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Town Center Gateway

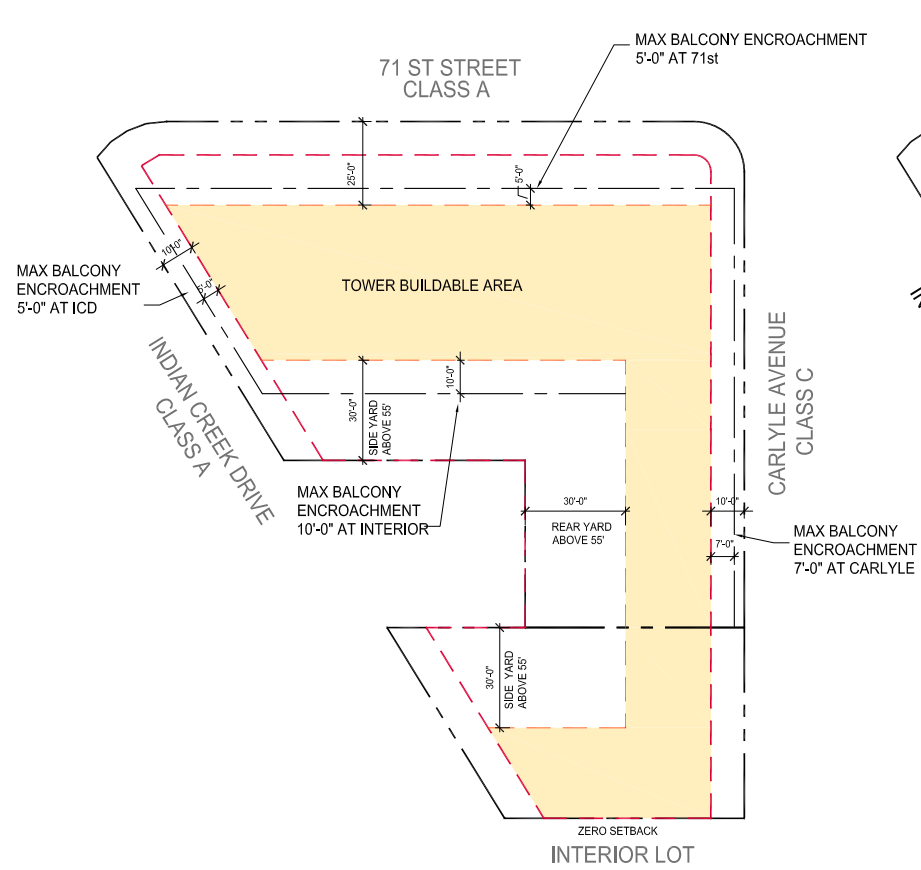
71 st Street & Indian Creek Drive  
DRB 20-0505 FINAL Submittal

Due Date June 4, 2020

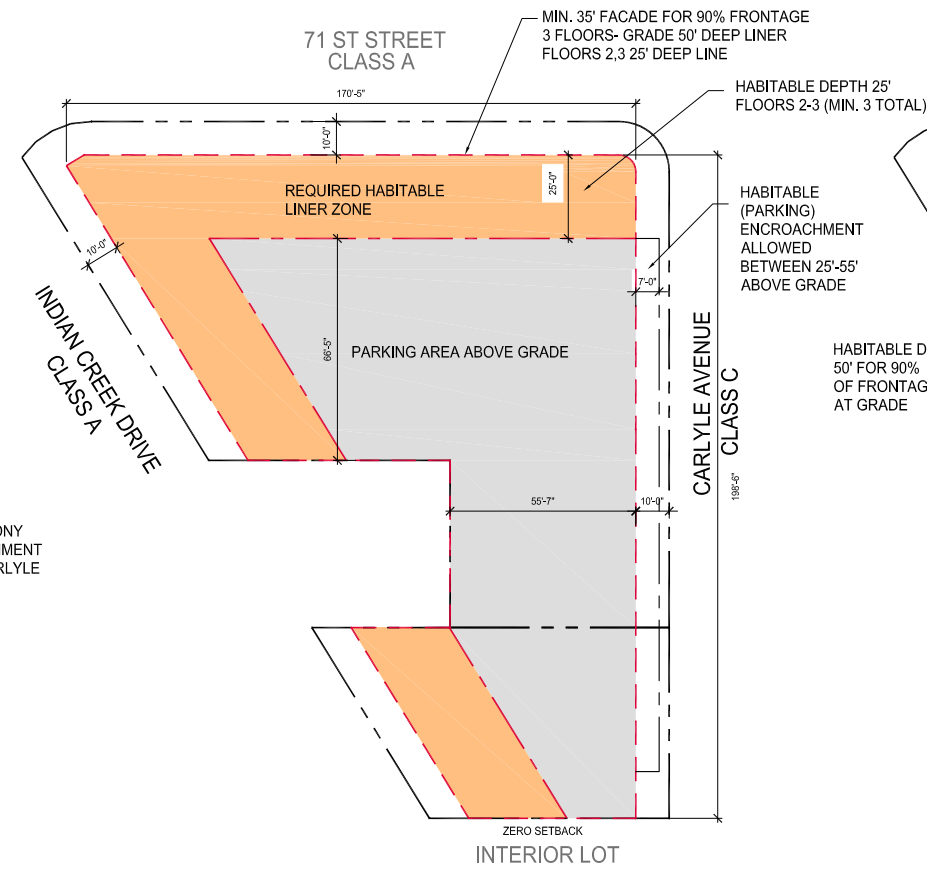


NoBe Creek LLC

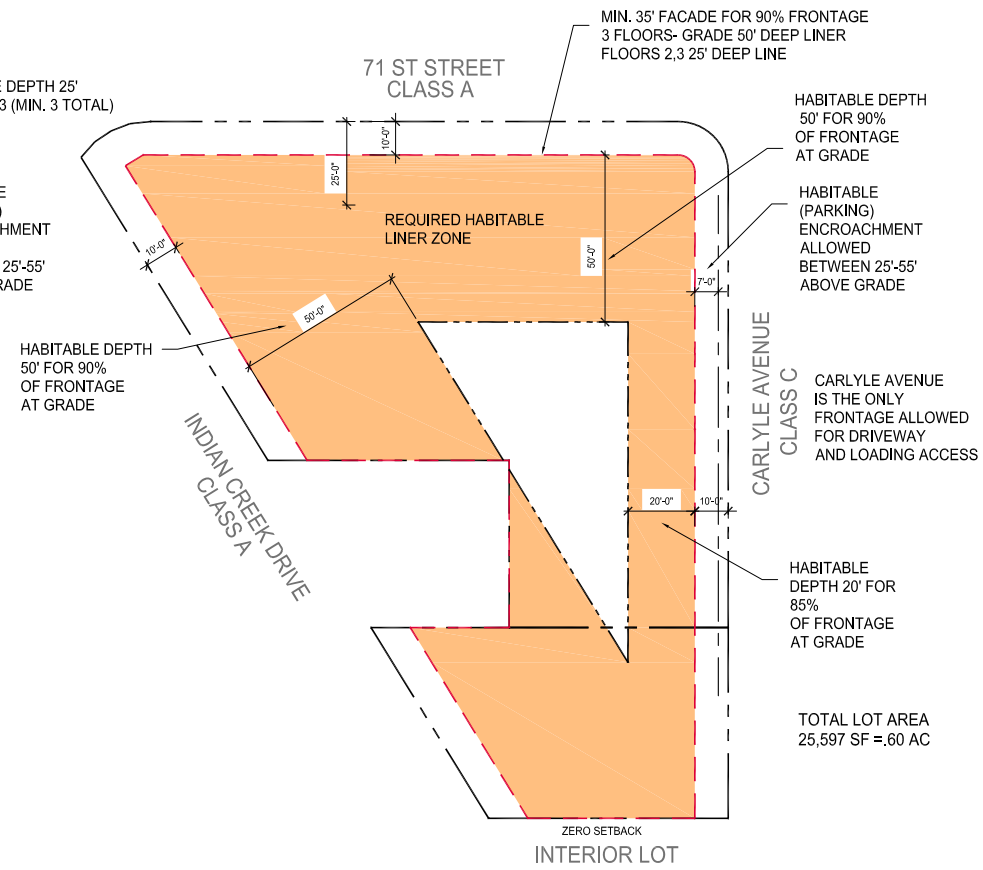
BUILT FORM  
ARCHITECTURE



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



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



GRADE LEVEL ZONING CRITERIA

TOTAL LOT AREA  
25,597 SF = .60 AC



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

ITEM #	Project Information				
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:	133'-8"	Based Flood Elevation:	8.0	
f	Lot Depth:	208'-0"	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:	2490 sf x \$3.00			\$7,320.00 payment
b	Number of Stories	N/A		13	NONE
c	FAR	3.5 x 25,597 sf = 89,569 FAR		3.5 / 89,580	NONE
d	Gross square footage			133671	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 - 71st Street:				
	Grade to 55 feet	10 feet	5'	10 feet	NONE
	Allowable Habitable encroachment	0 feet max.	5'	0 feet	NONE
	55 to max. height	25 feet	N/A	25 feet	NONE
	Allowable encroachment	5 feet max.		5 feet	NONE
b	Class A - 72nd Street:				
	Grade to max height	20 feet from back of curb			
	Allowable Habitable encroachment	5 feet max.			
c	Class A - Collins Avenue:				
	Grade to 55 feet	10 feet			
	55 feet to 125 feet	20 feet			
	125 feet to max height	35 feet			
	Allowable Habitable encroachment	5 feet max.			
d	Class A - Indian Creek:				
	Grade to max height	10 feet	0'	10 feet	NONE
	Allowable encroachment	5 feet max.	0'	5 feet	NONE
e	Class B - Abbott Avenue and Dickens Avenue:				
	Grade to max height	10 feet			
	Allowable Habitable encroachment	5 feet max.			
f	Class B - 69th Street:				
	Grade to 55 feet	10 feet			
	55 to max. height	125 feet			
	Allowable Habitable encroachment	5 feet max.			
g	Class C - Byron Avenue:				
	Grade to max height	10 feet			
	Allowable Habitable encroachment	7 feet max.			
h	Class C - Carlyle Avenue and Harding Avenue:				
	Grade to max height	10 feet		10 feet	NONE
	Allowable Habitable encroachment	7 feet max.		0 feet	NONE
i	Class D - 70 Street Alley line:				
	Grade to max height	10 feet			
	Allowable Habitable encroachment	3 feet max.			

4	Setbacks	Required	Existing	Proposed	Deficiencies			
j	Interior side:							
	Grade to 55 feet on lots greater than 110 feet wide, or Grade to 75 feet on lots 110 feet wide or less.	0 feet	0	0 feet	NONE			
	Allowable Habitable encroachment	0 feet max.	0	0 feet	NONE			
	55 to max. height on lots greater than 110 feet wide, or 75 feet to maximum height on lots 110 feet wide or less.	30 feet	0	30 feet	NONE			
	Allowable Habitable encroachment	10 feet max.	n/a	7 feet	NONE			
k	Rear abutting an alley (except 70th Street Alley):							
	Grade to 55 feet	5 feet						
	Allowable Habitable encroachment	0 feet max.						
	55 to max. height	20 feet						
	Allowable Habitable encroachment	10 feet max.						
l	Rear abutting a parcel:							
	Grade to 55 feet	0 feet	0	0 feet	NONE			
	Allowable Habitable encroachment	0 feet max.	0	0 feet	NONE			
	55 to max. height	30 feet	n/a	30 feet	NONE			
	Allowable Habitable encroachment	10 feet max.						
5	Frontage requirements: Use the columns that apply to your project, and answer comply, non-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 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)(1)(d)	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 facade at height from 15' to 25'; see 172-75 (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	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	
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	
	Rooftop 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)							
	Facade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD					comply		
	Facade with min. 3 floors along 90% of the length of setback line 90% = x'x" Required					comply		
	1. Min depth of hab. space -50'-0" from bldg. facade					comply		
	2. Ground floor- Commercial and hotel uses					comply		
	3. 2nd and 3rd floors- Residential and Office w/ min depth of 25'-0" from building facade.					not provided		
	4. Parking at ground floor and surface setback 50'-0" from bldg. facade.					comply		
	Loading prohibited unless is the only site access.					comply		
	Driveways & vehicle access prohibited, unless is the only access.					comply		
	If only one street access--driveway max 22' in width					comply		
	Driveway for loading and parking shall be combined unless waived by DRB					comply		



	Driveways dist. min 60' apart.	comply			
	Driveways with mount. Curb.	comply			
	Off-street Loading prohibited, unless is the only access	comply			
	On-street loading is prohibited.	comply			
10	Class A (Indian Creek Drive)				
	Facade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	comply			
	Facade with min. 3 floors along 90% of the length of setback line 90% = x'-x" Required	comply			
	1. Min depth of hab. space =50'-0" from bldg. facade	comply			
	2. Ground floor- Commercial and hotel uses	comply			
	3. 2nd and 3rd floors- Residential and Office w/ min depth of 25'-0" from building facade.	not provided			
	4. Parking at ground floor and surface setback 50'-0" from bldg. facade.	comply			
	Loading prohibited unless is the only site access.	comply			
	Driveways & vehicle access prohibited, unless is the only access	comply			
	If only one street access--driveway max 22' in width	comply			
	Driveway for loading and parking shall be combined unless waived by DRB	comply			
	Driveways dist. min 60' apart.	comply			
	Driveways with mount. Curb.	comply			
	Off-street Loading prohibited, unless is the only access	comply			
	On-street loading is prohibited.	comply			
11	Class C (Carlyle Avenue)				
	Facade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	comply			
	Facade with min. 1 floor along 85% of the length of setback line 85% = x'-x" Required	comply			
	1. Min depth of hab. space =20'-0" from bldg. facade	comply			
	2. Ground floor- Residential, commercial and hotel uses	comply			
	3. Building can be recessed back for a plaza with no floor above.	comply			
	4. When Resid. Units at the ground floor. Building may recessed for garden up to 5'-0".	comply			
	5. Parking at ground floor and surface setback 20'-0" from bldg. facade and shall be screened from pedestrian	comply			
	uath.				
	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	75	comply
	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
	Electric Vehicles Parking spaces (2%)	3		4	NONE
	Parking Space Dimensions	8'-6" x 18'-0"		comply	comply
	Parking Space configuration (45o, 60o, 90o, Parallel)			75(90 d) 4 (parallel)	comply
	ADA Spaces	4		4	comply
	Tandem Spaces			0	NONE
	Drive aisle width	22'		22'	NONE
	Valet drop off and pick up			n/a	NONE
	Loading zones and Trash collection areas	4		3	1 SHORT
	Bicycle parking, location and Number of racks	112 LONG / 12 SHORT		124	NONE

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



INDIAN CREEK DRIVE &  
71st STREET -CLASS A STREETS

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

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

71 st Street  
 $90\% \times 165'-2" = 148'-7"$   
Provided  $143'-11" = 87\%$   
**VARIANCE 7 REQUIRED**

