



Artist's renderings. Refer to site plan submittal for final design.





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A Pattern Book for:

midtown doral

Midtown Doral is located within Section 8 in the City of Doral, Florida. Consisting of 30.64 acres, the site is bounded by the Grand Bay PUDs and the FPL easement on east and NW 107th Avenue on the west. The northern boundary is NW 90th Street, while the property is bounded by the Doral Modern commercial parcel on the South. Midtown Doral will be developed with up to 2,055 residential units consisting of apartment condominiums, 215,562 sf of gross leasable commercial/retail space, and a 58,052² sf clubhouse. The compact development with its residential and retail mix will allow residents to walk to cafes, restaurants, and boutiques, therefore reducing the vehicular trips in the area.

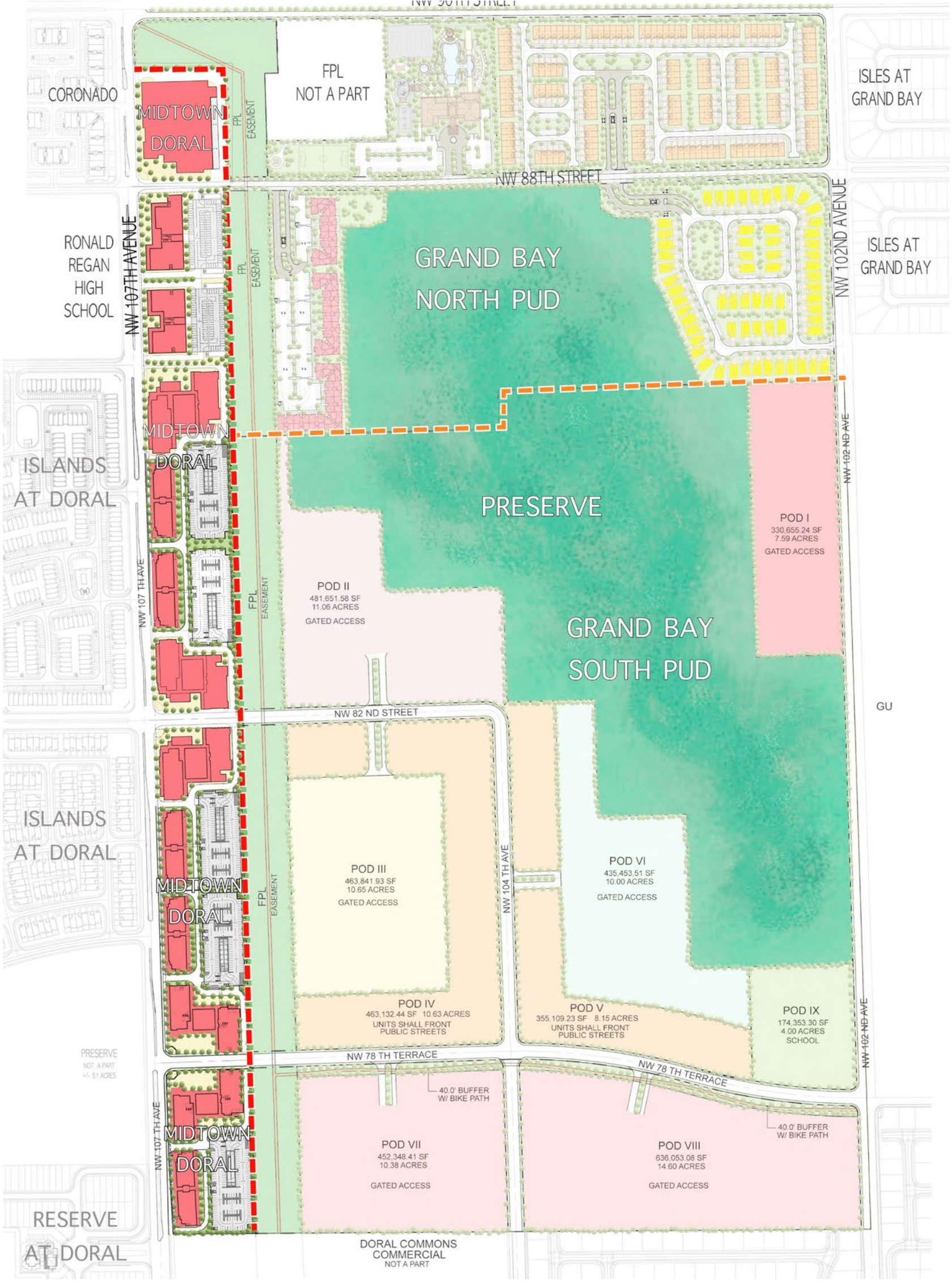
In the map to the below, Midtown Doral is highlighted in red.





midtown doral

Site Plan



Midtown Doral is highlighted and shown in context with the Grand Bay PUDs on the east and the Islands at Doral on the west.

