

**ABBOTT M 6945 LLC**  
**DRB25-1088**

**Holland & Knight**

Vanessa Madrid, Esq.  
Mischaël Cetoute, Esq.

**City of Miami Beach**  
**Design Review Board Meeting March 12, 2026**



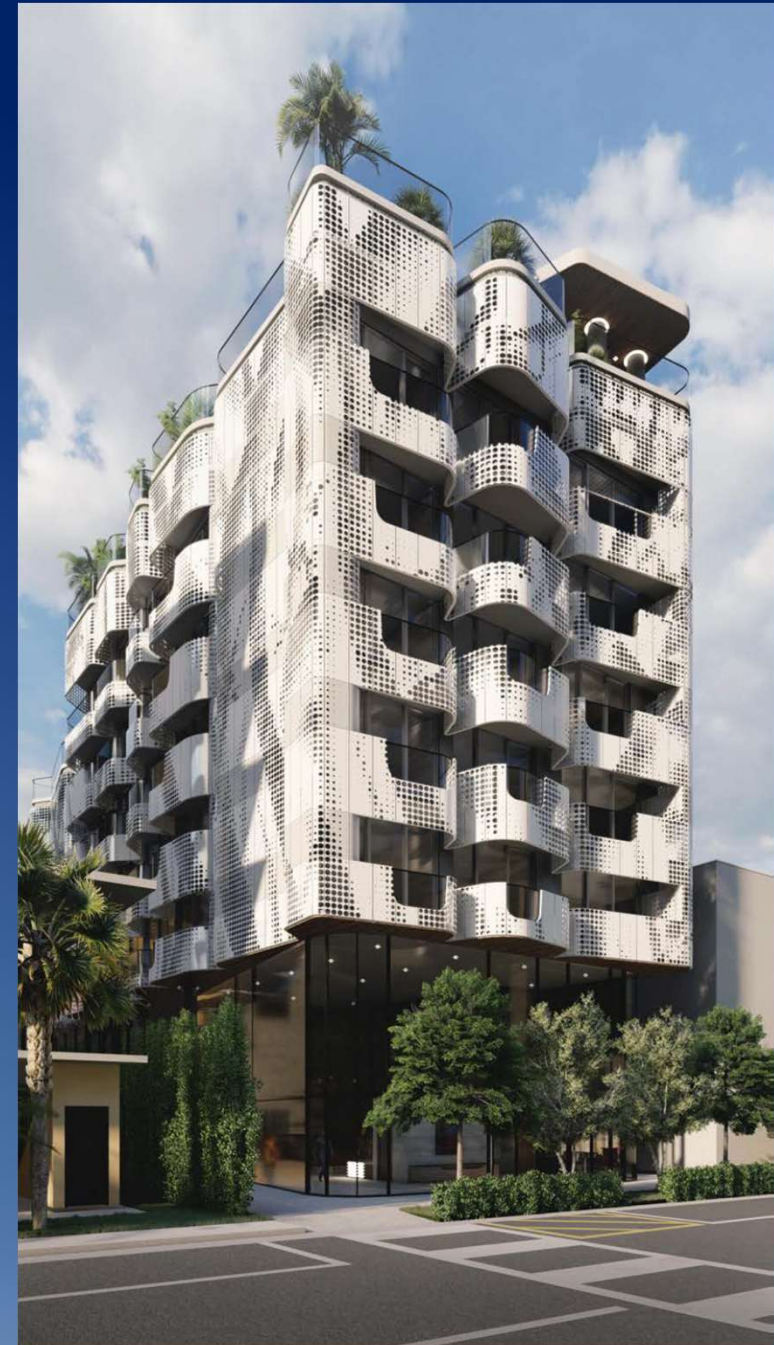
**M77R**

# Overview

**12/11/25: DRB Approved  
Variances, and Continued  
Design Review**

**Today:**

- ✓ **Redesigned balconies,  
façade, and exterior  
materials;**
- ✓ **Consistency with prior DRB  
approval;**
- ✓ **Enhanced paseo.**



# Existing Condition



# Proposed Design



- 1. Lighter transparent façade expression**
- 2. Refined use of screening materials**
- 3. Improved pedestrian-scale activation**
- 4. Enhanced balcony**
- 5. No increases to height, density or intensity**



NE VIEW (REAR)



NW VIEW (FRONT)



SW VIEW (FRONT)

# Neighborhood Context



WEST CONTEXT



NORTH-EAST CONTEXT



EAST CONTEXT



FUTURE PROJECT  
(UNDER CONSTRUCTION)

FUTURE PROJECT  
(UNDER CONSTRUCTION)

FUTURE PROJECT  
(UNDER CONSTRUCTION)



# Pedestrian Paseo

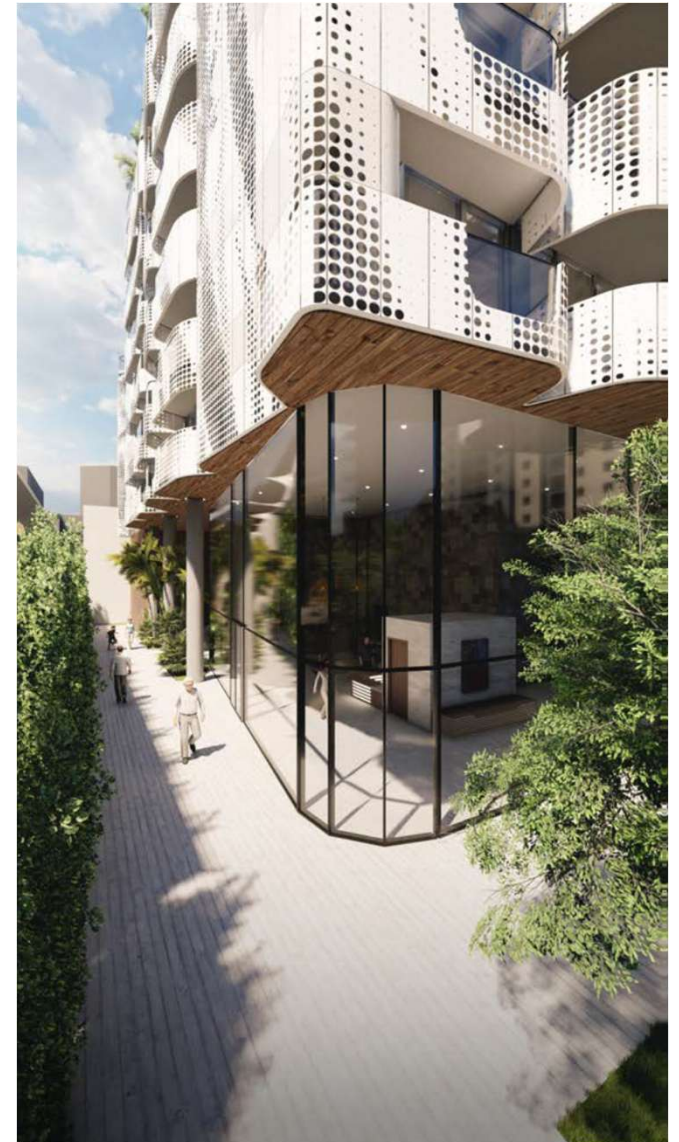
## COURTYARD VIEWS



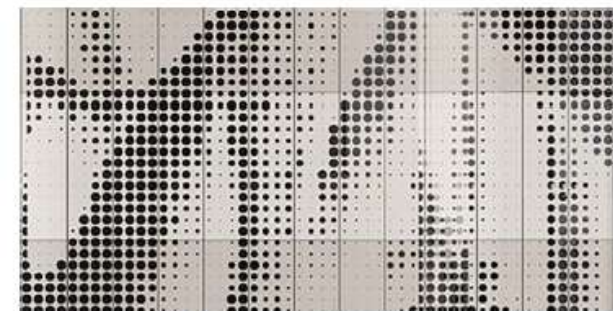
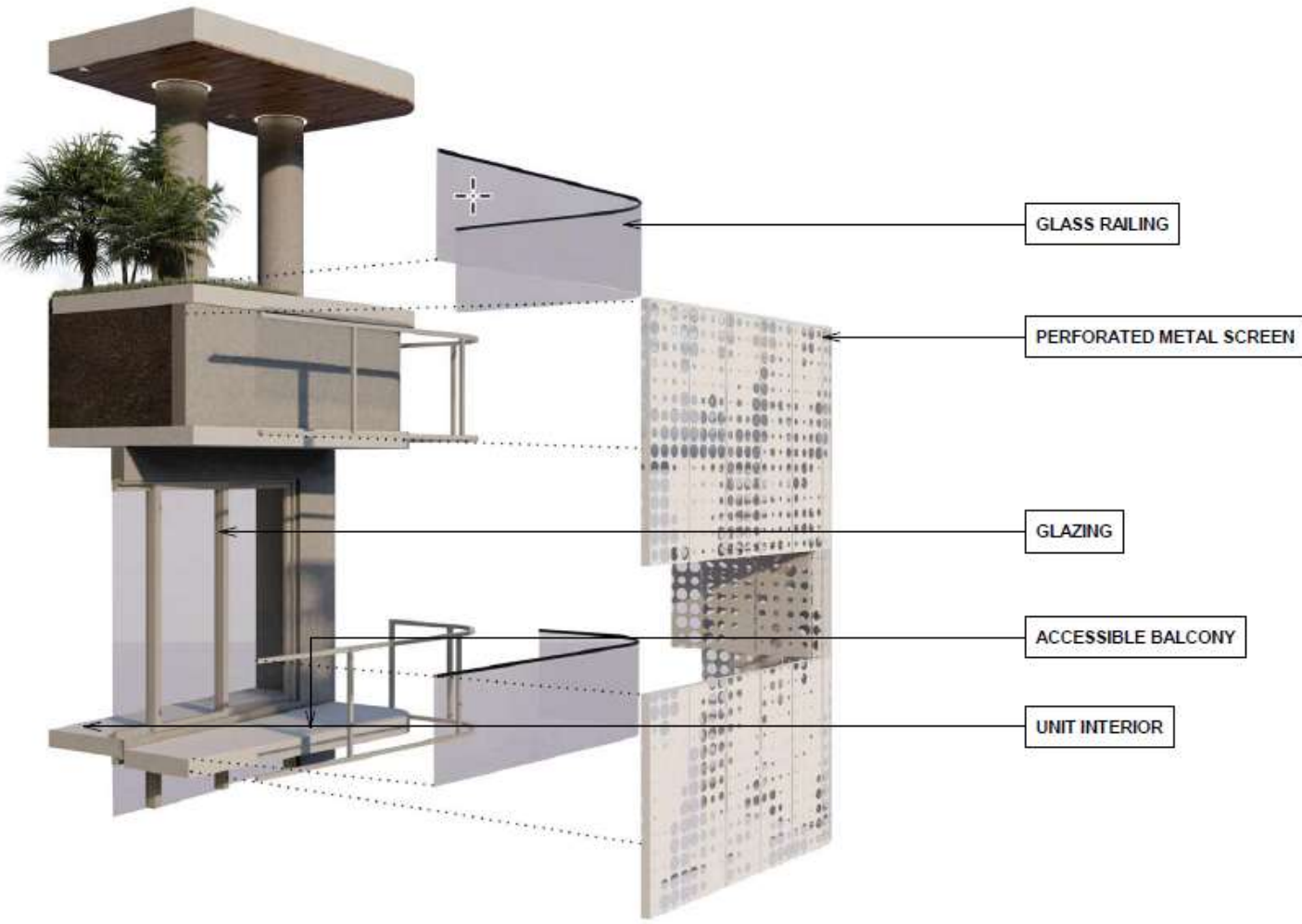
# Courtyard and Coffee Shop



