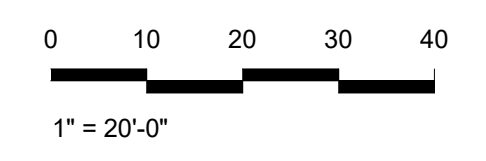


01 BUILDING LONGITUDINAL SECTION
1" = 20'-0"



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

ARCHITECT OF RECORD
ODONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.
43002693
2432 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
T: 954.518.0833

LANDSCAPE ARCHITECT OF RECORD
EDSA
1515 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3300 | LCC0200601

CIVIL ENGINEER
SCHWEMKE SHISKIN + ASSOCIATES INC.
2360 CORPORATE WAY
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
DESMONE CONSULTING ENGINEERING
100 BRICAYNE BLVD, MIAMI, FL 33132
T: +1 305.441.0269

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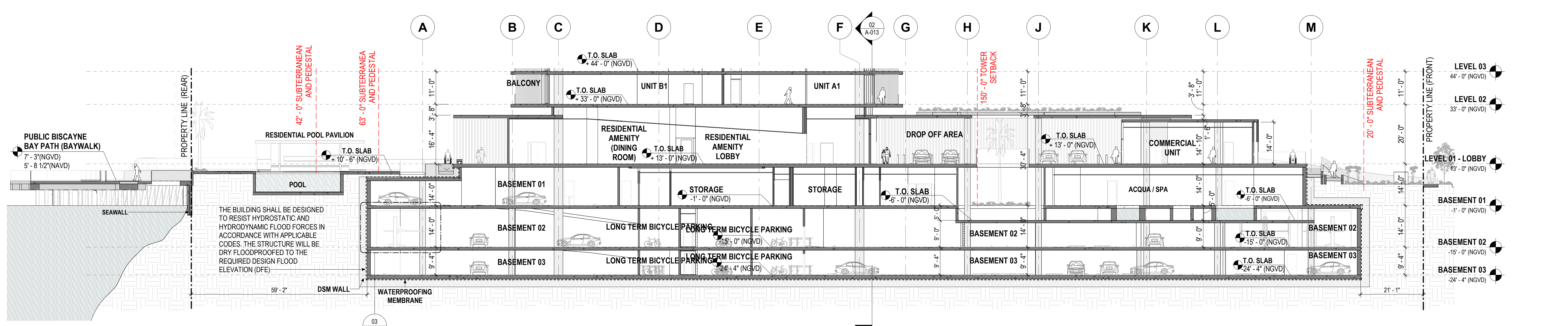
PROJECT
1250 WEST AVENUE
1250 WEST AVENUE
MIAMI BEACH, FLORIDA 33139

REVISIONS

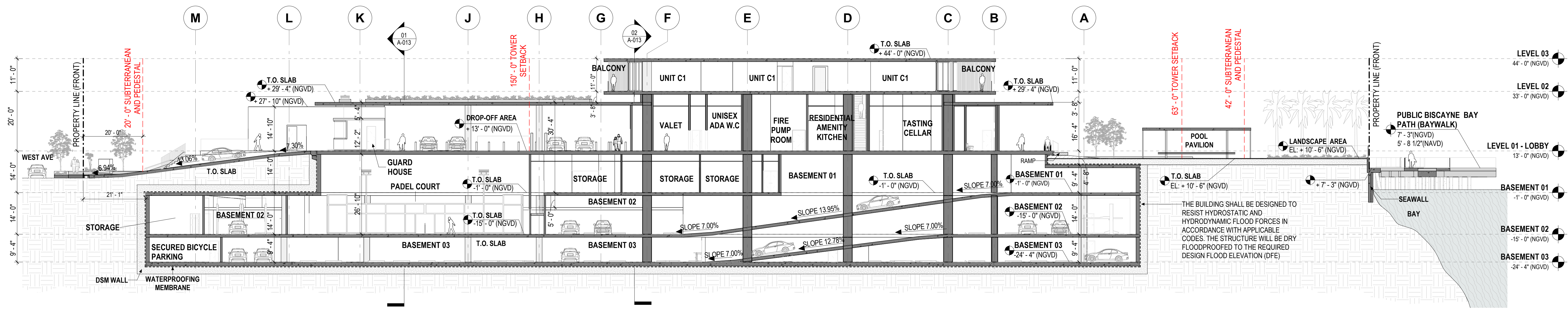
NO	DATE	REVISION TITLE
01	01/18/2026	DRB - FIRST SUBMITTAL
02	02/20/2026	SHORELINE DEVELOPMENT REVIEW
03	03/08/2026	DRB - FINAL SUBMITTAL

SCALE: 1" = 20'-0"
DATE: 03/08/2026
SHEET NAME:
BUILDING LONGITUDINAL SECTION
SHEET NO.
A-301

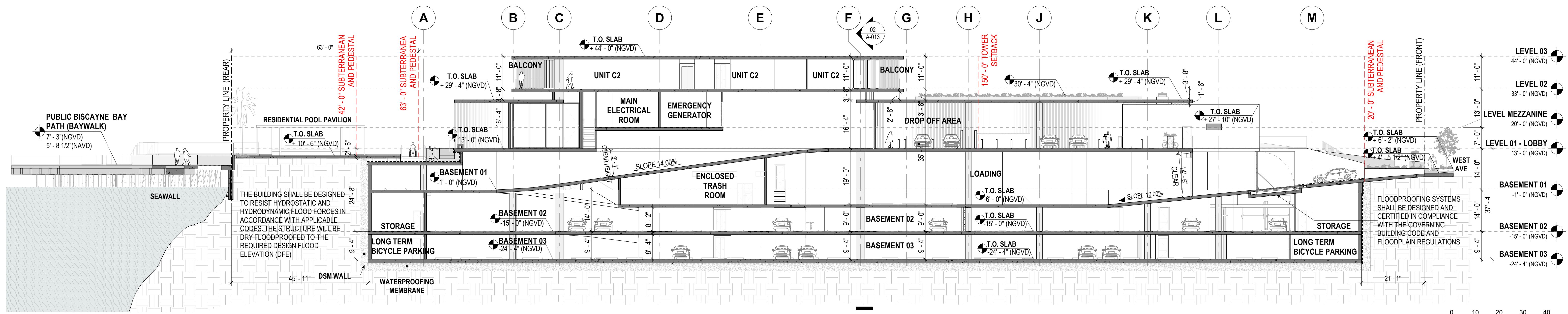
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03 BUILDING SECTION - LONGITUDINAL 03
1/16" = 1'-0"



02 BUILDING SECTION - LONGITUDINAL 02
1/16" = 1'-0"



01 BUILDING SECTION - LONGITUDINAL 01
1/16" = 1'-0"

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

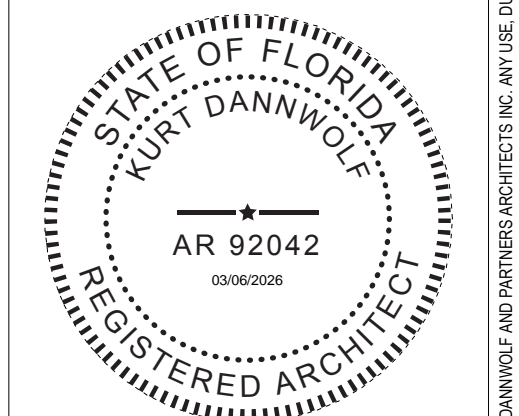
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ODONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.
A-2020033
2432 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
T: 954.518.0833

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EDSA
1515 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3300 | LCC0200601

CIVIL ENGINEER
SCHWEBKE SISKIN + ASSOCIATES INC.
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MIAMI, FL 33055
T: 954.435.7010

TRAFFIC ENGINEER
KIMLEY HORN PLANNING AND DESIGN ENGINEERS
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PLANTATION, FL 33324
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STRUCTURAL
DESIMONE CONSULTING ENGINEERING
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T: 1-305.441.0205



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

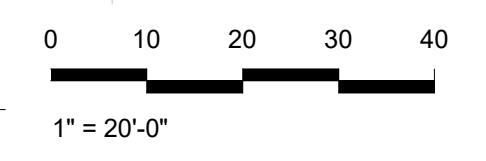
REVISIONS

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

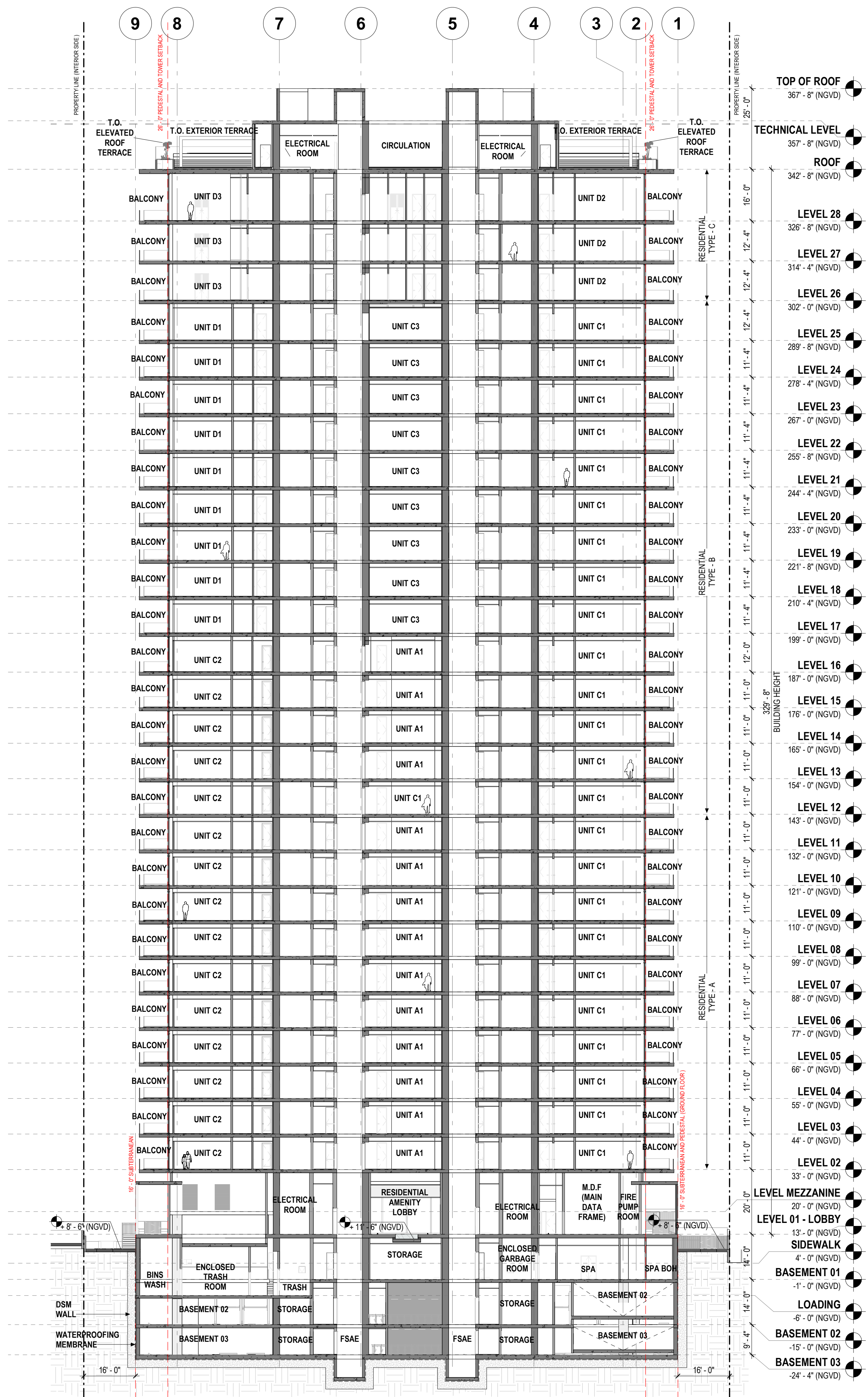
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DATE: 03/08/2026

