

6945 ABBOTT AVE

DESIGN REVIEW BOARD - DRB25-1088

SECOND SUBMITTAL

MAY 13, 2025

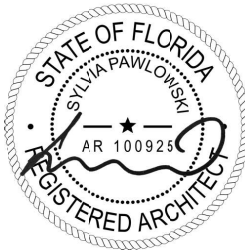
ARCHITECTURE SET

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LANDSCAPE SET

L10	LANDSCAPE PLAN
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L11	Notes, Details, Plant List, Legend
L12	Tree Survey / Disposition Plan
L13	LANDSCAPE LIGHTING PLAN





ARCHITECT

M77R

7290 NW 1ST COURT | MIAMI FL | 33150
www.ma77er.com

CONSULTANT

OWNER

ABBOTT M 6945 LLC

6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

PROJECT

6945 ABBOTT AVE

DRAWING TITLE

SURVEY

2025.02.11

DRAWING #

A1

2407

7210 SW 126th Court,
Miami, Florida 33153

Aniano J. Garcia, PLSM
Land Surveyor & Planner

Ph (305) 956-4583
sgarcia297@aol.com

Property Address:

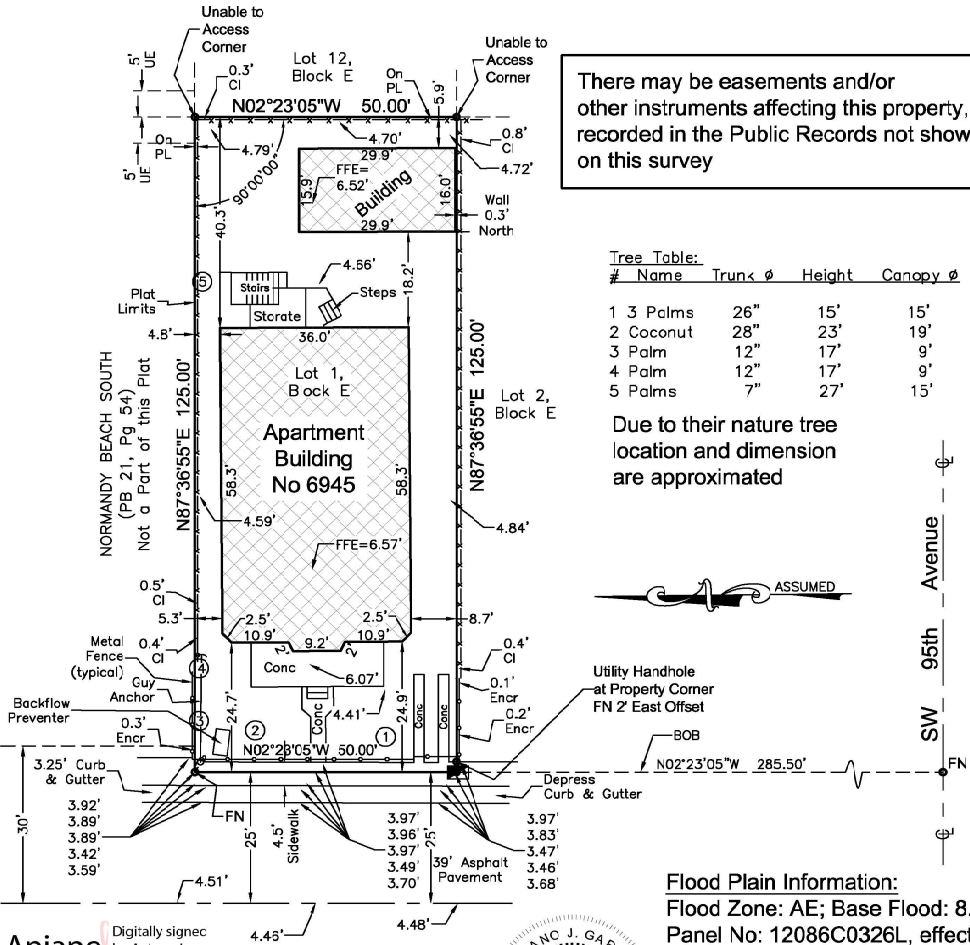
6945 Abbott Avenue, Miami Beach, Florida 33141

Legal Description:

Lot 1, Block E, of CORRECTED PLAT OF ATLANTIC HEIGHTS, according to the Plat thereof, as recorded in Plat Book 9, at Page 14, of the Public Records of Miami-Dade County, Florida.

Boundary Survey

Scale 1"= 20'



Aniano J Garcia
Digitally signed by Aniano J Garcia
Date: 2025.04.12 12:10:53 -04'00'

Abbott Avenue
(SR A1A)

Legend:

① Existing Tree

LEGAL NOTES		
This Survey does not reflect or determine ownership; Examination of the Abstract of Title will have to be made to determine recorded instruments, if any, affecting the property; This Survey is subject to dedications, limitations, restrictions, reservations or easements of record; Legal Description provided by client; The Liability of this Survey is limited to the cost of the Survey; Underground Encroachments, if any, are not shown. This firm has not attempted to locate existing and/or underground improvements of any nature; if shown, Bearings are referred to an Assumed Meridian; if shown, Elevations are referred to National Geodetic Vertical Datum of 1929 (NGVD 1929)		
Date of Field Work 02-19-2025		For: ABBOTT M 6945 LLC
Aniano J. Garcia PLSM 5105		Order No 25-0047
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper		
LEGEND AND ABBREVIATIONS A = Arc Length; AC = Air Conditioner; AE = Anchor Easement; BC = Block Corner; BM = Bench Mark; BOB = Basis Of Bearings; (C) = Calculated Dimension; CB = Catch Basin; CBS = Concrete Block Structure; CFW = Concrete Fence Wall; CH = Chord Length; CHB = Chord Bearing; CI = Clear; CWL = City Monument Line; CME = Canal Maintenance Easement; Conc = Concrete; DE = Drainage Easement; DME = Drainage & Maintenance Easement; Dr = Drive; E = East; Elev = Elevation; ENCR = Encroached; ETP = Electric Transformer; FDH = Found Drill Hole; FR = Found Iron Rod; FFE = Finished Floor Elevation; FH = Fire Hydrant; FIP = Found Iron Pipe; FN = Found Nail; FT = Feet; LME = Lake Maintenance Easement; LB = Licensed Business; LFE = Lowest Floor Elevation; LP = Light Pole; (M) = Measured Dimension; ME = Maintenance Easement; MON = Monument; N = North; NGVD 1929 = National Geodetic Vertical Datum of 1929; NTS = Not To Scale; OE = Overhead Cables; OH = Over Hang; ORB = Official Record Book; O/S = Off Set; Po = Plat Book; PC = Point of Curvature; FCC = Point Of Compound Curvature; PCOR = Property Corner; PCP = Permanent Control Point; Pg = Page; PL = Plat or Property Line; PLS = Professional Land Surveyor; PLSM = Professional Land Surveyor and Mapper; POE = Point Of Beginning; POC = Point Of Commencement; PRC = Point Of Reverse Curve; PRM = Permanent Reference Monument; PT = Point Of Tangency; R = Radius; (R) = Recorded Dimension; RLS = Registered Land Surveyor and Mapper; R/R = Rail Road; R/W = Right Of Way; Sec = Section; T = Tangent; S = South; SIF = Set Iron Pipe With Cap Stamped PLS 5105; UE = Utility Easement; UP = Utility Pole; UT = Utility; W = West; WF = Wood Fence; WM = Water Meter; WV = Water Valve; C = Centerline; --- = Chain Link Fence; ZZZZZ = Concrete Wall; ° = Degrees; Δ = Central Angle; Ø = Diameter; 6.52' = Existing Elevation; ' = Minutes; \" = Seconds; --- = Wood Fence; Unless otherwise noted, found markers had no identification		

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 6945 Abbott Ave	Folio number(s):	02-3211-001-0290	Year built:	1939
2	Board file number(s). Determination of Architectural Significance:	DRB25-1088		Lot Area:	6,250 SF
3	Located within a Local Historic District (Yes or No): No	Zoning District:	TC-C	Lot width:	50 FT
4	Individual Historic Site (Yes or No):	No		Lot Depth:	123 FT
5	Base Flood Elevation:	8.00 NGVD	Grade value in NGVD:		3.97 NGVD
6	Adjusted grade (BFE+Grade / 2):	5.99 NGVD	Free board:		5 Ft = 13.00 NGVD
7	Proposed Use:	HOTEL/COMMERCIAL			
8	Proposed Accesory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	YES			
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	21,875 SF		21,409 SF	
14	Building Height	220 FT		67 FT	
15	At grade parking lot on the same lot	N/A		N/A	
a	Front setbacks	N/A		N/A	
b	Side interior setback	N/A		N/A	
c	Side facing street setback	N/A		N/A	
d	Rear setback	N/A		N/A	
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	10 FT		10 FT	
b	Side interior setback	10 FT/0 FT		10 FT/0 FT	
c	Side facing street setback	N/A		N/A	
d	Rear setback	0 FT		0 FT	
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A		N/A	
b	Side interior setback	N/A		N/A	
c	Side facing street setback	N/A		N/A	
d	Rear setback	N/A		N/A	
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A		N/A	
b	Rehabilitated Buildings	N/A		N/A	
c	Hotel Unit	300 SF		300 SF	
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A		N/A	
b	Rehabilitated Buildings	N/A		N/A	
c	Hotel Unit	N/A		N/A	
20	Required Open-space ratio (RPS, CPS)	N/A		N/A	
21	Parking	N/A		N/A	
22	Loading	N/A		N/A	

Notes: Indicate N/A if not applicable.