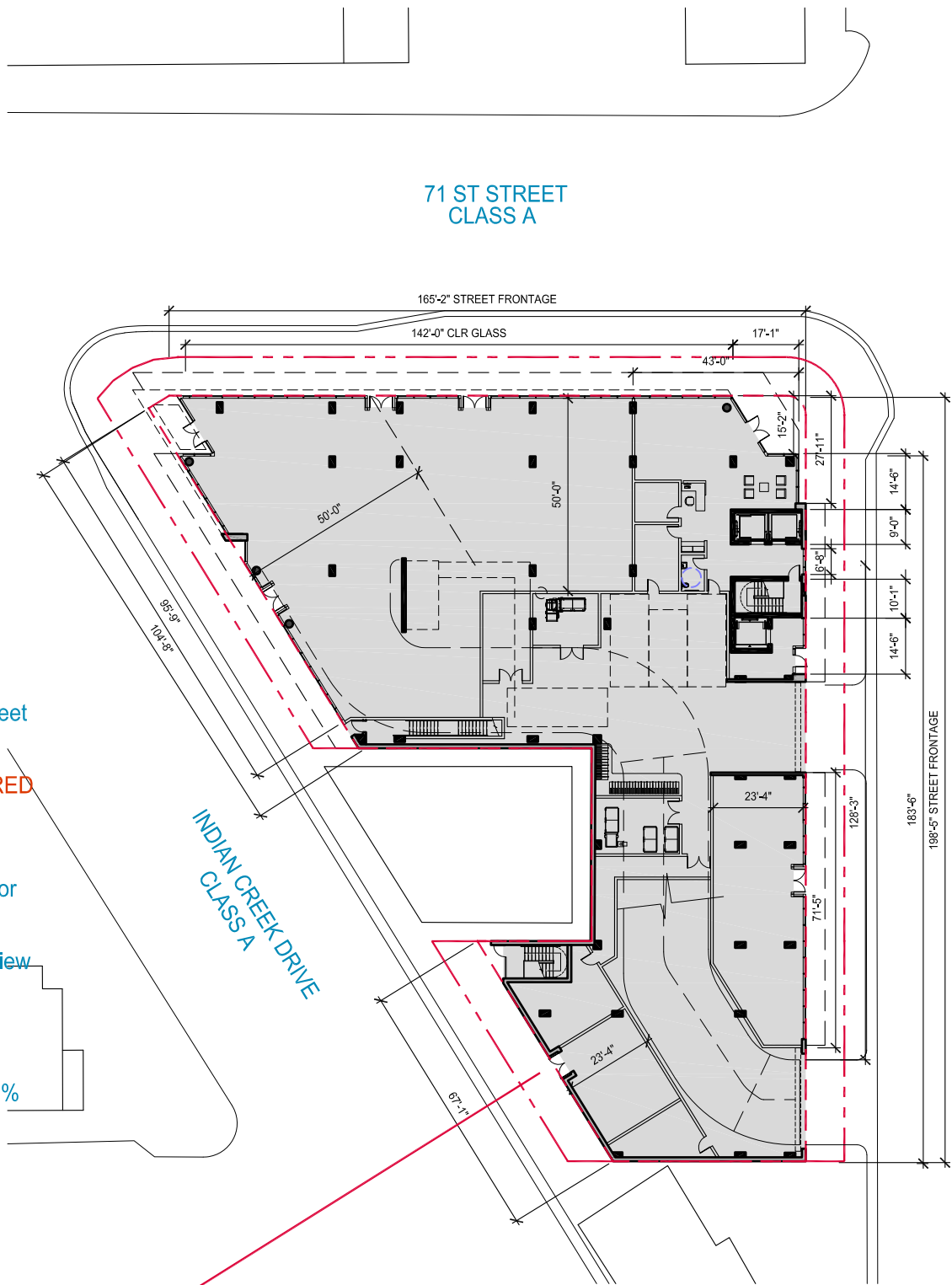
Indian Creek Drive  
 $90\% \times 171'-9" = 154'-6"$   
Provided  $= 156'-11" = 91\%$

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.

$85\% \times 198'-5" = 168'-7"$   
 $183'-6" = 92\%$

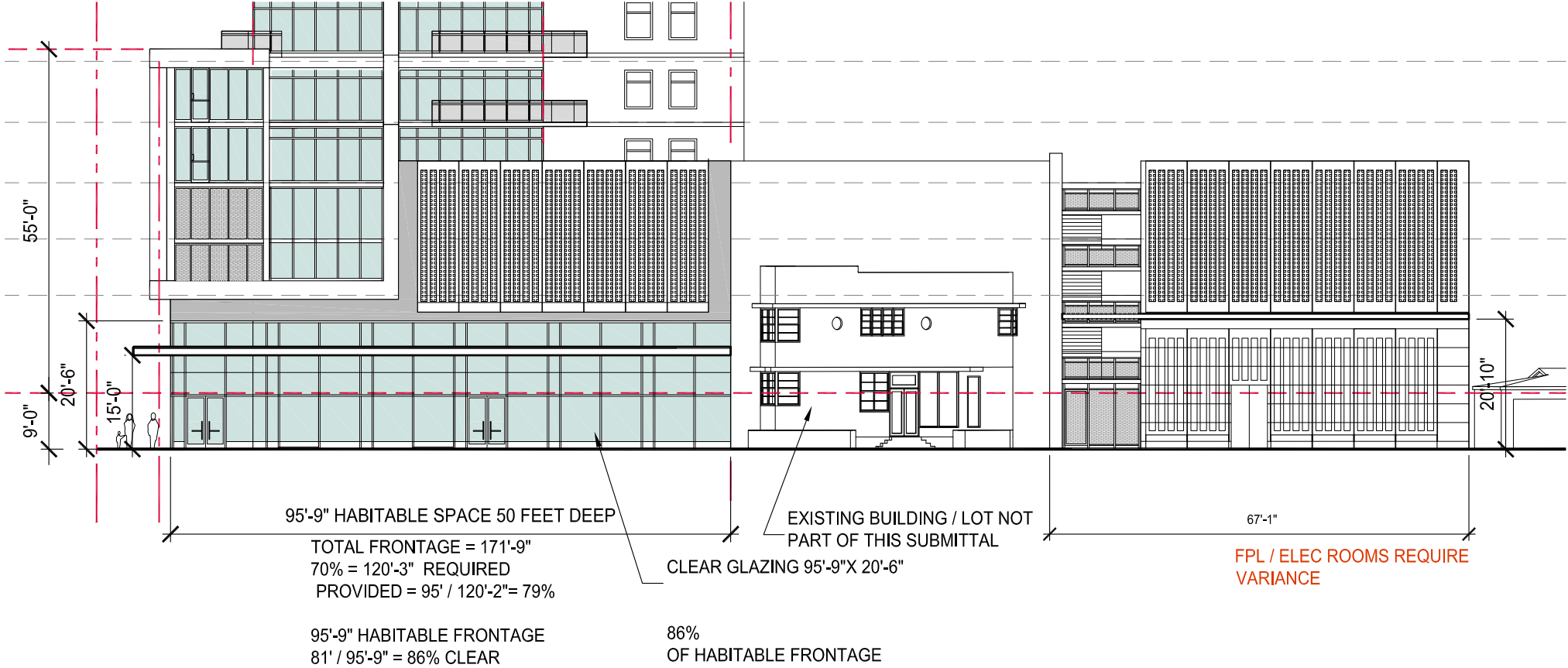
SEC 130-101: Required loading  
Based on 110 units a total of 4 loading spaces  
required.

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

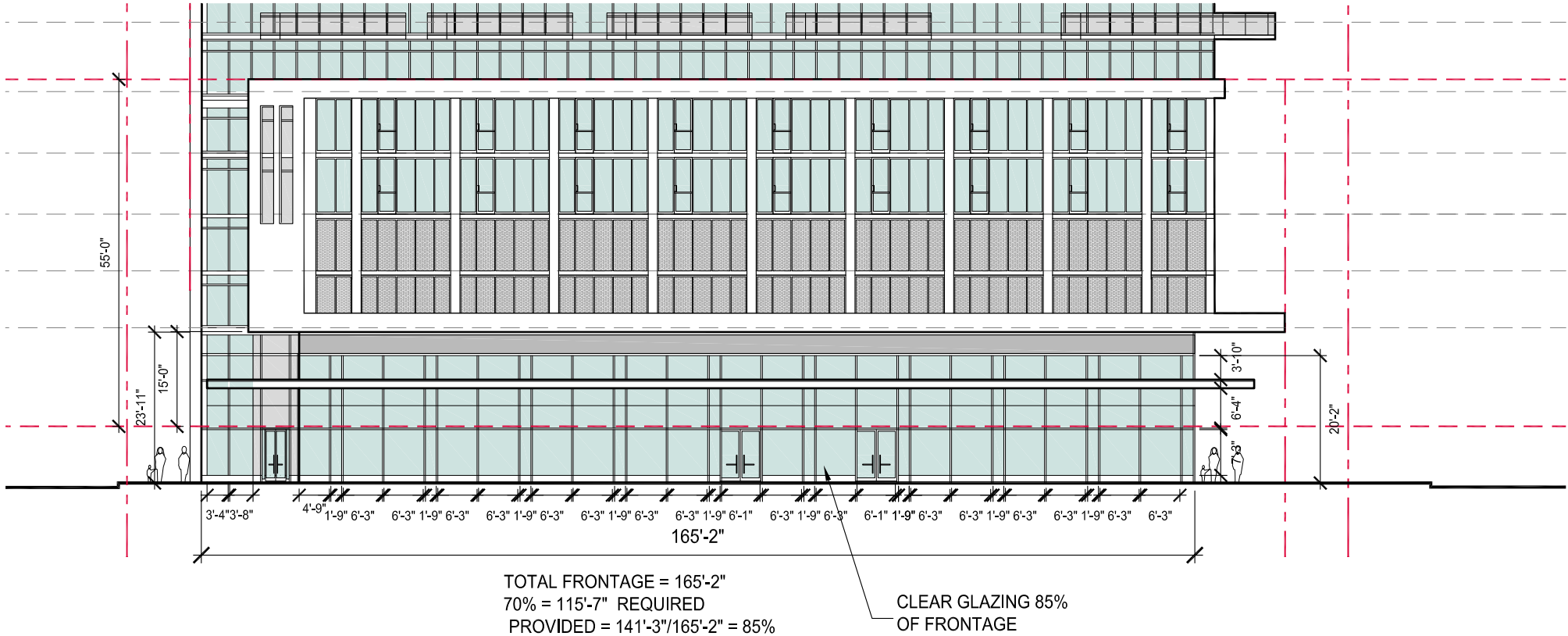
SEC 142-745 d.g.2.c: Except where required for  
driveways and utility infrastructure, the ground  
floor shall contain habitable space for residential,  
hotel, or commercial uses with a minimum depth  
of 20 feet from the building facade for the  
minimum required length along the setback line  
**PROVIDED**

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%

INDIAN CREEK DRIVE  
CLASS A STREET  
GLAZING DIAGRAM

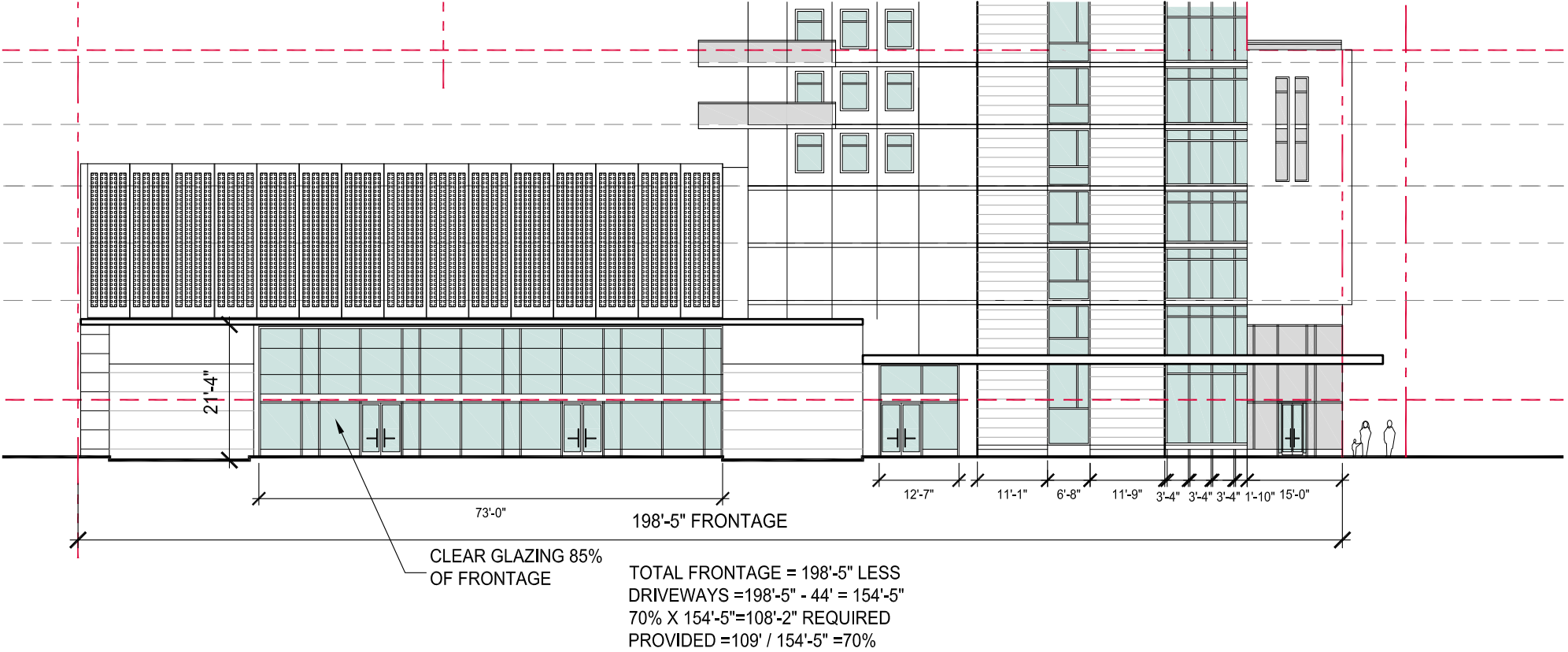


71 STREET  
CLASS A STREET  
GLAZING DIAGRAM

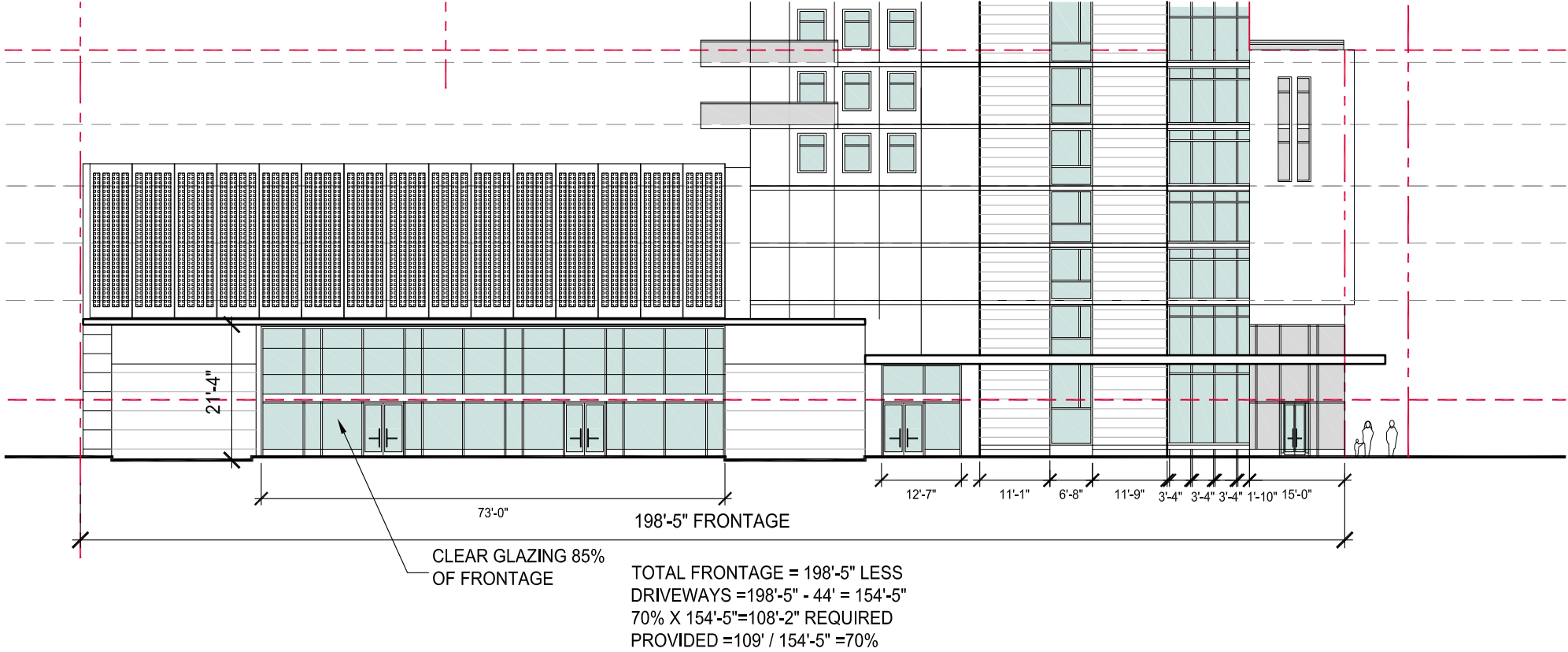




CARLYLE AVENUE  
CLASS C STREET  
GLAZING DIAGRAM



CARLYLE AVENUE  
CLASS C STREET  
GLAZING DIAGRAM





TOWN CENTER GATEWAY													
4/25/2020													
PROGRAM AREAS													
AREA SUMMARY													
		GROSS AREA W/ PARKING	FAR AREA	RESIDENTIAL RSF	UNITS	CORE	EFF	STORAGE LOCKERS	RESIDENTIAL SUPPORT	MECH BOH	RETAIL	PARKING AREA	PARKING CARS
1	GRADE ENTRY / RETAIL	19268	13390						2000		7000		
2	PARKING	19497	934									19497	36
3	PARKING	19497	934									19497	41
4	RESIDENTIAL PODIUM/ AMENITY POOL TERRACE	9311	9900	6572	12				1144				
5	RESIDENTIAL PODIUM	9814	9434	7965	14	1409	84%						
6	RESIDENTIAL TOWER	7720	7549	6214	12	1335	82%						
7	RESIDENTIAL TOWER	7720	7549	6214	12	1335	82%						
8	RESIDENTIAL TOWER	7720	7549	6214	12	1335	82%						
9	RESIDENTIAL TOWER	7720	7549	6214	12	1335	82%						
10	RESIDENTIAL TOWER	7720	7549	6214	12	1335	82%						
11	RESIDENTIAL TOWER	7720	7549	6214	12	1335	82%						
12	RESIDENTIAL TOWER	7720	7549	6214	12	1335	82%						
13	RESTAURANT / ROOF TERRACE	2447	2145								1100		
ROOF	MECH ROOF												
	TOTALS	133,674	89,580	58,035	110	10,814		-	3,144	-	8,100	38,994	79
	RESIDENTIAL	RSF/UNIT		528									
		PARKING SF/CAR		494									
		MAX FAR = 89589		9									

