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Consultant: LANDSCAPE
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Architect: Kobi Karp Architecture and Interior Design, Inc.
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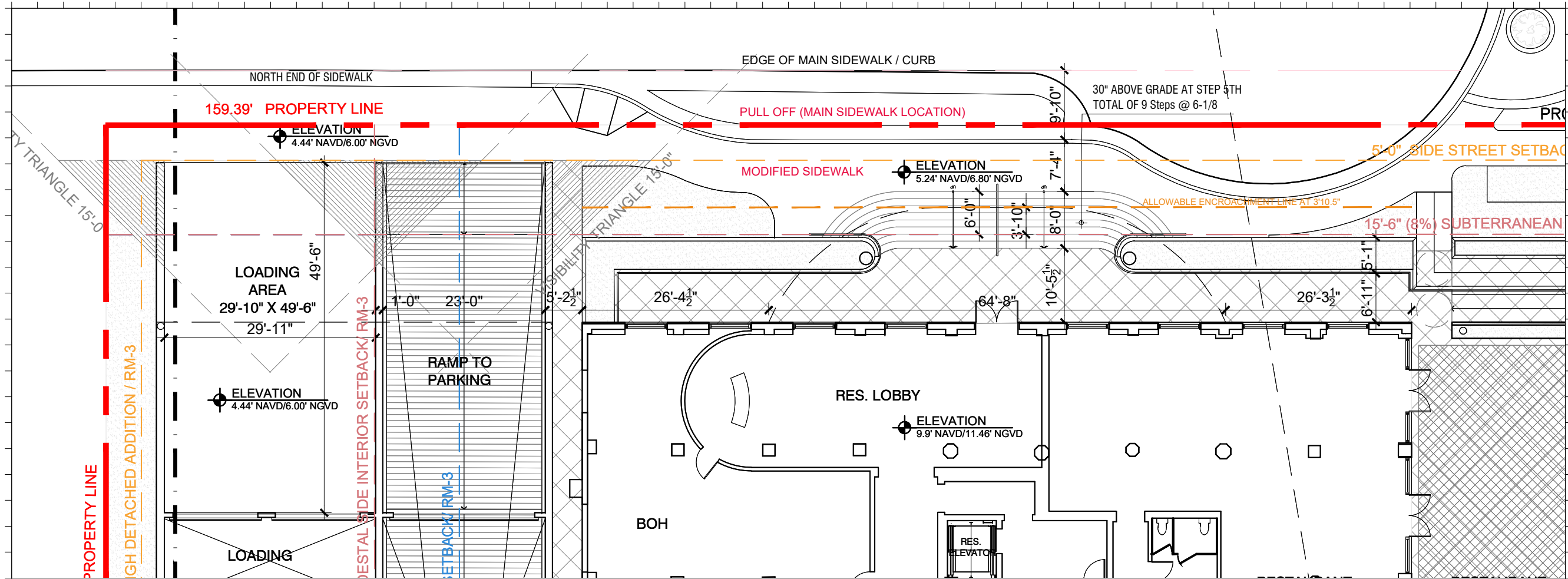
Fri Dec 3, 2021

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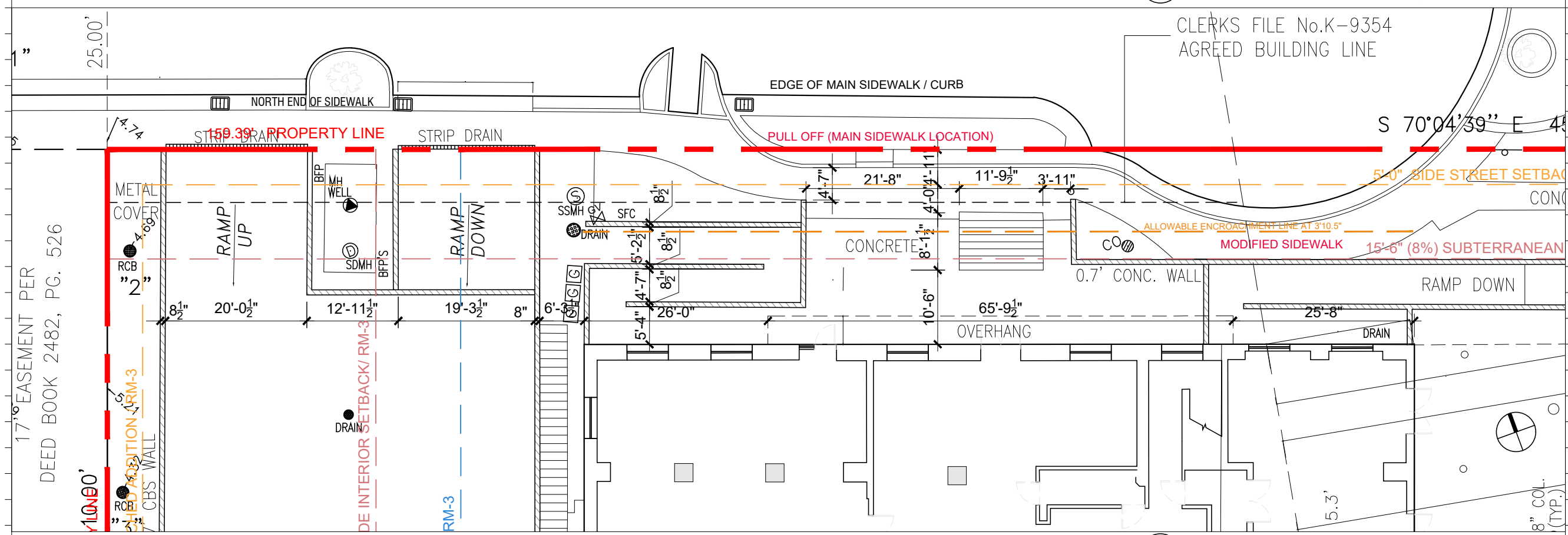
CROMWELL / TOWER ENLARGED PROPOSED ROOF PLAN

Date	12-06-2021	Sheet No.	A3.18.2
Scale	1/32" = 1'-0"		
Project	2104		

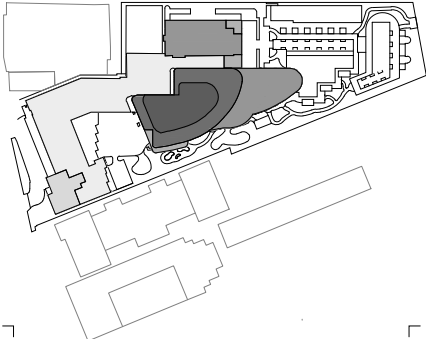
1 CROMWELL/TOWER PROPOSED ROOF PLAN
SCALE: 1/32" = 1'-0"



1 PROPOSED CROMWELL ENLARGED GROUND
SCALE: 1/16" = 1'-0"



1 EXISTING CROMWELL ENLARGED GROUND
SCALE: 1/16" = 1'-0"



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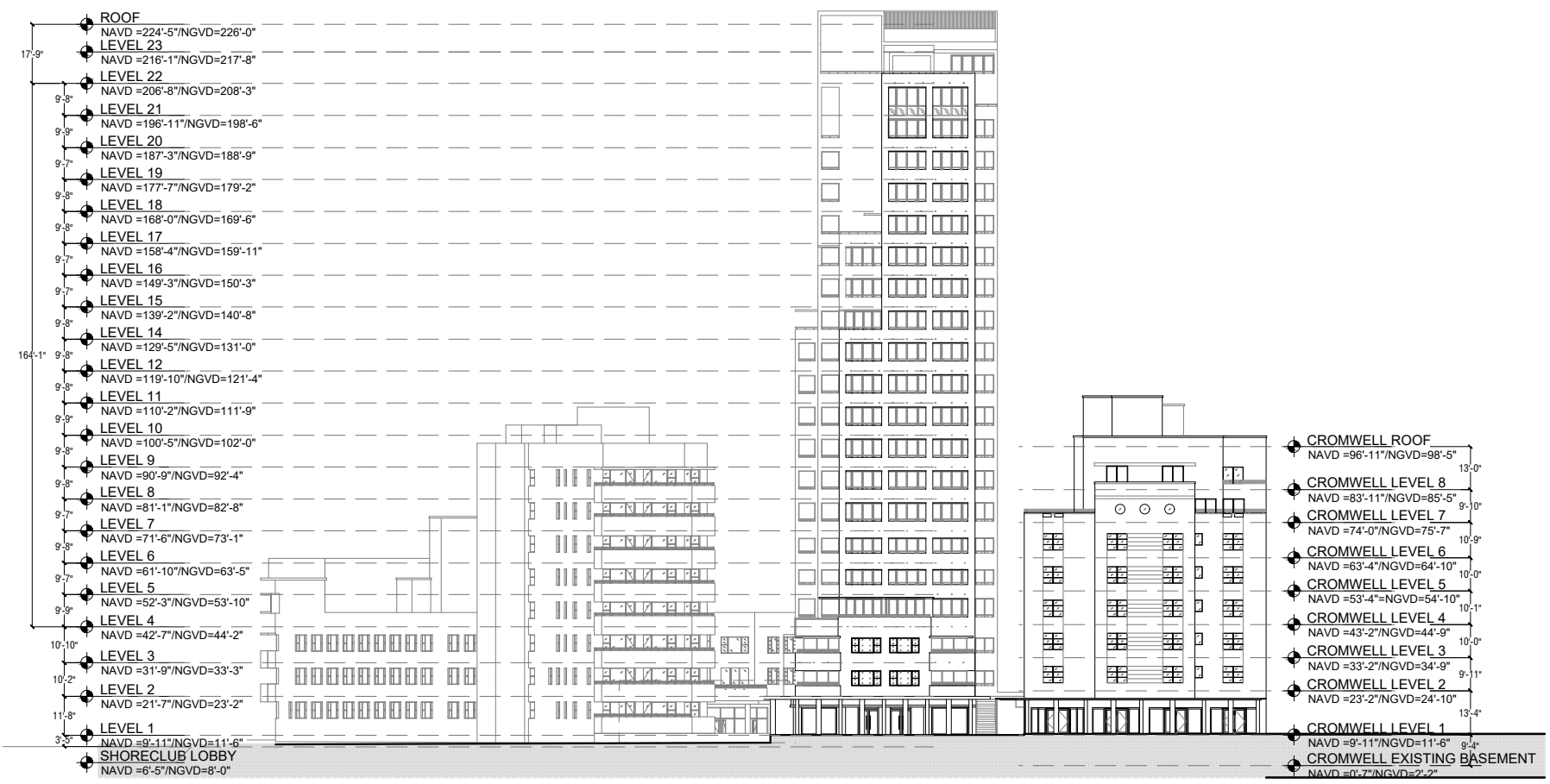
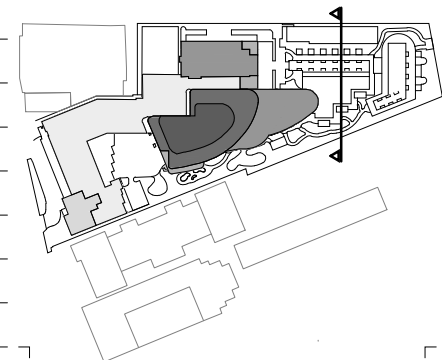
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ENLARGED CROMWELL DROP-OFF

Date	12-06-2021	Sheet No.	A3.20
Scale	1/16"=1'-0"		
Project	2104		

17' EASEMENT PER DEED BOOK 2482, PG. 526



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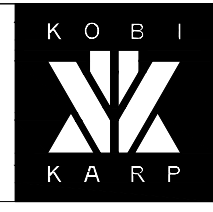
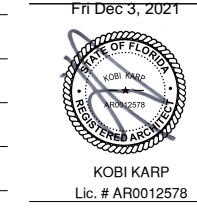
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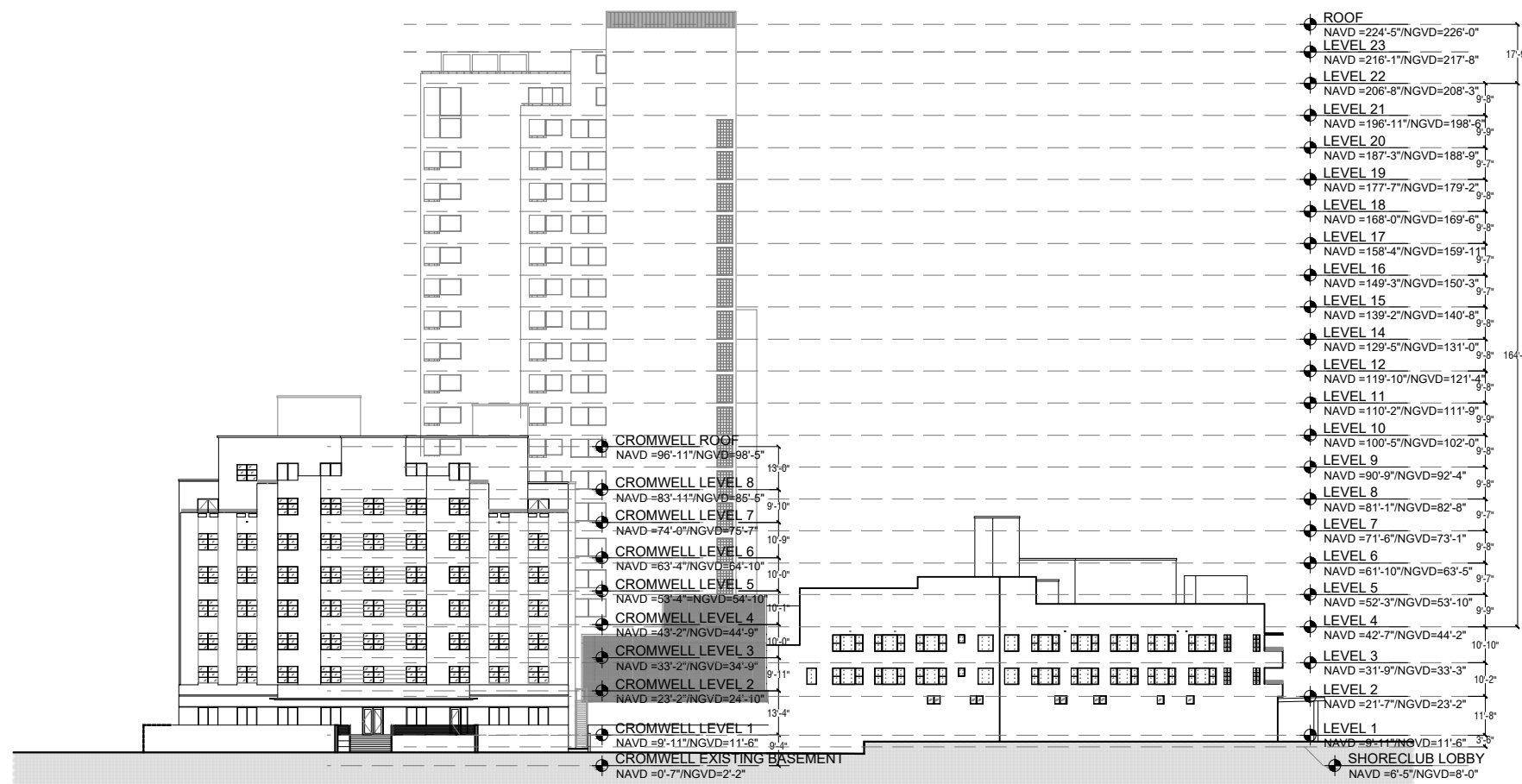
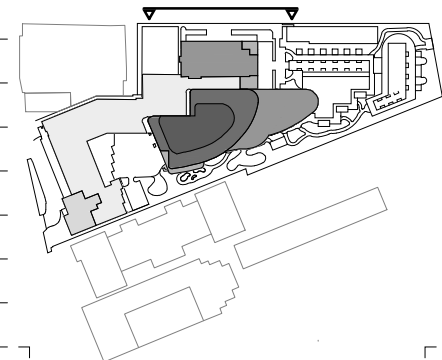
Architect: Kobi Karp Architecture and Interior Design, Inc.
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1 EXISTING OVERALL EAST ELEVATION
SCALE: 1" = 50'-0"

