



City of Miami Beach Class A Office & Mixed Use RFP



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



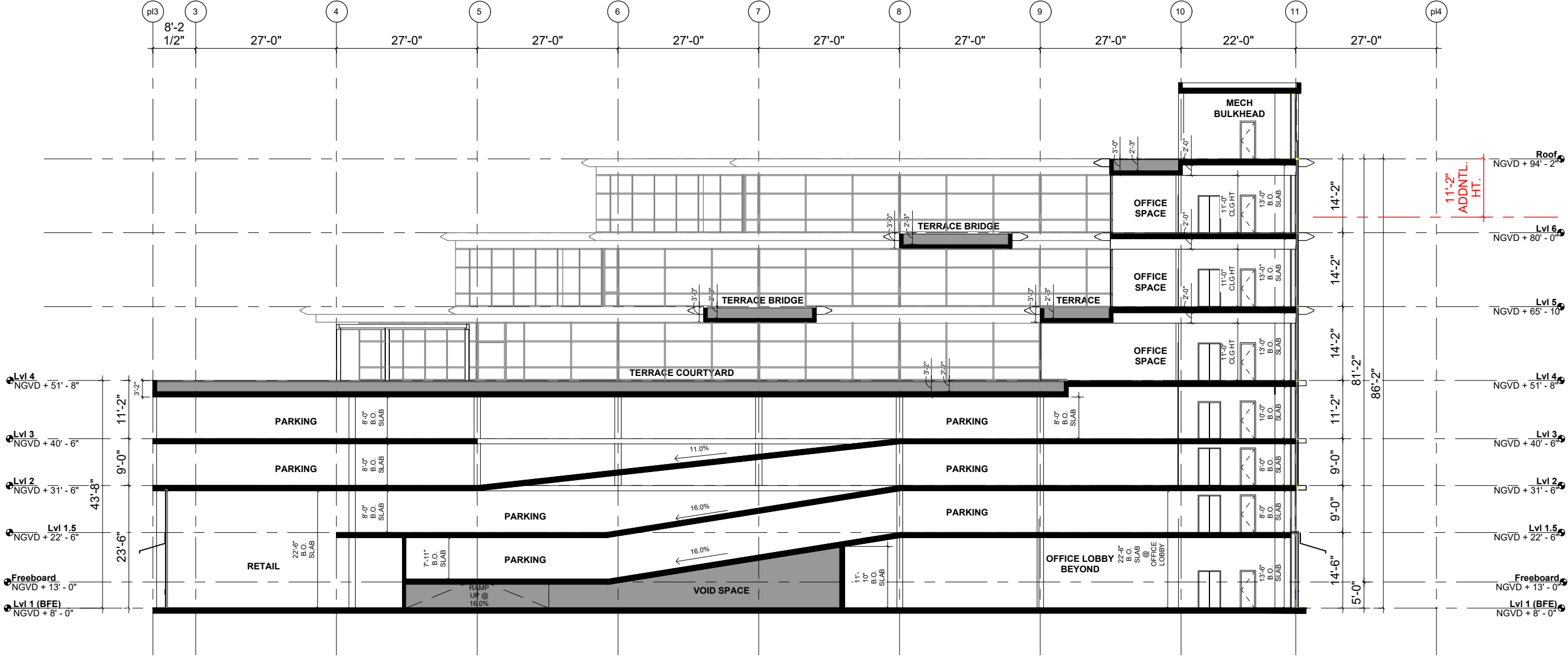