PROGRAM AREA SUMMARY

Unit Matrix Spreadsheet

Unit Type	RENTABLE	4TH FLOOR	5TH FLOOR	6-11 FLOORS	12TH FLOOR	-	-	# Units	% / floor	TOTAL RSF	Target	Target	Target	Target	
		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%	2,995					
CL4	429	1	1					2	1.62%	855					
CL5	440	1	1					2	1.62%	880					
CL6	443			1	1			7	6.36%	3,181					
CL7	453			3	3			21	19.09%	9,513					
CL8	463			1	1			7	6.36%	3,241					
CL9	489	6	6					12	10.91%	5,889					
CL10	519			1	1			7	6.36%	3,633					
CL11	541	1	1					2	1.62%	1,082					
Subtotal CL (COL-LIVING)								81	73.64%	36,919	75.00%	0		81	
S1	550			1	1			7	6.36%	3,890					3.50
S2	566		1					1	0.91%	566					0.50
S2	594	1	1					2	1.62%	1,188					
Subtotal A - STUDIOS - 1 BATH								10	9.09%	5,604	10.00%	11		-1	
A1	772	1	1					2	1.62%	1,544					1.00
A2	806			1	1			7	6.36%	5,642					3.50
Subtotal A - 1 BED - 1 BATH								9	8.16%	7,186	15.00%	17		-8	
B1	827		1	1	1			8	7.27%	6,616					4.00
B2	861	1	1					2	1.62%	1,722					1.50
Subtotal B 2 BED								10	9.09%	8,338	5.00%	6		5	
TOTAL		12	14	12	12	0	0	110	26%	88,947	0	33		-4	14

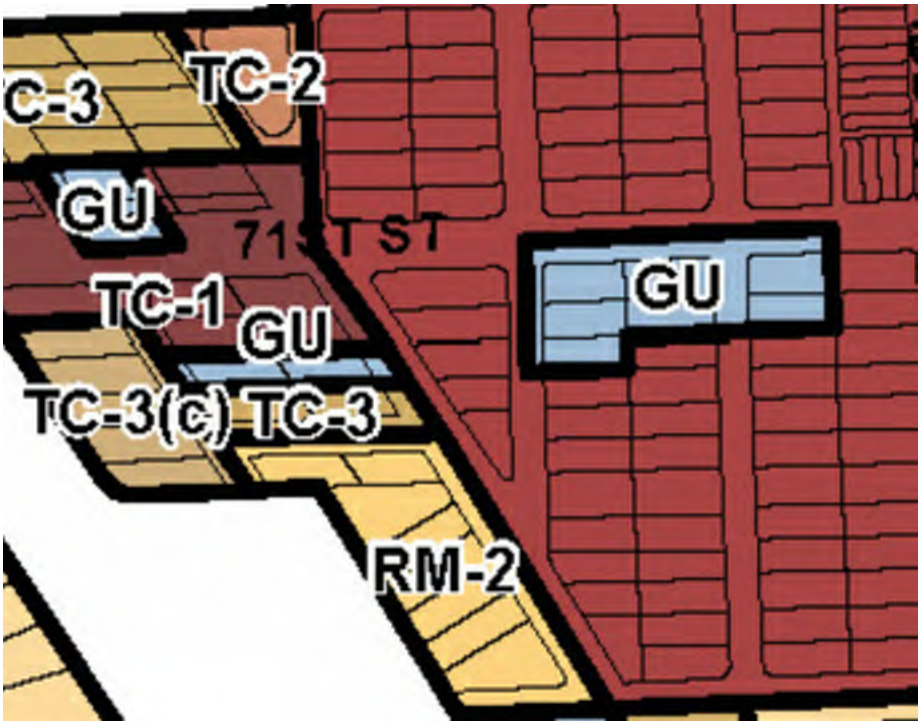
RETAIL	1400	18
RESTAURANT	14 SEATS	6

AVERAGE UNIT SIZE = 527.7

TOTAL PARKING REQUIRED 38

RESIDENTIAL UNIT MIX

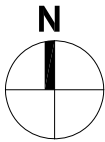
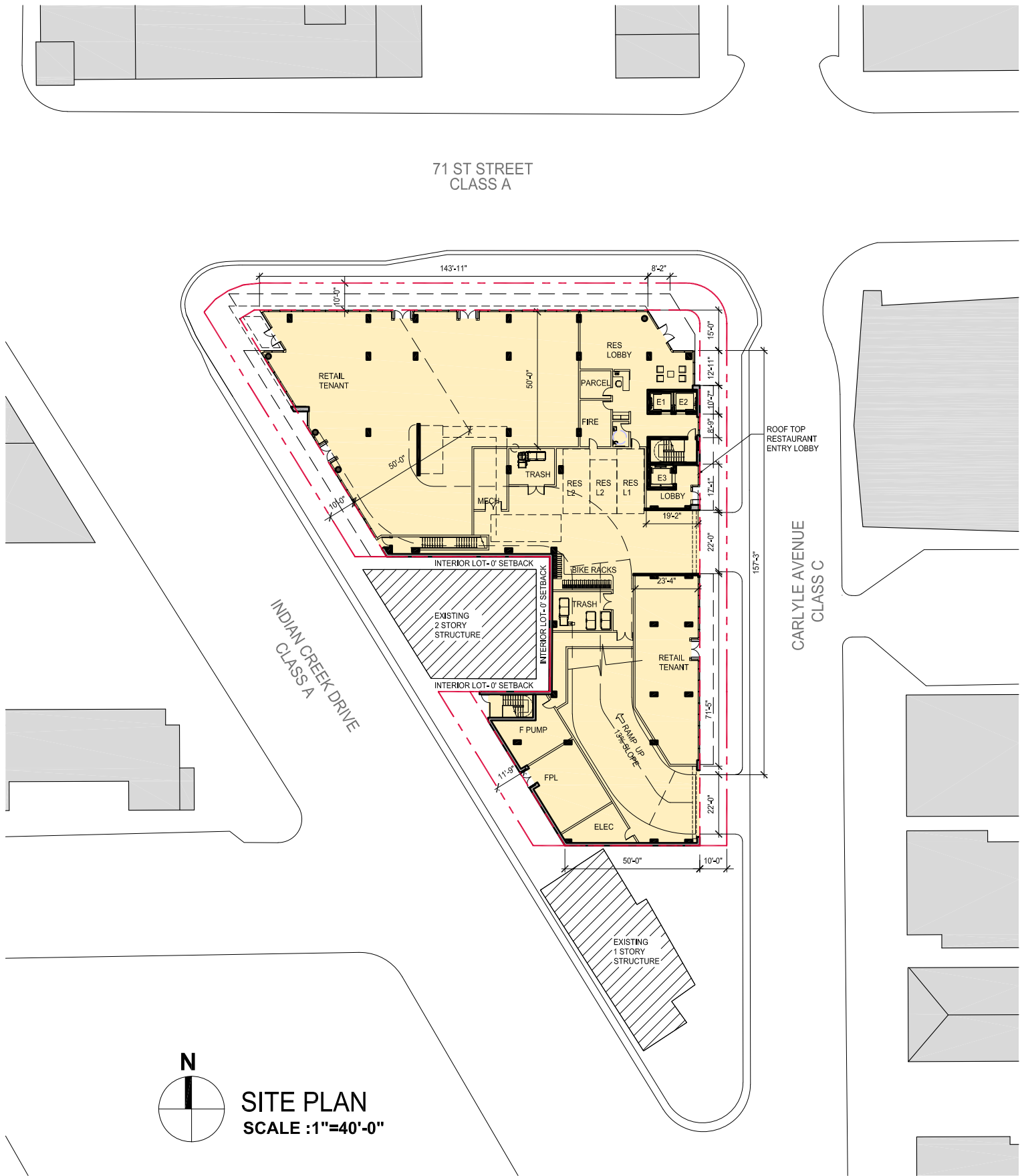




