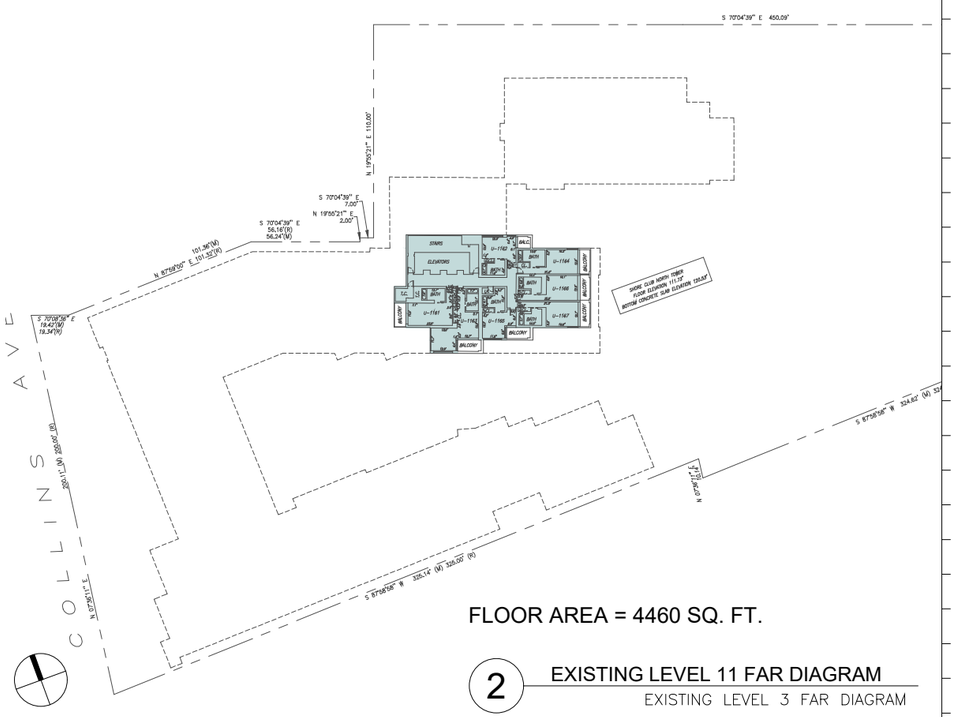
FLOOR AREA = 4460 SQ. FT.

1 EXISTING LEVEL 10 FAR DIAGRAM

SCALE: N.T.S.



FLOOR AREA = 4460 SQ. FT.

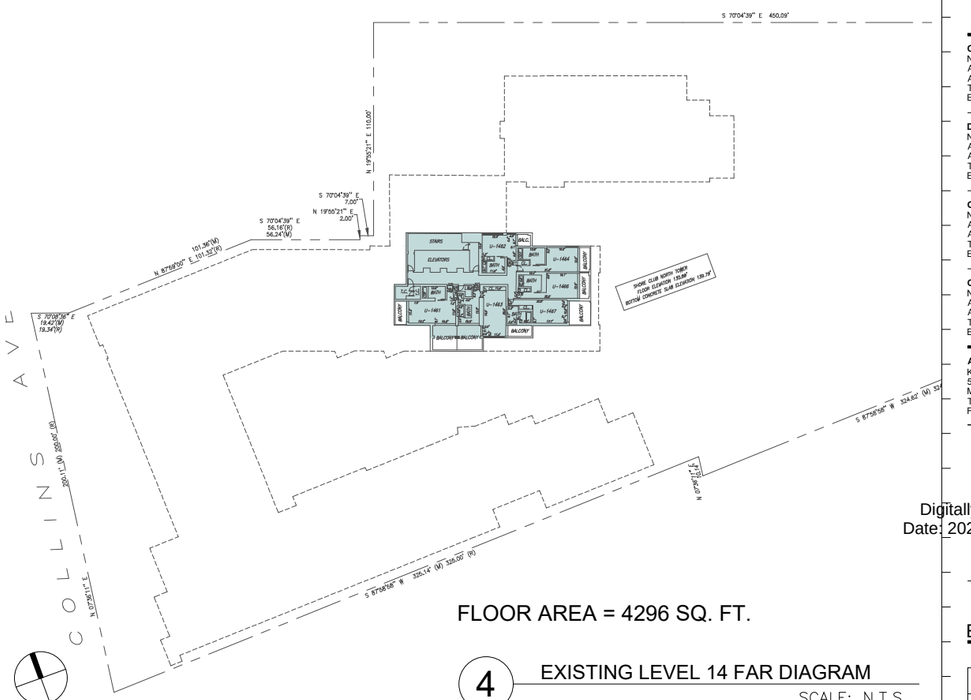
2 EXISTING LEVEL 11 FAR DIAGRAM

EXISTING LEVEL 3 FAR DIAGRAM

FLOOR AREA = 4460 SQ. FT.

3 EXISTING LEVEL 12 FAR DIAGRAM

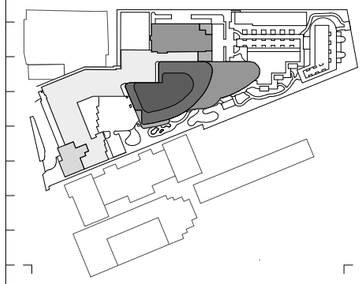
SCALE: N.T.S.



FLOOR AREA = 4296 SQ. FT.

4 EXISTING LEVEL 14 FAR DIAGRAM

SCALE: N.T.S.



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

Owner: WITKOFF.
Name
Address 40 West 57th Street, Suite 1620
Address New York, NY 10019
Tel: 212-672-4700
Email witkoff@rossettipr.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:
Email Miami, FL, 33137

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

STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

Digitally Signed by Kobi Kar
Date: 2022.04.18 15:38:08-04

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

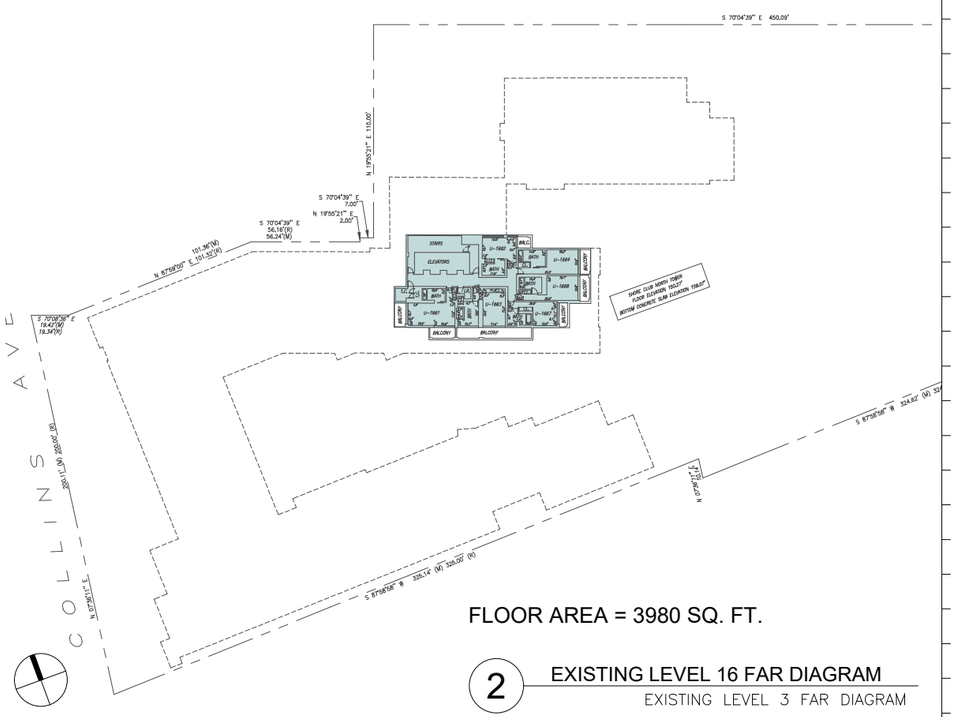
EXISTING FAR LEVEL 10 - 14

Date	4-18-2021	Sheet No.	A1.03
Scale	N.T.S.		
Project	2104		

FLOOR AREA = 4064 SQ. FT.

1 EXISTING LEVEL 15 FAR DIAGRAM

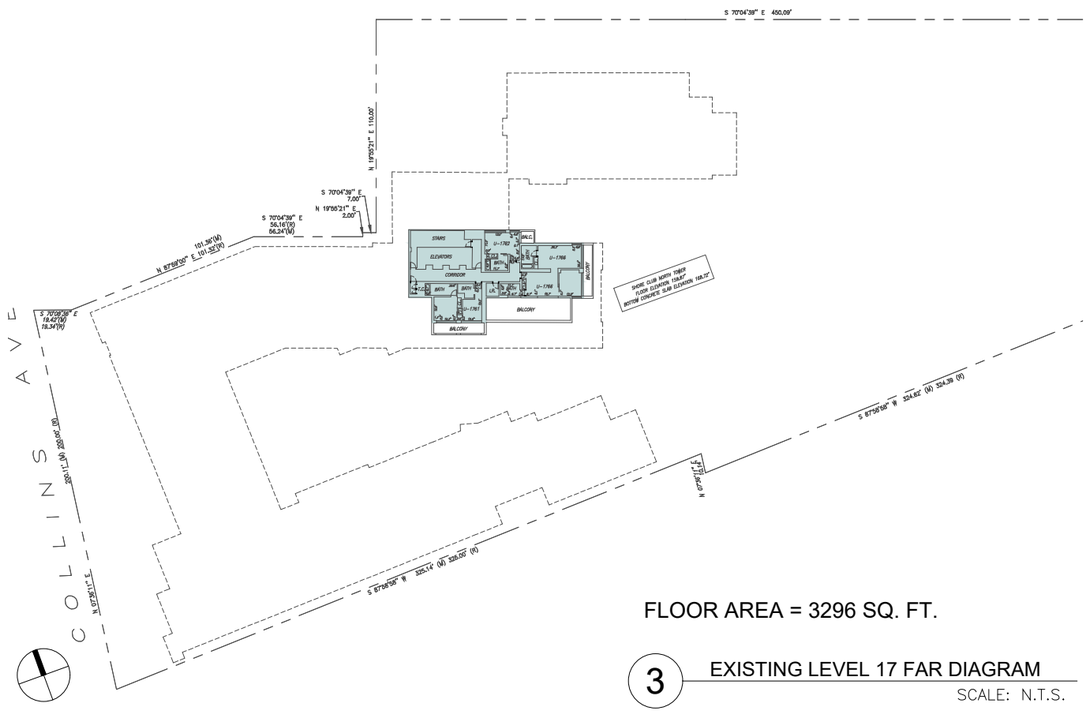
SCALE: N.T.S.



FLOOR AREA = 3980 SQ. FT.

2 EXISTING LEVEL 16 FAR DIAGRAM

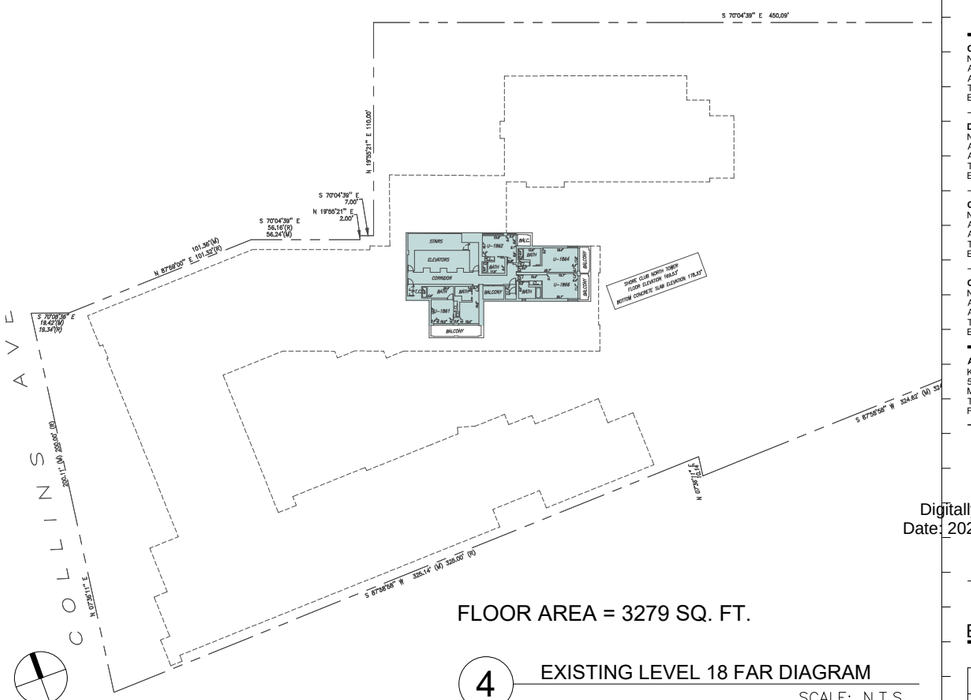
EXISTING LEVEL 3 FAR DIAGRAM



FLOOR AREA = 3296 SQ. FT.

3 EXISTING LEVEL 17 FAR DIAGRAM

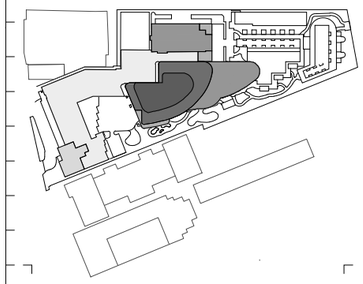
SCALE: N.T.S.



FLOOR AREA = 3279 SQ. FT.

4 EXISTING LEVEL 18 FAR DIAGRAM

SCALE: N.T.S.



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

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

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

STATE OF FLORIDA
KOBI KARP
LICENSED ARCHITECT
AR0012578

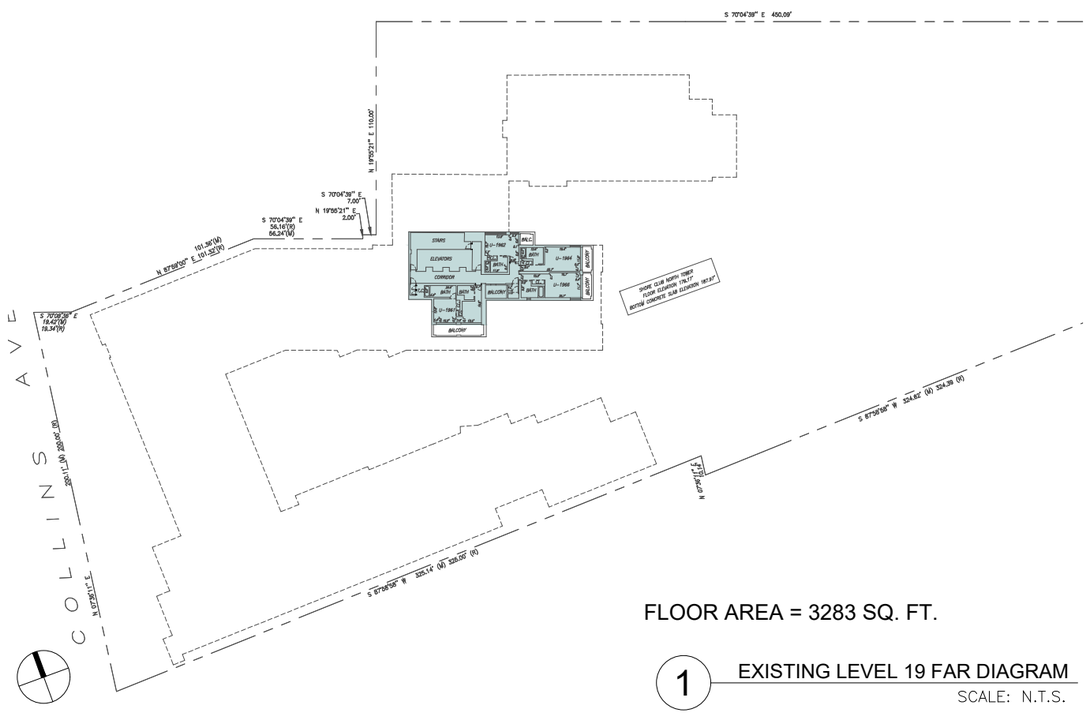
Digitally Signed by Kobi Kar
Date: 2022.04.18 15:38:16-04

KOBI KARP
Lic. # AR0012578

KOBI KARP

EXISTING FAR LEVEL 15 - 18

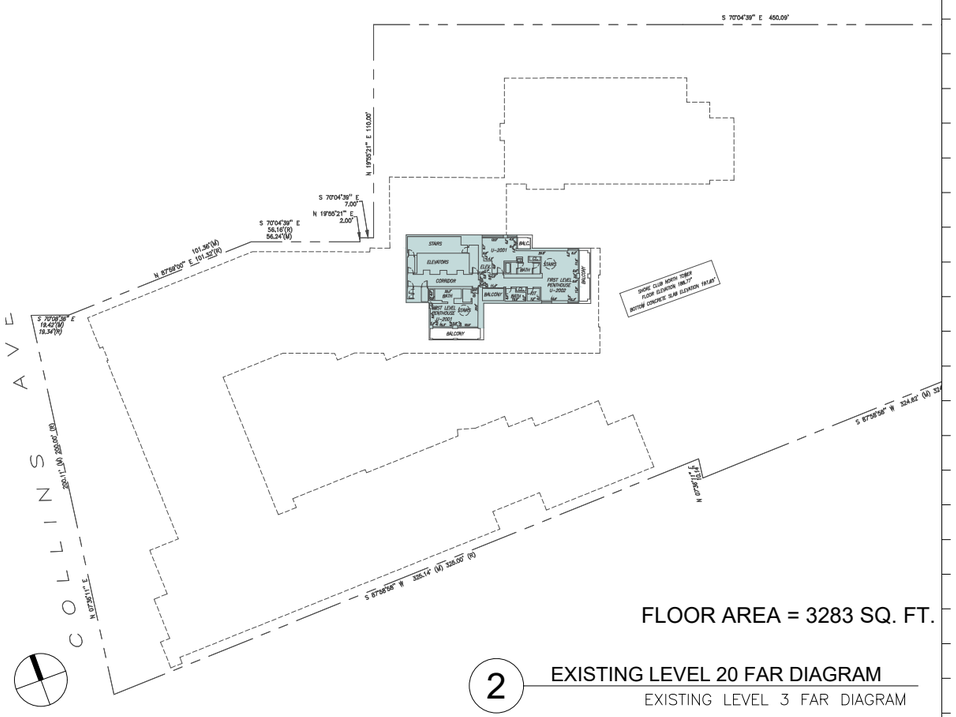
Date	4-18-2021	Sheet No.	A1.04
Scale	N.T.S.		
Project	2104		



FLOOR AREA = 3283 SQ. FT.

1 EXISTING LEVEL 19 FAR DIAGRAM

SCALE: N.T.S.



FLOOR AREA = 3283 SQ. FT.

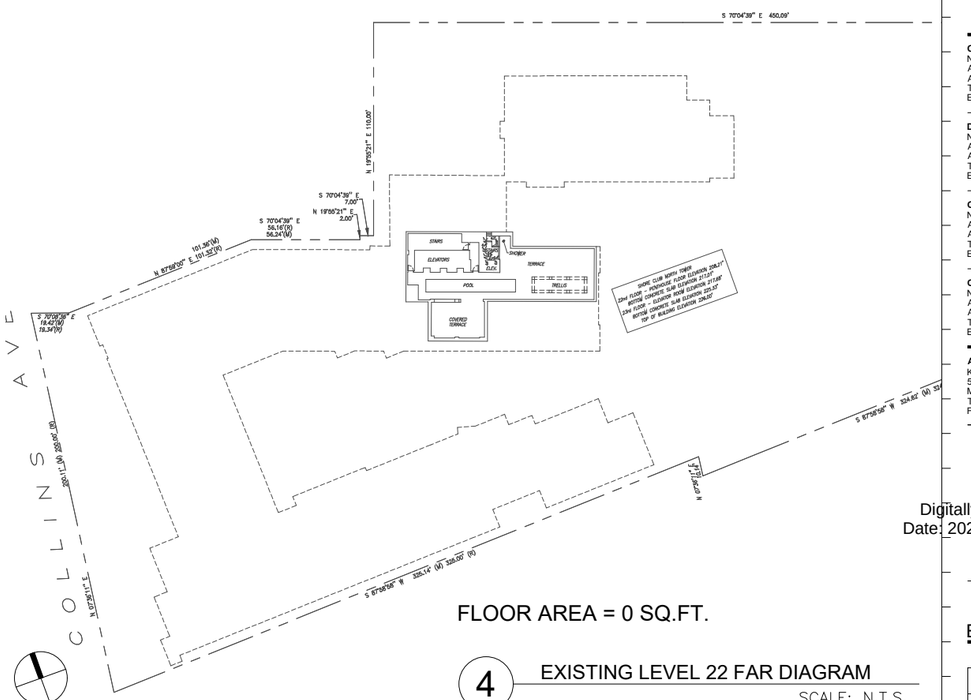
2 EXISTING LEVEL 20 FAR DIAGRAM

EXISTING LEVEL 3 FAR DIAGRAM

FLOOR AREA = 2614 SQ. FT.

