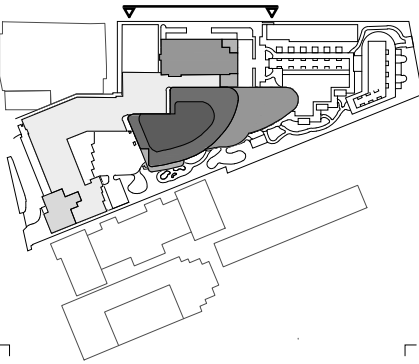
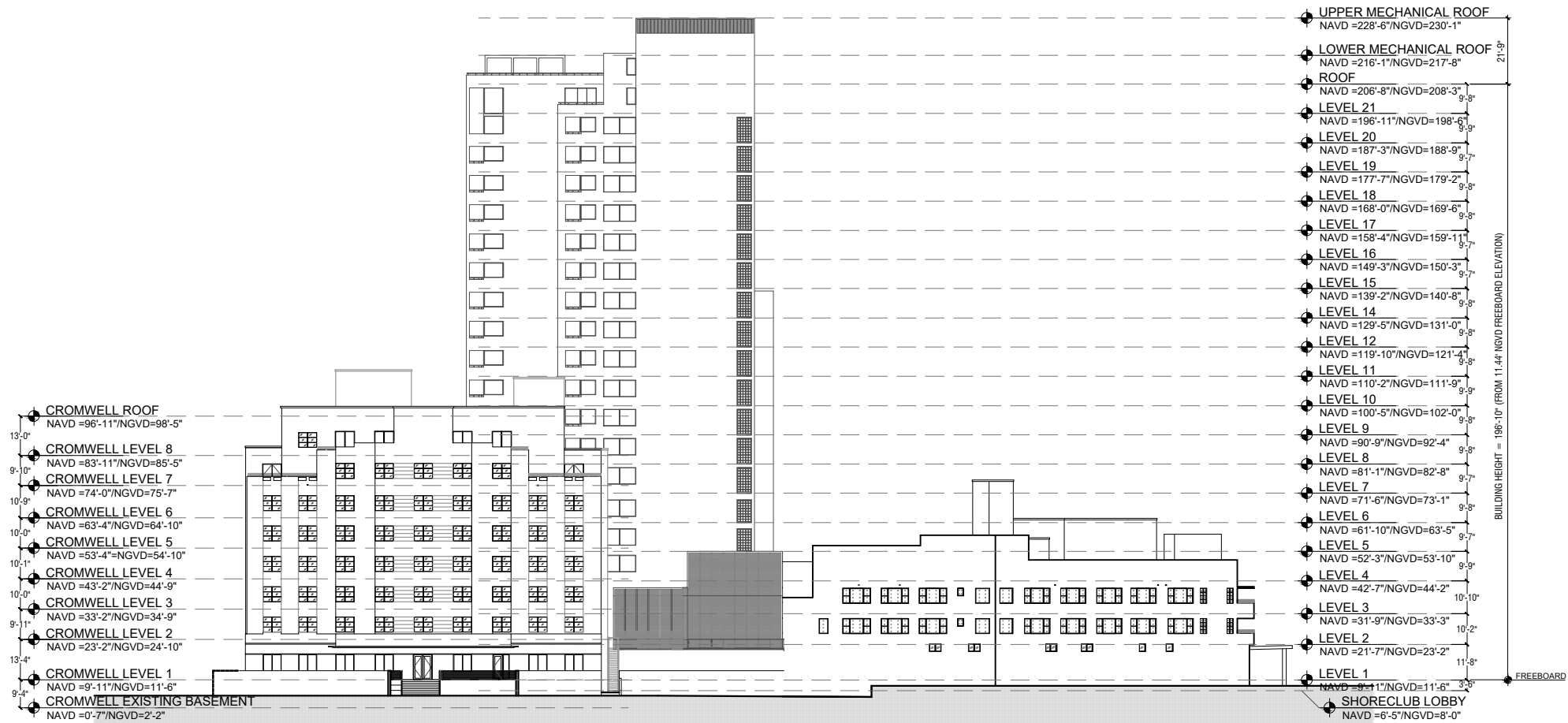




Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOB KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC.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

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

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

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

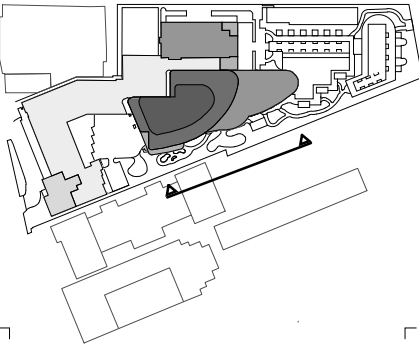
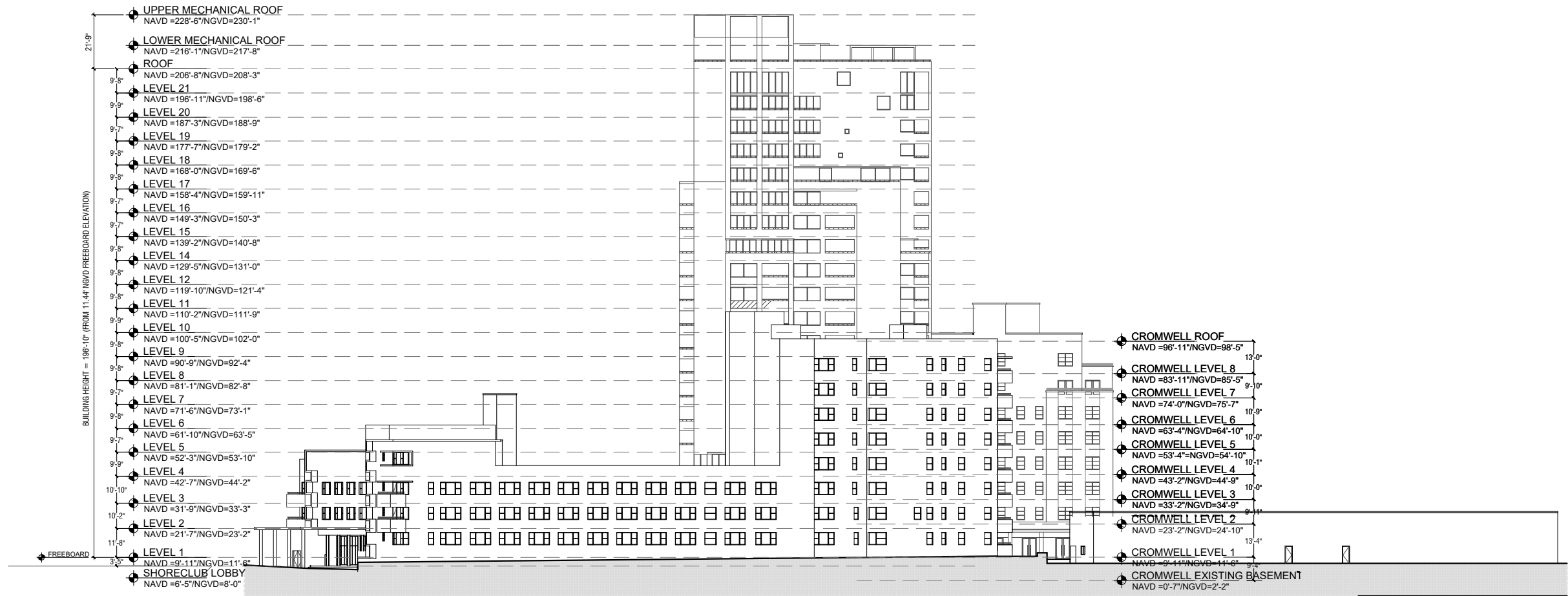
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name: Steve Aydakov
Address: Island Planning Corporation
Address: 4300 Biscayne Boulevard, Suite 203
Tel: Miami, FL 33137
Email: Miami, FL 33137

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



EXISTING OVERALL ELEVATIONS

Date	4-18-2021	Sheet No.
Scale	1"=50'-0"	A4.01
Project	2104	



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC.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

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

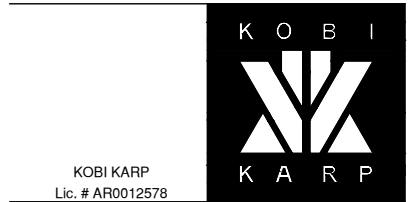
Owner: WITKOFF.
Name 40 West 57th Street, Suite 1620
Address New York, NY 10019
Address 212-672-4700
Tel: witkoff@rossettijpr.com
Email

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

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

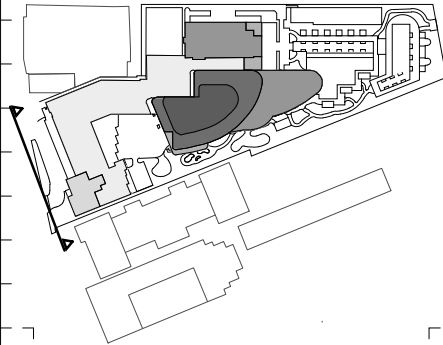
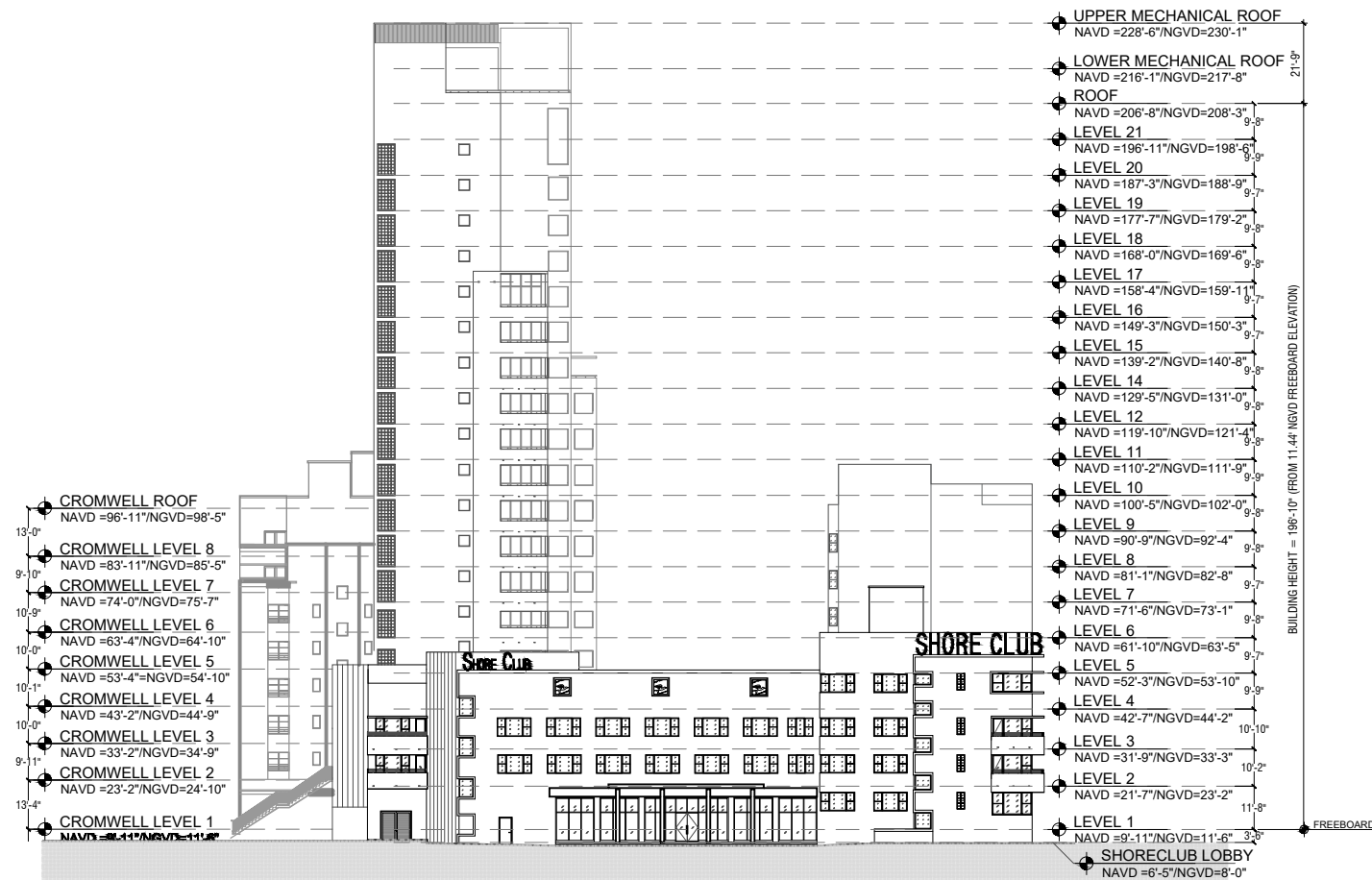
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name Steve Aydakov.
Address Island Planning Corporation.
Address 4300 Biscayne Boulevard, Suite 203
Tel: Miami, FL, 33137
Email

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



EXISTING OVERALL ELEVATIONS

Date	4-18-2021	Sheet No.
Scale	1"=50'-0"	A4.02
Project	2104	



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOB KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOB 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 Aydakov.
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



EXISTING OVERALL ELEVATIONS

Date	4-18-2021	Sheet No.
Scale	1"=50'-0"	A4.03
Project	2104	

TOP OF BUILDING
NAVD =103'-5"/NGVD=105'-0"

9'-1"

ROOF
NAVD =94'-5"/NGVD=96'-0"

13'-4"

LEVEL 8
NAVD =81'-6"/NGVD=82'-8"

9'-7"