GENERAL SITE INFORMATION

PROPERTY ADDRESS

6945 ABBOTT AVE
MIAMI BEACH FL 33141

FOLIO #

02-3211-001-0290

LEGAL DESCRIPTION

ATLANTIC HGTS CORR PL PB 9-14
LOT 1 BLK E
LOT SIZE 50.000 X 123
OR 17712-0058 0697 1

SCOPE OF WORK

NEW CONSTRUCTION OF HOTEL (6 STORIES)

GOVERNING CODES

FLORIDA BUILDING CODE 2023 - 8TH EDITION
FLORIDA FIRE PREVENTION CODE - 8TH EDITION
NFPA 101 LIFE SAFETY CODE 2017
2023 NATIONAL ELECTRIC CODE
2023 FBC MECHANICAL
2023 FBC PLUMBING
2023 FLORIDA ACCESSIBILITY CODE
FAIR HOUSING ACT 1999

TYPES OF CONSTRUCTION

TYPE 1A CONSTRUCTION - CONCRETE COLUMNS, CONCRETE SLABS
TYPE 1A PROTECTED NFPA 13 - CBS EXTERIOR WALLS (FULLY SPRINKLERED)

UNIT AREAS

MIN AREA

QTY

HOTEL ROOMS

300 SF

48 UNITS

COMMERCIAL

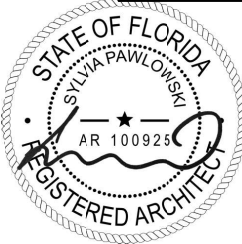
724 SF

ROOFTOP POOL

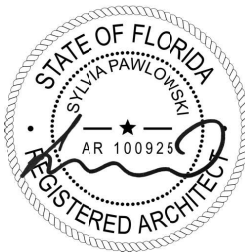
3,500 SF EXTERIOR

OUTDOOR GYM (6TH FLOOR)

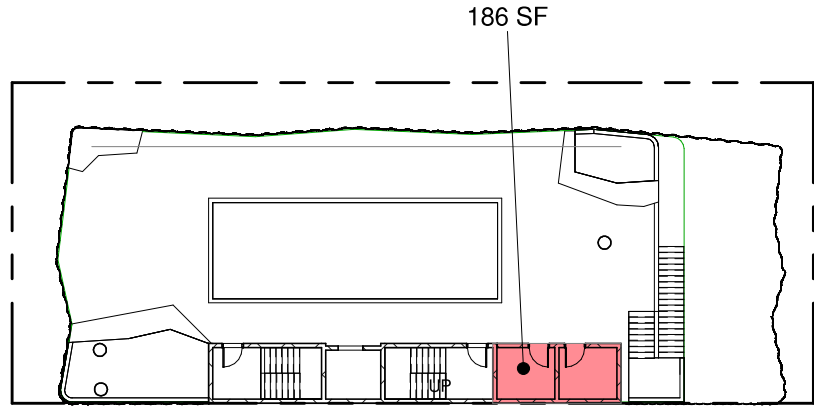
940 SF EXTERIOR



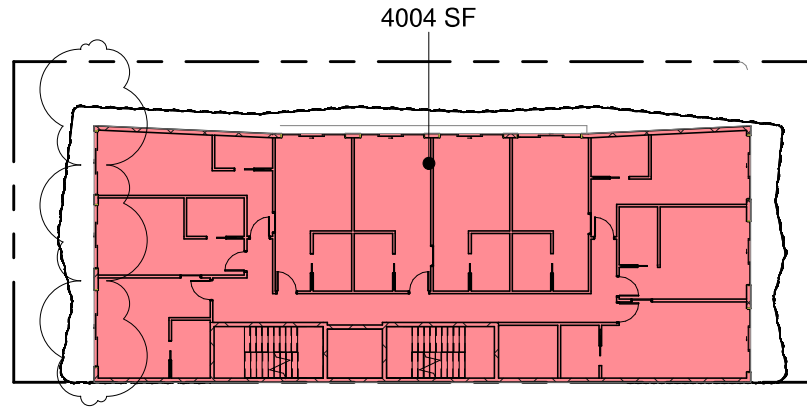
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	ZONING DATA SHEET 2025.02.11	A2 2407



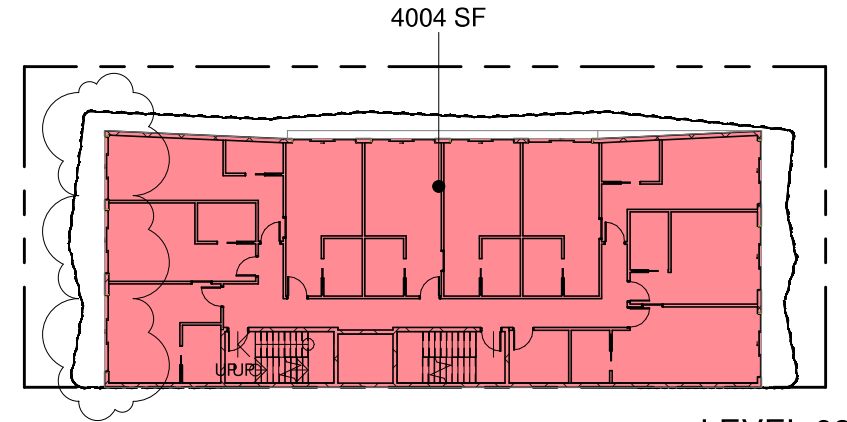
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M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	CONTEXT PLAN 2025.02.11 1" = 600'-0" 2407	A3



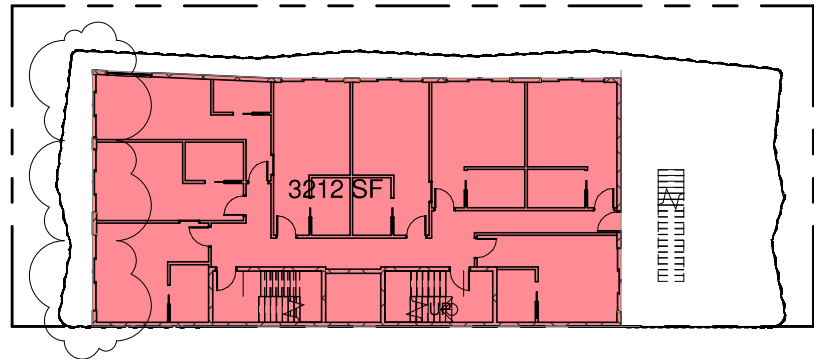
ROOF



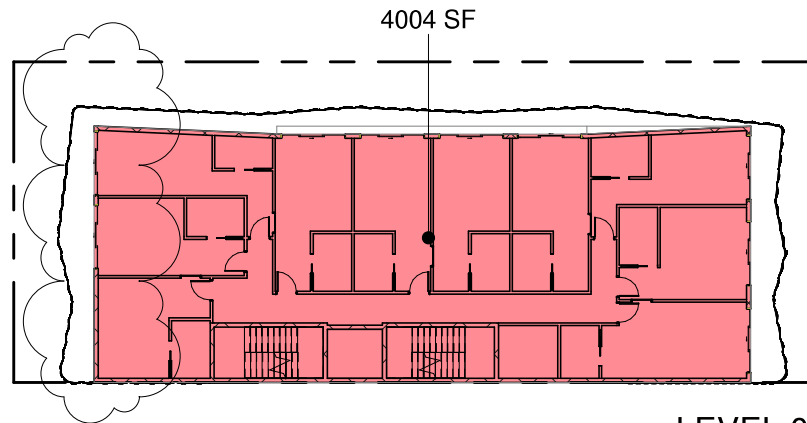
LEVEL 05



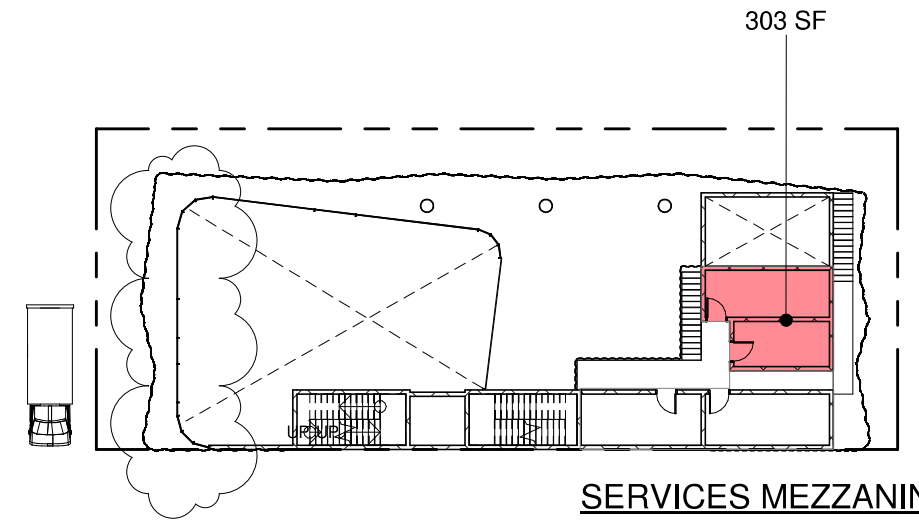
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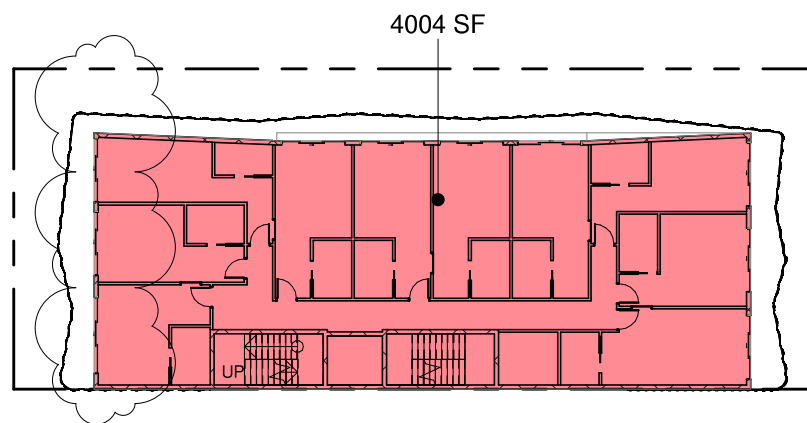
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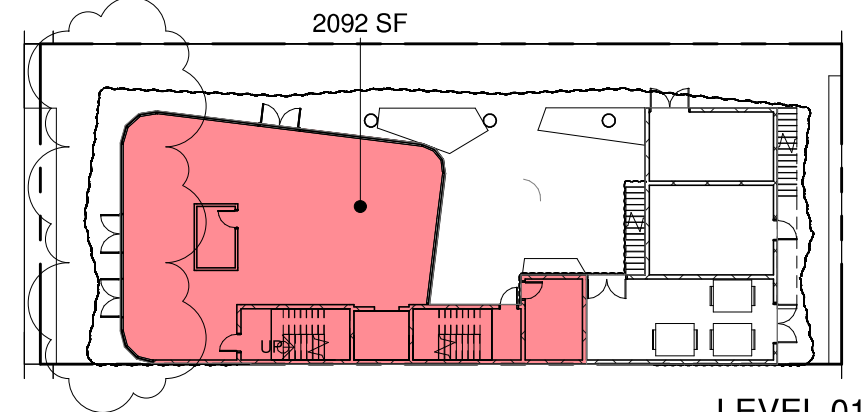
LEVEL 04



SERVICES MEZZANINE

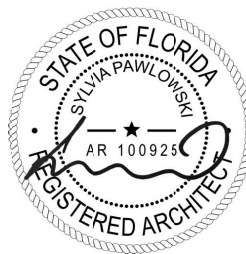


LEVEL 03



LEVEL 01

TOTAL FAR (MAXIMUM)			
ALLOWED	PROPOSED		
6,250 SF X 3.5 = 21,875 SF	21,809 SF	3.5	



ARCHITECT
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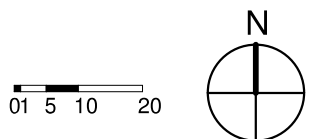
PROJECT
6945 ABBOTT AVE

