

These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

North Miami Beach, Florida

Conceptual Site Plan/
Ground Level

Scale: 1" = 180'

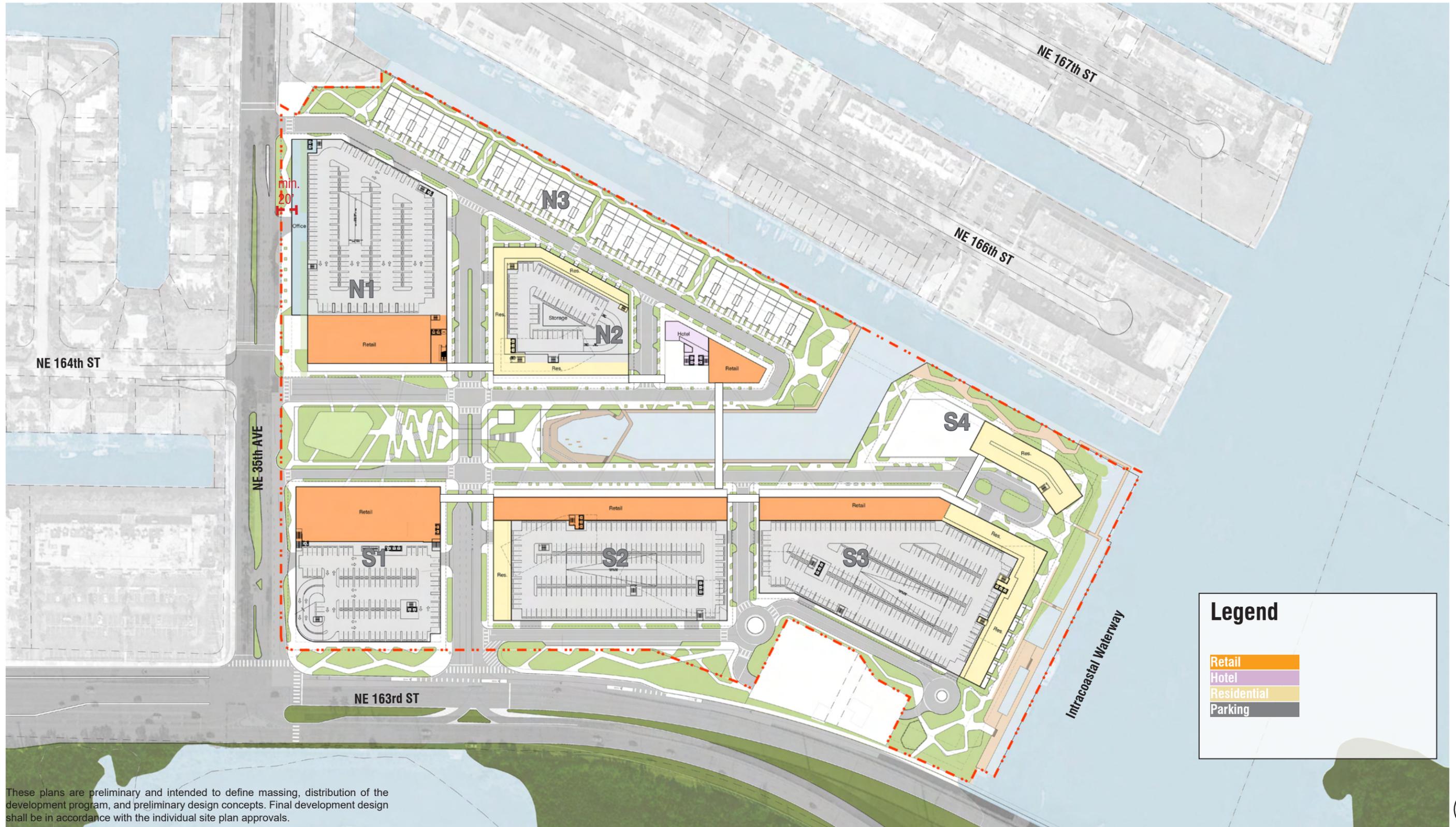
A1-16

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North Miami Beach, Florida

Conceptual Site Plan/
Second Level

Scale: 1" = 180'

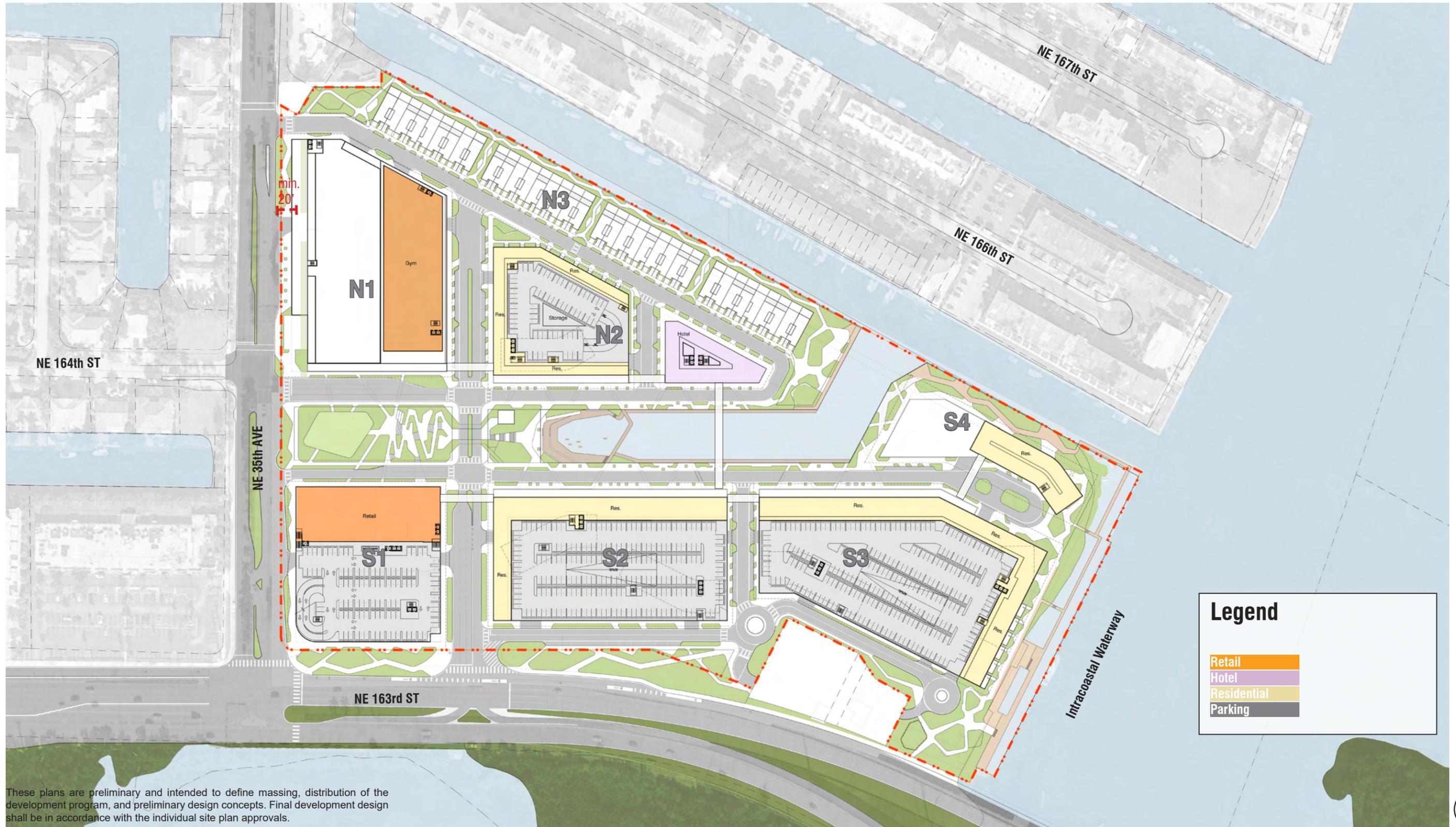
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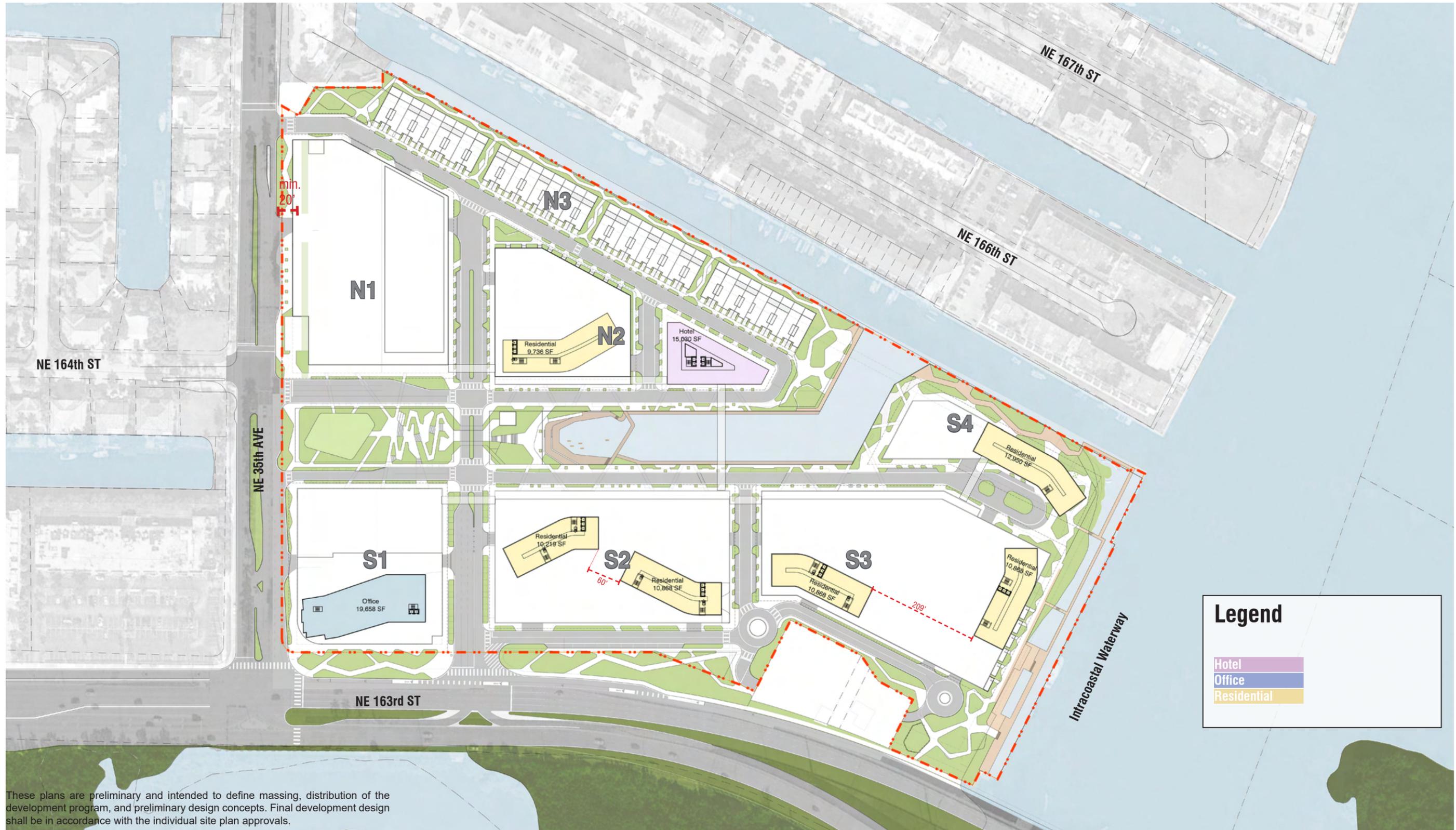