LEVEL 7
NAVD =71'-6"/NGVD=73'-1"

52'-10"

10'-0"

LEVEL 6
NAVD =61'-6"/NGVD=63'-1"

10'-0"

LEVEL 5
NAVD =51'-6"/NGVD=53'-1"

10'-0"

LEVEL 4
NAVD =41'-6"/NGVD=44'-2"

9'-11"

LEVEL 3
NAVD =31'-7"/NGVD=33'-2"

10'-0"

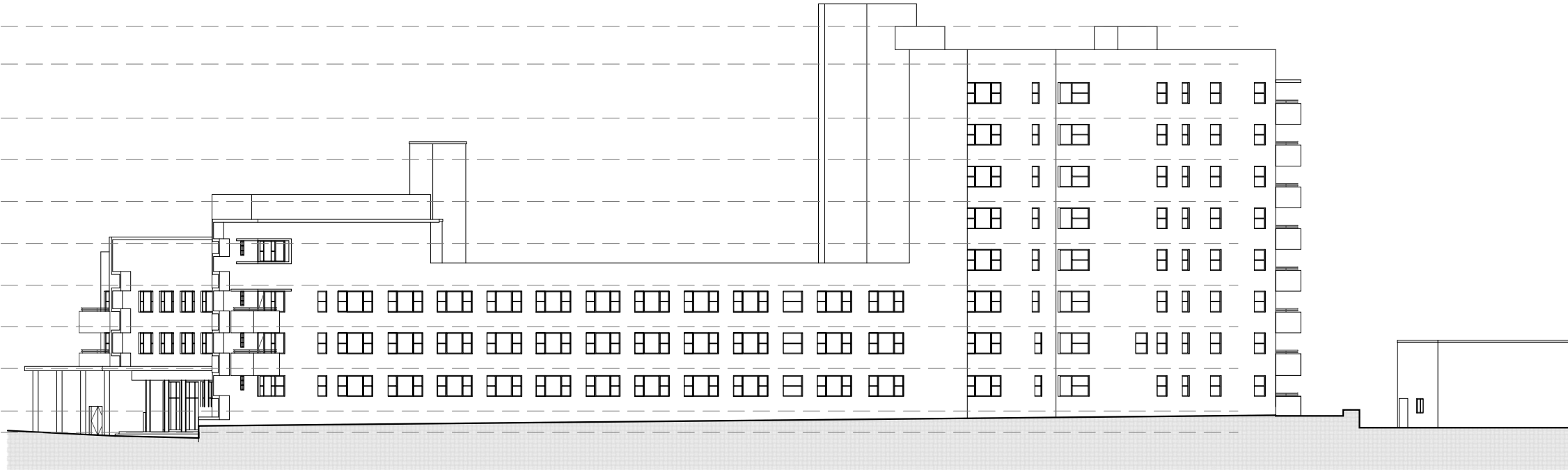
LEVEL 2
NAVD =21'-7"/NGVD=23'-2"

10'-3"

LEVEL 1
NAVD =11'-4"/NGVD=12'-11"

5'-1"

SHORECLUB LOBBY
NAVD =6'-5"/NGVD=8'-0"



1 EXISTING SHORECLUB NORTH ELEVATION
SCALE: 1" = 50'-0"

TOP OF BUILDING
NAVD =103'-5"/NGVD=105'-0"

9'-1"

ROOF
NAVD =94'-5"/NGVD=96'-0"

12'-11"

LEVEL 8
NAVD =81'-6"/NGVD=82'-8"

10'-0"

LEVEL 7
NAVD =71'-6"/NGVD=73'-1"

52'-10"

10'-0"

LEVEL 6
NAVD =61'-6"/NGVD=63'-1"

10'-0"

LEVEL 5
NAVD =51'-6"/NGVD=53'-1"

10'-0"

LEVEL 4
NAVD =41'-6"/NGVD=44'-2"

9'-11"

LEVEL 3
NAVD =31'-7"/NGVD=33'-2"

10'-0"

LEVEL 2
NAVD =21'-7"/NGVD=23'-2"

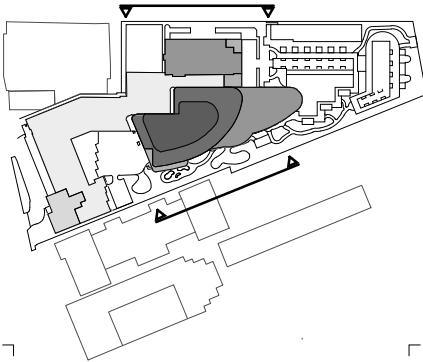
10'-3"

LEVEL 1
NAVD =11'-4"/NGVD=12'-11"

5'-1"

SHORECLUB LOBBY
NAVD =6'-5"/NGVD=8'-0"

2 EXISTING SHORECLUB SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOB KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (U 1020)

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

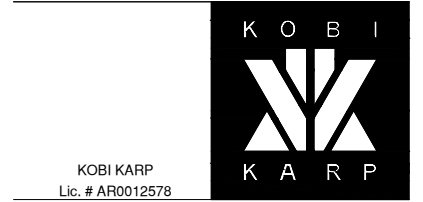
Owner: WITKOFF.
Name 40 West 57th Street, Suite 1620
Address New York, NY 10019
Address 212-672-4700
Tel: 305-534-5725
Email: witkoff@rossettjpr.com

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

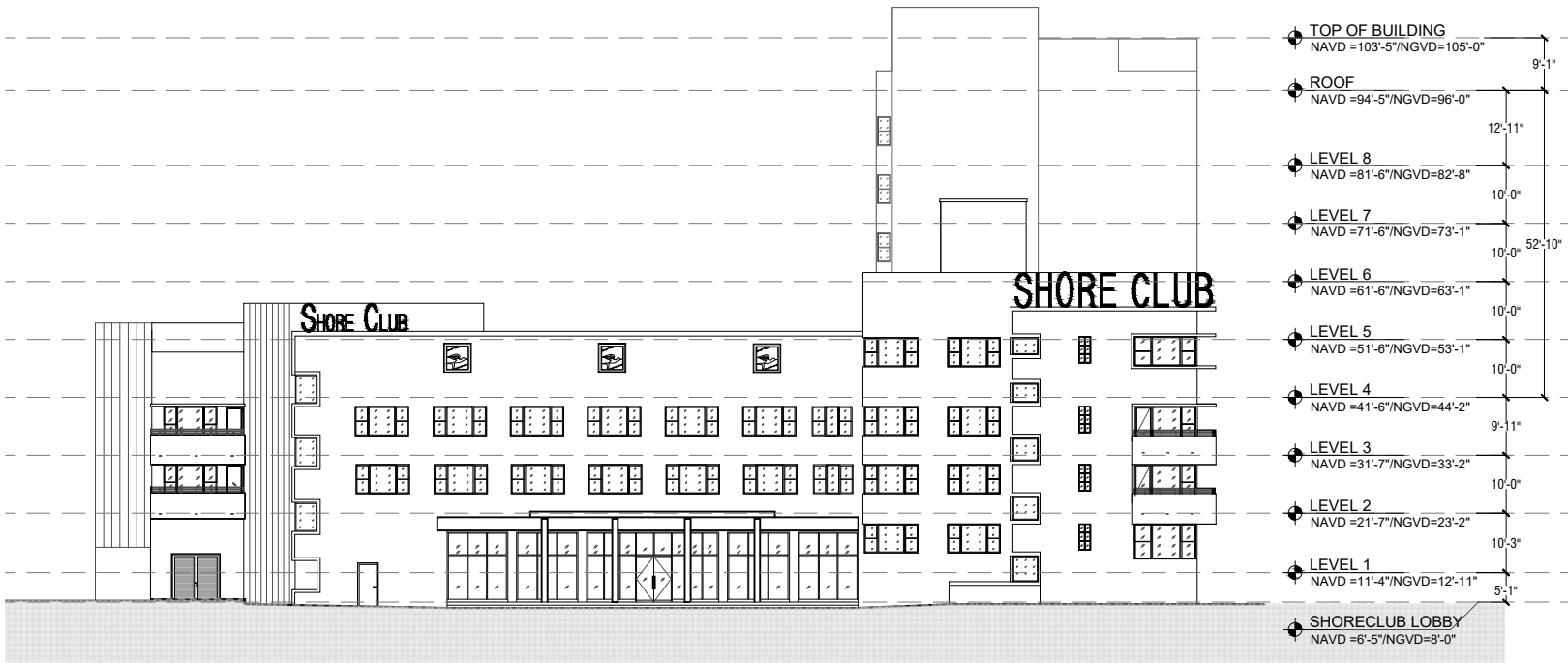
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name Steve Aydakov.
Address Island Planning Corporation.
Address 4300 Biscayne Boulevard, Suite 203
Tel: Miami, FL, 33137
Email

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

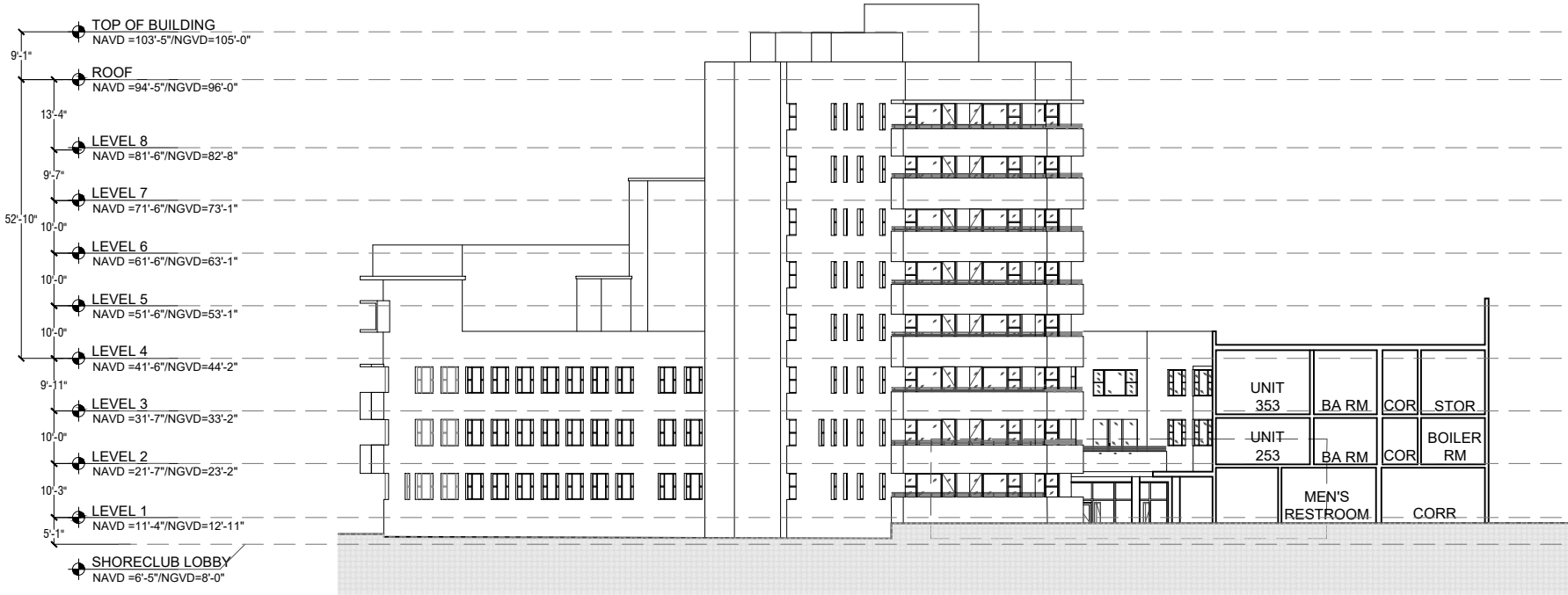


EXISTING SHORECLUB
ELEVATIONS

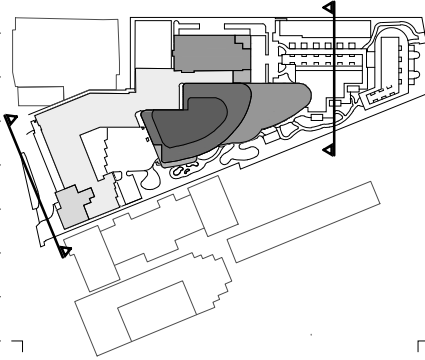
Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	A4.04
Project	2104	



