

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "Specifications for Plan Submittal" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

A

APPLICATION TYPE AND APPROVAL LEVEL

Select the application type from the list below and check the applicable type.

<div><div><input type="checkbox"/></div><div>LEVEL I</div><div>ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</div><div><div><input type="checkbox"/> New nonresidential less than 5,000 square feet</div><div><input type="checkbox"/> Change of use <i>(if same impact or less than existing use)</i></div><div><input type="checkbox"/> Plat note or Nonvehicular access line (NVAL) amendment</div><div><input type="checkbox"/> Administrative site plan</div><div><input type="checkbox"/> Amendment to site plan*</div><div><input type="checkbox"/> Affordable Housing per §166.04151(7) Fla. Stat. <i>(Live Local Act)</i></div><div><input type="checkbox"/> Property and right-of-way applications <i>(MOTs, construction staging)</i></div><div><input type="checkbox"/> Parking Agreements <i>(separate from site plans)</i></div></div><div>COMPLETE SECTIONS B, C, D, G</div></div> <div><div><input type="checkbox"/></div><div>LEVEL II</div><div>DEVELOPMENT REVIEW COMMITTEE (DRC)</div><div><div><input type="checkbox"/> New Nonresidential 5,000 square feet or greater</div><div><input type="checkbox"/> Residential 5 units or more</div><div><input type="checkbox"/> Nonresidential use within 100 feet of residential property</div><div><input type="checkbox"/> Redevelopment proposals</div><div><input type="checkbox"/> Change in use <i>(if greater impact than existing use)</i></div><div><input type="checkbox"/> Development in Regional Activity Centers (RAC)*</div><div><input type="checkbox"/> Development in Uptown Project Area*</div><div><input type="checkbox"/> Regional Activity Center Signage</div><div><input type="checkbox"/> Affordable Housing (≥10%)</div></div><div>COMPLETE SECTIONS B, C, D, E, F</div></div> <div><div><input type="checkbox"/></div><div>LEVEL III</div><div>PLANNING AND ZONING BOARD (PZB)</div><div><div><input type="checkbox"/> Conditional Use</div><div><input type="checkbox"/> Parking Reduction</div><div><input type="checkbox"/> Flex Allocation</div><div><input type="checkbox"/> Cluster / Zero Lot Line</div><div><input type="checkbox"/> Modification of Yards*</div><div><input type="checkbox"/> Waterway Use</div><div><input type="checkbox"/> Mixed Use Development</div><div><input type="checkbox"/> Community Residences*</div><div><input type="checkbox"/> Social Service Residential Facility (SSRF)</div><div><input type="checkbox"/> Medical Cannabis Dispensing Facility*</div><div><input type="checkbox"/> Community Business District for uses greater than 10,000 square feet</div></div><div>COMPLETE SECTIONS B, C, D, E, F</div></div> <div><div><input type="checkbox"/></div><div>LEVEL IV</div><div>CITY COMMISSION (CC)</div><div><div><input type="checkbox"/> Land Use Amendment</div><div><input type="checkbox"/> Rezoning</div><div><input type="checkbox"/> Plat</div><div><input type="checkbox"/> Public Purpose Use</div><div><input type="checkbox"/> Central Beach Development of Significant Impact*</div><div><input type="checkbox"/> Vacation of Right-of-Way</div><div><div>City Commission Review No PZB Review</div><div><input type="checkbox"/> Vacation of Easement*</div></div></div><div>COMPLETE SECTIONS B, C, D, E, F</div></div>			
<div><div><input type="checkbox"/></div><div>MISCELLANEOUS</div></div> <div><div><input type="checkbox"/> Affordable Workforce Housing Tax Reimbursement</div><div><input type="checkbox"/> Community Residence</div><div><input type="checkbox"/> Construction Noise Waiver</div><div><input type="checkbox"/> Design Review Team (DRT)</div></div> <div>COMPLETE SECTIONS B, C, D, I</div>	<div><div><input type="checkbox"/></div><div>EXTENSION OR DEFERRAL</div></div> <div><div><input type="checkbox"/> Request to defer after an application is scheduled for public hearing</div><div><input type="checkbox"/> Request extension to previously approved application <i>(request must be within original approval date timeframe)</i></div></div> <div>COMPLETE SECTIONS B, C, H</div>	<div><div><input type="checkbox"/></div><div>APPEAL</div></div> <div><div><input type="checkbox"/> Appeal decision by approving body and De Novo hearing items</div></div> <div>COMPLETE SECTIONS B, C, H</div>	<div><div><input type="checkbox"/></div><div>PROPERTY AND RIGHT-OF-WAY</div></div> <div><div><input type="checkbox"/> Road Closures</div><div><input type="checkbox"/> Construction Staging Plan</div><div><input type="checkbox"/> Revocable licenses</div></div> <div>COMPLETE SECTIONS B, C, H</div>

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B

APPLICANT INFORMATION

If applicant is the business operator, complete the agent column and provide property owner authorization.

Applicant/ Property Owner		Authorized Agent	
Address		Address	
City, State, Zip		City, State, Zip	
Phone		Phone	
Email		Email	
Proof of Ownership		Authorization Letter	
Applicant Signature:	Signature	Agent Signature:	Signature

C

PARCEL INFORMATION

Address/General Location	
Folio Number(s)	504210110210; 504210110170; 504210110200; 504210110190; 504210110140; 504210110160; 504210110220; 504210110150; 504210110120; 504210110230; 504210110180
Legal Description <i>(Brief)</i>	
City Commission District	
Civic Association	

D

LAND USE INFORMATION

Existing Use	
Land Use	
Zoning District	
Proposed <i>Applications requesting land use amendments and rezonings.</i>	
Proposed Land Use	
Proposed Zoning District	

July 18, 2025

Updated November 13, 2025

VIA LAUDERBUILD

ADMINISTRATIVE REVIEW COMMITTEE
URBAN DESIGN & PLANNING DIVISION
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
CITY OF FORT LAUDERDALE
700 NW 19TH AVE
FORT LAUDERDALE, FL 33311

**RE: Ombelle Amendment #1 – Case No. UDP-A25038
Amendment to Site Plan Level II (Original Case No. UDP-S22016)
Project & ULDR Narrative**

This firm represents Dependable Equities LLC (the “Applicant”), as owner and developer of the real property located at 300 NE 3rd Avenue (Folio Nos. 504210110120, 504210110140, 504210110150, 504210110170, 504210110180, 504210110200, 504210110210, 504210110230, 504210110220, 504210110190).

The Applicant is seeking an amendment to the previously approved Ombelle Site Plan Level II development permit, Case No. UDP-S22016 (the “Project”). The Project is located within the Regional Activity Center – City Center (“RAC-CC”) zoning district and the “Downtown Core” Character Area, as defined in the Downtown Master Plan (“DMP”). The original development permit for 959 residential units, 11,405 square feet of commercial use, and 959 parking spaces was approved upon expiration of the City Commission Request for Review period on January 28, 2023.

Applicant is requesting to amend the development program to 959 residential units, 34,448 square feet of Health and Fitness Center Use with Accessory Spa with Massage Service, 7,000 square feet of Restaurant, 3,000 square feet of Outdoor Dining, and 1,048 parking spaces with architectural changes that maintain the original approved design intent and character.

Although the amendment would typically qualify for administrative approval, it is being presented to the City Commission pursuant to ULDR Section 47-13.30.J.3 due to the inclusion of alternative design requests from the DMP. Specifically, the Applicant is requesting deviations from the maximum streetwall length, podium height, and tower floorplate size. In accordance with ULDR Section 47-13.20.J.3, these alternative designs may be reviewed by the City Commission when determined to meet the intent of the DMP.

The proposed amendments are generally summarized below and more fully detailed in the uploaded Amendment Plan Set:

Stephanie J. Toothaker, Esq.

land use development political strategy procurement

Stephanie J. Toothaker, Esq., PA 954.648.9376 stephanie@toothaker.org [@stoothaker](https://www.instagram.com/stoothaker) [@toothakerdevelopment](https://www.instagram.com/toothakerdevelopment)
401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

Tower Changes

- **Residential Program:** Units are now proposed as condominiums (no change in total unit count).
- **Floorplate Increase (+393 SF):** Tower massing adjusted to reduce cantilevering and improve structural efficiency which slightly increased the maximum floorplate size at the lower levels. **This request requires City Commission approval.**
- **Façade Modifications:** Updates to the façade grid, balconies, and demising walls reflect the revised unit layouts while maintaining the original approved design intent.
- **Material Changes:** Vertical stucco panels have been replaced with window wall systems; picket guardrails have been replaced with glass guardrails for a more refined appearance.