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Legend

- Retail
- Hotel
- Residential
- Parking





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North Miami Beach, Florida

Conceptual Site Plan/
Typical Tower

Scale: 1" = 180'

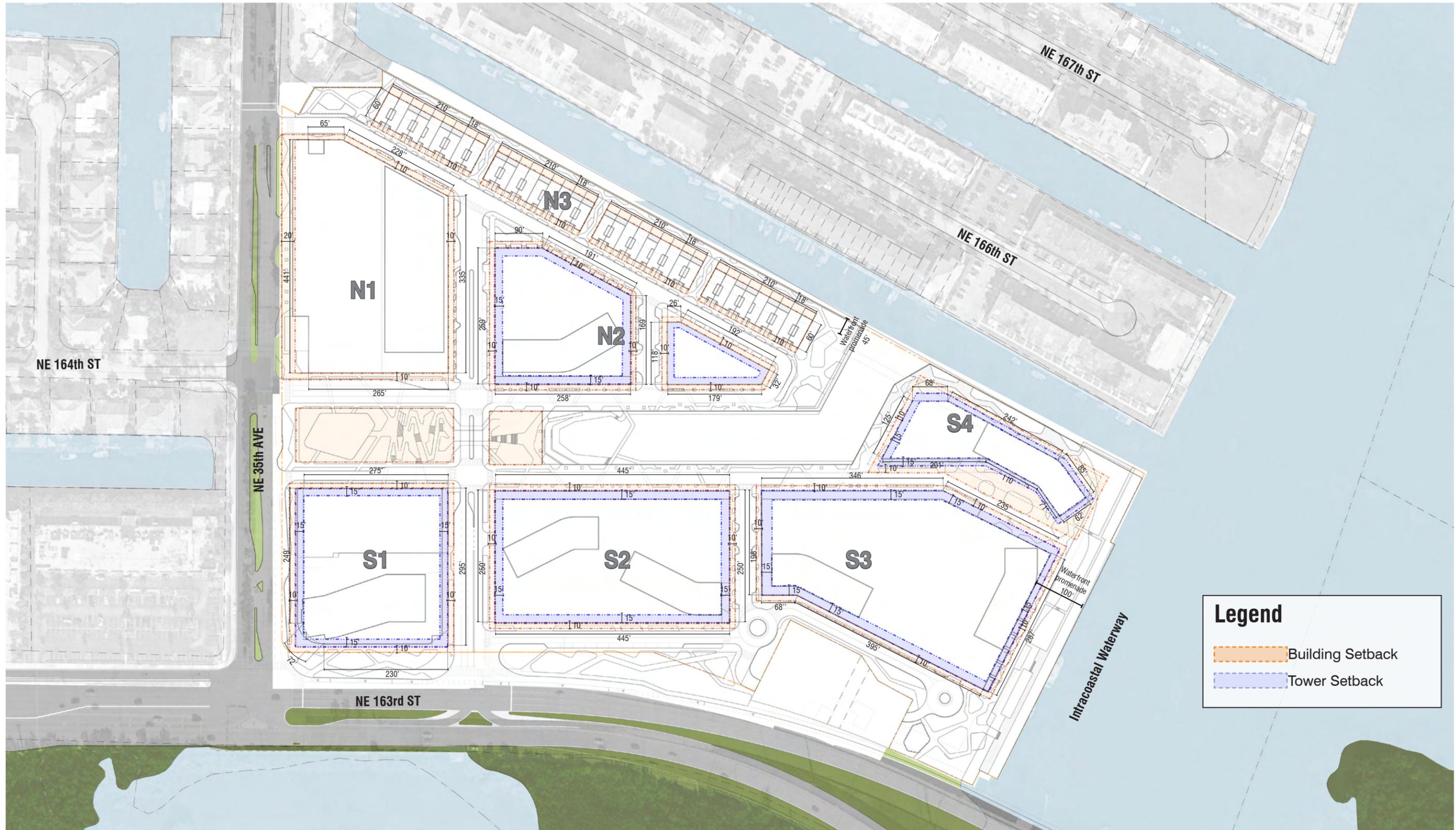
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Legend