1 EXISTING SHORECLUB EAST ELEVATION
SCALE: 1/32" = 1'-0"



2 EXISTING SHORECLUB WEST ELEVATION
SCALE: 1/32" = 1'-0"



Rev.	Date	Rev.	Date

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

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@rossettjpr.com
Email

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

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

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

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

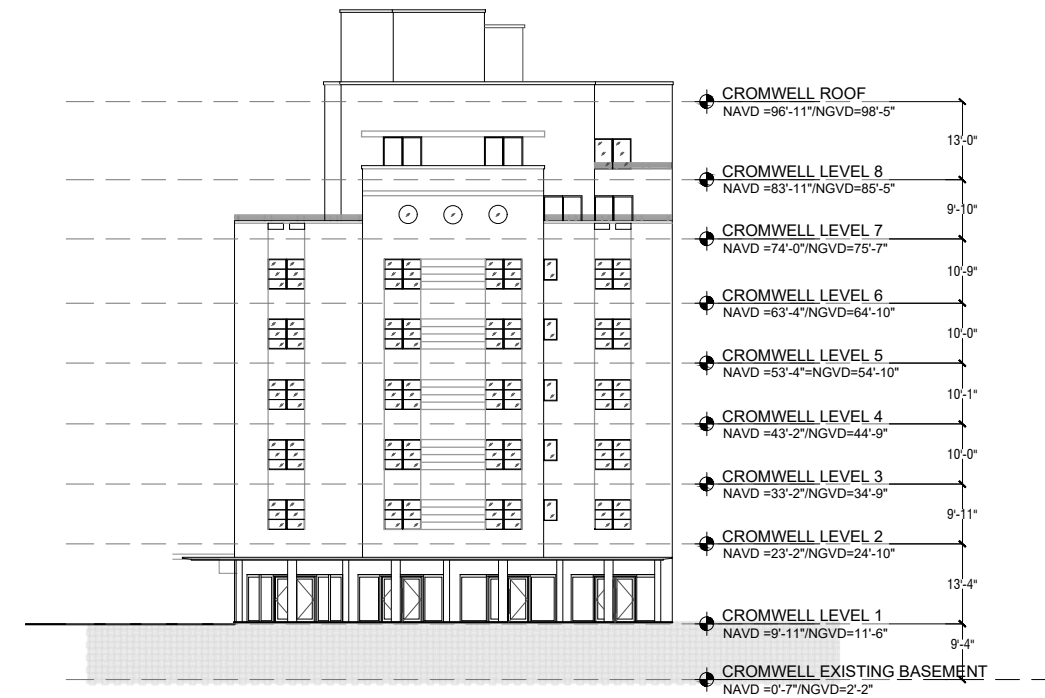


**EXISTING SHORECLUB
ELEVATIONS**

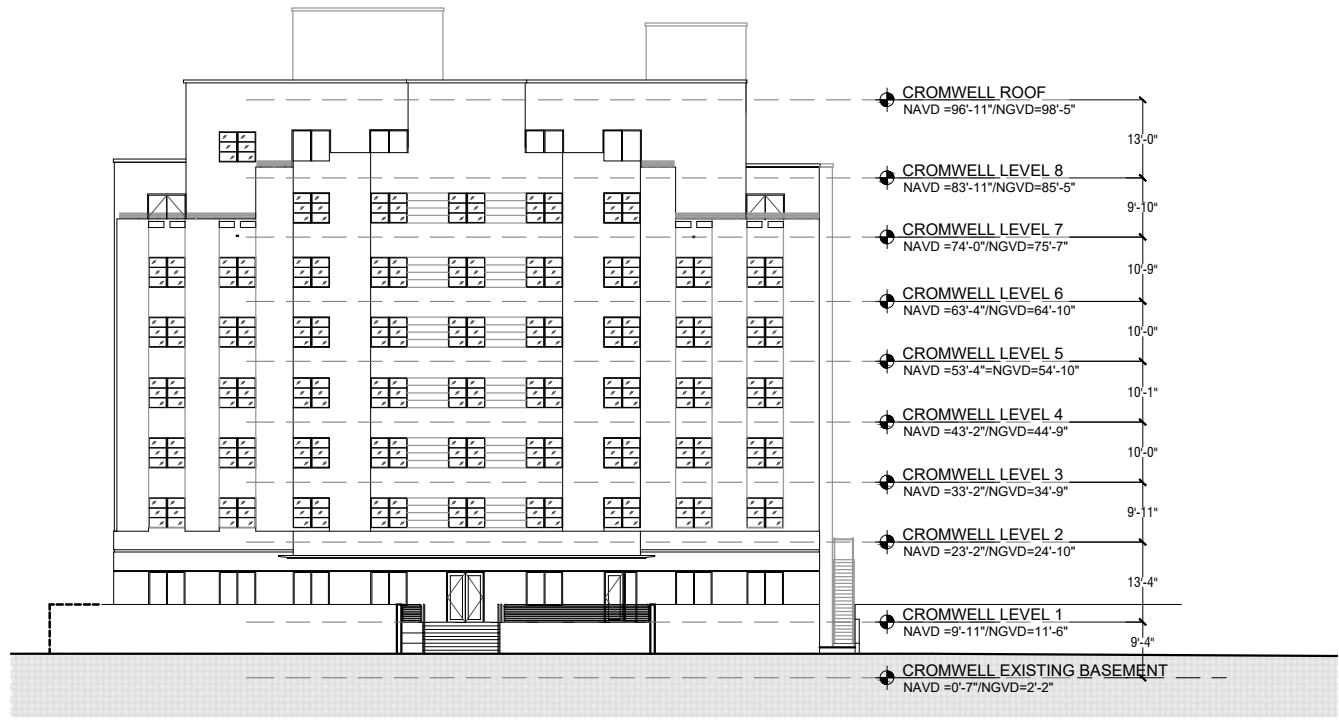
Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	A4.05
Project	2104	



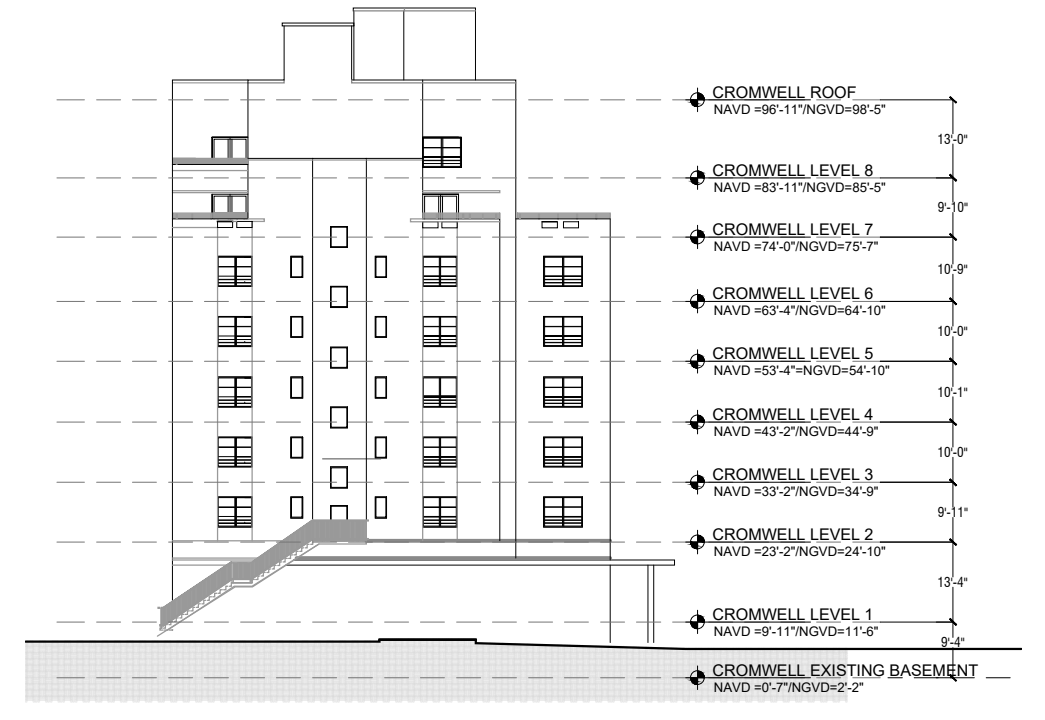
1 EXISTING CROMWELL SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



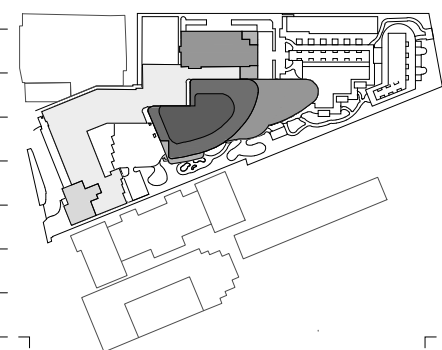
2 EXISTING CROMWELL EAST ELEVATION
SCALE: 1/32" = 1'-0"



3 EXISTING CROMWELL NORTH ELEVATION
SCALE: 1/32" = 1'-0"



4 EXISTING CROMWELL WEST ELEVATION
SCALE: 1/32" = 1'-0"



Rev.	Date	Rev.	Date

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

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: wilkoff@rossettjpr.com
Email:

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

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

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

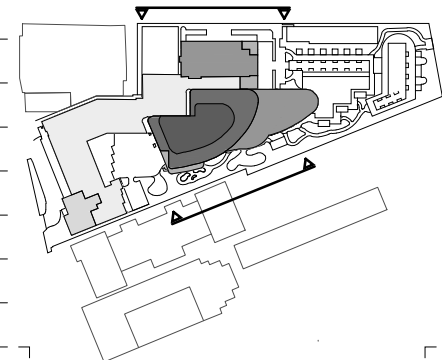
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

K O B I
K A R P

K O B I K A R P
Lic. # AR0012578

EXISTING CROMWELL
ELEVATIONS

Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	A4.06
Project	2104	



Rev.	Date	Rev.	Date

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

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

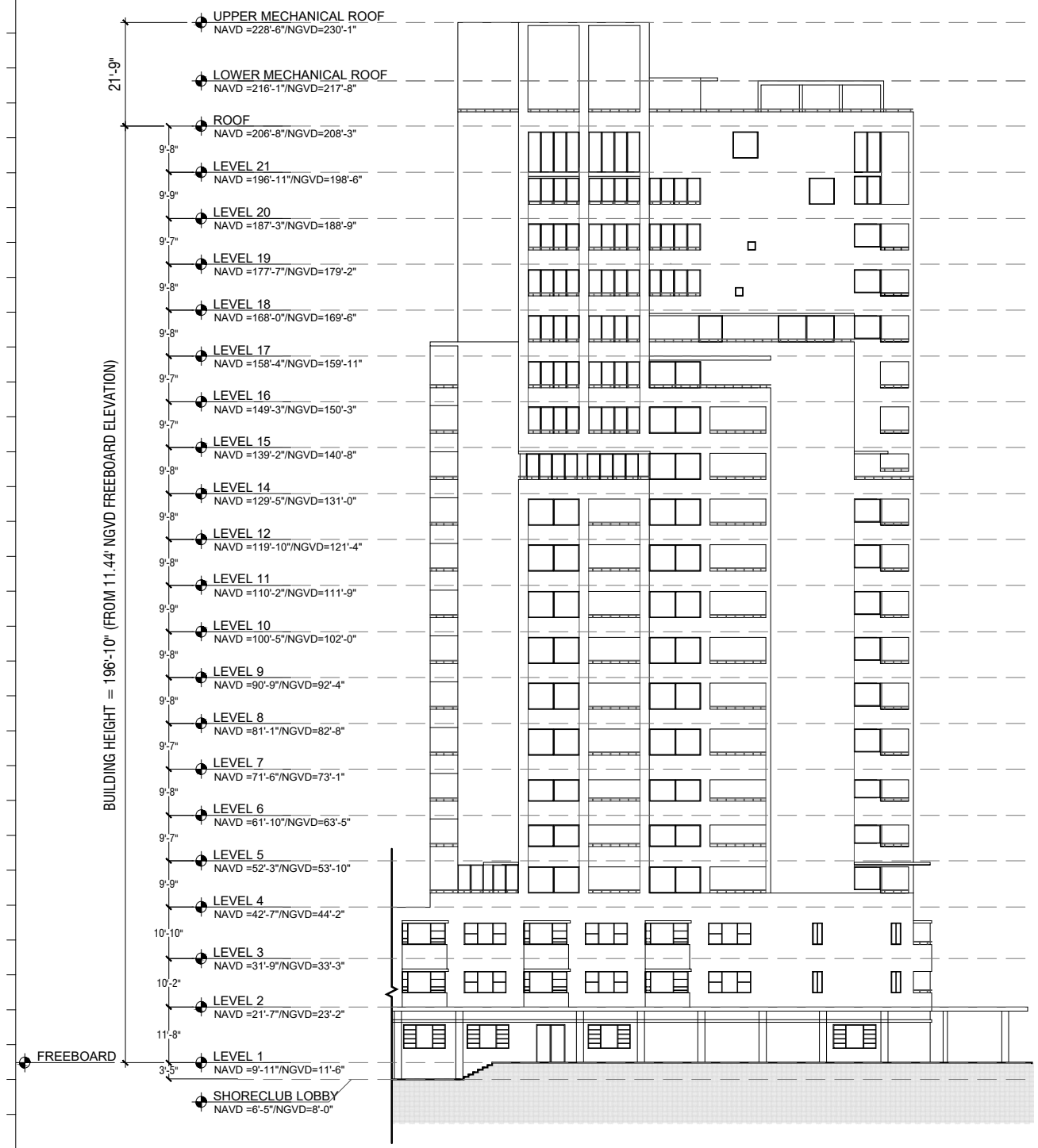
K O B I

K A R P

K O B I
K A R P
Lic. # AR0012578

EXISTING TOWER ELEVATIONS

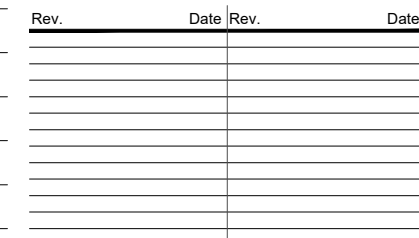
Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	A4.07
Project	2104	



1 EXISTING TOWER SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



2 EXISTING TOWER NORTH ELEVATION
SCALE: 1/32" = 1'-0"



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

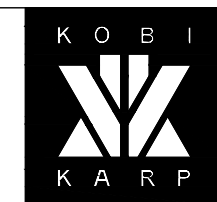
Owner: WITKOFF.
Name 40 West 57th Street, Suite 1620
Address New York, NY 10019
Address 212-672-4700
Tel: witkoff@rossettipr.com
Email

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	

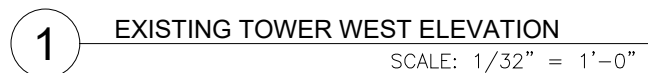
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

