

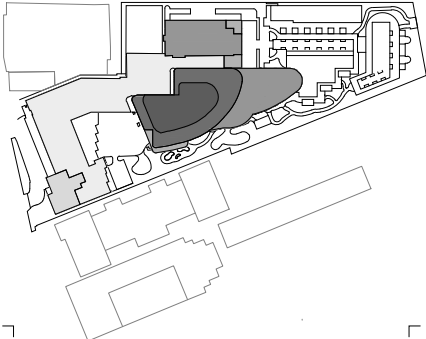
# **EXHIBIT G**



04.18.2022 FINAL SUBMITTAL  
HPB21-0481

# THE SHORE CLUB

1901 Collins Ave, Miami Beach, FL 33139



| Rev. | Date | Rev. | Date |
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COVER

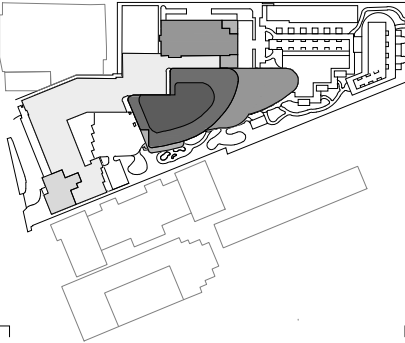
THE SHORE CLUB

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| Date    | 4-18-2021 | Sheet No. |
| Scale   | -         | A0.00     |
| Project | 2104      |           |

| ARCHITECTURE PLANS |                                      |
|--------------------|--------------------------------------|
| SHEET              | TITLE                                |
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| A0.05              | CONTEXT AERIAL VIEW                  |
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| A0.10              | SCOPE OF WORK                        |
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| A0.40              | EXISTING IMAGES                      |
| A0.41              | EXISTING IMAGES                      |
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| A0.43              | EXISTING IMAGES                      |
| A0.70              | EXTERIOR RENDERING                   |
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| A2.11              | EXISTING OVERALL 11 FLOOR            |
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| ARCHITECTURE PLANS |                                               |
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| A3.01.2            | CROMWELL/TOWER ENLARGED GROUND FLOOR          |
| A3.01.3            | VILLAS ENLARGED GROUND FLOOR                  |
| A3.02.1            | SHORECLUB ENLARGED 2ND FLOOR                  |
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| A4.06              | EXISTING CROMWELL ELEVATIONS                  |
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| A4.08              | EXISTING TOWER ELEVATIONS                     |
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| A4.33              | COMPARATIVE OVERALL ELEVATIONS                |
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| A6.05              | SHORECLUB HISTORIC LOBBY INT ELEVATIONS EXIS. |
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| D1.05              | DEMOLITION 5TH FLOOR PLAN                     |
| D1.06              | DEMOLITION 6TH FLOOR PLAN                     |
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| ARCHITECTURE PLANS |                                                                      |
|--------------------|----------------------------------------------------------------------|
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| D3.11              | DEMOLITION CROMWELL/TOWER PLAN LEVEL 3 ENLARGED                      |
| D3.12              | DEMOLITION CROMWELL/TOWER PLAN LEVEL 4 ENLARGED                      |
| D3.13              | DEMOLITION CROMWELL/TOWER PLAN LEVEL 5 ENLARGED                      |
| D3.14              | DEMOLITION CROMWELL/TOWER PLAN LEVEL 6 ENLARGED                      |
| D3.15              | DEMOLITION CROMWELL/TOWER PLAN LEVEL 7 ENLARGED                      |
| D3.16              | DEMOLITION CROMWELL/TOWER PLAN LEVEL 8 ENLARGED                      |
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|                    |                                                                      |
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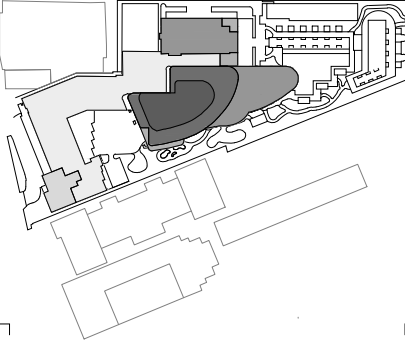
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| Project | 2104      |                           |

| SHORE CLUB<br>EXITING FAR CALCULATIONS |            |
|----------------------------------------|------------|
| LEVEL                                  | FLOOR AREA |
| BASEMENT                               | 13,449 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                                  | 265,978 SF |

| SHORE CLUB PROPOSED FAR CALCULATIONS |               |                   |           |                |                |                 |
|--------------------------------------|---------------|-------------------|-----------|----------------|----------------|-----------------|
| LEVEL                                | FLOOR AREA*** |                   |           |                |                |                 |
|                                      | SHORE CLUB    | GROSSMAN ADDITION | CROMWELL  | NEW TOWER AREA | NEW VILLA AREA | TOTAL PER FLOOR |
| B-2                                  | 0 SF          | 0 SF              | 0 SF      | 0 SF           | 0 SF           | 0 SF            |
| B-1                                  | 3,251 SF      | 700 SF            | 4,395 SF  | 5,236 SF       | 0 SF           | 13,742 SF       |
| 1                                    | 22,508 SF     | 4,254 SF          | 8,552 SF  | 10,237 SF      | 2,115 SF       | 47,826 SF       |
| 2                                    | 21,589 SF     | 4,116 SF          | 7,012 SF  | 2,947 SF       | 2,823 SF       | 38,647 SF       |
| 3                                    | 21,474 SF     | 4,116 SF          | 6,137 SF  | 15,918 SF      | 177 SF         | 47,982 SF       |
| 4                                    | 2,306 SF      | 4,078 SF          | 7,019 SF  | 15,918 SF      |                | 29,481 SF       |
| 5                                    |               | 4,078 SF          | 6,137 SF  | 15,918 SF      |                | 26,293 SF       |
| 6                                    |               | 4,078 SF          | 7,019 SF  | 15,918 SF      |                | 27,175 SF       |
| 7                                    |               | 4,078 SF          | 4,840 SF  | 15,918 SF      |                | 24,996 SF       |
| 8                                    |               | 4,315 SF          | 4,243 SF  | 14,260 SF      |                | 22,978 SF       |
| 9                                    |               | 445 SF            | 101 SF    | 13,871 SF      |                | 14,577 SF       |
| 10                                   |               |                   |           | 13,871 SF      |                | 14,031 SF       |
| 11                                   |               |                   |           | 13,871 SF      |                | 14,031 SF       |
| 12                                   |               |                   |           | 13,871 SF      |                | 14,031 SF       |
| 13                                   |               |                   |           | 12,205 SF      |                | 12,365 SF       |
| 14                                   |               |                   |           | 11,822 SF      |                | 11,982 SF       |
| 15                                   |               |                   |           | 11,822 SF      |                | 11,982 SF       |
| 16                                   |               |                   |           | 10,521 SF      |                | 10,681 SF       |
| 17                                   |               |                   |           | 10,521 SF      |                | 10,681 SF       |
| ROOF                                 |               |                   |           | 1,698 SF       |                | 1,698 SF        |
| TOTAL                                | 71,128 SF     | 34,258 SF         | 55,455 SF | 226,343 SF     | 5,115 SF       | 395,173 SF      |
| TOTAL ALOWED FAR                     |               |                   |           |                |                | 395,173 SF      |

