

1250 WEST

1250 WEST AVE, MIAMI BEACH, FL, 33139

Rev.	Date	Rev.	Date

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RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY
MIAMI BEACH, FLORIDA

1250 West Avenue
Miami Beach, Florida, 33139

Owner:
Name
Address
Address
Tel.
Email

Developer:
1250 West Owner LLC C/O JDS Development Group
120NE 27th St
Miami, FL 33137

Structural Engineering:
DeSimone
140 Broadway, 25th Floor
New York, NY 10005
T: 212.532.2211
F: 212.481.6108

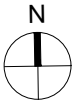
Mechanical Engineering:
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116 West 32nd Street
New York, NY 10001
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Architect:
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571 NW 28th Street
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KOBİ KARP
Lic. # AR0012578

COVER SHEET

Date: 12/12/2024	Sheet No.
Scale: N.T.S.	A0.00
Project #: 2412	



Architectural Sheets	
No.	Title
A0.00	Cover Sheet
A0.01	Drawing Index
A0.02	Location Map
A0.03	Context Views
A1.00	Project Data
A1.04	F.A.R. Diagram Level B1
A1.05	F.A.R. Diagram Level 1
A1.06	F.A.R. Diagram Level 2
A1.07	F.A.R. Diagram Level 3
A1.07.5	F.A.R. Diagram Level 3 Loft
A1.08	F.A.R. Diagram Level 4
A1.09	F.A.R. Diagram Level 5-15
A1.10	F.A.R. Diagram Level 16-24
A1.11	F.A.R. Diagram Level 25-26
A1.12	F.A.R. Diagram Level 27-28
A1.13	F.A.R. Diagram Level 29
A1.14	F.A.R. Diagram Level 30
A1.15	F.A.R. Diagram Level 31
A1.16	F.A.R. Diagram Level 32
A1.17	Renderings
A1.18	Renderings
A1.19	Renderings
A1.20	Renderings
A2.00	Site Plan
A3.00	Floor Plan Level B2 Parking
A3.01	Floor Plan Level B1 Parking
A3.02	Floor Plan Level 1 Lobby
A3.03	Floor Plan Level 2 Amenity
A3.04	Floor Plan Level 3 Resi.
A3.04.5	Floor Plan Level 3 Resi.-Loft
A3.05	Floor Plan Level 4 Resi.
A3.06	Floor Plan Level 5-15 Resi.
A3.07	Floor Plan Level 16-24 Resi.
A3.08	Floor Plan Level 25-26 Resi.
A3.09	Floor Plan Level 27-28 Resi.
A3.10	Floor Plan Level 29 Resi.
A3.11	Floor Plan Level 30 Resi. PH
A3.12	Floor Plan Level 31 Resi. PH
A3.13	Floor Plan Level 32 Roof Deck
A4.00	Context Elevation
A4.01	Render Elevaions
A4.02	Render Elevaions
A5.00	Building Sections

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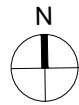
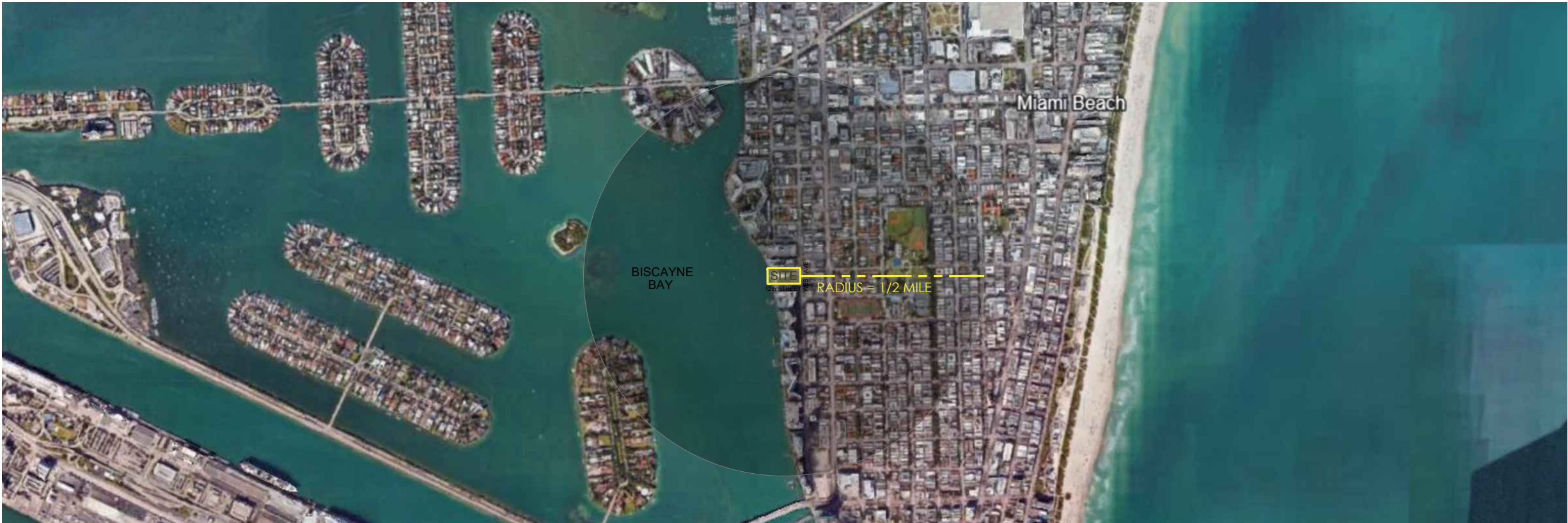
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DRAWING INDEX

Date: 12/12/2024	Sheet No.
Scale: N.T.S.	A0.01
Project #: 2412	



1 SITE LOCATION MAP

SCALE: N.T.S.

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LOCATION MAP ZONING MAP

Date:	12/12/2024	Sheet No.
Scale:	N.T.S.	A0.02
Project #:	2412	

1250 WEST AVE, Miami Beach, FL 33139

Zoning Property Details Use(s) Layers

BASIC ZONING

Zone: RM-3
Existing Building Use: Residential - Total Value :
Condominium - Residential
Existing Land Use: Residential
Municipal Future Land Use: RM-3 FLU
Allowed Use(s): View Detailed Uses

ADDITIONAL ZONES

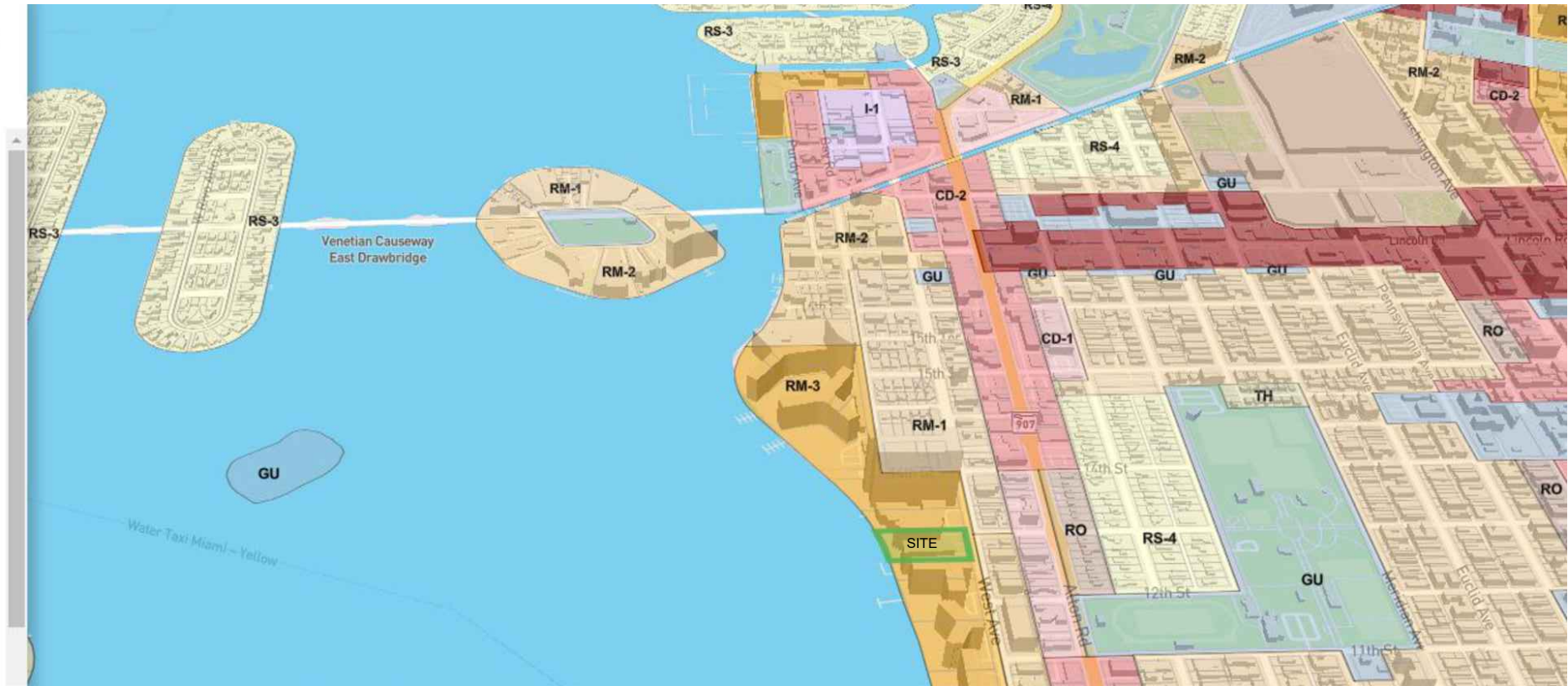
FEMA Flood Zone: AE 0.2 Percent Annual Chance
Flood Hazard
Base Flood Elevation: 8

OVERLAYS

- Parking Tier 1
- West Avenue Bayfront Overlay

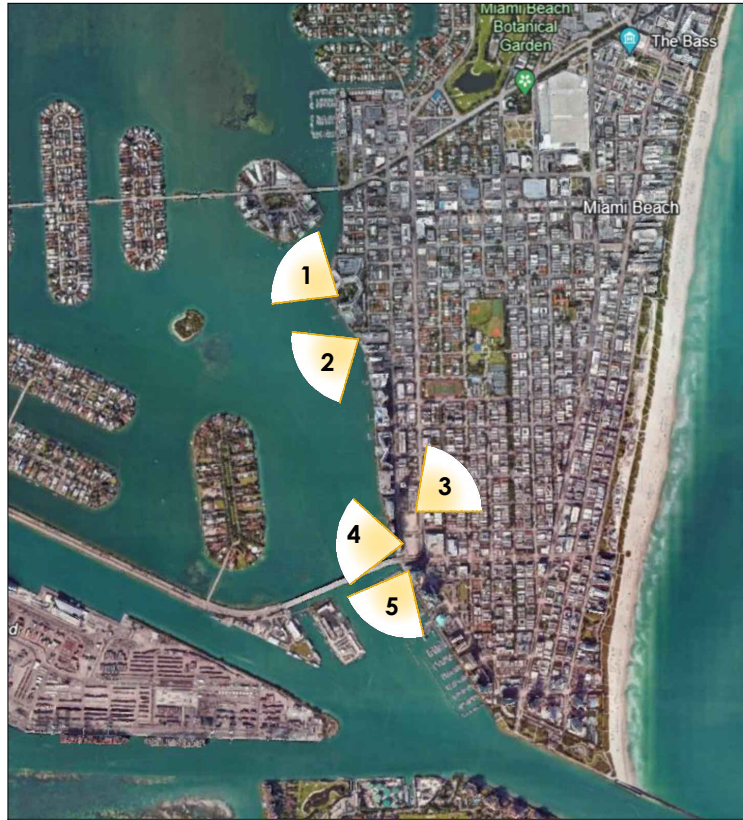
ADDITIONAL REGULATIONS

- Workforce or Affordable Units Bonus



2 SITE ZONING MAP

SCALE: N.T.S.



0 LOCATION MAP
SCALE: N.T.S.



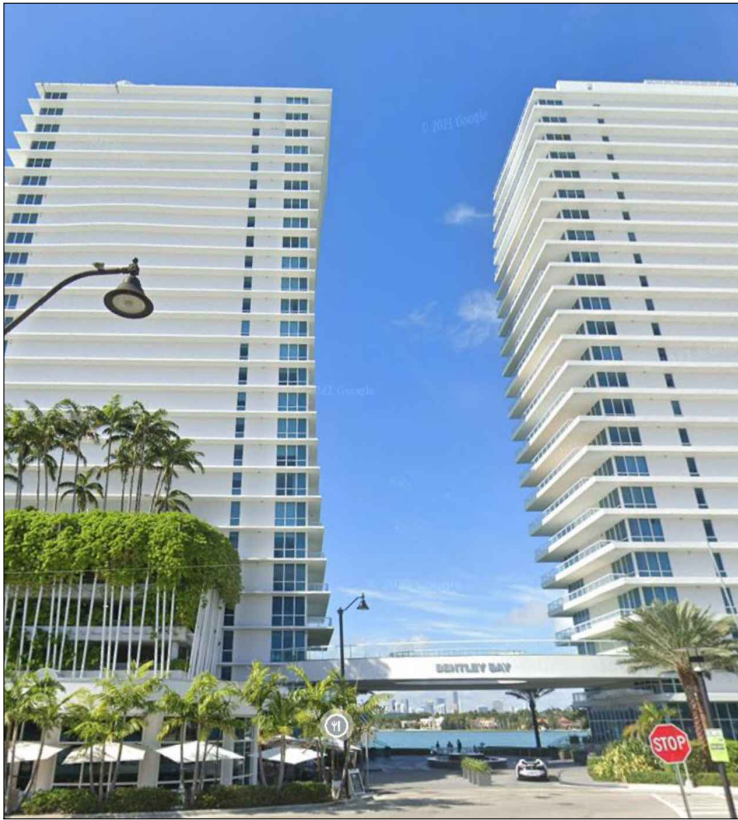
1 FLAMINGO SOUTH BEACH
1504 BAY ROAD, MIAMI BEACH, FLORIDA 33139



2 THE WAVERLY SOUTH BEACH
1330 WEST AVENUE, MIAMI BEACH, FLORIDA 33139



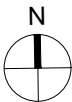
3 THE FLORIDIAN MIAMI BEACH
650 WEST AVENUE, MIAMI BEACH, FLORIDA 33139



4 THE BENTLEY BAY CONDOMINIUMS
520-540 WEST AVENUE, MIAMI BEACH, FLORIDA 33139



5 ICON AT SOUTH BEACH
450 ALTON ROAD, MIAMI BEACH, FLORIDA 33139



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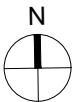
CONTEXT VIEWS

Date: 12/12/2024	Sheet No.
Scale: N.T.S.	A0.03
Project #: 2412	

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

ITEM #	ZONING INFORMATION				
1	Address:	1250 WEST AVE. MIAMI BEACH, FL 33139			
2	Board and File numbers:				
3	Folio number(s):	Lot 1: 02-3233-048-0001			
4	Year constructed:	1964	Zoning District:		
5	Historic Designation	N/A	RM-3 RESIDENTIAL MULTI FAMILY HIGH INTENSITY		
6	Flood Zone:	Flood Zone AE			
7	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	2.50' NGVD	
8	Design Flood Elevation:	9'-0" NGVD			
9	Max. Wave Crest Elevation:	N/A			
10	Adjusted grade (Flood+ Grade/2)	N/A			
11	Lot 1 Area:	83,707 SF (1.91 AC)			
12	Lot Width:	200'-0"	Lot Depth:	414'-0"	
13	Minimum Unit Size:	550 SF	Average Unit Size:	3,250 SF	
14	Existing Uses:	RESIDENTIAL	Proposed Use:	RESIDENTIAL / RETAIL	
		ALLOWED	EXISTING	PROPOSED	DEFICIENCIES
10	Height:	150'-0"	150'-0"	360'-0"	-
11	Number of Stories:	N/A	14	35	-
12	FAR:	2.75	TBD	7.00	-
13	Gross Square Footage:	N/A	N/A	TBD	-
14	Square Footage by Use:	N/A	N/A	N/A	-
15	Number of Units Residential	346	N/A	100	-
16	Number of Units Hotel	N/A	N/A	N/A	-
17	Number of Restaurant Seats	N/A	N/A	150.00	-
18	Occupancy Load	N/A	N/A	SEATING/O.C.C	-
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
	At-Grade Parking Lot				
19	Front Setback (Ped./ Tow):	20'-0" 50'-0"	20'-0"	20'-0"	-
20	Side Setback (Pedestal)	8% of lot width (16'-0")		16'-0"	-
21	Side Setback (Tower)	The required pedestal setback plus 10% of the height of the tower portion of the building. The total required setback shall not exceed 50 feet.		26'-0"	-
22	Rear Setback (Ped./Tow.):	42'-0" 63'-0"		87'-2" 87'-2"	-
	* Sum of Side Yard Setback requires 16% of lot width (32'-0")				
	PARKING DISTRICT No 1	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
31	Parking District No 1				-
32	Total # of parking spaces	258		258	-
33	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	SEE CHART PROVIDED	N/A		-
34	Valet Drop off and pick up		N/A	ON SITE	-
35	Loading zones and Trash collection areas		N/A	ONSITE	-
36	Bike Racks	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED	-
37	Is this a contributing building?	N/A			
38	Located within a Local Historic District?	N/A			
	Notes: If not applicable write N/A				
	* SEE PARKING REQUIREMENTS (A)				