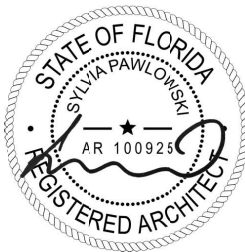
DRAWING TITLE
ZONING DIAGRAMS

2025.02.11 1" = 30'-0" 2407

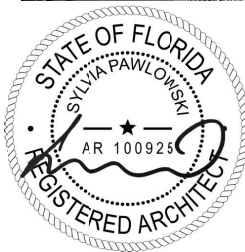
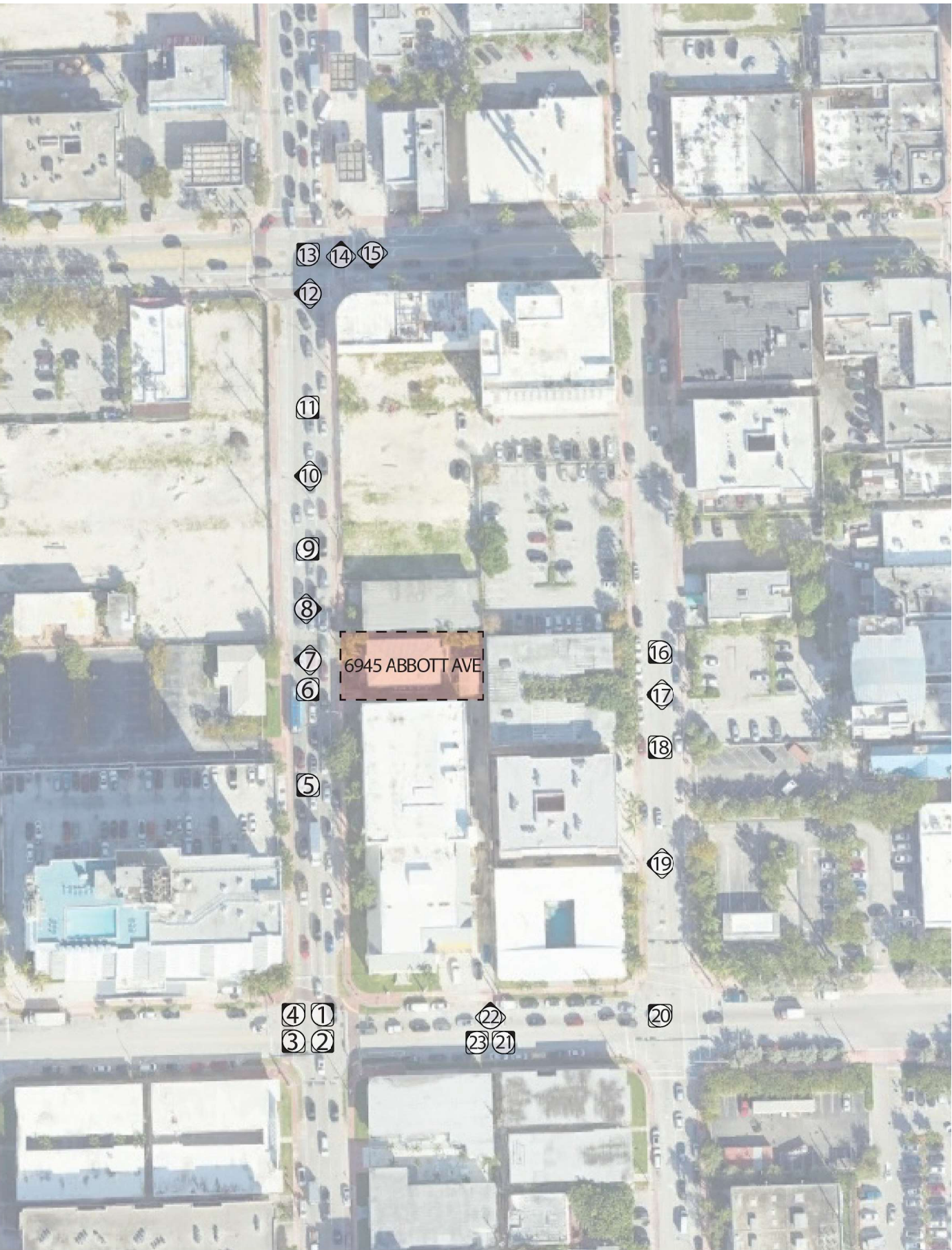
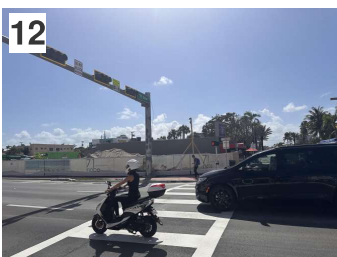
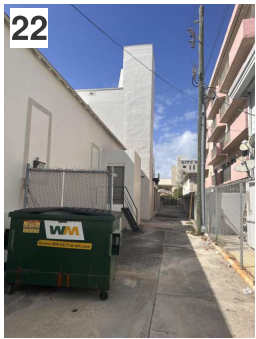
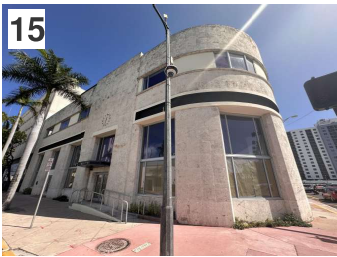
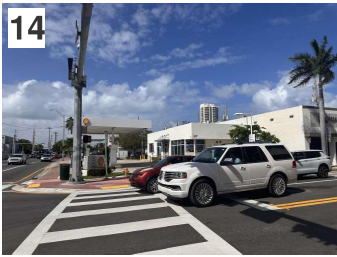
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A4

