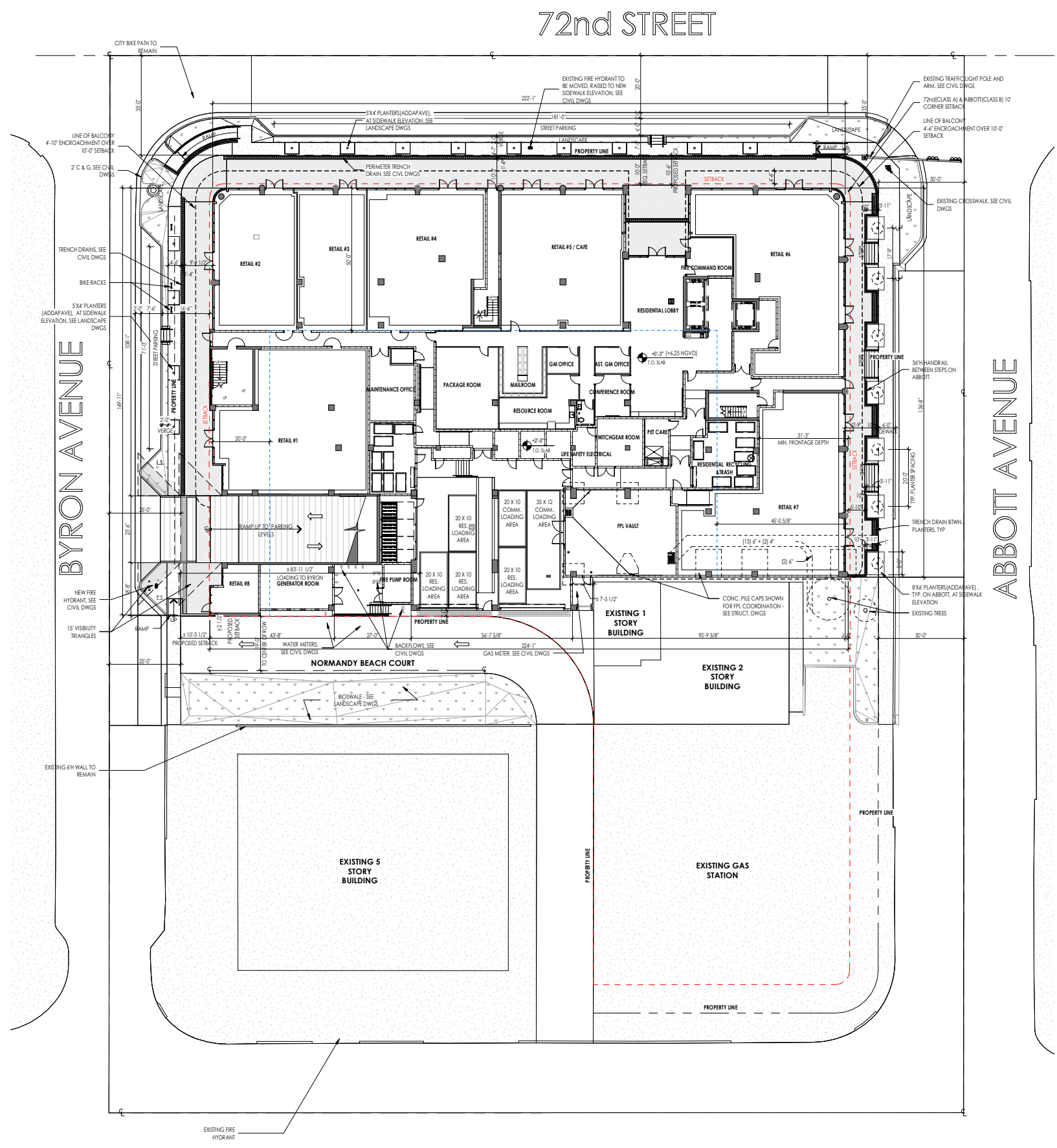


NOTE:
ALL OVERHEAD UTILITY LINES SHALL BE REMOVED
UNDER SEPARATE SCOPE OF WORK / PROJECT.



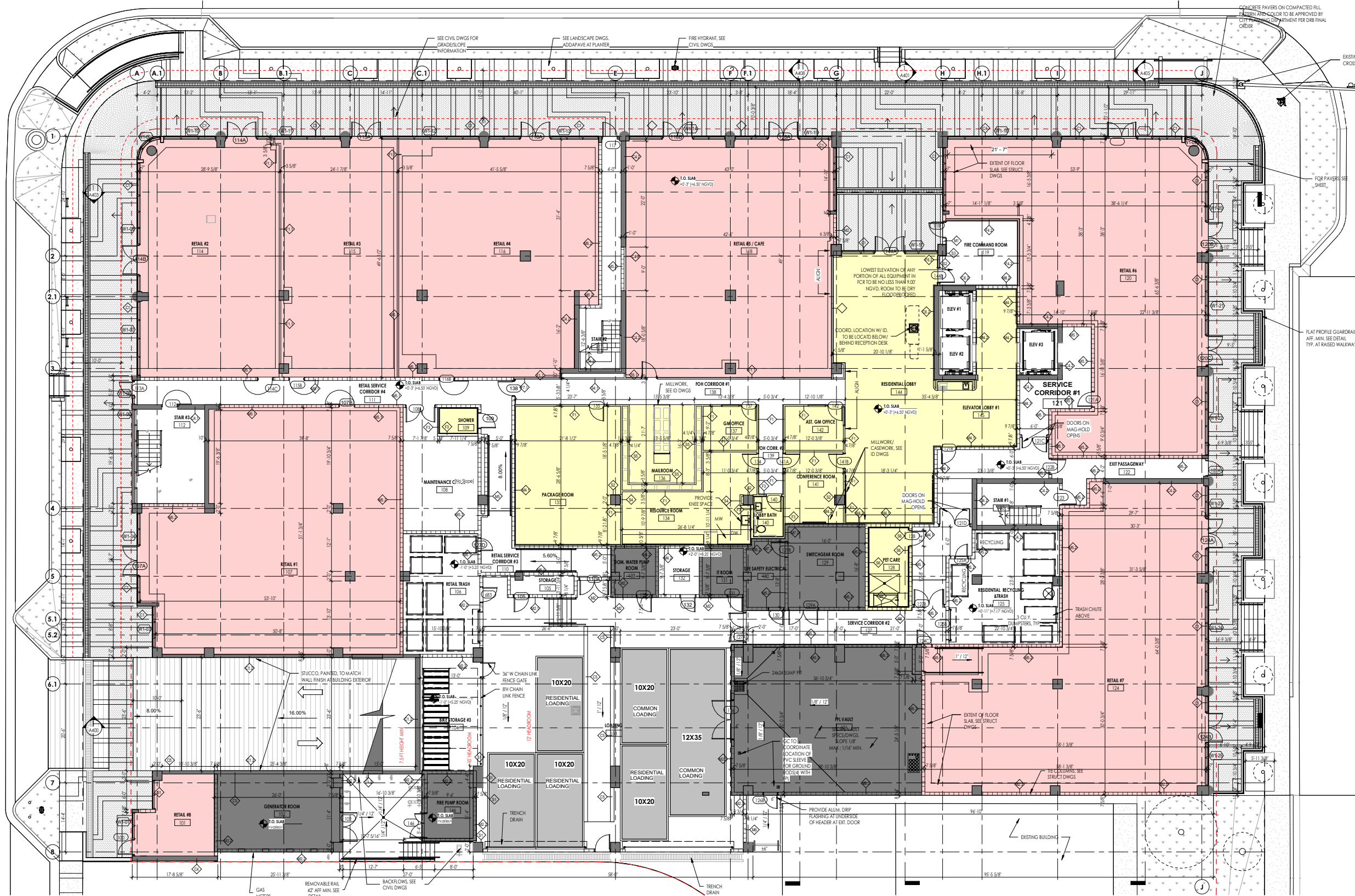
LEVEL 1 OVERALL FLOOR PLAN



PROPOSED

REV	DATE	REVISION TO DBR APPROVAL	DESCRIPTION

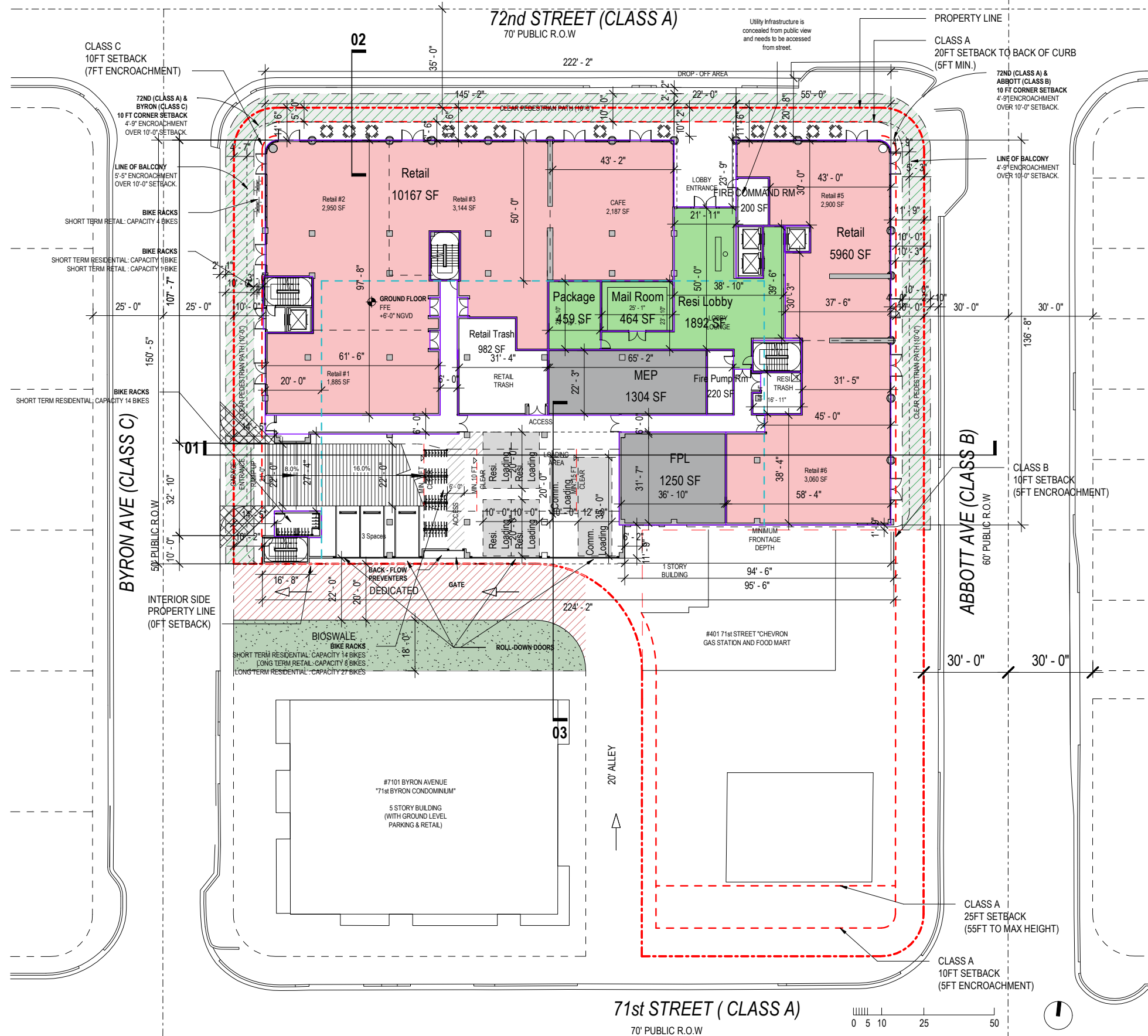
NOTE:
• ALL CONSTRUCTION AND FINISH MATERIAL BELOW THE DESIGN FLOOD ELEVATION (DFE) OR LOWEST FLOOR ELEVATION, WHICHEVER IS HIGHER, OUTSIDE THE DRY-FLOOD PROOFED AREA SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL, ACCORDING TO TABLE 5.1 AND TABLE 1.1 OF ASCE 24-14.
• ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) OUTSIDE THE DRY-FLOOD PROOFED AREA SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION ACCORDING TO TABLE 7.1 AND TABLE 1.1 OF THE ASCE 24-14.



LEVEL 1 OVERALL FLOOR PLAN



PROPOSED



GROUND FLOOR
FFE
+6'-0" NGVD

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BEACH, FL 33141

GROUND LEVEL

SCALE: 1" = 40'-0"

DATE:
06/04/20

A1-05

LEVEL PARKING 2 FLOOR PLAN

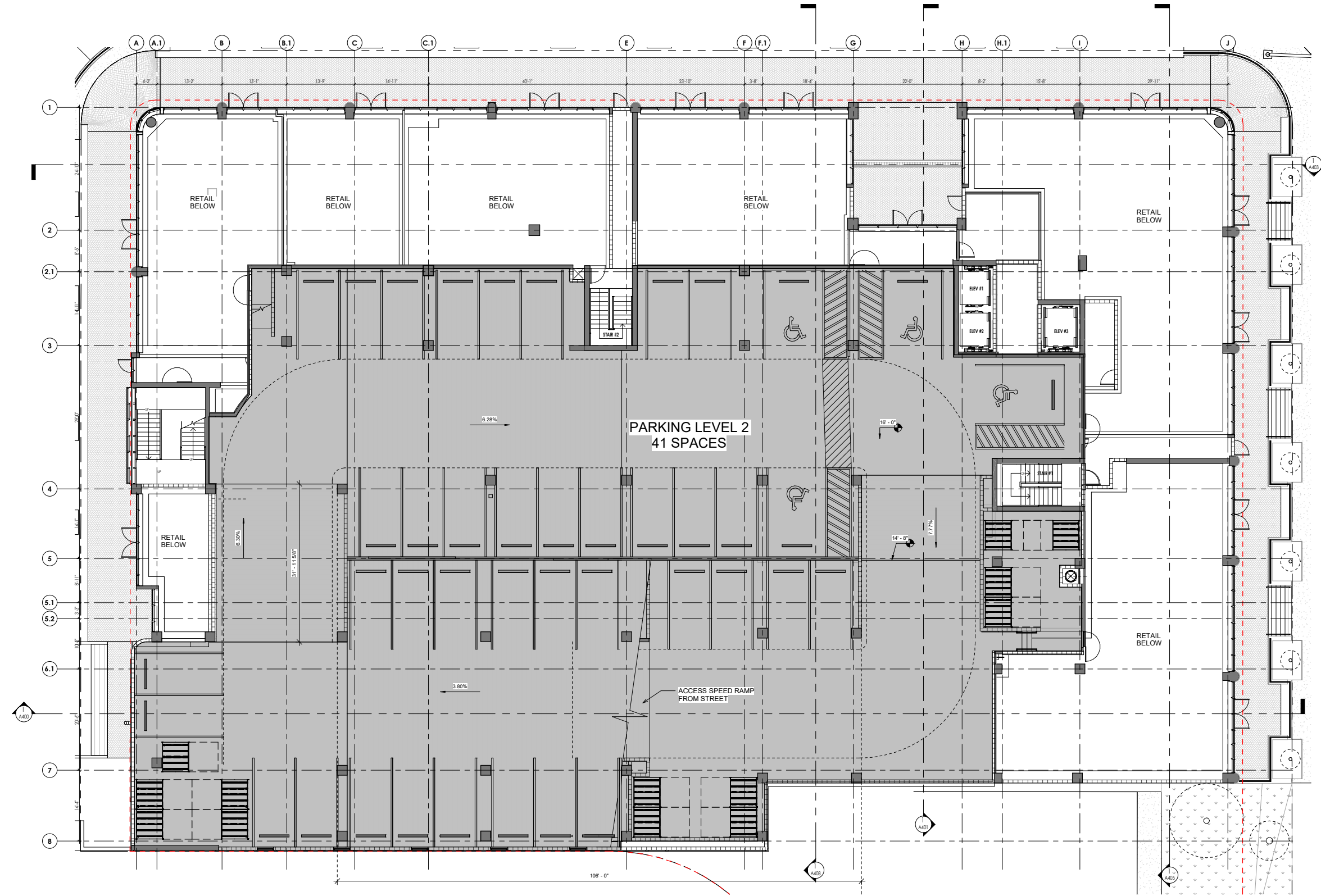
7140 ABBOTT
7140 ABBOTT AVE
MIAMI BEACH, FL 33141

SHEET TITLE:
PROJECT:

PROJECT NO: 19-206
DRAWN BY: PV, DG
CHECKED BY: PV, JG
DATE: 2023-08-03

REV	DATE	DESCRIPTION	APPROVAL

A1-06A



LEVEL PARKING 2



PROPOSED

LEVEL 2 FLOOR PLAN

7140 ABBOTT
 7140 ABBOTT L35
 MIAMI BEACH, FL 33141

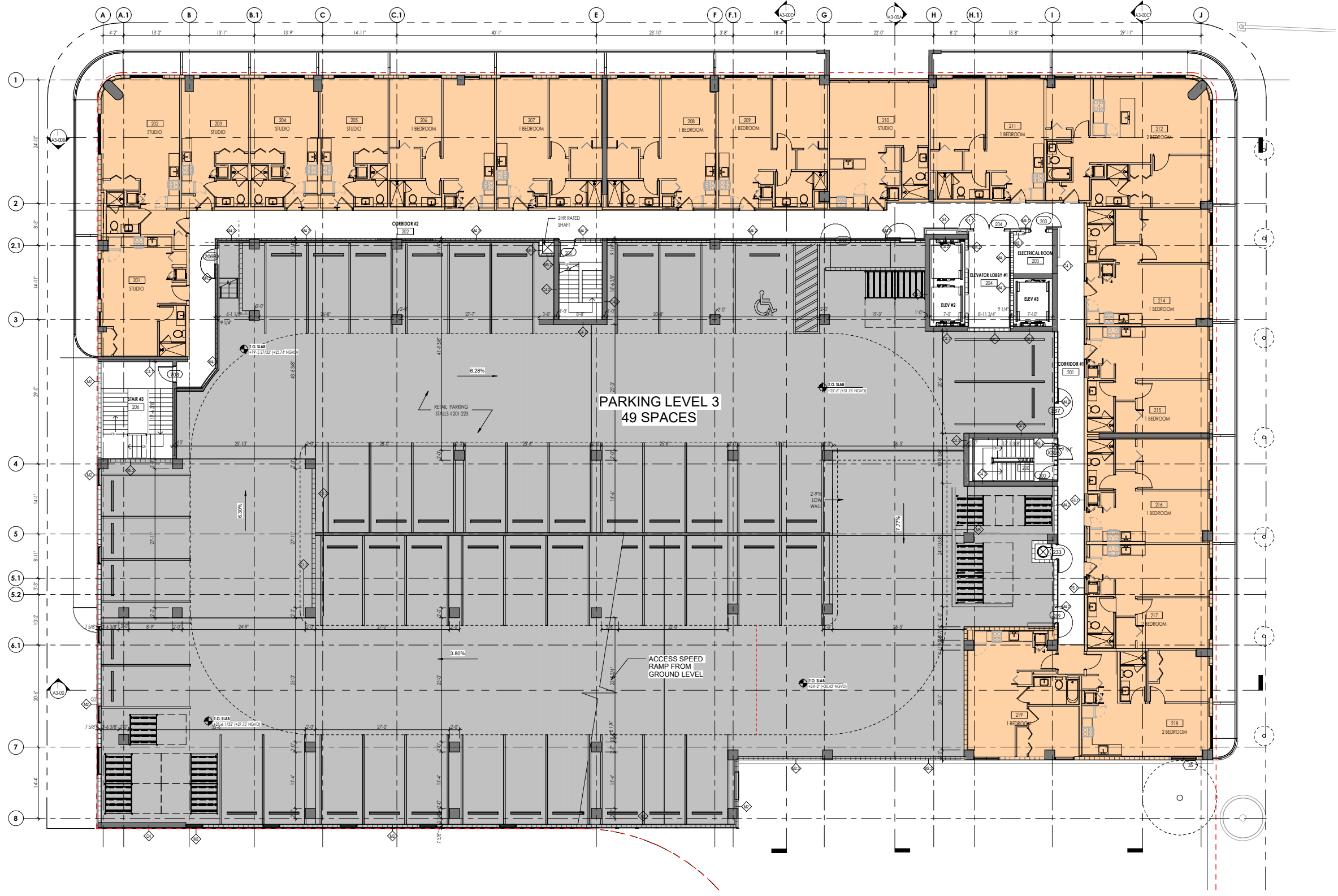
SHEET TITLE:

PROJECT:

PROJECT NO.: 19-206
 DRAWN BY: PV, DG
 CHECKED BY: PV, JG
 DATE: 2023-08-03

REV.	DATE	DESCRIPTION

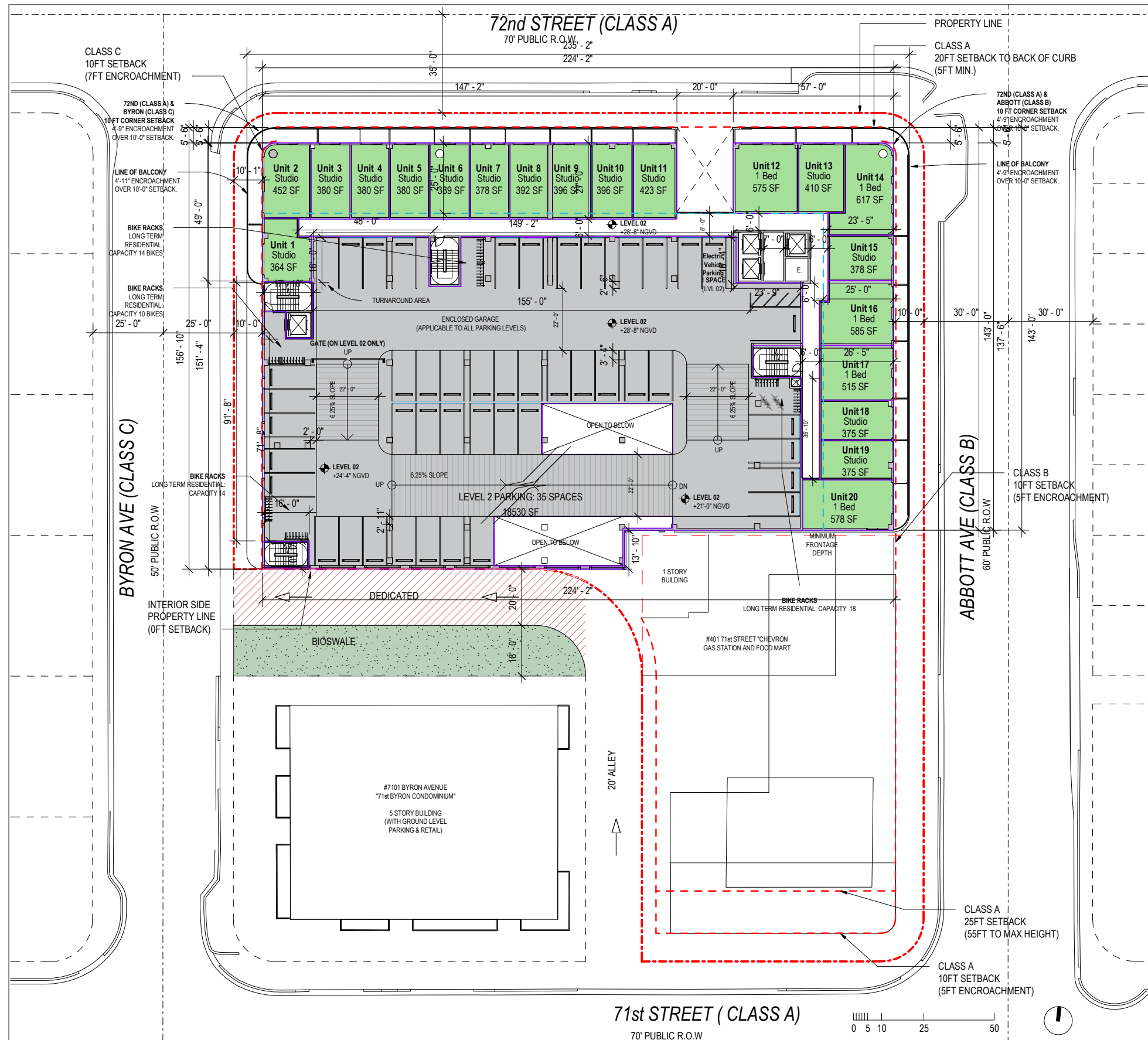
A1-06B



LEVEL 2 OVERALL FLOOR PLAN



PROPOSED



LEVELS 02
+28'-8" NGVD

PREVIOUSLY
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LEVEL 3 FLOOR PLAN

7140 ABBOTT
MIAMI BEACH, FL 33141

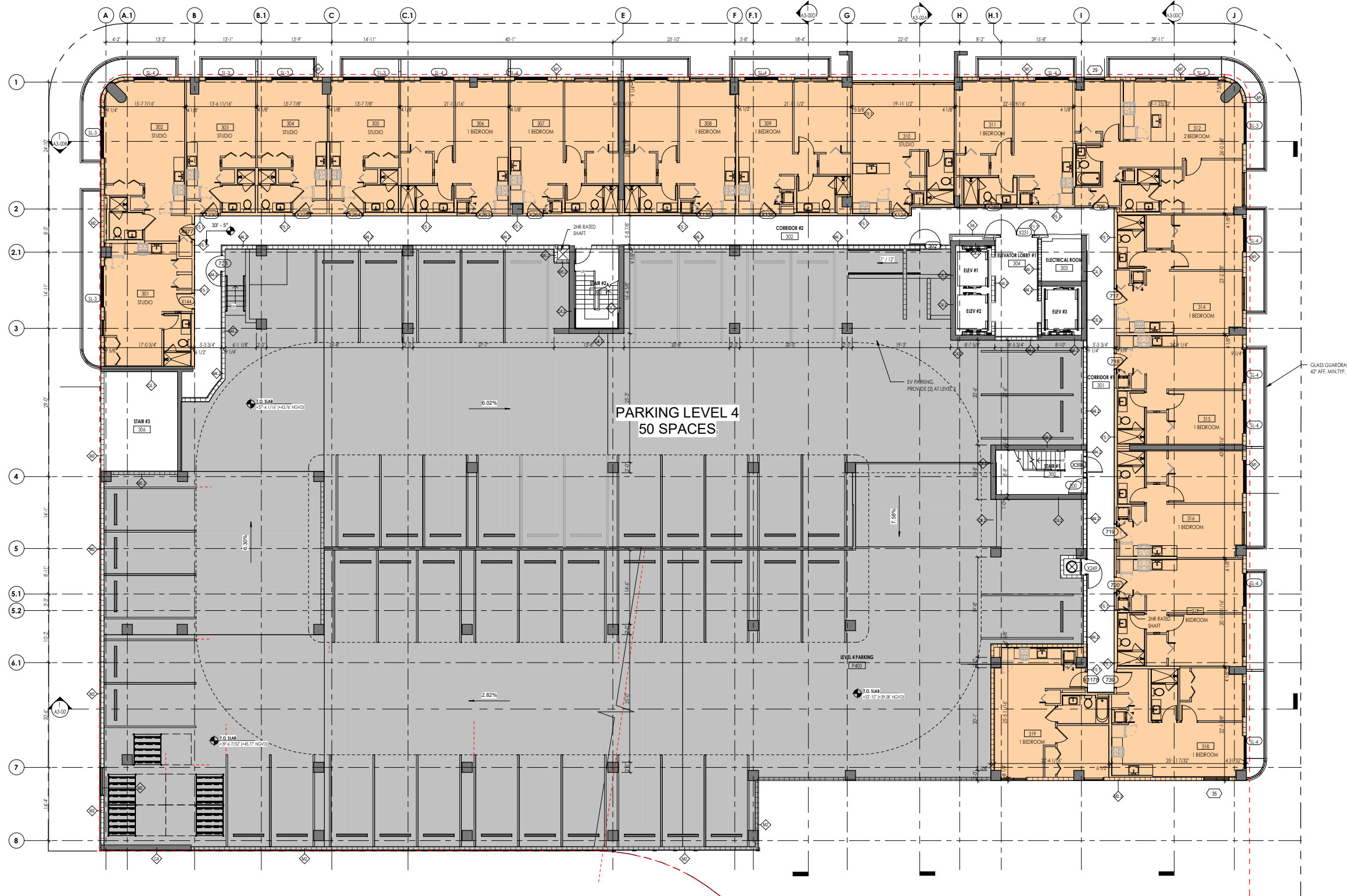
SHEET TITLE:

PROJECT:

PROJECT NO.: 19-206
DRAWN BY: PV, DG
CHECKED BY: PV, JG
DATE: 2023-08-03

REV.	DATE	DESCRIPTION

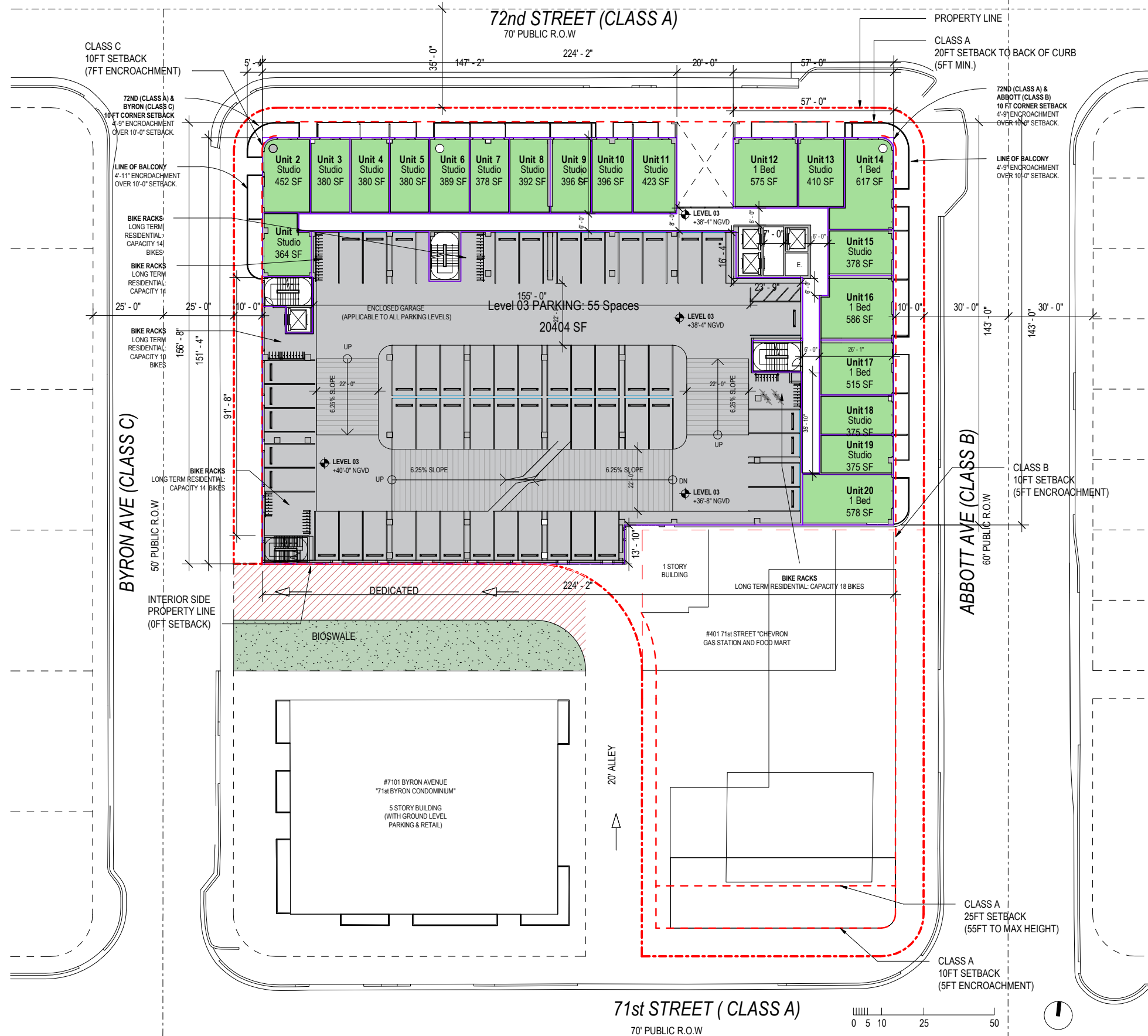
A1-07



LEVEL 3 OVERALL FLOOR PLAN



PROPOSED



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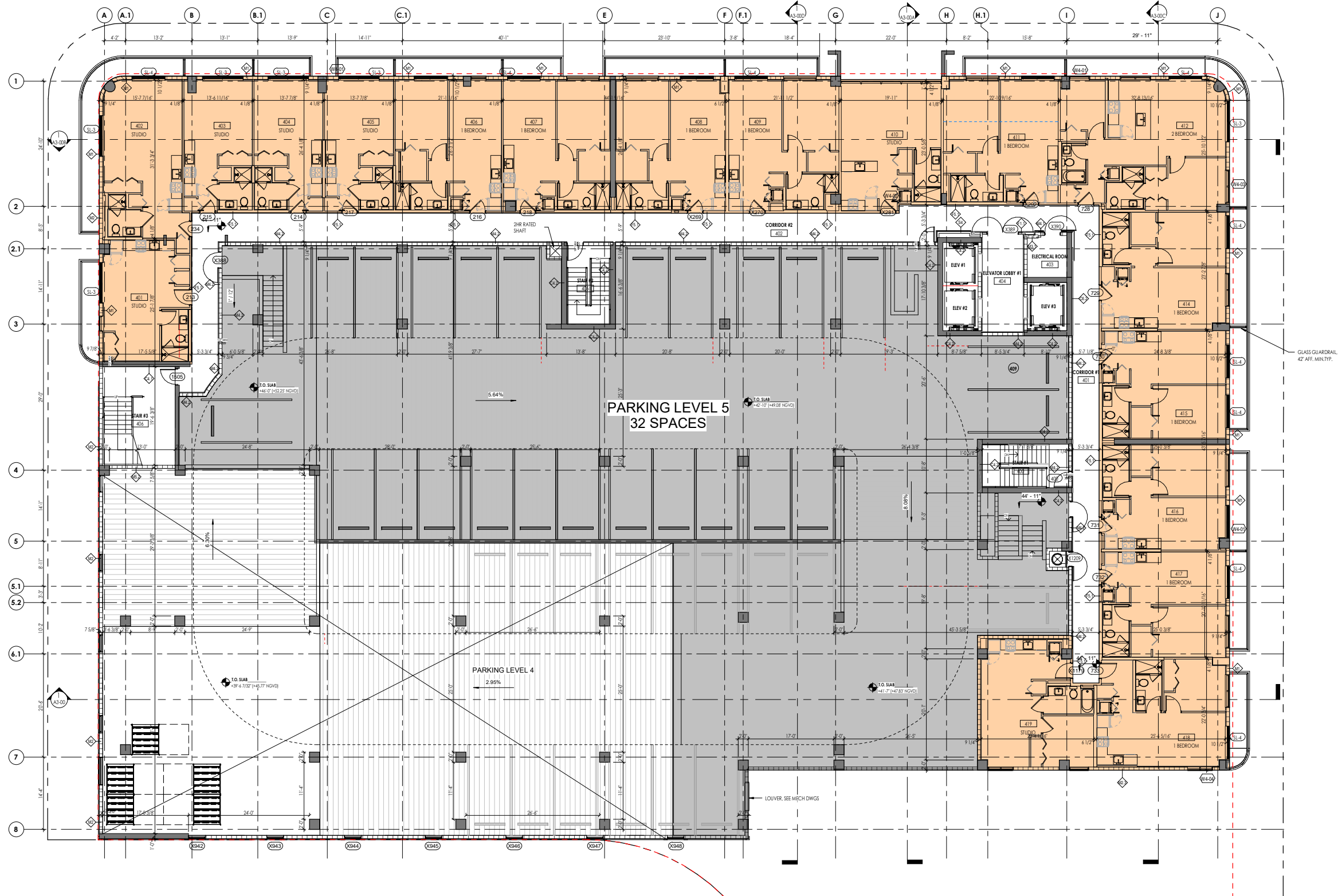
FINAL SUBMITTAL
7140 ABBOTT AVE, MIAMI
BEACH, FL 33141

LEVEL 03

SCALE: 1" = 40'-0"

DATE:
06/04/20

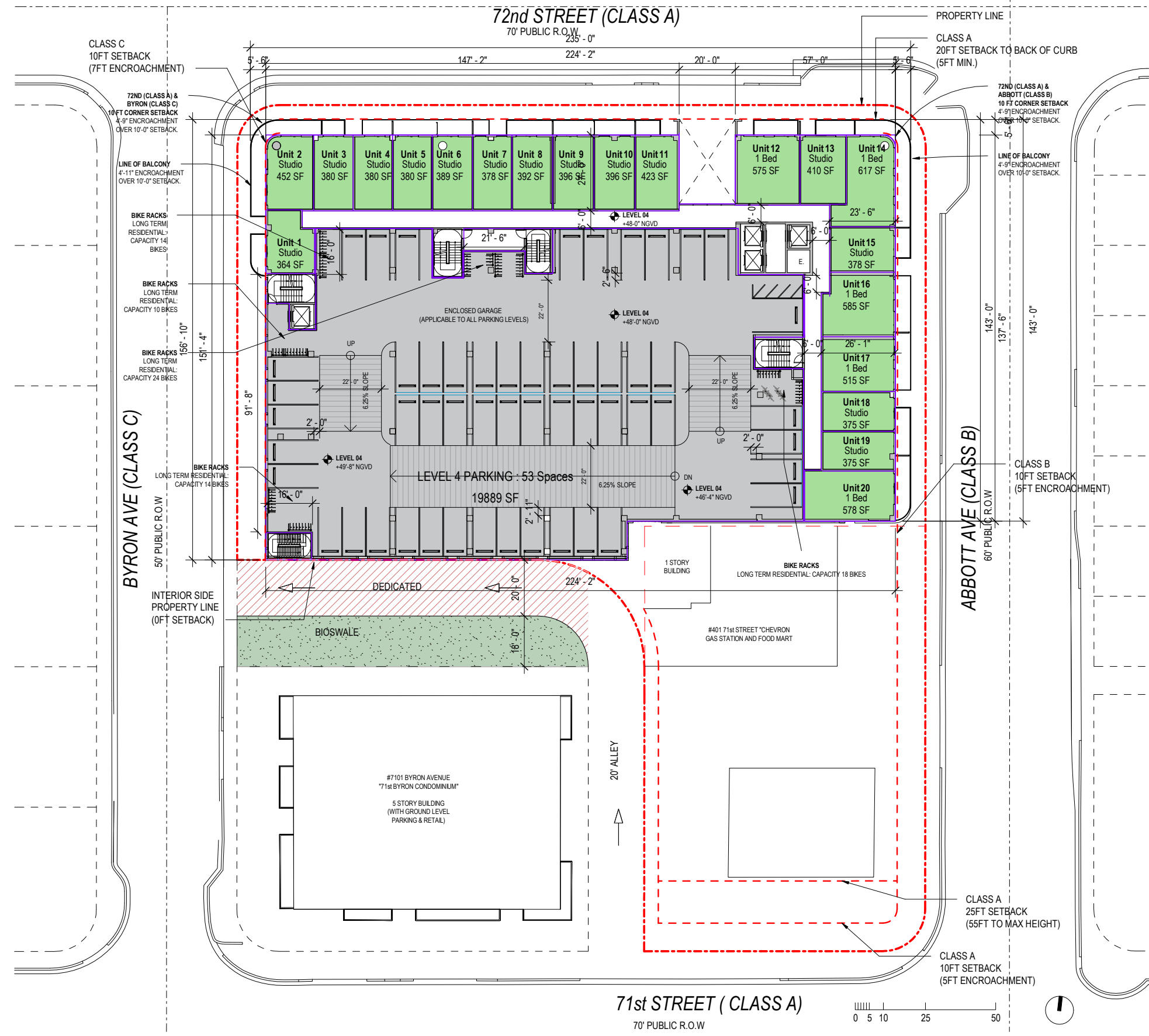
A1-07



LEVEL 4 OVERALL FLOOR PLAN



PROPOSED



LEVEL 04
FROM +48'-0" NGVD

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FINAL SUBMITTAL
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BEACH, FL 33141

LEVEL 04

SCALE: 1" = 40'-0"

DATE:
06/04/20

A1-08

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AR #0016294

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LEVEL 5 FLOOR PLAN

7140 ABBOTT
7146 ABBOTT, UNIT 505
MIAMI BEACH, FL 33141

SHEET TITLE:

PROJECT:

PROJECT NO.: 19-206

DRAWN BY: PV, DG

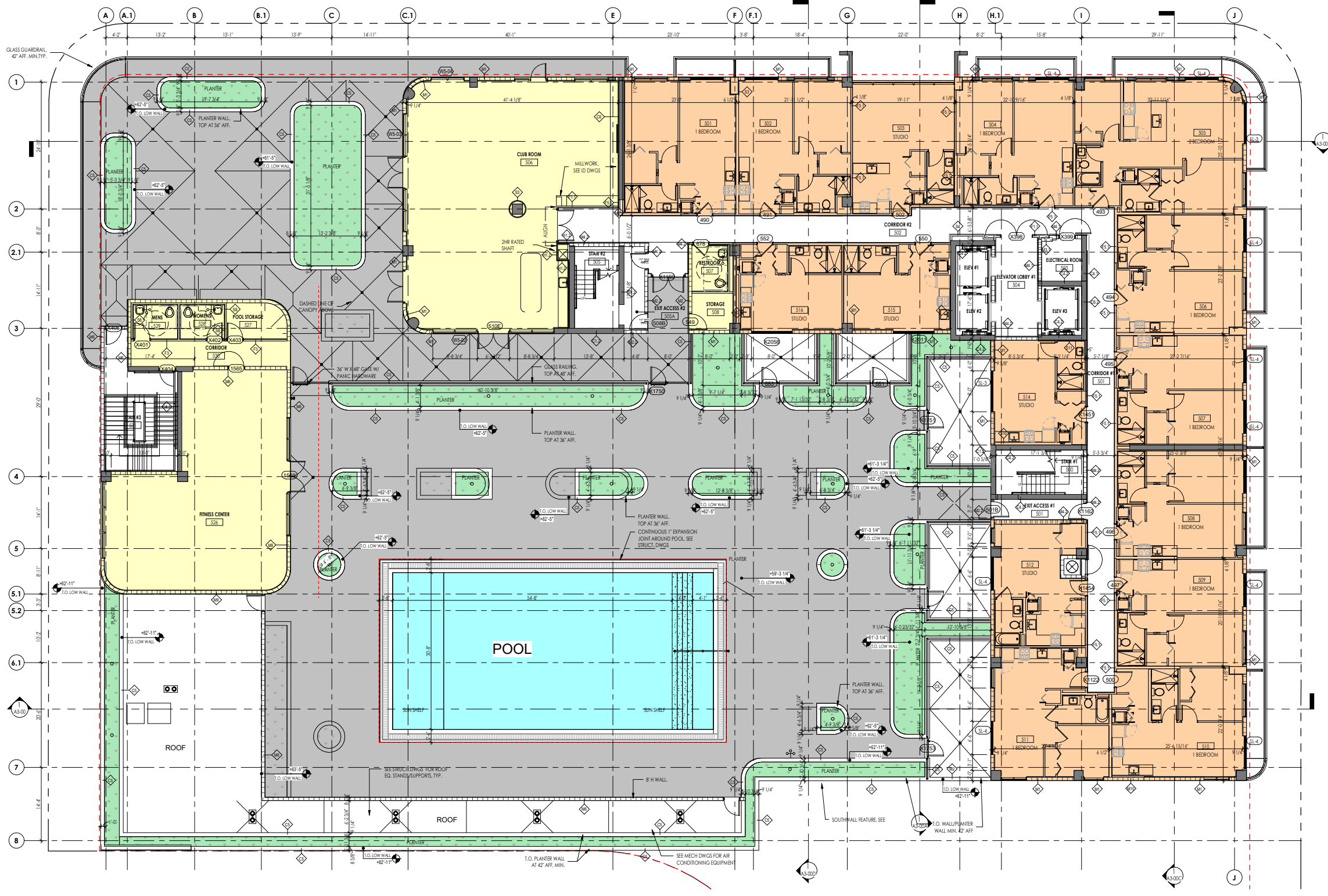
CHECKED BY: PV, JG

DATE: 2023-08-03

REV.	DATE	DESCRIPTION

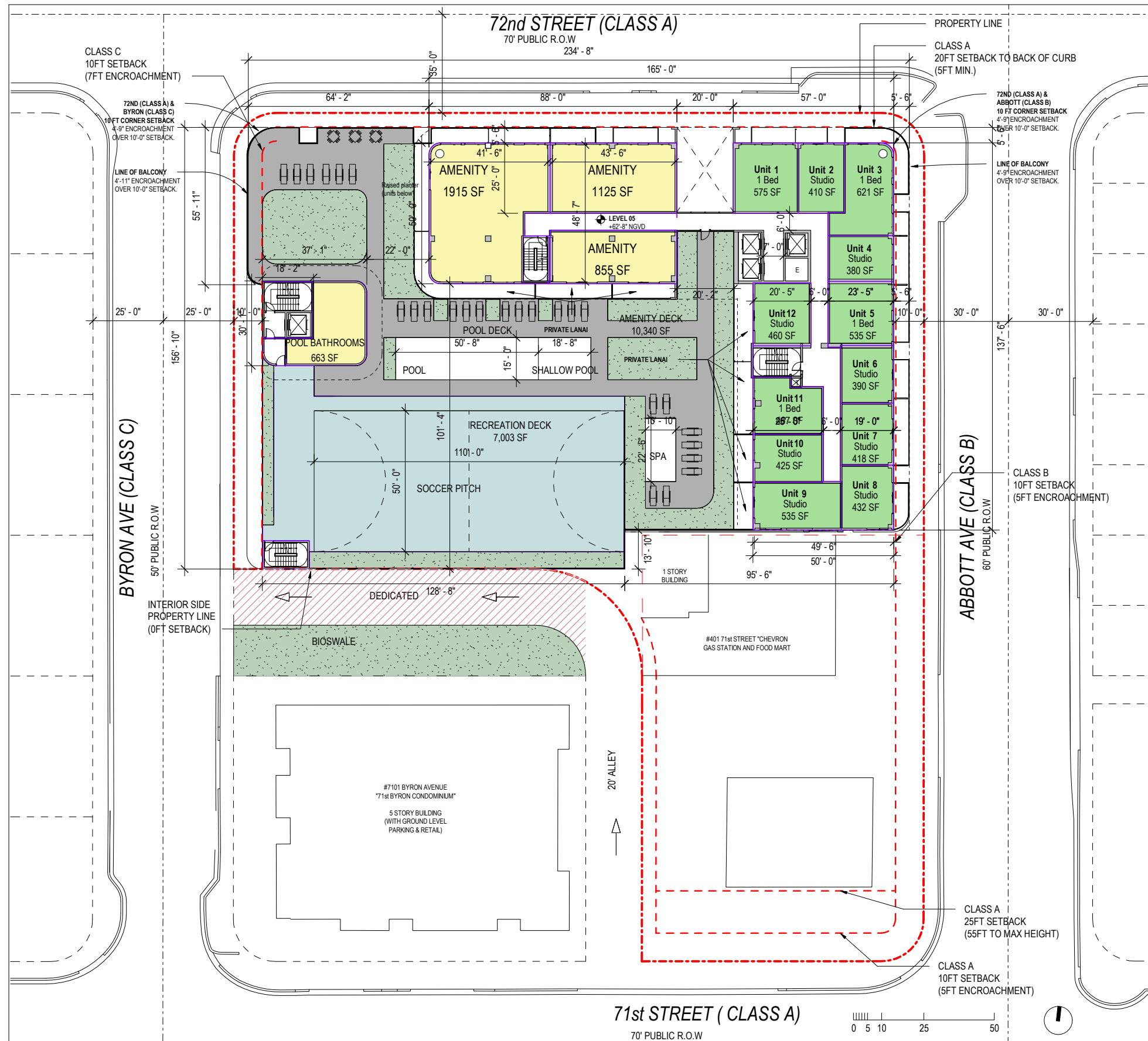
A1-09

PROPOSED



LEVEL 5 OVERALL FLOOR PLAN





LEVEL 05
+62'-8" NGVD

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LEVEL 05

SCALE: 1" = 40'-0"

DATE:
06/04/20

A1-09

LEVEL 6 FLOOR PLAN

7140 ABBOTT
7140 ABBOTT BLVD
MIAMI BEACH, FL 33141

SHEET TITLE:

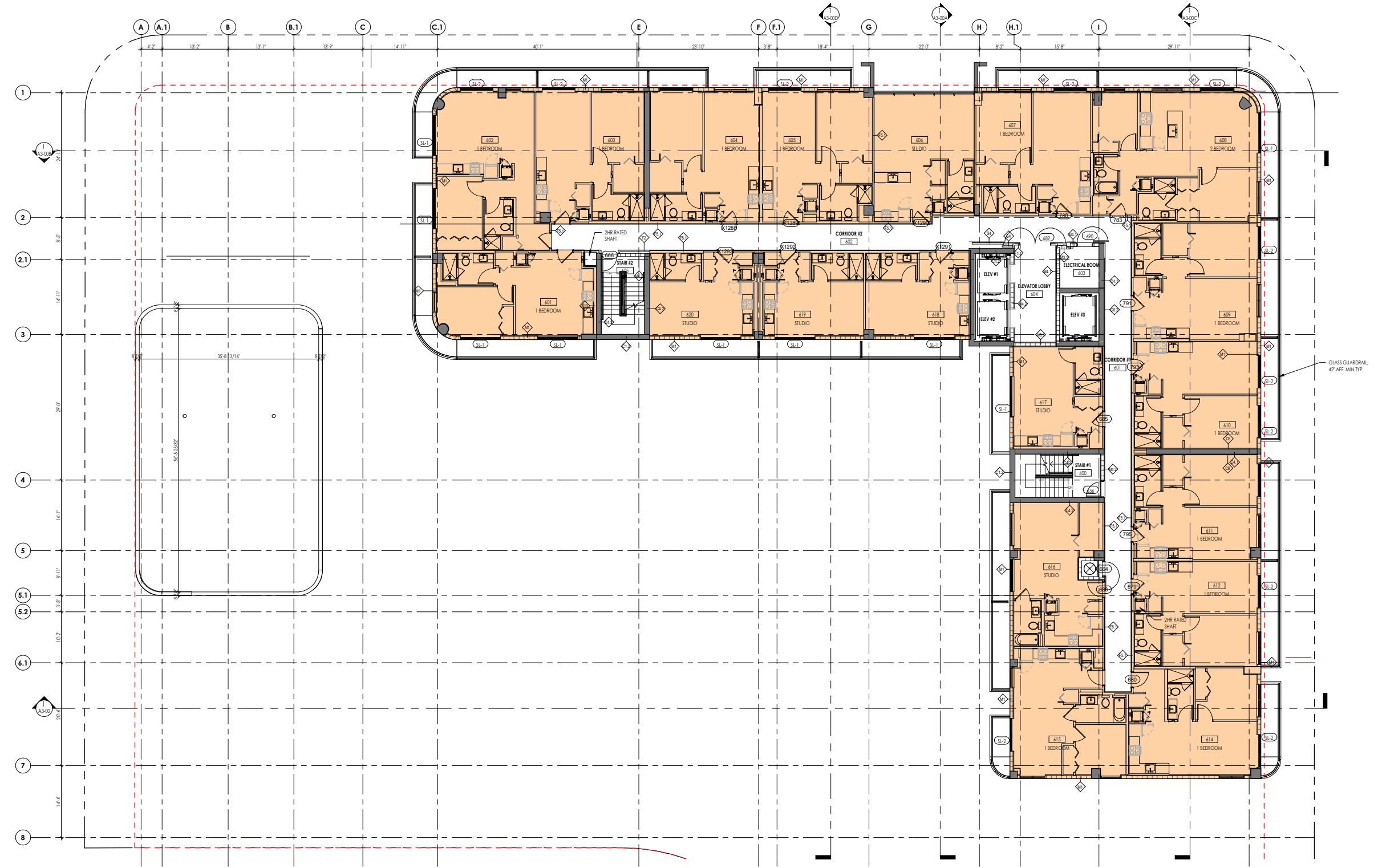
PROJECT:

PROJECT NO.: 19-206
DRAWN BY: PV, DG
CHECKED BY: PV, JG
DATE: 2023-08-03

REV.	DATE	REVISION TO DBR APPROVAL	DESCRIPTION

SHEET

A1-10A



LEVEL 6 OVERALL FLOOR PLAN



PROPOSED

LEVEL 7 FLOOR PLAN

7140 ABBOTT
7140 ABBOTT BLVD
MIAMI BEACH, FL 33141

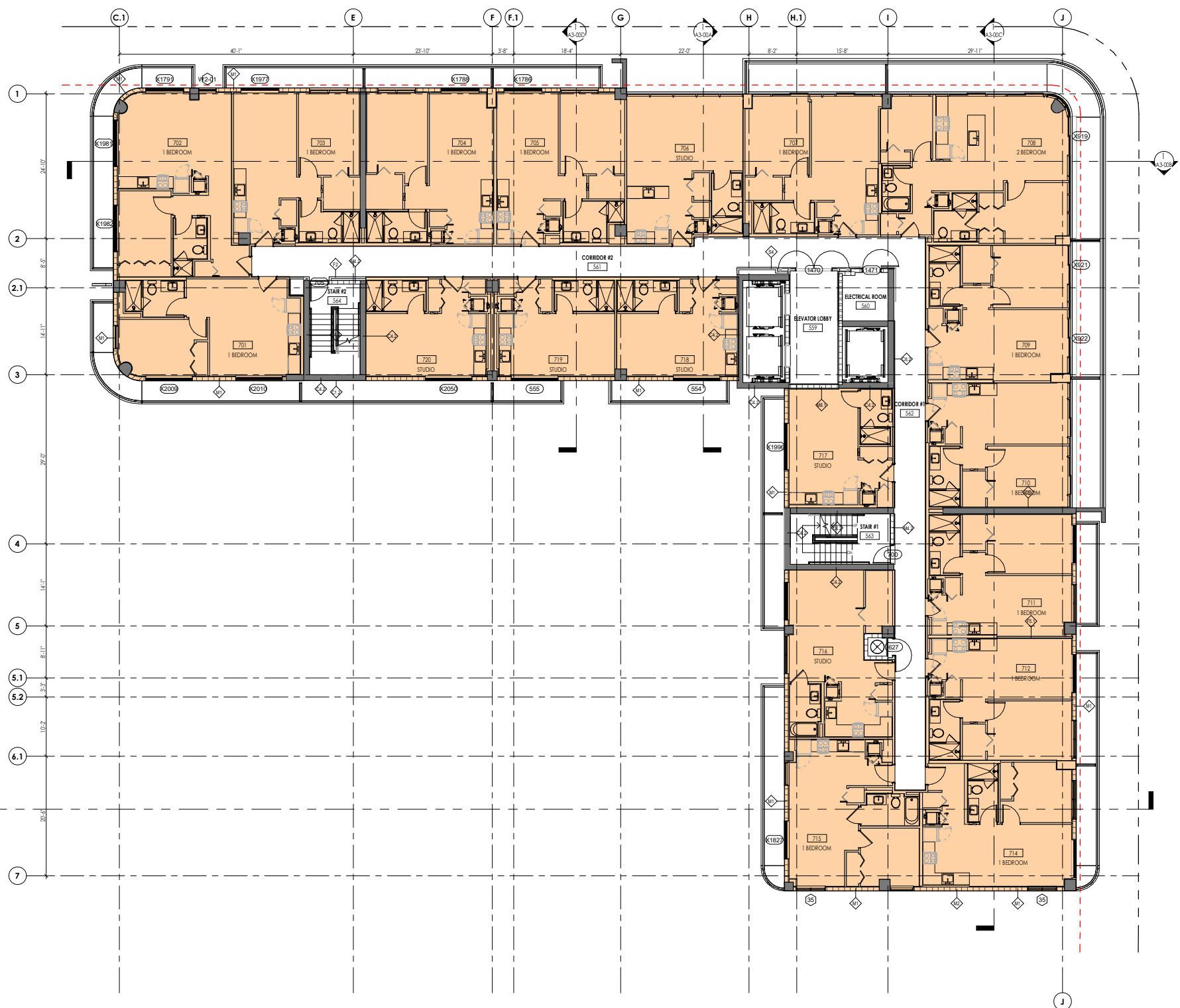
SHEET TITLE:

PROJECT:

PROJECT NO.: 19-206
DRAWN BY: PV, DG
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DATE: 2023-08-03

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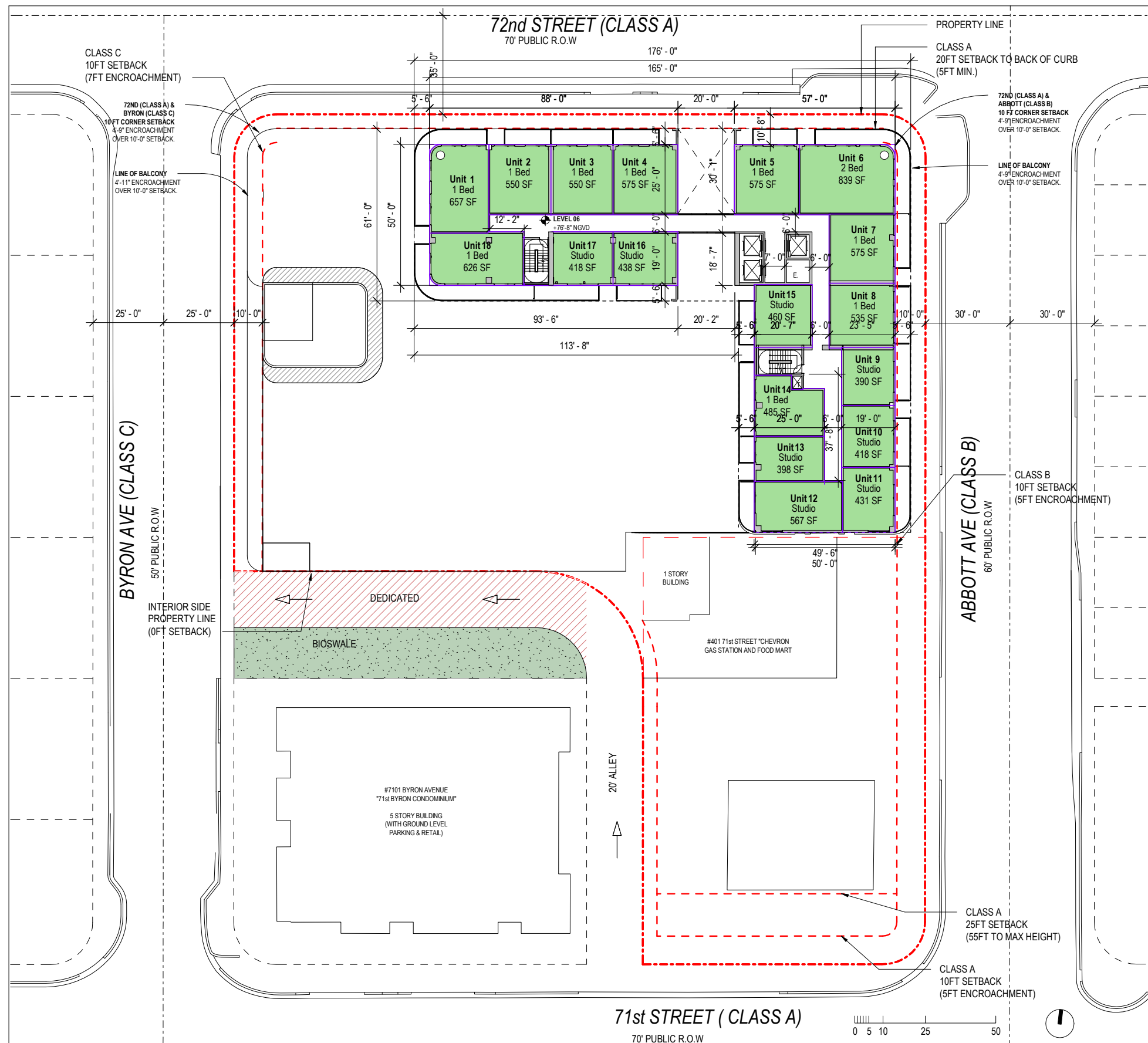
A1-10B



LEVEL 7 OVERALL FLOOR PLAN



PROPOSED



LEVELS 06 - 07
 +76'-8" NGVD
 TO +86'-4" NGVD

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LEVELS 06 - 07

SCALE: 1" = 40'-0"

DATE:
 06/04/20

A1-10

LEVEL 8 FLOOR PLAN

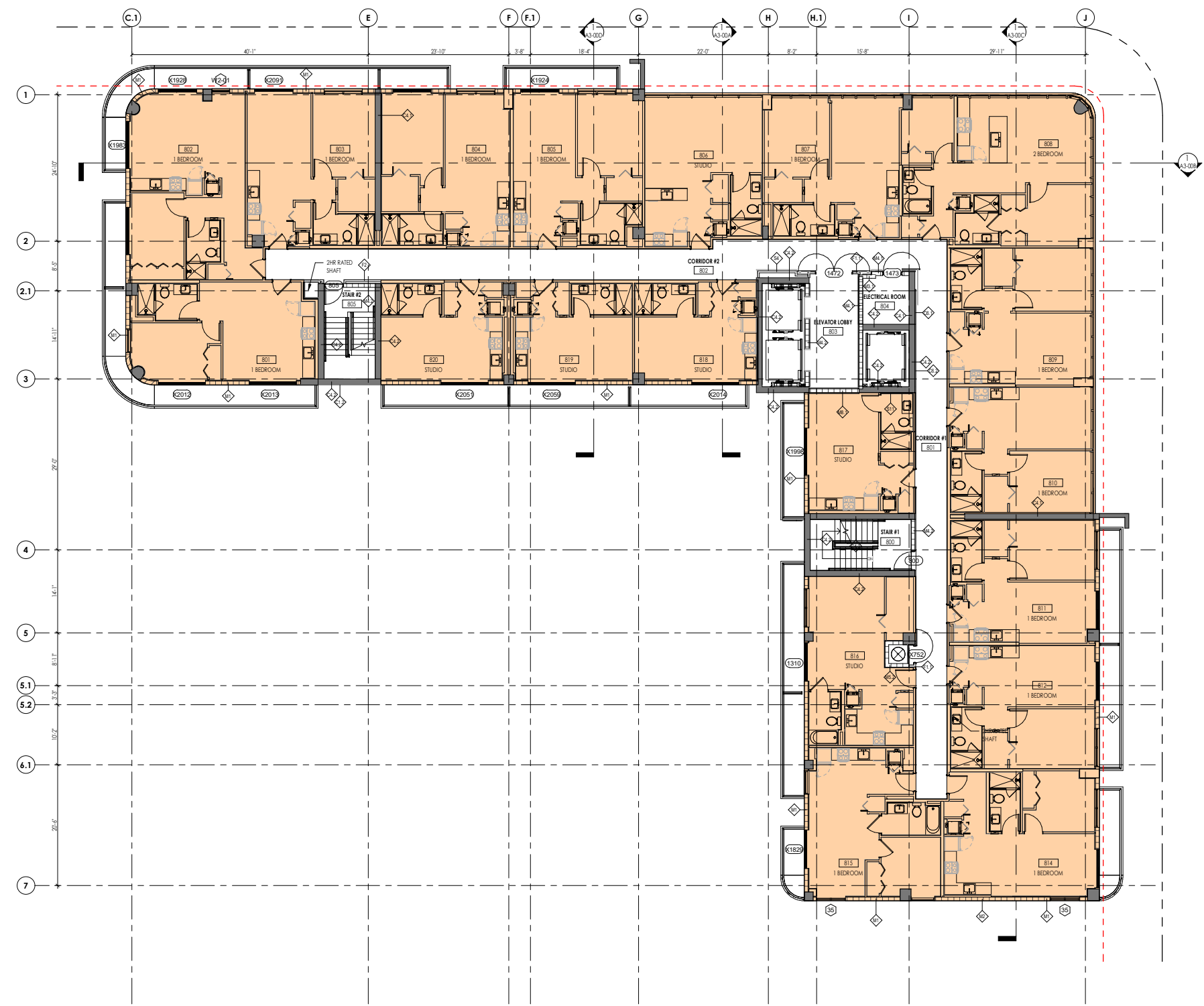
7140 ABBOTT
7140 ABBOTT BLVD
MIAMI BEACH, FL 33141

SHEET TITLE:

PROJECT:

PROJECT NO.: 19-206
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CHECKED BY: PV_JG
DATE: 2023-08-03