| Seating / O.C.C Chart for parking calculation |                                   |                                      |                 |                       |                       |                  |
|-----------------------------------------------|-----------------------------------|--------------------------------------|-----------------|-----------------------|-----------------------|------------------|
| F&B AND AMENITIES (INDOOR AND OUTDOOR)        | Shore Club - Historic             |                                      |                 |                       |                       |                  |
|                                               | Floor Level                       | Room Name                            | Type            | Area                  | Total Seats/Occupants | Parking Required |
|                                               | Ground                            | Shore Club Historic Lobby            | Bar             | 285 SF                | 40 seats              | N/A              |
|                                               |                                   |                                      | Lobby           | 5,168 SF              | 108 seats             | N/A              |
|                                               |                                   |                                      | Total Lobby     | 5,453 SF              | 148 seats             | N/A              |
|                                               |                                   | Spa                                  | 2,968 SF        | Accessory Use         | N/A                   |                  |
|                                               |                                   | Members Club                         | 2,569 SF        | Accessory Use         | N/A                   |                  |
|                                               | Level 2                           | Amenities                            |                 | 2,335 SF              | Accessory Use         | N/A              |
|                                               | Totals                            |                                      |                 |                       | 148 seats             | 0                |
|                                               | Grossman - New                    |                                      |                 |                       |                       |                  |
|                                               | Floor Level                       | Room Name                            | Type            | Area                  | Total Seats/Occupants | Parking Required |
|                                               | Ground                            | Gym                                  |                 | 1,398 SF              | Accessory Use         | N/A              |
|                                               |                                   | Juice Bar                            | Indoor Dining   | 789 SF                | 53 seats              | N/A              |
|                                               |                                   |                                      | Outdoor Dining  | 150 SF                | 10 seats              | N/A              |
|                                               | Totals                            |                                      | Total           | 2,337 SF              | 63 seats              | 0                |
|                                               | Cromwell - Historic               |                                      |                 |                       |                       |                  |
|                                               | Floor Level                       | Room Name                            | Type            | Area                  | Total Seats/Occupants | Parking Required |
|                                               | Ground                            | Cromwell Restaurant                  | Indoor Dining   | 2,020 SF              | 135 seats             | N/A              |
|                                               |                                   |                                      | Outdoor Dining  | 1,679 SF              | 112 seats             | N/A              |
| Bar                                           |                                   |                                      | 400 SF          | 57 seats              | N/A                   |                  |
| Pool Seating                                  |                                   |                                      | 500 SF          | 33 seats              | N/A                   |                  |
| Totals                                        |                                   |                                      |                 | Total                 | 4,599 SF              | 337 seats        |
| Residential Tower - New                       |                                   |                                      |                 |                       |                       |                  |
| Floor Level                                   | Room Name                         | Type                                 | Area            | Total Seats/Occupants | Parking Required      |                  |
| Ground                                        | Café Bar                          | Indoor Dining                        | 2,959 SF        | 197 seats             | 28.18                 |                  |
|                                               |                                   | Outdoor Lounge                       | 1,115 SF        | 74 seats              | 10.62                 |                  |
| Totals                                        |                                   |                                      | 4,074 SF        | 272 seats             | 39 spaces             |                  |
| HOTEL AND RESIDENTIAL UNITS                   | Unit Mix / Parking Requirements   |                                      |                 |                       |                       |                  |
|                                               | Unit Type                         | Quantity                             |                 | Area Range            | Space / Unit          | Parking Required |
|                                               | Hotel - Shore Club (Historic)     | 56 Units                             | 110 Hotel Units |                       | N/A                   | N/A              |
|                                               | Hotel - Cromwell (Historic)       | 15 Units                             |                 |                       | N/A                   | N/A              |
|                                               | Hotel - Grossman                  | 39 Units                             |                 |                       | N/A                   | N/A              |
|                                               | Residential - Cromwell (Historic) | 0 Units                              | 80 Resi. Units  | 550-999 SF            | N/A                   | N/A              |
|                                               |                                   | 0 Units                              |                 | 1000-1200 SF          | N/A                   | N/A              |
|                                               |                                   | 4 Units                              |                 | + 1200 SF             | N/A                   | N/A              |
|                                               | Residential - New Tower           | 0 Units                              |                 | 550-999 SF            | N/A                   | N/A              |
|                                               |                                   | 0 Units                              |                 | 1000-1200 SF          | N/A                   | N/A              |
|                                               | Residential - Villa               | 75 Units                             | + 1200 SF       | 2                     | 150                   |                  |
|                                               |                                   | 1 Unit                               | + 1200 SF       | 2                     | 2                     |                  |
|                                               | Total                             |                                      |                 |                       |                       | 152 spaces       |
|                                               | Grand Total                       |                                      |                 |                       |                       | 191 spaces       |
|                                               | Bicycle Calculation               |                                      |                 |                       |                       |                  |
| Use                                           | Rate                              | Rate                                 |                 | Spaces Required       | Spaces Proposed       |                  |
| Dining                                        | N/A                               | N/A                                  |                 | 0                     |                       |                  |
| New Apartment units                           | 76 Units                          | 0.5 PS per unit (100 units max)      |                 | 38                    | 27                    |                  |
|                                               |                                   | 1 PS per unit in excess of 100 units |                 | 0                     |                       |                  |

| MIAMI BEACH<br>Planning Department, 1700 Convention Center Drive<br>Miami Beach, Florida 33139, www.miamibeachfl.gov<br>305.673.7550                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                    |                                                                                                          |                       |                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------------------|
| MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                    |                                                                                                          |                       |                                            |
| ITEM #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Zoning Information                                                                 |                                                                                                          |                       |                                            |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Address:                                                                           | 1901 Collins Ave, Miami Beach, FL, 33139                                                                 |                       |                                            |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Board and File numbers:                                                            |                                                                                                          |                       |                                            |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Folio number(s):                                                                   | 02-3226-001-0020                                                                                         |                       |                                            |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Year constructed:                                                                  | VARIES                                                                                                   | Zoning District:      | RM-3 HIGH DENSITY MULTI FAMILY RESIDENTIAL |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Historic Designation                                                               | Local: Ocean Drive/ Collins Ave Historic District FAR: 3<br>National: Miami Beach Architectural District |                       |                                            |
| 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Flood Zone:                                                                        | Flood Zone AE & Flood Zone X                                                                             |                       |                                            |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Base Flood Elevation:                                                              | 8.0' NGVD                                                                                                | 6.44' NAVD            |                                            |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Design Flood Elevation:                                                            | 9.0' NGVD                                                                                                | 7.44' NAVD            |                                            |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Max. Wave Crest Elevation:                                                         | 20.40' NGVD                                                                                              | 18.84' NAVD           |                                            |
| 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Adjusted grade (Flood+Grade/2)                                                     | N/A                                                                                                      |                       |                                            |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Lot Area:                                                                          | 2.88 AC                                                                                                  | 125,482 SF            |                                            |
| 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Lot Width:                                                                         | VARIES                                                                                                   | Lot Depth:            | VARIES                                     |
| 13                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Minimum Unit Size                                                                  | 550 SF                                                                                                   | Average Unit Size:    | 800 SF                                     |
| 14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Existing Use:                                                                      | HOTEL / RESTAURANT                                                                                       | Proposed Use:         | HOTEL / RESIDENTIAL / RESTAURANT           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ALLOWED                                                                            | EXISTING                                                                                                 | PROPOSED              | DEFICIENCIES                               |
| 15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Height #                                                                           |                                                                                                          |                       |                                            |
| 16                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Architectural District-New Construction*                                           | 200'-0"                                                                                                  |                       | 200'-0"                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Ground Floor Additions****                                                         | 25'-0"                                                                                                   | N/A                   | 25'-0"                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Number of Stories                                                                  | 2                                                                                                        | N/A                   | 2                                          |
| 17                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Architectural District-New Construction                                            | 20 STORIES                                                                                               |                       | 17 STORY TOWER                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Ground Floor Additions                                                             | 2 STORIES                                                                                                |                       |                                            |
| 18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | FAR ##                                                                             | 395,173 SF                                                                                               | 265,978 SF            | 395,173 SF                                 |
| 19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Gross Square Footage                                                               | N/A                                                                                                      | N/A                   |                                            |
| 20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Square Footage by use                                                              | N/A                                                                                                      | N/A                   |                                            |
| 21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Number of Units Residential                                                        | N/A                                                                                                      | N/A                   | 80 UNITS                                   |
| 22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Number of Units Hotel                                                              | N/A                                                                                                      | 312                   | 110 UNITS                                  |
| 23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Number of Seats                                                                    | N/A                                                                                                      | N/A                   | REFER TO SEATING/O.C.C CHART               |
| 24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Occupancy Load                                                                     | N/A                                                                                                      | N/A                   | REFER TO SEATING/O.C.C CHART               |
| SETBACKS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                    |                                                                                                          |                       |                                            |
| At-Grade Parking Lot                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                    |                                                                                                          |                       |                                            |
| 19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Front Setback (Collins ave/ West):                                                 | N/A                                                                                                      | N/A                   | N/A                                        |
| 20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Side Setback (Interior/ West):                                                     | N/A                                                                                                      | N/A                   | N/A                                        |
| 21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Side Setback (Interior/ South):                                                    | N/A                                                                                                      | N/A                   | N/A                                        |
| 22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Side Setback (Interior/ North):                                                    | N/A                                                                                                      | N/A                   | N/A                                        |
| 23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Side Setback (20th Street/ North):                                                 | N/A                                                                                                      | N/A                   | N/A                                        |
| 24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Rear Setback (East):                                                               | N/A                                                                                                      | N/A                   | N/A                                        |
| Subterranean/ Pedestal Oceanfront Levels 0-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                    |                                                                                                          |                       |                                            |
| 24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Front Setback (Collins ave/ West):                                                 | 20'-0"                                                                                                   | 72'-4" / 31'-10"      | 72'-4" / 31'-10"                           |
| 25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Side Setback (Interior/ West):                                                     | 38'-0"                                                                                                   | 8'-6" / 7'-7"         | 8'-6" / 6'-5"                              |
| 26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Side Setback (Interior/ South):                                                    | 15'-6"                                                                                                   | 31'-11" / 4'-10"      | 15'-6" / 5'-0"                             |
| 27                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Side Setback (Interior/ North):                                                    | 15'-6"                                                                                                   | 5'-0" / 4'-8"         | 5'-0" / 4'-8"                              |
| 28                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Side Setback (20th Street/ North):                                                 | 15'-6"                                                                                                   | 15'-10" / 27'-7"      | 15'-6" / 27'-7"                            |
| 29                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Rear Setback (East):                                                               | 100'-0"                                                                                                  | 233'-3" / 265'-6"     | 100'-0" / 166'-10"                         |
| Tower Oceanfront**                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                    |                                                                                                          |                       |                                            |
| 28                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Front Setback (Collins ave/ West):                                                 | 100'-0"                                                                                                  | 181'-7"               | 203'-8"                                    |
| 29                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Side Setback (Interior/ West):                                                     | 50'-0"                                                                                                   | 16'-10"               | 44'-0"                                     |
| 30                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Side Setback (Interior/ South):                                                    | 35'-5"                                                                                                   | 4'-10"                | 35'-11"                                    |
| 31                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Side Setback (Interior/ North):                                                    | 35'-5"                                                                                                   | N/A                   | 30'-7"                                     |
| 32                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Side Setback (20th Street/ North):                                                 | 75'-0"                                                                                                   | 27'-7"                | 101'-9"                                    |
| 33                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Rear Setback (East):                                                               | 100'-0"                                                                                                  | 265'-10"              | 166'-10"                                   |
| Detached Additions at 25 FT max height                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                    |                                                                                                          |                       |                                            |
| 33                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Front Setback (Collins ave/ West):                                                 | N/A                                                                                                      | 326'-2"               | N/A                                        |
| 34                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Side Setback (Interior/ West):                                                     | 5'-0"                                                                                                    | N/A                   | 8'-6"                                      |
| 35                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Side Setback (Interior/ South):                                                    | 5'-0"                                                                                                    | 7'-1"                 | 112'-7"                                    |
| 36                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Side Setback (Interior/ North):                                                    | 5'-0"                                                                                                    | 4'-8"                 | N/A                                        |
| 37                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Side Setback (20th Street/ North):                                                 | 5'-0"                                                                                                    | 126'-3"               | 5'-0"                                      |
| 38                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Rear Setback (East):                                                               | 50' from BL                                                                                              | 71'-11" from BL       | N/A                                        |
| * Sec. 142-246(f)(8) Notwithstanding the above, for oceanfront lots located in the architectural district, with a lot area greater than 115,000 square feet, a ground floor addition, whether attached or detached, may exceed 50 feet in height, but shall not exceed 200 feet in height, in accordance with the following provisions:                                                                                                                                                                                                                   |                                                                                    |                                                                                                          |                       |                                            |
| ** Sec. 142-246(f)(1) Placement of the structure. The ground floor addition shall be located internal to the site, and shall be set back a minimum of 100 feet from the front property line, 75 feet from the street side property lines, and 100 feet from the rear (oceanfront) property line.                                                                                                                                                                                                                                                          |                                                                                    |                                                                                                          |                       |                                            |
| *** Sec. 142-246(f)(2) Limits on the floorplate of additions exceeding 50 feet in height. The maximum floor plate size for the portion of an addition that exceeds 50 feet in building height is 15,000 square feet per floor, excluding projecting balconies. The historic preservation board may approve an increase in this overall floor plate, up to a maximum of 20,000 square feet per floor, excluding balconies, in accordance with the certificate of appropriateness criteria in chapter 118, article X of these land development regulations. |                                                                                    |                                                                                                          |                       |                                            |
| **** Sec. 142-246(e),(3) Upon approval of the proposed addition by the historic preservation board, no building greater than two stories or 25 feet in height shall be constructed between the rear of the building and westward line of the dune overlay district. This provision shall not be subject to variance.                                                                                                                                                                                                                                      |                                                                                    |                                                                                                          |                       |                                            |
| # Sec. 142-1161. Height regulation exceptions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                    |                                                                                                          |                       |                                            |
| ## Includes 18,817 SF of amenities (0.15 FAR) per Sec. 142-246(a)(3).... oceanfront lots with a lot area greater than 100,000 square feet with an existing building, shall have a maximum FAR of 3.0; however, additional FAR shall be available for the sole purpose of providing hotel amenities as follows: the lesser of 0.15 FAR or 20,000 square feet.                                                                                                                                                                                              |                                                                                    |                                                                                                          |                       |                                            |
| See Survey for existing conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                    |                                                                                                          |                       |                                            |
| PARKING DISTRICT No 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                    |                                                                                                          |                       |                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | REQUIRED                                                                           | EXISTING                                                                                                 | PROPOSED              | DEFICIENCIES                               |
| 39                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Parking District No 1                                                              |                                                                                                          |                       |                                            |
| 40                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Total # of parking spaces                                                          | 181                                                                                                      | 28                    | 132                                        |
| 41                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | # of parking spaces per use (Provide a separate chart for a breakdown calculation) | SEE CHART PROVIDED                                                                                       | N/A                   | N/A                                        |
| 42                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Valer Drop off and pick up                                                         |                                                                                                          | ON SITE Collins Ave.  | ON SITE / 20th Street / Collins Ave.       |
| 43                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Loading zones and trash collection areas                                           |                                                                                                          | ON SITE / 20th Street | ON SITE / 20th Street                      |
| 44                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Bike Racks                                                                         | SEE CHART PROVIDED                                                                                       | N/A                   | SEE CHART PROVIDED                         |
| 45                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Is this a contributing building?                                                   |                                                                                                          |                       | YES                                        |
| 46                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Located within a Local Historic District?                                          |                                                                                                          |                       | YES                                        |
| Notes: If not applicable write N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                    |                                                                                                          |                       |                                            |
| Notes: FAR calculated per Ordinance ZBA 2019-0097                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                    |                                                                                                          |                       |                                            |
| SEE PARKING REQUIREMENTS CHART                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                    |                                                                                                          |                       |                                            |



