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Town Center Gateway

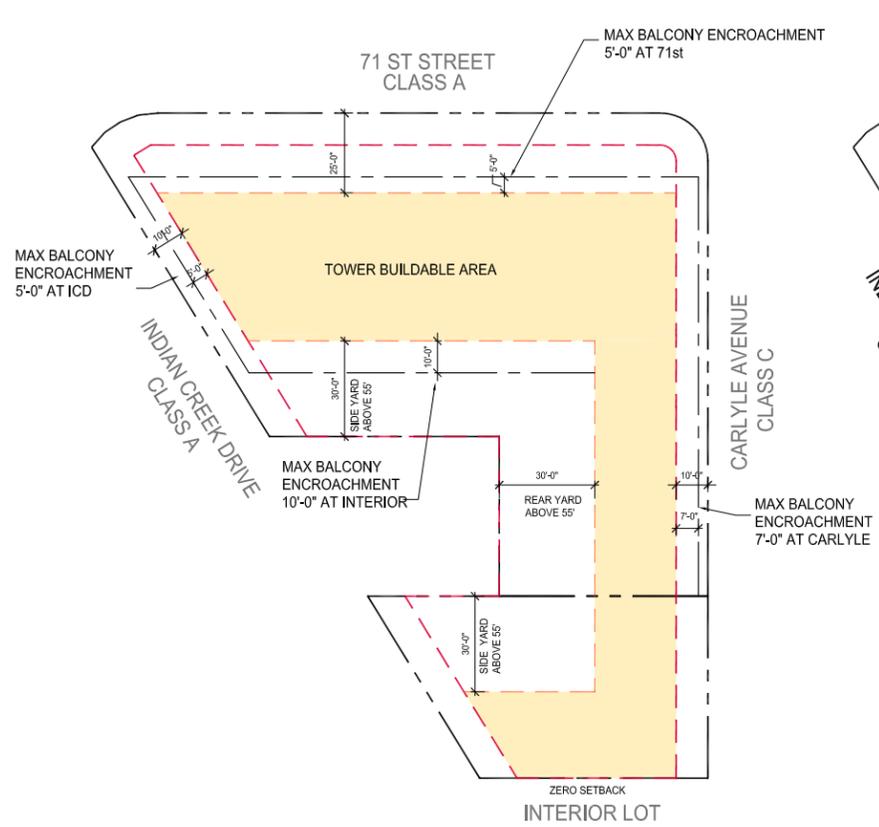
71 st Street & Indian Creek Drive
DRB 20-0505 FINAL Submittal

Due Date June 4, 2020

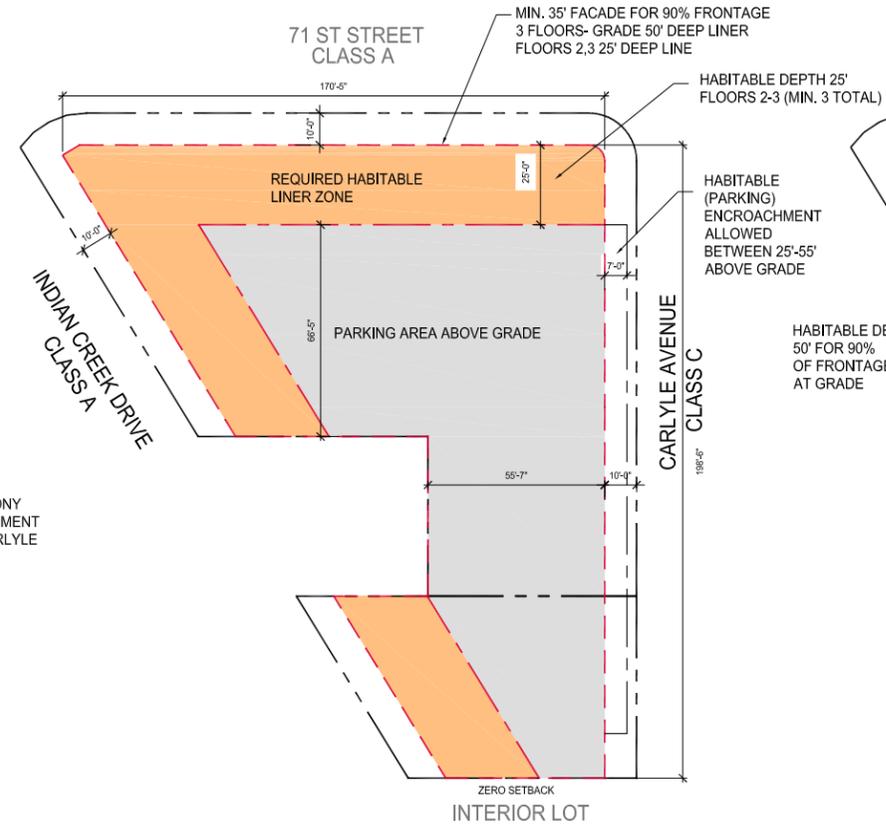


NoBe Creek LLC

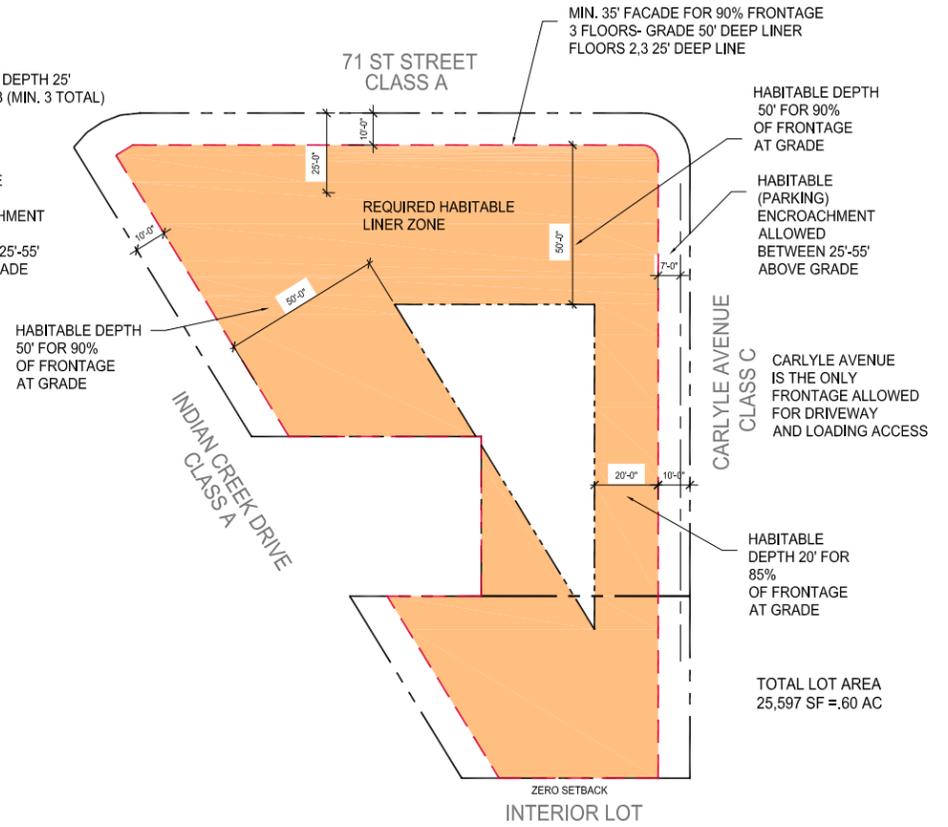
BUILT FORM
ARCHITECTURE



TOWER LEVELS ZONING CRITERIA
55' UP TO 125' (165' WITH PUBLIC BENEFIT)



PODIUM LEVEL ZONING CRITERIA
35' MIN, 3 FLOORS ON 71ST AND ICD



GRADE LEVEL ZONING CRITERIA

TOTAL LOT AREA
25,597 SF = .60 AC

TOWN CENTER CENTRAL CORE (TC-C) DISTRICT - ZONING DATA

ITEM #	Project Information	Maximum	Existing	Proposed	Deficiencies
1	Address: 666 71st Street				
a	Board and file numbers: DRR20-0505				
b	Folio number(s): 0232110021209 / 0232110021230				
c	Year constructed: Zoning District: TC-C				
d	Lot Area: 25597 SF				
e	Lot width: 133'-8"				
f	Lot Depth: 208'-6"				
2	Zoning information				
a	Base Maximum Height	125		140	NONE
b	If exceeding Base Maximum height per CMB 142-743 (b)(2) for public benefit participation if applicable. Provide value:	2490 sf x \$3.00			\$7,320.00 payment
c	Number of Stories	N/A		13	NONE
d	FAR	3.5 x 35,297 sf = 89,589 FAR		3.5 / 89,589	NONE
e	Gross square footage			133671	NONE
3	Uses				
a	Existing use:				
b	Residential	Quantity	Proposed use/uses:	Quantity	
c	Apartment/townhomes:	29	Hotel uses:		
d	Workforce housing:	0	Hotel units		
e	Affordable housing:	0	Micro hotel		
f	Co-living:	81	Commercial uses (specify type below)	Area	
g	Co-living amenity area and %:	26%			
h	Live-work:	N/A			
i	Total residential units:	110			
j	Minimum Unit Size:	400 / 550			
k	Residential density proposed (150/acre Max.):	120	Total commercial area:	8100	
4	Setbacks (As applicable)	Required	Existing	Proposed	Deficiencies
a	Class A - 71st Street:				
	Grade to 55 feet	10 feet	5'	10 feet	NONE
	Allowable Habitable encroachment	0 feet max.	5'	0 feet	NONE
	55 to max. height	25 feet	N/A	25 feet	NONE
	Allowable encroachment	5 feet max.		5 feet	NONE
b	Class A - 72nd Street:				
	Grade to max height	20 feet from back of curb			
	Allowable Habitable encroachment	5 feet max.			
c	Class A - Collins Avenue:				
	Grade to 55 feet	10 feet			
	55 feet to 125 feet	20 feet			
	125 feet to max height	35 feet			
	Allowable Habitable encroachment	5 feet max.			
d	Class A - Indian Creek:				
	Grade to max height	10 feet	0'	10 feet	NONE
	Allowable encroachment	5 feet max.	0'	5 feet	NONE
e	Class B - Abbott Avenue and Dickens Avenue:				
	Grade to max height	10 feet			
	Allowable Habitable encroachment	5 feet max.			
f	Class B - 69th Street:				
	Grade to 55 feet	10 feet			
	55 to max. height	125 feet			
	Allowable Habitable encroachment	5 feet max.			
g	Class C - Byron Avenue:				
	Grade to max height	10 feet			
	Allowable Habitable encroachment	7 feet max.			
h	Class C - Carlyle Avenue and Harding Avenue:				
	Grade to max height	10 feet		10 feet	NONE
	Allowable Habitable encroachment	7 feet max.		0 feet	NONE
i	Class D - 70 Street Alley line:				
	Grade to max height	10 feet			
	Allowable Habitable encroachment	3 feet max.			

4	Setbacks	Required	Existing	Proposed	Deficiencies			
j	Interior side:							
	Grade to 55 feet on lots greater than 110 feet wide, or Grade to 75 feet on lots 110 feet wide or less.	0 feet	0	0 feet	NONE			
	Allowable Habitable encroachment	0 feet max.	0	0 feet	NONE			
	55 to max. height on lots greater than 110 feet wide, or 75 feet to maximum height on lots 110 feet wide or less.	30 feet	0	30 feet	NONE			
	Allowable Habitable encroachment	10 feet max.	n/a	7 feet	NONE			
k	Rear abutting an alley (except 70th Street Alley):							
	Grade to 55 feet	5 feet						
	Allowable Habitable encroachment	0 feet max.						
	55 to max. height	20 feet						
	Allowable Habitable encroachment	10 feet max.						
l	Rear abutting a parcel:							
	Grade to 55 feet	0 feet	0	0 feet	NONE			
	Allowable Habitable encroachment	0 feet max.	0	0 feet	NONE			
	55 to max. height	30 feet	n/a	30 feet	NONE			
	Allowable Habitable encroachment	10 feet max.						
5	Frontage requirements: Use the columns that apply to your project, and answer comply, non-comply, provide value or N/A if not applicable.	Class A	Class B	Class C	Class D	Interior side	Rear abutting an alley (except 70th St.)	Rear abutting a parcel
6	All Frontages							
	10'-0" pedestrian path on all street frontage. Easement for perpetual use shall be signed.	comply	n/a	comply	n/a	n/a	n/a	n/a
	Balconies may encroach into setback above 15' in height up to applicable allow. hab. encroachment in table, see 172-75 (a)(4)	comply	n/a	comply	n/a	n/a	n/a	n/a
	Length of tower within 50'-0" from Public Right of Way max. 165'-0" (exclud. Allow encroachm.)	comply	n/a	comply	n/a	n/a	n/a	n/a
	Min separation between towers in a site is 60'	comply	n/a	comply	n/a	n/a	n/a	n/a
	Facade articulation-- length of 240' or greater shall comply	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Access to upper levels directly from pedestrian path	comply	n/a	comply	n/a	n/a	n/a	n/a
	Min 70% clear glass with view to the interior.	comply	n/a	comply	n/a	n/a	n/a	n/a
	A shade structure (eyebrow, similar struct, parking deck, balconies) min 5'-0" in length into setback, beyond facade at height from 15' to 25', see 172-75 (c) for all requirements.	comply	n/a	comply	n/a	n/a	n/a	n/a
	Maximum 35% of the length of req. habitable space at ground shall be for access to upper levels	comply	n/a	comply	n/a	n/a	n/a	n/a
	Facade articulation-- length of 240' or greater shall comply	n/a	n/a	n/a	n/a	n/a	n/a	n/a
7	Parking							
	Shall be entirely screened from PRW view and pedestrian path.	comply	n/a	comply	n/a	n/a	n/a	n/a
	Shall be architecturally screened or w/ habitable space	comply	n/a	comply	n/a	n/a	n/a	n/a
	May encroach into setback at a height from 25' to 55' up to the distance	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Roof top and surface parking w/ solar carports or landscape.	n/a	n/a	n/a	n/a	n/a	n/a	n/a
8	Loading							
	Required location behind minimum habitable depth required.	n/a	n/a	comply	n/a	n/a	n/a	n/a
	Properties over 45 k, loading shall turn internal to the site	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Driveway for loading and parking shall be combined unless waived by	n/a	n/a	comply	n/a	n/a	n/a	n/a
	Trash rooms shall be located in loading areas.	comply	n/a	comply	n/a	n/a	n/a	n/a
	Off-street loading may be provided within 1,500' of the site in another TCC site and not in a residential district.		n/a		n/a		n/a	
9	Use the following sections that apply to your project, repeat applicable sections if necessary for two frontages of the same class:							
	Class A (71st)							
	Facade Minimum height- 35'-0" from BFE+5'-0"= 13'-0" NGVD				comply			
	Facade with min. 3 floors along 90% of the length of setback line 90% = 'x'x' Required				comply			
	1. Min depth of hab. space -50'-0" from bldg. facade				comply			
	2. Ground floor- Commercial and hotel uses				comply			
	3. 2nd and 3rd floors- Residential and Off ce w/ min depth of 25'-0" from building facade.				not provided			
	4. Parking at ground floor and surface setback 50'-0" from bldg. facade.				comply			
	Loading prohibited unless is the only site access.				comply			
	Driveways & vehicle access prohibited, unless is the only access.				comply			
	If only one street access--driveway max 22' in width				comply			
	Driveway for loading and parking shall be combined unless waived by DRB				comply			

	Driveways dist. min 60' apart.		comply		
	Driveways with mount. Curb.		comply		
	Off-street Loading prohibited, unless is the only access		comply		
	On-street loading is prohibited.		comply		
10	Class A (Indian Creek Drive)				
	Facade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD		comply		
	Facade with min. 3 floors along 90% of the length of setback line 90% = x'-x" Required		comply		
	1. Min depth of hab. space =50'-0" from bldg. facade		comply		
	2. Ground floor- Commercial and hotel uses		comply		
	3. 2nd and 3rd floors- Residential and Office w/ min depth of 25'-0" from building facade.		not provided		
	4. Parking at ground floor and surface setback 50'-0" from bldg. facade.		comply		
	Loading prohibited unless is the only site access.		comply		
	Driveways & vehicle access prohibited, unless is the only access		comply		
	If only one street access--driveway max 22' in width		comply		
	Driveway for loading and parking shall be combined unless waived by DRB		comply		
	Driveways dist. min 60' apart.		comply		
	Driveways with mount. Curb.		comply		
	Off-street Loading prohibited, unless is the only access		comply		
	On-street loading is prohibited.		comply		
11	Class C (Carlyle Avenue)				
	Facade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD		comply		
	Facade with min. 1 floor along 85% of the length of setback line 85% = x'-x" Required		comply		
	1. Min depth of hab. space =20'-0" from bldg. facade		comply		
	2. Ground floor- Residential, commercial and hotel uses		comply		
	3. Building can be recessed back for a plaza with no floor above.		comply		
	4. When Resid. Units at the ground floor. Building may recessed for garden up to 5'-0".		comply		
	5. Parking at ground floor and surface setback 20'-0" from bldg. facade and shall be screened from pedestrian path.		comply		
	Columns for allowable habit encroach. allowed up to 2'-0" width and 20'-0" apart.		comply		
	Driveway for loading and parking shall be combined unless waived by DRB		comply		
	Driveways w max 24' in width		comply		
	Driveways dist. min 30' apart. Or waived by DRB		comply		
	Driveways with mount. Curb.		comply		
	Loading location behind minimum habitable depth-20' required.		comply		
12	Class D (70th Street alley)				
	Facade Minimum height- 20'-0" from BFE+5'-0"=13.0' NGVD				
	Facade with min. 1 floor along 25% of the length of setback line 25% = x'-x" Required				
	1. Min depth of hab. space =20'-0" from bldg. facade				
	2. Ground floor- Residential, commercial and hotel uses				
	3. Building can be recessed back for a plaza with no floor above.				
	4. Parking at ground floor and surface setback 20'-0" from bldg. facade and shall be screened from pedestrian path.				
	Driveways and Loading prohibited				
	Setback of 10'-0" shall contain pedestrian path (min 5'-0")				
	Each building on both sides can provide one elevated pedestrian walkway to connect to the opposite side at 25' to 55' in height.				
	Elevated walkway shall be setback min. 30' from class A, B, C setbacks.				
	Elevated walkway may be enclosed, shall be architecturally treated. Max width of 20'-0".				
	Elevated walkway may contain up to 5'-0" of setback of adjacent parcel.				
13	Parking (District #8)	Required	Existing	Proposed	Deficiencies
	Total # of parking spaces				
	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	16 res / 24 com	n/a	75	comply
	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
	Electric Vehicles Parking spaces (2%)	3		4	NONE
	Parking Space Dimensions	8'-6" x 18'-0"		comply	comply
	Parking Space configuration (45o, 60o, 90o, Parallel)			75(90 d) 4 (parallel)	comply
	ADA Spaces	4		4	comply
	Tandem Spaces			0	NONE
	Drive aisle width	22'		22'	NONE
	Valet drop off and pick up			n/a	NONE
	Loading zones and Trash collection areas	4		3	1 SHORT
	Bicycle parking, location and Number of racks	112 LONG / 12 SHORT		124	NONE

14	Restaurants, Cafes, Bars, Lounges, Nightclubs		
	Type of use		
	Number of seats located outside on private property		
	Number of seats inside		20
	Total number of seats		32
	Total number of seats per venue (Provide a separate chart for a breakdown calculation)		
	Total occupant content		
	Occupant content per venue (Provide a separate chart for a breakdown calculation)		
	Proposed hours of operation		
	Is this an NIE? (Neighbor Impact Establishment, see CMB 142-741 (5))		
	Is dancing and/or entertainment proposed? (see CMB 114)		NO
Notes:			
If not applicable write N/A			
Additional data or information must be presented in the format outlined in this section			

INDIAN CREEK DRIVE & 71st STREET - CLASS A STREETS

SEC 142-745 d.g.1 Facades shall have a minimum height of 35'
Proposed height 55' tall

SEC 142-745 d.e.2: Buildings shall have a minimum of three floors located along a minimum of 90 percent of the setback line.