SHEET NAME:
BUILDING SECTION BASEMENT 03 TO 01

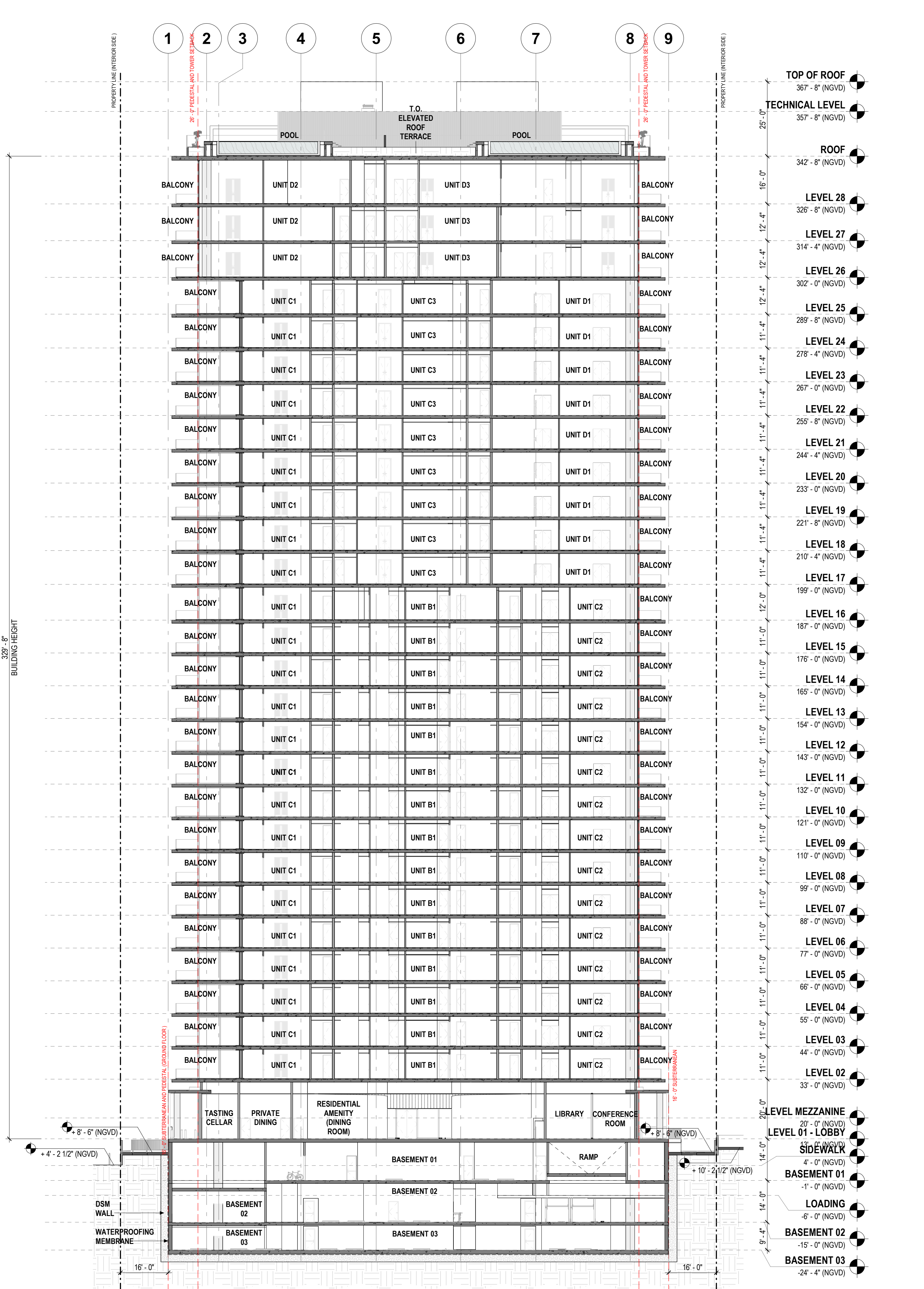
SHEET NO.
A-302



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02 BUILDING SECTION 01-TRANSVERSAL 02
1" = 20'-0"



01 BUILDING SECTION 01 - TRANSVERSAL 01
1" = 20'-0"

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

ARCHITECT OF RECORD
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CIVIL ENGINEER
SCHWEMBE SHISHIN + ASSOCIATES INC.
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TRAFFIC ENGINEER
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PLANTATION, FL 33324
T: 954.535.5144

STRUCTURAL
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Kurt Dannwolf
Registered Architect
AR 92042
03062026

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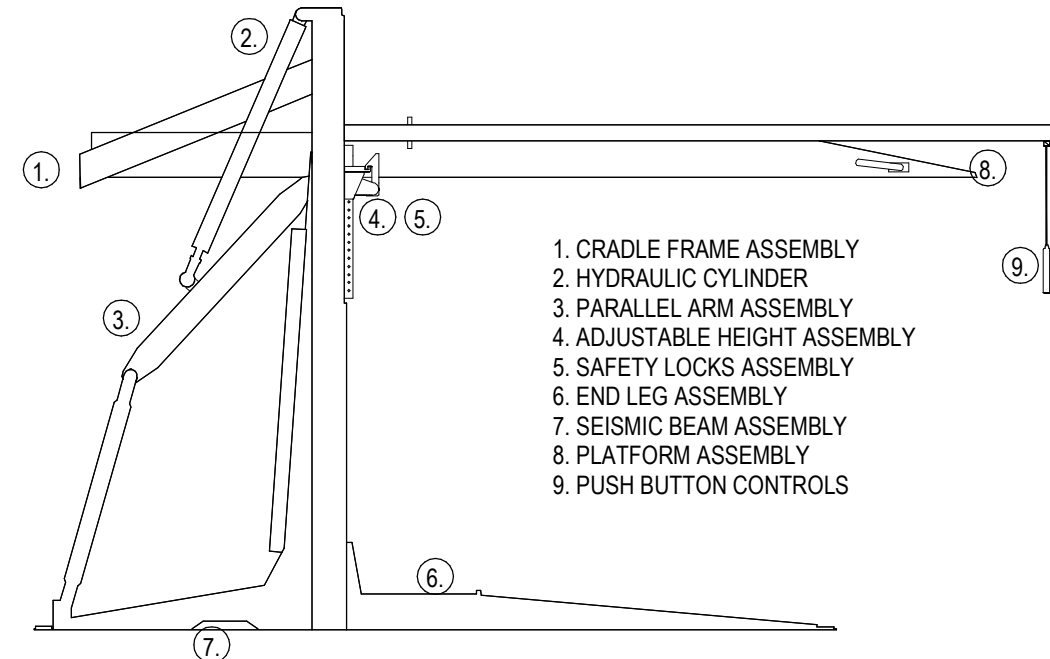
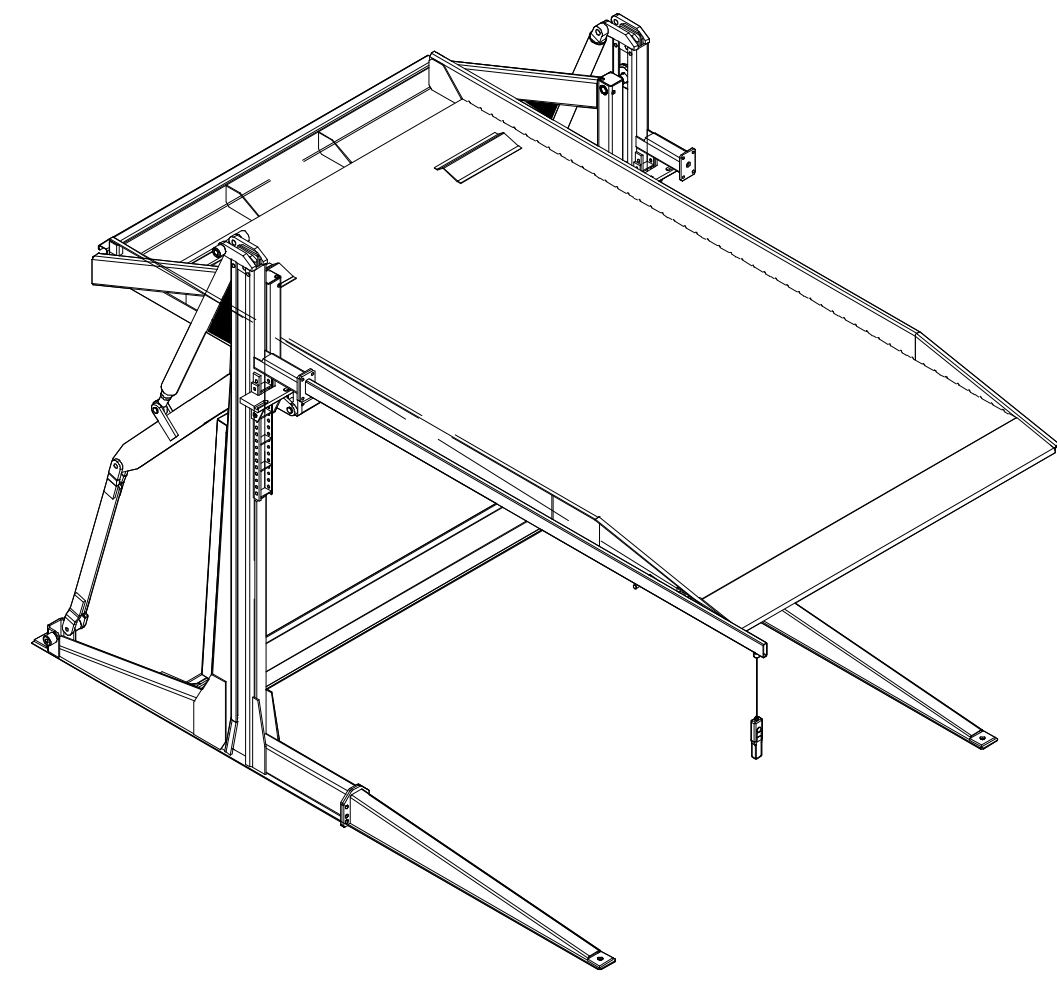
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PROJECT
1250 WEST AVENUE
1250 WEST AVENUE
MIAMI BEACH, FLORIDA 33139

