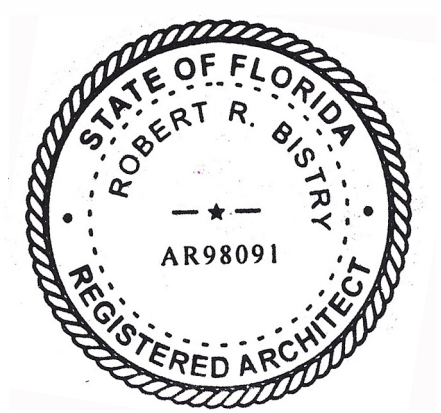


LIST OF DRAWINGS

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PAGE 4	ZONING CHECKLIST
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SP-101	SITE PLAN
EX-101	SIDEWALK EASEMENT EXHIBIT
SP-102	VEHICLE CIRCULATION PLAN
LD-101	TREE DISPOSITION PLAN
LH-101	HARDSCAPE PLAN
LP-101	LANDSCAPE PLAN
LP-102	LANDSCAPE PLAN



Town Center Gateway

71 st Street & Indian Creek Drive

DRB 21-0752 FINAL Submittal (Previously DRB 20-0505)
Due Date DECEMBER 6, 2021



NoBe Creek LLC

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

71st STREET

70' RIGHT OF WAY
(IMPROVED)



VICINITY MAP
N.T.S.

NOTE:
ORIGINAL FIELD WORK FOR 666 71ST
STREET, 6994 & 6980 CARLYLE AVENUE
COMPLETED BY TARGET SURVEYING
ON 04-17-2017, SURVEY #364634.

Flood Zone: AE
Community Number: 120651
Panel: 12086C0326
Suffix: L
Base Flood Elevation: 8 (NGVD29)
FIRM Date: 9/11/2009
FIRM Effect/Rev Date: 9/11/2009

LEGEND

AVG	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
B.S.	CONCRETE BLOCK STRUCTURE
ELEV	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.T.S.	NOT TO SCALE
N&D	NAIL & DISC
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
PLAT	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
P.G.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
TAN	TANGENT
L.B.M.	TEMPORARY BENCH MARK
C	CENTERLINE
AND	AND
NUMBER	NUMBER
Δ	DELTA OR CENTRAL ANGLE
CONCRETE	CONCRETE

ORIGINATION BENCHMARK
MIAMI-DADE COUNTY
BENCHMARK "L-313-R"
N.G.V.D. ELEVATION = 11.73'

N. 554074.1016
E. 944178.0763

SUBJECT PROPERTY CONTAINS A TOTAL OF:
28,502 sq.ft. or 0.65 Acres more or less

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
KENNETH OSBORNE, PROFESSIONAL SURVEYOR AND MAPPER #6415

LEGAL DESCRIPTION

LOT 4 AND A PORTION OF LOT 5, IN BLOCK 15 OF NORMANDY BEACH SOUTH, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A POINT ON THE WEST LINE OF CARLYLE AVENUE, SAID POINT BEING 7.0 FEET SOUTH OF THE SOUTHEAST CORNER OF SAID LOT 4, THENCE RUN WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 4, 60.7 FEET TO A POINT; THENCE RUN SOUTHWEST 27.0 FEET TO A POINT ON THE EASTERLY LINE OF ALBACORE DRIVE (NOW INDIAN CREEK DRIVE) SAID LAST MENTIONED POINT BEING 10 FEET SOUTH OF THE SOUTH LINE OF SAID LOT 4; THENCE RUNNING NORTHWESTERLY ALONG THE EASTERLY LINE OF ALBACORE DRIVE (NOW INDIAN CREEK DRIVE) 70.56 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID BLOCK; THENCE RUNNING EAST ALONG THE NORTH LINE OF SAID LOT 4, 124.5 FEET TO THE WEST LINE OF CARLYLE AVENUE; THENCE RUNNING SOUTH ALONG THE WEST LINE OF CARLYLE AVENUE 57.0 FEET TO THE POINT OF BEGINNING, LESS THE FOLLOWING DESCRIBED STREET DESIGNATION AS RECORDED IN DEED BOOK 3475, PAGE 510, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TO-WIT: THAT PORTION OF LOTS 4 AND 5, IN BLOCK 15 OF NORMANDY BEACH SOUTH, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BOUNDED AS FOLLOWS:
BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF SAID LOT 4, BOUNDED ON THE WEST BY THE EASTERLY LINE OF INDIAN CREEK DRIVE, BOUNDED ON THE EAST BY A LINE PARALLEL TO SAID EASTERLY LINE OF INDIAN CREEK DRIVE AND 15 FEET EASTERLY THEREFROM; SAID 15 FEET BEING MEASURED AT RIGHT ANGLES TO SAID EASTERLY LINE OF INDIAN CREEK DRIVE AND BOUNDED ON THE SOUTH BY A PORTION OF A LINE DESCRIBED AS FOLLOWS:
BEGIN AT A POINT ON THE WEST LINE OF CARLYLE AVENUE, 7 FEET SOUTHERLY FROM THE SOUTHEAST CORNER OF SAID LOT 4; THENCE RUN WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 60.7 FEET TO A POINT; THENCE RUN SOUTHWESTERLY 27 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 5, SAID POINT BEING 70.56 FEET FROM THE NORTHWEST CORNER OF SAID LOT 4.
(CONTAINING: 5,097 sq.ft. or 0.12 Acres more or less)
PARCEL 1:
LOTS 1 AND 2, LESS THE EAST 80 FEET THEREOF, BLOCK 15, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(CONTAINING: 9,159 SQ.FT. OR 0.21 ACRES MORE OR LESS)
PARCEL 2:
THE EAST 80 FEET OF LOTS 1 AND 2, BLOCK 15, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(CONTAINING: 8,064 SQ.FT. OR 0.19 ACRES MORE OR LESS)
PARCEL 3:
LOT 3, BLOCK 15, OF NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(CONTAINING: 6,181 SQ.FT. OR 0.14 ACRES MORE OR LESS)

SYMBOL LEGEND

[E]	= ELECTRIC BOX
[T]	= TRAFFIC SIGNAL BOX
[P]	= POLE
[P+CAM]	= POLE WITH CAMERA
[W]	= WATER METER
[U]	= UTILITY POLE
[V]	= WATER VALVE
[F]	= FIRE HYDRANT
[S]	= STREET LIGHT SIGNAL BOX

CERTIFICATIONS:
THE SCHOOL BOARD OF
MIAMI-DADE COUNTY, FLORIDA
WALTER J. HARVEY, SCHOOL BOARD ATTORNEY
AND HIS SUCCESSORS IN OFFICE

