

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
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
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KOBİ KARP
Lic. # AR0012578
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

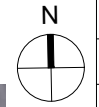
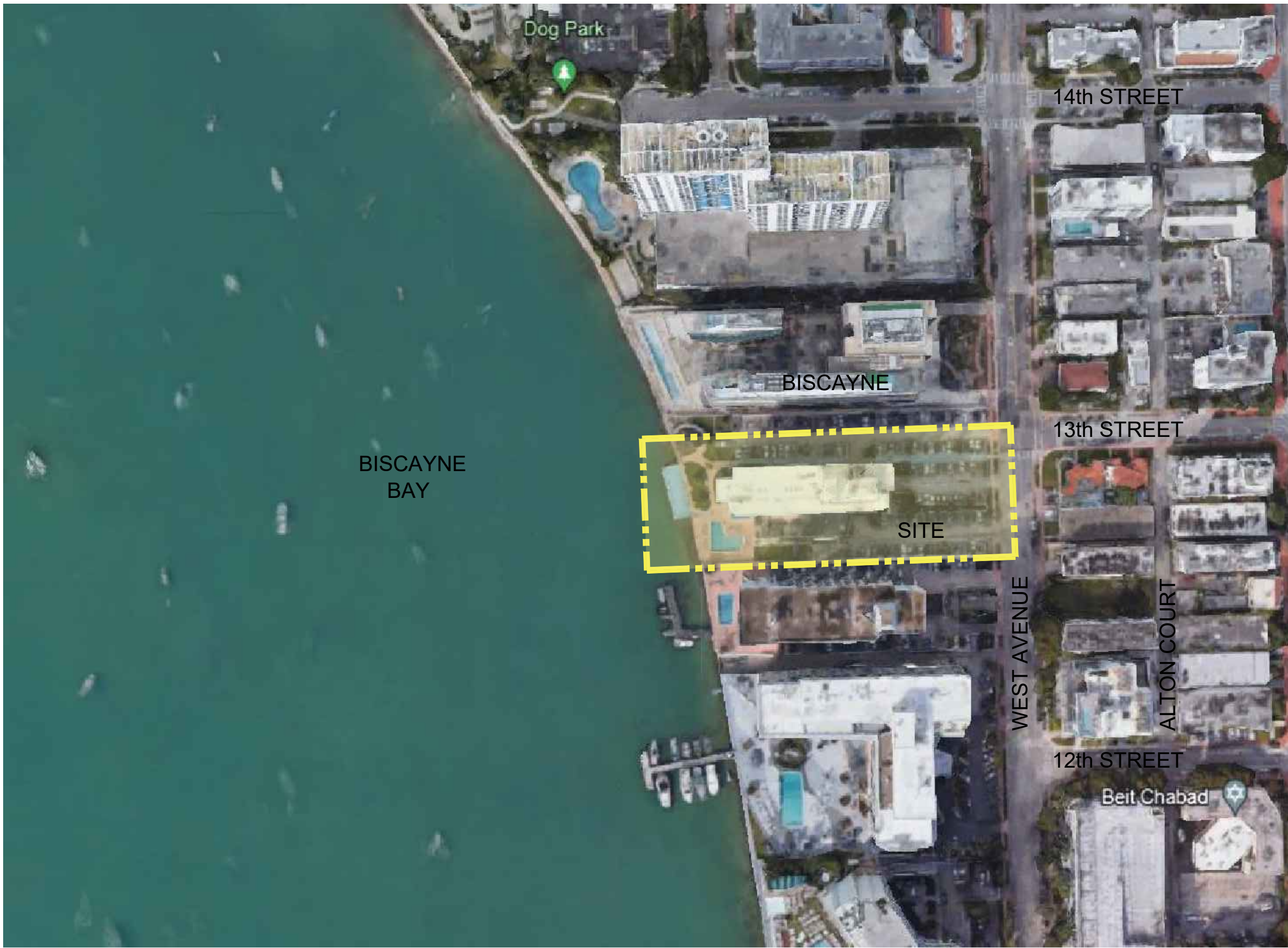
- Parking Tier 1
- West Avenue Bayfront Overlay

ADDITIONAL REGULATIONS

- Workforce or Affordable Units Bonus



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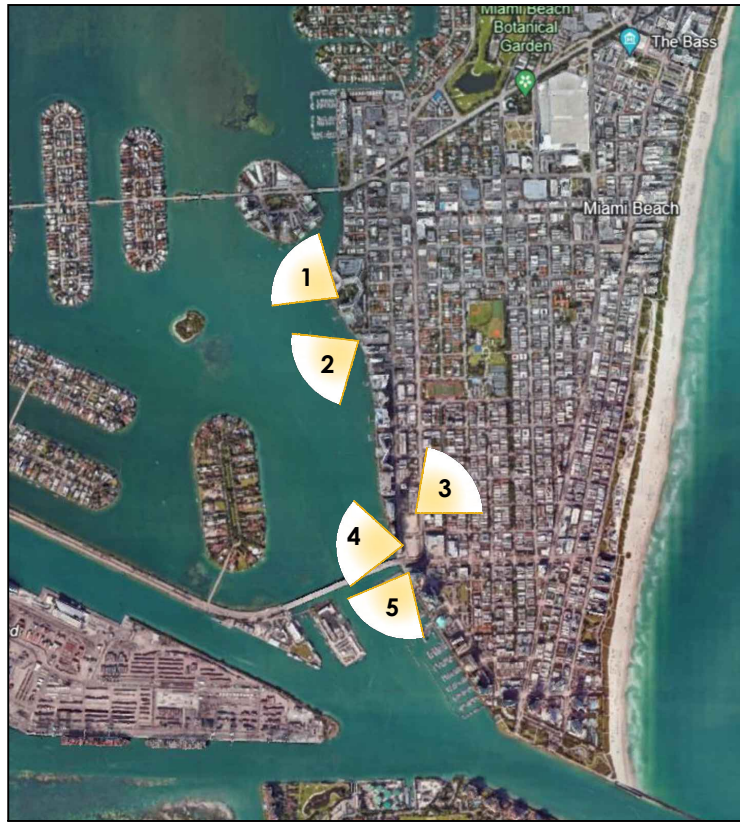
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VICINITY MAP

① VICINITY LOCATION MAP
SCALE: N.T.S.

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



0 LOCATION MAP
SCALE: N.T.S.



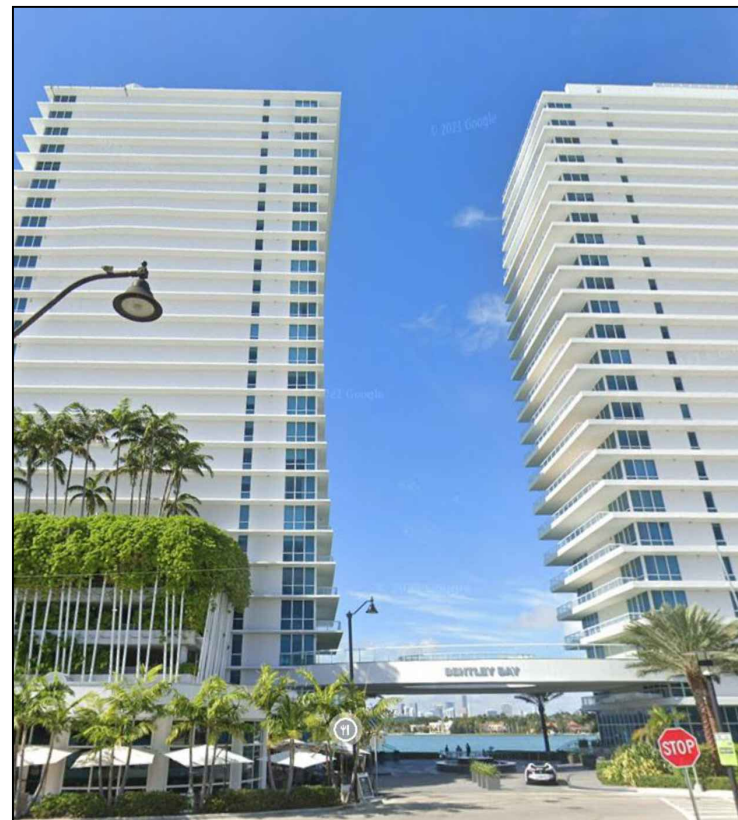
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1604 BAY ROAD, MIAMI BEACH, FLORIDA 33139



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



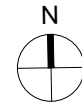
3 THE FLORIDIAN MIAMI BEACH
650 WEST AVENUE, MIAMI BEACH, FLORIDA 33139



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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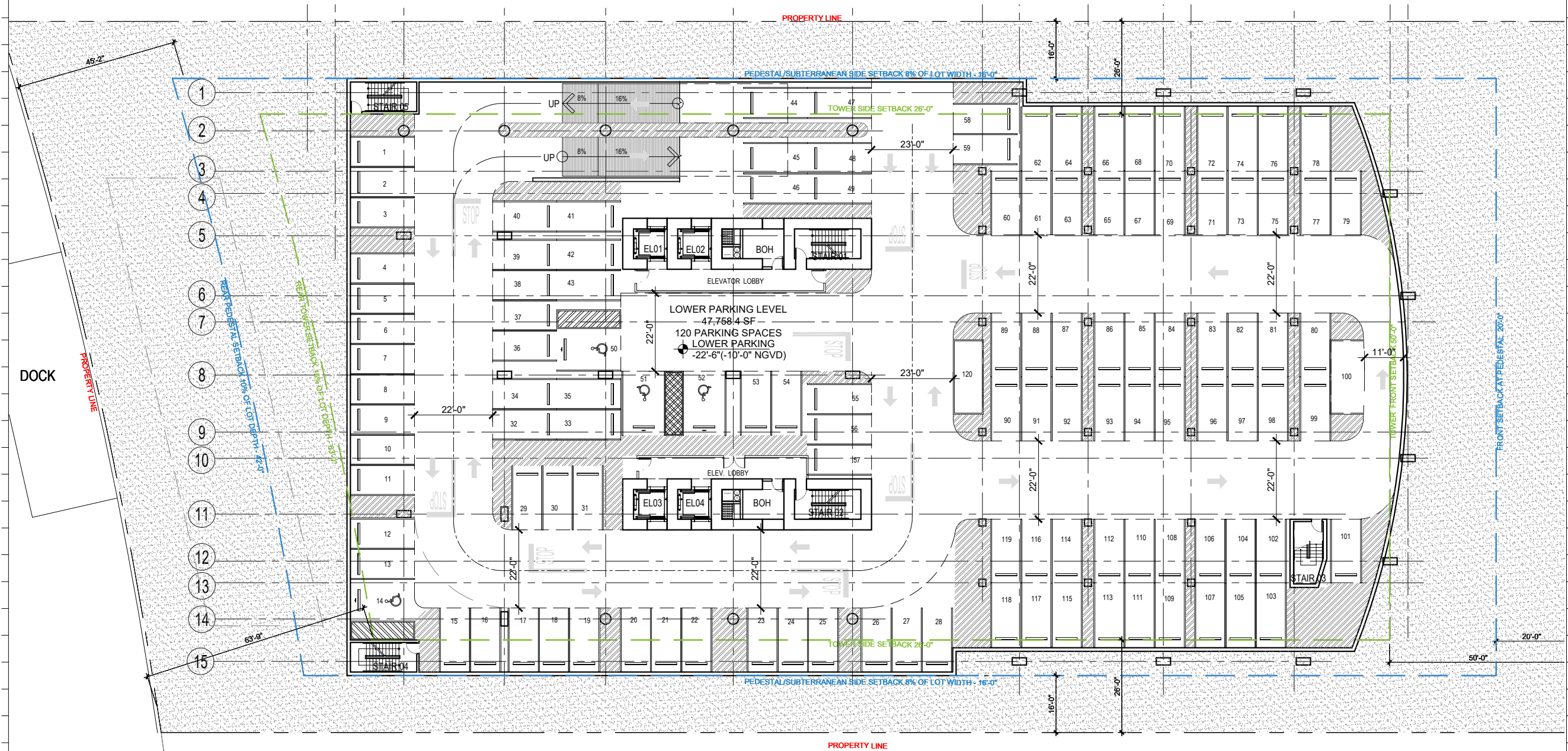
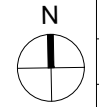
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CONTEXT VIEWS