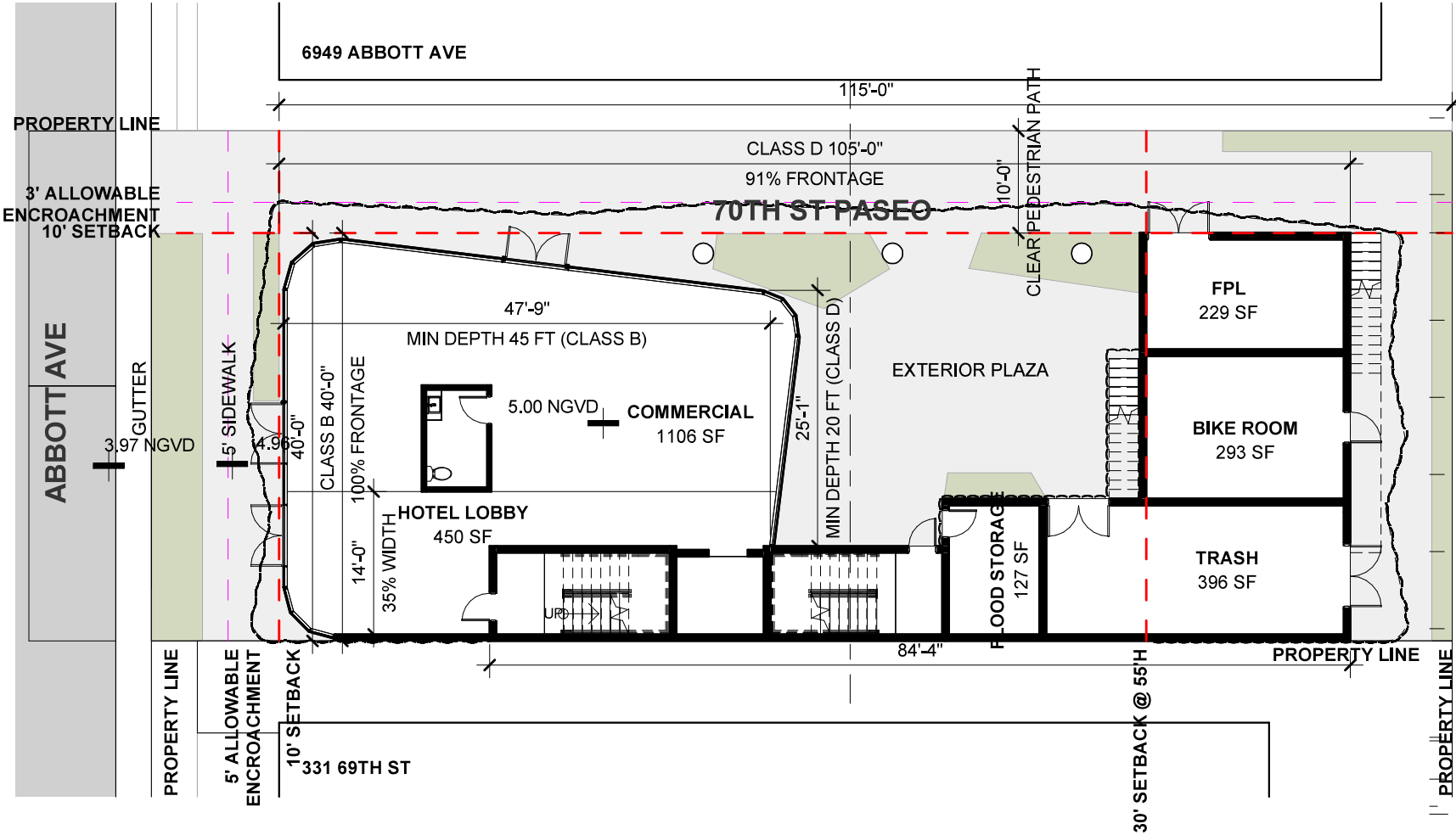




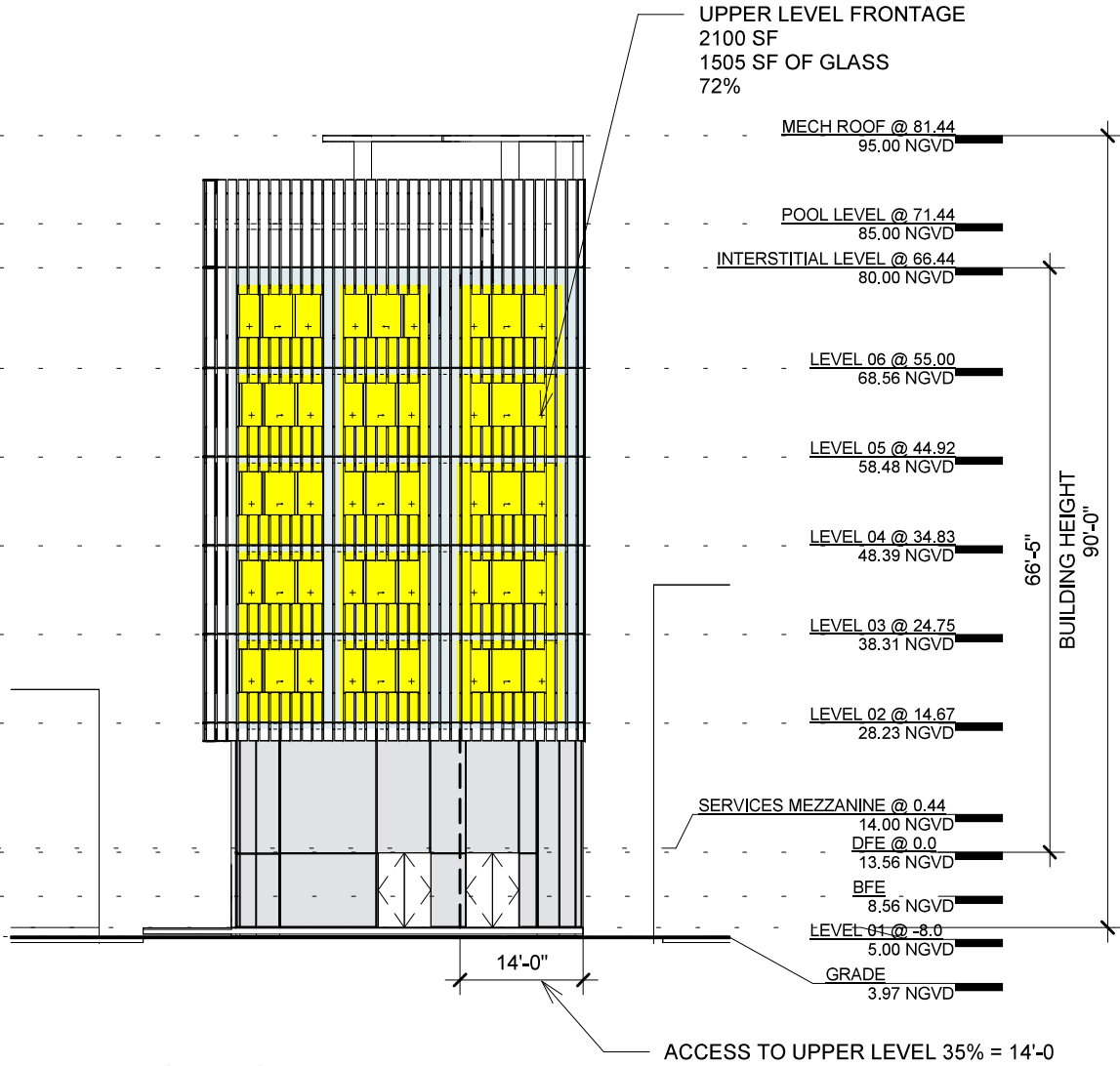
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M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	SITE PHOTOS 2025.02.11	A5 2407



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M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	CONTEXT PHOTOS 2025.02.11	A6 2407



FRONTAGE DIAGRAM



UPPER FRONTAGE

CLASS B

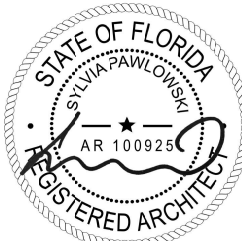
- A. Facades shall have a minimum of height of 35 feet.
- B. Buildings shall have a minimum of one floor located along a minimum of 90 percent (90%) of the length of the setback line pursuant to the following regulations:
- a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located above the plaza.
- b. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space for residential, hotel, or commercial uses with a minimum depth of 45 feet from the building façade for the minimum required length along the setback line.

CLASS D

- A. Façades shall have a minimum of height of 20 feet.
- B. Buildings shall have a minimum of one floor located along a minimum of 25 percent (25%) of length of the setback line pursuant to the following regulations:
- a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located above the plaza.
- b. The ground floor shall contain habitable space for residential, hotel, or commercial uses with a minimum depth of 20 feet from the building façade for the minimum required length along the setback line.

Commercial, hotel, and access to upper level frontages.

- A. The habitable space shall be directly accessible from the clear pedestrian path.
- B. Such frontages shall contain a minimum of 70 percent (70%) clear glass windows with views into the habitable space.
- C. A shade structure that projects for a minimum depth of 5 feet into the setback beyond the building façade, shall be provided at a height between 15 feet and 25 feet. Said shade structure may consist of an eyebrow or similar structure. Additionally, an allowable habitable encroachment such as balconies or parking deck may take the place of the shade structure. Notwithstanding the foregoing, if the shade structure is not an integral structural component of the building, it may be located at a height between 15 feet measured from grade and 25 feet measured from the required City of Miami Beach Freeboard.
- D. No more than 35 percent (35%) of the required habitable space along the ground floor of a building frontage shall be for access to upper levels, unless waived by the design review board.