3 EXISTING LEVEL 21 FAR DIAGRAM

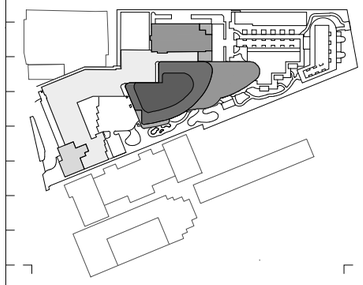
SCALE: N.T.S.



FLOOR AREA = 0 SQ.FT.

4 EXISTING LEVEL 22 FAR DIAGRAM

SCALE: N.T.S.



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

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

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

STATE OF FLORIDA
KOBI KARP
LICENSED ARCHITECT
AR0012578

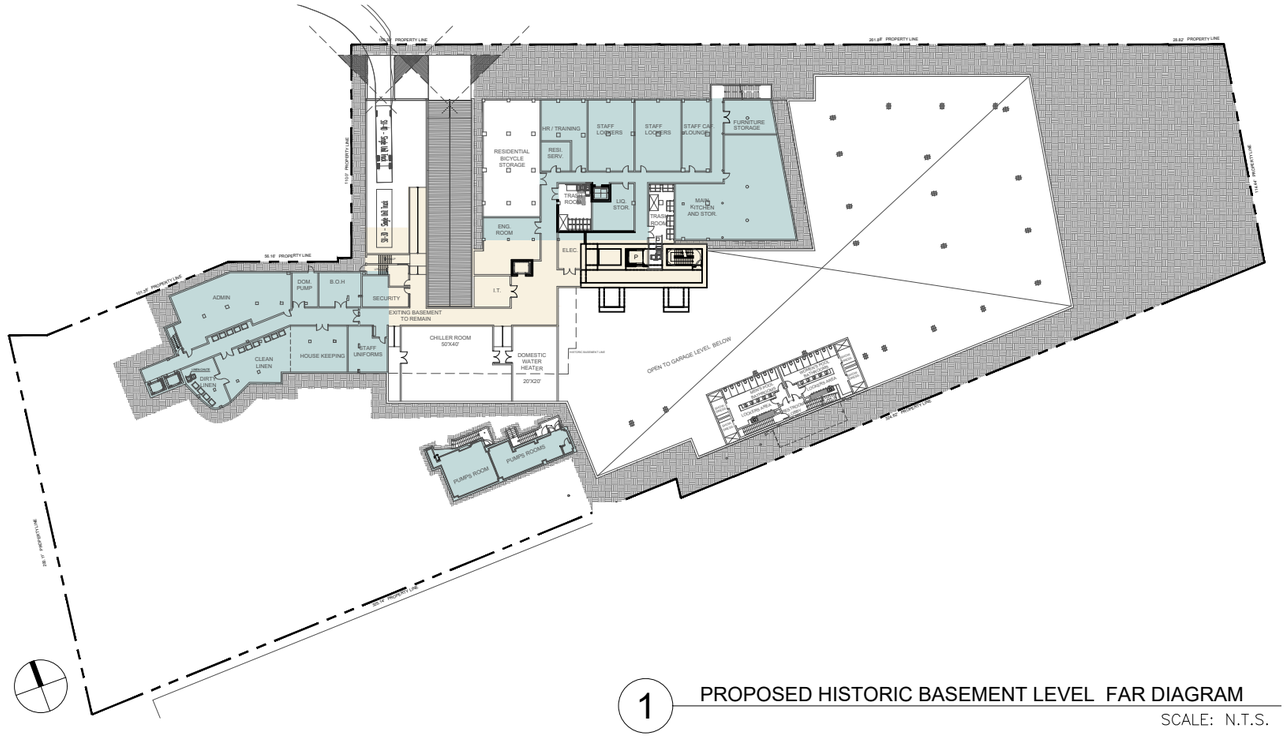
Digitally Signed by Kobi Kar
Date: 2022.04.18 15:38:22-04

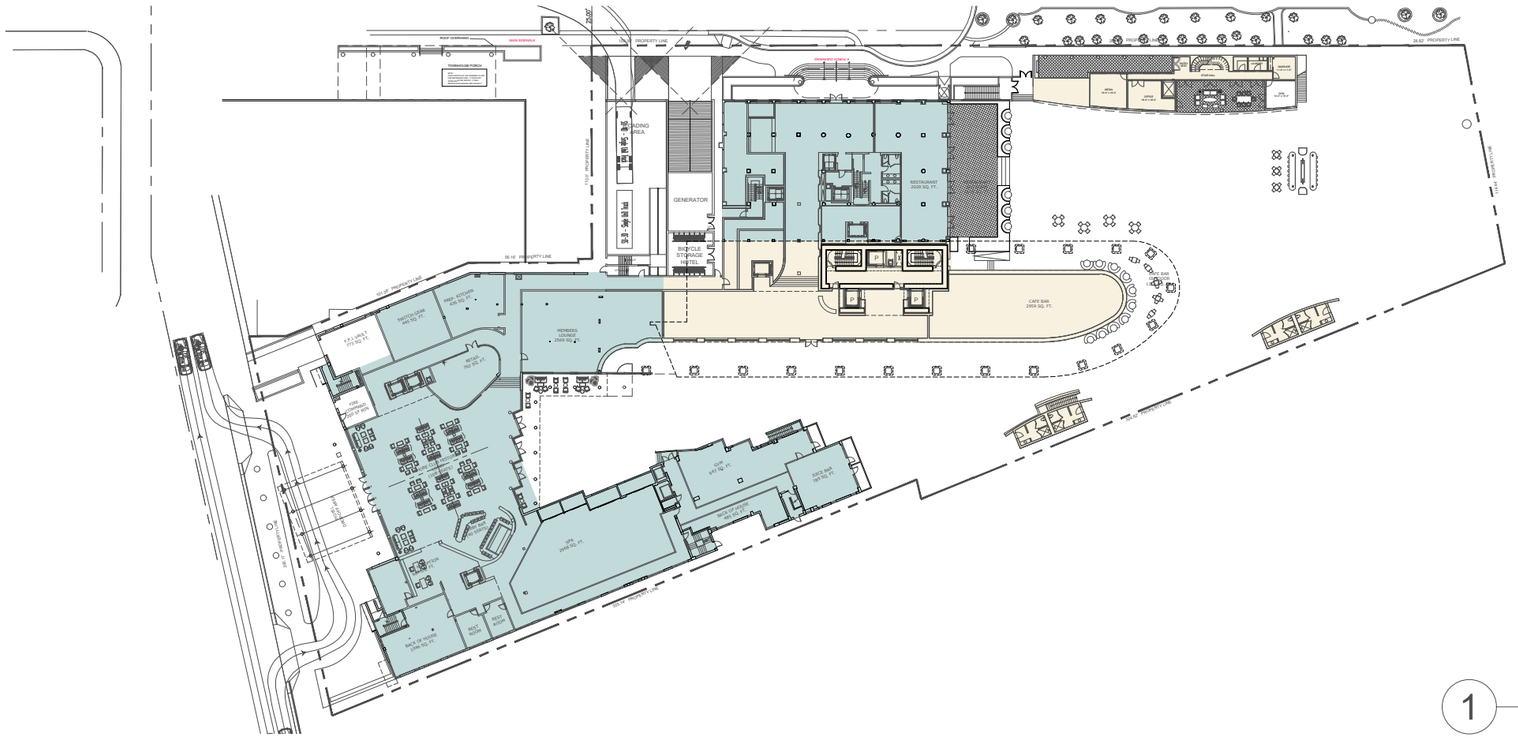
KOBI KARP
Lic. # AR0012578

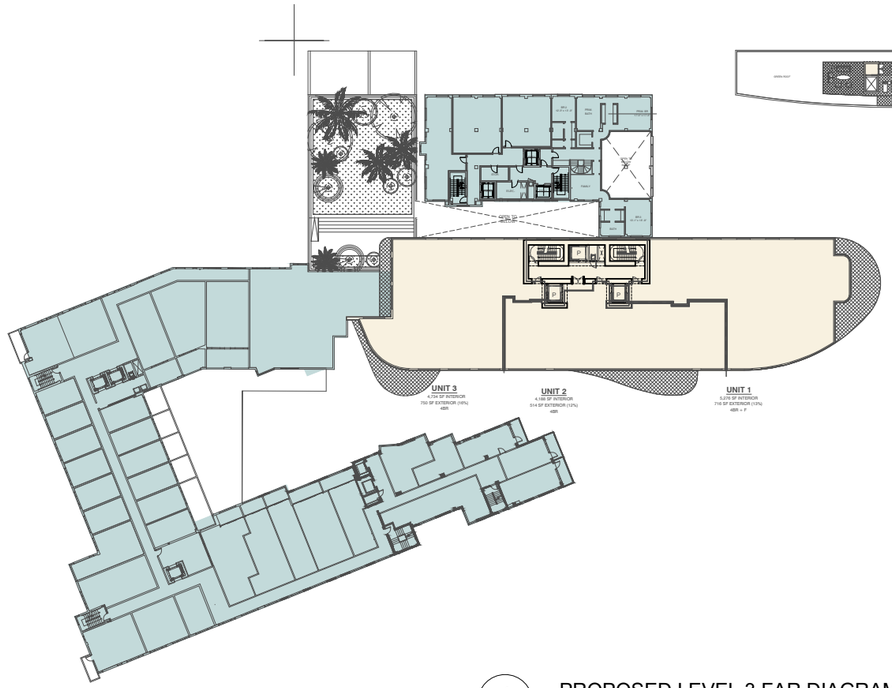
K O B I
K A R P

EXISTING FAR LEVEL 19 - 22

Date	4-18-2021	Sheet No.	A1.05
Scale	N.T.S.		
Project	2104		

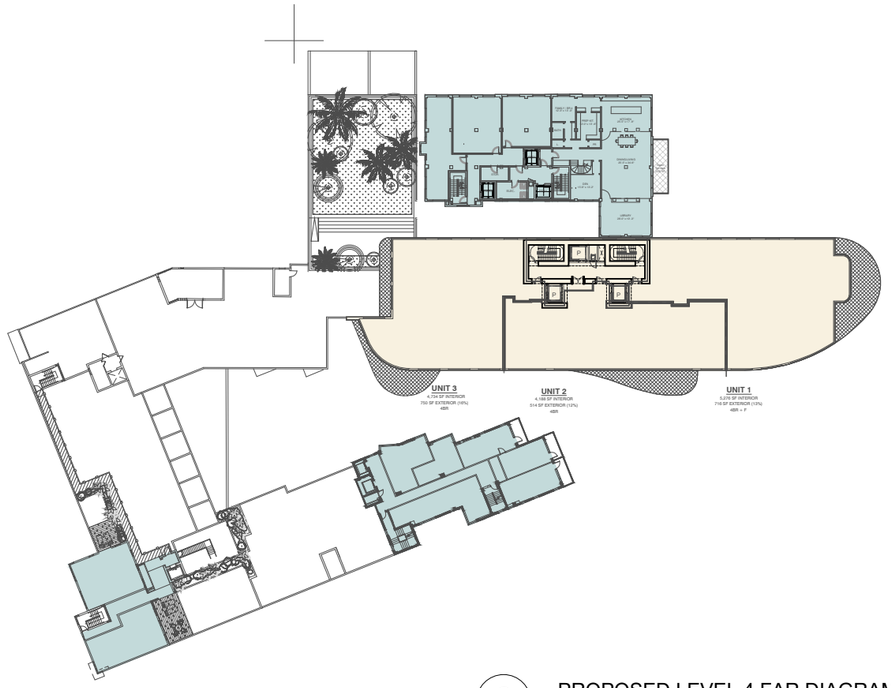

ADMIN
DOM PUMP
B.O.H
SECURITY
EXITING BASEMENT TO REMAIN
CLEAN LINEN
DIRTY LINEN
HOUSE KEEPING
STAFF UNIFORMS
CHILLER ROOM 50'X40'
DOMESTIC WATER HEATER 20'X20'
PUMPS ROOM
PUMPS ROOM
RESIDENTIAL BICYCLE STORAGE
RESI. SERV.
HR / TRAINING
STAFF LOCKERS
STAFF LOCKERS
STAFF CAFE / LOUNGE
FURNITURE STORAGE
TRASH ROOM
LIQ. STOR.
TRASH ROOM
MAIN KITCHEN AND STOR.
ENG. ROOM
ELEC
I.T.
OPEN TO GARAGE LEVEL BELOW
POOL EQUIPMENT
POOL EQUIPMENT
POOL EQUIPMENT


MAIN ENTRANCE
TOWNHOUSE PORCH
PROPERTY LINE
CHARGING VEHICLE
GENERATOR
BICYCLE STORAGE HOTEL
RESTAURANT 2020 SQ. FT.
CAFE BAR 2001 SQ. FT.
MEN'S LOCKER ROOM
WOMEN'S LOCKER ROOM
MEN'S LOCKER ROOM
WOMEN'S LOCKER ROOM
MEMBERS LOUNGE 2048 SQ. FT.
GYM 2005 SQ. FT.
SPA 2005 SQ. FT.
BACK OF HOUSE 2006 SQ. FT.
GYM 443 SQ. FT.
SPA 1921 SQ. FT.
MEN'S LOCKER ROOM 1995 SQ. FT.
WOMEN'S LOCKER ROOM 1995 SQ. FT.
BACK OF HOUSE 2006 SQ. FT.
F.A.'s MALE 1014 SQ. FT.
SWITCH GEAR 995 SQ. FT.
MENS' KITCHEN 1995 SQ. FT.
WOMEN'S KITCHEN 1995 SQ. FT.
F.A.'s MALE 1014 SQ. FT.
MENS' KITCHEN 1995 SQ. FT.
WOMEN'S KITCHEN 1995 SQ. FT.
SWITCH GEAR 995 SQ. FT.
MEN'S LOCKER ROOM 1995 SQ. FT.
WOMEN'S LOCKER ROOM 1995 SQ. FT.
MEN'S LOCKER ROOM 1995 SQ. FT.
WOMEN'S LOCKER ROOM 1995 SQ. FT.
GYM 443 SQ. FT.
SPA 1921 SQ. FT.
MEN'S LOCKER ROOM 1995 SQ. FT.
WOMEN'S LOCKER ROOM 1995 SQ. FT.
BACK OF HOUSE 2006 SQ. FT.
MEN'S LOCKER ROOM 1995 SQ. FT.
WOMEN'S LOCKER ROOM 1995



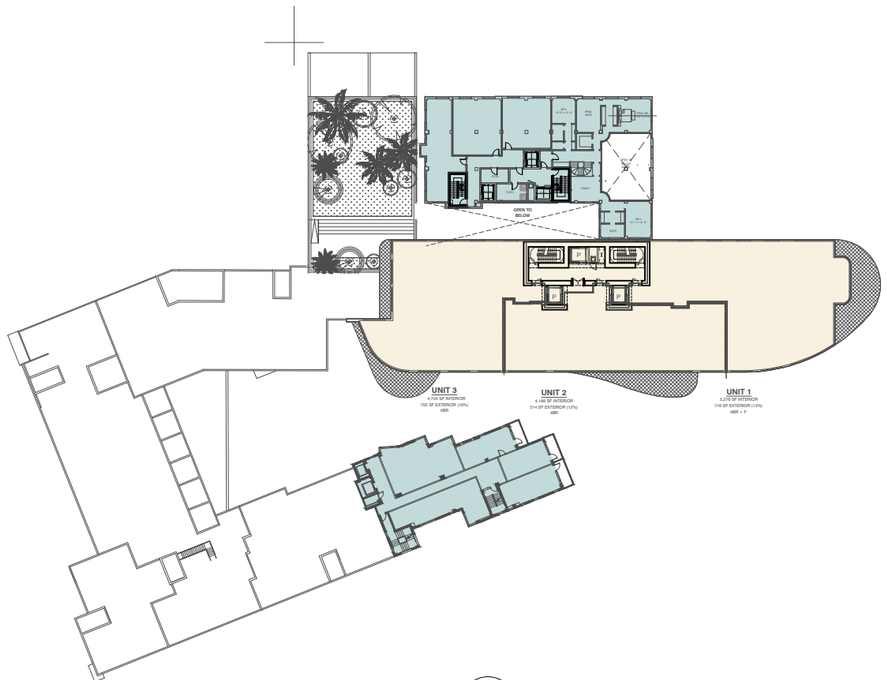
1 PROPOSED LEVEL 3 FAR DIAGRAM

SCALE: N.T.S.



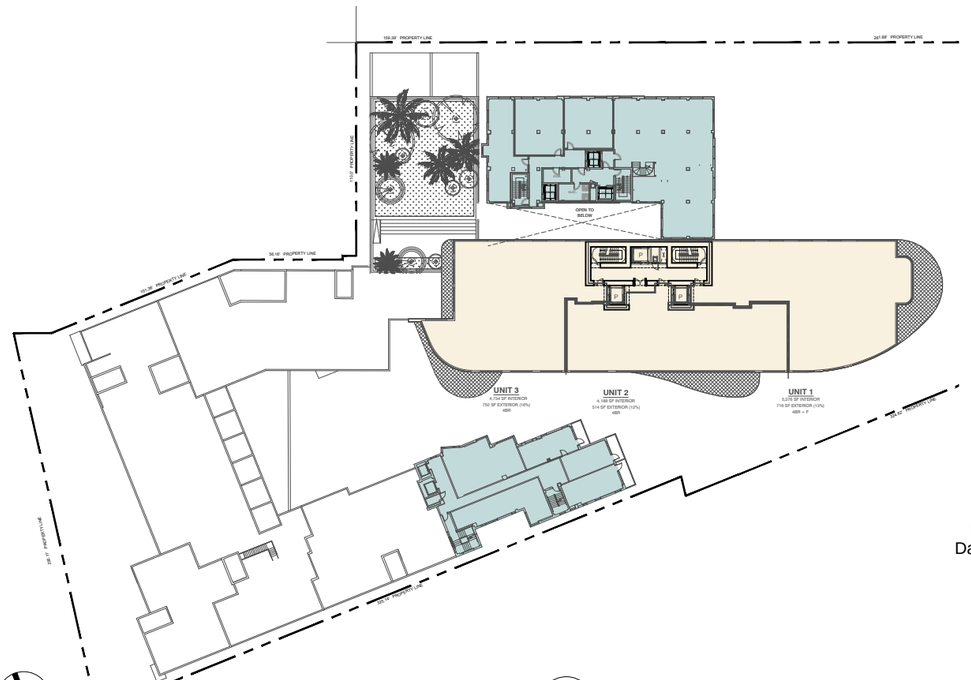
2 PROPOSED LEVEL 4 FAR DIAGRAM

SCALE: N.T.S.



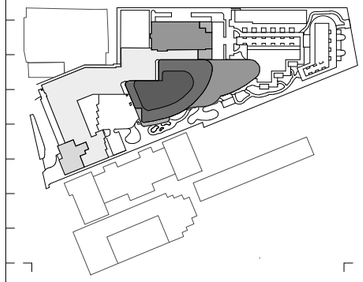
3 PROPOSED LEVEL 5 FAR DIAGRAM

SCALE: N.T.S.



4 PROPOSED LEVEL 6 FAR DIAGRAM

SCALE: N.T.S.