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Shore Club  
1901 Collins Ave.  
Miami Beach, FL 33139

Owner: WITKOFF.  
Name: 40 West 57th Street, Suite 1620  
Address: New York, NY 10019  
Address: 212-672-4700  
Tel: 212-672-4700  
Email: witkoff@rossettijpr.com

Design Architects: KKAID & RAMSA COLLABORATION  
Name:  
Address:  
Address:  
Tel:  
Email:

Consultant: LANDSCAPE  
Name: Island Planning Corporation.  
Address: 248 Washington Ave.,  
Address: Miami Beach, FL, 33139  
Tel: 305-534-5725  
Email: info@islandplanningcorporation.com

Consultant: HERITAGE ARCHITECTURAL ASSOCIATES  
Name: Steve Avdakov.  
Address: Island Planning Corporation.  
Address: 4300 Biscayne Boulevard, Suite 203  
Tel: Miami, FL, 33137  
Email:

Architect: Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

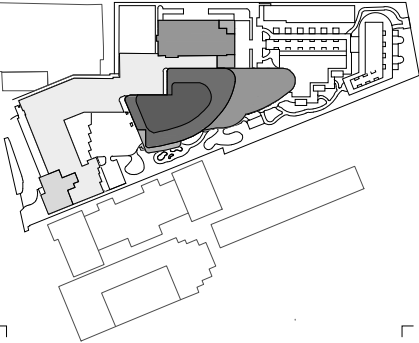


KOB KARP  
Lic. # AR0012578

## PROJECT DATA

THE SHORE CLUB

|         |           |                           |
|---------|-----------|---------------------------|
| Date    | 4-18-2021 | Sheet No.<br><b>A0.03</b> |
| Scale   | -         |                           |
| Project | 2104      |                           |



| Rev. | Date | Rev. | Date |
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Shore Club  
1901 Collins Ave.  
Miami Beach, FL 33139

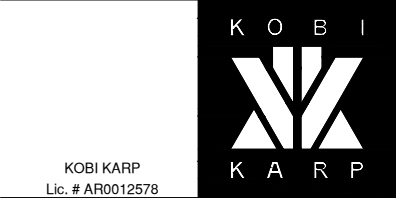
**Owner:** WITKOFF.  
**Name** 40 West 57th Street, Suite 1620  
**Address** New York, NY 10019  
**Address** 212-672-4700  
**Tel:** witkoff@rossettipr.com  
**Email**

**Design Architects:** KKAID & RAMSA COLLABORATION  
**Name**  
**Address**  
**Address**  
**Tel:**  
**Email**

**Consultant:** LANDSCAPE  
**Name** Island Planning Corporation.  
**Address** 248 Washington Ave.,  
**Address** Miami Beach, FL 33139  
**Tel:** 305-534-5725  
**Email** info@islandplanningcorporation.com

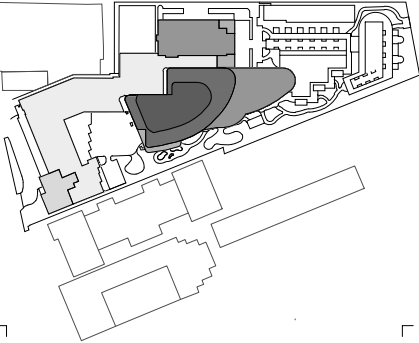
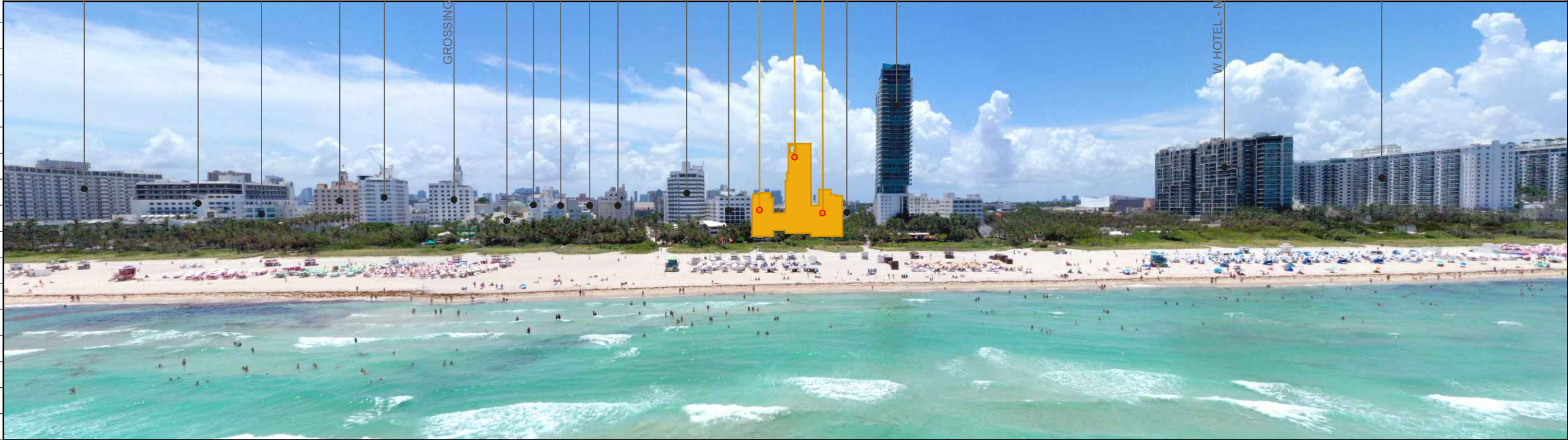
**Consultant:** HERITAGE ARCHITECTURAL ASSOCIATES  
**Name** Steve Aydakov.  
**Address** Island Planning Corporation.  
**Address** 4300 Biscayne Boulevard, Suite 203  
**Tel:** Miami, FL, 33137  
**Email**