ZONING MAP



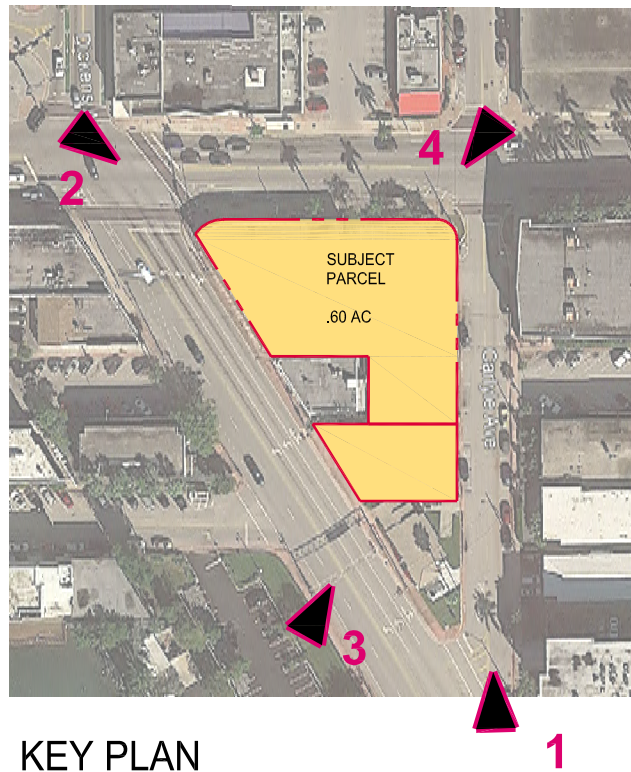
AERIAL MAP



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

71st Street and Indian Creek Drive





site photo 1



site photo 2

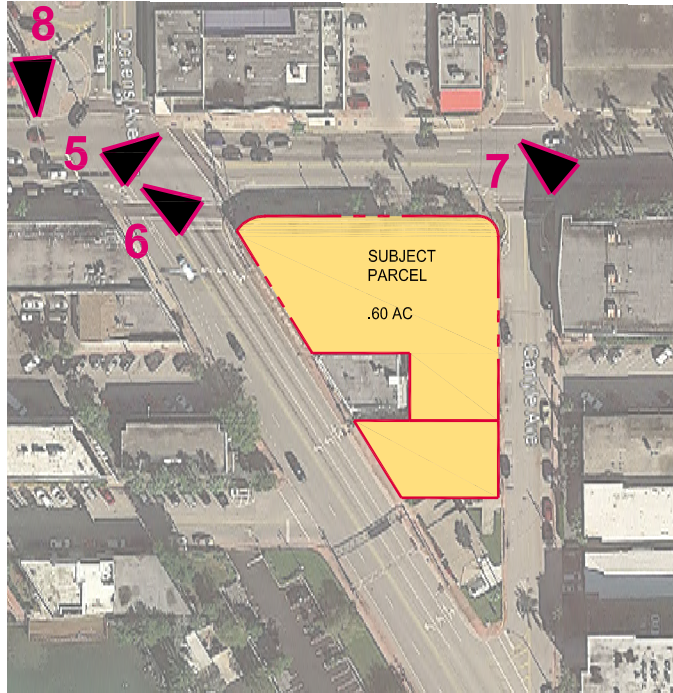


site photo 3



site photo 4





KEY PLAN



site photo 5



site photo 6

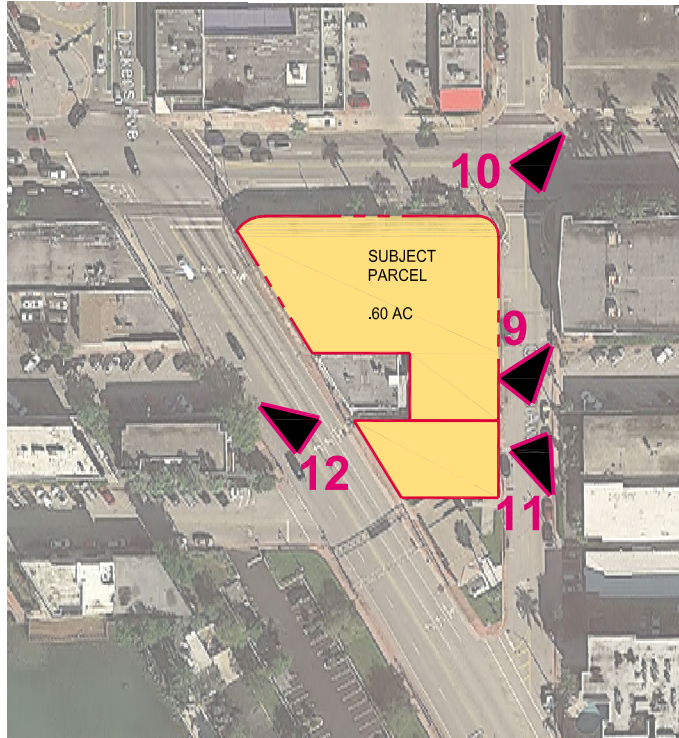


site photo 7



site photo 8





KEY PLAN



site photo 9



site photo 10

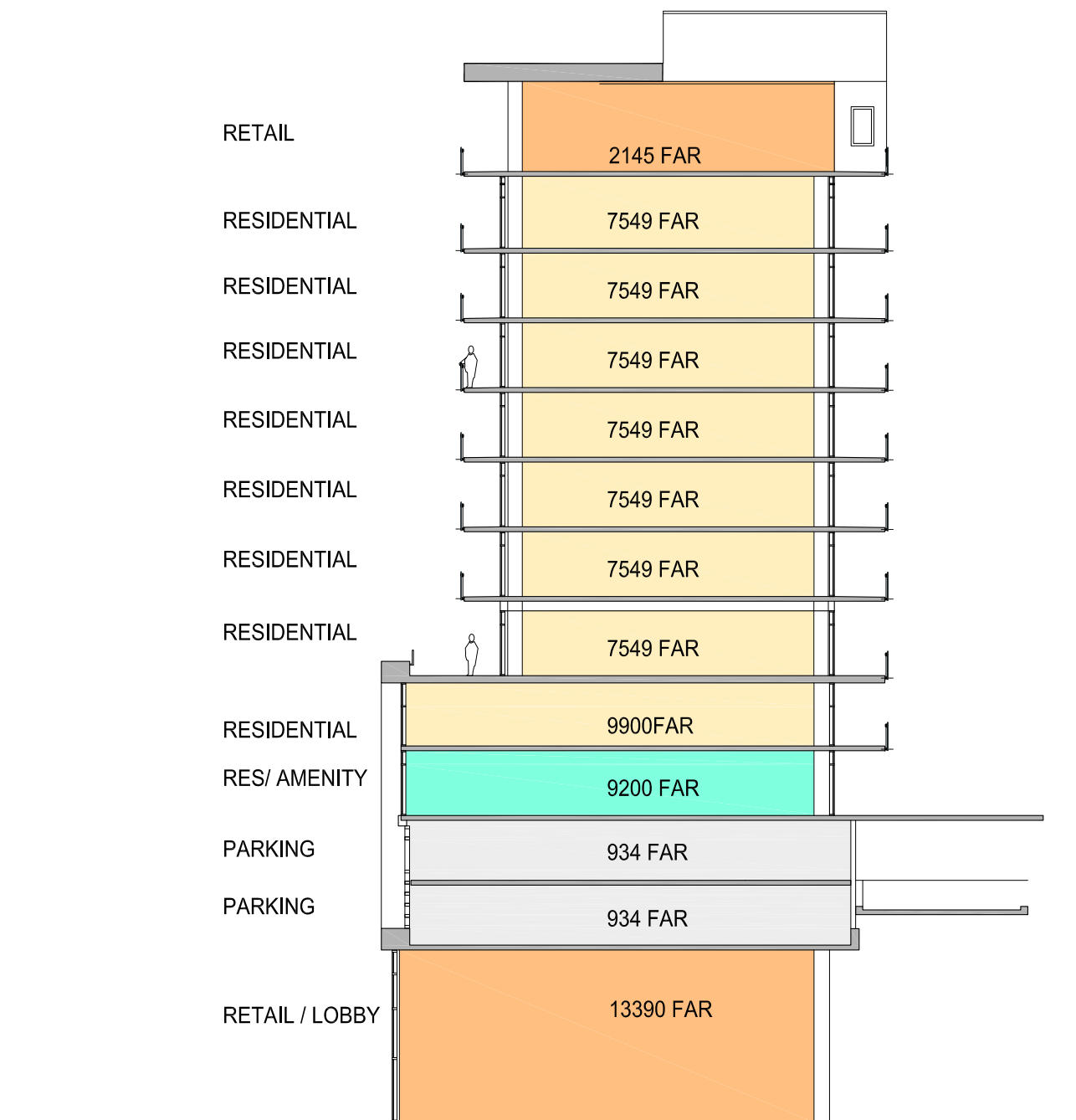


site photo 11



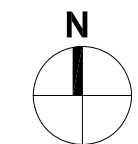
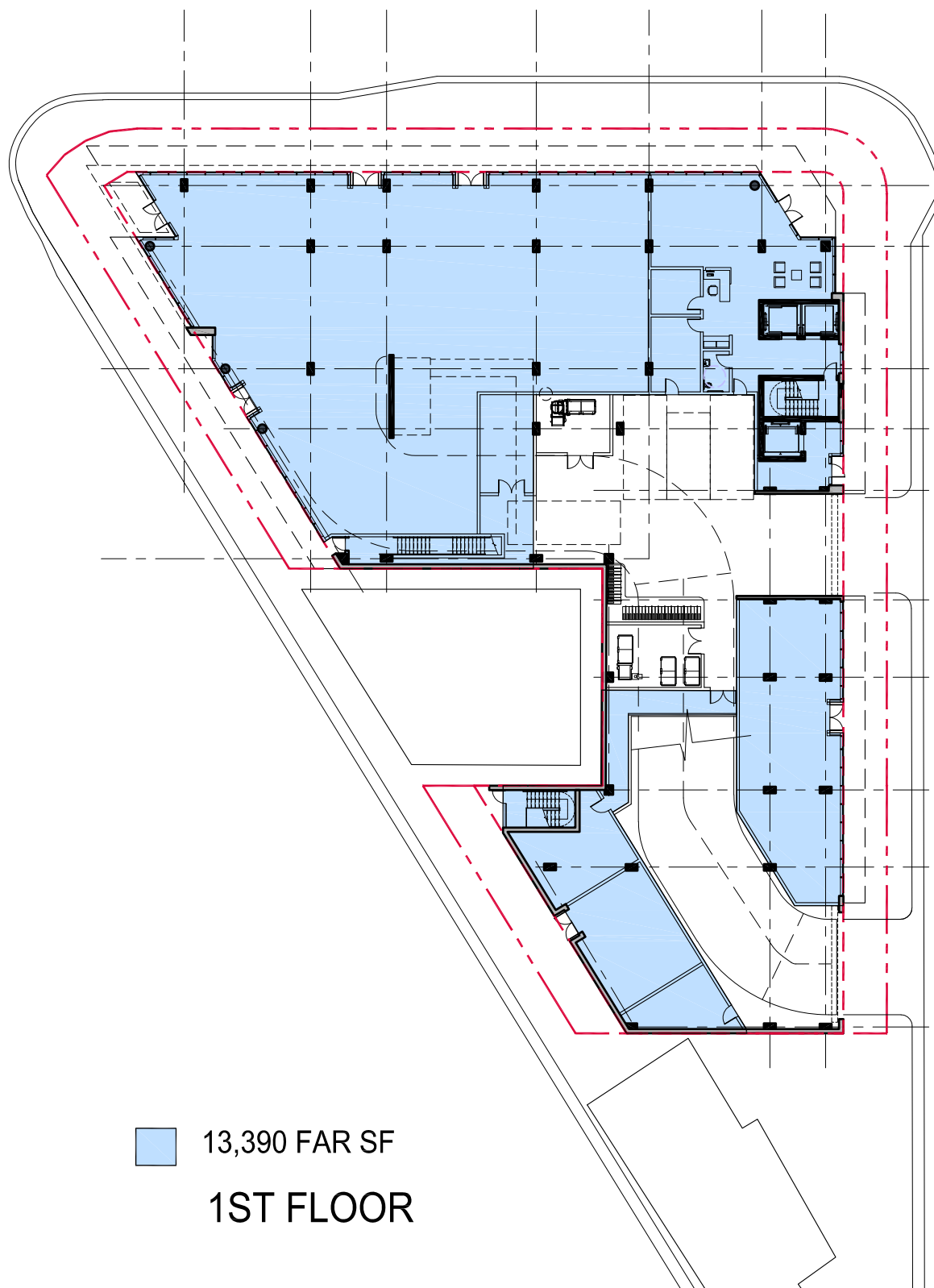
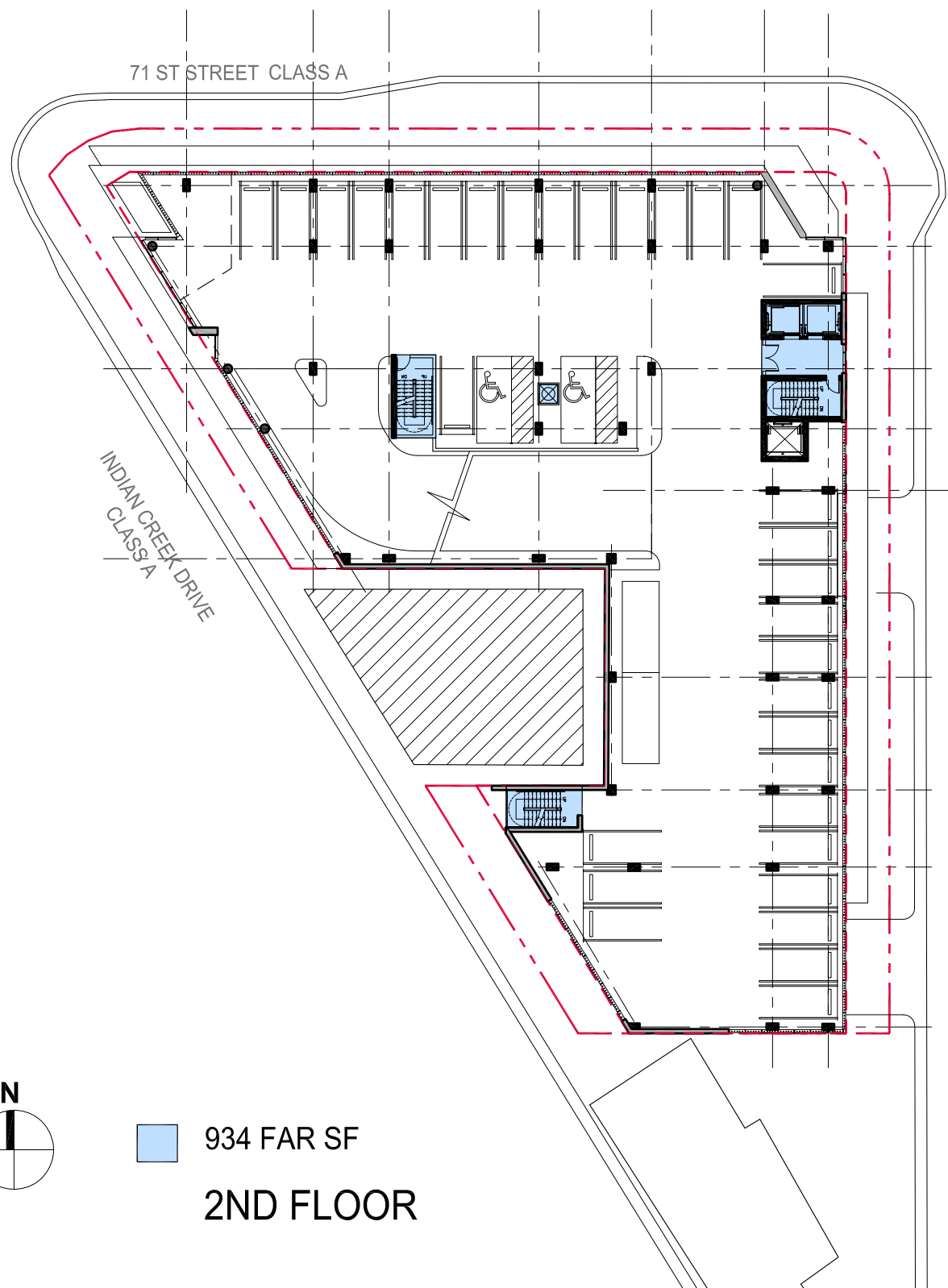
site photo 12





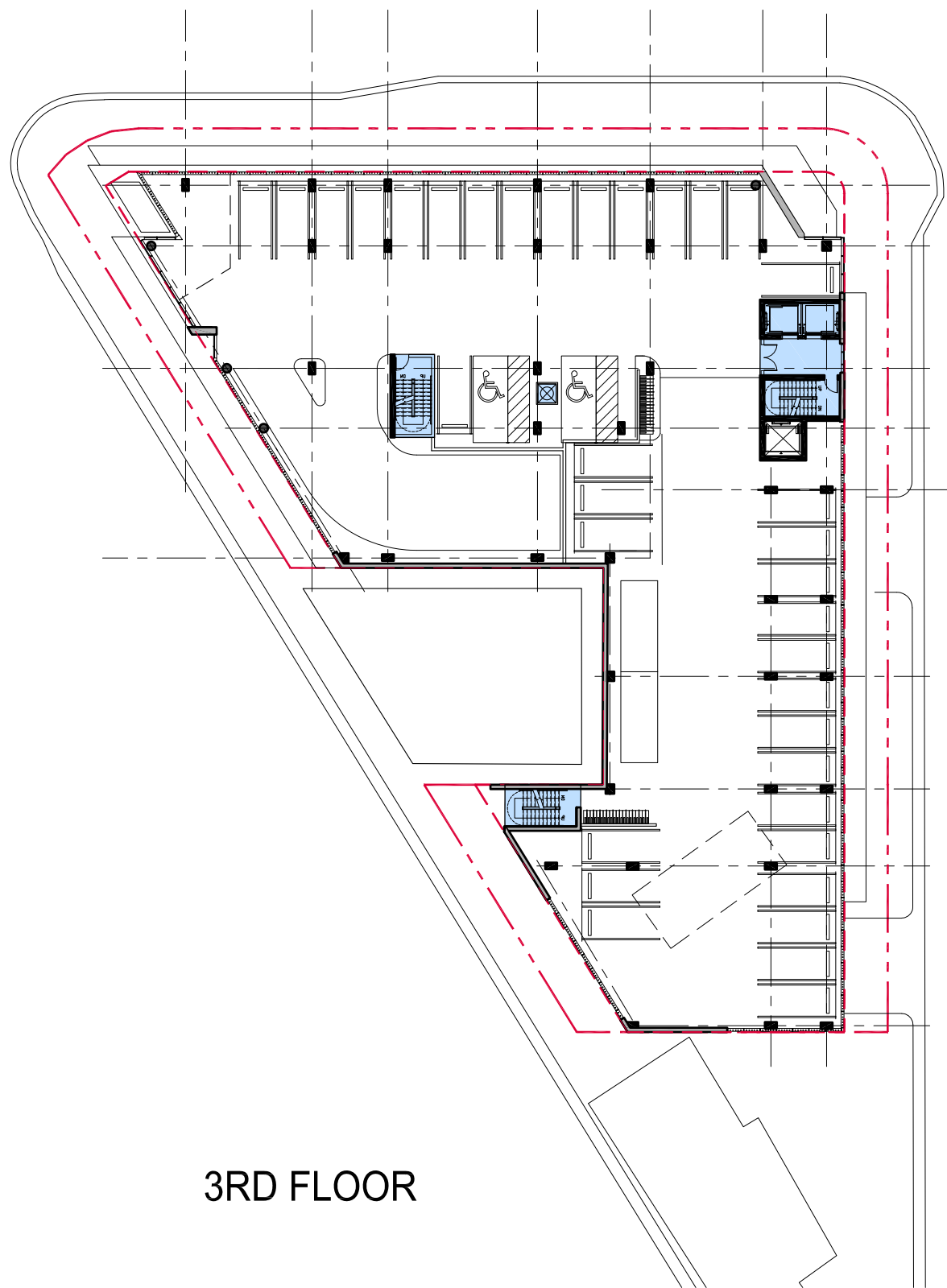
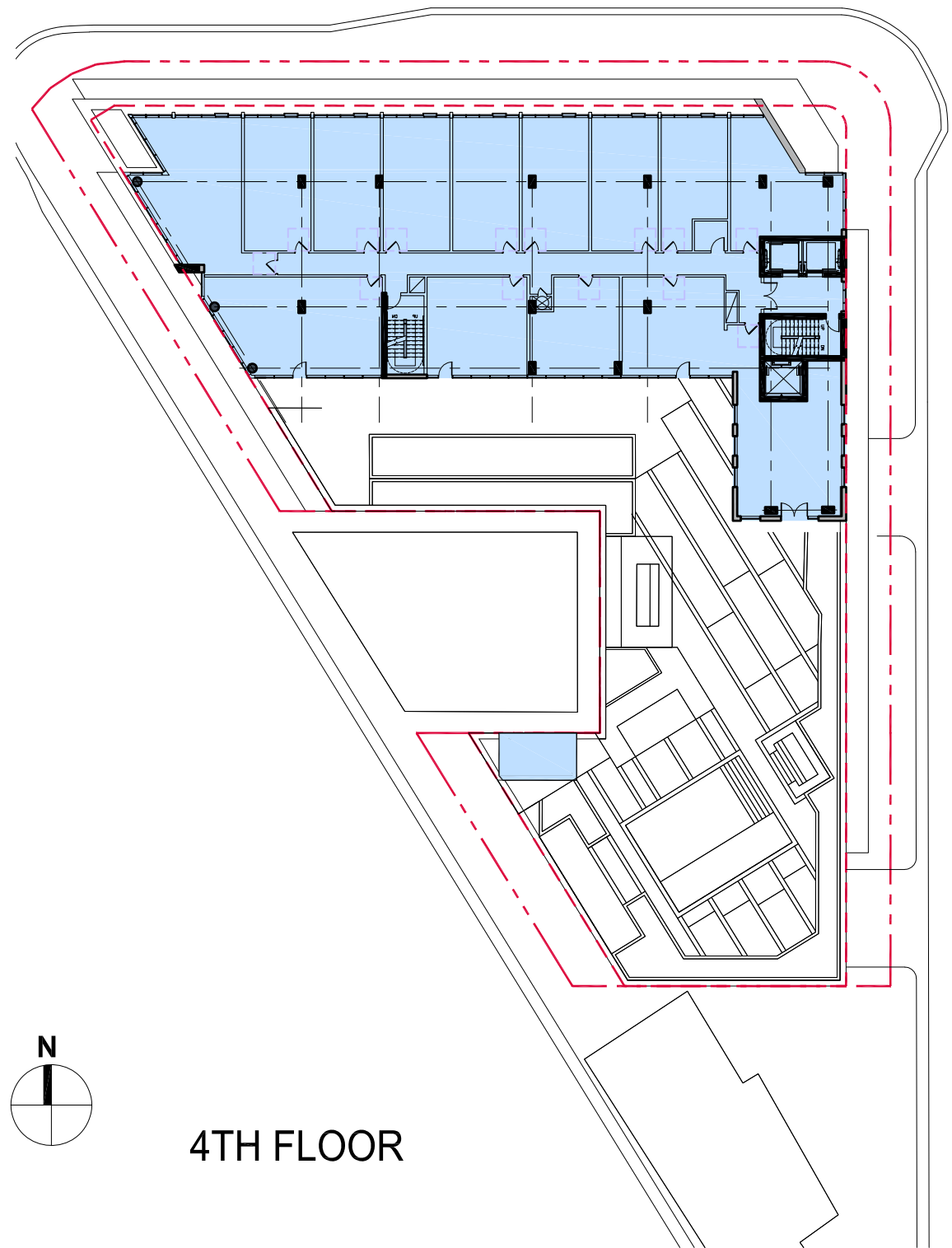
TOTAL FAR SF =89,580 SF