# Enhanced Street Experience



# Materials



2 TONE PERFORATED METAL FACADE

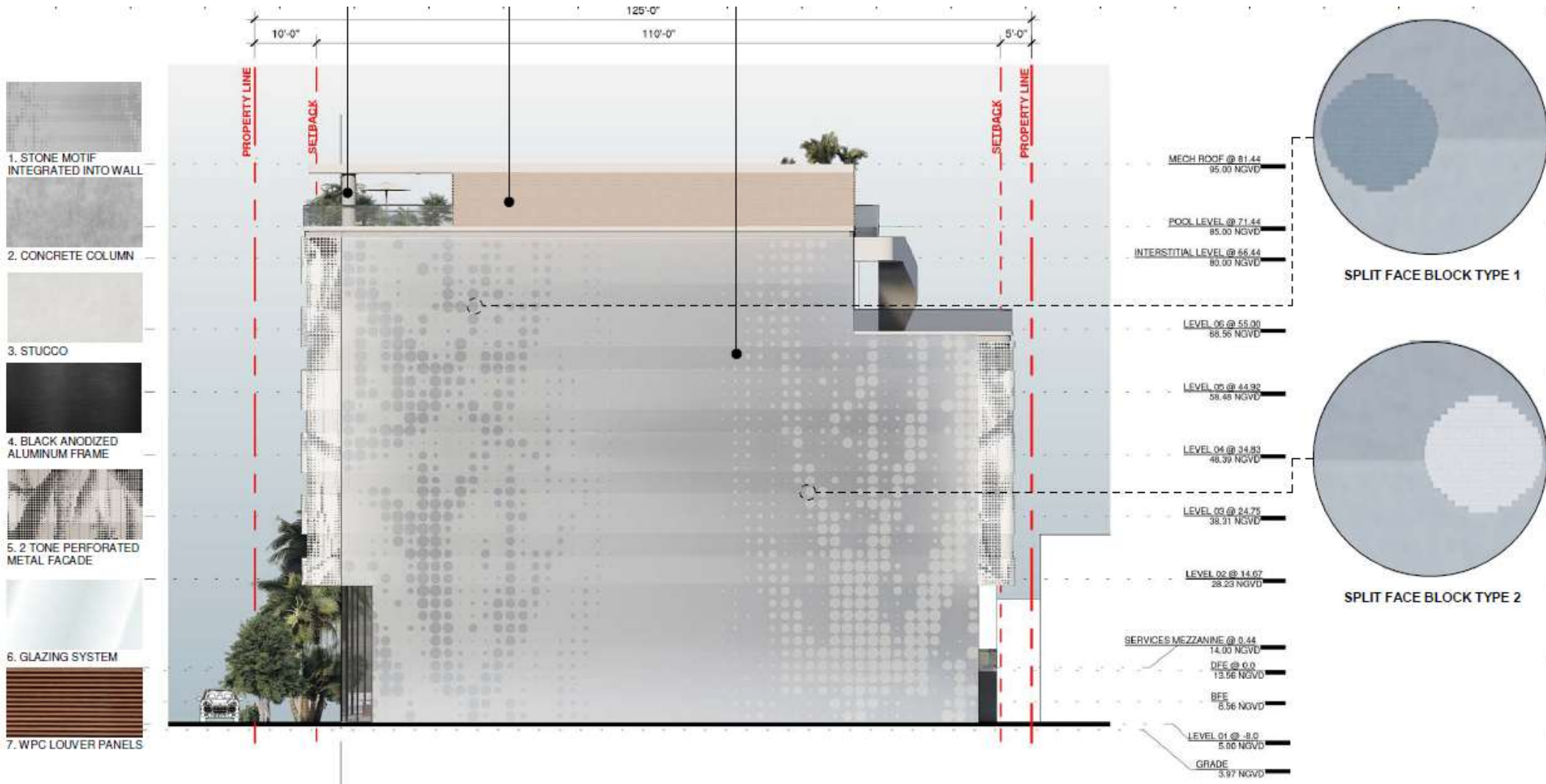


STUCCO

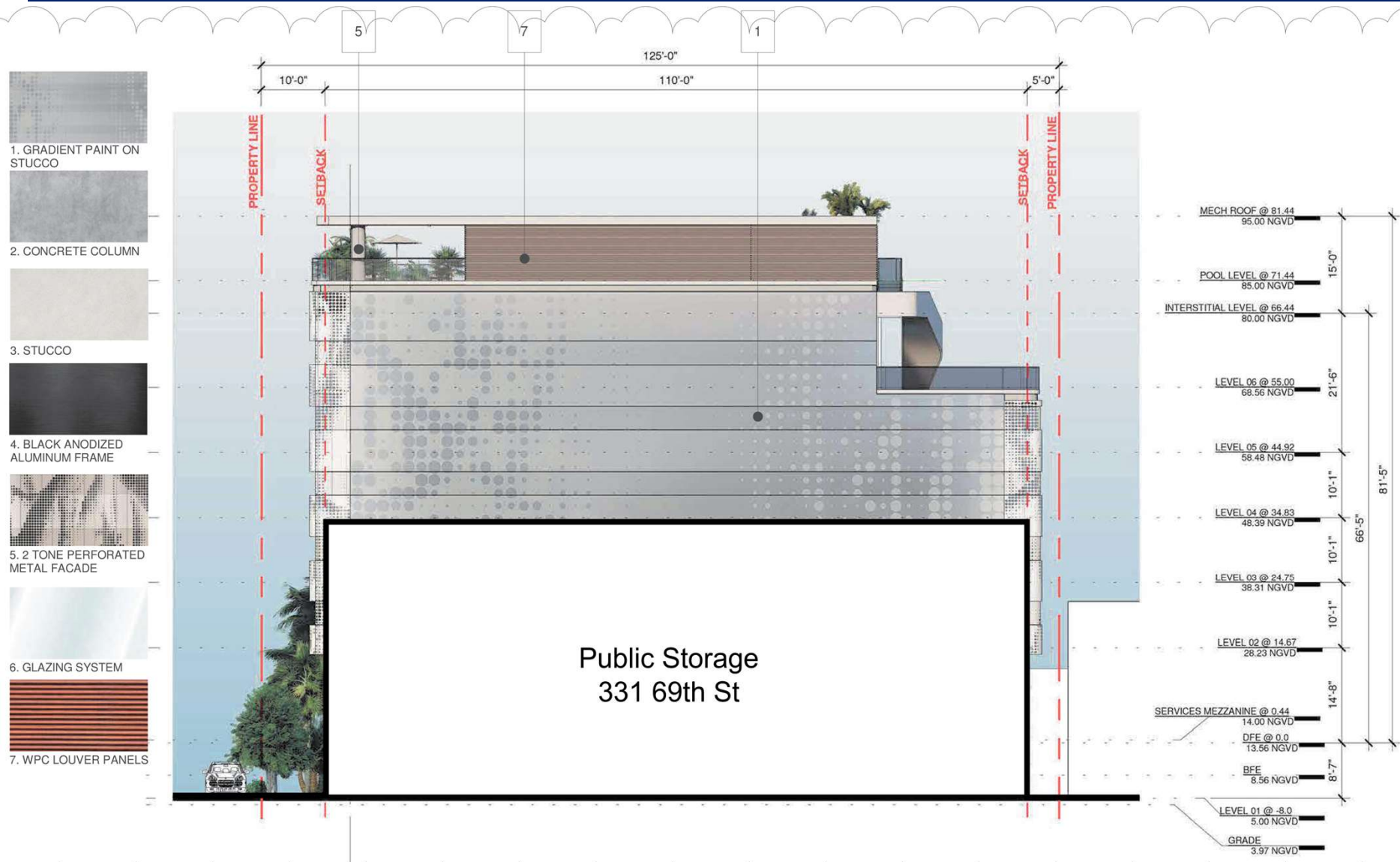


CONCRETE COLUMN

# Materials



# South Elevation – Site Context



# Compliance

- ✓ **Compliance with Design Review Criteria – Satisfied.**
  - 2 variances previously approved (12/11/25).
  - Lighting plan which will be submitted at time of building permit.
  
- ✓ **Compliance with Sea Level Rise & Resiliency Criteria – Satisfied**
  - Recycling plan which will be submitted at time of building permit.
  
- ✓ **Compliance with Practical Difficulty and Hardship Criteria – Satisfied and complied with.**
  
- ✓ **Consistent with Future Land Use Map and City Code.**

# Staff Recommendation

Staff finds that these revisions represent a substantive improvement over the previous submittal. Overall staff is supportive of the proposed modifications and recommends that the application be approved.

## **RECOMMENDATION:**

In view of the foregoing analysis, staff recommends the overall design be **approved**, subject to the conditions enumerated in the attached Draft Order, which address the inconsistencies with the aforementioned Design Review criteria and Sea Level Rise criteria, as applicable.

**Questions?**

A low-angle, upward-looking photograph of a modern skyscraper with a glass facade. The building's structure is composed of a grid of dark metal frames and large glass panels. The sky is a clear, bright blue with a few wispy white clouds. The perspective creates a sense of height and architectural grandeur.

# Holland & Knight

# Rooftop Pool



# Standard of Review

## **Sec. 2.1.3.1**

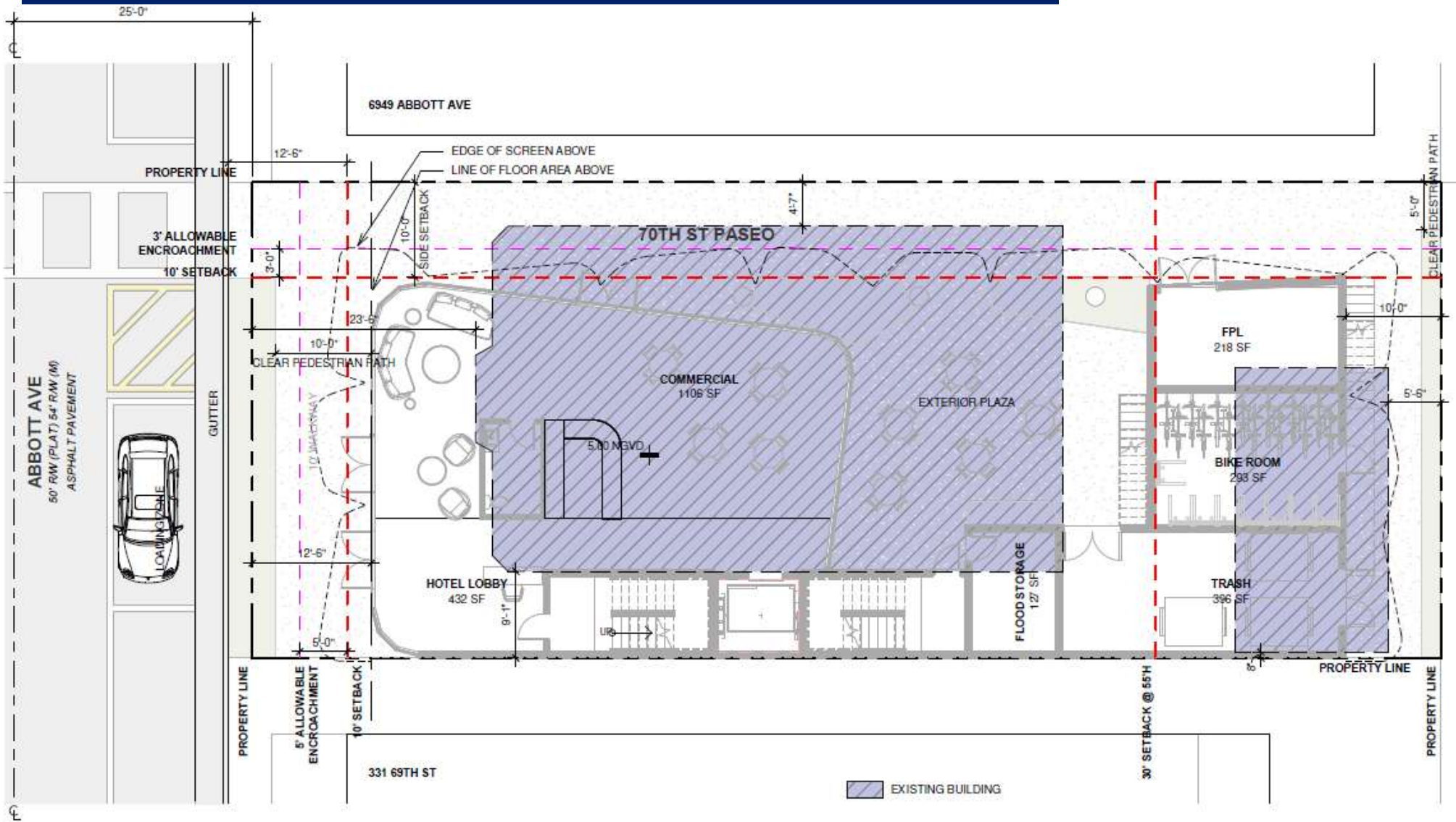
The Design Review Board shall have the following powers and duties:

a. To promote excellence in urban design...

# Operational Plan

- The Hotel shall be rated with a minimum of a AAA Three Diamond or similar rating, which indicates comprehensive amenities, style, and comfort level, in order to ensure overall quality, range of facilities and level of hospitality offered in connection with this use.
- Deliveries and loading activities for the Hotel shall be conducted exclusively along Abbott Avenue, utilizing the designated on-street parking spaces for pick-up/drop-off and loading. Deliveries shall not interfere with peak check-in or check-out times and must be scheduled to occur either before 9:00 AM or after 4:30 PM to avoid conflicts with guest arrival and departure.
- No outdoor live music associated with any commercial uses in the retail space or rooftop shall be permitted at any time, unless provided for under a special event permit.

# Existing and New Overlay



# Representing Florida's Environmental Legacy



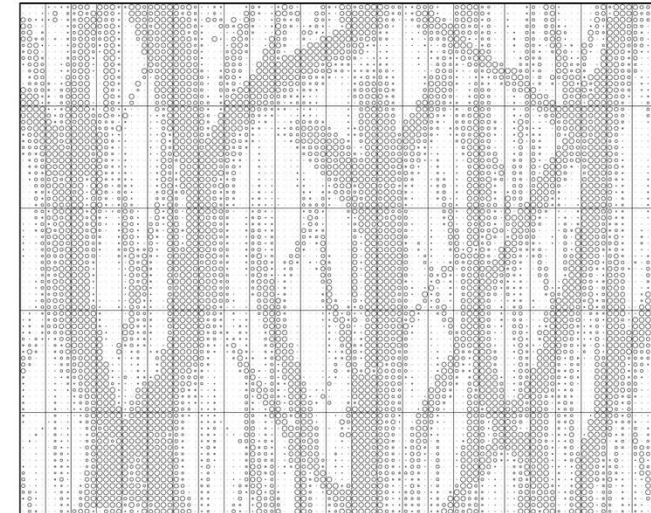
## CONTEXT

Native Mangrove Landscape of Miami Beach



## INSPIRATION

Mangrove Root Network



## ABSTRACTION

Mangrove-Inspired Perforation Pattern

# 6945 ABBOTT AVE DESIGN REVIEW BOARD - DRB25-1088

## THIRD SUBMITTAL

MARCH 12, 2026

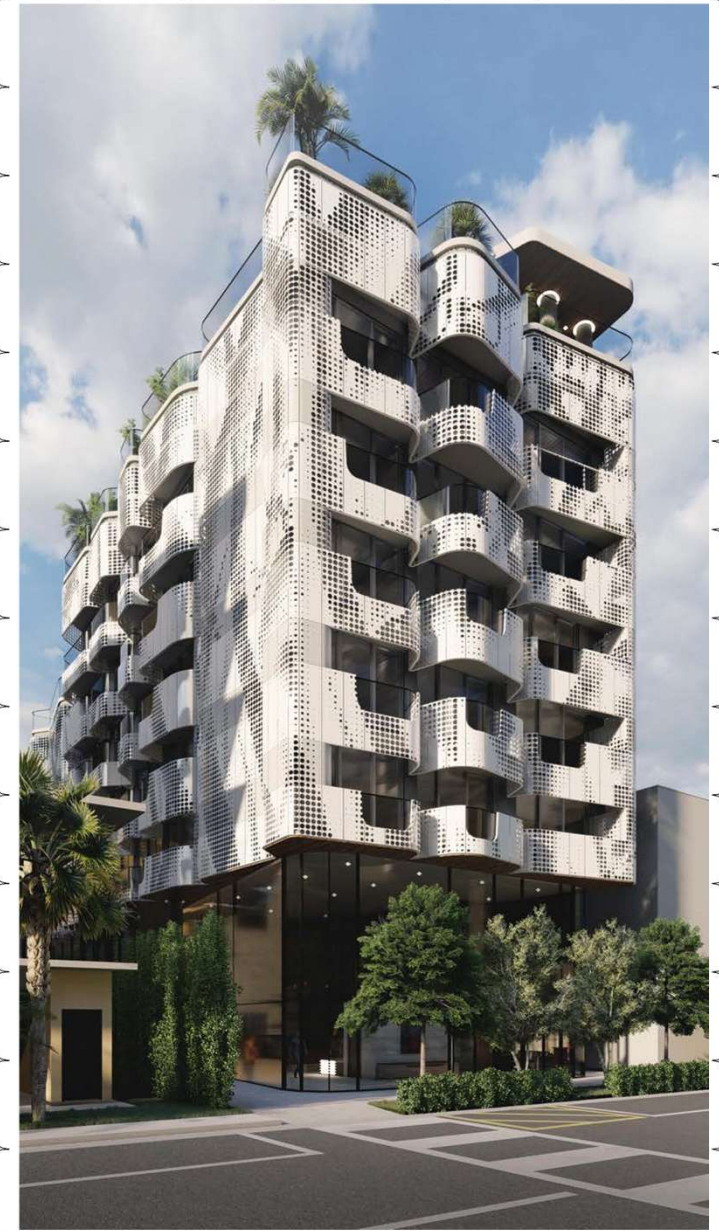
### ARCHITECTURE SET

A0	TITLE SHEET
A1	SURVEY
A2	ZONING DATA SHEET
A3	CONTEXT PLAN
A4	ZONING DIAGRAMS
A5	SITE PHOTOS
A6.1	CONTEXT PHOTOS 1
A6.2	CONTEXT PHOTOS 2
A6.3	CONTEXT PHOTOS 3
A7	FRONTAGES
A8	DEMOLITION PLAN
A9	SITE PLAN
A10	LEVEL 1 PLAN
A11	SERVICE MEZZANINE
A12	LEVEL 2-5 PLAN (TYP.)
A13	LEVEL 6 PLAN
A14	POOL DECK PLAN
A15	ROOF PLAN
A16	WEST ELEVATION
A17	NORTH ELEVATION
A18	EAST ELEVATION
A19	SOUTH ELEVATION
A20	SECTION
A21	SECTION
A22	RENDERS
A23	RENDERS
A24	RENDERS
A24.1	RENDERS
A25	EXPLODED 3D FACADE
A26	CONTEXT AXONOMETRIC
A27	MATERIALS
A28	SITE LIGHTING PLAN
A29	EXISTING AND NEW OVERLAY

### LANDSCAPE SET

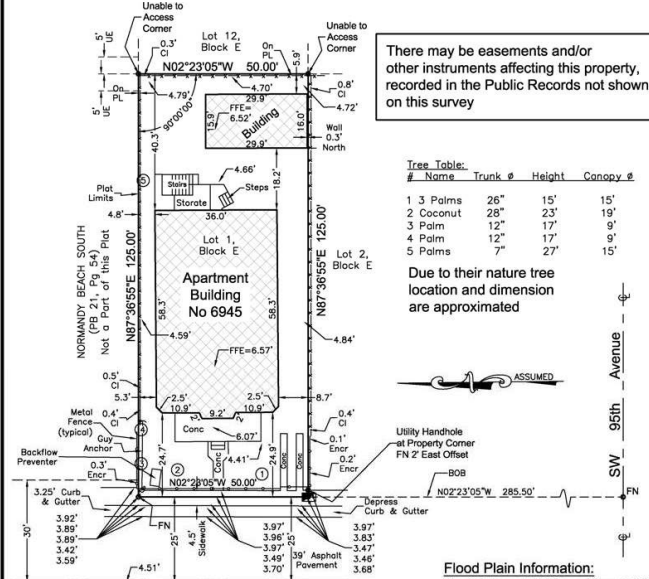
L10	LANDSCAPE PLAN
L10.1	Roof Level Landscape Plan
L11	Notes, Details, Plant List, Legend
L12	Tree Survey / Disposition Plan
L13	LANDSCAPE LIGHTING PLAN

