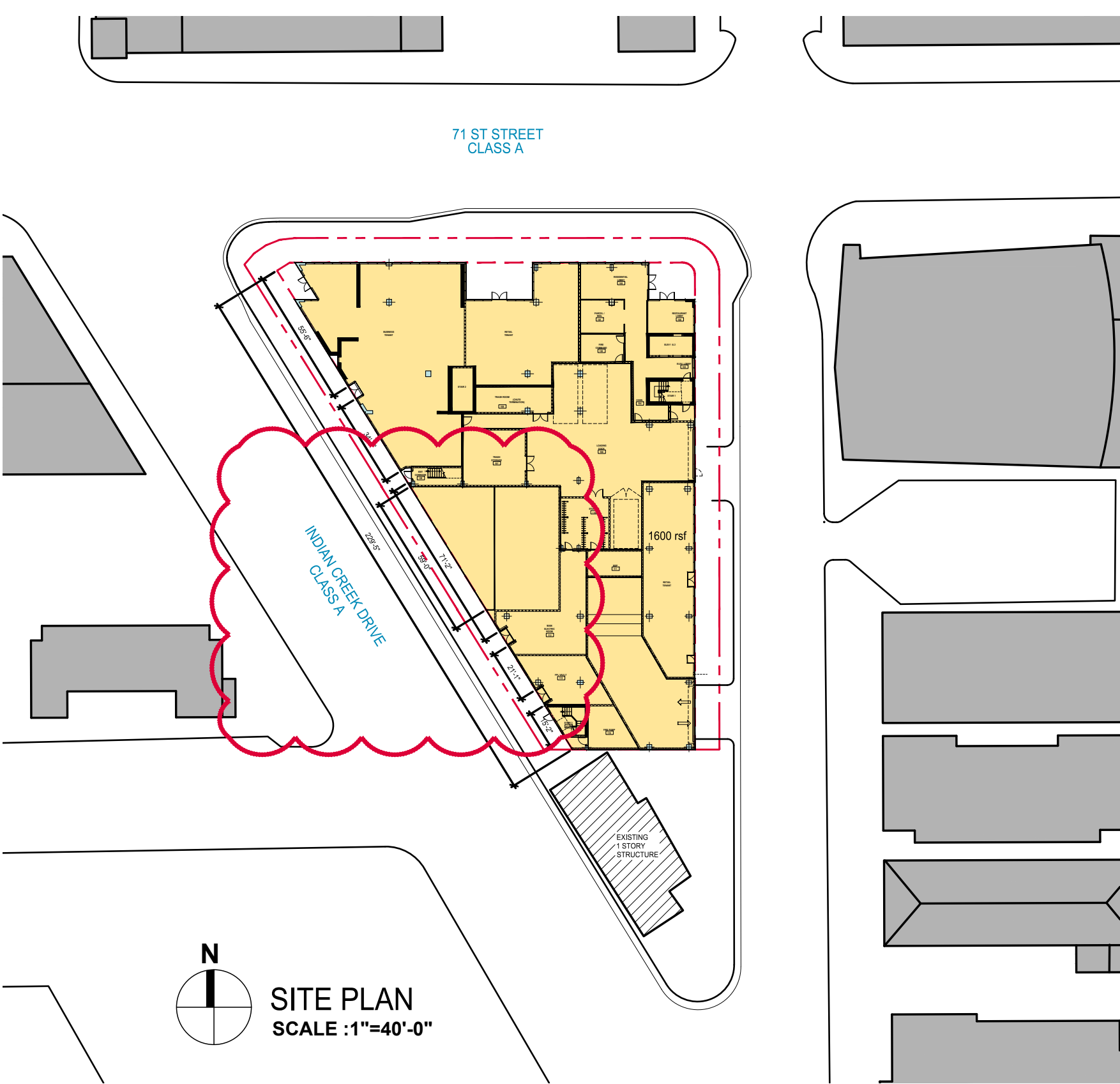


ZONING MAP

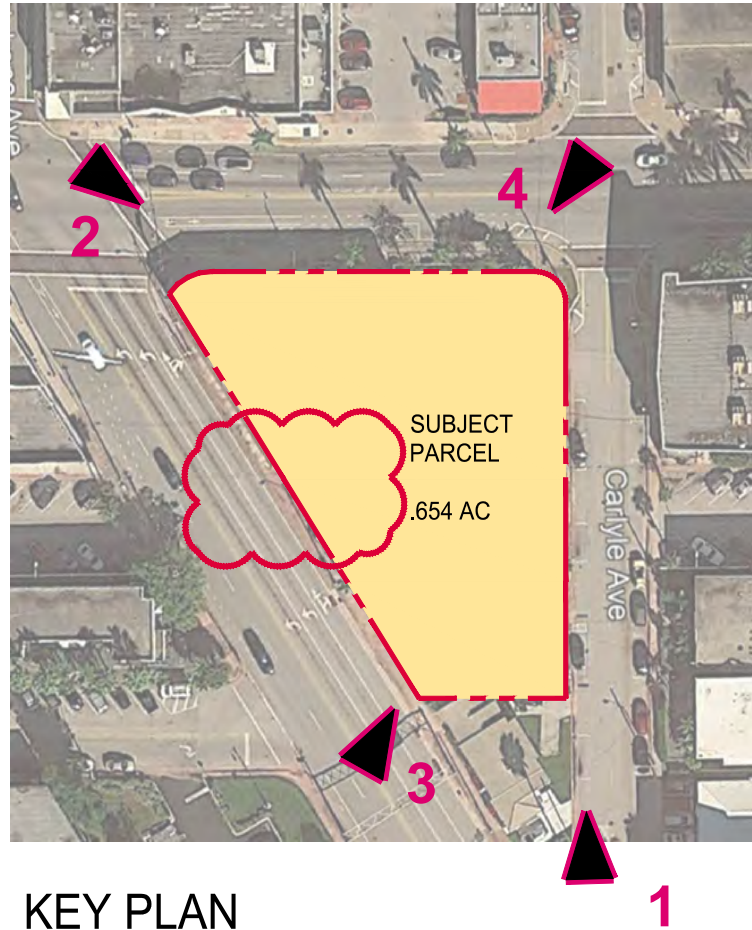


AERIAL MAP



71st Street and Indian Creek Drive





KEY PLAN



site photo 1



site photo 2

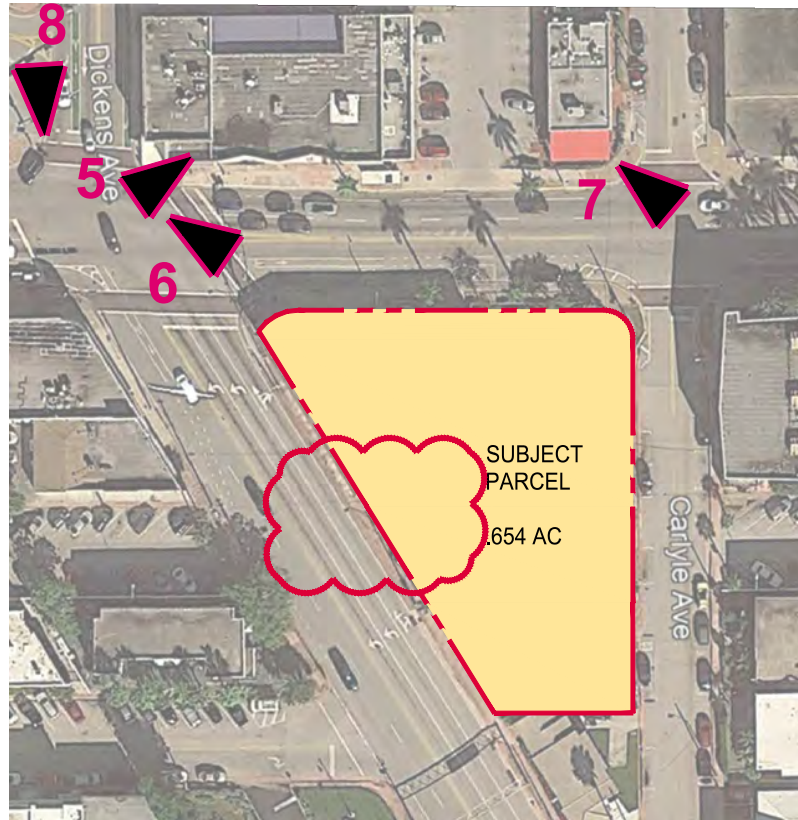


site photo 3



site photo 4





KEY PLAN



site photo 5



site photo 6

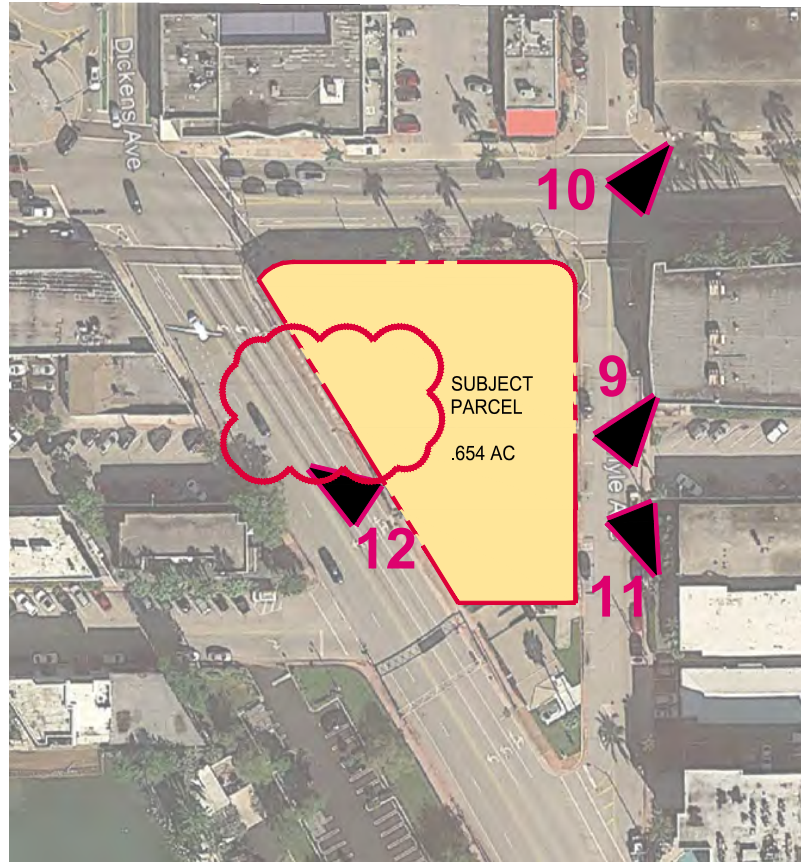


site photo 7



site photo 8





KEY PLAN



site photo 9



site photo 10

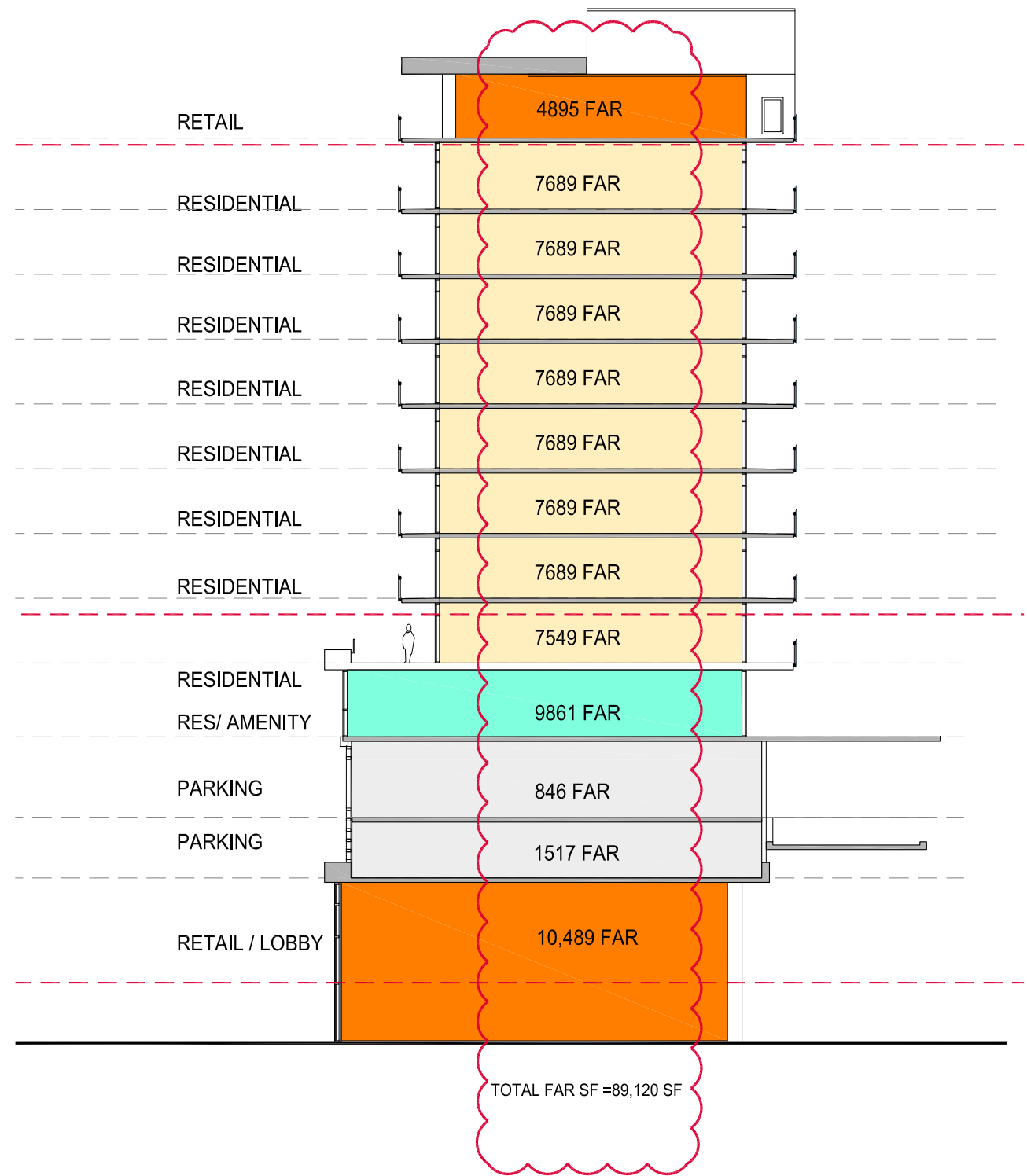


site photo 11

