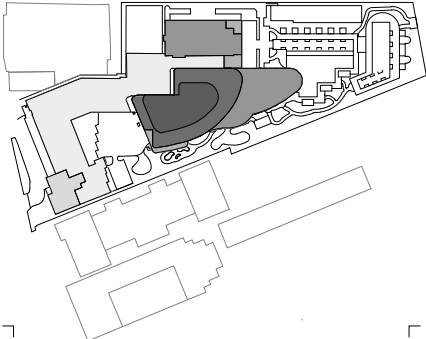


PROJECT SCOPE OF WORK.
-EXTERIOR-

- 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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Shore Club
 1901 Collins Ave.
 Miami Beach, FL 33139

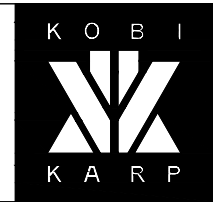
Owner: WITKOFF.
 Name: 40 West 57th Street, Suite 1620
 Address: New York, NY 10019
 Address: 212-672-4700
 Tel: wtkoff@rossettipr.com
 Email:

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

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

Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
 Name: Steve Avdakov.
 Address: Island Planning Corporation.
 Address: 4300 Biscayne Boulevard, Suite 203
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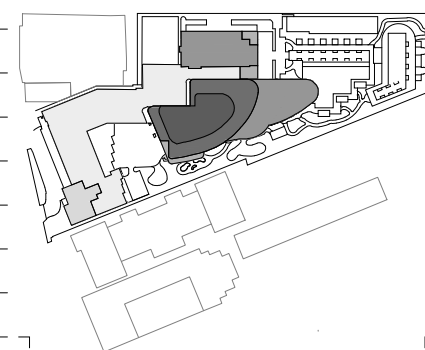
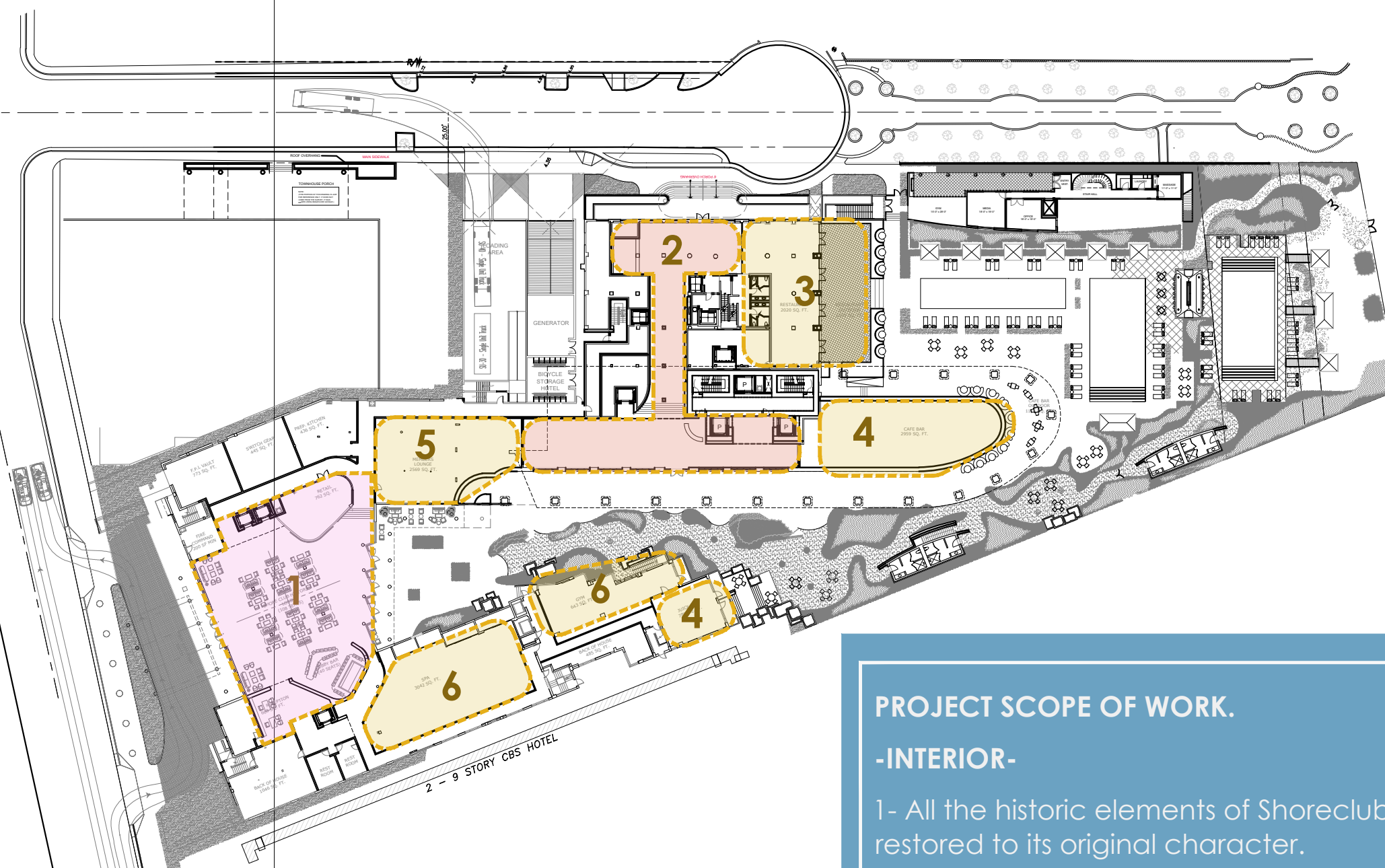
Architect: Kobi Karp Architecture and Interior Design, Inc.
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KOBI KARP
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SCOPE OF WORK
THE SHORE CLUB

