

1250 WEST

1250 WEST AVE, MIAMI BEACH, FL, 33139

N

Rev.	Date	Rev.	Date

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RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY
MIAMI BEACH, FLORIDA

1250 West Avenue
Miami Beach, Florida, 33139

Owner:
Name
Address
Address
Tel:
Email

Developer:

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

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

Mechanical Engineering:
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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KOBI KARP
Lic. # AR0012578

COVER SHEET

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

Architectural Sheets

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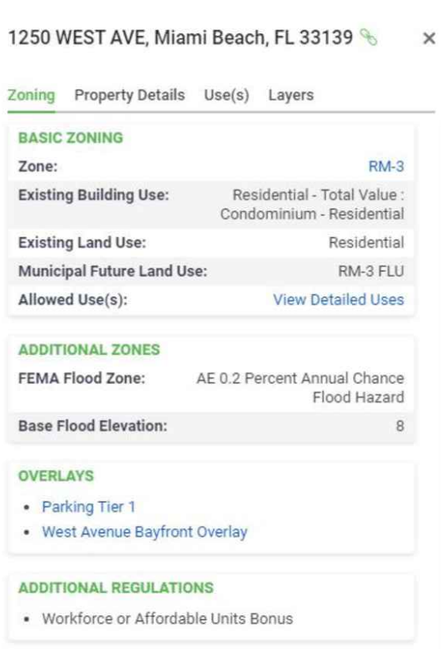
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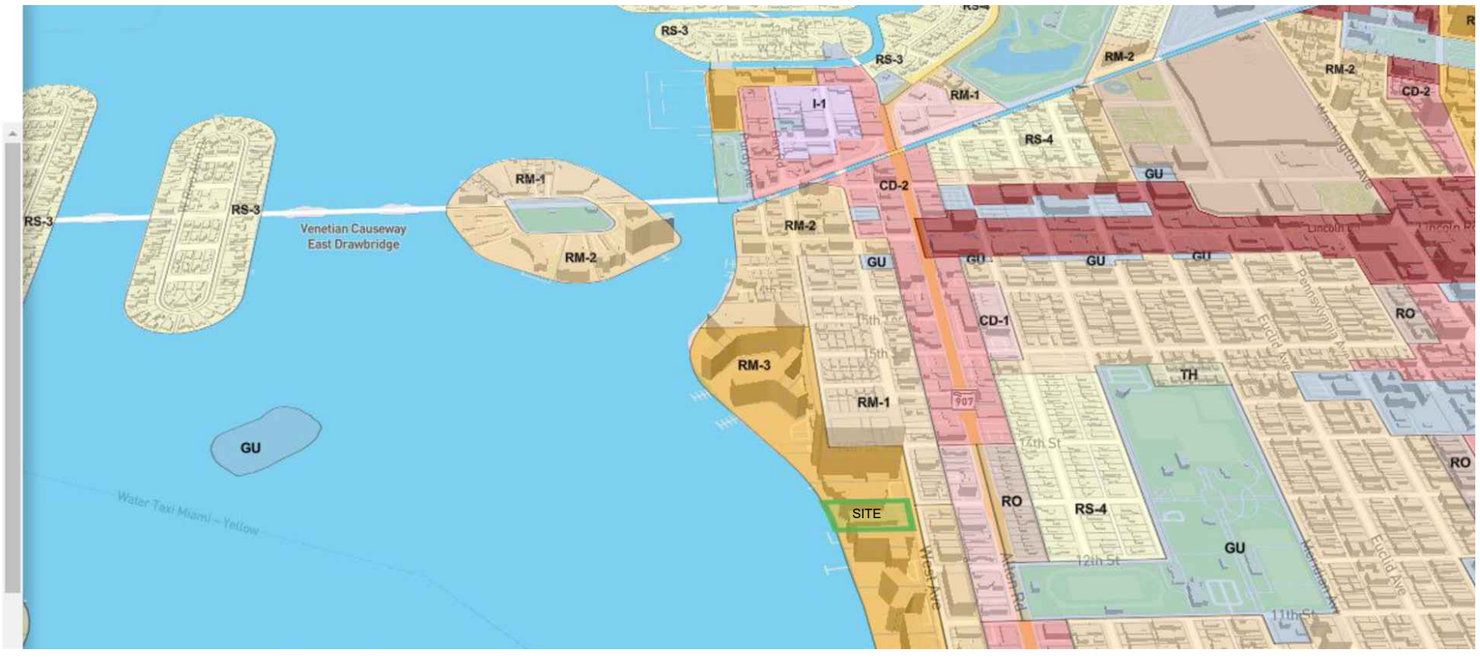
DRAWING INDEX

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



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





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

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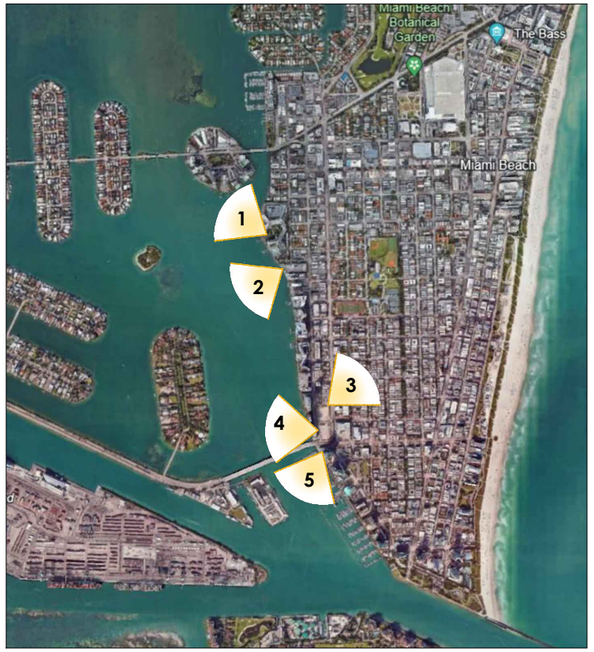
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LOCATION MAP
ZONING MAP

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



0 LOCATION MAP
SCALE: N.T.S.



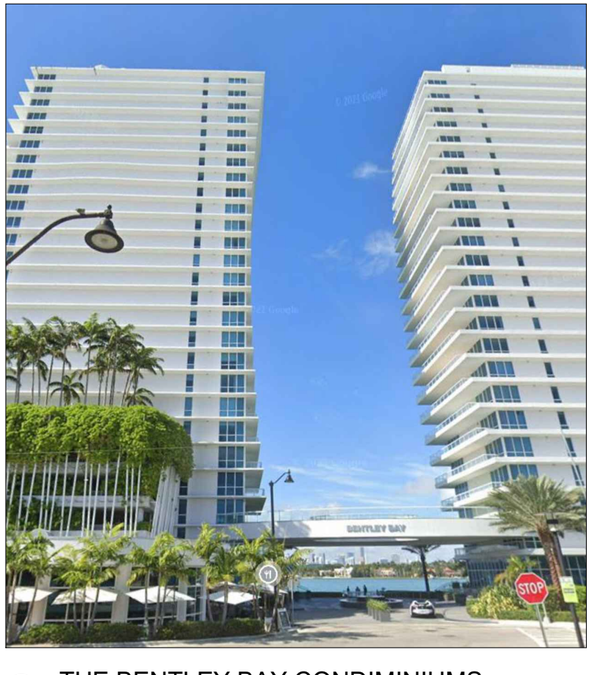
1 FLAMINGO SOUTH BEACH
1504 BAY ROAD, MIAMI BEACH, FLORIDA 33139



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:	12/12/2024	Sheet No.
Scale:	N.T.S.	A0.03
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:	
5	Historic Designation	N/A		RM-3 RESIDENTIAL MULTI FAMILY HIGH INTENSITY
6	Flood Zone:	Flood Zone AE		
7	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	2.50' NGVD
8	Design Flood Elevation:	9'-0" NGVD		
9	Max. Wave Crest Elevation:	N/A		
10	Adjusted grade (Flood+Grade/2)	N/A		
11	Lot 1 Area:	83,707 SF (1.91 AC)		
12	Lot Width:	200'-0"	Lot Depth:	414'-0"
13	Minimum Unit Size:	550 SF	Average Unit Size:	3,250 SF
14	Existing Uses:	RESIDENTIAL	Proposed Use:	RESIDENTIAL / RETAIL

		ALLOWED	EXISTING	PROPOSED	DEFICIENCIES
10	Height:	150'-0"	150'-0"	360'-0"	-
11	Number of Stories:	N/A	14	35	-
12	FAR:	2.75	TBD	7.00	-
13	Gross Square Footage:	N/A	N/A	TBD	-
14	Square Footage by Use:	N/A	N/A	N/A	-
15	Number of Units Residential	346	N/A	100	-
16	Number of Units Hotel	N/A	N/A	N/A	-
17	Number of Restaurant Seats	N/A	N/A	150.00	-
18	Occupancy Load	N/A	N/A	SEATING/O.C.C	-

	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)				

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

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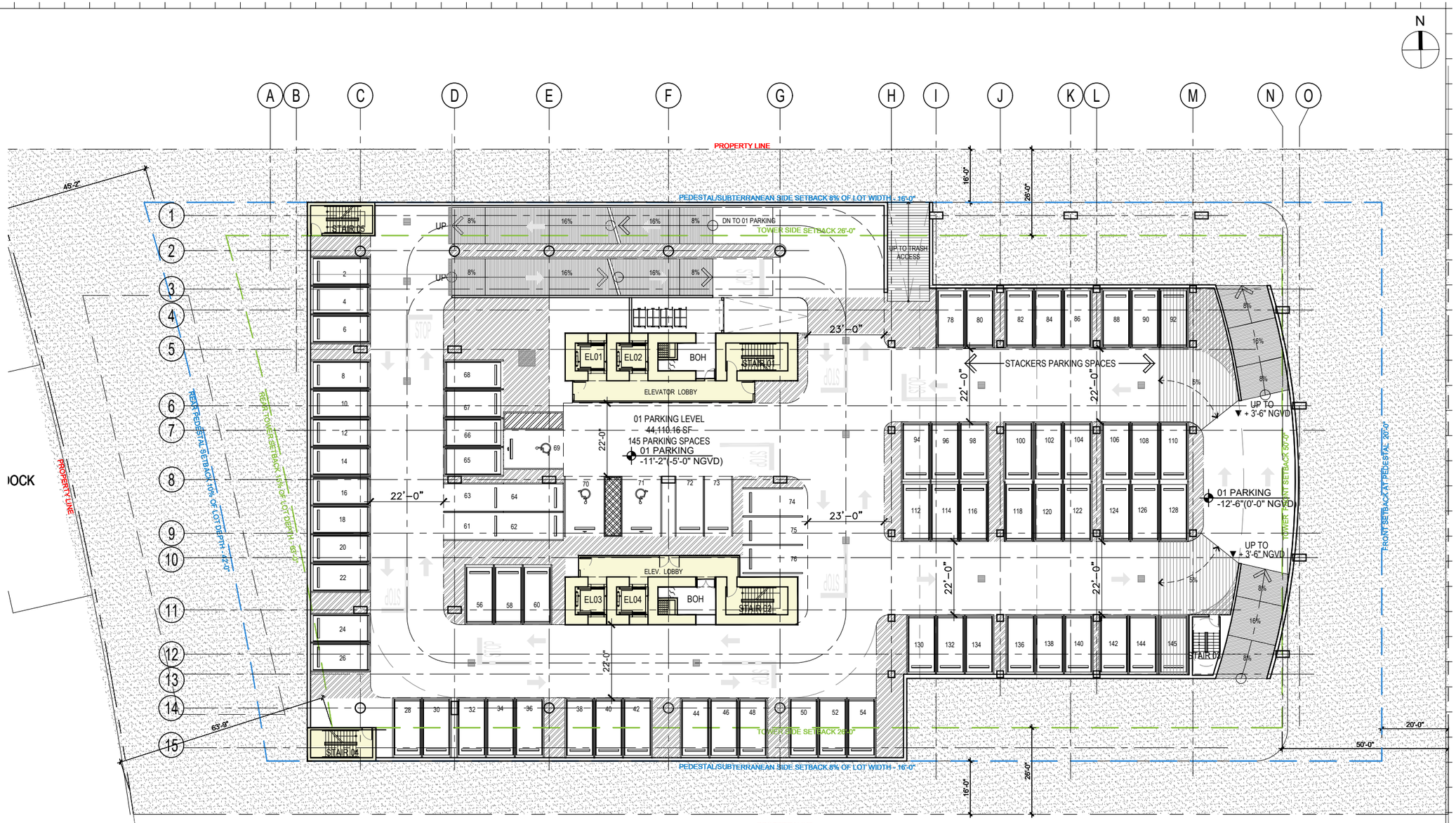
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PROJECT DATA

Date:	12/12/2024	Sheet No.	A1.00
Scale:	N.T.S.		
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1 LEVEL B1 BASEMENT - FAR : 2,786 SQ. SF.
SCALE: 1/32" = 1'-0"

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

Date:	12/12/2024	Sheet No.	A1.04
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N

EMV SWITCH GEAR

RMU SWITCH GEAR

MEZZANINE
+9'-6"(+22'-6" NGVD)

COOLING TWR MAKE UP
DUPLEX PUMP
16'x16'

MDF
12'x30'

DOM PUMP RM
16'x16'

COND. REC
16'x16'

MEZZANINE
+9'-6"(+22'-6" NGVD)

DOM. HOT WATER
16'x20'

2 MEZZANINE LEVEL — FAR : 2,720 SQ. SF.

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

PROPERTY LINE

PEDESTAL/SUBTERRANEAN SIDE SETBACK 8% OF LOT WIDTH - 16'-0"

REAR PEDESTAL SETBACK 10% OF LOT DEPTH - 12'-0"

REAR TOWER SETBACK 15% OF LOT DEPTH - 63'-9"

63'-9"

TERRACE

LOUNGE
LEVEL 01
+0'-0"(+13'-0"NGVD)

POOL DECK

POOL

POOL

POOL

SPA
OUTDOOR
AREA
645 sqft

SWIMMING
POOL

SPA

EXTERIOR CORRIDOR

PUBLIC WALK

ST.

STAIR 06

MAIL

PACK.

FIRE COM

EL01

EL02

STAIR 01

LOBBY
LOUNGE

RESIDENTIAL
LOBBY
LEVEL 01
+0'-0"(+13'-0"NGVD)

SPA
LEVEL 01
+0'-0"(+13'-0"NGVD)

EL03

EL04

STAIR 02

LOADING
SERV. LOBBY

LOADING

22'X34'
FIRE
PUMP

▼ +0'-11" NGVD

16'-0"

5% ramp

26'-0"

SERVICE ACCESS

GAS METERS

BACK FLOW PREVENTERS

FIRE DEPT.
BACKFLOW PREVENTERS

8%

DN TO 01 PARKING

TOWER SIDE SETBACK 26'-0"

LEVEL 01
-0'-6"(+12'-6"NGVD

DN TO 01 PARKING

16%

8%

12%

8%

13%

8%

UP TO
DROP OFF

+9'-0"(+3'-6"NGVD)

STREET ENTRY RAMP
+9'-0"(+3'-6"NGVD)

FPL

ELEV
-3'-2"(+9'-10"NGVD)

▼ + 13'-0" NGVD

LEVEL 01
-0'-6"(+12'-6"NGVD)

CHILLERS
PUMPS
33'x55'

ELEV
-3'-2"(+9'-10"NGVD)

COMMERCIAL
SPACE

▼ + 13'-0" NGVD

LEVEL 01
+0'-0"(+13'-0"NGVD)

OPENT TO ABOVE

TOWER FRONT SETBACK 50'-0"

REAR SETBACK/PEDESTAL 20'-0"

RAMP
5%

RAMP
5%

PROPERTY LINE

STAIR 03

LANDING PEDEST. RAMP
+4'-6"(+8'-0"NGVD)

DN

DN TO
STREET

8%

RAMP 11%

8%

STREET ENTRY RAMP
+9'-0"(+3'-6"NGVD)

20'-0"

50'-0"

LEVEL 01
-0'-6"(+12'-6"NGVD)

TOWER SIDE SETBACK 26'-0"

PEDESTAL/SUBTERRANEAN SIDE SETBACK 8% OF LOT WIDTH - 16'-0"

RAMP 5%

RAMP 5%

PUBLIC ACCESS

LEGEND

FAR.