**Architect:** Kobi Karp Architecture and Interior Design, Inc.  
**Name** 571 NW 28th Street  
**Address** Miami, Florida 33127 USA  
**Tel:** +1(305) 573 1818  
**Fax:** +1(305) 573 3766



LOCATION MAP  
THE SHORE CLUB

|         |           |           |
|---------|-----------|-----------|
| Date    | 4-18-2021 | Sheet No. |
| Scale   | -         | A0.04     |
| Project | 2104      |           |



| Rev. | Date | Rev. | Date |
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**Shore Club**  
1901 Collins Ave.  
Miami Beach, FL 33139

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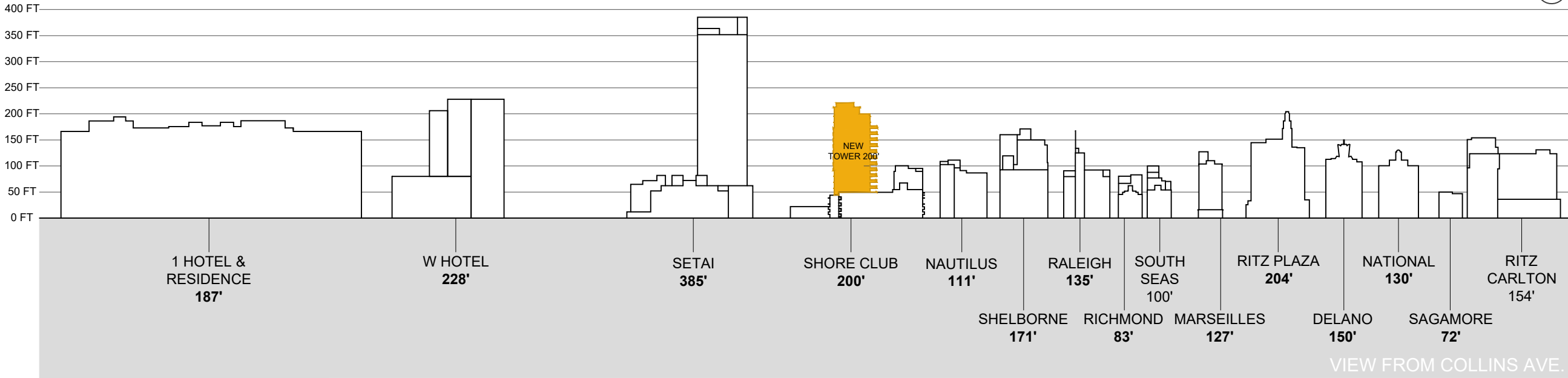


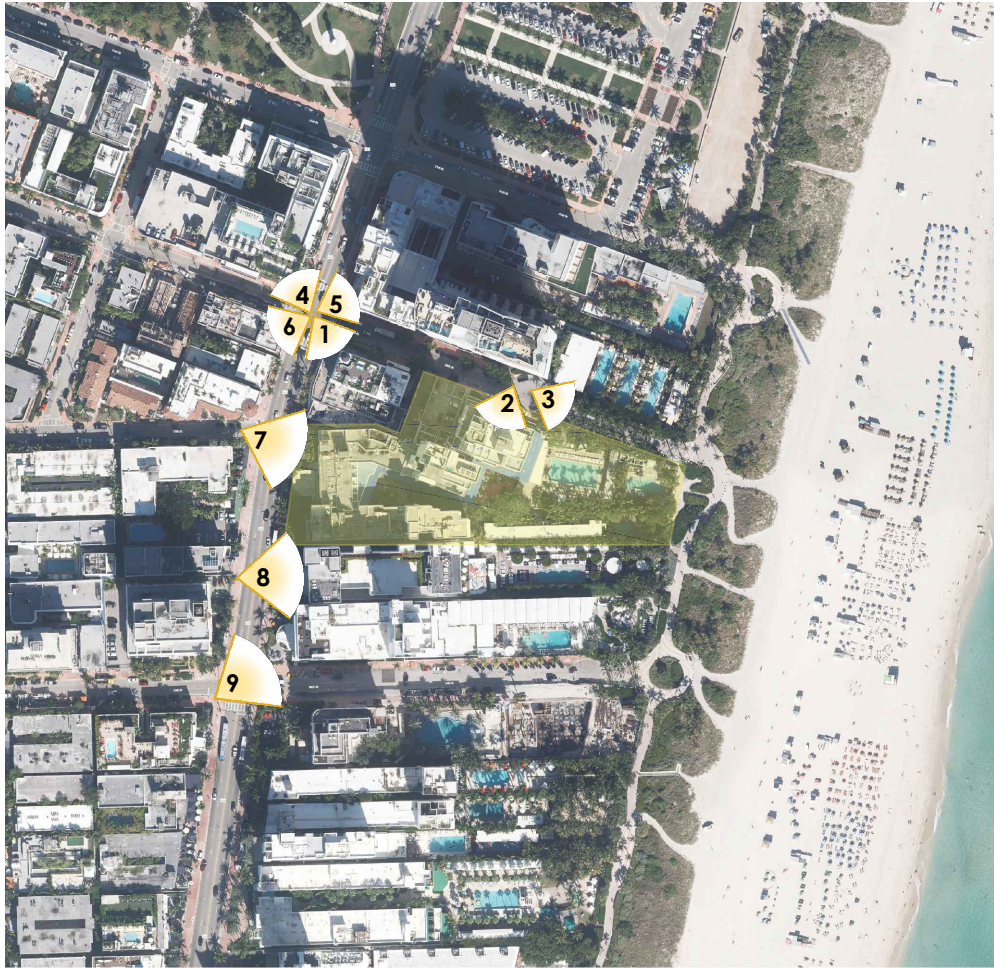
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## CONTEXT AERIAL VIEW

THE SHORE CLUB

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| Date    | 4-18-2021 | Sheet No. |
| Scale   | NTS       | A0.05     |
| Project | 2104      |           |





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2  
THE CROMWELL HOTEL



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BEACH WALK ENTRANCE



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BOULAN SOUTH BEACH



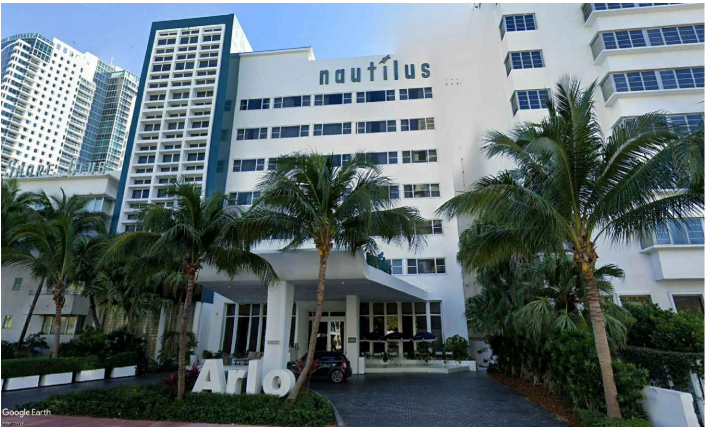
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THE SETAI MIAMI BEACH



6  
HOTEL GREYSTONE



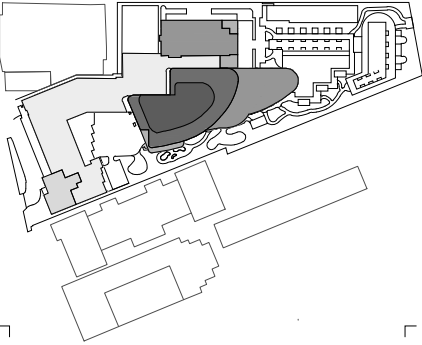
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SHORE CLUB MIAMI BEACH



8  
NAUTILUS CABANA CLUB



9  
SHELBORNE OCEAN BEACH RESORT



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## CONTEXT

### SURROUNDING BUILDINGS

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| Date    | 4-18-2021 | Sheet No. |
| Scale   | NTS       | A0.06     |
| Project | 2104      |           |

# HISTORIC OVERVIEW

The original Shore Club Hotel and the former Cromwell Hotel are contributing buildings to the locally-designated Ocean Drive / Collins Avenue Historic District. The local district was designated in 1986 and expanded in 1992. The two buildings are also contributing buildings to the National-Register listed Miami Beach Architectural (Art Deco) District, which was originally listed in 1979. At that time, the hotels were less than 50 years old and thus were not classified as contributing buildings. In 2001, the period of significance for the Art Deco District was extended to 1950, which allowed both hotels to be designated as contributing building to the Miami Beach Architectural (Art Deco) District.

The 7-story Art-Deco Cromwell Hotel was designed by architect Robert A. Taylor and was constructed in 1939. The original owner was prominent developer Newton B. T. Roney, who also developed the Shore Club, a pool/cabana resort that was associated with the Cromwell. The Cromwell was one of many Miami Beach hotels used by the U.S. Army Air Force Technical Training Command during World War II. It was returned to civilian use in late 1945.