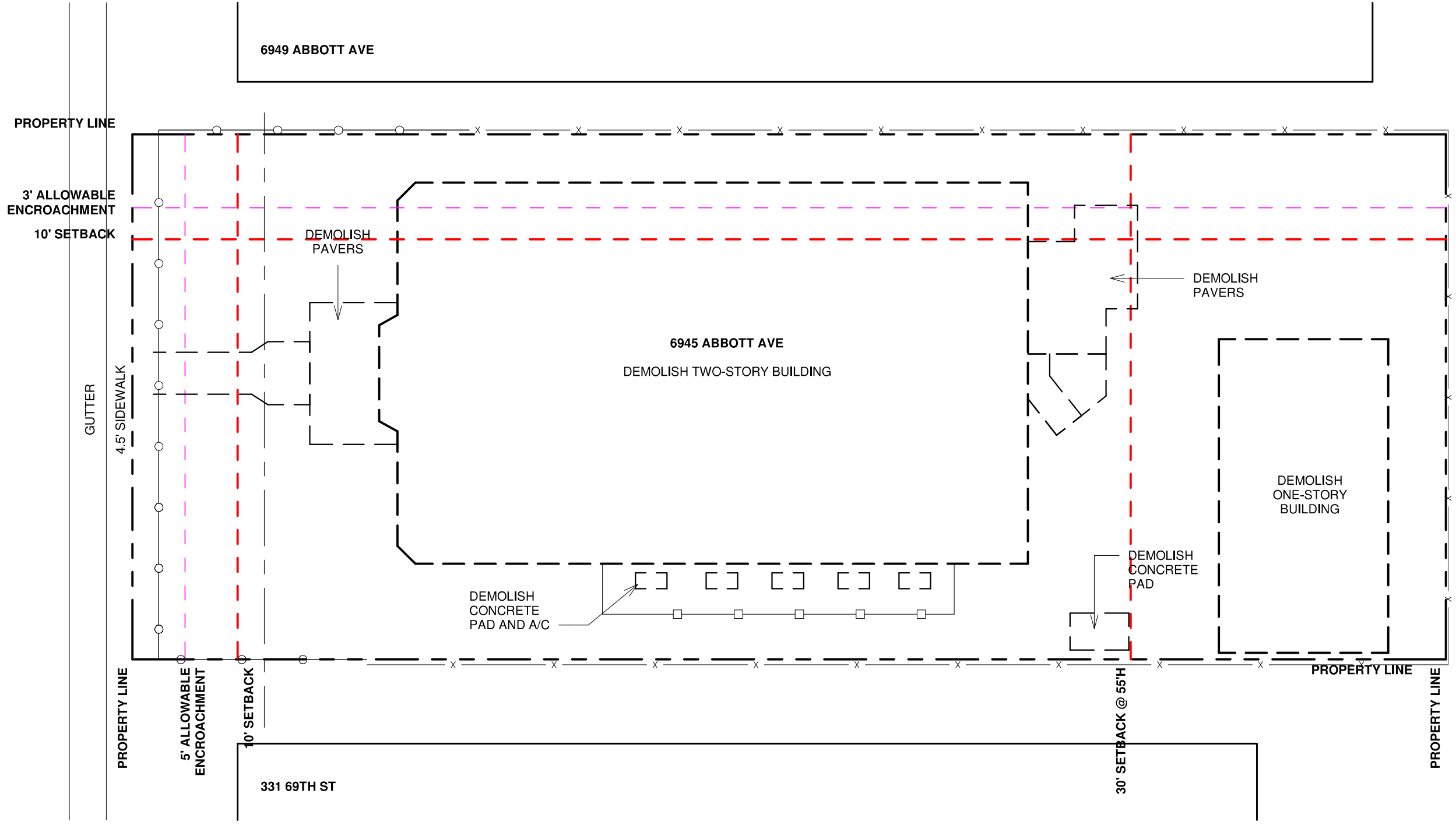


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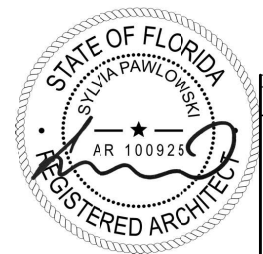
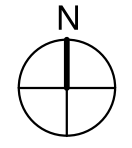
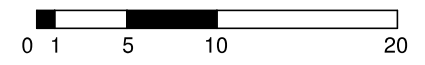
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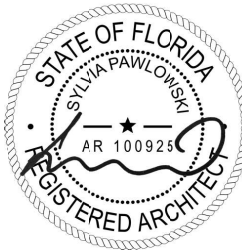
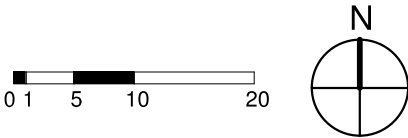
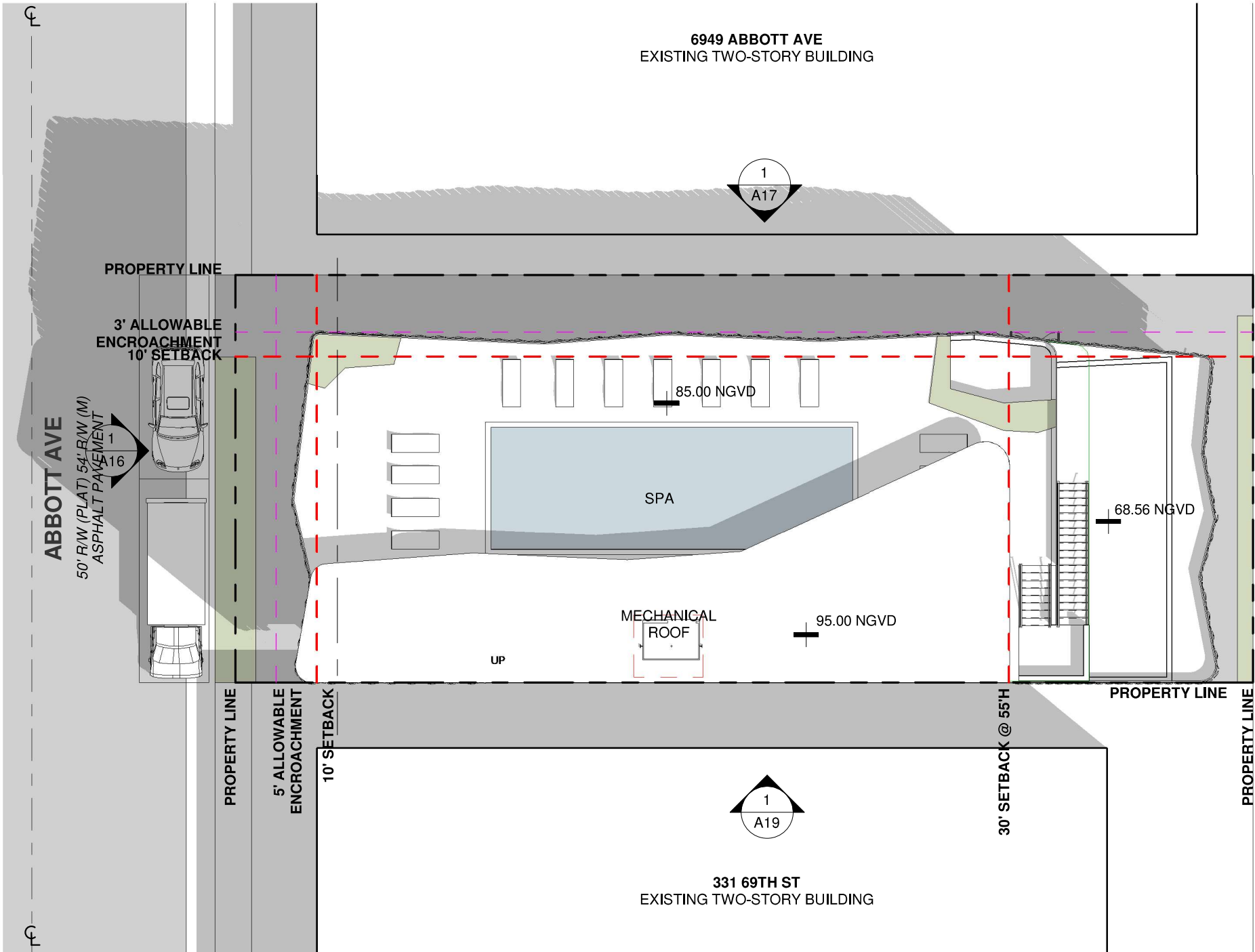
ABBOTT AVE
50' R/W (PLAT) 54' R/W (M)
ASPHALT PAVEMENT



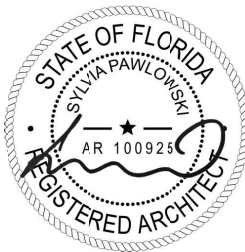
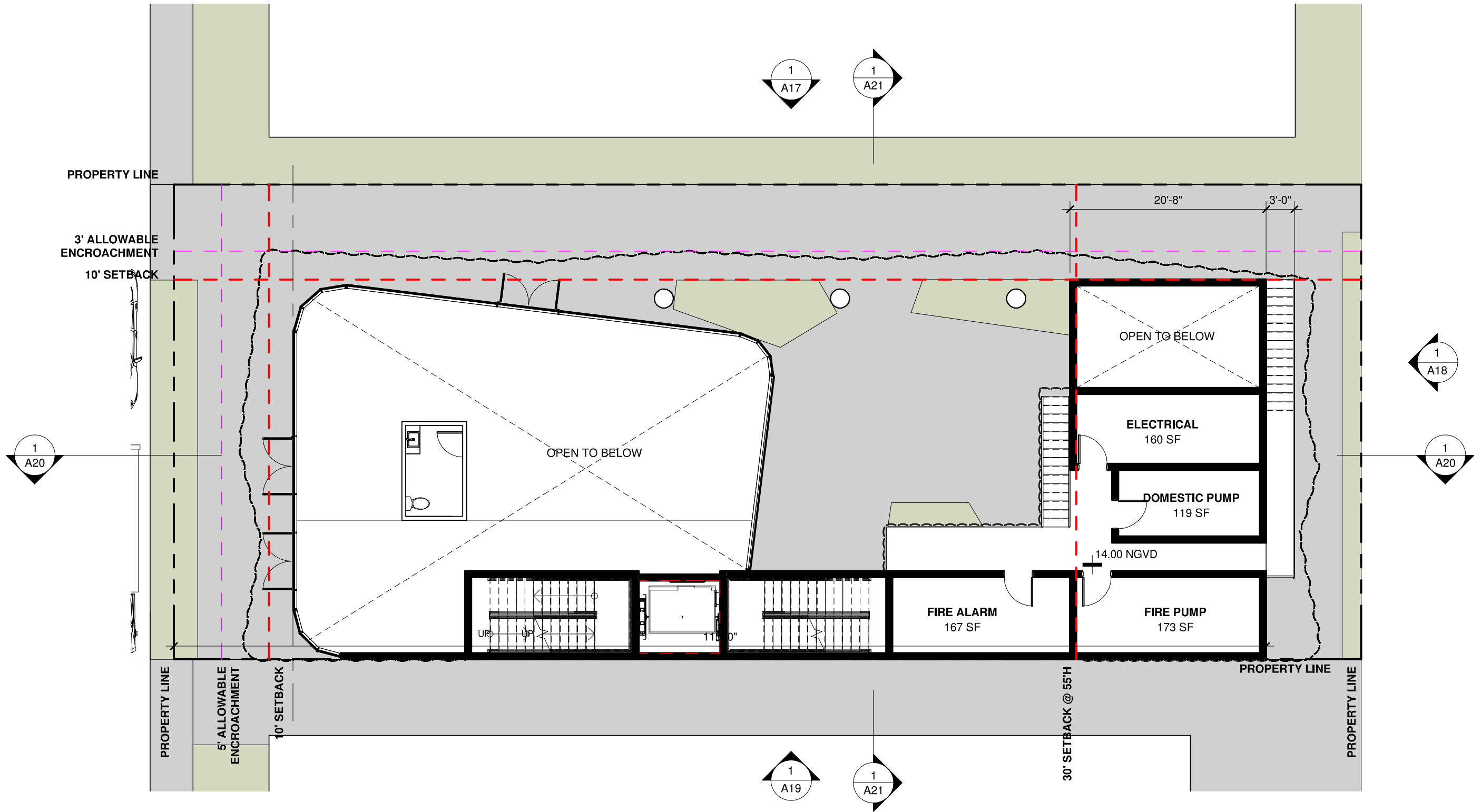
ALL DEMOLITION MATERIAL SHALL BE
ORGANIZED FOR RECYCLING AND
SALVAGING WHEREVER POSSIBLE.



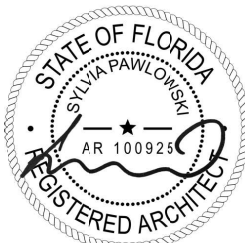
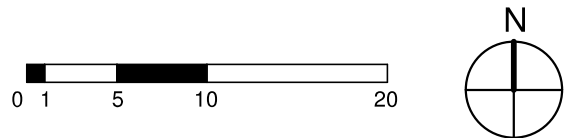
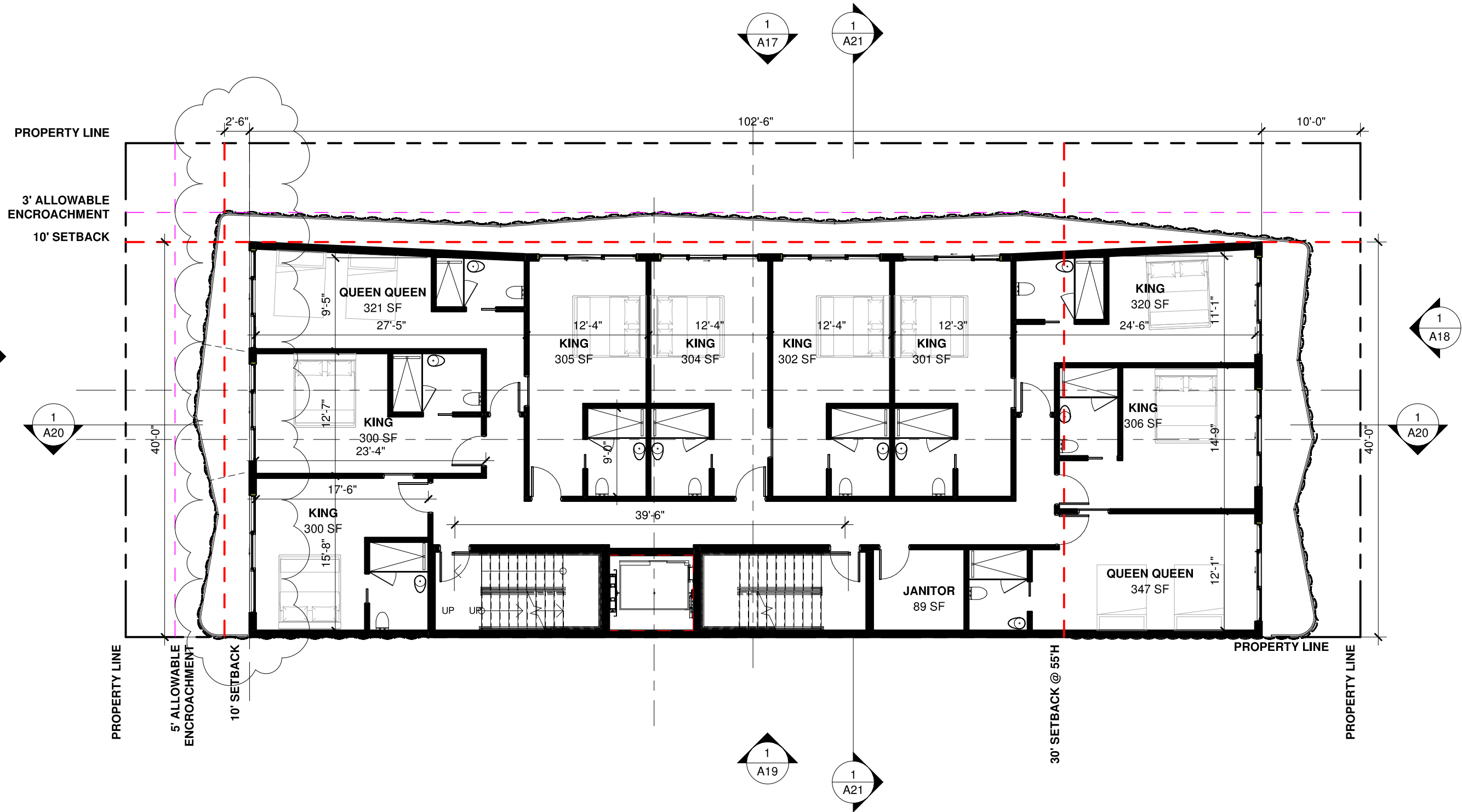
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M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	DEMOLITION PLAN 2025.02.11 3/32" = 1'-0" 2407	A8