Date	4-18-2021	Sheet No.	A0.13
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SCOPE OF WORK
 THE SHORE CLUB

Date	4-18-2021	Sheet No.
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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

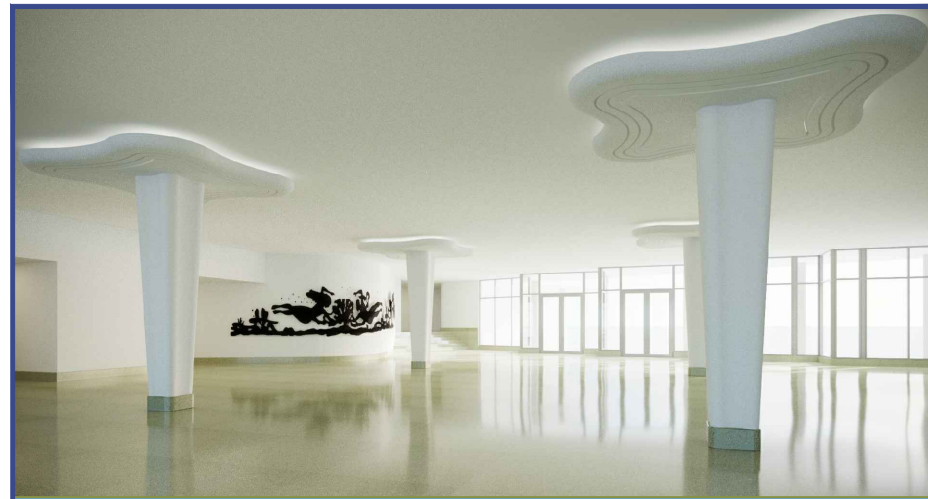
5- New Clubs Member area and Cafe.

6- New Gym and Spa.