Holland & Knight |



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'

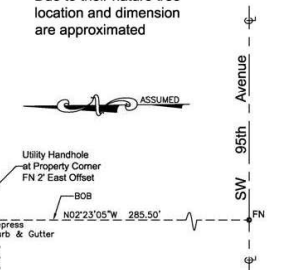


There may be easements and/or other instruments affecting this property, recorded in the Public Records not shown on this survey

Tree Table:

#	Name	Trunk #	Height	Canopy #
1	3 Palms	26"	15'	15'
2	Coconut	28"	23'	19'
3	Palm	12"	17'	9'
4	Palm	12"	17'	9'
5	Palms	7"	27'	15'

Due to their nature tree location and dimension are approximated



Flood Plain Information:  
Flood Zone: AE; Base Flood: 8.0 ft;  
Panel No: 12086C0326L, effective  
09-11-2009; Community Name/No:  
City of Miami Beach/ 120651  
Reference Bench Marks:  
County BM G-313, Elev=8.24 ft &  
L-313-R, Elev=11.72 ft NGVD 1929

Aniano J Garcia  
Digitally signed by Aniano J Garcia  
Date: 2023.04.12 12:10:53 -0400  
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 records; 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 5108  
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper  
Order No 25-0047

LEGEND AND ABBREVIATIONS:  
A = Arc Length; AC = Air Conditioner; AE = Anchor Easement; BC = Block Corner; BM = Bench Mark; BOB = Basis Of Bearing; (C) = Calculated Dimension; CB = Catch Basin; CBS = Concrete Block Structure; CFM = Concrete Fence Wall; CL = Chord Length; CDB = Chord Bearing; CI = Clear; CML = City Monument Line; CME = Canal Maintenance Easement; Conc = Concrete; DE = Drainage Easement; DME = Drainage & Maintenance Easement; Dr = Drive; E = East; Elev = Elevation; ENCR = Encroachment; ETP = Electric Transformer; FDI = Found Iron Rod; FFE = Finished Floor Elevation; FI = 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 Cable; OH = Over Hoop; ORB = Official Record Book; O/S = Off Set; Pa = Plot Book; PC = Point of Curvature; POC = Point of Compound Curvature; POC = Property Corner; POC = Permanent Control Point; Pp = Pipe; Pp = Pile or Property Line; PLS = Professional Land Surveyor; PLSM = Professional Land Surveyor and Mapper; POB = 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; SIP = Set Iron Pipe With Cap Stamped P.S. 3100; U/E = Utility Easement; UP = Utility Pole; UTU = Utility; W = West; WF = Wood Fence; WM = Water Meter; WV = Water Valve; C = Centerline; --- = Chain Link Fence; EZZZZ = Concrete Wall; ° = Degree; Δ = Central Angle; # = Diameter; g= Existing Elevation; # = Minutes; # = Seconds; --- = Wood Fence; Unless otherwise noted, found markers had no identification



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77r.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	6945 ABBOTT AVE	SURVEY 2026.03.12	A1 2407

**MIAMI BEACH**

Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

**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**

GENERAL SITE INFORMATION	
PRO	6
PER	9
TY	4
ADD	5
RES	A
S	B
	B
	O
	T
	A
	V
	E
	M
	I
	A
	M
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	3
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ARCHITECT	1
CONSULTANT	
OWNER	
PROJECT	
DRAWING TITLE	
DRAWING #	
LEGAL	A
DESCRIP	T
TION	L
	A

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): <b>NO</b>	Zoning District: TC-C	Lot width:	50 FT	
4	Individual Historic Site (Yes or No): <b>No</b>		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 Accessory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	<b>YES</b>			
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	

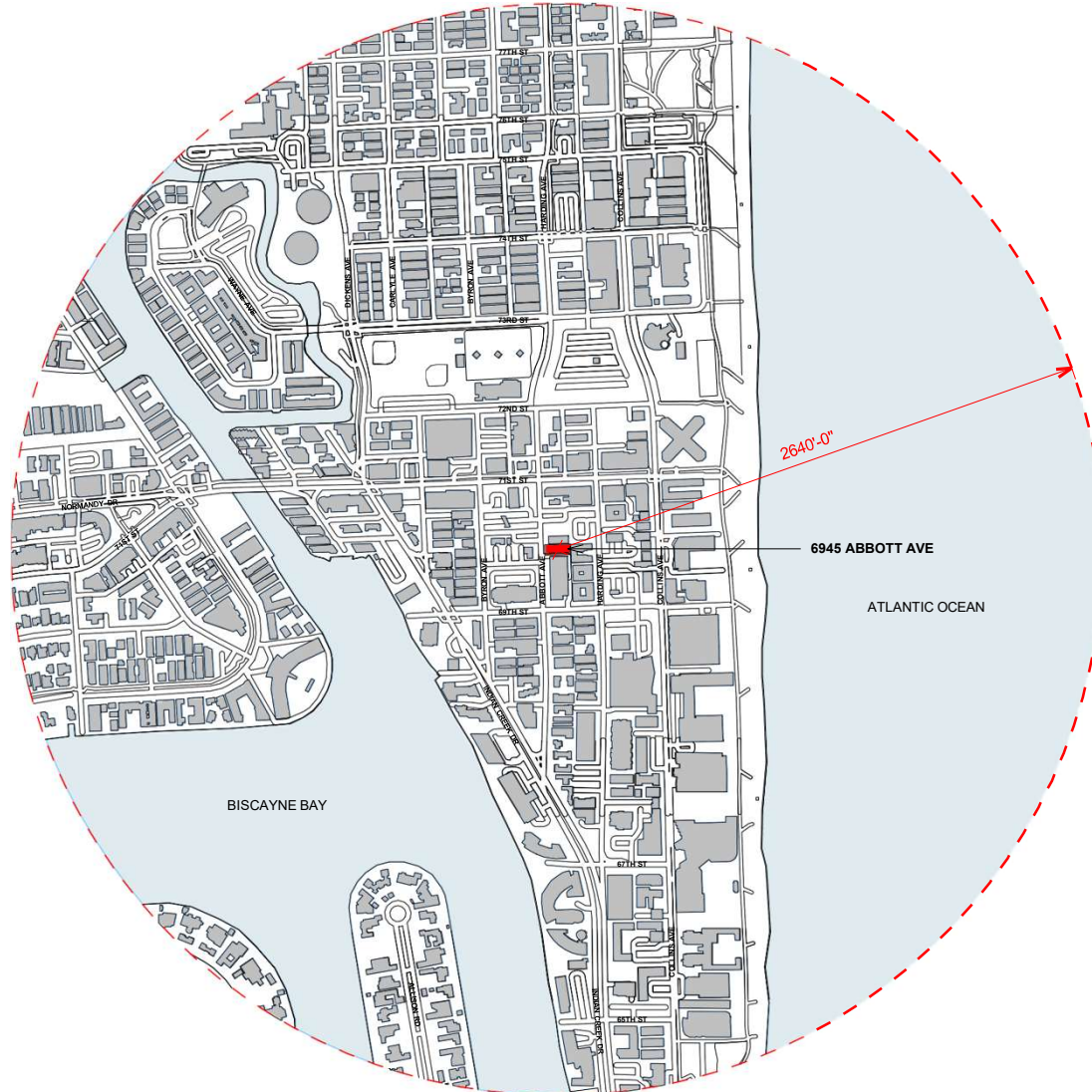
Notes: Indicate N/A if not applicable.



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7290 NW 15th Court, Miami, FL 33150  
www.m77r.com

**ABBOTT M 6945 LLC**  
6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

PROJECT	DRAWING TITLE	DRAWING #
6945 ABBOTT AVE	ZONING DATA SHEET	A2
	2026.03.12	2407



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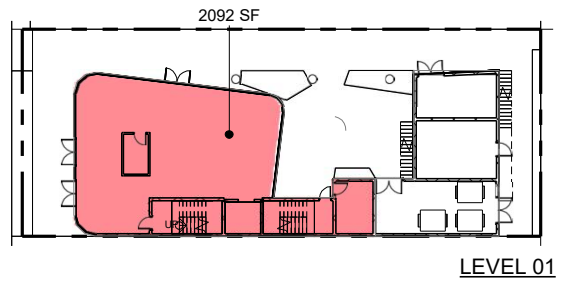
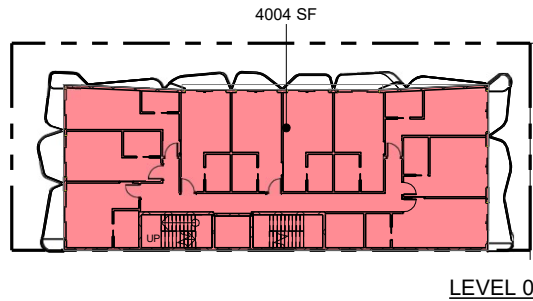
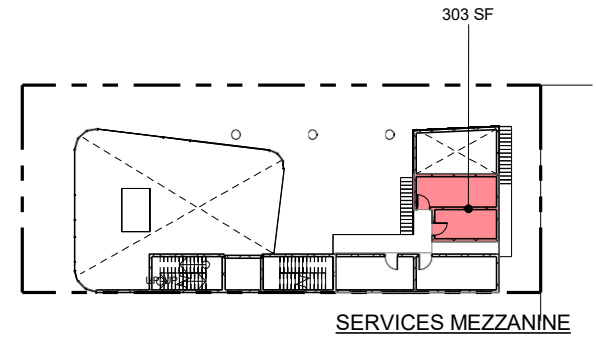
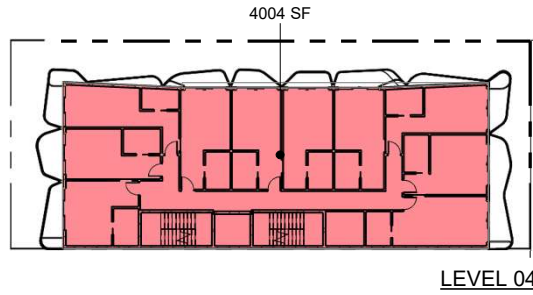
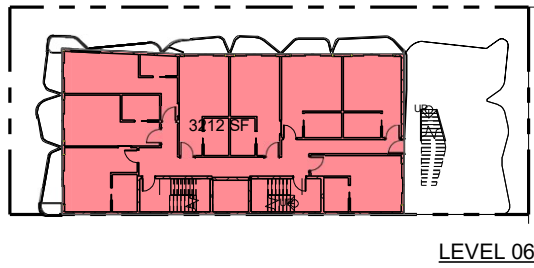
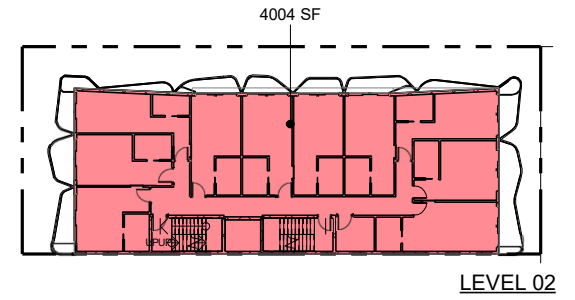
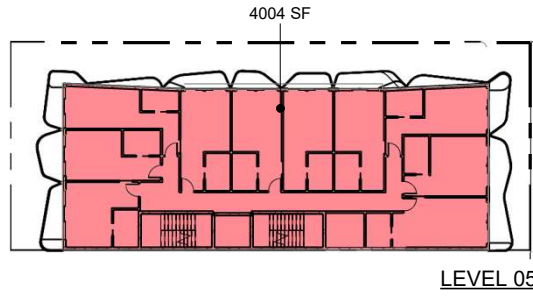
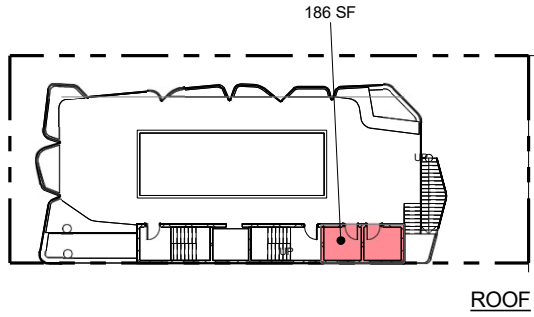
**PROJECT**  
**6945 ABBOTT AVE**

**DRAWING TITLE**  
**CONTEXT PLAN**  
 2026.03.12

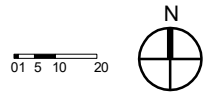
1" = 600'-0"

2407

**DRAWING #**  
**A3**



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



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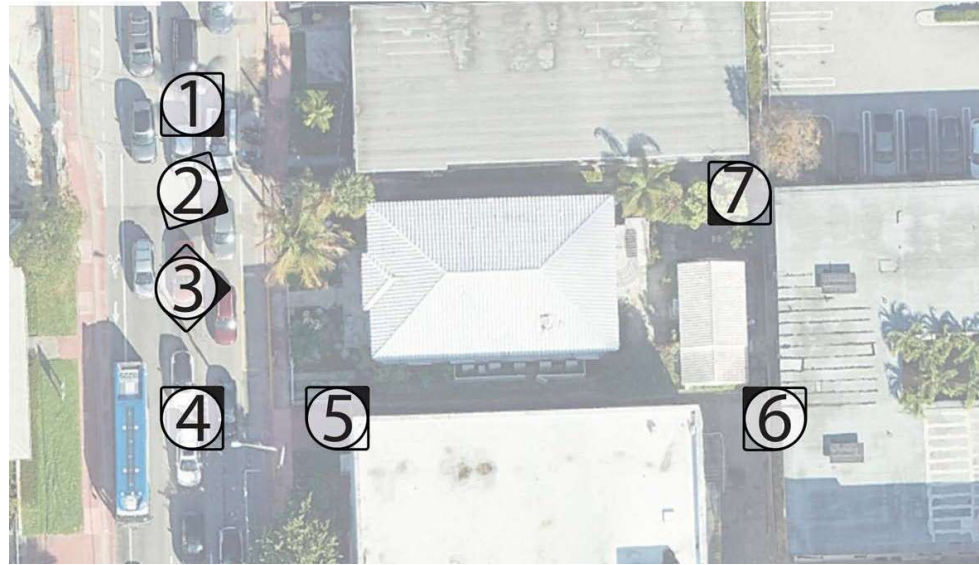
**OWNER**  
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**PROJECT**  
**6945 ABBOTT AVE**

**DRAWING TITLE**  
**ZONING DIAGRAMS**  
 2026.03.12

1" = 30'-0"

**DRAWING #**  
**A4**  
 2407



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DRAWING TITLE  
**SITE PHOTOS**  
 2026.03.12

DRAWING #  
 2407

**A5**



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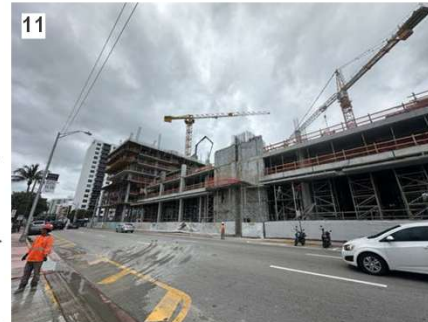
OWNER  
**ABBOTT M 6945 LLC**  
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PROJECT  
**6945 ABBOTT AVE**

