SILVER ARROW OFFICE BUILDING

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW
OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Cover

SCALE:

SHEET No.:
A0.1

Glenn H Pratt, Glenn H Pratt, AIA 08/03/2010 4:51 PM Bellin_Pratt_Architect

PROPOSED ZONING INFORMATION

City:	**CORAL GABLES, FL.**			
Property tax folio no.	**Parcel A 03-4117-005-2680 26,000 sq.ft.**			
	Parcel B 03-4117-005-2330 11,000 sq.ft.			
	Parcel C 03-4117-005-2340 4,000 sq.ft.			
	Parcel D 03-4117-005-2350 2,500 sq.ft.			
	Parcel E 03-4117-005-2370 5,000 sq.ft.			
	Parcel Alley 3.476 sq.ft.			
Property address	**300 Almeria Avenue, Coral Gabled FL 33134**			
Property owner	**BROCKWAY LTD, LLLP** **300 Almeria Avenue, Coral Gables, Florida 33134** **Off: --- --- ---**			
Property Legal Description	**Parcel A** **C GAB CRAFTS SEC PB 10-40 LOTS 37 THRU 46 BLK 10 & S10FT OF ALLEY LYG N & ADJ CLOSED PER ORD 3315 LOT SIZE 26000 SQ FT OR 12575-1395 1284 5** **Parcel B** **CORAL GABLES CRAFTS SEC PB 10-40 LOTS 1 TO 4 INC BLK 10 & N10FT OF ALLEY LYG S & ADJ CLOSED PER ORD 3315 LOT SIZE 100.000 X 110** **Parcel C** **CORAL GABLES CRAFTS SEC PB 10-40 LOTS 5 & 6 BLK 10 LOT SIZE 5000 SQ FT OR 19689-1485 0501 6 OR 19689-1485 0501 03** **Parcel D** **CORAL GABLES CRAFTS SEC PB 10-40 LOT 7 BLK 10 LOT SIZE 25.000 X 100 F/A/U 03-4117-005-2340 OR 15082-1330 0691 5** **Parcel E** **CORAL GABLES CRAFTS SEC PB 10-40 LOTS 8 & 9 BLK 10 LOT SIZE 50.000 X 100 OR 15082-1330 0691 5 OR 15082-1330 0691 01**			
Applicable codes	**Florida Building Code 2007 EDITION** **Florida Fire Prevention Code** **NFPA 101, 2003** **Zoning Code of Coral Gables, Florida**			
Zoning Classification	**"C" Commercial. High Rise Intensity (Proposed)**			
Site Area:	**GROSS: s.f. Parcels A+B+C+D+E+Alley**			51,976.00
	NET: s.f.			51,976.00
	GROSS ACREAGE: 1 acre = 43,560 s.f.			1.19 acre
	NET ACREAGE: 1 acre = 43,560 s.f.			1.19 acre
Parcel land			Allowed Height	Provided Height
Parcel A+B+C+D+E	**51,976.00 sq.ft. (see MED BONUS)**		**190'-6" feet**	**169'-0" feet**
	150' + 13'-6" + 27'-0"			
Setbacks Requirements			Required	Provided
	(see MED BONUS)		**feet**	**feet**
West (Front)	**0'-0" first 15' then 10'-0"**		**10'-0"**	**49'-0"**
East (Rear)	**Abutting alley 10'-0"**		**10'-0"**	**0'-0"**
North (Street Side)	**15'-0"**		**15'-0"**	**0'-0"**
South (Street Side)	**15'-0"**		**15'-0"**	**0'-0"**
F.A.R.			Permitted sq.ft.	Provided sq.ft.
3.0	**3.0x51,976.00**		**155,928.00**	
	0.2x51,976.00 table 1 MED Bonus		**10,395.20**	
	0.3x51,976.00 table 2 MED Bonus		**15,592.80**	
			181,916.00	**181,900.00**
Landscape Open Space	**NonResidential Properties**		Required sq.ft.	Provided sq.ft.
Open space =5% of lot	**51,976.00 x 5%**		**2,598.80**	**10,932.00**
Parking Requirements	Retail 1/250 sq.ft.	Office 1/300 sq.ft.	Required	Provided
Ground Floor	14,400.00 sq.ft.		57.6	
Second Floor / Parking				62 Spaces
Third Floor / Parking				93 Spaces
Fourth Floor / Parking				93 Spaces
Fifth Floor / Parking				93 Spaces
Sixth Floor / Parking				93 Spaces
Seventh Floor / Parking				93 Spaces
Eighth Floor / Parking				93 Spaces
Ninth Floor		36,600 sq.ft.	122.0	
Tenth Floor		31,000 sq.ft.	103.3	
Eleventh Floor		27,900 sq.ft.	93.0	
Twelfth Floor		24,600 sq.ft.	82.0	
Thirteenth Floor		24,600 sq.ft.	82.0	
Fourteenth Floor		22,800 sq.ft.	76.0	
TOTAL	17,700.00 sq.ft.	167,500 sq.ft.	615.9	620

1 ZONING INFORMATION

N.T.S. SCALE: 0 5 10 20

PROPOSED MEDITERRANEAN BONUS

Table 1

	Required Standards - Nonresidential (All Required)	Provided	Not	Det / Sheet Provided
1a.	***Architectural elements on building facades.*** (See screens, columns, canopies all bldg elevations)	X		
1b.	***Architectural relief elements at street level.*** (See ornamentation and landscape areas at street level)	X		
1c.	***Architectural elements located on top of building.*** (See A/C equipment room, elevator shaft tower & building parapets all bldg. elevation dwgs).	X		
1d.	***Bicycle Storage.*** (See bicycle rack at grade level)	X		
1e.	***Building facades.*** (See general building elevations for break lines, stepbacks and massing variations)	X		
1f.	***Building lot coverage.*** (No minimum or maximum lot coverage is required)	X		
1g.	***Drive thru facilities*** (See bank drive thru at ground level)	X		
1h.	***Landscape open space area.*** (See a minimum of 5% of landscape area at ground level, and elevated roof terrace)	X		
1i.	***Street lighting.*** (See Lighting site-lite and parking level, subject to review and approval by dept. of Public Works)	X		
1j.	***Parking garages.*** (See Parking facility surrounded by by retail and pedestrian access to adjacent streets)	X		
1k.	***Porte-cochere.*** (See alley/auto court entry at Ground Floor)	X		
1l.	***Rights-of-way improvements.*** (See Site plan)	X		
1m.	***Rights-of-way planting requirements.***	X		
1n.	***Sanitation and service areas for restaurants*** .		X	
1o.	***Sidewalks/pedestrian access.*** (See pedestrian access from sidewalk)	X		
1p.	***Structural soil*** (See Landscape Plans for Structural soil at sidewalk planter areas)	X		
1q.	***Windows on Mediterranean Buildings.*** (Refer to general dwgs. elevation and window schedule details	X		

Table 2

	Architectural & Public Realm Standards (six of twelve Required)	Provided	Not	Det / Sheet Provided
2a.	***Arcades and/or Loggias.*** (See building main entry)	X		
2b.	***Building rooflines.*** (See general builging elevations and sections-elevations)	X		
2c.	***Building Stepback.*** (See building stepback and recess @ building elevations)	X		
2d.	***Building Towers.*** (See building Towers @ building elevations)	X		
2e.	***Driveways.*** (See driveway for garage entrance)	X		
2f.	***Lighting of Landscape.*** (See landscape drawings, details and electrical drawings)	X		
2g.	***Materials on exterior building facades.*** (See general building elevations and building material legend)	X		
2h.	***Overhead doors.***		X	
2i.	***Paver treatment*** . (See Walkway entry & Auto court pavement treatment @ site plan)	X		
2j.	***Pedestrian amenities.*** (See Fountain, Bench, Refuse Cont., Planter Box @ Site Plan)	X		
2k.	***Pedestrian pass-throughs/paseos on properties contiguous to alleys and/or streets*** **(See pedestrian pass-through)**	X		
2l.	***Underground parking.***		X	

2 MEDITERRANEAN BONUSES COMPLIANCE

N.T.S. SCALE: 0 5 10 20

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW
OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

