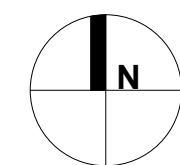
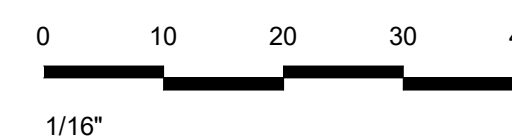


**01 BUILDING FLOOR PLAN - BASEMENT 03**  
 1/16" = 1'-0"



**OWNER**  
 1250 WEST AVENUE OWNER LLC  
 3310 MARY STREET,  
 STE. 302  
 COCONUT GROVE, FLORIDA 33133

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 43002693  
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 T. 954.518.0833

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 1515 E. BROWARD BOULEVARD, SUITE 110  
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 SCHWEMKE SHESON + ASSOCIATES INC.  
 3360 CORPORATE WAY  
 MIRAMAR, FL 33025  
 T. 954.435.7010

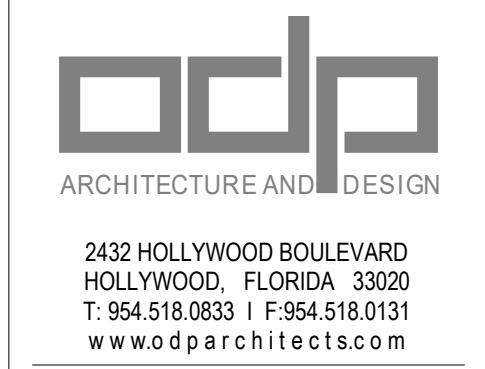
**TRAFFIC ENGINEER**  
 KIMLEY HORN PLANNING AND DESIGN ENGINEERS  
 801 PETERS ROAD, SUITE 2200  
 PLANTATION, FL 33324  
 T. 954.535.5144

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**PROJECT**  
 1250 WEST AVENUE  
 MIAMI BEACH, FLORIDA 33139

**REVISIONS**

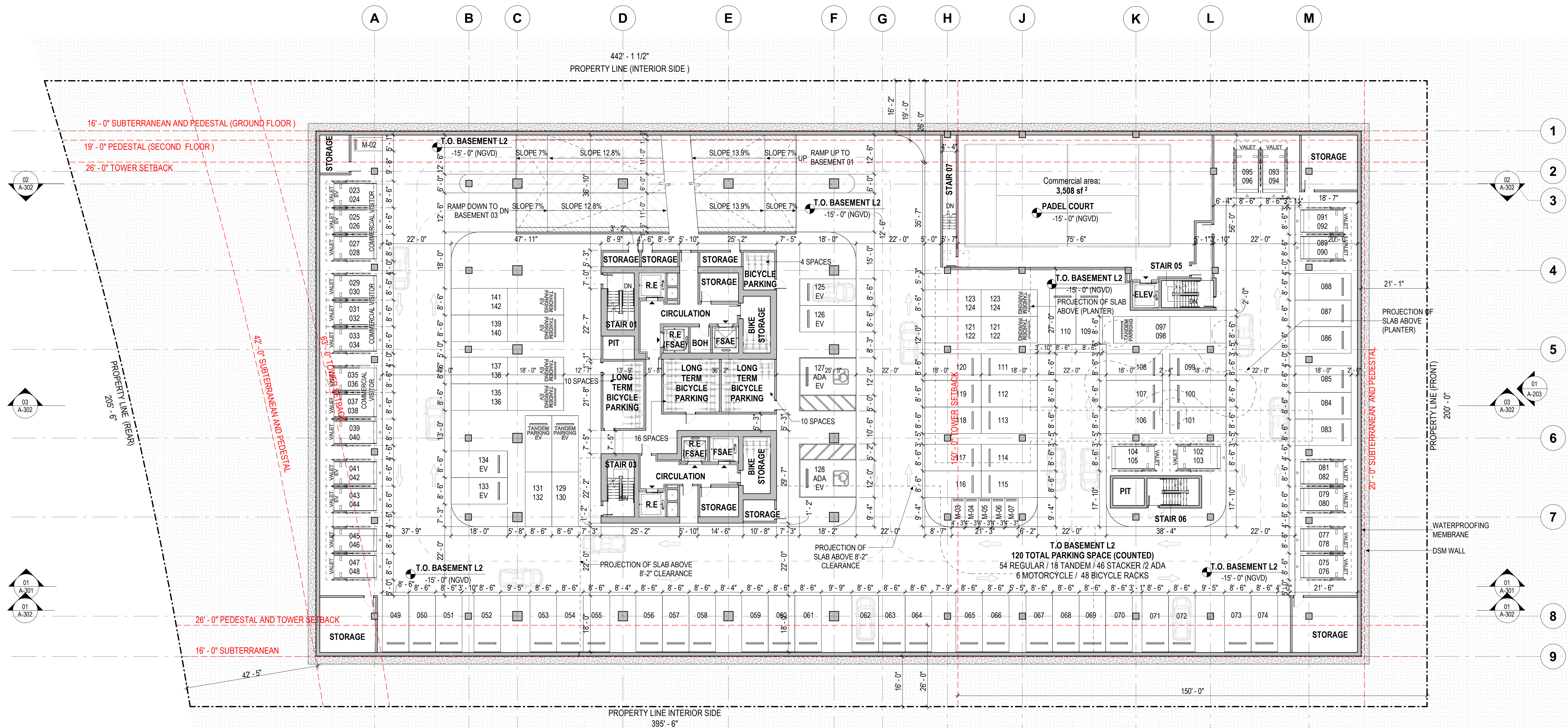
NO	DATE	REVISION TITLE
01	01/18/2026	DRB - FIRST SUBMITTAL
02	02/20/2026	SHORELINE DEVELOPMENT REVIEW
03	03/08/2026	DRB - FINAL SUBMITTAL

SCALE: 1/16" = 1'-0"  
 DATE: 03/08/2026  
 SHEET NAME:

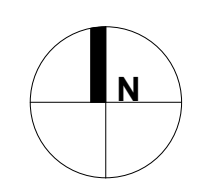
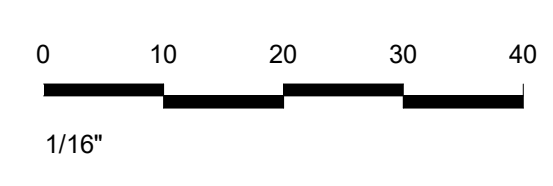
**LEVEL BASEMENT 03**

SHEET NO.  
**A-101**

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**01 BUILDING FLOOR PLAN - BASEMENT 02**  
 1/16" = 1'-0"



**OWNER**  
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 3310 MARY STREET,  
 STE. 302  
 COCONUT GROVE, FLORIDA 33133

**ARCHITECT OF RECORD**  
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 A20000003  
 2432 HOLLYWOOD BLVD  
 HOLLYWOOD, FL 33020  
 T. 954.518.0833

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 1515 E. BROWARD BOULEVARD, SUITE 110  
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 MIRAMAR, FL 33005  
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 PLANTATION, FL 33324  
 T. 954.535.5144

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**PROJECT**  
 1250 WEST AVENUE  
 1250 WEST AVENUE  
 MIAMI BEACH, FLORIDA 33139

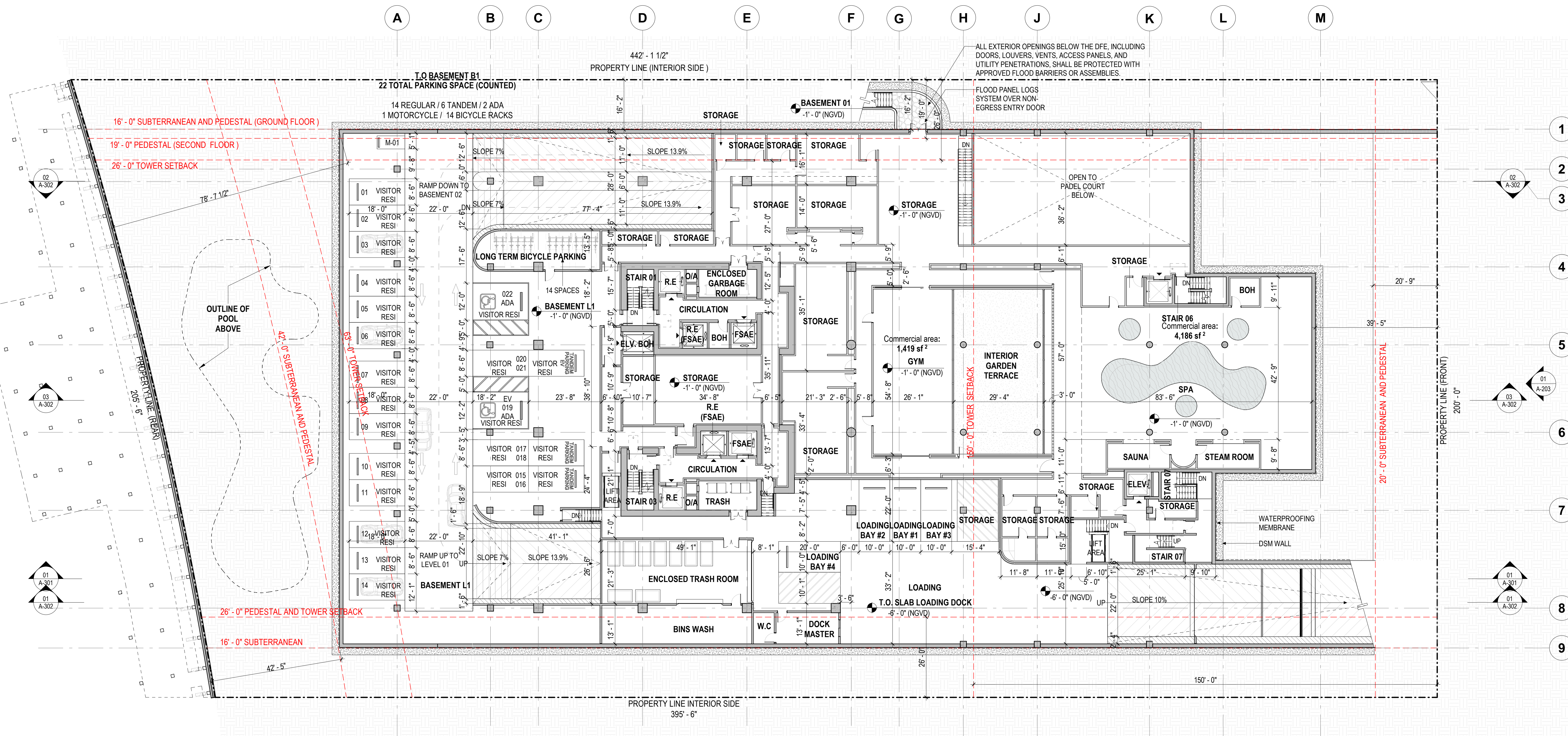
**REVISIONS**

NO	DATE	REVISION TITLE
01	01/18/2026	DRB - FIRST SUBMITTAL
02	02/20/2026	SHORELINE DEVELOPMENT REVIEW
03	03/08/2026	DRB - FINAL SUBMITTAL

SCALE: 1/16" = 1'-0"  
 DATE: 03/08/2026  
 SHEET NAME:

**LEVEL BASEMENT 02**

SHEET NO.  
**A-102**



**OWNER**  
 1250 WEST AVE OWNER LLC  
 3310 MARY STREET,  
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 COCONUT GROVE, FLORIDA 33133

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 O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.  
 A20202026  
 2432 HOLLYWOOD BLVD  
 HOLLYWOOD, FL 33020  
 T: 954.518.0833

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 TEL: 954.524.3300 | LCC02000501

**CIVIL ENGINEER**  
 SCHWEMKE SHISKIN + ASSOCIATES INC.  
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 MIRAMAR, FL 33025  
 T: 954.435.7010

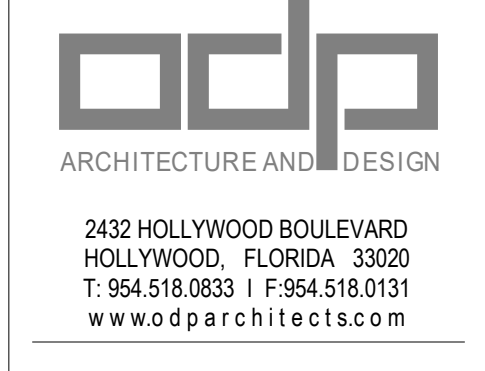
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 8001 PETERS ROAD, SUITE 2200  
 PLANTATION, FL 33324  
 T: 954.535.5144

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 1250 WEST AVENUE  
 MIAMI BEACH, FLORIDA 33139

**REVISIONS**

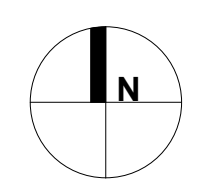
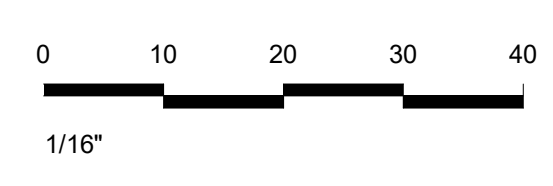
NO	DATE	REVISION TITLE
01	01/18/2026	DRB - FIRST SUBMITTAL
02	02/20/2026	SHORELINE DEVELOPMENT REVIEW
03	03/08/2026	DRB - FINAL SUBMITTAL