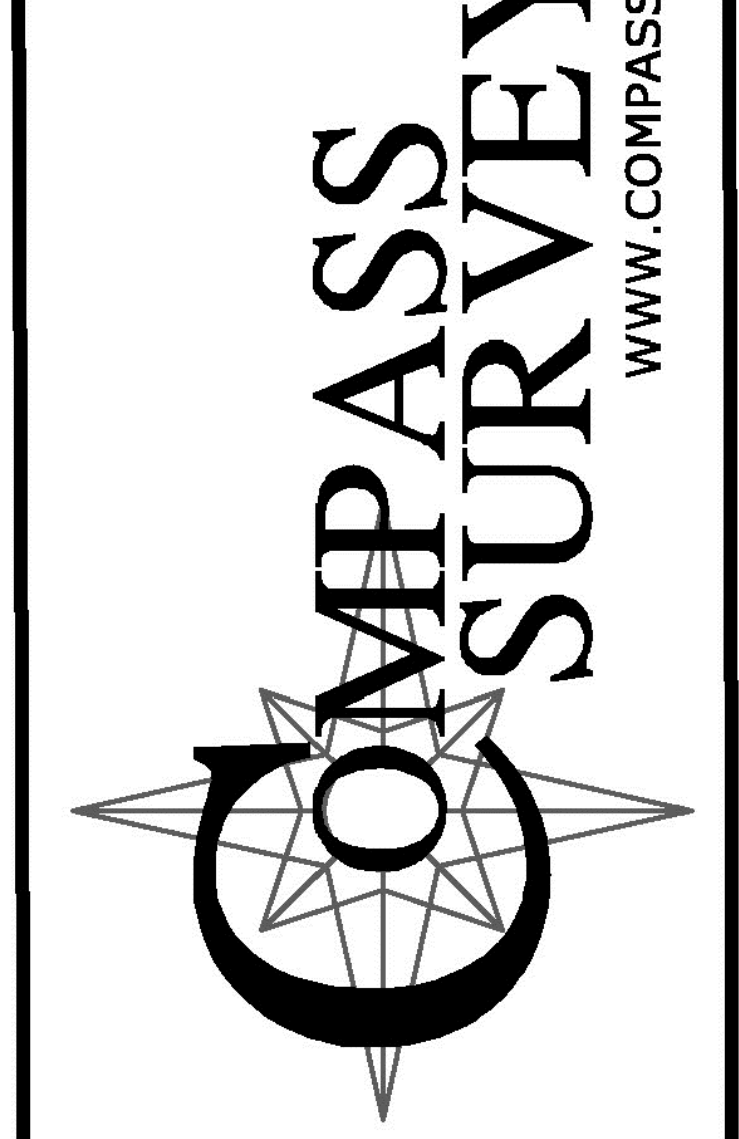
- REVISIONS:
1. ADD TOPO & TREES: 01-30-2020
 2. UPDATE PARKING STRIPES AND RE-CHECK ELEVATIONS IN PARKING AREA: 02-07-2020
 3. REVISED LEGAL DESCRIPTION: 02-13-2020
 4. LOCATE ADDITIONAL PARKING & REVISED CERTIFICATIONS: 02-26-2020
 5. DIFFERENTIATE POLES WITH & WITHOUT CAMERAS: 03-04-2020
 6. STATE PLANE COORDINATES ADDED: 02-11-2021
 7. UPDATED BOUNDARY SURVEY: 11-17-2021

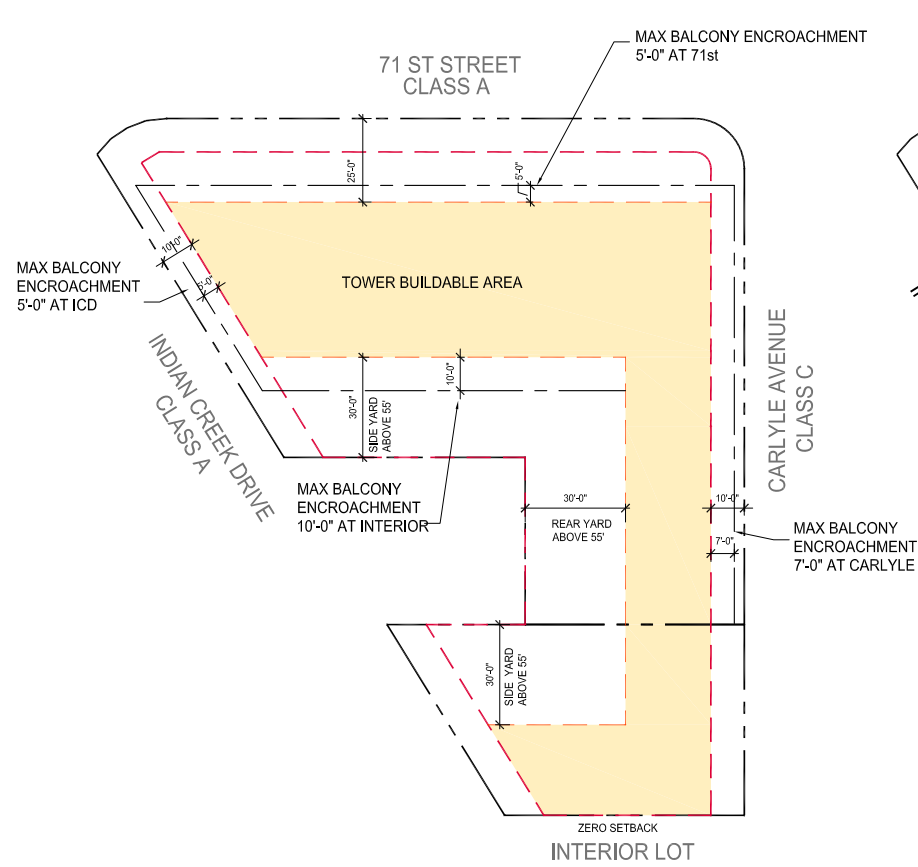
- NOTES:
1. LEGAL DESCRIPTION PROVIDE BY CLIENT.
 2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.
 3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
 4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED.
 5. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH PROPERTY LINE, HAVING AN ASSUMED BEARING OF N90°00'00"W.

