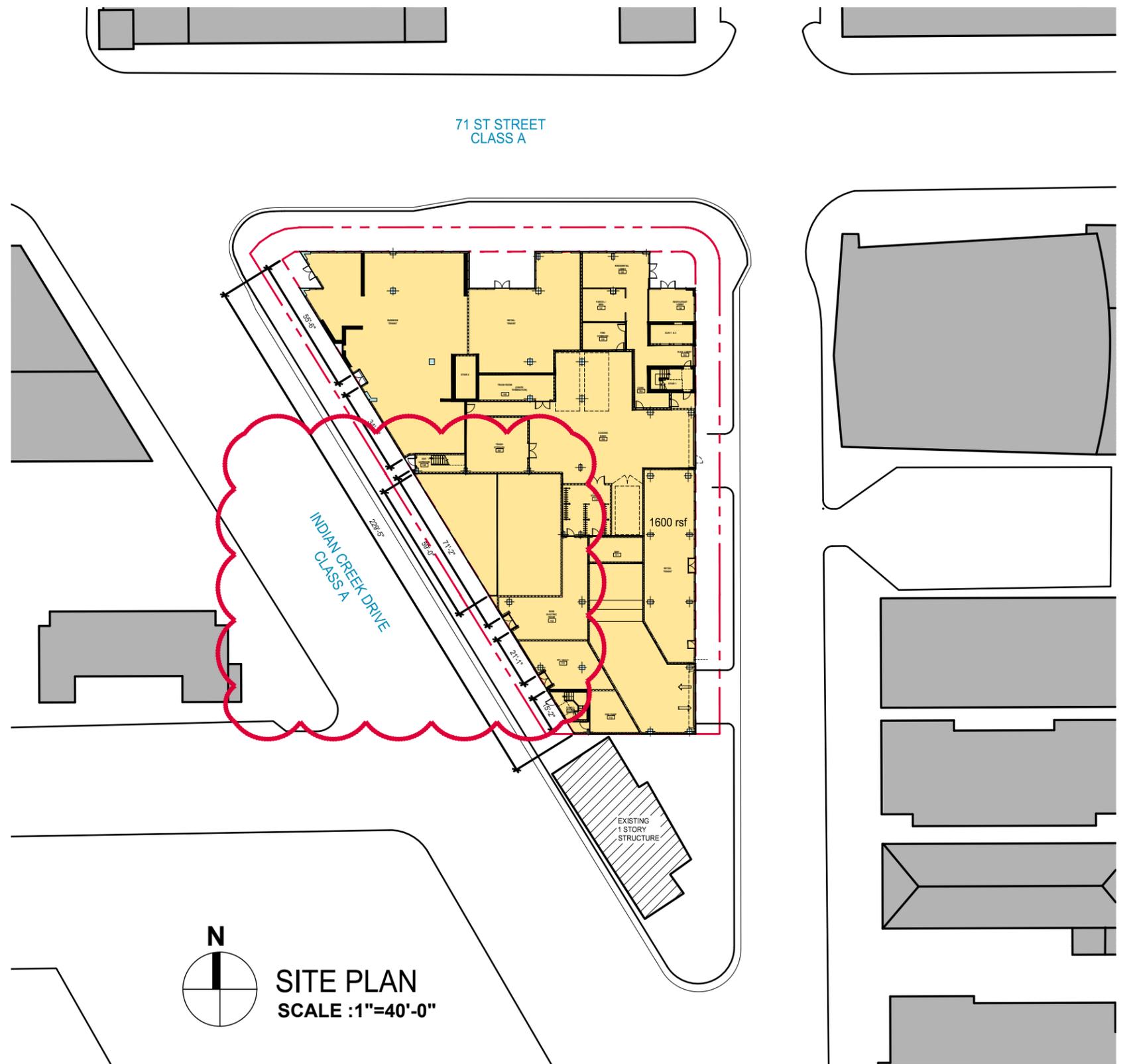


ZONING MAP

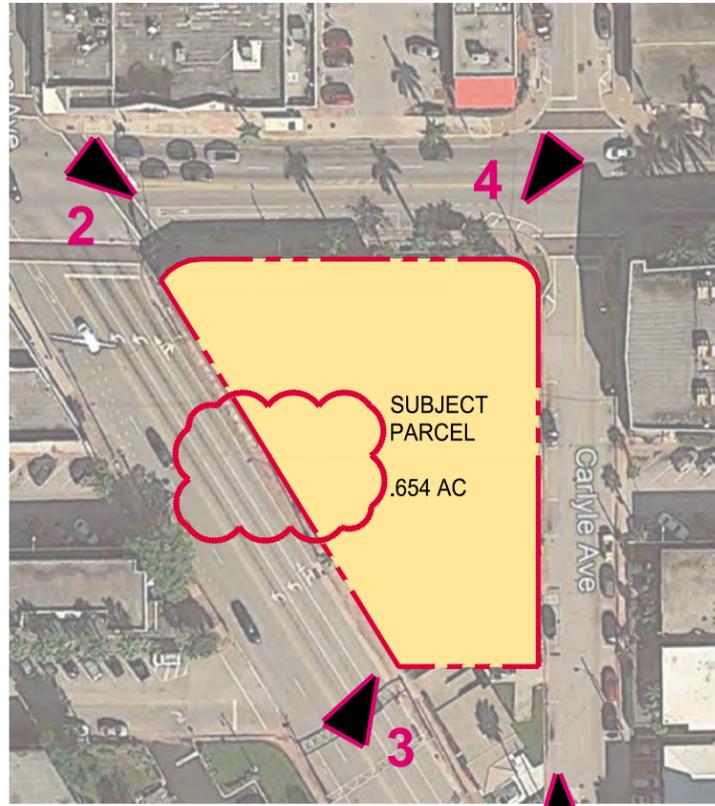


AERIAL MAP



71st Street and Indian Creek Drive

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KEY PLAN



site photo 1



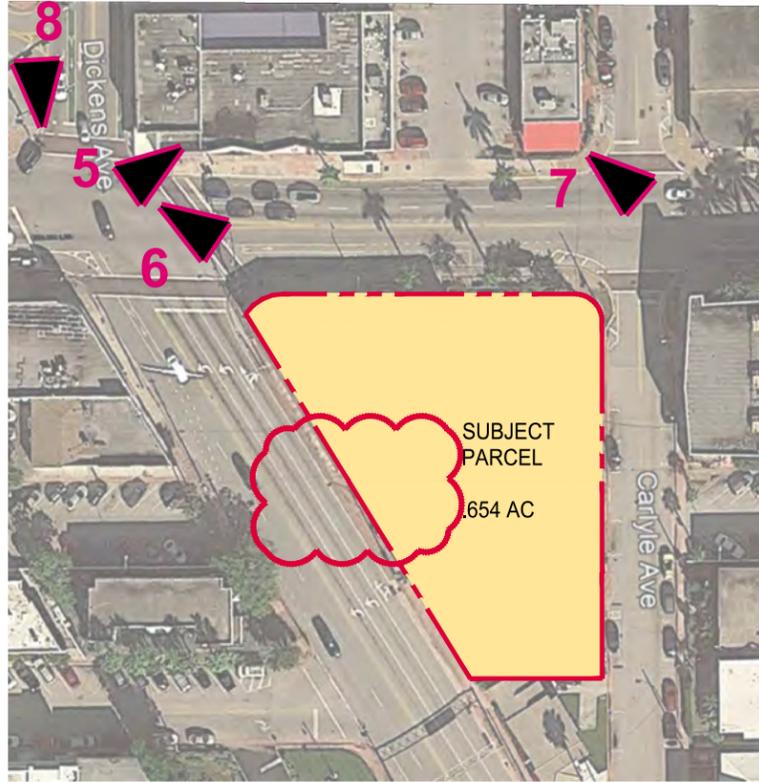
site photo 2



site photo 3



site photo 4



KEY PLAN



site photo 5



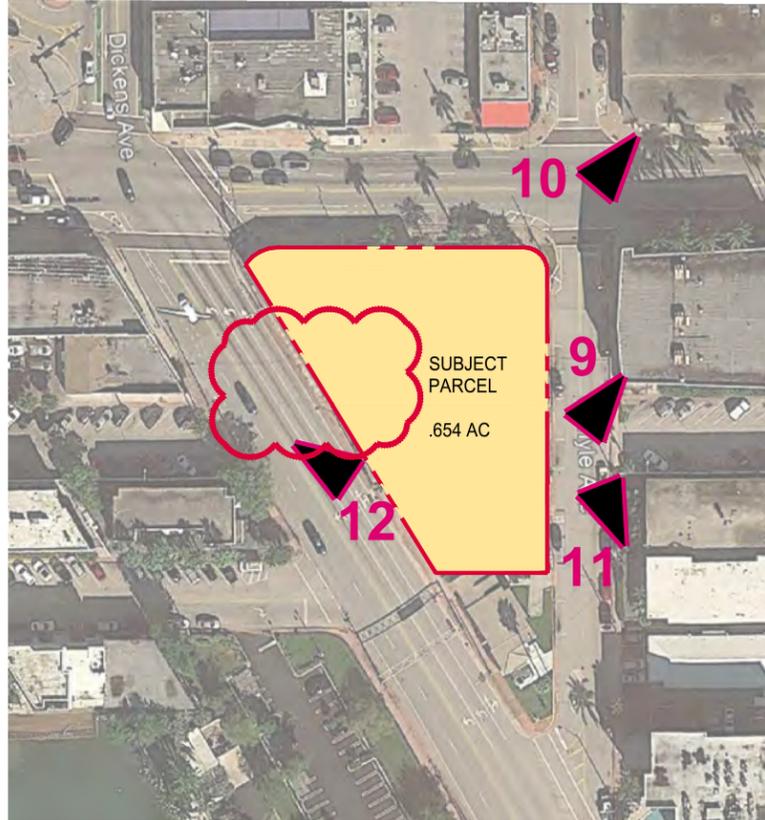
site photo 6



site photo 7



site photo 8



KEY PLAN



site photo 9



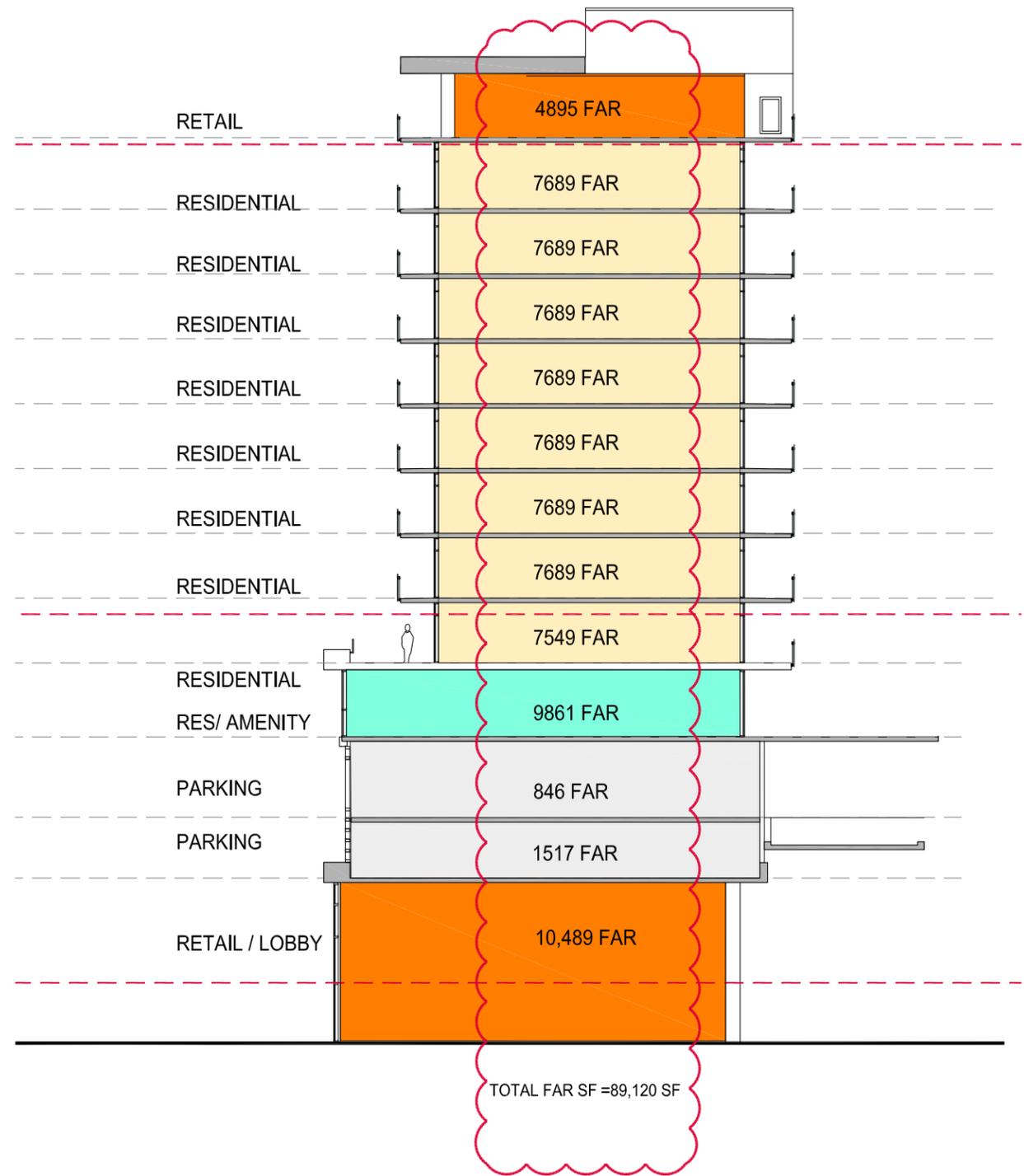
site photo 10

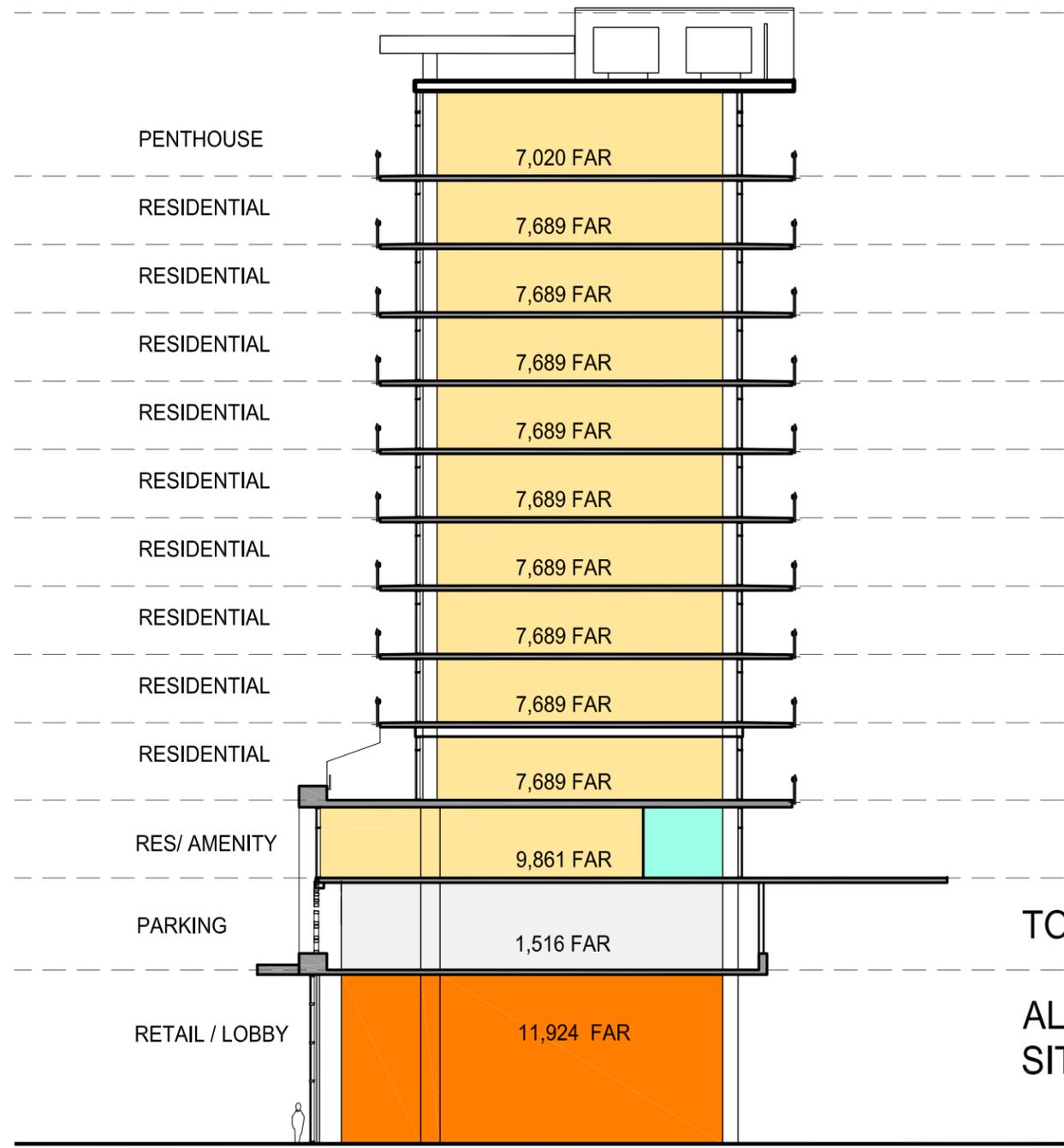


site photo 11



site photo 12

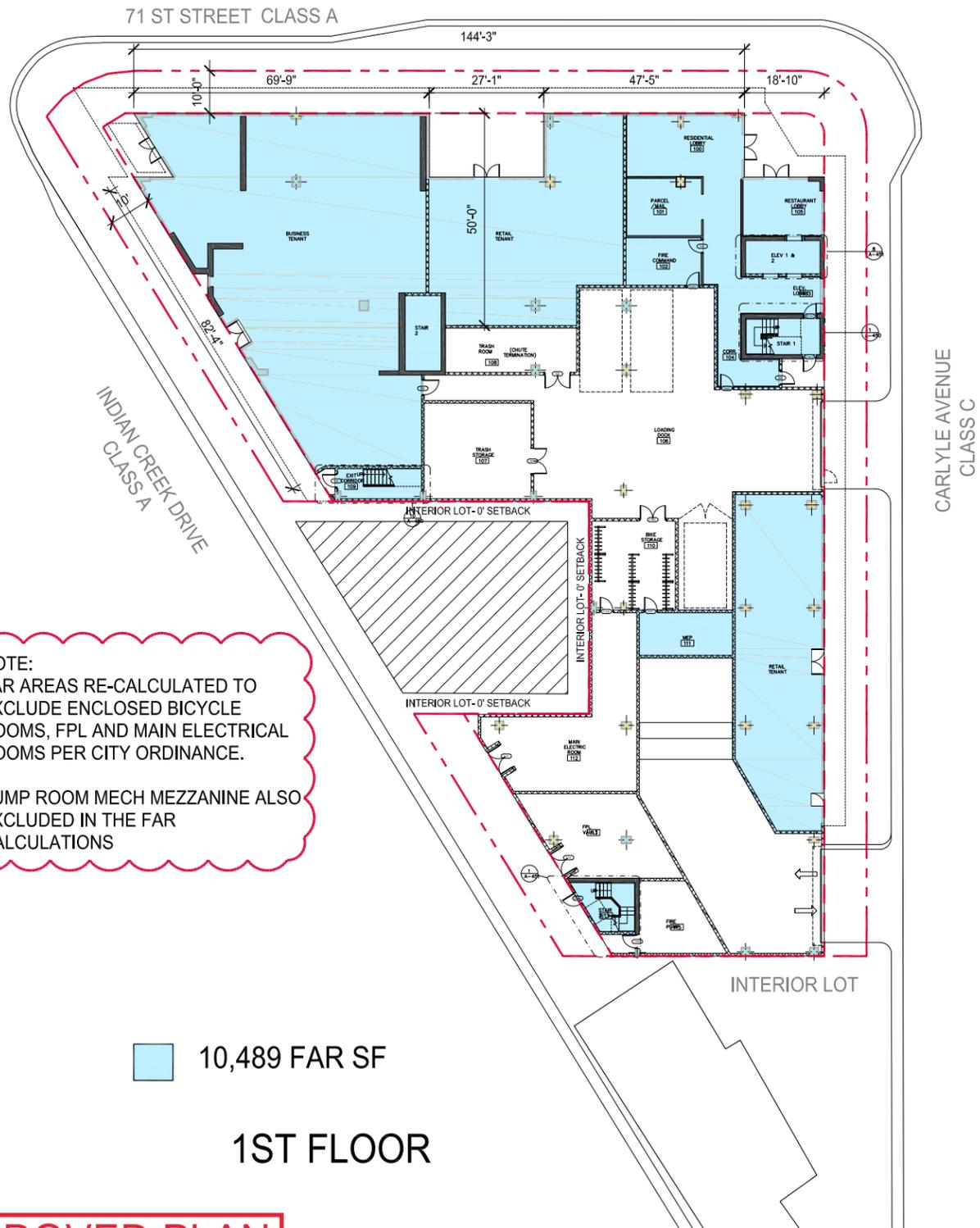
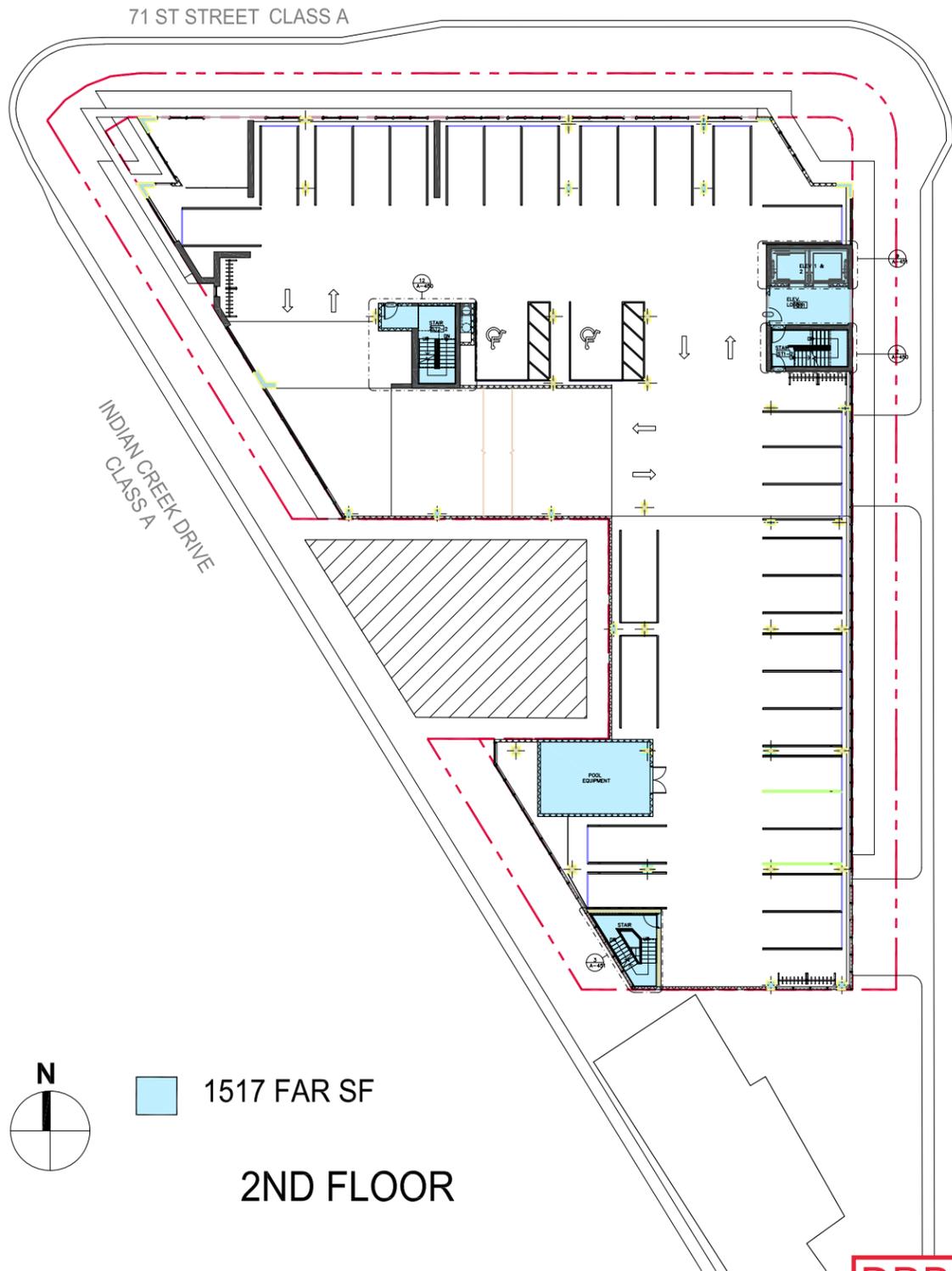




