

OASIS AT DORAL PROGRESS SET

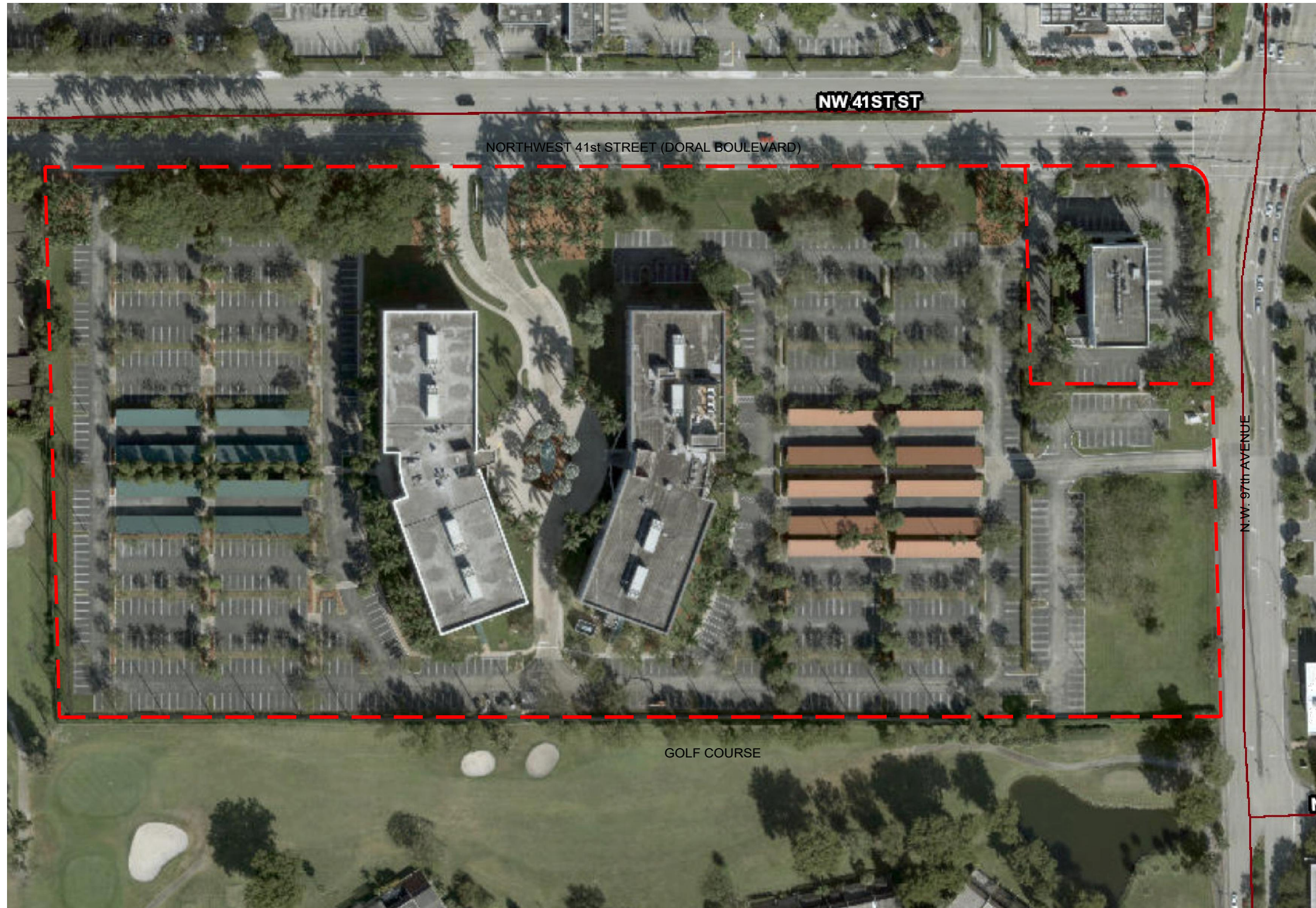
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OASIS AT DORAL

DATE:
01/24/2023



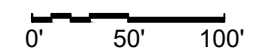
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OASIS AT DORAL

LOCATION



DATE:
01/24/2023

A-001



OFFICE-3 DISTRICT
(0-3)
MAX HEIGHT 14 STORY

COMMERCIAL
CORRIDOR DISTRICT
(CC)
MAX HEIGHT 6 STORY

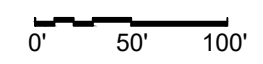
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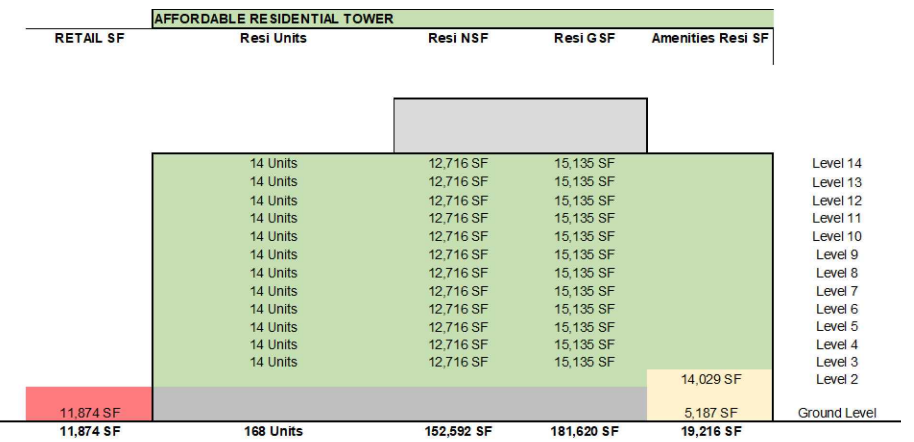
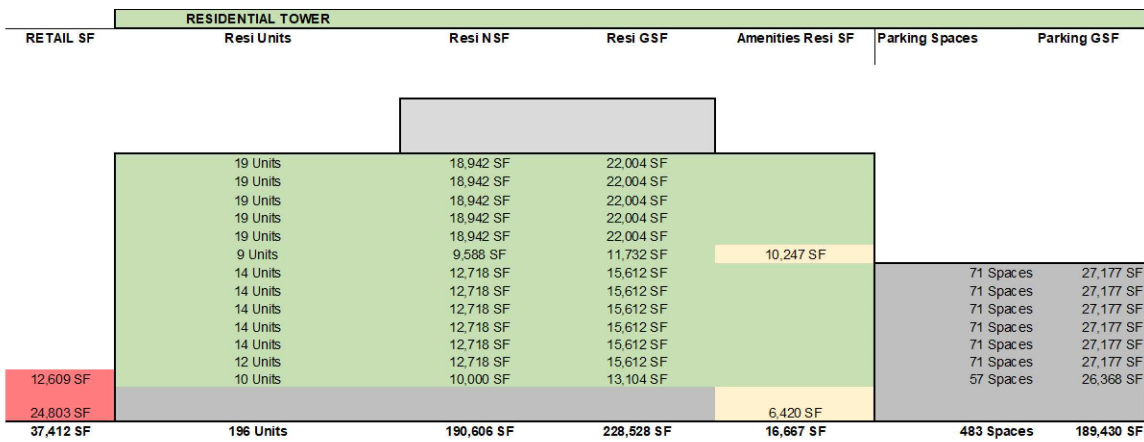
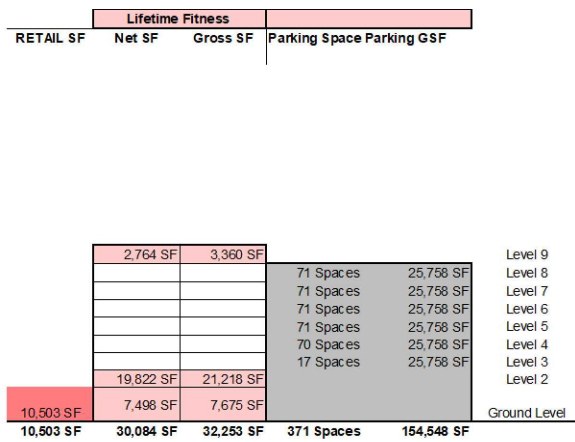
OASIS AT DORAL

