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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

B U I L T F O R M
A R C H I T E C T U R E

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71 st Street & Indian Creek Drive
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Due Date June 4, 2020
REVISED SHEETS 11.23.2020



NoBe Creek LLC

B U I L T F O R M
A R C H I T E C T U R E

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

ITEM #	Project Information				
1	Address:	666 71st Street			
a	Board and file numbers :	DRB20-0505			
b	Folio number(s):	0232110021200 / 0232110021230			
c	Year constructed:	Zoning District:	TC-C		
d	Lot Area:	25597 SF	Grade value in NGVD:	4.02	
e	Lot width:	193'-8"	Based Flood Elevation:	8.0	
f	Lot Depth:	208'-6"	CMB Free Board:	5	
2	Zoning Information	Maximum	Existing	Proposed	Deficiencies
a	Base Maximum Height	125		140	NONE
a	If exceeding Base Maximum height per CMB 142-743 (b)(2) for public benefit participation if applicable. Provide value:	2440 sf x \$3.00			\$7,320.00 payment
b	Number of stories	N/A		13	NONE
c	FAR	3.5 x 25,597 sf = 89,589 FAR		3.5 / 89580	NONE
d	Gross square footage			133674	NONE
3	Uses				
a	Existing use:	Proposed use/uses:			
b	Residential	Quantity	Hotel uses:	Quantity	
c	Apartment/townhomes:	29	Hotel units		
d	Workforce housing:	0	Micro hotel		
e	Affordable housing:	0	Commercial uses (specify type below)	Area	
f	Co-living:	81			
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 - 71 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 complied, 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 façade at height from 15' to 25', see 142-745 (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	n/a	n/a
Use the following sections that apply to your project , repeat applicable sections if necessary for two frontages of the same class:								
9	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. façade				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 façade.				not provided			
	4. Parking at ground floor and surface setback 50'-0" from bldg. façade.				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			

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 : DRB20-0505				
b	Folio number(s): 0232110021200 / 0232110021230				
c	Year constructed:				
d	Lot Area: 25597 SF				
e	Lot width: 193'-8"				
f	Lot Depth: 208'-6"				
2	Zoning Information				
a	Base Maximum Height	125		145'	NONE
a	If exceeding Base Maximum height per CMB 142-743 (b)(2) for public benefit participation if applicable. Provide value:	2440 sf x \$3.00			\$7,320.00 payment
b	Number of Stories	N/A		13	NONE
c	FAR	3.5 x 25,597 sf = 89,589 FAR		3.5 / 89,580	NONE
d	Gross square footage			135801	NONE
3	Uses				
a	Existing use:				
b	Residential:	Quantity			
c	Apartment/townhomes:	40			
d	Workforce housing:	0			
e	Affordable housing:	0			
f	Co-living:	70			
g	Co-living amenity area and %:	20%			
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 - 71 Street:				
	Grade to 55 feet	10 feet	5'	10 feet	NONE
	Allowable Hab table 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 Hab table 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 Hab table 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 - Abbot Avenue and Dickens Avenue:				
	Grade to max height	10 feet			
	Allowable Hab table encroachment	5 feet max.			
f	Class B - 69th Street:				
	Grade to 55 feet	10 feet			
	55 to max. height	125 feet			
	Allowable Hab table encroachment	5 feet max.			
g	Class C - Byron Avenue:				
	Grade to max height	10 feet			
	Allowable Hab table encroachment	7 feet max.			
h	Class C - Carlyle Avenue and Harding Avenue:				
	Grade to max height	10 feet		10 feet	NONE
	Allowable Hab table encroachment	7 feet max.		0 feet	NONE
i	Class D - 70 Street Alley line:				
	Grade to max height	10 feet			
	Allowable Hab table 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 Hab table 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 Hab table 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 Hab table encroachment	0 feet max.						
	55 to max. height	20 feet						
	Allowable Hab table encroachment	10 feet max.						
l	Rear abutting a parcel:							
	Grade to 55 feet	0 feet	0	0 feet	NONE			
	Allowable Hab table encroachment	0 feet max.	0	0 feet	NONE			
	55 to max. height	30 feet	n/a	30 feet	NONE			
	Allowable Hab table encroachment	10 feet max.						
5	Frontage requirements: Use the columns that apply to your project, and answer comply, non complied, 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	n/a	n/a	n/a	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 142-745 (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	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 Officew/ 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/ 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 prhibited 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 (Cairyle 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	
Driveways and Loading prohibited	
Setback of 10'-0" shall contained 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	79	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

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)	
Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	comply
Façade 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. façade	comply
2. Ground floor- Commercial and hotel uses	comply
3. 2nd and 3rd floors- Residential and Office/ min depth of 25'-0" from building façade.	not provided
4. Parking at ground floor and surface setback 50'-0" from bldg. façade.	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)	
Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	comply
Façade 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. façade	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. façade 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)	
Façade Minimum height- 20'-0" from BFE+5'-0"=13.0' NGVD	
Façade 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. façade	
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. façade and shall be screened from pedestrian	
Driveways and Loading prohibited	
Setback of 10'-0" shall contained 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)	
Total # of parking spaces	
# of parking spaces per use (Provide a separate chart for a breakdown calculation)	23 res / 0 com
# of parking spaces per level (Provide a separate chart for a breakdown calculation)	n/a
Electric Vehicles Parking spaces (2%)	4
Parking Space Dimensions	8'-6" x 18'-0"
Parking Space configuration (45o, 60o, 90o, Parallel)	63(90 d) 4 (parallel)
ADA Spaces	4
Tandem Spaces	0
Drive aisle width	22'
Valet drop off and pick up	n/a
Loading zones and Trash collection areas	3
Bicycle parking, location and Number of racks	112 LONG / 12 SHORT

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

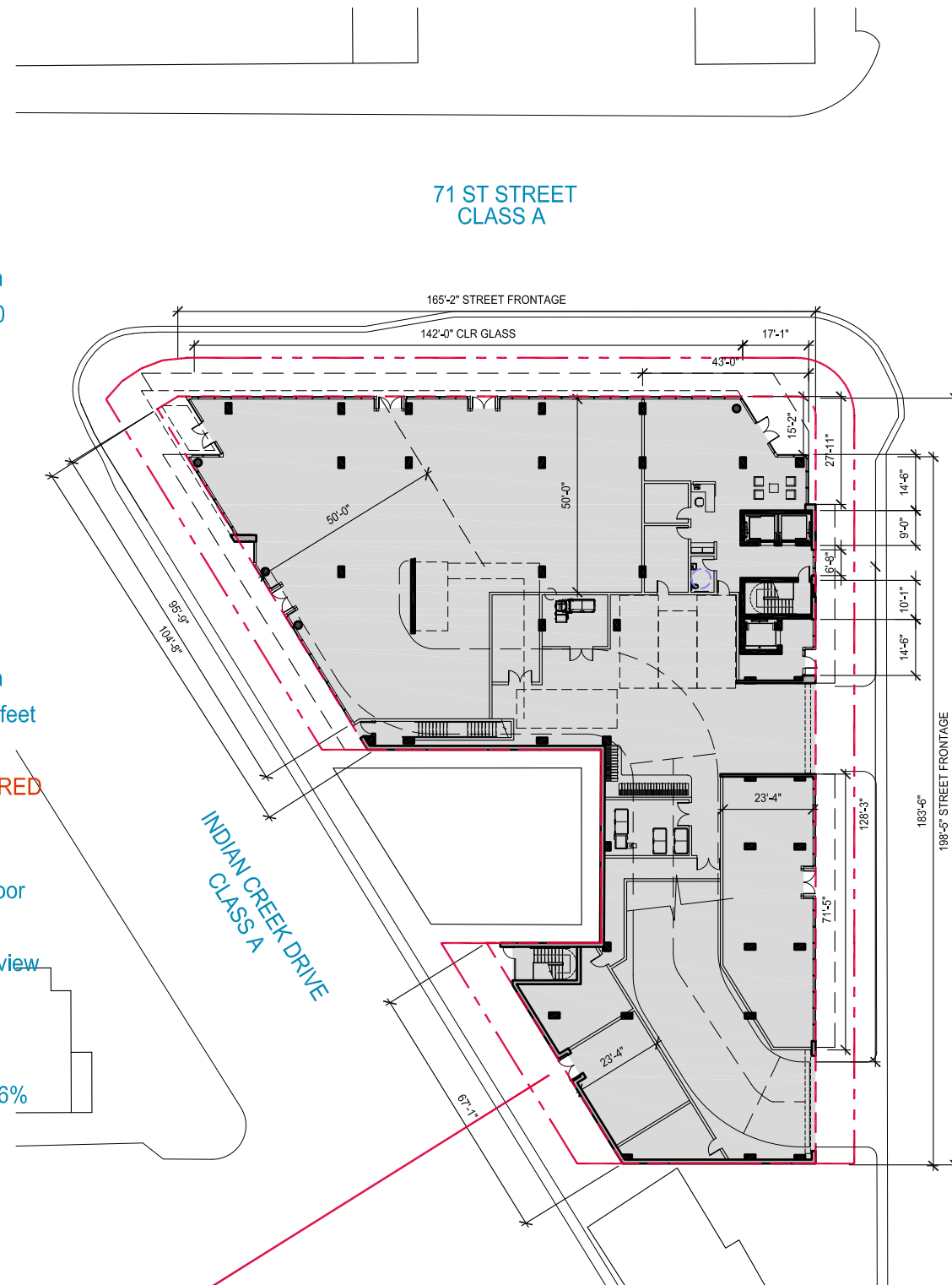
Indian Creek Drive
90% x 171'-9" =154'-6"
Provided = 156'-11" = 91%

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 &
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 116'-11"
VARIANCE 7 REQUIRED

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

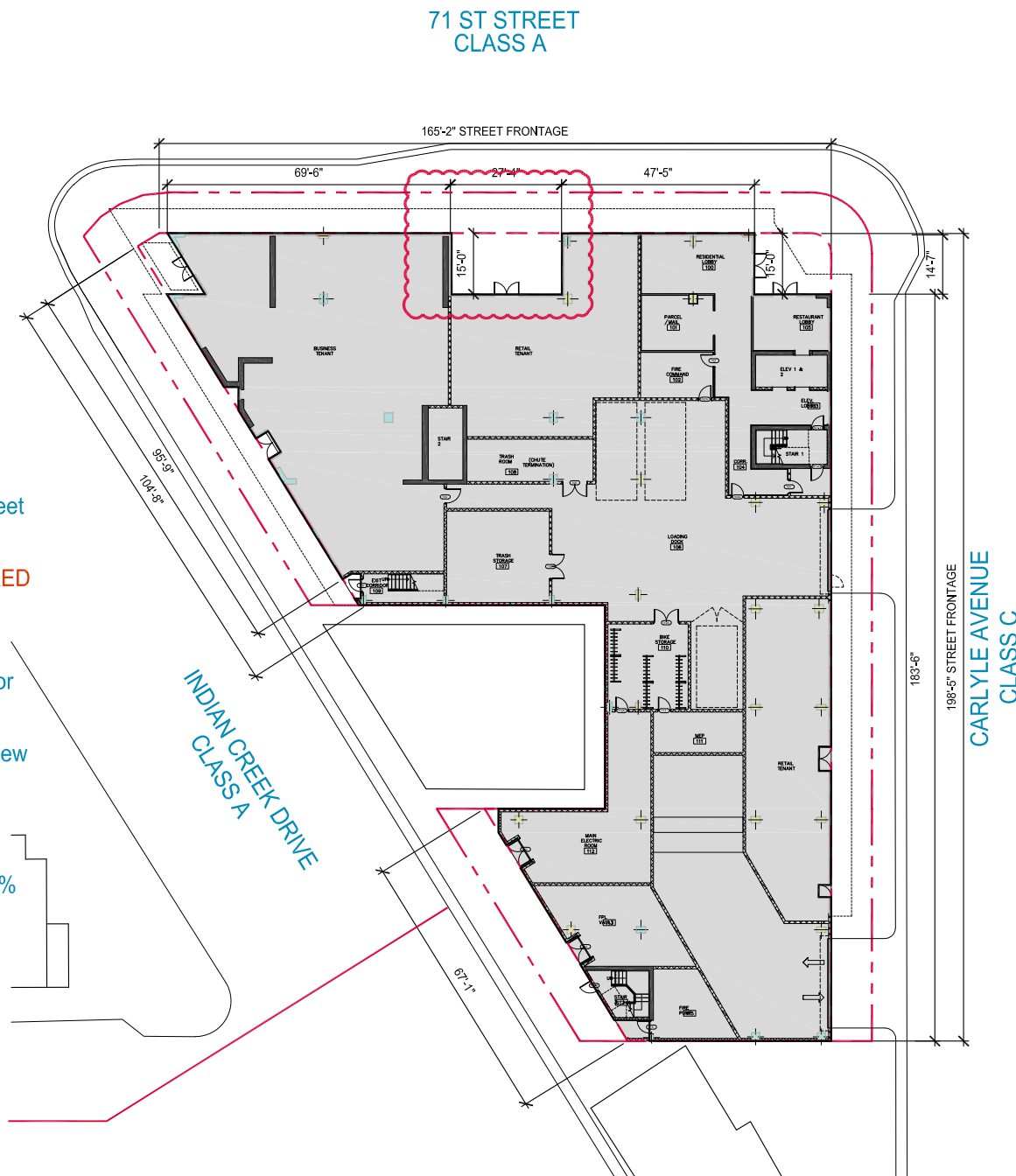
SEC 142-745 d.e.2.b: The ground floor shall contain habitable space with a minimum depth of 50 feet from the building facade
95'-9" / 171'-9" = 56%- **VARIANCE 4 REQUIRED**

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%

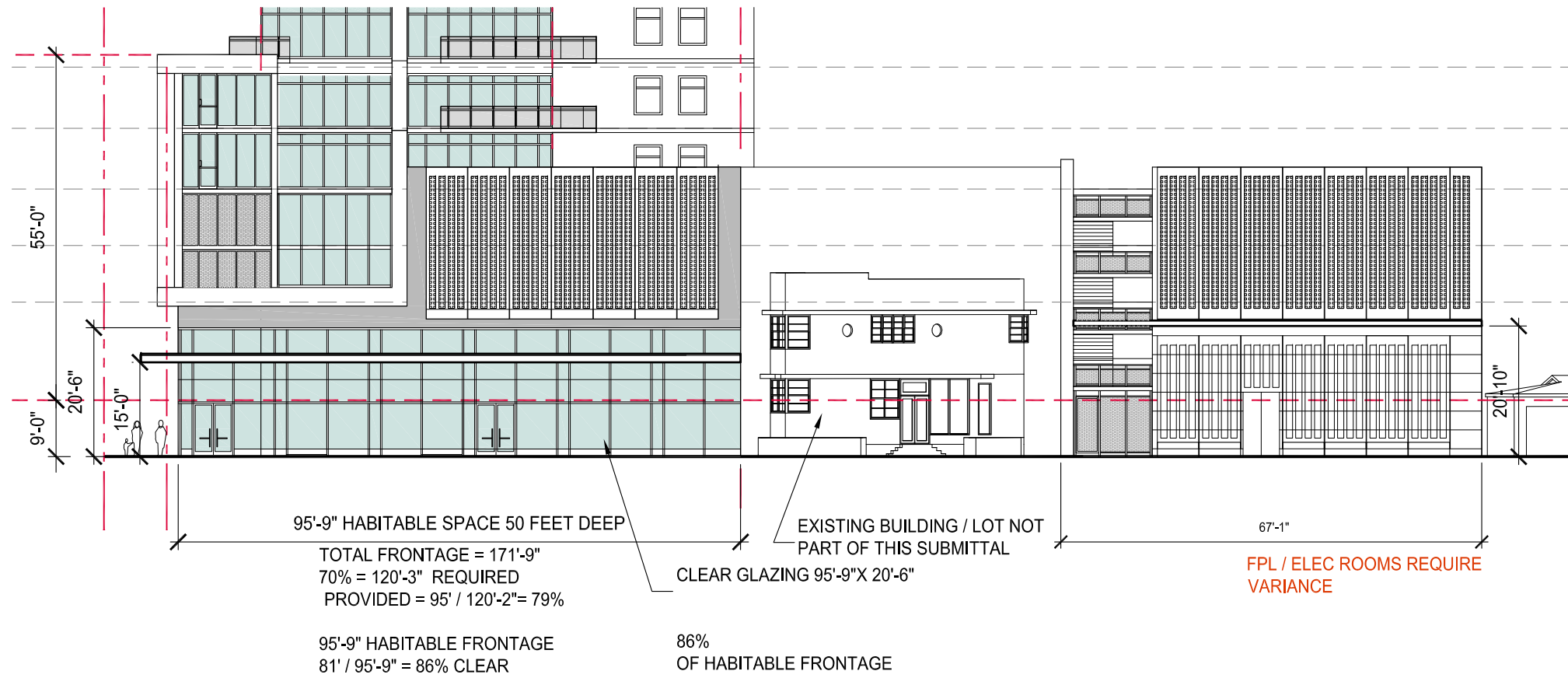
SEC 130-101: Required loading
Based on 110 units a total of 4 loading spaces required.

