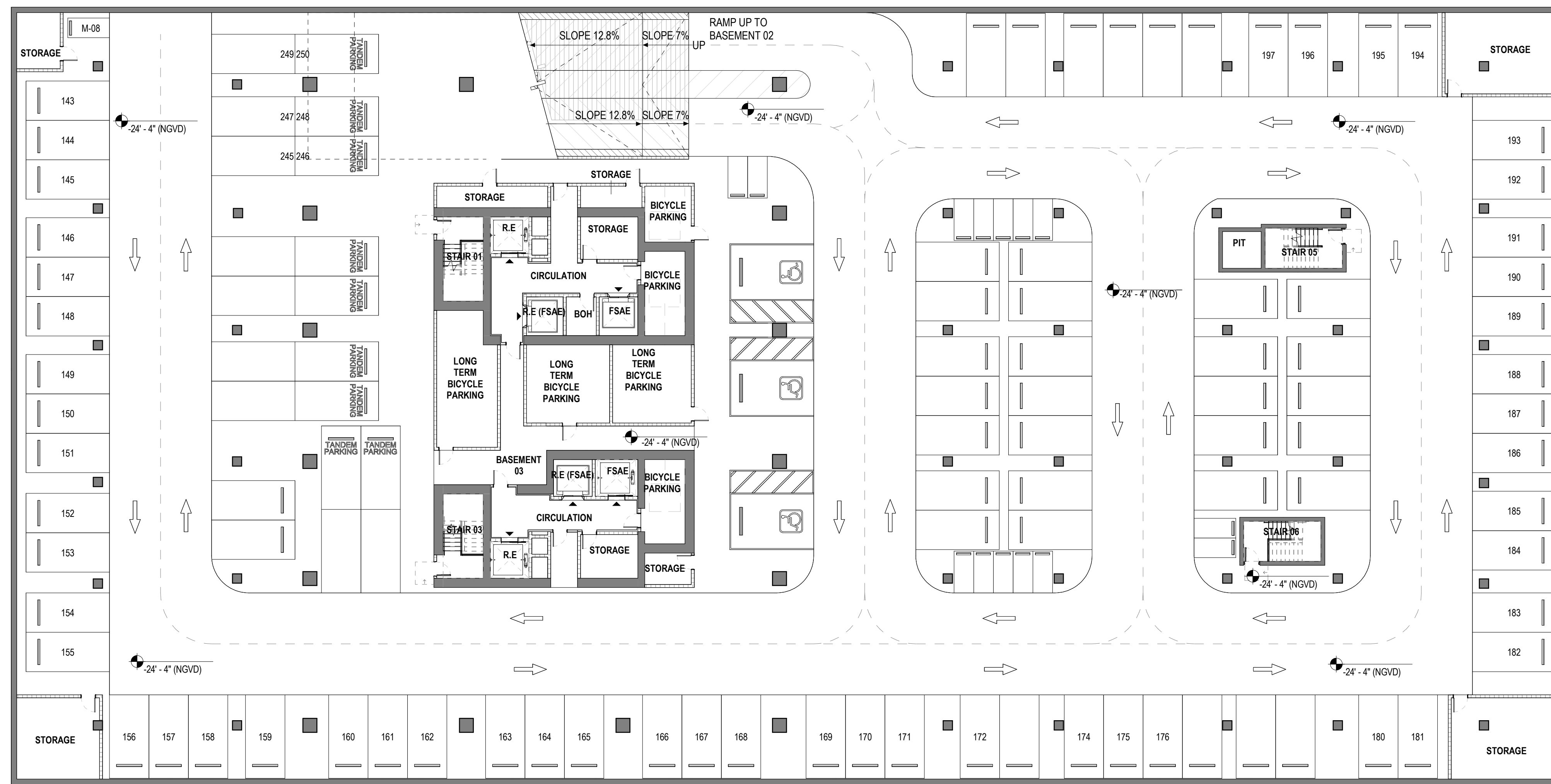
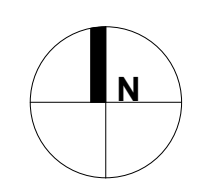
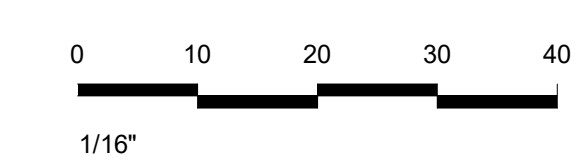


APPENDIX
FAR PLANS



01 F.A.R. DIAGRAM BASEMENT 03
 1/16" = 1'-0" CEILING COMPLETELY BELOW GRADE



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

ARCHITECT OF RECORD
 O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.
 43002693
 2432 HOLLYWOOD BLVD
 HOLLYWOOD, FL 33020
 T: 954.518.0833

LANDSCAPE ARCHITECT OF RECORD
 EDGA
 1515 E. BROWARD BOULEVARD, SUITE 110
 FORT LAUDERDALE, FLORIDA 33011 USA
 TEL: 954.524.3300 | LCC0200601

CIVIL ENGINEER
 SCHWEMKE SHISKIN + 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