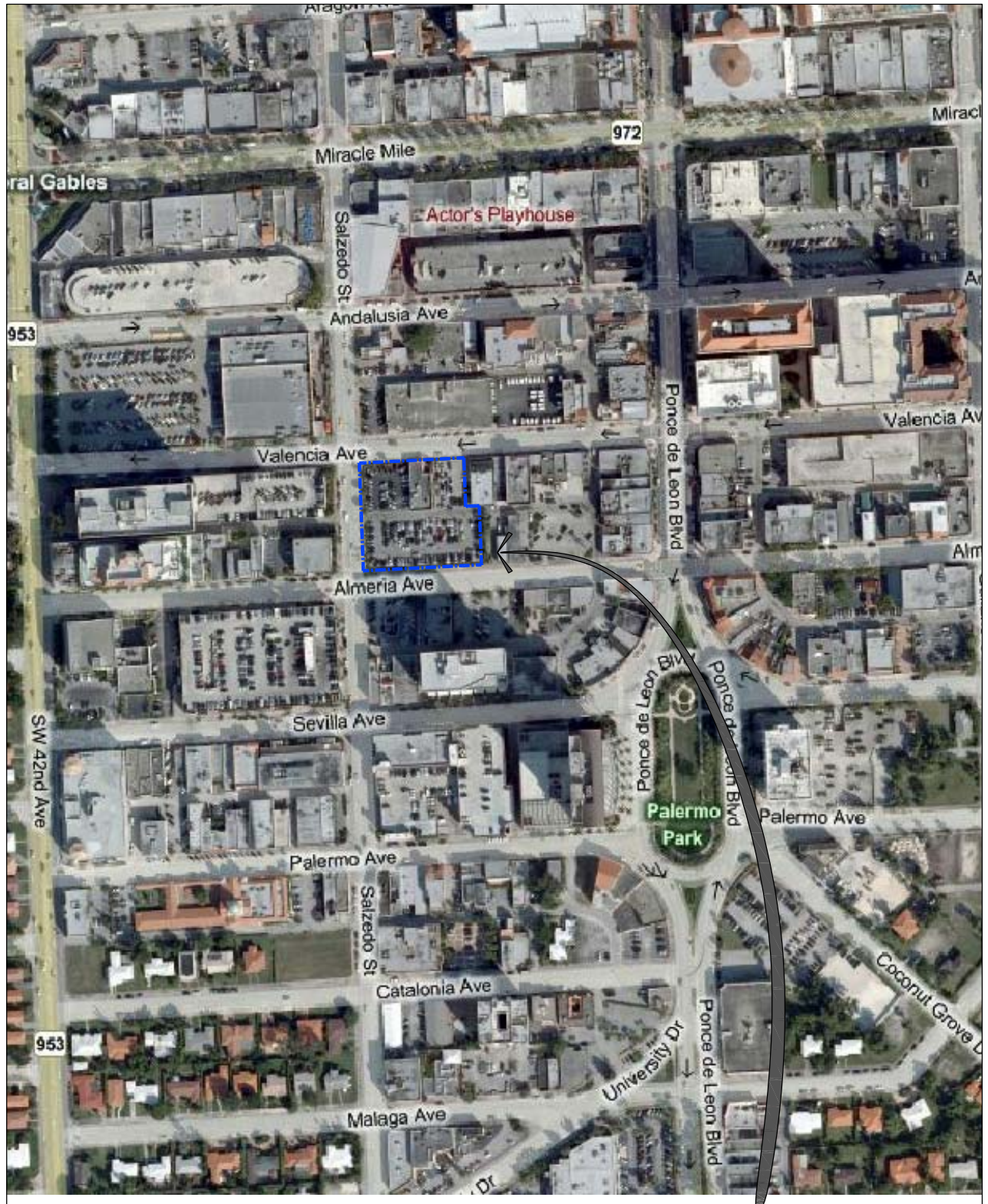
SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Zoning Information & Mediterranean Bonus Table

SCALE:
N.T.S.

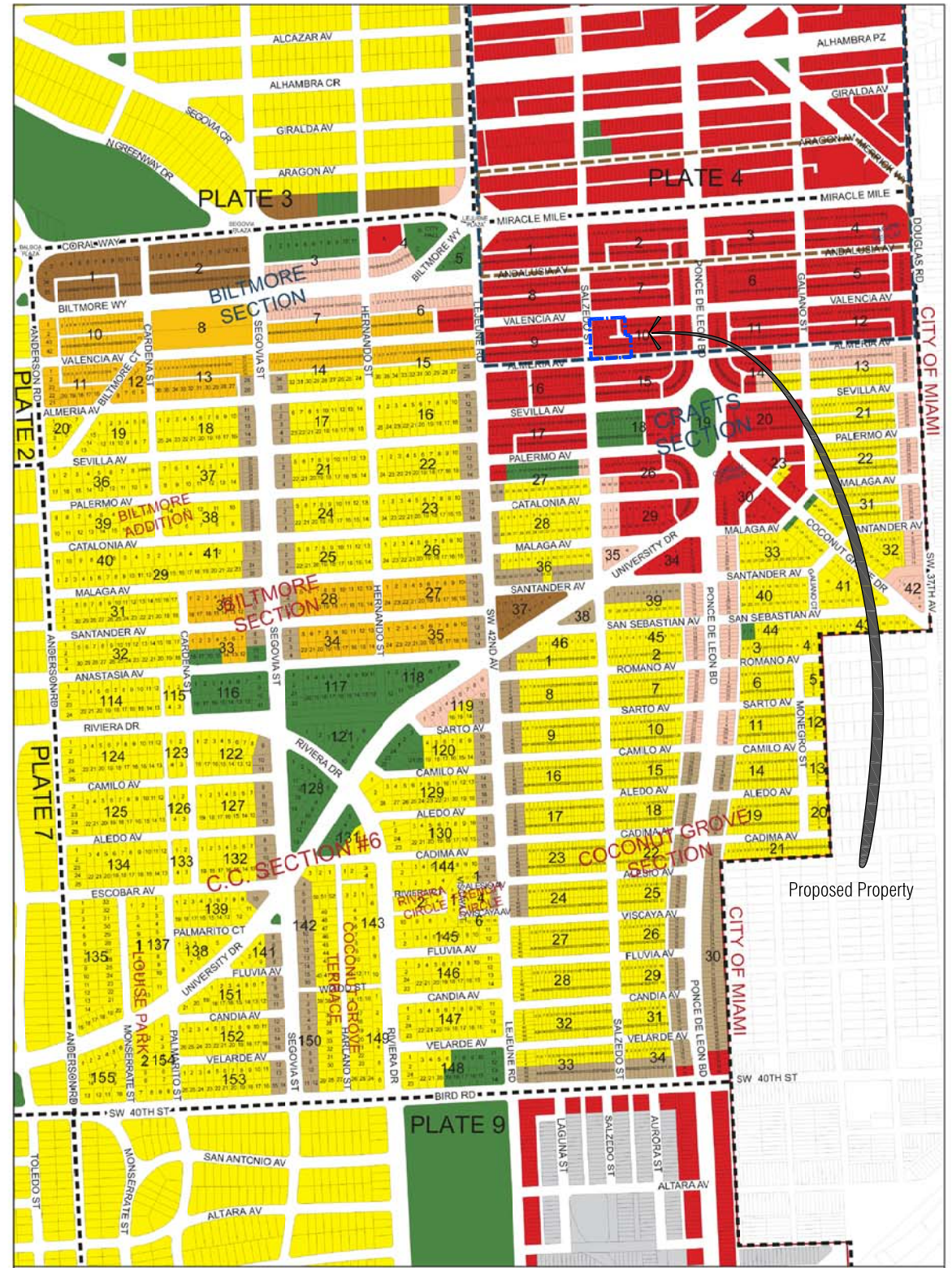
SHEET No.:
A0.2

08/03/2010 4:01 PM Bellin_Pratt_24x36.dwt
Glenn H Pratt, Glenn H Pratt, AIA



Proposed Property

AERIAL PHOTO



Zoning Districts

- Single-Family Residential District (SFR)
- Multi-Family 1 Duplex District (MF1)
- Multi-Family 2 District (MF2)
- Multi-Family Special Area District (MFSA)
- Special Use District (S)
- Central Business District (CBD)
- Downtown Overlay District (DO)
- Commercial District (C)
- Commercial Limited District (CL)
- Industrial District (I)
- Preservation District (P)
- University of Miami Campus Area Development (UMCAD)

0 160 320 480 640 Feet

Plate 6 of 18

Zoning Map

City of Coral Gables

Planning Department

January 2009

N

1 LOCATION MAP

N.T.S. SCALE: 0 5 10 20

N

2 ZONING MAP

N.T.S. SCALE: 0 5 10 20

ARCHITECT:

Bellin & Pratt architects, LLC

AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

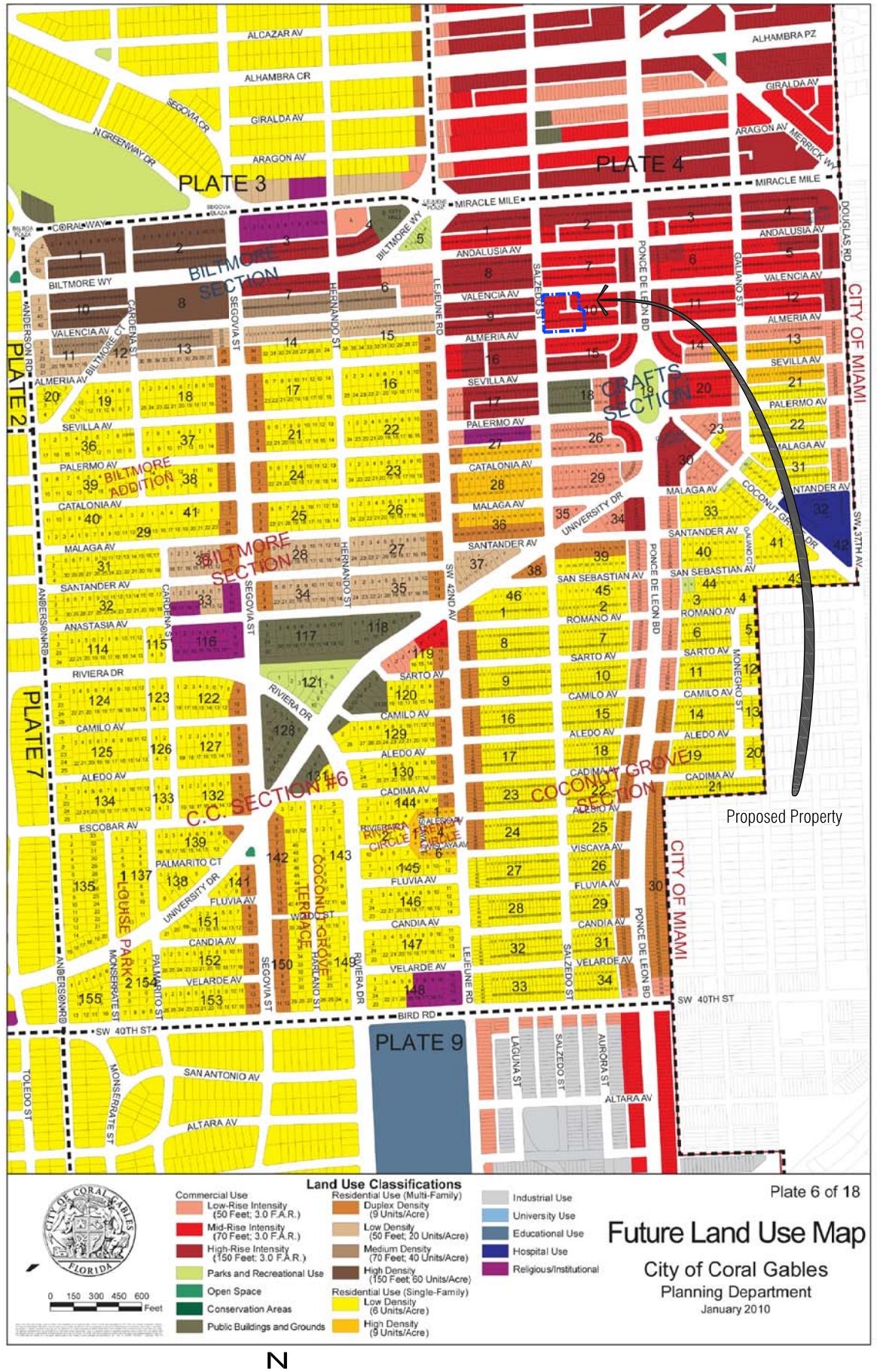
SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Location Map & City of Coral Gables Zoning Map

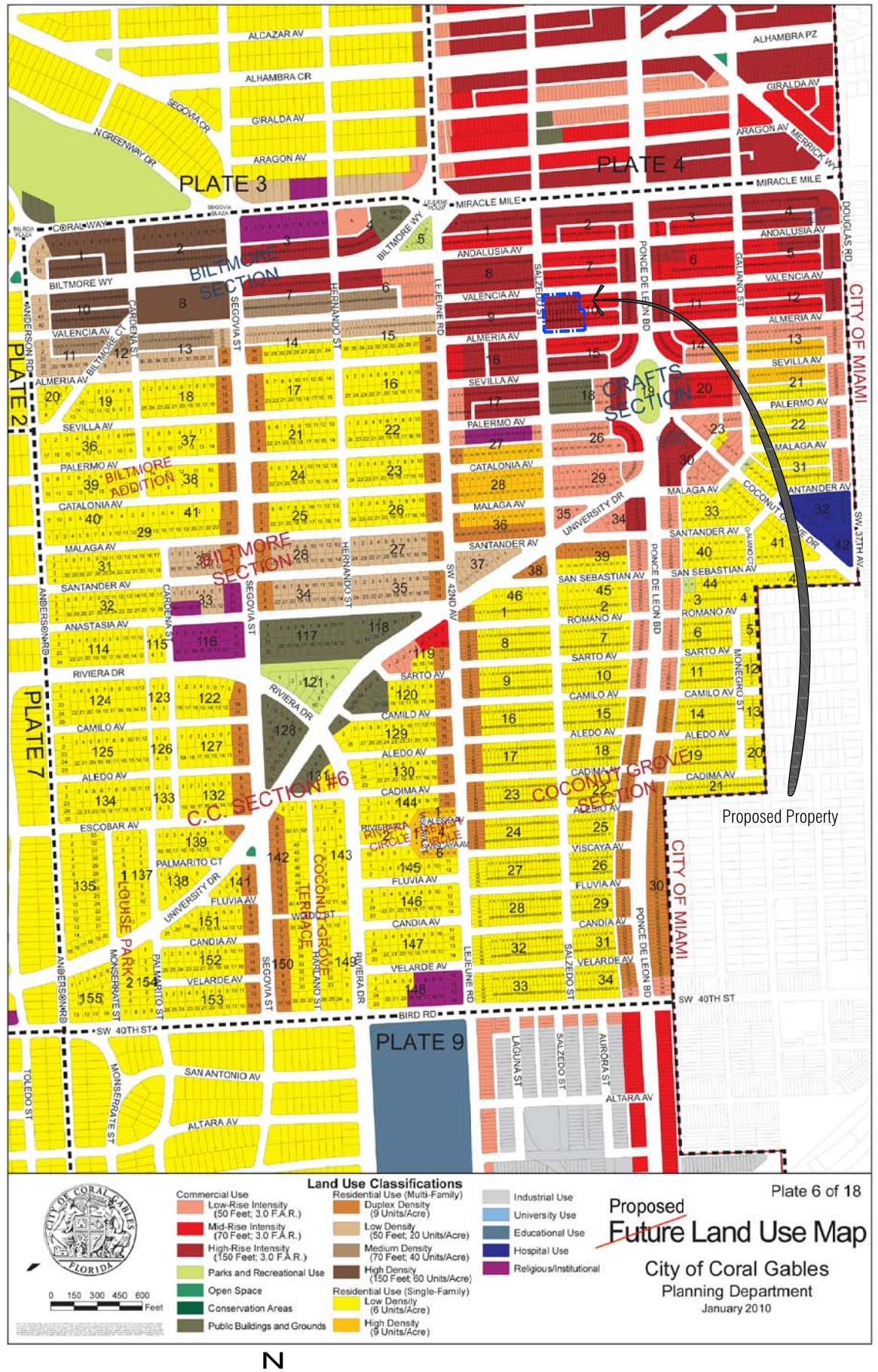
SCALE:
N.T.S.

SHEET No.:
A0.3



1 Future Land Use Map

N.T.S. SCALE: 0 5 10 20



2 Proposed Land Use Map

N.T.S. SCALE: 0 5 10 20

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW
OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

