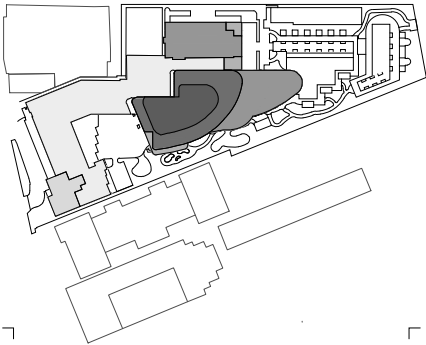




SHORE CLUB LOBBY FACING EAST



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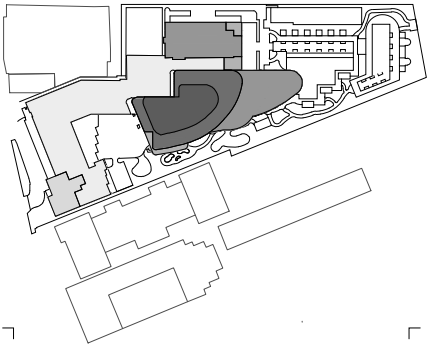
INTERIOR RENDERING

SHORE CLUB

Date	4-18-2021	Sheet No.
Scale	-	A0.82
Project	2104	



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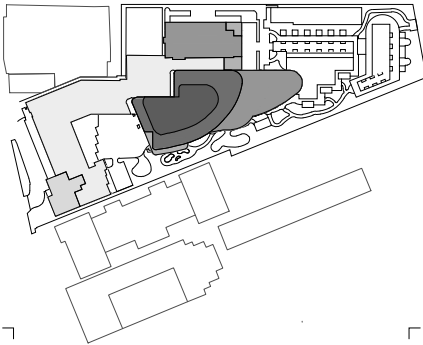
INTERIOR RENDERING

SHORE CLUB

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Scale	-	A0.83
Project	2104	



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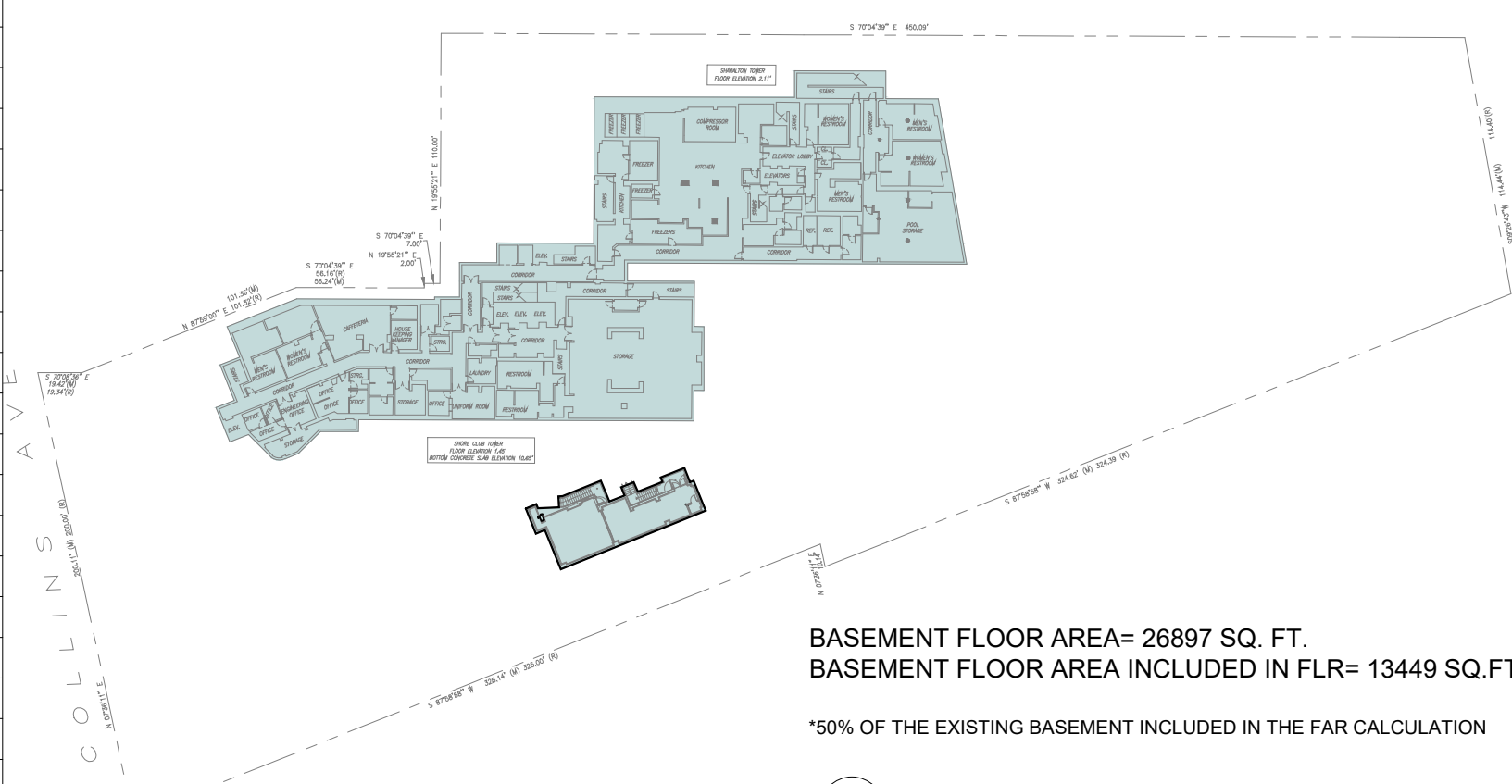
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INTERIOR RENDERING

SHORE CLUB

Date	4-18-2021	Sheet No.
Scale	-	A0.85
Project	2104	



BASEMENT FLOOR AREA= 26897 SQ. FT.
BASEMENT FLOOR AREA INCLUDED IN FLR= 13449 SQ.FT.*

*50% OF THE EXISTING BASEMENT INCLUDED IN THE FAR CALCULATION

1 EXISTING BASEMENT LEVEL FAR DIAGRAM

SCALE: N.T.S.



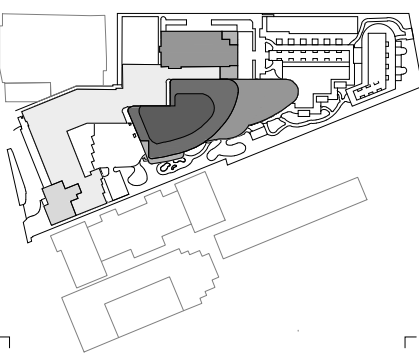
LEVEL 1 FLOOR AREA= 46695 SQ. FT.

2 EXISTING LEVEL 1 FAR DIAGRAM

SCALE: N.T.S.

SHORE CLUB 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

3 EXISTING FAR CALCULATION



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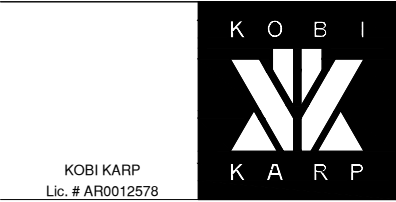
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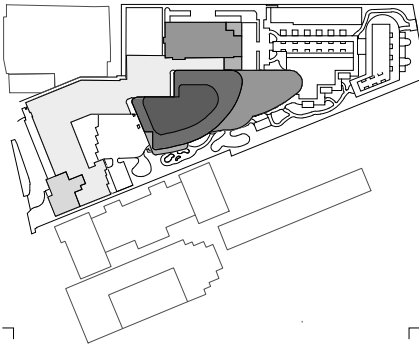
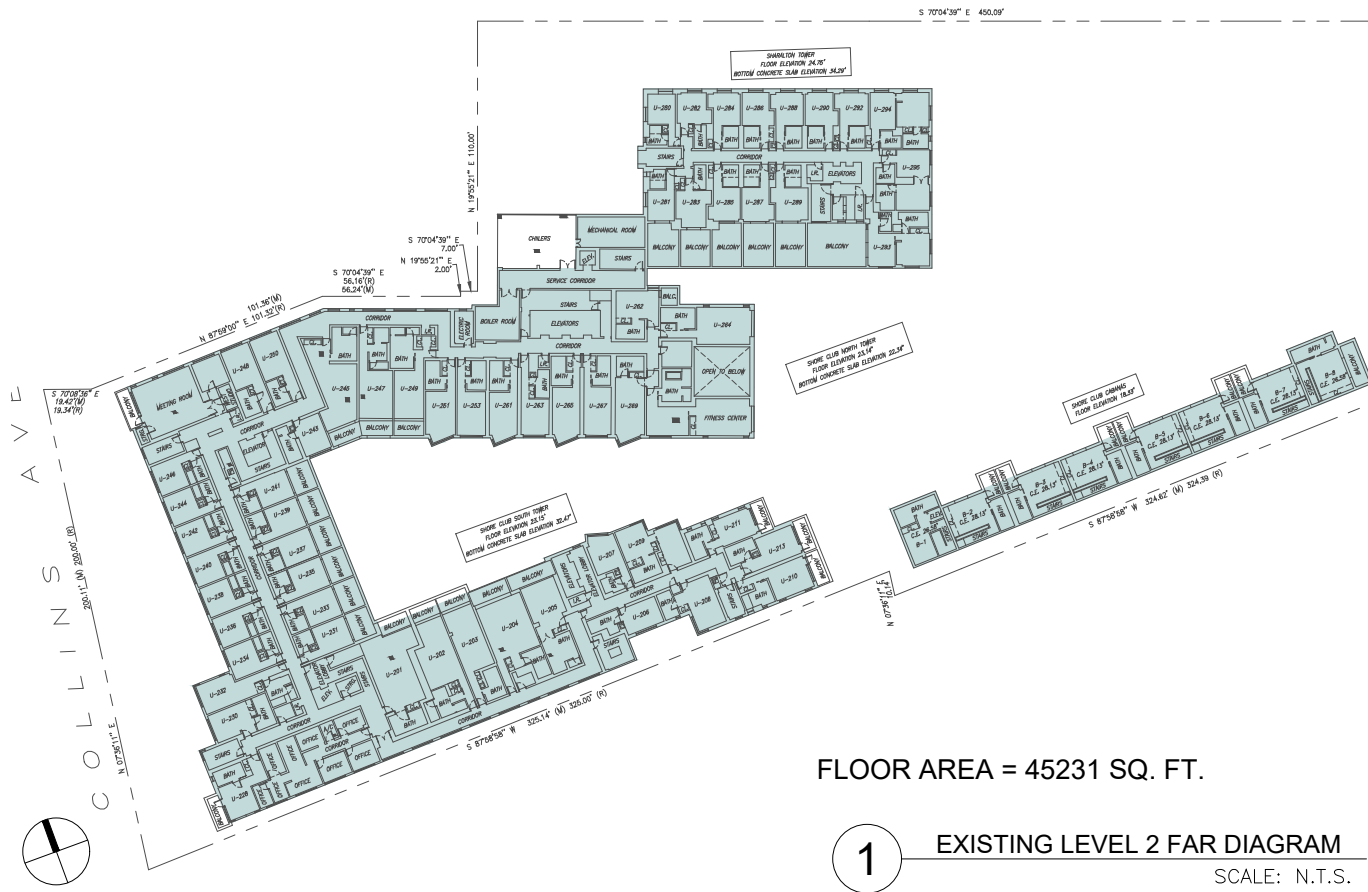
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KOB KARP
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EXITING BASEM. & LEVEL 1 FAR

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Scale	N.T.S.	A1.00
Project	2104	



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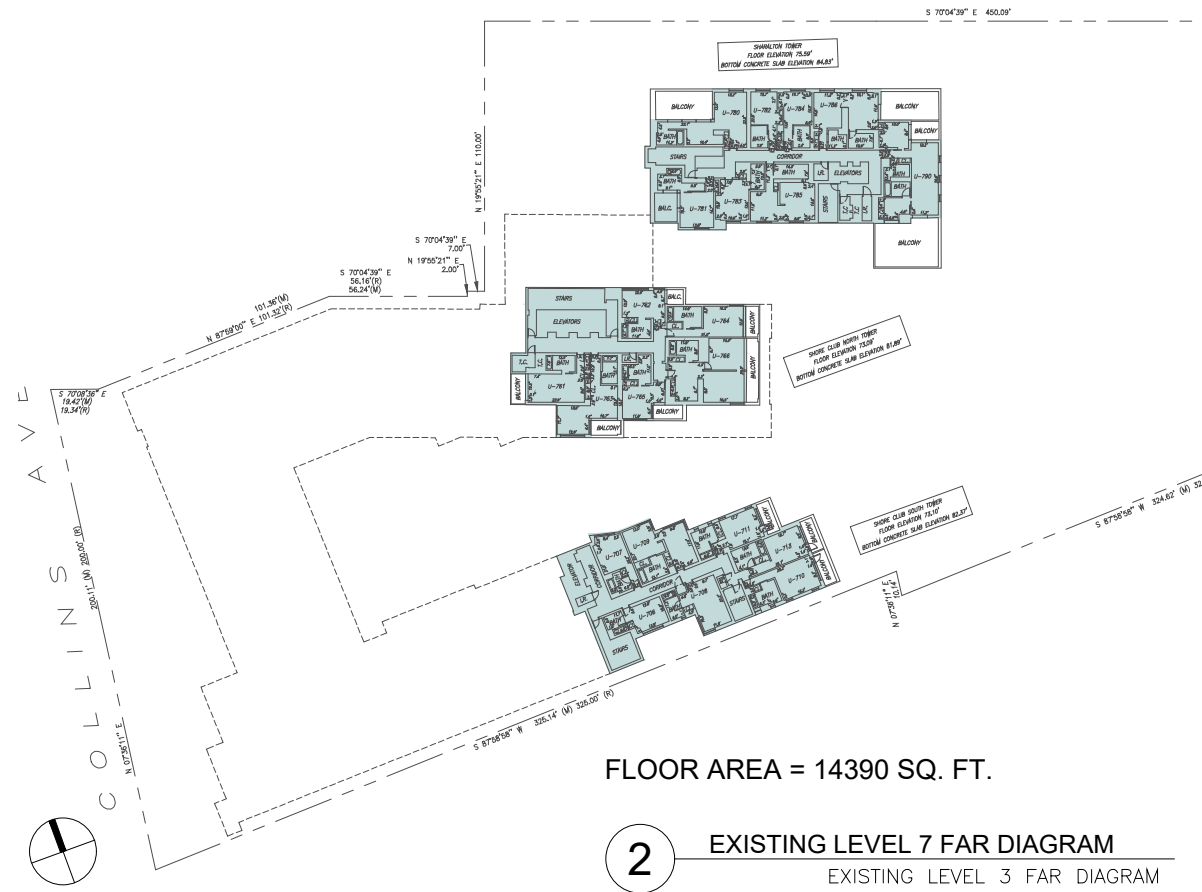
EXISTING FAR LEVEL 2 - 5

Date	4-18-2021	Sheet No.
Scale	N.T.S.	A1.01
Project	2104	



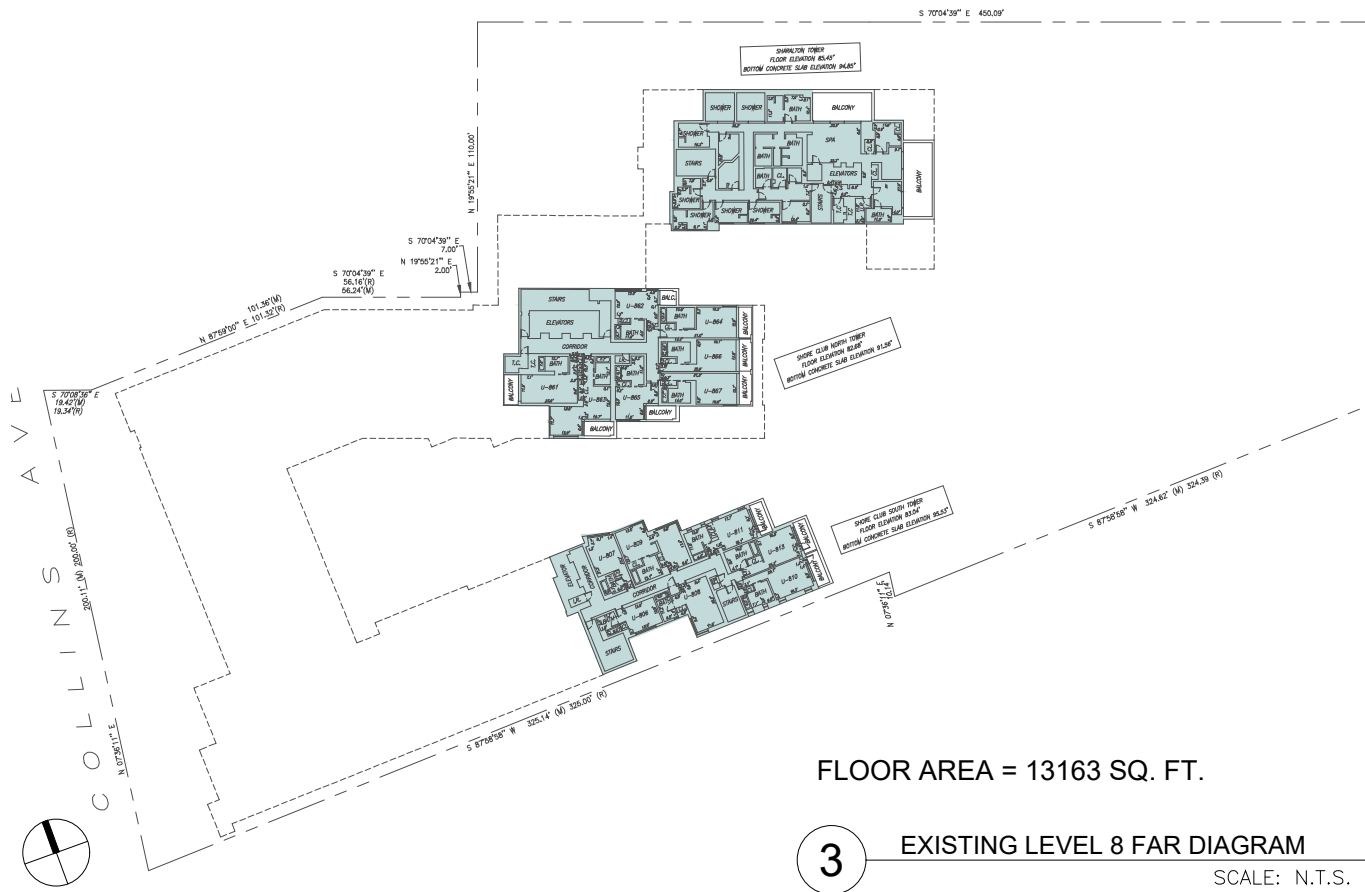
FLOOR AREA = 15644 SQ. FT.

1 EXISTING LEVEL 6 FAR DIAGRAM
SCALE: N.T.S.



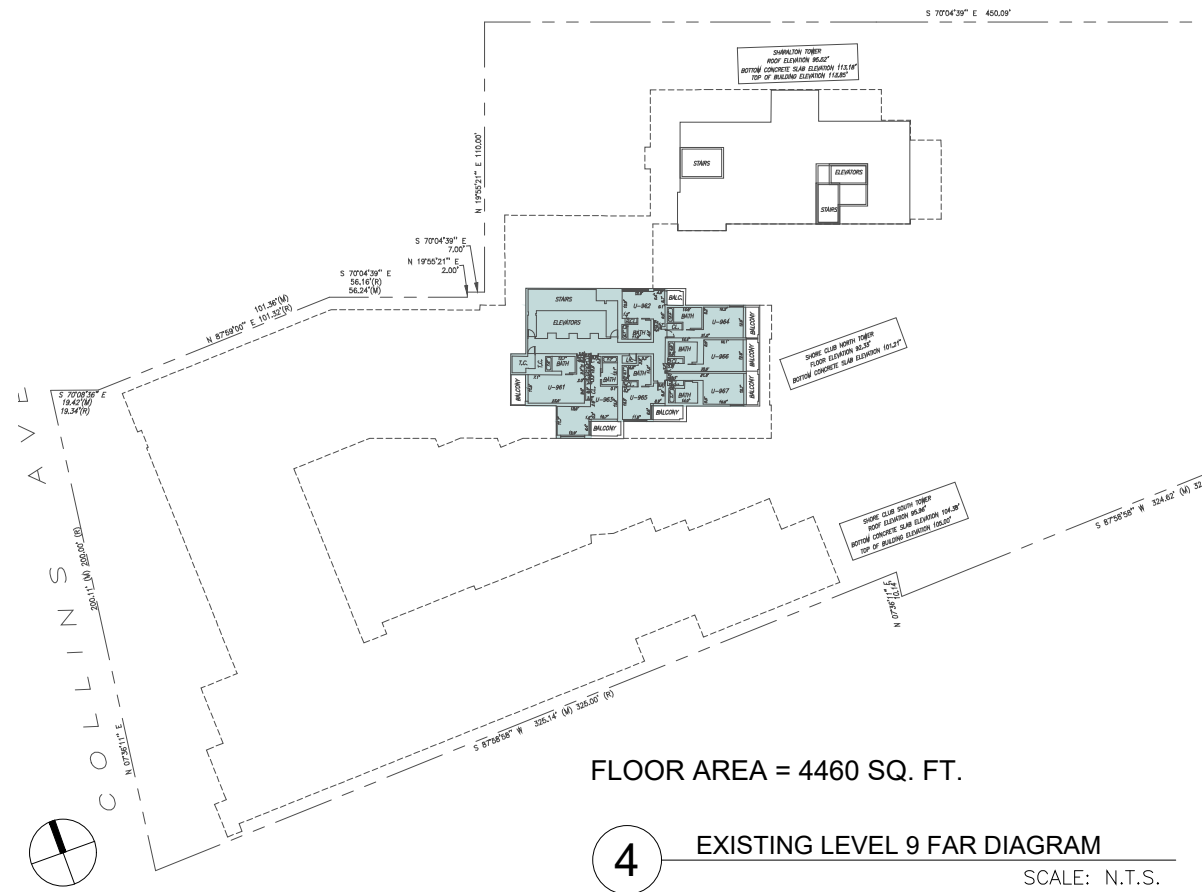
FLOOR AREA = 14390 SQ. FT.