STRUCTURAL
 DESIMONE CONSULTING ENGINEERING
 100 BRICAYNE 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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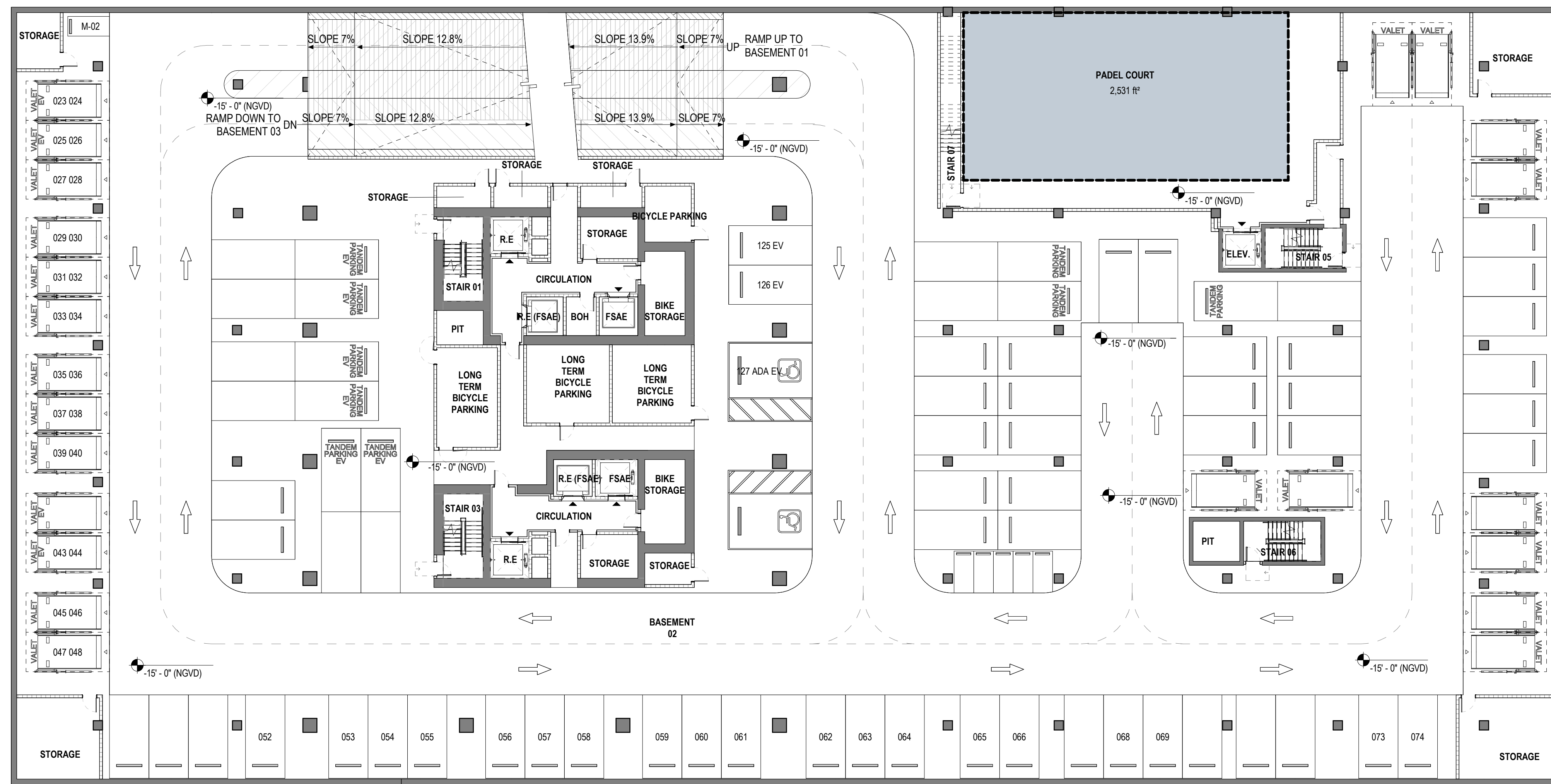
PROJECT
 1250 WEST AVENUE
 1250 WEST AVENUE
 MIAMI BEACH, FLORIDA 33139

REVISIONS

NO	DATE	REVISION TITLE
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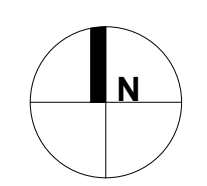
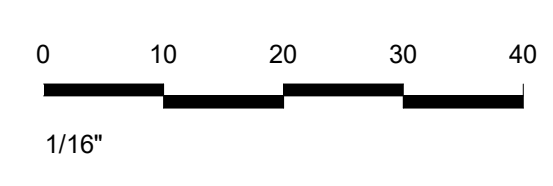
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 SHEET NAME:
 FAR AREAS / BASEMENT 03
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 F-001

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F.A.R. - BASEMENT 02	
LEVEL	AREA
BASEMENT 02	2,531 ft ²
TOTAL FAR	2,531 ft ²

01 F.A.R. DIAGRAM BASEMENT 02
1/16" = 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.
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 | LCC2000061

CIVIL ENGINEER
SCHWEBKE SHISKIN + ASSOCIATES INC.
3360 CORPORATE WAY
MIAMI, FL 33025
T. 954.435.7010

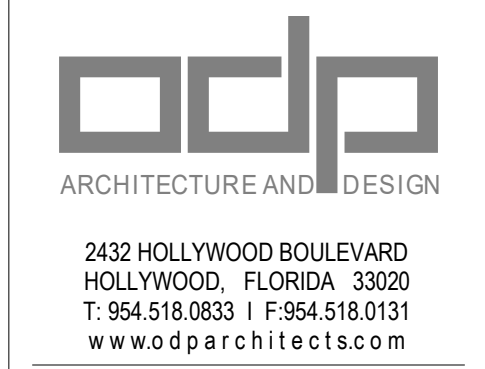
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KIMLEY HORN PLANNING AND DESIGN ENGINEERS
801 PETERS ROAD, SUITE 2200
PLANTATION, FL 33324
T. 954.535.5144

STRUCTURAL
DESMONE CONSULTING ENGINEERING
100 BRICAYNE BLVD, MIAMI, FL 33132
T. 1.305.441.0705



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1250 WEST AVENUE
MIAMI BEACH, FLORIDA 33139