1 LEVEL 1 - RESIDENTIAL LOBBY — FAR : 24,352 SQ. SF.

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

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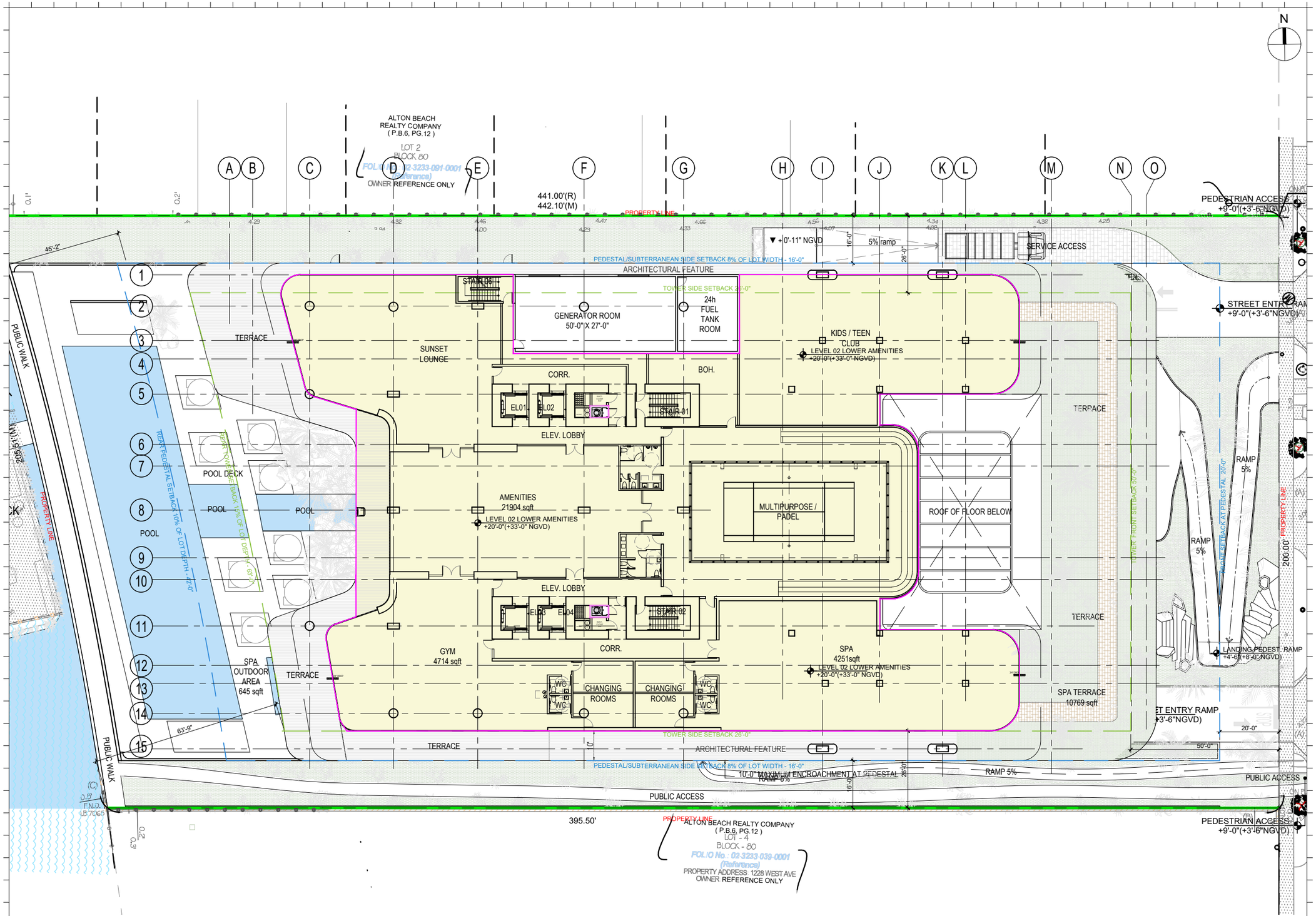
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LEVEL 1 RES. LOBBY
F.A.R. - FLOOR PLAN

Date: 12/12/2024	Sheet No. A1.05
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1 LEVEL 2 - AMENITY PLAN

FAR : 28,278 SF

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

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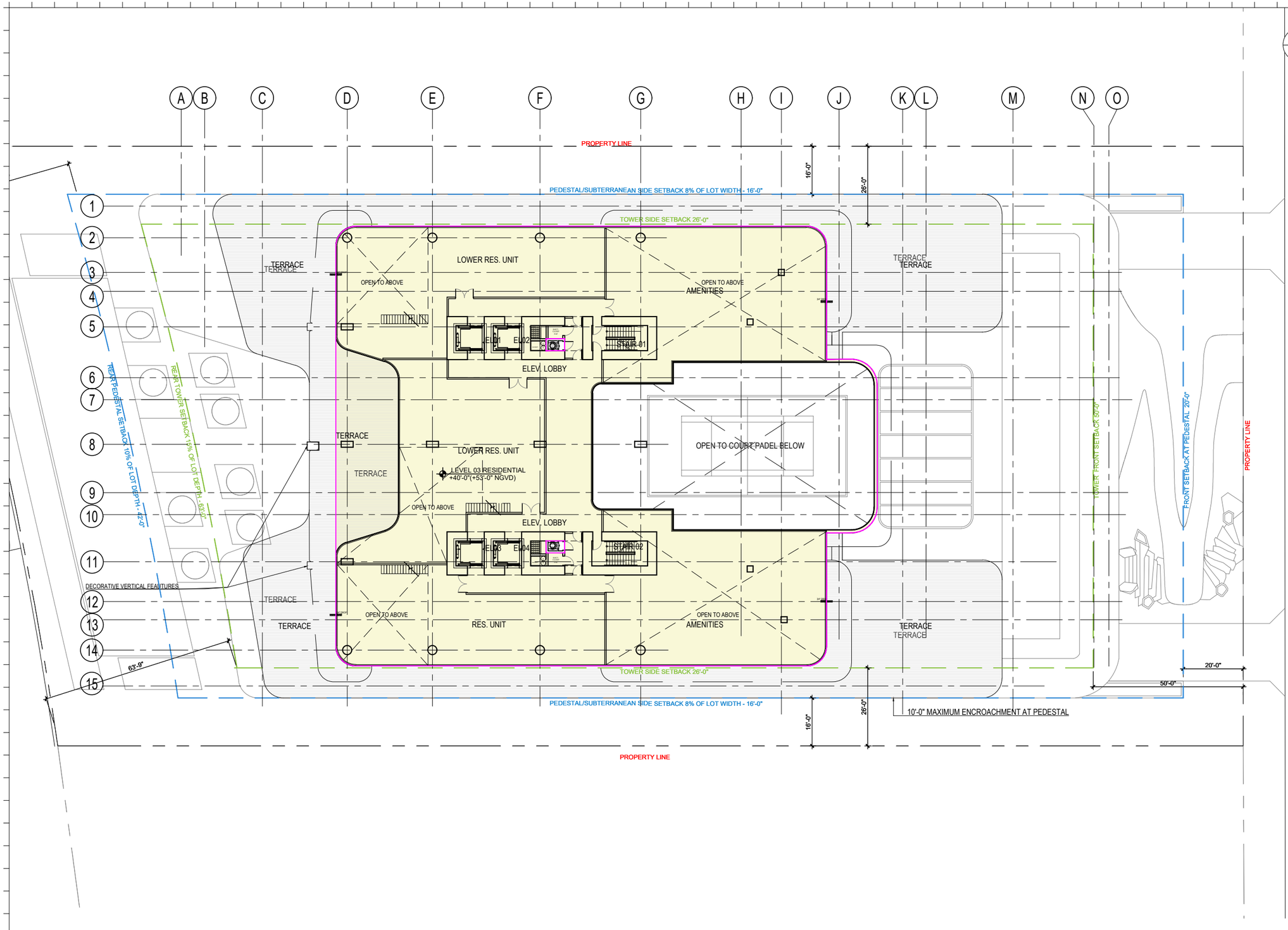
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LEVEL 2 AMENITY

F.A.R. - FLOOR PLAN

Date:	12/12/2024	Sheet No.	A1.06
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LEGEND

FAR.

1 LEVEL 3 - RESIDENTIAL FLOOR AREA

FAR : 17,820 SF.

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

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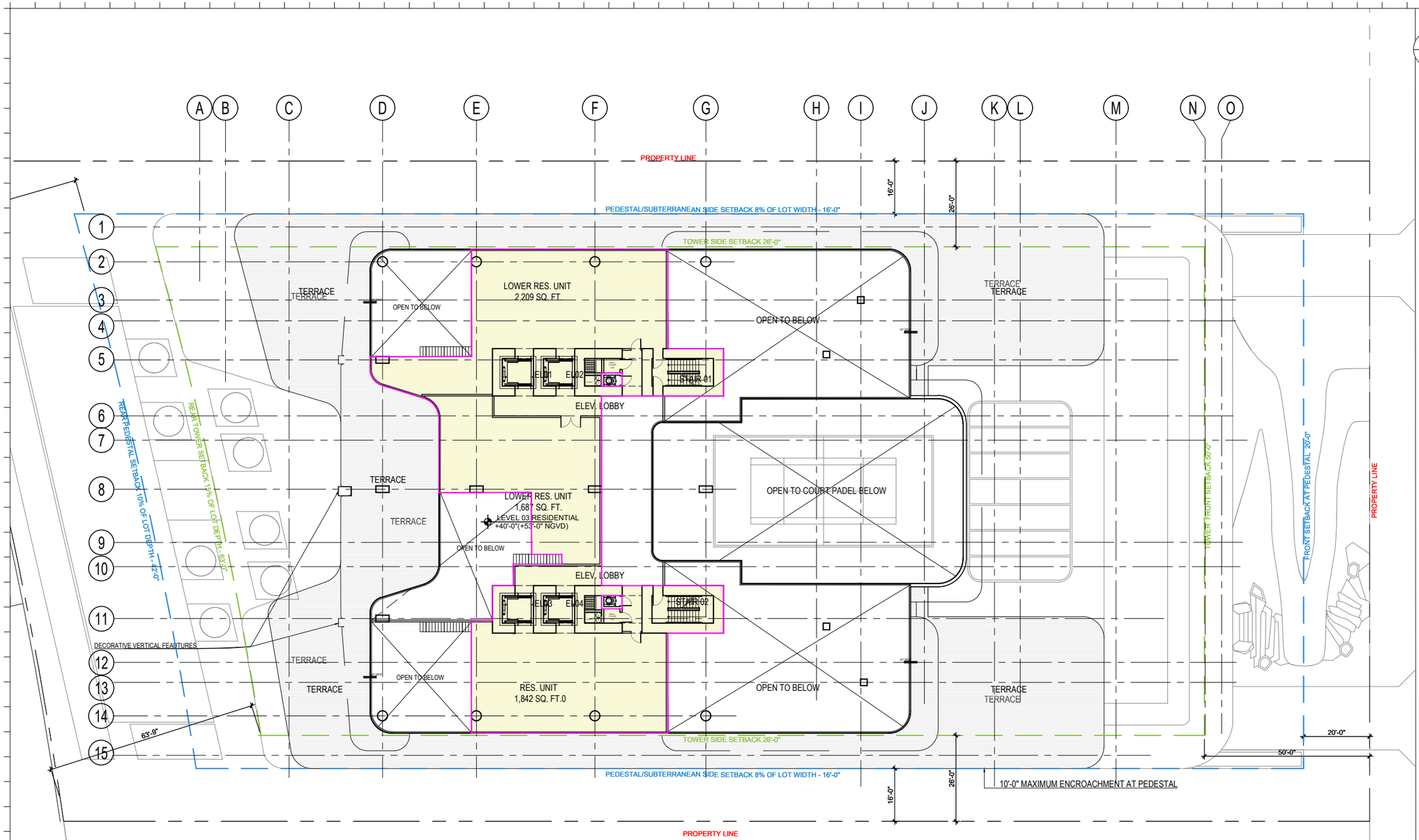
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LEVEL 3 RESIDENTIAL
F.A.R. - FLOOR PLAN

Date: 12/12/2024	Sheet No. A1.07
Scale: AS INDICATED	
Project #: 2412	



LEGEND

FAR.

1 LEVEL 3 LOFT - RESIDENTIAL FLOOR PLAN

FAR : 8,968 SF.

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

Rev.	Date	Rev.	Date

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Mechanical Engineering:
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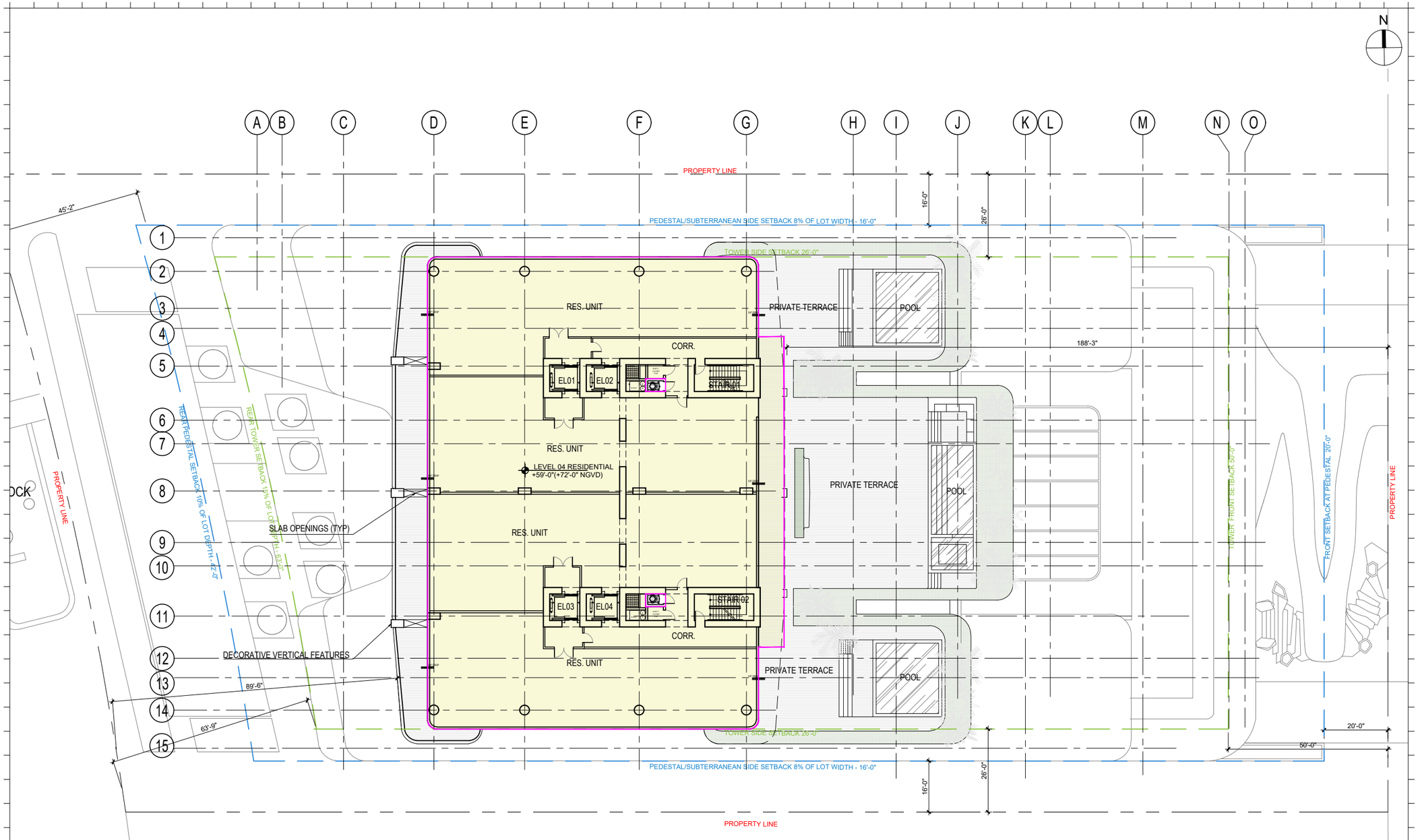
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LEVEL 3 RES. LOFT

F.A.R. - FLOOR PLAN

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LEGEND

FAR.