Podium Changes

- **Height Increase (+1 floor):** The podium has increased in height by one floor to accommodate a new 34,448 square foot Health and Fitness Use with Accessory Spa with Massage Services (Equinox) on Level 1, Mezzanine and Level 2. **This request requires City Commission approval.**
- **Streetwall Length Increase (+58.5’):** Building frontage along NE 3rd Street has been extended to the property line, increasing the streetwall length and enhancing retail exposure. **This request requires City Commission approval.**
- **Façade Enhancements:** A new art mural has been introduced along the west façade fronting NE 3rd Avenue.
- **Ground Floor Layout:** Adjustments to the core and retail layout have shifted storefronts and entry points where needed.

Site and Building Data Changes

- Increases in gross floor area, FAR, height, parking, and building width; minor decrease in open space while still exceeding minimum requirements; change in use of portion of Retail to Health and Fitness Use with accessory spa with massage services (Equinox) on Level 1, Mezzanine and Level 2.

The amendment demonstrates compliance with the following DMP design intents:

- **Principles of Street Design**
The streetscape designs for NE 3rd Avenue, NE 3rd Street, and NE 4th Street remains as originally approved with shade trees, minimum seven-foot-wide clear pedestrian sidewalks, minimum curb cuts, and, where possible, on-street parking with the exception of no on-street parking along NE 3rd Avenue.
- **Principles of Building Design**
The proposed building is placed on the subject site in a manner that creates a consistent streetwall that frames the street with active ground level activity, includes areas for plazas and open space, expansive transparency, building articulation at various heights, and a lined and screened parking podium.
- **Quality of Architecture**
The project contains building materials that consist of storefront glazing, reflective metal panels, stucco, fiberglass tubing system, and decorative paneling.

Downtown Master Plan Alternative Design Requests

Per ULDR Section 47-13.21, Table of Dimensional Requirements for RAC Districts, building streetwall, podium height, and tower floorplate may be modified if an alternative design is found to achieve the underlying intent of the standards as provided in the DMP. **Table 1** outlines ULDR dimensional requirement, original approved and proposed dimensions, and deviation requests.

The proposed deviations have been summarized below:

- Maximum Streetwall Length**
 The building streetwalls along NE 3rd Avenue and NE 4th Street remain under 300 feet in length. Along NE 3rd Street, the building frontage is proposed to be extended 36 feet to the east property line, an increase from 299 feet to 335 feet, to enhance the retail presence along the street. The amendment continues to incorporate recessed portions that articulate the building façade and visually break up the overall streetwall length.
- Maximum Podium Height**
 The parking podium is proposed to be increased by one floor from 9 floors to 10 floors to accommodate the proposed Health and Fitness Use (Equinox) on Levels 1 and 2 which activates the NE 3rd Avenue frontage. A new art mural at the residential corridor on Levels 3-10 is proposed to line the west parking podium façade facing NE 3rd Avenue. Habitable liner units continue partially lining the parking podium facing NE 3rd Street and NE 4th Street.
- Maximum Tower Floorplate Size**
 The towers' massing has been adjusted to reduce the cantilevering and improve structural efficiency. As a result, the tower floorplate is proposed to exceed the maximum 12,500 SF from Levels 11 to 31 (varying from 5 SF to 393 SF) for a maximum of 12,893 square feet. The towers are designed with larger floorplates at the bottom of the tower, which transition to smaller floorplates toward the top of the tower which comply with the maximum requirement.

Table 1 – DMP Design Standards Comparison Summary

	Downtown Core	Previously Approved	Proposed	Complies or Request
Max. Building Height	None (FAA approval)	43 stories / 493.0' Roof (526.0' to Tower Top)	44 stories / 515.5' Roof (541.5' to Tower Top)	Complies
Max. Building Streetwall Length	300'	299.0' (NE 3 rd St) 224.8' (NE 4 th St) 264.6' (NE 3 rd Ave)	335.0' (NE 3 rd St) 235.5' (NE 4 th St) 276.5' (NE 3 rd Ave)	Alternative Design Request for NE 3rd Street
Max. Building Podium Height	9 floors	9 floors	10 floors	Alternative Design Request
Max. Tower Floorplate Size	12,500 SF	12,500 SF	12,893 SF	Alternative Design Request for Levels 11-31
Min. Building Tower Stepback	None	N/A	N/A	Complies
Min. Tower Separation	30'	30' from East PL; 60' between towers	30' from East PL; 60' between towers	Complies
Min. Residential Unit Size	400 SF	413 SF	445 SF	Complies

Adequacy Requirements

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. An updated Water and Wastewater Capacity Analysis letter has been requested and will be provided during the review process.

Transportation and Parking

A Trip Generation Update prepared by Daniels Consulting Engineers, Inc. dated November 5, 2025 confirms that the new development mix is expected to generate 346 more vehicle trips per day when compared to the original approved plan, including 56 more vehicle trips produced during the AM peak hour and 8 more vehicle trips during the PM peak hour. Vehicular access to the parking garage is proposed to remain on NE 3rd Street and NE 4th Street.

Respectfully,



Digitally signed by
Stephanie J. Toothaker,
Esq.
Date: 2025.11.13
10:29:29 -05'00'

Stephanie J. Toothaker, Esq.

DRC AMENDMENT #1

OMBELLE
300 NE 3RD STREET
FORT LAUDERDALE, FL

Date Submitted: 08/29/2025

Land Use: Toothaker
Owner: Dependable Equities

CASE UDP-A24024



OMBELLE
300 NE 3RD AVENUE

COVER

A.1

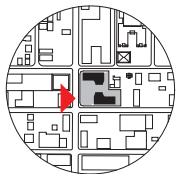
DRC APPLICATION
SUBMITTAL: 04/21/22
REV. 1: 07/01/22
REV. 2: 09/14/22
REV. 3: 12/02/22
REV. 4: 02/15/23

DRC AMENDMENT
SUBMITTAL: 07/10/25
REV. 1: 08/29/25

Erin Chen, R.A. LIC# AS99808



89 HUDSON STREET, SECOND FLOOR
NEW YORK, NY 10013
(646) 675-7400



OMBELLE
300 NE 3RD AVENUE

PLNG 9 n.p.; 11; 22

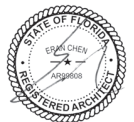
RENDERED VIEWS

D.7

DRC APPLICATION
SUBMITTAL: 04/21/22
REV. 1: 07/01/22
REV. 2: 09/14/22
REV. 3: 12/02/22
REV. 4: 02/15/23

DRC AMENDMENT
SUBMITTAL: 07/10/25
REV. 1: 08/29/25

Eran Chen, R.A., LIC # AR99808



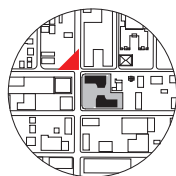
30 HICKSON STREET, SECOND FLOOR
NEW YORK, NY 10013
646-478-7455

RENDERED VIEWS

D.9

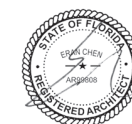
DRC APPLICATION
SUBMITTAL: 04/21/22
REV. 1: 07/01/22
REV. 2: 09/14/22
REV. 3: 12/02/22
REV. 4: 02/15/23