Midtown Doral is shown bounded by the red dashed line. The site runs along NW 107th Ave. The Grand Bay PUDs to the east are not a part of the site and are shown for context only.

NOTE: THE PHASES OUTLINED BELOW DO NOT REPRESENT OR IMPLY A CONSTRUCTION SEQUENCE. ANY PHASE DEPICTED IN THE TABLES BELOW MAY BE CONSTRUCTED AT ANY TIME.



2023 GENERAL SITE PLAN (FOR REFERENCE ONLY)
SCALE: 1/8" = 150'-0"

2023 PROPOSED MIDTOWN DORAL OVERALL DEVELOPMENT PROGRAM

2,076 RESIDENTIAL UNITS,
197,179 SQFT COMMERCIAL,
58,052 SQFT CLUBHOUSE





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Adjacent Land Uses

North	Industrial (Medley)
East	PUD
South	PUD
West	MF-1, MF-4, Conservation, IPF

MIDTOWN DORAL GENERAL SITE CALCULATION		
ZONING CLASSIFICATION	PUD	
	SF	ACRES
GROSS AREA	1,334,539.64	30.64
R/W	59,612.84	1.37
NET AREA	1,274,926.80	29.27
AREA BREAKDOWN	SF	%
BUILDINGS	398,974.00	31.29
PARKING GARAGES	338,784.00	26.57
ALLEYS	128,734.44	10.10
SIDEWALKS	82,204.56	6.45
OPEN AREA	326,229.80	25.59
TOTAL	1,274,926.80	100.00
OPEN AREA BREAKDOWN	SF	%
SIDEWALKS	82,204.56	6.45
OPEN AREA	326,229.80	25.59
TOTAL	408,434.36	32.04

midtown doral

Site Data

2023 PROPOSED

2,076 RESIDENTIAL UNITS,
197,179 SQFT COMMERCIAL,
58,052 SQFT CLUBHOUSE

MIDTOWN DORAL GENERAL SITE CALCULATION		
ZONING CLASSIFICATION	PUD	
	SF	ACRES
GROSS AREA	1,334,539.64	30.64
RAW	59,612.84	1.37
NET AREA	1,274,926.80	29.27
AREA BREAKDOWN	SF	%
BUILDINGS	398,974.00	31.29
PARKING GARAGES	338,784.00	26.57
ALLEYS	128,734.44	10.10
SIDEWALKS	82,204.56	6.45
OPEN AREA	326,229.80	25.59
TOTAL	1,274,926.80	100.00
OPEN AREA BREAKDOWN	SF	%
SIDEWALKS	82,204.56	6.45
OPEN AREA	326,229.80	25.59
TOTAL	408,434.36	32.04

MIDTOWN DORAL GENERAL BUILDINGS CALCULATION				
	COMMERCIAL SF	RESIDENTIAL SF	UNITS	
	197,179.00			
	SERVICE/OTHER	142,038.00		
TOTAL	339,217.00	1,866,067.98	2,076	
TOTAL BLDG. SF	2,205,284.98			

BUILDING HEIGHT	
	PROVIDED
BUILDINGS # 1-10	93'-10"
BUILDINGS # 11-13	113'-10"

PARKING GARAGE		
6 BLDGS	SF	PARKING SPACES
A	316,962	764
B	312,142	744
C	317,812	929
D	397,737	1086
E	316,962	764
F	335,659	848
G	197,602	514
CONVENIENCE SPACES		22
SURFACE SPACES		21
TOTAL	2,194,876.00	5,692

PARKING GARAGE HEIGHT	
	PROVIDED
PARKING GARAGE	93'-10"

PARKING CALCULATIONS			
RESIDENTIAL PARKING REQ'D 2,076 UNITS		4,559	SPACES REQ'D
RETAIL PARKING	197,179 /250	789	SPACES REQ'D
TOTAL PARKINGS REQ'D		5348	SPACES REQ'D
TOTAL PARKING PROVIDED ALL BLDGS		5,692	SPACES

PHASE I

***** BUILT (EXISTING) *****

BUILDINGS 1,2,3, & 4

537 RESIDENTIAL UNITS, 68,500 SQFT COMMERCIAL

MIDTOWN DORAL PHASE I

MIDTOWN DORAL PHASE IB

MIDTOWN DORAL PHASE IA

PHASE IB BUILDING # 3

1 BLDG	COMMERCIAL SF	RESIDENTIAL SF	UNITS
	23,838.00		
	SERVICE/OTHER	18,141.00	
TOTAL	41,979.00	272,918.00	153
TOTAL BLDG, SF	314,897.00		

PHASE IA BUILDING # 1

1 BLDG	COMMERCIAL SF	RESIDENTIAL SF	UNITS
	9,818.00		
	SERVICE/OTHER	10,505.00	
TOTAL	20,323.00	137,621.00	98
TOTAL BLDG, SF	157,944.00		