2 EXISTING LEVEL 7 FAR DIAGRAM
EXISTING LEVEL 3 FAR DIAGRAM



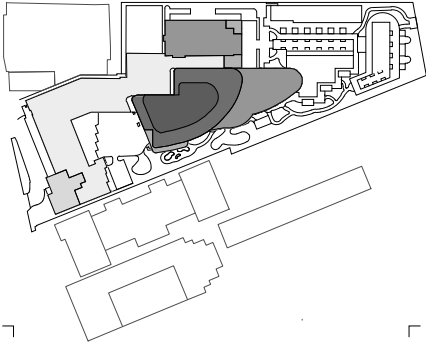
FLOOR AREA = 13163 SQ. FT.

3 EXISTING LEVEL 8 FAR DIAGRAM
SCALE: N.T.S.



FLOOR AREA = 4460 SQ. FT.

4 EXISTING LEVEL 9 FAR DIAGRAM
SCALE: N.T.S.



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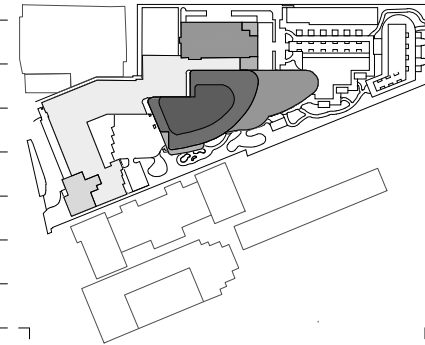
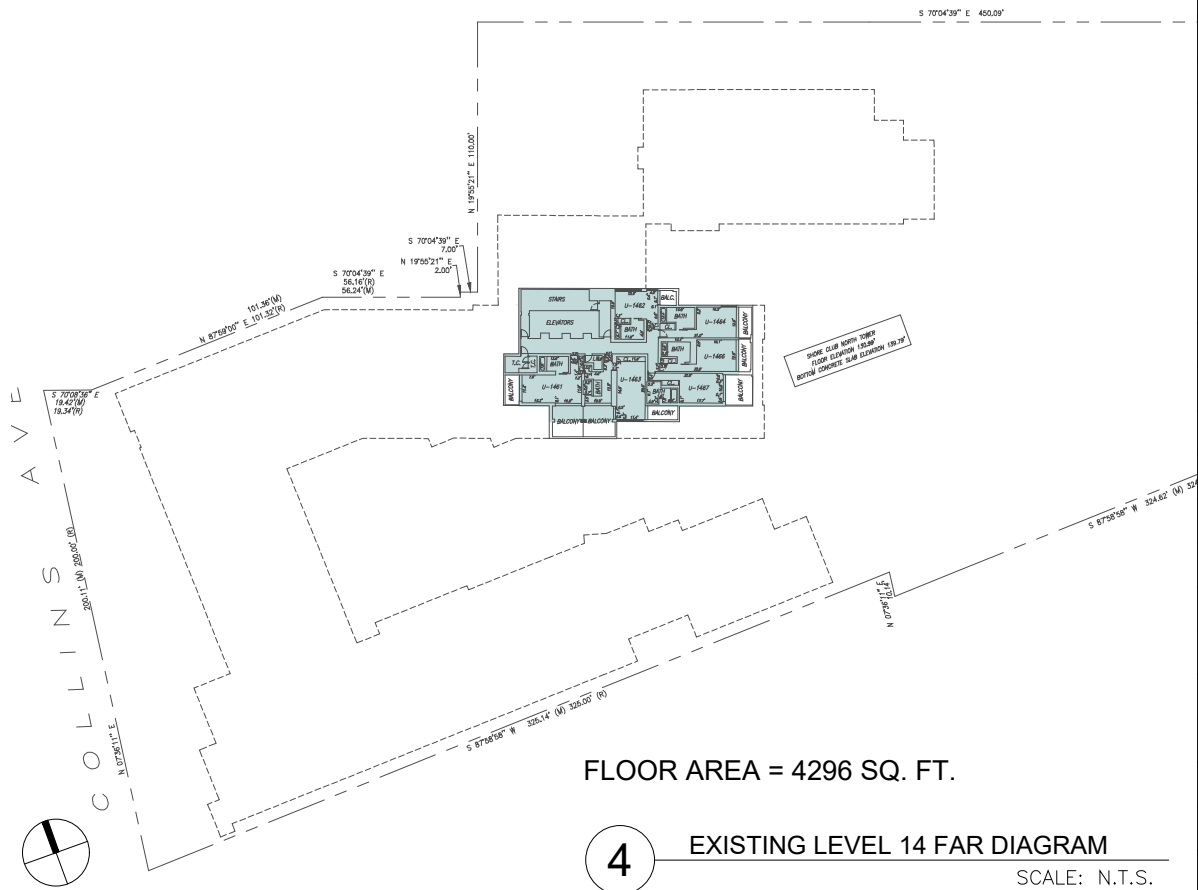
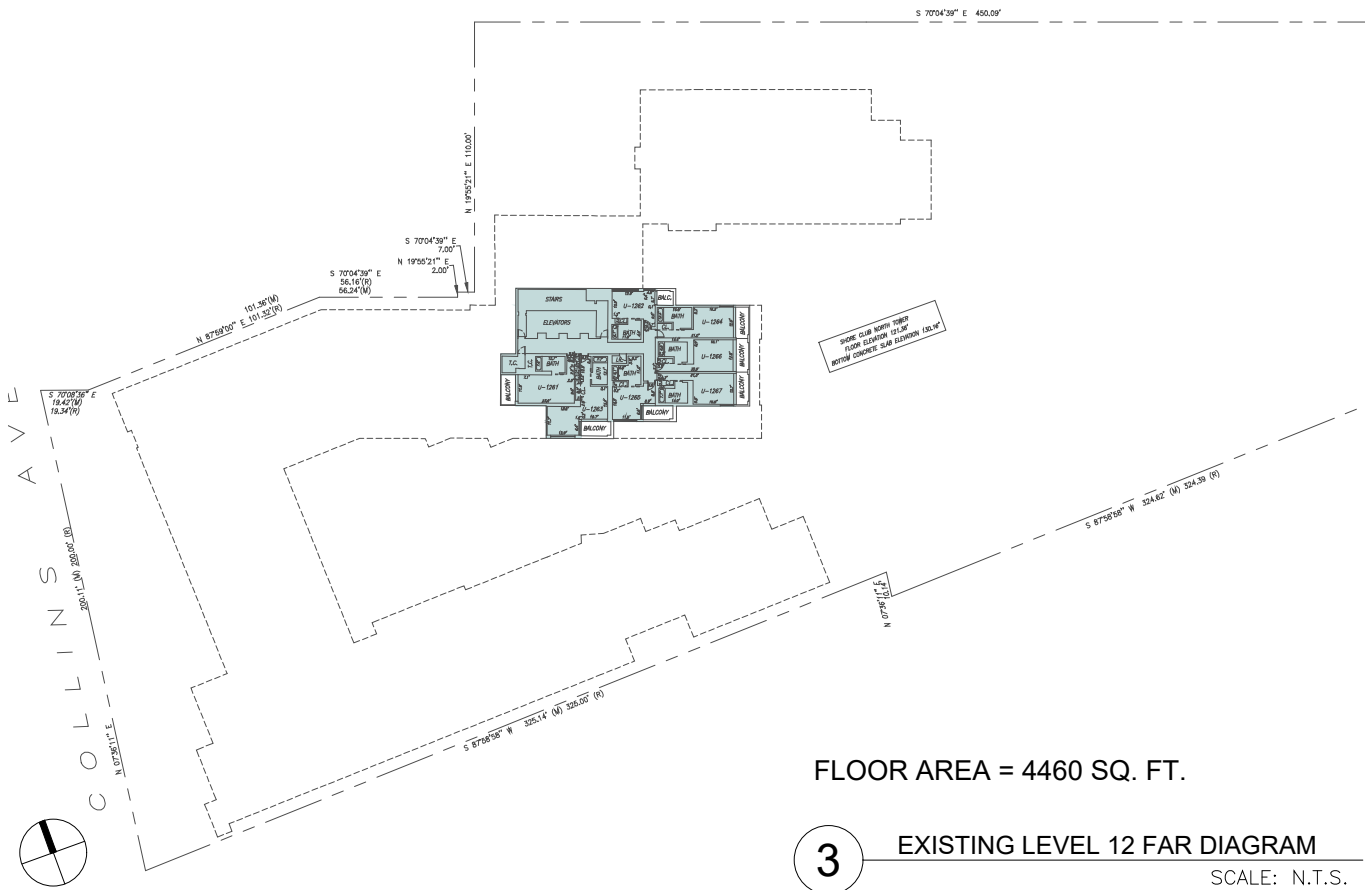
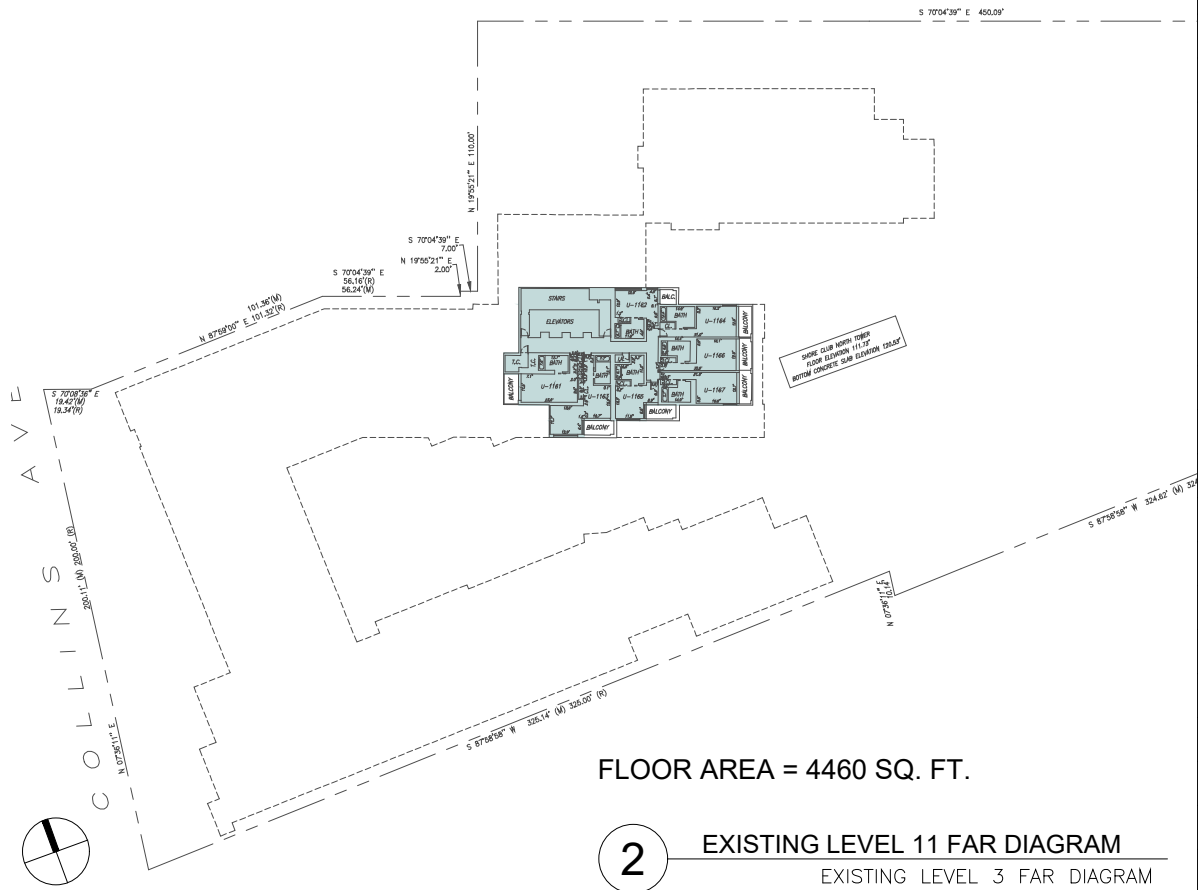
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EXISTING FAR LEVEL 6 - 9

Date	4-18-2021	Sheet No.
Scale	N.T.S.	A1.02
Project	2104	



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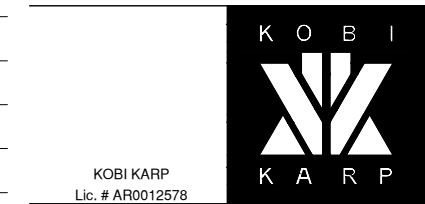
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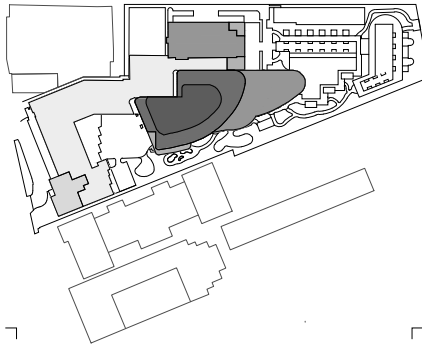
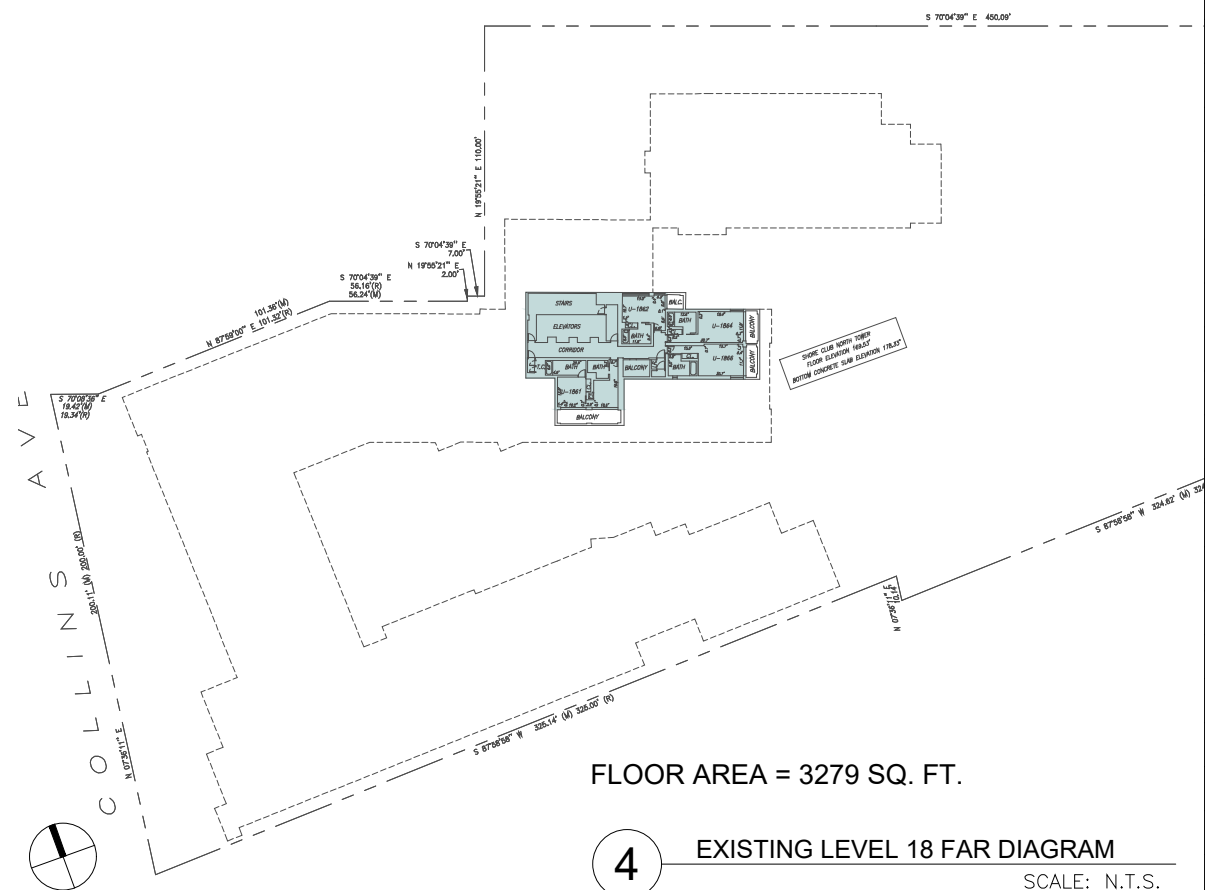
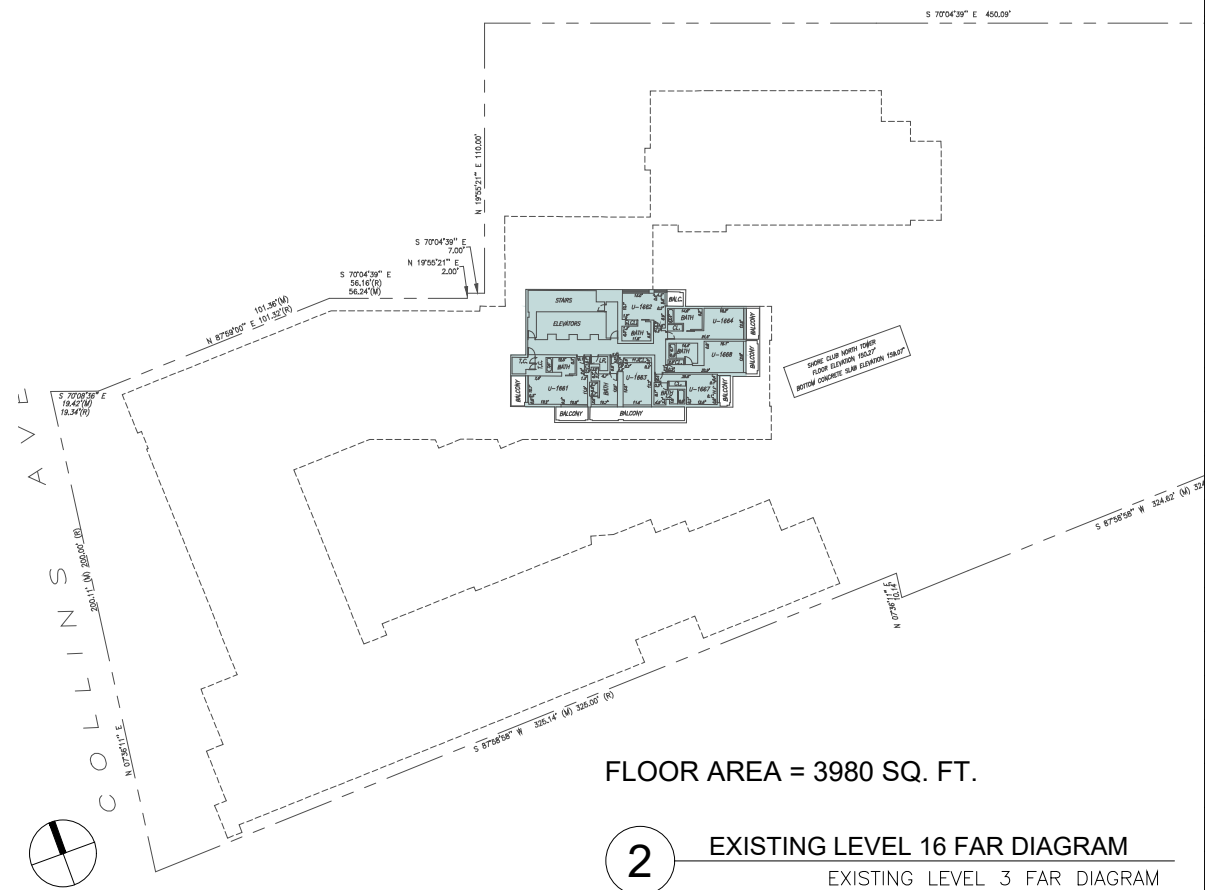
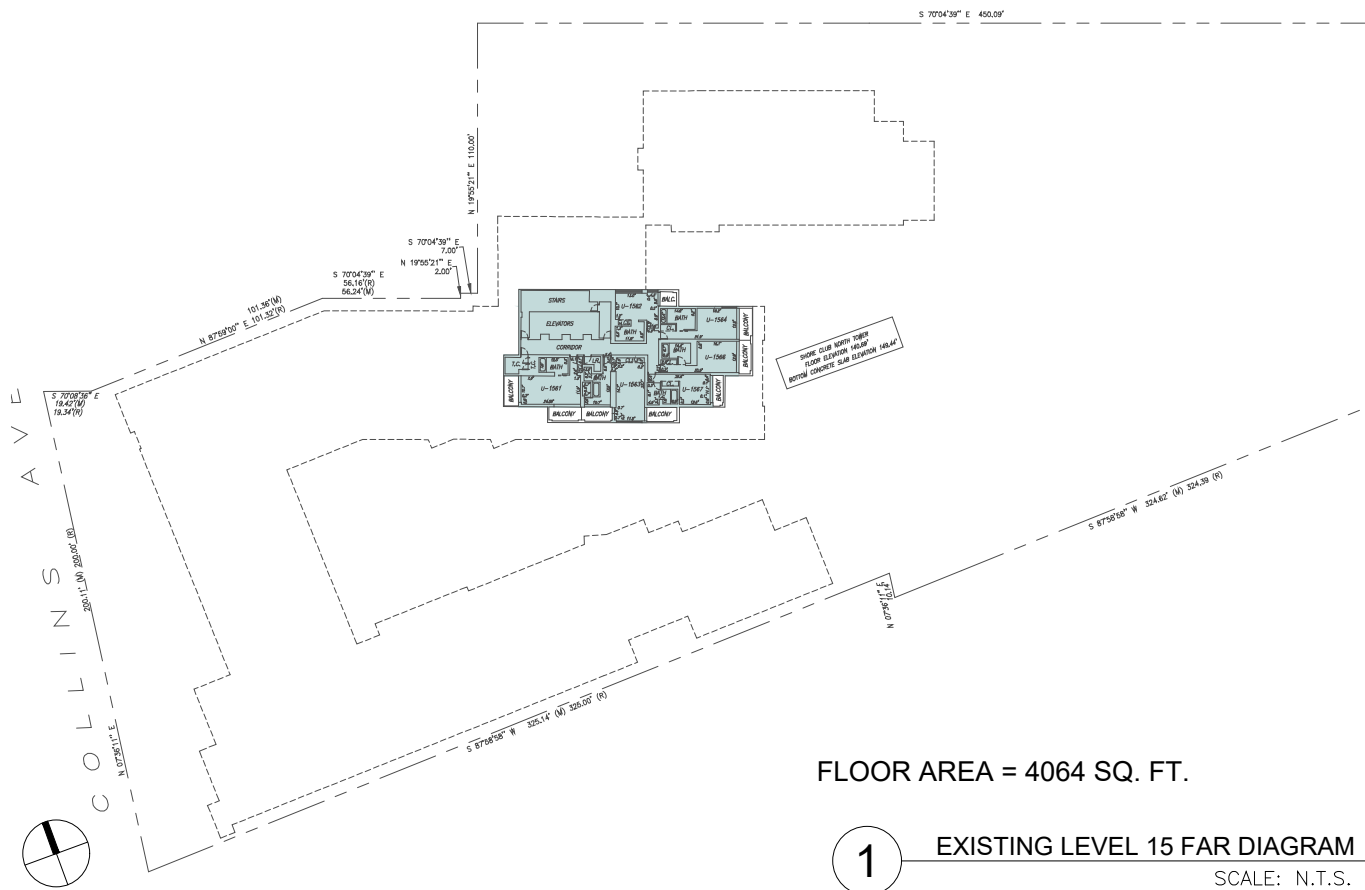
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EXISTING FAR LEVEL 10 - 14