DRC AMENDMENT
SUBMITTAL: 07/10/25
REV. 1: 08/29/25



OMBELLE
300 NE 3RD AVENUE

PLNG 9 j, n.p; 11; 14a; 22



30 HADSON STREET, SECOND FLOOR
NEW YORK, NY 10013
646-478-7425

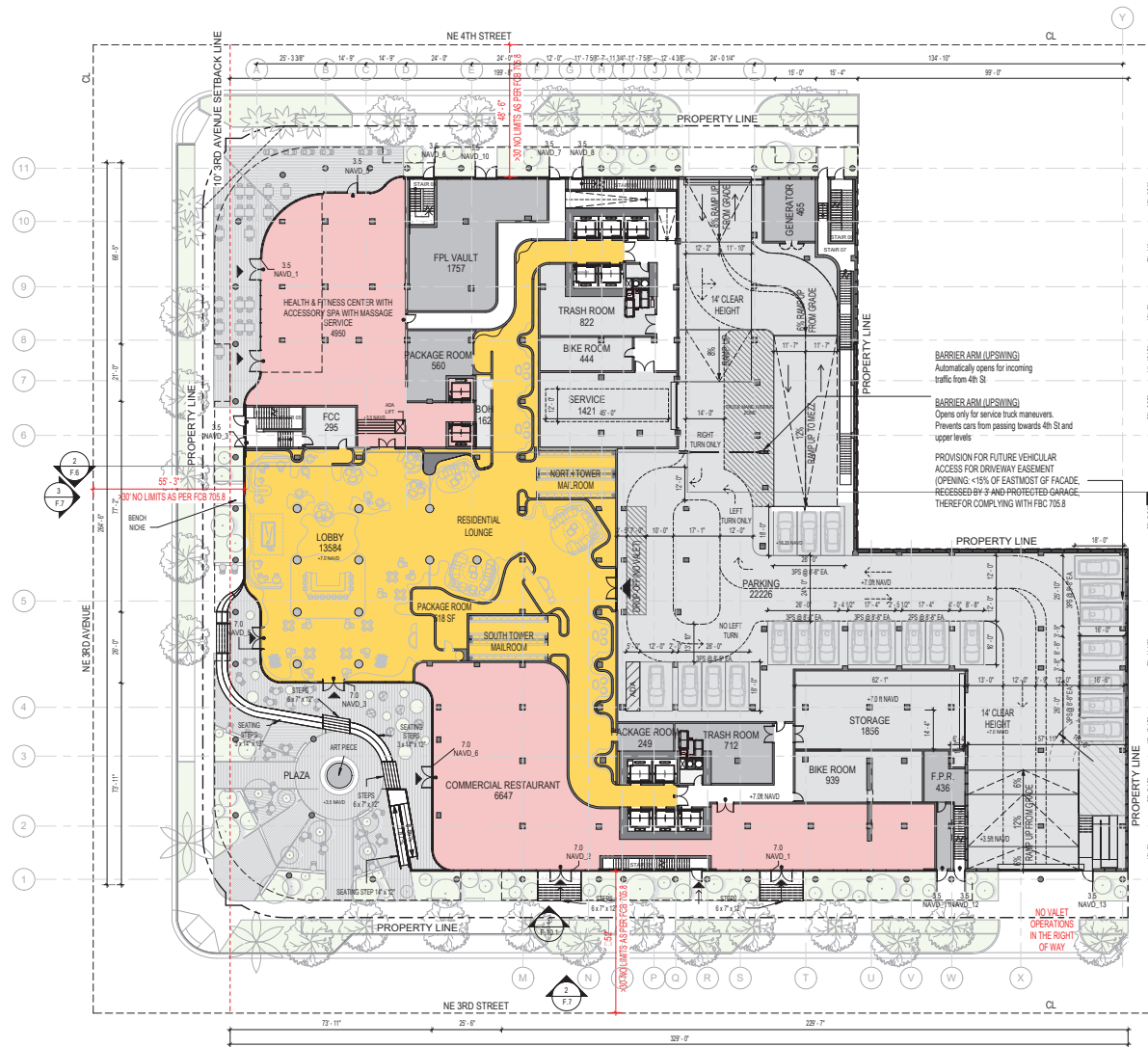
Eran Chen, R.A., L.C. # AR99808

LEVEL 1 FLOOR PLAN

E.5

DRC APPLICATION
SUBMITTAL: 04/21/22
REV. 1: 07/01/22
REV. 2: 09/14/22
REV. 3: 12/02/22
REV. 4: 02/15/23

DRC AMENDMENT
SUBMITTAL: 07/10/25
REV. 1: 08/29/25



RETAIL AREA 11597 SF

- STUDIO
- JR 1 BD
- 1 BD
- 1 BD + D
- 2 BD
- AMENITIES
- RETAIL
- PARKING
- SERVICE (MEP/BOH)
- BALCONY

Erin Chen, R.A., LIC# AS99908



OMBELLE
300 NE 3RD AVENUE

BLDG. COMMENT 2
PLNG COMMENT 9f, k; 11; 12c; 13a; 14a; 17



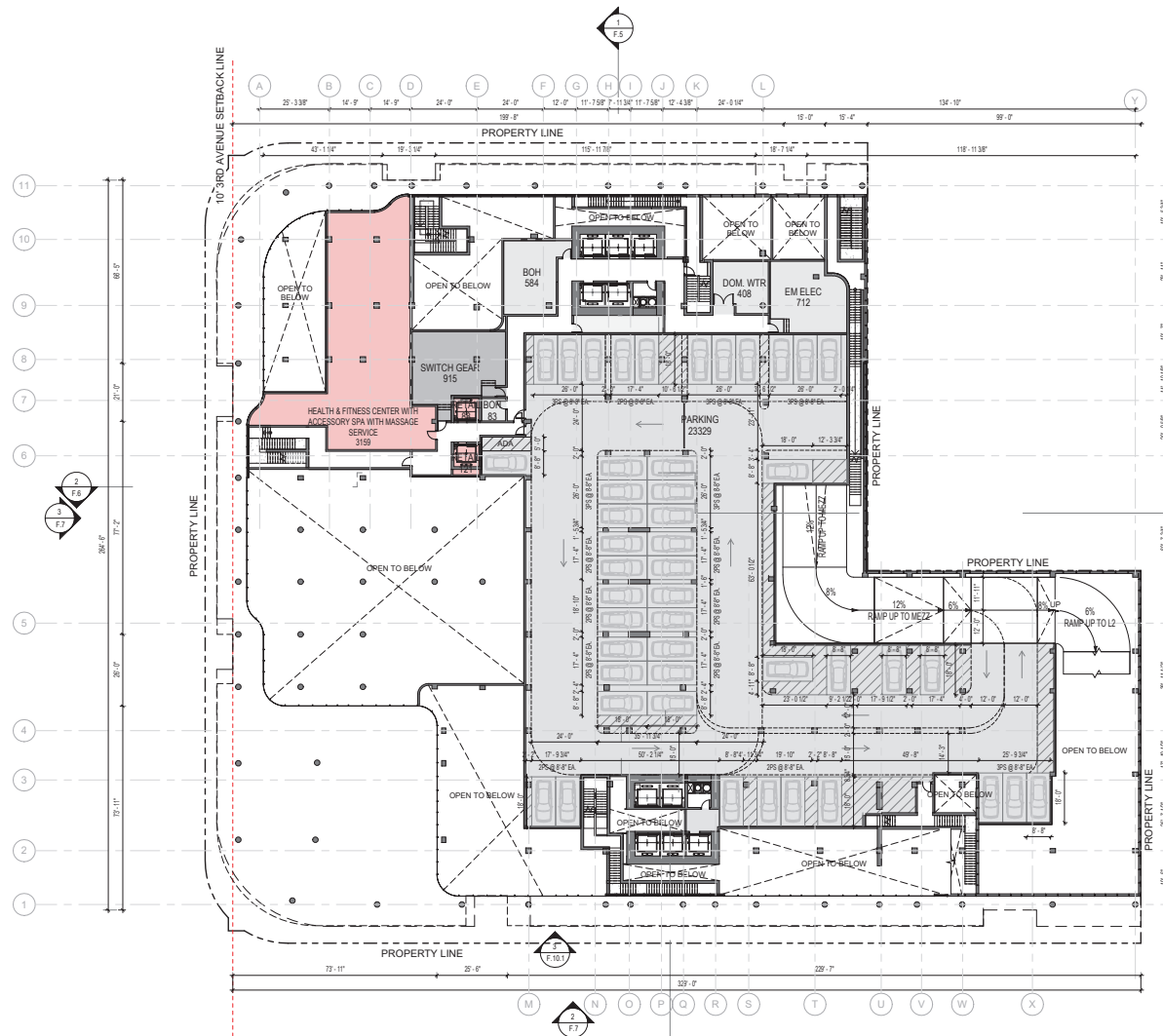
99 HUDSON STREET, SECOND FLOOR
NEW YORK, NY 10013
(646) 763-7600

