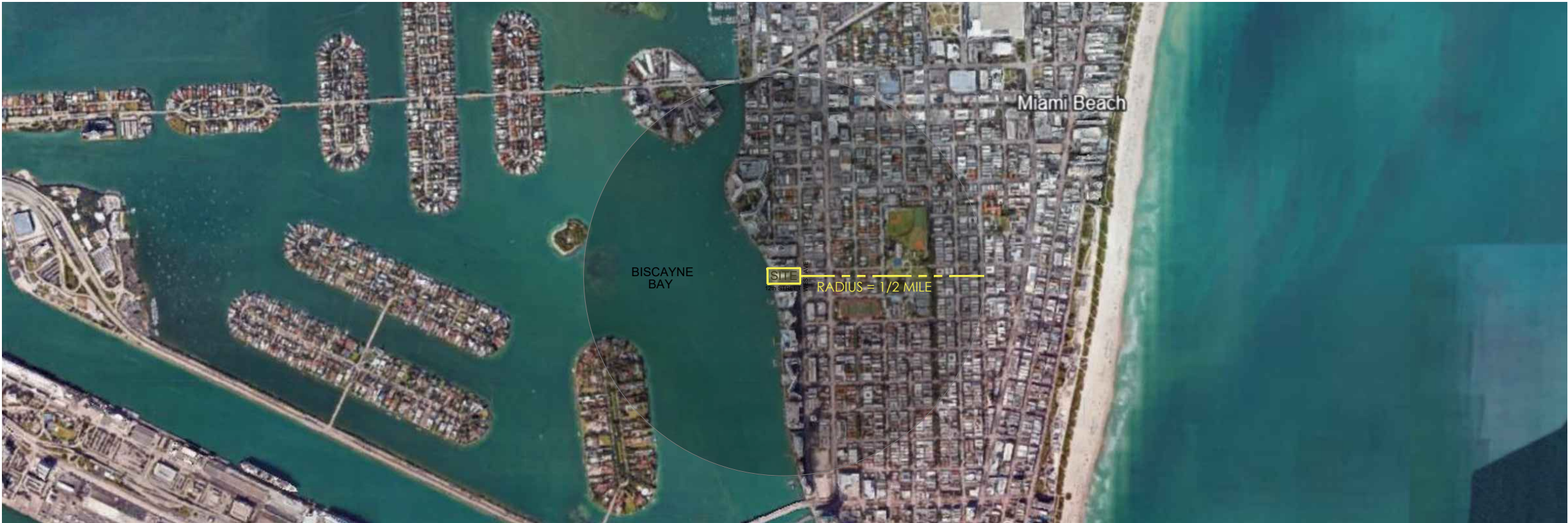




1 SITE LOCATION MAP
SCALE: N.T.S.

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

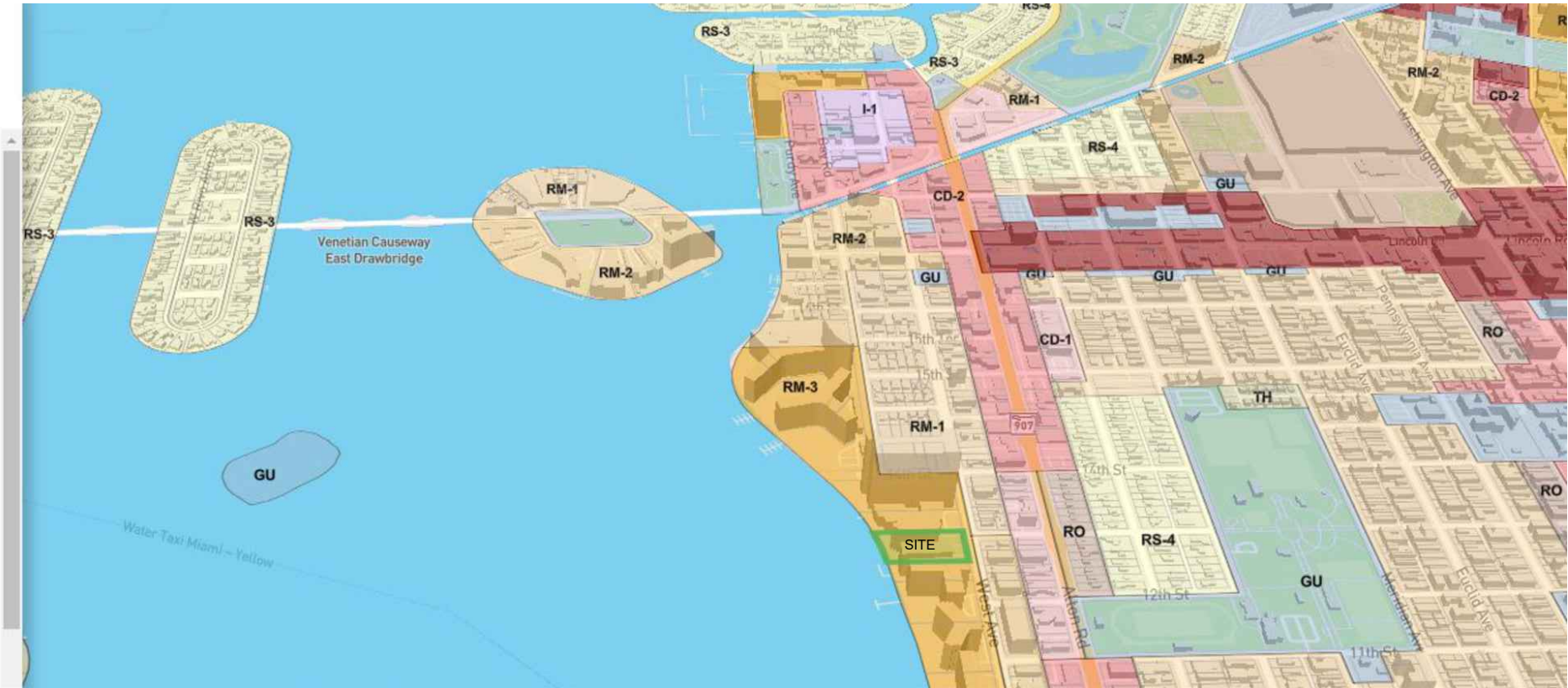
Base Flood Elevation: 8

OVERLAYS

- Parking Tier 1
- West Avenue Bayfront Overlay

ADDITIONAL REGULATIONS

- Workforce or Affordable Units Bonus



2 SITE ZONING MAP
SCALE: N.T.S.

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2018

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

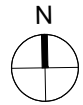
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBİ
KARP

KOBİ KARP
Lic. # AR0012578

LOCATION MAP ZONING MAP

Date: 07/24/2024	Sheet No.
Scale: N.T.S.	A0.02
Project #: 2412	



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (S) 2018

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

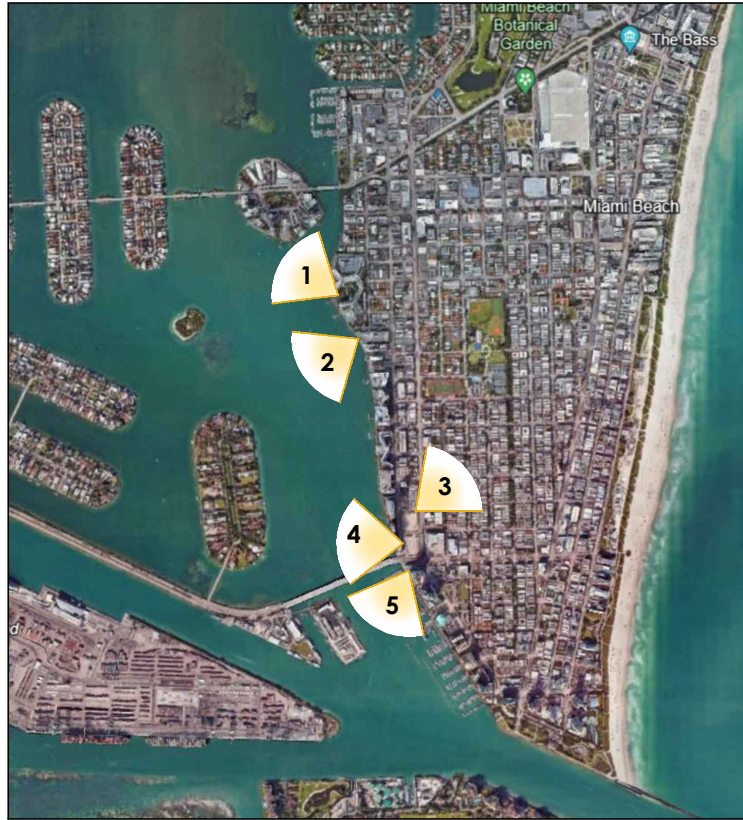
KOBİ KARP
Lic. # AR0012578

KOBİ
KARP

VICINITY MAP

Date: 07/24/2024	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.



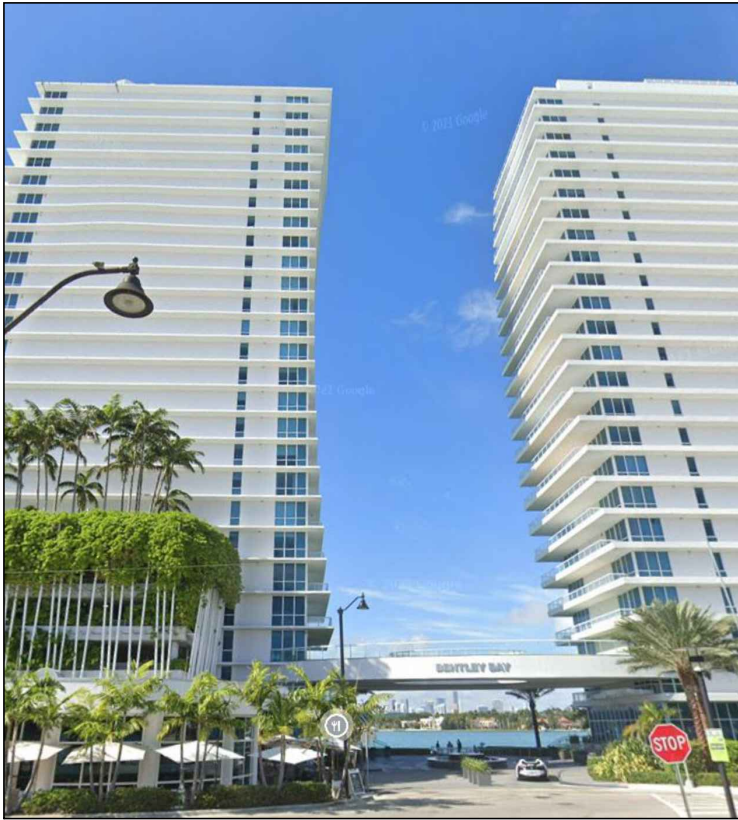
1 FLAMINGO SOUTH BEACH
1504 BAY ROAD, MIAMI BEACH, FLORIDA 33139



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



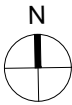
3 THE FLORIDIAN MIAMI BEACH
650 WEST AVENUE, MIAMI BEACH, FLORIDA 33139



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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: © 2018

RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY
MIAMI BEACH, FLORIDA

1250 West Avenue
Miami Beach, Florida, 33139

Owner:
Name
Address
Address
Tel:
Email

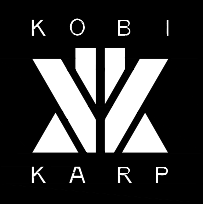
Developer:
1250 West Owner LLC C/O JDS Development Group
120NE 27th St
Miami, FL 33137

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

KOBİ KARP
Lic. # AR0012578



KOBİ KARP

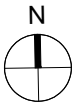
CONTEXT VIEWS

Date: 07/24/2024	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:	83,089 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 / RESTAURANT	
		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	7.75	-
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)				

	Unit Size				Saleable	Number of Units	Floor Area
	Unit 1	Unit 2	Unit 3	Unit 4			
Roof Deck							266 SF
Level 35							13,216 SF
Level 34	12,785 SF	12,785 SF			25,570 SF	2	17,545 SF
Level 33	6,706 SF	6,706 SF			13,412 SF	2	17,545 SF
Level 32	6,706 SF	6,706 SF			13,412 SF	2	17,545 SF
Level 31	6,706 SF	6,706 SF			13,412 SF	2	17,545 SF
Level 30	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,516 SF
Level 29	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,488 SF
Level 28	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,459 SF
Level 27	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,431 SF
Level 26	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,402 SF
Level 25	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,400 SF
Level 24	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,345 SF
Level 23	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,316 SF
Level 22	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,314 SF
Level 21	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,259 SF
Level 20	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,230 SF
Level 19	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,202 SF
Level 18	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,173 SF
Level 17	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,145 SF
Level 16	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,105 SF
Level 15	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 14	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 13	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 12	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 11	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 10	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 9	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 8	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 7	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 6	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 5	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 4	3,565 SF	6,446 SF	3,567 SF		13,578 SF	3	17,575 SF
Level 3							20,525 SF
Level 2							33,282 SF
Ground Level							29,191 SF
Level -1							1,495 SF
Level -2							0 SF
Totals					430,545 SF	100	642,400 SF

[illegible]

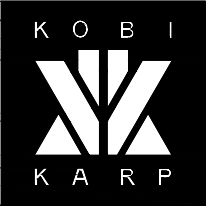
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2018

