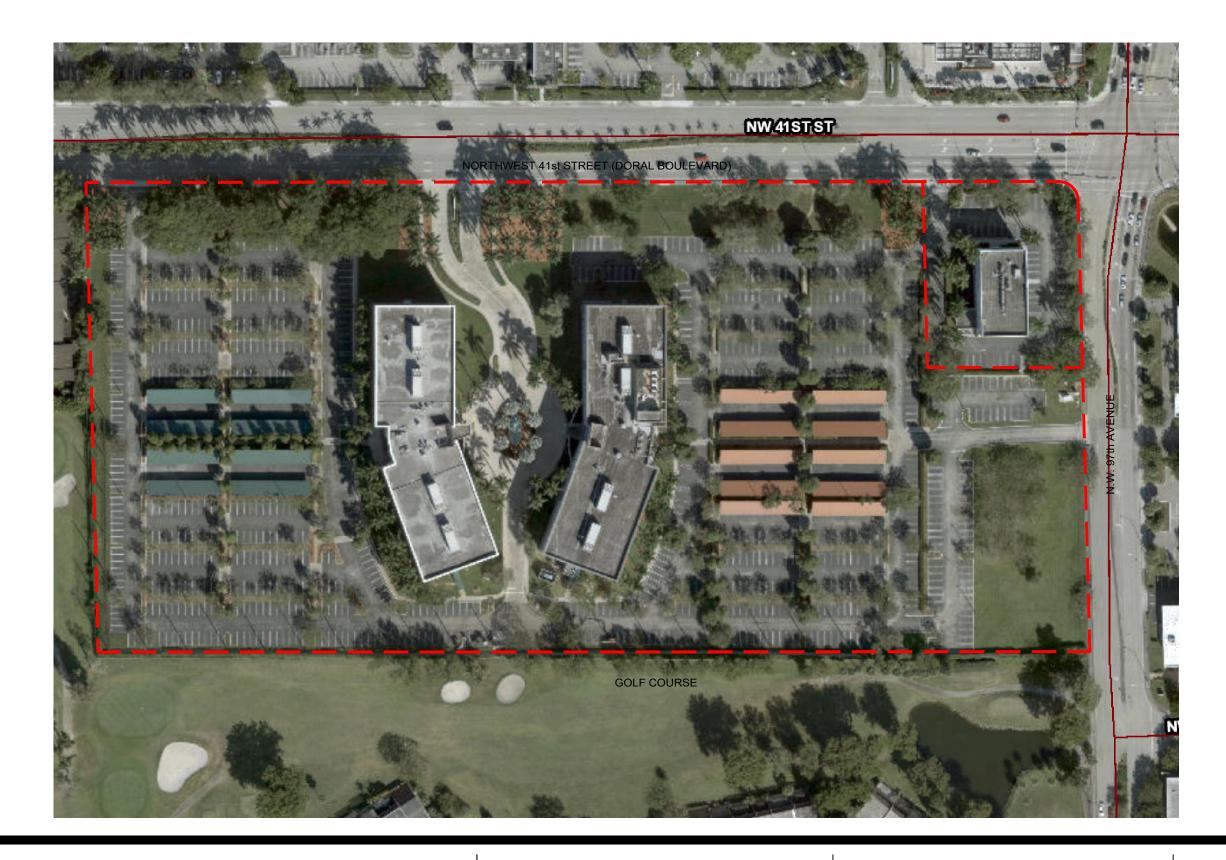
## OASIS AT DORAL PROGRESS SET

**ARQUITECTONICA** 

2900 Oak Avenue, Miami, FL 33133 T 305.372.1812 F 305.372.1175

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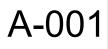
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### OASIS AT DORAL

LOCATION







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### OASIS AT DORAL

ZONING 50' 100' 0'

### COMMERCIAL CORRIDOR DISTRICT (CC) MAX HEIGHT 6 STORY





	Lifetime Fitne					RESIDENTIAL TOWER								AFFORDABLE RESIDENTIAL TOWER				
RETAIL SF N	Net SF Gr	oss SF Parking Space	Parking GSF		RETAIL SF	Resi Units	<b>Resi N SF</b>	Resi GSF	Amenities Resi SF	Parking Spaces Pa	arking GSF		RETAIL SF	Resi Units	Resi NSF	Resi G SF	Amenities Resi SF	
							-		_									
					_	1011.1	10.040.05	00.001.05		-					10 710 05	15 105 05		1
						19 Units	18,942 SF	22,004 SF				Level 14		14 Units	12,716 SF	15,135 SF		Lev
						19 Units	18,942 SF	22,004 SF				Level 13		14 Units	12,716 SF	15,135 SF		Lev
						19 Units	18,942 SF	22,004 SF				Level 12		14 Units	12,716 SF	15,135 SF		Le
						19 Units	18,942 SF	22,004 SF				Level 11		14 Units	12,716 SF	15,135 SF		Le
						19 Units	18,942 SF	22,004 SF				Level 10		14 Units	12,716 SF	15,135 SF		Le
	2,764 SF	3,360 SF		Level 9		9 Units	9,588 SF	11,732 SF	10,247 SF			Level 9		14 Units	12,716 SF	15,135 SF		Le
		71 Spaces	25,758 SF	Level 8		14 Units	12,718 SF	15,612 SF		71 Spaces	27,177 SF	Level 8		14 Units	12,716 SF	15,135 SF		L
		71 Spaces	25,758 SF	Level 7		14 Units	12,718 SF	15,612 SF		71 Spaces	27,177 SF	Level 7		14 Units	12,716 SF	15,135 SF		L
		71 Spaces	25,758 SF	Level 6		14 Units	12,718 SF	15,612 SF		71 Spaces	27,177 SF	Level 6		14 Units	12,716 SF	15,135 SF		U
		71 Spaces	25,758 SF	Level 5		14 Units	12,718 SF	15,612 SF		71 Spaces	27,177 SF	Level 5		14 Units	12,716 SF	15,135 SF		10
		70 Spaces	25,758 SF	Level 4		14 Units	12,718 SF	15,612 SF		71 Spaces	27,177 SF	Level 4		14 Units	12,716 SF	15,135 SF		1
		17 Spaces	25,758 SF	Level 3		12 Units	12,718 SF	15,612 SF		71 Spaces	27,177 SF	Level 3		14 Units	12,716 SF	15,135 SF		U
-	19,822 SF 2	1,218 SF		Level 2	12,609 SF	10 Units	10,000 SF	13,104 SF		57 Spaces	26,368 SF	Level 2					14,029 SF	L
10.503 SE	7,498 SF	7,675 SF		Ground Level	24.803 SF				6.420 SF			Ground Level	11.874 SF				5.187 SF	Grou
10,503 SF 3	30,084 SF 3	2,253 SF 371 Spaces	154,548 SF		37,412 SF	196 Units	190,606 SF	228,528 SF	16,667 SF	483 Spaces	189,430 SF		11,874 SF	168 Units	152,592 SF	181,620 SF	19,216 SF	

Office Tower

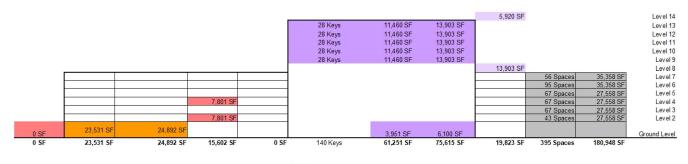
Net SF

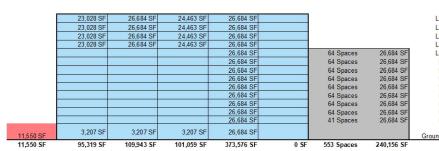
Gross SF

RETAIL SF

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	417,958 SF







Floorplate

Office FAR

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

OASIS AT DORAL

### DATA SHEET

Terrace Parking Spaces Parking GSF

### ARQUITECTONICA

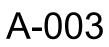
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Total Residential Units	168 Units
Total Residential NSF	152,592 SF
Total Residential GSF	181,620 SF
Total Resi Amenities SF	19,216 SF
Total G SF	181,620 SF

Level 14 Level 13	ALF BUILD	DING		OUTDOOR PARK	NG
Level 12	Parking Spaces Pa			Parking Spaces Parking	
Level 11	r anning op accorre	and g o or		r anning options i anning	,
Level 10					
Level 9					
Level 8	69 Spaces	26.299 SF	Level 8		
Level 7	69 Spaces	26,299 SF	Level 7		
Level 6	69 Spaces	26,299 SF	Level 6		
Level 5	69 Spaces	26,299 SF	Level 5		
Level 4	69 Spaces	26,299 SF	Level 4		
Level 3	69 Spaces	26,299 SF	Level 3		
Level 2	60 Spaces	26,299 SF	Level 2		
nd Level		0 SF	Ground Level		
	474 Spaces	184,093 SF		366 Spaces	0 SF





