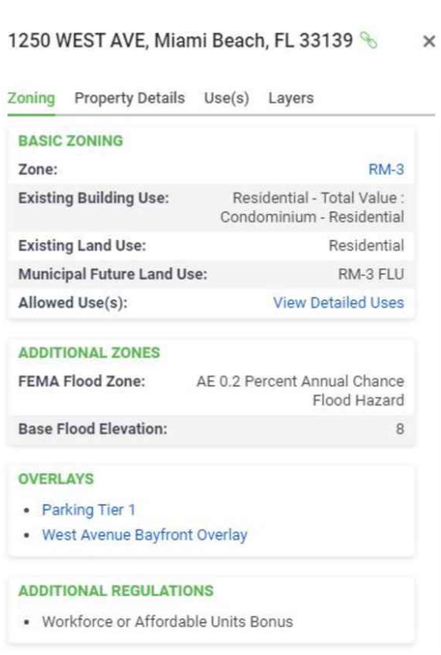
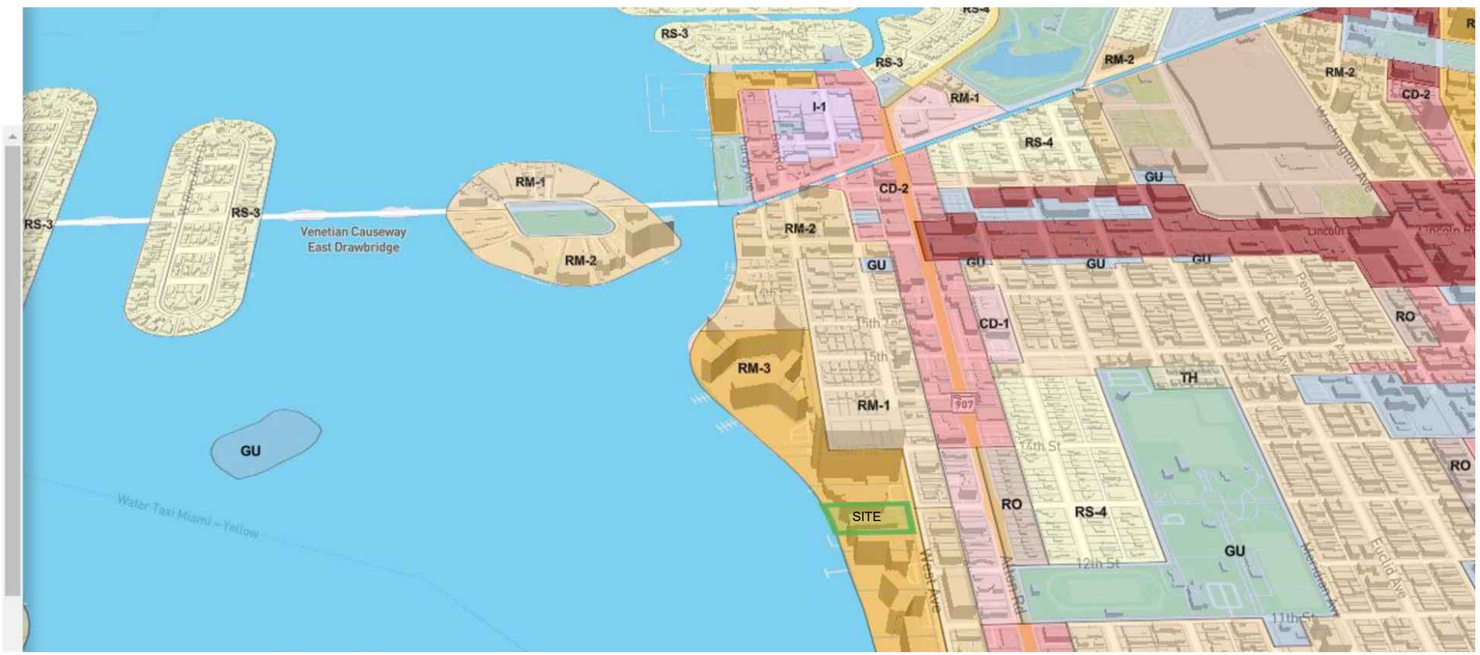


1 SITE LOCATION MAP
SCALE: N.T.S.





2 SITE ZONING 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
Address
Tel:
Email

Developer:
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120NE 27th St
Miami, FL 33137

Structural Engineering:
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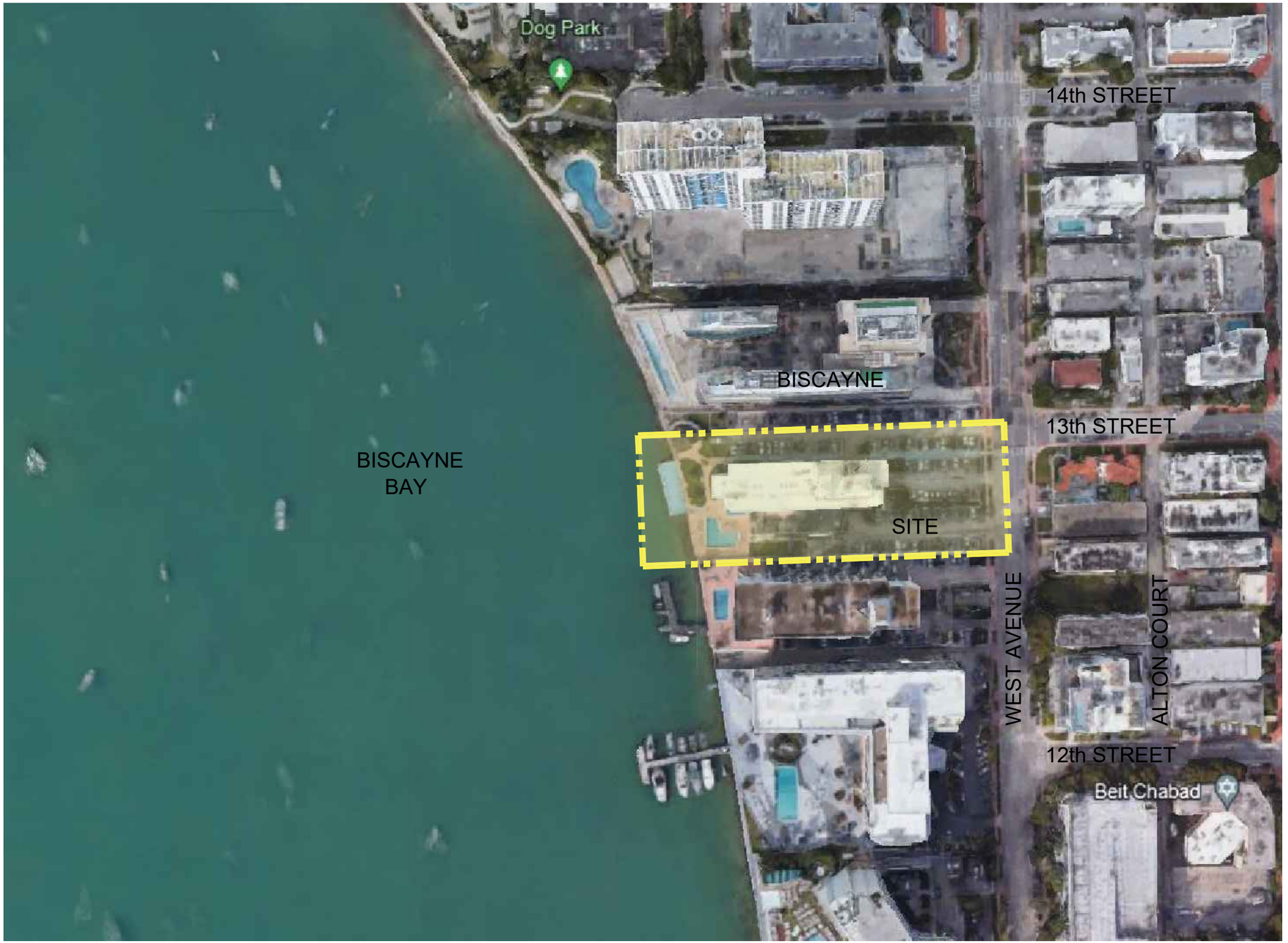
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KOBI KARP
Lic. # AR0012578

LOCATION MAP
ZONING MAP

Date:	12/09/2024	Sheet No. A0.02
Scale:	N.T.S.	
Project #:	2412	



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

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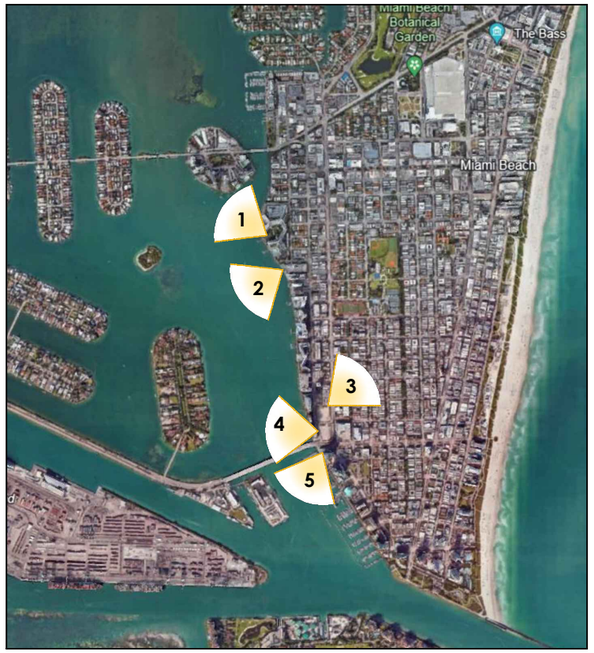
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VICINITY MAP

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



0 LOCATION MAP
SCALE: N.T.S.



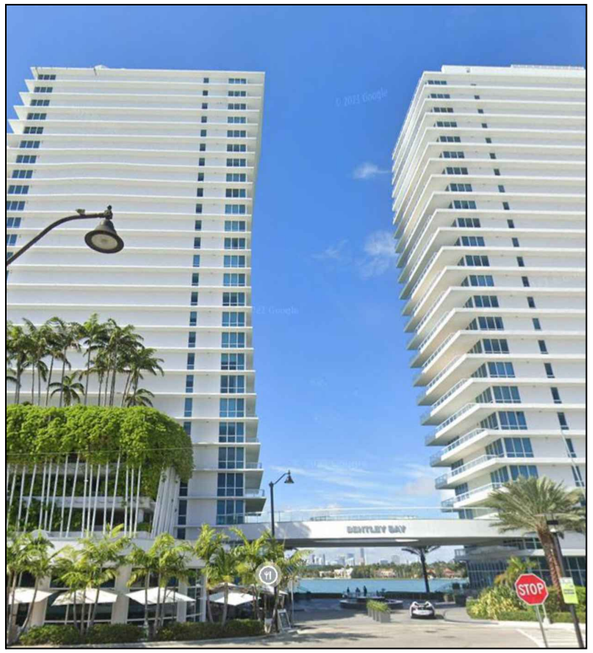
1 FLAMINGO SOUTH BEACH
1504 BAY ROAD, MIAMI BEACH, FLORIDA 33139



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 CONDIMINIUMS
520-540 WEST AVENUE, MIAMI BEACH, FLORIDA 33139



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

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CONTEXT VIEWS

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

MIAMIBEACH

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**

N

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Miami Beach, Florida, 33139

Owner:
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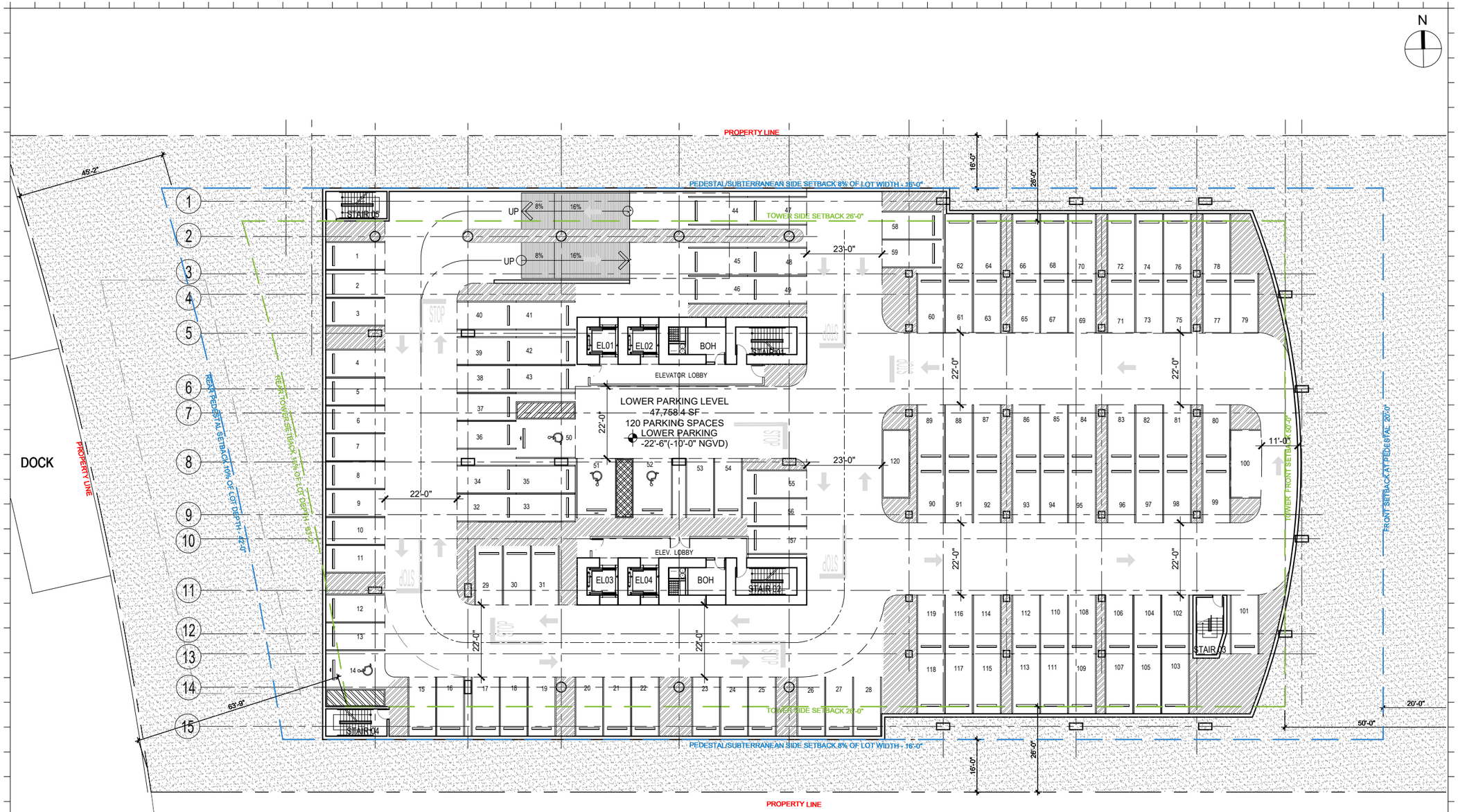
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PROJECT DATA