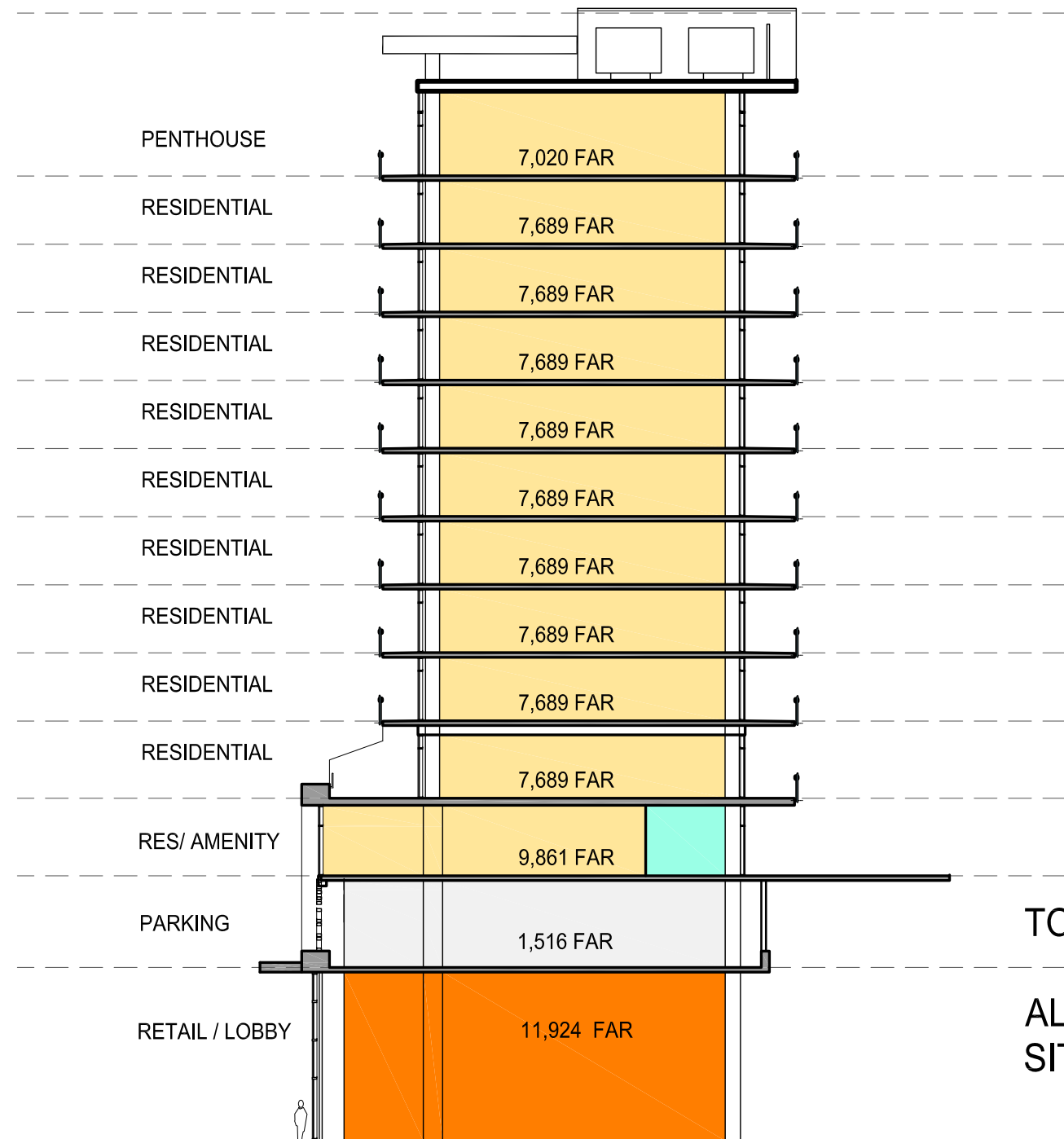


site photo 12









TOTAL FAR = 99, 522 SF

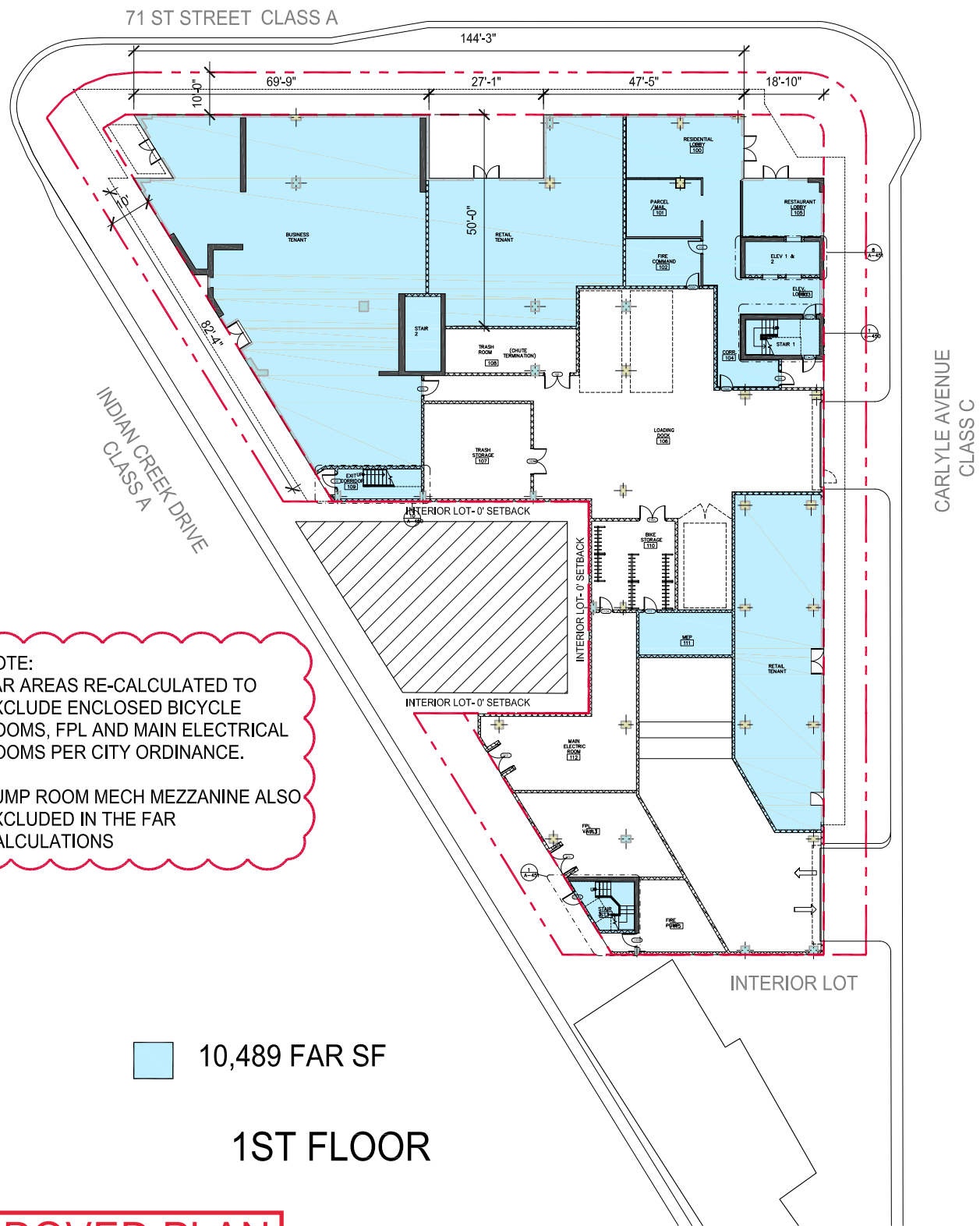
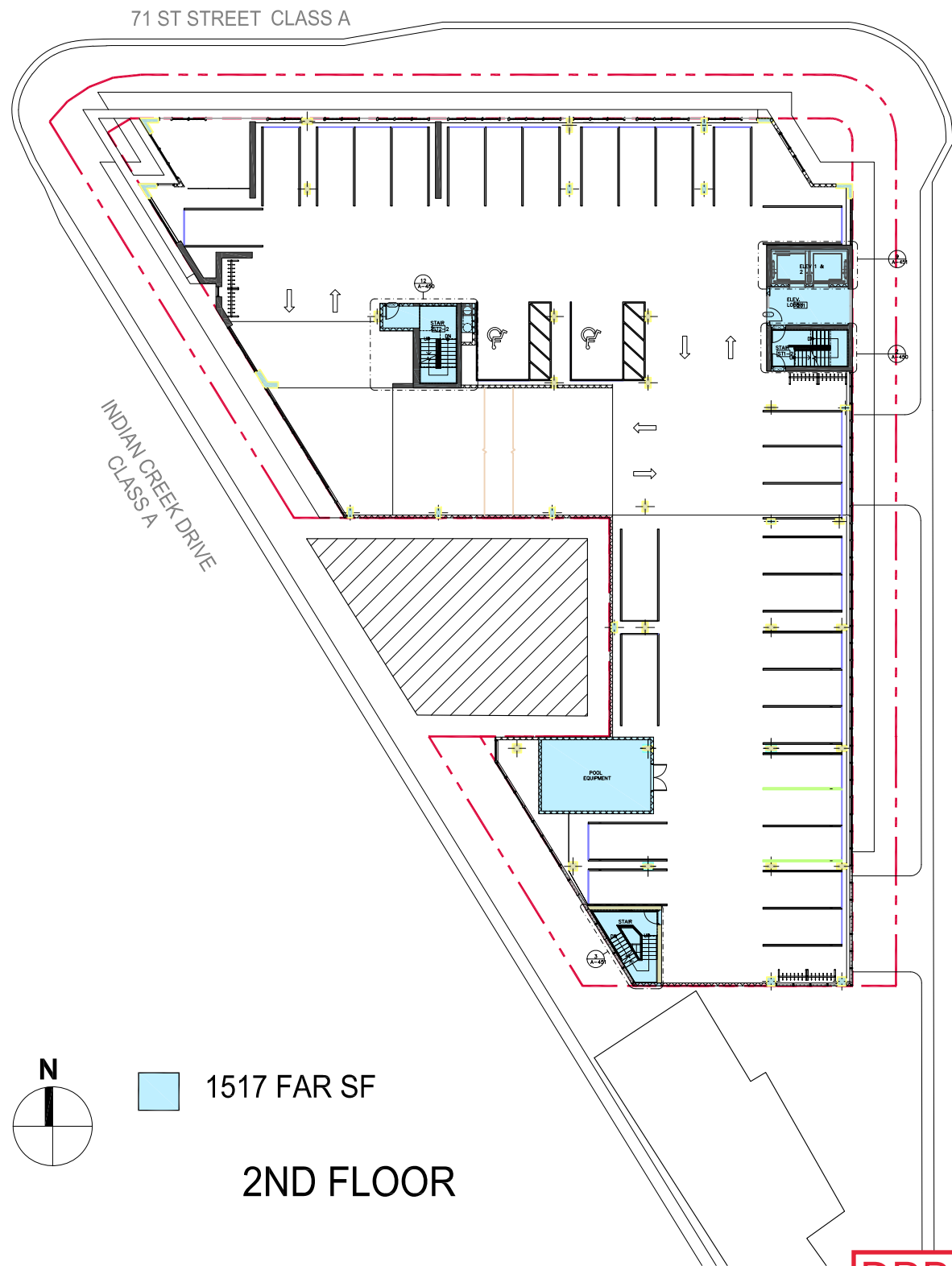
ALLOWABLE FAR = 28,502 SF  
SITE X 3.5 FAR = 99, 757 SF

## SUMMARY SECTION DIAGRAM

71st Street and Indian Creek Drive

PAGE 9



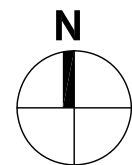


DRB APPROVED PLAN

71st Street and Indian Creek Drive

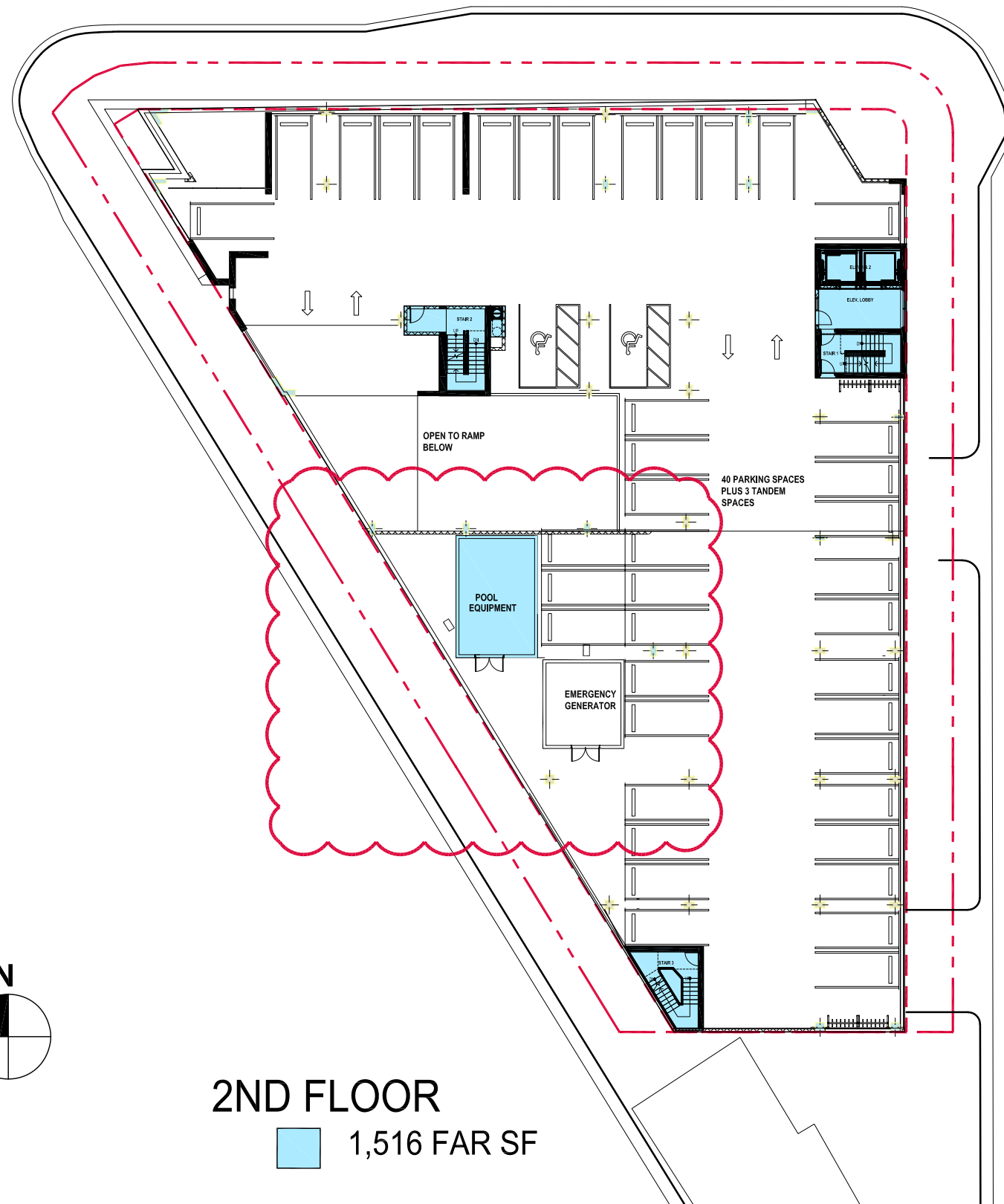
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## 2ND FLOOR