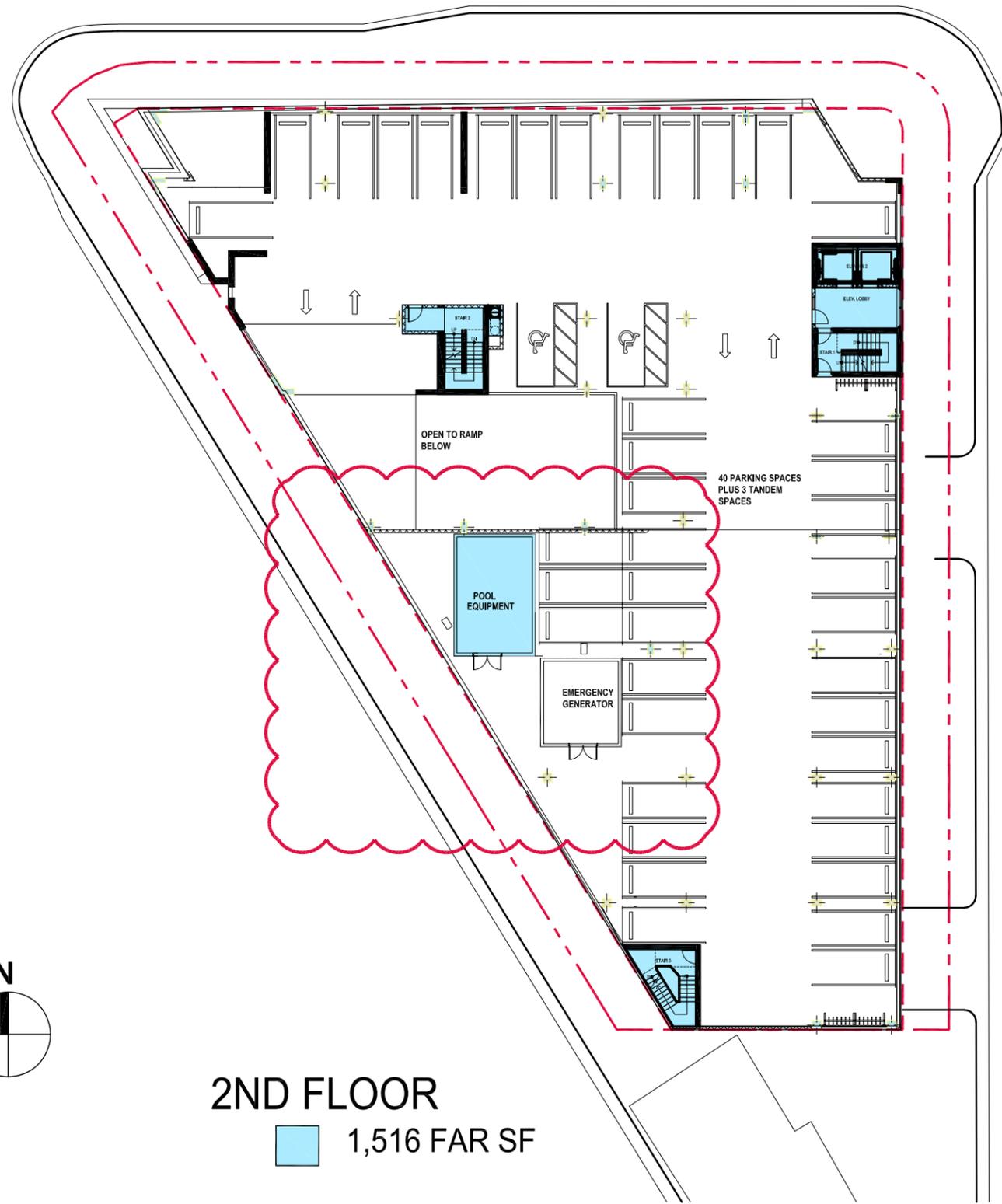
TOTAL FAR = 99, 522 SF

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

SUMMARY SECTION DIAGRAM



DRB APPROVED PLAN



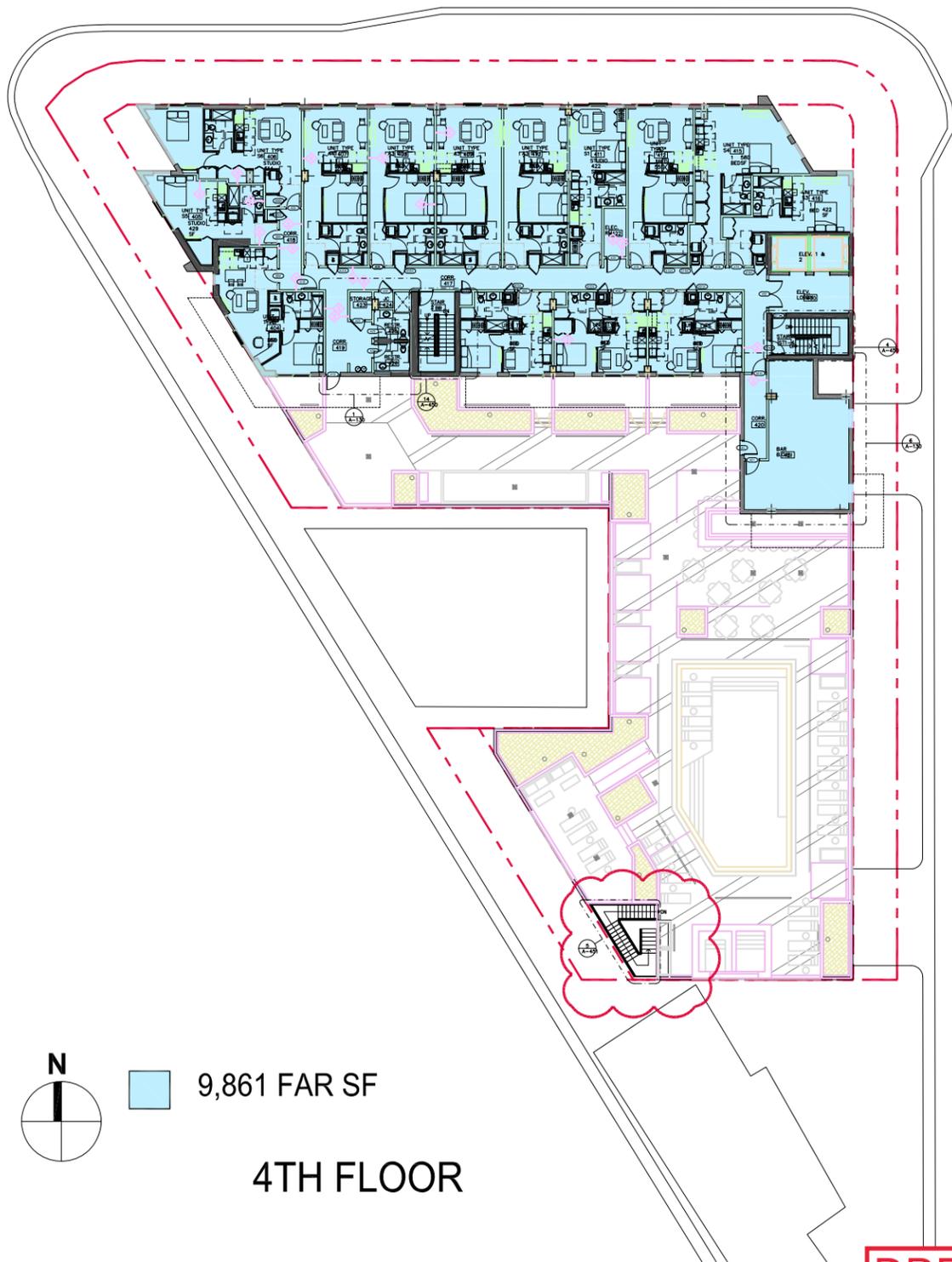
2ND FLOOR
 1,516 FAR SF



1ST FLOOR
 11,924 FAR SF

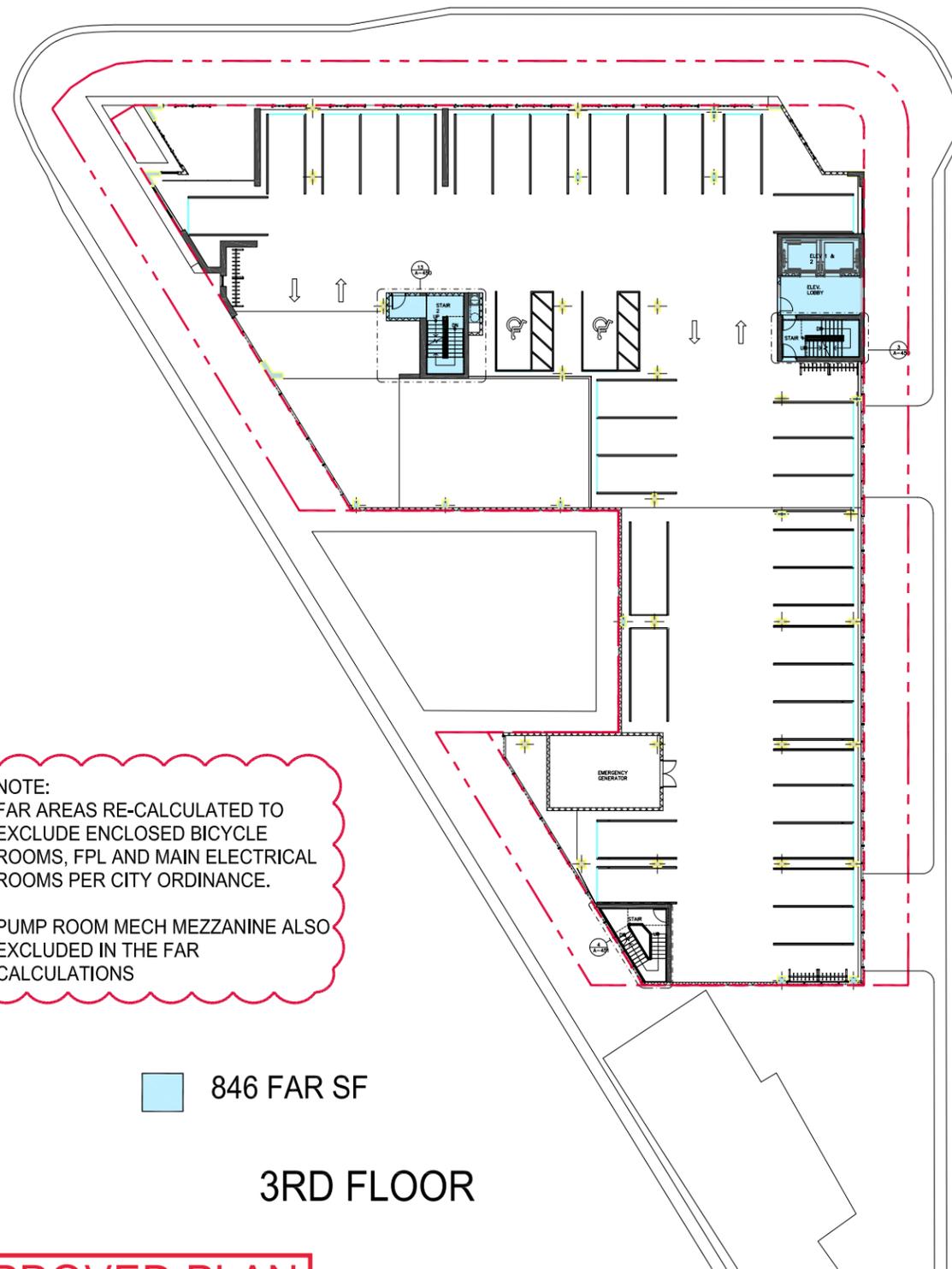
71st Street and Indian Creek Drive

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9,861 FAR SF

4TH FLOOR



846 FAR SF