SUMMARY SECTION DIAGRAM



71st Street and Indian Creek Drive

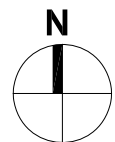
PAGE 10



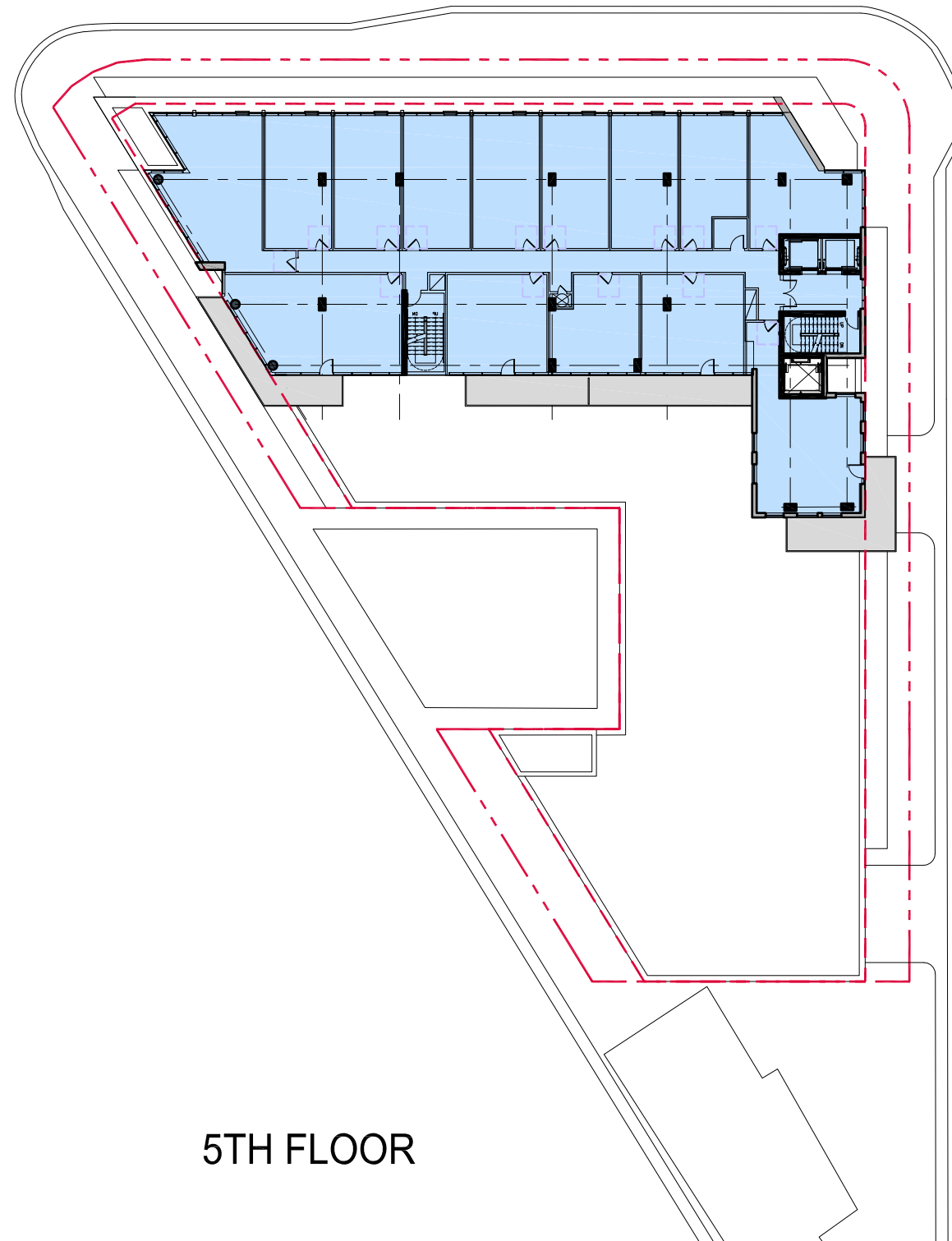
71st Street and Indian Creek Drive

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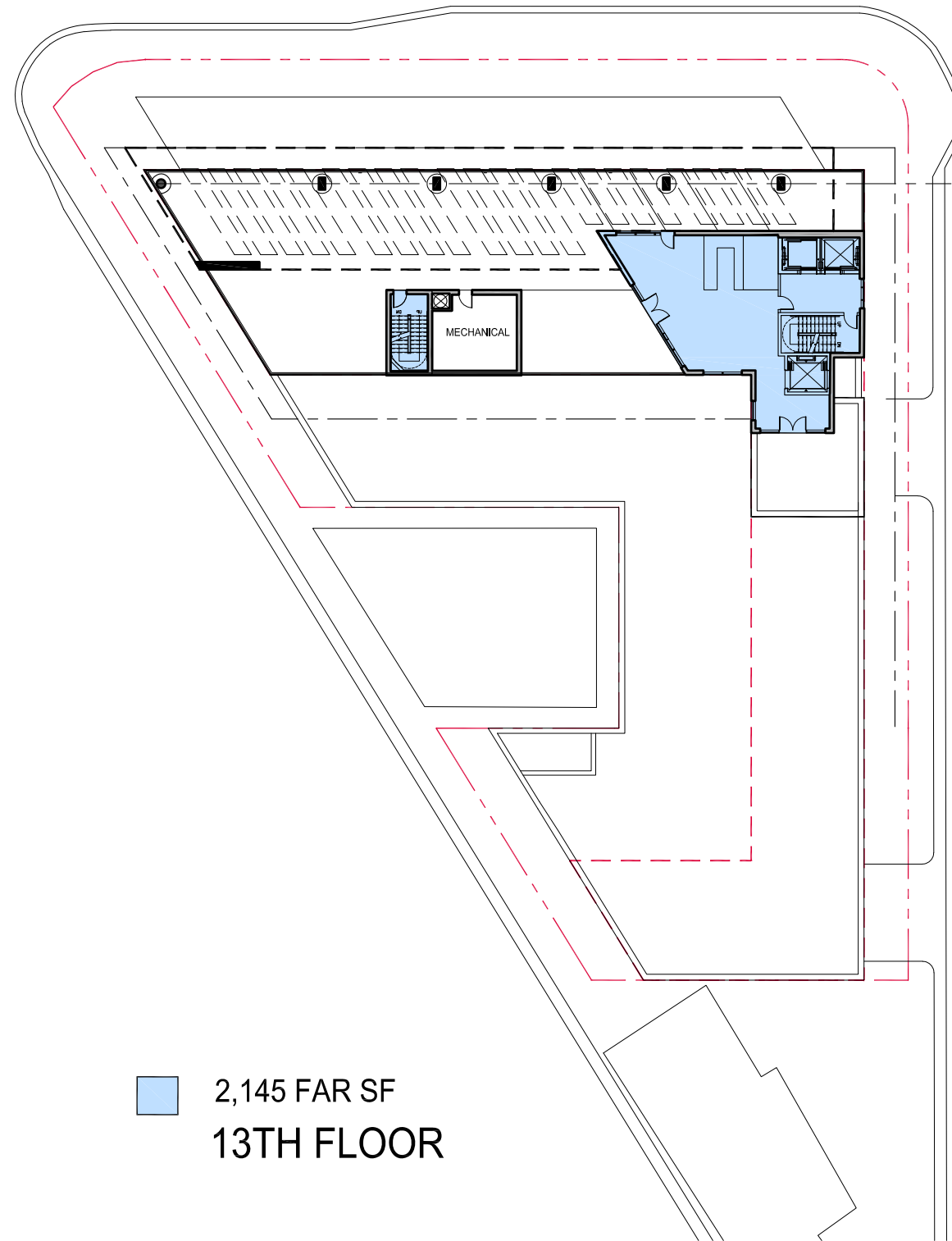
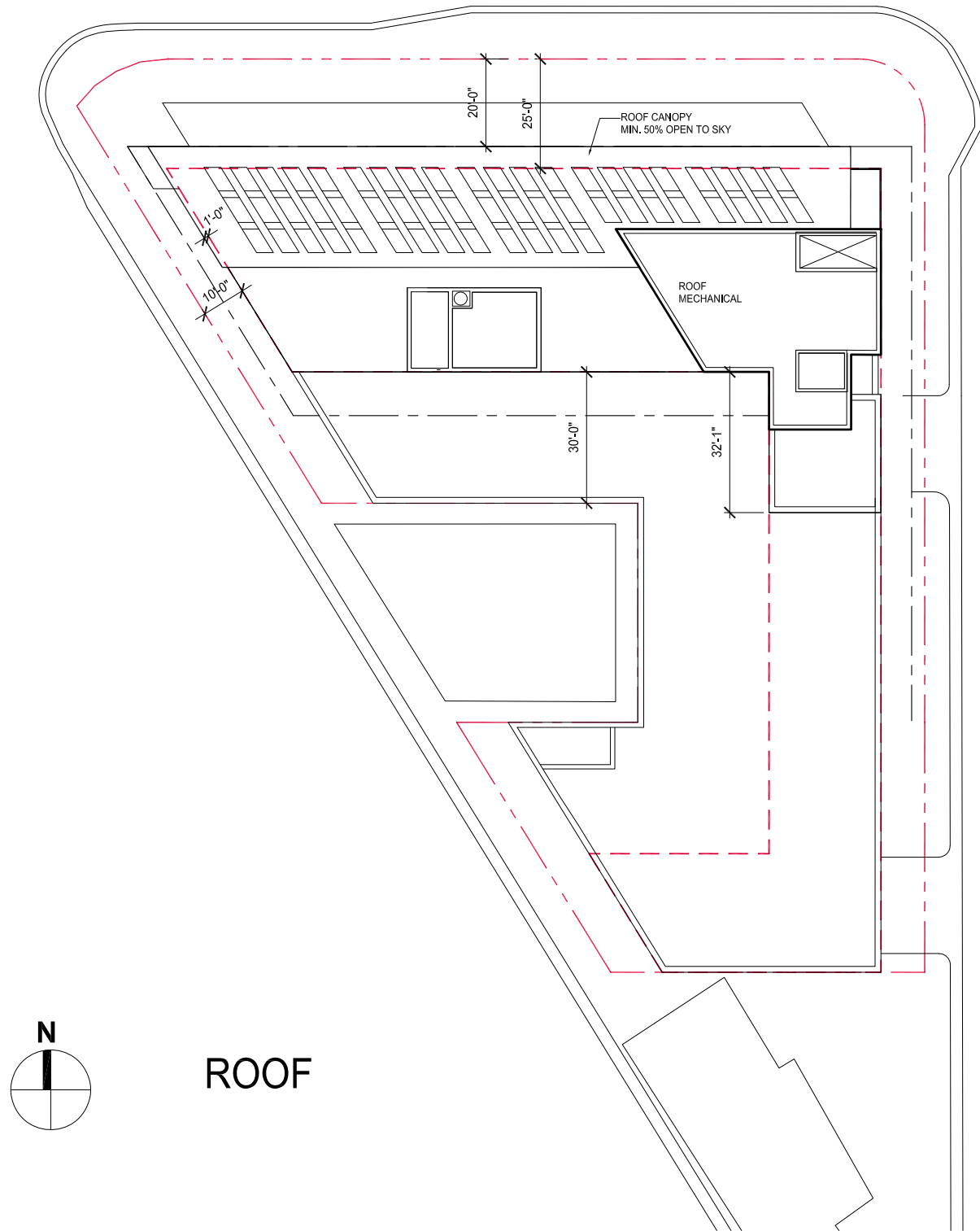
6-12TH FLOORS



5TH FLOOR

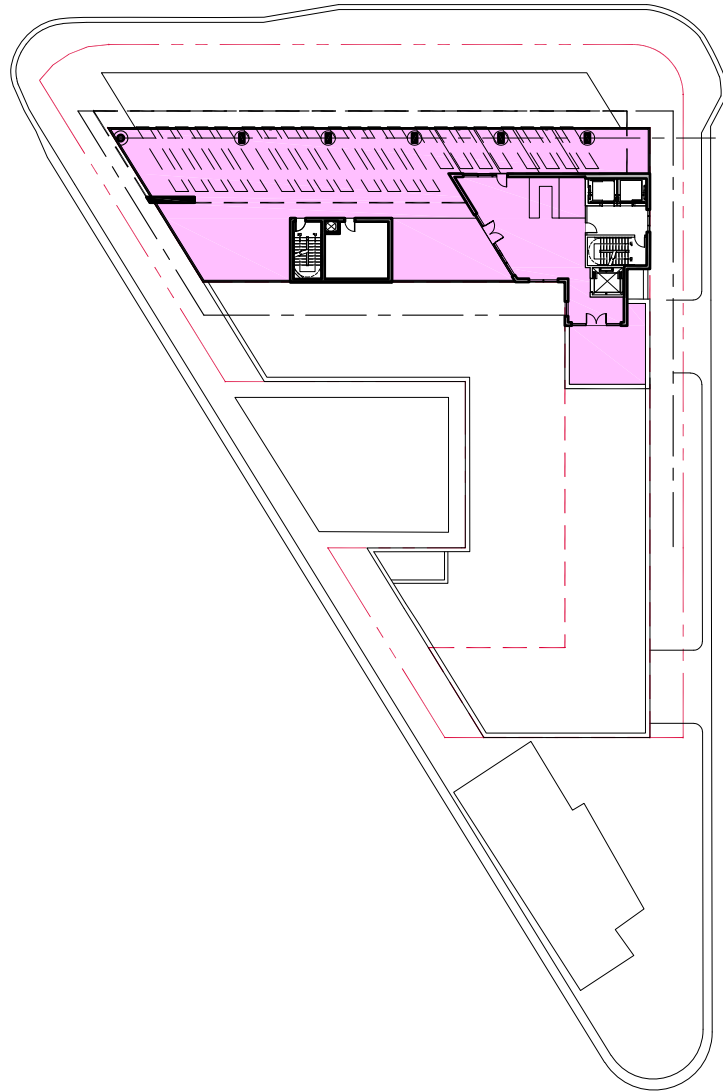
71st Street and Indian Creek Drive

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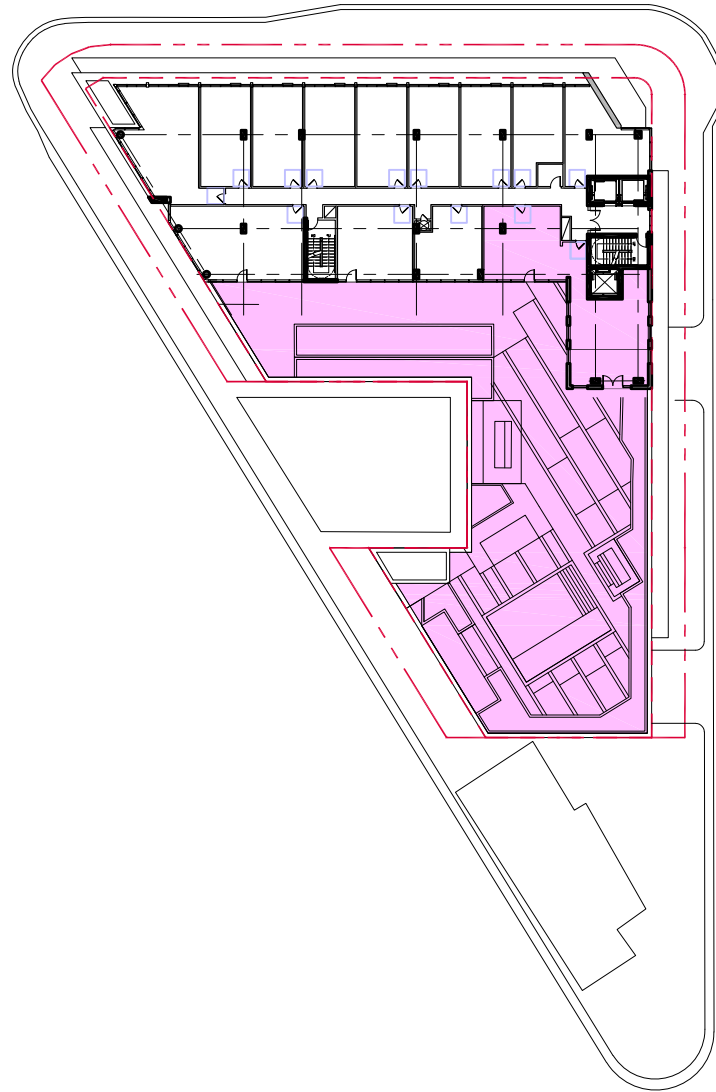