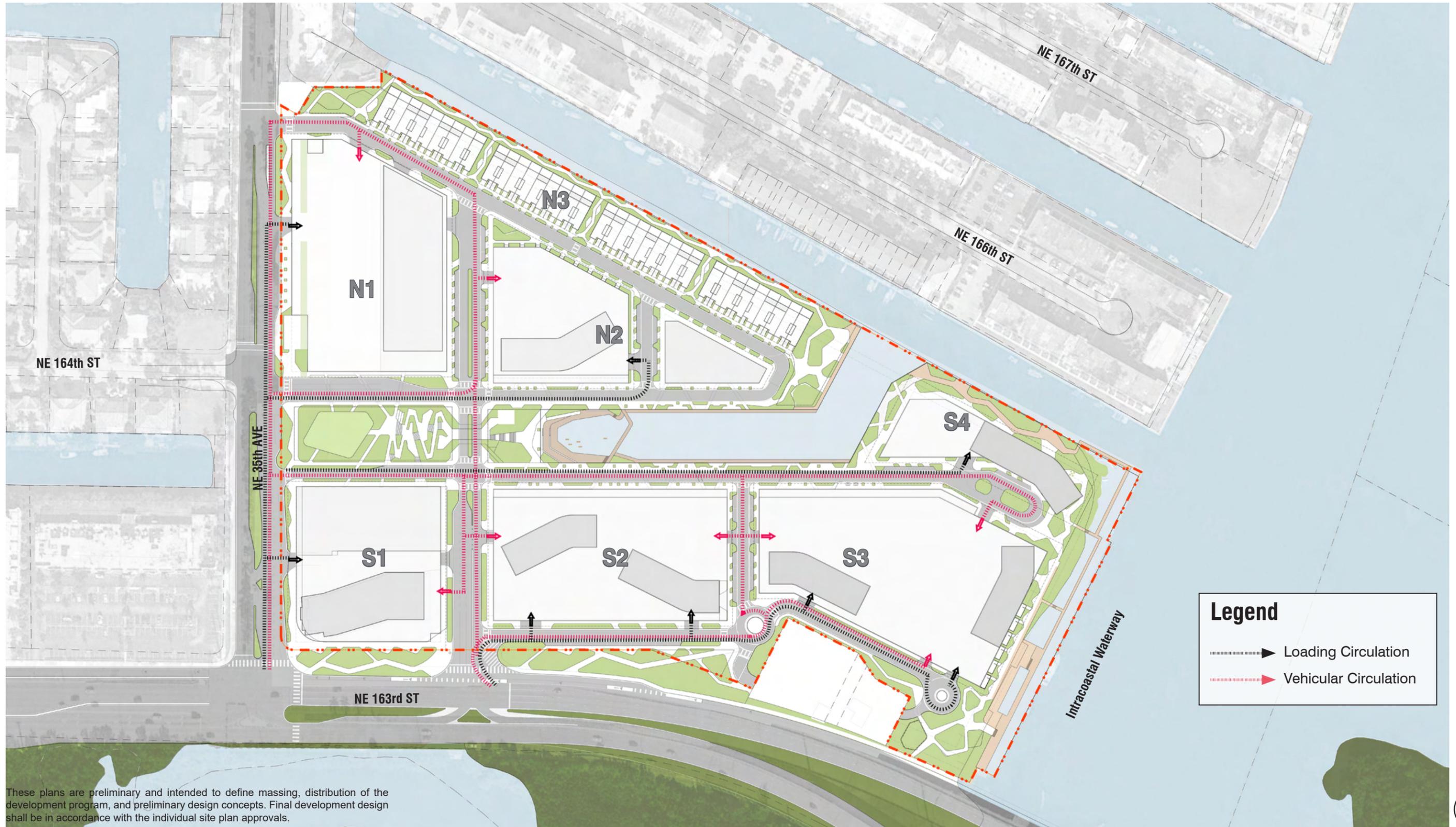
- Building Setback
- Tower Setback

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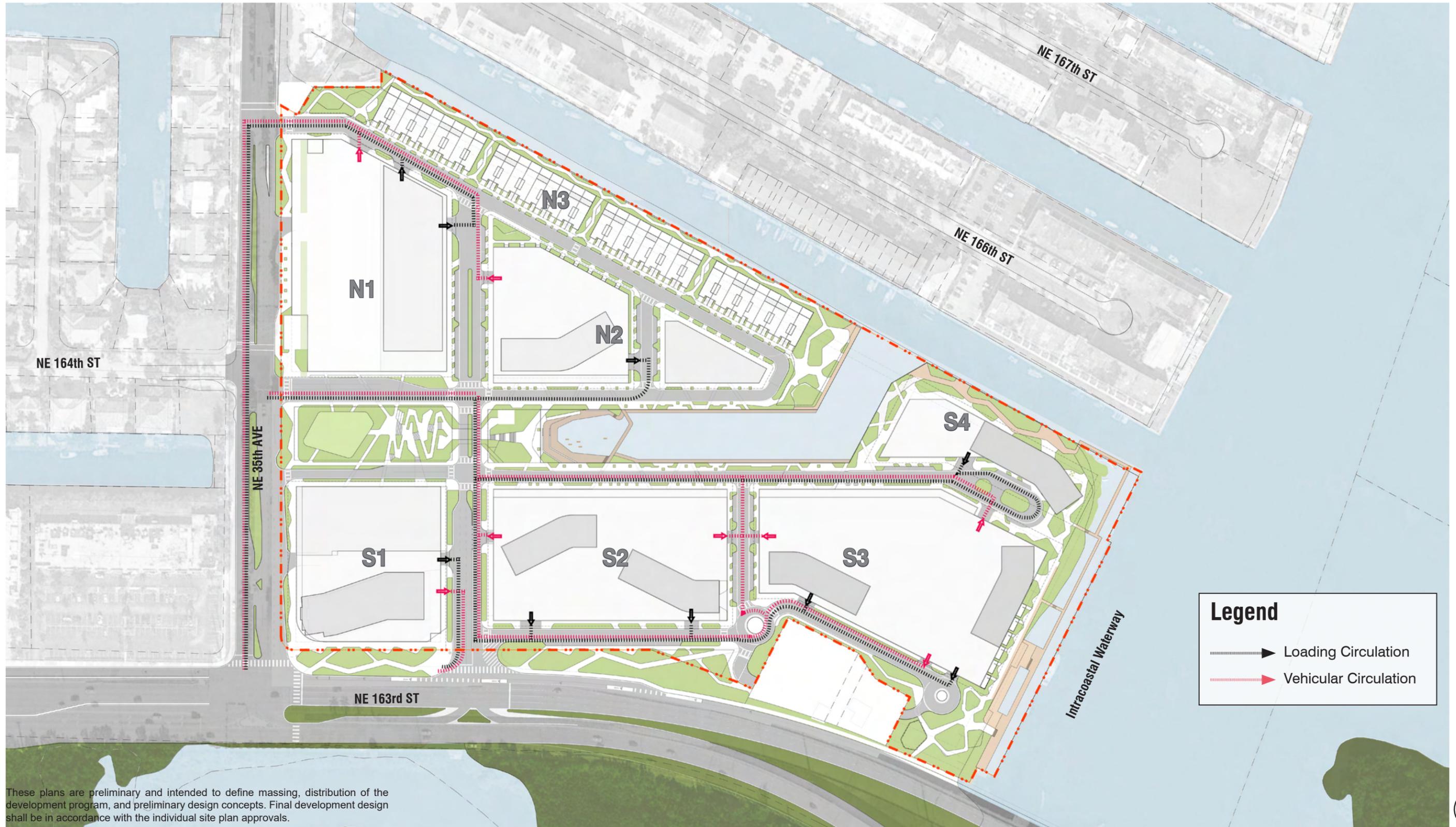
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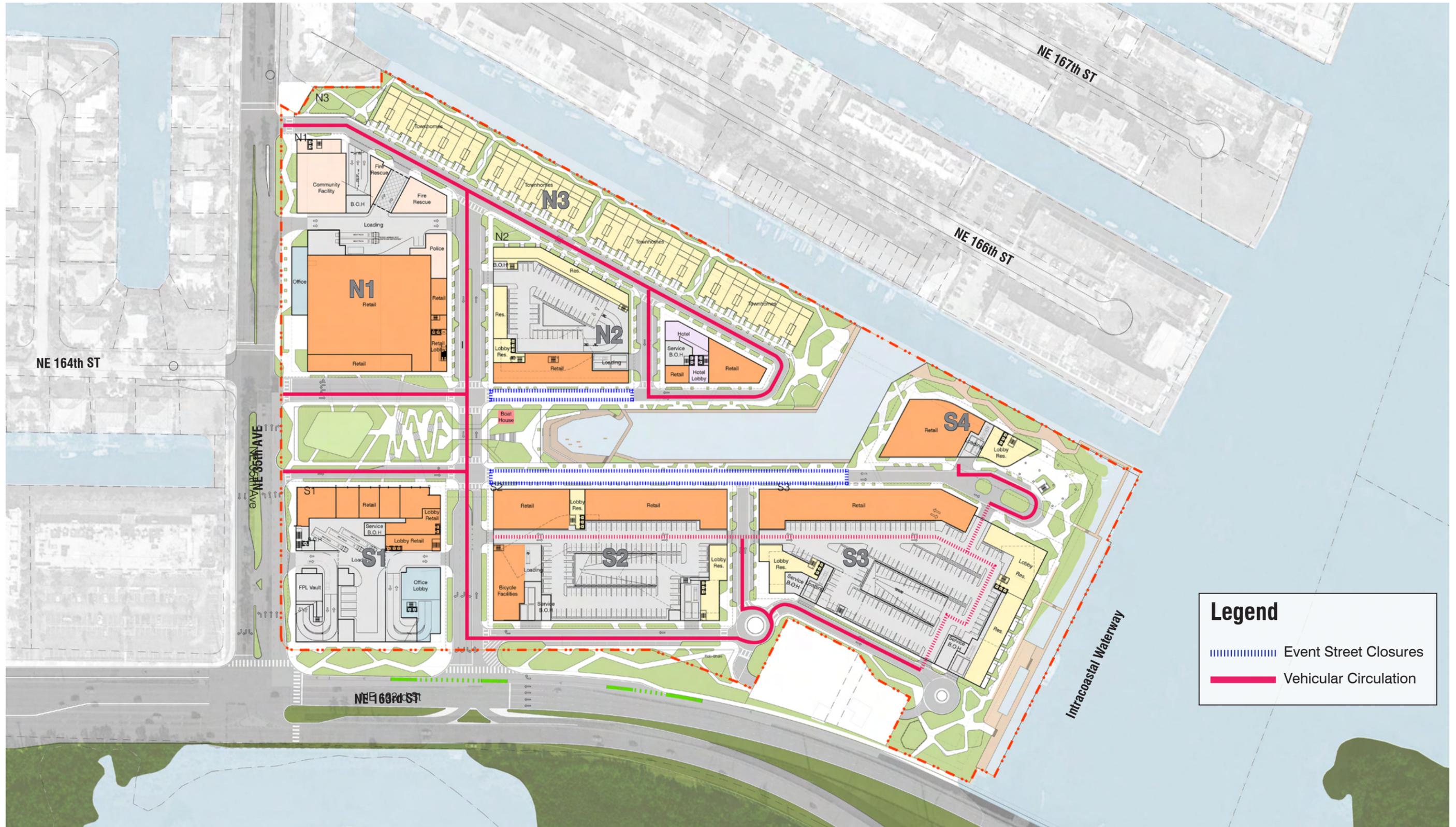
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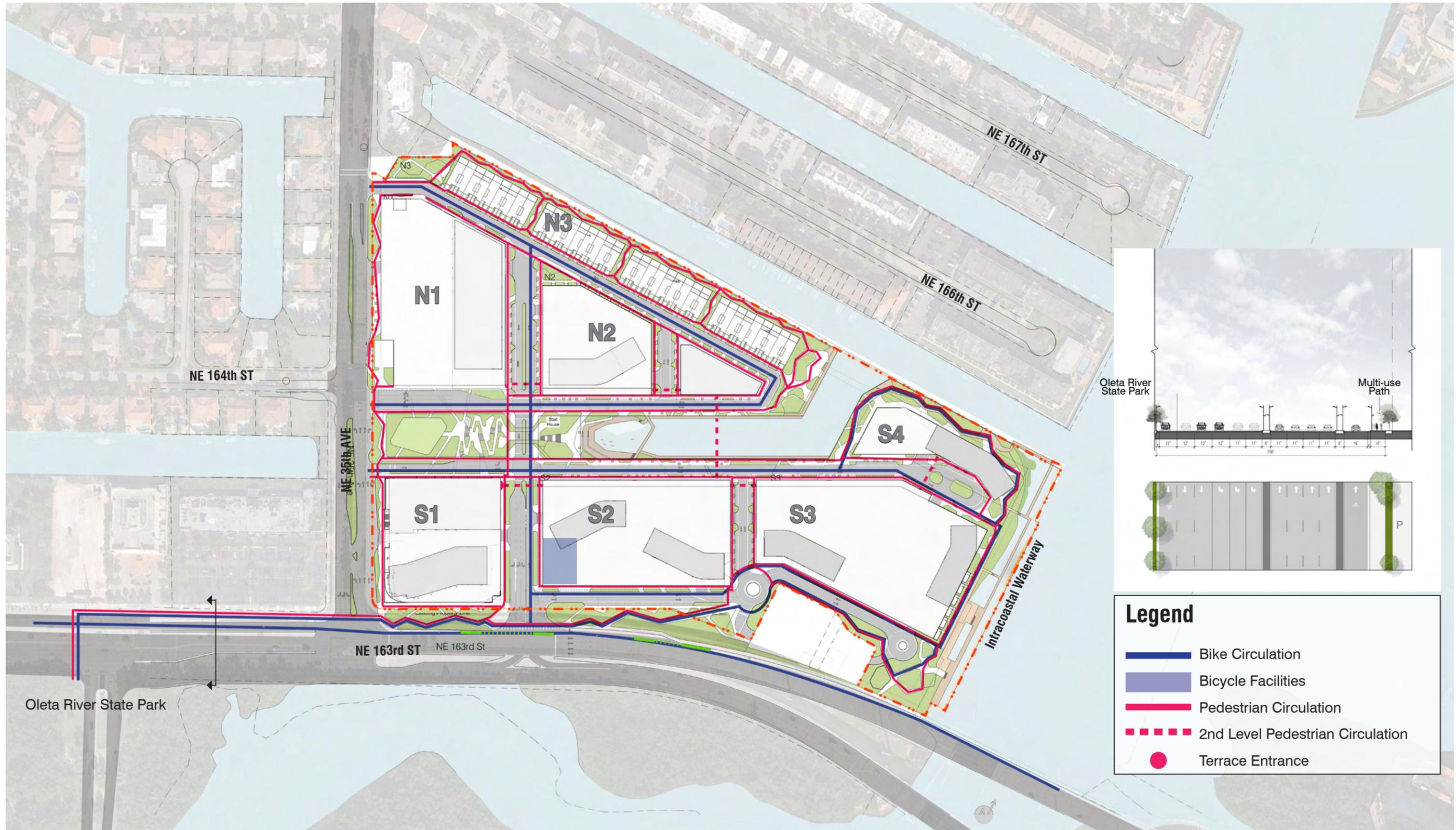
- - - - - Event Street Closures
- Vehicular Circulation

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Legend

- Bike Circulation
- Bicycle Facilities
- Pedestrian Circulation
- - - 2nd Level Pedestrian Circulation
- Terrace Entrance

North Miami Beach, Florida

Pedestrian / Bike
Circulation

Scale: 1"=225'