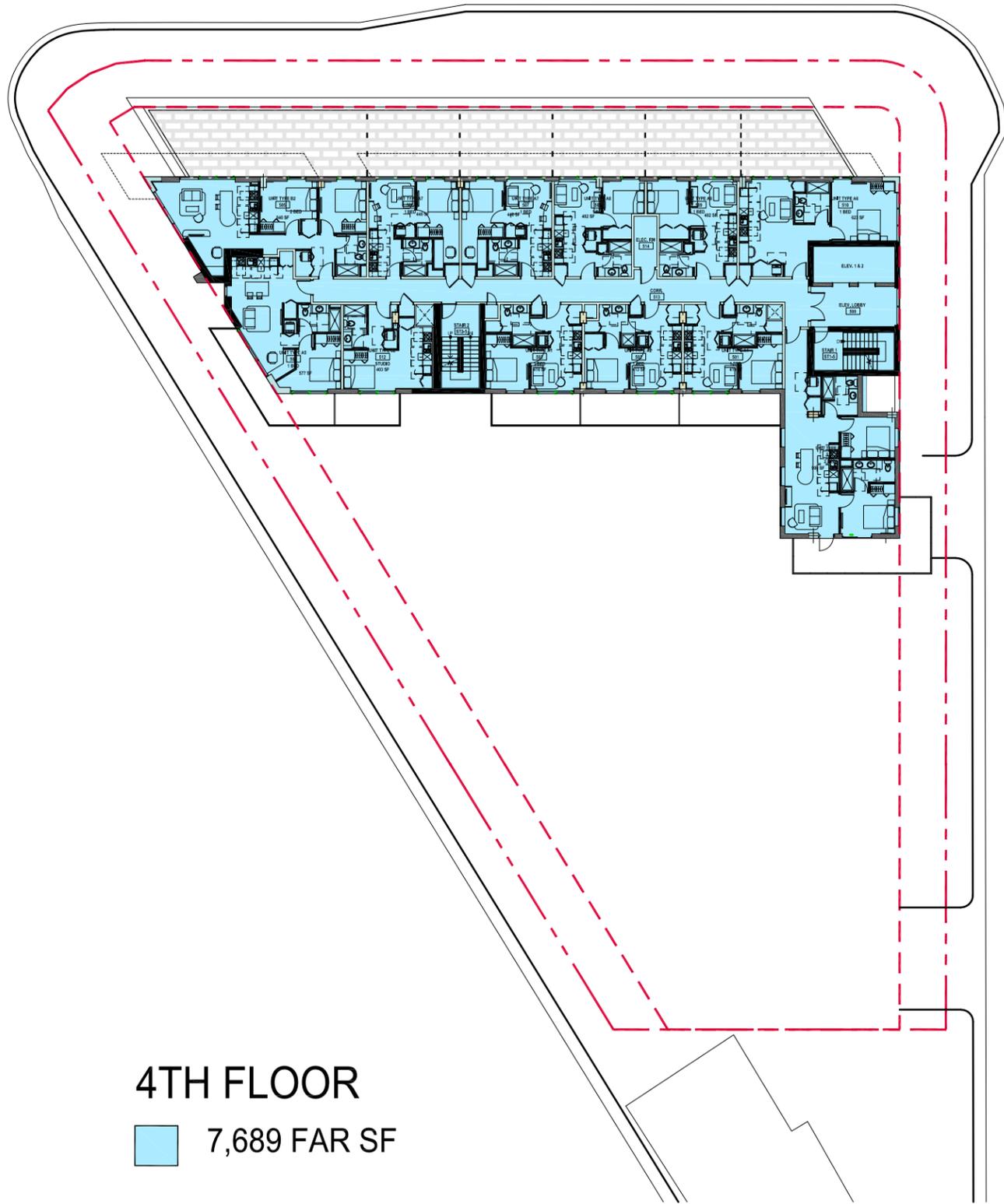
3RD FLOOR

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

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4TH FLOOR

7,689 FAR SF

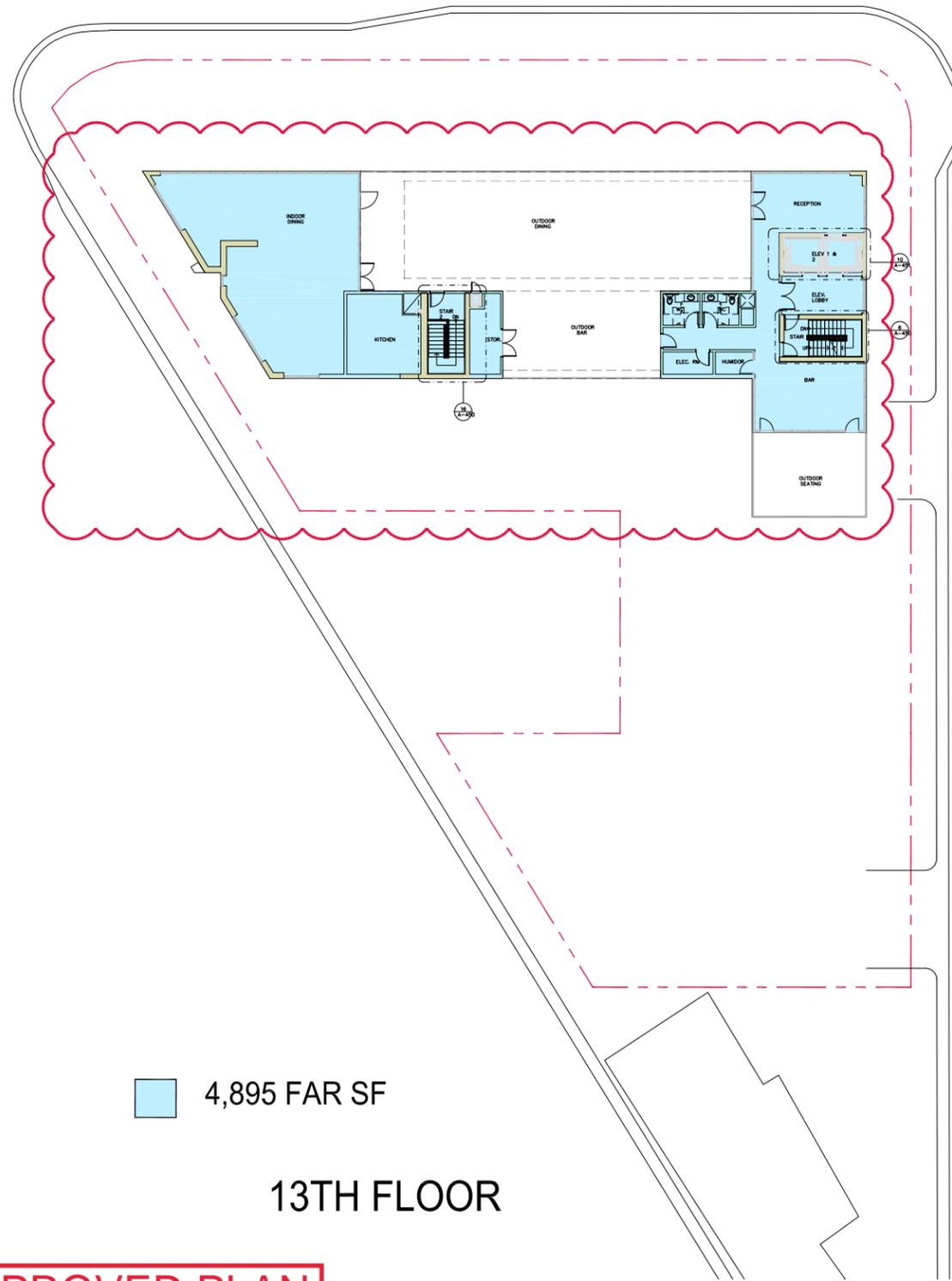
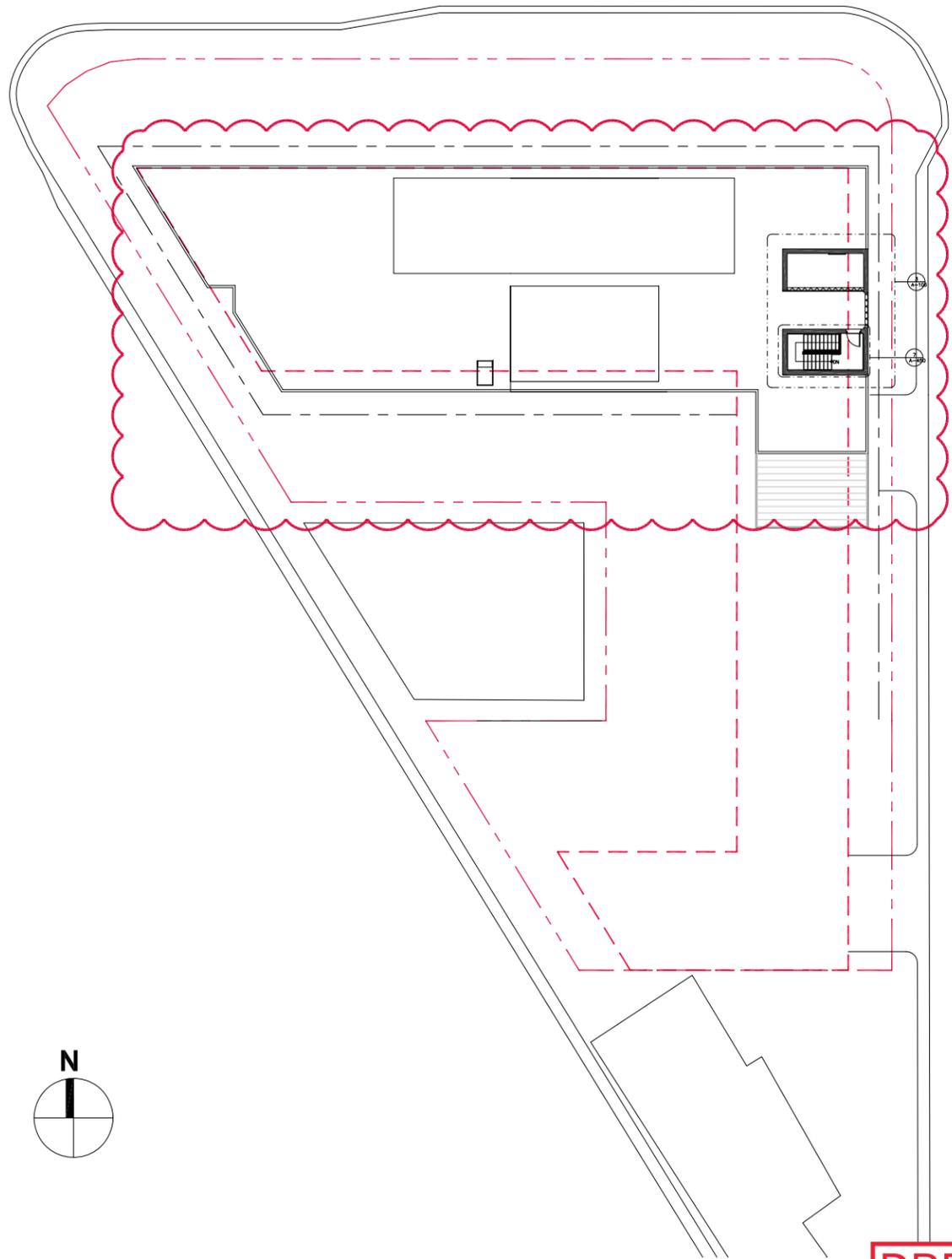


3RD FLOOR

9,861 FAR SF

71st Street and Indian Creek Drive

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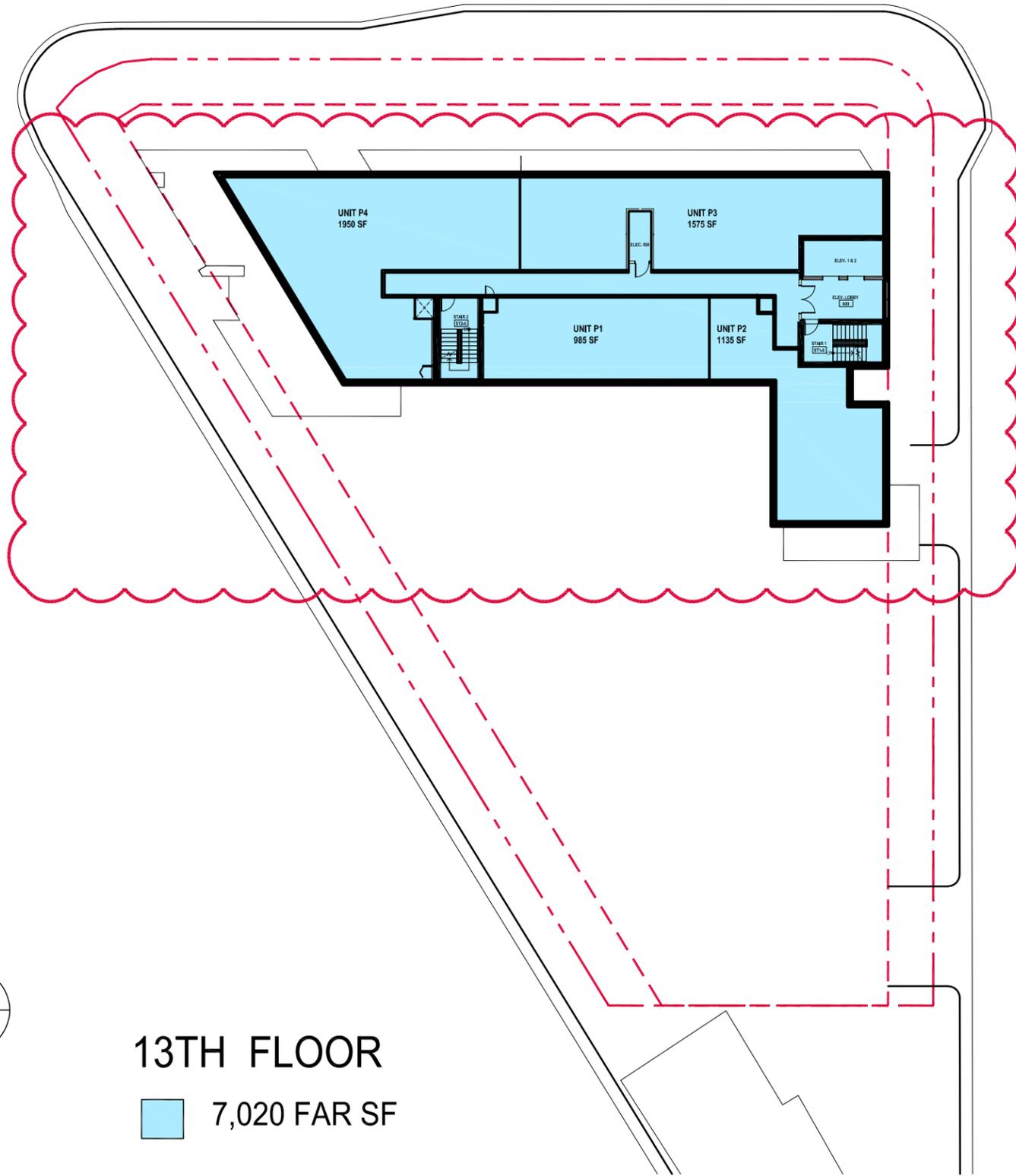
4,895 FAR SF