BEFORE



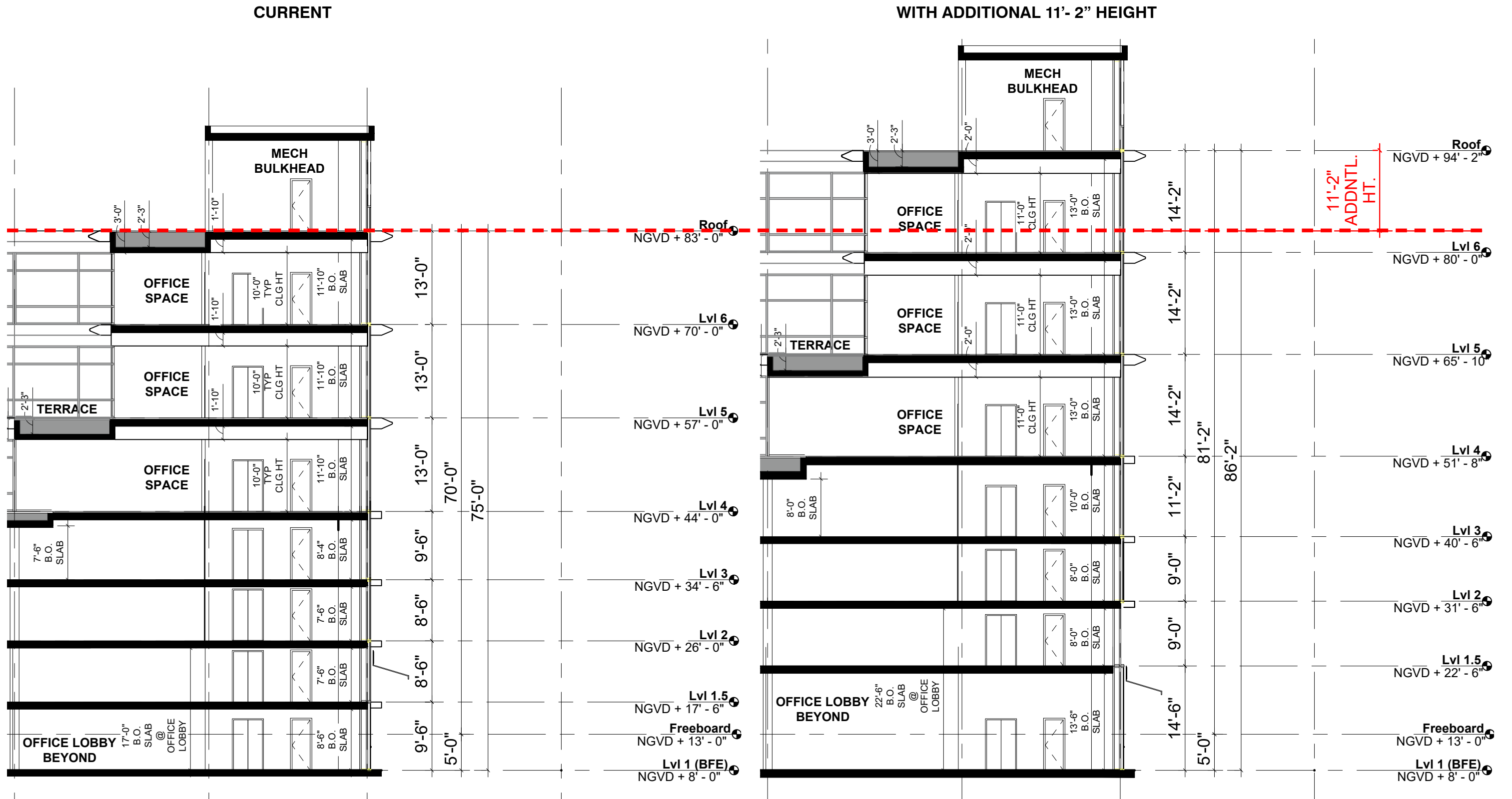
AFTER



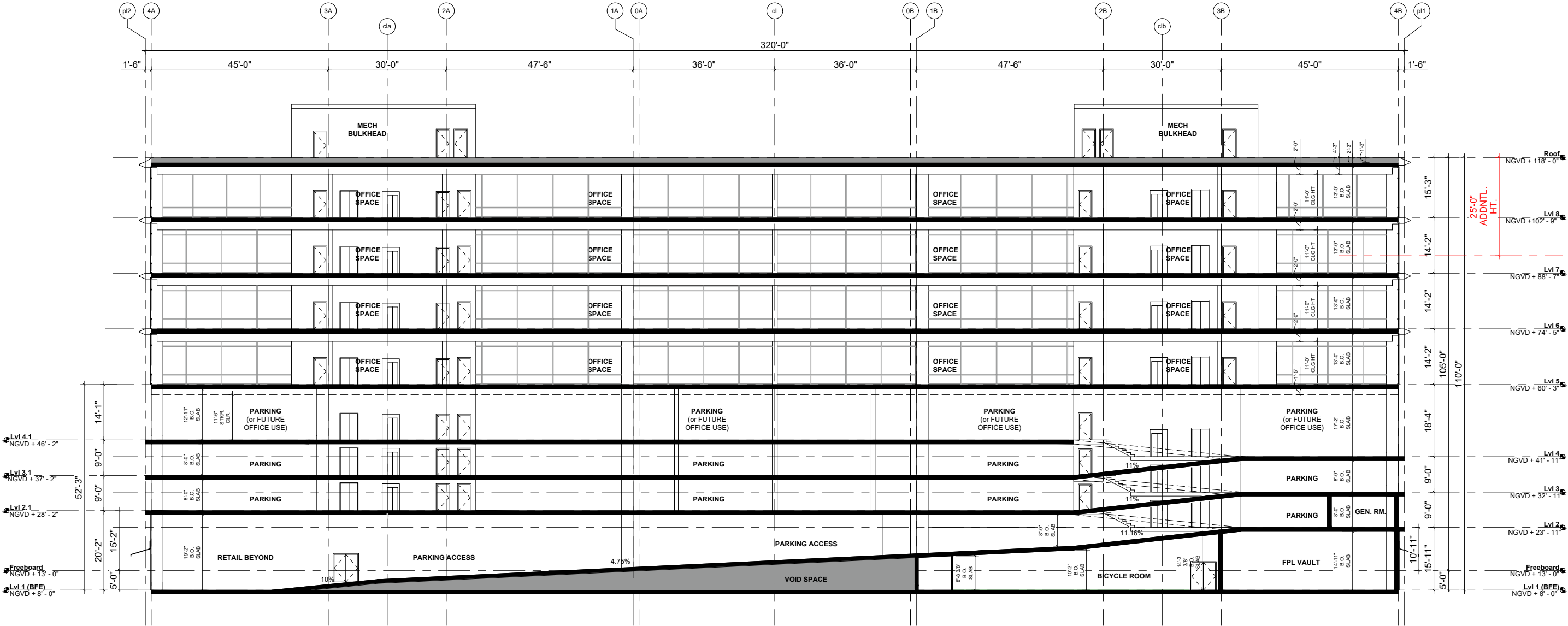
P25 Section Diagram: w/ 11 ft 2 in additional height



