

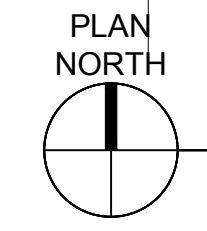
	RETAIL AREA:	39,294 SF.
	RETAIL A :	30,151 SF.
	RETAIL B :	9,143 SF.
	RETAIL IN CITY PROP.:	13,469 SF.
	COMMON AREAS:	4,664 SF.
	WITHIN CITY:	3,198 SF.
	DEVELOPER:	1,466 SF.
	LOADING:	4,712 SF.



**GROUND FLOOR PLAN**

Scale: 1/16" = 1'-0"

REVISIONS / SUBMISSIONS

**1723**

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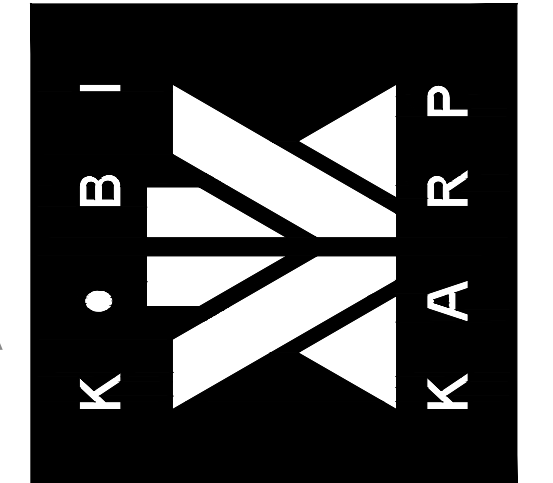
**71 NOBE - WEST PARCEL  
COMMERCIAL USE DEVELOPMENT**  
71ST STREET, MIAMI BEACH, FLORIDA

**GROUND FLOOR PLAN**



**KOB KARP**  
Lic. # AR0012578

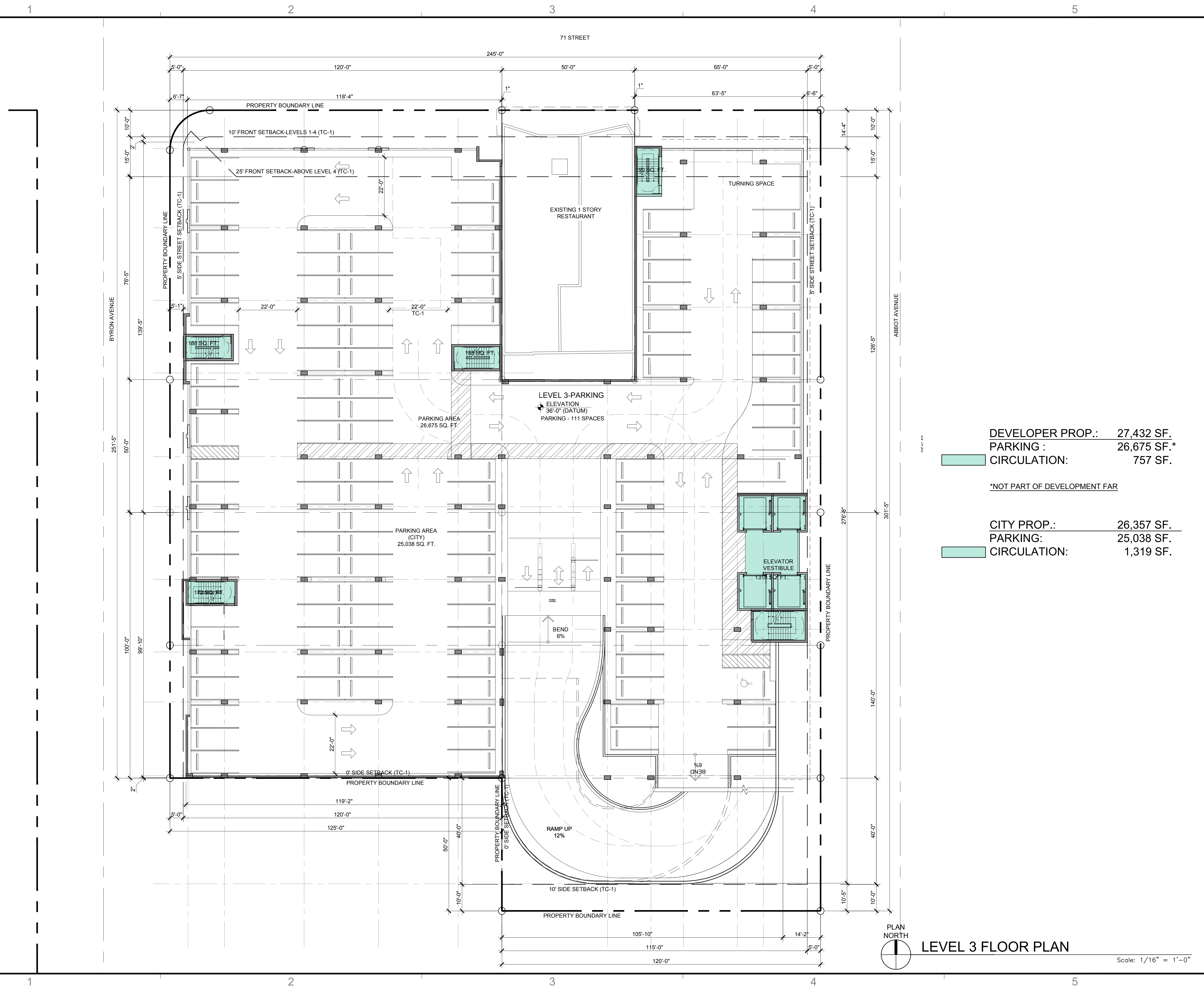
**ARCHITECTURE  
INTERIOR DESIGN  
PLANNING**  
AIA ASID NCARB  
2915 Biscayne Boulevard  
Miami, Florida 33137  
P. 305.573.3766  
WWW.KOBKARP.COM