MEZZANINE LEVEL FLOOR PLAN

E.6

DRC APPLICATION
SUBMITTAL: 04/21/22
REV. 1: 07/01/22
REV. 2: 09/14/22
REV. 3: 12/02/22
REV. 4: 02/15/23

DRC AMENDMENT
SUBMITTAL: 07/10/25
REV. 1: 08/29/25



EQUINOX RETAIL AREA

Retail main space	3159 SF
Retail secondary space	209 SF
TOTAL:	3368 SF

STUDIO
JR 1 BD
1 BD
1 BD + D
2 BD
AMENITIES
RETAIL
PARKING
SERVICE (MEP/BOH)
BALCONY

1 MEZZANINE LEVEL
E.6
SCALE: 3/4" = 1'-0"

OMBELLE
300 NE 3RD AVENUE

PLNG COMMENT 14a.b



89 HUDSON STREET, SECOND FLOOR
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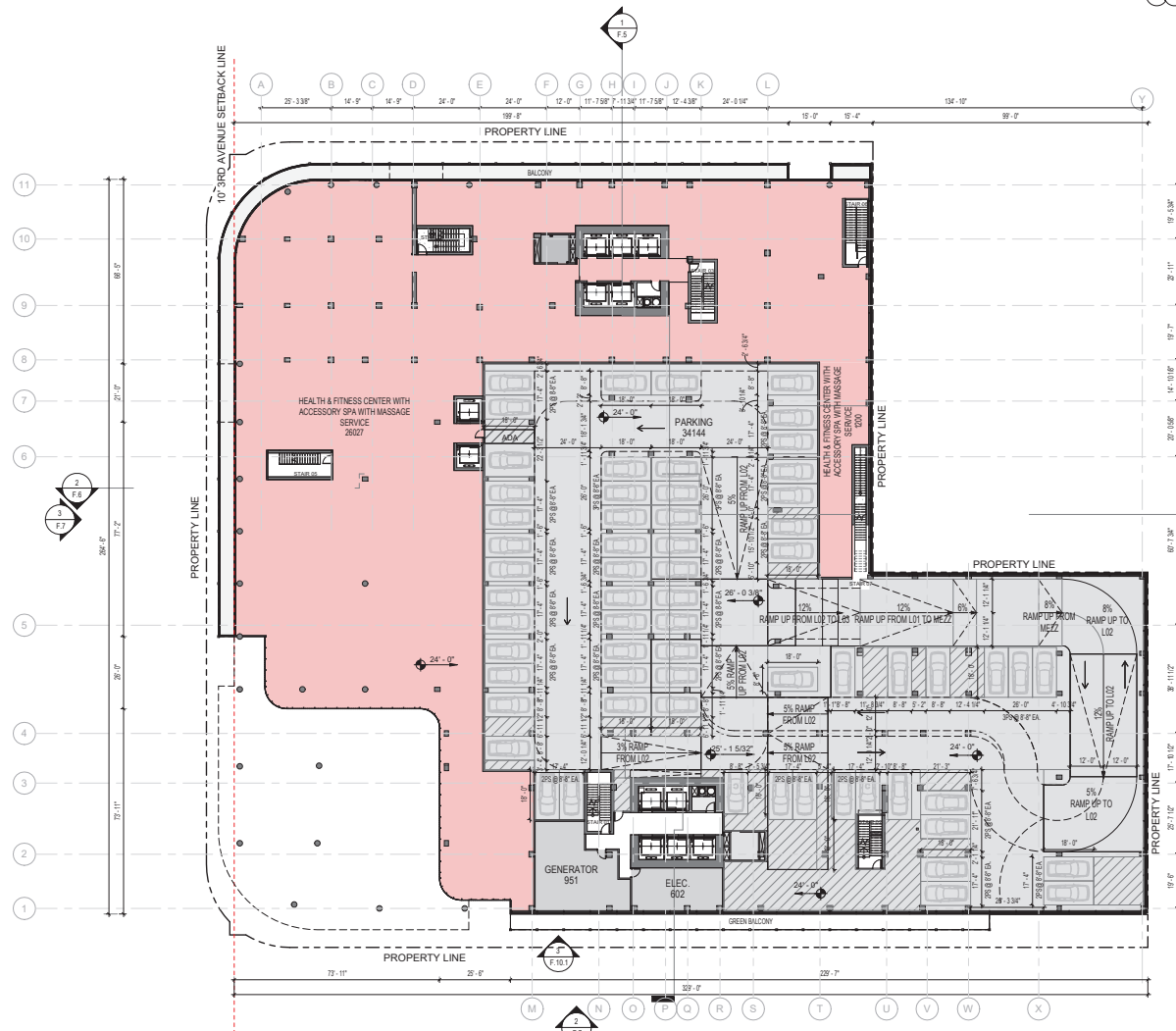
PARKING LEVEL 1ST MEZZANINE FLOOR PLAN

E.7

DRC APPLICATION
SUBMITTAL: 04/21/22
REV. 1: 07/01/22
REV. 2: 09/14/22
REV. 3: 12/02/22
REV. 4: 02/15/23

DRC AMENDMENT
SUBMITTAL: 07/10/25
REV. 1: 08/27/25

REV. 1
Floor levels have been
renumbered - Former Level 2 is
now identified as Level 01
Mezzanine. All floors above have
been renumbered accordingly.



EQUINOX RETAIL AREA

Retail main space	26027 SF
Retail secondary space	1200 SF
TOTAL:	27227 SF

- STUDIO
- JR 1 BD
- 1 BD
- 1 BD + D
- 2 BD
- AMENITIES
- RETAIL
- PARKING
- SERVICE (MEP/BOH)
- BALCONY

1 PARKING LEVEL 1ST MEZZANINE
E.7
SCALE: 3/8" = 1'-0"

OMBELLE
300 NE 3RD AVENUE

PLNG COMMENT 14a,b



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Eran Chen, R.A. LIC# AS99908

