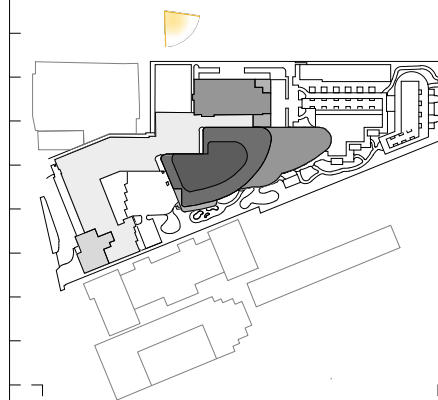




VIEW FROM 20th STREET AT THE SERVICE BUILDING



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Consultant: LANDSCAPE
Name: Island Planning Corporation.
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Address: Miami Beach, FL 33139
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Email: info@islandplanningcorporation.com

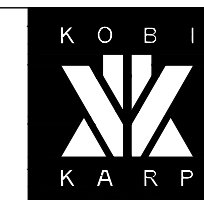
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
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Fax: +1(305) 573 3786

Fri Dec 3, 2021



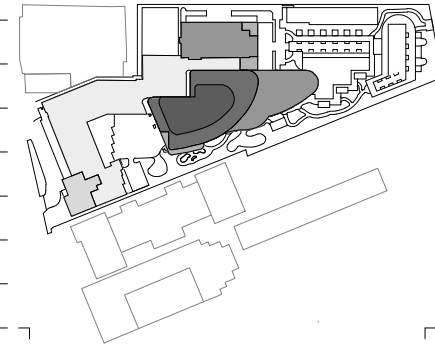
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EXTERIOR RENDERING

SHORE CLUB

Date	12-06-2021	Sheet No.	A0.77
Scale	-		
Project	2104		



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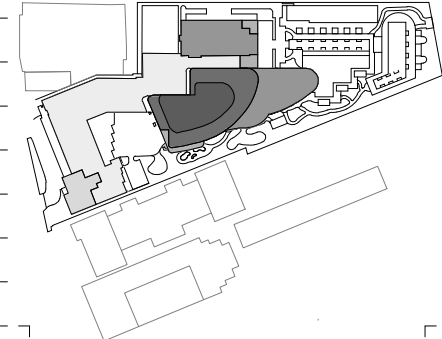
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INTERIOR RENDERING
SHORE CLUB

Date	12-06-2021	Sheet No.	A0.80
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Project	2104		



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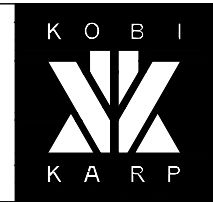
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
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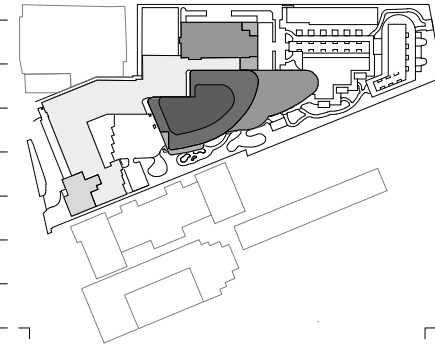
INTERIOR RENDERING

SHORE CLUB

Date	12-06-2021	Sheet No.	A0.81
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Project	2104		



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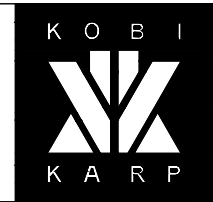
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 Lic. # AR0012578



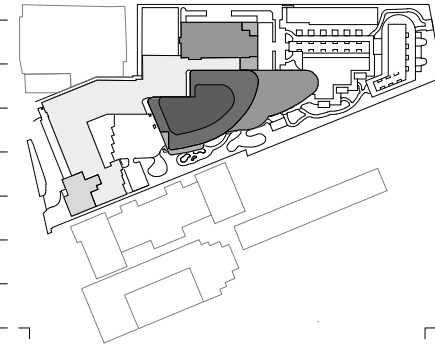
INTERIOR RENDERING

SHORE CLUB

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Project	2104		



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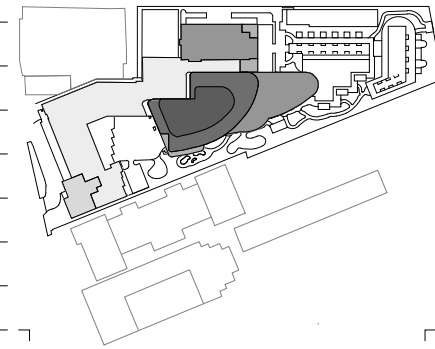
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INTERIOR RENDERING
SHORE CLUB

Date	12-06-2021	Sheet No.	A0.83
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SHORE CLUB PROPOSED LOBBY BAR

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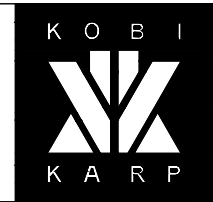
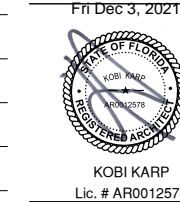
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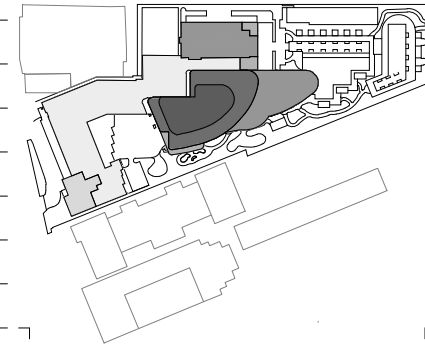
Architect: Kobi Karp Architecture and Interior Design, Inc.
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INTERIOR RENDERING