71 st Street
90% x 165'-2" = 148'-7"
Provided 143'-11" = 87%
VARIANCE 7 REQUIRED

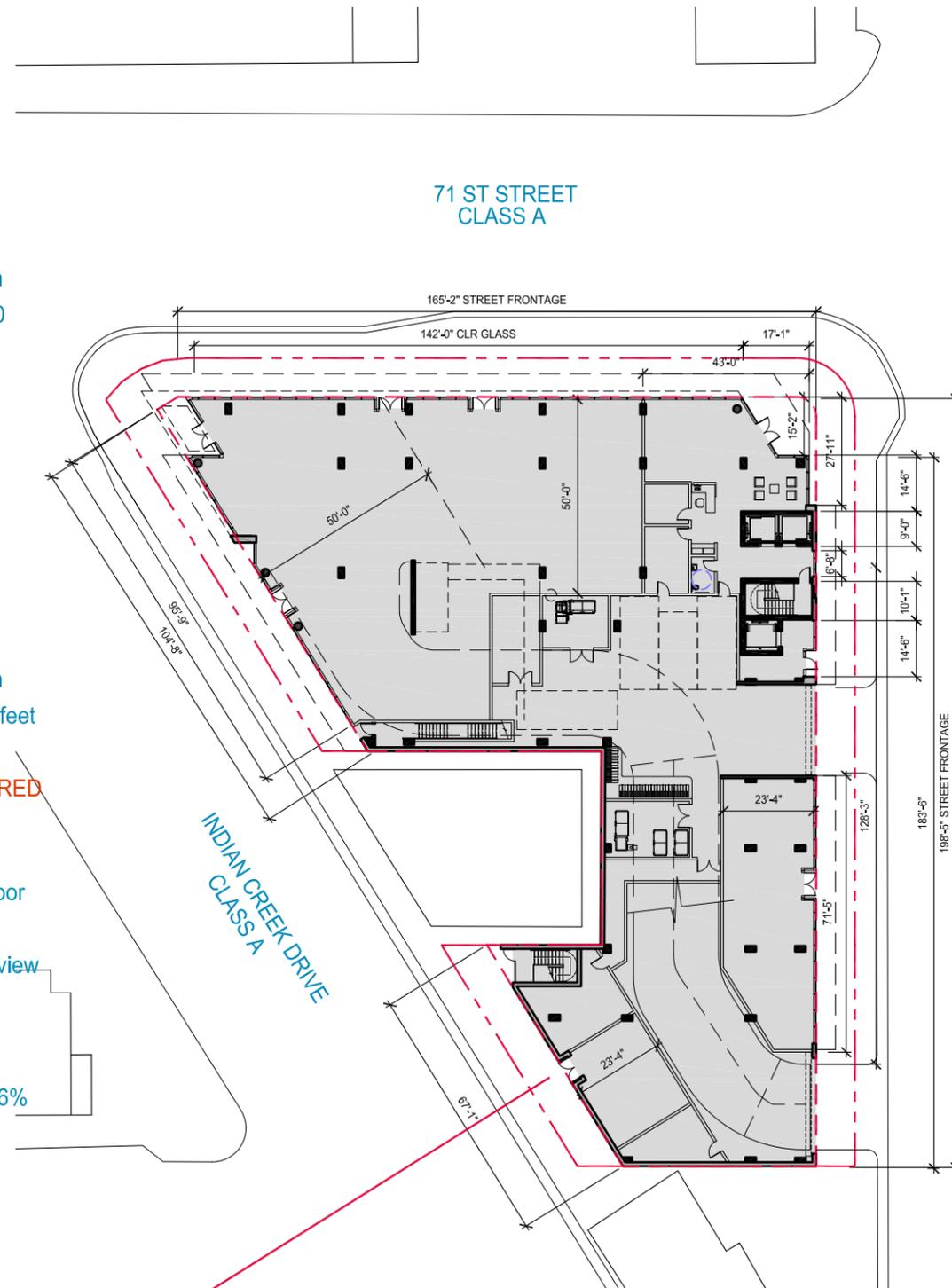
Indian Creek Drive
90% x 171'-9" = 154'-6"
Provided = 156'-11" = 91%

SEC 142-745 d.e.2.b: The ground floor shall contain habitable space with a minimum depth of 50 feet from the building facade
95'-9" / 171'-9" = 56%- **VARIANCE 4 REQUIRED**

SEC 142-745 a.8.d: No more than 35 percent of the required habitable space along the ground floor of a building frontage shall be for access to upper levels, unless waived by the design review board
71 st Street
total habitable frontage = 142'
frontage for access to upper floors=43'-0"=26%

Indian Creek Drive
total habitable frontage = 95'-9"
frontage for access to upper floors=0=0%

SEC 142-745 e.6:
VARIANCE 6 REQUIRED
To allow FPL / mechanical rooms on Class A street



CARLYLE AVENUE- CLASS C STREET

SEC 142-745 d.g.1 Facades shall have a minimum height of 35'
Proposed height 37'-6" tall

SEC 142-745 d.g.2: Buildings shall have a minimum of one floor located along a minimum of 85 percent of the setback line.

85% x 198'-5" = 168'-7"
183'-6" = 92%

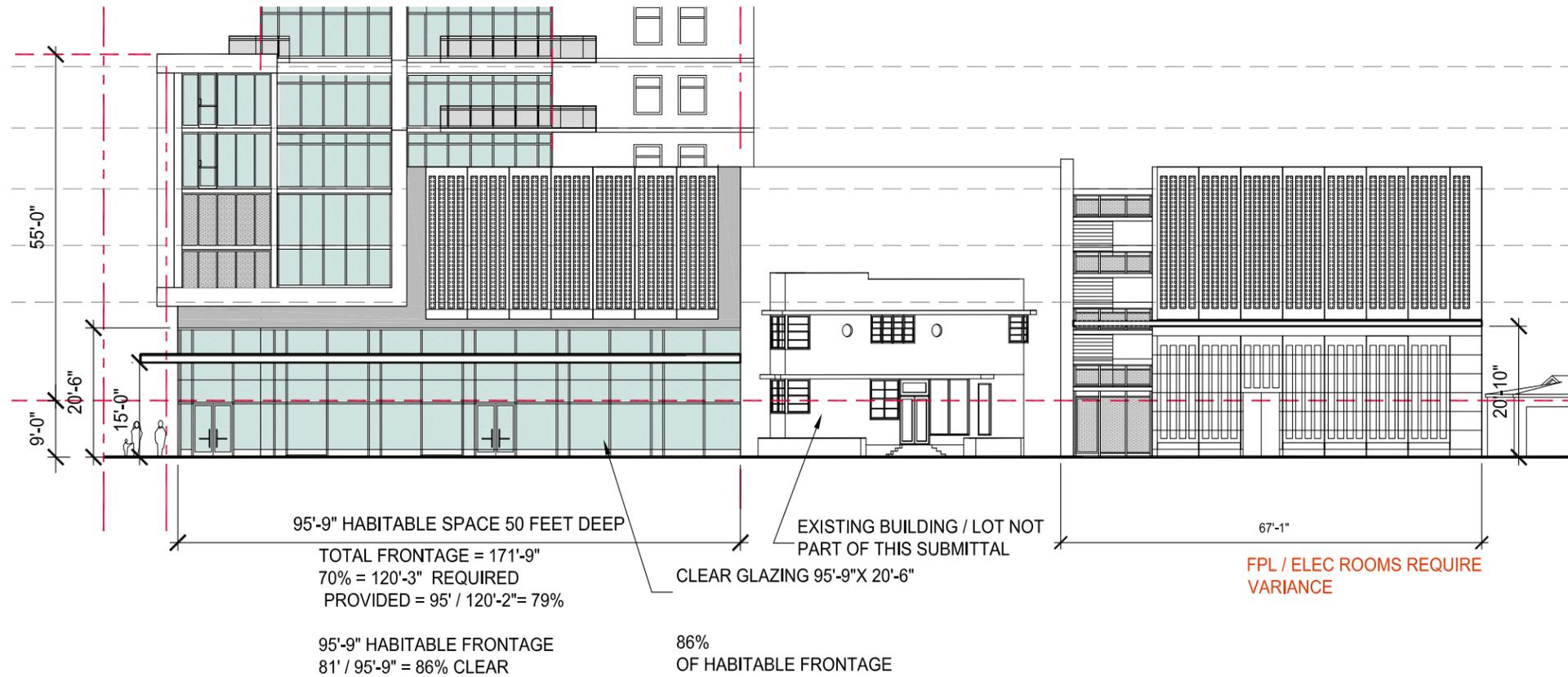
SEC 130-101: Required loading
Based on 110 units a total of 4 loading spaces required.

VARIANCE REQUIRED
to provide 3 spaces in lieu of 4 due to ground floor geometrical constraints.

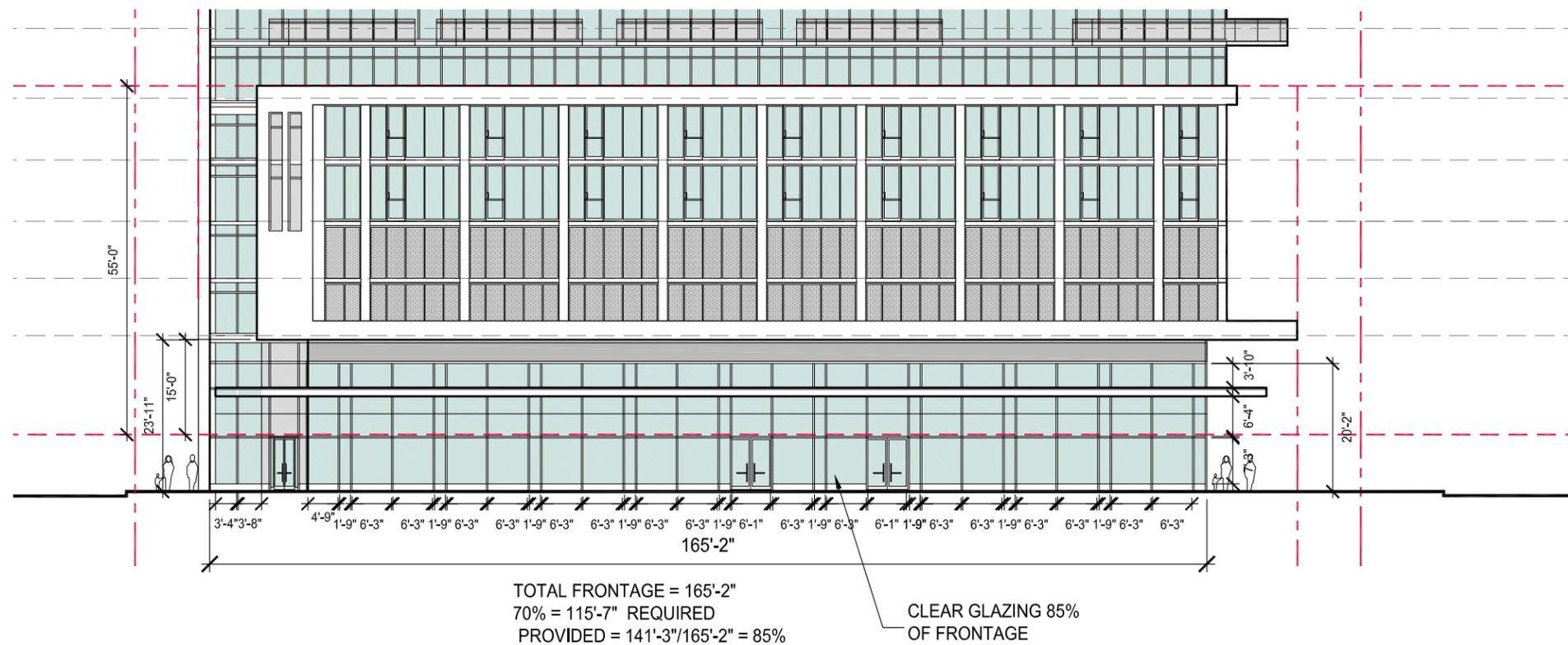
SEC 142-745 d.g.2.c: Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space for residential, hotel, or commercial uses with a minimum depth of 20 feet from the building facade for the minimum required length along the setback line
PROVIDED

SEC 142-745 a.8.d: No more than 35 percent of the required habitable space along the ground floor of a building frontage shall be for access to upper levels, unless waived by the design review board
Total habitable frontage = 80'
frontage for access to upper floors = 28' = 35%

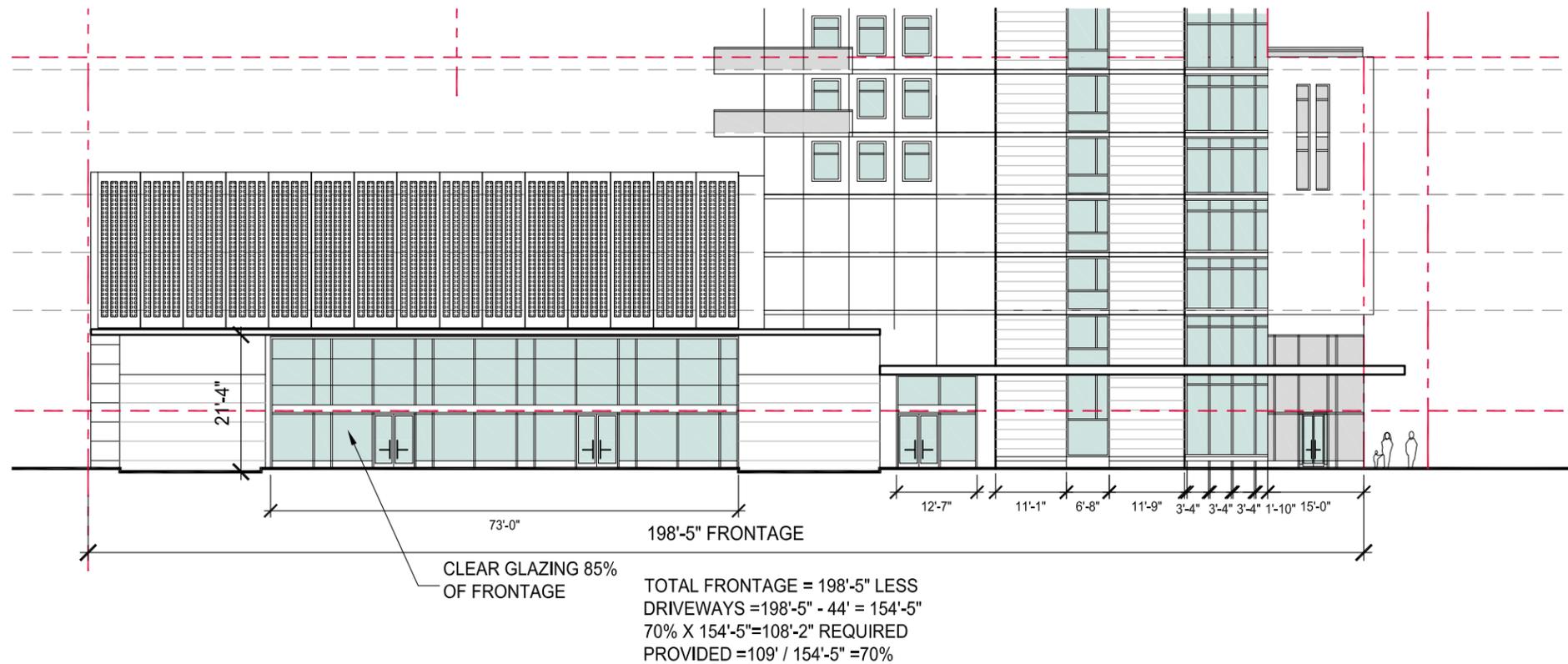
INDIAN CREEK DRIVE
CLASS A STREET
GLAZING DIAGRAM