1250 West Avenue
Miami Beach, Florida, 33139

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

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
Lic. # AR0012578

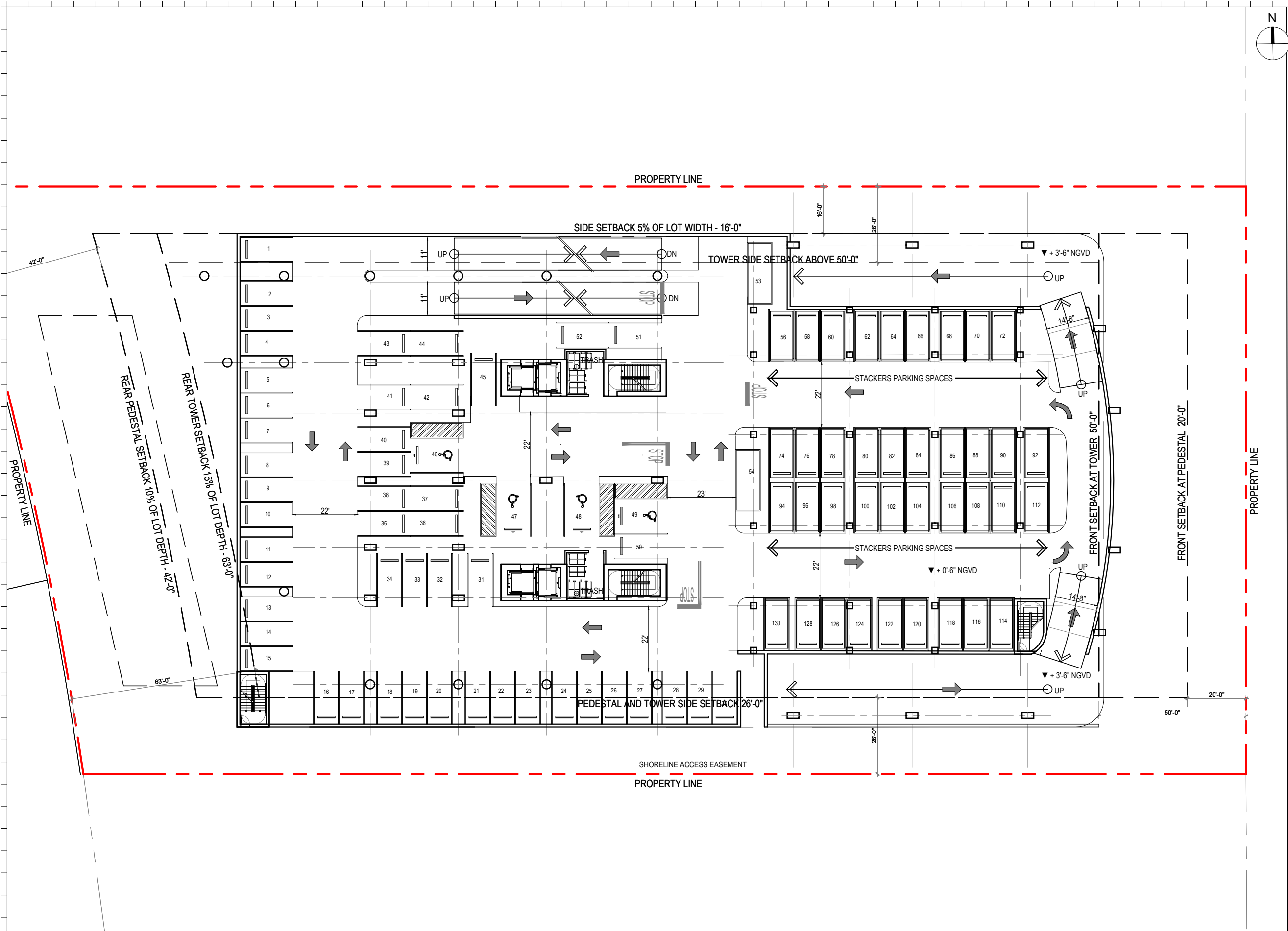
PROJECT DATA

Date:	0724/2024	Sheet No. A1.02
Scale:	N.T.S.	
Project #:	2412	

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

Total PS Required

258



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: © 2018

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

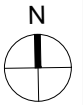
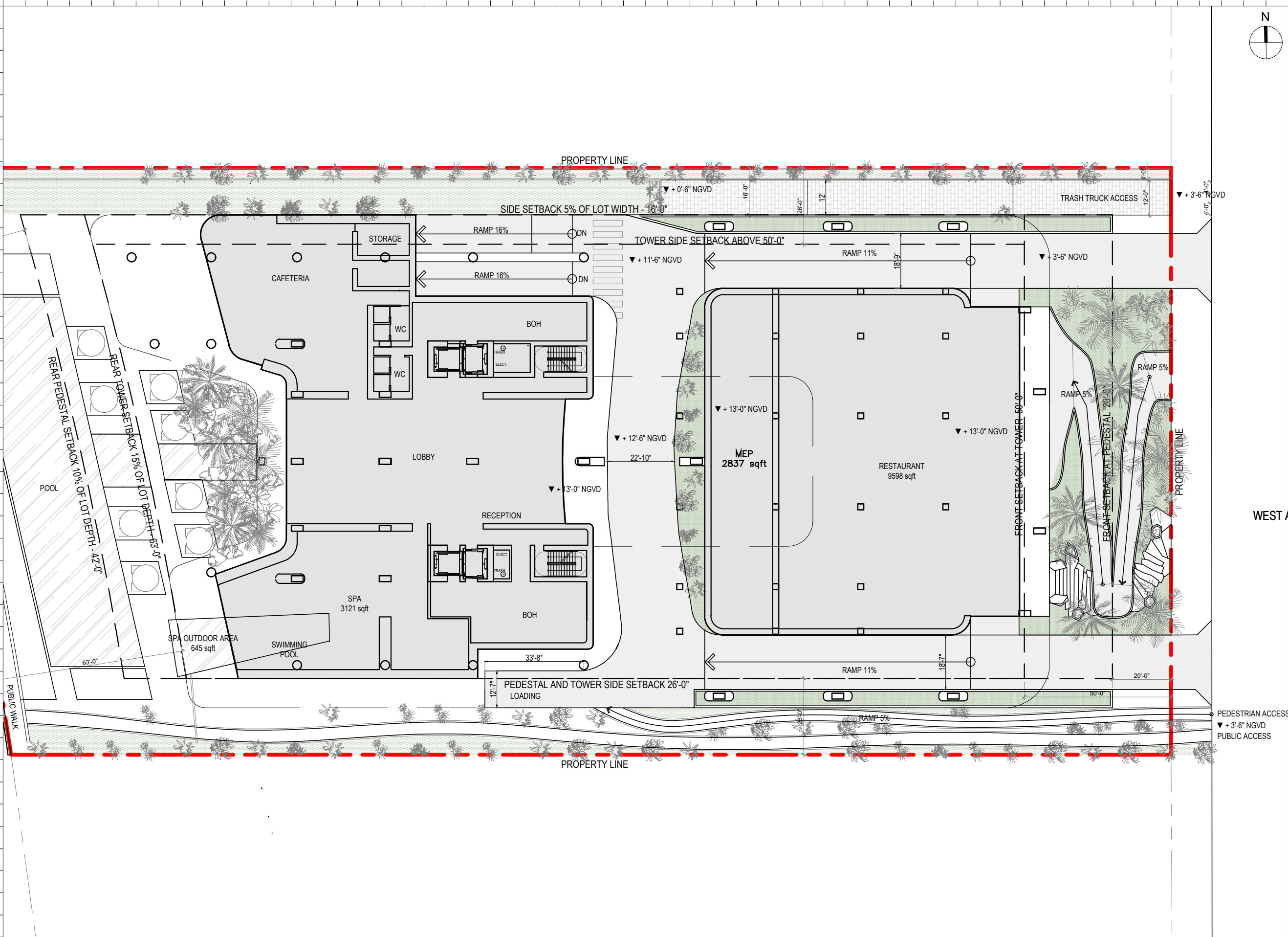


KOBİ KARP
Lic. # AR0012578

LEVEL -1 PARKING FLOOR PLAN

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

Date: 07/24/2024	Sheet No.
Scale: AS INDICATED	A3.01
Project #: 2412	



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: 63 2018

RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY
MIAMI BEACH, FLORIDA

1250 West Avenue
Miami Beach, Florida, 33139

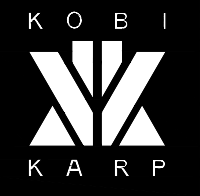
Owner:
Name
Address
Address
Tel:
Email

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

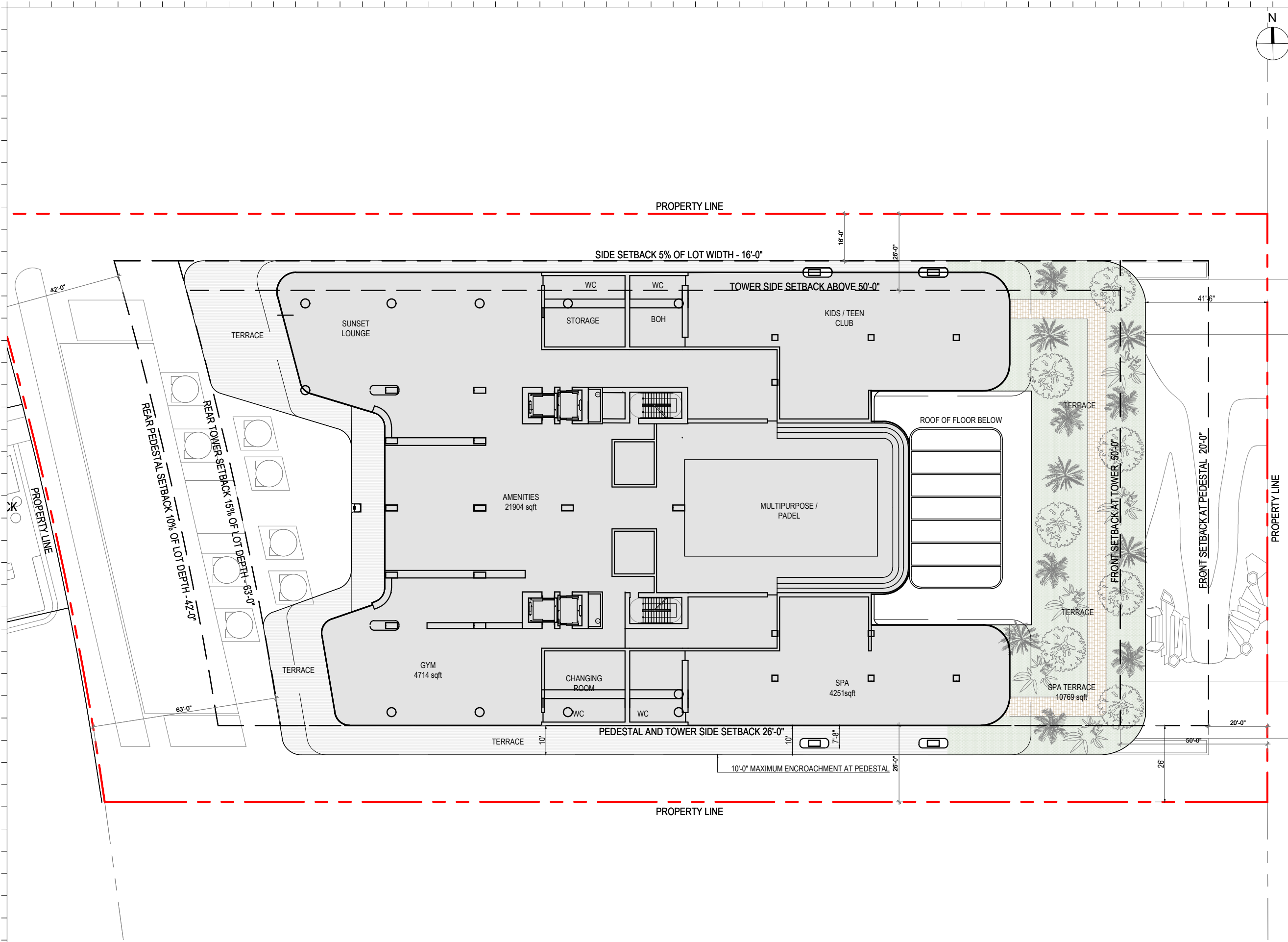


KOBİ KARP
Lic. # AR0012578

RESIDENTIAL LOBBY FLOOR PLAN

Date: 0724/2024	Sheet No.
Scale: AS INDICATED	A3.02
Project #: 2412	

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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: 63 2018