SHORE CLUB

Date	12-06-2021	Sheet No.	A0.84
Scale	-		
Project	2104		



SHORE CLUB LOBBY FACING SOUTHEAST

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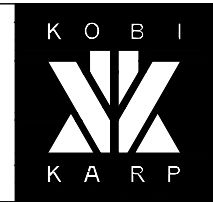
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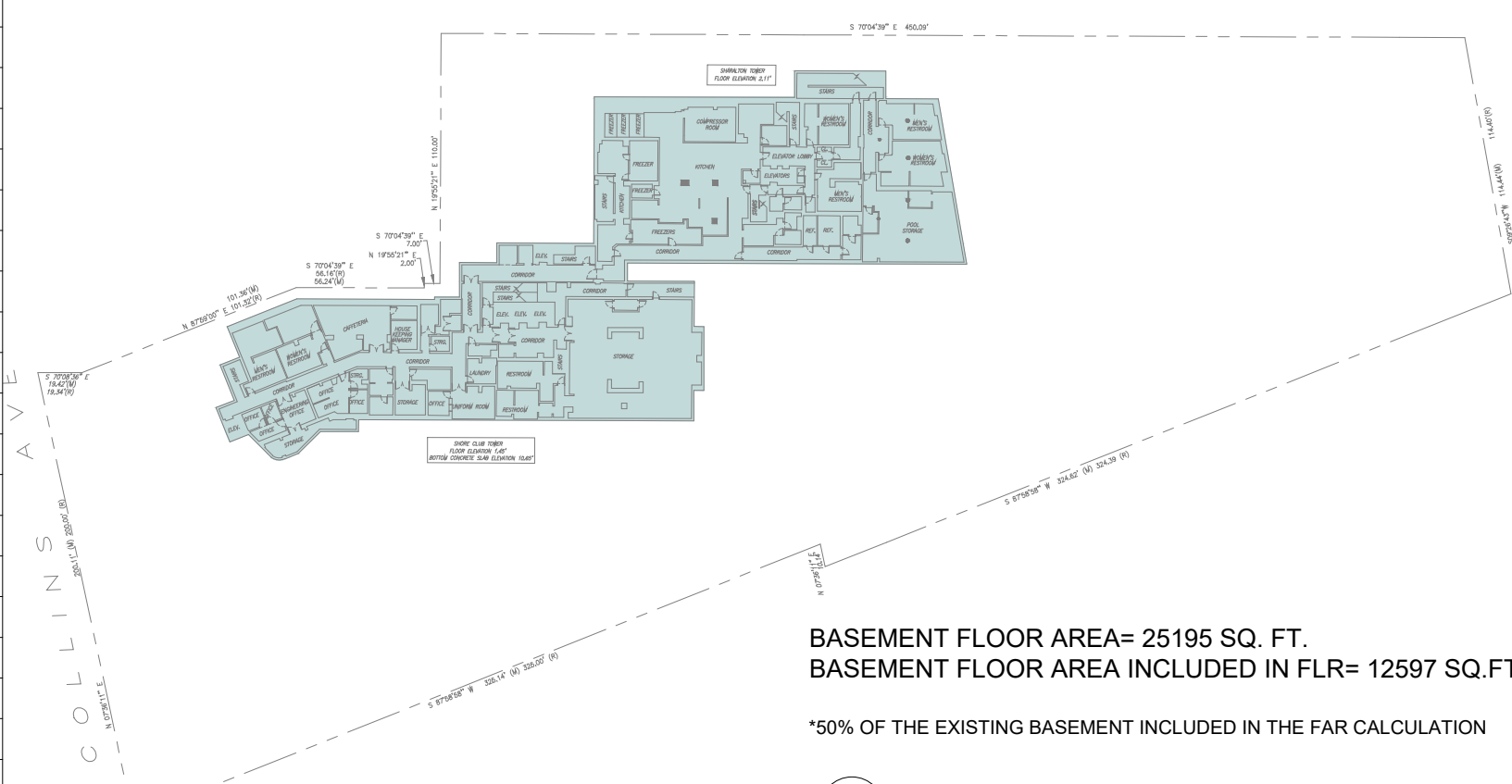
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INTERIOR RENDERING

SHORE CLUB

Date	12-06-2021	Sheet No.	A0.85
Scale	-		
Project	2104		



BASEMENT FLOOR AREA= 25195 SQ. FT.
 BASEMENT FLOOR AREA INCLUDED IN FLR= 12597 SQ.FT.*
 *50% OF THE EXISTING BASEMENT INCLUDED IN THE FAR CALCULATION

1 EXISTING BASEMENT LEVEL FAR DIAGRAM

SCALE: N.T.S.



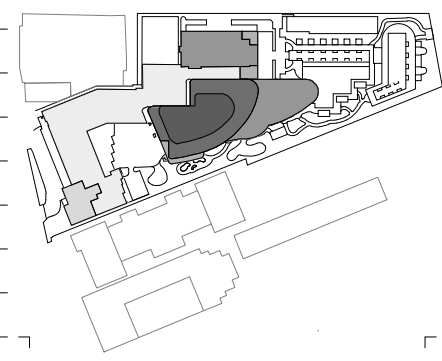
LEVEL 1 FLOOR AREA= 46695 SQ. FT.

2 EXISTING LEVEL 1 FAR DIAGRAM

SCALE: N.T.S.

SHORE CLUB EXITING FAR CALCULATIONS	
LEVEL	FLOOR AREA
BASEMENT	12,597 SF
1	46,695 SF
2	45,231 SF
3	37,420 SF
4	18,415 SF
5	15,636 SF
6	15,644 SF
7	14,390 SF
8	13,163 SF
9	4,460 SF
10	4,460 SF
11	4,460 SF
12	4,460 SF
14	4,296 SF
15	4,064 SF
16	3,980 SF
17	3,296 SF
18	3,279 SF
19	3,283 SF
20	3,283 SF
21	2,614 SF
ROOF	0 SF
TOTAL	265,126 SF