PHASE IB BUILDING # 3 HEIGHT

BUILDING # 3	PROVIDED
	93'-10"

PHASE IA BUILDING # 1 HEIGHT

BUILDING # 1	PROVIDED
	93'-10"

PHASE IB BUILDING # 4

1 BLDG	COMMERCIAL SF	RESIDENTIAL SF	UNITS
	11,006.00		
	SERVICE/OTHER	10,926.00	
TOTAL	21,932.00	146,152.00	133
TOTAL BLDG, SF	168,084.00		

PHASE IA BUILDING # 2

1 BLDG	COMMERCIAL SF	RESIDENTIAL SF	UNITS
	23,838.00		
	SERVICE/OTHER	18,141.00	
TOTAL	41,979.00	272,918.00	153
TOTAL BLDG, SF	314,897.00		

PHASE IB BUILDING # 4 HEIGHT

BUILDING # 4	PROVIDED
	93'-10"

PHASE IA BUILDING # 2 HEIGHT

BUILDING # 2	PROVIDED
	93'-10"

PHASE IB BLDG B PARKING GARAGE

1 BLDG	SF	PARKING SPACES
1	52,431	95
2	52,431	115
3	51,820	130
4	51,820	132
5	51,820	132
6	51,820	140
TOTAL	312,142	744

PHASE IA BLDG A PARKING GARAGE

1 BLDG	SF	PARKING SPACES
1	53,229	97
2	53,229	121
3	52,626	131
4	52,626	135
5	52,626	135
6	52,626	145
TOTAL	316,962.00	764

PHASE IB BLDG B PARKING GARAGE HEIGHT

PARKING GARAGE	PROVIDED
	67'-10"

PHASE IA BLDG A PARKING GARAGE HEIGHT

PARKING GARAGE	PROVIDED
	67'-10"

PHASE IB PARKING CALCULATIONS

# BEDROOMS	# UNITS	SPACES	
BUILDING # 3			
7 APARTMENT STORIES OVER COMMERCIAL			
1 BDRM UNITS	20	1.5	30 SPACES REQ'D
2 BDRM UNITS	91	1.75	160 SPACES REQ'D
3 BDRM UNITS	42	2.0	84 SPACES REQ'D
RESIDENTIAL PARKING REQ'D FOR BLDG.			274 SPACES REQ'D
RETAIL PARKING	23,838.00	250	96 SPACES REQ'D
TOTAL PARKING REQ'D FOR BLDG			370 SPACES REQ'D
BUILDING # 4			
7 APARTMENT OVER COMMERCIAL			
1 BDRM UNITS	84	1.5	126 SPACES REQ'D
2 BDRM UNITS	49	1.75	86 SPACES REQ'D
3 BDRM UNITS	0	0	0 SPACES REQ'D
RESIDENTIAL PARKING REQ'D FOR BLDG.			212 SPACES REQ'D
RETAIL PARKING	11,006.00	250	45 SPACES REQ'D
TOTAL PARKING REQ'D FOR BLDG			257 SPACES REQ'D
TOTAL PARKING REQ'D ALL BLDGS			627 SPACES REQ'D
TOTAL PARKING PROVIDED			744 SPACES PROV.

PHASE IA PARKING CALCULATIONS

# BEDROOMS	# UNITS	SPACES	
BUILDING # 1			
7 APARTMENT STORIES OVER COMMERCIAL			
1 BDRM UNITS	35	1.5	53 SPACES REQ'D
2 BDRM UNITS	35	1.75	62 SPACES REQ'D
3 BDRM UNITS	28	2.0	56 SPACES REQ'D
RESIDENTIAL PARKING REQ'D FOR BLDG.			171 SPACES REQ'D
RETAIL PARKING	9,818.00	250	40 SPACES REQ'D
TOTAL PARKING REQ'D FOR BLDG			211 SPACES REQ'D
BUILDING # 2			
7 APARTMENT OVER COMMERCIAL			
1 BDRM UNITS	20	1.5	30 SPACES REQ'D
2 BDRM UNITS	91	1.75	160 SPACES REQ'D
3 BDRM UNITS	42	2.0	84 SPACES REQ'D
RESIDENTIAL PARKING REQ'D FOR BLDG.			274 SPACES REQ'D
RETAIL PARKING	28,838.00	250	96 SPACES REQ'D
TOTAL PARKING REQ'D FOR BLDG			370 SPACES REQ'D
TOTAL PARKING REQ'D ALL BLDGS			581 SPACES REQ'D
TOTAL PARKING PROVIDED			764 SPACES PROV.

PHASE I TOTAL PARKING CALCULATIONS

PHASE II		
TOTAL PARKING REQUIRED	1,208	SPACES REQ'D
TOTAL PARKING PROVIDED	1,508	SPACES PROV.