FAR		
level	Units	
		575 SF
31	0	12,103 SF
30	2	14,055 SF
29	2	15,038 SF
28	3	15,038 SF
27	3	15,038 SF
26	4	15,038 SF
25	4	15,038 SF
24	5	15,038 SF
23	5	15,038 SF
22	5	15,038 SF
21	5	15,038 SF
20	5	15,038 SF
19	5	15,038 SF
18	5	15,038 SF
17	5	15,038 SF
16	5	15,038 SF
15	5	15,038 SF
14	5	15,038 SF
13	5	15,038 SF
12	5	15,038 SF
11	5	15,038 SF
10	5	15,038 SF
9	5	15,038 SF
8	5	15,038 SF
7	5	15,038 SF
6	5	15,038 SF
5	5	15,038 SF
4	4	15,038 SF
LOFT	L	8,968 SF
3	3	17,820 SF
2		28,278 SF
MEZZ		2,720 SF
G		24,352 SF
B1		2,786 SF
B2		
	125	
Total Gross Area		502,645 SF
Lot Area		83,707 SF
	FAR	6.00

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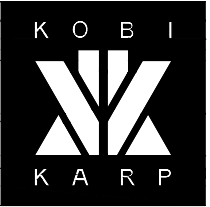
Owner:
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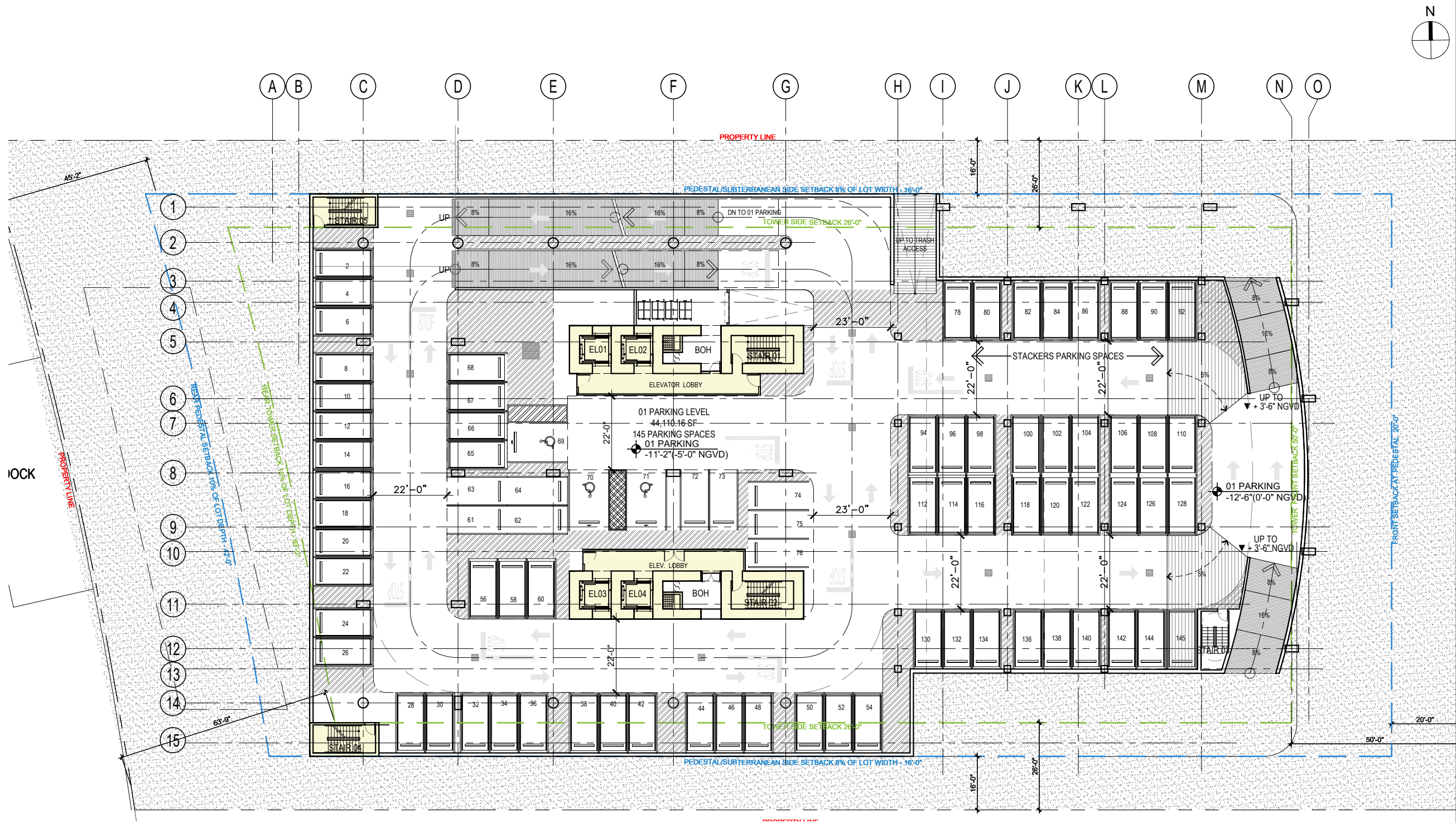
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PROJECT DATA

Date:	12/12/2024	Sheet No. A1.00
Scale:	N.T.S.	
Project #:	2412	



1 LEVEL B1 BASEMENT - FAR : 2,786 SQ. SF.
SCALE: 1/32" = 1'-0"

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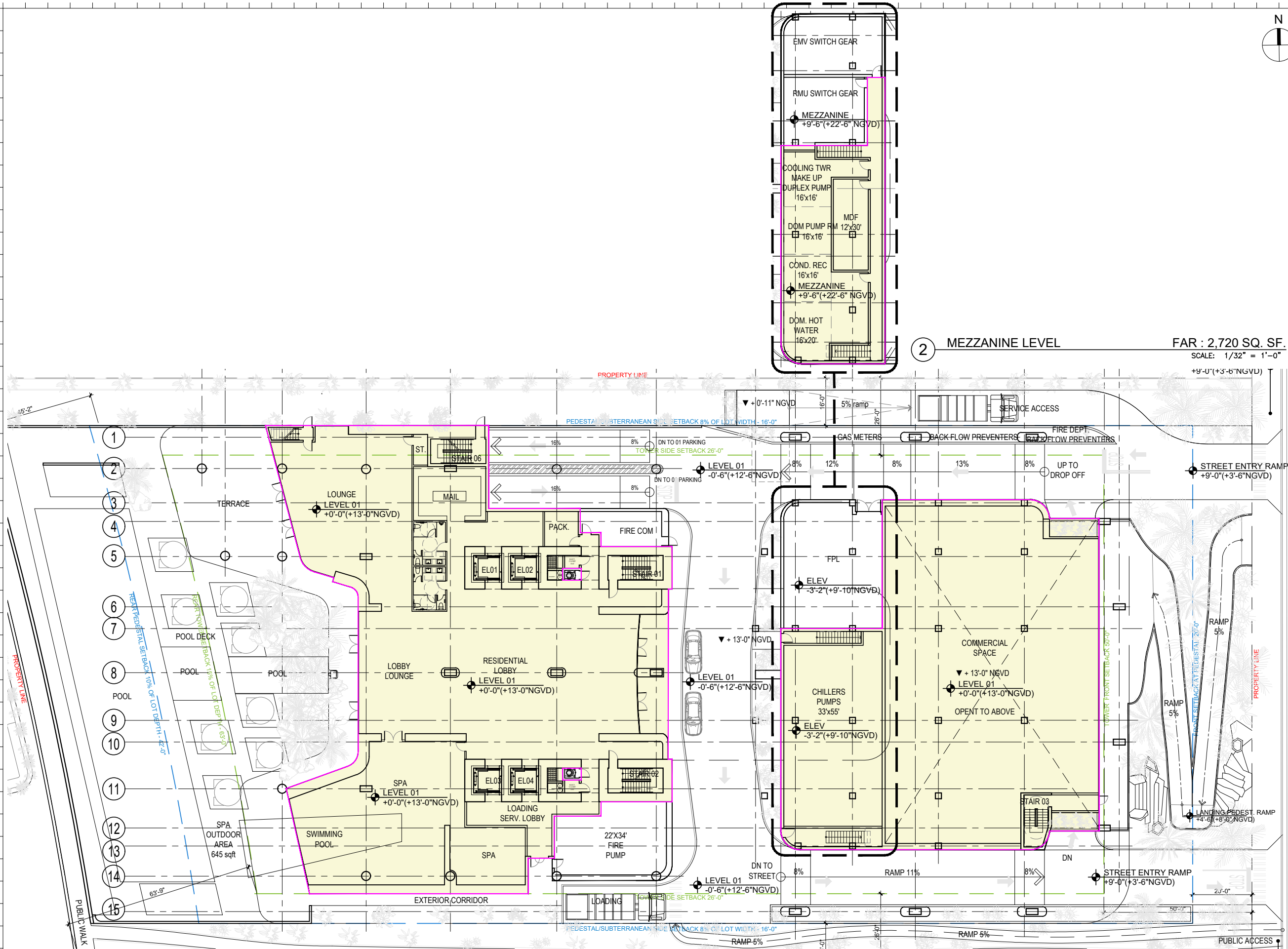
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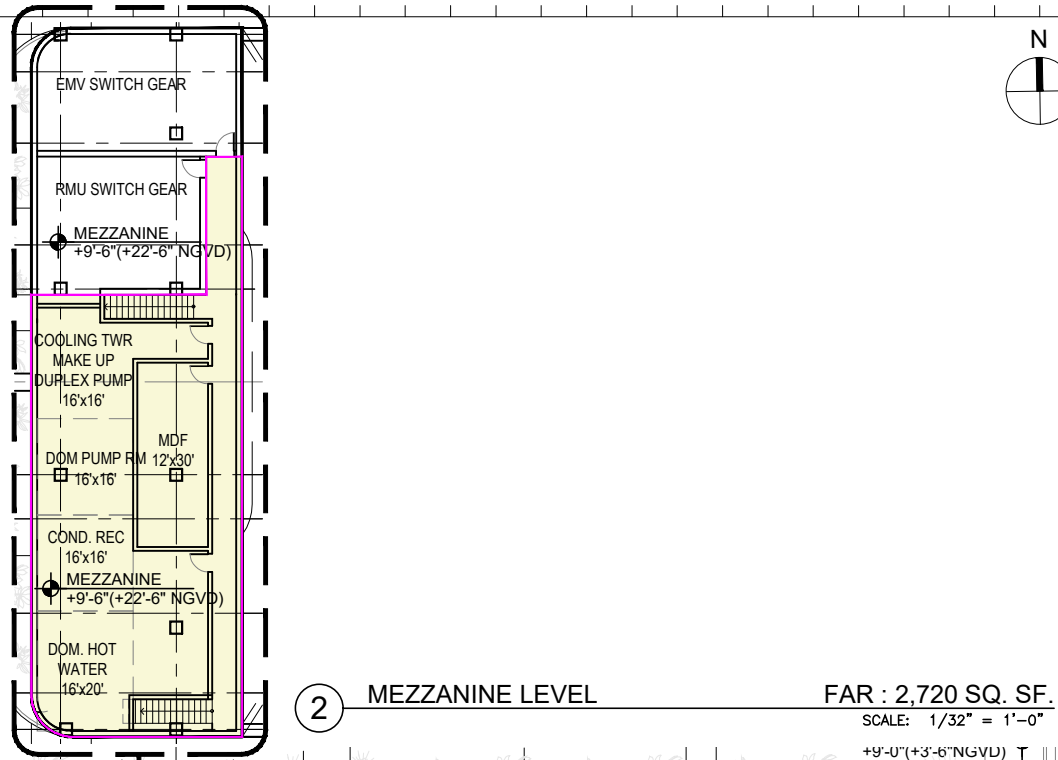
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LEVEL -1 PARKING
F.A.R. - FLOOR PLAN

Date: 12/12/2024	Sheet No.
Scale: AS INDICATED	A1.04
Project #: 2412	



1 LEVEL 1 - RESIDENTIAL LOBBY FAR : 24,352 SQ. SF. SCALE: 1/32" = 1'-0"



2 MEZZANINE LEVEL FAR : 2,720 SQ. SF. SCALE: 1/32" = 1'-0"

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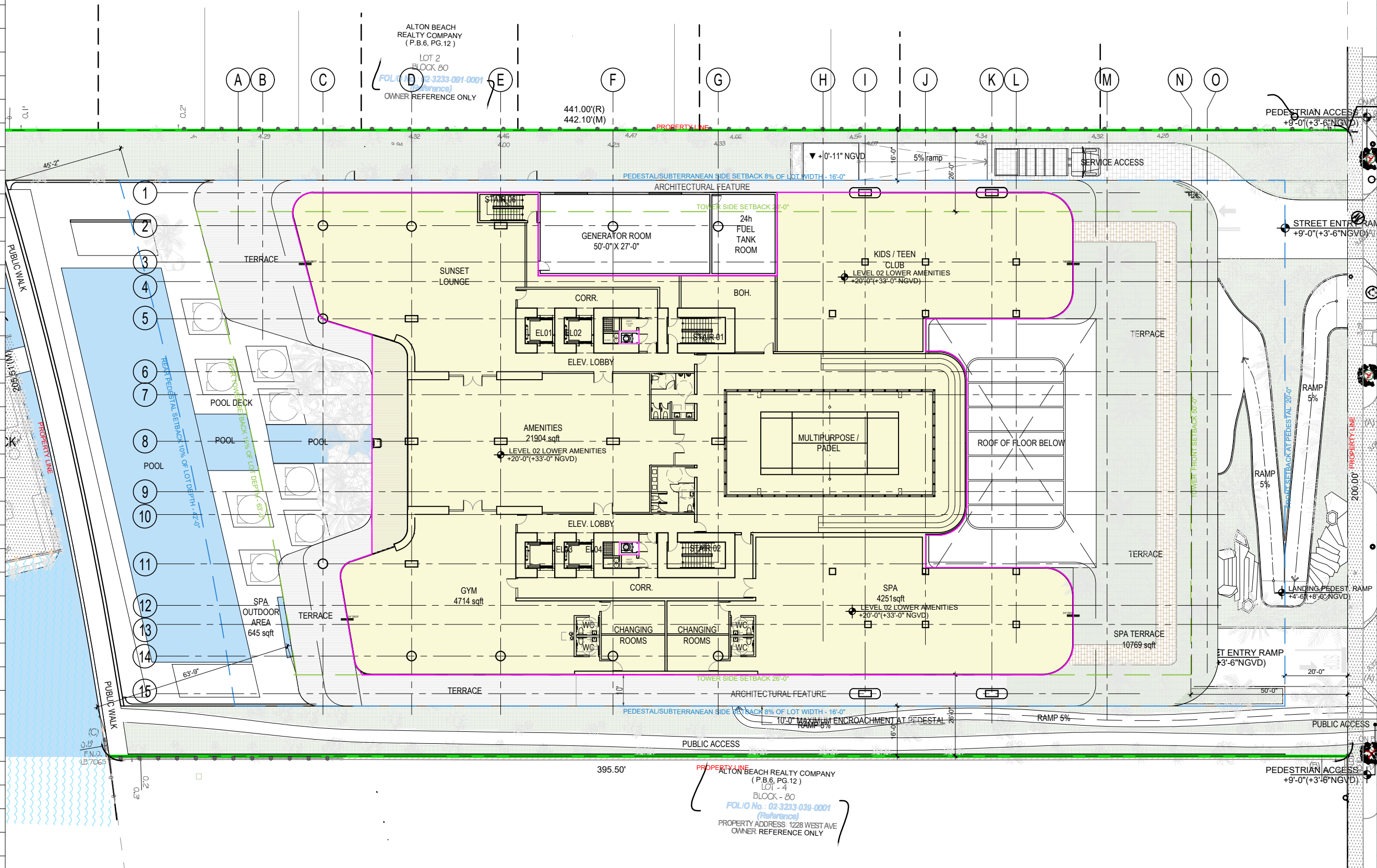
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LEVEL 1 RES. LOBBY
F.A.R. - FLOOR PLAN