BOUNDARY SURVEY OF
666 71ST STREET
6994 & 6980 CARLYLE AVENUE
6973 INDIAN CREEK DRIVE
MIAMI BEACH, FL 33141
PREPARED FOR:
TOWNCENTER GATEWAY PROJECT

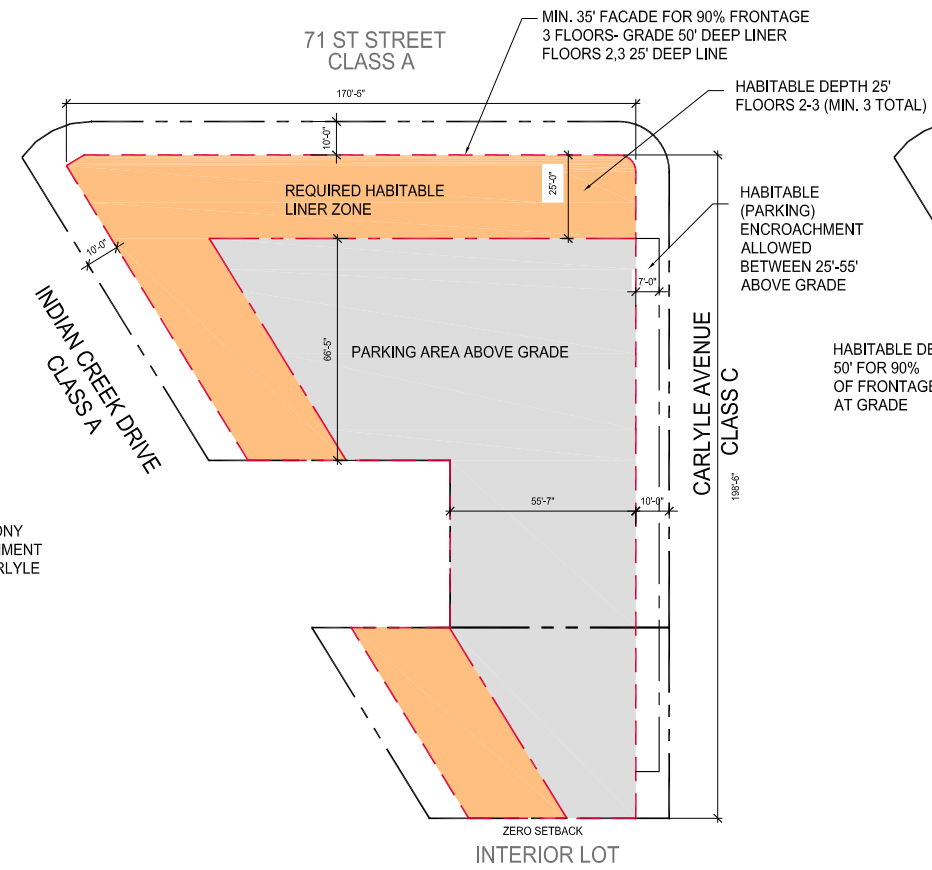
Project	Sheet
C-18592	
Date	1 of 1
01-23-2020	
Scale	1"=20'

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463

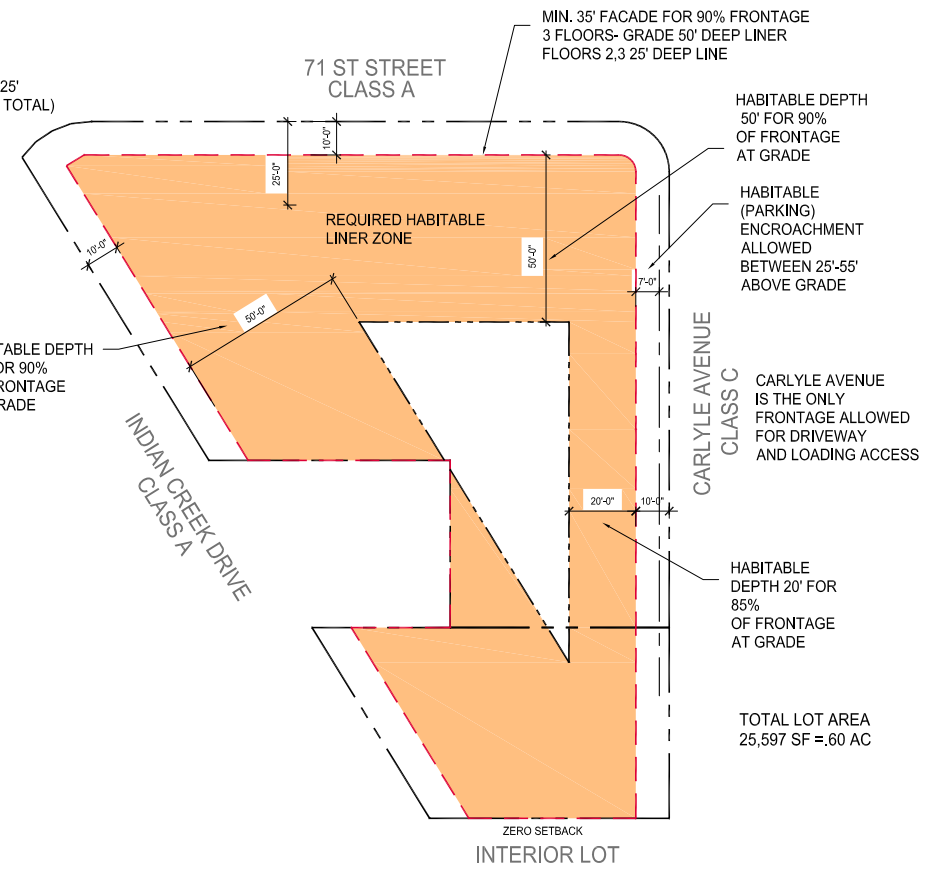




TOWER LEVELS ZONING CRITERIA
55' UP TO 125' (165' WITH PUBLIC BENEFIT)