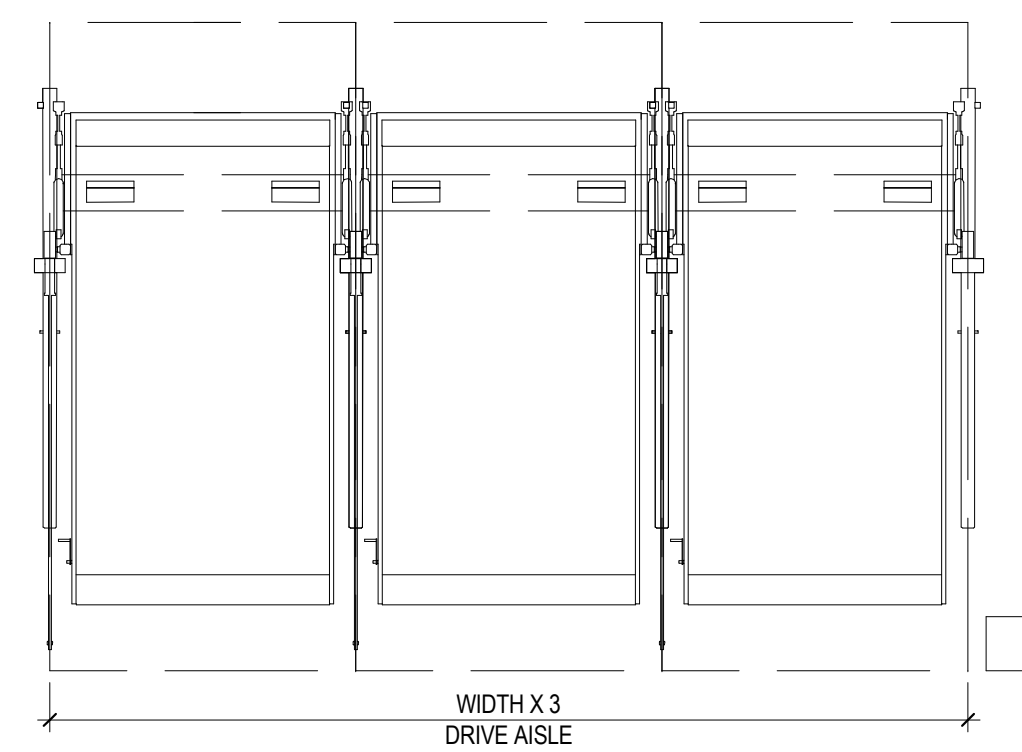
REVISIONS

NO	DATE	REVISION TITLE
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03/08/2026	DRB - FINAL SUBMITTAL	

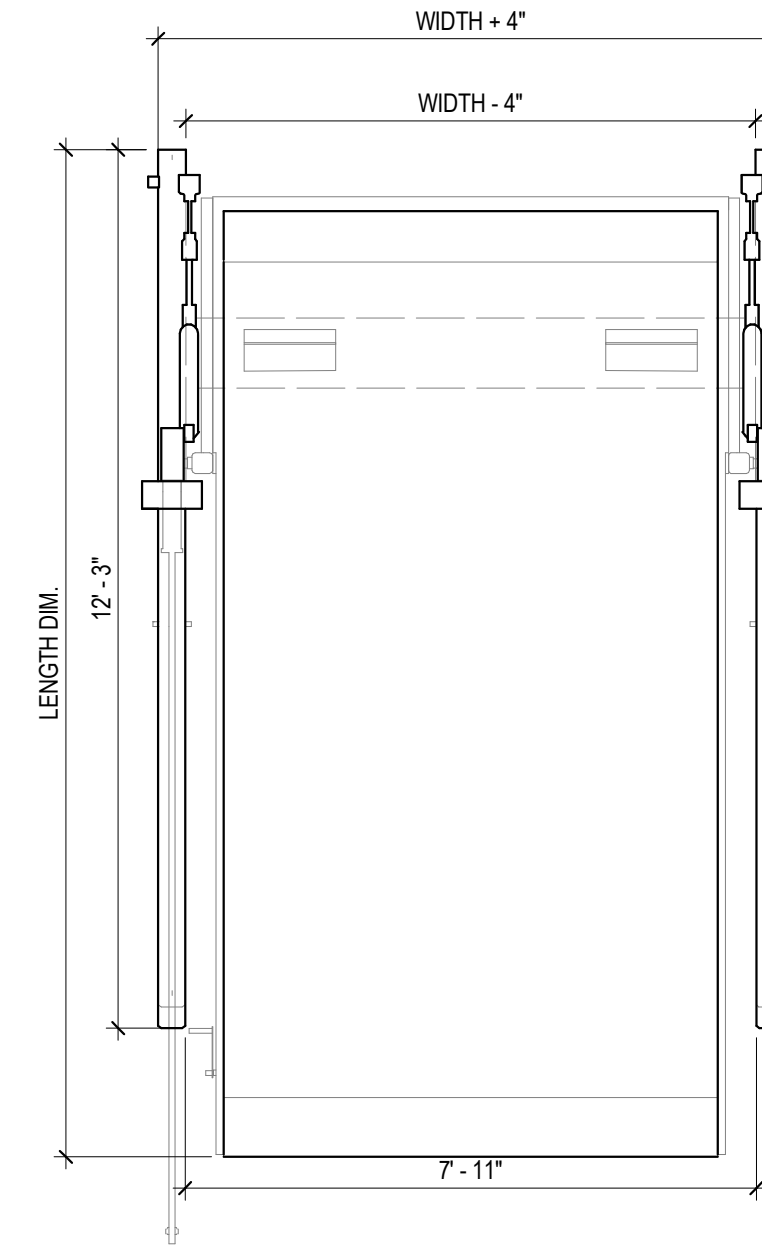
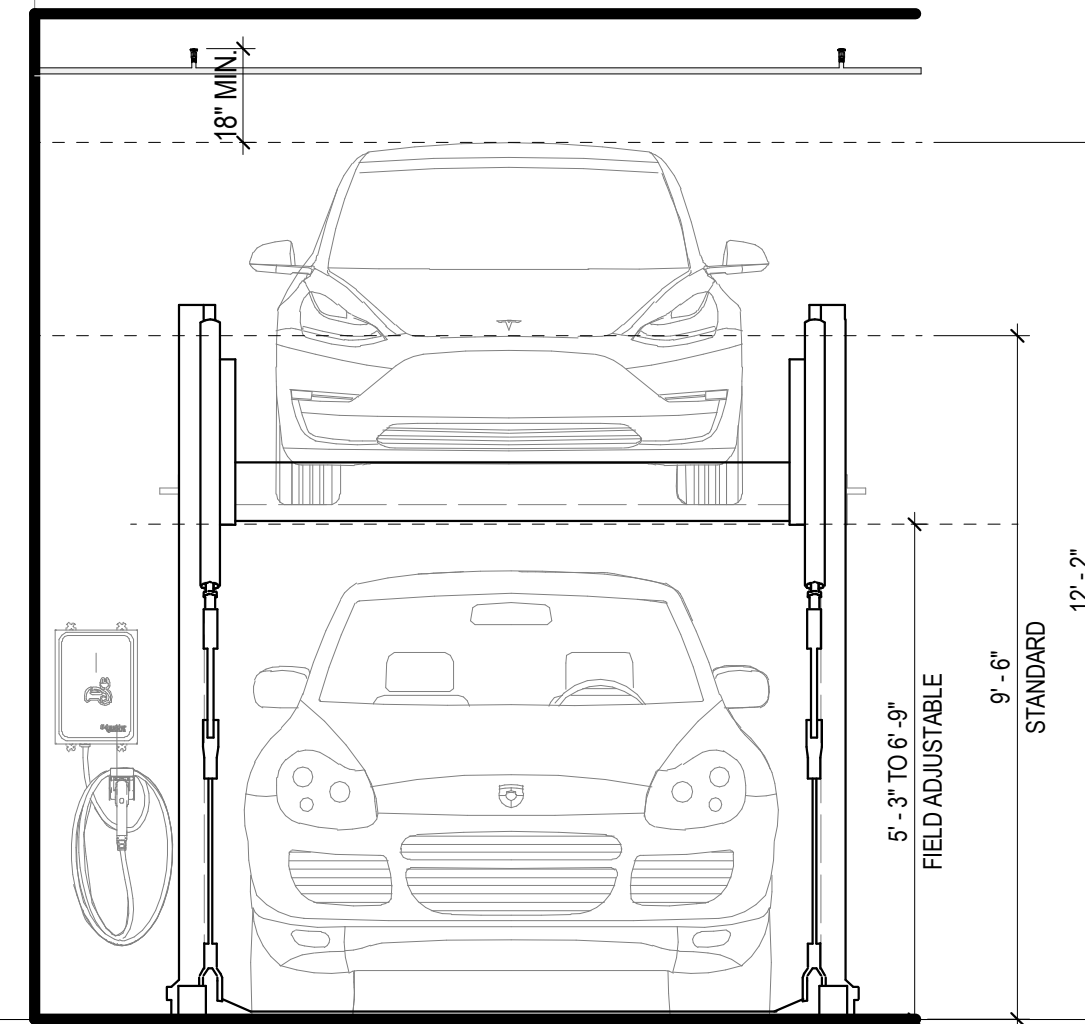
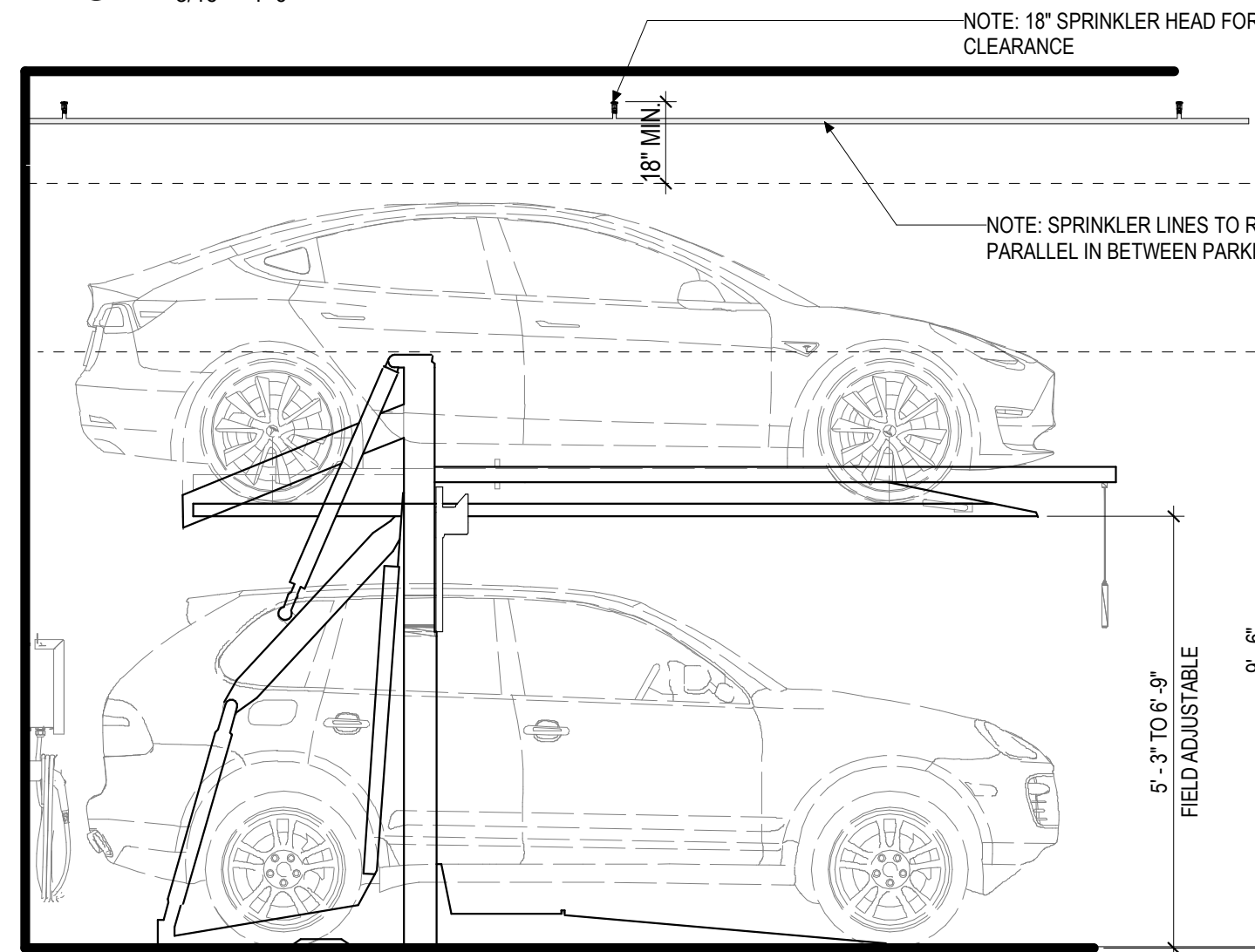
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DATE: 03/08/2026
SHEET NAME:
BUILDING SECTIONS - TRANSVERSE
SHEET NO.
A-303