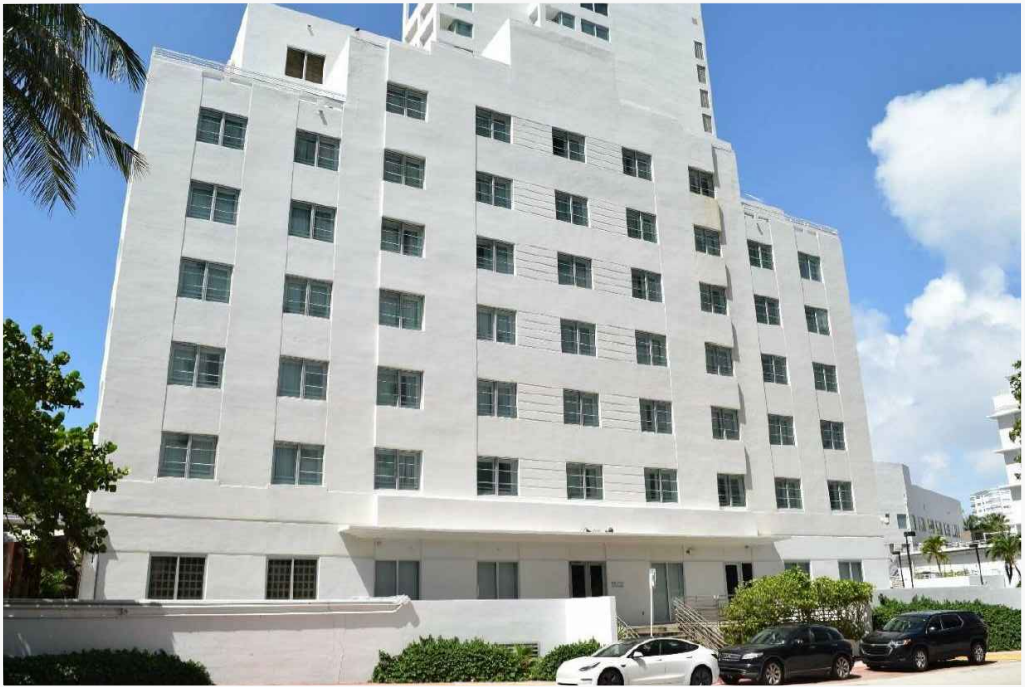
In 1945, Roney sold the adjacent Shore Club property, which included the pool and cabanas associated with the Cromwell. Consequently, a new pool and cabanas were constructed at the Cromwell in 1947.

In 1966, the name of the Cromwell was changed to the Sharon Hotel. Ownership of the property was transferred several times during the1980s. The building became vacant around 1984, and there were several failed attempts to renovate and reopen the hotel. It was combined with the Shore Club Hotel into one property in 2001.

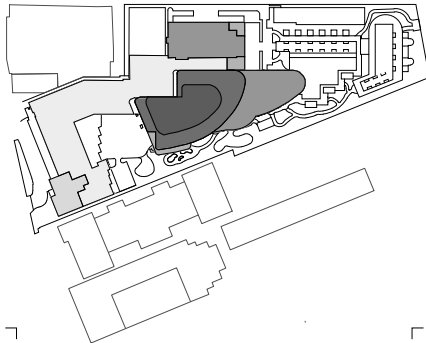
The 3-story Shore Club Hotel was constructed in 1949. It was designed in the Miami Modern (MiMo) style by Albert Anis with Melvin Grossman as associate architect. The pool and cabanas originally associated with the Cromwell were located on the property and thus became part of the Shore Club Hotel. An 8-story tower, designed by Melvin Grossman, was added in 1955. The Shore Club Hotel operated continuously until the late 1990s, when it was closed for the major construction project that combined the Shore Club and the former Cromwell into one property.



**Shore Club Hotel**  
1901 COLLINS AVENUE MIAMI BEACH, FL 33139



**Cromwell Hotel**  
110 20th STREET MIAMI BEACH, FL 33139



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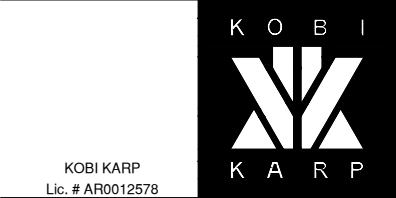
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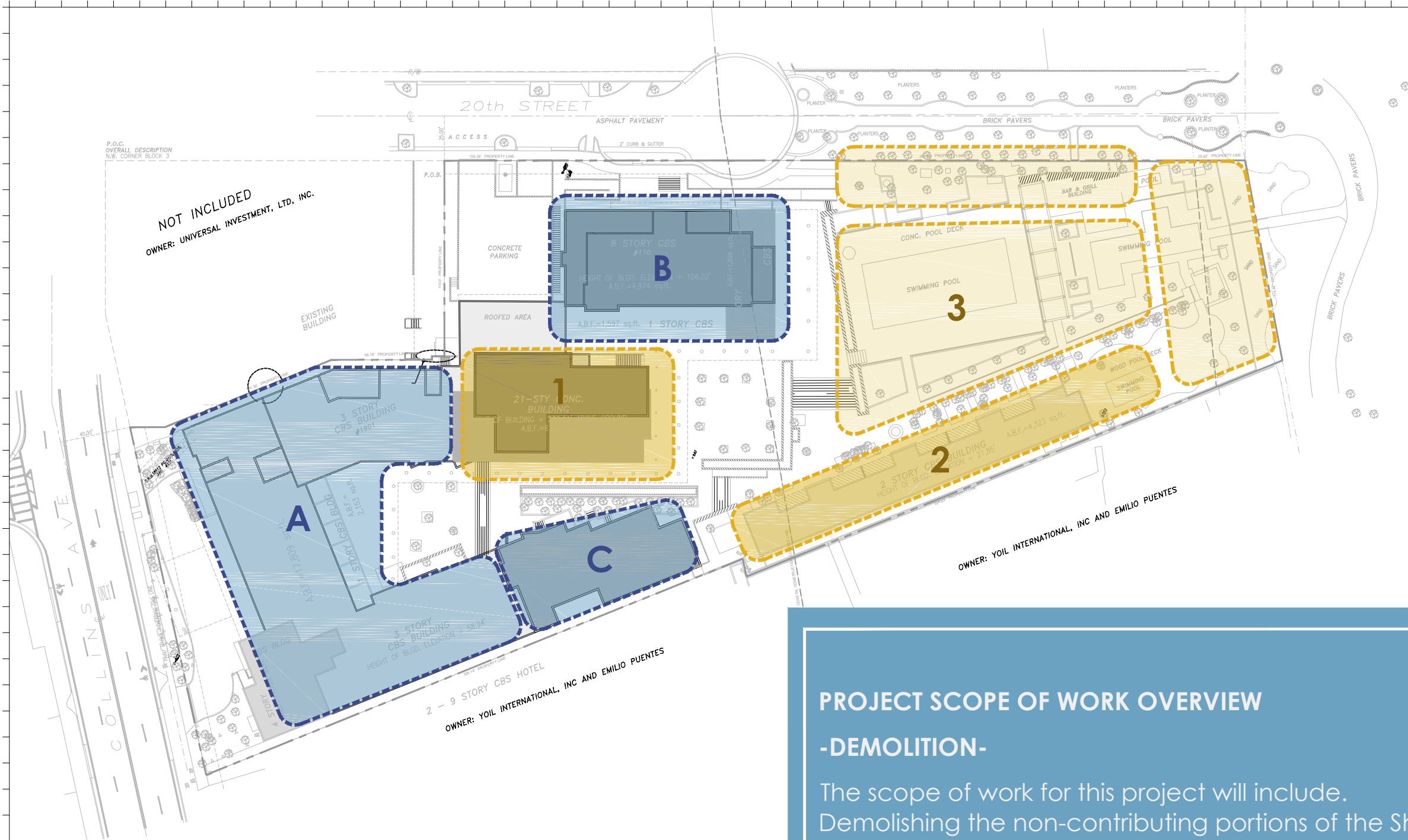
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**SCOPE OF WORK**  
THE SHORE CLUB

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|---------|-----------|-----------|
| Date    | 4-18-2021 | Sheet No. |
| Scale   | -         | A0.10     |
| Project | 2104      |           |



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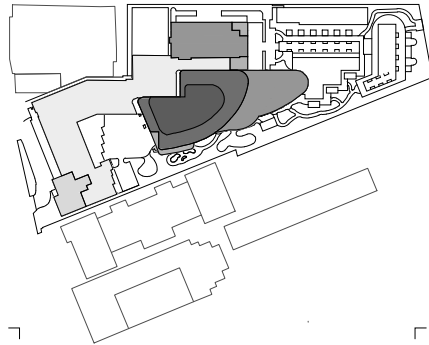
## PROJECT SCOPE OF WORK OVERVIEW

### -DEMOLITION-

The scope of work for this project will include. Demolishing the non-contributing portions of the Shore club Additions:

- 1- The twenty Story tower addition by David Chipperfield on 1998.
- 2- The Two Story Cabanas addition By David Chipperfield on 1998.
- 3- Existing Non-Historic Pool Deck.

**Certified Historic Structures**  
A-Historic Contributing Portions of the ShoreClub.  
B-Historic Contributing Portions of the Cromwell.  
C-The eight Story tower addition by Melvin Grossman on 1955.