State         State         State         State         State           R         16         2         36 Spaces           TAL         196 Units         271 Spaces           DRDABLE RESIDENTIAL BUILDING         UNTS         RATIO         REQUIRED         PROMDED           R         120         1         120 Spaces         PROMDED           R         120         1         120 Spaces         PROMDED           R         0         2         0 Spaces         PROMDED           R         0         2         0 Spaces         PROMDED           TAL         168 Units         168 Spaces         168 Spaces         PROMDED           TAL         168 Units         168 Spaces         168 Spaces         171 Spaces           TAL         168 Units         168 Spaces         171 Spaces         171 Spaces           OCER         2.304 SF         PER 1,000 SF         7 Spaces         12 Spaces           OCER         2.4892 SF         5 PER 1,000 SF         12 Spaces         12 Spaces           OCER         2.4892 SF         5 PER 1,000 SF         3 Spaces         3 Spaces           SIDENTIAL BUILDING         11,574 SF         3 PER 1,000 SF         18 Spaces <th>PARKING CALCULATIONS</th> <th></th> <th></th> <th></th> <th></th>	PARKING CALCULATIONS				
International and the internatind andifference and the international and the internatio			DATIO		PROMPER
State         State         State         State         State           R         16         2         36 Spaces           TAL         196 Units         271 Spaces           DRDABLE RESIDENTIAL BUILDING         UNTS         RATIO         REQUIRED         PROVIDED           R         120         1         120 Spaces         PROVIDED           R         148         1         48 Spaces         PROVIDED           R         0         2         0 Spaces         Spaces           TAL         168 Units         168 Spaces         Spaces         Spaces           TAL         2.304 SF         RATIO         REQUIRED         Spaces           CORDABLE RESDENTIAL BUILDING         10.503 SF         SPER 1,000 SF         12 Spaces	1BR		RATIO		PROVIDED
R         18         2         36 Spaces           TAL         196 Units         271 Spaces           TAL         196 Units         271 Spaces           RATIO         REQUIRED         PROVIDED           RATIO         120         1         120 Spaces           RATIO         REQUIRED         PROVIDED         Required           R         44         1         48 Spaces         PROVIDED           R         0         2         0 Spaces         PROVIDED           RATIO         REQUIRED         PROVIDED         PROVIDED           RATIO         REQUIRED         Provided         Provided           NSTREET         2.304 SF         3 PER 1,000 SF         7 Spaces           V11 STREET (4 ONE STORY BUILDINGS)         71,139 SF         3 PER 1,000 SF         124 Spaces           OCER         2.4892 SF         5 PER 1,000 SF         124 Spaces           OCER         2.4892 SF         3 PER 1,000 SF         128 Spaces           ORNMERCIAL BUILDING         11,874 SF         3 PER 1,000 SF         128 Spaces           SIDENTIAL BUILDING         0 SF         3 PER 1,000 SF         138 Spaces           CREQURED         11,874 SF         3 PER 1,000 SF	2BR		1		
TAL         196 Units         271 Spaces           DRDABLE RESIDENTIAL BUILDING         UNITS         RATIO         REQUIRED         PROVIDED           R         120         1         120 Spaces         PROVIDED           R         120         1         120 Spaces         PROVIDED           R         0         2         0 Spaces         PROVIDED           TAL         168 Units         168 Spaces         168 Spaces           TAL         168 Units         168 Spaces         174 Spaces           TAL GROUND         GSF         RATIO         REQUIRED           N STREET         2.304 SF         3 PER 1.000 SF         7 Spaces           4/1 STREET (4 ONE STORY BUILDINGS)         71.139 SF         3 PER 1.000 SF         123 Spaces           OCCR         24.892 SF         5 PER 1.000 SF         124 Spaces           ORNABLE RESIDENTIAL BUILDING         11.874 SF         3 PER 1.000 SF         12 Spaces           ORNABLE RESIDENTIAL BUILDING         37.412 SF         3 PER 1.000 SF         12 Spaces           ETIL / COMMERCIAL BUILDING         0 SF         3 PER 1.000 SF         12 Spaces           EULDING (APPROX)         37.412 SF         3 PER 1.000 SF         12 Spaces           TAL					
DRDABLE RESIDENTIAL BUILDING         UNITS         RATIO         REQUIRED         PROVIDED           8         120         1         120 Spaces         PROVIDED           8         48         1         48 Spaces         1         20 Spaces           7AL         168 Units         188 Spaces         1         48 Spaces           7AL         168 Units         182 Spaces         1         41 StreEt (4 ONE STORY BUILDINGS)         71,139 SF         3 PER 1,000 SF         124 Spaces         0         22 Spaces         0         0 SP Strept 1,000 SF         32 Spaces         0         0 Spaces         32 Spaces         0         0         37,412 SF         3 PER 1,000 SF         112 Spaces         112 Spaces         112 Spaces         12 Spaces         15 Spaces         12 Spaces         12 Spaces         12 Spaces         14 Strepees         14 Strepees         12 Spaces         12 Spaces         12 Spaces<	3BR		2		
120         1         120 Spaces           R         48         1         48 spaces           R         0         2         0 Spaces           TAL         168 Units         168 Spaces           VI STREET         2.304 SF         3 PER 1.000 SF         7 Spaces           (41 STREET (4 ONE STORY BUILDINGS)         71,139 SF         3 PER 1.000 SF         21 Spaces           COER         24.892 SF         5 PER 1.000 SF         12 Spaces         32 Spaces           CORDABLE RESIDENTIAL BUILDING         11.874 SF         3 PER 1.000 SF         12 Spaces         35 Spaces           CORDABLE RESIDENTIAL BUILDING         0 SF         3 PER 1.000 SF         12 Spaces         112 Spaces           SIDENTIAL BUILDING         0 SF         3 PER 1.000 SF         112 Spaces         112 Spaces           FILE / COMMERCIAL BUILDING         0 SF         3 PER 1.000 SF         112 Spaces         112 Spaces           TAL         207,086 SF         671 Spaces         12 Spaces         144 Spaces	TOTAL	196 Units		2/1 Spaces	
R         48         1         48 Spaces           R         0         2         0 Spaces           TAL         168 Units         168 Spaces           TAL         0         2         0 Spaces           Valid Street         2.304 SF         3 PER 1,000 SF         7 Spaces           Valid Street         2.304 SF         3 PER 1,000 SF         2.13 Spaces           OCER         2.4,892 SF         5 PER 1,000 SF         124 Spaces           OCER         2.4,892 SF         3 PER 1,000 SF         124 Spaces           OCER         2.4,992 SF         3 PER 1,000 SF         3 Spaces           OCER         2.4,992 SF         3 PER 1,000 SF         3 Spaces           ODBABLE RESIDENTIAL BUILDING         11,874 SF         3 PER 1,000 SF         112 Spaces           SIDENTIAL BUILDING         37,412 SF         3 PER 1,000 SF         112 Spaces           BULDING (APPROX)         37,412 SF         3 PER 1,000 SF         15 Spaces           TAL         207,086 SF         671 Spaces           TAL         10	AFORDABLE RESIDENTIAL BUILDING	UNITS	RATIO	REQUIRED	PROVIDED
R         0         2         0 Spaces           TAL         168 Units         168 Spaces           TAL GROUND         GSF         RATIO         REQUIRED           NSTREET         2.304 SF         3 PER 1,000 SF         7 Spaces           141 STREET (4 ONE STORY BUILDINGS)         71,139 SF         3 PER 1,000 SF         213 Spaces           OCER         24.992 SF         5 PER 1,000 SF         124 Spaces           CORDABLE RESIDENTIAL BUILDING         11,674 SF         3 PER 1,000 SF         32 Spaces           CORDABLE RESIDENTIAL BUILDING         11,874 SF         3 PER 1,000 SF         32 Spaces           SIDENTIAL BUILDING         37,412 SF         3 PER 1,000 SF         12 Spaces           FIEL / COMMERCIAL BUILDING         0 SF         3 PER 1,000 SF         112 Spaces           FIEE BUILDING (APPROX)         11,550 SF         3 PER 1,000 SF         112 Spaces           FIEE U COMMERCIAL BUILDING         1         11,550 SF         3 PER 1,000 SF         3 Spaces           TAL         207,086 SF         671 Spaces         141         187 Spaces           TAL         1         1 per key         140 Spaces         141           TEL / COMMERCIAL BUILDING         1 per key         140 Spaces         141     <	IBR	120	1	120 Spaces	
R         0         2         0 Spaces           TAL         168 Units         168 Spaces           TAL GROUND         GSF         RATIO         REQUIRED           NSTREET         2.304 SF         3 PER 1,000 SF         7 Spaces           141 STREET (4 ONE STORY BUILDINGS)         71,139 SF         3 PER 1,000 SF         213 Spaces           OCER         24.992 SF         5 PER 1,000 SF         124 Spaces           CORDABLE RESIDENTIAL BUILDING         11,674 SF         3 PER 1,000 SF         32 Spaces           CORDABLE RESIDENTIAL BUILDING         11,874 SF         3 PER 1,000 SF         32 Spaces           SIDENTIAL BUILDING         37,412 SF         3 PER 1,000 SF         12 Spaces           FIEL / COMMERCIAL BUILDING         0 SF         3 PER 1,000 SF         112 Spaces           FIEE BUILDING (APPROX)         11,550 SF         3 PER 1,000 SF         112 Spaces           FIEE U COMMERCIAL BUILDING         1         11,550 SF         3 PER 1,000 SF         3 Spaces           TAL         207,086 SF         671 Spaces         141         187 Spaces           TAL         1         1 per key         140 Spaces         141           TEL / COMMERCIAL BUILDING         1 per key         140 Spaces         141     <	BR	48	1	48 Spaces	
TAIL GROUND         GSF         RATIO         REQUIRED           N STREET         2,304 SF         3 PER 1,000 SF         7 Spaces           4/1 STREET (4 ONE STORY BUILDINGS)         71,139 SF         3 PER 1,000 SF         213 Spaces           OCER         24,892 SF         5 PER 1,000 SF         124 Spaces           OCER         24,892 SF         5 PER 1,000 SF         124 Spaces           OCDABLE RESIDENTIAL BUILDING         10,503 SF         3 PER 1,000 SF         36 Spaces           SIDENTIAL BUILDING         11,874 SF         3 PER 1,000 SF         112 Spaces           SIDENTIAL BUILDING         0 SF         3 PER 1,000 SF         0 S Spaces           BUILDING (APPROX)         37,412 SF         3 PER 1,000 SF         112 Spaces           FICE BUILDING (APPROX)         11,550 SF         3 PER 1,000 SF         35 Spaces           TEL / COMMERCIAL BUILDING         1         1 Per key         140 Spaces           TEL         1 per key         140 Spaces         1 A           TEL         1 ST Spaces	BR		2		
N STREET         2,304 SF         3 PER 1,000 SF         7 Spaces           '41 STREET (4 ONE STORY BUILDINGS)         71,139 SF         3 PER 1,000 SF         213 Spaces           OCER         24,892 SF         5 PER 1,000 SF         124 Spaces           ETIME FITNESS BUILDING         10,503 SF         3 PER 1,000 SF         32 Spaces           CORDABLE RESIDENTIAL BUILDING         11,874 SF         3 PER 1,000 SF         36 Spaces           SIDENTIAL BUILDING         037,412 SF         3 PER 1,000 SF         0 Spaces           EUL/COMMERCIAL BUILDING         0 SF         3 PER 1,000 SF         12 Spaces           'EU / COMMERCIAL BUILDING         0 SF         3 PER 1,000 SF         12 Spaces           'EU / COMMERCIAL BUILDING         0 SF         3 PER 1,000 SF         12 Spaces           'EU / COMMERCIAL BUILDING         0 SF         3 PER 1,000 SF         12 Spaces           TEL / COMMERCIAL BUILDING         11,550 SF         3 PER 1,000 SF         47 Spaces           TEL         1 per key         140 Spaces         147 Spaces           TEL         1 per key         140 Spaces         147 Spaces           TAL         15,602 SF         3 PER 1,000 SF         47 Spaces           TAL         187 Spaces         187 Spaces         147	OTAL	168 Units		168 Spaces	
N STREET         2,304 SF         3 PER 1,000 SF         7 Spaces           '41 STREET (4 ONE STORY BUILDINGS)         71,139 SF         3 PER 1,000 SF         213 Spaces           OCER         24,892 SF         5 PER 1,000 SF         124 Spaces           ETIME FITNESS BUILDING         10,503 SF         3 PER 1,000 SF         32 Spaces           CORDABLE RESIDENTIAL BUILDING         11,874 SF         3 PER 1,000 SF         36 Spaces           SIDENTIAL BUILDING         037,412 SF         3 PER 1,000 SF         0 Spaces           EUL/COMMERCIAL BUILDING         0 SF         3 PER 1,000 SF         12 Spaces           'EU / COMMERCIAL BUILDING         0 SF         3 PER 1,000 SF         12 Spaces           'EU / COMMERCIAL BUILDING         0 SF         3 PER 1,000 SF         12 Spaces           'EU / COMMERCIAL BUILDING         0 SF         3 PER 1,000 SF         12 Spaces           TEL / COMMERCIAL BUILDING         11,550 SF         3 PER 1,000 SF         47 Spaces           TEL         1 per key         140 Spaces         147 Spaces           TEL         1 per key         140 Spaces         147 Spaces           TAL         15,602 SF         3 PER 1,000 SF         47 Spaces           TAL         187 Spaces         187 Spaces         147		005	DATIC	DEOLIDED	