REVISIONS

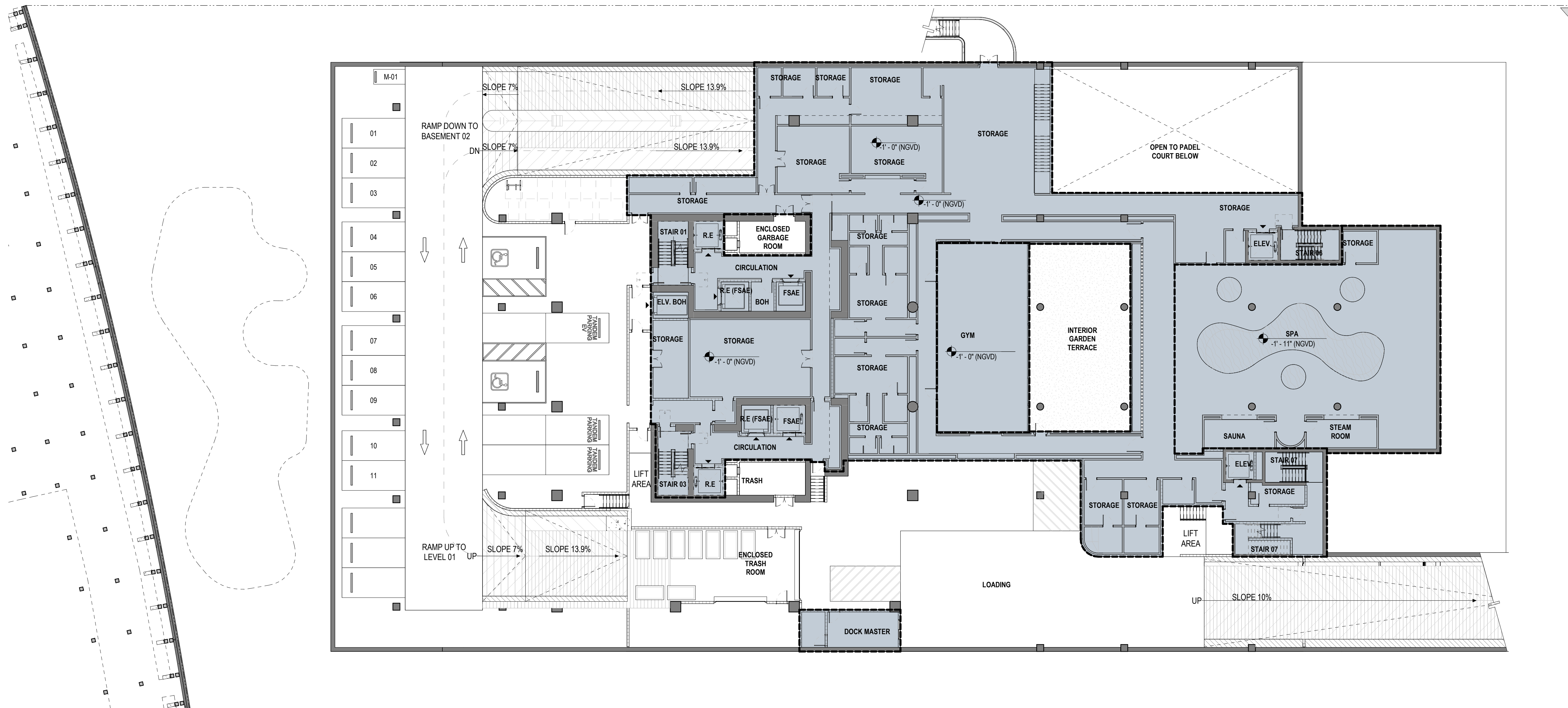
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FAR AREAS / BASEMENT 02

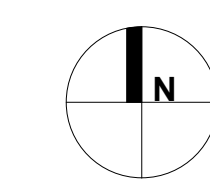
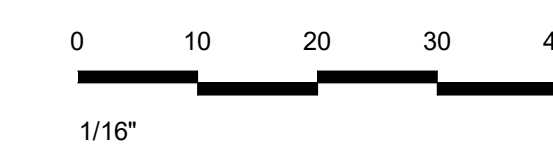
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F.A.R. - BASEMENT 01	
LEVEL	AREA
BASEMENT 01	20,424 ft ²
TOTAL FAR	20,424 ft ²

01 F.A.R. DIAGRAM BASEMENT 01
1/16" = 1'-0"



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

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TEL. 954.524.3300 | LCC2000061

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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