3 EXISTING FAR CALCULATION



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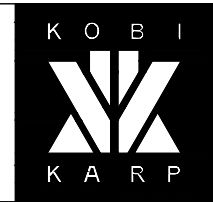
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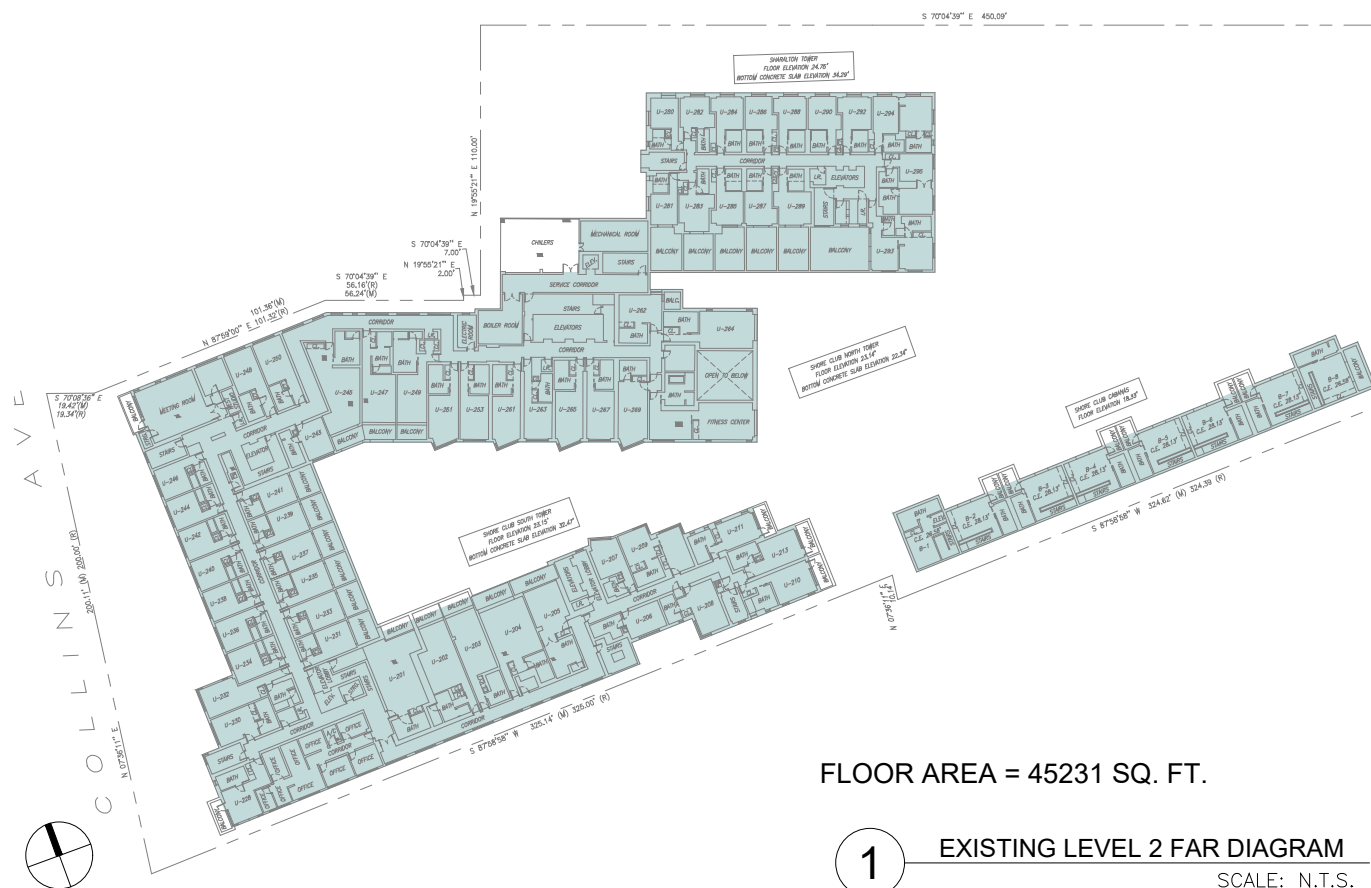
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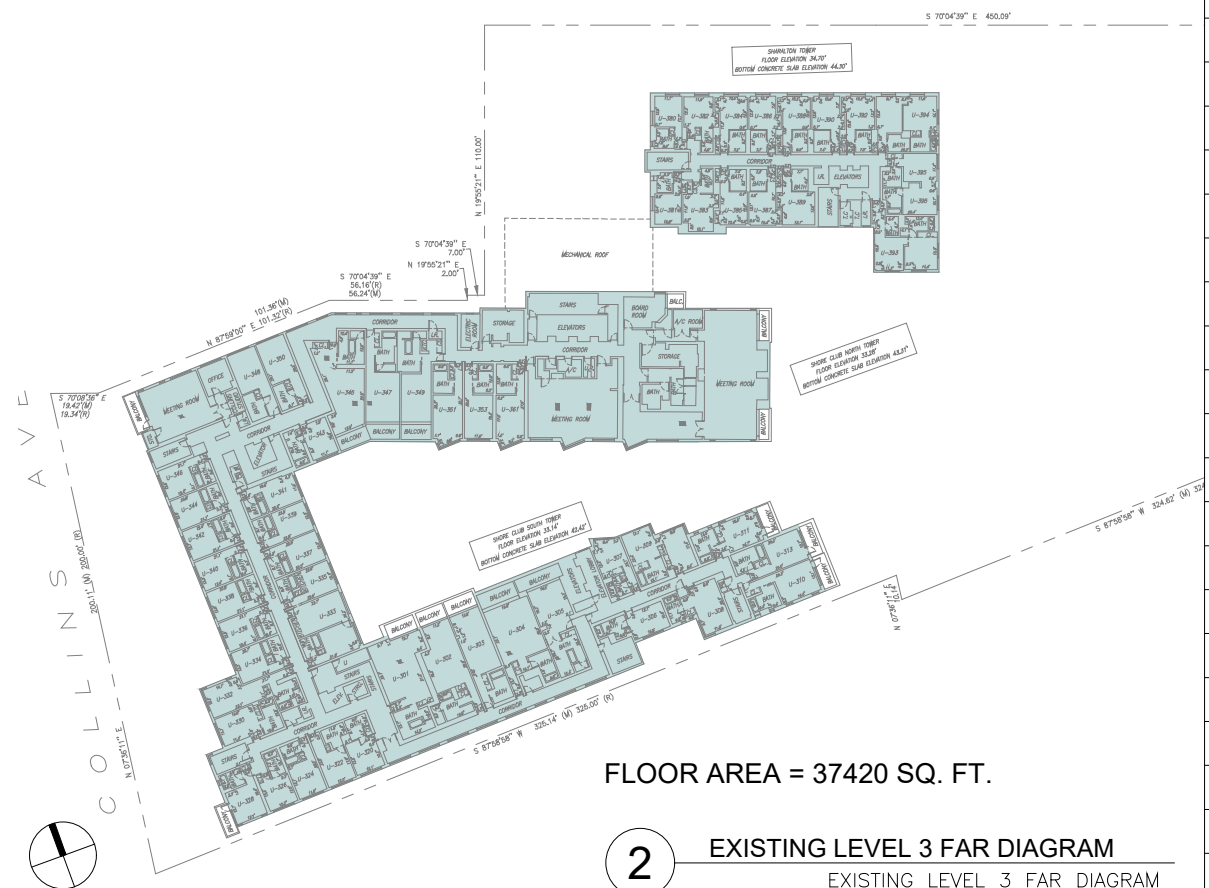
EXITING BASEM. & LEVEL 1 FAR

Date	12-06-2021	Sheet No.	
Scale	N.T.S.		A1.00
Project	2104		



FLOOR AREA = 45231 SQ. FT.

1 EXISTING LEVEL 2 FAR DIAGRAM
SCALE: N.T.S.



FLOOR AREA = 37420 SQ. FT.

2 EXISTING LEVEL 3 FAR DIAGRAM
EXISTING LEVEL 3 FAR DIAGRAM



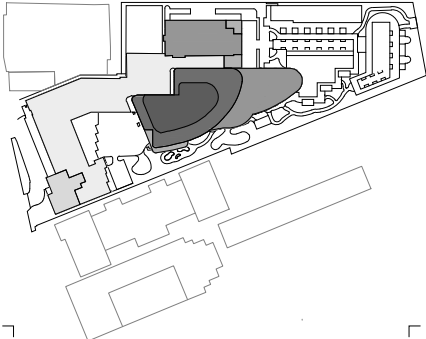
FLOOR AREA = 18415 SQ. FT.

3 EXISTING LEVEL 4 FAR DIAGRAM
SCALE: N.T.S.



FLOOR AREA = 15636 SQ. FT.

4 EXISTING LEVEL 5 FAR DIAGRAM
SCALE: N.T.S.



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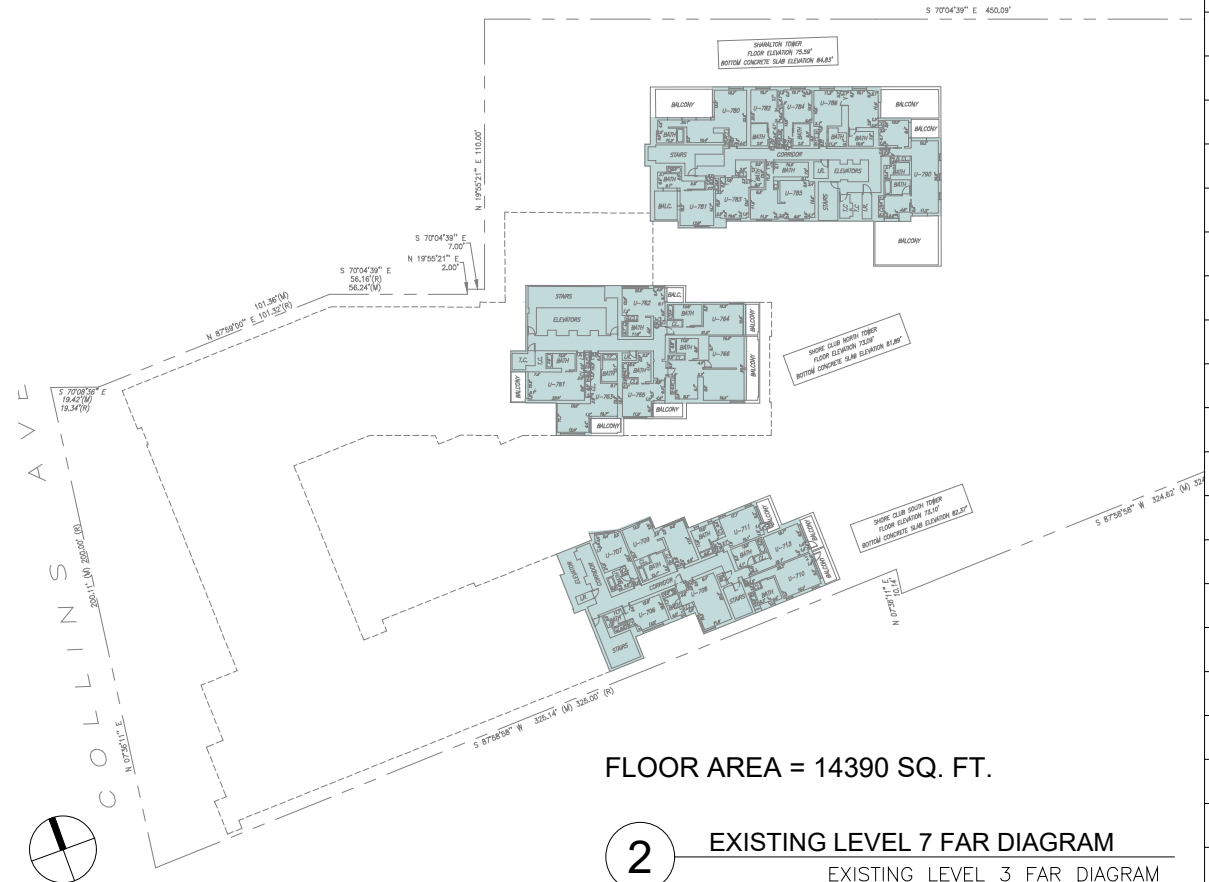
EXISTING FAR LEVEL 2 - 5

