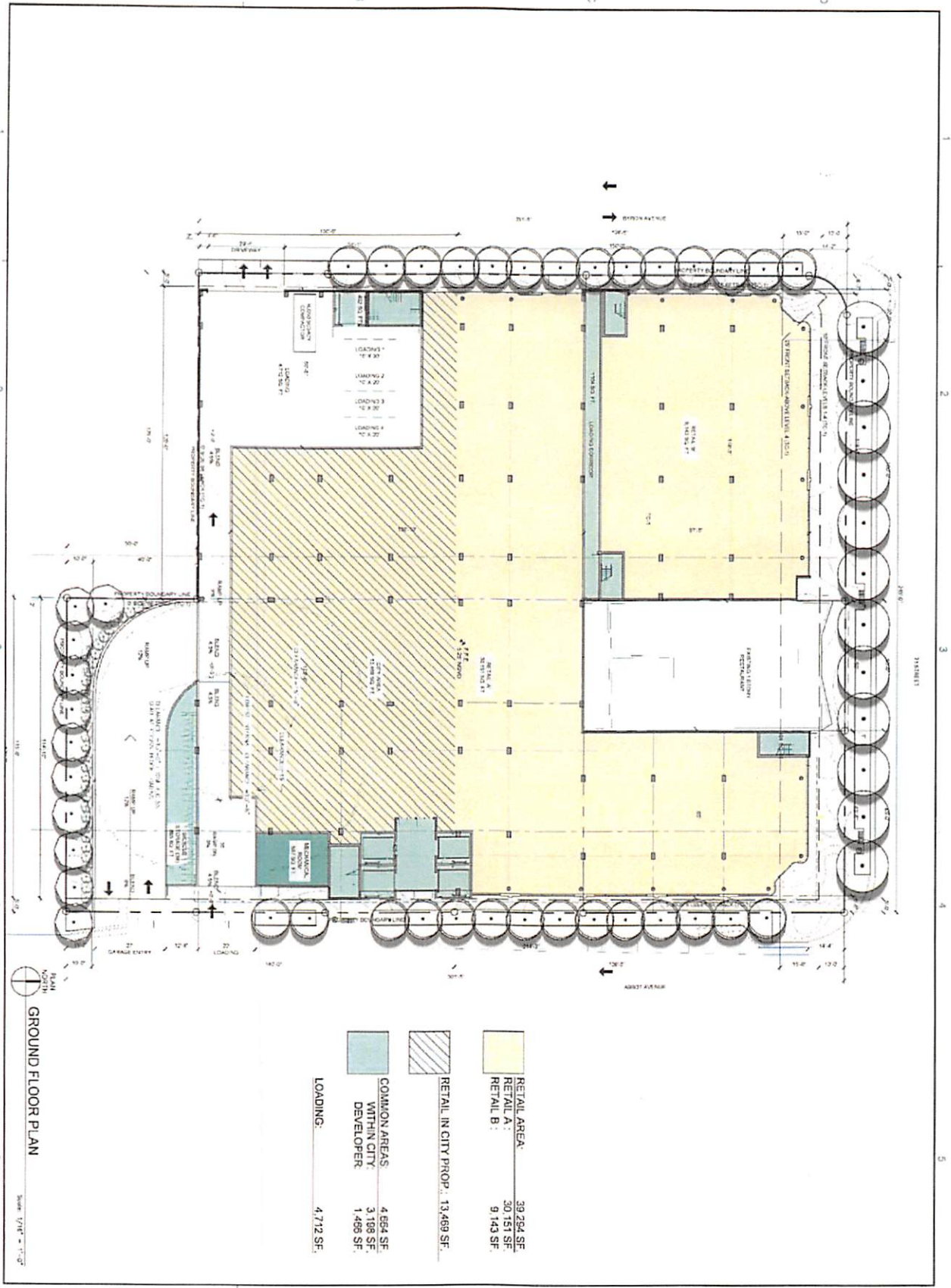
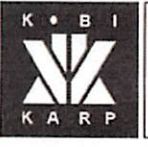


EXHIBIT B

REVISED CONCEPT PLANS



DATE: 08/20/2018
DRAWN BY: M. WILSON
CHECKED BY: M. WILSON
PROJECT: 1723
SHEET: A3.01



ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2815 Bayshore Boulevard
Miami, Florida 33133
Phone: 305.358.5000
Fax: 305.358.5001
www.kob-karp.com