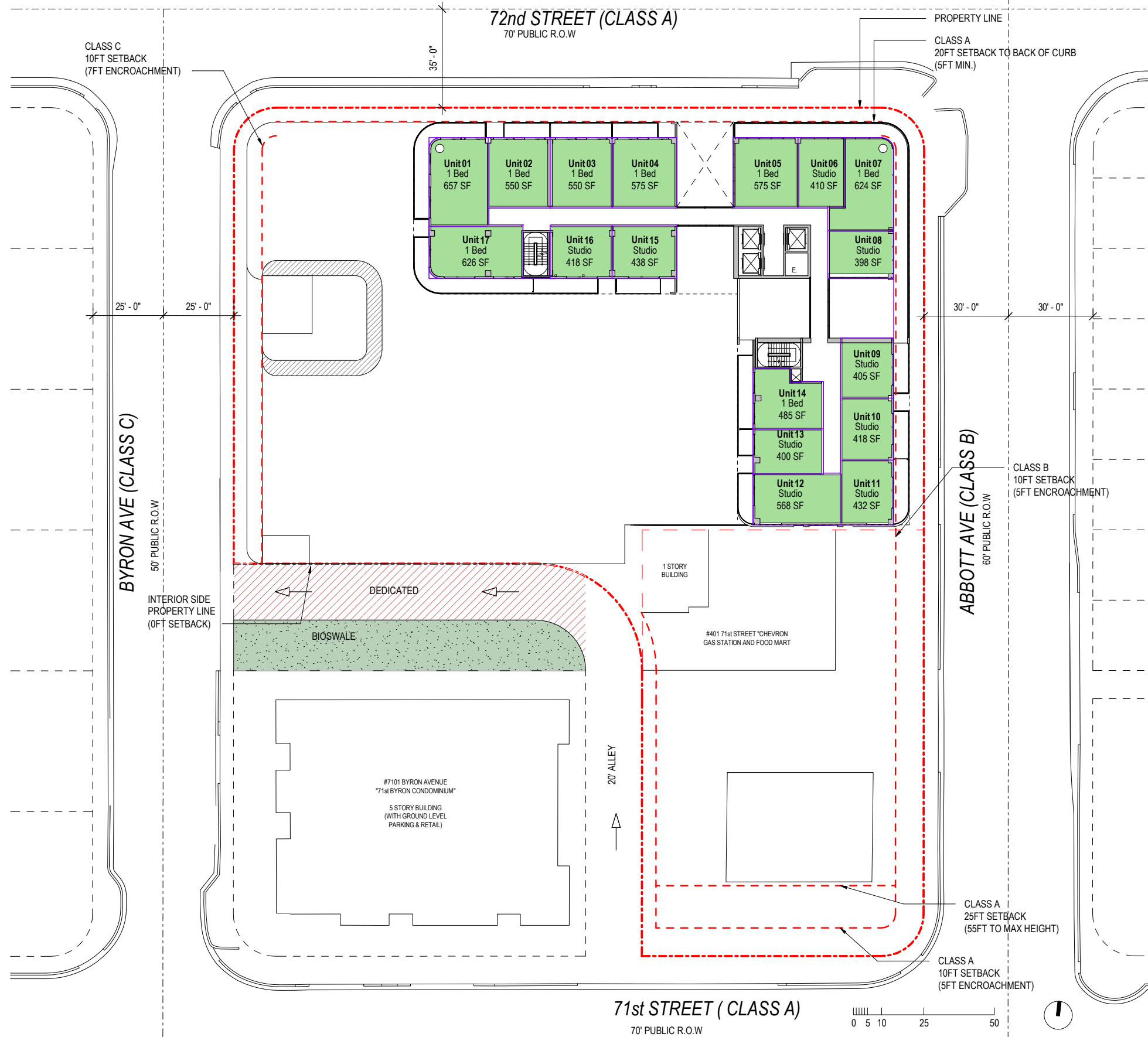
REV.	DATE	REVISION TO DBR APPROVAL	DESCRIPTION



LEVEL 8 OVERALL FLOOR PLAN



PROPOSED



LEVELS 08
+96'-0" NGVD

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7140 ABBOTT AVE, MIAMI
BEACH, FL 33141

LEVEL 08

SCALE: 1" = 40'-0"

DATE:
05/12/20

A1-11

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AR #0016294

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LEVEL 9 FLOOR PLAN

7140 ABBOTT
7140 ABBOTT BLVD
MIAMI BEACH, FL 33141

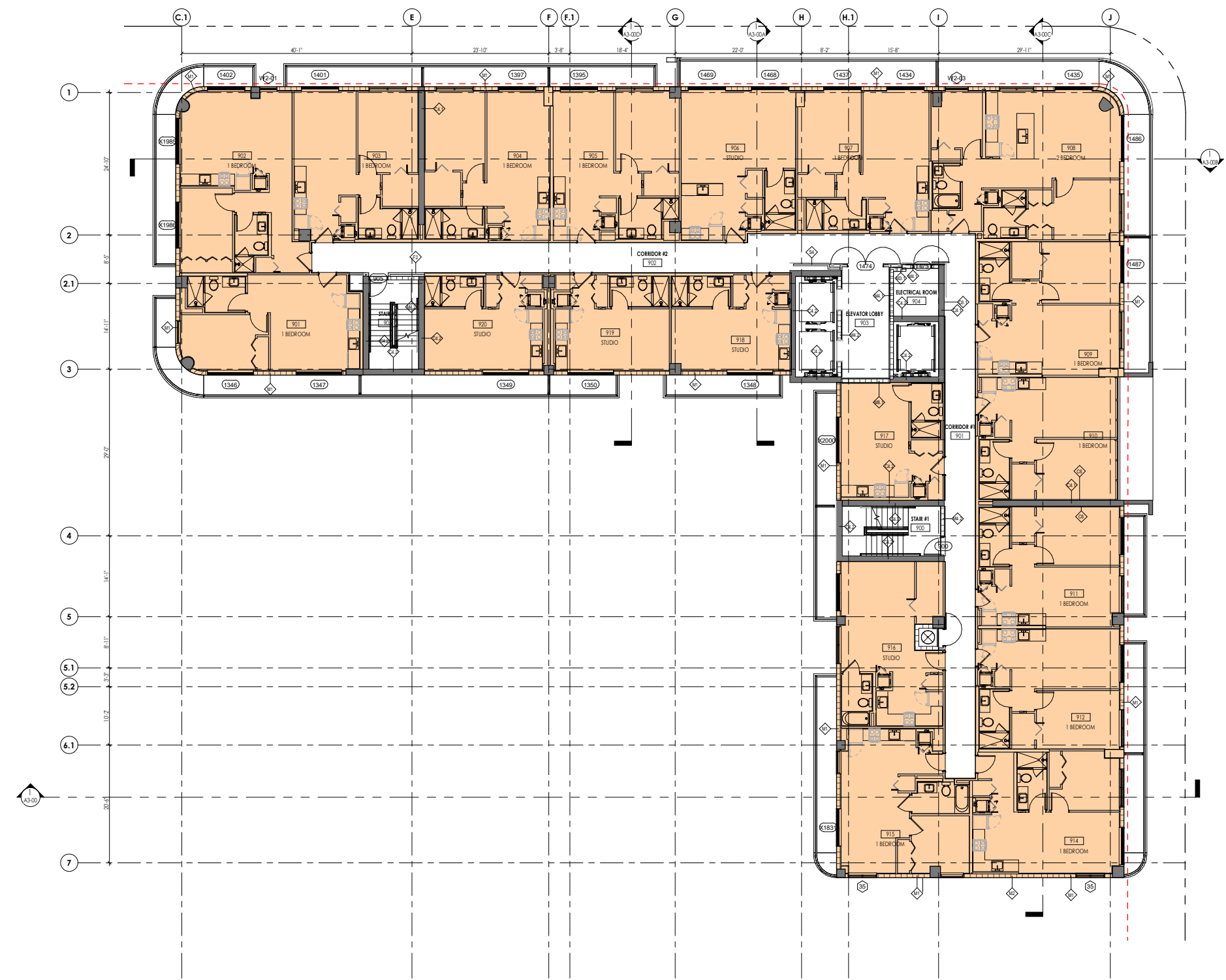
SHEET TITLE:

PROJECT:

PROJECT NO.: 19-206
DRAWN BY: PV, DG
CHECKED BY: PV, JG
DATE: 2023-08-03

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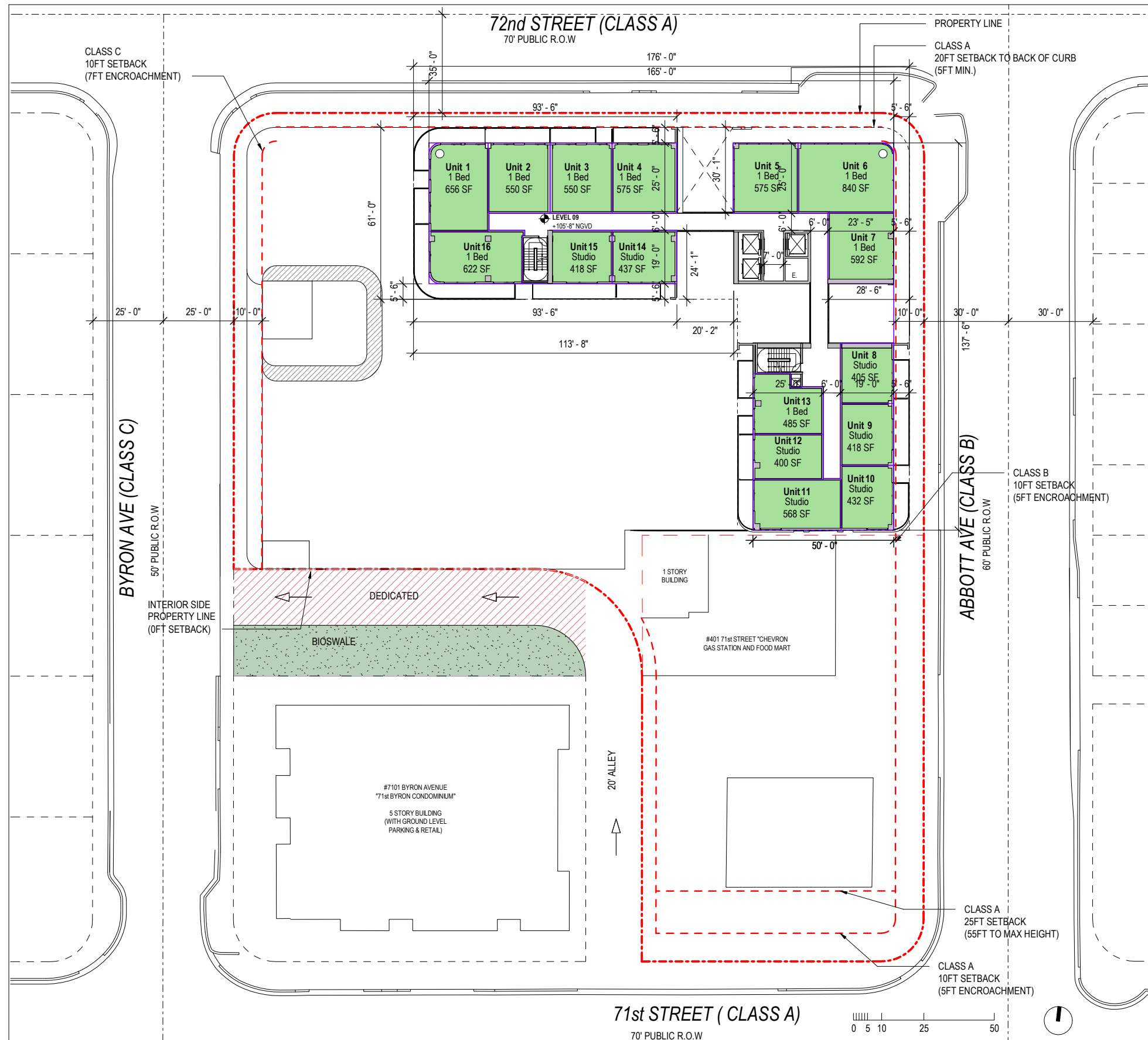
A1-12



LEVEL 9 OVERALL FLOOR PLAN



PROPOSED



LEVEL 09
+105'-8" NGVD

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LEVELS 10 & 12 FLOOR PLANS

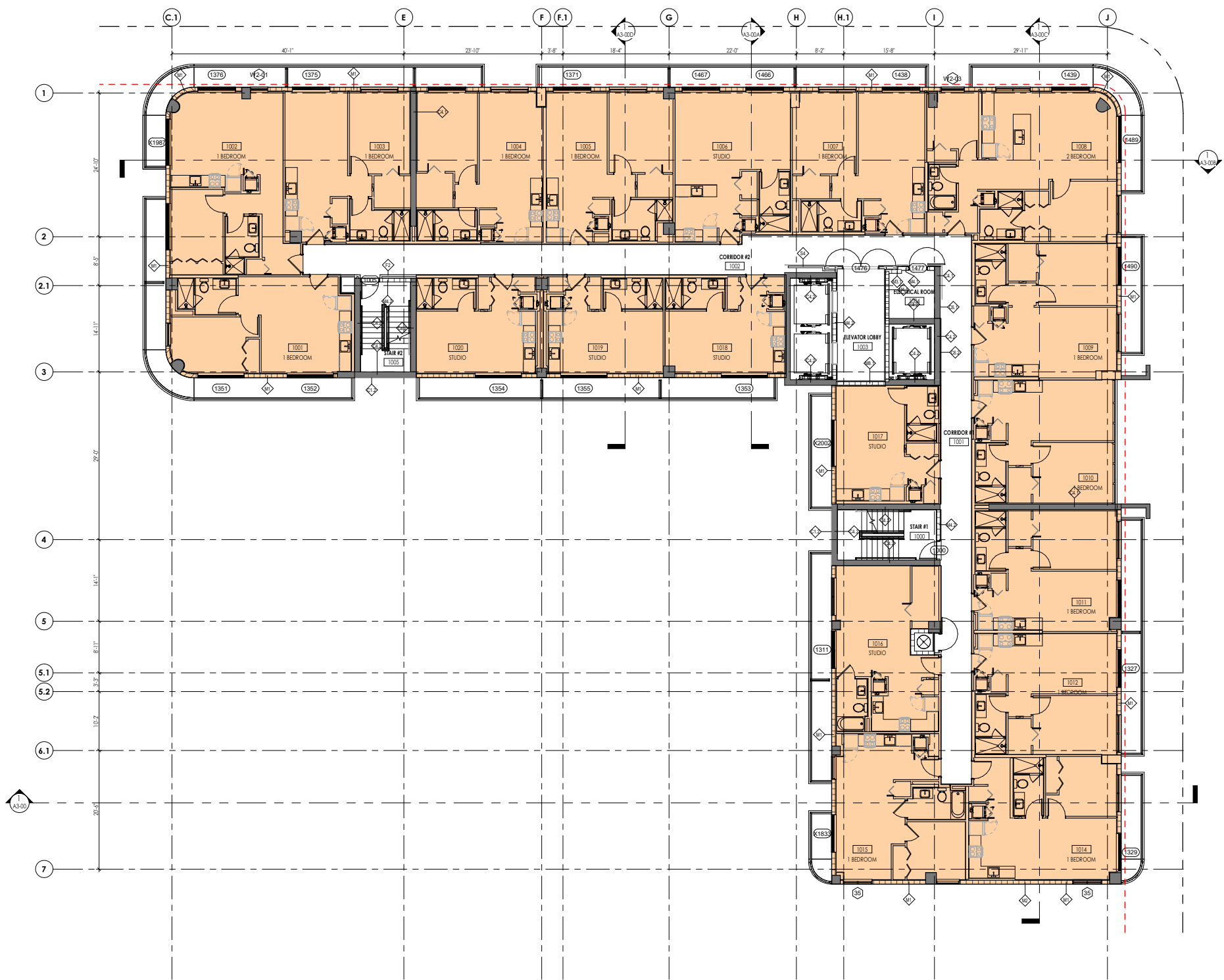
7140 ABBOTT
7140 ABBOTT BLVD
MIAMI BEACH, FL 33141

SHEET TITLE:

PROJECT:

PROJECT NO.: 19-206
DRAWN BY: PV, DG
CHECKED BY: PV, JG
DATE: 2023-08-03

REV.	DATE	DESCRIPTION	APPROVAL



LEVEL 10 & 12 OVERALL FLOOR PLAN



PROPOSED

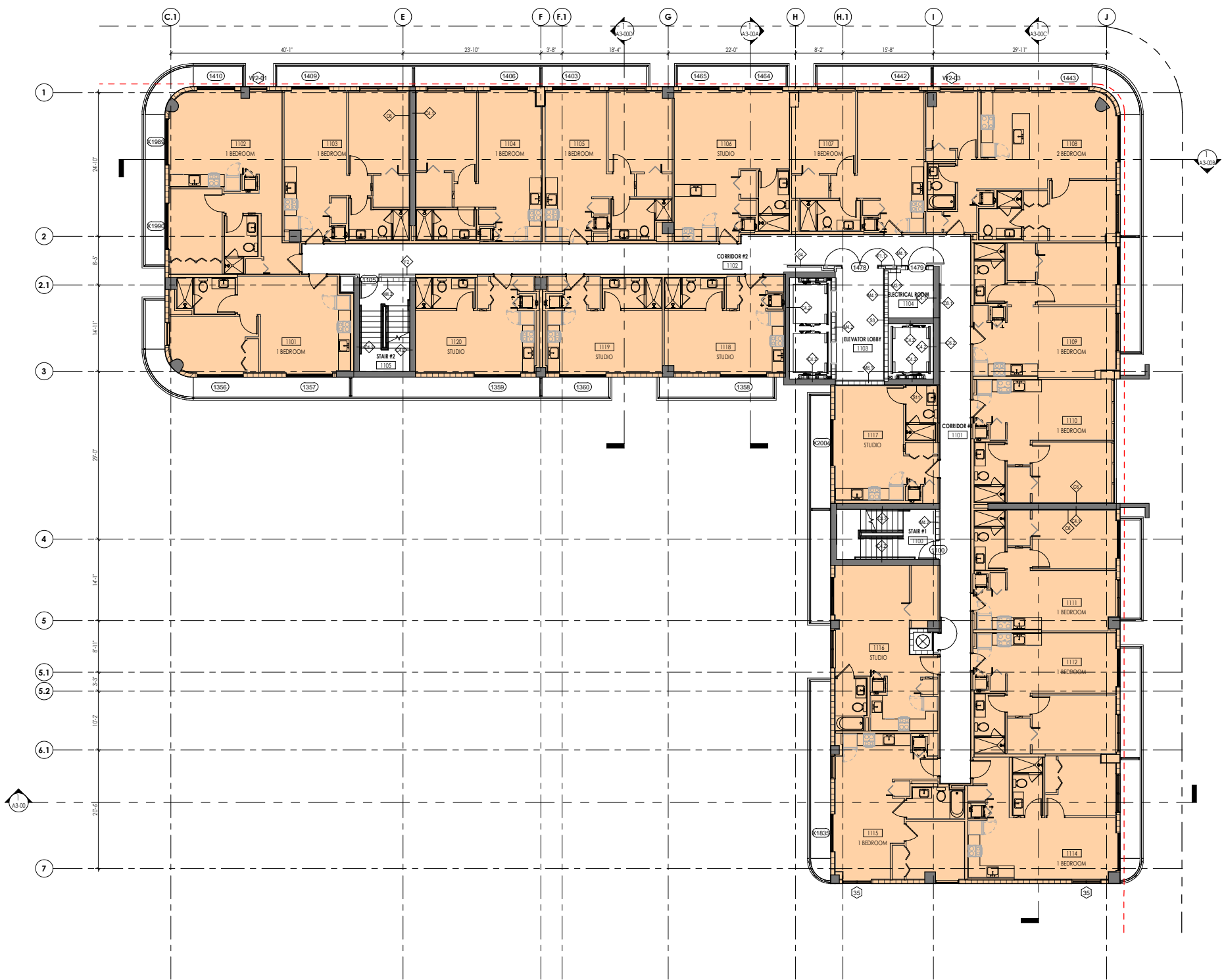
LEVELS 11 & 14 FLOOR PLANS

7140 ABBOTT
7140 ABBOTT CT SE
MIAMI BEACH, FL 33141

SHEET TITLE:
PROJECT:

PROJECT NO.: 19-206
DRAWN BY: PV, DG
CHECKED BY: PV, JG
DATE: 2023-08-03

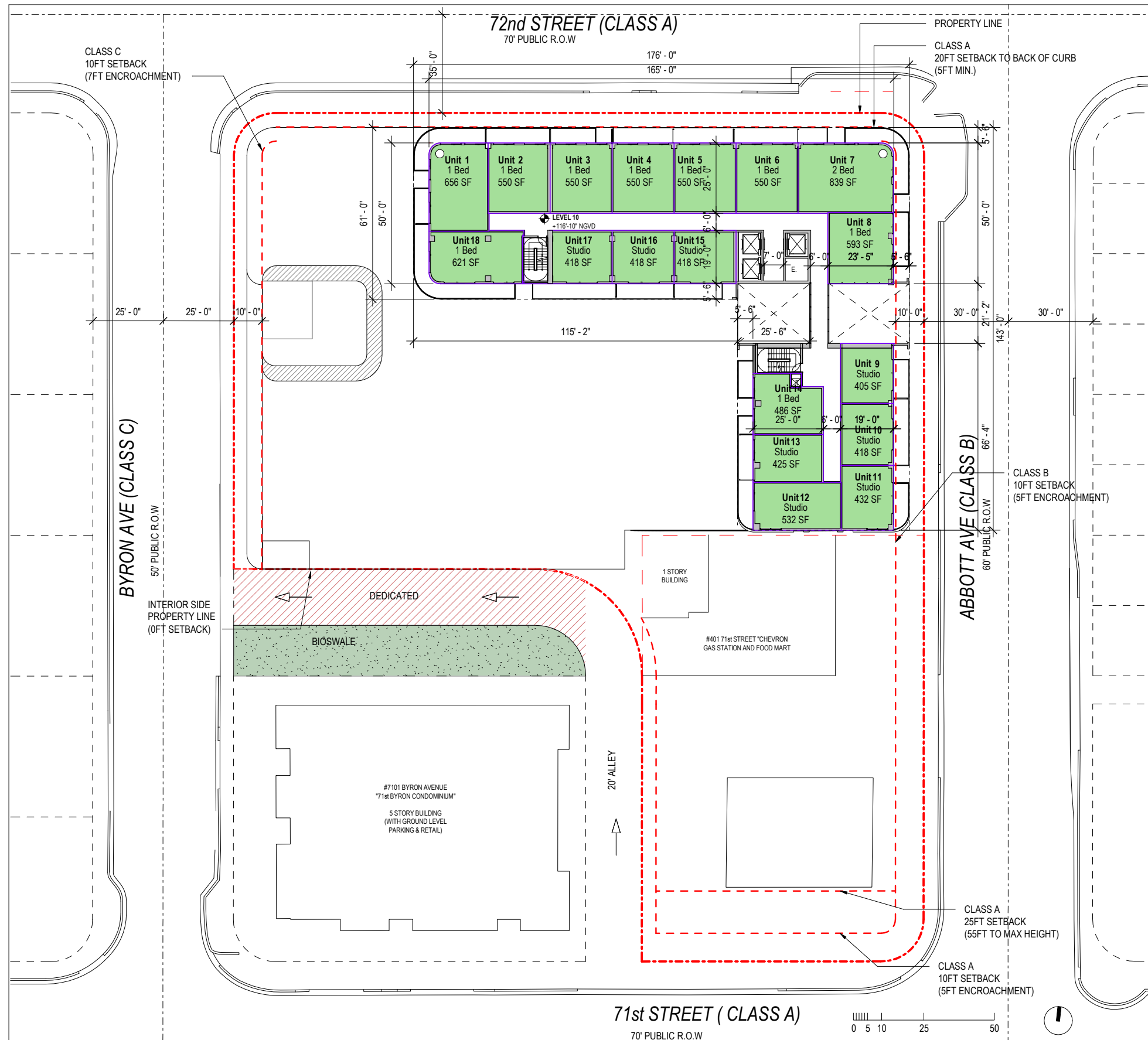
REV.	DATE	DESCRIPTION



LEVEL 11 & 14 FLOOR PLAN



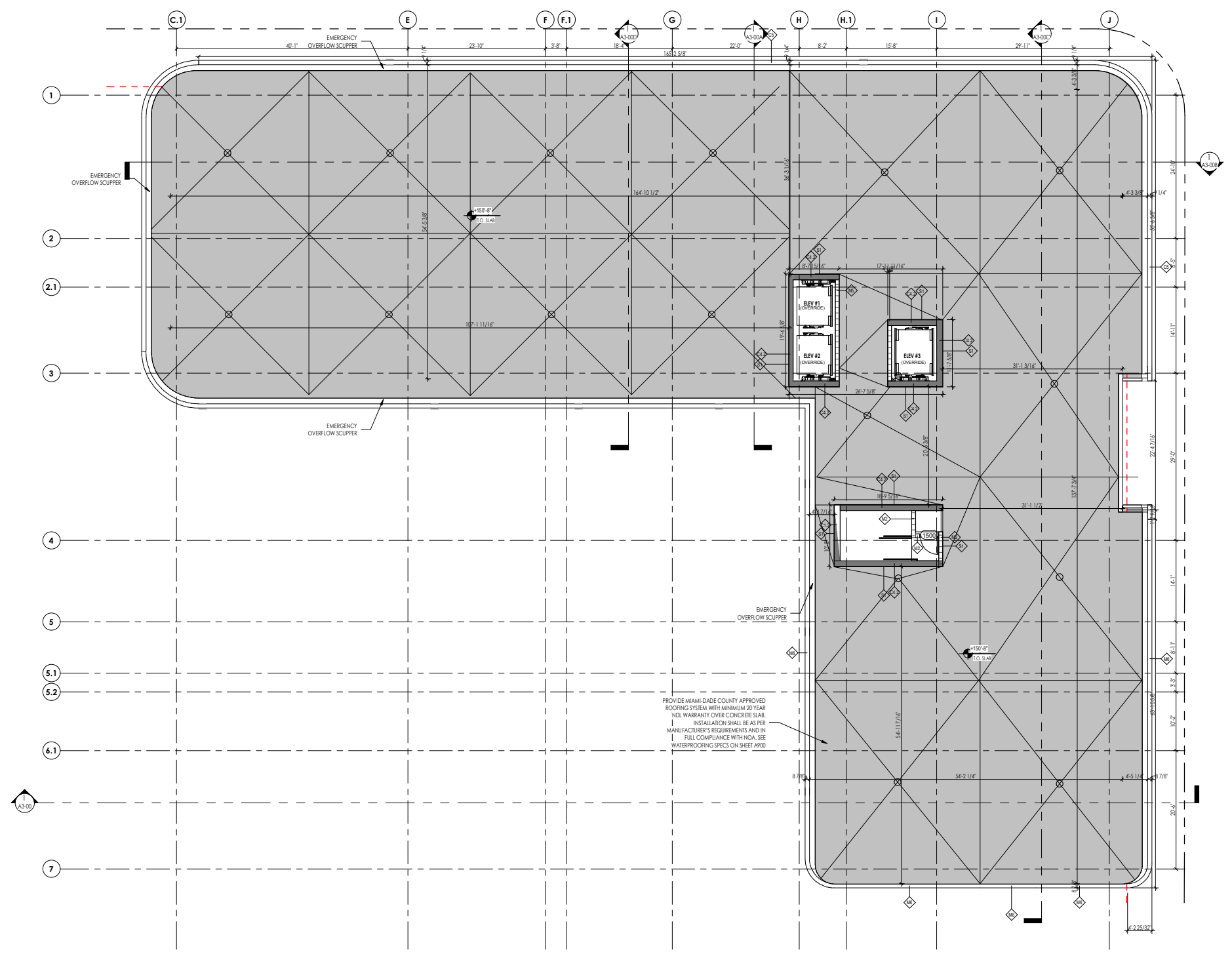
PROPOSED



LEVELS 10 - 14
+116'-10" NGVD TO
155'-6" NGVD

PREVIOUSLY APPROVED

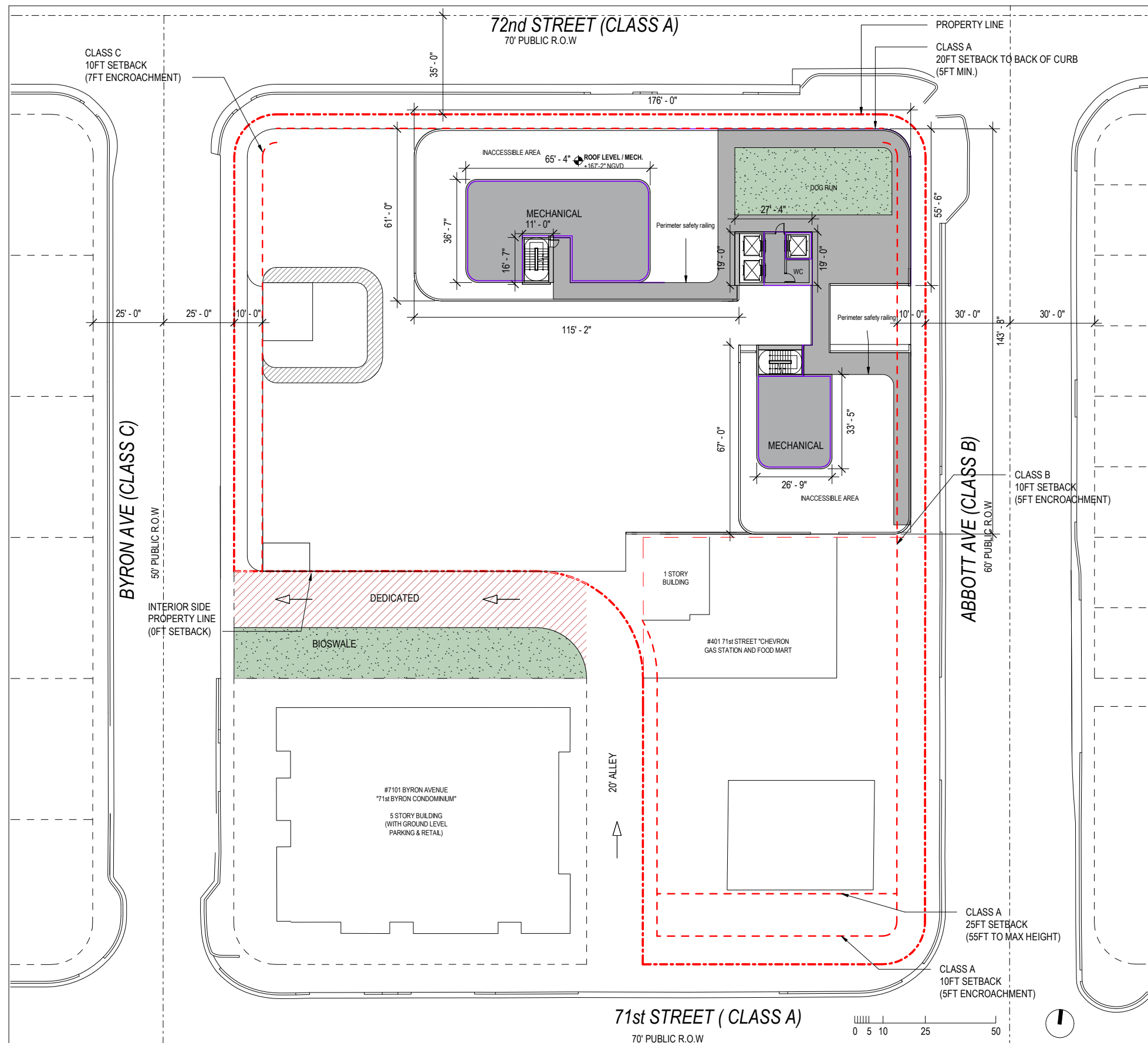
REV.	DATE	REVISION TO DBR APPROVAL	DESCRIPTION



