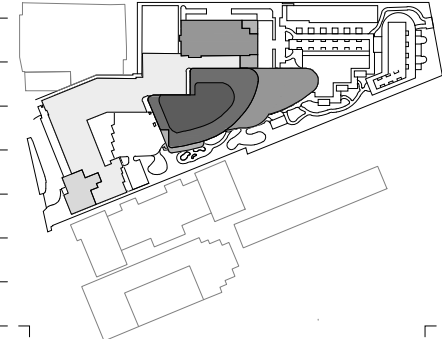


Several Food and beverage components are proposed on the site for a total of 419 seat and 2059 Sf of bar area.

PROJECT SCOPE OF WORK.

-INTERIOR-

- 1- All the historic elements of Shoreclub Lobby, will be restored to its original character.
- 2- New proposed shared residential lobby for the Cromwell and the residential tower.
- 3- Existing Food and beverage component location to be remodeled.
- 4- Proposed New Food and beverage component
- 5- New Clubs Member area and Cafe.
- 6- Proposed Open lounge terrace.



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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
Tel: 212-672-4700
Email: wtkoff@rossettipr.com

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

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

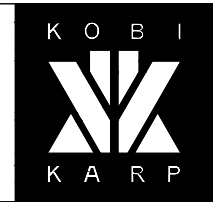
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name: Steve Avdakov
Address: Island Planning Corporation
Tel: 4300 Biscayne Boulevard, Suite 203
Email: Miami, FL, 33137

Architect: Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
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Fax: +1(305) 573 3786

Fri Dec 3, 2021



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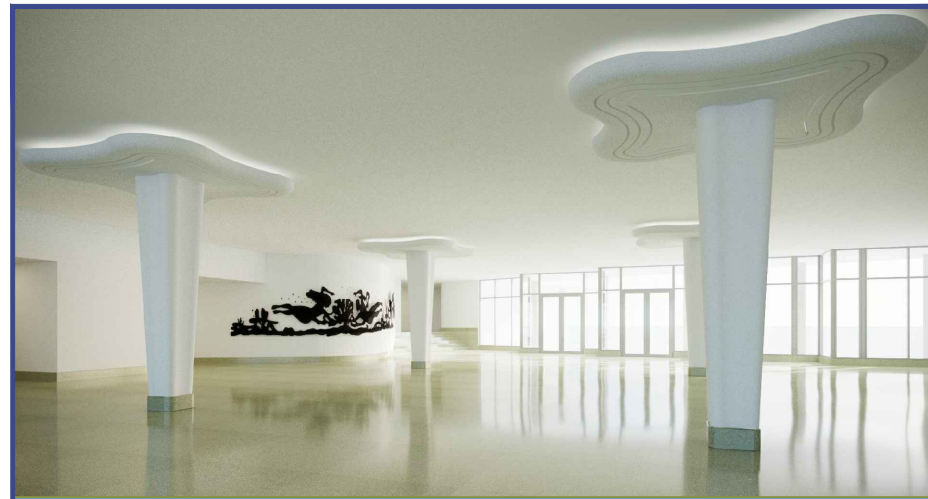
SCOPE OF WORK