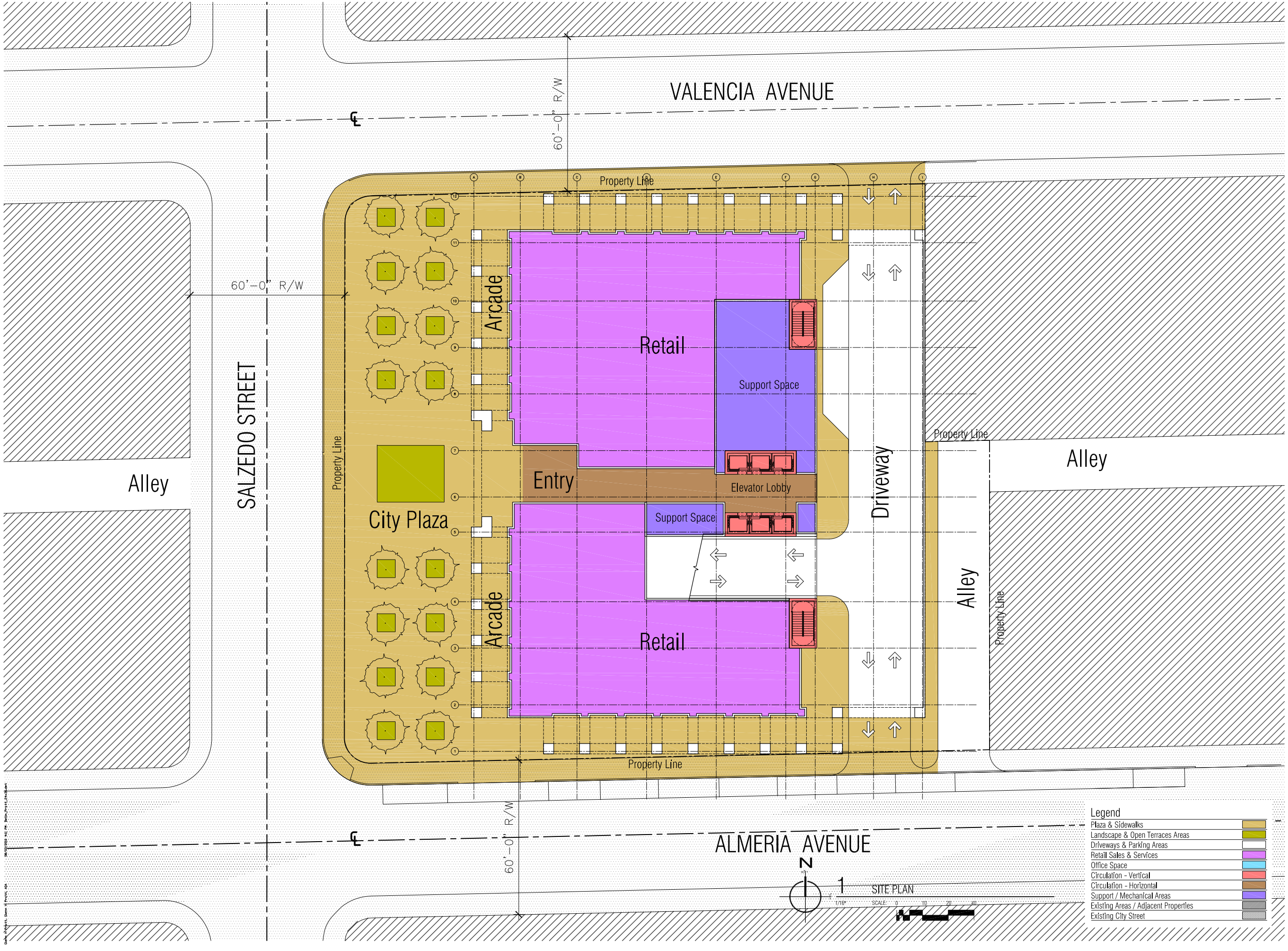
SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Future Land Use Map & Proposed Land use Map

SCALE:
N.T.S.

SHEET No.:
A0.4

Glenn H Pratt, Glenn H Pratt, AIA 09/03/2010 4:11 PM BIMx_Pratt_24x36.pln



ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW
OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

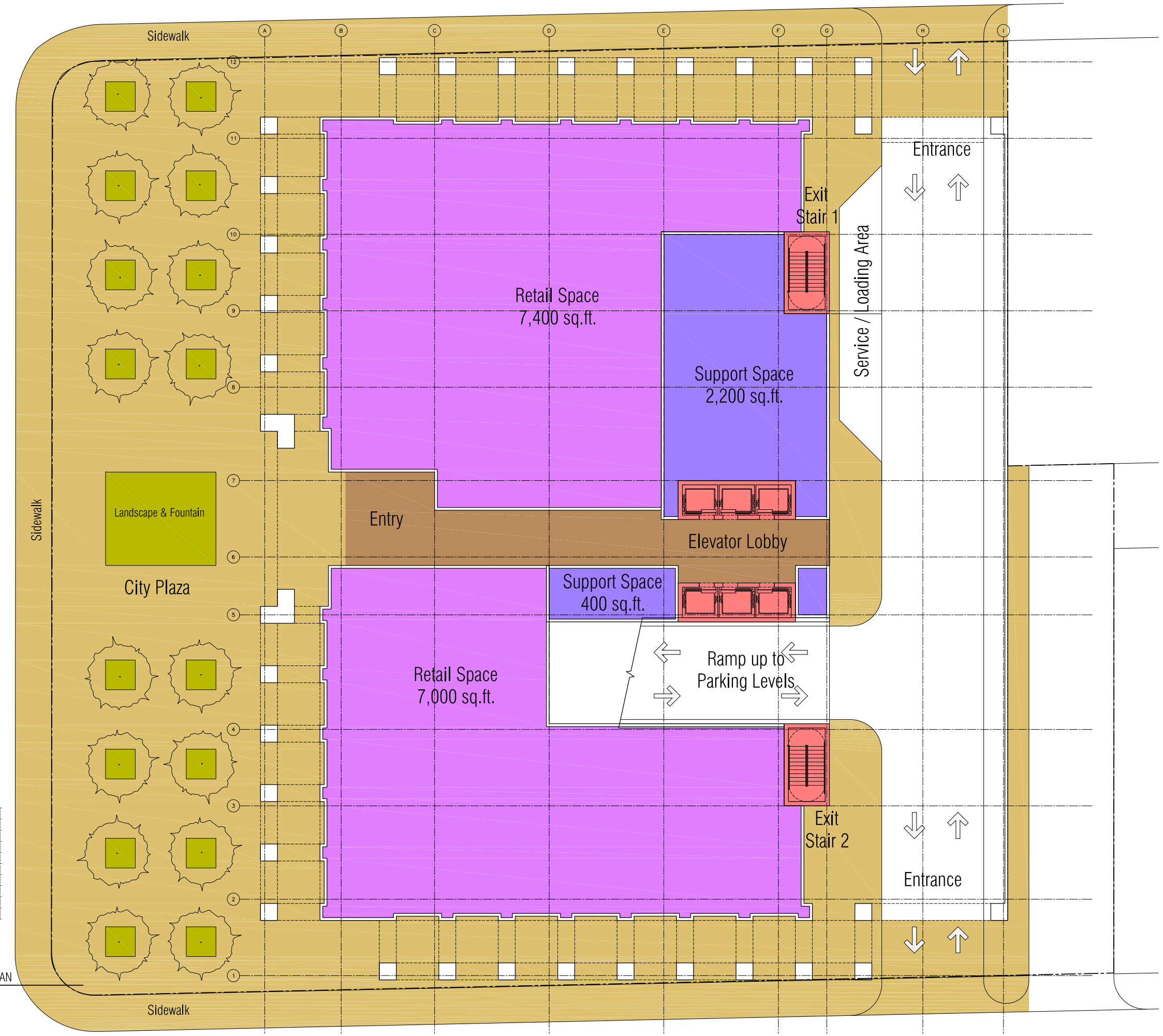
SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Site Plan

SCALE:
1/16"=1'-0"

SHEET No.:
A1.0



Legend

- Plaza & Sidewalks
- Landscape & Open Terraces Areas
- Driveways & Parking Areas
- Retail Sales & Services
- Office Space
- Circulation - Vertical
- Circulation - Horizontal
- Support / Mechanical Areas
- Existing Areas / Adjacent Properties
- Existing City Street

N

1 GROUND LEVEL FLOOR PLAN

3/32" SCALE: 0 5 10 20

08/03/2010 4:01 PM Bellin_Pratt_24x36.dwt

Glenn H Pratt, Glenn H Pratt, AIA

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW
OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Ground Level Floor Plan

SCALE:
3/32"=1'-0"

SHEET No.:
A1.1

Legend

Plaza & Sidewalks	
Landscape & Open Terraces Areas	
Driveways & Parking Areas	
Retail Sales & Services	
Office Space	
Circulation - Vertical	
Circulation - Horizontal	
Support / Mechanical Areas	
Existing Areas / Adjacent Properties	
Existing City Street	

N

1 THIRD LEVEL FLOOR PLAN

3/32" SCALE: 0 5 10 20

08/02/2010 4:11 PM Jesus_Prats_ZeroDuet

Glenn H Pratt, Glenn H Pratt, AIA

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW
OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