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



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

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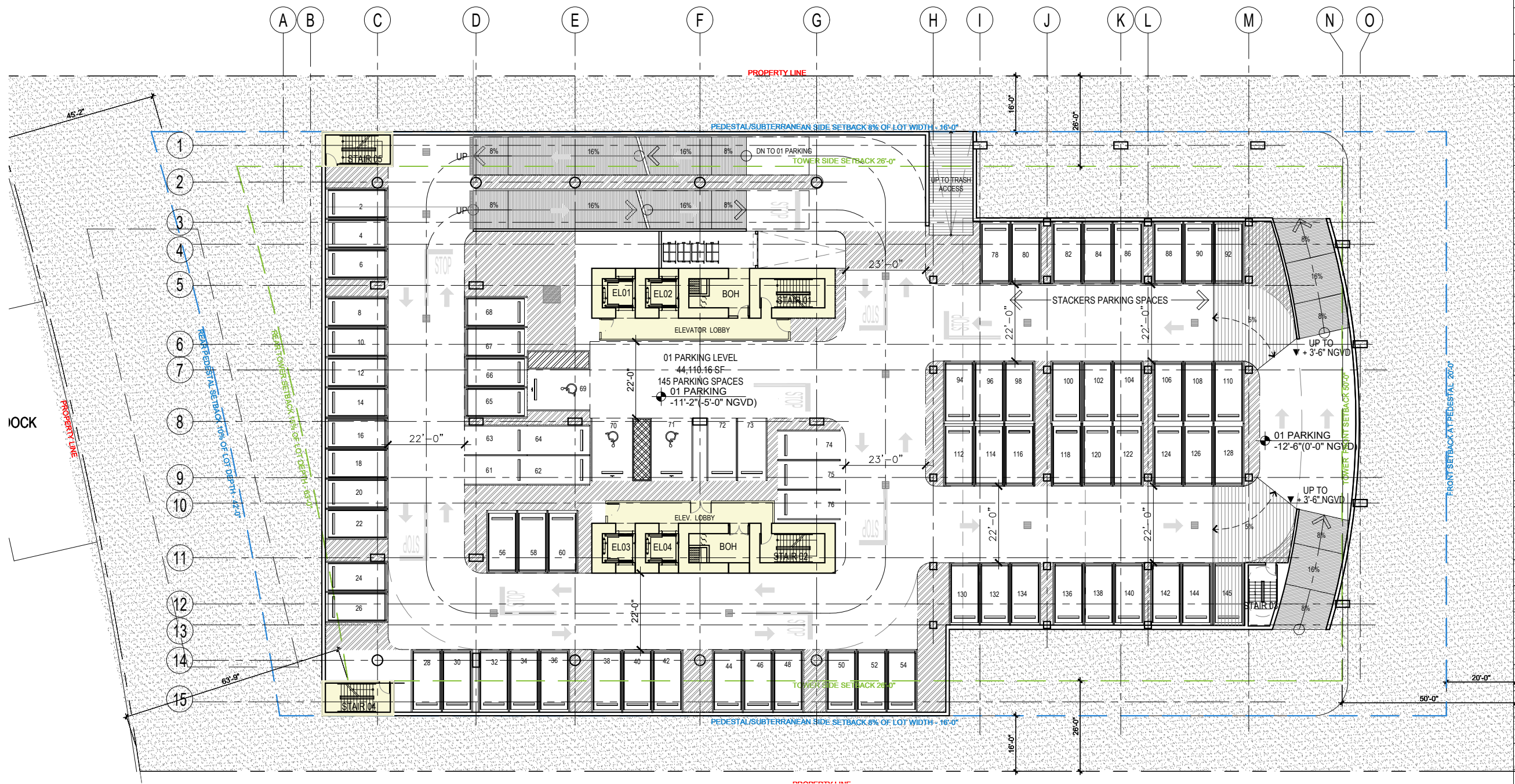
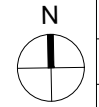
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KOBİ KARP
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**LEVEL -2 PARKING
FLOOR PLAN**

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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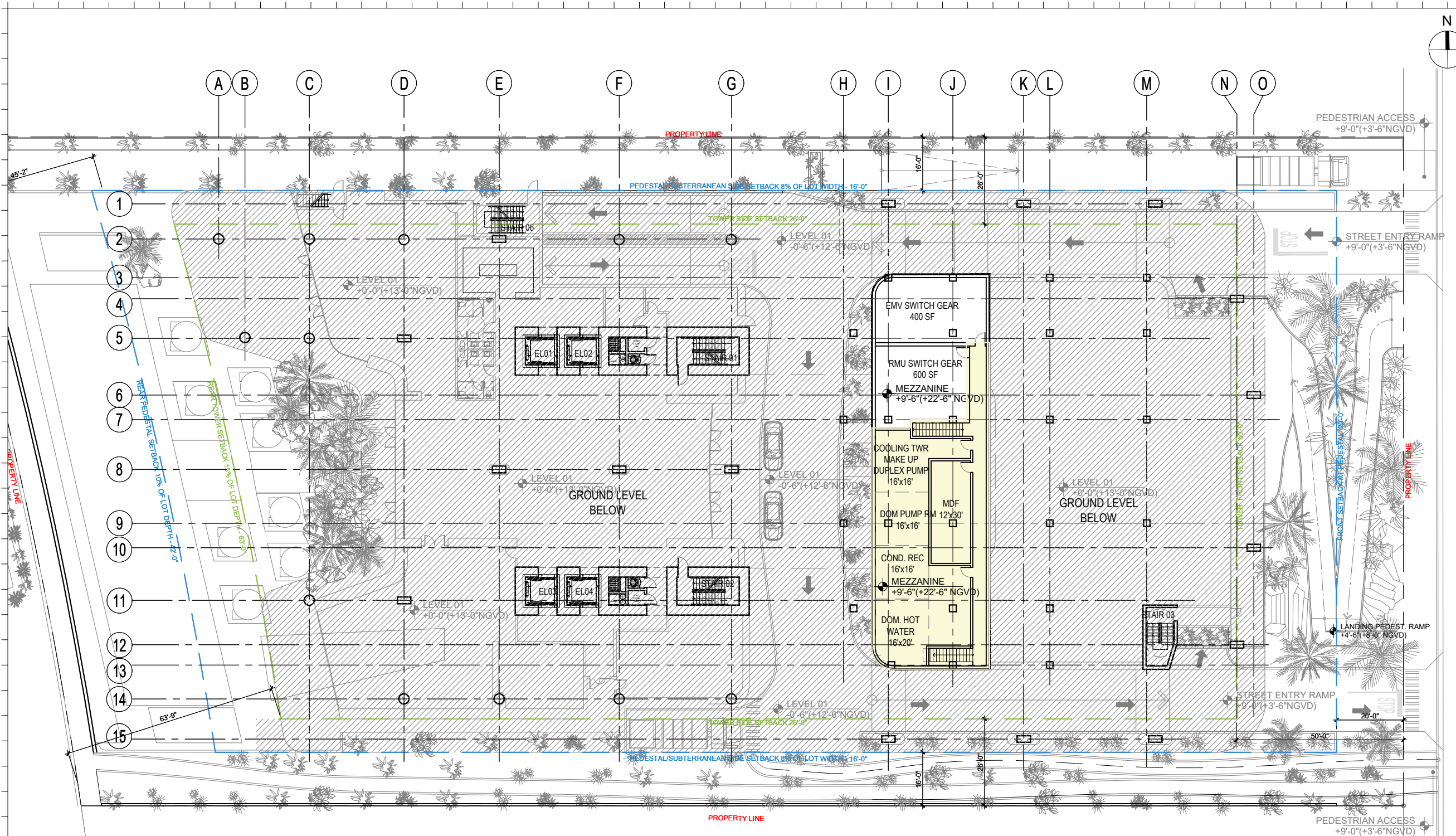
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KOBİ KARP
Lic. # AR0012578
LEVEL -1 PARKING
FLOOR PLAN

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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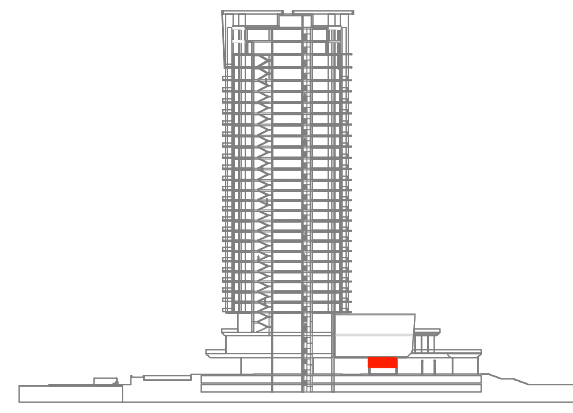
Mechanical Engineering:
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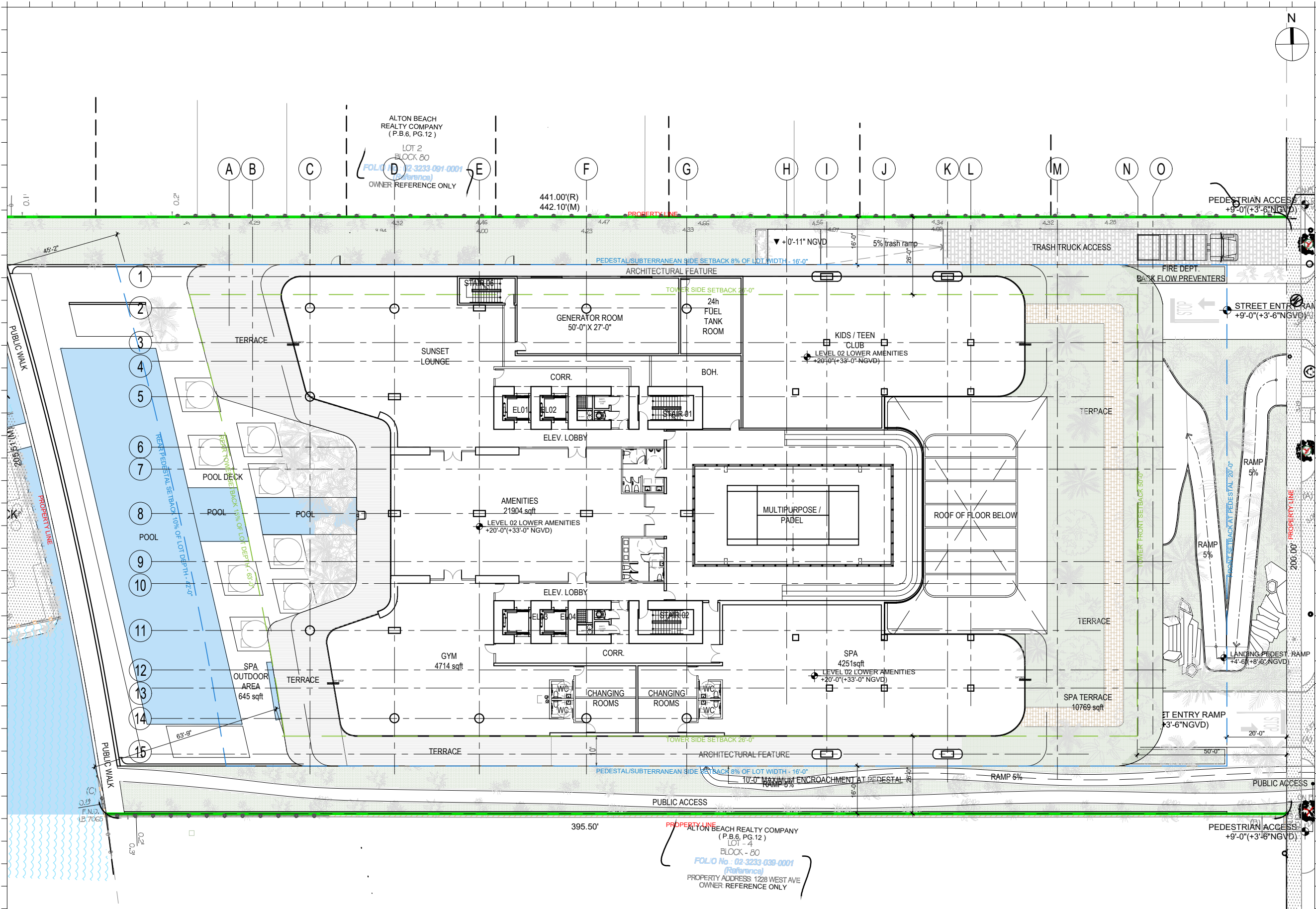
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**RESIDENTIAL LOBBY
FLOOR PLAN**

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





ALTON BEACH REALTY COMPANY
(P.B.6, PG.12)
LOT 2
BLOCK 80
FOLIO No. 02-3233-091-0001
(Reference)
OWNER REFERENCE ONLY

ALTON BEACH REALTY COMPANY
(P.B.6, PG.12)
LOT - 4
BLOCK - 80
FOLIO No. 02-3233-038-0001
(Reference)
PROPERTY ADDRESS: 1228 WEST AVE
OWNER REFERENCE ONLY

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

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1250 West Avenue
Miami Beach, Florida, 33139

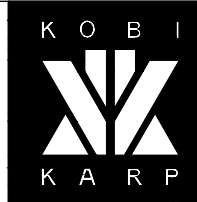
Owner:
Name
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1250 West Owner LLC C/O JDS Development Group
120NE 27th St
Miami, FL 33137