PHASE II

***** UNDER CONSTRUCTION *****

CLUBHOUSE & BUILDINGS 5,6,7 & 8

734 RESIDENTIAL UNITS, 61,064 SQFT. COMMERCIAL, 58,052 SQFT CLUBHOUSE

MIDTOWN DORAL PHASE II

MIDTOWN DORAL PHASE IID

MIDTOWN DORAL PHASE IIC

PHASE IIC CLUBHOUSE BUILDING

1 BLDG	COMMERCIAL SF	RESIDENTIAL SF	UNITS
CLUBHOUSE	51,005.00		
SERVICE/OTHER	7,047.00		
TOTAL	58,052.00	0.00	0
TOTAL BLDG. SF	58,052.00		

PHASE IIC CLUBHOUSE BUILDING HEIGHT

CLUBHOUSE BUILDING	PROVIDED
	70'-0"

PHASE IID BUILDING # 7

1 BLDG	COMMERCIAL SF	RESIDENTIAL SF	UNITS
COMMERCIAL SF	27,546.00		
SERVICE/OTHER	12,521.00		
TOTAL	40,067.00	228,238.00	196
TOTAL BLDG. SF	268,305.00		

PHASE IIC BUILDING # 5

1 BLDG	COMMERCIAL SF	RESIDENTIAL SF	UNITS
COMMERCIAL SF	5,972.00		
SERVICE/OTHER	22316		
TOTAL	28,288.00	117,757.00	130
TOTAL BLDG. SF	146,045.00		
PARKING	19 SPACES		

PHASE IID BUILDING # 7 HEIGHT

BUILDING # 7	PROVIDED
	93'-10"

PHASE IIC BUILDING # 5 HEIGHT

BUILDING # 5	PROVIDED
	93'-10"

PHASE IID BUILDING # 8

1 BLDG	COMMERCIAL SF	RESIDENTIAL SF	UNITS
COMMERCIAL SF	0.00		
SERVICE/OTHER	0.00		
TOTAL	0.00	225,821.00	212
TOTAL BLDG. SF	225,821.00		

PHASE IIC BUILDING # 6

1 BLDG	COMMERCIAL SF	RESIDENTIAL SF	UNITS
COMMERCIAL SF	27,546.00		
SERVICE/OTHER	12,521.00		
TOTAL	40,067.00	228,238.00	196
TOTAL BLDG. SF	268,305.00		

PHASE IID BUILDING # 8 HEIGHT

BUILDING # 8	PROVIDED
	93'-10"

PHASE IIC BUILDING # 6 HEIGHT

BUILDING # 6	PROVIDED
	93'-10"

PHASE IID BLDG D PARKING GARAGE

1 BLDG	SF	PARKING SPACES
1	44,193	94
2	44,193	124
3	44,193	124
4	44,193	124
5	44,193	124
6	44,193	124
7	44,193	124
8	44,193	124
ROOFTOP	44,193	124
TOTAL	397,737.00	1,088

PHASE IIC BLDG C PARKING GARAGE

1 BLDG	SF	PARKING SPACES
1	45,386	74
2	45,386	136
3	45,008	143
4	45,008	143
5	37,154	109
6	33,290	98
7	33,290	100
8	33,290	107
ROOFTOP	33,290	107
TOTAL	317,812.00	910

PHASE IID BLDG D PARKING GARAGE HEIGHT

PARKING GARAGE	PROVIDED
	93'-10"

PHASE IIC BLDG C PARKING GARAGE HEIGHT

PARKING GARAGE	PROVIDED
	93'-4"

PHASE IID PARKING CALCULATIONS

# BEDROOMS	# UNITS	SPACES
(SHOPFRONT) BUILDING # 7		
7 APARTMENT STORIES OVER COMMERCIAL		
1 BDRM UNITS	70	2.0
2 BDRM UNITS	105	2.0
3 BDRM UNITS	21	3.0
VISITOR'S	196	0.25
RESIDENTIAL PARKING REQ'D FOR BLDG.		462
RETAIL PARKING	27,546.00	250
TOTAL PARKING REQ'D FOR BLDG		572
BUILDING # 8		
7 APARTMENT STORIES OVER COMMERCIAL		
1 BDRM UNITS	70	2.0
2 BDRM UNITS	106	2.0
3 BDRM UNITS	36	3.0
VISITOR'S	212	0.25
RESIDENTIAL PARKING REQ'D FOR BLDG.		513
RETAIL PARKING	0.00	250
TOTAL PARKING REQ'D FOR BLDG		513
TOTAL PARKING REQ'D ALL BLDGS		1,085
TOTAL PARKING PROVIDED		1,086