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M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	SITE PLAN 2025.02.11 1/16" = 1'-0"	A9 2407



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M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	SERVICE MEZZANINE 2025.02.11 3/32" = 1'-0" 2407	A11



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M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	LEVEL 2-5 PLAN (TYP.) 2025.02.11 3/32" = 1'-0" 2407	A12

PROPERTY LINE

3' ALLOWABLE
ENCROACHMENT
10' SETBACK

PROPERTY LINE

5' ALLOWABLE
ENCROACHMENT
10' SETBACK

PROPERTY LINE

30' SETBACK @ 55'H

10' ALLOWABLE ENCROACHMENT

PROPERTY LINE

PROPERTY LINE

QUEEN QUEEN
318 SF

27'-5"

12'-7"

22'-11"

KING
300 SF

17'-6"

KING
300 SF

15'-8"

KING
305 SF

12'-4"

KING
305 SF

12'-4"

24'-5"

KING 14'-11"

305 SF

14'-2" KING

303 SF

19'-8"

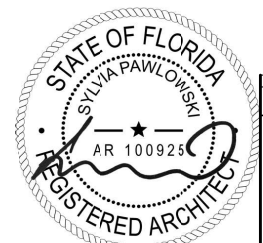
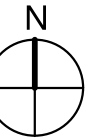
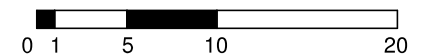
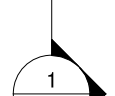
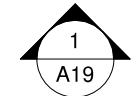
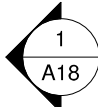
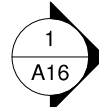
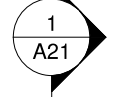
3'-1"

8'-9" KING

300 SF

13'-9"

EXTERIOR GYM
916 SF



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	LEVEL 6 PLAN 2025.02.11 3/32" = 1'-0" 2407	A13

PROPERTY LINE

3' ALLOWABLE
ENCROACHMENT
10' SETBACK

PLANTER

85.00 NGVD

POOL

44'-5"

15'-0"

POOL DECK
3491 SF

MECHANICAL
80.00 NGVD

PLANTER

PLANTER

MECHANICAL

80.00 NGVD

6'-4"

WC

84 SF

WC

84 SF

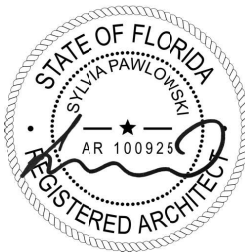
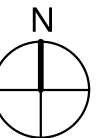
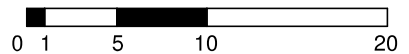
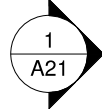
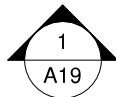
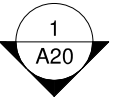
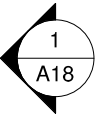
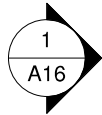
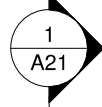
30' SETBACK @ 55'H

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

5' ALLOWABLE
ENCROACHMENT
10' SETBACK



ARCHITECT

M77R

7290 NW 1ST COURT | MIAMI FL | 33150
www.ma77er.com

CONSULTANT

OWNER

ABBOTT M 6945 LLC

6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

PROJECT

6945 ABBOTT AVE

DRAWING TITLE

POOL DECK PLAN

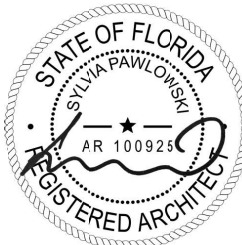
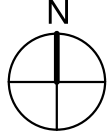
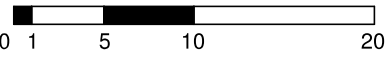
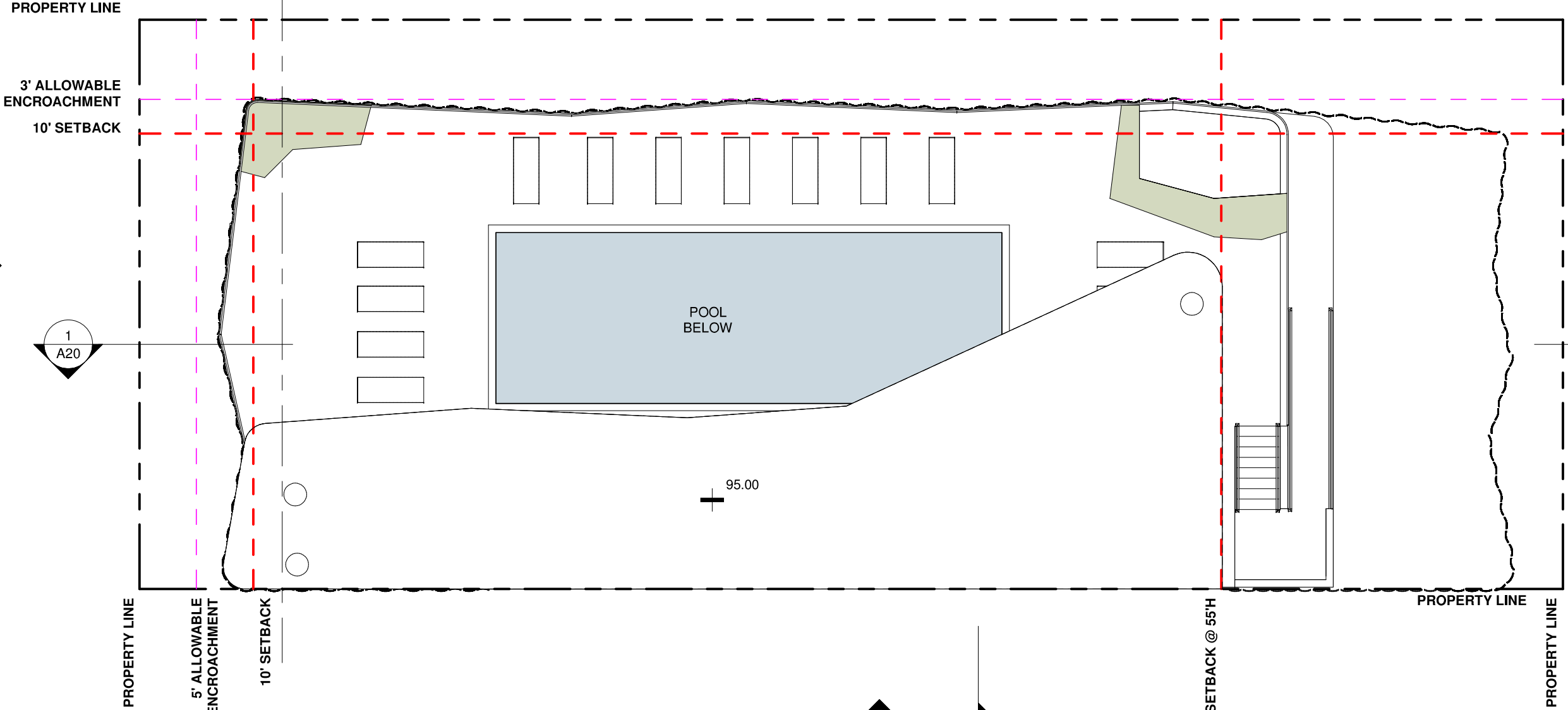
2025.02.11

3/32" = 1'-0"

2407

DRAWING #

A14



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	ROOF PLAN 2025.02.11 3/32" = 1'-0" 2407	A15