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

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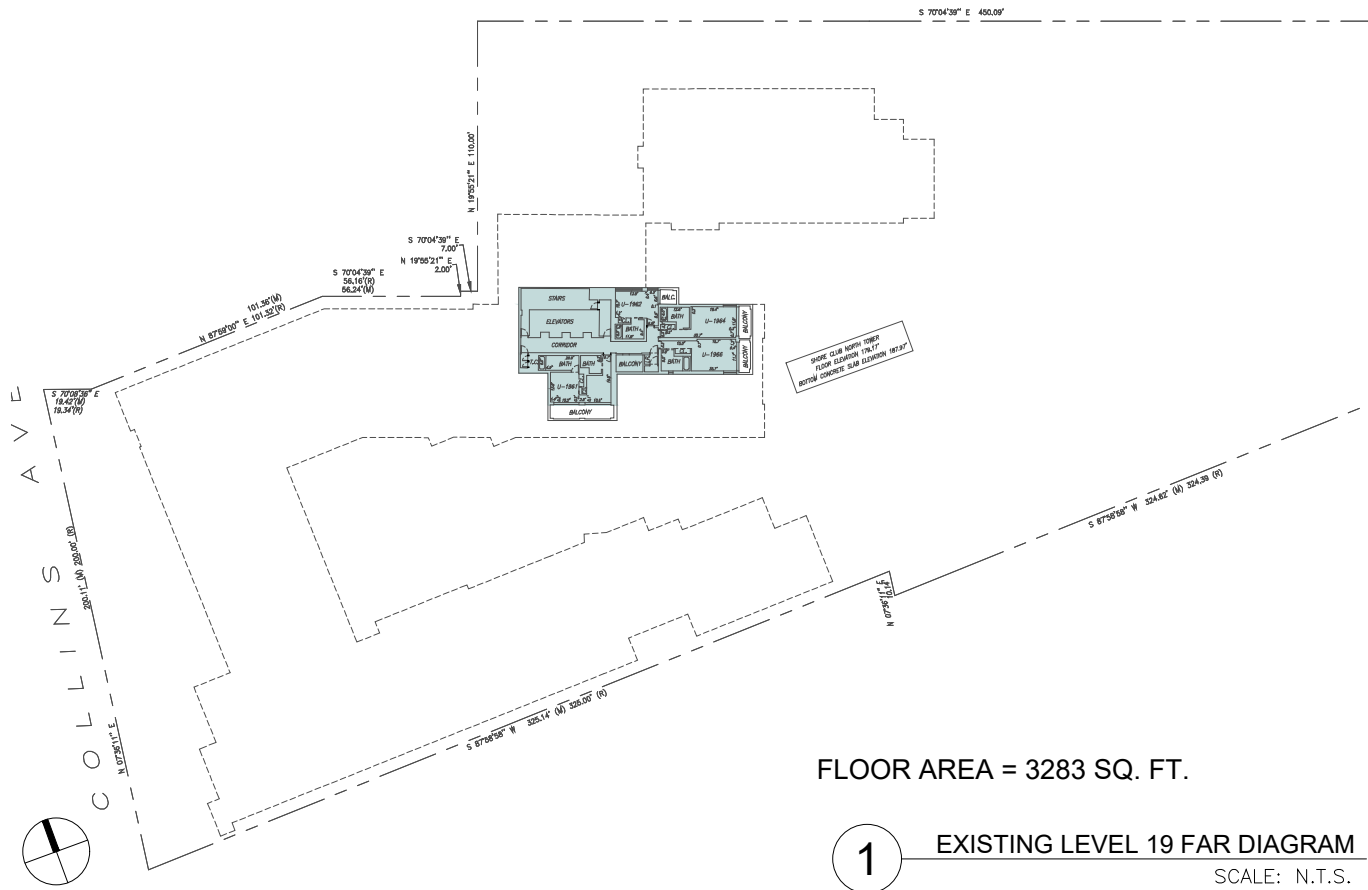
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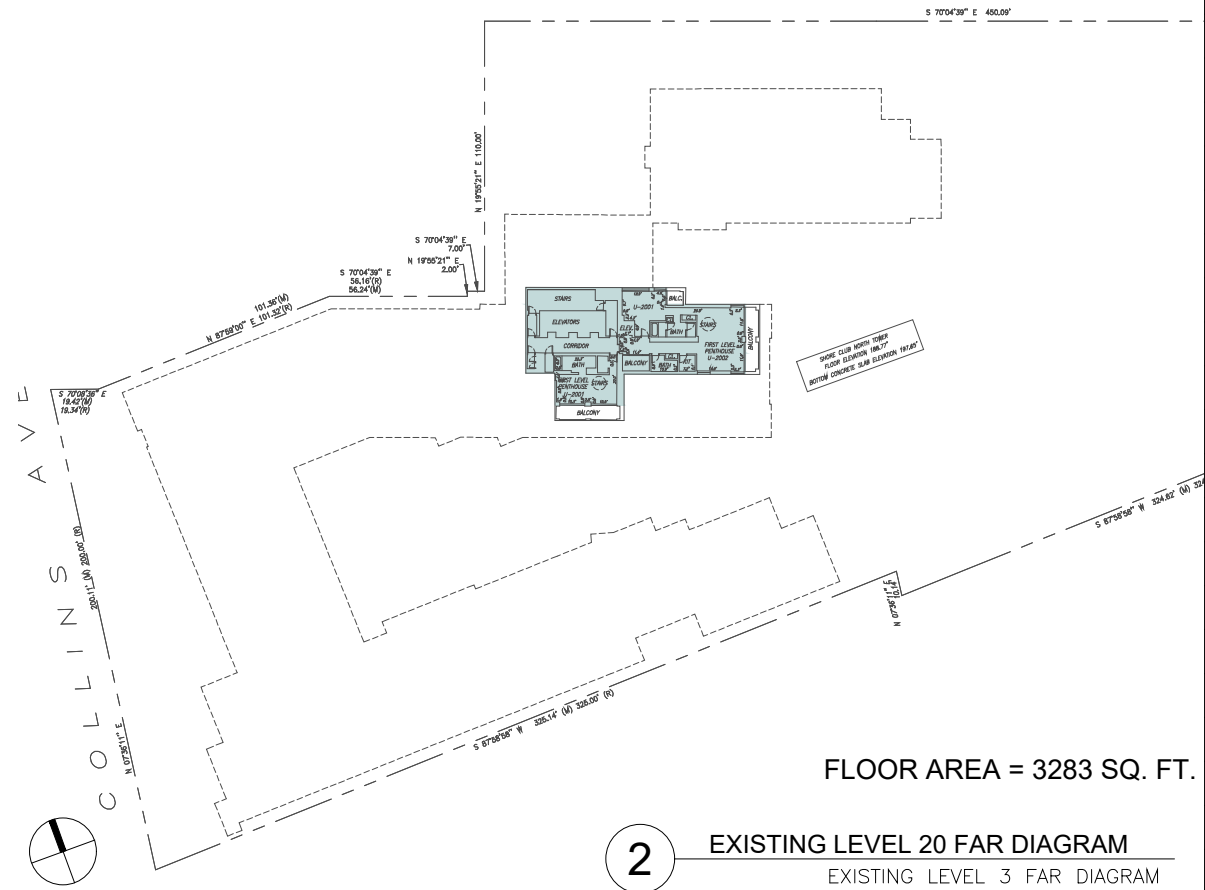
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Date	4-18-2021	Sheet No. A1.04
Scale	N.T.S.	
Project	2104	



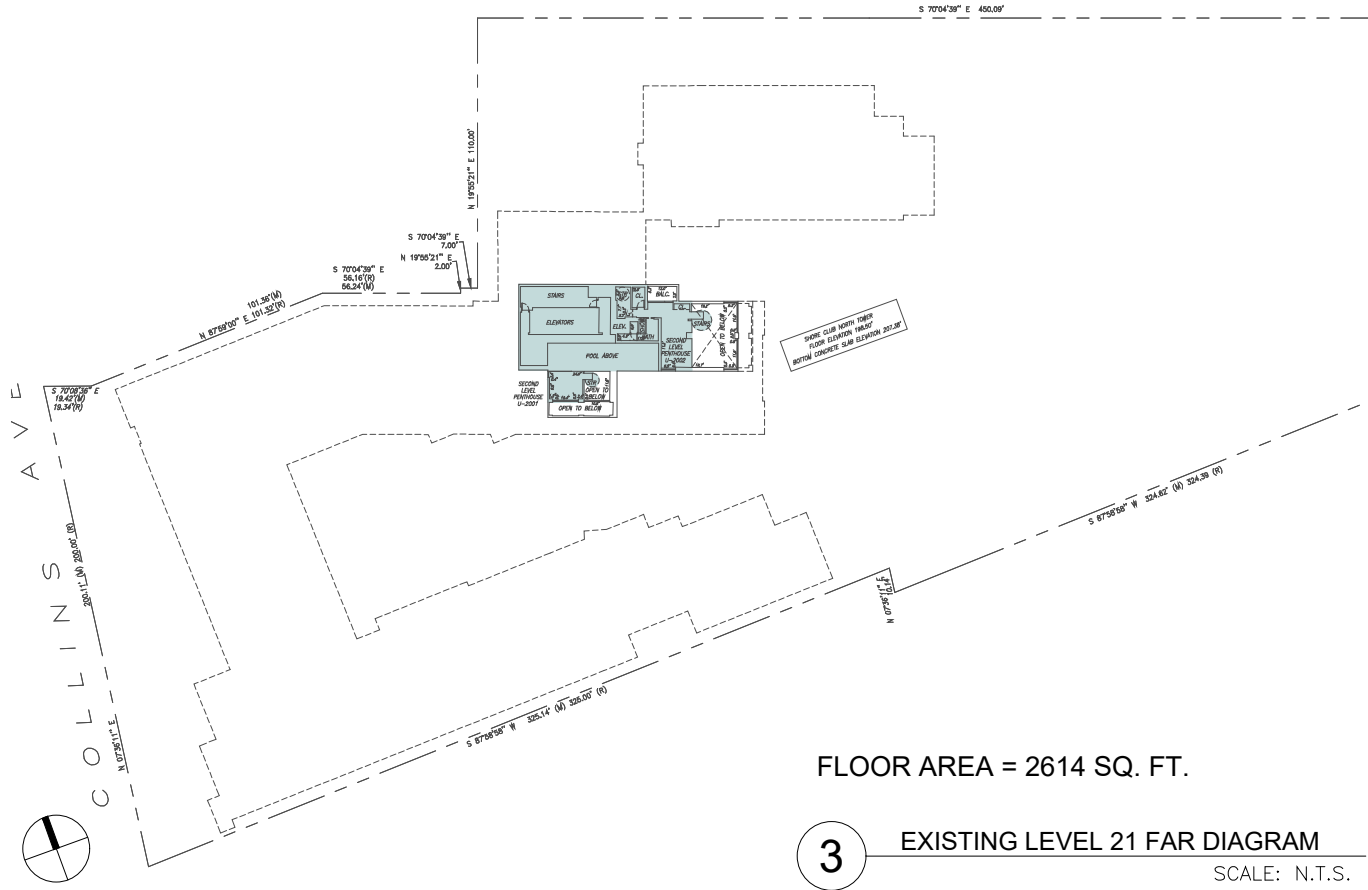
FLOOR AREA = 3283 SQ. FT.

1 EXISTING LEVEL 19 FAR DIAGRAM
SCALE: N.T.S.



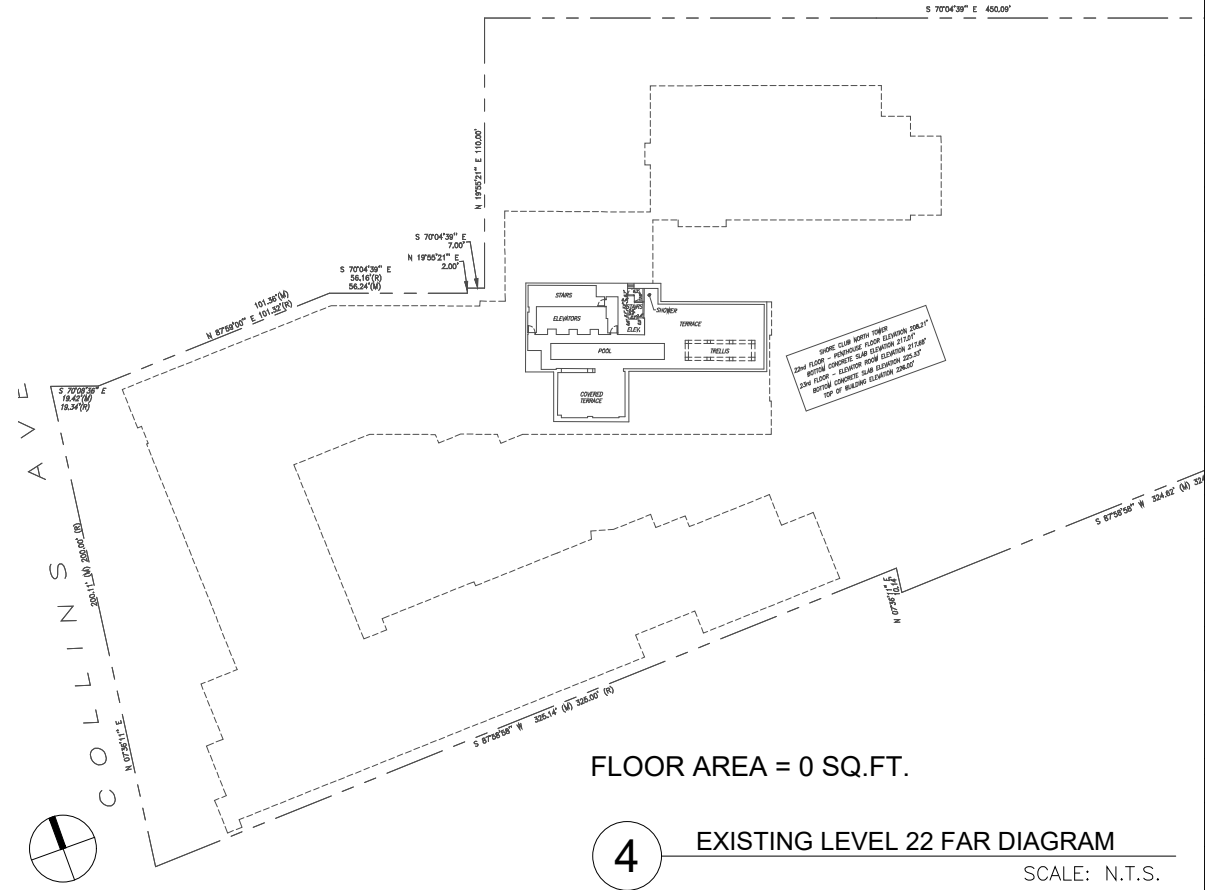
FLOOR AREA = 3283 SQ. FT.

2 EXISTING LEVEL 20 FAR DIAGRAM
EXISTING LEVEL 3 FAR DIAGRAM



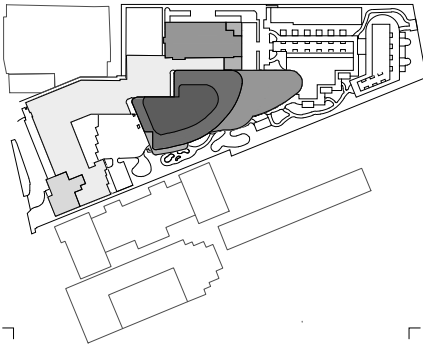
FLOOR AREA = 2614 SQ. FT.

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.



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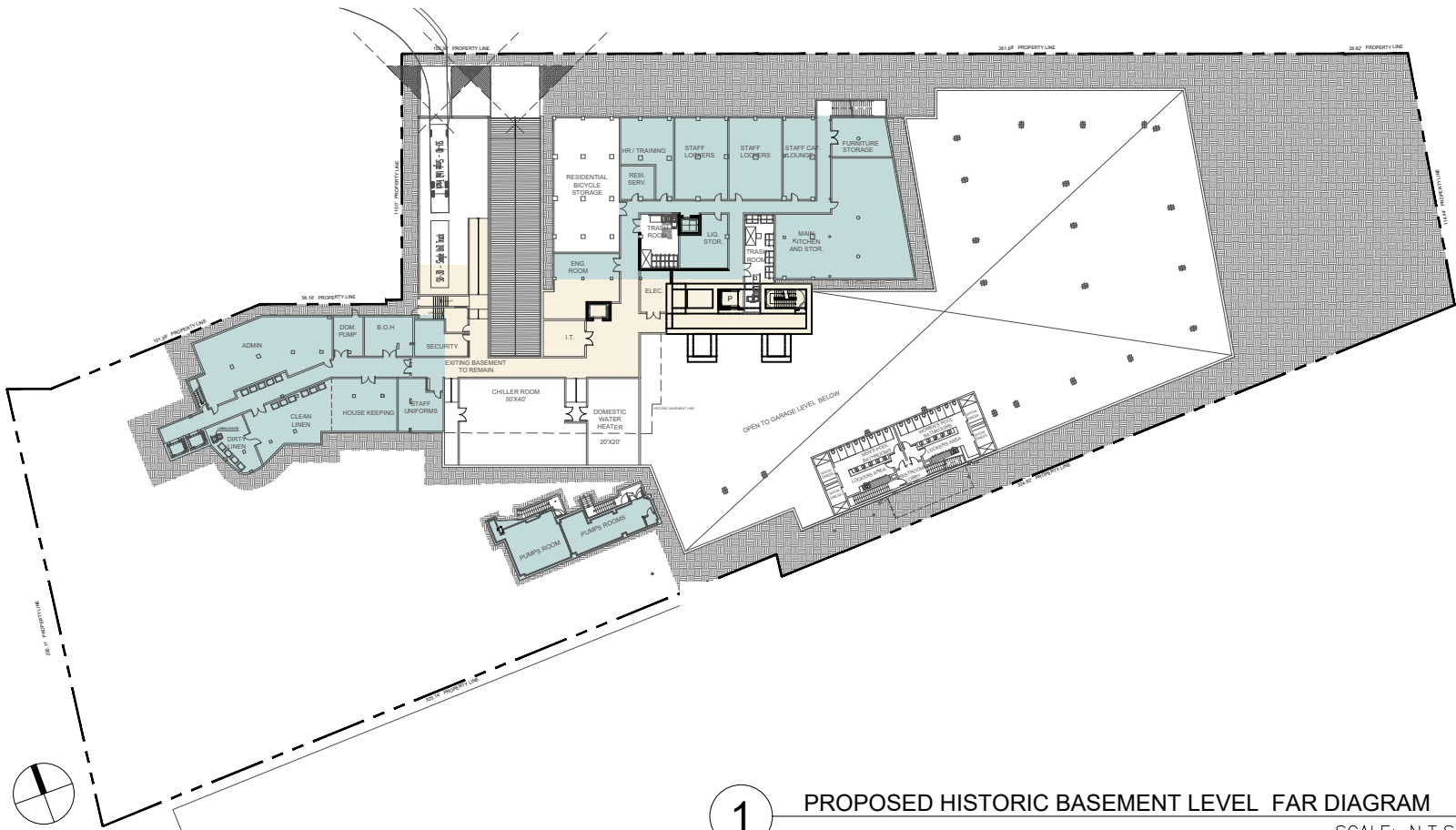
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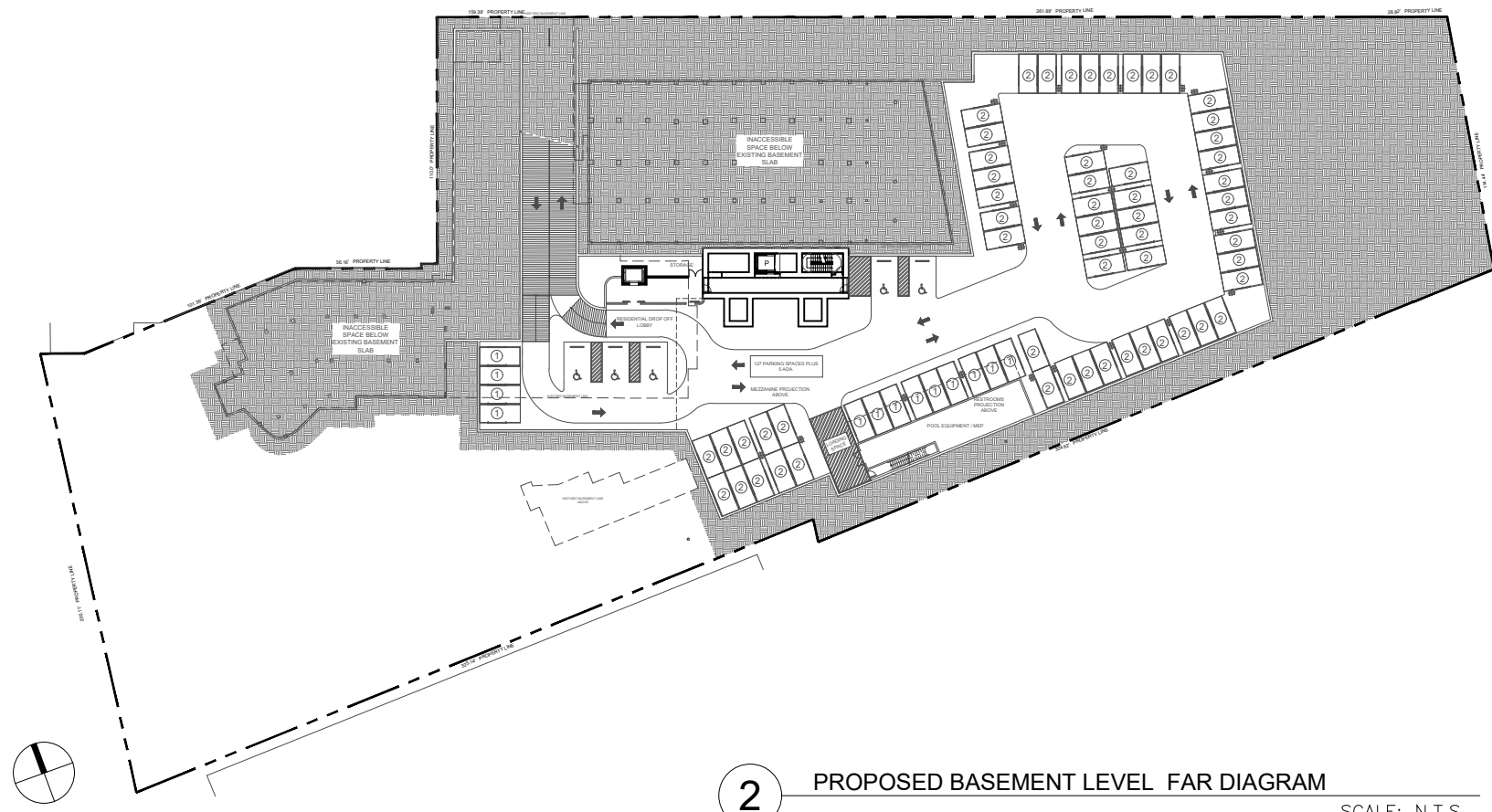


EXISTING FAR LEVEL 19 - 22

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



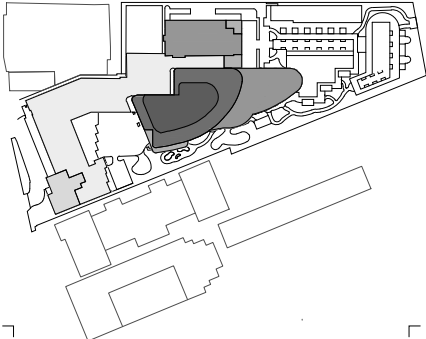
1 PROPOSED HISTORIC BASEMENT LEVEL FAR DIAGRAM
SCALE: N.T.S.



