

## 1 SITE LOCATION MAP

SCALE: N.T.S.

Rev.	Date	Rev.	Date

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RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY  
MIAMI BEACH, FLORIDA

1250 West Avenue  
Miami Beach, Florida, 33139

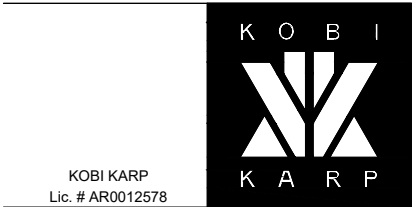
Owner:  
Name  
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Tel:  
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Developer:  
1250 West Owner LLC C/O JDS Development Group  
120NE 27th St  
Miami, FL 33137

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

Mechanical Engineering:  
MGE  
116 West 32nd Street  
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Tel: 212.643.9055

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



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## LOCATION MAP ZONING MAP

Date:	12/09/2024	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

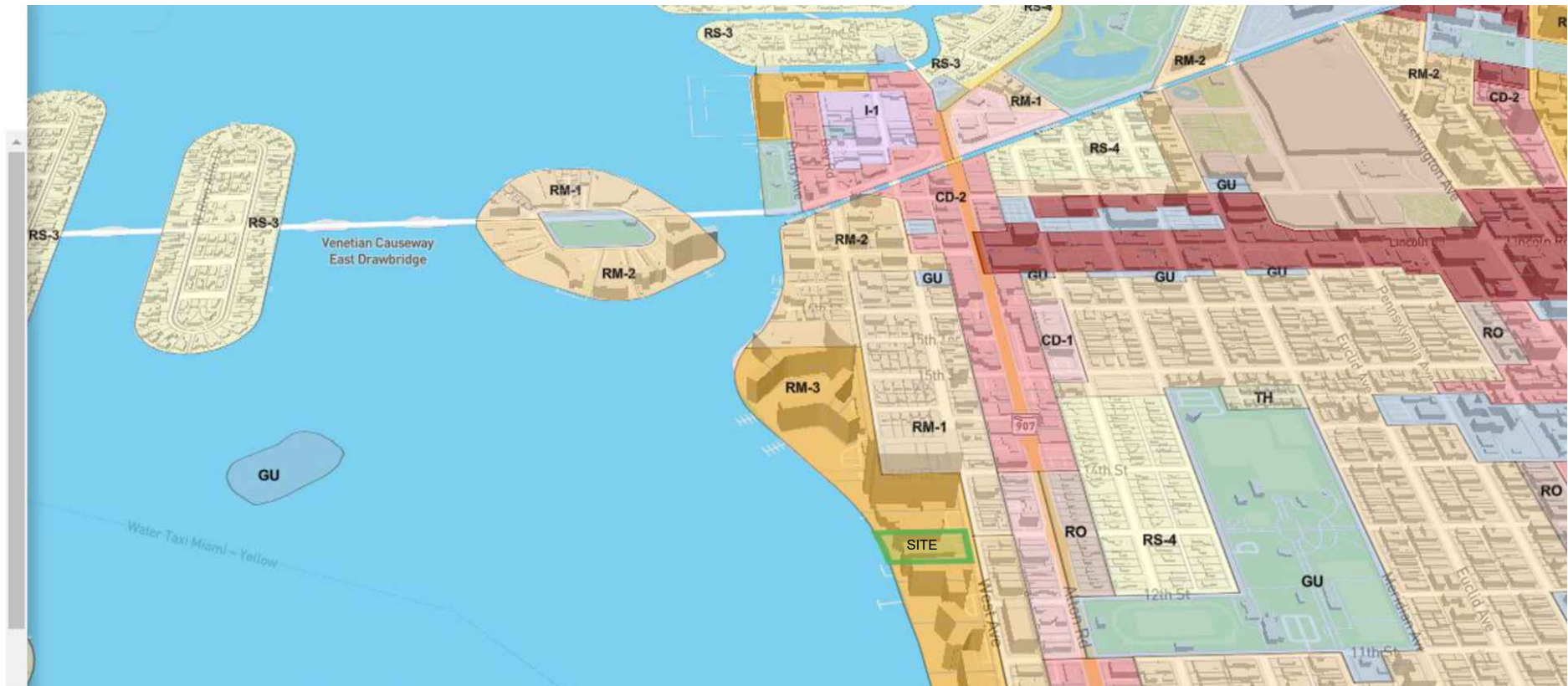
FEMA Flood Zone: AE 0.2 Percent Annual Chance  
Flood Hazard  
Base Flood Elevation: 8

### OVERLAYS

- Parking Tier 1
- West Avenue Bayfront Overlay

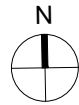
### ADDITIONAL REGULATIONS

- Workforce or Affordable Units Bonus



## 2 SITE ZONING MAP

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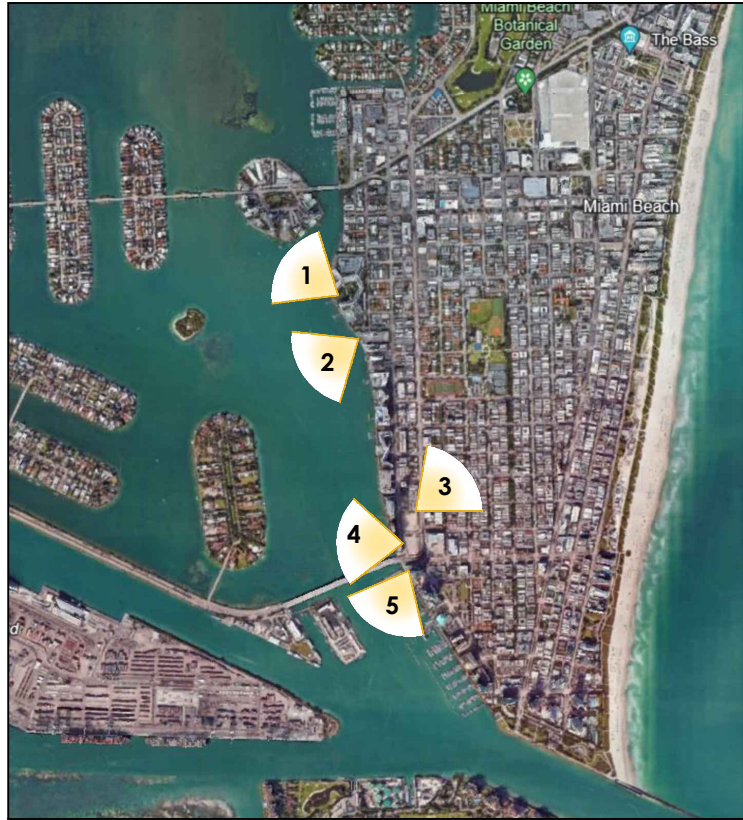


K O B I  
K A R P

VICINITY MAP

Date: 12/09/2024	Sheet No.
Scale: N.T.S.	A0.03
Project #: 2412	

① VICINITY LOCATION MAP  
SCALE: N.T.S.



0 LOCATION MAP  
SCALE: N.T.S.



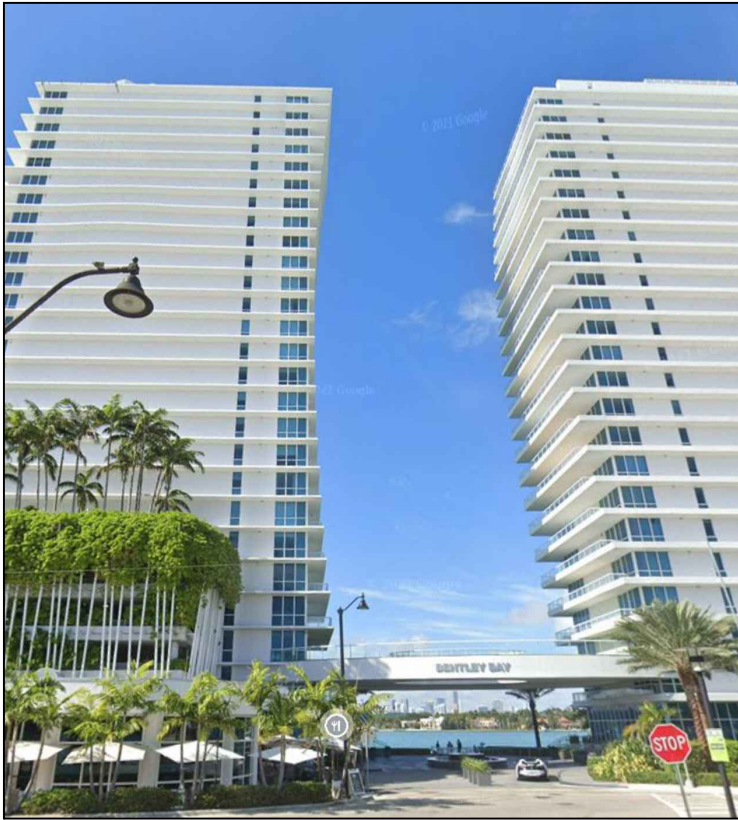
1 FLAMINGO SOUTH BEACH  
1504 BAY ROAD, MIAMI BEACH, FLORIDA 33139



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



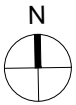
3 THE FLORIDIAN MIAMI BEACH  
650 WEST AVENUE, MIAMI BEACH, FLORIDA 33139



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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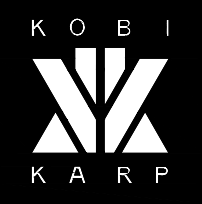
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## CONTEXT VIEWS

Date: 12/09/2024	Sheet No.
Scale: N.T.S.	A0.03
Project #: 2412	

MIAMI BEACH

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

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

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: RM-3 RESIDENTIAL MULTI FAMILY HIGH INTENSITY		
5	Historic Designation N/A				
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: TBD
14	Existing Uses:		RESIDENTIAL		Proposed Use: RESIDENTIAL / RETAIL
		ALLOWED	EXISTING	PROPOSED	DEFICIENCIES
10	Height:	150'-0"	150'-0"	449'-8"	-
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	-
	SETBACKS	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)				

	Number of Units	Floor Area
Roof Deck		650
Level 35		11,894
Level 34	2	13,893
Level 33	2	15,161
Level 32	2	15,161
Level 31	2	15,161
Level 30	3	16,218
Level 29	3	16,187
Level 28	3	16,155
Level 27	3	16,124
Level 26	3	16,092
Level 25	3	16,061
Level 24	3	16,029
Level 23	3	15,998
Level 22	3	15,966
Level 21	3	15,935
Level 20	3	15,904
Level 19	3	15,872
Level 18	3	15,841
Level 17	3	15,809
Level 16	3	15,778
Level 15	4	16,343
Level 14	4	16,343
Level 13	4	16,343
Level 12	4	16,343
Level 11	4	16,343
Level 10	4	16,343
Level 9	4	16,343
Level 8	4	16,343
Level 7	4	16,343
Level 6	4	16,343
Level 5	4	16,343
Level 4	3	15,947
Level 3		19,199
Level 2		29,922
Mezzanine		2,750
Ground Level		24,675
Level -1		1,542
Level -2		
Totals	100	585,697 SF

Parking Requirements

2 PS / residential unit above 1200 SF	200
Guest parking Spaces	20
1PS / 4 Restaurant Seats	37.5

Total PS Required

258

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RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY  
MIAMI BEACH, FLORIDA

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Miami Beach, Florida, 33139

Owner:  
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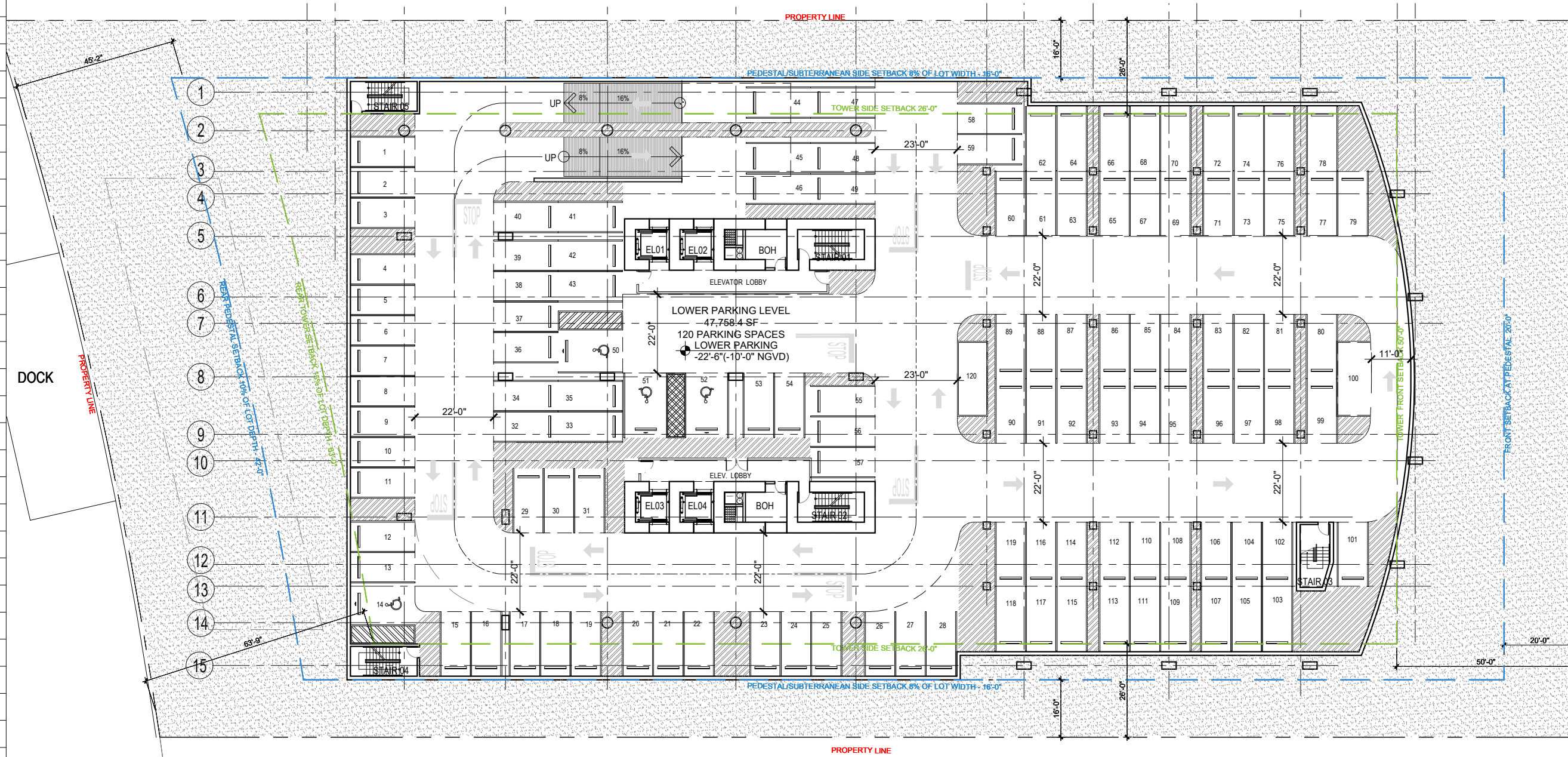
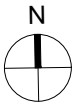
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PROJECT DATA