ZONING



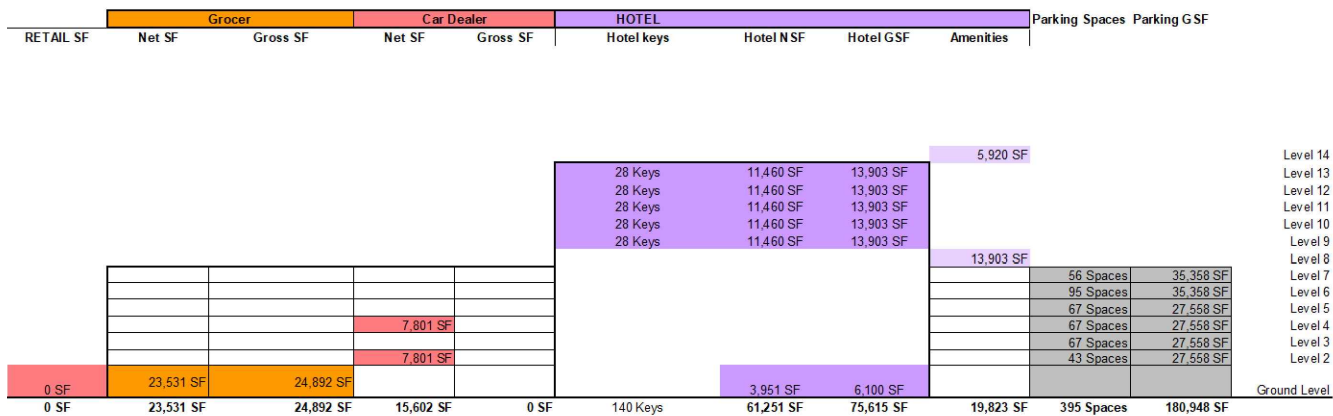
DATE:
01/24/2023

A-002

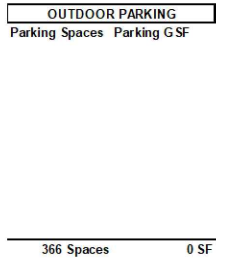
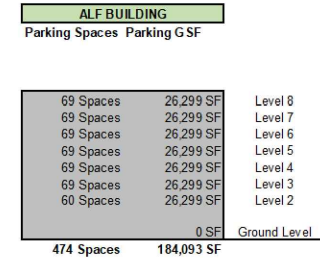
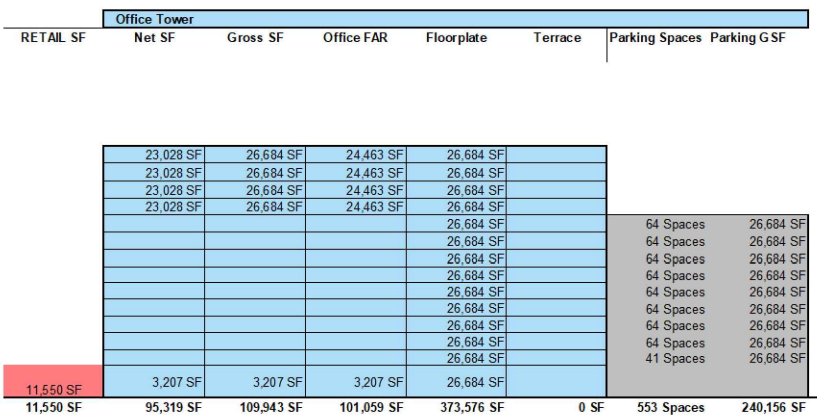


Total Residential Units	196 Units
Total Residential NSF	190,606 SF
Total Residential GSF	228,528 SF
Total Resi Amenities SF	16,667 SF
Total G SF	417,988 SF

Total Residential Units	168 Units
Total Residential NSF	152,592 SF
Total Residential GSF	181,620 SF
Total Resi Amenities SF	19,216 SF
Total G SF	181,620 SF



Total Hotel Keys	140 Keys
Total Hotel G SF	75,615 SF
Total Hotel Amenities SF	19,823 SF



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OASIS AT DORAL

DATA SHEET

DATE:
01/24/2023

A-003

PARKING CALCULATIONS

RESIDENTIAL BUILDING	UNITS	RATIO	REQUIRED	PROVIDED
1BR	121	1	121 Spaces	
2BR	57	2	114 Spaces	
3BR	18	2	36 Spaces	
TOTAL	196 Units		271 Spaces	

AFORDABLE RESIDENTIAL BUILDING	UNITS	RATIO	REQUIRED	PROVIDED
1BR	120	1	120 Spaces	
2BR	48	1	48 Spaces	
3BR	0	2	0 Spaces	
TOTAL	168 Units		168 Spaces	

RETAIL GROUND	GSF	RATIO	REQUIRED
MAIN STREET	2,304 SF	3 PER 1,000 SF	7 Spaces
NW 41 STREET (4 ONE STORY BUILDINGS)	71,139 SF	3 PER 1,000 SF	213 Spaces
GROCER	24,892 SF	5 PER 1,000 SF	124 Spaces
LIFETIME FITNESS BUILDING	10,503 SF	3 PER 1,000 SF	32 Spaces
AFORDABLE RESIDENTIAL BUILDING	11,874 SF	3 PER 1,000 SF	36 Spaces
RESIDENTIAL BUILDING	37,412 SF	3 PER 1,000 SF	112 Spaces
HOTEL / COMMERCIAL BUILDING	0 SF	3 PER 1,000 SF	0 Spaces
ALF BUILDING (APPROX)	37,412 SF	3 PER 1,000 SF	112 Spaces
OFFICE BUILDING (APPROX)	11,550 SF	3 PER 1,000 SF	35 Spaces
TOTAL	207,086 SF		671 Spaces

HOTEL / COMMERCIAL BUILDING			
HOTEL		1 per key	140 Spaces
CAR DEALER	15,602 SF	3 PER 1,000 SF	47 Spaces
TOTAL			187 Spaces

LIFETIME FITNESS BUILDING		RATIO	REQUIRED
LIFETIME FITNESS	32,253 SF	3 PER 1,000 SF	97 Spaces
TOTAL			97 Spaces

RESIDENTIAL ALF BUILDING	UNITS	RATIO	REQUIRED
	305 Units	1.5	458 Spaces

OFFICE BUILDING	GSF	RATIO	REQUIRED
	109,943 SF	3 PER 1,000 SF	330 Spaces

TOTAL			2,181 Spaces	2,642 Spaces
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461 Spaces

PARKING MATRIX CALCULATIONS

USES	BUILDING								TOTAL
	RESIDENTIAL BUILDING	AFORDABLE RESIDENTIAL BUILDING	HOTEL BUILDING COMMERCIAL BUILDING	LIFETIME FITNESS BUILDING	STREET RETAIL	ALF BUILDING	OFFICE BUILDING		
RESIDENTIAL UNITS	271 Spaces								271 Spaces
AFORDABLE	168 Spaces								168 Spaces
ALF UNITS						458 Spaces			458 Spaces
GROCER			124 Spaces						124 Spaces
HOTEL			140 Spaces						140 Spaces
OFFICE							330 Spaces		330 Spaces
CAR DEALER			47 Spaces						47 Spaces
LIFETIME FITNESS				97 Spaces					97 Spaces
GROUND RETAIL					326 Spaces				326 Spaces
ON STREET RETAIL				220 Spaces					220 Spaces
TOTAL REQUIRED	439 Spaces	0 Spaces	311 Spaces	317 Spaces	326 Spaces	458 Spaces	330 Spaces		2,181 Spaces
TOTAL PROVIDED	483 Spaces	0 Spaces	395 Spaces	371 Spaces	366 Spaces	474 Spaces	553 Spaces		2,642 Spaces
SURPLUS	44 Spaces	0 Spaces	84 Spaces	54 Spaces	40 Spaces	17 Spaces	223 Spaces		461 Spaces