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



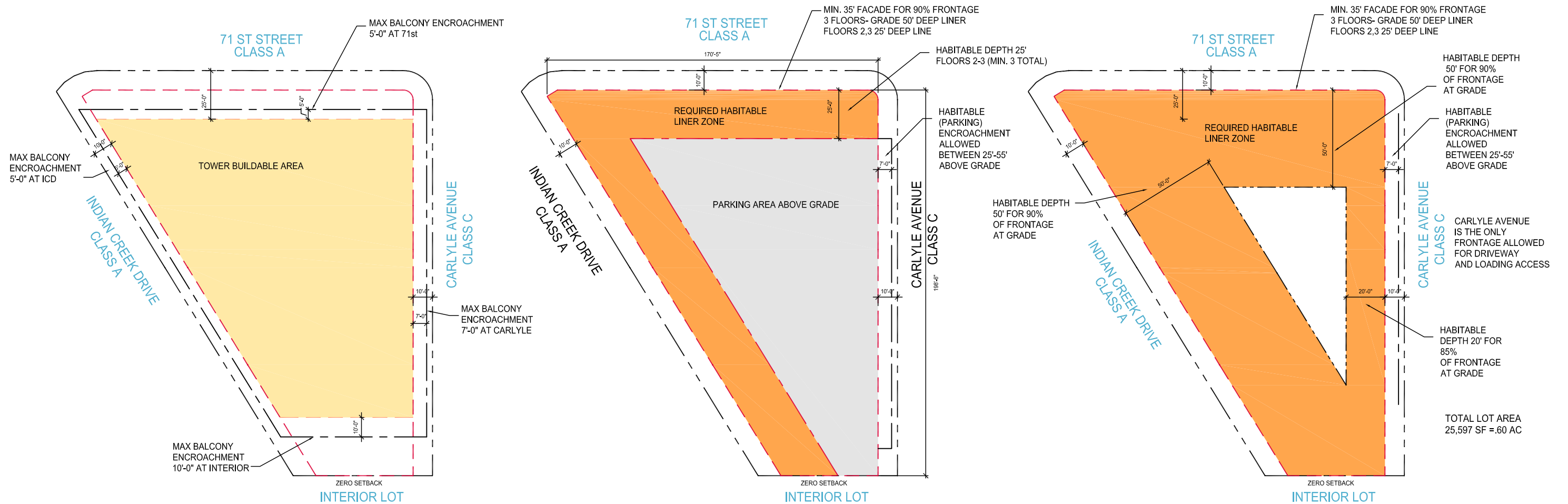
GRADE LEVEL ZONING CRITERIA

TOTAL LOT AREA
25,597 SF = .60 AC

DRB APPROVED PLAN

71st Street and Indian Creek Drive

PAGE 2



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:	Grade value in NGVD:	4.02	
e	Lot width:	Based Flood Elevation:	8.0	
f	Lot Depth:	CMB Free Board:	5	
2	Zoning Information	Maximum	Existing	Proposed
a	Base Maximum Height	125		145'
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
c	FAR	3.5 x 25,597 sf = 89,589 FAR		3.5 / 89,589
d	Gross square footage			135801
3	Uses			
a	Existing use:	Proposed use/uses:		
b	Residential:	Quantity	Hotel uses:	Quantity
c	Apartment/townhomes:	40	Hotel units	
d	Workforce housing:	0	Micro hotel	
e	Affordable housing:	0	Commercial uses (specify type below)	
f	Co-living:	70	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
a	Class A - 71 Street:			
	Grade to 55 feet	10 feet	5'	10 feet
	Allowable Hab table encroachment	0 feet max.	5'	0 feet
	55 to max. height	25 feet	N/A	25 feet
	Allowable encroachment	5 feet max.		5 feet
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
	Allowable encroachment	5 feet max.	0'	5 feet
e	Class B - Abbott 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
	Allowable Hab table encroachment	7 feet max.		0 feet
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	0 feet	0	0 feet	NONE
	Grade to 75 feet on lots 110 feet wide or less.			0 feet	NONE
	Allowable Hab table encroachment	0 feet max.	0	0 feet	
	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	
	Facade articulation-- length of 240' or greater shall comply	n/a	n/a	n/a	n/a		n/a	
	Access to upper levels directly from pedestrian path		n/a		n/a		n/a	
	Min 70% clear glass with view to the interior.	comply	n/a	comply	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	
	Maximum 35% of the length of req. habitable space at ground shall be for access to upper levels.						n/a	
	Facade articulation-- length of 240' or greater shall comply	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	
	Shall be architecturally screened or w/ habitable space	comply	n/a	comply	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	
	Roof top and surface parking w/ solar carports or landscape.	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	
	Properties over 45 k, loading shall turn internal to the site	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	
	Trash rooms shall be located in loading areas.	comply	n/a	comply	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	

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)	
	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 Officew/ 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

71st Street and Indian Creek Drive

DRB APPROVED PLAN

PAGE 3

NoBe Creek LLC

BUILT FORM
ARCHITECTURE

ZONING CHECKLIST

REVISED DRB FINAL SUBMITTAL
REVISED NOVEMBER 23, 2020

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

ITEM #	Project Information					
1	Address:		666 71st Street			
a	Board and file numbers :		DRB21-0752			
b	Folio number(s):		02-3211-002-1210			
c	Year constructed:		Zoning District:	TC-C		
d	Lot Area:		Grade value in NGVD:	4.02		
e	Lot width:		Based Flood Elevation:	8.0		
f	Lot Depth:		CMB Free Board:	5		
2	Zoning Information		Maximum	Existing	Proposed	Deficiencies
a	Base Maximum Height		125		152'	NONE
	If exceeding Base Maximum height per CMB 142-743 (b)(2) for public benefit participation if applicable. Provide value:					
b	Number of Stories		N/A		13	NONE
c	FAR		3.5 x 28,502 sf = 99,757 FAR		3.5 / 99,522	NONE
d	Gross square footage				135,389	NONE
3	Uses					
a	Existing use:		Proposed use/uses:			
b	Residential:		Quantity	Hotel uses:	Quantity	
c	Apartment/townhomes:		47	Hotel units		
d	Workforce housing:		0	Micro hotel		
e	Affordable housing:		0	Commercial uses (specify type below)	Area	
f	Co-living:		79			
g	Co-living amenity area and %:		26%			
h	Live-work:		N/A			
i	Total residential units:		126			
j	Minimum Unit Size:		375 / 550			
k	Residential density proposed (150/acre Max.):		133	Total commercial area:	9500	
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 - Carlye 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 ar 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	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
	Rooftop 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)	
	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

71st Street and Indian Creek Drive

PAGE 3

	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)	Required	Existing	Proposed	Deficiencies
	Total # of parking spaces				
	# of parking spaces per use (Provide a separate chart or a breakdown calculation)	23 res / 0 com	n/a	67	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)			63(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		

	3. 2nd and 3rd floors- Residential and Officew/ 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
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	not provided
	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 Officew/ 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	40
	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	27 res / 13 GUEST
	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	SEE UNIT MIX

	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)		40P	comply
	ADA Spaces	2	2	comply
	Tandem Spaces		3	NONE
	Drive aisle width	22'	22'	NONE
	Valet drop off and pick up		n/a	NONE
	Loading zones and Trash collection areas	4	4	NONE
	Bicycle parking, location and Number of racks	127 LONG / 13 SHORT	140	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

71st Street and Indian Creek Drive

PAGE 4

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
 $90\% \times 171'-9" = 154'-6"$
 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