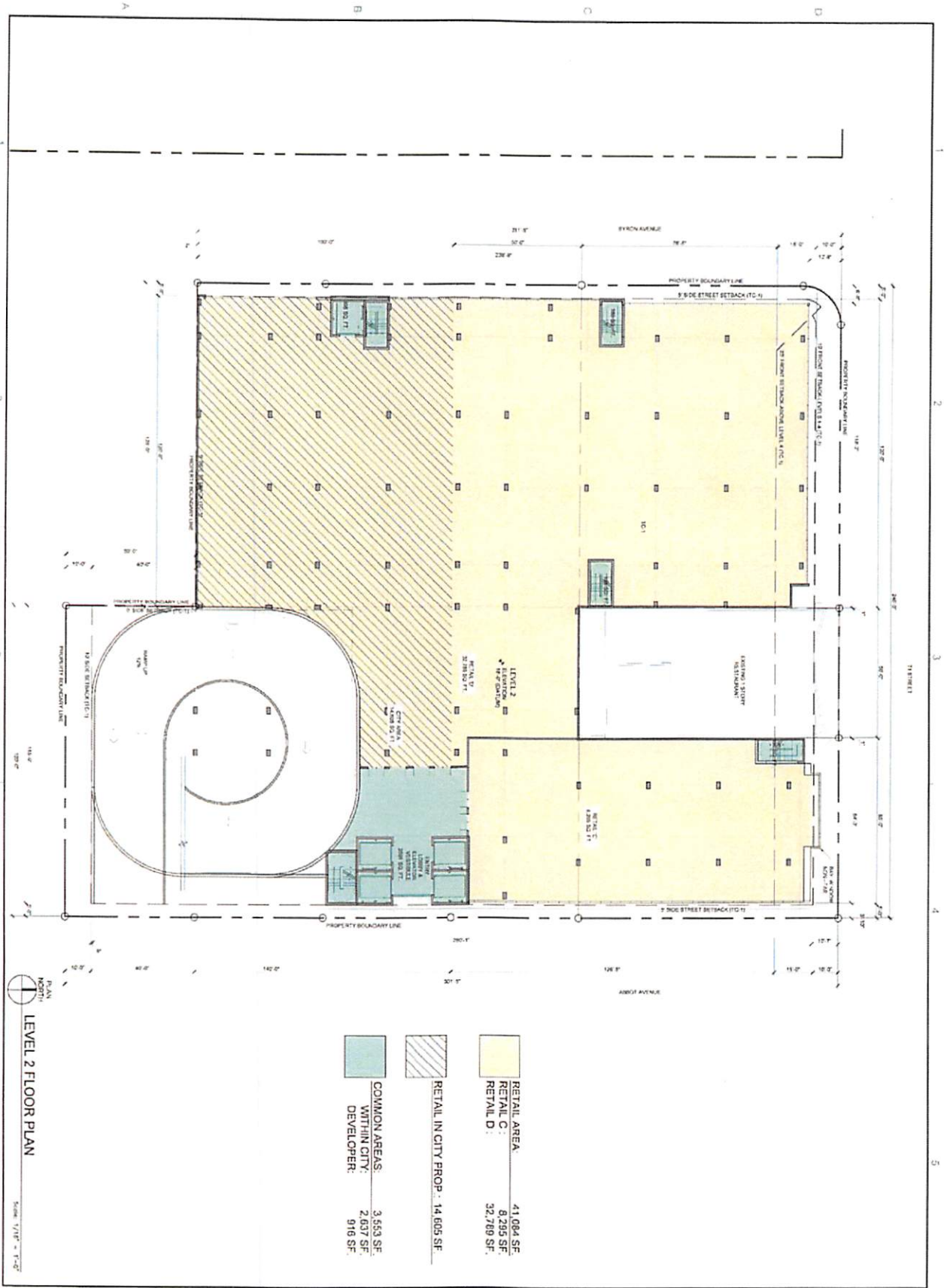
KOB KARP
LX: # A3001378

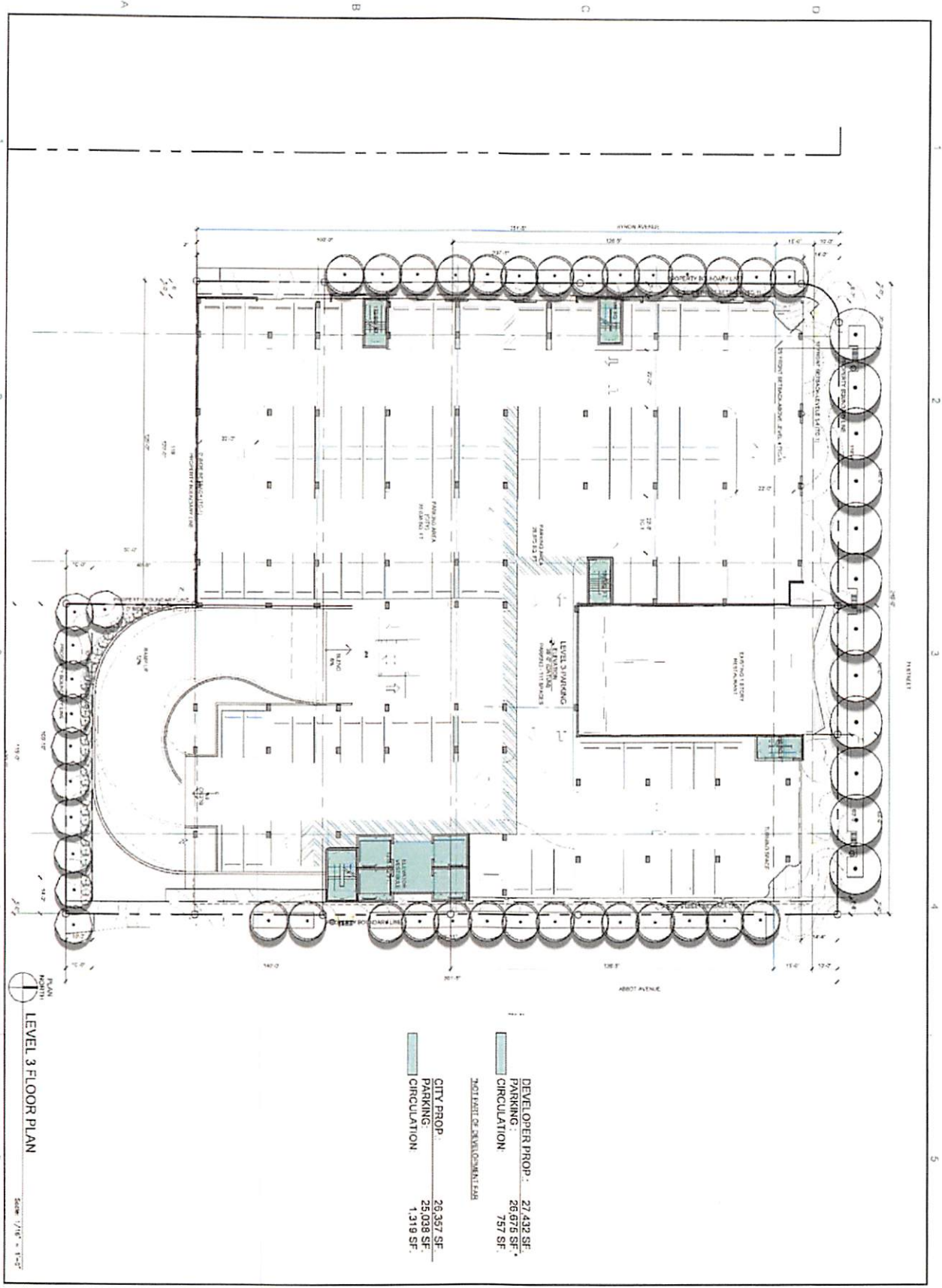


71 NOBE - WEST PARCEL
COMMERCIAL USE DEVELOPMENT
71ST STREET, MIAMI BEACH, FLORIDA
GROUND FLOOR PLAN

1723

REVISIONS / SUBMISSIONS





PLAN NORTH
LEVEL 3 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

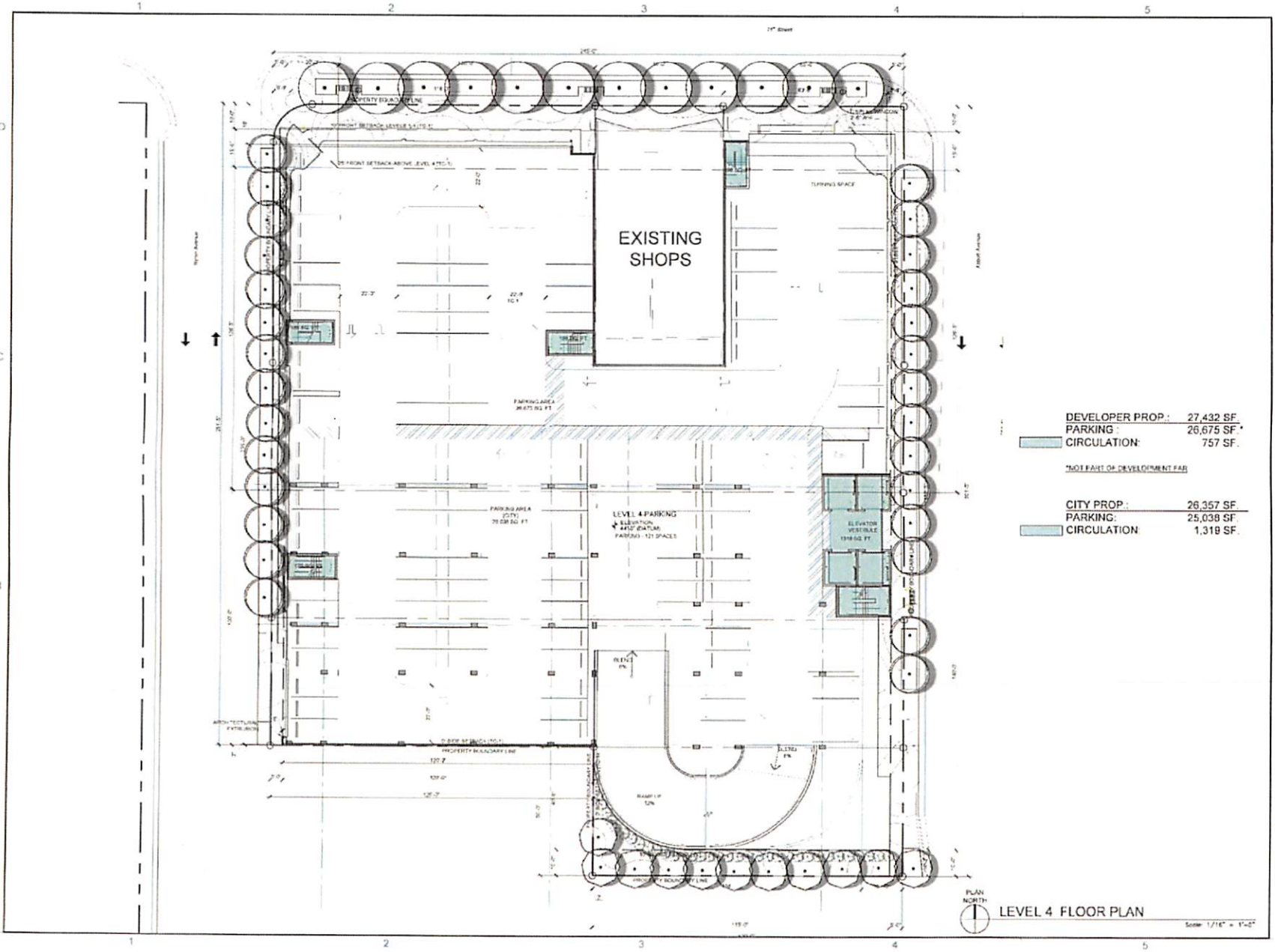
K • B I
K A R P
 ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AA ASID NCARB
 2015 Building Boulevard
 Suite 200
 Miami, Florida 33131
 Tel: 305.572.2118
 Fax: 305.572.2119
 WWW.KORKARP.COM

KOR KARP
 Lic. # AR0012518

71 NOBE - WEST PARCEL
COMMERCIAL USE DEVELOPMENT
 71ST STREET, MIAMI BEACH, FLORIDA
LEVEL 3 FLOOR PLAN

1723

REVISIONS / SUBMISSIONS



DEVELOPER PROP.:	27,432 SF.
PARKING:	26,675 SF.
CIRCULATION:	757 SF.
*NOT PART OF DEVELOPMENT FEE	
CITY PROP.:	26,357 SF.
PARKING:	25,038 SF.
CIRCULATION:	1,319 SF.

PLAN NORTH
LEVEL 4 FLOOR PLAN
 Scale: 1/16" = 1'-0"