EXISTING OVERALL ELEVATIONS

Date	12-06-2021	Sheet No.	A4.00
Scale	1"=50'-0"		
Project	2104		



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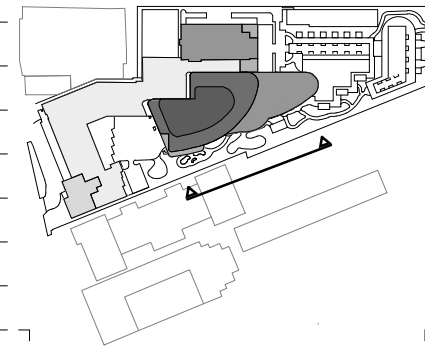
K O B I
K A R P

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1 EXISTING OVERALL NORTH ELEVATION
 SCALE: 1" = 50'-0"

EXISTING OVERALL ELEVATIONS

Date	12-06-2021	Sheet No.	A4.01
Scale	1"=50'-0"		
Project	2104		



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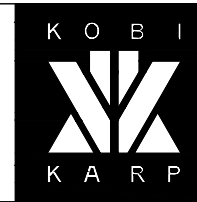
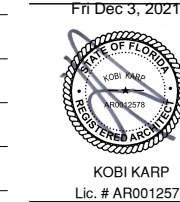
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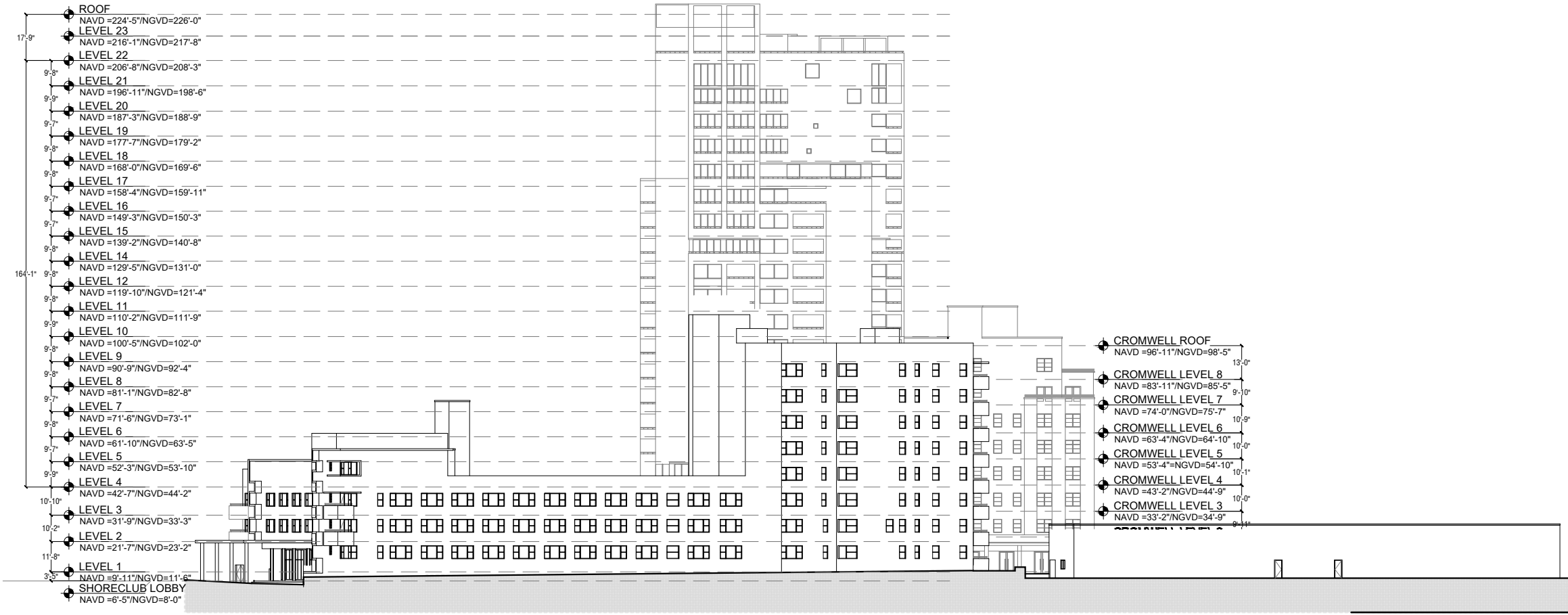
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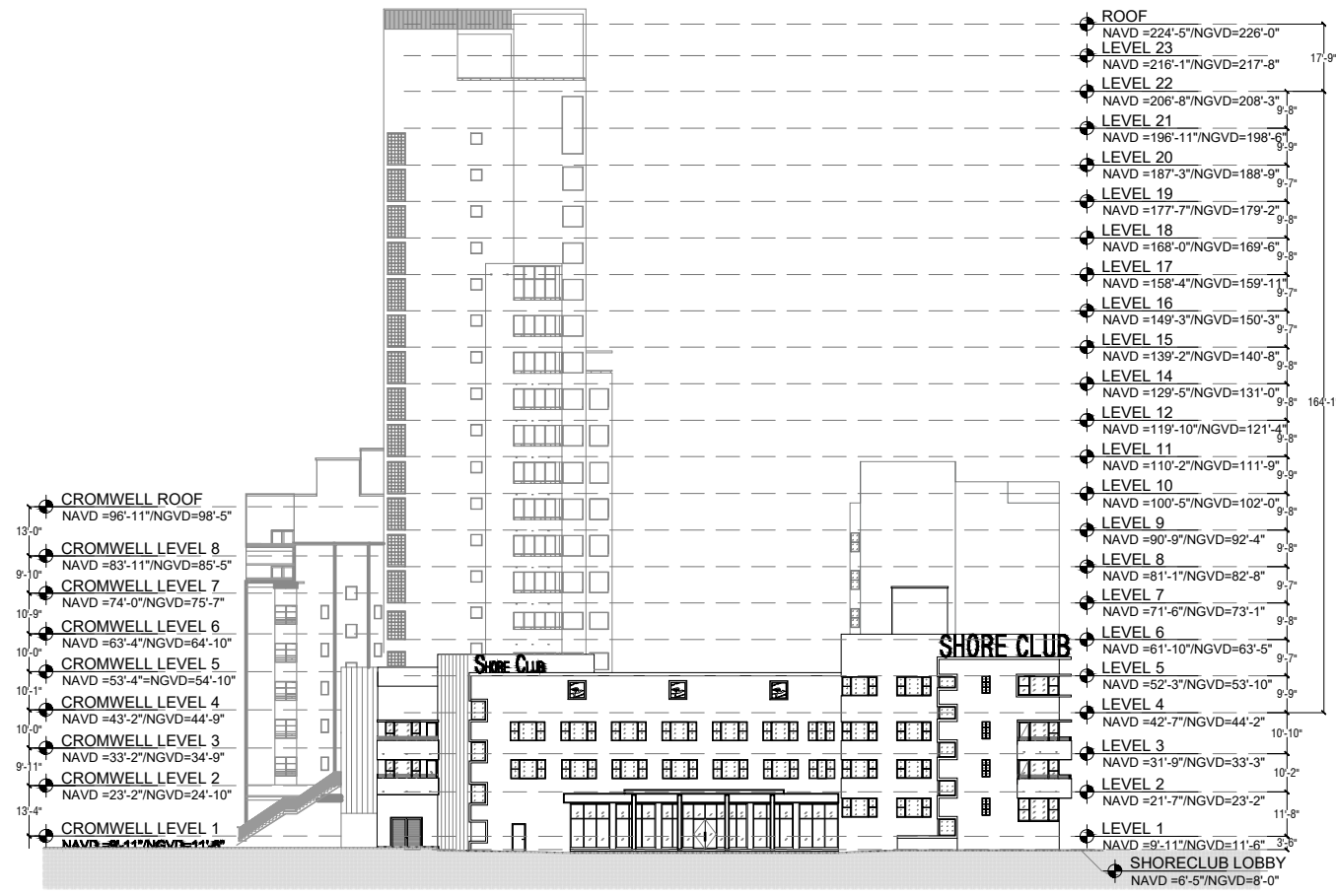
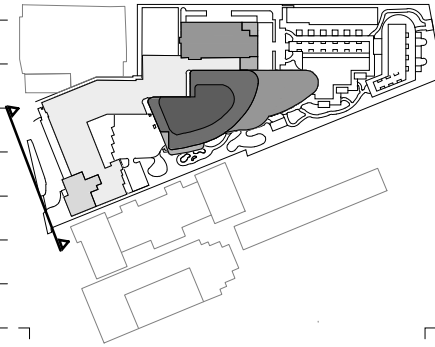


EXISTING OVERALL ELEVATIONS

Date	12-06-2021	Sheet No.	A4.02
Scale	1"=50'-0"		
Project	2104		



1 EXISTING OVERALL SOUTH ELEVATION
 SCALE: 1" = 50'-0"



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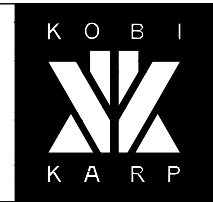
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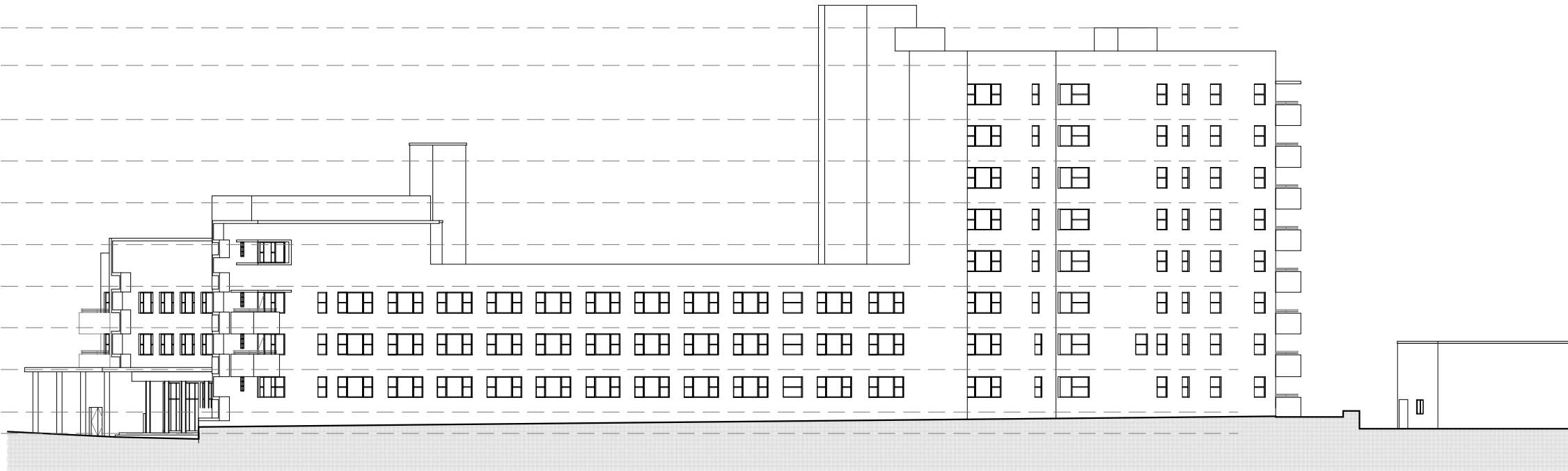


1 EXISTING OVERALL WEST ELEVATION
 SCALE: 1" = 50'-0"

EXISTING OVERALL ELEVATIONS

Date	12-06-2021	Sheet No.	A4.03
Scale	1"=50'-0"		
Project	2104		

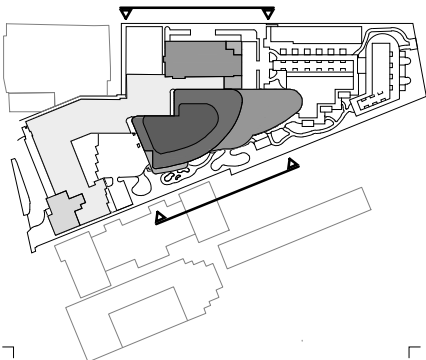
- ◆ TOP OF BUILDING
NAVD =103'-5"/NGVD=105'-0"
- 9'-1"
- ◆ ROOF
NAVD =94'-5"/NGVD=96'-0"
- 13'-4"
- ◆ LEVEL 8
NAVD =81'-6"/NGVD=82'-8"
- 9'-7"
- ◆ LEVEL 7
NAVD =71'-6"/NGVD=73'-1"
- 52'-10"
- 10'-0"
- ◆ LEVEL 6
NAVD =61'-6"/NGVD=63'-1"
- 10'-0"
- ◆ LEVEL 5
NAVD =51'-6"/NGVD=53'-1"
- 10'-0"
- ◆ LEVEL 4
NAVD =41'-6"/NGVD=44'-2"
- 9'-11"
- ◆ LEVEL 3
NAVD =31'-7"/NGVD=33'-2"
- 10'-0"
- ◆ LEVEL 2
NAVD =21'-7"/NGVD=23'-2"
- 10'-3"
- ◆ LEVEL 1
NAVD =11'-4"/NGVD=12'-11"
- 5'-1"
- ◆ SHORECLUB LOBBY
NAVD =6'-5"/NGVD=8'-0"