2 PROPOSED BASEMENT LEVEL FAR DIAGRAM
SCALE: N.T.S.

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		55,455 SF	226,343 SF	5,115 SF	395,173 SF
TOTAL ALLOWED FAR						395,173 SF

3 PROPOSED FAR CALCULATION



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

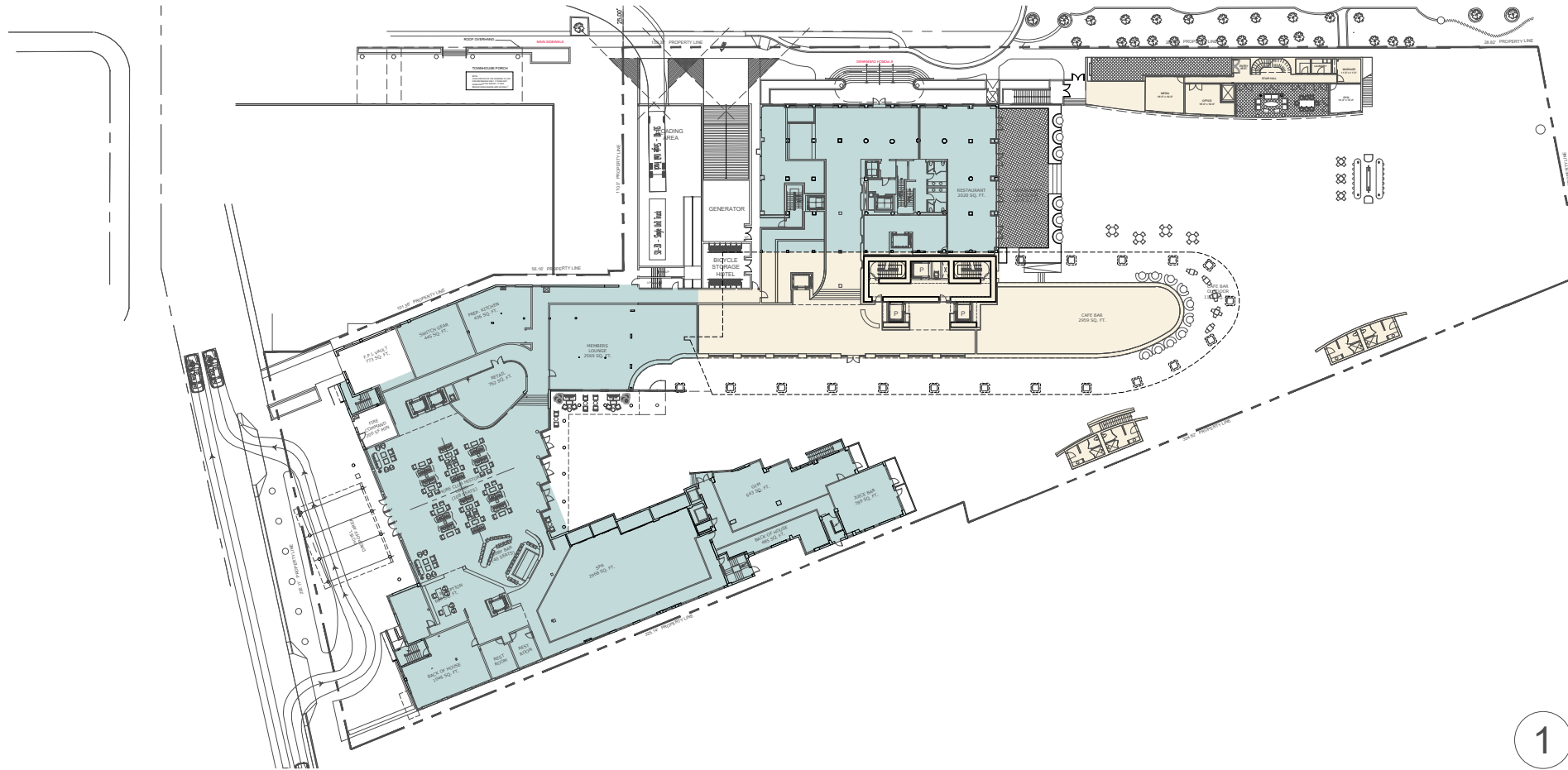
Architect: Kobi Karp Architecture and Interior Design, Inc.
Name: 571 NW 28th Street
Address: Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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K A R P

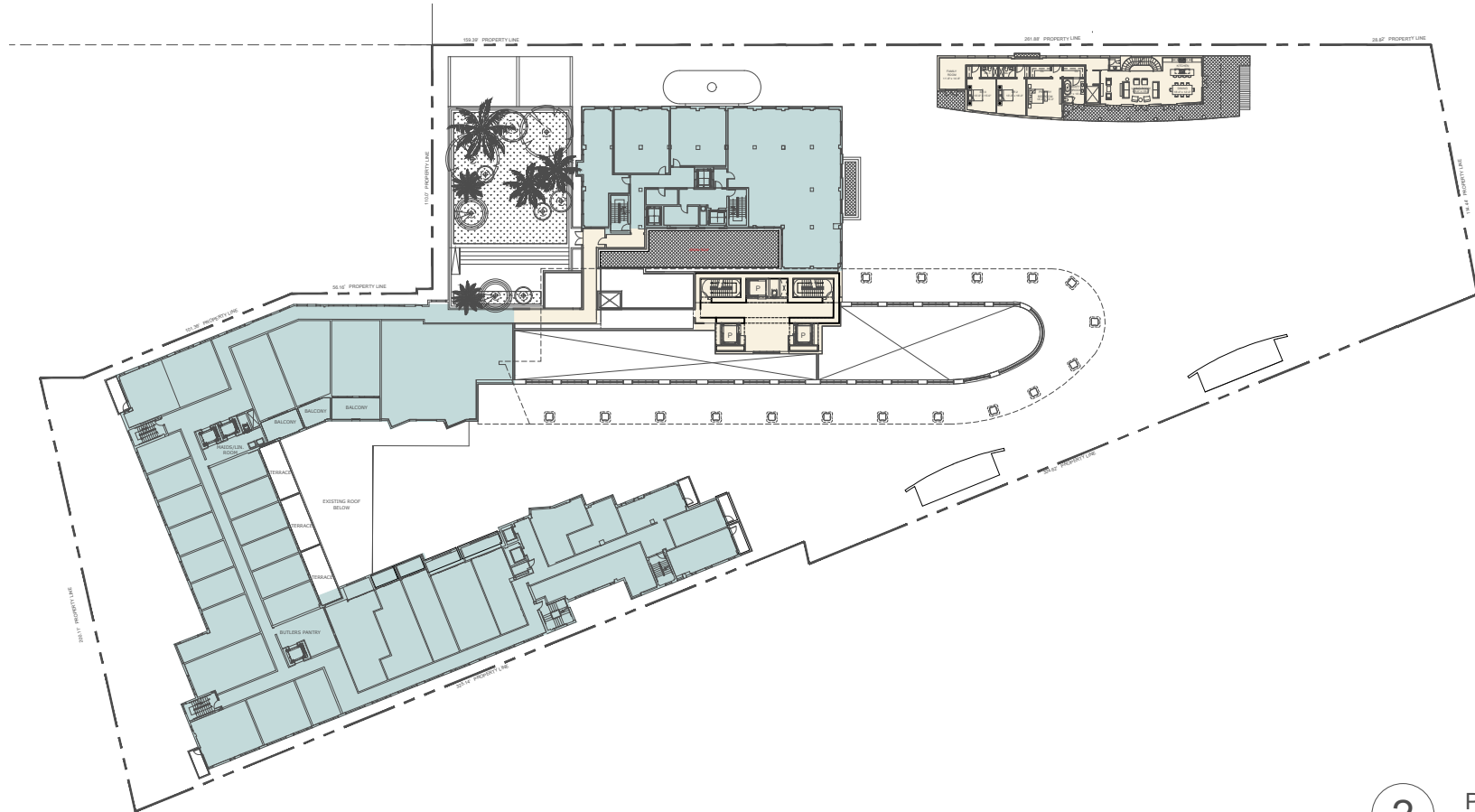
Kobi Karp
Lic. # AR0012578

PROPOSED BASEMENT FAR

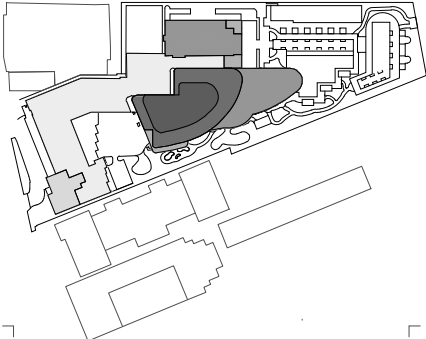
Date	4-18-2021	Sheet No.
Scale	N.T.S.	A1.20
Project	2104	



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



2 PROPOSED LEVEL 2 FAR DIAGRAM
SCALE: N.T.S.



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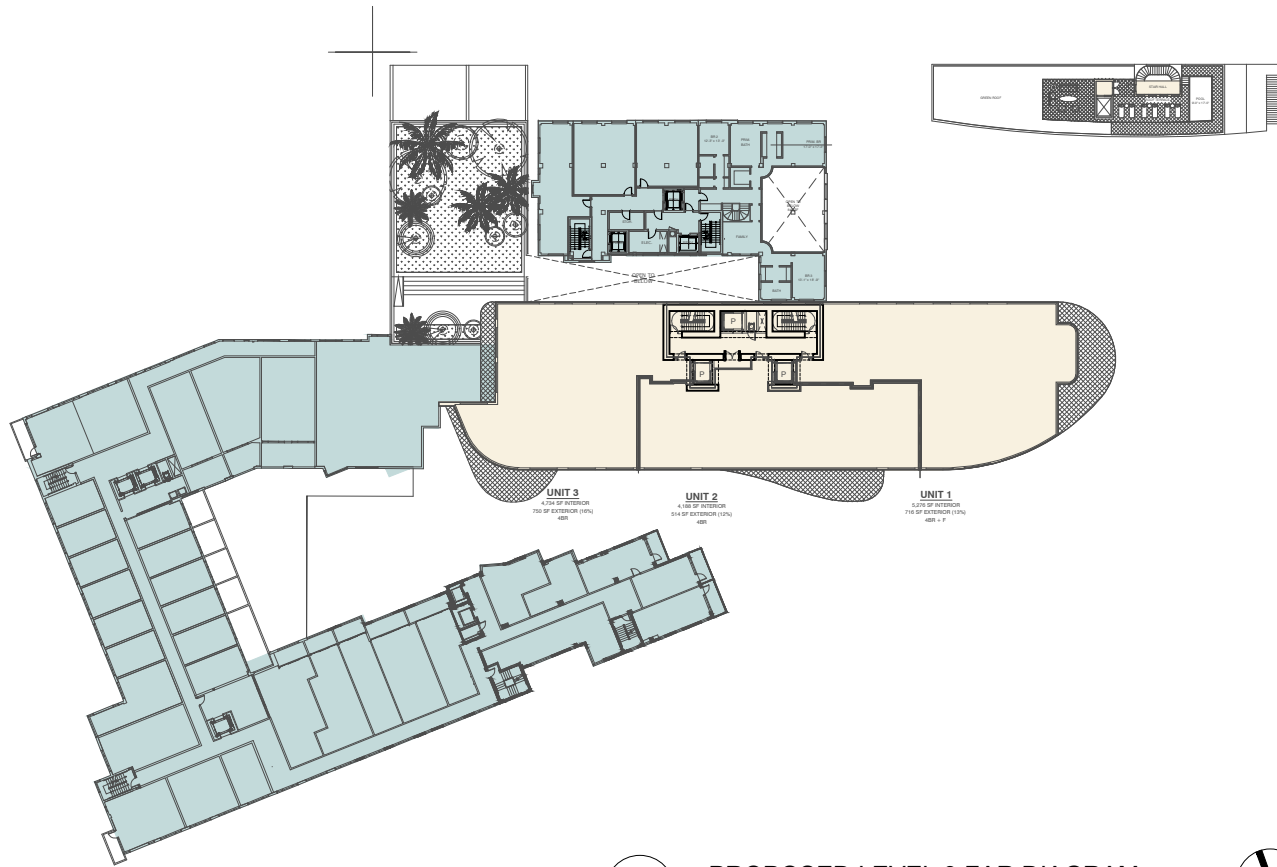
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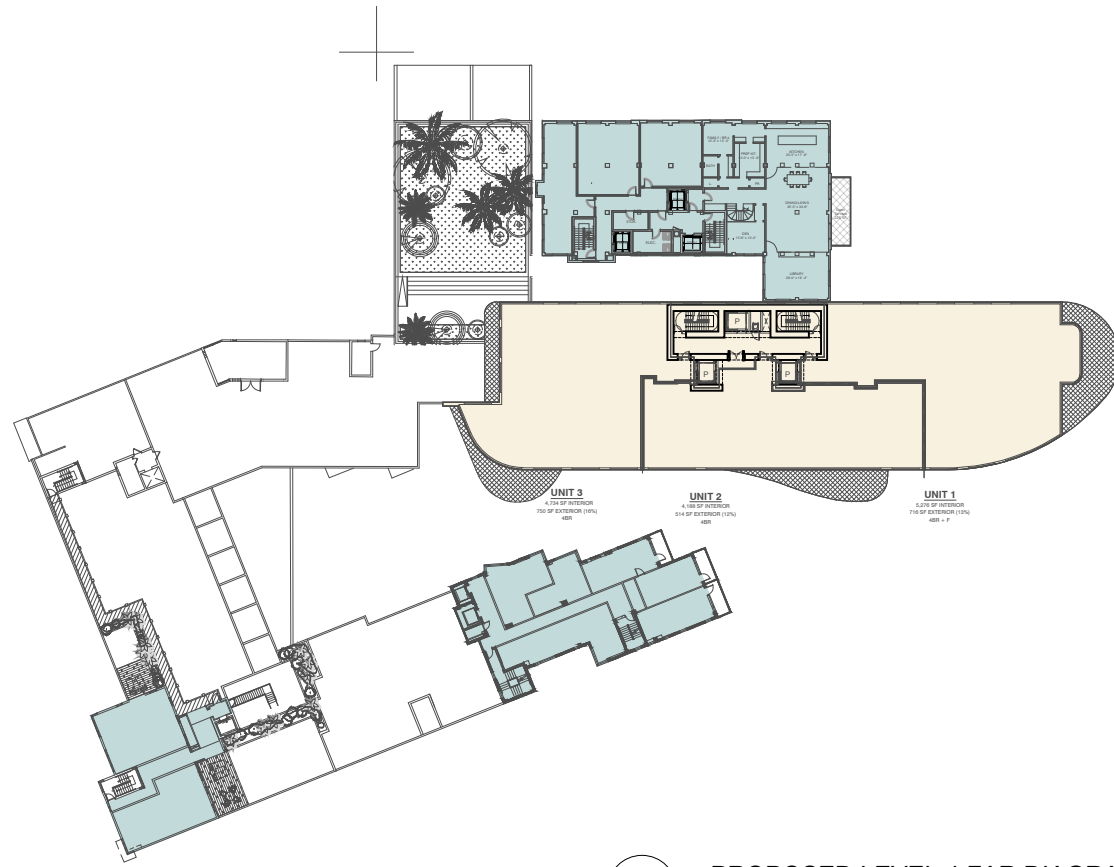


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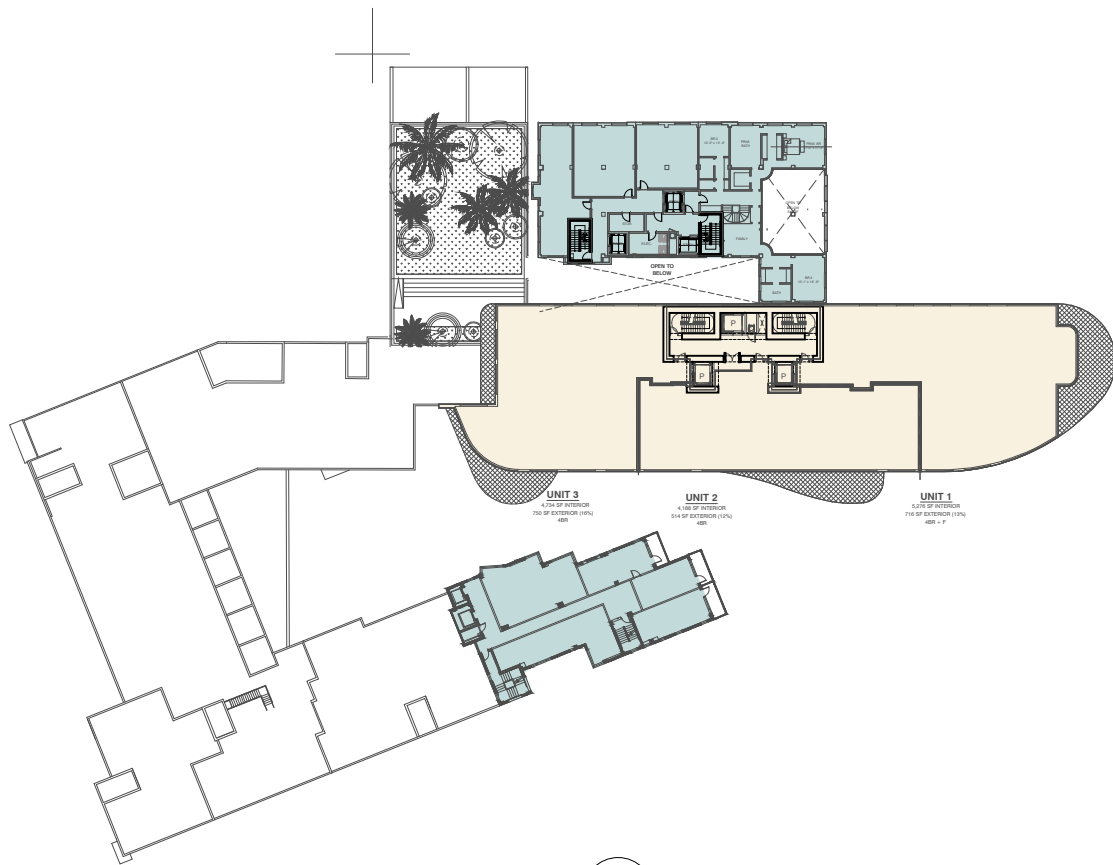
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Project	2104	



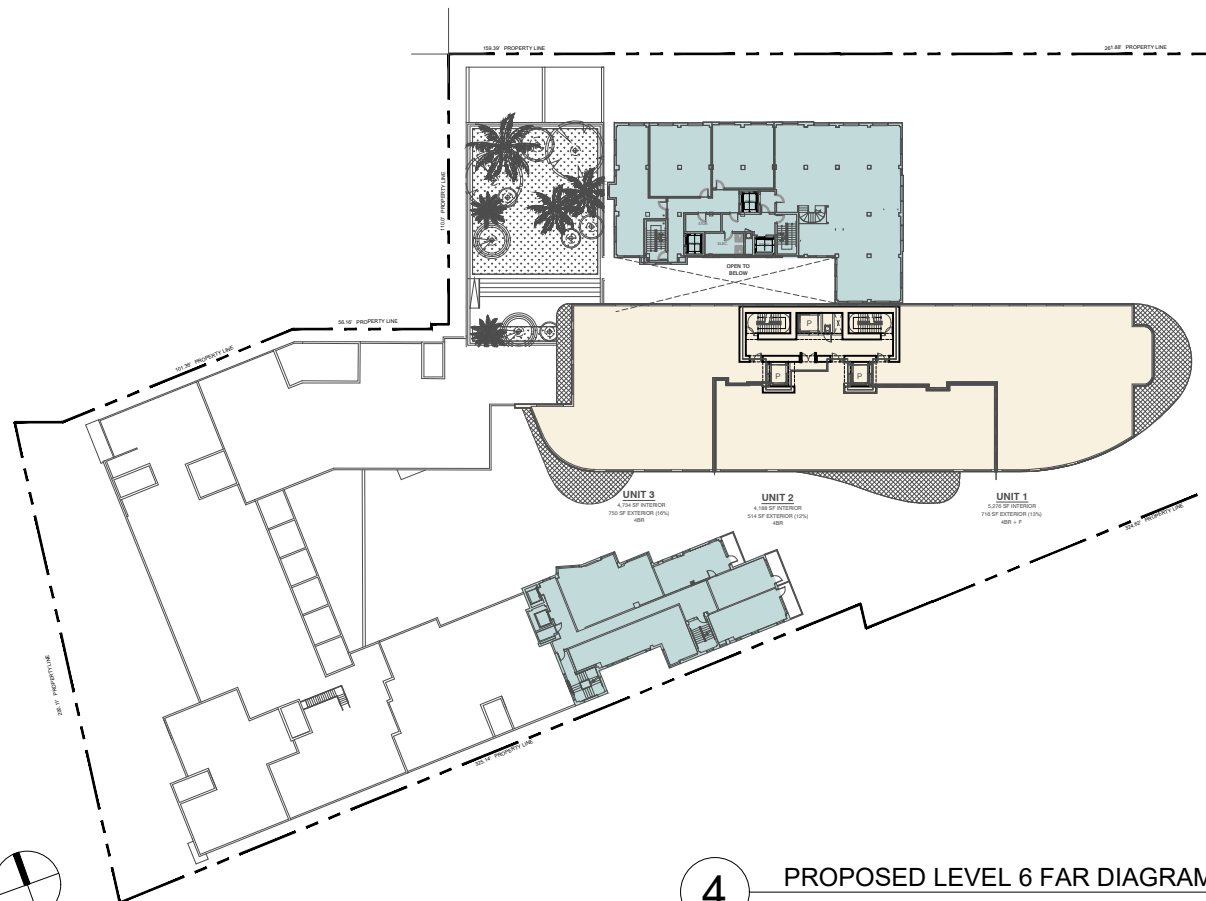
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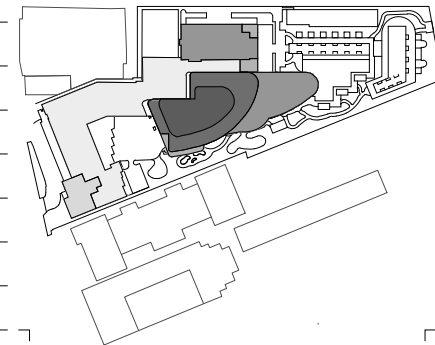
2 PROPOSED LEVEL 4 FAR DIAGRAM
SCALE: N.T.S.