Date: 12/09/2024	Sheet No.
Scale: N.T.S.	A1.00
Project #: 2412	



1 LEVEL -2 LOWER BASEMENT - 0 SF  
SCALE: 1/32" = 1'-0"

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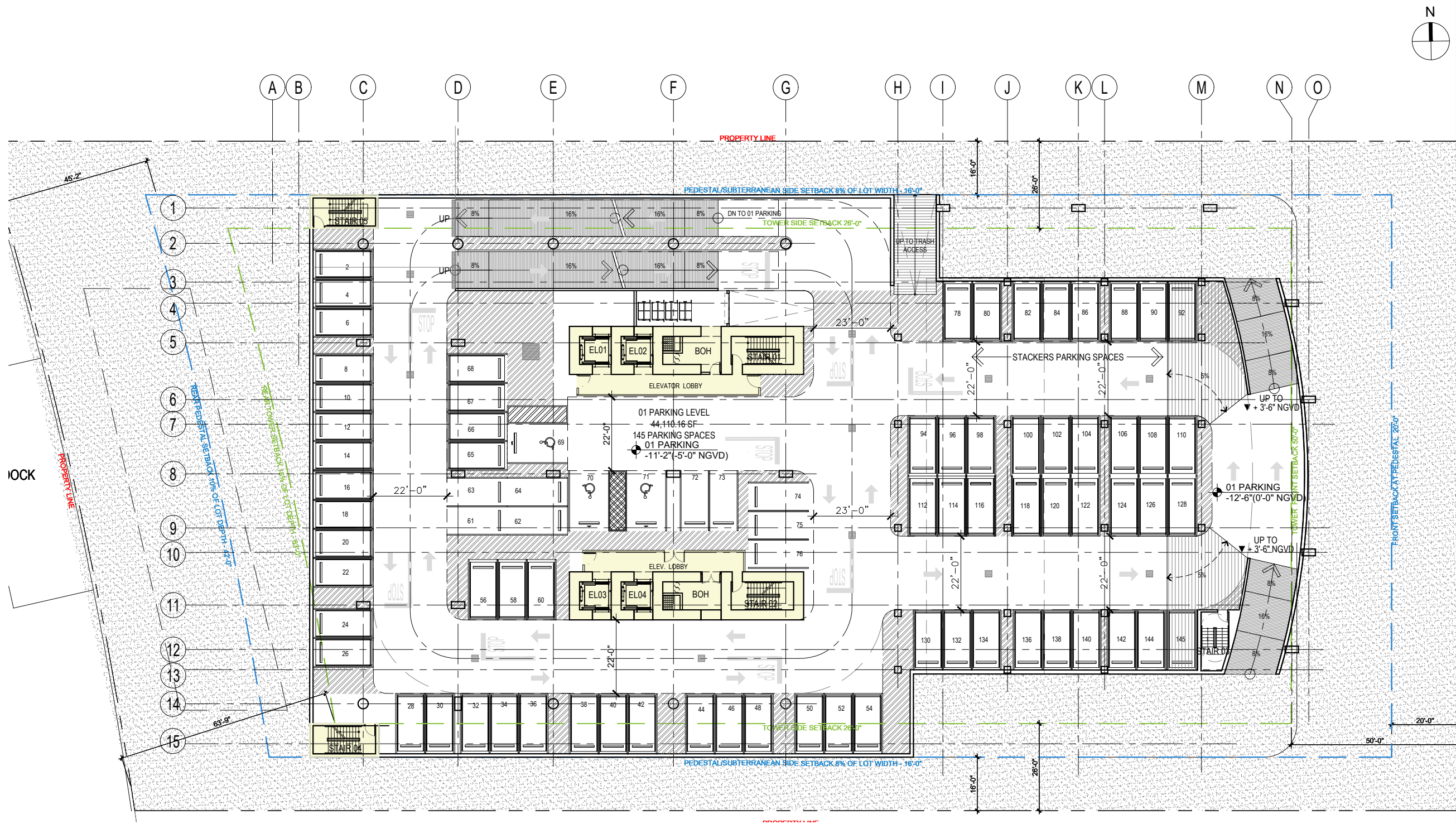
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Fax: +1(305) 573 3766



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LEVEL -2 PARKING  
FLOOR PLAN

Date: 12/09/2024	Sheet No.
Scale: AS INDICATED	A3.00
Project #: 2412	



1 LEVEL -1 BASEMENT - 1,542 SF  
SCALE: 1/32" = 1'-0"

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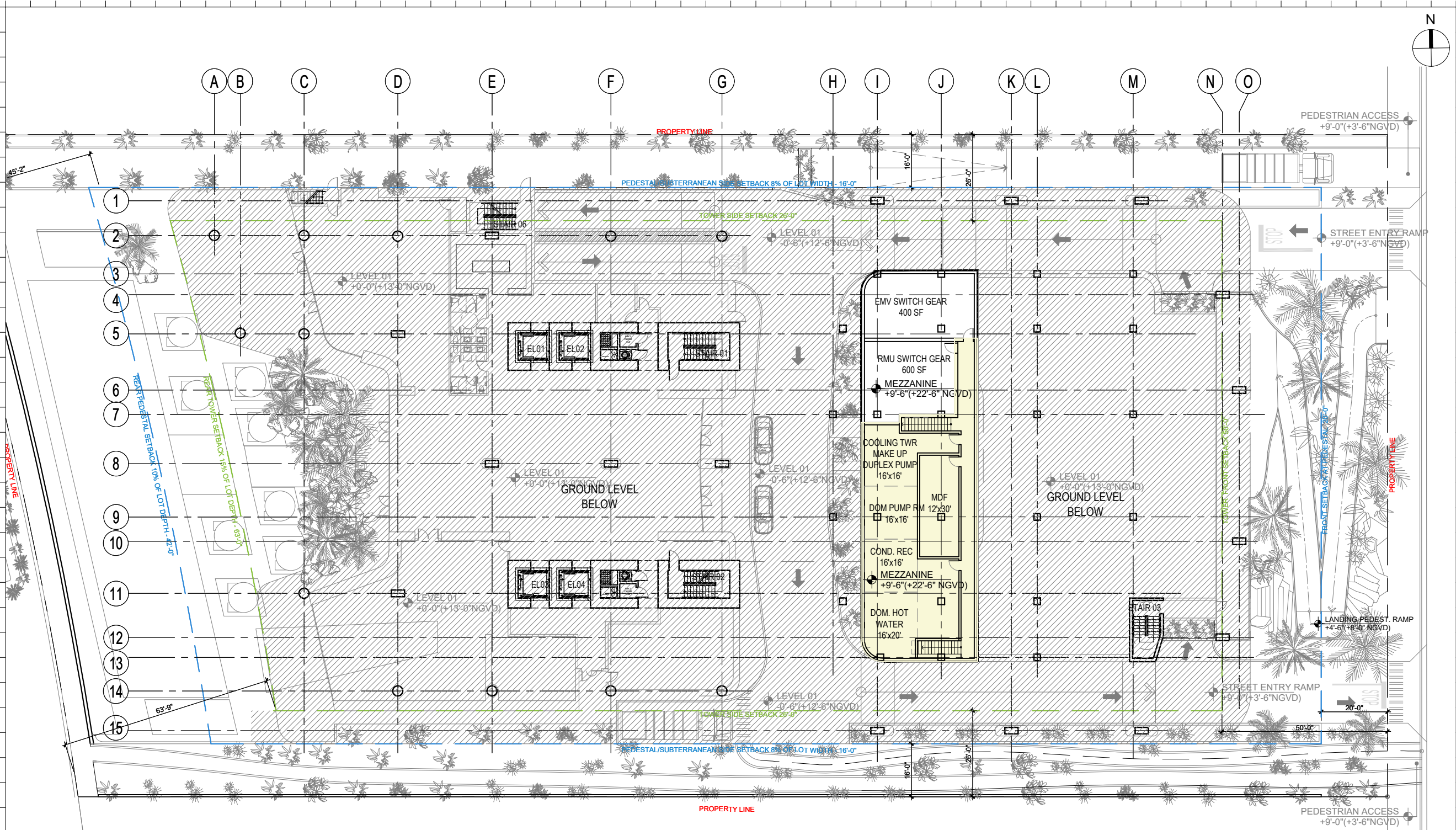
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LEVEL -1 PARKING  
FLOOR PLAN

Date: 12/09/2024	Sheet No.
Scale: AS INDICATED	A3.01
Project #: 2412	



1 MEZZANINE LEVEL PLAN  
SCALE: 1/32" = 1'-0"

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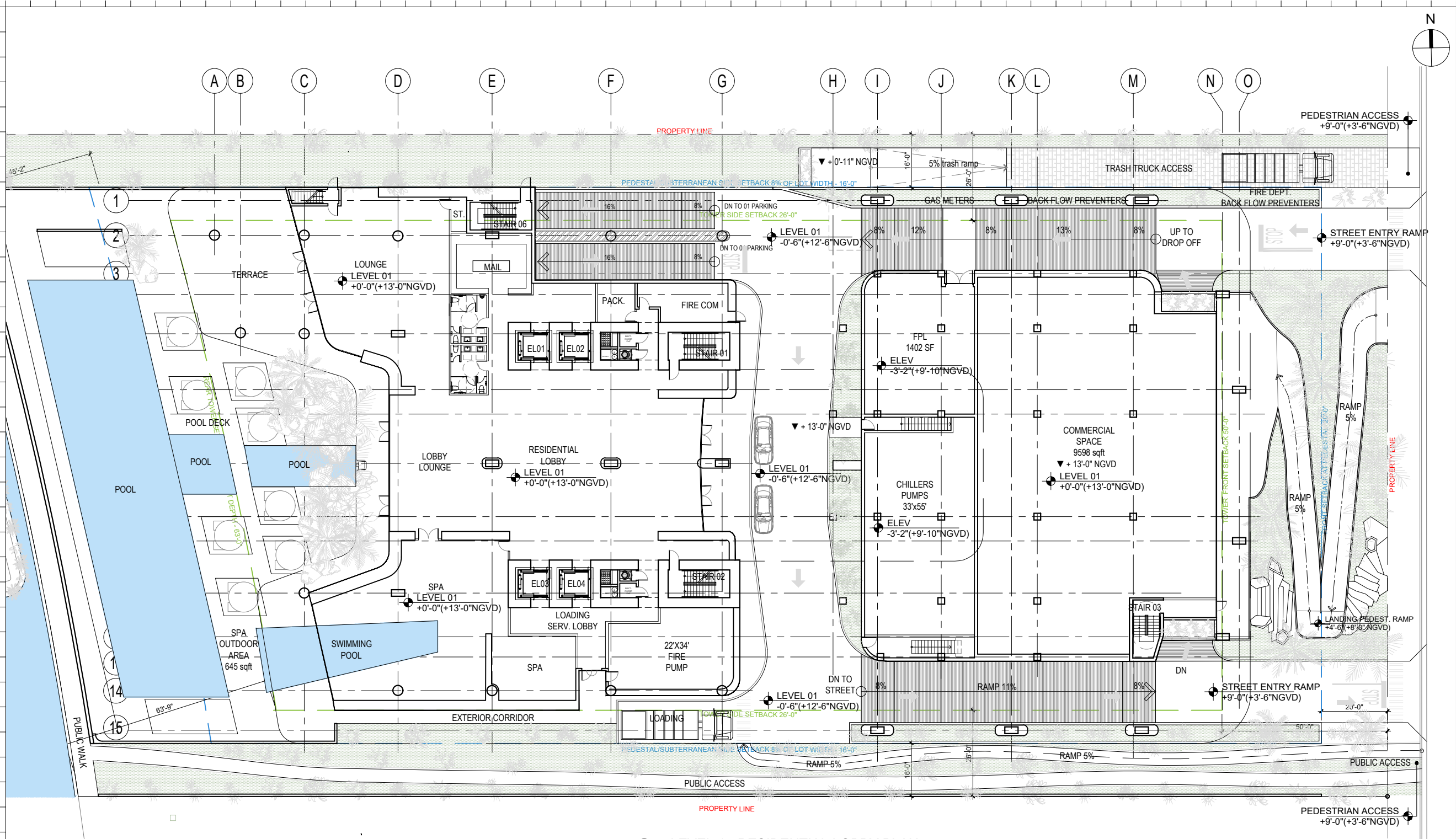
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RESIDENTIAL LOBBY  
FLOOR PLAN