SCALE: 1/16" = 1'-0"  
 DATE: 03/08/2026

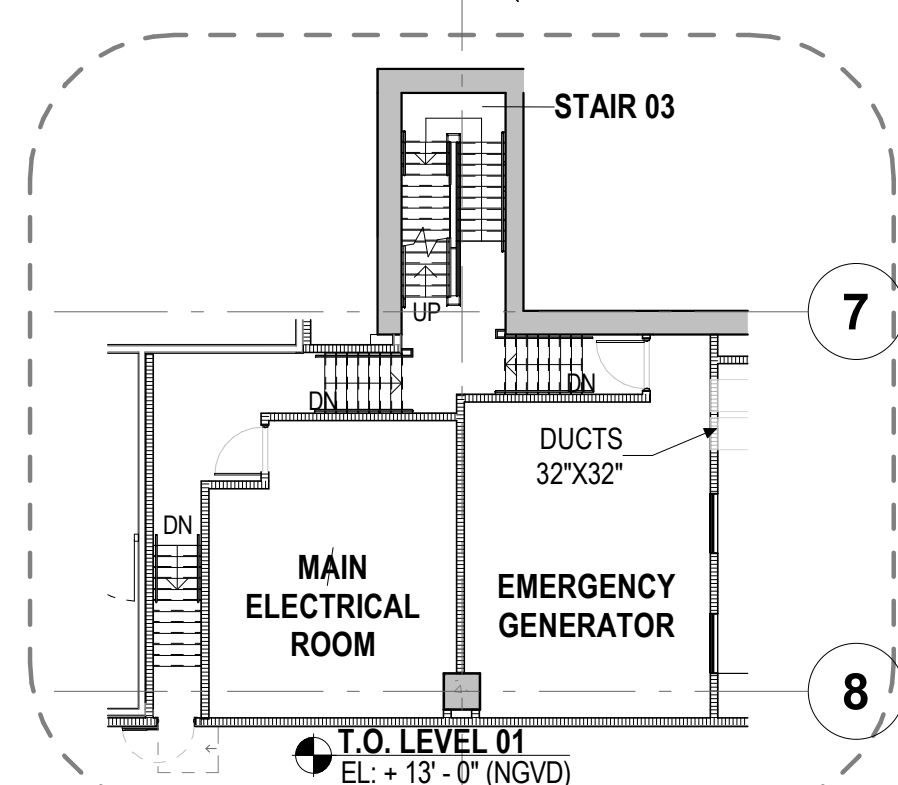
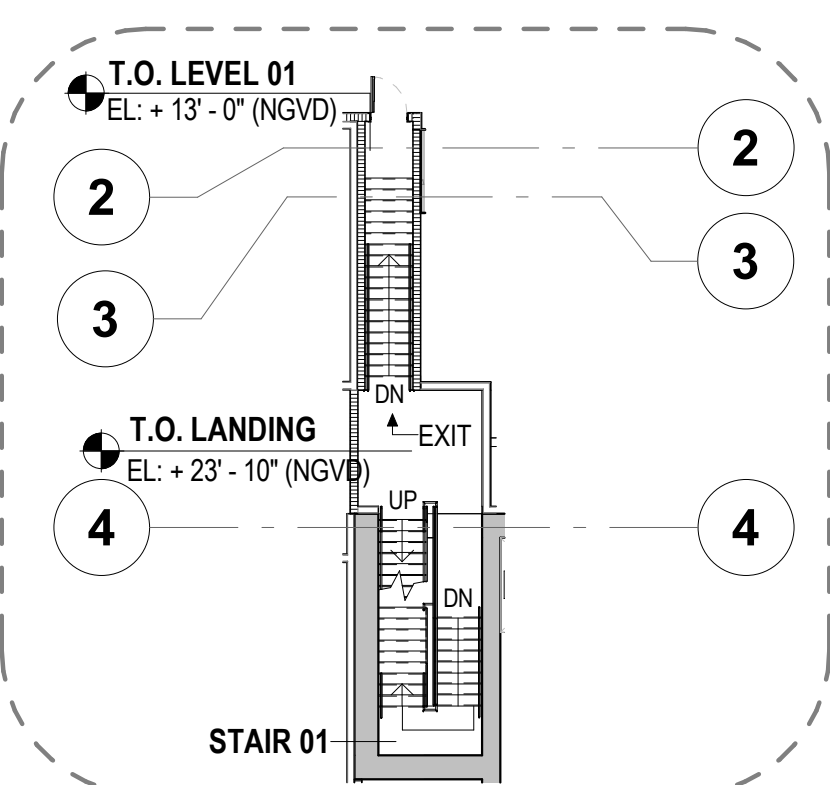
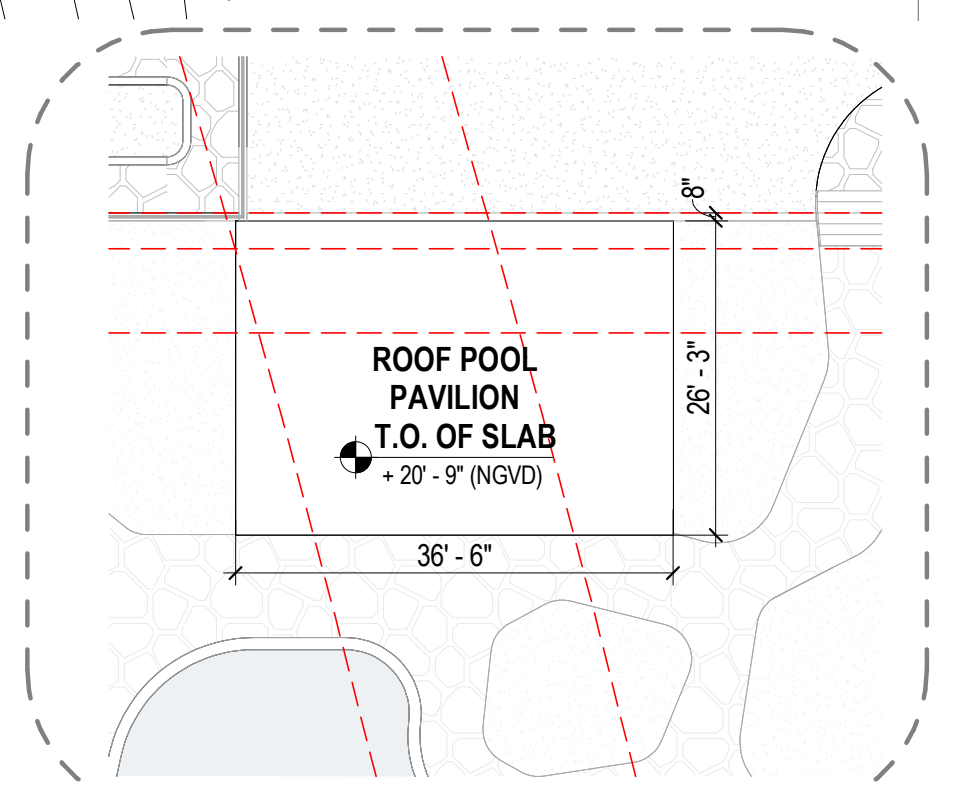
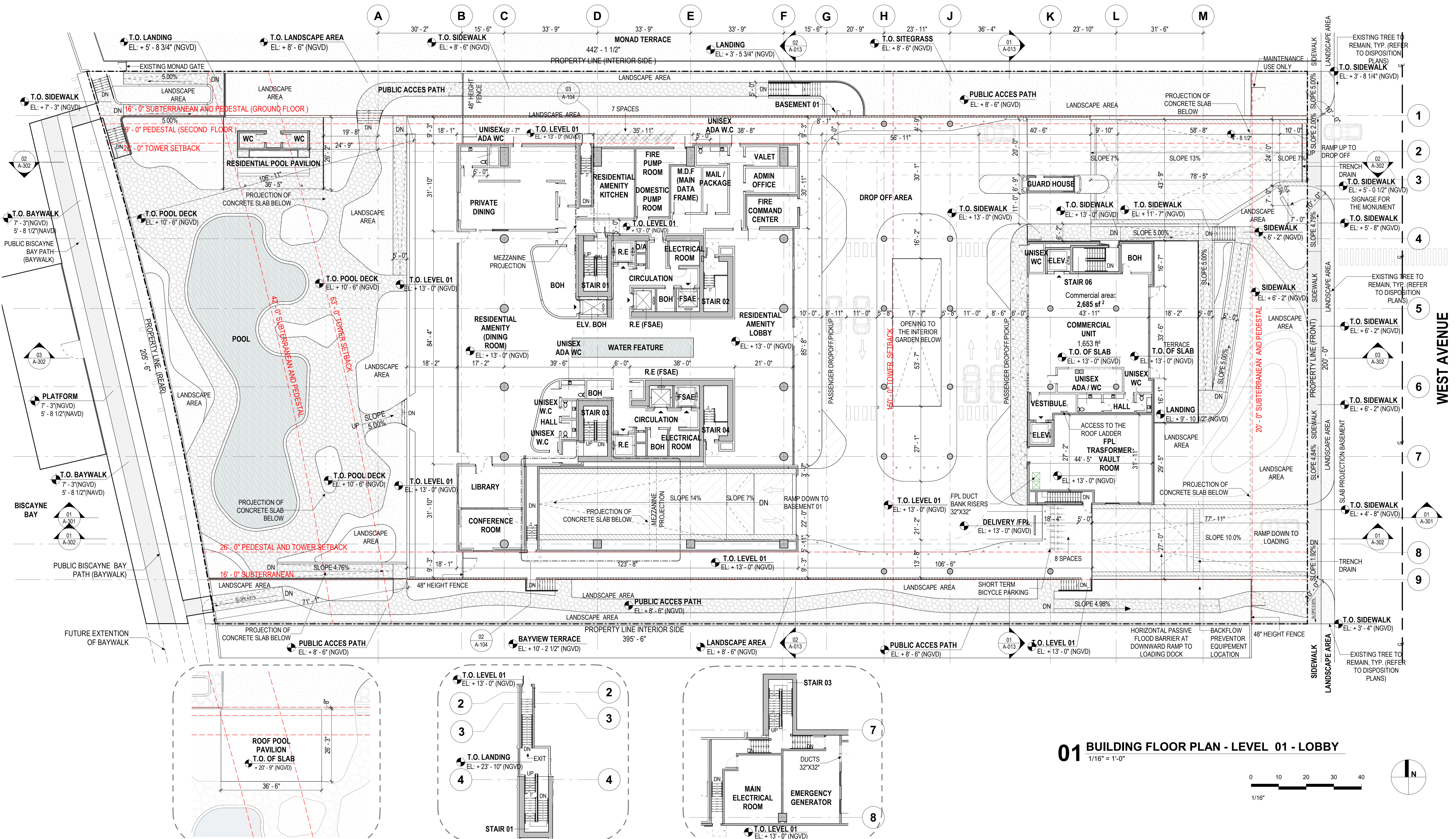
**LEVEL BASEMENT 01**

SHEET NO.  
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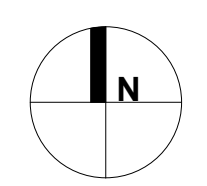
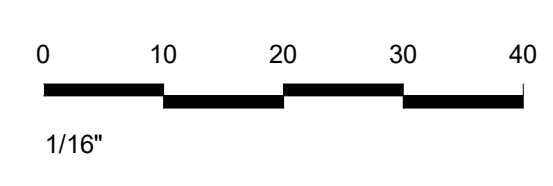
**01 BUILDING FLOOR PLAN - BASEMENT 01**  
 1/16" = 1'-0"



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**01 BUILDING FLOOR PLAN - LEVEL 01 - LOBBY**  
1/16" = 1'-0"



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1250 WEST AVE OWNER LLC  
3310 MARY STREET,  
STE. 302  
COCCOAUT GROVE, FLORIDA 33013

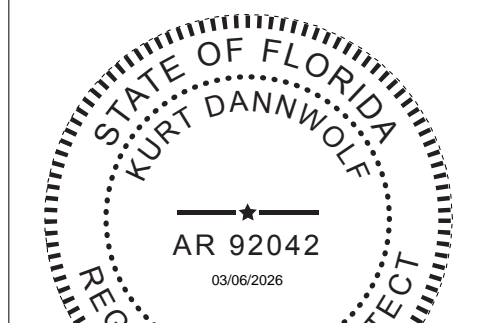
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43620993  
2432 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020  
T. 954.518.0833

**LANDSCAPE ARCHITECT OF RECORD**  
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FORT LAUDERDALE, FLORIDA 33301 USA  
TEL. 954.524.3300 | LCC0200601

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MIAMI, FL 33055  
T. 954.435.7010

**TRAFFIC ENGINEER**  
KIMLEY HORN PLANNING AND DESIGN ENGINEERS  
8001 PETERS ROAD, SUITE 2200  
PLANTATION, FL 33324  
T. 954.535.5144

**STRUCTURAL**  
DESIMONE CONSULTING ENGINEERING  
100 BRUCKNER BLVD, MIAMI, FL 33112  
T. 1-305.441.0709



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HOLLYWOOD, FLORIDA 33020  
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**PROJECT**  
1250 WEST AVENUE  
1250 WEST AVENUE  
MIAMI BEACH, FLORIDA 33139