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

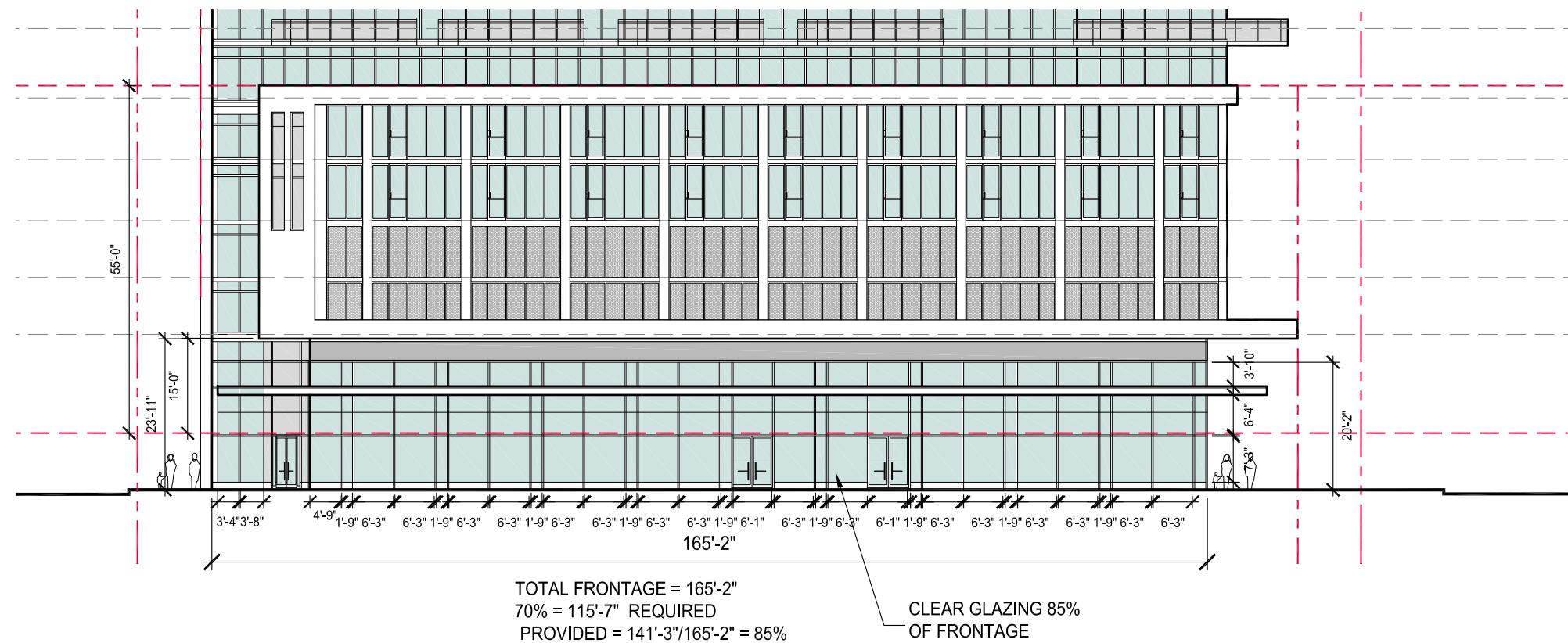
SEC 142-745 d.g.2.c: Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space for residential, hotel, or commercial uses with a minimum depth of 20 feet from the building facade for the minimum required length along the setback line
PROVIDED

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%

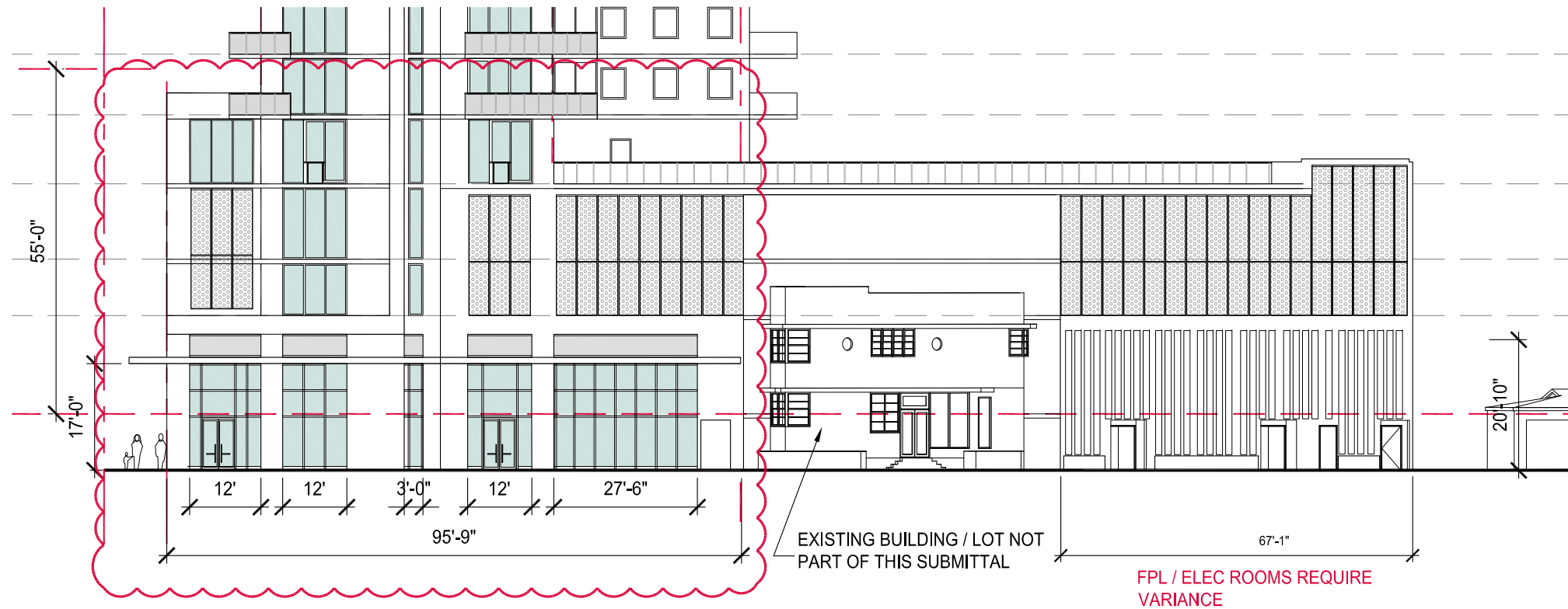
INDIAN CREEK DRIVE
CLASS A STREET
GLAZING DIAGRAM



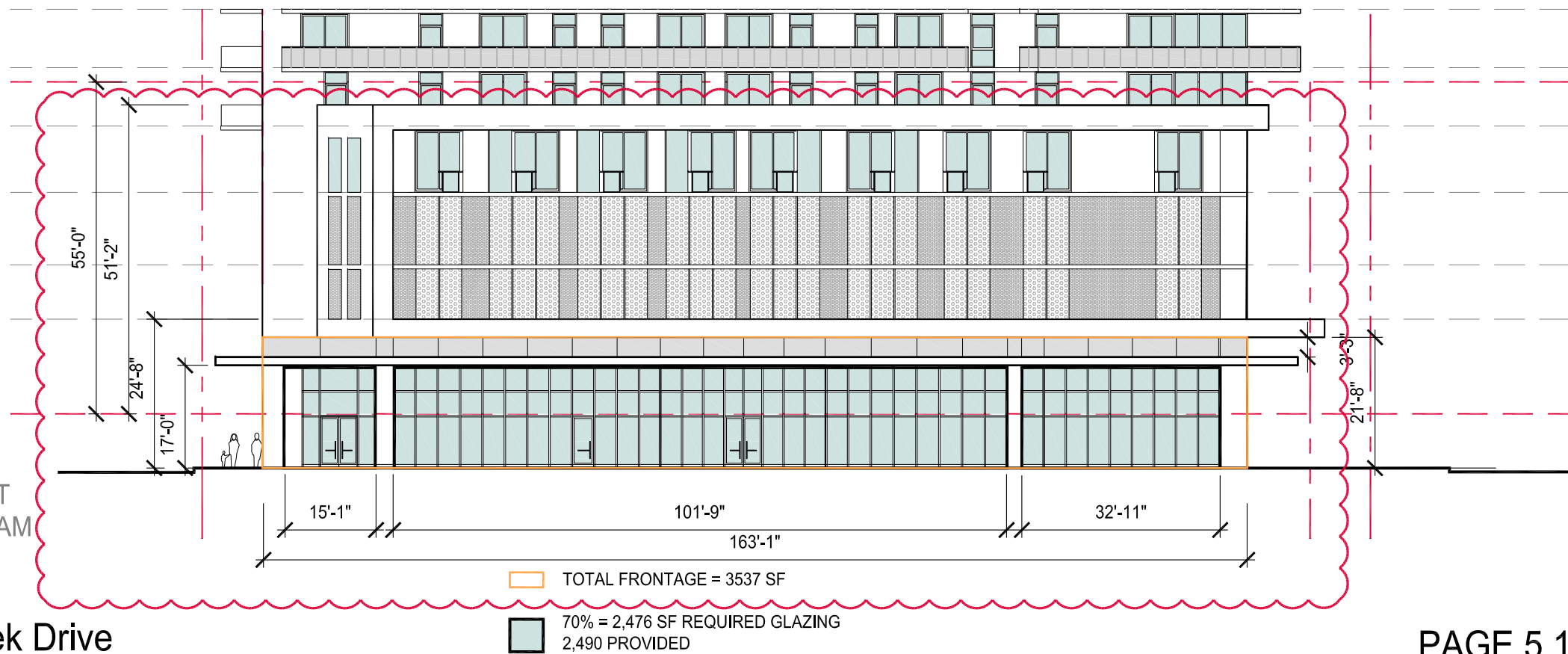
71 STREET
CLASS A STREET
GLAZING DIAGRAM



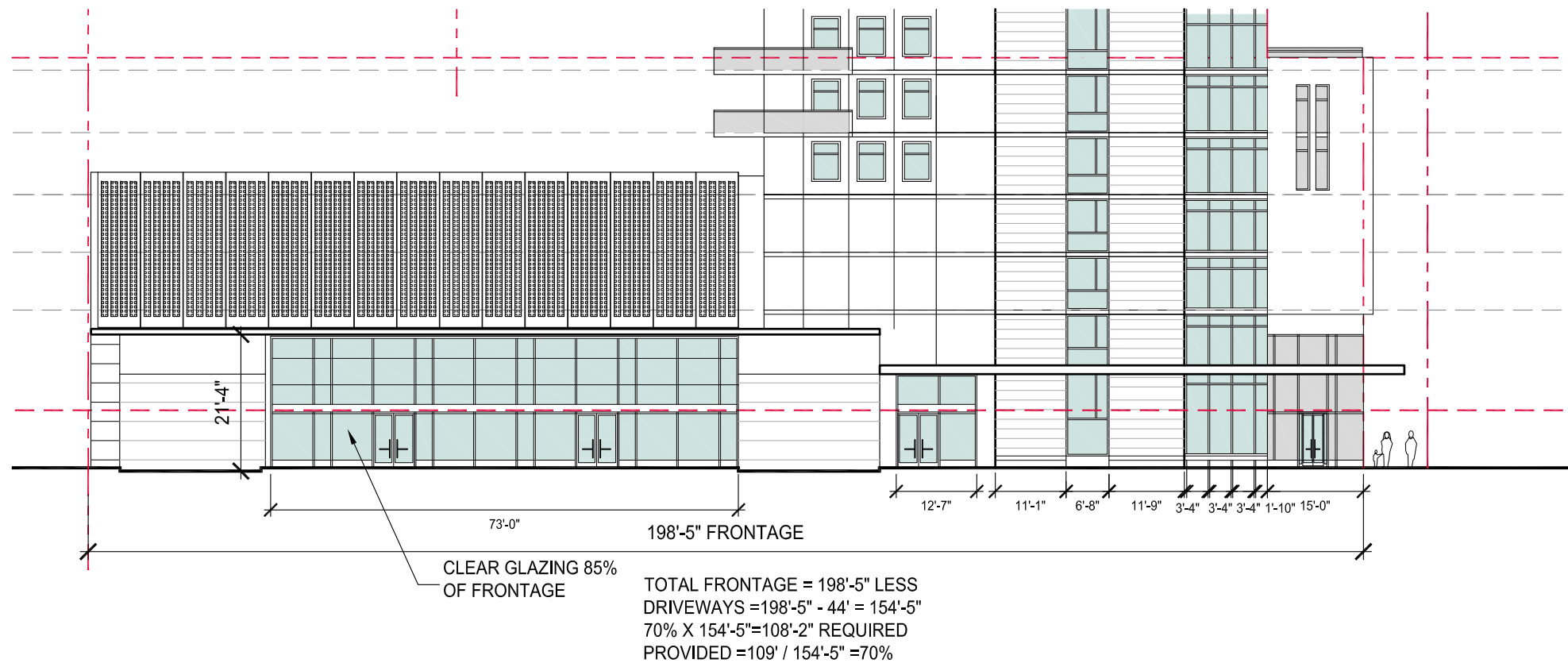
INDIAN CREEK DRIVE
CLASS A STREET
GLAZING DIAGRAM



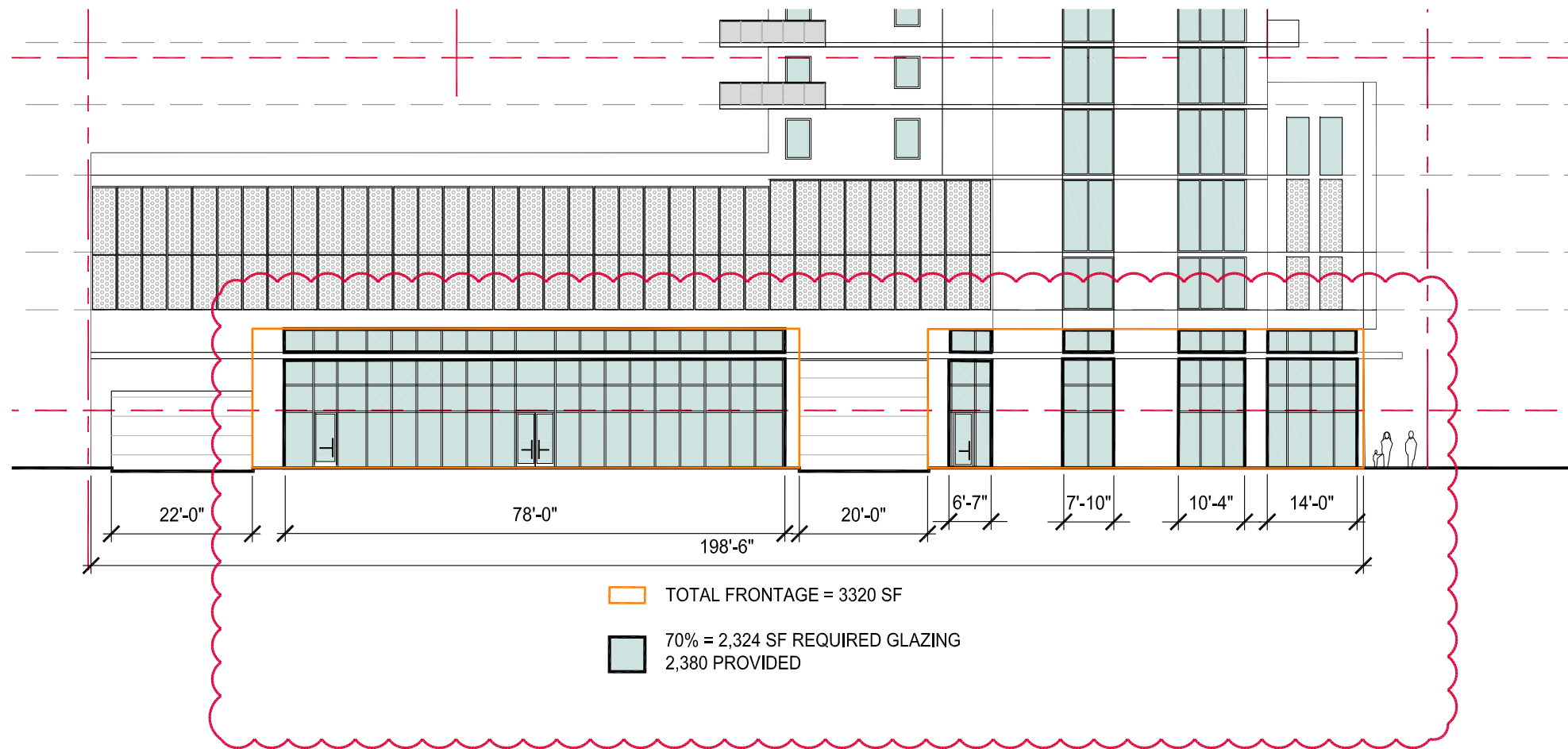
71 STREET
CLASS A STREET
GLAZING DIAGRAM