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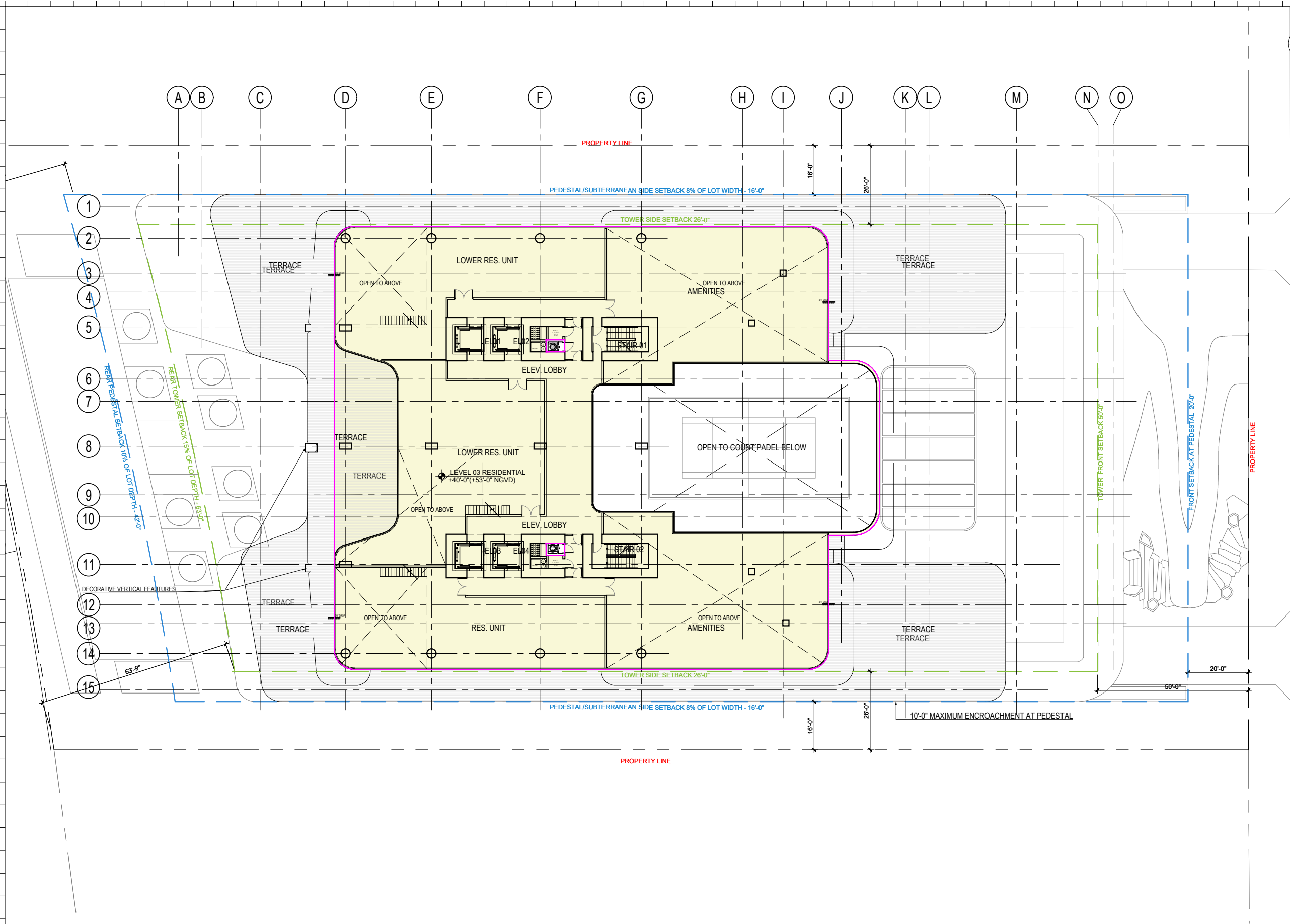
LEVEL 2 AMENITY
F.A.R. - FLOOR PLAN

Date: 12/12/2024	Sheet No.
Scale: AS INDICATED	A1.06
Project #: 2412	

LEGEND
FAR.

1 LEVEL 2 - AMENITY PLAN

FAR : 28,278 SF
SCALE: 1/32" = 1'-0"



LEGEND
FAR.

1 LEVEL 3 - RESIDENTIAL FLOOR AREA

FAR : 17,820 SF.
SCALE: 1/32" = 1'-0"

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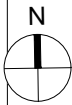
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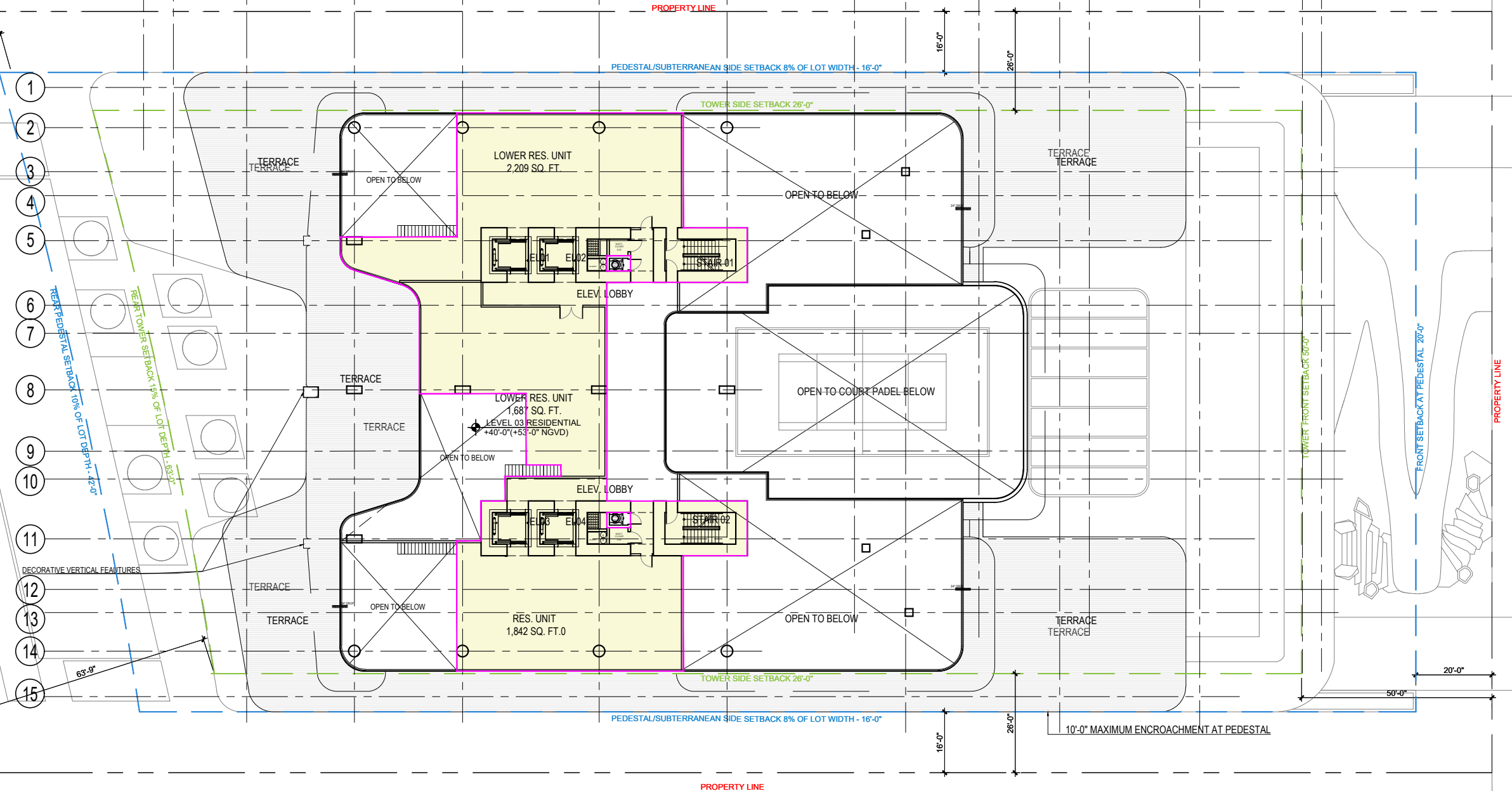
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LEVEL 3 RESIDENTIAL
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A B C D E F G H I J K L M N O



LEGEND
FAR.

1 LEVEL 3 LOFT - RESIDENTIAL FLOOR PLAN

FAR : 8,968 SF.
SCALE: 1/32" = 1'-0"

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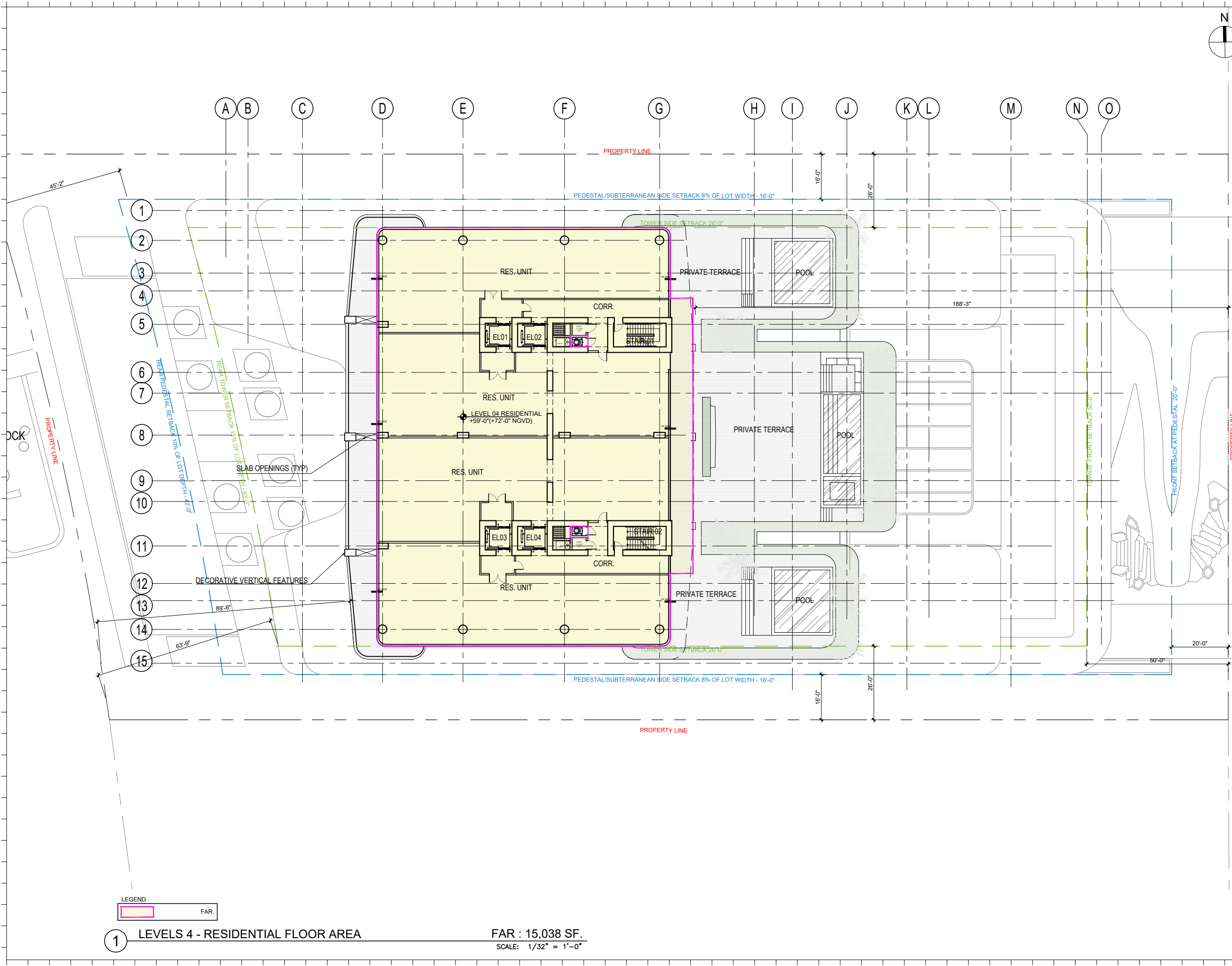
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LEVEL 3 RES. LOFT
F.A.R. - FLOOR PLAN

Date: 12/12/2024	Sheet No.
Scale: AS INDICATED	A1.07.5
Project #: 2412	



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RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY
MIAMI BEACH, FLORIDA

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LEVEL 4 RESIDENTIAL

F.A.R. - FLOOR PLAN

Date: 12/12/2024	Sheet No.
Scale: AS INDICATED	A1.08
Project #: 2412	

LEGEND

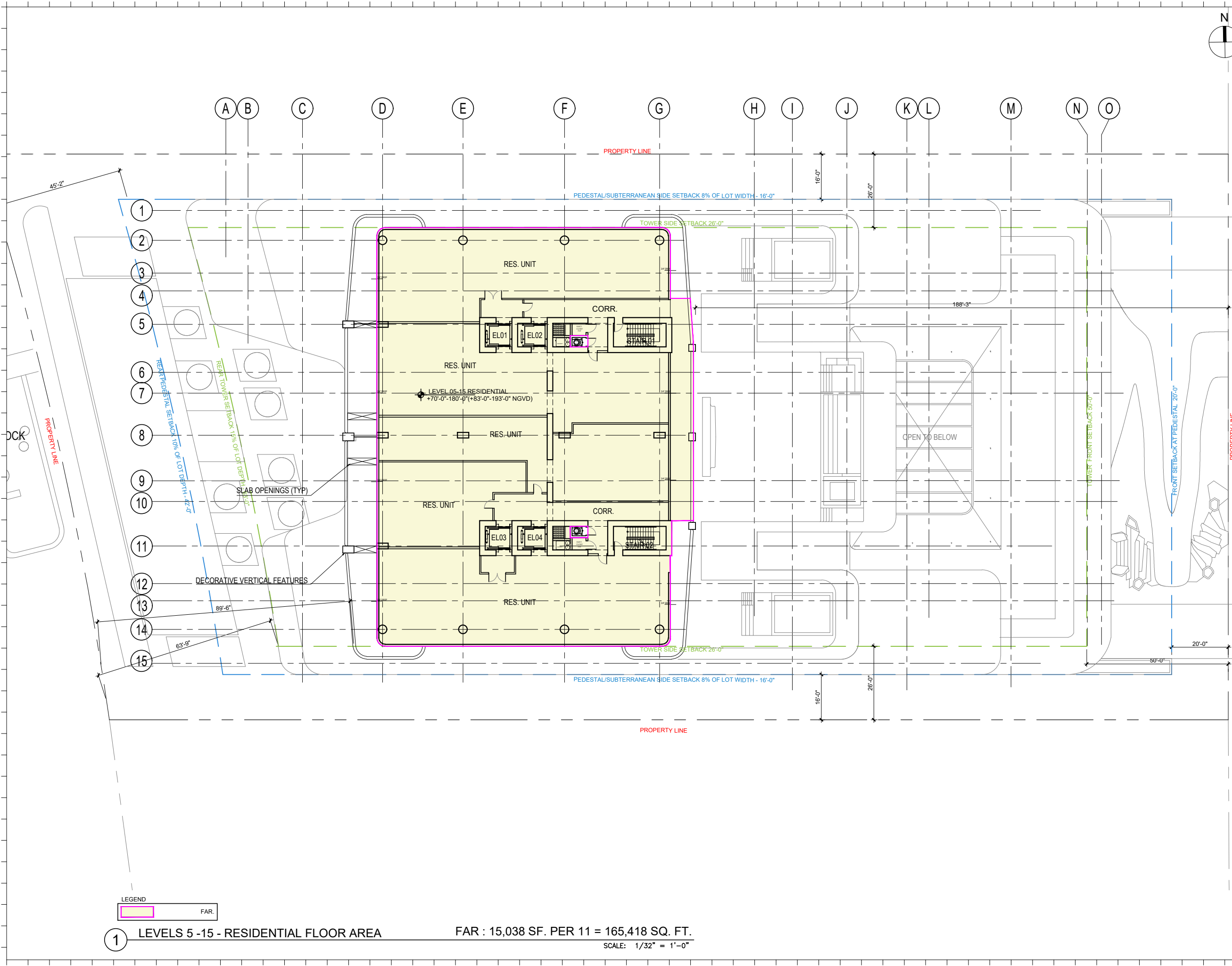
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1

LEVELS 4 - RESIDENTIAL FLOOR AREA

FAR : 15,038 SF.