LEVEL 15 (ROOF) FLOOR PLAN



PROPOSED



ROOF / MECH LEVEL
+167'-2" NGVD

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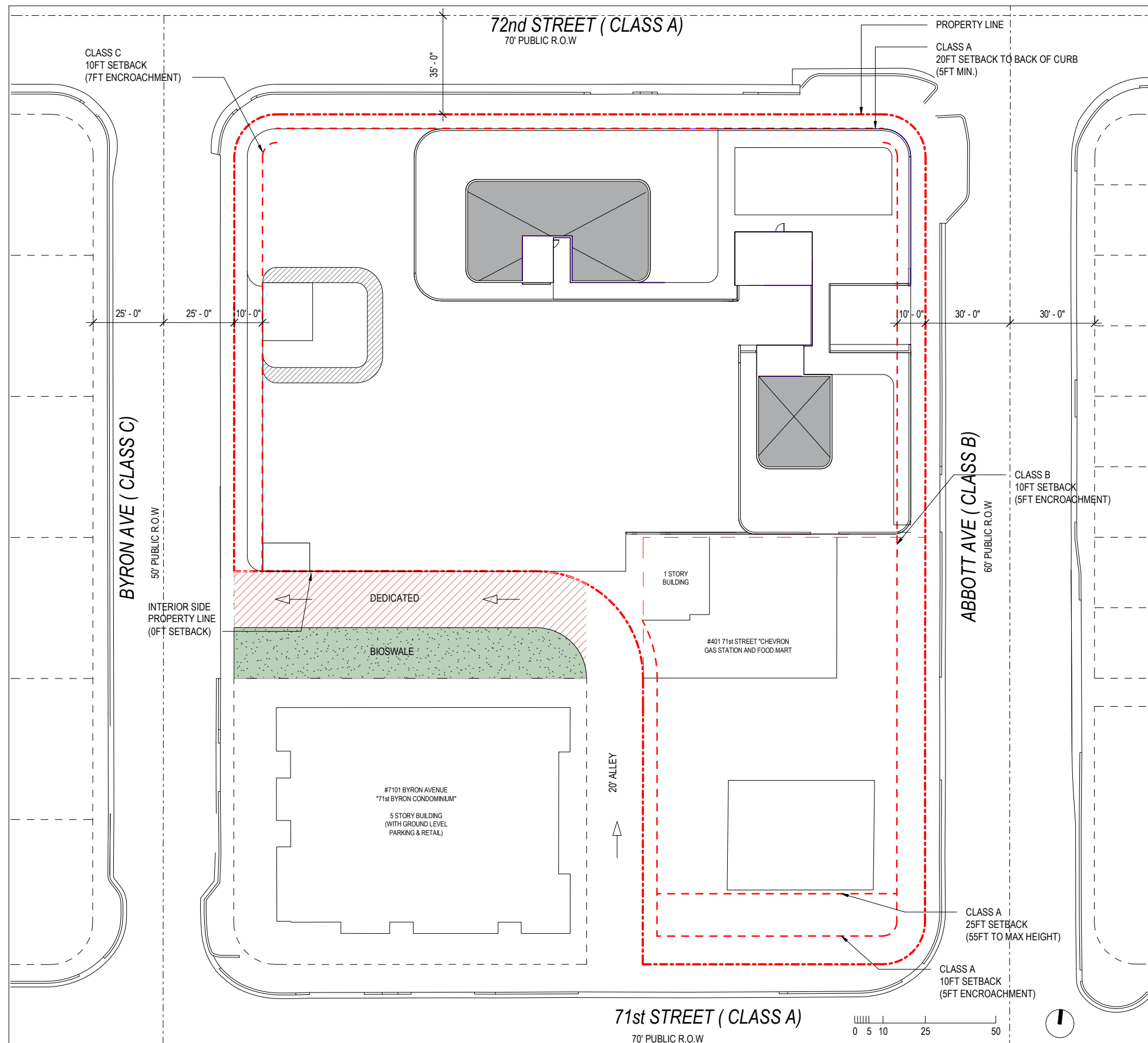
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ROOF LEVEL

SCALE: 1" = 40'-0"

DATE:
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A1-14



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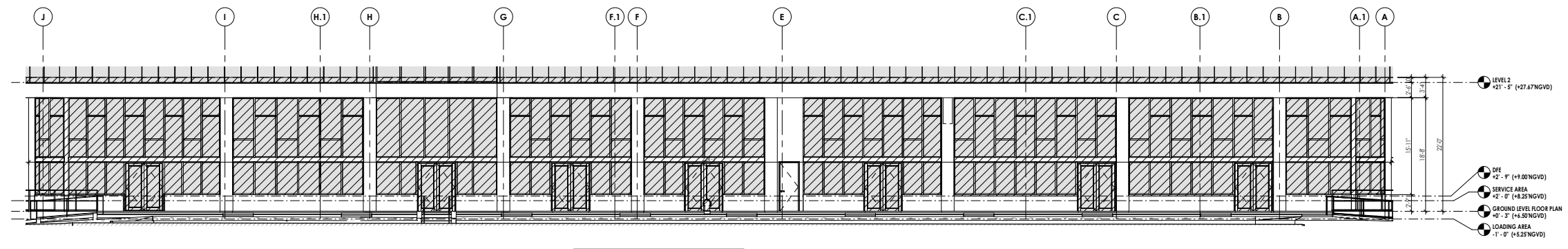
7140 ABBOTT AVE, MIAMI
BEACH, FL 33141

ROOF PLAN

SCALE: 1" = 40'-0"

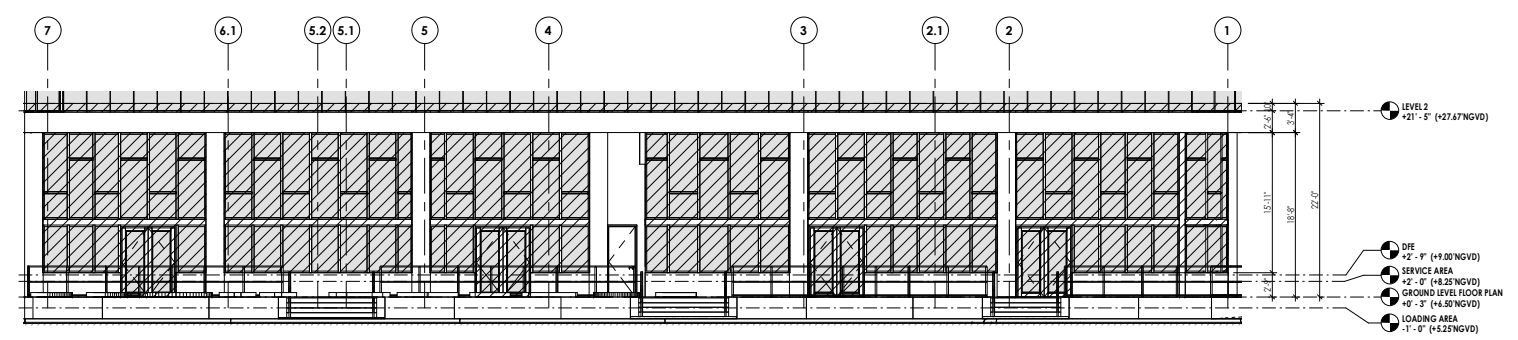
DATE:
06/04/20

A1-15



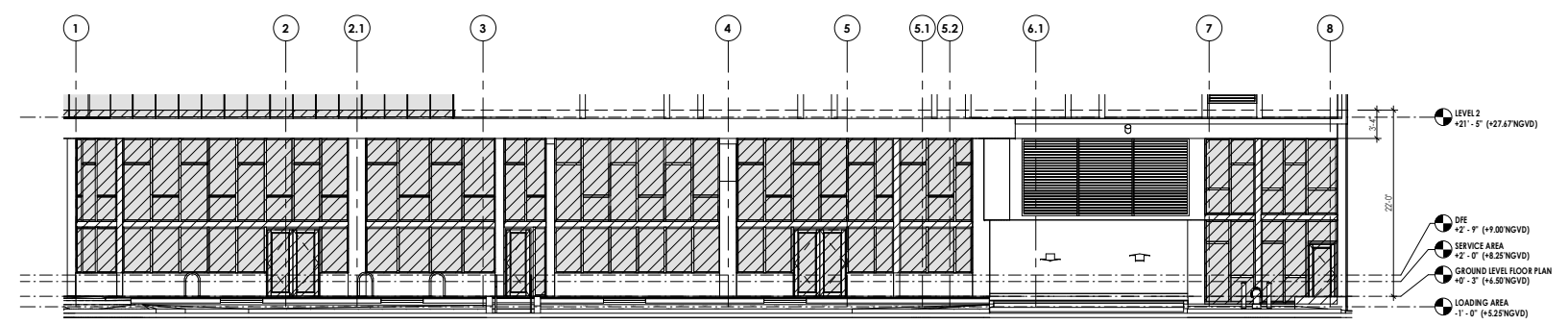
GLAZING CALCULATION	
SURFACE AREA:	4929.83 SF
REQUIRED PERCENTAGE (70 %):	3450.88 SF
GLAZED AREA PROVIDED:	3,564 SF (72.3 %)

GLAZING STUDY - NORTH ELEVATION



GLAZING CALCULATION	
SURFACE AREA:	3028.67 SF
REQUIRED PERCENTAGE (70 %):	2120.07 SF
GLAZED AREA PROVIDED:	2,120 SF (70.0 %)

GLAZING STUDY - EAST ELEVATION



GLAZING CALCULATION	
SURFACE AREA:	3547.9 SF
REQUIRED PERCENTAGE (70 %):	2483.25 SF
GLAZED AREA PROVIDED:	2,486 SF (70.1 %)

GLAZING STUDY - WEST ELEVATION

GLAZING DIAGRAMS

7140 ABBOTT
 7140 ABBOTT AVE
 MIAMI BEACH, FL 33141

SHEET TITLE:

PROJECT:

PROJECT NO.: 19-206

DRAWN BY: PV.DIG
 CHECKED BY: PV.JIG
 DATE: 2023-08-03

REV.	DATE	DESCRIPTION

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72ND STREET DIAGRAM

142-745 (8)(b): Commercial, Hotel and Access to Upper Levels frontages shall contain a minimum of 70 percent clear glass windows with views into the habitable space.

222'-2" x 22'-0" = 4,887.66 SF
 4,887.67 SF = 100% NORTH FACADE GROUND LEVEL
 4,002 SF OF GLAZING = 82%



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GLAZING DIAGRAM - NORTH
 ELEVATION

SCALE: 1" = 20'-0"

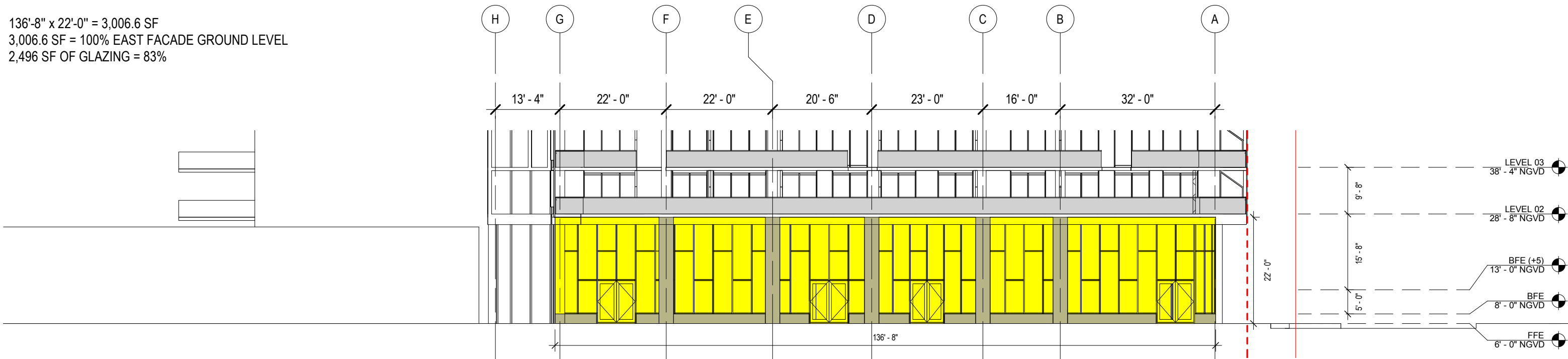
DATE:
 06/04/20

A1-18

ABBOTT AVENUE DIAGRAM

142-745 (8)(b): Commercial, Hotel and Access to Upper Levels frontages shall contain a minimum of 70 percent clear glass windows with views into the habitable space.

136'-8" x 22'-0" = 3,006.6 SF
 3,006.6 SF = 100% EAST FACADE GROUND LEVEL
 2,496 SF OF GLAZING = 83%



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ARQUITECTONICA

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FINAL SUBMITTAL
 7140 ABBOTT AVE, MIAMI
 BEACH, FL 33141

GLAZING DIAGRAM - EAST ELEVATION

SCALE: 1" = 20'-0"

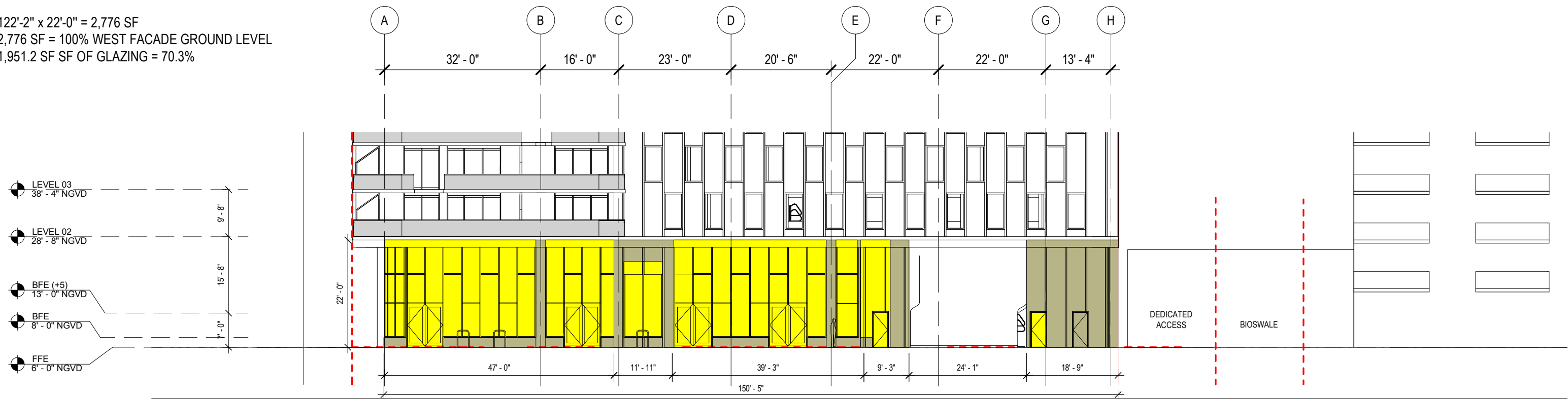
DATE:
 06/04/20

A1-19

BYRON AVENUE DIAGRAM

142-745 (8)(b): Commercial, Hotel and Access to Upper Levels frontages shall contain a minimum of 70 percent clear glass windows with views into the habitable space.

122'-2" x 22'-0" = 2,776 SF
 2,776 SF = 100% WEST FACADE GROUND LEVEL
 1,951.2 SF SF OF GLAZING = 70.3%



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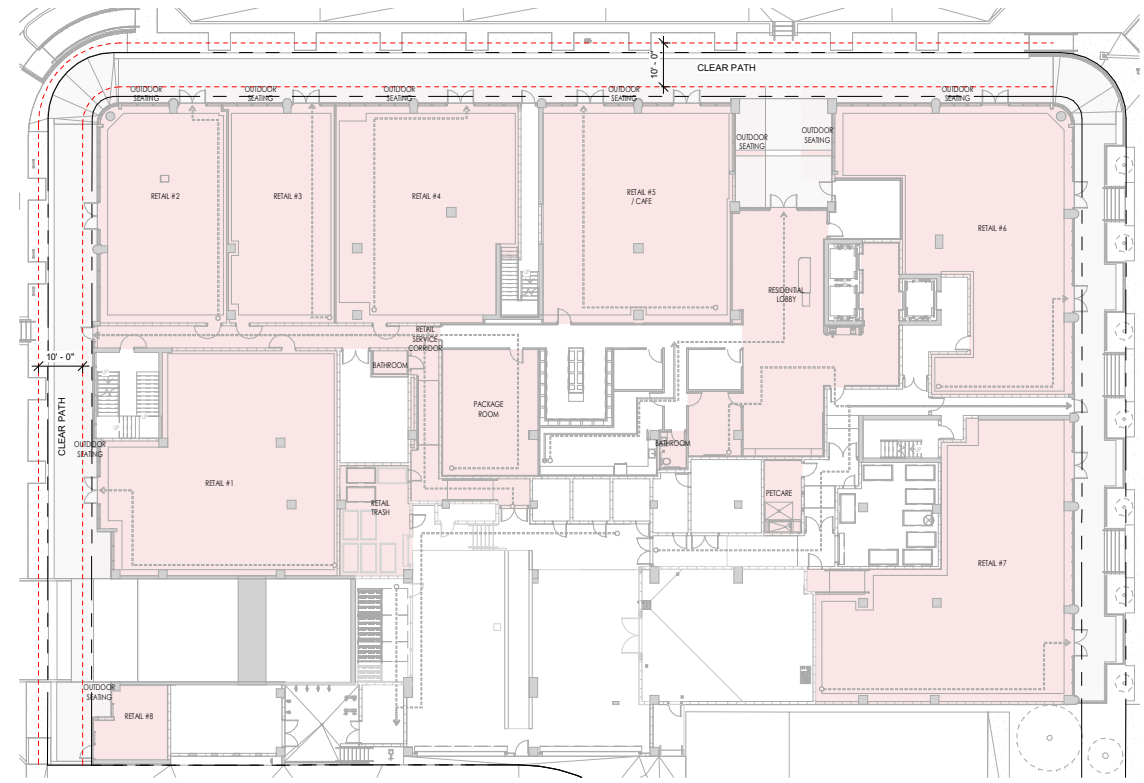
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GLAZING DIAGRAM - WEST
 ELEVATION