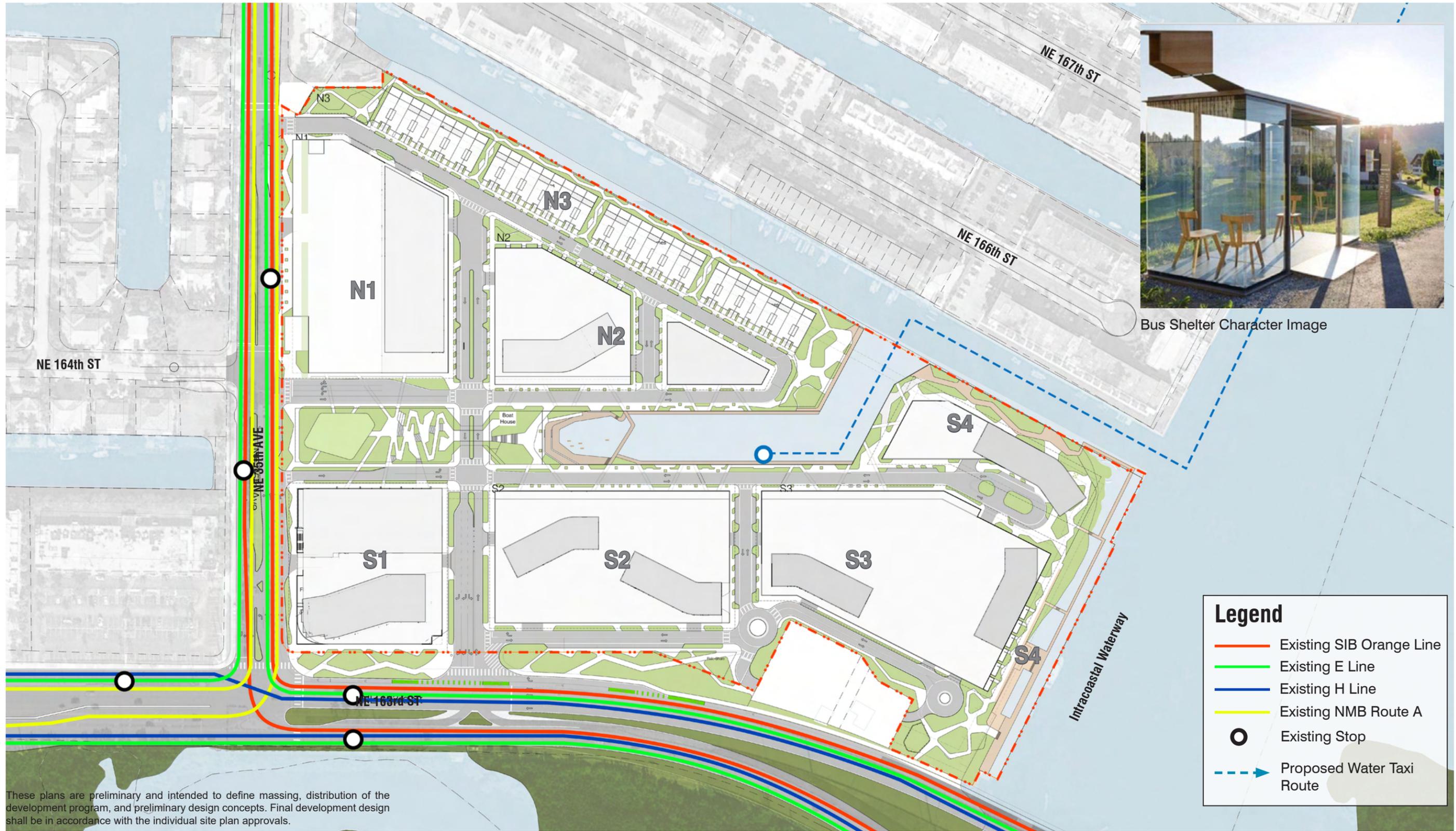
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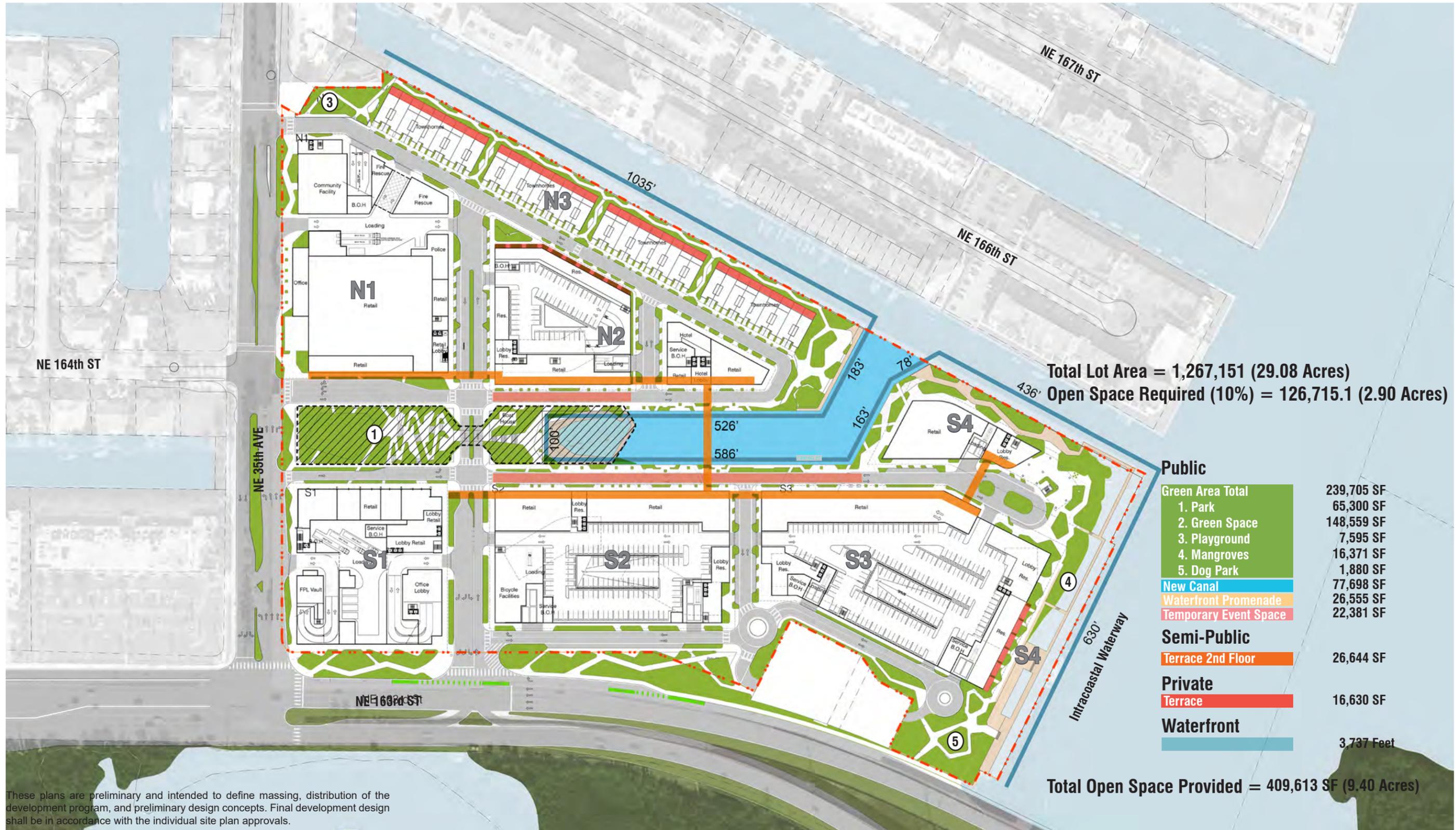
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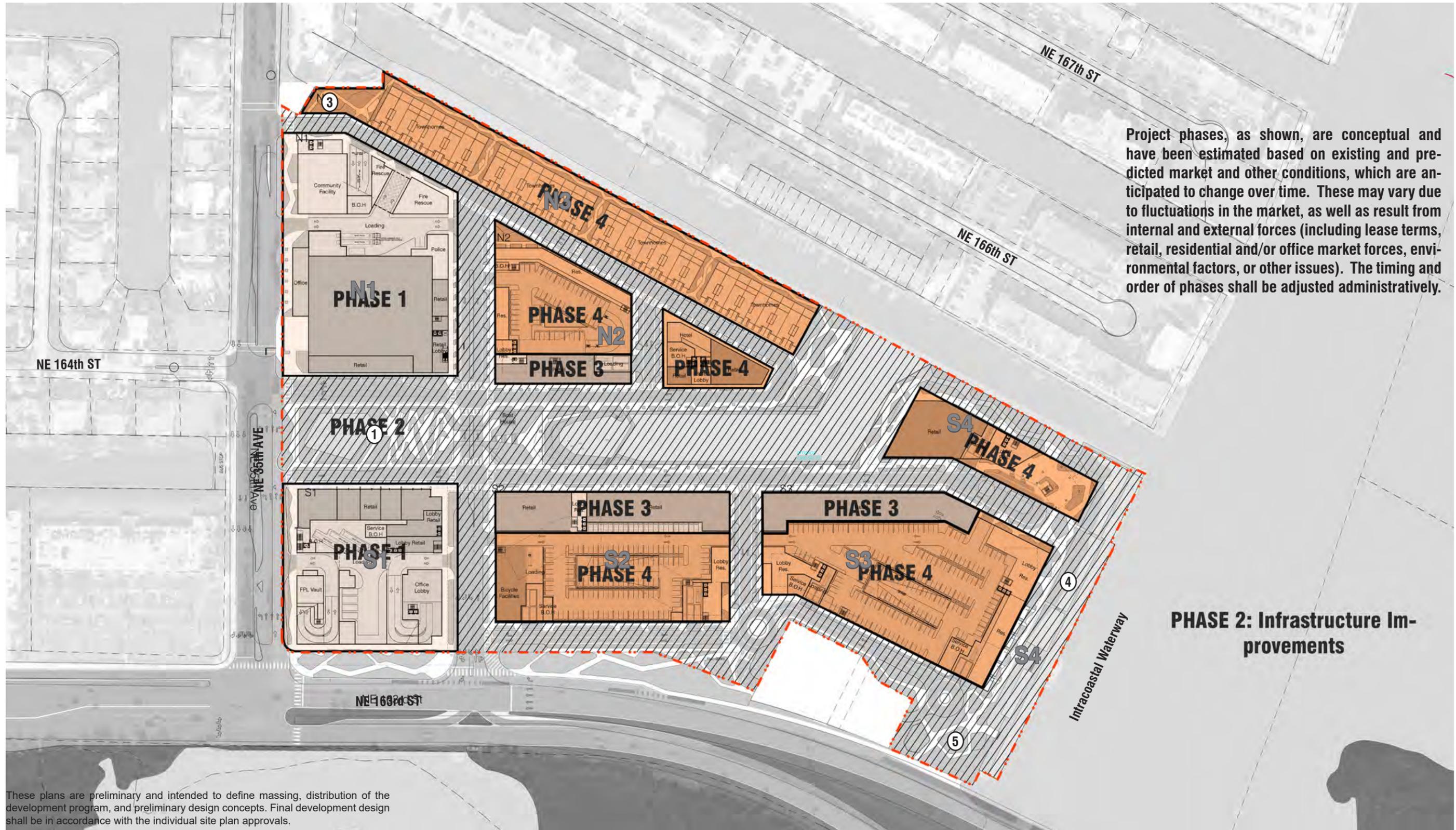
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Project phases, as shown, are conceptual and have been estimated based on existing and predicted market and other conditions, which are anticipated to change over time. These may vary due to fluctuations in the market, as well as result from internal and external forces (including lease terms, retail, residential and/or office market forces, environmental factors, or other issues). The timing and order of phases shall be adjusted administratively.

PHASE 2: Infrastructure Improvements

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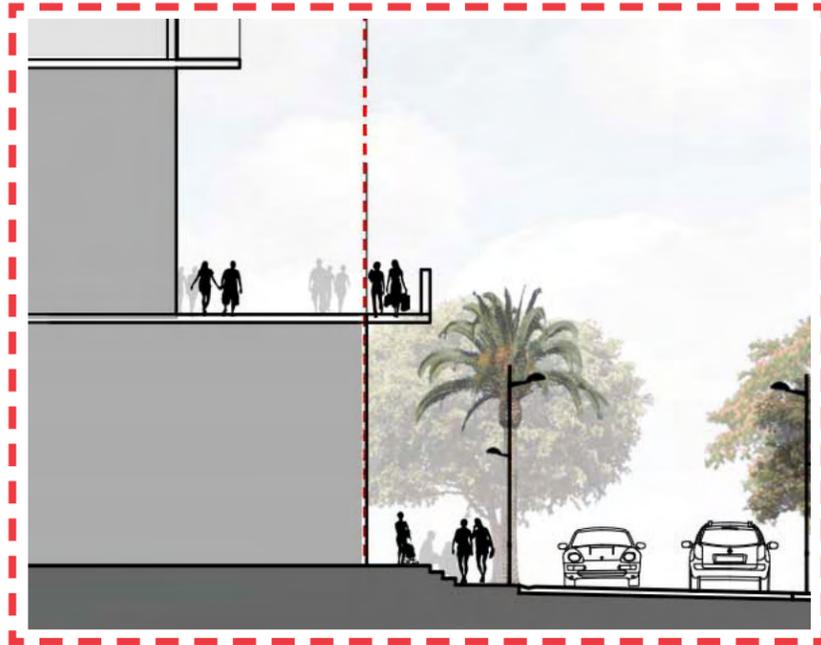
KEY

| | |
|---|----------------------------|
| S | Sidewalk |
| G | Landscape Strip/Tree Grate |
| C | Curb and Gutter |
| P | Parking |



The number of stories may be increased provided the overall building height is not exceeded. The Applicant shall demonstrate that the resulting intensity does not exceed the intensity that would otherwise be accommodated in the maximum number of stories permitted.