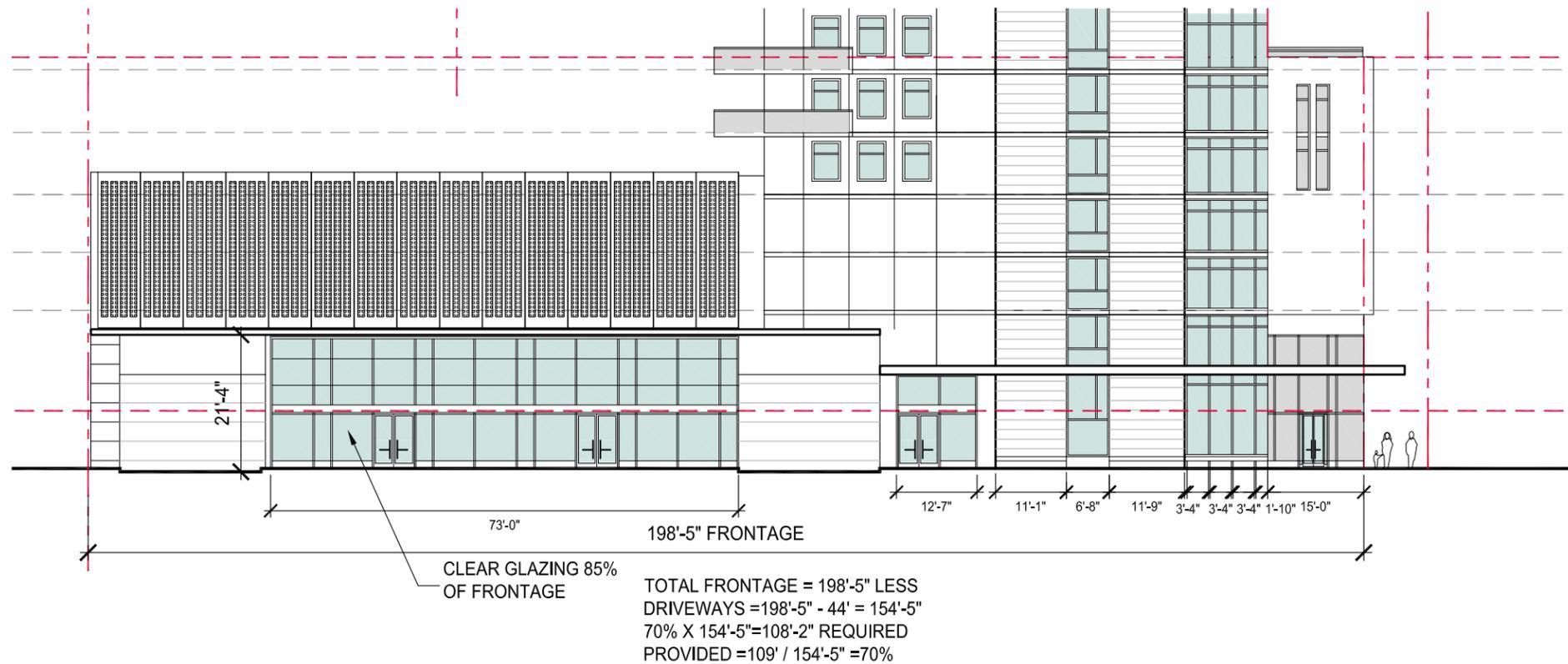
71 STREET
CLASS A STREET
GLAZING DIAGRAM



CARLYLE AVENUE
CLASS C STREET
GLAZING DIAGRAM



CARLYLE AVENUE
CLASS C STREET
GLAZING DIAGRAM



TOWN CENTER GATEWAY

4/25/2020

PROGRAM AREAS

AREA SUMMARY

		GROSS AREA W/ PARKING	FAR AREA	RESIDENTIAL RSF	UNITS	CORE	EFF	STORAGE LOCKERS	RESIDENTIAL SUPPORT	MECH BOH	RETAIL	PARKING AREA	PARKING CARS
1	GRADE ENTRY / RETAIL	19268	13390						2000		7000		
2	PARKING	19497	934									19497	36
3	PARKING	19497	934									19497	41
4	RESIDENTIAL PODIUM/ AMENITY POOL TERRACE	9311	9900	6572	12				1144				
5	RESIDENTIAL PODIUM	9814	9434	7965	14	1409	84%						
6	RESIDENTIAL TOWER	7720	7549	6214	12	1335	82%						
7	RESIDENTIAL TOWER	7720	7549	6214	12	1335	82%						
8	RESIDENTIAL TOWER	7720	7549	6214	12	1335	82%						
9	RESIDENTIAL TOWER	7720	7549	6214	12	1335	82%						
10	RESIDENTIAL TOWER	7720	7549	6214	12	1335	82%						
11	RESIDENTIAL TOWER	7720	7549	6214	12	1335	82%						
12	RESIDENTIAL TOWER	7720	7549	6214	12	1335	82%						
13	RESTAURANT / ROOF TERRACE	2447	2145								1100		
ROOF	MECH ROOF												
	TOTALS	133,674	89,580	58,035	110	10,814		-	3,144	-	8,100	38,994	79
	RESIDENTIAL	RSF/UNIT		528									
		PARKING SF/CAR		494									
		MAX FAR = 88589		9									

PROGRAM AREA SUMMARY

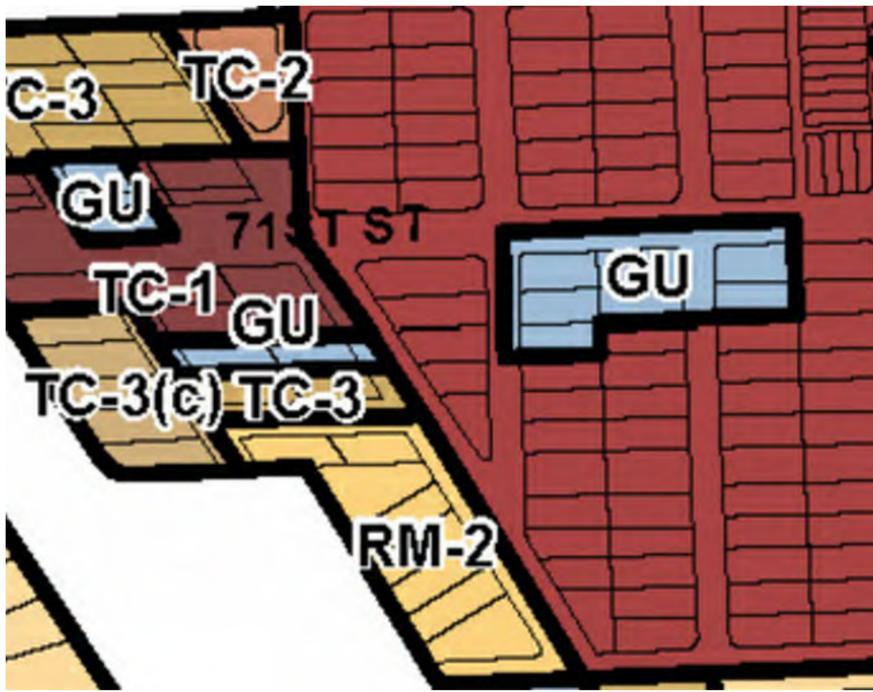
Unit Matrix Spreadsheet

Unit Type	RENTABLE	4TH FLOOR	5TH FLOOR	6-11 FLOORS	12TH FLOOR	-	-	# Units	% / Floor	TOTAL RSF	Target	Target	Target	Target	parking
		1	1	6	1	0	0				Unit count	Unit Size	Unit Count	Maneuver	
CL1	407			1	1			7	6.36%	2,849					
CL2	414			1	1			7	6.36%	2,898					
CL3	428			1	1			7	6.36%	2,990					
CL4	429	1	1					2	1.82%	893					
CL5	440	1	1					2	1.82%	880					
CL6	443			1	1			7	6.36%	3,181					
CL7	453			3	3			21	19.09%	9,513					
CL8	463			1	1			7	6.36%	3,241					
CL9	489	6	6					12	10.91%	5,889					
CL10	519			1	1			7	6.36%	3,633					
CL11	541	1	1					2	1.82%	1,082					
Subtotal CL (COL-LIVING)								81	73.64%	36,919	79.00%	0		81	
S1	550			1	1			7	6.36%	3,890					3.50
S2	566		1					1	0.91%	566					0.50
S2	594	1	1					2	1.82%	1,188					
Subtotal A - STUDIOS - 1 BATH								10	9.09%	5,604	10.00%	11		-1	
A1	772	1	1					2	1.82%	1,544					1.00
A2	806			1	1			7	6.36%	5,642					3.50
Subtotal A - 1 BED - 1 BATH								9	8.18%	7,186	15.00%	17		-8	
B1	827		1	1	1			8	7.27%	6,616					4.00
B2	861	1	1					2	1.82%	1,722					1.50
Subtotal B - 2 BED								10	9.09%	8,338	5.00%	6		5	
TOTAL		12	14	12	12	0	0	110	26%	88,047	0	33		-4	14

RETAIL 1400 18
 RESTAURANT 14 SEATS 6
 TOTAL PARKING REQUIRED 38 34

AVERAGE UNIT SIZE = 527.7

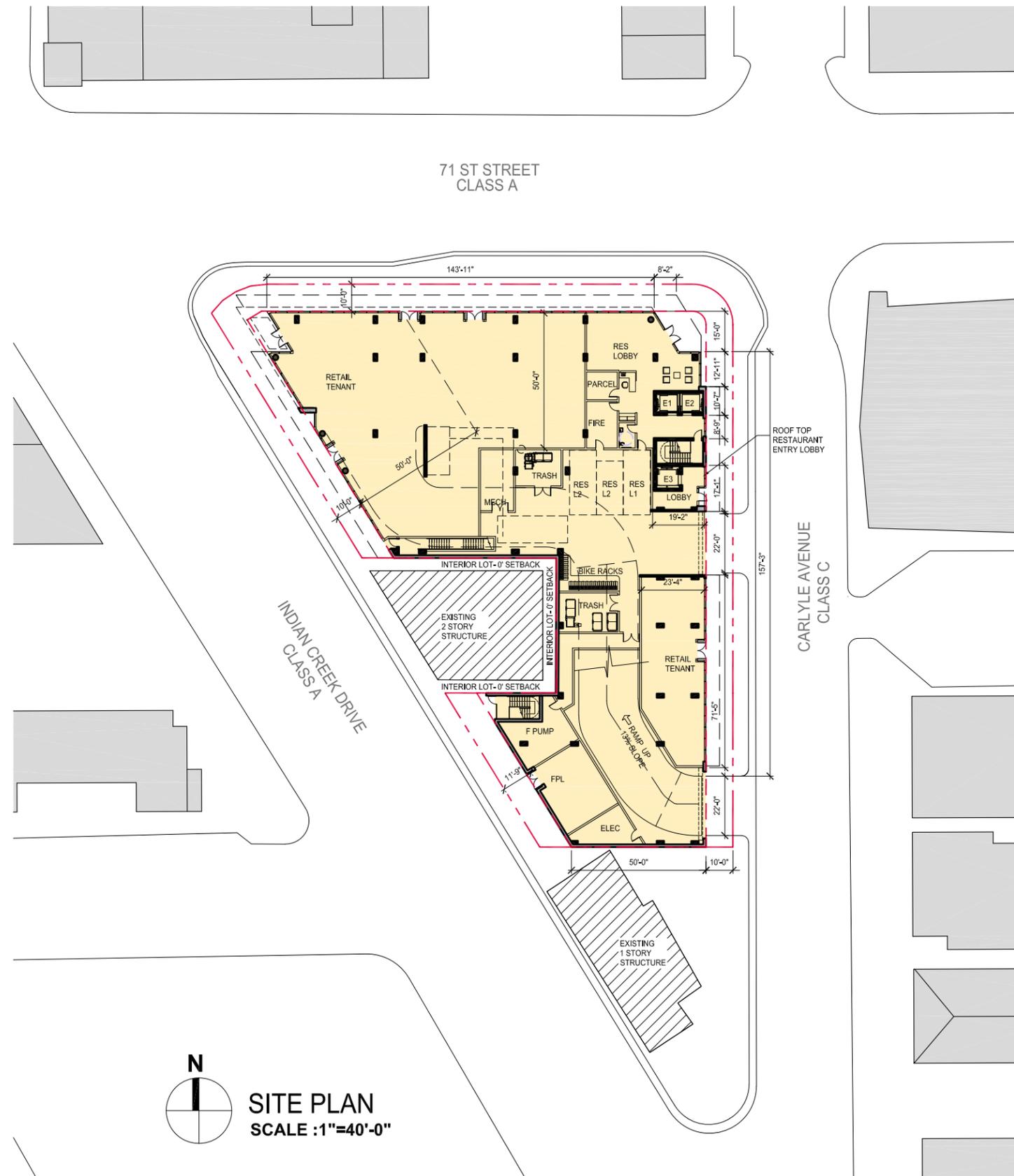
RESIDENTIAL UNIT MIX



ZONING MAP

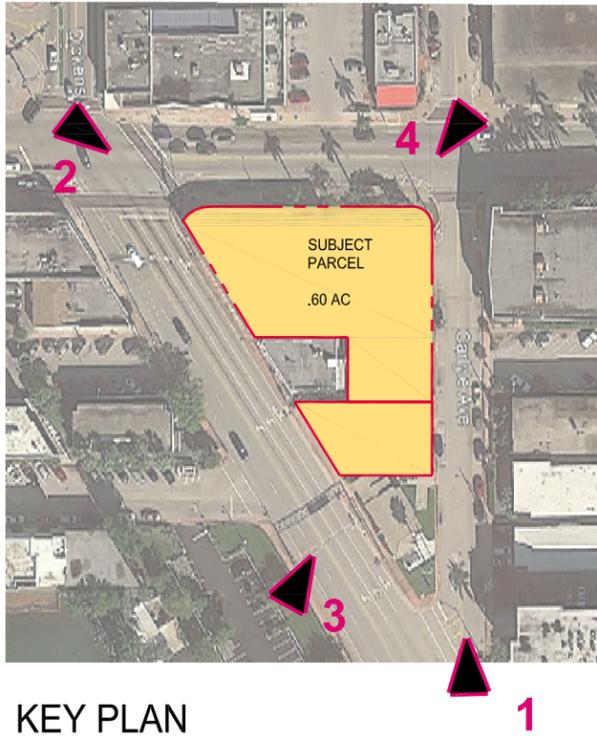


AERIAL MAP



SITE PLAN
SCALE : 1"=40'-0"