SCALE: 1/32" = 1'-0"



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LEVEL 5-15 RESI.
F.A.R. - FLOOR PLAN

Date: 12/12/2024	Sheet No.
Scale: AS INDICATED	A1.09
Project #: 2412	

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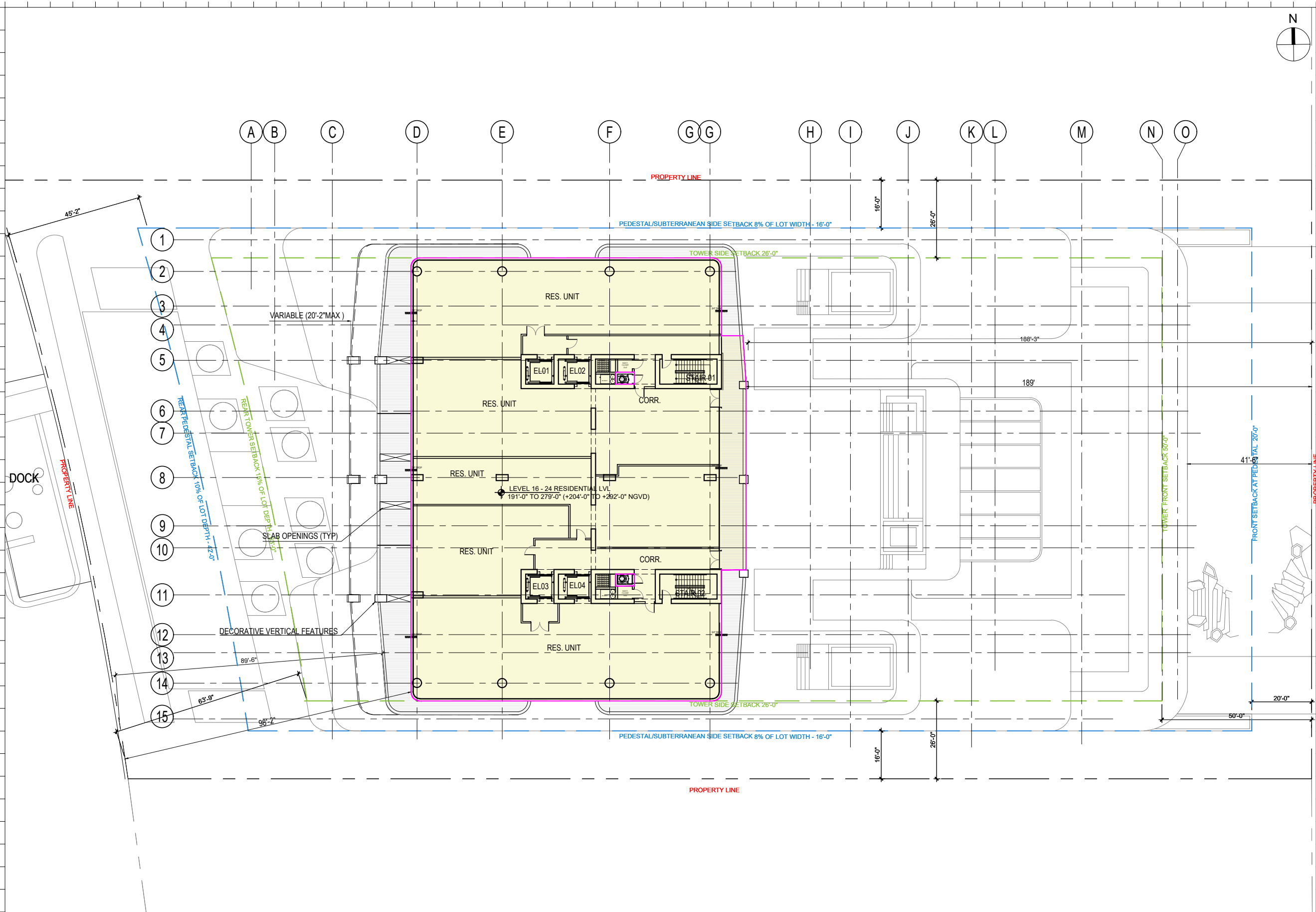
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LEVELS 5-15 - RESIDENTIAL FLOOR AREA

FAR : 15,038 SF. PER 11 = 165,418 SQ. FT.

SCALE: 1/32" = 1'-0"



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LEVEL 16-24 RESI.
F.A.R. - FLOOR PLAN

Date: 12/12/2024	Sheet No.
Scale: AS INDICATED	A1.10
Project #: 2412	

LEGEND

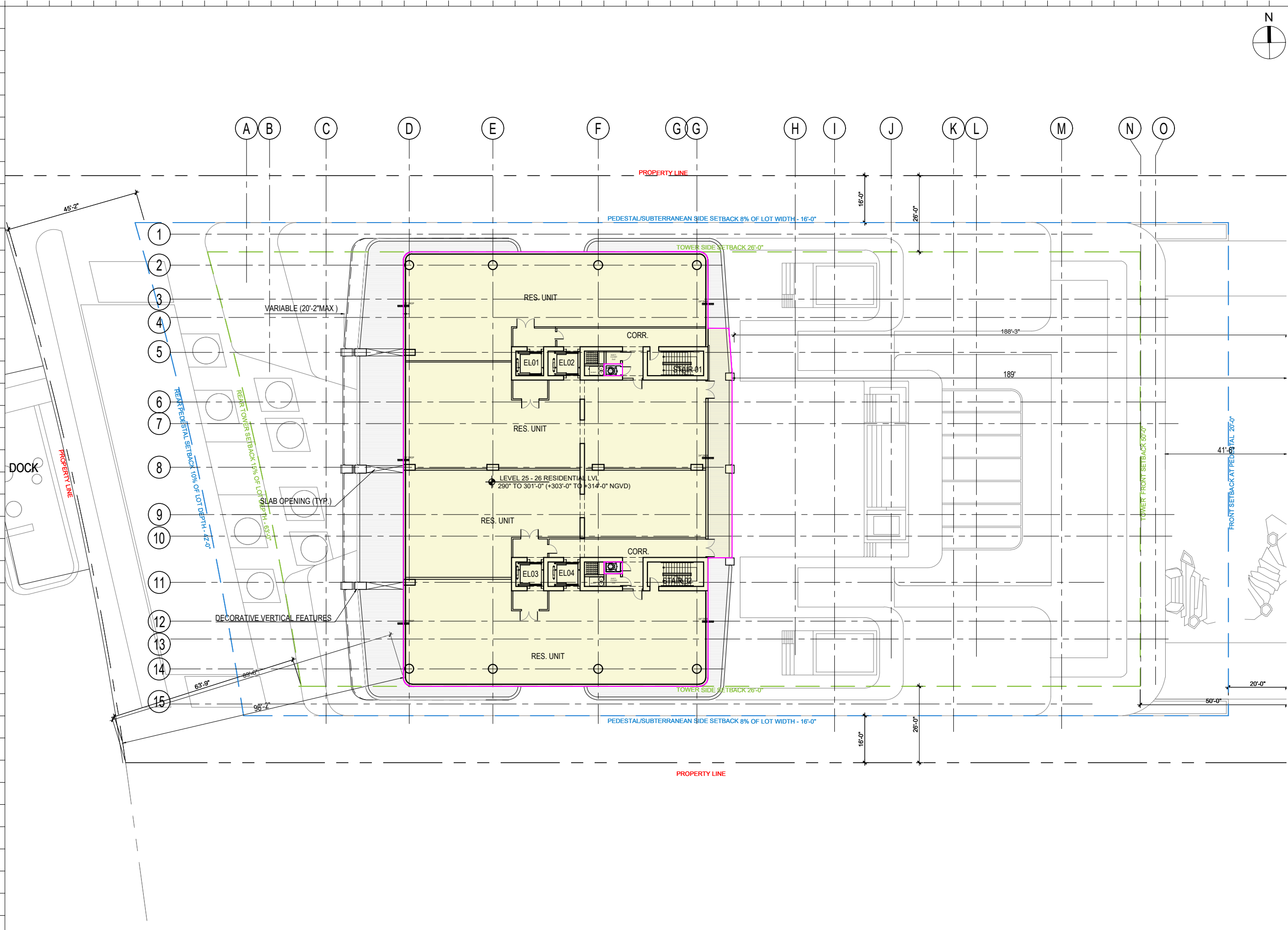
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LEVELS 16-24 - RESIDENTIAL FLOOR AREA

FAR : 15,038 SF. PER 9 = 135,342 SQ. FT.

SCALE: 1/32" = 1'-0"



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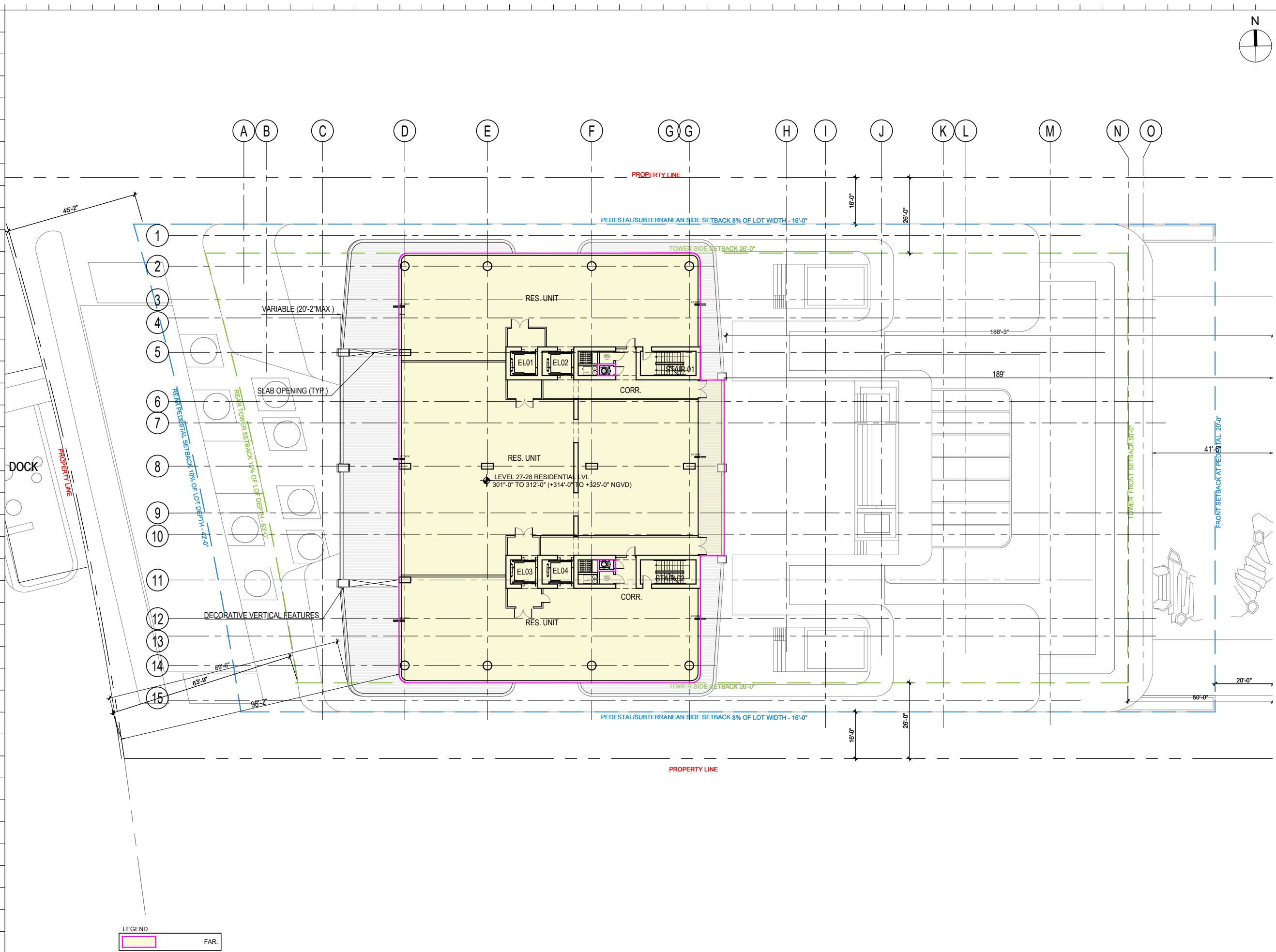
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LEVEL 25-26 RESI.
F.A.R. - FLOOR PLAN

Date: 12/12/2024	Sheet No.
Scale: AS INDICATED	A1.11
Project #: 2412	



LEGEND
FAR.
FAR.

1 LEVELS 27-28 - RESIDENTIAL FLOOR AREA FAR : 15,038 SF. PER 2 = 30,076 SQ. FT.
SCALE: 1/32" = 1'-0"

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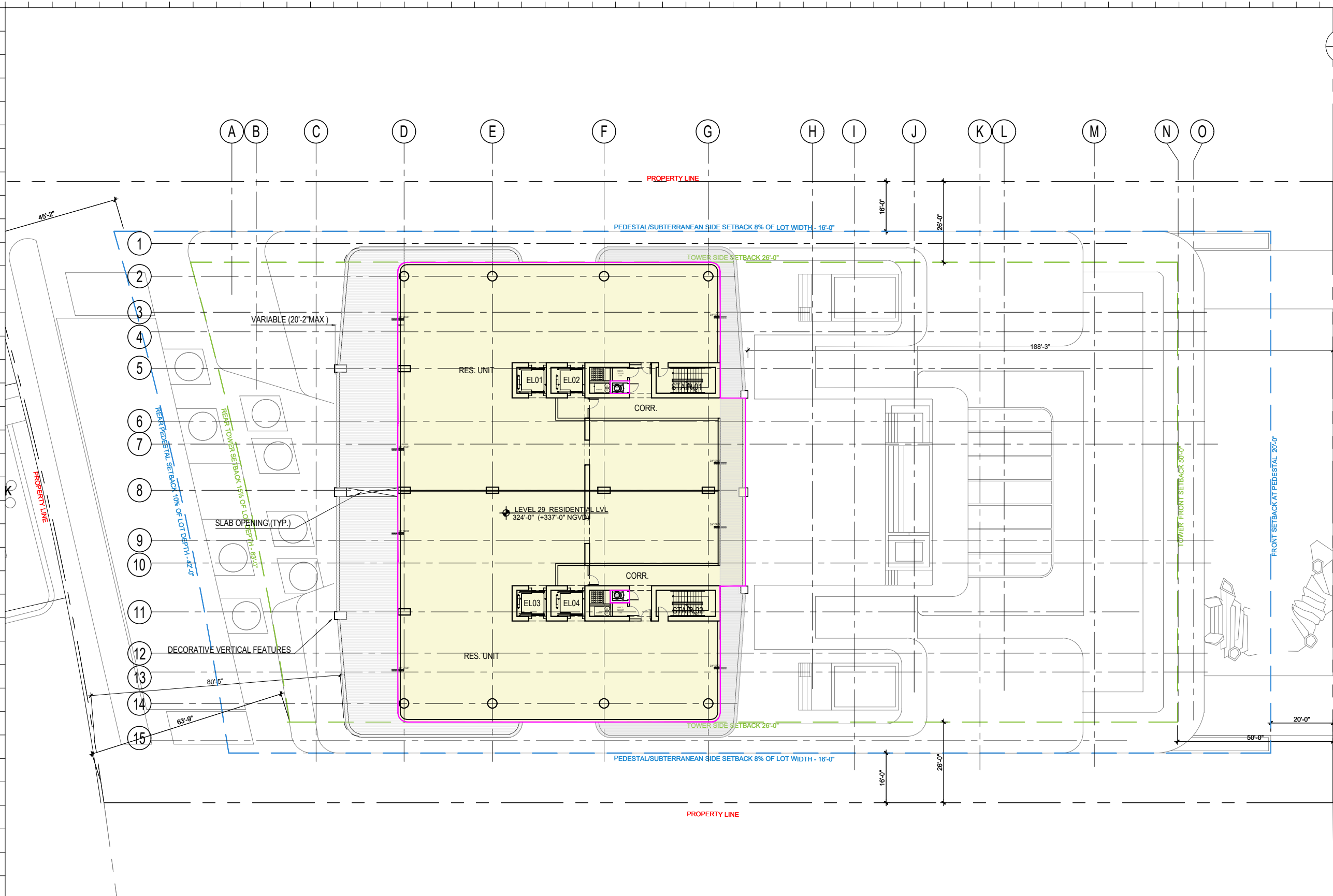
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LEVEL 27-28 RESI.
F.A.R. - FLOOR PLAN