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

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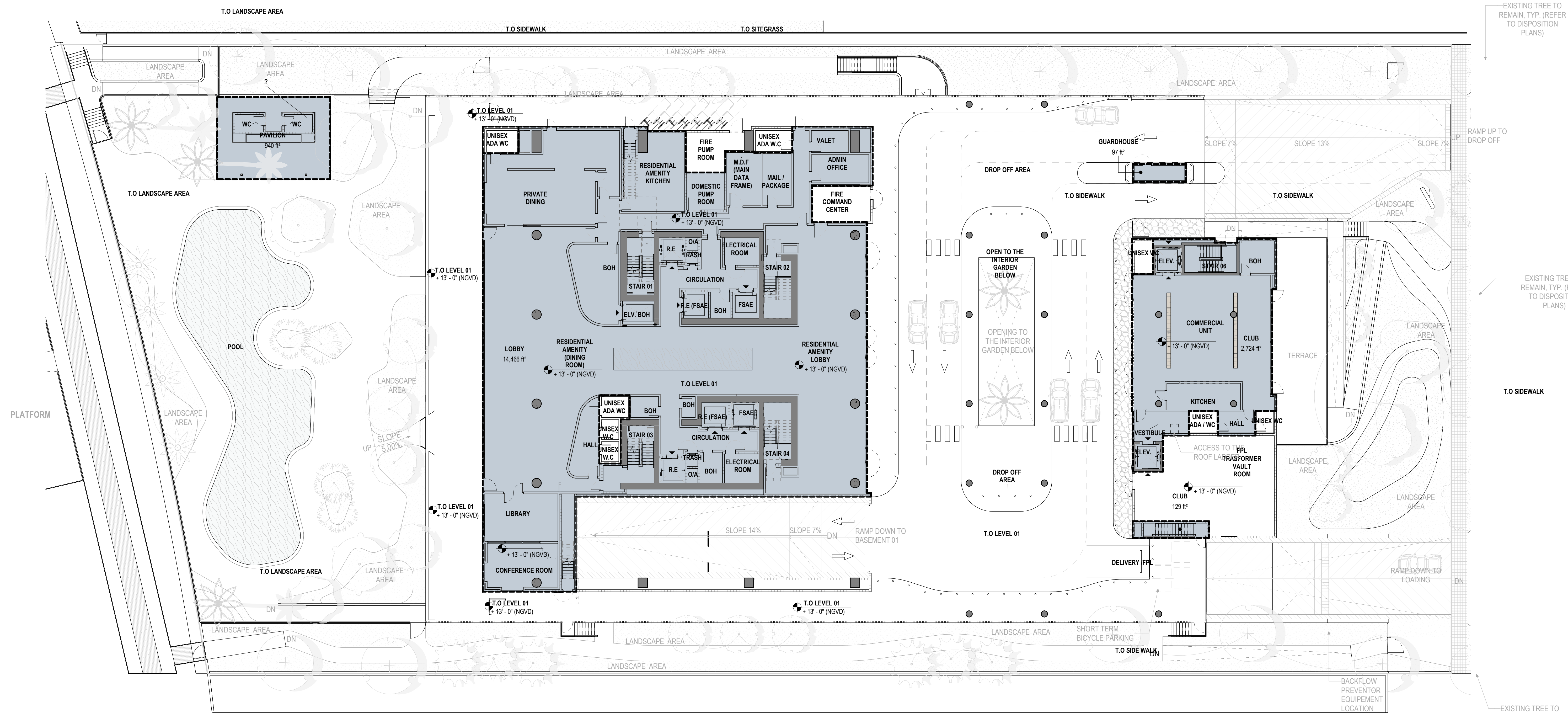
PROJECT
1250 WEST AVENUE
1250 WEST AVENUE
MIAMI BEACH, FLORIDA 33139

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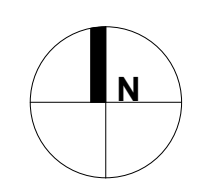
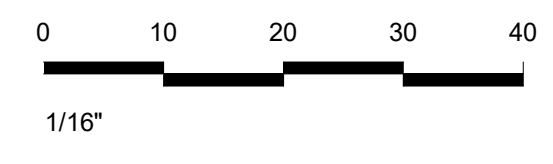
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FAR AREAS / BASEMENT 01
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F.A.R. - LEVEL 01	
LEVEL	AREA
LEVEL 01 - LOBBY	18,356 ft²
TOTAL FAR	18,356 ft²

01 F.A.R. DIAGRAM LEVEL 01
1/16" = 1'-0"



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

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1515 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL. 954.524.3300 | LCC2008061

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SCHWEBKE SHISKIN + ASSOCIATES INC.
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MIAMI, FL 33025
T. 954.435.7010

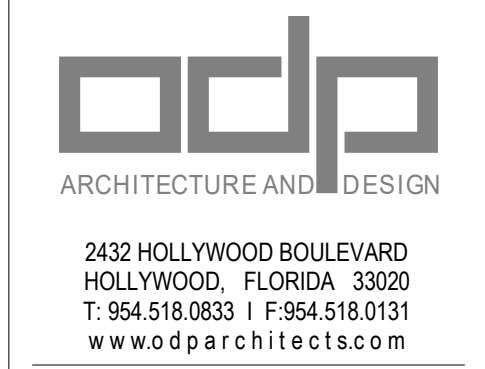
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KIMLEY HORN PLANNING AND DESIGN ENGINEERS
801 PETERS ROAD, SUITE 2200
PLANTATION, FL 33324
T. 954.535.5144

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100 BRICAYNE BLVD, MIAMI, FL 33132
T. 1-305.441.0705



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1250 WEST AVENUE

1250 WEST AVENUE
MIAMI BEACH, FLORIDA 33139

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SHEET NAME:

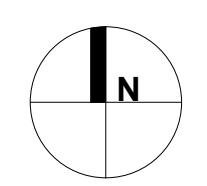
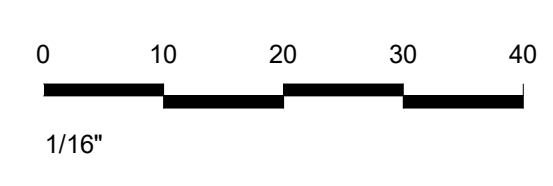
FAR AREAS / LEVEL 01

SHEET NO.
F-004



F.A.R. - LEVEL MEZZANINE	
LEVEL	AREA
LEVEL MEZZANINE	1,306 ft²
TOTAL FAR	1,306 ft²

01 F.A.R. DIAGRAM LEVEL MEZZANINE
1/16" = 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.
43202693
2432 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
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1515 E. BROWARD BOULEVARD, SUITE 110
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TEL. 954.524.3300 | LCC2009051