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

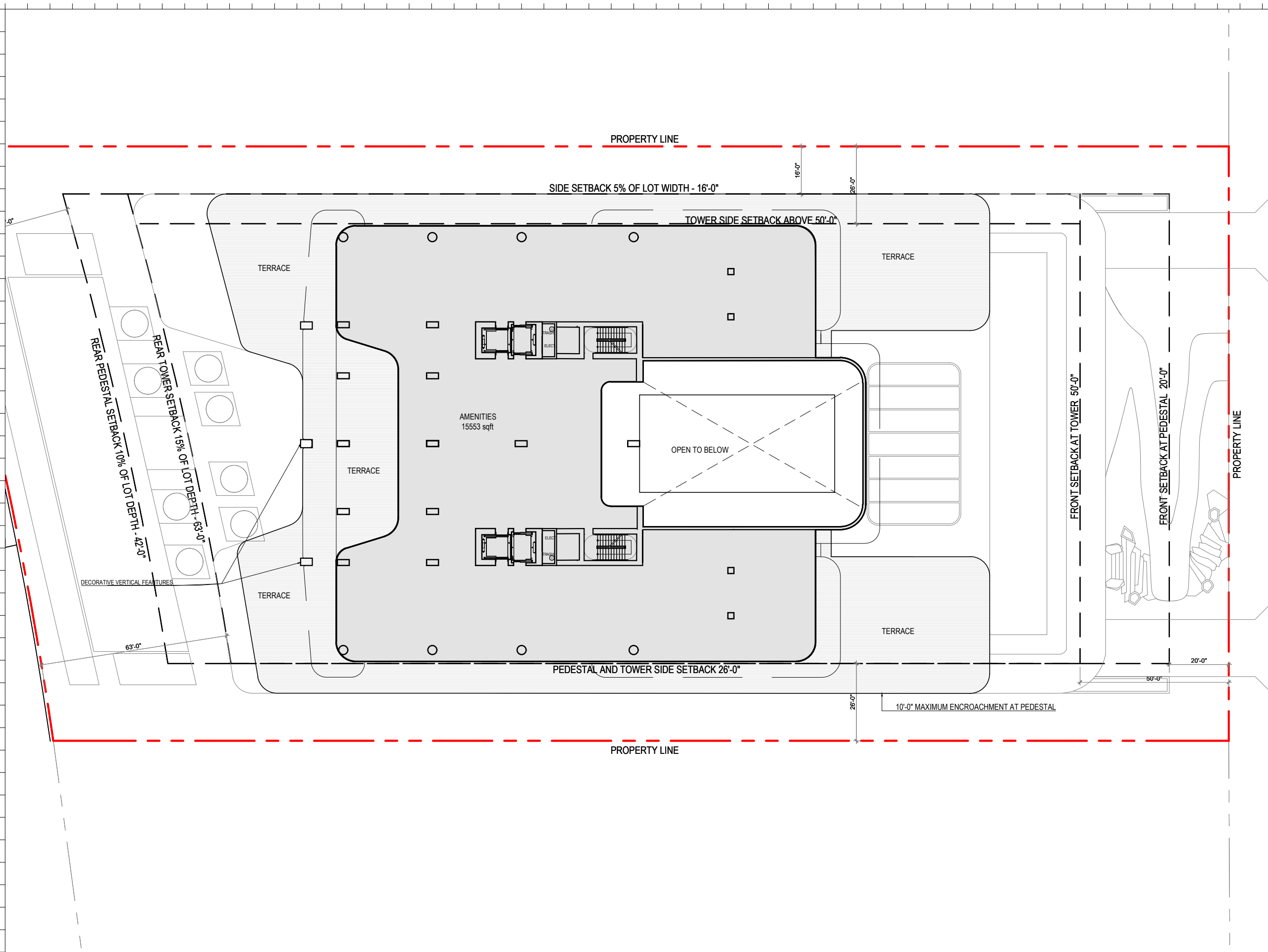


KOBİ KARP
Lic. # AR0012578

LEVEL 2 - AMENITY FLOOR PLAN

Date: 0724/2024	Sheet No.
Scale: AS INDICATED	A3.03
Project #: 2412	

1 LEVEL 2 - LOWER AMENITY PLAN
SCALE: 1/32" = 1'-0"



1 LEVEL 3 - UPPER AMENITIES PLAN
SCALE: 1/32" = 1'-0"

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: © 2018

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

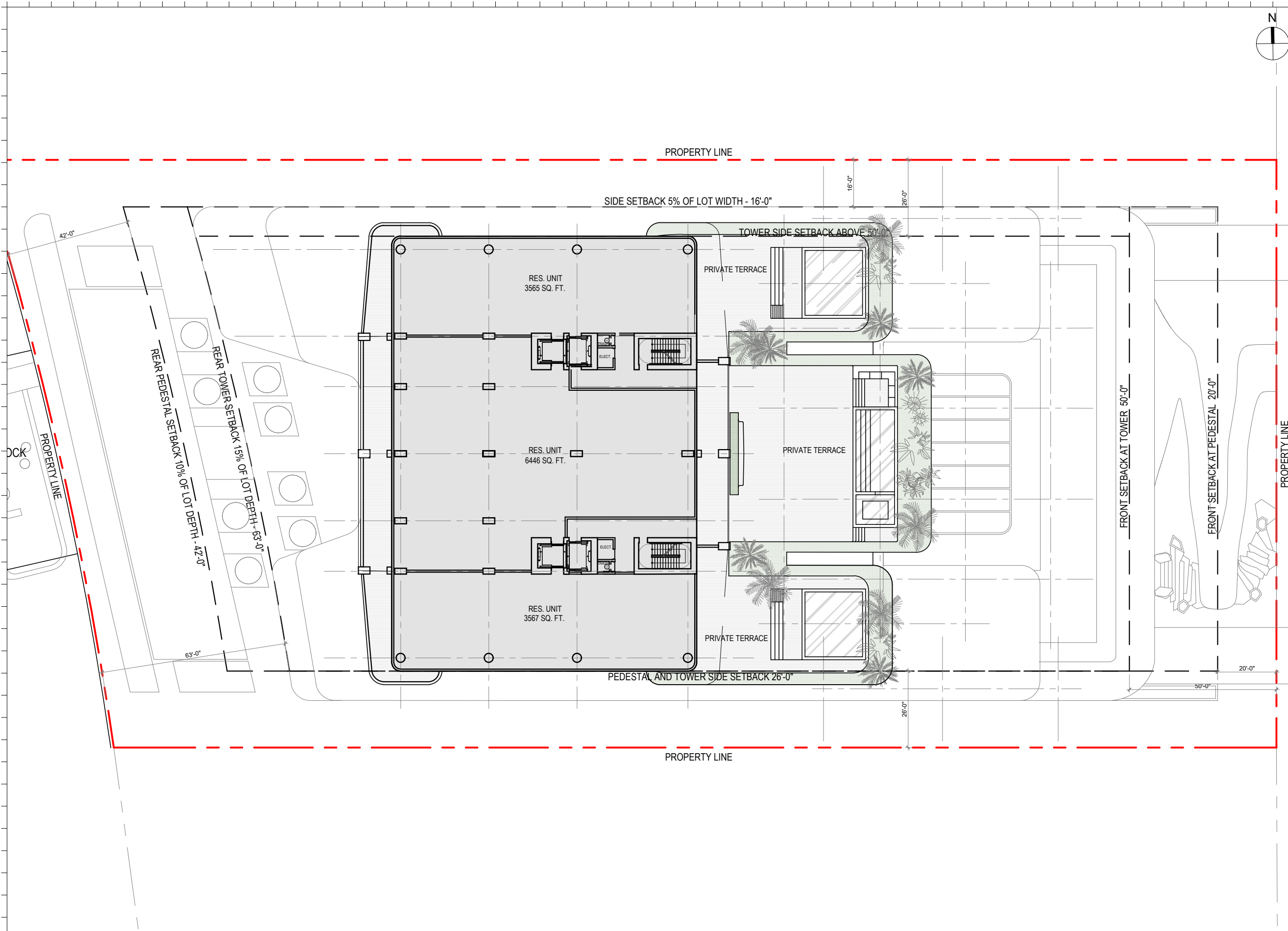
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBİ KARP
Lic. # AR0012578



LEVEL 3 - AMENITY
FLOOR PLAN

Date: 07/24/2024	Sheet No. A3.04
Scale: AS INDICATED	
Project #: 2412	



Rev.	Date	Rev.	Date

ALL DIMENSIONS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: 63 2018

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

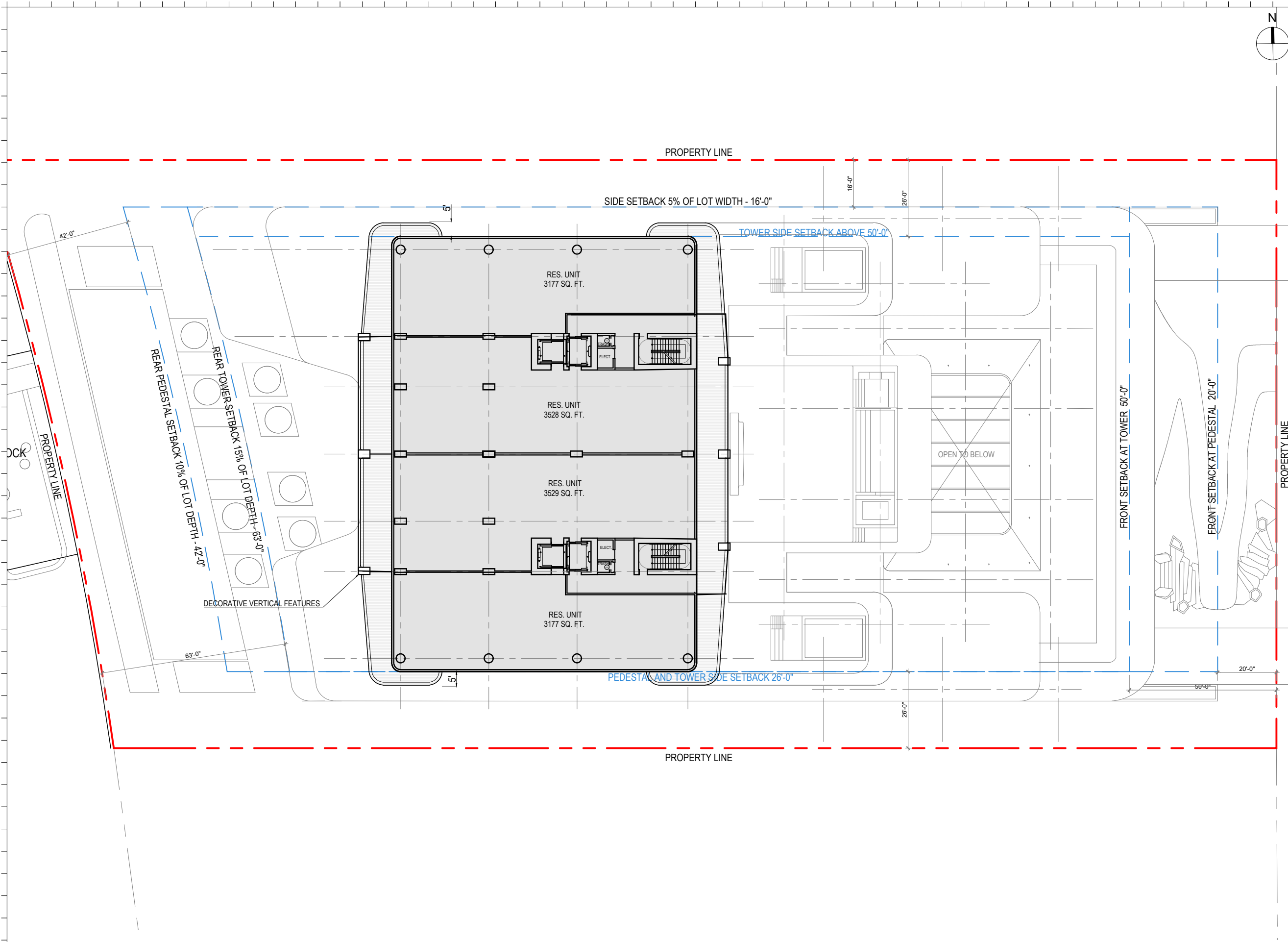
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578

LEVEL 4
FLOOR PLAN

Date: 0724/2024	Sheet No.
Scale: AS INDICATED	A3.05
Project #: 2412	



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: 63 2018

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

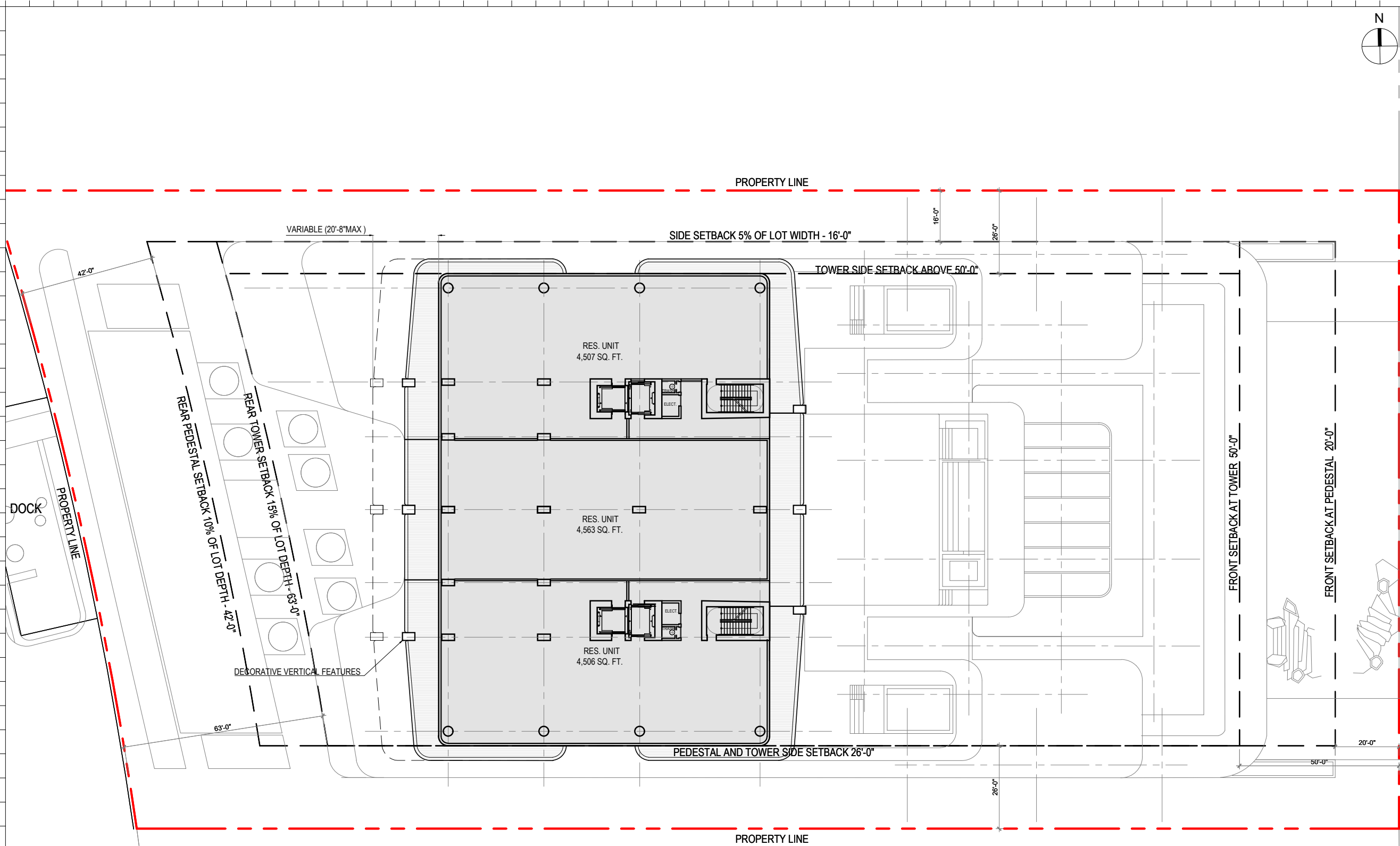
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBİ
KARP