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140 Broadway, 25th Floor
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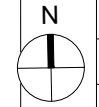
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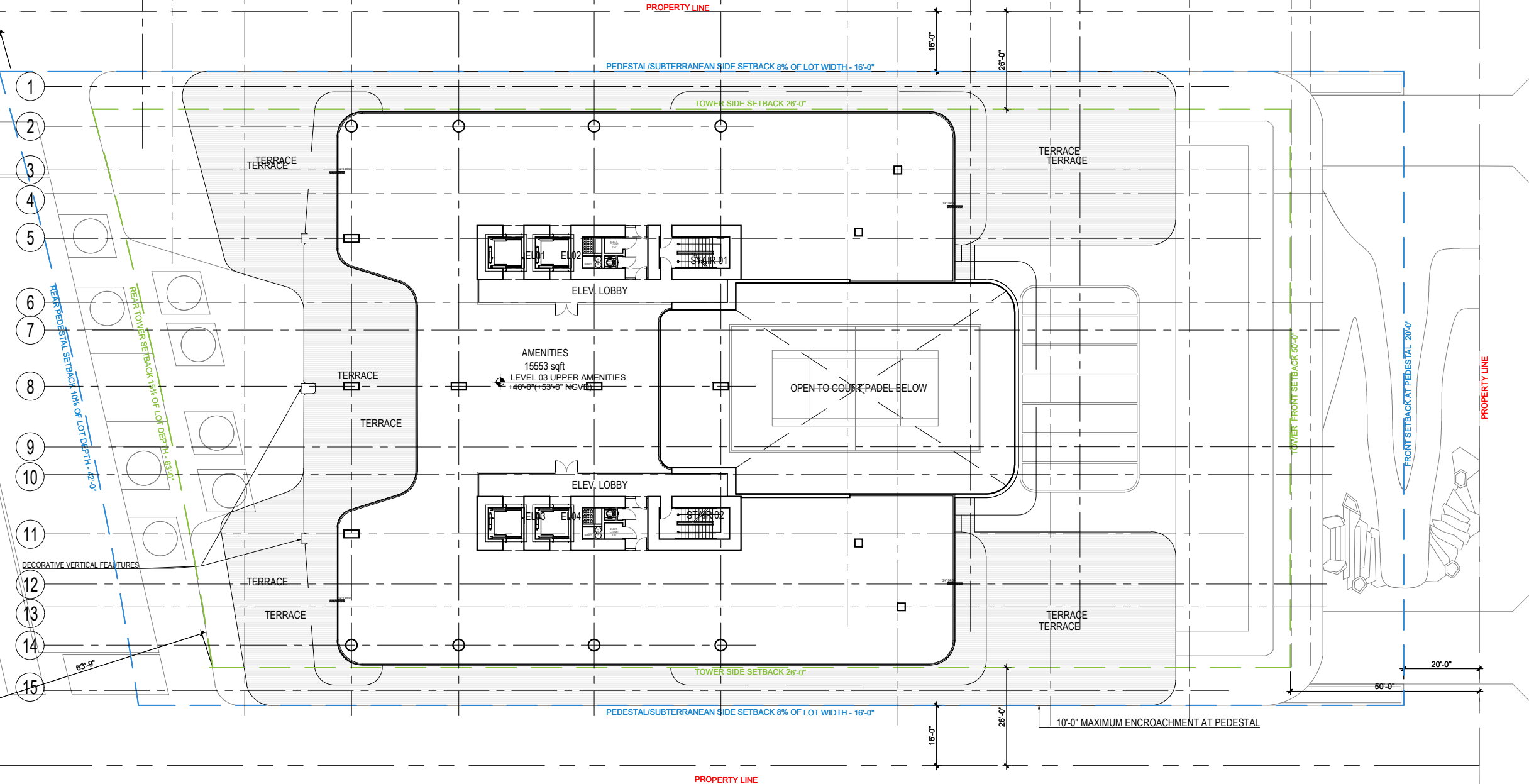


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**LEVEL 2 - AMENITY
FLOOR PLAN**

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



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



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MIAMI BEACH, FLORIDA

1250 West Avenue
Miami Beach, Florida, 33139

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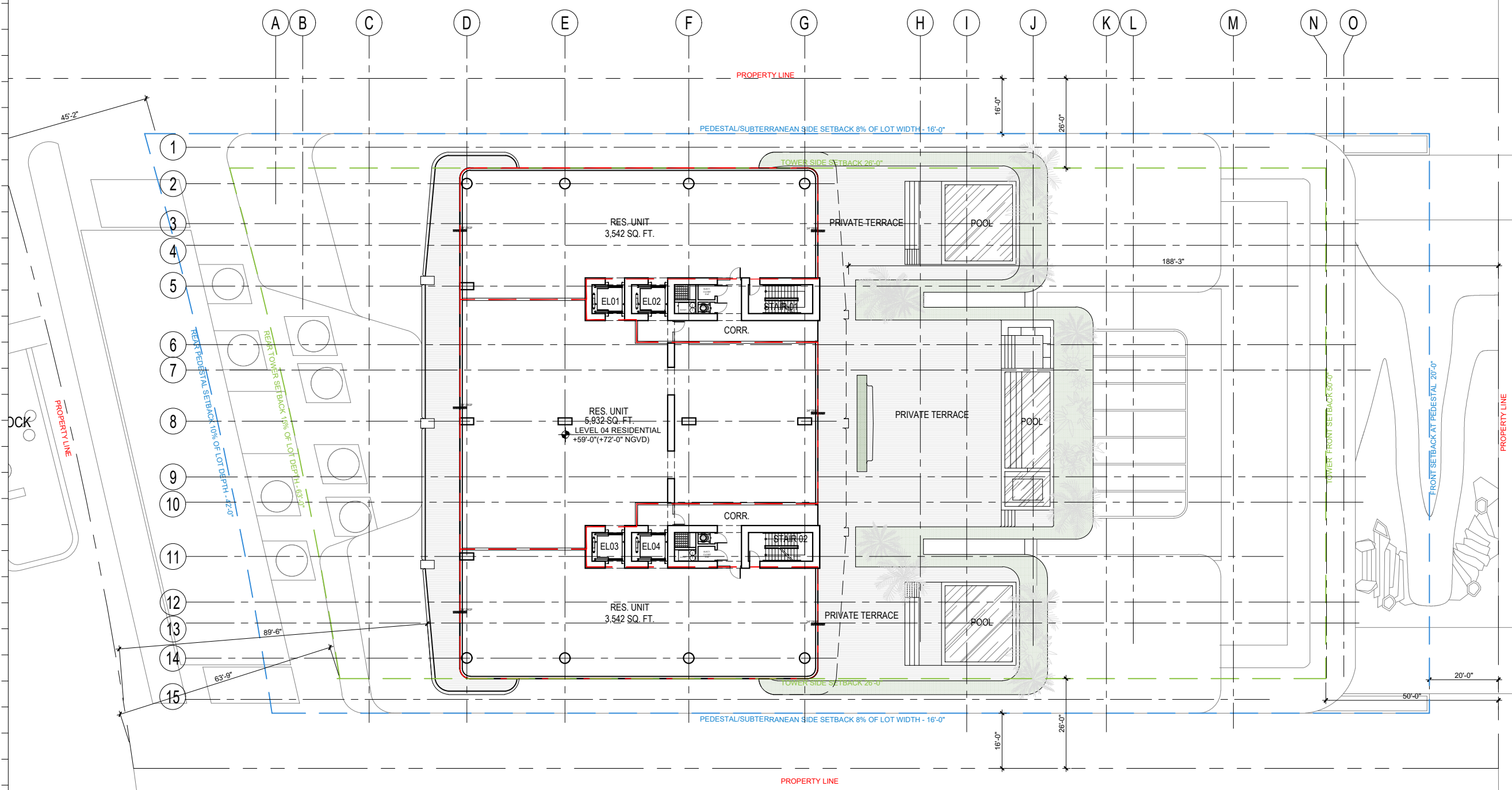
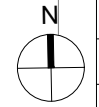
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1 LEVEL 3 - UPPER AMENITIES PLAN
SCALE: 1/32" = 1'-0"



KOBİ KARP
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LEVEL 3 - AMENITY
FLOOR PLAN

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



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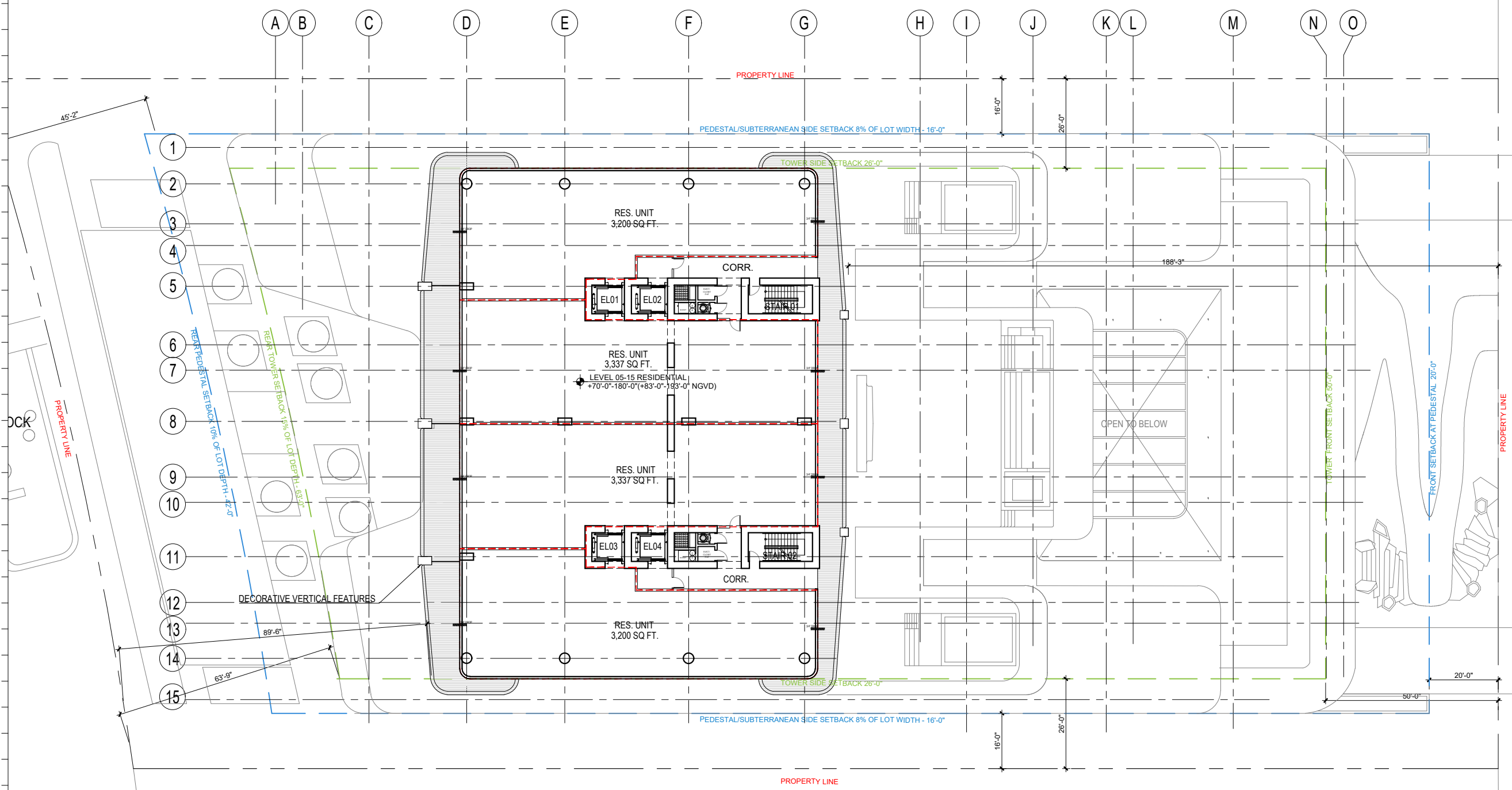
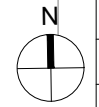
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1 LEVELS 4 - RESIDENTIAL PLAN
SCALE: 1/32" = 1'-0"



KOBİ KARP
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LEVEL 4
FLOOR PLAN

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



1 LEVELS 5-15 - RESIDENTIAL PLAN
SCALE: 1/32" = 1'-0"

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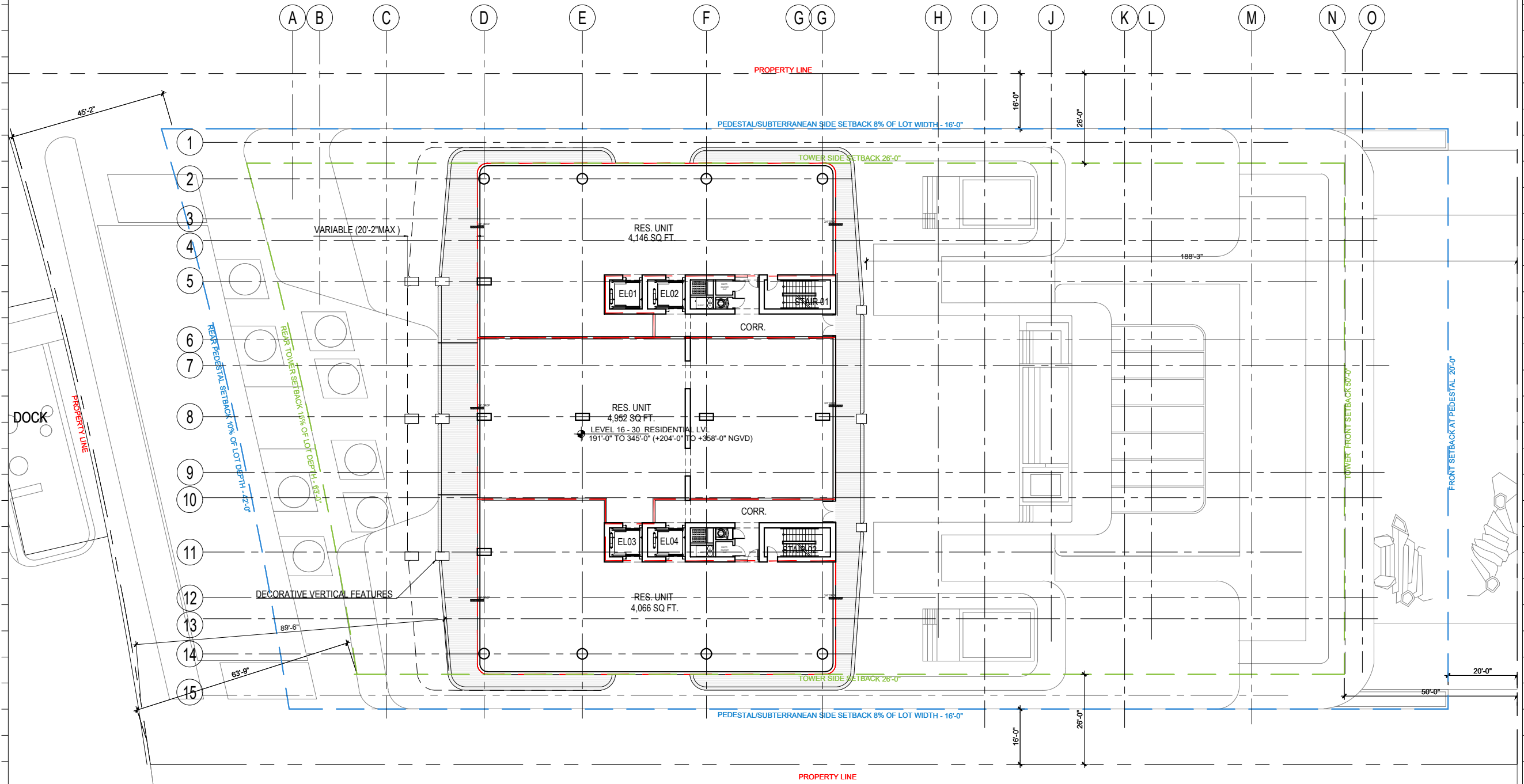
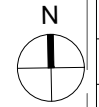
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KOBİ KARP
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LEVELS 5-15
FLOOR PLAN