1 LEVELS 4 - RESIDENTIAL FLOOR AREA — FAR : 15,038 SF.

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

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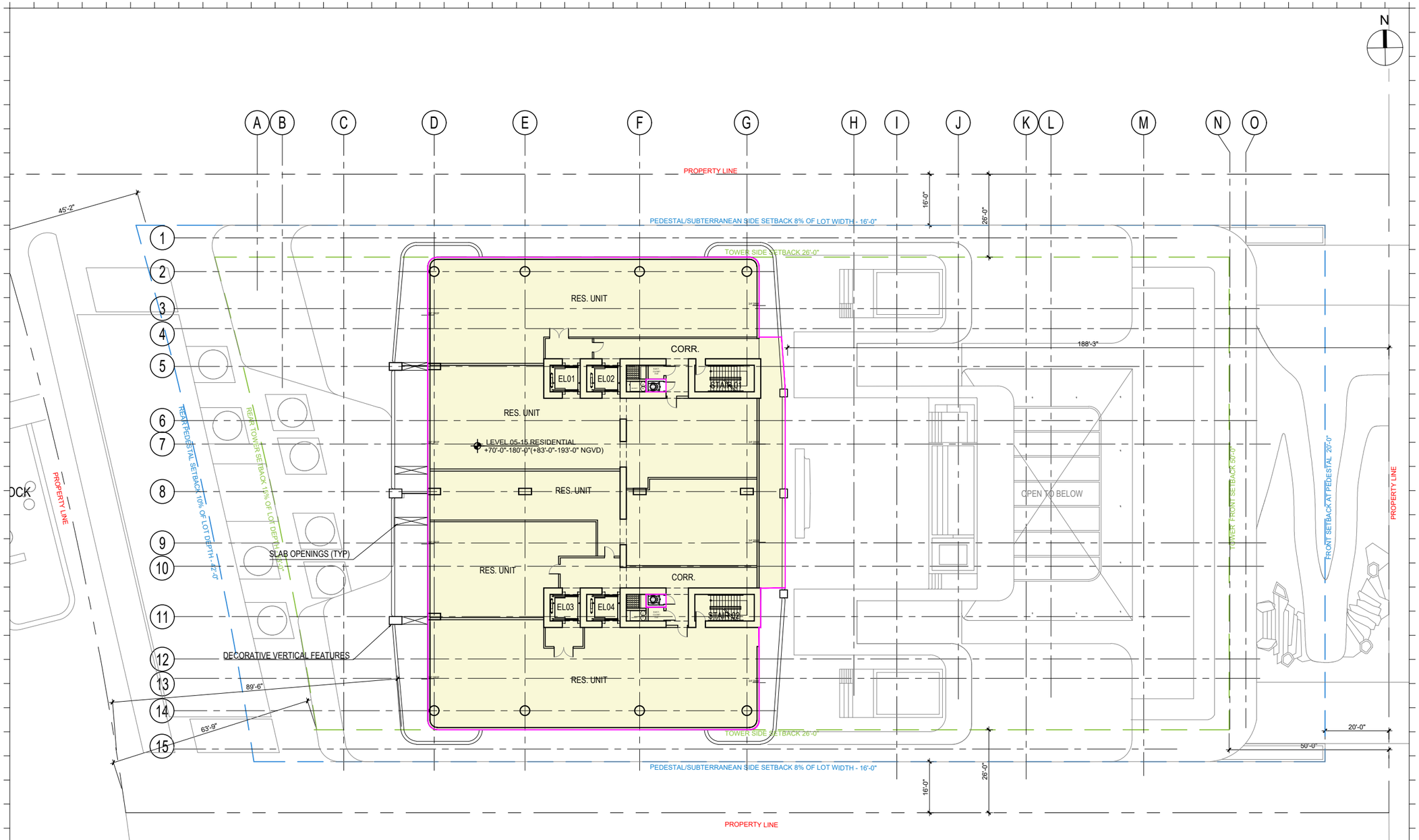
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LEVEL 4 RESIDENTIAL
F.A.R. - FLOOR PLAN

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LEGEND

FAR.

1 LEVELS 5 -15 - RESIDENTIAL FLOOR AREA

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

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

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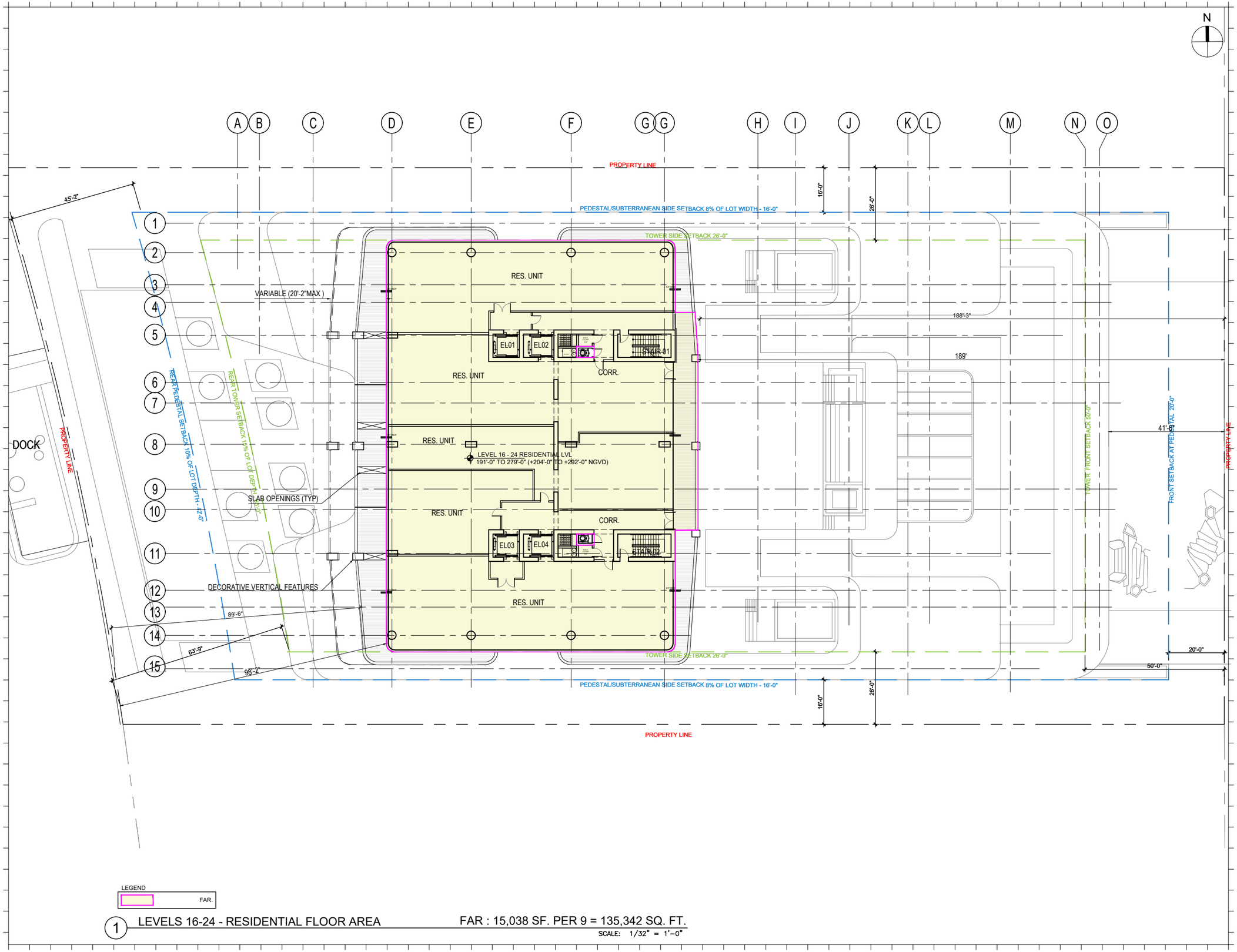
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LEVEL 5-15 RESI.

F.A.R. - FLOOR PLAN

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LEGEND

FAR.

1 LEVELS 16-24 - RESIDENTIAL FLOOR AREA

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

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

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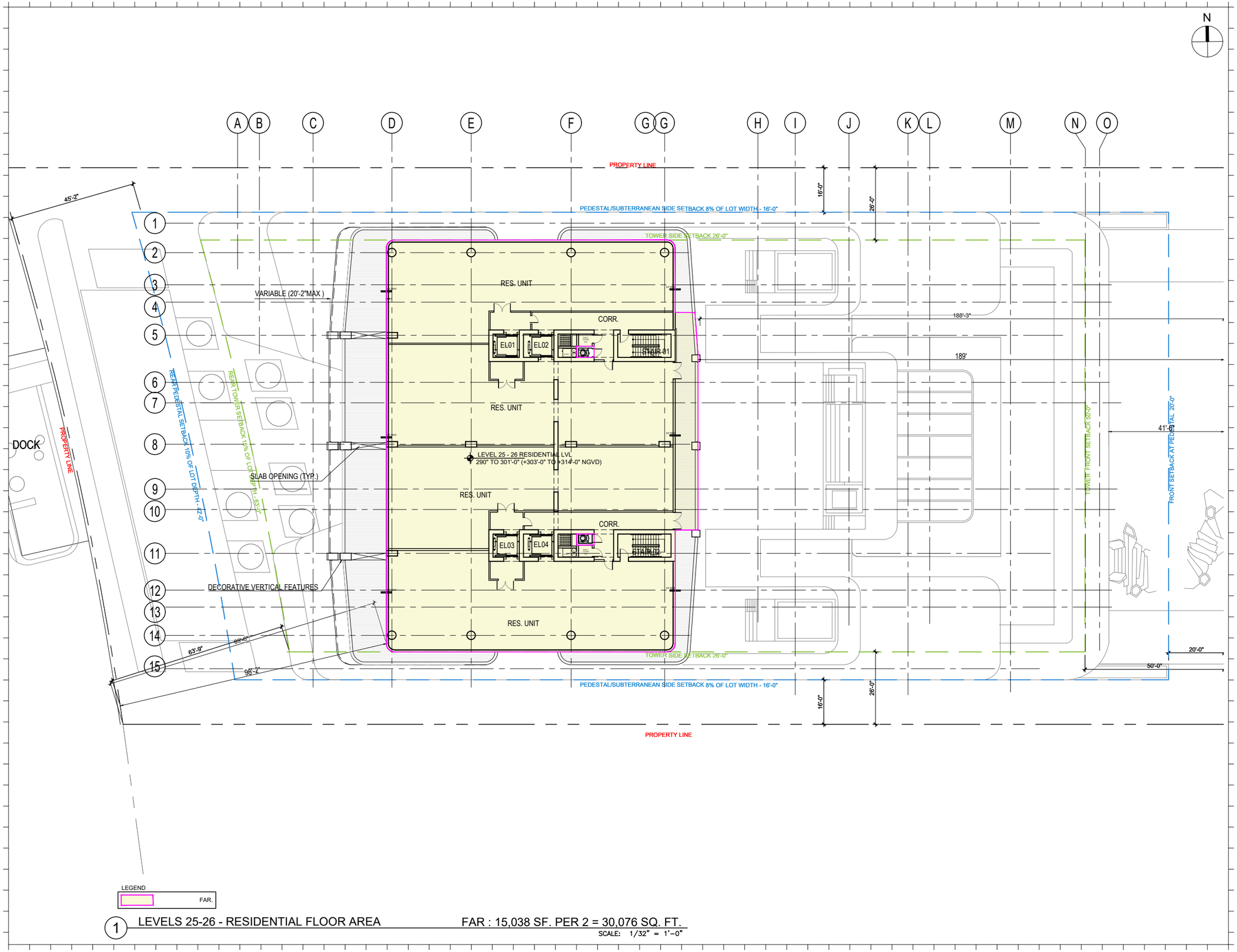
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LEVEL 16-24 RESI.

F.A.R. - FLOOR PLAN

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LEGEND

FAR.

1 LEVELS 25-26 - RESIDENTIAL FLOOR AREA

FAR : 15,038 SF. PER 2 = 30,076 SQ. FT.

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

Rev.	Date	Rev.	Date

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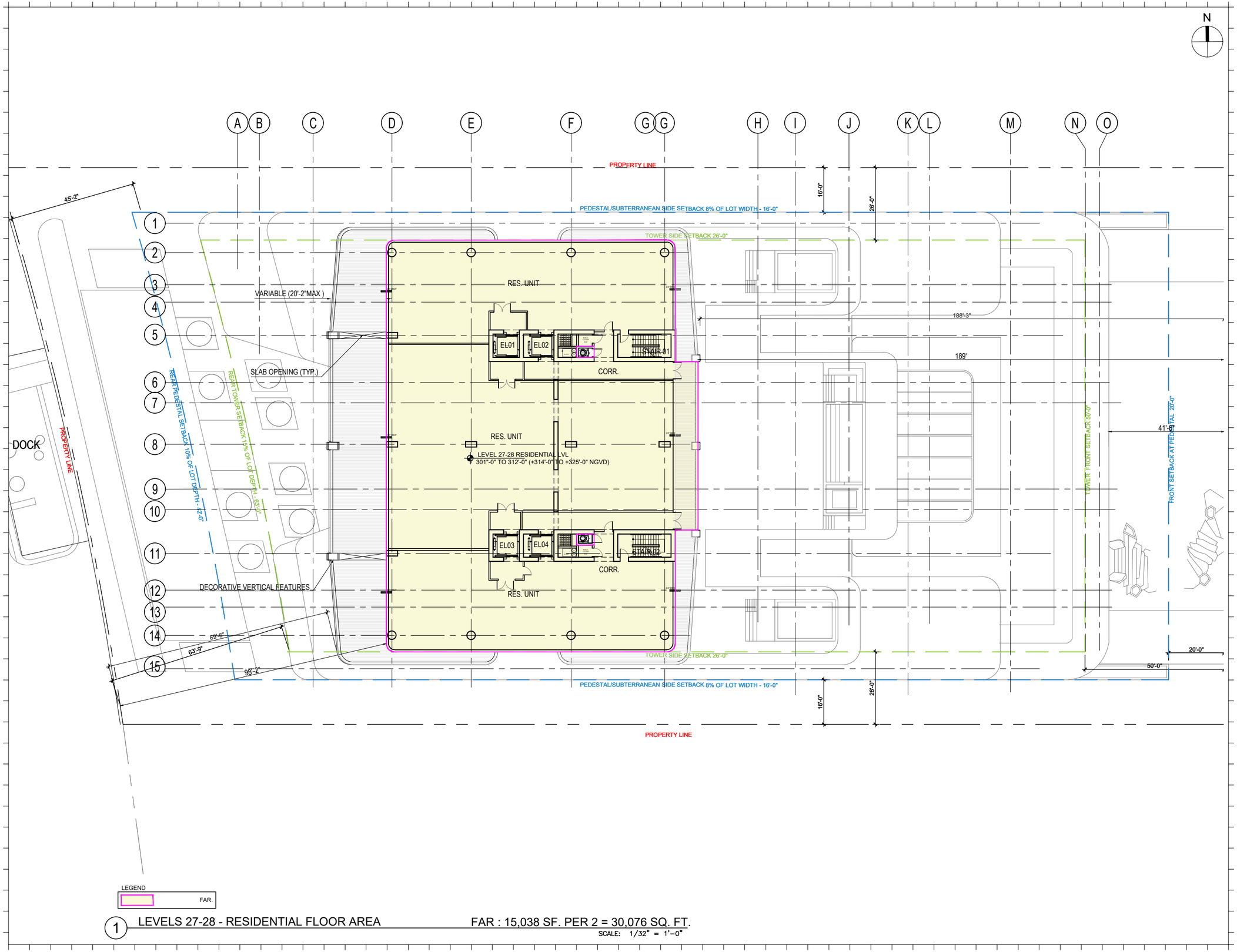
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LEVEL 25-26 RESI.
F.A.R. - FLOOR PLAN

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LEGEND

FAR.