Date	12-06-2021	Sheet No.	A1.01
Scale	N.T.S.		
Project	2104		



FLOOR AREA = 15644 SQ. FT.

1 EXISTING LEVEL 6 FAR DIAGRAM
SCALE: N.T.S.



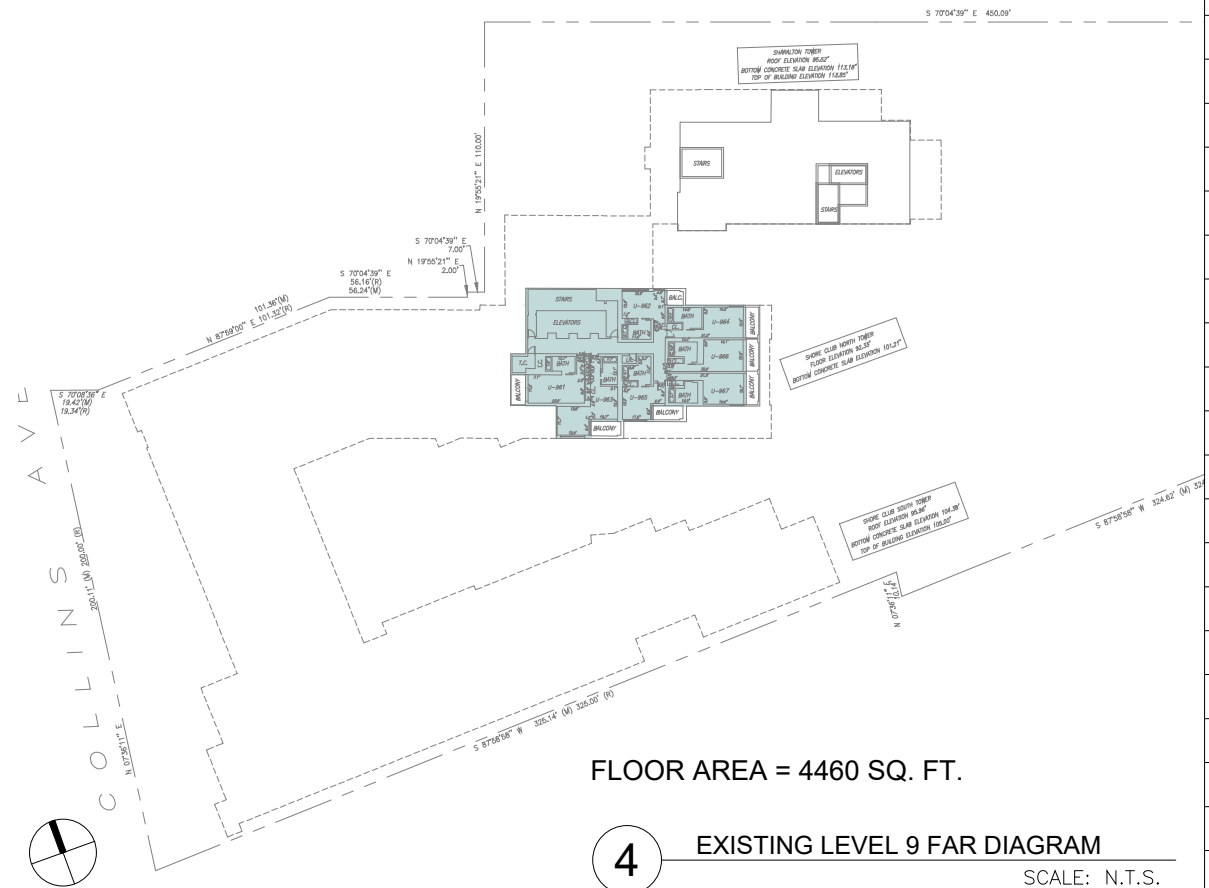
FLOOR AREA = 14390 SQ. FT.

2 EXISTING LEVEL 7 FAR DIAGRAM
EXISTING LEVEL 3 FAR DIAGRAM



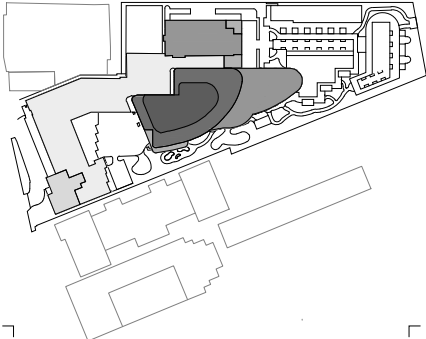
FLOOR AREA = 13163 SQ. FT.

3 EXISTING LEVEL 8 FAR DIAGRAM
SCALE: N.T.S.



FLOOR AREA = 4460 SQ. FT.

