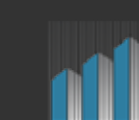


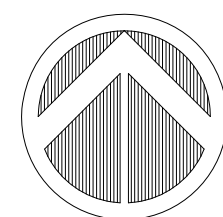


CITY COMMISSION PACKAGE
299 MINORCA AVE
CORAL GABLES, FL

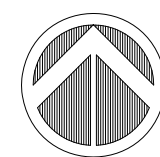
 THE BOSCHETTI GROUP

CONSTELLATION
SEEKING ALPHA


HamedRodriguez
architects



LOCATION MAP
NOT TO SCALE



2XX MINORCA AVENUE, CORAL GABLES, FLORIDA 33134
Folio # 03-4108-006-1250
Folio # 03-4108-006-1260
Folio # 03-4108-006-1270
Folio # 03-4108-006-1280

Lots 45, 46, 47 and 48, in Block 17, LESS the North 12 feet thereof, in Block 17, of CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida.

- 2) The Legal Description to the Property was obtained from client.
- 3) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. **OPINION OF TITLE.**
- 4) An examination of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No.: OYFL-081198528, effective date: December 22, 2023 @ 10:29 AM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- 5) Accuracy:
 - a) The Horizontal positional accuracy of well-defined improvement on this survey is $\pm 0.2'$.
The Vertical accuracy of elevations of well-defined improvement on this survey is $\pm 0.1'$.
 - b) All measurements shown hereon are made in accordance with the United States Standard Feet.
 - c) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 6) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 7) Ownership subjects to: **OPINION OF TITLE.**
- 8) Type of Survey: **ALTA/ NPS/ LAND TITLE SURVEY.**
- 9) The North arrow shown hereon based on recorded plat of "SECTION 10 CORAL GABLES", according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida.
- 10) Flood Zone Data: Community/ Panel #1 20G39/0294/L Dated: 9/11/2009
Flood Zone: "X" Base Flood Elevation = N/A
- 12) Legal Description shown hereon as per above noted title commitment.
- 13) Present Zoning: MX2 (Commercial Medium Rise Intensity)
- 14) Building Setbacks: Source: City of Coral Gables 'K' Zoning Department
Front x Side = 0 feet / Rear = 10 feet
Height = 70 feet
- 15) Subject property has access to a public dedicated right-of-ways: Minorca Avenue and Saleado Street.
- 16) Total Number of Parking Spaces = 29 standard spaces
- 17) Area of Site: 10.341, 5.9 square feet (0.237 +/- acres)
- 18) Elevations shown hereon are related to National Geodetic Vertical Datum (1929 Mean Sea Level)
- 19) Benchmark Used: City of Coral Gables Benchmark #407, Elevation = $\pm 1.13'$
- 20) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon.
The Certificate does not extend to any unnamed party:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly adopted by ALTA and NSPS, and are in compliance with the following:

I, thru 4, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, and 20 of Table A thereof.

I further certify that this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

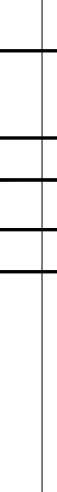
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

SCHEDULE B - SECTION II
TITLE COMMITMENT PROVIDED BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
POLICY No.: OYFL-08198528, effective date: December 22, 2023 @ 10:29 AM

2- Easement in favor of South Atlantic Telephone & Telegraph Company, recorded in Official Records Book 839, Page 106, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

3- Easements set forth in Warranty Deed recorded in Deed Book 850, Page 207, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

4- Easements set forth in Warranty Deed recorded in Deed Book 851, Page 403, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

 ROYAL POINT LAND SURVEYORS, INC. L.B.#7282 6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX: 305-827-9669 info@RoyalPointLS.com										TYPE OF SURVEY: ALTA / NSPS LAND TITLE SURVEY									
PREPARED FOR: MINORCA VENTURES, LLC 2XX MINORCA AVENUE, CORAL GABLES, FLORIDA										RECORD OF REVISIONS									
DRAWN: J.G.										NO. DATE DESCRIPTION BY APP.									
CHECKED: P.J.A.										RECORD OF REVISIONS									
SCALE: 1" = 20'										RECORD OF REVISIONS									
FIELD DATE: 05/30/2024										RECORD OF REVISIONS									
JOB No.: RP24-0727										RECORD OF REVISIONS									
SHEET:										RECORD OF REVISIONS									
1										RECORD OF REVISIONS									
OF 1 SHEET										RECORD OF REVISIONS									

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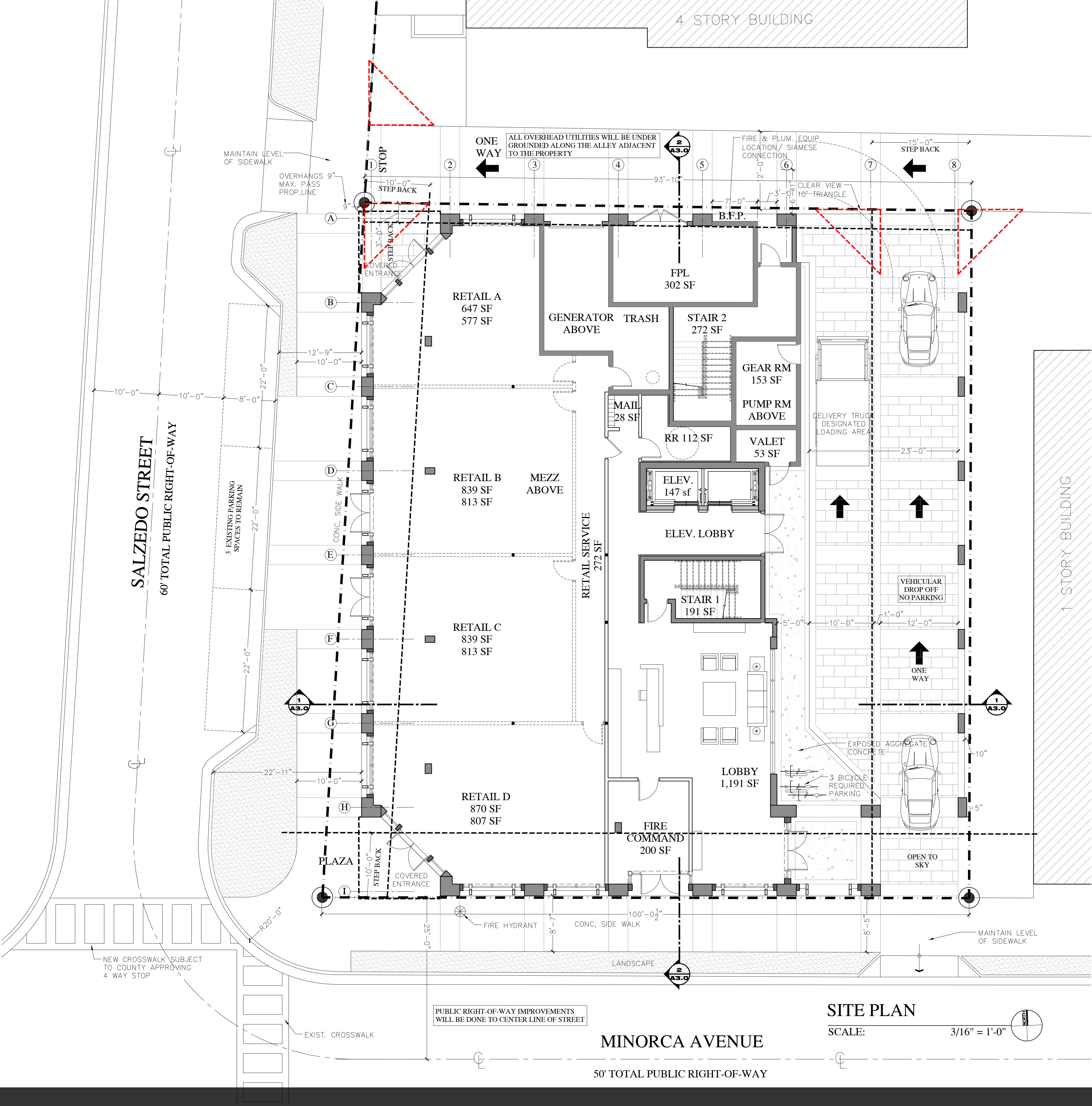
SECTIONS	A3.0
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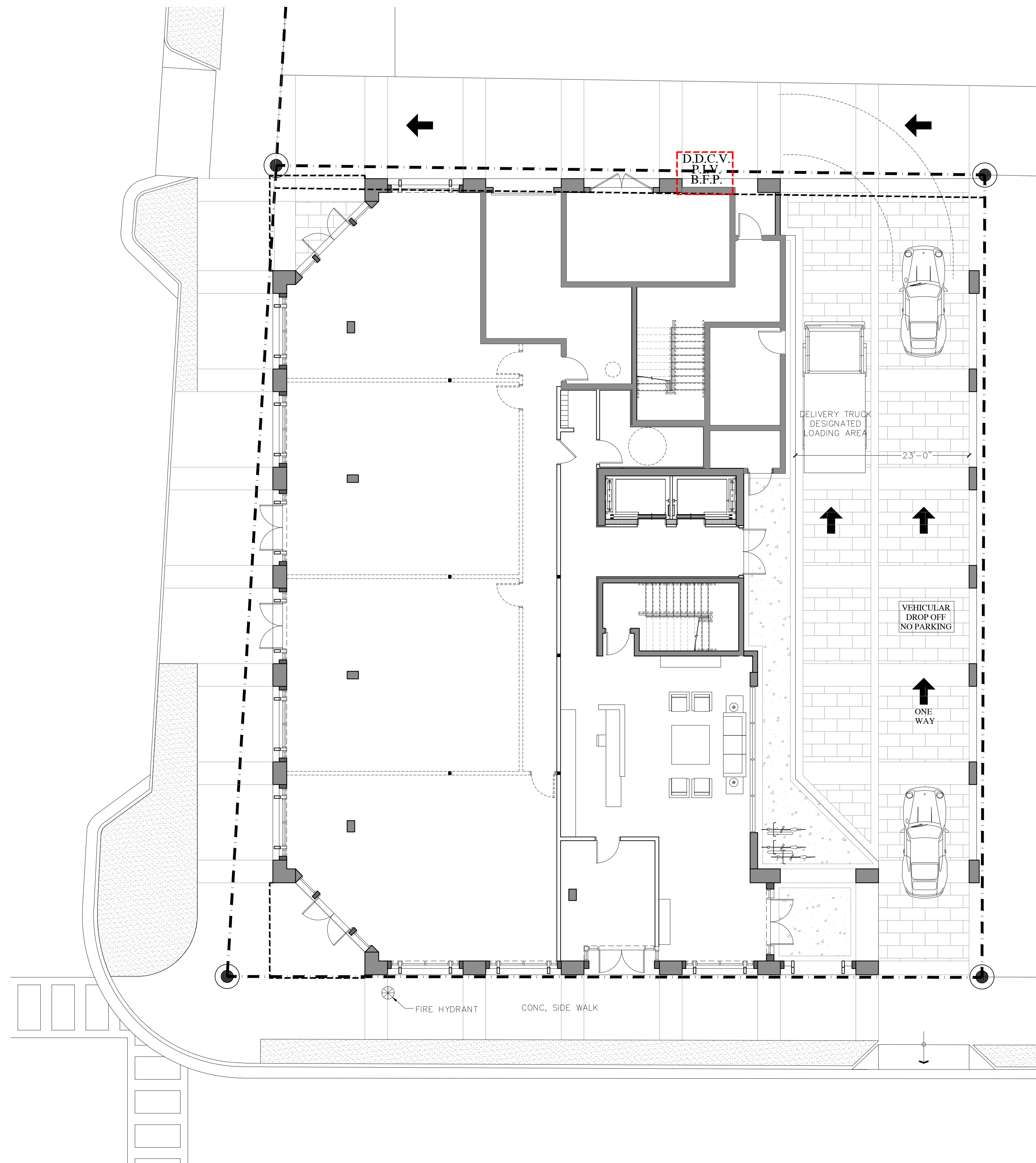
RENDERS	R0.1-R0.9
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Use categories		MX2		Proposed
A	Lot occupation			
1	Building Site Area Minimum (SF)	2,500	10,000	10,341.5
2	Building Site Width Minimum (Feet)	25	100	100
3	Ground Coverage Minimum	NA	NA	NA
4	Open Space Minimum	10%	10%	11%
B	Density			
1	Density (DU/Acre)	125	125	NA
2	Unit Size Minimum (SF)	500	500	500
3	Floor Area Ratio (FAR)	3.0	3.0	NA
4	FAR Med. Bonus I	3.2	3.2	NA
5	FAR Med. Bonus II	3.5	3.5	3.5
C	Setbacks minimums (feet)			
1	Principal Front	0	0	0
2	Side Interior	0	0	0
3	Side Street	0	0	0
4	Rear	10	10	NA
5	Rear at Alley	0	0	0
6	Waterway	35	35	NA
D	Stepbacks minimum (feet)			
1	Stepback Front	NA	10	10
2	Stepback Side	NA	15	15
3	Stepback Side Street	NA	10	10
4	Stepback Rear	NA	10	NA
5	Stepback Rear at Alley	NA	3	3
E	Building Height Maximums (Stories/ Feet)			
1	Principal Building	45	70	NA
2	Mediterranean Bonus I	5 Stories / 63.5	7 Stories / 83.5	NA
3	Mediterranean Bonus II	6 Stories / 77'	8 Stories / 97'	8 Stories / 97'