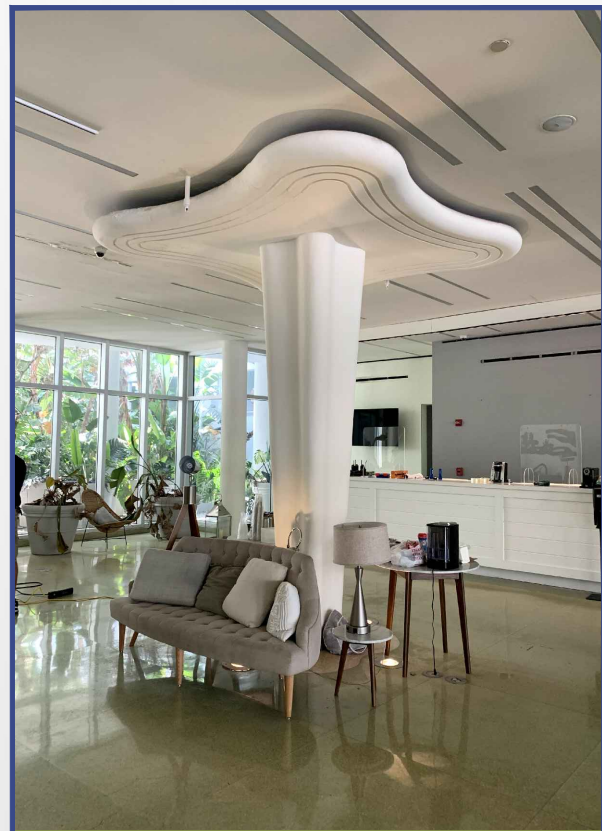
Several Food and beverage components are proposed on the site for a total of 304 seat and 5,453 Sf of bar area.



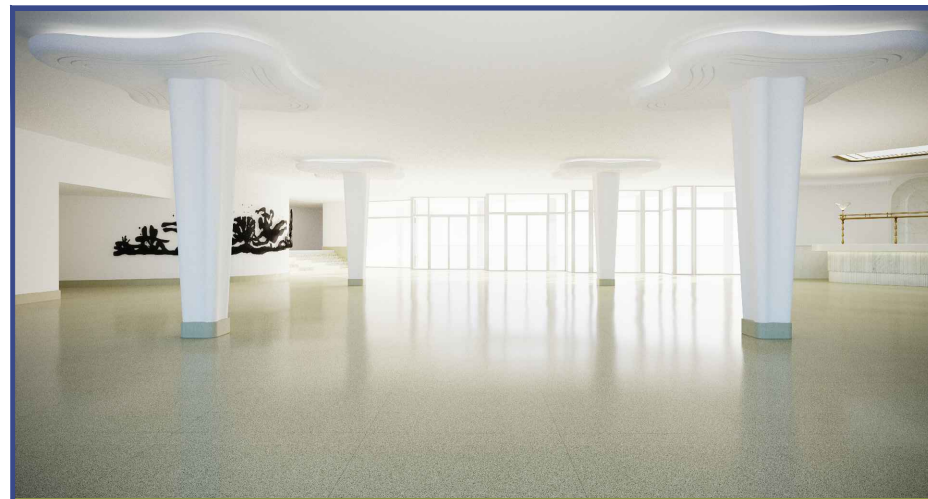
1. Existing.