THE SHORE CLUB

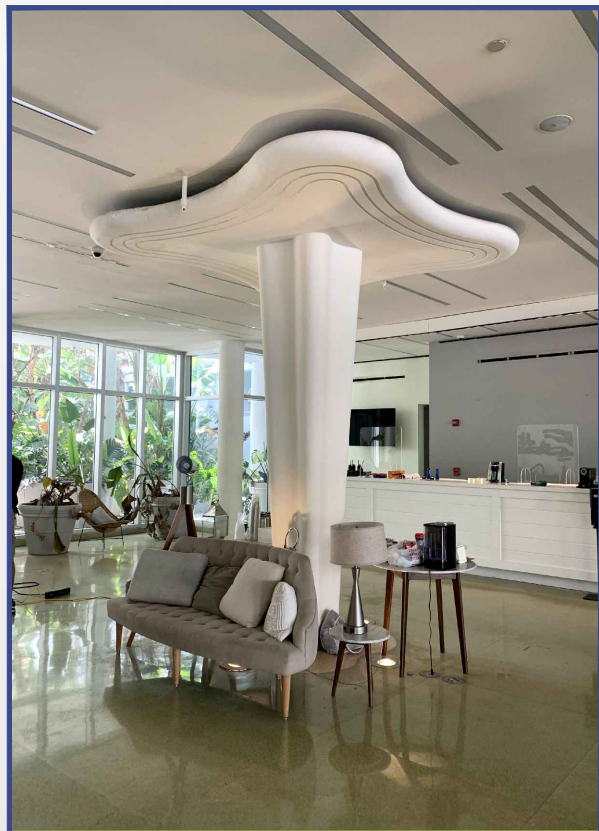
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| Project | 2104 | | |



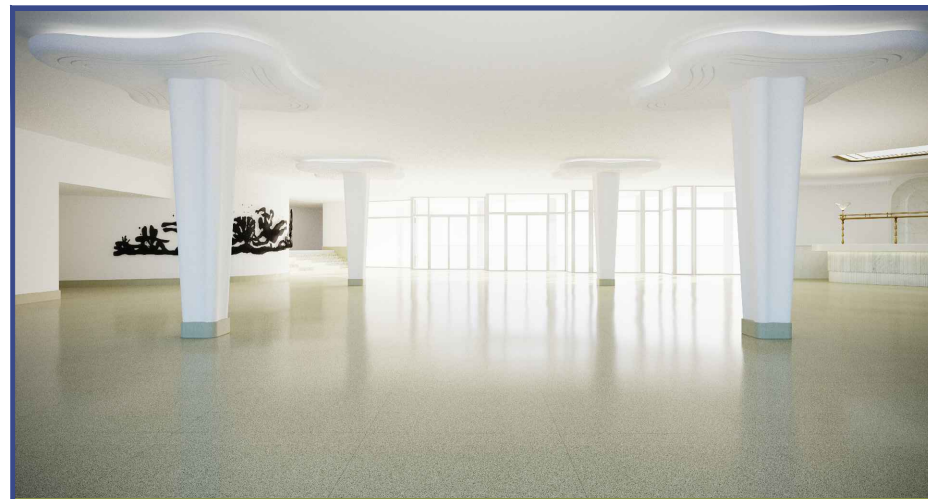
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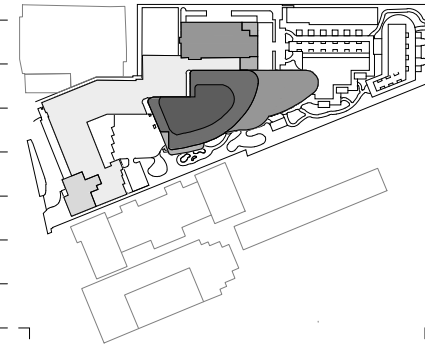
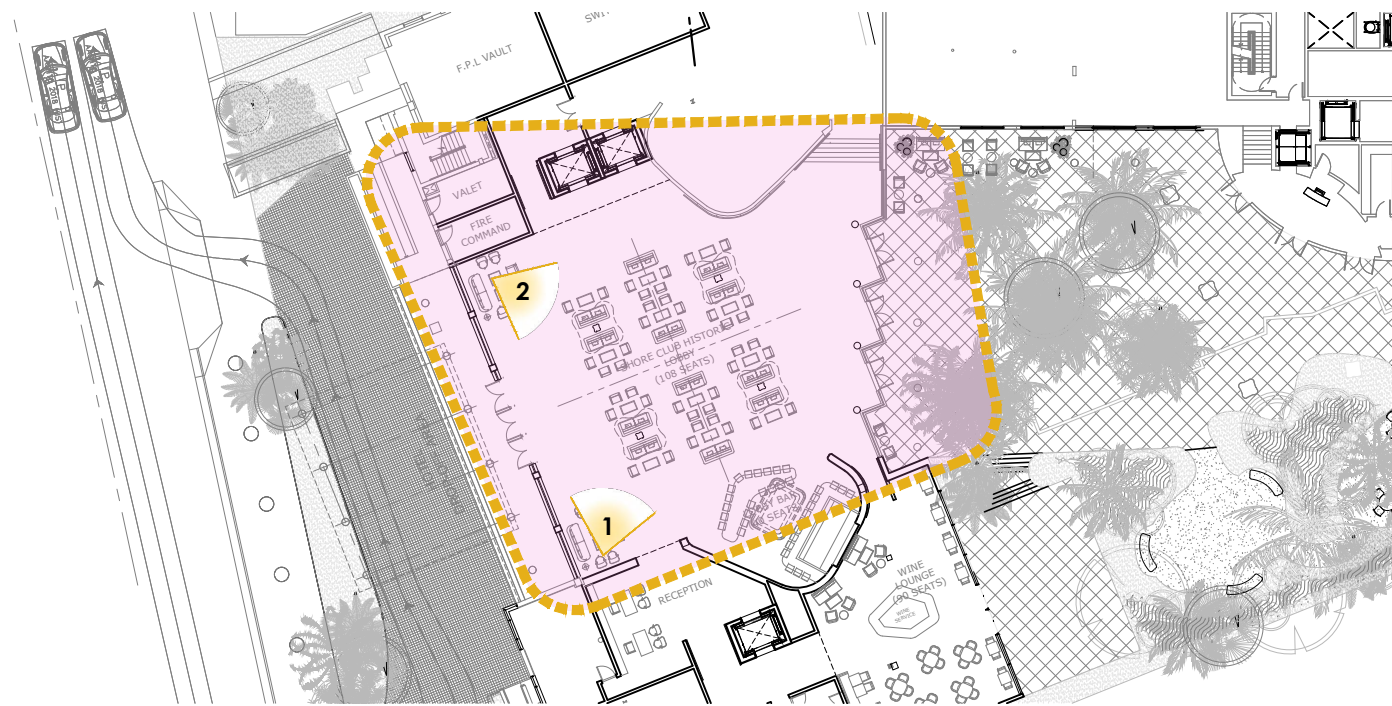
1. Proposed.