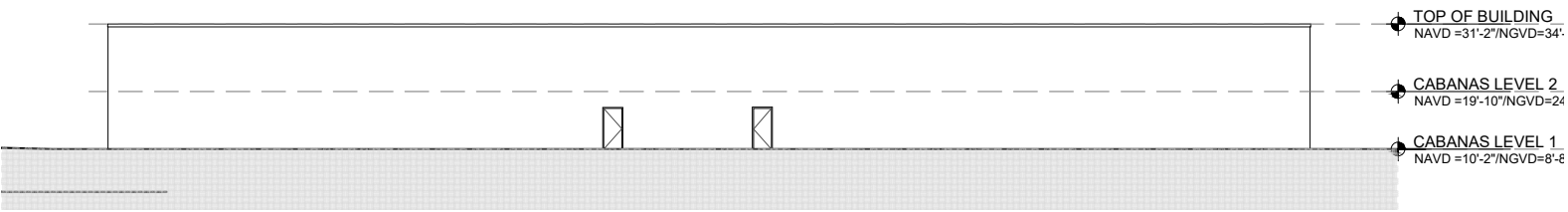


KOBI KARP
Lic. # AR0012578

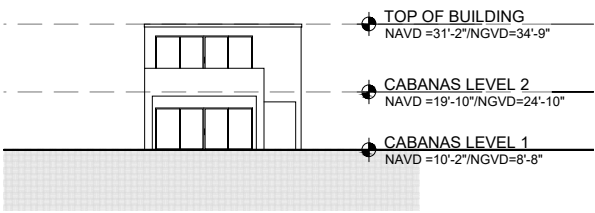
EXISTING TOWER ELEVATIONS

Date	4-18-2021	Sheet No. A4.08
Scale	1/32" = 1'-0"	
Project	2104	

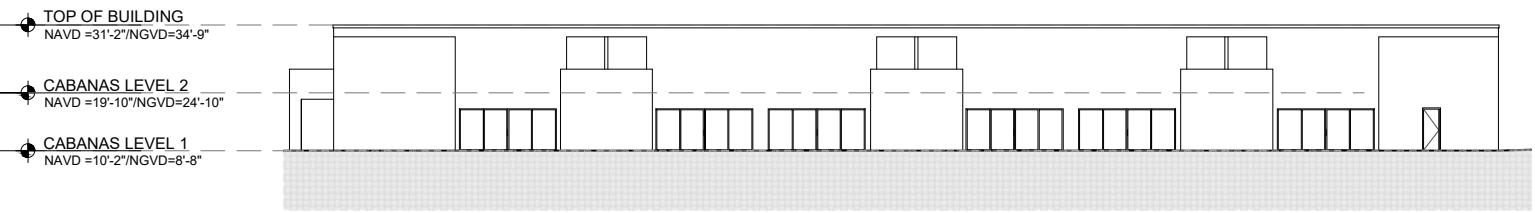




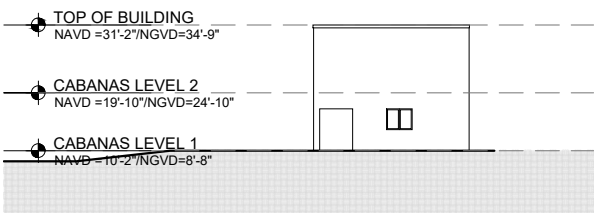
1 EXISTING CABANAS SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



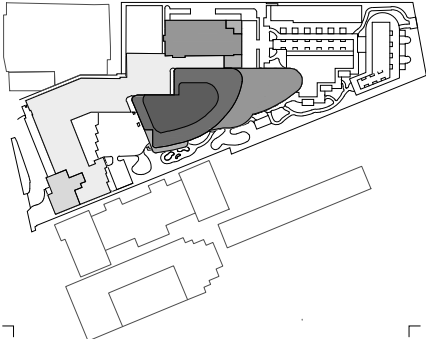
2 EXISTING CABANAS EAST ELEVATION
SCALE: 1/32" = 1'-0"



3 EXISTING CABANAS NORTH ELEVATION
SCALE: 1/32" = 1'-0"



4 EXISTING CABANAS WEST ELEVATION
SCALE: 1/32" = 1'-0"



Rev.	Date	Rev.	Date

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

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

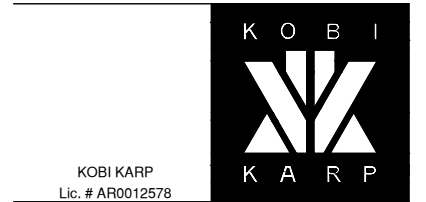
Owner: WITKOFF.
Name 40 West 57th Street, Suite 1620
Address New York, NY 10019
Address 212-672-4700
Tel: witkoff@rossettijpr.com
Email

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

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

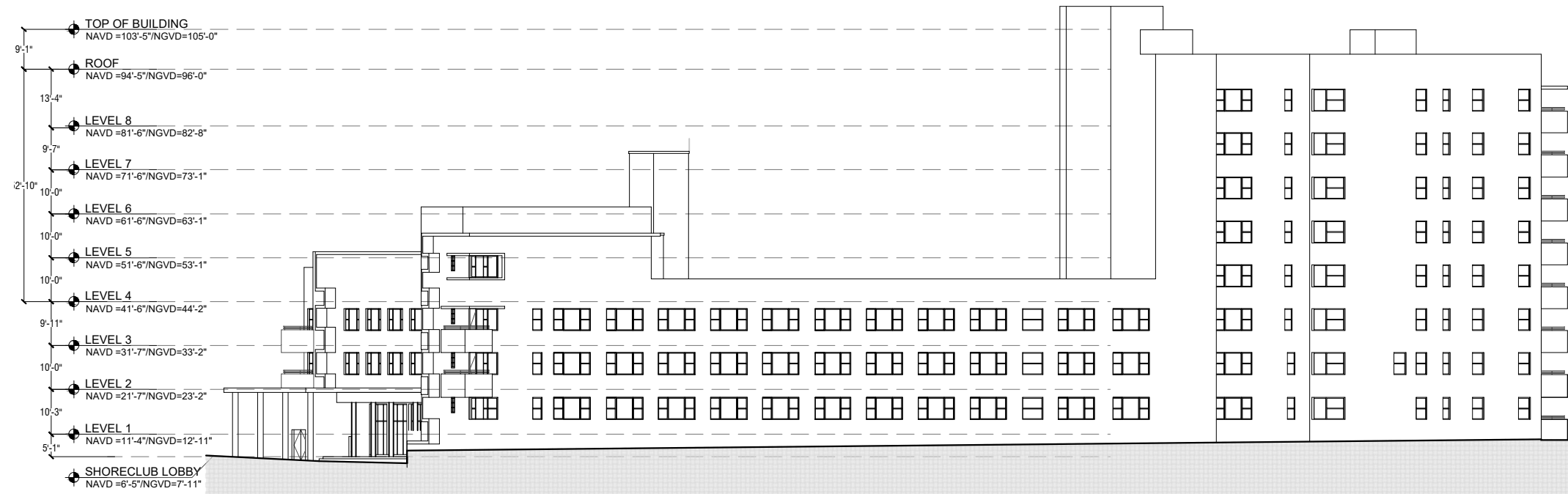
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name Steve Aydakov.
Address Island Planning Corporation.
Address 4300 Biscayne Boulevard, Suite 203
Tel: Miami, FL, 33137
Email

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

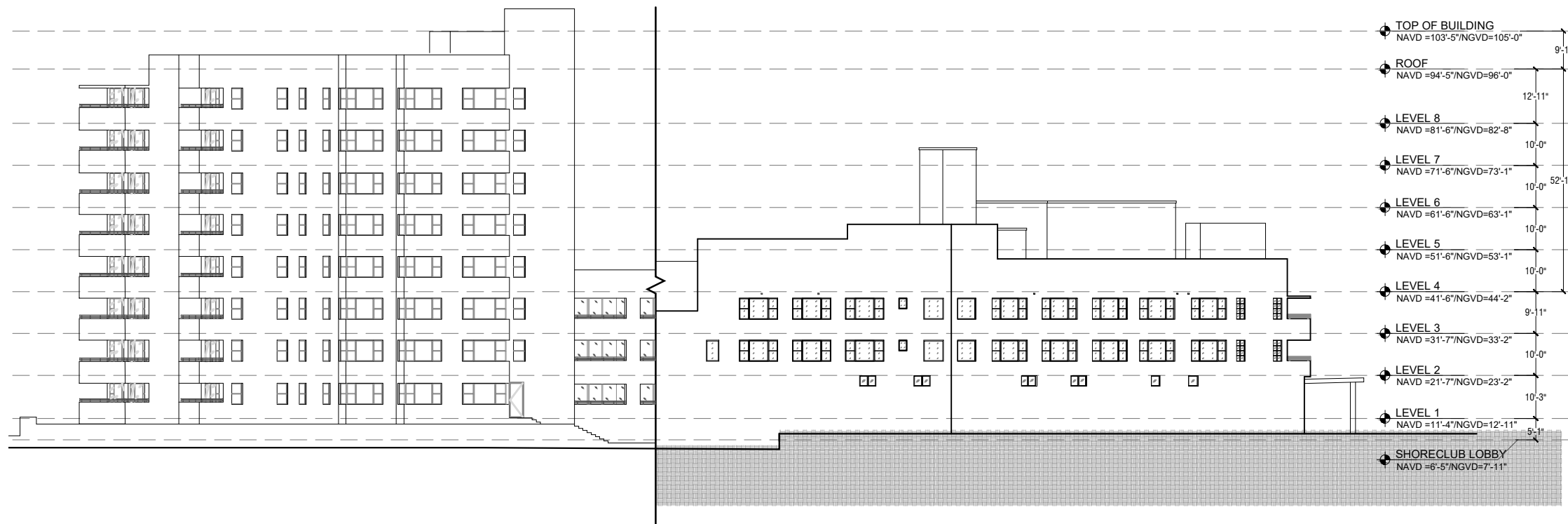


EXISTING CABANAS ELEVATIONS

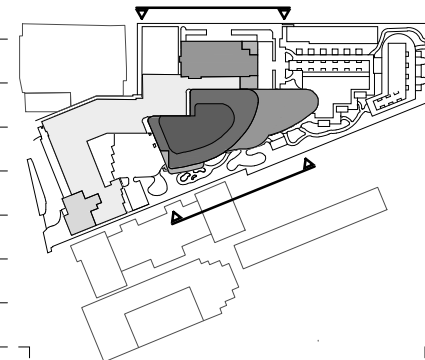
Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	A4.09
Project	2104	



1 PROPOSED SHORECLUB SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



2 PROPOSED SHORECLUB NORTH ELEVATION
SCALE: 1/32" = 1'-0"



Rev.	Date	Rev.	Date

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

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

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

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

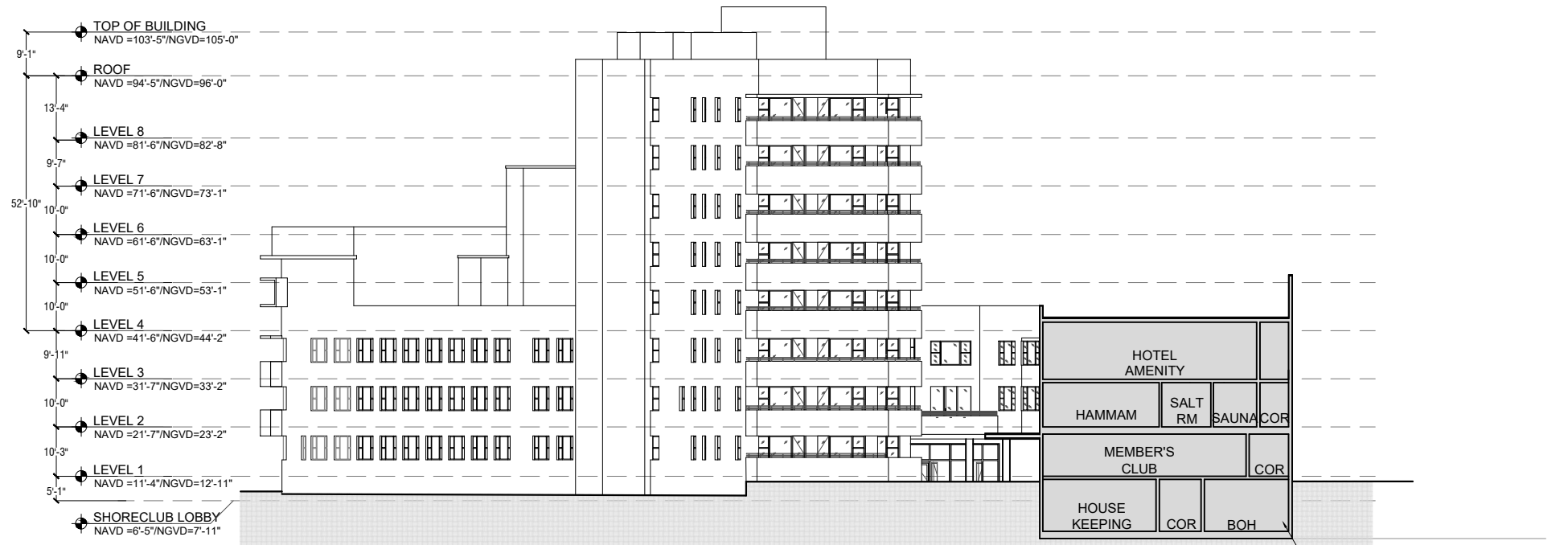
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name Steve Aydakov.
Address Island Planning Corporation.
Address 4300 Biscayne Boulevard, Suite 203
Tel: Miami, FL, 33137
Email:

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



**PROPOSED SHORECLUB
ELEVATIONS**

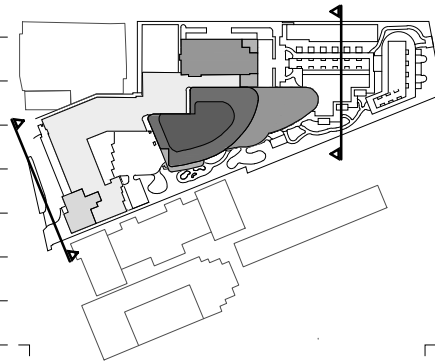
Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	A4.10
Project	2104	



1 PROPOSED SHORECLUB EAST ELEVATION
SCALE: 1/32" = 1'-0"



2 PROPOSED SHORECLUB WEST ELEVATION
SCALE: 1/32" = 1'-0"



Rev.	Date	Rev.	Date

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

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

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

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

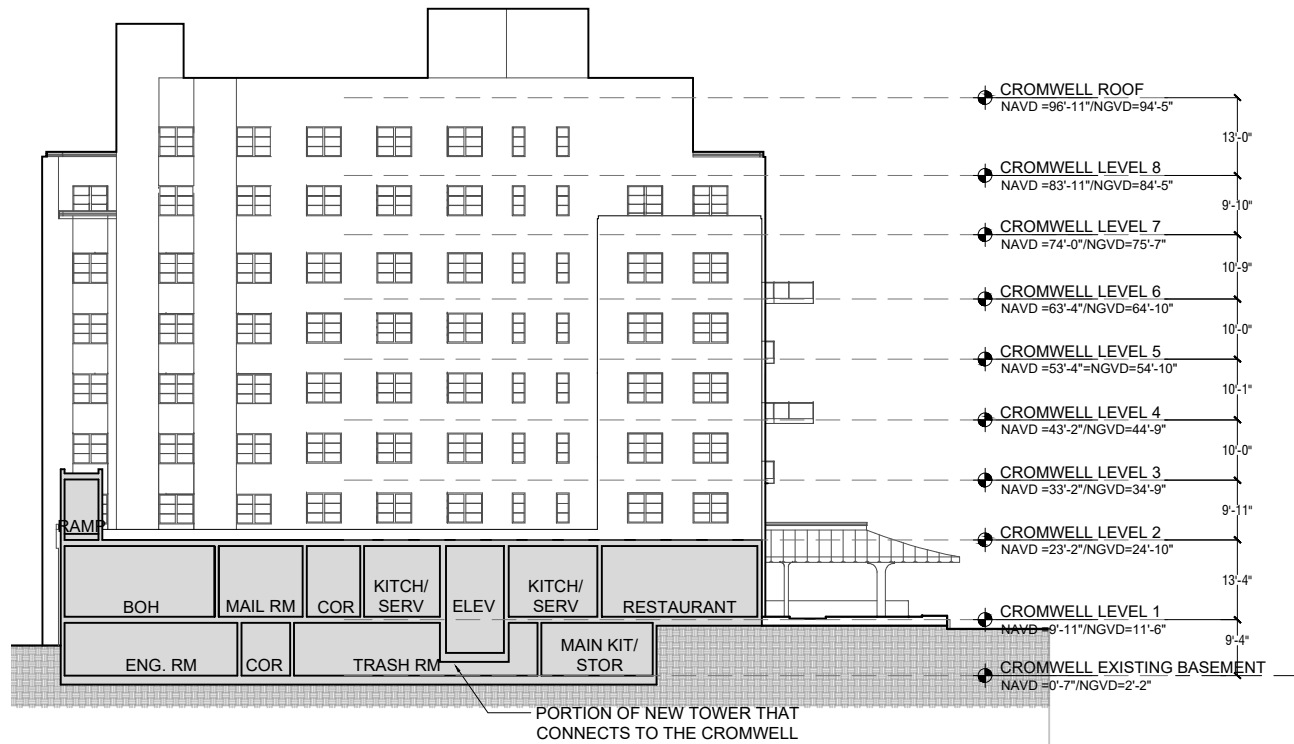
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name Steve Aydakov.
Address Island Planning Corporation.
Address 4300 Biscayne Boulevard, Suite 203
Tel: Miami, FL, 33137
Email

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

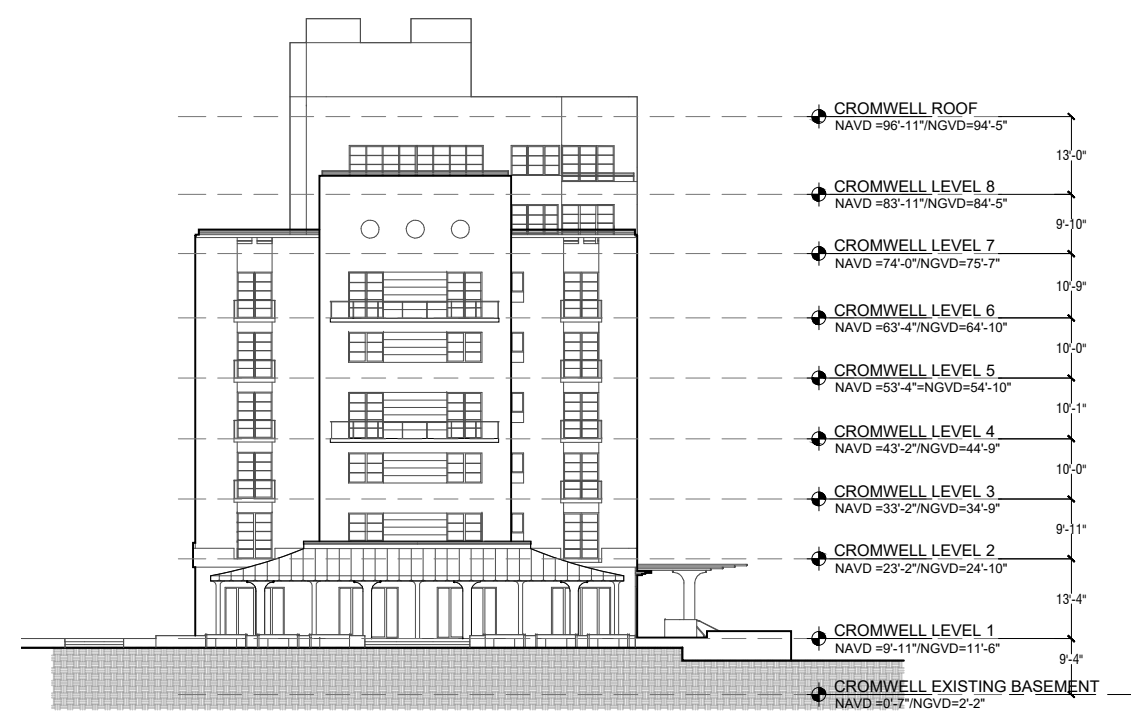


**PROPOSED SHORECLUB
ELEVATIONS**

Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	A4.11
Project	2104	



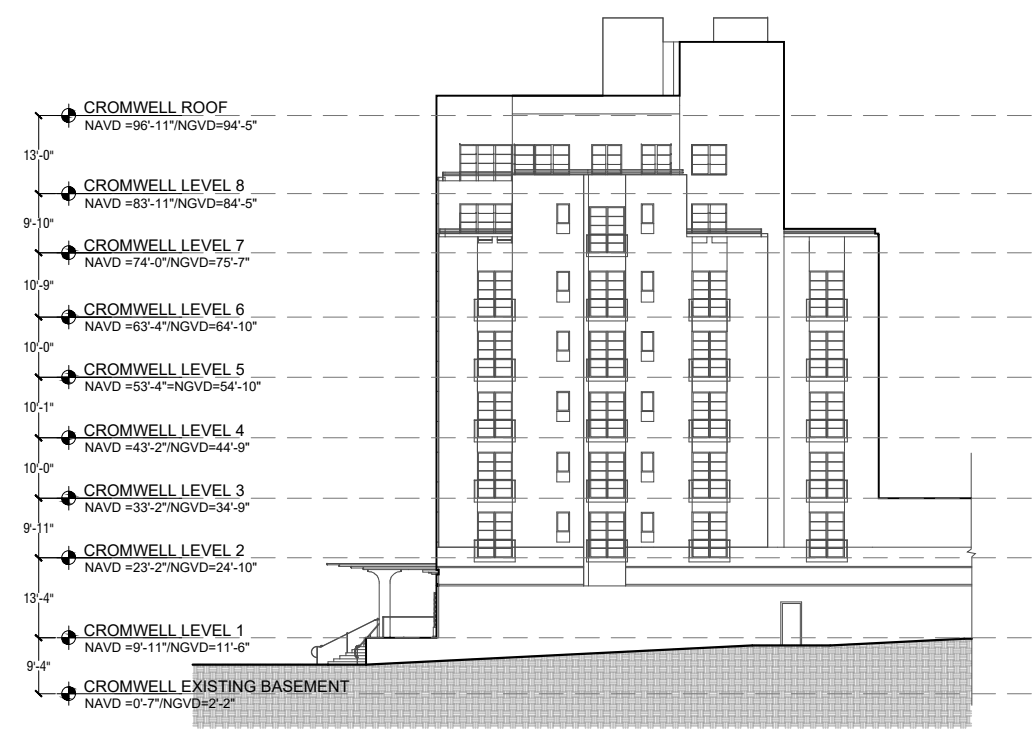
1 PROPOSED CROMWELL SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



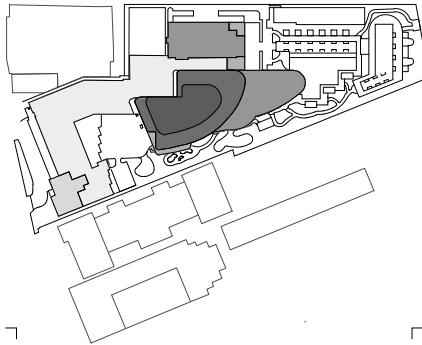
2 PROPOSED CROMWELL EAST ELEVATION
SCALE: 1/32" = 1'-0"



3 PROPOSED CROMWELL NORTH ELEVATION
SCALE: 1/32" = 1'-0"



4 PROPOSED CROMWELL WEST ELEVATION
SCALE: 1/32" = 1'-0"



Rev.	Date	Rev.	Date

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

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

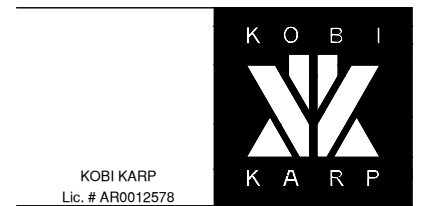
Owner: WITKOFF.
Name: 40 West 57th Street, Suite 1620
Address: New York, NY 10019
Address: 212-672-4700
Tel: witkoff@rossettjpr.com
Email:

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

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

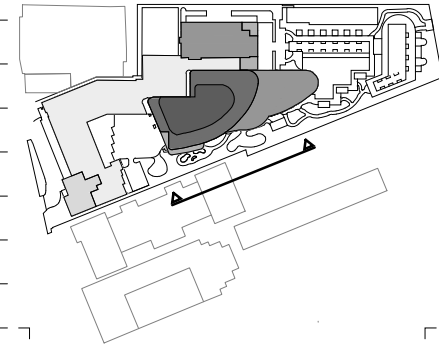
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name: Steve Aydakov.
Address: Island Planning Corporation.
Address: 4300 Biscayne Boulevard, Suite 203
Tel: Miami, FL, 33137
Email:

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



PROPOSED CROMWELL
ELEVATIONS

Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	A4.12
Project	2104	



Rev.	Date	Rev.	Date

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

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

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

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

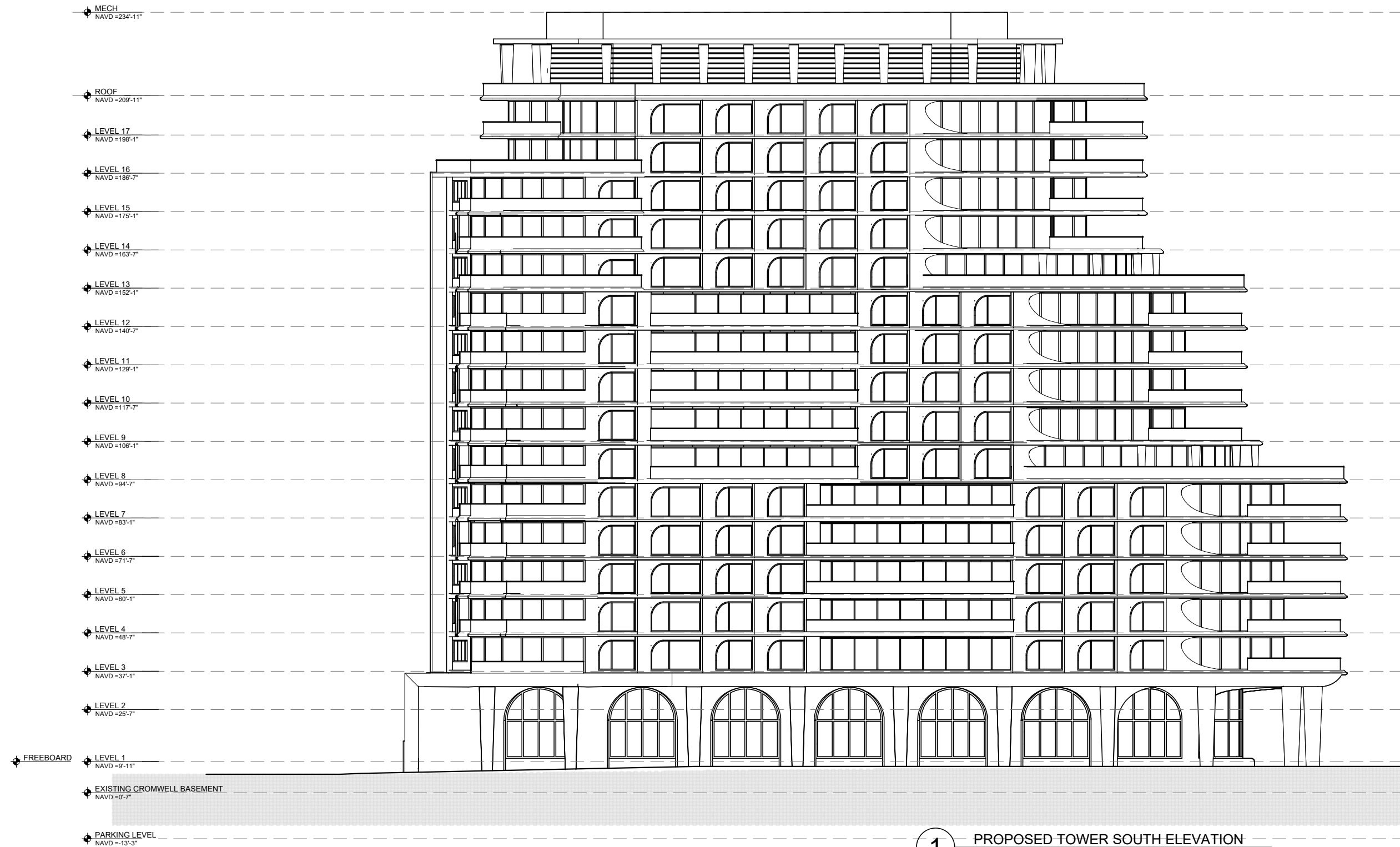
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name Steve Aydakov.
Address Island Planning Corporation.
Address 4300 Biscayne Boulevard, Suite 203
Tel: Miami, FL 33137
Email