REVISIONS / SUBMISSIONS

1723

71 NOBE - WEST PARCEL
 COMMERCIAL USE DEVELOPMENT
 71ST STREET, MIAMI BEACH, FLORIDA

LEVEL 4 FLOOR PLAN



ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

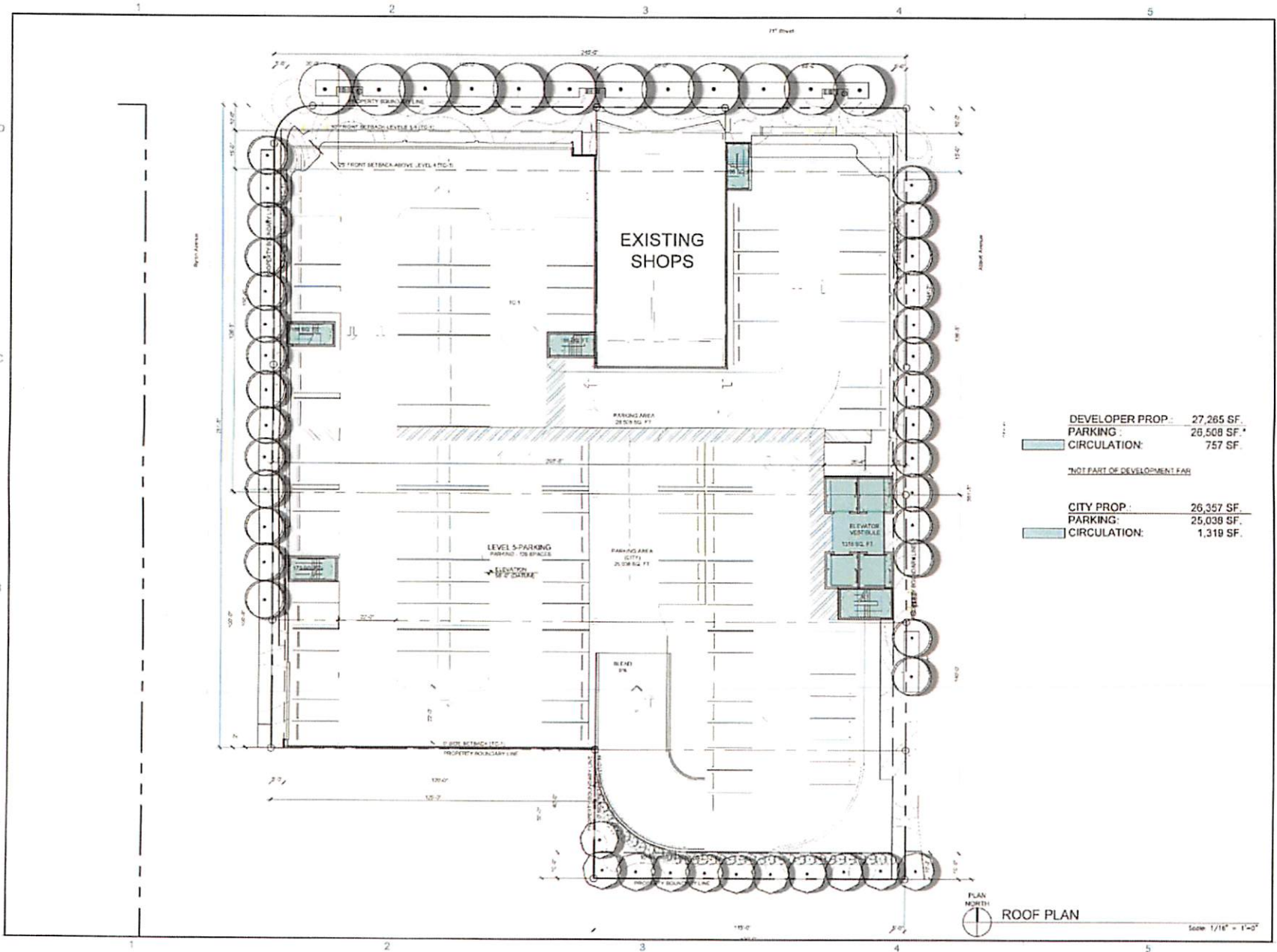
A.A. ASID NCARB
 711 North Bay Street
 Miami Beach, FL 33139
 WWW.KARPKARP.COM

ACB-KASID
 Lic. # A00023278



DRAWN BY:
 CHECKED BY:
 DATE: 08.20.2018

A3.04



REVISIONS / SUBMISSIONS

1723

**71 NOBE - WEST PARCEL
COMMERCIAL USE DEVELOPMENT**
71ST STREET, MIAMI BEACH, FLORIDA

ROOF PLAN



KOB KARP
L.C. # 00072318

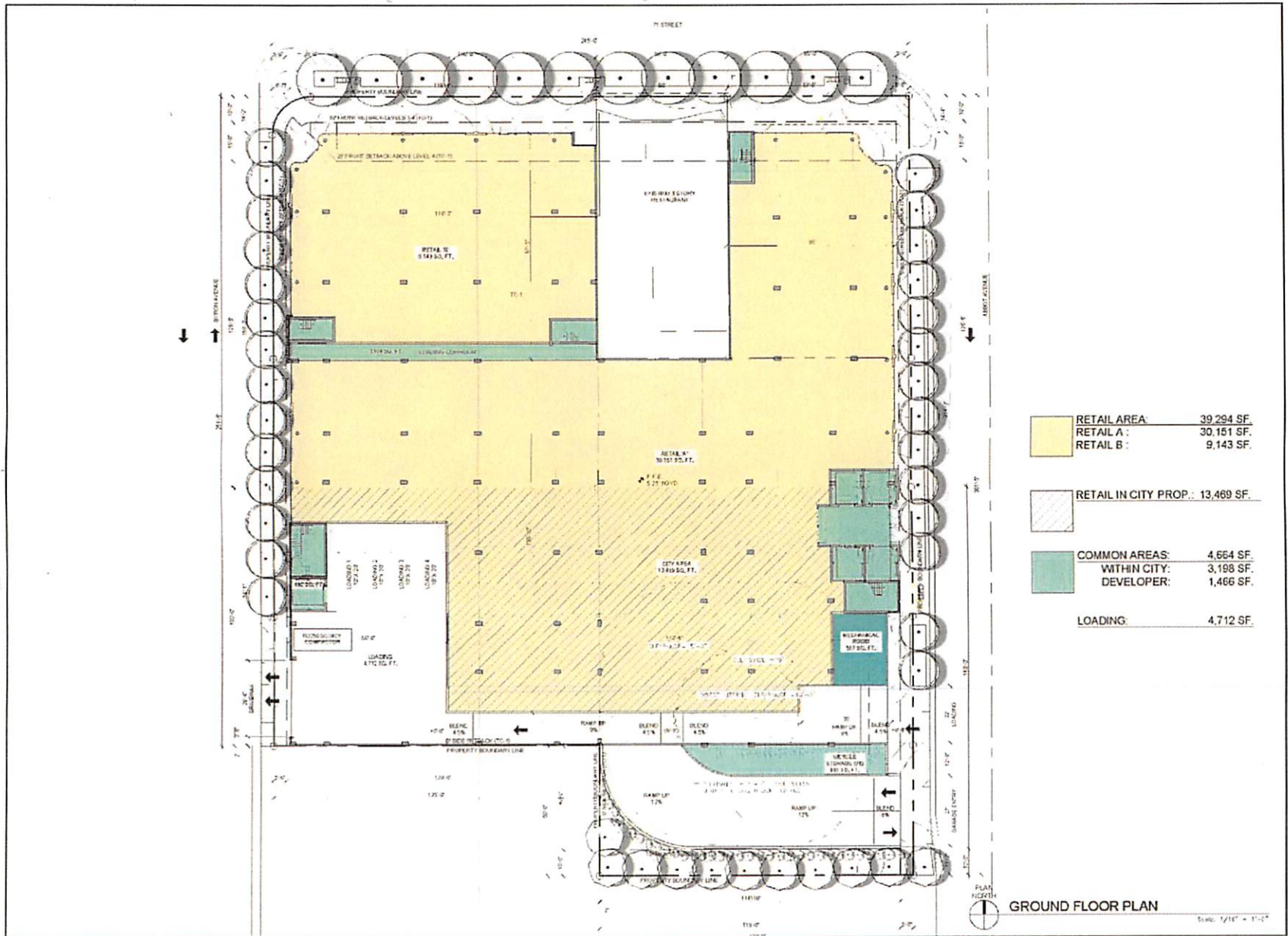
ARCHITECTURE
INTERIOR DESIGN
PLANNING

AJA ASAD INCARD
2011 Broward Boulevard #1
Miami Beach, FL 33139
P 305.751.1108
WWW.KOBKARP.COM