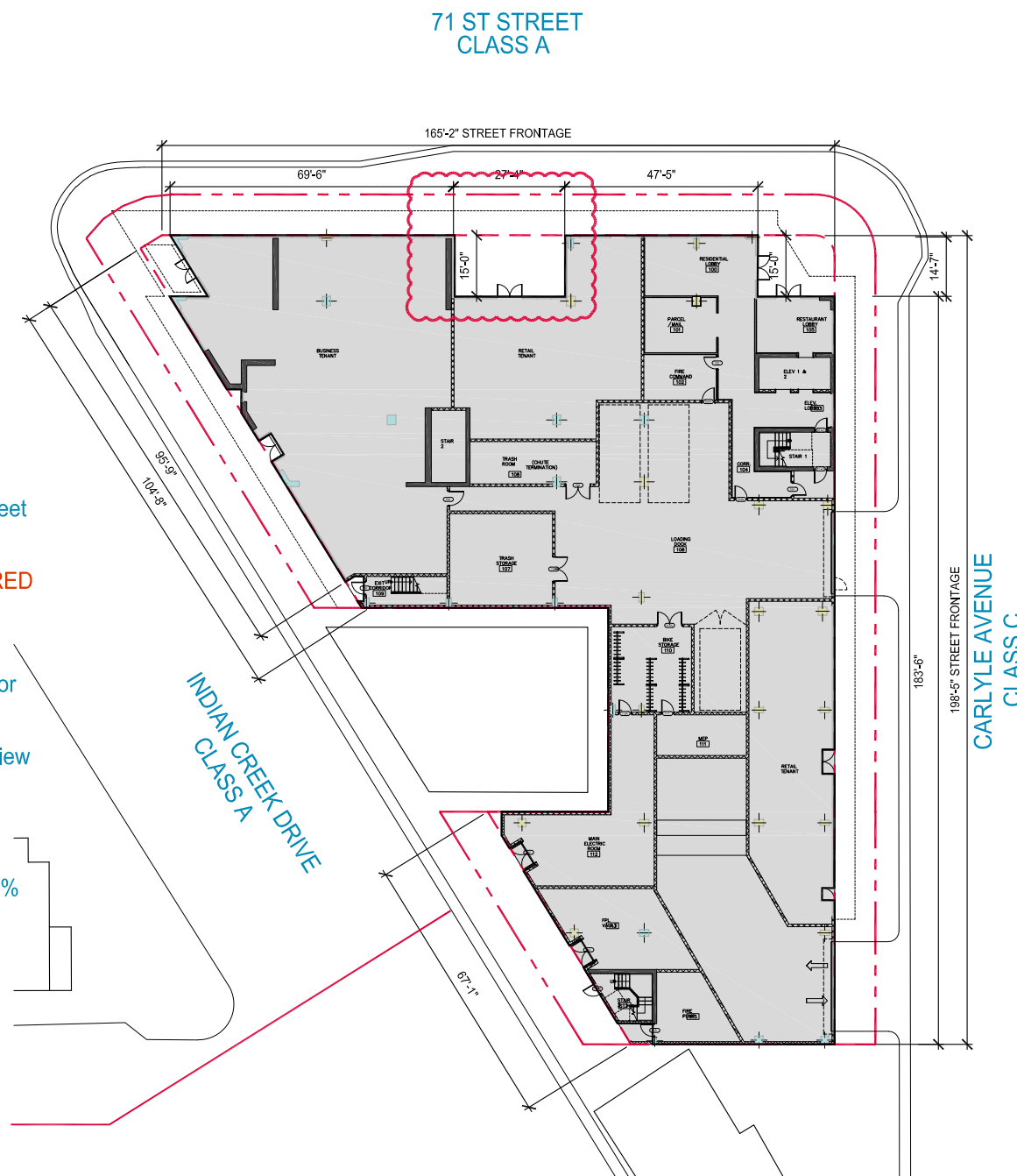
71 st Street
total habitable frontage = 142'
frontage for access to upper floors=43'-0"=26%

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.

