

71 NOBE - WEST PARCEL
COMMERCIAL USE DEVELOPMENT

71ST STREET, MIAMI BEACH, FLORIDA

GROUND FLOOR PLAN



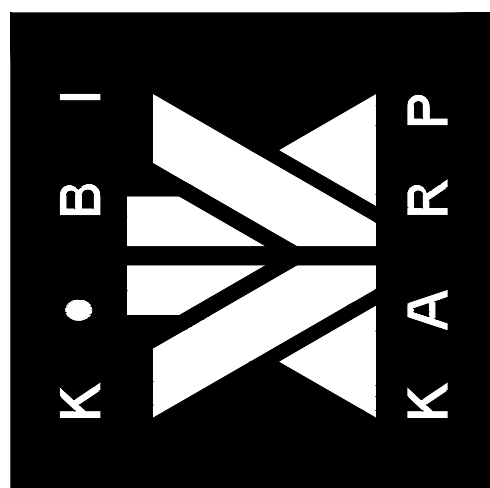
KOBI KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

2915 Biscayne Boulevard
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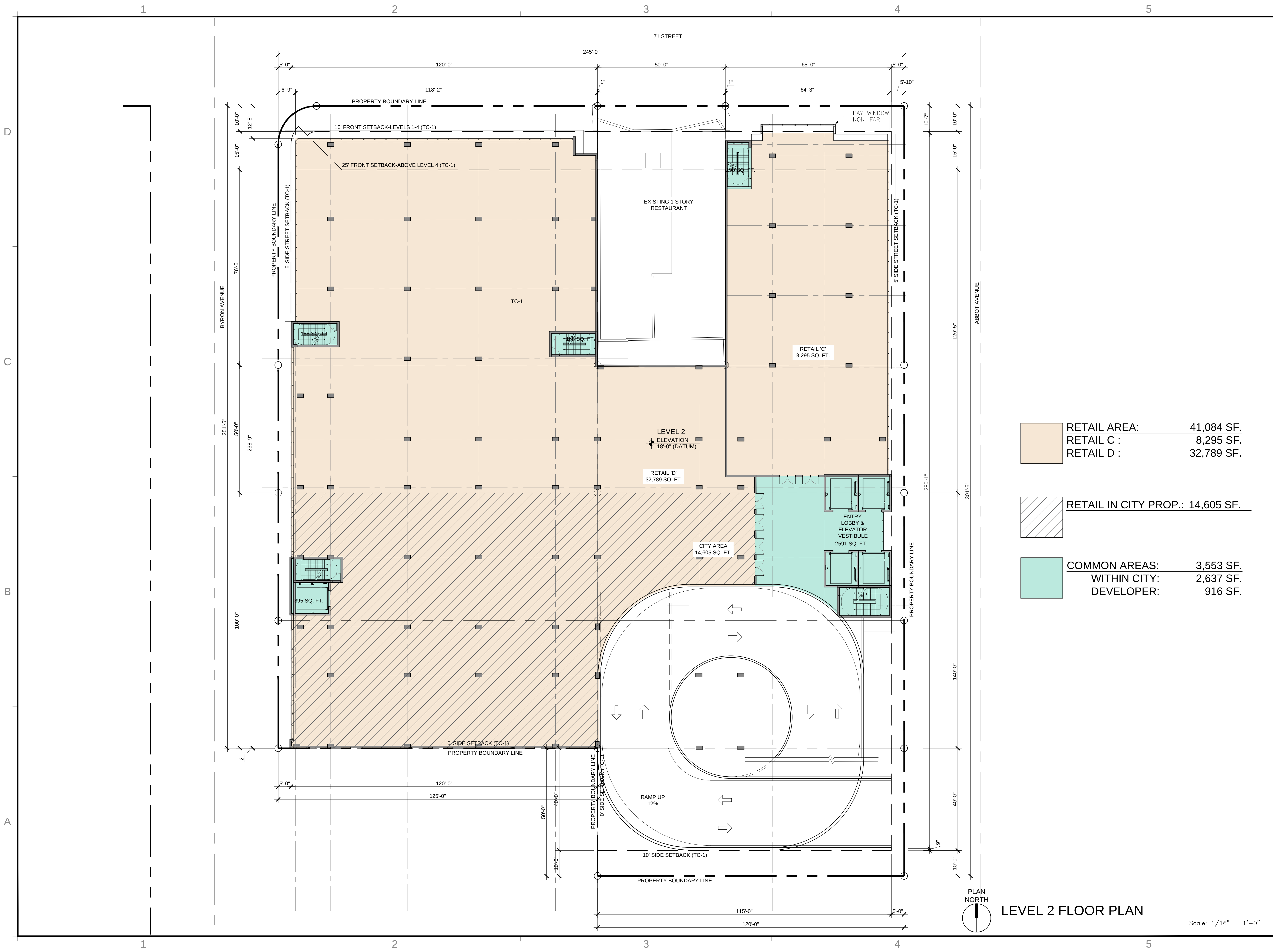


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CHECKED BY:	
DATE:	06.20.2018