CARLYLE AVENUE
CLASS C STREET
GLAZING DIAGRAM



CARLYLE AVENUE
CLASS C STREET
GLAZING DIAGRAM

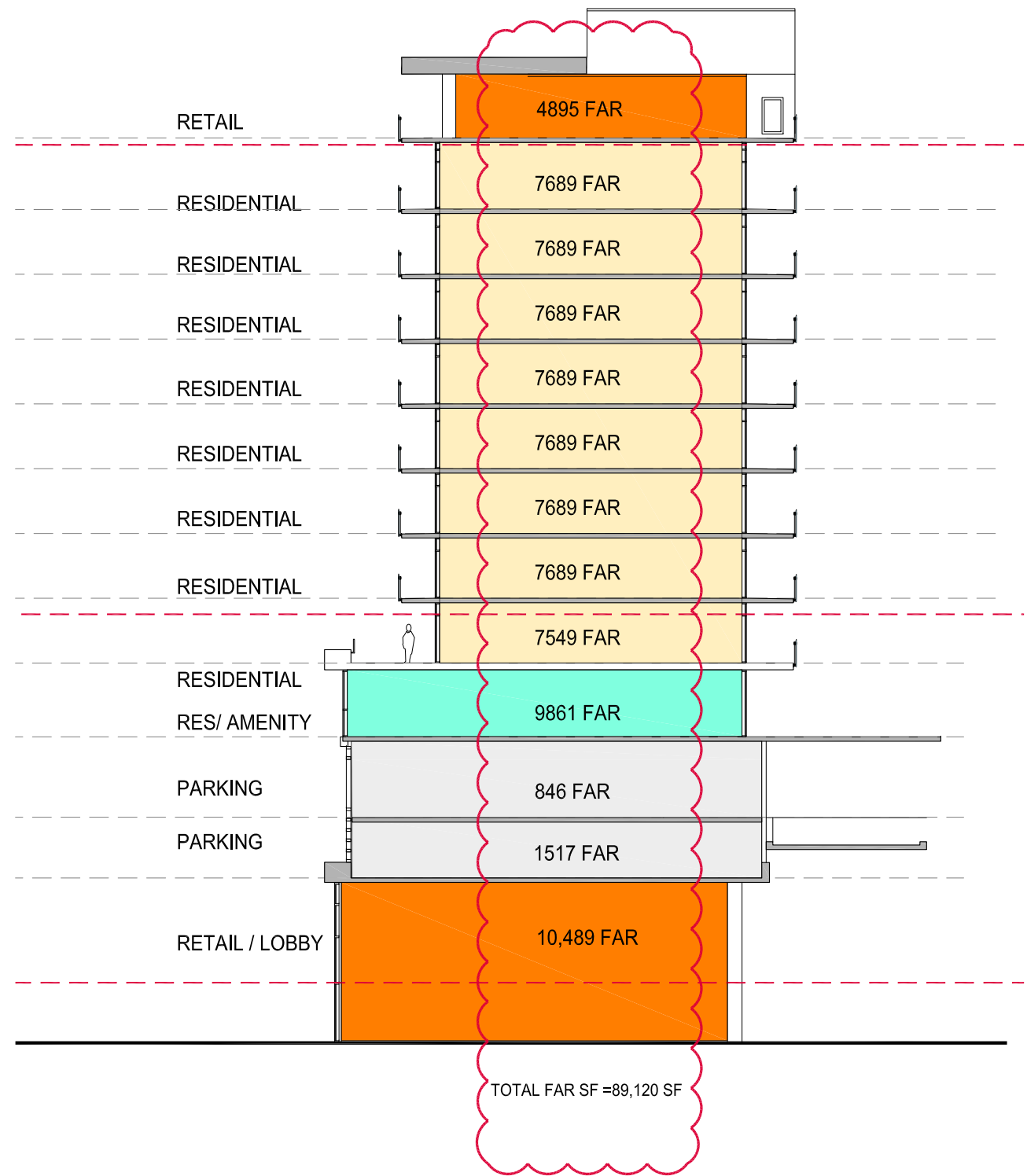


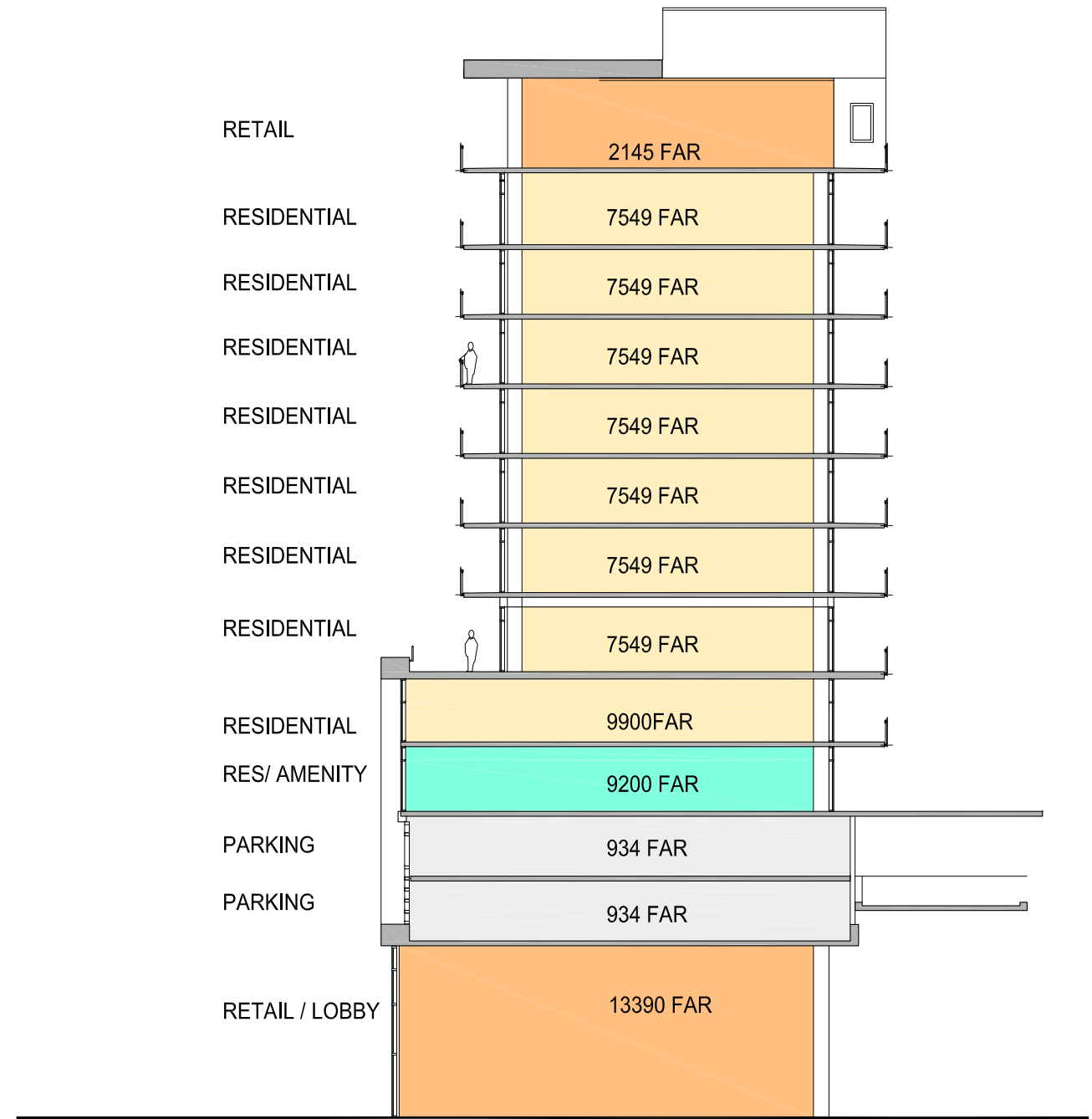
TOWN CENTER GATEWAY													
4/25/2020													
PROGRAM AREAS													
AREA SUMMARY													
		GROSS AREA W/ PARKING	FAR AREA	RESIDENTIAL RSF	UNITS	CORE	EFF	STORAGE LOCKERS	RESIDENTIAL SUPPORT	MECH BOH	RETAIL	PARKING AREA	PARKING CARS
1	GRADE ENTRY / RETAIL	19268	13390						2000		7000		
2	PARKING	19497	934									19497	38
3	PARKING	19497	934									19497	41
4	RESIDENTIAL PODIUM/ AMENITY POOL TERRACE	9311	9900	6572	12				1144				
5	RESIDENTIAL PODIUM	9614	9434	7965	14	1469	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 = 89589		-9									

PROGRAM AREA SUMMARY

TOWN CENTER GATEWAY														
11/20/2020														
PROGRAM AREAS- UPDATED														
AREA SUMMARY														
		GROSS AREA	6.4.20	11.20.20	RESIDENTIAL	UNITS	CORE	EFF	STORAGE	RESIDENTIAL	MECH	RETAIL	PARKING	PARKING
		W/ PARKING	FAR- DRB	FAR REVISED	RSF				LOCKERS	SUPPORT	BOH		AREA	CARS
1	GRADE ENTRY / RETAIL	18947	13390	10489						2000		7000		
2	PARKING	19497	934	1517									19497	32
3	PARKING	19497	934	846									19497	35
4	RESIDENTIAL PODIUM/ AMENITY POOL TERRACE	9311	9900	9861	6572	12				1144				
5	RESIDENTIAL PODIUM	9614	9434	7689	7965	14	1469	84%						
6	RESIDENTIAL TOWER	7720	7549	7689	6214	12	1335	82%						
7	RESIDENTIAL TOWER	7720	7549	7689	6214	12	1335	82%						
8	RESIDENTIAL TOWER	7720	7549	7689	6214	12	1335	82%						
9	RESIDENTIAL TOWER	7720	7549	7689	6214	12	1335	82%						
10	RESIDENTIAL TOWER	7720	7549	7689	6214	12	1335	82%						
11	RESIDENTIAL TOWER	7720	7549	7689	6214	12	1335	82%						
12	RESIDENTIAL TOWER	7720	7549	7689	6214	12	1335	82%						
13	RESTAURANT / ROOF TERRACE	4895	2145	4895								1100		
ROOF	MECH ROOF													
TOTALS		135,801	89,580	89,120	58,035	110	10,814		-	3,144	-	8,100	38,994	67
RESIDENTIAL		RSF/UNIT			528									
		PARKING SF/CAR			582									
		MAX FAR = 89589			-469									