141 STREET (4 ONE STORY BUILDINGS)       71,139 SF       3 PER 1,000 SF       213 Spaces         OCER       24,892 SF       5 PER 1,000 SF       124 Spaces         ETIME FITNESS BUILDING       10,503 SF       3 PER 1,000 SF       32 Spaces         OCDRDABLE RESIDENTIAL BUILDING       11,874 SF       3 PER 1,000 SF       36 Spaces         SIDENTIAL BUILDING       0 SF       3 PER 1,000 SF       0 Spaces         SIDENTIAL BUILDING       0 SF       3 PER 1,000 SF       0 Spaces         SIDENTIAL BUILDING       0 SF       3 PER 1,000 SF       0 Spaces         SIDENTIAL BUILDING       0 SF       3 PER 1,000 SF       0 Spaces         SIDENTIAL BUILDING (APPROX)       37,412 SF       3 PER 1,000 SF       112 Spaces         FICE BUILDING (APPROX)       11,150 SF       3 PER 1,000 SF       112 Spaces         TEL / COMMERCIAL BUILDING       11,150 SF       3 PER 1,000 SF       35 Spaces         TAL       10 per key       140 Spaces       147 Spaces         TAL       1 per key       140 Spaces       187 Spaces         TAL       1 per key       140 Spaces       187 Spaces         TAL       1 per key       140 Spaces       187 Spaces         SIDENTIAL ALF BUILDING       UNITS       RATIO			A 8 88 A 8		
OCER         24,892 SF         5 PER 1,000 SF         124 Spaces           ETIME FITNESS BUILDING         10,503 SF         3 PER 1,000 SF         32 Spaces           CORDABLE RESIDENTIAL BUILDING         11,874 SF         3 PER 1,000 SF         36 Spaces           SIDENTIAL BUILDING         37,412 SF         3 PER 1,000 SF         112 Spaces           TEL / COMMERCIAL BUILDING         0 SF         3 PER 1,000 SF         112 Spaces           FIGE BUILDING (APPROX)         37,412 SF         3 PER 1,000 SF         112 Spaces           FIGE BUILDING (APPROX)         11,550 SF         3 PER 1,000 SF         112 Spaces           FIGE BUILDING (APPROX)         11,550 SF         3 PER 1,000 SF         112 Spaces           TAL         207,086 SF         671 Spaces         5           TEL / COMMERCIAL BUILDING         1         671 Spaces         5           TEL         1.per key         140 Spaces         140 Spaces           TAL         100 SF         3 PER 1,000 SF         47 Spaces           TAL         187 Spaces         141 Spaces         187 Spaces           TAL         187 Spaces         17         97 Spaces           TAL         97 Spaces         17         97 Spaces           TAL         305 Units </td <td></td> <td></td> <td></td> <td></td> <td></td>					
ETIME FITNESS BUILDING         10,503 SF         3 PER 1,000 SF         32 Spaces           ORDABLE RESIDENTIAL BUILDING         11,874 SF         3 PER 1,000 SF         36 Spaces           SIDENTIAL BUILDING         37,412 SF         3 PER 1,000 SF         112 Spaces           TEL / COMMERCIAL BUILDING         0 S J TAL         0 S SP         0 Spaces           BUILDING (APPROX)         37,412 SF         3 PER 1,000 SF         0 Spaces           FICE BUILDING (APPROX)         11,550 SF         3 PER 1,000 SF         35 Spaces           TAL         207,086 SF         671 Spaces           TEL / COMMERCIAL BUILDING         1 per key         140 Spaces           TEL         1 per key         140 Spaces           TAL         1 sec key         140 Spaces           TAL         1 per key         140 Spaces           TAL         1 sec key         187 Spaces           TAL         1 sec key         197 Spaces <td< td=""><td>· · · · · · · · · · · · · · · · · · ·</td><td></td><td></td><td></td><td></td></td<>	· · · · · · · · · · · · · · · · · · ·				
FORDABLE RESIDENTIAL BUILDING         11,874 SF         3 PER 1,000 SF         36 Spaces           SIDENTIAL BUILDING         0 SF         3 PER 1,000 SF         112 Spaces           SIDENTIAL BUILDING         0 SF         3 PER 1,000 SF         0 Spaces           BUILDING (APPROX)         37,412 SF         3 PER 1,000 SF         0 Spaces           FICE BUILDING (APPROX)         11,550 SF         3 PER 1,000 SF         112 Spaces           TEL / COMMERCIAL BUILDING         00 SF         3 PER 1,000 SF         671 Spaces           TEL / COMMERCIAL BUILDING         1 per key         140 Spaces         112 Spaces           TEL / COMMERCIAL BUILDING         1 per key         140 Spaces         112 Spaces           TEL / COMMERCIAL BUILDING         1 per key         140 Spaces         112 Spaces           TEL / COMMERCIAL BUILDING         1 per key         140 Spaces         112 Spaces           TAL         1 store SF         3 PER 1,000 SF         47 Spaces           TAL         1 store SF         3 PER 1,000 SF         97 Spaces           TAL         1 store SF         3 PER 1,000 SF         97 Spaces           SIDENTIAL ALF BUILDING         UNITS         RATIO         REQUIRED           SIDENTIAL ALF BUILDING         UNITS         1.5	GROCER				
SIDENTIAL BUILDING         37,412 SF         3 PER 1,000 SF         112 Spaces           TEL / COMMERCIAL BUILDING         0 SF         3 PER 1,000 SF         0 Spaces           BUILDING (APPROX)         37,412 SF         3 PER 1,000 SF         112 Spaces           FICE BUILDING (APPROX)         11,550 SF         3 PER 1,000 SF         112 Spaces           FICE BUILDING (APPROX)         11,550 SF         3 PER 1,000 SF         315 Spaces           TAL         207,086 SF         671 Spaces         671 Spaces           TEL / COMMERCIAL BUILDING         1 per key         140 Spaces           TEL         1 per key         140 Spaces           R DEALER         15,602 SF         3 PER 1,000 SF         47 Spaces           TAL         187 Spaces         187 Spaces         187 Spaces           ETIME FITNESS BUILDING         RATIO         REQUIRED         97 Spaces           TAL         305 Units         1.5         458 Spaces					
TEL / COMMERCIAL BUILDING         0 SF         3 PER 1,000 SF         0 Spaces           BUILDING (APPROX)         37,412 SF         3 PER 1,000 SF         112 Spaces           FICE BUILDING (APPROX)         11,550 SF         3 PER 1,000 SF         35 Spaces           TAL         207,086 SF         671 Spaces           TEL / COMMERCIAL BUILDING         671 Spaces         671 Spaces           TEL         207,086 SF         671 Spaces           TEL / COMMERCIAL BUILDING         1 per key         140 Spaces           TEL         1 per key         140 Spaces           R DEALER         15,602 SF         3 PER 1,000 SF         47 Spaces           TAL         187 Spaces         187 Spaces         187 Spaces           ETIME FITNESS BUILDING         RATIO         REQUIRED         187 Spaces           TAL         97 Spaces         97 Spaces         140 Spaces           TAL         97 Spaces         15 458 Spaces         15 458 Spaces		,			
BUILDING (APPROX)         37,412 SF         3 PER 1,000 SF         112 Spaces           FICE BUILDING (APPROX)         11,550 SF         3 PER 1,000 SF         35 Spaces           TAL         207,086 SF         671 Spaces           TEL / COMMERCIAL BUILDING         1 per key         140 Spaces           R DEALER         1 per key         140 Spaces           R DEALER         15,602 SF         3 PER 1,000 SF         47 Spaces           TAL         15,602 SF         3 PER 1,000 SF         47 Spaces           TAL         15,602 SF         3 PER 1,000 SF         47 Spaces           TAL         187 Spaces         187 Spaces         187 Spaces           TAL         187 Spaces         97 Spaces         174           SIDENTIAL ALF BUILDING         UNITS         RATIO         REQUIRED           SIDENTIAL ALF BUILDING         UNITS         1.5         458 Spaces           FICE BUILDING         GSF         RATIO         REQUIRED           109,943 SF         3 PER 1,000 SF         330 Spaces					
FICE BUILDING (APPROX)     11,550 SF     3 PER 1,000 SF     35 Spaces       TAL     207,086 SF     671 Spaces       TEL / COMMERCIAL BUILDING     1 per key     140 Spaces       TEL     1 per key     140 Spaces       R DEALER     15,602 SF     3 PER 1,000 SF     47 Spaces       TAL     187 Spaces       ETIME FITNESS BUILDING     RATIO     REQUIRED       ETIME FITNESS     32,253 SF     3 PER 1,000 SF     97 Spaces       SIDENTIAL ALF BUILDING     UNITS     RATIO     REQUIRED       SIDENTIAL ALF BUILDING     UNITS     RATIO     REQUIRED       FICE BUILDING     GSF     RATIO     REQUIRED       FICE BUILDING     GSF     RATIO     REQUIRED       109,943 SF     3 PER 1,000 SF     330 Spaces			,	-	
TAL     207,086 SF     671 Spaces       TEL / COMMERCIAL BUILDING     1 per key     140 Spaces       TEL     1 per key     140 Spaces       R DEALER     15,602 SF     3 PER 1,000 SF     47 Spaces       TAL     187 Spaces       ETIME FITNESS BUILDING       ETIME FITNESS BUILDING     RATIO     REQUIRED       ETIME FITNESS     32,253 SF     3 PER 1,000 SF     97 Spaces       SIDENTIAL ALF BUILDING       UNITS     RATIO     REQUIRED       SIDENTIAL ALF BUILDING       UNITS     RATIO       SIDENTIAL ALF BUILDING       UNITS     RATIO       TAL					
TEL / COMMERCIAL BUILDING       1 per key       140 Spaces         TEL       1 per key       140 Spaces         R DEALER       15,602 SF       3 PER 1,000 SF       47 Spaces         TAL       187 Spaces         ETIME FITNESS BUILDING       RATIO       REQUIRED         ETIME FITNESS       32,253 SF       3 PER 1,000 SF       97 Spaces         TAL       97 Spaces       97 Spaces       97 Spaces         SIDEN TIAL ALF BUILDING       UNITS       RATIO       REQUIRED         SIDEN TIAL ALF BUILDING       UNITS       RATIO       REQUIRED         SIDEN TIAL ALF BUILDING       UNITS       RATIO       REQUIRED         FICE BUILDING       GSF       RATIO       REQUIRED         109,943 SF       3 PER 1,000 SF       330 Spaces			3 PER 1,000 SF		
TEL       1 per key       140 Spaces         R DEALER       15,602 SF       3 PER 1,000 SF       47 Spaces         TAL       187 Spaces       187 Spaces         ETIME FITNESS BUILDING       RATIO       REQUIRED         ETIME FITNESS       32,253 SF       3 PER 1,000 SF       97 Spaces         TAL       97 Spaces       97 Spaces       97 Spaces         SIDENTIAL ALF BUILDING       UNITS       RATIO       REQUIRED         SIDENTIAL ALF BUILDING       UNITS       1.5       458 Spaces         FICE BUILDING       GSF       RATIO       REQUIRED         109,943 SF       3 PER 1,000 SF       330 Spaces	OTAL	207,086 SF		671 Spaces	
TEL       1 per key       140 Spaces         R DEALER       15,602 SF       3 PER 1,000 SF       47 Spaces         TAL       187 Spaces       187 Spaces         ETIME FITNESS BUILDING       RATIO       REQUIRED         ETIME FITNESS       32,253 SF       3 PER 1,000 SF       97 Spaces         TAL       97 Spaces       97 Spaces       97 Spaces         SIDENTIAL ALF BUILDING       UNITS       RATIO       REQUIRED         SIDENTIAL ALF BUILDING       UNITS       1.5       458 Spaces         FICE BUILDING       GSF       RATIO       REQUIRED         109,943 SF       3 PER 1,000 SF       330 Spaces					
R DEALER       15,602 SF       3 PER 1,000 SF       47 Spaces         TAL       187 Spaces         ETIME FITNESS BUILDING       RATIO       REQUIRED         ETIME FITNESS       32,253 SF       3 PER 1,000 SF       97 Spaces         SIDENTIAL ALF BUILDING       UNITS       RATIO       REQUIRED         SIDENTIAL ALF BUILDING       UNITS       RATIO       REQUIRED         FICE BUILDING       GSF       RATIO       REQUIRED         TOB       1.5       458 Spaces	IOTEL		1 per key	140 Spaces	
TAL       187 Spaces         ETIME FITNESS BUILDING       RATIO       REQUIRED         ETIME FITNESS       32,253 SF       3 PER 1,000 SF       97 Spaces         TAL       97 Spaces       97 Spaces       97 Spaces         SIDENTIAL ALF BUILDING       UNITS       RATIO       REQUIRED         SIDENTIAL ALF BUILDING       UNITS       RATIO       REQUIRED         FICE BUILDING       GSF       RATIO       REQUIRED         109,943 SF       3 PER 1,000 SF       330 Spaces	CAR DEALER	15 602 SE			
ETIME FITNESS       32,253 SF       3 PER 1,000 SF       97 Spaces         TAL       97 Spaces       97 Spaces         SIDENTIAL ALF BUILDING       UNITS       RATIO       REQUIRED         305 Units       1.5       458 Spaces         FICE BUILDING       GSF       RATIO       REQUIRED         109,943 SF       3 PER 1,000 SF       330 Spaces	TOTAL	10,002 01			
ETIME FITNESS       32,253 SF       3 PER 1,000 SF       97 Spaces         TAL       97 Spaces       97 Spaces         SIDENTIAL ALF BUILDING       UNITS       RATIO       REQUIRED         305 Units       1.5       458 Spaces         FICE BUILDING       GSF       RATIO       REQUIRED         109,943 SF       3 PER 1,000 SF       330 Spaces					
TAL     97 Spaces       SIDENTIAL ALF BUILDING     UNITS     RATIO     REQUIRED       305 Units     1.5     458 Spaces   FICE BUILDING       GSF     RATIO     REQUIRED       109,943 SF     3 PER 1,000 SF     330 Spaces					
SIDENTIAL ALF BUILDING       UNITS       RATIO       REQUIRED         305 Units       1.5       458 Spaces         FICE BUILDING       GSF       RATIO       REQUIRED         109,943 SF       3 PER 1,000 SF       330 Spaces		32,253 SF	3 PER 1,000 SF	-	
305 Units         1.5         458 Spaces           FICE BUILDING         GSF         RATIO         REQUIRED           109,943 SF         3 PER 1,000 SF         330 Spaces	OTAL			97 Spaces	
305 Units         1.5         458 Spaces           FICE BUILDING         GSF         RATIO         REQUIRED           109,943 SF         3 PER 1,000 SF         330 Spaces	RESIDENTIAL ALF BUILDING	UNITS	RATIO	REQUIRED	
109,943 SF 3 PER 1,000 SF 330 Spaces		305 Units	1.5		
109,943 SF 3 PER 1,000 SF 330 Spaces		CSE	PATIO		
TAL 2,181 Snaces 2,642 Snaces	I	109,943 SF	JPER 1,000 SF	330 Spaces	
2,101 00000 2,042 00000	TOTAL			2,181 Spaces	2,642 Spaces