$$85\% \times 198'-5" = 168'-7"$$

$$183'-6" = 92\%$$

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

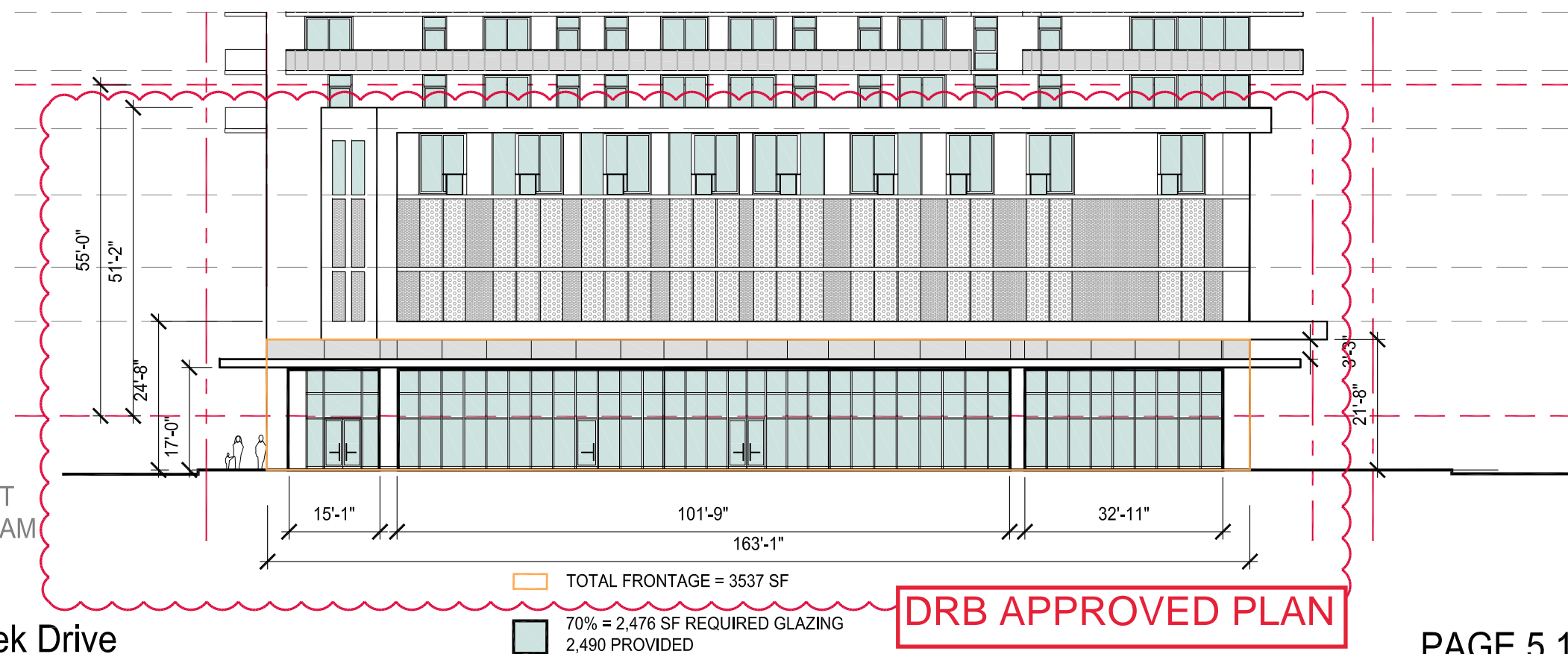
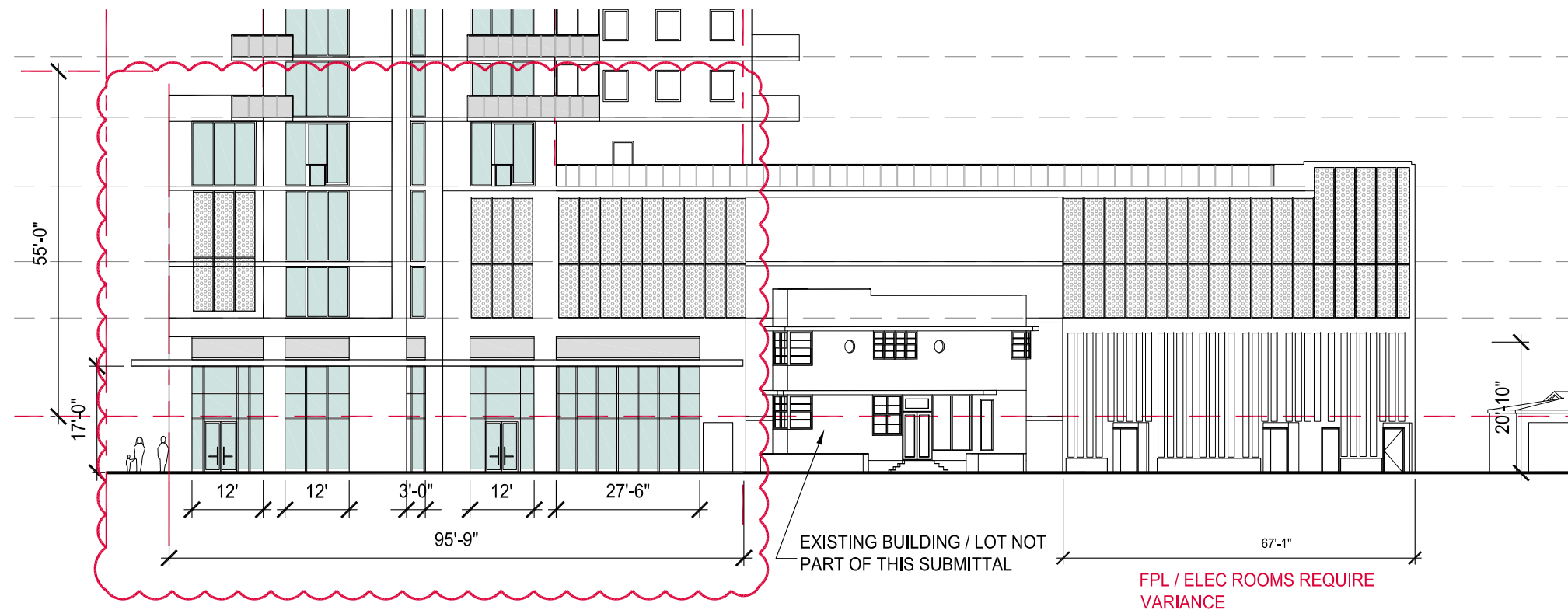
SEC 142-745 a.8.d: No more than 35 percent of the required habitable space along the ground floor of a building frontage shall be for access to upper levels, unless waived by the design review board

Total habitable frontage = 80'
frontage for access to upper floors = 28' = 35%

DRB APPROVED PLAN

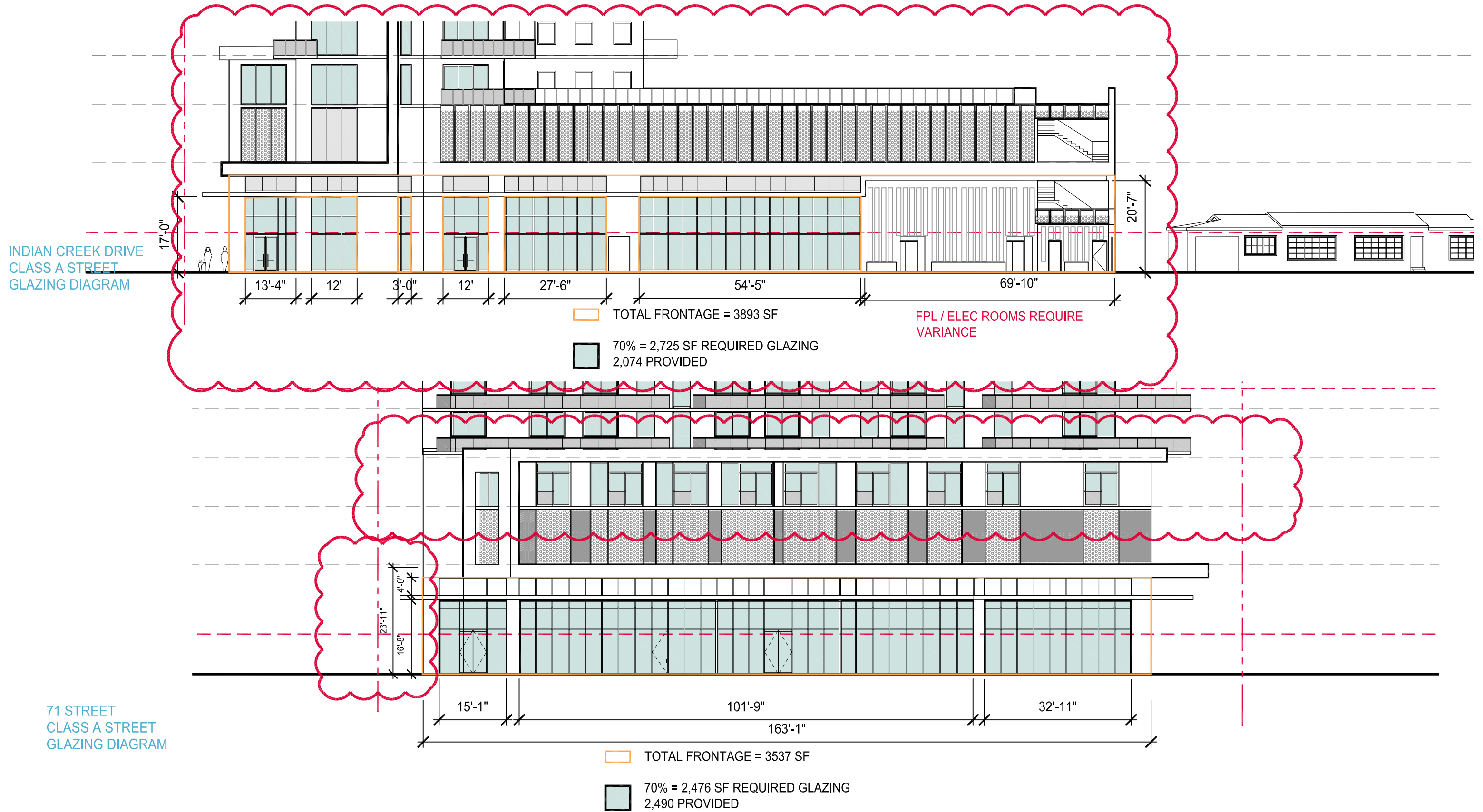
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PAGE 5