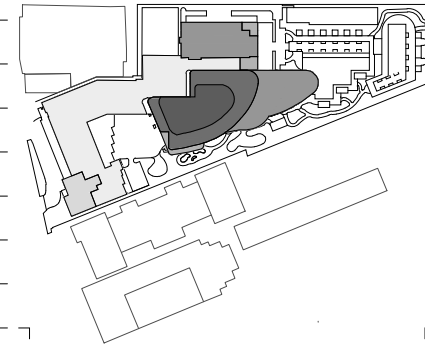
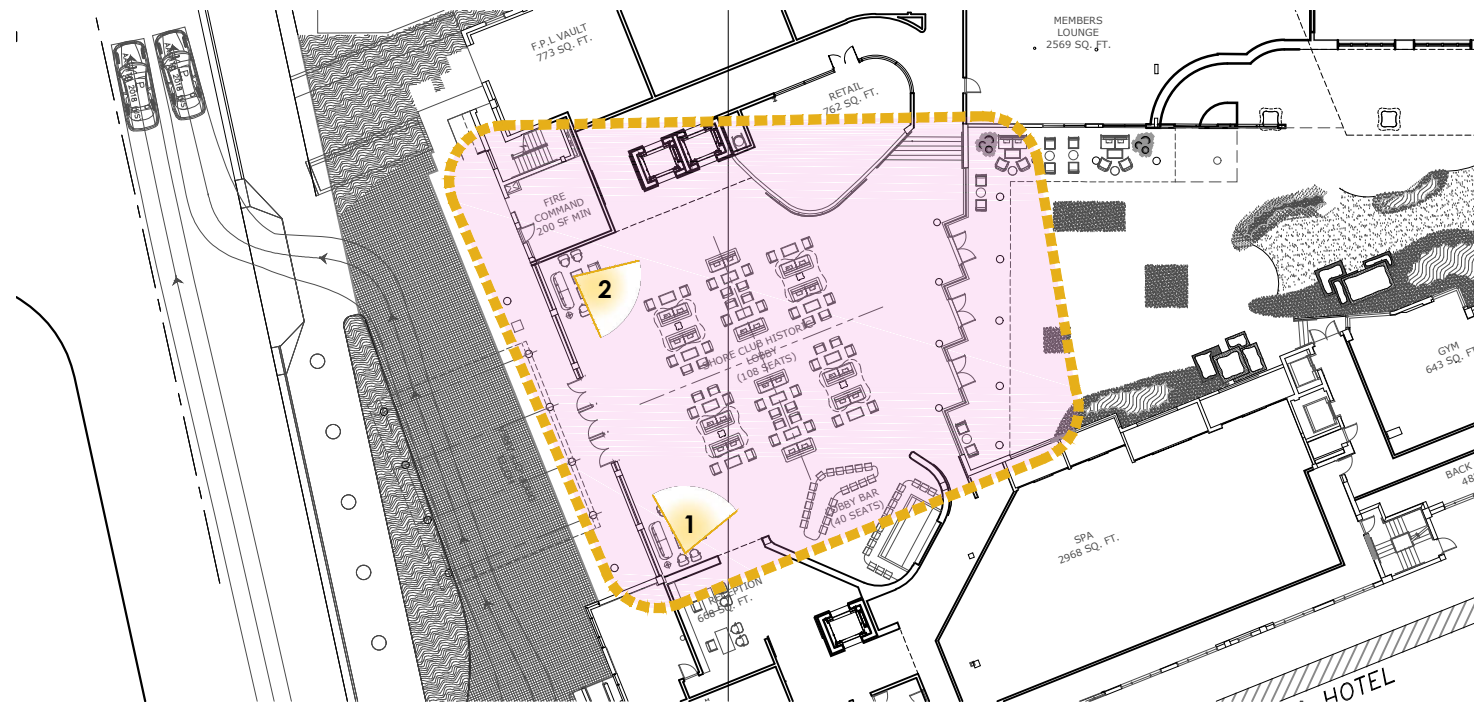
1. Proposed.



2. Existing.



2. Proposed.



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Miami Beach, FL 33139

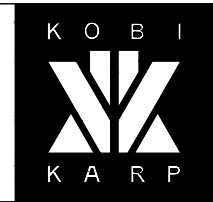
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SCOPE OF WORK
THE SHORE CLUB

Date	4-18-2021	Sheet No.	A0.15
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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



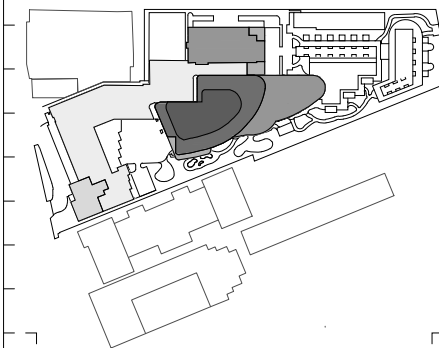
VIEW OF NORTH END OF FRONT (WEST ELEVATION) OF SHORE CLUB, c. 1951



VIEW OF COURTHYARD AREA, c. 1951



POSTCARD OF SHORE CLUB POOL AREA, c. 1955



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HISTORIC IMAGES
 THE SHORE CLUB

Date	4-18-2021	Sheet No.	A0.30
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DETAIL OF ORIGINAL ENTRANCE AT NORTH ELEVATION, c. 1951