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SCHWEBKE SHISKIN + ASSOCIATES INC.
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STATE OF FLORIDA
KURT DANNWOLF
AR 92042
REGISTERED ARCHITECT
03/06/2026

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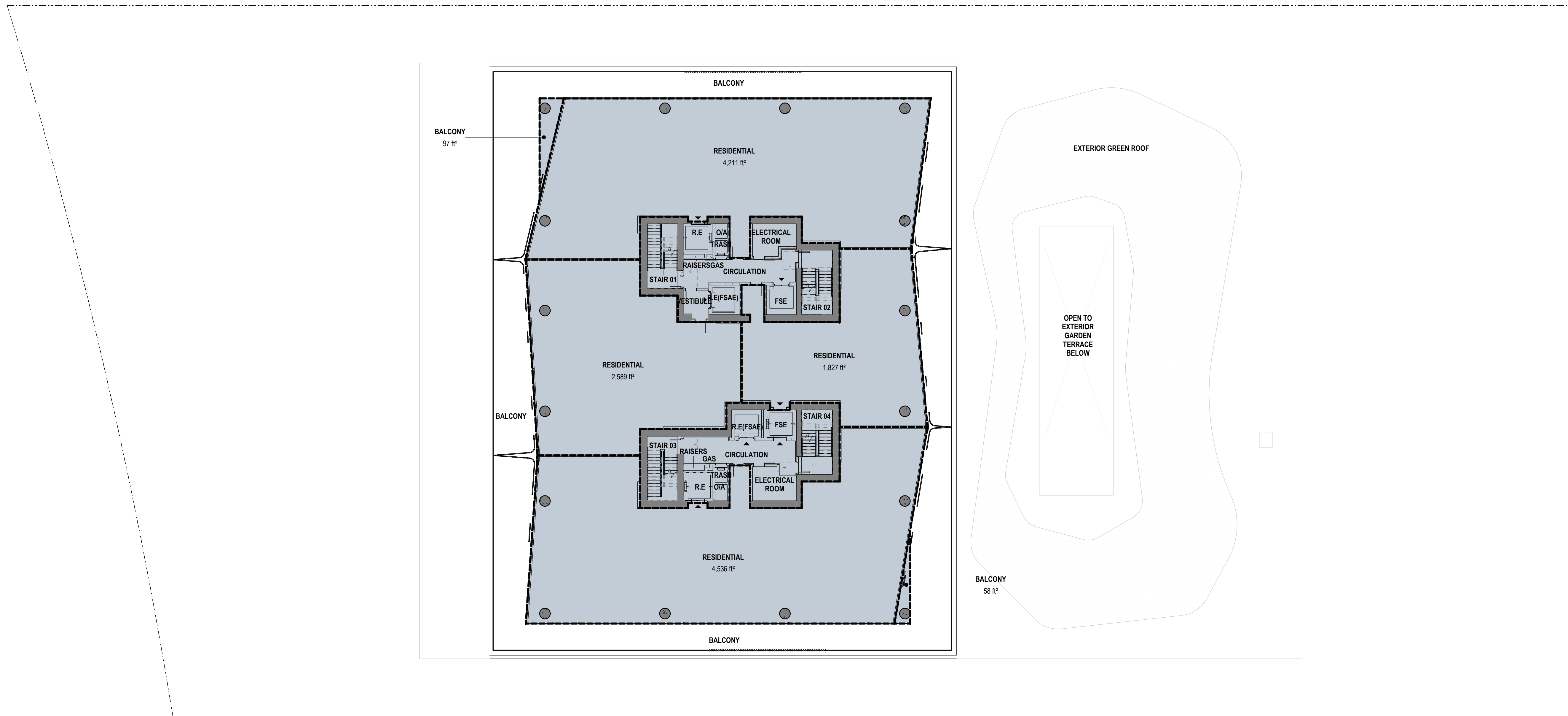
PROJECT
1250 WEST AVENUE
1250 WEST AVENUE
MIAMI BEACH, FLORIDA 33139

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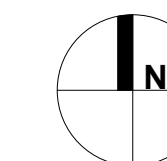
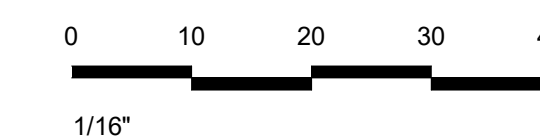
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FAR AREAS / LEVEL MEZZANINE
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F-005

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F.A.R. - LEVEL 02 TO 16	
LEVEL	AREA
LEVEL 16	16,000 ft²
LEVEL 15	16,000 ft²
LEVEL 14	16,000 ft²
LEVEL 13	16,000 ft²
LEVEL 12	16,000 ft²
LEVEL 11	16,000 ft²
LEVEL 10	16,000 ft²
LEVEL 09	16,000 ft²
LEVEL 08	16,000 ft²
LEVEL 07	16,000 ft²
LEVEL 06	16,000 ft²
LEVEL 05	16,000 ft²
LEVEL 04	16,000 ft²
LEVEL 03	16,000 ft²
LEVEL 02	16,000 ft²
TOTAL FAR	239,993 ft²

01 F.A.R. DIAGRAM - LEVEL 02 TO 16
1/16" = 1'-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.
43202933
2432 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
T: 954.518.0833

LANDSCAPE ARCHITECT OF RECORD
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1515 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33011 USA
TEL: 954.524.3300 | LCC2000601

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MIAMI, FL 33025
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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