2. Existing.



2. Proposed.



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Shore Club
 1901 Collins Ave.
 Miami Beach, FL 33139

Owner: WITKOFF.
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 Email: wtkoff@rossettipr.com

Design Architects: KKAID & RAMSA COLLABORATION
 Name: KKAID & RAMSA COLLABORATION
 Address: 100 West 47th Street, Suite 1000
 Address: New York, NY 10036
 Tel: 212-675-1000
 Email: kkaid@kkaid.com

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

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 Email: miami@heritagearchitectural.com

Architect: Kobi Karp Architecture and Interior Design, Inc.
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 Address: Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3786

Fri Dec 3, 2021

KOBİ KARP
 Lic. # AR0012578

SCOPE OF WORK
 THE SHORE CLUB

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| Date | 12-06-2021 | 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



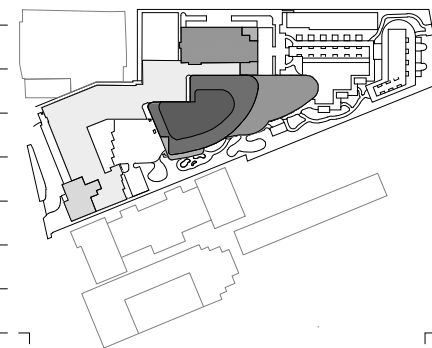
VIEW OF NORTH END OF FRONT (WEST ELEVATION) OF SHORE CLUB, c. 1951