71st Street and Indian Creek Drive



KEY PLAN



site photo 1



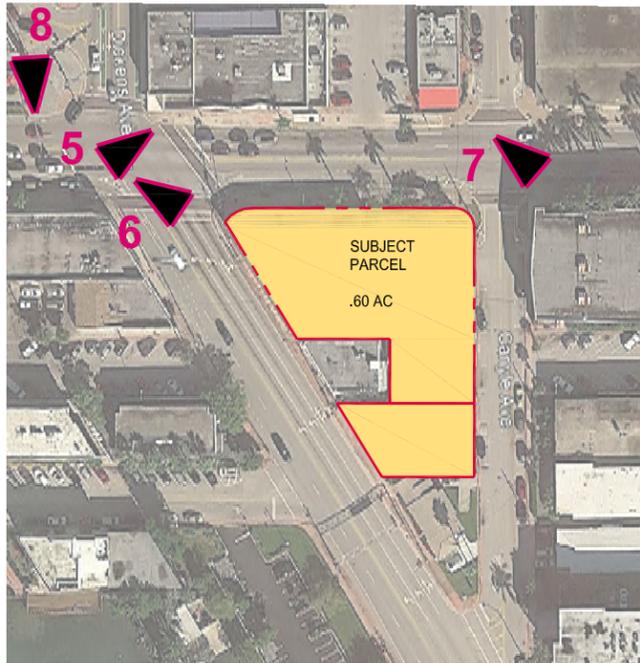
site photo 2



site photo 3



site photo 4



KEY PLAN



site photo 5



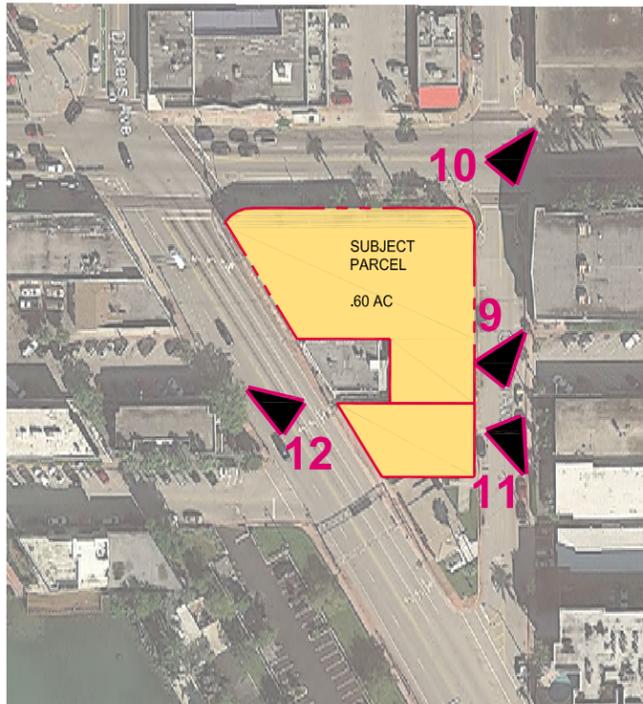
site photo 6



site photo 7



site photo 8



KEY PLAN



site photo 9



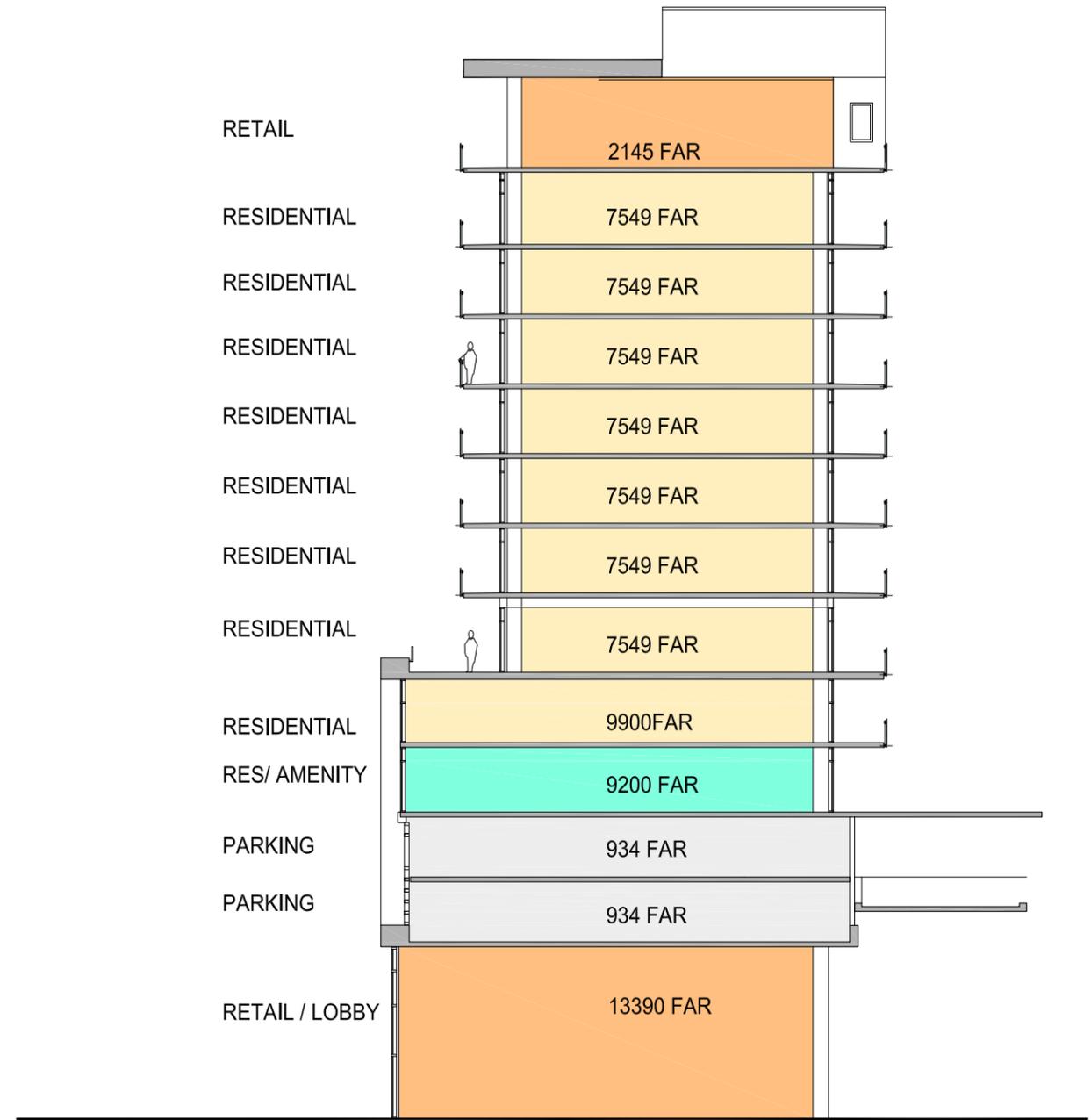
site photo 10



site photo 11

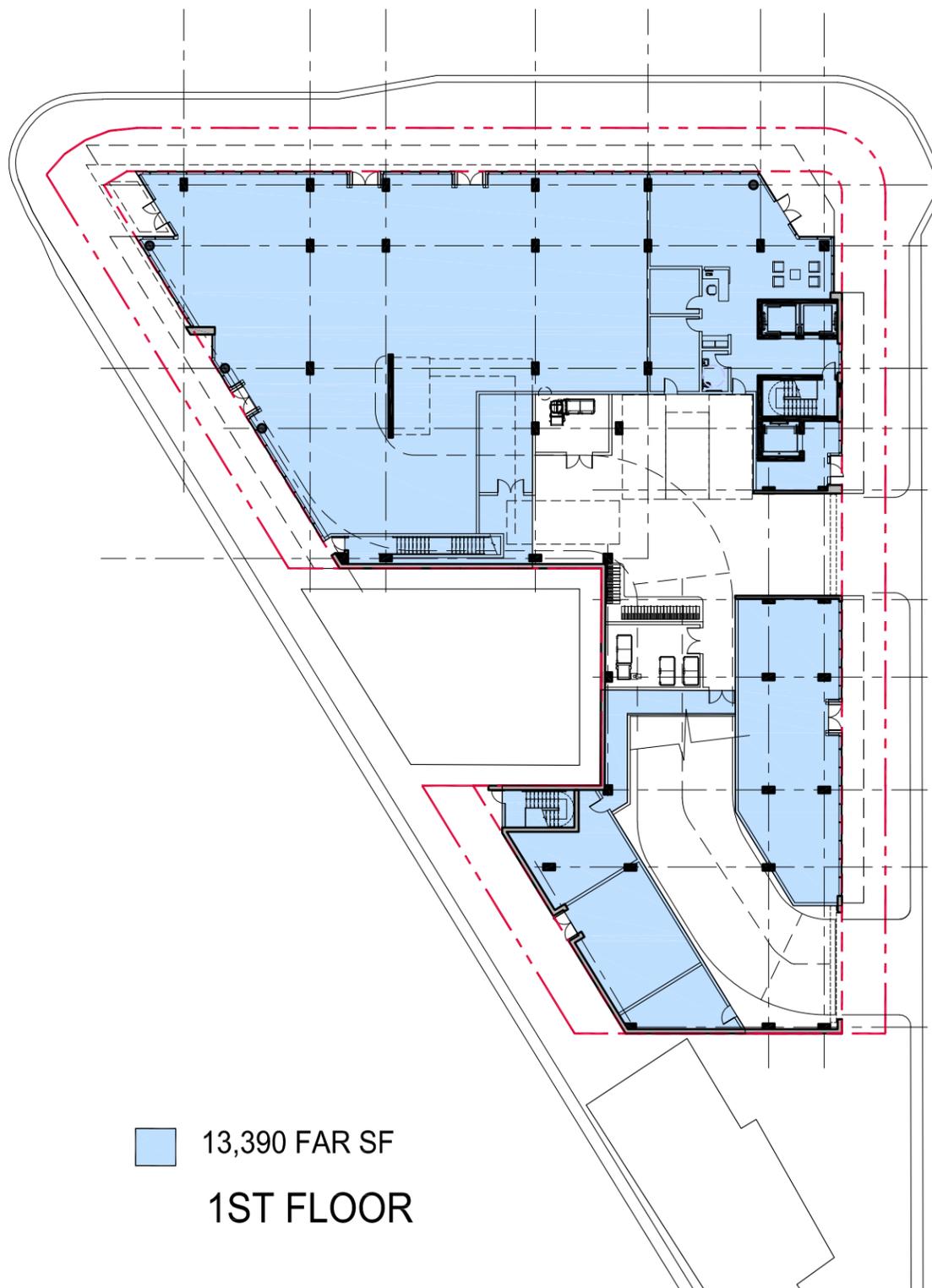
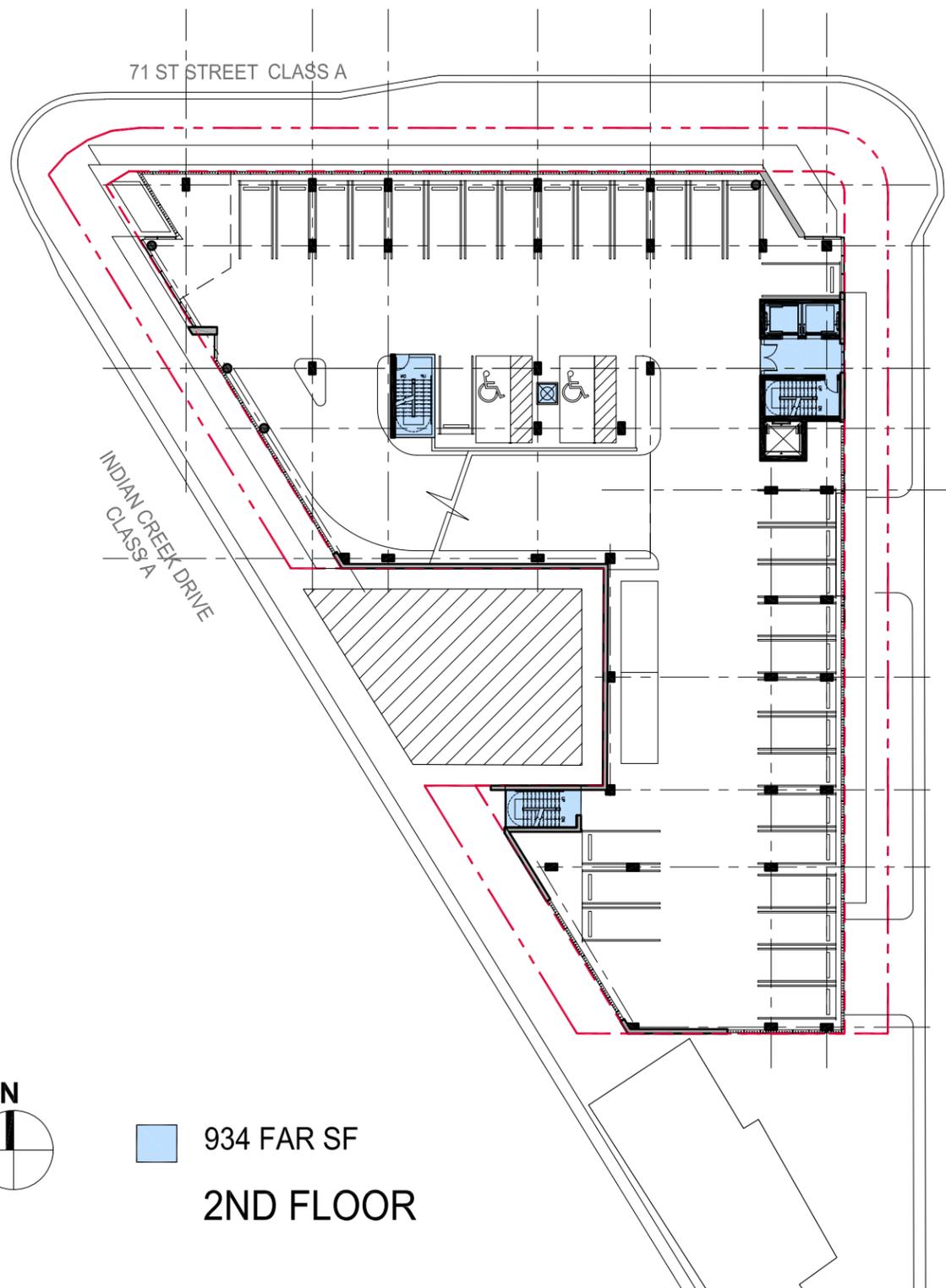