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



1 LEVEL -2 LOWER BASEMENT - 0 SF

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

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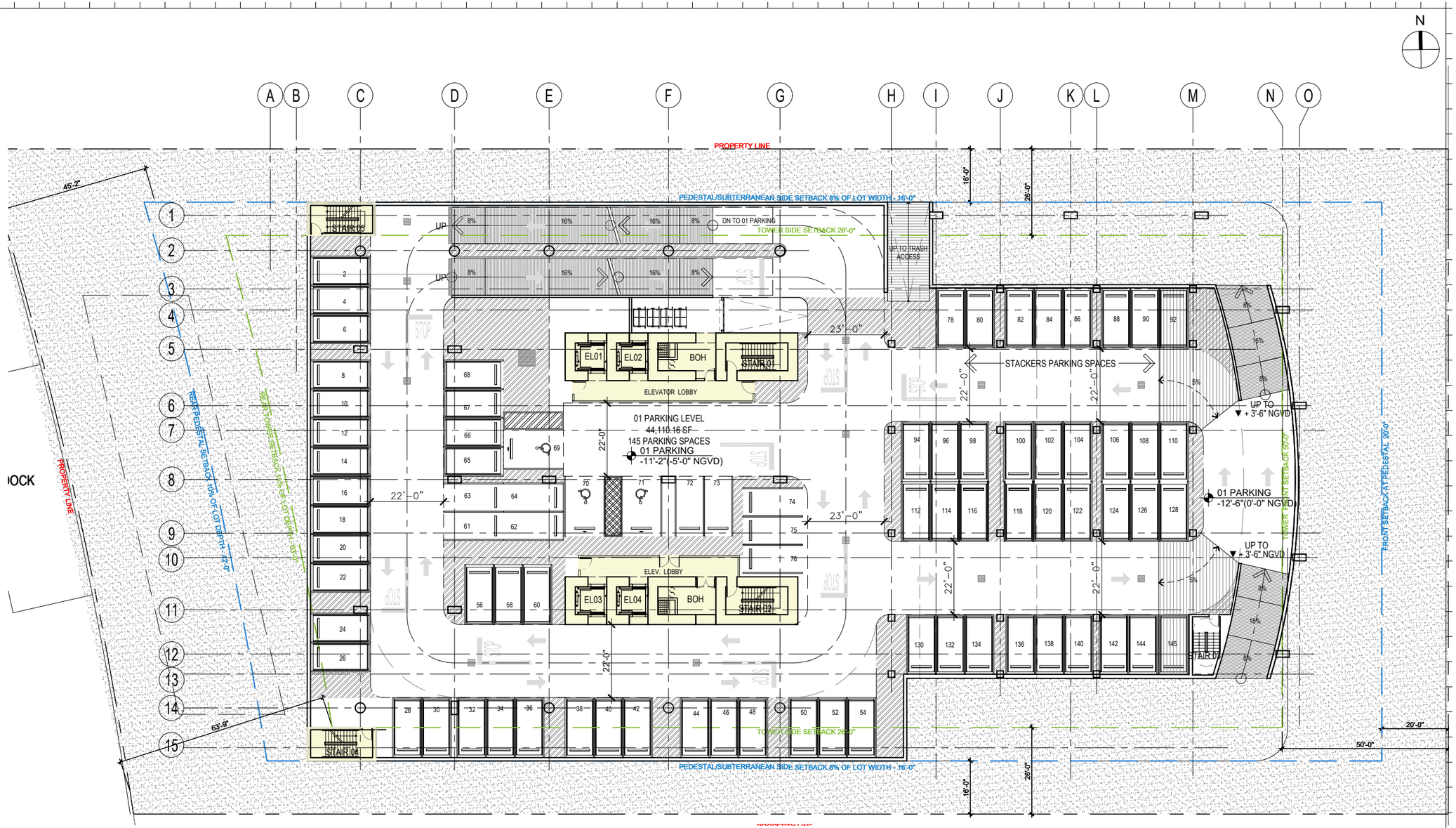
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LEVEL -2 PARKING
FLOOR PLAN

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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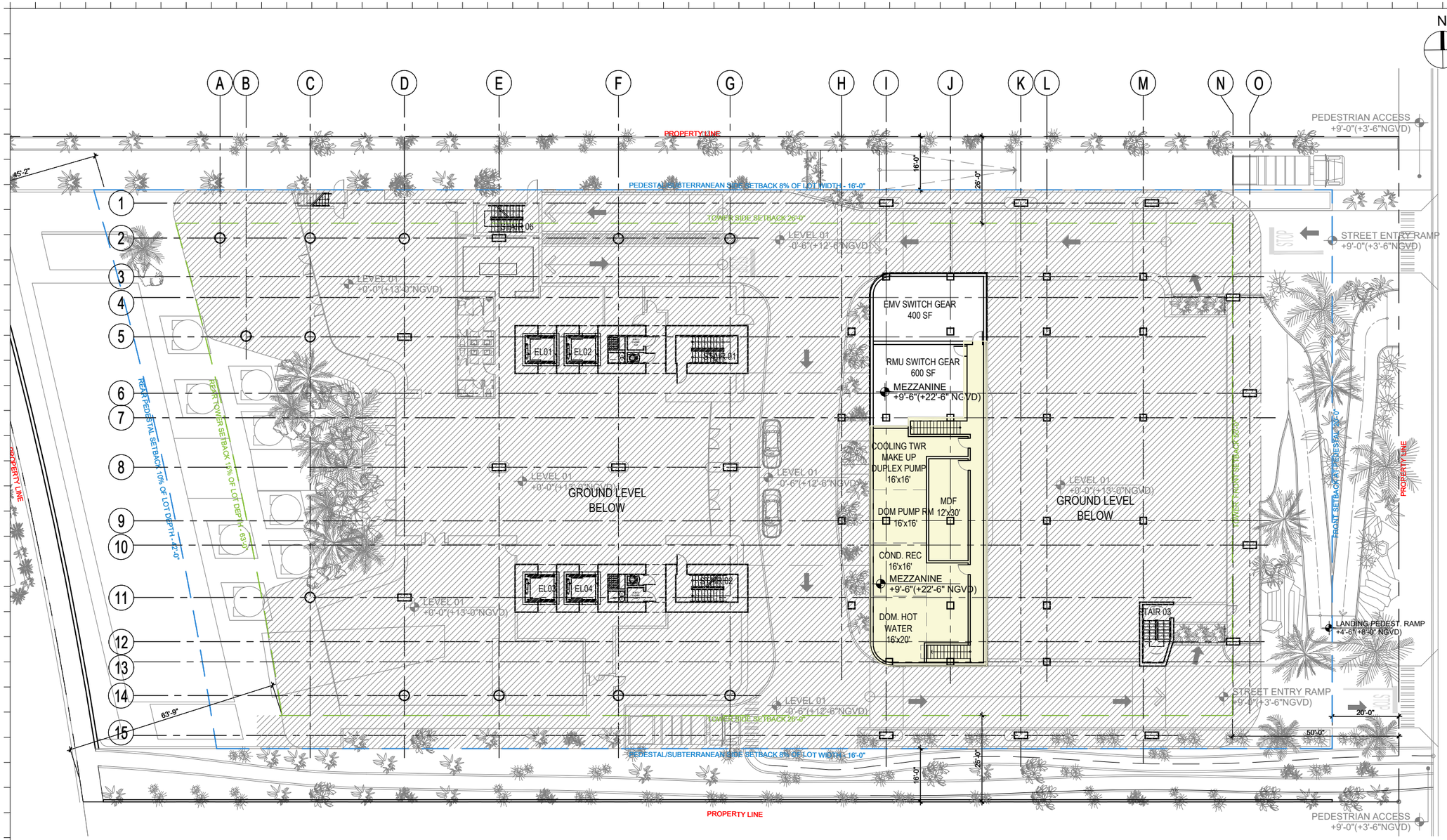
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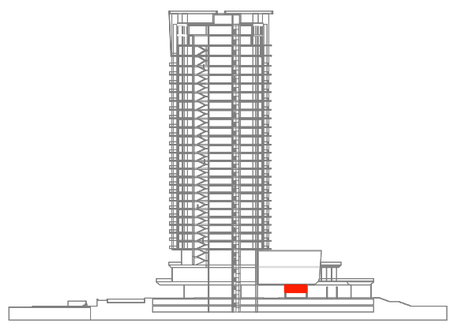
LEVEL -1 PARKING
FLOOR PLAN

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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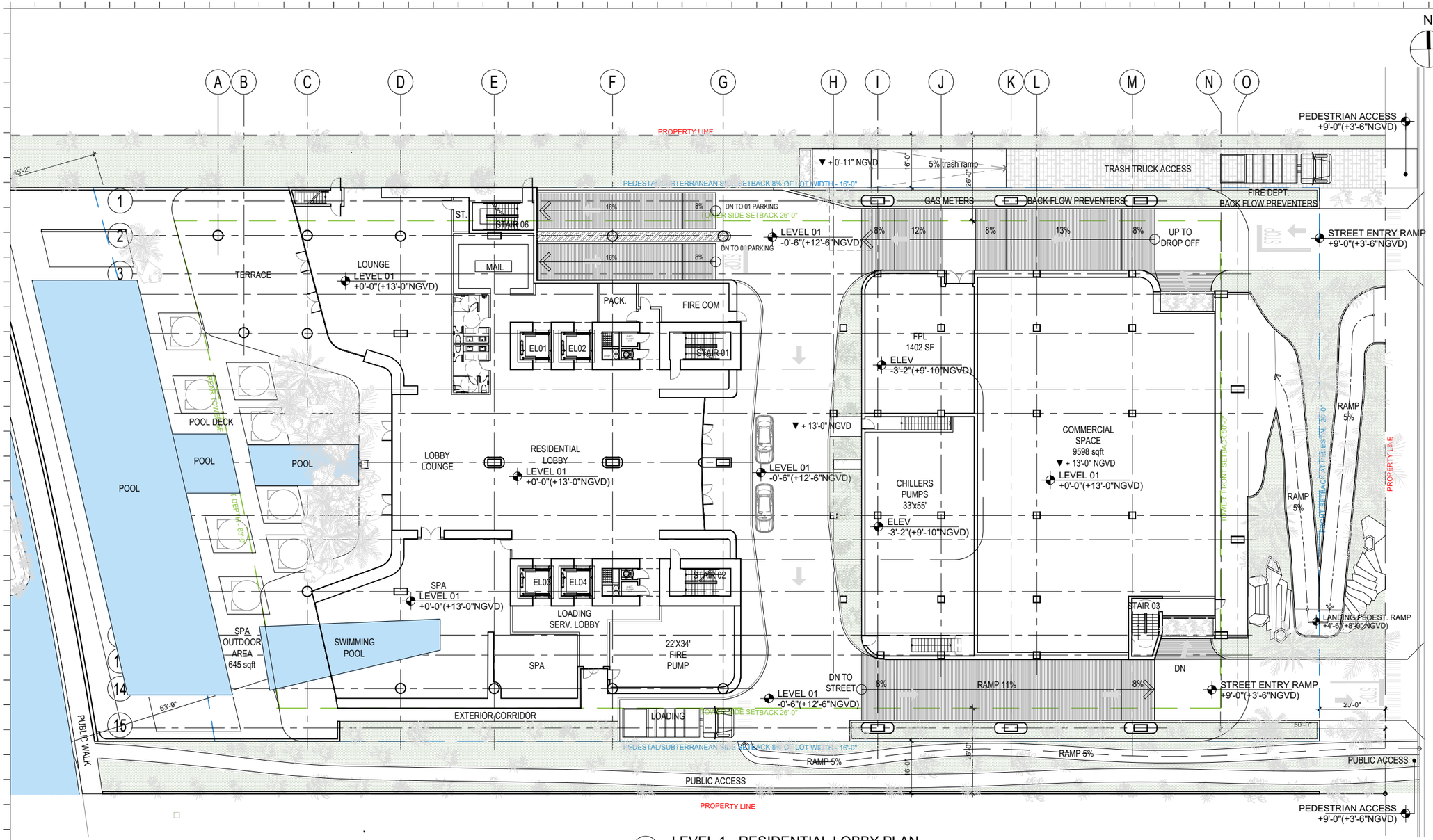
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RESIDENTIAL LOBBY
FLOOR PLAN