**REVISIONS**

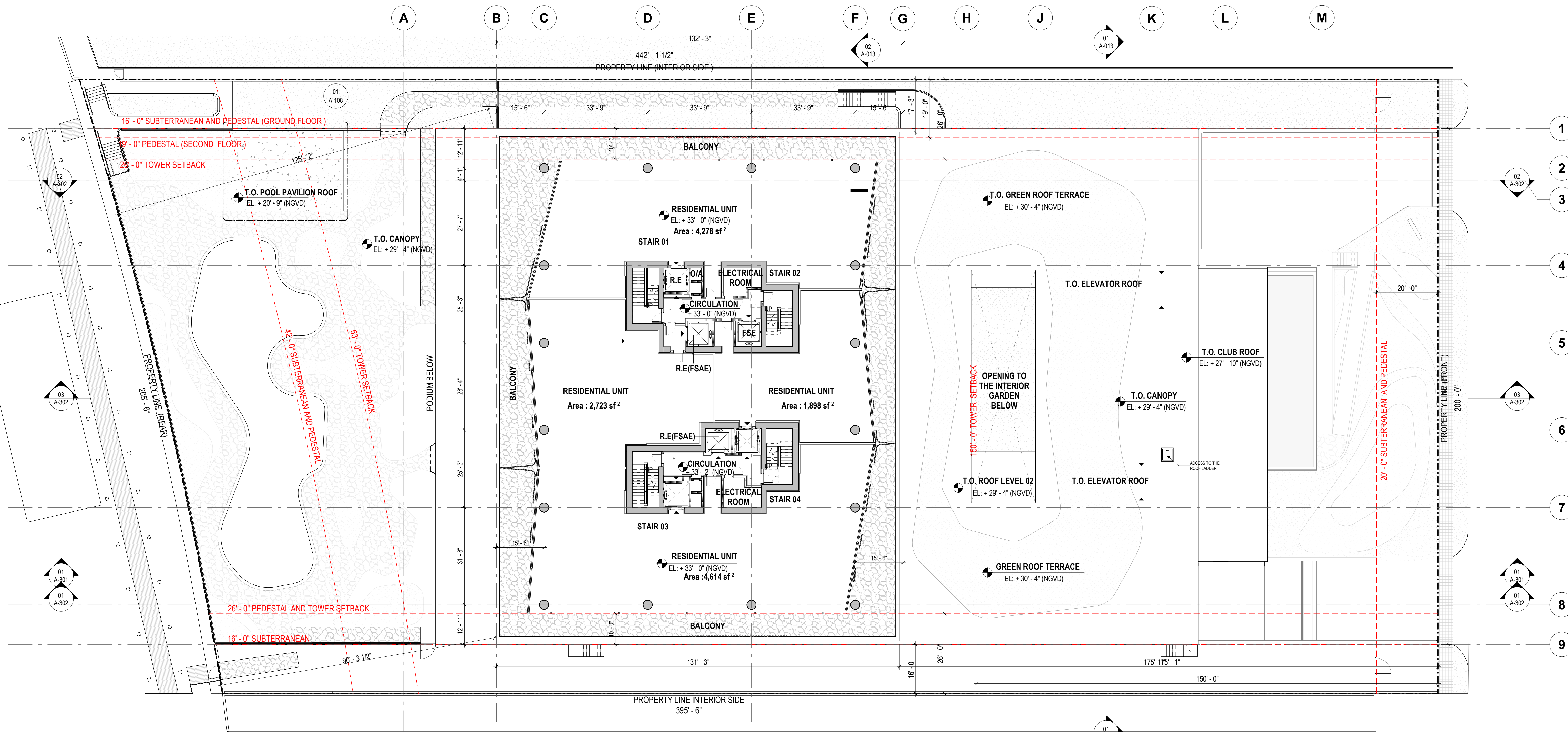
NO	DATE	REVISION TITLE
01	01/18/2026	DRB - FIRST SUBMITTAL
02	02/20/2026	SHORELINE DEVELOPMENT REVIEW
03	03/08/2026	DRB - FINAL SUBMITTAL

SCALE: 1/16" = 1'-0"  
DATE: 03/08/2026  
SHEET NAME:

**LEVEL 01 - LOBBY**

SHEET NO.  
**A-104**

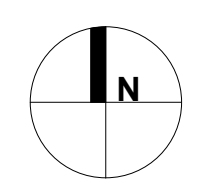
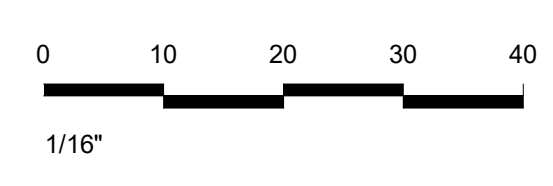
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UNIT MIX						
LEVEL	UNITS PER FLOOR	# OF FLOORS	2 BD	3 BD	4 BD	5 BD
LEVEL 28	2 UNITS	1 FLOOR				2
LEVELS 26 - 27	4 UNITS	2 FLOORS	1	1	2	
LEVELS 17 - 25	4 UNITS	9 FLOORS	1	1	2	
LEVELS 2 - 16	4 UNITS	15 FLOORS	1	1	2	
<b>TOTAL # OF UNITS</b>	<b>106 UNITS</b>		<b>26</b>	<b>26</b>	<b>52</b>	<b>2</b>

NOTE: UNIT LAYOUTS ARE CURRENTLY UNDER DEVELOPMENT. UNIT PLANS AND CONFIGURATIONS WILL BE PROVIDED AT A LATER DATE.

**01 BUILDING FLOOR PLAN - LEVEL 02 TO LEVEL 27**  
1/16" = 1'-0"



**OWNER**  
1250 WEST AVENUE OWNER LLC  
3310 MARY STREET,  
STE. 302  
COCONUT GROVE, FLORIDA 33133

**ARCHITECT OF RECORD**  
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43020933  
2432 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020  
T. 954.518.0833

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EDSA  
1515 E. BROWARD BOULEVARD, SUITE 110  
FORT LAUDERDALE, FLORIDA 33301 USA  
TEL. 954.524.3300 | LCC2009051

**CIVIL ENGINEER**  
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MIRAMAR, FL 33025  
T. 954.435.7010

**TRAFFIC ENGINEER**  
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801 PETERS ROAD, SUITE 2200  
PLANTATION, FL 33324  
T. 954.535.5144

**STRUCTURAL**  
DESMONE CONSULTING ENGINEERING  
100 BRACKEY BLVD, MIAMI, FL 33132  
T. 1.305.441.0709

**STATE OF FLORIDA**  
KURT DANNWOLF  
REGISTERED ARCHITECT  
AR 92042  
03/06/2026

**Kurt Dannwolf**  
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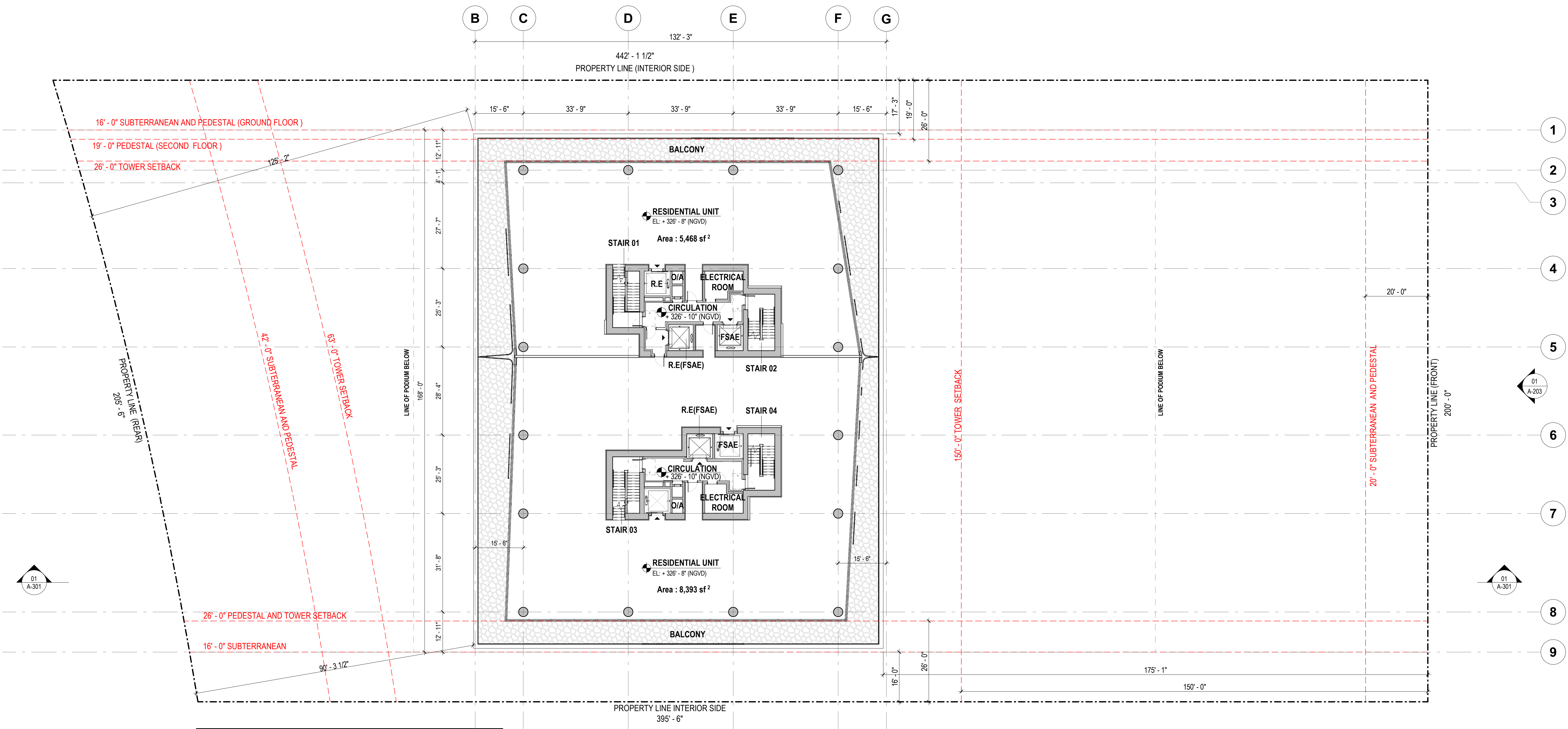
**PROJECT**  
1250 WEST AVENUE  
MIAMI BEACH, FLORIDA 33139

**REVISIONS**

NO	DATE	REVISION TITLE
01	01/18/2026	DRB - FIRST SUBMITTAL
02	02/20/2026	SHORELINE DEVELOPMENT REVIEW
03	03/08/2026	DRB - FINAL SUBMITTAL

SCALE: As indicated  
DATE: 03/08/2026  
SHEET NAME:  
**LEVEL 02 TO LEVEL 27**  
SHEET NO.  
**A-105**

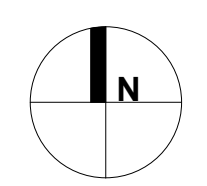
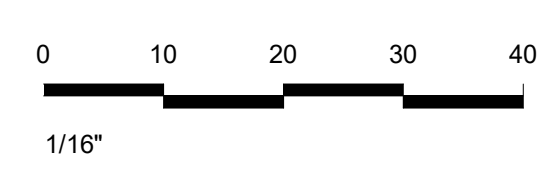
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UNIT MIX						
LEVEL	UNITS PER FLOOR	# OF FLOORS	2 BD	3 BD	4 BD	5 BD
LEVEL 28	2 UNITS	1 FLOOR				2
LEVELS 26 - 27	4 UNITS	2 FLOORS	1	1	2	
LEVELS 17 - 25	4 UNITS	9 FLOORS	1	1	2	
LEVELS 2 - 16	4 UNITS	15 FLOORS	1	1	2	
<b>TOTAL # OF UNITS</b>	<b>106 UNITS</b>		<b>26</b>	<b>26</b>	<b>52</b>	<b>2</b>

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**01 BUILDING FLOOR PLAN - LEVEL 28**  
1/16" = 1'-0"



**OWNER**  
1250 WEST AVE OWNER LLC  
3310 MARY STREET,  
STE. 302  
COCONUT GROVE, FLORIDA 33133

**ARCHITECT OF RECORD**  
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A20200293  
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HOLLYWOOD, FL 33020  
T: 954.518.0833

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FORT LAUDERDALE, FLORIDA 33301 USA  
TEL: 954.524.3300 | LCC2000061

**CIVIL ENGINEER**  
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3360 CORPORATE WAY  
MIAMI, FL 33025  
T: 954.435.7010

**TRAFFIC ENGINEER**  
KIMLEY HORN PLANNING AND DESIGN ENGINEERS  
8001 PETERS ROAD, SUITE 2200  
PLANTATION, FL 33324  
T: 954.535.5144

**STRUCTURAL**  
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**PROJECT**  
1250 WEST AVENUE  
MIAMI BEACH, FLORIDA 33139