Date: 12/09/2024	Sheet No.
Scale: AS INDICATED	A3.02
Project #: 2412	



1 LEVEL 1 - RESIDENTIAL LOBBY PLAN  
SCALE: 1/32" = 1'-0"

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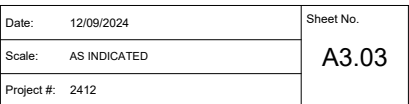
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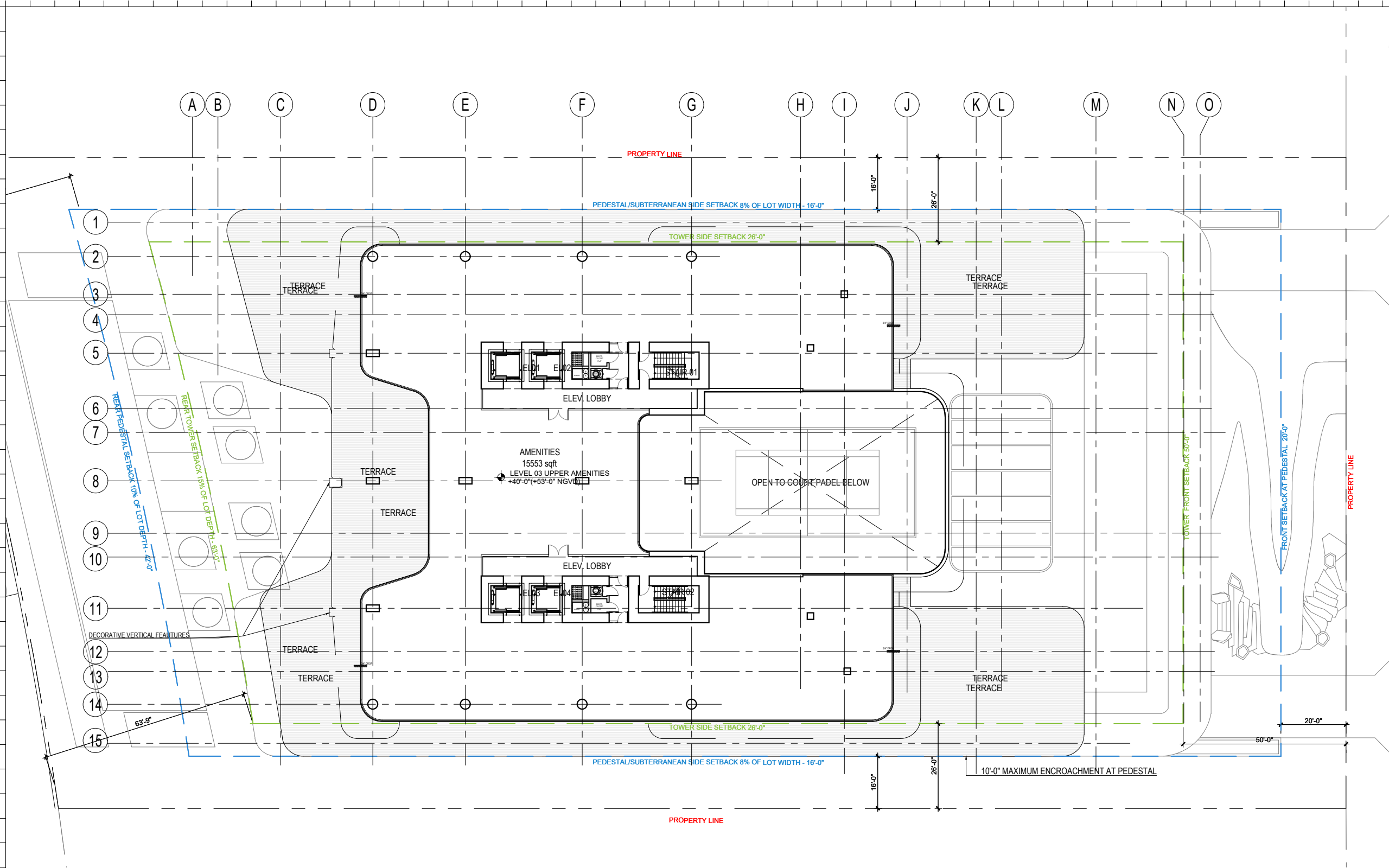
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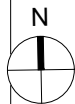
RESIDENTIAL LOBBY  
FLOOR PLAN

Date: 12/09/2024	Sheet No.
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1 LEVEL 3 - UPPER AMENITIES PLAN  
SCALE: 1/32" = 1'-0"



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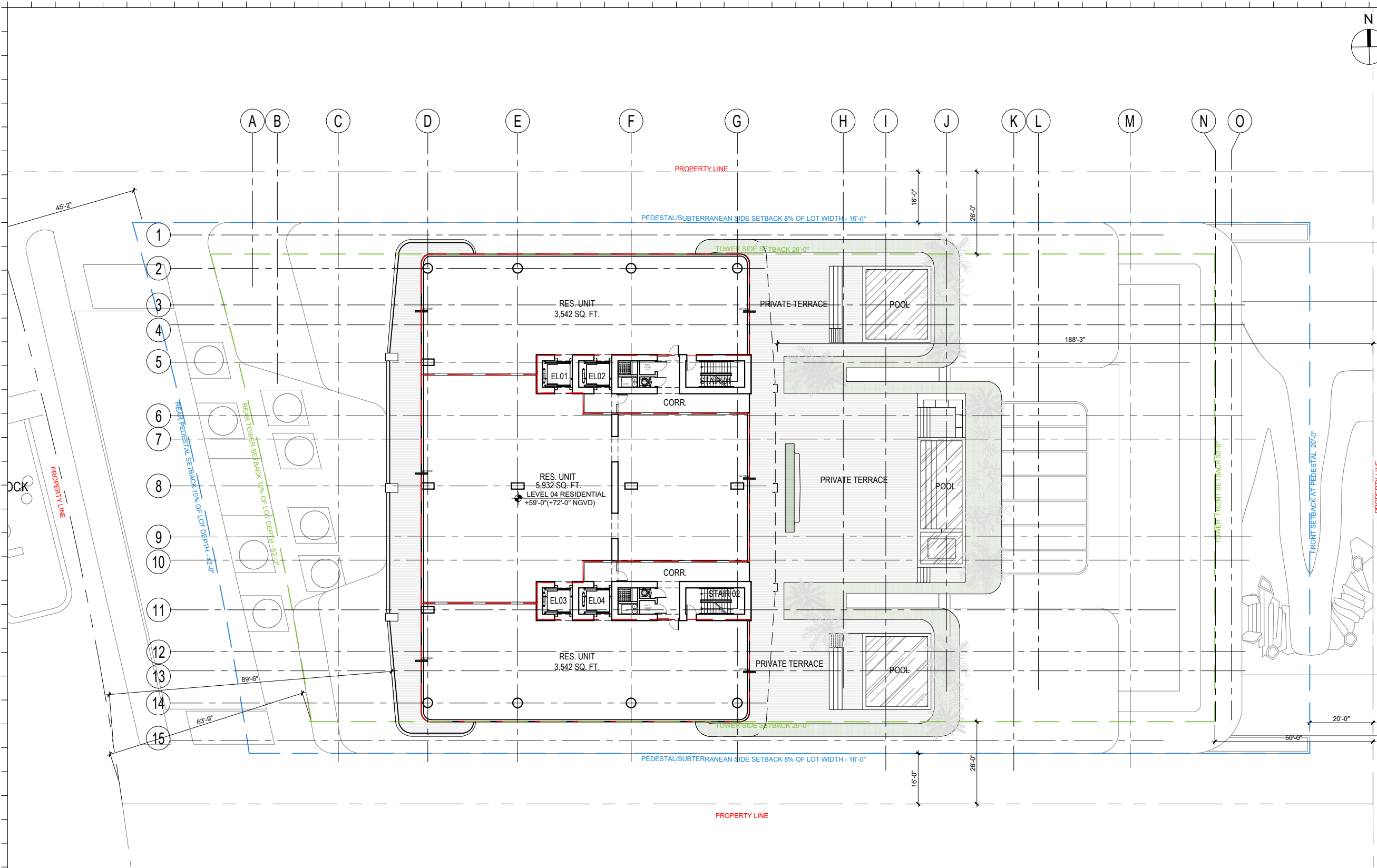
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LEVEL 3 - AMENITY  
FLOOR PLAN

Date: 12/09/2024	Sheet No. A3.04
Scale: AS INDICATED	
Project #: 2412	



1 LEVELS 4 - RESIDENTIAL PLAN  
SCALE: 1/32" = 1'-0"

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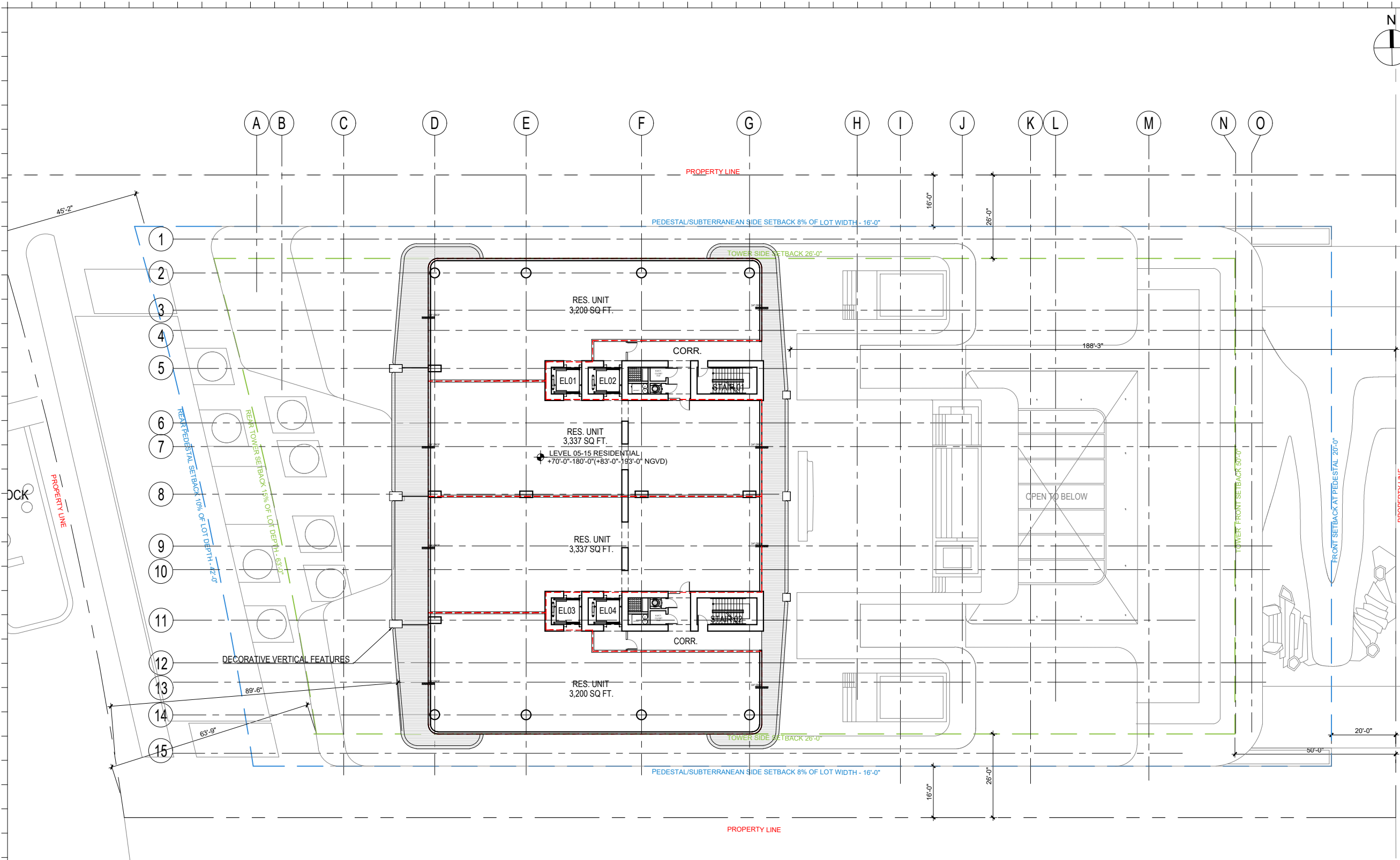
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LEVEL 4  
FLOOR PLAN