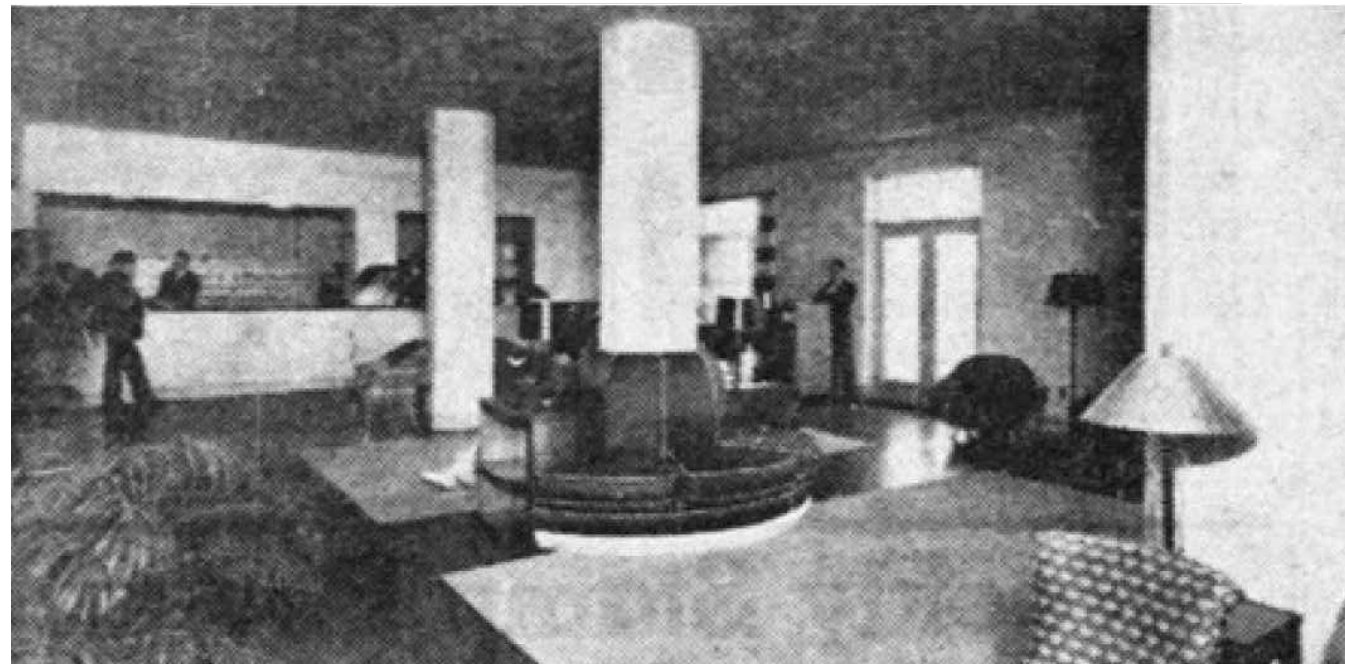
DETAIL OF ORIGINAL WINDOW MUNTING PATTERN, c. 1951



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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1901 Collins Ave.
Miami Beach, FL 33139

Owner: WITKOFF.
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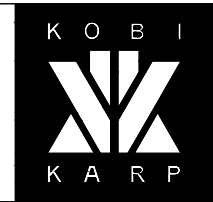
Consultant: RAMSA
Name Robert A.M. Stern Architects.
Address One Park Avenue
Address New York, NY 10016
Tel 212-667-5100
Email