KOBİ KARP
Lic. # AR0012578

LEVELS 4-15
FLOOR PLAN

Date: 07/24/2024	Sheet No. A3.05
Scale: AS INDICATED	
Project #: 2412	



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: © 2018

RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY
MIAMI BEACH, FLORIDA

1250 West Avenue
Miami Beach, Florida, 33139

Owner:
Name
Address
Address
Tel:
Email

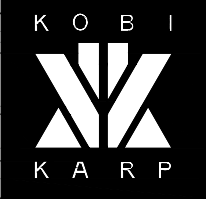
Developer:

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

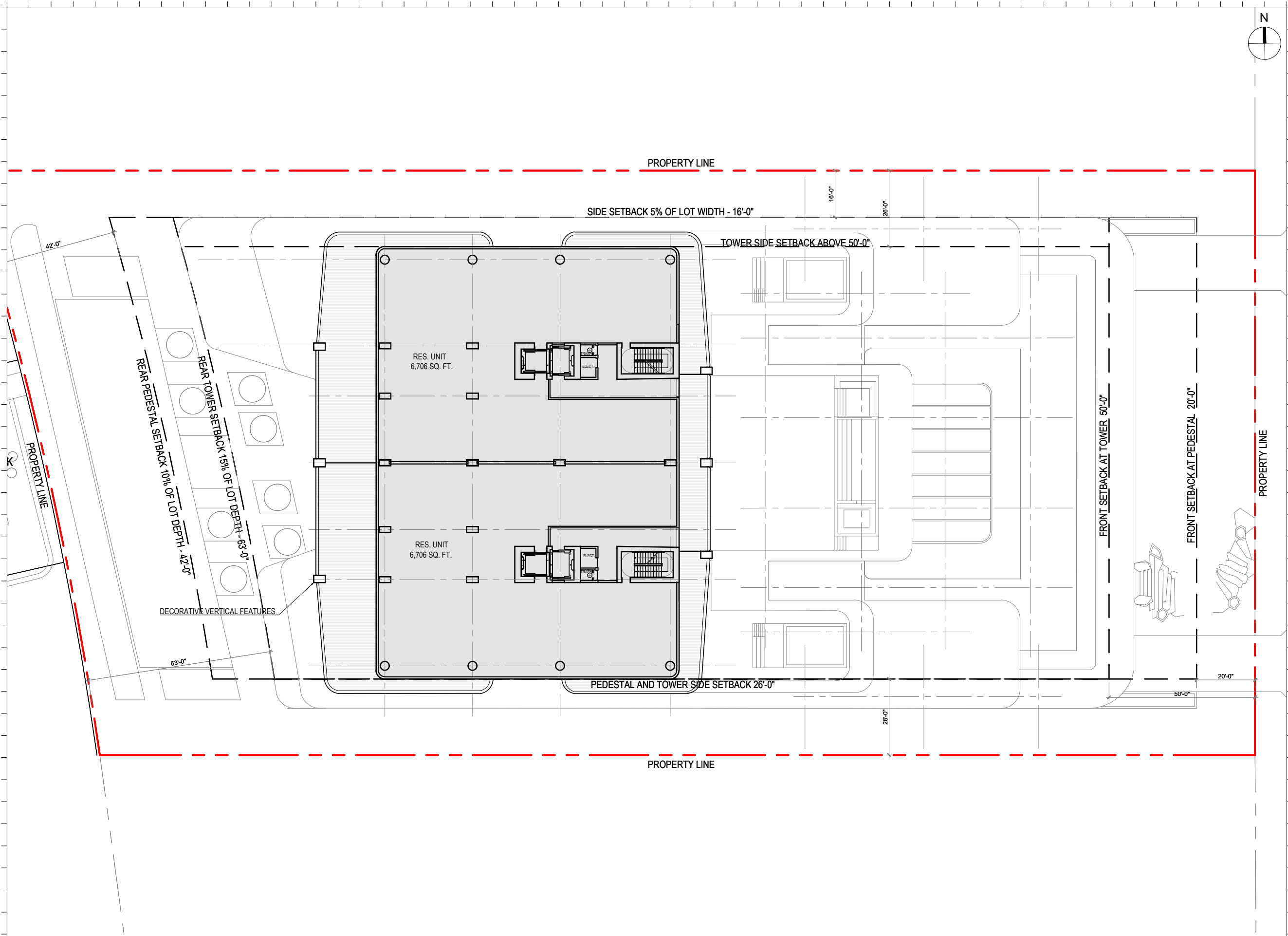


KOBİ KARP
Lic. # AR0012578

LEVELS 16-30
FLOOR PLAN

Date: 0724/2024	Sheet No.
Scale: AS INDICATED	A3.06
Project #: 2412	

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



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: © 2018

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

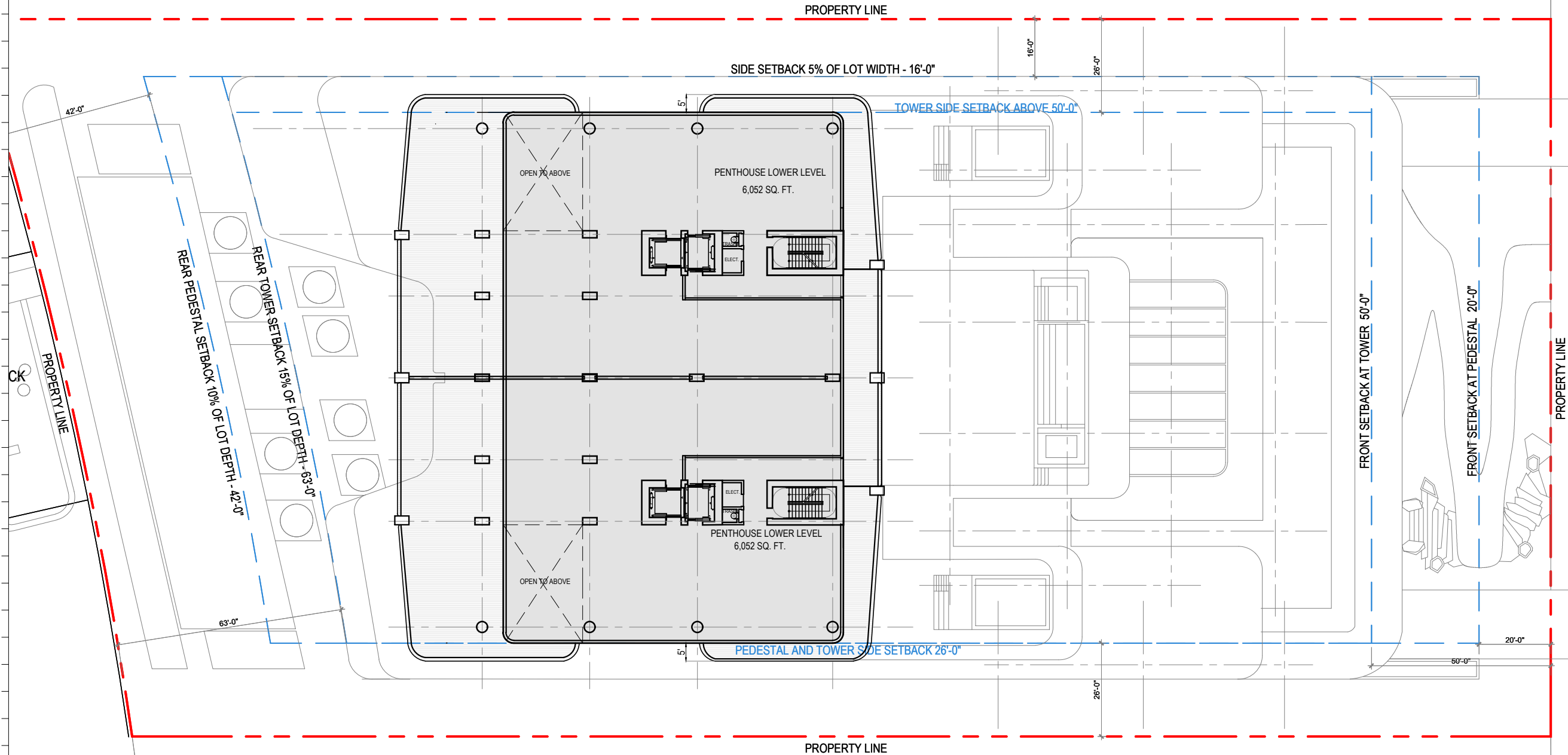
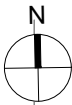


KOBİ KARP
Lic. # AR0012578

LEVEL 31-33 PENT.
FLOOR PLAN

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

Date: 0724/2024	Sheet No.
Scale: AS INDICATED	A3.07
Project #: 2412	



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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: 63 2018

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

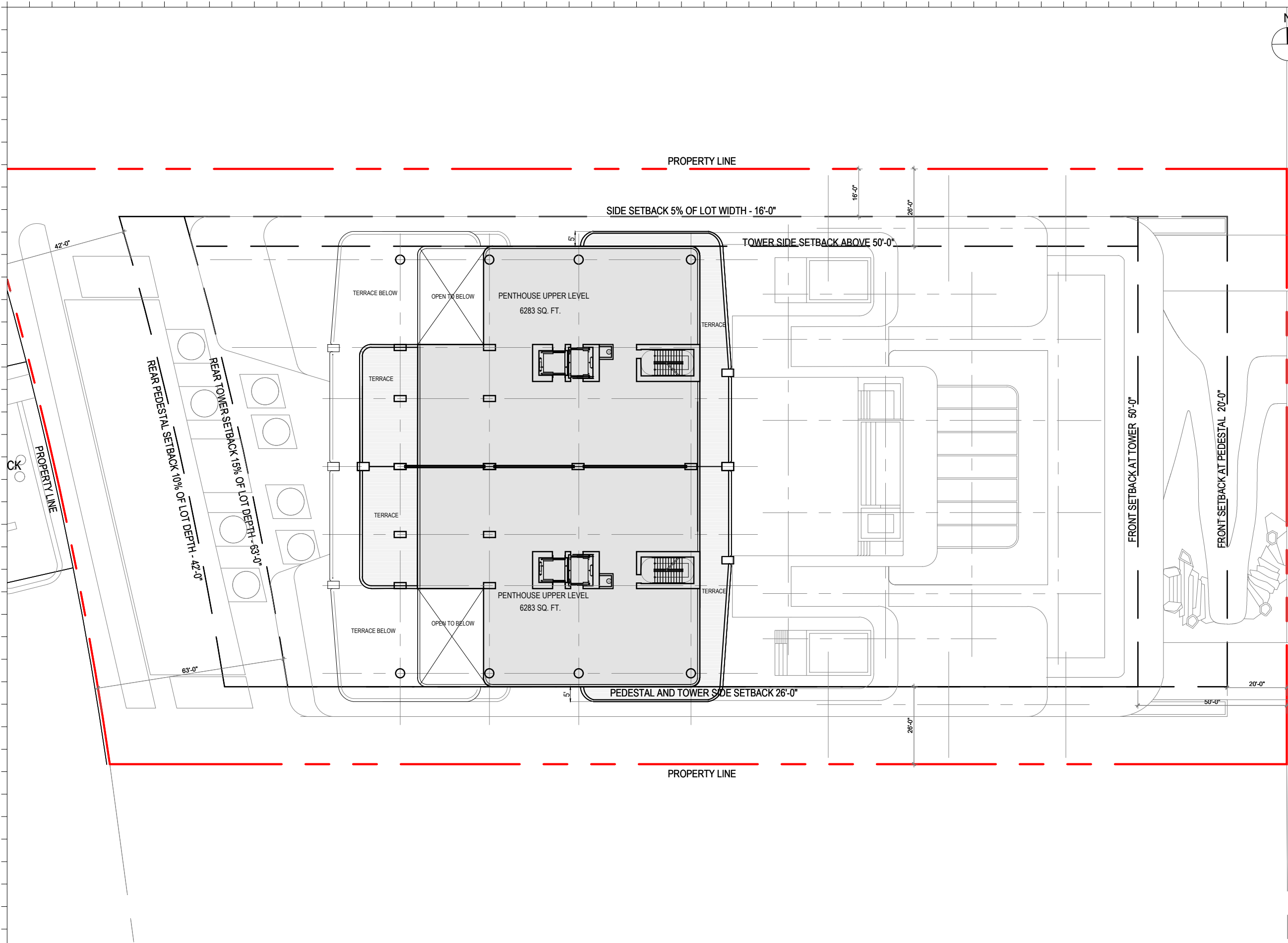
Mechanical Engineering:
MGE
116 West 32nd Street
New York, NY 10001
Tel: 212.643.9055

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

KOBİ KARP
Lic. # AR0012578

LOWER PENTHOUSE
FLOOR PLAN

Date: 07/24/2024	Sheet No. A3.08
Scale: AS INDICATED	
Project #: 2412	



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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: © 2018