1,516 FAR SF



71st Street and Indian Creek Drive

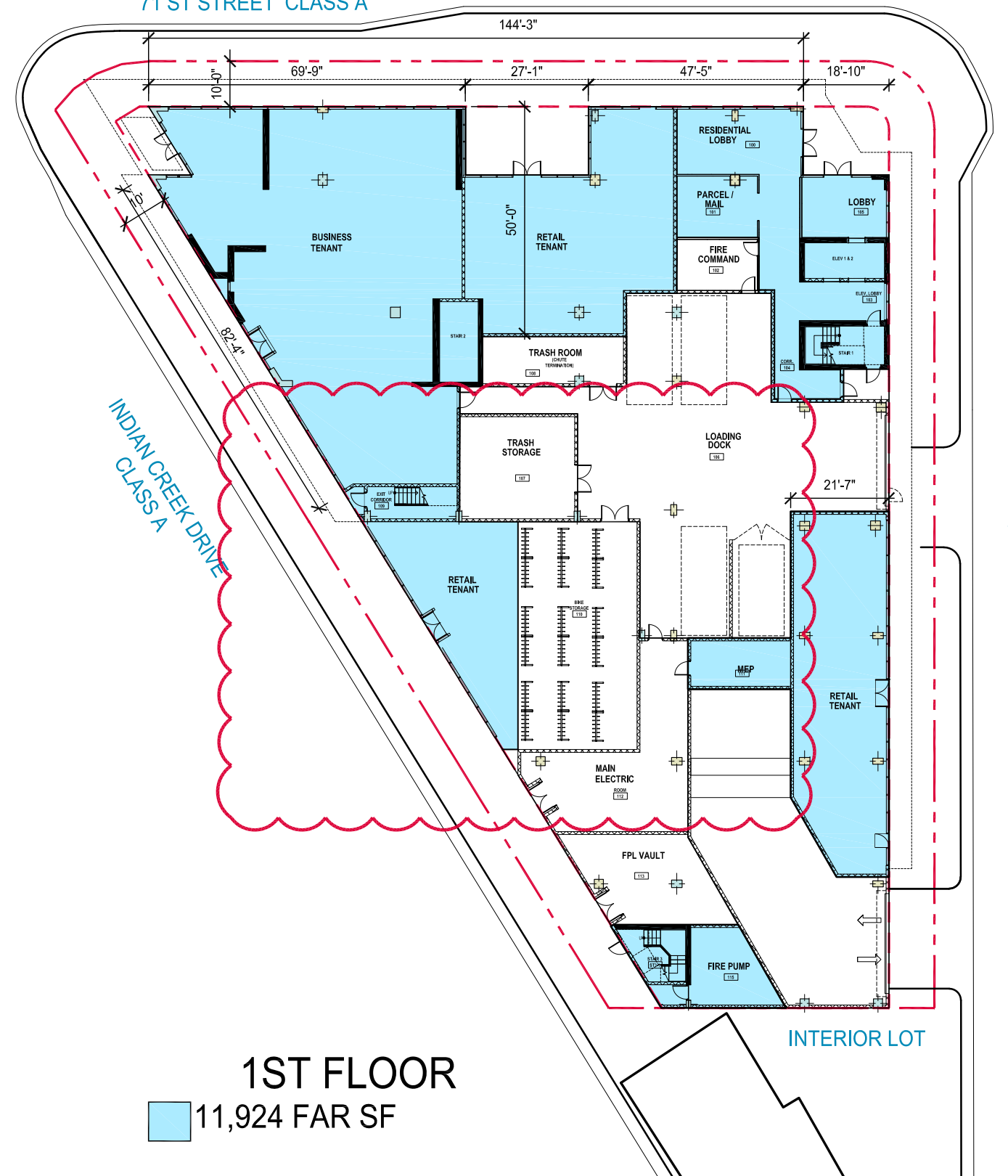
71 ST STREET CLASS A

INDIAN CREEK DRIVE  
CLASS A

CARLYLE AVENUE  
CLASS C

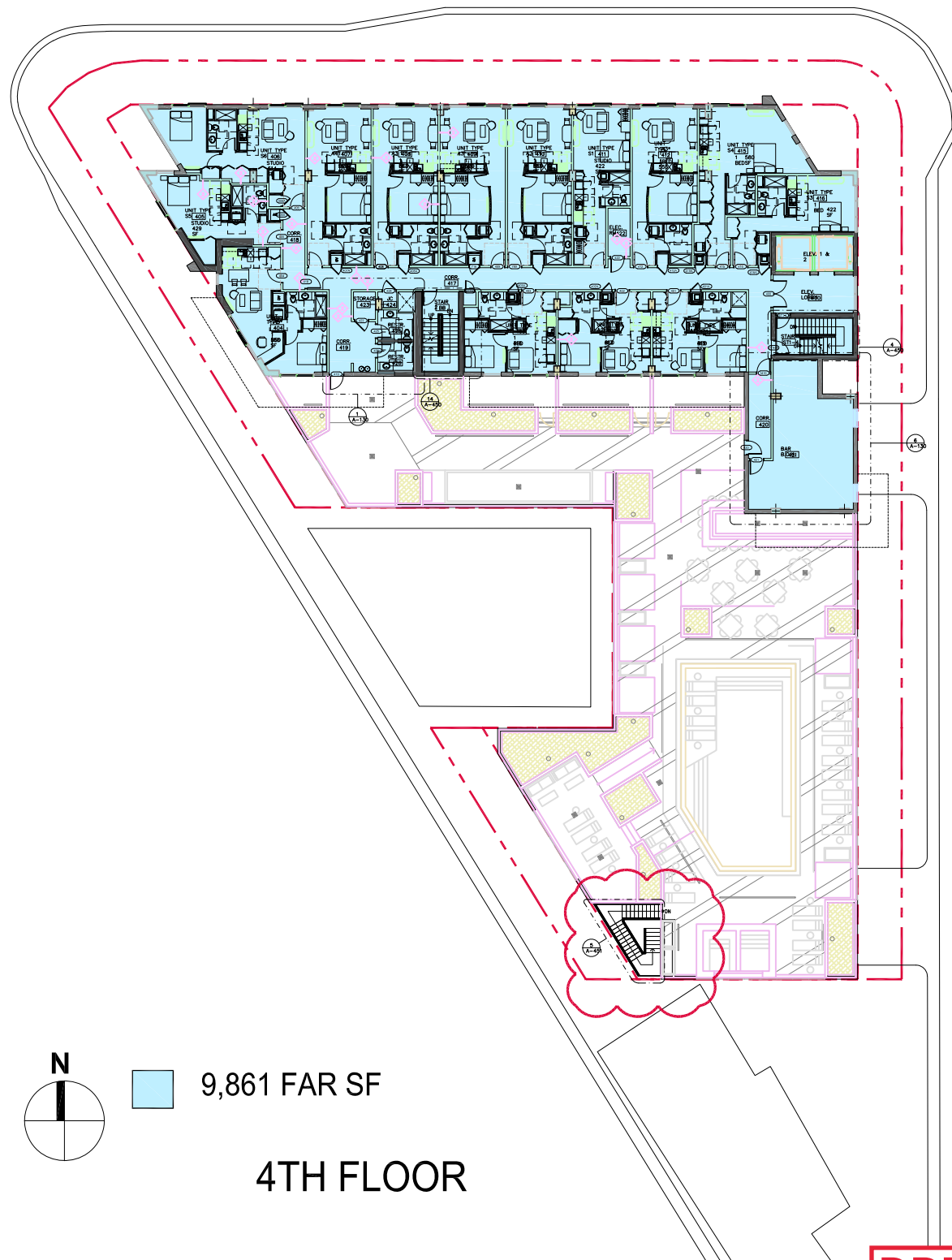
## 1ST FLOOR

11,924 FAR SF



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4TH FLOOR



3RD FLOOR

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

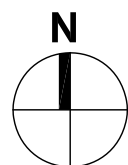
PUMP ROOM MECH MEZZANINE ALSO  
EXCLUDED IN THE FAR  
CALCULATIONS

DRB APPROVED PLAN

71st Street and Indian Creek Drive

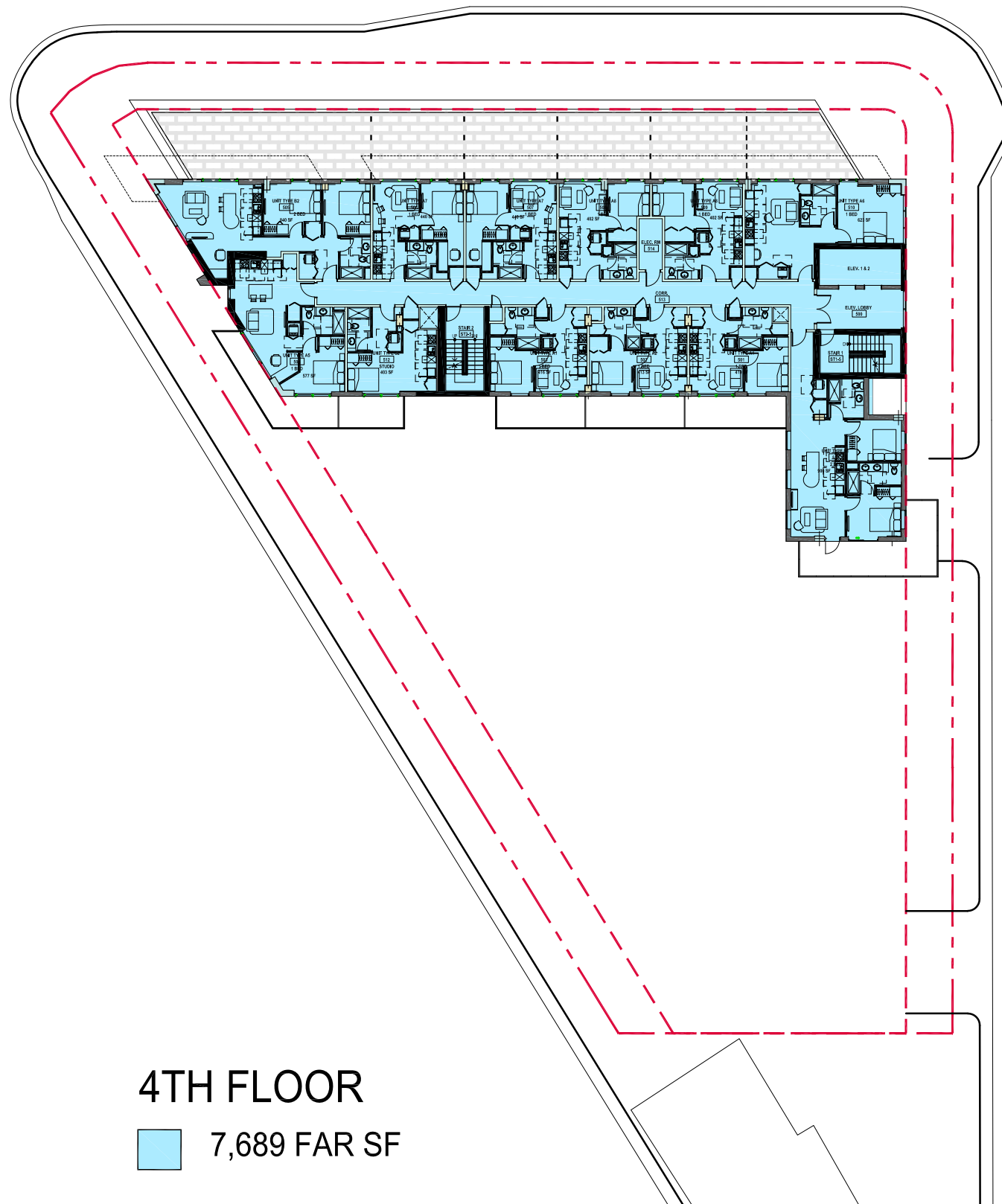
PAGE 11





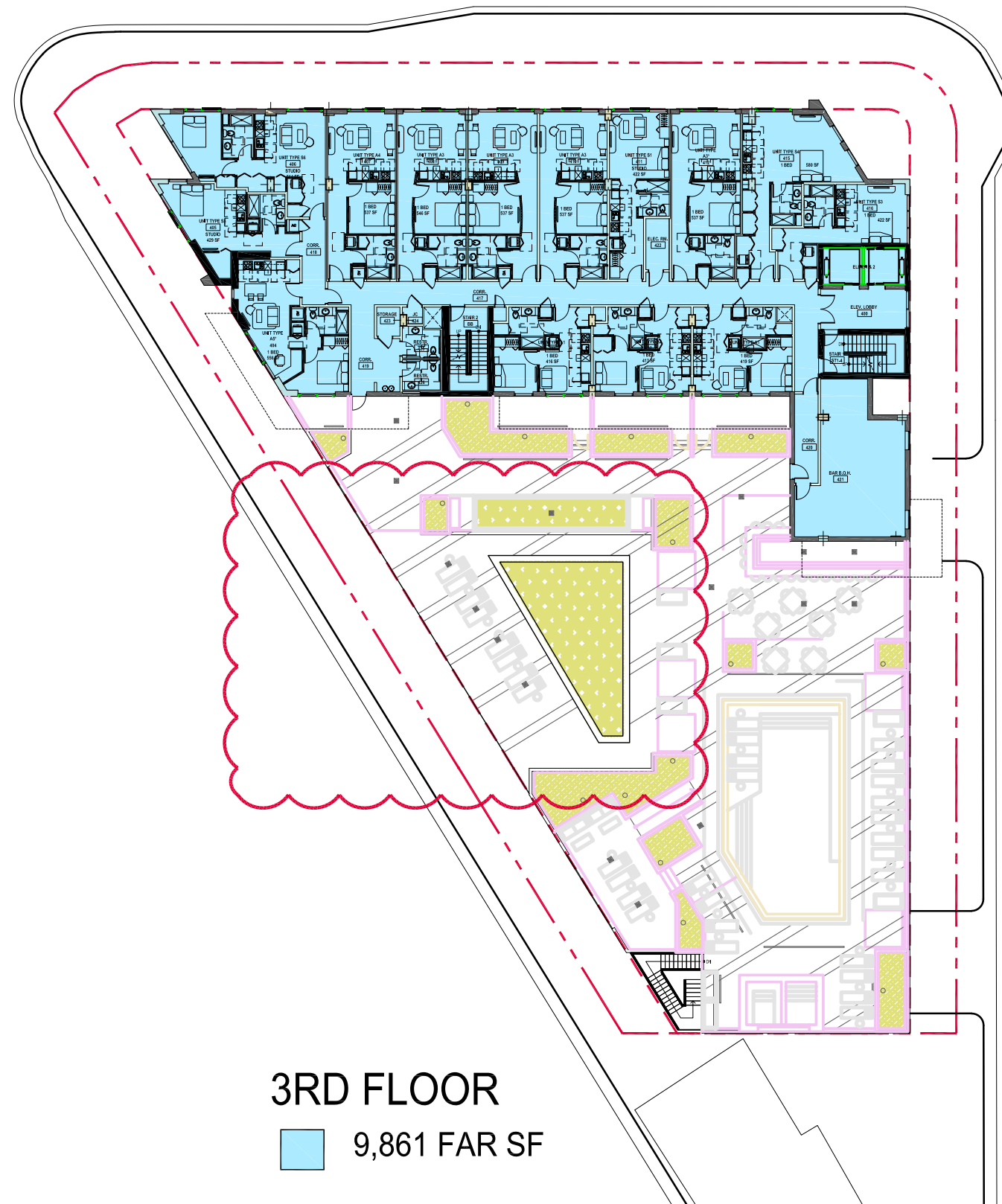
## 4TH FLOOR

7,689 FAR SF



## 3RD FLOOR

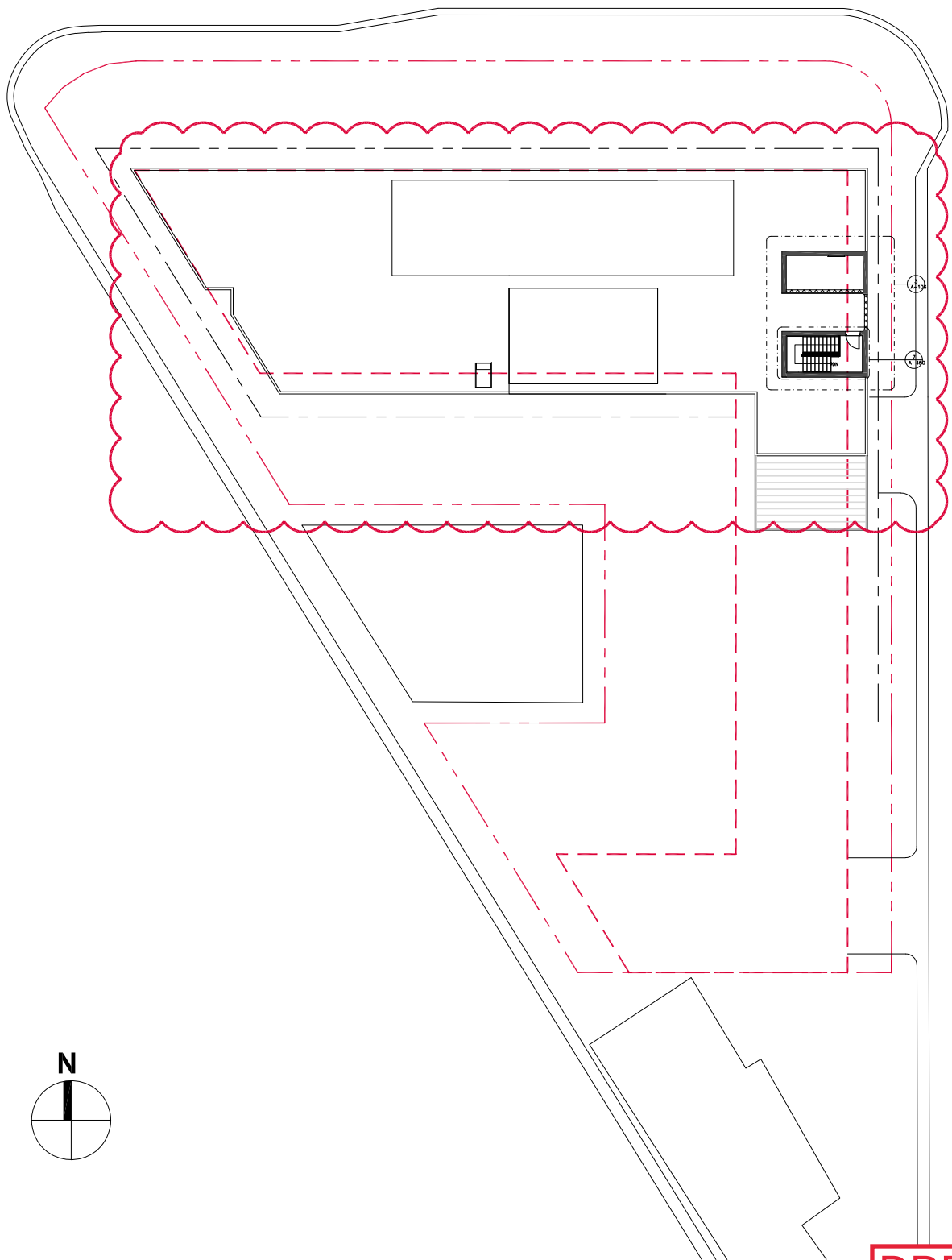
9,861 FAR SF



71st Street and Indian Creek Drive

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4,895 FAR SF

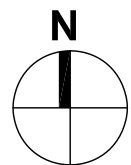