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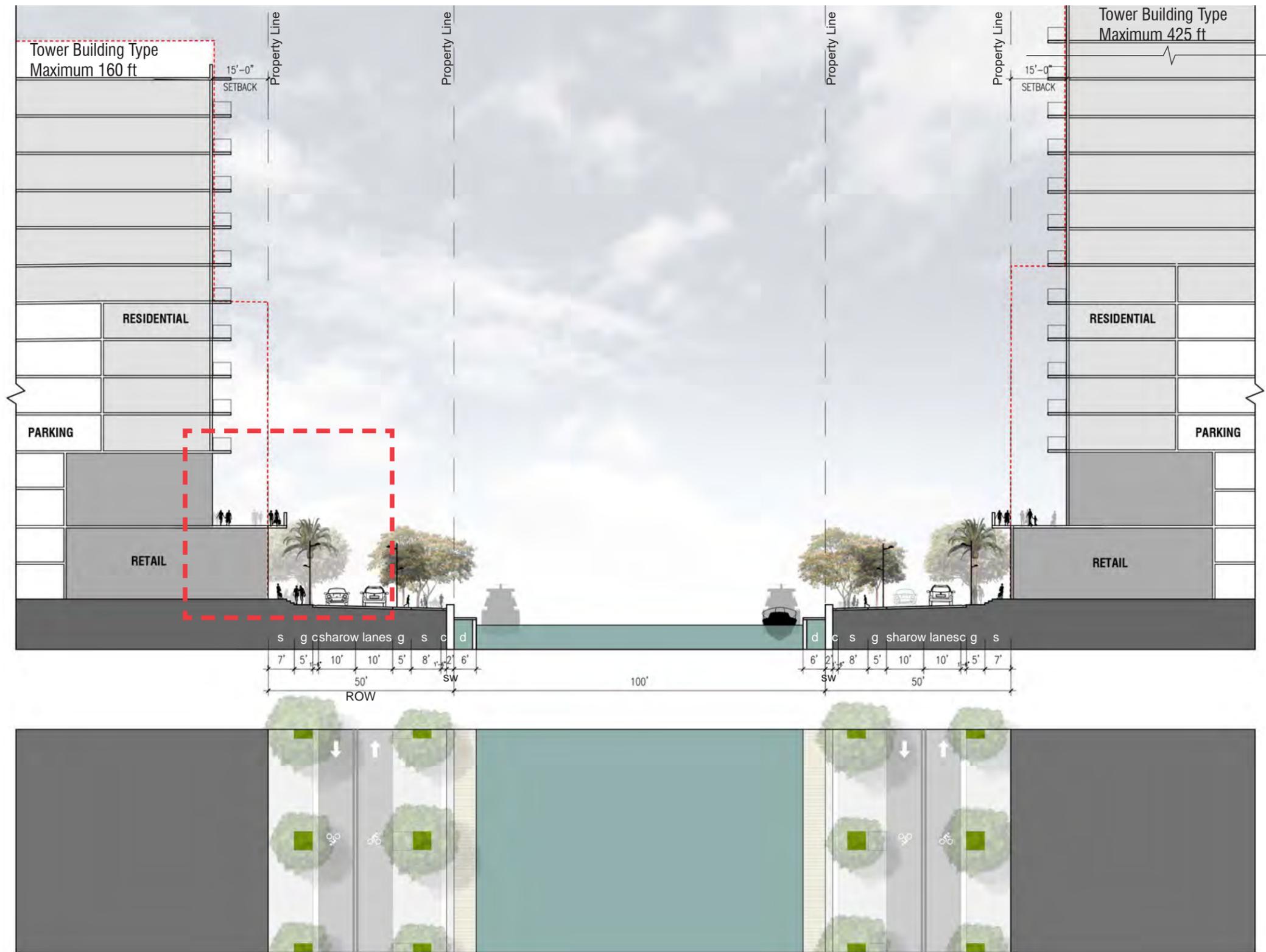
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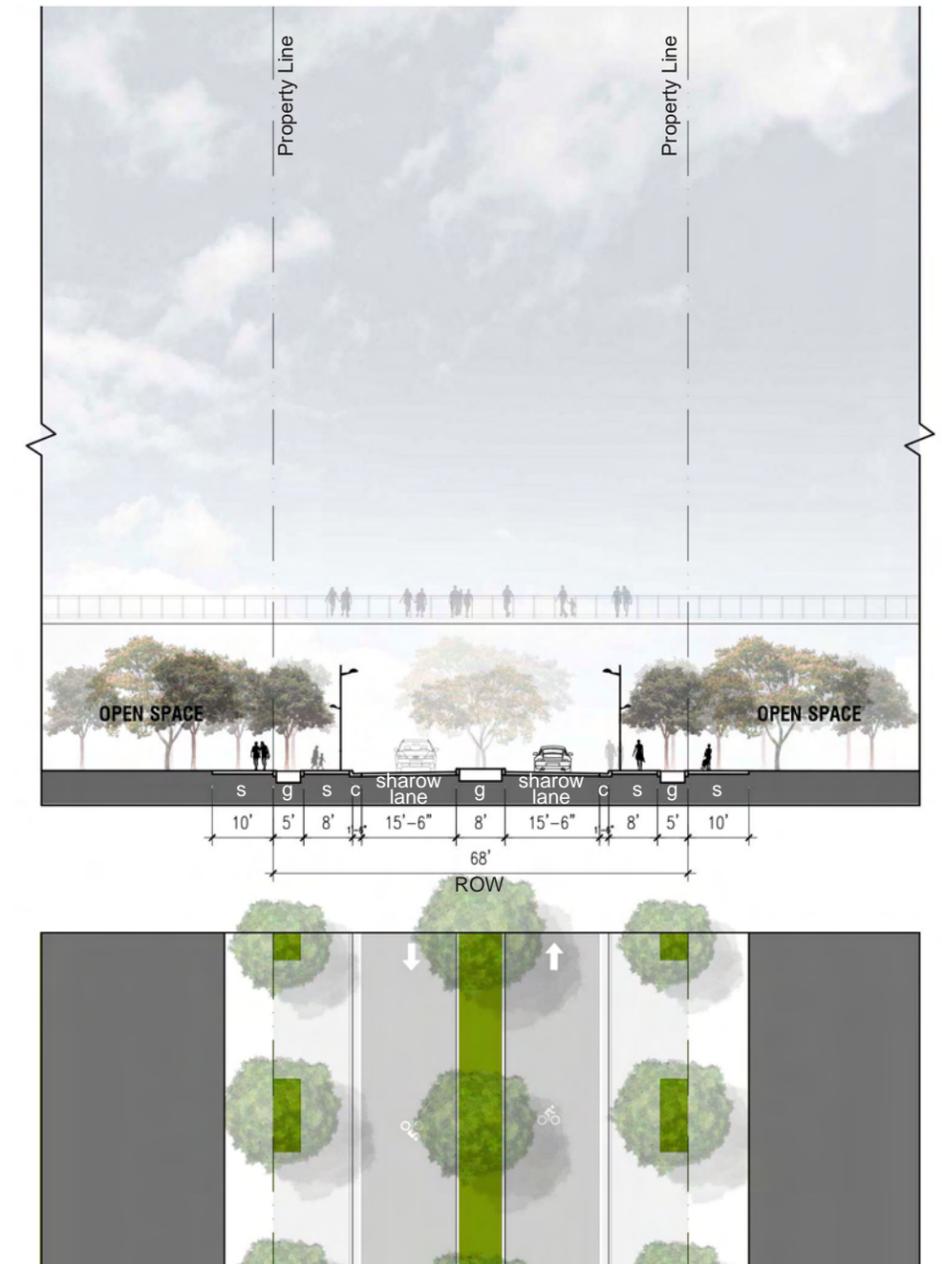
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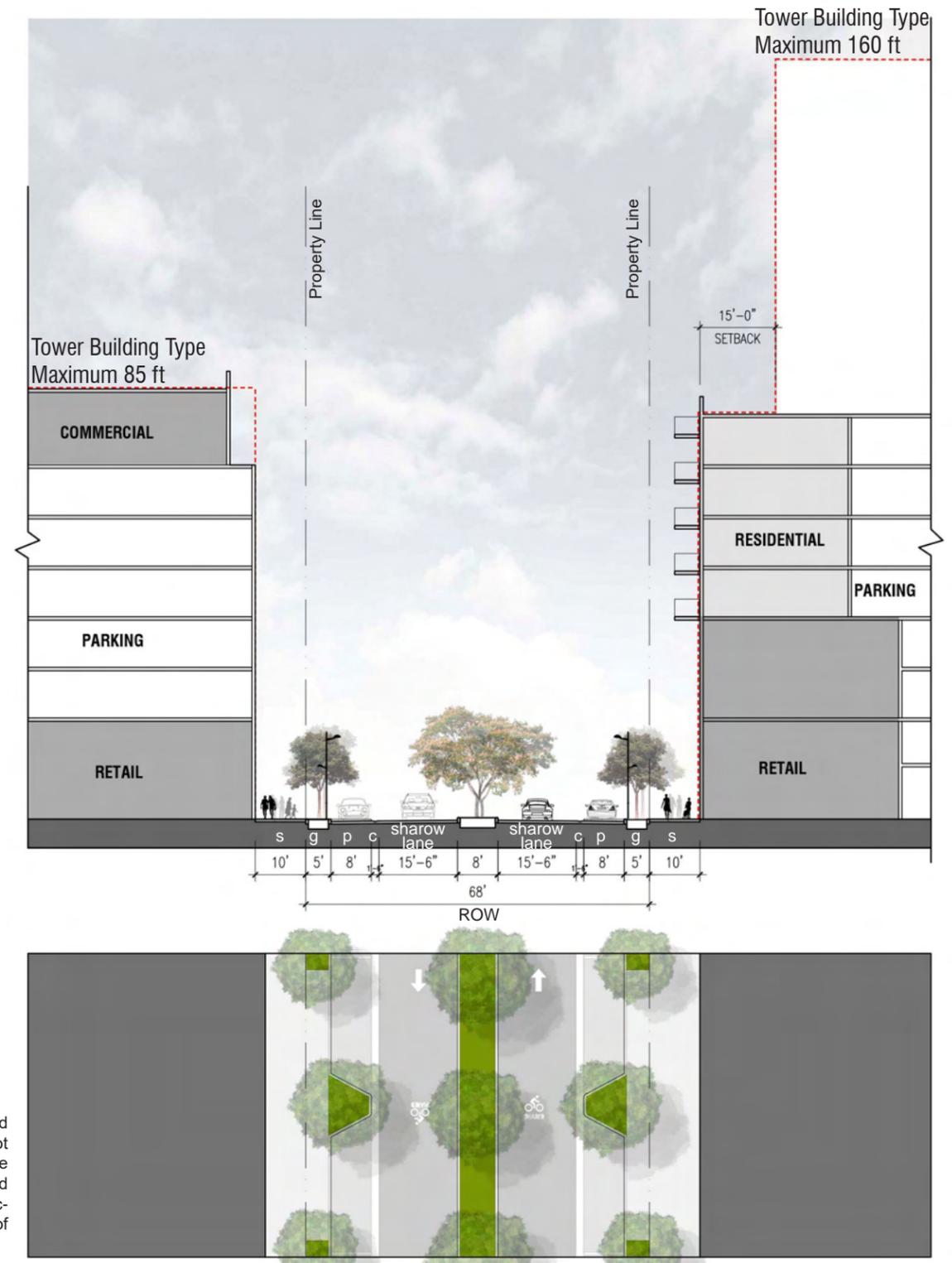
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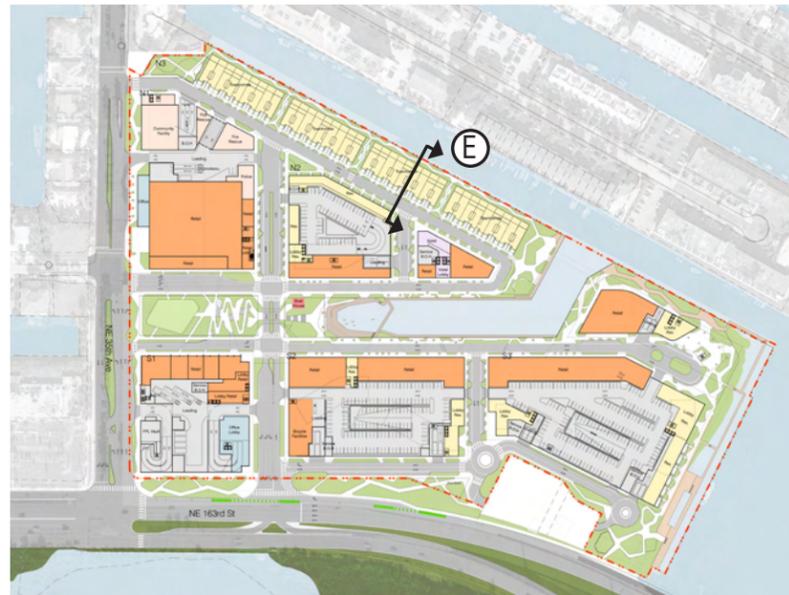