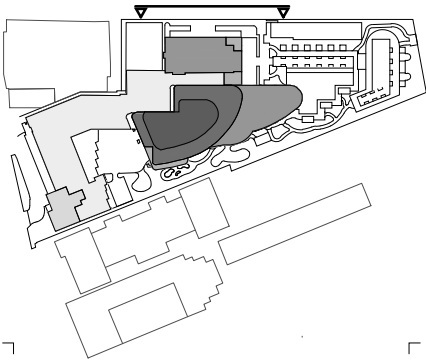
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



PROPOSED TOWER ELEVATIONS

Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	A4.13
Project	2104	





Rev.	Date	Rev.	Date

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

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@rossettijpr.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 Aydaokov.
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



KOBİ KARP
Lic. # AR0012578

PROPOSED TOWER ELEVATIONS

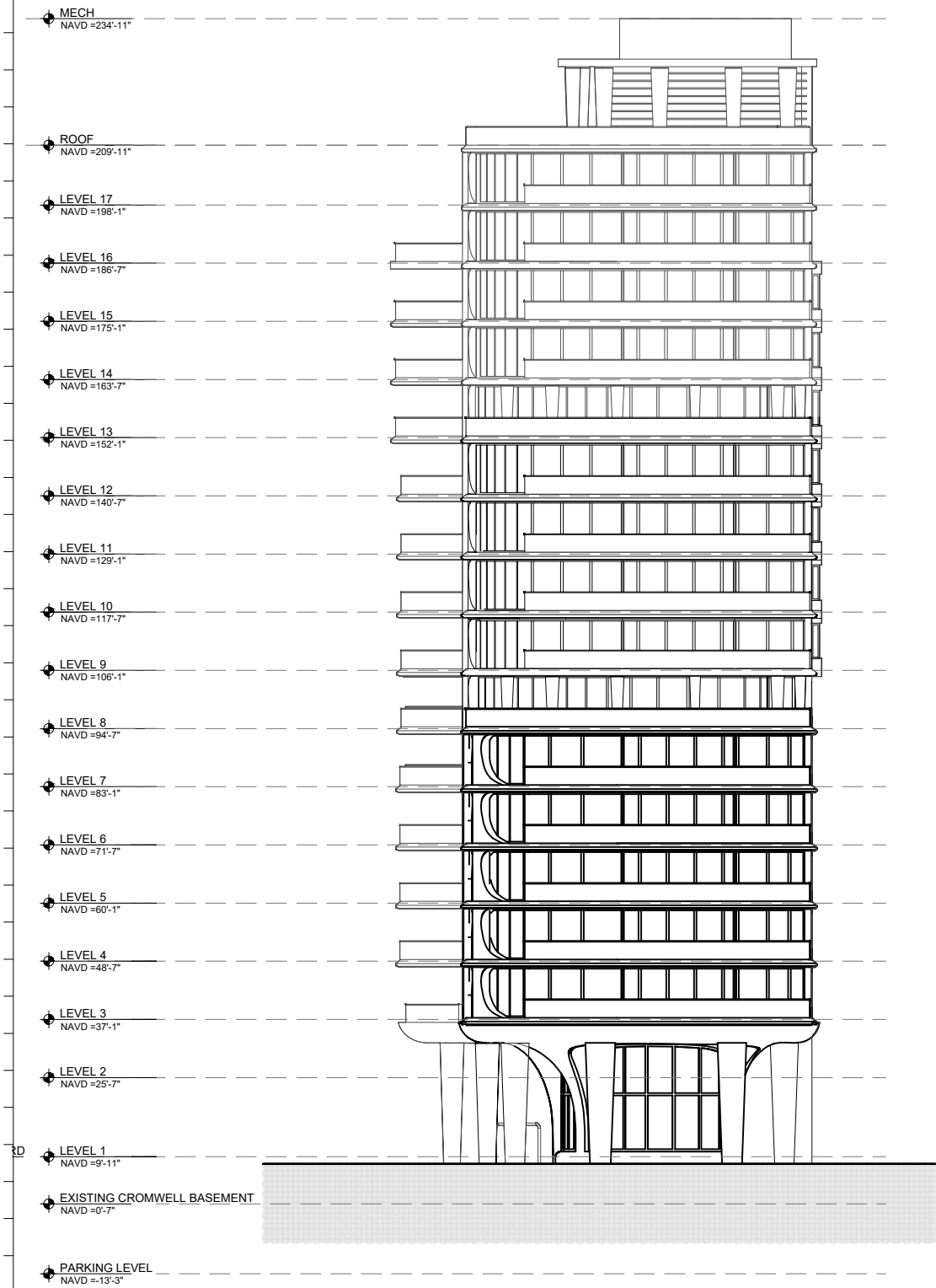
Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	A4.14
Project	2104	



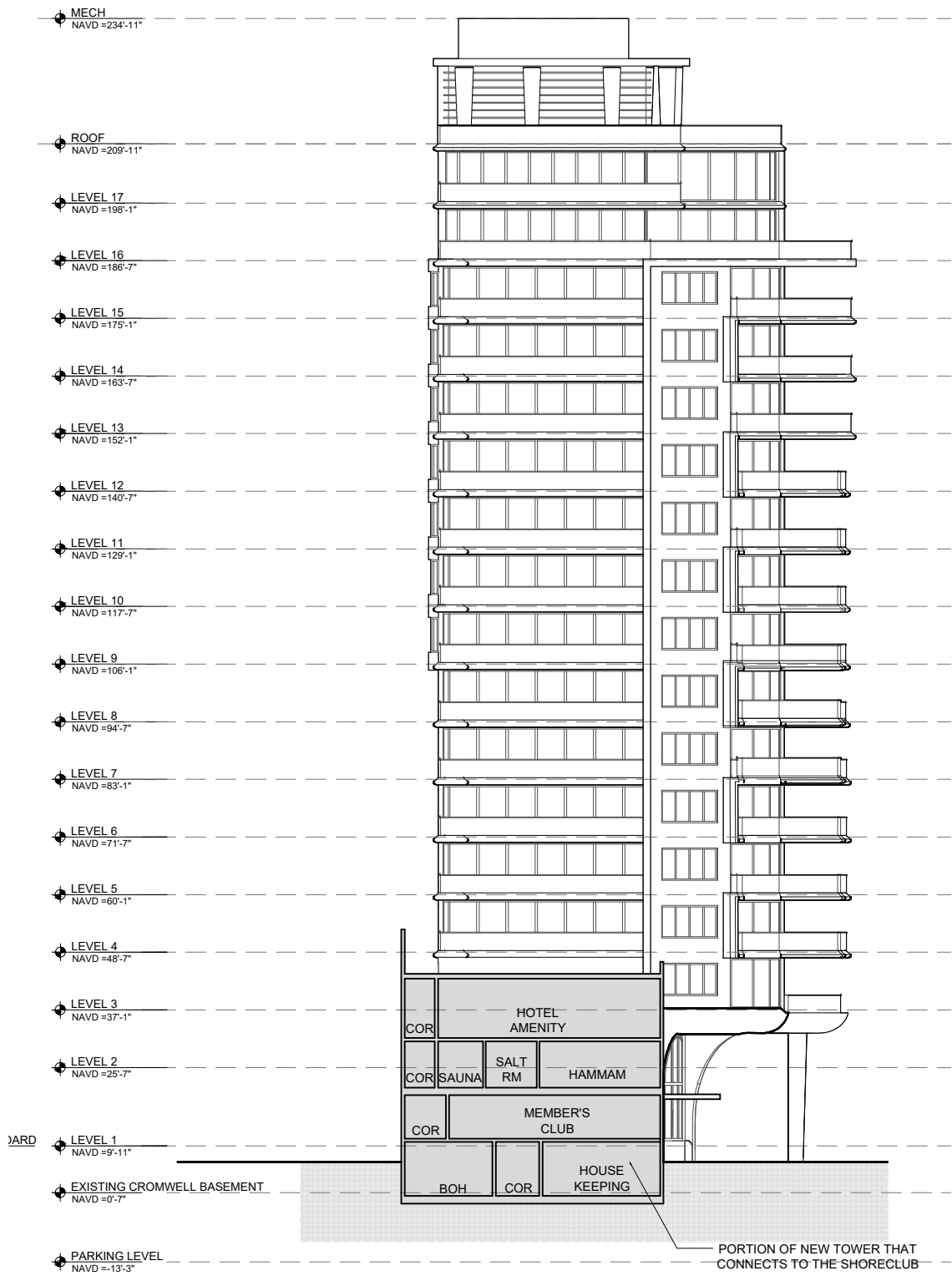
1

PROPOSED TOWER NORTH ELEVATION

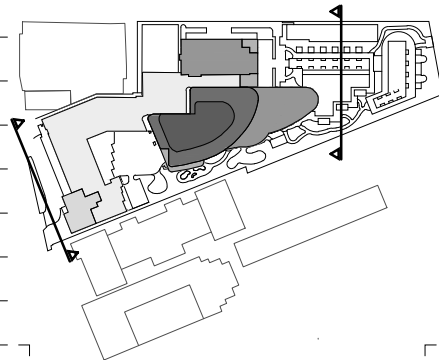
SCALE: 1/32" = 1'-0"



1 PROPOSED TOWER EAST ELEVATION
SCALE: 1/32" = 1'-0"



2 PROPOSED TOWER WEST ELEVATION
SCALE: 1/32" = 1'-0"



Rev.	Date	Rev.	Date

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

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@rossettjpr.com
Email

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

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

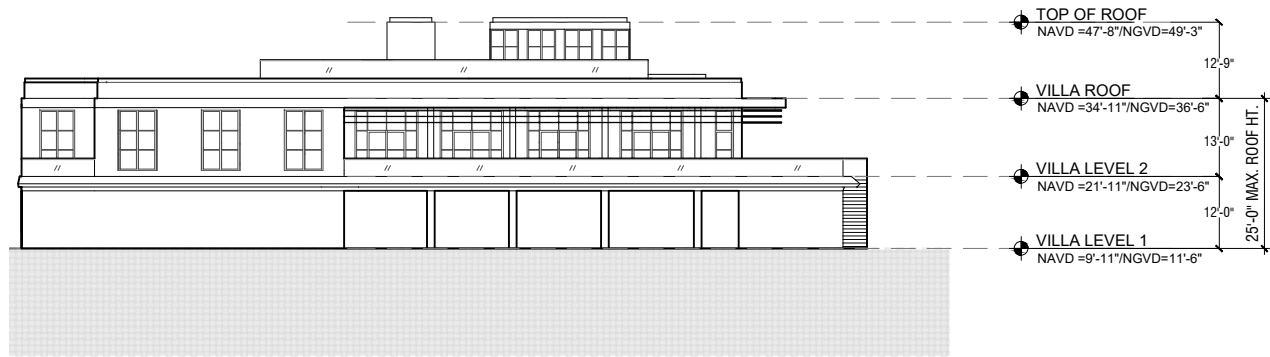
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name Steve Aydakov.
Address Island Planning Corporation.
Address 4300 Biscayne Boulevard, Suite 203
Tel: Miami, FL, 33137
Email