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Project #: 2412	



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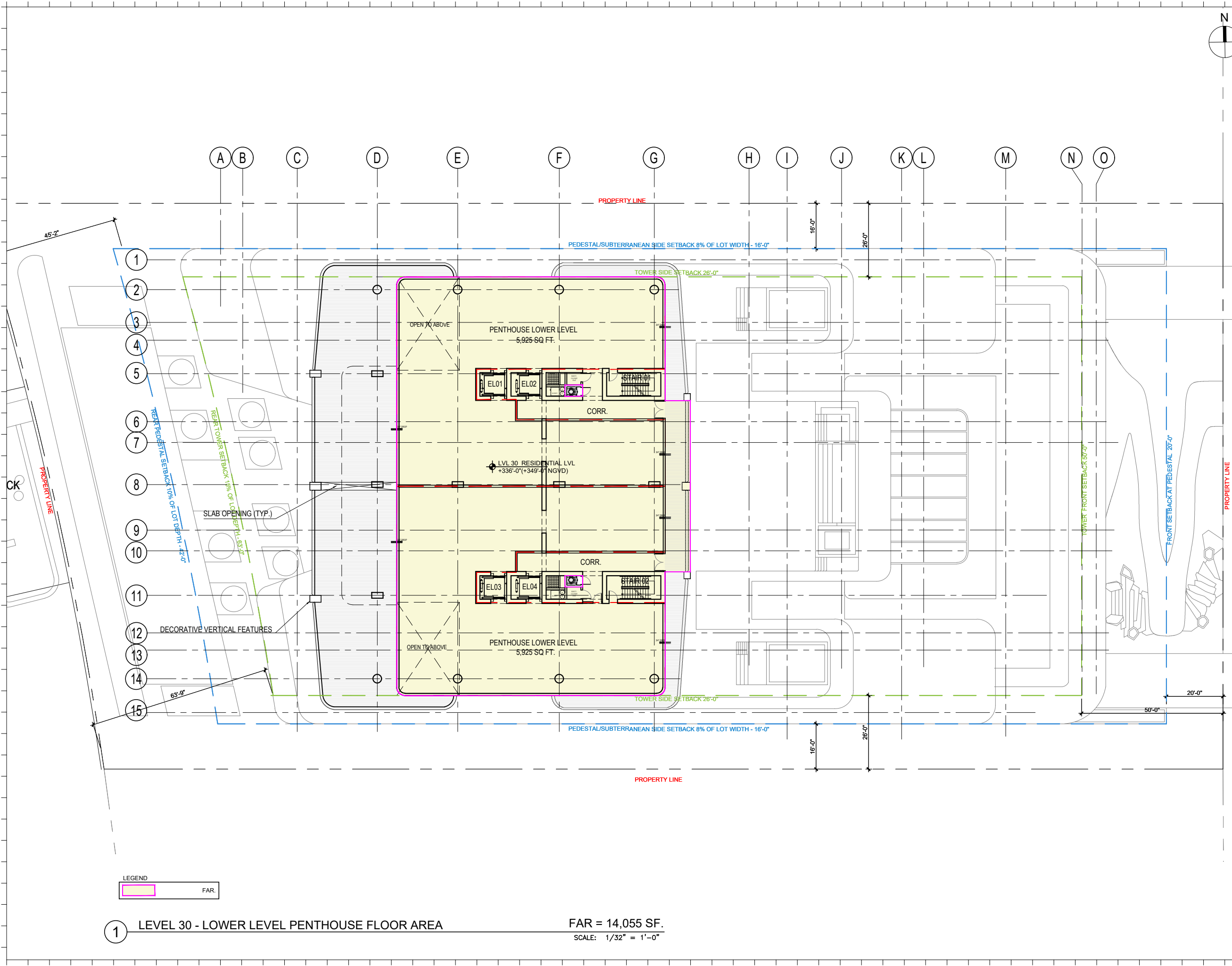
LEVEL 29 RESI.
F.A.R. - FLOOR PLAN

Date: 12/12/2024	Sheet No.
Scale: AS INDICATED	A1.13
Project #: 2412	

LEGEND	
	FAR.

1 LEVELS 29 - RESIDENTIAL FLOOR AREA

FAR : 15,038 S.F.
SCALE: 1/32" = 1'-0"



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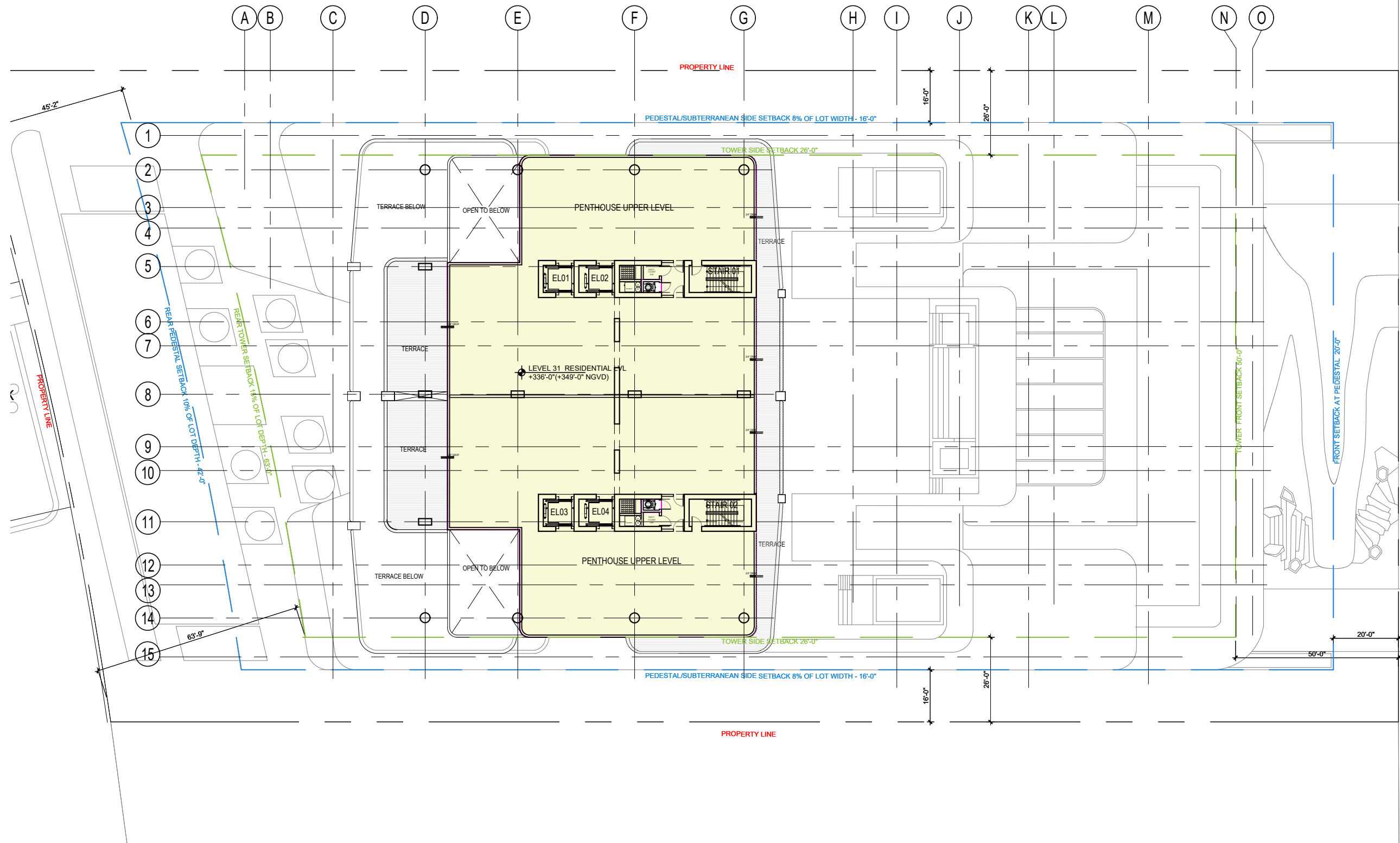
LEVEL 30 LOWER PH
F.A.R. - FLOOR PLAN

Date: 12/12/2024	Sheet No.
Scale: AS INDICATED	A1.14
Project #: 2412	

LEGEND

FAR.

1 LEVEL 30 - LOWER LEVEL PENTHOUSE FLOOR AREA FAR = 14,055 SF.
SCALE: 1/32" = 1'-0"



LEGEND

	FAR
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1 LEVEL 31 - UPPER LEVEL PENTHOUSE FLOOR AREA

FAR = 12,103 SQ. SF.
SCALE: 1/32" = 1'-0"

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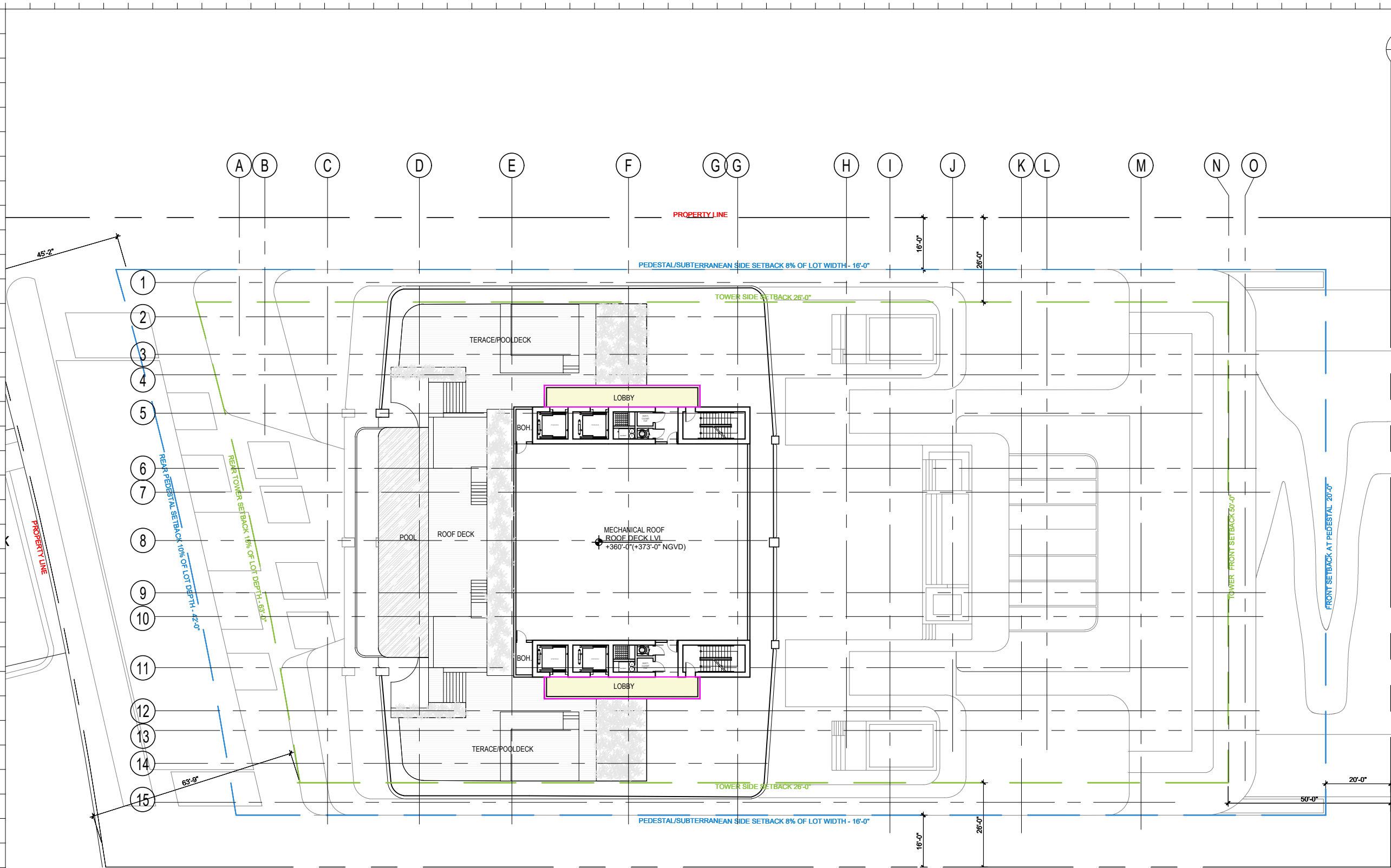
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LEVEL 31 UPPER PH
F.A.R. - FLOOR PLAN

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Project #: 2412	



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MIAMI BEACH, FLORIDA

1250 West Avenue
Miami Beach, Florida, 33139

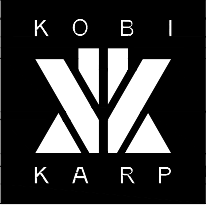
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LEVEL 32 ROOF DECK
F.A.R. - FLOOR PLAN

Date: 12/12/2024	Sheet No.
Scale: AS INDICATED	A1.16
Project #: 2412	

LEGEND
FAR.

1 LEVEL 32 - ROOF FLOOR AREA

FAR = 575 SQ. SF.
SCALE: 1/32" = 1'-0"



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Project #: 2412	



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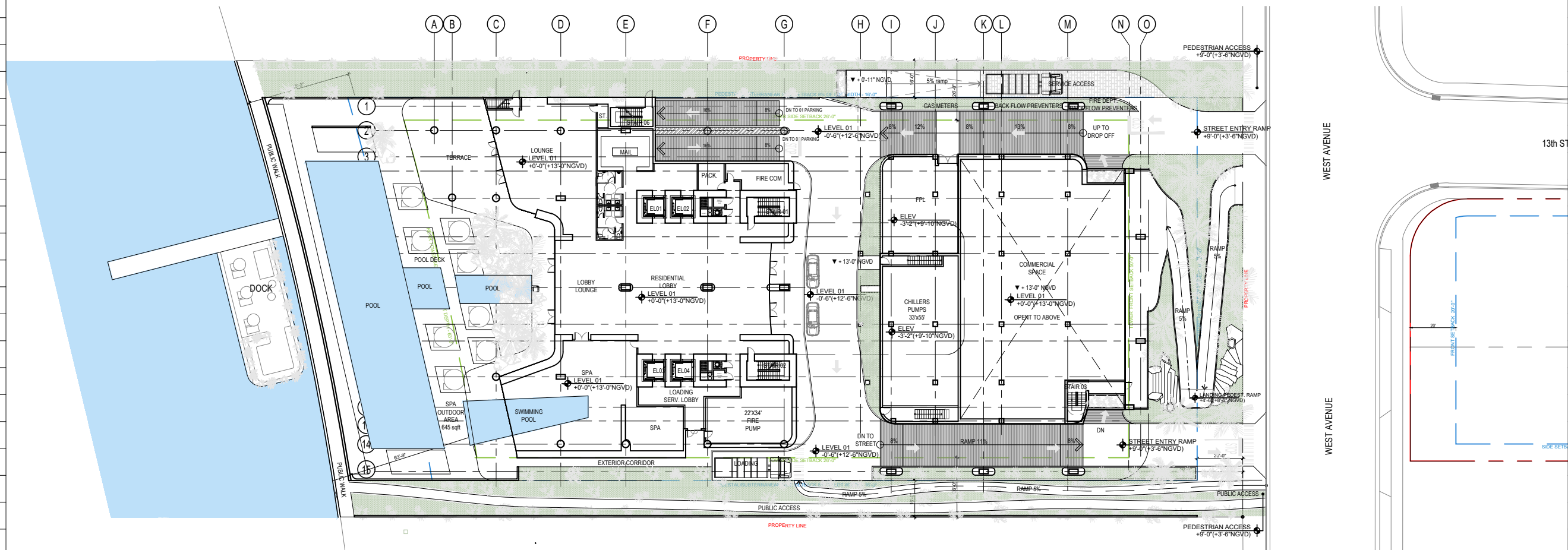
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RENDERING

Date: 12/12/2024	Sheet No.
Scale: N.T.S.	A1.21
Project #: 2412	



SITE PLAN

SCALE: 1" = 50'-0"