13TH FLOOR

DRB APPROVED PLAN

71st Street and Indian Creek Drive

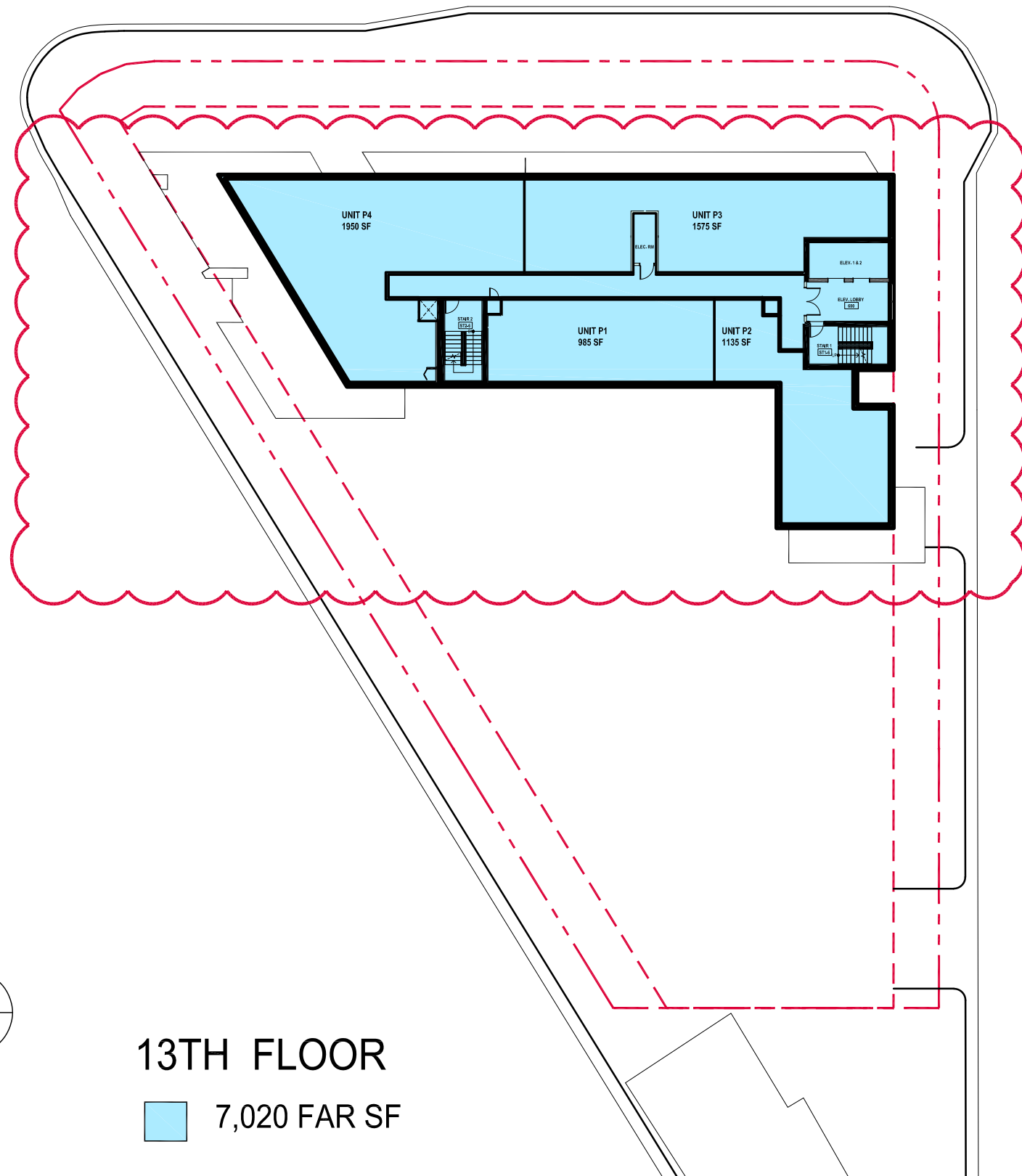
PAGE 13





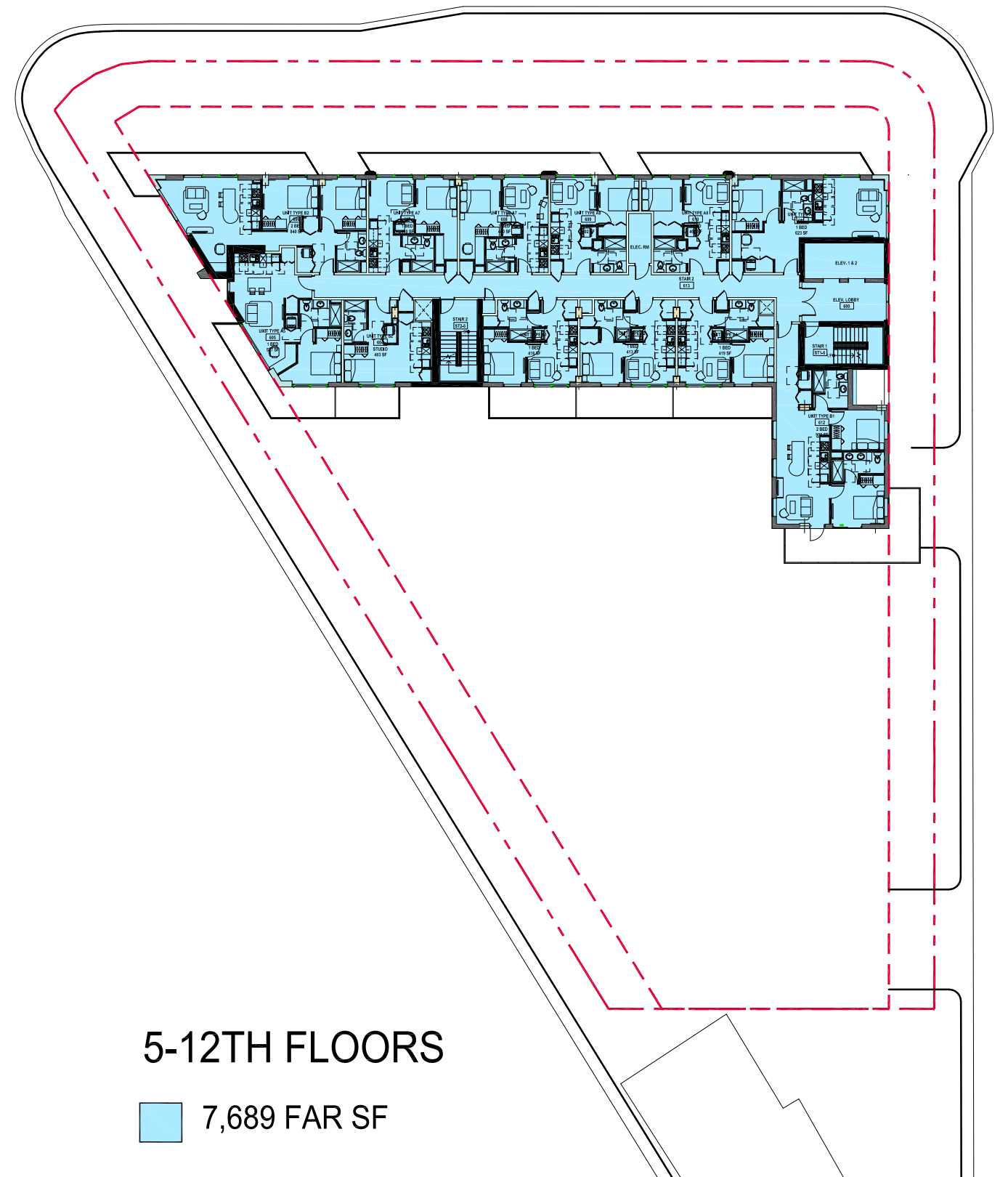
### 13TH FLOOR

7,020 FAR SF



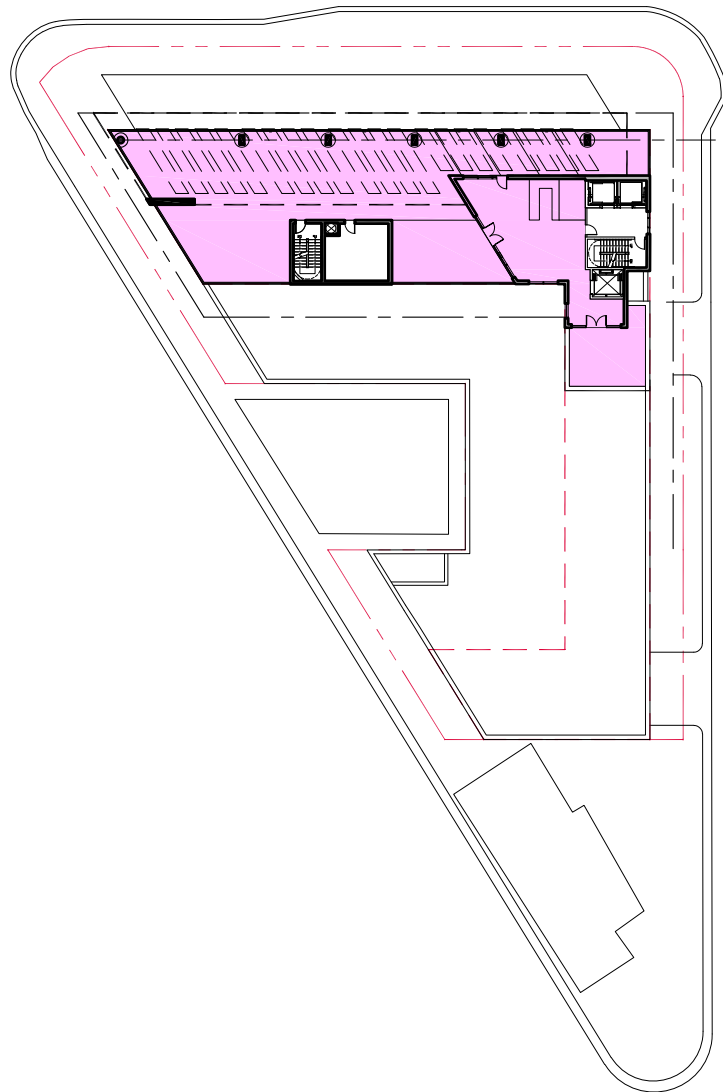
### 5-12TH FLOORS

7,689 FAR SF

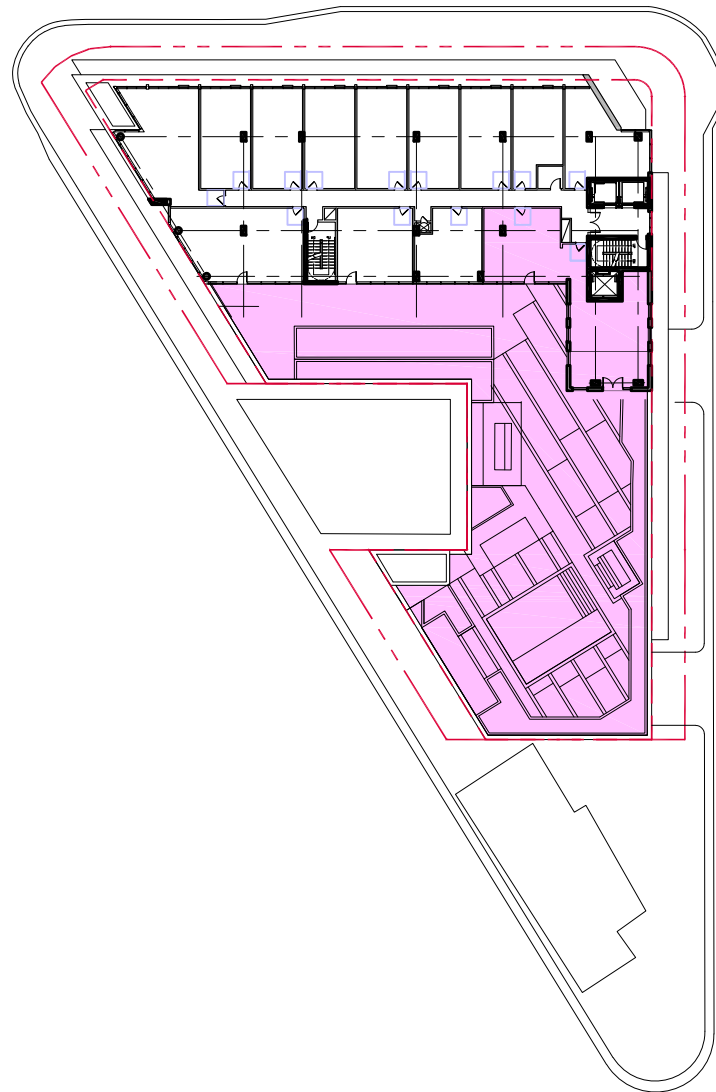


71st Street and Indian Creek Drive

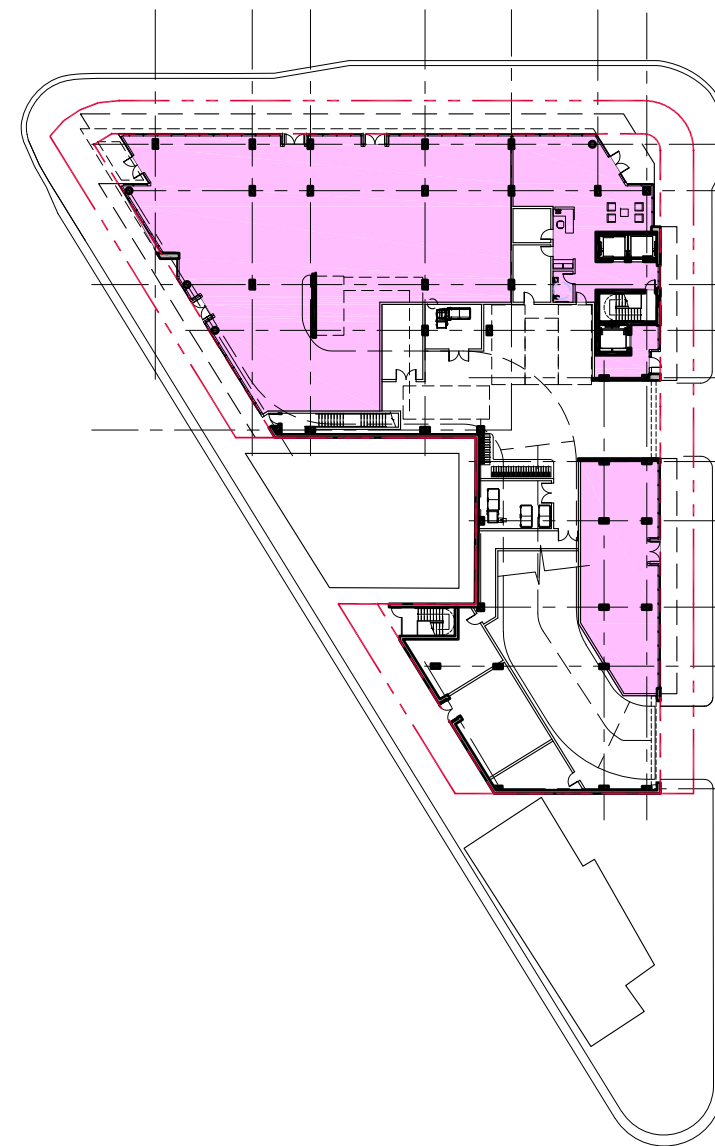
PAGE 12



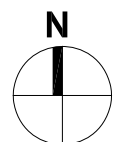
13TH FLOOR  
6165 SF



4TH FLOOR  
10292 SF



FIRST FLOOR  
10272 SF



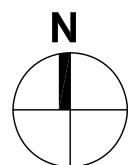
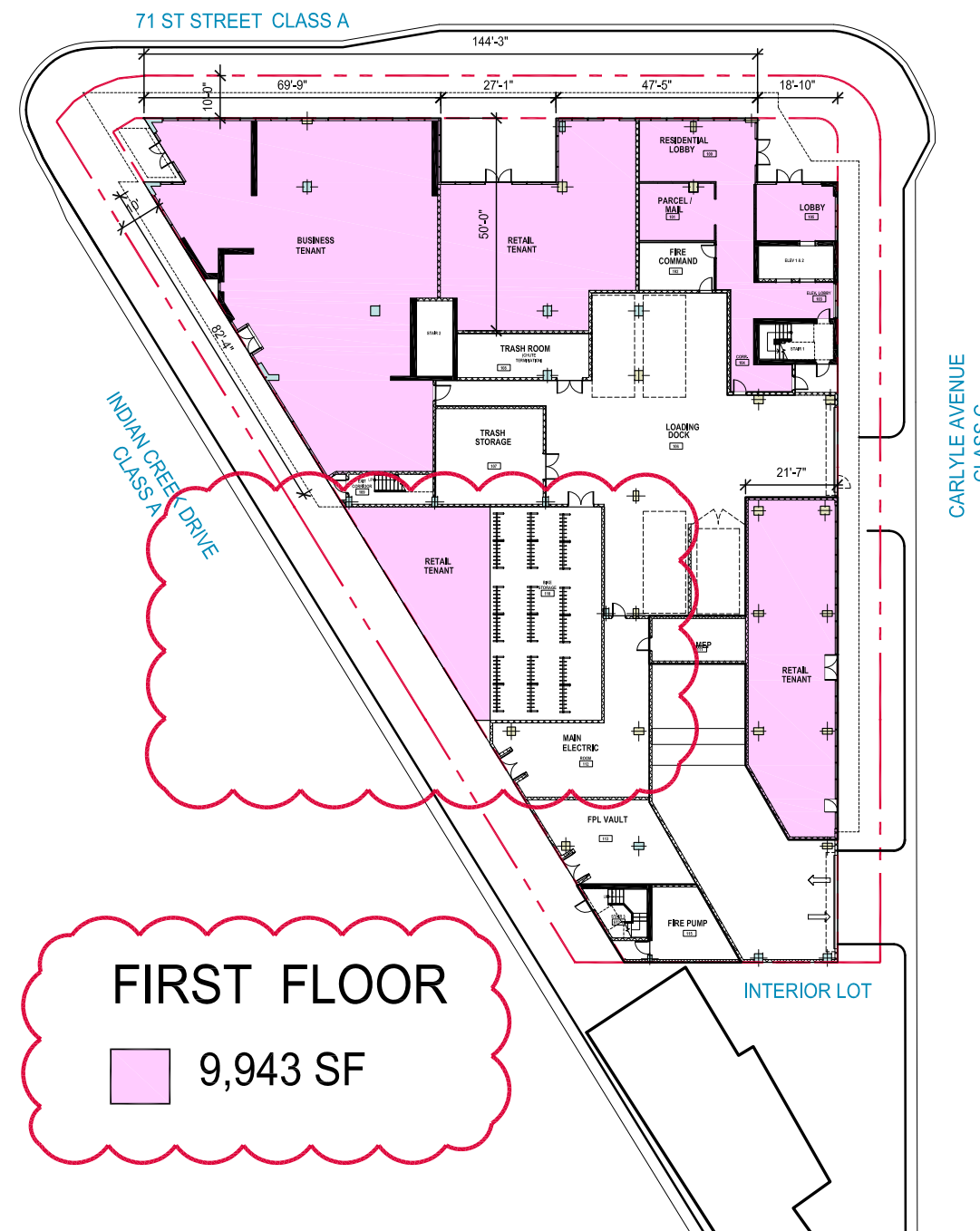
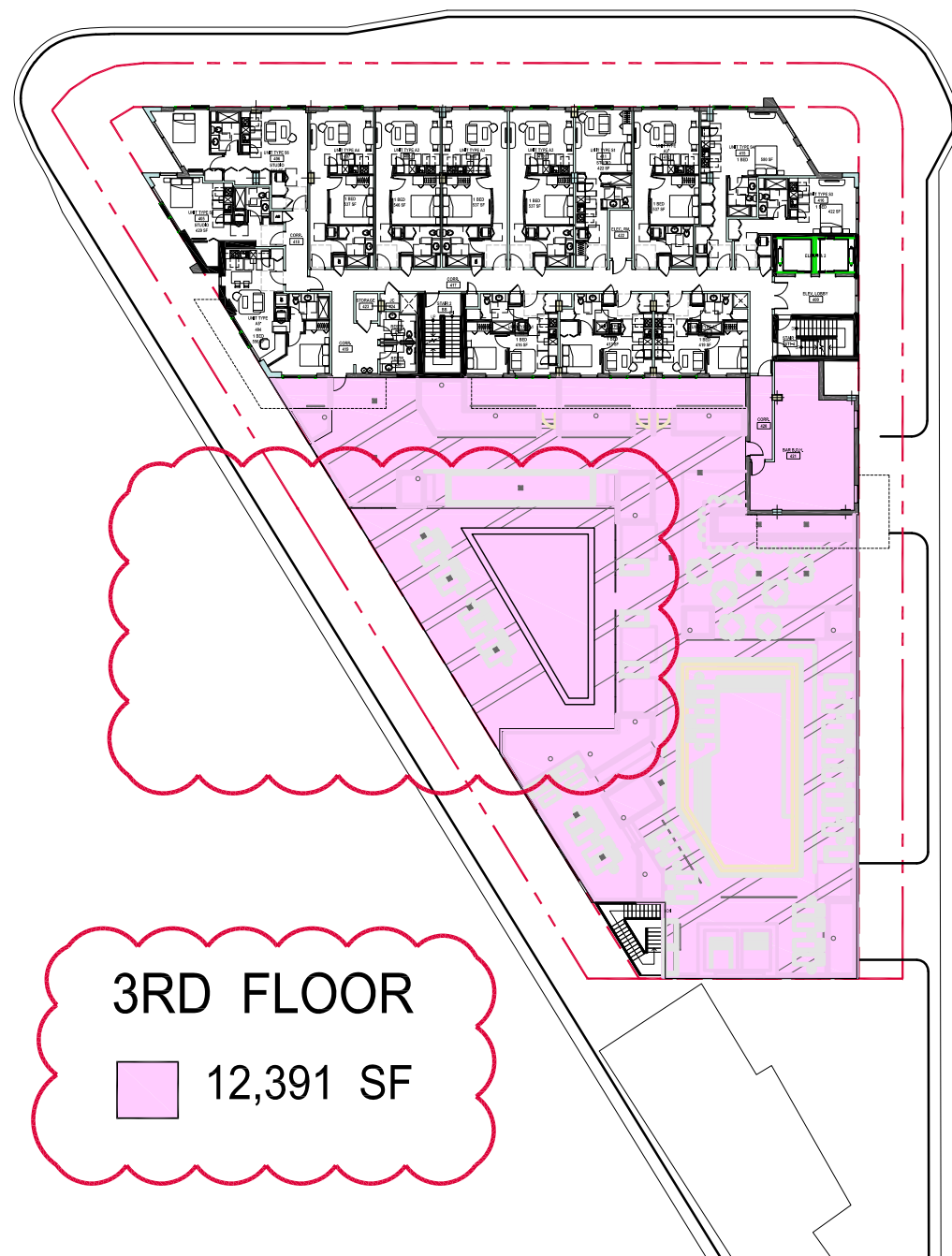
FAR + OUTDOOR AMENITIES = 89580 + 14,103 = 103,953  
 AMENITIES REQUIRED = .2 X 103,953 = 20,791 SF  
 AMENITIES PROVIDED = 26,729

DRB APPROVED PLAN

71st Street and Indian Creek Drive

PAGE 13.1

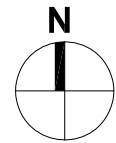