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GROUND FLOOR PLAN

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



RETAIL AREA: 41,084 SF.
RETAIL C : 8,295 SF.
RETAIL D : 32,789 SF.

RETAIL IN CITY PROP.: 14,605 SF.

COMMON AREAS: 3,553 SF.
WITHIN CITY: 2,637 SF.
DEVELOPER: 916 SF.

PLAN NORTH
LEVEL 2 FLOOR PLAN
Scale: 1/16" = 1'-0"

REVISIONS / SUBMISSIONS

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LEVEL 2 FLOOR PLAN



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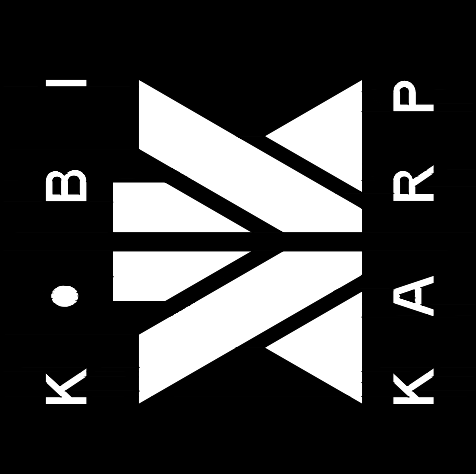
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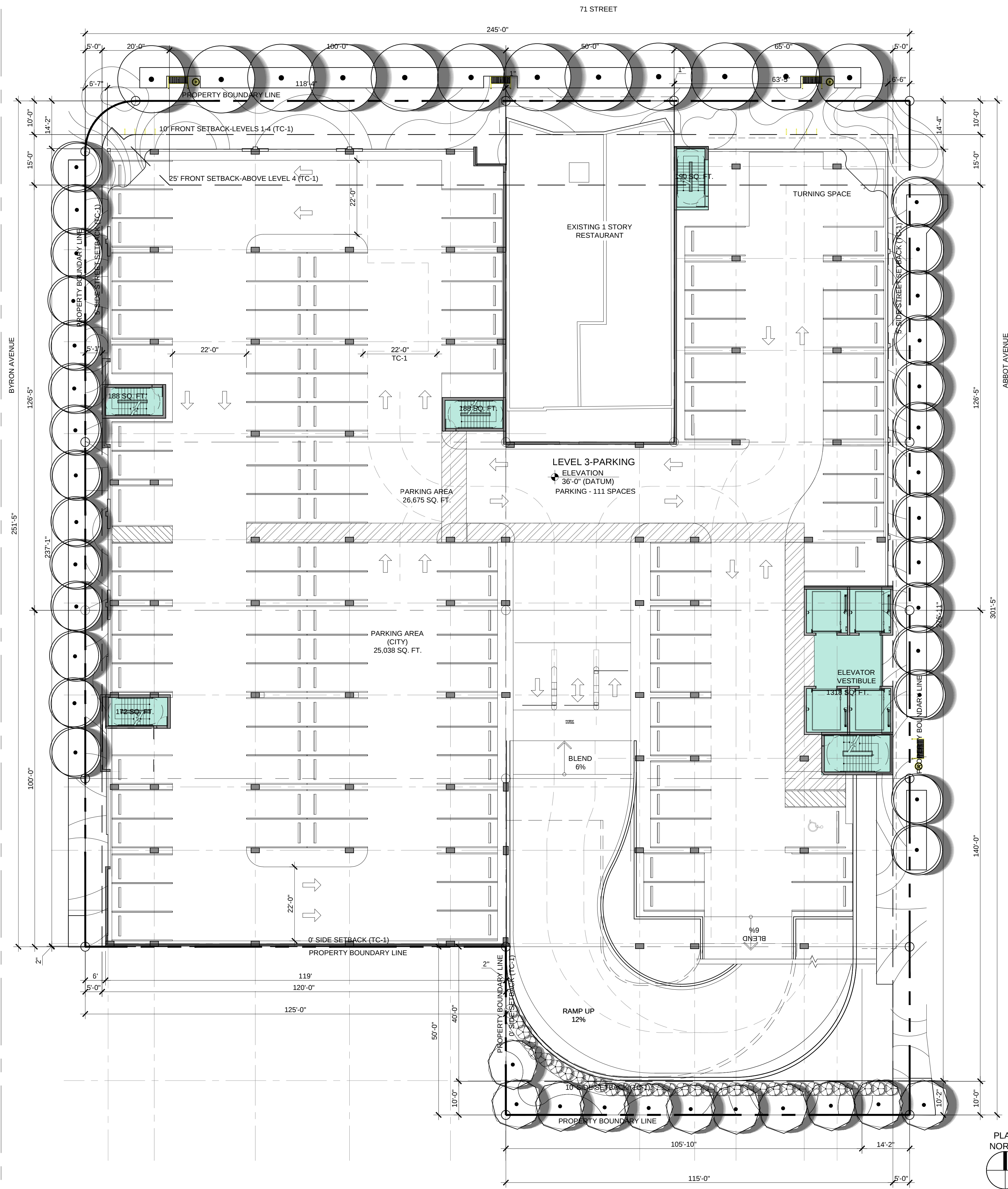
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DEVELOPER PROP.:	27,432 SF.
PARKING :	26,675 SF.*
CIRCULATION:	757 SF.
*NOT PART OF DEVELOPMENT FAR	
CITY PROP.:	26,357 SF.
PARKING:	25,038 SF.
CIRCULATION:	1,319 SF.