PARKING LEVEL 2 FLOOR PLAN

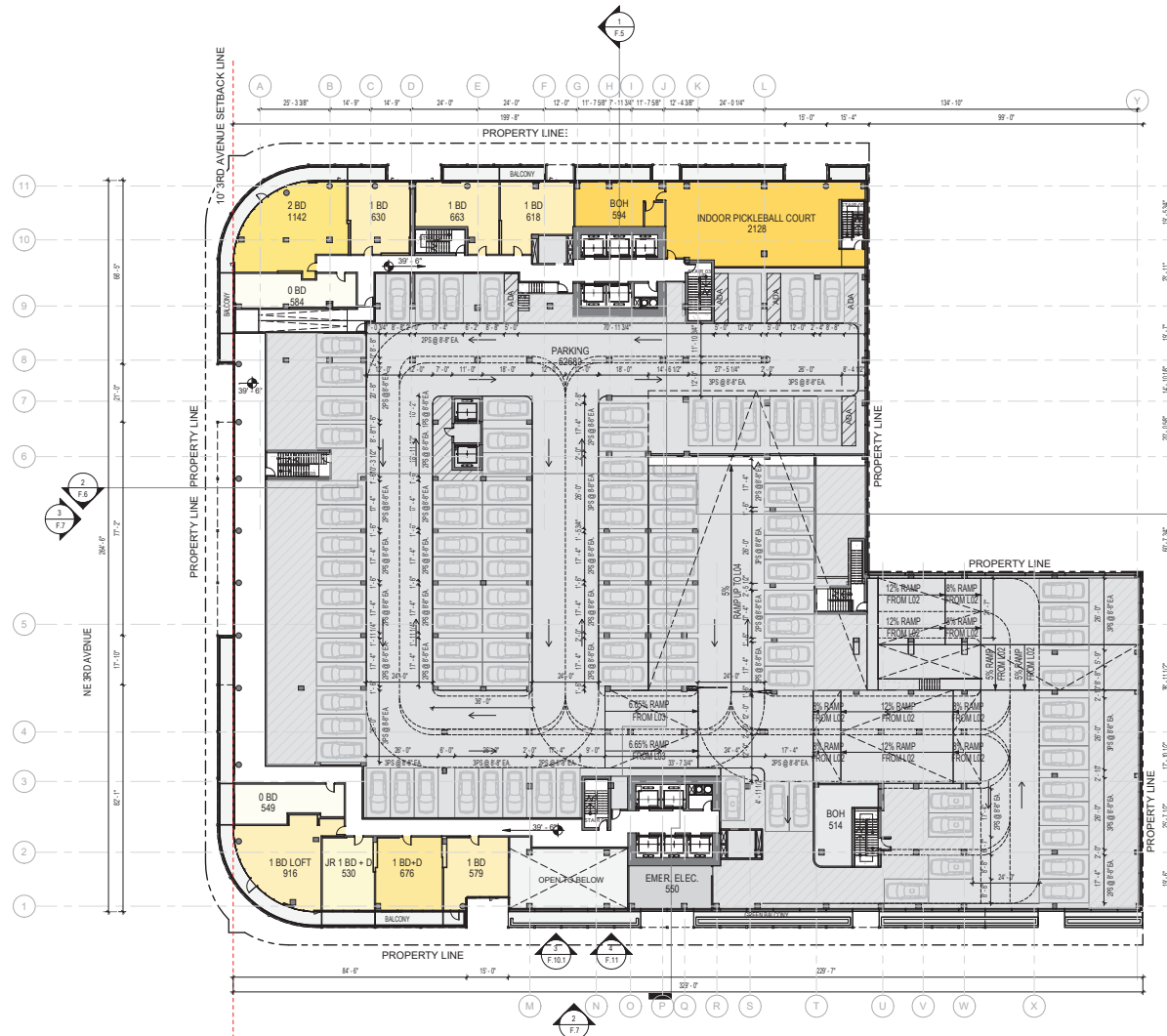
E.8

DRC APPLICATION
SUBMITTAL: 04/21/22
REV. 1: 07/01/22
REV. 2: 09/14/22
REV. 3: 12/02/22
REV. 4: 02/15/23

DRC AMENDMENT
SUBMITTAL: 07/10/25
REV. 1: 08/27/25

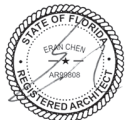
REV. 1

Floor levels have been renumbered - Former Level 2 is now identified as Level 01. Mezzanine. All floors above have been renumbered accordingly.



- STUDIO
- JR 1 BD
- 1 BD
- 1 BD + D
- 2 BD
- AMENITIES
- RETAIL
- PARKING
- SERVICE (MEP/BOH)
- BALCONY

Erin Chen, R.A. LIC# AR99808



OMBELLE
300 NE 3RD AVENUE

89 HUDSON STREET, SECOND FLOOR
NEW YORK, NY 10013
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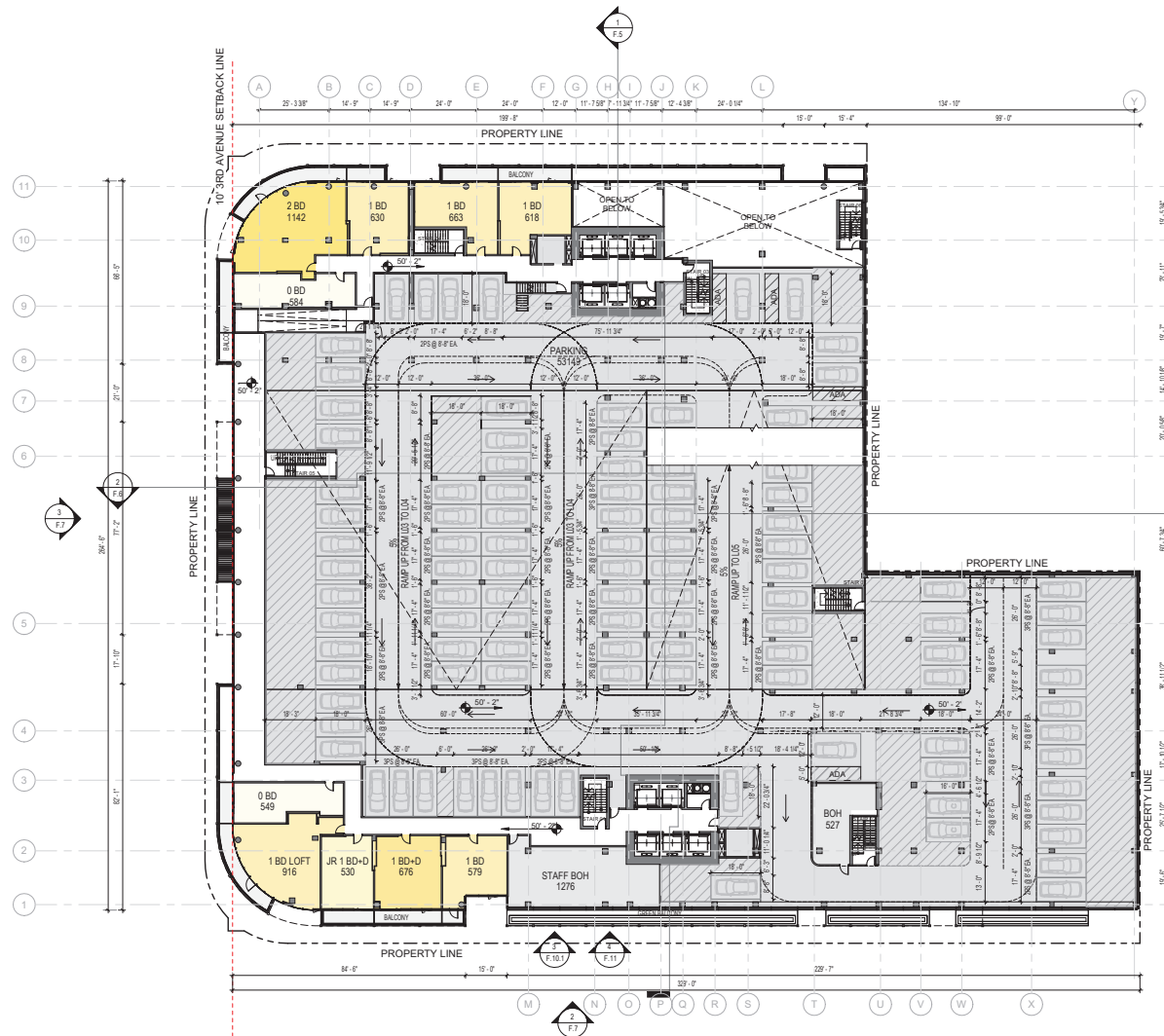
PARKING LEVEL 3 FLOOR PLAN

E.9

DRC APPLICATION
SUBMITTAL: 04/21/22
REV. 1: 07/01/22
REV. 2: 09/14/22
REV. 3: 12/02/22
REV. 4: 02/15/23

DRC AMENDMENT
SUBMITTAL: 07/10/25
REV. 1: 08/27/25

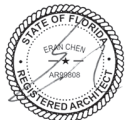
REV. 1
Floor levels have been
renumbered - Former Level 2 is
now identified as Level 01
Mezzanine. All floors above have
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- STUDIO
- JR 1 BD
- 1 BD
- 1 BD + D
- 2 BD
- AMENITIES
- RETAIL
- PARKING
- SERVICE (MEP/BOH)
- BALCONY

1 PARKING LEVEL 3
E.9
SCALE: 3/8" = 1'-0"

OMBELLE
300 NE 3RD AVENUE



89 HUDSON STREET, SECOND FLOOR
NEW YORK, NY 10013
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Eran Chen, R.A. L.C.#. AS99808