FAR + OUTDOOR AMENITIES = 99,552 + 11,500 = 111,052  
 AMENITIES REQUIRED = .2 X 111,052 = 21,210 SF  
 AMENITIES PROVIDED = 22,334 SF

71st Street and Indian Creek Drive

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71st Street and Indian Creek Drive

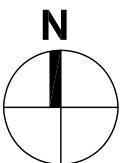
NoBe Creek LLC  
BUILT FORM  
ARCHITECTURE



FIRST FLOOR PLAN  
SCALE :1"=20'-0"

DRB FINAL SUBMITTAL  
REVISED NOVEMBER 23, 2020





71st Street and Indian Creek Drive

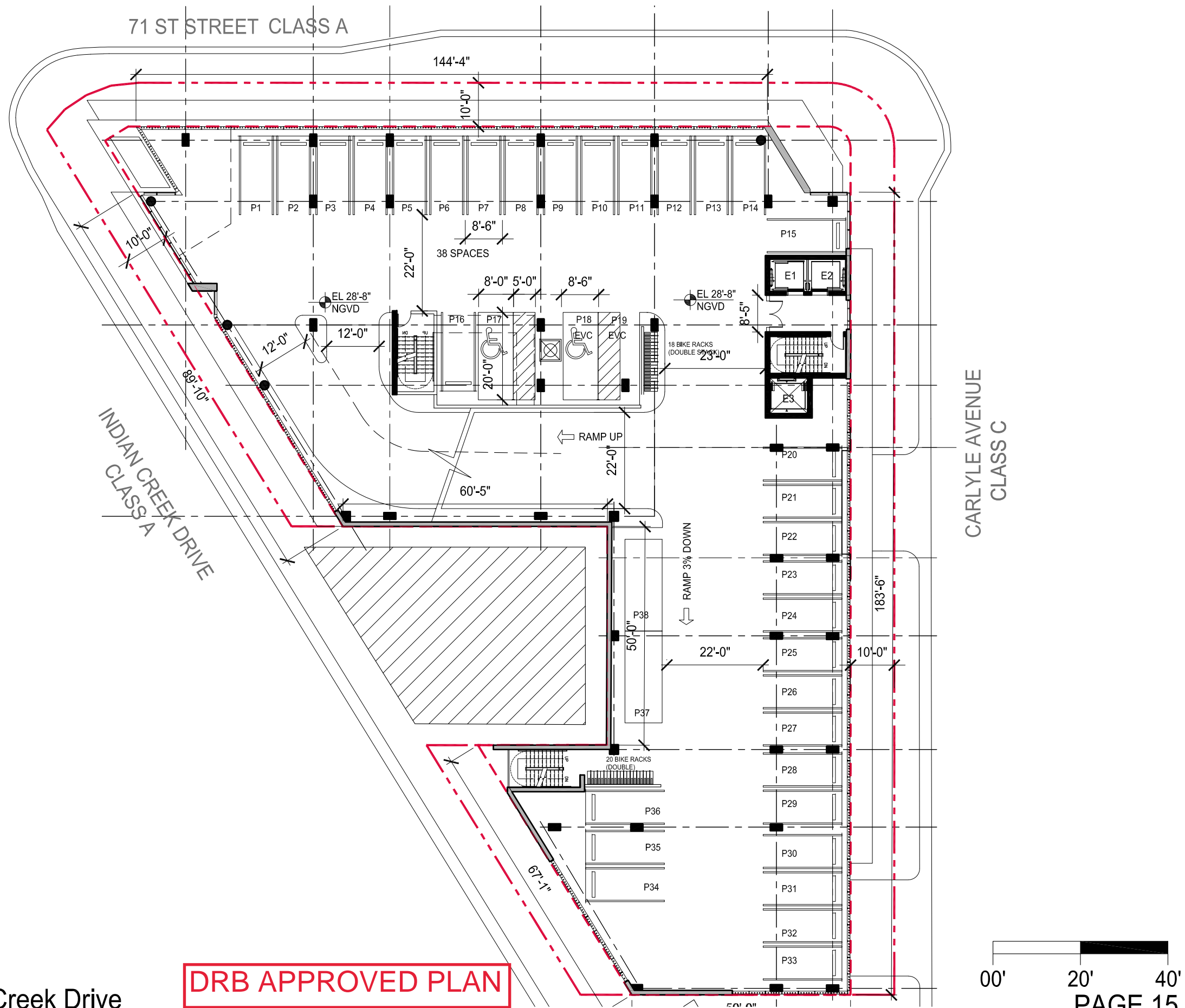
NoBe Creek LLC  
BUILT FORM  
ARCHITECTURE



00' 20' 40'  
PAGE 14

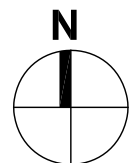
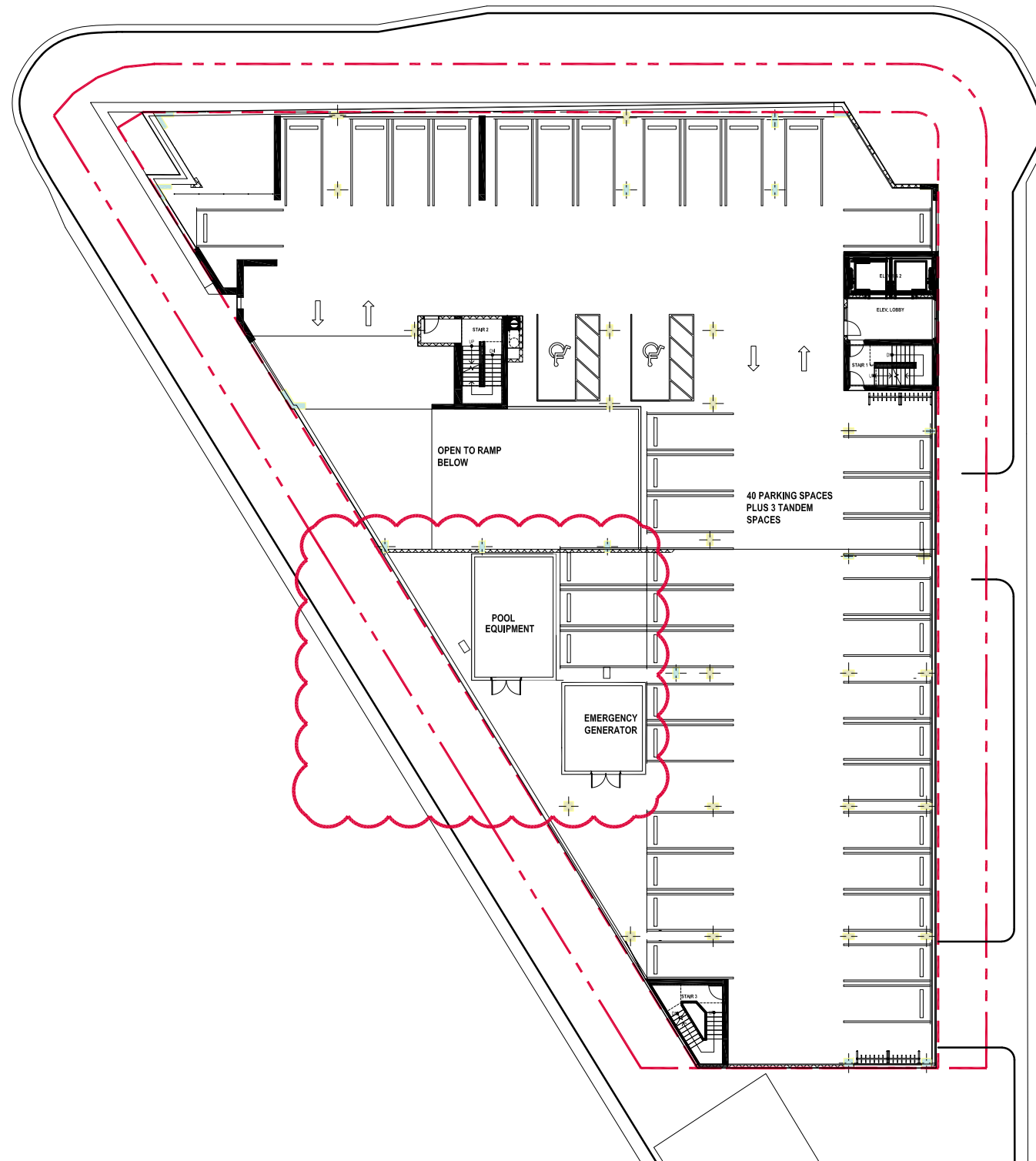
FIRST FLOOR PLAN  
SCALE : 1"=30'-0"

DRB FINAL SUBMITTAL  
DECEMBER 6, 2021



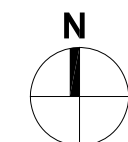
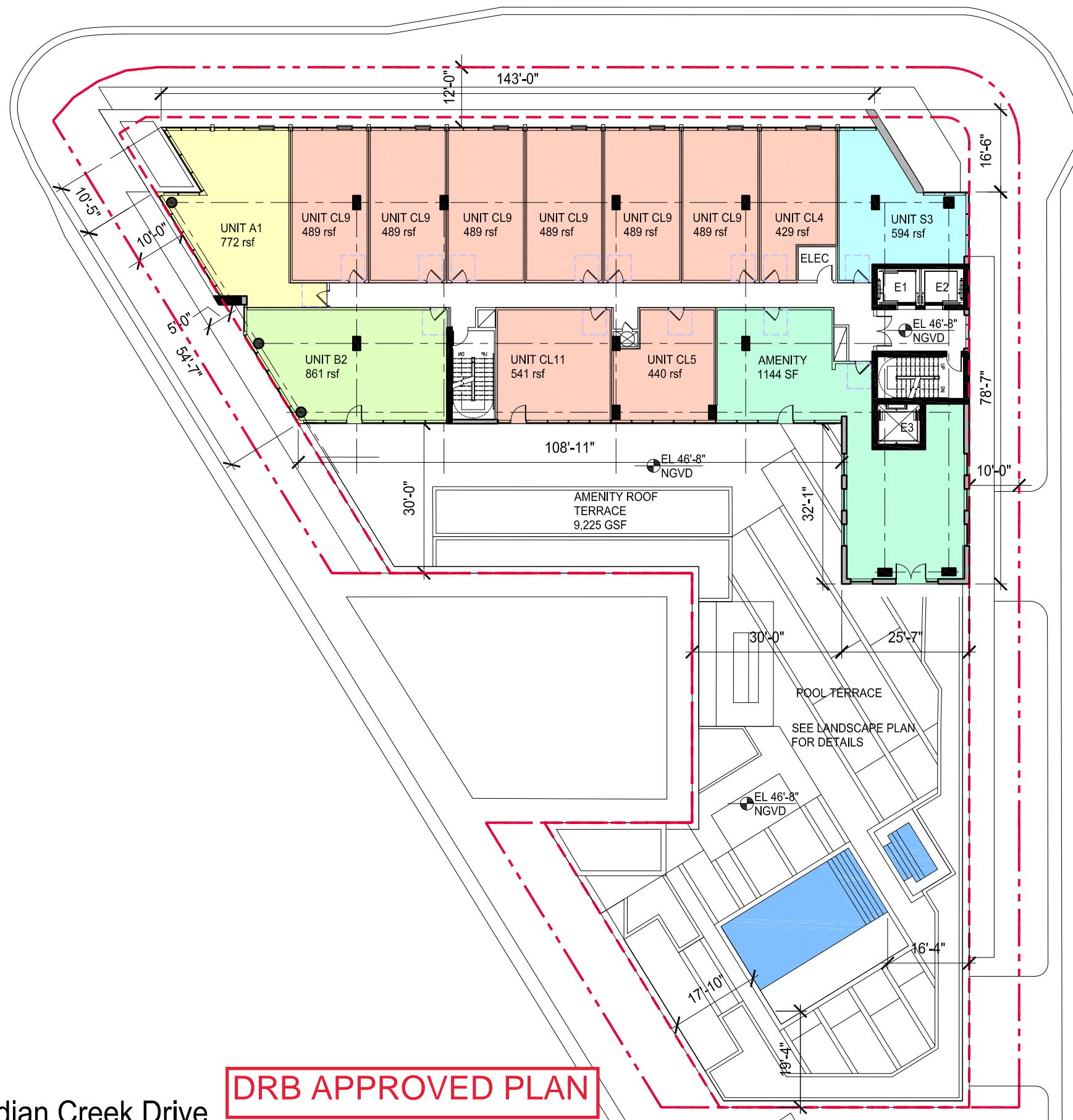
71st Street and Indian Creek Drive