Date: 12/09/2024	Sheet No.
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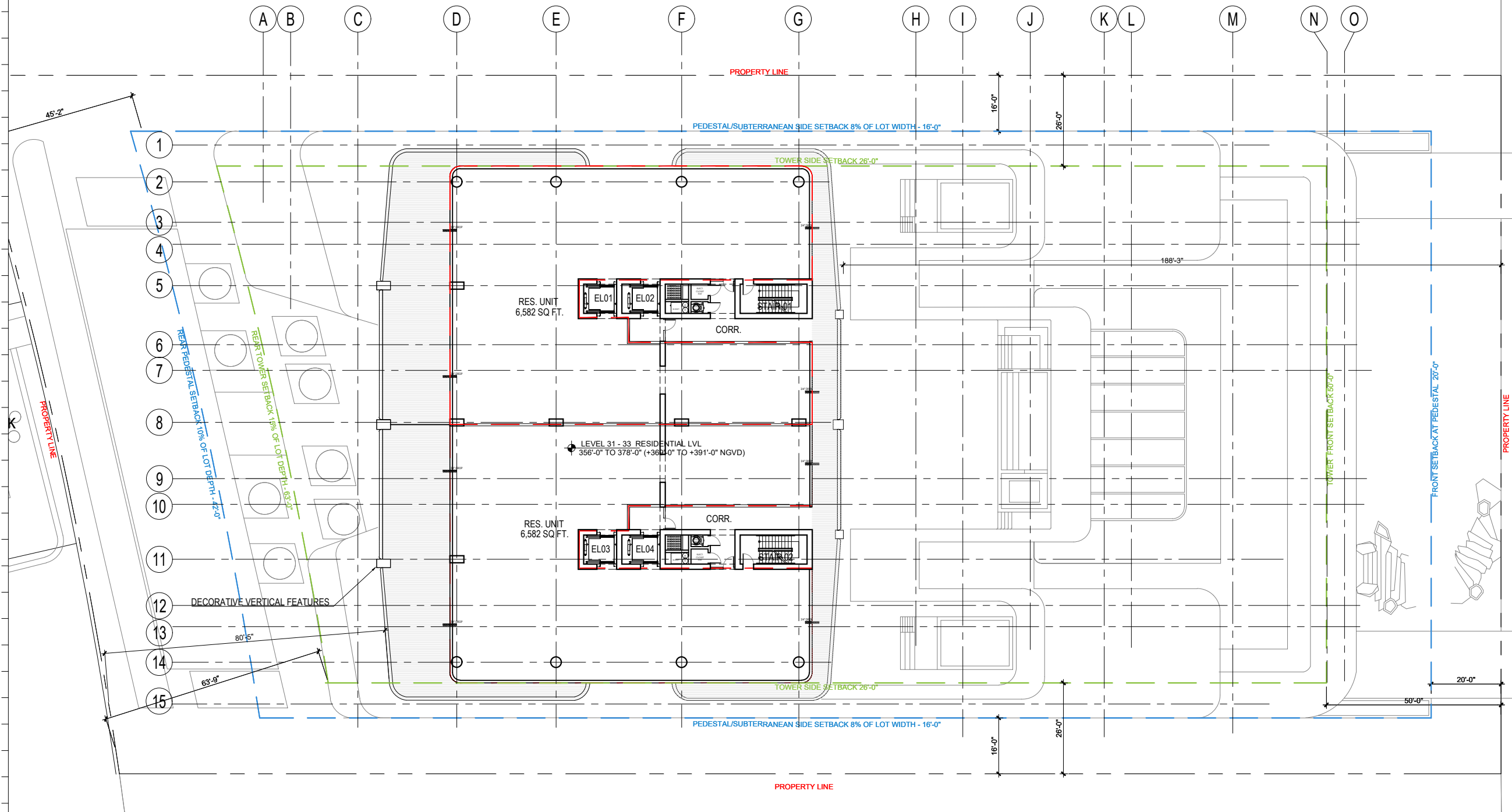
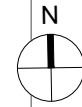
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1 LEVELS 16-30 - RESIDENTIAL PLAN
SCALE: 1/32" = 1'-0"



KOBİ KARP
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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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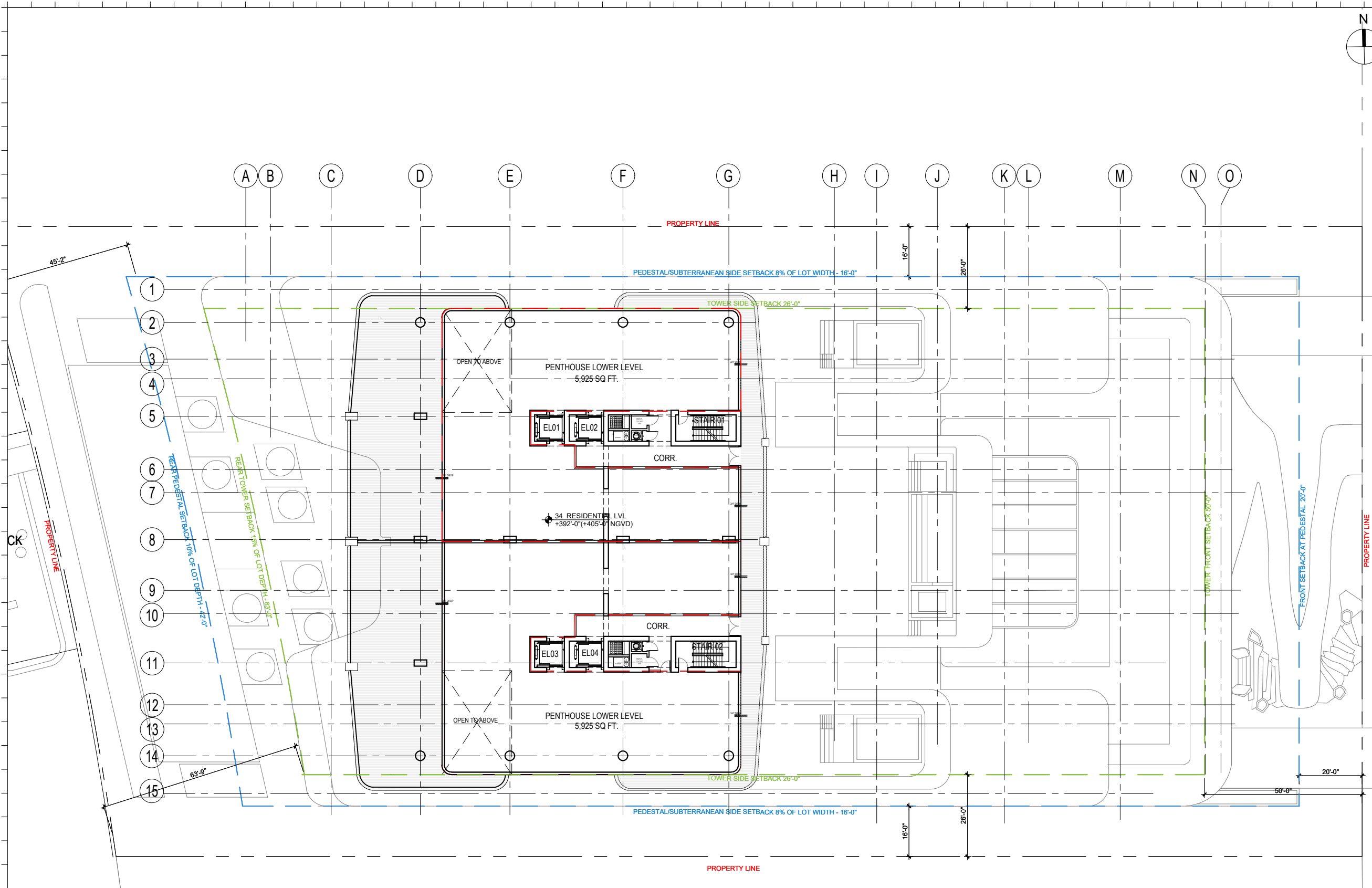
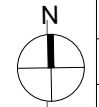
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**LEVEL 31-33 PENT.
FLOOR PLAN**

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



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

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T: 212.532.2211
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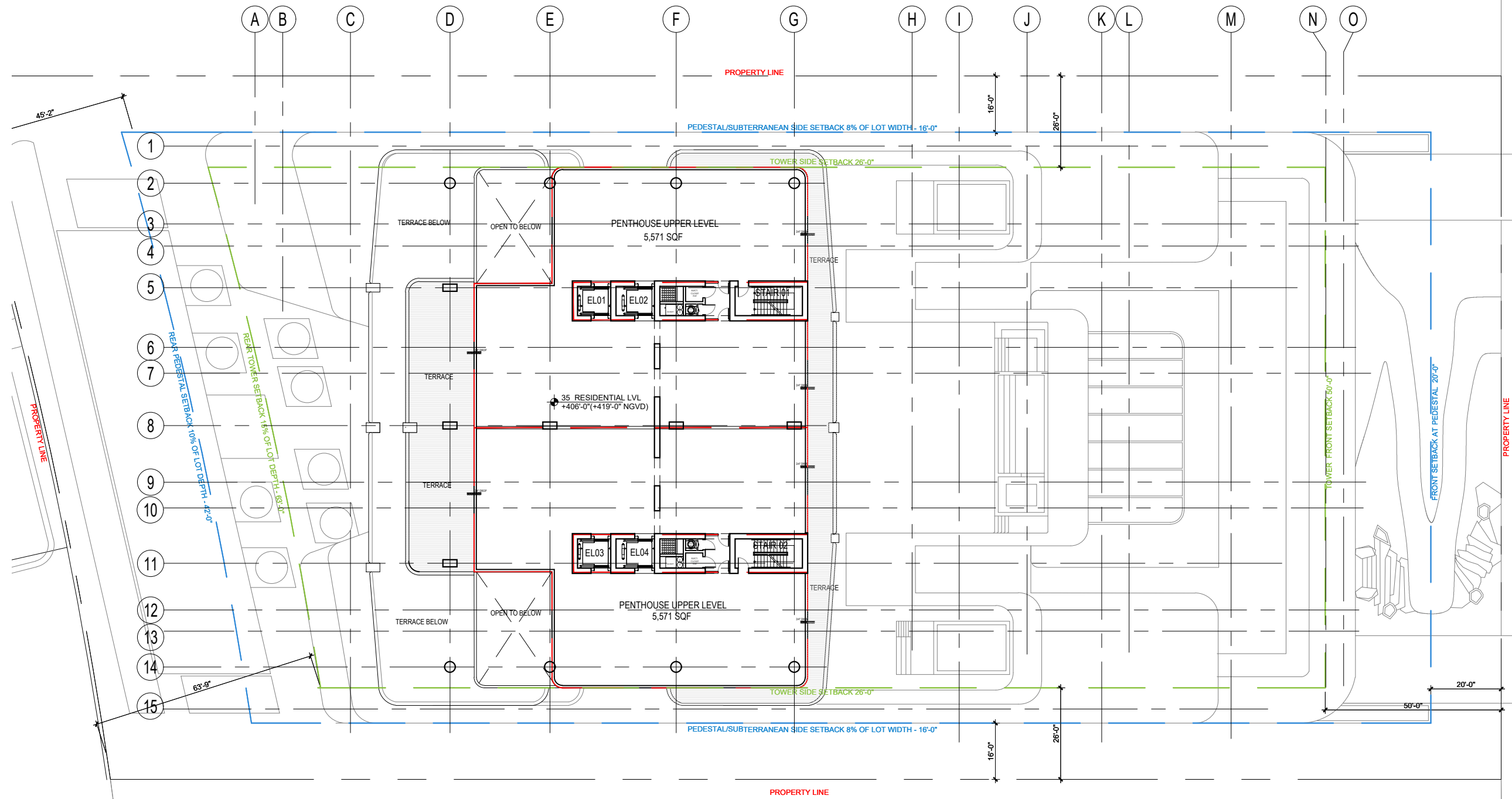
Mechanical Engineering:
MGE
116 West 32nd Street
New York, NY 10001
Tel: 212.643.9055

Architect:
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571 NW 28th Street
Miami, Florida 33127 USA
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**LOWER PENTHOUSE
FLOOR PLAN**

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



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

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:
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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
Tel: 212.643.9055