13TH FLOOR

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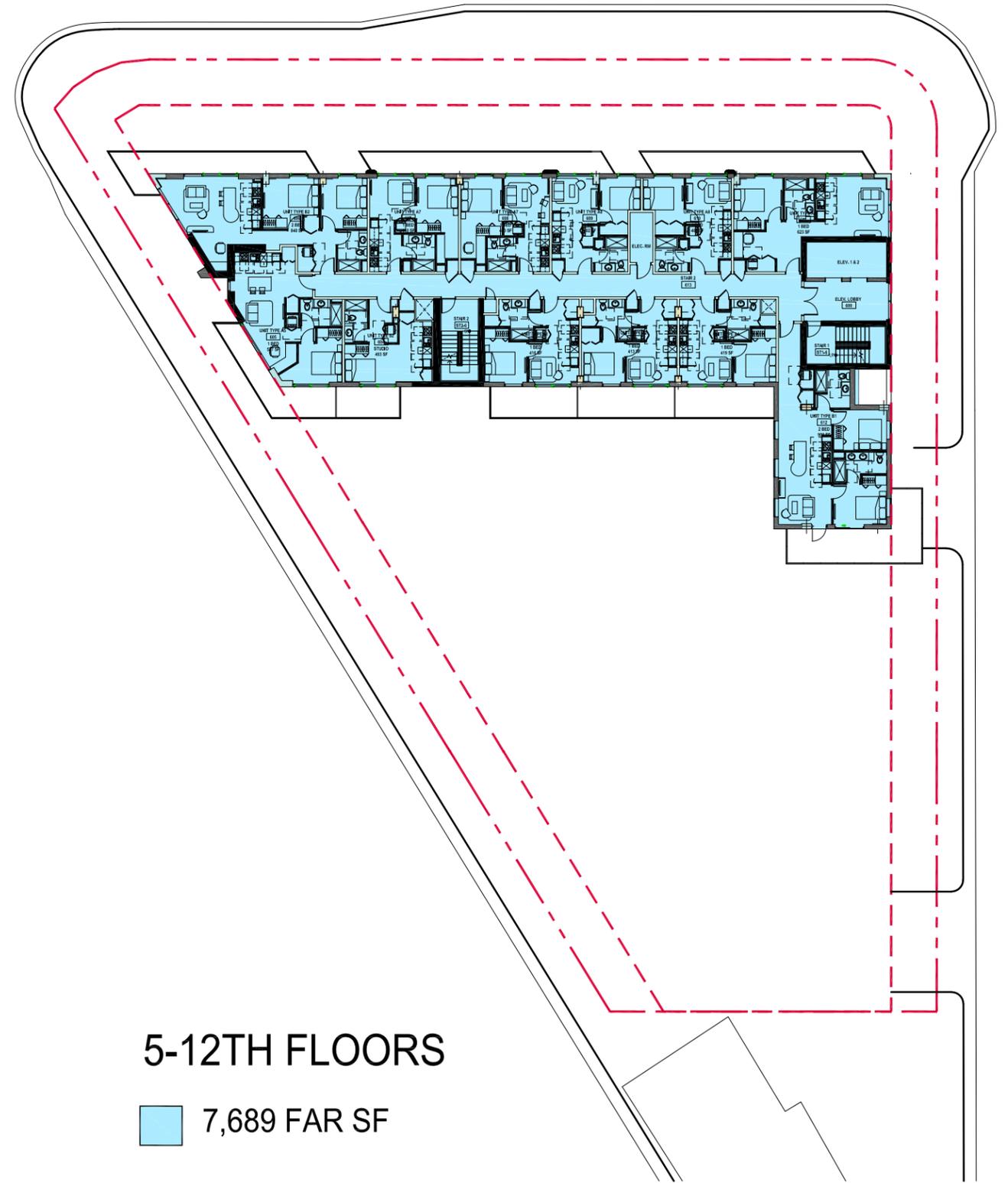
71st Street and Indian Creek Drive

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13TH FLOOR

7,020 FAR SF

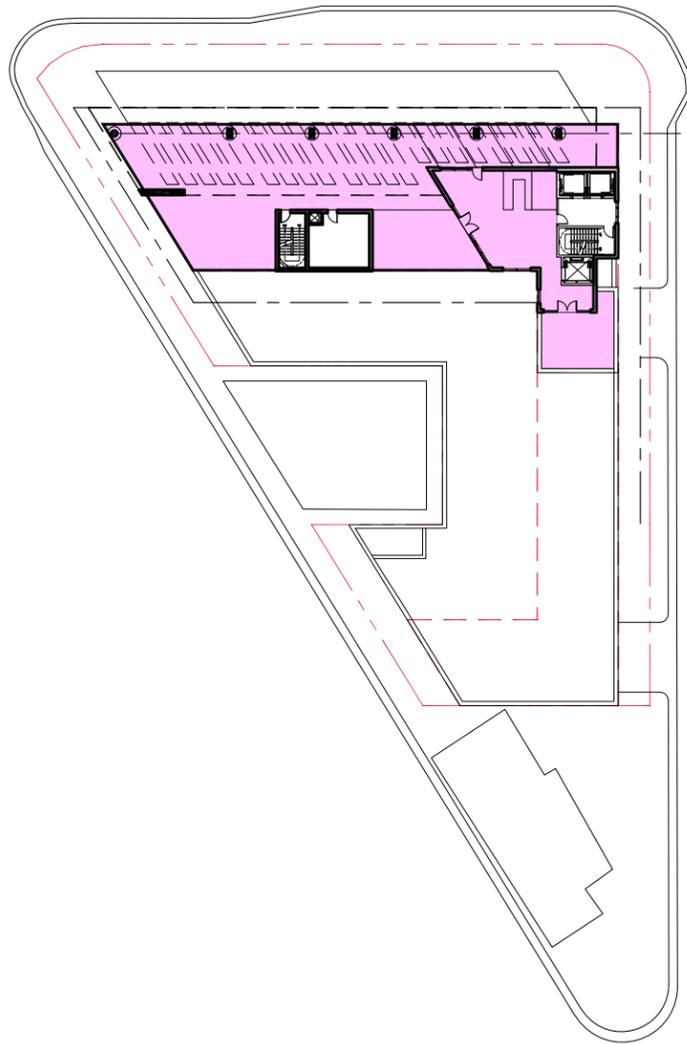


5-12TH FLOORS

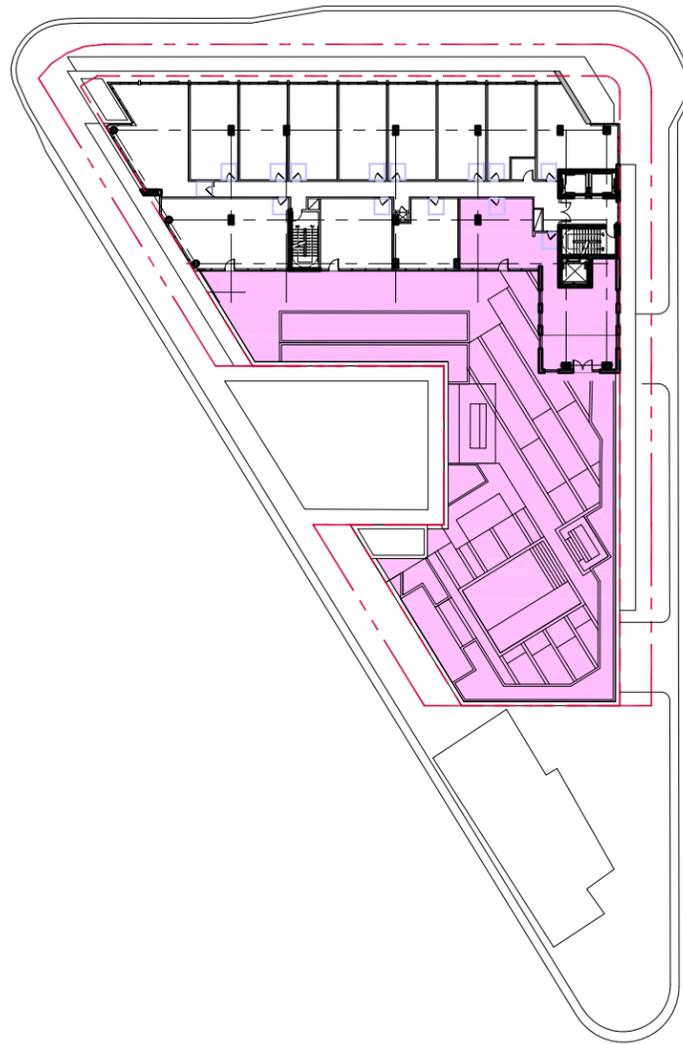
7,689 FAR SF

71st Street and Indian Creek Drive

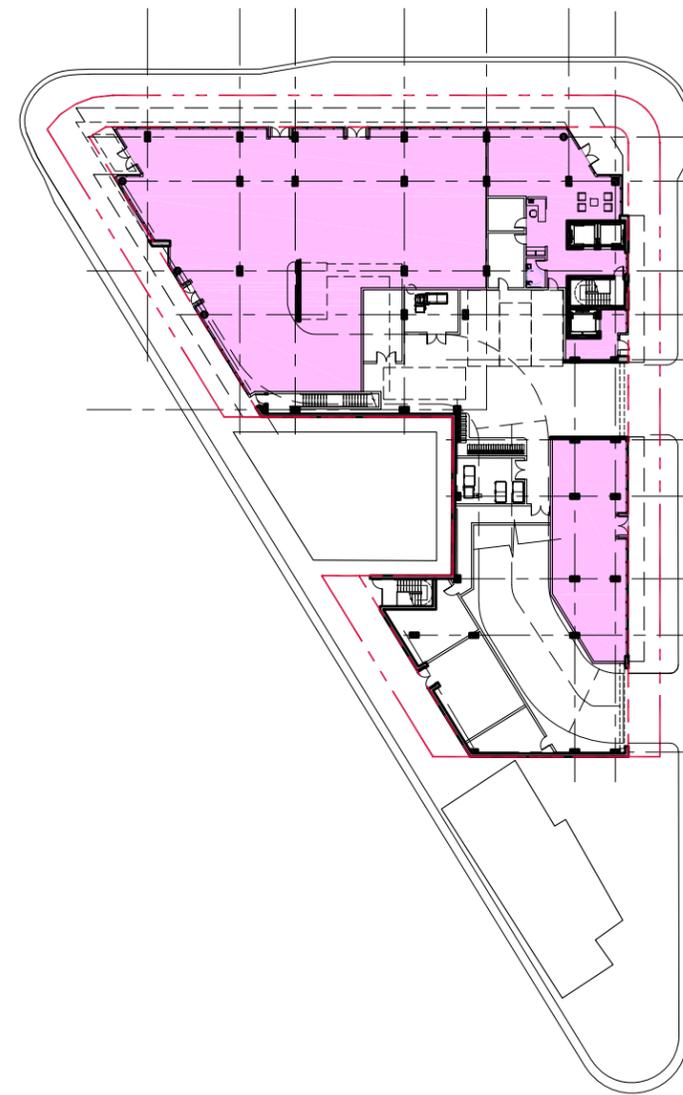
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13TH FLOOR
6165 SF