DRAWING TITLE  
**CONTEXT PHOTOS 1**  
 2026.03.12

DRAWING #  
**A6.1**

2407



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PROJECT  
**6945 ABBOTT AVE**

DRAWING TITLE  
**CONTEXT PHOTOS 2**  
 2026.03.12

DRAWING #  
**A6.2**

2407



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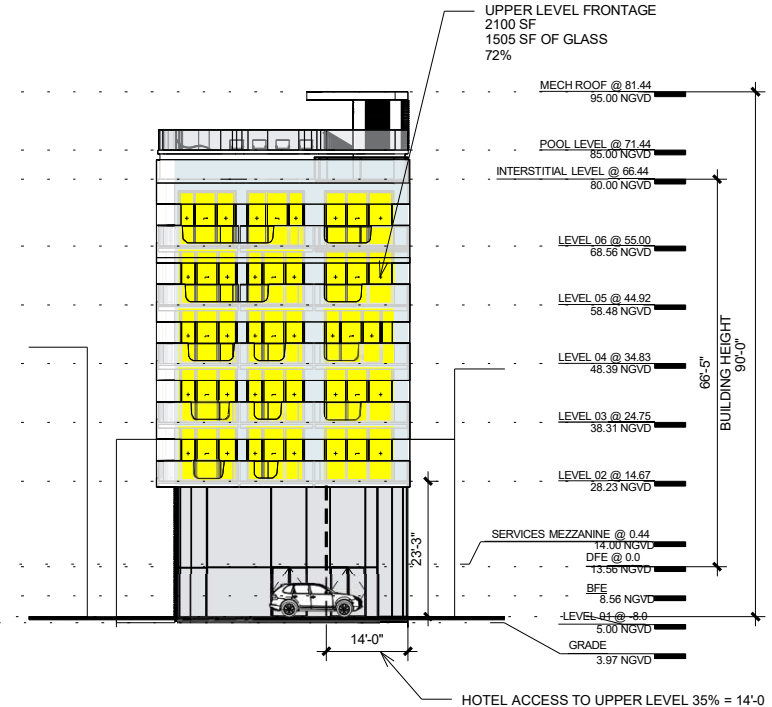
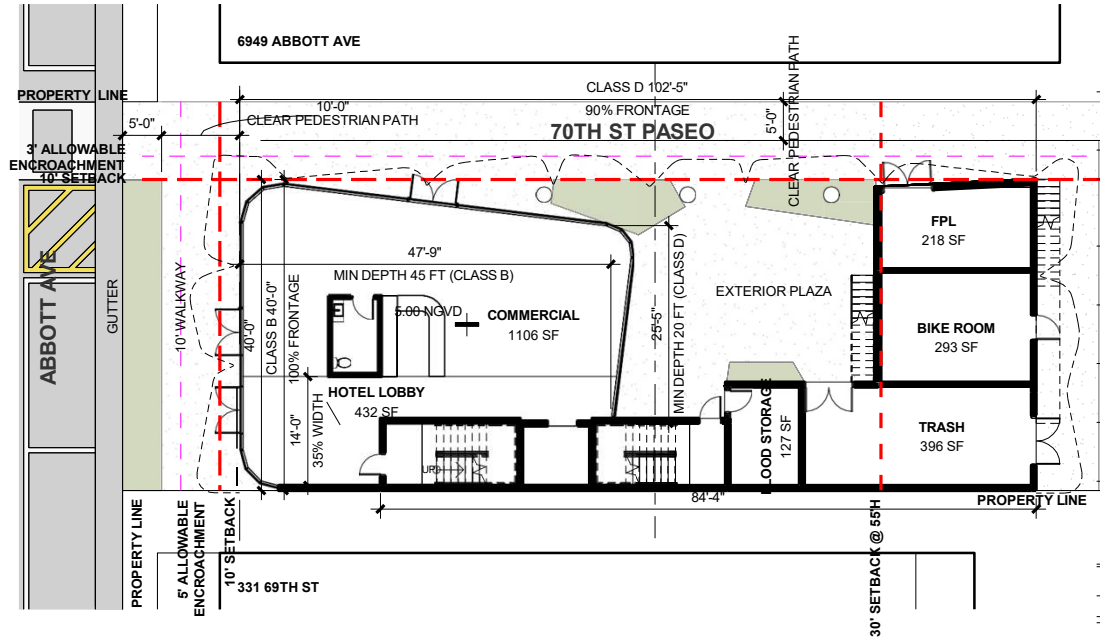
OWNER  
**ABBOTT M 6945 LLC**  
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

PROJECT  
**6945 ABBOTT AVE**

DRAWING TITLE  
**CONTEXT PHOTOS 3**  
 2026.03.12

DRAWING #  
**A6.3**

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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PROJECT  
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DRAWING TITLE  
**FRONTAGES**

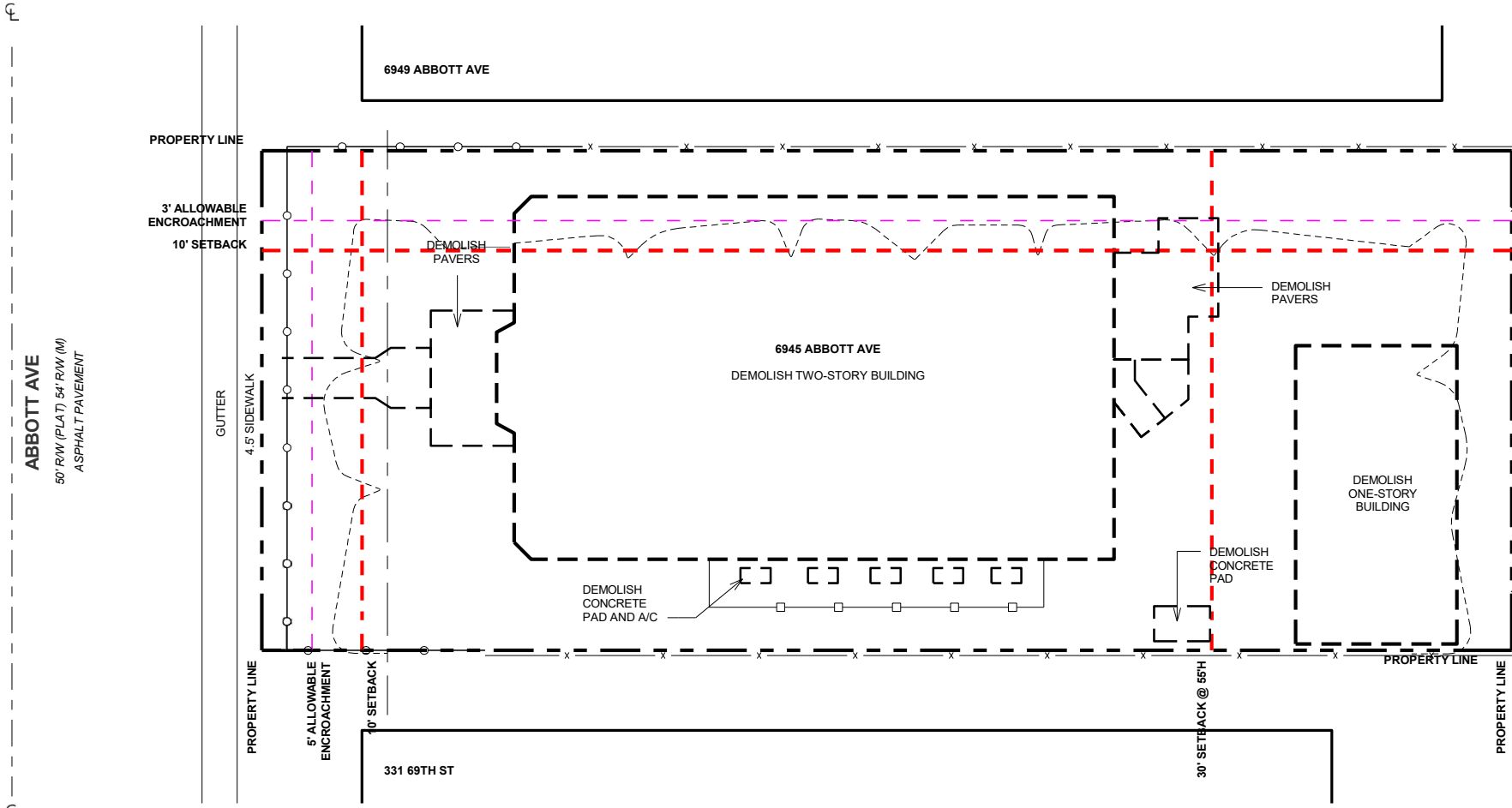
2026.03.12

As indicated

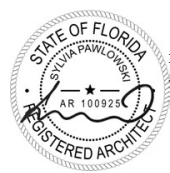
DRAWING #

**A7**

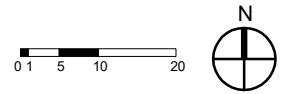
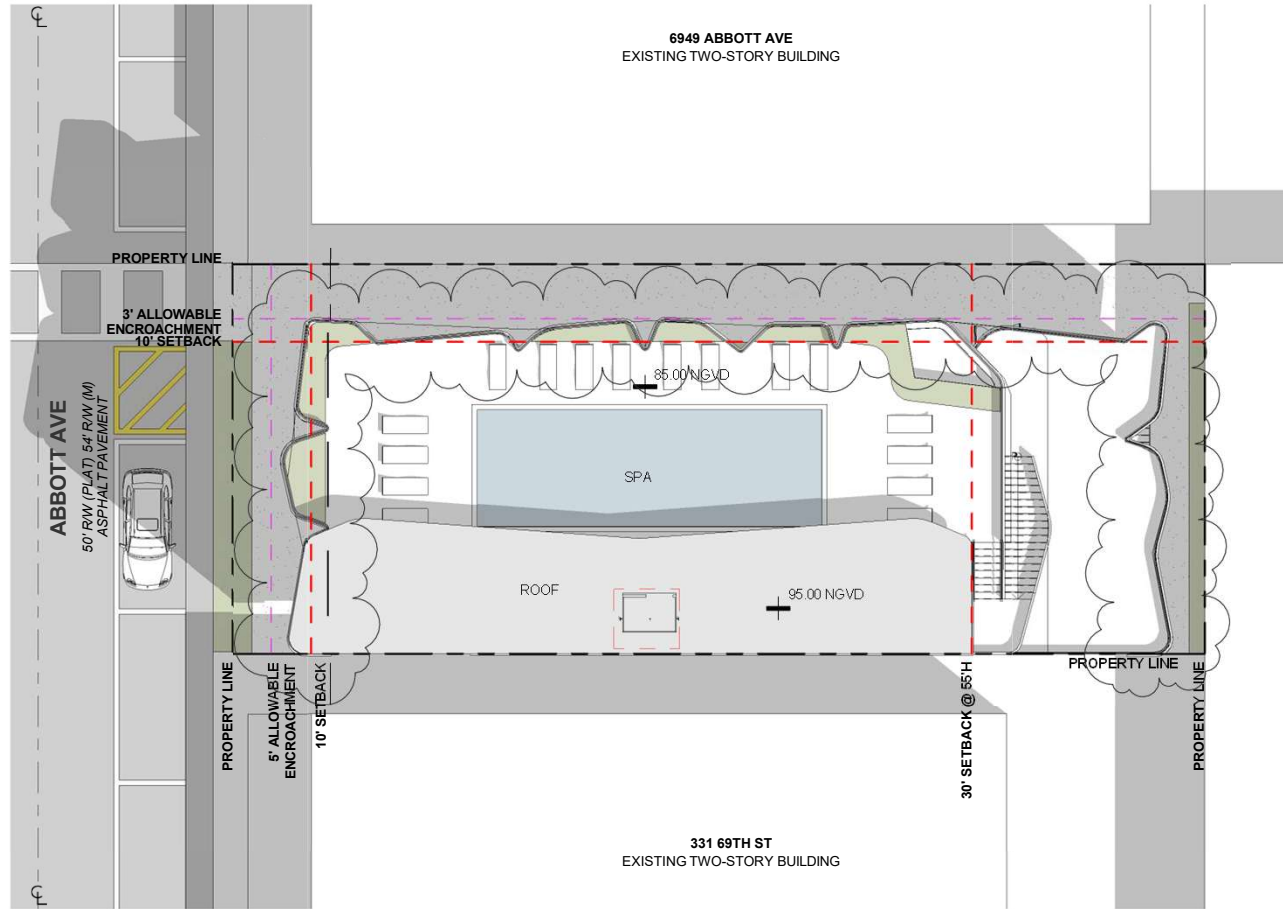
2407



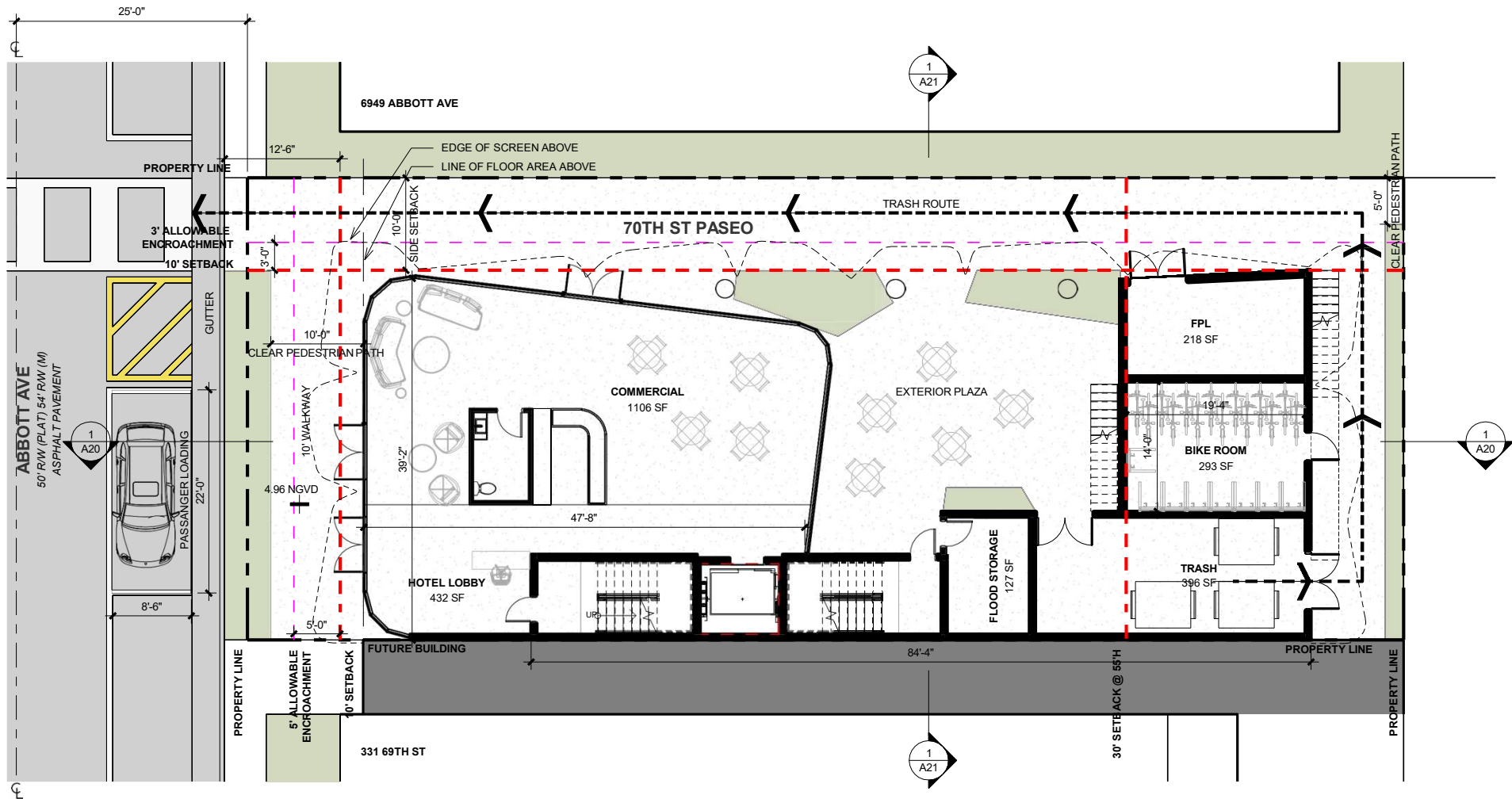
ALL DEMOLITION MATERIAL SHALL BE ORGANIZED FOR RECYCLING AND SALVAGING WHEREVER POSSIBLE.