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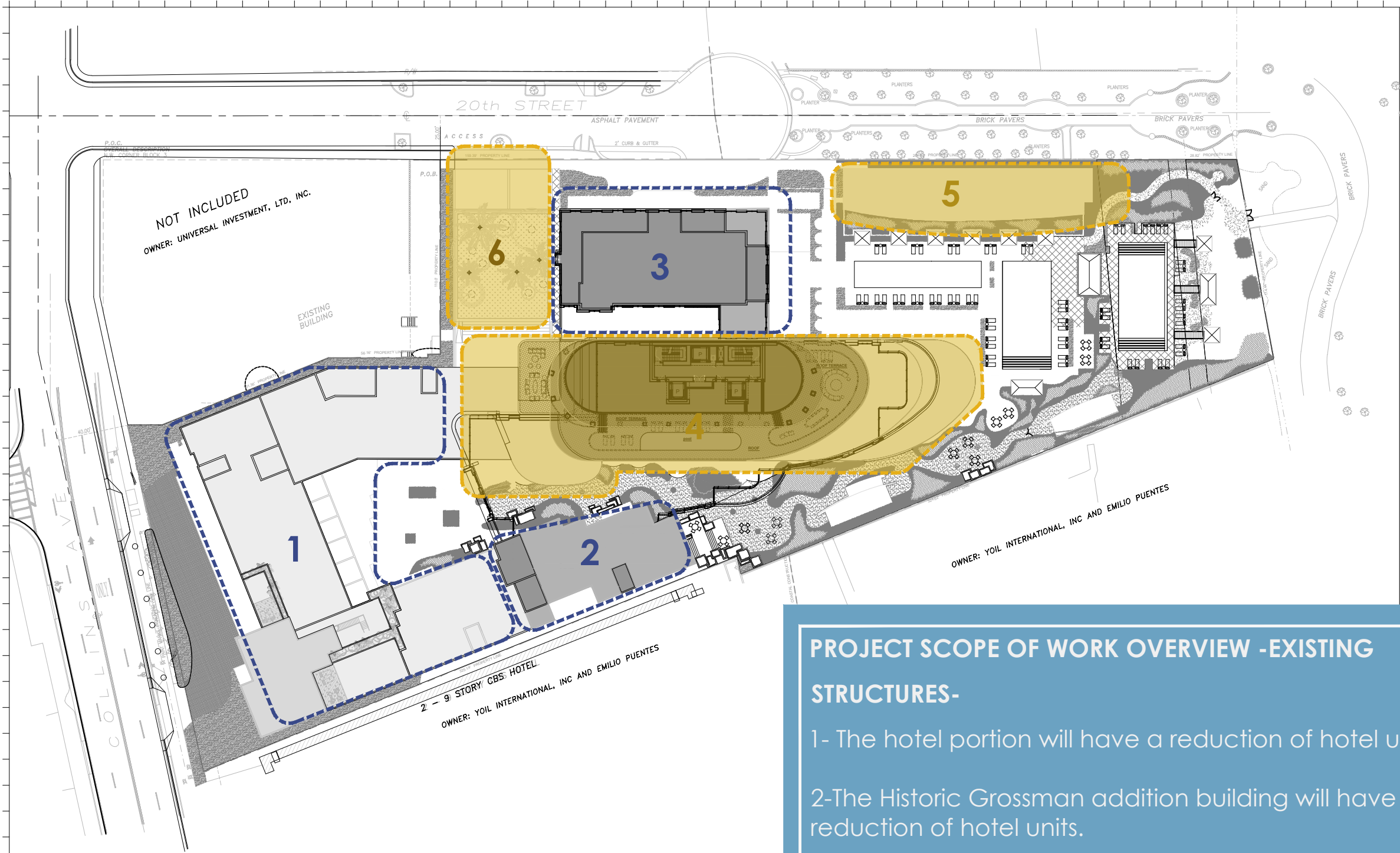


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## SCOPE OF WORK

THE SHORE CLUB

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| Project | 2104      |           |

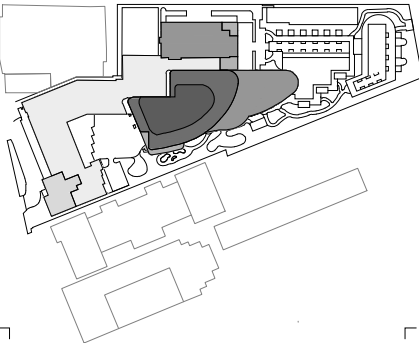


Existing Structures to Remain.

- 1- The Shore Club 4 stories building.
- 2-The eight Story tower addition by Melvin Grossman on 1955.
- 3- The Cromwell 8 stories Building.

PROJECT SCOPE OF WORK OVERVIEW -EXISTING STRUCTURES-

- 1- The hotel portion will have a reduction of hotel units.
- 2-The Historic Grossman addition building will have reduction of hotel units.
- 3-The Cromwell building with have hotel and residential units.
- 4- A new (200' Max Height)Residential Tower will occupy the area where the existing North tower is.
- 5- (1) New two story Villa.
- 6- New loading service building (detached addition).



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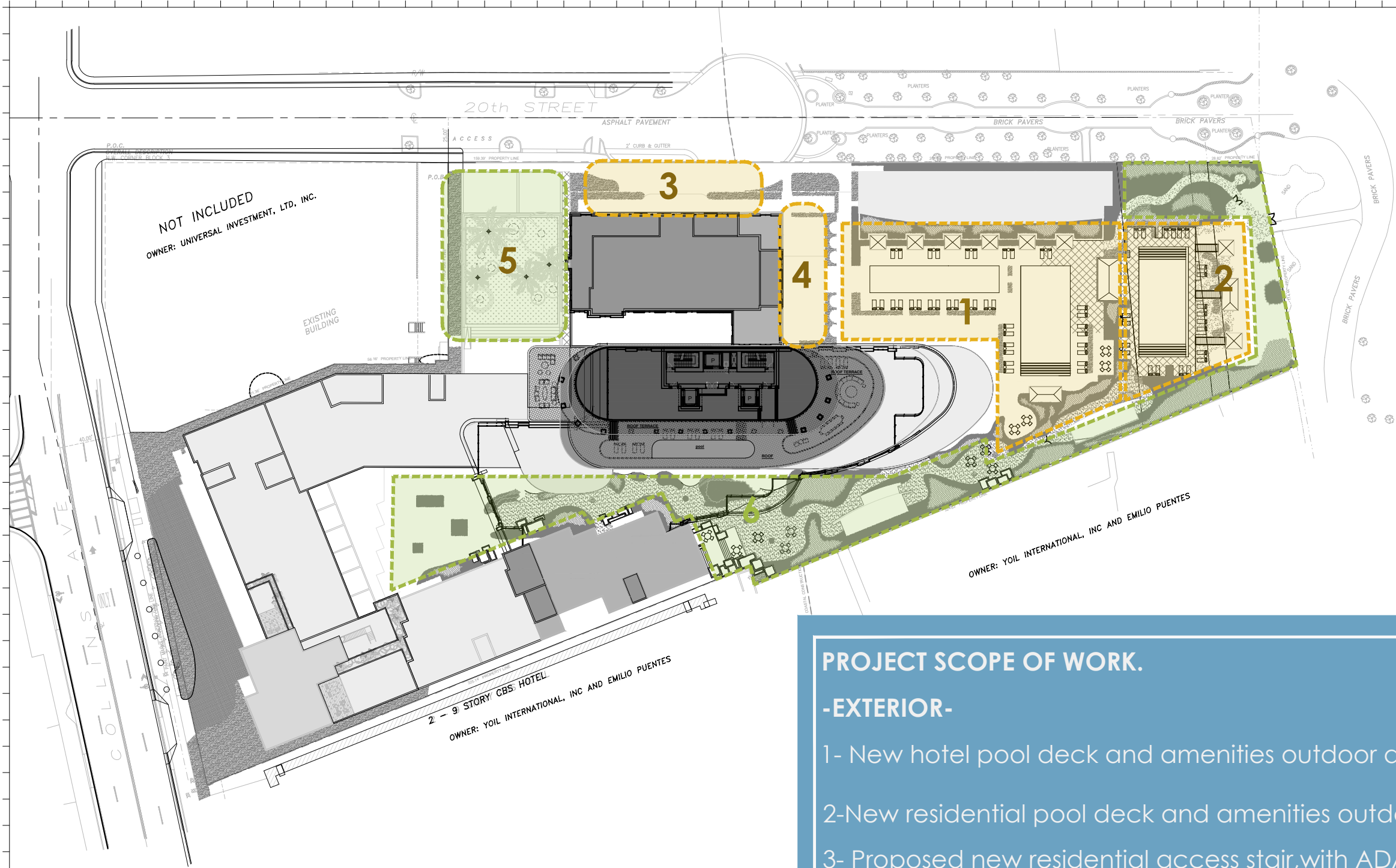
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SCOPE OF WORK  
THE SHORE CLUB

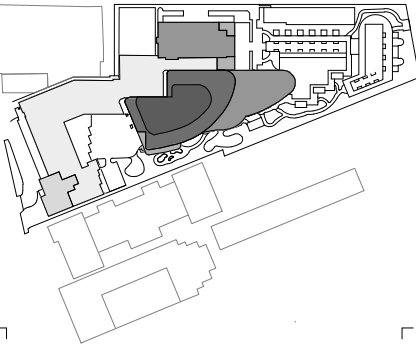
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| Project | 2104      |           |       |



PROJECT SCOPE OF WORK.