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



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

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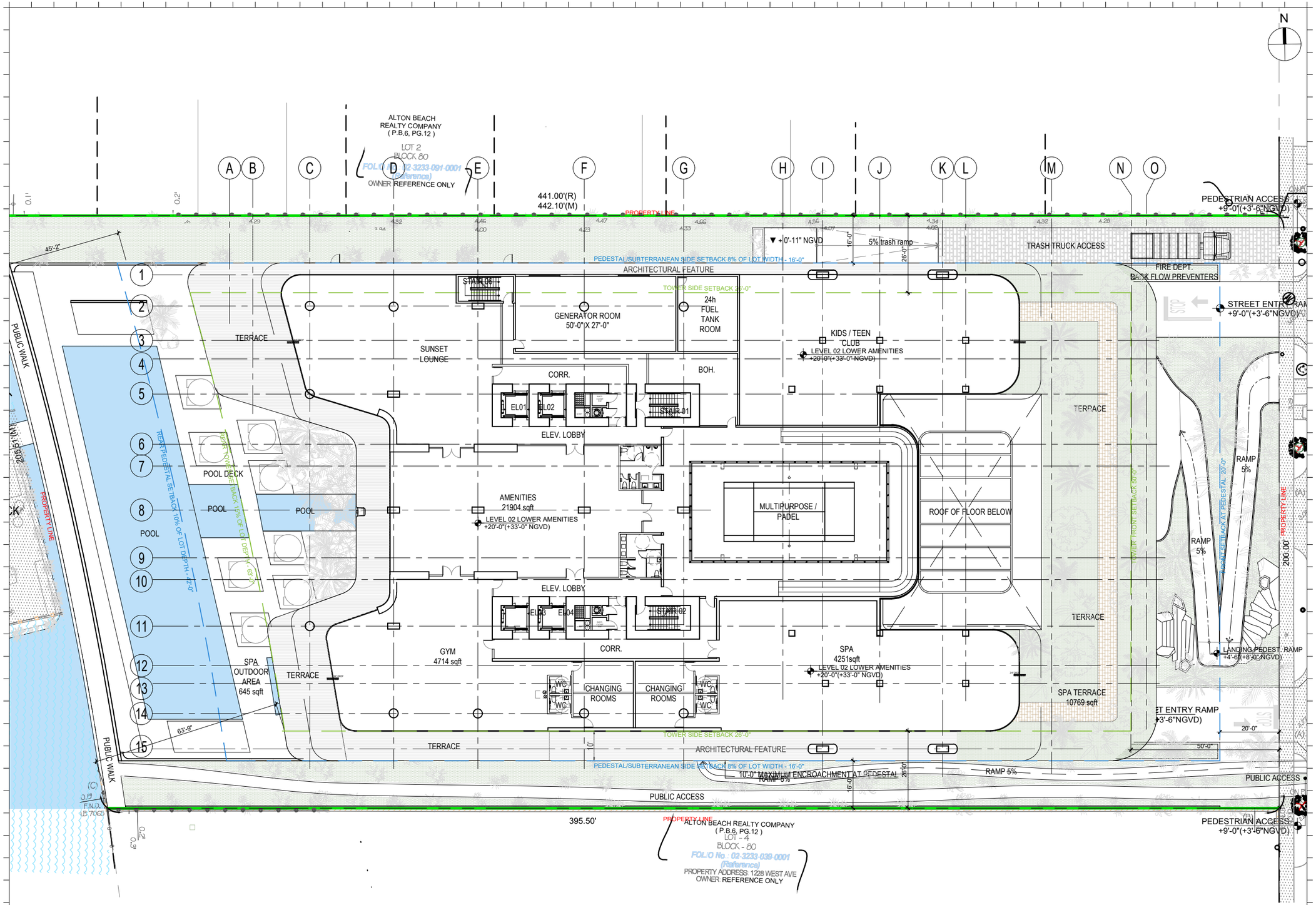
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RESIDENTIAL LOBBY
FLOOR PLAN

Date:	12/09/2024	Sheet No.	A3.02
Scale:	AS INDICATED		
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1 LEVEL 2 - LOWER AMENITY PLAN
SCALE: 1/32" = 1'-0"

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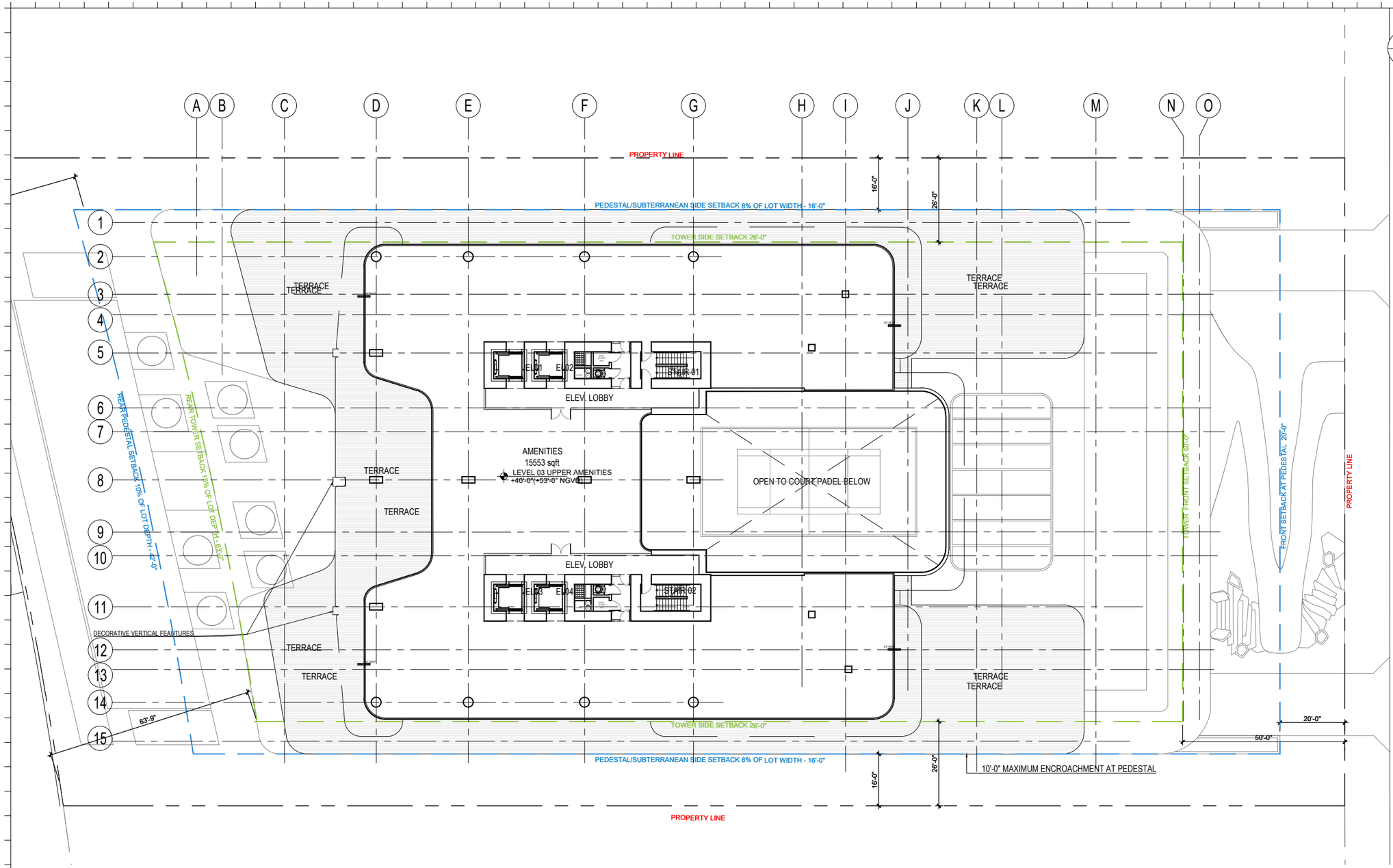
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LEVEL 2 - AMENITY
FLOOR PLAN

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



1 LEVEL 3 - UPPER AMENITIES PLAN

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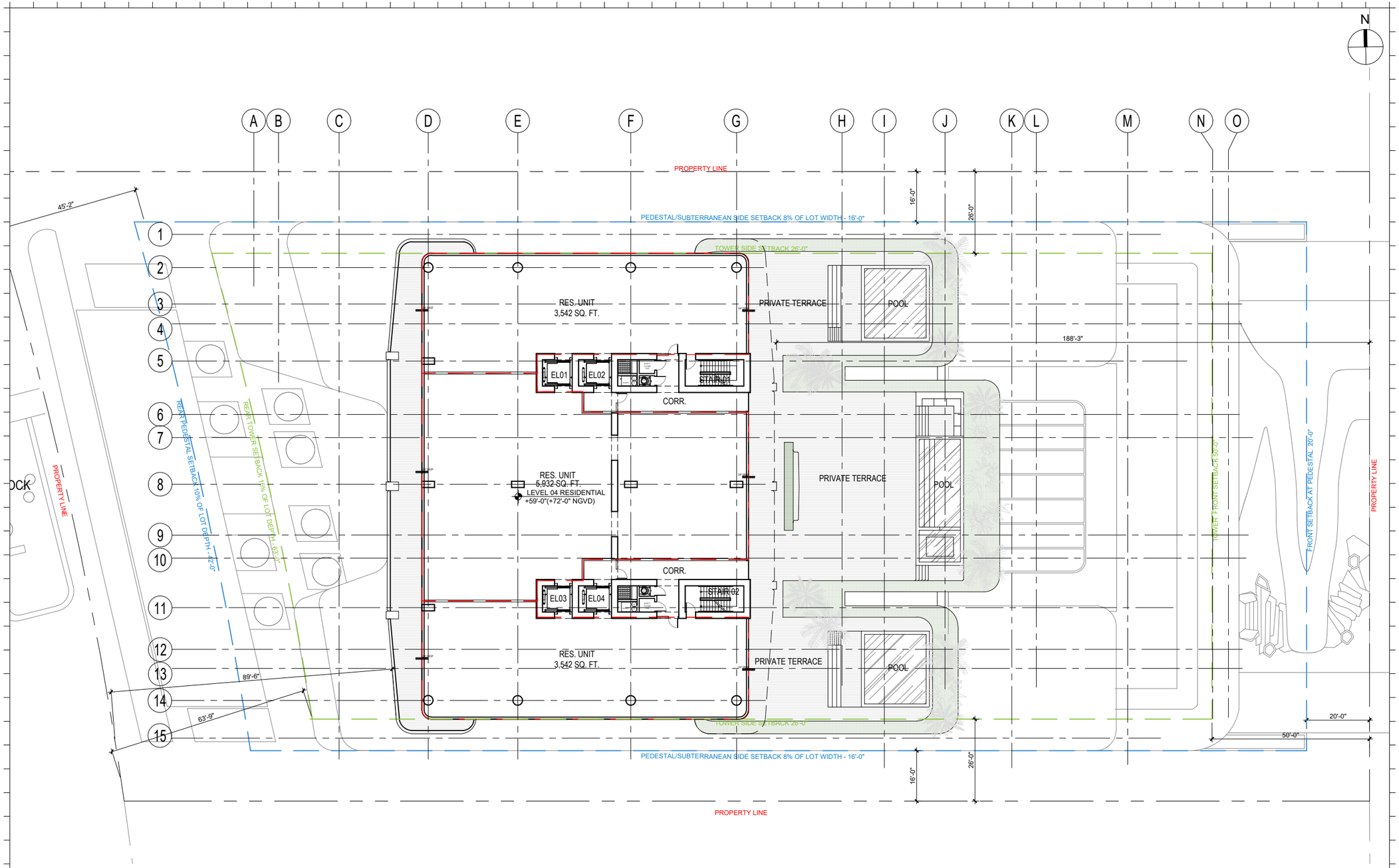
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LEVEL 3 - AMENITY
FLOOR PLAN

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



1 LEVELS 4 - RESIDENTIAL PLAN

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Mechanical Engineering:

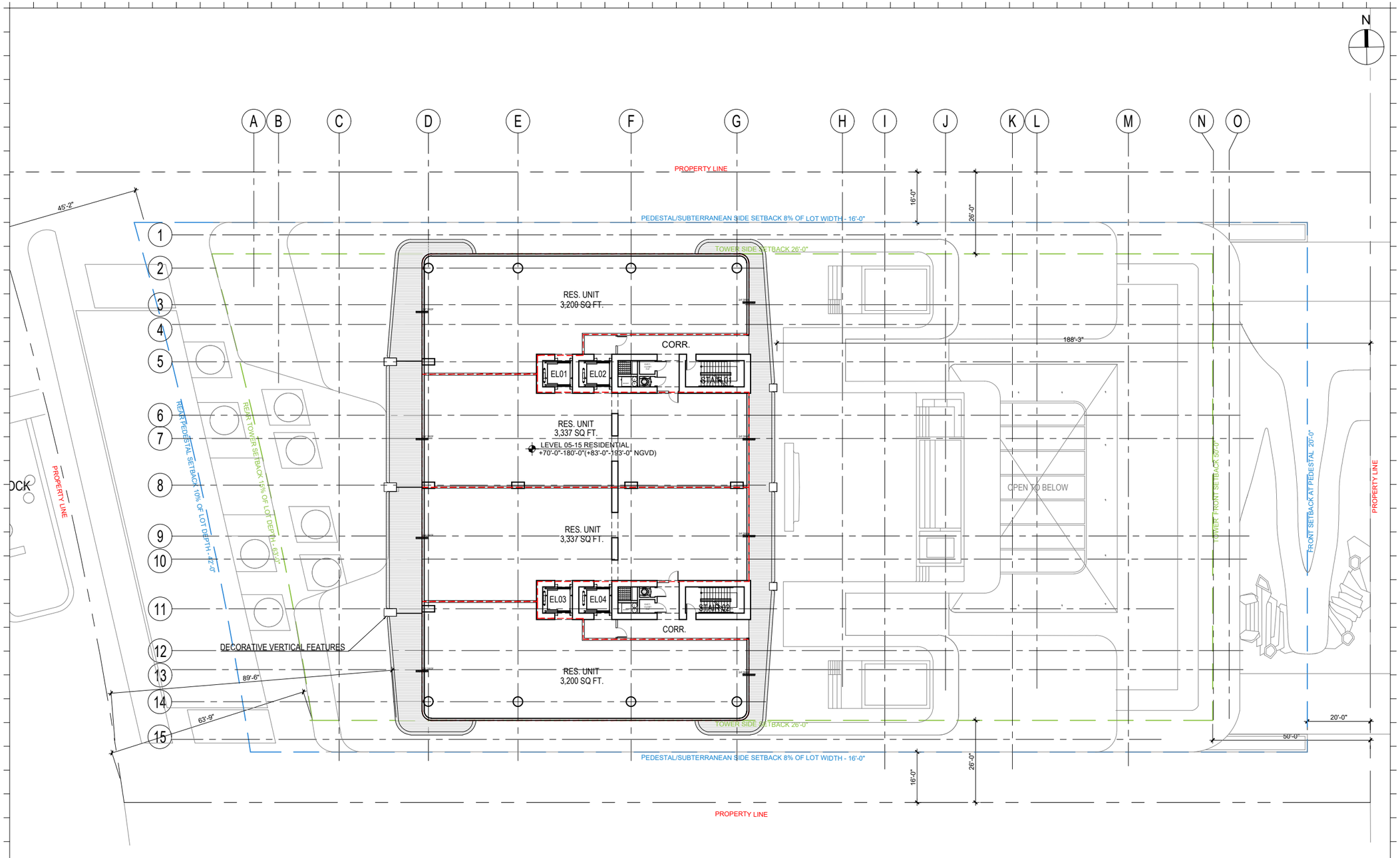
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LEVEL 4
FLOOR PLAN

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



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

Rev.	Date	Rev.	Date

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RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY
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Tel:
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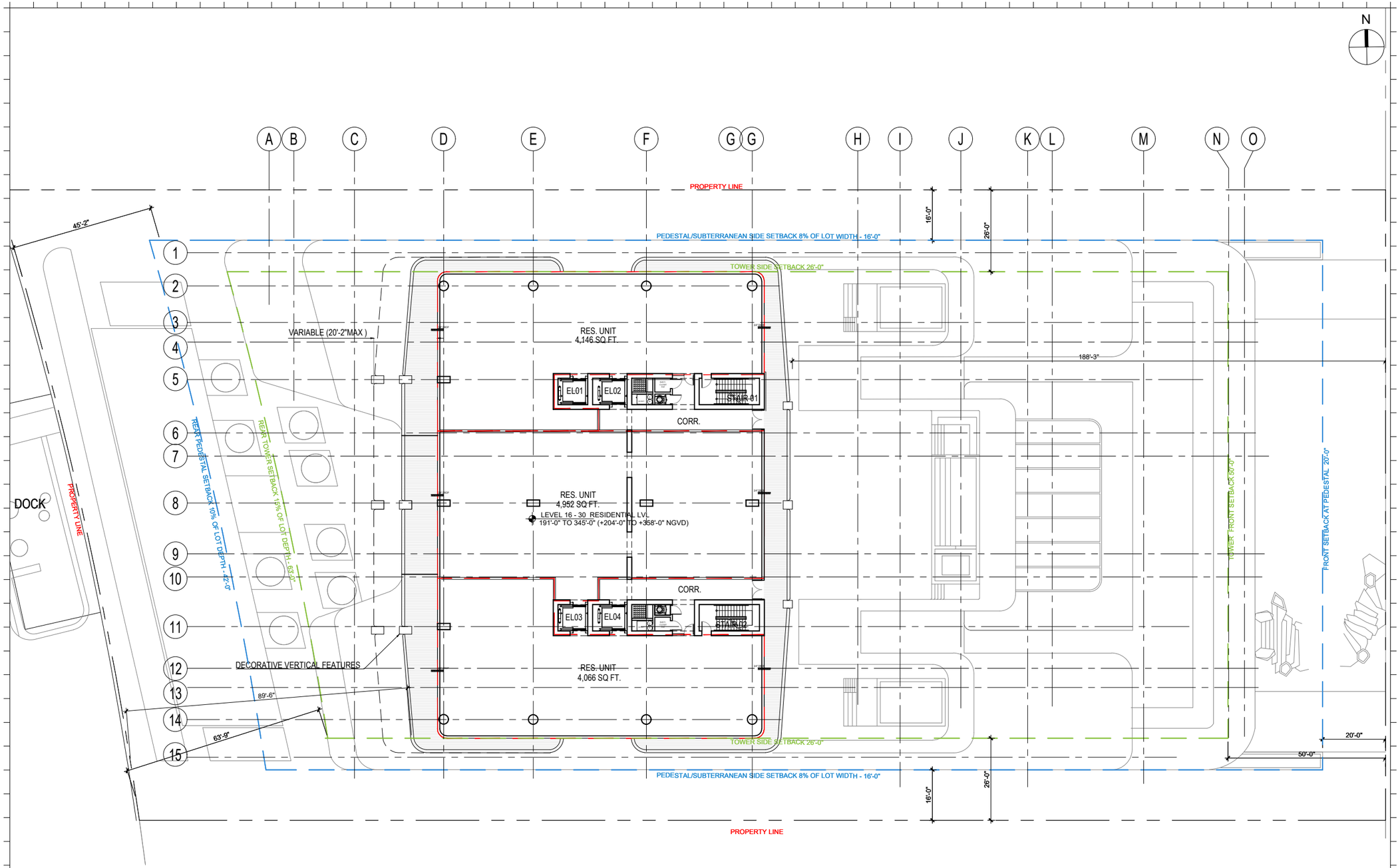
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LEVELS 5-15
FLOOR PLAN

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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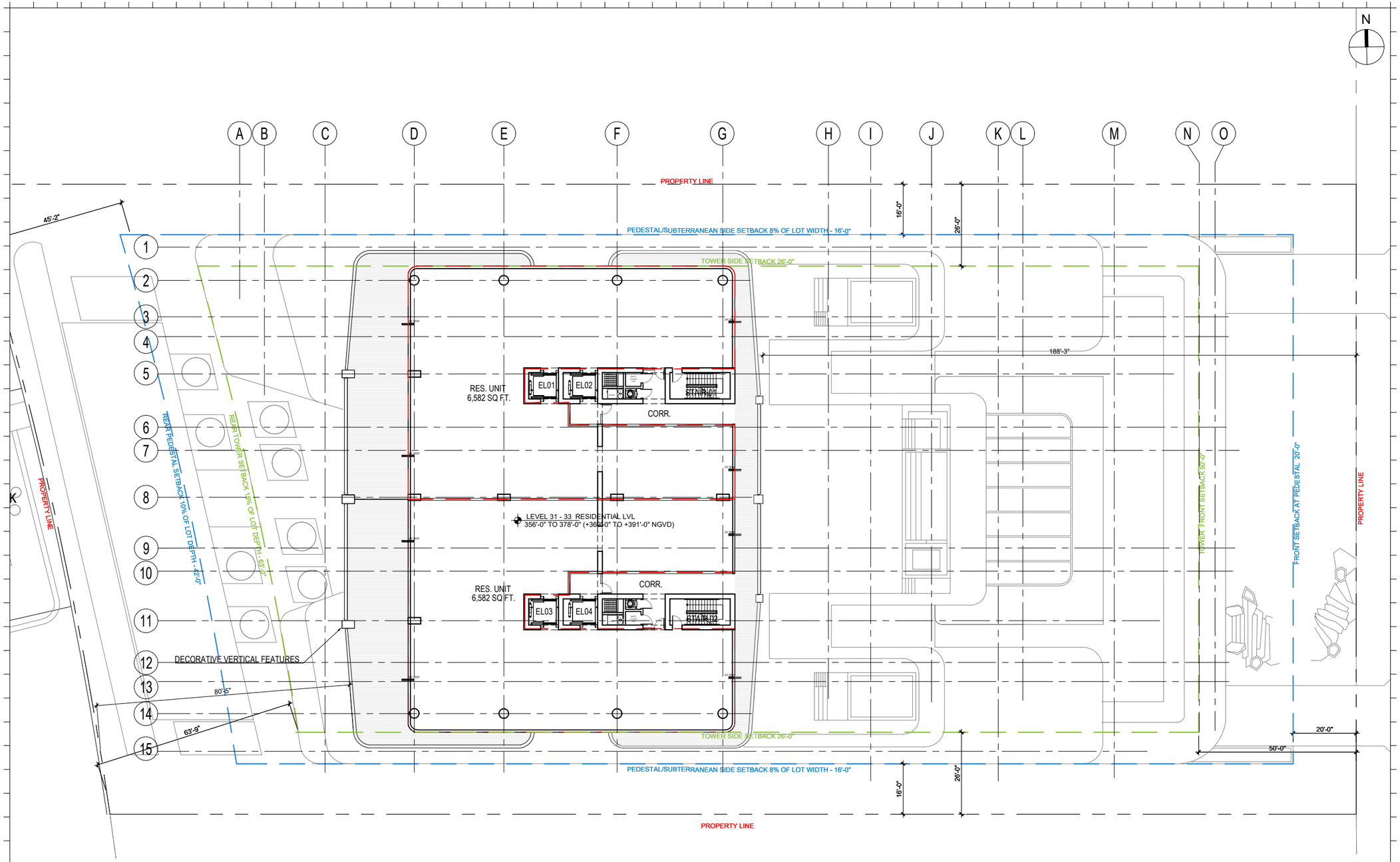
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LEVELS 16-30
FLOOR PLAN

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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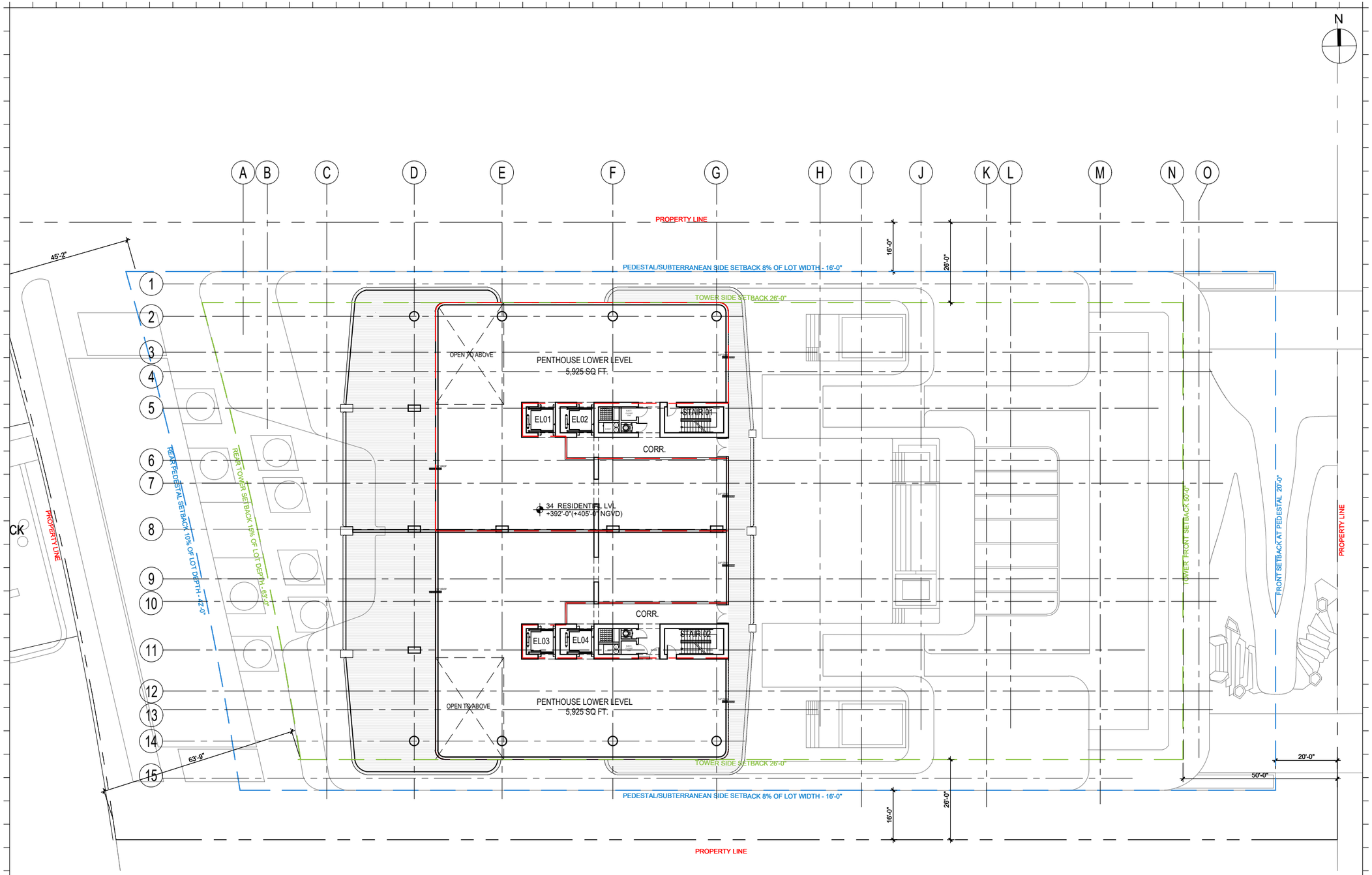
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LEVEL 31-33 PENT.
FLOOR PLAN