**REVISIONS**

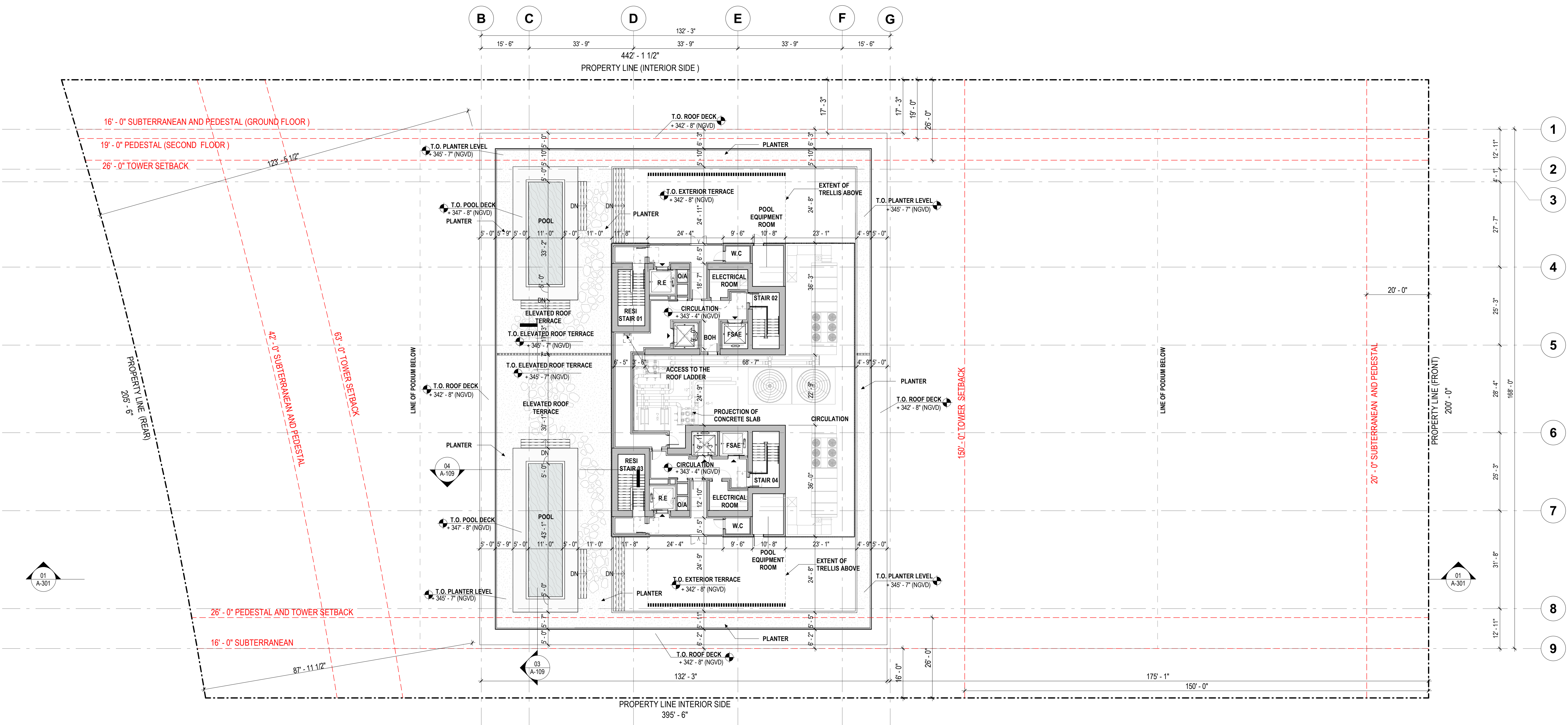
NO	DATE	REVISION TITLE
01	01/18/2026	DRB - FIRST SUBMITTAL
	02/20/2026	SHORELINE DEVELOPMENT REVIEW
	03/08/2026	DRB - FINAL SUBMITTAL

SCALE: As indicated  
DATE: 03/08/2026  
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**LEVEL 28**

SHEET NO.  
**A-106**

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 COCONUT GROVE, FLORIDA 33133

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 A20000003  
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 HOLLYWOOD, FL 33020  
 T. 954.518.0833

**LANDSCAPE ARCHITECT OF RECORD**  
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 FORT LAUDERDALE, FLORIDA 33301 USA  
 TEL. 954.524.3300 | LCC2000001

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 MIAMI, FL 33055  
 T. 954.435.7010

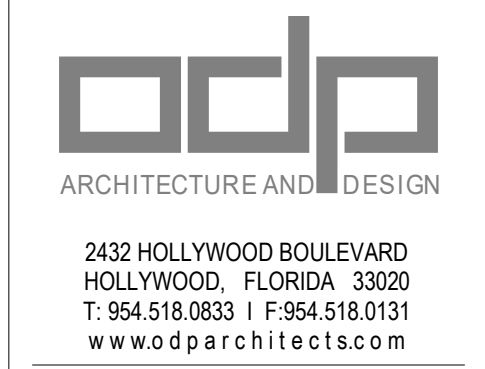
**TRAFFIC ENGINEER**  
 KIMLEY HORN PLANNING AND DESIGN ENGINEERS  
 801 PETERS ROAD, SUITE 2200  
 PLANTATION, FL 33324  
 T. 954.535.5144

**STRUCTURAL**  
 DESIMONE CONSULTING ENGINEERING  
 100 BRUCKYNE BLVD, MIAMI, FL 33132  
 T. 1-305-441-0709



**Kurt Dannwolf**  
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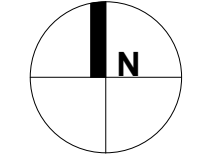
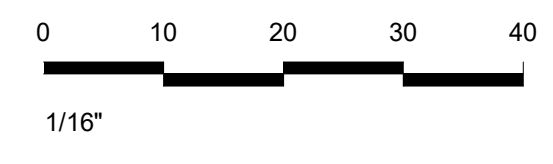
**PROJECT**  
 1250 WEST AVENUE  
 1250 WEST AVENUE  
 MIAMI BEACH, FLORIDA 33139

**REVISIONS**

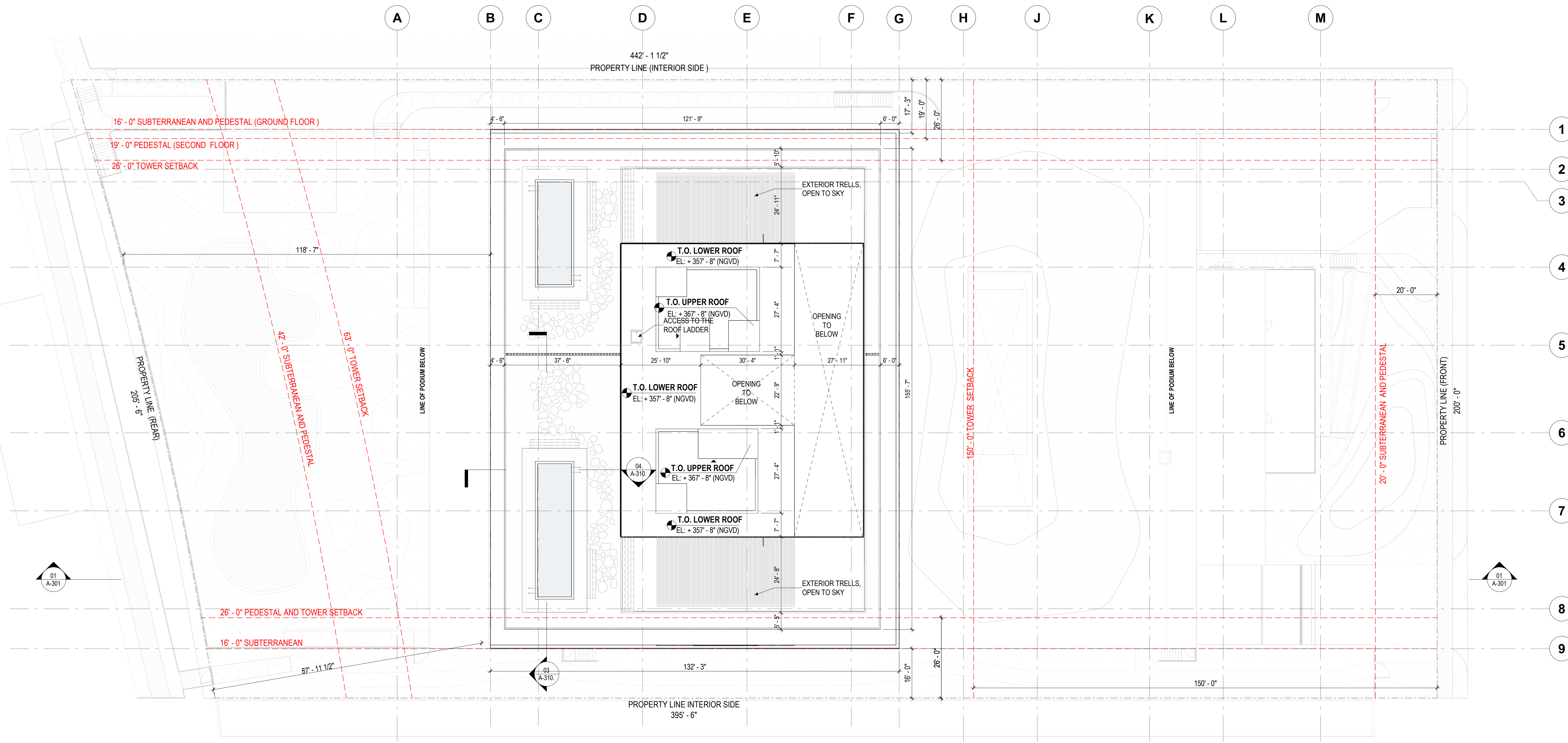
NO	DATE	REVISION TITLE
01	01/18/2026	DRB - FIRST SUBMITTAL
02	02/20/2026	SHORELINE DEVELOPMENT REVIEW
03	03/08/2026	DRB - FINAL SUBMITTAL

SCALE: 1/16" = 1'-0"  
 DATE: 03/08/2026  
 SHEET NAME:  
**ROOF LEVEL**  
 SHEET NO.  
**A-107**

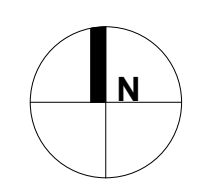
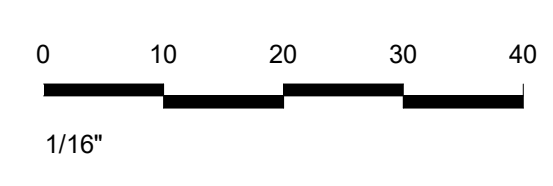
**01 BUILDING FLOOR PLAN - ROOF**  
 1/16" = 1'-0"



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**01 BUILDING FLOOR PLAN - TOP OF ROOF**  
 1/16" = 1'-0"



**OWNER**  
 1250 WEST AVENUE OWNER LLC  
 3310 MARY STREET,  
 STE. 302  
 COCONUT GROVE, FLORIDA 33133

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 PLANTATION, FL 33324  
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**STRUCTURAL**  
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 T. 1-305-441-0709



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**PROJECT**  
 1250 WEST AVENUE

1250 WEST AVENUE  
 MIAMI BEACH, FLORIDA 33139

**REVISIONS**

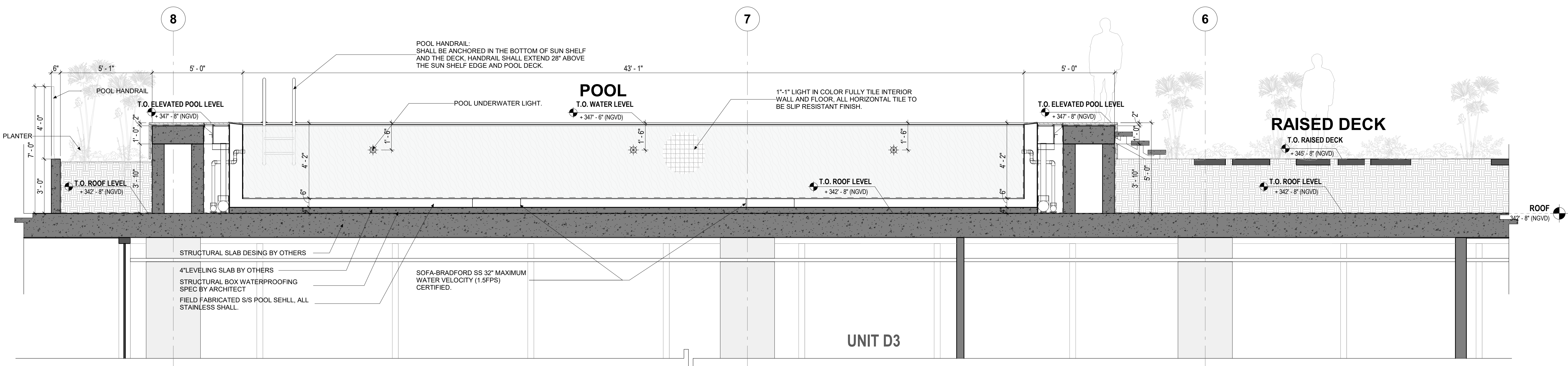
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SCALE: 1/16" = 1'-0"  
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 SHEET NAME:

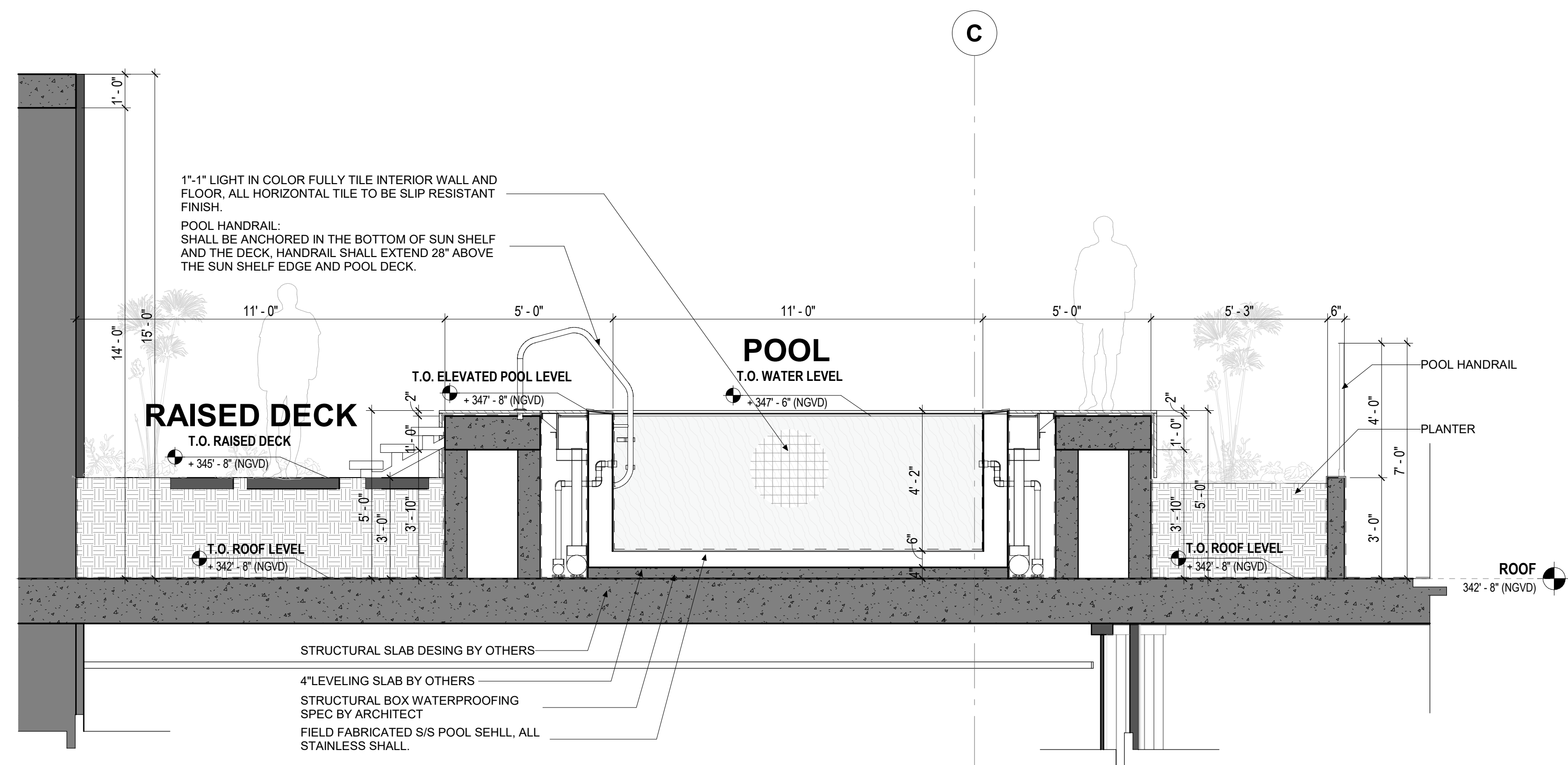
**TOP OF ROOF**

SHEET NO.  
**A-108**

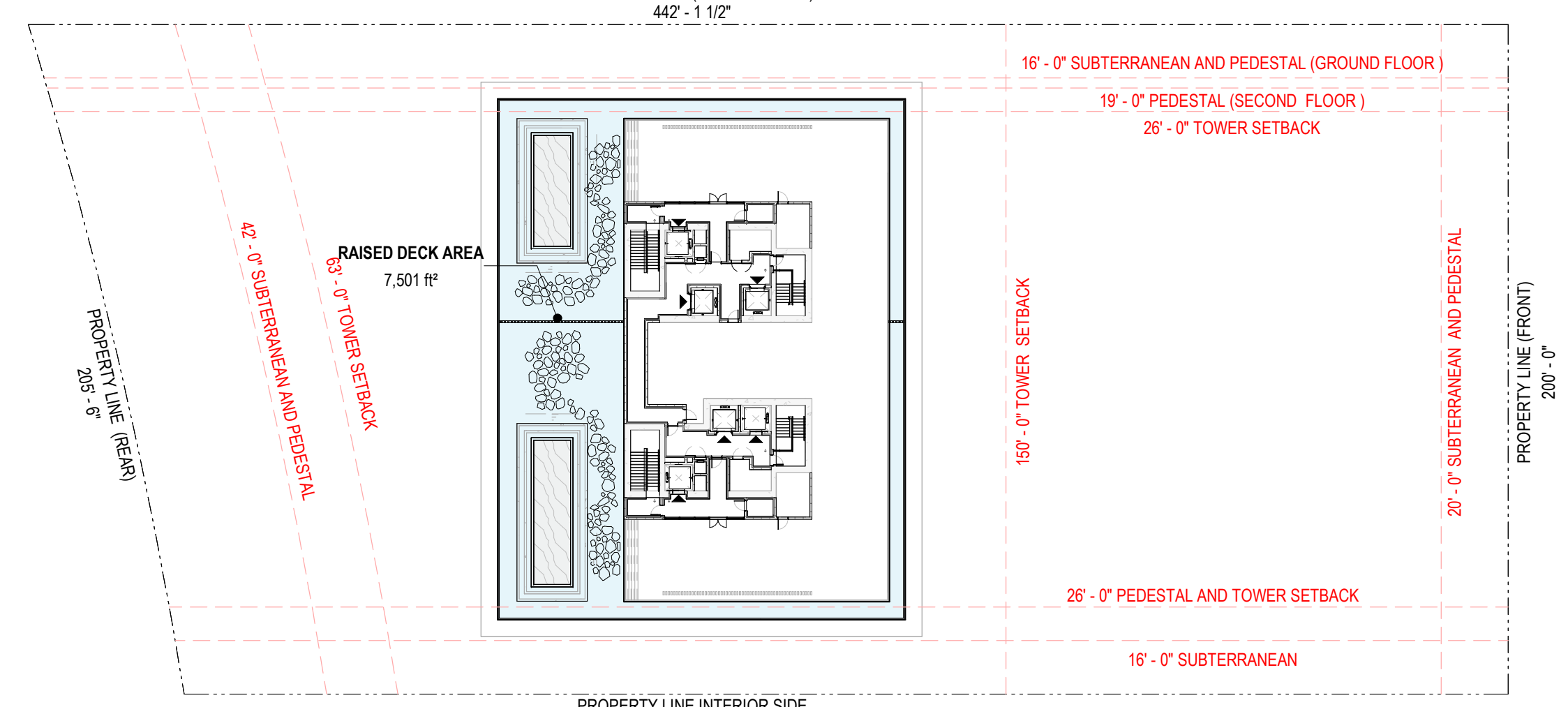
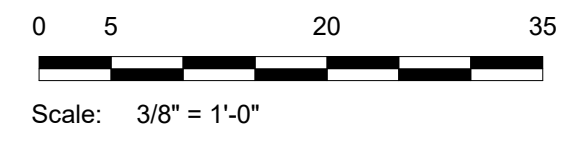
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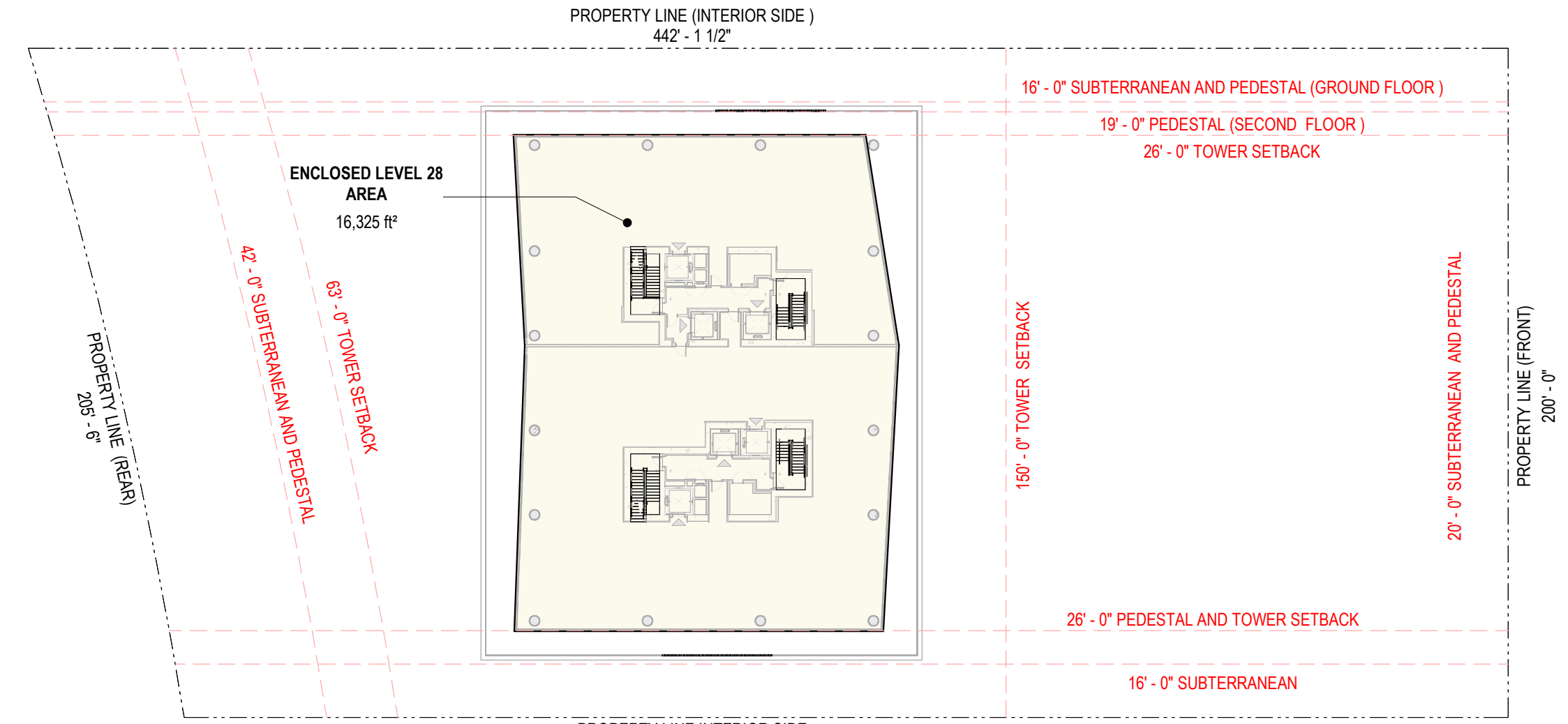
**03 POOL SECTION-LONGITUDINAL**  
3/8" = 1'-0"



**04 POOL SECTION-TRANVERSE**  
3/8" = 1'-0"



**02 RAISED POOL DECK AREA**  
1" = 40'-0"



**01 ENCLOSED LEVEL 28 AREA**  
1" = 40'-0"

SURFACE AREA DIAGRAM OF 50% ABOVE THE LOWER LEVEL OF THE IMMEDIATELY LOWER ENCLOSED SURFACE	
TOTAL ENCLOSED AREA OF THE LOWER FLOOR (LEVEL 28) =	16,325 SF
50% AREA LIMITATION PER MBRC 7.5.2.1.A.3 =	8,162 SF
TOTAL RAISED DECK AREA =	7,501 SF
% OF RAISED DECK ABOVE ROOF LEVEL =	7,501 SF = 46%

Note 1: Decks, not to exceed 3 feet above the main roofline and not exceeding a combined deck area of 50 percent (50%) of the enclosed floor area immediately on floor below.  
Note 2: Area limitation per MBRC 7.5.2.1.A.3

**OWNER**  
1250 WEST AVE OWNER LLC  
3310 MARY STREET,  
STE. 302  
COCONUT GROVE, FLORIDA 33133

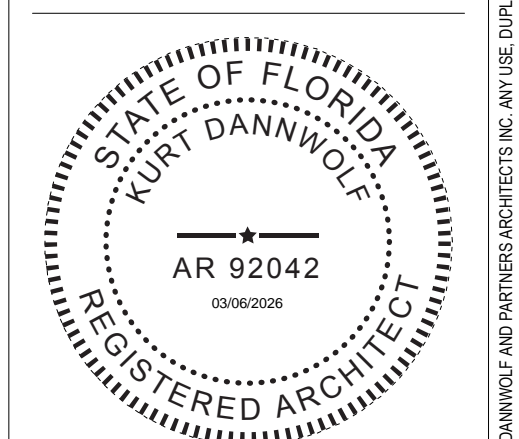
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2432 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020  
T. 954.518.0833

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T. 954.435.7010

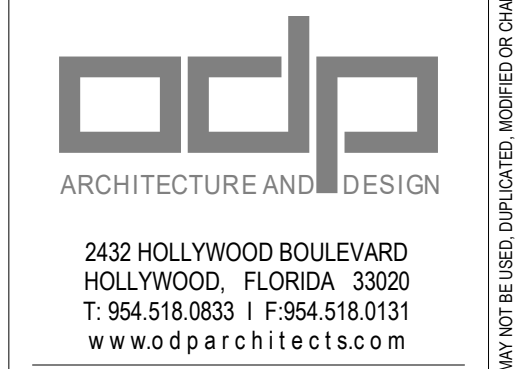
**TRAFFIC ENGINEER**  
KIMLEY HORN PLANNING AND DESIGN ENGINEERS  
801 PETERS ROAD, SUITE 2200  
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**STRUCTURAL**  
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**PROJECT**  
1250 WEST AVENUE

1250 WEST AVENUE  
MIAMI BEACH, FLORIDA 33139

**REVISIONS**

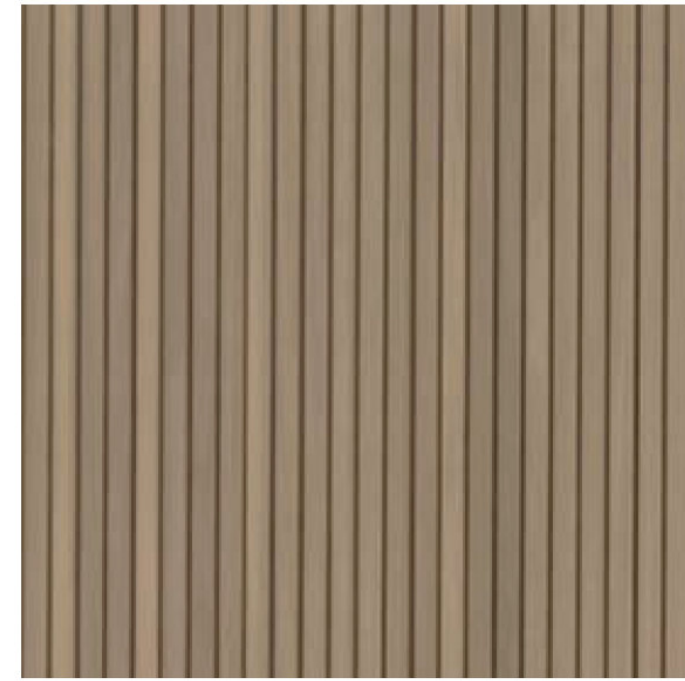
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03	03/08/2026	DRB - FINAL SUBMITTAL

SCALE: As indicated  
DATE: 03/08/2026  
SHEET NAME:

**POOL SECTIONS & ROOF AREA DIAGRAM**  
SHEET NO.  
A-109

**PRELIMINARY FINISHES SCHEDULE**

1250 WEST AVE  
03/05/2026



**WOD.01**

**Category:** Aluminum Cladding  
**Product:** Extruded aluminum slats system  
**Color & finish:** Sublimated wood-grain finish, color: White Oak (natural tone)  
**Dimensions:** 5/8" (W) x 5/8" (D) strip with 1/4" (W) x 5/8" (D) grooves.