DRAWN BY:  
CHECKED BY:  
DATE: 06.20.2018

**A3.01**





DEVELOPER PROP.:	27,432 SF.
PARKING :	26,675 SF.*
CIRCULATION:	757 SF.
<i>*NOT PART OF DEVELOPMENT FAR</i>	
CITY PROP.:	26,357 SF.
PARKING:	25,038 SF.
CIRCULATION:	1,319 SF.

PLAN NORTH  
**LEVEL 3 FLOOR PLAN**  
 Scale: 1/16" = 1'-0"

REVISIONS / SUBMISSIONS

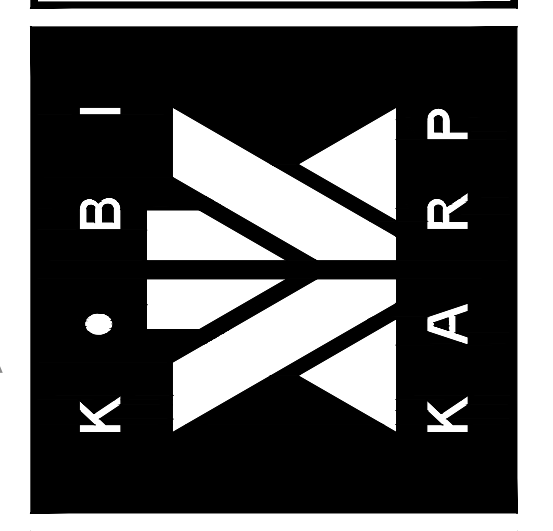
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**71 NOBE - WEST PARCEL**  
**COMMERCIAL USE DEVELOPMENT**  
 71ST STREET, MIAMI BEACH, FLORIDA  
**LEVEL 3 FLOOR PLAN**