PARKING LEVEL 4 FLOOR PLAN

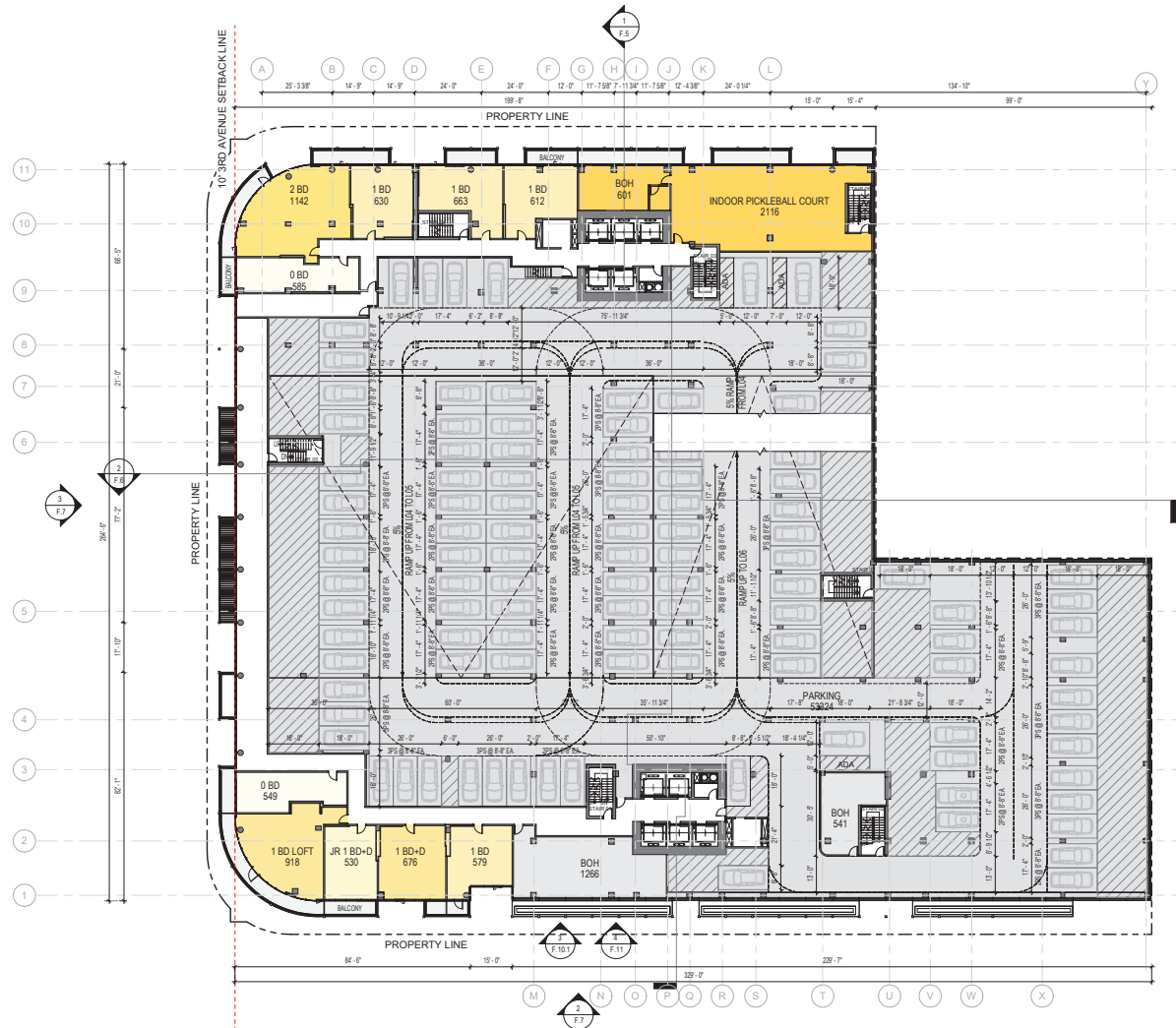
E.10

DRC APPLICATION
SUBMITTAL: 04/21/22
REV. 1: 07/01/22
REV. 2: 09/14/22
REV. 3: 12/02/22
REV. 4: 02/15/23

DRC AMENDMENT
SUBMITTAL: 07/10/25
REV. 1: 08/27/25

REV. 1

Floor levels have been
renumbered - Former Level 2 is
now identified as Level 01.
Mezzanine. All floors above have
been renumbered accordingly.



- STUDIO
- JR 1 BD
- 1 BD
- 1 BD + D
- 2 BD
- AMENITIES
- RETAIL
- PARKING
- SERVICE (MEP/BOH)
- BALCONY

Erin Chen, R.A. LIC# AS99808



89 HUDSON STREET, SECOND FLOOR
NEW YORK, NY 10013
646-750-7600

OMBELLE
300 NE 3RD AVENUE

2 PARKING LEVEL 4
E.10
SCALE: 3/8" = 1'-0"

RESIDENTIAL LEVEL 11-20 FLOOR PLAN

E.17

DRC APPLICATION
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DRC AMENDMENT
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REV. 1: 08/27/25

REV. 1
Floor levels have been
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now identified as Level 01.
Mezzanine. All floors above have
been renumbered accordingly.



- STUDIO
- JR 1 BD
- 1 BD
- 1 BD + D
- 2 BD
- AMENITIES
- RETAIL
- PARKING
- SERVICE (MEP/BOH)
- BALCONY

1
E.17
RESIDENTIAL LEVEL 11-20
SCALE: 3/8" = 1'-0"

OMBELLE
300 NE 3RD AVENUE

PLNG COMMENT 14d



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Eran Chen, R.A. LIC# AS99808

RESIDENTIAL LEVEL 24-28 FLOOR PLAN

E.19

DRC APPLICATION
SUBMITTAL: 04/21/22
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REV. 3: 12/02/22
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DRC AMENDMENT
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REV. 1: 08/27/25

REV. 1
Floor levels have been
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Mezzanine. All floors above have
been renumbered accordingly.



- STUDIO
- JR 1 BD
- 1 BD
- 1 BD + D
- 2 BD
- AMENITIES
- RETAIL
- PARKING
- SERVICE (MEP/BOH)
- BALCONY

1
E.19
RESIDENTIAL LEVEL 24
SCALE: 3/8" = 1'-0"

OMBELLE
300 NE 3RD AVENUE

PLNG COMMENT 14d



99 HUDSON STREET, SECOND FLOOR
NEW YORK, NY 10013
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Eran Chen, R.A. LIC# AS99808

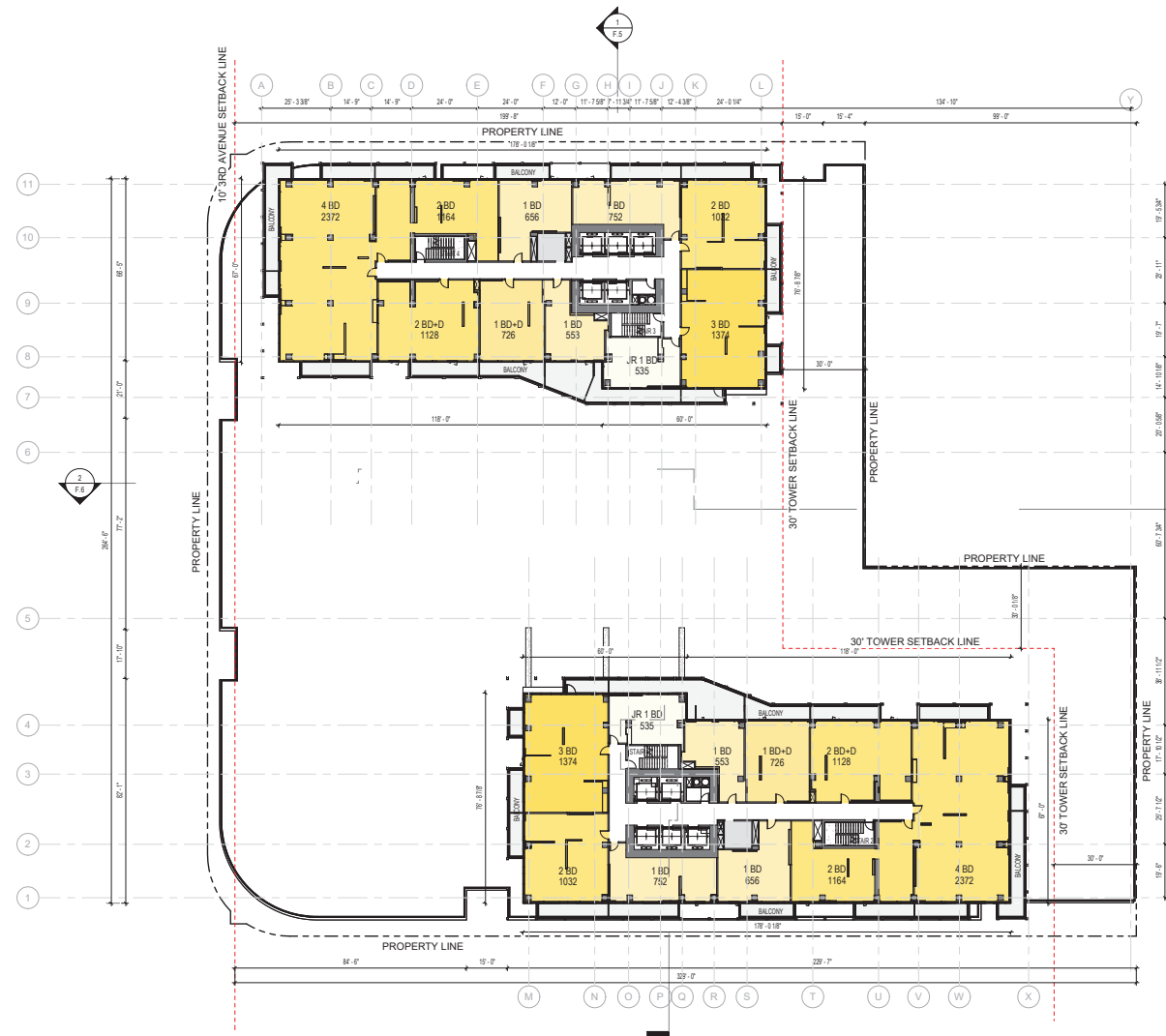
RESIDENTIAL LEVEL 29-32 FLOOR PLAN

E.20

DRC APPLICATION
SUBMITTAL: 04/21/22
REV. 1: 07/01/22
REV. 2: 09/14/22
REV. 3: 12/02/22
REV. 4: 02/15/23

DRC AMENDMENT
SUBMITTAL: 07/10/25
REV. 1: 08/27/25

REV. 1
Floor levels have been
renumbered - Former Level 2 is
now identified as Level 01.
Mezzanine. All floors above have
been renumbered accordingly.