1 EXISTING SHORECLUB NORTH ELEVATION
SCALE: 1" = 50'-0"

- ◆ TOP OF BUILDING
NAVD =103'-5"/NGVD=105'-0"
- 9'-1"
- ◆ ROOF
NAVD =94'-5"/NGVD=96'-0"
- 12'-11"
- ◆ LEVEL 8
NAVD =81'-6"/NGVD=82'-8"
- 10'-0"
- ◆ LEVEL 7
NAVD =71'-6"/NGVD=73'-1"
- 52'-10"
- 10'-0"
- ◆ LEVEL 6
NAVD =61'-6"/NGVD=63'-1"
- 10'-0"
- ◆ LEVEL 5
NAVD =51'-6"/NGVD=53'-1"
- 10'-0"
- ◆ LEVEL 4
NAVD =41'-6"/NGVD=44'-2"
- 9'-11"
- ◆ LEVEL 3
NAVD =31'-7"/NGVD=33'-2"
- 10'-0"
- ◆ LEVEL 2
NAVD =21'-7"/NGVD=23'-2"
- 10'-3"
- ◆ LEVEL 1
NAVD =11'-4"/NGVD=12'-11"
- 5'-1"
- ◆ SHORECLUB LOBBY
NAVD =6'-5"/NGVD=8'-0"

2 EXISTING SHORECLUB SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



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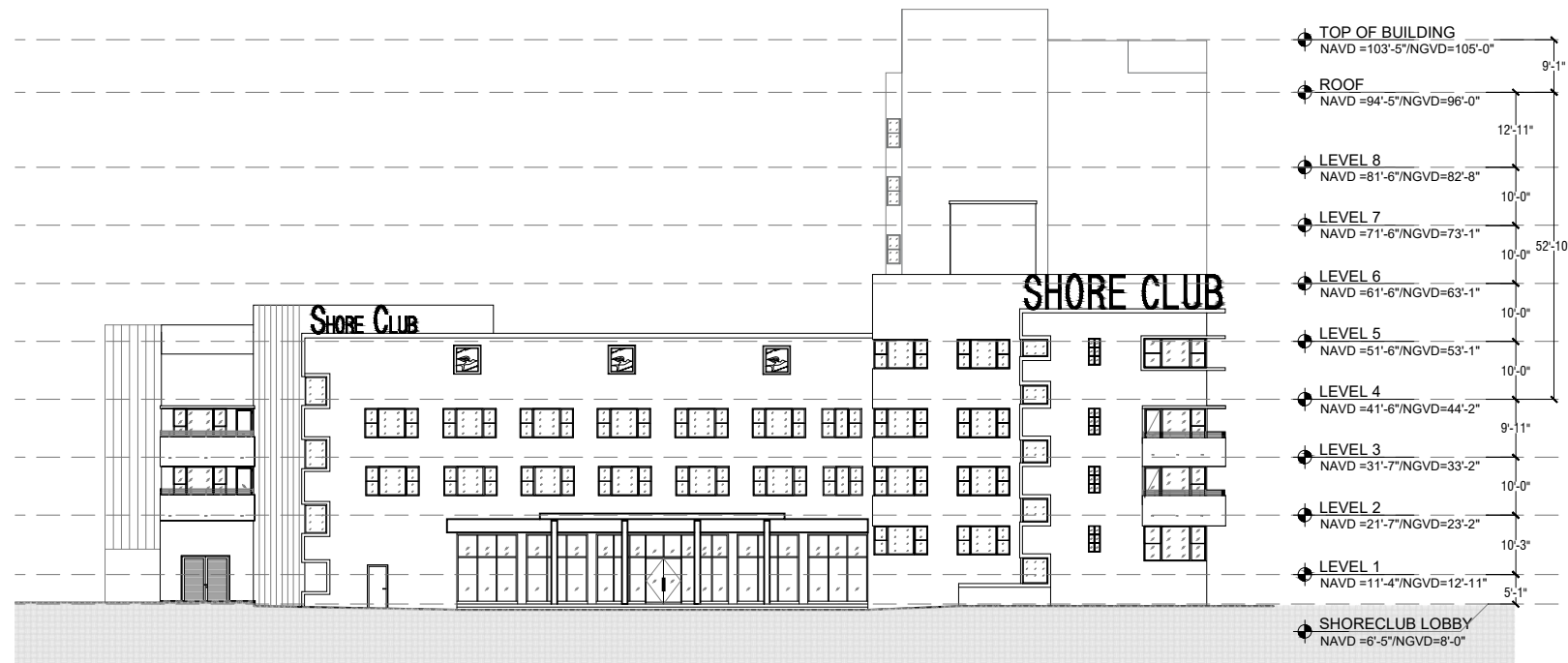


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EXISTING SHORECLUB ELEVATIONS

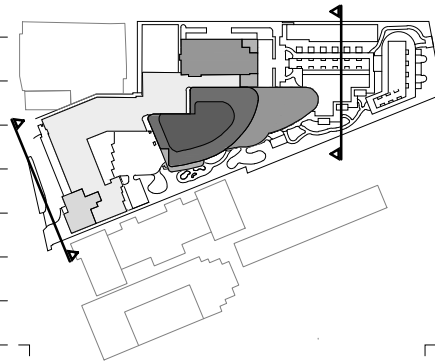
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Scale	1/32" = 1'-0"		
Project	2104		



1 EXISTING SHORECLUB EAST ELEVATION
SCALE: 1/32" = 1'-0"



2 EXISTING SHORECLUB WEST ELEVATION
SCALE: 1/32" = 1'-0"



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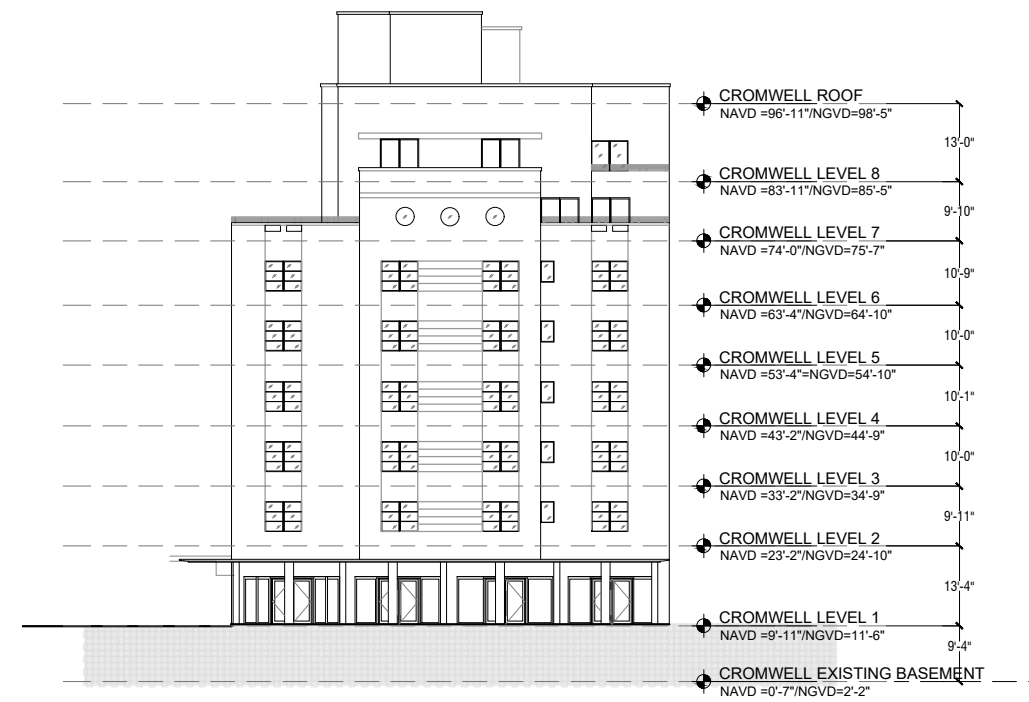


EXISTING SHORECLUB ELEVATIONS

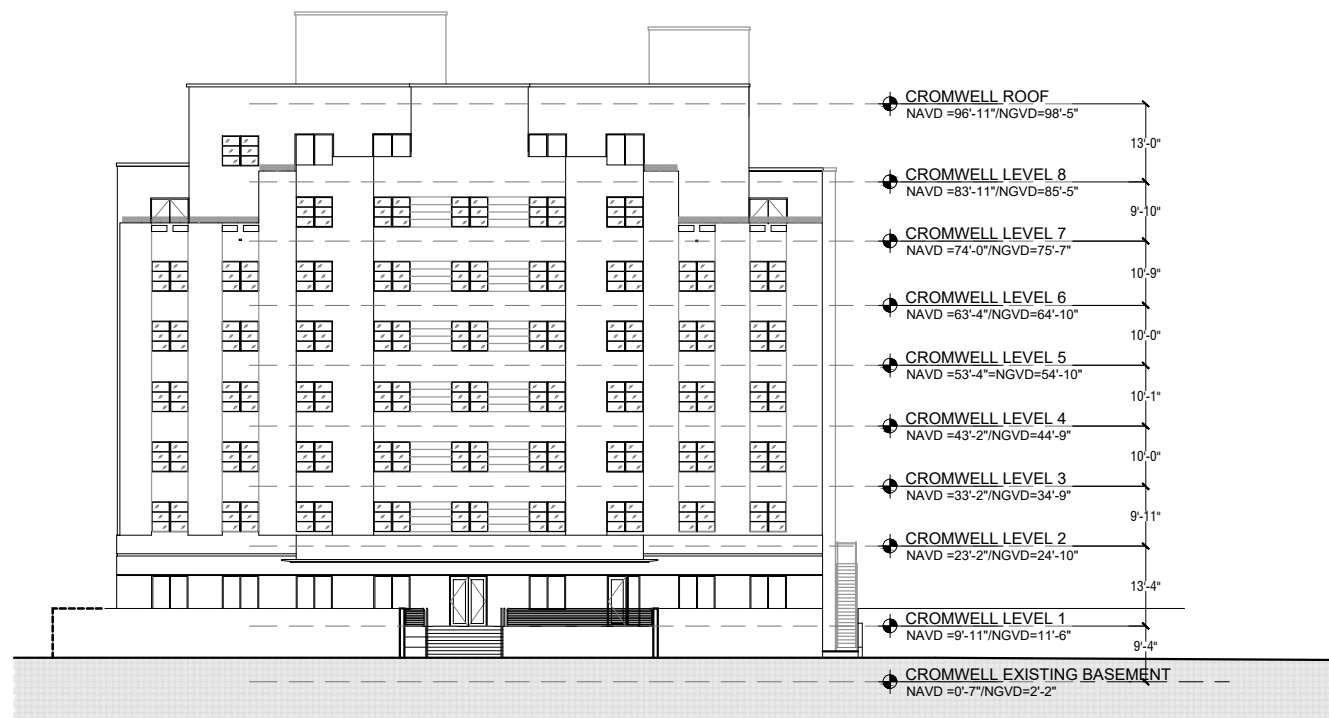
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Project	2104		



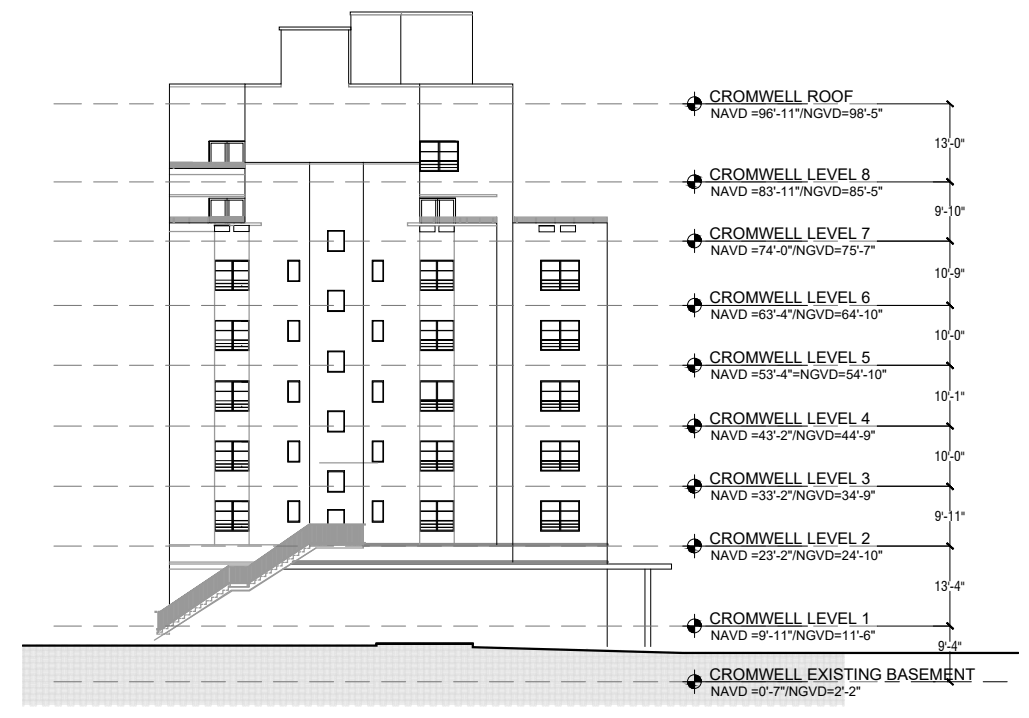
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SCALE: 1/32" = 1'-0"



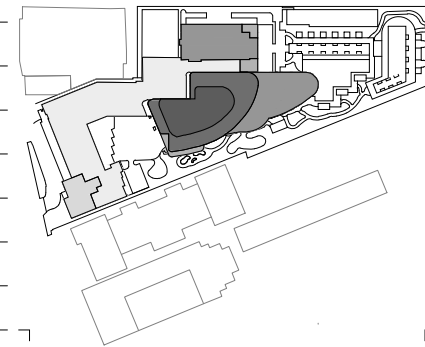
2 EXISTING CROMWELL EAST ELEVATION
SCALE: 1/32" = 1'-0"