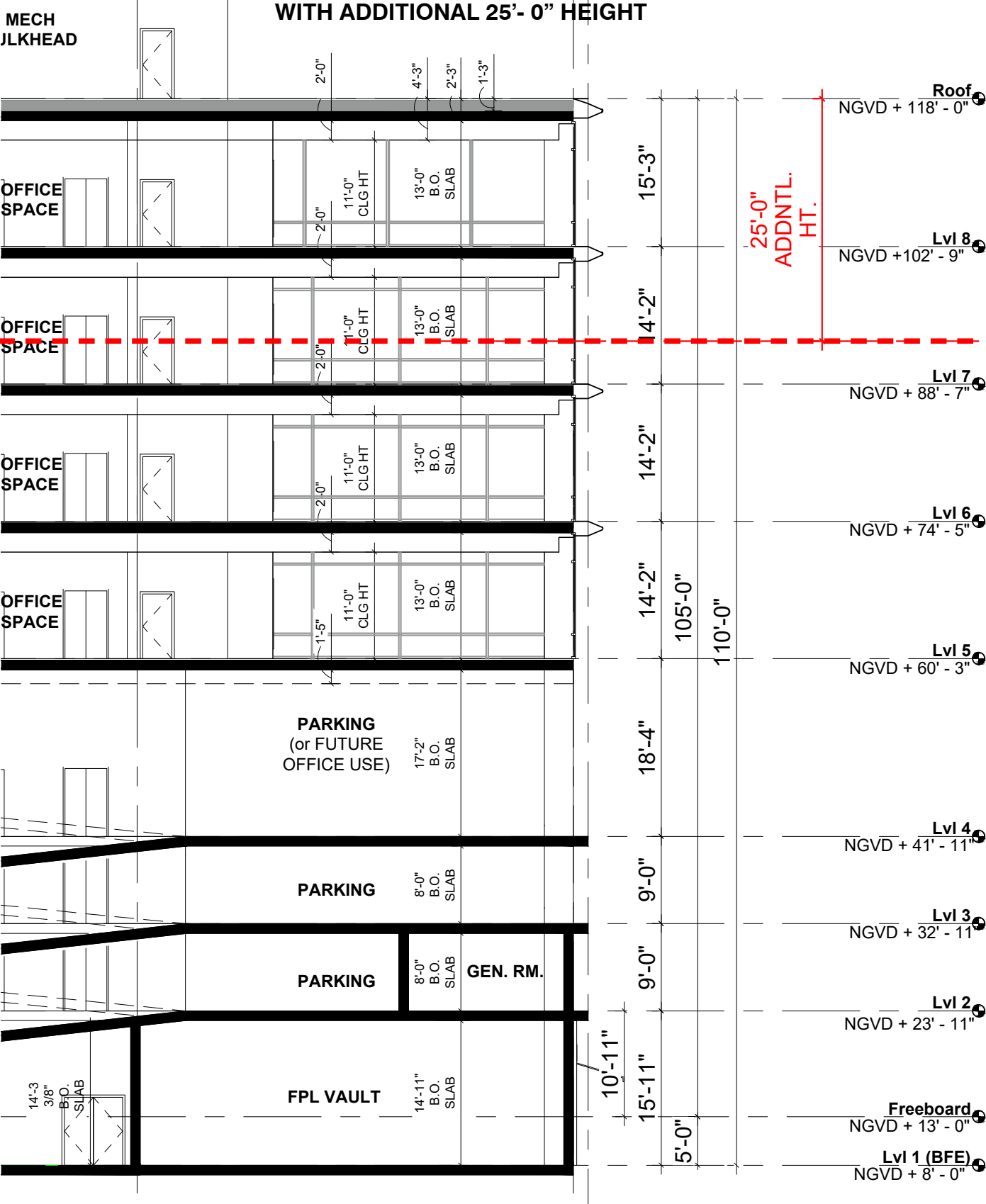
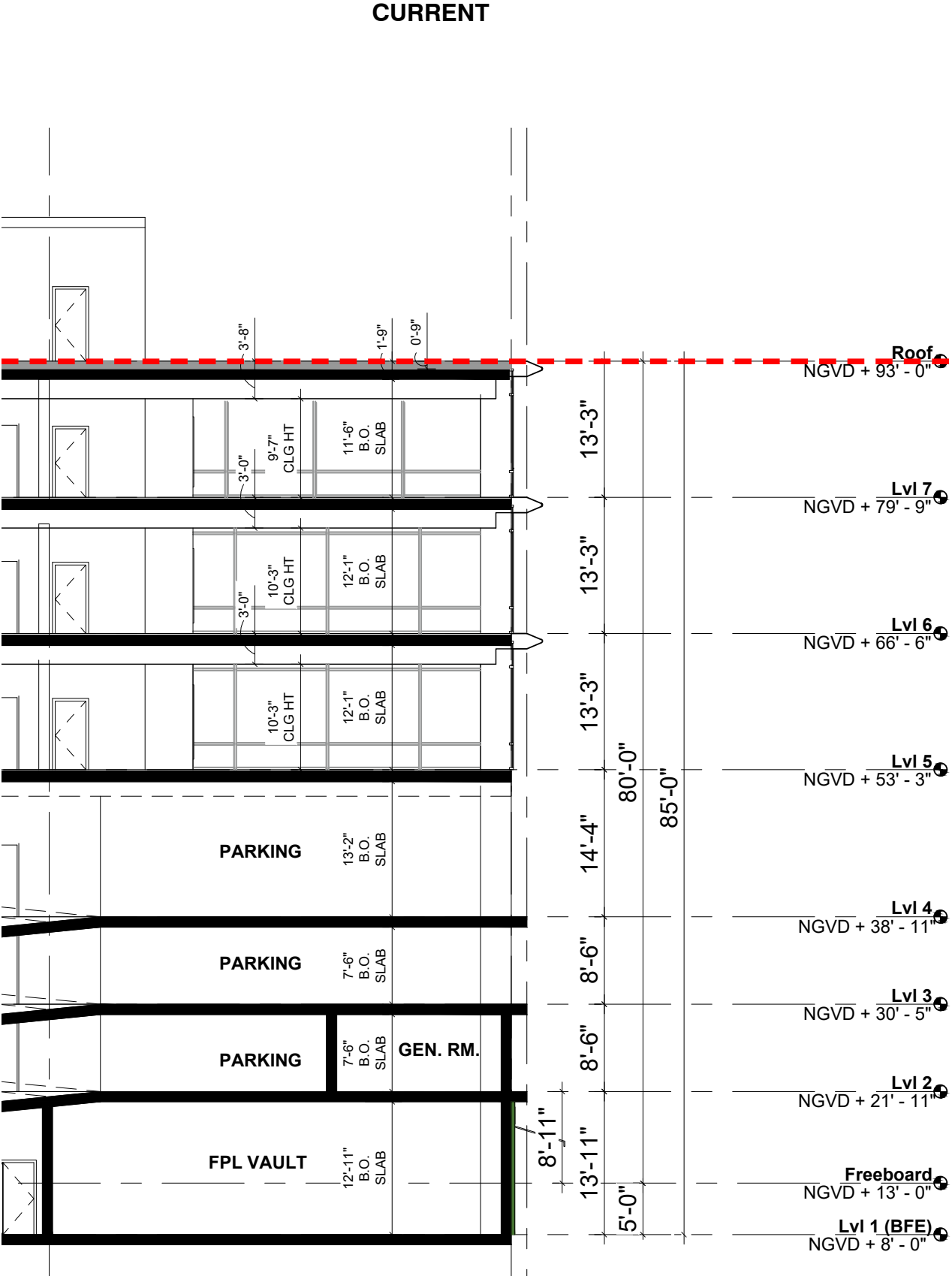
P25 Section Diagram: Detail Comparison @ South of Site