VIEW OF COURTHYARD AREA, c. 1951



POSTCARD OF SHORE CLUB POOL AREA, c. 1955



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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:

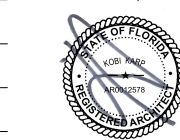
Design Architects: KKAID & RAMSA COLLABORATION
Name:
Address:
Address:
Tel:
Email:

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

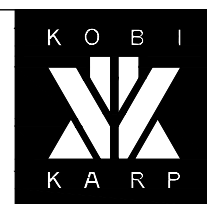
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name: Steve Avdakov.
Address: Island Planning Corporation.
Address: 4300 Biscayne Boulevard, Suite 203
Tel: Miami, FL, 33137
Email:

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Fax: +1(305) 573 3786

Fri Dec 3, 2021



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Lic. # AR0012578



HISTORIC IMAGES

THE SHORE CLUB

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DETAIL OF ORIGINAL ENTRANCE AT NORTH ELEVATION, c. 1951



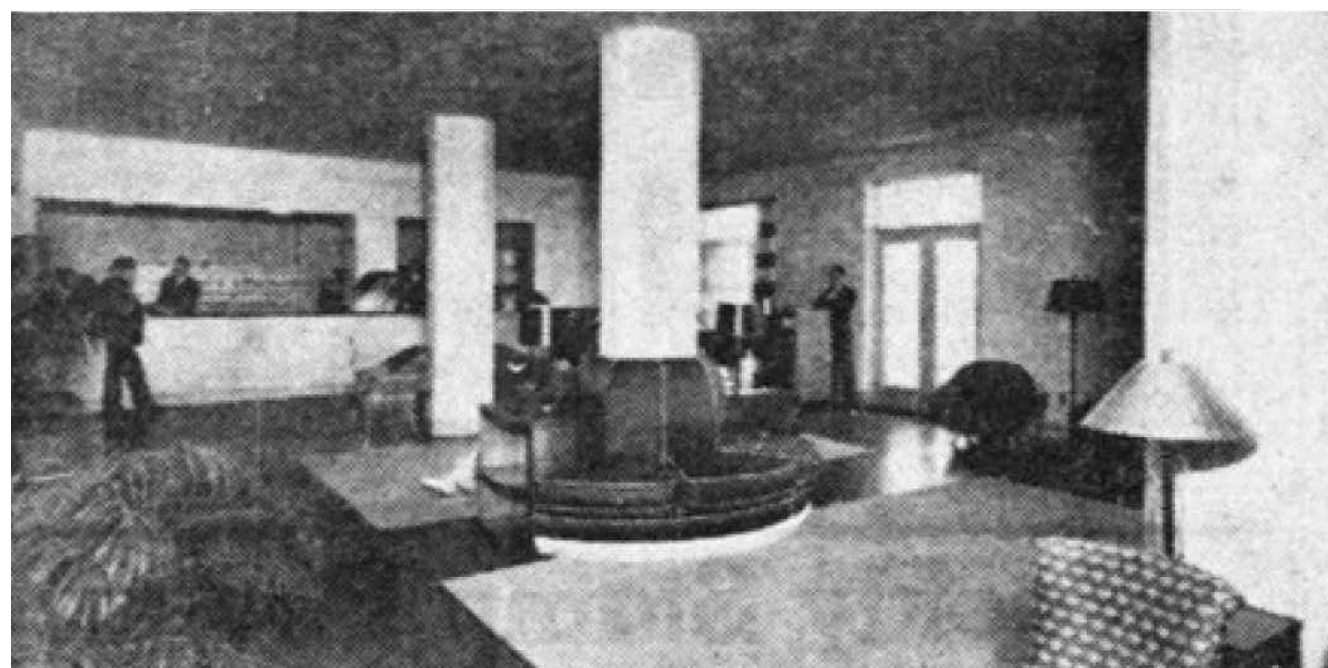
DETAIL OF ORIGINAL WINDOW MUNTING PATTERN, c. 1951