1 LEVELS 27-28 - RESIDENTIAL FLOOR AREA

FAR : 15,038 SF. PER 2 = 30,076 SQ. FT.

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

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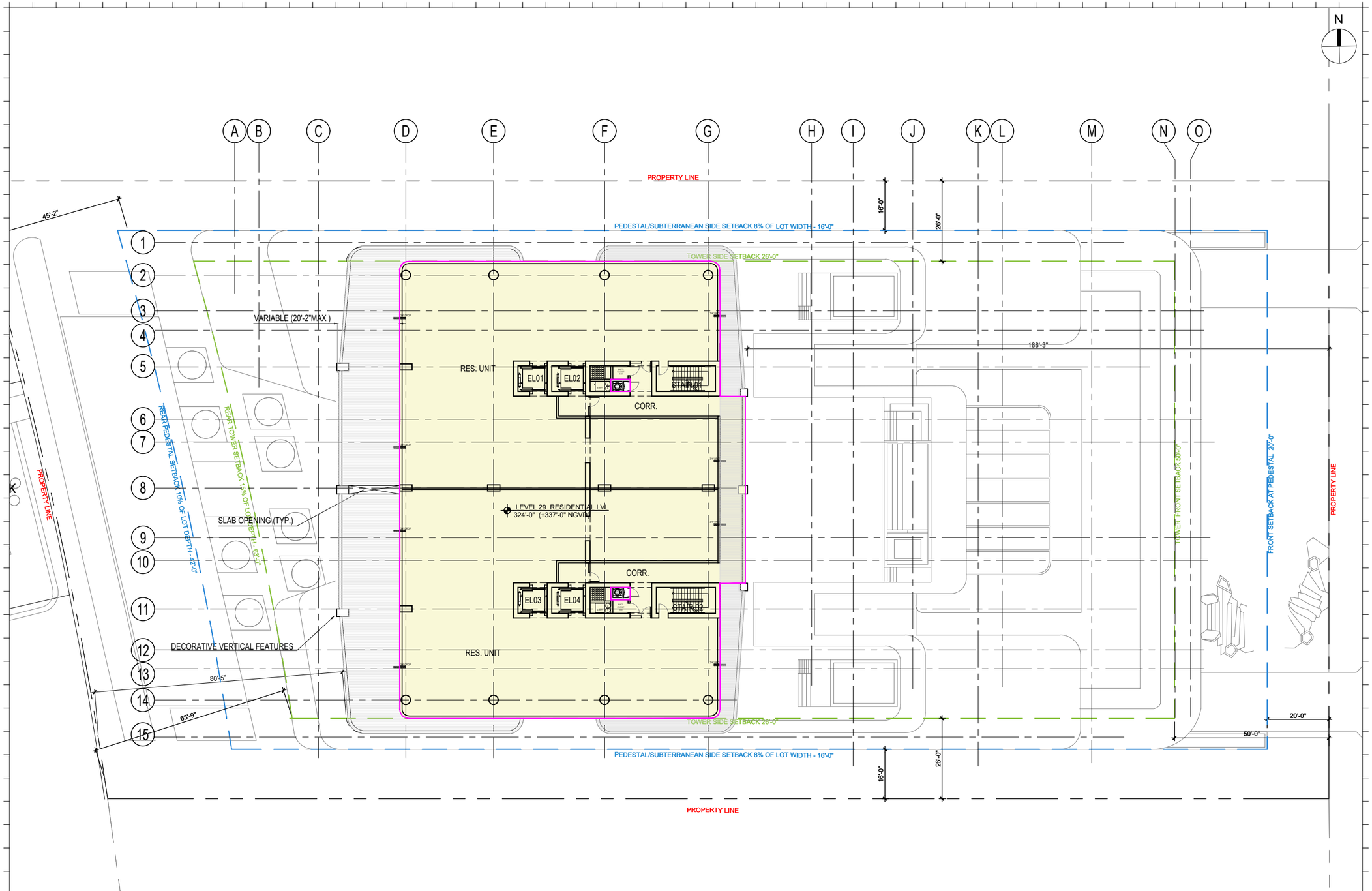
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LEVEL 27-28 RESI.

F.A.R. - FLOOR PLAN

Date: 12/12/2024	Sheet No. A1.12
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LEGEND

FAR.

1 LEVELS 29 - RESIDENTIAL FLOOR AREA — FAR : 15,038 S.F.

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

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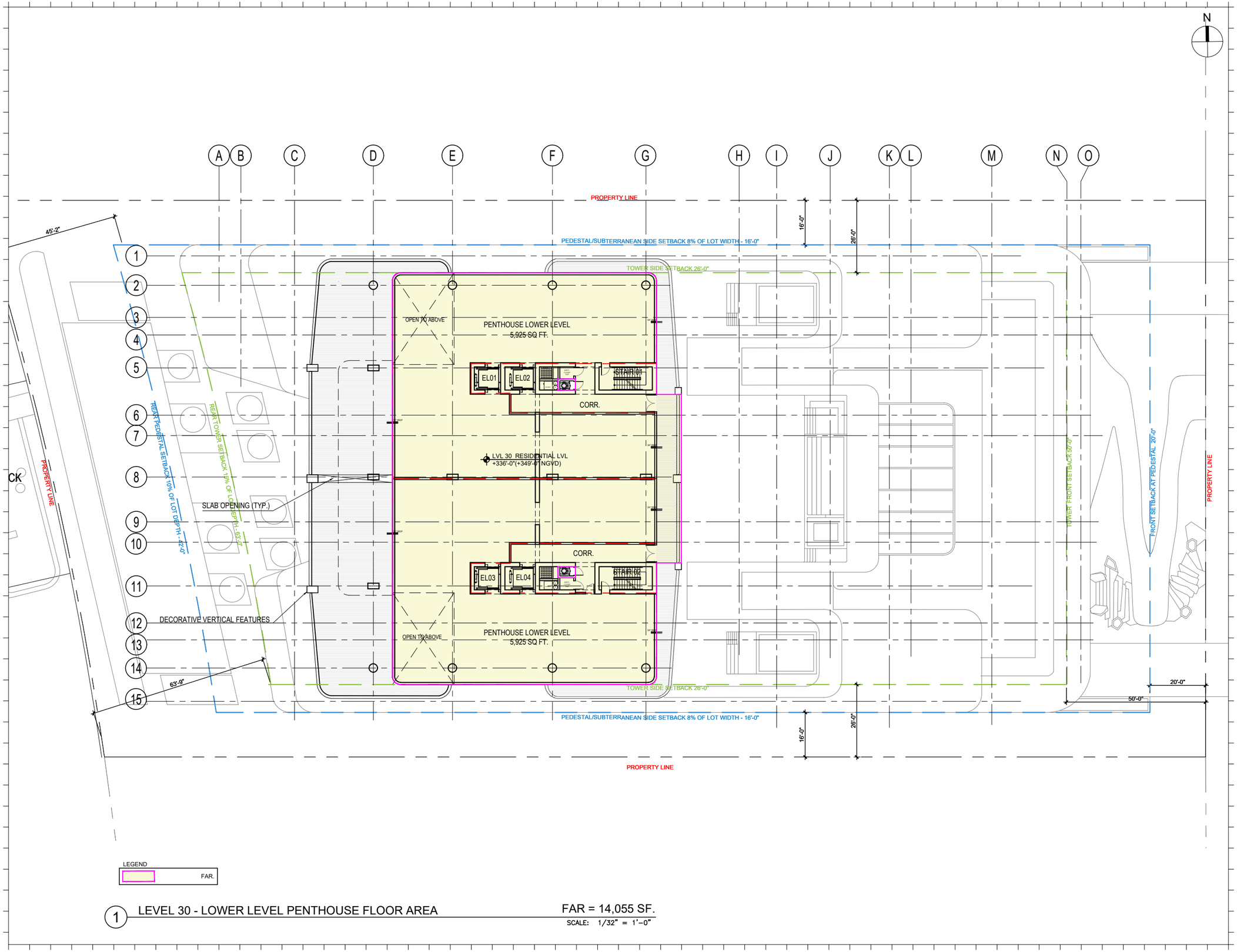
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LEVEL 29 RESI.

F.A.R. - FLOOR PLAN

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LEGEND

FAR.

1 LEVEL 30 - LOWER LEVEL PENTHOUSE FLOOR AREA

FAR = 14,055 SF.

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

Rev.	Date	Rev.	Date

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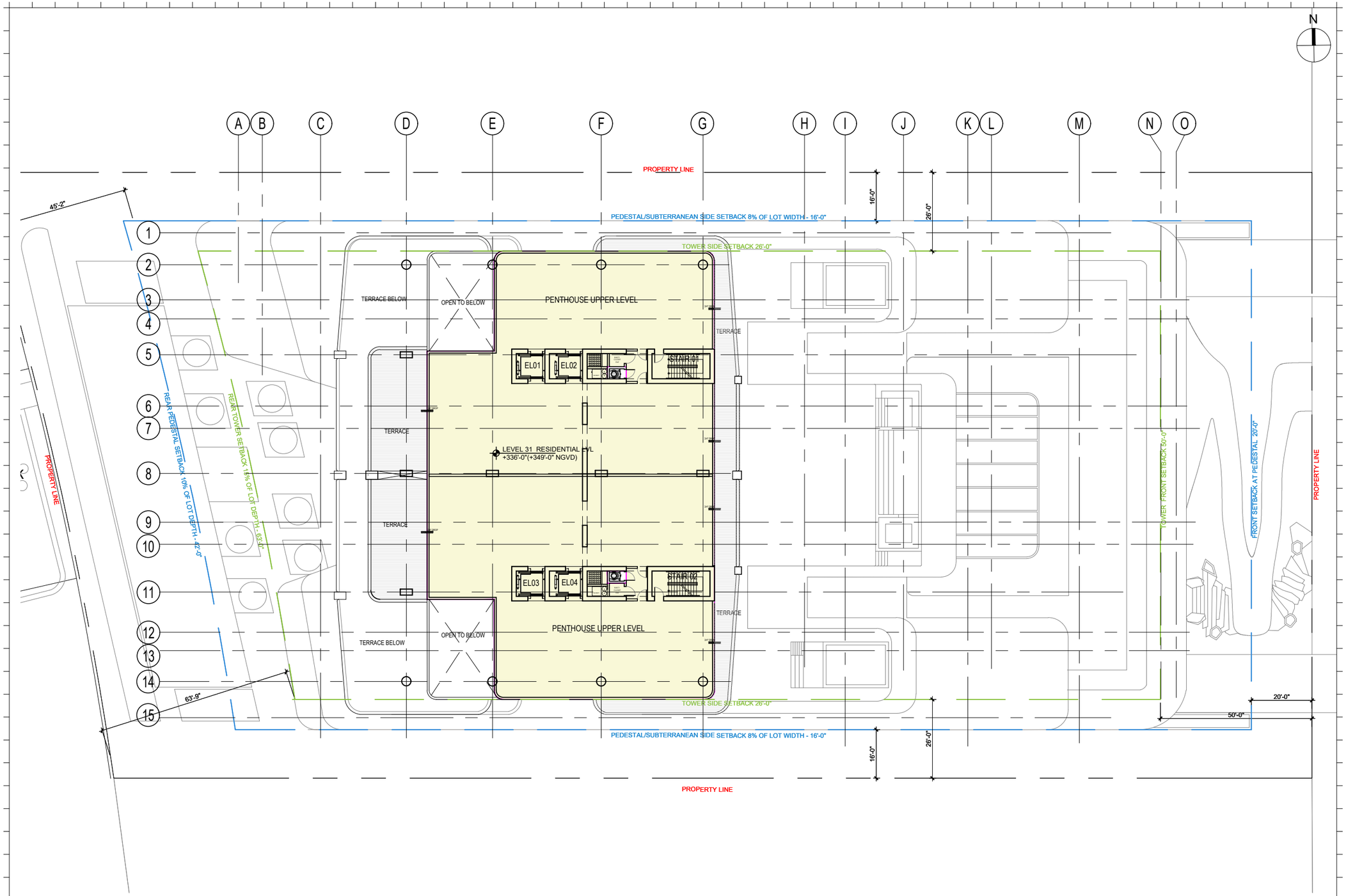
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LEVEL 30 LOWER PH

F.A.R. - FLOOR PLAN

Date: 12/12/2024	Sheet No.
Scale: AS INDICATED	A1.14
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LEGEND

FAR.

1 LEVEL 31 - UPPER LEVEL PENTHOUSE FLOOR AREA — FAR = 12,103 SQ. SF.

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

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LEVEL 31 UPPER PH

F.A.R. - FLOOR PLAN

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LEGEND

FAR.

1 LEVEL 32 - ROOF FLOOR AREA — FAR = 575 SQ. SF.

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

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LEVEL 32 ROOF DECK

F.A.R. - FLOOR PLAN

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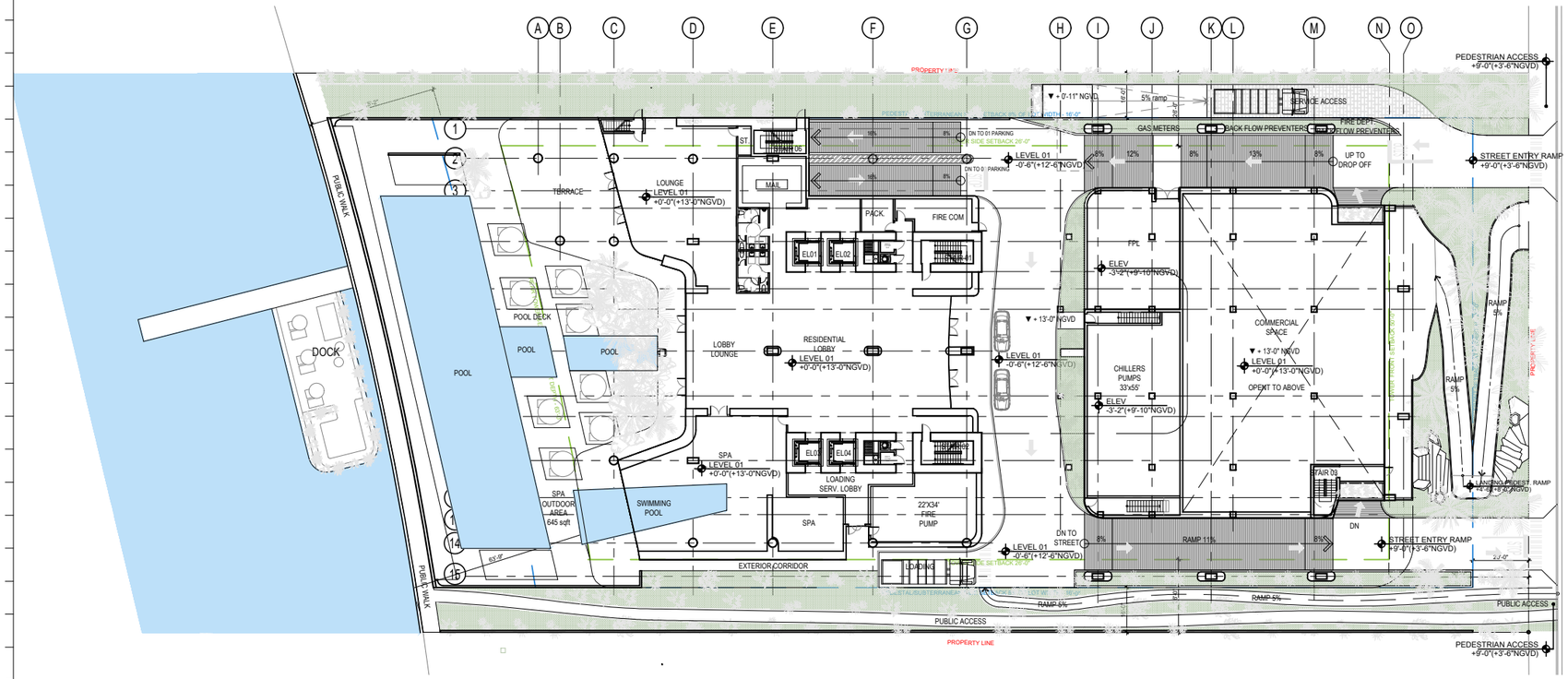
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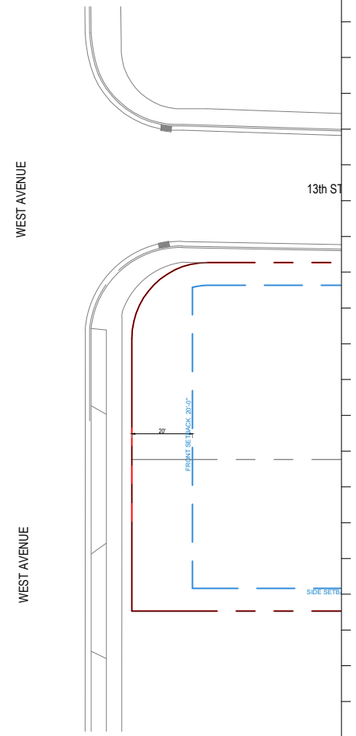
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Project #:	2412	