site photo 12



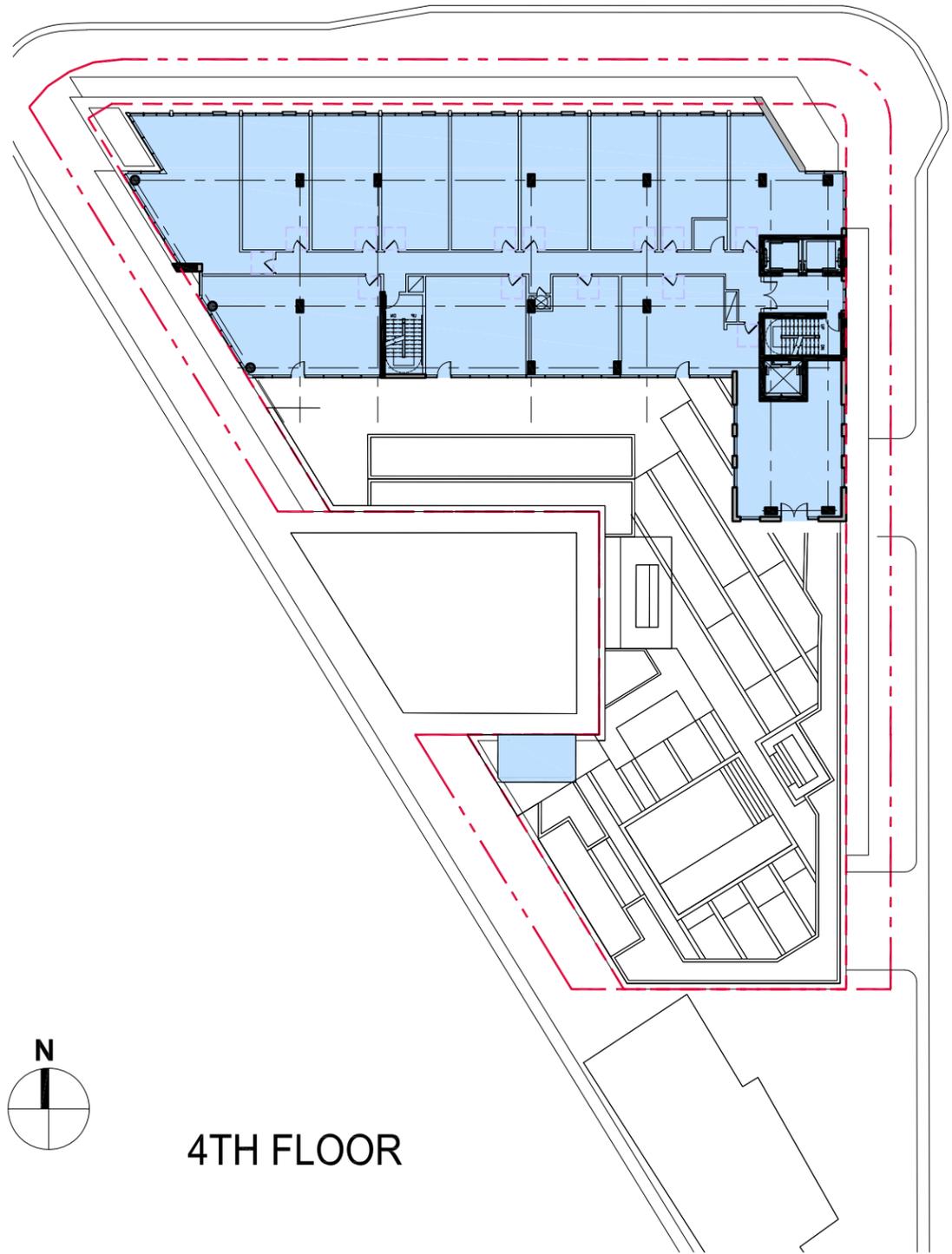
TOTAL FAR SF =89,580 SF

SUMMARY SECTION DIAGRAM

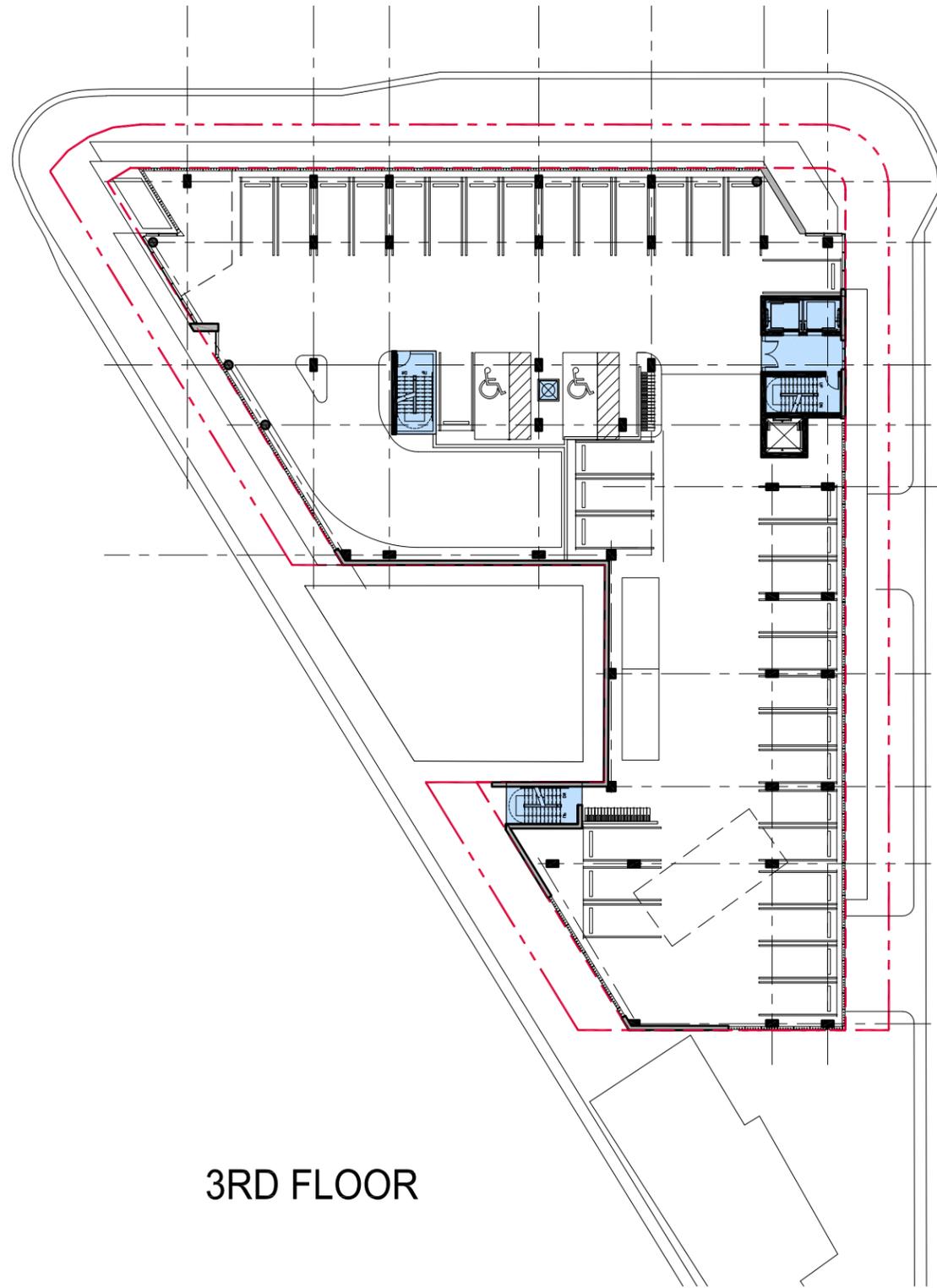


71st Street and Indian Creek Drive

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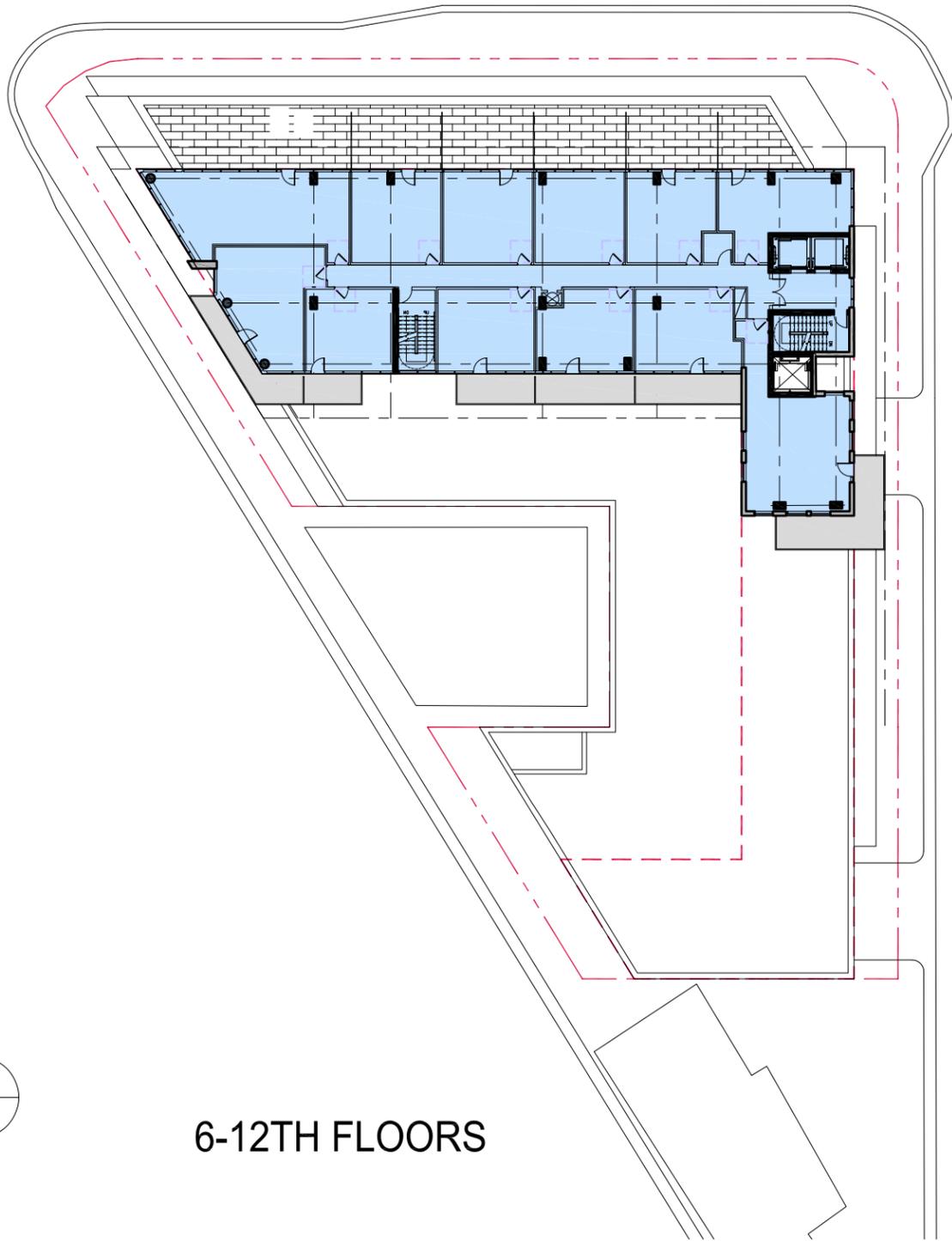
4TH FLOOR



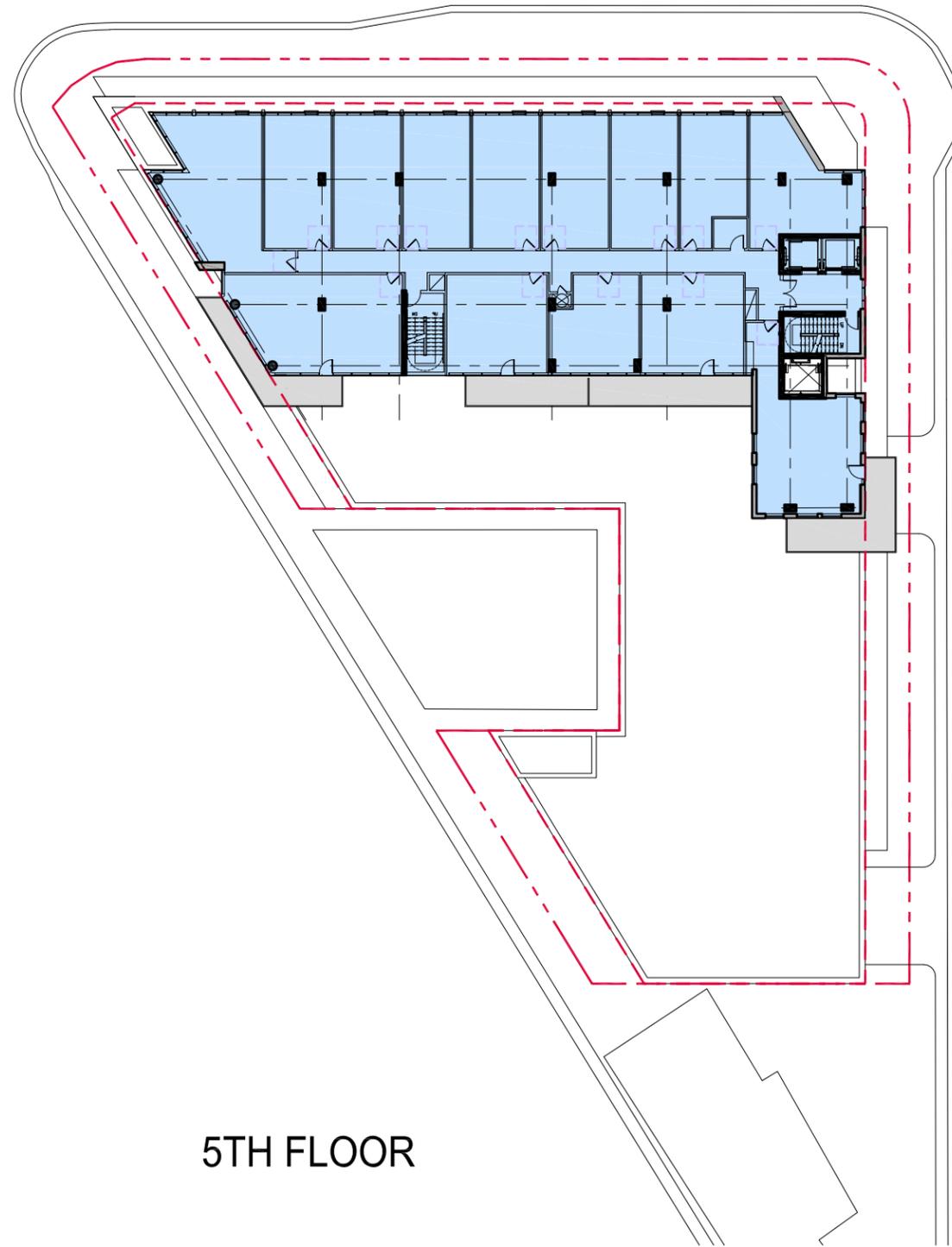
3RD FLOOR

71st Street and Indian Creek Drive

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6-12TH FLOORS

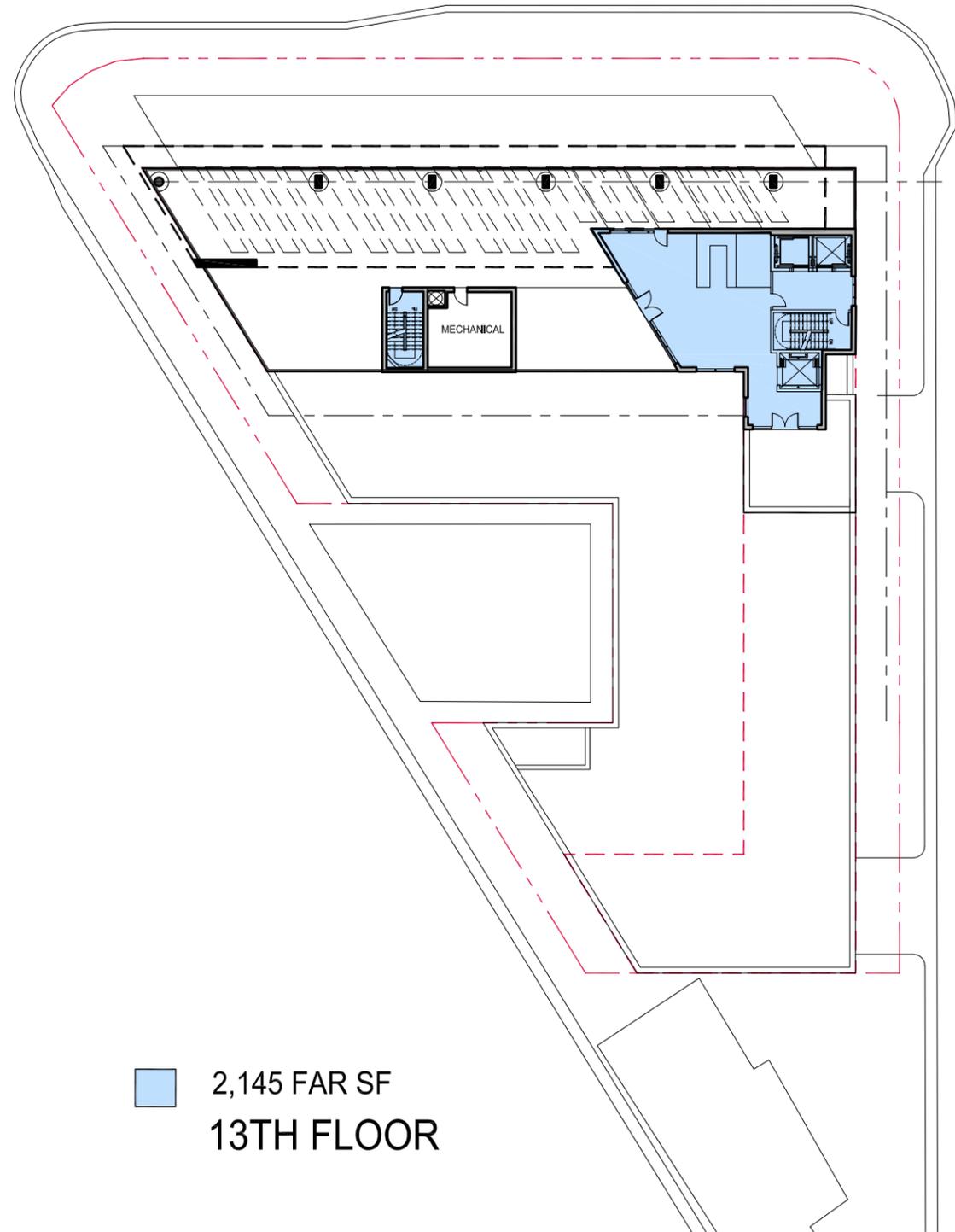
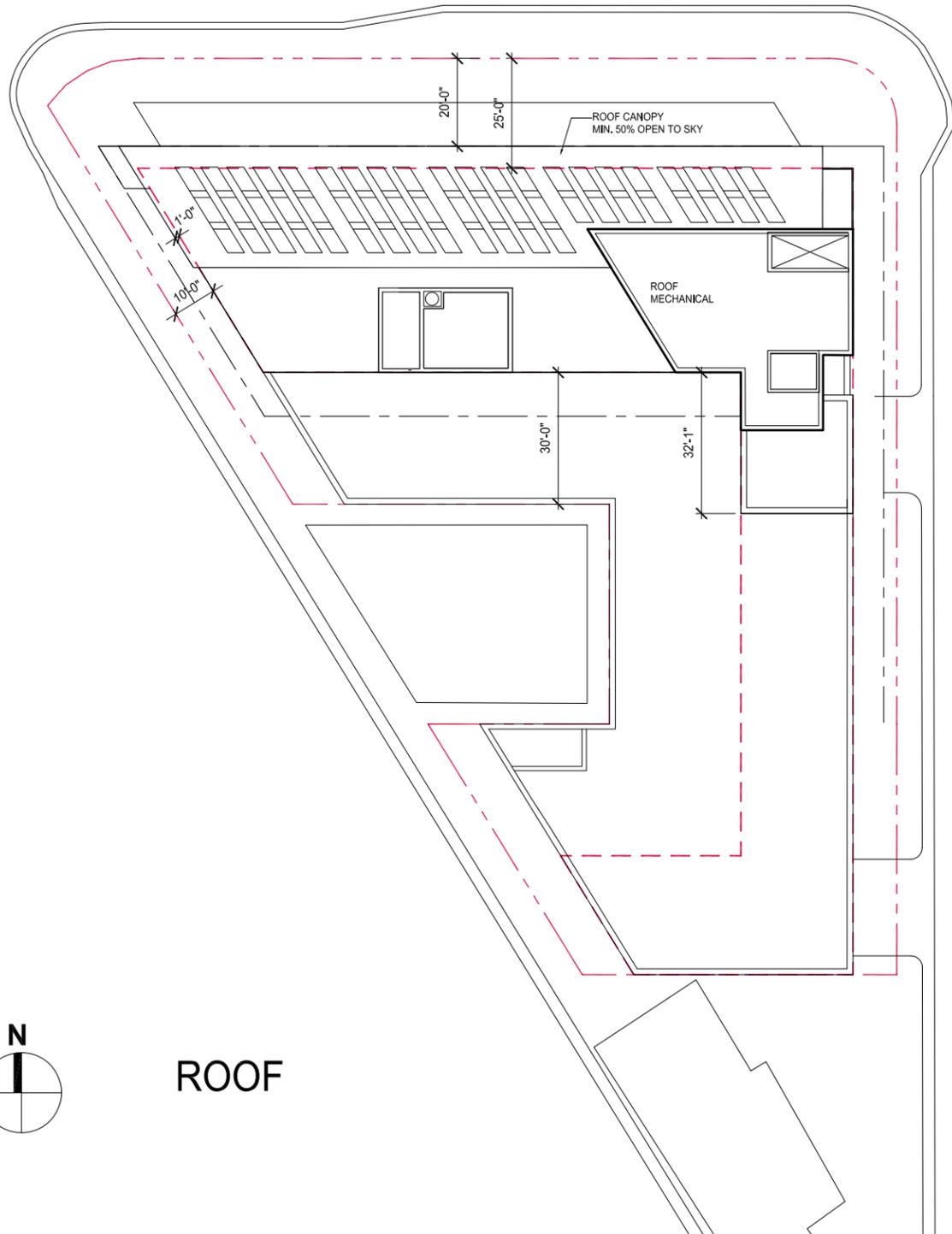