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

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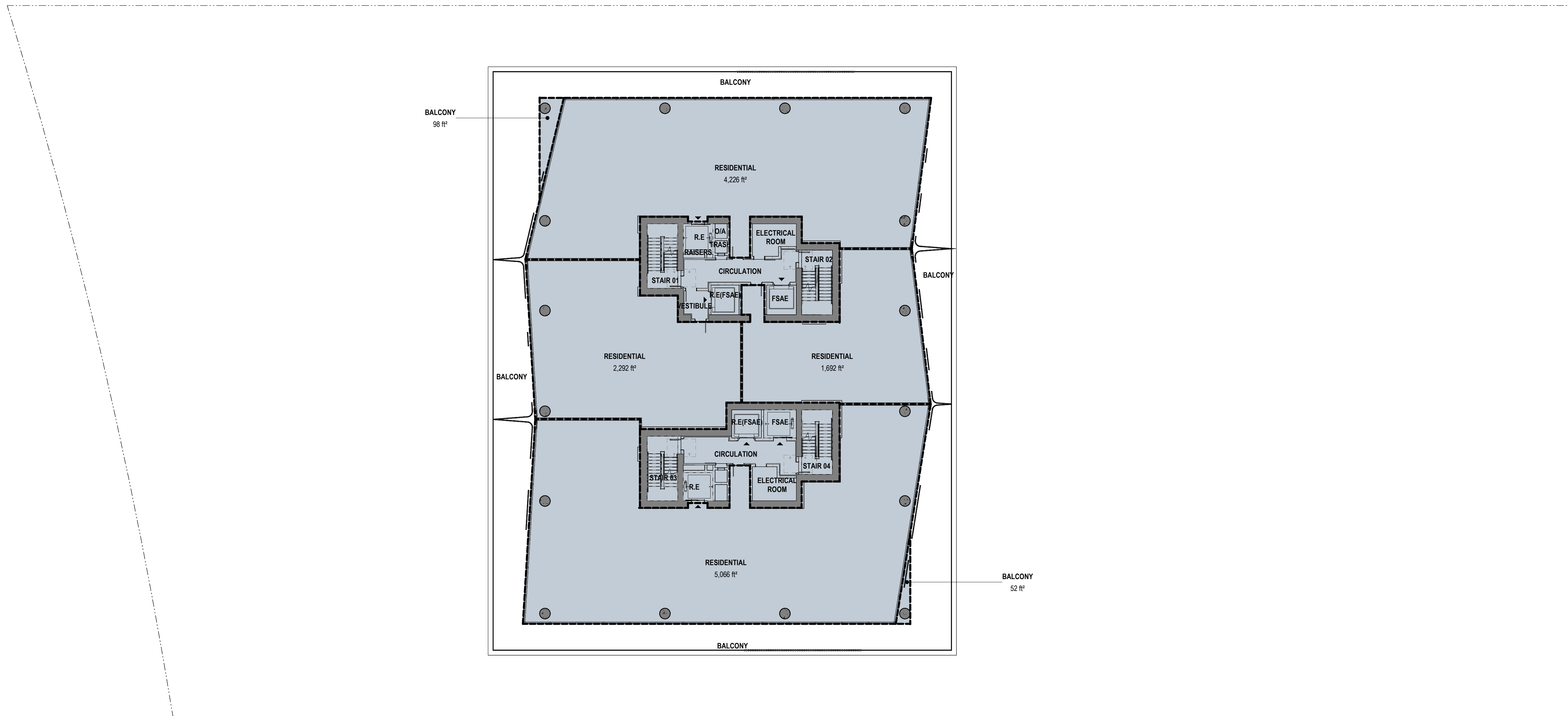
PROJECT
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REVISIONS

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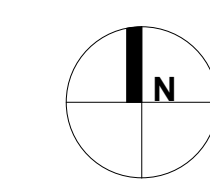
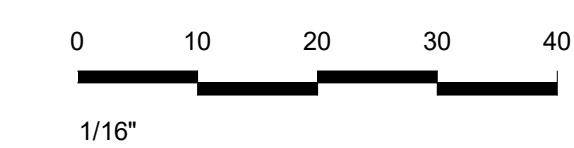
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FAR AREAS / LEVEL 02 TO 16
SHEET NO.
F-006

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F.A.R. - LEVEL 17 TO 25	
LEVEL	AREA
LEVEL 25	16,118 ft²
LEVEL 24	16,118 ft²
LEVEL 23	16,118 ft²
LEVEL 22	16,118 ft²
LEVEL 21	16,118 ft²
LEVEL 20	16,118 ft²
LEVEL 19	16,118 ft²
LEVEL 18	16,118 ft²
LEVEL 17	16,118 ft²
TOTAL FAR	145,061 ft²

01 F.A.R. DIAGRAM LEVEL 17 TO 25
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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43302093
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TRAFFIC ENGINEER
KIMLEY HORN PLANNING AND DESIGN ENGINEERS
801 PETERS ROAD, SUITE 2200
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T. 954.535.5144

STRUCTURAL
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100 BRICAYNE BLVD. MIAMI, FL 33132
T. 1-305.441.0705