PHASE IIC PARKING CALCULATIONS

# BEDROOMS	# UNITS	SPACES
BUILDING # 5		
7 APARTMENT STORIES OVER COMMERCIAL		
STUDIO UNITS	50	2.0
1 BDRM UNITS	54	2.0
2 BDRM UNITS	26	3.0
VISITOR'S	130	0.25
RESIDENTIAL PARKING REQ'D FOR BLDG.		319
RETAIL PARKING	5,972	250
TOTAL PARKING REQ'D FOR BLDG		342
BUILDING # 6		
7 APARTMENT STORIES OVER COMMERCIAL		
1 BDRM UNITS	70	2.0
2 BDRM UNITS	105	2.0
3 BDRM UNITS	21	3.0
VISITOR'S	196	0.25
RESIDENTIAL PARKING REQ'D FOR BLDG.		462
RETAIL PARKING	27,546.00	250
TOTAL PARKING REQ'D FOR BLDG		572
TOTAL PARKING REQ'D ALL BLDGS		915
TOTAL PARKING PROVIDED		929

PHASE II TOTAL PARKING CALCULATIONS

PHASE II		
TOTAL PARKING REQUIRED	2,000	SPACES REQ'D
m	2,015	SPACES PROV.

*10% OR 74 UNITS SHALL MEET THE WORKFORCE HOUSING STANDARDS OF THE CITY OF DORAL

Parking calculations will be reviewed at the time of site plan review.

PHASE III

BUILDINGS 9 & 10
253 RESIDENTIAL UNITS,
44,875 SQFT COMMERCIAL

MIDTOWN DORAL PHASE III

PHASE III BUILDING # 9

1 BLDG	COMMERCIAL SF	COMMERCIAL SF	RESIDENTIAL SF	UNITS
		11,006.00		
	SERVICE/OTHER	10,505.00		
TOTAL		21,511.00	140,431.00	100
TOTAL BLDG. SF	161,942.00			

PHASE III BUILDING # 9 HEIGHT

BUILDING # 9	PROVIDED
	93'-10"

PHASE III BUILDING # 10

1 BLDG	COMMERCIAL SF	COMMERCIAL SF	RESIDENTIAL SF	UNITS
		33,869.00		
	SERVICE/OTHER	18,141.00		
TOTAL		52,010.00	272,916.00	153
TOTAL BLDG. SF	324,928.00			

PHASE III BUILDING # 10 HEIGHT

BUILDING # 10	PROVIDED
	93'-10"

PHASE III BLDG E PARKING GARAGE

1 BLDG	SF	PARKING SPACES
1	53,229	97
2	53,229	121
3	52,626	131
4	52,626	135
5	52,626	135
6	52,626	145
TOTAL	316,962.00	764

PHASE III BLDG E PARKING GARAGE HEIGHT

PARKING GARAGE	PROVIDED
	67'-10"

PHASE III PARKING CALCULATIONS

# BEDROOMS	# UNITS	SPACES	
BUILDING # 9			
7 APARTMENT STORIES OVER COMMERCIAL			
		100	UNITS
1 BDRM UNITS	36	1.5	54
2 BDRM UNITS	36	1.75	63
3 BDRM UNITS	28	2.0	56
RESIDENTIAL PARKING REQ'D FOR BLDG.		173	SPACES REQ'D
RETAIL PARKING	11,006.00	250	SPACES REQ'D
TOTAL PARKING REQ'D FOR BLDG		218	SPACES REQ'D
BUILDING # 10			
7 APARTMENT OVER COMMERCIAL			
		153	UNITS
1 BDRM UNITS	20	1.5	30
2 BDRM UNITS	91	1.75	160
3 BDRM UNITS	42	2.0	84
RESIDENTIAL PARKING REQ'D FOR BLDG.		274	SPACES REQ'D
RETAIL PARKING	11,006.00	250	SPACES REQ'D
TOTAL PARKING REQ'D FOR BLDG		410	SPACES REQ'D
TOTAL PARKING REQ'D ALL BLDGS		628	SPACES REQ'D
TOTAL PARKING PROVIDED		764	SPACES PROV.

PHASE III TOTAL PARKING CALCULATIONS

PHASE III			
TOTAL PARKING REQUIRED		627	SPACES REQ'D
TOTAL PARKING PROVIDED		764	SPACES PROV.

(1) PARKING TO BE REVIEWED AT TIME OF ASPR.