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OASIS AT DORAL

PARKING CALCULATIONS

DATE:
01/24/2023

A-004



LINCOLN ROAD (MIAMI BEACH)



THE GROVE (LOS ANGELES)



LA RAMBLA (BARCELONA)



3RD STREET PROMENADE (SANTA MONICA)



LINCOLN ROAD (MIAMI BEACH)

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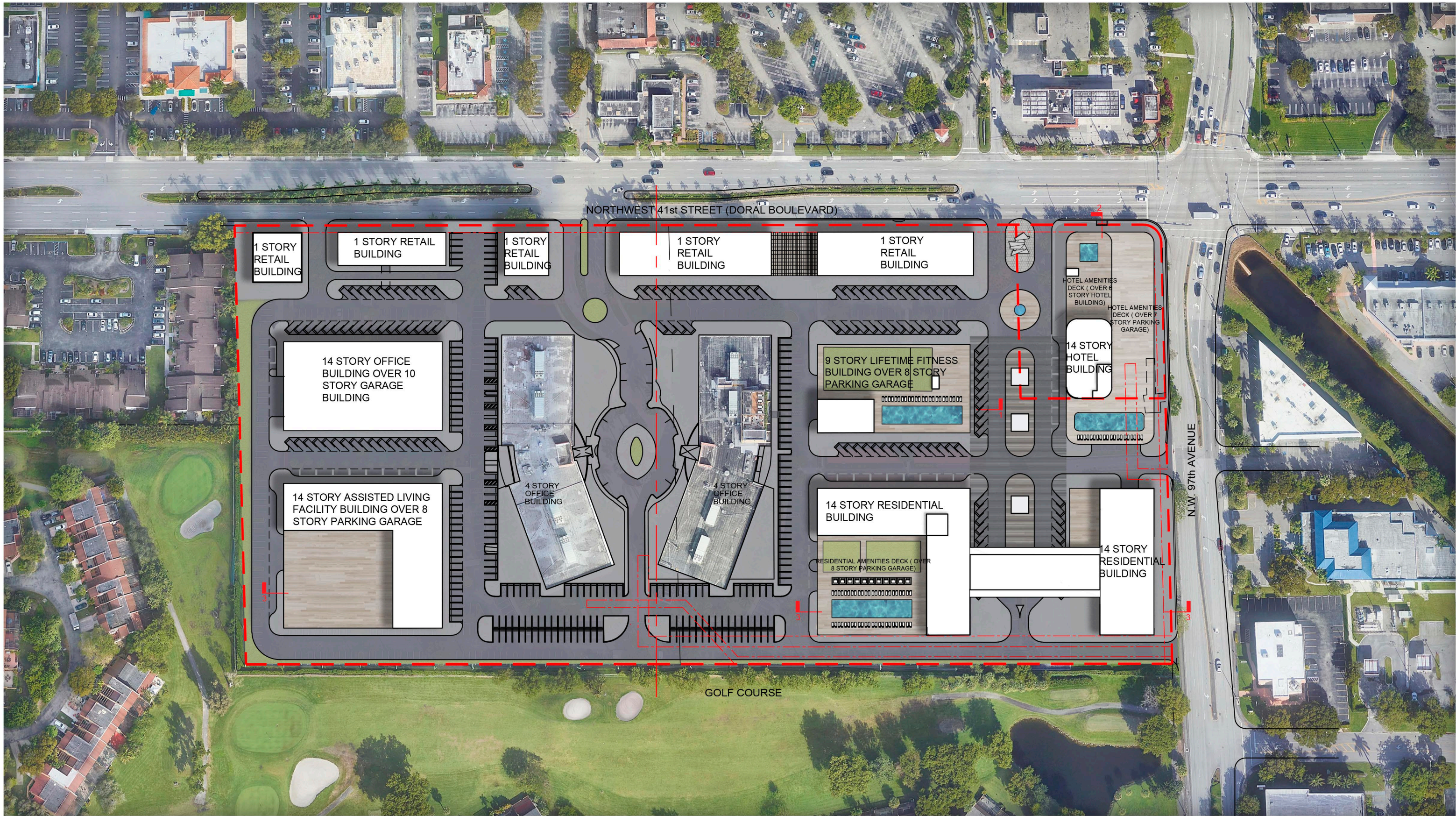
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OASIS AT DORAL

REFERENCE IMAGES

DATE:
01/24/2023

A-005



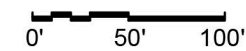
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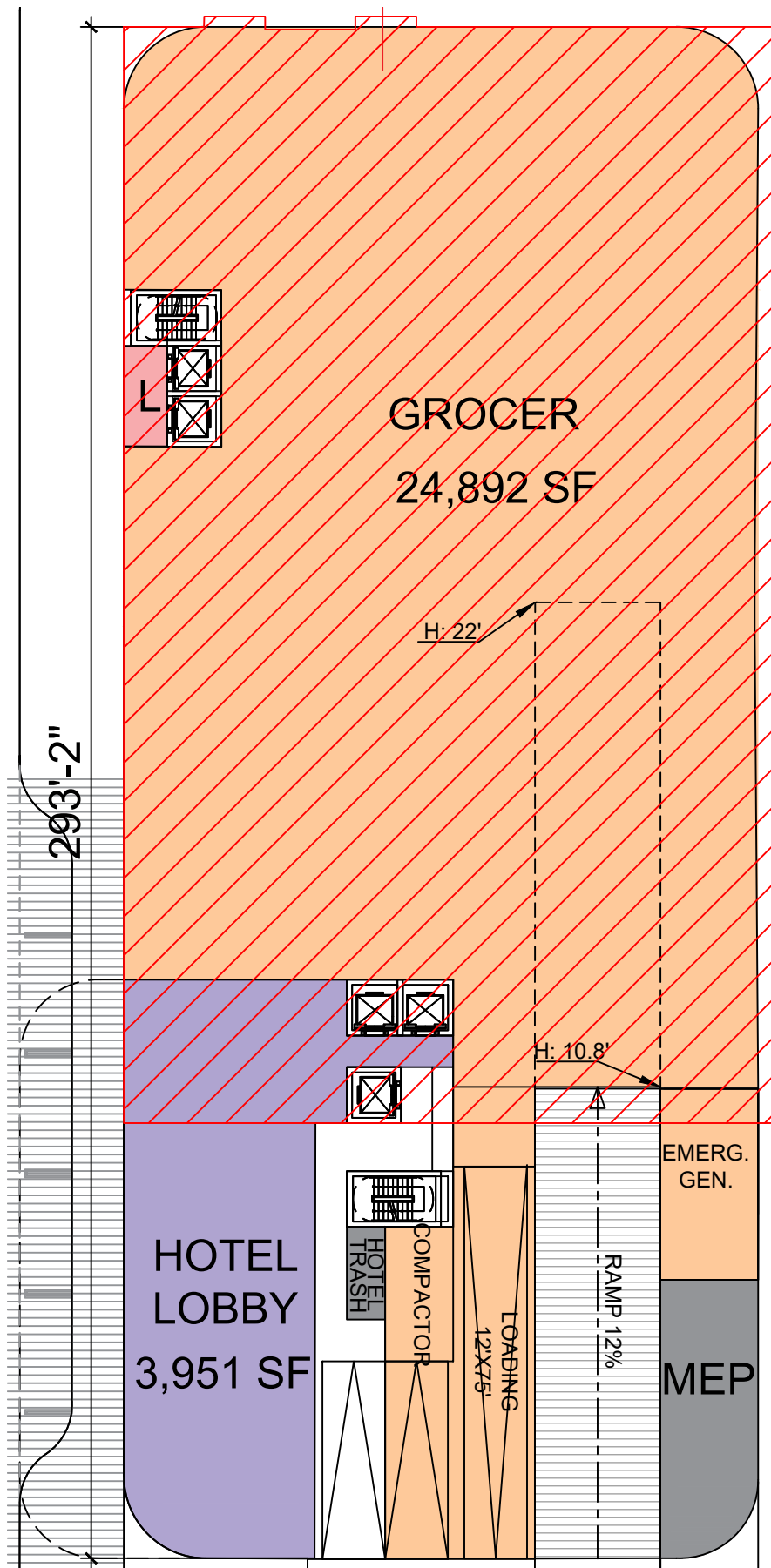
OASIS AT DORAL