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

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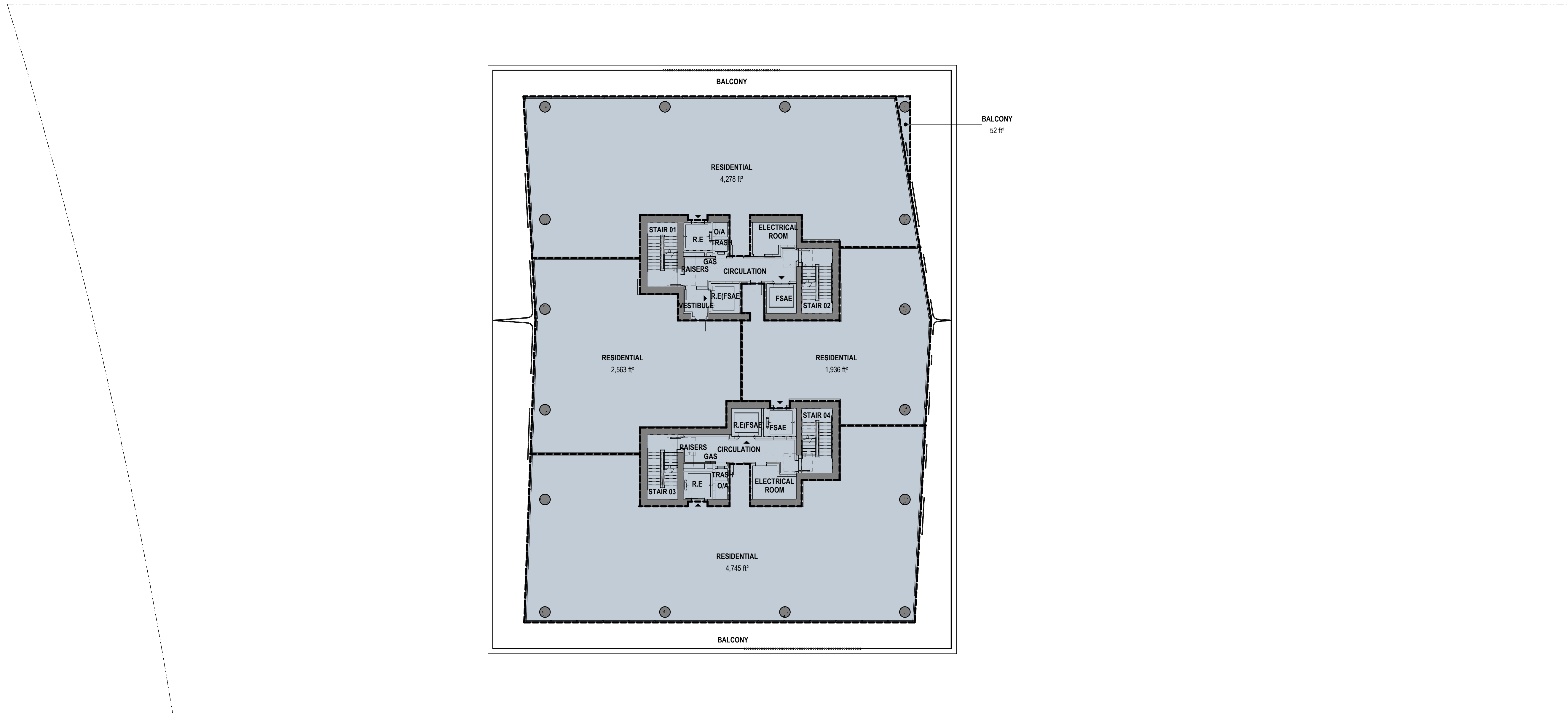
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1250 WEST AVENUE
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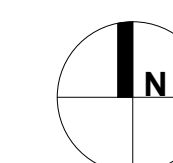
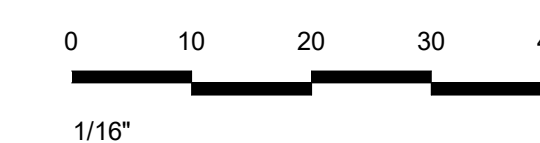
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F.A.R. - LEVEL 26 TO 27	
LEVEL	AREA
LEVEL 27	16,254 ft²
LEVEL 26	16,254 ft²
TOTAL FAR	32,509 ft²

01 F.A.R. DIAGRAM - LEVEL 26 & 27
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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100 BRICAYNE BLVD. MIAMI, FL 33132
T. 1-305-441-0705

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

Kurt Dannwolf
Digitally signed by Kurt Dannwolf
Date: 2026.03.06 21:06:21 -05'00'