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



1 LEVEL 34 - LOWER LEVEL PENTHOUSE PLAN

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

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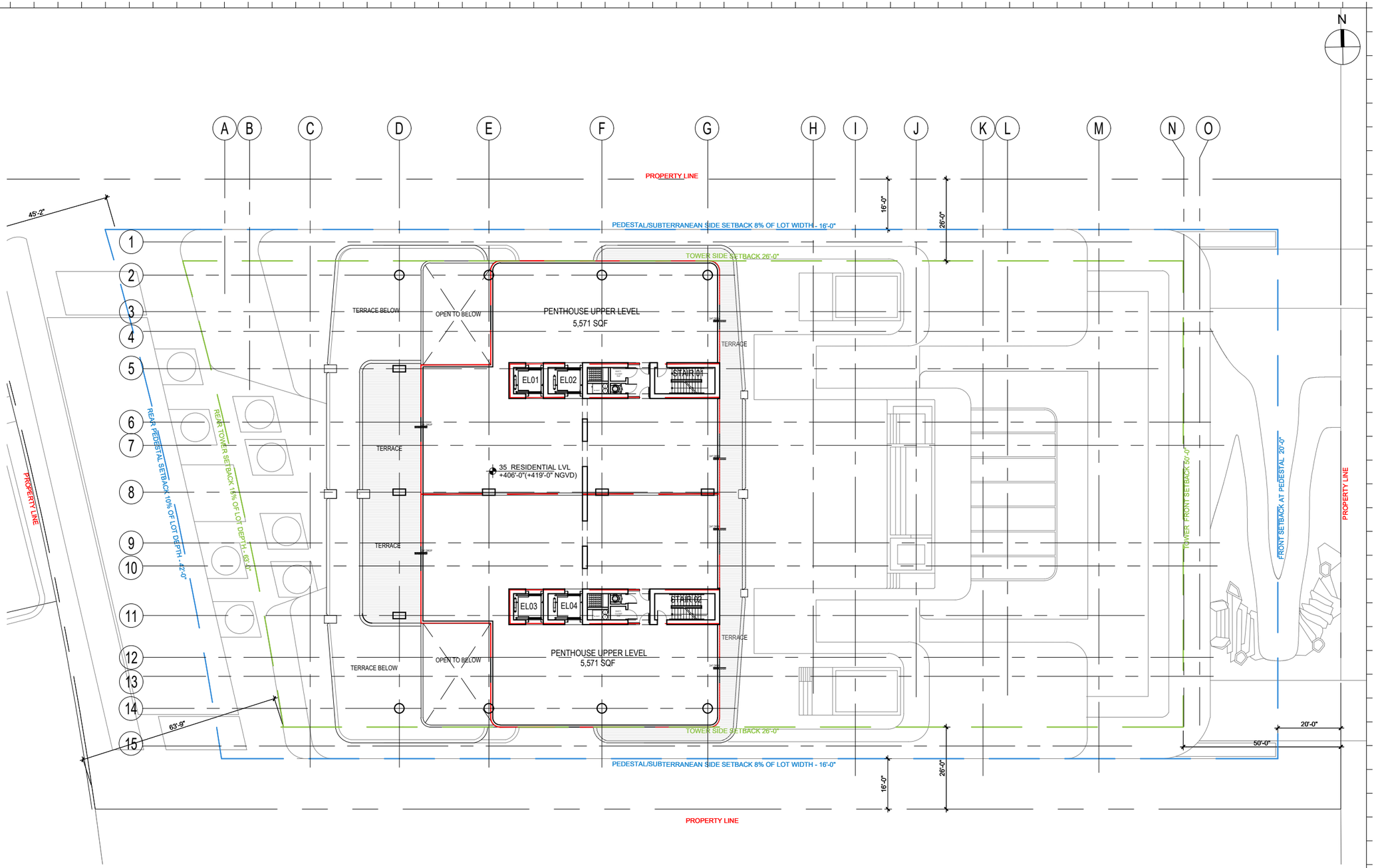
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LOWER PENTHOUSE
FLOOR PLAN

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"

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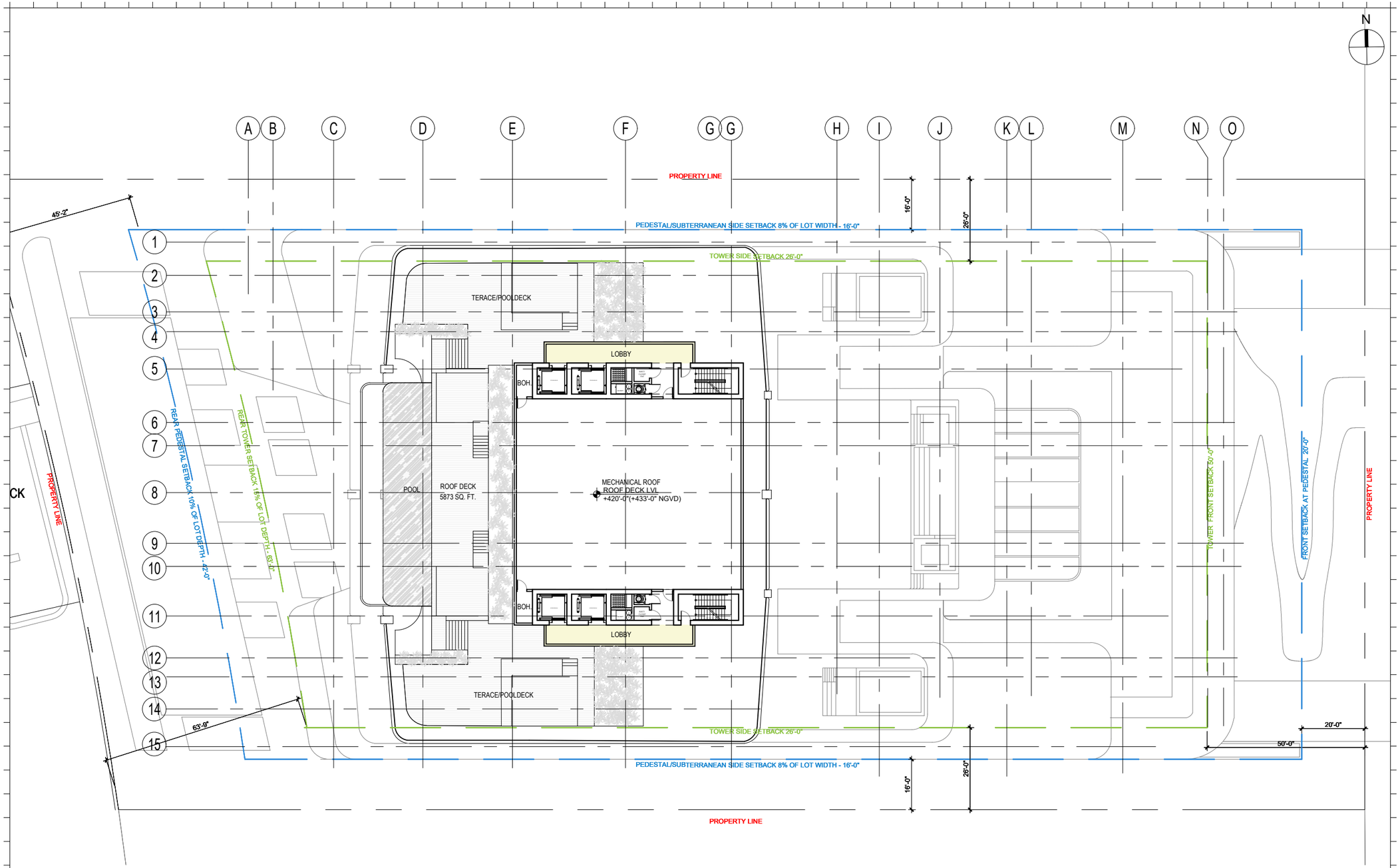
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UPPER PENTHOUSE
FLOOR PLAN

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



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

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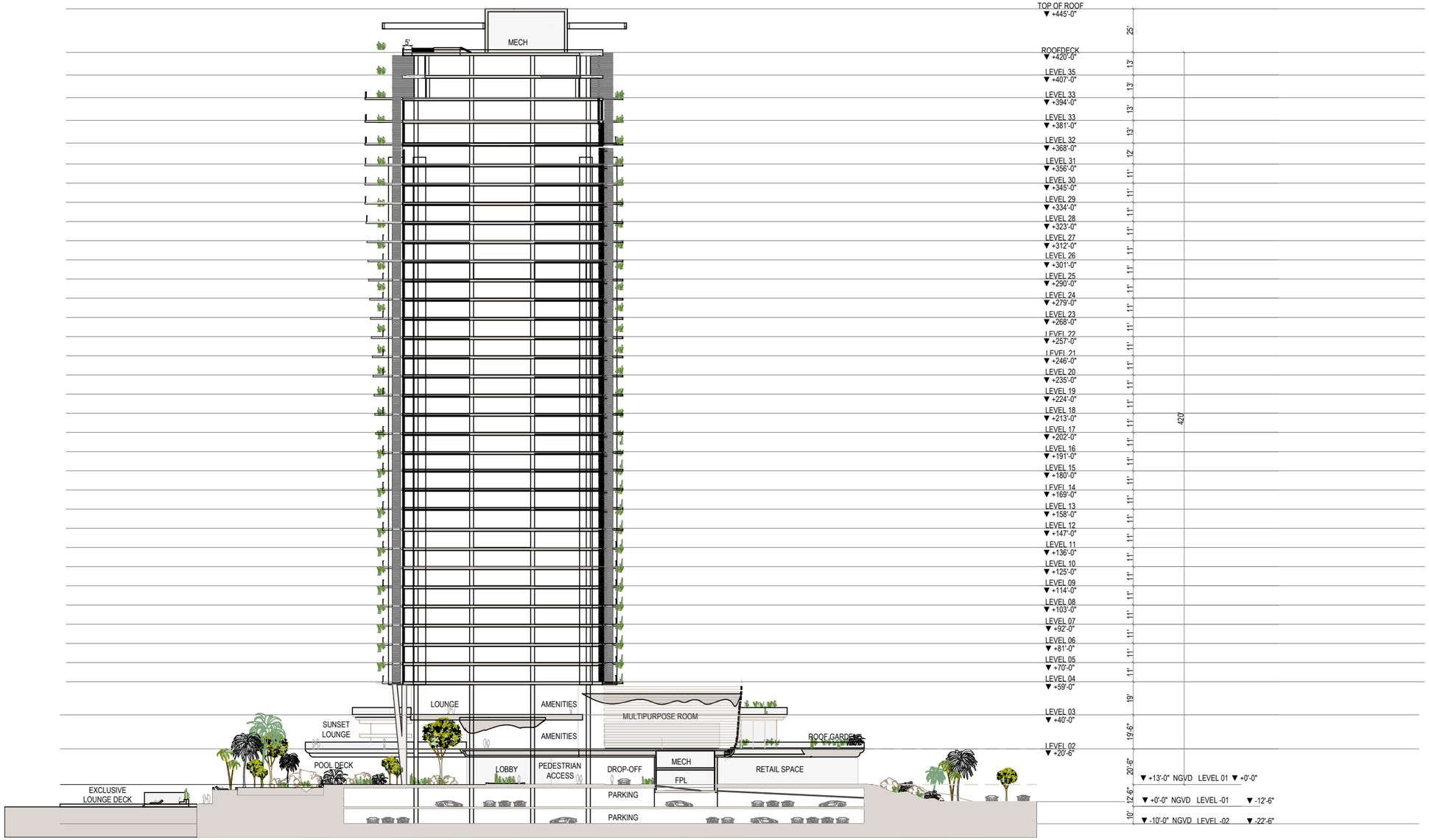
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ROOFDECK LEVEL
FLOOR PLAN