THE BUILDING WILL BE CERTIFIED NATIONAL GREEN BUILDING STANDARD (NGBS) SILVER IN COMPLIANCE WITH SECTION 3.13.1 b: All new Buildings of more than 50,000 square feet of Habitable Rooms and Habitable Space in the T5, T6, C1 and C3 zones shall be at a minimum certified as Silver or equivalent standards adopted or approved by the City.

- 3.5 = 36,195.25 SF
ADDITIONAL F.A.R. T.D.R. OF 0.875
GRAND TOTAL : 4.375 = 45,244 SF





Levels	Saleable FAR:		Countable FAR:		Area not counted in FAR:		Gross SF	
	(45) Units	Commercial						
	Unit Type	Unit SF						
1		Retail A	790 SF	Mail	28 SF	Hotel Lobby	1,191 SF	9,008 SF
		Retail B	813 SF	RR	112 SF	Elevator + Stairs	610 SF	
		Retail C	813 SF	Valet	53 SF	BOH	995 SF	
		Retail D	807 SF					
		Retail Service	272 SF					
1.5 (Mezz)		Retail Storage A	389 SF	Corridor	579 SF	Elevators + Stairs	529 SF	2,489 SF
		Retail Storage B	392 SF			Generator Room	286 SF	(less than 1/3 floor below)
		Retail Storage C	258 SF			Pump Room	224 SF	
2	Unit A2 (2 Bedroom)	862 SF		Corridor	656 SF	Elevators + Stairs	529 SF	9,023 SF
	Unit B2 (1 Bed + Den)	713 SF		Gym	495 SF			
	Unit C2 (1 Bed +Den)	864 SF		Work Room	344 SF			
	Unit D2 (1 Bedroom)	935 SF		Trash,A/C, Elec.	90 SF			
	Unit E2 (2 Bedroom)	1,329 SF						
	Unit F2 (1 Bedroom)	950 SF						
	Unit G2 (1 Bedroom)	928 SF						
3	Unit A3 (2 Bedroom)	1,034 SF		Corridor	613 SF	Elevators + Stairs	529 SF	7,174 SF
	Unit B3 (1 Bedroom)	537 SF		Trash,A/C, Elec.	90 SF			
	Unit C3 (1 Bed + Den)	581 SF						
	Unit D3 (1 Bedroom)	702 SF						
	Unit E3 (1 Bed+Den)	782 SF						
	Unit F3 (1 Bedroom)	725 SF						
	Unit G3 (2 Bedroom)	1,323 SF						
4 (Typical Floor)	Unit A4 (2 Bedroom)	660 SF		Corridor	613 SF	Elevators + Stairs	529 SF	6,158 SF
	Unit B4 (1 Bedroom)	537 SF		Trash,A/C, Elec.	90 SF			
	Unit C4 (1 Bed + Den)	581 SF						
	Unit D4 (1 Bedroom)	702 SF						
	Unit E4 (1 Bed+Den)	758 SF						
	Unit F4 (1 Bedroom)	724 SF						
	Unit G4 (1 Bedroom)	732 SF						
5	Unit A5 (2 Bedroom)	660 SF		Corridor	613 SF	Elevators +Stairs	529 SF	6,158 SF
	Unit B5 (1 Bedroom)	537 SF		Trash,A/C, Elec.	90 SF			
	Unit C5 (1 Bed + Den)	581 SF						
	Unit D5 (1 Bedroom)	702 SF						
	Unit E5 (1 Bed+Den)	758 SF						
	Unit F5 (1 Bedroom)	724 SF						
	Unit G5 (1 Bedroom)	732 SF						
6	Unit A6 (2 Bedroom)	660 SF		Corridor	613 SF	Elevators + Stairs	529 SF	6,158 SF
	Unit B6 (1 Bedroom)	537 SF		Trash,A/C, Elec.	90 SF			
	Unit C6 (1 Bed + Den)	581 SF						
	Unit D6 (1 Bedroom)	702 SF						
	Unit E6 (1 Bed+Den)	758 SF						
	Unit F6 (1 Bedroom)	724 SF						
	Unit G6 (1 Bedroom)	732 SF						
7	Unit A7 (2 Bedroom)	660 SF		Corridor	613 SF	Elevators + Stairs	529 SF	6,158 SF
	Unit B7 (1 Bedroom)	537 SF		Trash,A/C, Elec.	90 SF			
	Unit C7 (1 Bed + Den)	581 SF						
	Unit D7 (1 Bedroom)	702 SF						
	Unit E7 (1 Bed+Den)	758 SF						
	Unit F7 (1 Bedroom)	724 SF						
	Unit G7 (1 Bedroom)	732 SF						
8	Unit A8 (2 Bedroom)	660 SF		Corridor	569 SF	Elevators + Stairs	529 SF	4,219 SF
	Unit B8 (1 Bedroom)	537 SF		Trash,A/C, Elec. Stor	176 SF			2,026 SF
	Unit C8 (2 Bedroom)	931 SF		Restrooms	160 SF			(POOL DECK)
				Lounge	341 SF			
TOTALS:	Saleable FAR:	33,169 SF	Retail FAR:	4,534 SF	Countable FAR:	7,118 SF	Area not counted in FAR:	Total of all areas above :
		included in 85%				included in 85%		
		Saleable + Countable FAR:						
Total Proposed FAR:		44,821 SF						
MED. BONUS II 3.5 = 36,195.25 SF + ADDITIONAL F.A.R. T.D.R. 0.875								
Maximum FAR Allowed :		4.375 or 45,244 SF						
85% RESIDENTIAL= 38,458 SF								
8% MIN. RETAIL = 3,619.2 SF								

PARKING DATA		
PARKING DATA REQUIRED PER USE		
Retail	NO PARKING REQUIRED	0
Units (overnight accom.)	(23) 1 BEDROOM UNITS	23 units x 1.125 = 25.8
	(12) 1 BED + DEN UNITS	12 units x 1.125 = 13.5
	(10) 2 BEDROOM UNITS	10 units x 1.75 = 17.5
TOTAL PARKING REQUIRED		56.8
TOTAL PARKING PROVIDED		56 Remote Parking Spaces*

*Remote parking spaces subject to City Commission approval per Section 10-109.

BICYCLE PARKING	
(1) bicycle space per (20,000 SF) of non-residential use building area	
45,244 SF =	3 SPACES REQUIRED
	4 SPACES PROVIDED