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

REVISIONS / SUBMISSIONS

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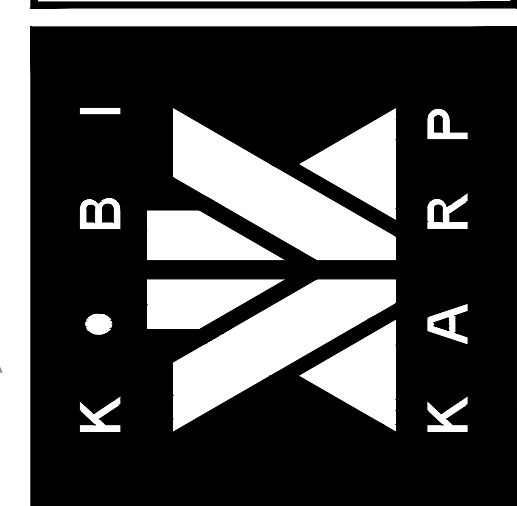
LEVEL 3 FLOOR PLAN



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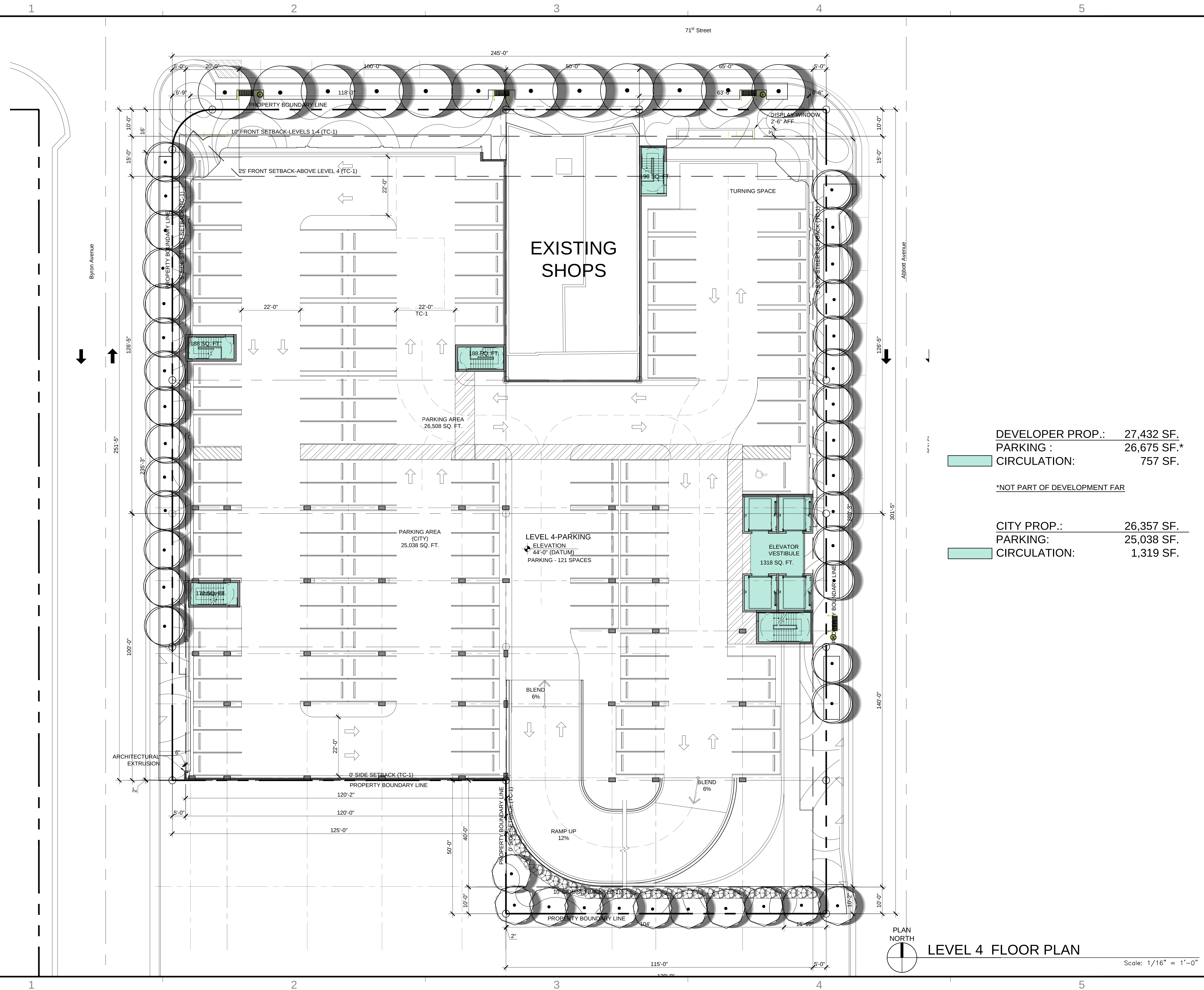
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A3.03

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LEVEL 4 FLOOR PLAN



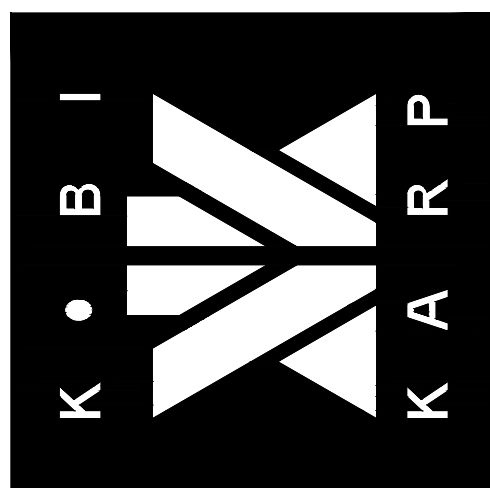
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A/A AS/D NCARB