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



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

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E-W SECTION

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



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RENDERING

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Project #: 2412	



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Project #:	2412	



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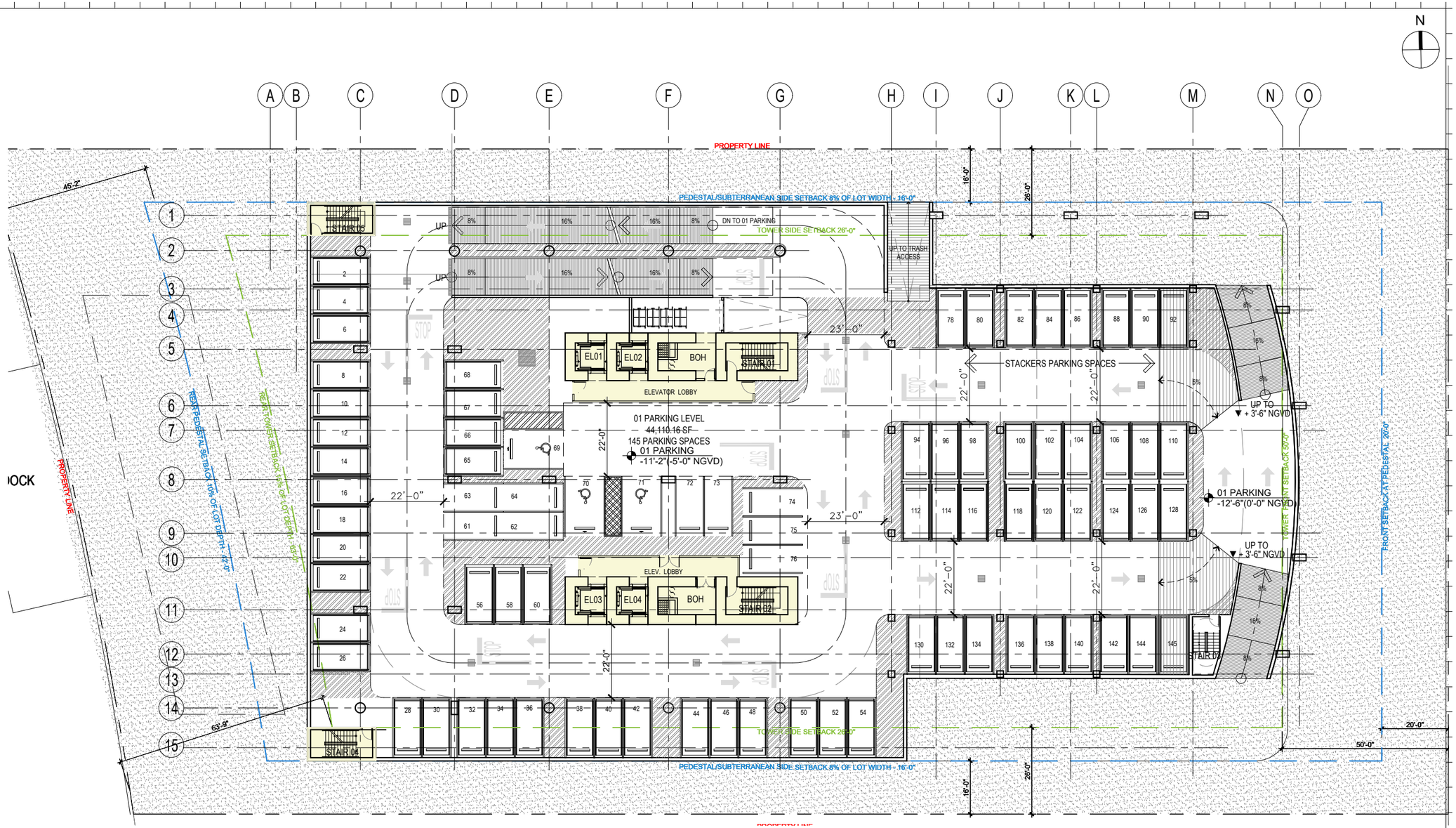
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Date:	12/09/2024	Sheet No.
Scale:	N.T.S.	A1.13
Project #:	2412	



1 LEVEL -1 BASEMENT - 1,542 SF

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

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LEVEL -1 PARKING
FLOOR PLAN

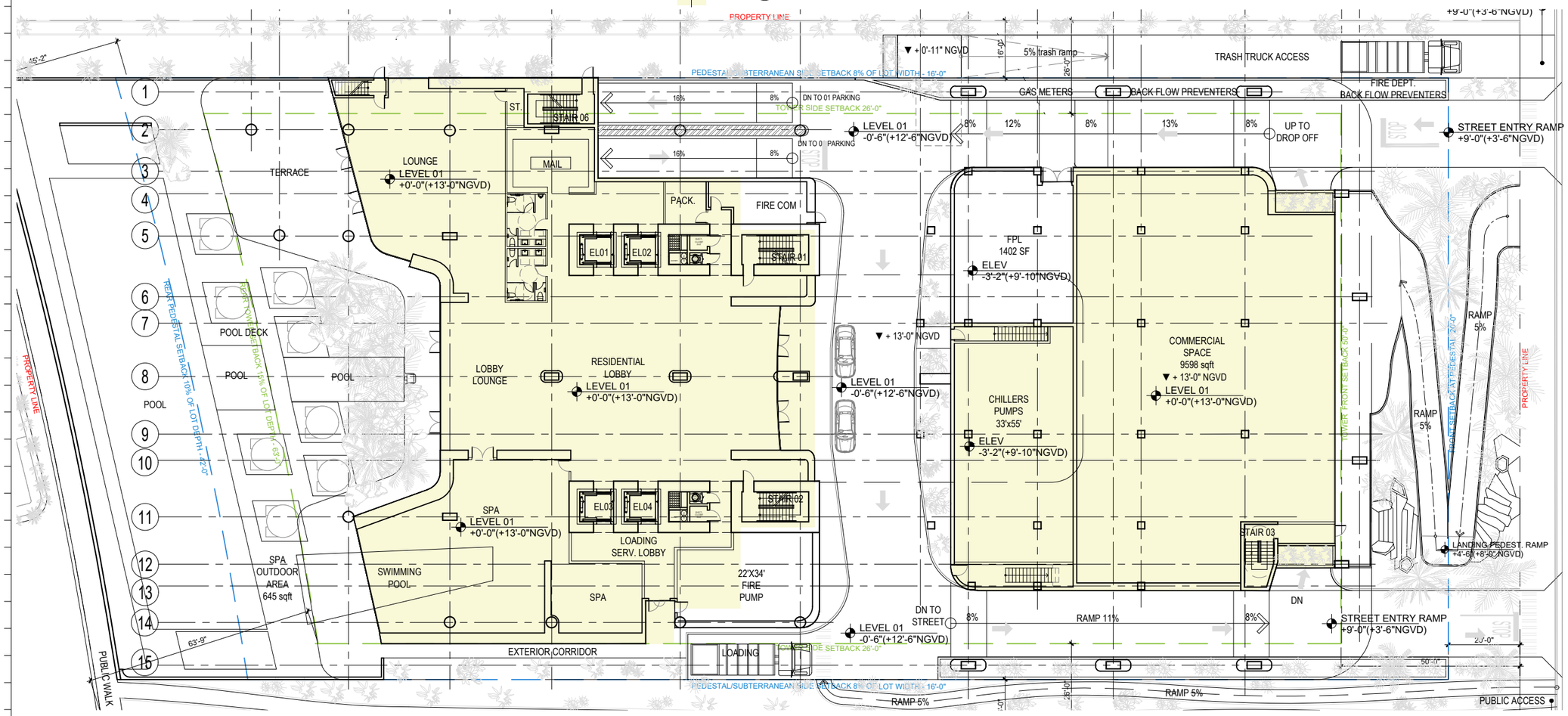
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Project #:	2412	

N

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

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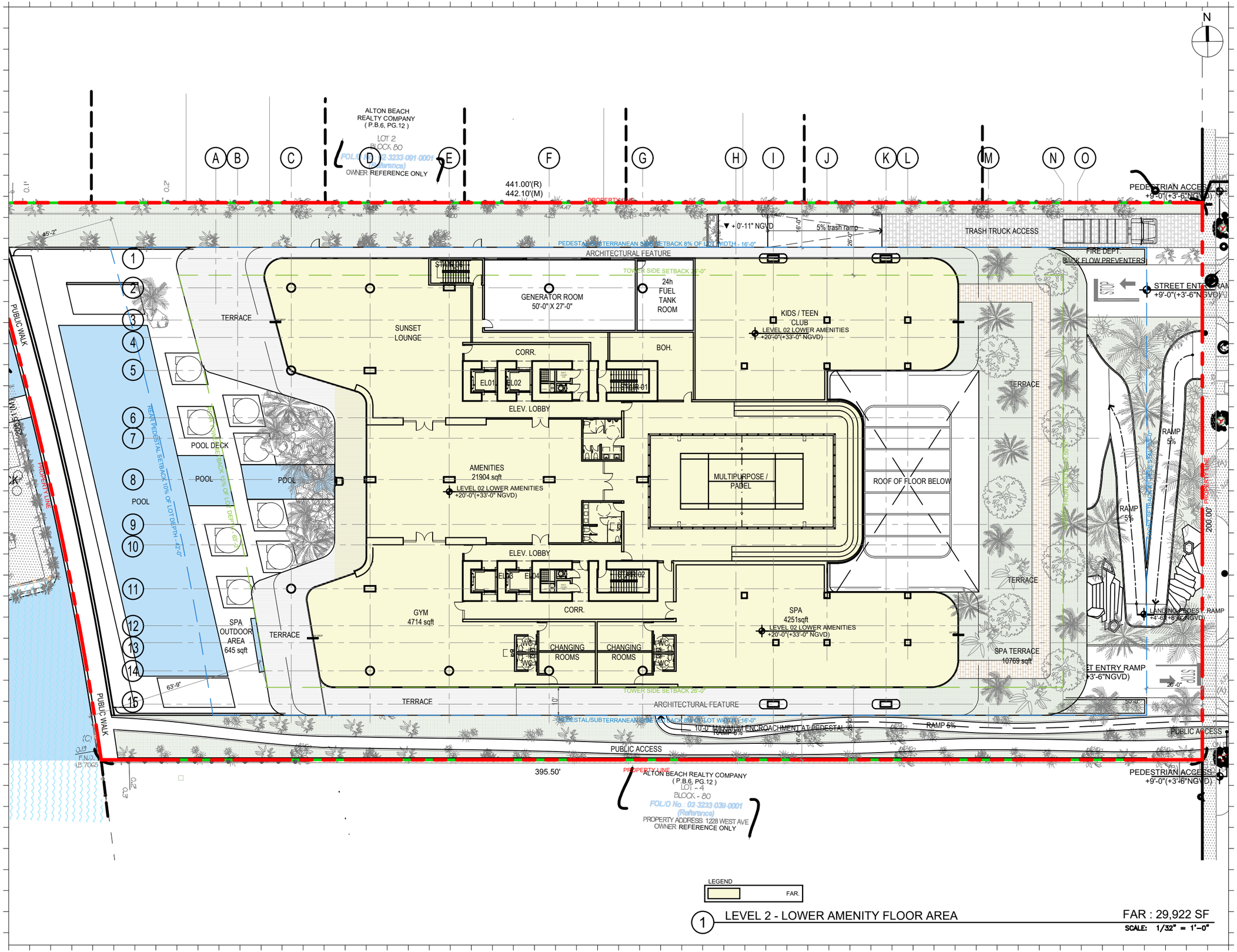
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FAR