- STUDIO
- JR 1 BD
- 1 BD
- 1 BD + D
- 2 BD
- AMENITIES
- RETAIL
- PARKING
- SERVICE (MEP/BOH)
- BALCONY

1
RESIDENTIAL LEVEL 29
SCALE: 3/8" = 1'-0"

OMBELLE
300 NE 3RD AVENUE

PLNG COMMENT 14d



89 HUDSON STREET, SECOND FLOOR
NEW YORK, NY 10013
646-675-7600

Eran Chen, R.A. LIC# AR99808

ROOF LEVEL FLOOR PLAN

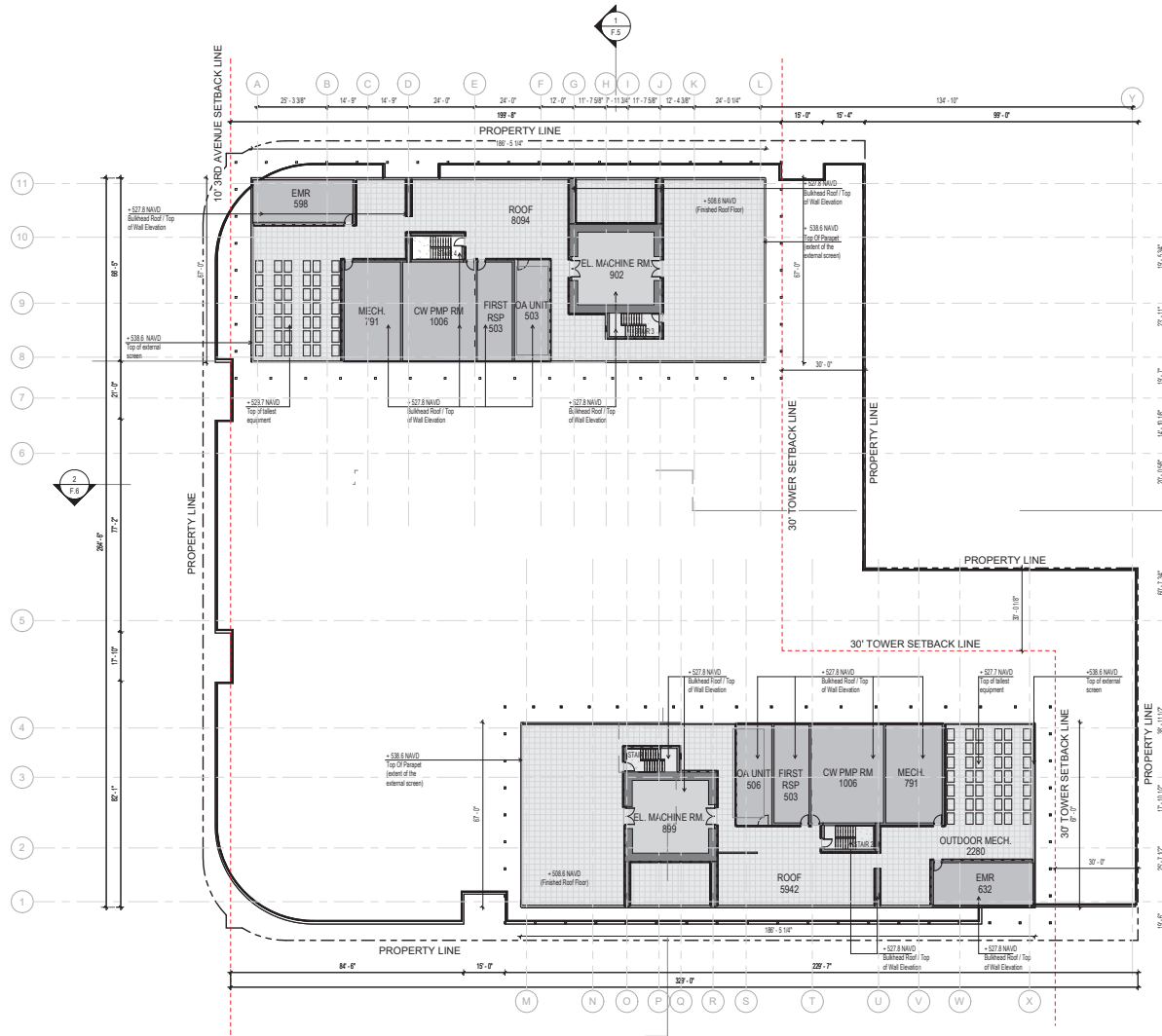
E.23

DRC APPLICATION
SUBMITTAL: 04/21/22
REV. 1: 07/01/22
REV. 2: 09/14/22
REV. 3: 12/02/22
REV. 4: 02/15/23

DRC AMENDMENT
SUBMITTAL: 07/10/25
REV. 1: 08/27/25

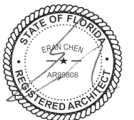
REV. 1

Floor levels have been renumbered - Former Level 2 is now identified as Level 01. Mezzanine. All floors above have been renumbered accordingly.



- STUDIO
- JR 1 BD
- 1 BD
- 1 BD + D
- 2 BD
- AMENITIES
- RETAIL
- PARKING
- SERVICE (MEP/BOH)
- BALCONY

Erin Chen, R.A. LIC# AR99808



OMBELLE
300 NE 3RD AVENUE

PLNG COMMENT 14d

89 HUDSON STREET, SECOND FLOOR
NEW YORK, NY 10013
646-757-7600

EAST/WEST ELEVATIONS

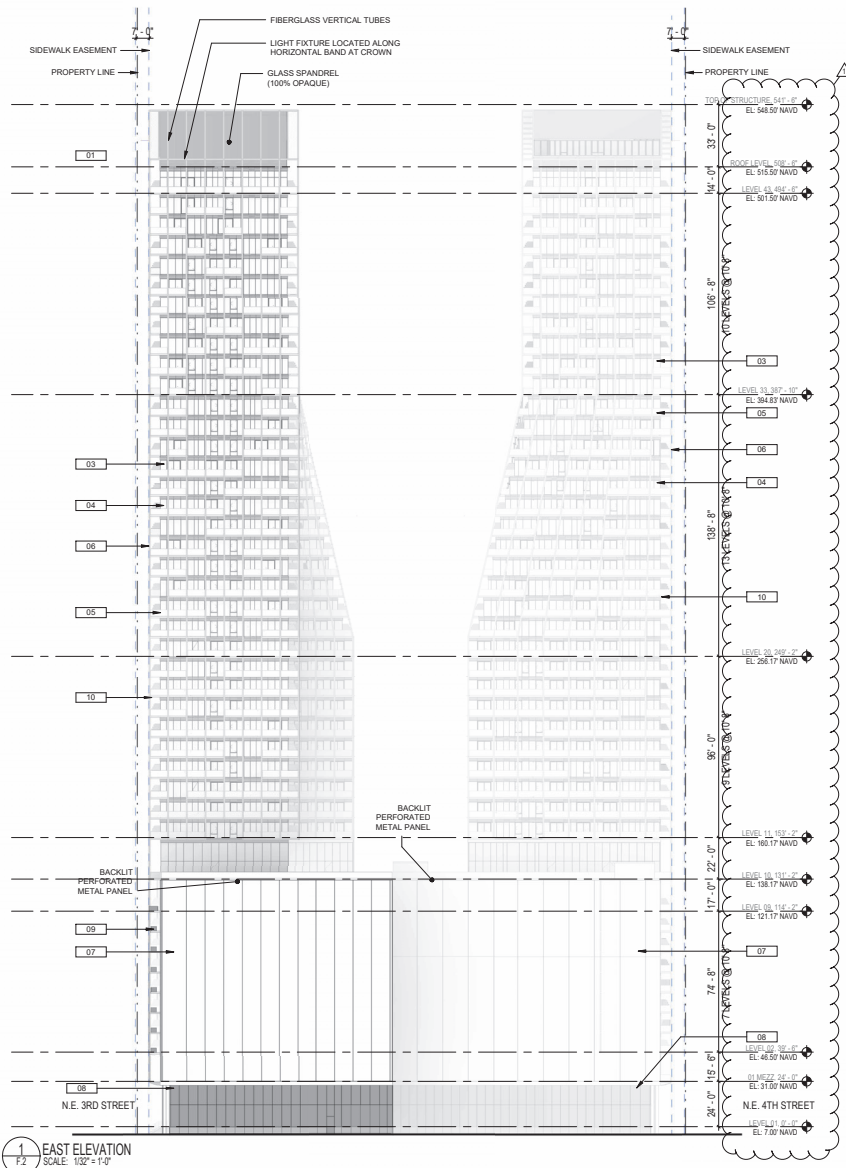
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DRC APPLICATION
SUBMITTAL: 04/21/22
REV. 1: 07/01/22
REV. 2: 09/14/22
REV. 3: 12/02/22
REV. 4: 02/15/23