Date: 12/09/2024	Sheet No.
Scale: AS INDICATED	A3.05
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1 LEVELS 5-15 - RESIDENTIAL PLAN  
SCALE: 1/32" = 1'-0"

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New York, NY 10001  
Tel: 212.643.9055

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

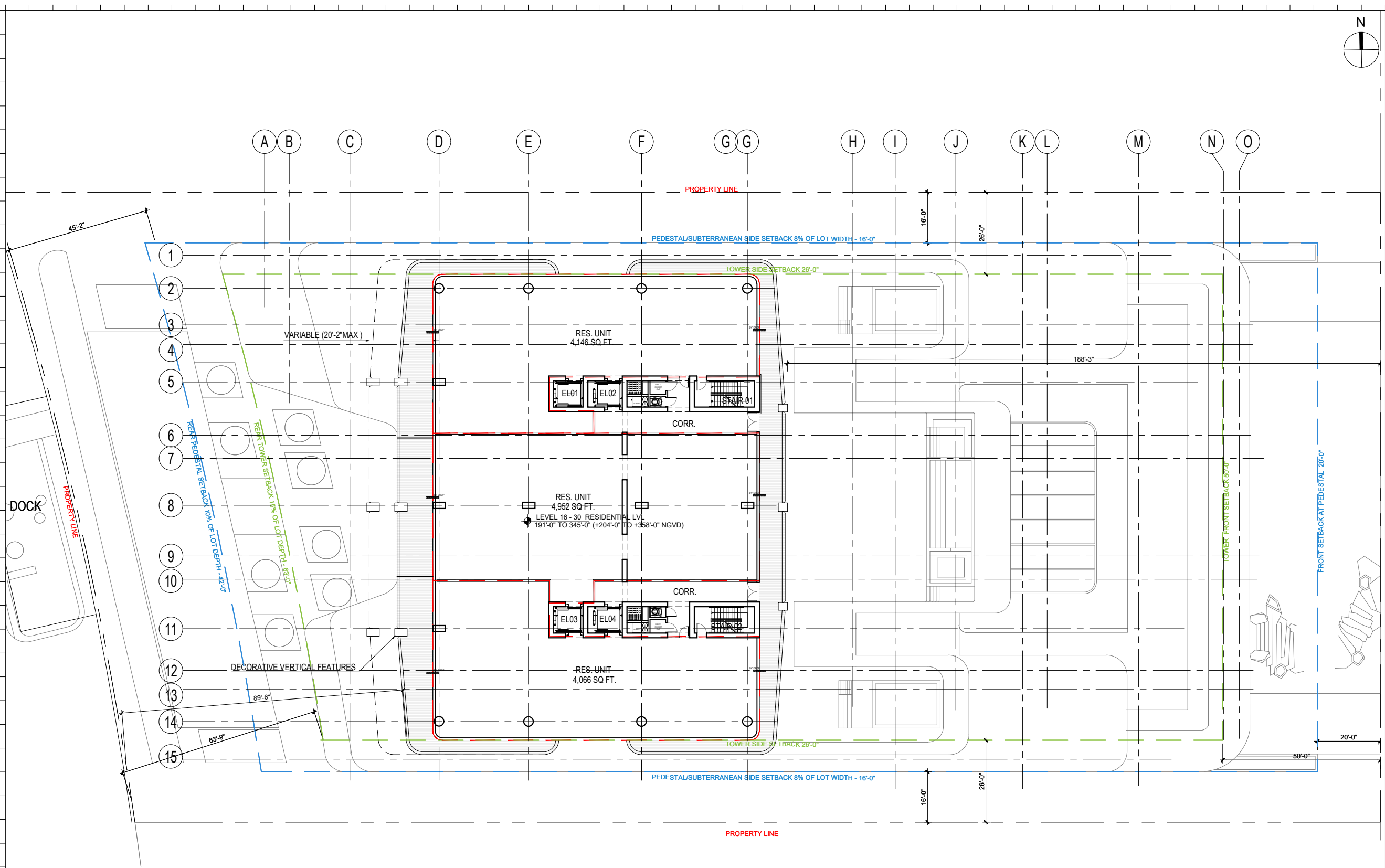
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Lic. # AR0012578

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LEVELS 5-15  
FLOOR PLAN

Date: 12/09/2024	Sheet No.
Scale: AS INDICATED	A3.06
Project #: 2412	



1 LEVELS 16-30 - RESIDENTIAL PLAN  
SCALE: 1/32" = 1'-0"

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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:  
MGE  
116 West 32nd Street  
New York, NY 10001  
Tel: 212.643.9055

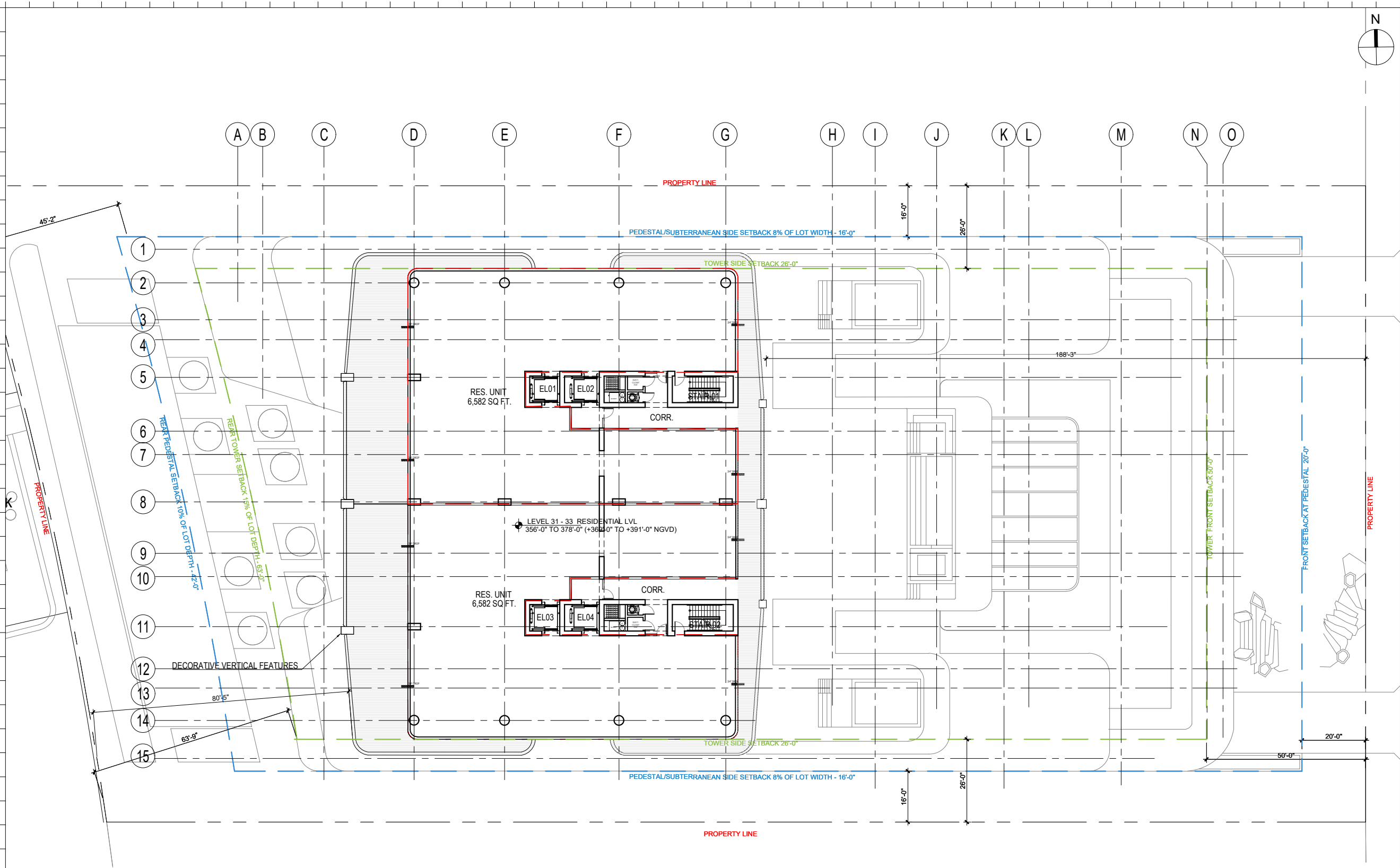
Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

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## LEVELS 16-30 FLOOR PLAN

Date: 12/09/2024	Sheet No.
Scale: AS INDICATED	A3.07
Project #: 2412	



1 LEVELS 31-33 - PENTHOUSE PLAN  
SCALE: 1/32" = 1'-0"

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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  
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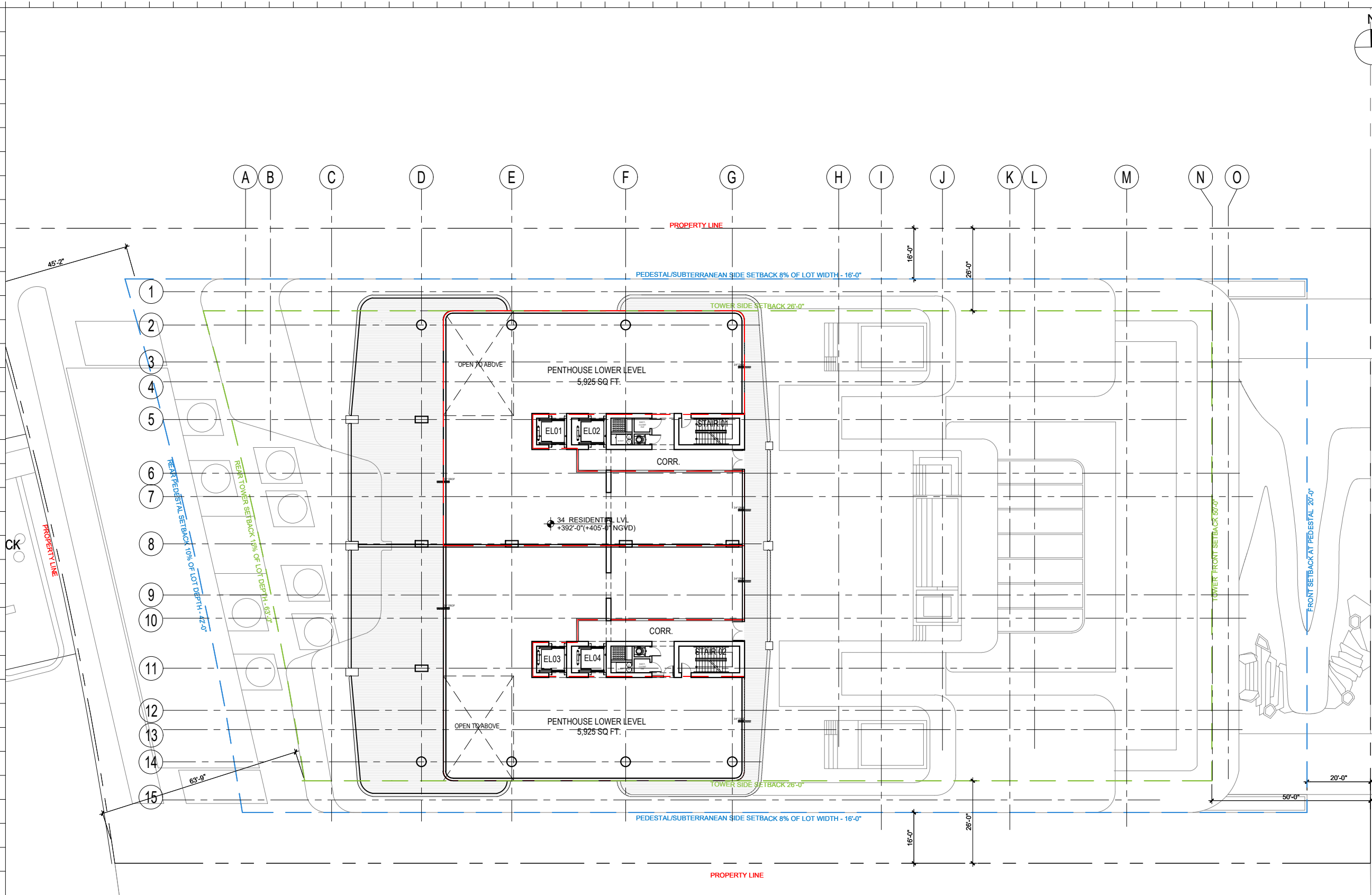
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LEVEL 31-33 PENT.  
FLOOR PLAN