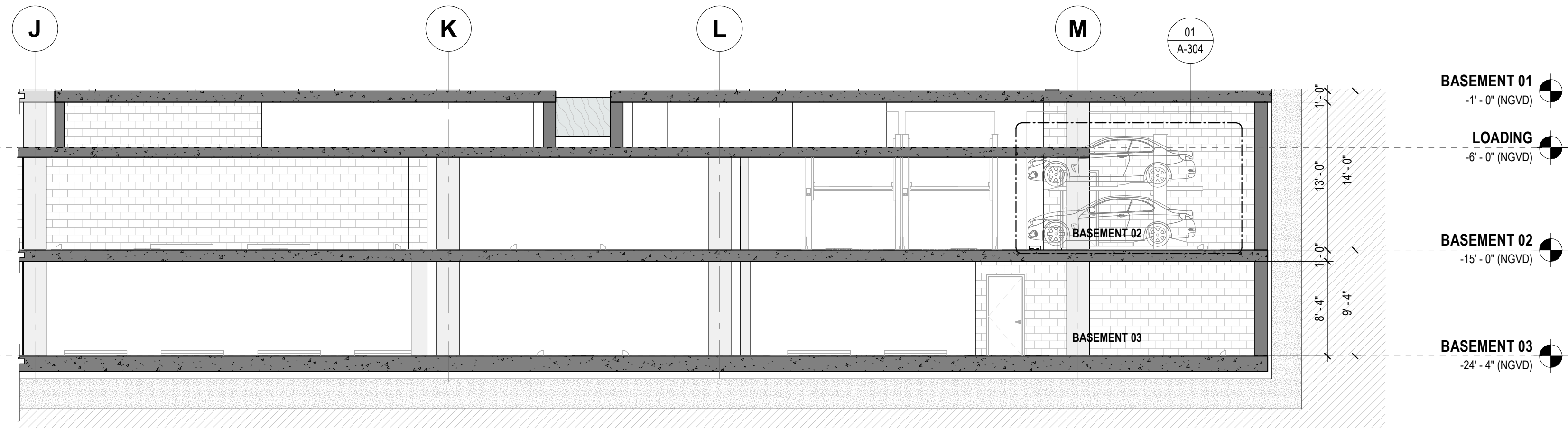
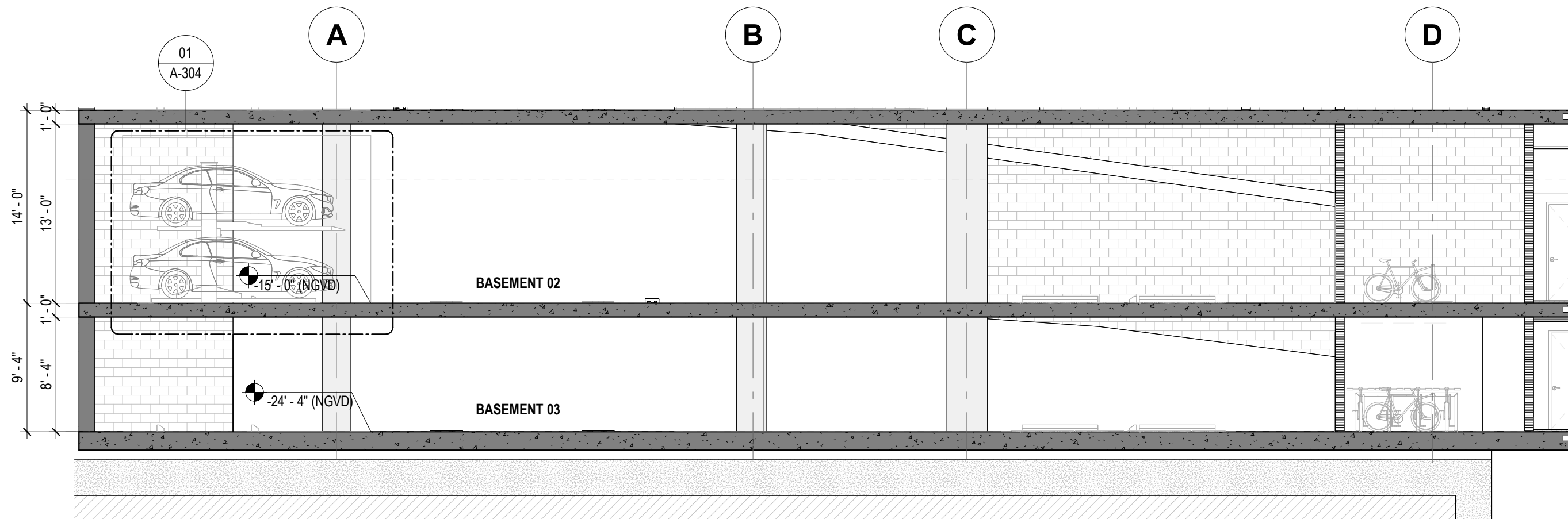
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- 2. HYDRAULIC CYLINDER
- 3. PARALLEL ARM ASSEMBLY
- 4. ADJUSTABLE HEIGHT ASSEMBLY
- 5. SAFETY LOCKS ASSEMBLY
- 6. END LEG ASSEMBLY
- 7. SEISMIC BEAM ASSEMBLY
- 8. PLATFORM ASSEMBLY
- 9. PUSH BUTTON CONTROLS



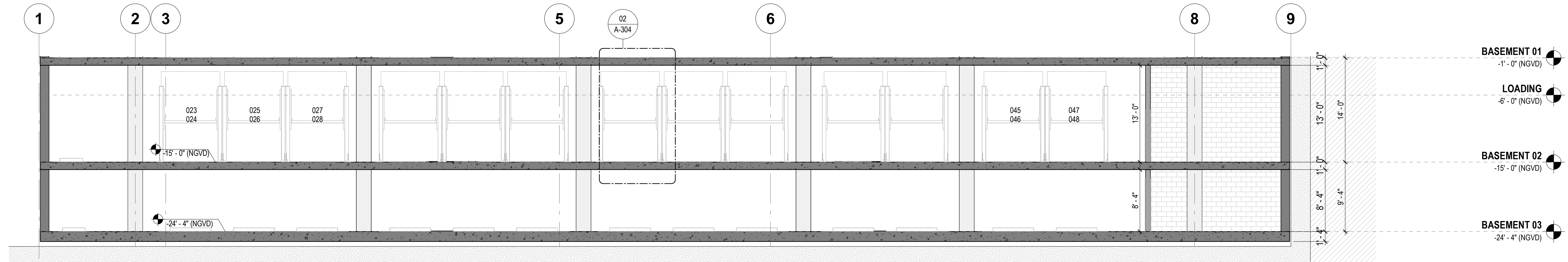
04 DOUBLE STACKER PARKING SYSTEM
3/16" = 1'-0"



03 DOUBLE STACKER PLAN & SECTION
3/8" = 1'-0"



02 BASEMENT ENLARGED SECTION 02
1/8" = 1'-0"



01 BASEMENT ENLARGED SECTION 01
1/8" = 1'-0"

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

ARCHITECT OF RECORD
ODONNELL DANNWOLF AND PARTNERS ARCHITECTS INC.
A3020263
2432 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
T. 954.518.0833

LANDSCAPE ARCHITECT OF RECORD
EDSA
1515 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
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CIVIL ENGINEER
SCHWEBKE SHISKIN + ASSOCIATES INC.
2360 CORPORATE WAY
MIAMI, FL 33055
T. 954.435.7010

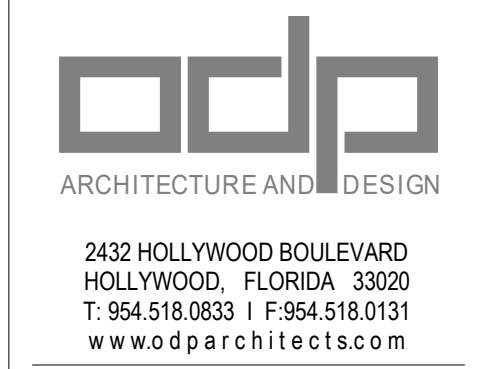
TRAFFIC ENGINEER
KIMLEY HORN PLANNING AND DESIGN ENGINEERS
801 PETERS ROAD, SUITE 2200
PLANTATION, FL 33324
T. 954.535.5144