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
Tel
Email

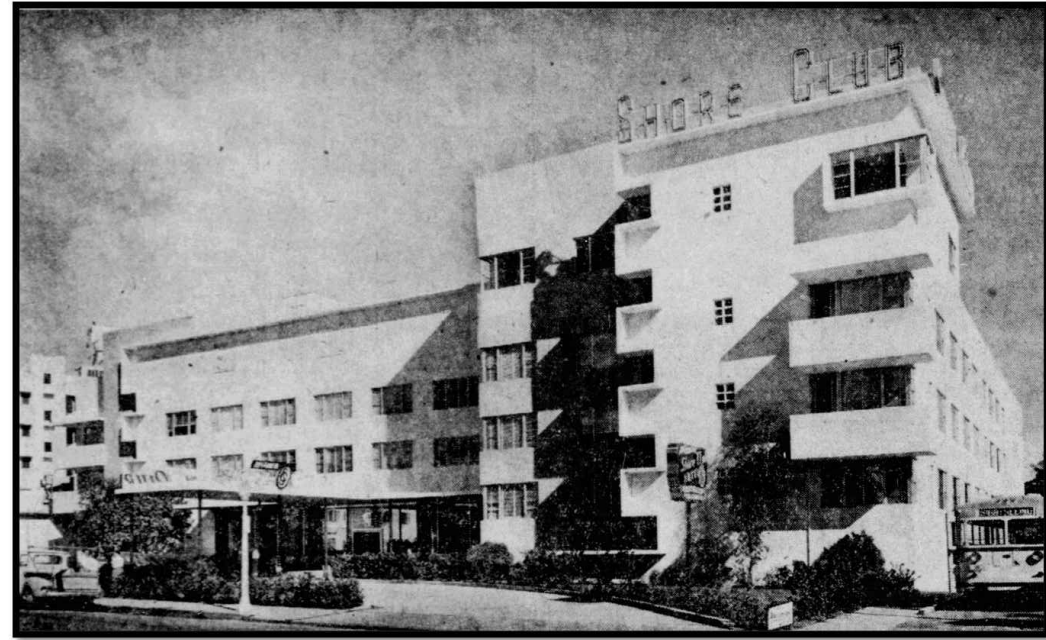
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HISTORIC IMAGES
THE CROMWELL HOTEL

Date	10-04-2021	Sheet No.	A0.31
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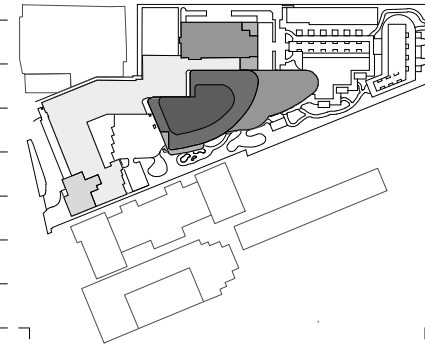
SHORE CLUB HOTEL, c. 1951



POOL AND CABANAS AT SHORE CLUB HOTEL , c. 1951



POSTCARD OF SHORE CLUB POOL AREA, c. 1955



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Shore Club
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 Miami Beach, FL 33139

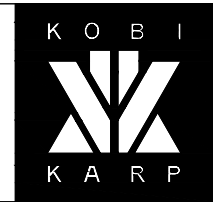
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HISTORIC IMAGES
 THE SHORE CLUB

Date	4-18-2021	Sheet No.	A0.32
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AERIAL VIEW OF THE SHORE CLUB AND FORMER CROMWELL 1997



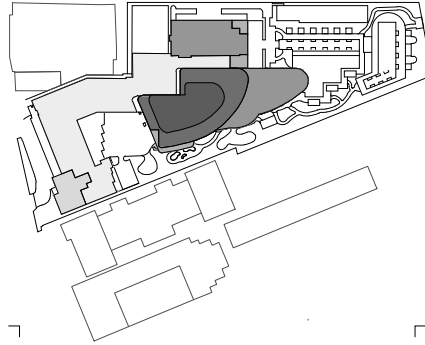
AERIAL VIEW OF THE SHORE CLUB AND FORMER CROMWELL 1997



AERIAL VIEW OF THE SHORE CLUB AND FORMER CROMWELL 1997



AERIAL VIEW OF THE SHORE CLUB AND FORMER CROMWELL 1997



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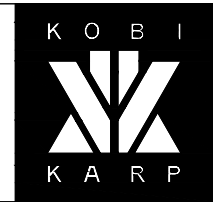
Owner: WITKOFF.
Name: 40 West 57th Street, Suite 1620
Address: New York, NY 10019
Address: 212-672-4700
Tel: 212-672-4700
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Design Architects: KKAID & RAMSA COLLABORATION
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HISTORIC IMAGES

THE SHORE CLUB

Date	4-18-2021	Sheet No.	A0.33
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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