P26 Section Diagram: w/ additional 25 ft height



P26 Section Diagram: Detail Comparison @ west of site



P26 Section Diagram: Detail Comparison @ east of site

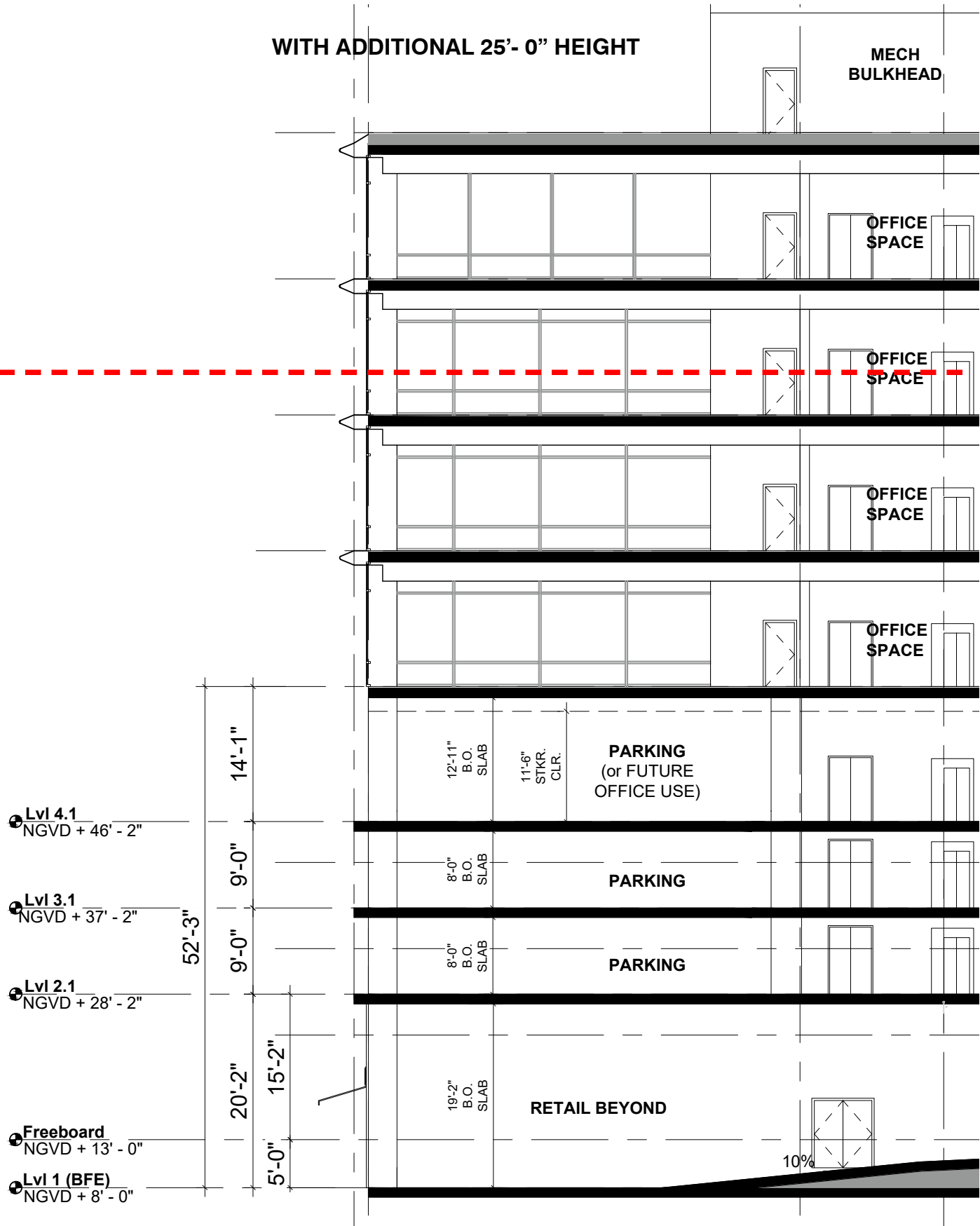
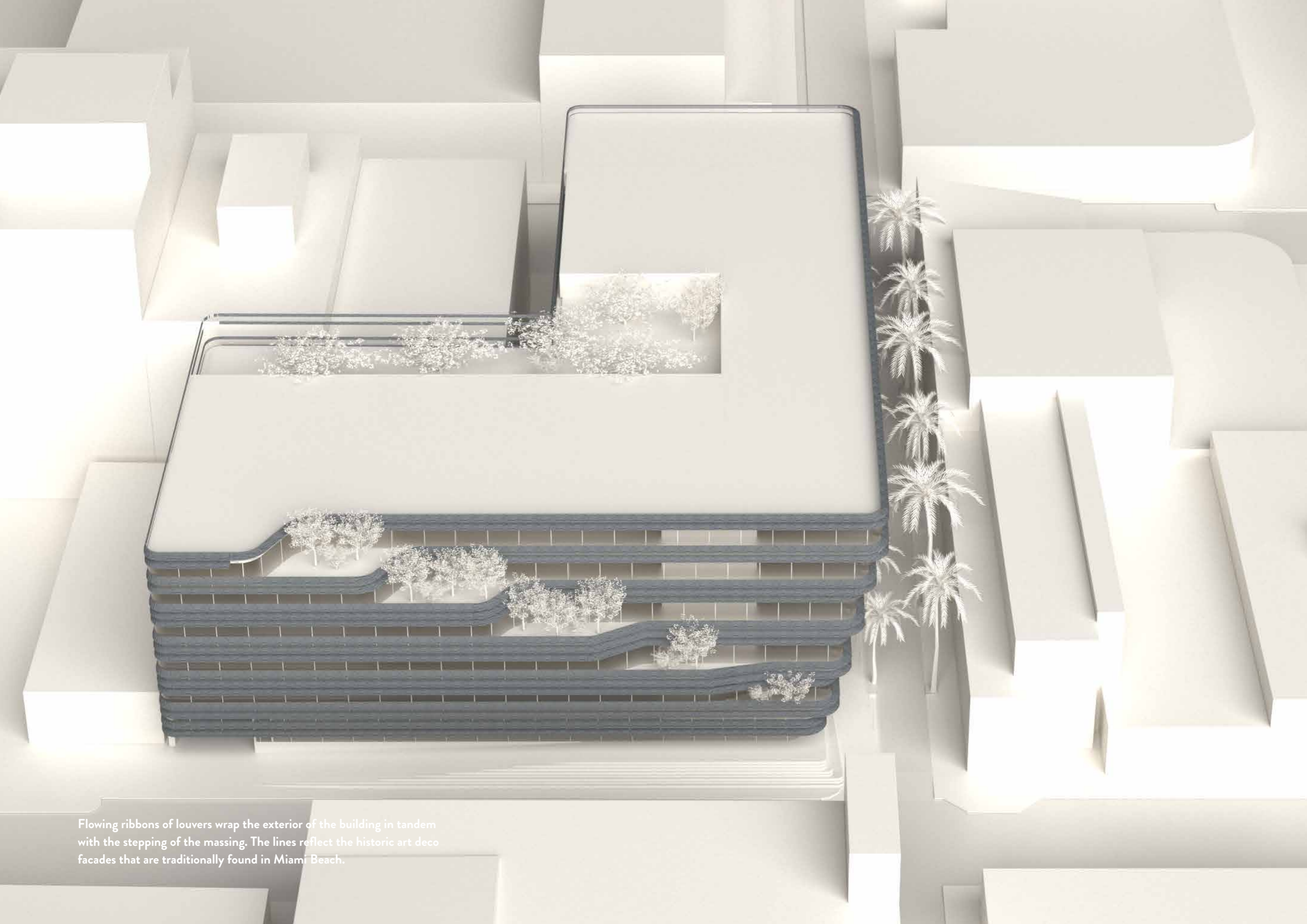


Exhibit D.2: TPC Project Renderings





Flowing ribbons of louvers wrap the exterior of the building in tandem with the stepping of the massing. The lines reflect the historic art deco facades that are traditionally found in Miami Beach.



Conceptual Rendering