DRAWN BY: _____
CHECKED BY: _____
DATE: 08.20.2014

A3.05



RETAIL AREA	39,294 SF.
RETAIL A :	30,151 SF.
RETAIL B :	9,143 SF.
RETAIL IN CITY PROP. :	13,469 SF.
COMMON AREAS:	4,664 SF.
WITHIN CITY:	3,188 SF.
DEVELOPER:	1,466 SF.
LOADING:	4,712 SF.

GROUND FLOOR PLAN
Scale: 1/16" = 1'-0"

REVISIONS / SUBMISSIONS

1723

71 NOBE - WEST PARCEL
COMMERCIAL USE DEVELOPMENT
71ST STREET, MIAMI BEACH, FLORIDA

GROUND FLOOR PLAN



KOBMARP
L.P. # 140212370

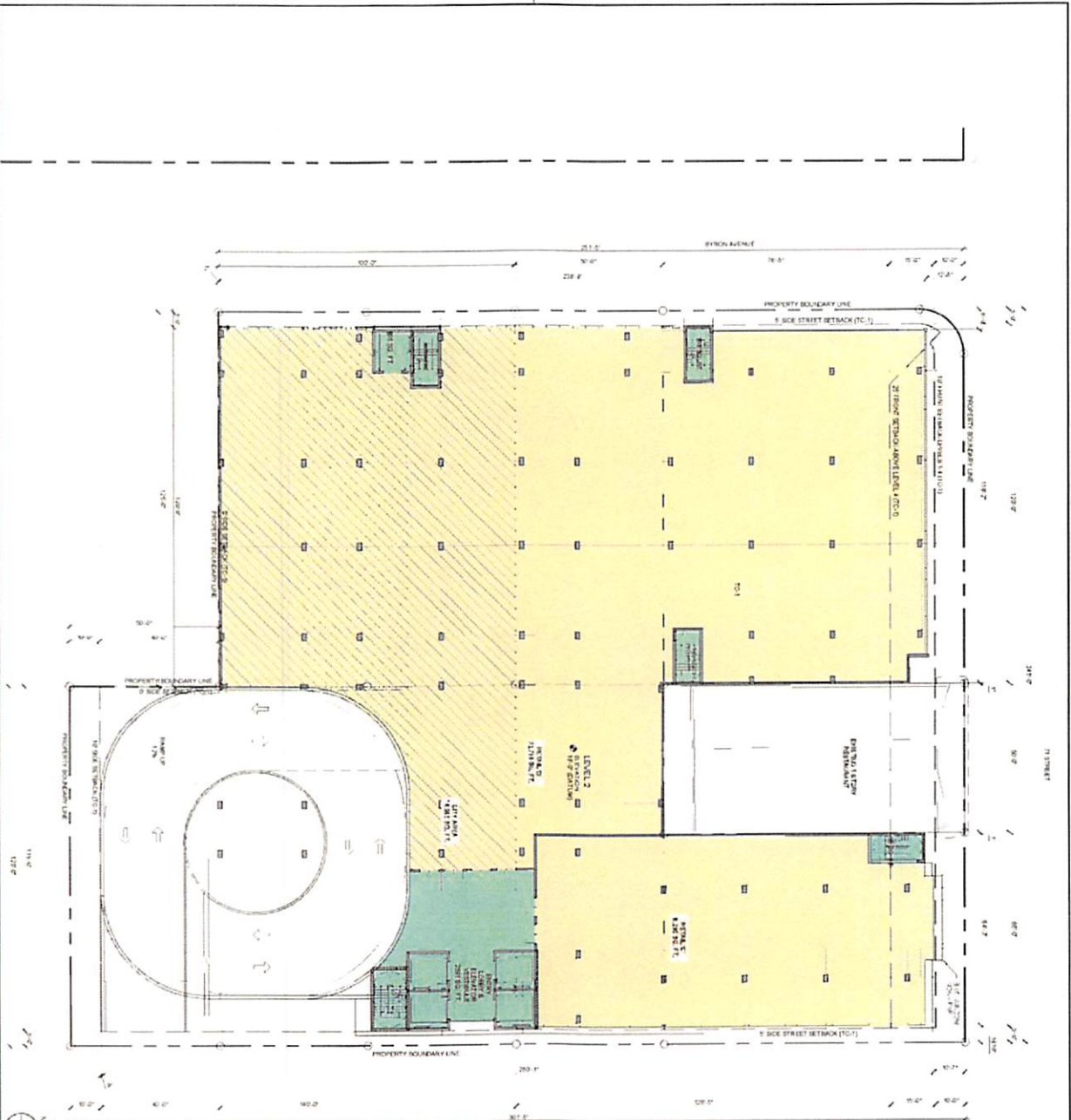
ARCHITECTURE
INTERIOR DESIGN
PLANNING

AA ACID INC/ABD
2015 Biscayne Blvd, Suite 1000
Miami, FL 33137
P: 305.531.1008
WWW.KOBMARP.COM






DESIGNED BY
CHECKED BY
DATE: 12/03/2018

A3.01



LEVEL 2 FLOOR PLAN
Scale: 1/8" = 1'-0"

	RETAIL AREA	41,094 SF
	RETAIL C	8,295 SF
	RETAIL D	32,799 SF
	COMMON AREAS WITHIN CITY DEVELOPER	3,533 SF 2,637 SF 916 SF
	RETAIL IN CITY PROP.	14,605 SF