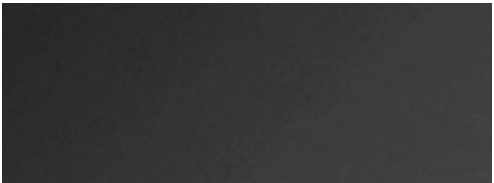
1. Perforated Metal Facade



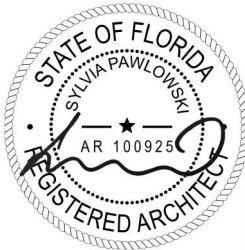
2. Concrete Column



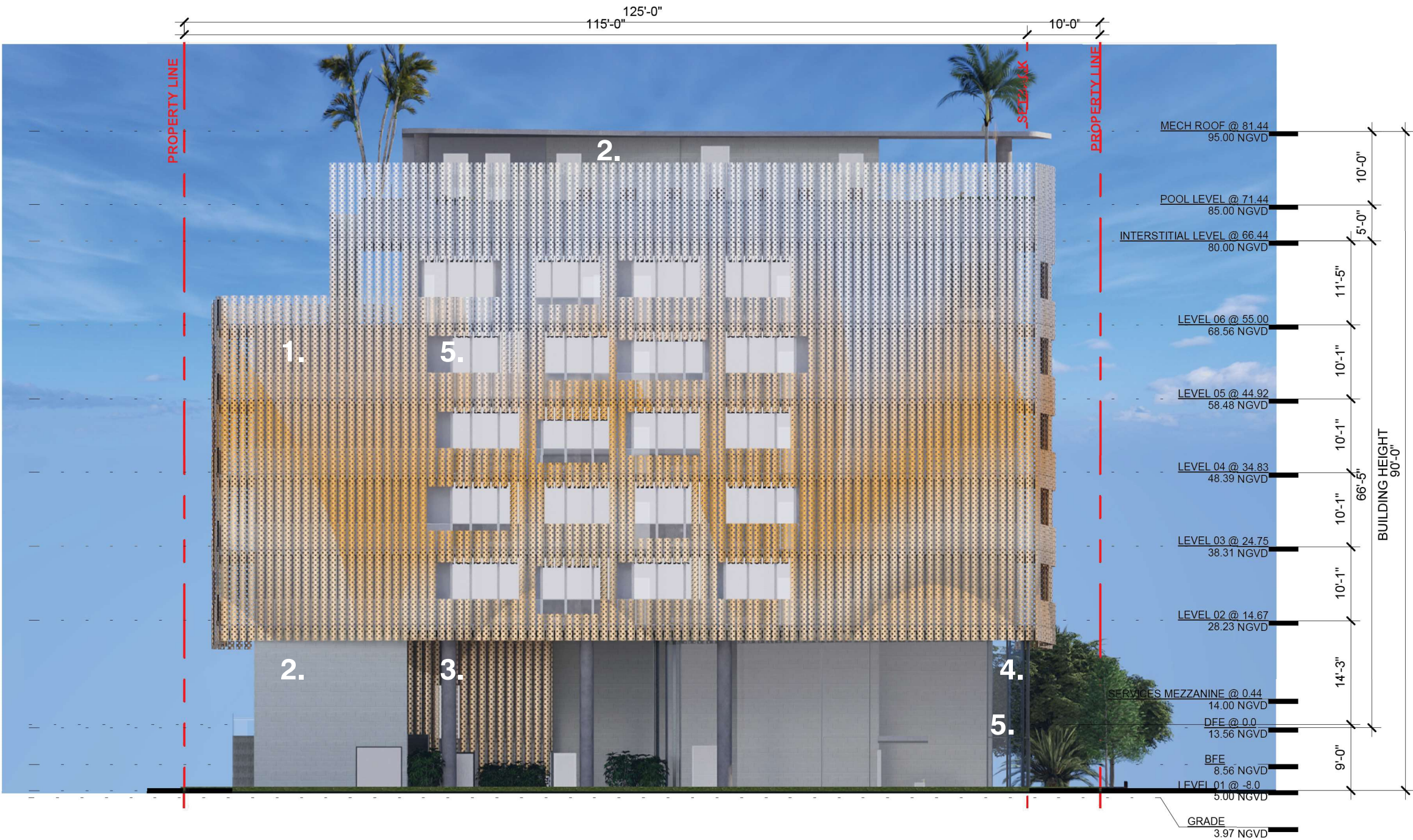
3. Black Anodized Aluminum Frame



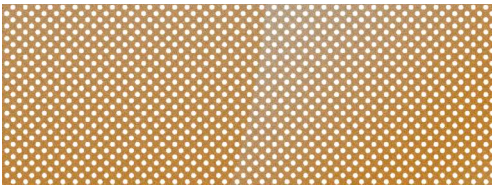
4. Curtain Wall Glazing System



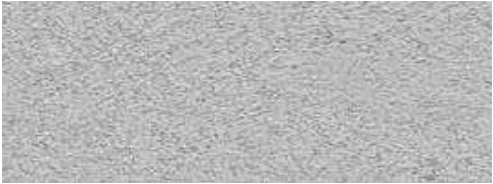
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	WEST ELEVATION 2025.02.11 1/16" = 1'-0" 2407	A16



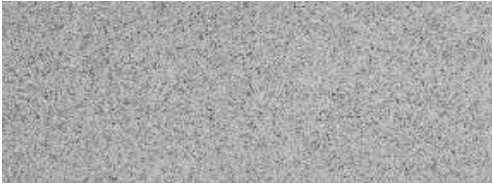
1. Perforated Metal Facade



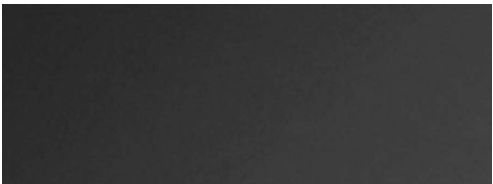
2. Stucco



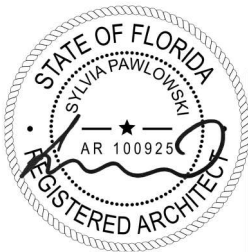
3. Concrete Column



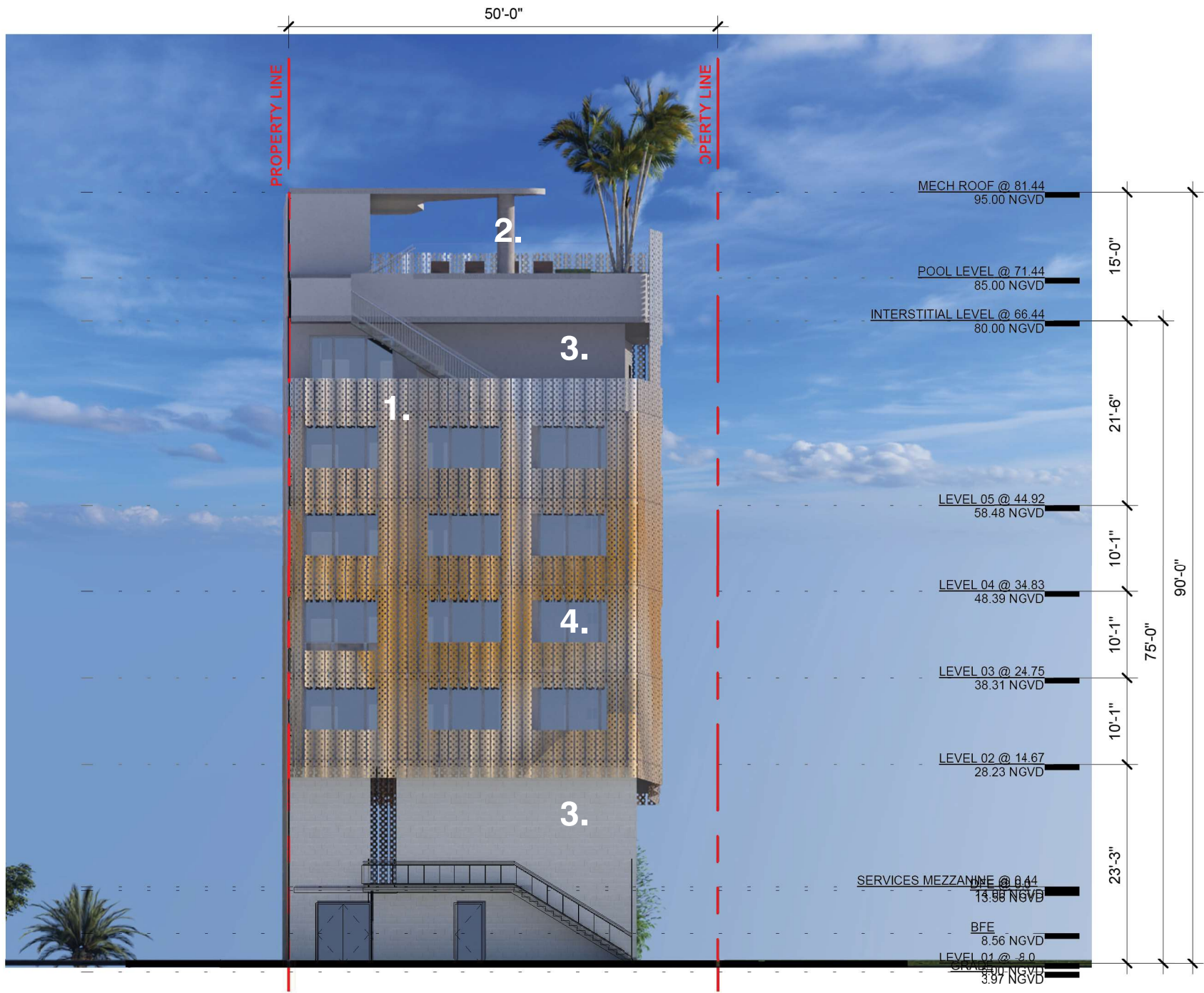
4. Black Anodized Aluminum Frame



5. Curtain Wall Glazing System



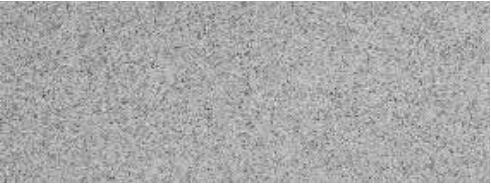
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	NORTH ELEVATION 2025.02.11 1/16" = 1'-0" 2407	A17



1. Perforated Metal Facade



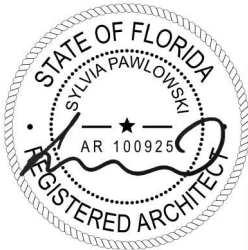
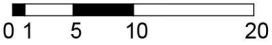
2. Concrete Column



3. Stucco



4. Curtain Wall Glazing System



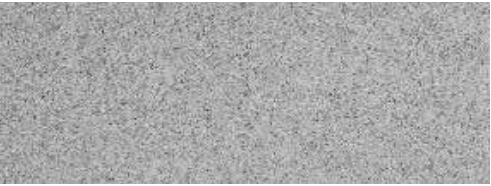
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	EAST ELEVATION 2025.02.11 1/16" = 1'-0" 2407	A18



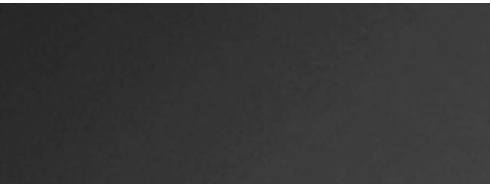
1. Perforated Metal Facade



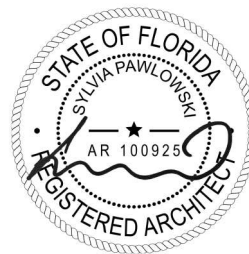
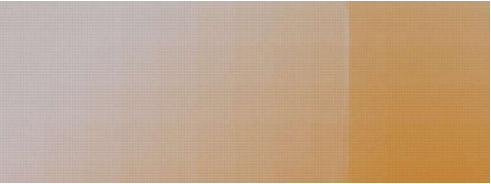
2. Concrete Column