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

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

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

STATE OF FLORIDA KOBI KARP LICENSED ARCHITECT AR0012578

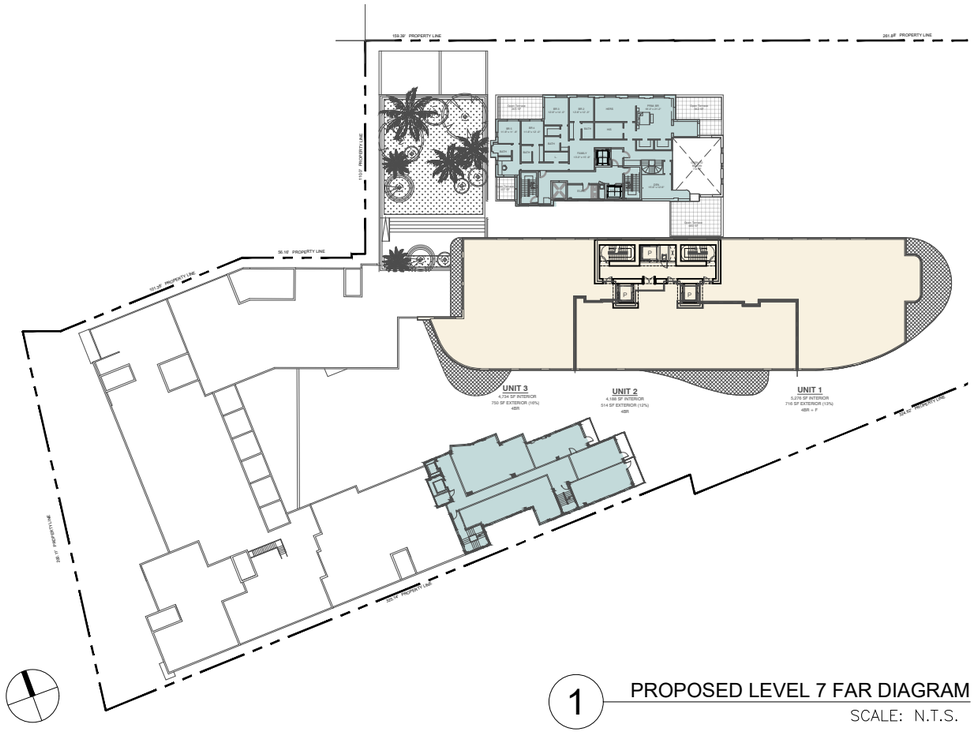
Digitally Signed by Kobi Karp
Date: 2022.04.18 15:38:39-04'00'

KOBI KARP
Lic. # AR0012578

KOBI KARP

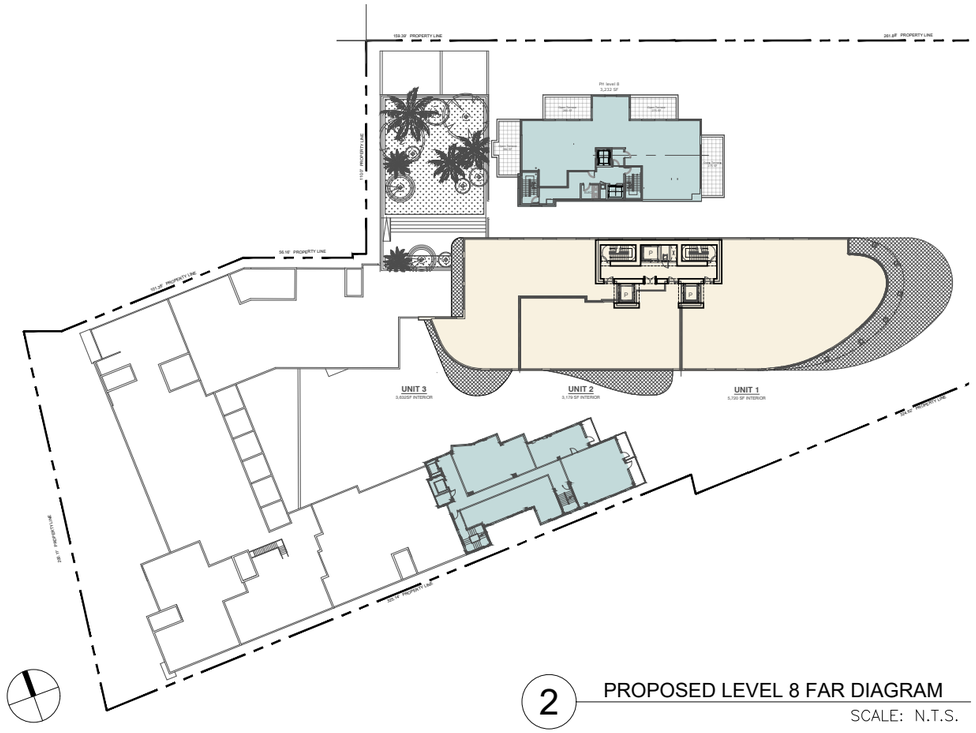
PROPOSED FAR LEVEL 3 - 6

Date	4-18-2021	Sheet No.	A1.22
Scale	N.T.S.		
Project	2104		



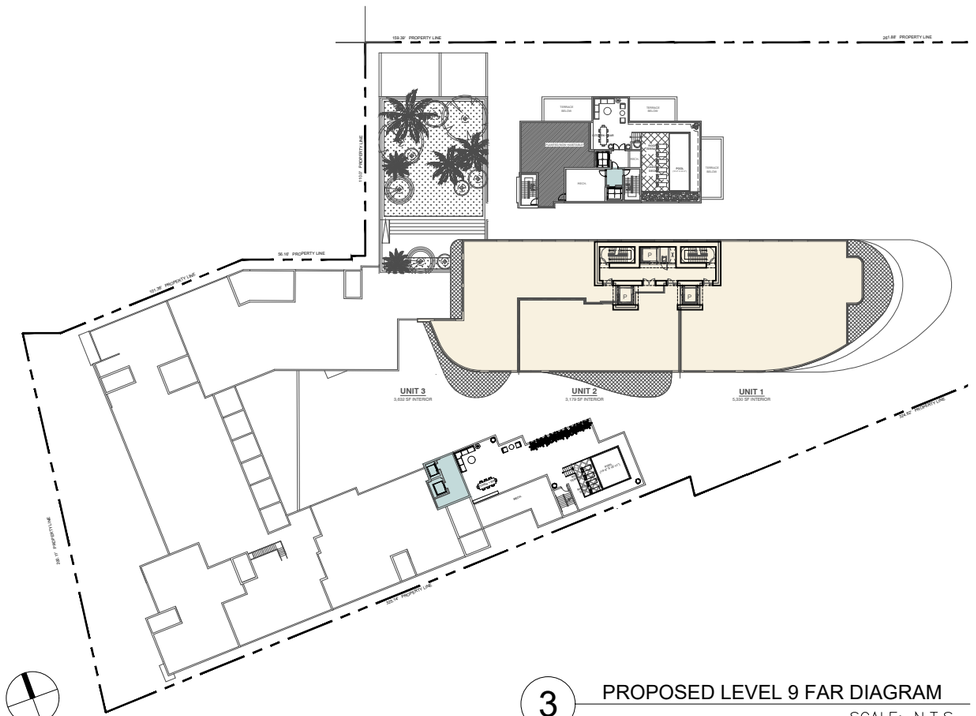
1 PROPOSED LEVEL 7 FAR DIAGRAM

SCALE: N.T.S.



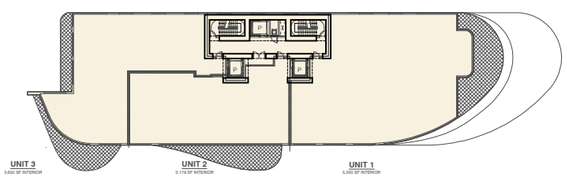
2 PROPOSED LEVEL 8 FAR DIAGRAM

SCALE: N.T.S.



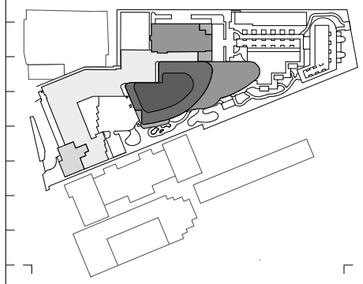
3 PROPOSED LEVEL 9 FAR DIAGRAM

SCALE: N.T.S.



4 PROPOSED LEVEL 10-12 FAR DIAGRAM

SCALE: N.T.S.



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

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

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

STATE OF FLORIDA
KOBI KARP
LICENSED
AR0012578
REGISTERED ARCHITECT

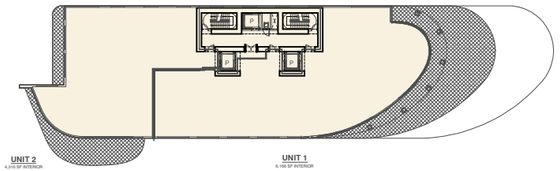
Digitally Signed by Kobi Kar
Date: 2022.04.18 15:38:45-04

KOBI KARP
Lic. # AR0012578

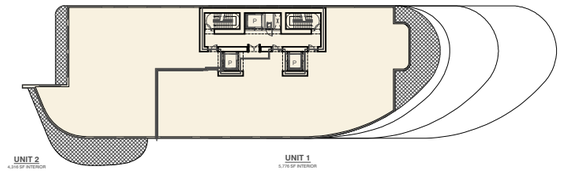
K O B I
K A R P

PROPOSED FAR LEVEL 7 - 9

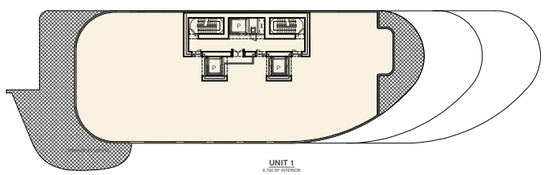
Date	4-18-2021	Sheet No.	A1.23
Scale	N.T.S.		
Project	2104		



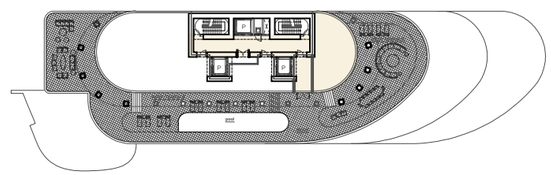
1 PROPOSED LEVEL 13 FAR DIAGRAM
SCALE: N.T.S.



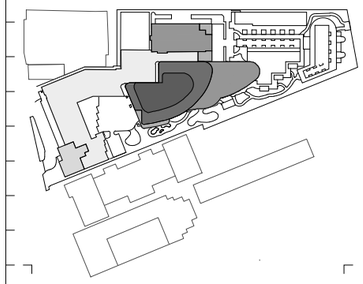
2 PROPOSED LEVEL 14-15 FAR DIAGRAM
SCALE: N.T.S.



3 PROPOSED LEVEL 16-17 FAR DIAGRAM
SCALE: N.T.S.



4 PROPOSED ROOF LEVEL FAR DIAGRAM
SCALE: N.T.S.



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

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

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

STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

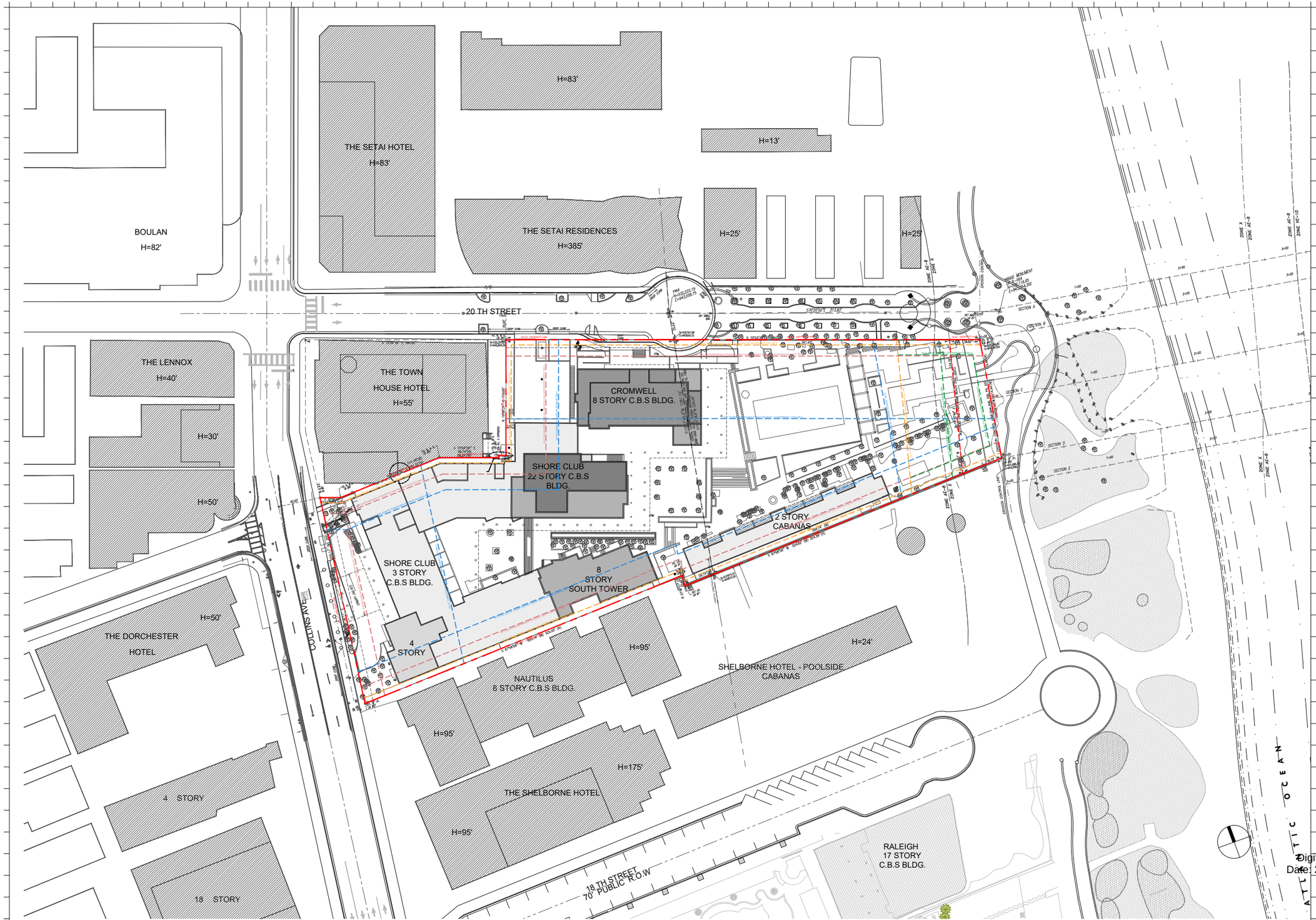
Digitally Signed by Kobi Kar
Date: 2022.04.18 15:38:50-04

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

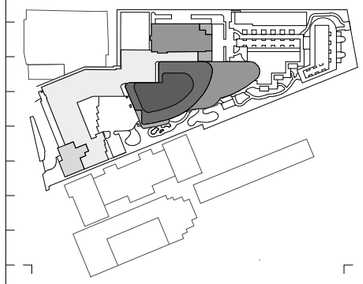
PROPOSED FAR LEVEL 13 - ROOF

Date	4-18-2021	Sheet No.
Scale	N.T.S.	A1.24
Project	2104	



1 EXISTING SITE PLAN

SCALE: 1" = 90'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

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:
Name HERITAGE ARCHITECTURAL ASSOCIATES
Address 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
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

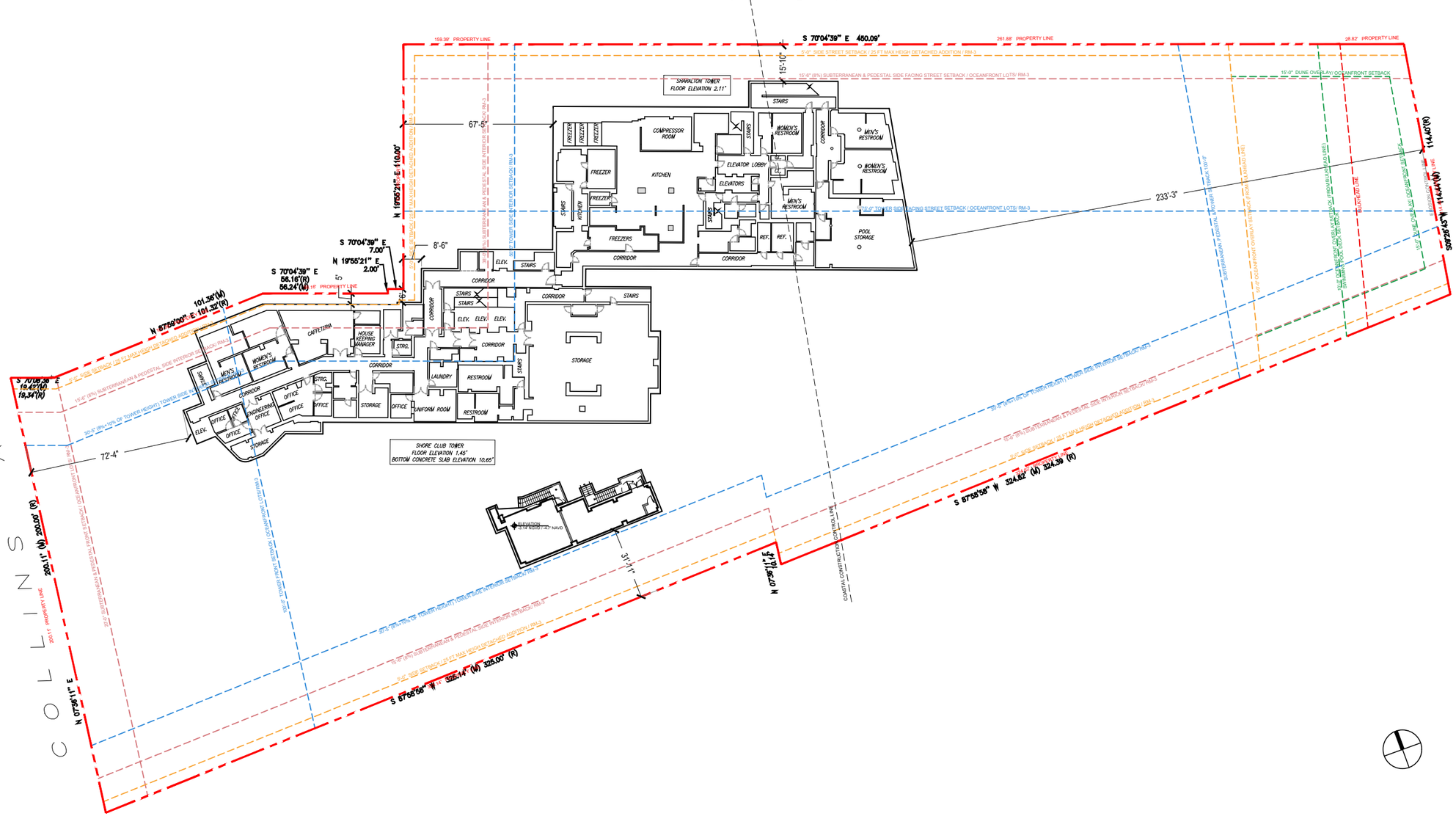
Digitally signed by Kobi Karp
Date: 2022.04.19 15:38:56-04'

KOBI KARP
Lic. # AR0012578

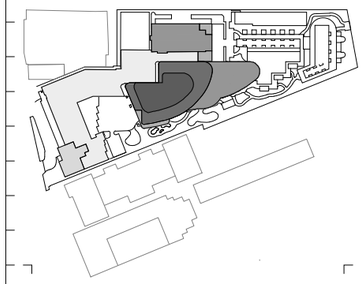
KOBI KARP

EXISTING SITE PLAN

Date	4-18-2021	Sheet No.	A1.25
Scale	1"=90'-0"		
Project	2104		



1 EXISTING OVERALL BASEMENT FLOOR PLAN
SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

Owner: WITKOFF.
Name
Address 40 West 57th Street, Suite 1620
Address New York, NY 10019
Tel: 212-672-4700
Email witkoff@rossettipr.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:
Name HERITAGE ARCHITECTURAL ASSOCIATES
Address 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
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