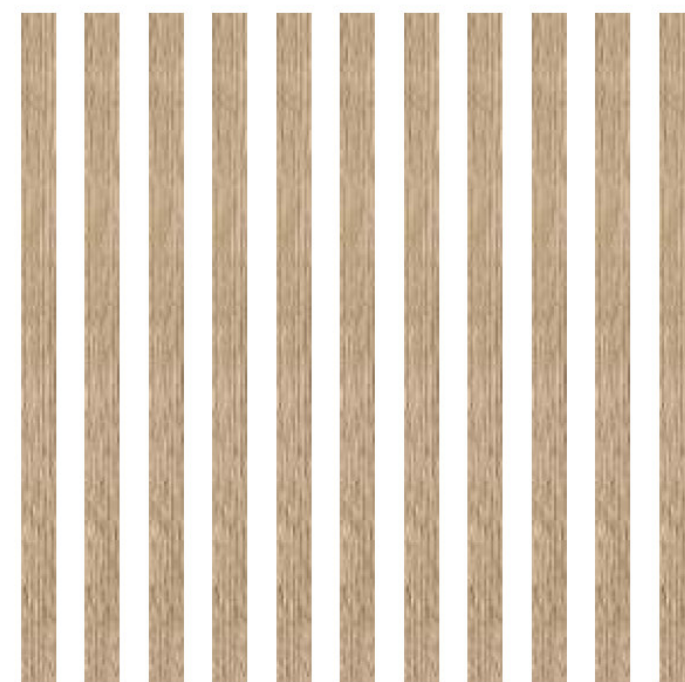
**CON.01**

**Category:** Plaster  
**Product:** Exterior cement plaster applied over cast-in-place concrete substrate with horizontal reveals  
**Color & finish:** Natural, Matte paint finish to match cast-in-place concrete, with water- and oil-repellent sealant



**ALU.01**

**Category:** Aluminum Cladding  
**Product:** Aluminum plates cladding system  
**Color & finish:** Plain Champagne - RAL 1035 plate



**WOD.02**

**Category:** Aluminum Fins  
**Product:** Extruded aluminum fins system  
**Color & finish:** Sublimated wood-grain finish, color: White Oak (natural tone)  
**Dimensions:** 2" (W) x 5" (D) strip with 3-1/2" (D) spacing, 50% open.



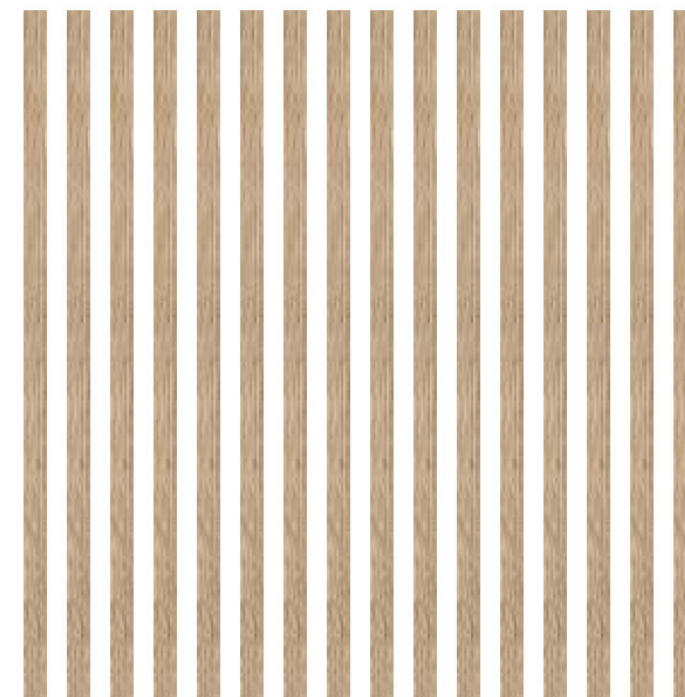
**CON.02**

**Category:** Plaster  
**Product:** Exterior cement plaster (stucco) applied over concrete substrate-smooth finish  
**Color & finish:** Natural, Matte paint finish to match cast-in-place concrete, with water- and oil-repellent sealant



**ALU.02**

**Category:** Aluminum Cladding  
**Product:** Aluminum plates cladding system  
**Color & finish:** Plain Bronze plate



**WOD.03**

**Category:** Aluminum Fins  
**Product:** Extruded aluminum fins system  
**Color & finish:** Sublimated wood-grain finish, color: White Oak (natural tone)  
**Dimensions:** 1-1/2" (W) x 4" (D) strip with 1-1/2" (D) spacing.



**STO.01**

**Category:** Natural Stone  
**Product:** Rustic Stone Cladding  
**Color & finish:** Light brown natural stone cladding.



**GLA.01**

**Category:** Glass  
**Product:** Clear glass - laminated  
**Color & finish:** Extra clear



**GLA.02**

**Category:** Glass  
**Product:** Clear glass - laminated  
**Color & finish:** Extra clear - high impact resistant

**OWNER**

1250 WEST AVE OWNER LLC  
3310 MARY STREET,  
STE. 302  
COCONUT GROVE, FLORIDA 33133

**ARCHITECT OF RECORD**

ODONNELL DANNWOLF AND PARTNERS ARCHITECTS INC.  
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PLANTATION, FL 33324  
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T: 1-305-441-9705

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www.odparchitects.com

**PROJECT**  
1250 WEST AVENUE  
MIAMI BEACH, FLORIDA 33139

**REVISIONS**

NO	DATE	REVISION TITLE
01	01/18/2026	DRB - FIRST SUBMITTAL
02	02/20/2026	SHORELINE DEVELOPMENT REVIEW
03	03/08/2026	DRB - FINAL SUBMITTAL

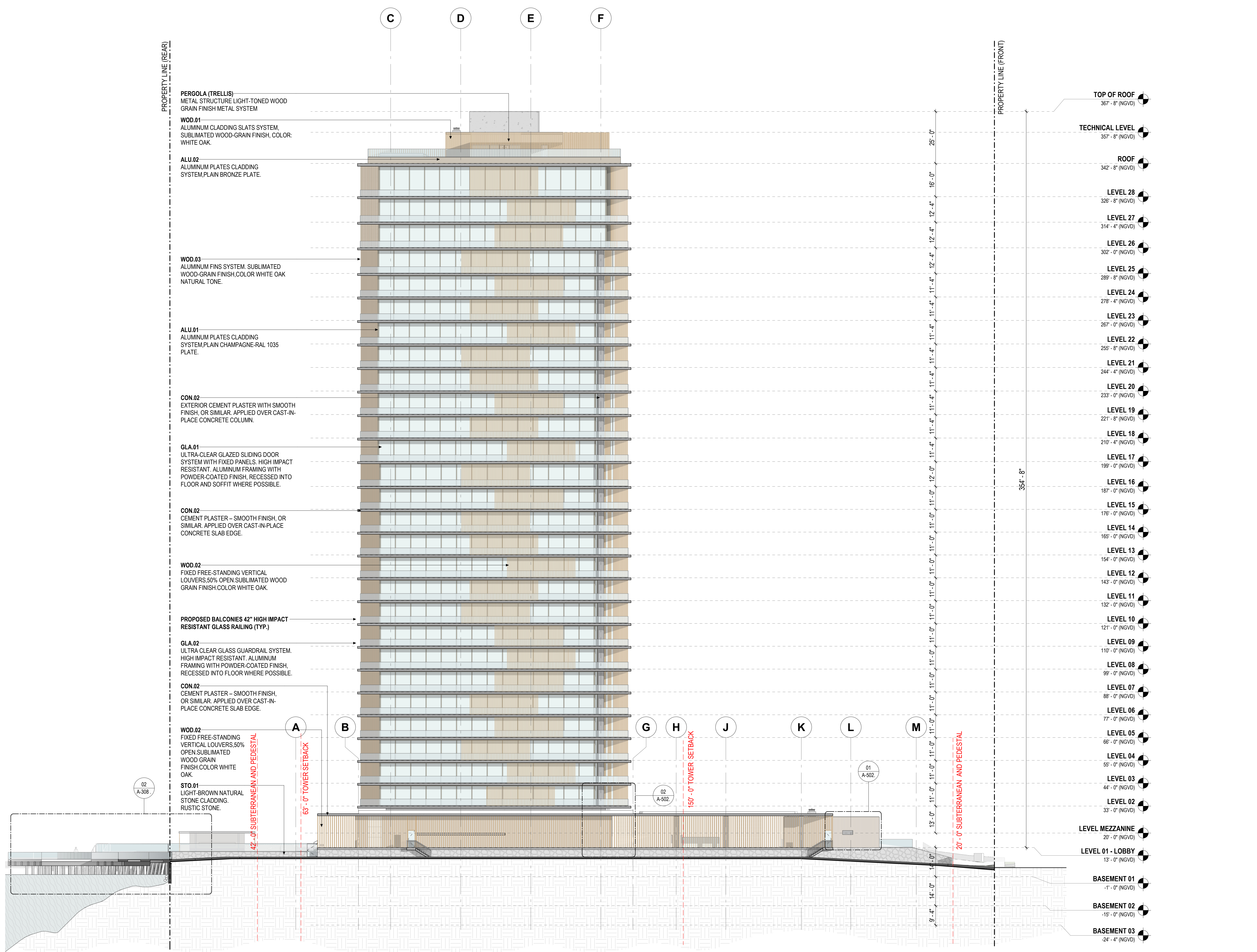
SCALE:  
DATE: 03/08/2026  
SHEET NAME:

**01 MATERIAL SCHEDULE FACADE**

**FACADE MATERIALS**

SHEET NO.  
**A-200**

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PROPERTY LINE (REAR)

PROPERTY LINE (FRONT)

- PERGOLA (TRELLIS)  
METAL STRUCTURE LIGHT-TONED WOOD  
GRAIN FINISH METAL SYSTEM
- WOD.01  
ALUMINUM CLADDING SLATS SYSTEM,  
SUBLIMATED WOOD-GRAIN FINISH, COLOR:  
WHITE OAK.
- ALU.02  
ALUMINUM PLATES CLADDING  
SYSTEM, PLAIN BRONZE PLATE.
- WOD.03  
ALUMINUM FINS SYSTEM, SUBLIMATED  
WOOD-GRAIN FINISH, COLOR WHITE OAK  
NATURAL TONE.
- ALU.01  
ALUMINUM PLATES CLADDING  
SYSTEM, PLAIN CHAMPAGNE-RAL 1035  
PLATE.
- CON.02  
EXTERIOR CEMENT PLASTER WITH SMOOTH  
FINISH, OR SIMILAR, APPLIED OVER CAST-IN-  
PLACE CONCRETE COLUMN.
- GLA.01  
ULTRA-CLEAR GLAZED SLIDING DOOR  
SYSTEM WITH FIXED PANELS, HIGH IMPACT  
RESISTANT, ALUMINUM FRAMING WITH  
POWDER-COATED FINISH, RECESSED INTO  
FLOOR AND SOFFIT WHERE POSSIBLE.
- CON.02  
CEMENT PLASTER - SMOOTH FINISH, OR  
SIMILAR, APPLIED OVER CAST-IN-PLACE  
CONCRETE SLAB EDGE.
- WOD.02  
FIXED FREE-STANDING VERTICAL  
LOUVERS, 50% OPEN SUBLIMATED WOOD  
GRAIN FINISH, COLOR WHITE OAK.
- PROPOSED BALCONIES 42" HIGH IMPACT  
RESISTANT GLASS RAILING (TYP.)
- GLA.02  
ULTRA CLEAR GLASS GUARDRAIL SYSTEM,  
HIGH IMPACT RESISTANT, ALUMINUM  
FRAMING WITH POWDER-COATED FINISH,  
RECESSED INTO FLOOR WHERE POSSIBLE.
- CON.02  
CEMENT PLASTER - SMOOTH FINISH,  
OR SIMILAR, APPLIED OVER CAST-IN-  
PLACE CONCRETE SLAB EDGE.
- WOD.02  
FIXED FREE-STANDING  
VERTICAL LOUVERS, 50%  
OPEN, SUBLIMATED  
WOOD GRAIN  
FINISH, COLOR WHITE  
OAK.
- STO.01  
LIGHT-BROWN NATURAL  
STONE CLADDING,  
RUSTIC STONE.