3 EXISTING CROMWELL NORTH ELEVATION
SCALE: 1/32" = 1'-0"



4 EXISTING CROMWELL WEST ELEVATION
SCALE: 1/32" = 1'-0"



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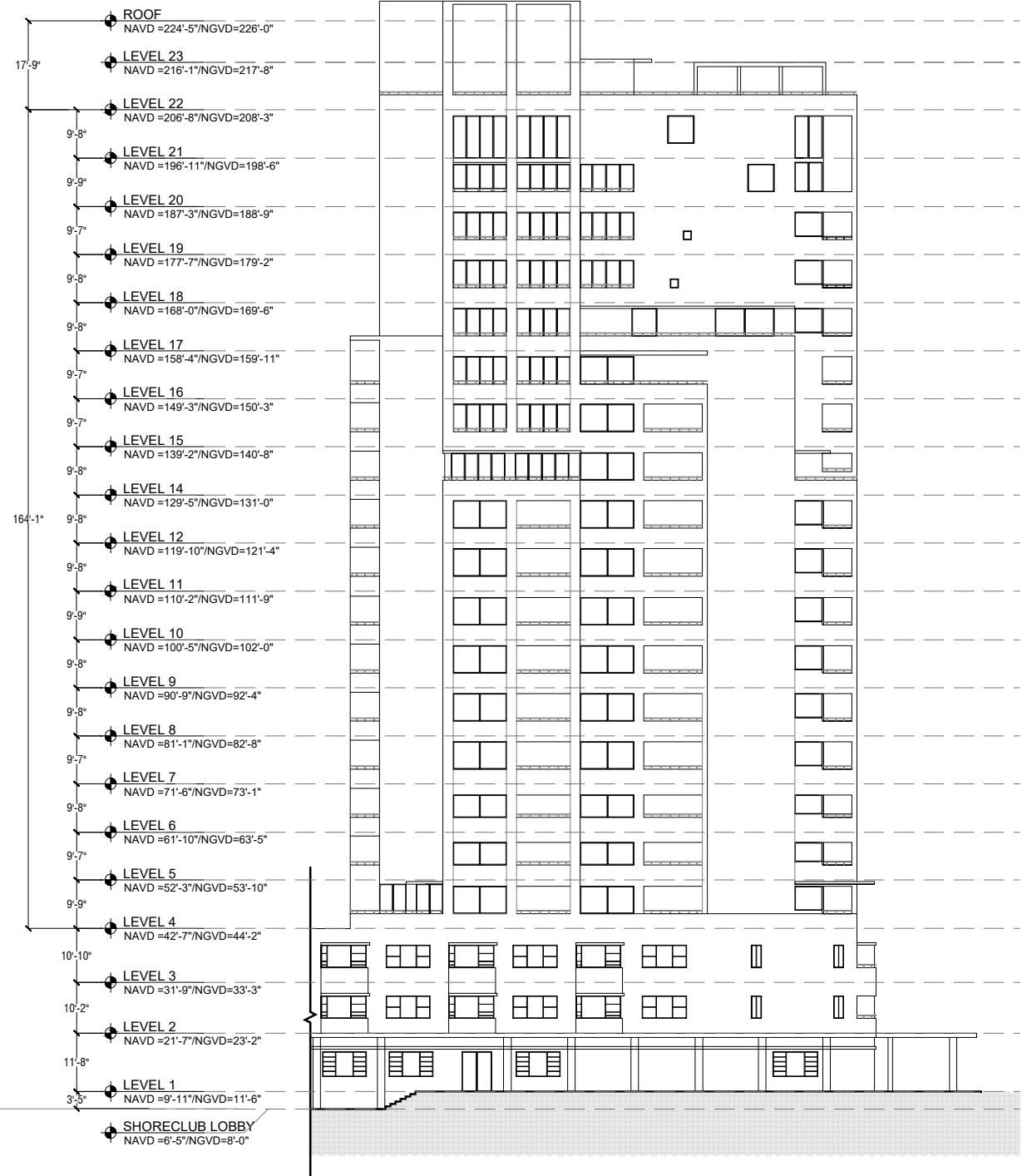
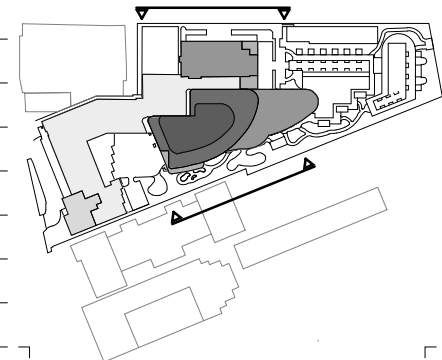
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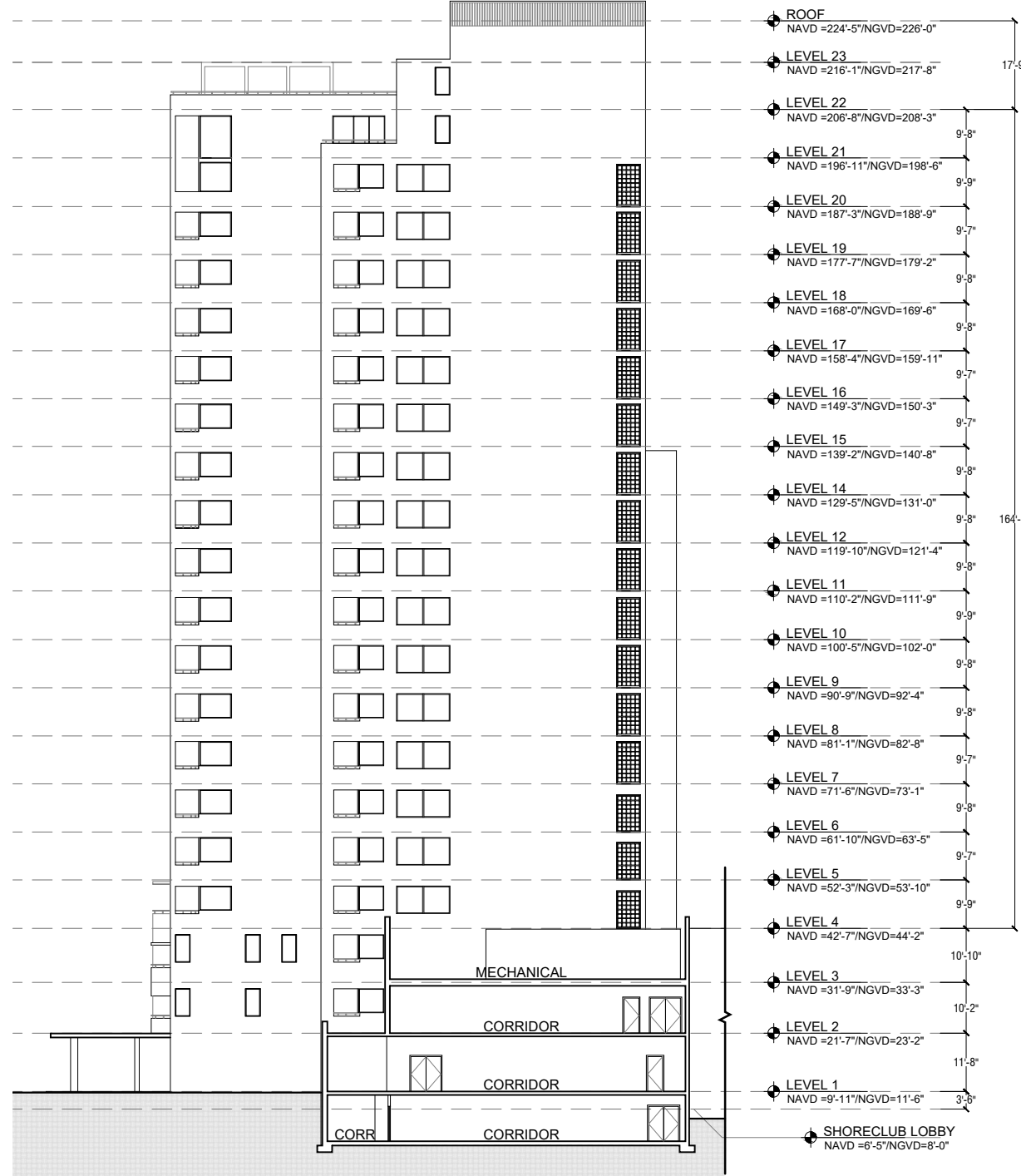
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EXISTING CROMWELL ELEVATIONS

Date	12-06-2021	Sheet No.	A4.06
Scale	1/32" = 1'-0"		
Project	2104		



1 EXISTING TOWER SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



2 EXISTING TOWER NORTH ELEVATION
SCALE: 1/32" = 1'-0"

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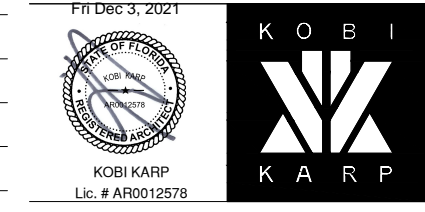
Owner: WITKOFF.
Name: 40 West 57th Street, Suite 1620
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Consultant: LANDSCAPE
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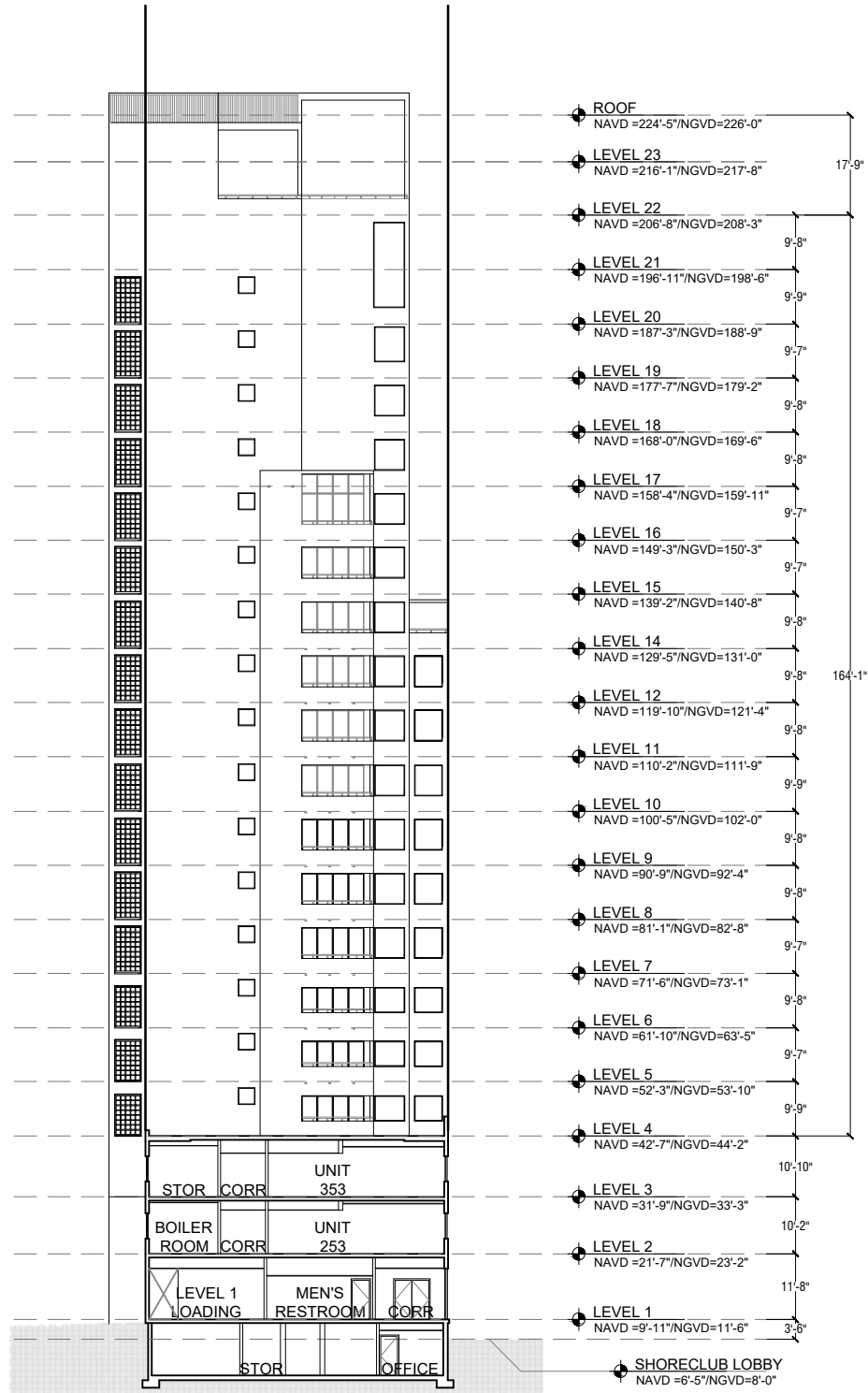
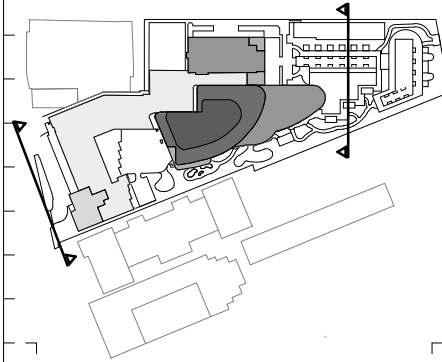
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name: Steve Avdakov.
Address: Island Planning Corporation.
Address: 4300 Biscayne Boulevard, Suite 203
Tel: Miami, FL 33137
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Architect: Kobi Karp Architecture and Interior Design, Inc.
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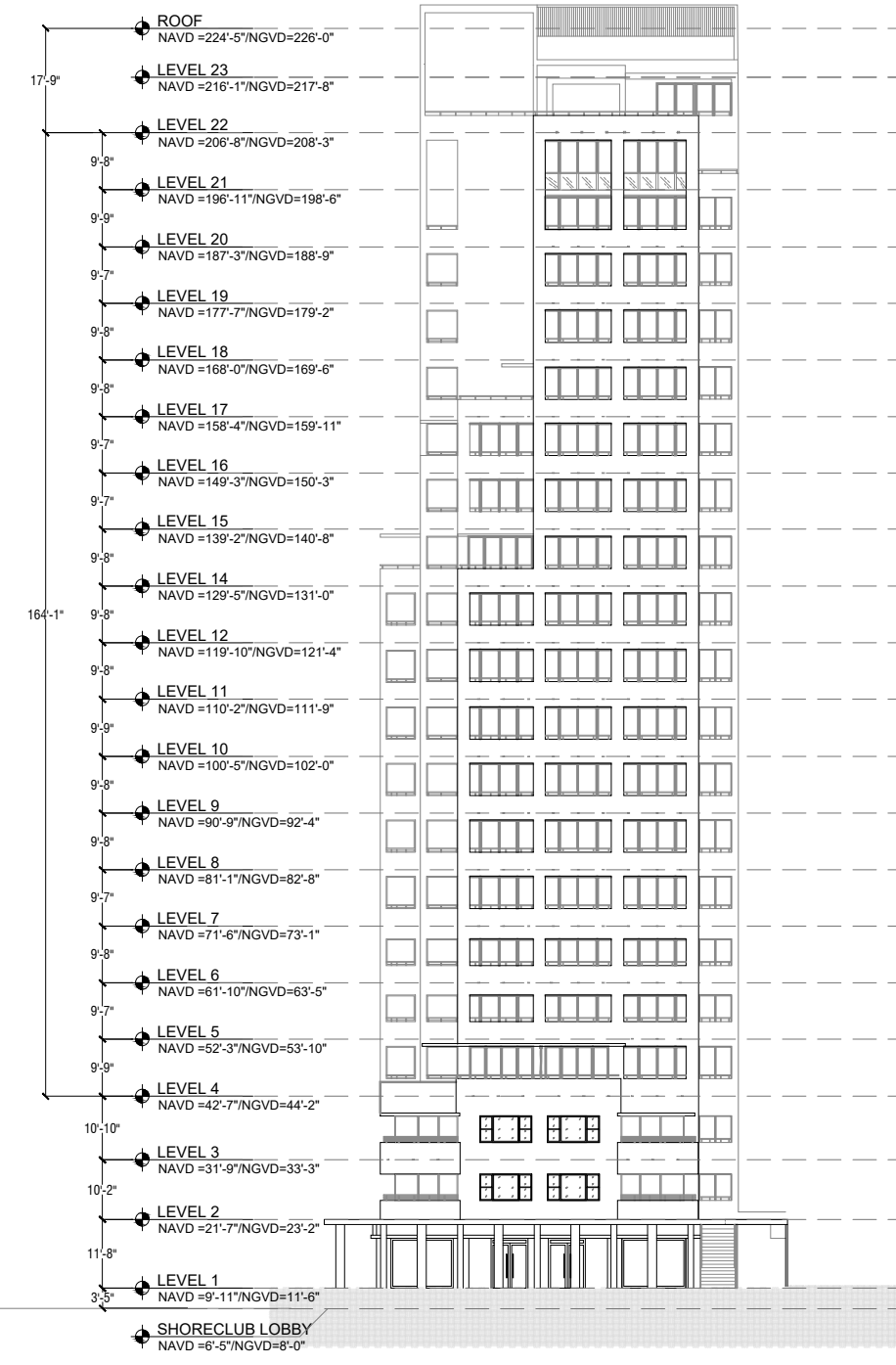