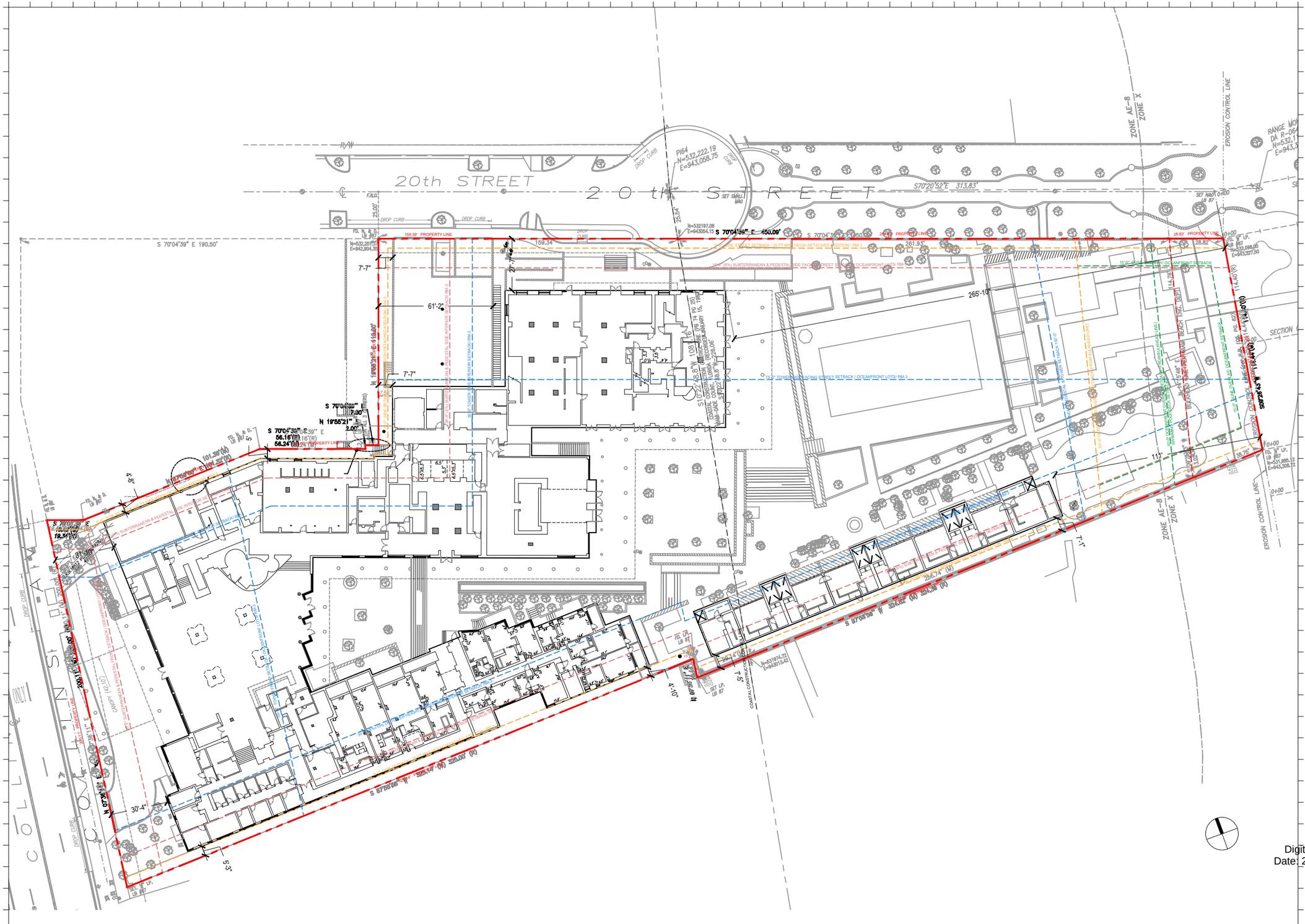
Digitally signed by Kobi Kar
Date: 2022.04.19 15:39:02-04

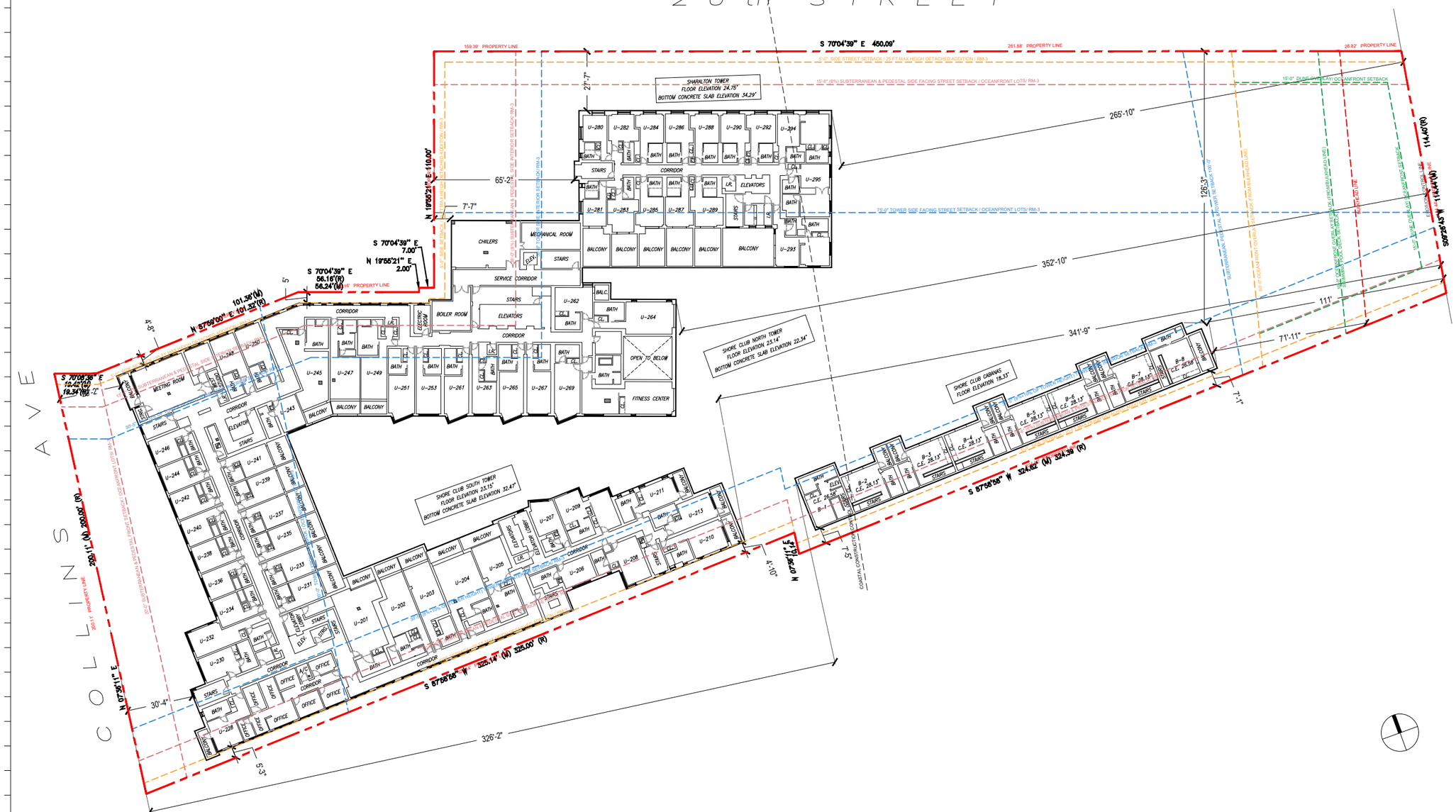
KOBI KARP
Lic. # AR0012578

KOBI KARP

EXISTING BASEMENT

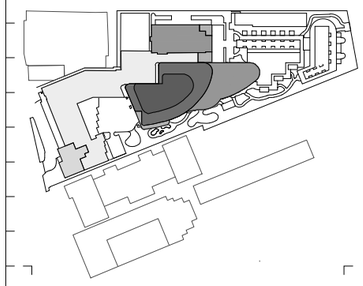
Date	4-18-2021	Sheet No.
Scale	1"=50'-0"	A2.00
Project	2104	


20th STREET
S 70°04'39" E 190.50'
S 70°04'39" E 450.09'
S 70°20'52" E 313.83'
159.39' PROPERTY LINE
261.93'
265'-10"
111'
101.25'(M)
101.30'(R&M)
S 70°04'39" E
56.16'(R)
56.24'(M)
N 19°55'21" E
100.00'(R&M)
N 70°04'39" W
100.00'(R&M)
S 19°55'21" W
100.00'(R&M)
N 19°55'21" E
100.00'(R&M)
S 70°04'39" E
100.00'(R&M)
S 19°55'21" W
100.00'(R&M)
N 70°04'39" W
100.00'(R&M)
S 19°55'21" W
100.00'(R&M)
N 19°55'21" E
100.00'(R&M)
S 70°04'39" E
100.00'(R&M)
S 19°55'21" W
100.00'(R&M)
N 70°04'39



1 EXISTING OVERALL LEVEL 2 FLOOR PLAN

SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

Owner: WITKOFF
Name
Address 40 West 57th Street, Suite 1620
Address New York, NY 10019
Tel: 212-672-4700
Email witkoff@rossettipr.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:
Email Miami, FL, 33137

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

STATE OF FLORIDA
KOBI KARP
REGISTERED ARCHITECT

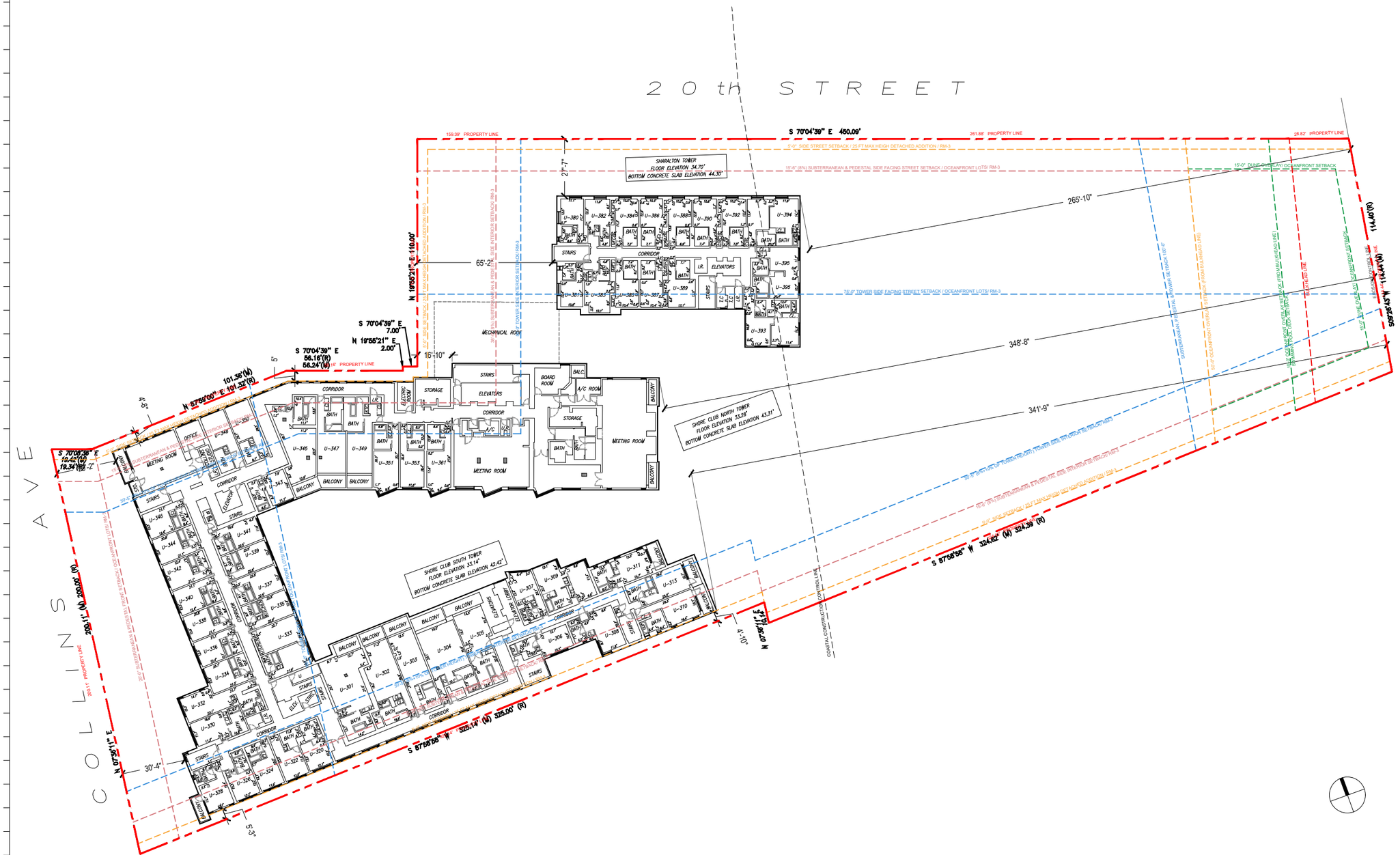
Digitally signed by Kobi Kar
Date: 2022.04.18 15:39:14-04

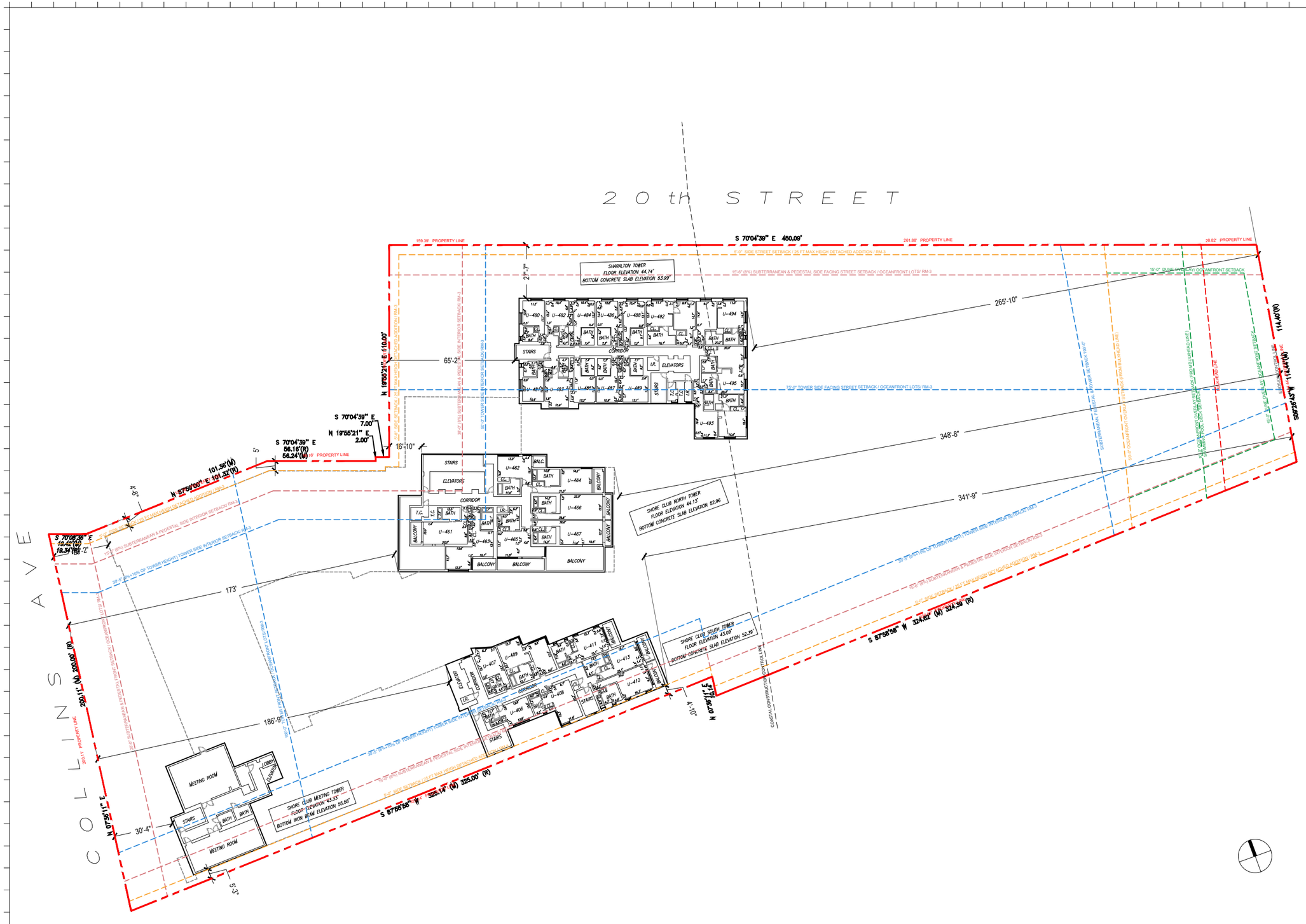
KOBI KARP
Lic. # AR0012578

K O B I
K A R P

EXISTING LEVEL 2

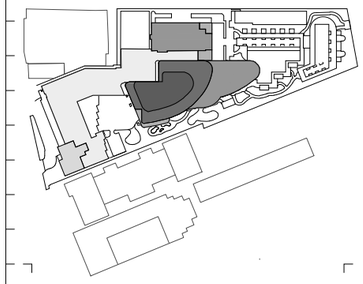
Date	4-18-2021	Sheet No.	A2.02
Scale	1"=50'-0"		
Project	2104		


20th STREET
COLLINS AVE
S 70°04'39" E 450.09'
159.39' PROPERTY LINE
261.88' PROPERTY LINE
26.82' PROPERTY LINE
SHARALTON TOWER
FLOOR ELEVATION 34.70'
BOTTOM CONCRETE SLAB ELEVATION 44.30'
SHORE CLUB NORTH TOWER
FLOOR ELEVATION 53.28'
BOTTOM CONCRETE SLAB ELEVATION 43.31'
SHORE CLUB SOUTH TOWER
FLOOR ELEVATION 55.14'
BOTTOM CONCRETE SLAB ELEVATION 42.42'
S 87°58'58" W 324.82' (M) 324.39' (R)
S 87°58'58" W 325.14' (M) 325.00' (R)
N 19°55'21" E 110.00'
N 87°58'00" E 101.35'(M) 101.32'(R)
S 70°04'39" E 56.16'(R) 56.24'(M)
S 70°08'36" E 19.34'(M) 19.2'(R)
N 87°58'58" E 114.40'(M)
N 87°58'58" E 114.40'(M)
N 87°58'58" E 114.40'(M



1 EXISTING OVERALL LEVEL 4 FLOOR PLAN

SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

STATE OF FLORIDA
KOBI KARP
LICENSE NO. AR0012578
REGISTERED ARCHITECT

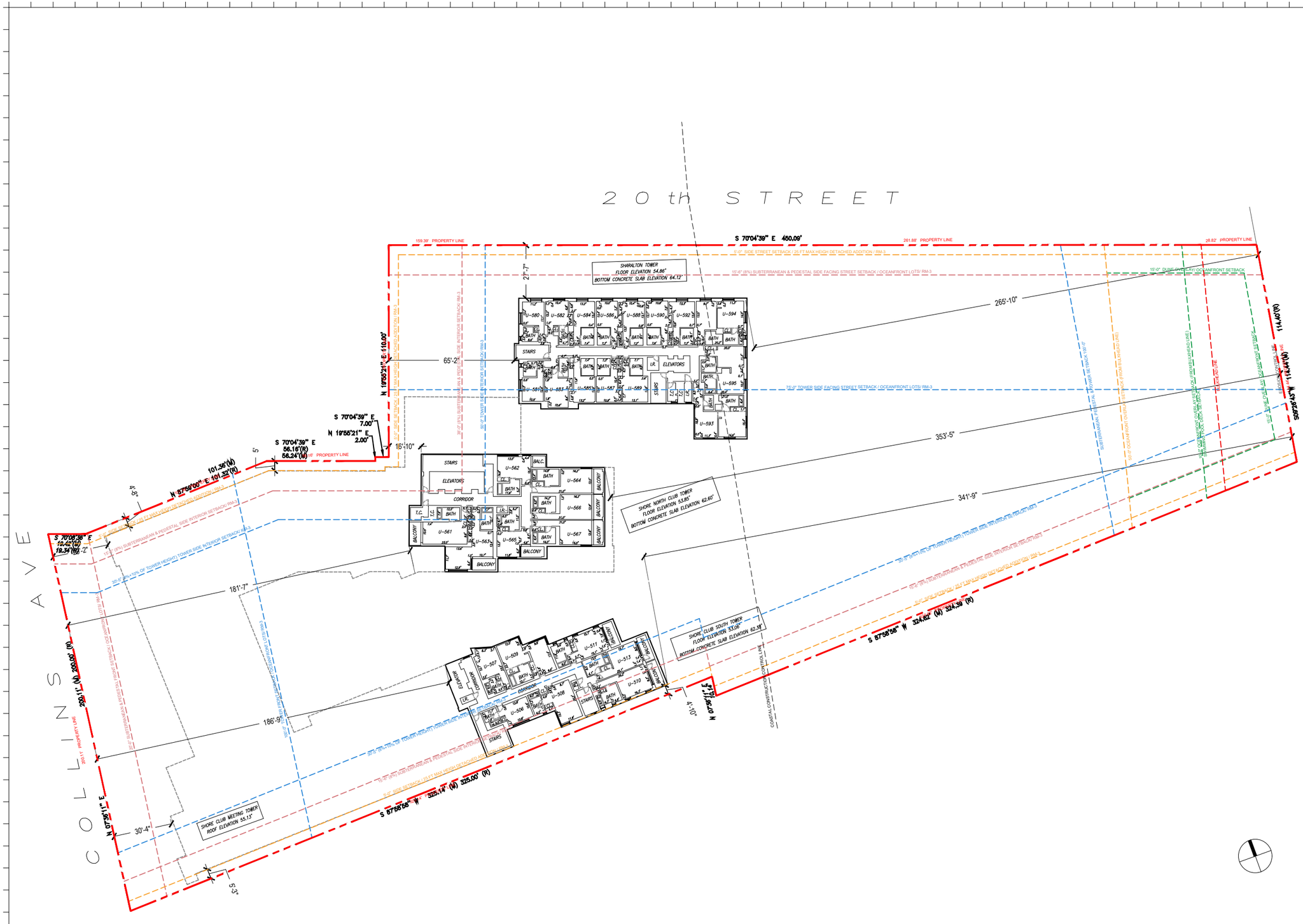
Digitally signed by Kobi Karp
Date: 2022.04.18 15:39:27-04'