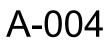
PARKING MATRIX CALCULATIO	NS								
	BUILDING		AFFORDABLE	HOTEL BUILDING	LIFETIME FITNESS				TOTAL
USES		RESIDENTIAL BUILDING	RESIDENTIAL BUILDING	COMMERCIAL BUILDING	BUILDING	STREET RETAIL	ALF BUILDING	OFFICE BUILDING	
RESIDENTIAL UNITS		271 Spaces							271 Spaces
AFFORDABLE		168 Spaces							168 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





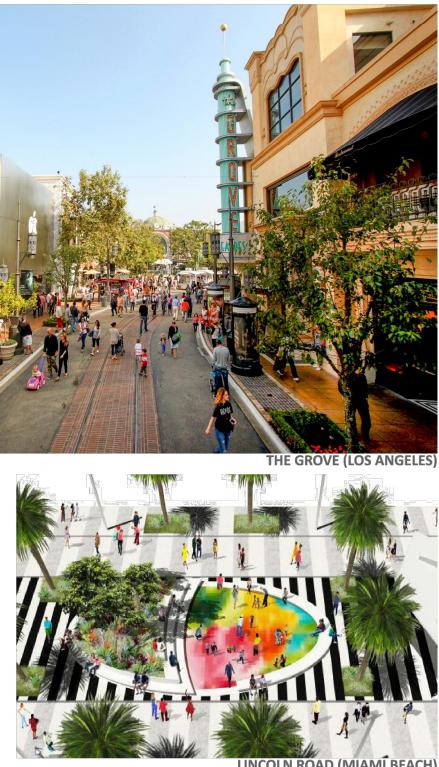




LA RAMBLA (BARCELONA)



**3RD STREET PROMENADE (SANTA MONICA)** 



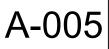
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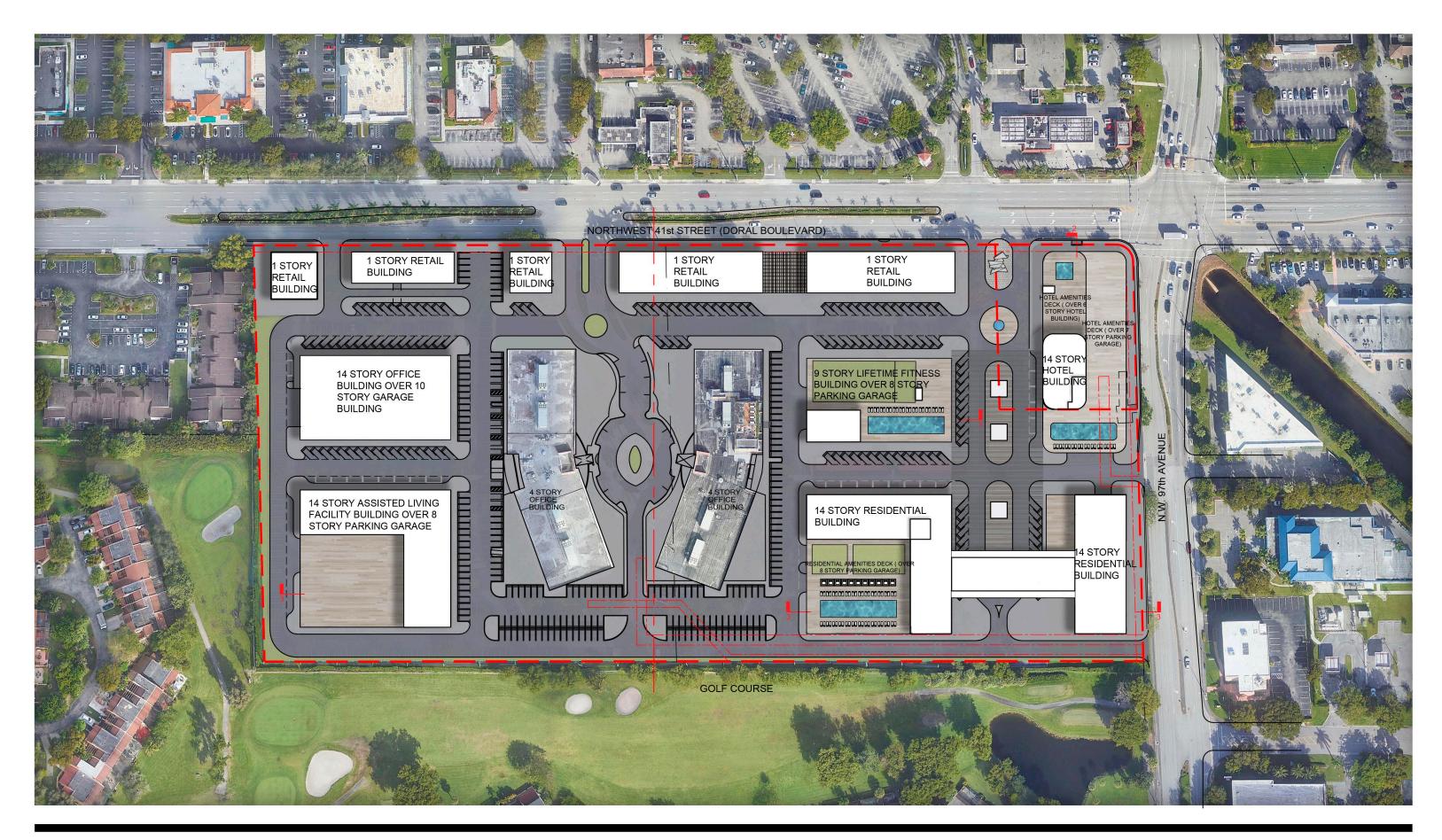
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### OASIS AT DORAL

**REFERENCE IMAGES** 

LINCOLN ROAD (MIAMI BEACH)





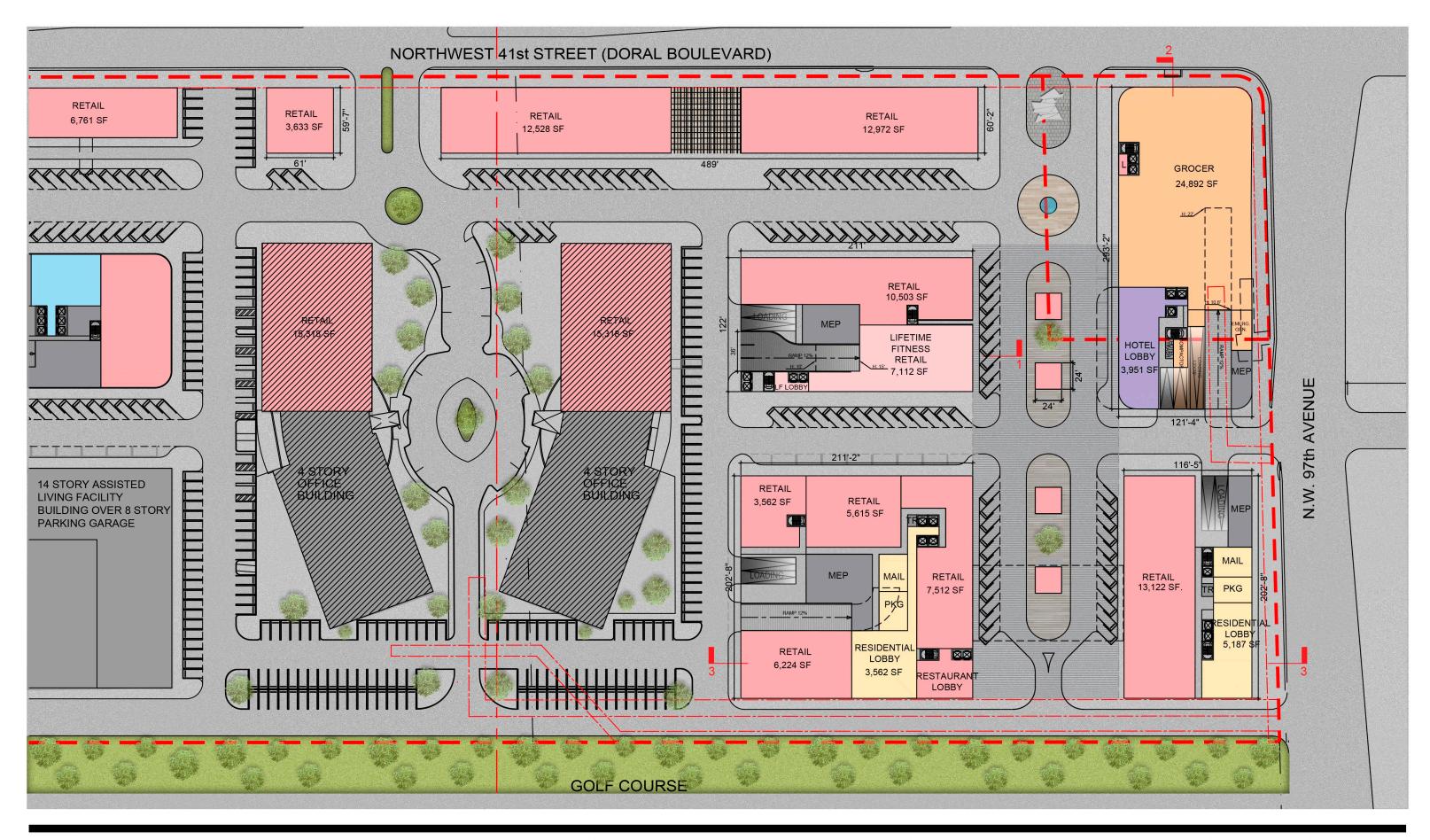
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SITE