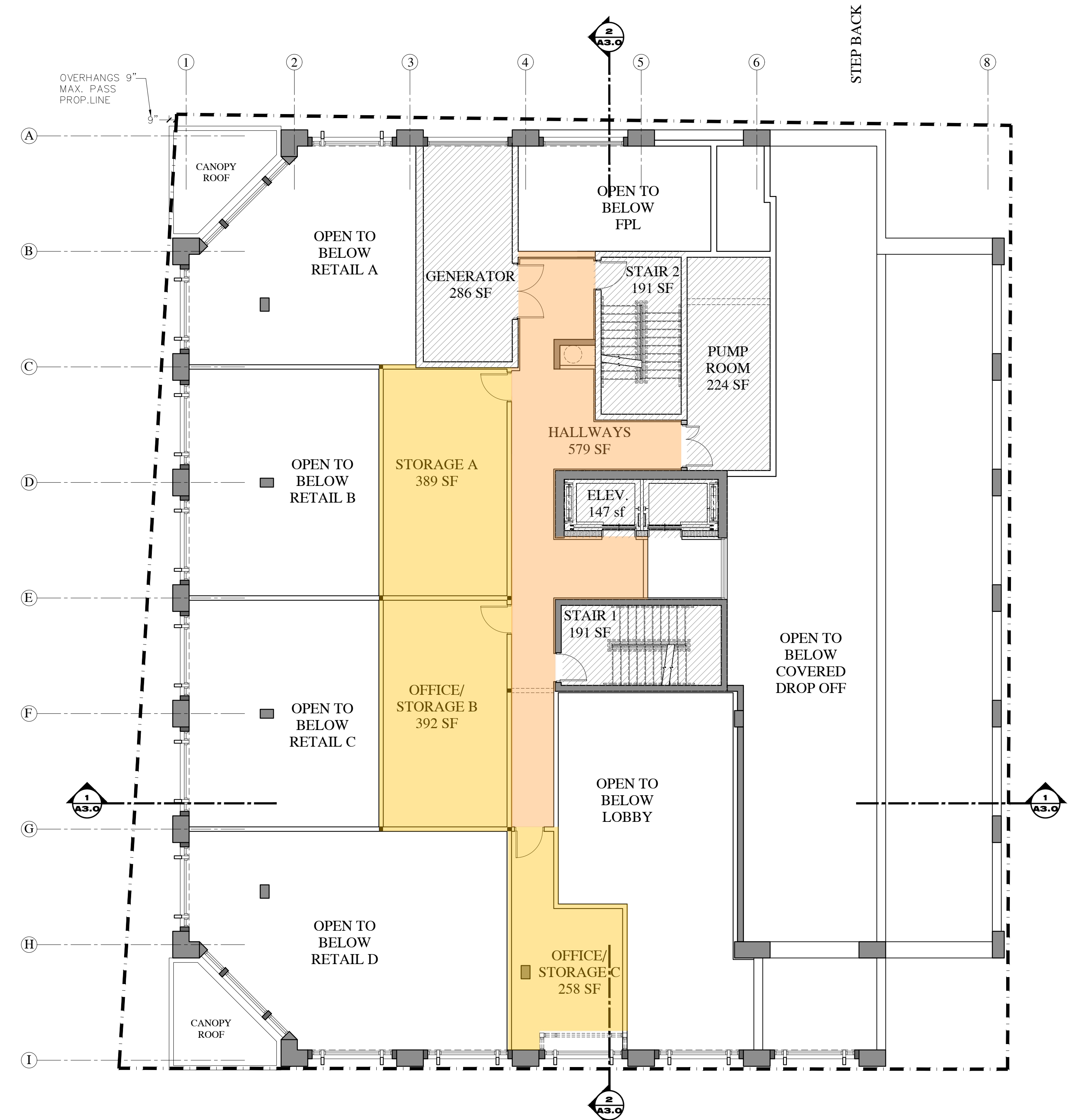


OPEN SPACE
SCALE: 3/16" = 1'-0"



GROUND FLOOR PLAN

SCALE: N.T.S.



MEZZANINE FLOOR PLAN

SCALE: N.T.S.

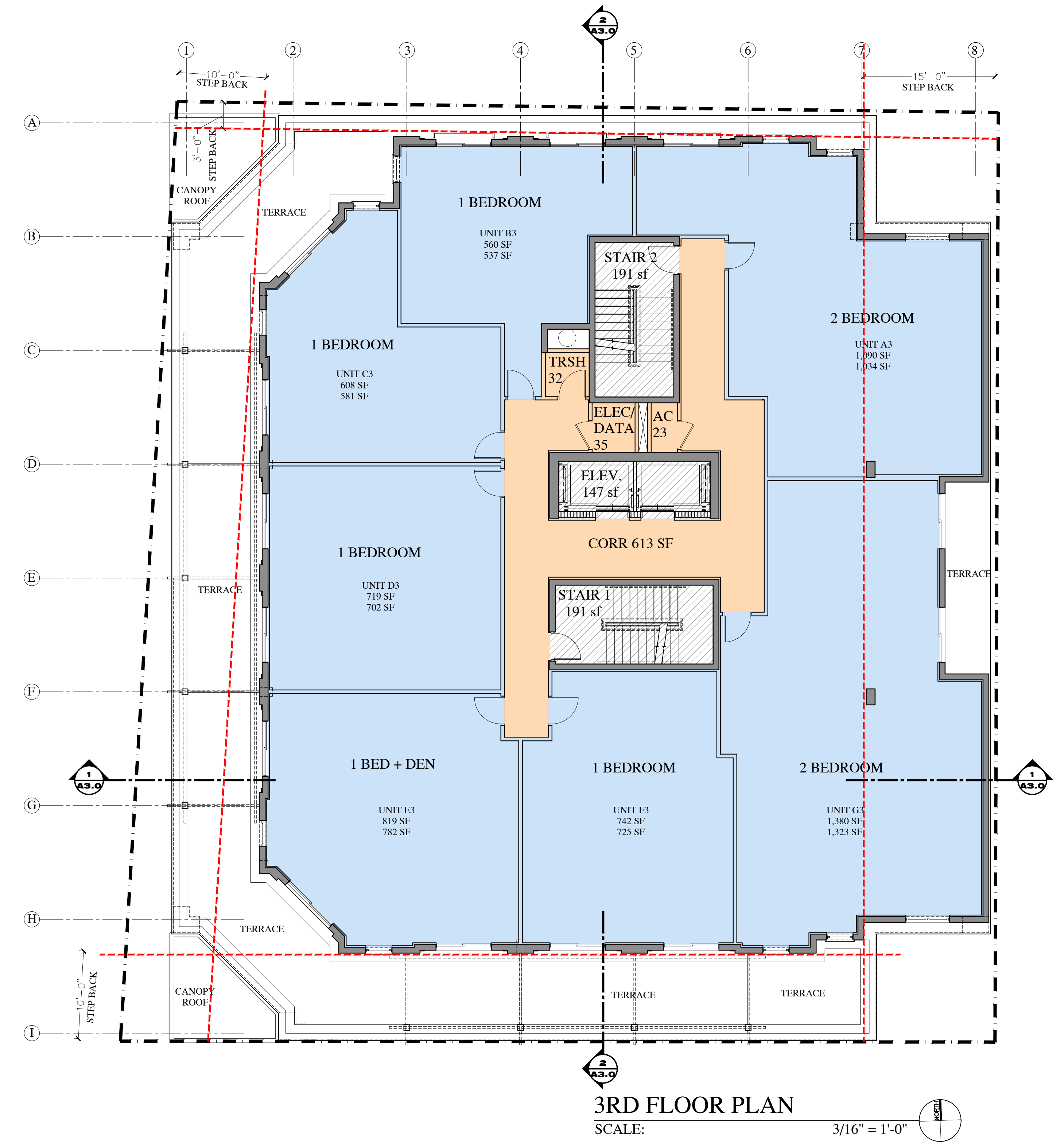
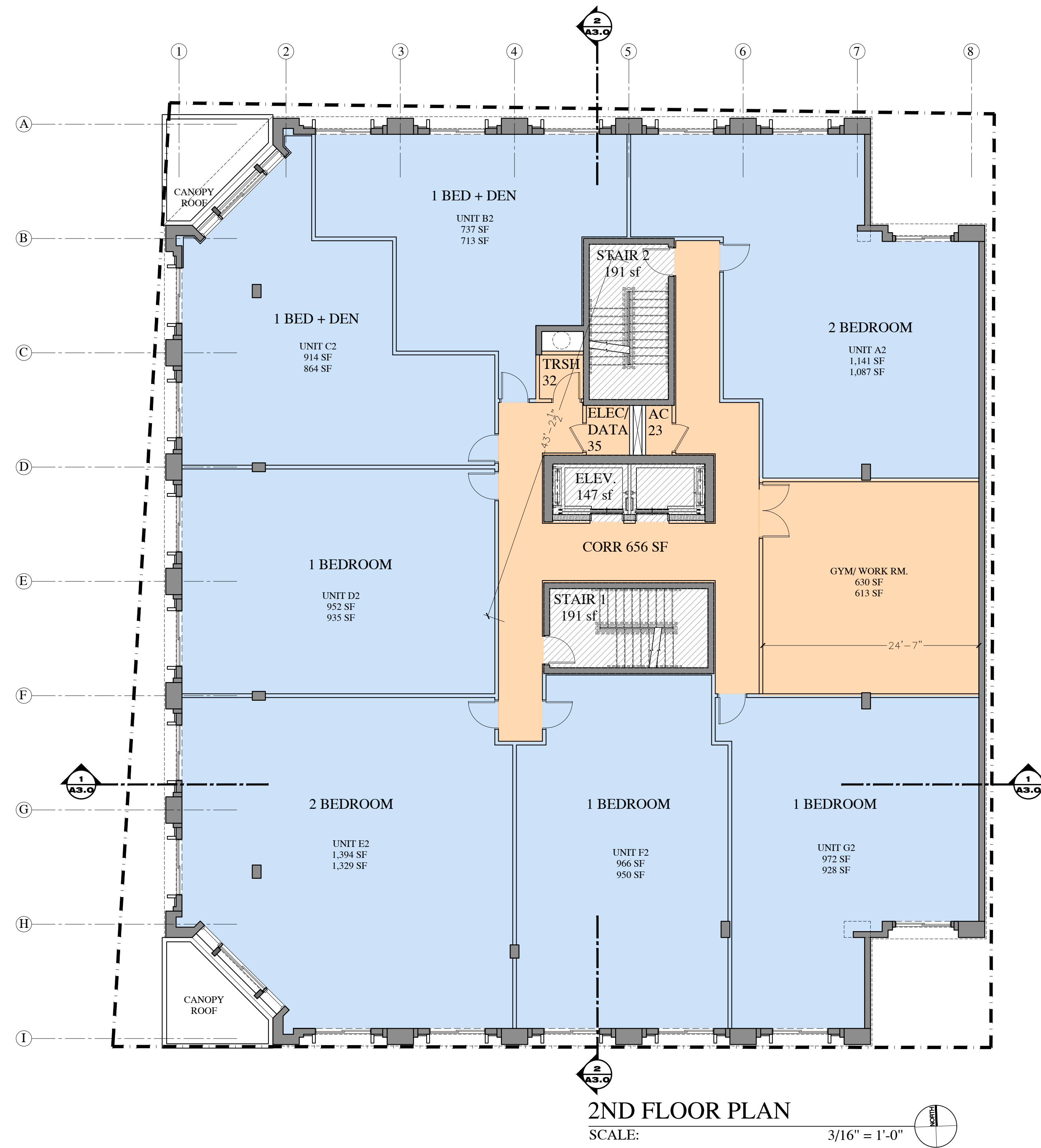


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architects

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GROUND + MEZZANINE FLOOR PLANS A1.0