3 PROPOSED LEVEL 5 FAR DIAGRAM
SCALE: N.T.S.



4 PROPOSED LEVEL 6 FAR DIAGRAM
SCALE: N.T.S.



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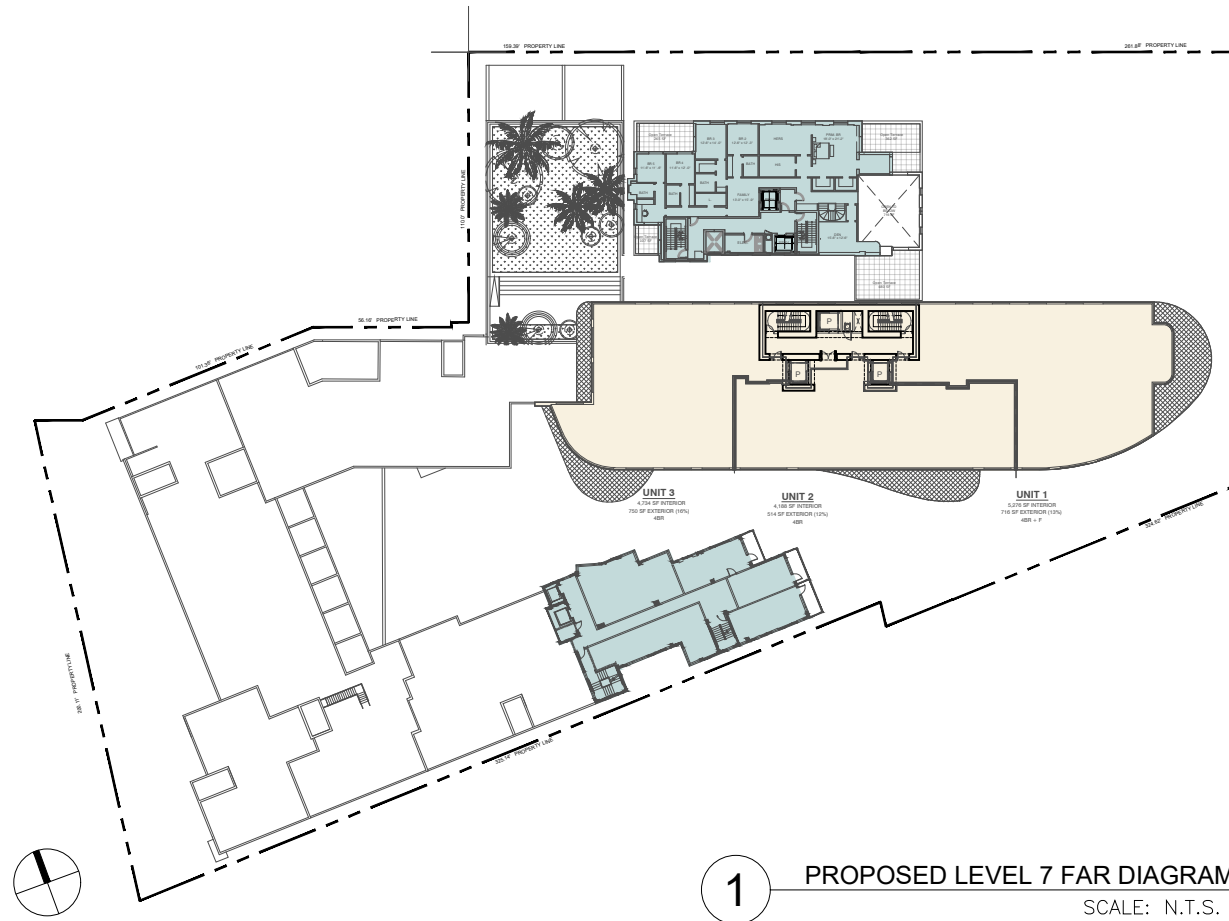
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
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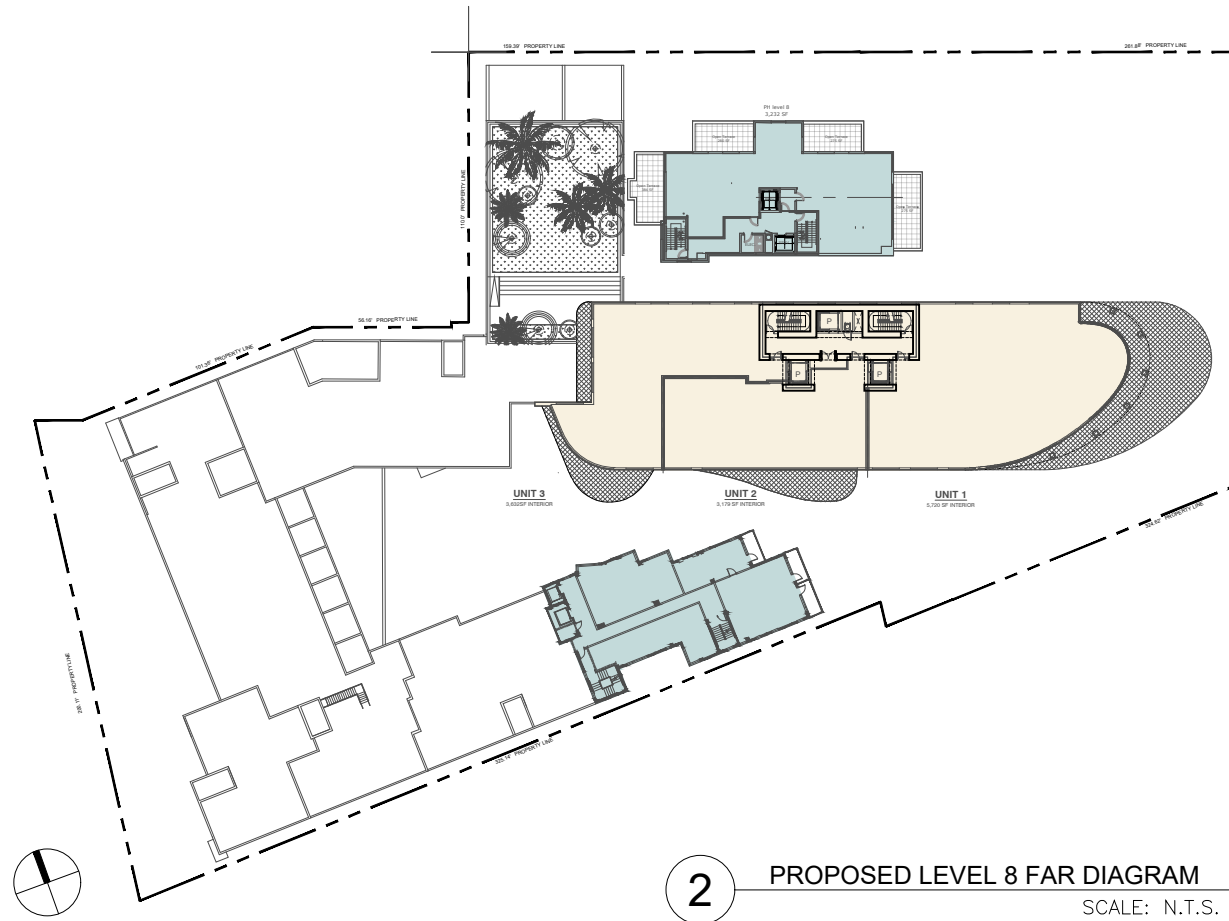


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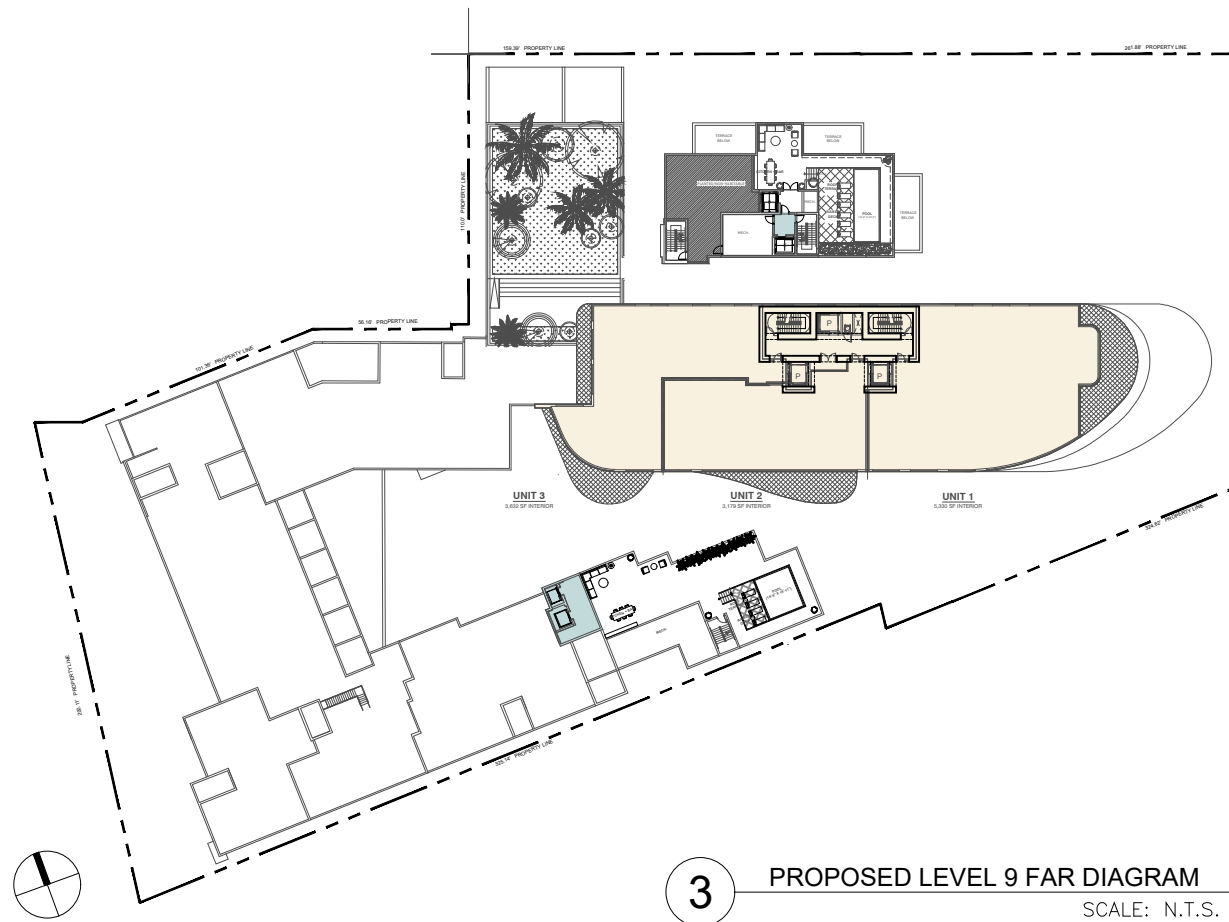
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Project	2104	



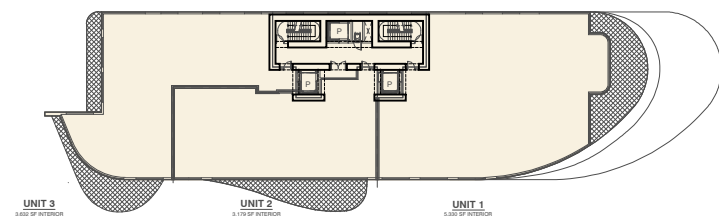
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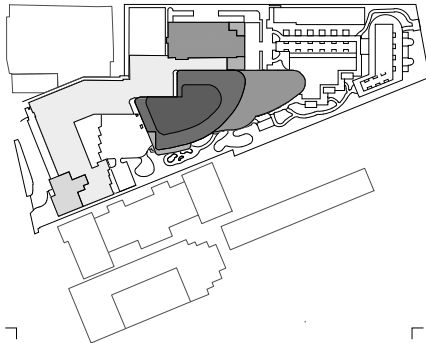
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SCALE: N.T.S.



3 PROPOSED LEVEL 9 FAR DIAGRAM
SCALE: N.T.S.



4 PROPOSED LEVEL 10-12 FAR DIAGRAM
SCALE: N.T.S.



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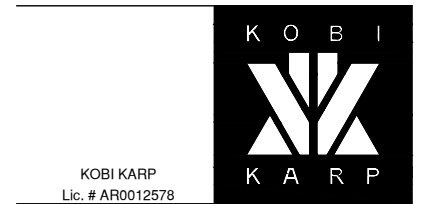
Owner: WITKOFF.
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Tel: witkoff@rossettipr.com
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Design Architects: KKAID & RAMSA COLLABORATION
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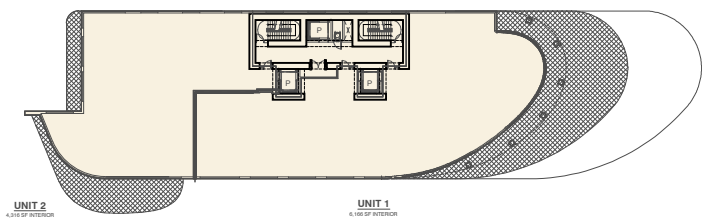
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
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Architect: Kobi Karp Architecture and Interior Design, Inc.
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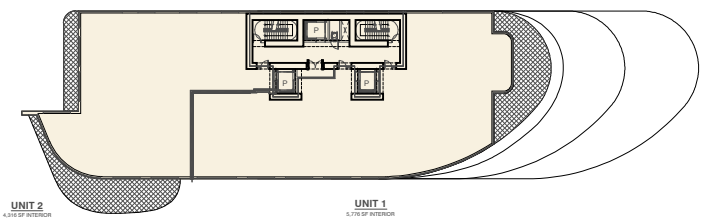


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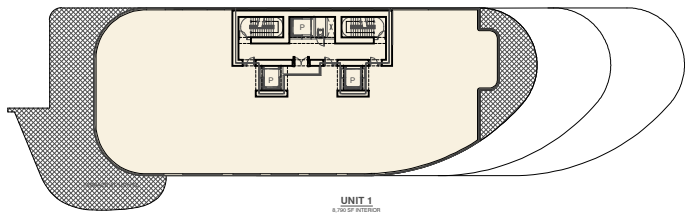
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Scale	N.T.S.	A1.23
Project	2104	



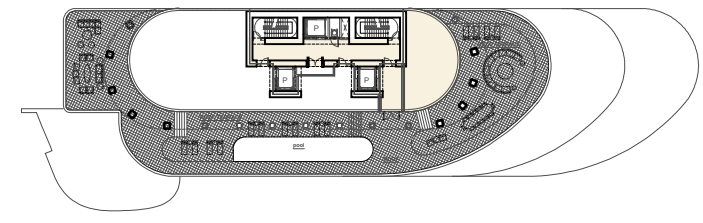
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SCALE: N.T.S.



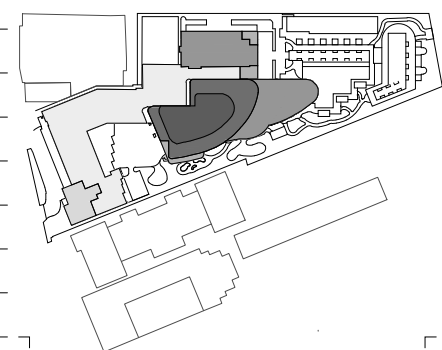
2 PROPOSED LEVEL 14-15 FAR DIAGRAM
SCALE: N.T.S.



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



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



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K O B I

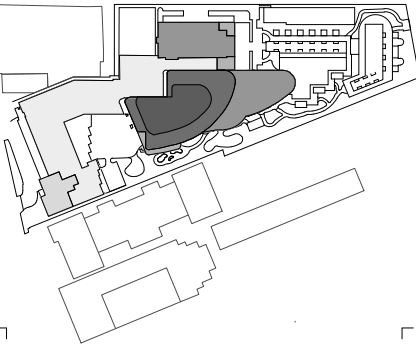
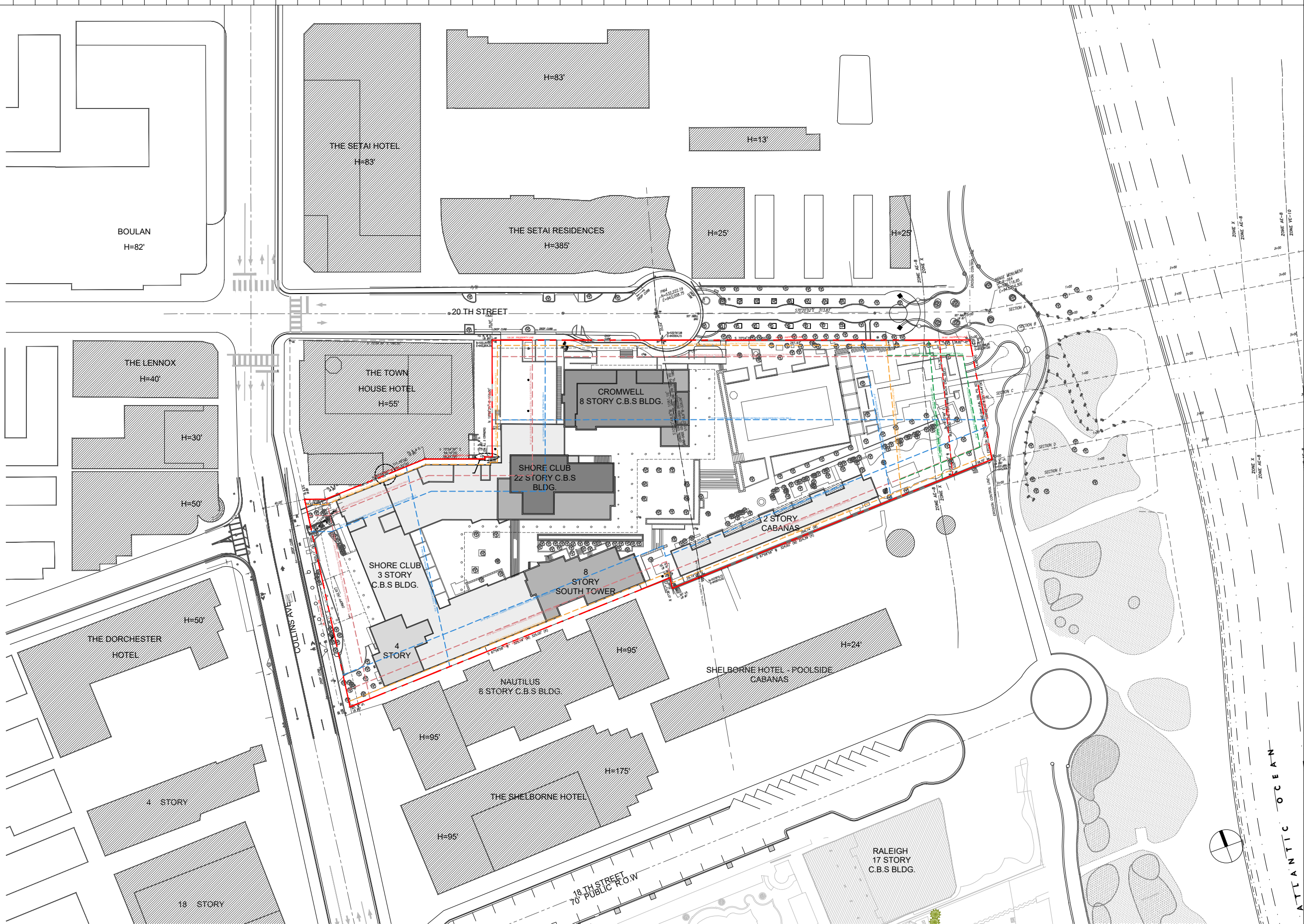
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PROPOSED FAR LEVEL 13 - ROOF

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



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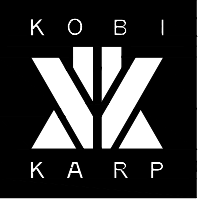
Owner: WITKOFF.
Name: 40 West 57th Street, Suite 1620
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Tel: witkoff@rossettpr.com
Email:

Design Architects: KKAID & RAMSA COLLABORATION
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Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
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Address: Island Planning Corporation.
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Email:

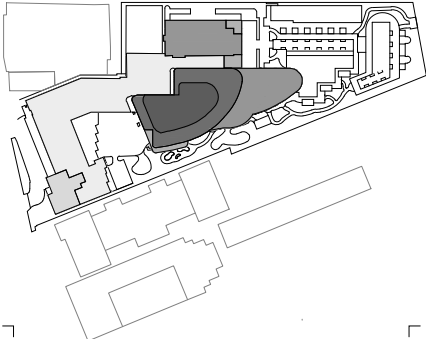
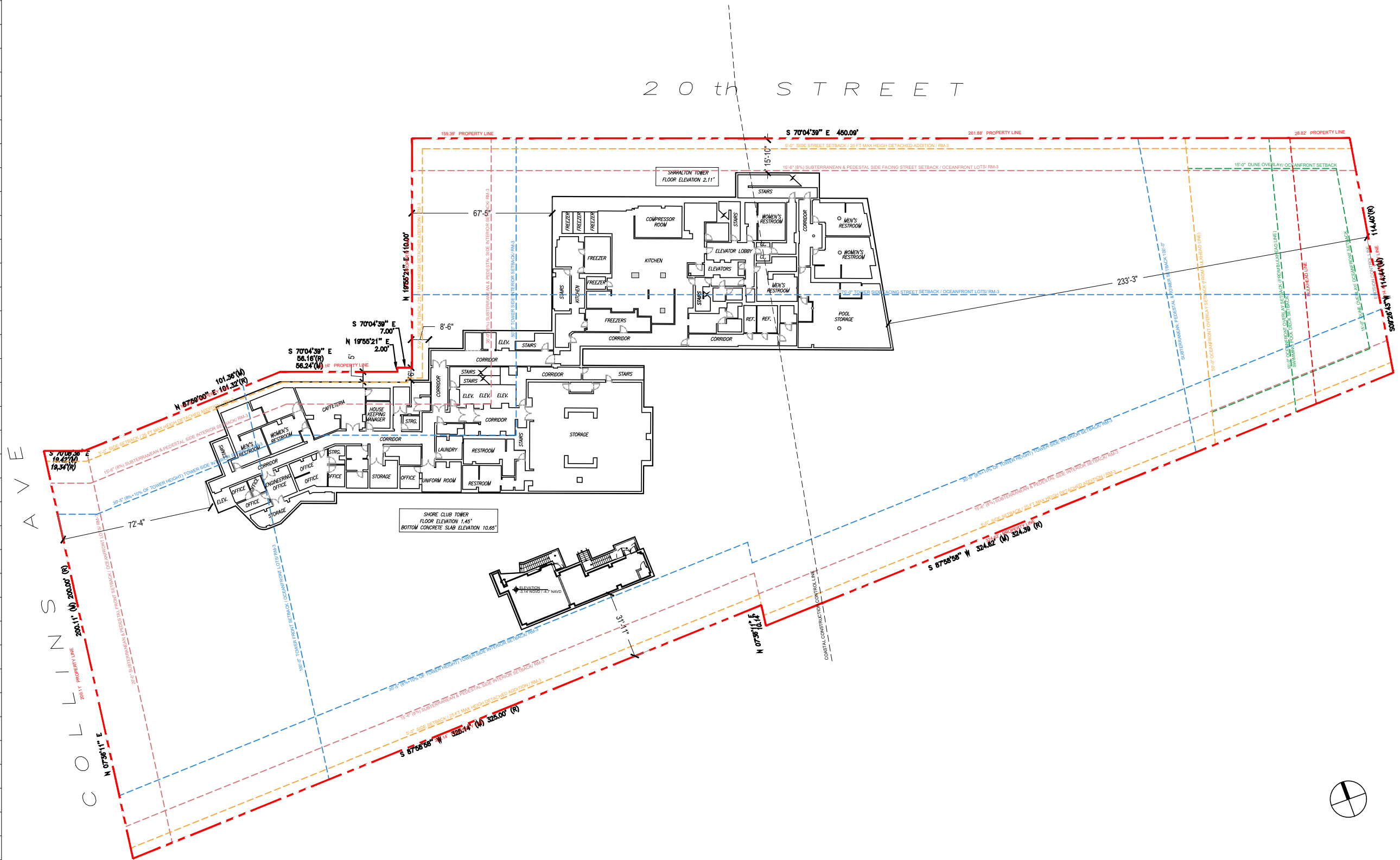
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EXISTING SITE PLAN

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



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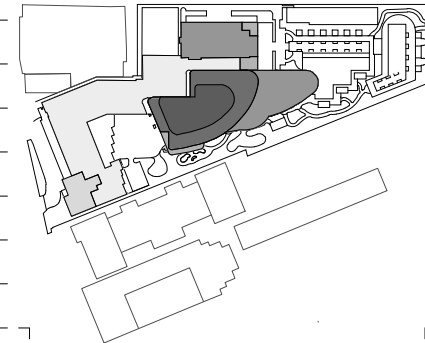
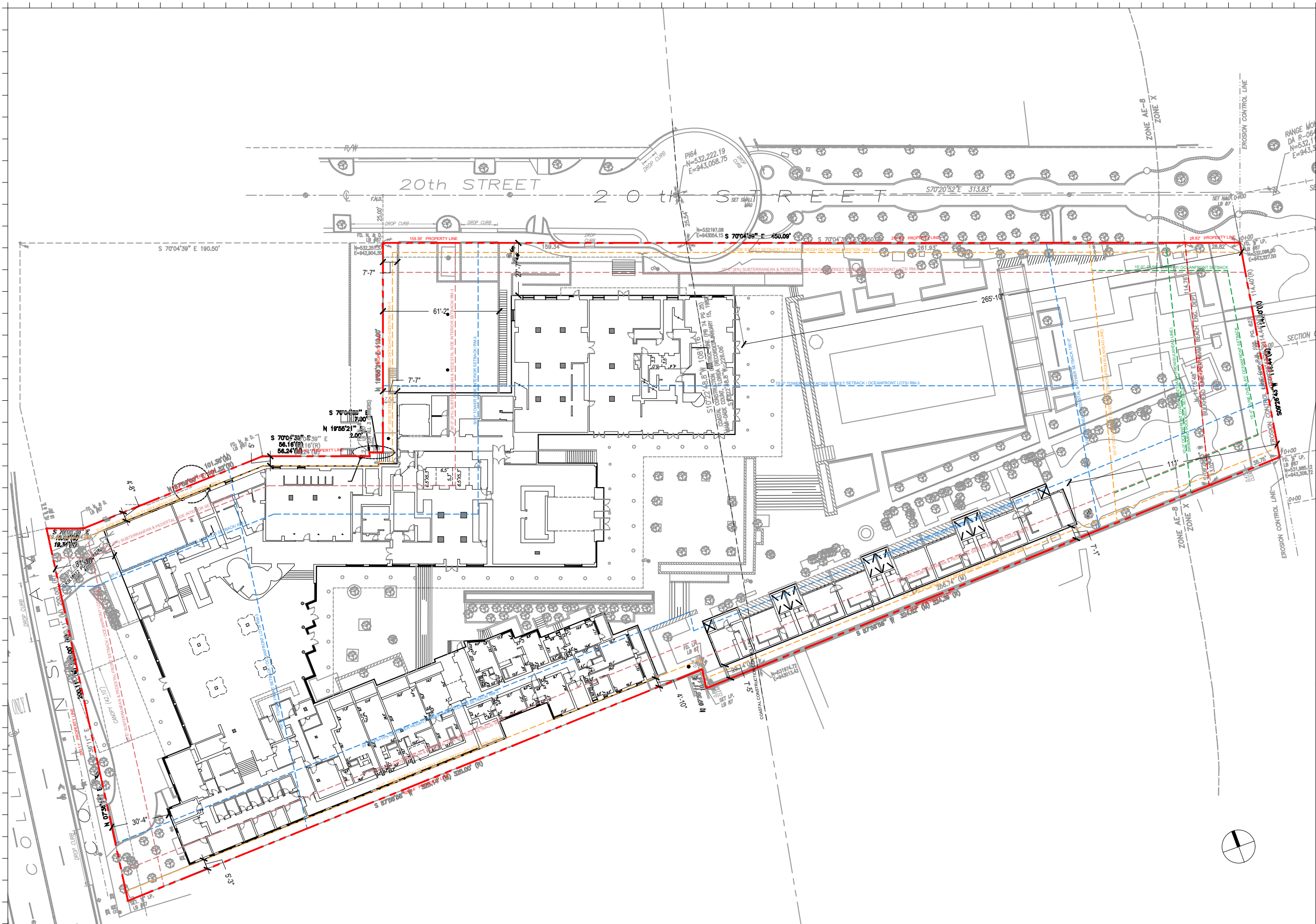


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K A R P

KOBI KARP
Lic. # AR0012578

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

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



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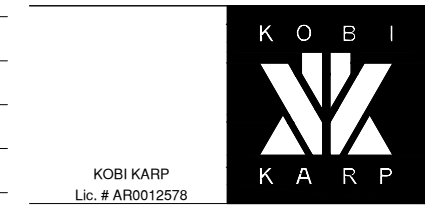
Owner: WITKOFF.
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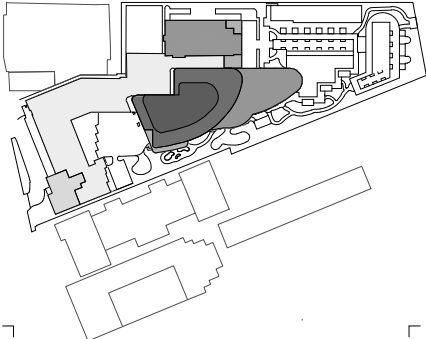
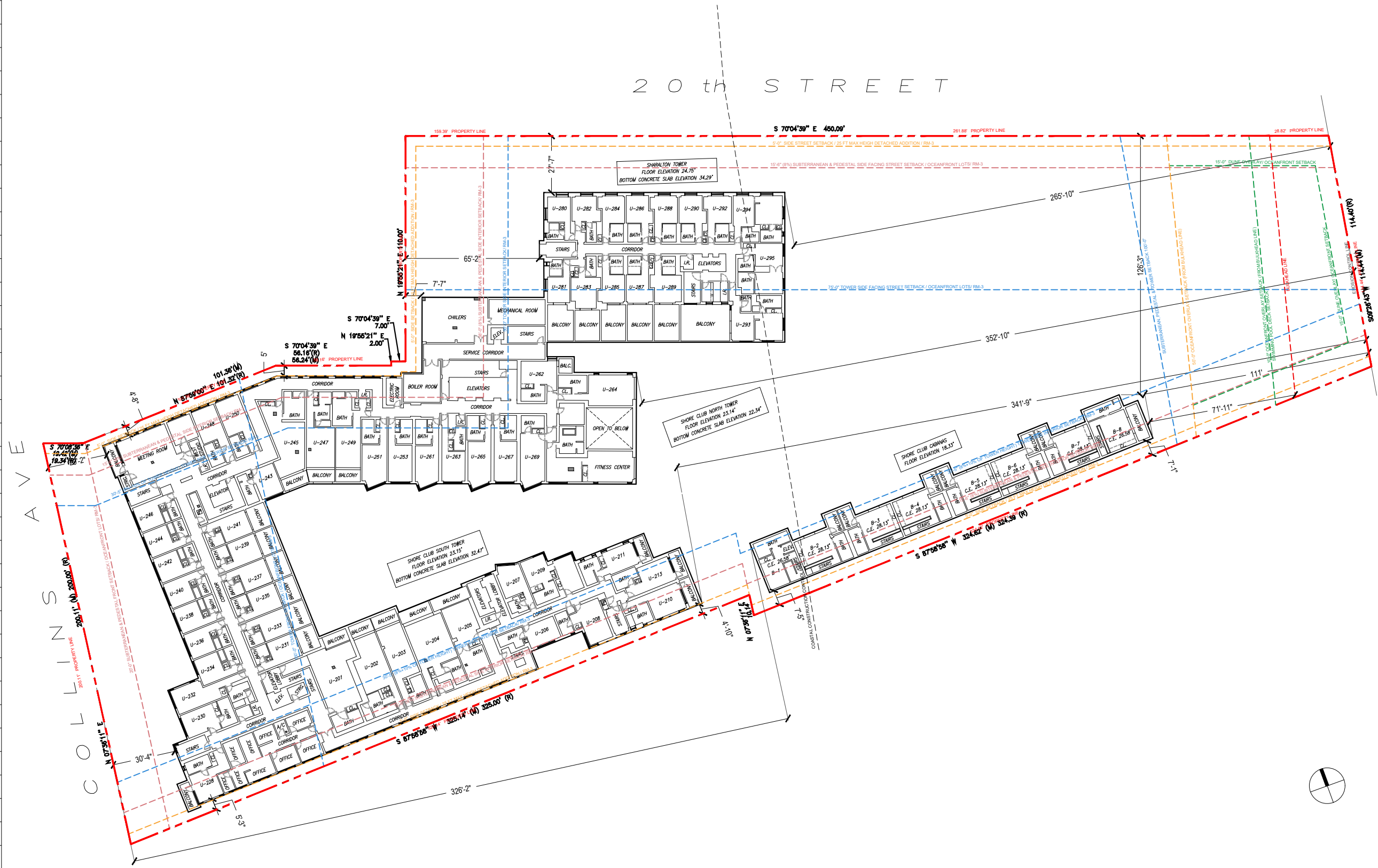
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EXISTING LEVEL 1

Date	4-18-2021	Sheet No.
Scale	1"=50'-0"	A2.01
Project	2104	

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



Rev.	Date	Rev.	Date

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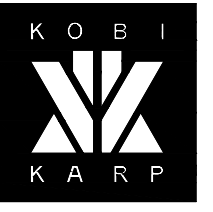
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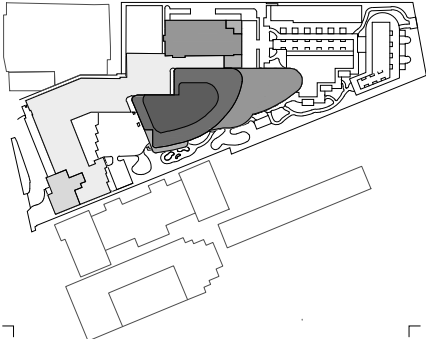
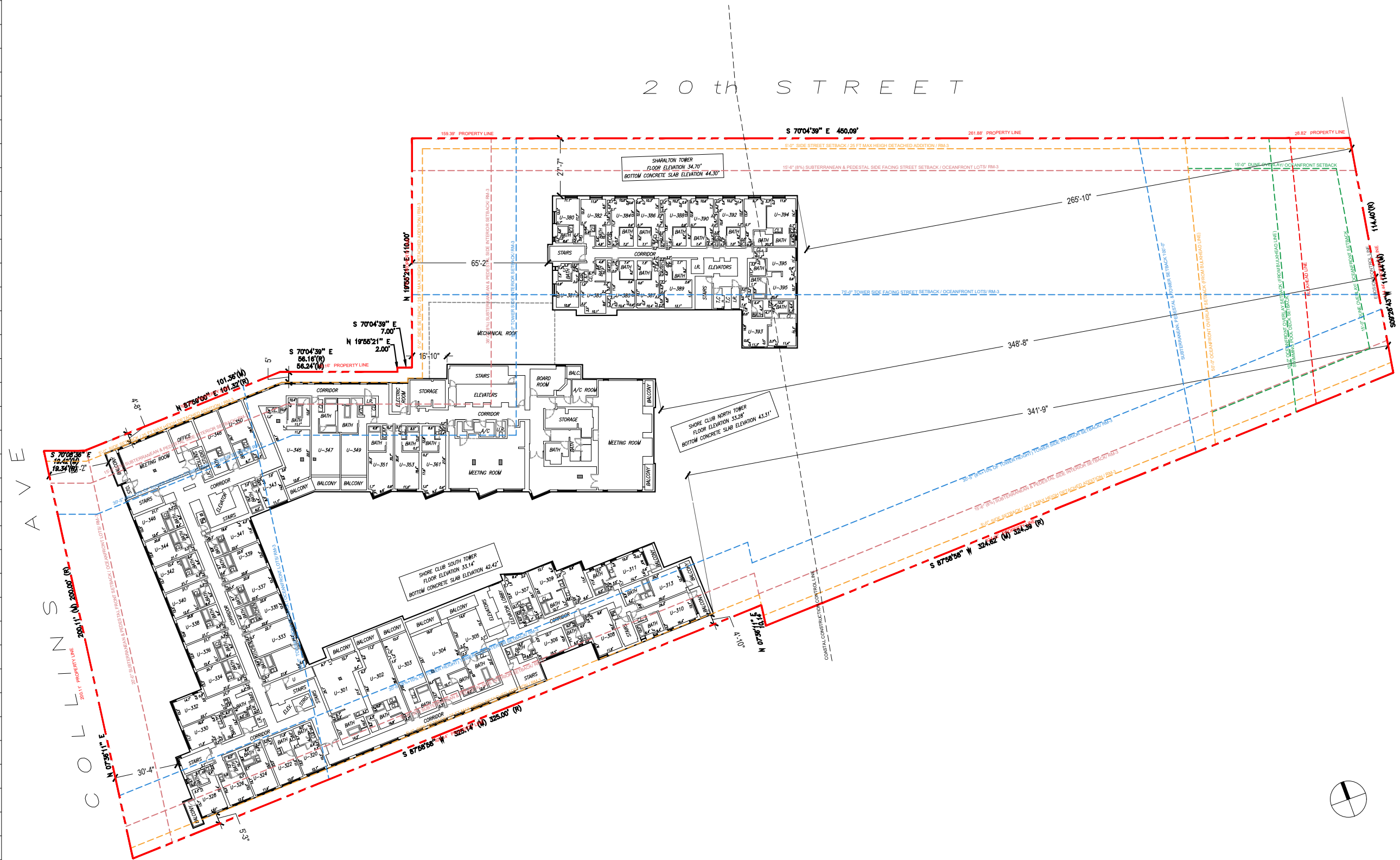
Architect:
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KOBI KARP
Lic. # AR0012578

1 EXISTING OVERALL LEVEL 2 FLOOR PLAN
SCALE: 1" = 50'-0"

EXISTING LEVEL 2		
Date	4-18-2021	Sheet No.
Scale	1"=50'-0"	A2.02
Project	2104	



Rev.	Date	Rev.	Date

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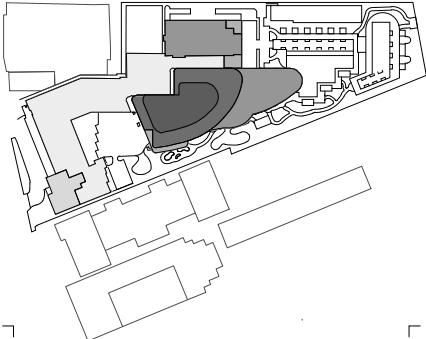
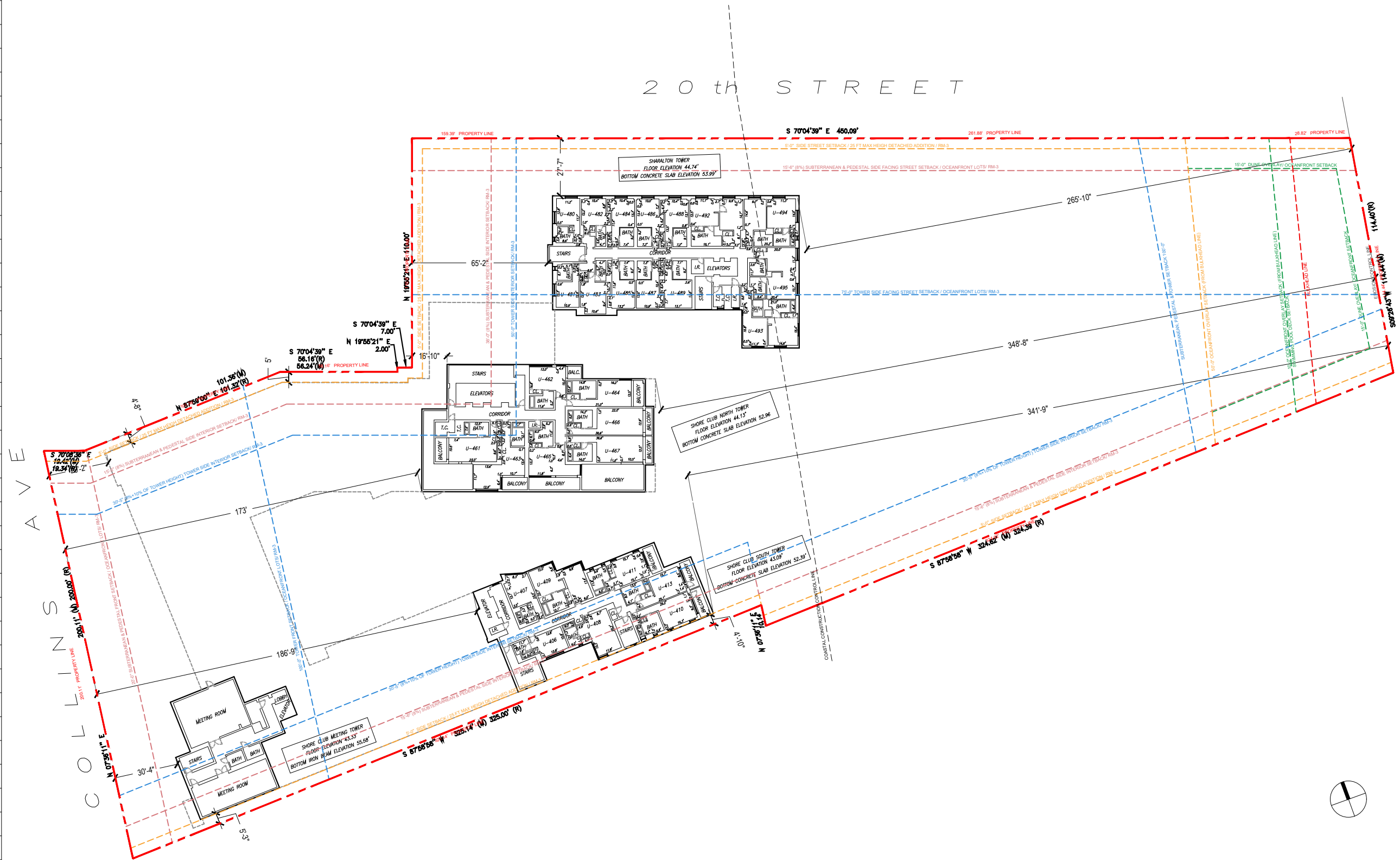
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K A R P