ARCHITECT <b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 <a href="http://www.ma77r.com">www.ma77r.com</a>	CONSULTANT	OWNER <b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	PROJECT <b>6945 ABBOTT AVE</b>	DRAWING TITLE <b>DEMOLITION PLAN</b> 2026.03.12      3/32" = 1'-0"      2407	DRAWING # <b>A8</b>
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ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 <a href="http://www.m77r.com">www.m77r.com</a>		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>SITE PLAN</b> 2026.03.12	<b>A9</b> 1/16" = 1'-0" 2407



ARCHITECT  
**M77R**  
 7290 NW 1ST COURT | MIAMI FL | 33150  
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CONSULTANT

OWNER  
**ABBOTT M 6945 LLC**  
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

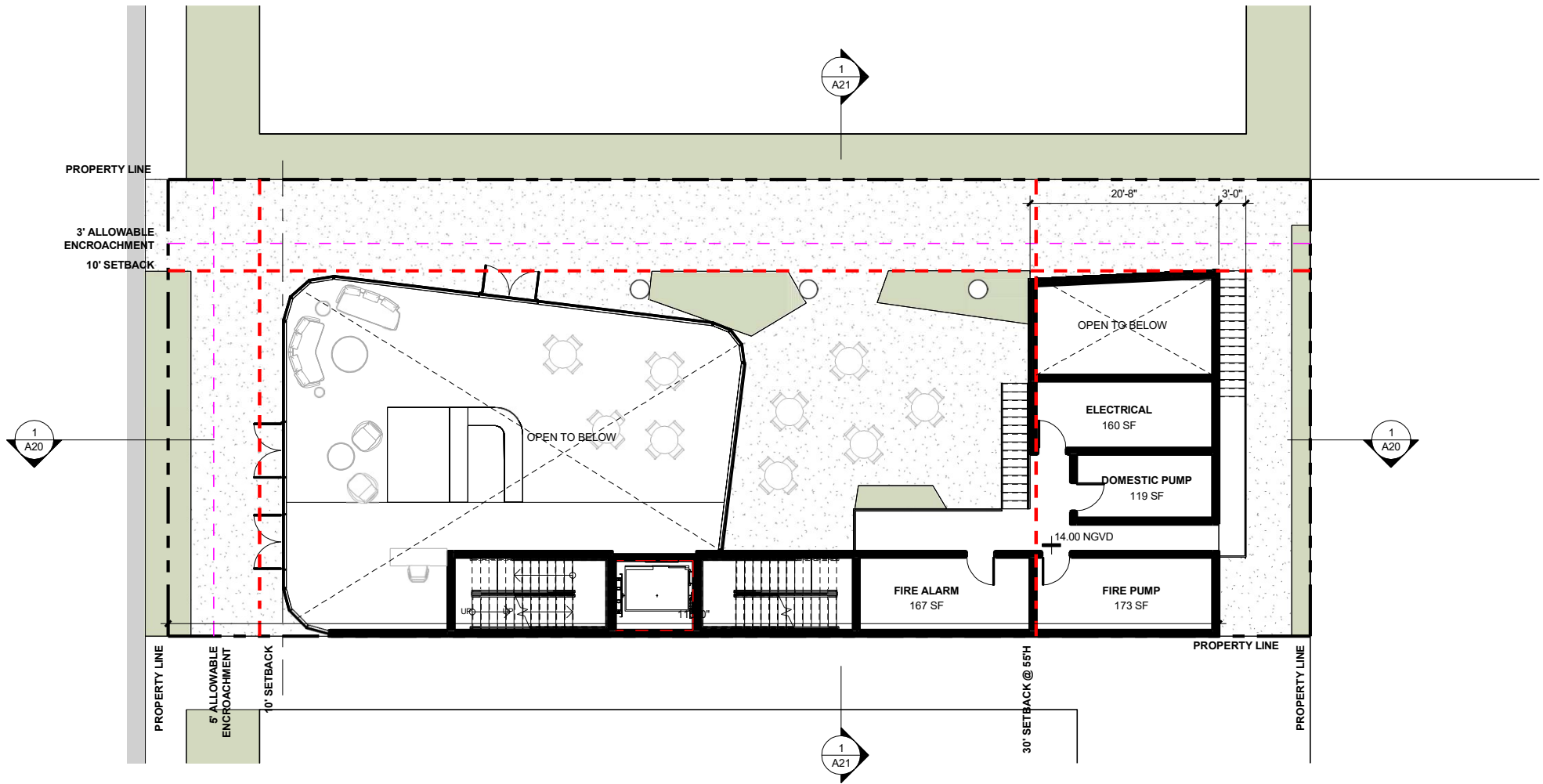
PROJECT  
**6945 ABBOTT AVE**

DRAWING TITLE  
**LEVEL 1 PLAN**  
 2026.03.12

3/32" = 1'-0"

2407

DRAWING #  
**A10**



ARCHITECT  
**M77R**  
 7290 NW 1ST COURT | MIAMI FL | 33150  
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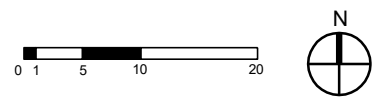
CONSULTANT

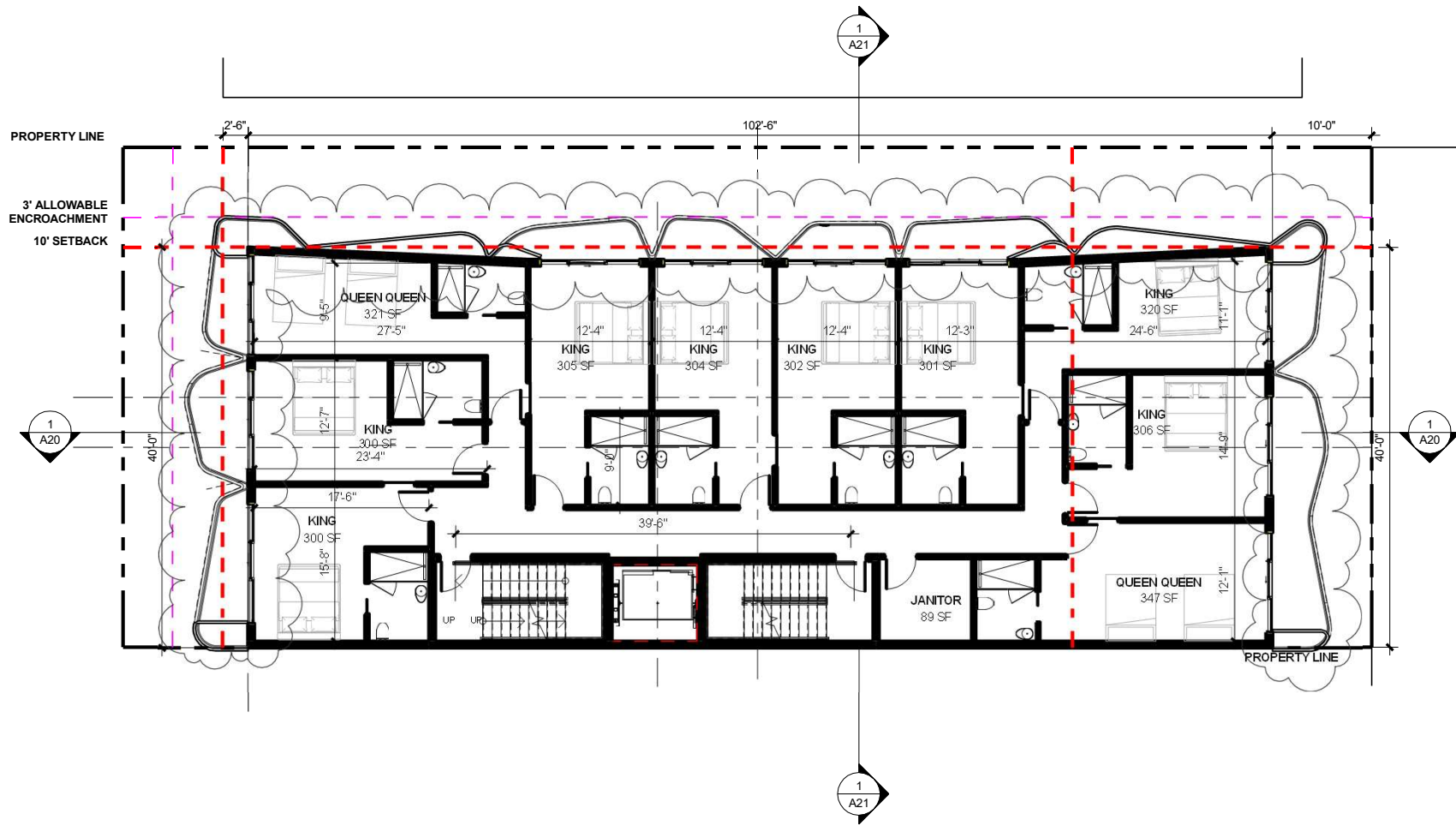
OWNER  
**ABBOTT M 6945 LLC**  
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

PROJECT  
**6945 ABBOTT AVE**

DRAWING TITLE  
**SERVICE MEZZANINE**  
 2026.03.12      3/32" = 1'-0"      2407

DRAWING #  
**A11**





ARCHITECT  
**M77R**  
 7290 NW 1ST COURT | MIAMI FL | 33150  
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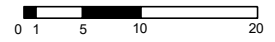
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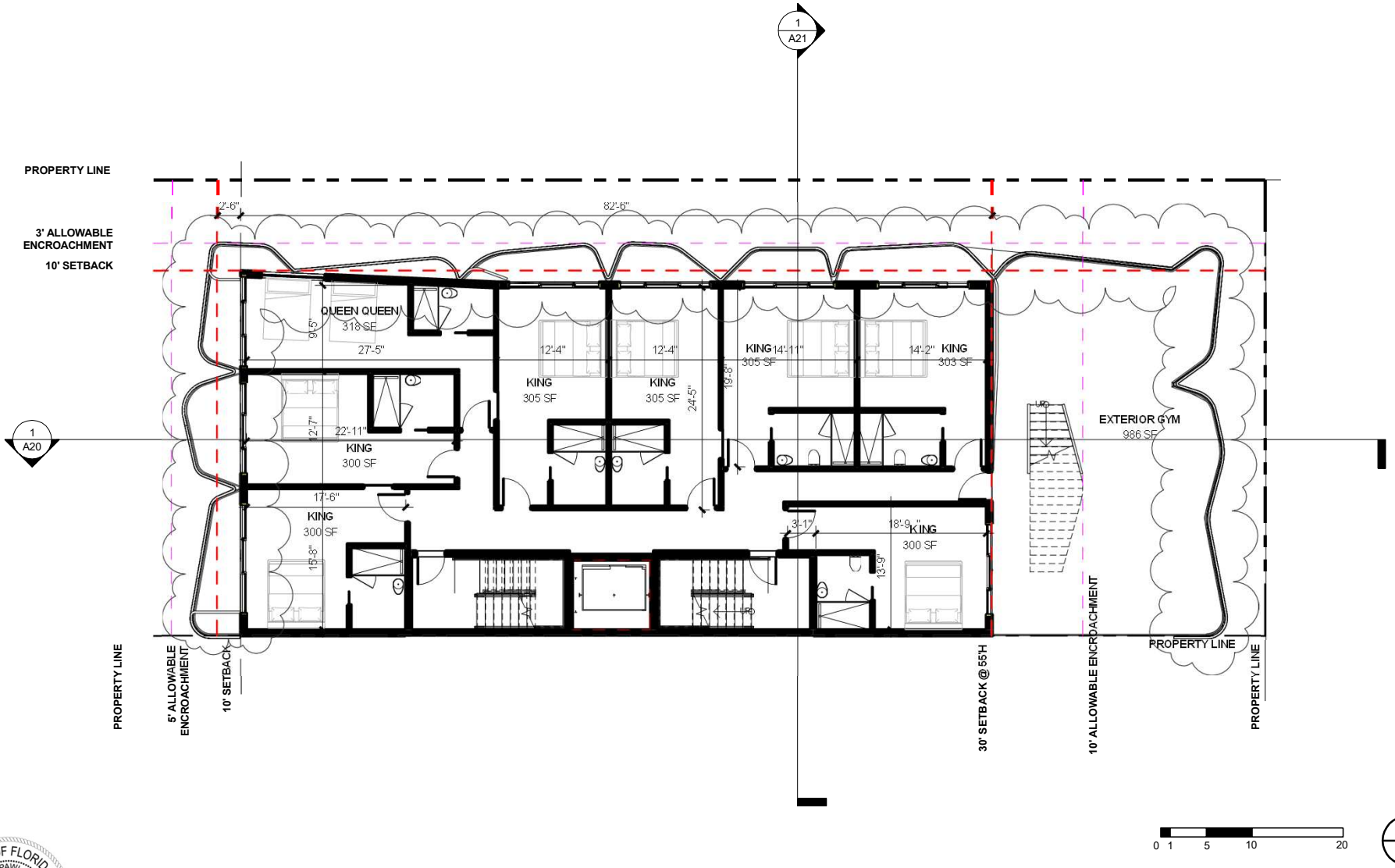
OWNER  
**ABBOTT M 6945 LLC**  
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

PROJECT  
**6945 ABBOTT AVE**

DRAWING TITLE  
**LEVEL 2-5 PLAN (TYP.)**  
 2026.03.12      3/32" = 1'-0"      2407

DRAWING #  
**A12**





ARCHITECT  
**M77R**  
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CONSULTANT

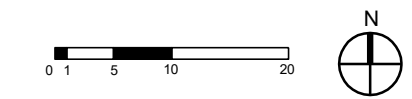
OWNER  
**ABBOTT M 6945 LLC**  
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