Date: 12/09/2024	Sheet No. A3.08
Scale: AS INDICATED	
Project #: 2412	



1 LEVEL 34 - LOWER LEVEL PENTHOUSE PLAN  
SCALE: 1/32" = 1'-0"

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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  
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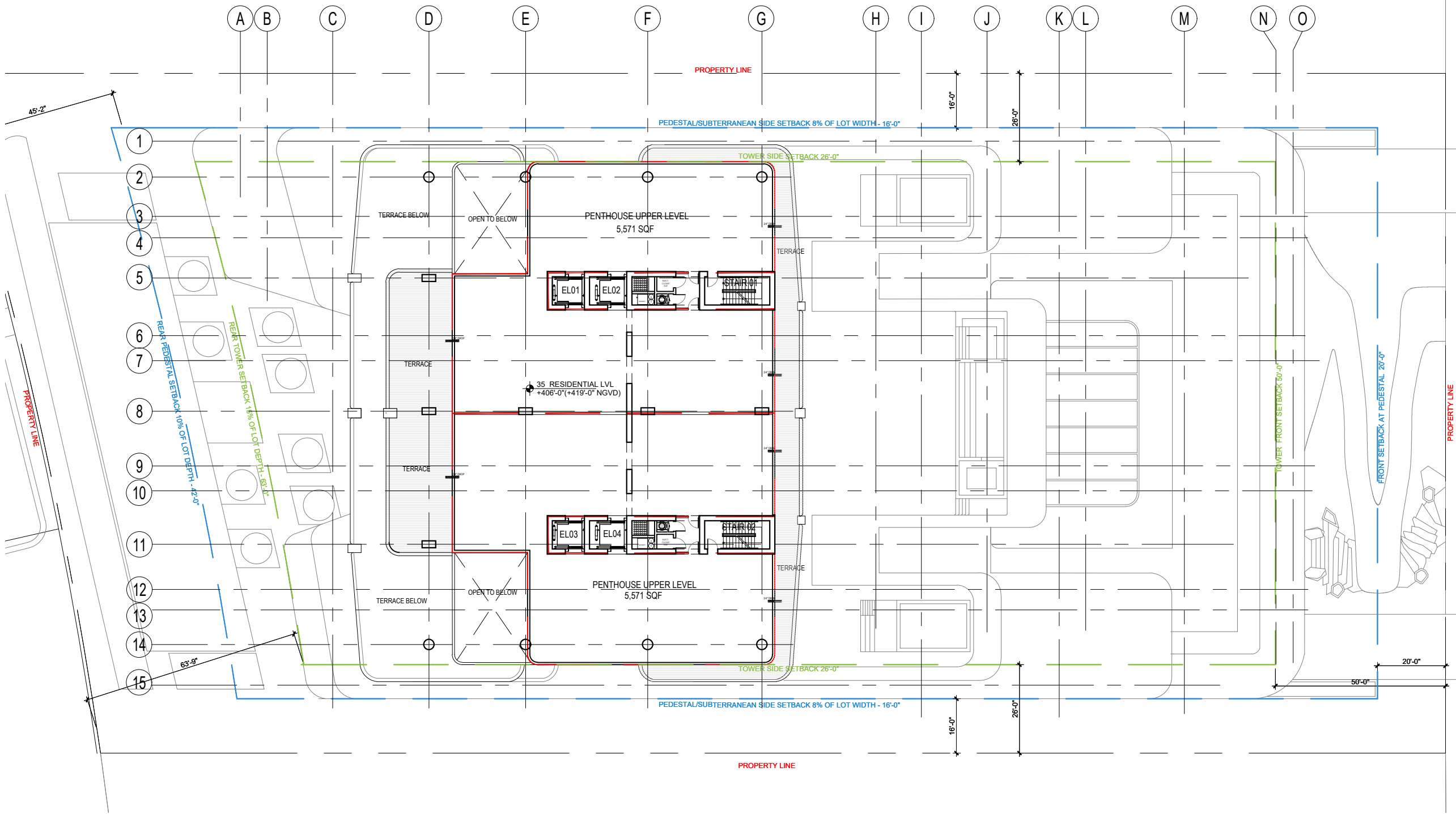
Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

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## LOWER PENTHOUSE FLOOR PLAN

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



1 LEVEL 35 - UPPER LEVEL PENTHOUSE PLAN  
SCALE: 1/32" = 1'-0"

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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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New York, NY 10001  
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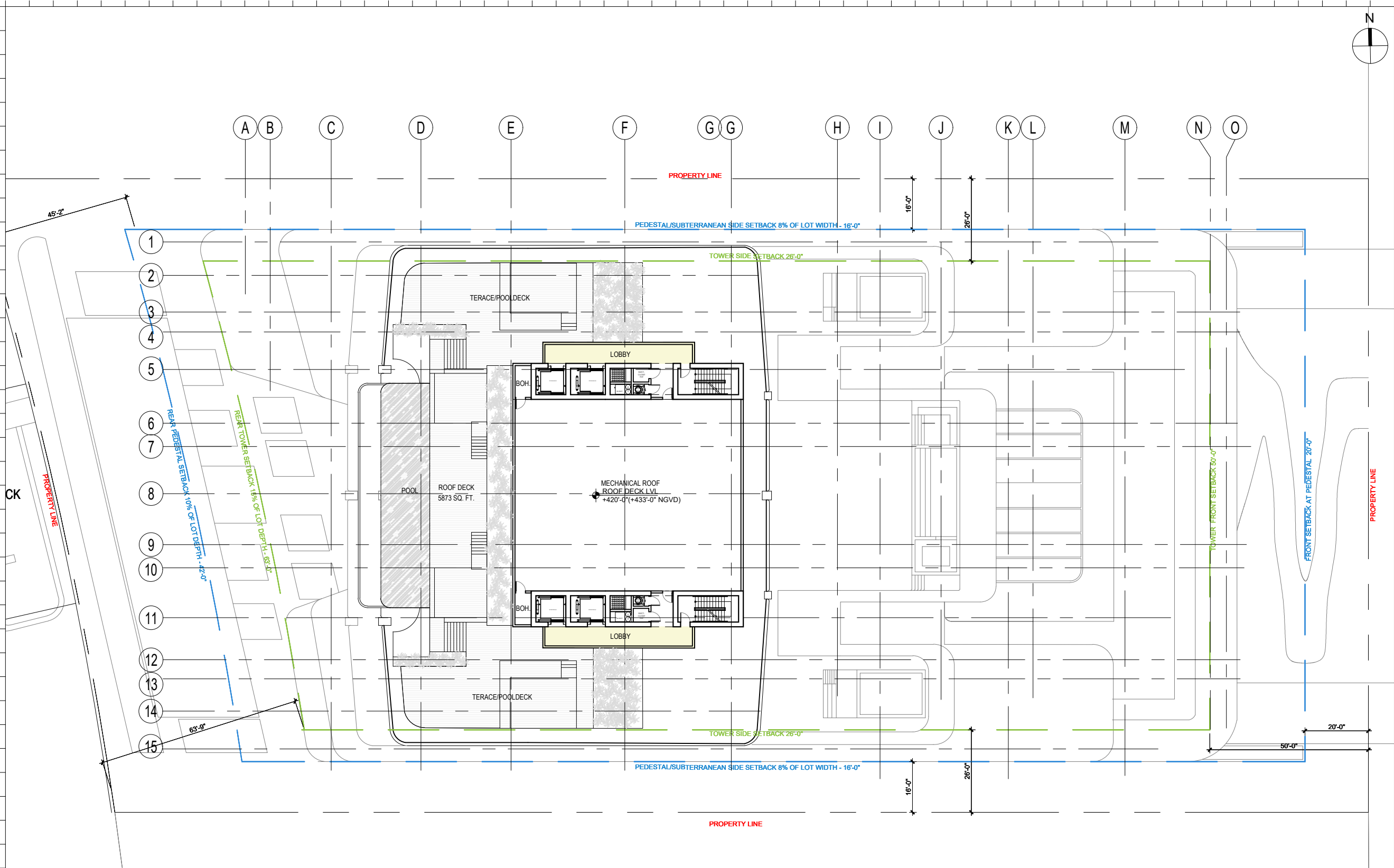
Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

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UPPER PENTHOUSE  
FLOOR PLAN

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



1 LEVEL 36 - ROOFDECK PLAN  
SCALE: 1/32" = 1'-0"

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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:  
MGE  
116 West 32nd Street  
New York, NY 10001  
Tel: 212.643.9055

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

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ROOFDECK LEVEL  
FLOOR PLAN

Date: 12/09/2024	Sheet No.
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Project #: 2412	



1 E-W SECTION  
SCALE: 1/64" = 1'-0"

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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:  
MGE  
116 West 32nd Street  
New York, NY 10001  
Tel: 212.643.9055

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

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## E-W SECTION

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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:**  
MGE  
116 West 32nd Street  
New York, NY 10001  
Tel: 212.643.9055

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

KOBI KARP  
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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:  
MGE  
116 West 32nd Street  
New York, NY 10001  
Tel: 212.643.9055

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

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RENDERING

Date: 12/09/2024	Sheet No.
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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:**  
MGE  
116 West 32nd Street  
New York, NY 10001  
Tel: 212.643.9055

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

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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:**  
MGE  
116 West 32nd Street  
New York, NY 10001  
Tel: 212.643.9055

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

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Project #:	2412	



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MIAMI BEACH, FLORIDA

1250 West Avenue  
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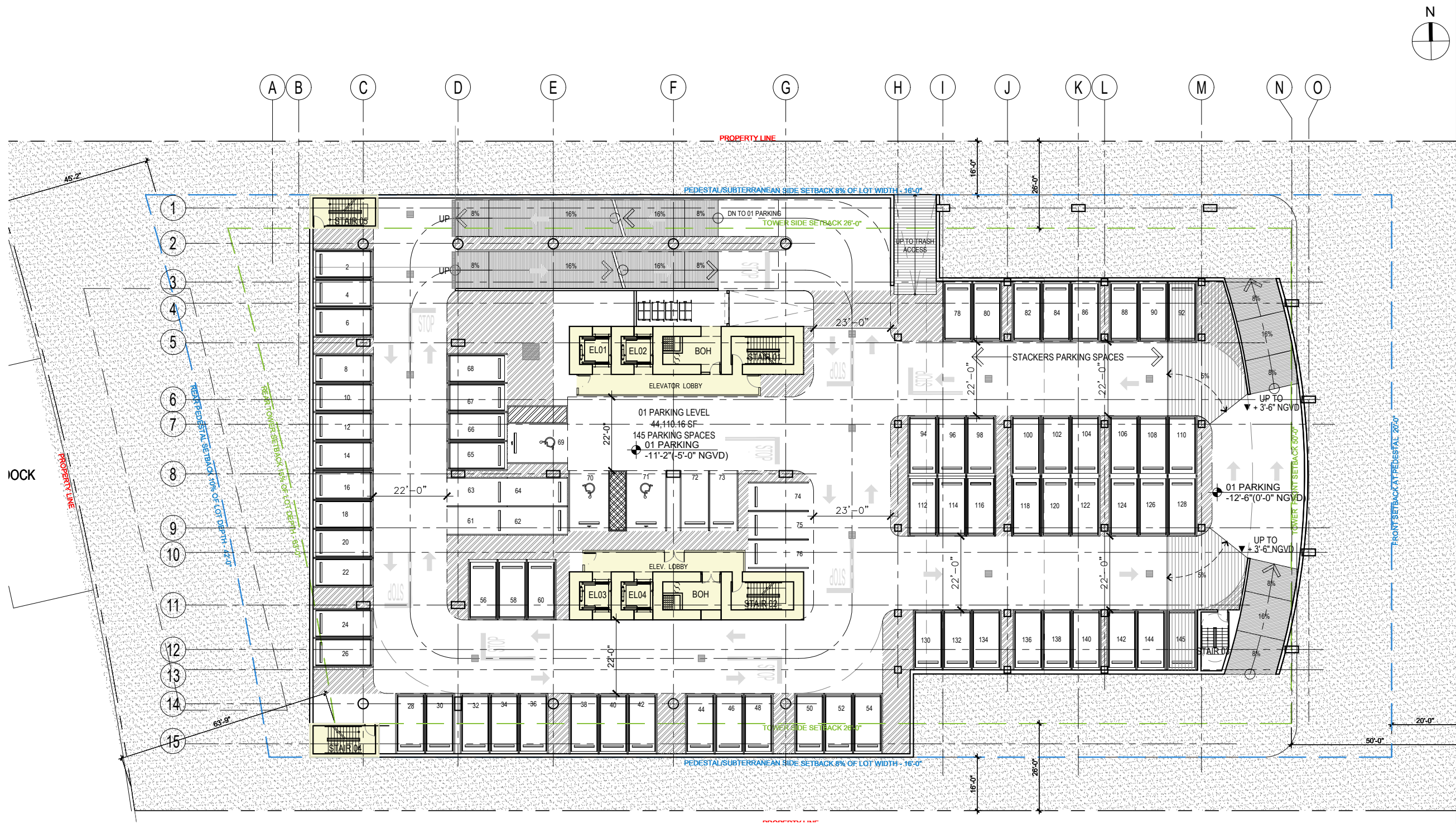
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K O B I

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RENDERING

Date: 12/09/2024	Sheet No.
Scale: N.T.S.	A1.13
Project #: 2412	



1 LEVEL -1 BASEMENT - 1,542 SF  
SCALE: 1/32" = 1'-0"

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MIAMI BEACH, FLORIDA

1250 West Avenue  
Miami Beach, Florida, 33139

Owner:  
Name  
Address  
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Email

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120NE 27th St  
Miami, FL 33137

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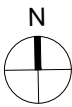
Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

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LEVEL -1 PARKING  
FLOOR PLAN

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Project #: 2412	



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MIAMI BEACH, FLORIDA

1250 West Avenue  
Miami Beach, Florida, 33139

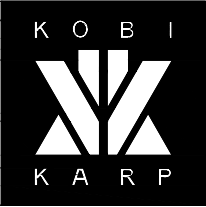
Owner:  
Name  
Address  
Address  
Tel:  
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Developer:  
1250 West Owner LLC C/O JDS Development Group  
120NE 27th St  
Miami, FL 33137