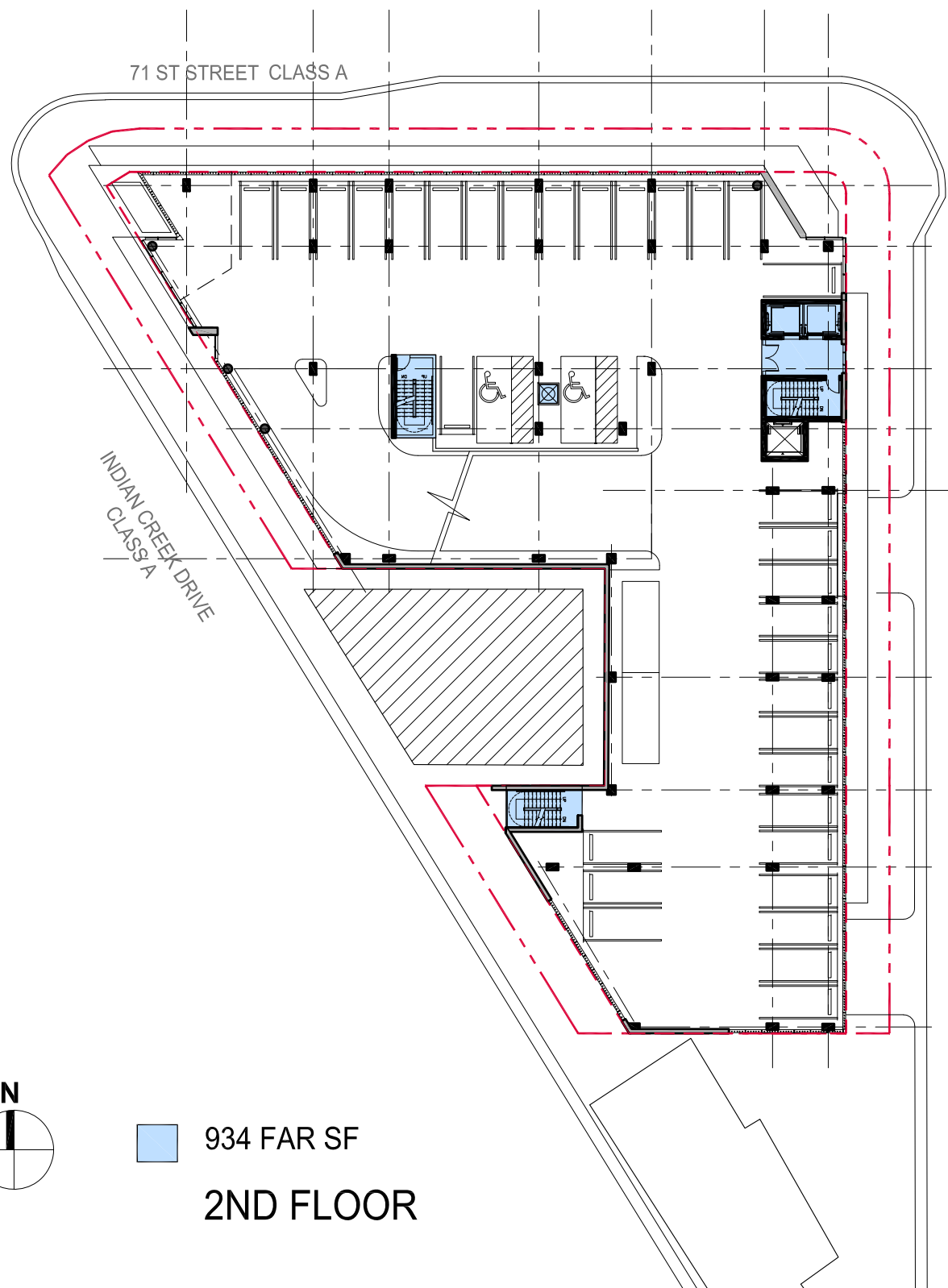
PROGRAM AREA SUMMARY



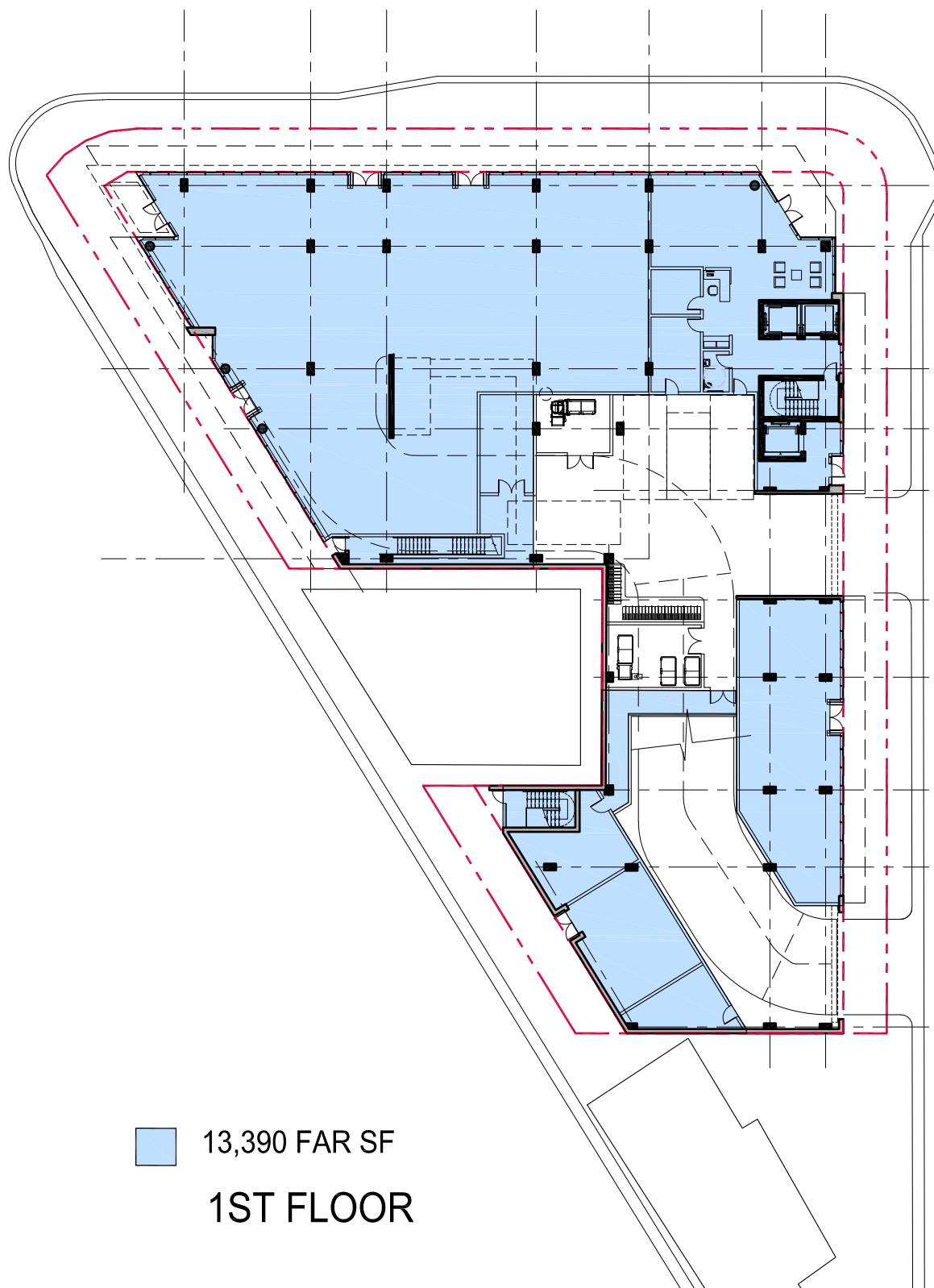


TOTAL FAR SF =89,580 SF

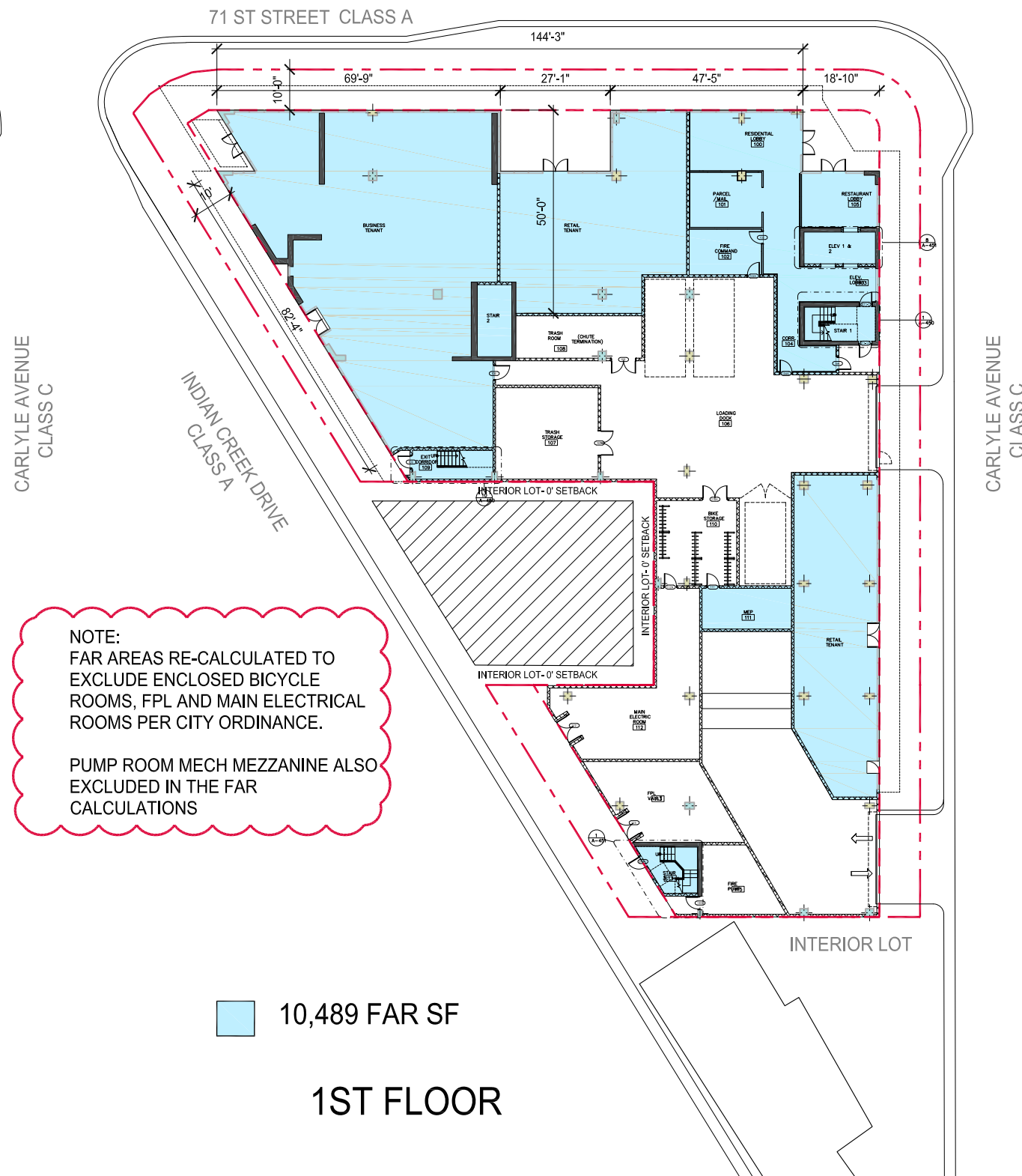
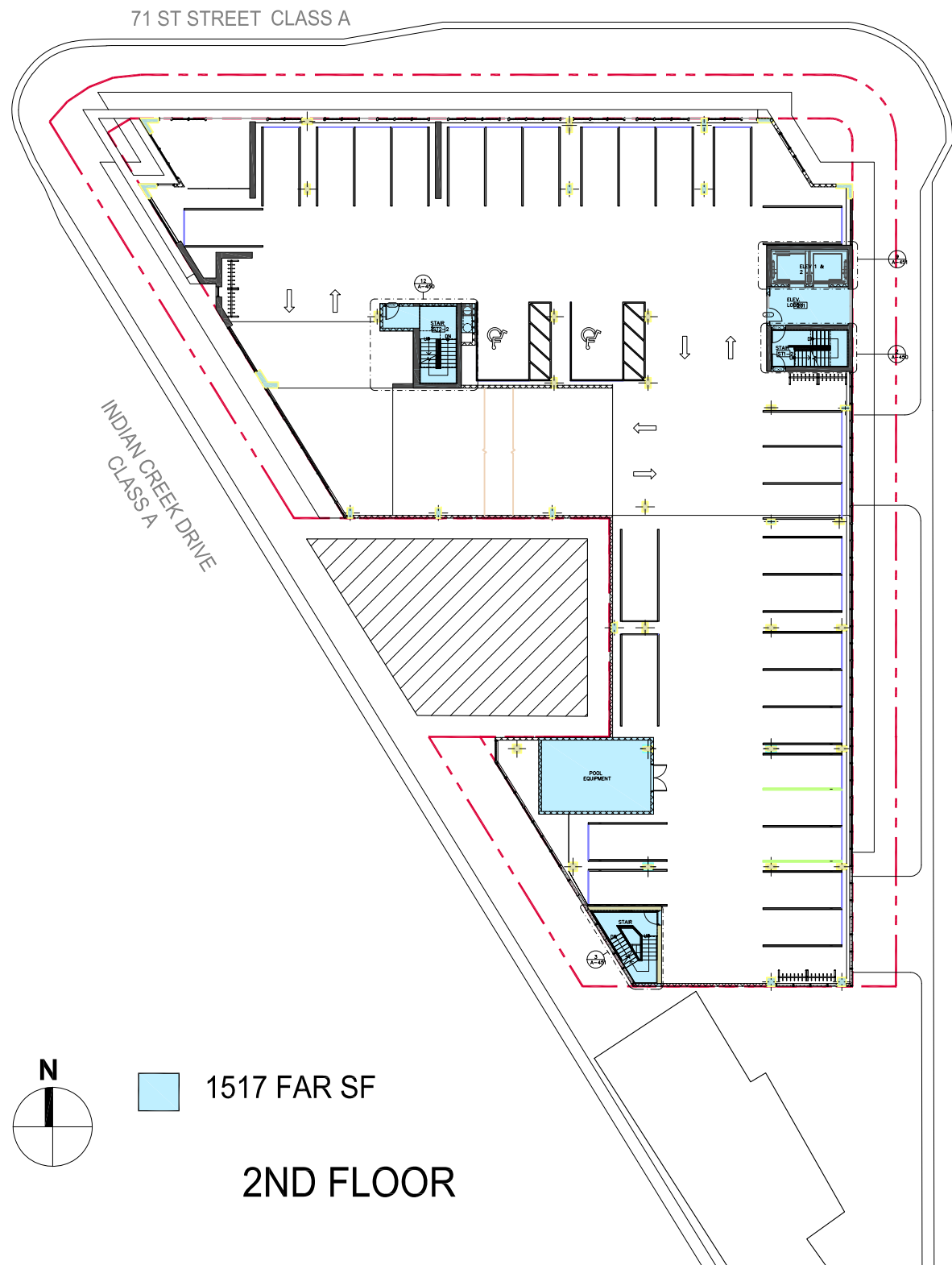
SUMMARY SECTION DIAGRAM

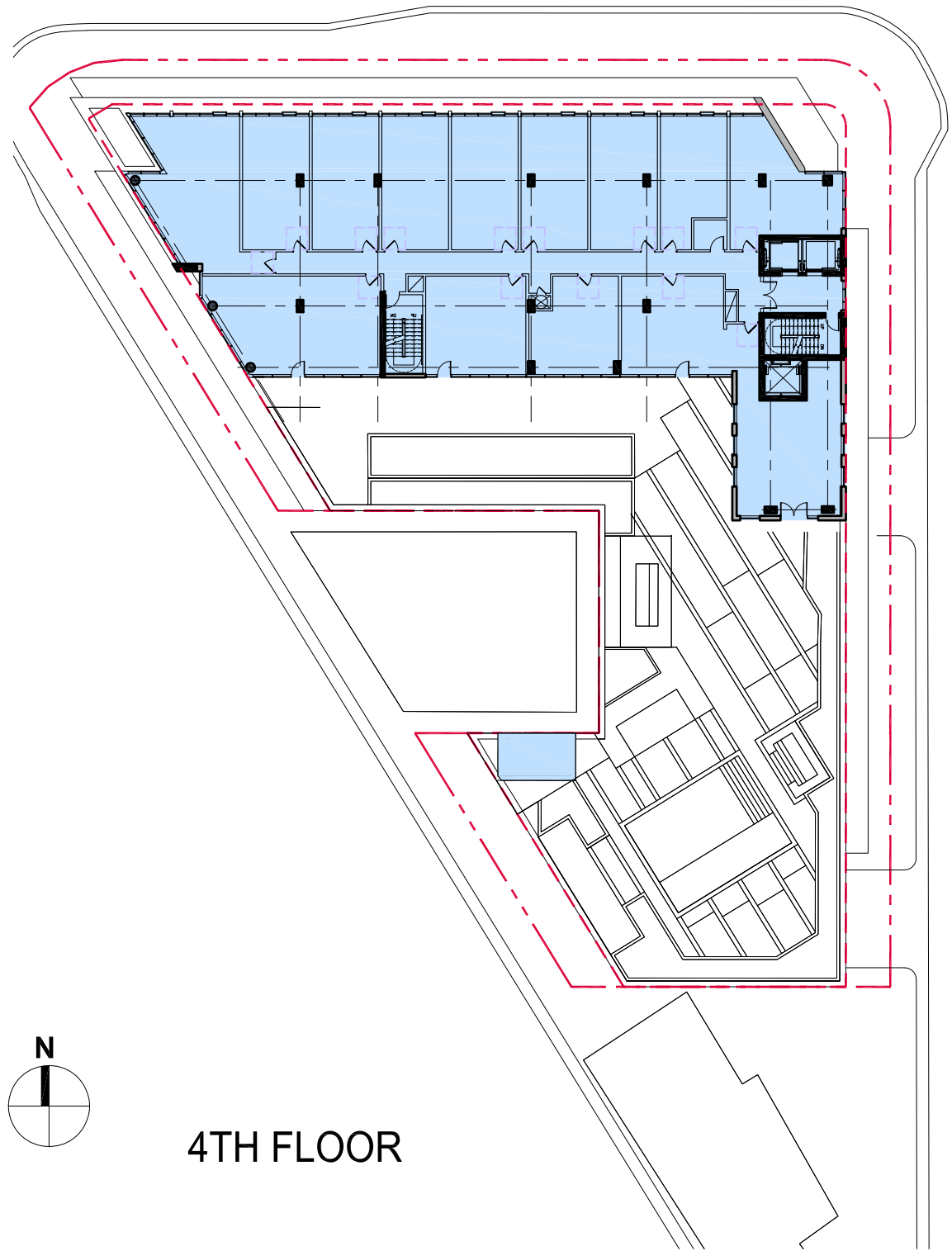


934 FAR SF
2ND FLOOR

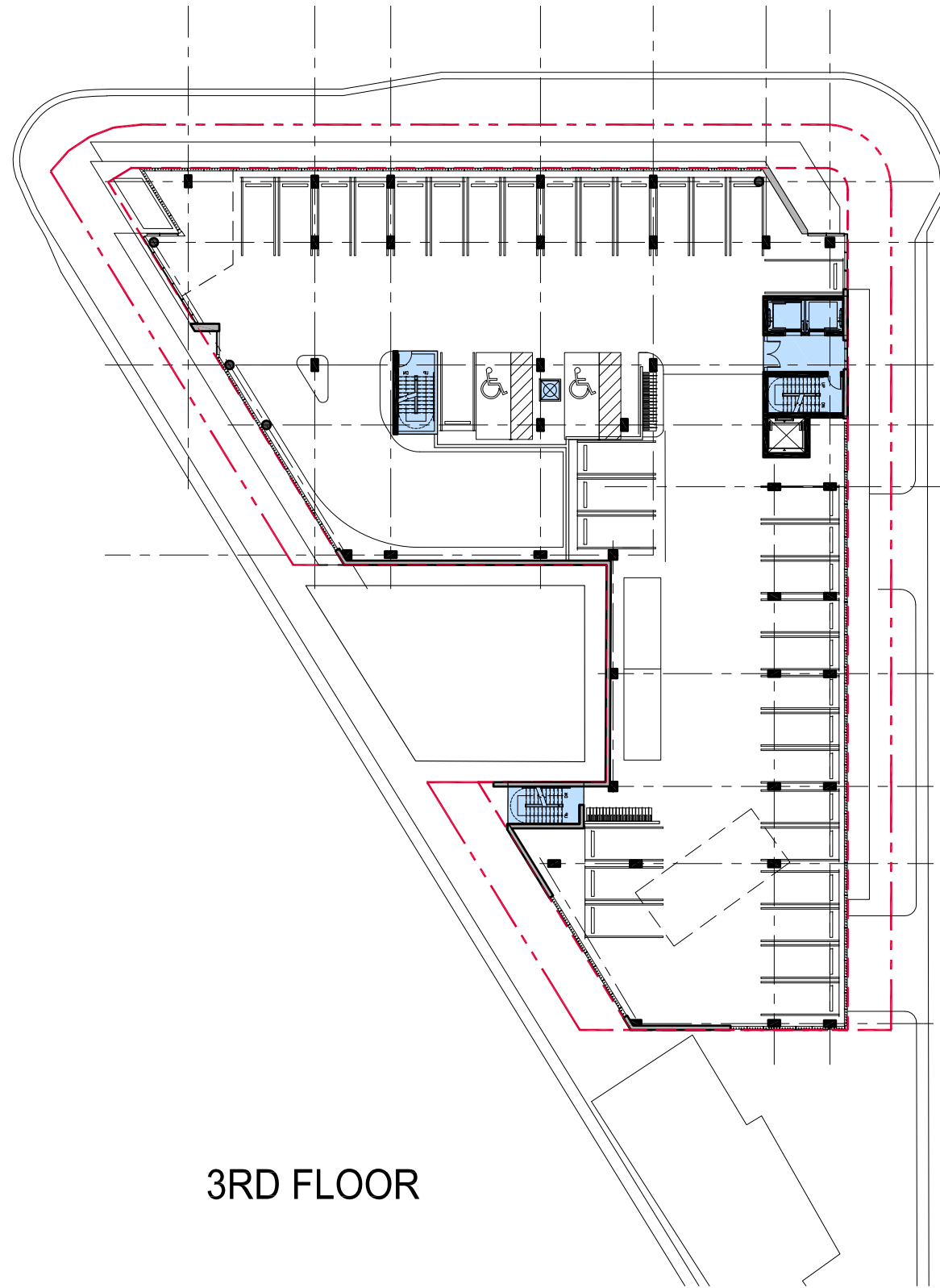


13,390 FAR SF
1ST FLOOR

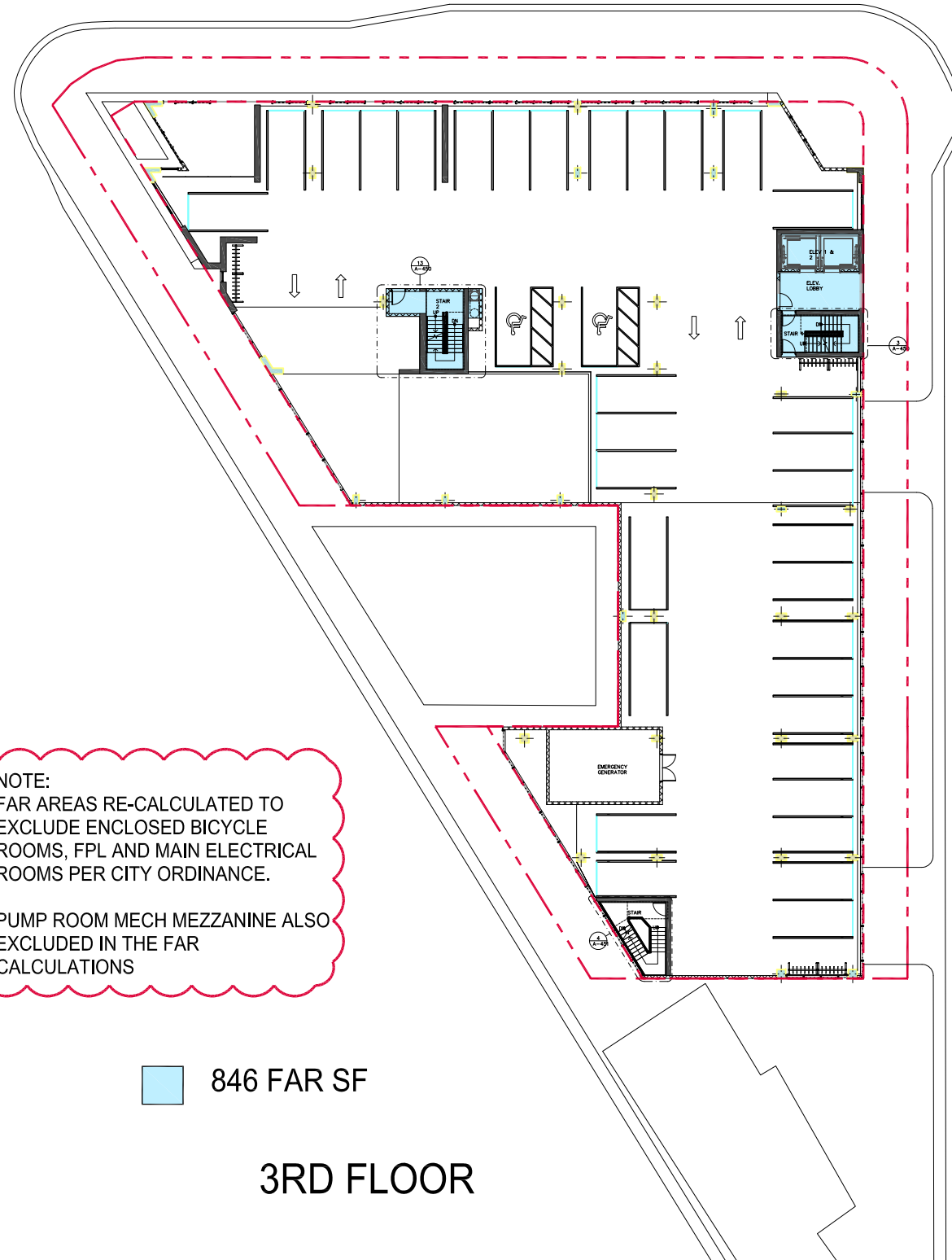
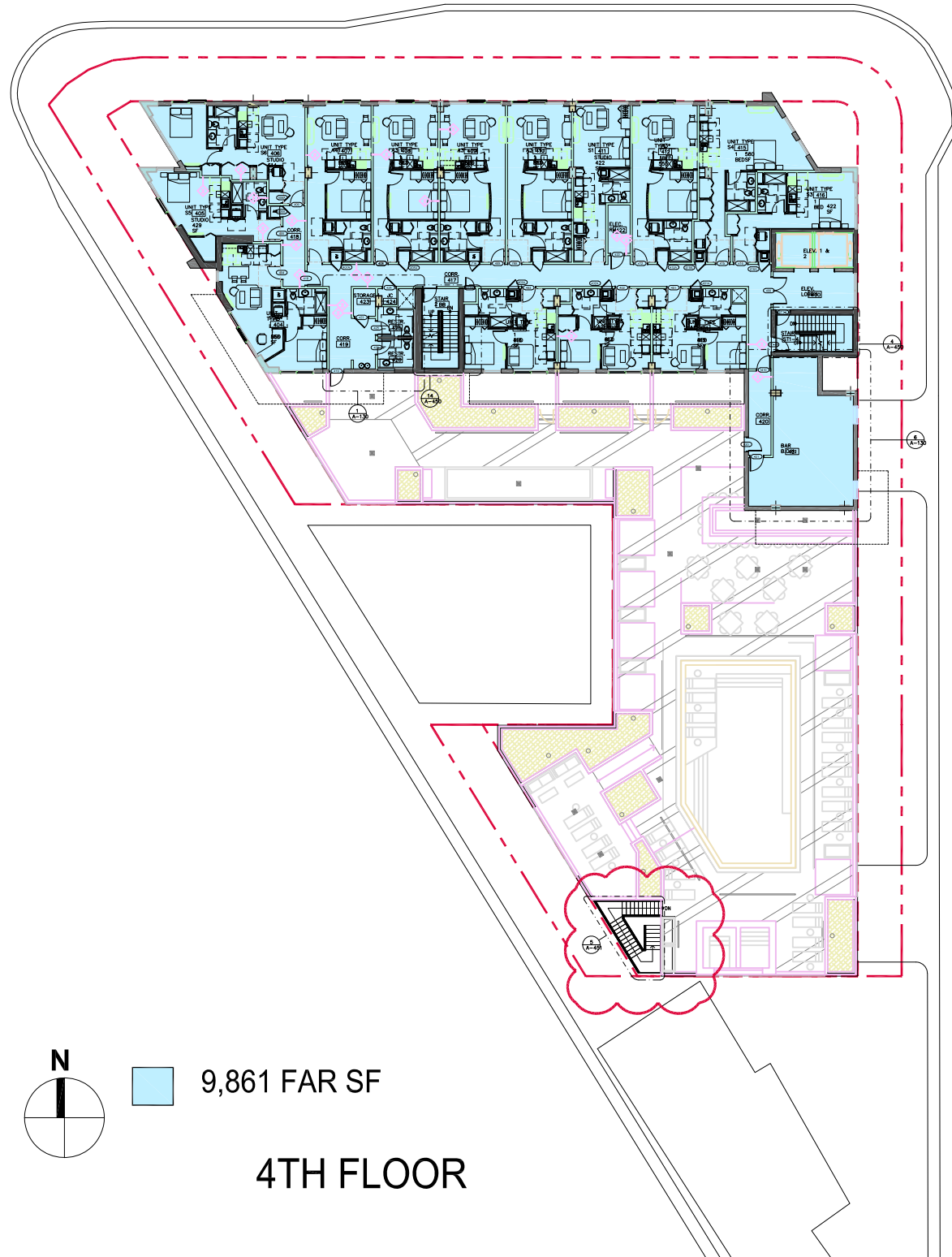