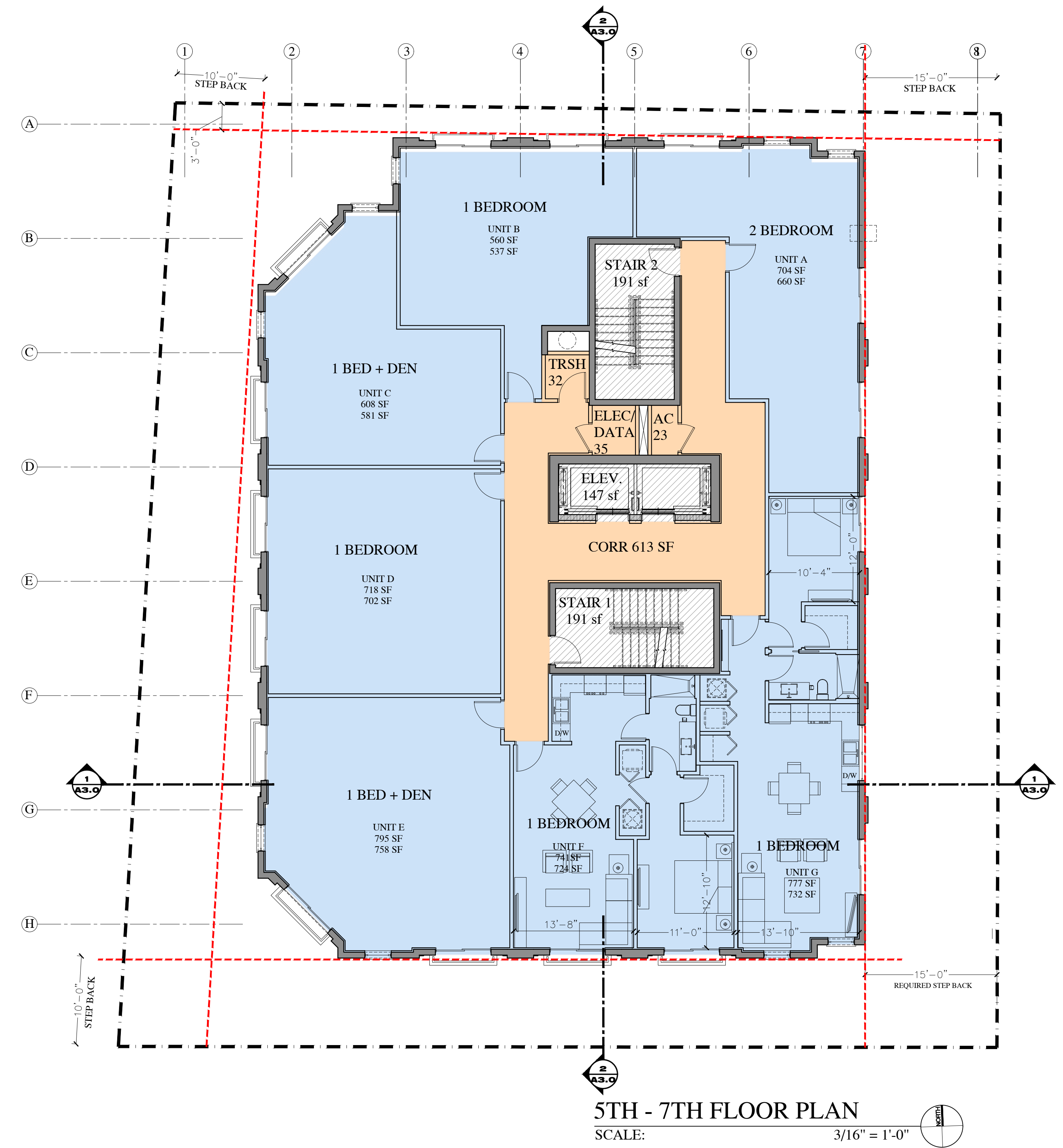
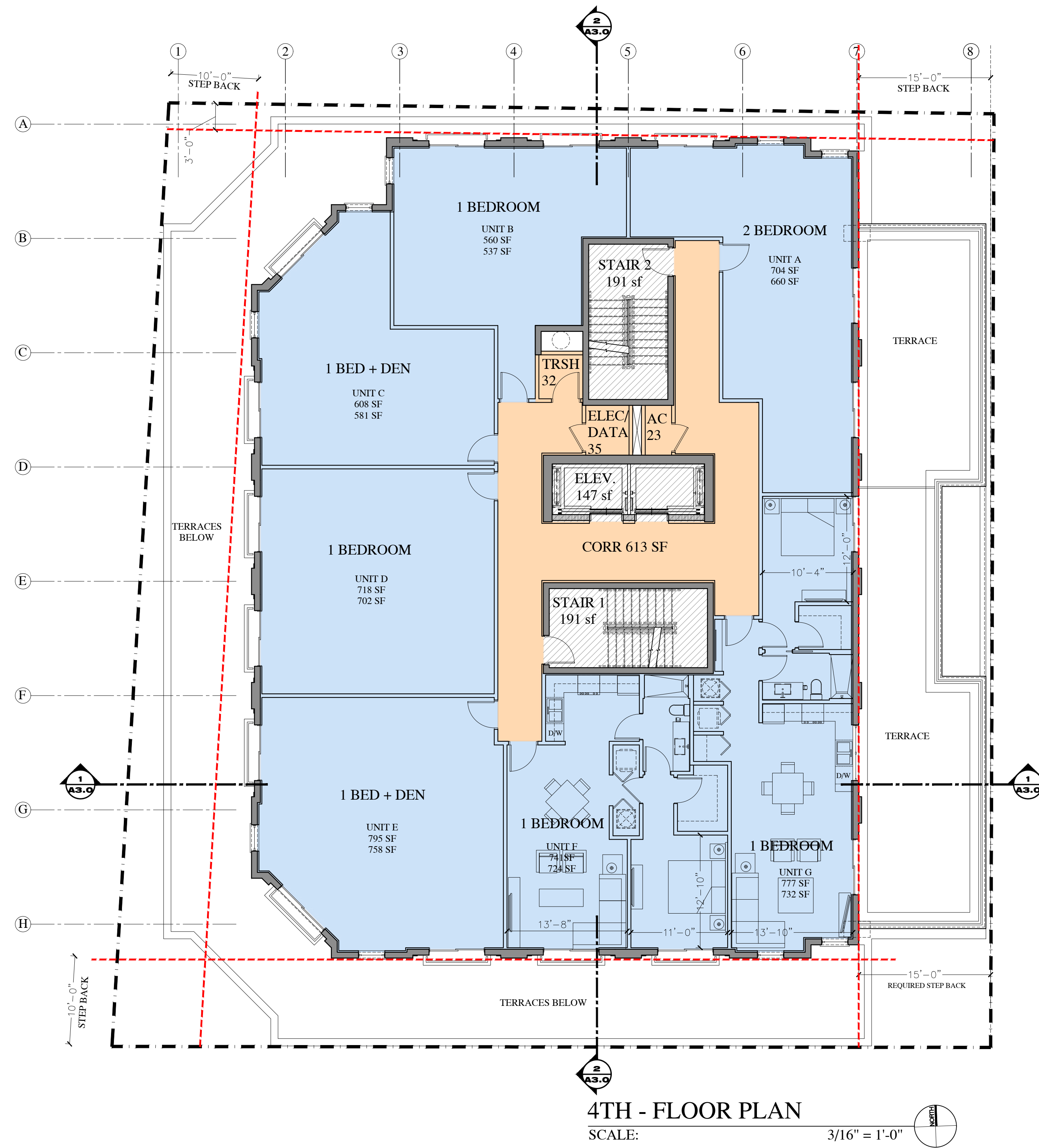


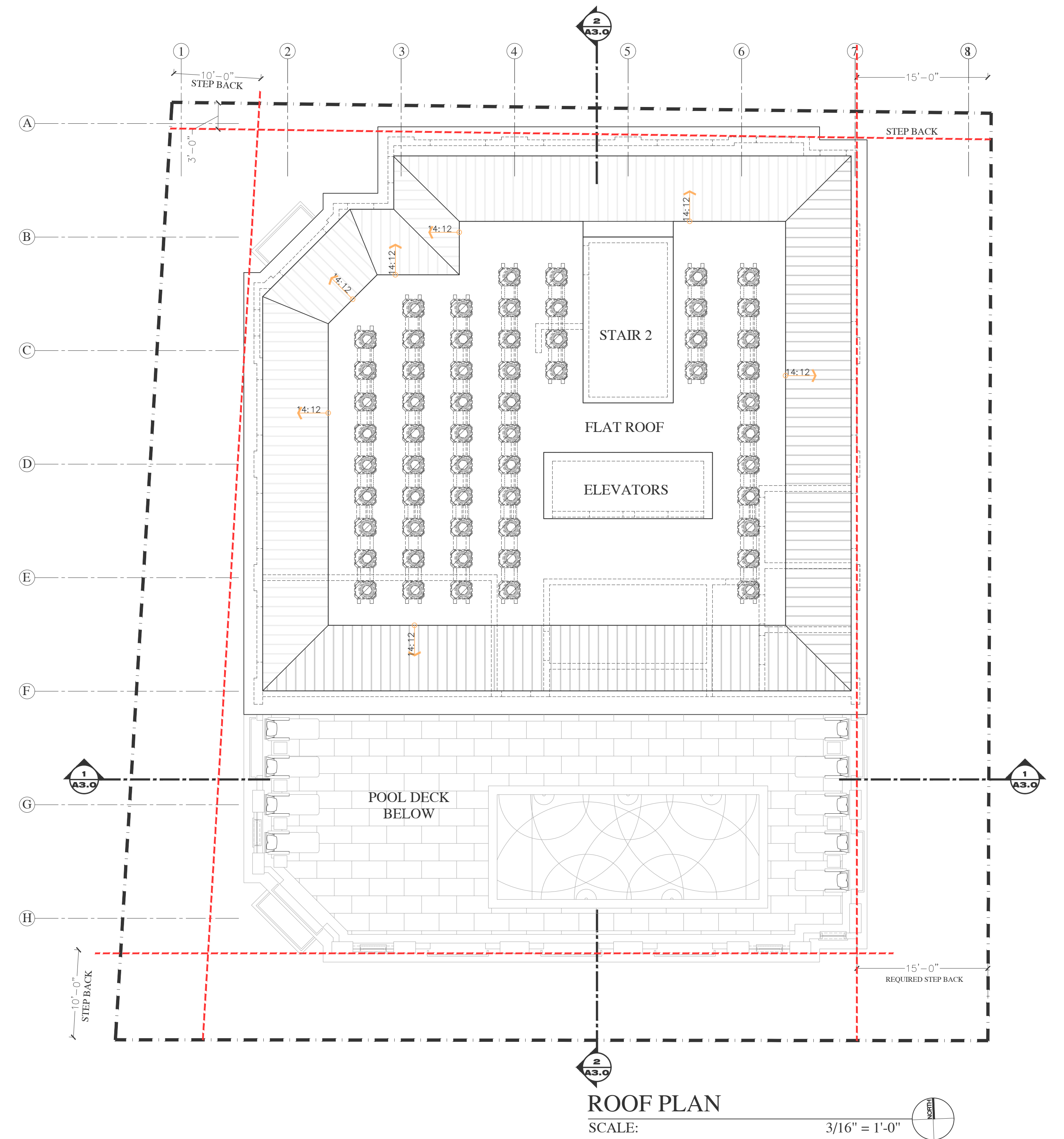
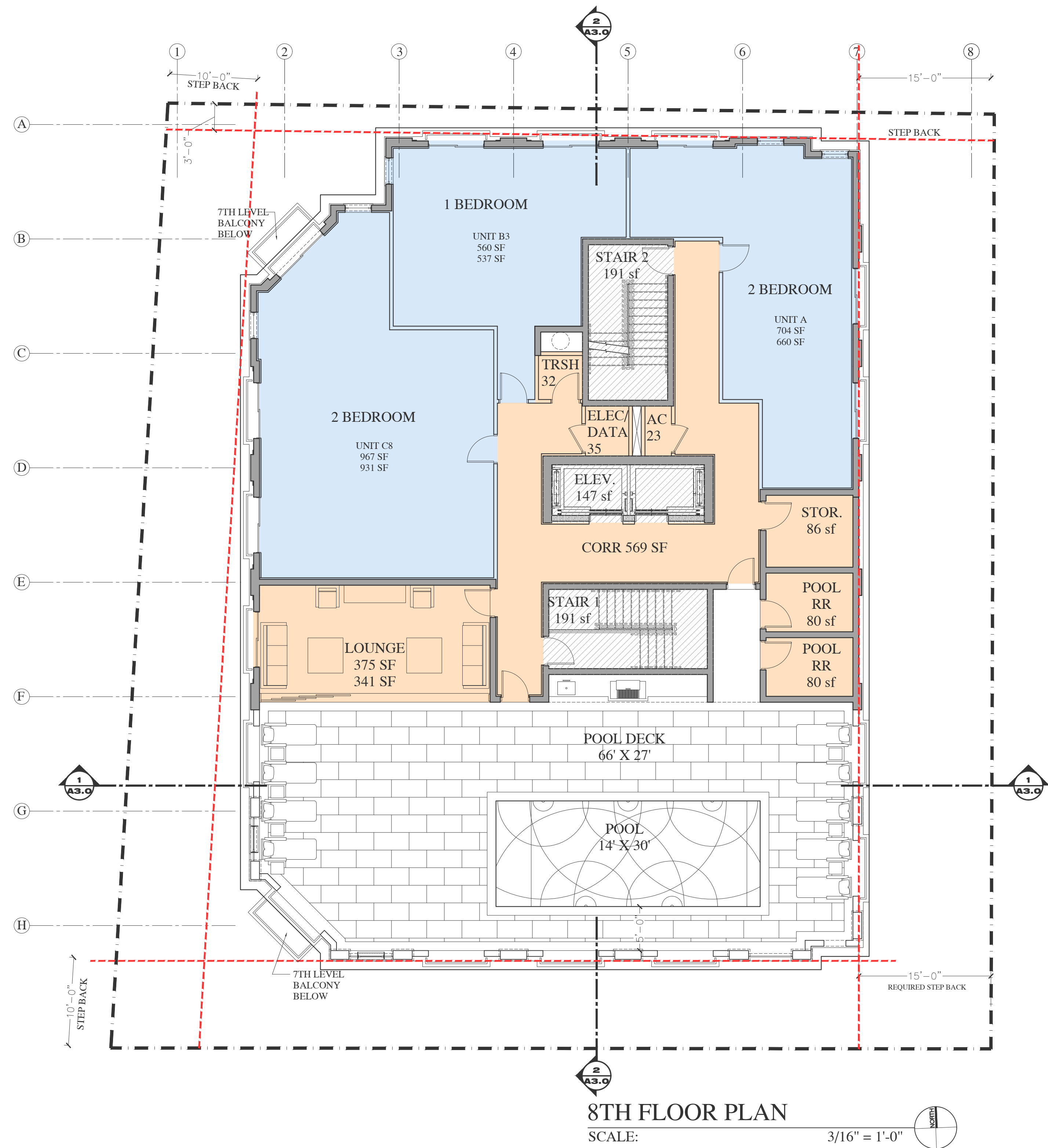
CONSTELLATION
SEEKING ALPHA