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



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: As indicated
DATE: 03/08/2026

SHEET NAME:
ENLARGED BUILDING SECTIONS - STACKERS

SHEET NO.
A-304

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02 ENTRANCE VIEW



01 BAYFRONT VIEW - PERSPECTIVE

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

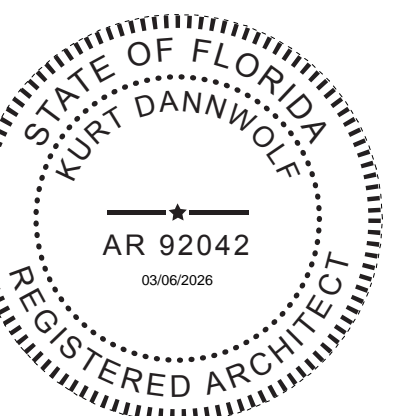
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A20200303
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HOLLYWOOD, FL 33020
T: 954.518.0833

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FORT LAUDERDALE, FLORIDA 33011 USA
TEL: 954.524.3300 | LCC2000051

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SCHWEMKE SHISKIN + ASSOCIATES INC.
3360 CORPORATE WAY
MIAMI, FL 33055
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KIMLEY HORN PLANNING AND DESIGN ENGINEERS
801 PETERS ROAD, SUITE 2200
PLANTATION, FL 33324
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100 BRICAYNE BLVD, MIAMI, FL 33132
T: +1 305.441.9759



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1250 WEST AVENUE
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MIAMI BEACH, FLORIDA 33139

REVISIONS

NO	DATE	REVISION TITLE
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03	03/08/2026	DRB - FINAL SUBMITTAL

SCALE:
DATE: 03/08/2026
SHEET NAME:
3D VIEWS - RENDERINGS
SHEET NO.
A-305

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02 SOUTH FACING PERSPECTIVE



01 BALCONY PERSPECTIVE

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

ARCHITECT OF RECORD
 O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.
 42302093
 2432 HOLLYWOOD BLVD
 HOLLYWOOD, FL 33020
 T. 954.518.0833

LANDSCAPE ARCHITECT OF RECORD
 EDGA
 1512 E. BROWARD BOULEVARD, SUITE 110
 FORT LAUDERDALE, FLORIDA 33301 USA
 TEL. 954.524.3300 | LCC2009051

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 SCHWEBKE SHISKIN + ASSOCIATES INC.
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 MIRAMAR, FL 33005
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 PLANTATION, FL 33324
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STRUCTURAL
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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	03/08/2026	DRB - FINAL SUBMITTAL

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 3D VIEWS - RENDERINGS

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 A-306

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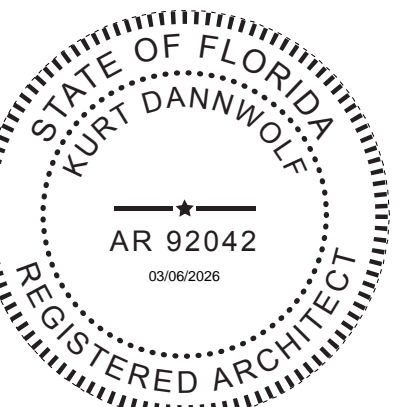


02 LOBBY DROP-OFF - PERSPECTIVE



01 ENTRY PERSPECTIVE

1250 WEST AVE OWNER LLC 3310 MARY STREET, STE. 302 COCONUT GROVE, FLORIDA 33133	OWNER
ODONNELL DANNWOLF AND PARTNERS ARCHITECTS INC. 443009393 2432 HOLLYWOOD BLVD HOLLYWOOD, FL 33020 T. 954.518.0833	ARCHITECT OF RECORD
ESDA 1515 E. BROWARD BOULEVARD, SUITE 110 FORT LAUDERDALE, FLORIDA 33011 USA TEL. 954.524.3300 LCC0000601	LANDSCAPE ARCHITECT OF RECORD
SCHWEMKE SHISKIN + ASSOCIATES INC. 3360 CORPORATE WAY MIAMI, FL 33055 T. 954.435.7010	CIVIL ENGINEER
KIMLEY HORN PLANNING AND DESIGN ENGINEERS 801 PETERS ROAD, SUITE 2200 PLANTATION, FL 33324 T. 954.535.5144	TRAFFIC ENGINEER
DESMONE CONSULTING ENGINEERING 100 BRUCKNE BLVD. MIAMI, FL 33132 T. +1 305.441.9709	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

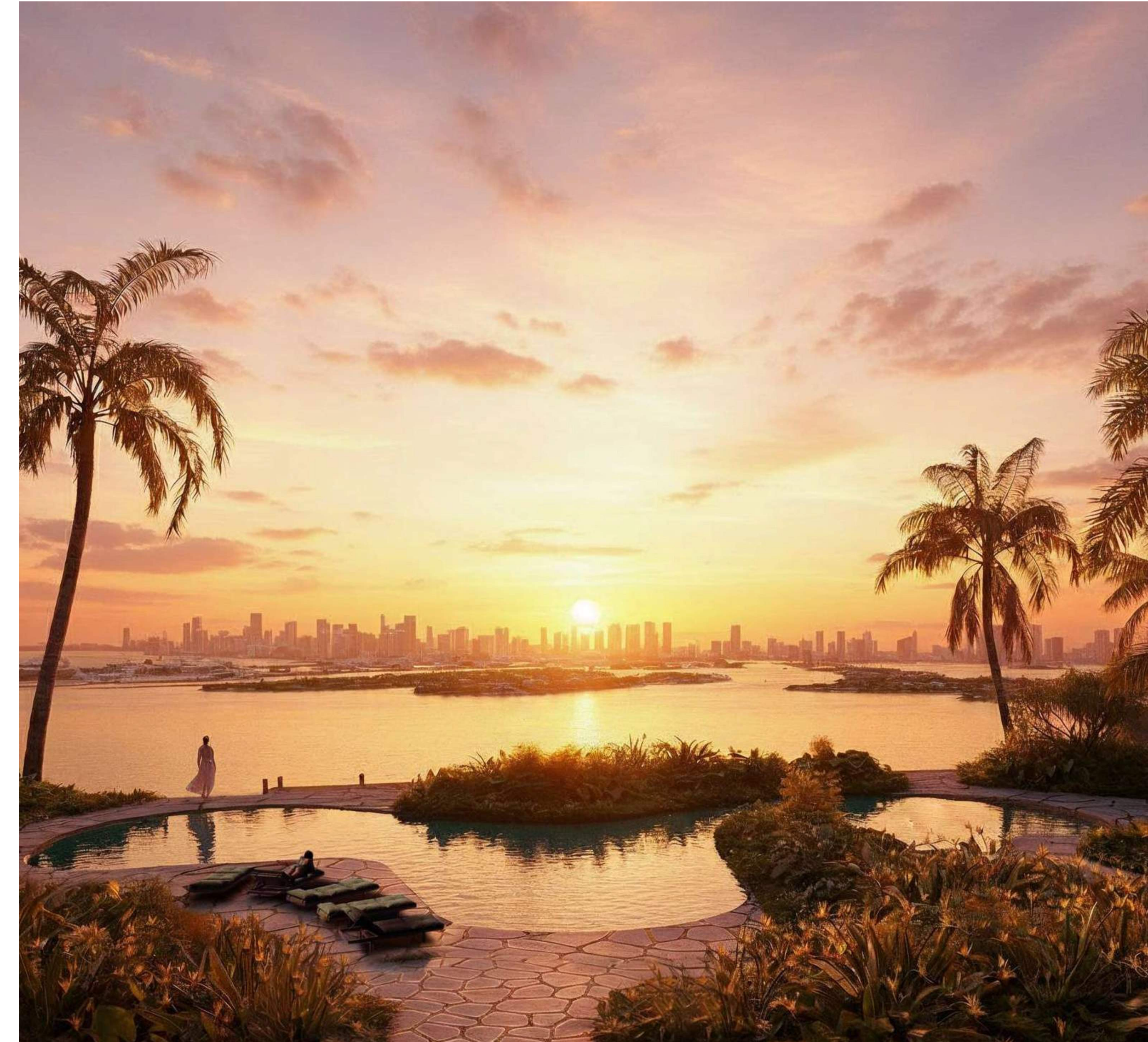
SCALE:
DATE: 03/08/2026
SHEET NAME:

**3D VIEWS -
RENDERINGS**

SHEET NO.
A-307



02 GROUND LEVEL PUBLIC WALK PERSPECTIVE



01 GROUND LEVEL - POOL PERSPECTIVE

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

ARCHITECT OF RECORD
A20200203
ODONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.
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LANDSCAPE ARCHITECT OF RECORD
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TRAFFIC ENGINEER
KIMLEY HORN PLANNING AND DESIGN ENGINEERS
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PLANTATION, FL 33324
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STRUCTURAL
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T: +1 305 441 0709

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

Kurt Dannwolf Digitally signed by Kurt Dannwolf
Date: 2026.03.06 21:03:47 -05'00'

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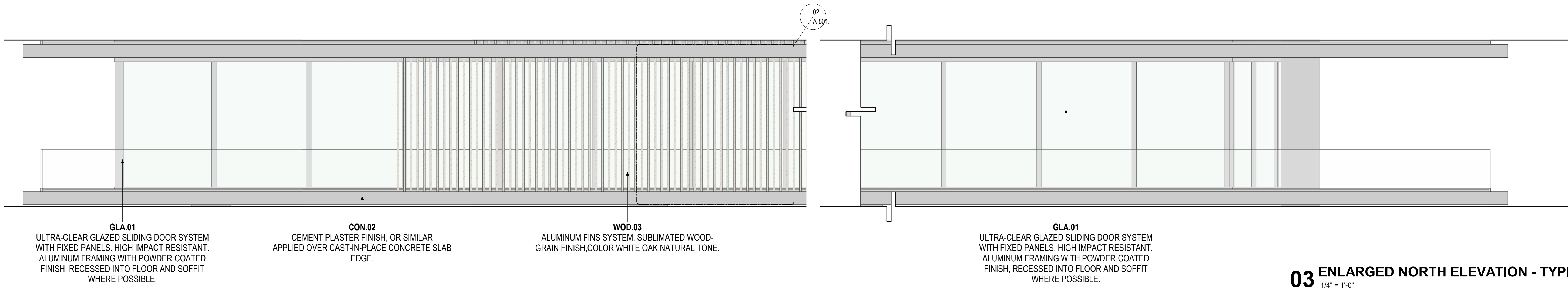
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MIAMI BEACH, FLORIDA 33139

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:
DATE: 03/08/2026
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3D VIEWS - RENDERINGS
SHEET NO.
A-308