PHASE V

BUILDINGS 12
203 RESIDENTIAL UNITS,
11,370 SQFT COMMERCIAL

PHASE IV

BUILDINGS 11
146 RESIDENTIAL UNITS,
0.00 SQFT COMMERCIAL

MIDTOWN DORAL PHASE V

MIDTOWN DORAL PHASE IV

PHASE V BUILDING # 12

1 BLDG	COMMERCIAL SF	RESIDENTIAL SF	UNITS
	11,370.00		
	SERVICE/OTHER	9,017.00	
TOTAL	20,387.00	240,468.00	203
TOTAL BLDG. SF	260,855.00		

PHASE IV BUILDING # 11

1 BLDG	COMMERCIAL SF	RESIDENTIAL SF	UNITS
	0.00		
	SERVICE/OTHER	1,896.00	
TOTAL	1,896.00	163,432.00	146
TOTAL BLDG. SF	165,328.00		

PHASE V BUILDING # 12 HEIGHT

BUILDING # 11	PROVIDED
	113'-10"

PHASE IV BUILDING # 11 HEIGHT

BUILDING # 11	PROVIDED
	113'-10"

PHASE IV & V BLDG F PARKING GARAGE

1 BLDG	SF	PARKING SPACES
1	55,160	112
2	26,994	41
3	50,701	139
4	50,701	139
5	50,701	139
6	50,701	139
7	50,701	139
GARAGE TOTAL	335,659.00	848
SURFACE PARKING		17
TOTAL PARKING		865

PHASE IV BLDG F PARKING GARAGE HEIGHT

PARKING GARAGE	PROVIDED
	78'-6"

PHASE V PARKING CALCULATIONS

BUILDING # 12				
9 APARTMENT STORIES OVER COMMERCIAL				
		198	UNITS	
1 BDRM UNITS	84	2.0	168	SPACES REQ'D
2 BDRM UNITS	110	2.0	220	SPACES REQ'D
3 BDRM UNITS	9	3.0	27	SPACES REQ'D
VISITORS	203	0.25	51	SPACES REQ'D
RESIDENTIAL PARKING REQ'D FOR BLDG.		466		SPACES REQ'D
RETAIL PARKING	11,370.00	250	45	SPACES REQ'D
TOTAL PARKING REQ'D FOR BLDG		511		SPACES REQ'D
TOTAL PARKING REQ'D		511		SPACES REQ'D

PHASE IV PARKING CALCULATIONS

BUILDING # 11				
9 APARTMENT STORIES OVER COMMERCIAL				
		135	UNITS	
1 BDRM UNITS	68	2.0	136	SPACES REQ'D
2 BDRM UNITS	78	2.0	156	SPACES REQ'D
3 BDRM UNITS	0	3.0	0	SPACES REQ'D
VISITORS	146	0.25	37	SPACES REQ'D
RESIDENTIAL PARKING REQ'D FOR BLDG.		329		SPACES REQ'D
RETAIL PARKING	0.00	250	0	SPACES REQ'D
TOTAL PARKING REQ'D FOR BLDG		329		SPACES REQ'D
TOTAL PARKING REQ'D		329		SPACES REQ'D

PHASE IV & V TOTAL PARKING CALCULATIONS

PHASE IV & V	
TOTAL PARKING REQUIRED	840 SPACES REQ'D
TOTAL PARKING PROVIDED	865 SPACES PROV.

PHASE VI

BUILDING 13
203 RESIDENTIAL UNITS,
11,370 SQFT COMMERCIAL

MIDTOWN DORAL PHASE VI

PHASE VI BUILDING # 13				
1 BLDG		COMMERCIAL SF	RESIDENTIAL SF	UNITS
	COMMERCIAL SF	11,370.00		
	SERVICE/OTHER	9,017.00		
TOTAL		20,387.00	240,468.00	203
TOTAL BLDG. SF		260,855.00		

PHASE VI BUILDING # 13 HEIGHT	
	PROVIDED
BUILDING # 11	113'-10"

PHASE VI BLDG G PARKING GARAGE		
1 BLDG	SF	PARKING SPACES
1	35,156	68
2	33,542	66
3	32,226	90
4	32,226	90
5	32,226	90
6	32,226	90
GARAGE TOTAL	197,602.00	514
SURFACE PARKING		3
TOTAL PARKING		517

PHASE V BLDG G PARKING GARAGE HEIGHT	
	PROVIDED
PARKING GARAGE	68'-0"

PHASE V PARKING CALCULATIONS				
BUILDING # 13				
9 APARTMENT	STORIES OVER		198	UNITS
1 BD RM UNITS	84	2.0	168	SPACES REQ'D
2 BD RM UNITS	110	2.0	220	SPACES REQ'D
3 BD RM UNITS	9	3.0	27	SPACES REQ'D
VISITORS	203	0.25	51	SPACES REQ'D
RESIDENTIAL PARKING REQ'D FOR BLDG.			466	SPACES REQ'D
RETAIL PARKING	11,370.00	250	45	SPACES REQ'D
TOTAL PARKING REQ'D FOR BLDG			511	SPACES REQ'D
TOTAL PARKING REQ'D			511	SPACES REQ'D

PHASE VI TOTAL PARKING CALCULATIONS			
PHASE VI			
TOTAL PARKING REQUIRED		511	SPACES REQ'D
TOTAL PARKING PROVIDED		517	SPACES PROV.