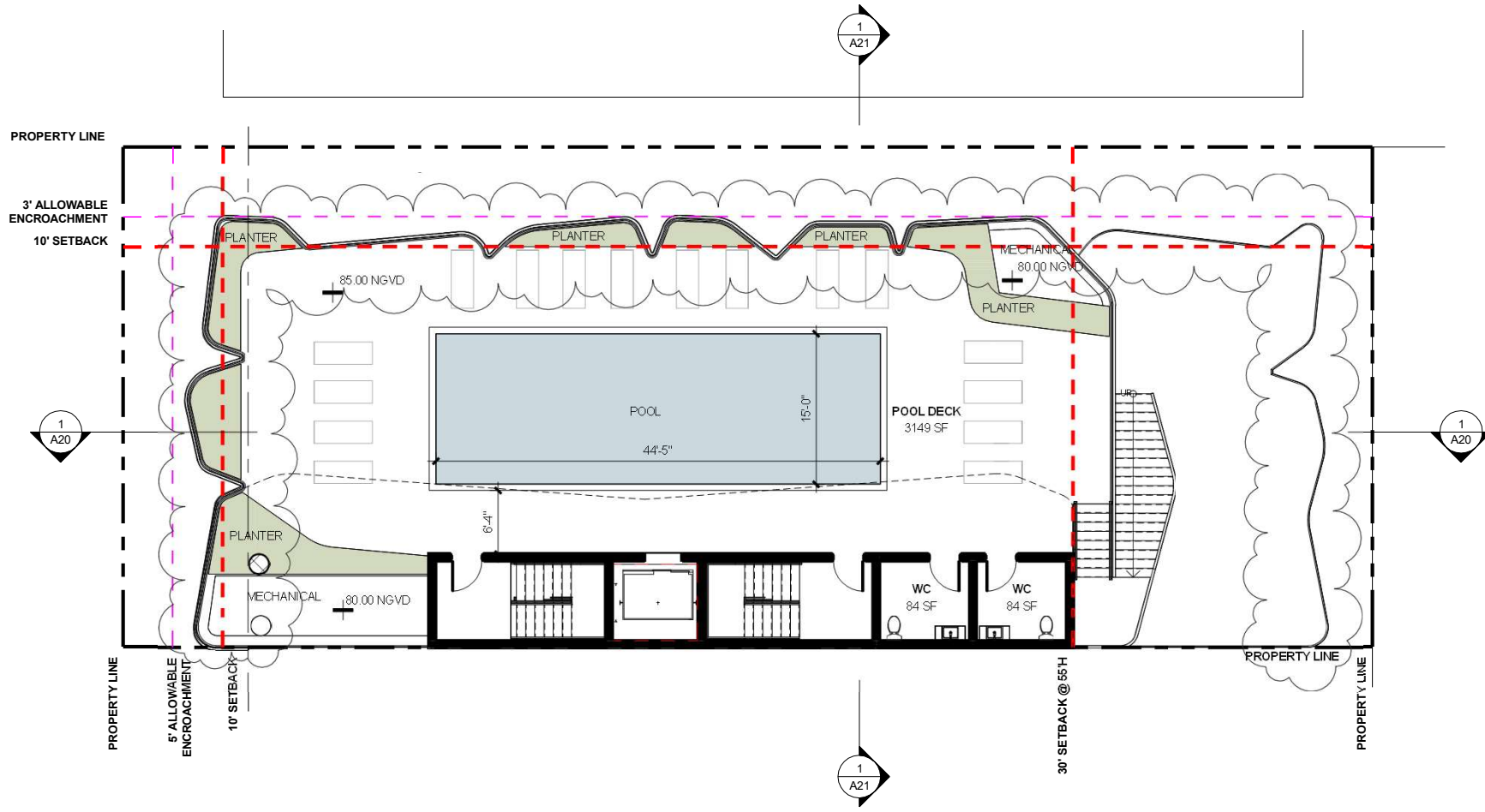
PROJECT  
**6945 ABBOTT AVE**

DRAWING TITLE  
**LEVEL 6 PLAN**  
 2026.03.12

3/32" = 1'-0"  
 2407

DRAWING #  
**A13**





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**M77R**  
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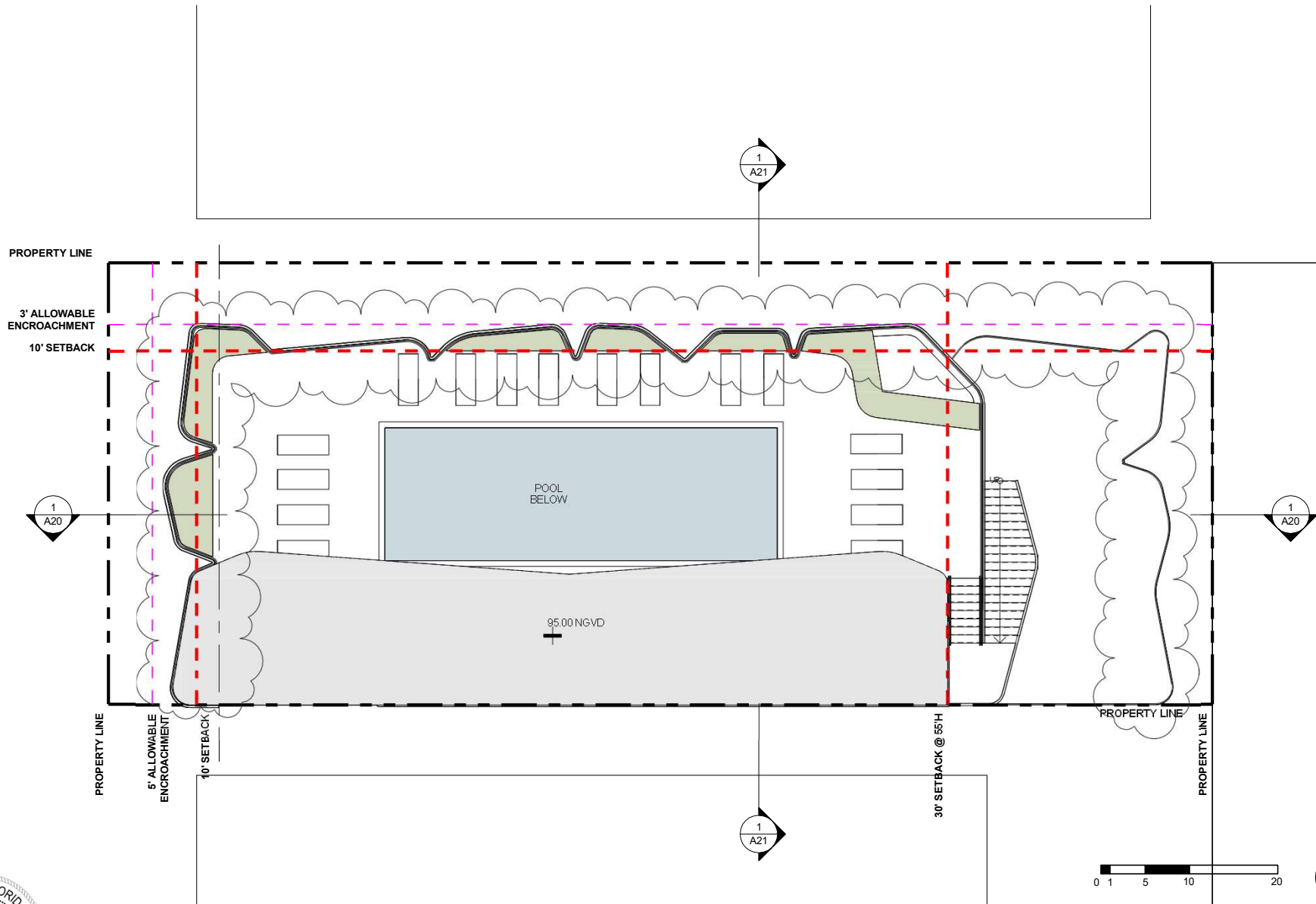
**CONSULTANT**

**OWNER**  
**ABBOTT M 6945 LLC**  
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

**PROJECT**  
**6945 ABBOTT AVE**

**DRAWING TITLE**  
**POOL DECK PLAN**  
 2026.03.12      3/32" = 1'-0"      2407

**DRAWING #**  
**A14**



ARCHITECT  
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CONSULTANT

OWNER  
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 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

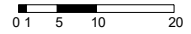
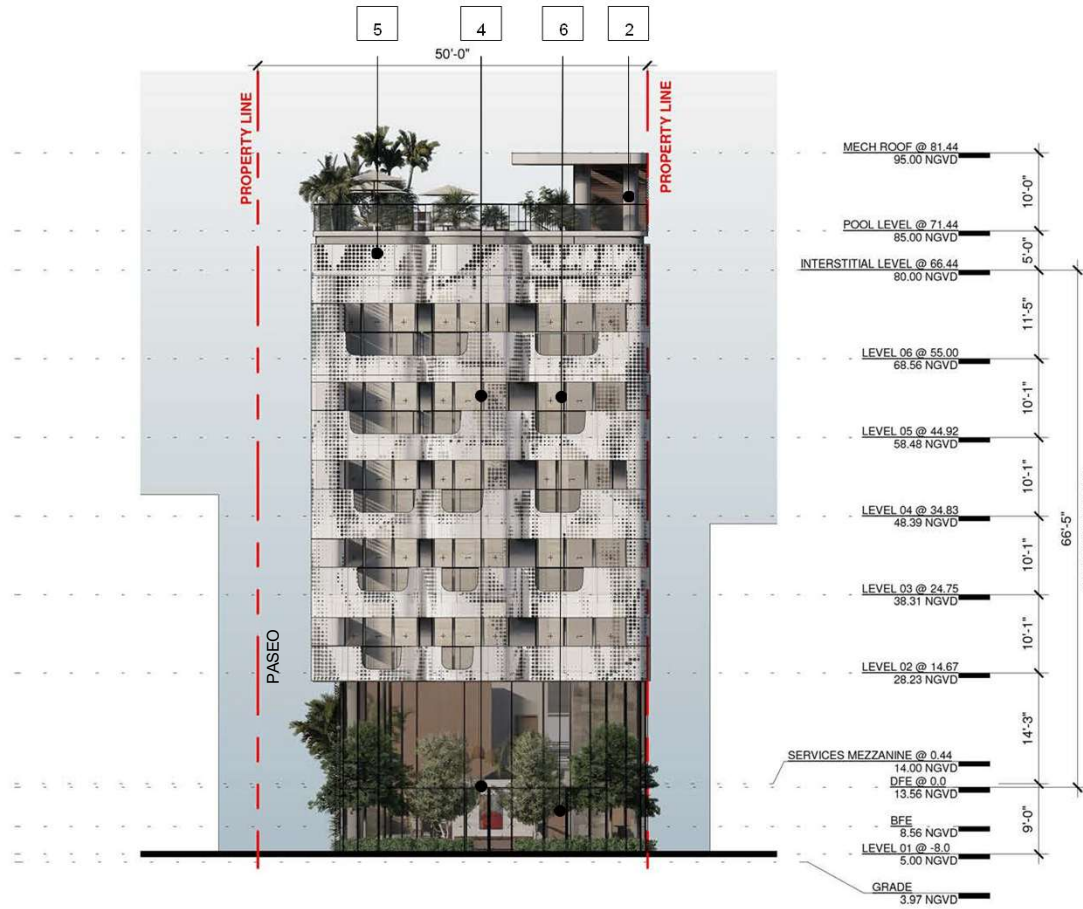
PROJECT  
**6945 ABBOTT AVE**

DRAWING TITLE  
**ROOF PLAN**  
 2026.03.12

3/32" = 1'-0"  
 2407

DRAWING #  
**A15**

- 1. GRADIENT PAINT ON STUCCO
- 2. CONCRETE COLUMN
- 3. STUCCO
- 4. BLACK ANODIZED ALUMINUM FRAME
- 5. 2 TONE PERFORATED METAL FACADE
- 6. GLAZING SYSTEM
- 7. WPC LOUVER PANELS



**ARCHITECT**  
**M77R**  
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**CONSULTANT**

**OWNER**  
**ABBOTT M 6945 LLC**  
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

**PROJECT**  
**6945 ABBOTT AVE**

**DRAWING TITLE**  
**WEST ELEVATION**  
 2026.03.12 As indicated

**DRAWING #**  
**A16**



1. GRADIENT PAINT ON STUCCO



2. CONCRETE COLUMN



3. STUCCO



4. BLACK ANODIZED ALUMINUM FRAME



5. 2-TONE PERFORATED METAL FACADE



6. GLAZING SYSTEM

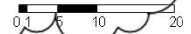


7. WPC LOUVER PANELS



MECH ROOF @ 81.44 95.00 NGVD	10'-0"
POOL LEVEL @ 71.44 85.00 NGVD	5'-0"
INTERSTITIAL LEVEL @ 66.44 80.00 NGVD	11'-5"
LEVEL 06 @ 55.00 68.56 NGVD	10'-1"
LEVEL 05 @ 44.92 58.48 NGVD	10'-1"
LEVEL 04 @ 34.83 48.39 NGVD	10'-1"
LEVEL 03 @ 24.75 38.31 NGVD	10'-1"
LEVEL 02 @ 14.67 28.23 NGVD	10'-1"
SERVICES MEZZANINE @ 0.44 14.00 NGVD	14'-3"
DFF @ 0.0 13.56 NGVD	9'-0"
BFE 8.56 NGVD	
LEVEL 01 @ -8.0 5.00 NGVD	
GRADE 3.97 NGVD	

BUILDING HEIGHT: 66'-5"



**ARCHITECT**  
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**CONSULTANT**

**OWNER**  
**ABBOTT M 6945 LLC**  
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

**PROJECT**  
**6945 ABBOTT AVE**

**DRAWING TITLE**  
**NORTH ELEVATION**  
 2026.03.12  
 As indicated

**DRAWING #**  
**A17**  
 2407



1. GRADIENT PAINT ON STUCCO



2. CONCRETE COLUMN



3. STUCCO



4. BLACK ANODIZED ALUMINUM FRAME



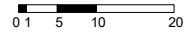
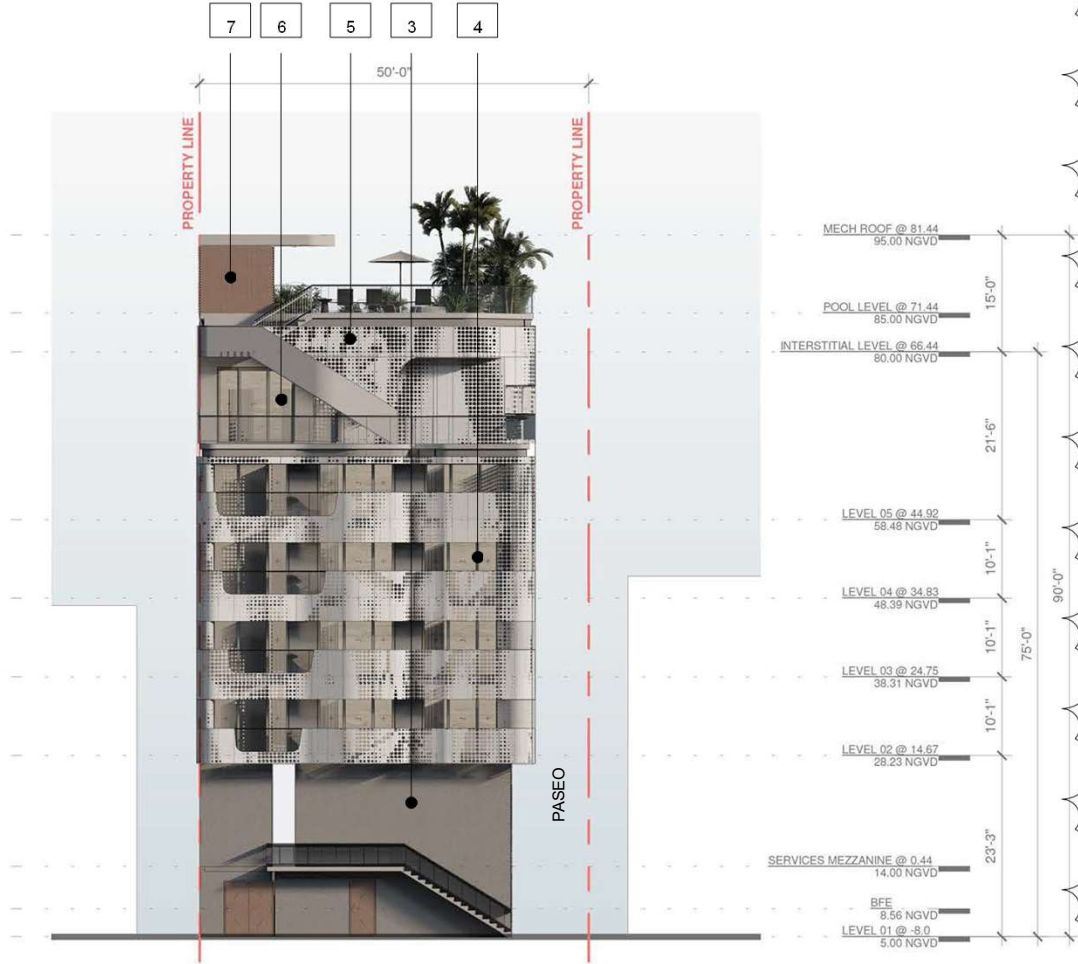
5. 2-TONE PERFORATED METAL FACADE