SITE



DATE:
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A-100



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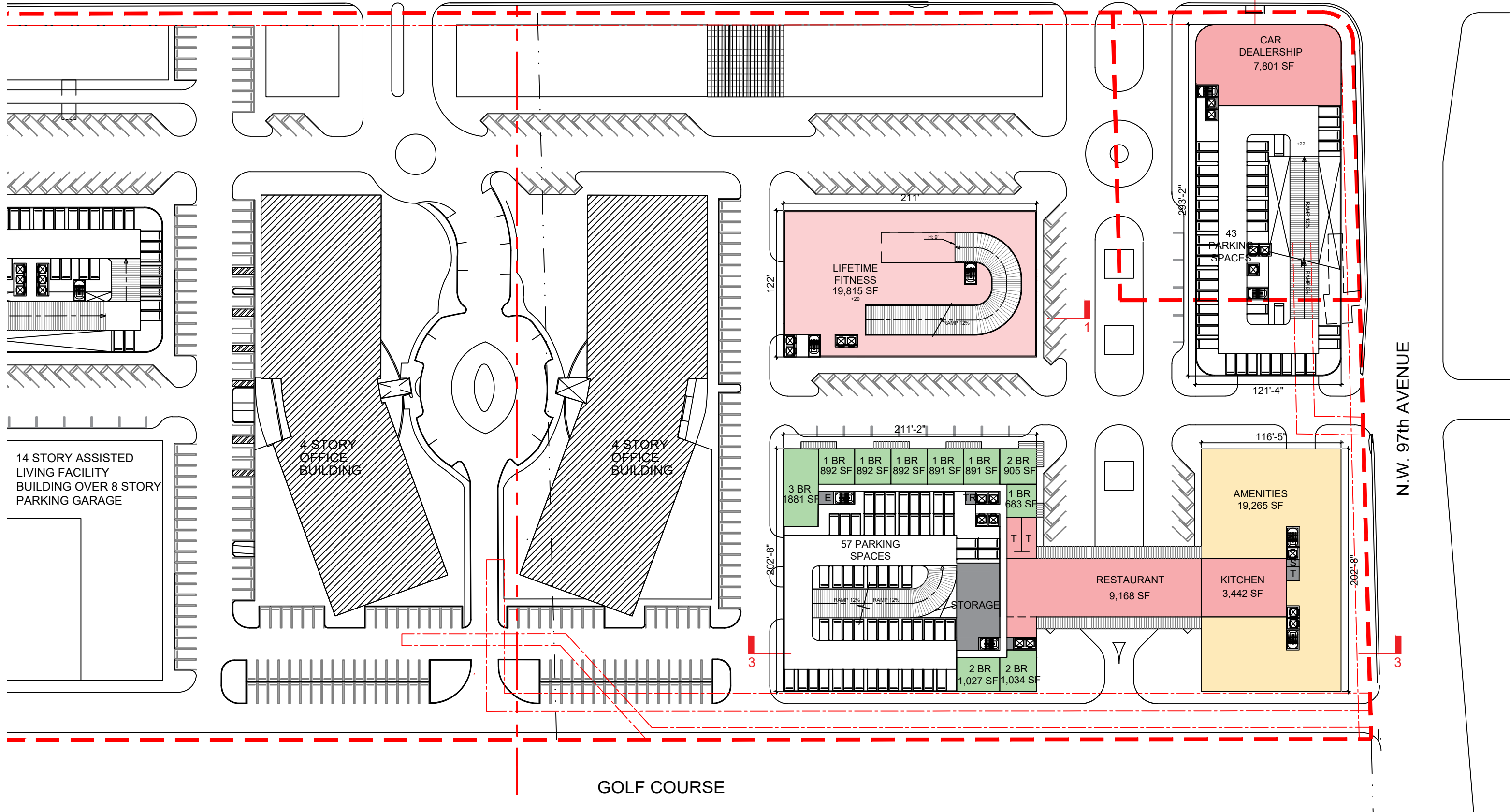
GROCER



DATE:
01/24/2023

A-101'

NORTHWEST 41st STREET (DORAL BOULEVARD)



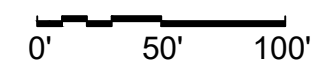
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OASIS DORAL

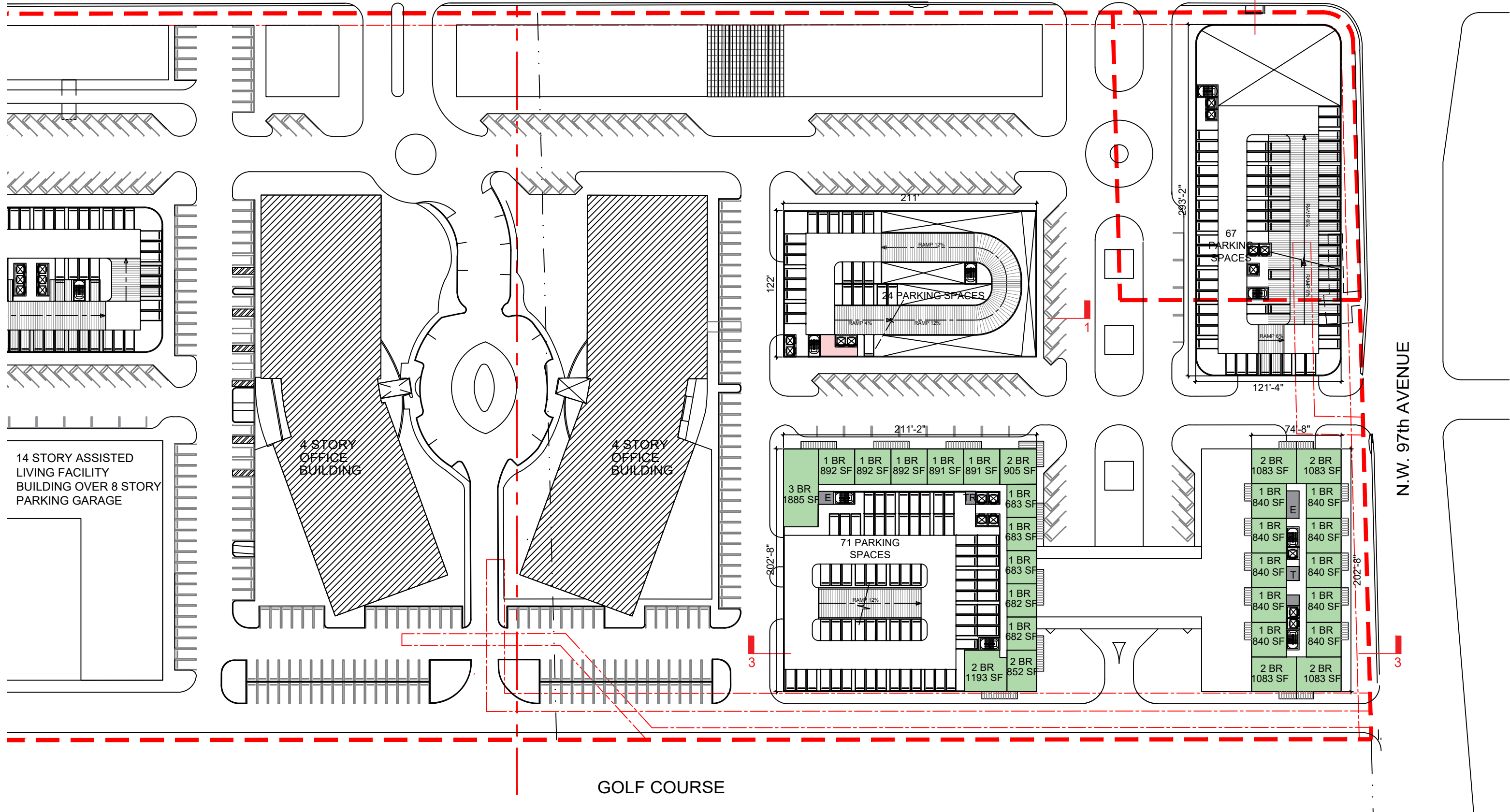
LEVEL 2



DATE:
01/18/2023

A-102

NORTHWEST 41st STREET (DORAL BOULEVARD)