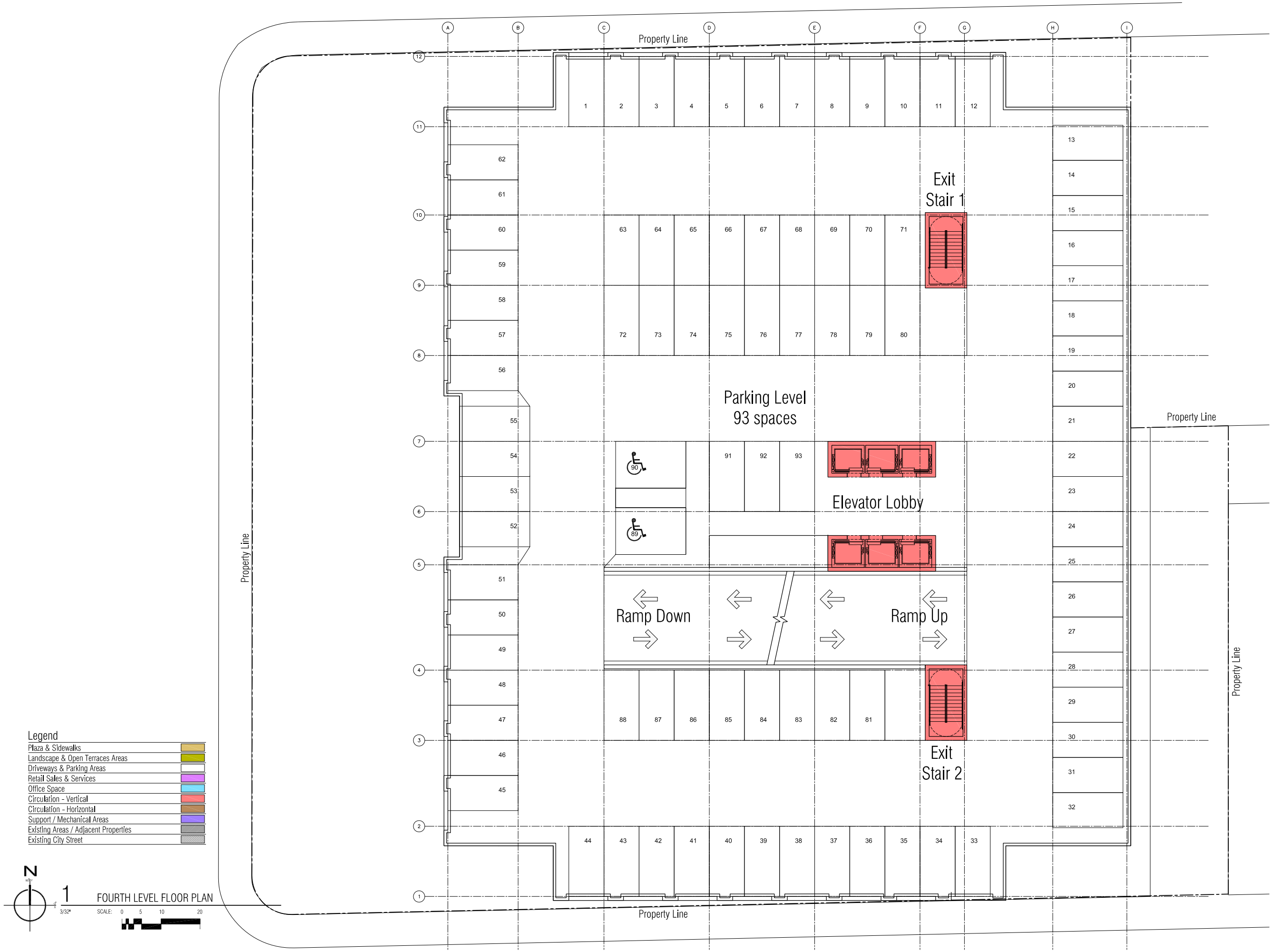
SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Third Level Floor Plan

SCALE:
3/32"=1'-0"

SHEET No.:
A1.2



ARCHITECT:
Bellin & Pratt
architects, LLC
AA26000863
285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:
Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

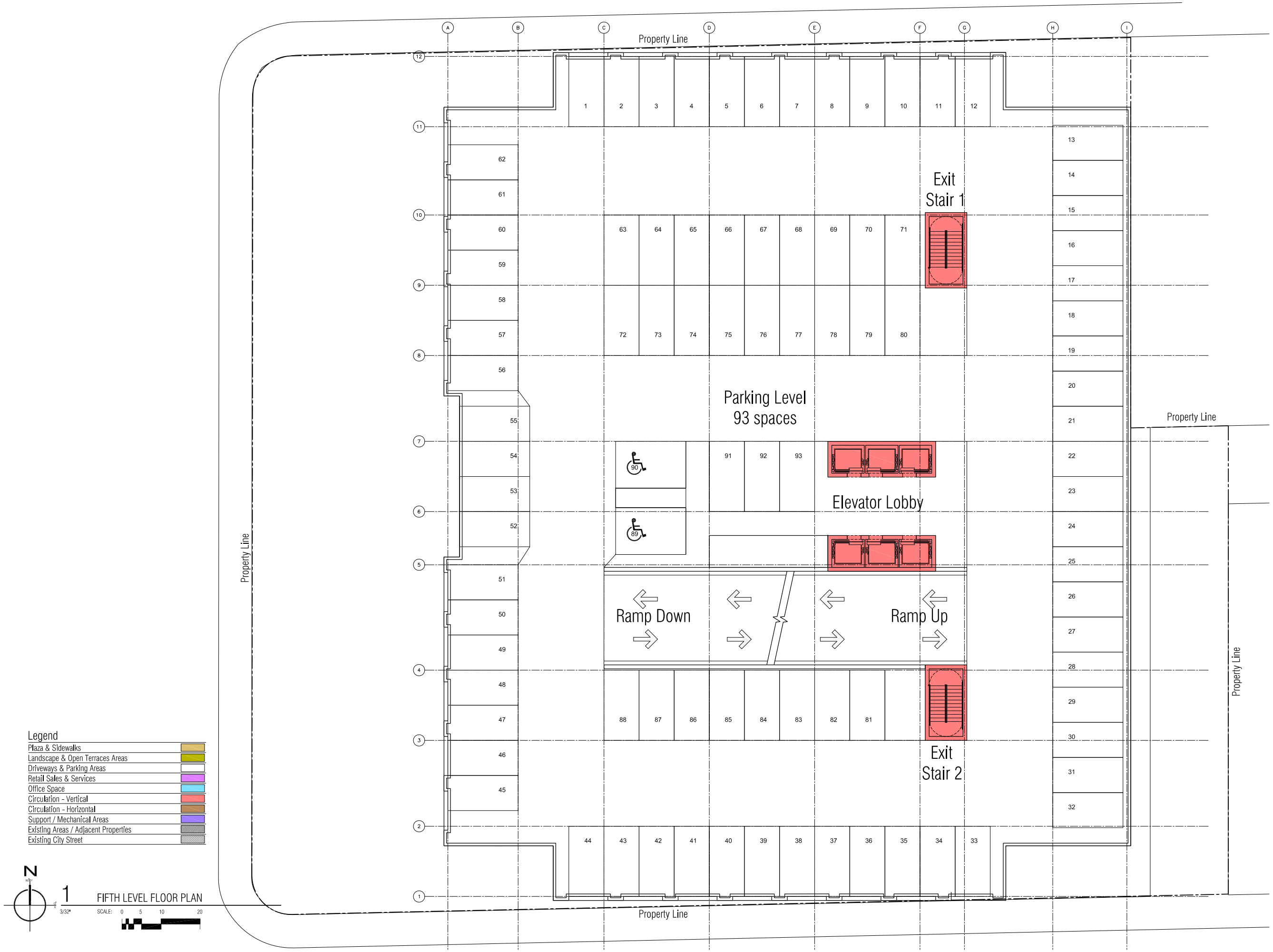
SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Fourth Level Floor Plan

SCALE:
3/32"=1'-0"

SHEET No.:
A1.3



ARCHITECT:
Bellin & Pratt
architects, LLC
AA26000863
285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:
Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