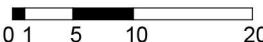
3. Black Anodized Aluminum Frame

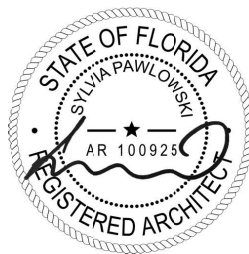
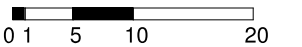
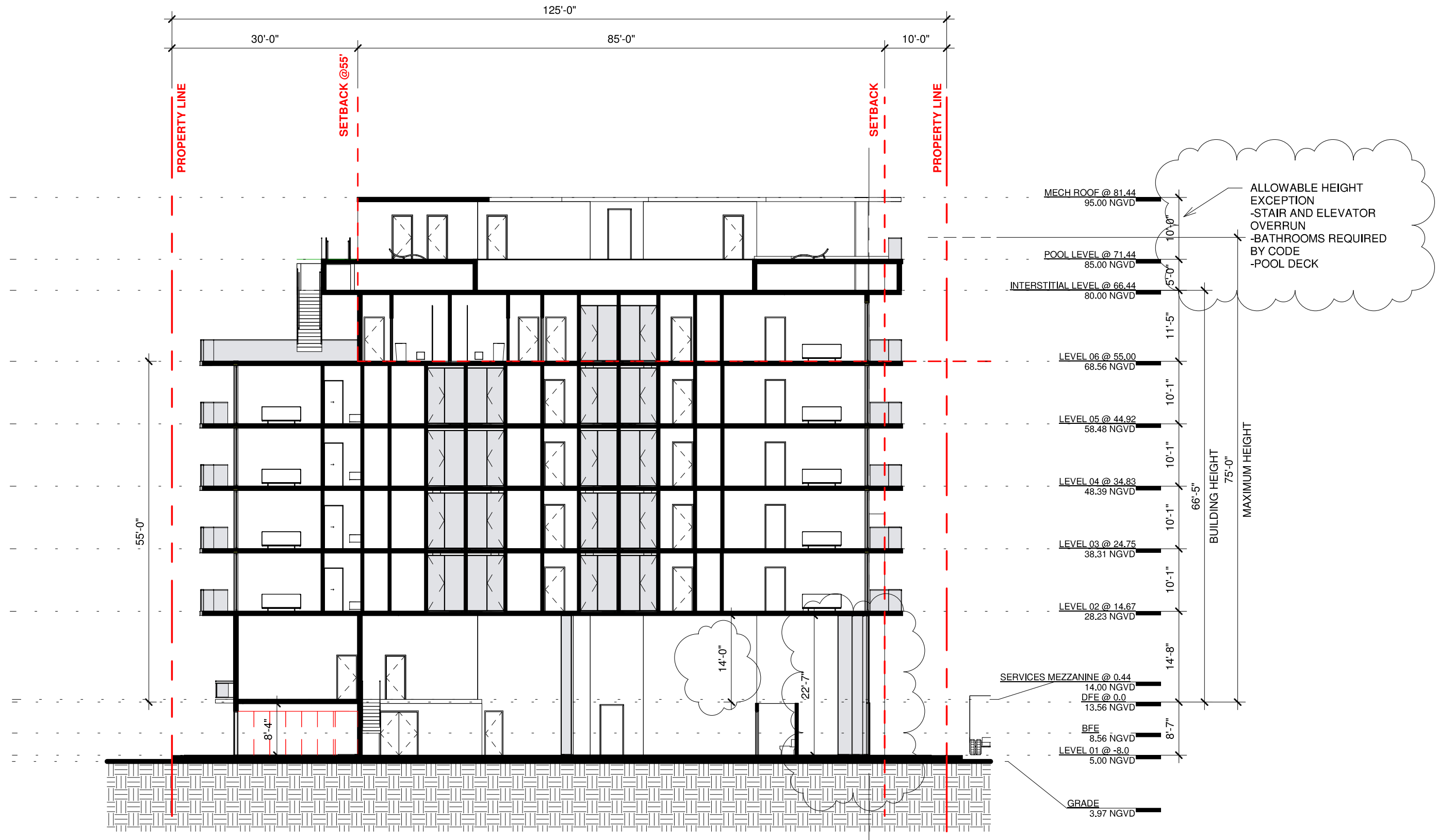


4. Art Mural

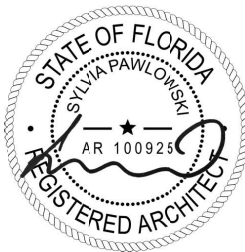


ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	SOUTH ELEVATION 2025.02.11 1/16" = 1'-0" 2407	A19

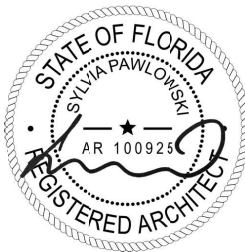
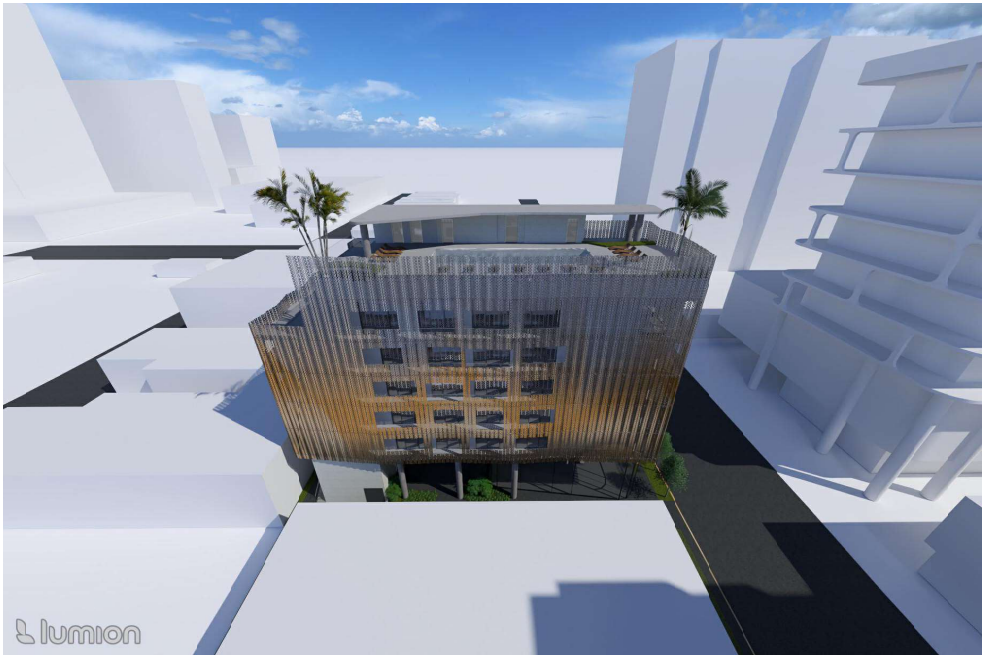




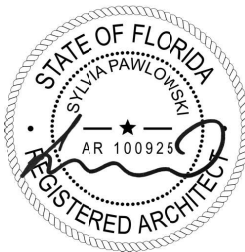
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	SECTION 2025.02.11 1/16" = 1'-0"	A20 2407



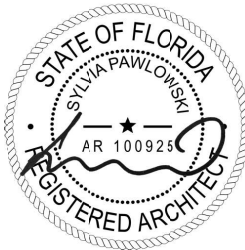
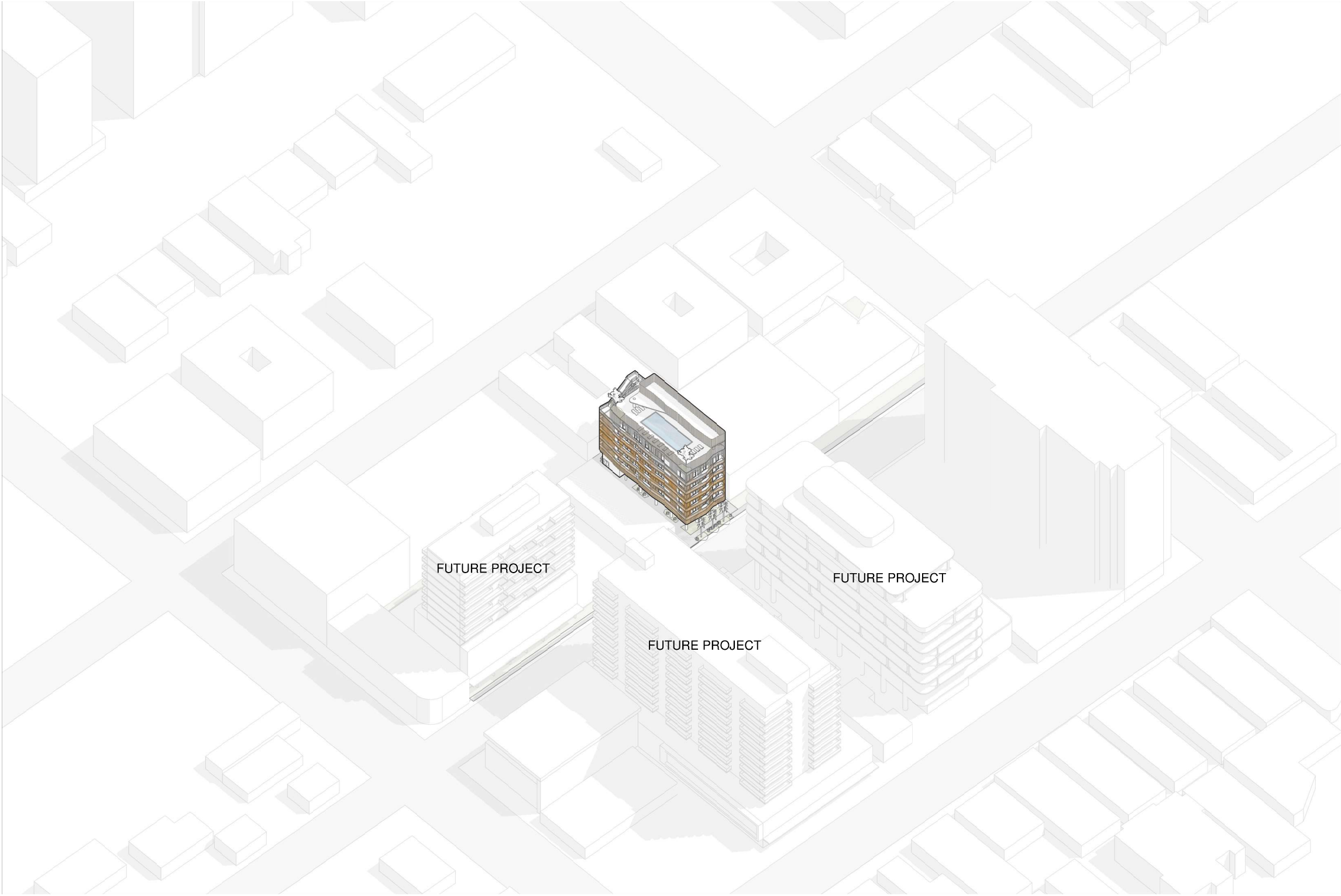
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	RENDERS 2025.02.11	A22 2407



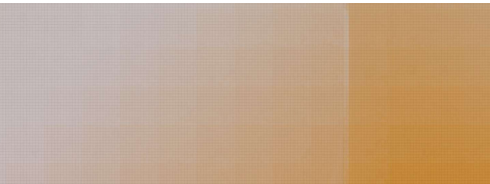
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	RENDERS 2025.02.11	A23 2407



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	RENDERS 2025.02.11	A24 2407



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	AXONOMETRIC 2025.02.11	A25 2407



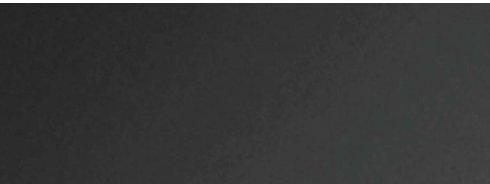
ART MURAL



CONCRETE COLUMN



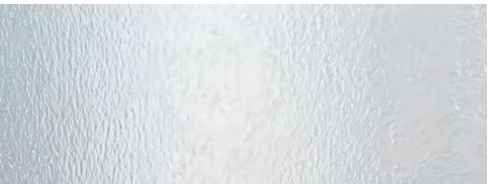
STUCCO



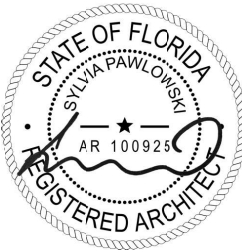
BLACK ADONIZED ALUMINUM FRAME



PERFORATED METAL FACADE



CURTAIN GLAZING SYSTEM



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	MATERIALS 2025.02.111" = 600'-0"2407	A26