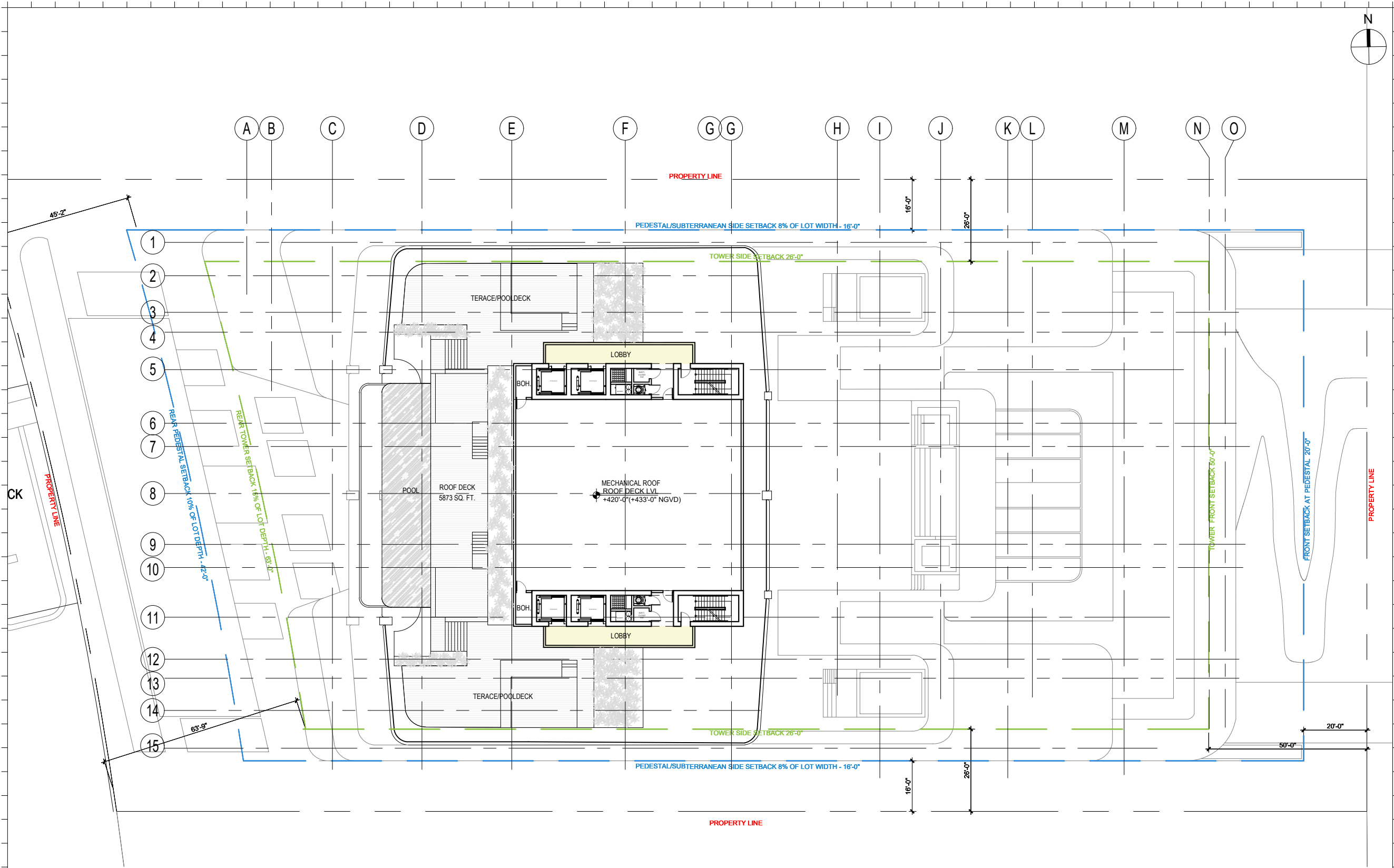
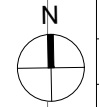
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UPPER PENTHOUSE
FLOOR PLAN

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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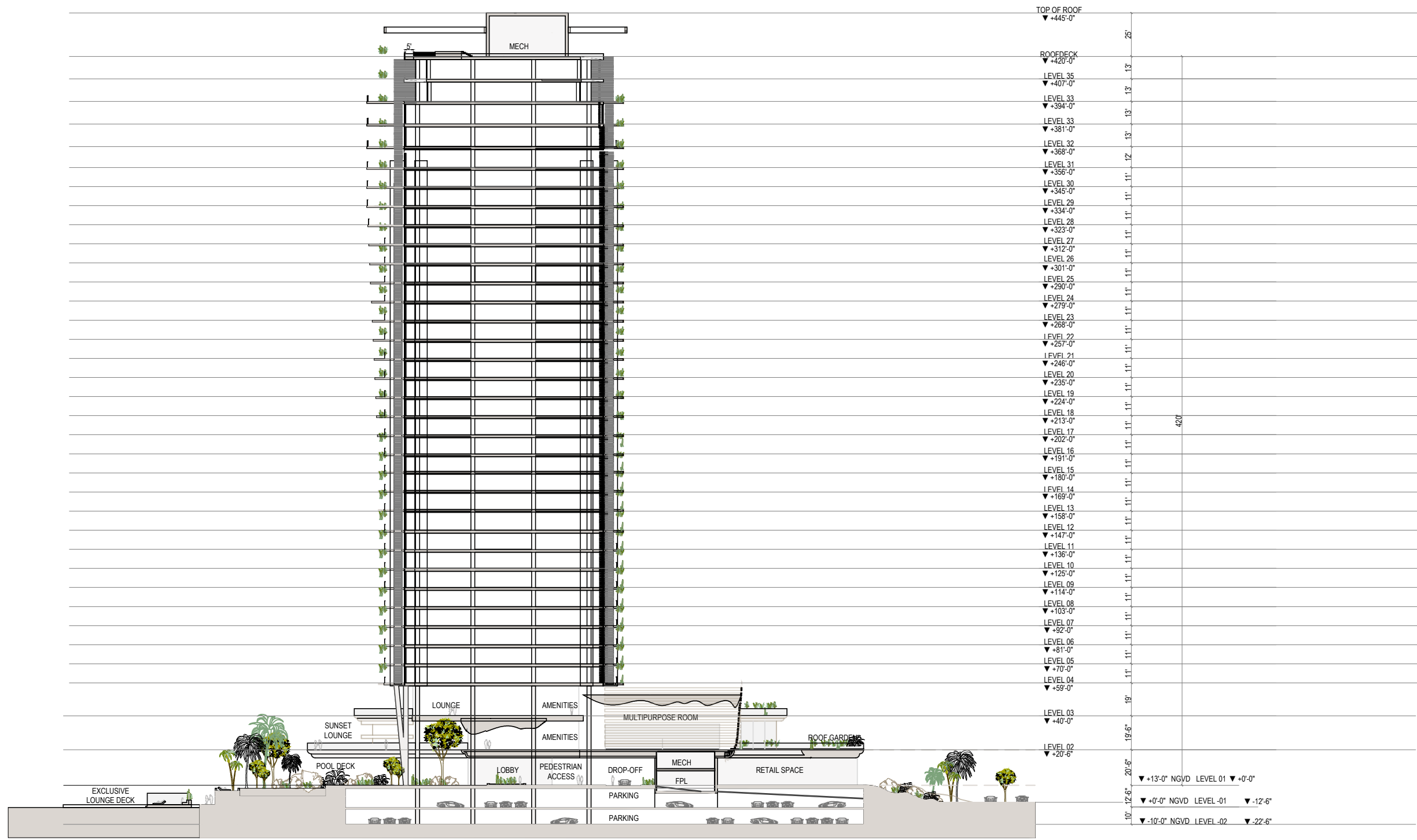
Mechanical Engineering:
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**ROOFDECK LEVEL
FLOOR PLAN**

Date: 12/09/2024	Sheet No.
Scale: AS INDICATED	A3.11
Project #: 2412	



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

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E-W SECTION

Date: 12/09/2024	Sheet No.
Scale: AS INDICATED	A5.00
Project #: 2412	



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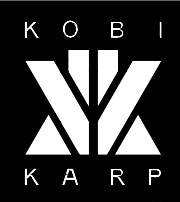
Developer:
1250 West Owner LLC C/O JDS Development Group
120NE 27th St
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Project #: 2412	



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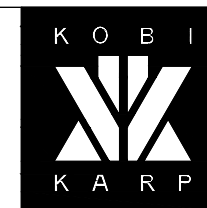
Developer:
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MIAMI BEACH, FLORIDA

1250 West Avenue
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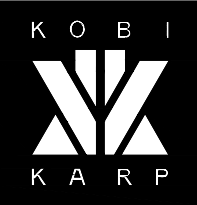
Developer:
 1250 West Owner LLC C/O JDS Development Group
 120NE 27th St
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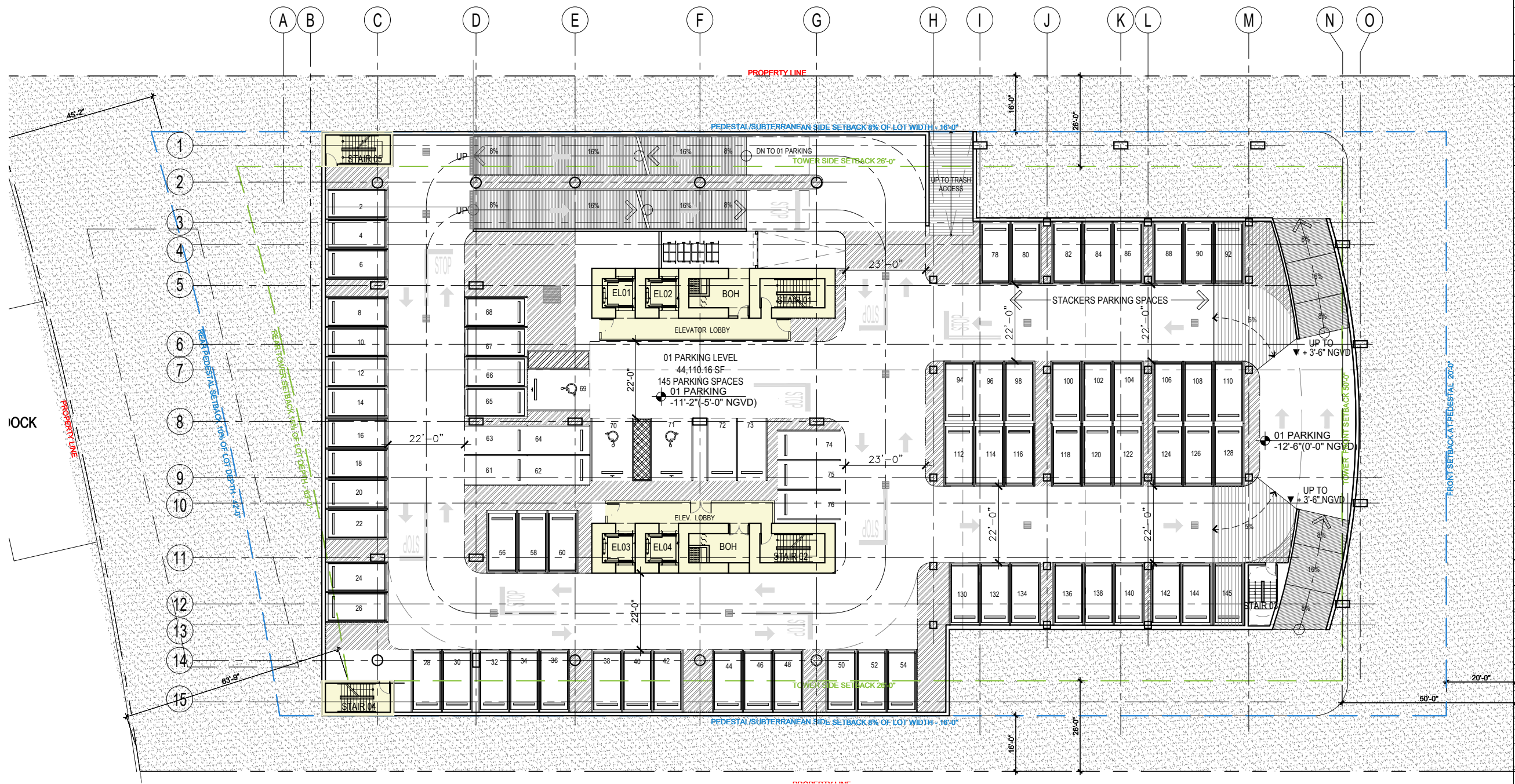
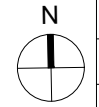
Architect:
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RENDERING

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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Owner:
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120NE 27th St
Miami, FL 33137

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

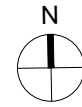
Mechanical Engineering:
MGE
116 West 32nd Street
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LEVEL -1 PARKING
FLOOR PLAN

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Scale: AS INDICATED	A3.01
Project #: 2412	