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

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Shore Club
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Address: New York, NY 10016
Tel: 212-667-5100
Email:

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

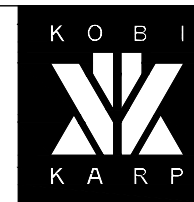
Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
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Miami, Florida 33127 USA
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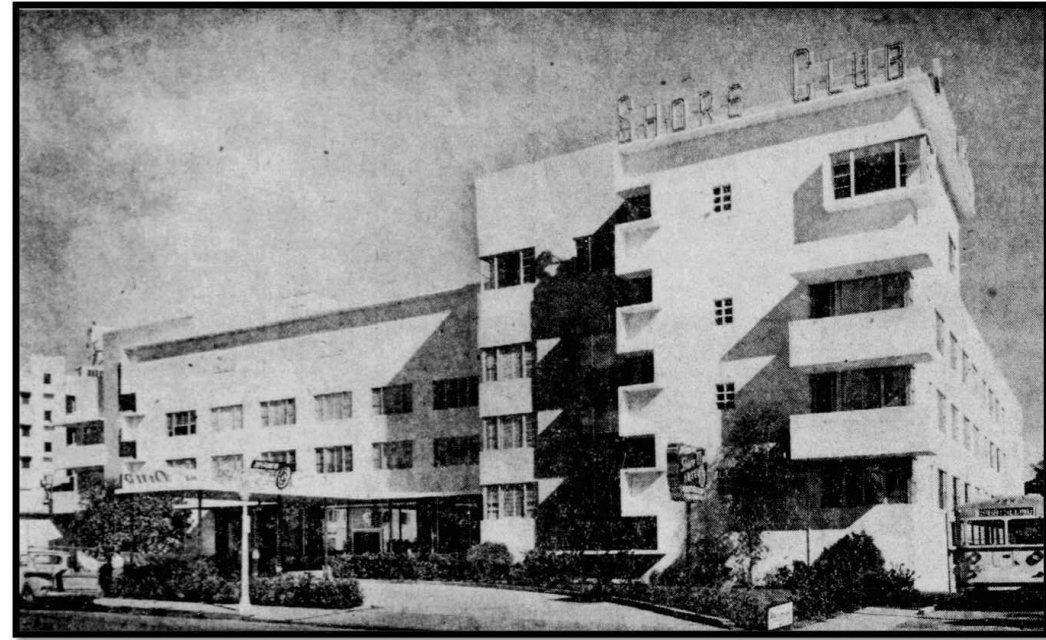
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HISTORIC IMAGES

THE CROMWELL HOTEL

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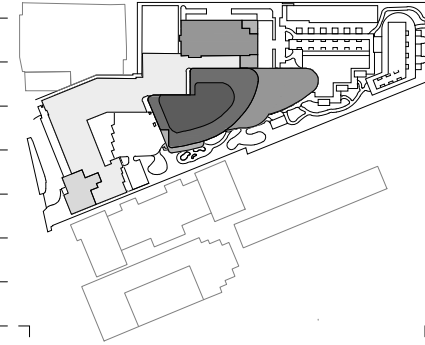
SHORE CLUB HOTEL, c. 1951



POOL AND CABANAS AT SHORE CLUB HOTEL , c. 1951



POSTCARD OF SHORE CLUB POOL AREA, c. 1955



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

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Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name: HERITAGE ARCHITECTURAL ASSOCIATES
Address: Steve Avdakov
Address: Island Planning Corporation
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Email: Miami, FL 33137

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Fax: +1(305) 573 3786

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HISTORIC IMAGES
THE SHORE CLUB