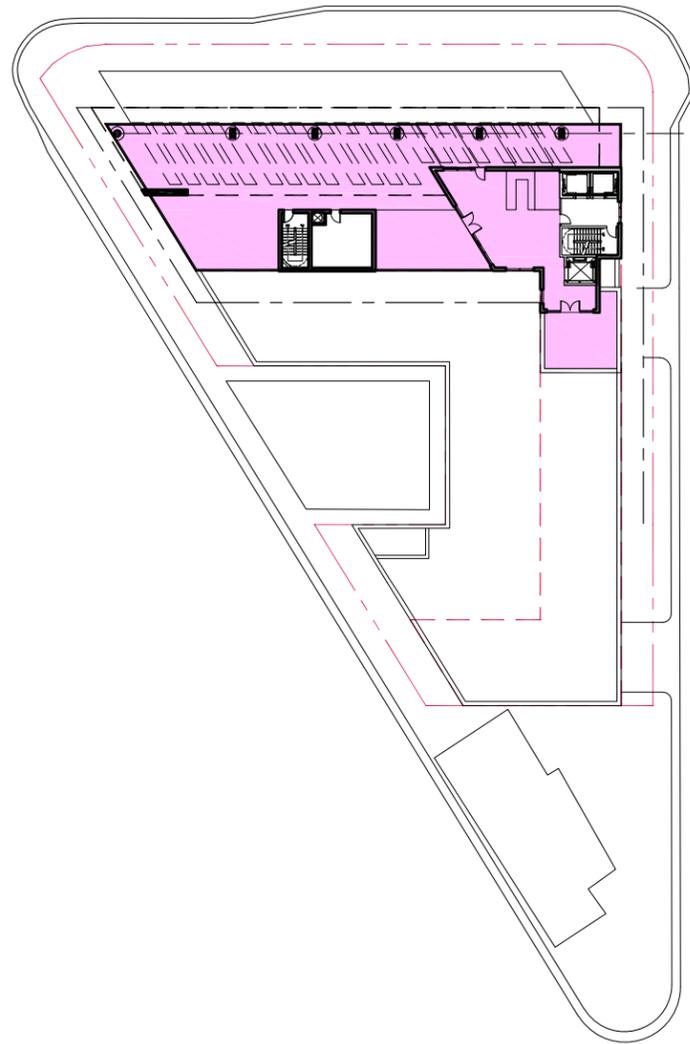
5TH FLOOR



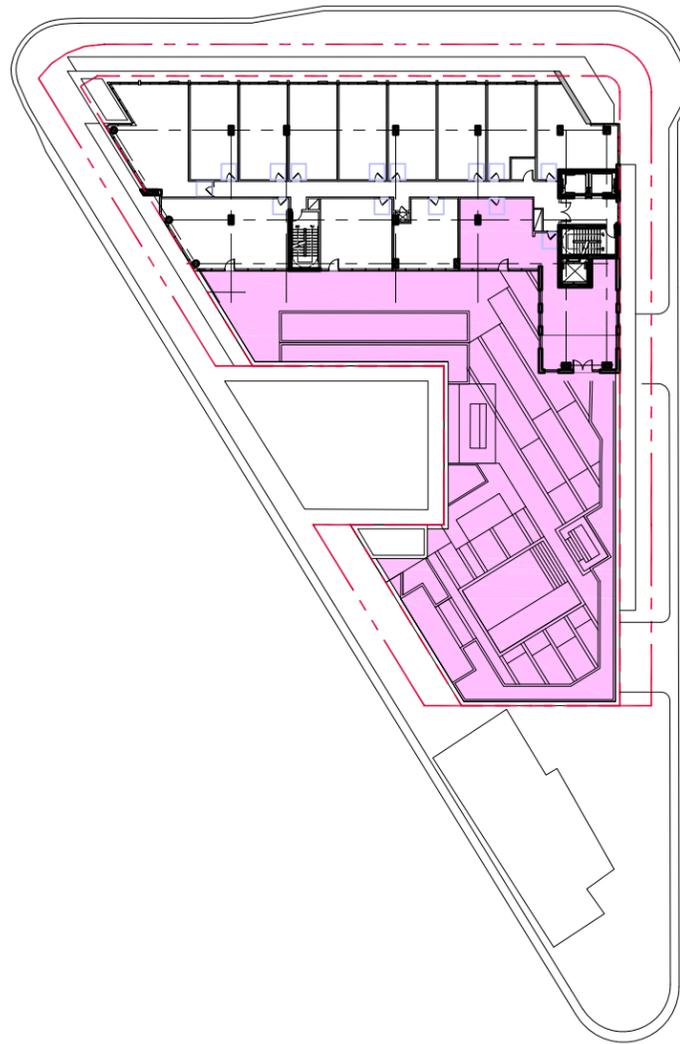
71st Street and Indian Creek Drive

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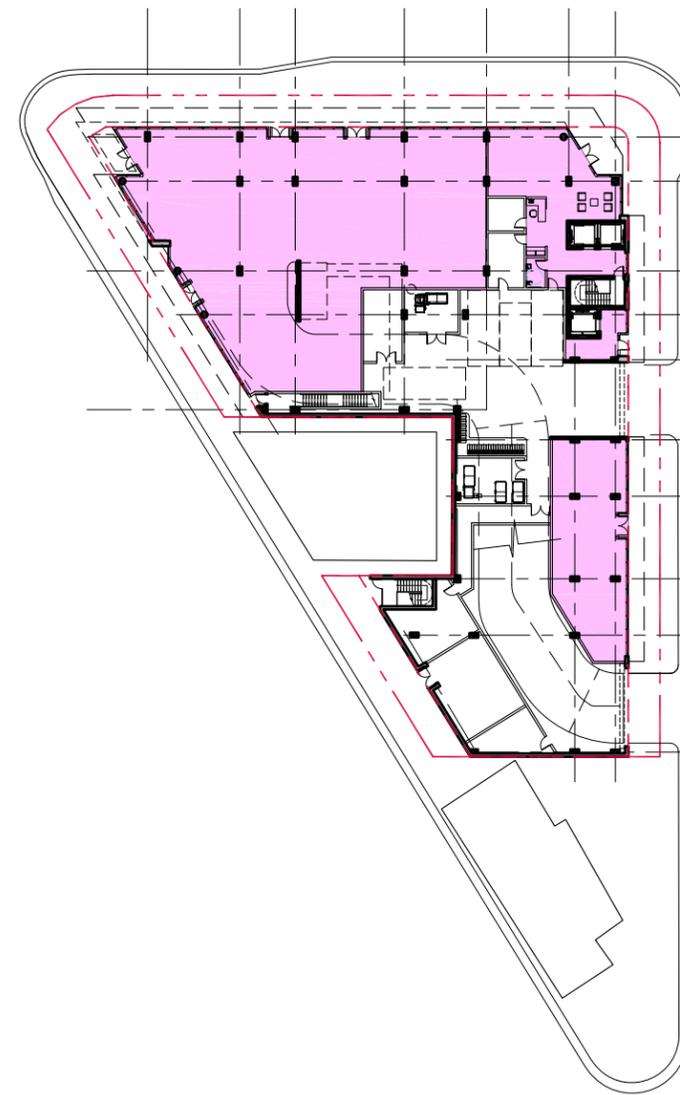




13TH FLOOR
6165 SF



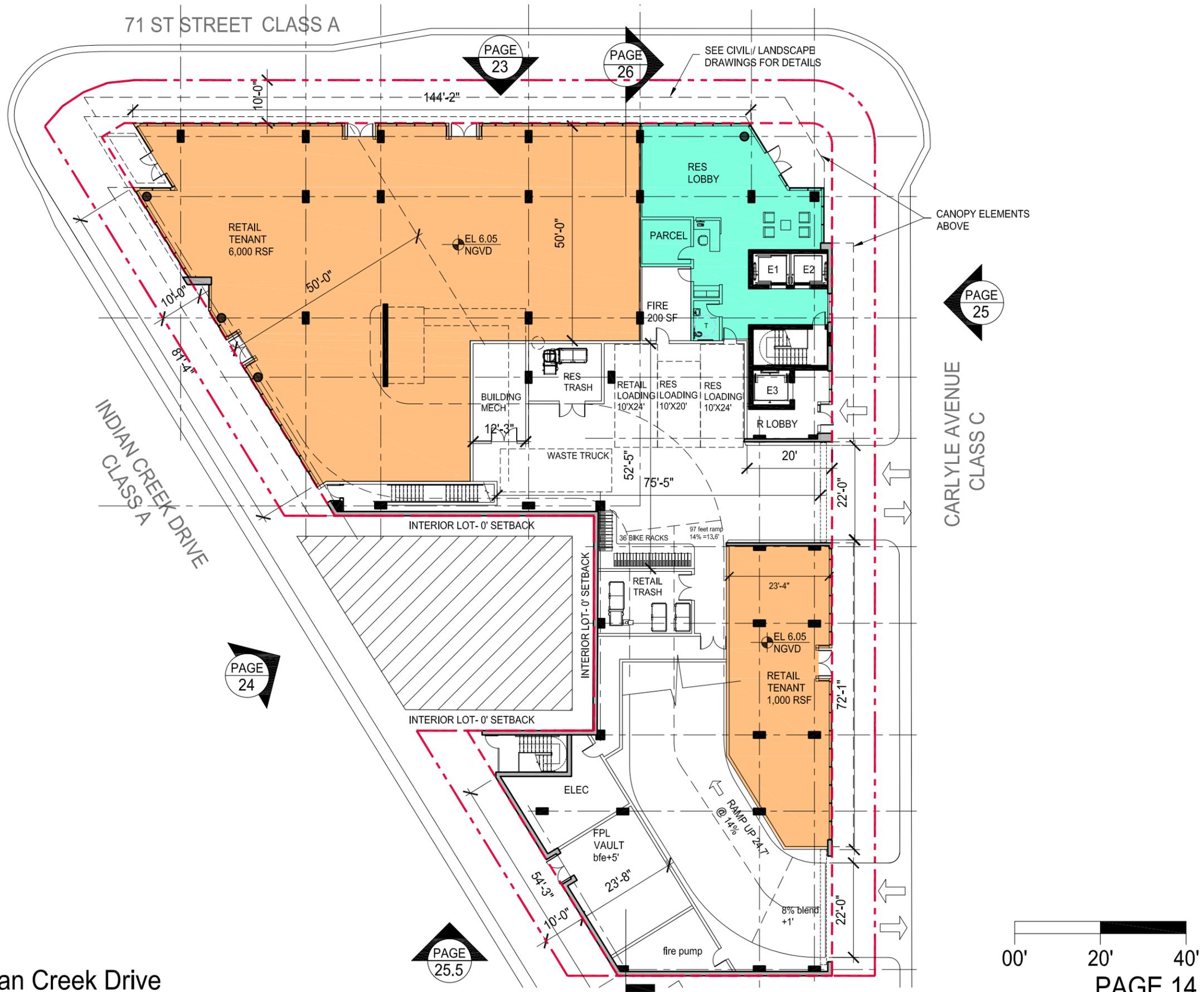
4TH FLOOR
10292 SF



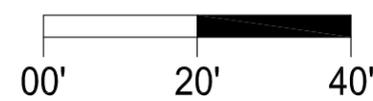
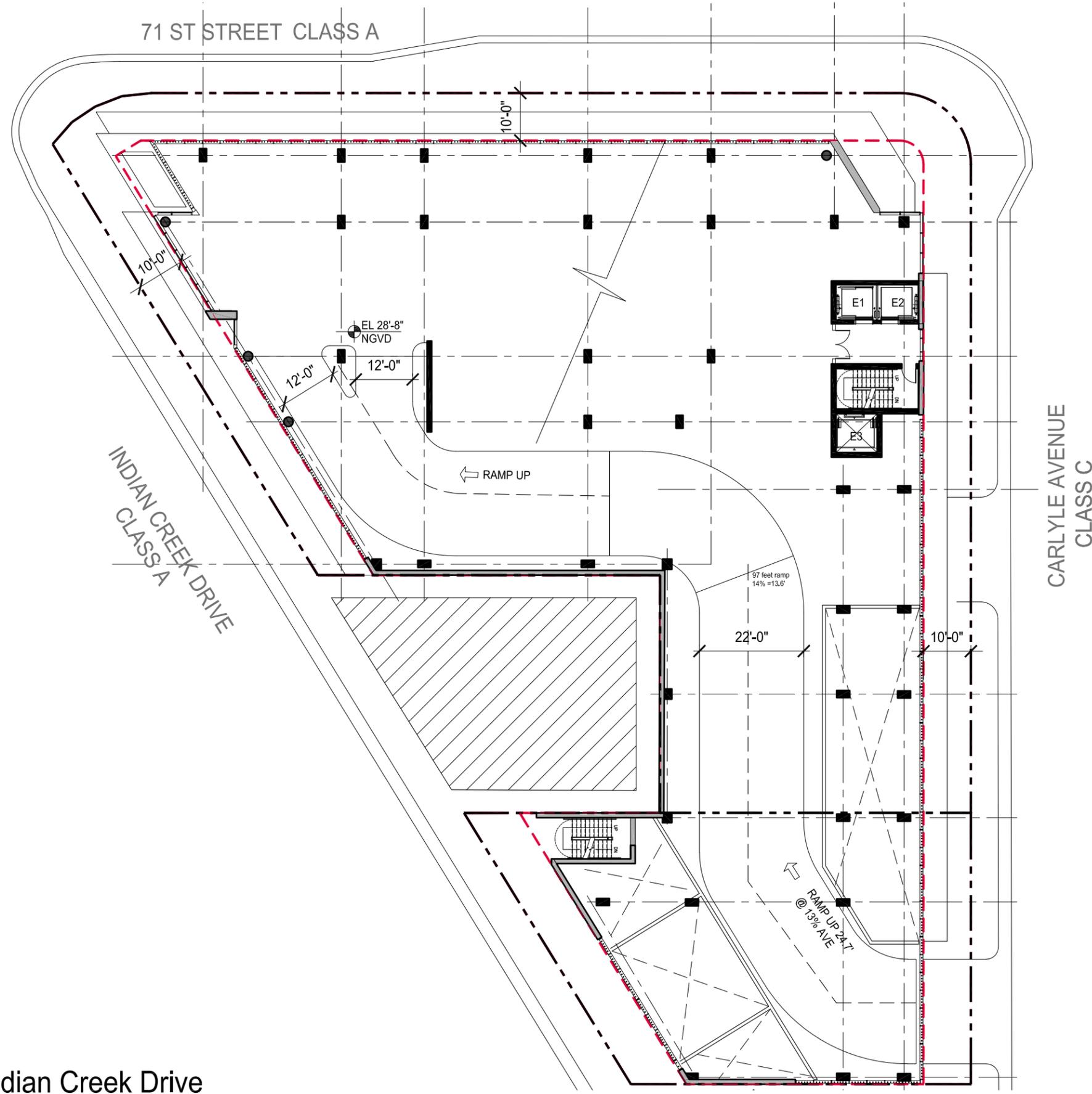
FIRST FLOOR
10272 SF



FAR + OUTDOOR AMENITIES = 89580 + 14,103 = 103,953
 AMENITIES REQUIRED = .2 X 103,953 = 20,791 SF
 AMENITIES PROVIDED = 26,729