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MIAMI BEACH, FLORIDA

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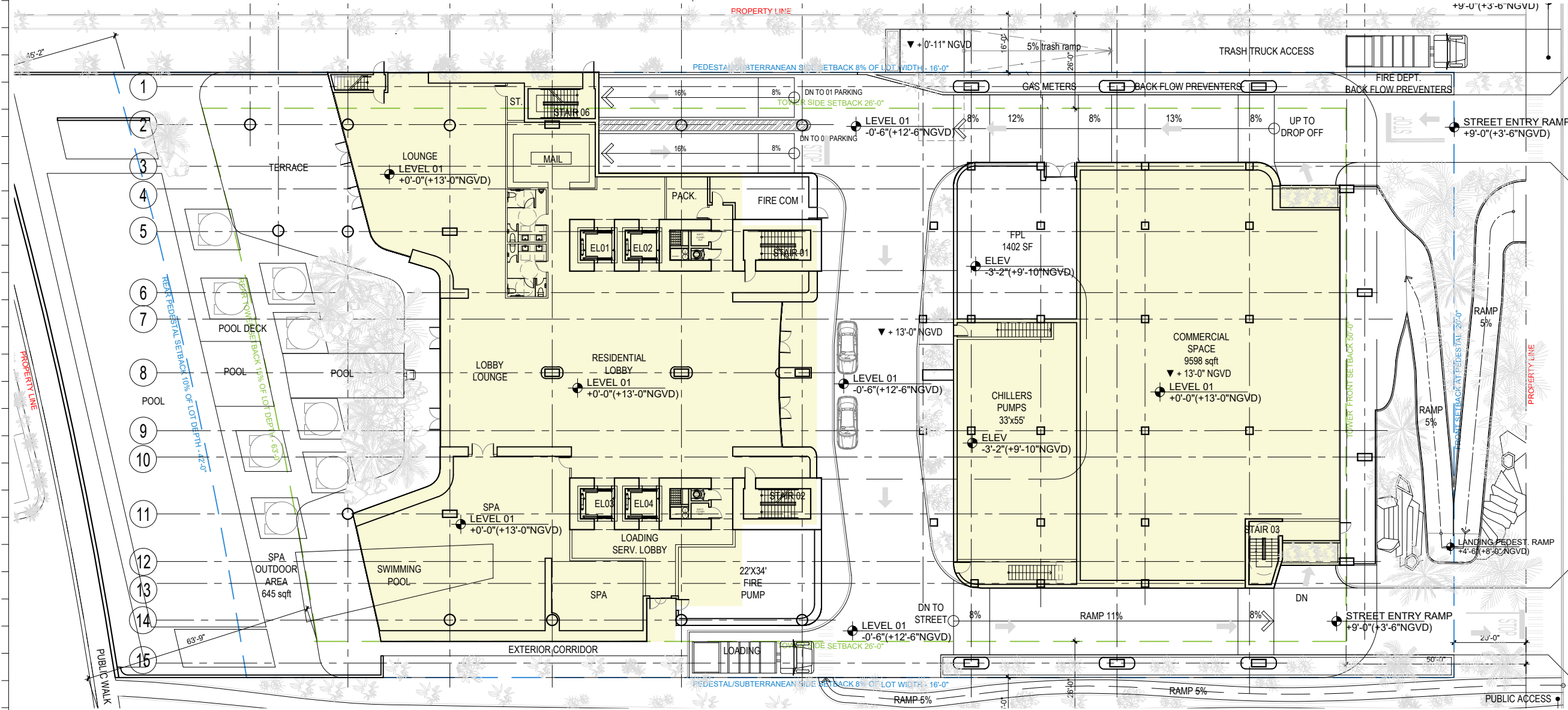
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KARP

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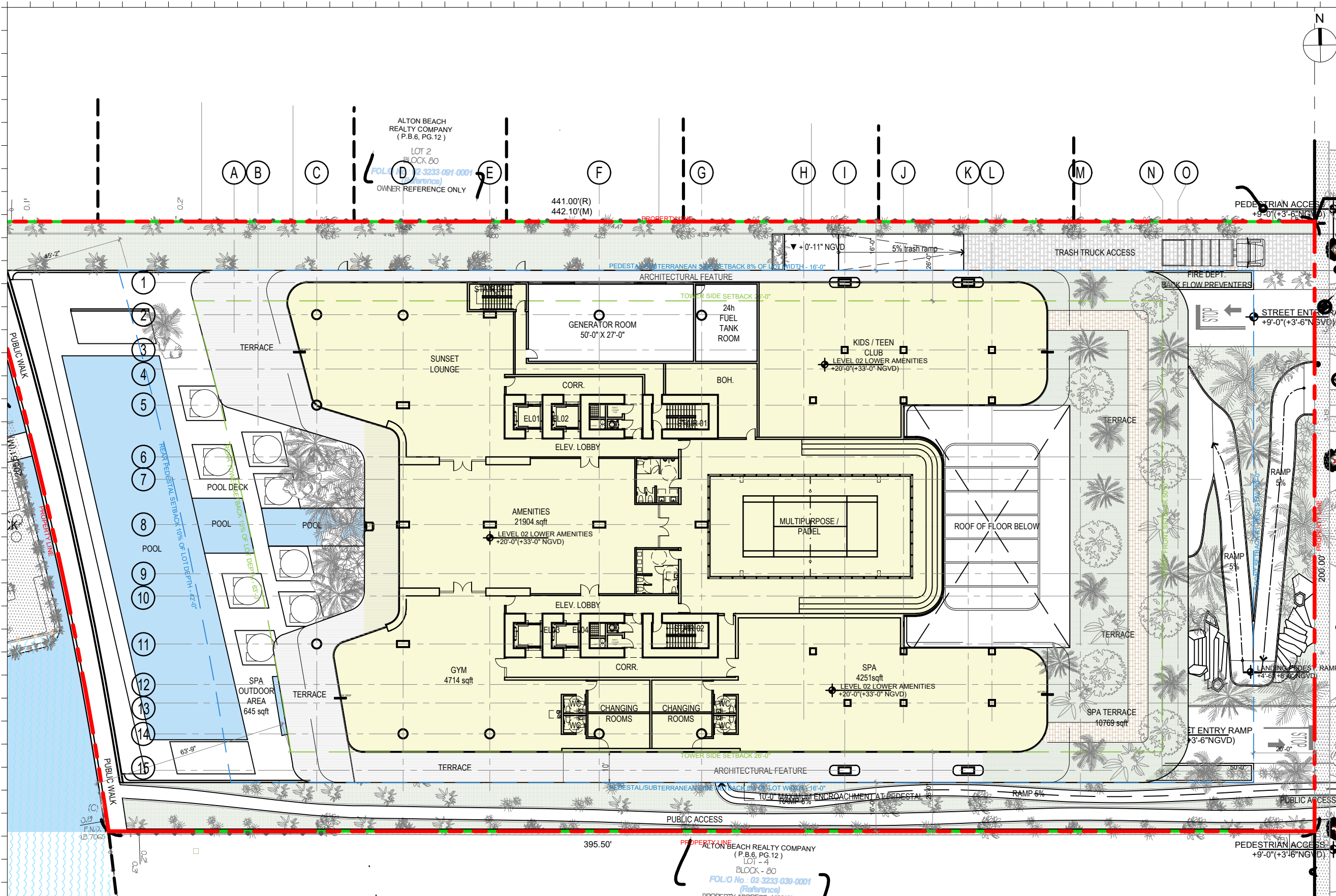
FAR
RESIDENTIAL LOBBY FLOOR AREA

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

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"



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FAR
LEVEL 2 FLOOR AREA

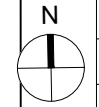
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Scale:	AS INDICATED		
Project #:	2412		

ALTON BEACH REALTY COMPANY
(P.B.6, PG.12)
LOT 1 - 4
BLOCK - 80
FOLIO No. : 02-3233-038-0001
(Reference)
PROPERTY ADDRESS: 1228 WEST AVE
OWNER REFERENCE ONLY

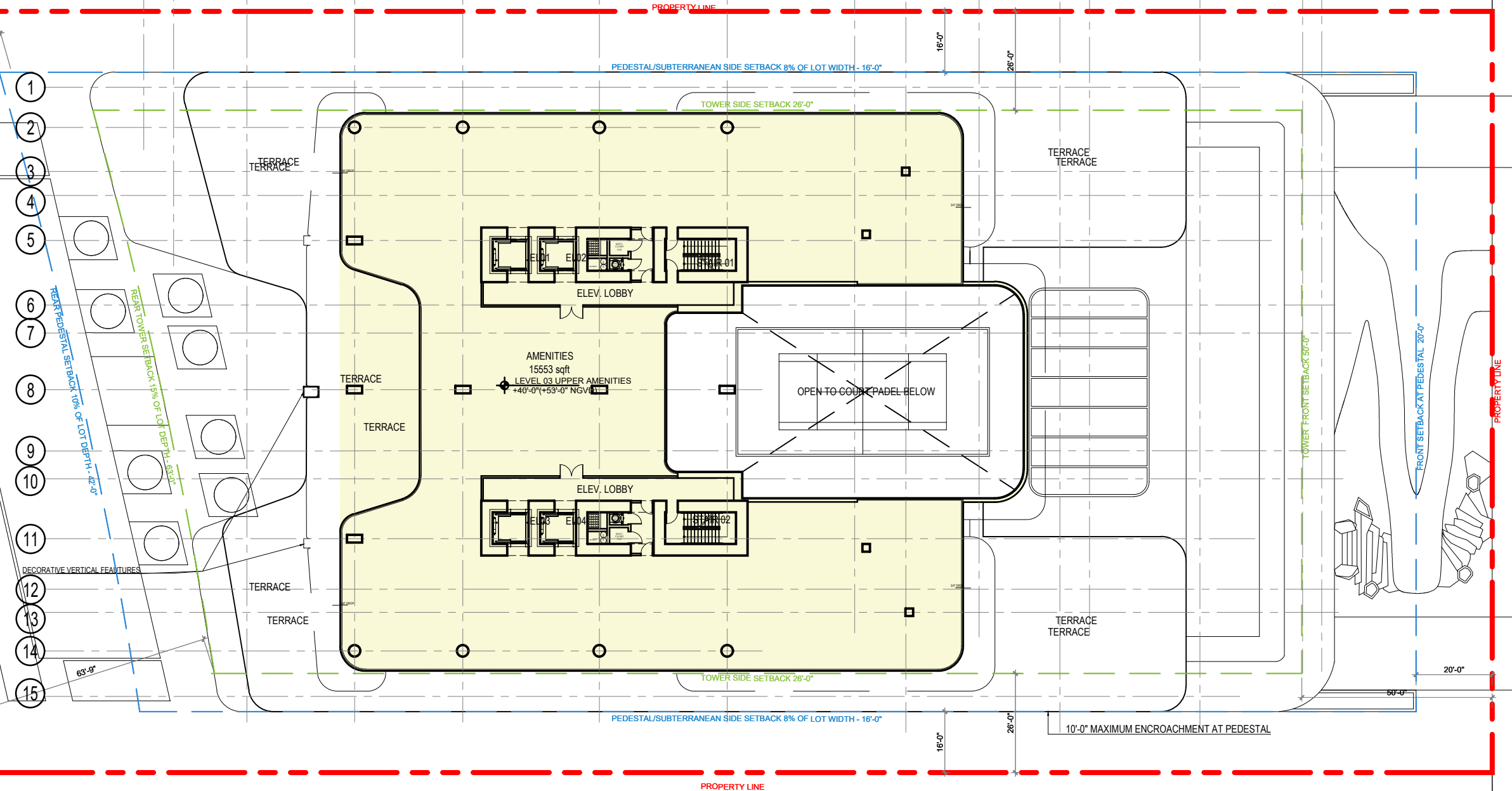
LEGEND
FAR.

① LEVEL 2 - LOWER AMENITY FLOOR AREA

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



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



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LEGEND
[Yellow Box] FAR

1 LEVEL 3 - UPPER AMENITIES FLOOR AREA

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

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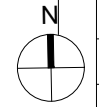
Architect:
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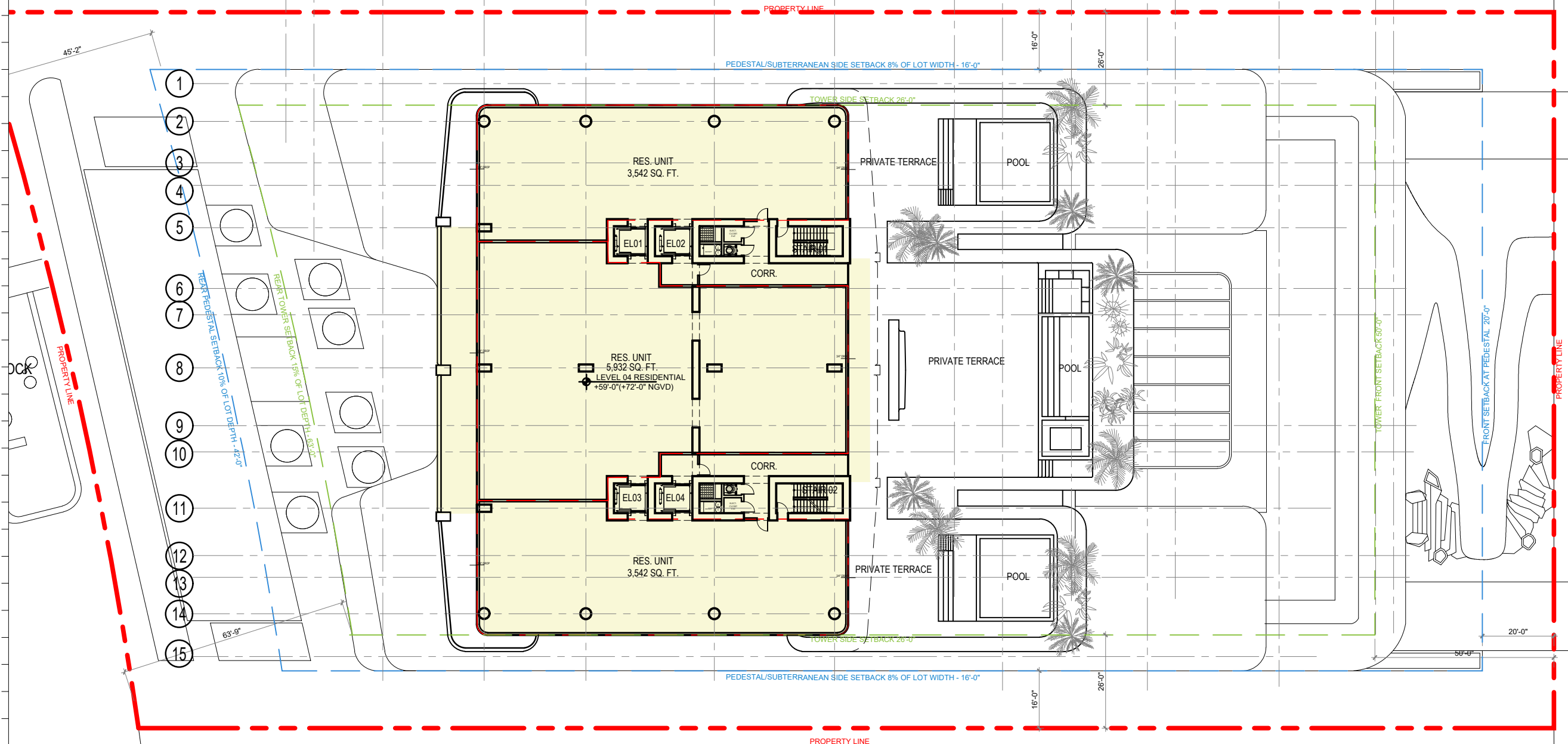
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FAR
LEVEL 3 FLOOR PLAN