71st Street and Indian Creek Drive

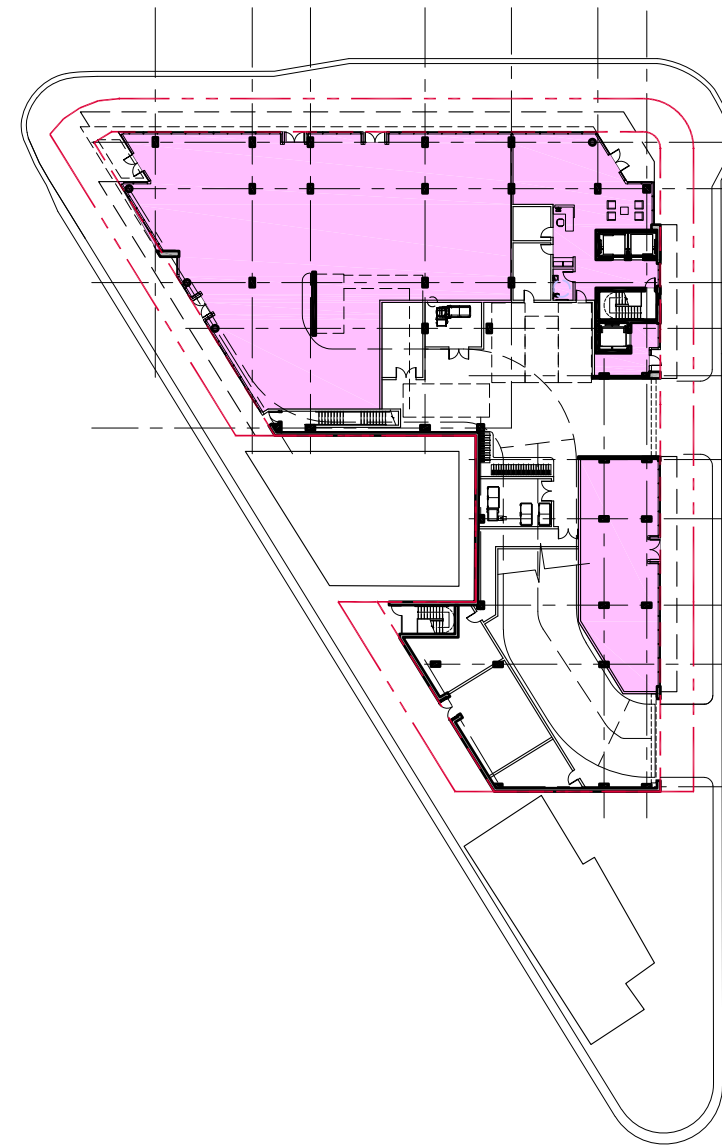
PAGE 13



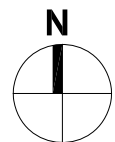
13TH FLOOR  
6165 SF



4TH FLOOR  
10292 SF



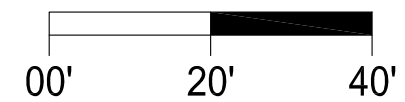
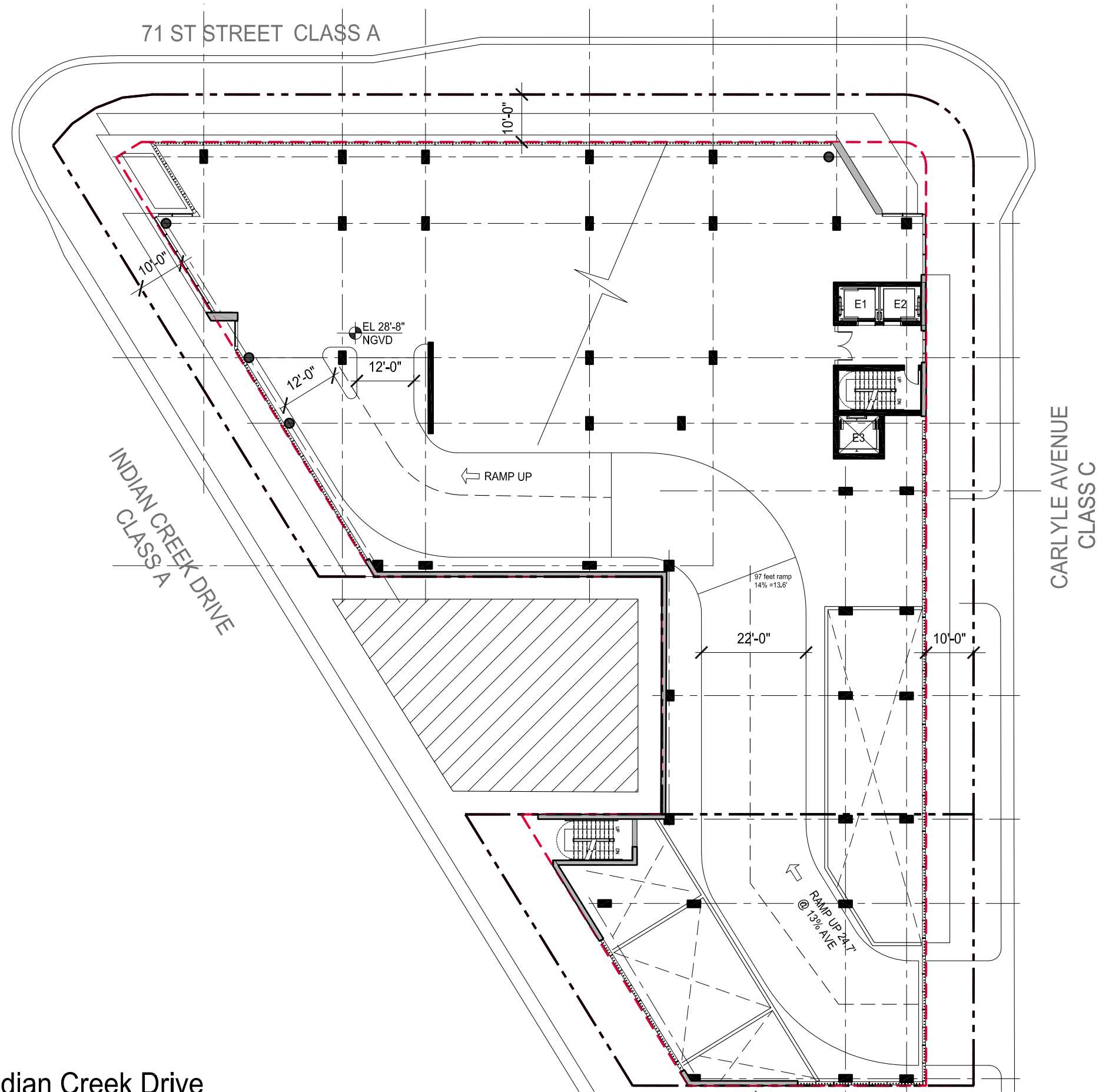
FIRST FLOOR  
10272 SF



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

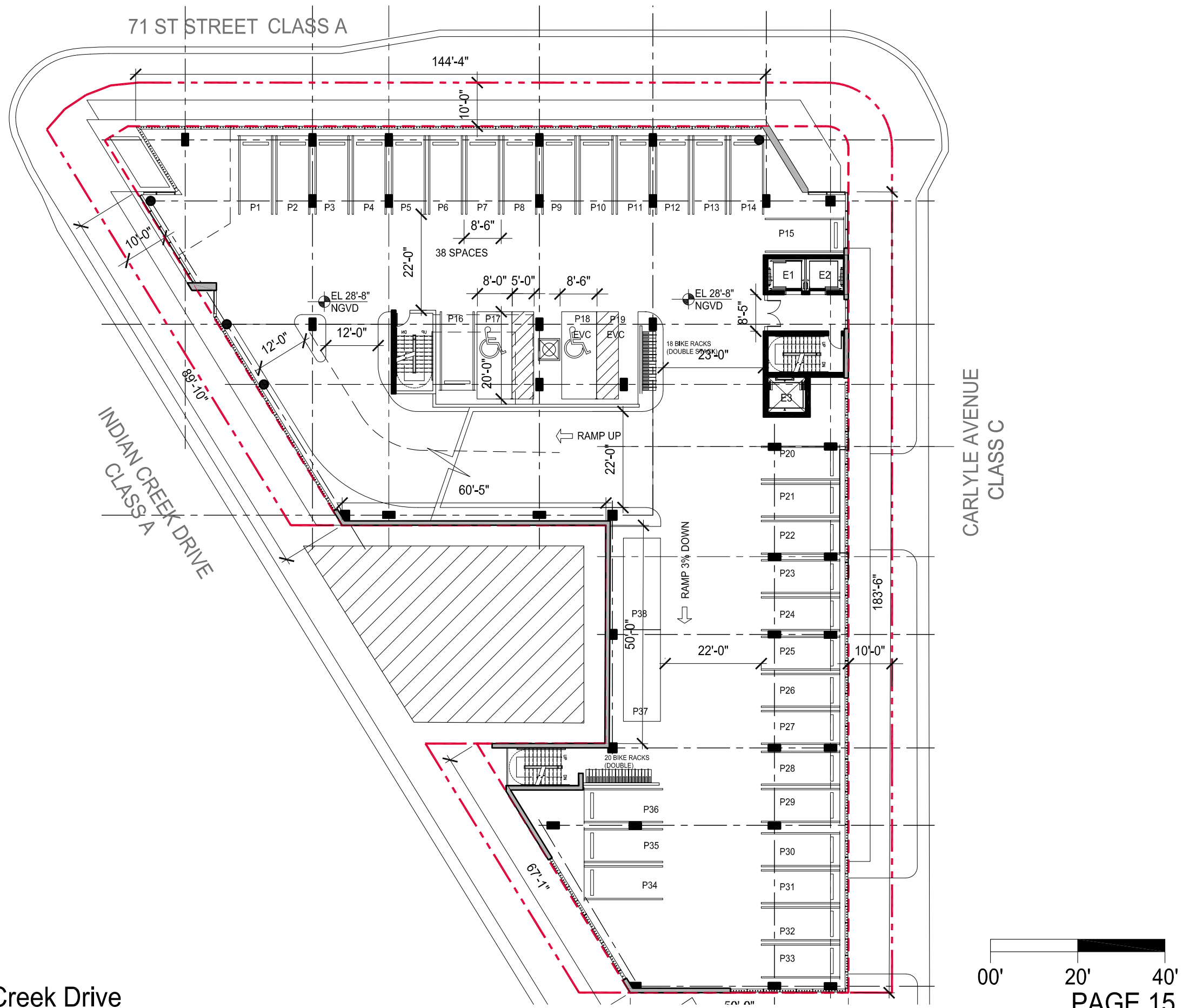






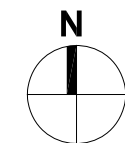
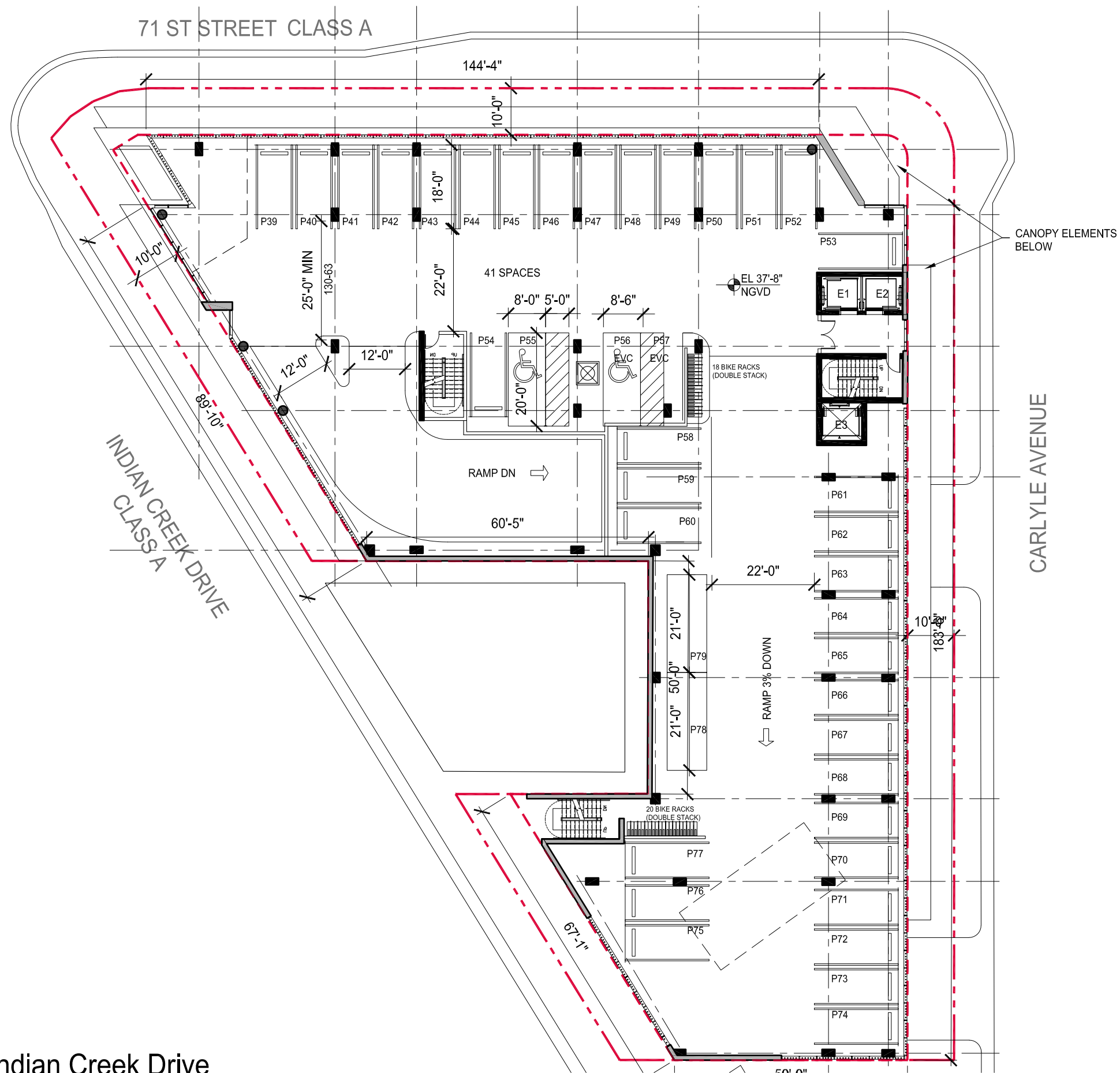
71st Street and Indian Creek Drive