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AERIAL VIEW OF THE SHORE CLUB AND FORMER CROMWELL 1997



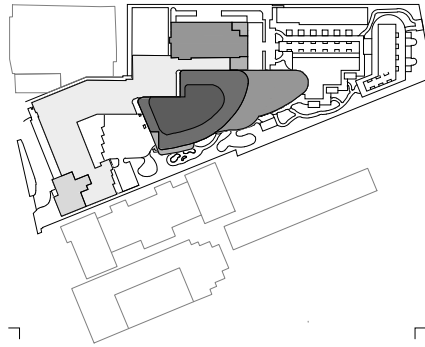
AERIAL VIEW OF THE SHORE CLUB AND FORMER CROMWELL 1997



AERIAL VIEW OF THE SHORE CLUB AND FORMER CROMWELL 1997



AERIAL VIEW OF THE SHORE CLUB AND FORMER CROMWELL 1997



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Shore Club
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Miami Beach, FL 33139

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

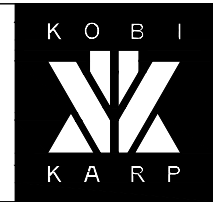
Design Architects: KKAID & RAMSA COLLABORATION
Name:
Address:
Address:
Tel:
Email:

Consultant: LANDSCAPE
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Address: 248 Washington Ave.
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Tel: +1(305) 573 1818
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HISTORIC IMAGES

THE SHORE CLUB

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VIEW OF 3-STORY HORIZONTAL BLOCK, WEST ELEVATION, SHORE CLUB



DETAIL CONTINUOUS EYEBROW LEDGE AND SIGNAGE, WEST ELEVATION, SHORE CLUB



DETAIL OF BALCONIES WEST ELEVATION



DETAIL OF UNDULATING VERTICAL WEST ELEVATION



DETAIL OF UNDULATING VERTICAL, WEST ELEVATION



PLAQUE WITH HERON MOTIF WEST ELEVATION



ENTRANCE CANOPY, WEST ELEVATION



DETAIL PORTE-COCHERE WEST ELEVATION



DETAIL TERRAZZO PAVING AT ENTRANCE WEST ELEVATION



DETAIL MARBLE BASE WEST ELEVATION



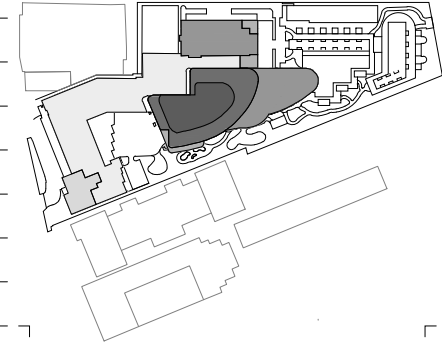
DETAIL OF STOREFRONT AT COURTYARD AREA



DETAIL WRAPAROUND COLONNADE AT COURTYARD



DETAIL ANGLED WINDOWS UNDER TOWER



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1901 Collins Ave.
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Address:
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Email: info@islandplanningcorporation.com

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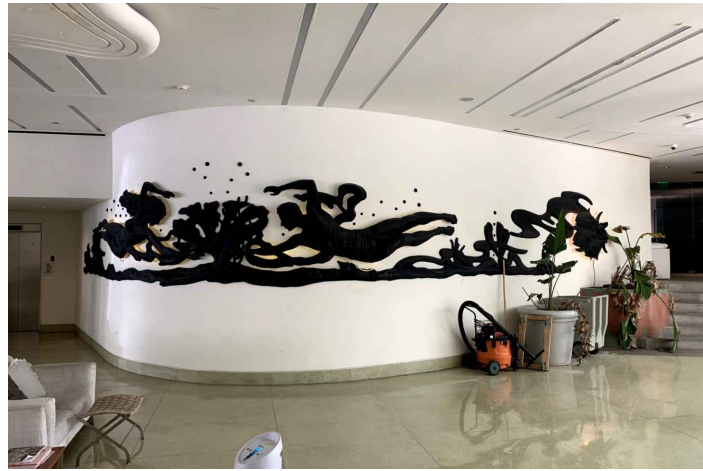
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EXISTING IMAGES