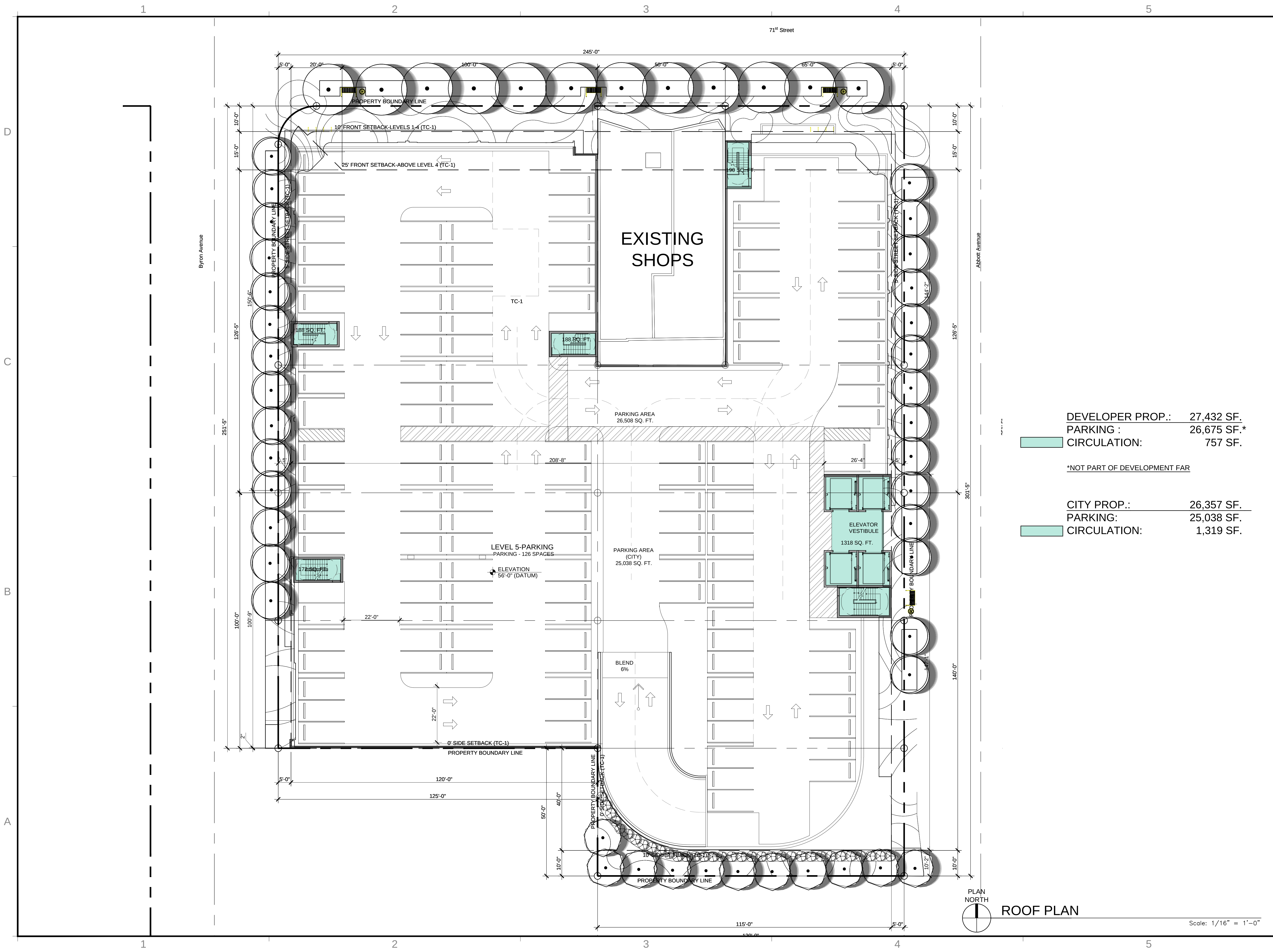
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A3.04



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.

REVISIONS / SUBMISSIONS

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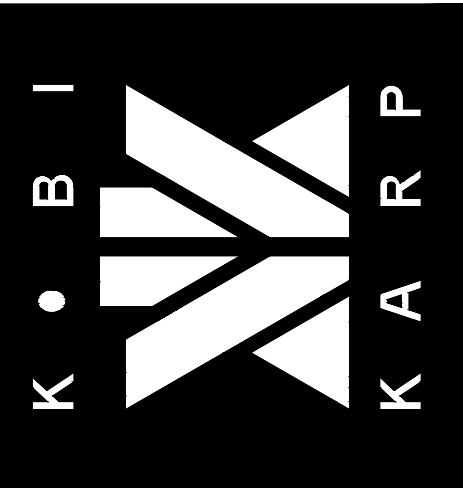
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ROOF PLAN



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