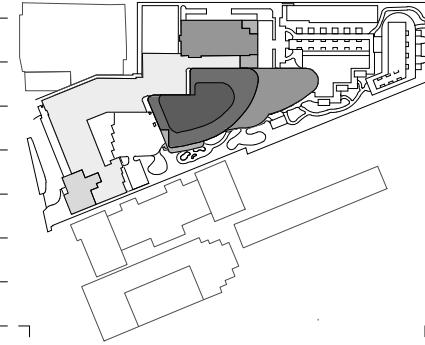
DETAIL OF STOREFRONT AT COURTYARD AREA



DETAIL WRAPAROUND COLONNADE AT COURTYARD



DETAIL ANGLED WINDOWS UNDER TOWER



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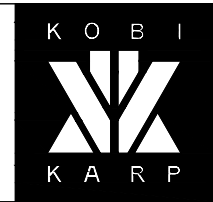
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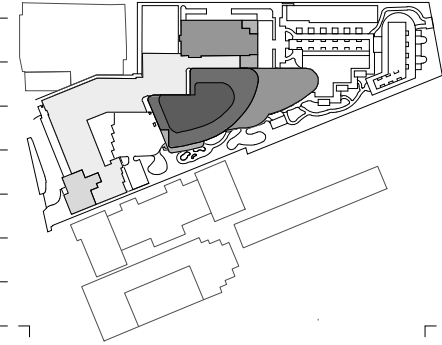
DETAIL WALL SCULPTURE AT LOBBY



VIEW OF LOBBY

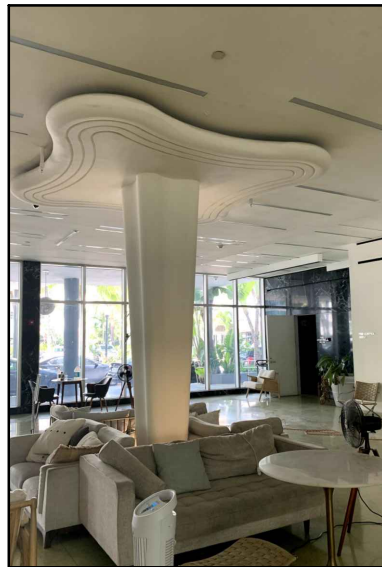


DETAIL BLACK MARBLE PIERS AT LOBBY

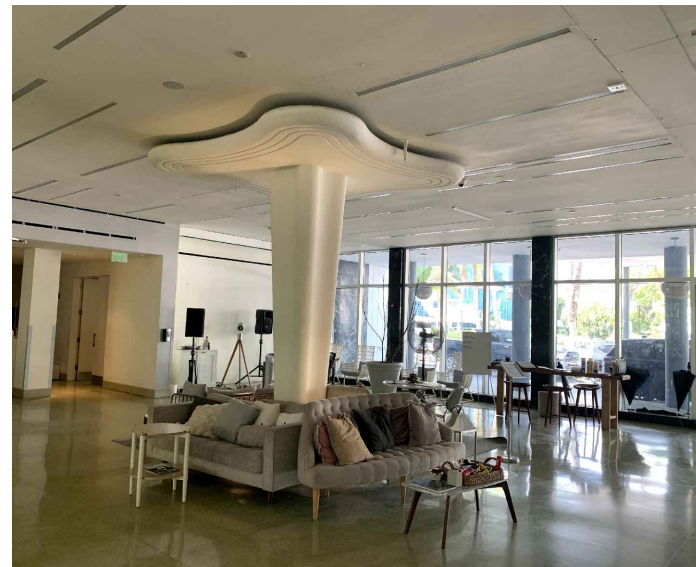


Rev.	Date	Rev.	Date

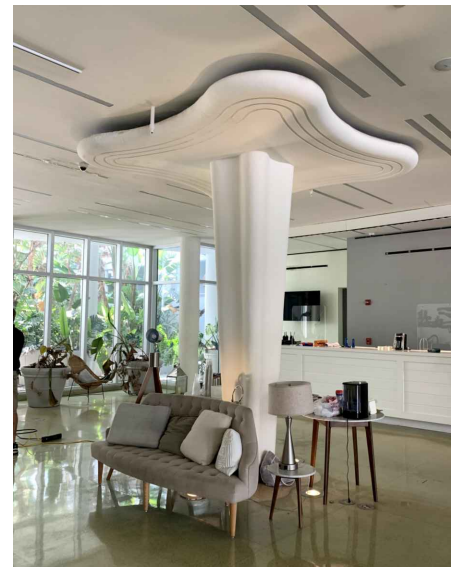
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DETAIL OF COLUMN AT LOBBY