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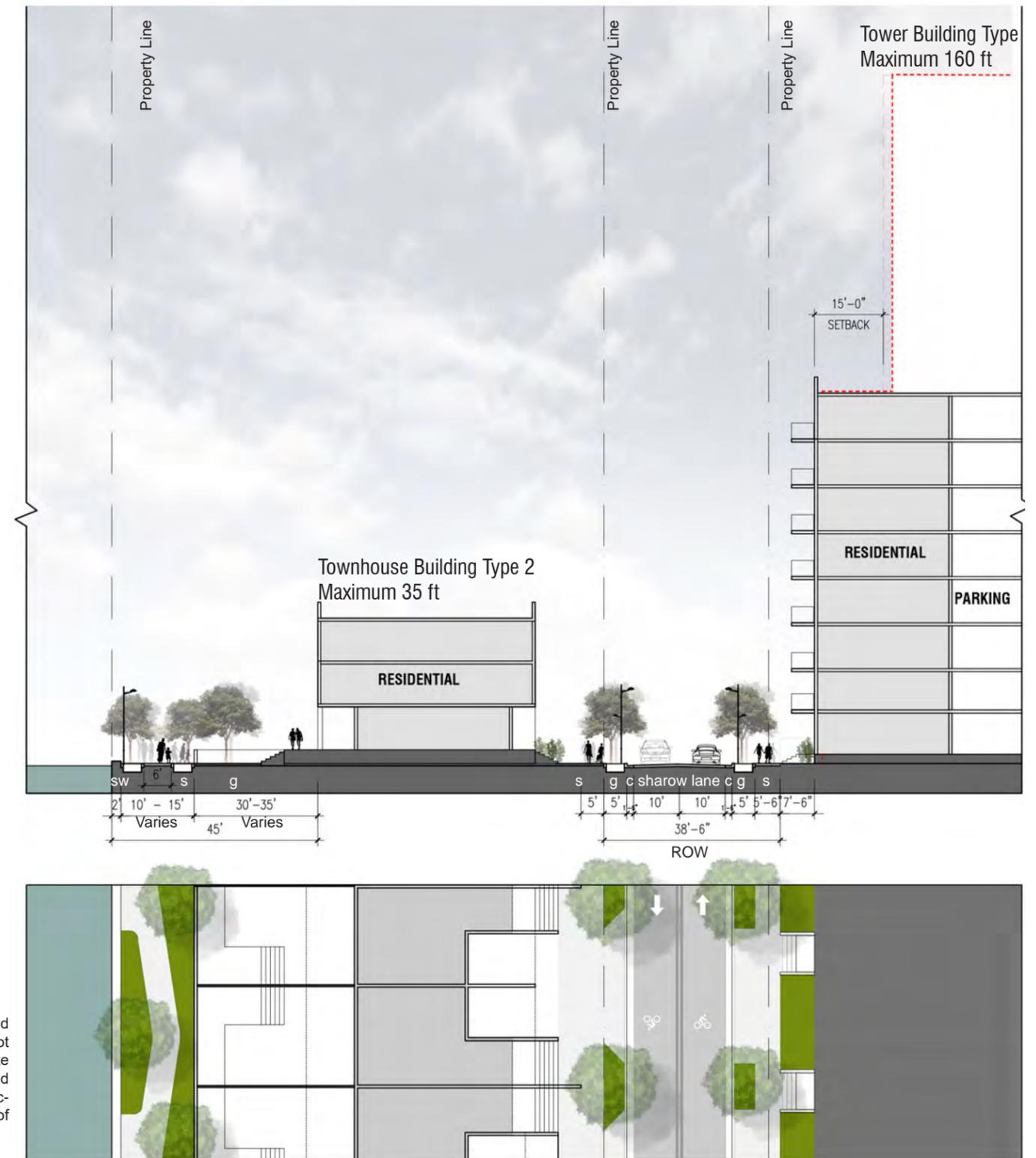
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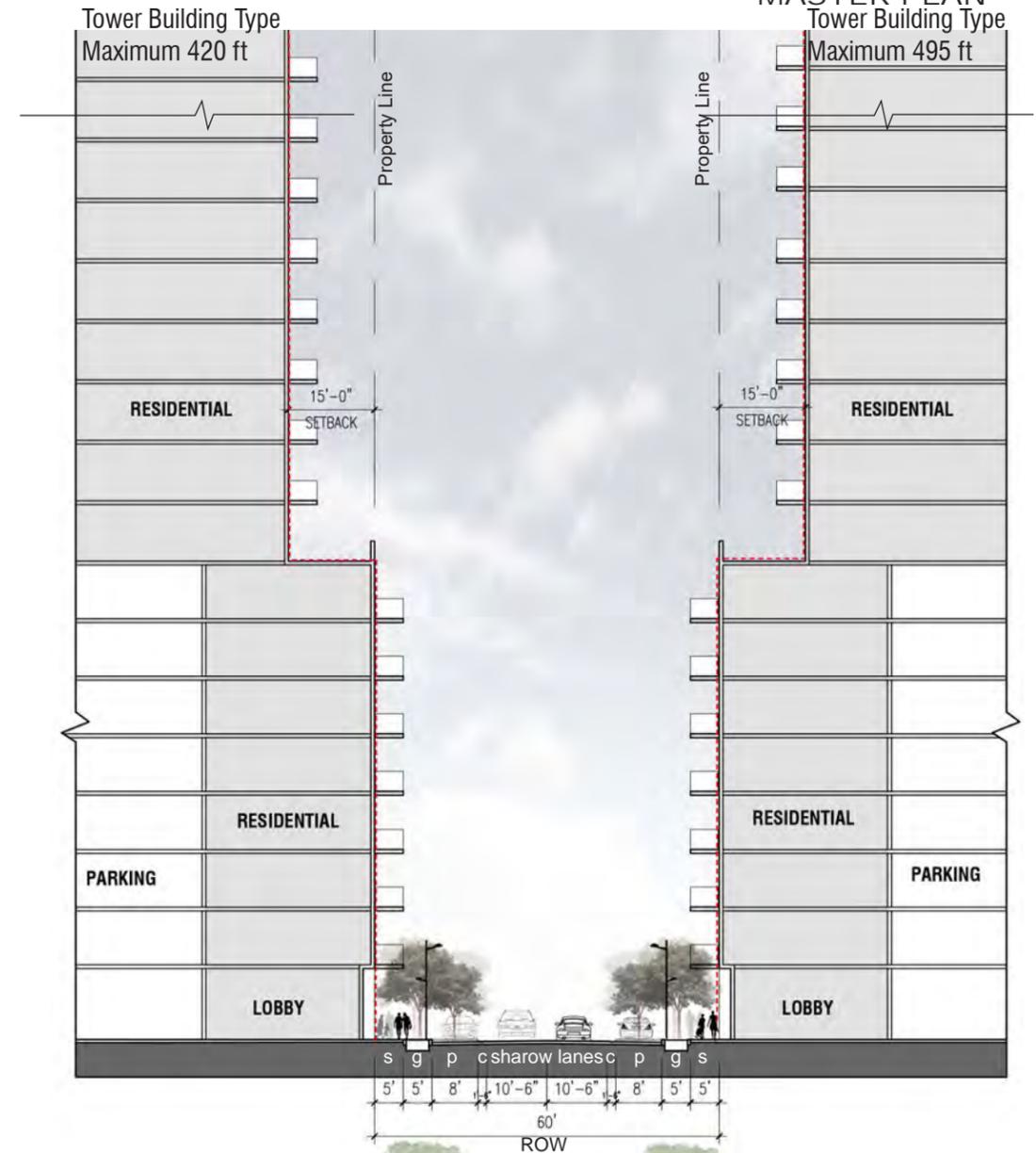