4TH FLOOR
10292 SF

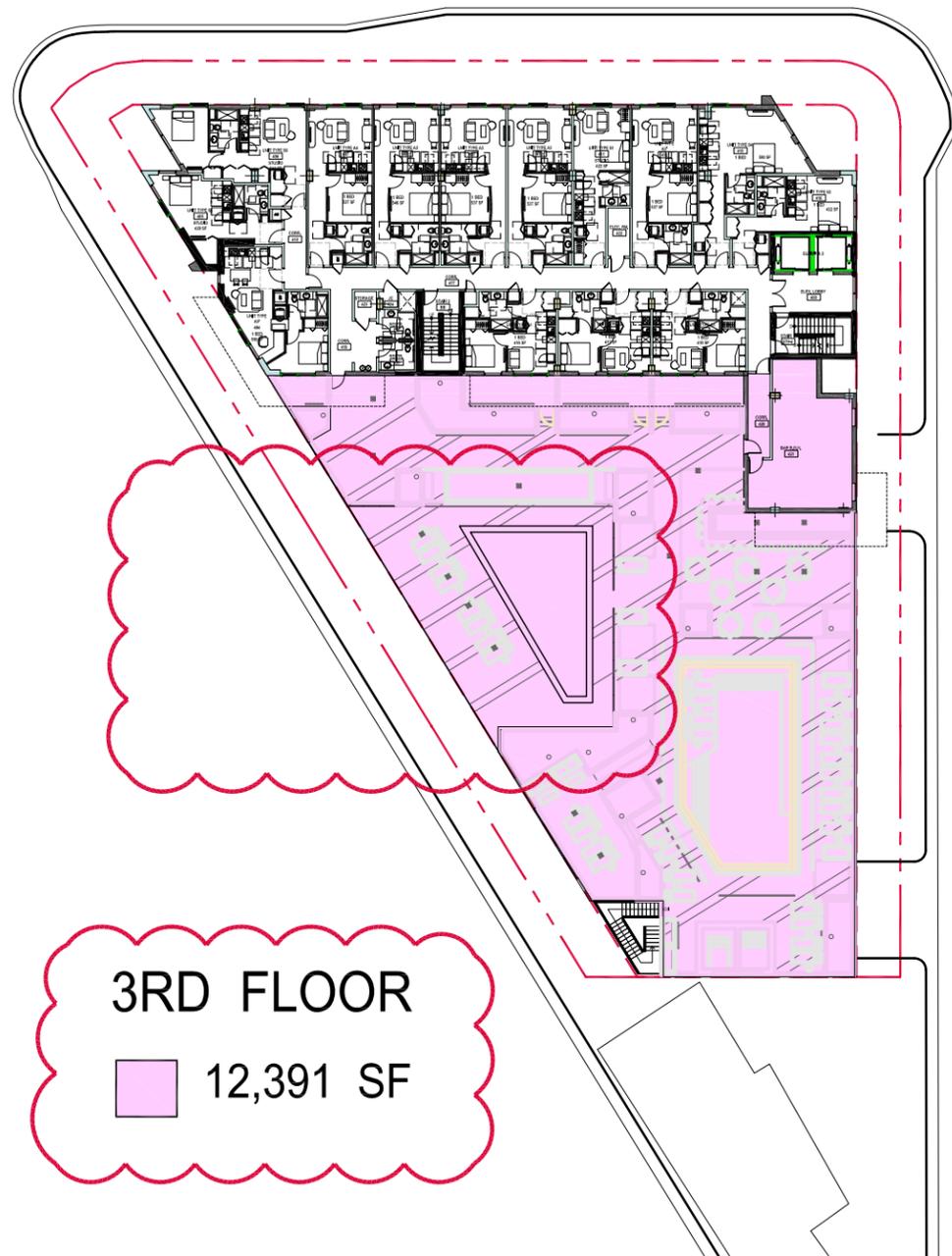


FIRST FLOOR
10272 SF

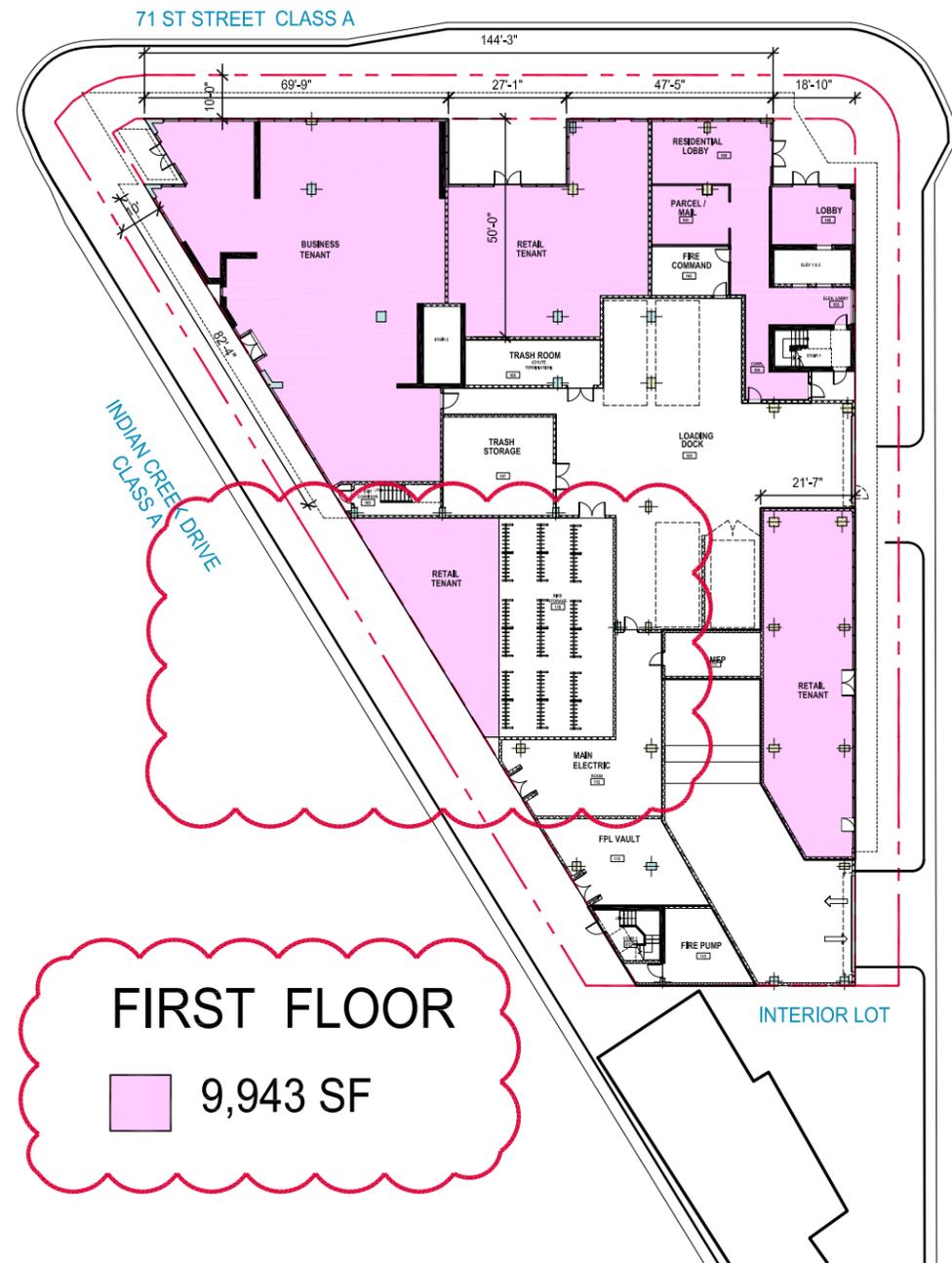


FAR + OUTDOOR AMENITIES = 89580 + 14,103 = 103,953
 AMENITIES REQUIRED = .2 X 103,953 = 20,791 SF
 AMENITIES PROVIDED = 26,729