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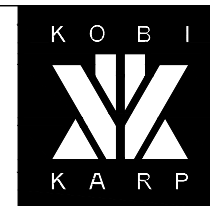
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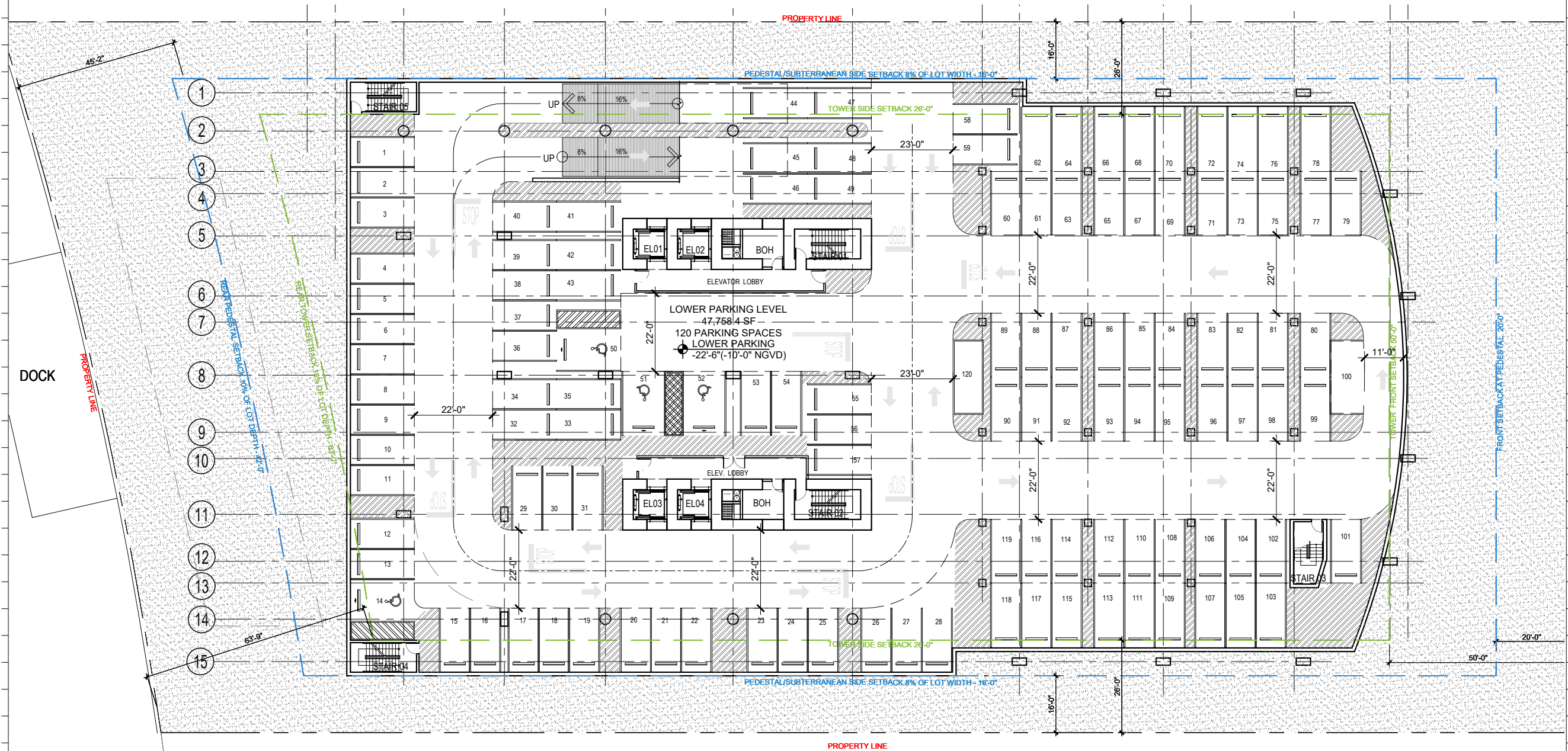
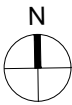
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SITE PLAN

Date: 12/12/2024	Sheet No. A2.00
Scale: AS INDICATED	
Project #: 2412	



LEVEL B2 - LOWER LEVEL PARKING PLAN

SCALE: 1/32" = 1'-0"

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LEVEL B2 PARKING
FLOOR PLAN

Date: 12/12/2024	Sheet No.
Scale: AS INDICATED	A3.00
Project #: 2412	



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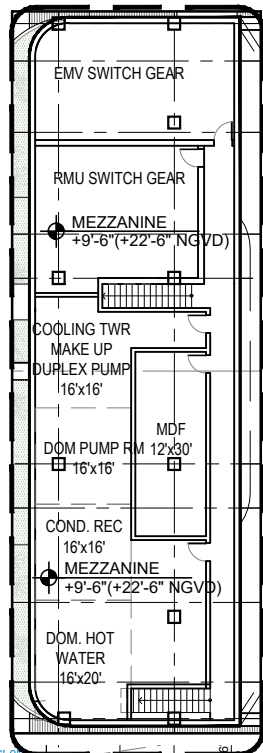
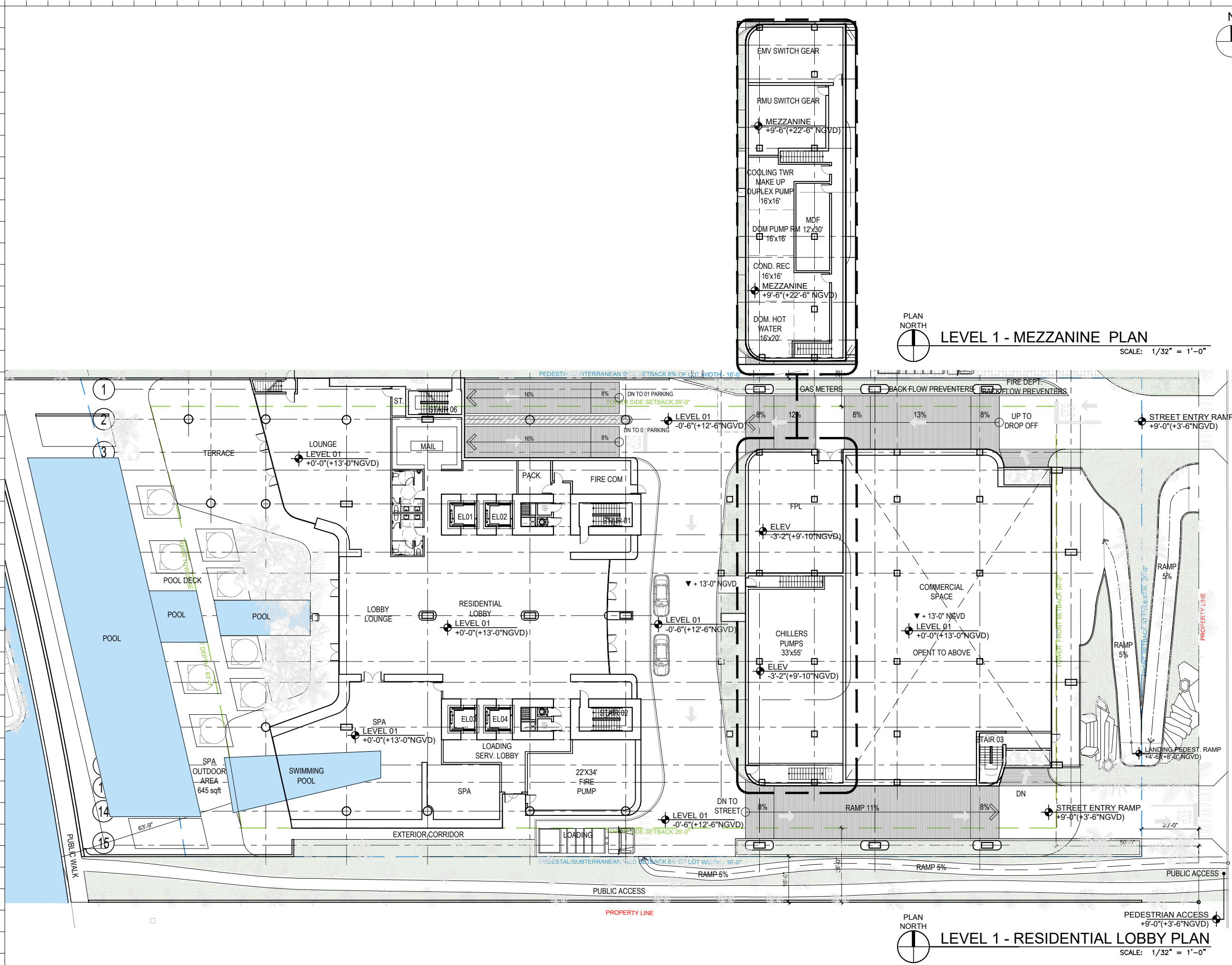
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LEVEL B1 PARKING FLOOR PLAN

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Scale: AS INDICATED	A3.01
Project #: 2412	



LEVEL 1 - MEZZANINE PLAN

SCALE: 1/32" = 1'-0"

LEVEL 1 - RESIDENTIAL LOBBY PLAN

SCALE: 1/32" = 1'-0"

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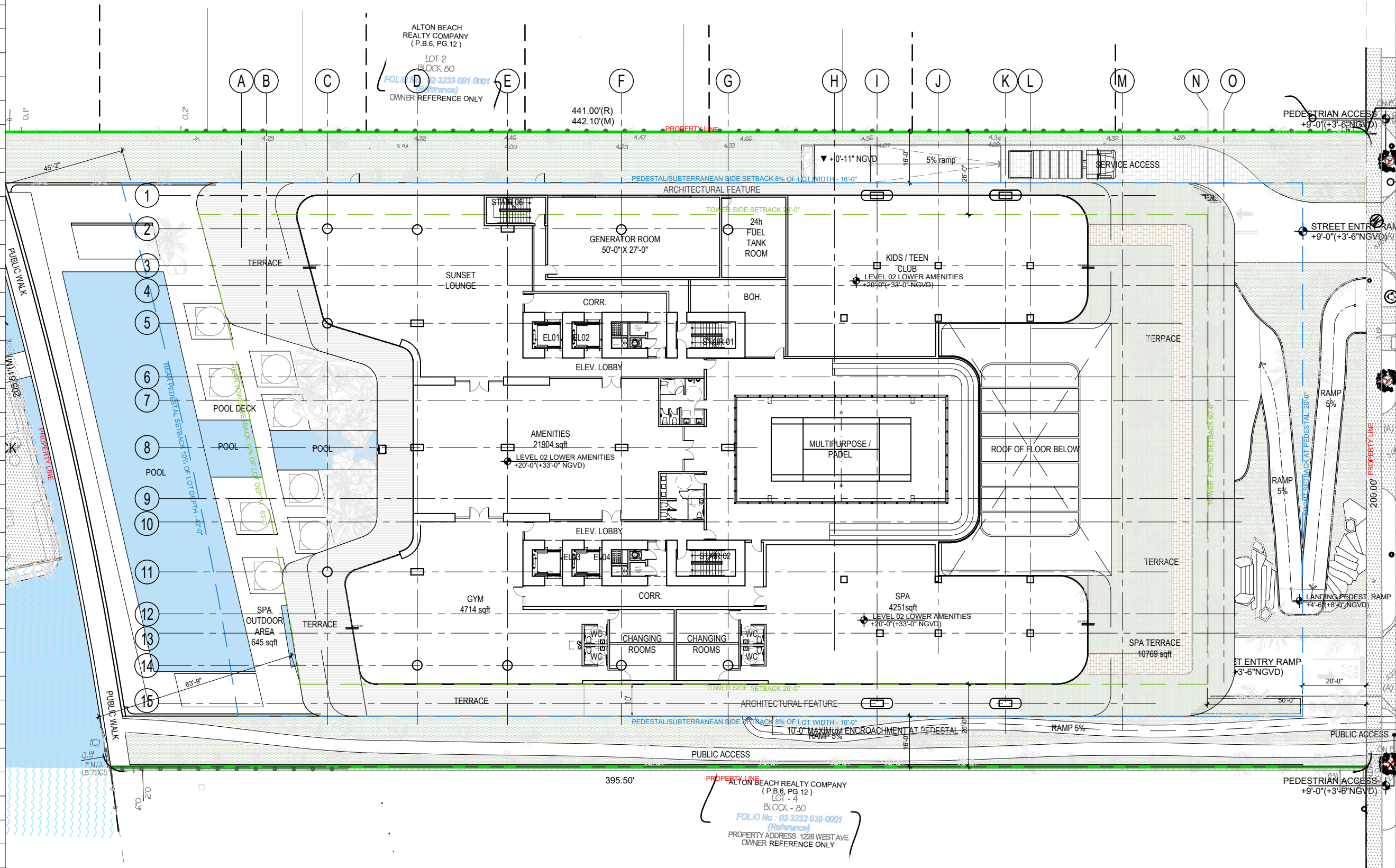
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RESIDENTIAL LOBBY
FLOOR PLAN

Date: 12/12/2024	Sheet No.
Scale: AS INDICATED	A3.02
Project #: 2412	



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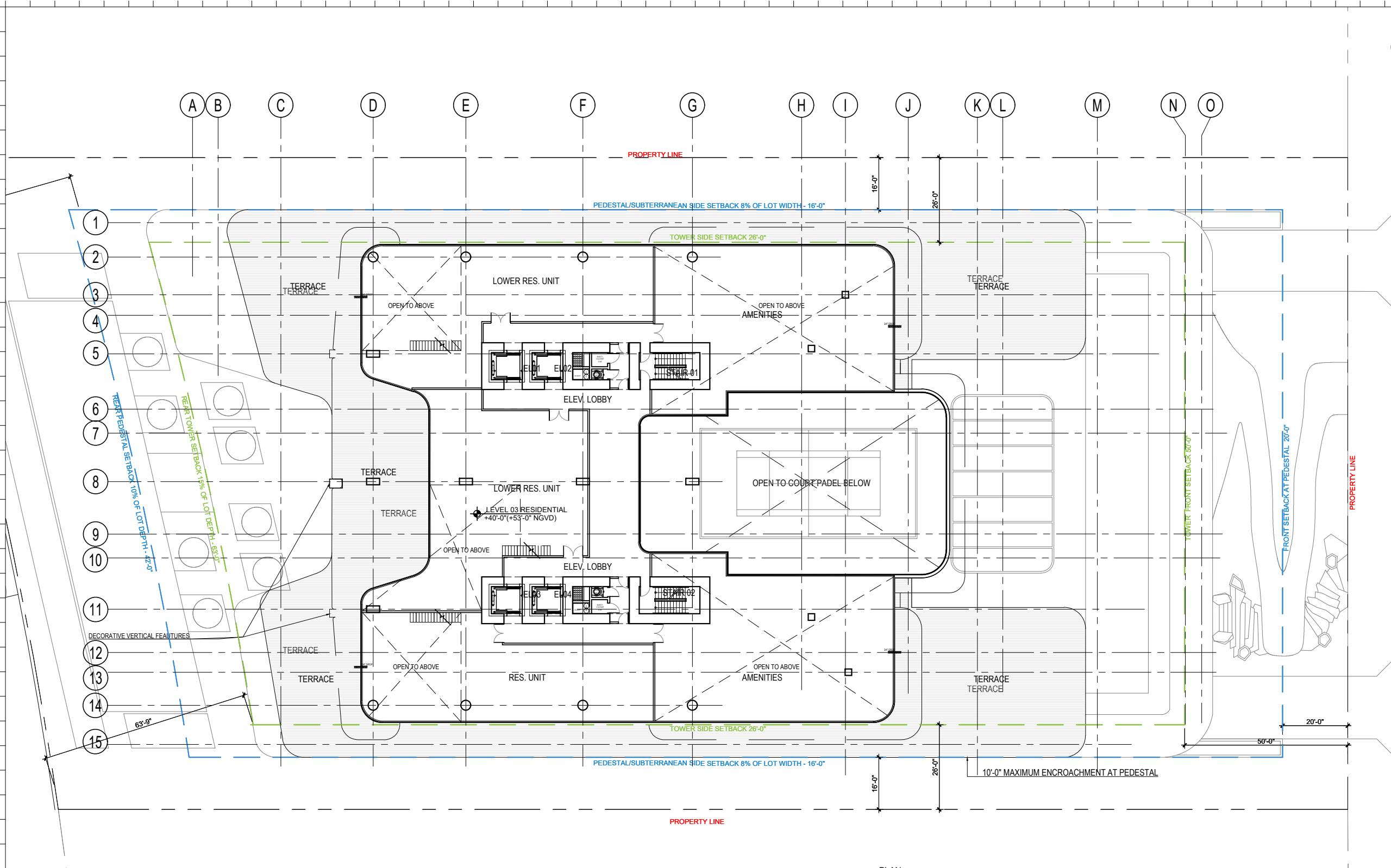
LEVEL 2 - AMENITY FLOOR PLAN