4 EXISTING LEVEL 9 FAR DIAGRAM
SCALE: N.T.S.



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Lic. # AR0012578

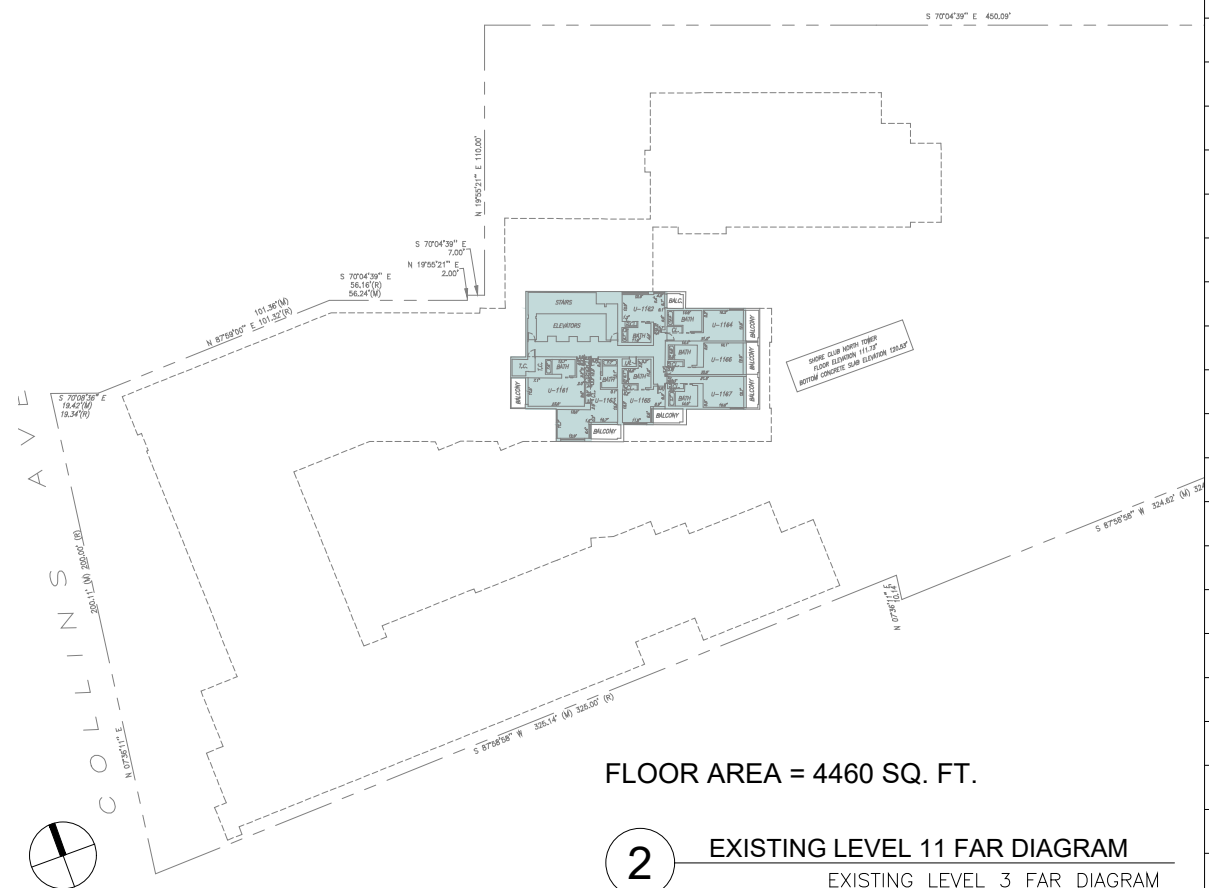
EXISTING FAR LEVEL 6 - 9

Date	12-06-2021	Sheet No.	A1.02
Scale	N.T.S.		
Project	2104		



FLOOR AREA = 4460 SQ. FT.

1 EXISTING LEVEL 10 FAR DIAGRAM
SCALE: N.T.S.



FLOOR AREA = 4460 SQ. FT.

2 EXISTING LEVEL 11 FAR DIAGRAM
EXISTING LEVEL 3 FAR DIAGRAM



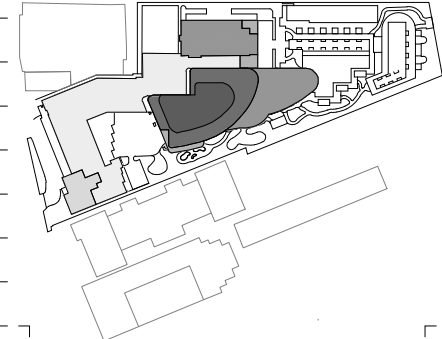
FLOOR AREA = 4460 SQ. FT.

3 EXISTING LEVEL 12 FAR DIAGRAM
SCALE: N.T.S.



FLOOR AREA = 4296 SQ. FT.

4 EXISTING LEVEL 14 FAR DIAGRAM
SCALE: N.T.S.



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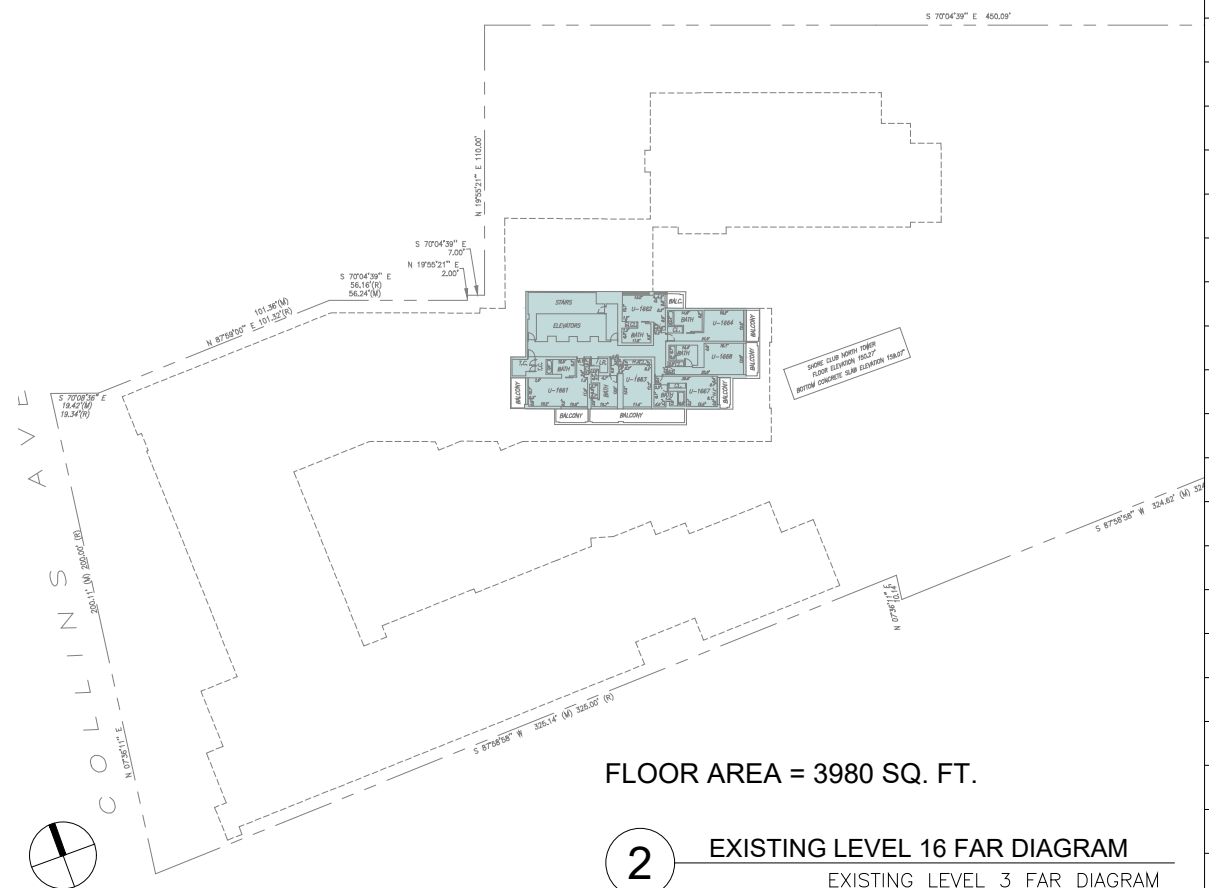
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EXISTING FAR LEVEL 10 - 14