Structural Engineering:  
DeSimone  
140 Broadway, 25th Floor  
New York, NY 10005  
T: 212.532.2211  
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571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



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Lic. # AR0012578

FAR  
RESIDENTIAL LOBBY FLOOR AREA

Date:	12/09/2024	Sheet No.	A3.02
Scale:	AS INDICATED		FAR
Project #:	2412		

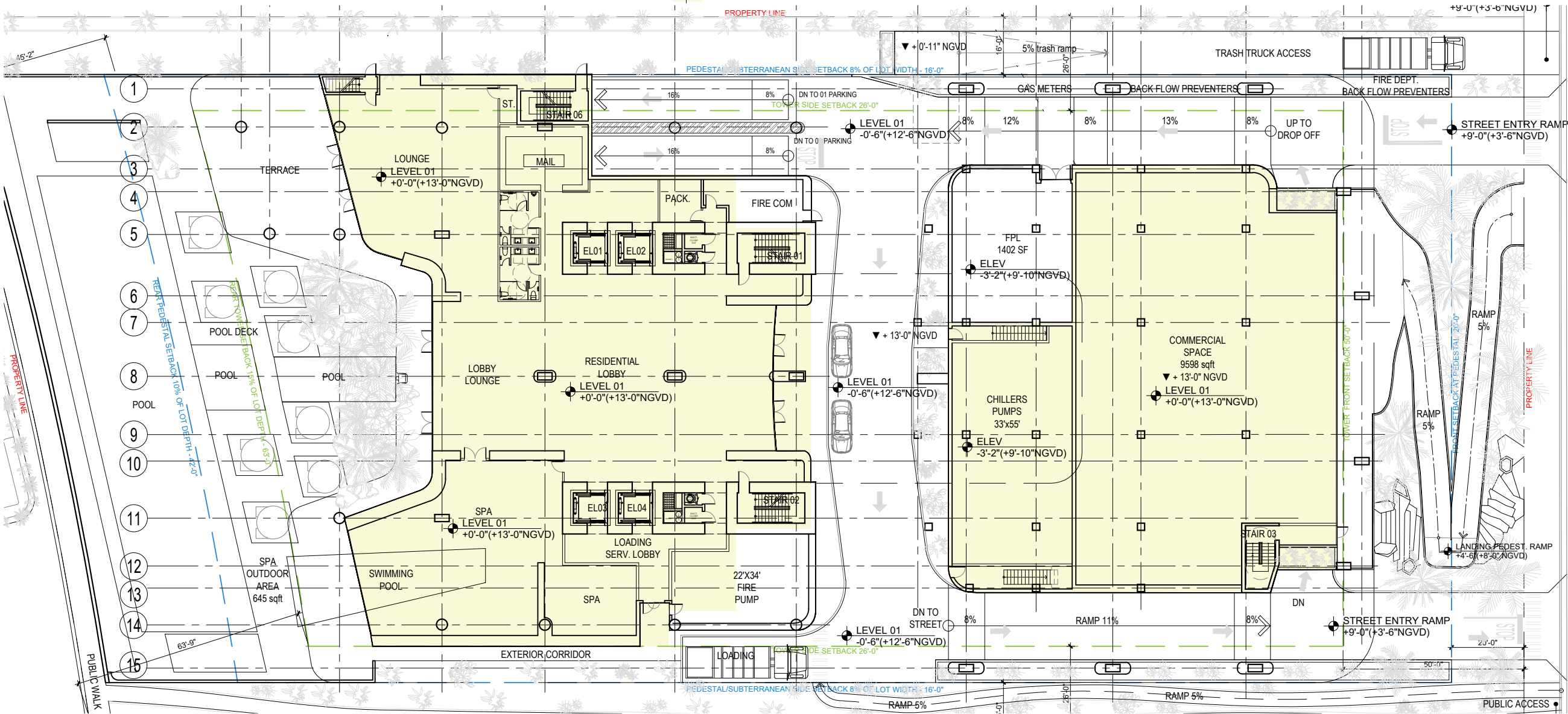
F

2

MEZZANINE LEVEL - FAR

FAR : 2,720 SQ. SF.

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

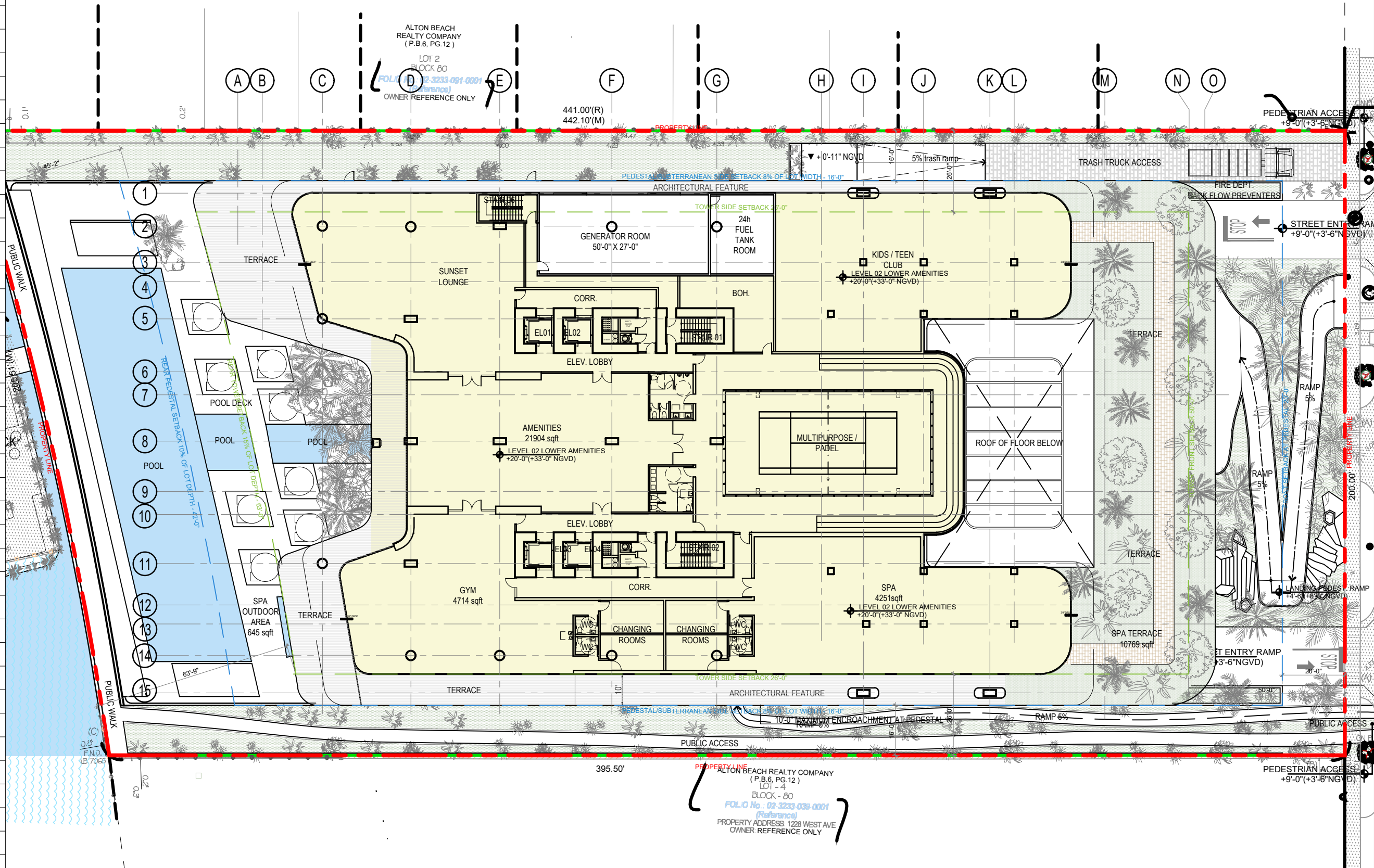


1

LEVEL 1 - RESIDENTIAL LOBBY FAR

FAR : 26,714 SQ. SF.

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



Rev.	Date	Rev.	Date

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  
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Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



KOBI KARP  
Lic. # AR0012578

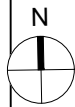
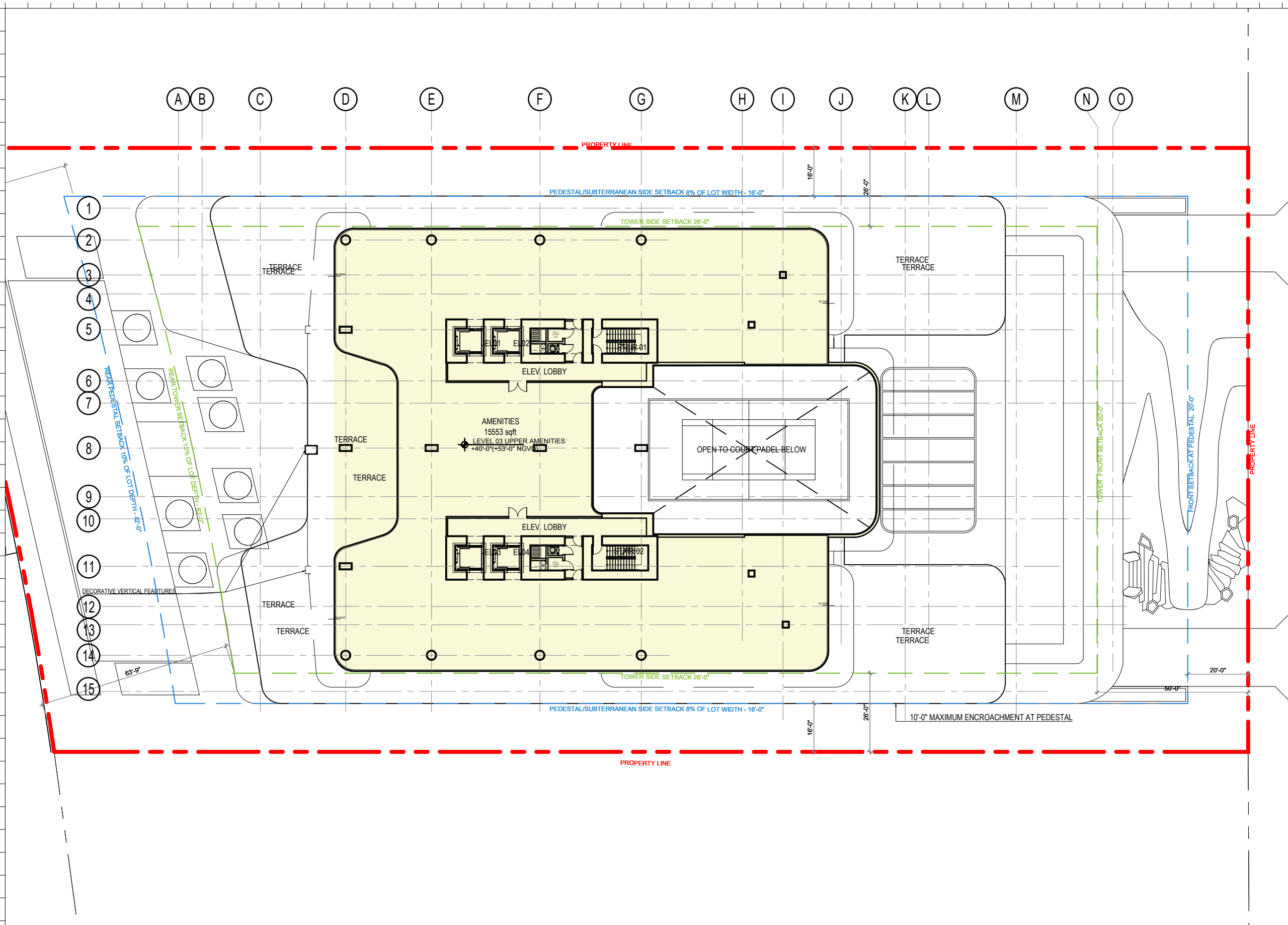
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LEVEL 2 FLOOR AREA

Date: 12/09/2024	Sheet No.
Scale: AS INDICATED	A3.03
Project #: 2412	

LEGEND  
FAR.