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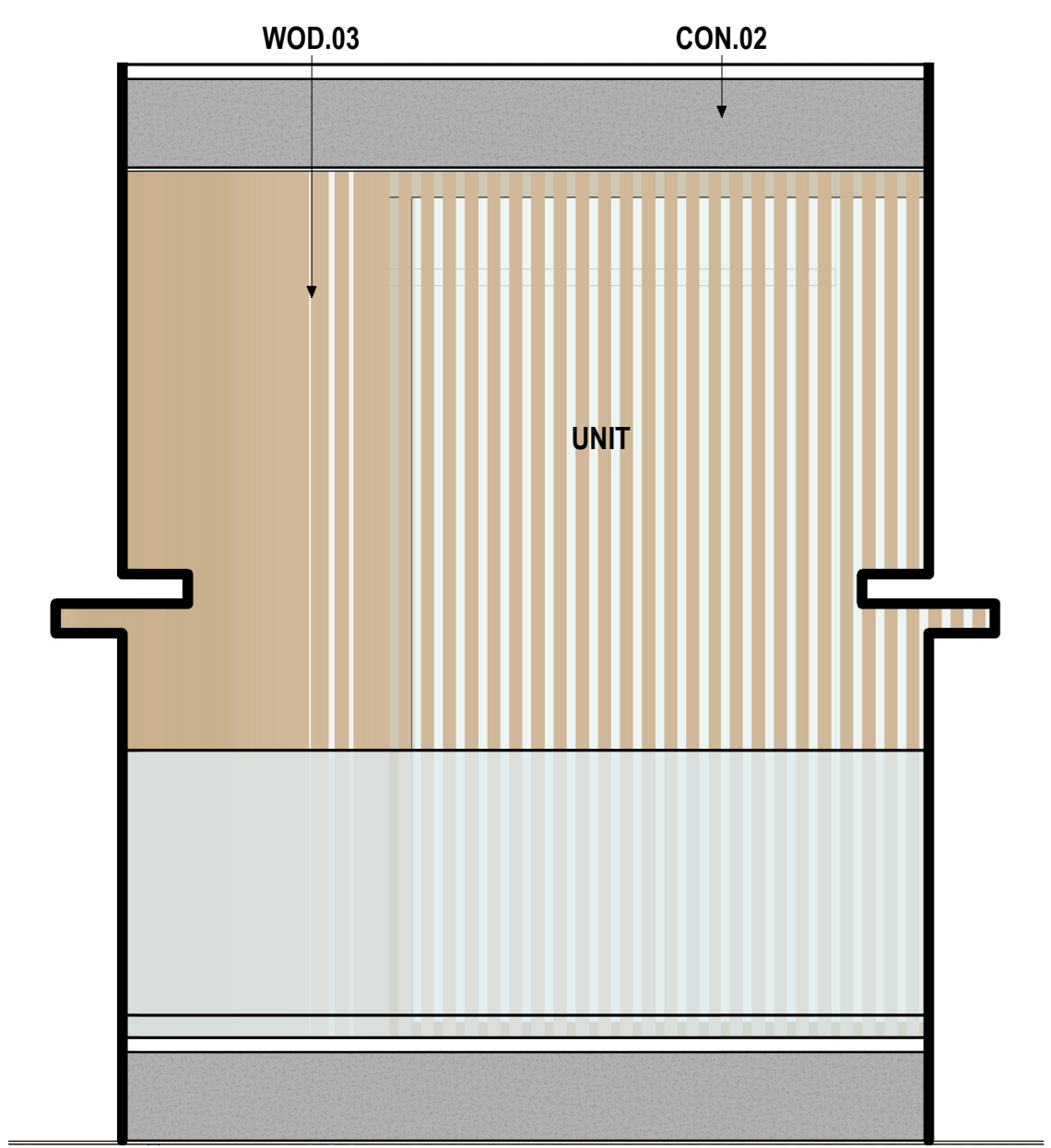
GLA.01
ULTRA-CLEAR GLAZED SLIDING DOOR SYSTEM WITH FIXED PANELS. HIGH IMPACT RESISTANT. ALUMINUM FRAMING WITH POWDER-COATED FINISH, RECESSED INTO FLOOR AND SOFFIT WHERE POSSIBLE.

CON.02
CEMENT PLASTER FINISH, OR SIMILAR APPLIED OVER CAST-IN-PLACE CONCRETE SLAB EDGE.

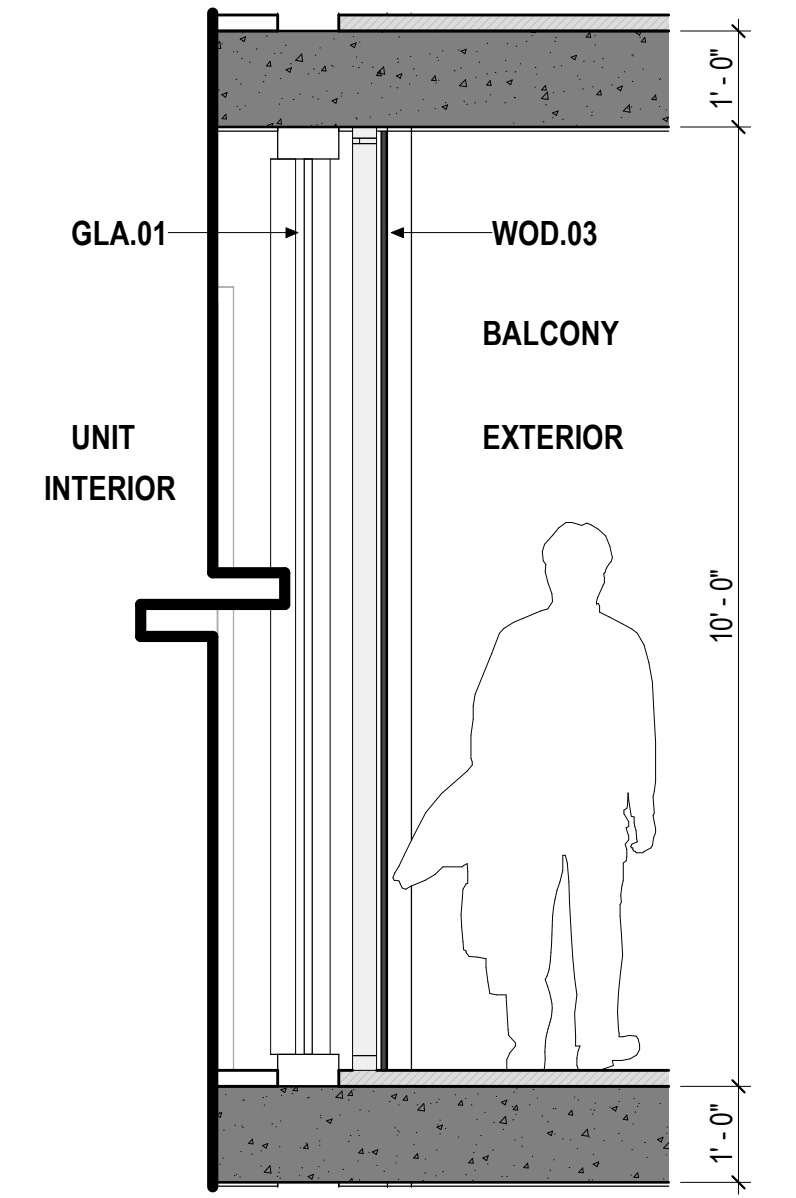
WOD.03
ALUMINUM FINS SYSTEM. SUBLIMATED WOOD-GRAIN FINISH, COLOR WHITE OAK NATURAL TONE.

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.

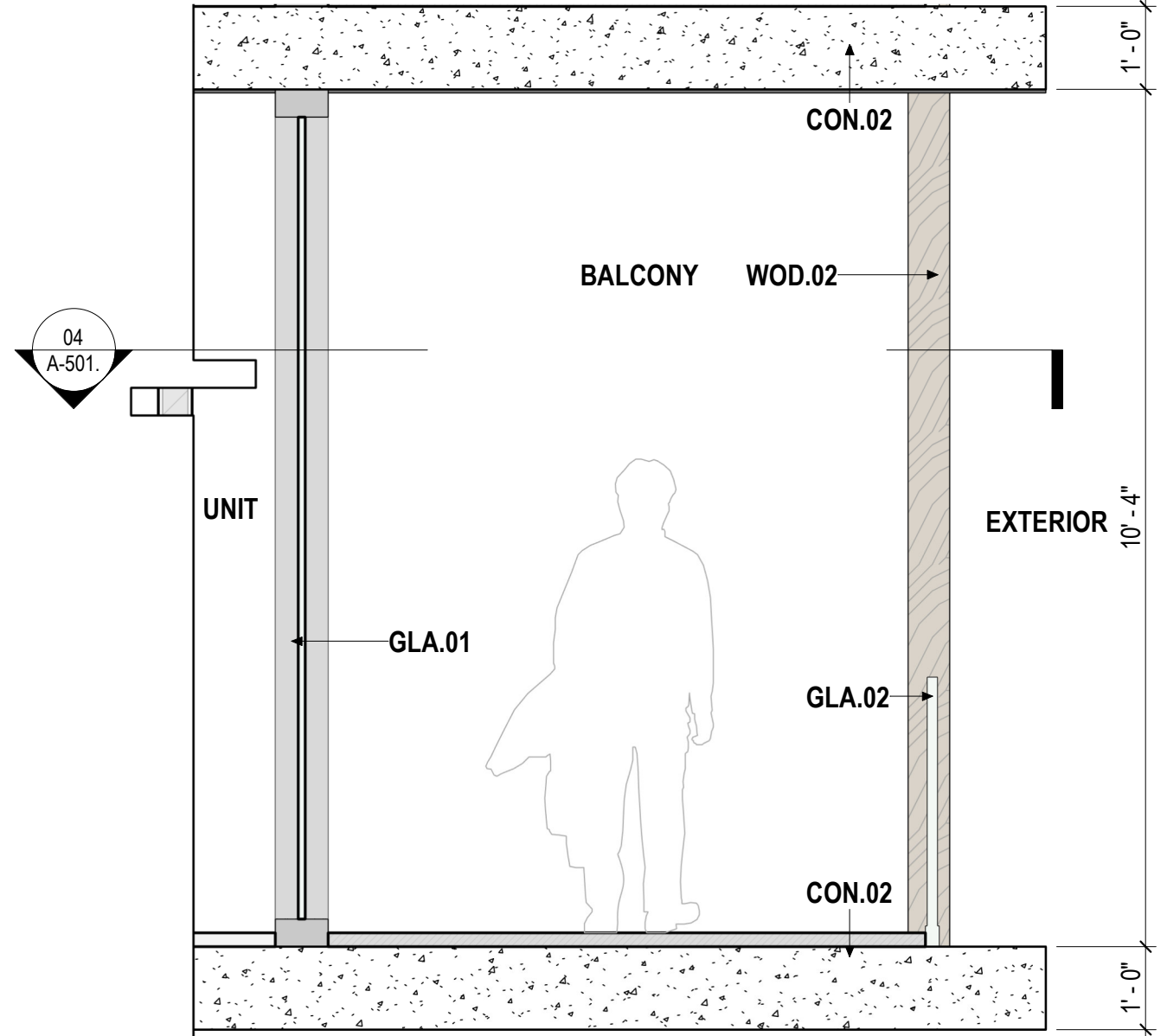
03 ENLARGED NORTH ELEVATION - TYPICAL FLOOR
1/4" = 1'-0"