-EXTERIOR-

- 1- New hotel pool deck and amenities outdoor areas.
- 2-New residential pool deck and amenities outdoor areas.
- 3- Proposed new residential access stair,with ADA lift, and canopy.
- 4- Remodeled existing exterior Dining area.
- 5- New Roof Garden over the loading volume.
- 6- New Proposed Landscaped area as tropical lush garden



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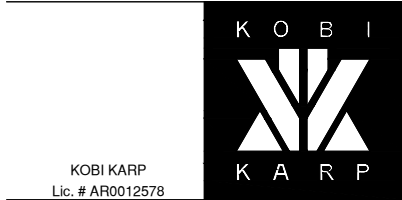
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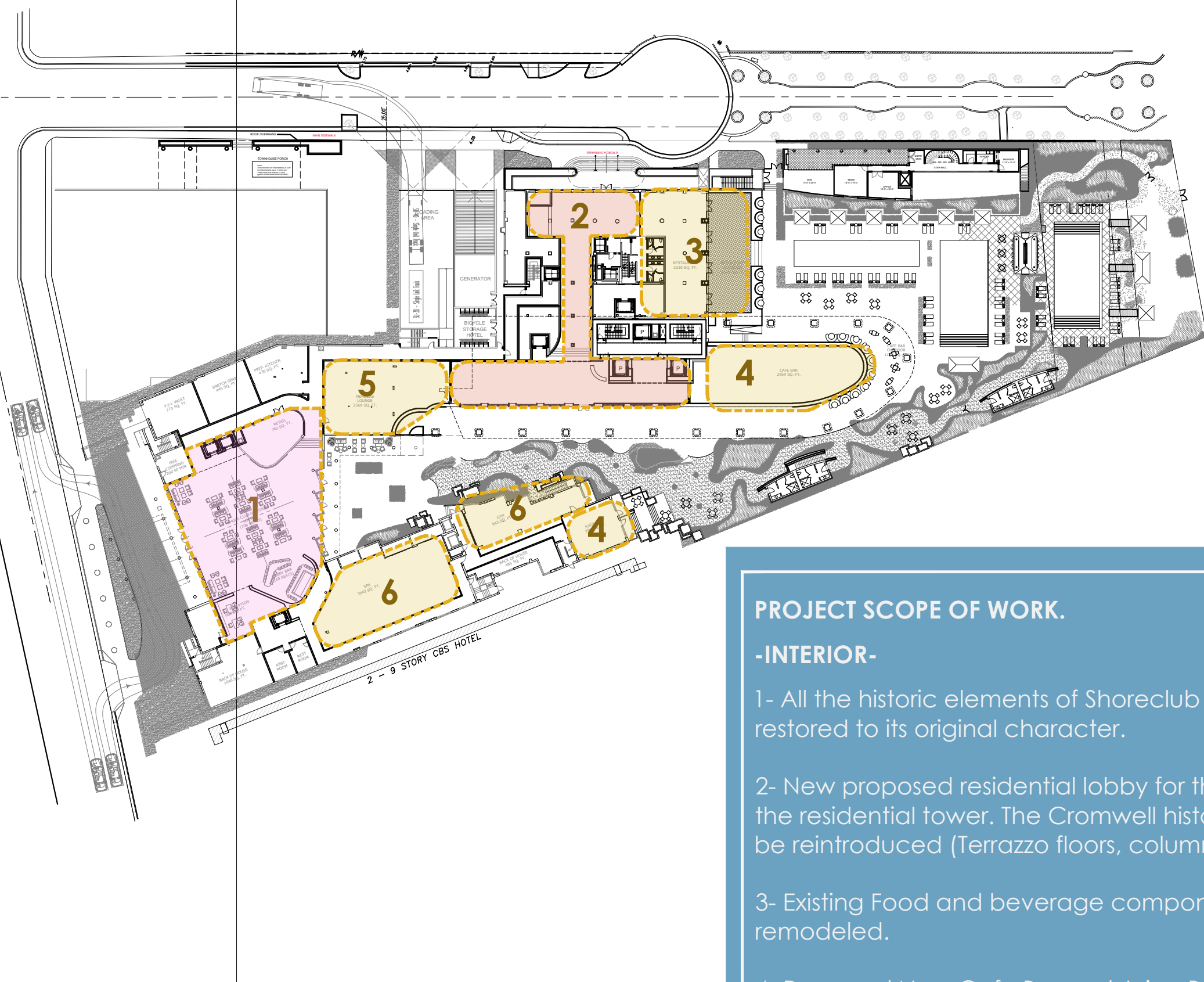


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SCOPE OF WORK

THE SHORE CLUB

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| Date    | 4-18-2021 | Sheet No. |       |
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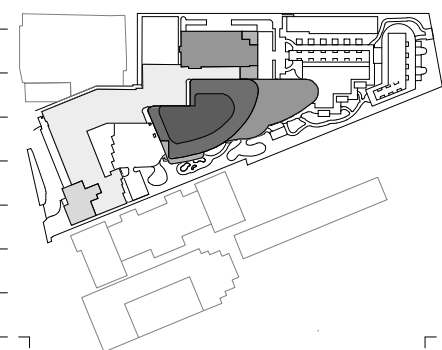


Several Food and beverage components are proposed on the site for a total of 304 seat and 5,453 Sf of bar area.

## PROJECT SCOPE OF WORK.

### -INTERIOR-

- 1- All the historic elements of Shoreclub Lobby, will be restored to its original character.
- 2- New proposed residential lobby for the Cromwell and the residential tower. The Cromwell historic elements will be reintroduced (Terrazzo floors, columns, and ceiling)
- 3- Existing Food and beverage component location to be remodeled.
- 4- Proposed New Cafe Bar and Juice Bar
- 5- New Clubs Member area and Cafe.
- 6- New Gym and Spa.



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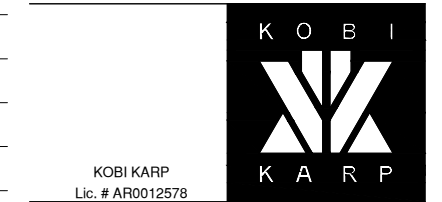
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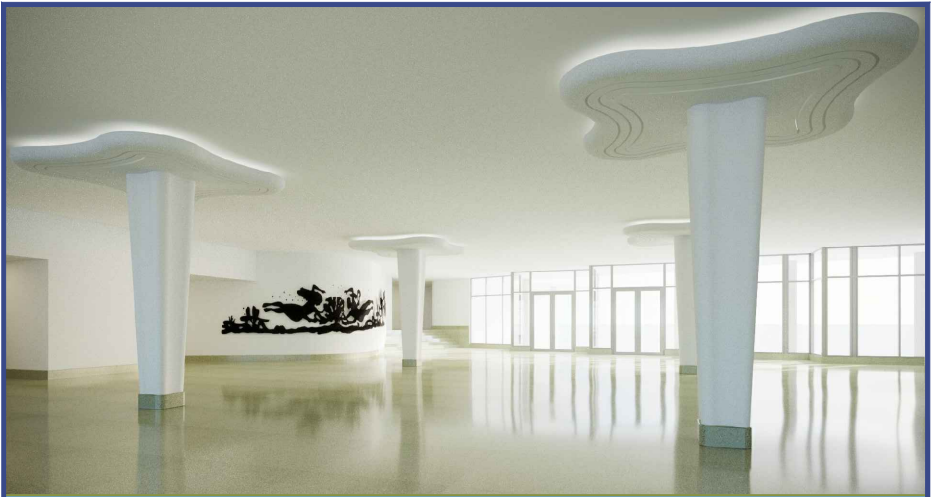


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**SCOPE OF WORK**  
THE SHORE CLUB

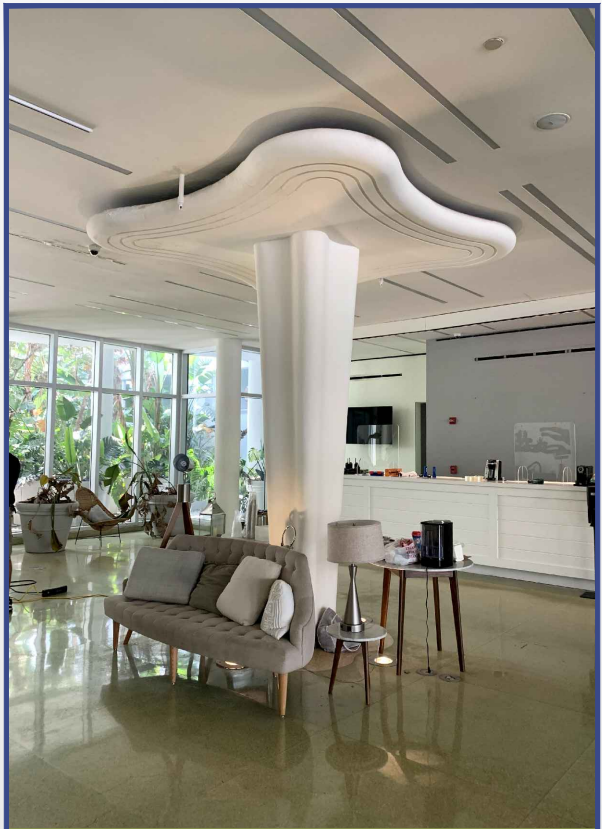
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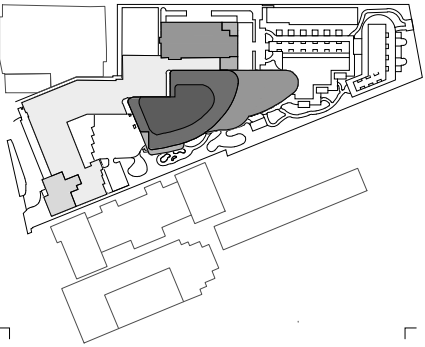
1. Proposed.