DRB APPROVED PLAN

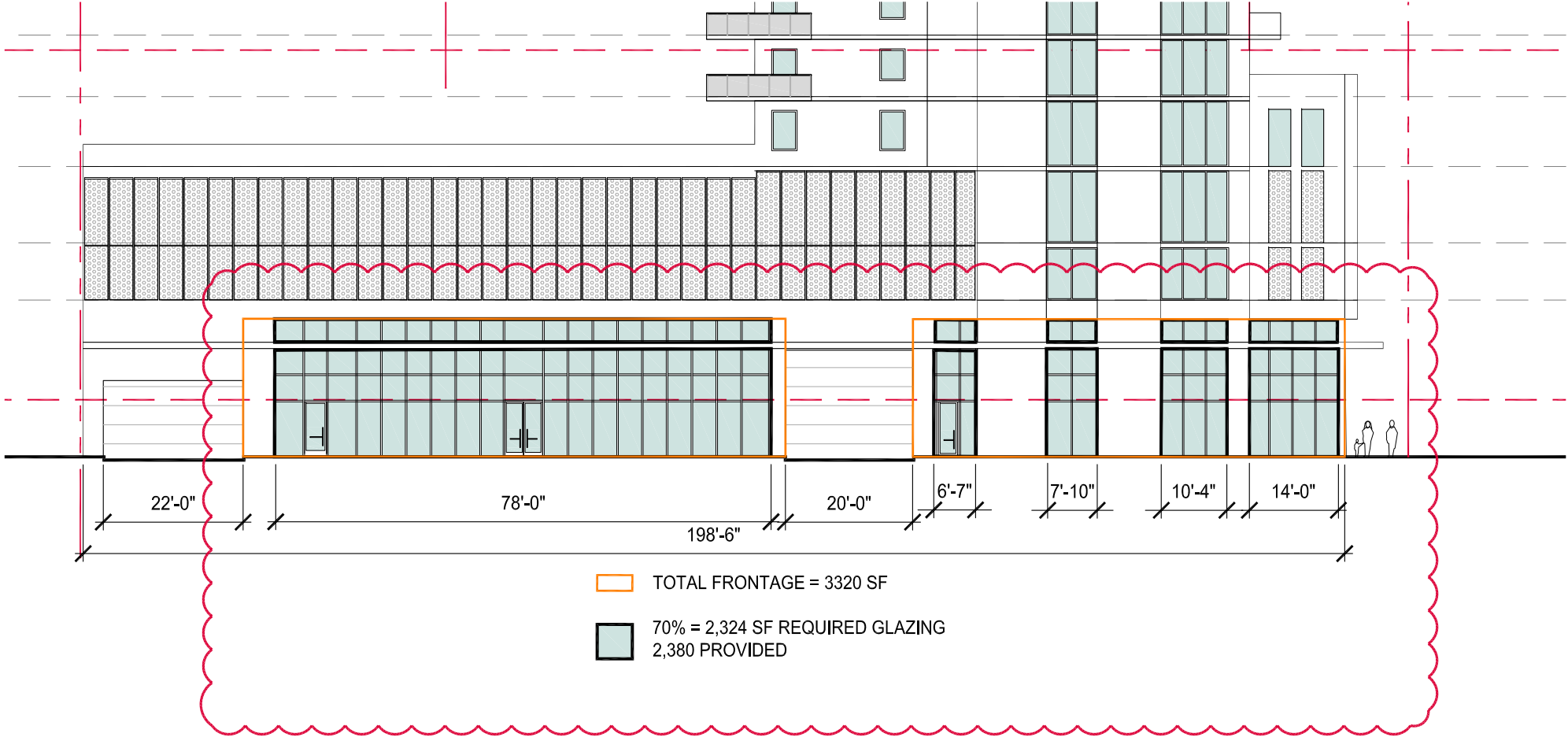
REVISED DRB FINAL SUBMITTAL
REVISED DECEMBER 14, 2020