EXISTING TOWER ELEVATIONS

Date	12-06-2021	Sheet No.	A4.07
Scale	1/32" = 1'-0"		
Project	2104		



1 EXISTING TOWER WEST ELEVATION
SCALE: 1/32" = 1'-0"



2 EXISTING TOWER EAST ELEVATION
SCALE: 1/32" = 1'-0"

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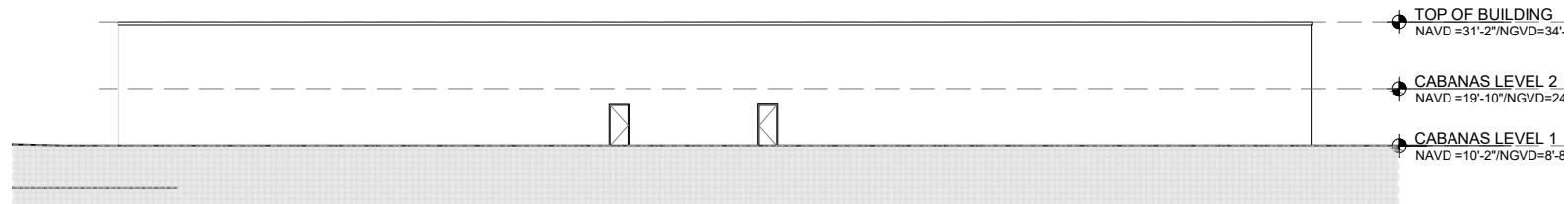
Architect: Kobi Karp Architecture and Interior Design, Inc.
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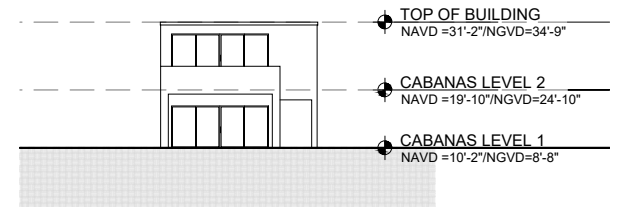
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Lic. # AR0012578

EXISTING TOWER ELEVATIONS

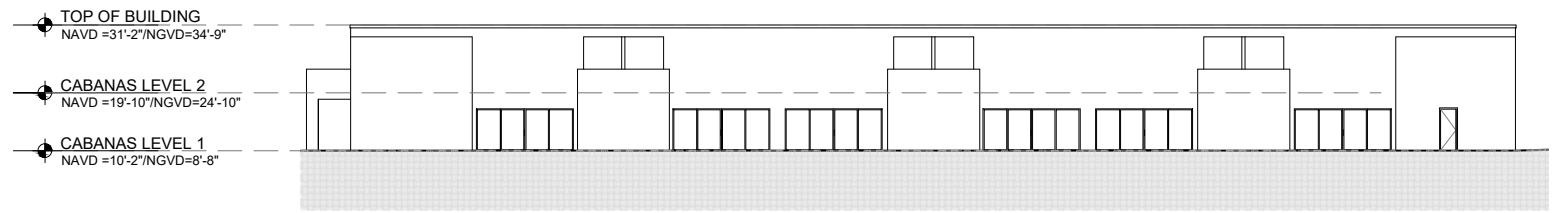
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Project	2104		



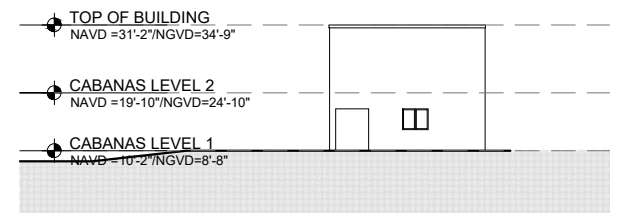
1 EXISTING CABANAS SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



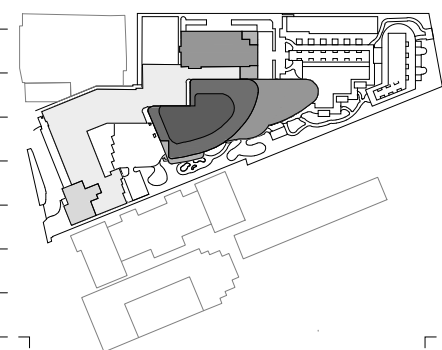
2 EXISTING CABANAS EAST ELEVATION
SCALE: 1/32" = 1'-0"



3 EXISTING CABANAS NORTH ELEVATION
SCALE: 1/32" = 1'-0"



4 EXISTING CABANAS WEST ELEVATION
SCALE: 1/32" = 1'-0"



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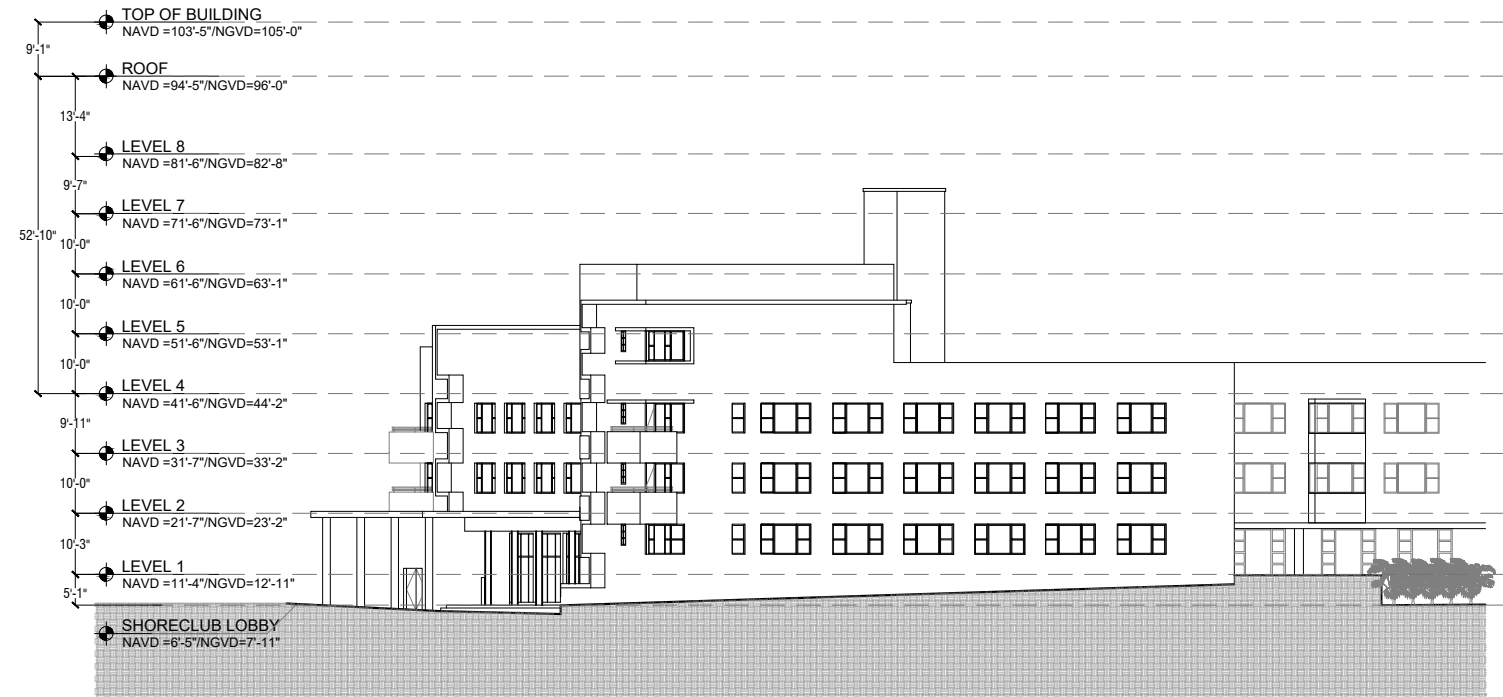
Architect: Kobi Karp Architecture and Interior Design, Inc.
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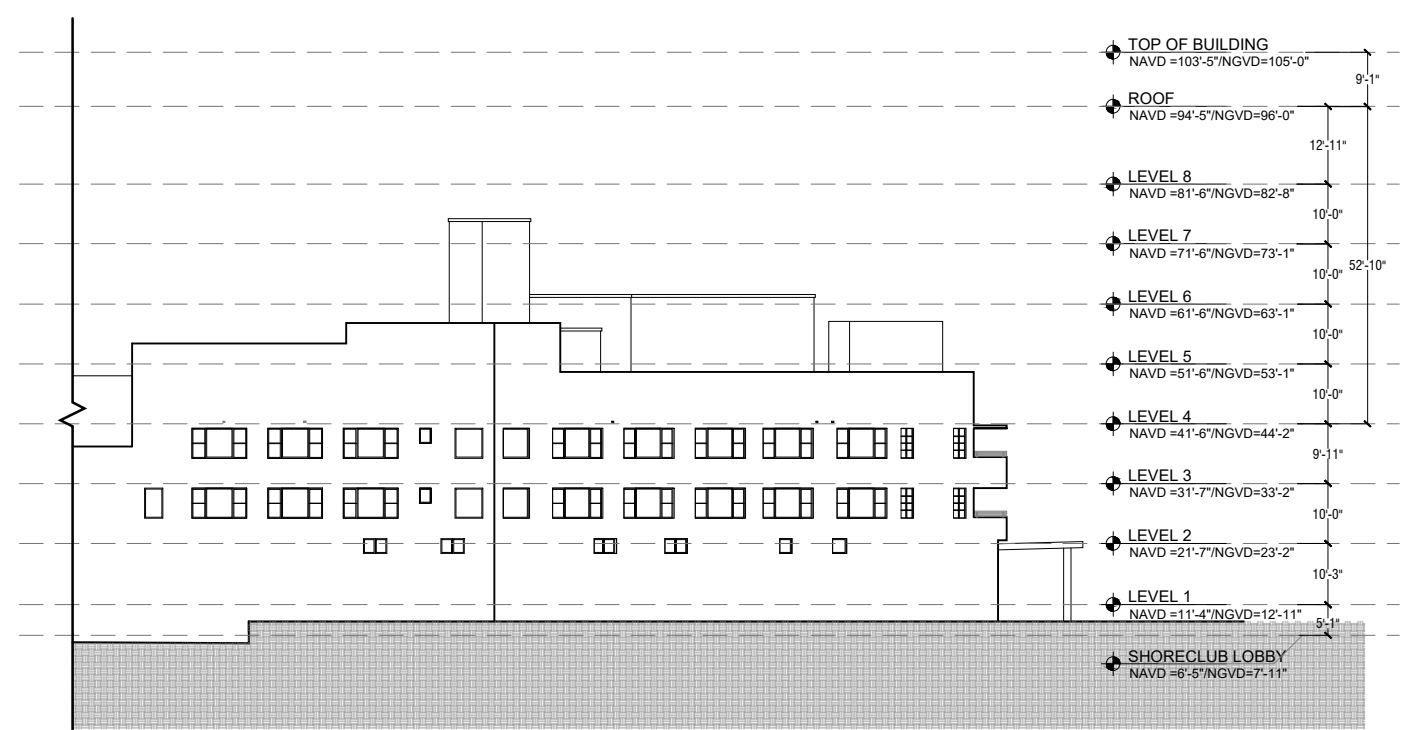
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EXISTING CABANAS ELEVATIONS

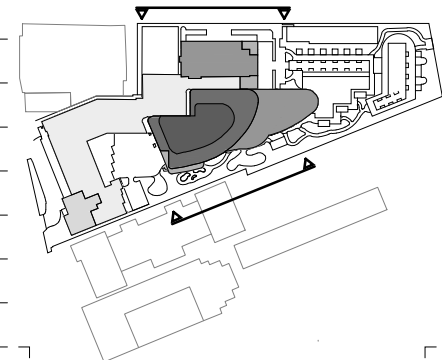
Date	12-06-2021	Sheet No.	A4.09
Scale	1/32" = 1'-0"		
Project	2104		



1 PROPOSED SHORECLUB SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



2 PROPOSED SHORECLUB NORTH ELEVATION
SCALE: 1/32" = 1'-0"



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**PROPOSED SHORECLUB
ELEVATIONS**

Date	12-06-2021	Sheet No.	A4.10
Scale	1/32" = 1'-0"		
Project	2104		

- TOP OF BUILDING
NAVD = 103'-5"/NGVD = 105'-0"
- 9'-1"
- ROOF
NAVD = 94'-5"/NGVD = 96'-0"
- 13'-4"
- LEVEL 8
NAVD = 81'-6"/NGVD = 82'-8"
- 9'-7"
- LEVEL 7
NAVD = 71'-6"/NGVD = 73'-1"
- 52'-10"
- 10'-0"
- LEVEL 6
NAVD = 61'-6"/NGVD = 63'-1"
- 10'-0"
- LEVEL 5
NAVD = 51'-6"/NGVD = 53'-1"
- 10'-0"
- LEVEL 4
NAVD = 41'-6"/NGVD = 44'-2"
- 9'-11"
- LEVEL 3
NAVD = 31'-7"/NGVD = 33'-2"
- 10'-0"
- LEVEL 2
NAVD = 21'-7"/NGVD = 23'-2"
- 10'-3"
- LEVEL 1
NAVD = 11'-4"/NGVD = 12'-11"
- 5'-1"
- SHORECLUB LOBBY
NAVD = 6'-5"/NGVD = 7'-11"