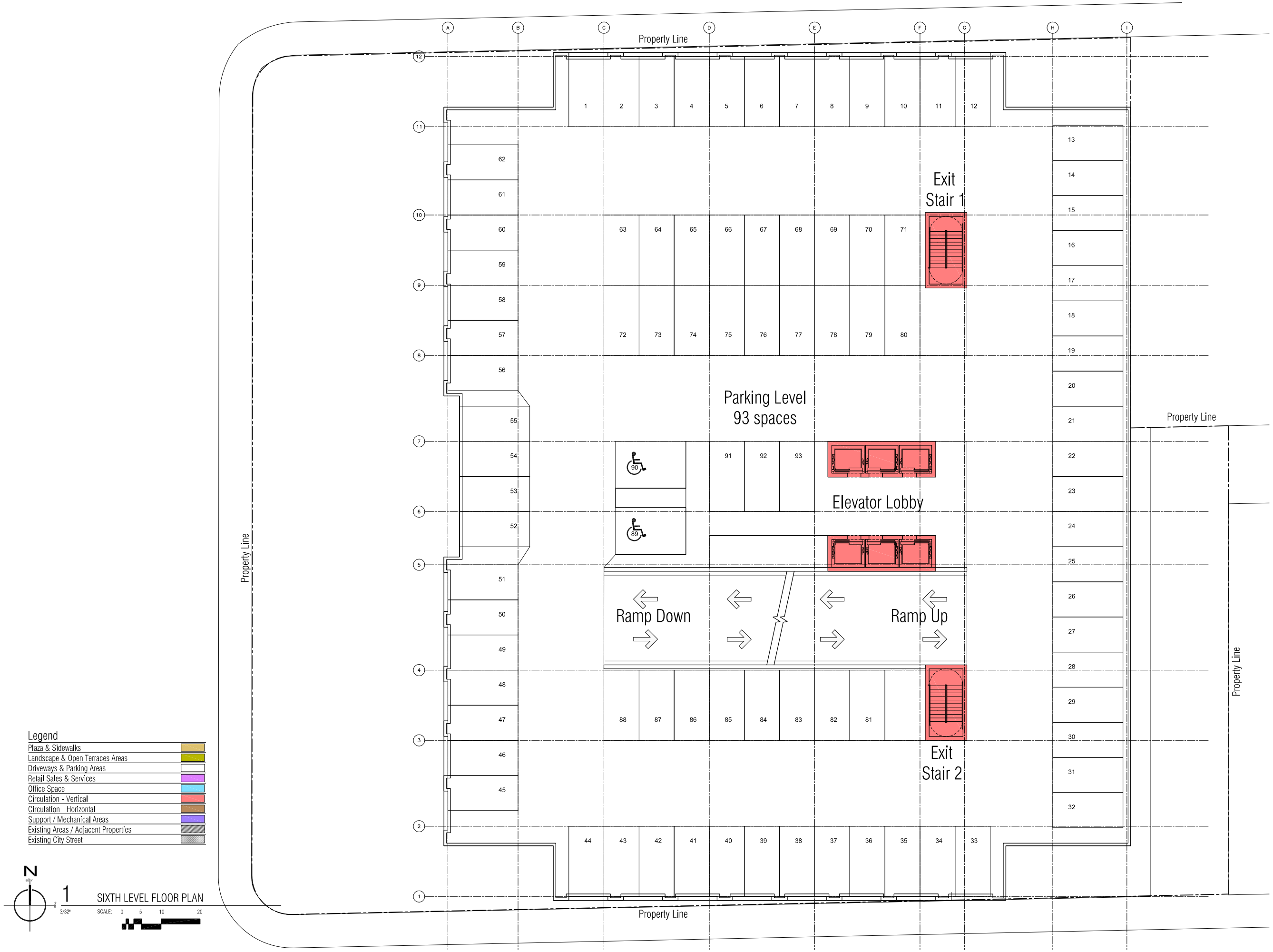
SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Fifth Level Floor Plan

SCALE:
3/32"=1'-0"

SHEET No.:
A1.4



ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW
OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Sixth Level Floor Plan

SCALE:
3/32"=1'-0"

SHEET No.:
A1.5

ARCHITECT:
Bellin & Pratt
architects, LLC
AA26000863
285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:
Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW
OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Seventh Level Floor Plan

SCALE:
3/32"=1'-0"

SHEET No.:
A1.6

Legend

- Plaza & Sidewalks
- Landscape & Open Terraces Areas
- Driveways & Parking Areas
- Retail Sales & Services
- Office Space
- Circulation - Vertical
- Circulation - Horizontal
- Support / Mechanical Areas
- Existing Areas / Adjacent Properties
- Existing City Street

N

1 EIGHTH LEVEL FLOOR PLAN

3/32"

SCALE: 0 5 10 20

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW
OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

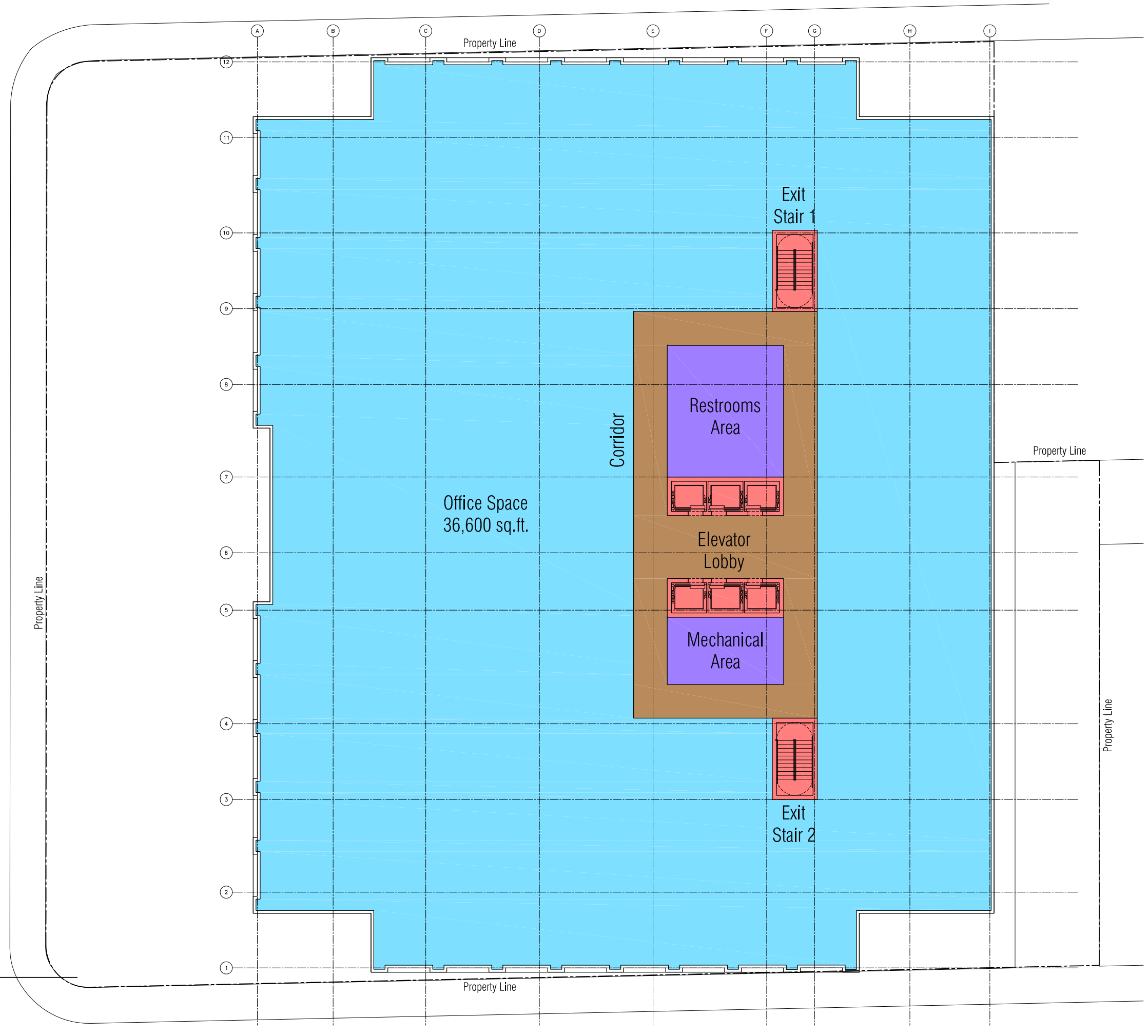
SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Eighth Level Floor Plan

SCALE:
3/32"=1'-0"

SHEET No.:
A1.7



Legend

- Plaza & Sidewalks
- Landscape & Open Terraces Areas
- Driveways & Parking Areas
- Retail Sales & Services
- Office Space
- Circulation - Vertical
- Circulation - Horizontal
- Support / Mechanical Areas
- Existing Areas / Adjacent Properties
- Existing City Street

N

1 NINTH LEVEL FLOOR PLAN

3/32"

SCALE: 0 5 10 20

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW
OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