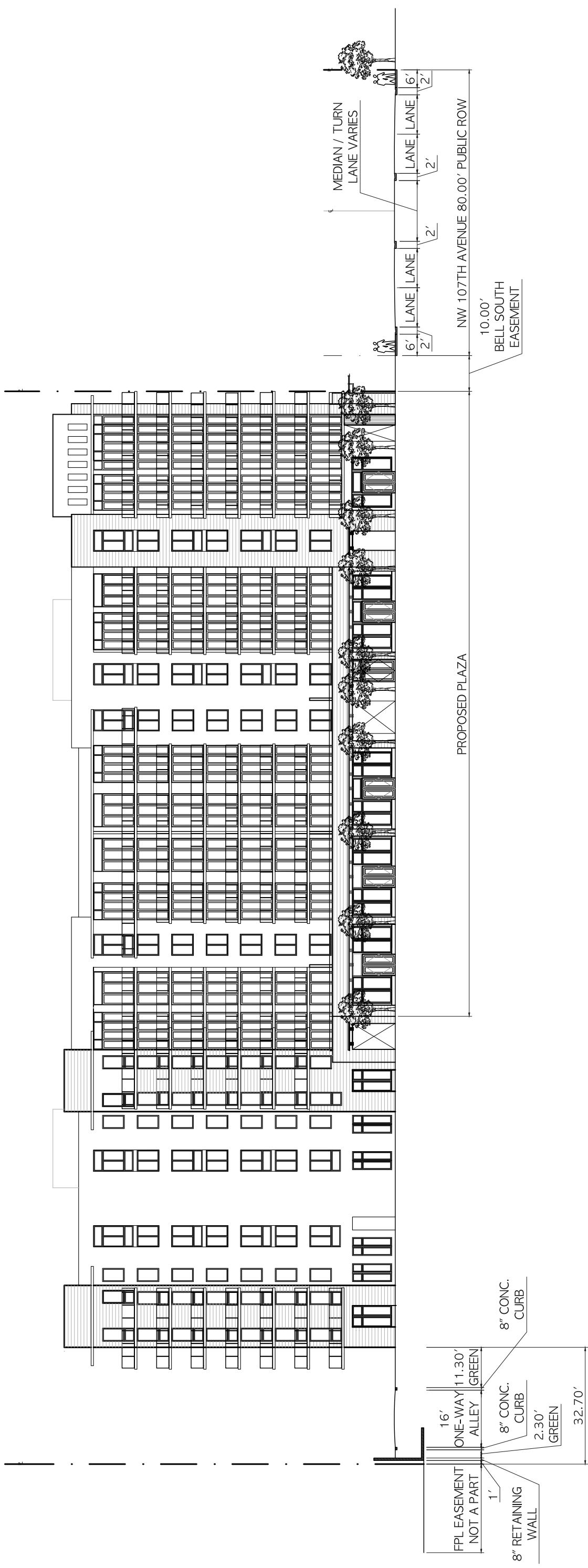
Pedestrian & Vehicular Circulation

Midtown Doral fronts on public rights of way and will provide colonades the entire length of NW 107th Avenue. The buildings are designed with large courts which further create an enjoyable pedestrian experience. All vehicular movement will be to access parking garages which are hidden by the buildings along the street. The top image shows the store fronts along NW 107th Avenue with colonades. The image below show a birds eye view of the engaging pedestrian courtyards that interrupt the massing along the street.



Artist's renderings. Refer to site plan submittal for final design.

Street Sections
 Street Sections shown are for reference only and are subject to change based upon the design by the Civil Engineer, and shall comply with the City of Doral public works and Miami-Dade County's traffic division.