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

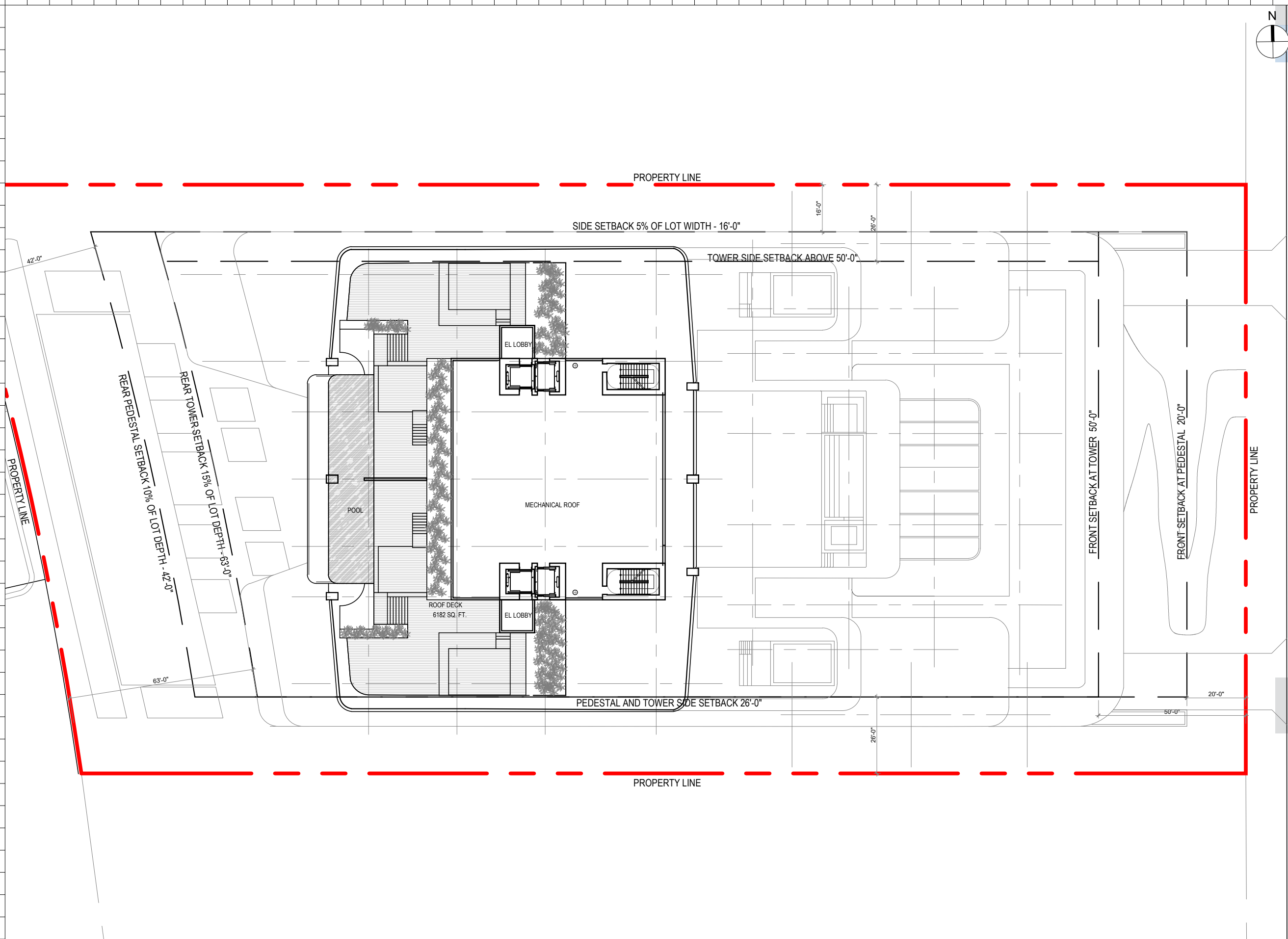
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBİ KARP
Lic. # AR0012578


KOBİ
KARP

UPPER PENTHOUSE
FLOOR PLAN

Date: 07/24/2024	Sheet No. A3.09
Scale: AS INDICATED	
Project #: 2412	



Rev.	Date	Rev.	Date

ALL DIMENSIONS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: 6/ 2018

RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY
MIAMI BEACH, FLORIDA

1250 West Avenue
Miami Beach, Florida, 33139

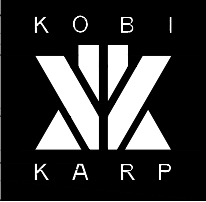
Owner:
Name
Address
Address
Tel:
Email

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



KOBİ KARP
Lic. # AR0012578

ROOFDECK LEVEL
FLOOR PLAN

Date: 0724/2024	Sheet No.
Scale: AS INDICATED	A3.10
Project #: 2412	

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



TOP OF ROOF	▼ +474'-0"	24'-4"
ROOFDECK	▼ +449'-8"	14'
LEVEL 35	▼ +435'-8"	14'
LEVEL 33	▼ +421'-8"	14'
LEVEL 32	▼ +407'-8"	14'
LEVEL 31	▼ +393'-8"	14'
LEVEL 30	▼ +379'-8"	12'
LEVEL 29	▼ +367'-8"	12'
LEVEL 28	▼ +355'-8"	12'
LEVEL 27	▼ +343'-8"	12'
LEVEL 26	▼ +331'-8"	12'
LEVEL 25	▼ +319'-8"	12'
LEVEL 24	▼ +307'-8"	12'
LEVEL 23	▼ +295'-8"	12'
LEVEL 22	▼ +283'-8"	12'
LEVEL 21	▼ +271'-8"	12'
LEVEL 20	▼ +259'-8"	12'
LEVEL 19	▼ +247'-8"	12'
LEVEL 18	▼ +235'-8"	12'
LEVEL 17	▼ +223'-8"	12'
LEVEL 16	▼ +211'-8"	12'
LEVEL 15	▼ +199'-8"	12'
LEVEL 14	▼ +187'-8"	11'
LEVEL 13	▼ +176'-8"	11'
LEVEL 12	▼ +165'-8"	11'
LEVEL 11	▼ +154'-8"	11'
LEVEL 10	▼ +143'-8"	11'
LEVEL 09	▼ +132'-8"	11'
LEVEL 08	▼ +121'-8"	11'
LEVEL 07	▼ +110'-8"	11'
LEVEL 06	▼ +99'-8"	11'
LEVEL 05	▼ +88'-8"	11'
LEVEL 04	▼ +77'-8"	11'
LEVEL 03	▼ +66'-8"	22'-8"
LEVEL 02	▼ +55'-8"	22'
LEVEL 01	▼ +44'-8"	22'
GROUND FLOOR	▼ +33'-8"	22'
STREET LEVEL	▼ +3'-3"	12'-6"
LEVEL 01	▼ +0'-0"	12'-6"
LEVEL -01	▼ -12'-6"	12'-6"
LEVEL -02	▼ -22'-6"	12'-6"

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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (S) 2018

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

KOBİ KARP
Lic. # AR0012578



E-W SECTION

Date: 07/24/2024	Sheet No. A5.00
Scale: AS INDICATED	
Project #: 2412	



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: © 2018

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

KOBI KARP
Lic. # AR0012578

K O B I

K A R P

RENDERING

Date: 0724/2024	Sheet No.
Scale: N.T.S.	A1.10
Project #: 2412	



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA © 2018

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

KOBİ KARP
Lic. # AR0012578

KOBİ
KARP

RENDERING

Date: 0724/2024	Sheet No.
Scale: N.T.S.	A1.11
Project #: 2412	



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: © 2018

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

KOBİ KARP
Lic. # AR0012578

KOBİ
KARP

RENDERING

Date: 0724/2024	Sheet No.
Scale: N.T.S.	A1.12
Project #: 2412	



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: © 2018

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

KOBİ KARP
Lic. # AR0012578

RENDERING

Date: 0724/2024	Sheet No.
Scale: N.T.S.	A1.13
Project #: 2412	



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP A.Ş. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: 63 2018

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

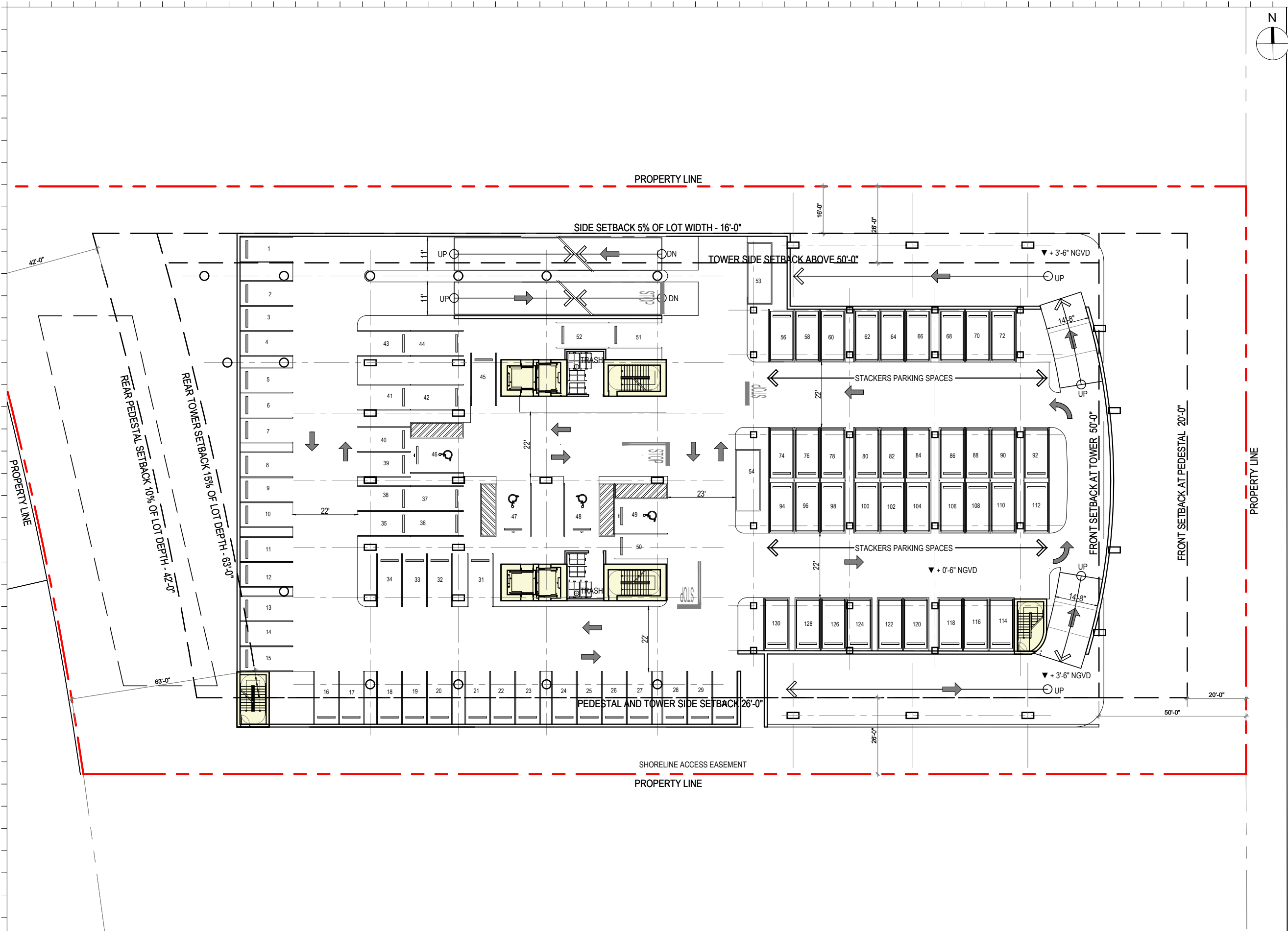
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBİ
KARP

KOBİ KARP
Lic. # AR0012578

RENDERING

Date: 0724/2024	Sheet No.
Scale: N.T.S.	A1.13
Project #: 2412	



1 LEVEL -1 UPPER LEVEL PARKING FAR 1495 SF
SCALE: 1/32" = 1'-0"

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2018

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

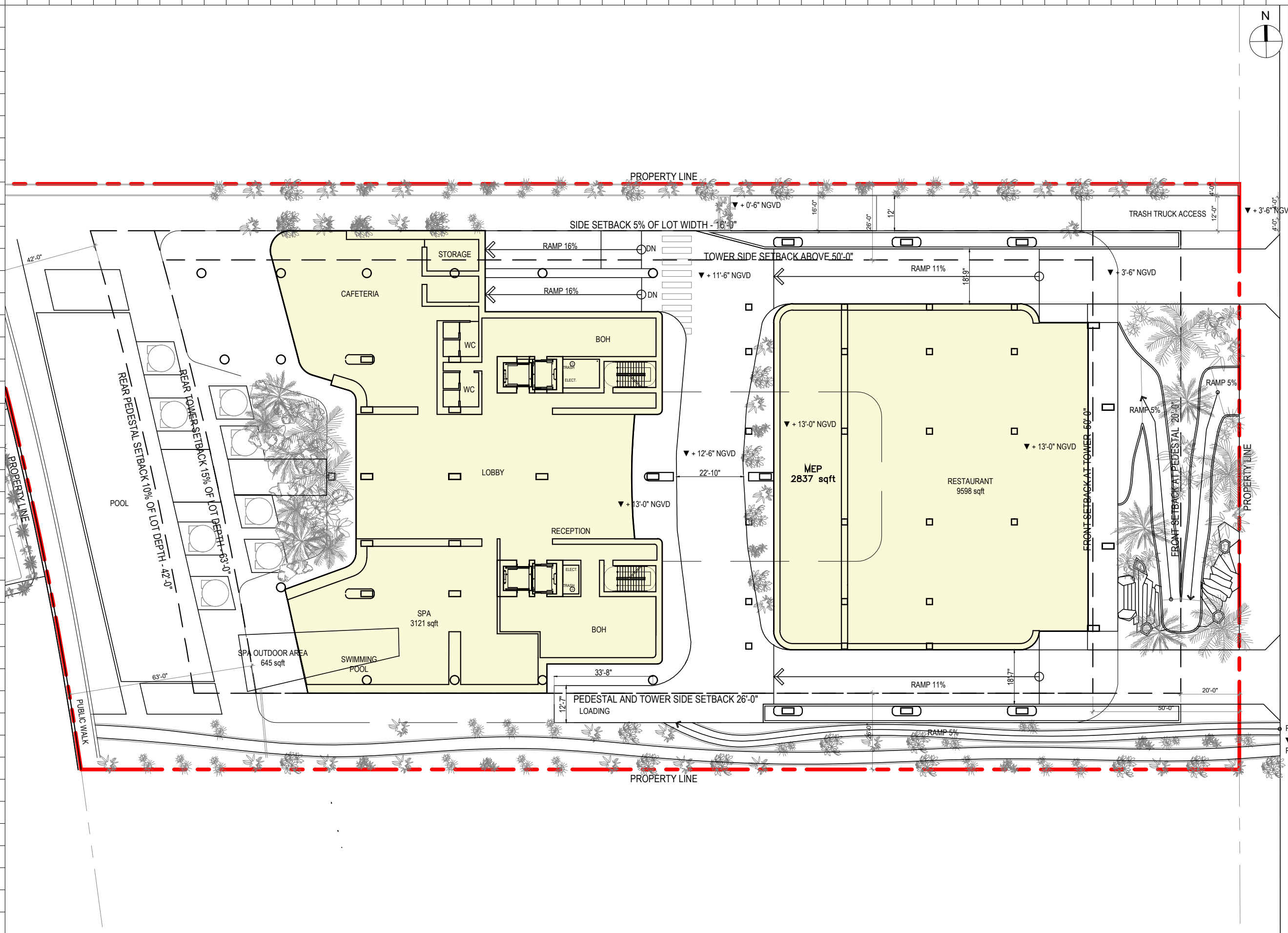
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