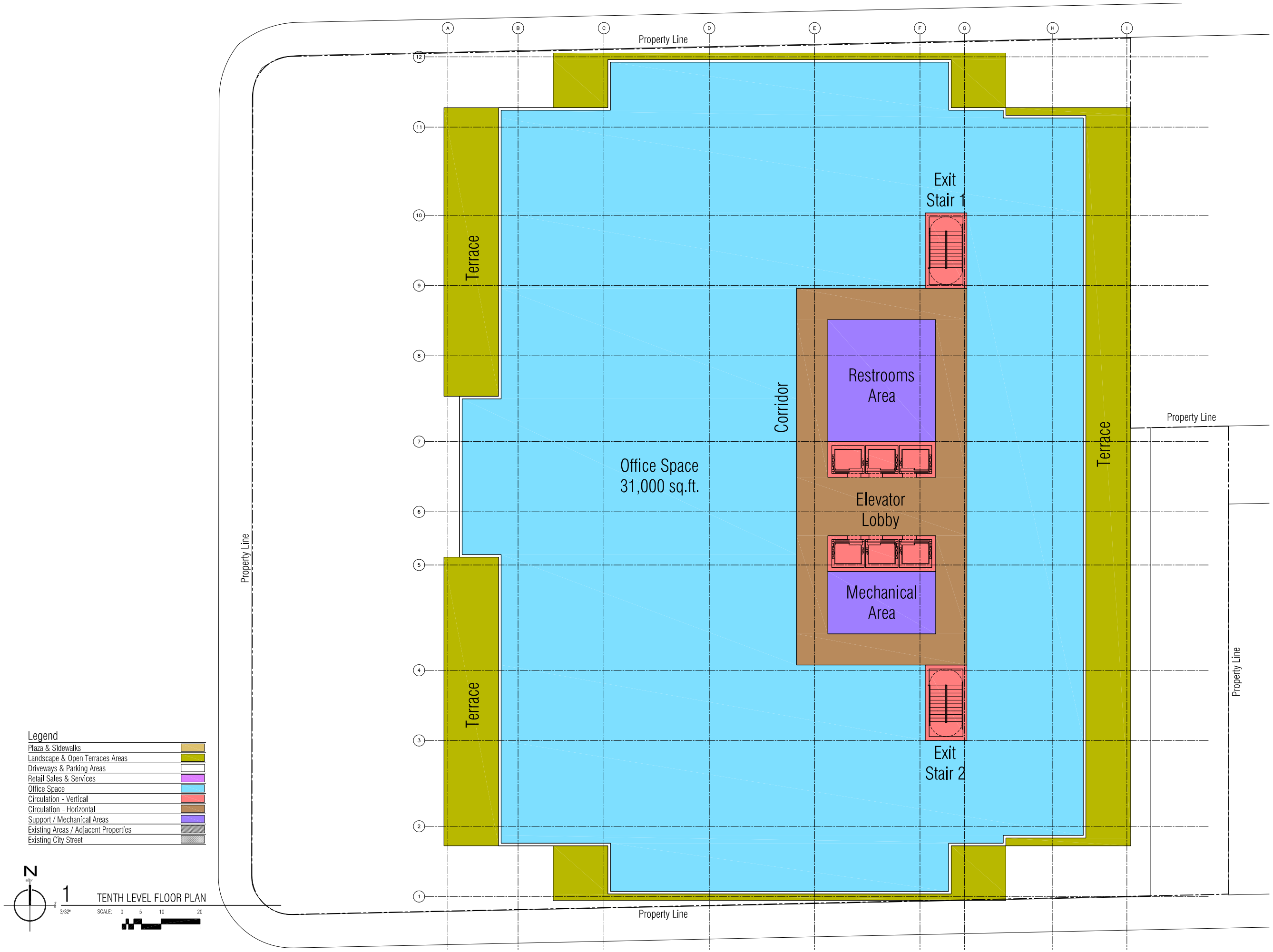
SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Ninth Level Floor Plan

SCALE:
3/32"=1'-0"

SHEET No.:
A1.8



ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW
OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

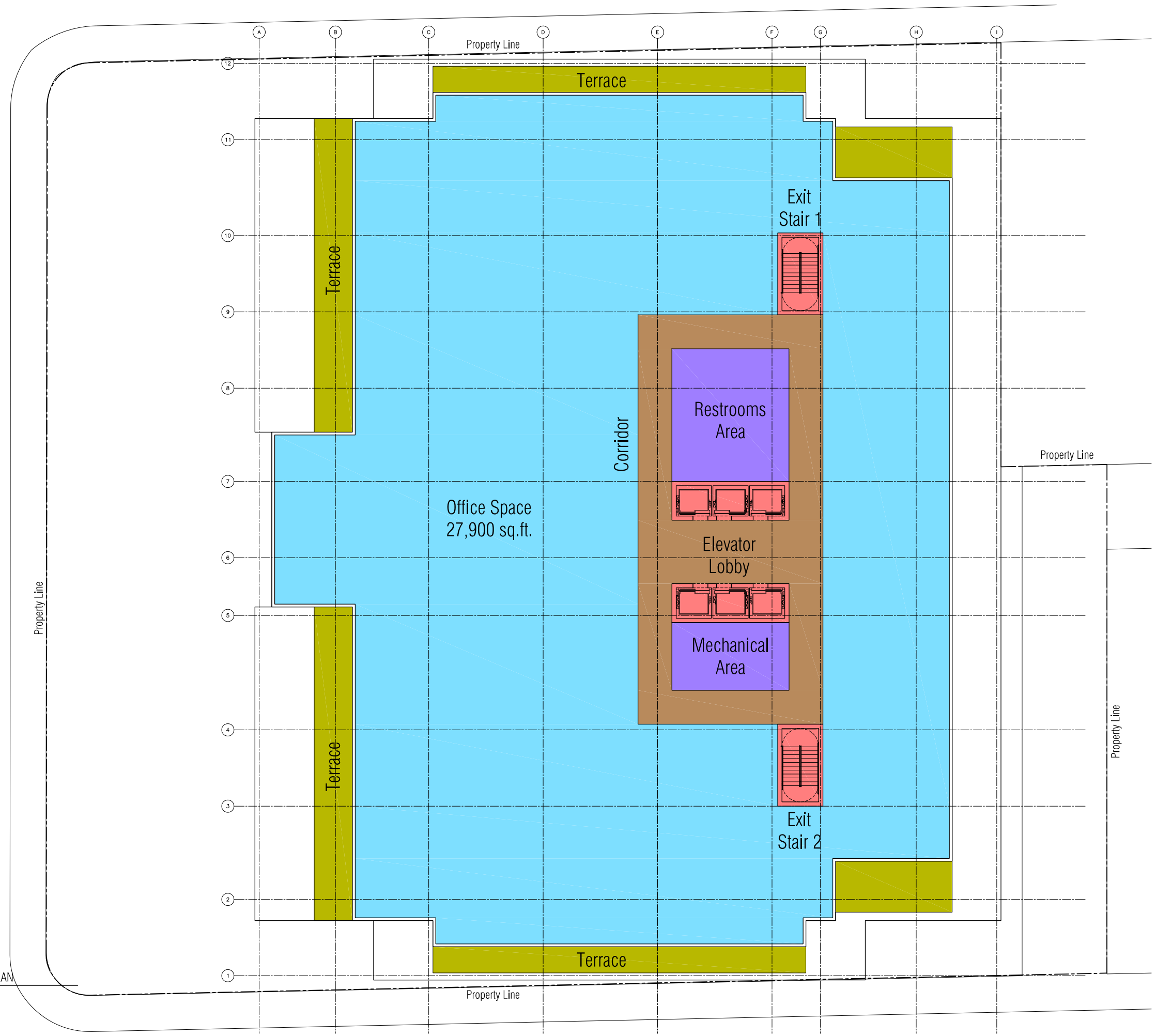
SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Tenth Level Floor Plan
Office Areas

SCALE:
3/32"=1'-0"

SHEET No.:
A1.9



Legend

- Plaza & Sidewalks
- Landscape & Open Terraces Areas
- Driveways & Parking Areas
- Retail Sales & Services
- Office Space
- Circulation - Vertical
- Circulation - Horizontal
- Support / Mechanical Areas
- Existing Areas / Adjacent Properties
- Existing City Street

N

1 ELEVENTH LEVEL FLOOR PLAN
3/32" SCALE: 0 5 10 20

08/03/2010 4:01 PM Bellin_Pratt_24x36.dwt
Glenn H Pratt, Glenn H Pratt, AIA

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW
OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Eleventh Level Floor Plan
Office Areas

SCALE:
3/32"=1'-0"

SHEET No.:
A1.10

Legend

Plaza & Sidewalks	
Landscape & Open Terraces Areas	
Driveways & Parking Areas	
Retail Sales & Services	
Office Space	
Circulation - Vertical	
Circulation - Horizontal	
Support / Mechanical Areas	
Existing Areas / Adjacent Properties	
Existing City Street	

N

1 TWELFTH LEVEL FLOOR PLAN
3/32"

SCALE: 0 5 10 20

08/03/2010 4:01 PM Bellin_Pratt_24x36.dwt
Glenn H Pratt, Glenn H Pratt, AIA

ARCHITECT:
Bellin & Pratt
architects, LLC
AA26000863
285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:
Design Consultant
Thomas A. Spain

PROJECT NAME:
SILVER ARROW
OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue,
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Twelfth Level Floor Plan
Office Areas

SCALE:
3/32"=1'-0"

SHEET No.:
A1.11

Legend

Plaza & Sidewalks	
Landscape & Open Terraces Areas	
Driveways & Parking Areas	
Retail Sales & Services	
Office Space	
Circulation - Vertical	
Circulation - Horizontal	
Support / Mechanical Areas	
Existing Areas / Adjacent Properties	
Existing City Street	

N

1 THIRTEENTH LEVEL FLOOR PLAN
3/32" SCALE: 0 5 10 20

08/03/2010 4:01 PM Bellin_Pratt_24x36.dwt
Glenn H Pratt, Glenn H Pratt, AIA

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW
OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Thirteenth Level
Floor Plan
Office Areas

SCALE:
3/32"=1'-0"

SHEET No.:
A1.12

Legend

- Plaza & Sidewalks
- Landscape & Open Terraces Areas
- Driveways & Parking Areas
- Retail Sales & Services
- Office Space
- Circulation - Vertical
- Circulation - Horizontal
- Support / Mechanical Areas
- Existing Areas / Adjacent Properties
- Existing City Street