- TOP OF ROOF  
367' - 8" (NGVD)
- TECHNICAL LEVEL  
357' - 8" (NGVD)
- ROOF  
342' - 8" (NGVD)
- LEVEL 28  
326' - 8" (NGVD)
- LEVEL 27  
314' - 4" (NGVD)
- LEVEL 26  
302' - 0" (NGVD)
- LEVEL 25  
289' - 8" (NGVD)
- LEVEL 24  
278' - 4" (NGVD)
- LEVEL 23  
267' - 0" (NGVD)
- LEVEL 22  
255' - 8" (NGVD)
- LEVEL 21  
244' - 4" (NGVD)
- LEVEL 20  
233' - 0" (NGVD)
- LEVEL 19  
221' - 8" (NGVD)
- LEVEL 18  
210' - 4" (NGVD)
- LEVEL 17  
199' - 0" (NGVD)
- LEVEL 16  
187' - 0" (NGVD)
- LEVEL 15  
176' - 0" (NGVD)
- LEVEL 14  
165' - 0" (NGVD)
- LEVEL 13  
154' - 0" (NGVD)
- LEVEL 12  
143' - 0" (NGVD)
- LEVEL 11  
132' - 0" (NGVD)
- LEVEL 10  
121' - 0" (NGVD)
- LEVEL 09  
110' - 0" (NGVD)
- LEVEL 08  
99' - 0" (NGVD)
- LEVEL 07  
88' - 0" (NGVD)
- LEVEL 06  
77' - 0" (NGVD)
- LEVEL 05  
66' - 0" (NGVD)
- LEVEL 04  
55' - 0" (NGVD)
- LEVEL 03  
44' - 0" (NGVD)
- LEVEL 02  
33' - 0" (NGVD)
- LEVEL MEZZANINE  
20' - 0" (NGVD)
- LEVEL 01 - LOBBY  
13' - 0" (NGVD)
- BASEMENT 01  
-1' - 0" (NGVD)
- BASEMENT 02  
-15' - 0" (NGVD)
- BASEMENT 03  
-24' - 4" (NGVD)

**OWNER**  
1250 WEST AVE OWNER LLC  
3310 MARY STREET,  
STE. 302  
COCONUT GROVE, FLORIDA 33133

**ARCHITECT OF RECORD**  
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T. 954.518.0833

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8001 PETERS ROAD, SUITE 2200  
PLANTATION, FL 33324  
T. 954.535.5144

**STRUCTURAL**  
DESMONE CONSULTING ENGINEERING  
100 BRICAYNE BLVD, MIAMI, FL 33132  
T. +1 305.441.0705

**REGISTERED ARCHITECT**  
Kurt Dannwolf  
AR 92042  
03/06/2026

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Kurt Dannwolf  
Date: 2026.03.06  
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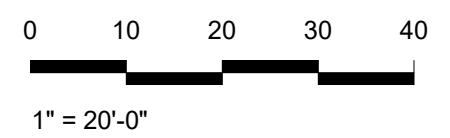
**REVISIONS**

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02	02/20/2026	SHORELINE DEVELOPMENT REVIEW
03	03/08/2026	DRB - FINAL SUBMITTAL

SCALE: 1" = 20'-0"  
DATE: 03/08/2026  
SHEET NAME:  
**SOUTH ELEVATION**  
SHEET NO.  
**A-201**

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**01 OVERALL SOUTH ELEVATION**  
1" = 20'-0"

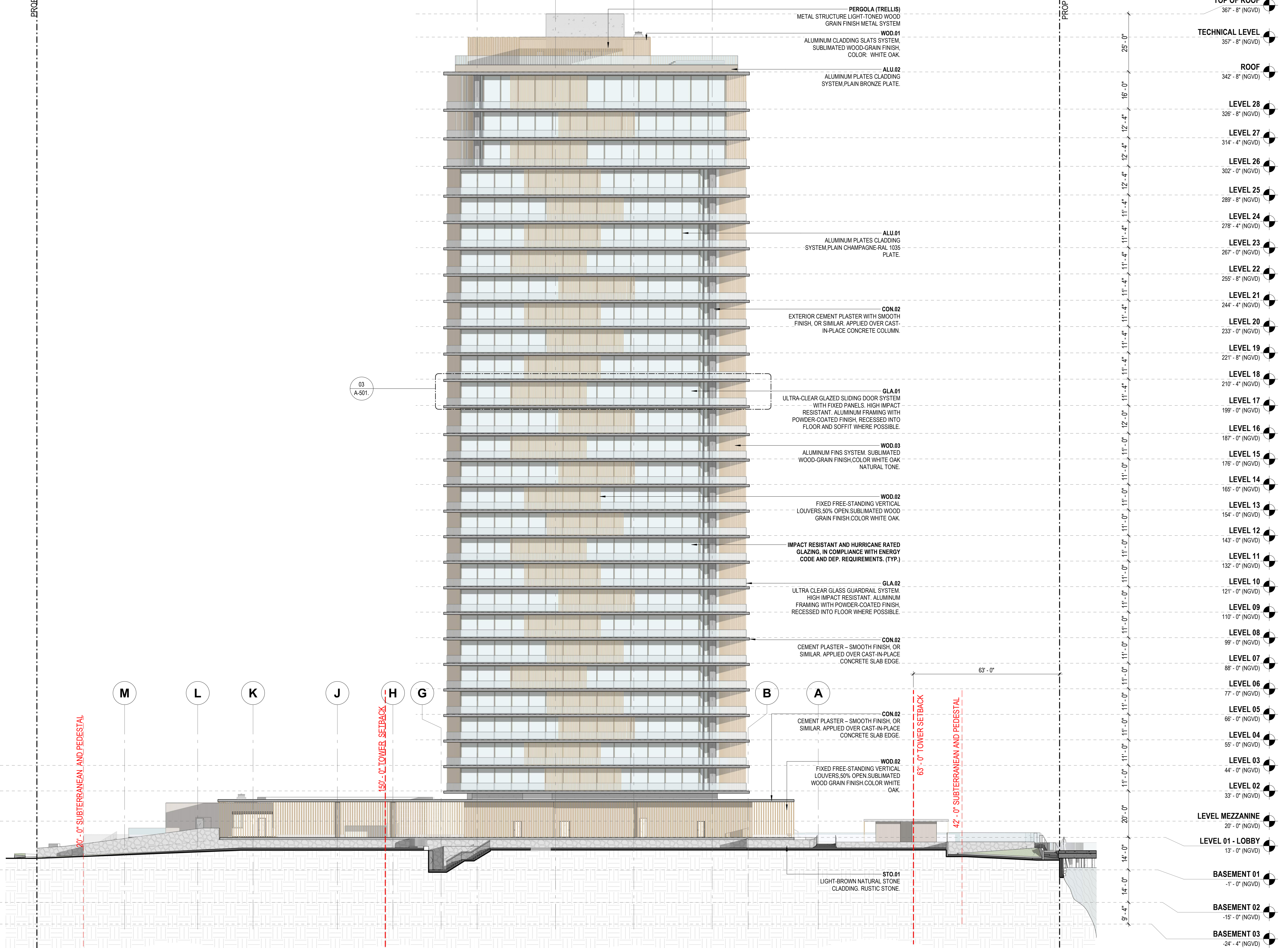


PROPERTY LINE (FRONT)

PROPERTY LINE (REAR)

F E D C

M L K J H G B A



- TOP OF ROOF 367'-8" (NGVD)
- TECHNICAL LEVEL 357'-8" (NGVD)
- ROOF 342'-8" (NGVD)
- LEVEL 28 326'-8" (NGVD)
- LEVEL 27 314'-4" (NGVD)
- LEVEL 26 302'-0" (NGVD)
- LEVEL 25 289'-8" (NGVD)
- LEVEL 24 278'-4" (NGVD)
- LEVEL 23 267'-0" (NGVD)
- LEVEL 22 255'-8" (NGVD)
- LEVEL 21 244'-4" (NGVD)
- LEVEL 20 233'-0" (NGVD)
- LEVEL 19 221'-8" (NGVD)
- LEVEL 18 210'-4" (NGVD)
- LEVEL 17 199'-0" (NGVD)
- LEVEL 16 187'-0" (NGVD)
- LEVEL 15 176'-0" (NGVD)
- LEVEL 14 165'-0" (NGVD)
- LEVEL 13 154'-0" (NGVD)
- LEVEL 12 143'-0" (NGVD)
- LEVEL 11 132'-0" (NGVD)
- LEVEL 10 121'-0" (NGVD)
- LEVEL 09 110'-0" (NGVD)
- LEVEL 08 99'-0" (NGVD)
- LEVEL 07 88'-0" (NGVD)
- LEVEL 06 77'-0" (NGVD)
- LEVEL 05 66'-0" (NGVD)
- LEVEL 04 55'-0" (NGVD)
- LEVEL 03 44'-0" (NGVD)
- LEVEL 02 33'-0" (NGVD)
- LEVEL MEZZANINE 20'-0" (NGVD)
- LEVEL 01 - LOBBY 13'-0" (NGVD)
- BASEMENT 01 -1'-0" (NGVD)
- BASEMENT 02 -15'-0" (NGVD)
- BASEMENT 03 -24'-4" (NGVD)

03 A-501

30'-0" SUBTERRANEAN AND PEDESTAL

150'-0" TOWER SETBACK

63'-0" TOWER SETBACK

42'-0" SUBTERRANEAN AND PEDESTAL

**OWNER**  
1250 WEST AVE OWNER LLC  
3310 MARY STREET,  
STE. 302  
COCONUT GROVE, FLORIDA 33133

**ARCHITECT OF RECORD**  
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**Professional Seal:**  
STATE OF FLORIDA  
KURT DANNWOLF  
REGISTERED ARCHITECT  
AR 92042  
03/06/2026

**Kurt Dannwolf**  
Digitally signed by Kurt Dannwolf  
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**PROJECT**  
1250 WEST AVENUE  
1250 WEST AVENUE  
MIAMI BEACH, FLORIDA 33139

**REVISIONS**

NO	DATE	REVISION TITLE
01	01/18/2026	DRB - FIRST SUBMITTAL
02	02/20/2026	SHORELINE DEVELOPMENT REVIEW
03	03/08/2026	DRB - FINAL SUBMITTAL

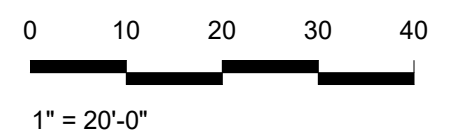
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DATE: 03/08/2026

SHEET NAME:  
**NORTH ELEVATION**

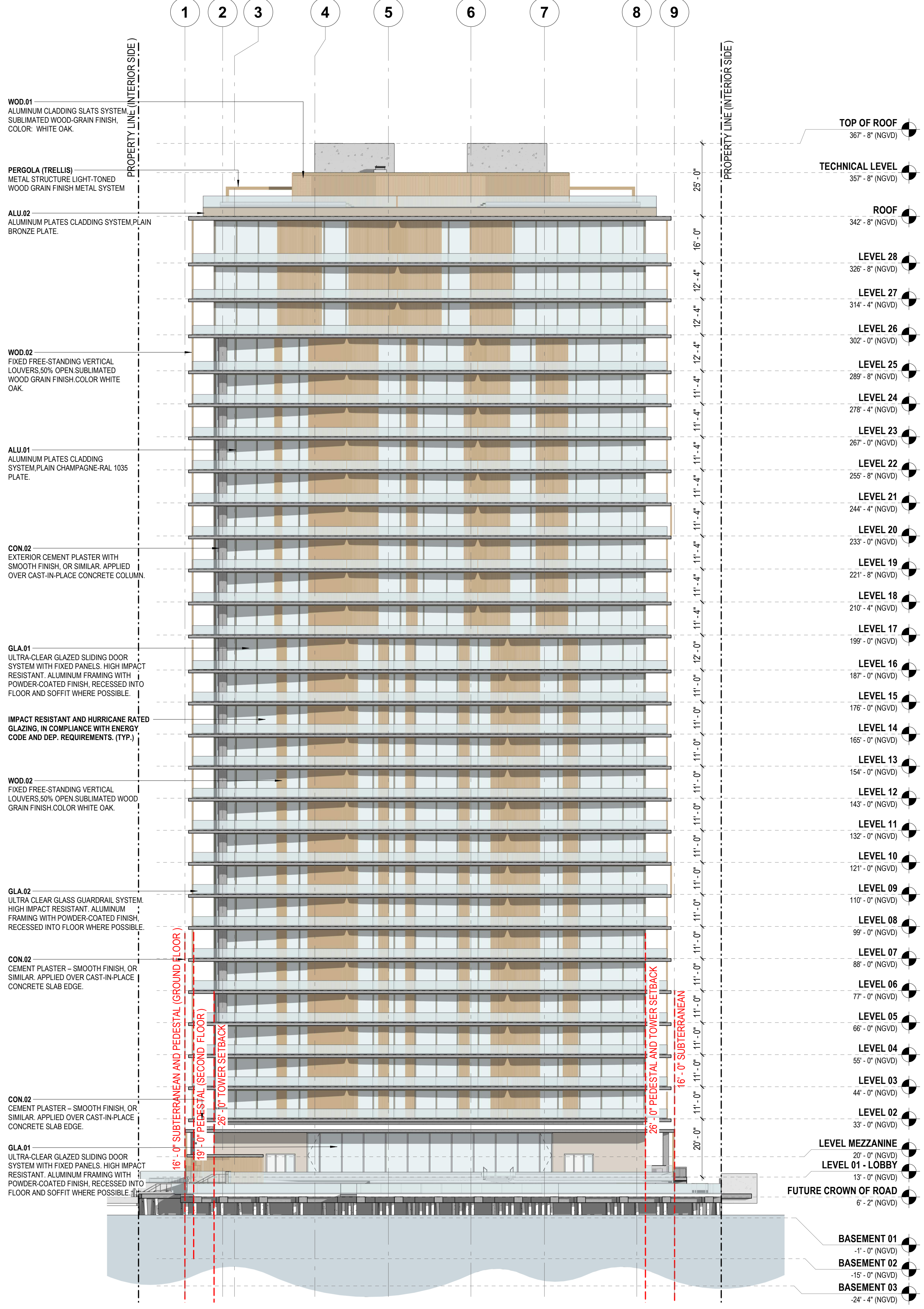
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**A-202**