1 LEVEL 2 - LOWER AMENITY FLOOR AREA

FAR : 29,922 SF  
SCALE: 1/32" = 1'-0"



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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  
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Mechanical Engineering:  
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New York, NY 10001  
Tel: 212.643.9055

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

KOBİ  
KARP

KOBİ KARP  
Lic. # AR0012578

FAR  
LEVEL 3 FLOOR PLAN

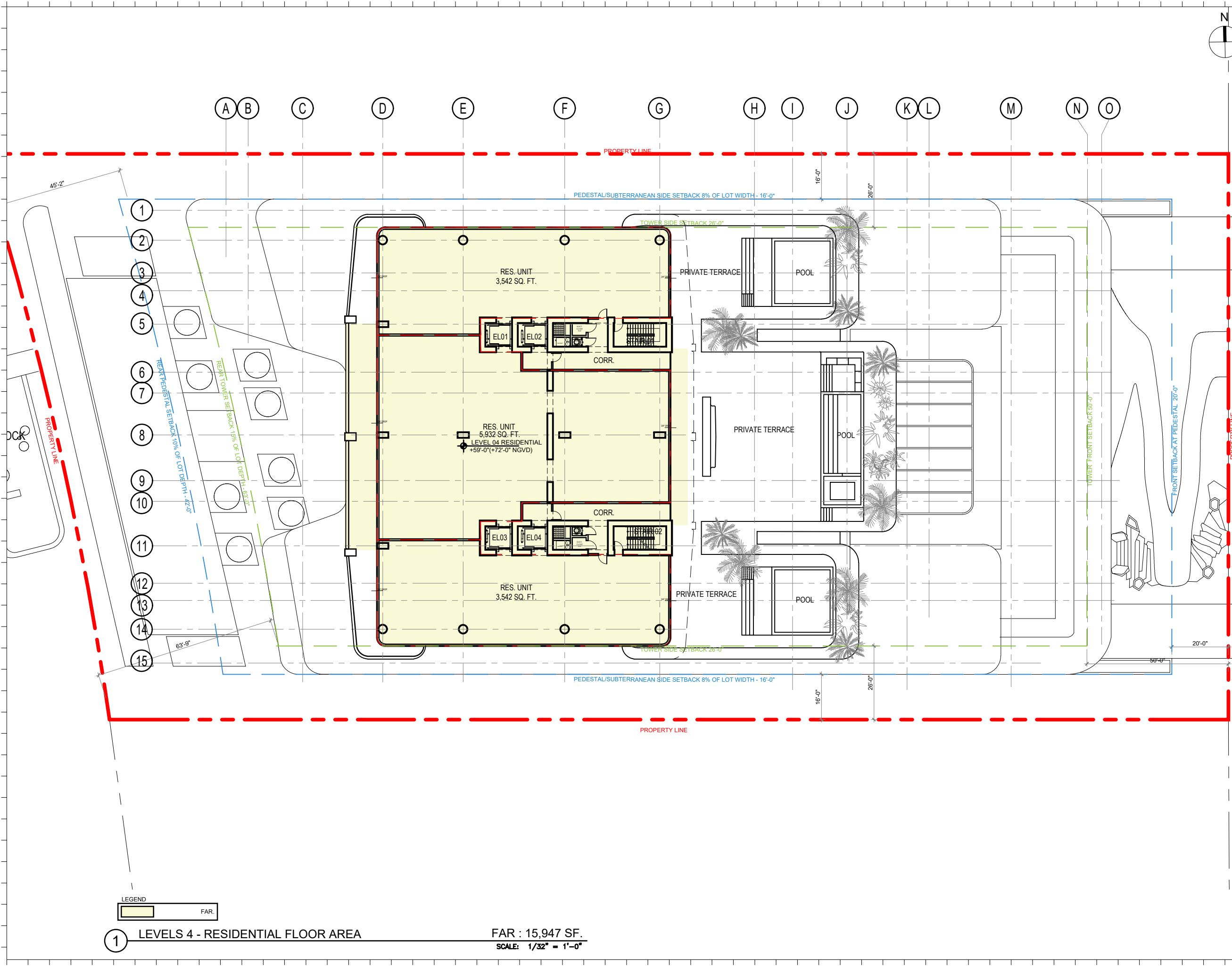
Date: 12/09/2024	Sheet No.
Scale: AS INDICATED	A3.04 FAR
Project #: 2412	

LEGEND

FAR.

1 LEVEL 3 - UPPER AMENITIES FLOOR AREA

FAR : 19,199 SF.  
SCALE: 1/32" = 1'-0"



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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:  
MGE  
116 West 32nd Street  
New York, NY 10001  
Tel: 212.643.9055

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

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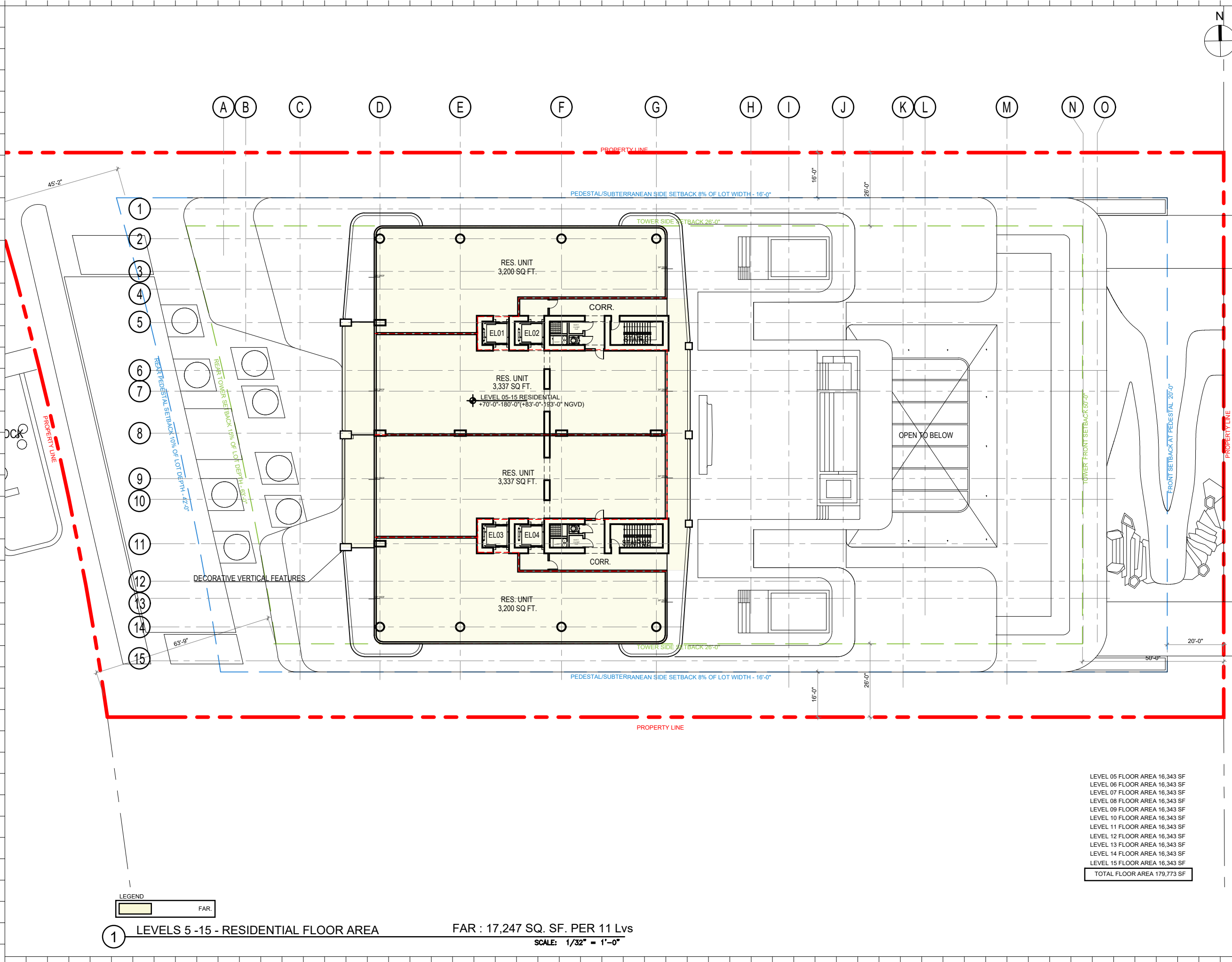
FAR  
LEVEL 4 FLOOR PLAN

Date: 12/09/2024	Sheet No.
Scale: AS INDICATED	A3.05 FAR
Project #: 2412	

LEGEND  
FAR.

1 LEVELS 4 - RESIDENTIAL FLOOR AREA

FAR : 15,947 SF.  
SCALE: 1/32" = 1'-0"



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Name  
Address  
Address  
Tel:  
Email

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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:  
MGE  
116 West 32nd Street  
New York, NY 10001  
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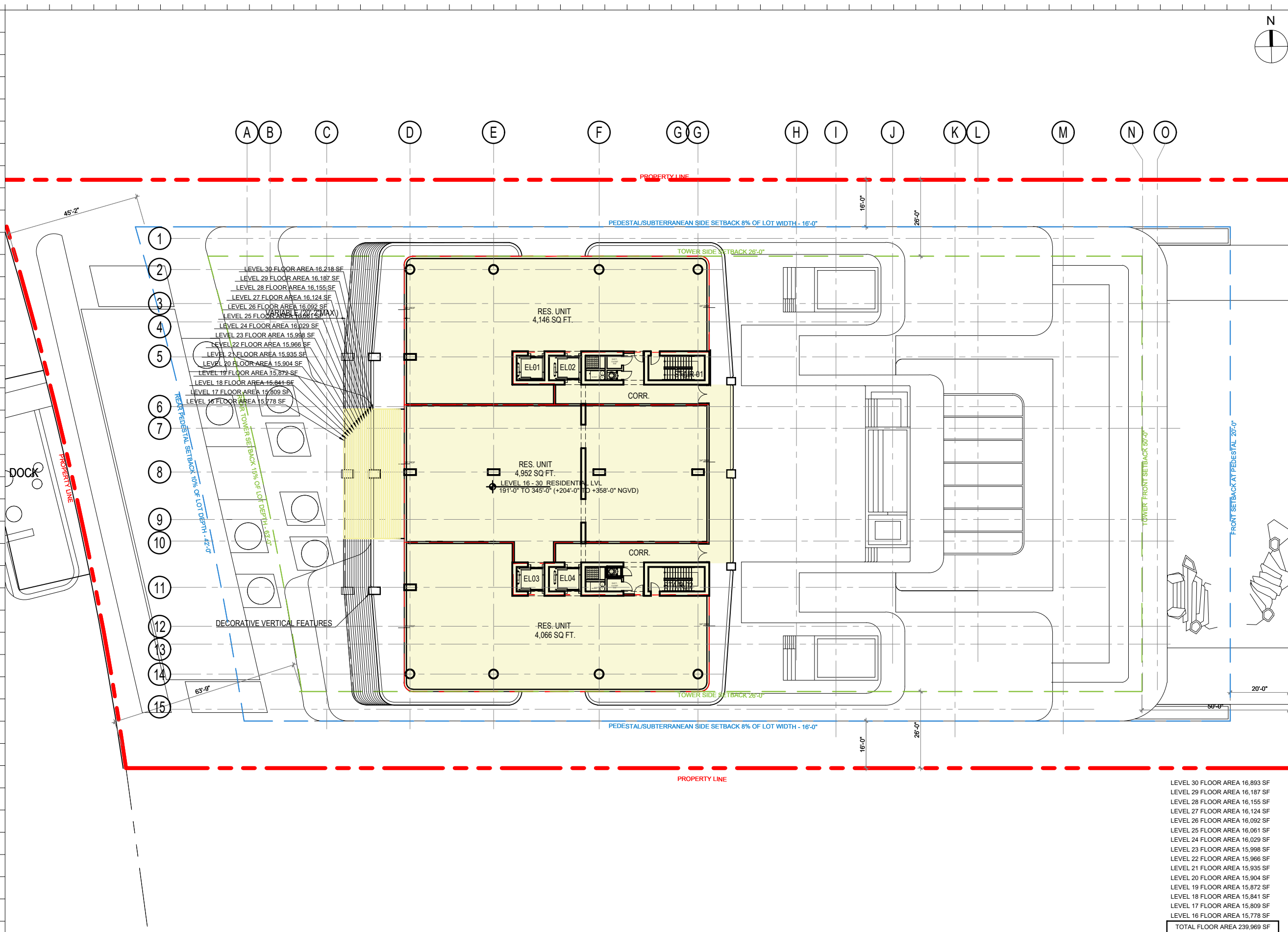
Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

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FAR  
LEVELS 5 -15 FLOOR AREA

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Project #: 2412	



LEGEND  
FAR.