N

1 FOURTEENTH LEVEL FLOOR PLAN
3/32" SCALE: 0 5 10 20

08/03/2010 4:01 PM Bellin_Pratt_24x36.dwt
Glenn H Pratt, Glenn H Pratt, AIA

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW
OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

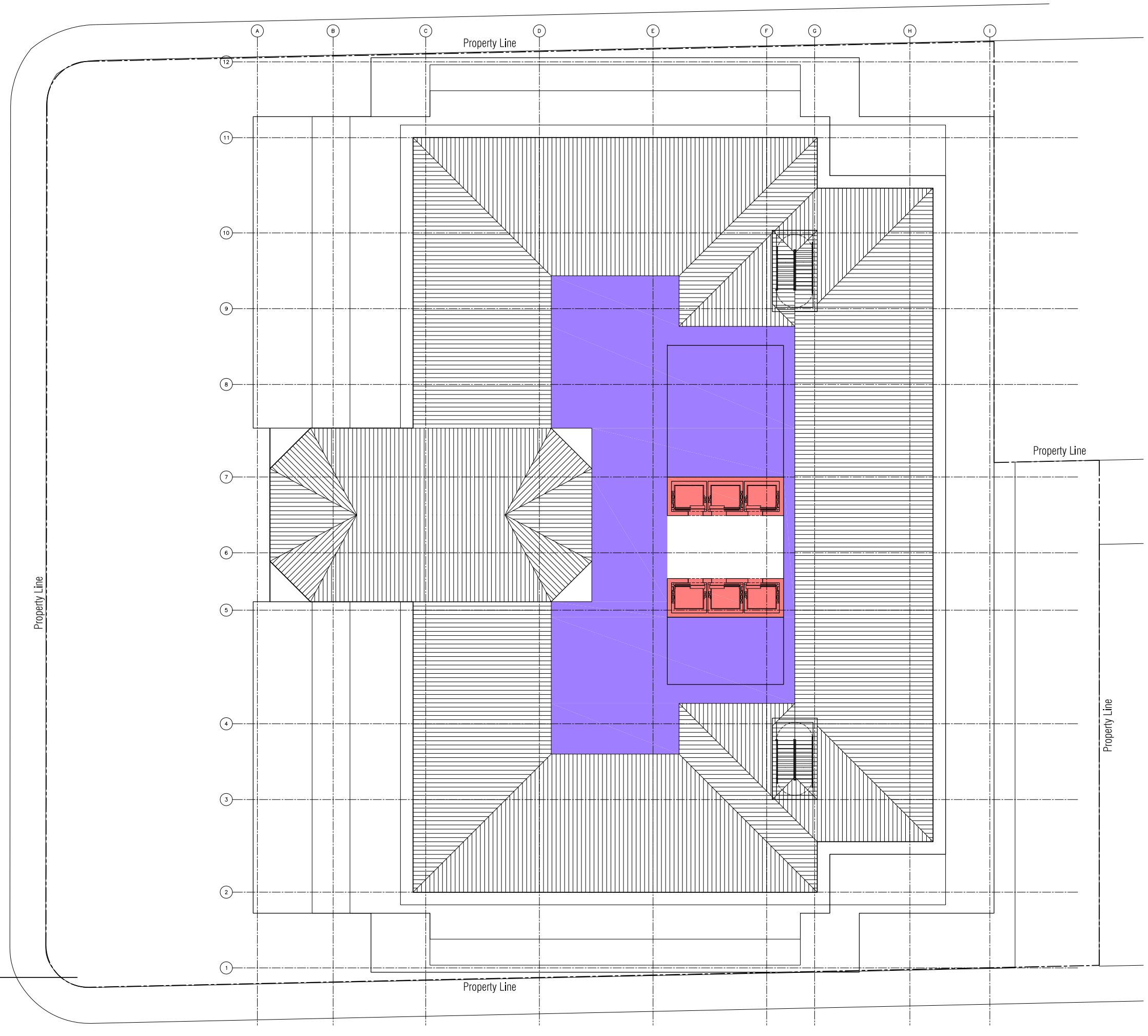
SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Fourteenth Level
Floor Plan
Office Areas

SCALE:
3/32"=1'-0"

SHEET No.:
A1.13



Legend

- Plaza & Sidewalks
- Landscape & Open Terraces Areas
- Driveways & Parking Areas
- Retail Sales & Services
- Office Space
- Circulation - Vertical
- Circulation - Horizontal
- Support / Mechanical Areas
- Existing Areas / Adjacent Properties
- Existing City Street

N

1 ROOF PLAN

3/32"

SCALE: 0 5 10 20

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW
OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

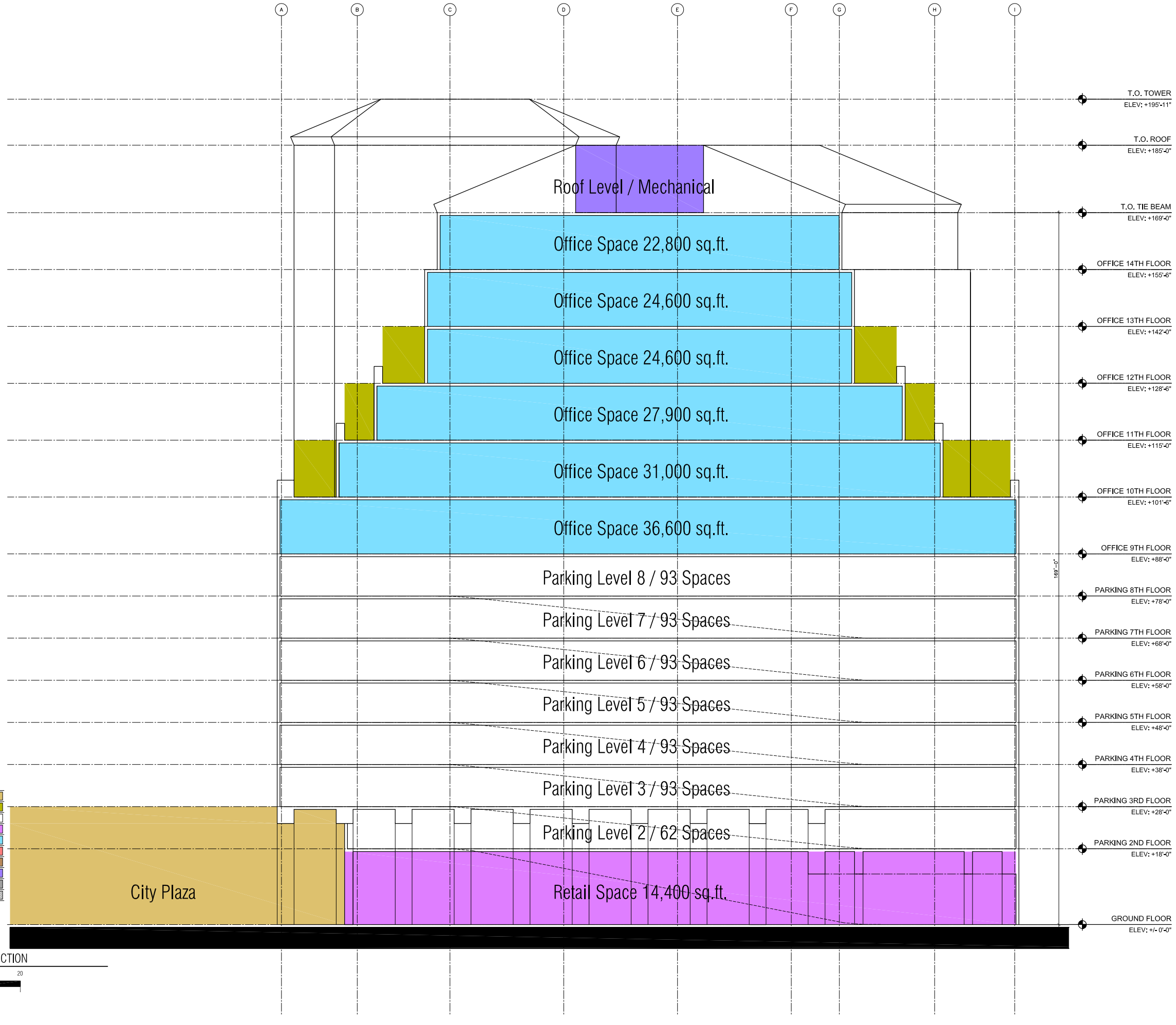
SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Roof Plan

SCALE:
3/32"=1'-0"

SHEET No.:
A1.14



ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

Design Consultant
Thomas A. Spain

PROJECT NAME:

SILVER ARROW
OFFICE BUILDING

300 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue.
Coral Gables FL 33134

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Building Cross Section

SCALE:
3/32"=1'-0"

SHEET No.:
A1.15