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2ND + 3RD FLOOR PLANS A1.1

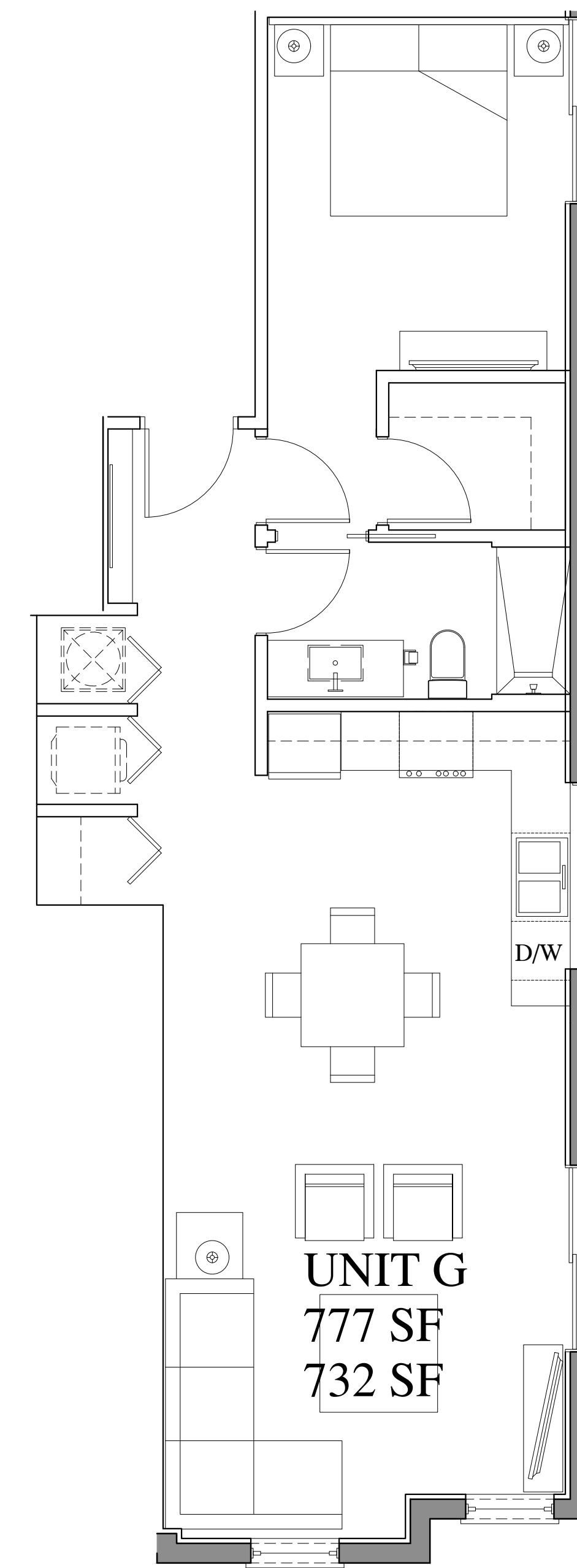
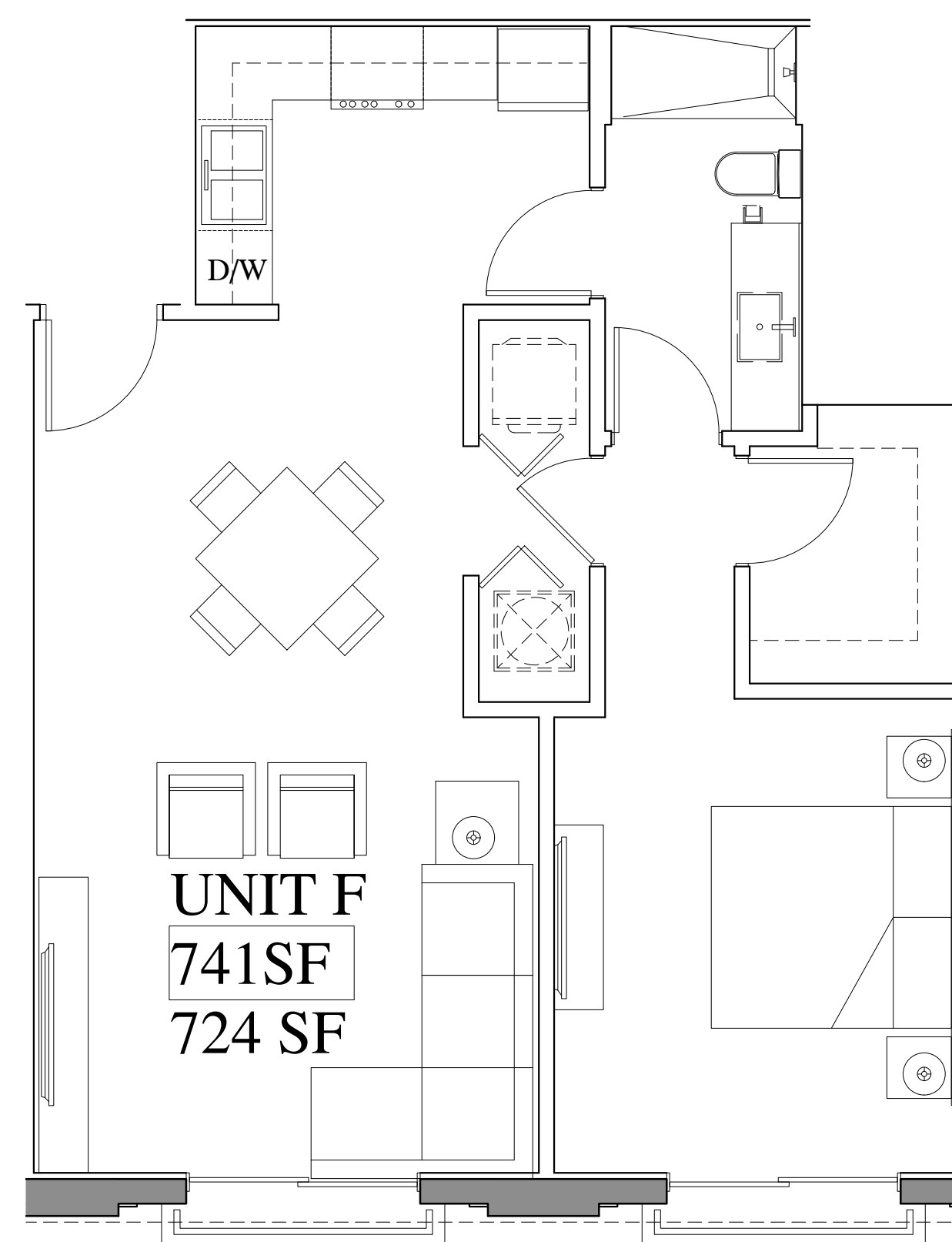




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8TH FLOOR PLAN + ROOF PLAN **A1.3**