K O B I
K A R P

KOBİ KARP
Lic. # AR0012578

LEVEL -1 FAR FLOOR AREA

Date: 07/24/2024	Sheet No. A3.01
Scale: AS INDICATED	
Project #: 2412	



1 LEVEL 1 - RESIDENTIAL LOBBY FAR 29,191 SF
SCALE: 1/32" = 1'-0"

Rev.	Date	Rev.	Date

ALL DIMENSIONS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: © 2018

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

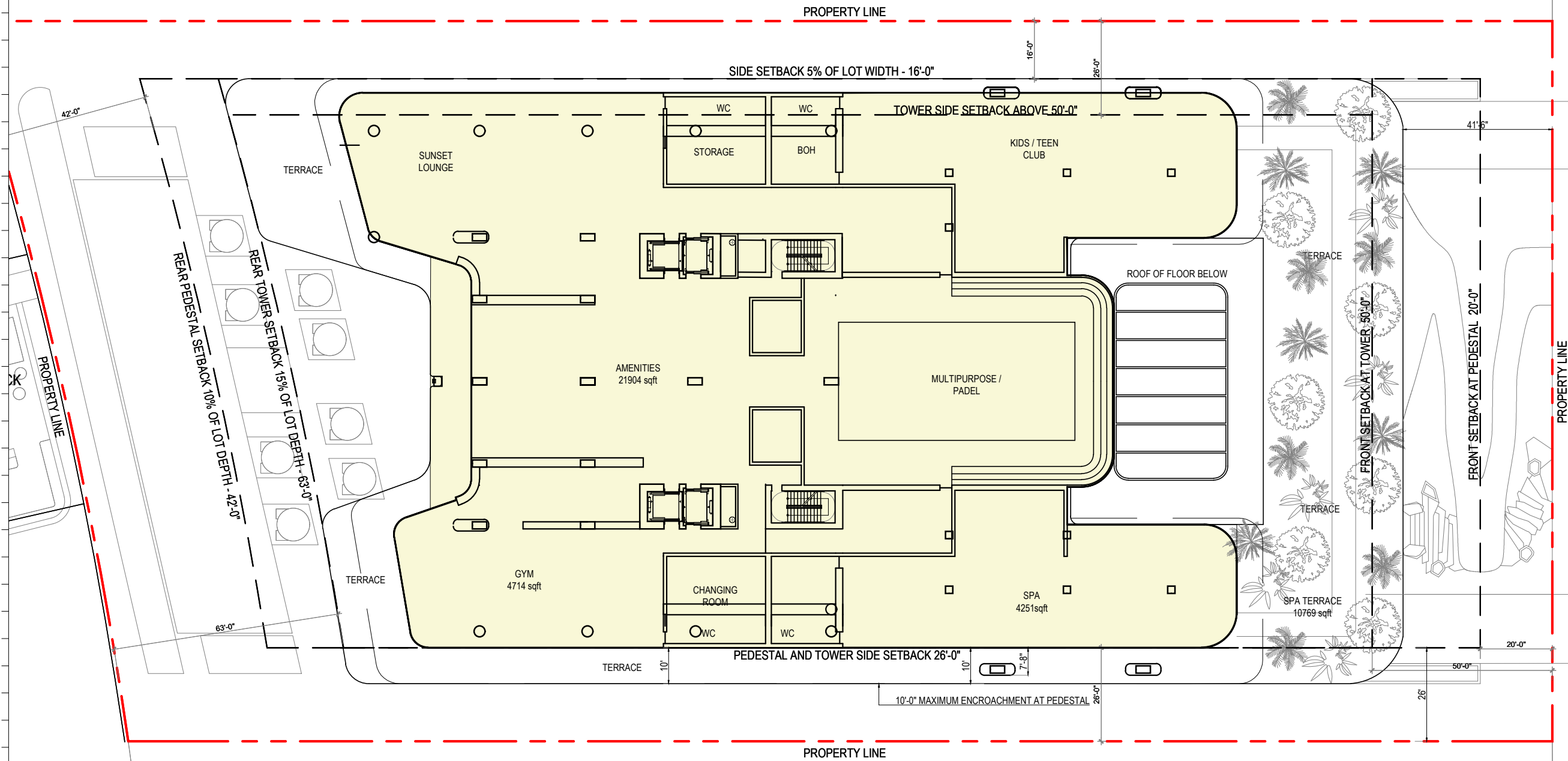
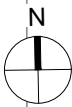
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578

RESIDENTIAL LOBBY FLOOR AREA

Date: 07/24/2024	Sheet No.
Scale: AS INDICATED	A3.02
Project #: 2412	



1 LEVEL 2 - LOWER AMENITY FLOOR AREA 33,282 SF
SCALE: 1/32" = 1'-0"

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: 63 2018

RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY
MIAMI BEACH, FLORIDA

1250 West Avenue
Miami Beach, Florida, 33139

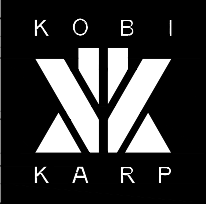
Owner:
Name
Address
Address
Tel:
Email

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

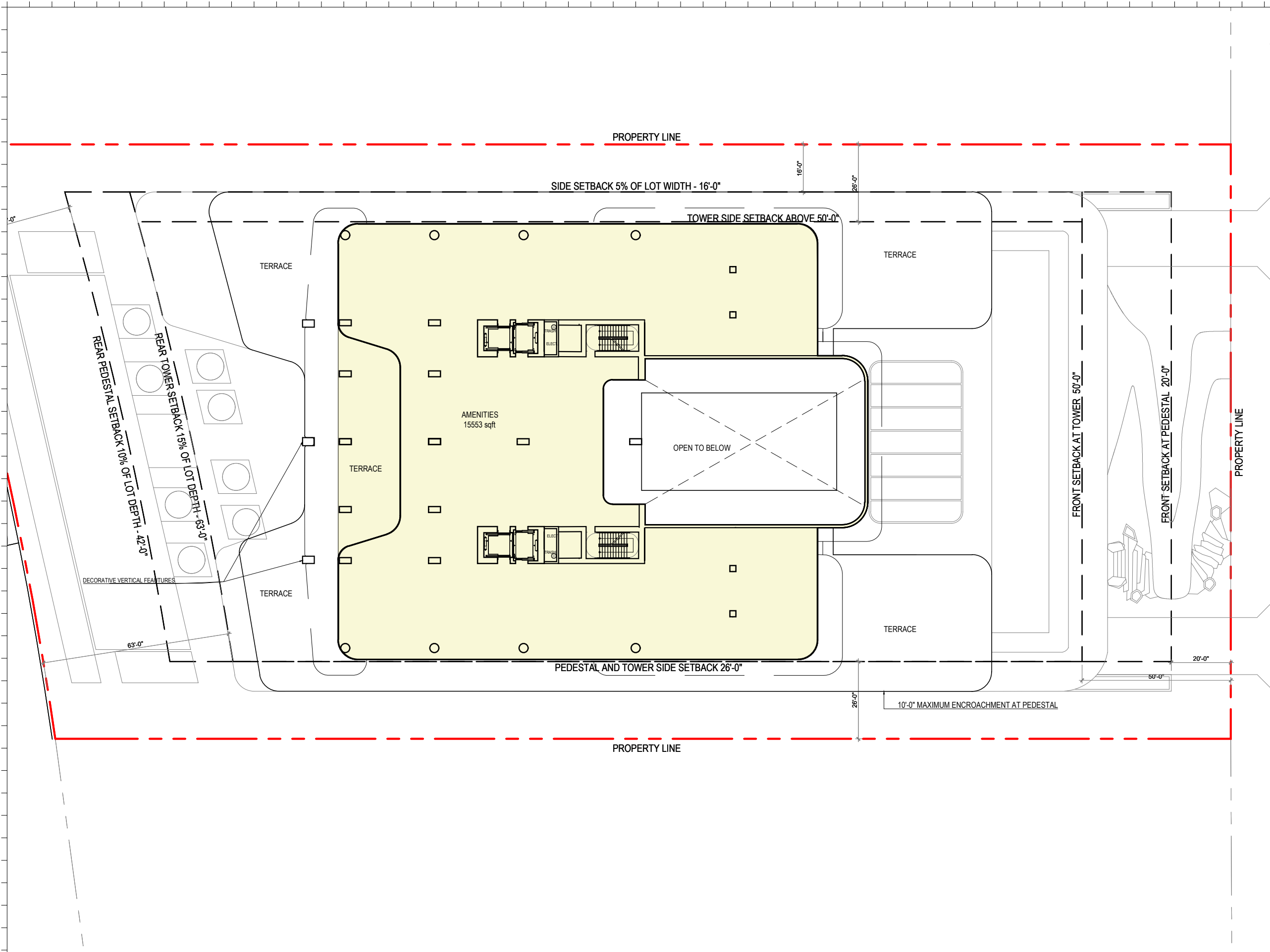
Mechanical Engineering:
MGE
116 West 32nd Street
New York, NY 10001
Tel: 212.643.9055