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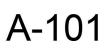
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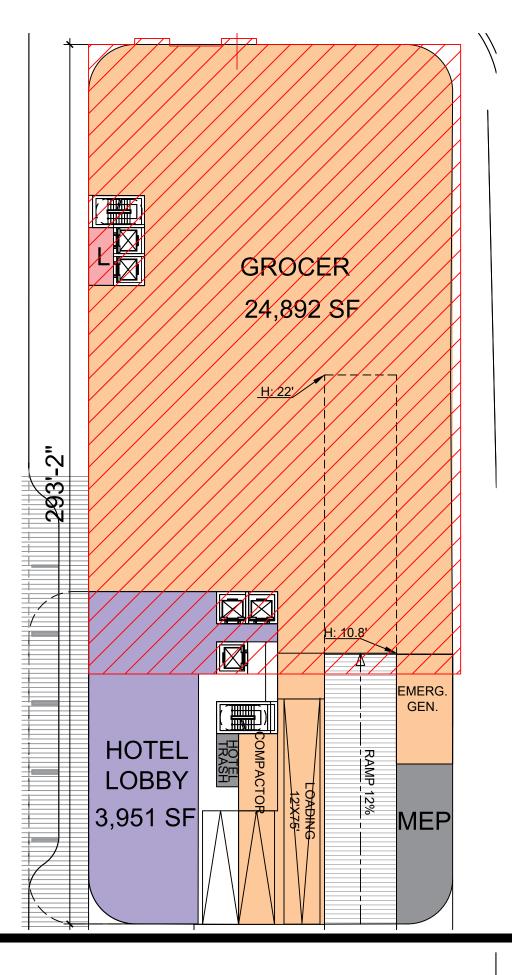
OASIS AT DORAL

### **GROUND LEVEL** 50' 0'

100'







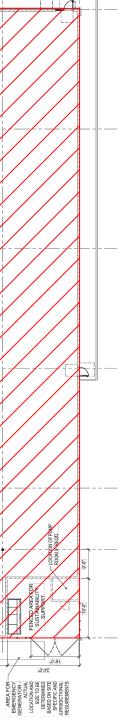


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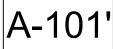
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0'