THE SHORE CLUB

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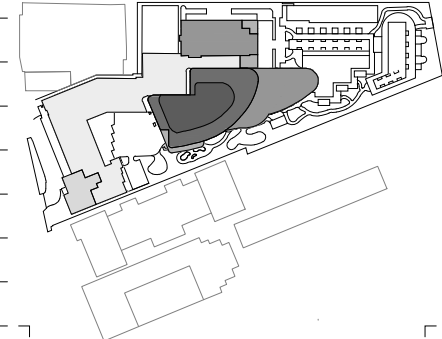
DETAIL WALL SCULPTURE AT LOBBY



VIEW OF LOBBY

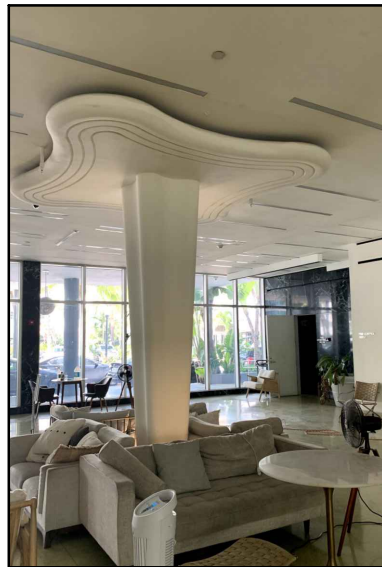


DETAIL BLACK MARBLE PIERS AT LOBBY

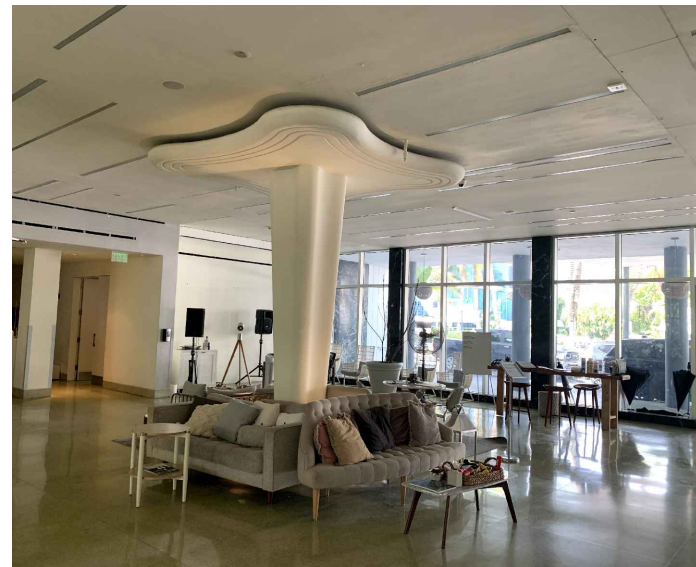


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DETAIL OF COLUMN AT LOBBY



DETAIL OF COLUMN AT LOBBY



DETAIL OF COLUMN AT LOBBY



DETAIL OF BLACK MARBLE WALL AT LOBBY

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: wtkoff@rossettpjr.com
Email:

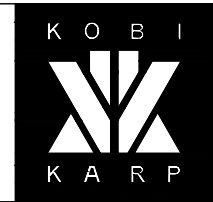
Design Architects: KKAID & RAMSA COLLABORATION
Name:
Address:
Address:
Tel:
Email:

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
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Architect: Kobi Karp Architecture and Interior Design, Inc.
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Tel: +1(305) 573 1818
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Fri Dec 3, 2021