6. GLAZING SYSTEM



7. WPC LOUVER PANELS



**ARCHITECT**  
**M77R**  
 7290 NW 1ST COURT | MIAMI FL | 33150  
[www.ma77er.com](http://www.ma77er.com)

**CONSULTANT**

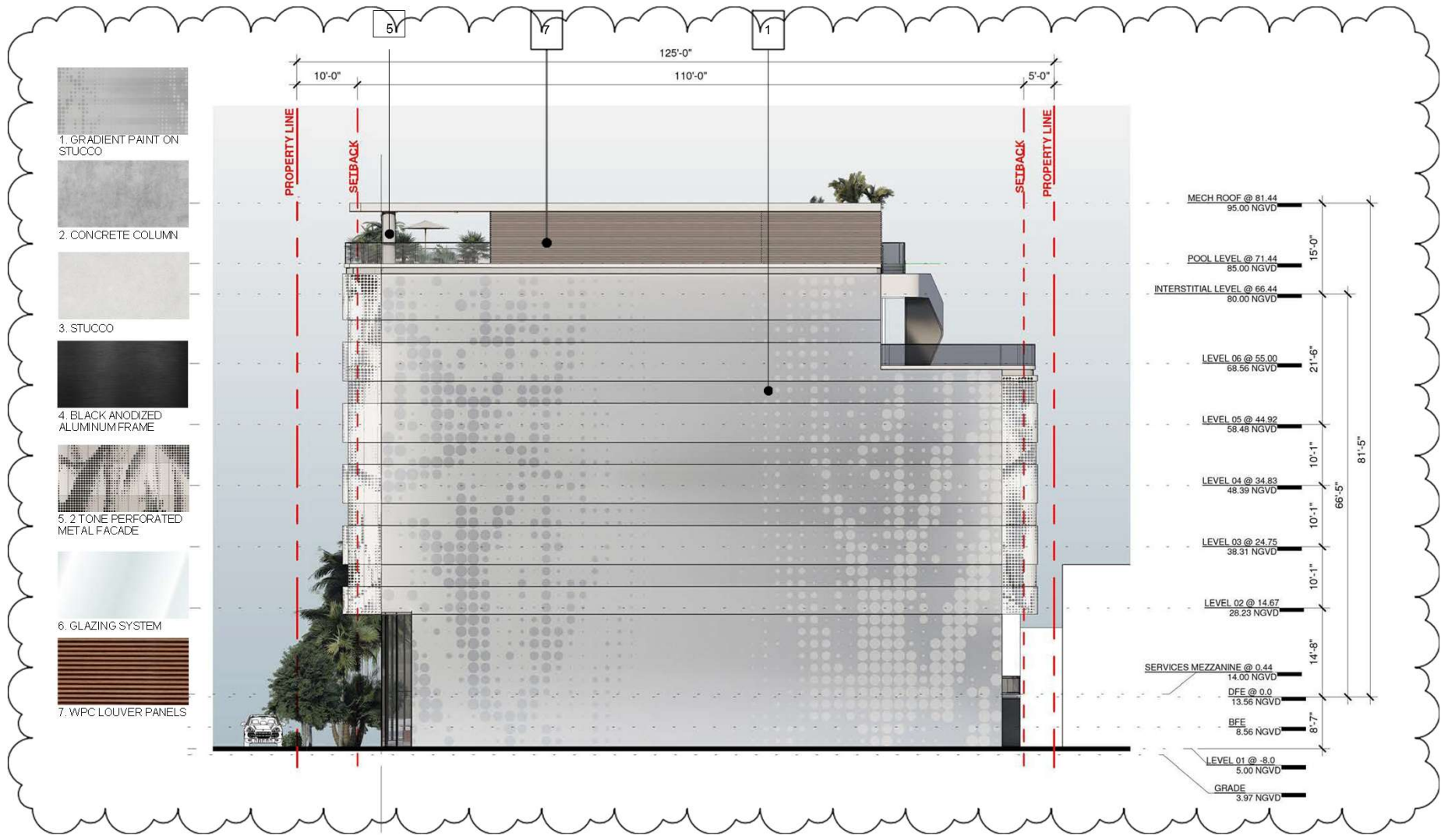
**OWNER**  
**ABBOTT M 6945 LLC**  
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

**PROJECT**  
**6945 ABBOTT AVE**

**DRAWING TITLE**  
**EAST ELEVATION**  
 2026.03.12  
 As indicated

**DRAWING #**  
**A18**

2407



**ARCHITECT**  
**M77R**  
 7290 NW 1ST COURT | MIAMI FL | 33150  
[www.ma77er.com](http://www.ma77er.com)

**CONSULTANT**

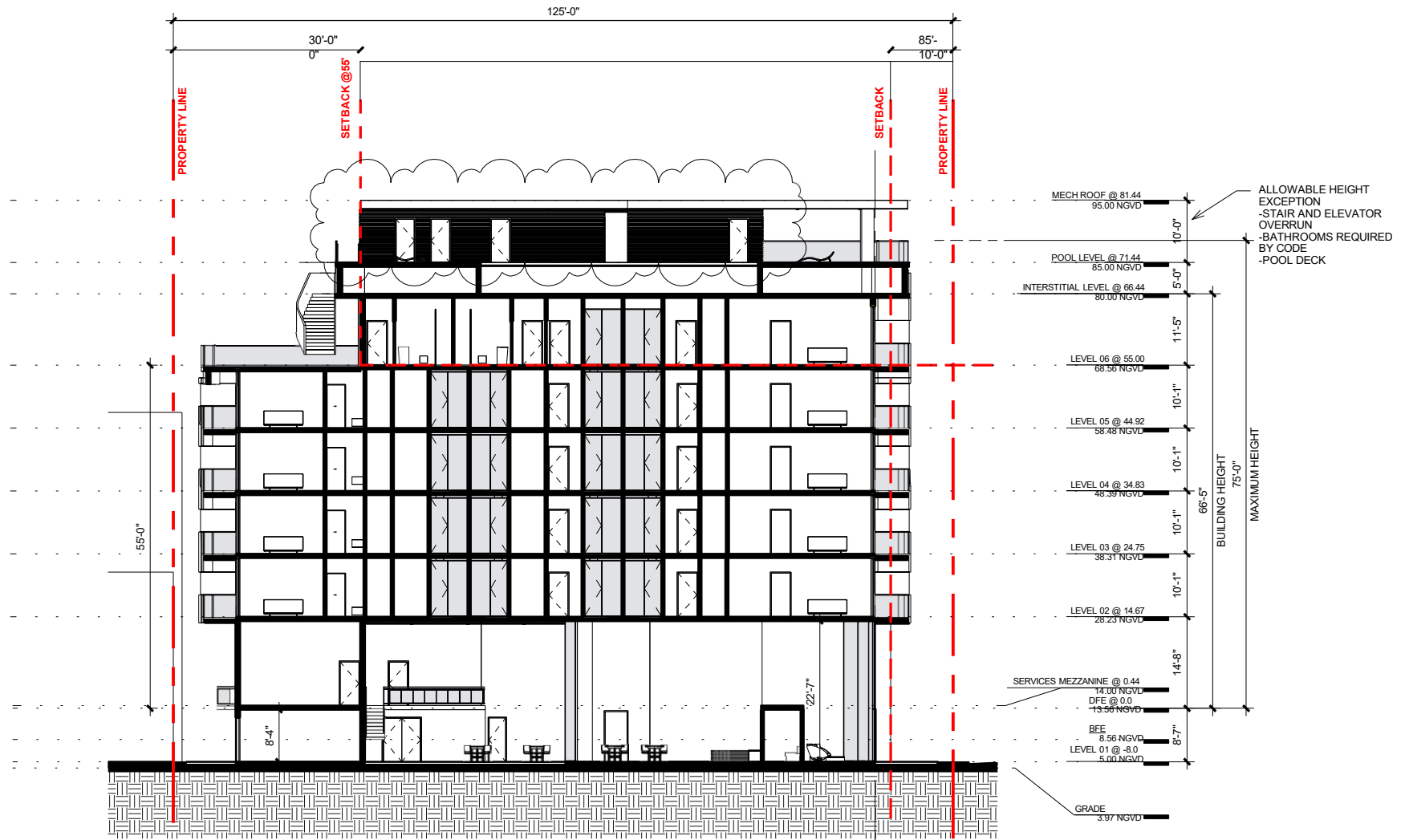
**OWNER**  
**ABBOTT M 6945 LLC**  
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

**PROJECT**  
**6945 ABBOTT AVE**

**DRAWING TITLE**  
**SOUTH ELEVATION**  
 2026.03.12  
 As indicated

**DRAWING #**  
**A19**  
 2407





ARCHITECT  
**M77R**  
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CONSULTANT

OWNER  
**ABBOTT M 6945 LLC**  
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

PROJECT  
**6945 ABBOTT AVE**

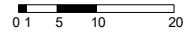
DRAWING TITLE  
**SECTION**

2026.03.12

1/16" = 1'-0"

2407

DRAWING #  
**A20**



ARCHITECT  
**M77R**  
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CONSULTANT

OWNER  
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6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

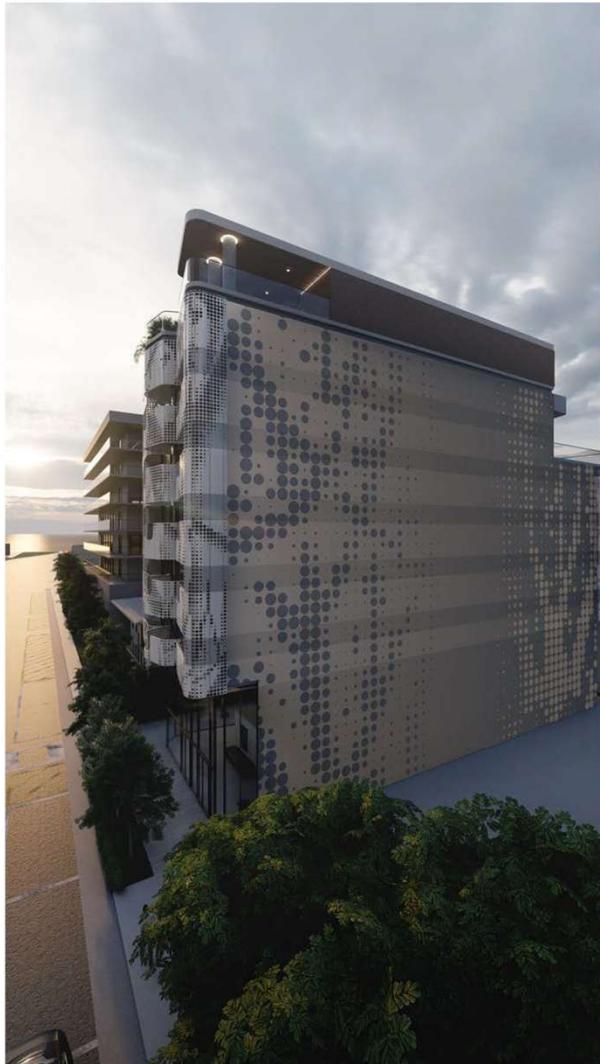
PROJECT  
**6945 ABBOTT AVE**

DRAWING TITLE  
**SECTION**  
2026.03.12

1/16" = 1'-0"

2407

DRAWING #  
**A21**



W VIEW (FRONT) - DAYTIME



W VIEW (FRONT) - DAYTIME



NW VIEW (FRONT) - NIGHTTIME



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**CONSULTANT**

**OWNER**  
**ABBOTT M 6945 LLC**  
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

**PROJECT**  
**6945 ABBOTT AVE**

**DRAWING TITLE**  
**RENDERS**  
 2026.03.12

**DRAWING #**  
**A22**

2407



NE VIEW (REAR)



NW VIEW (FRONT + PASEO)



ROOFTOP POOL



COURTYARD VIEW (PASEO)



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**CONSULTANT**

**OWNER**  
**ABBOTT M 6945 LLC**  
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

**PROJECT**  
**6945 ABBOTT AVE**

**DRAWING TITLE**  
**RENDERS**  
 2026.03.12

**DRAWING #**  
**A23**

2407



ARCHITECT  
**M77R**  
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CONSULTANT

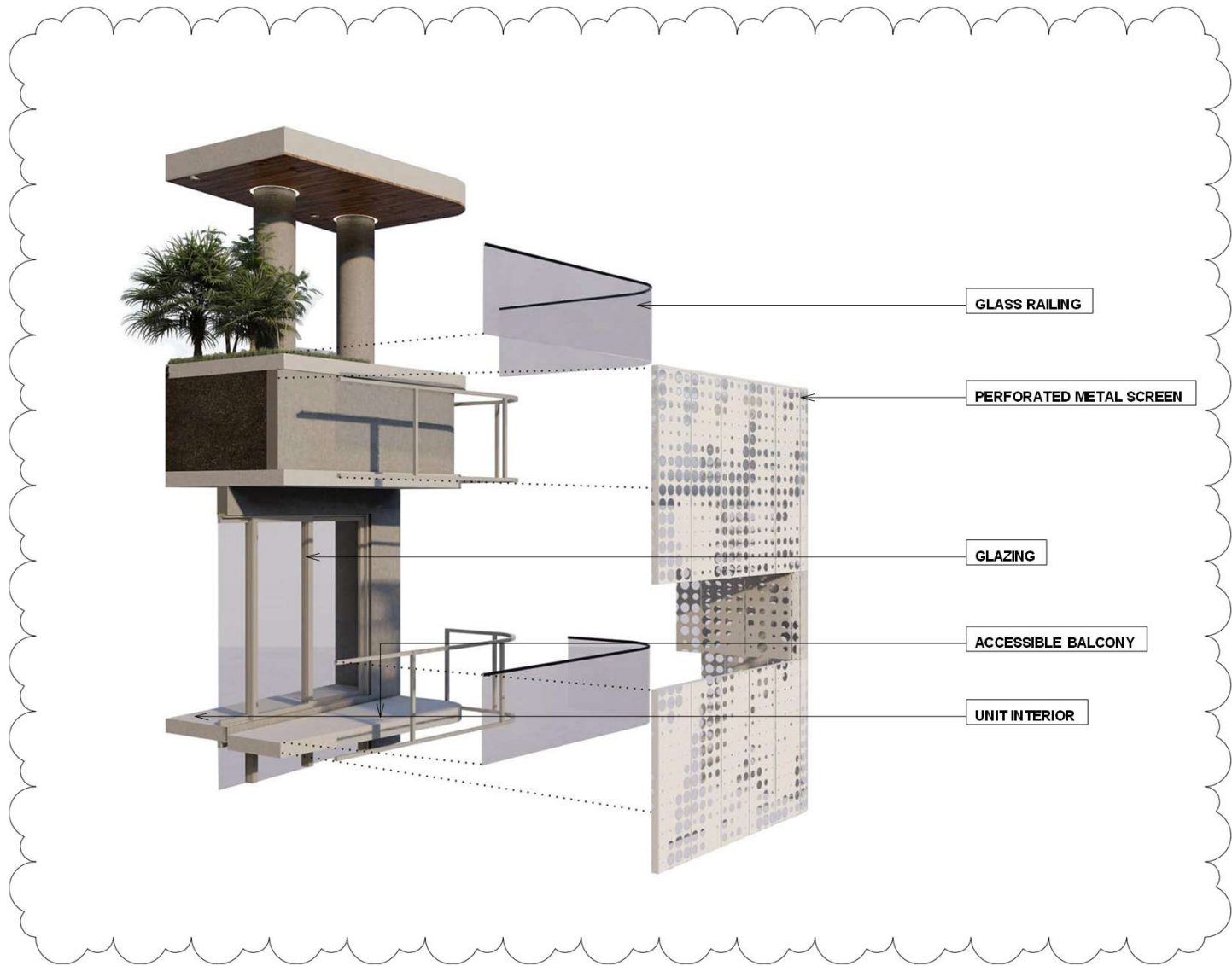
OWNER  
**ABBOTT M 6945 LLC**  
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