PLAN NORTH

SITE PLAN

SCALE: 1" = 50'-0"

N

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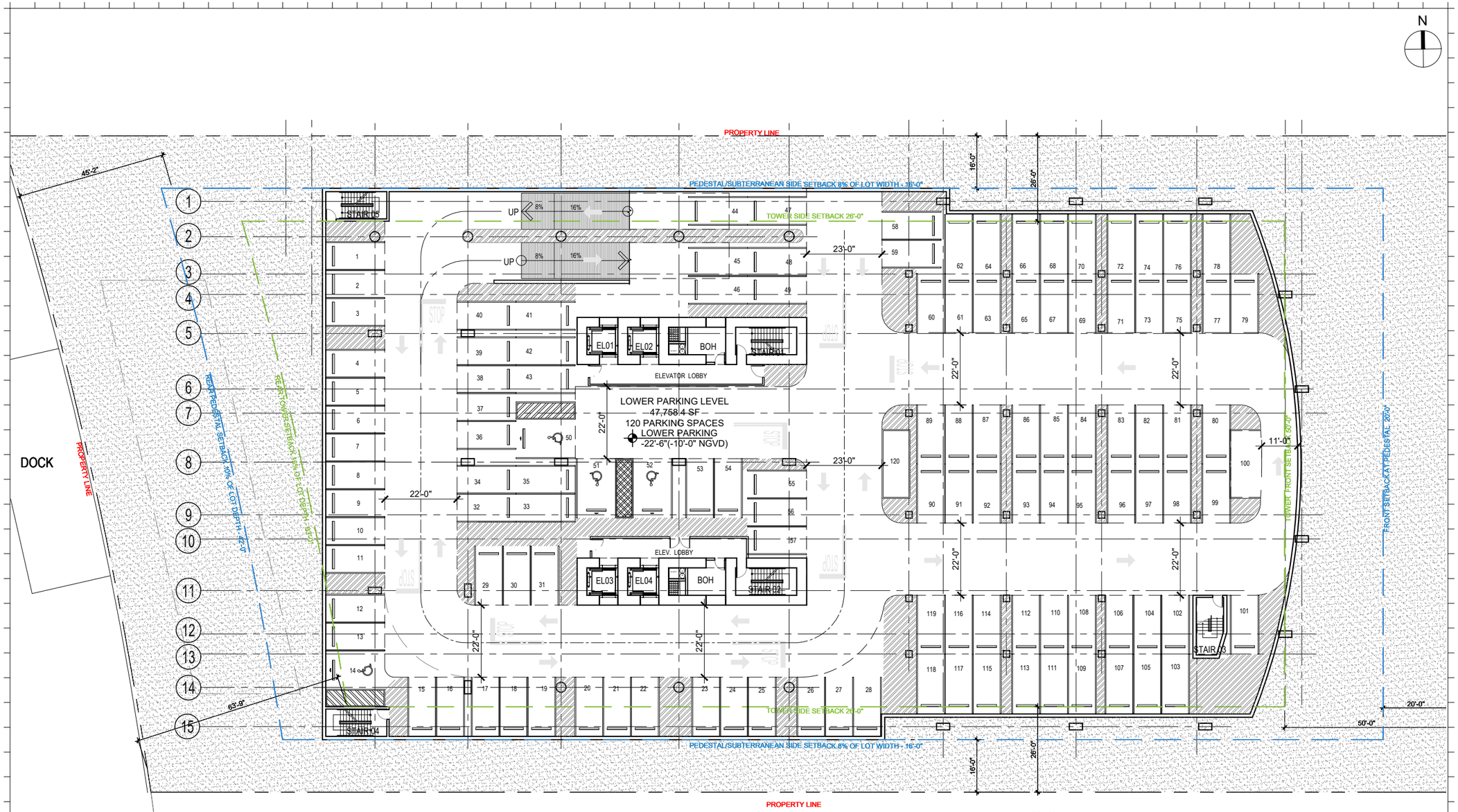
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SITE PLAN

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



PLAN NORTH

LEVEL B2 - LOWER LEVEL PARKING PLAN

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

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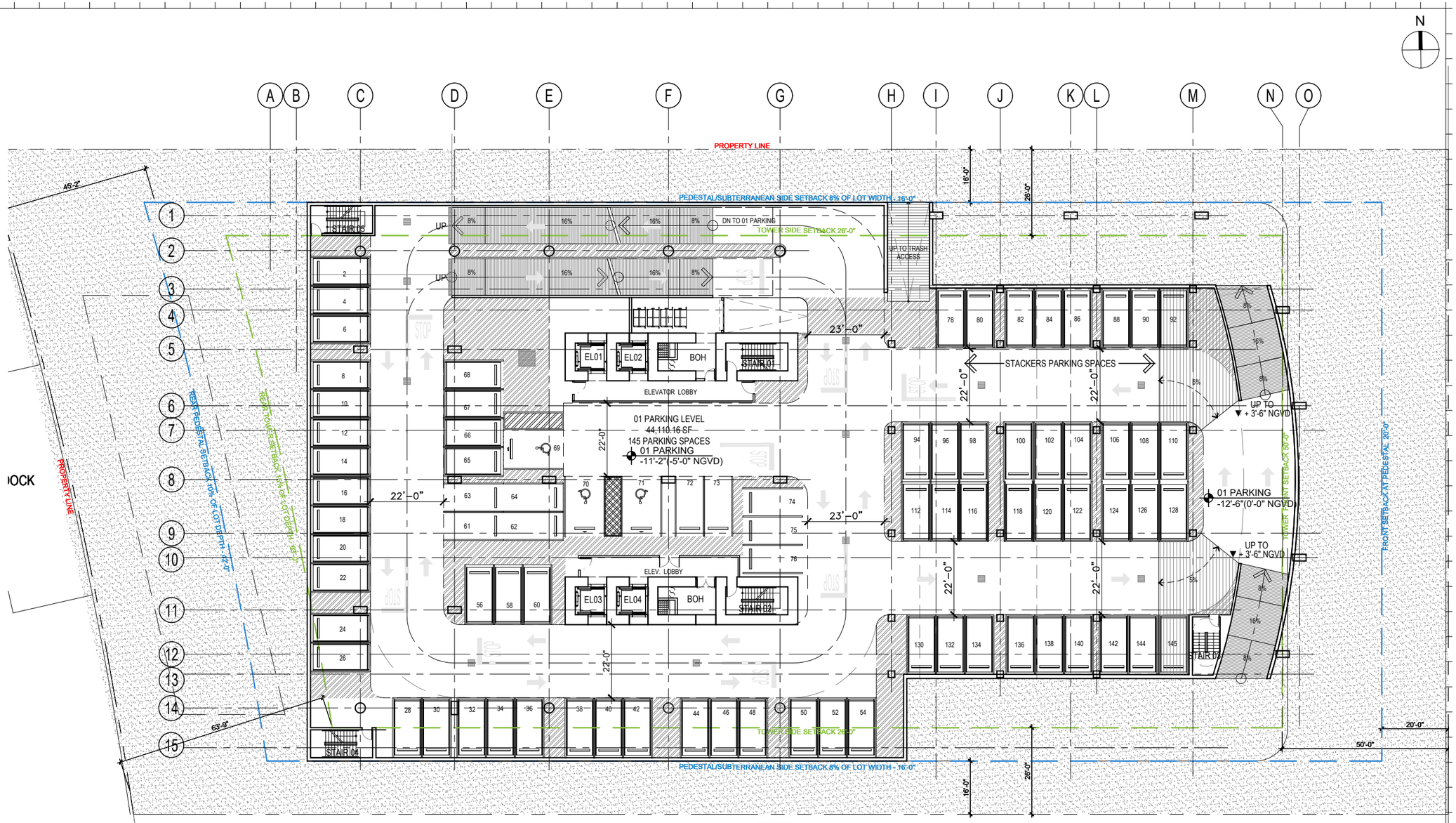
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LEVEL B2 PARKING
FLOOR PLAN

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



PLAN NORTH

LEVEL B1 - PARKING PLAN

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

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LEVEL B1 PARKING
FLOOR PLAN

Date:	12/12/2024	Sheet No.
Scale:	AS INDICATED	A3.01
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N

EMV SWITCH GEAR

RMU SWITCH GEAR

MEZZANINE
+9'-6"(+22'-6" NGVD)

COOLING TWR
MAKE UP
DUPLEX PUMP
16'x16'

DOM PUMP RM
16'x16'

MDF
12'x30'

COND. REC
16'x16'

MEZZANINE
+9'-6"(+22'-6" NGVD)

DOM. HOT
WATER
16'x20'

PLAN NORTH

LEVEL 1 - MEZZANINE PLAN

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

PEDESTAL/SUBTERRANEAN SIDE SETBACK 8% OF LOT WIDTH - 16'-0"

1 2 3 14 15

TERRACE

LOUNGE
LEVEL 01
+0'-0"(+13'-0"NGVD)

ST.

STAIR 06

MAIL

PACK.

FIRE COM

EL01 EL02

STAIR 01

16% 8% 16% 8%

DN TO 01 PARKING

TOWER SIDE SETBACK 26'-0"

DN TO 01 PARKING

LEVEL 01
-0'-6"(+12'-6"NGVD)

GAS METERS

BACK FLOW PREVENTERS

FIRE DEPT.
BACKFLOW PREVENTERS

8% 12% 8% 13% 8%

UP TO
DROP OFF

STREET ENTRY RAMP
+9'-0"(+3'-6"NGVD)

FPL

ELEV
-3'-2"(+9'-10"NGVD)

▼ + 13'-0" NGVD

LEVEL 01
-0'-6"(+12'-6"NGVD)

CHILLERS
PUMPS
33'x55'

ELEV
-3'-2"(+9'-10"NGVD)

COMMERCIAL
SPACE

▼ + 13'-0" NGVD

LEVEL 01
+0'-0"(+13'-0"NGVD)

OPENT TO ABOVE

TOWER FRONT SETBACK 50'-0"

PEDESTAL/SUBTERRANEAN SIDE SETBACK 20'-0"

RAMP
5%

RAMP
5%

PROPERTY LINE

RESTROOMS

POOL DECK

POOL

POOL

POOL

OPEN TO 43'-0"

LOBBY
LOUNGE

RESIDENTIAL
LOBBY

LEVEL 01
+0'-0"(+13'-0"NGVD)

SPA
LEVEL 01
+0'-0"(+13'-0"NGVD)

EL03 EL04

STAIR 02

LOADING
SERV. LOBBY

22'X34'
FIRE
PUMP

SPA
OUTDOOR
AREA
645 sqft

SWIMMING
POOL

SPA

STAIR 03

LANDING,PEDEST. RAMP
+4'-6"(+8'-0" NGVD)

63'-9"

PUBLIC WALK

EXTERIOR CORRIDOR

LOADING

TOWER SIDE SETBACK 26'-0"

DN TO
STREET

8% RAMP 11% 8%

DN

STREET ENTRY RAMP
+9'-0"(+3'-6"NGVD)

20'-0"

50'-0"

PEDESTAL/SUBTERRANEAN SIDE SETBACK 8% OF LOT WIDTH - 16'-0"

RAMP 5%

16'-0"

25'-0"

RAMP 5%

PUBLIC ACCESS

PUBLIC ACCESS

PROPERTY LINE

PEDESTRIAN ACCESS
+9'-0"(+3'-6"NGVD)

PLAN NORTH

LEVEL 1 - RESIDENTIAL LOBBY PLAN

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

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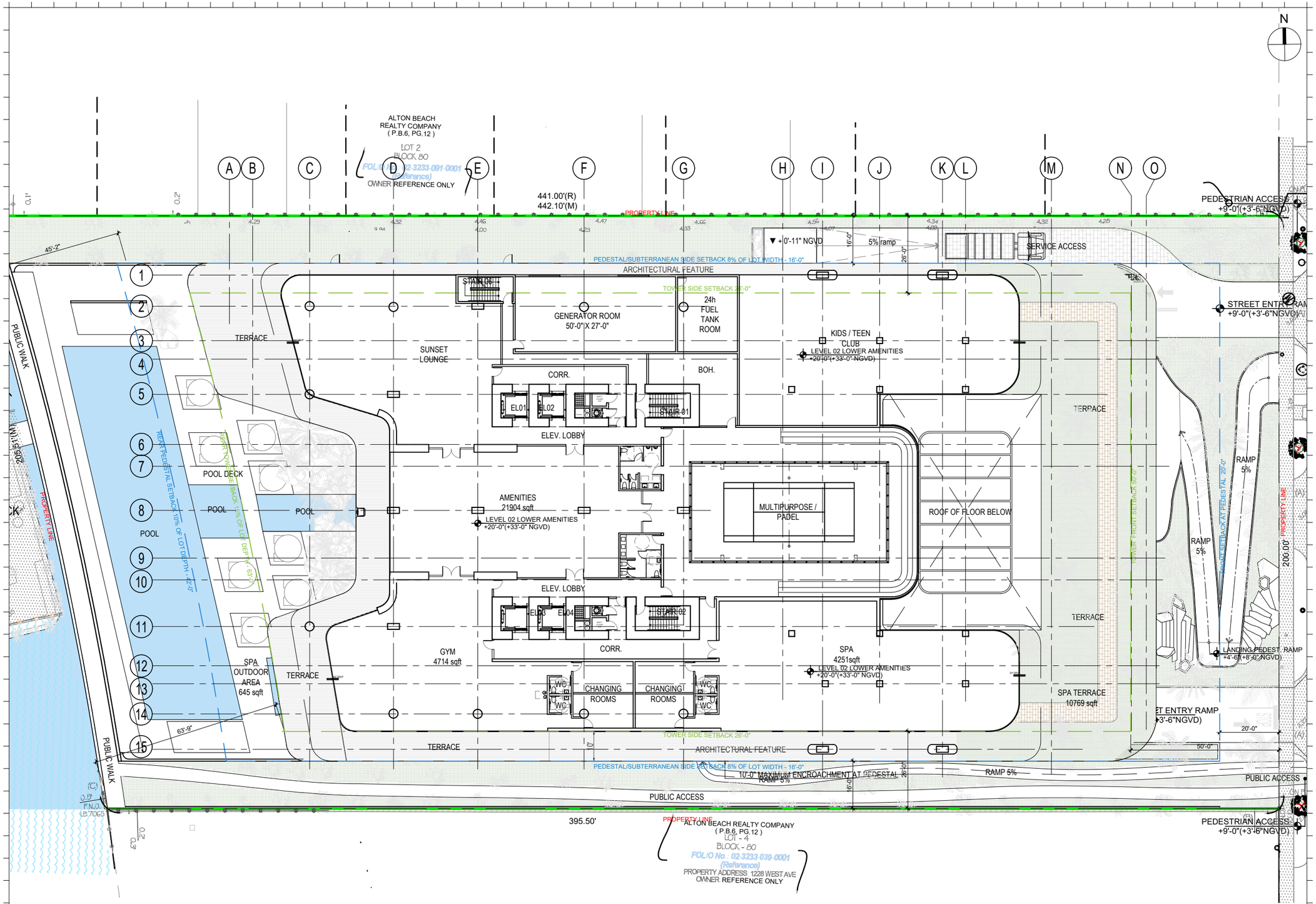
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RESIDENTIAL LOBBY
FLOOR PLAN