DRB APPROVED PLAN



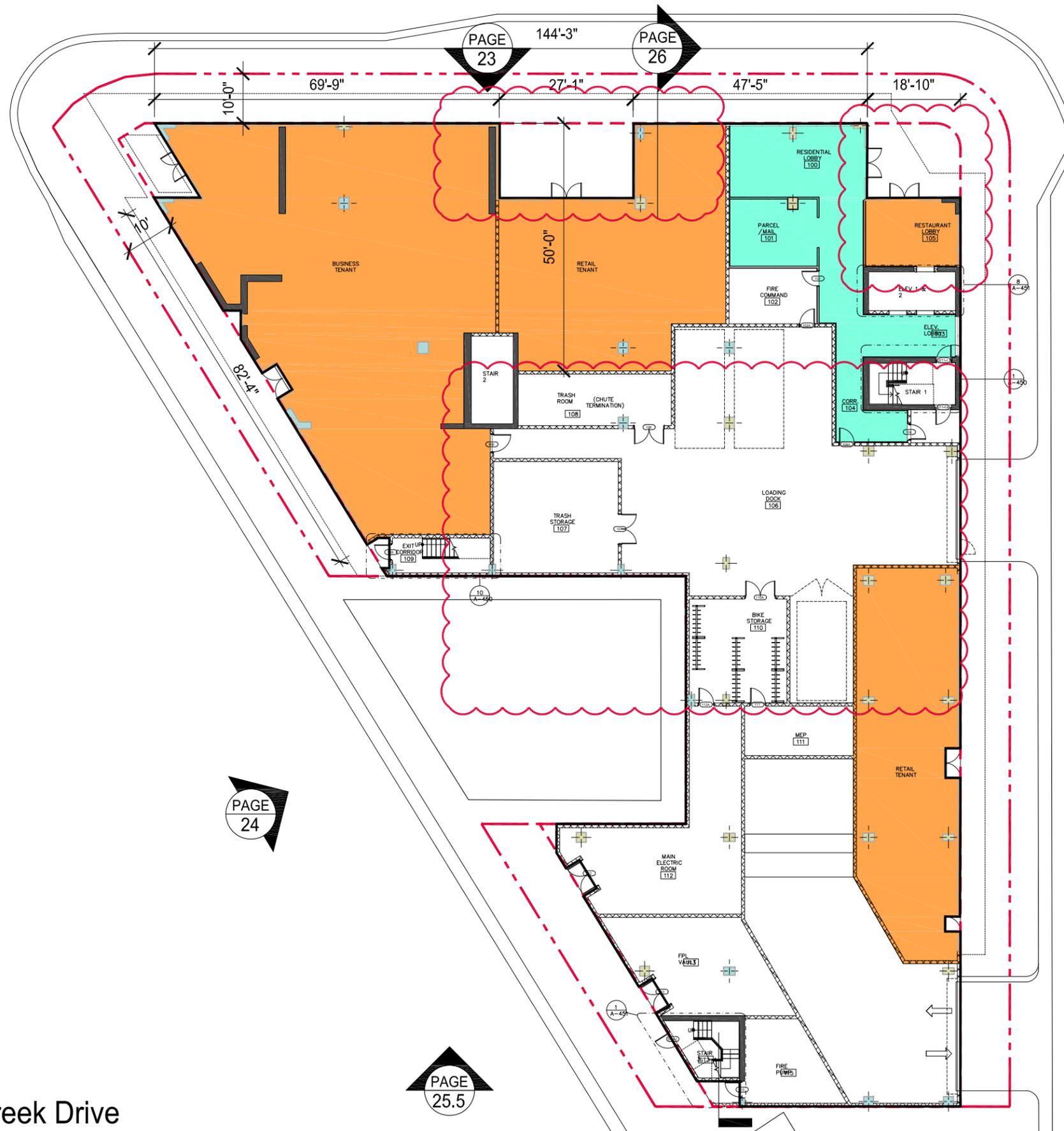
3RD FLOOR
 12,391 SF



FIRST FLOOR
 9,943 SF



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

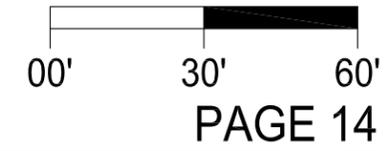


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PAGE 25.5

DRB APPROVED PLAN



71st Street and Indian Creek Drive



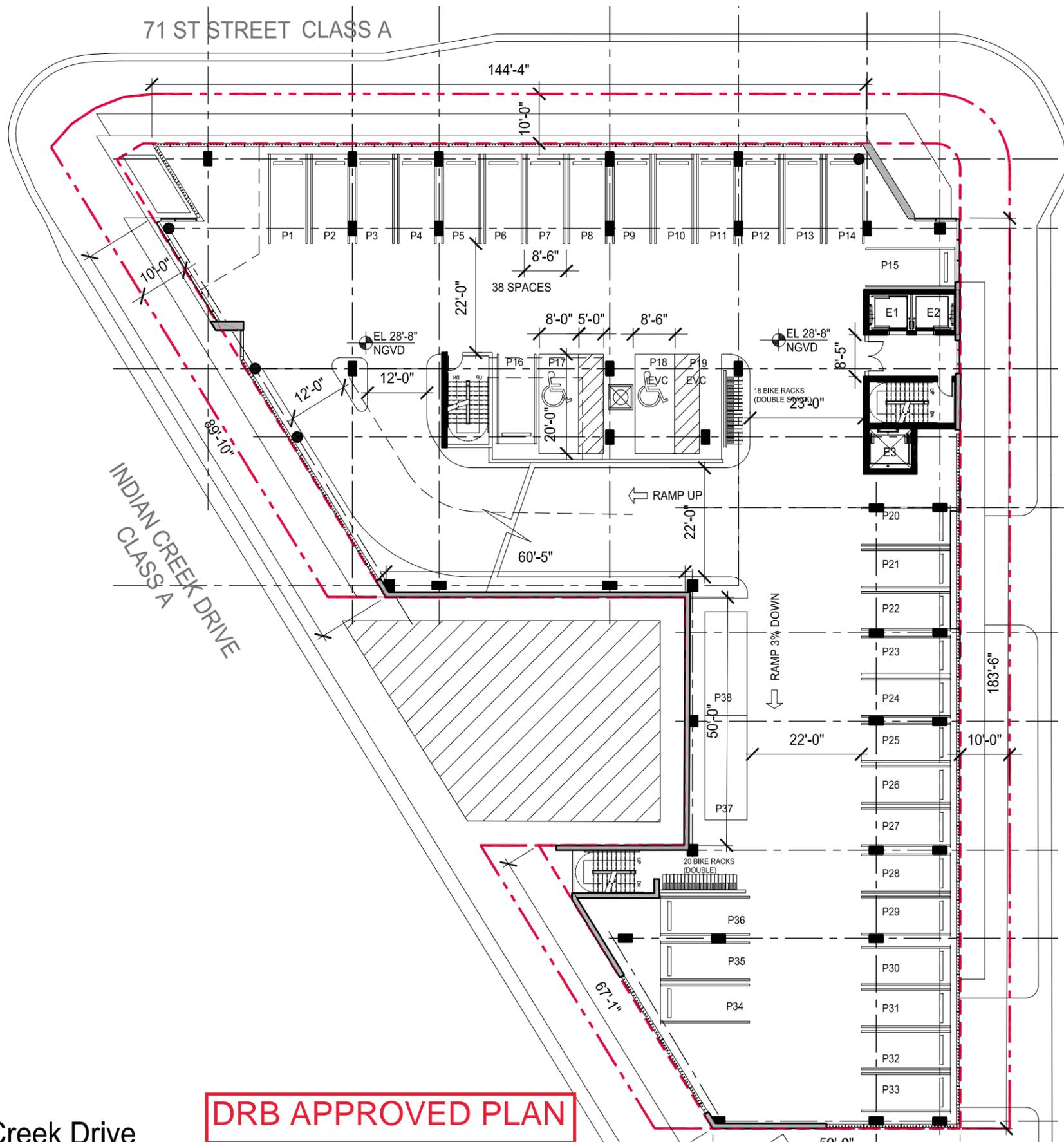
71st Street and Indian Creek Drive

NoBe Creek LLC
BUILT FORM
ARCHITECTURE



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

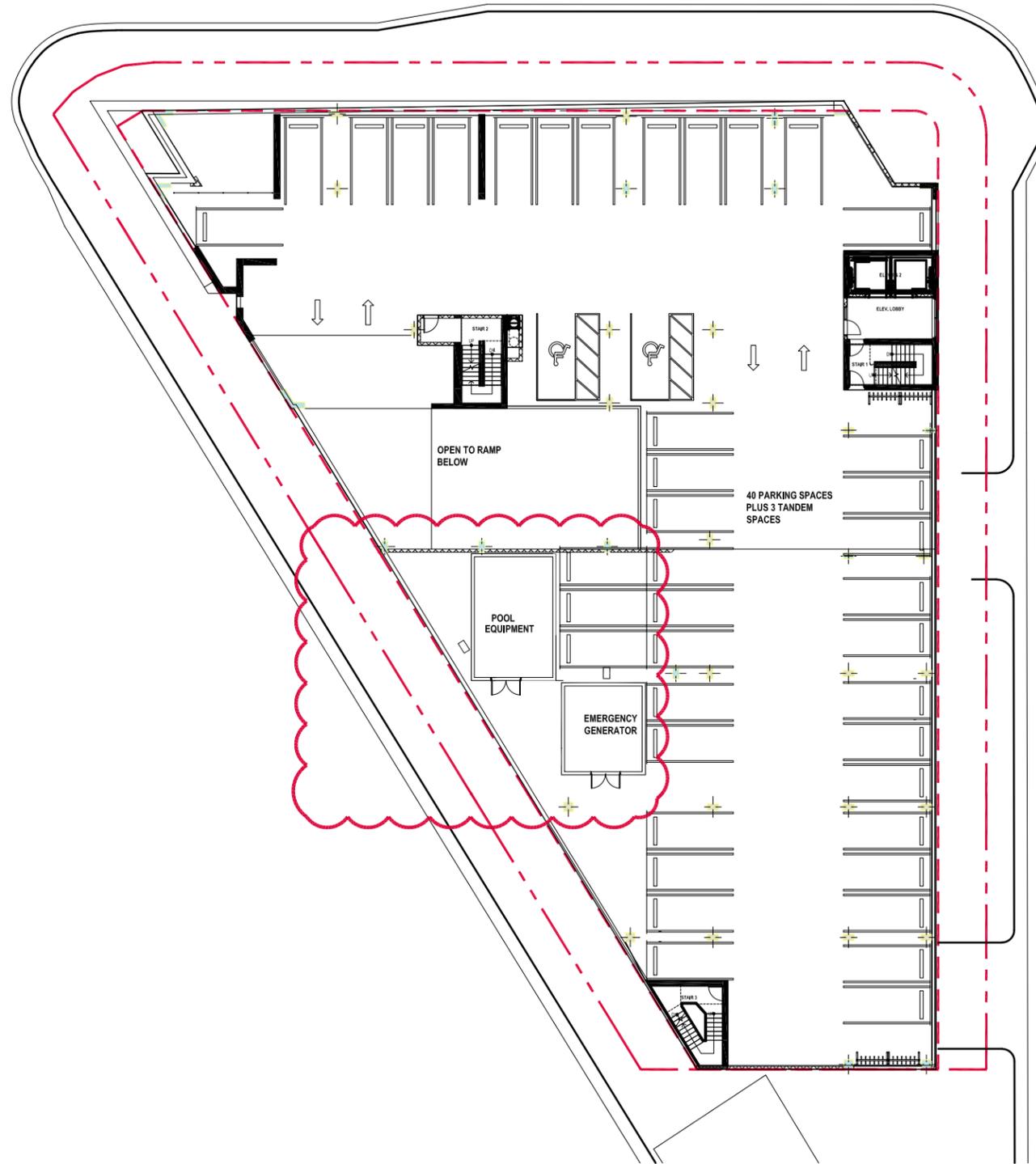
DRB FINAL SUBMITTAL
DECEMBER 6, 2021



DRB APPROVED PLAN

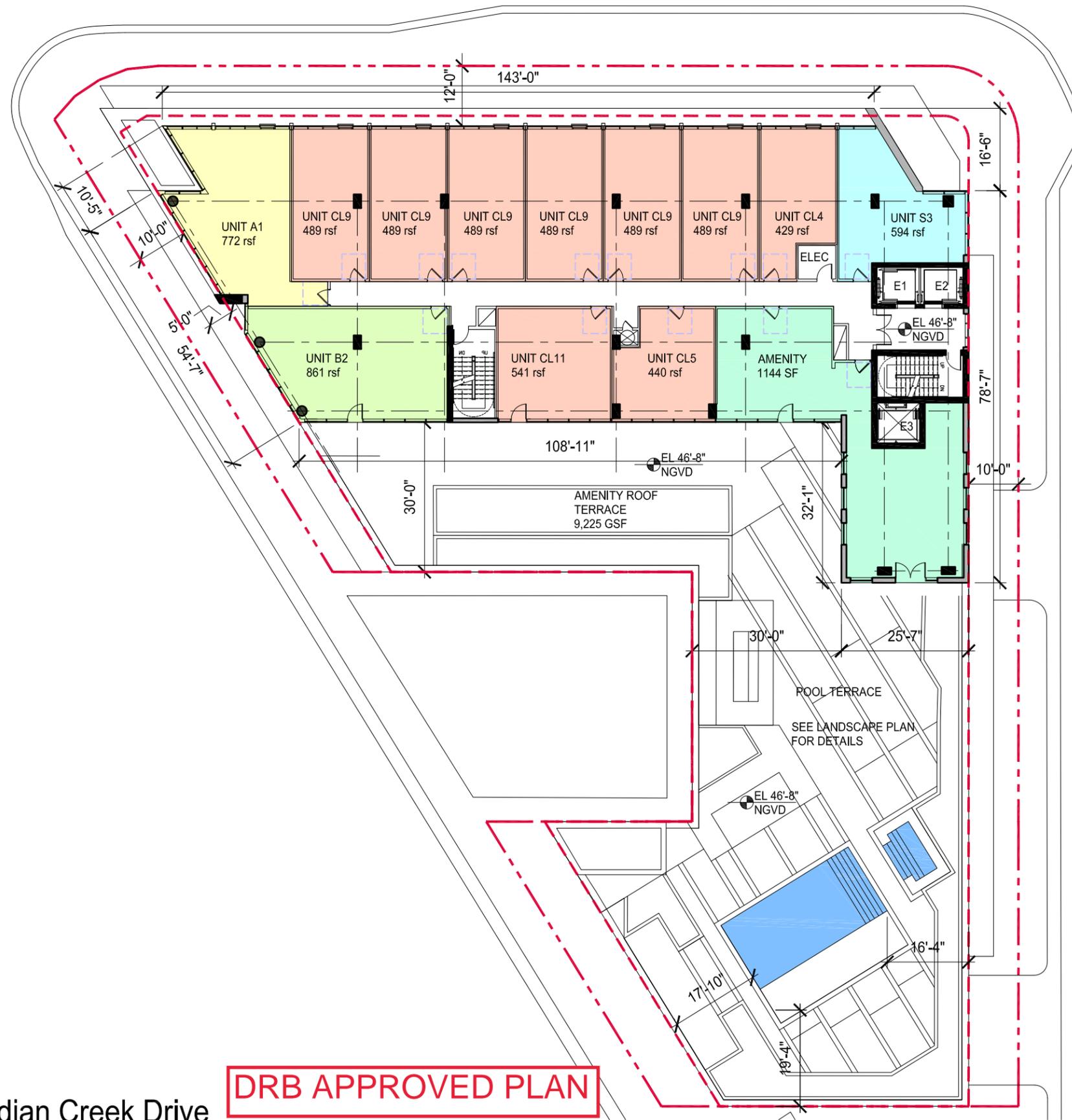


71st Street and Indian Creek Drive



71st Street and Indian Creek Drive

00' 20' 40'
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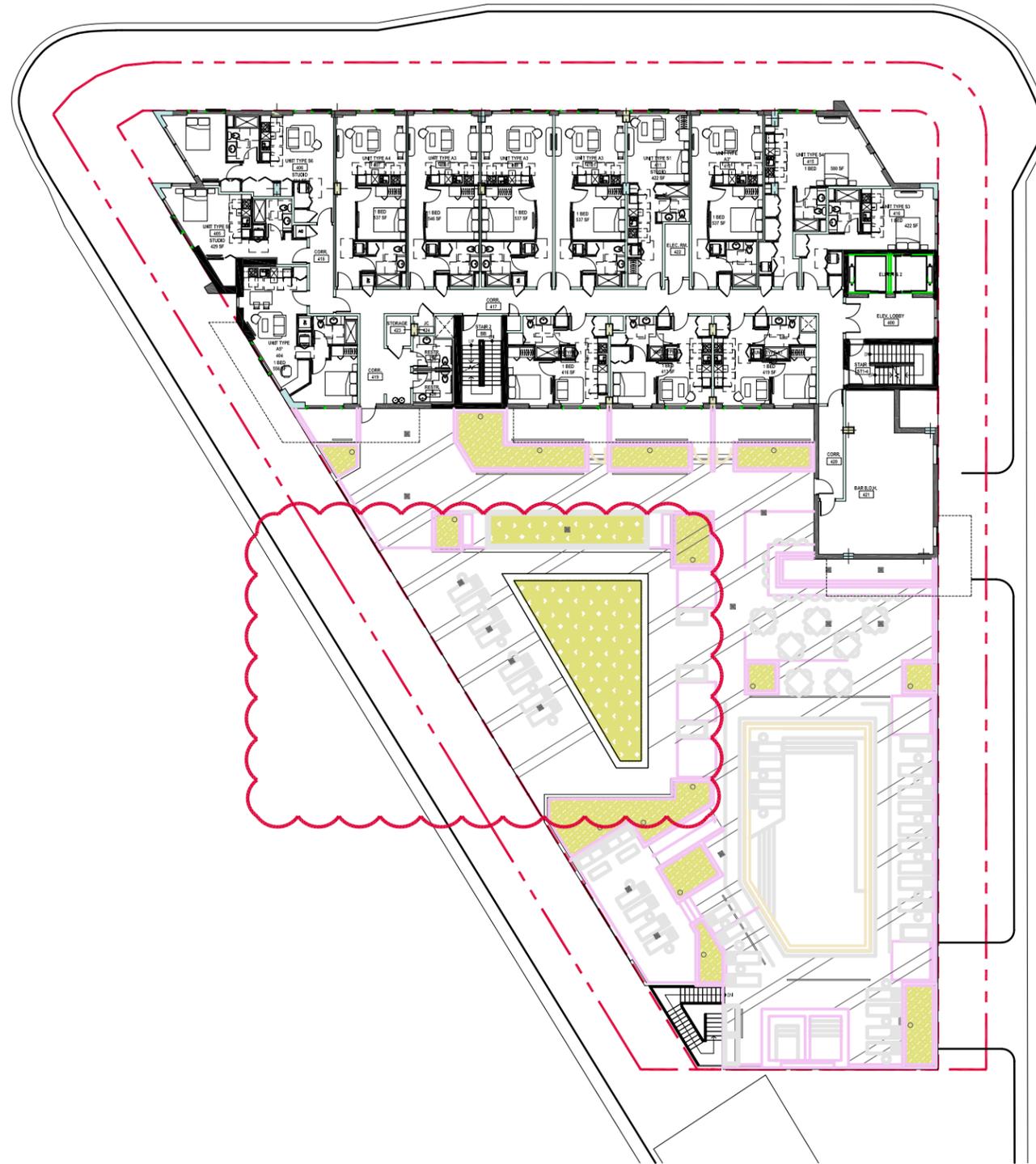


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71st Street and Indian Creek Drive

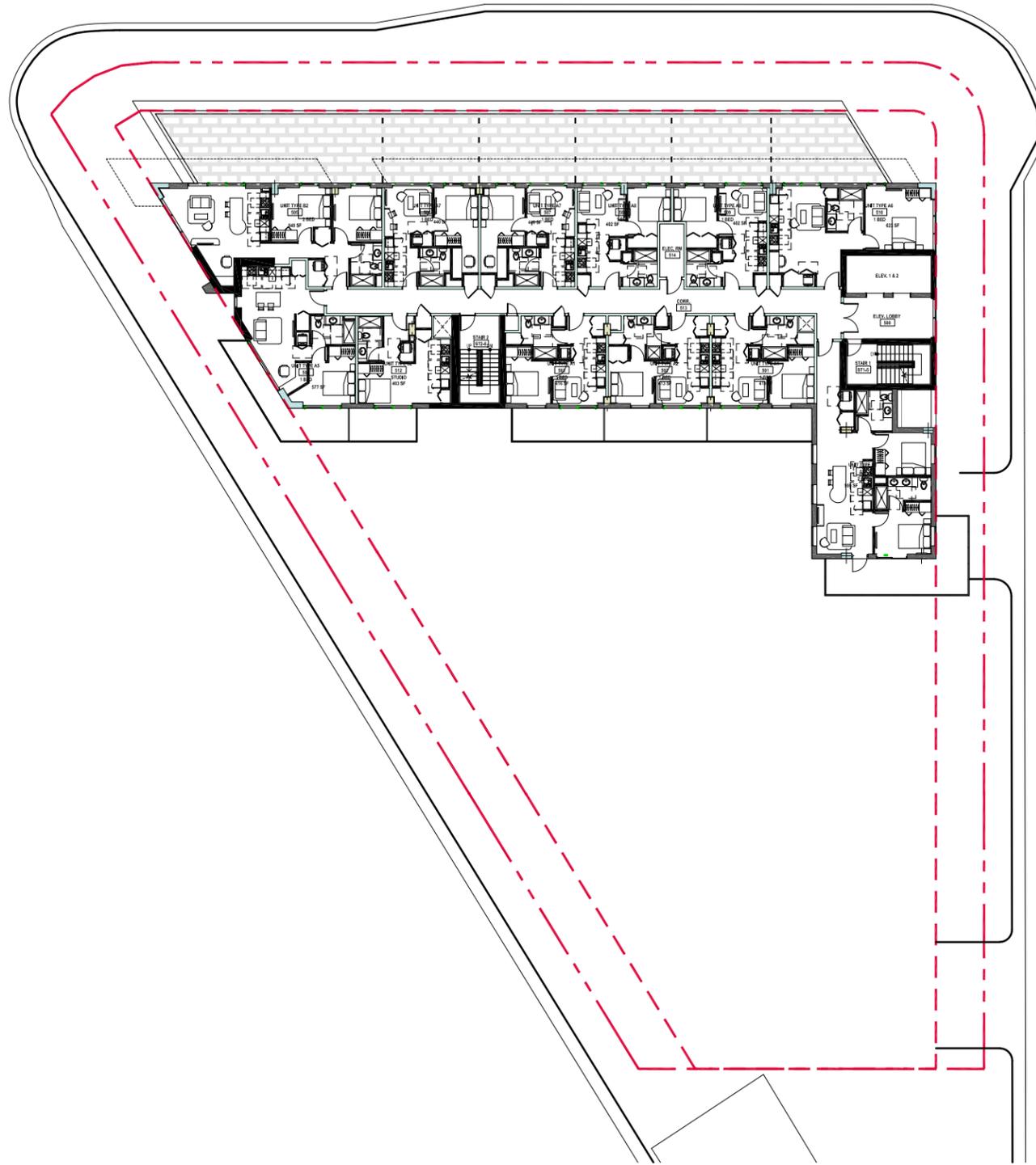


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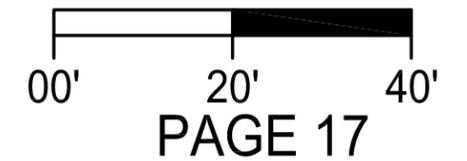