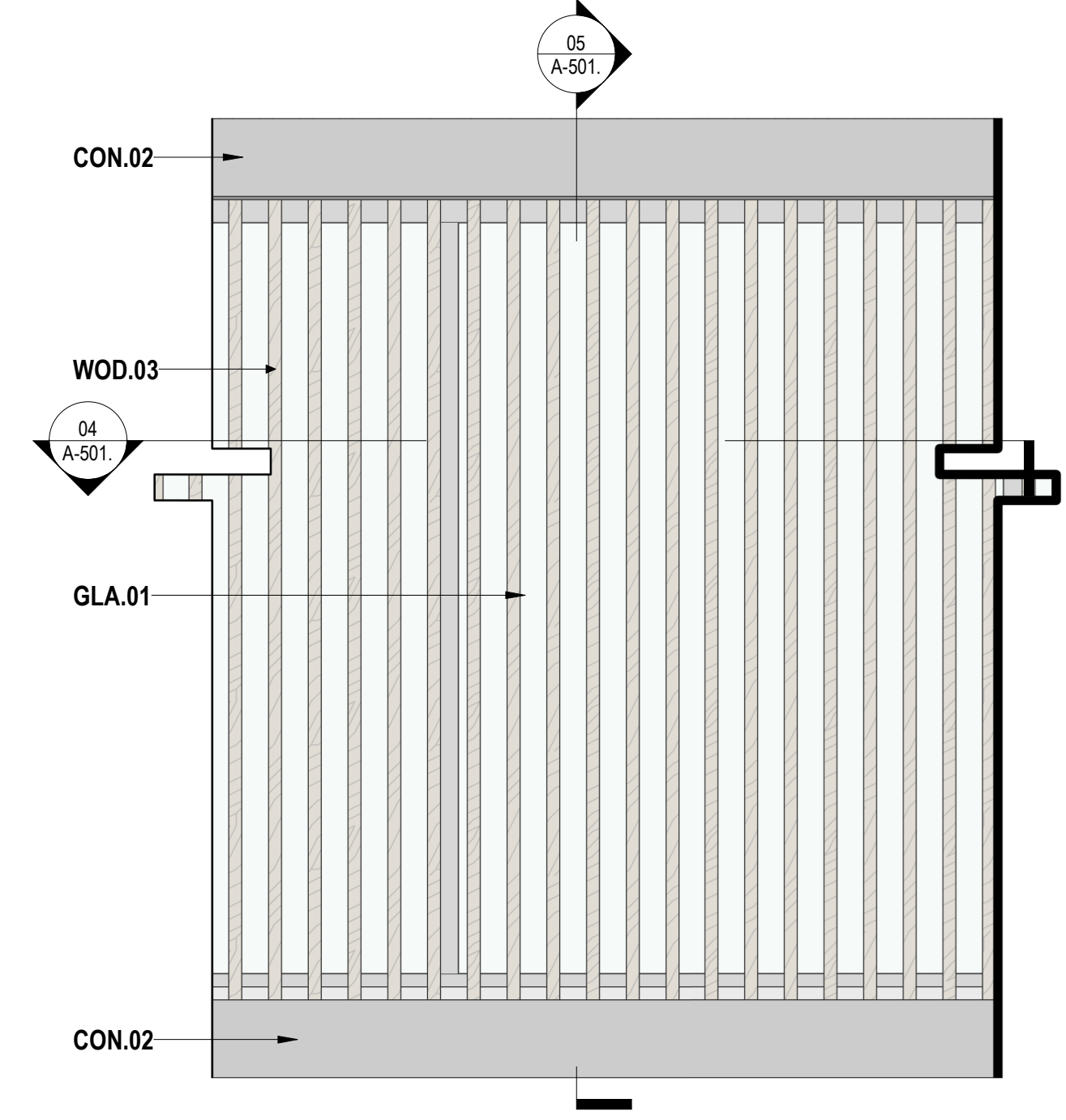
07 ENLARGED FRONT BALCONY DIVIDER -
1/2" = 1'-0"



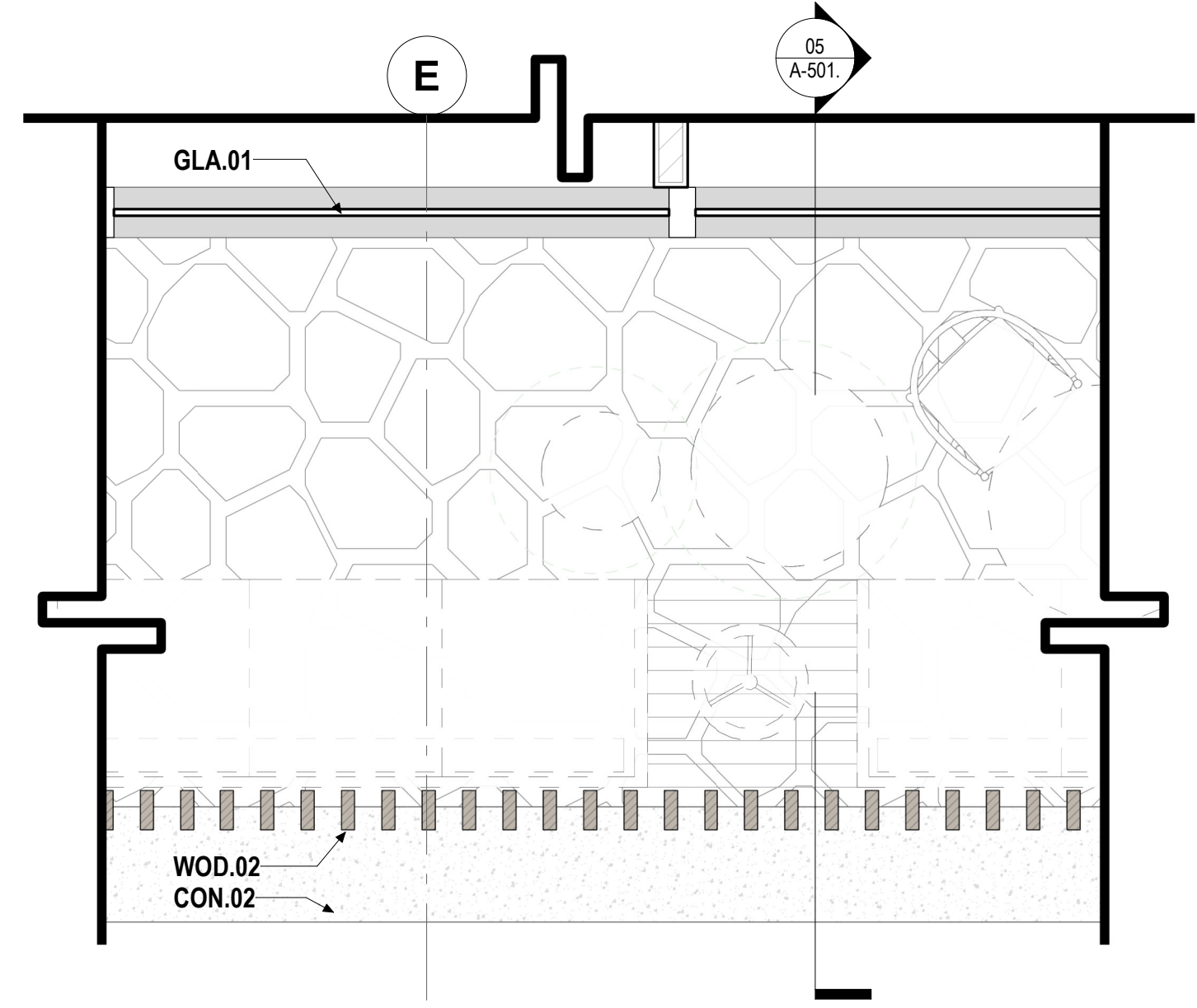
06 DETAIL 1/ PD2.0
1/2" = 1'-0"



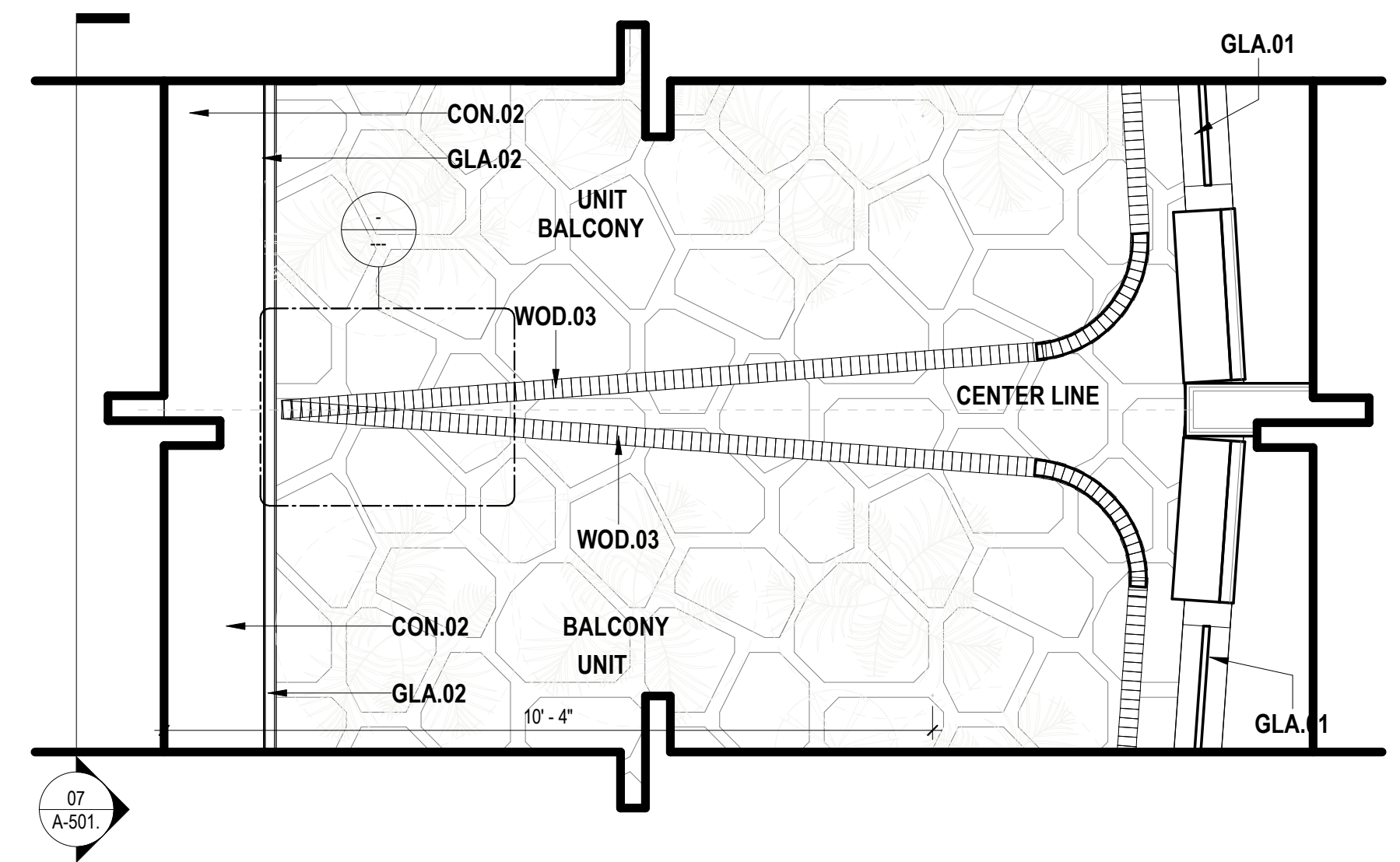
05 EXT. LOUVER - SECTION
1/2" = 1'-0"