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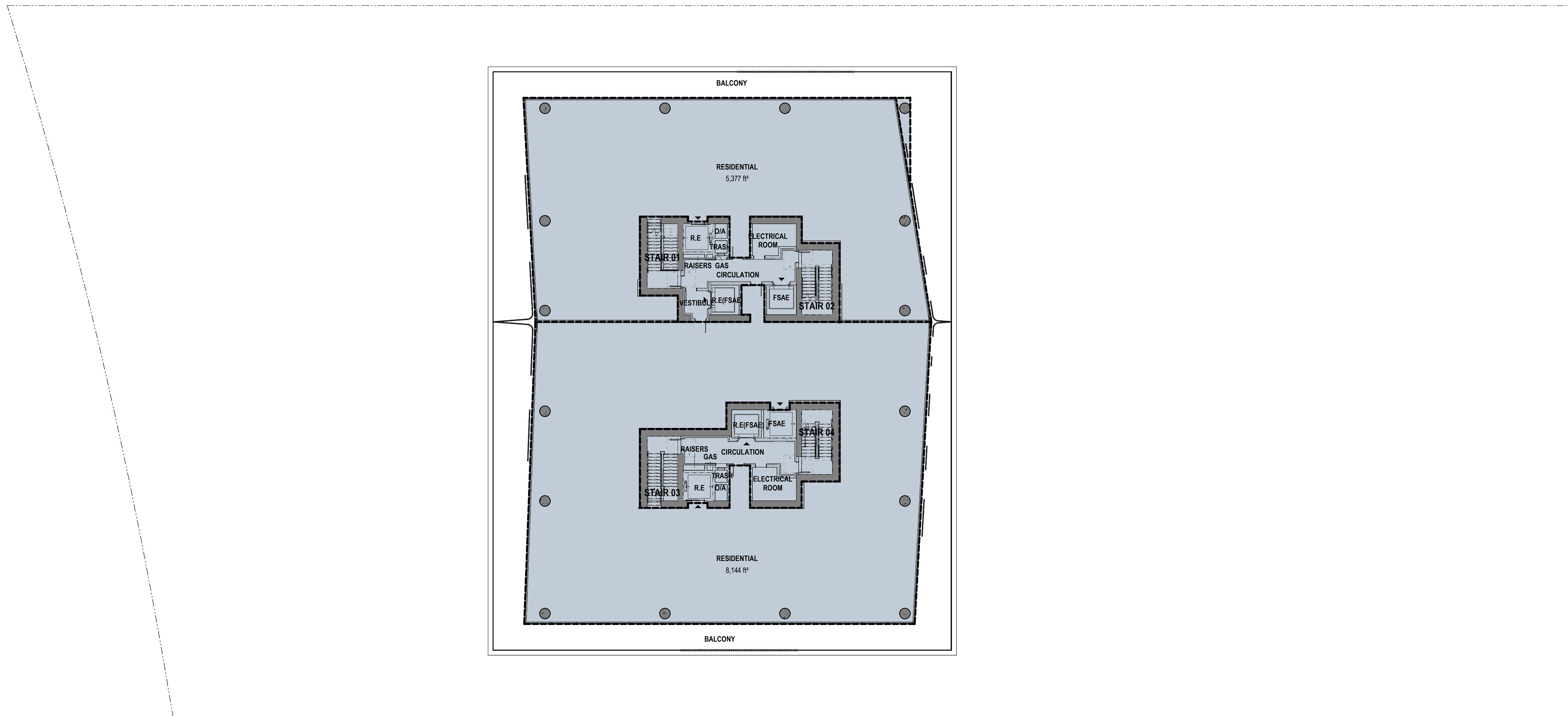
PROJECT
1250 WEST AVENUE
1250 WEST AVENUE
MIAMI BEACH, FLORIDA 33139

REVISIONS

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

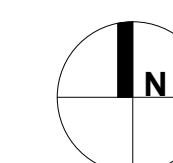
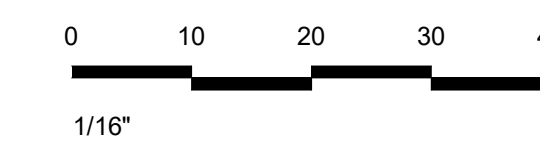
SCALE: 1/16" = 1'-0"
DATE: 03/08/2026
SHEET NAME:
FAR AREAS / LEVEL
26 & 27
SHEET NO.
F-008

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F.A.R. - LEVEL 28	
LEVEL	AREA
LEVEL 28	16,254 ft ²
TOTAL FAR	16,254 ft ²

01 F.A.R. DIAGRAM - LEVEL 28
1/16" = 1'-0"



OWNER
1250 WEST AVE OWNER LLC
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T. +1 305.441.0705

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Kurt Dannwolf
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REGISTERED ARCHITECT

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DATE: 03/08/2026
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FAR AREAS / LEVEL 28
SHEET NO.
F-009

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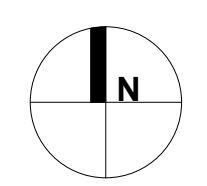
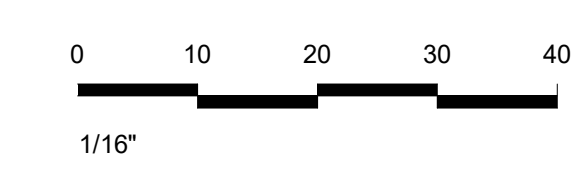


F.A.R. TYPICAL AREA - BREAKDOWN	
LEVEL	AREA
ROOF	2,438 ft²
LEVEL 28	16,254 ft²
LEVEL 27	16,254 ft²
LEVEL 26	16,254 ft²
LEVEL 25	16,118 ft²
LEVEL 24	16,118 ft²
LEVEL 23	16,118 ft²
LEVEL 22	16,118 ft²
LEVEL 21	16,118 ft²
LEVEL 20	16,118 ft²
LEVEL 19	16,118 ft²
LEVEL 18	16,118 ft²
LEVEL 17	16,118 ft²
LEVEL 16	16,000 ft²
LEVEL 15	16,000 ft²
LEVEL 14	16,000 ft²
LEVEL 13	16,000 ft²
LEVEL 12	16,000 ft²
LEVEL 11	16,000 ft²
LEVEL 10	16,000 ft²
LEVEL 09	16,000 ft²
LEVEL 08	16,000 ft²
LEVEL 07	16,000 ft²
LEVEL 06	16,000 ft²
LEVEL 05	16,000 ft²
LEVEL 04	16,000 ft²
LEVEL 03	16,000 ft²
LEVEL 02	16,000 ft²
LEVEL MEZZANINE	1,306 ft²
LEVEL 01 - LOBBY	18,356 ft²
BASEMENT 01	20,424 ft²
BASEMENT 02	2,531 ft²
TOTAL FAR	478,872 ft²

F.A.R. - LEVEL ROOF	
LEVEL	AREA
ROOF	2,438 ft²
TOTAL FAR	2,438 ft²

ALLOWED FAR
 PER ORDINANCE 2025-4749 MAX FAR 5.75
 $83,285 \text{ SF} \times 5.75 = 478,888 \text{ SF}$
 PROPOSED: 478,872 SF / 83,285 SF = 5.75

01 F.A.R. DIAGRAM - LEVEL 29-ROOF
 1/16" = 1'-0"



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

Kurt Dannwolf
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