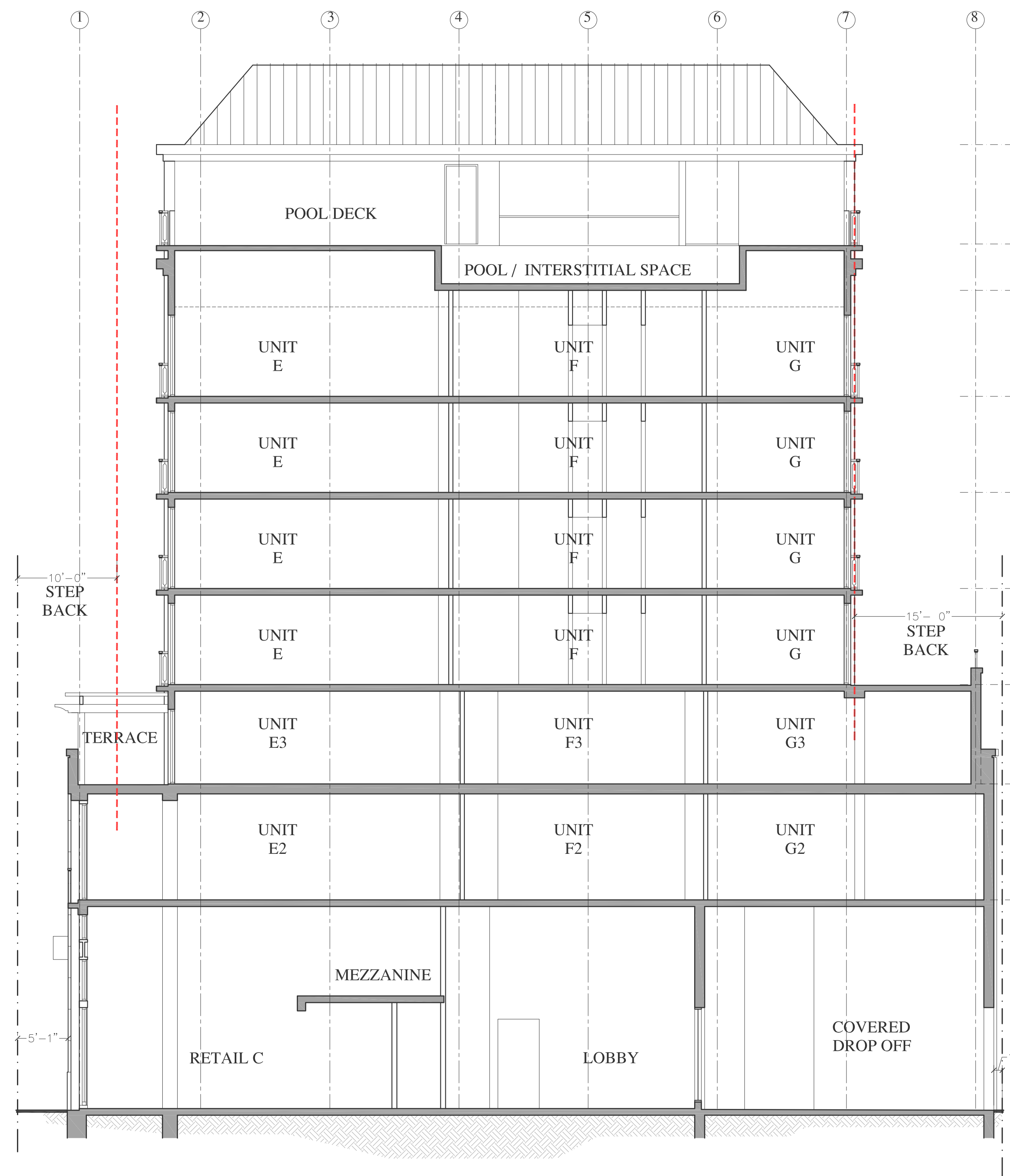


- MATERIAL LEGEND**
1. SMOOTH PAINTED STUCCO
 2. LIMESTONE
 3. BRONZE FINISH BREAK METAL
 4. BRASS FINISH METAL
 5. TERRACOTTA FLAT ROOF TILE
 6. STOREFRONT W/ CLEAR GLASS
 7. CASEMENT W/ CLEAR GLASS
 8. FRENCH DOOR W/ CLEAR GLASS
 9. METAL AWNING

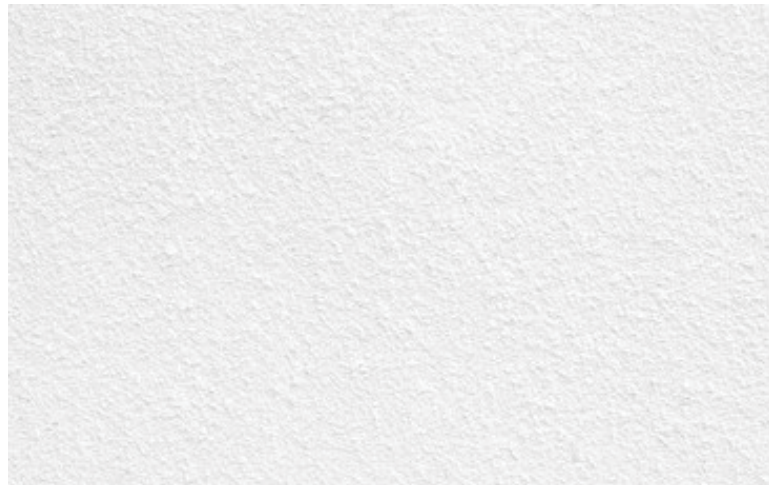


- MATERIAL LEGEND**
- 1. SMOOTH PAINTED STUCCO
 - 2. LIMESTONE
 - 3. BRONZE FINISH BREAK METAL
 - 4. BRASS FINISH METAL
 - 5. TERRACOTTA FLAT ROOF TILE
 - 6. STOREFRONT W/ CLEAR GLASS
 - 7. CASEMENT W/ CLEAR GLASS
 - 8. FRENCH DOOR W/ CLEAR GLASS
 - 9. METAL AWNING