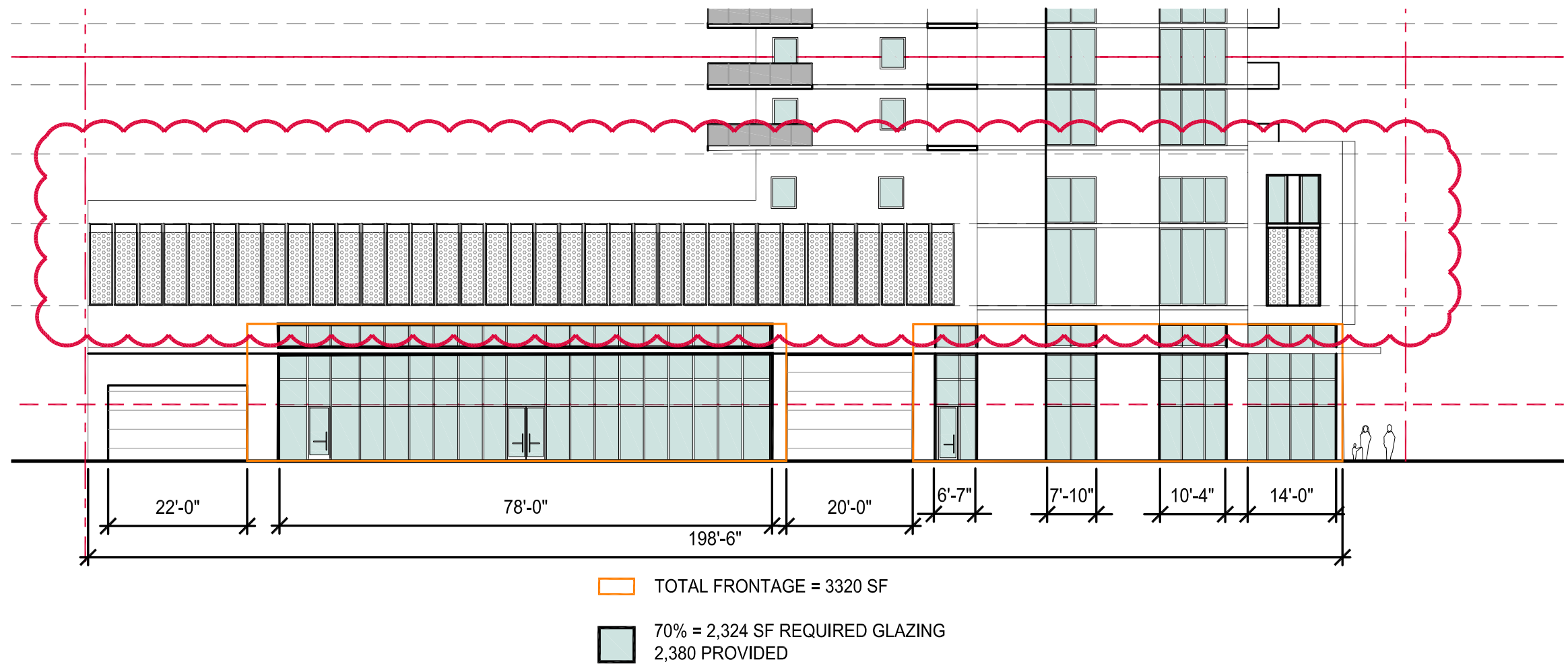
71st Street and Indian Creek Drive

PAGE 5.1

CARLYLE AVENUE
CLASS C STREET
GLAZING DIAGRAM



DRB APPROVED PLAN



71st Street and Indian Creek Drive

PAGE 5.2

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

TOWN CENTER GATEWAY

PROGRAM AREAS 11/15/2021

AREA SUMMARY

		TOTAL GROSS AREA D+E+F+G	BALCONIES	AMENITY ROOFS	UNOCCUPIED ROOF AREA	GSF	FAR	RESIDENTIAL RSF	TOTAL UNITS	coliving units	TOWER CORE	EFF	RESIDENTIAL SUPPORT	FAR MEP AND CORE	NON FAR MEP	RETAIL	PARKING / LOAD AREA	PARKING CARS
1	GRADE ENTRY / RETAIL- ADDED LOT AREA	21090				21090	12304						1514	1290	3436	9500	5090	
M	MECH MEZZAININE AND SPEED RAMP	4800				4800								800			4000	
2	PARKING	19420				19420	1517										22000	40
3	RESIDENTIAL PODIUM/ AMENITY POOL TERRACE	19161		9300		9861	9861	7080	14	6	1701	81%	1080					
4	RESIDENTIAL TOWER	10875	1024	2162		7689	7689	6284	12	8	1405	82%						
5	RESIDENTIAL TOWER	9508	1819			7689	7689	6284	12	8	1405	82%						
6	RESIDENTIAL TOWER	9508	1819			7689	7689	6284	12	8	1405	82%						
7	RESIDENTIAL TOWER	9508	1819			7689	7689	6284	12	8	1405	82%						
8	RESIDENTIAL TOWER	9508	1819			7689	7689	6284	12	8	1405	82%						
9	RESIDENTIAL TOWER	9508	1819			7689	7689	6284	12	8	1405	82%						
10	RESIDENTIAL TOWER	9508	1819			7689	7689	6284	12	8	1405	82%						
11	RESIDENTIAL TOWER	9508	1819			7689	7689	6284	12	8	1405	82%						
12	RESIDENTIAL TOWER	9508	1819			7689	7689	6284	12	8	1405	82%						
13	PENTHOUSES	8458	1819			6639	6639	5645	4		994	85%						
ROOF	MECH																	
	TOTALS	159,868	17,395	11,462	-	131,011	99,522	69,281	126	78	15,340		2,594	2,090		9,500	31,090	40
	RESIDENTIAL	RSF/UNIT	550															
		MAX FAR =	99522															
		AVAILABLE FAR	-															

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	
		1	1	6	1	0	0				Unit count	Unit Size	Unit Count	Variance	parking
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%	2,996					
CL4	429	1	1					2	1.82%	858					
CL5	440	1	1					2	1.82%	880					
CL6	443			1	1			7	6.36%	3,101					
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%	5,868					
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	70.00%	0		81	
S1	550			1	1			7	6.36%	3,850					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%	58,047	0	33		-4	14

RETAIL	1/400	18
RESTAURANT	1/4 SEATS	6

AVERAGE UNIT SIZE = 527.7

TOAL PARKING REQUIRED 38 34

RESIDENTIAL UNIT MIX

DRB APPROVED PLAN

71st Street and Indian Creek Drive

Unit Type	RENTABLE	3RD FLOOR	4 thru 12	13th				# Units	% / floor	TOTAL RSF	Target	Target Unit count	Target GSF Unit Size	CO LIVING Unit Count	parking
		1	9	1											
S1	422	1						1	0.79%	422				1	0.00
S2	403		1					9	7.14%	3,627				9	0.00
S3	422	1						1	0.79%	422				1	0.00
S4	580	1						1	0.79%	580					0.50
S5	429	1						1	0.79%	429				1	0.00
A10	614	1						1	0.79%	614					0.50
Subtotal STUDIO								14	11.11%	6,094	70.00%	0			
A1		2	2					20	15.87%	8,360				20	0.00
A2		1	1					10	7.94%	4,130				10	0.00
A3		4						4	3.17%	2,240					2.00
A4		1						1	0.79%	538				1	0.00
A5*		1						1	0.79%	556					0.50
A6			1					9	7.14%	5,607					4.50
A7			2					18	14.29%	7,920				18	0.00
A8			2					18	14.29%	7,236				18	0.00
A5			1					9	7.14%	5,193					4.50
Subtotal A -1 BED - 1 BATH								90	71.43%	41,780	15.00%	19			
B1			1					9	7.14%	8,100					6.75
B2			1					9	7.14%	7,560					4.50
p1				1				1	0.79%	1,200					0.75
p2				1				1	0.79%	1,200					0.75
p3				1				1	0.79%	1,200					0.75
p4				1				1	0.79%	1,200					0.75
Subtotal B 2 BED								22	17.46%	20,460	5.00%	6			
TOTAL								126	100%	68,334	1	25		79	27

plus 10% of units =13

40

RESIDENTIAL UNIT MIX

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71st Street and Indian Creek Drive