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



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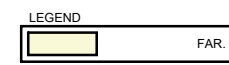
Architect:
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FAR

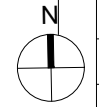
LEVEL 4 FLOOR PLAN



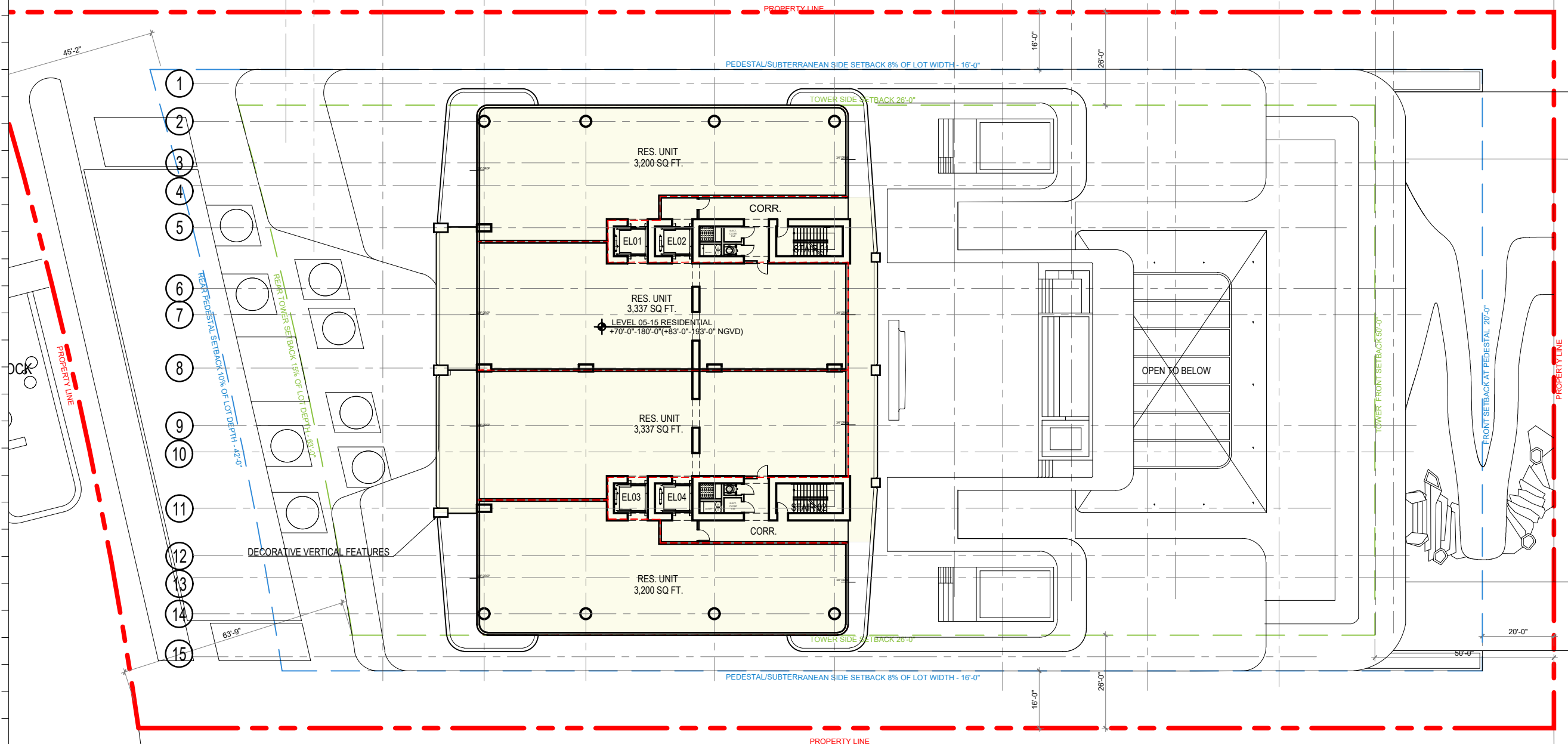
1 LEVELS 4 - RESIDENTIAL FLOOR AREA

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

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



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MIAMI BEACH, FLORIDA

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Owner:
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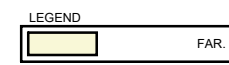
Developer:
1250 West Owner LLC C/O JDS Development Group
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LEVEL 05 FLOOR AREA	16,343 SF
LEVEL 06 FLOOR AREA	16,343 SF
LEVEL 07 FLOOR AREA	16,343 SF
LEVEL 08 FLOOR AREA	16,343 SF
LEVEL 09 FLOOR AREA	16,343 SF
LEVEL 10 FLOOR AREA	16,343 SF
LEVEL 11 FLOOR AREA	16,343 SF
LEVEL 12 FLOOR AREA	16,343 SF
LEVEL 13 FLOOR AREA	16,343 SF
LEVEL 14 FLOOR AREA	16,343 SF
LEVEL 15 FLOOR AREA	16,343 SF
TOTAL FLOOR AREA	179,773 SF

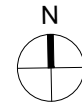


1 LEVELS 5 -15 - RESIDENTIAL FLOOR AREA FAR : 17,247 SQ. SF. PER 11 Lvs
SCALE: 1/32" = 1'-0"

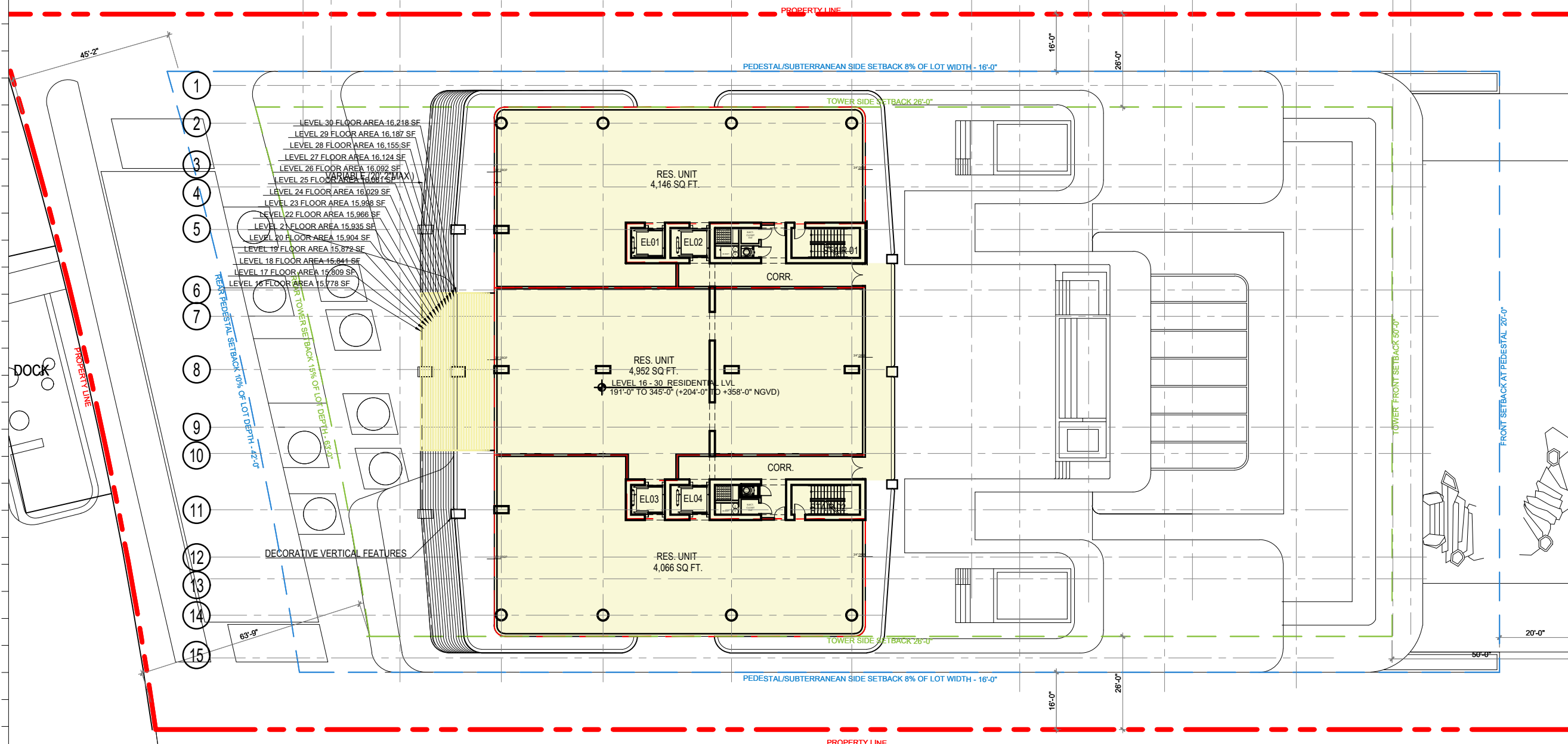


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FAR
LEVELS 5 -15 FLOOR AREA

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Project #:	2412		



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



- 1 LEVEL 30 FLOOR AREA 16,218 SF
- 2 LEVEL 29 FLOOR AREA 16,187 SF
- 3 LEVEL 28 FLOOR AREA 16,155 SF
- 4 LEVEL 27 FLOOR AREA 16,124 SF
- 5 LEVEL 26 FLOOR AREA 16,092 SF
- 6 LEVEL 25 FLOOR AREA 16,061 SF
- 7 LEVEL 24 FLOOR AREA 16,029 SF
- 8 LEVEL 23 FLOOR AREA 15,998 SF
- 9 LEVEL 22 FLOOR AREA 15,966 SF
- 10 LEVEL 21 FLOOR AREA 15,935 SF
- 11 LEVEL 20 FLOOR AREA 15,904 SF
- 12 LEVEL 19 FLOOR AREA 15,872 SF
- 13 LEVEL 18 FLOOR AREA 15,841 SF
- 14 LEVEL 17 FLOOR AREA 15,809 SF
- 15 LEVEL 16 FLOOR AREA 15,778 SF

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

LEGEND
 [Yellow Box] FAR.

1 LEVELS 16-30 - RESIDENTIAL FLOOR AREA

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

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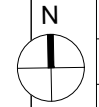
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 K A R P

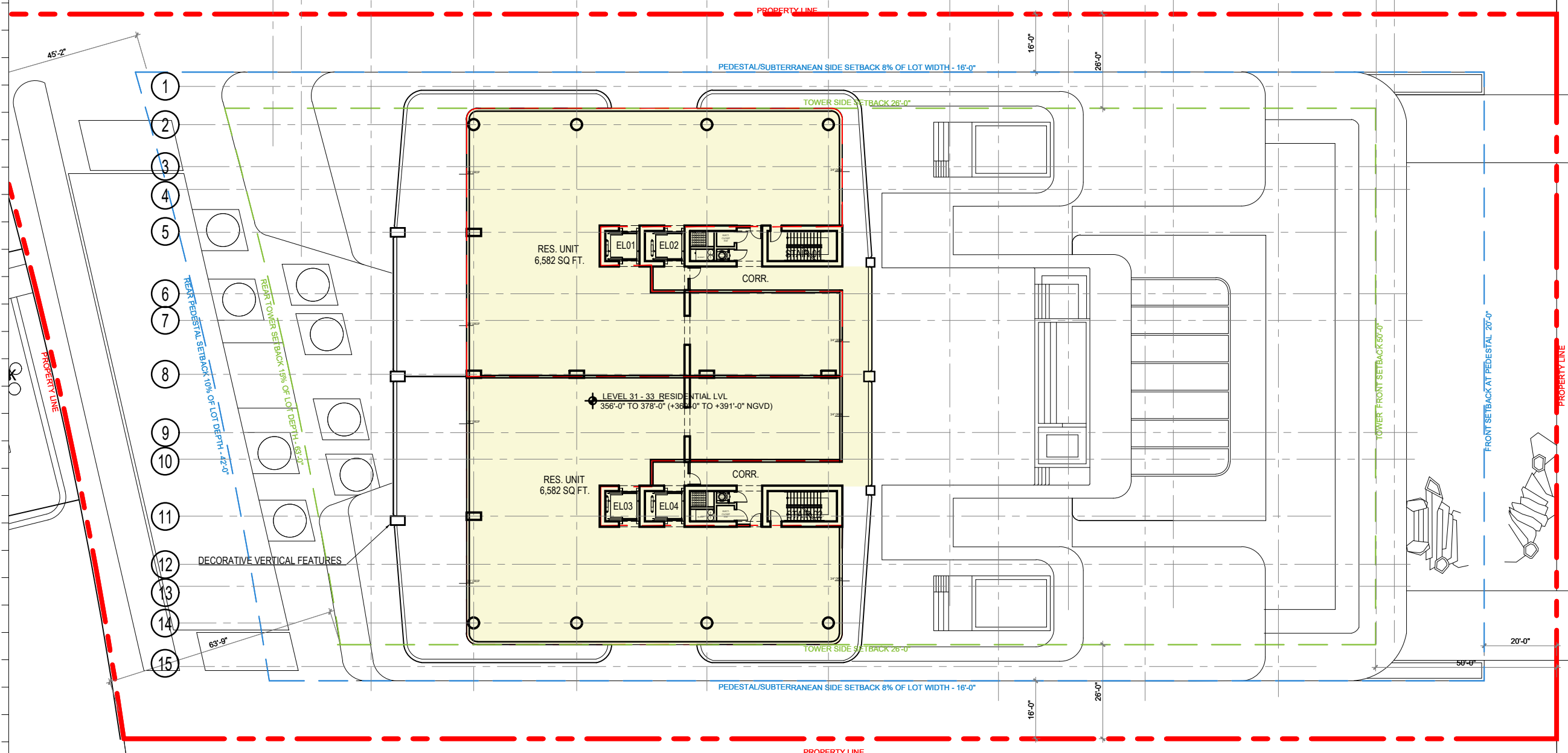
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FAR
 LEVELS 16-30 FLOOR AREA

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FAR LEVEL 31-33 FLOOR AREA

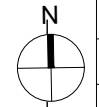
Date:	12/09/2024	Sheet No.
Scale:	AS INDICATED	A3.07 FAR
Project #:	2412	

LEGEND	
	FAR.