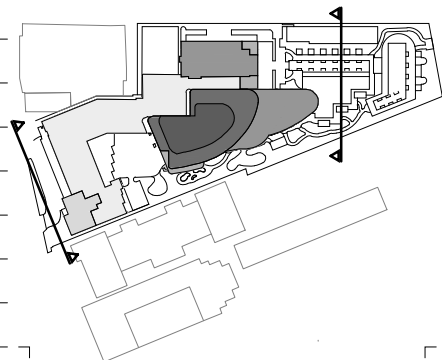
PORTION OF NEW TOWER THAT ATTACHES TO THE SHORECLUB

1 PROPOSED SHORECLUB EAST ELEVATION
SCALE: 1/32" = 1'-0"



- TOP OF BUILDING
NAVD = 103'-5"/NGVD = 105'-0"
- 9'-1"
- ROOF
NAVD = 94'-5"/NGVD = 96'-0"
- 12'-11"
- LEVEL 8
NAVD = 81'-6"/NGVD = 82'-8"
- 10'-0"
- LEVEL 7
NAVD = 71'-6"/NGVD = 73'-1"
- 52'-10"
- 10'-0"
- LEVEL 6
NAVD = 61'-6"/NGVD = 63'-1"
- 10'-0"
- LEVEL 5
NAVD = 51'-6"/NGVD = 53'-1"
- 10'-0"
- LEVEL 4
NAVD = 41'-6"/NGVD = 44'-2"
- 9'-11"
- LEVEL 3
NAVD = 31'-7"/NGVD = 33'-2"
- 10'-0"
- LEVEL 2
NAVD = 21'-7"/NGVD = 23'-2"
- 10'-3"
- LEVEL 1
NAVD = 11'-4"/NGVD = 12'-11"
- 5'-1"
- SHORECLUB LOBBY
NAVD = 6'-5"/NGVD = 7'-11"

2 PROPOSED SHORECLUB WEST ELEVATION
SCALE: 1/32" = 1'-0"



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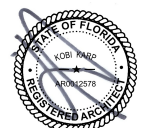
Design Architects: KKAID & RAMSA COLLABORATION
Name:
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Email:

Consultant: LANDSCAPE
Name: Island Planning Corporation.
Address: 248 Washington Ave.
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Tel: 305-534-5725
Email: info@islandplanningcorporation.com

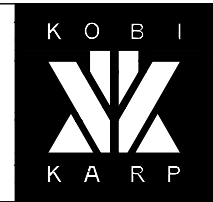
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Fri Dec 3, 2021

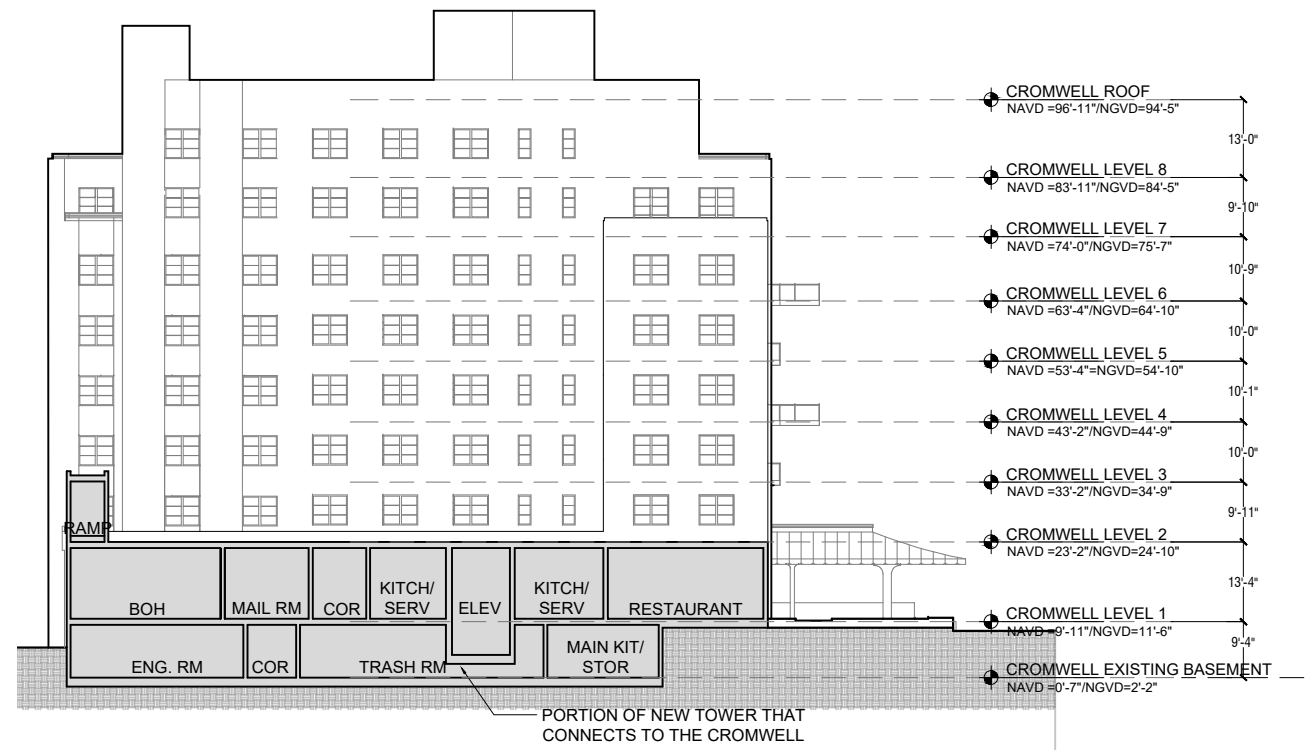


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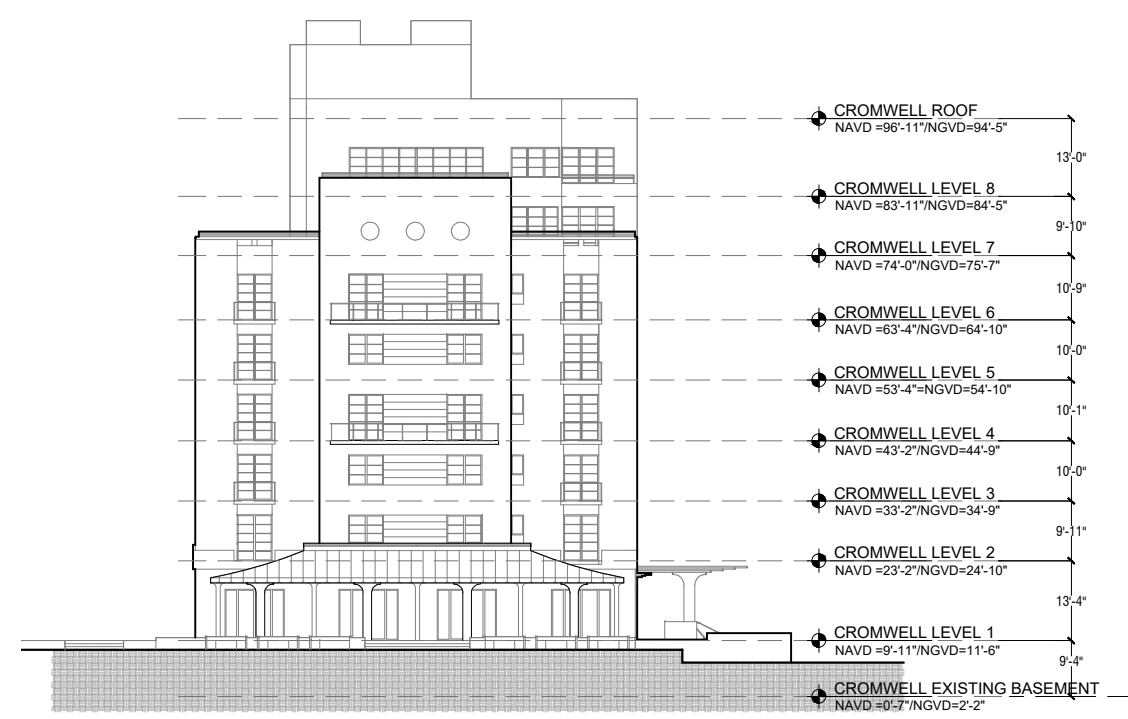


PROPOSED SHORECLUB ELEVATIONS

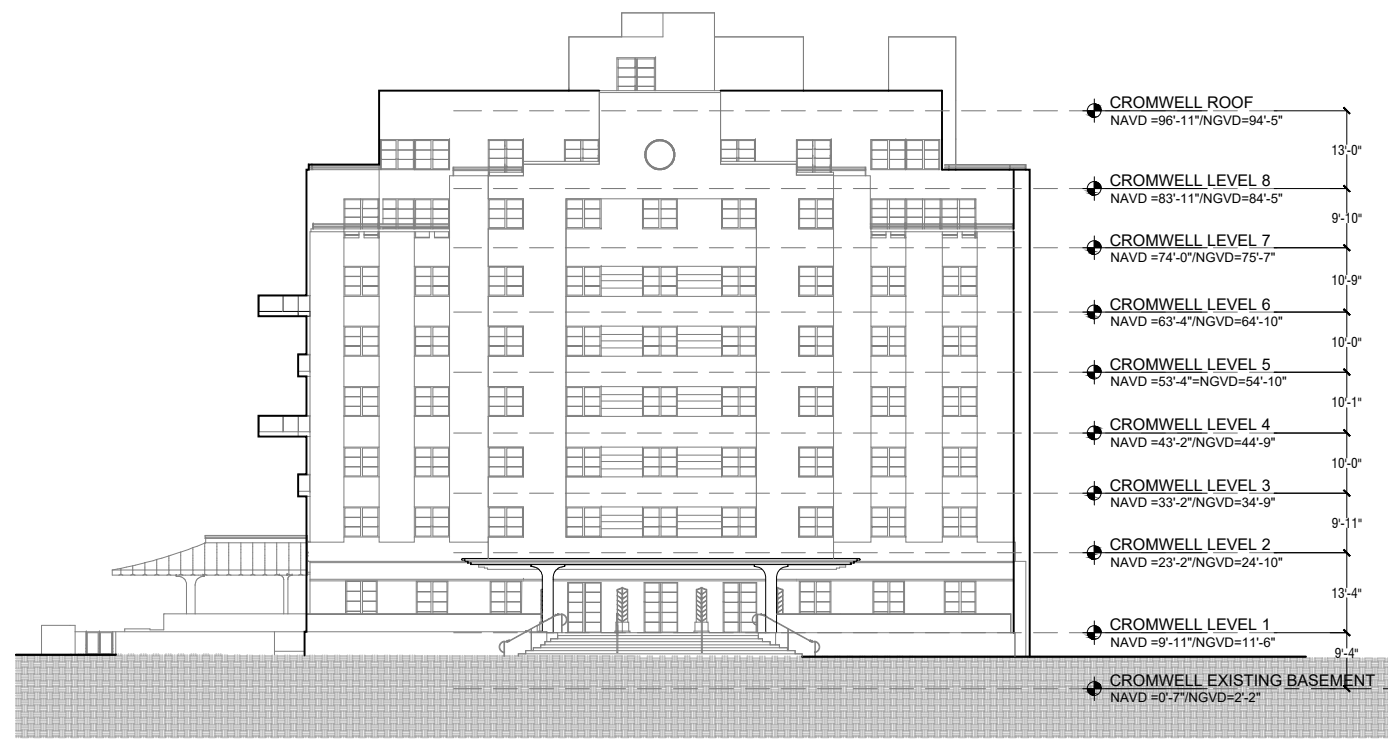
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Project	2104		



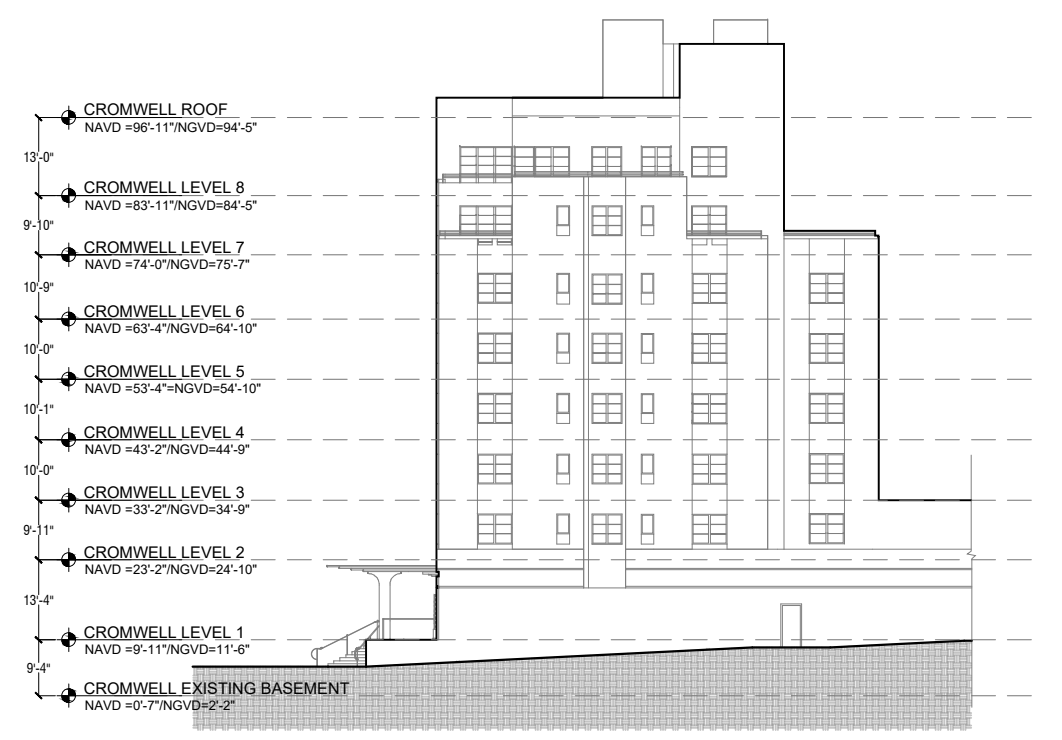
1 PROPOSED CROMWELL SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



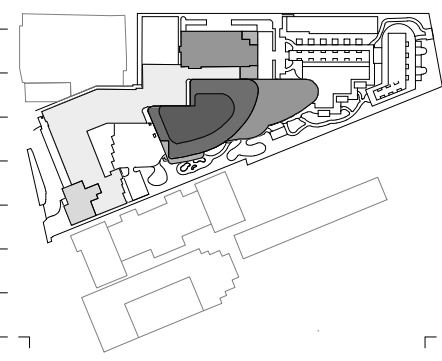
2 PROPOSED CROMWELL EAST ELEVATION
SCALE: 1/32" = 1'-0"