Date	12-06-2021	Sheet No.	A1.03
Scale	N.T.S.		
Project	2104		



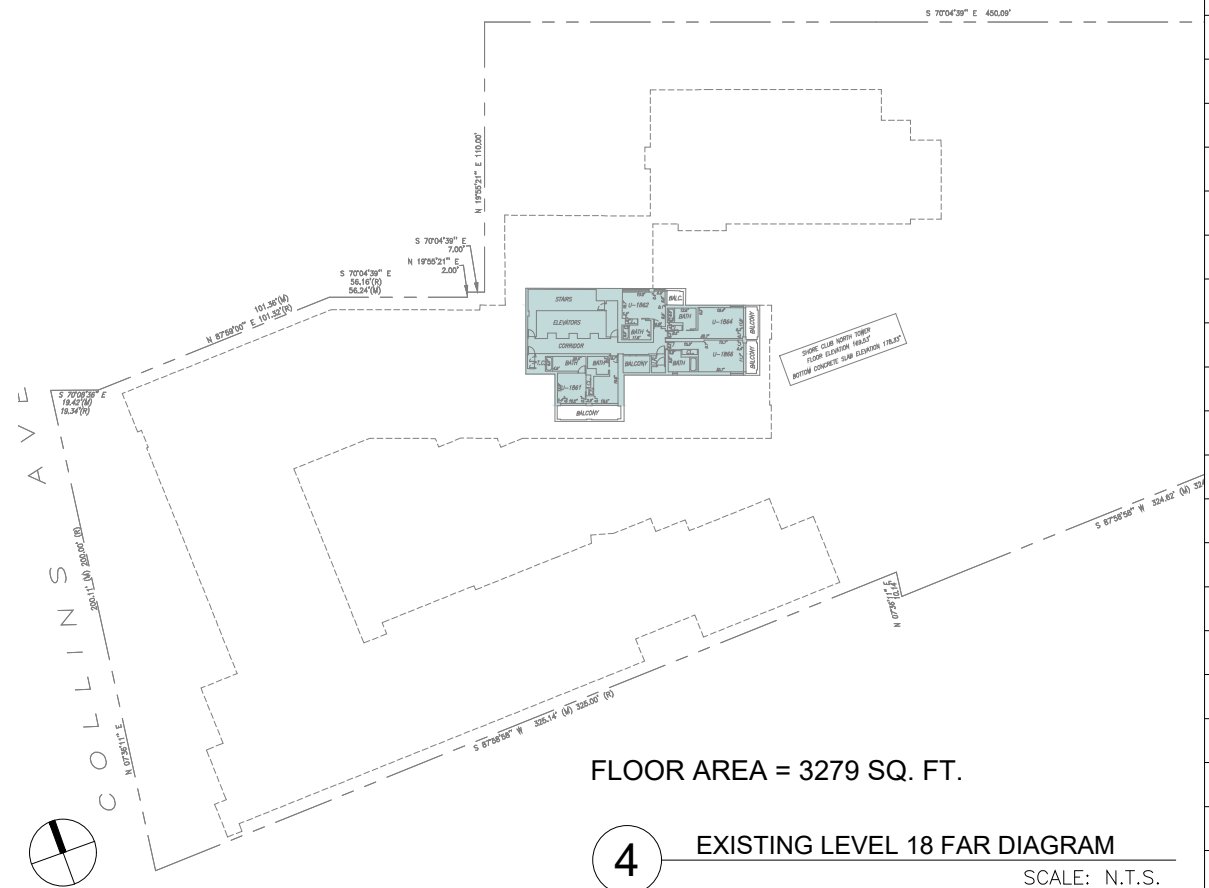
FLOOR AREA = 4064 SQ. FT.
1 EXISTING LEVEL 15 FAR DIAGRAM
 SCALE: N.T.S.



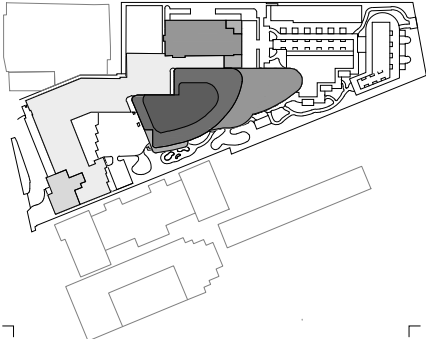
FLOOR AREA = 3980 SQ. FT.
2 EXISTING LEVEL 16 FAR DIAGRAM
 EXISTING LEVEL 3 FAR DIAGRAM



FLOOR AREA = 3296 SQ. FT.
3 EXISTING LEVEL 17 FAR DIAGRAM
 SCALE: N.T.S.



FLOOR AREA = 3279 SQ. FT.
4 EXISTING LEVEL 18 FAR DIAGRAM
 SCALE: N.T.S.



Rev.	Date	Rev.	Date

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Consultant: LANDSCAPE
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Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
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Fri Dec 3, 2021

KOBİ KARP
 Lic. # AR0012578

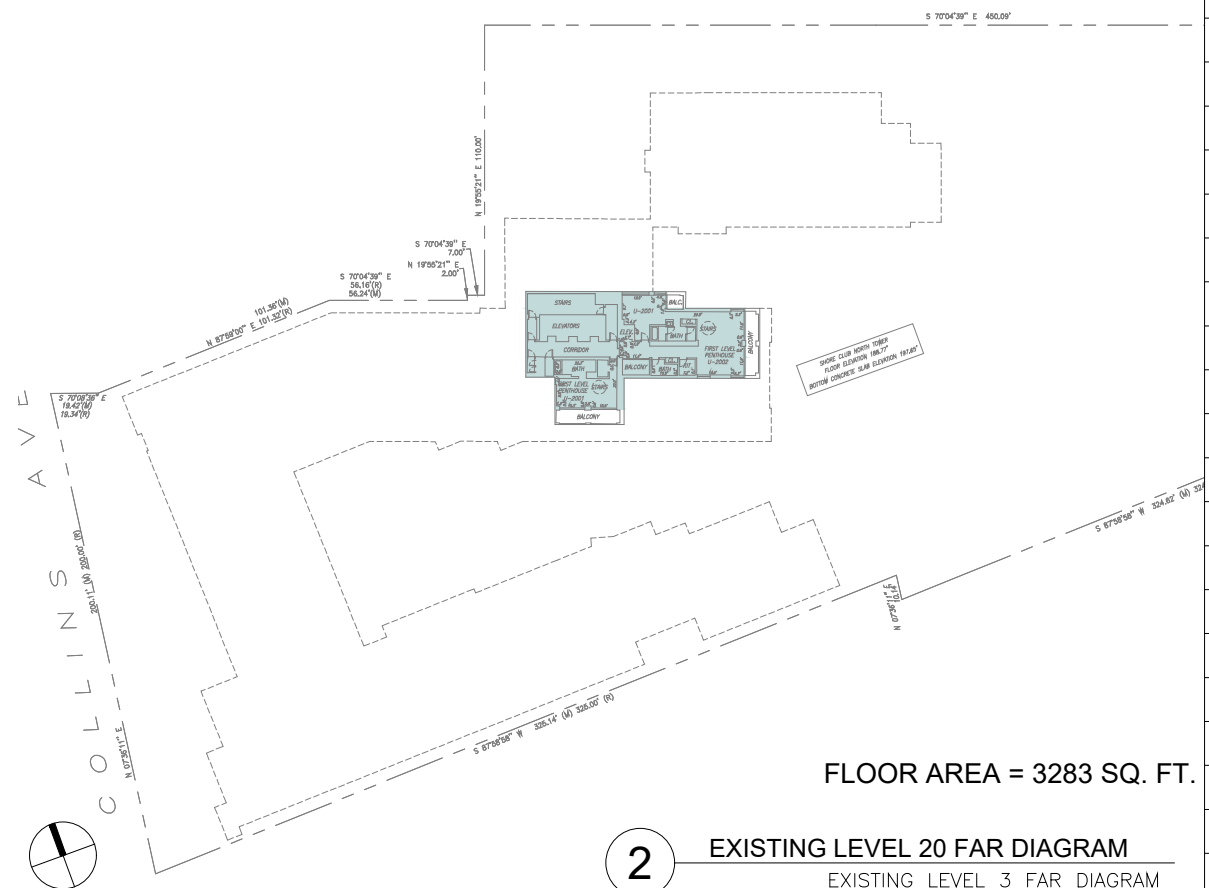
EXISTING FAR LEVEL 15 - 18

Date	12-06-2021	Sheet No.	A1.04
Scale	N.T.S.		
Project	2104		



FLOOR AREA = 3283 SQ. FT.