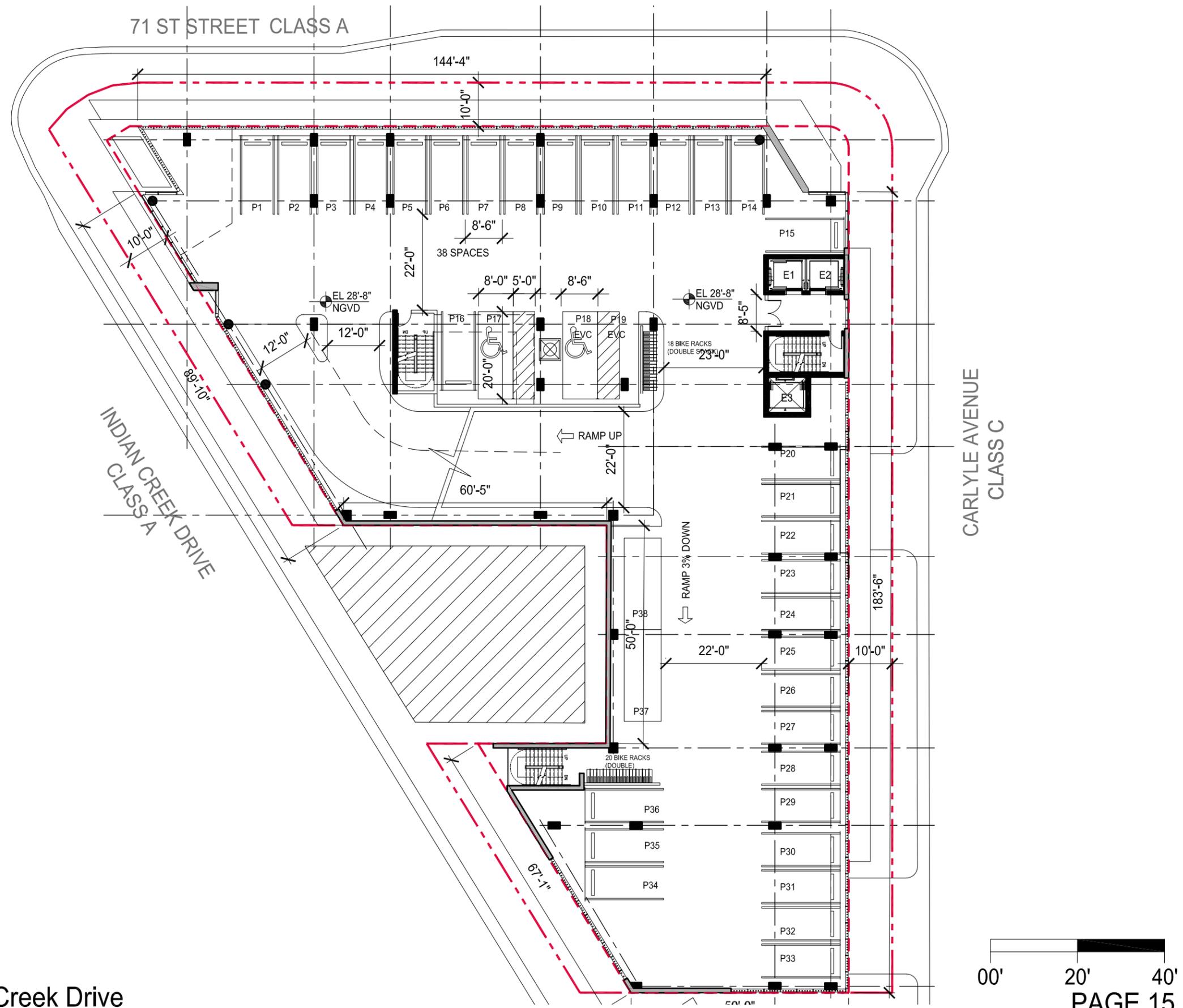


71st Street and Indian Creek Drive

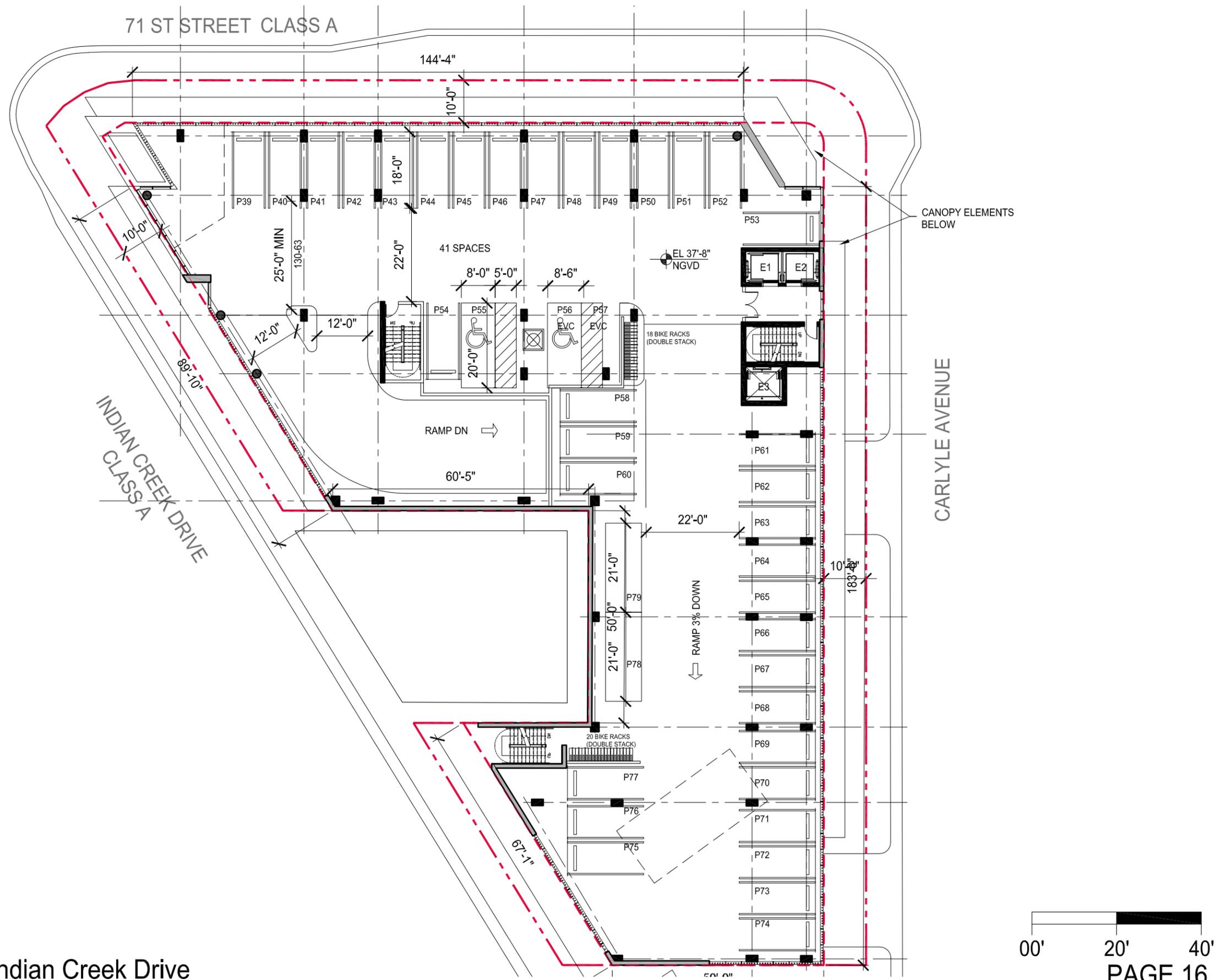


71st Street and Indian Creek Drive

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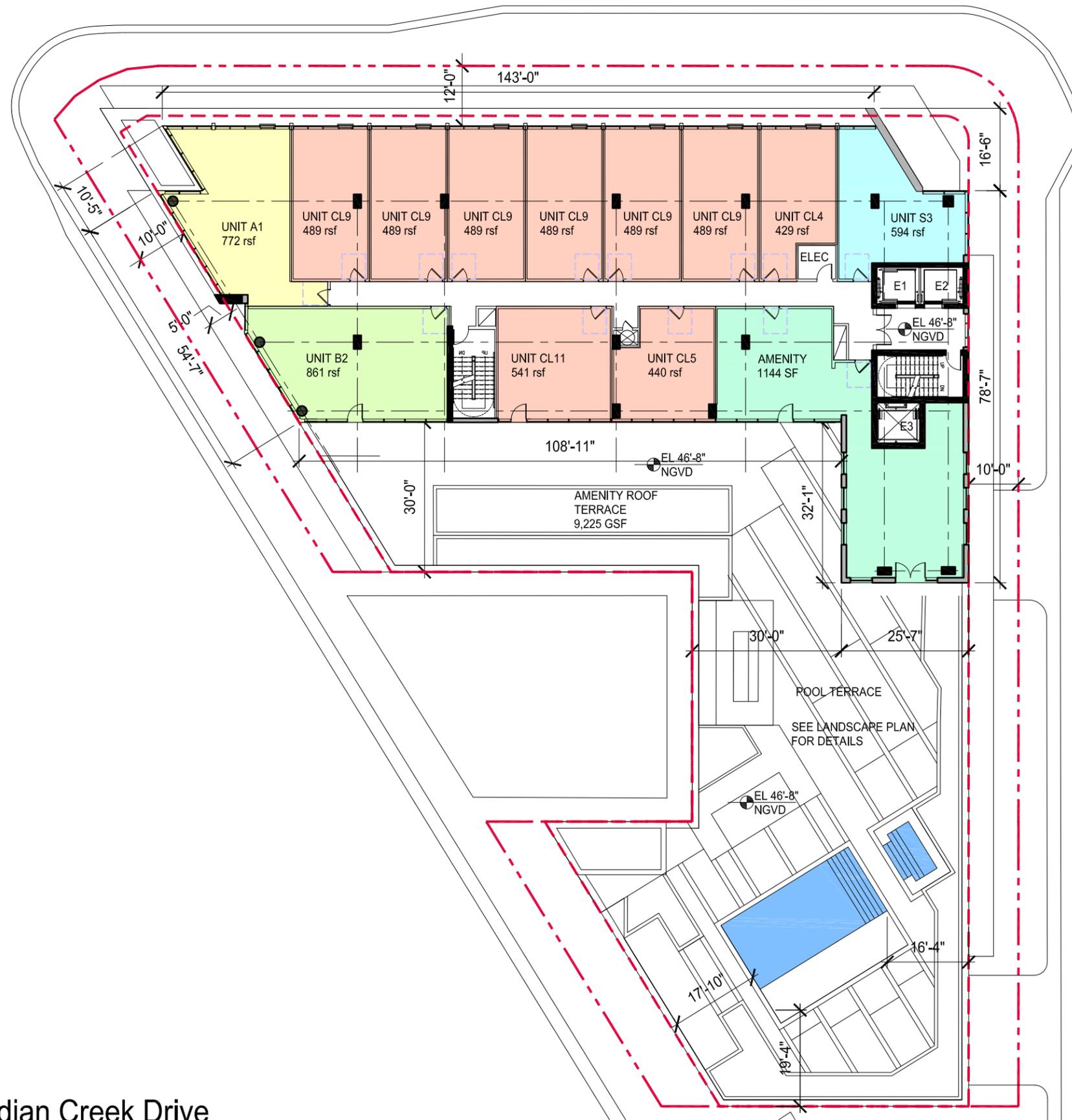
71st Street and Indian Creek Drive



71st Street and Indian Creek Drive



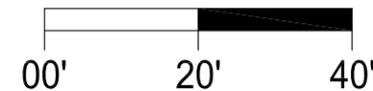
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71st Street and Indian Creek Drive



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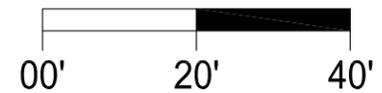


71st Street and Indian Creek Drive

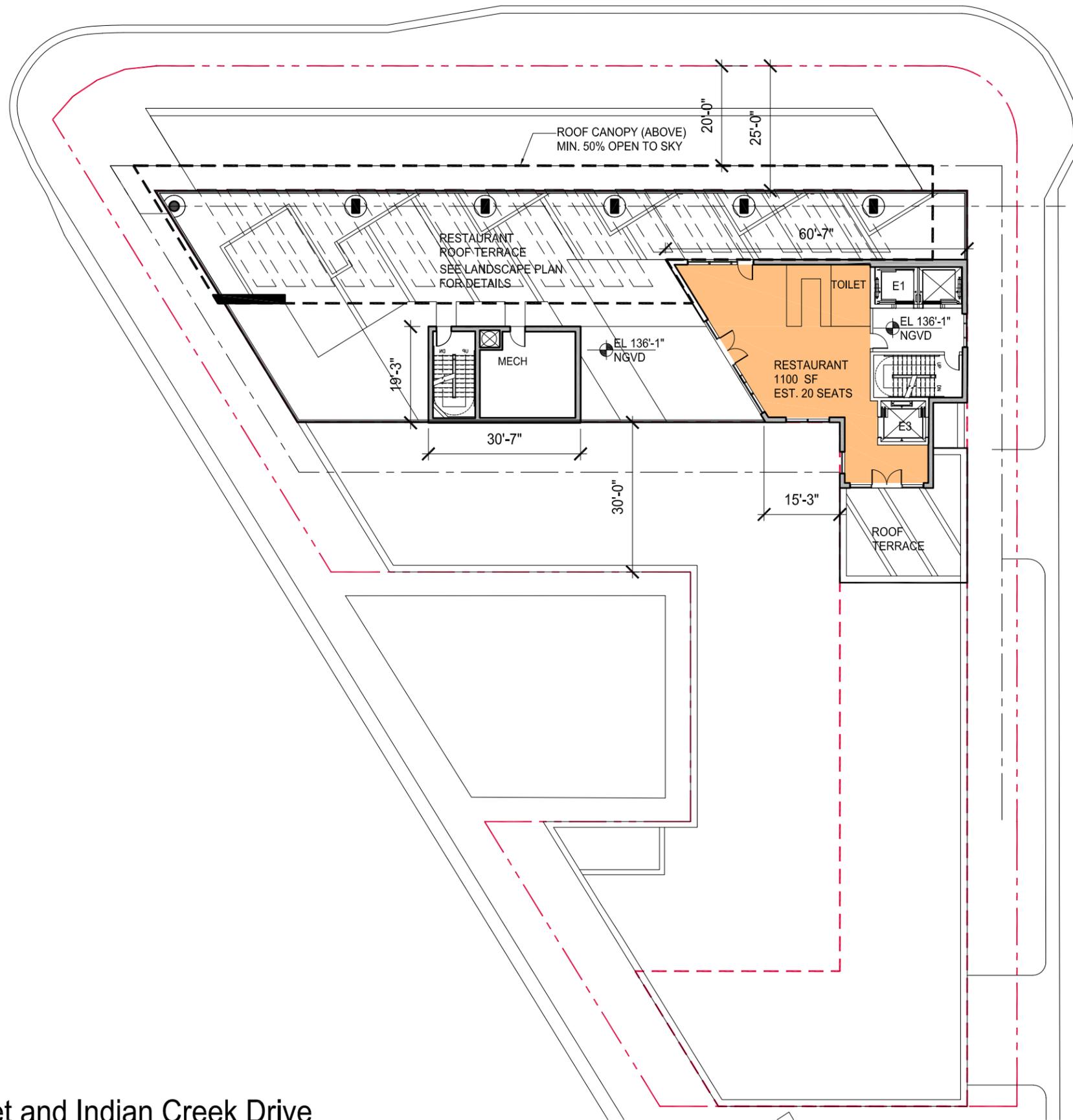
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71st Street and Indian Creek Drive



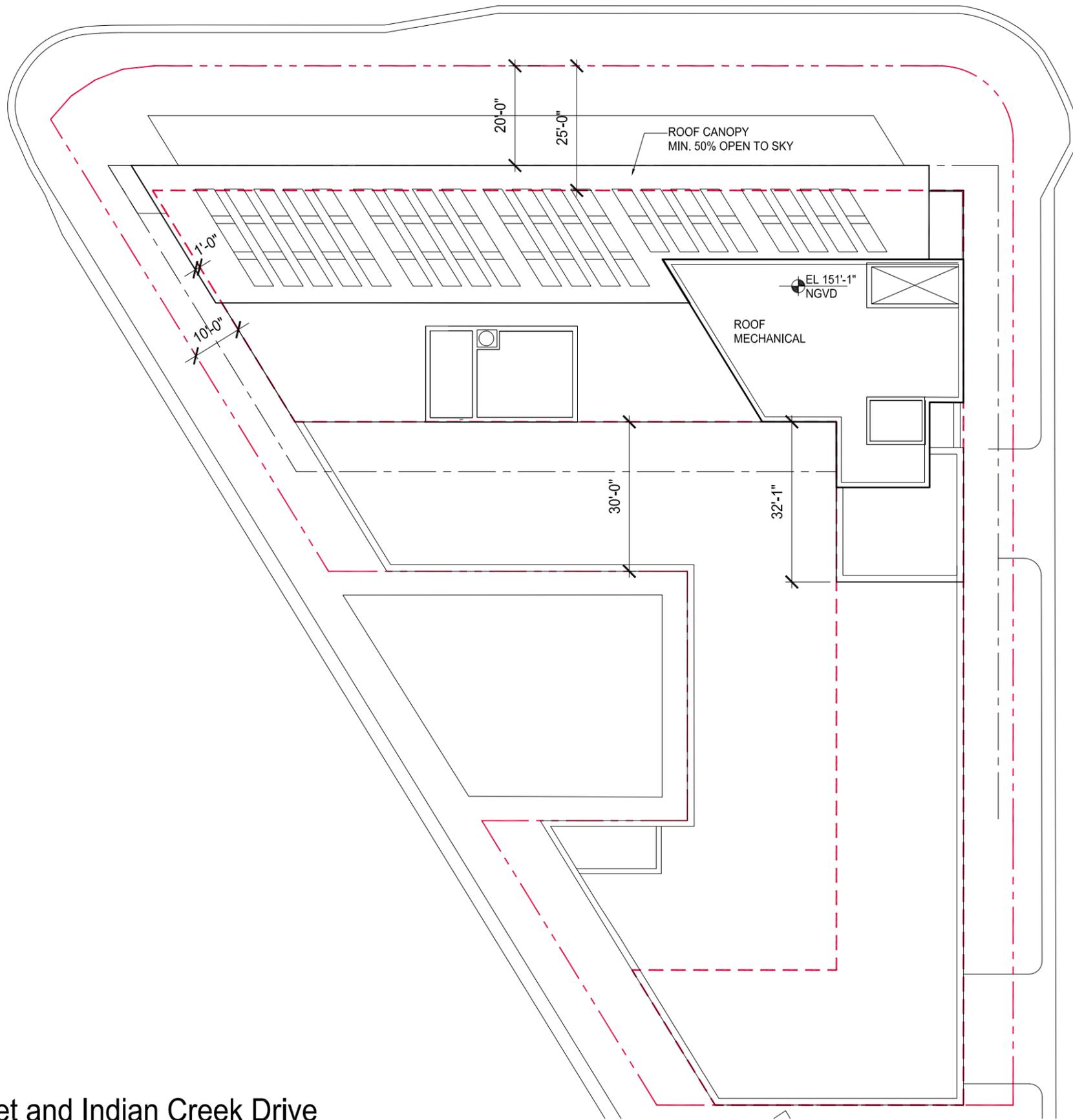
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71st Street and Indian Creek Drive