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Scale:	AS INDICATED	A3.03
Project #:	2412	



LEVEL 02 - AMENITY PLAN

SCALE: 1/32" = 1'-0"



PLAN NORTH
LEVEL 3 - RESIDENTIAL FLOOR PLAN
SCALE: 1/32" = 1'-0"

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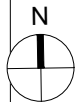
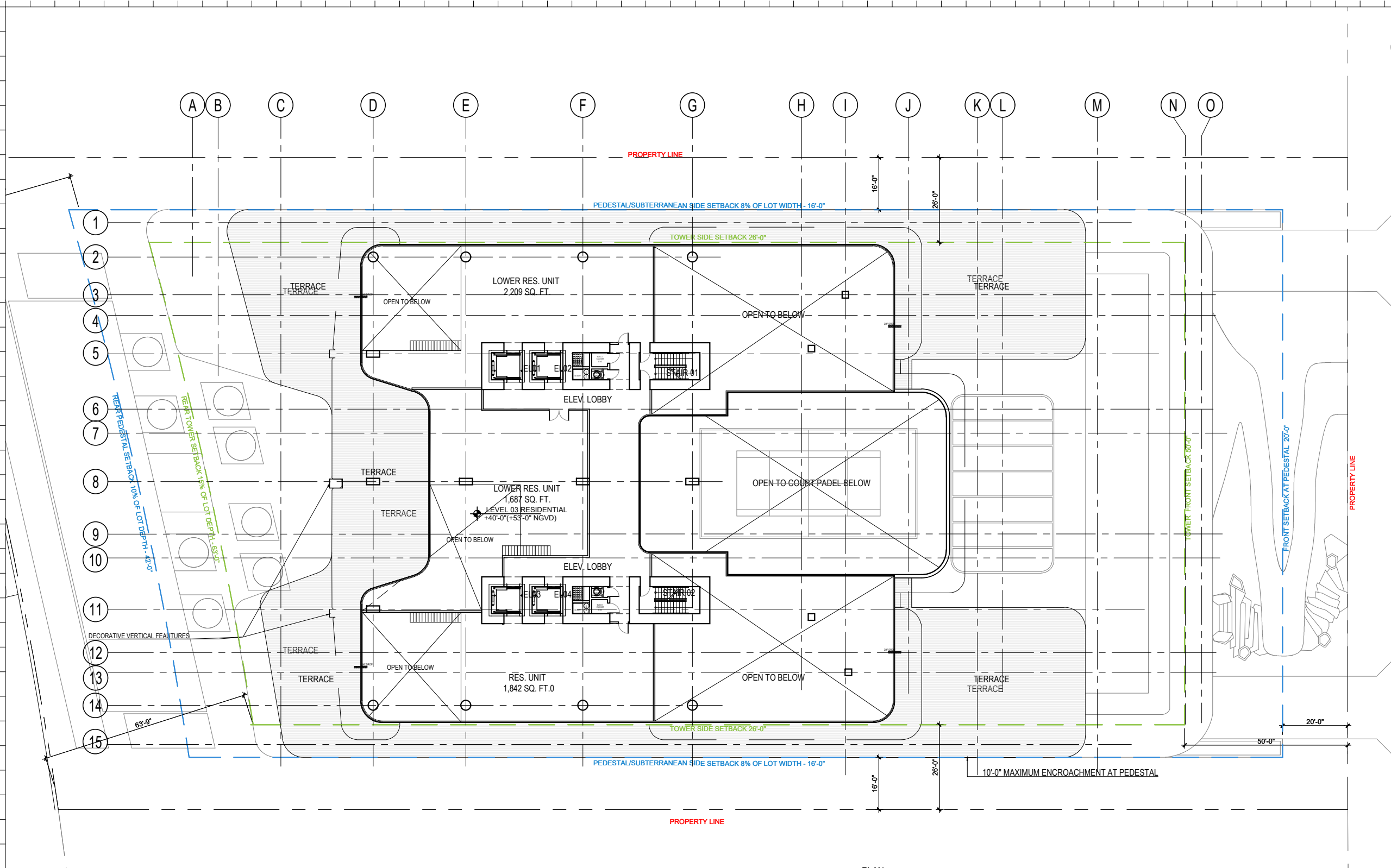
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LEVEL 3 - AMENITY
FLOOR PLAN

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Scale: AS INDICATED	A3.04
Project #: 2412	



LEVEL 3 LOFT - RESIDENTIAL PLAN

SCALE: 1/32" = 1'-0"

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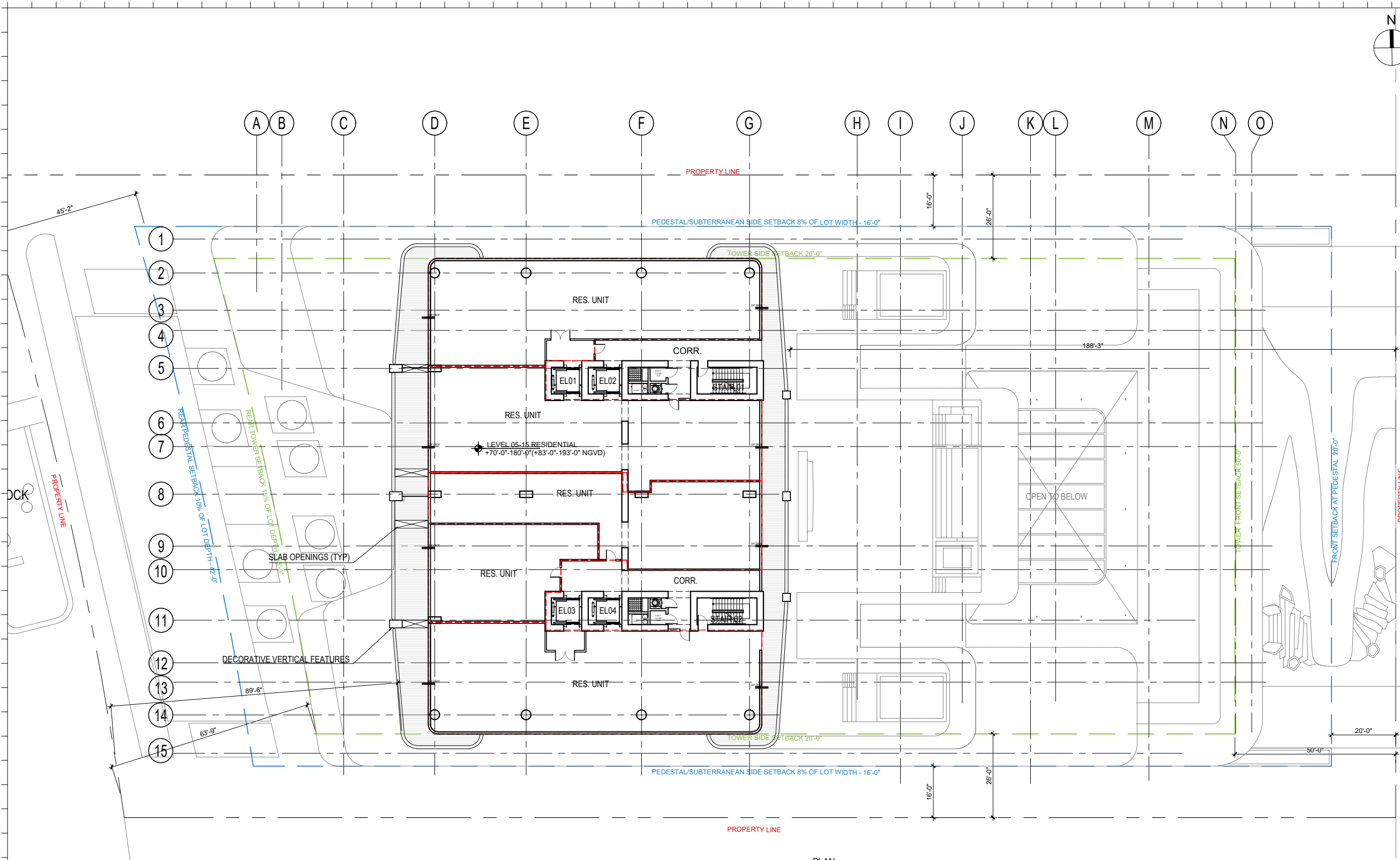
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LEVEL 3 - LOFTS
FLOOR PLAN

Date: 12/12/2024	Sheet No.
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Project #: 2412	



LEVEL 05-15 - RESIDENTIAL FOOR PLAN
SCALE: 1/32" = 1'-0"

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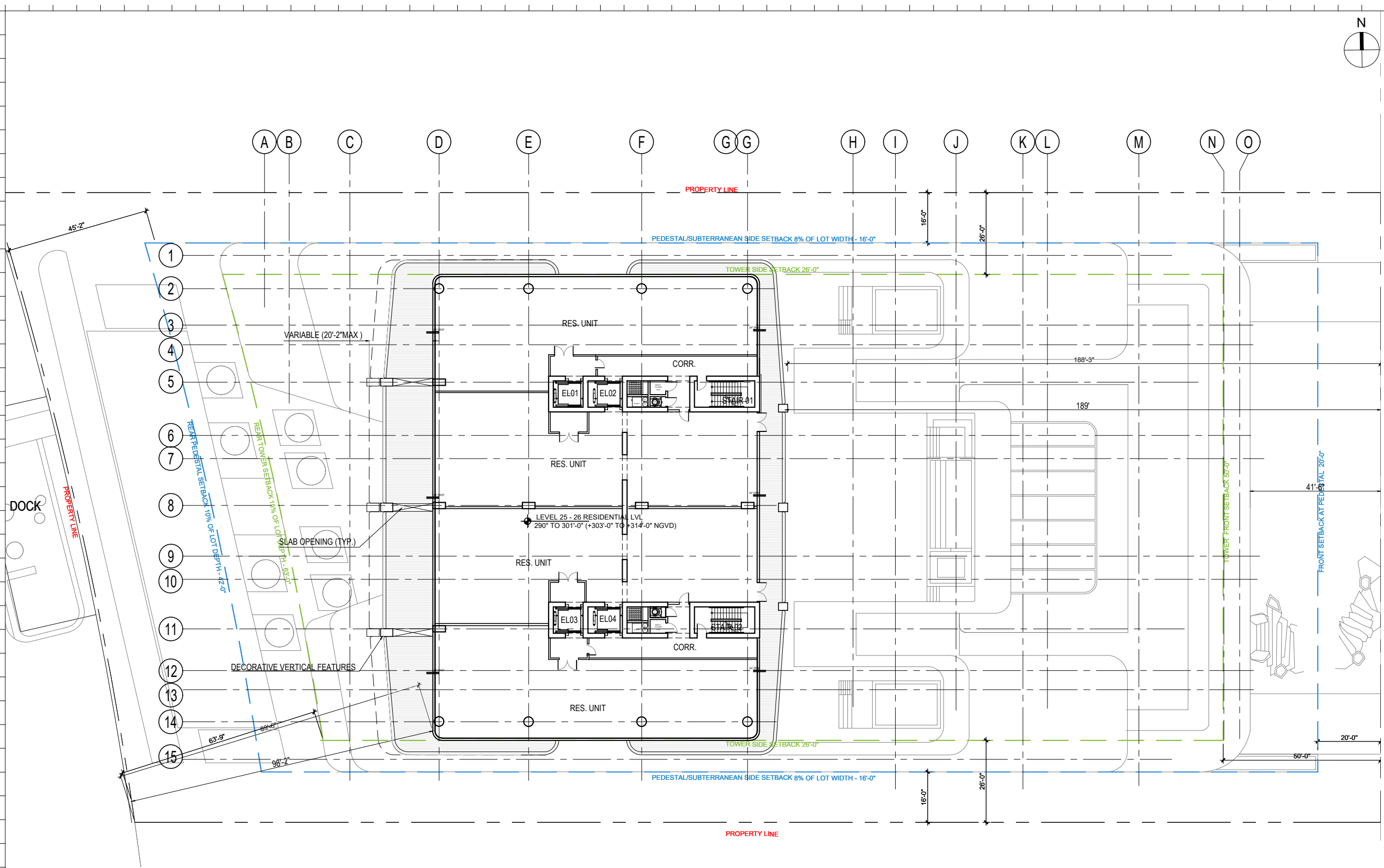
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LEVELS 5-15 RESI. FLOOR PLAN

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Scale: AS INDICATED	A3.06
Project #: 2412	



LEVEL 25-26 - RESIDENCE PLAN

SCALE: 1/32" = 1'-0"

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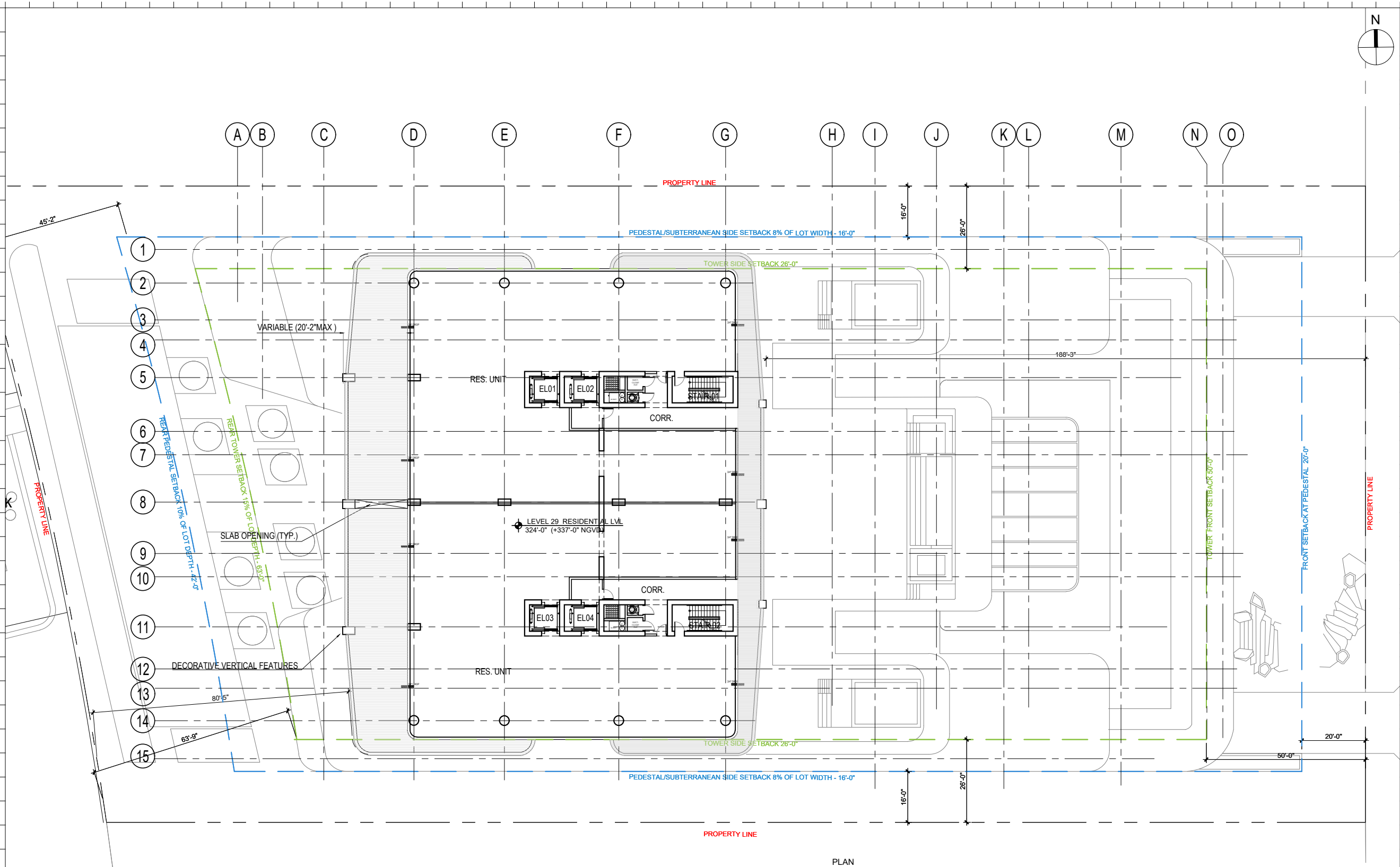
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LEVELS 25-26 RESI.
FLOOR PLAN