1 EXISTING LEVEL 19 FAR DIAGRAM
SCALE: N.T.S.



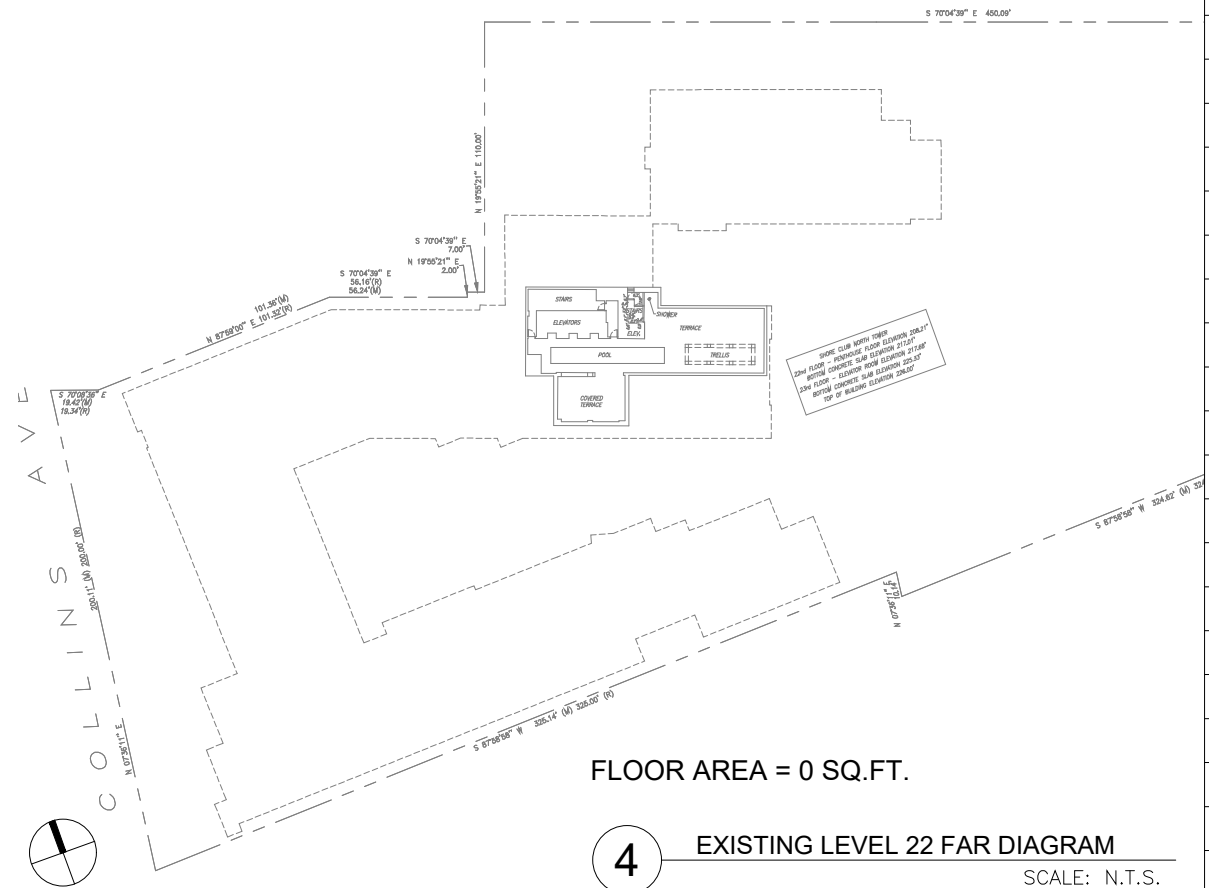
FLOOR AREA = 3283 SQ. FT.

2 EXISTING LEVEL 20 FAR DIAGRAM
EXISTING LEVEL 3 FAR DIAGRAM
SCALE: N.T.S.



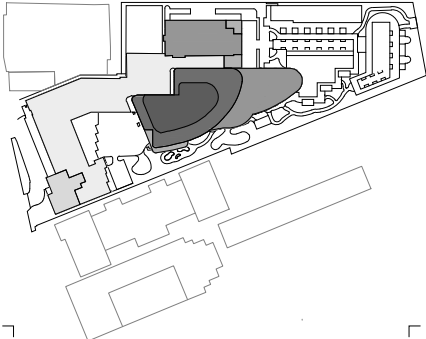
FLOOR AREA = 2614 SQ. FT.

3 EXISTING LEVEL 21 FAR DIAGRAM
SCALE: N.T.S.



FLOOR AREA = 0 SQ. FT.