2. Existing.



2. Proposed.



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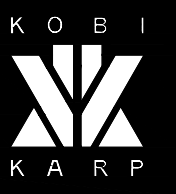
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KOB KARP  
Lic. # AR0012578

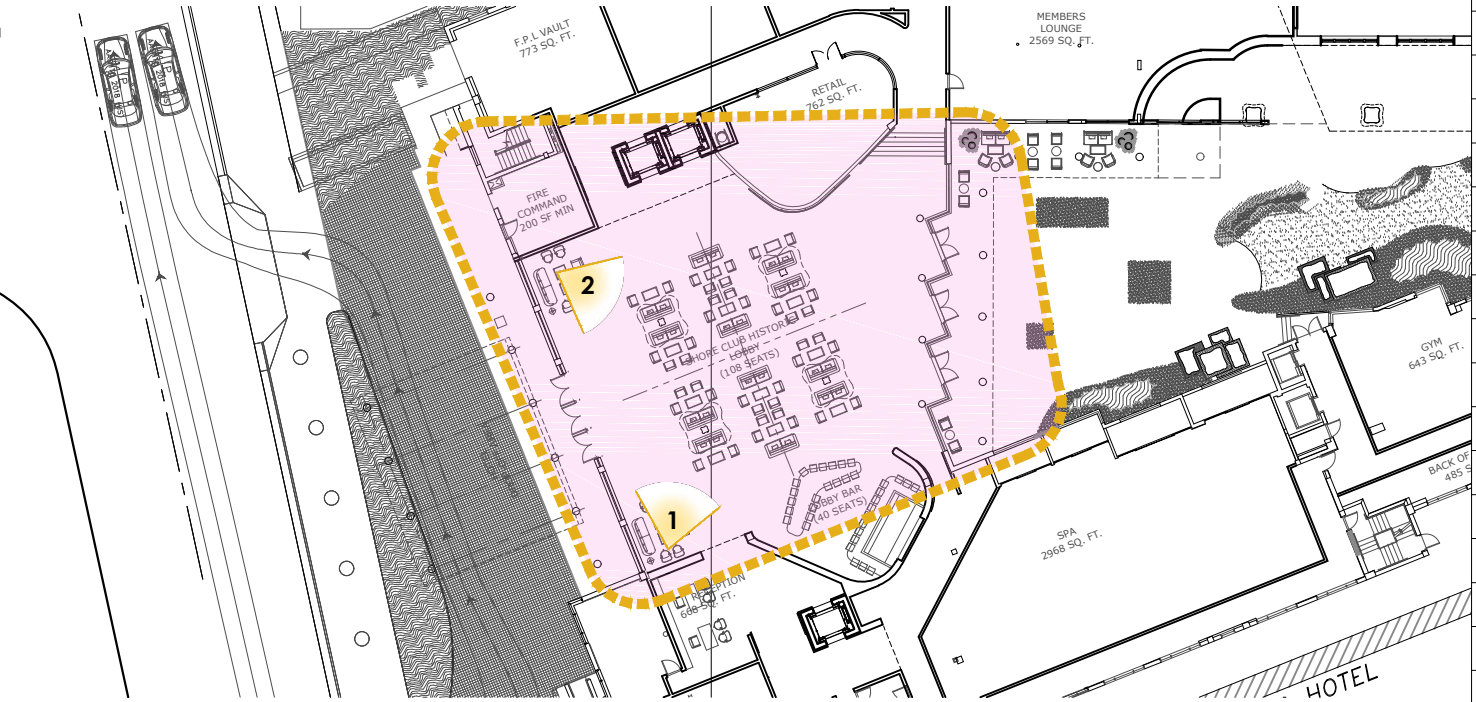
**SCOPE OF WORK**

THE SHORE CLUB

|         |           |           |       |
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| Date    | 4-18-2021 | Sheet No. | A0.15 |
| Scale   | -         |           |       |
| Project | 2104      |           |       |

# Shoreclub Lobby

- 1- Existing and Proposed Lobby images
- 2-Existing and Proposed Lobby images
- 3- All historic contributing elements to be restored





VIEW OF NORTH END OF FRONT (WEST ELEVATION) OF SHORE CLUB, c. 1951



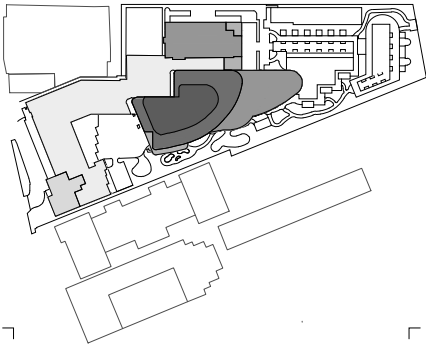
VIEW OF NORTH END OF FRONT (WEST ELEVATION) OF SHORE CLUB, c. 1951



VIEW OF COURTHYARD AREA, c. 1951



POSTCARD OF SHORE CLUB POOL AREA, c. 1955



| Rev. | Date | Rev. | Date |
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**Shore Club**  
1901 Collins Ave.  
Miami Beach, FL 33139

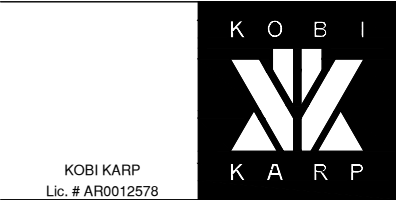
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## HISTORIC IMAGES

### THE SHORE CLUB

|         |           |           |
|---------|-----------|-----------|
| Date    | 4-18-2021 | Sheet No. |
| Scale   | -         | A0.30     |
| Project | 2104      |           |



DETAIL OF ORIGINAL ENTRANCE AT NORTH ELEVATION, c. 1951



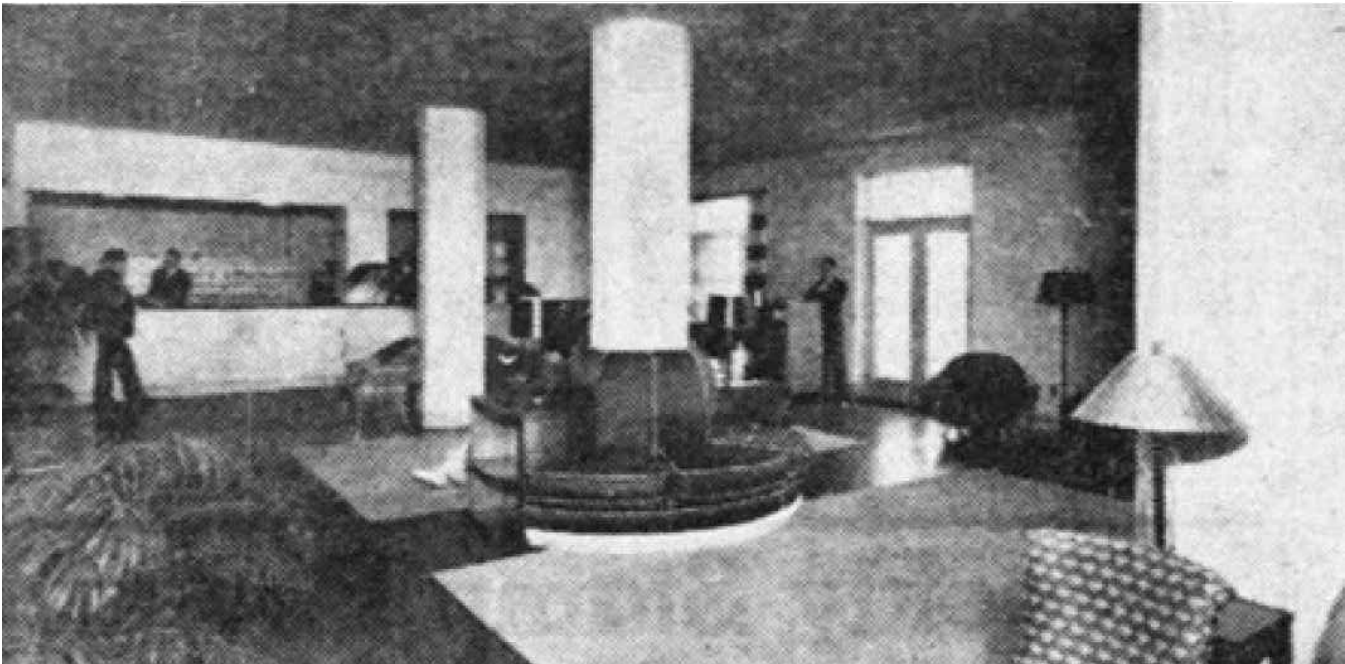
DETAIL OF ORIGINAL WINDOW MUNTIN PATTERN, c. 1951



DETAIL OF HISTORIC AWNING AT EAST ELEVATION, c. 1956



DETAIL OF STOREFRONT SYSTEM, c. 1956



DETAIL OF OCTOGONAL COLUMNS IN LOBBY OF CROMWELL, c. 1940

| Rev. | Date | Rev. | Date |
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K O B I

K A R P

KOBİ KARP

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## HISTORIC IMAGES

THE CROMWELL HOTEL

|         |            |           |
|---------|------------|-----------|
| Date    | 10-04-2021 | Sheet No. |
| Scale   | -          | A0.31     |
| Project | 2104       |           |