KOBI KARP
Lic. # AR0012578

KOBI KARP

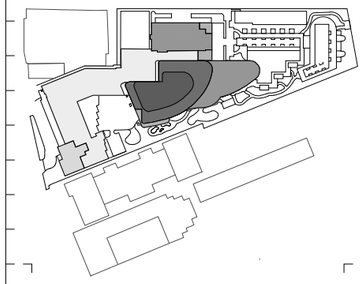
EXISTING LEVEL 4

Date	4-18-2021	Sheet No.	A2.04
Scale	1"=50'-0"		
Project	2104		



1 EXISTING OVERALL LEVEL 5 FLOOR PLAN

SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

STATE OF FLORIDA · KOBI KARP · LICENSE NUMBER AR0012578 · REGISTERED ARCHITECT

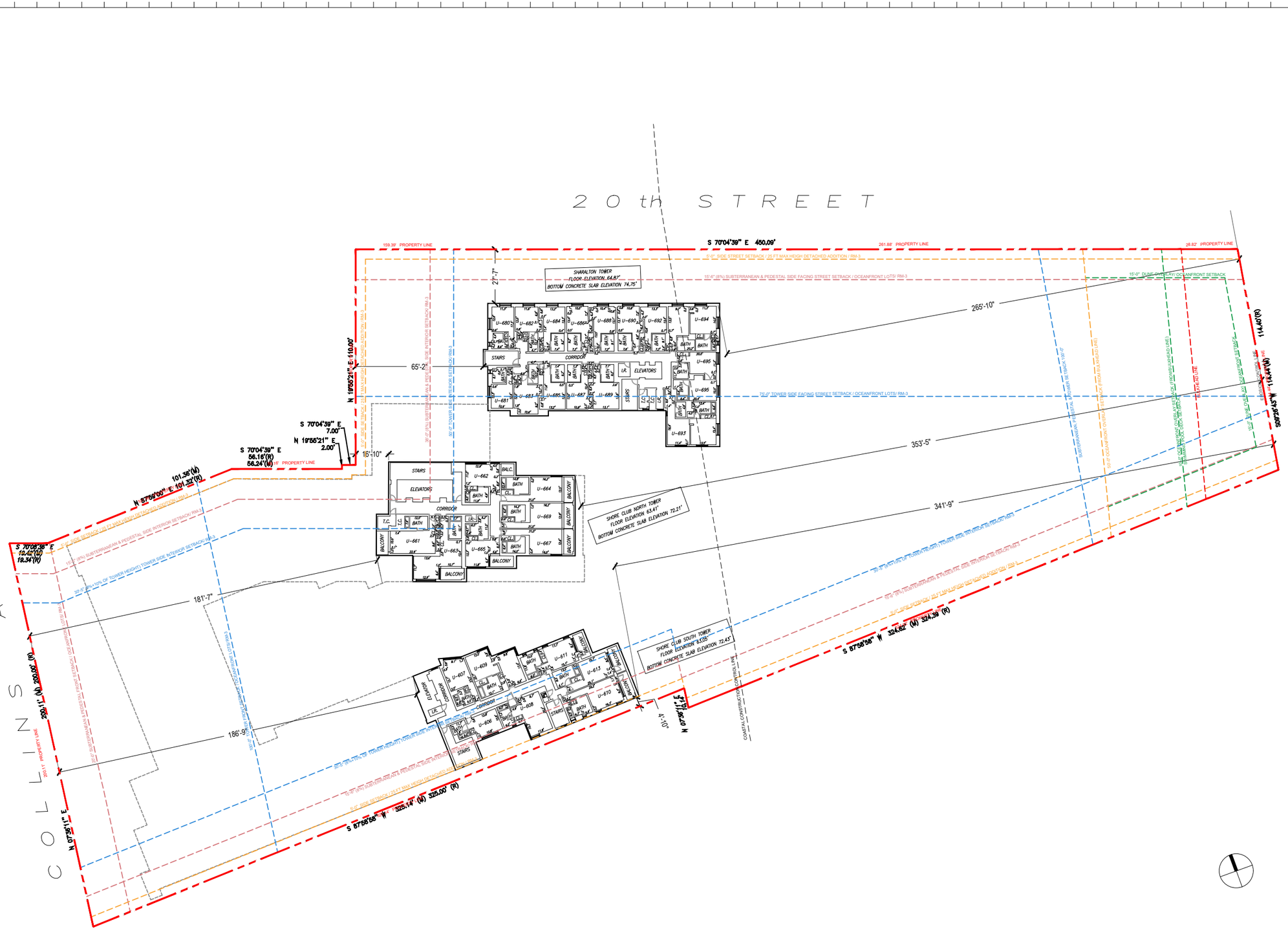
Digitally signed by Kobi Karp
Date: 2022.04.18 15:39:33-04

KOBI KARP
Lic. # AR0012578

KOBI KARP

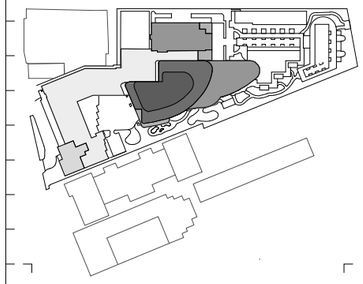
EXISTING LEVEL 5

Date	4-18-2021	Sheet No.	A2.05
Scale	1"=50'-0"		
Project	2104		



1 EXISTING OVERALL LEVEL 6 FLOOR PLAN

SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

STATE OF FLORIDA · KOBI KARP · LICENSED ARCHITECT

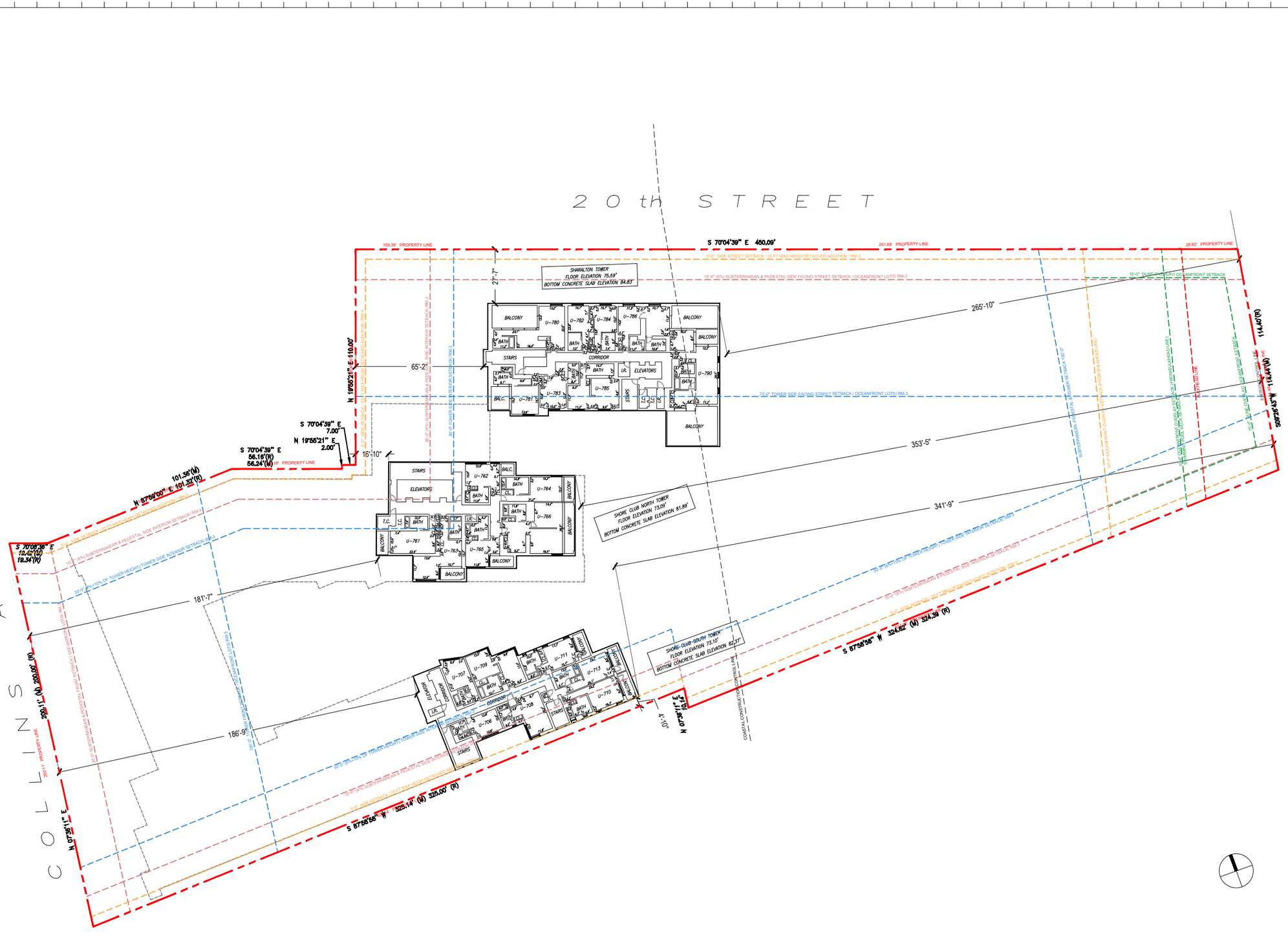
Digitally signed by Kobi Karp
Date: 2022.04.18 15:39:39-04'00'

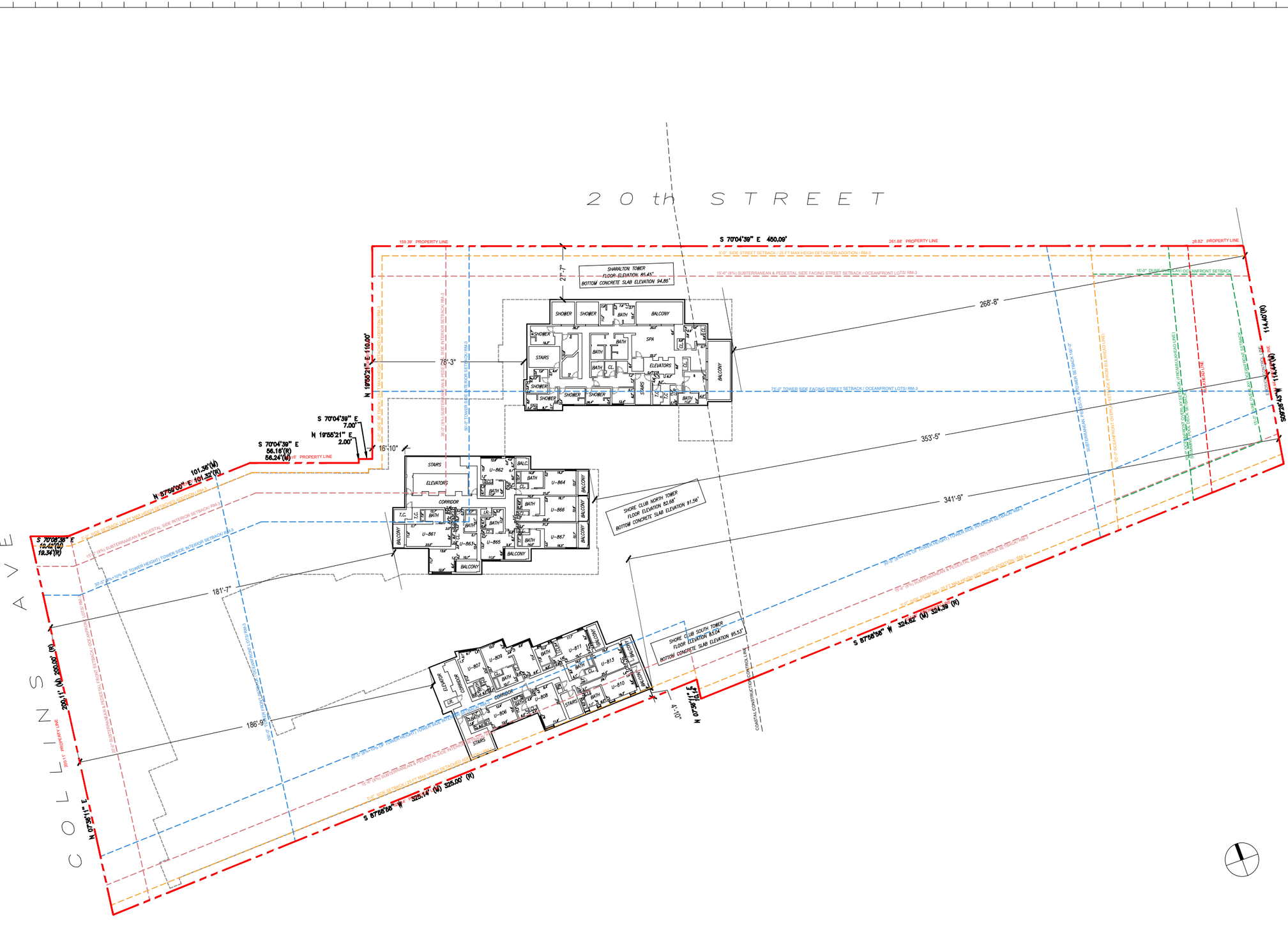
KOBI KARP
Lic. # AR0012578

K O B I K A R P

EXISTING LEVEL 6

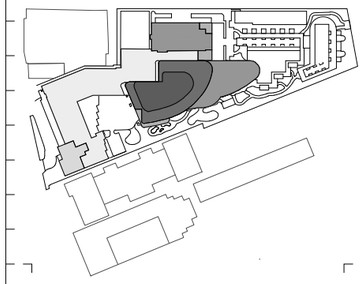
Date	4-18-2021	Sheet No.	A2.06
Scale	1"=50'-0"		
Project	2104		


20th STREET
COLLINS AVENUE
S 70°04'39" E 460.09'
159.39' PROPERTY LINE
261.88' PROPERTY LINE
26.82' PROPERTY LINE
SHARALTON TOWER
FLOOR ELEVATION 75.59'
BOTTOM CONCRETE SLAB ELEVATION 84.83'
SHORE CLUB NORTH TOWER
FLOOR ELEVATION 73.09'
BOTTOM CONCRETE SLAB ELEVATION 81.89'
SHORE CLUB SOUTH TOWER
FLOOR ELEVATION 73.10'
BOTTOM CONCRETE SLAB ELEVATION 82.07'
CORRIDOR
STAIRS
ELEVATORS
BALCONY
BATH
LAUNDRY
265'-10"
353'-5"
341'-9"
324.62' (M) 324.39' (R)
S 87°58'58" W
325.14' (M) 325.00' (R)
N 87°58'58" E 114.40' (M)
114.40' (R)
N 19°55'21" E 110.00'
S 70°04'39" E 7.00'
N 19°55'21" E 2.00'
S 70°04'39" E 56.16' (R) 56.24' (M)
16'-10"
65'-2"
27'-7"
4'-10"
181'-7"
186'-9"
N 87°58'58" E 200.00' (M) 200.00' (R)
S 70°08'36" E 12.42' (M) 18.34' (R)
N 87°58'58" E 101.32' (M) 101.39' (R)
15'-6" DUNE OVERLAY OCEANFRONT SETBACK
75'-0" TOWER SIDE FACING STREET SETBACK / OCEANFRONT LOTS/ RM-3
15'-6" (8%) SUBTERRANEAN & PEDESTAL SIDE FACING STREET SETBACK / OCEANFRONT LOTS/ RM-3
50'-0" TOWER SIDE INTERIOR SETBACK/ RM-3
36'-0" (8%) SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3
50'-0" SIDE SETBACK / 25 FT MAX HEIGH DETACHED ADDITION / RM-3
15'-6" (8%) SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3
75'-0" TOWER SIDE FACING STREET SETBACK / OCEANFRONT LOTS/ RM-3
50'-0" (8%) SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3
50'-0" SIDE SETBACK / 25 FT MAX HEIGH DETACHED ADDITION /



1 EXISTING OVERALL LEVEL 8 FLOOR PLAN

SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

STATE OF FLORIDA · KOBI KARP · LICENSE NUMBER AR0012578 · REGISTERED ARCHITECT

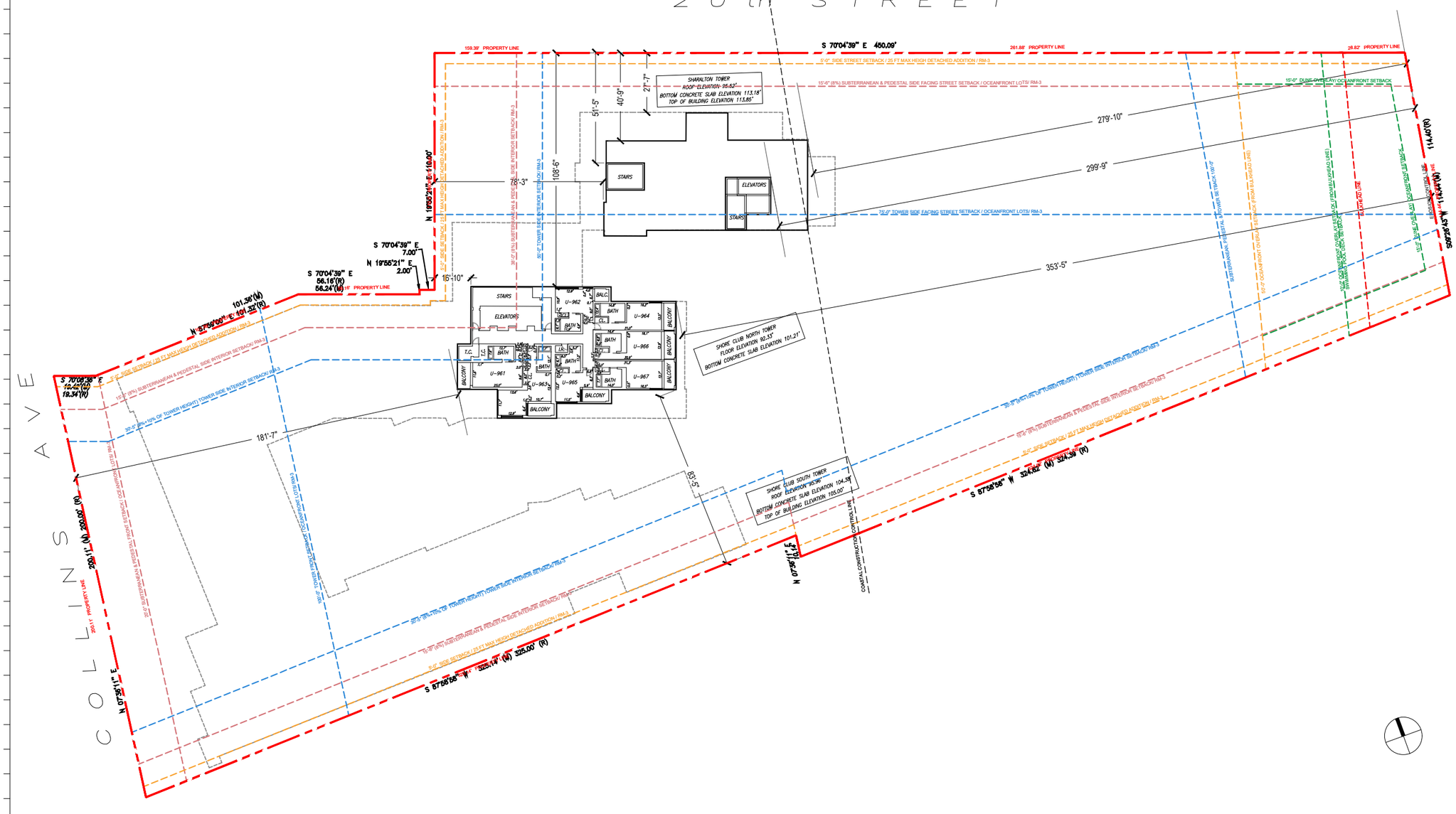
Digitally signed by Kobi Karp
Date: 2022.04.18 15:39:51-04'00'