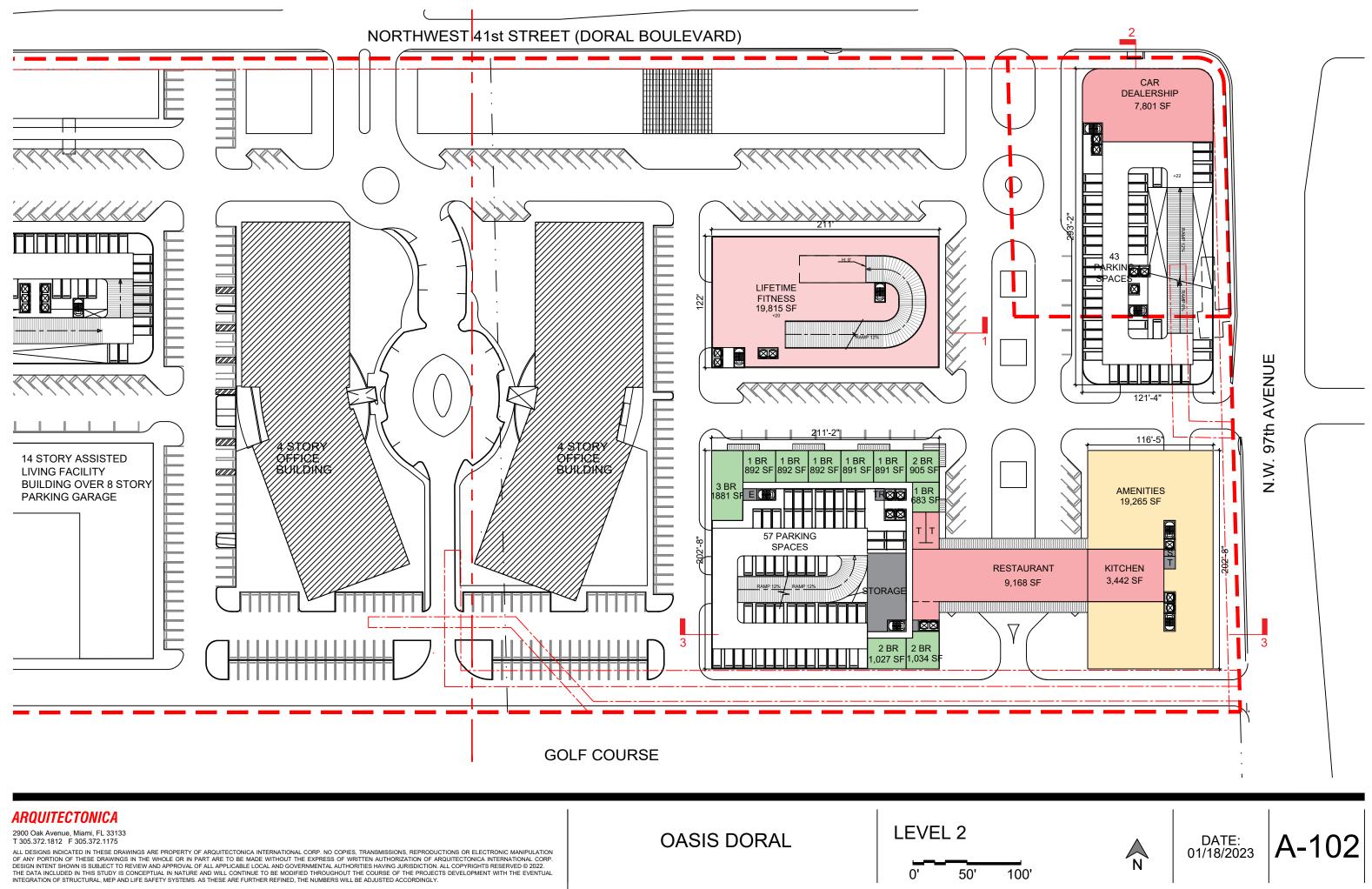


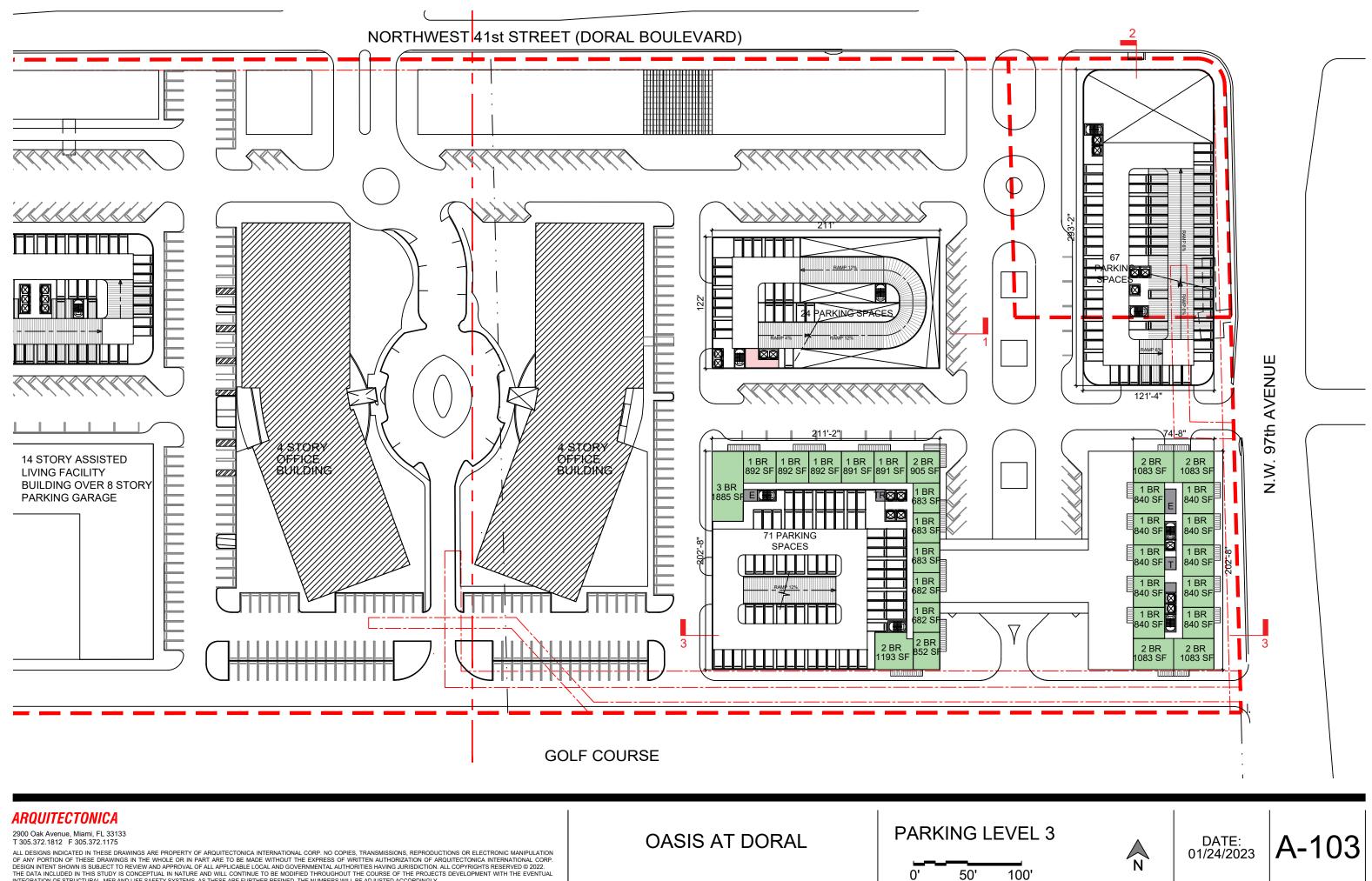


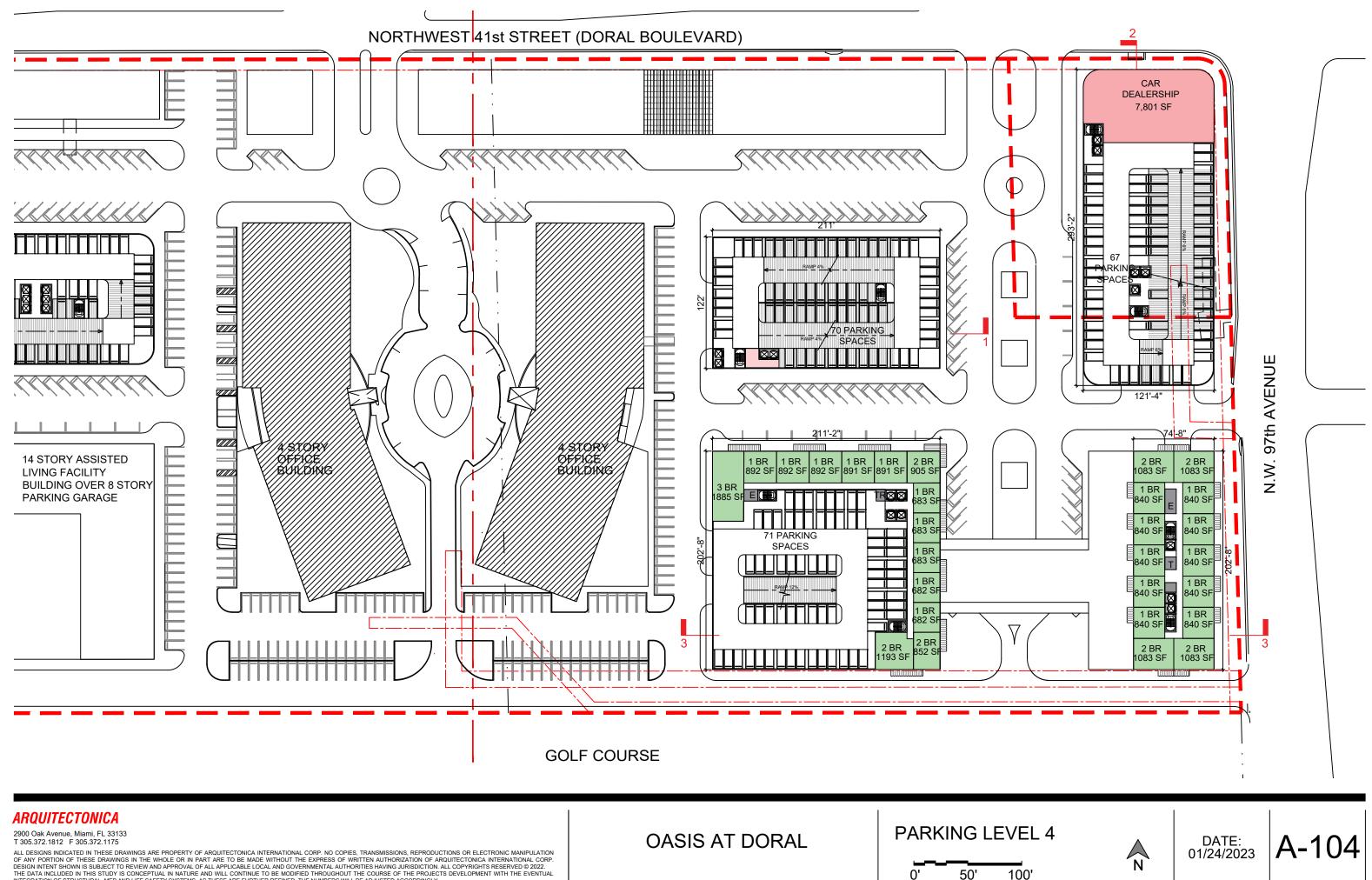
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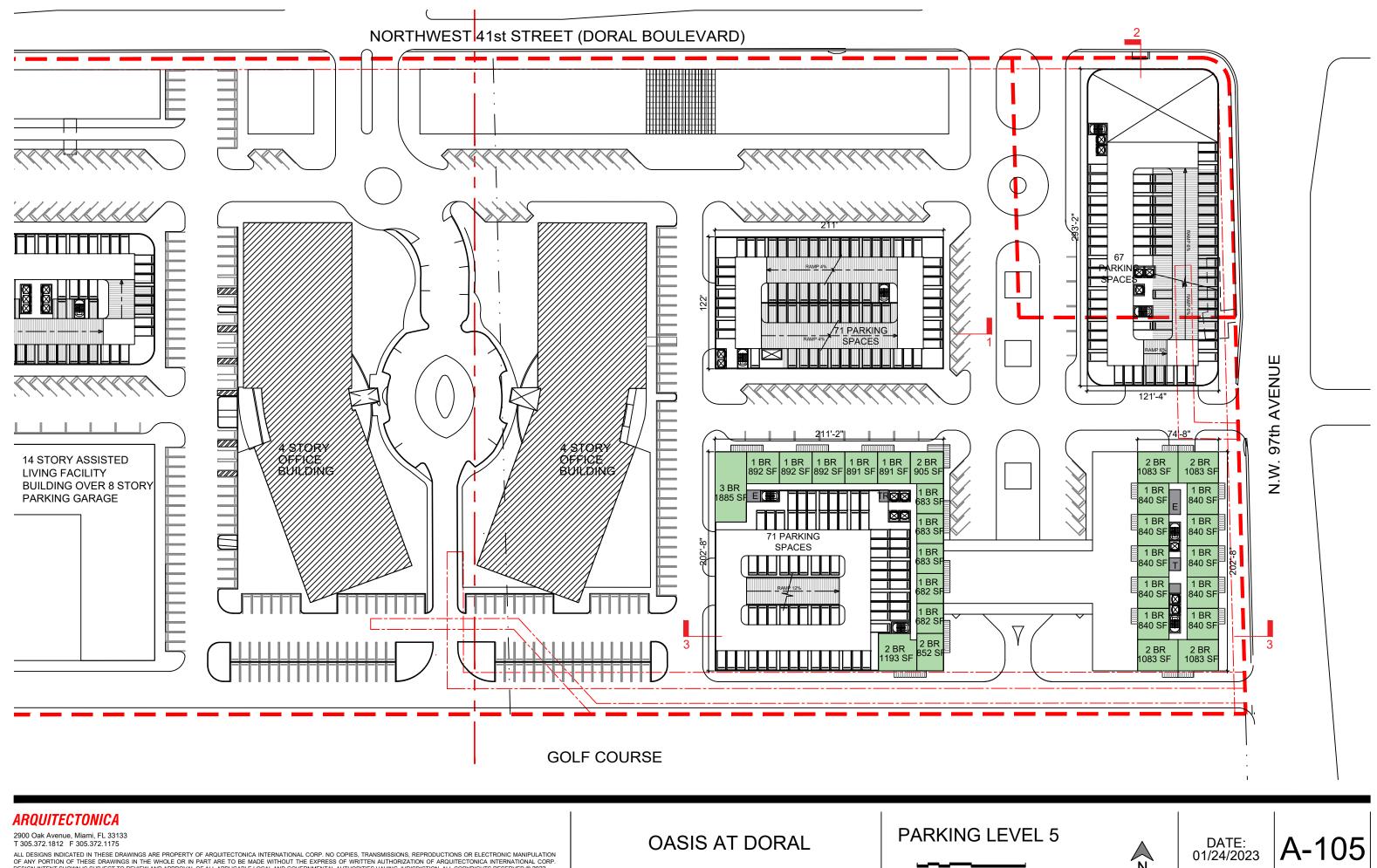


50'







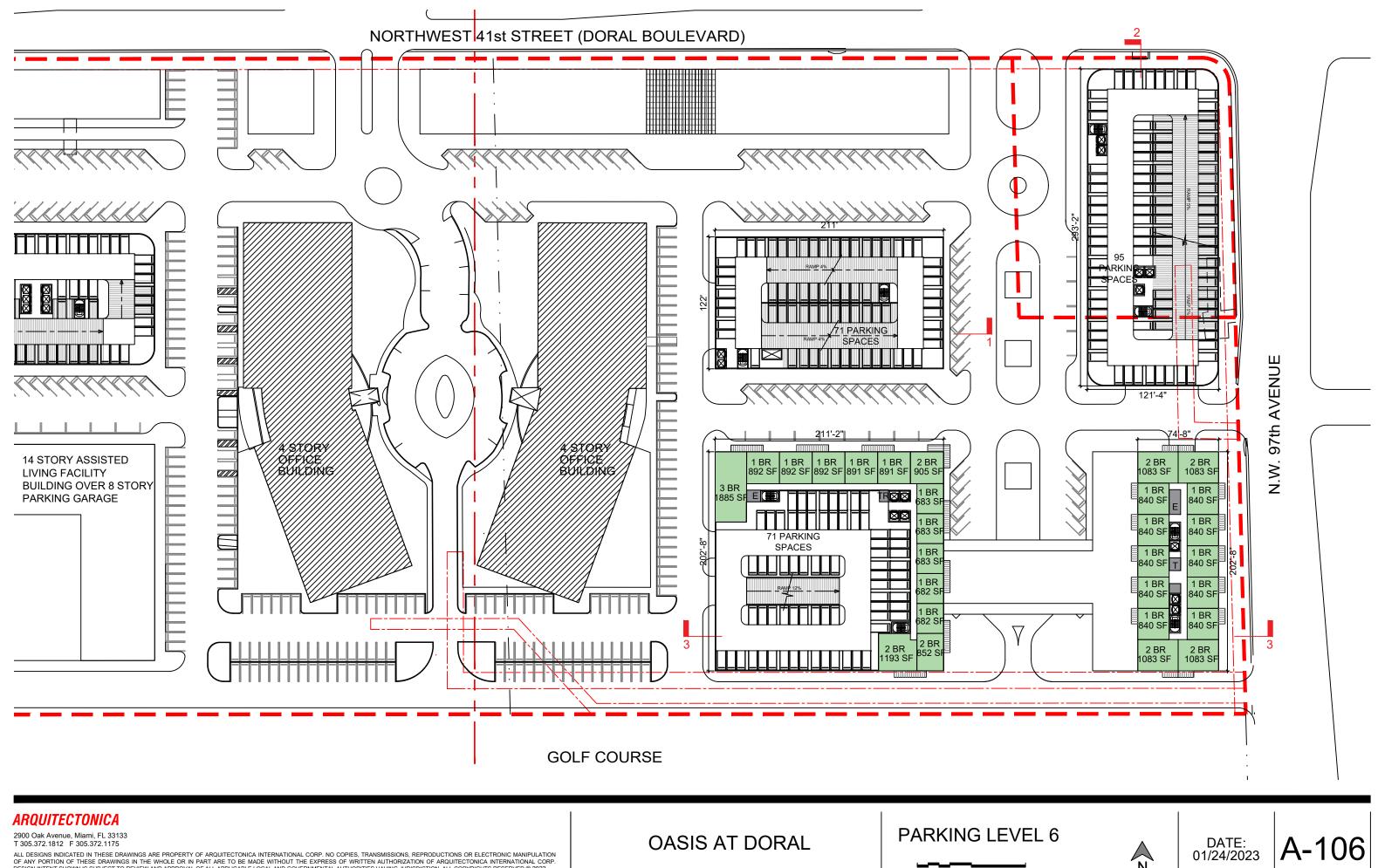


0'

50'

100'