4 EXISTING LEVEL 22 FAR DIAGRAM
SCALE: N.T.S.



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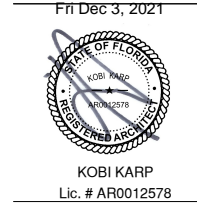
Owner: WITKOFF.
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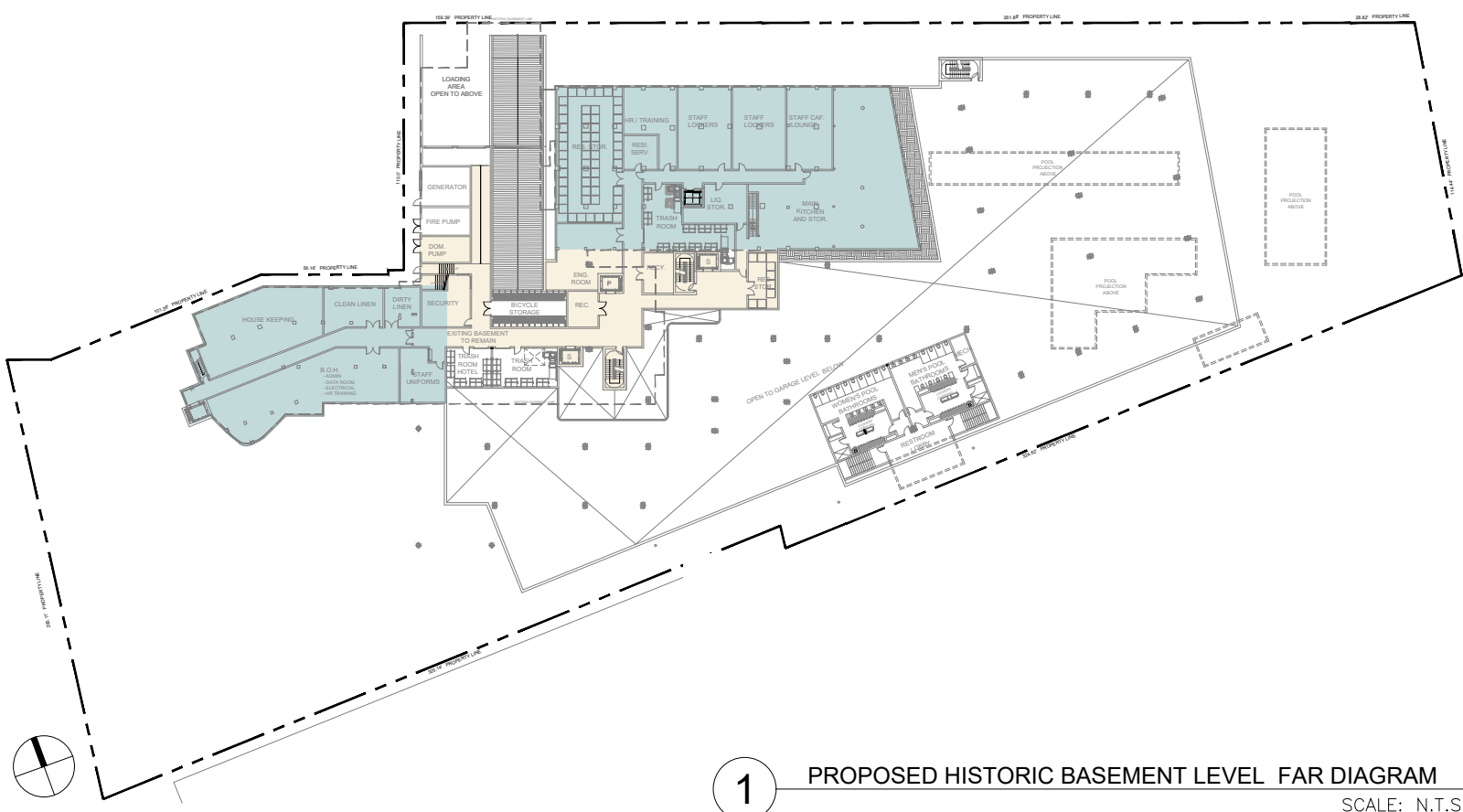
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
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Architect: Kobi Karp Architecture and Interior Design, Inc.
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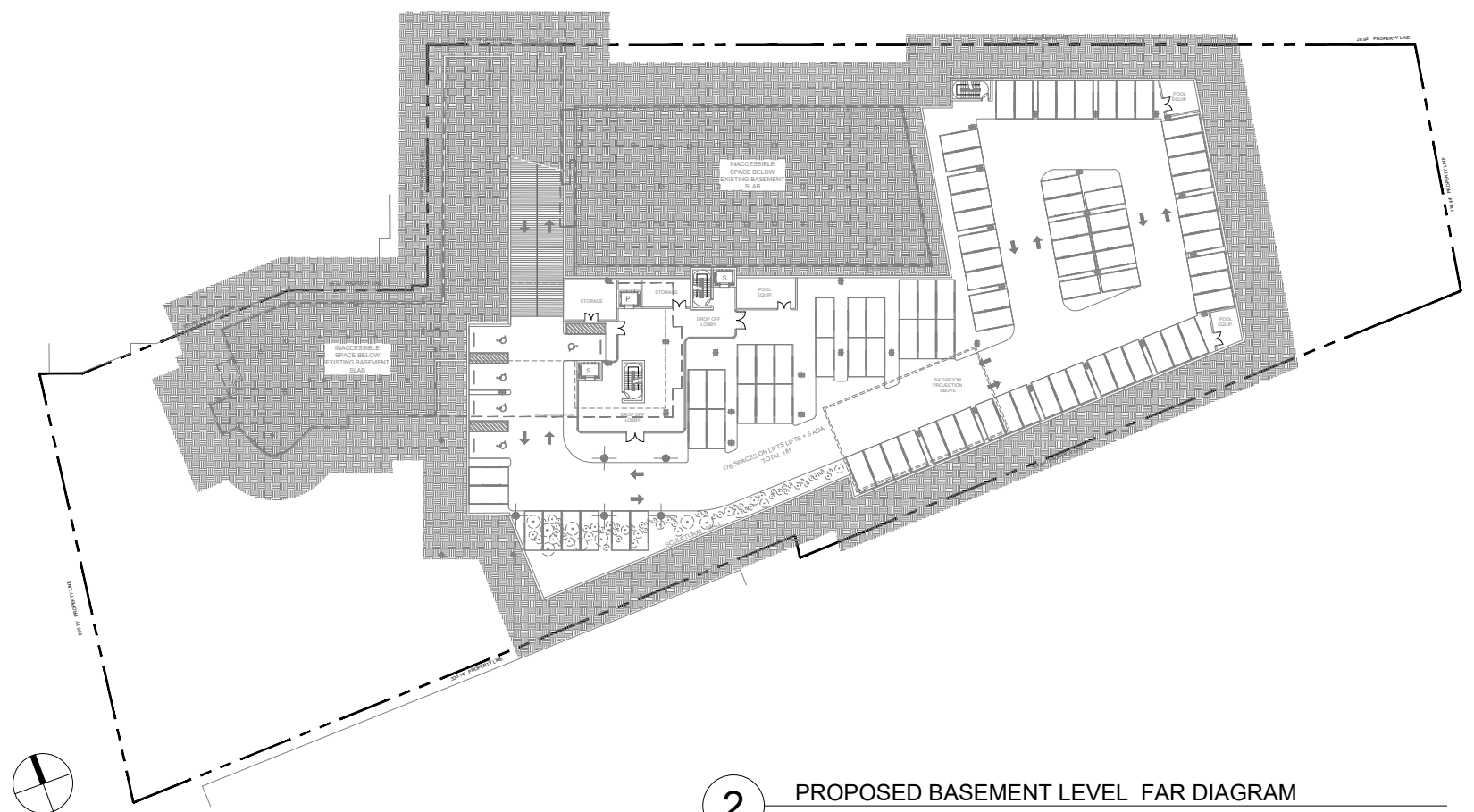


EXISTING FAR LEVEL 19 - 22

Date	12-06-2021	Sheet No.	A1.05
Scale	N.T.S.		
Project	2104		



1 PROPOSED HISTORIC BASEMENT LEVEL FAR DIAGRAM SCALE: N.T.S.



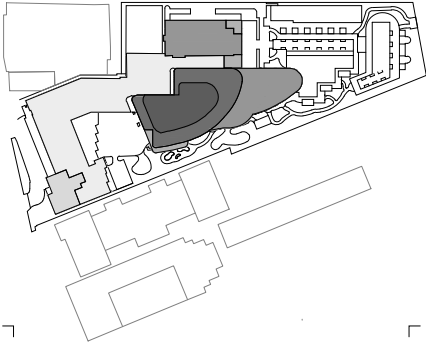
2 PROPOSED BASEMENT LEVEL FAR DIAGRAM SCALE: N.T.S.

SHORE CLUB PROPOSED FAR CALCULATIONS

LEVEL	FLOOR AREA***				TOTAL PER FLOOR
	SHORE CLUB	CROMWELL	NEW TOWER AREA	NEW VILLA AREA	
B-2	0 SF	0 SF	0 SF	0 SF	0 SF
B-1	3,168 SF	5,697 SF	4,870 SF	0 SF	13,735 SF
1	18,629 SF	8,552 SF	11,869 SF	3,188 SF	42,238 SF
2	17,678 SF	7,019 SF	13,302 SF	2,944 SF	40,943 SF
3	17,678 SF	6,137 SF	19,148 SF	126 SF	43,089 SF
4	2,306 SF	7,019 SF	19,177 SF		28,502 SF
5		6,137 SF	19,177 SF		25,314 SF
6		7,019 SF	19,177 SF		26,196 SF
7		4,840 SF	18,181 SF		23,021 SF
8		4,243 SF	16,280 SF		20,523 SF
9		155 SF	16,280 SF		16,435 SF
10			16,280 SF		16,280 SF
11			16,280 SF		16,280 SF
12			16,299 SF		16,299 SF
13			14,806 SF		14,806 SF
14			12,713 SF		12,713 SF
15			12,713 SF		12,713 SF
16			12,713 SF		12,713 SF
17			12,514 SF		12,514 SF
ROOF			859 SF		859 SF
TOTAL	59,459 SF	56,818 SF	272,638 SF	6,258 SF	395,173 SF

TOTAL ALLOWED FAR	395,173 SF
--------------------------	-------------------

3 PROPOSED FAR CALCULATION



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Architect: Kobi Karp Architecture and Interior Design, Inc.
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PROPOSED BASEMENT FAR

Date	12-06-2021	Sheet No.	
Scale	N.T.S.		A1.20
Project	2104		