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



KOBİ KARP
Lic. # AR0012578
LEVEL 2
FLOOR AREA

Date: 0724/2024	Sheet No.
Scale: AS INDICATED	A3.03.FAR
Project #: 2412	



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: © 2018

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

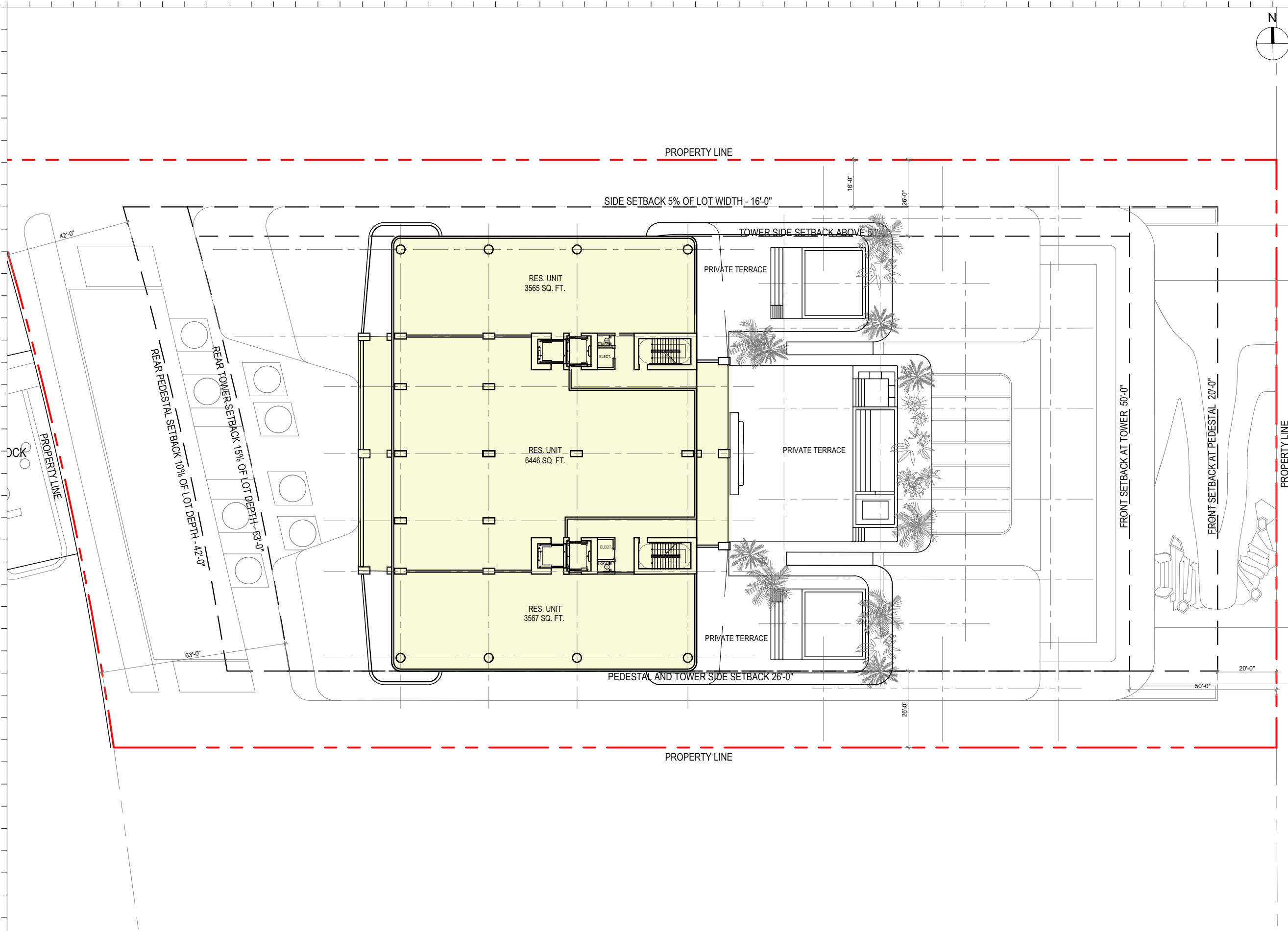
KOBİ KARP
Lic. # AR0012578



LEVEL 3 FAR
FLOOR PLAN

Date: 0724/2024	Sheet No.
Scale: AS INDICATED	A3.04.FAR
Project #: 2412	

1 LEVEL 3 - UPPER AMENITIES FLOOR AREA 20,525 SF
SCALE: 1/32" = 1'-0"



Rev.	Date	Rev.	Date

ALL DIMENSIONS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: 6/ 2018

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

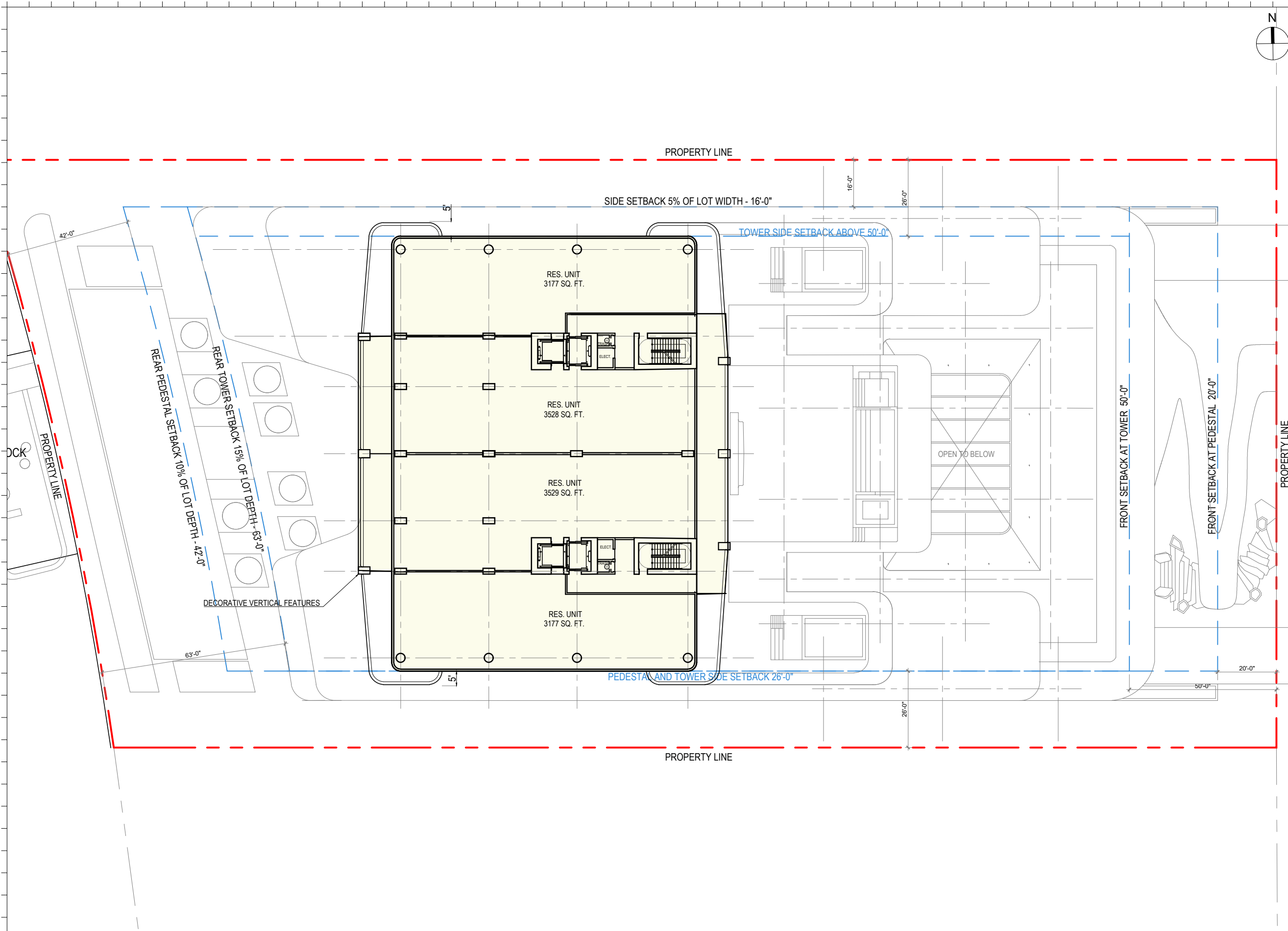
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBİ
KARP

KOBİ KARP
Lic. # AR0012578

LEVEL 4
FLOOR PLAN

Date: 07/24/2024	Sheet No.
Scale: AS INDICATED	A3.05.FAR
Project #: 2412	



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: 63 2018

RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY
MIAMI BEACH, FLORIDA

1250 West Avenue
Miami Beach, Florida, 33139

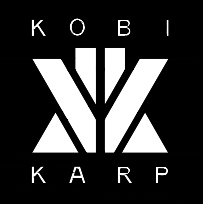
Owner:
Name
Address
Address
Tel:
Email

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

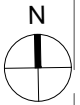
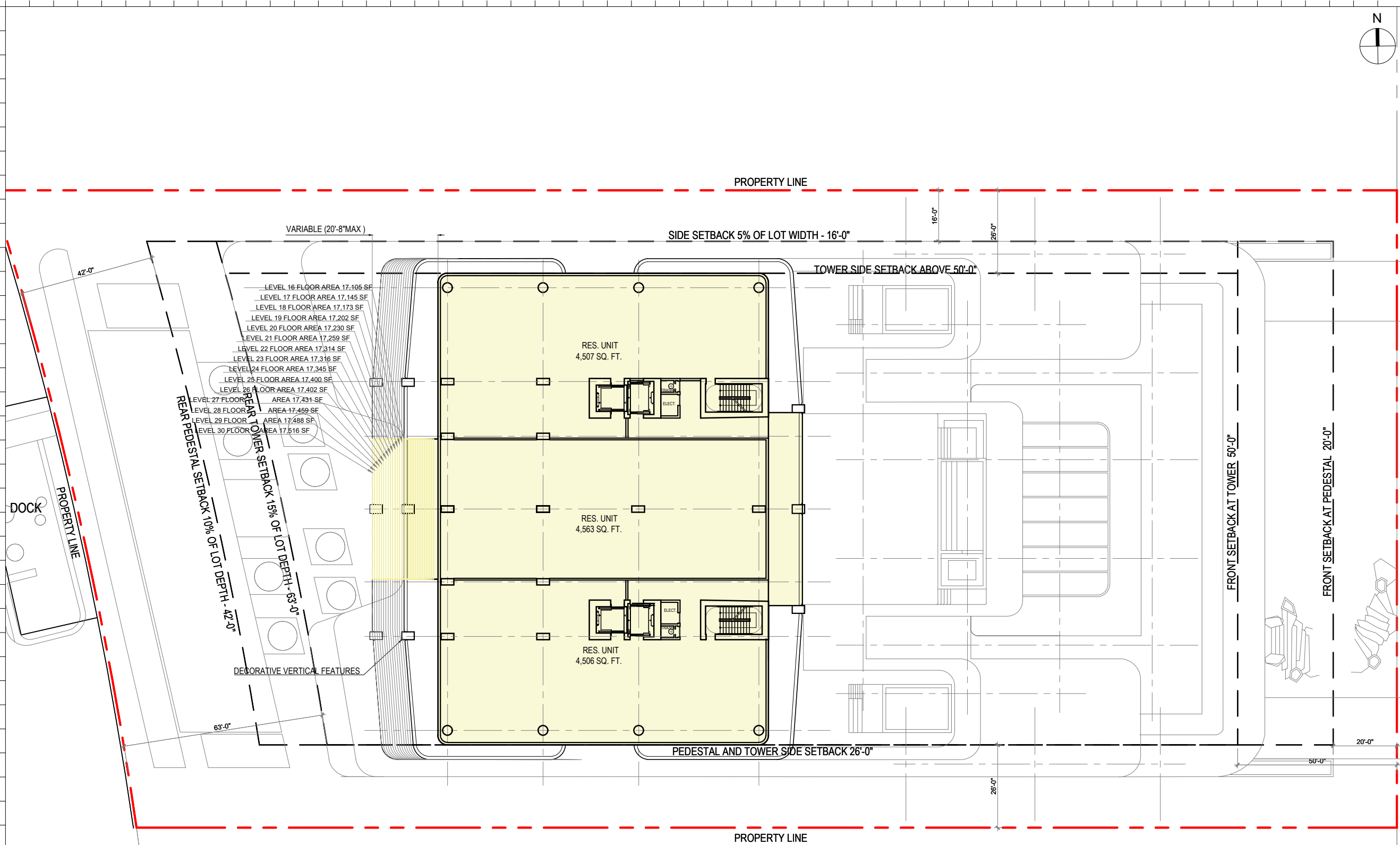
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578

LEVELS 4-15
FLOOR AREA

Date: 07/24/2024	Sheet No.
Scale: AS INDICATED	A3.05.FAR
Project #: 2412	



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: © 2018

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

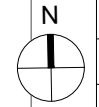
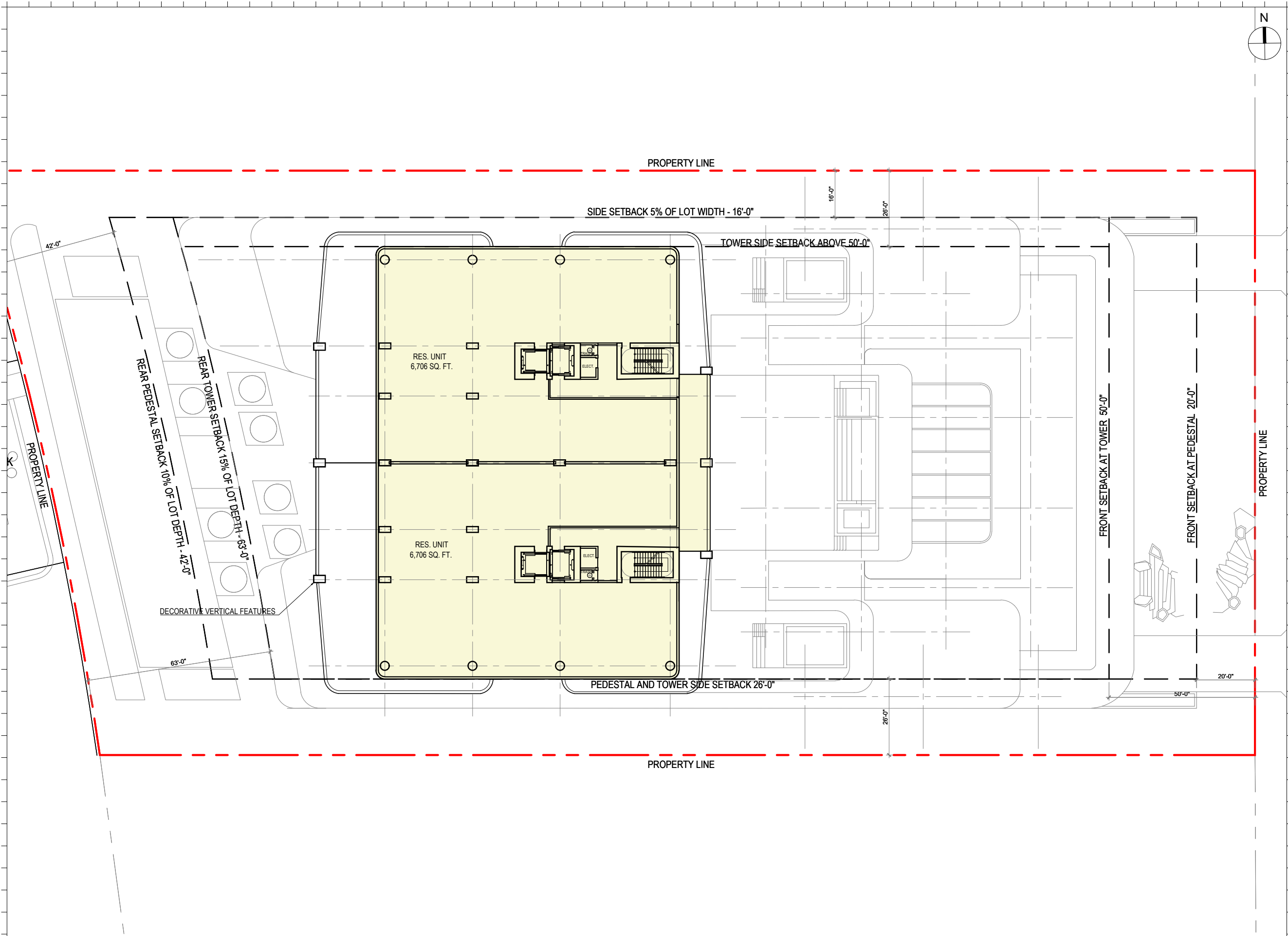