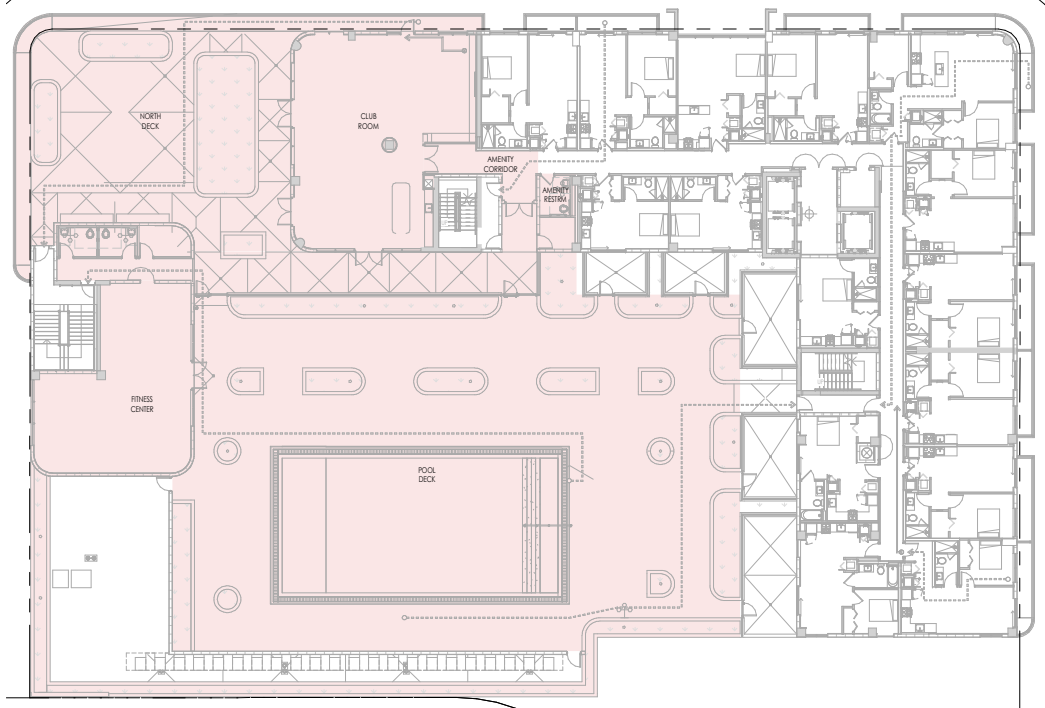
SCALE: 1" = 20'-0"

DATE:
 06/04/20

A1-20



AMENITY - LEVEL 1



AMENITY - LEVEL 5



AMENITY AREAS	
AMENITY	AREA
GROUND LEVEL FLOOR PLAN	
RETAIL #1	2,530 SF
RETAIL #2	1,464 SF
RETAIL #3	1,294 SF
RETAIL #4	1,969 SF
RETAIL #5 / CAFE	2,191 SF
RETAIL #6	2,552 SF
RETAIL #7	2,889 SF
RETAIL #8	791 SF
OUTDOOR SEATING	1,280 SF
RETAIL SERVICE CORRIDOR	816 SF
BATHROOM	58 SF
RETAIL TRASH	408 SF
RESIDENTIAL LOBBY	1,579 SF
CONFERENCE ROOM	192 SF
PACKAGE ROOM	656 SF
BATHROOM	51 SF
PRICING	157 SF
LEVEL 5 FLOOR PLAN	
AMENITY CORRIDOR	225 SF
AMENITY RESTRM	86 SF
CLUB ROOM	1,875 SF
FITNESS CENTER	1,336 SF
NORTH DECK	3,392 SF
POOL DECK	12,233 SF
	39,534 SF

FLOOR AREA	176,686.14	+	1,280 SF	+	15,625 SF
REQUIRED 20% OF AMENITY AREA			(CIRCULAR/IRREGULAR		(SHELL/RENDER
(193,591.14 X 20%)			AREAS)		AREAS)
TOTAL AMENITY AREA PROVIDED			38,718.23 SF		38,534.00 SF

MAX POTENTIAL RESTAURANT SPACE =	16,450 SF (TOTAL RETAIL + CAFE)
AMENITY SPACE REQUIRED =	38,718.23 SF
MAX POSSIBLE RESTAURANT =	42.48%

AMENITY AREA DIAGRAMS

7140 ABBOTT
7140 ABBOTT BLVD
MIAMI BEACH, FL 33141

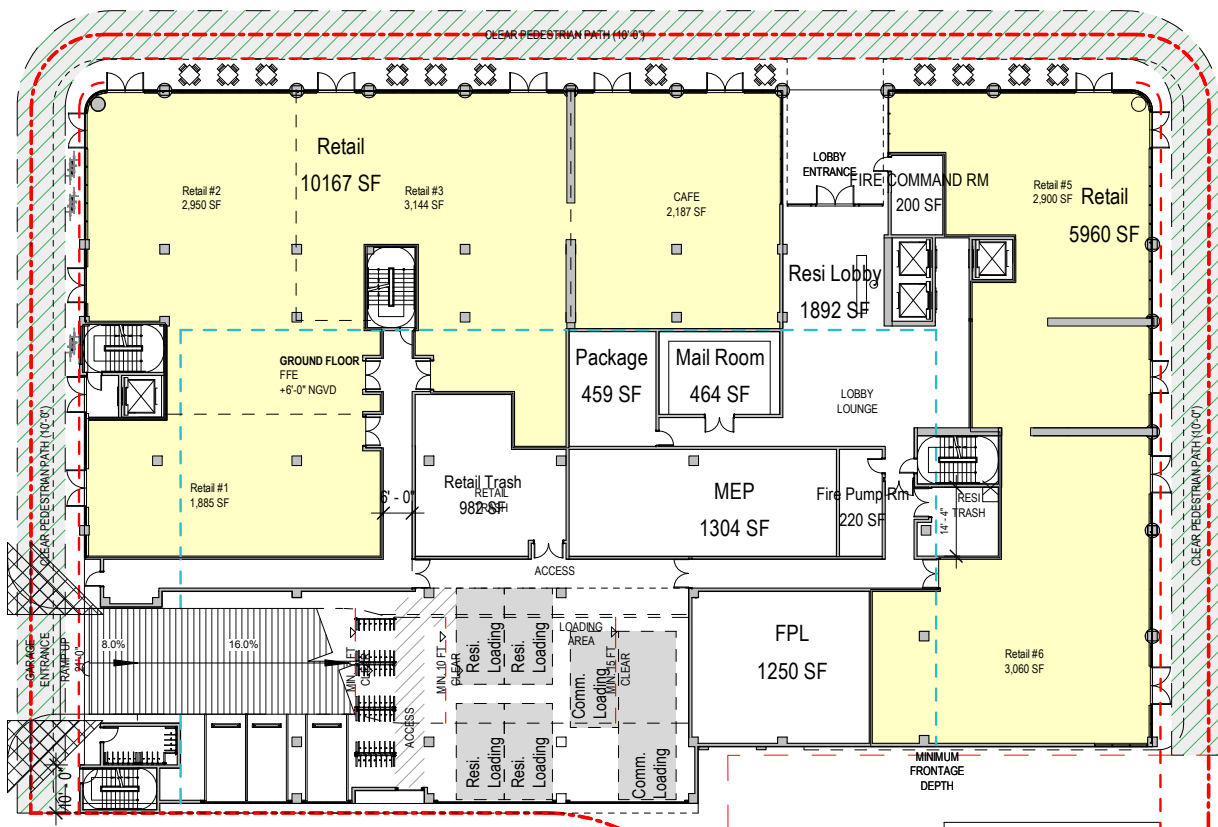
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PROJECT:

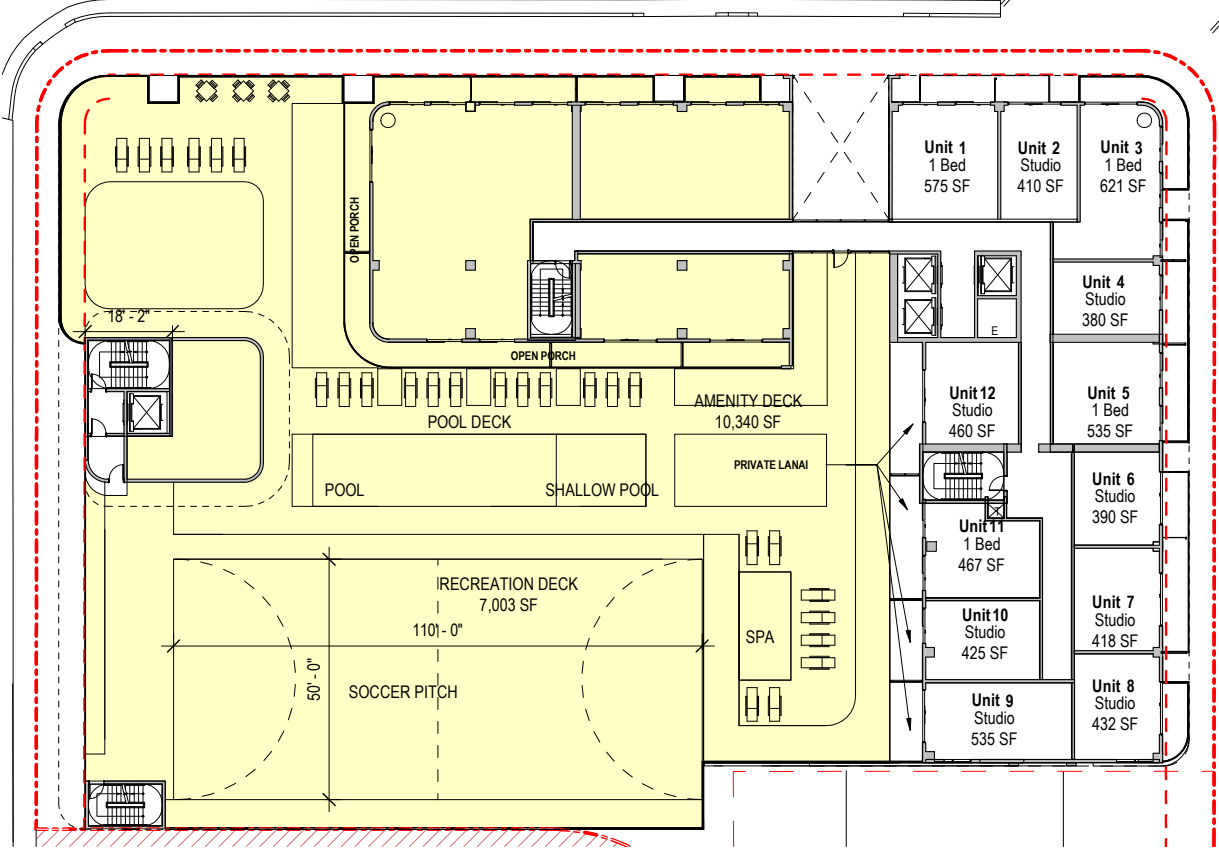
PROJECT NO.: 19-206
DRAWN BY: PV, DG
CHECKED BY: PV, JG
DATE: 2023-08-03

REV	DATE	REVISION TO DBR APPROVAL	DESCRIPTION

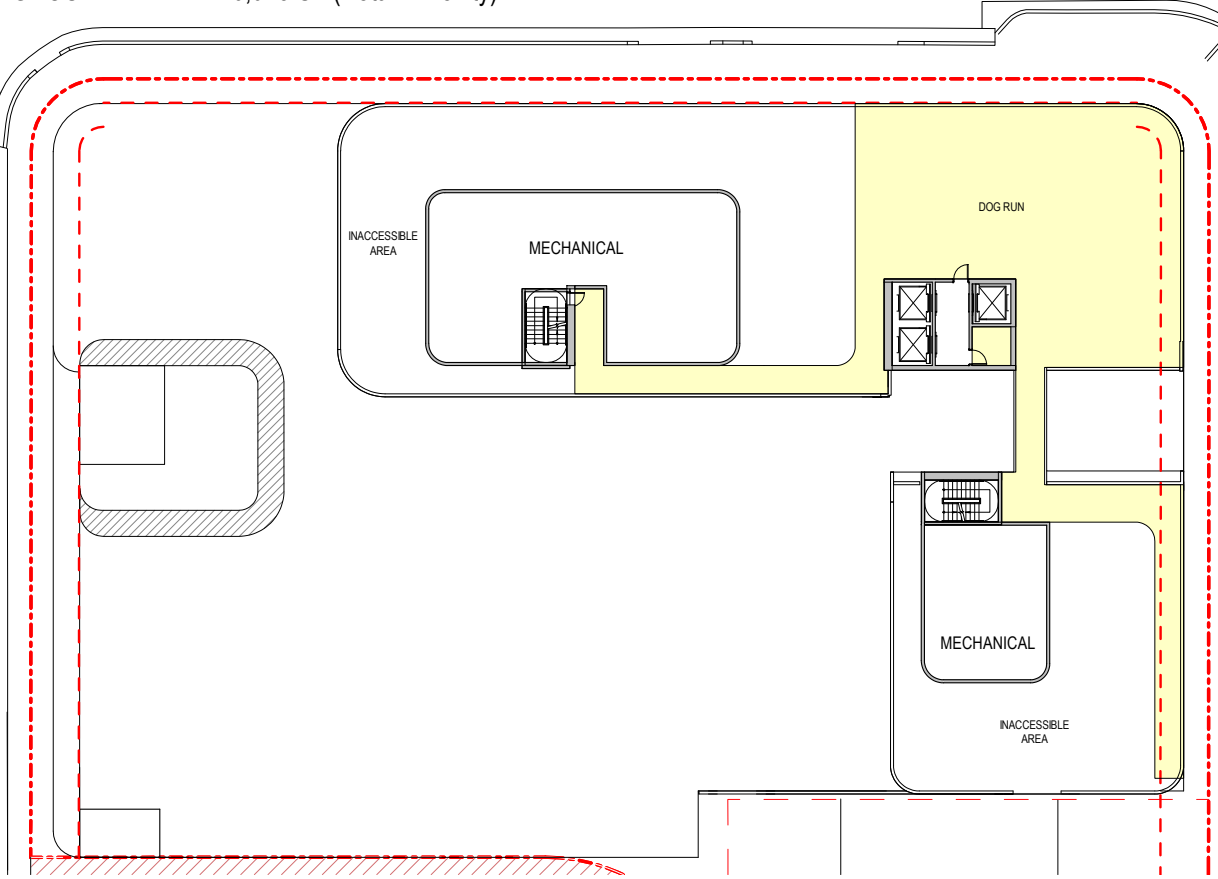
PROPOSED



GROUND LEVEL = 16,075 SF (Retail Amenity)



LEVEL 05 - AMENITY DECK = 23,959 SF



ROOF / MECH. LEVEL = 4,549 SF

Level	Use	Area (SF)
Roof	Mechanical and Amenity	888 SF
Level 14	Residential	11,599 SF
Level 13	Residential	11,599 SF
Level 12	Residential	11,599 SF
Level 11	Residential	11,599 SF
Level 10	Residential	11,599 SF
Level 09	Residential	10,767 SF
Level 08	Residential	10,767 SF
Level 07	Residential	11,647 SF
Level 06	Residential	11,647 SF
Level 05	Residential and Amenity	12,920 SF
Level 04	Residential and Parking	11,830 SF
Level 03	Residential and Parking	11,830 SF
Level 02	Residential and Parking	11,830 SF
Level 01	Retail	24,535 SF
TOTAL		176,656 SF
	Outdoor Amenity Deck	18,222 SF
	Outdoor Roof Deck	4,476 SF
	TOTAL FAR + OUTDOOR AMENITIES	199,354 SF

TOTAL FAR + OUTDOOR AMENITIES = 199,354 SF
 20% OF 199,354 SF = 39,870 SF
 RETAIL AMENITY = 16,075 SF (36.9% OF TOTAL AMENITY)
 TOTAL AMENITIES = 44,583 SF
 TOTAL AMENITIES > 20% FAR + OUTDOOR AMENITIES

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