14 STORY ASSISTED LIVING FACILITY BUILDING OVER 8 STORY PARKING GARAGE

4 STORY OFFICE BUILDING

4 STORY OFFICE BUILDING

122'

211'

211'-2"

202'-8"

283'-2"

121'-4"

74'-8"

202'-8"

N.W. 97th AVENUE

GOLF COURSE

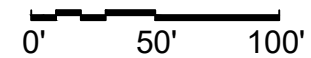
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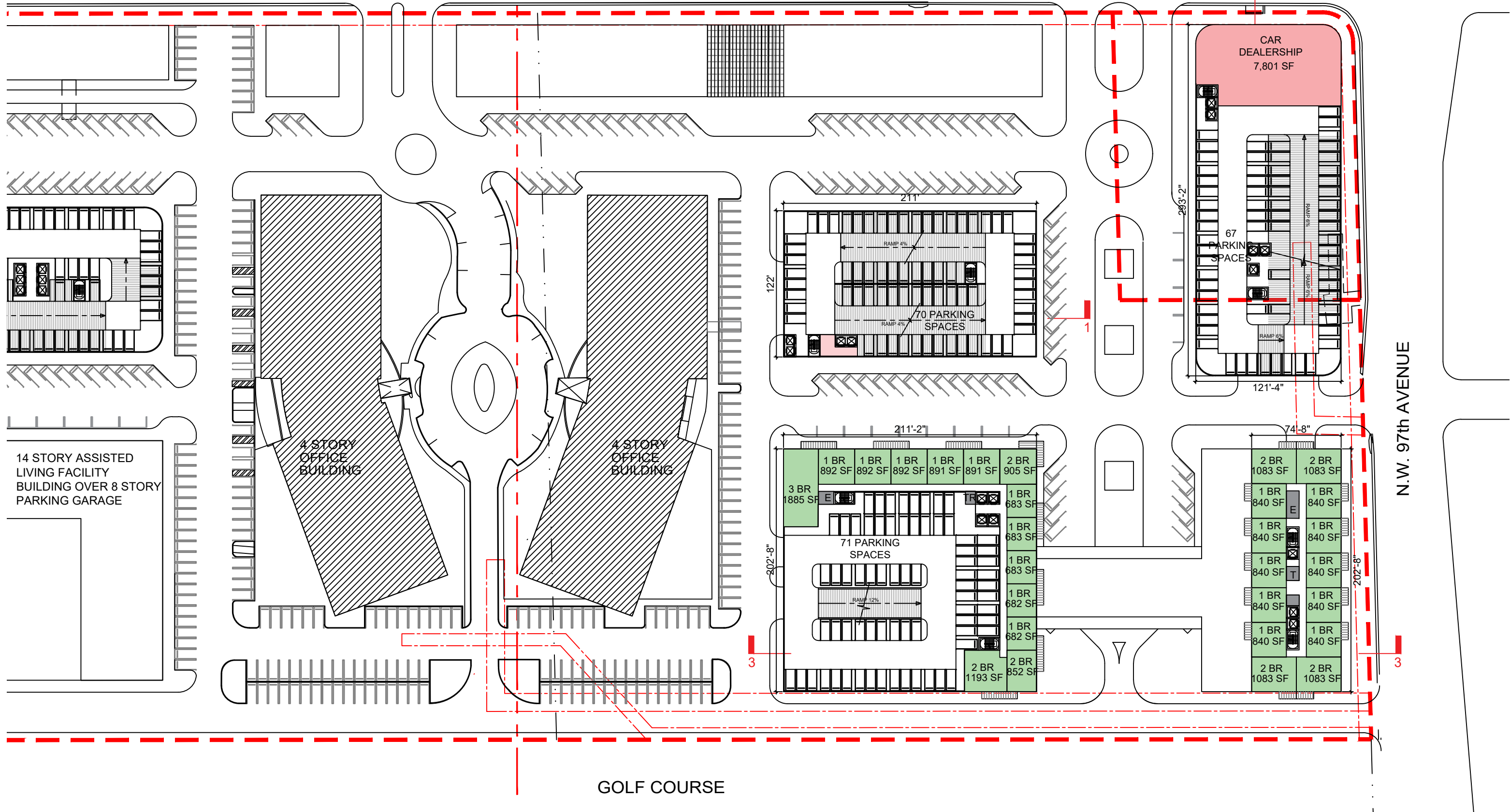
PARKING LEVEL 3



DATE:
01/24/2023

A-103

NORTHWEST 41st STREET (DORAL BOULEVARD)