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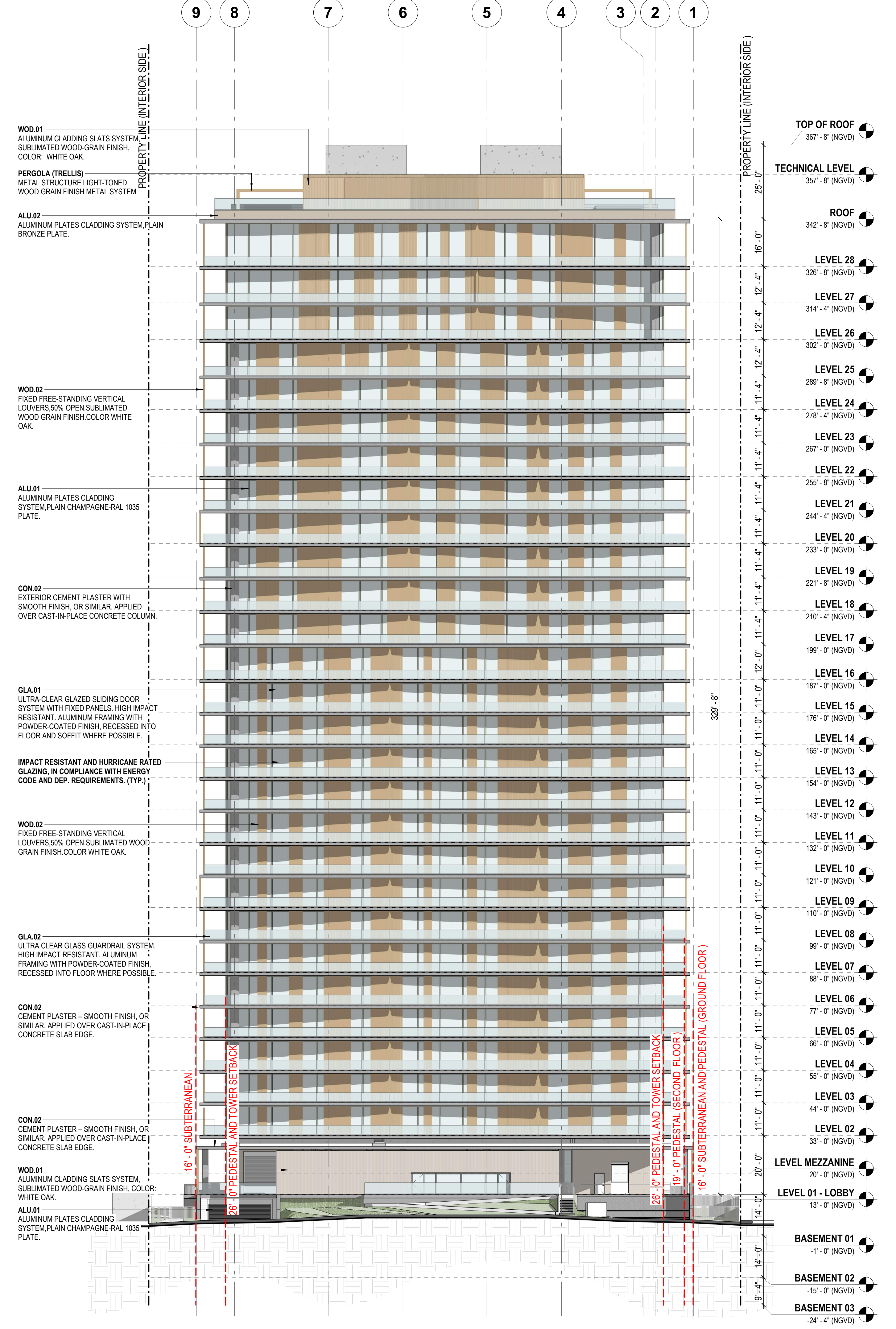
**01 OVERALL NORTH ELEVATION**  
1" = 20'-0"



1" = 20'-0"



**02 OVERALL WEST ELEVATION**  
1" = 20'-0"



**01 OVERALL EAST ELEVATION**  
1" = 20'-0"

**OWNER**  
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**Professional Seal:**  
STATE OF FLORIDA  
KURT DANNWOLF  
REGISTERED ARCHITECT  
AR 92042  
03/06/2026

**Kurt Dannwolf**  
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MIAMI BEACH, FLORIDA 33139

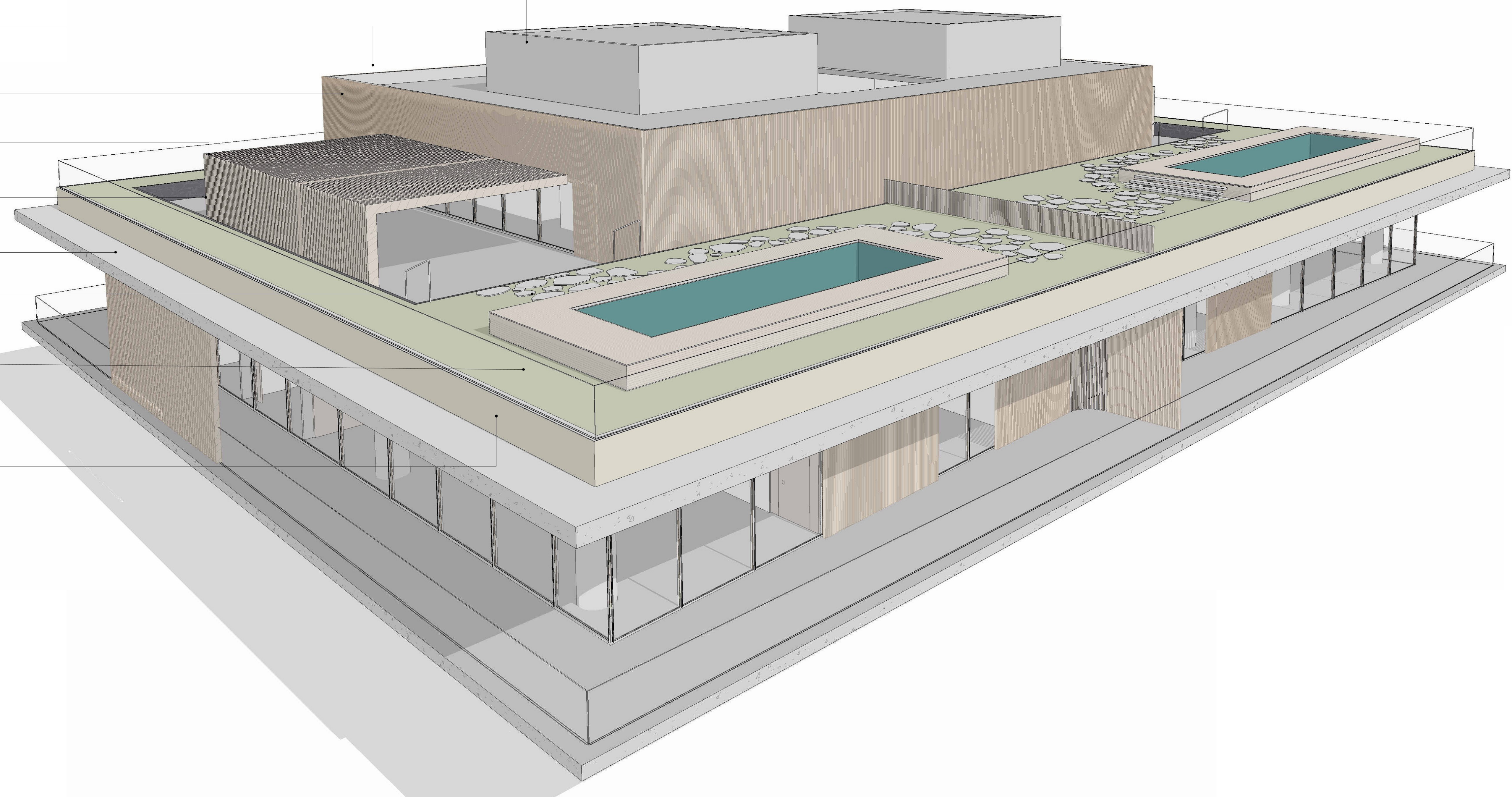
**REVISIONS**

NO	DATE	REVISION TITLE
01	01/18/2026	DRB - FIRST SUBMITTAL
02	02/20/2026	SHORELINE DEVELOPMENT REVIEW
03	03/08/2026	DRB - FINAL SUBMITTAL

SCALE: 1" = 20'-0"  
DATE: 03/08/2026  
SHEET NAME:  
**EAST & WEST ELEVATION**  
SHEET NO.  
**A-203**

0 10 20 30 40  
1" = 20'-0"

- ELEVATOR OVERRUN WALLS**  
CON.01: Exterior cement plaster applied over cast-in-place -concrete, substrate with horizontal reveals
- UNCOVERED TECHNICAL AREA**
- MAIN ROOF WALLS CLADDING**  
WOD.01: Extruded aluminum slats system. Sublimated wood-grain finish, color: White Oak (natural tone) or similar
- PERGOLA IN METAL STRUCTURE**  
Light-toned wood grain finish metal structure. Same color and finish as WOD.01
- PLANTERS**
- MAIN ROOF SLAB**  
CON.02: Exterior cement plaster with smooth finish, or similar. Applied over cast-in-place concrete.
- POOL DECK**
- 42" HIGH IMPACT RESISTANT GLASS RAILING (TYP.)**  
GLA.02: Ultra-clear glass guardrail system. Aluminum framing with powder coated finish  
ALU.01: Aluminum cladding with powder-coated finish, Plain Champagne color - RAL 1035
- ALUMINUM CLADDING**  
ALU.02: Aluminum cladding with powder-coated finish, bronze color or similar



**OWNER**  
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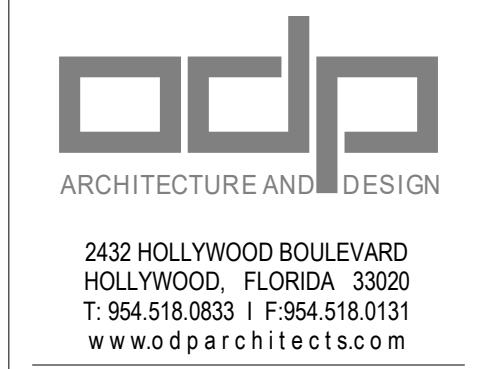
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**PROJECT**  
1250 WEST AVENUE  
1250 WEST AVENUE  
MIAMI BEACH, FLORIDA 33139

**REVISIONS**

NO	DATE	REVISION TITLE

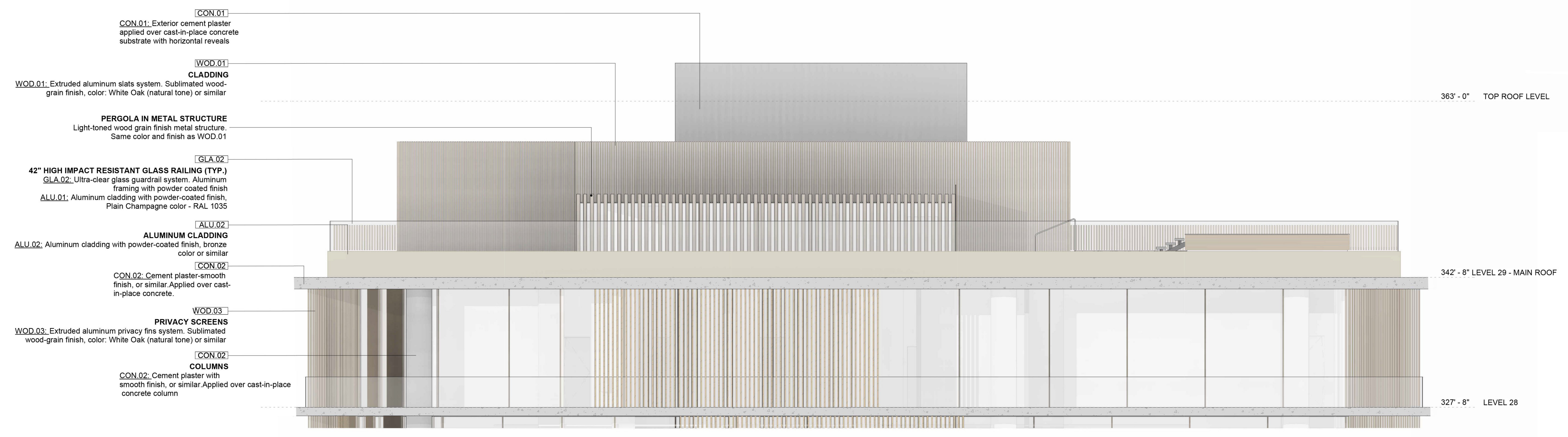
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DATE: 03/06/2026  
SHEET NAME:

**ROOFTOP EXTERIOR PERSPECTIVE**  
SHEET NO.  
A-204

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**02 EAST ELEVATION-ROOFTOP ENL**  
1/8" = 1'-0"



**01 NORTH ELEVATION-ROOFTOP ENL**  
1/8" = 1'-0"

**OWNER**  
1250 WEST AVE OWNER LLC  
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**PROJECT**  
1250 WEST AVENUE  
1250 WEST AVENUE  
MIAMI BEACH, FLORIDA 33139

**REVISIONS**

NO	DATE	REVISION TITLE

SCALE: 1/8" = 1'-0"  
DATE: 03/06/2026  
SHEET NAME:

**ROOFTOP EXTERIOR PERSPECTIVE**  
SHEET NO.  
A-205.

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