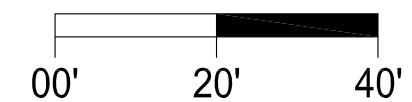
71st Street and Indian Creek Drive

00' 20' 40'  
PAGE 15



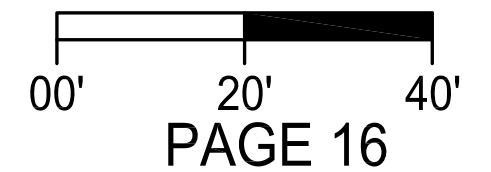
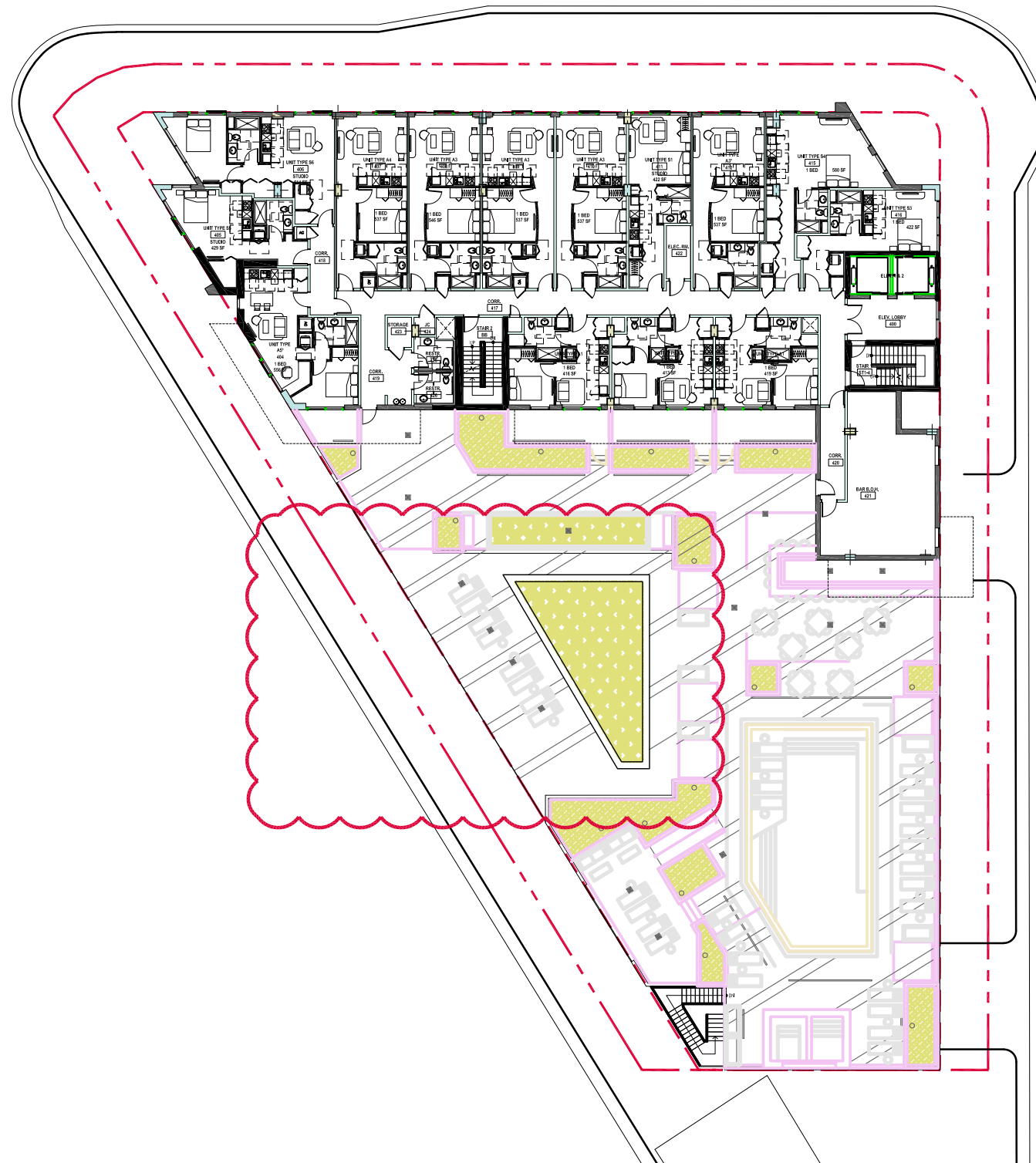
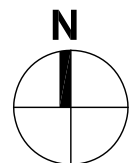
71st Street and Indian Creek Drive

DRB APPROVED PLAN

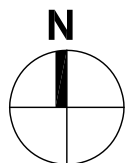
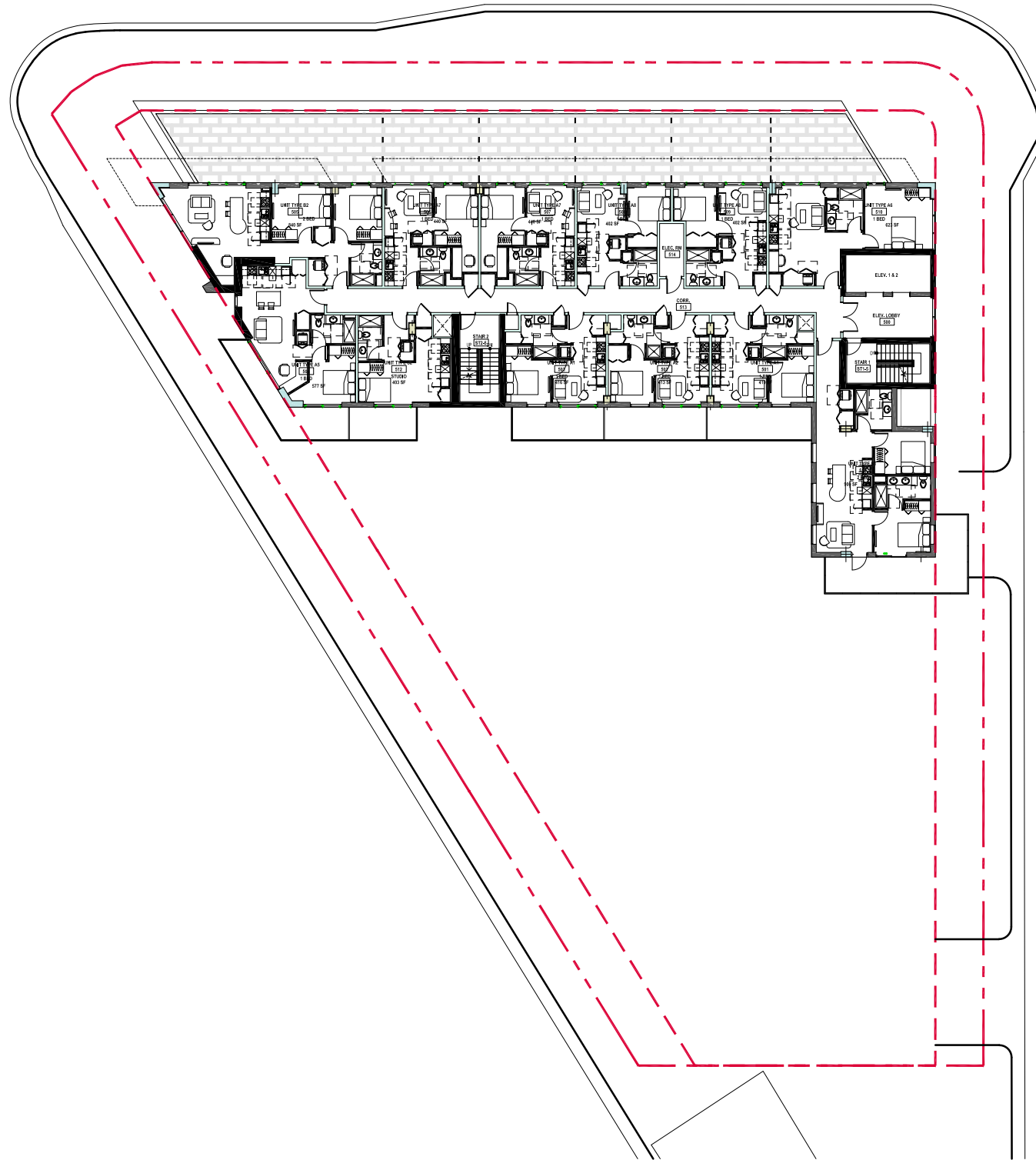


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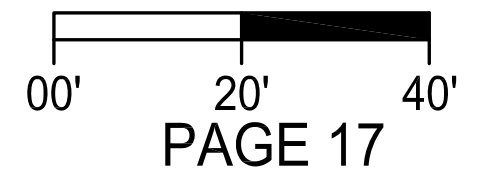




71st Street and Indian Creek Drive

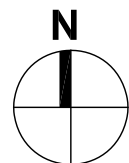
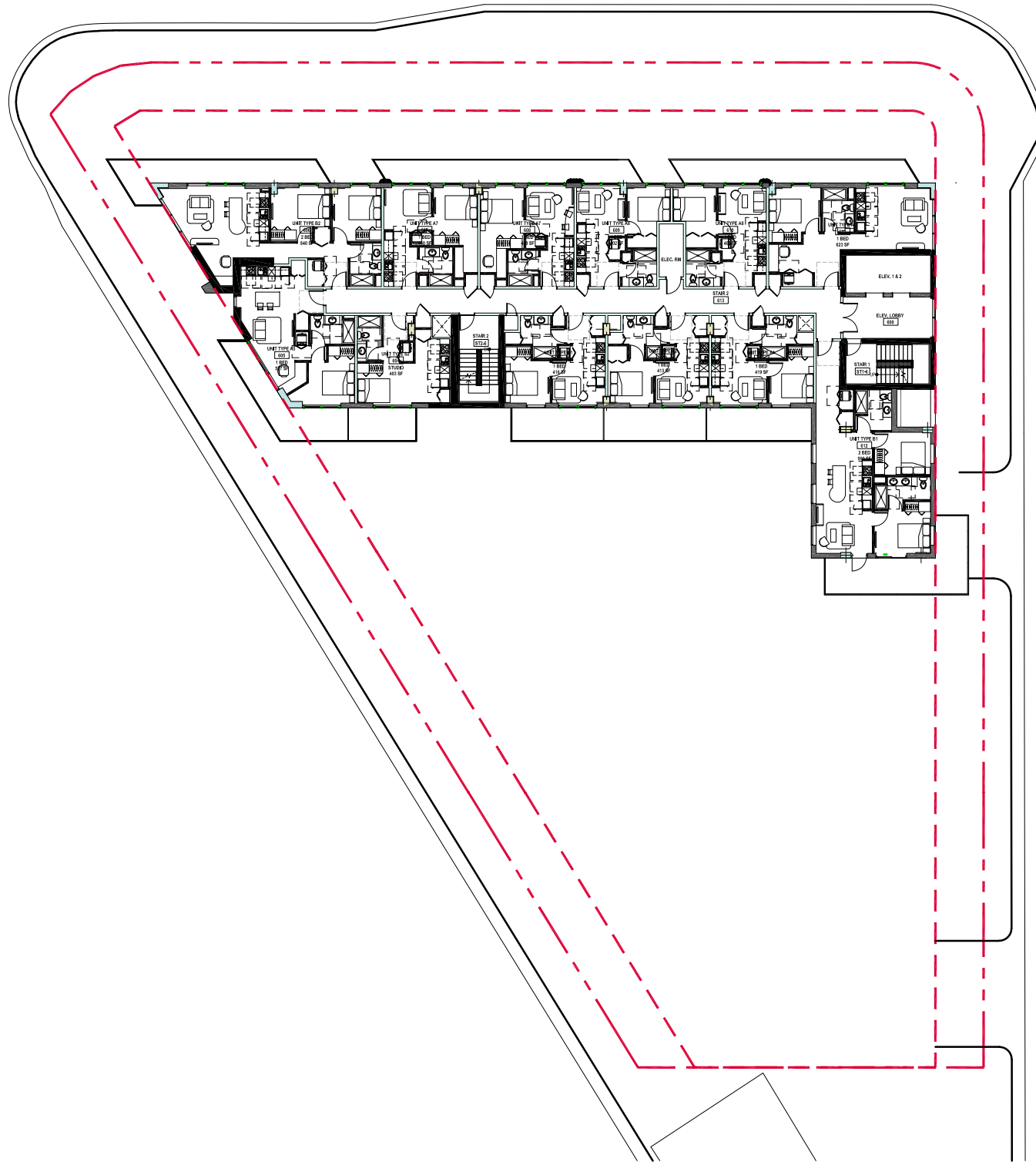


71st Street and Indian Creek Drive

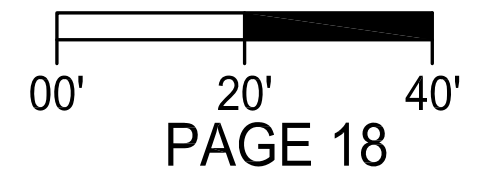


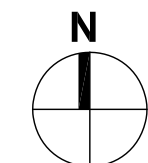
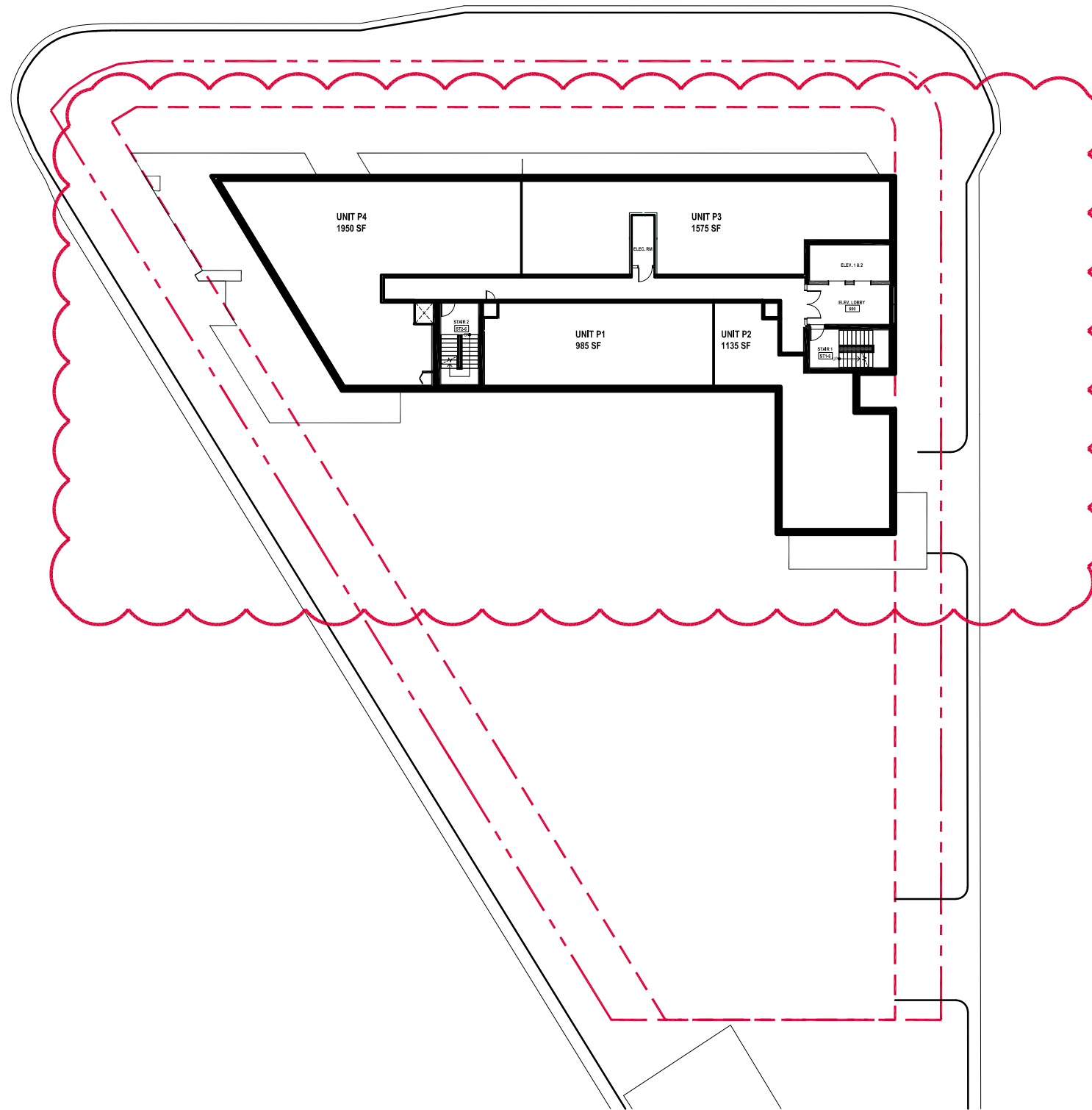
PAGE 17