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



LEVEL 02 - AMENITY PLAN

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

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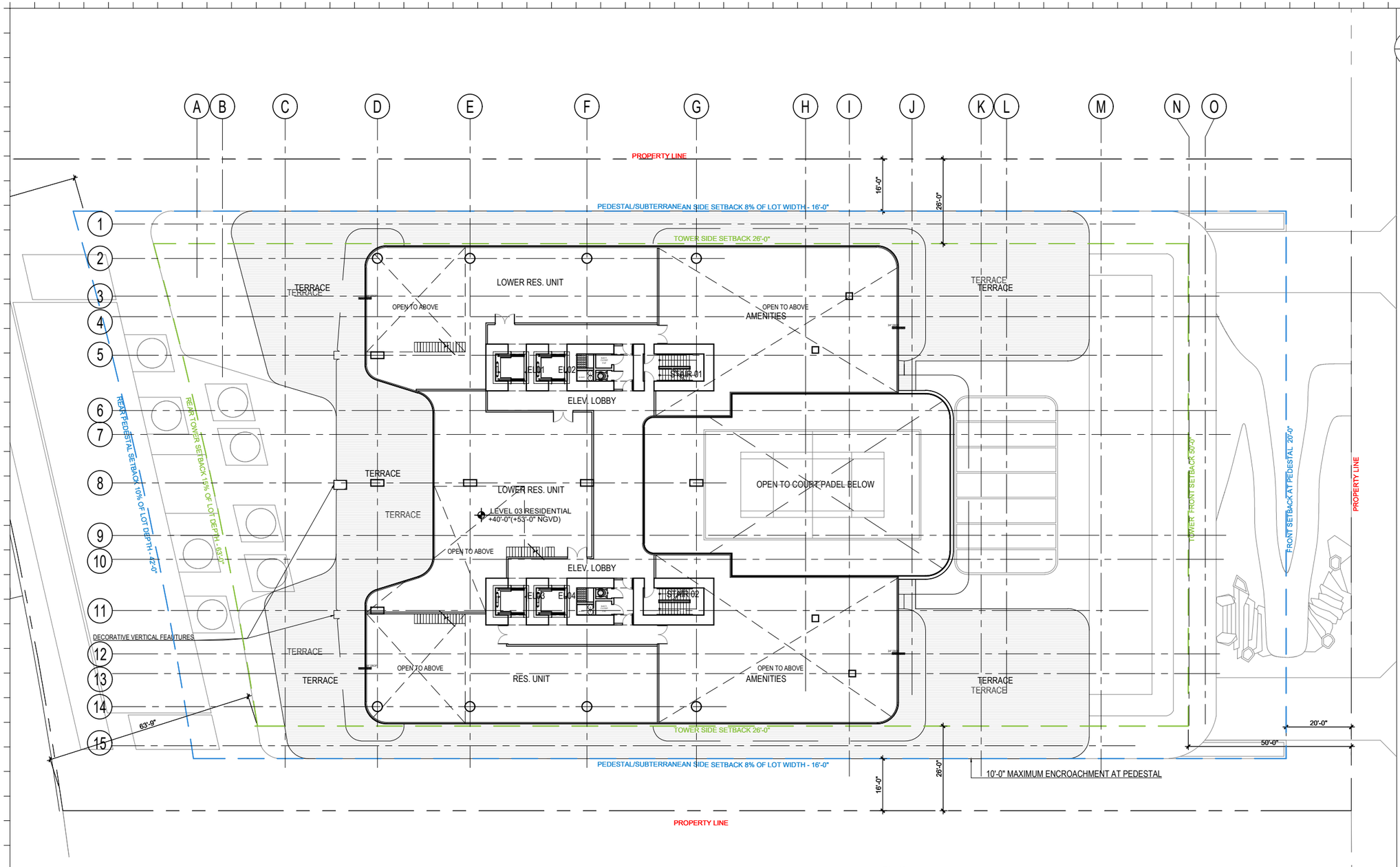
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LEVEL 2 - AMENITY
FLOOR PLAN

Date:	12/12/2024	Sheet No. A3.03
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PLAN NORTH

LEVEL 3 - RESIDENTIAL FLOOR PLAN

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

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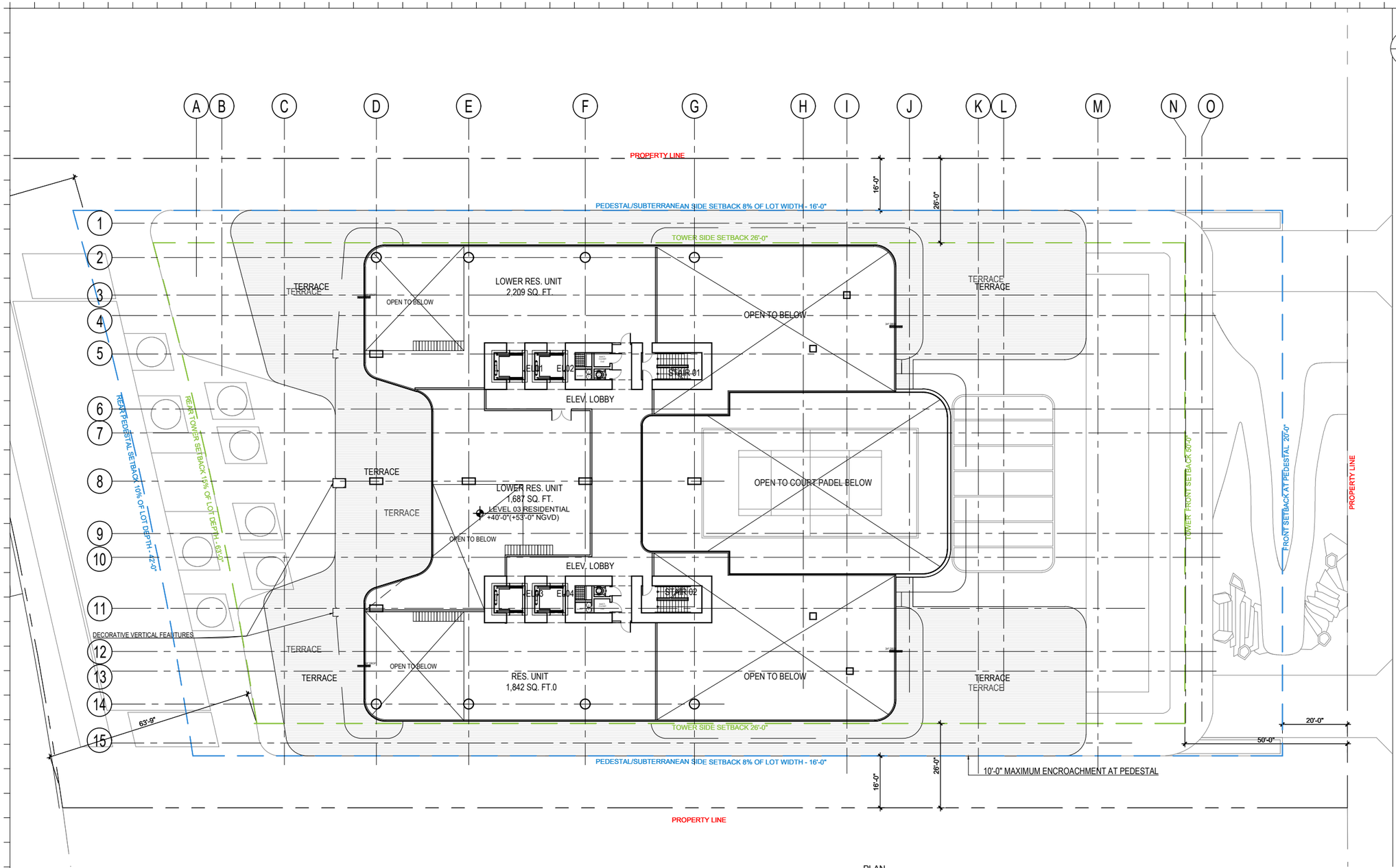
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LEVEL 3 - AMENITY
FLOOR PLAN

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Scale:	AS INDICATED	A3.04
Project #:	2412	



PLAN NORTH

LEVEL 3 LOFT - RESIDENTIAL PLAN

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

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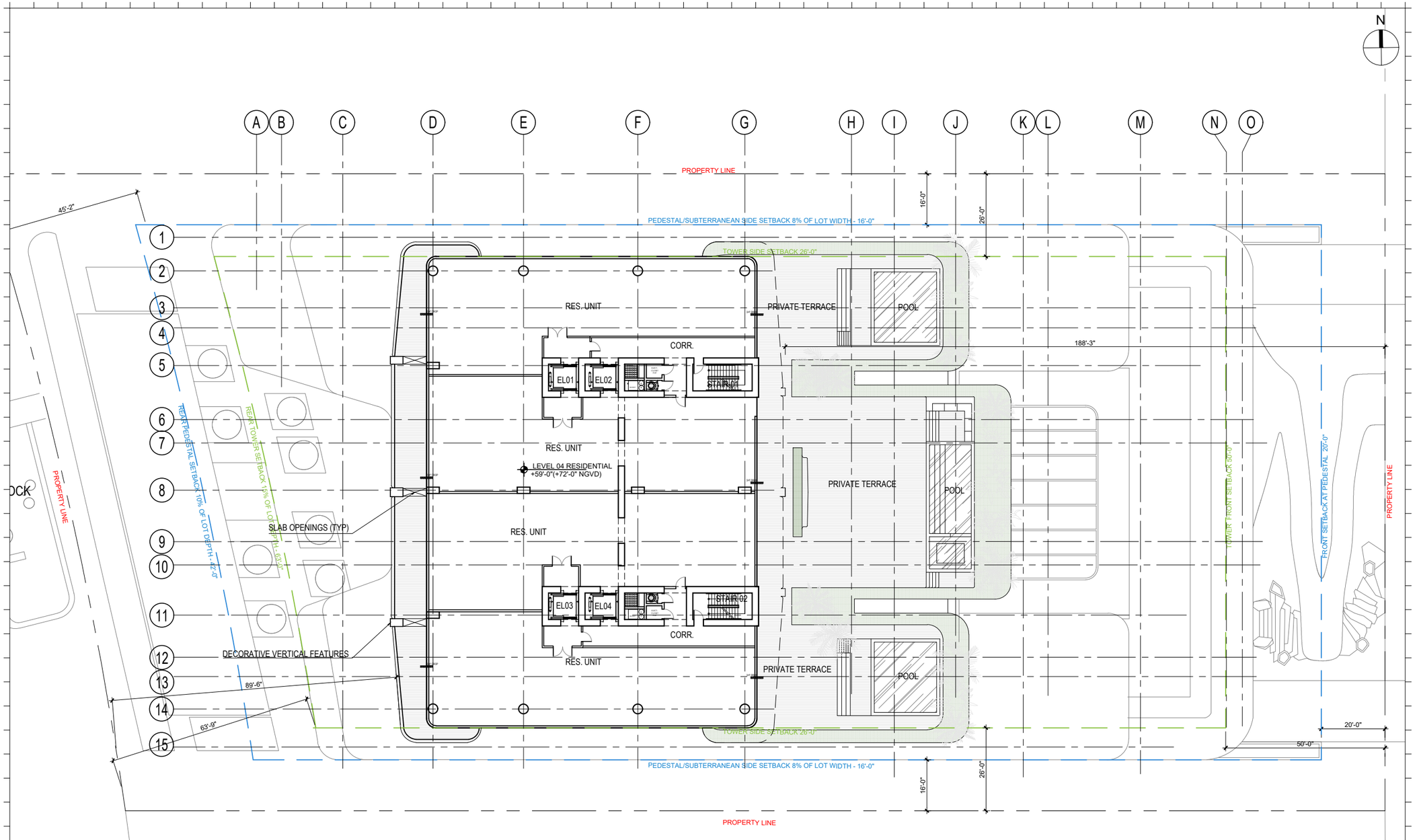
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LEVEL 3 - LOFTS
FLOOR PLAN

Date:	12/12/2024	Sheet No.
Scale:	AS INDICATED	A3.04.5
Project #:	2412	



PLAN NORTH

LEVEL 04 - RESIDENCE PLAN

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

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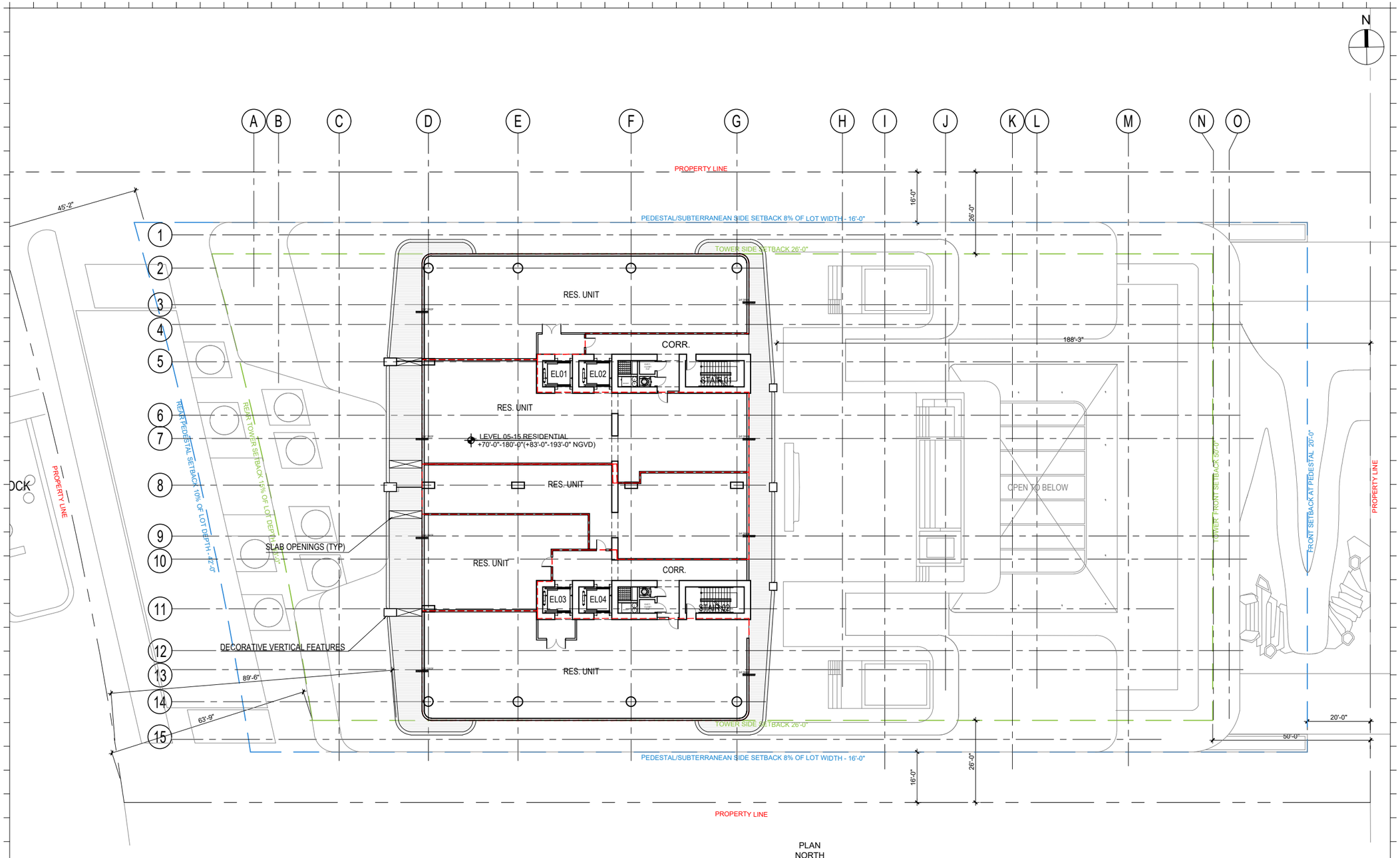
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LEVEL 4
FLOOR PLAN