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EXISTING IMAGES

THE SHORE CLUB



DETAIL OF RECEPTION DESK AT LOBBY



DETAIL STAIR AT LOBBY



DETAIL OF LOGO IN FLOOR AT LOBBY



DETAIL OF CELING AT LOBBY

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VIEW OF NORTH ELEVATION OF FORMER CROMWELL



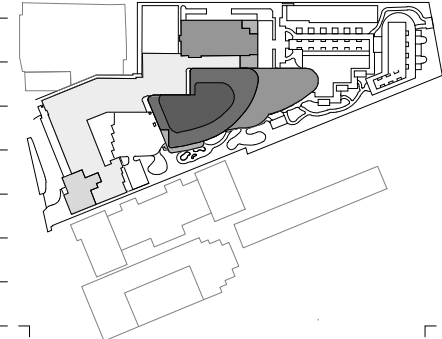
DETAIL OF ZIGGURAT TOP ON NORTH ELEVATION



VIEW OF NORTH ELEVATION OF FORMER CROMWELL



DETAIL OF FENESTRATION PATTERN AT EAST ELEVATION



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DETAIL OF WINDOW



DETAIL OF BALCONIES AT SOUTH ELEVATION



DETAIL OF BASE AT NORTH ELEVATION ENTRANCE



DETAIL OF FENESTRATION PATTERN AT SOUTH ELEVATION

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@rossettipjr.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

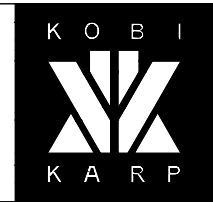
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
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Tel: Miami, FL 33137
Email:

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 3786

Fri Dec 3, 2021



KOBİ KARP
Lic. # AR0012578



EXISTING IMAGES
THE CROMWELL HOTEL



DETAIL OF FENESTRATION PATTERN AT WEST ELEVATION



DETAIL OF FRONT WALL AT NORTH ELEVATION



DETAIL OF CANOPY AT EAST ELEVATION

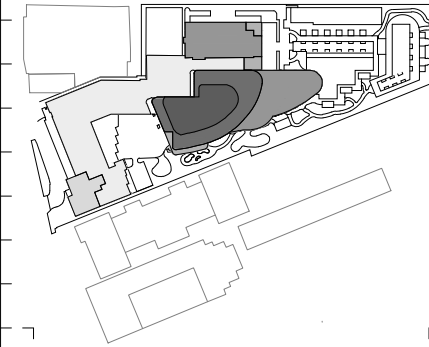
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| Date | 12-06-2021 | Sheet No. | A0.42 |
| Scale | - | | |
| Project | 2104 | | |



DETAIL OF OPEN SPACE AND SQUARE COLUMNS AT LOBBY



DETAIL OF PARTIALLY ENCLOSED ALCOVE AT LOBBY



| Rev. | Date | Rev. | Date |
|------|------|------|------|
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DETAIL OF BLUE-TILED COLUMNS AND RECTANGULAR FLOOR TILE IN RESTAURANT



DETAIL OF FLOORING IN LOBBY



DETAIL OF STOREFRONT AT EAST ELEVATION



DETAIL OF CEILING FINISH AND RECESSED LIGHT FIXTURE AT LOBBY

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: wtkoff@rossettipr.com

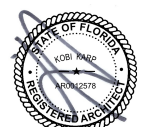
Design Architects: KKAID & RAMSA COLLABORATION
Name: KKAID & RAMSA COLLABORATION
Address: KKAID & RAMSA COLLABORATION
Address: KKAID & RAMSA COLLABORATION
Tel: KKAID & RAMSA COLLABORATION
Email: KKAID & RAMSA COLLABORATION

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

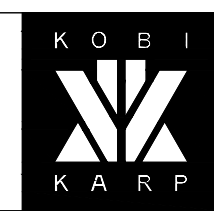
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name: HERITAGE ARCHITECTURAL ASSOCIATES
Address: Steve Avdakov
Address: Island Planning Corporation
Address: 4300 Biscayne Boulevard, Suite 203
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THE CROMWELL HOTEL

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|---------|------------|-----------|-------|
| Date | 12-06-2021 | Sheet No. | A0.43 |
| Scale | - | | |
| Project | 2104 | | |