KOBİ KARP
Lic. # AR0012578

LEVELS 16-30
FLOOR AREA

Date: 07/24/2024	Sheet No.
Scale: AS INDICATED	A3.06.FAR
Project #: 2412	

1 LEVELS 16-30 - RESIDENTIAL FLOOR AREA 17,105 SF TO 17,516 SF
SCALE: 1/32" = 1'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: © 2018

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

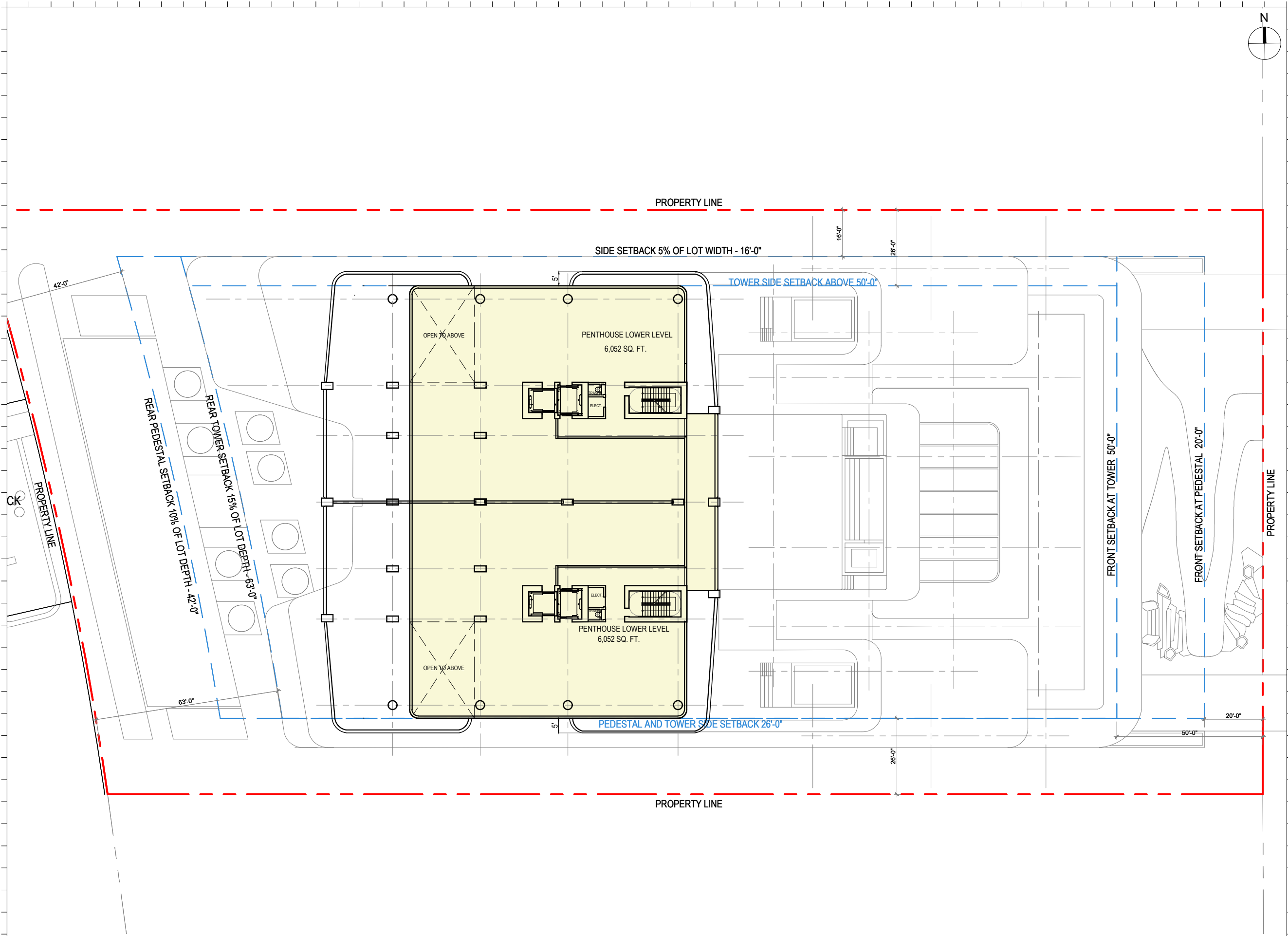


KOBİ KARP
Lic. # AR0012578

LEVEL 31-33
FLOOR AREA

Date: 07/24/2024	Sheet No.
Scale: AS INDICATED	A3.07.FAR
Project #: 2412	

1 LEVELS 31-33 - PENTHOUSE FLOOR AREA 17,545 SF
SCALE: 1/32" = 1'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: 631218

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

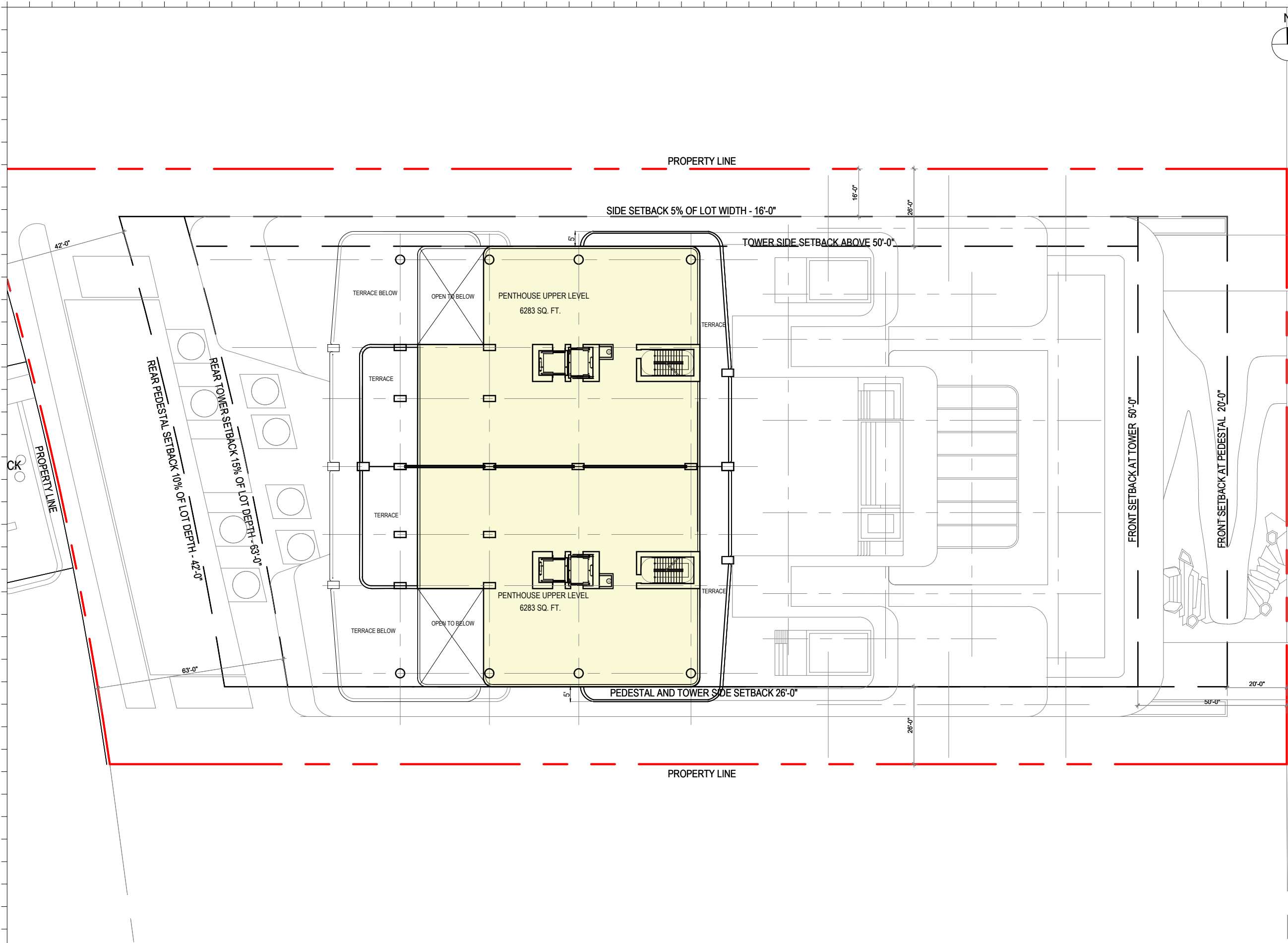


KOBİ KARP
Lic. # AR0012578

LOWER PENTHOUSE
FLOOR AREA

Date: 07/24/2024	Sheet No.
Scale: AS INDICATED	A3.08
Project #: 2412	

1 LEVEL 34 - LOWER LEVEL PENTHOUSE FLOOR AREA 17,545 SF
SCALE: 1/32" = 1'-0"



1 LEVEL 35 - UPPER LEVEL PENTHOUSE FLOOR AREA 13,216 SF
SCALE: 1/32" = 1'-0"

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: © 2018

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

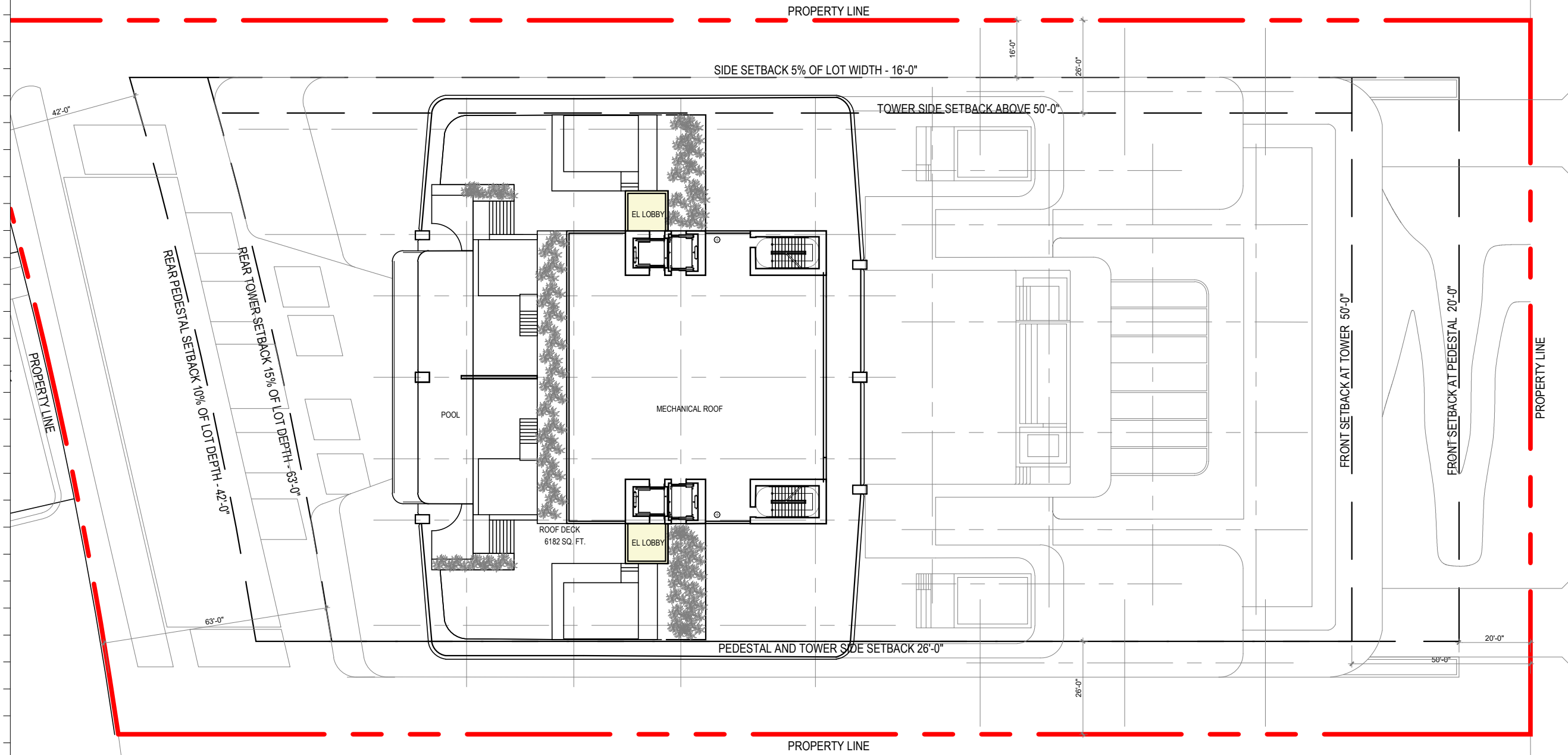
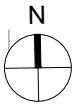
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBİ KARP
Lic. # AR0012578



LEVEL 35
FLOOR AREA

Date: 07/24/2024	Sheet No.
Scale: AS INDICATED	A3.09.FAR
Project #: 2412	



1 LEVEL 36 - ROOF FLOOR AREA 266 SQ. FT.
SCALE: 1/32" = 1'-0"

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: 6/1/2018

RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY
MIAMI BEACH, FLORIDA

1250 West Avenue
Miami Beach, Florida, 33139

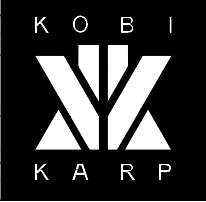
Owner:
Name
Address
Address
Tel:
Email

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



KOBİ KARP
Lic. # AR0012578

ROOFDECK LEVEL
FLOOR AREA

Date: 07/24/2024	Sheet No.
Scale: AS INDICATED	A3.10
Project #: 2412	