KOBI KARP
Lic. # AR0012578

KOBI KARP

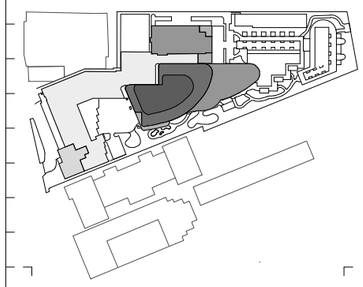
EXISTING LEVEL 8

Date	4-18-2021	Sheet No.	A2.08
Scale	1"=50'-0"		
Project	2104		



1 EXISTING OVERALL LEVEL 9 FLOOR PLAN

SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

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.
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
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

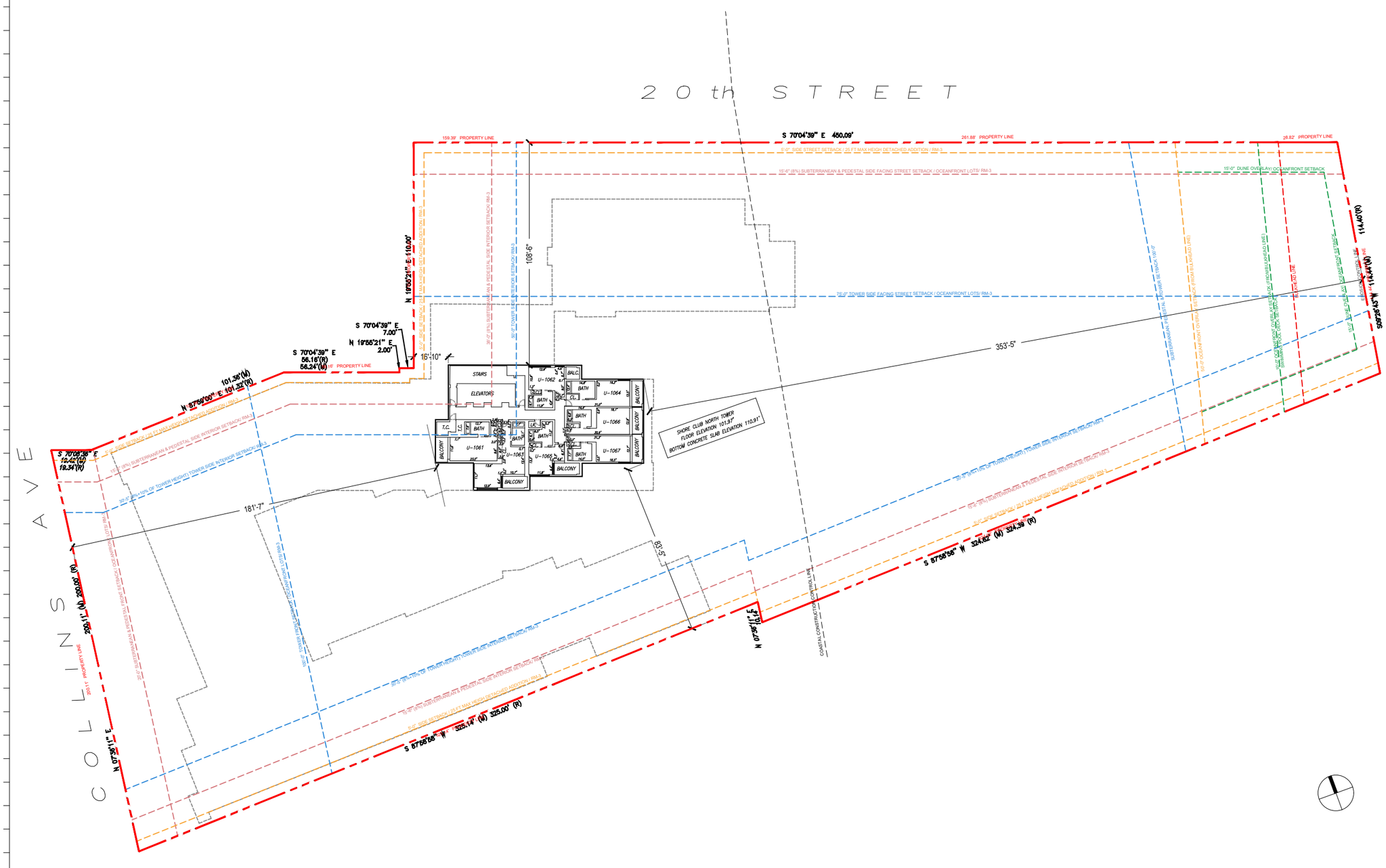
Digitally signed by Kobi Karp
Date: 2022.04.18 15:39:57-04'00'

KOBI KARP
Lic. # AR0012578

KOBI KARP

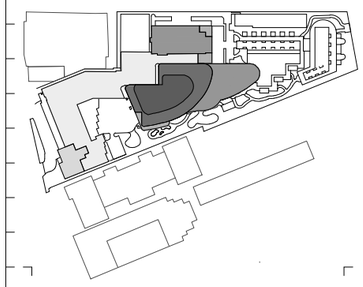
EXISTING LEVEL 9

Date	4-18-2021	Sheet No.	A2.09
Scale	1"=50'-0"		
Project	2104		



1 EXISTING OVERALL LEVEL 10 FLOOR PLAN

SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

Owner: WITKOFF.
Name
Address 40 West 57th Street, Suite 1620
Address New York, NY 10019
Tel: 212-672-4700
Email witkoff@rossettipr.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:
Name HERITAGE ARCHITECTURAL ASSOCIATES
Address 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
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

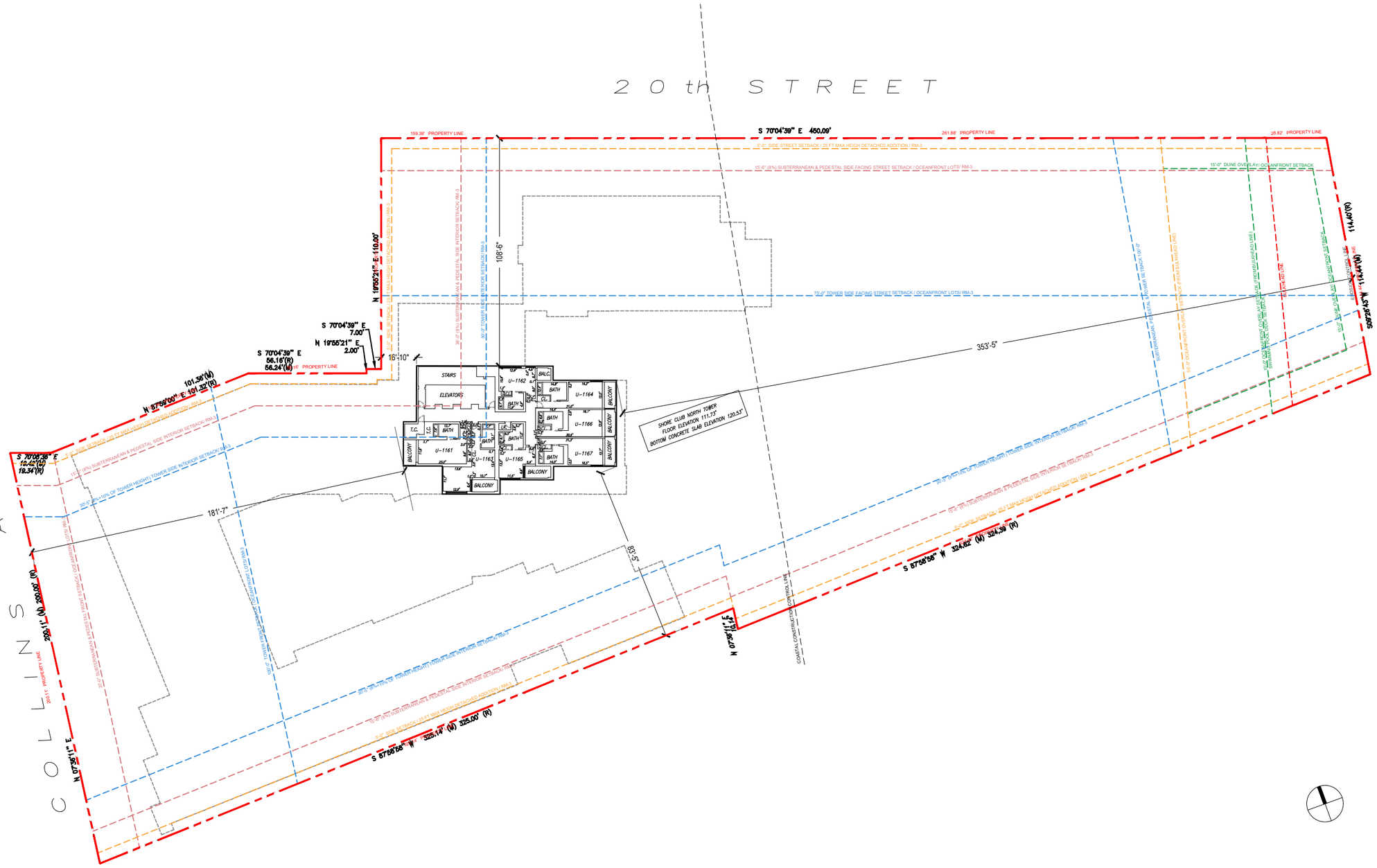
Digitally signed by Kobi Kar
Date: 2022.04.18 15:40:03-04

KOBI KARP
Lic. # AR0012578

KOBI KARP

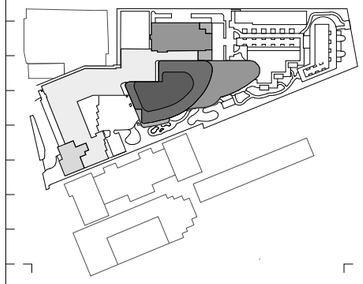
EXISTING LEVEL 10

Date	4-18-2021	Sheet No.	A2.10
Scale	1"=50'-0"		
Project	2104		



1 EXISTING OVERALL LEVEL 11 FLOOR PLAN

SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

Owner:
Name WITKOFF,
Address 40 West 57th Street, Suite 1620
Address New York, NY 10019
Tel: 212-672-4700
Email witkoff@rossettipr.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:
Name HERITAGE ARCHITECTURAL ASSOCIATES
Address 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
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA · KOBI KARP · LICENSE AR0012578 · REGISTERED ARCHITECT

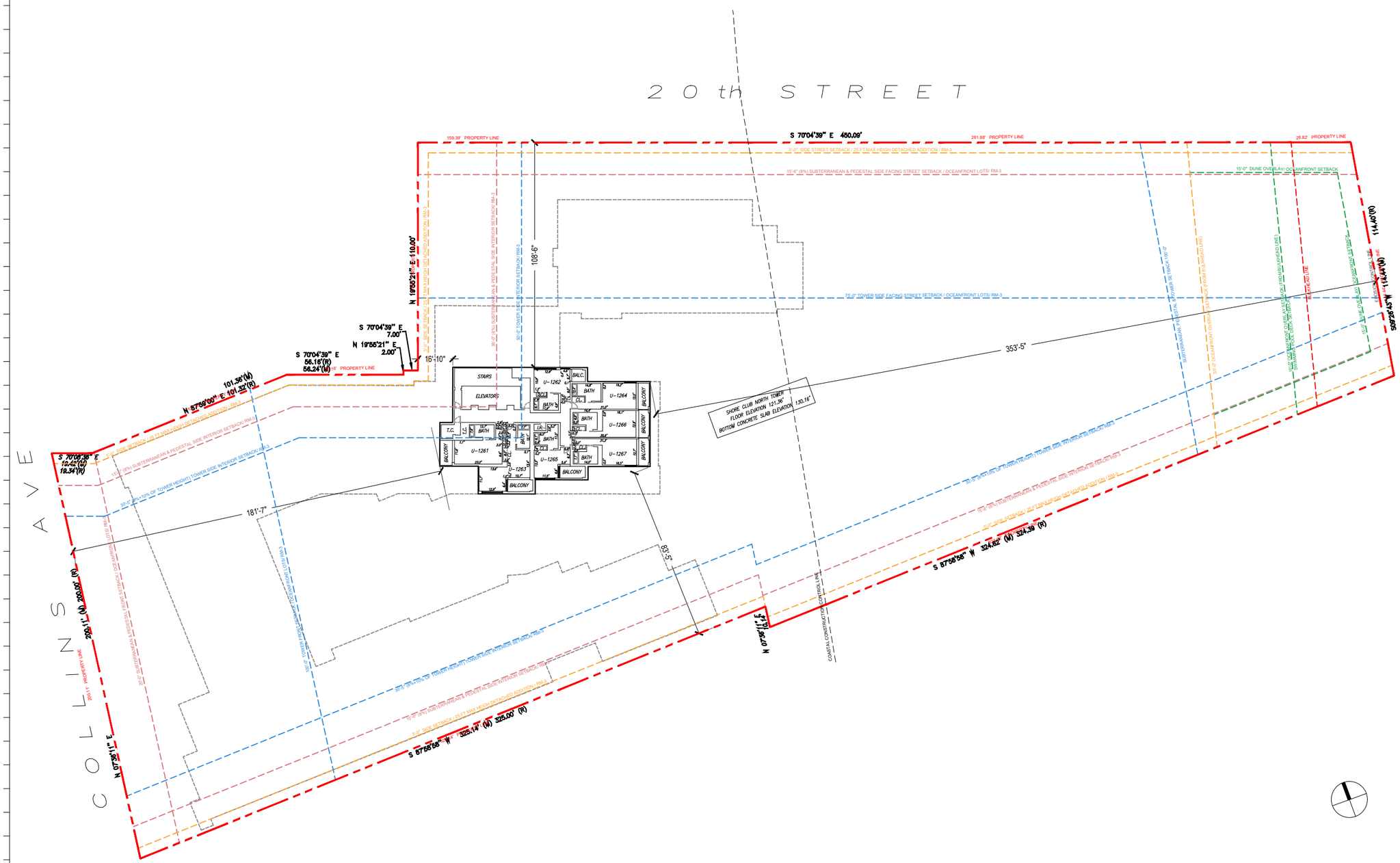
Digitally Signed by Kobi Kar
Date: 2022.04.19 15:40:09-04

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

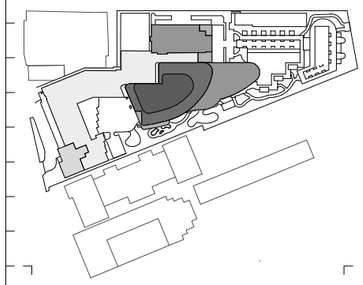
EXISTING LEVEL 11

Date	4-18-2021	Sheet No.
Scale	1"=50'-0"	A2.11
Project	2104	



1 EXISTING OVERALL LEVEL 12 FLOOR PLAN

SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

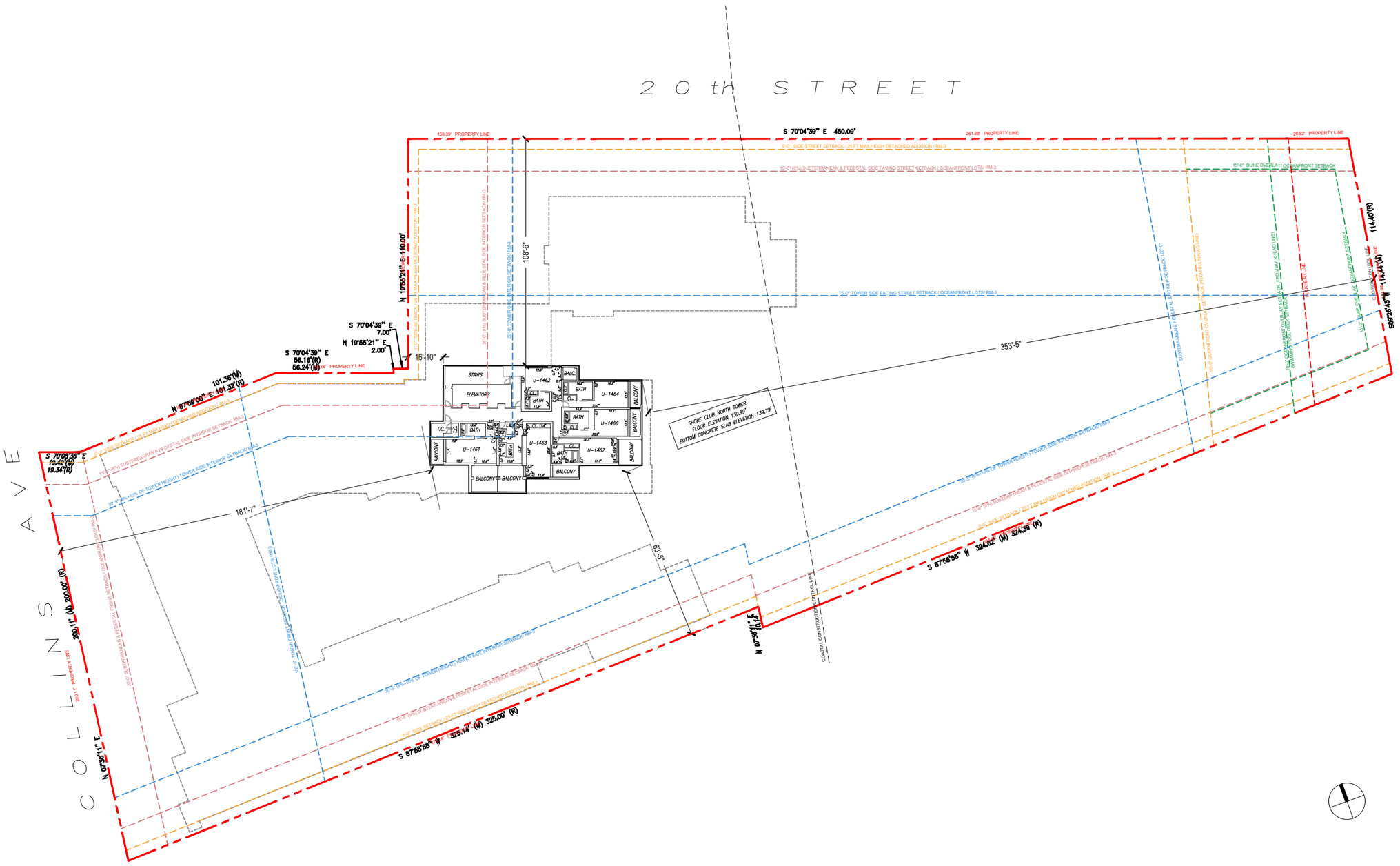
Digitally Signed by Kobi Karp
Date: 2022.04.18 15:40:15-04'00'