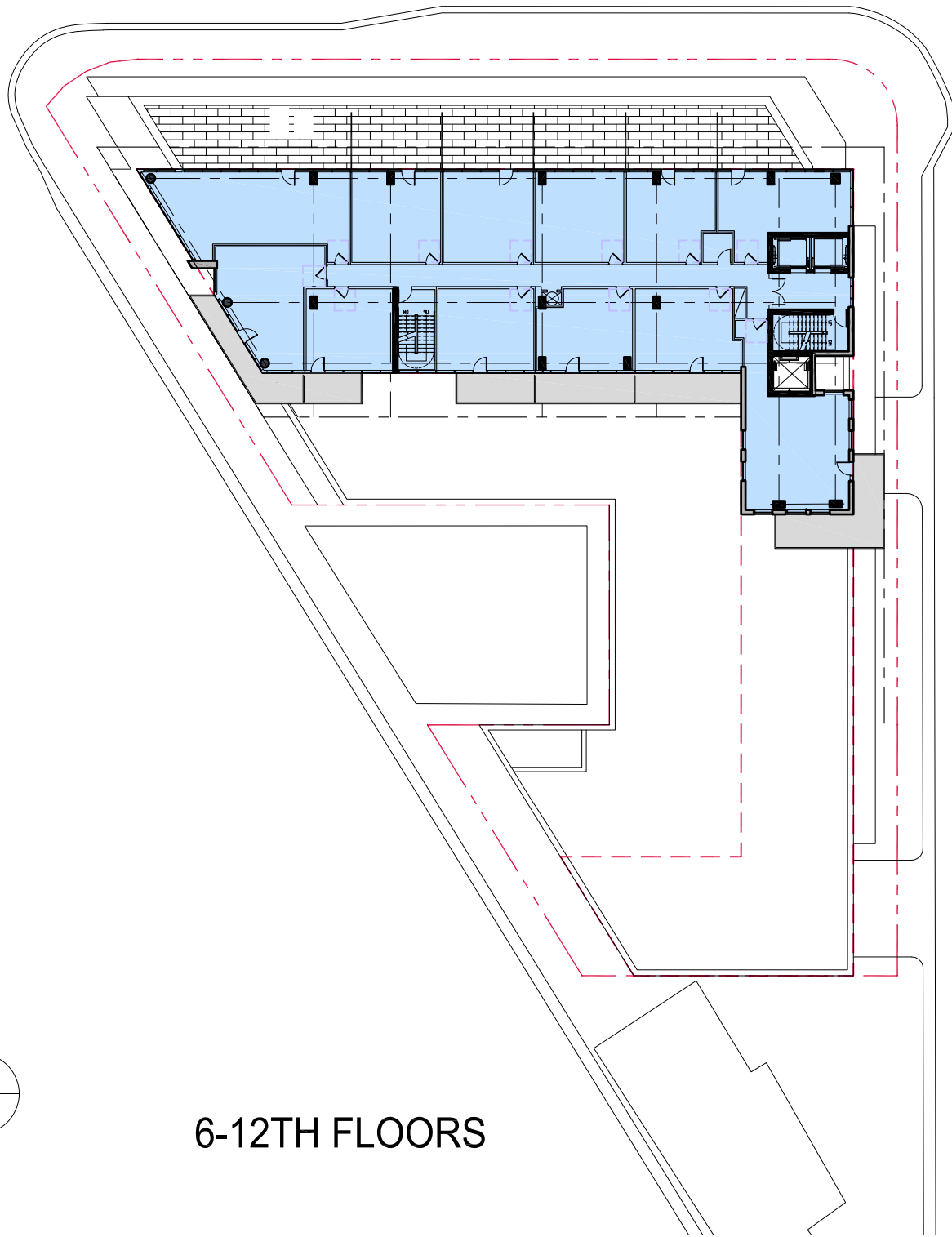


4TH FLOOR

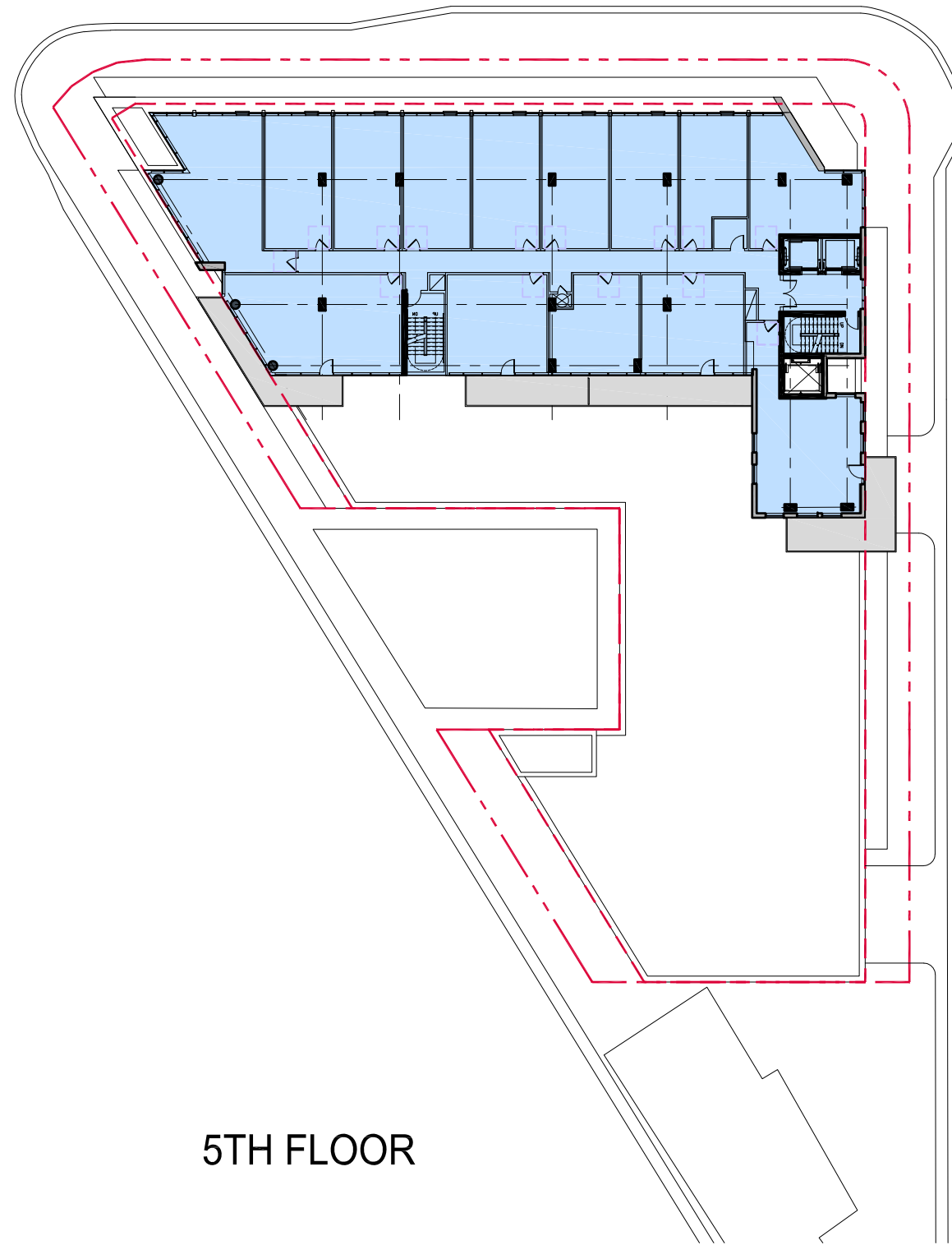


3RD FLOOR

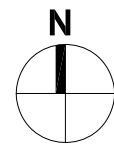




6-12TH FLOORS

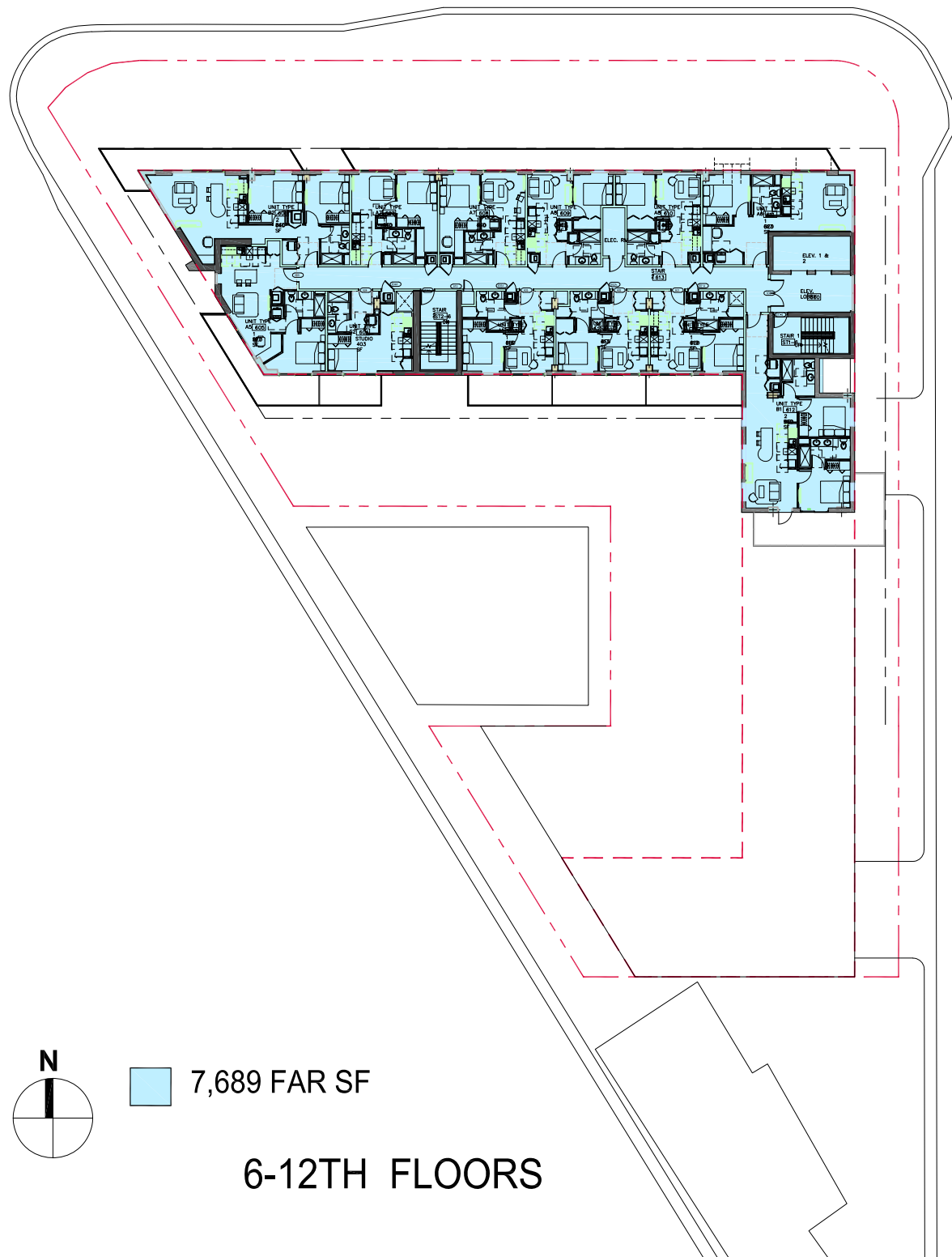


5TH FLOOR



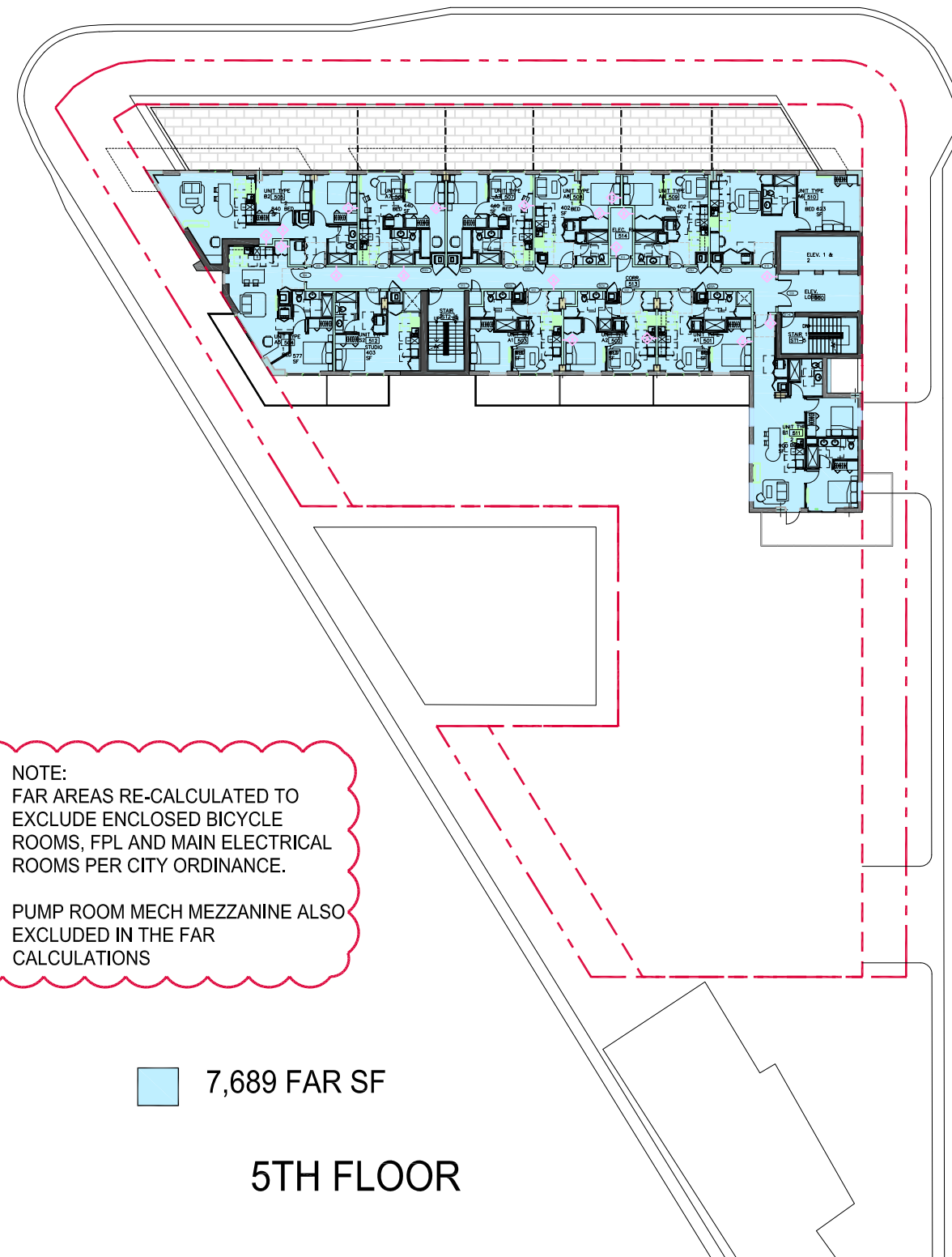
71st Street and Indian Creek Drive

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7,689 FAR SF

6-12TH FLOORS