DATE: 12/22/11
DRAWN BY: KARP
CHECKED BY: KARP
A3.02



ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2011 Boca Raton
Suite 202
3001 N. Federal Hwy. #202
Boca Raton, FL 33431
P: 561.373.2578
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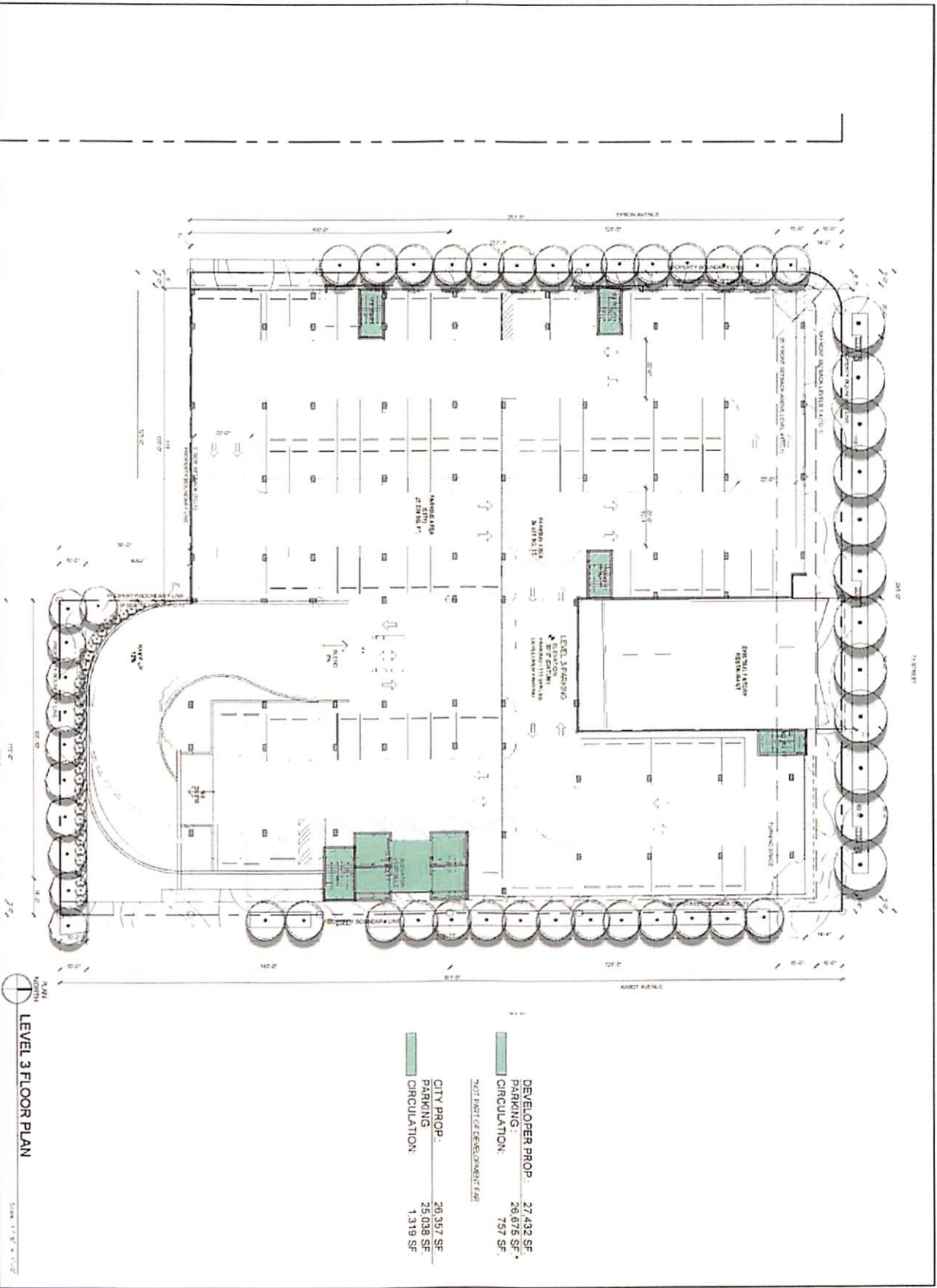
KOB KARP
Lic. # A170012578