PAGE 14.5

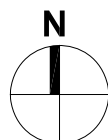


71st Street and Indian Creek Drive

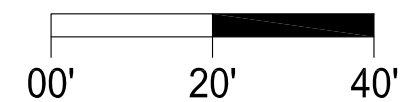




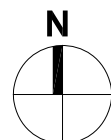
71st Street and Indian Creek Drive



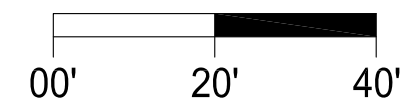
71st Street and Indian Creek Drive



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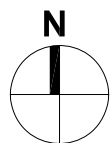
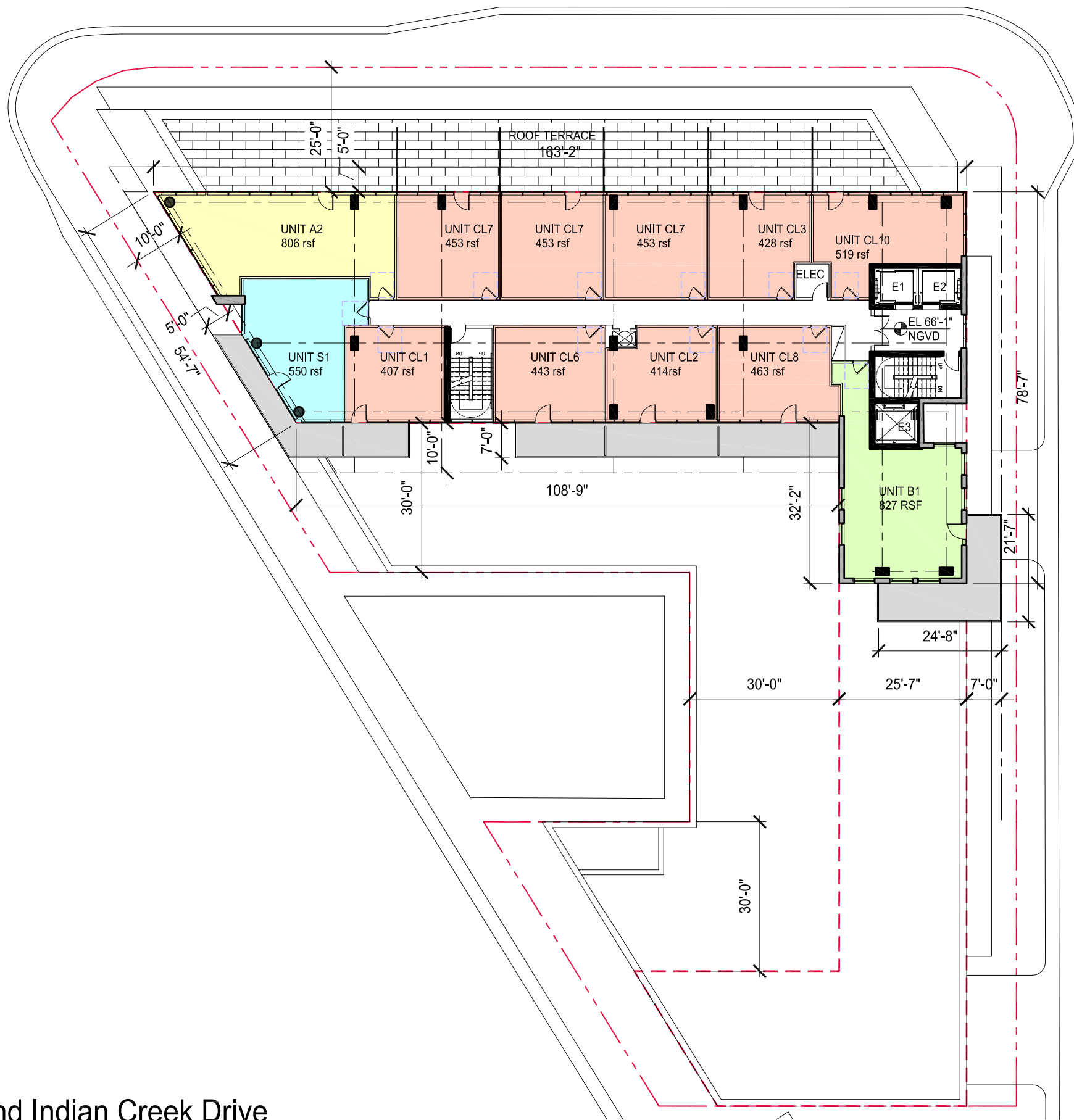


71st Street and Indian Creek Drive

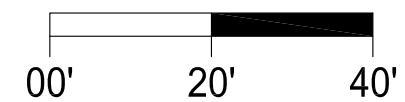


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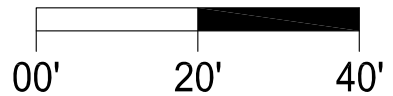
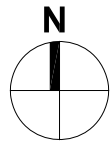
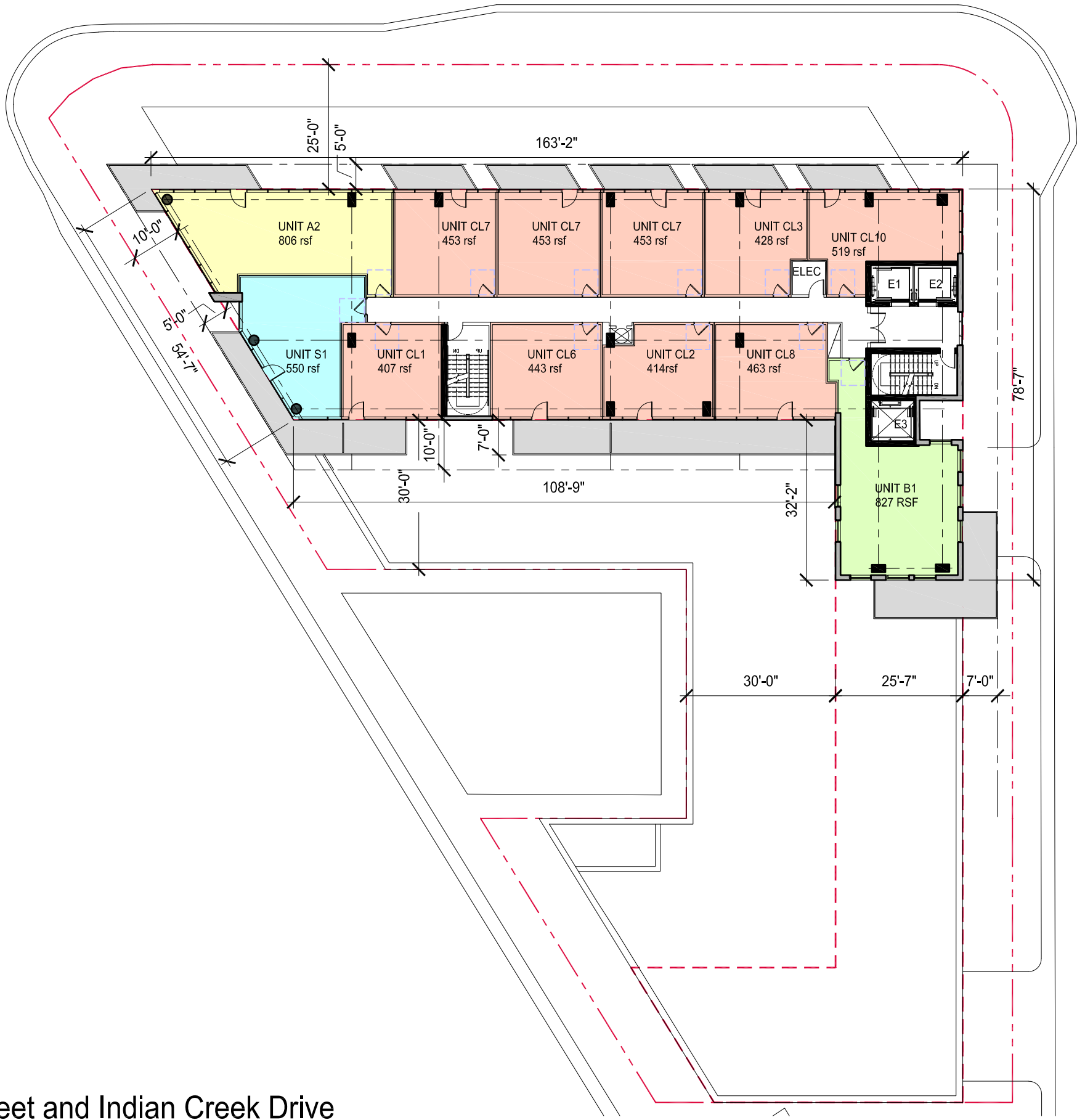




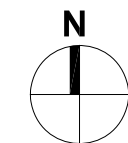
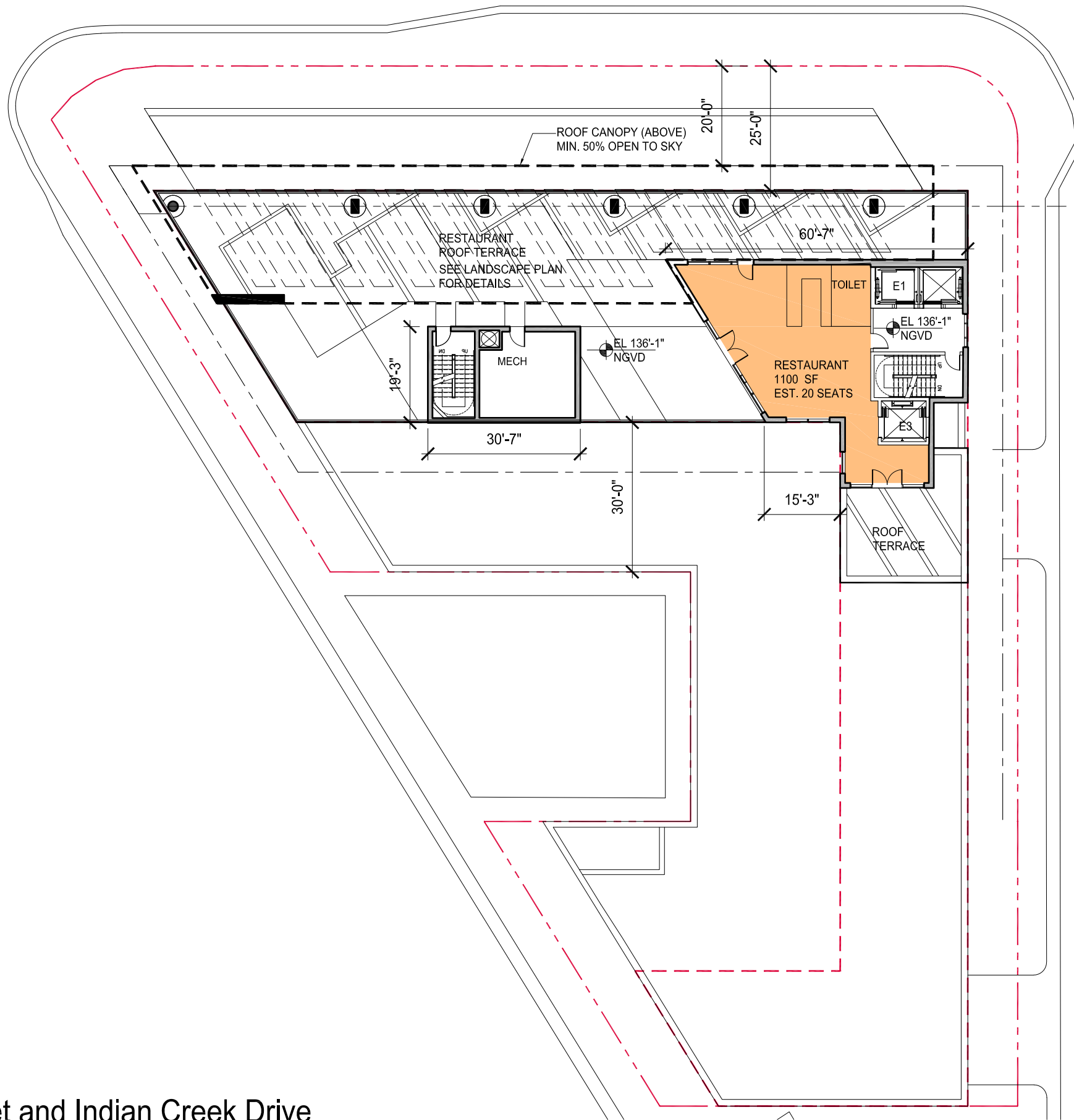
71st Street and Indian Creek Drive



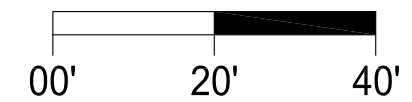
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71st Street and Indian Creek Drive

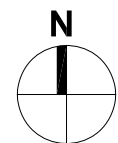
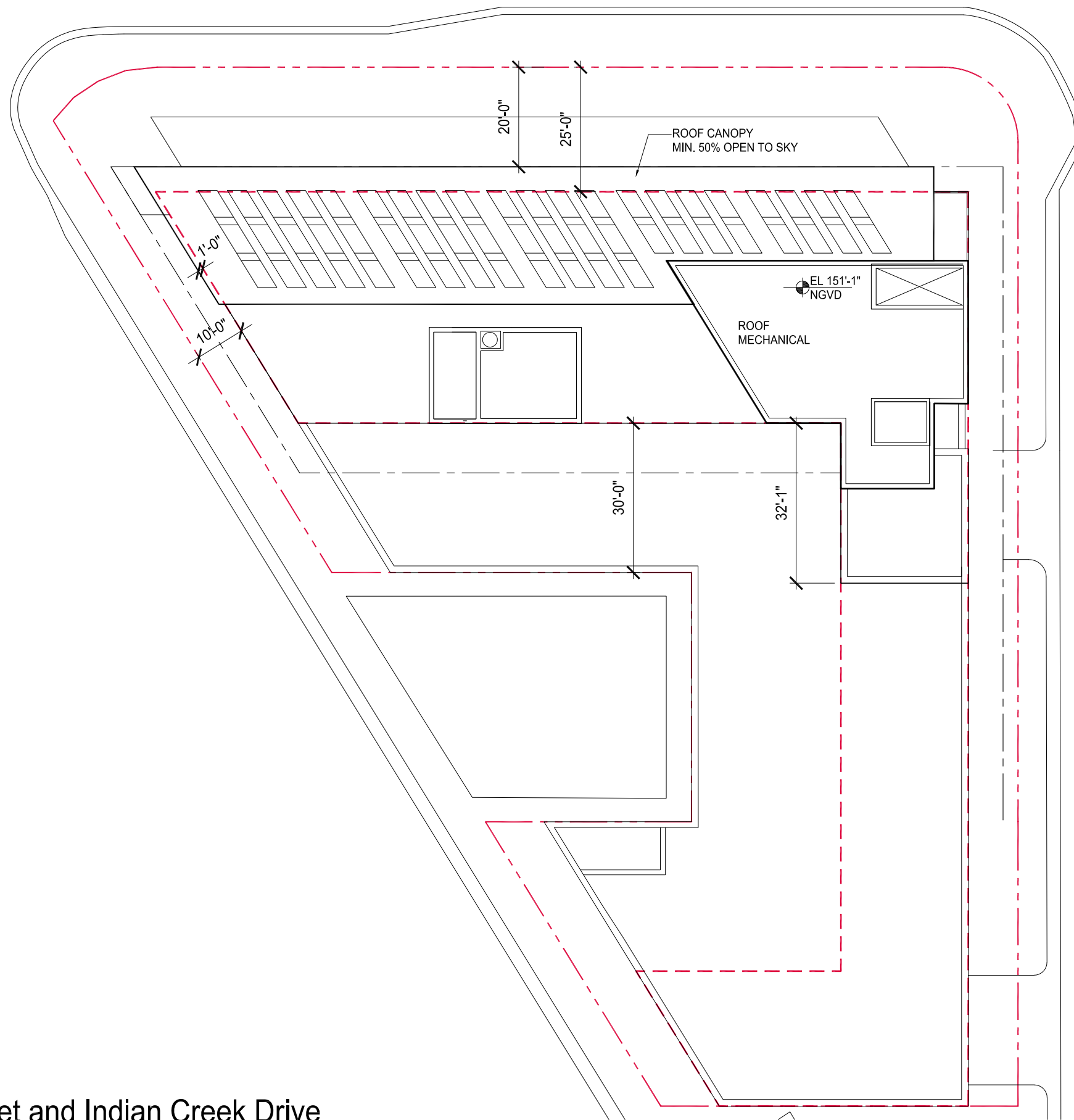