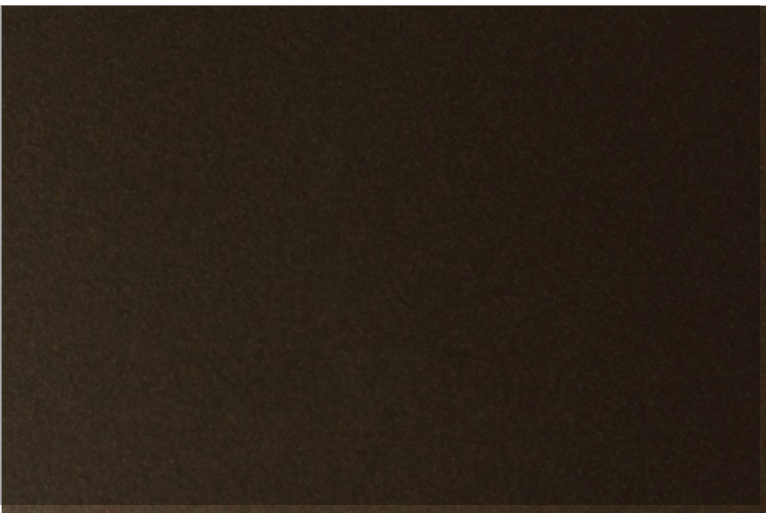
MATERIALS



1. SMOOTH PAINTED STUCCO



2. LIMESTONE



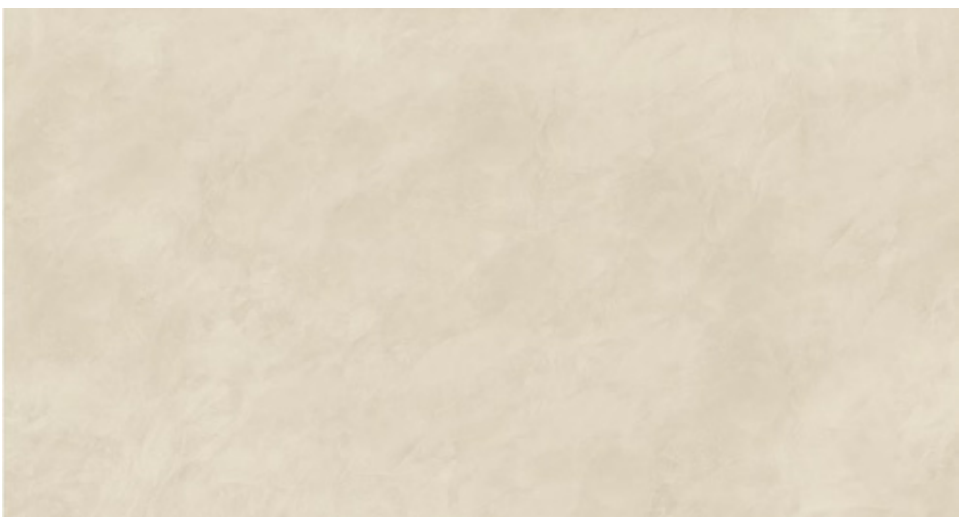
3. BRONZE FINISH BREAK METAL,
WINDOW/ DOOR FRAMES
+ RAILINGS + TRELLIS



4. BRASS METAL FINISH



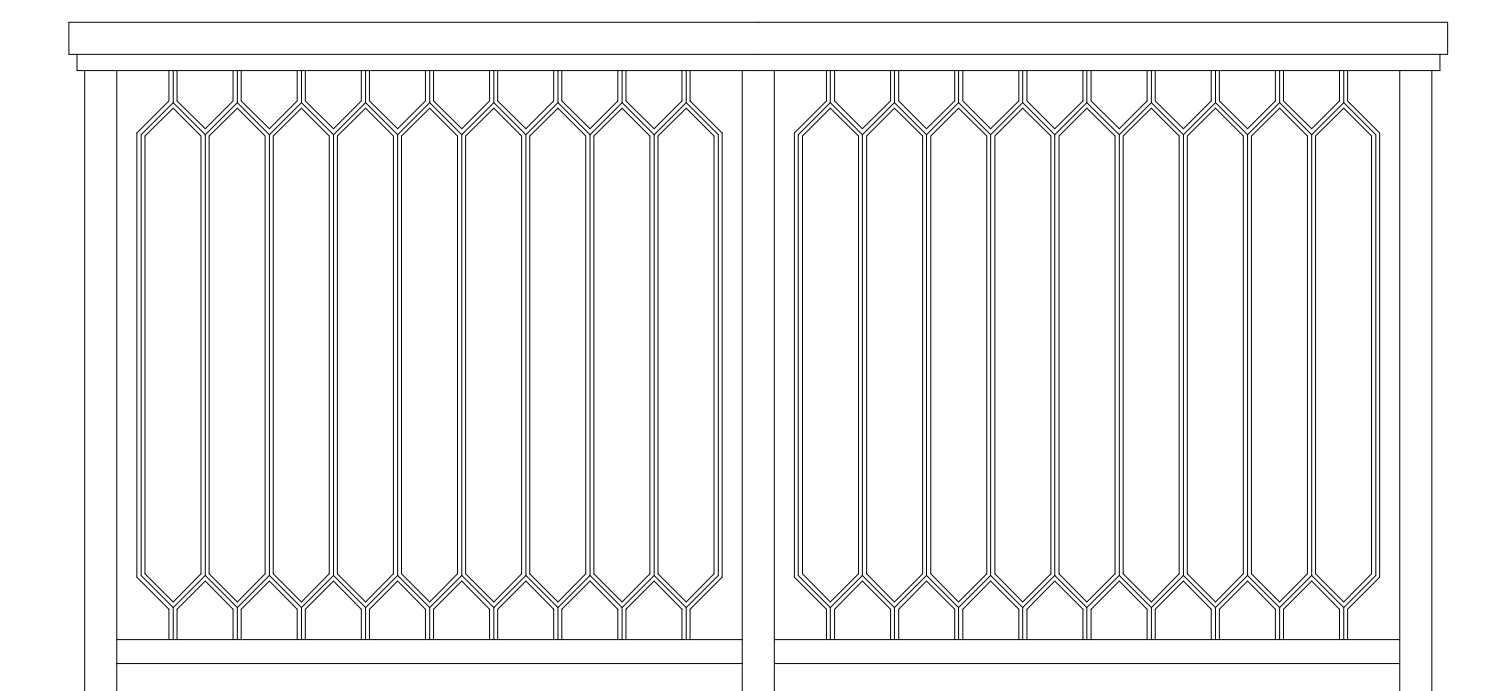
5. TERRACOTTA FLAT
ROOF TILE



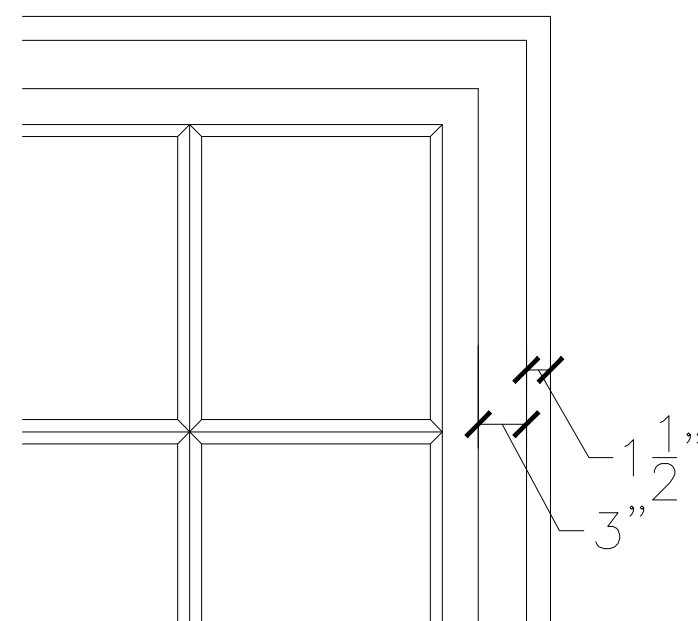
6. DEKTON TILE
(Nacre Kraftizen Collection)



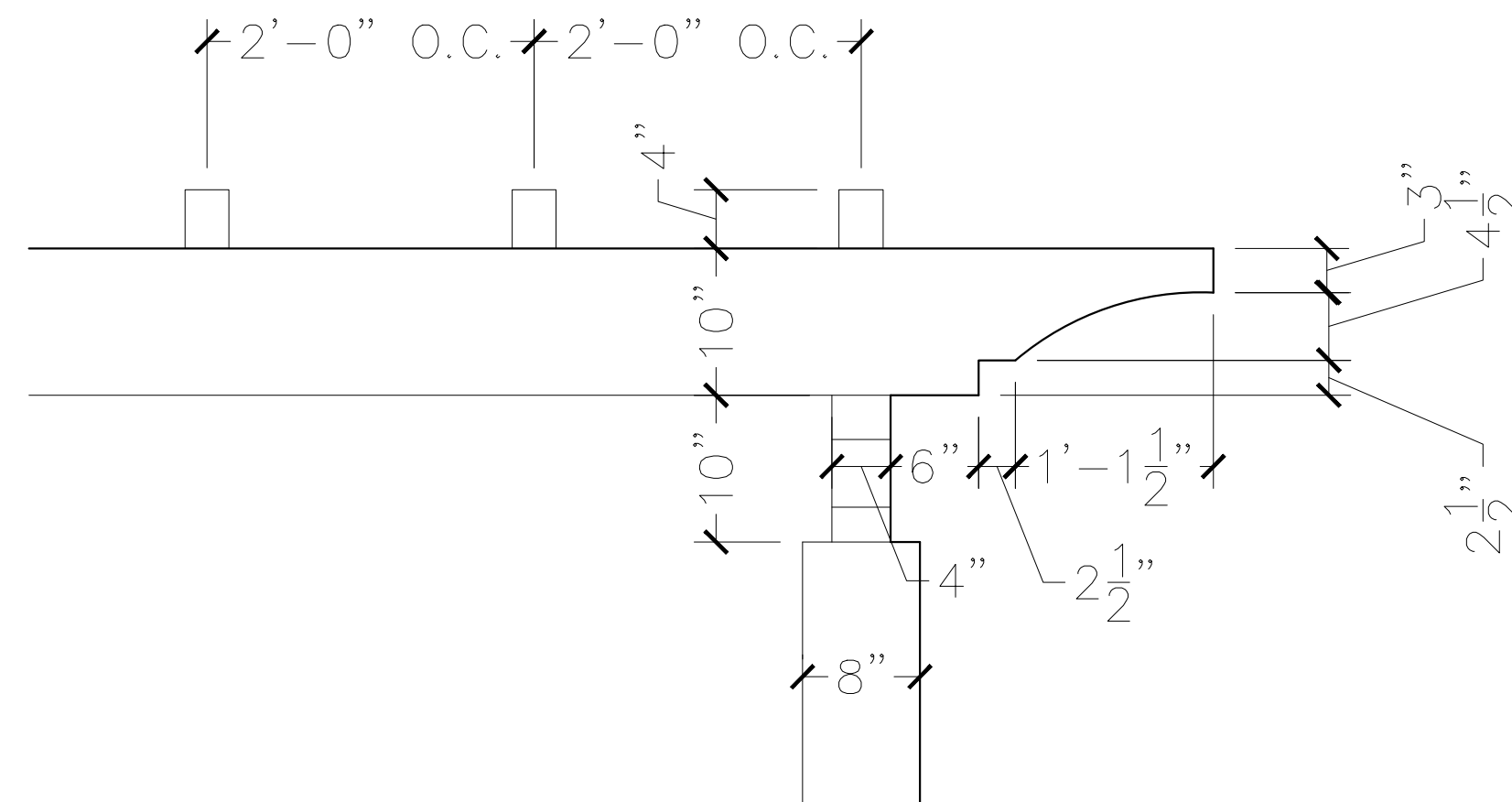
7. NITTERHOUSE Architectural Pavers
Size: 24" x 36"
Color: PG-77
<https://www.nitterhousemasonry.com/our-products/architectural-pavers/>



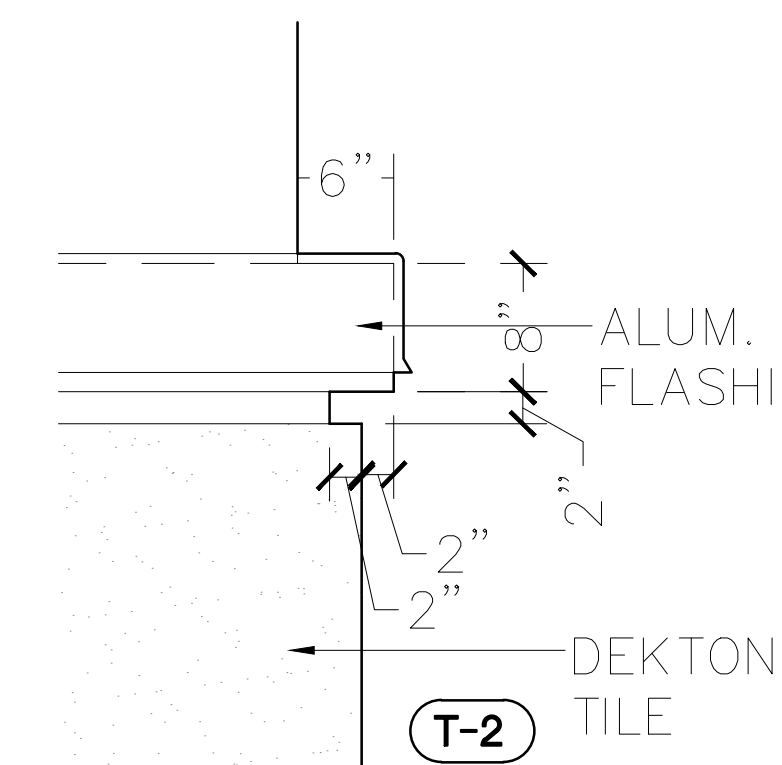
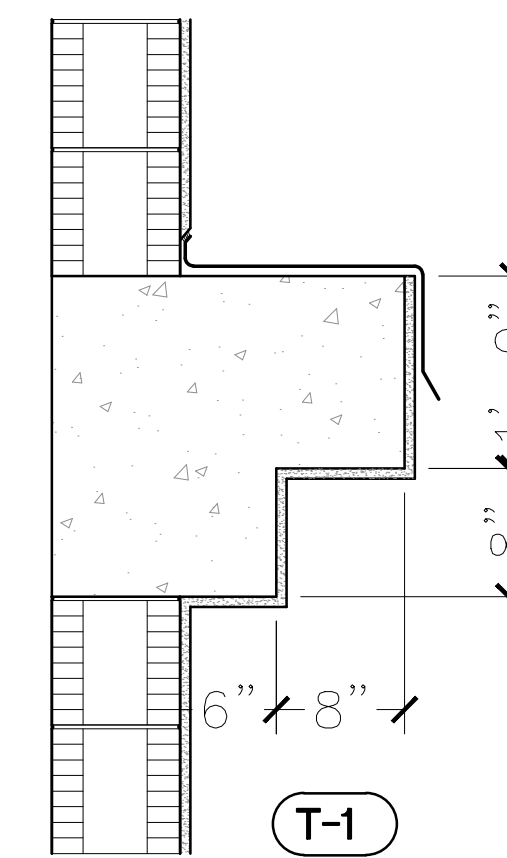
TYPICAL RAILING
SCALE 3/4"=1'-0"



WINDOW TRIM
SCALE 3/4"=1'-0"



TRELLIS STRUCTURE
SCALE 3/4"=1'-0"



TRIM DETAILS
SCALE 3/4"=1'-0"



SITE LANDSCAPE REQUIREMENTS			
1. LOT TREE REQUIREMENTS		Required	Proposed
Lot Trees Required	28 Trees / Per Acre - 28 x .24 = 7 Lot tree deficits result in payment toward the Tree Trust Fund	7	7 @ Ground Level as Street Trees 3 @ Upper Level
2. STREET TREE REQUIREMENT		Required	Proposed
Street Trees	Maximum Average Spacing of 25 Feet O.C. - Medium Size Trees	7	7
	Under Power Lines - Max Average Spacing of 25 Feet O.C. N/A	NA	NA

PROPOSED GROUND LEVEL PLANT LIST

Street Trees

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	CAL/DBH	HEIGHT	SPREAD	SPECIFICATIONS
CGR	7	Caesalpinia granadillo	Bridalveil Tree	NO	HIGH	4" CAL Min	Min 16' OA	Min 8'	B&B - Min. 4' clear trunk

Shrubs & Groundcovers

	154	Ficus microcarpa	Green Island	YES	HIGH	18" OA ht. - 24" O.C.
	95	Trachelospermum asiaticum 'Minima'	Asiatic Jasmine	NO	HIGH	1 Gal. x 1"-2" OA HT. - 16" O.C.
AIM	8	Alcantarea imperialis	Imperial Bromeliad	NO	MED	7 GAL MIN. - 30" O.C
*Mulch		Organic-Nutra Mulch				As noted on plan and to be determined by contractor

* Notes: Planting bed to be mulched - "Mulches shall be applied and maintained in accordance with the most recent edition of the Florida Yards & Neighborhoods Handbook titled "A Guide to Florida Friendly Landscaping" by the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS) and available online at <http://www.floridayards.org/landscape/FYN-Handbook.pdf>. Cypress mulch shall not be used because its harvest degrades cypress wetlands".