71st Street and Indian Creek Drive

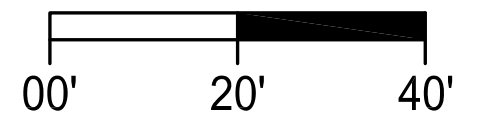
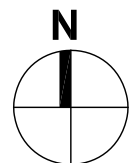
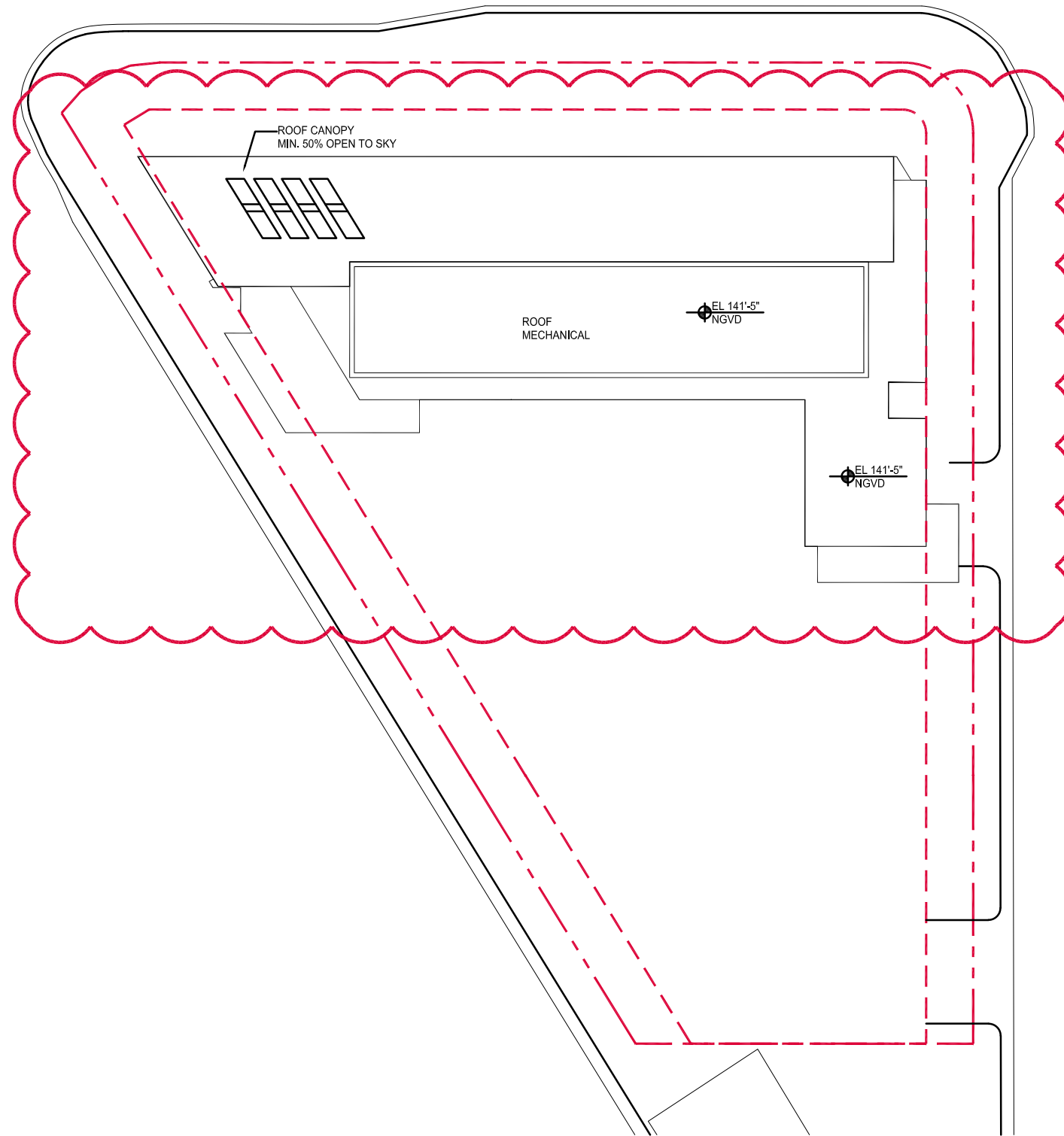




71st Street and Indian Creek Drive

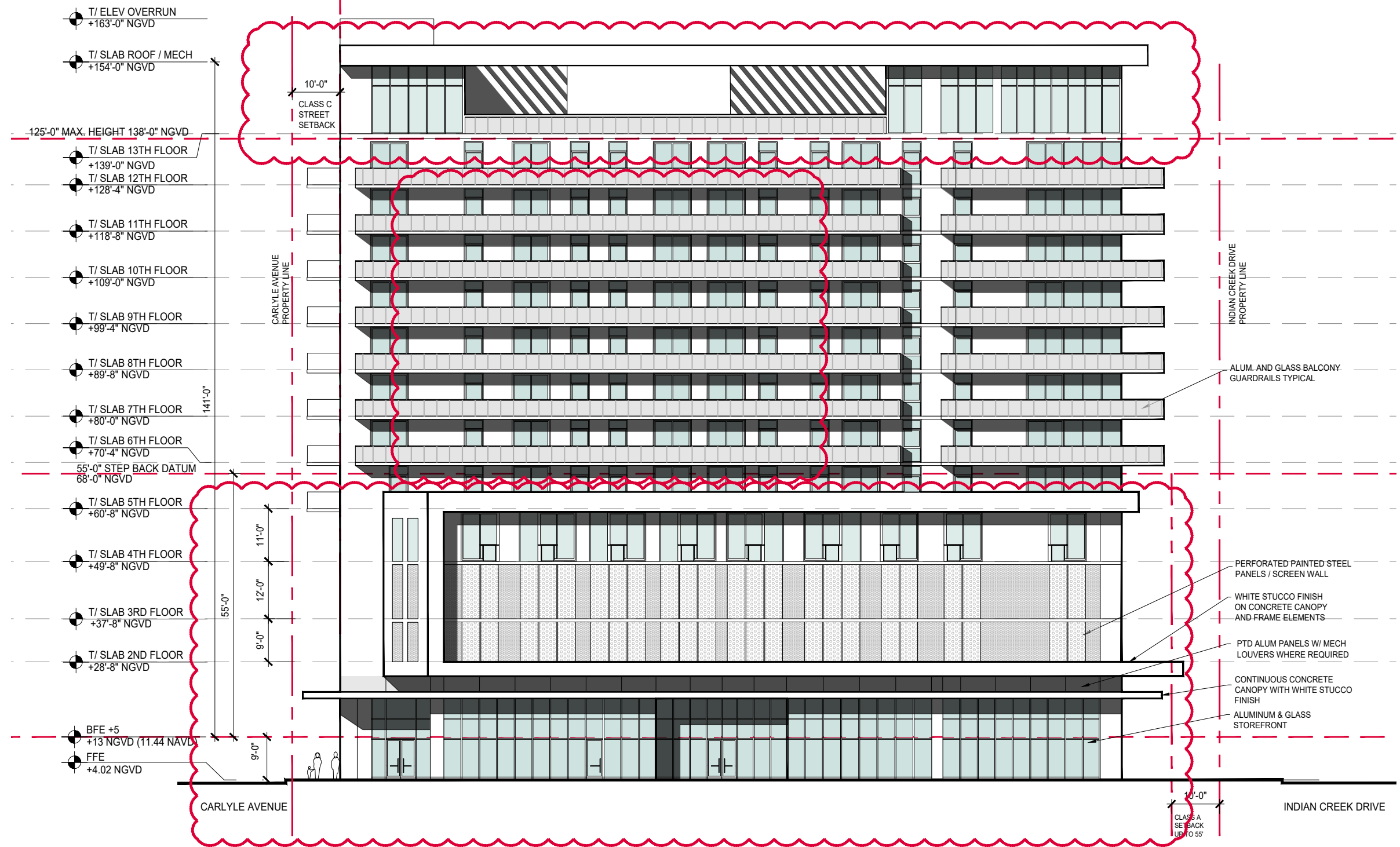
00' 20' 40'  
PAGE 19



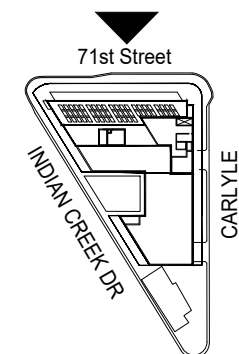


71st Street and Indian Creek Drive

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DRB APPROVED PLAN



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71st Street and Indian Creek Drive



- T/ SLAB ROOF  
+154'-5" NGVD
- T/ SLAB 13TH FLOOR  
+140'-11" NGVD
- T/ SLAB 12TH FLOOR  
+131'-3" NGVD
- T/ SLAB 11TH FLOOR  
+121'-7" NGVD
- T/ SLAB 10TH FLOOR  
+111'-11" NGVD
- T/ SLAB 9TH FLOOR  
+102'-3" NGVD
- T/ SLAB 8TH FLOOR  
+92'-7" NGVD
- T/ SLAB 7TH FLOOR  
+85'-1" NGVD
- T/ SLAB 6TH FLOOR  
+73'-3" NGVD
- T/ SLAB 5TH FLOOR  
+63'-7" NGVD
- T/ SLAB 4TH FLOOR  
+52'-8" NGVD
- T/ SLAB 3RD FLOOR  
+41'-8" NGVD
- T/ SLAB 2ND FLOOR  
+28'-8" NGVD
- BFE +5  
+13 NGVD (11.44 NAVD)
- FFE  
+4.02 NGVD

10'-0"  
CLASS C  
STREET  
SETBACK

41'-7 1/2"

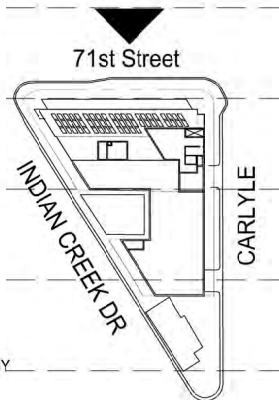
INDIAN CREEK DRIVE  
PROPERTY LINE

ALUM. AND GLASS BALCONY  
GUARDRAILS TYPICAL

- PERFORATED PAINTED STEEL  
PANELS / SCREEN WALL
- WHITE STUCCO FINISH  
ON CONCRETE CANOPY  
AND FRAME ELEMENTS
- PTD ALUM PANELS W/ MECH  
LOUVERS WHERE REQUIRED
- CONTINUOUS CONCRETE  
CANOPY WITH WHITE STUCCO  
FINISH
- ALUMINUM & GLASS  
STOREFRONT

16'-8"

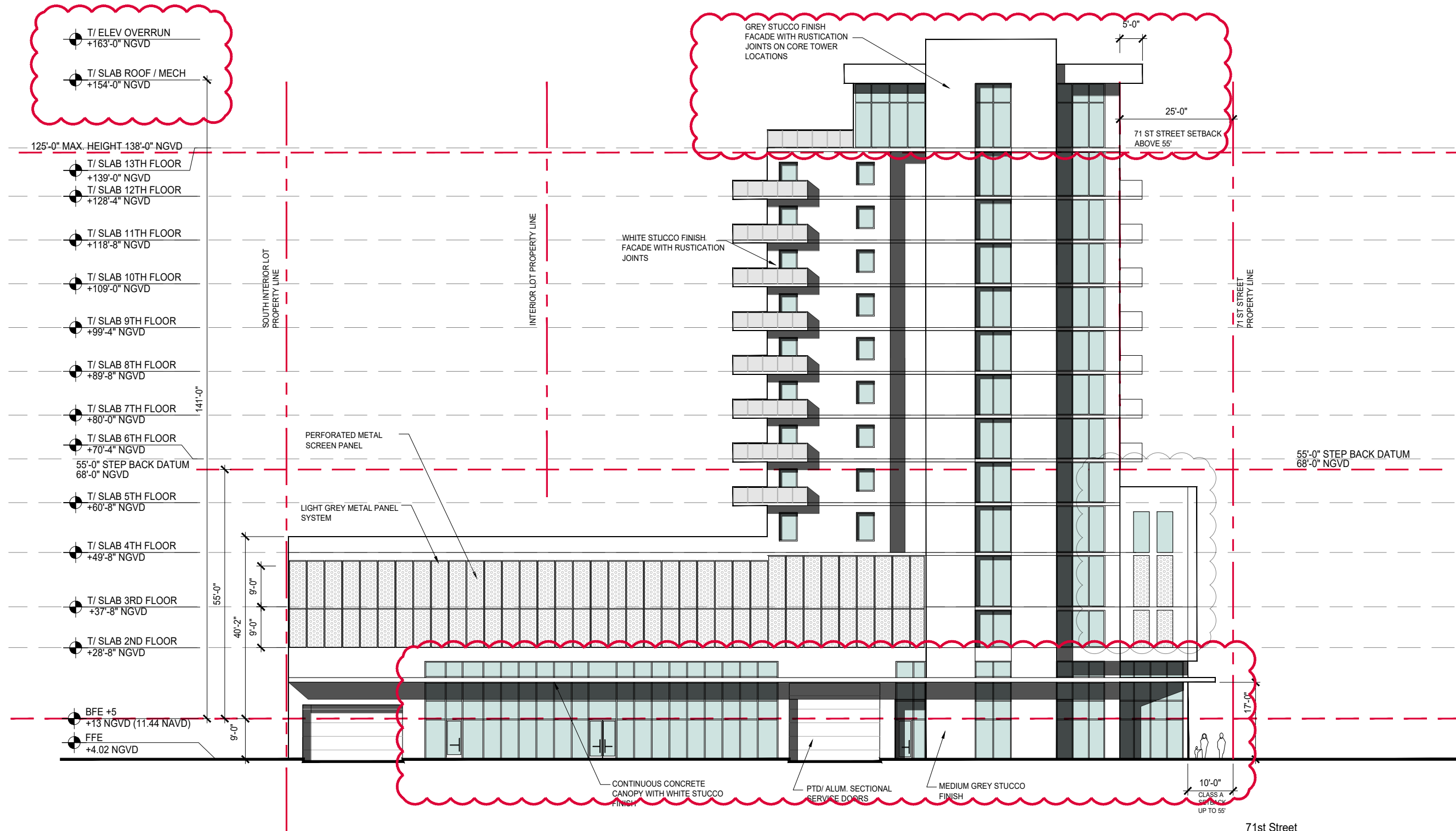
21'-8"



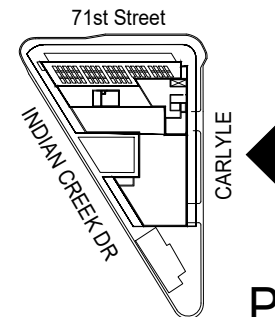
71st Street and Indian Creek Drive

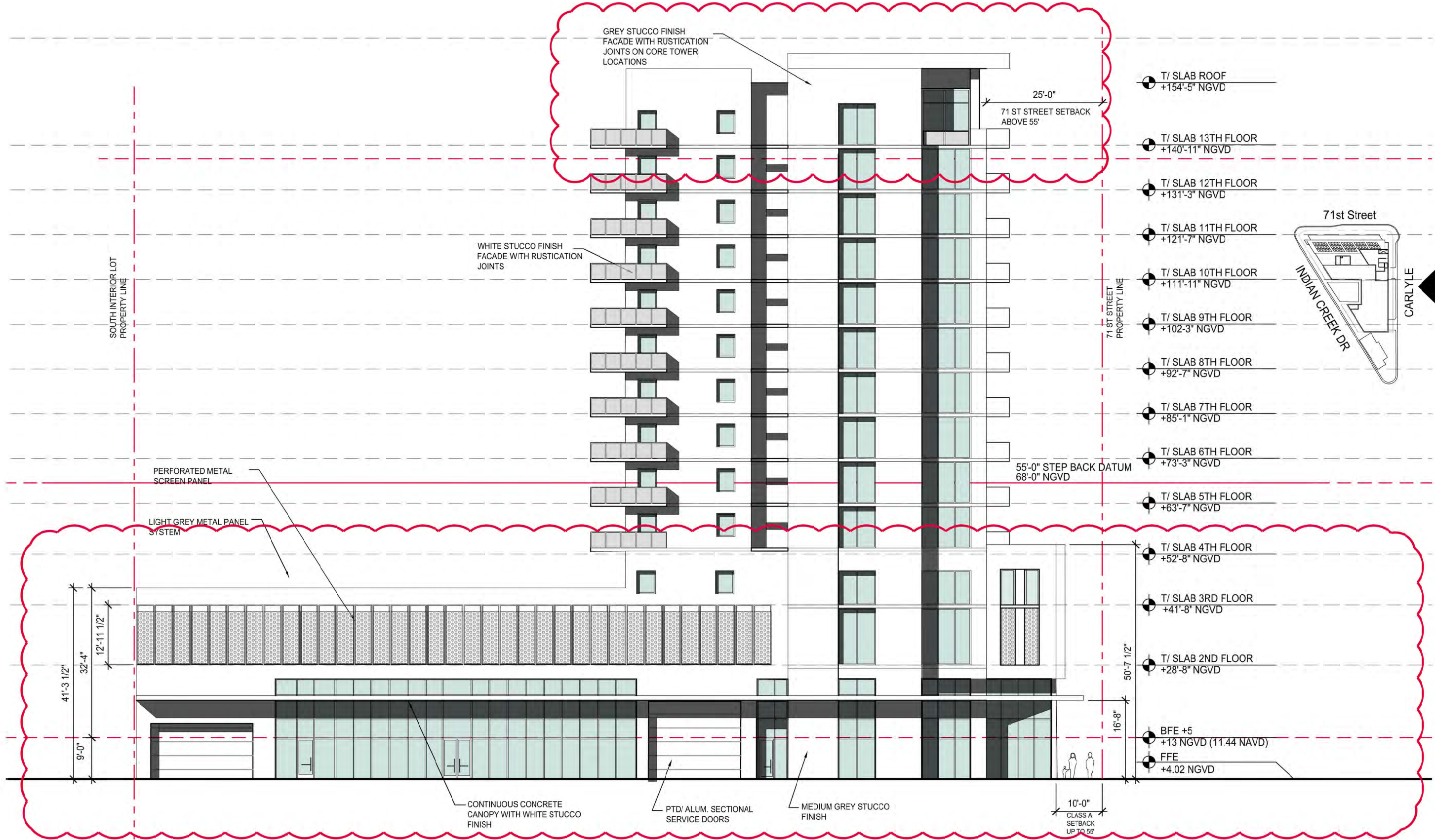
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DRB APPROVED PLAN