Date: 12/12/2024	Sheet No.
Scale: AS INDICATED	A3.08
Project #: 2412	

Date: 12/12/2024	Sheet No. A3.09
Scale: AS INDICATED	
Project #: 2412	



LEVEL 29 - RESIDENTIAL FLOOR PLAN

SCALE: 1/32" = 1'-0"

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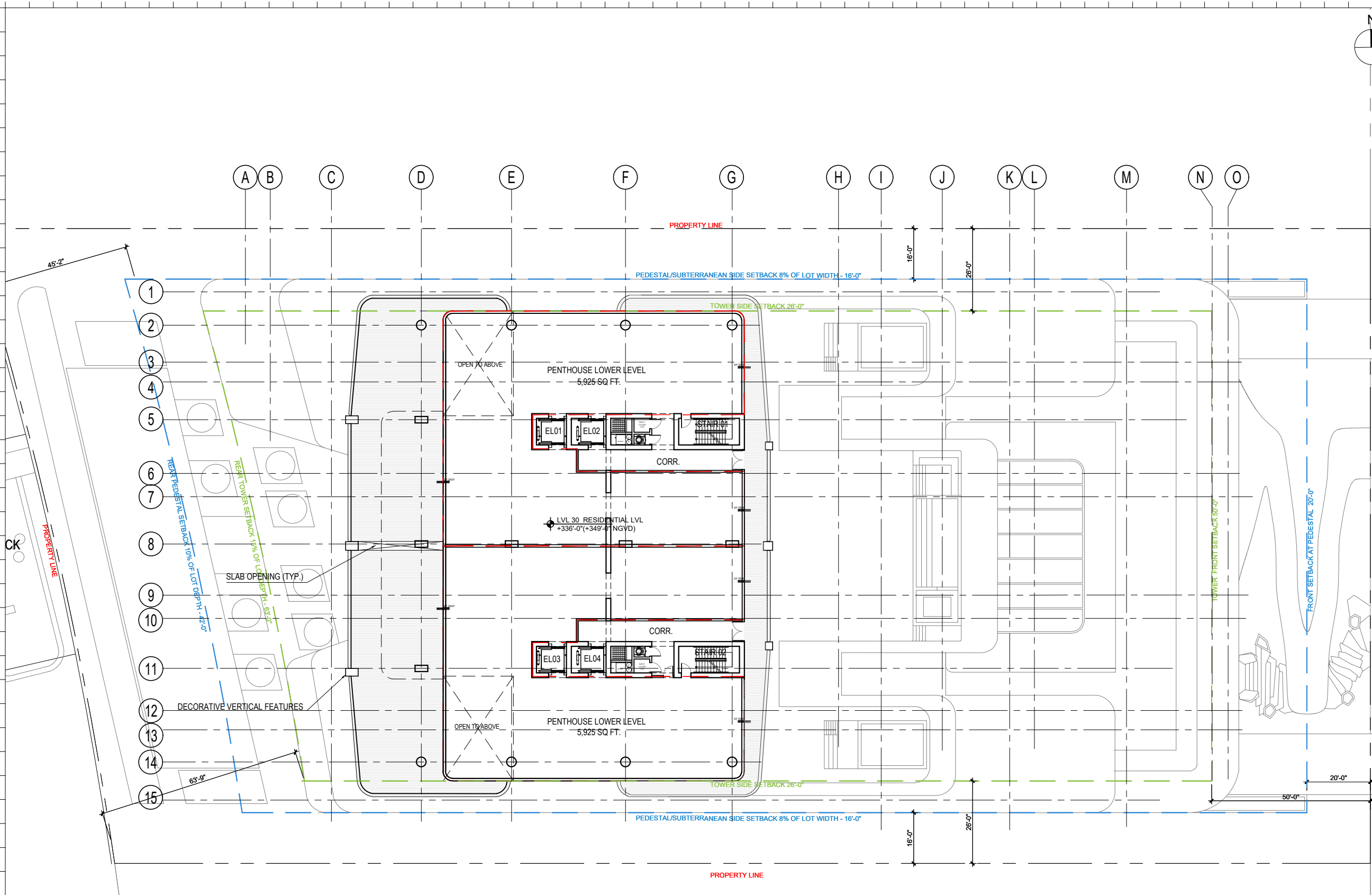
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LEVEL 29 RESI.
FLOOR PLAN

Date: 12/12/2024	Sheet No.
Scale: AS INDICATED	A3.10
Project #: 2412	



LEVEL 30 - LOWER PENTHOUSE PLAN

SCALE: 1/32" = 1'-0"

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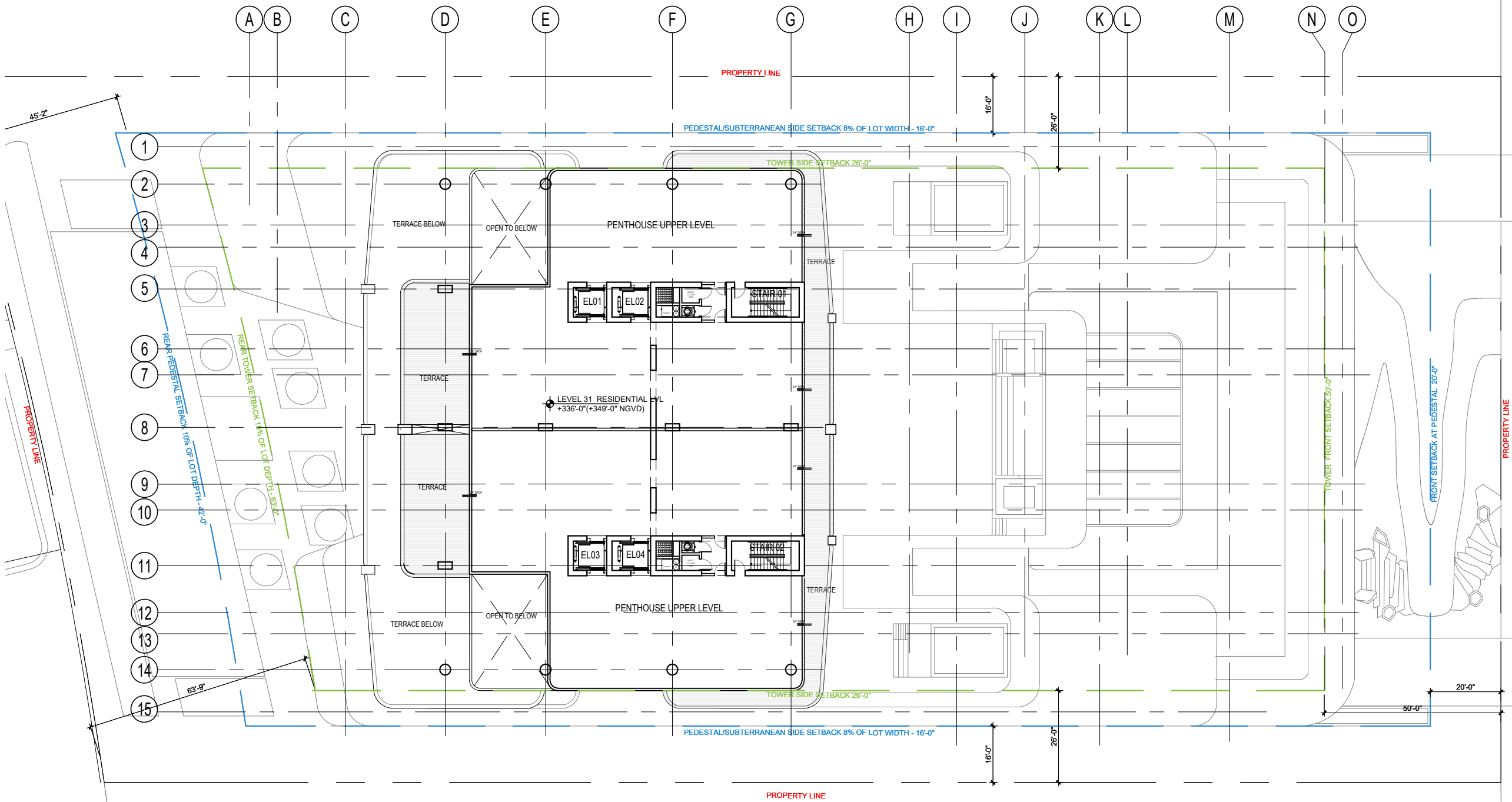
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LOWER PENTHOUSE
FLOOR PLAN

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Scale: AS INDICATED	A3.11
Project #: 2412	



LEVEL 31 - UPPER PENTHOUSE PLAN

SCALE: 1/32" = 1'-0"

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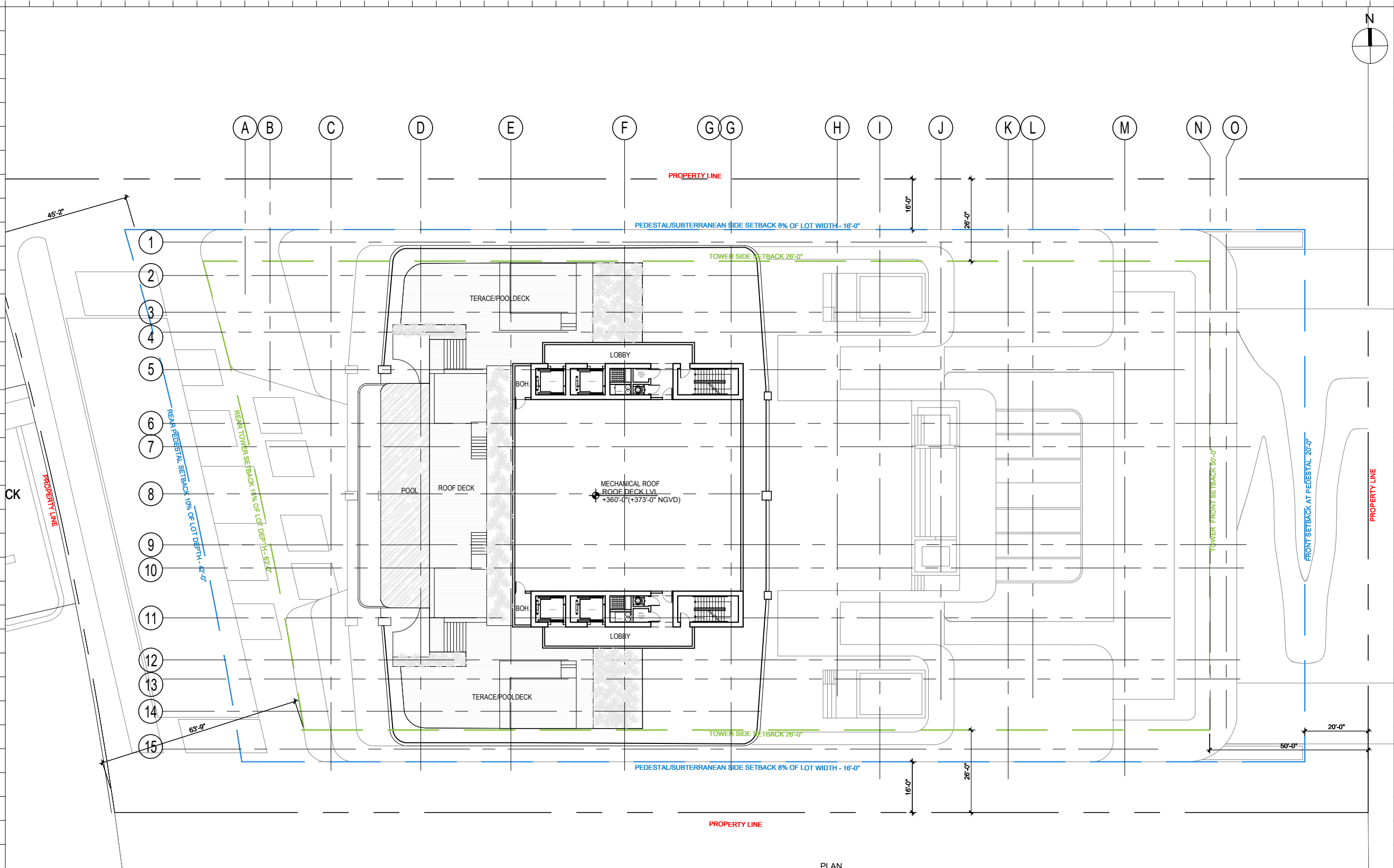
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UPPER PENTHOUSE
FLOOR PLAN

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Project #: 2412	



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ROOFDECK LEVEL
FLOOR PLAN

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Scale: AS INDICATED	
Project #: 2412	



Date:	12/12/2024	Sheet No. A4.00
Scale:	1/64" = 1'-0"	
Project #:	2412	



1 SOUTH ELEVATION
SCALE: 1/64" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/64" = 1'-0"

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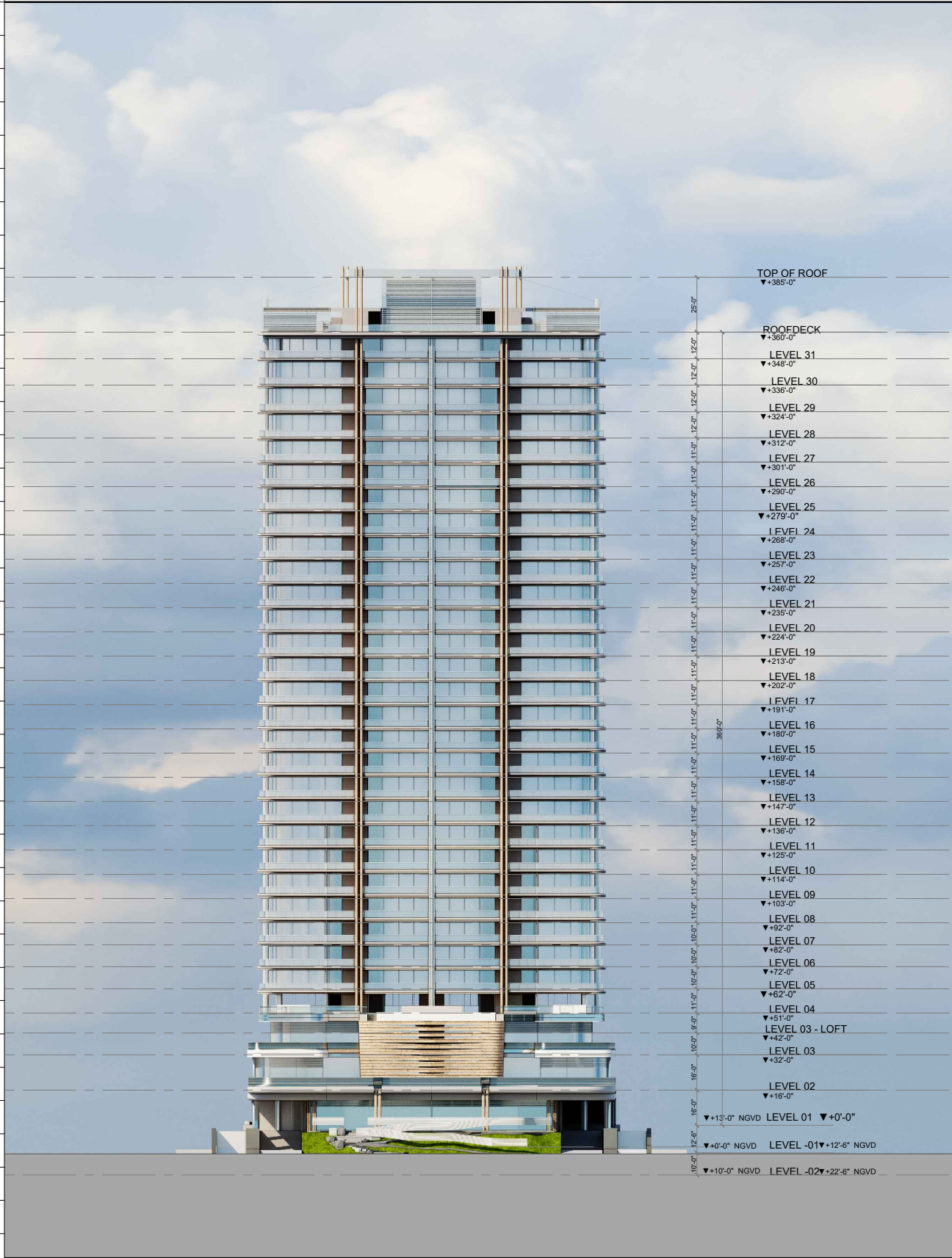
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ELEVATIONS

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