NITTERHOUSE ARCHITECTURAL PAVERS

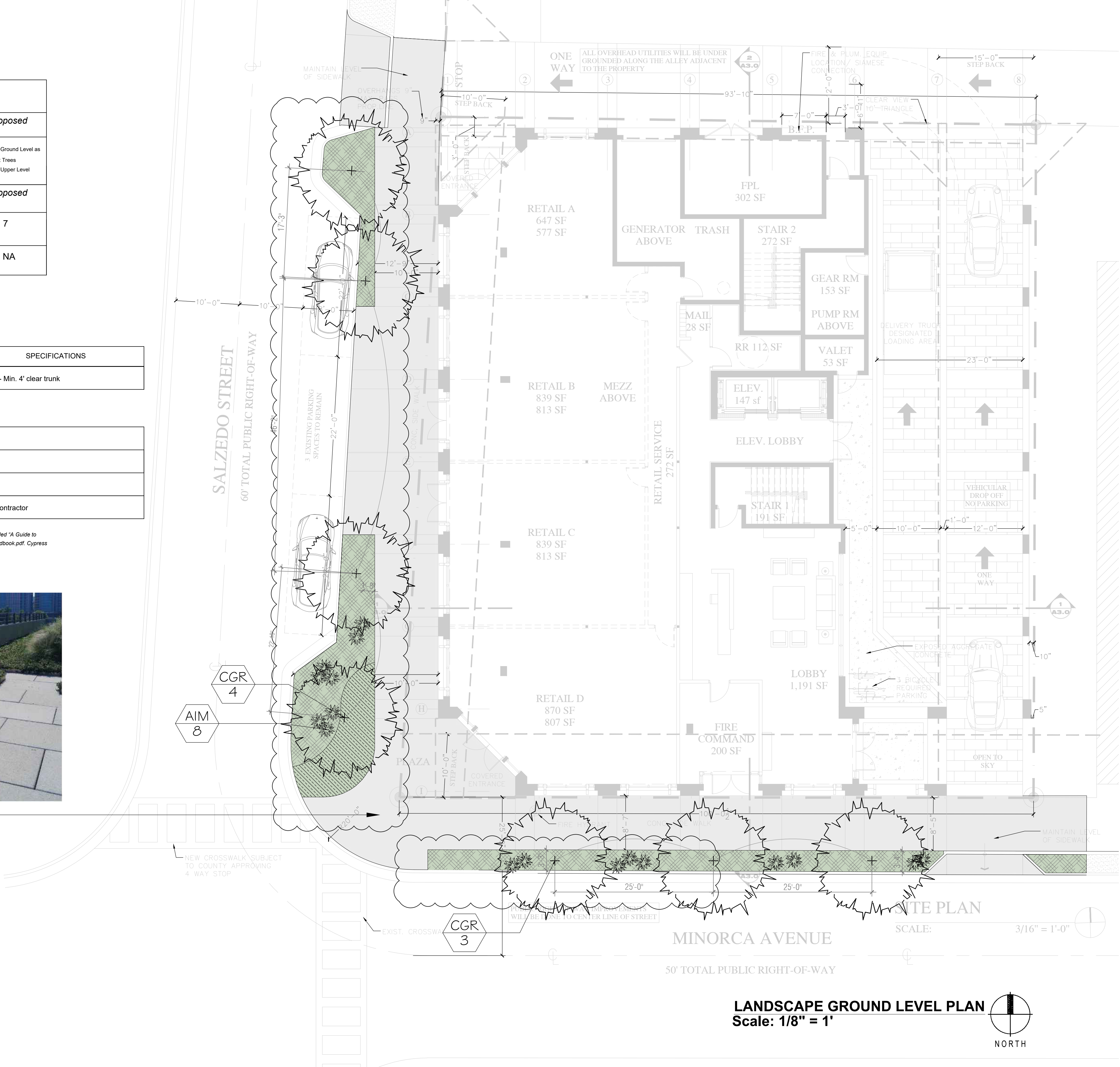
SIZE 24" X 36"

COLOR: PG-77

STRUCTURAL SOIL TO BE UTILIZED
BELOW GROUND LEVEL PAVEMENT

walk

Landscape + Urban Design
Planning | Consulting
6915 SW 57TH AVENUE
Suite #203
Coral Gables, FL 33143
786.536.2088



LANDSCAPE GROUND LEVEL PLAN
Scale: 1/8" = 1'

PROPOSED 3RD LEVEL PLANT LIST

Lot Trees & Palms

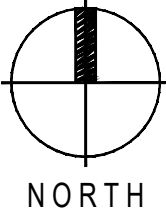
ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	SPECIFICATIONS
BPE	9	<i>Bougainvillea peruviana</i>	Bougainvillea	NO	HIGH	25 Gallon



CONCRETE PLANTER 30" X 30"



LANDSCAPE 3RD LEVEL PLAN
Scale: 1/8" = 1'



walk

Landscape + Urban Design
Planning | Consulting
6915 SW 57TH AVENUE
Suite #203
Coral Gables, FL 33143
786.536.2088

CONSTELLATION
SEEKING ALPHA

THE BOSCHETTI GROUP

LANDSCAPE 3RD LEVEL L1.1

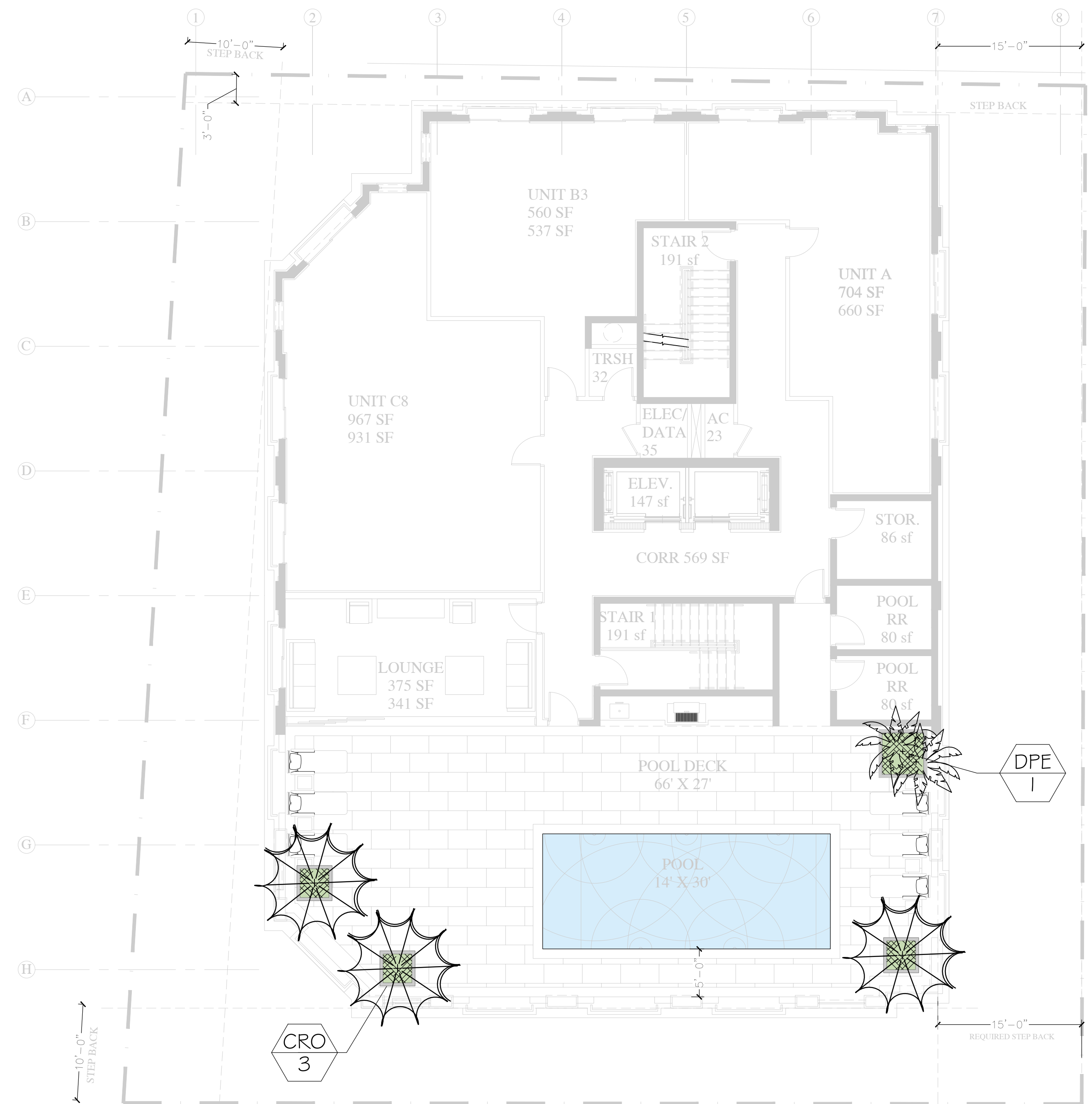
Lot Trees & Palms

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	SPECIFICATIONS
CRO	3	<i>Clusia rosea</i>	Pitch apple	YES	HIGH	Minimum: 10' Height OA - 2" DBH
DPE	1	<i>Dyopsis pambana</i>	Pambana	NO	MED	Minimum: 10' Height OA - Cluster

	12	<i>Ernodea littoralis</i>	Golden Creeper	YES	MED	18" OA ht. - 24" O.C.
---	----	---------------------------	----------------	-----	-----	-----------------------



CONCRETE PLANTER: (3) 36" X 36"
(2) 48" X 48"



LANDSCAPE POOL LEVEL PLAN
Scale: 1/8" = 1'



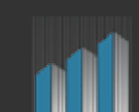
walk

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LANDSCAPE POOL LEVEL L1.2



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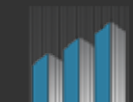
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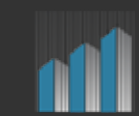
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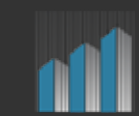
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EBCO



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100 ft



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