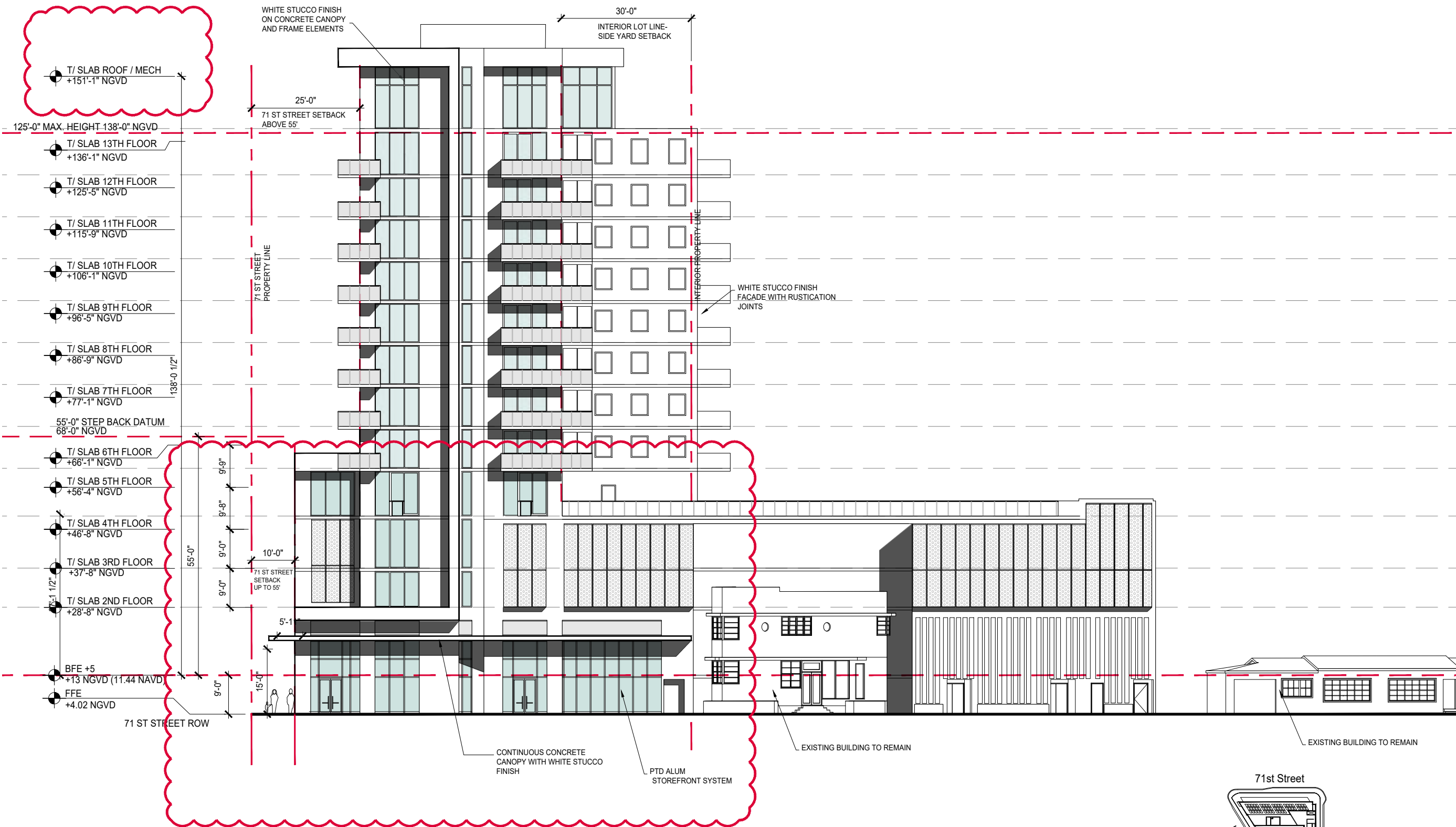




71st Street and Indian Creek Drive

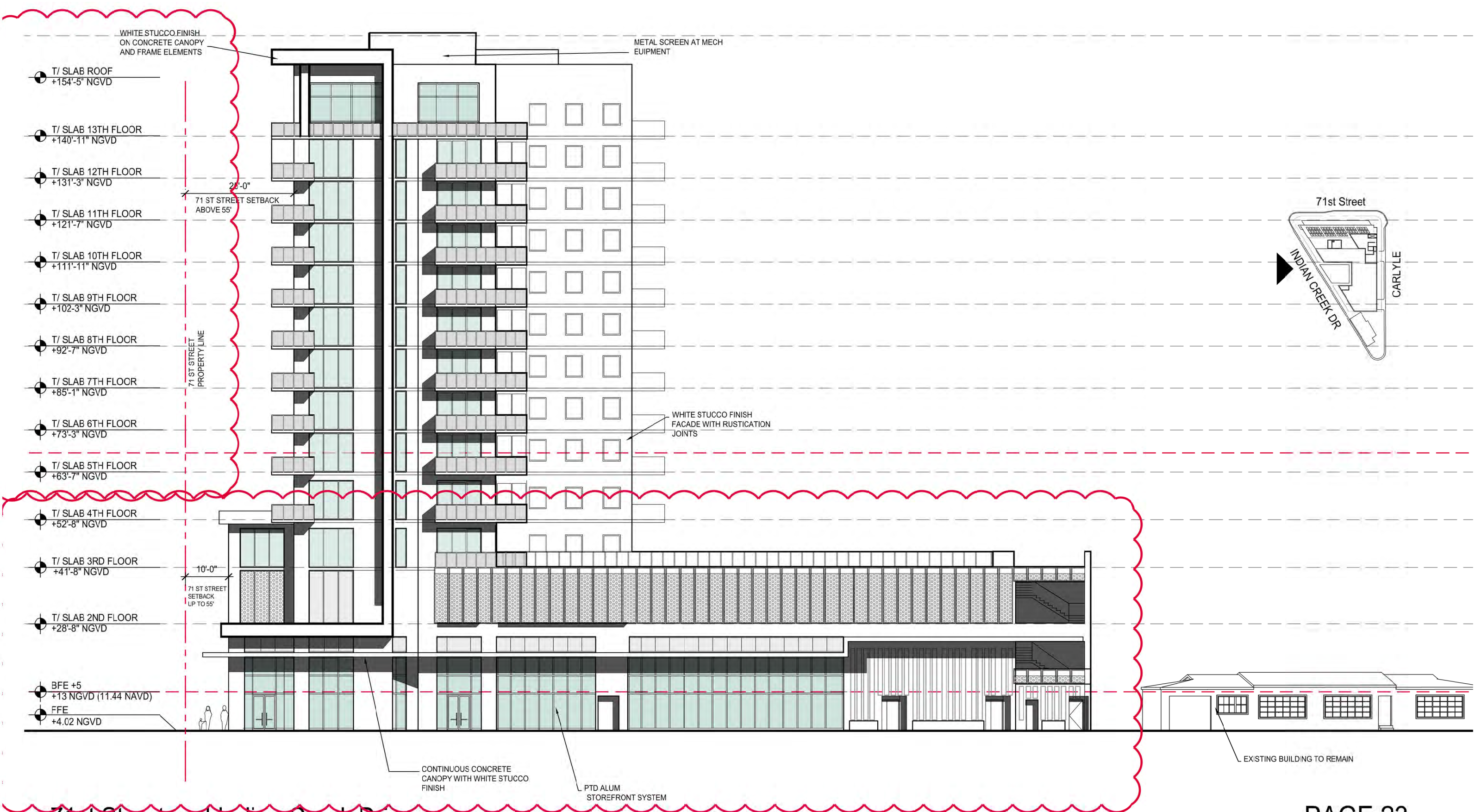
PAGE 22





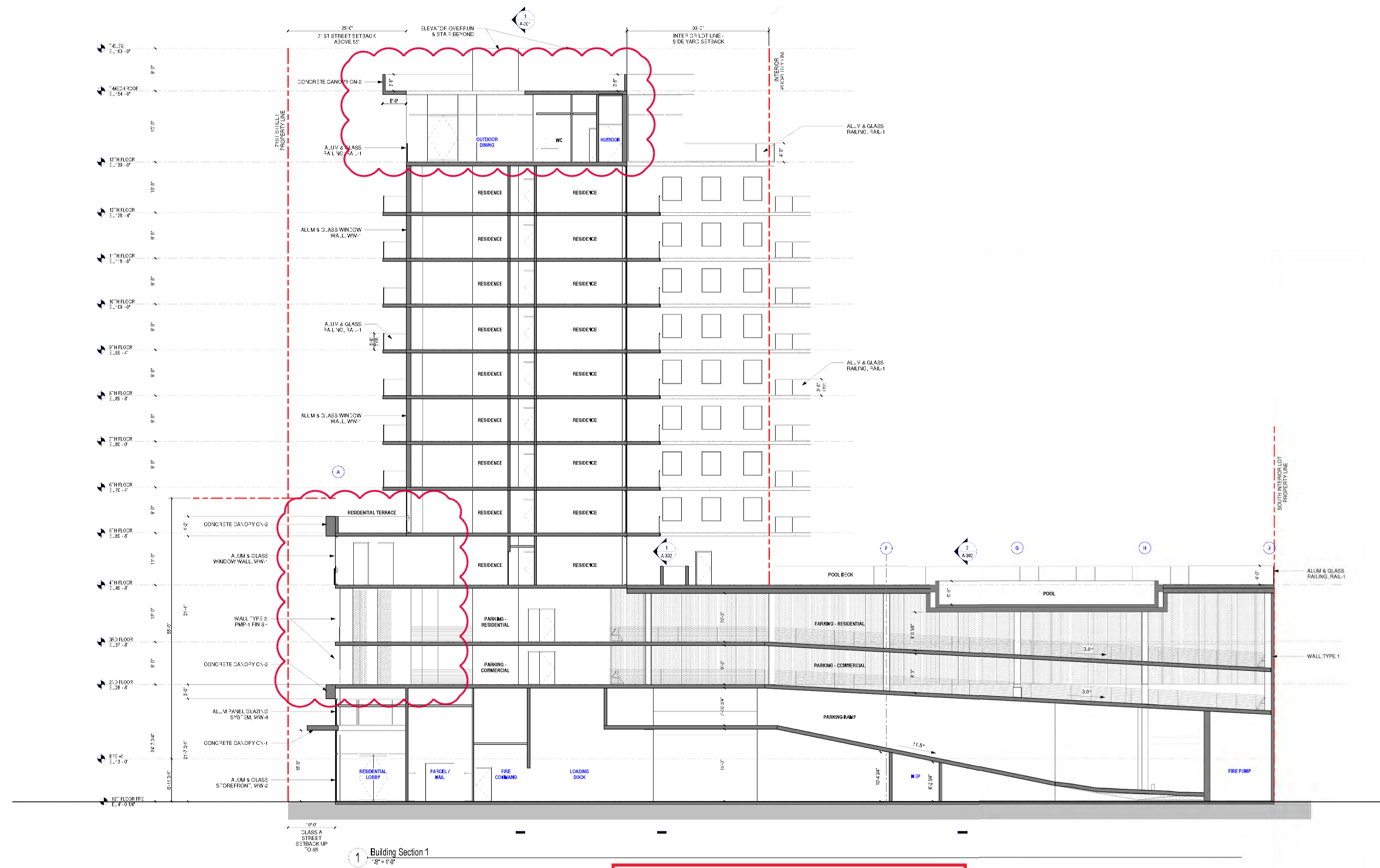
71st Street and Indian Creek Drive





71st Street and Indian Creek Drive

PAGE 23

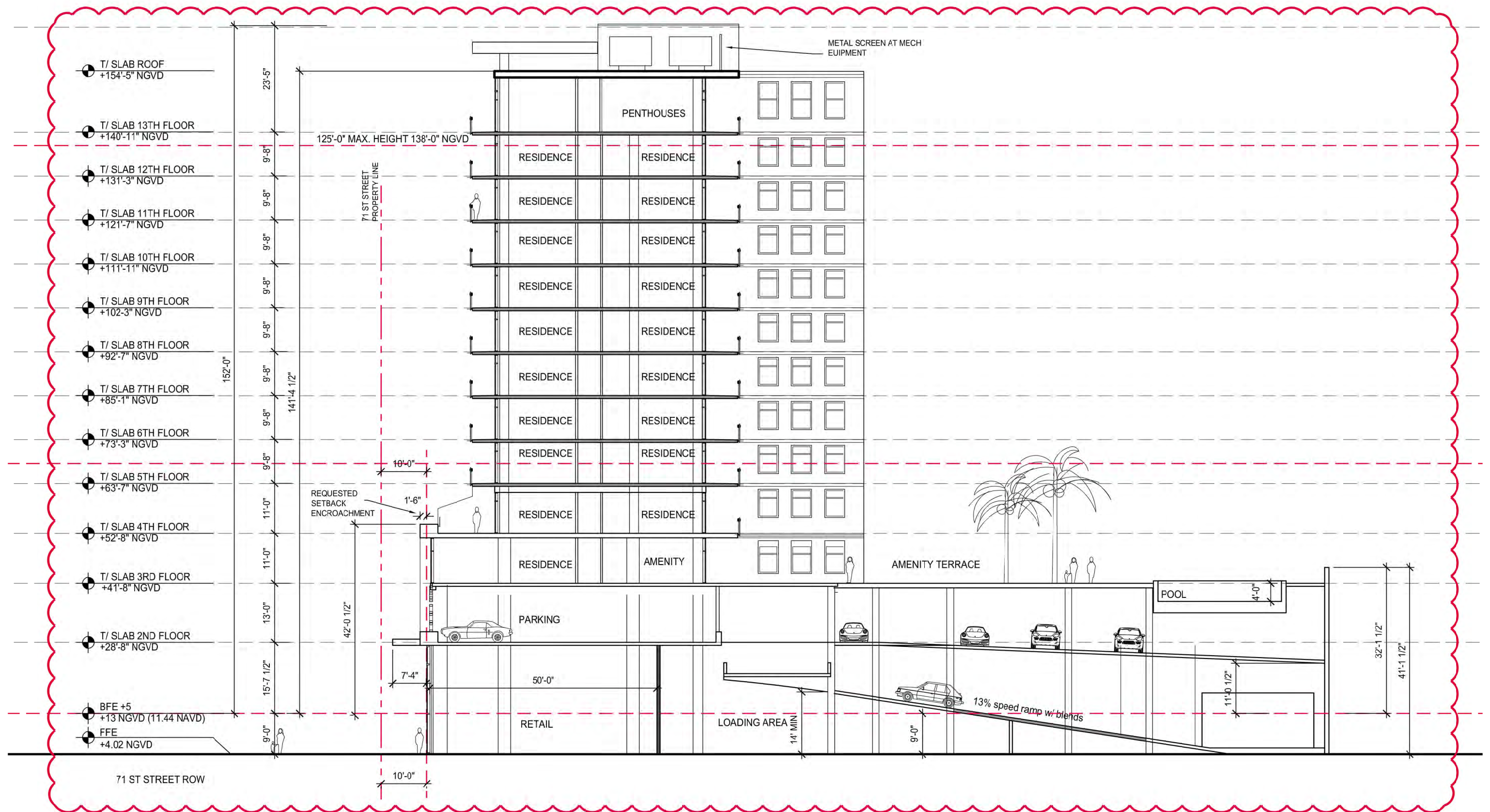


DRB APPROVED PLAN

71st Street and Indian Creek Drive

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71st Street and Indian Creek Drive

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