14 STORY ASSISTED LIVING FACILITY BUILDING OVER 8 STORY PARKING GARAGE

4 STORY OFFICE BUILDING

4 STORY OFFICE BUILDING

CAR DEALERSHIP
7,801 SF

67
PARKING
SPACES

70 PARKING
SPACES

71 PARKING
SPACES

2 BR
1083 SF

1 BR
840 SF

1 BR
840 SF

1 BR
840 SF

1 BR
840 SF

1 BR
840 SF

2 BR
1083 SF

2 BR
1083 SF

N.W. 97th AVENUE

GOLF COURSE

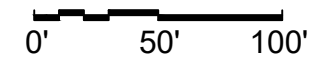
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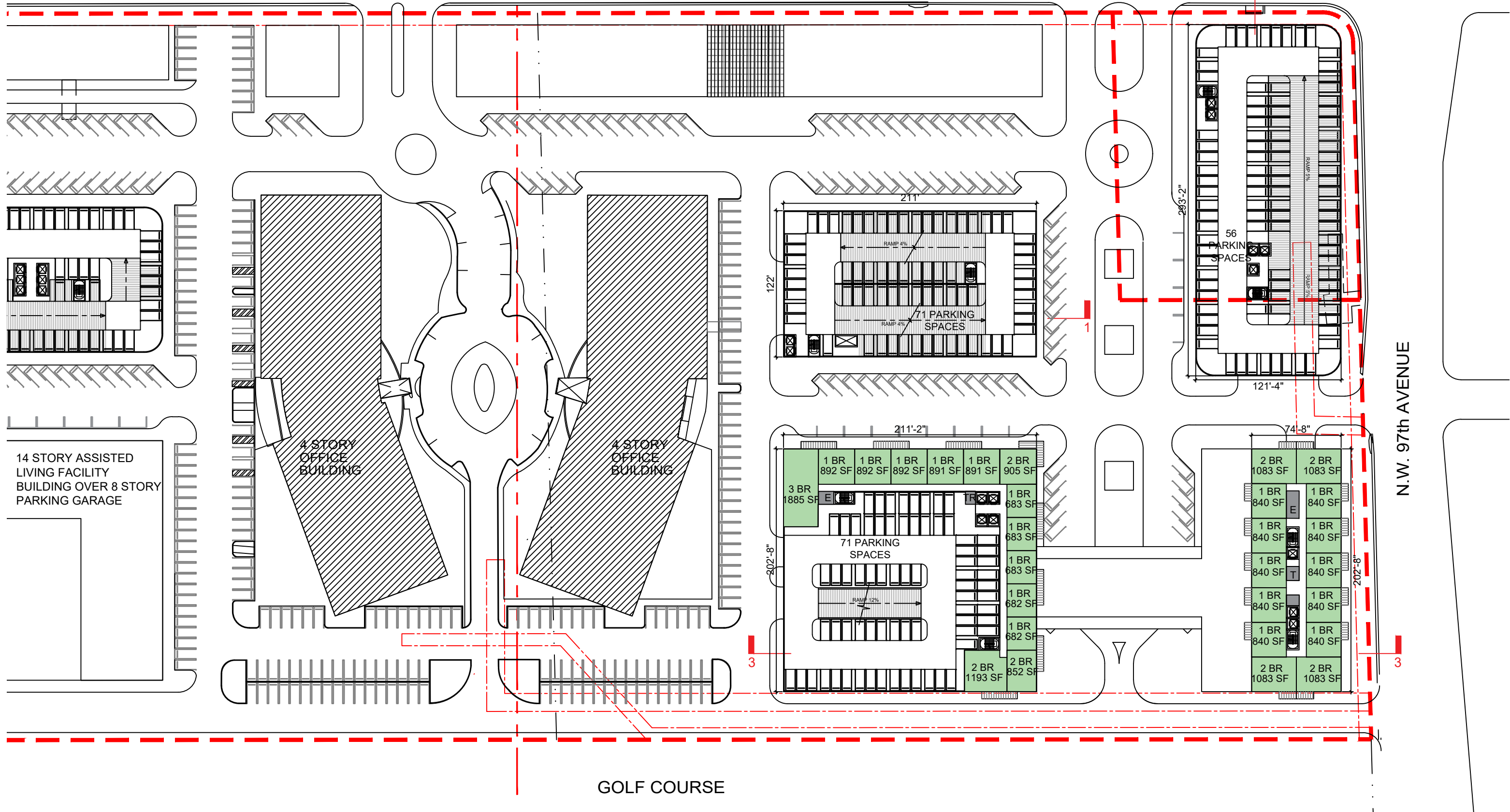
PARKING LEVEL 4



DATE:
01/24/2023

A-104

NORTHWEST 41st STREET (DORAL BOULEVARD)



14 STORY ASSISTED LIVING FACILITY BUILDING OVER 8 STORY PARKING GARAGE

4 STORY OFFICE BUILDING

4 STORY OFFICE BUILDING

71 PARKING SPACES

56 PARKING SPACES

71 PARKING SPACES

2 BR 1083 SF

1 BR 840 SF

1 BR 840 SF

1 BR 840 SF

1 BR 840 SF

1 BR 840 SF

1 BR 840 SF

2 BR 1083 SF

2 BR 1083 SF

N.W. 97th AVENUE

GOLF COURSE

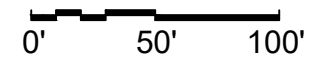
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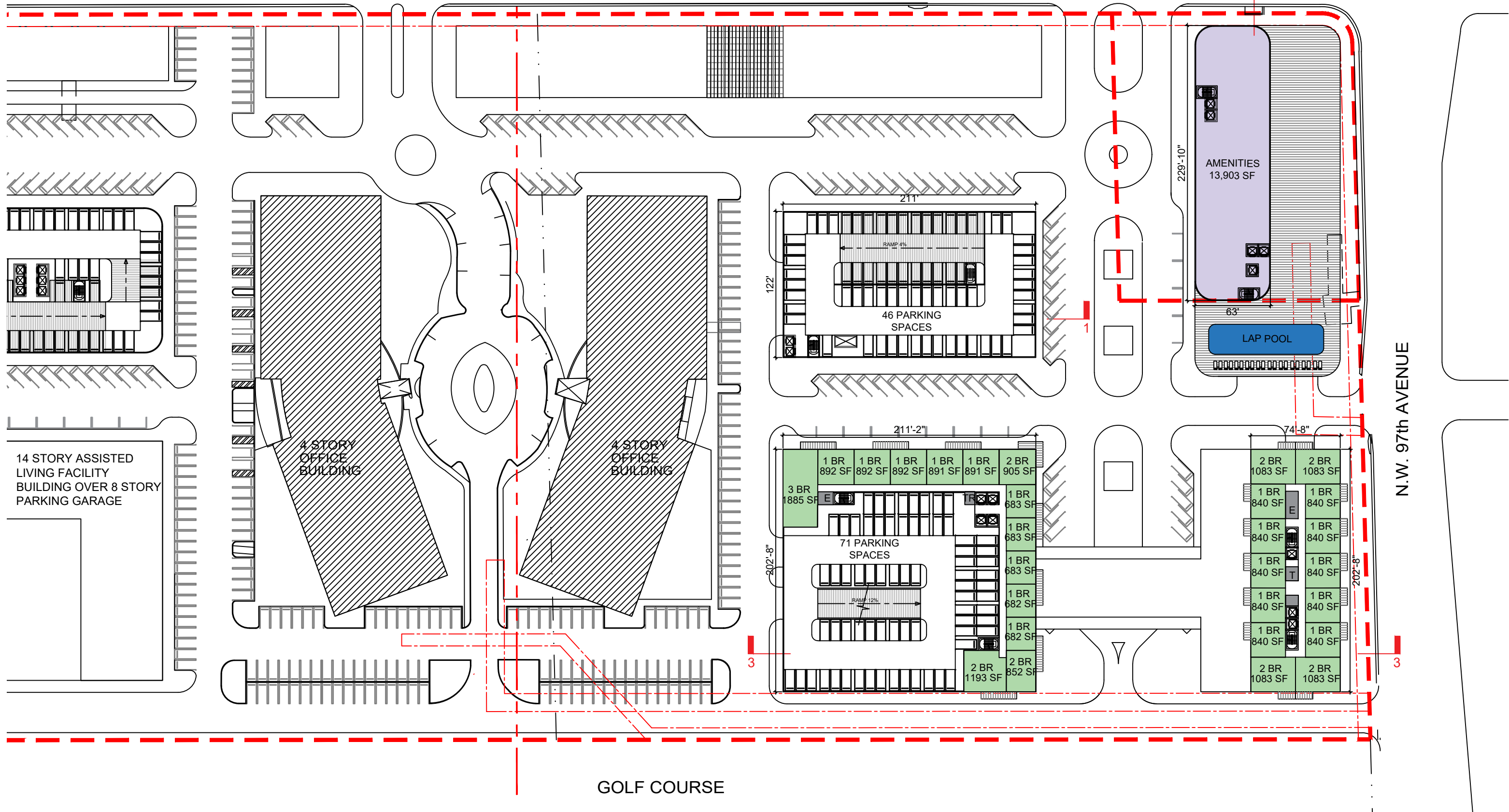
PARKING LEVEL 7



DATE:
01/24/2023

A-107

NORTHWEST 41st STREET (DORAL BOULEVARD)