1 LEVELS 16-30 - RESIDENTIAL FLOOR AREA

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

LEVEL 30 FLOOR AREA 16,893 SF  
LEVEL 29 FLOOR AREA 16,187 SF  
LEVEL 28 FLOOR AREA 16,155 SF  
LEVEL 27 FLOOR AREA 16,124 SF  
LEVEL 26 FLOOR AREA 16,092 SF  
LEVEL 25 FLOOR AREA 16,061 SF  
LEVEL 24 FLOOR AREA 16,029 SF  
LEVEL 23 FLOOR AREA 15,998 SF  
LEVEL 22 FLOOR AREA 15,966 SF  
LEVEL 21 FLOOR AREA 15,935 SF  
LEVEL 20 FLOOR AREA 15,904 SF  
LEVEL 19 FLOOR AREA 15,872 SF  
LEVEL 18 FLOOR AREA 15,841 SF  
LEVEL 17 FLOOR AREA 15,809 SF  
LEVEL 16 FLOOR AREA 15,778 SF  
TOTAL FLOOR AREA 239,969 SF

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Owner:  
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Address  
Address  
Tel:  
Email

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120NE 27th St  
Miami, FL 33137

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

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116 West 32nd Street  
New York, NY 10001  
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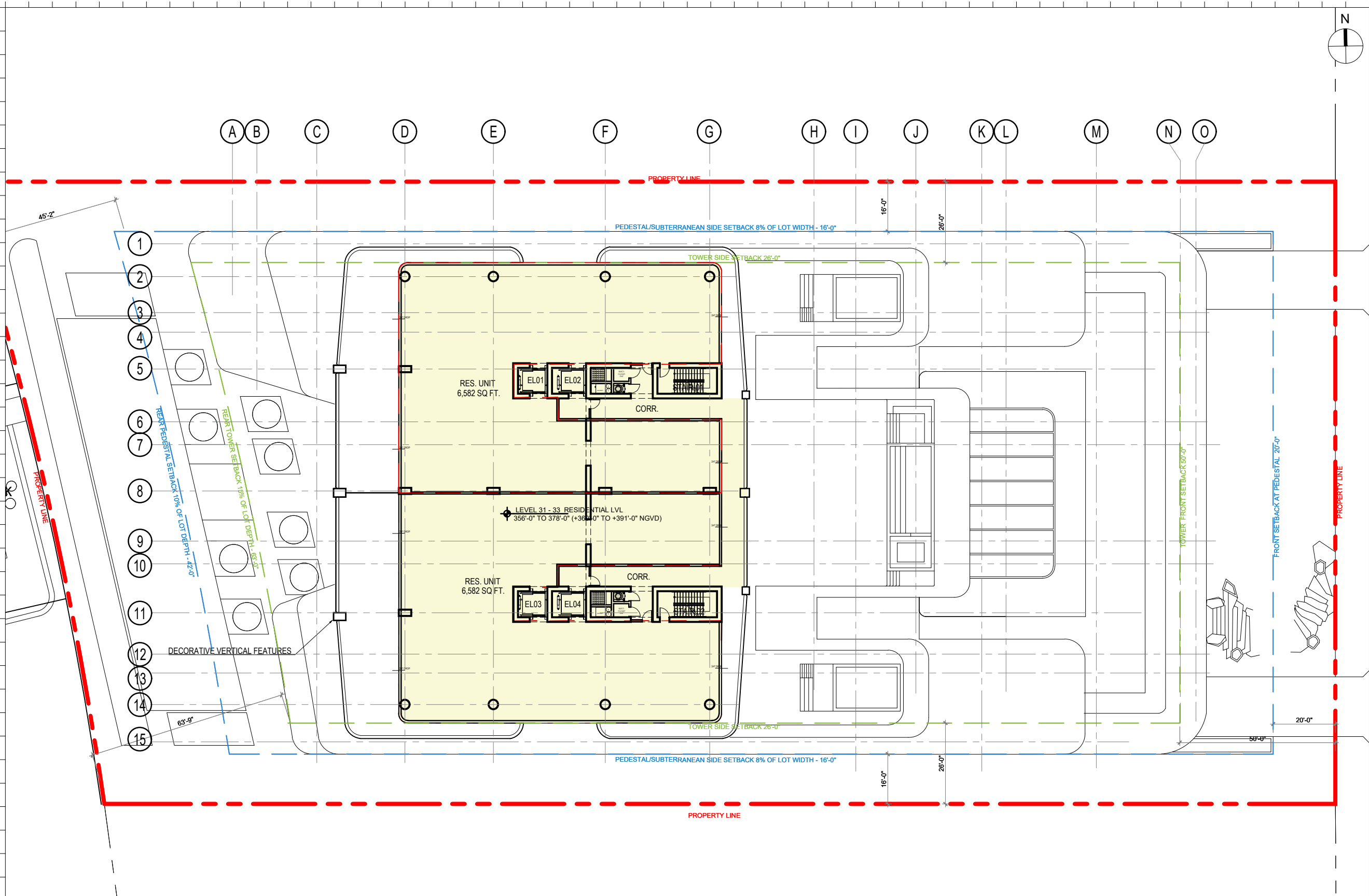
Architect:  
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571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

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FAR  
LEVELS 16-30 FLOOR AREA

Date: 12/09/2024	Sheet No.
Scale: AS INDICATED	A3.07 FAR
Project #: 2412	



LEGEND

FAR.

1 LEVELS 31-33 - PENTHOUSE FLOOR AREA

FAR : 15,836 S.F.  
SCALE: 1/32" = 1'-0"

LEVEL 33 FLOOR AREA 15,836 SF  
LEVEL 32 FLOOR AREA 15,836 SF  
LEVEL 31 FLOOR AREA 15,836 SF  
TOTAL FLOOR AREA 47,508 SF

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Address  
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Email

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120NE 27th St  
Miami, FL 33137

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140 Broadway, 25th Floor  
New York, NY 10005  
T: 212.532.2211  
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New York, NY 10001  
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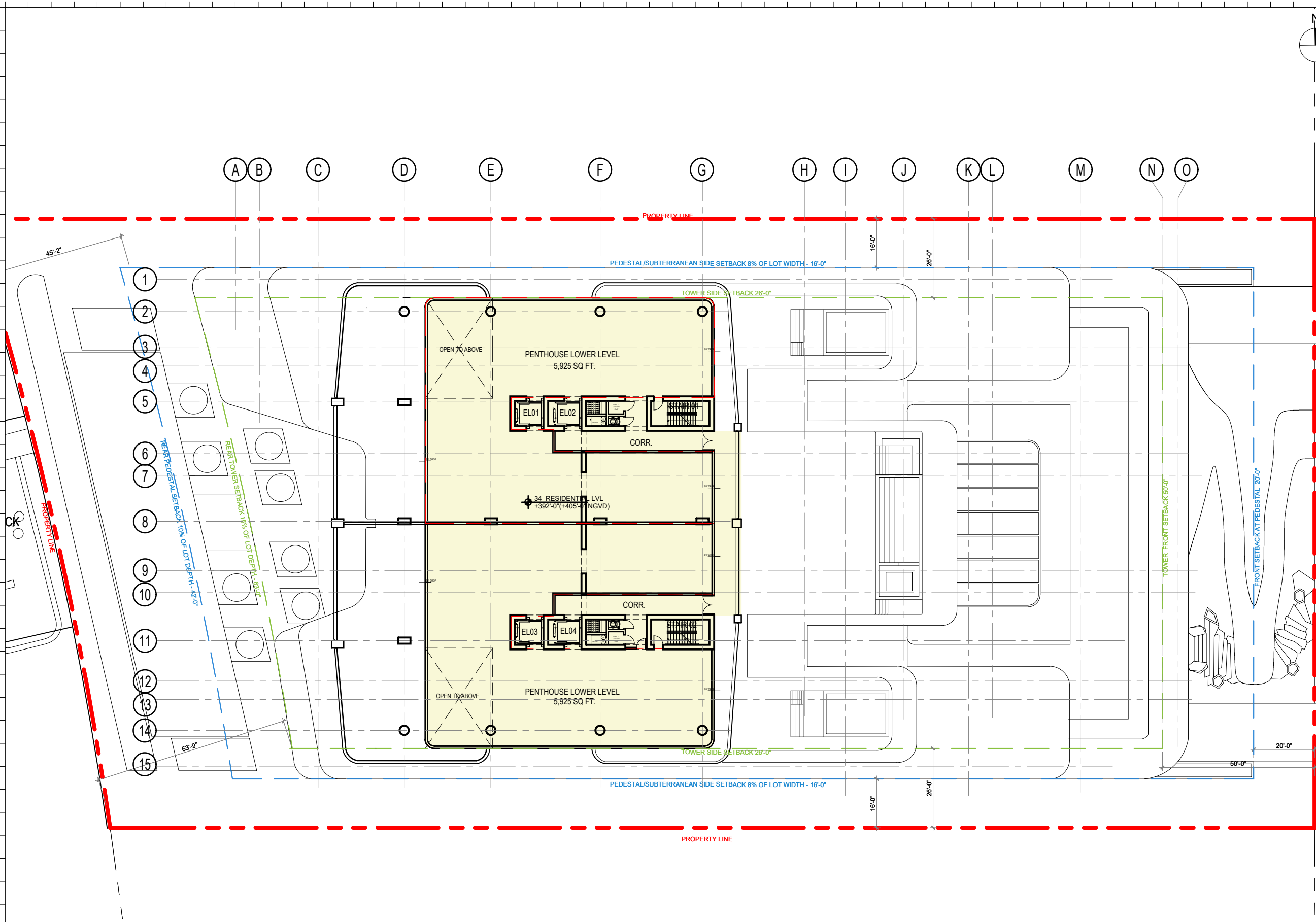
Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

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FAR  
LEVEL 31-33 FLOOR AREA

Date:	12/09/2024	Sheet No.
Scale:	AS INDICATED	A3.07 FAR
Project #:	2412	



LEGEND  
FAR.

1 LEVEL 34 - LOWER LEVEL PENTHOUSE FLOOR AREA

FAR = 14,568 SF.

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

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Address  
Address  
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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:  
MGE  
116 West 32nd Street  
New York, NY 10001  
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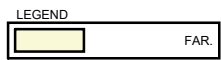
Architect:  
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571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



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FAR  
LOWER PENTHOUSE FLOOR AREA

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Scale:	AS INDICATED	A3.09 FAR
Project #:	2412	



1 LEVEL 35 - UPPER LEVEL PENTHOUSE FLOOR AREA

FAR = 12,569 SQ. SF.  
SCALE: 1/32" = 1'-0"

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Name  
Address  
Address  
Tel:  
Email

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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  
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Mechanical Engineering:  
MGE  
116 West 32nd Street  
New York, NY 10001  
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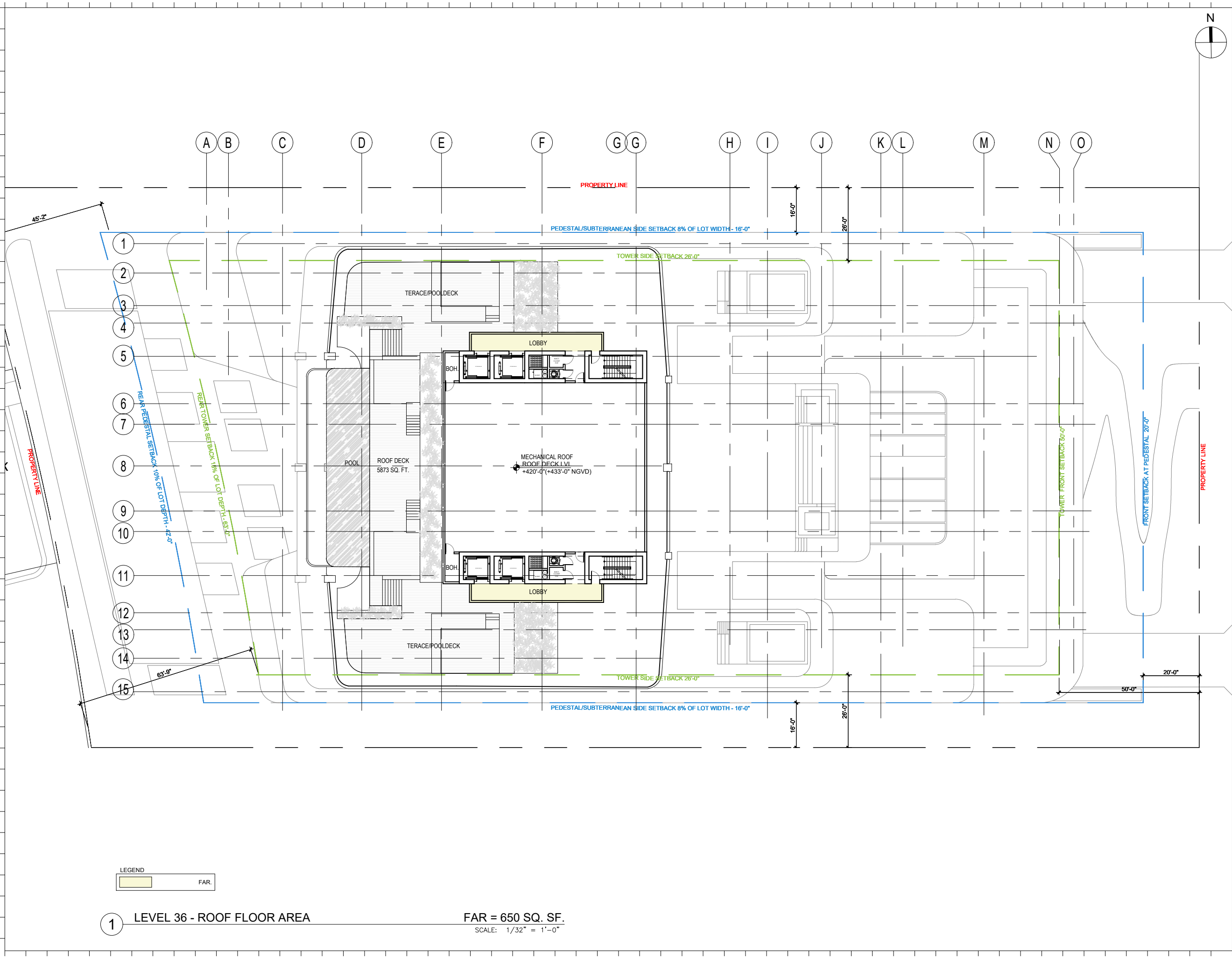
Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

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FAR  
LEVEL 35 FLOOR AREA

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Name  
Address  
Address  
Tel:  
Email

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120NE 27th St  
Miami, FL 33137

Structural Engineering:  
DeSimone  
140 Broadway, 25th Floor  
New York, NY 10005  
T: 212.532.2211  
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Mechanical Engineering:  
MGE  
116 West 32nd Street  
New York, NY 10001  
Tel: 212.643.9055

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

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ROOFDECK LEVEL FLOOR AREA

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Scale:	AS INDICATED	A3.11 FAR
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