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



PLAN NORTH

LEVEL 05-15 - RESIDENTIAL FOOR PLAN

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

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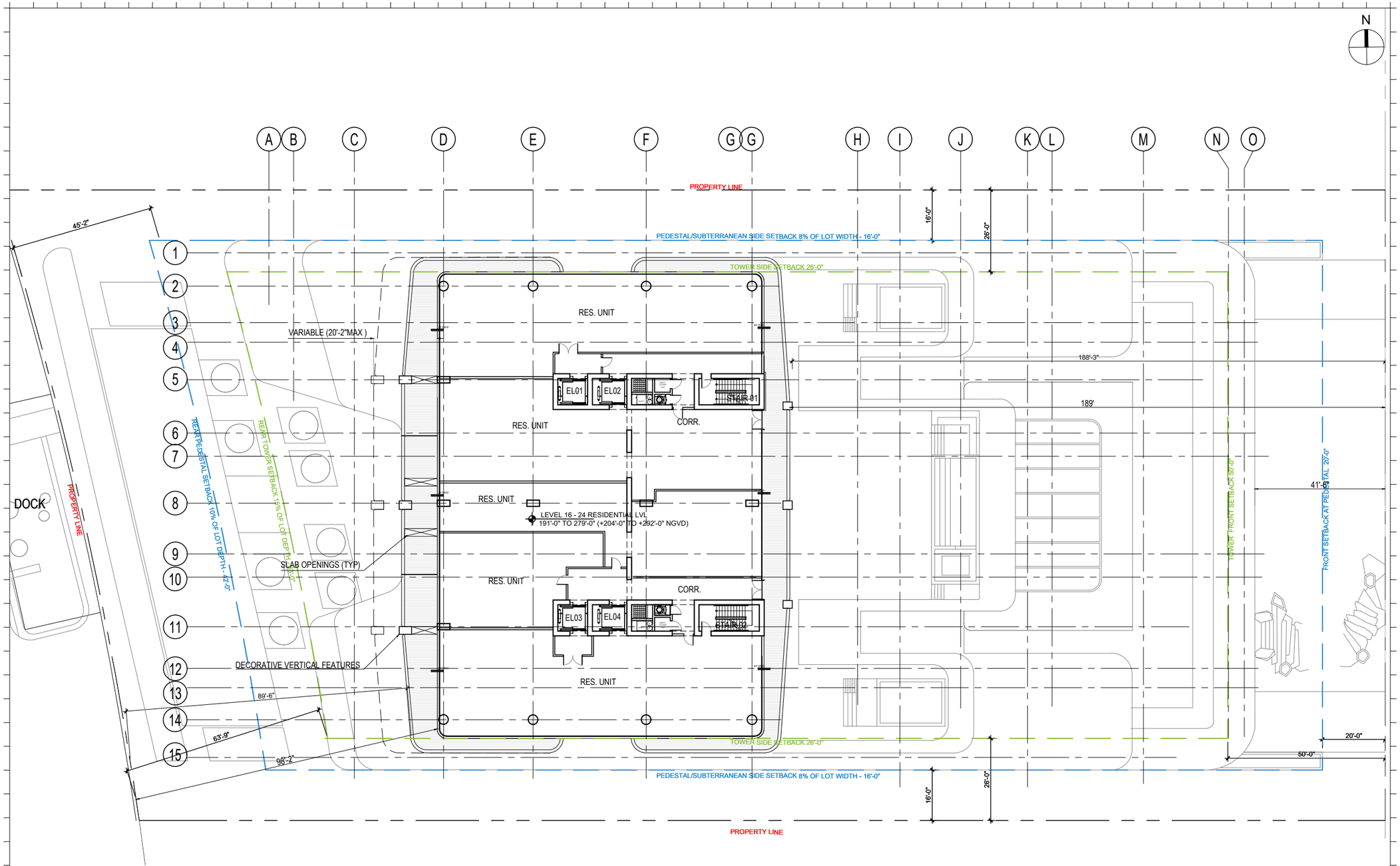
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LEVELS 5-15 RESI.
FLOOR PLAN

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PLAN NORTH

LEVEL 16-24 - RESIDENCE PLAN

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

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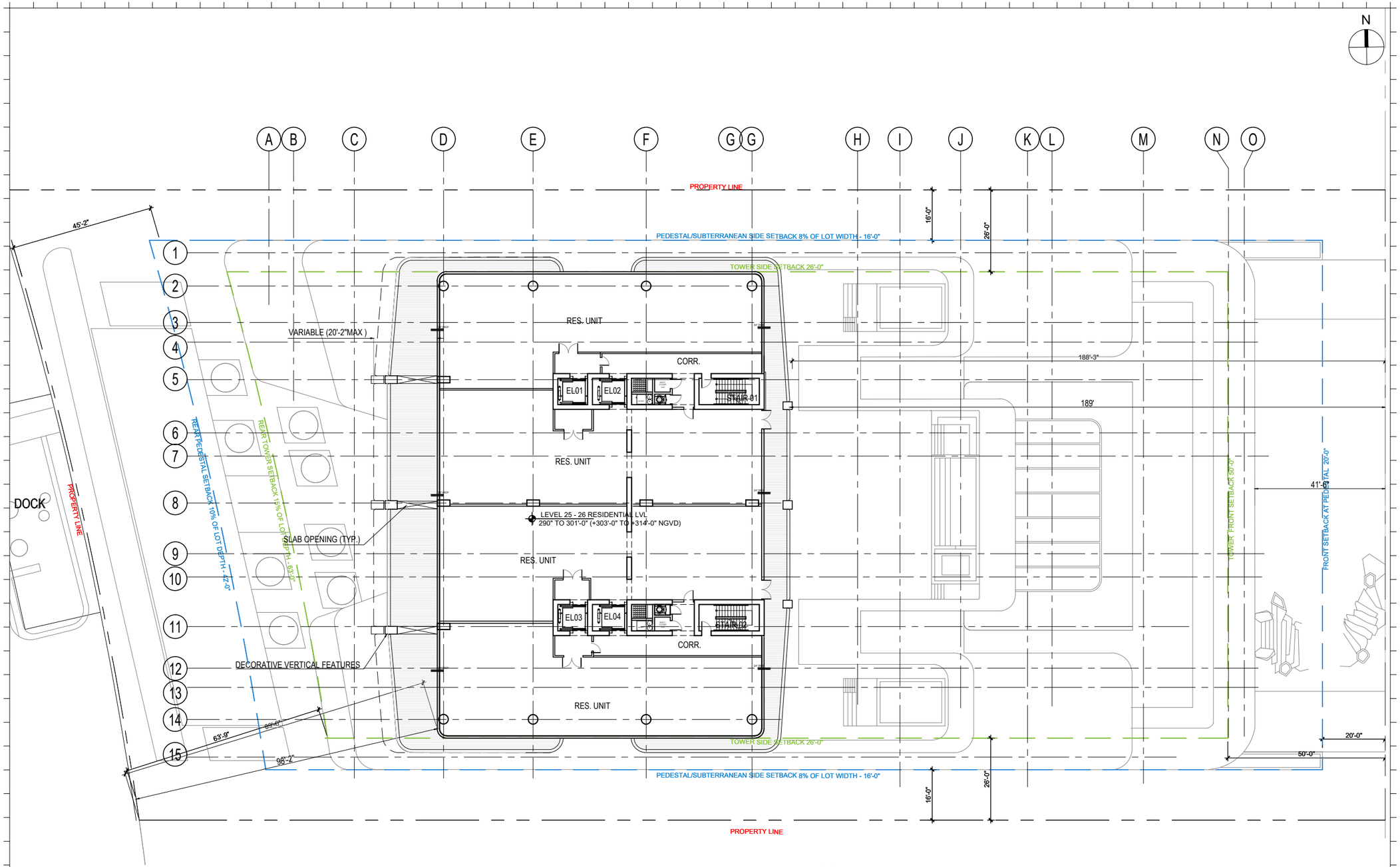
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LEVELS 16-24 RESI.
FLOOR PLAN

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



PLAN NORTH

LEVEL 25-26 - RESIDENCE PLAN

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

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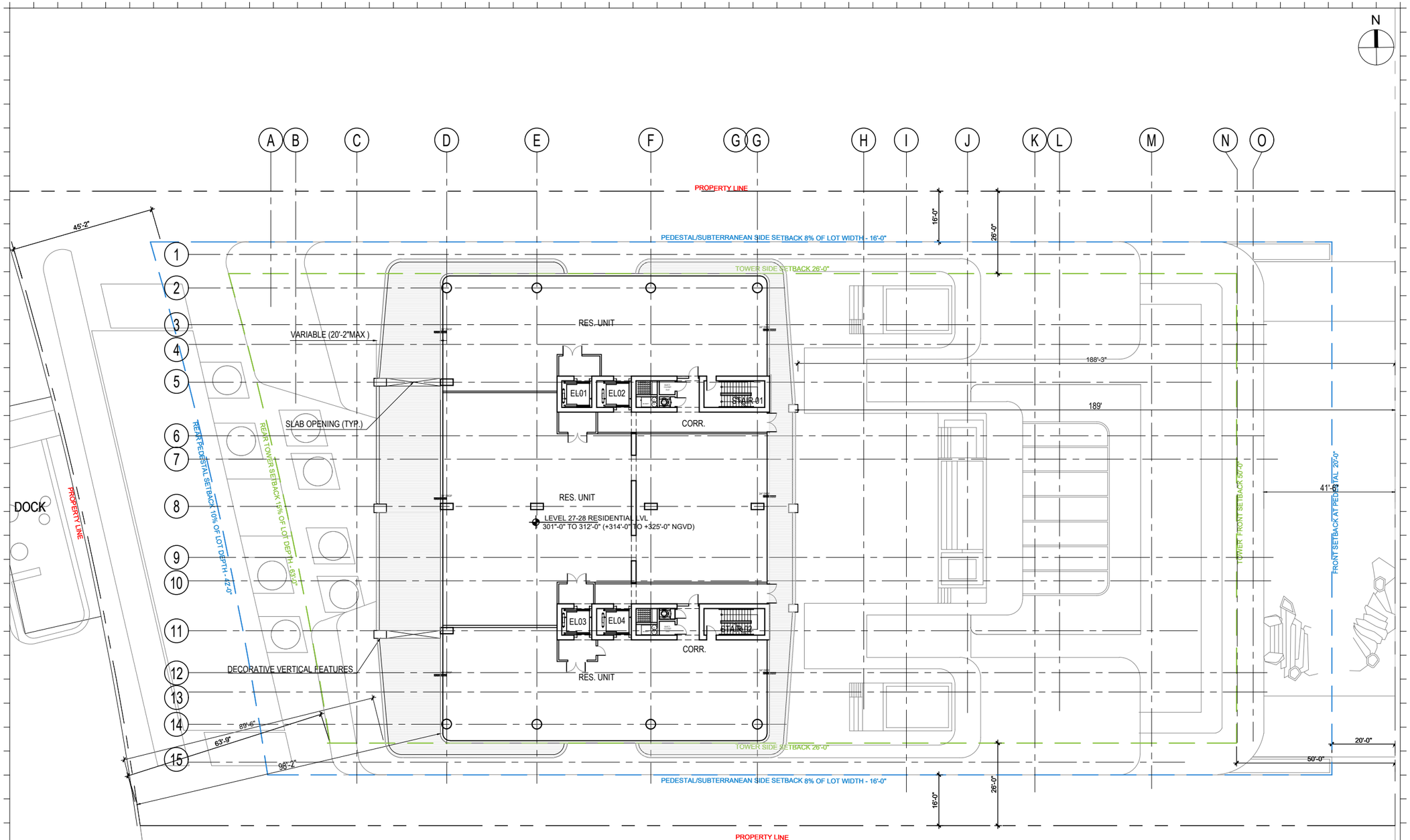
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LEVELS 25-26 RESI.
FLOOR PLAN

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Scale:	AS INDICATED		
Project #:	2412		



PLAN NORTH

LEVEL 27-28 - RESIDENCE PLAN

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

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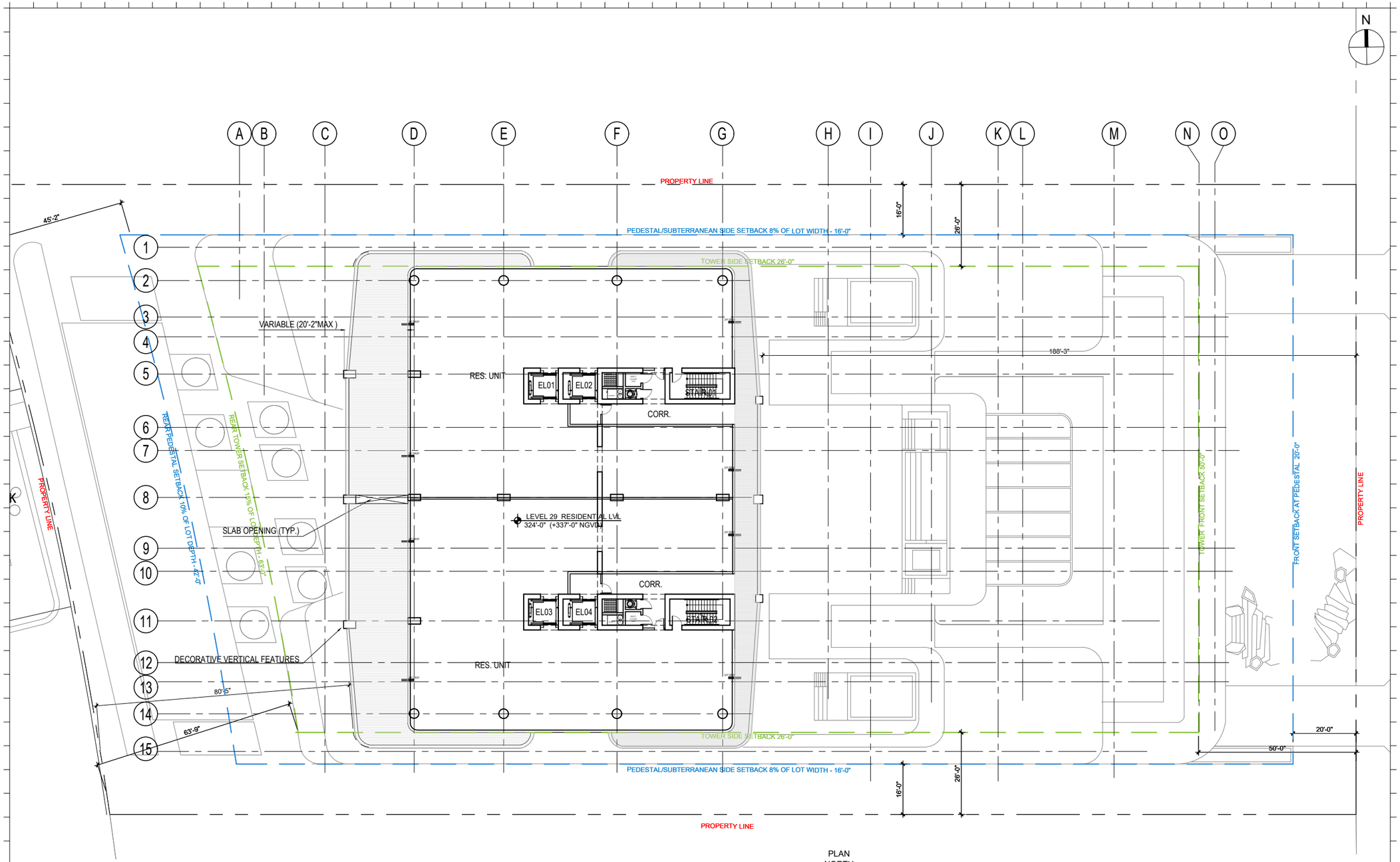
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LEVELS 27-28 RESI.
FLOOR PLAN

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Scale:	AS INDICATED	A3.09
Project #:	2412	