14 STORY ASSISTED LIVING FACILITY BUILDING OVER 8 STORY PARKING GARAGE

4 STORY OFFICE BUILDING

4 STORY OFFICE BUILDING

46 PARKING SPACES

71 PARKING SPACES

AMENITIES 13,903 SF

LAP POOL

N.W. 97th AVENUE

GOLF COURSE

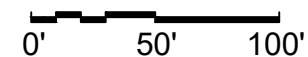
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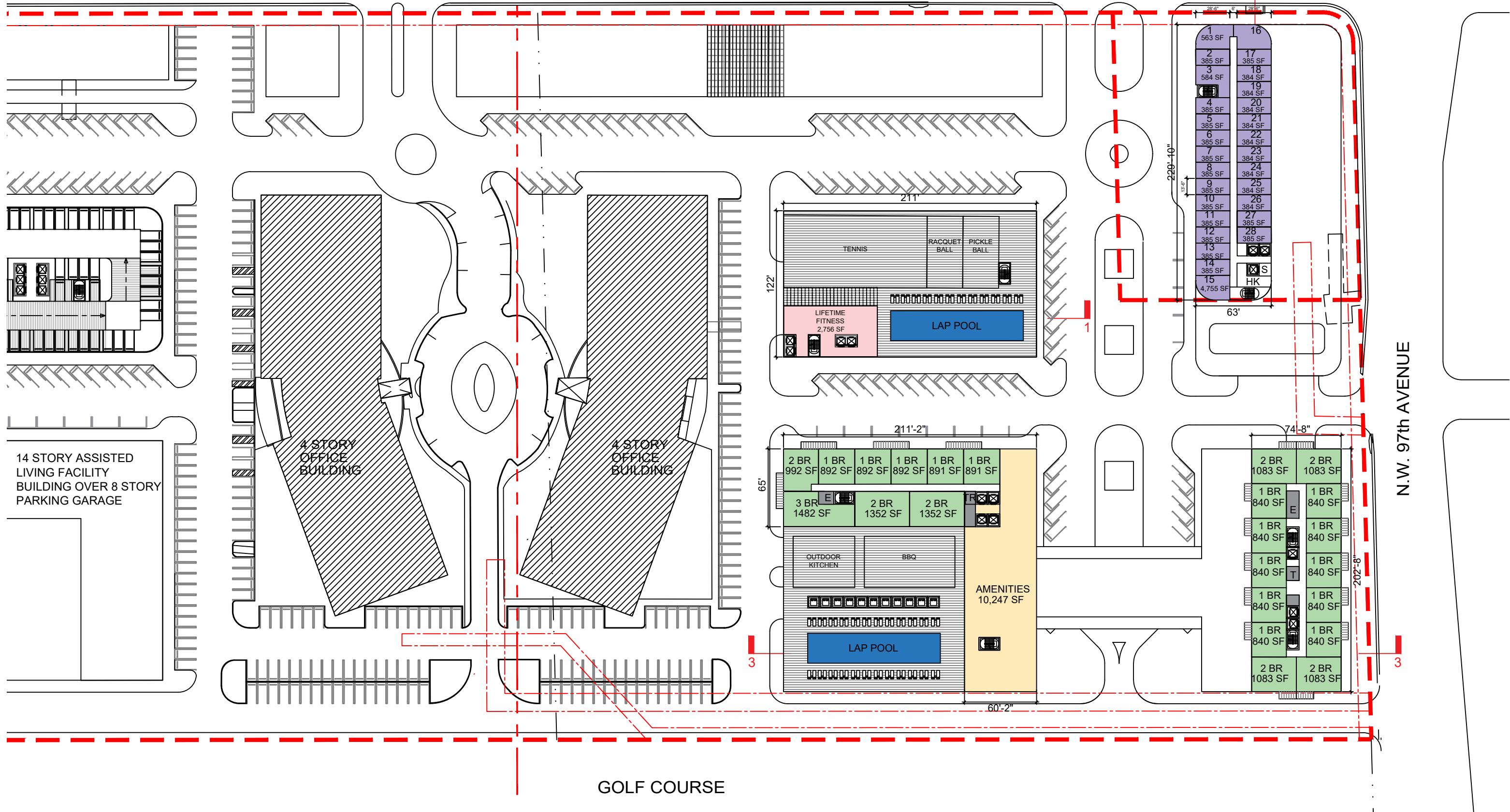
LEVEL 8



DATE:
01/24/2023

A-108

NORTHWEST 41st STREET (DORAL BOULEVARD)



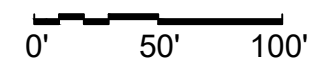
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OASIS AT DORAL

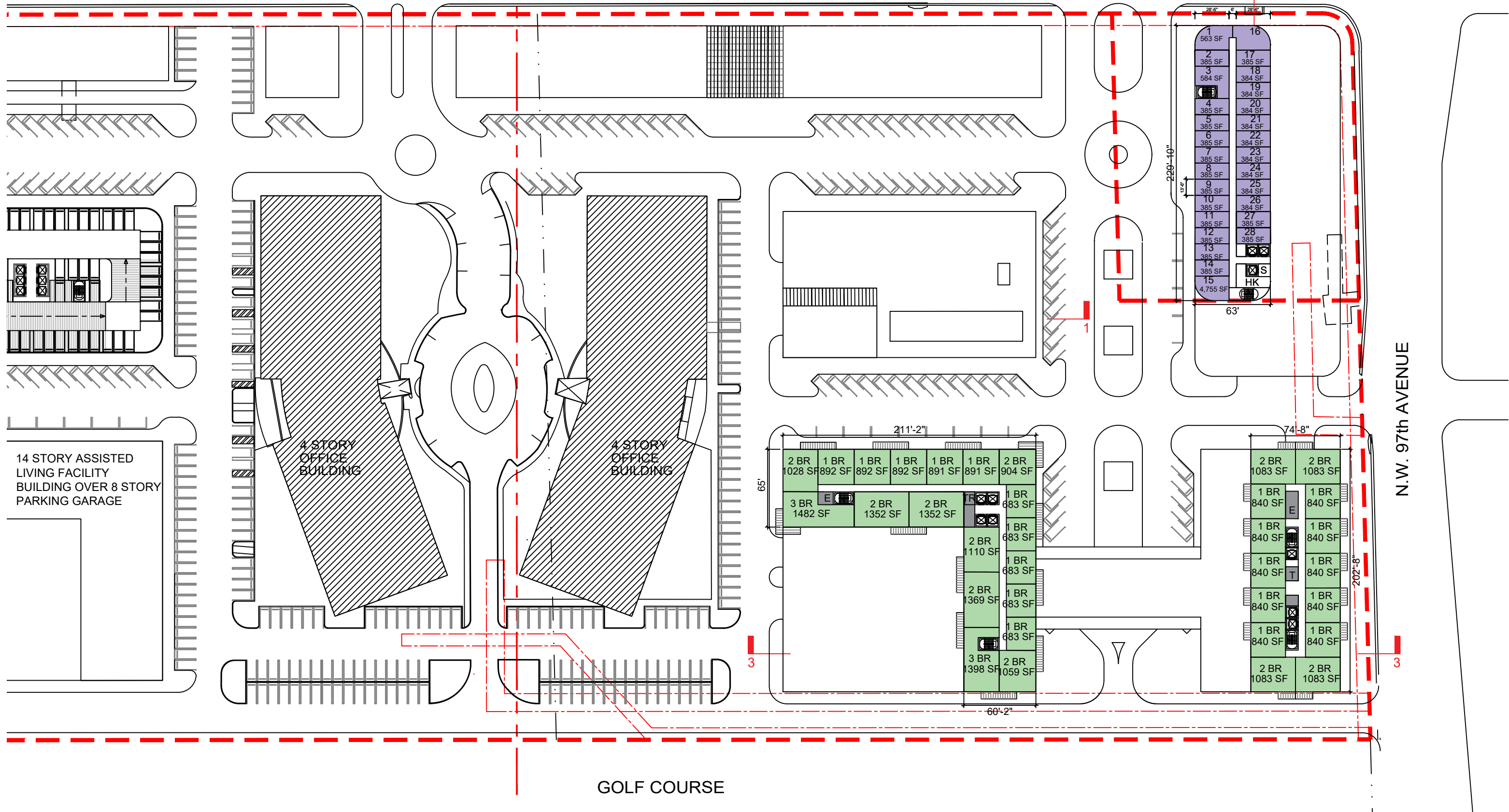
LEVEL 9



DATE:
01/24/2023

A-109

NORTHWEST 41st STREET (DORAL BOULEVARD)