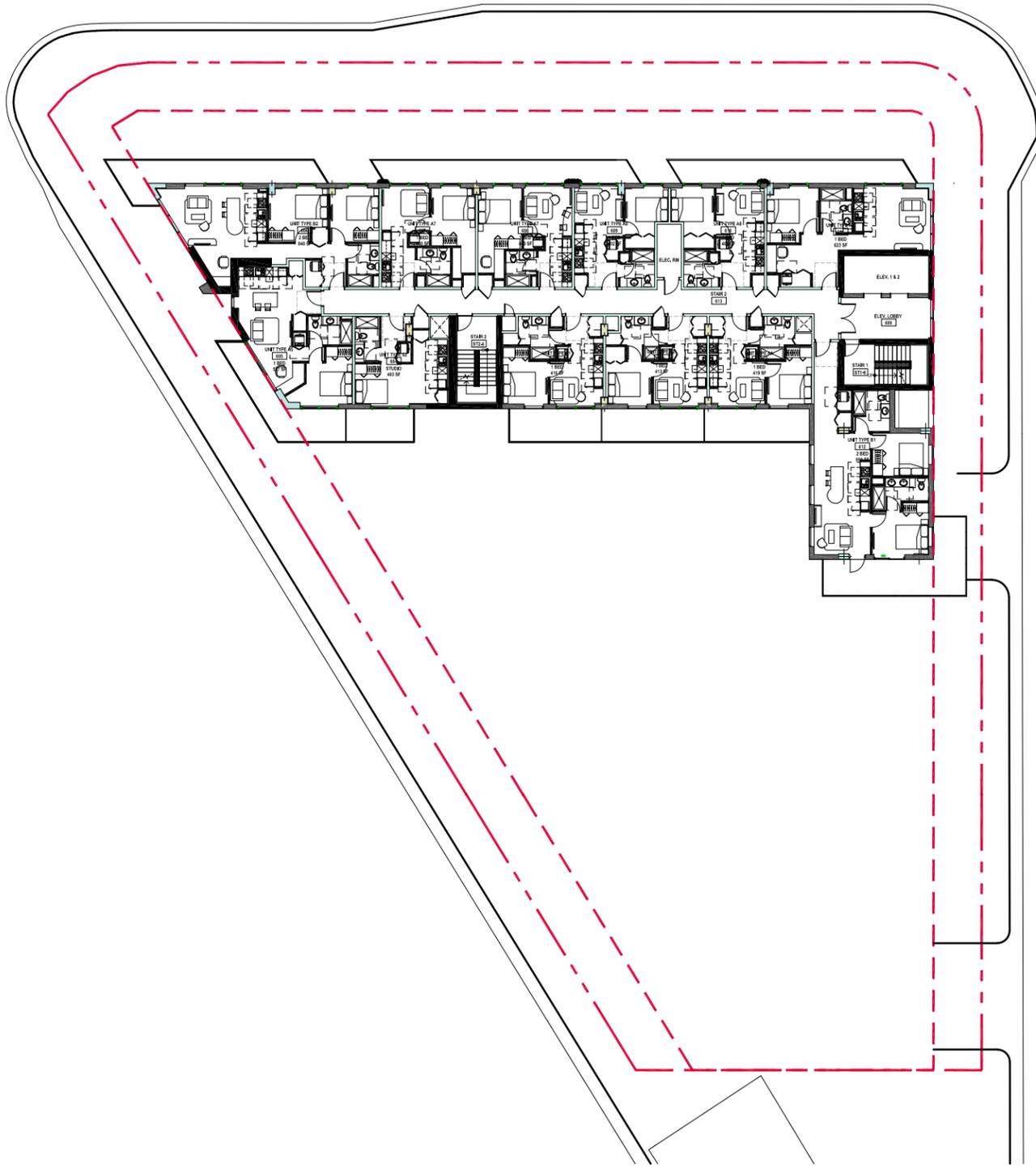
71st Street and Indian Creek Drive



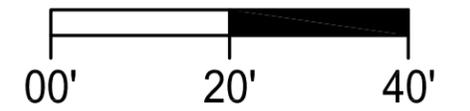


71st Street and Indian Creek Drive

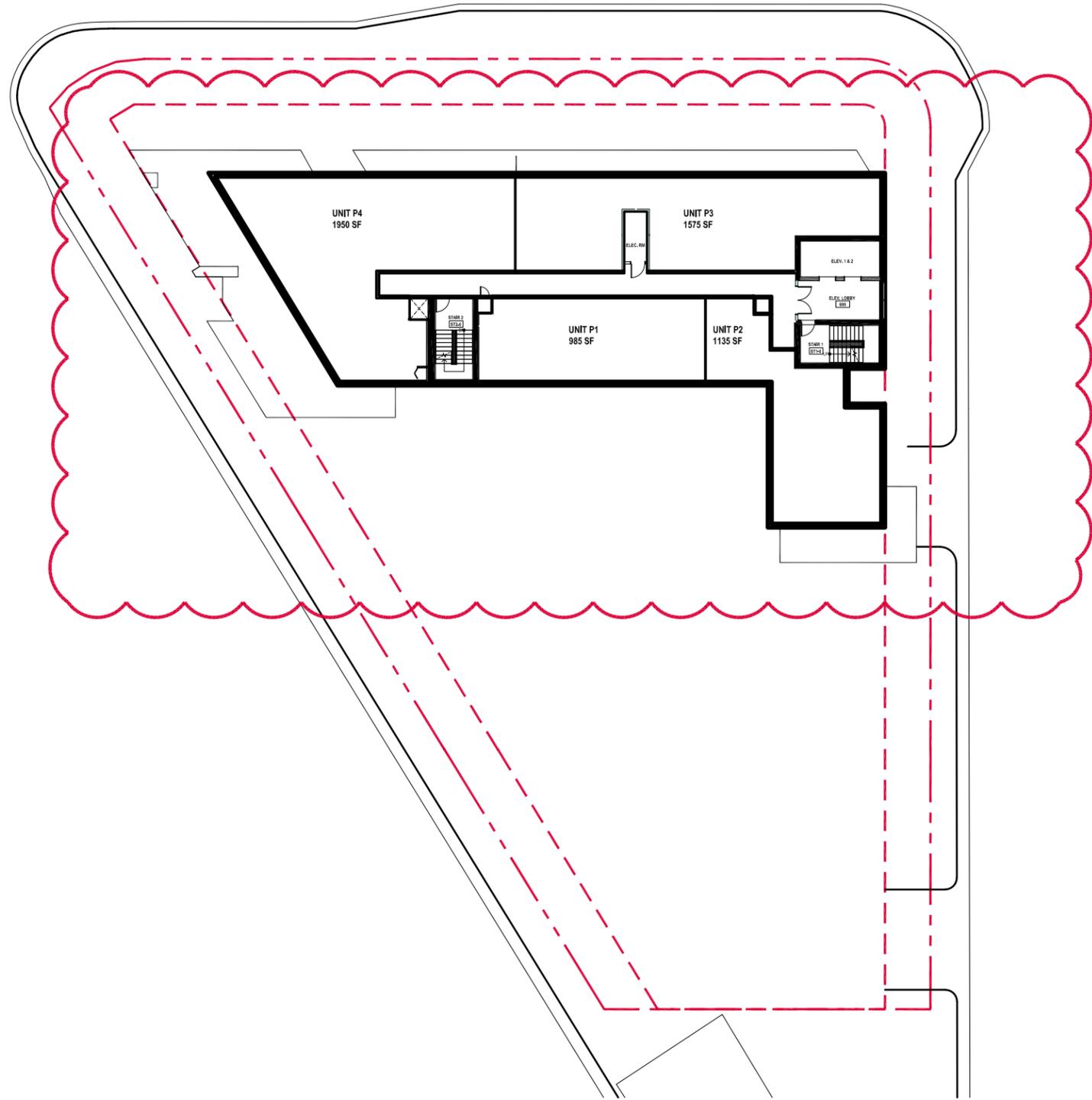




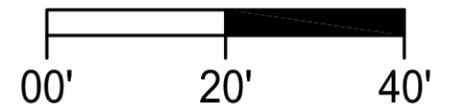
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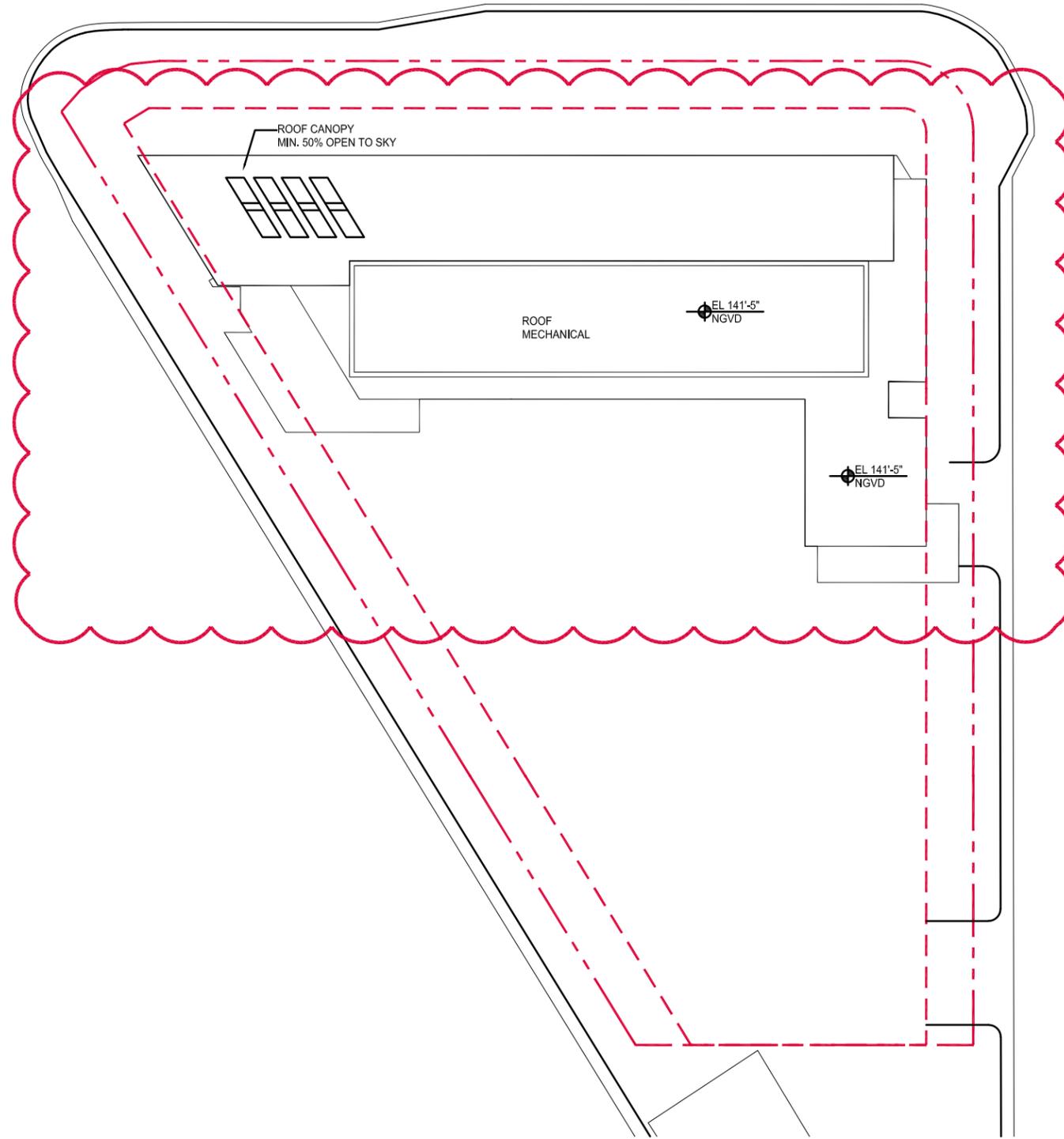
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71st Street and Indian Creek Drive

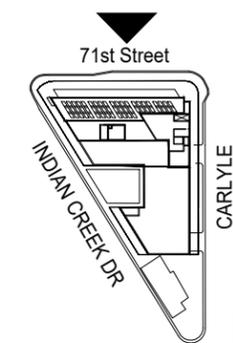
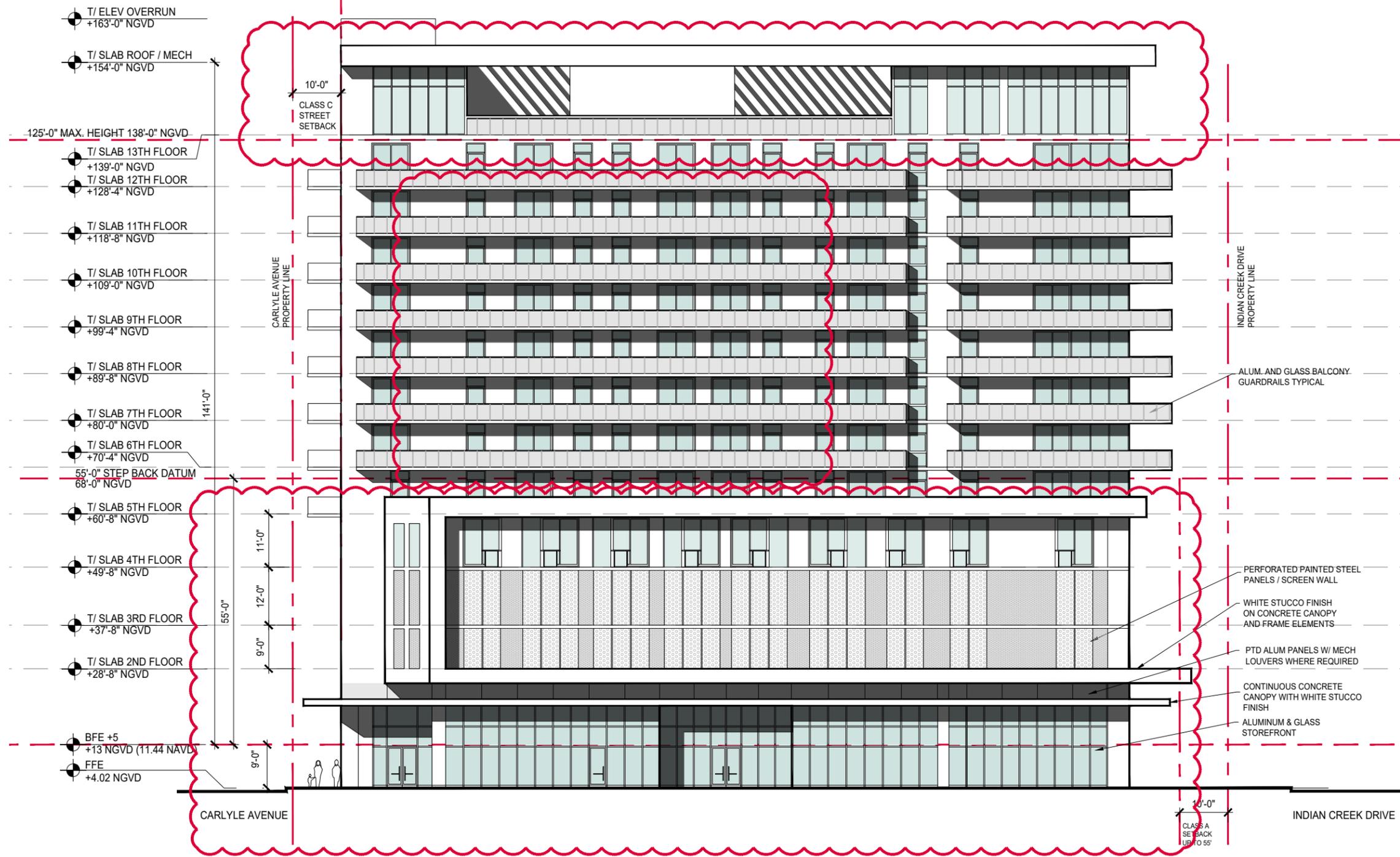


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71st Street and Indian Creek Drive

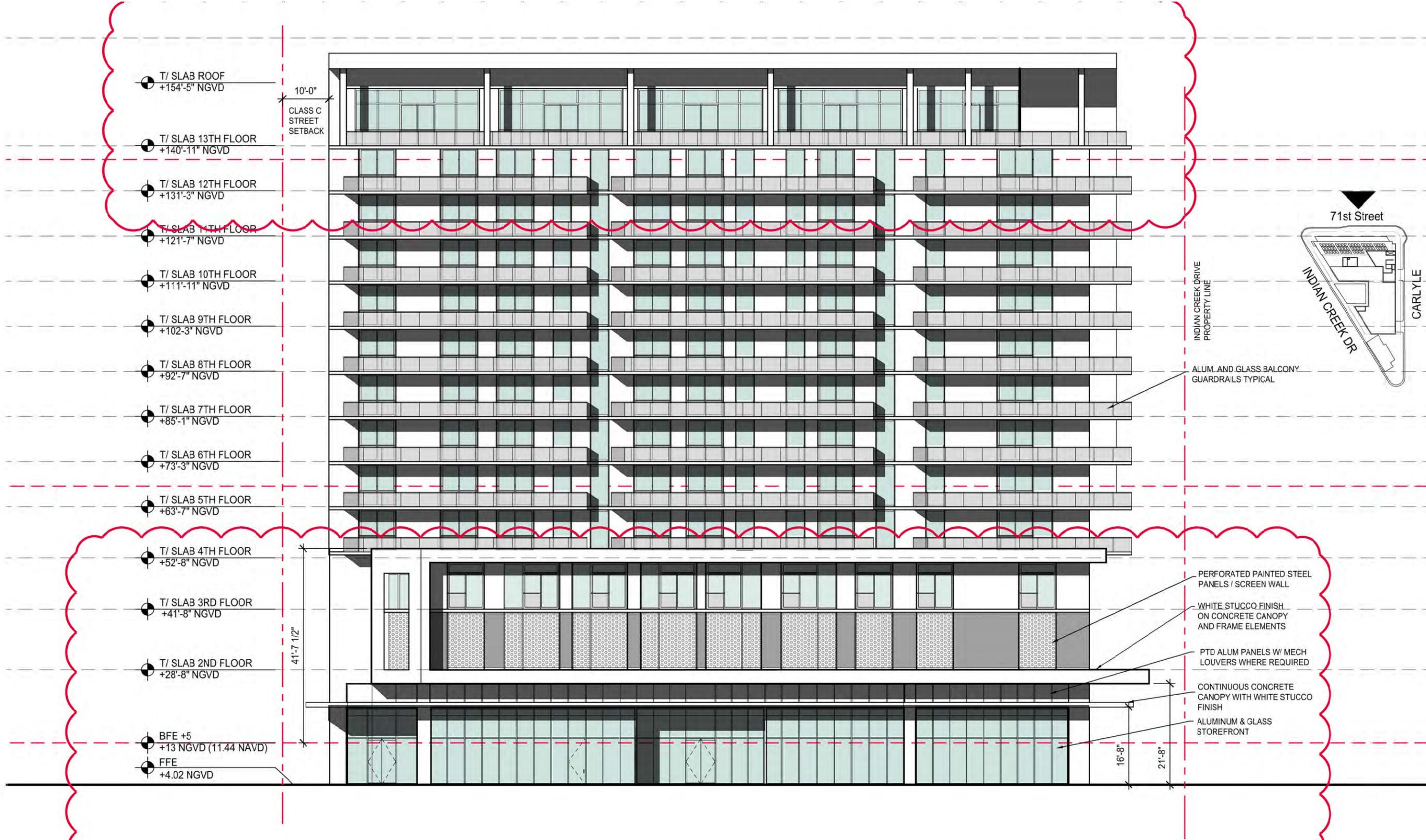
00' 20' 40'
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DRB APPROVED PLAN

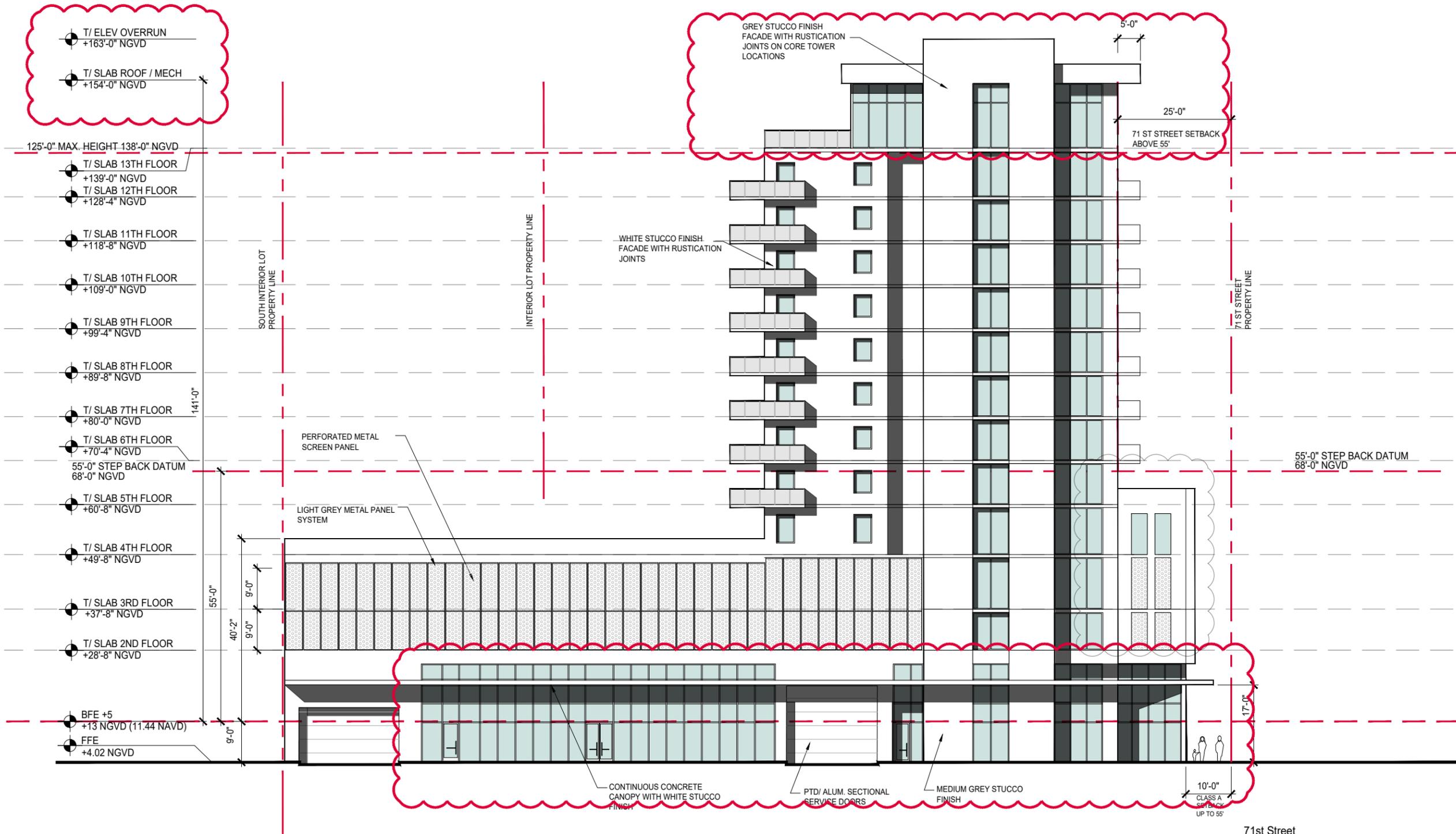
71st Street and Indian Creek Drive

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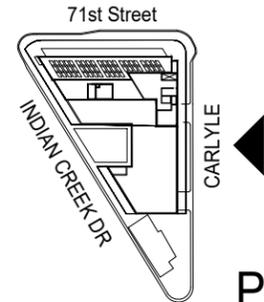