PROJECT  
**6945 ABBOTT AVE**

DRAWING TITLE  
**RENDERS**  
 2026.03.12

DRAWING #  
**A24**

2407



**ARCHITECT**  
**M77R**  
 7290 NW 1ST COURT | MIAMI FL | 33150  
[www.ma77er.com](http://www.ma77er.com)

**CONSULTANT**

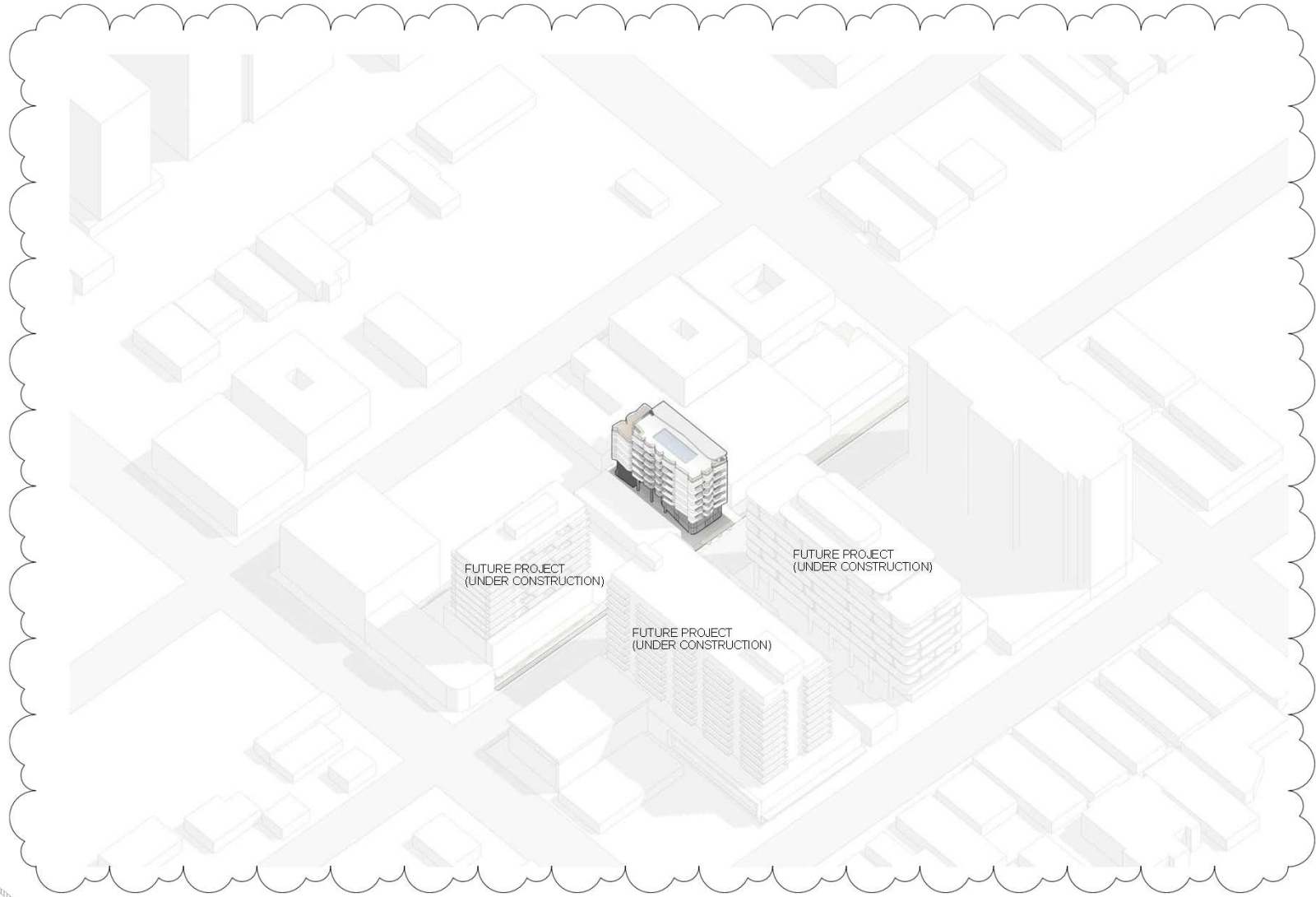
**OWNER**  
**ABBOTT M 6945 LLC**  
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

**PROJECT**  
**6945 ABBOTT AVE**

**DRAWING TITLE**  
**EXPLODED 3D FACADE**  
 2026.03.12

**DRAWING #**  
**A25**

2407



**ARCHITECT**  
**M77R**  
 7290 NW 1ST COURT | MIAMI FL | 33150  
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**CONSULTANT**

**OWNER**  
**ABBOTT M 6945 LLC**  
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

**PROJECT**  
**6945 ABBOTT AVE**

**DRAWING TITLE**  
**CONTEXT AXONOMETRIC**  
 2026.03.12

**DRAWING #**  
**A26**

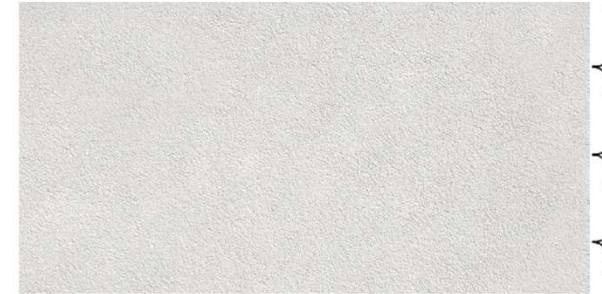
2407



GRADIENT PAINT ON STUCCO



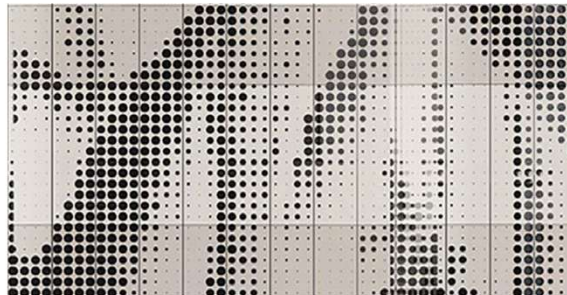
CONCRETE COLUMN



STUCCO



BLACK ANODIZED ALUMINUM FRAME



2 TONE PERFORATED METAL FACADE



GLAZING SYSTEM



WPC LOUVER PANELS



ARCHITECT  
**M77R**  
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CONSULTANT

OWNER  
**ABBOTT M 6945 LLC**  
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

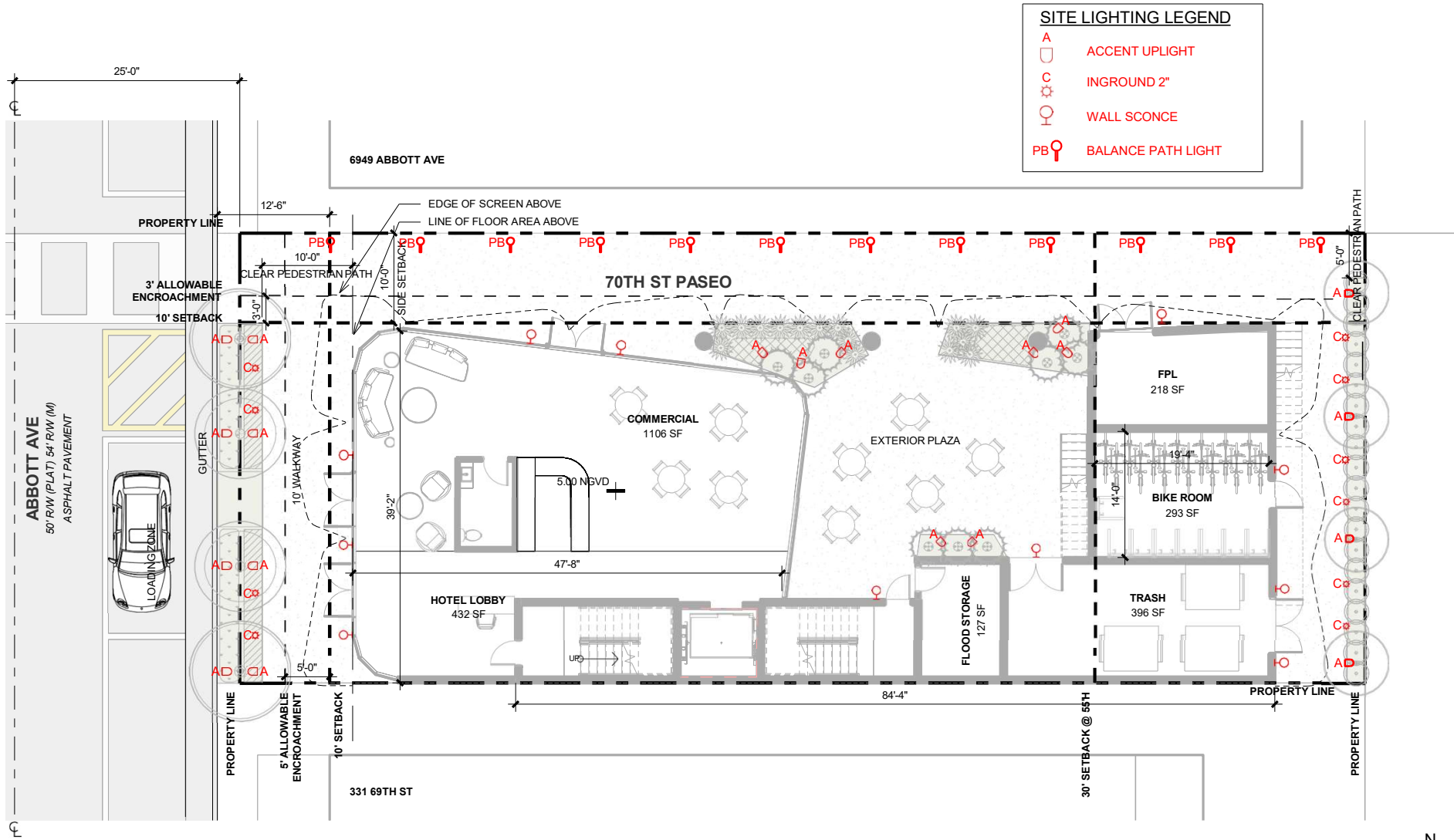
PROJECT  
**6945 ABBOTT AVE**

DRAWING TITLE  
**MATERIALS**  
 2026.03.12

1" = 600'-0"

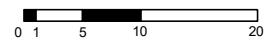
2407

DRAWING #  
**A27**



**SITE LIGHTING LEGEND**

- A ACCENT UPLIGHT
- C INGROUND 2"
- WALL SCONCE
- PB BALANCE PATH LIGHT



ARCHITECT  
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[www.ma77r.com](http://www.ma77r.com)

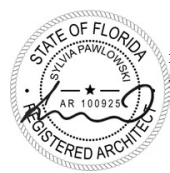
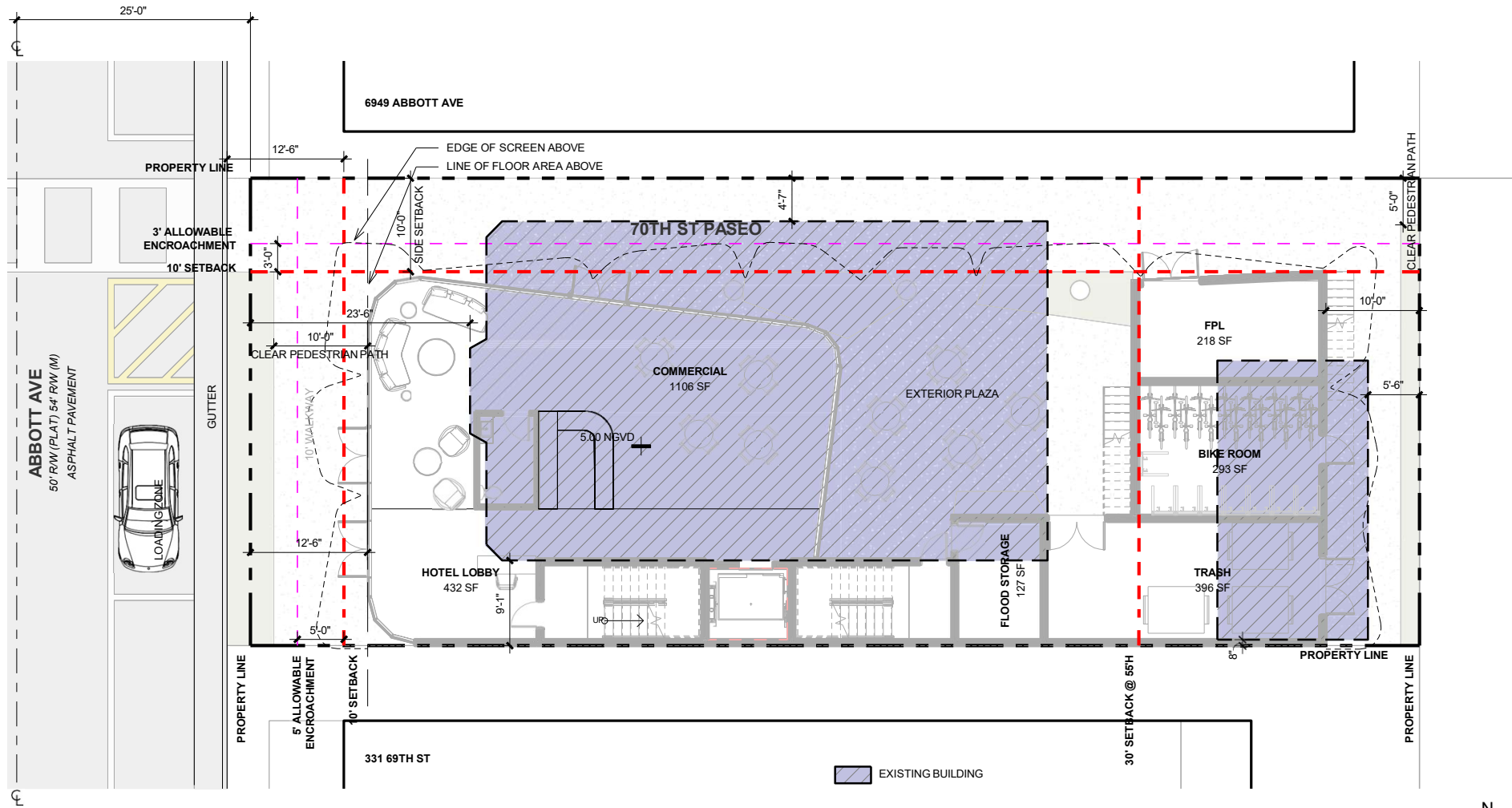
CONSULTANT

OWNER  
**ABBOTT M 6945 LLC**  
 6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

PROJECT  
**6945 ABBOTT AVE**

DRAWING TITLE  
**SITE LIGHTING PLAN**  
 2026.03.12 As indicated 2407

DRAWING #  
**A28**



ARCHITECT  
**M77R**  
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CONSULTANT

OWNER  
**ABBOTT M 6945 LLC**  
6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

PROJECT  
**6945 ABBOTT AVE**

DRAWING TITLE  
**EXISTING AND NEW OVERLAY**  
2026.03.12 3/32" = 1'-0" 2407

DRAWING #  
**A29**