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

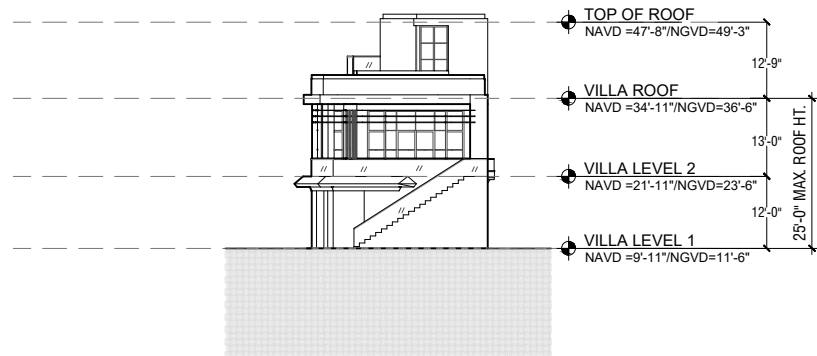


PROPOSED TOWER ELEVATIONS

Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	A4.15
Project	2104	



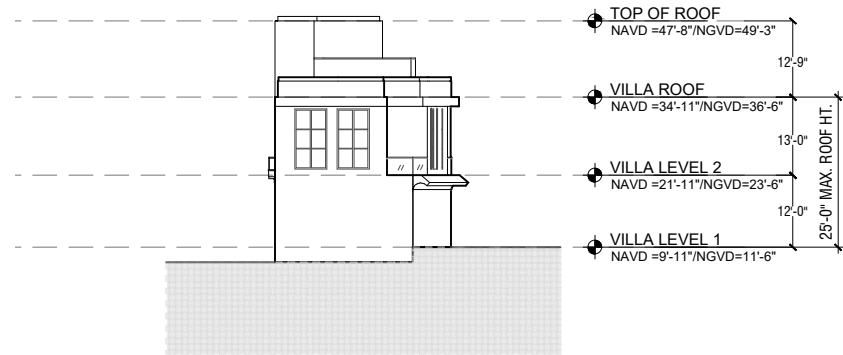
1 PROPOSED VILLA SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



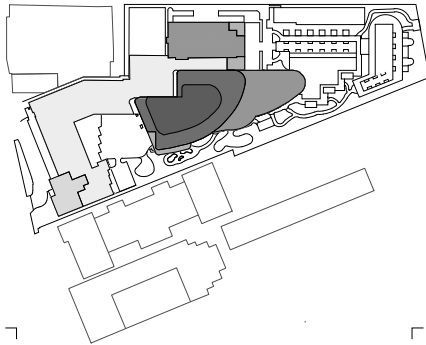
2 PROPOSED VILLA EAST ELEVATION
SCALE: 1/32" = 1'-0"



3 PROPOSED VILLA NORTH ELEVATION
SCALE: 1/32" = 1'-0"



4 PROPOSED VILLA WEST ELEVATION
SCALE: 1/32" = 1'-0"



Rev.	Date	Rev.	Date

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

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

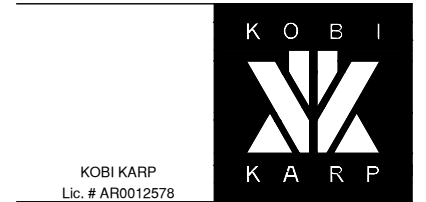
Owner: WITKOFF.
Name: 40 West 57th Street, Suite 1620
Address: New York, NY 10019
Address: 212-672-4700
Tel: witkoff@rossettjpr.com
Email:

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

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

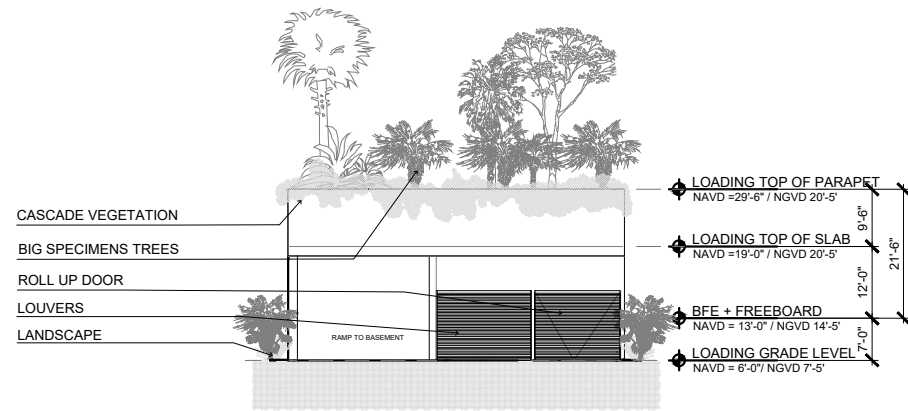
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name: Steve Aydakov.
Address: Island Planning Corporation.
Address: 4300 Biscayne Boulevard, Suite 203
Tel: Miami, FL, 33137
Email:

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

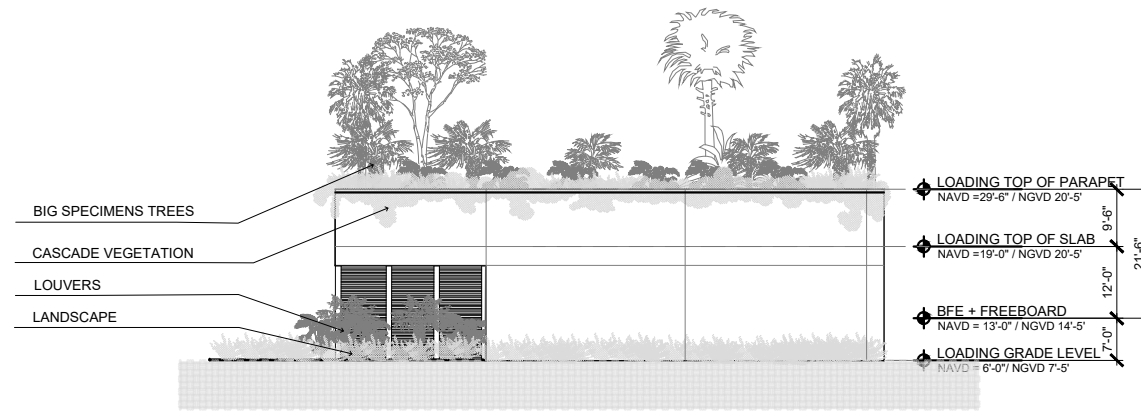


PROPOSED VILLA ELEVATIONS

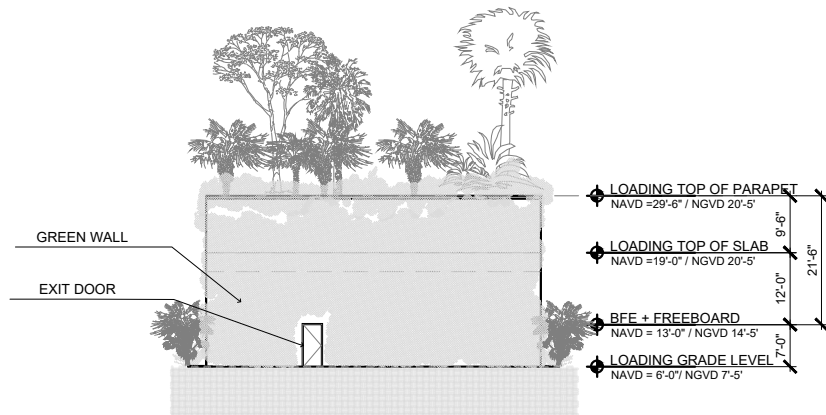
Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	A4.16
Project	2104	



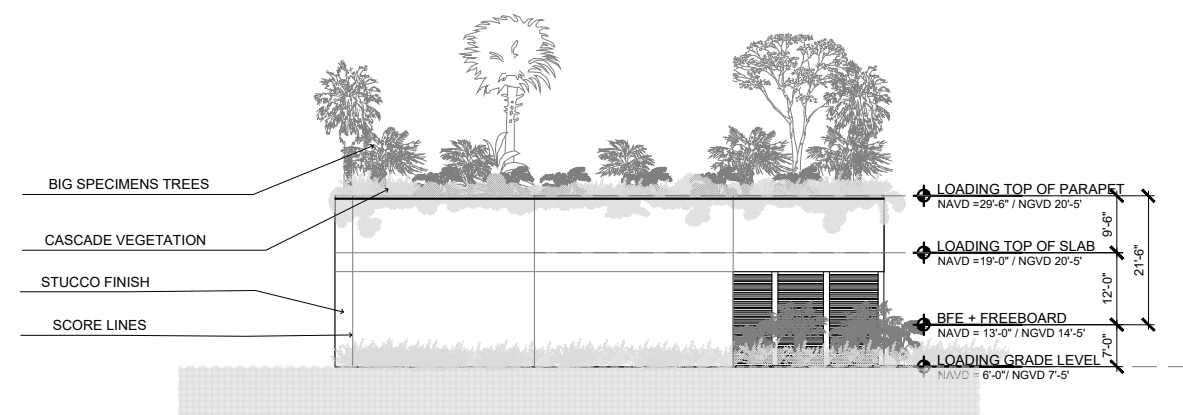
1 PROPOSED SERVICE BUILDING NORTH ELEVATION
SCALE: 1/32" = 1'-0"



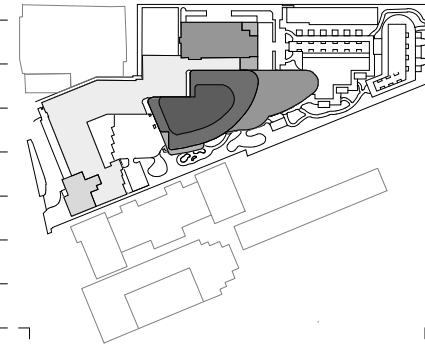
2 PROPOSED SERVICE BUILDING WEST ELEVATION
SCALE: 1/32" = 1'-0"



3 PROPOSED SERVICE BUILDING SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



4 PROPOSED VILLA EAST ELEVATION
SCALE: 1/32" = 1'-0"



Rev.	Date	Rev.	Date

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

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@rossettjpr.com
Email

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

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

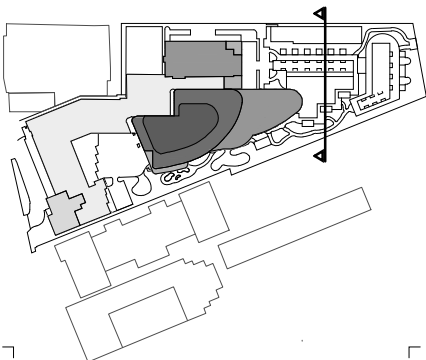
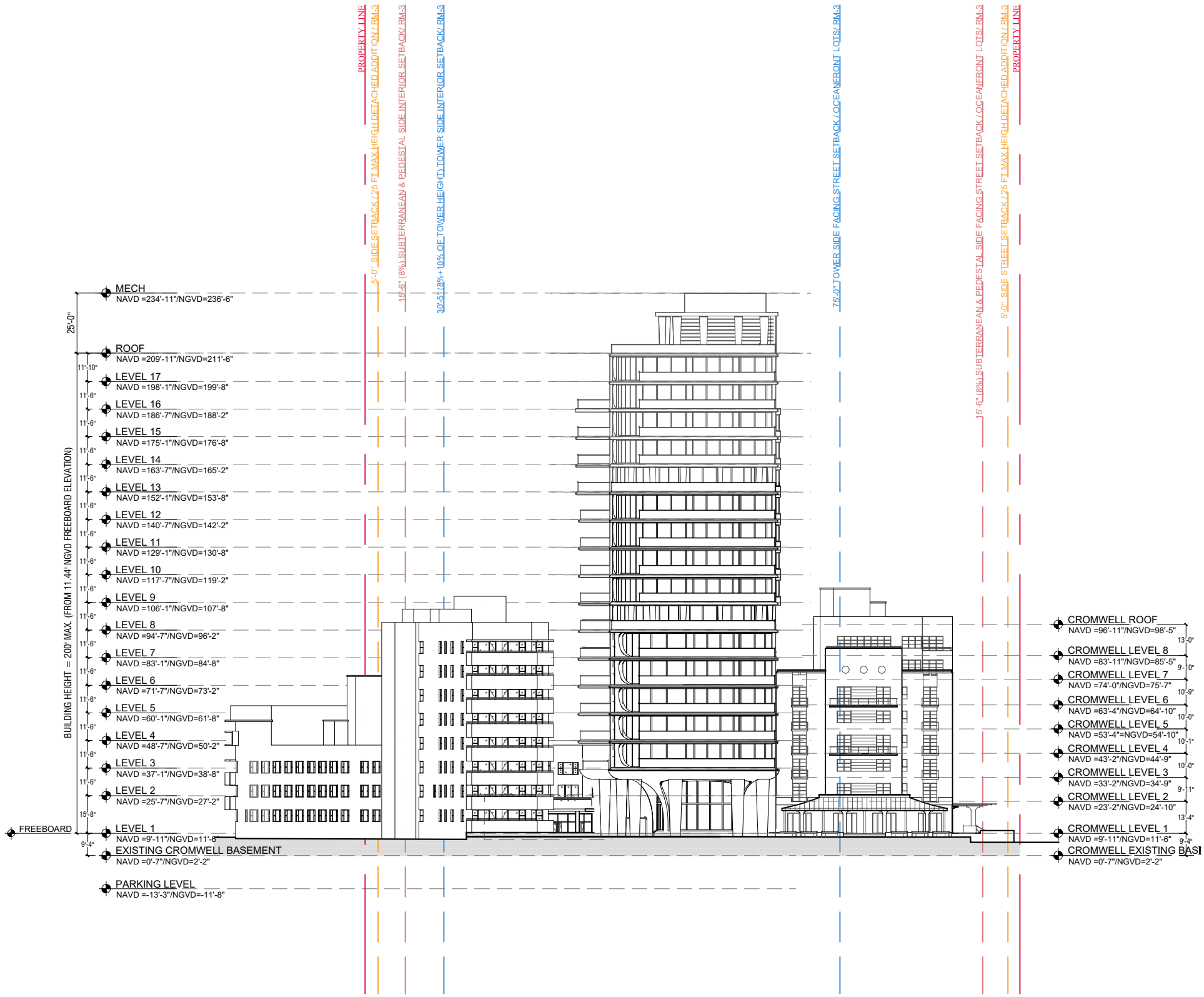
Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name Steve Aydakov.
Address Island Planning Corporation.
Address 4300 Biscayne Boulevard, Suite 203
Tel: Miami, FL, 33137
Email