71 NOBE - WEST PARCEL
COMMERCIAL USE DEVELOPMENT
7157 STREET, MIAMI BEACH, FLORIDA
LEVEL 2 FLOOR PLAN

1723

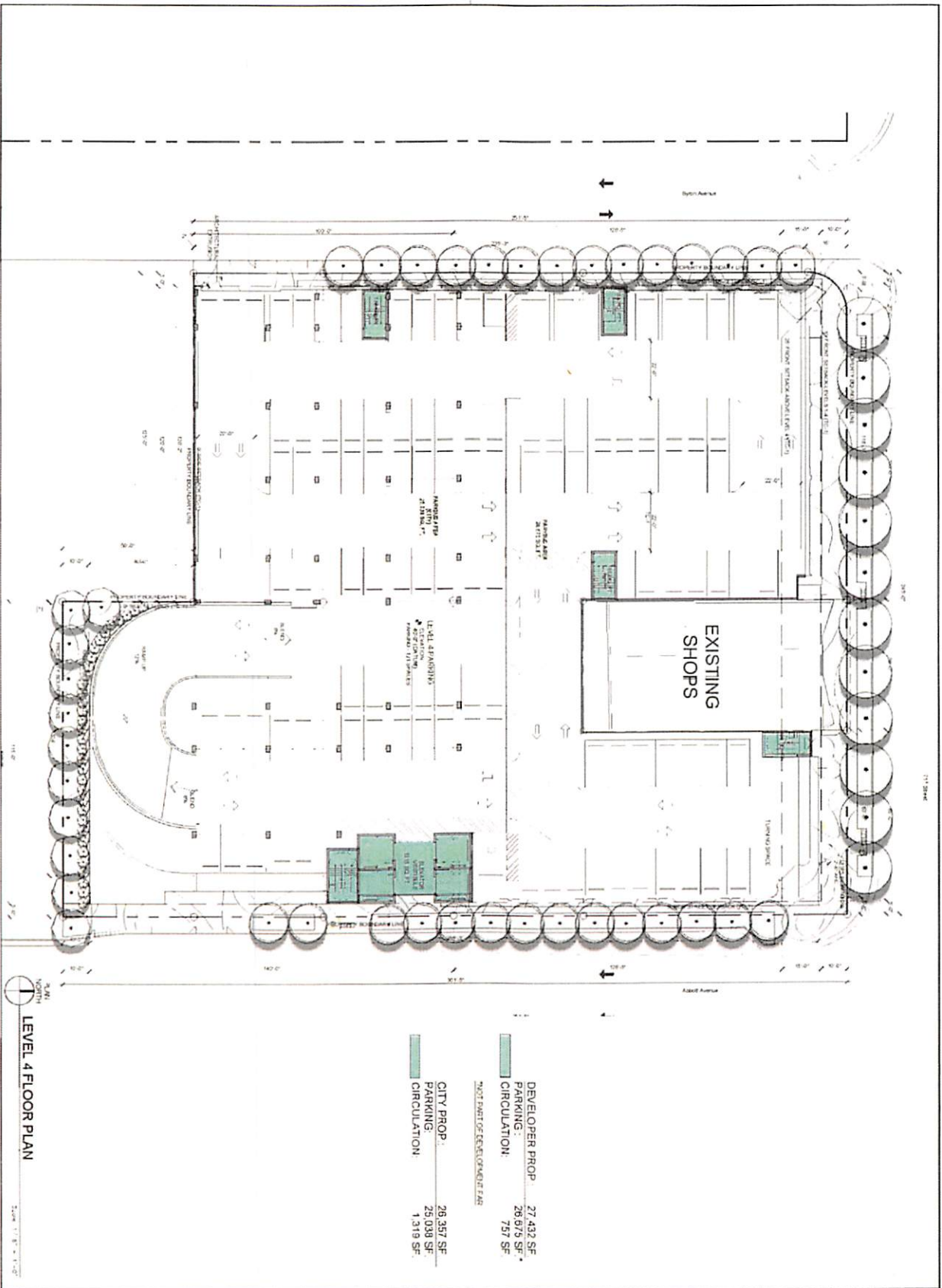
REVISIONS / DIMENSIONS



NORTH
LEVEL 3 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

	DEVELOPER PROP.	27,432 SF
	PARKING	26,675 SF*
	CIRCULATION	757 SF
*NOT FACTOR FOR DEVELOPMENT FEE		
	CITY PROP.	26,357 SF
	PARKING	25,038 SF
	CIRCULATION	1,319 SF

A3.03 <small>DRAWN BY: [blank] CHECKED BY: [blank] DATE: 11/21/2014</small>		<small>ARCHITECTURE INTERIOR DESIGN PLANNING</small> AIA ASID NCARB <small>2913 Biscayne Boulevard Suite 200 Miami, Florida 33137 Tel: 305.573.1233 Fax: 305.573.1234</small> WWW.KOBKARP.COM	<small>KOBI KARP Lic. # AR0012578</small>		71 NOBE - WEST PARCEL COMMERCIAL USE DEVELOPMENT <small>71ST STREET, MIAMI BEACH, FLORIDA</small> LEVEL 3 FLOOR PLAN	1723	<small>REVISIONS / SUBMISSIONS</small>
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A3.04