RESIDENTIAL LOBBY FLOOR AREA

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



1 LEVEL 2 - LOWER AMENITY FLOOR AREA

FAR : 29,922 SF

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

Rev.	Date	Rev.	Date

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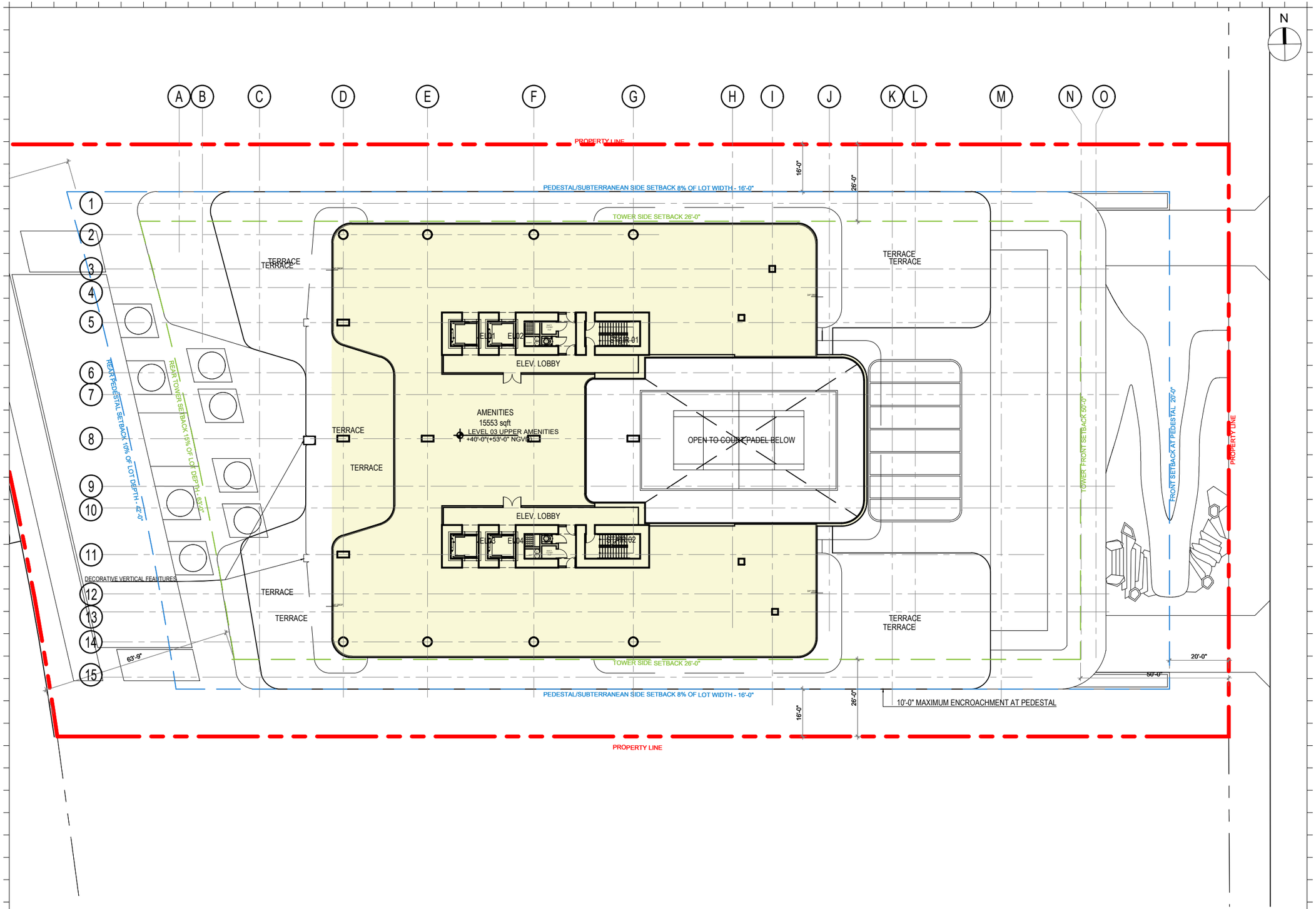
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FAR

LEVEL 2 FLOOR AREA

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



LEGEND

FAR.

1 LEVEL 3 - UPPER AMENITIES FLOOR AREA

FAR : 19,199 SF.

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

Rev.	Date	Rev.	Date

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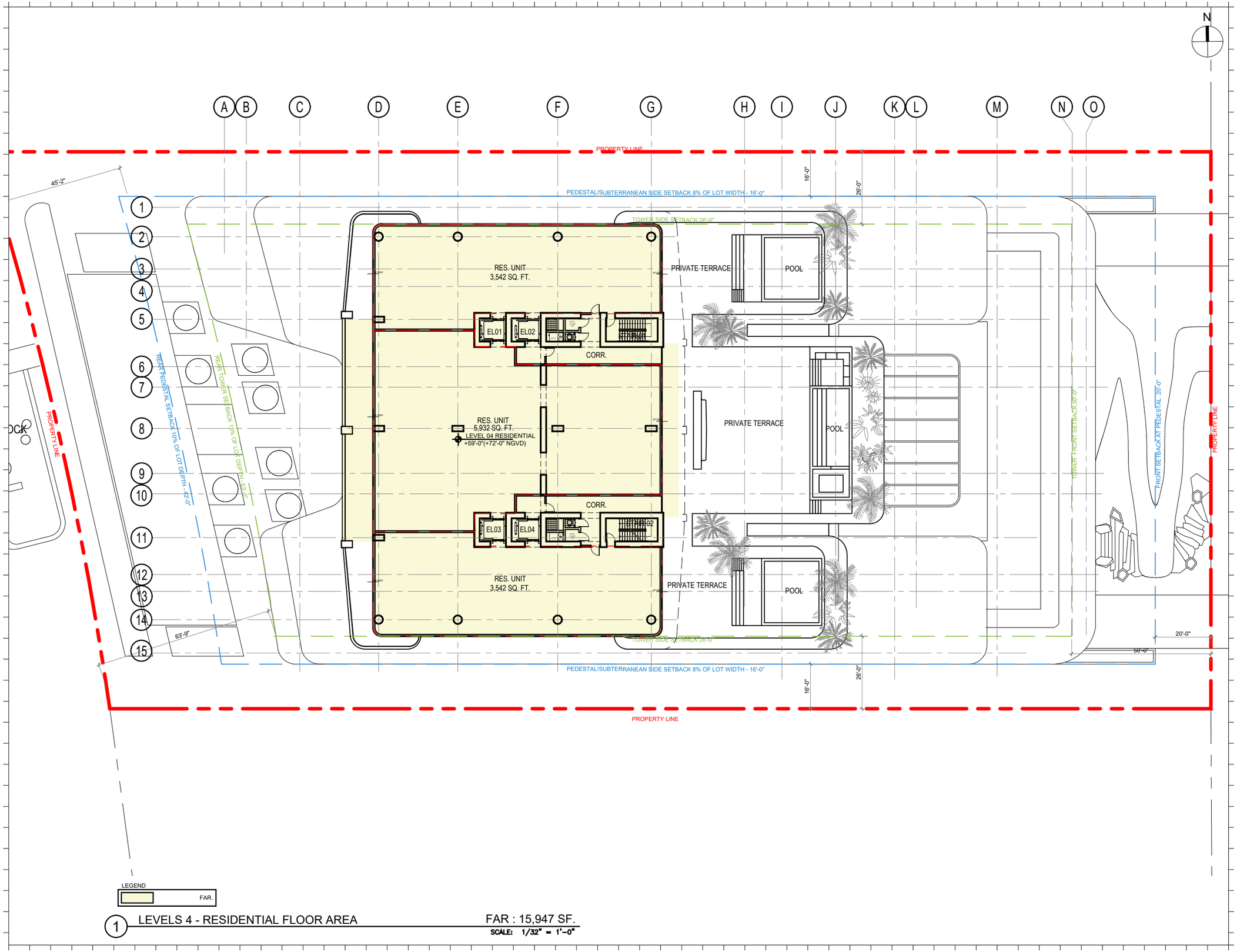
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LEVEL 3 FLOOR PLAN

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



LEGEND

FAR.

1 LEVELS 4 - RESIDENTIAL FLOOR AREA

FAR : 15,947 SF.

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

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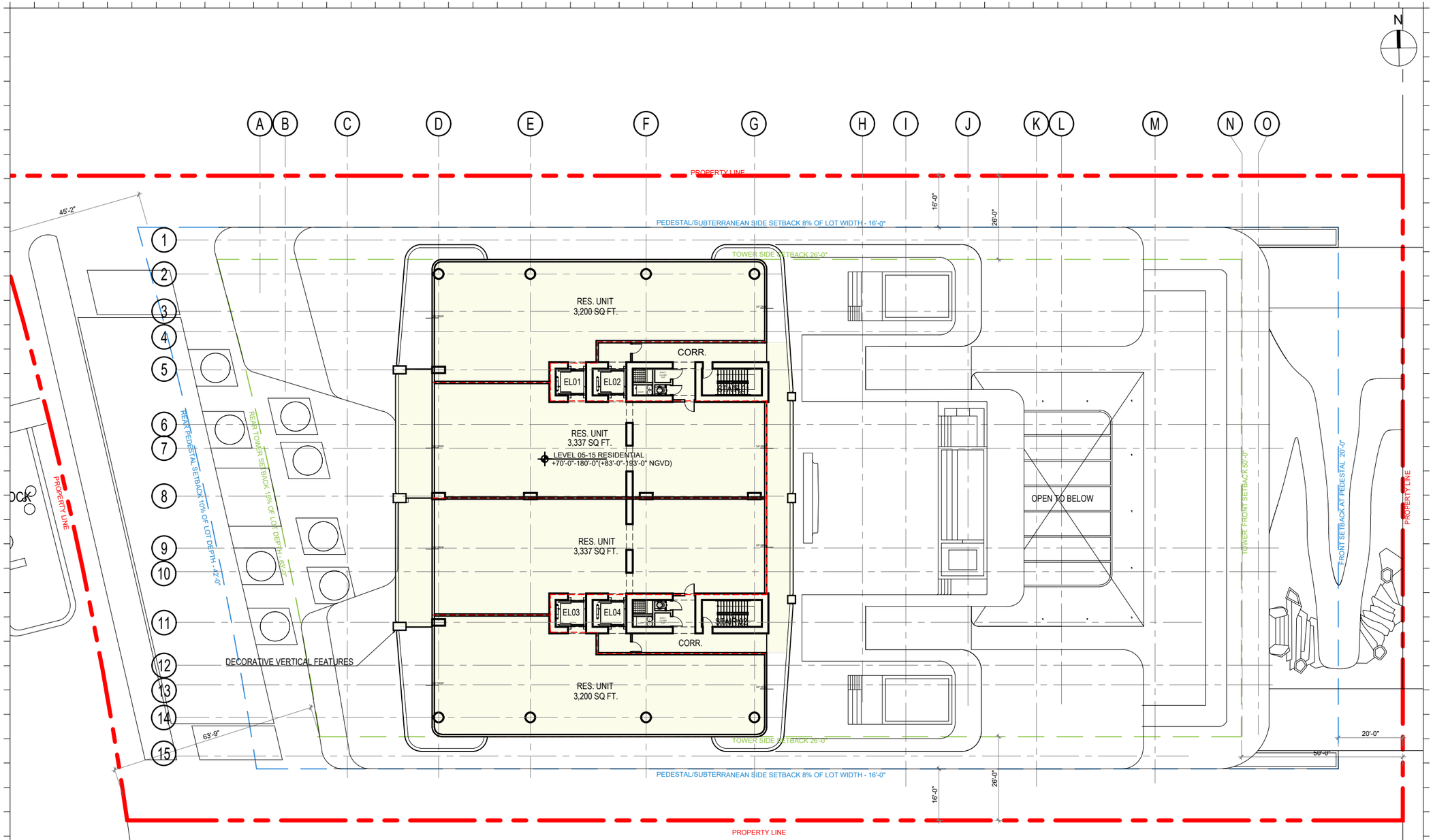
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LEVEL 4 FLOOR PLAN

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LEGEND

FAR.

1 LEVELS 5 -15 - RESIDENTIAL FLOOR AREA

FAR : 17,247 SQ. SF. PER 11 Lvs

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

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

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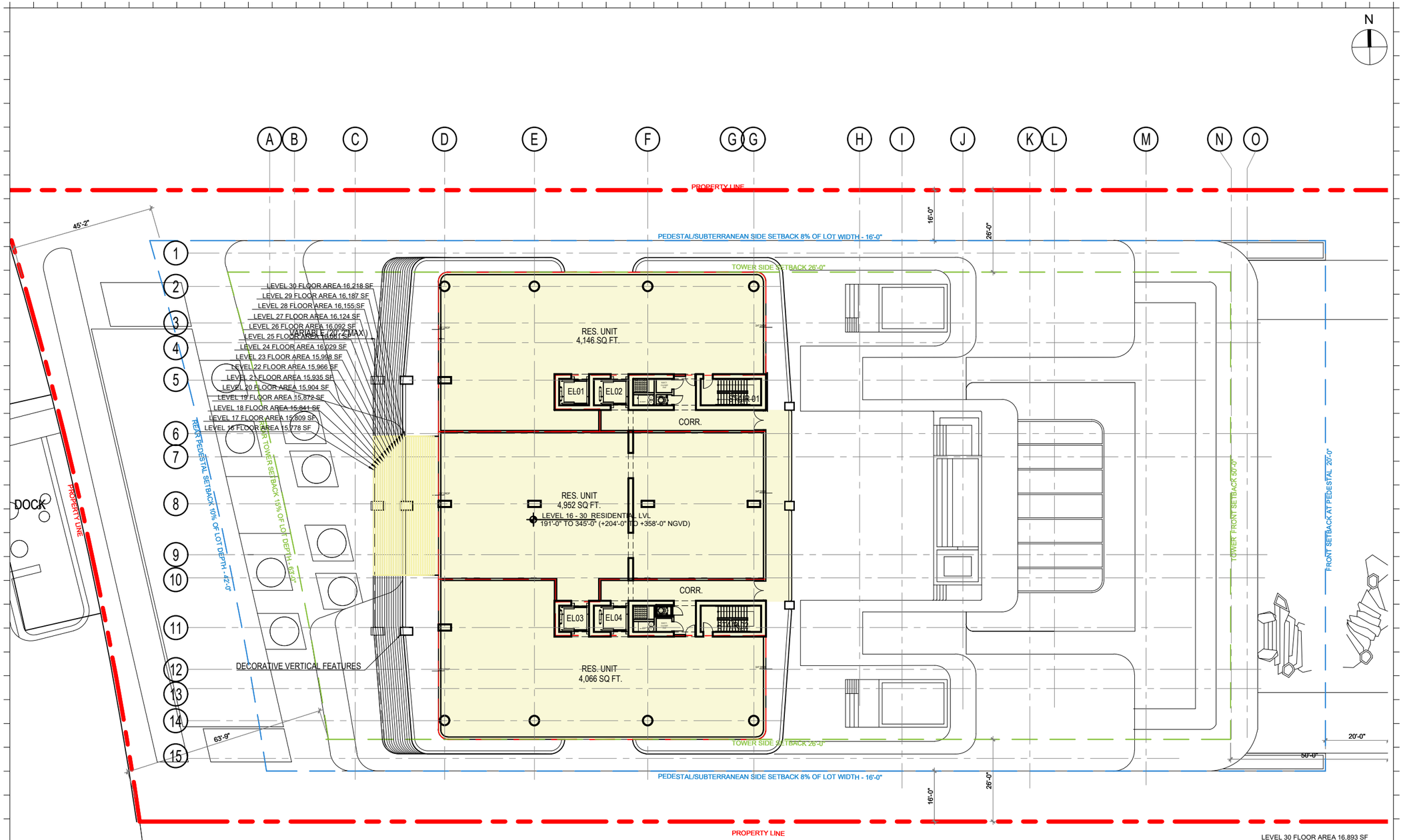
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LEVELS 5 -15 FLOOR AREA

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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
FAR.