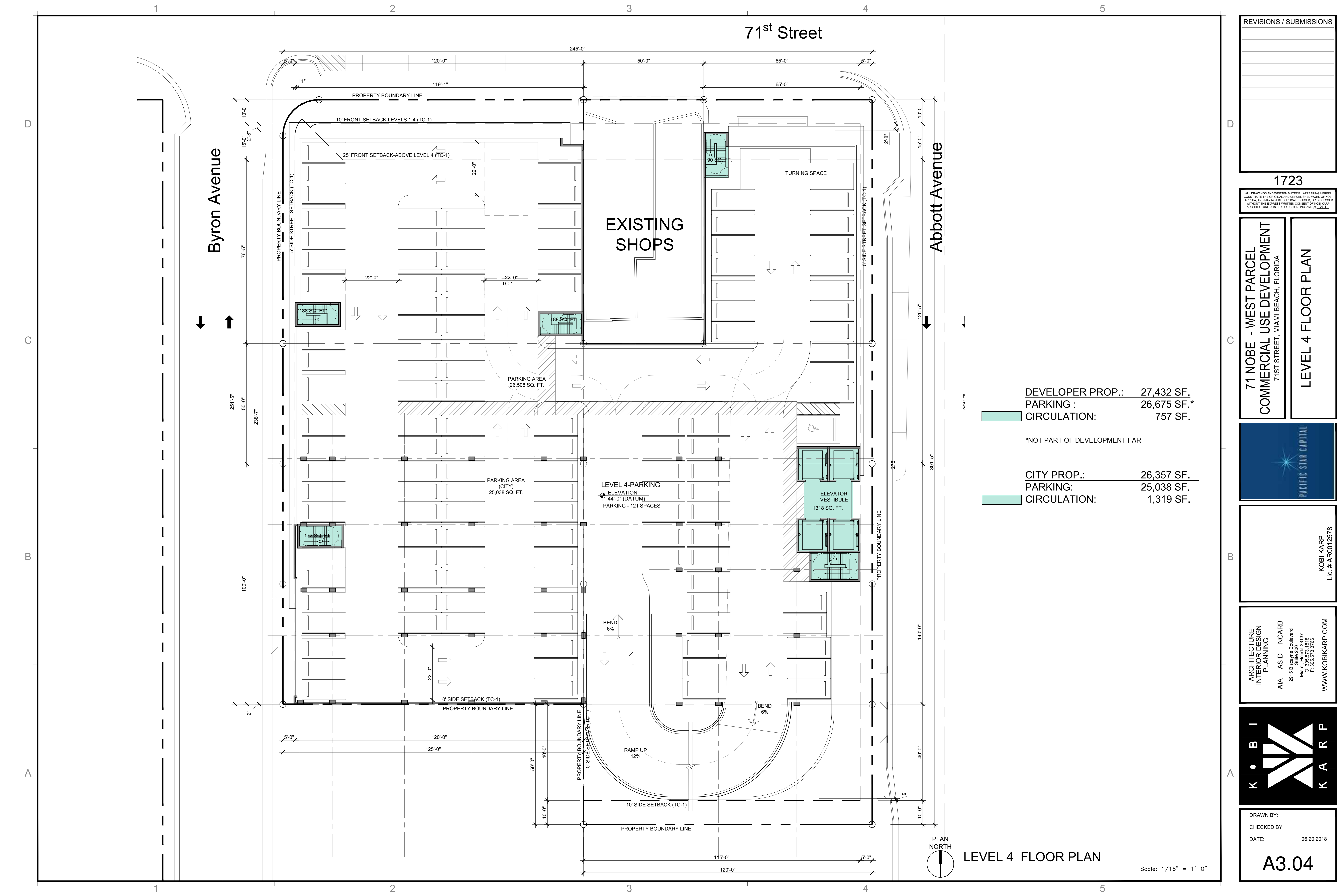
**KOB KARP**  
 Lic. # AR0012578

**ARCHITECTURE**  
**INTERIOR DESIGN**  
**PLANNING**  
 AIA ASID NCARB  
 2815 Biscayne Boulevard  
 Suite 200  
 Miami, Florida 33137  
 P. 305.573.3766  
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DRAWN BY:  
 CHECKED BY:  
 DATE: 06.20.2018

**A3.03**



DEVELOPER PROP.:	27,432 SF.
PARKING :	26,675 SF.*
CIRCULATION:	757 SF.
*NOT PART OF DEVELOPMENT FAR	
CITY PROP.:	26,357 SF.
PARKING:	25,038 SF.
CIRCULATION:	1,319 SF.

PLAN NORTH  
**LEVEL 4 FLOOR PLAN**

Scale: 1/16" = 1'-0"

REVISIONS / SUBMISSIONS

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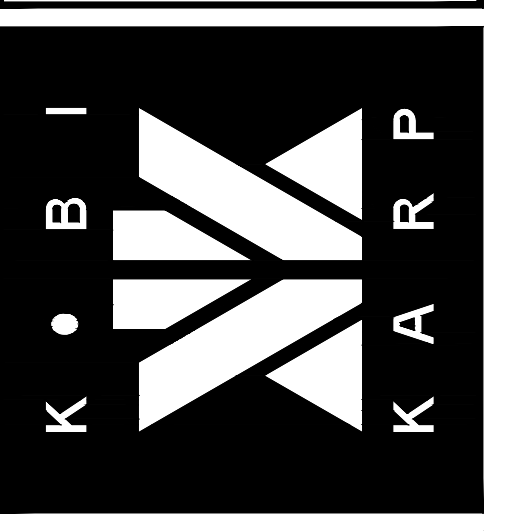
**71 NOBE - WEST PARCEL  
 COMMERCIAL USE DEVELOPMENT**  
71ST STREET, MIAMI BEACH, FLORIDA