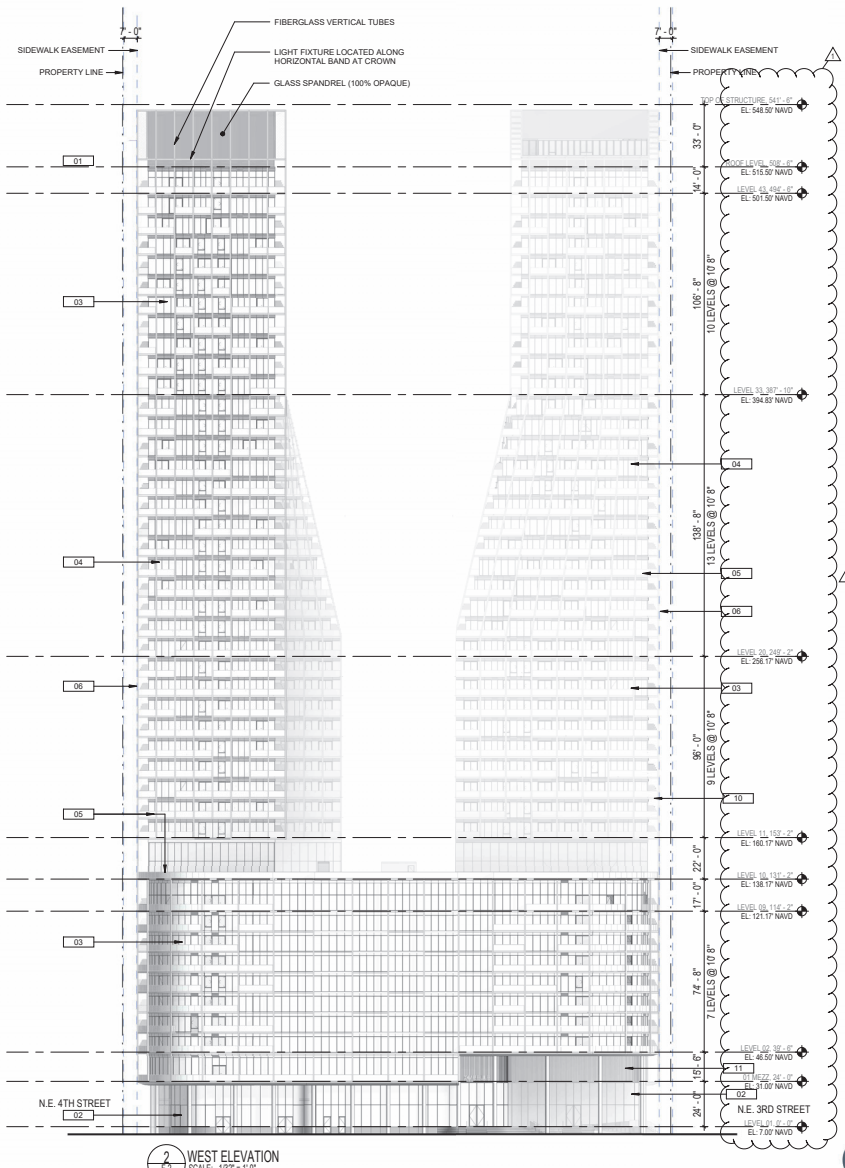
DRC AMENDMENT
SUBMITTAL: 07/10/25
REV. 1: 08/29/25

- MATERIAL KEYNOTES DRC
- 01 GLASS CURTAIN WALL SYSTEM
 - 02 GLASS STOREFRONT SYSTEM
 - 03 WINDOW WALL
 - 04 SMOOTH STUCCO FINISH
 - 05 GLASS RAILING
 - 06 FIBERGLASS TUBES
 - 07 PERFORATED METAL PANEL
 - 08 METAL PANEL
 - 09 METAL PLANTER
 - 10 CONCRETE
 - 11 LIGHTBOX
 - 12 LOUVERS
 - 13 METAL PANEL DIVIDERS
 - 14 SLIDING DOOR
 - 15 OPERABLE WINDOW

REV. 1
Floor levels have been renumbered. Former Level 2 is now identified as Level 01 Mezzanine. All floors above have been renumbered accordingly.



OMBELLE
300 NE 3RD AVENUE



CASE COMMENT 10
PLNG COMMENT 15 a.b



MATERIALS

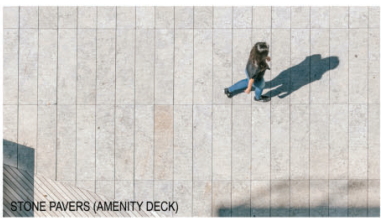
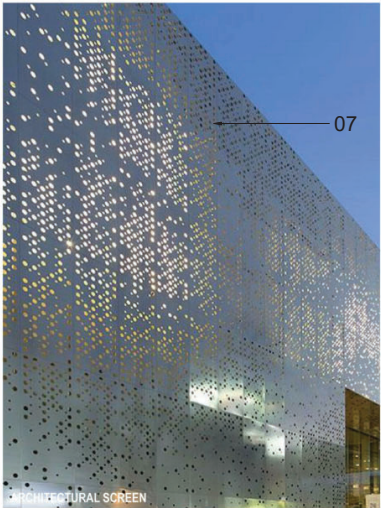
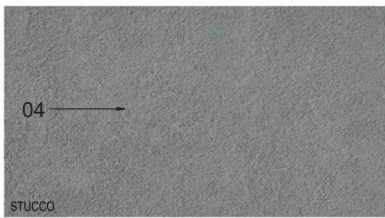
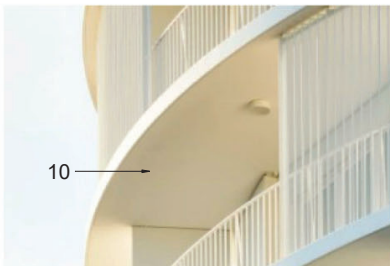
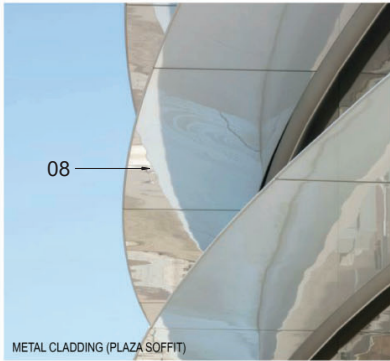
F.4

DRC APPLICATION
SUBMITTAL: 04/21/22
REV. 1: 07/01/22
REV. 2: 09/14/22
REV. 3: 12/02/22
REV. 4: 02/15/23

DRC AMENDMENT
SUBMITTAL: 07/10/25
REV. 1: 08/29/25

MATERIAL KEYNOTES DRC

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- 09 METAL PLANTER
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- 11 LIGHTBOX
- 12 LOUVERS
- 13 METAL PANEL DIVIDERS
- 14 SLIDING DOOR
- 15 OPERABLE WINDOW



OMBELLE
300 NE 3RD AVENUE



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