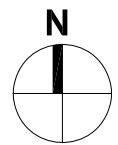
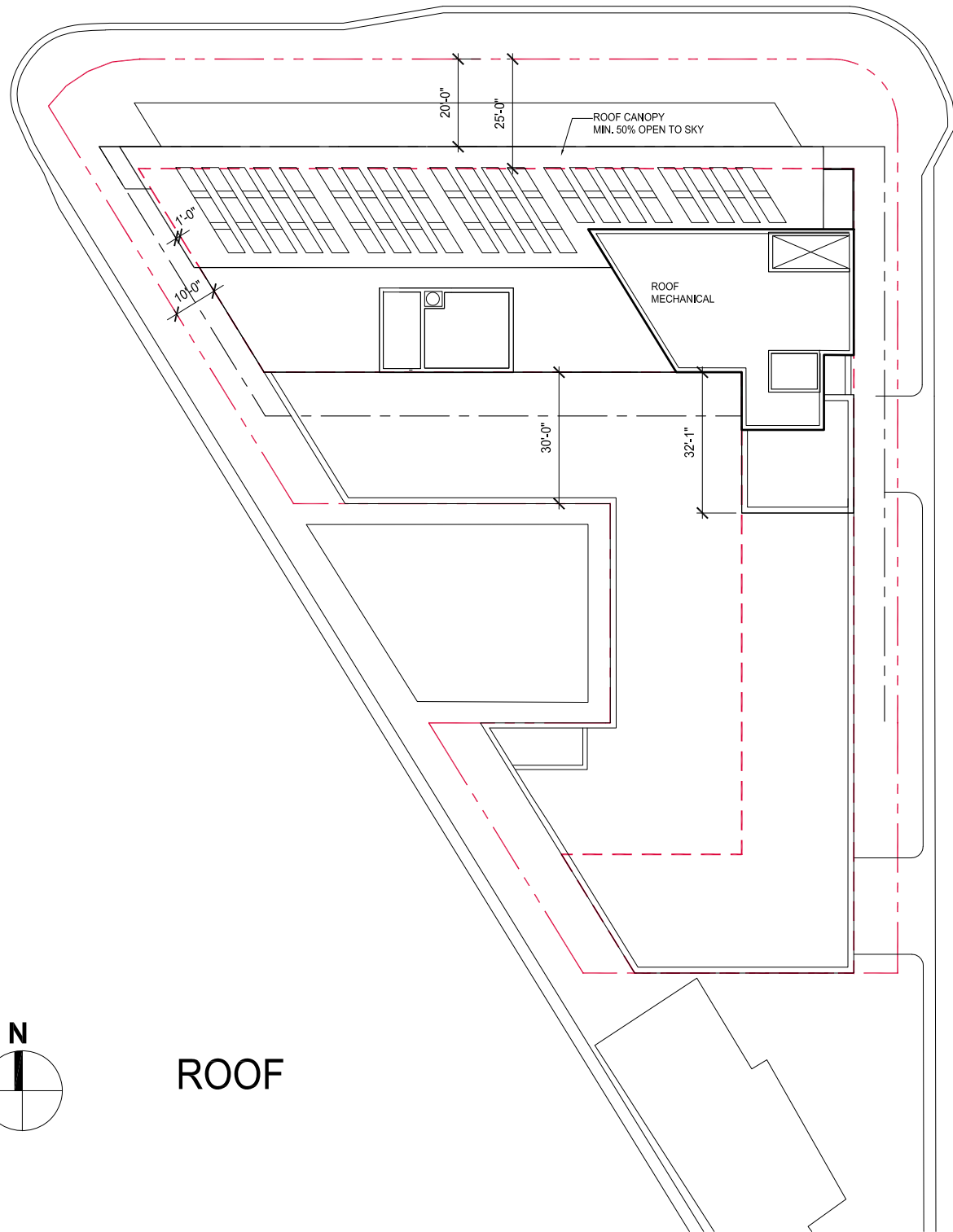


7,689 FAR SF

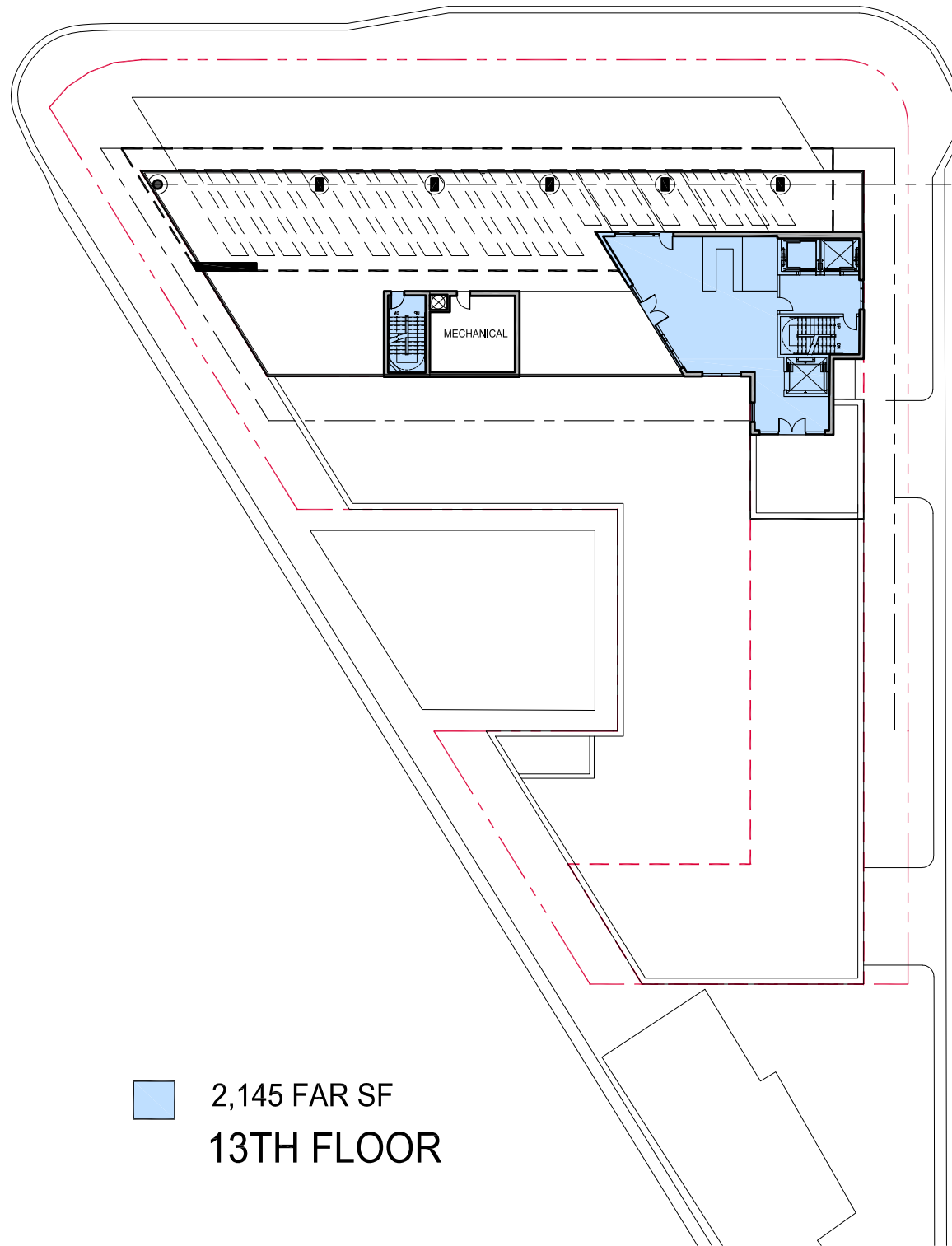
5TH FLOOR

NOTE:
 FAR AREAS RE-CALCULATED TO
 EXCLUDE ENCLOSED BICYCLE
 ROOMS, FPL AND MAIN ELECTRICAL
 ROOMS PER CITY ORDINANCE.

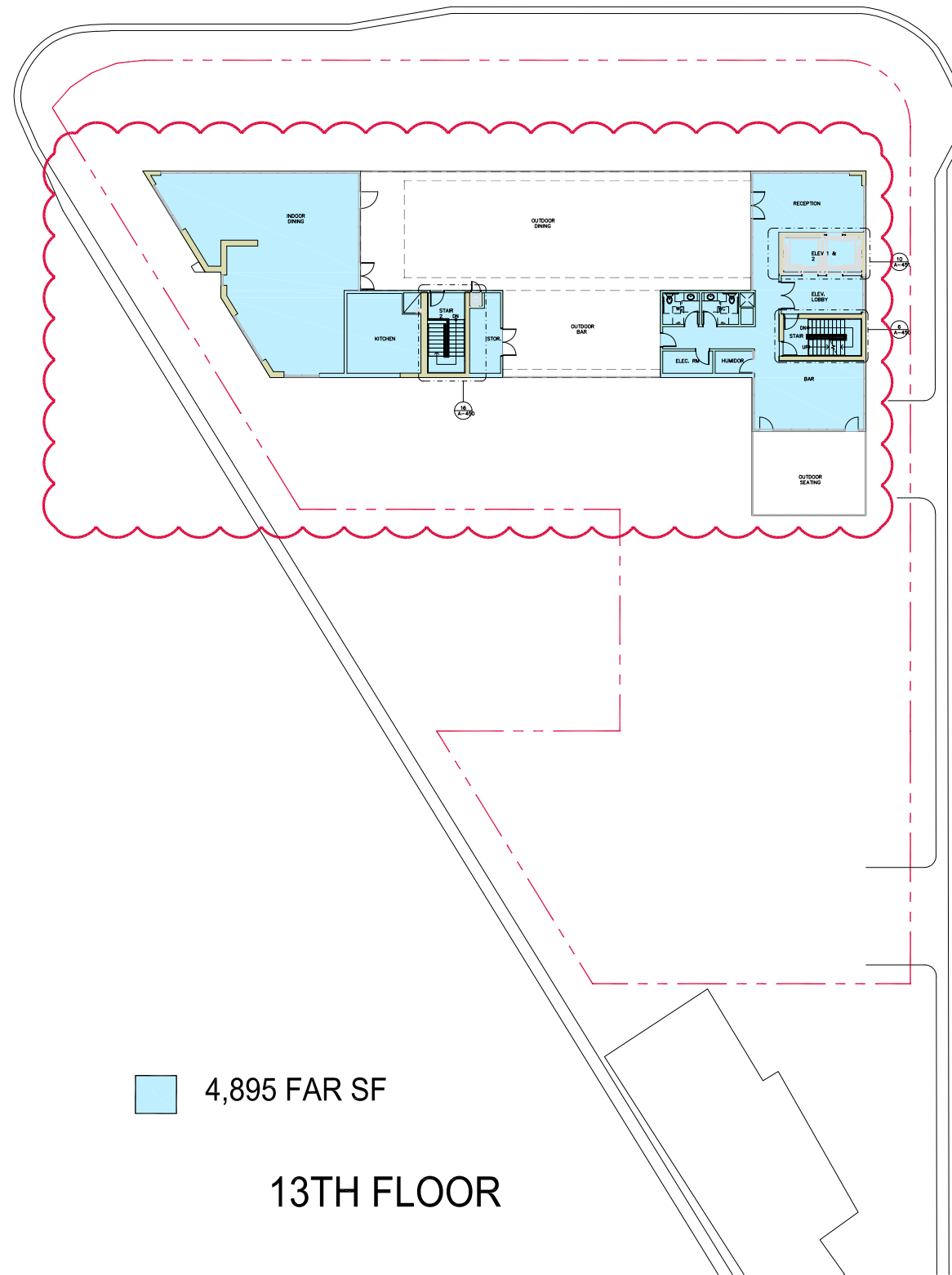
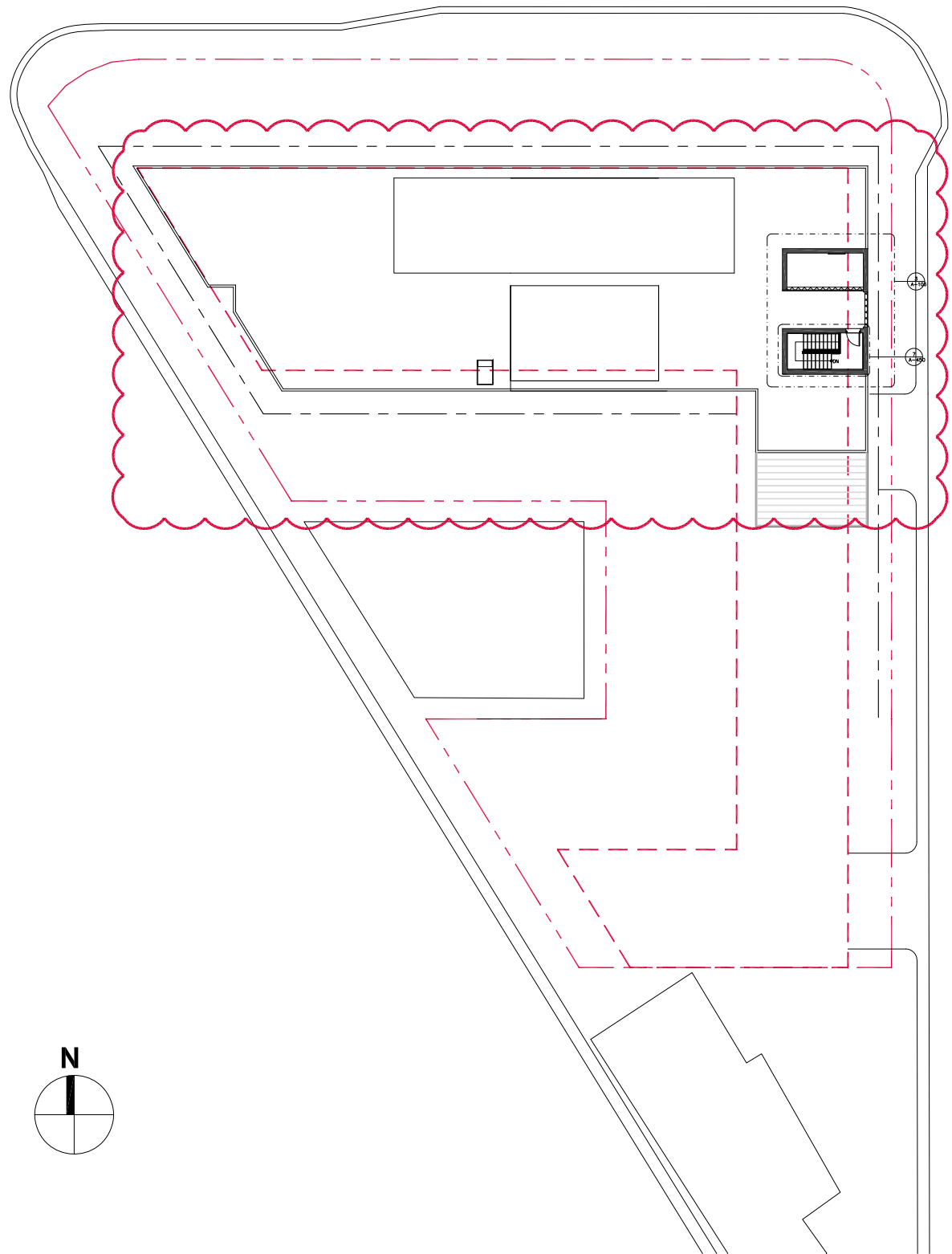
 PUMP ROOM MECH MEZZANINE ALSO
 EXCLUDED IN THE FAR
 CALCULATIONS