3 PROPOSED CROMWELL NORTH ELEVATION
SCALE: 1/32" = 1'-0"



4 PROPOSED CROMWELL WEST ELEVATION
SCALE: 1/32" = 1'-0"



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Tel: Miami, FL 33137
Email: Miami, FL 33137

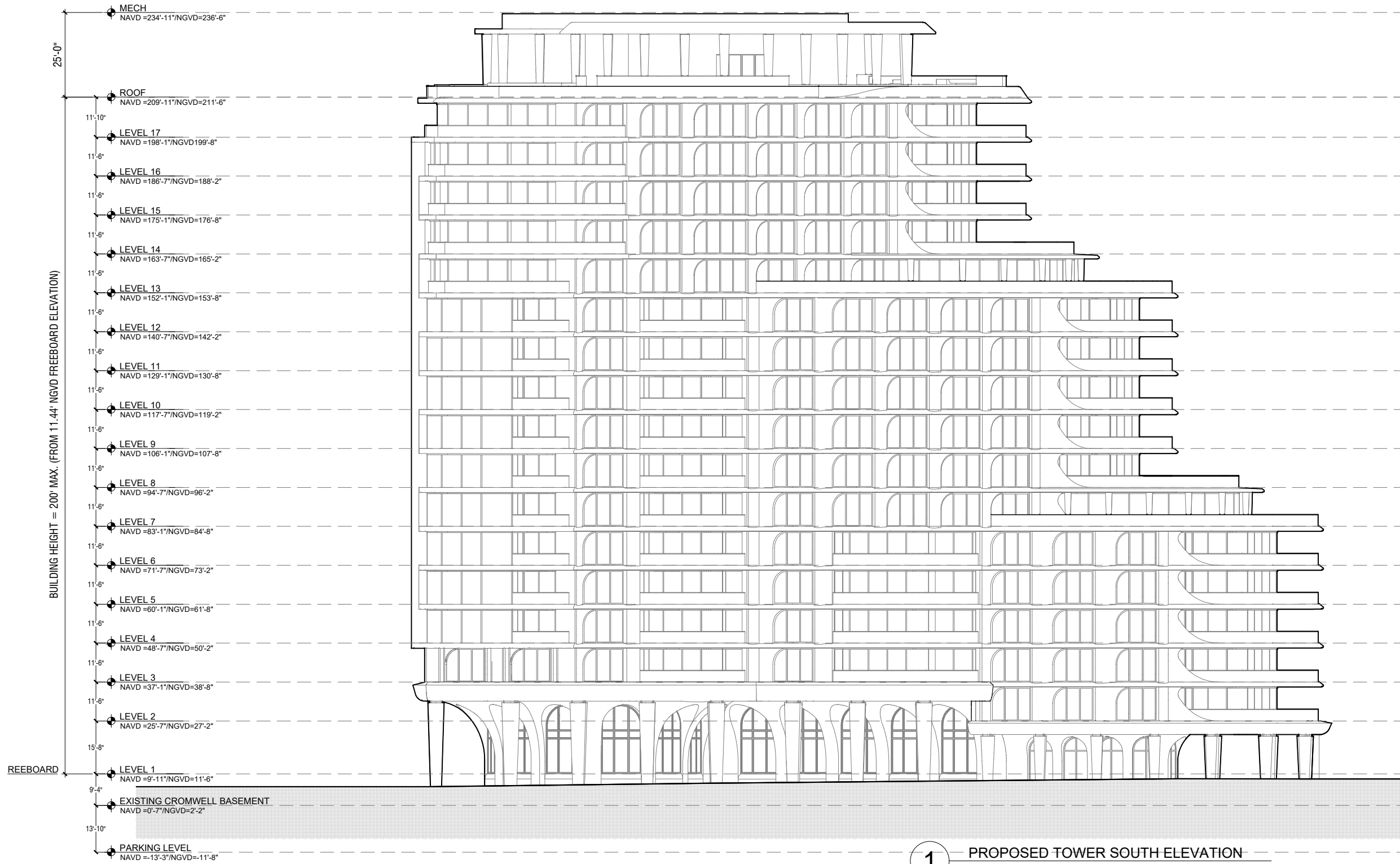
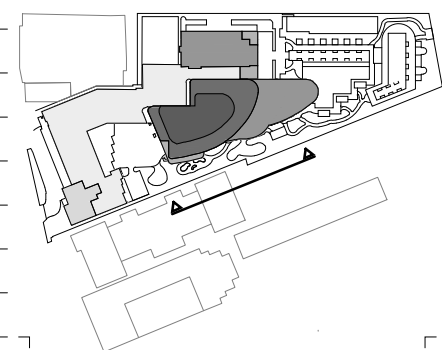
Architect: Kobi Karp Architecture and Interior Design, Inc.
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PROPOSED CROMWELL ELEVATIONS

Date	12-06-2021	Sheet No.	A4.12
Scale	1/32" = 1'-0"		
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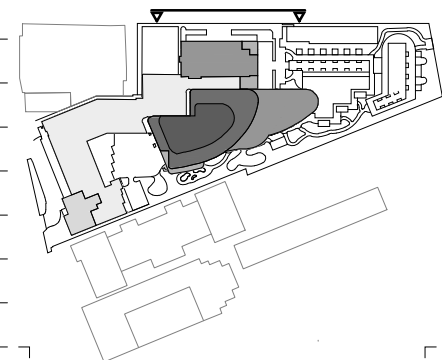
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1 PROPOSED TOWER SOUTH ELEVATION
 SCALE: 1/32" = 1'-0"

PROPOSED TOWER ELEVATIONS

Date	12-06-2021	Sheet No.	A4.13
Scale	1/32" = 1'-0"		
Project	2104		



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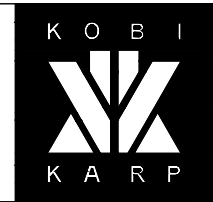
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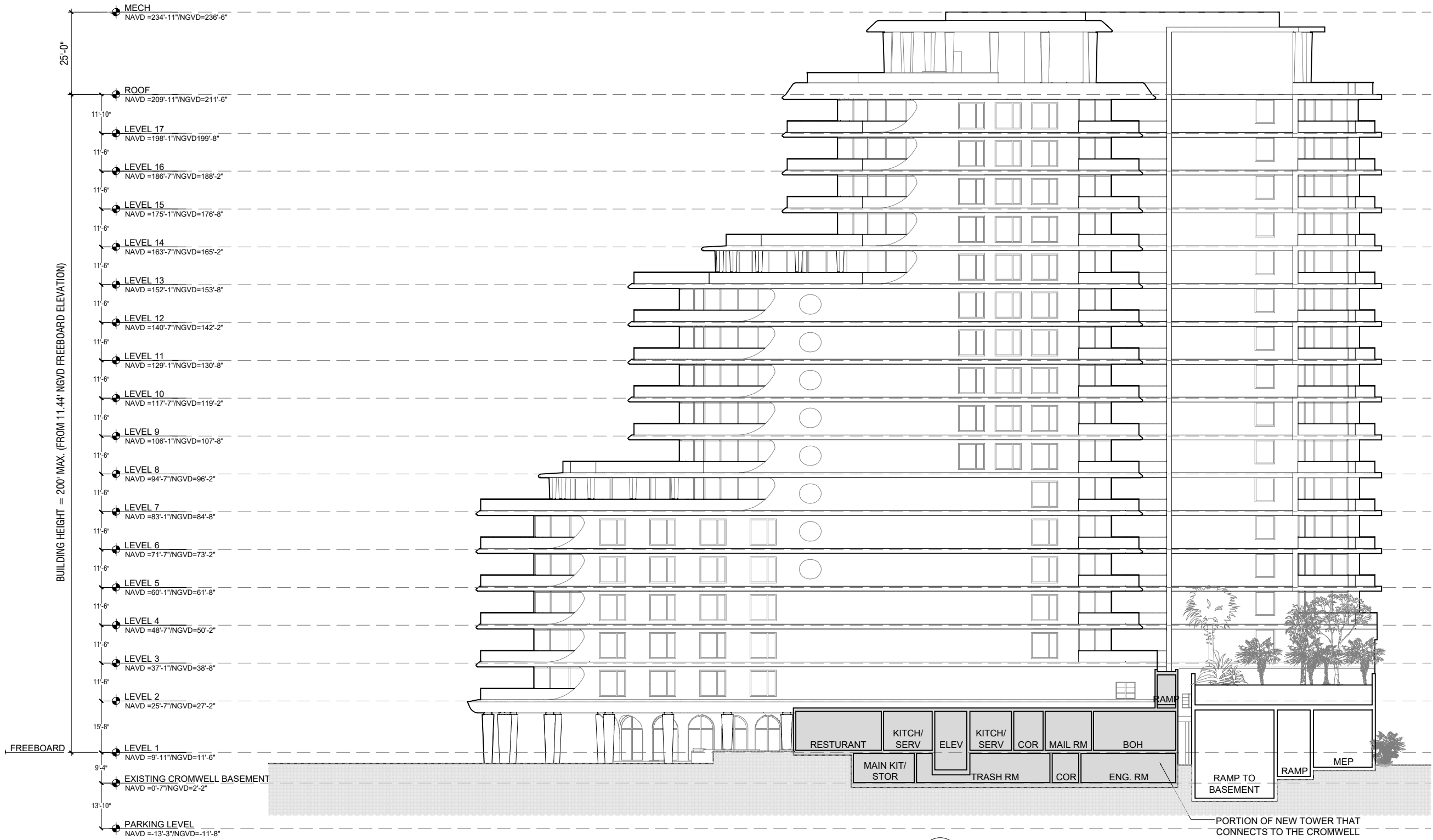


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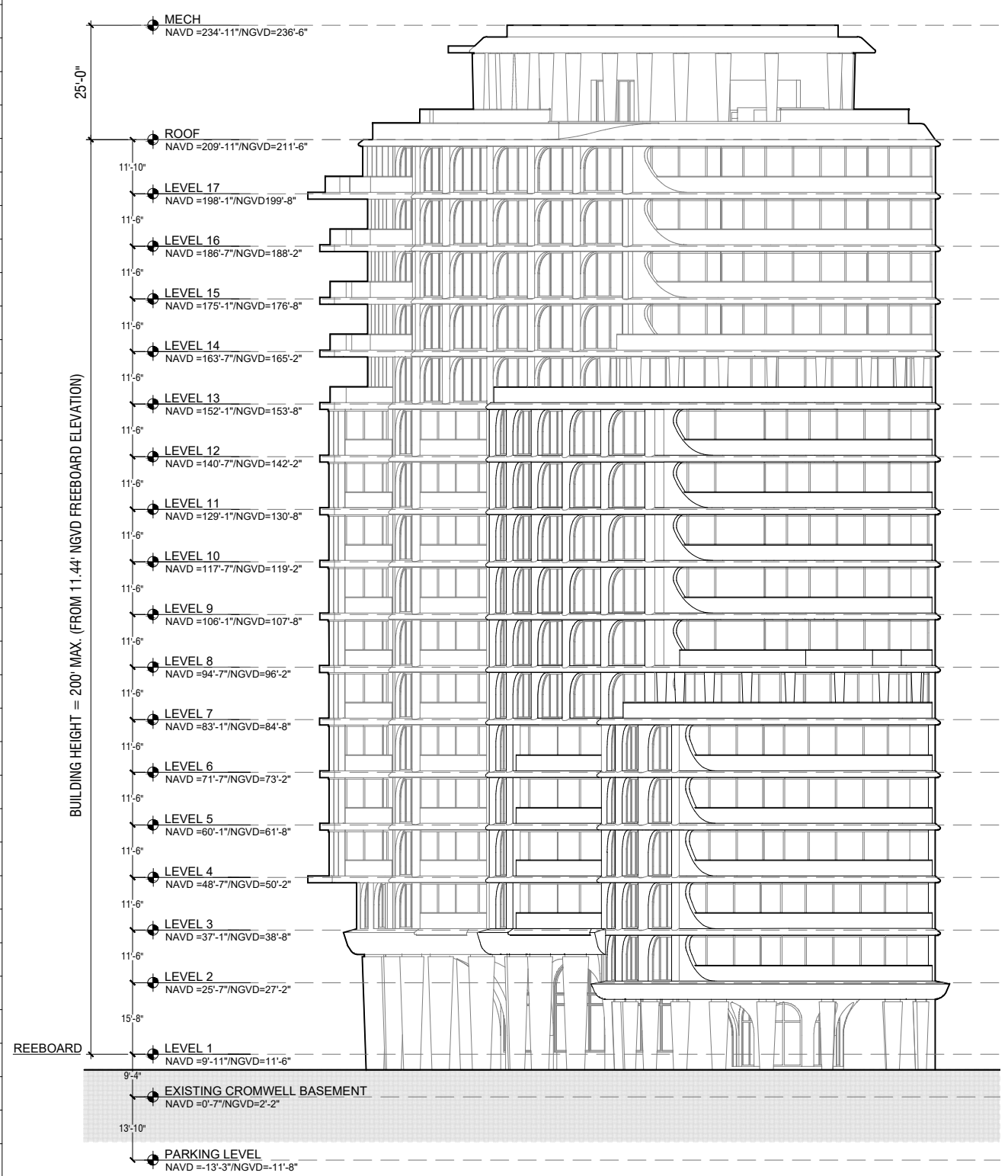
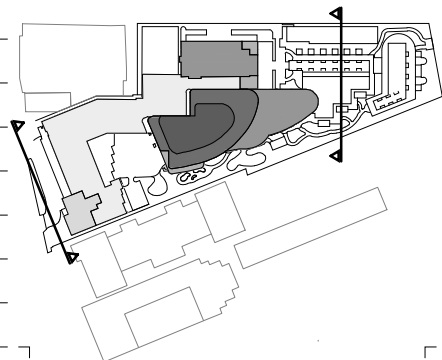