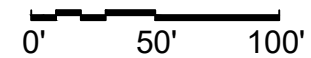
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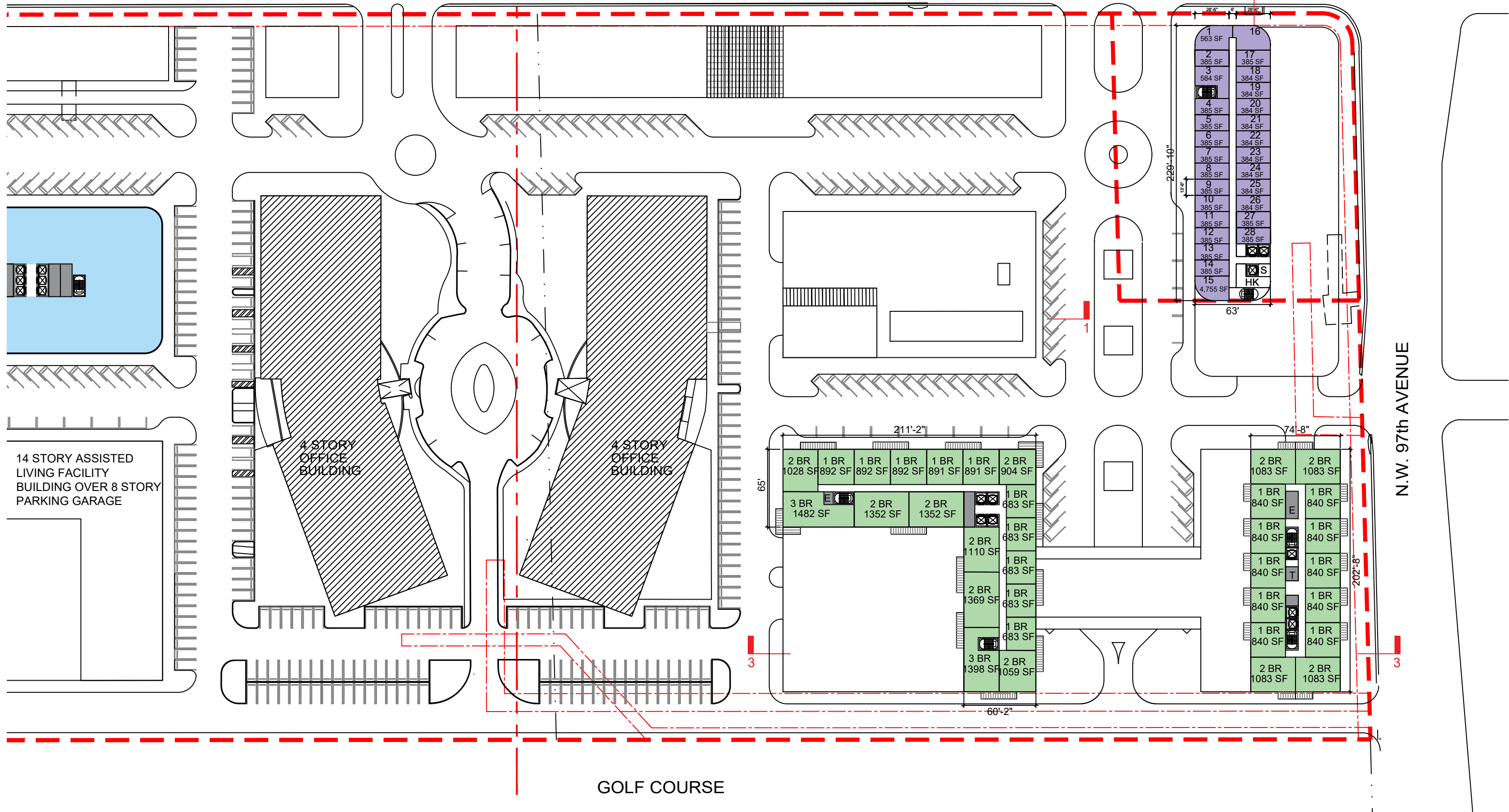
LEVEL 10



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01/24/2023

A-110

NORTHWEST 41st STREET (DORAL BOULEVARD)



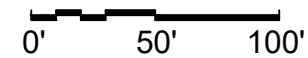
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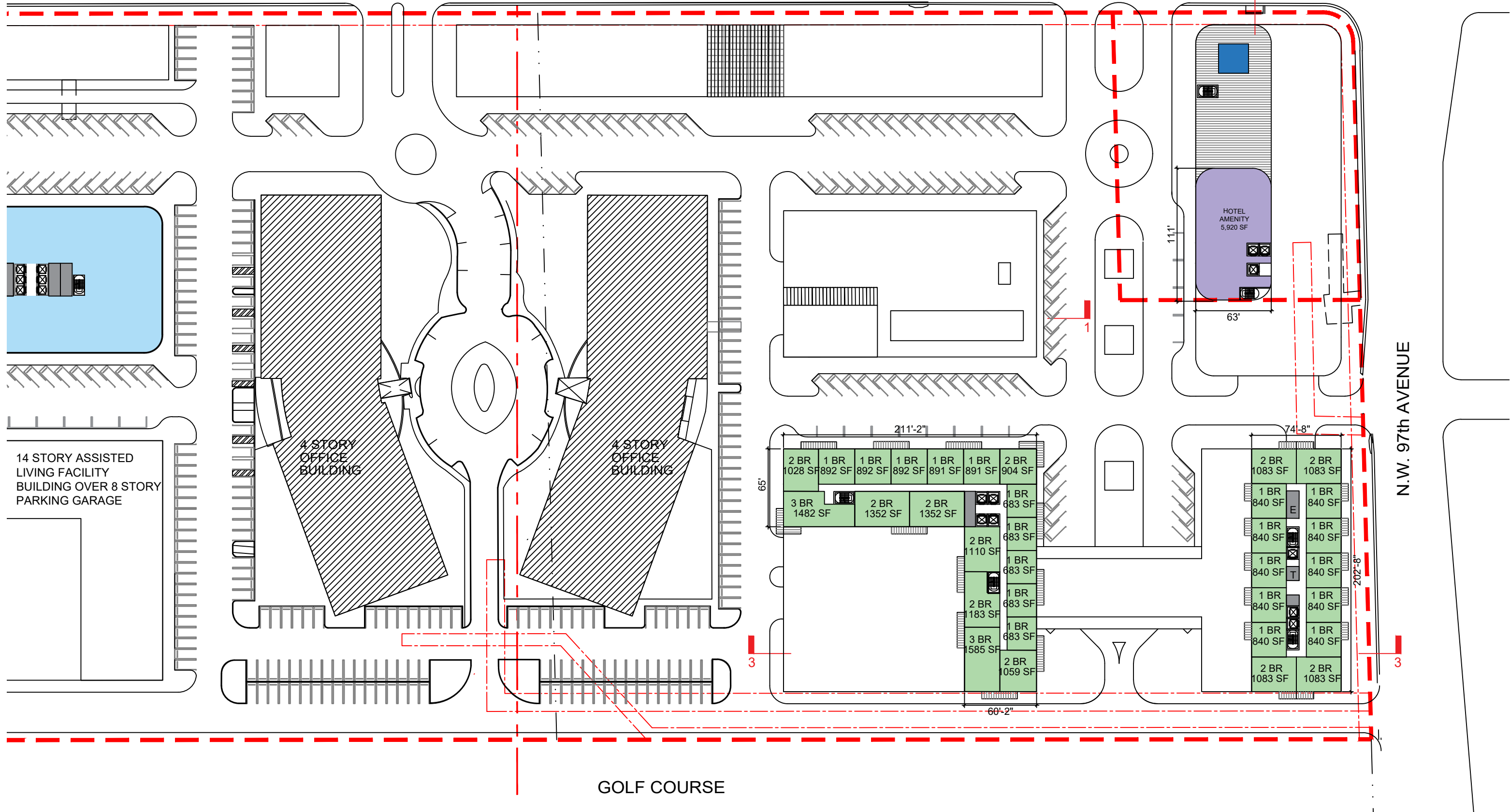
LEVEL 11 - 13



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01/24/2023

A-111

NORTHWEST 41st STREET (DORAL BOULEVARD)



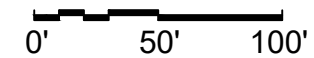
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ROOFTOP LEVEL 14



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A-112