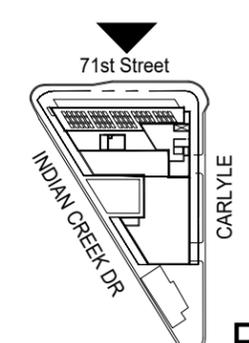
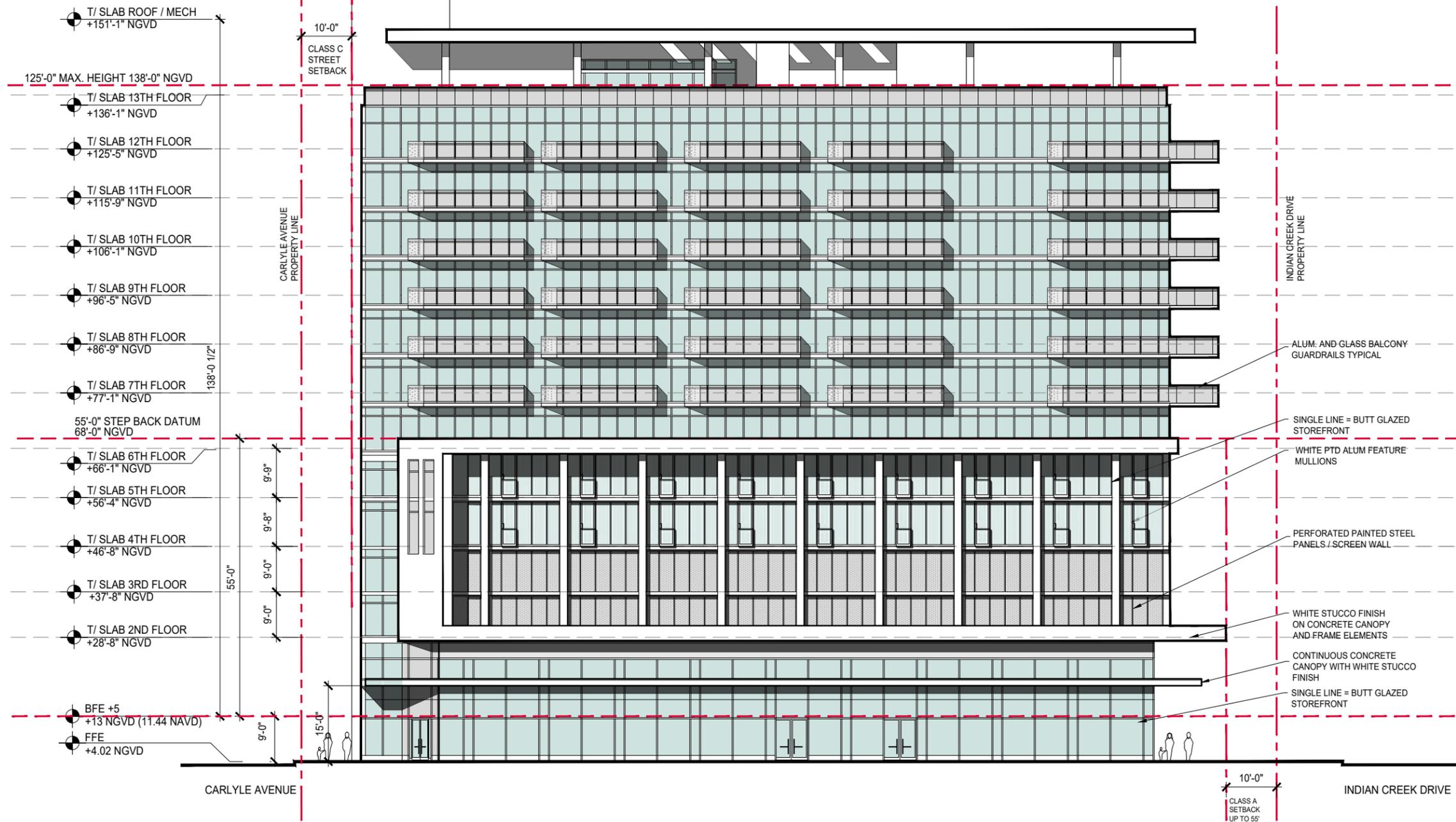
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71st Street and Indian Creek Drive

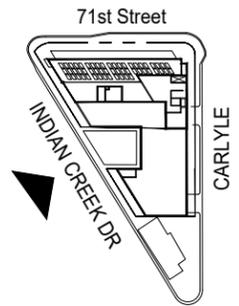
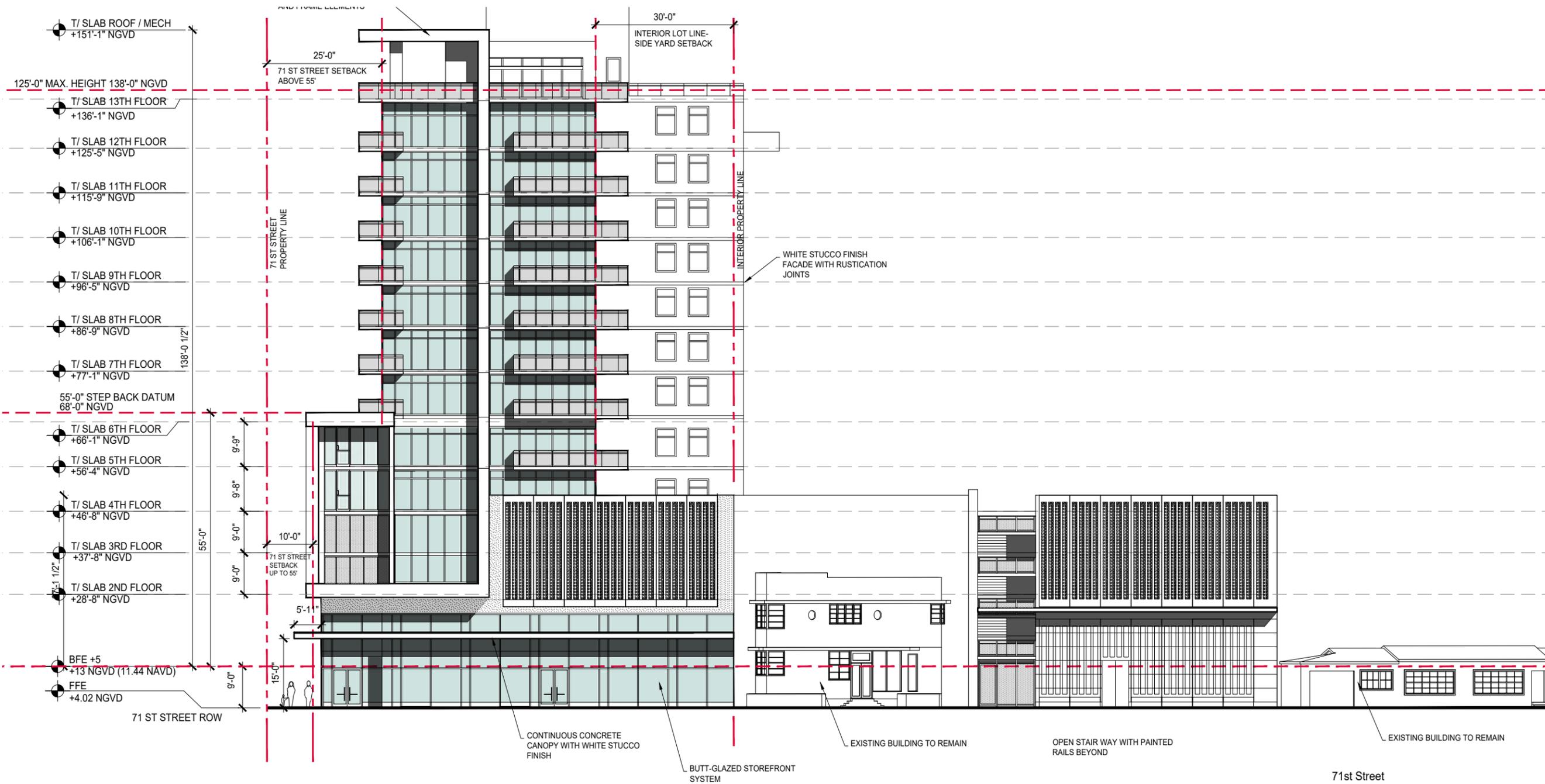


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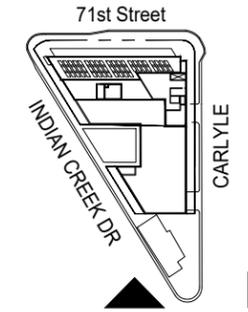
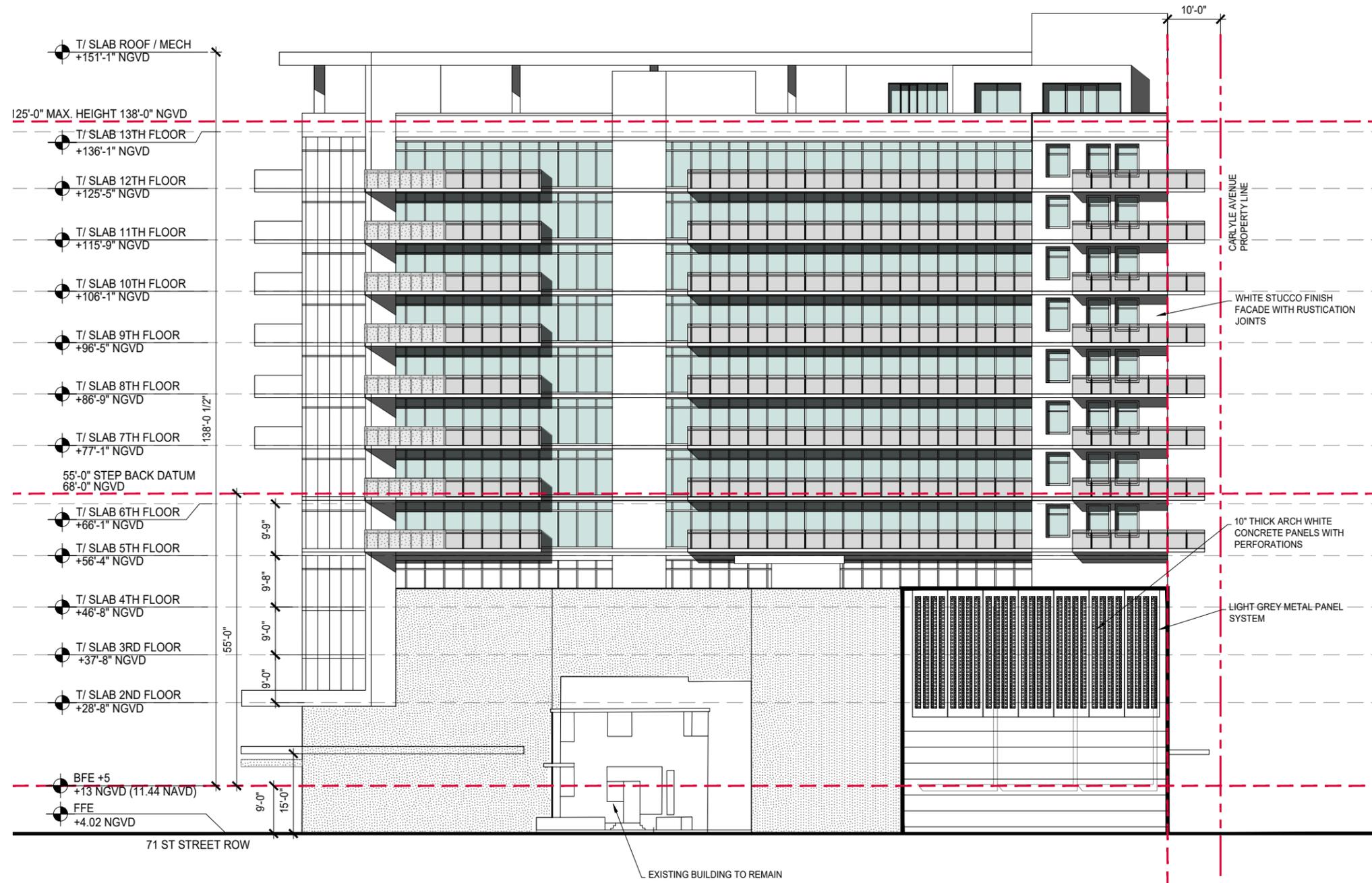


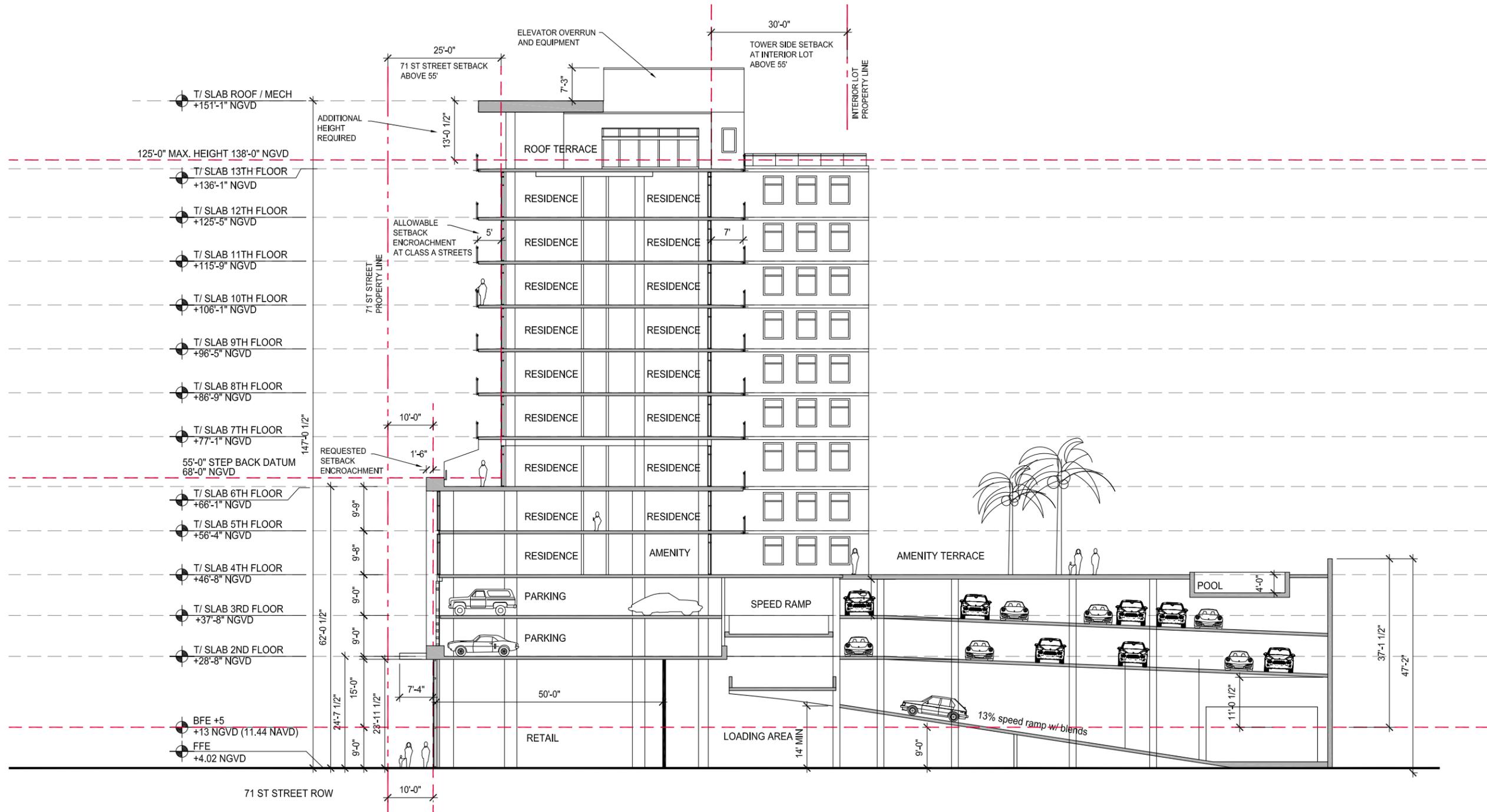
71st Street and Indian Creek Drive

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71st Street and Indian Creek Drive







AERIAL RENDERING LOOKING NORTH EAST

ANODIZED ALUM & GLASS WINDOW-WALL AND BALCONY RAILS



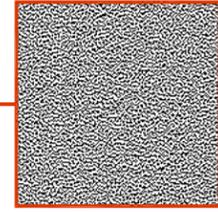
TRANSLUCENT GLASS SCREEN WALL



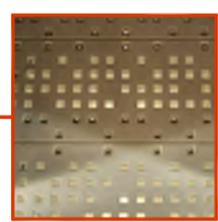
STUCCO FINISHES
WHITE



MEDIUM WARM GREY



PRECAST CONCRETE
SCREEN SYSTEM





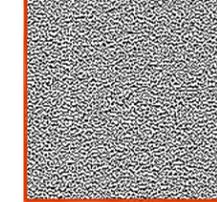
ANODIZED ALUM & GLASS WINDOW-WALL AND BALCONY RAILS



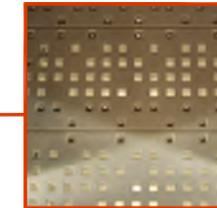
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MEDIUM WARM GREY

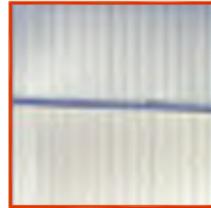


PRECAST CONCRETE
SCREEN SYSTEM



RENDERING LOOKING
SOUTH EAST

TRANSLUCENT GLASS
SCREEN WALL



ANODIZED ALUMINUM
STOREFRONT SYSTEMS



71st Street and Indian Creek Drive

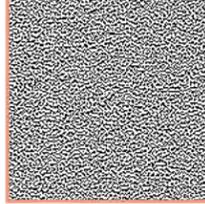
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STUCCO FINISHES
WHITE



MEDIUM WARM GREY



ANODIZED ALUM &
GLASS WINDOW-WALL
AND BALCONY RAILS

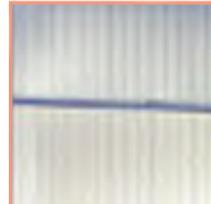


STUCCO FINISHES
WHITE



RENDERING LOOKING
WEST

TRANSLUCENT GLASS
SCREEN WALL



ANODIZED ALUMINUM
STOREFRONT SYSTEMS



71st Street and Indian Creek Drive

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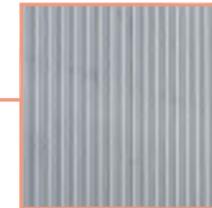
STUCCO FINISHES
WHITE



ANODIZED ALUM &
GLASS WINDOW-WALL
AND BALCONY RAILS



TRANSLUCENT GLASS
SCREEN WALL



ANODIZED ALUMINUM
STOREFRONT SYSTEMS



RENDERING OF NORTH PODIUM FACADE