PROPOSED TOWER ELEVATIONS

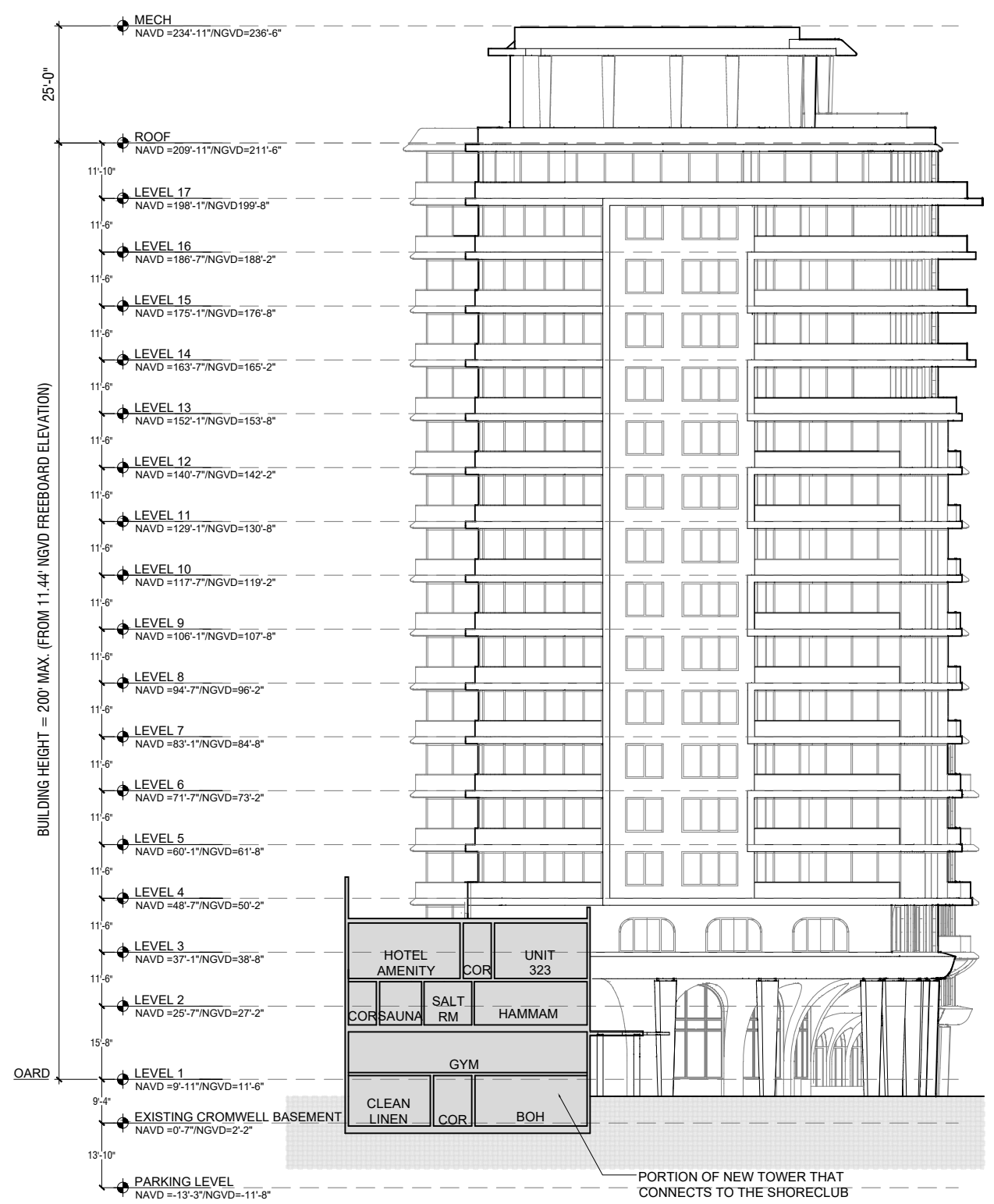
Date	12-06-2021	Sheet No.	A4.14
Scale	1/32" = 1'-0"		
Project	2104		



1 PROPOSED TOWER NORTH ELEVATION
 SCALE: 1/32" = 1'-0"



1 PROPOSED TOWER EAST ELEVATION
SCALE: 1/32" = 1'-0"



2 PROPOSED TOWER WEST ELEVATION
SCALE: 1/32" = 1'-0"

Rev.	Date	Rev.	Date

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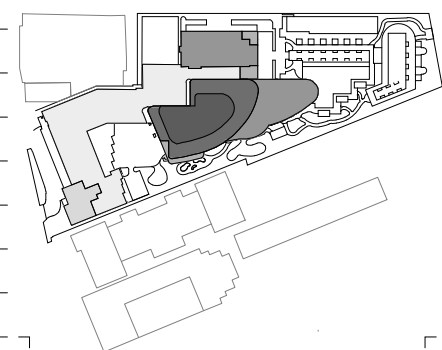
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PROPOSED TOWER ELEVATIONS

Date	12-06-2021	Sheet No.	A4.15
Scale	1/32" = 1'-0"		
Project	2104		



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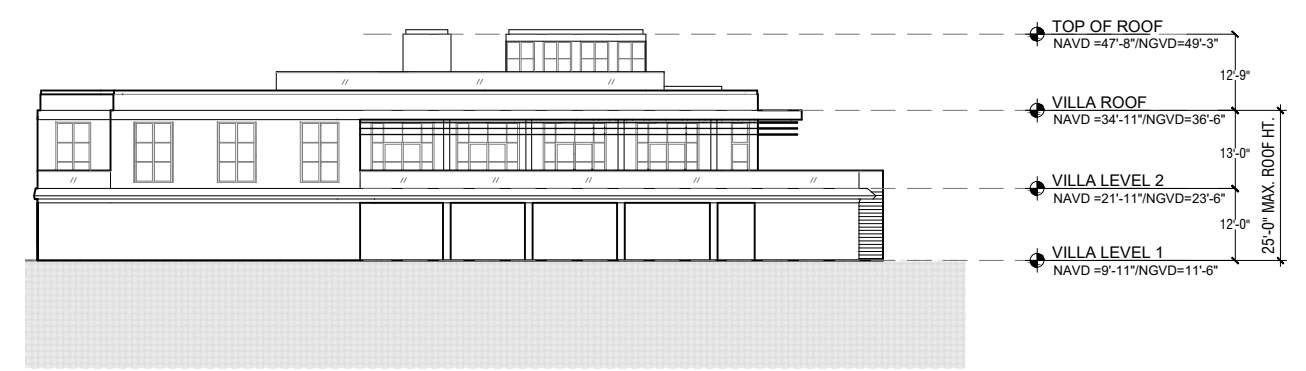
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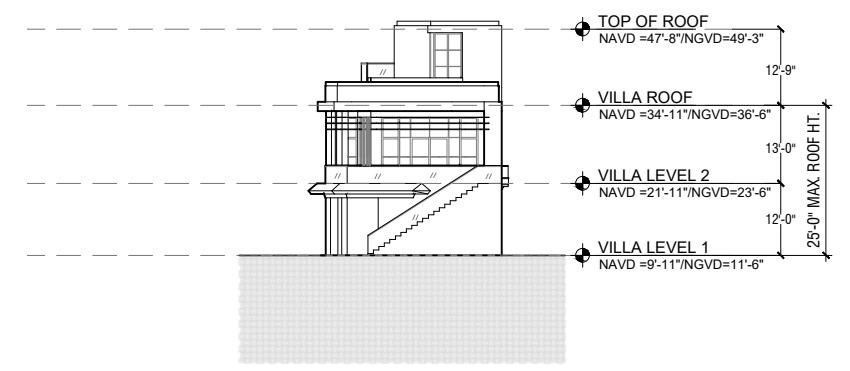


PROPOSED VILLA ELEVATIONS

Date	12-06-2021	Sheet No.	A4.16
Scale	1/32" = 1'-0"		
Project	2104		



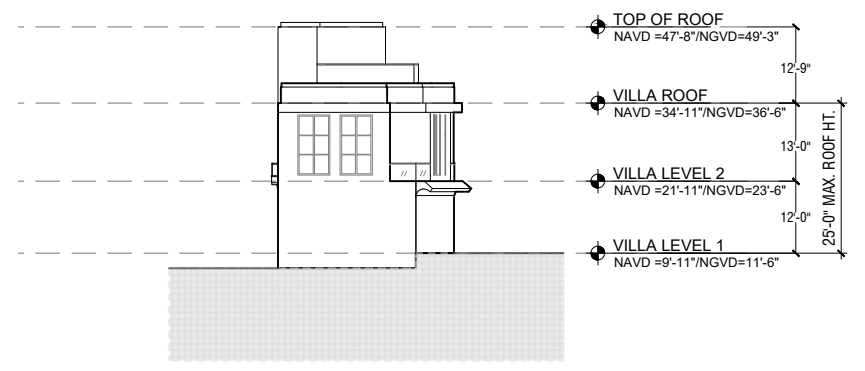
1 PROPOSED VILLA SOUTH ELEVATION
 SCALE: 1/32" = 1'-0"



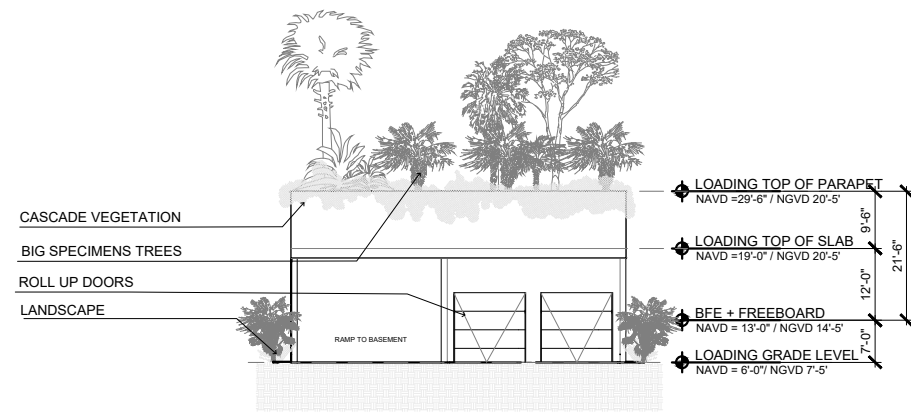
2 PROPOSED VILLA EAST ELEVATION
 SCALE: 1/32" = 1'-0"



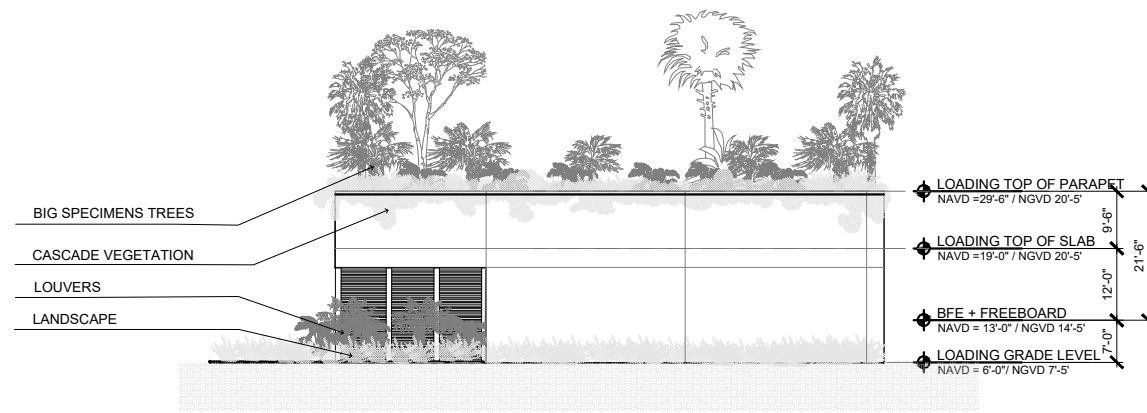
3 PROPOSED VILLA NORTH ELEVATION
 SCALE: 1/32" = 1'-0"



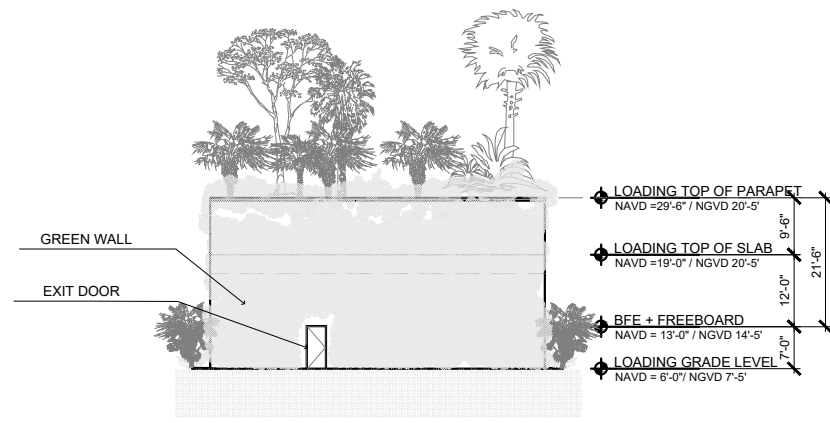
4 PROPOSED VILLA WEST ELEVATION
 SCALE: 1/32" = 1'-0"



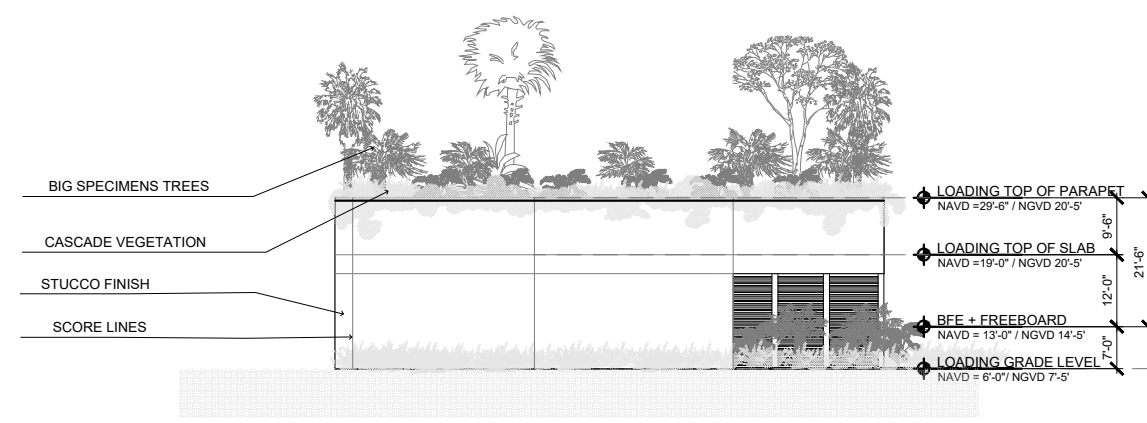
1 PROPOSED SERVICE BUILDING NORTH ELEVATION
SCALE: 1/32" = 1'-0"



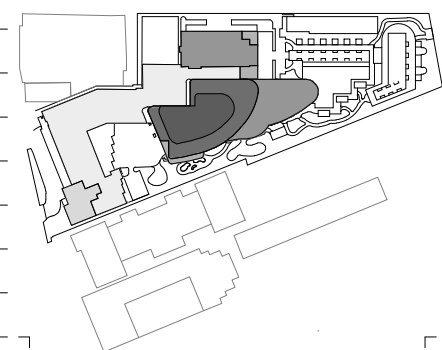
2 PROPOSED SERVICE BUILDING WEST ELEVATION
SCALE: 1/32" = 1'-0"



3 PROPOSED SERVICE BUILDING SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



4 PROPOSED VILLA EAST ELEVATION
SCALE: 1/32" = 1'-0"



Rev.	Date	Rev.	Date

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Fri Dec 3, 2021

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Lic. # AR0012578

SERVICE BLDG. ELEVATIONS

Date	12-06-2021	Sheet No.	A4.17
Scale	1/32" = 1'-0"		
Project	2104		