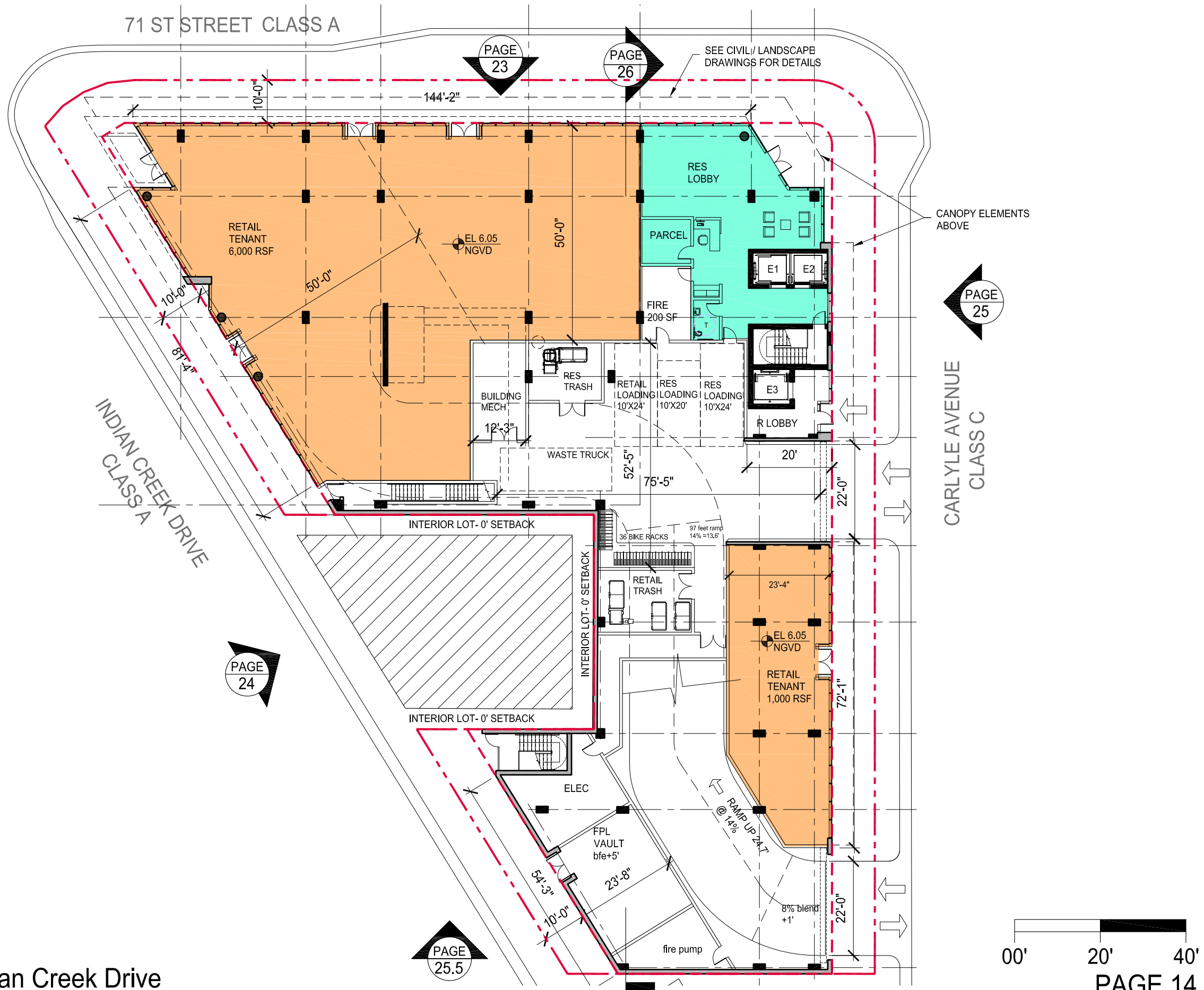
ROOF



2,145 FAR SF
13TH FLOOR



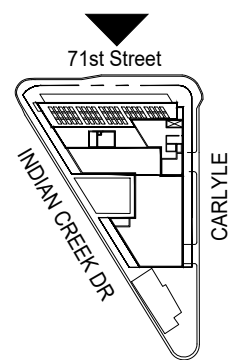
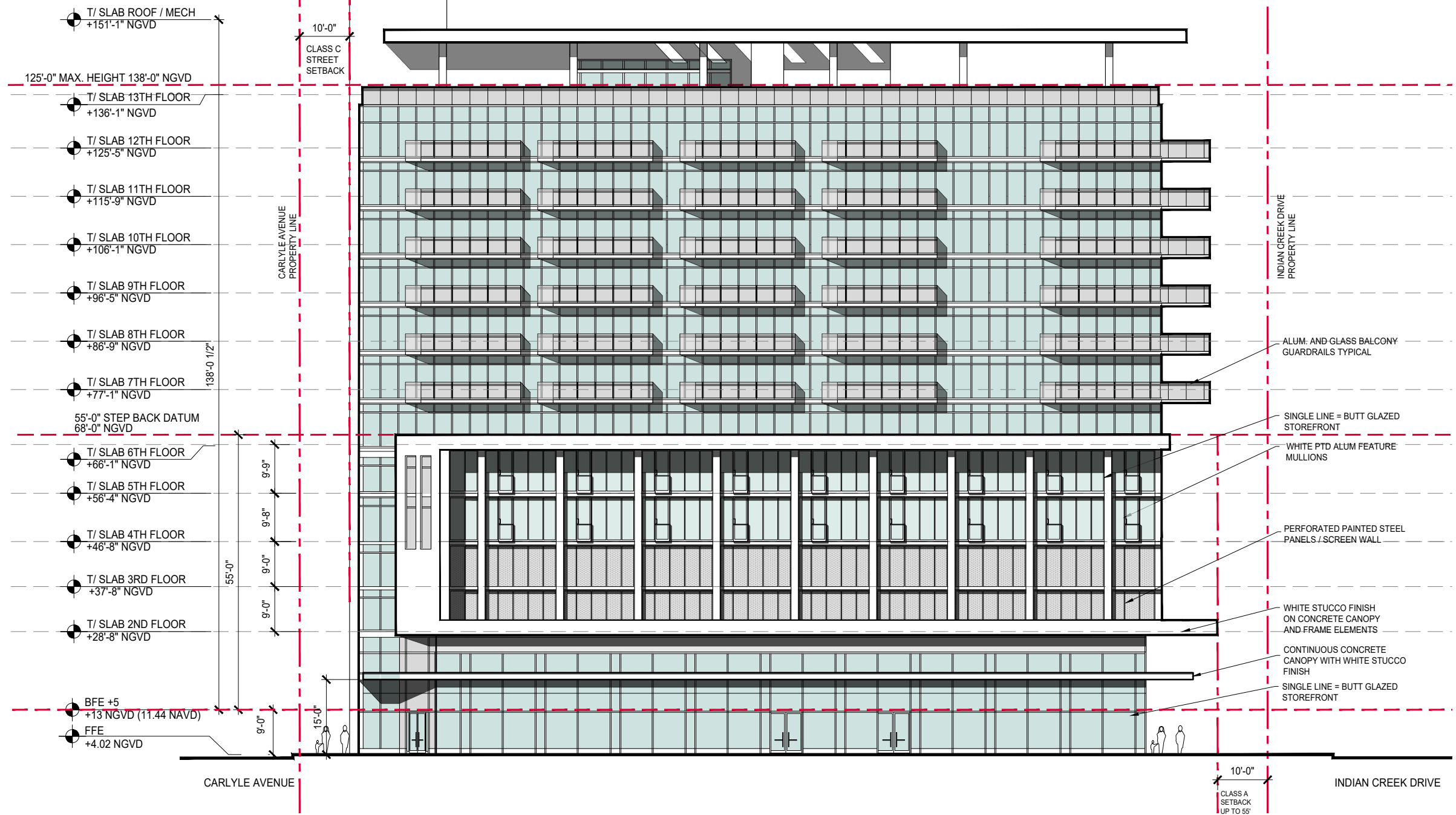
13TH FLOOR



71st Street and Indian Creek Drive

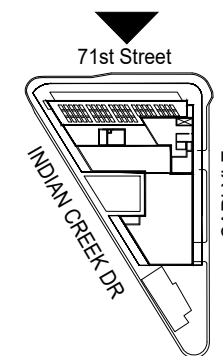
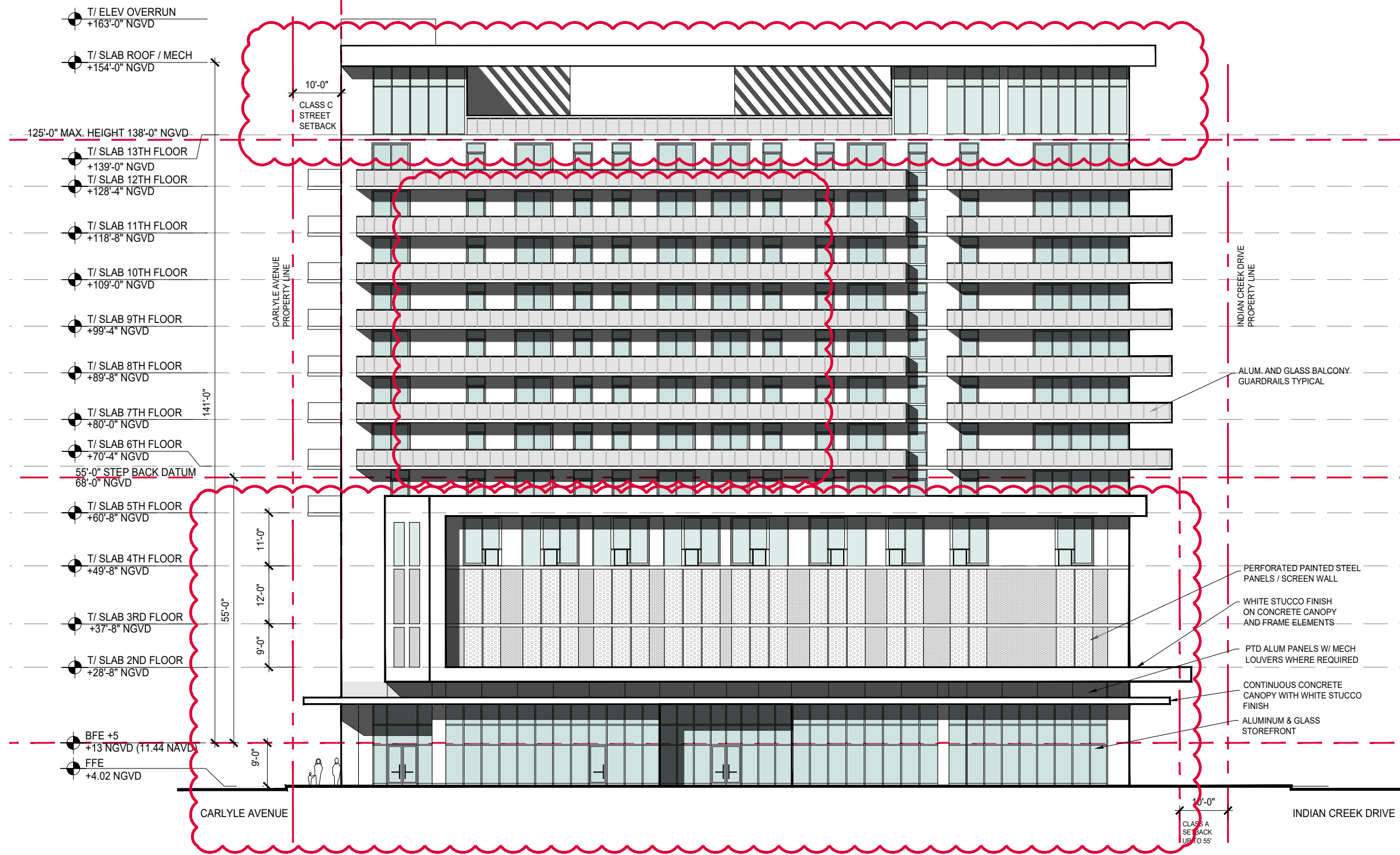


71st Street and Indian Creek Drive



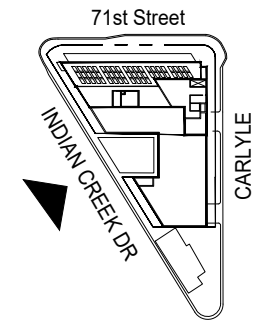
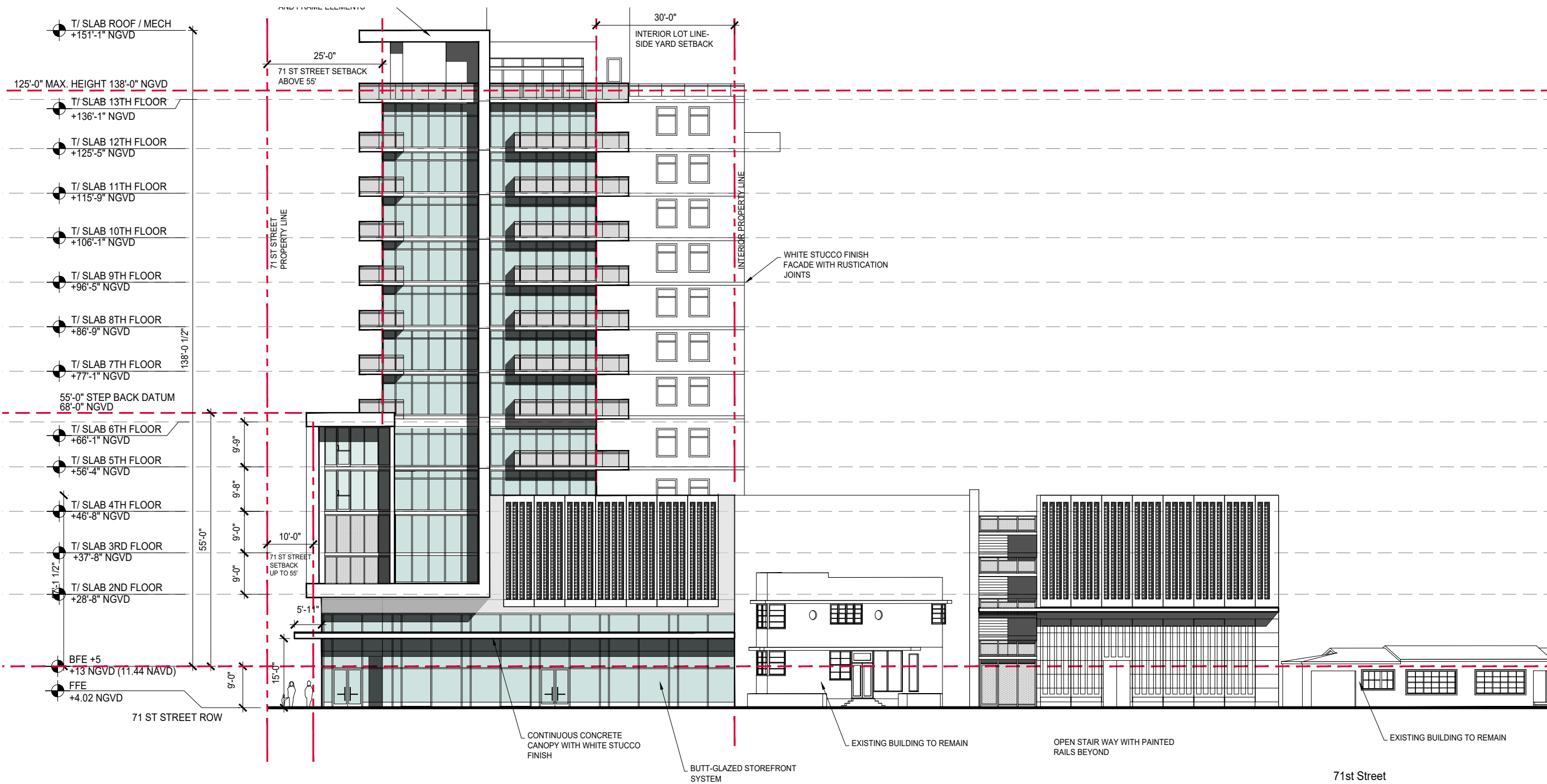
71st Street and Indian Creek Drive

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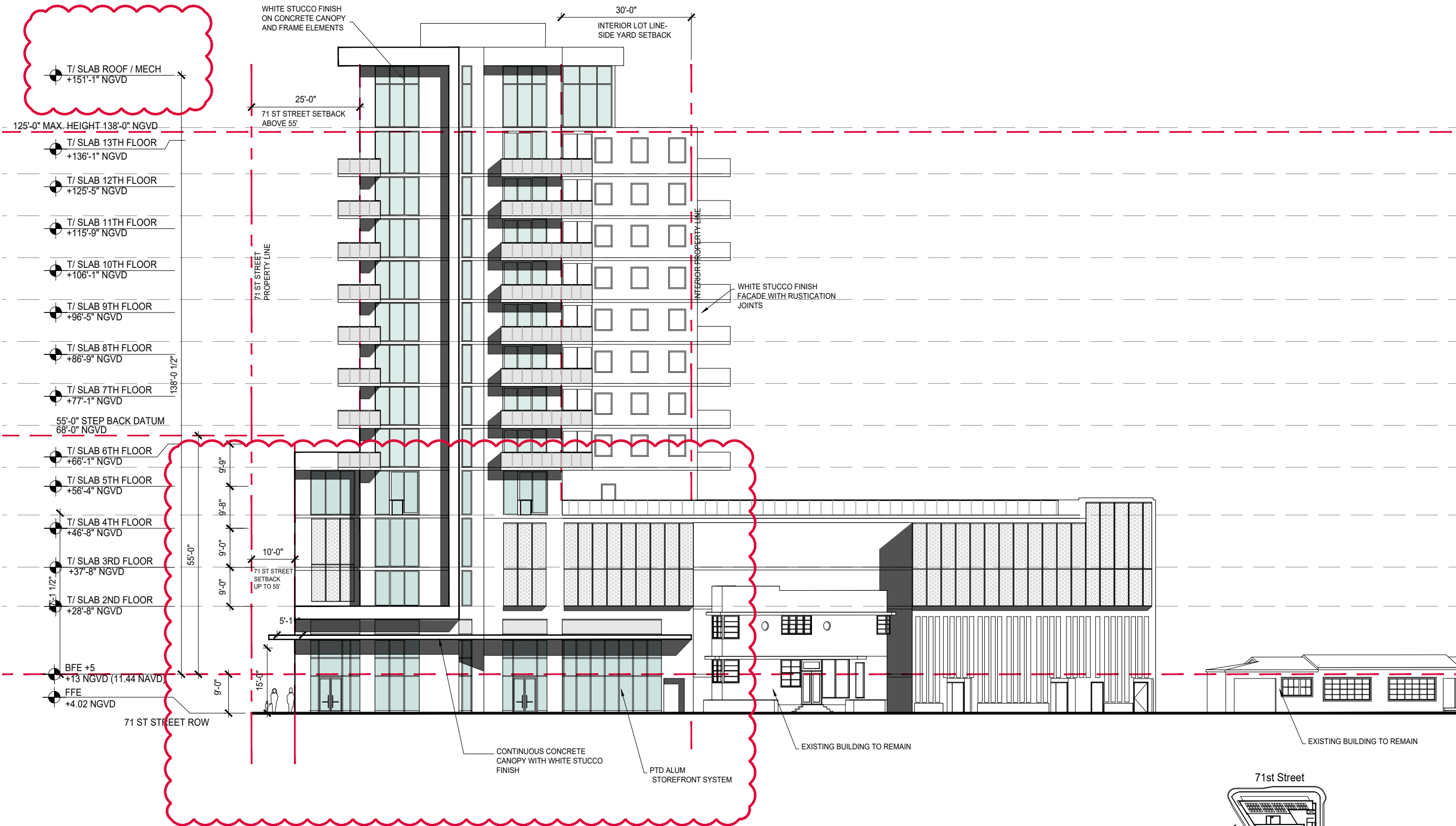
71st Street and Indian Creek Drive