ARCHITECTURE
INTERIOR DESIGN
PLANNING

AA ASID NCARB

2011 Biscayne Boulevard
Suite 200
Miami, Florida 33137
P: 305.373.1700
F: 305.373.1708
WWW.KOBKARP.COM

KOB/KARP
Lic. # AR0312578

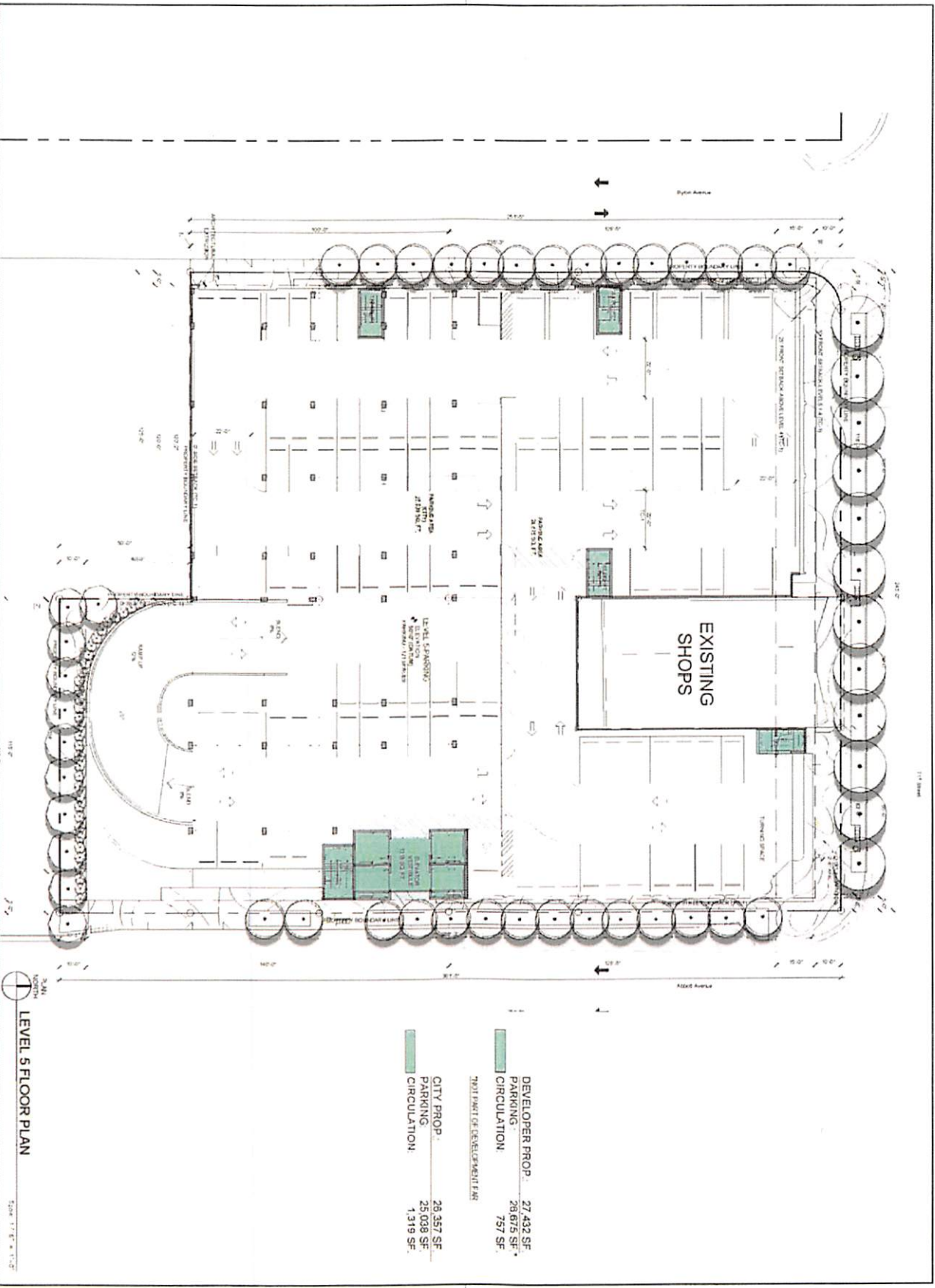


**71 NOBE - WEST PARCEL
COMMERCIAL USE DEVELOPMENT**
71ST STREET, MIAMI BEACH, FLORIDA

LEVEL 4 FLOOR PLAN

1723

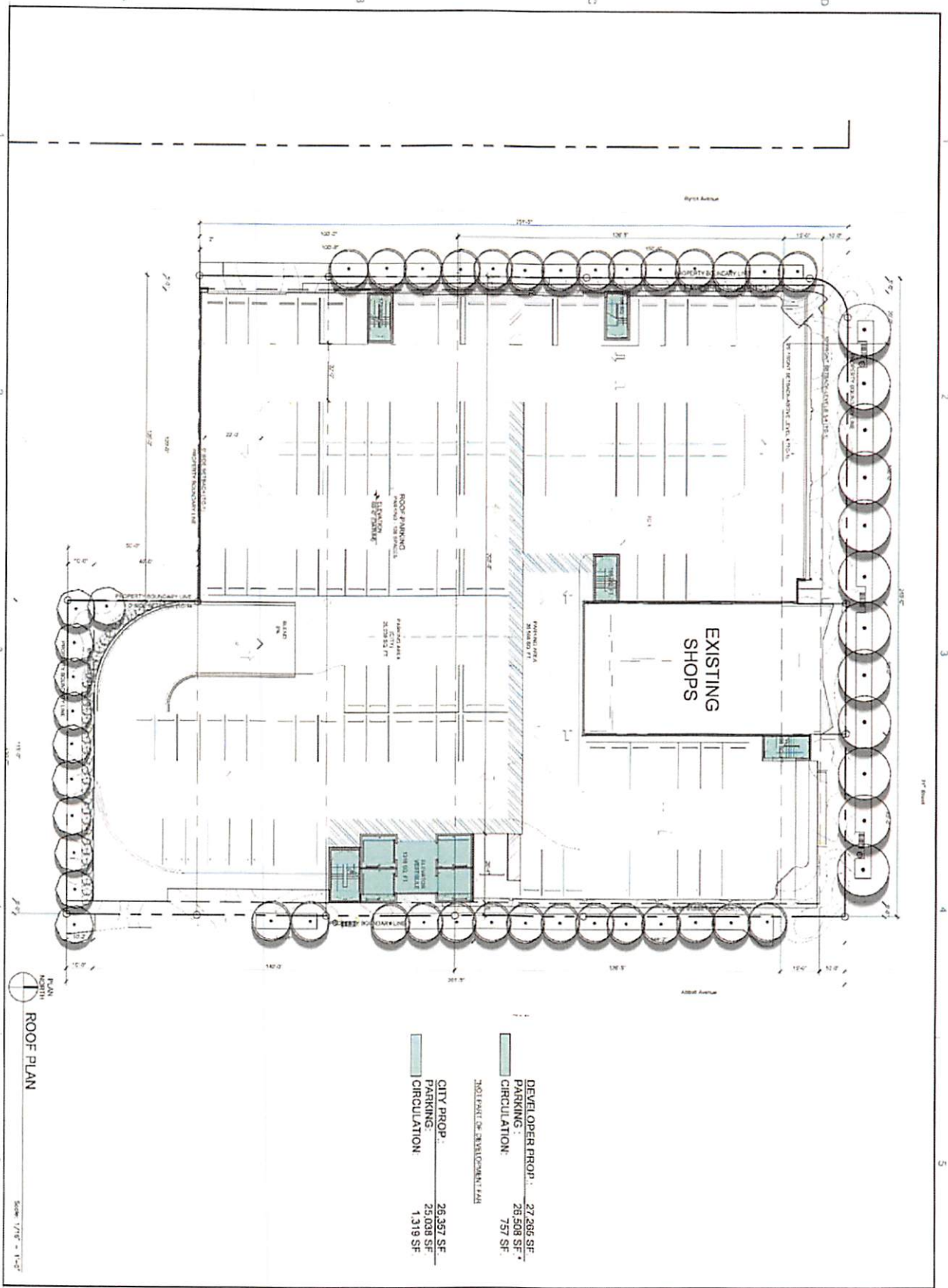
REVISIONS / DSCAS-210



LEVEL 5 FLOOR PLAN

DEVELOPER PROP. PARKING CIRCULATION:	27,432 SF 28,676 SF 757 SF
CITY PROP. PARKING CIRCULATION:	28,357 SF 28,008 SF 1,319 SF

	ARCHITECTURE INTERIOR DESIGN PLANNING AA ASID NCARB 2713 Brickyard Parkway Suite 200 Miami, Florida 33137 T: 305.572.1212 F: 305.572.2766 WWW.KOBKARP.COM	KOB I KARP Lic. # AR0012578	71 NOBE - WEST PARCEL COMMERCIAL USE DEVELOPMENT 71ST STREET, MIAMI BEACH, FLORIDA LEVEL 5 FLOOR PLAN	1723
	A3.05	DATE: 1/23/2018	DRAWN BY:	CHECKED BY:



PLAN
 NORTH
ROOF PLAN
 Scale: 1/8" = 1'-0"

DEVELOPER PROP.	27,266 SF
PARKING	26,508 SF
CIRCULATION	757 SF
TOTAL PROP. DEVELOPMENT: 444	
CITY PROP.	26,357 SF
PARKING	25,038 SF
CIRCULATION	1,319 SF

KOB KARP	ARCHITECTURE INTERIOR DESIGN PLANNING AIA ASIO NCARB 2011 Broward Boulevard Suite 200 Miami Beach, FL 33139 Tel: 305.372.2788 Fax: 305.372.2788 WWW.KOBKARP.COM	KOBI KARP LIC. # ARD012578	PACIFIC STAR CAPITAL	71 NOBE - WEST PARCEL COMMERCIAL USE DEVELOPMENT 71ST STREET, MIAMI BEACH, FLORIDA ROOF PLAN	1723	REVIEWING / SUBMISSIONS
	DRAWING NO. DATE: 12/20/2011 A3.06					