KOB KARP
Lic. # AR0012578

1 EXISTING OVERALL LEVEL 3 FLOOR PLAN
SCALE: 1" = 50'-0"

EXISTING LEVEL 3		
Date	4-18-2021	Sheet No.
Scale	1"=50'-0"	A2.03
Project	2104	



Rev.	Date	Rev.	Date

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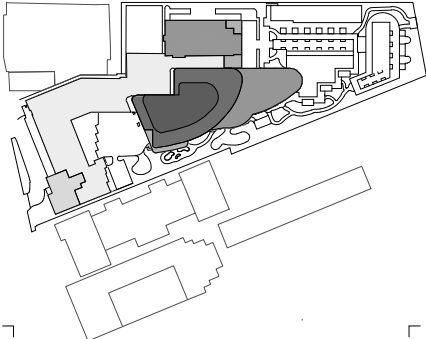
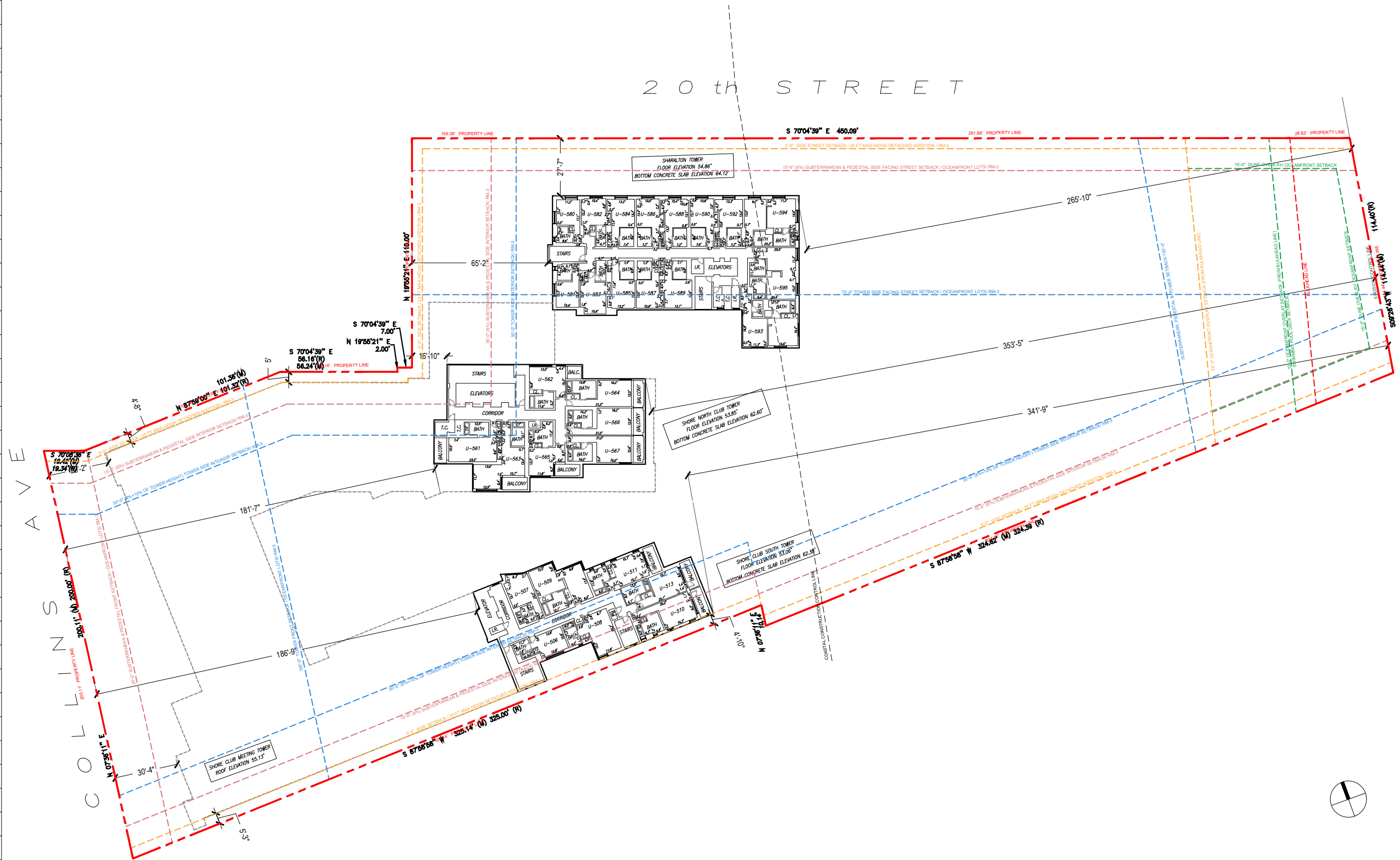


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EXISTING LEVEL 4

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

1 EXISTING OVERALL LEVEL 4 FLOOR PLAN
SCALE: 1" = 50'-0"



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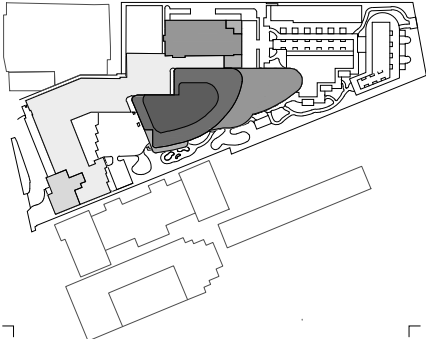
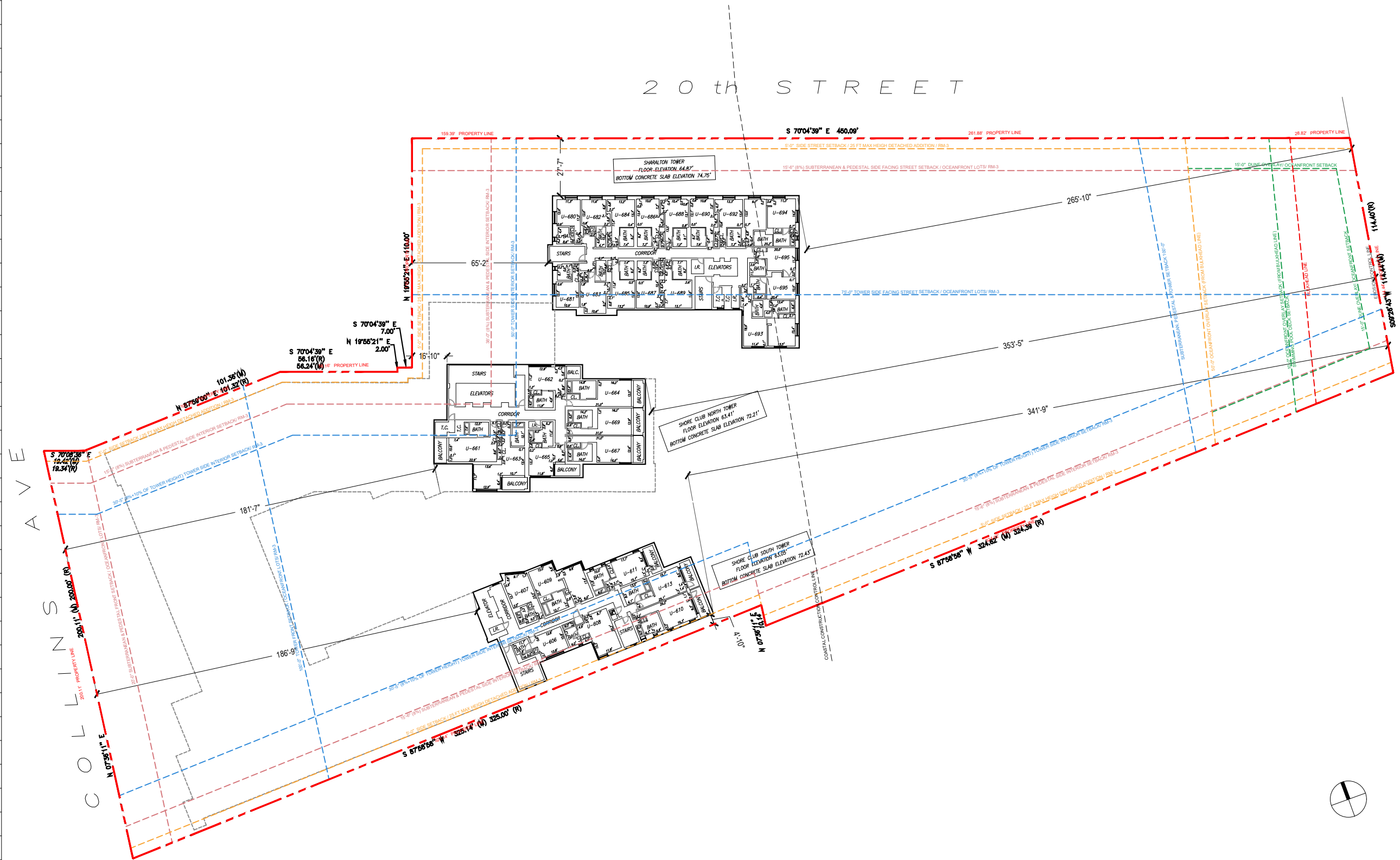
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1 EXISTING OVERALL LEVEL 5 FLOOR PLAN
SCALE: 1" = 50'-0"

EXISTING LEVEL 5		
Date	4-18-2021	Sheet No.
Scale	1"=50'-0"	A2.05
Project	2104	



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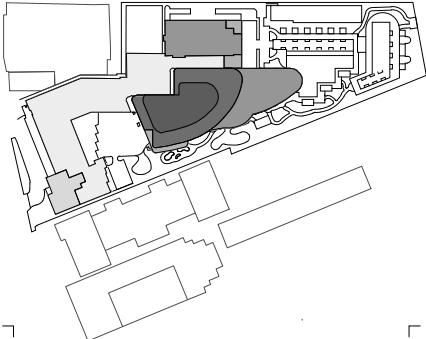
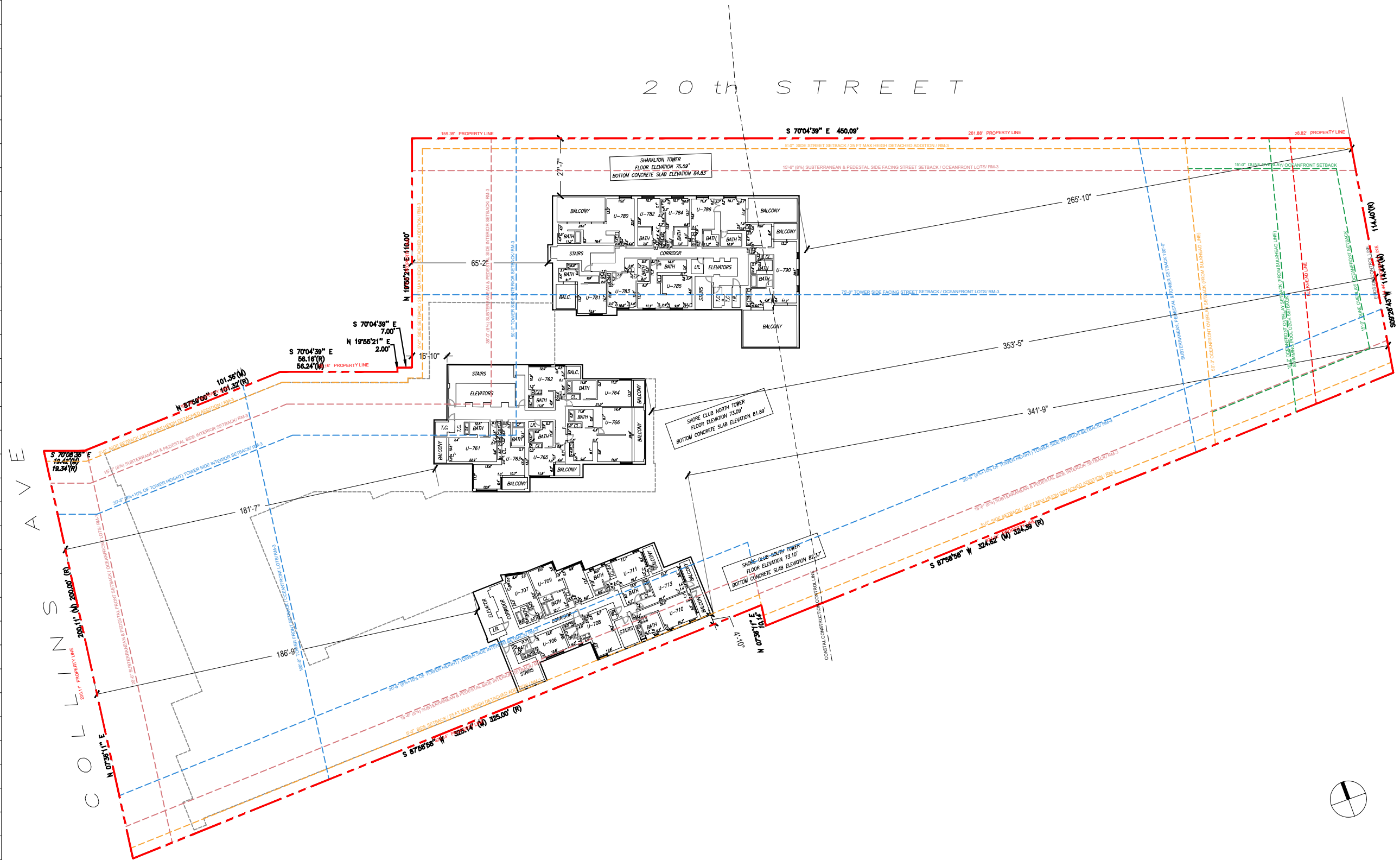
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1 EXISTING OVERALL LEVEL 6 FLOOR PLAN
SCALE: 1" = 50'-0"

EXISTING LEVEL 6		
Date	4-18-2021	Sheet No.
Scale	1"=50'-0"	A2.06
Project	2104	



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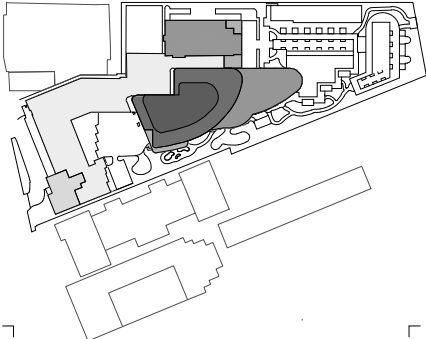
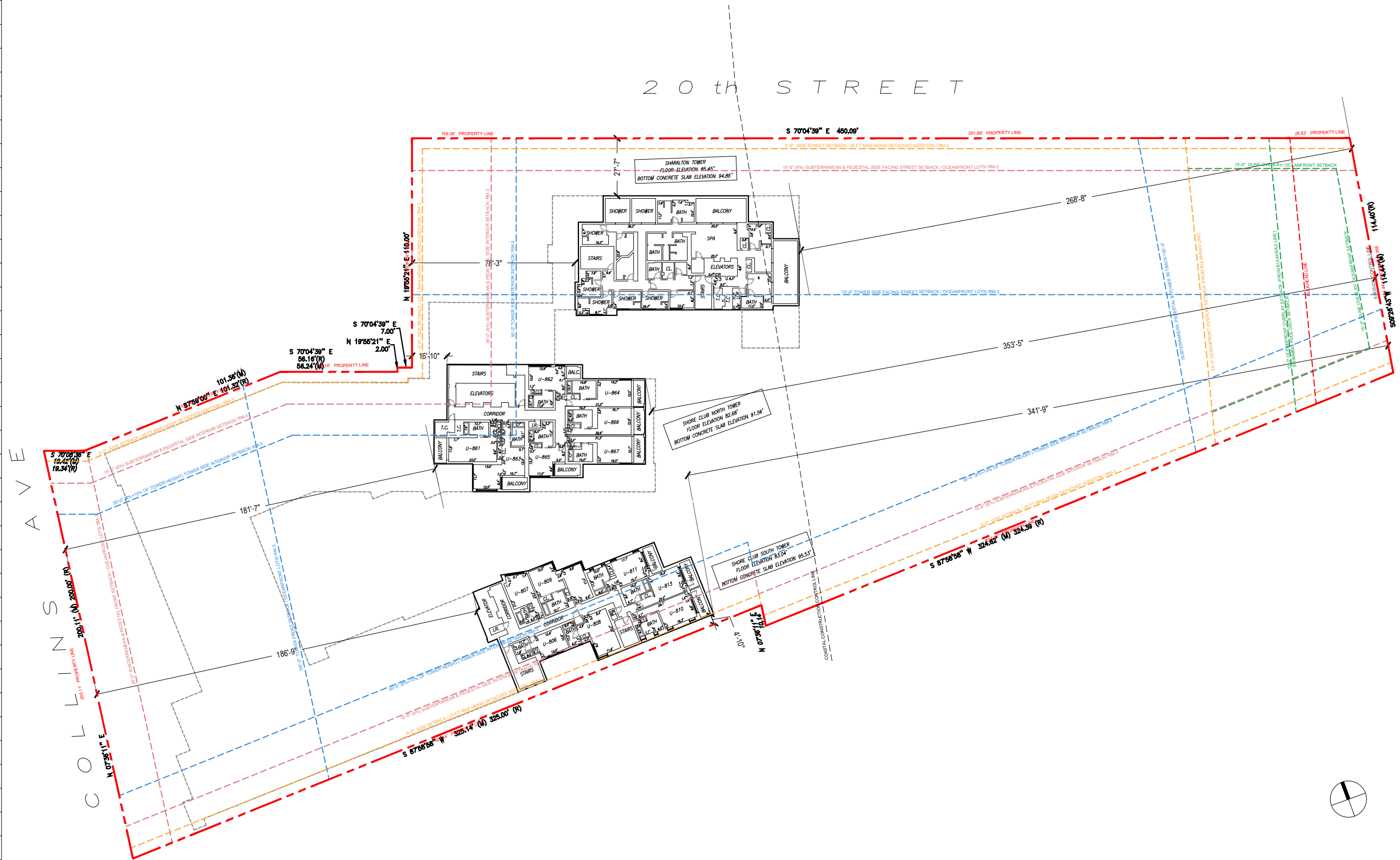


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EXISTING LEVEL 7

Date	4-18-2021	Sheet No.
Scale	1"=50'-0"	A2.07
Project	2104	

1 EXISTING OVERALL LEVEL 7 FLOOR PLAN
SCALE: 1" = 50'-0"



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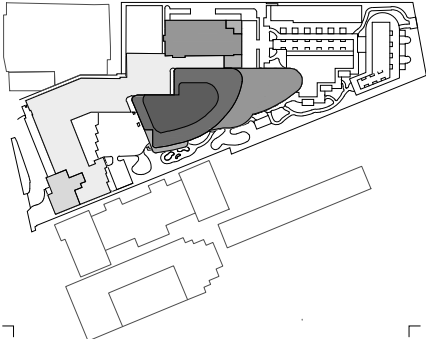
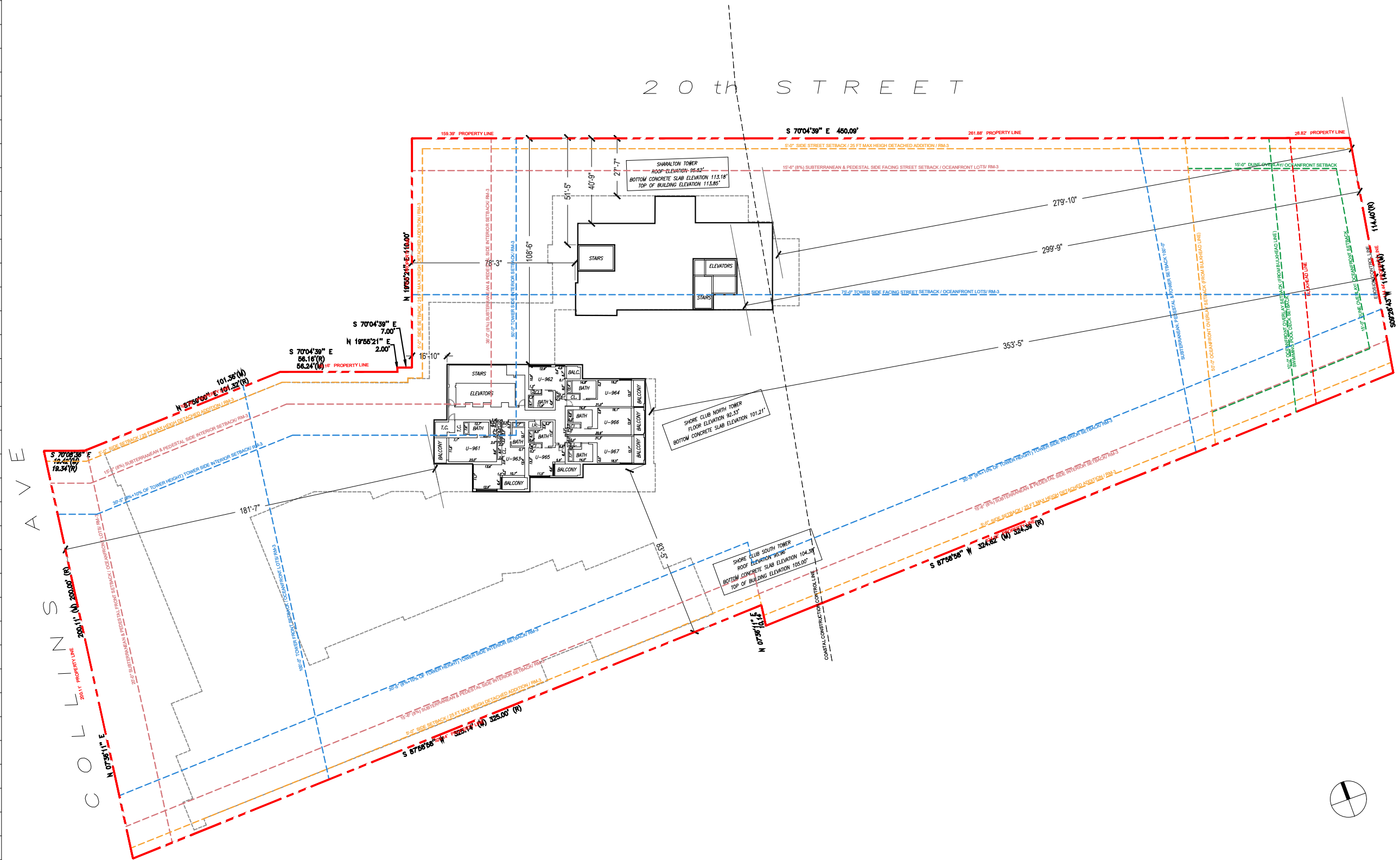