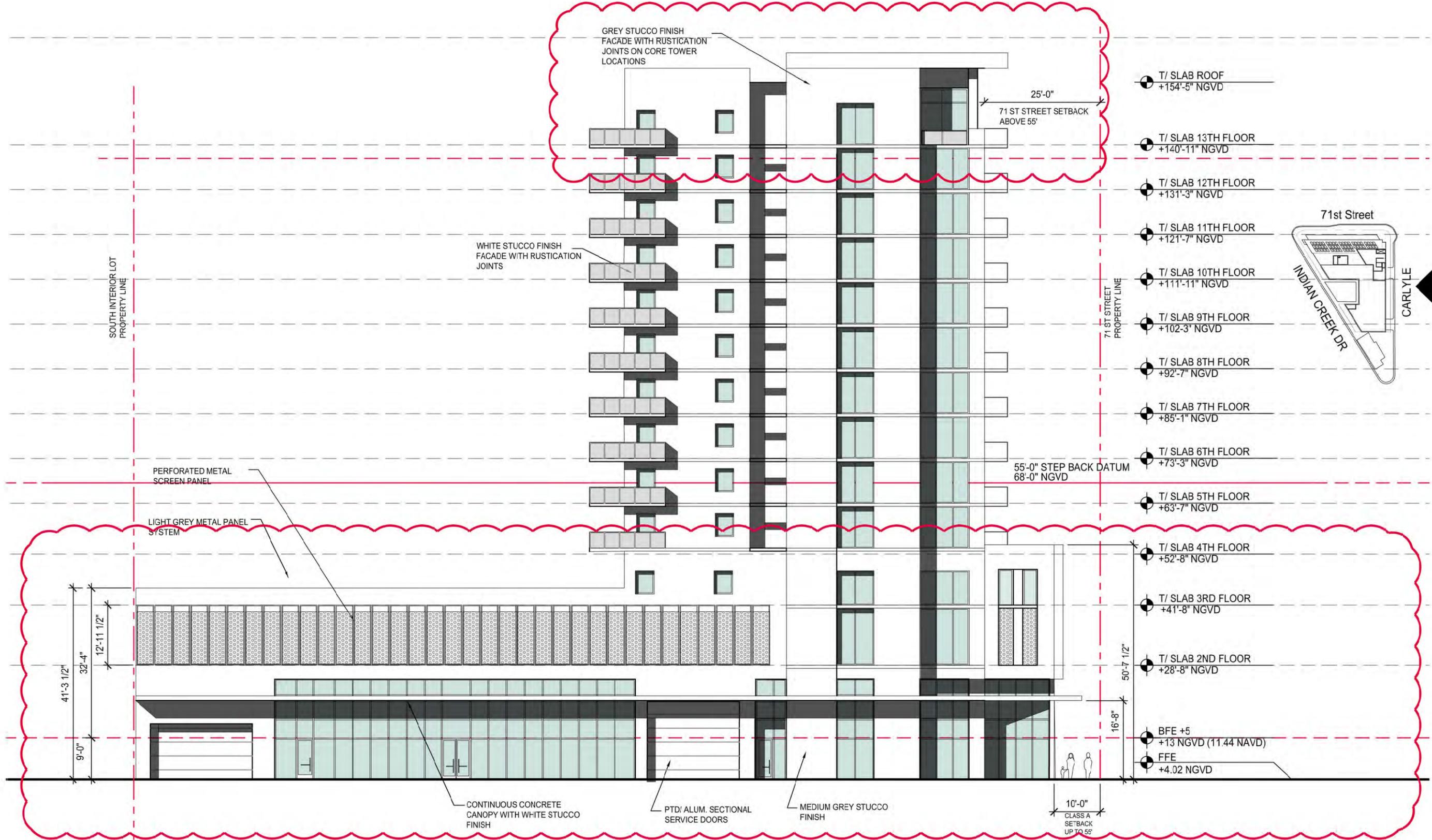
71st Street and Indian Creek Drive

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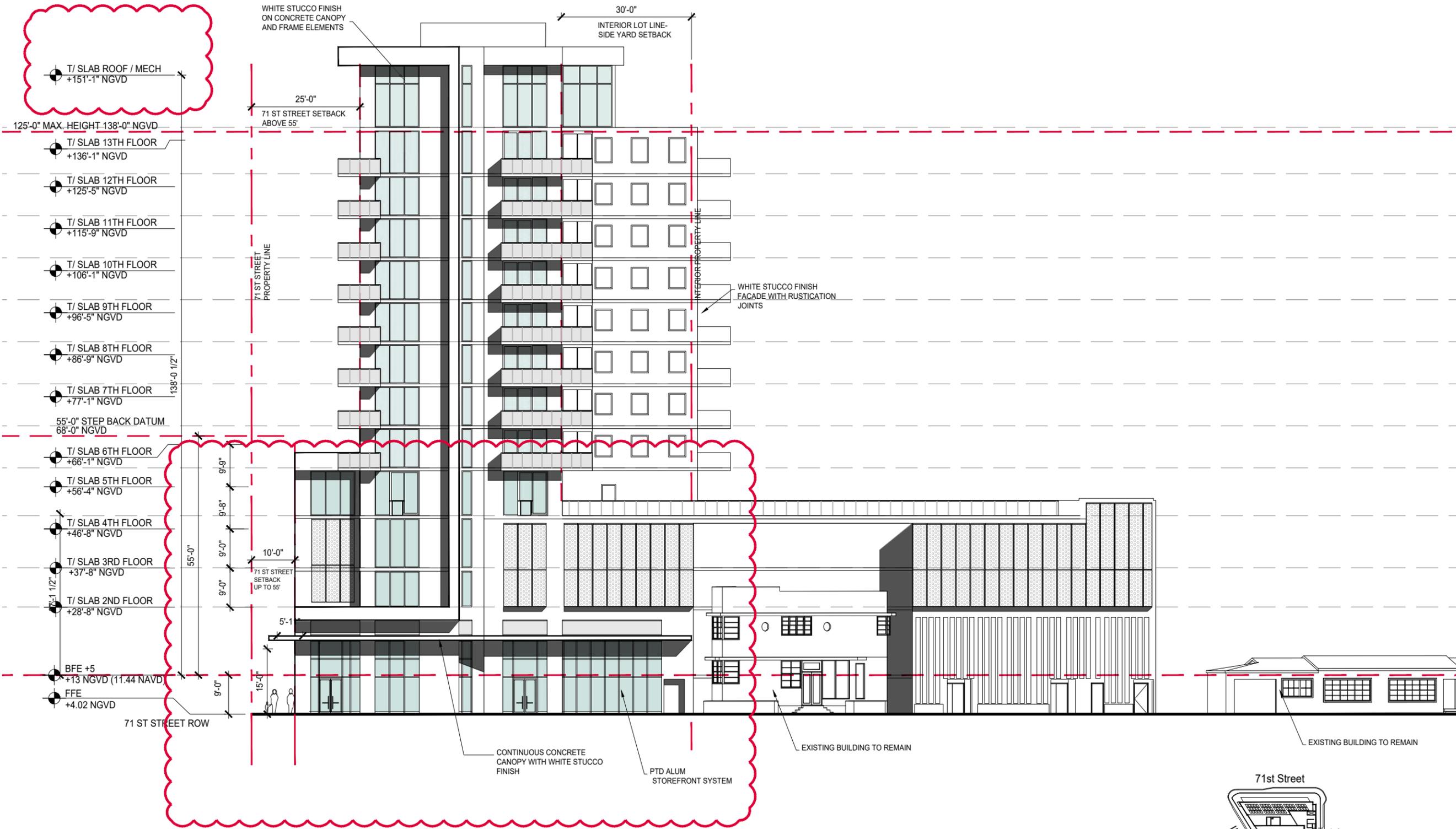
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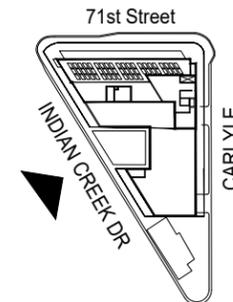


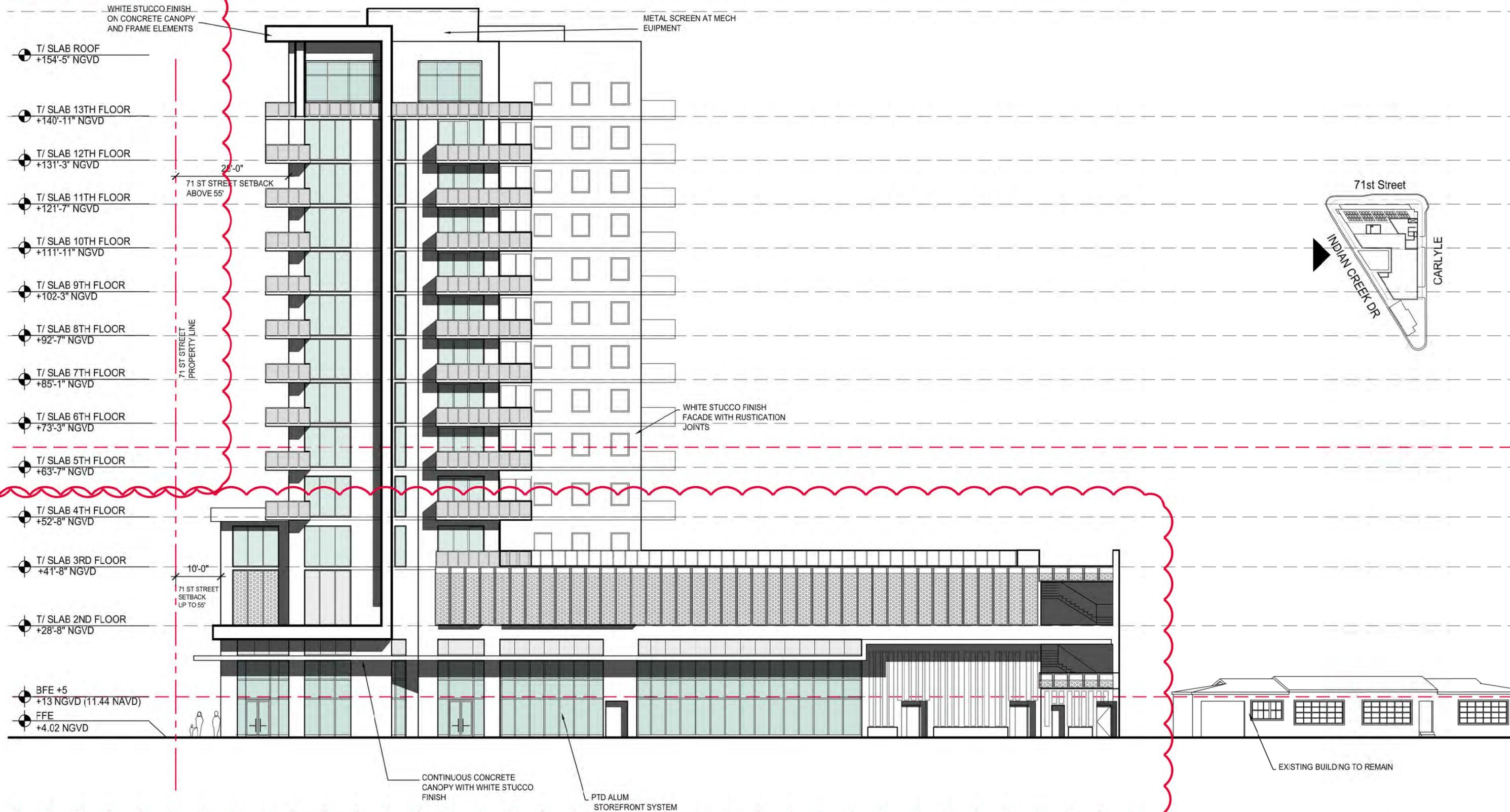
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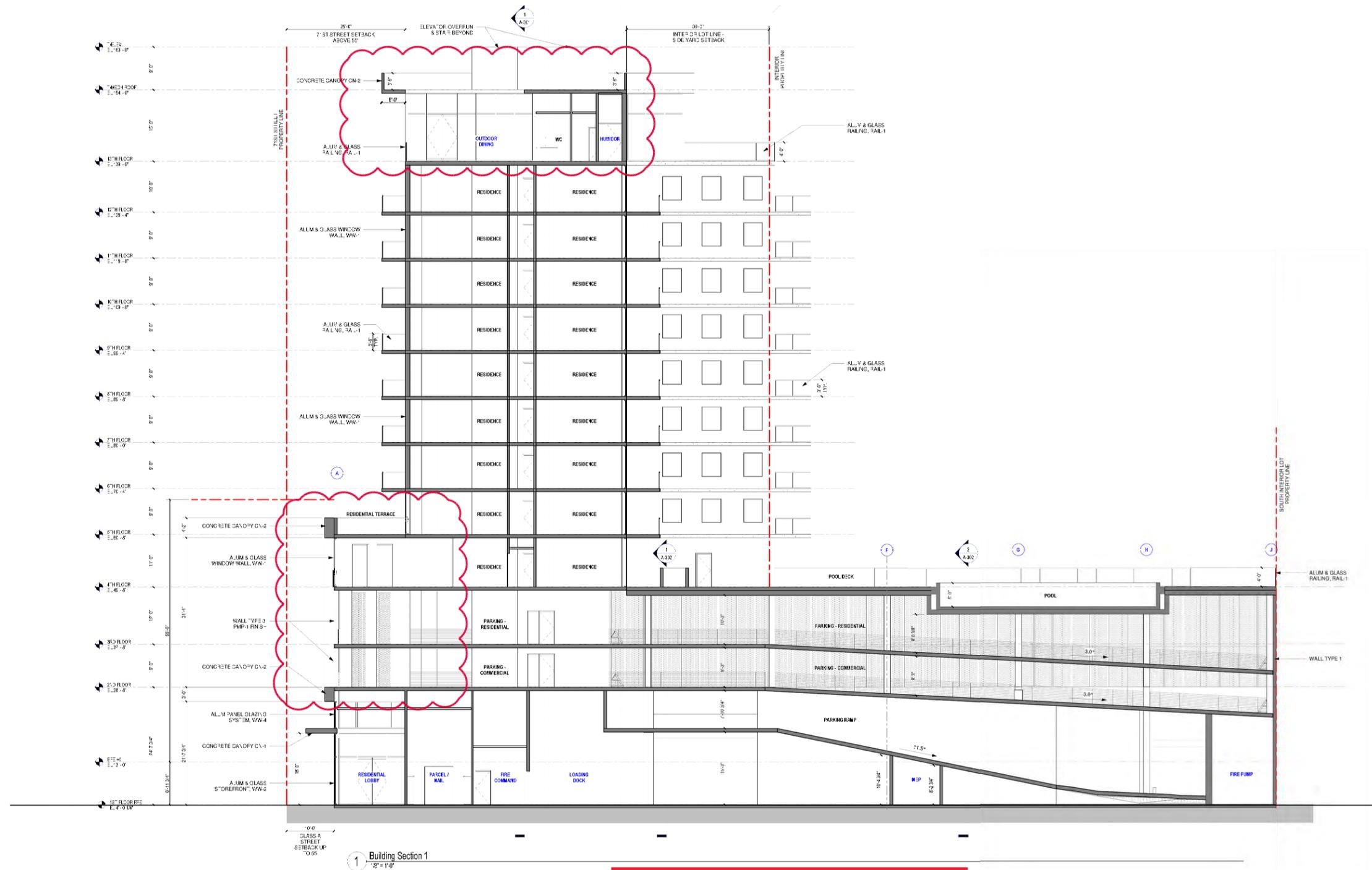
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71st Street and Indian Creek Drive

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DRB APPROVED PLAN