**LEVEL 4 FLOOR PLAN**



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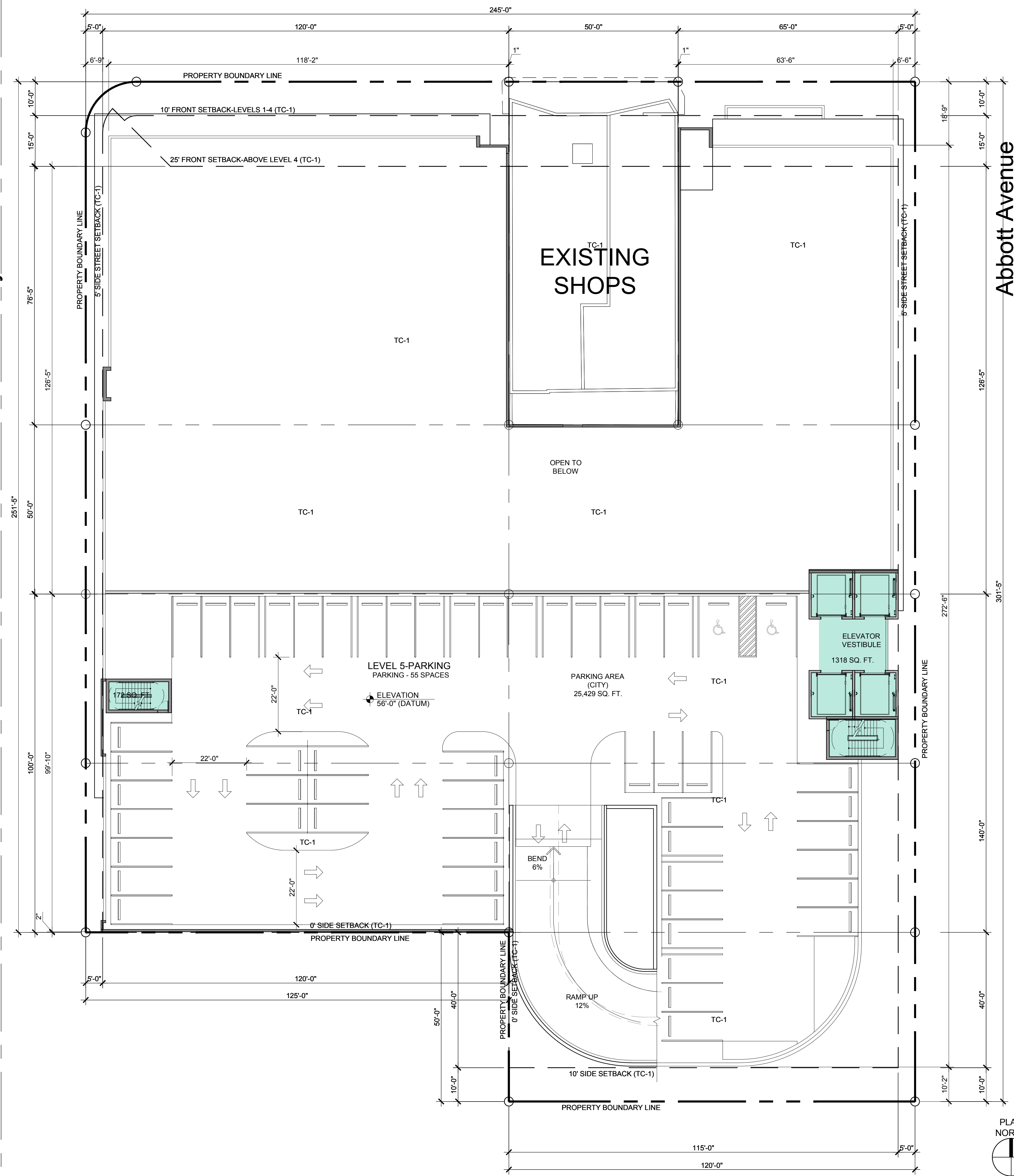
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**A3.04**

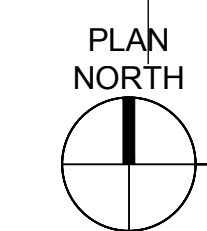
Byron Avenue

71<sup>st</sup> Street

Abbott Avenue



CITY PROP.:	26,919 SF.
PARKING:	25,429 SF.
CIRCULATION:	1,490 SF.



ROOF PLAN

Scale: 1/16" = 1'-0"

REVISIONS / SUBMISSIONS

1723

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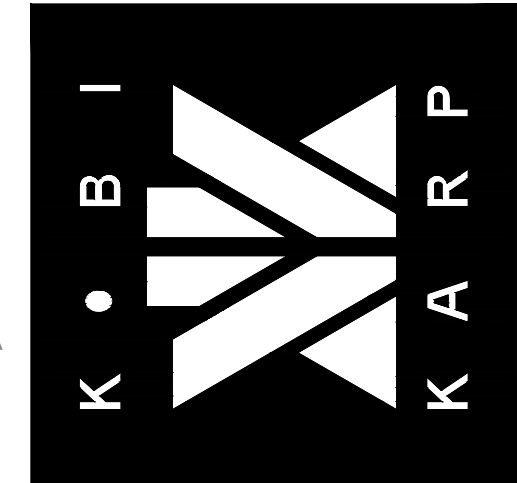
**71 NOBE - WEST PARCEL**  
**COMMERCIAL USE DEVELOPMENT**  
 71ST STREET, MIAMI BEACH, FLORIDA

**ROOF PLAN**



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A3.05