KOBI KARP
Lic. # AR0012578

KOBI KARP

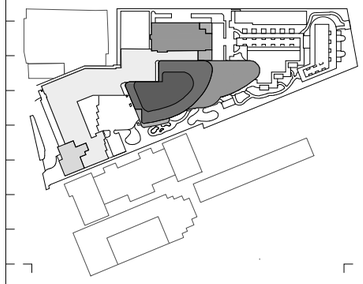
EXISTING LEVEL 12

Date	4-18-2021	Sheet No.
Scale	1"=50'-0"	A2.12
Project	2104	



1 EXISTING OVERALL LEVEL 14 FLOOR PLAN

SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

STATE OF FLORIDA · KOBI KARP · LICENSED ARCHITECT · AR0012578

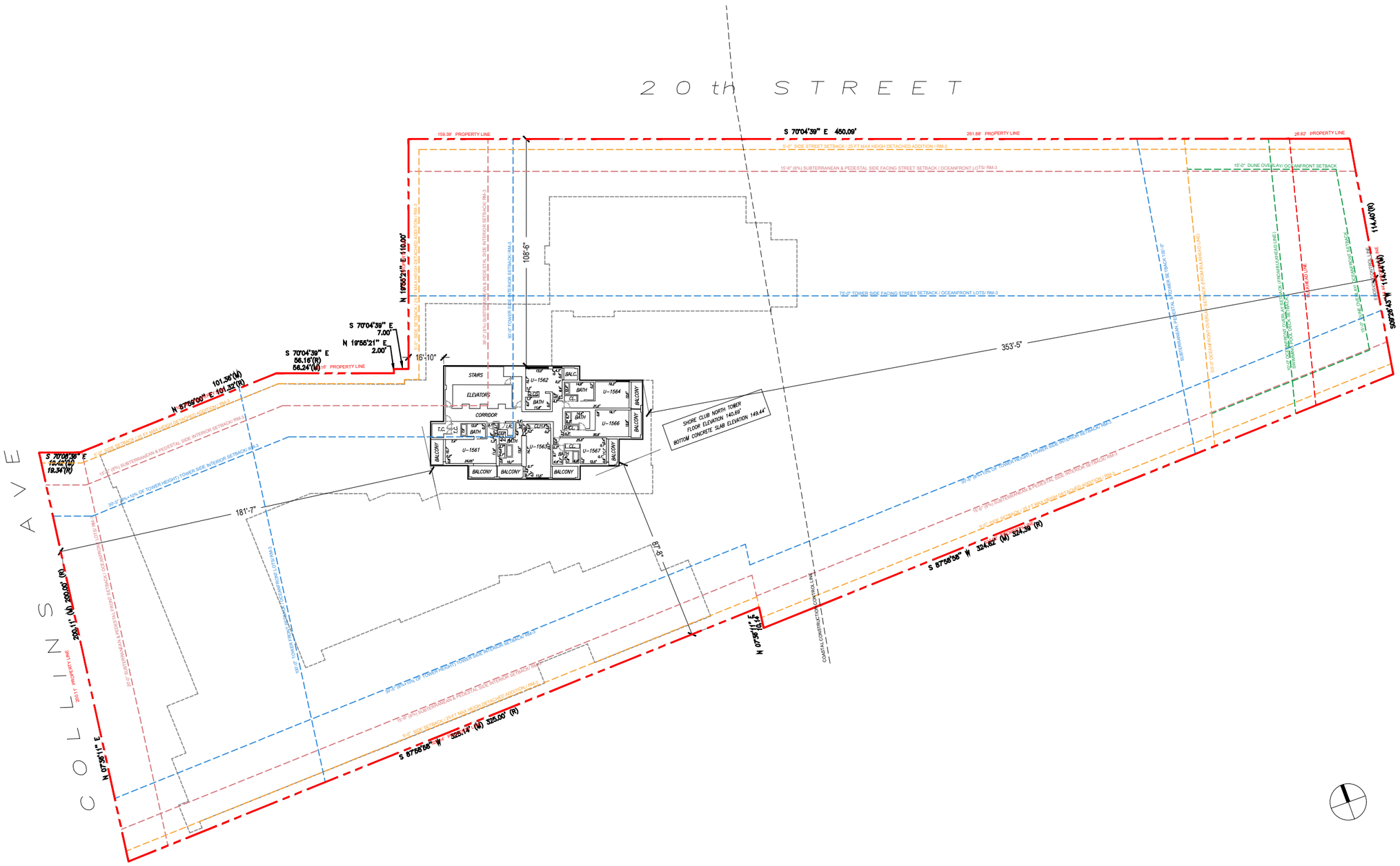
Digitally Signed by Kobi Karp
Date: 2022.04.18 15:40:21-04

KOBI KARP
Lic. # AR0012578

KOBI KARP

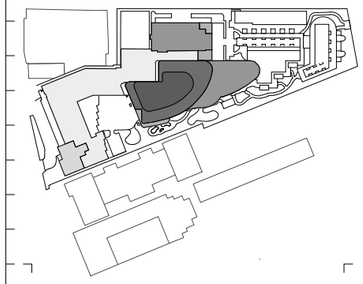
EXISTING LEVEL 14

Date	4-18-2021	Sheet No.	A2.14
Scale	1"=50'-0"		
Project	2104		



1 EXISTING OVERALL LEVEL 15 FLOOR PLAN

SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

STATE OF FLORIDA — KOBI KARP — ARCHITECT — REGISTERED ARCHITECT

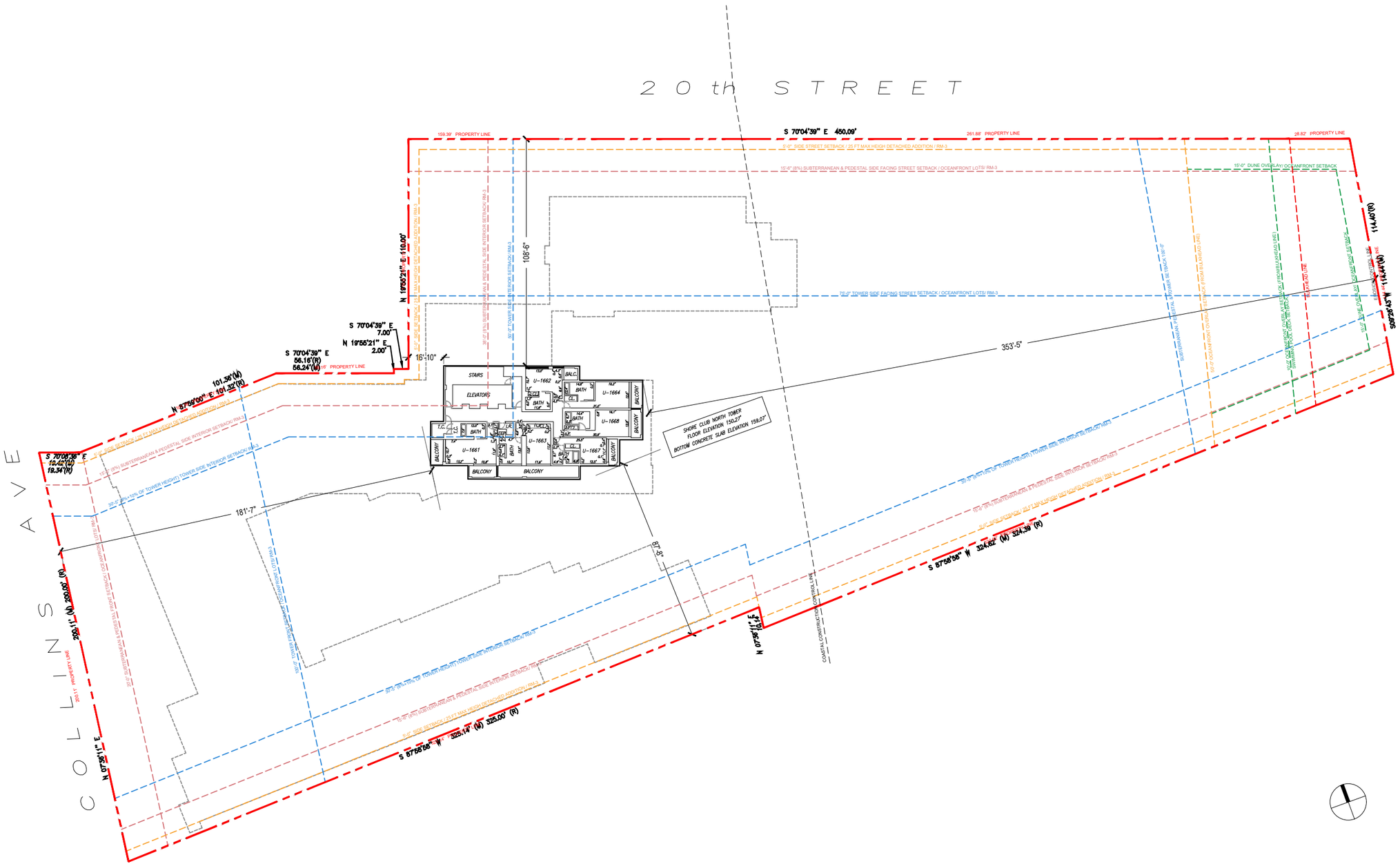
Digitally signed by Kobi Karp
Date: 2022.04.18 15:40:28-04'

KOBI KARP
Lic. # AR0012578

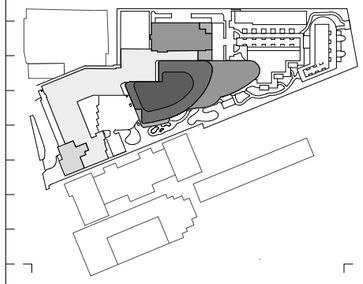
K O B I K A R P

EXISTING LEVEL 15

Date	4-18-2021	Sheet No.	A2.15
Scale	1"=50'-0"		
Project	2104		



1 EXISTING OVERALL LEVEL 16 FLOOR PLAN
SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

STATE OF FLORIDA
KOBI KARP
ARCHITECT
AR0012578
REGISTERED ARCHITECT

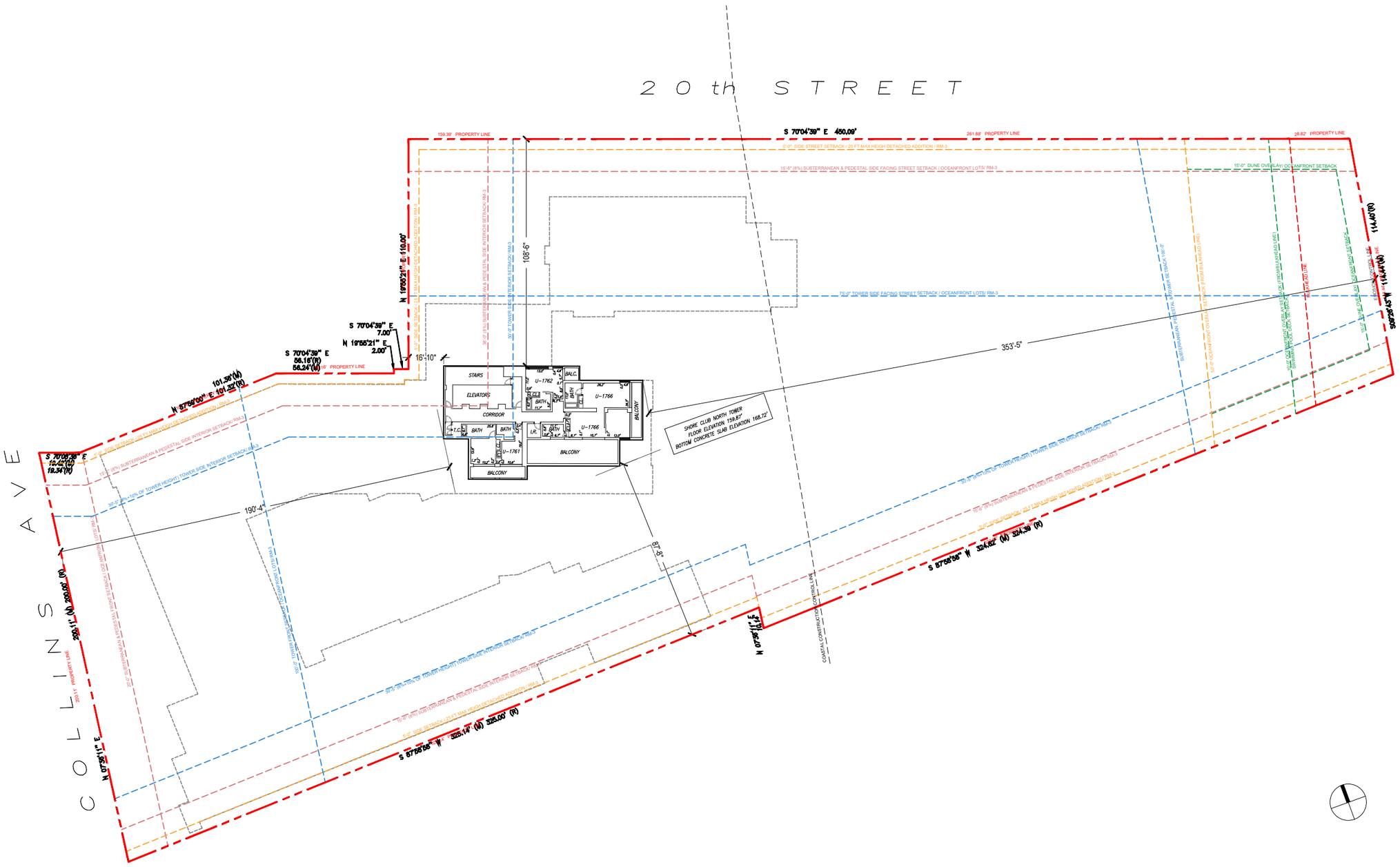
Digitally signed by Kobi Karp
Date: 2022.04.18 15:40:34-04

KOBI KARP
Lic. # AR0012578

KOBI KARP

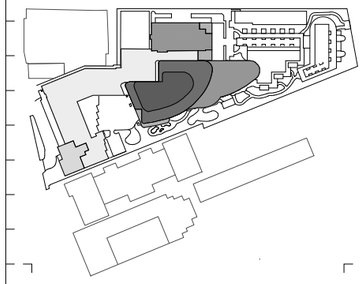
EXISTING LEVEL 16

Date	4-18-2021	Sheet No.	A2.16
Scale	1"=50'-0"		
Project	2104		



1 EXISTING OVERALL LEVEL 17 FLOOR PLAN

SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

STATE OF FLORIDA · KOBI KARP · LICENSED ARCHITECT · AR0012578

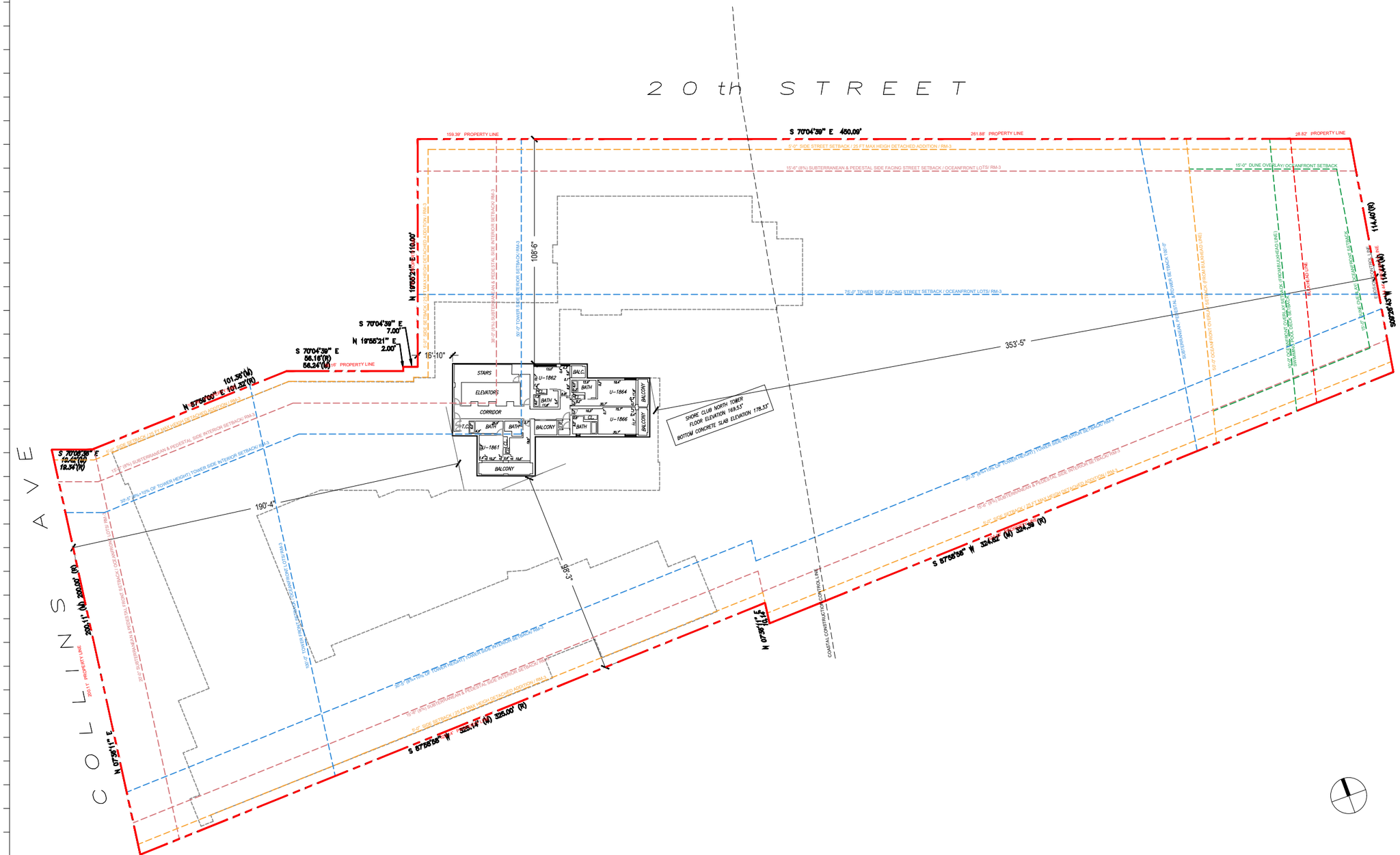
Digitally Signed by Kobi Karp
Date: 2022.04.18 15:40:40-04

KOBI KARP
Lic. # AR0012578

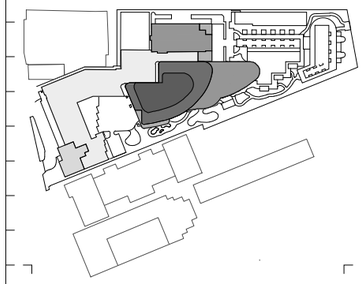
KOBI KARP

EXISTING LEVEL 17

Date	4-18-2021	Sheet No.	A2.17
Scale	1"=50'-0"		
Project	2104		



1 EXISTING OVERALL LEVEL 18 FLOOR PLAN
SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

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

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

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

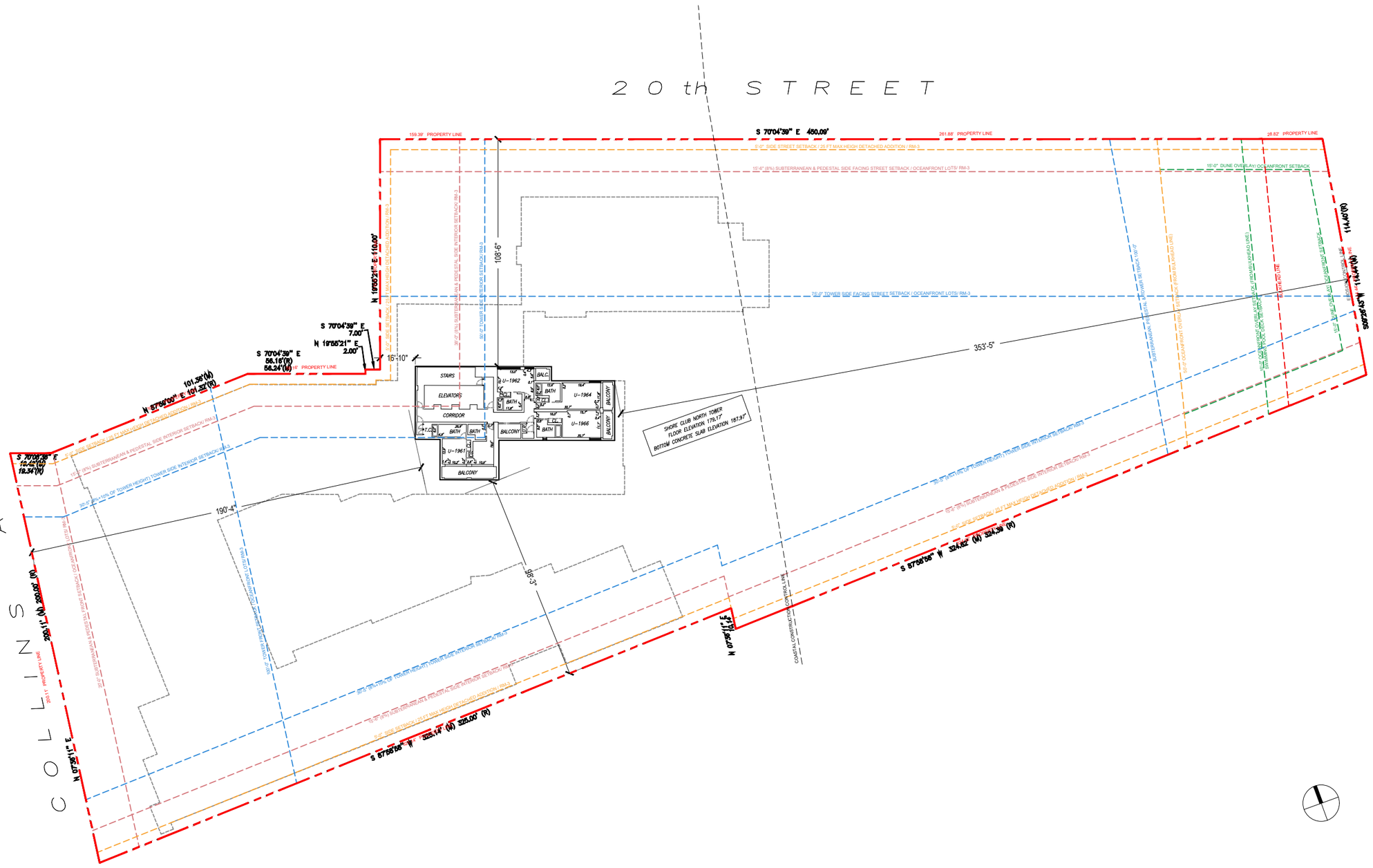
Digitally signed by Kobi Kar
Date: 2022.04.19 15:40:46-04