71st Street and Indian Creek Drive

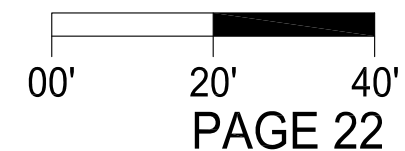


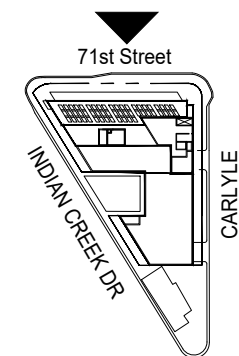
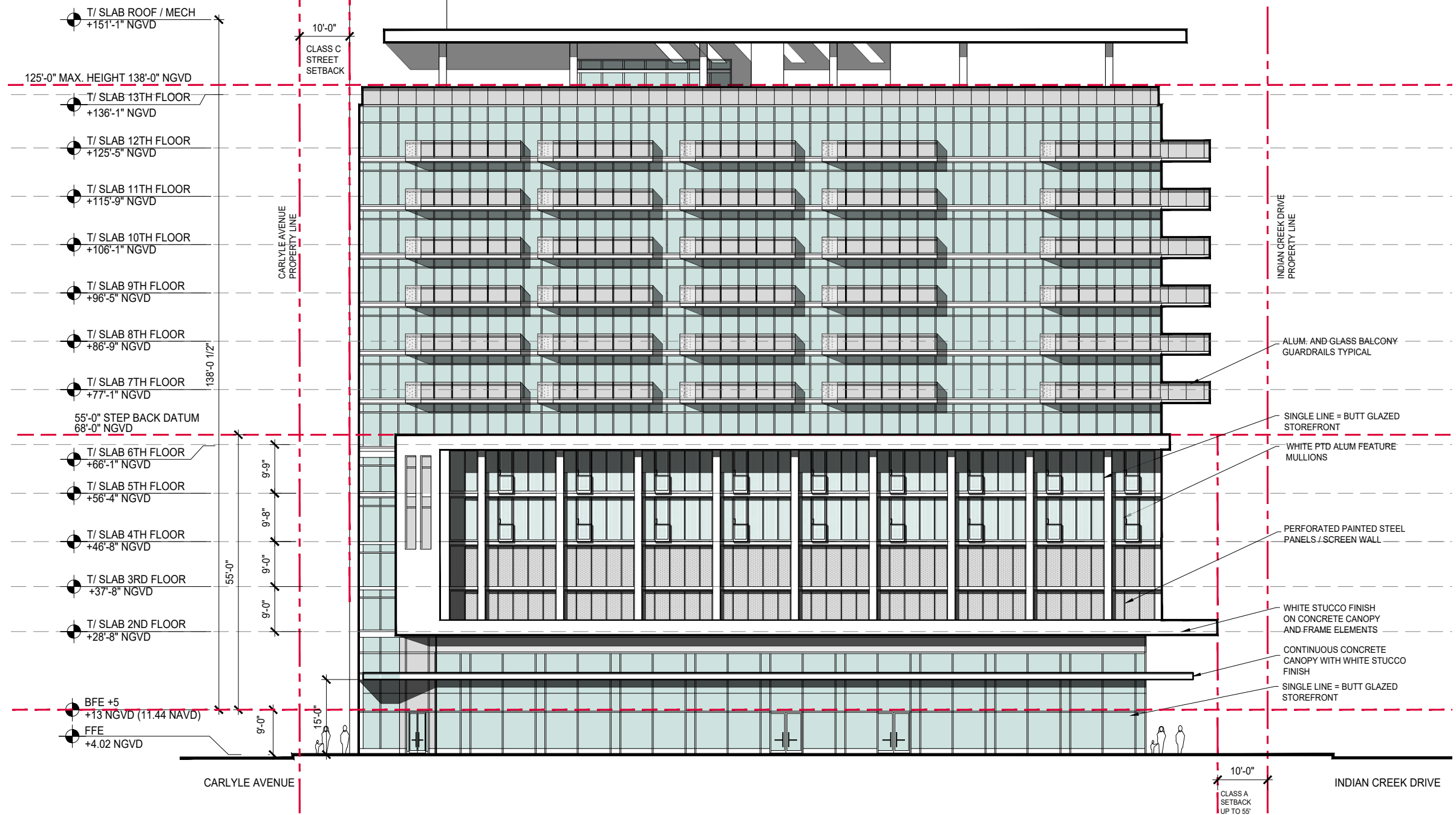
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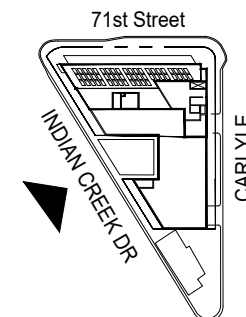
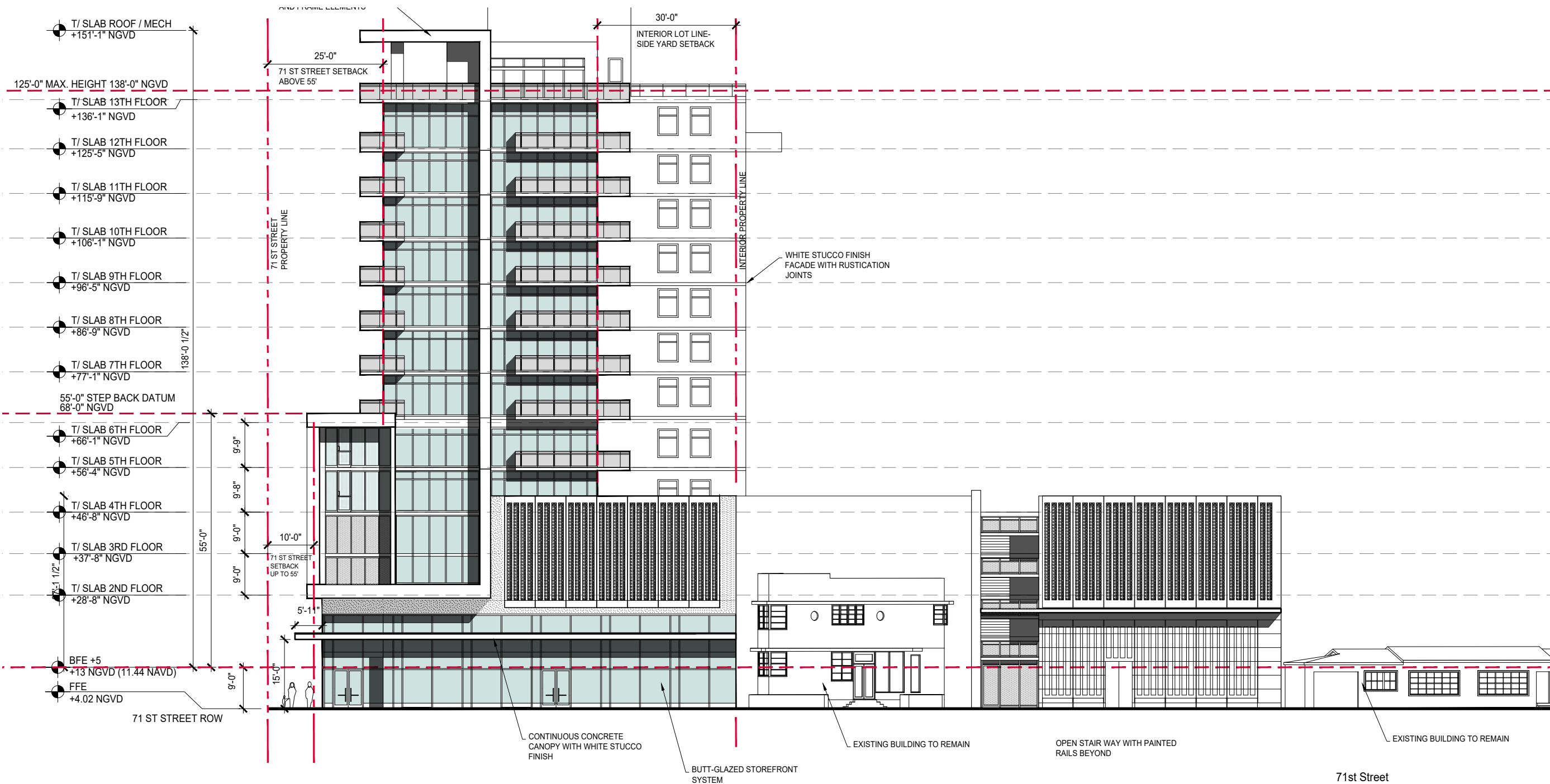
71st Street and Indian Creek Drive





71st Street and Indian Creek Drive

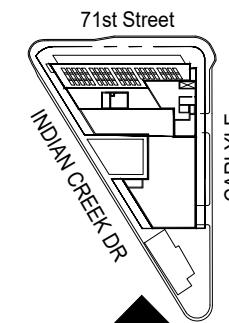
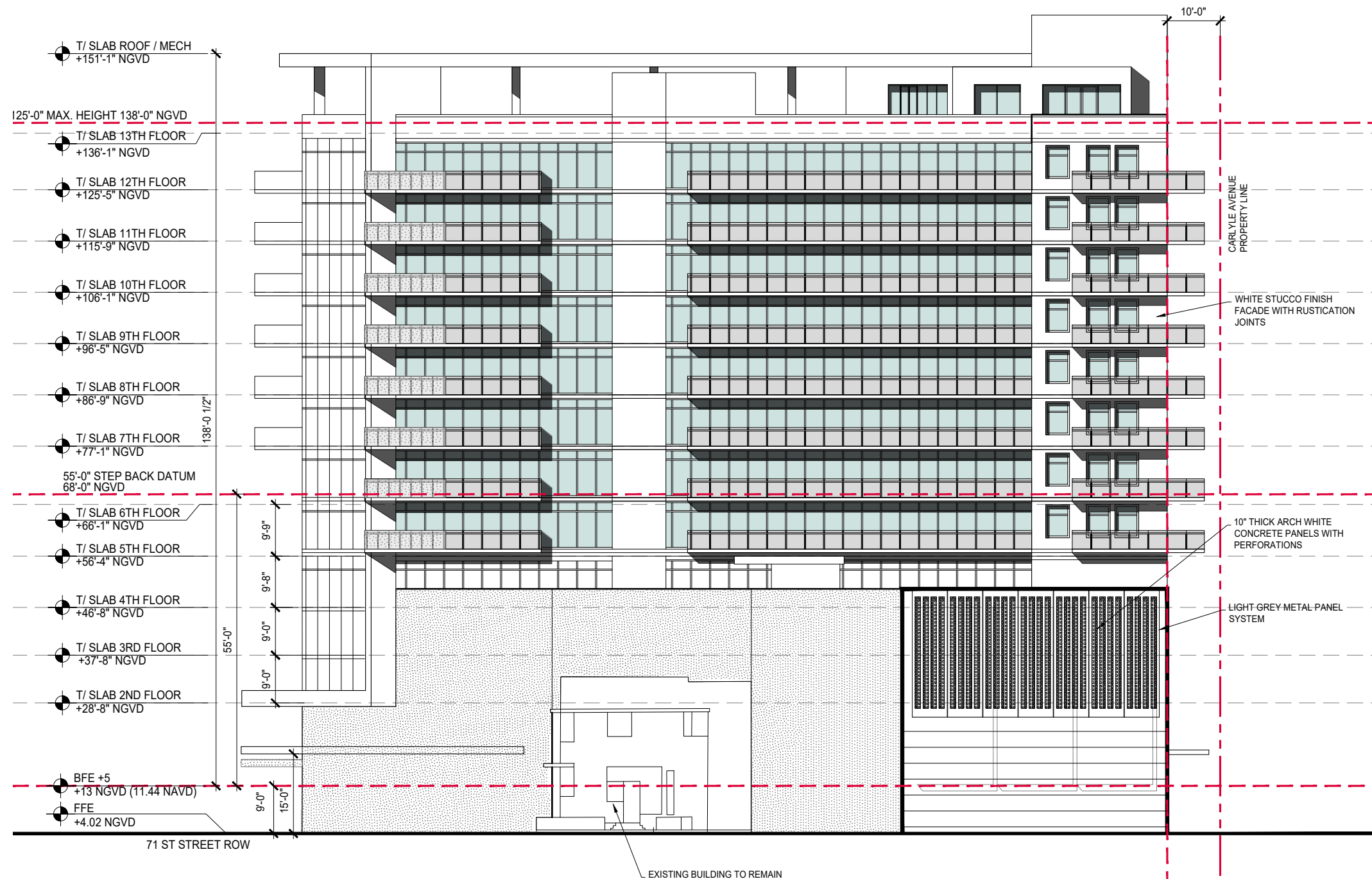
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71st Street and Indian Creek Drive

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ANODIZED ALUM &  
GLASS WINDOW-WALL  
AND BALCONY RAILS



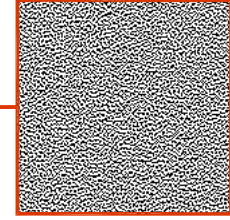
TRANSLUCENT GLASS  
SCREEN WALL



STUCCO FINISHES  
WHITE



MEDIUM WARM GREY



PRECAST CONCRETE  
SCREEN SYSTEM



AERIAL RENDERING LOOKING NORTH EAST

71st Street and Indian Creek Drive

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RENDERING LOOKING SOUTH EAST

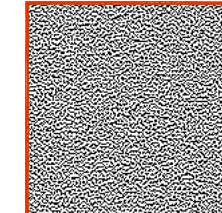
ANODIZED ALUM & GLASS WINDOW-WALL AND BALCONY RAILS



STUCCO FINISHES WHITE



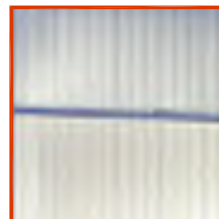
MEDIUM WARM GREY



PRECAST CONCRETE SCREEN SYSTEM



TRANSLUCENT GLASS SCREEN WALL



ANODIZED ALUMINUM STOREFRONT SYSTEMS



71st Street and Indian Creek Drive

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STUCCO FINISHES  
WHITE



MEDIUM WARM GREY



ANODIZED ALUM &  
GLASS WINDOW-WALL  
AND BALCONY RAILS

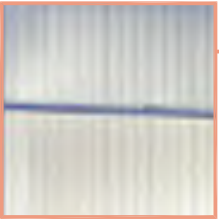


STUCCO FINISHES  
WHITE



RENDERING LOOKING  
WEST

TRANSLUCENT GLASS  
SCREEN WALL



ANODIZED ALUMINUM  
STOREFRONT SYSTEMS

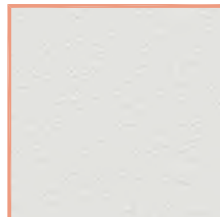


71st Street and Indian Creek Drive

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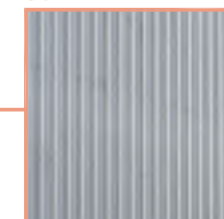
STUCCO FINISHES  
WHITE



ANODIZED ALUM &  
GLASS WINDOW-WALL  
AND BALCONY RAILS



TRANSLUCENT GLASS  
SCREEN WALL



ANODIZED ALUMINUM  
STOREFRONT SYSTEMS



RENDERING OF NORTH PODIUM FACADE

71st Street and Indian Creek Drive

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NoBe Creek LLC  
BUILT FORM  
ARCHITECTURE

CONCEPT RENDERING

DRB FINAL SUBMITTAL  
JUNE 4, 2020