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EXISTING LEVEL 8

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

1 EXISTING OVERALL LEVEL 8 FLOOR PLAN
SCALE: 1" = 50'-0"



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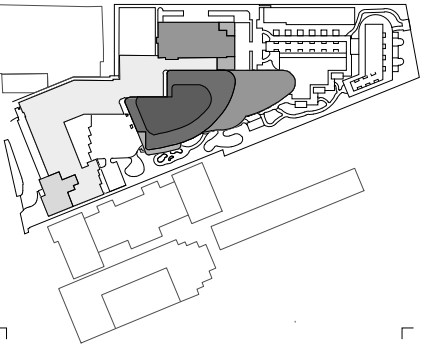
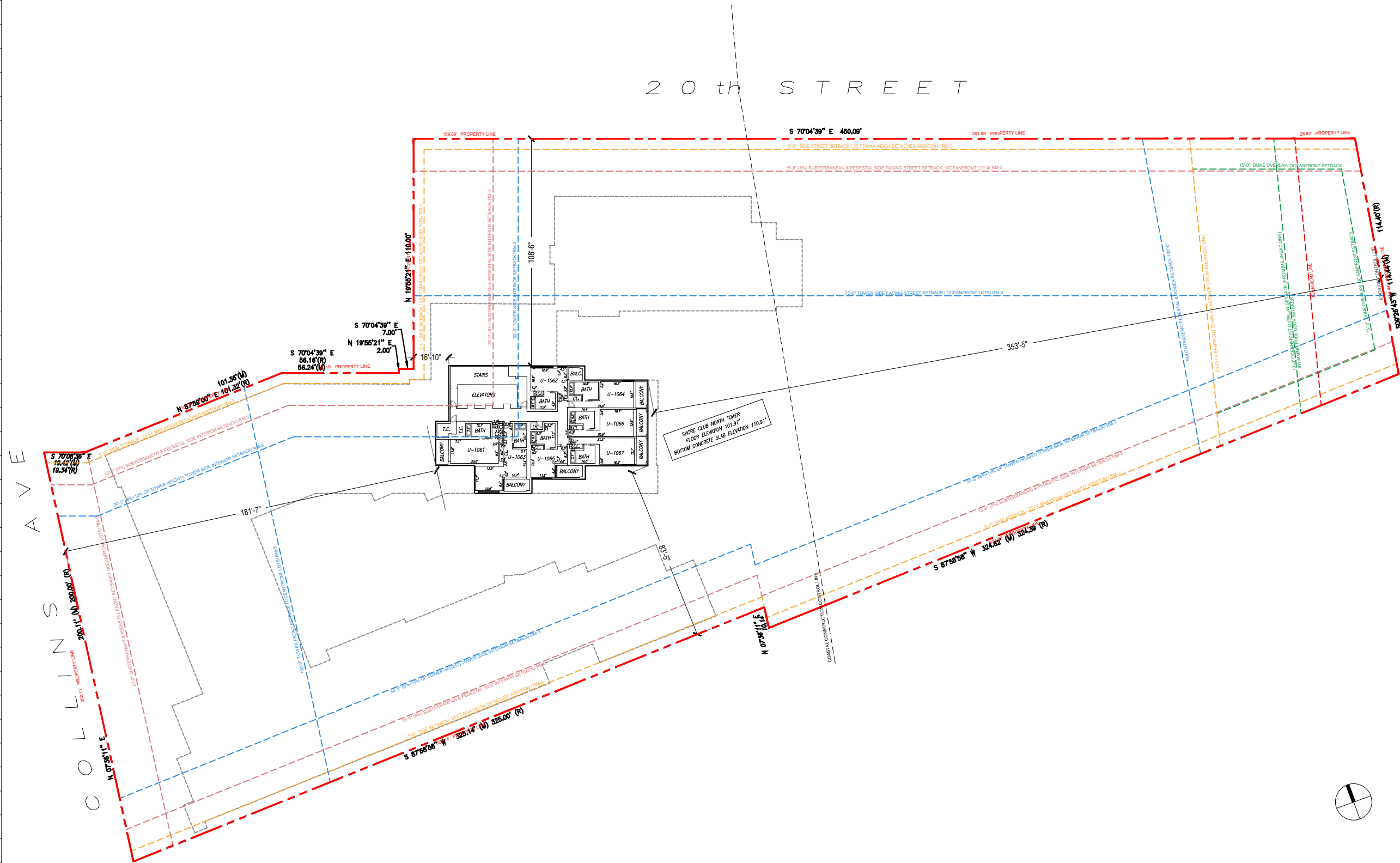
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1 EXISTING OVERALL LEVEL 9 FLOOR PLAN
SCALE: 1" = 50'-0"

EXISTING LEVEL 9		
Date	4-18-2021	Sheet No.
Scale	1"=50'-0"	A2.09
Project	2104	



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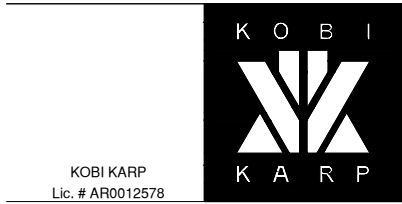
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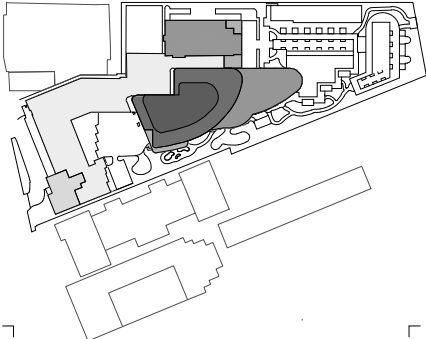
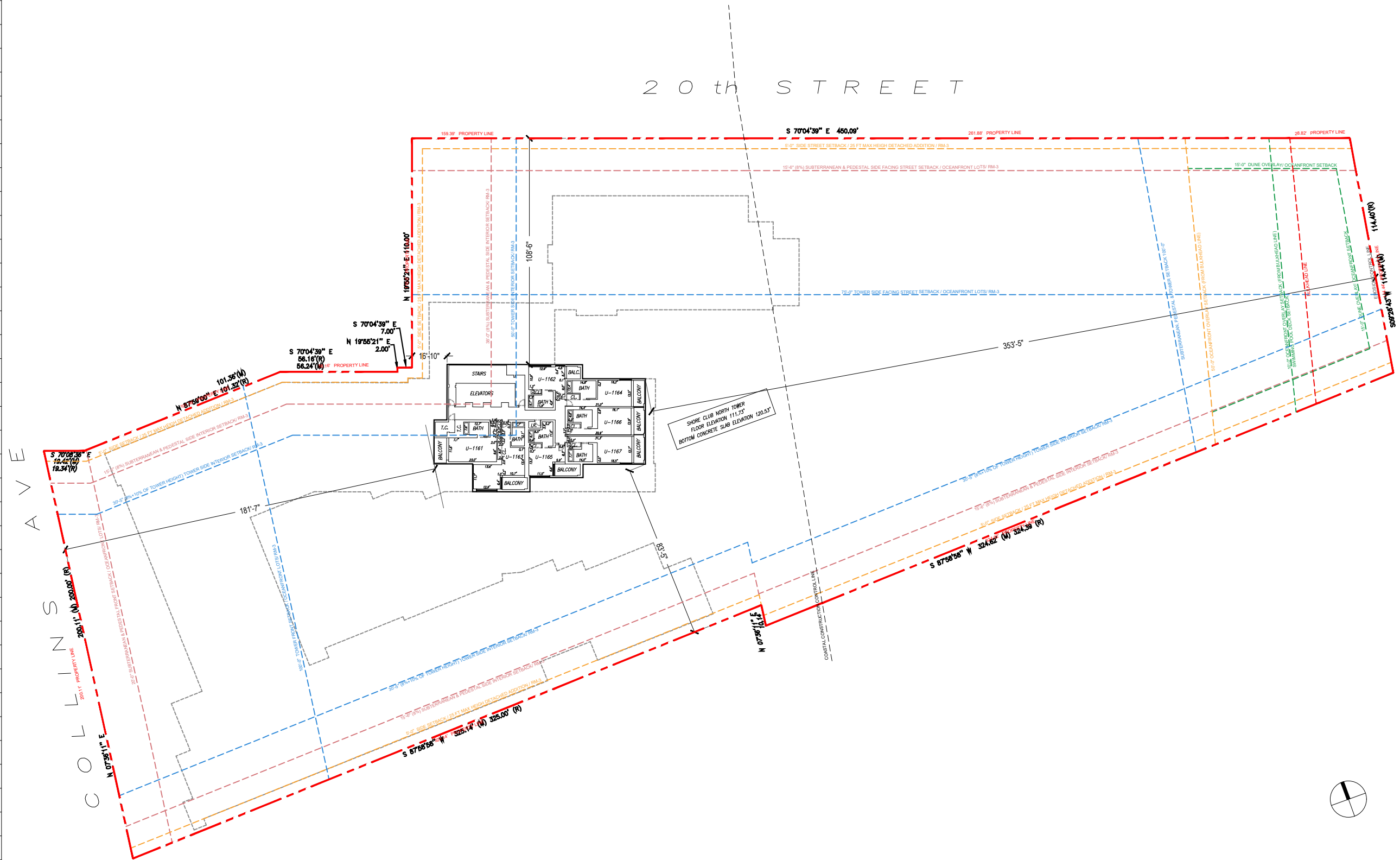


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EXISTING LEVEL 10

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

1 EXISTING OVERALL LEVEL 10 FLOOR PLAN
SCALE: 1" = 50'-0"



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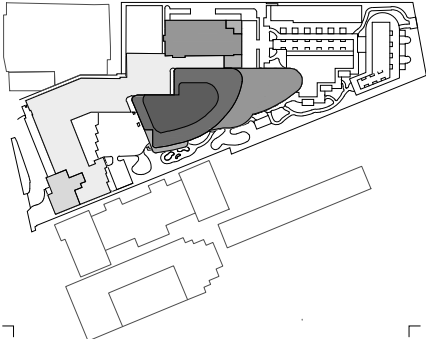
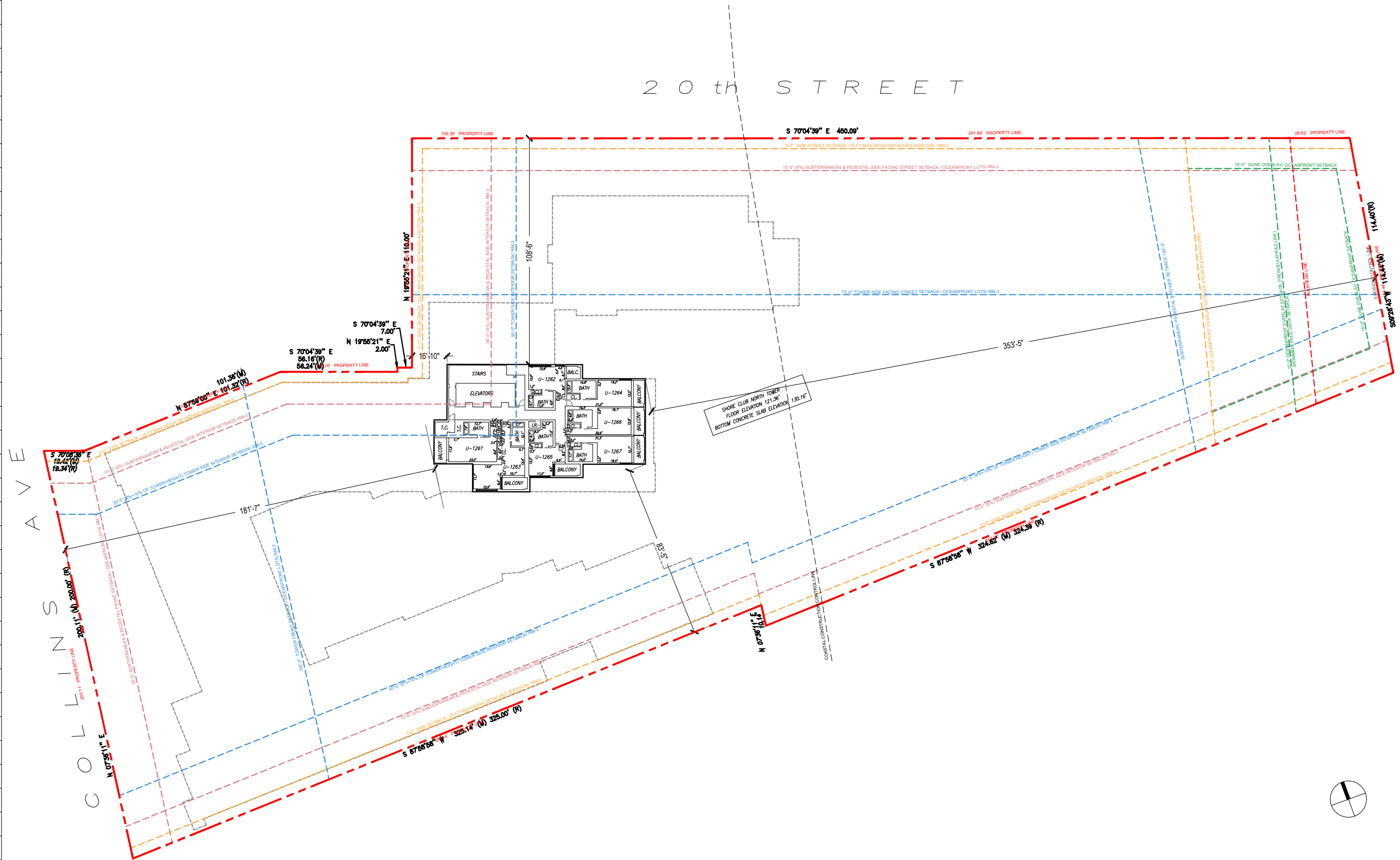
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1 EXISTING OVERALL LEVEL 11 FLOOR PLAN
SCALE: 1" = 50'-0"

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



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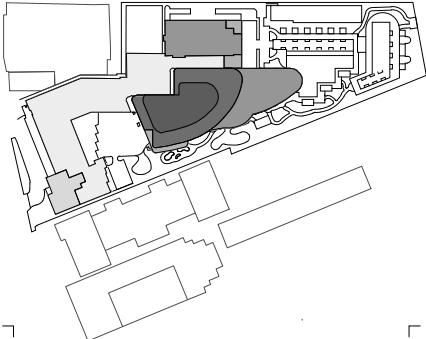
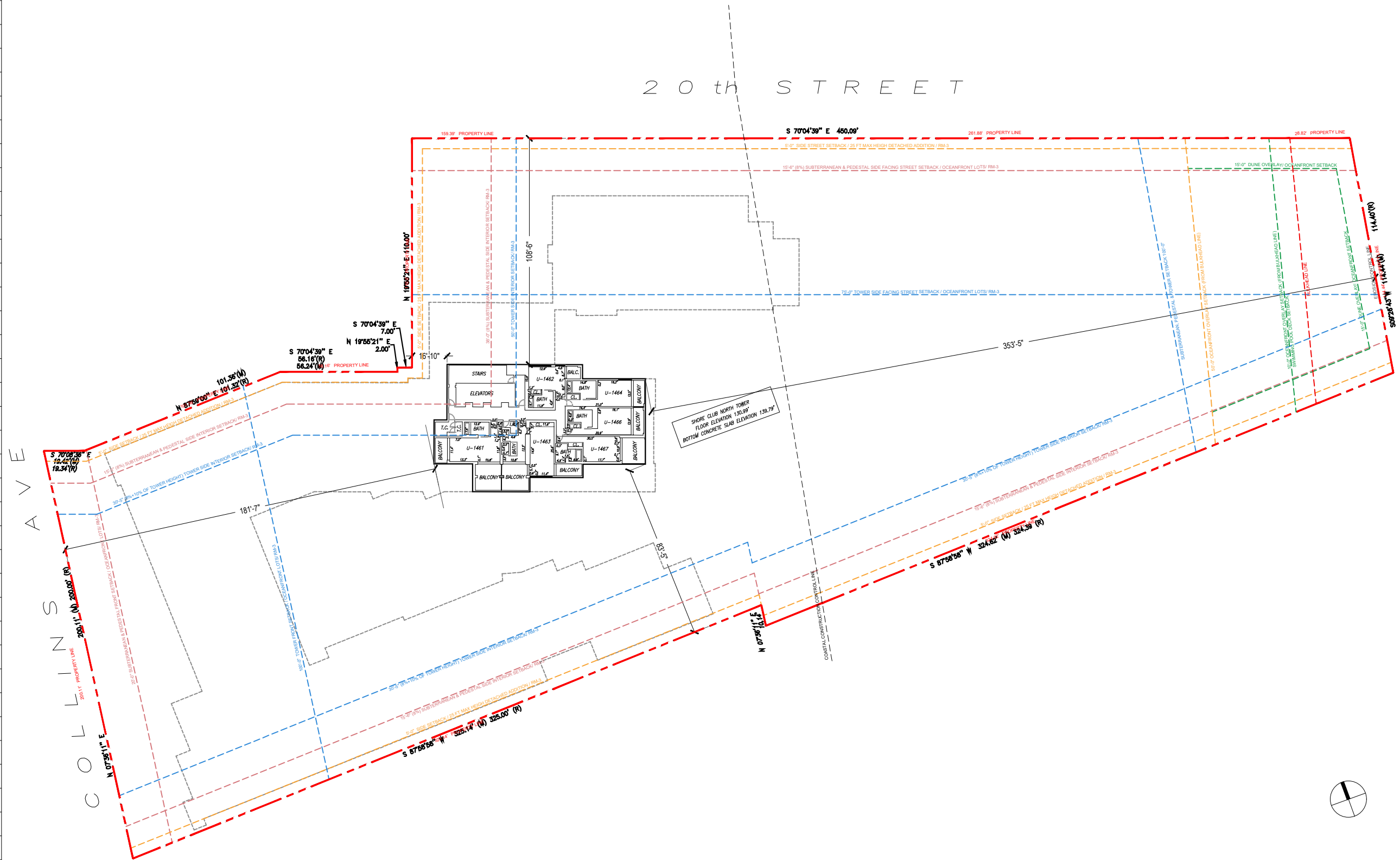


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1 EXISTING OVERALL LEVEL 12 FLOOR PLAN
SCALE: 1" = 50'-0"

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



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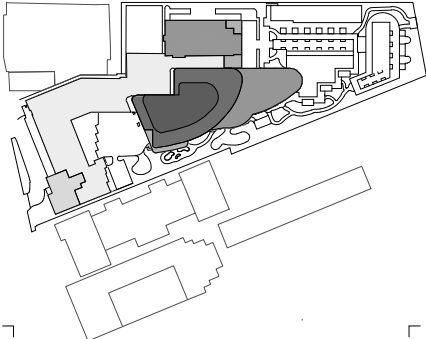
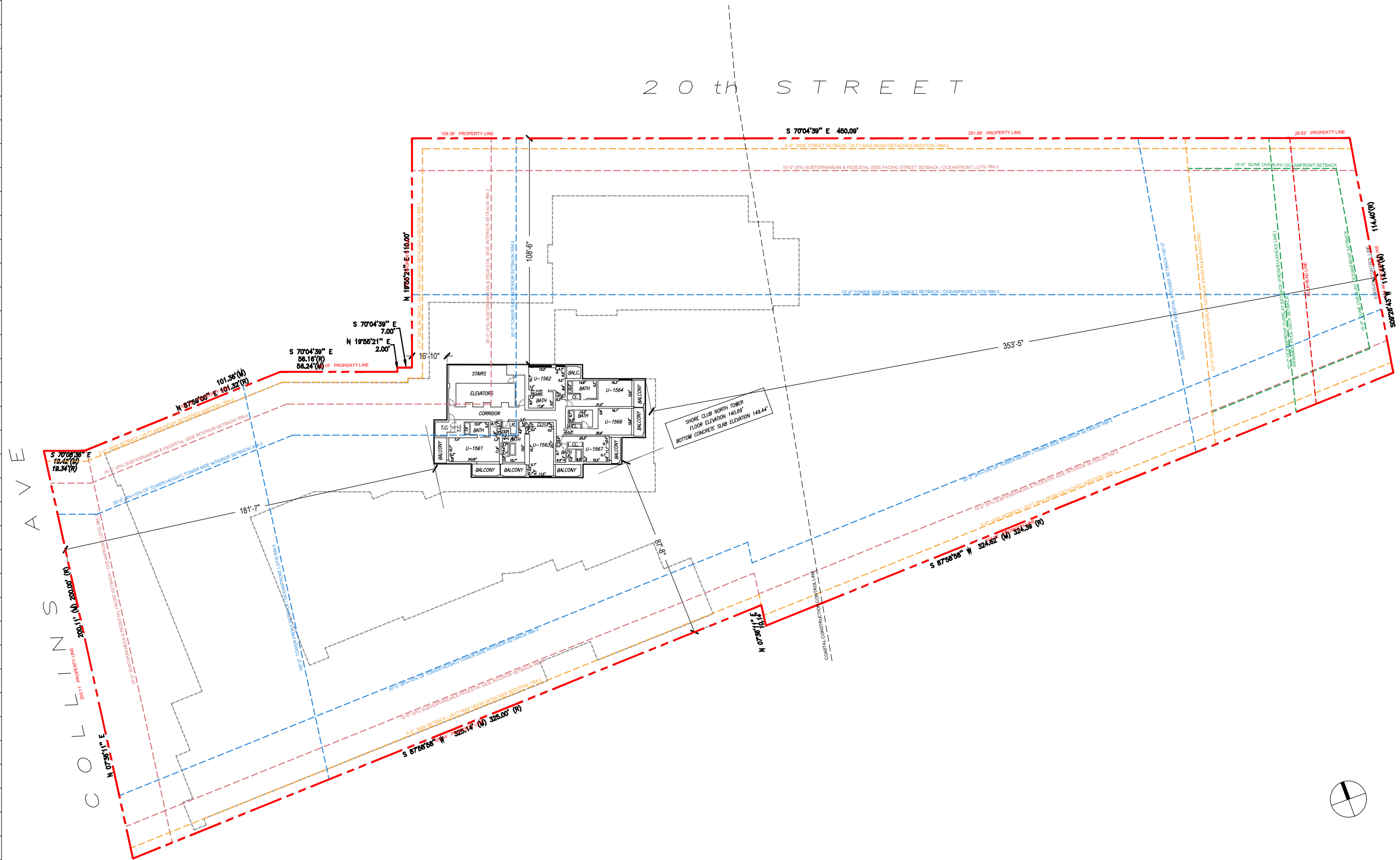
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EXISTING LEVEL 14

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

1 EXISTING OVERALL LEVEL 14 FLOOR PLAN
SCALE: 1" = 50'-0"



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1 EXISTING OVERALL LEVEL 15 FLOOR PLAN
SCALE: 1" = 50'-0"

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