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



SERVICE BLDG. ELEVATIONS

Date	4-18-2021	Sheet No.
Scale	1/32" = 1'-0"	A4.17
Project	2104	



Rev.	Date	Rev.	Date

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

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

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

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

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

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



KOB KARP
Lic. # AR0012578

PROPOSED OVERALL ELEVATIONS

Date	4-18-2021	Sheet No.
Scale	1"=50'-0"	A4.20
Project	2104	

1 PROPOSED OVERALL EAST ELEVATION
SCALE: 1" = 50'-0"

PROPERTY LINE
15'-0" DUNE OVERLAY/OCEANFRONT SETBACK
BULKHEAD LINE
10'-0" OCEANFRONT OVERLAY SETBACK (FROM BULKHEAD LINE)
50'-0" OCEANFRONT OVERLAY SETBACK (FROM BULKHEAD LINE)
SUBTERRANEAN PEDESTAL & TOWER SETBACK 100'-0"

MECH
NAVD = 234'-11" / NGVD = 236'-6"

ROOF
NAVD = 209'-11" / NGVD = 211'-6"

LEVEL 17
NAVD = 198'-1" / NGVD = 199'-8"

LEVEL 16
NAVD = 186'-7" / NGVD = 188'-2"

LEVEL 15
NAVD = 175'-1" / NGVD = 176'-8"

LEVEL 14
NAVD = 163'-7" / NGVD = 165'-2"

LEVEL 13
NAVD = 152'-1" / NGVD = 153'-8"

LEVEL 12
NAVD = 140'-7" / NGVD = 142'-2"

LEVEL 11
NAVD = 129'-1" / NGVD = 130'-8"

LEVEL 10
NAVD = 117'-7" / NGVD = 119'-2"

LEVEL 9
NAVD = 106'-1" / NGVD = 107'-8"

LEVEL 8
NAVD = 94'-7" / NGVD = 96'-2"

LEVEL 7
NAVD = 83'-1" / NGVD = 84'-8"

LEVEL 6
NAVD = 71'-7" / NGVD = 73'-2"

LEVEL 5
NAVD = 60'-1" / NGVD = 61'-8"

LEVEL 4
NAVD = 48'-7" / NGVD = 50'-2"

LEVEL 3
NAVD = 37'-1" / NGVD = 38'-8"

LEVEL 2
NAVD = 25'-7" / NGVD = 27'-2"

LEVEL 1
NAVD = 9'-11" / NGVD = 11'-6"

EXISTING CROMWELL BASEMENT
NAVD = 0'-7" / NGVD = 2'-2"

PARKING LEVEL
NAVD = 13'-3" / NGVD = -11'-8"

BUILDING HEIGHT = 200' MAX. (FROM 11'-4" NGVD FREEBOARD ELEVATION)



CROMWELL ROOF
NAVD = 96'-11" / NGVD = 98'-5"

CROMWELL LEVEL 8
NAVD = 83'-11" / NGVD = 85'-5"

CROMWELL LEVEL 7
NAVD = 74'-0" / NGVD = 75'-7"

CROMWELL LEVEL 6
NAVD = 63'-4" / NGVD = 64'-10"

CROMWELL LEVEL 5
NAVD = 53'-4" / NGVD = 54'-10"

CROMWELL LEVEL 4
NAVD = 43'-2" / NGVD = 44'-8"

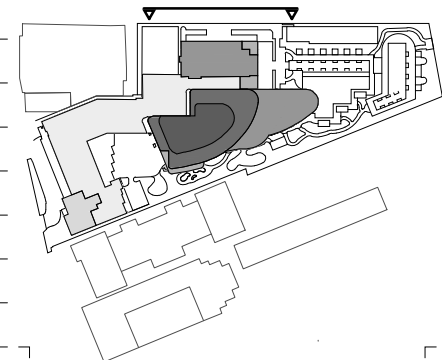
CROMWELL LEVEL 3
NAVD = 33'-2" / NGVD = 34'-9"

CROMWELL LEVEL 2
NAVD = 23'-2" / NGVD = 24'-10"

CROMWELL LEVEL 1
NAVD = 9'-11" / NGVD = 11'-6"

CROMWELL EXISTING BAS
NAVD = 0'-7" / NGVD = 2'-2"

1 PROPOSED OVERALL NORTH ELEVATION
SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

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

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

Design Architects: KKAID & RAMSA COLLABORATION
Name: 248 Washington Ave.
Address: Miami Beach, FL 33139
Tel: 305-534-5725
Email: info@islandplanningcorporation.com

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 Aydaov.
Address: Island Planning Corporation.
Address: 4300 Biscayne Boulevard, Suite 203
Tel: Miami, FL 33137
Email: Miami, FL 33137

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

KOB KARP
Lic. # AR0012578



K O B I
K A R P

PROPOSED OVERALL ELEVATIONS

Date	4-18-2021	Sheet No.
Scale	1"=50'-0"	A4.21
Project	2104	

PROPERTY LINE

20'-0" SUBTERRANEAN & PEDESTAL FRONT SETBACK (OCEANFRONT LOT/SLRM-3)

100'-0" TOWER FRONT SETBACK (OCEANFRONT LOT/SLRM-3)

SHORE CLUB ROOFTOP
NAVD = 103'-4" / NGVD = 105'-0"

SHORE CLUB LEVEL 9
NAVD = 94'-5" / NGVD = 96'-0"

SHORE CLUB LEVEL 8
NAVD = 81'-6" / NGVD = 83'-1"

SHORE CLUB LEVEL 7
NAVD = 71'-7" / NGVD = 73'-1"

SHORE CLUB LEVEL 6
NAVD = 61'-6" / NGVD = 63'-1"

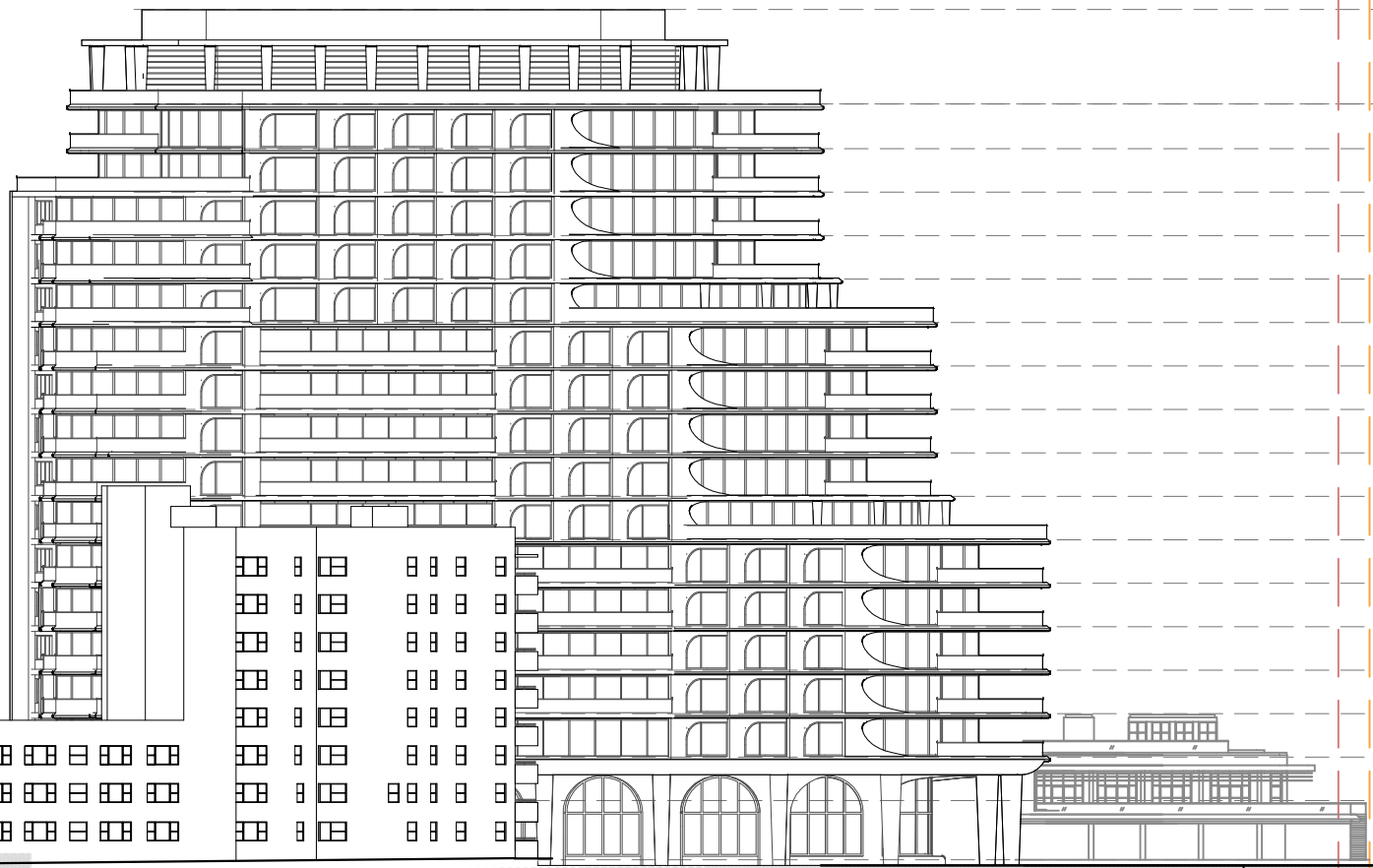
SHORE CLUB LEVEL 5
NAVD = 51'-6" / NGVD = 53'-0"

SHORE CLUB LEVEL 4
NAVD = 41'-7" / NGVD = 43'-1"

SHORE CLUB LEVEL 3
NAVD = 31'-7" / NGVD = 33'-2"

SHORE CLUB LEVEL 2
NAVD = 21'-7" / NGVD = 23'-2"

SHORE CLUB LOBBY
NAVD = 6'-5" / NGVD = 8'-0"



SUBTERRANEAN, PEDESTAL & TOWER SETBACK (100'-0" OCEANFRONT OVERLAY SETBACK FROM BULK-HEAD LINE)

10'-0" OCEANFRONT OVERLAY SETBACK FROM BULK-HEAD LINE

BULK-HEAD LINE

15'-0" DUNE OVERLAY / OCEANFRONT SETBACK

PROPERTY LINE

MECH
NAVD = 234'-11" / NGVD = 236'-6"

ROOF
NAVD = 209'-11" / NGVD = 211'-6"

LEVEL 17
NAVD = 198'-11" / NGVD = 199'-8"

LEVEL 16
NAVD = 186'-7" / NGVD = 188'-2"

LEVEL 15
NAVD = 175'-11" / NGVD = 176'-8"

LEVEL 14
NAVD = 163'-7" / NGVD = 165'-2"

LEVEL 13
NAVD = 152'-11" / NGVD = 153'-8"

LEVEL 12
NAVD = 140'-7" / NGVD = 142'-2"

LEVEL 11
NAVD = 129'-11" / NGVD = 130'-8"

LEVEL 10
NAVD = 117'-7" / NGVD = 119'-2"

LEVEL 9
NAVD = 106'-11" / NGVD = 107'-8"

LEVEL 8
NAVD = 94'-7" / NGVD = 96'-2"

LEVEL 7
NAVD = 83'-11" / NGVD = 84'-8"

LEVEL 6
NAVD = 71'-7" / NGVD = 73'-2"

LEVEL 5
NAVD = 60'-11" / NGVD = 61'-8"

LEVEL 4
NAVD = 48'-7" / NGVD = 50'-2"

LEVEL 3
NAVD = 37'-11" / NGVD = 38'-8"

LEVEL 2
NAVD = 25'-7" / NGVD = 27'-2"

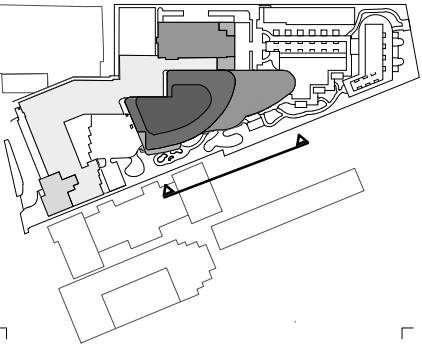
LEVEL 1
NAVD = 14'-11" / NGVD = 15'-8"

FREEBOARD

EXISTING CROMWELL BASEMENT
NAVD = 0'-7" / NGVD = 2'-2"

PARKING LEVEL
NAVD = 13'-3" / NGVD = 11'-8"

BUILDING HEIGHT = 200' MAX. (FROM 11'-4" NGVD FREEBOARD ELEVATION)



Rev.	Date	Rev.	Date

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

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

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

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

Consultant: LANDSCAPE
Name: 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 Aydaov
Address: Island Planning Corporation
Address: 4300 Biscayne Boulevard, Suite 203
Tel: Miami, FL 33137
Email: Miami, FL 33137

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

K O B I

K A R P

KOBI KARP
Lic. # AR0012578

PROPOSED OVERALL ELEVATIONS

Date	4-18-2021	Sheet No.
Scale	1"=50'-0"	A4.22
Project	2104	

1 PROPOSED OVERALL SOUTH ELEVATION
SCALE: 1" = 50'-0"