N

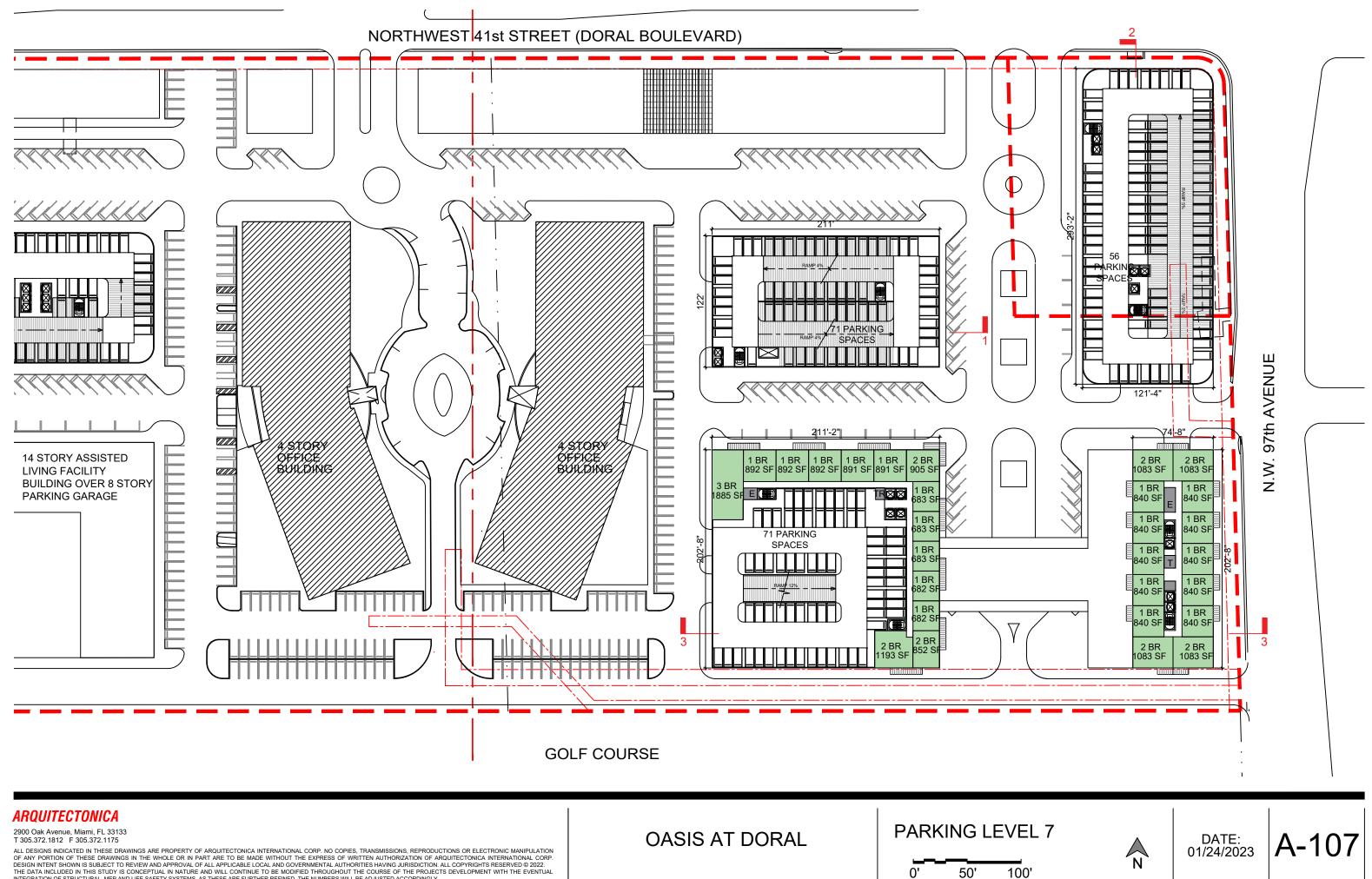


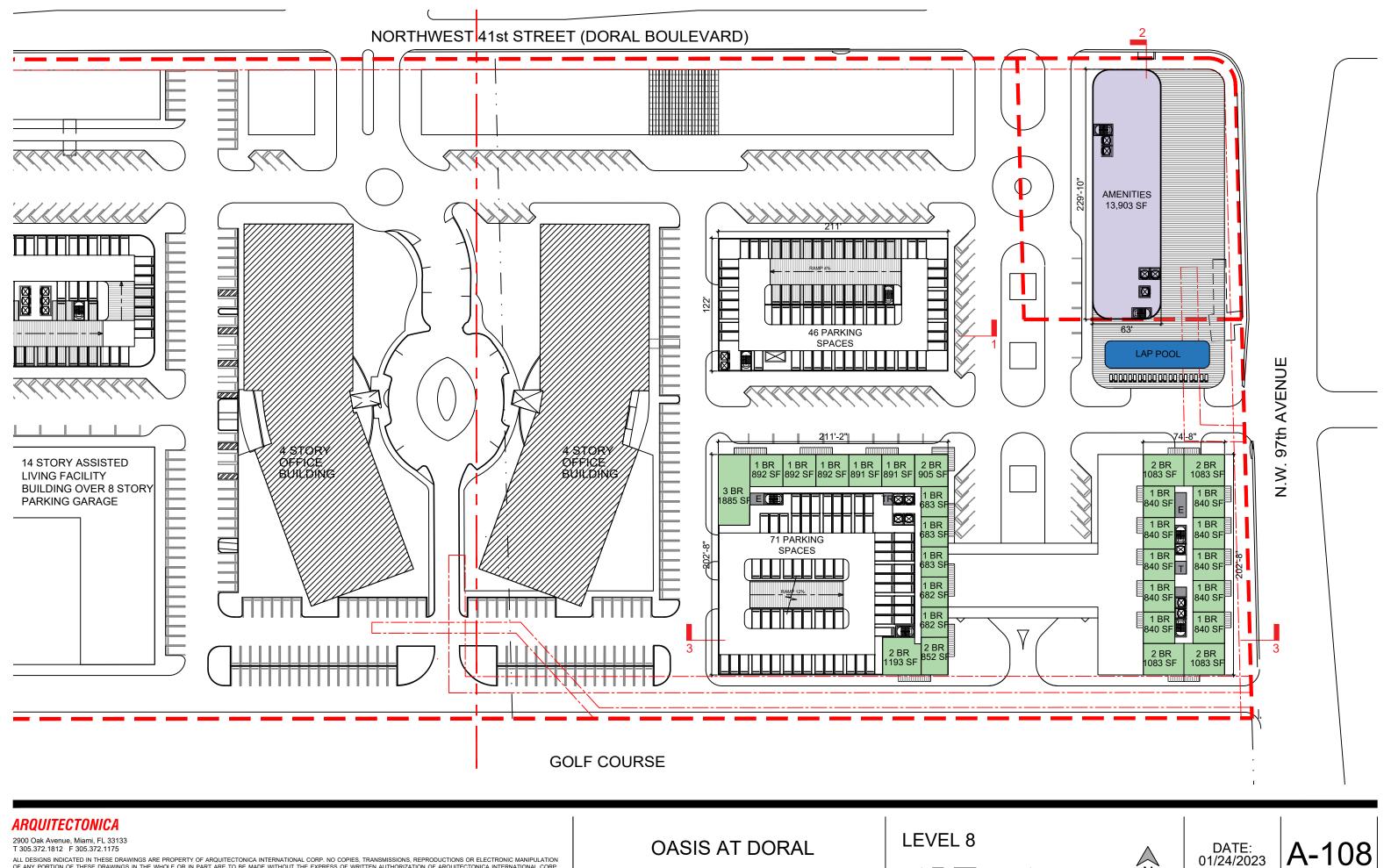
0'

50'

100'

N





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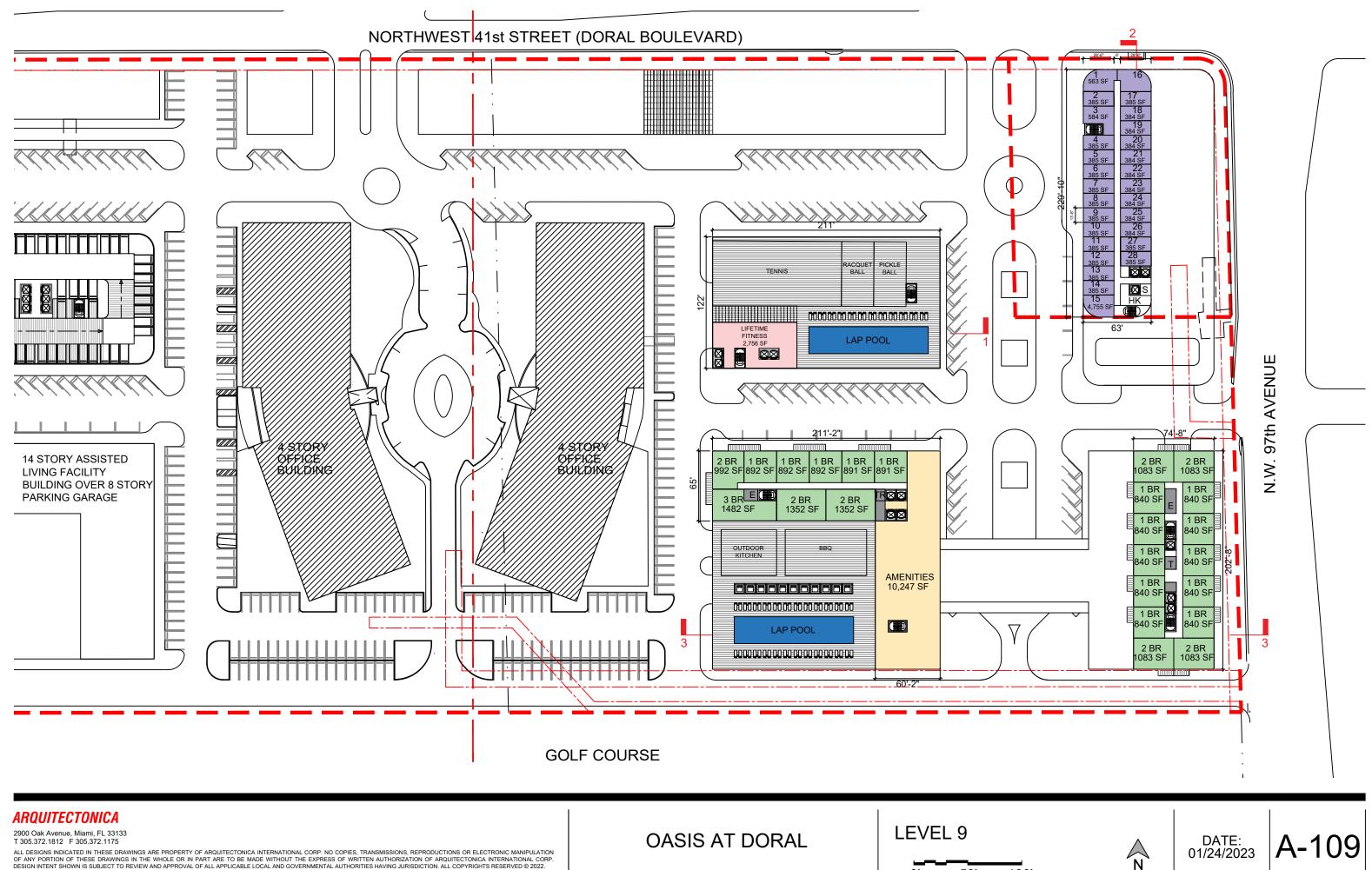
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OASIS AT DORAL