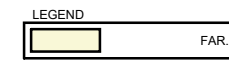
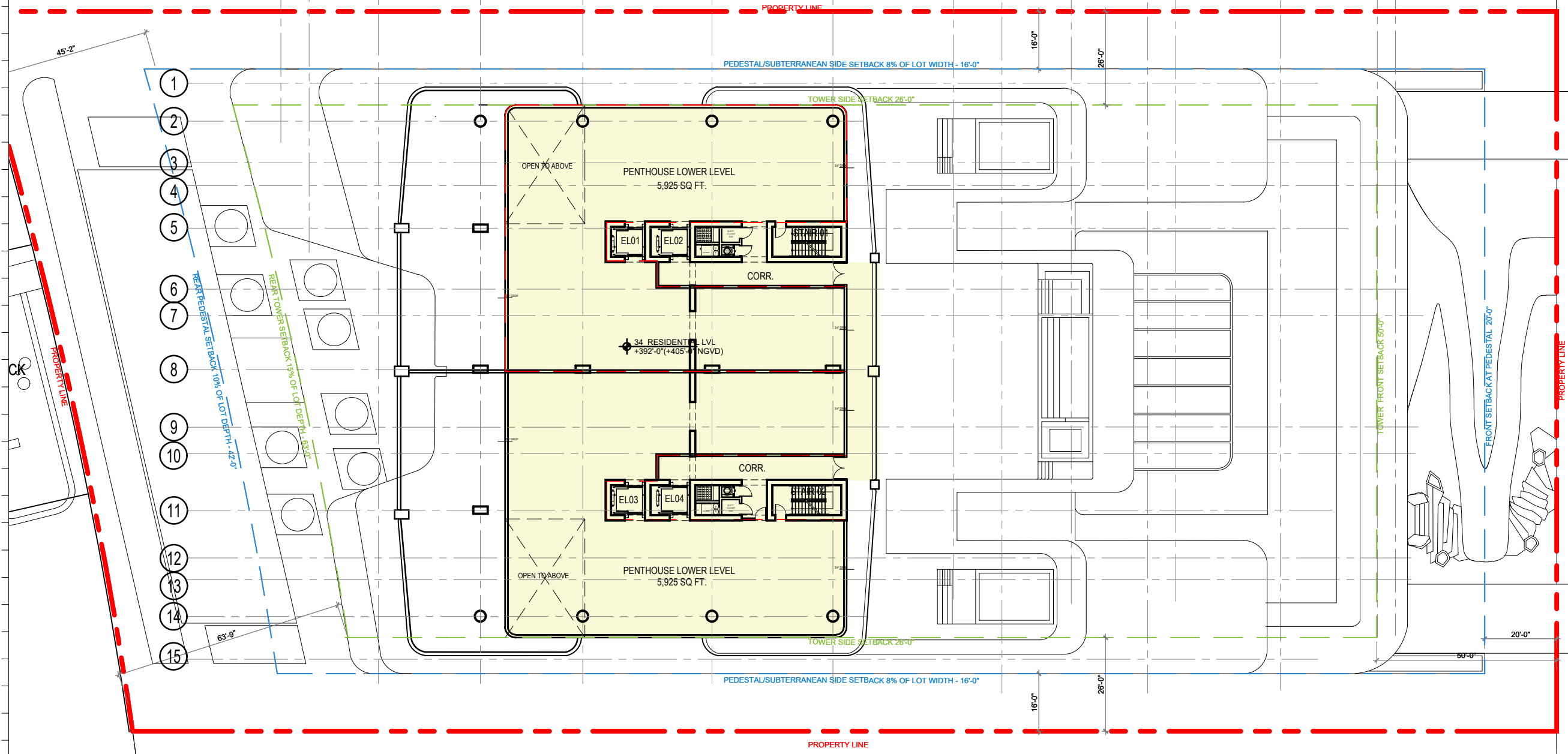
1 LEVELS 31-33 - PENTHOUSE FLOOR AREA

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



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



1 LEVEL 34 - LOWER LEVEL PENTHOUSE FLOOR AREA FAR = 14,568 SF. SCALE: 1/32" = 1'-0"

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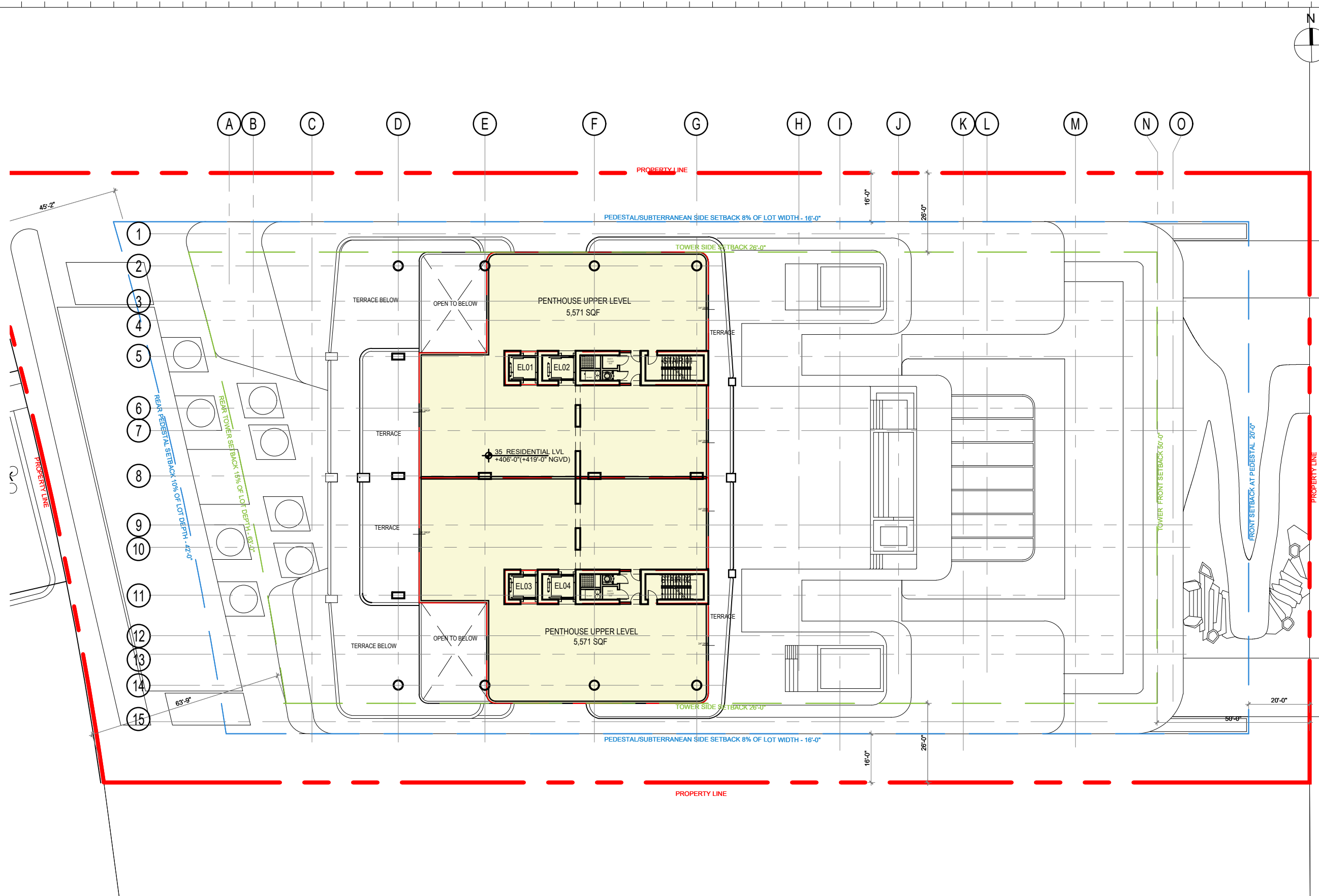
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FAR
LOWER PENTHOUSE FLOOR AREA

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RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY
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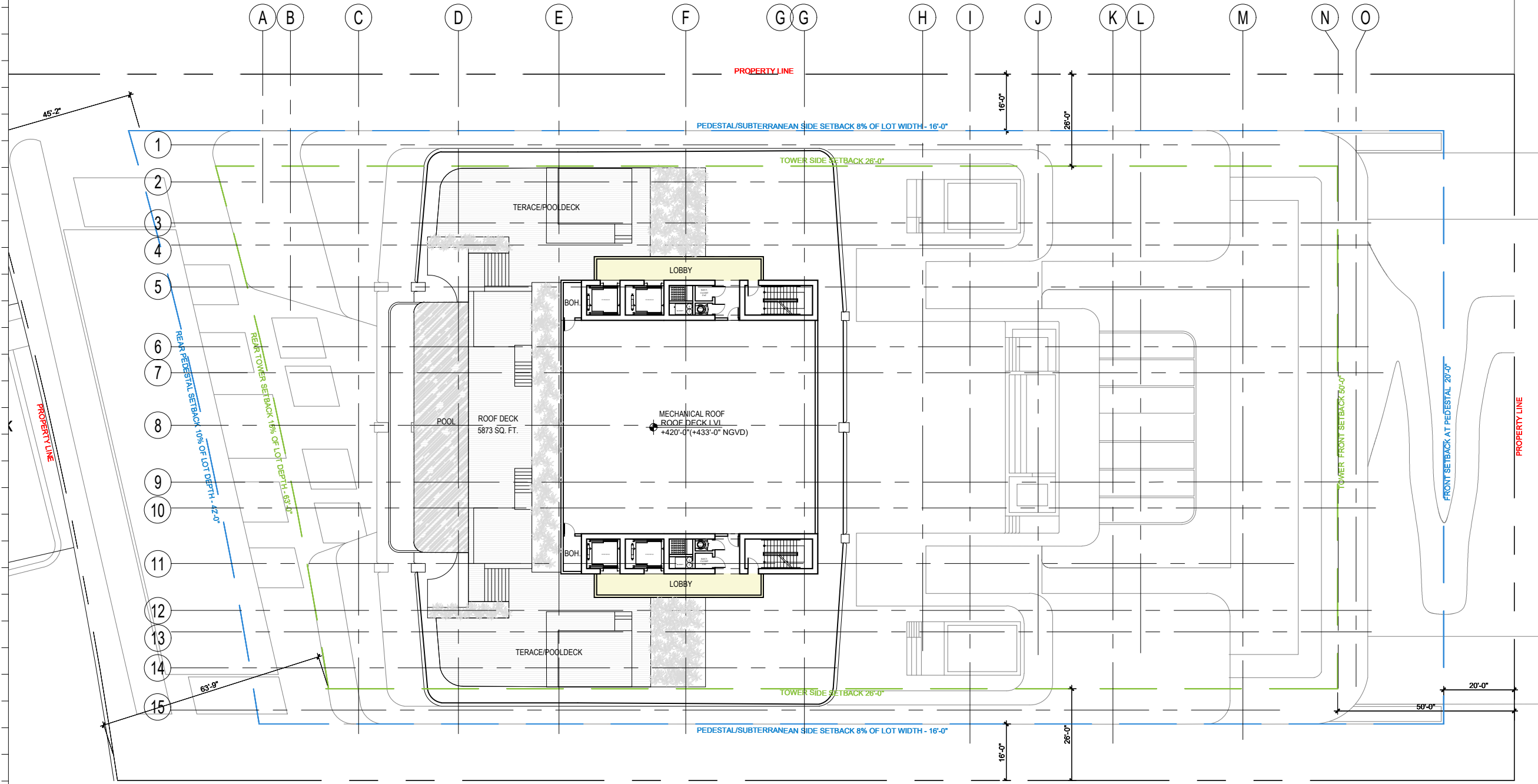
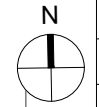
FAR
LEVEL 35 FLOOR AREA

LEGEND

	FAR.
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1 LEVEL 35 - UPPER LEVEL PENTHOUSE FLOOR AREA FAR = 12,569 SQ. SF.
SCALE: 1/32" = 1'-0"

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



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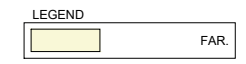
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FAR
ROOFDECK LEVEL FLOOR AREA



1 LEVEL 36 - ROOF FLOOR AREA **FAR = 650 SQ. SF.**
SCALE: 1/32" = 1'-0"

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Scale:	AS INDICATED	FAR	
Project #:	2412		