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

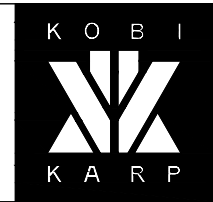
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EXISTING IMAGES

THE SHORE CLUB



DETAIL OF RECEPTION DESK AT LOBBY



DETAIL STAIR AT LOBBY



DETAIL OF LOGO IN FLOOR AT LOBBY



DETAIL OF CEILING AT LOBBY

Date	4-18-2021	Sheet No.	A0.41
Scale	-		
Project	2104		



VIEW OF NORTH ELEVATION OF FORMER CROMWELL



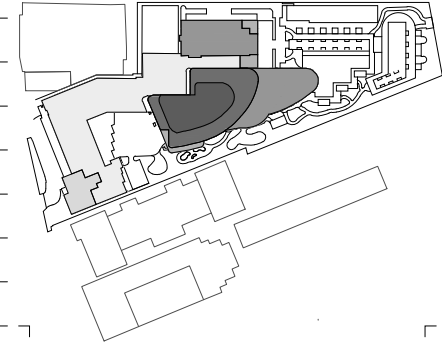
DETAIL OF ZIGGURAT TOP ON NORTH ELEVATION



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

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1901 Collins Ave.
Miami Beach, FL 33139

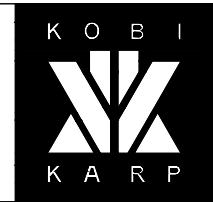
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EXISTING IMAGES
THE CROMWELL HOTEL



DETAIL OF FENESTRATION PATTERN AT WEST ELEVATION



DETAIL OF FRONT WALL AT NORTH ELEVATION



DETAIL OF CANOPY AT EAST ELEVATION

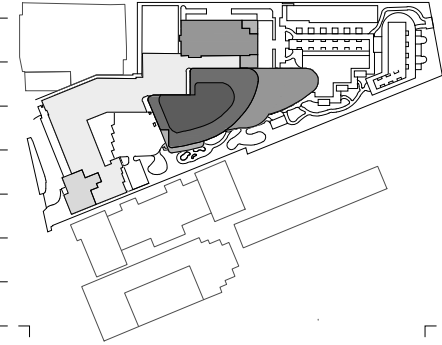
Date	4-18-2021	Sheet No.	A0.42
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Project	2104		



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: wtkoff@rossettpr.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
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Architect: Kobi Karp Architecture and Interior Design, Inc.
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Address: Miami, Florida 33127 USA
Tel: +1(305) 573 1818
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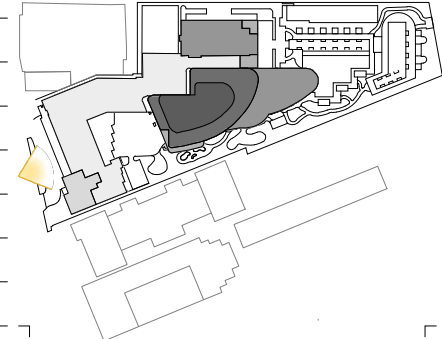
EXISTING IMAGES

THE CROMWELL HOTEL

Date	4-18-2021	Sheet No.	A0.43
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Project	2104		



PEDESTRIAN VIEW FROM COLLINS AVE AT 5'-6"



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Shore Club
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 Miami Beach, FL 33139

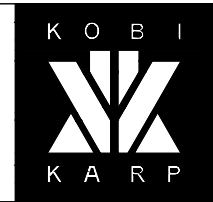
Owner: WITKOFF.
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Consultant: LANDSCAPE
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EXTERIOR RENDERING

SHORE CLUB

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