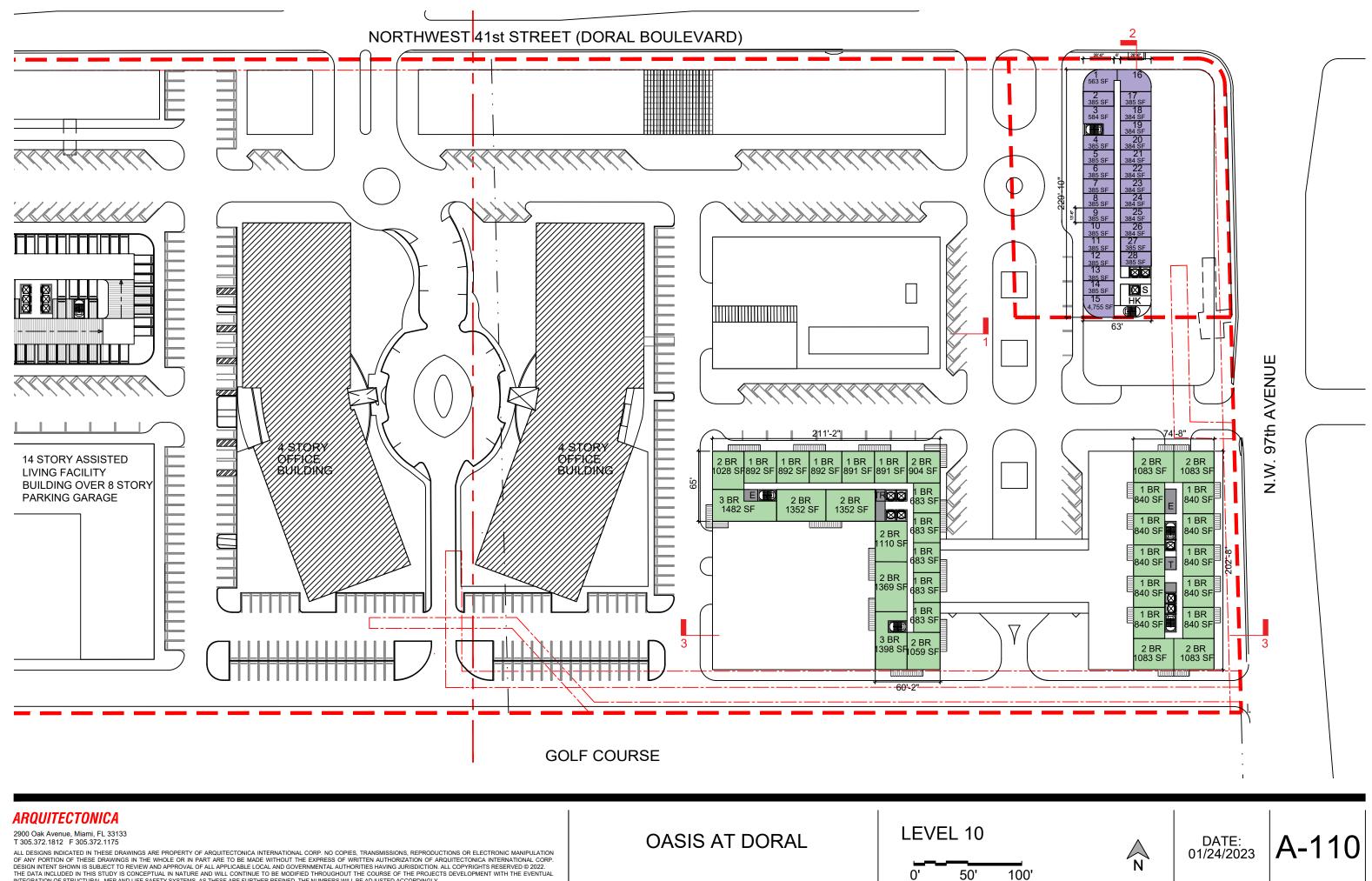
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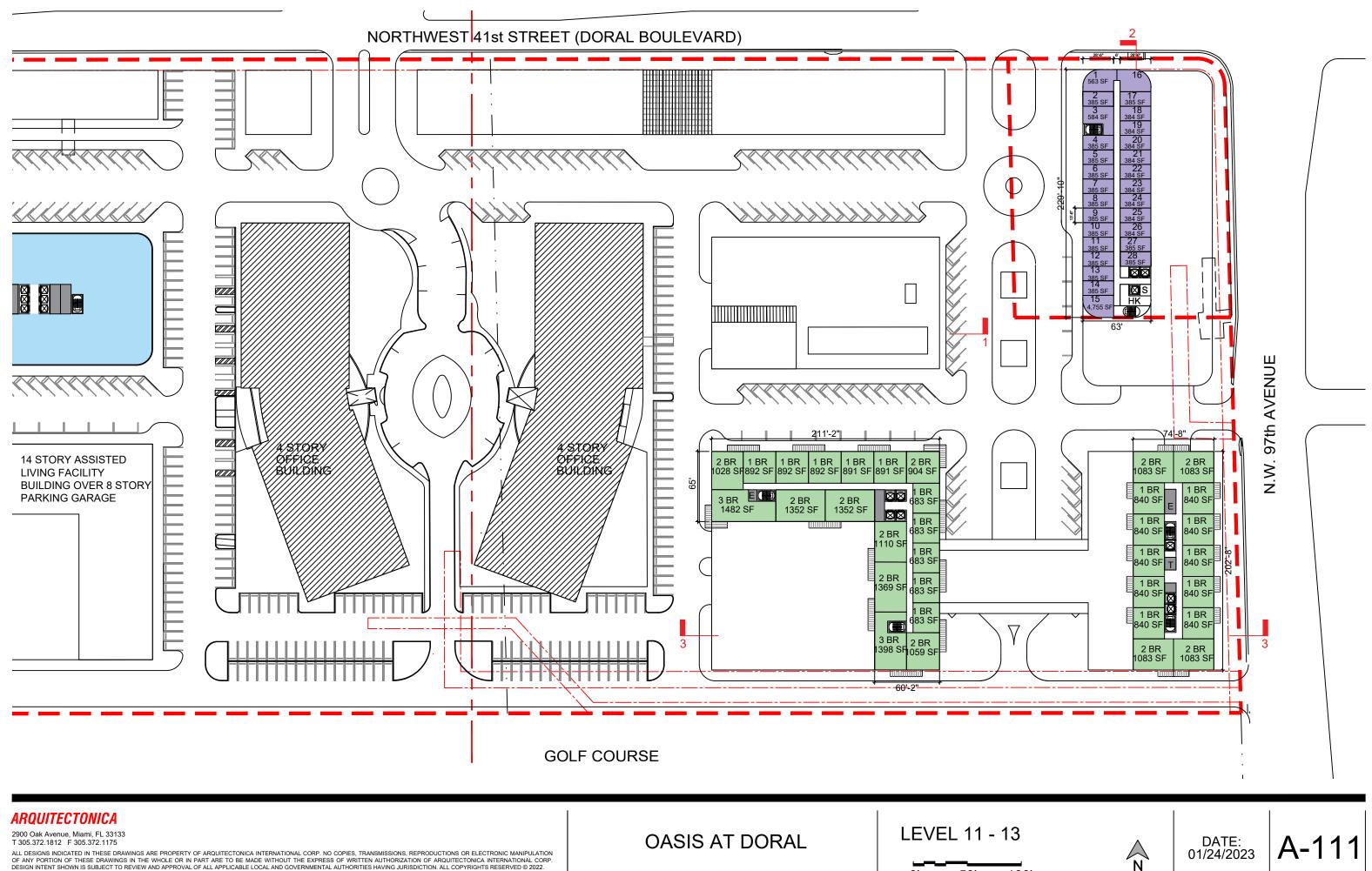
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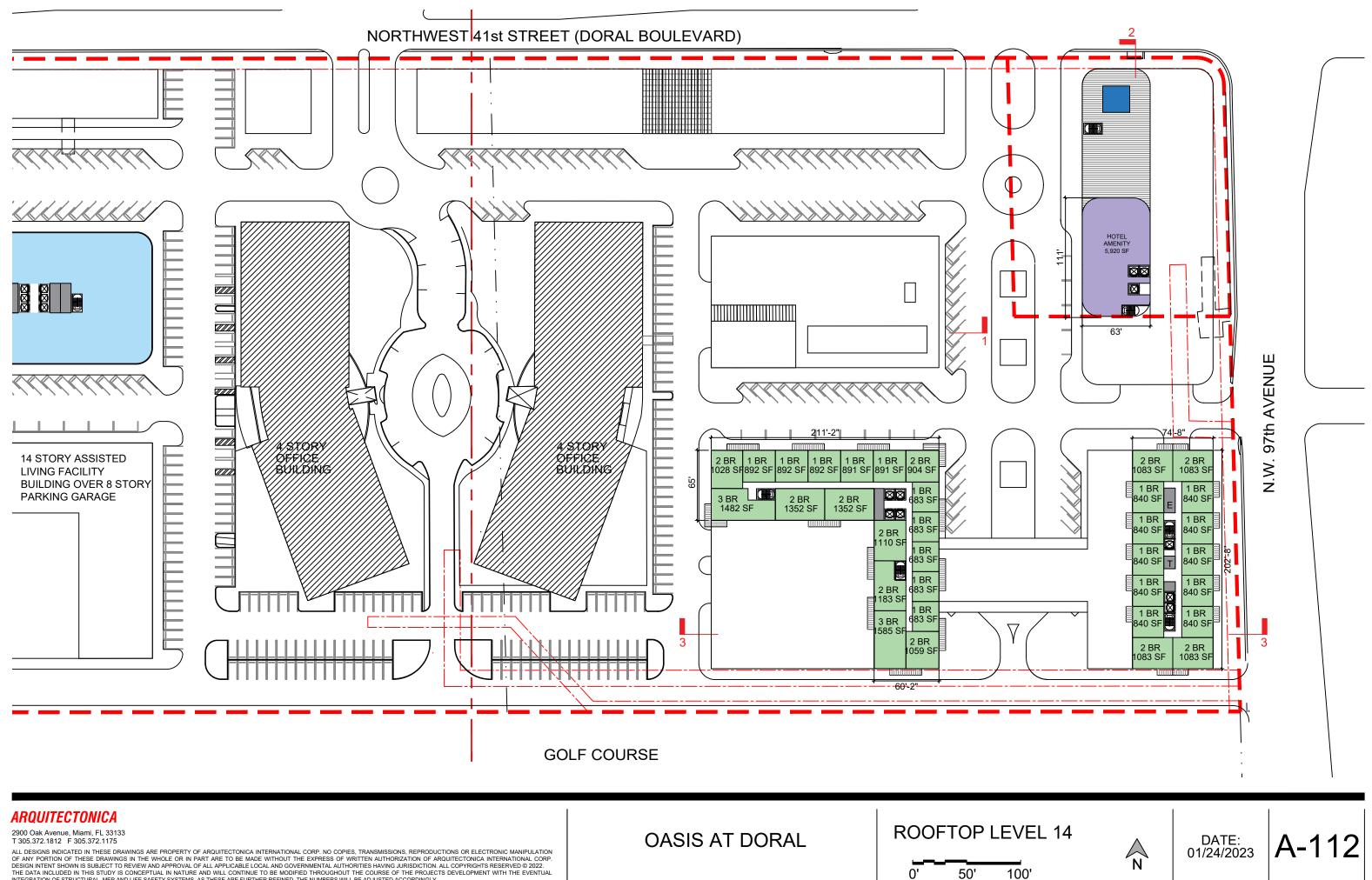


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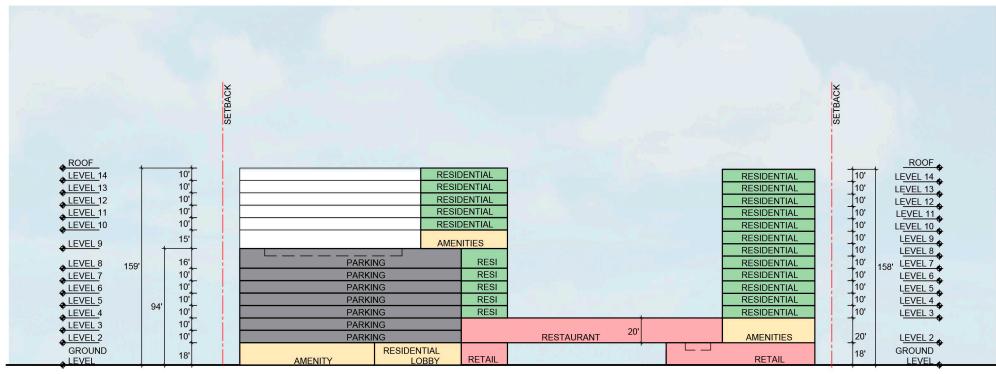
50' 100' 0'



AMENITIES  AMENITIES

SECTION 1

SECTION 2



**SECTION 3** 

### ARQUITECTONICA

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# SECTION