02 ENLARGED EXT. LOUVER ELEVATION
1/2" = 1'-0"



04 EXTERIOR. LOUVER - PLAN
1/2" = 1'-0"



01 BALCONY DIVIDRES - FLOOR PLAN
1/2" = 1'-0"

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

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

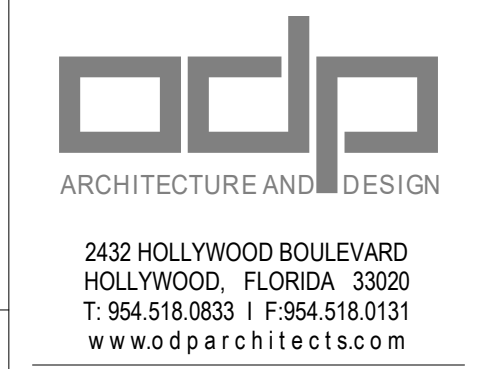
STRUCTURAL
DESMONE CONSULTING ENGINEERING
100 BRICAYNE BLVD, MIAMI, FL 33132
T. 1-305-441-0709



Kurt Dannwolf Digitally signed by Kurt Dannwolf
Date: 2026.03.06 21:03:59 -05'00'

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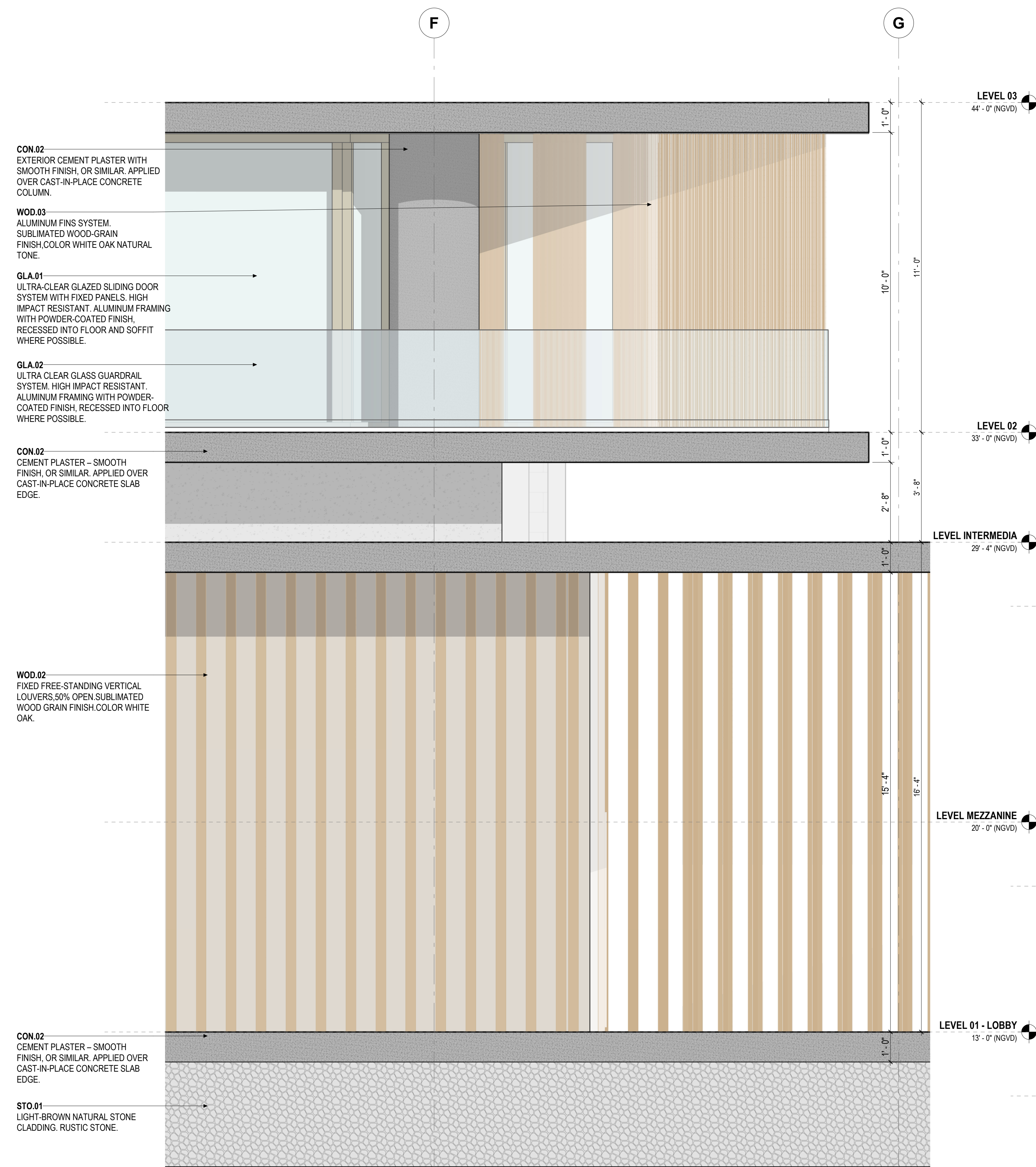
PROJECT
1250 WEST AVENUE
MIAMI BEACH, FLORIDA 33139

REVISIONS

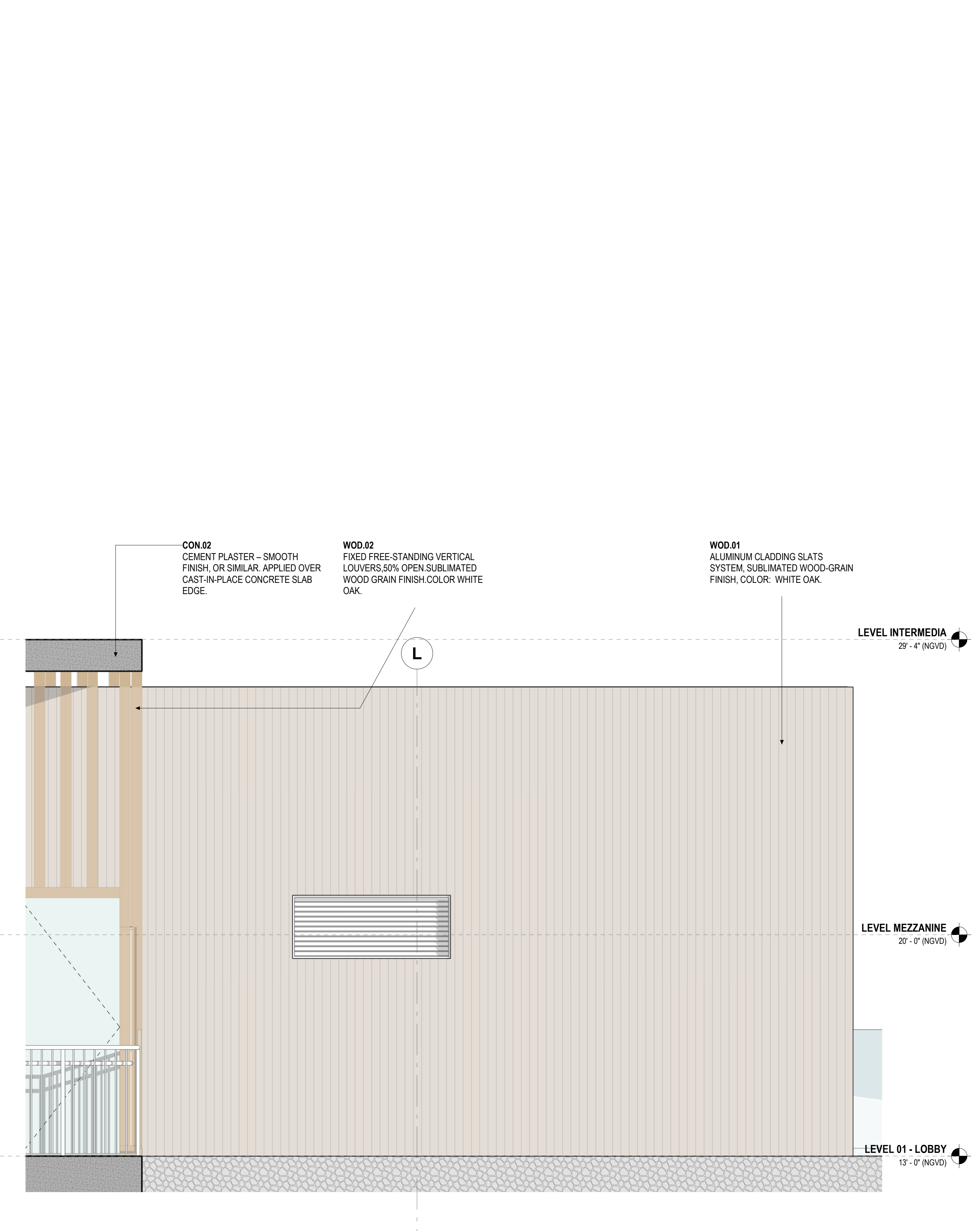
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02 OVERALL SOUTH ELEVATION - Callout 2
1/2" = 1'-0"



01 OVERALL SOUTH ELEVATION - Callout 1
1/2" = 1'-0"

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

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

Kurt Dannwolf
Digitally signed by Kurt Dannwolf
Date: 2026.03.06 21:04:14 -0500

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PROJECT
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MIAMI BEACH, FLORIDA 33139

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FACADE DETAILS
SHEET NO.
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