PLAN NORTH

LEVEL 29 - RESIDENTIAL FLOOR PLAN

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

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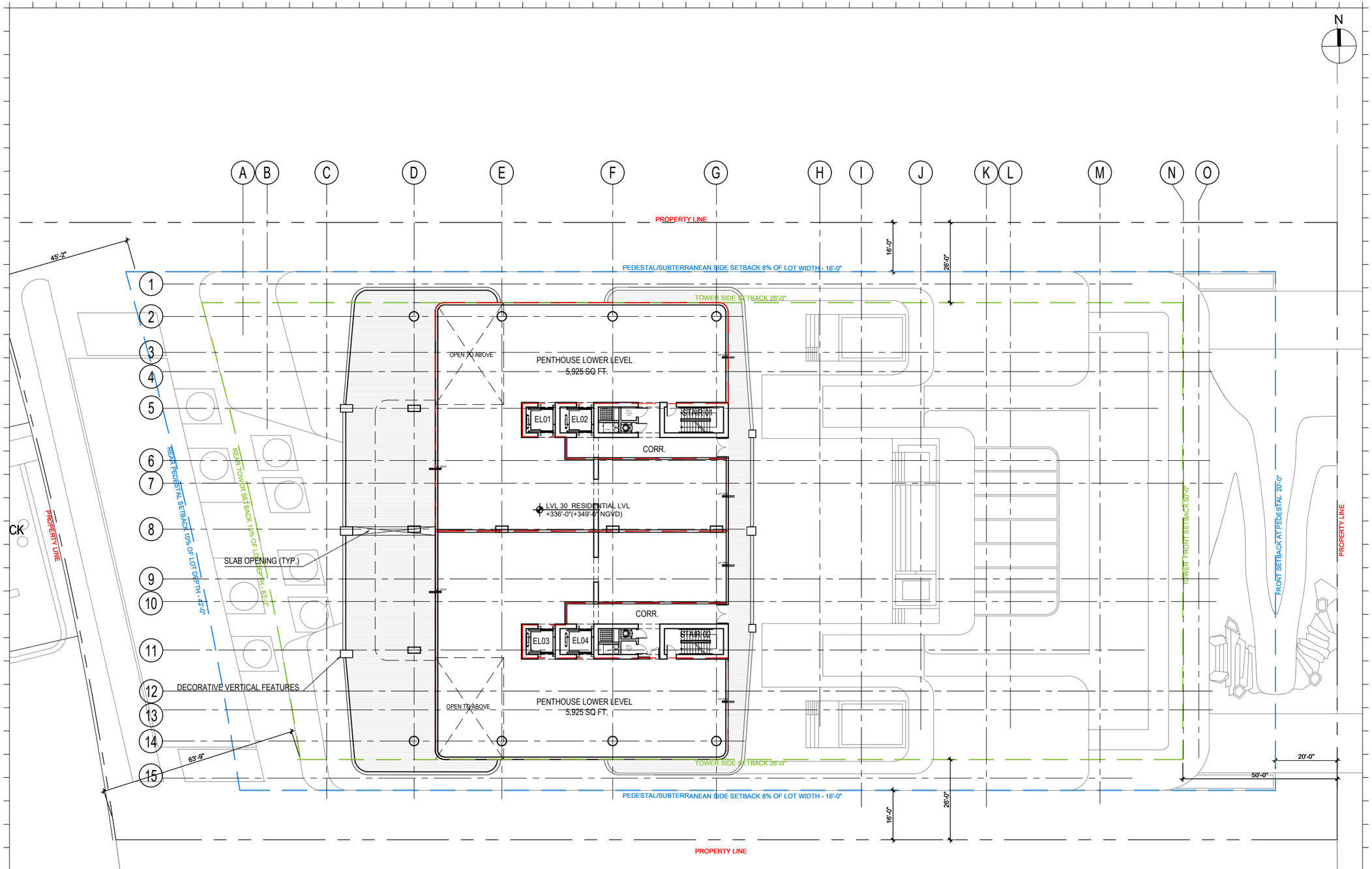
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LEVEL 29 RESI.
FLOOR PLAN

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



PLAN NORTH

LEVEL 30 - LOWER PENTHOUSE PLAN

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

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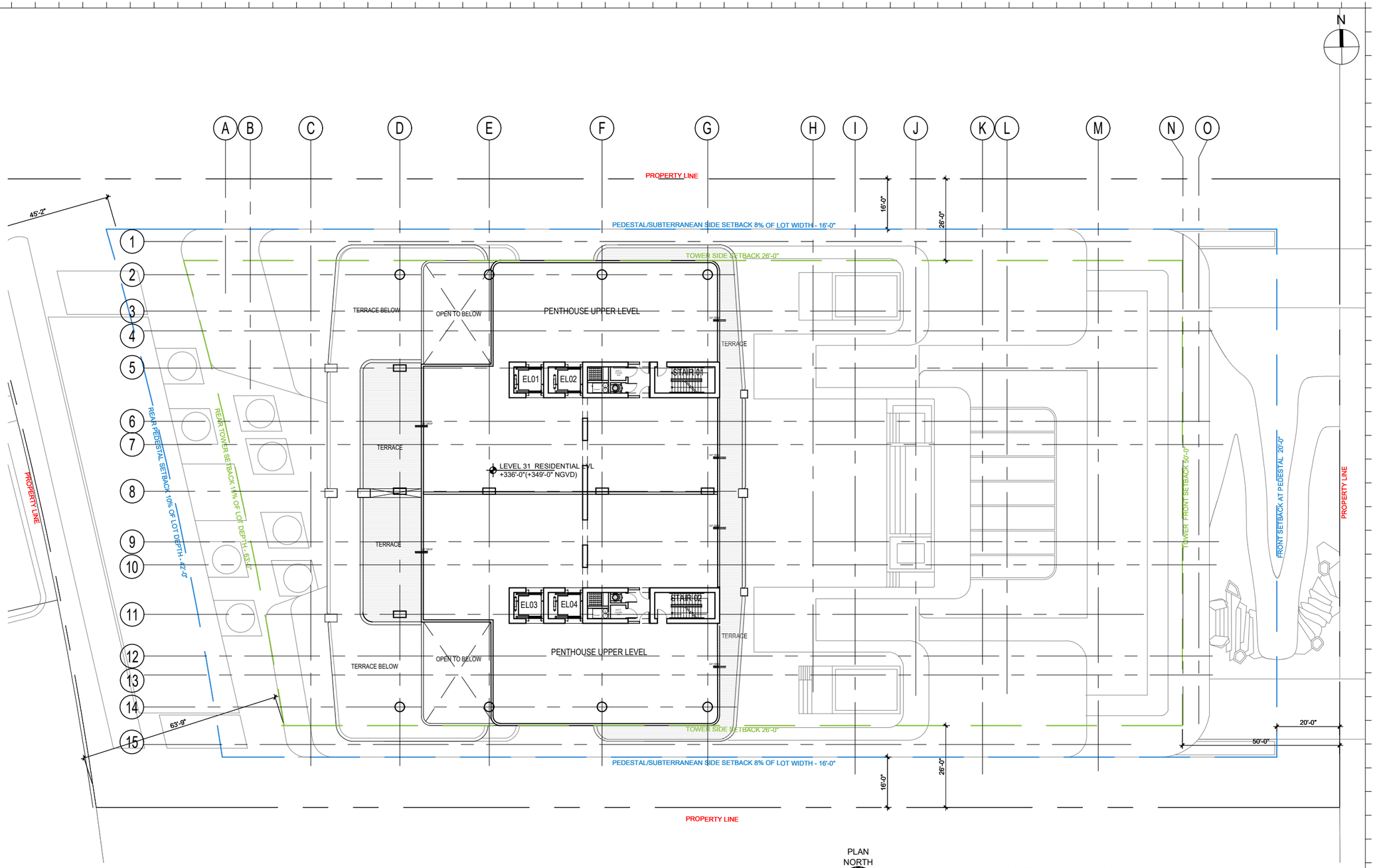
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LOWER PENTHOUSE
FLOOR PLAN

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



PLAN NORTH

LEVEL 31 - UPPER PENTHOUSE PLAN

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

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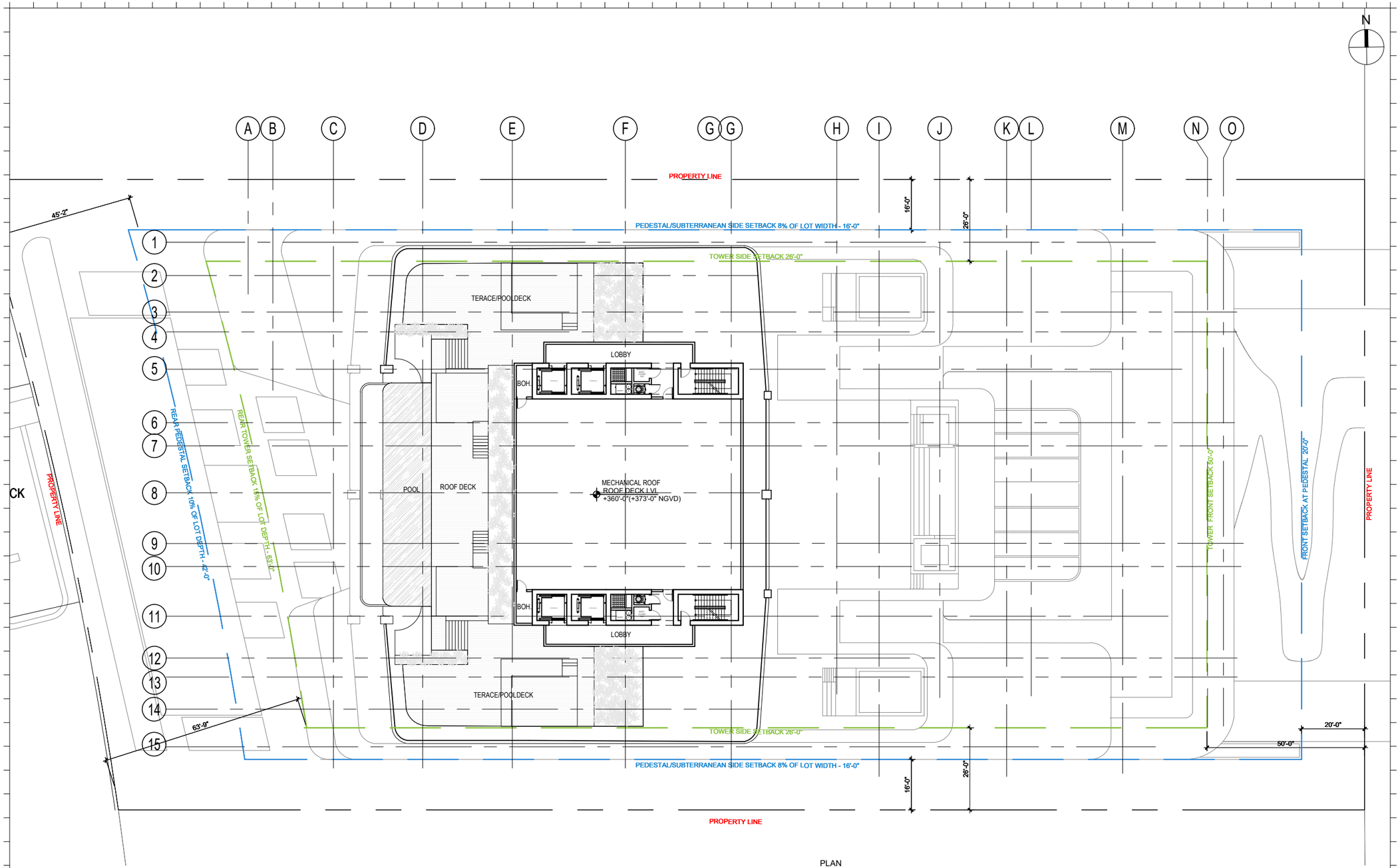
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UPPER PENTHOUSE
FLOOR PLAN

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



PLAN NORTH

LEVEL ROOF DECK

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

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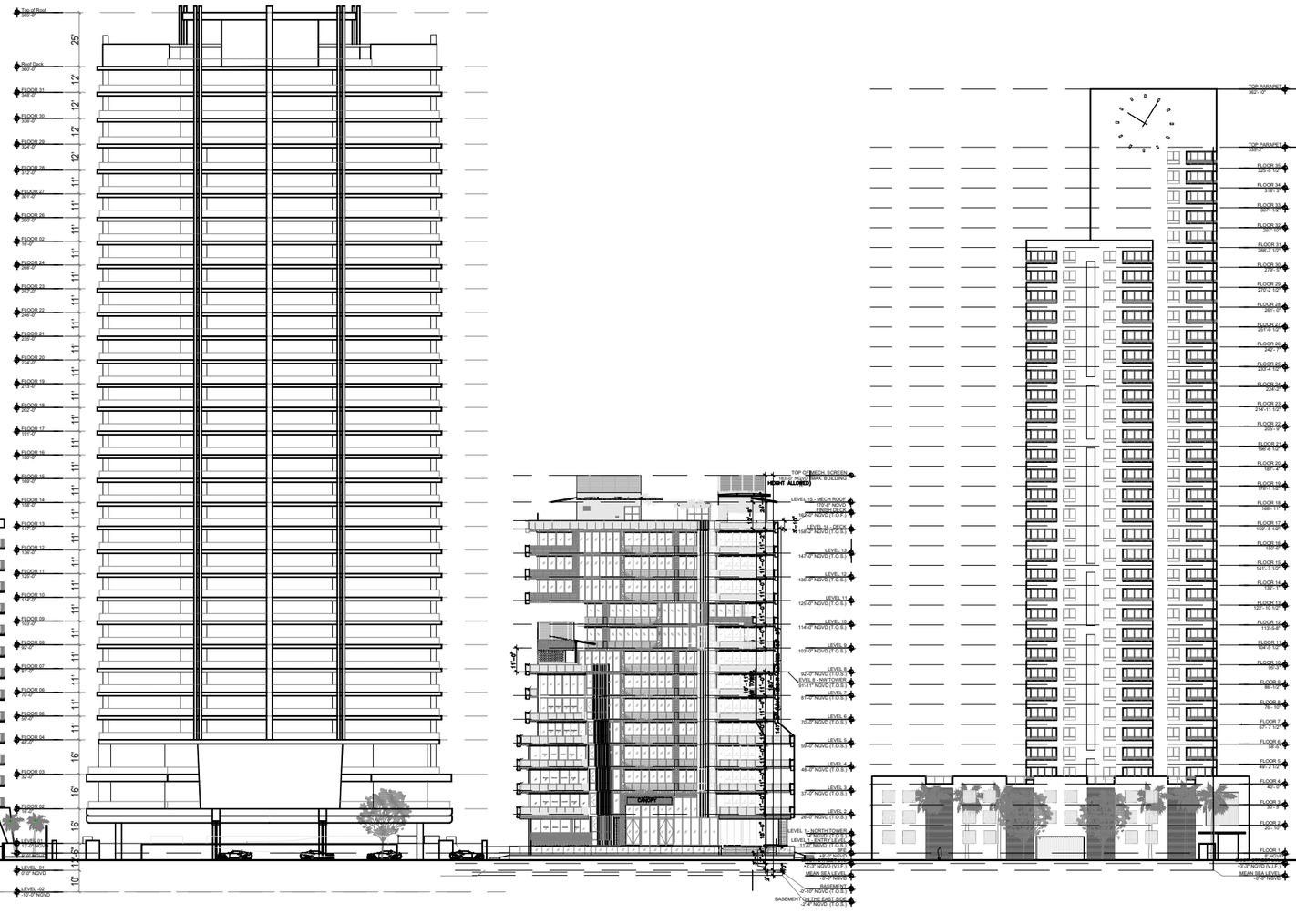
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ROOFDECK LEVEL
FLOOR PLAN

Date:	12/12/2024	Sheet No.
Scale:	AS INDICATED	A3.13
Project #:	2412	



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

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CONTEXT ELEVATIONS

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



1 SOUTH ELEVATION

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



1 NORTH ELEVATION

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

Rev.	Date	Rev.	Date

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K O B I
K A R P

ELEVATIONS

Date:	12/12/2024	Sheet No.
Scale:	1/64" = 1'-0"	A4.01
Project #:	2412	



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



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

Rev.	Date	Rev.	Date

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ELEVATIONS

Date:	12/12/2024	Sheet No.	A4.02
Scale:	1/64" = 1'-0"		
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1 E-W SECTION
SCALE: 1/64" = 1'-0"

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E-W SECTION

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