1 LEVELS 16-30 - RESIDENTIAL FLOOR AREA

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

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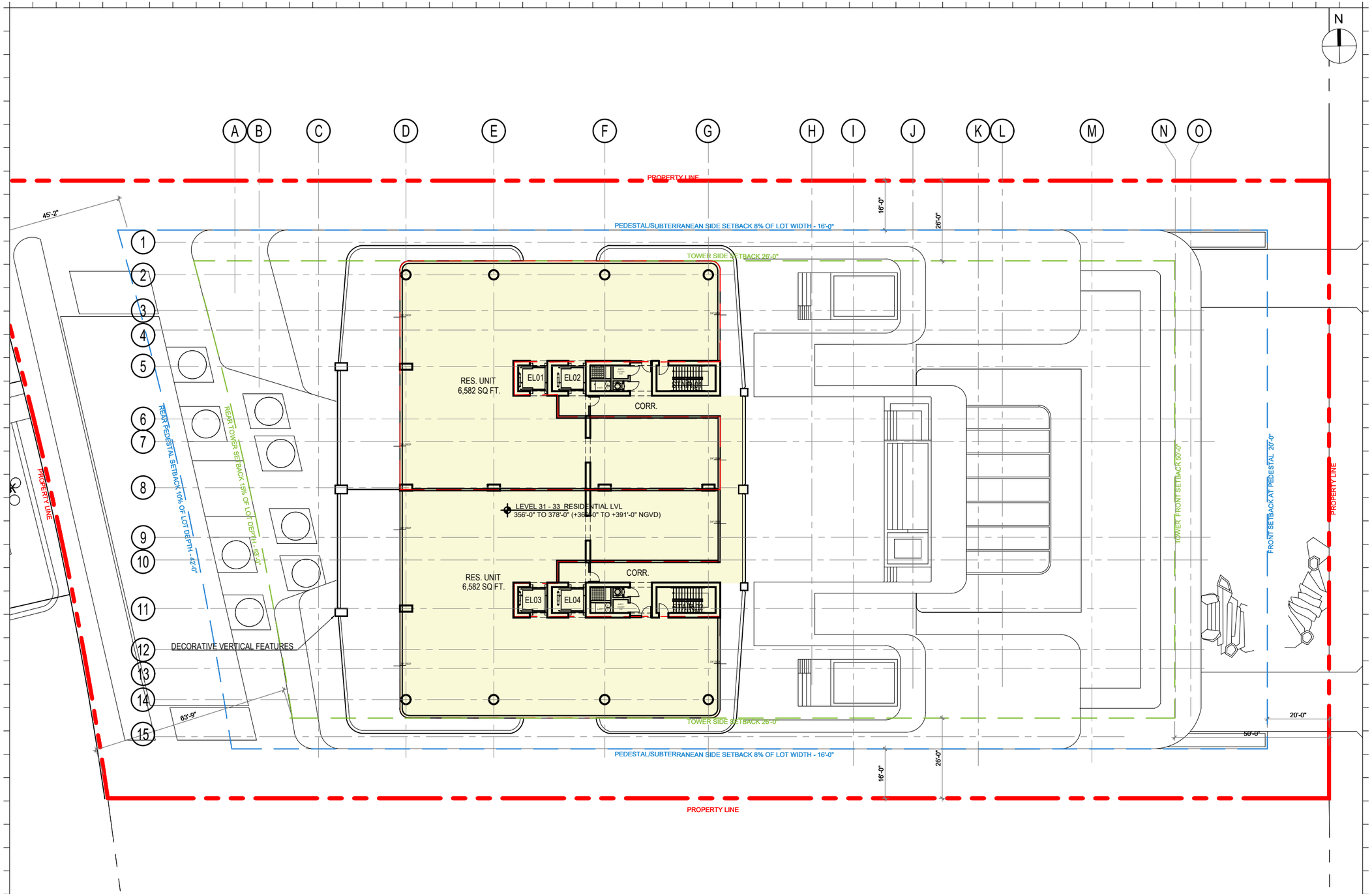
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LEVELS 16-30 FLOOR AREA

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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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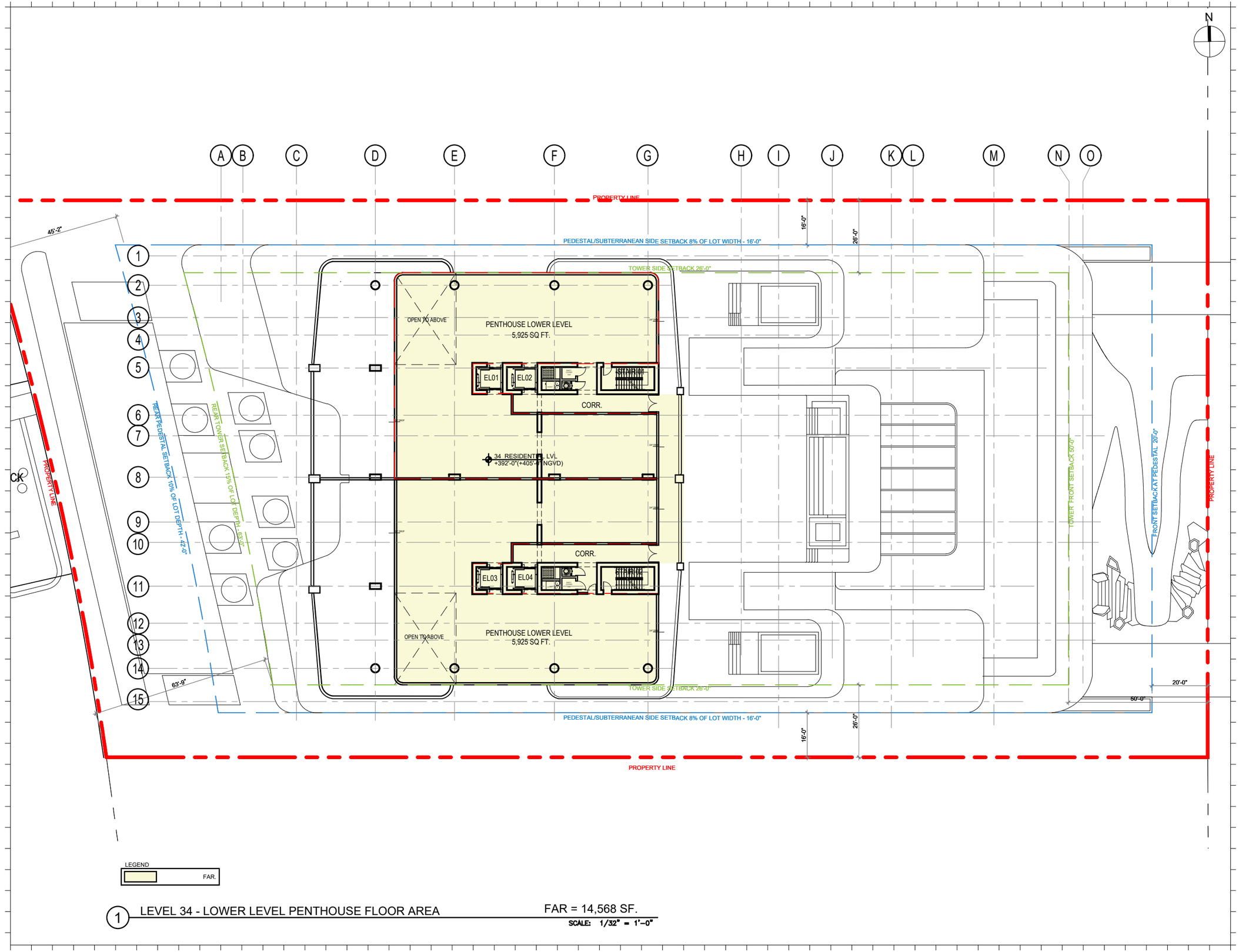
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LEVEL 31-33 FLOOR AREA

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1 LEVEL 34 - LOWER LEVEL PENTHOUSE FLOOR AREA

FAR = 14,568 SF.

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

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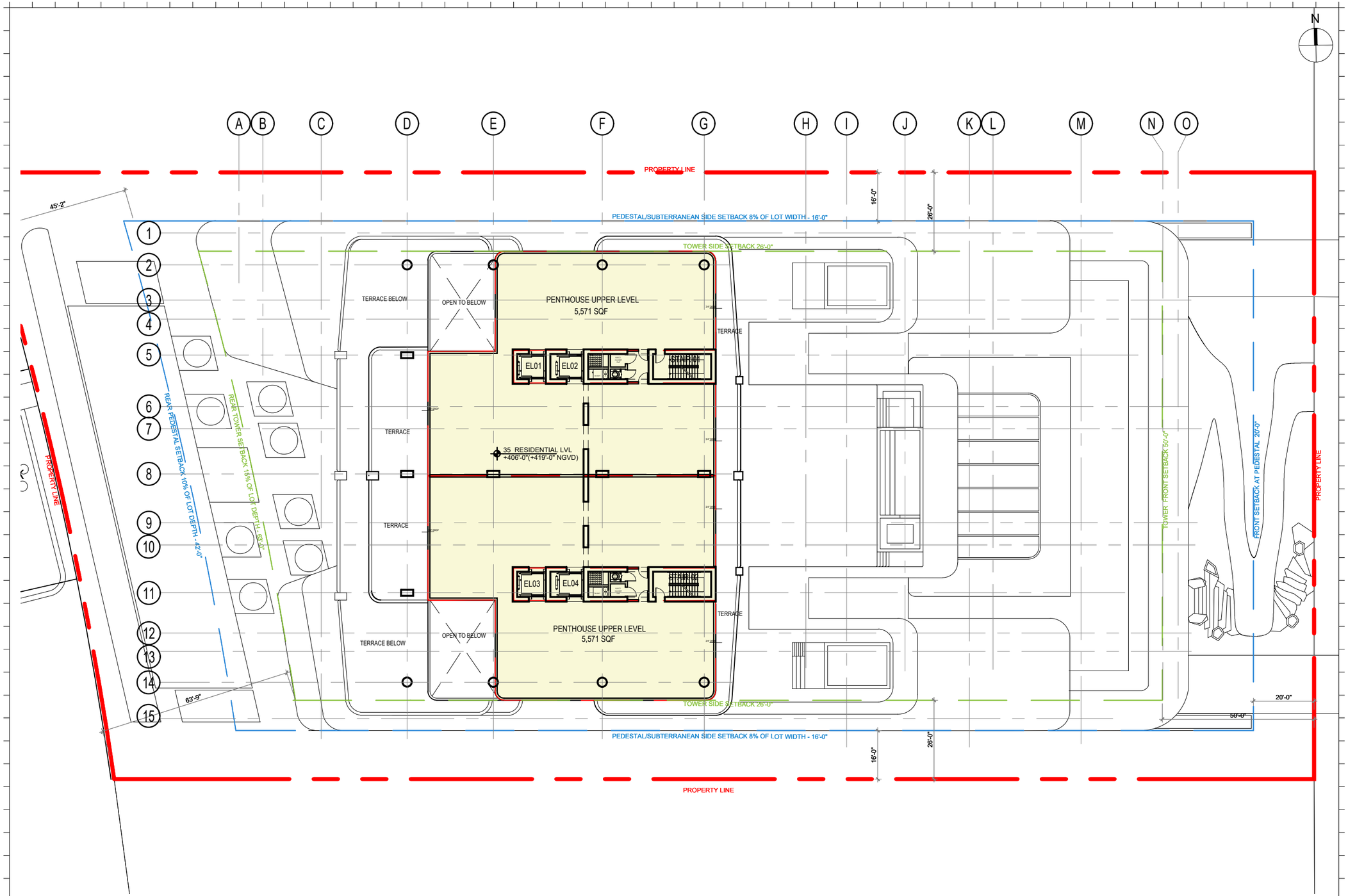
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LOWER PENTHOUSE FLOOR AREA

Date:	12/09/2024	Sheet No. A3.09 FAR
Scale:	AS INDICATED	
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LEGEND

FAR.

1 LEVEL 35 - UPPER LEVEL PENTHOUSE FLOOR AREA — FAR = 12,569 SQ. SF.

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

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LEVEL 35 FLOOR AREA

Date:	12/09/2024	Sheet No.	A3.09 FAR
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LEGEND

FAR.

1 LEVEL 36 - ROOF FLOOR AREA — FAR = 650 SQ. SF.

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

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ROOFDECK LEVEL FLOOR AREA

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