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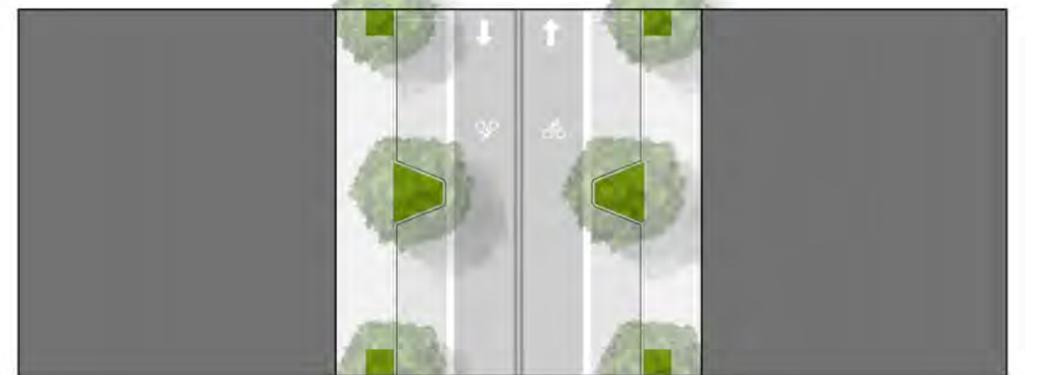
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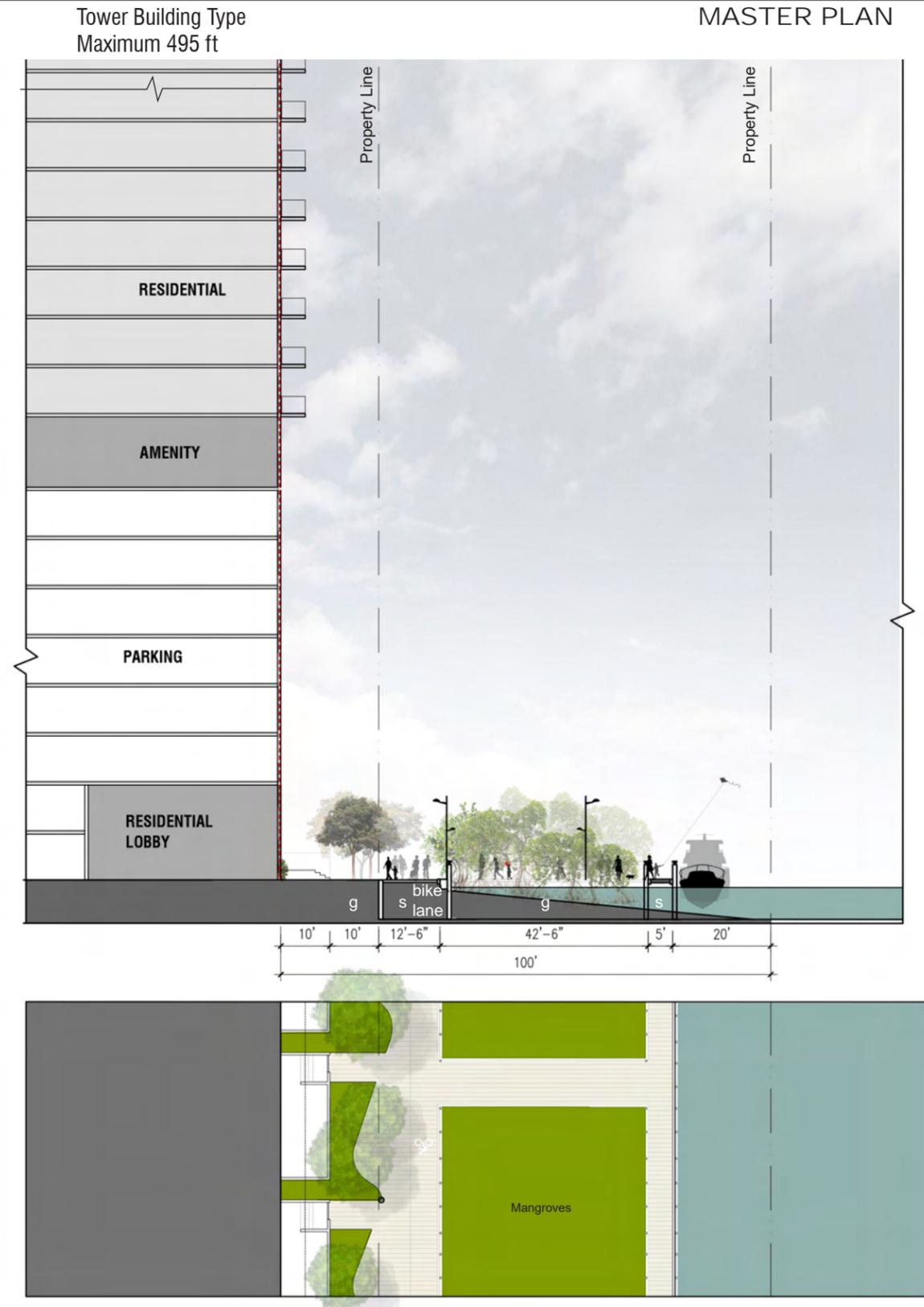
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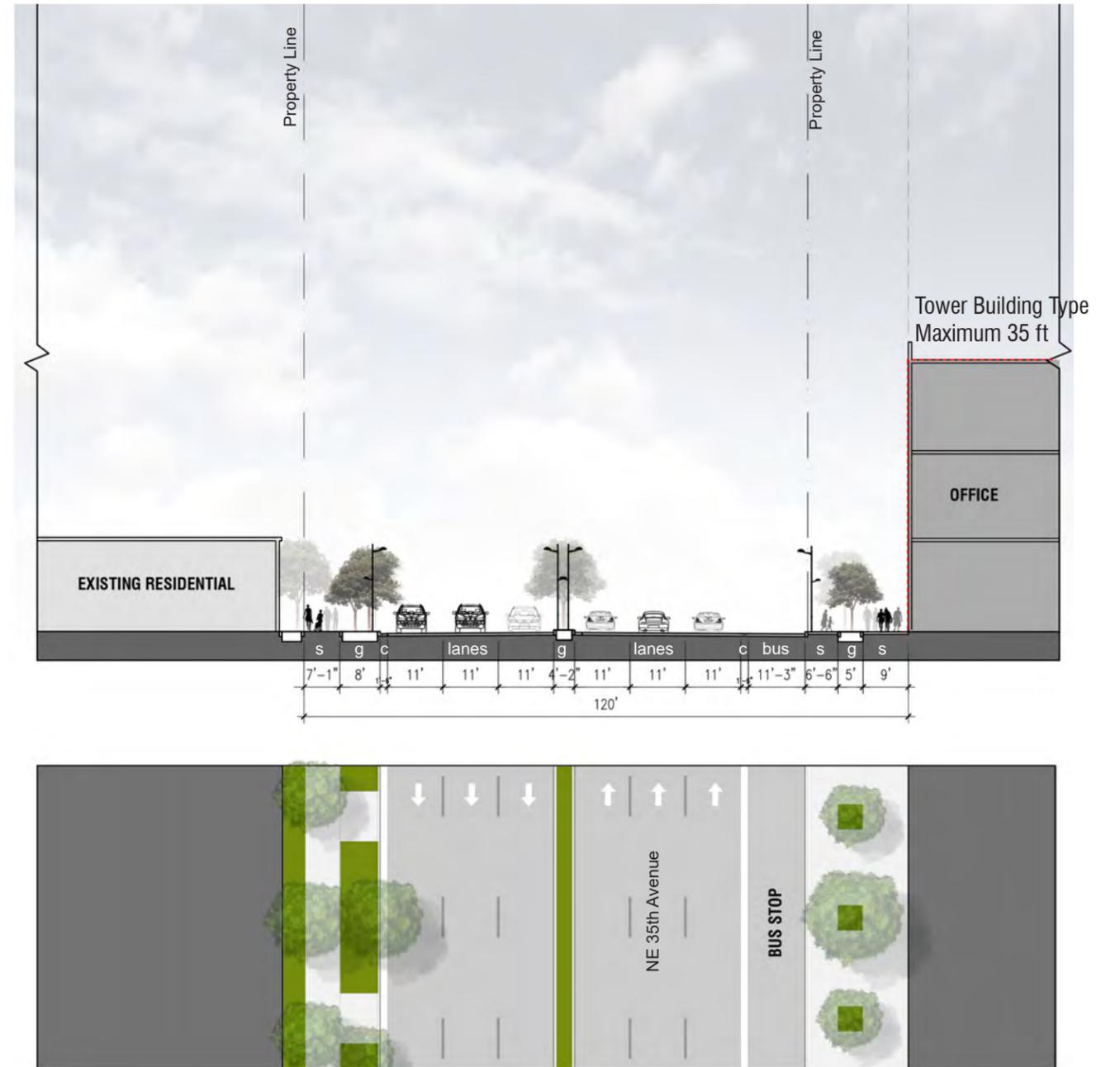
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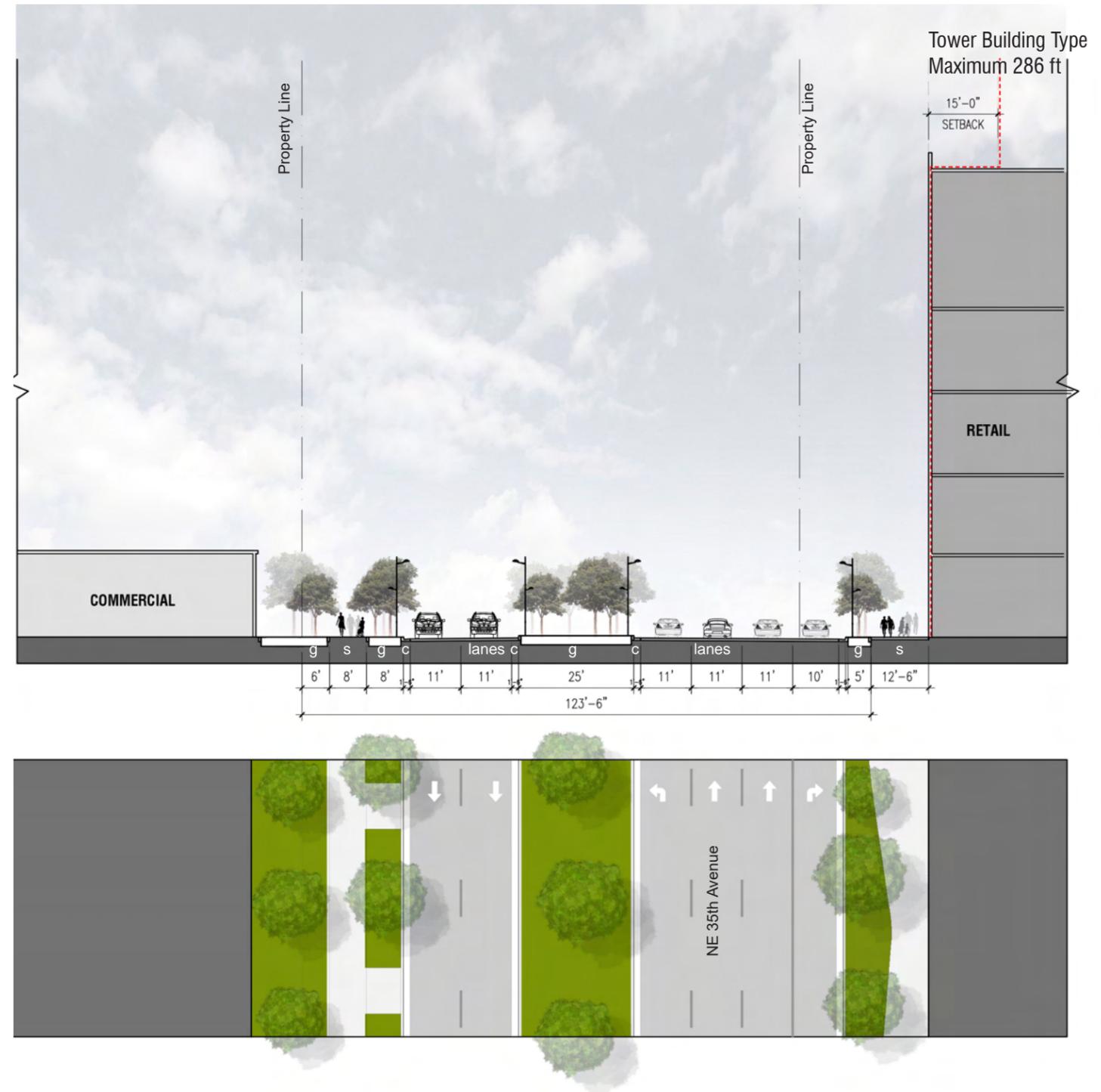
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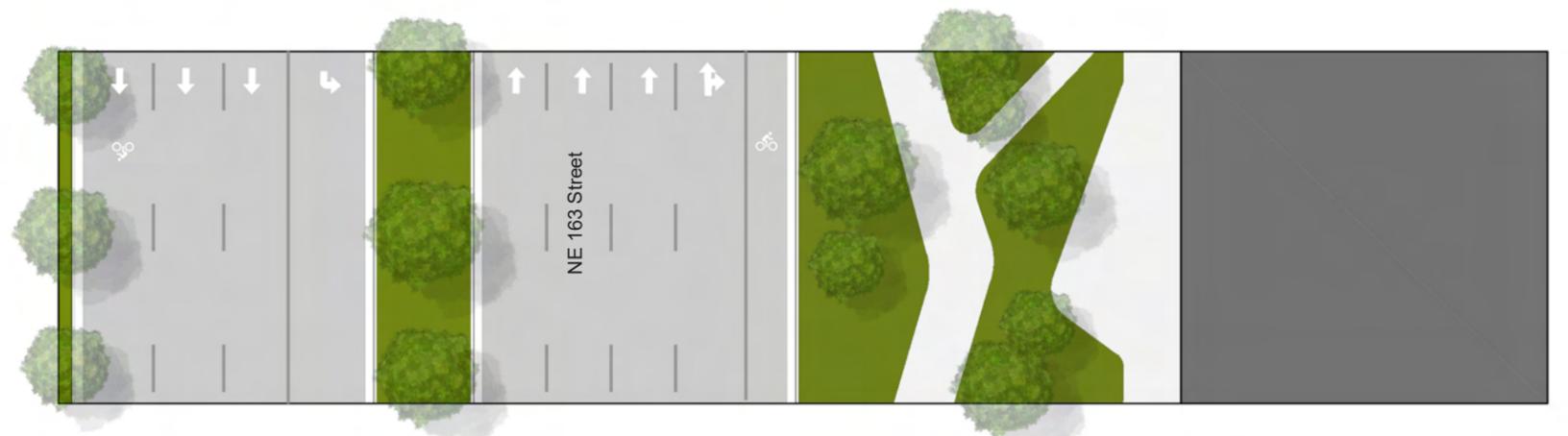
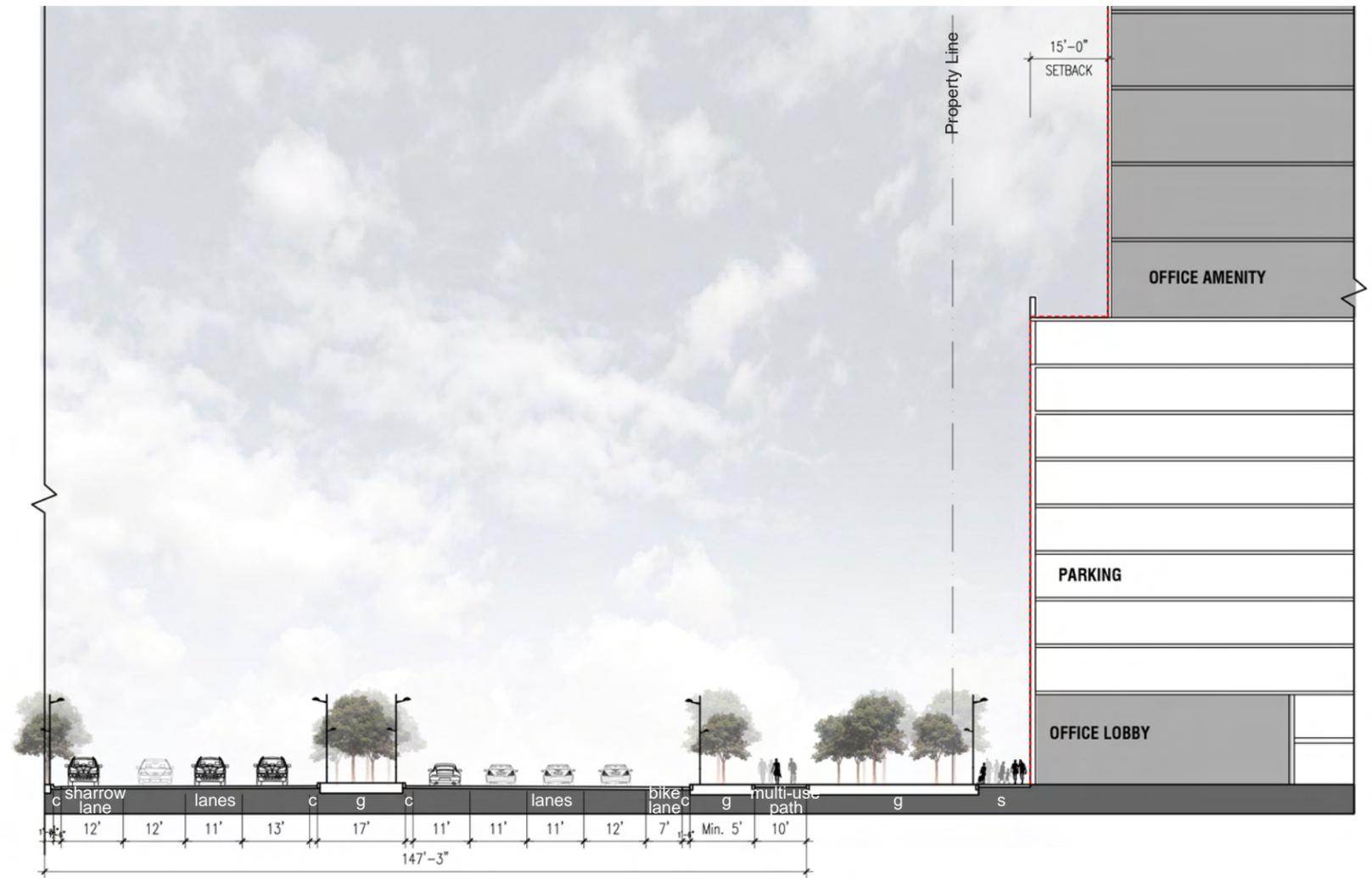
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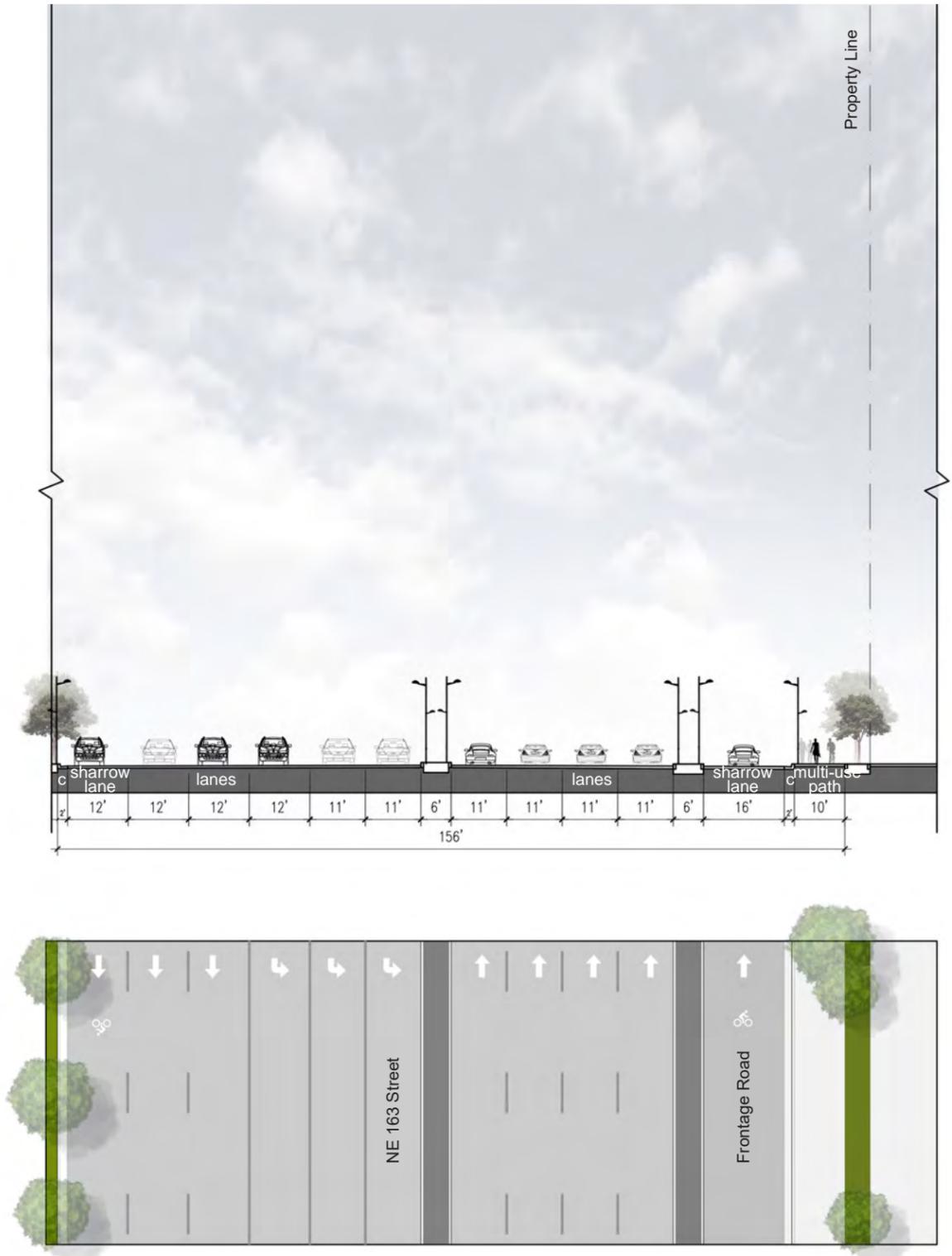
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| KEY | |
|-----|----------------------------|
| SB | Setback |
| S | Sidewalk |
| G | Landscape Strip/Tree Grate |
| C | Curb and Gutter |
| P | Parking |