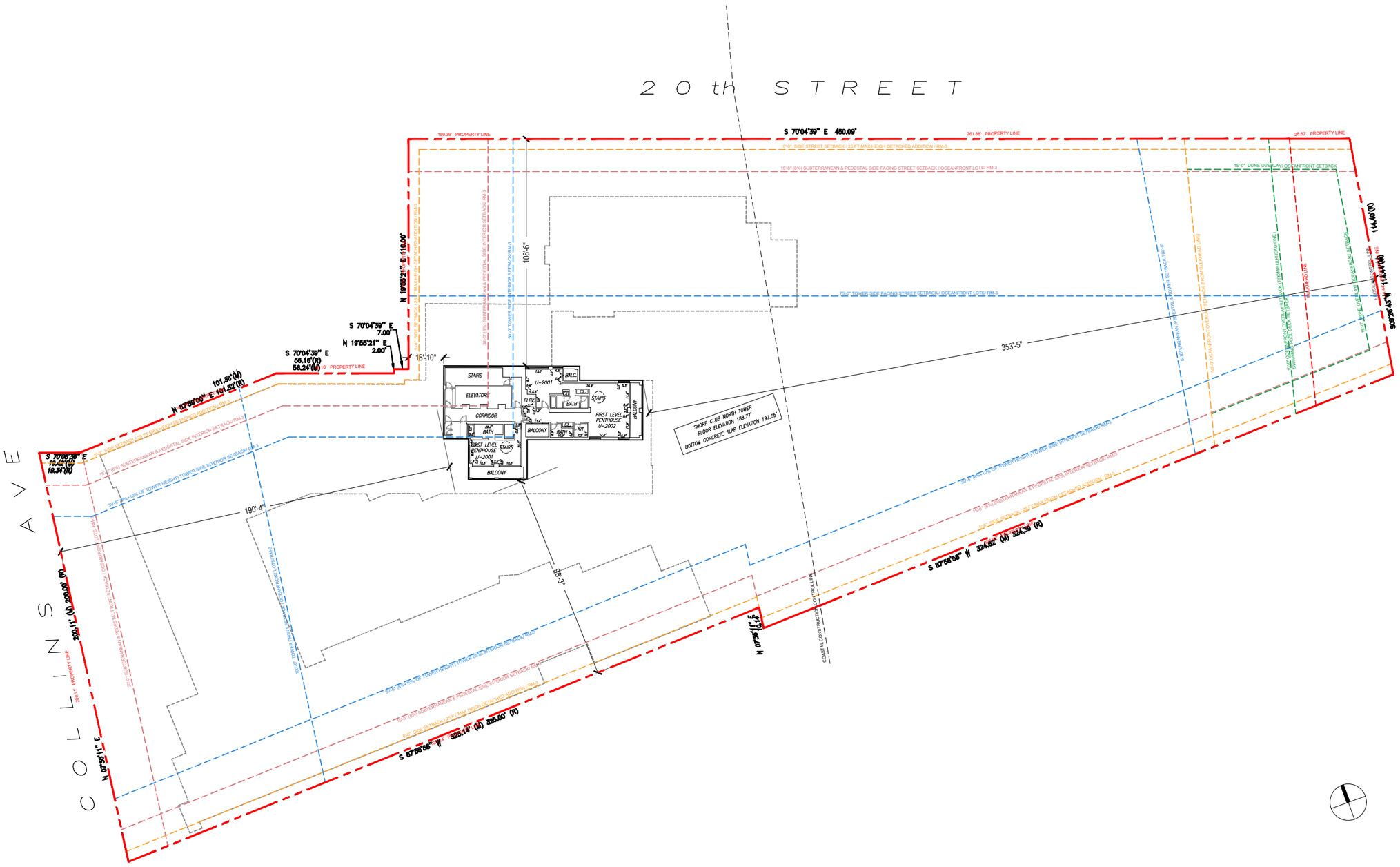
KOBI KARP
Lic. # AR0012578

KOBI KARP

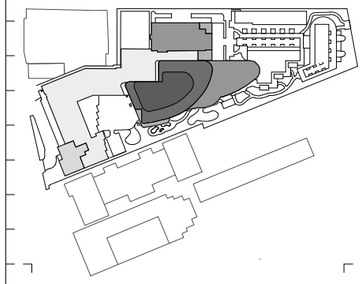
EXISTING LEVEL 18

Date	4-18-2021	Sheet No.	A2.18
Scale	1"=50'-0"		
Project	2104		


20th STREET
COLLINS AVENUE
S 70°04'39" E 460.09'
159.39' PROPERTY LINE
261.88' PROPERTY LINE
26.82' PROPERTY LINE
5'-0" SIDE STREET SETBACK / 25 FT MAX HIGH DETACHED ADDITION / RM-3
15'-6" (8%) SUBTERRANEAN & PEDESTAL SIDE FACING STREET SETBACK / OCEANFRONT LOTS/ RM-3
15'-0" DUNE OVERLAY/ OCEANFRONT SETBACK
75'-0" TOWER SIDE FACING STREET SETBACK / OCEANFRONT LOTS/ RM-3
N 19°55'21" E 110.00'
108'-6"
S 70°04'39" E 7.00'
N 19°55'21" E 2.00'
S 70°04'39" E 56.16'(R) 56.24'(M)
16'-10"
353'-5"
101.35'(M)
N 57°56'00" E 101.32'(R)
S 70°05'38" E 19.40'(R) 19.34'(M)
190'-4"
98'-3"
N 19°55'21" E 110.00'(M)
N 19°55'21" W 110.00'(M)
S 87°58'58" W 325.17' (M) 325.00' (R)
S 87°58'58" W 324.82' (M) 324.39' (R)
SHORE CLUB NORTH TOWER
FLOOR ELEVATION 179.1'
BOTTOM CONCRETE SLAB ELEVATION 167.97'
STAIRS
ELEVATORS
CORRIDOR
BALC.
U-1962
BATH
U-1964
BALCONY
T.C.D.
U-1961
U-1966
COASTAL CONSTRUCTION CONTROL LINE
SUBTERRANEAN PEDESTAL SIDE FACING STREET SETBACK 15'-6"
15'-0" OCEANFRONT TWO AREA SETBACK FROM BULKHEAD LINE
DUNE OVERLAY/ OCEANFRONT SETBACK FROM BULKHEAD LINE
75'-0" TOWER SIDE FACING STREET SETBACK
30'-0" MIN. SETBACK FOR TOWER HEIGHT / TOWER SIDE INTERIOR SETBACK RM-3
15'-6" (8%) SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK RM-3
5'-0" SIDE STREET SETBACK / 25 FT MAX HIGH DETACHED ADDITION / RM-3
30'-0" TOWER SIDE INTERIOR SETBACK RM-3
36'-0" (8%) SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK RM-3
5'-0" SIDE SETBACK / 25FT MAX HIGH DETACHED ADDITION / RM-3
10% OF TOWER HEIGHT / TOWER SIDE INTERIOR SETBACK RM-3
30'-0" + 10% OF TOWER HEIGHT / TOWER SIDE INTERIOR SETBACK RM-3
15'-6" (8%) SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK RM-3
DUNE OVERLAY/ OCEANFRONT SETBACK FROM BULKHEAD LINE
15'-0" OCEANFRONT TWO AREA SETBACK FROM BULKHEAD LINE
DUNE OVERLAY/ OCEANFRONT SETBACK
75'-0" TOWER SIDE FACING STREET SETBACK
SUBTERRANEAN PEDESTAL SIDE FACING STREET SETBACK 15'-6"
30'-0" MIN. SETBACK FOR TOWER HEIGHT / TOWER SIDE INTERIOR SETBACK RM-3
15'-6" (8%) SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK RM-3
5'-0" SIDE SETBACK / 25



1 EXISTING OVERALL LEVEL 20 FLOOR PLAN
SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

STATE OF FLORIDA · KOBI KARP · LICENSED ARCHITECT · AR0012578

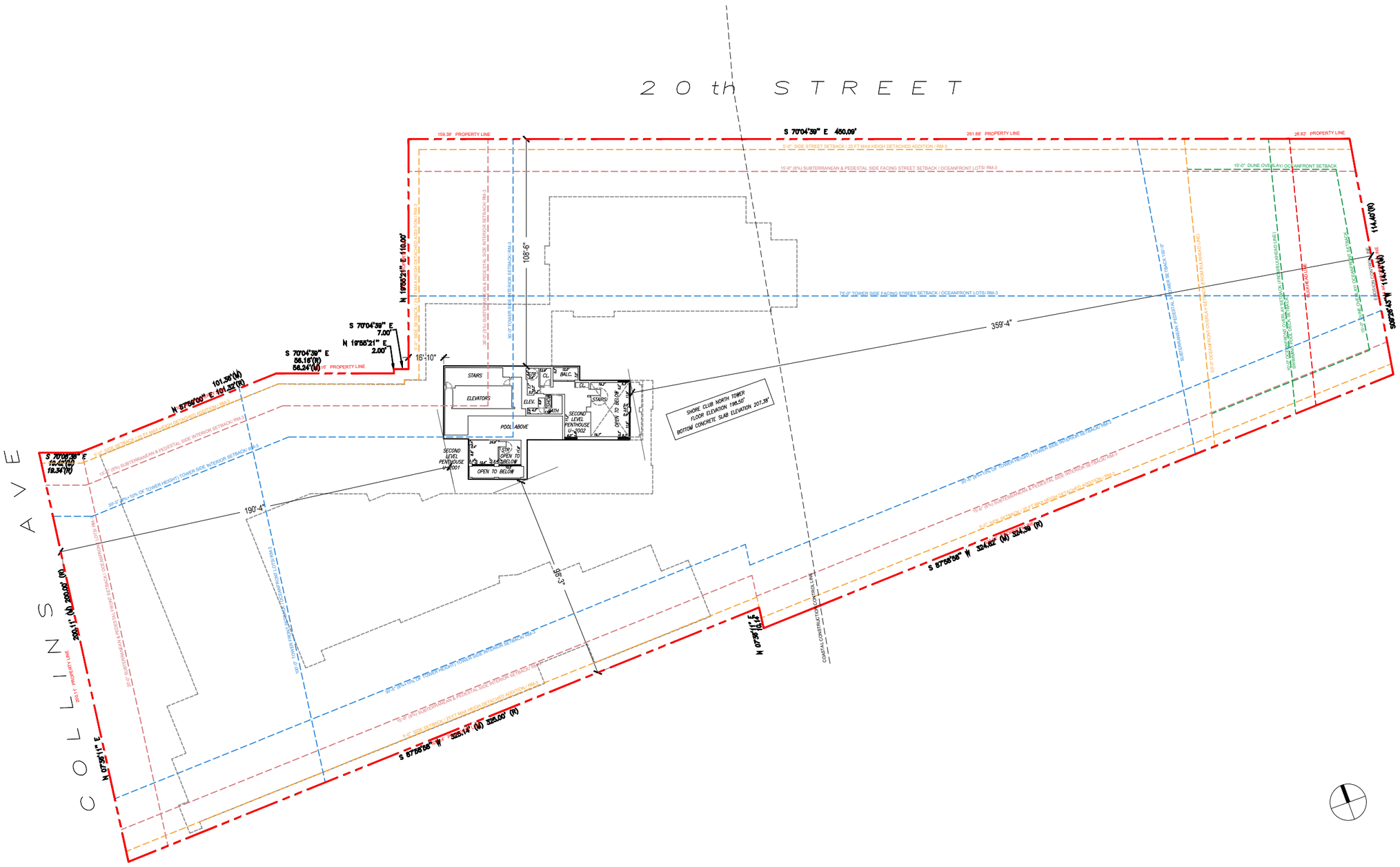
Digitally Signed by Kobi Karp
Date: 2022.04.18 15:40:59-04'00'

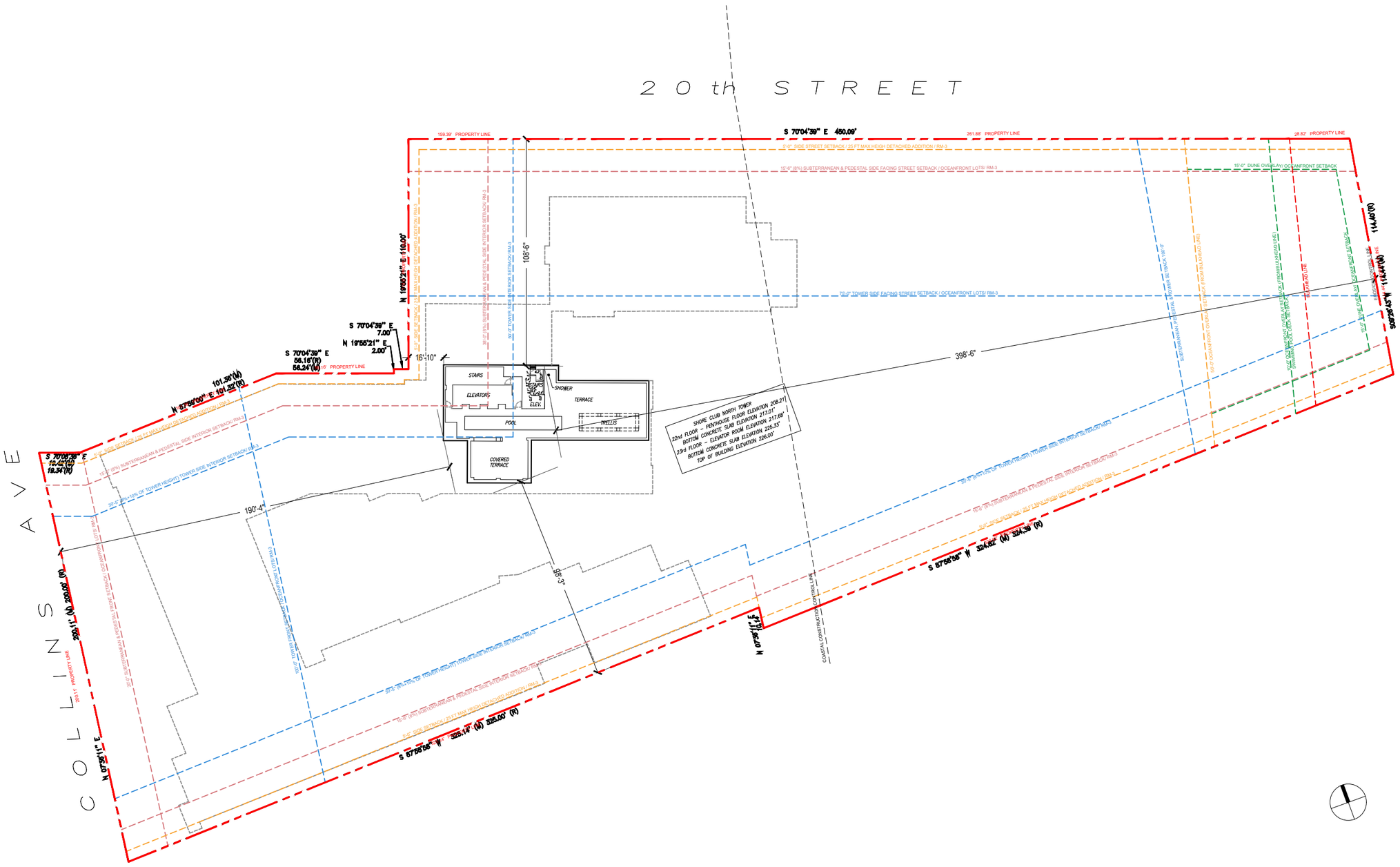
KOBI KARP
Lic. # AR0012578

KOBI KARP

EXISTING LEVEL 20

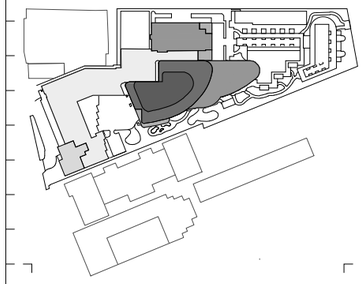
Date	4-18-2021	Sheet No.	A2.20
Scale	1"=50'-0"		
Project	2104		


20th STREET
COLLINS AVENUE
S 70°04'39" E 460.09'
159.39' PROPERTY LINE
261.88' PROPERTY LINE
26.82' PROPERTY LINE
5'-0" SIDE STREET SETBACK / 25 FT MAX HIGH DETACHED ADDITION / RM-3
15'-6" (8%) SUBTERRANEAN & PEDESTAL SIDE FACING STREET SETBACK / OCEANFRONT LOTS/ RM-3
15'-0" DUNE OVERLAY/ OCEANFRONT SETBACK
75'-0" TOWER SIDE FACING STREET SETBACK / OCEANFRONT LOTS/ RM-3
30'-0" (8%) SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3
30'-0" TOWER SIDE INTERIOR SETBACK/ RM-3
108'-6"
359'-4"
190'-4"
98'-3"
16'-10"
N 19°55'21" E 110.00'
S 70°04'39" E 7.00'
N 19°55'21" E 2.00'
S 70°04'39" E 56.15'(R) 56.24'(M)
N 57°56'00" E 101.39'(M) 101.32'(R)
S 70°05'39" E 19.40'(R) 19.34'(M)
N 19°55'21" E 110.00'(M) 110.00'(R)
N 19°55'21" W 110.00'(M)
S 87°05'05" W 325.14' (M) 325.00' (R)
S 87°05'05" W 324.82' (M) 324.39' (R)
N 70°04'39" W 324.82'
S 70°04'39" E 324.82'
SHORE CLUB NORTH TOWER
FLOOR ELEVATION 196.50'
BOTTOM CONCRETE SLAB ELEVATION 207.39'
STAIRS
ELEVATORS
POOL ABOVE
SECOND LEVEL PENTHOUSE U-2002
SECOND LEVEL PENTHOUSE U-2001
OPEN TO BELOW
ELEV.
MECH.
STOR.
CL.
BALC.
OPEN TO BELOW
SUBTERRANEAN PEDESTAL SIDE SETBACK 190'-4"
15'-0" OCEANFRONT TWO STORY TERRACE FROM BALCONY LINE
15'-0" DUNE OVERLAY SETBACK FROM BALCONY LINE
75'-0" SIDE STREET SETBACK FOR TOWER
30'-0" (8%) SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3
30'-0" TOWER SIDE INTERIOR SETBACK/ RM-3
30'-0" (8%) SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3
30'-0" + 10% OF TOWER HEIGHT / TOWER SIDE INTERIOR SETBACK/ RM-3
5'-0" SIDE SETBACK / 25 FT MAX HIGH DETACHED ADDITION / RM-3
5'-0" SIDE SETBACK / 25 FT MAX HIGH DETACHED ADDITION / RM-3
30'-0" + 10% OF TOWER HEIGHT / TOWER SIDE INTERIOR SETBACK/ RM-3
30'-0" (8%) SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3
30'-0" TOWER SIDE INTERIOR SETBACK/ RM-3
30'-0" (8%) SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3
30'-0" + 10% OF TOWER HEIGHT / TOWER SIDE INTERIOR SETBACK/ RM-3
30'-0" (8%) SUBTERRANEAN & PEDESTAL SIDE INTERIOR SETBACK/ RM-3
5'-0" SIDE SETBACK / 25 FT MAX HIGH DETACHED ADDITION / RM-3
5'-0" SIDE SETBACK / 25 FT MAX HIGH DETACHED ADDITION / RM-3
SIDE TOWER SETBACK FOR TOWER
SIDE SETBACK FOR TOWER
SIDE SETBACK FOR TOWER
SIDE



1 EXISTING OVERALL ROOF PLAN

SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

STATE OF FLORIDA · KOBI KARP · LICENSED ARCHITECT · AR0012578

Digitally Signed by Kobi Karp
Date: 2022.04.18 15:41:12-04

KOBI KARP
Lic. # AR0012578

KOBI KARP

EXISTING ROOF

Date	4-18-2021	Sheet No.	A2.22
Scale	1"=50'-0"		
Project	2104		