PAGE 23

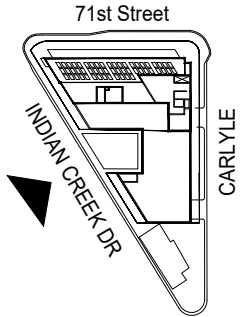


71st Street and Indian Creek Drive

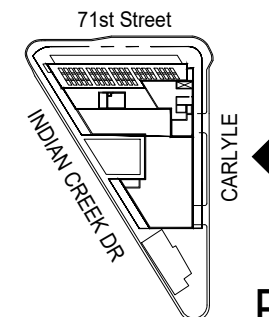
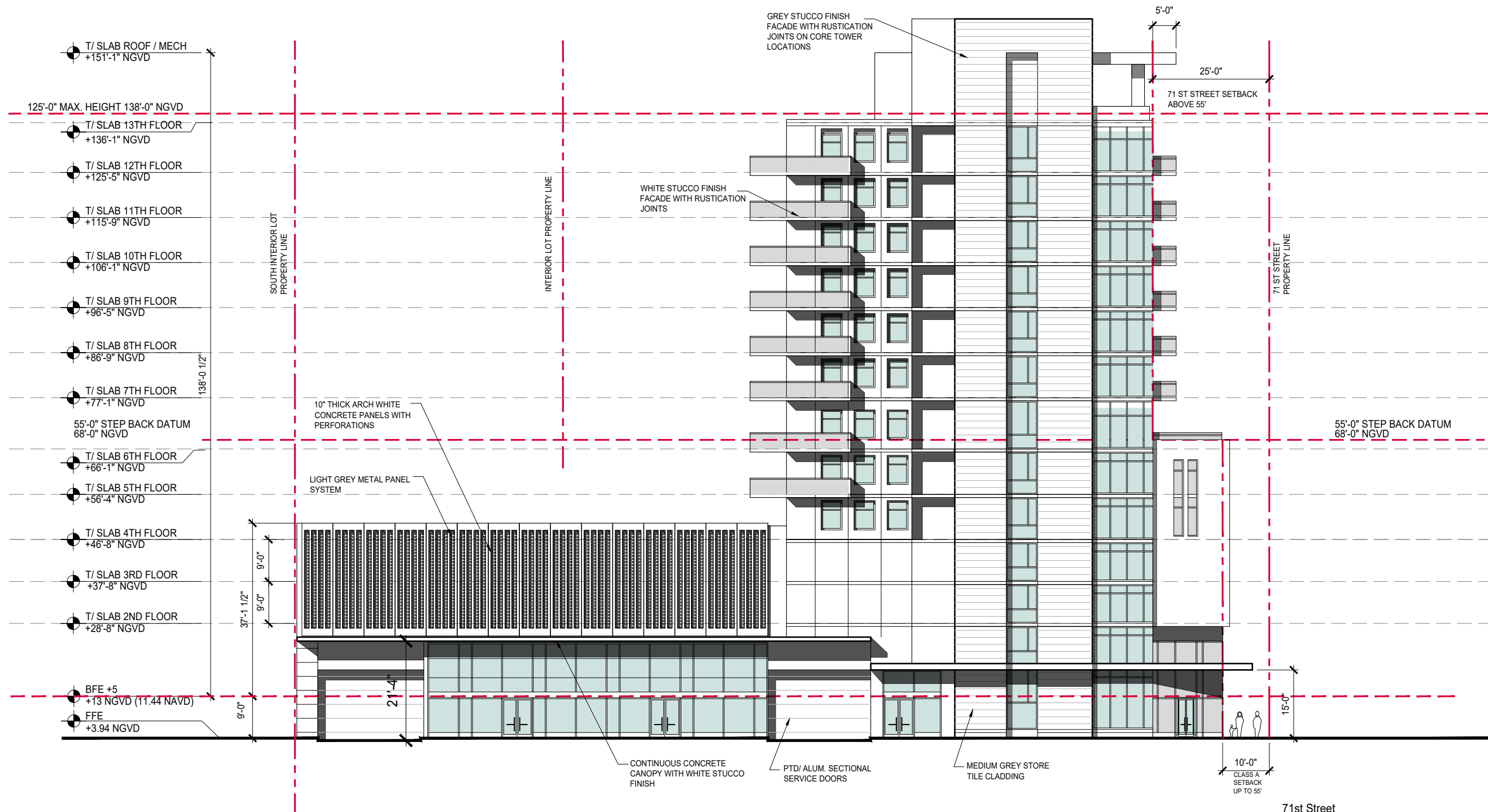
PAGE 24



71st Street and Indian Creek Drive

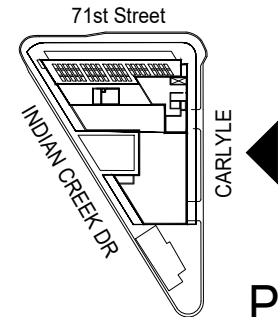
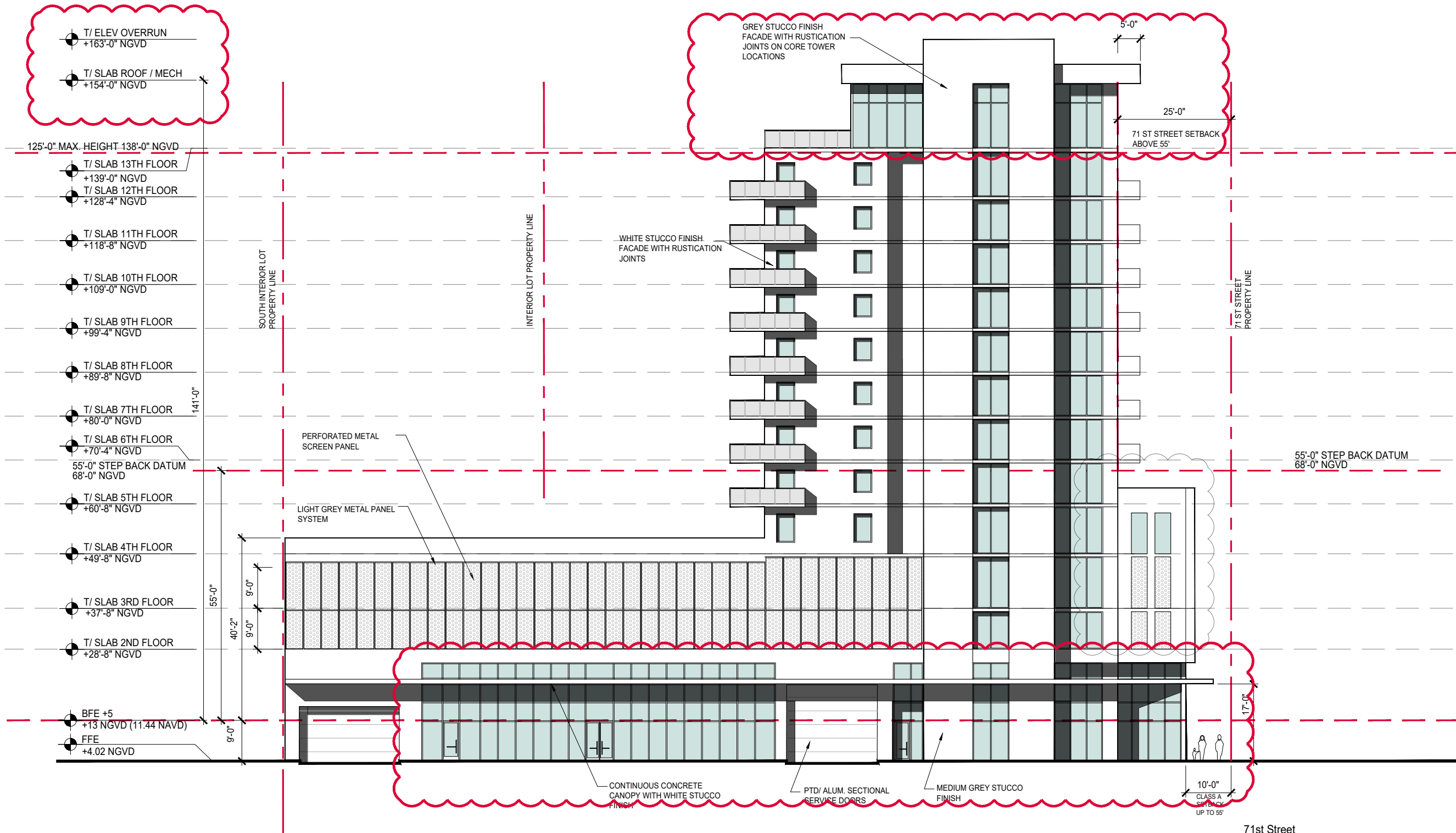


PAGE 24



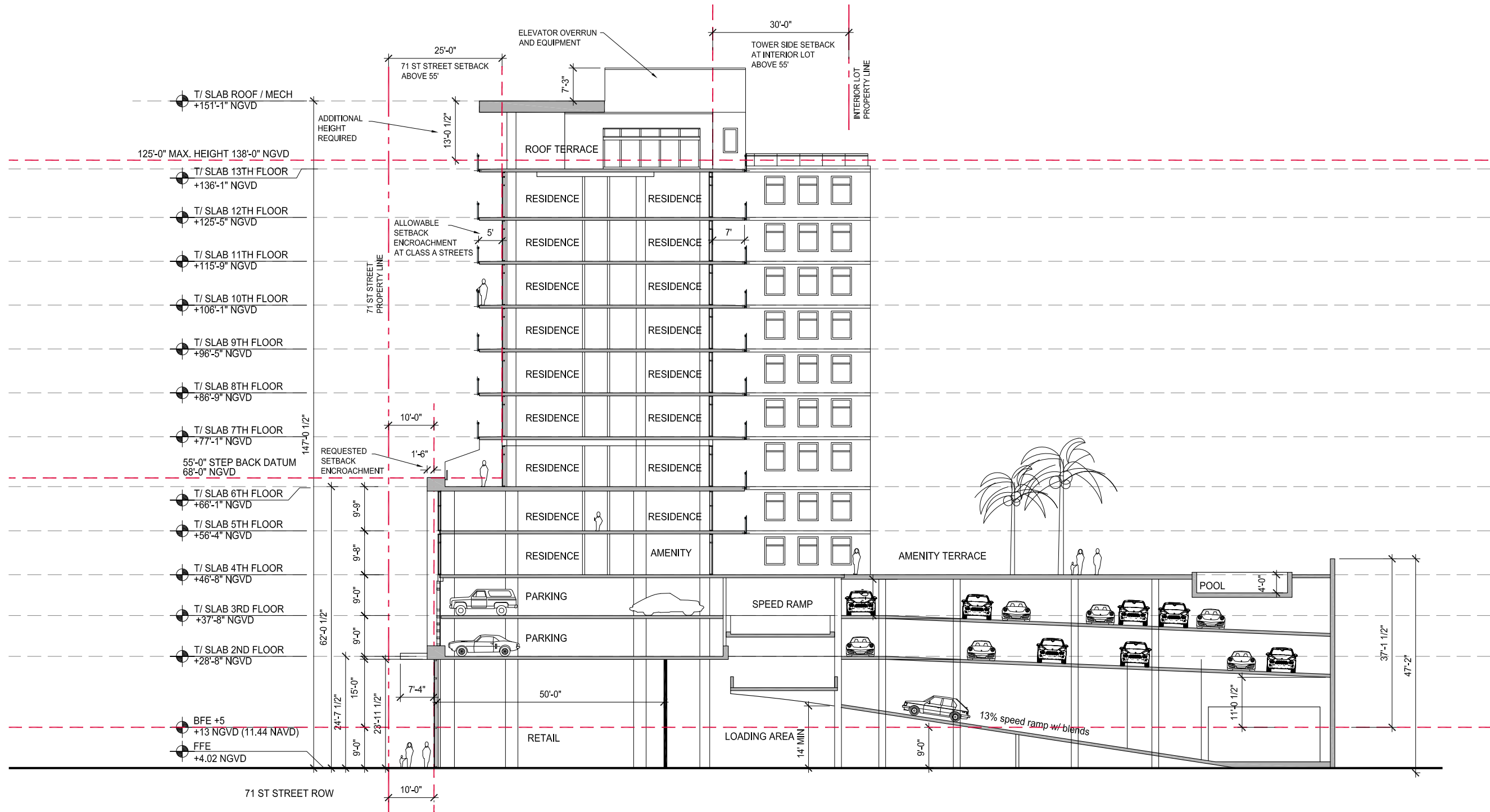
71st Street and Indian Creek Drive

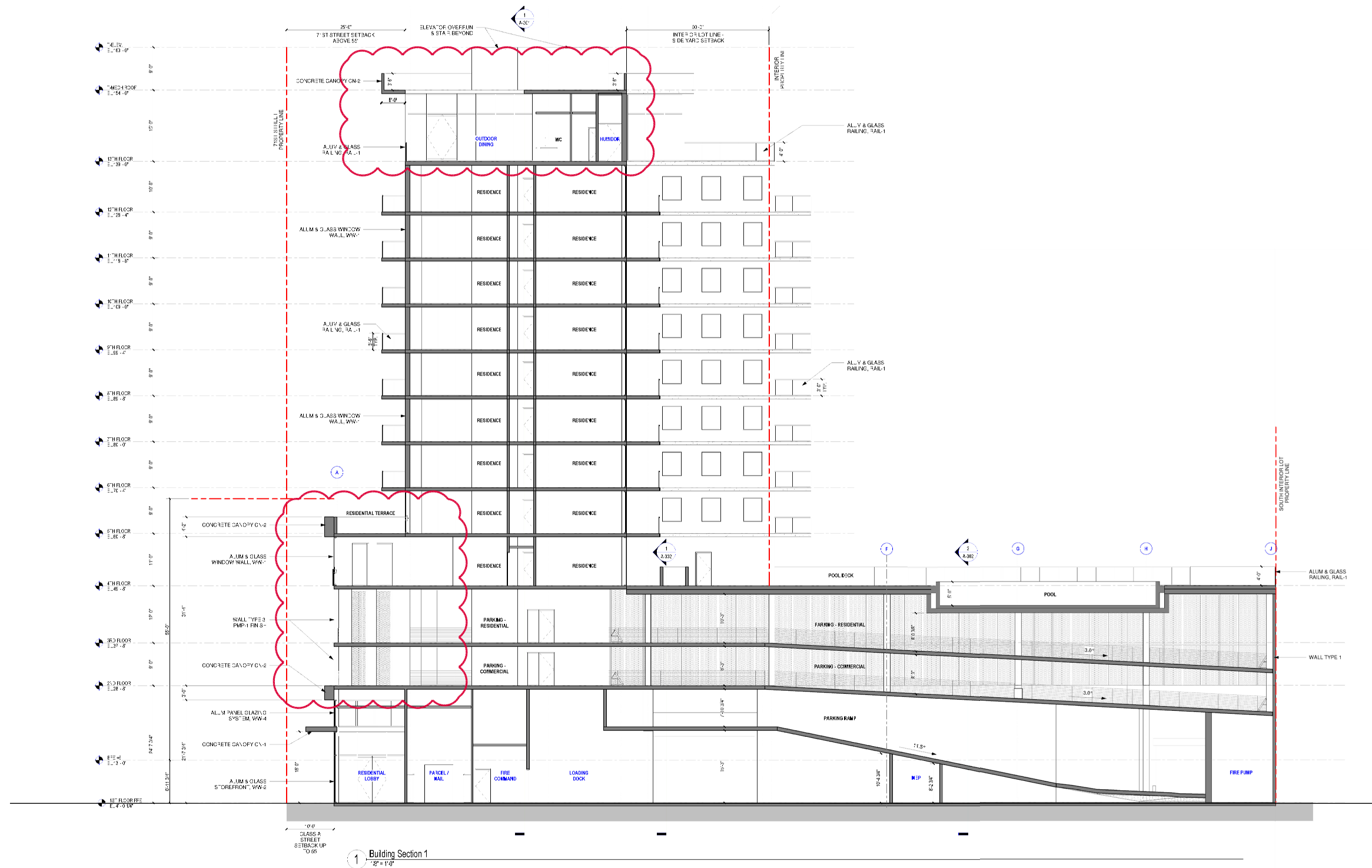
PAGE 25



71st Street and Indian Creek Drive

PAGE 25







ANODIZED ALUM & GLASS WINDOW-WALL AND BALCONY RAILS



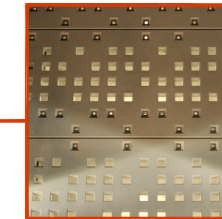
STUCCO FINISHES
WHITE



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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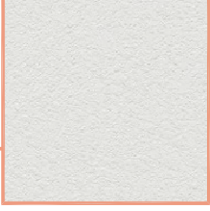


RENDERING LOOKING SOUTH EAST

ANODIZED ALUM & GLASS WINDOW-WALL AND BALCONY RAILS



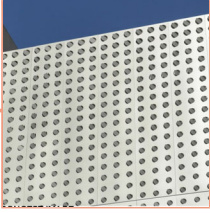
STUCCO FINISHES WHITE



MEDIUM WARM GREY



PERFORATED METAL SCREEN SYSTEM



TRANSLUCENT GLASS SCREEN WALL



ANODIZED ALUMINUM STOREFRONT SYSTEMS



71st Street and Indian Creek Drive