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INTRACOASTAL | CONCEPT ILLUSTRATIONS



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North Miami Beach, Florida

Aerial Perspective

A2-1

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Aerial Perspective

A2-2

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North Miami Beach, Florida

NE 35th Av. Perspective

A2-3

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North Miami Beach, Florida

NE 35th Av. Perspective

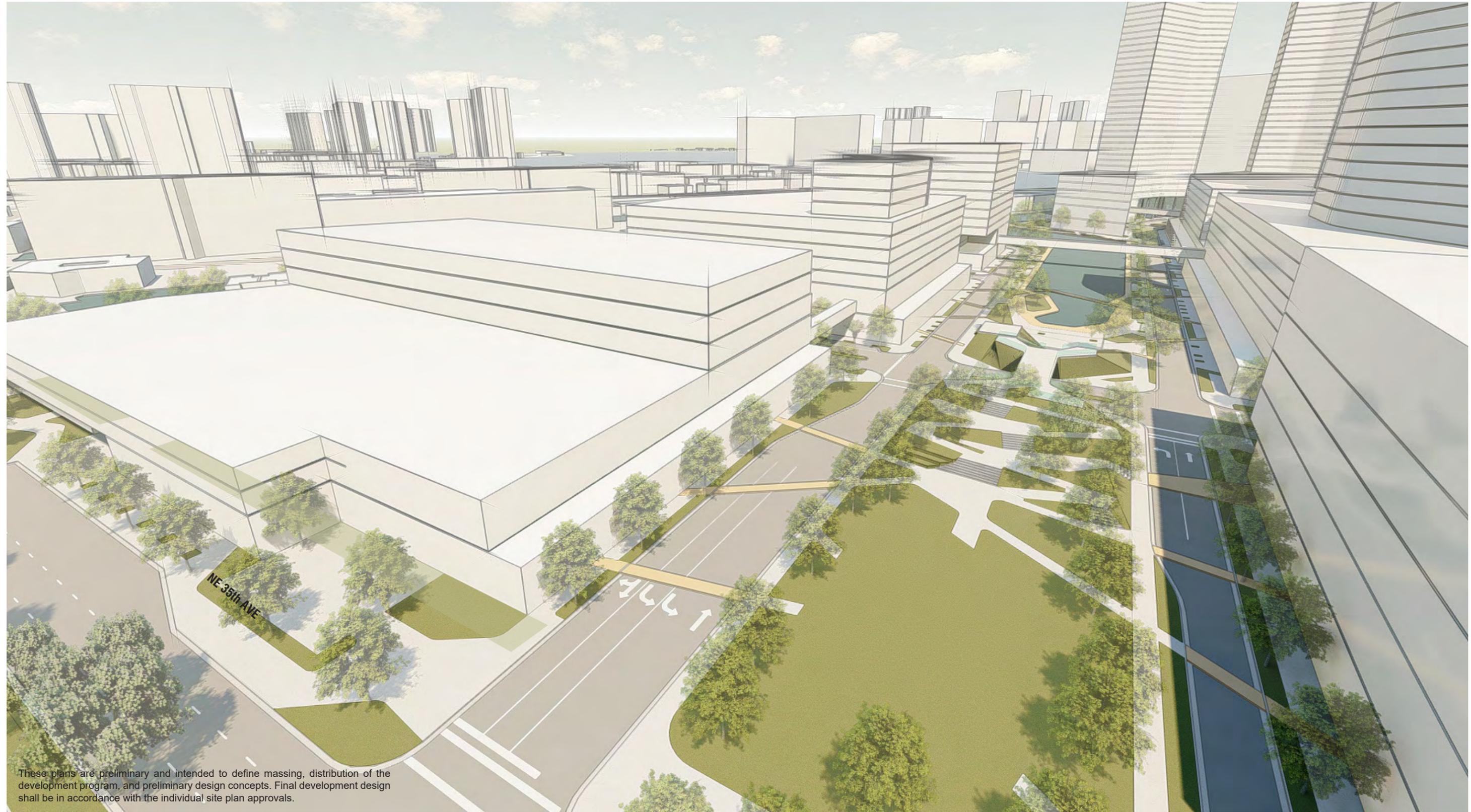
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North Miami Beach, Florida

Elevated Park Perspective

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North Miami Beach, Florida

New Canal Perspective

A2-6

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North Miami Beach, Florida

New Canal and Promenade Perspective

A2-7

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North Miami Beach, Florida

Townhomes Perspective

A2-8

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North Miami Beach, Florida

Townhomes Perspective

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