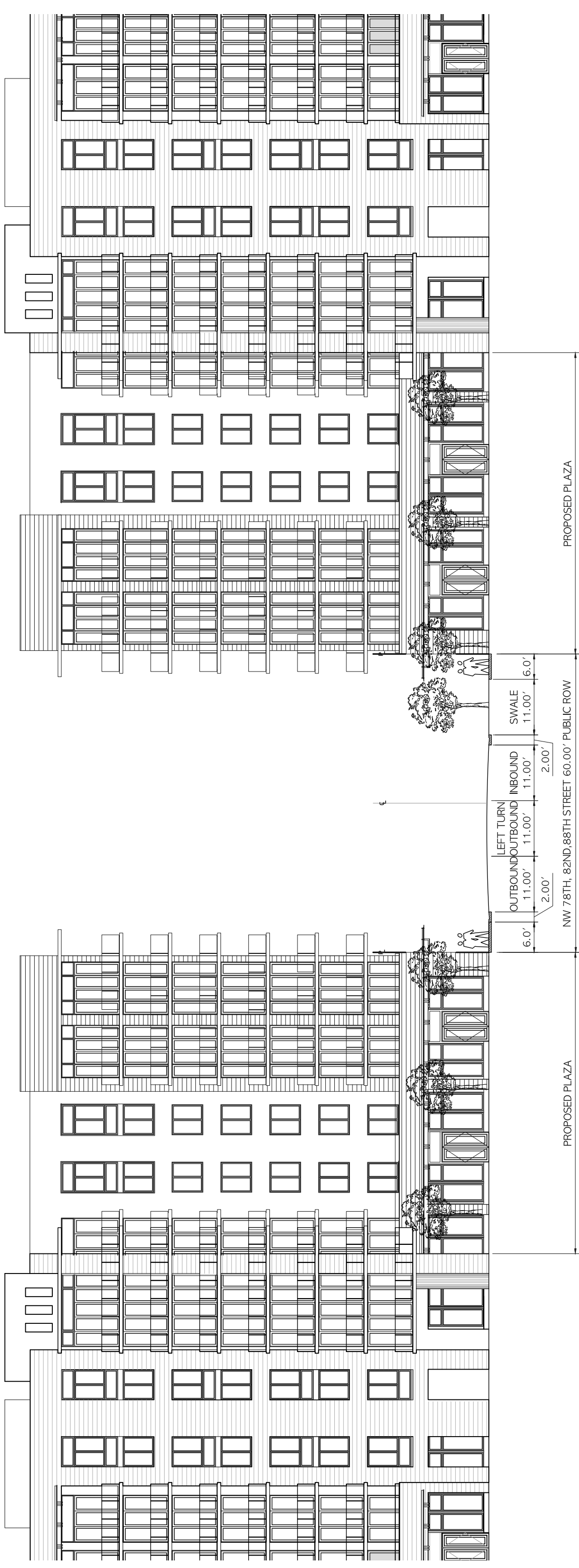


Section looking south on 107th Avenue at Plaza (Alley section shown in rear)

(Additional ROW dedications may be required by the traffic study.)

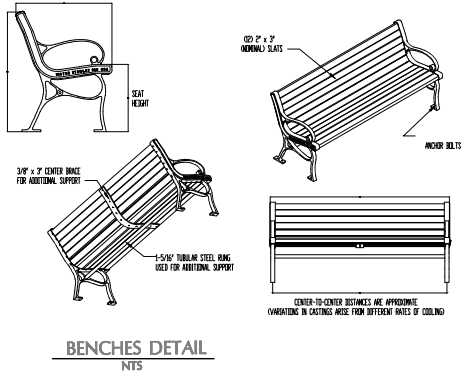
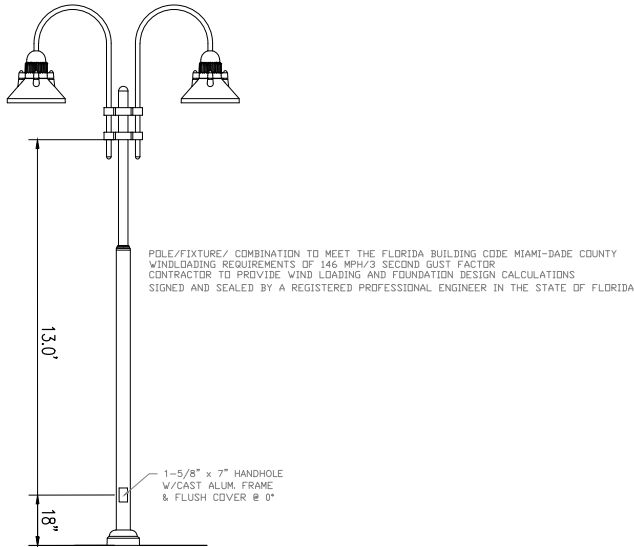
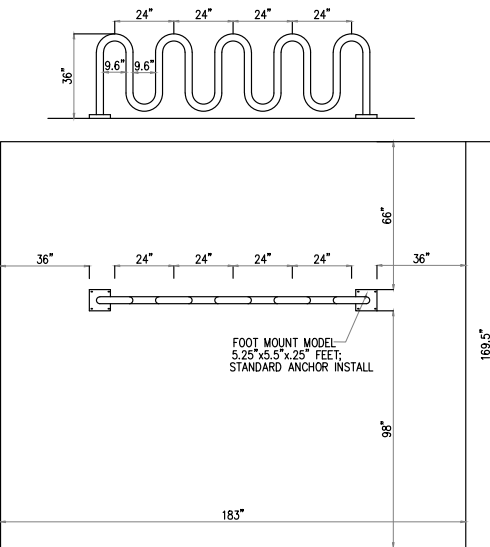
Street Sections

Street Sections shown are for reference only and are subject to change based upon the design by the Civil Engineer, and shall comply with the City of Doral public works and Miami-Dade County's traffic division.



Section looking east through plazas on NW 78th, NW82nd & NW 88th Streets
(Minimum ROW Dedication 60.00'. Additional ROW dedications may be required by the traffic study.)

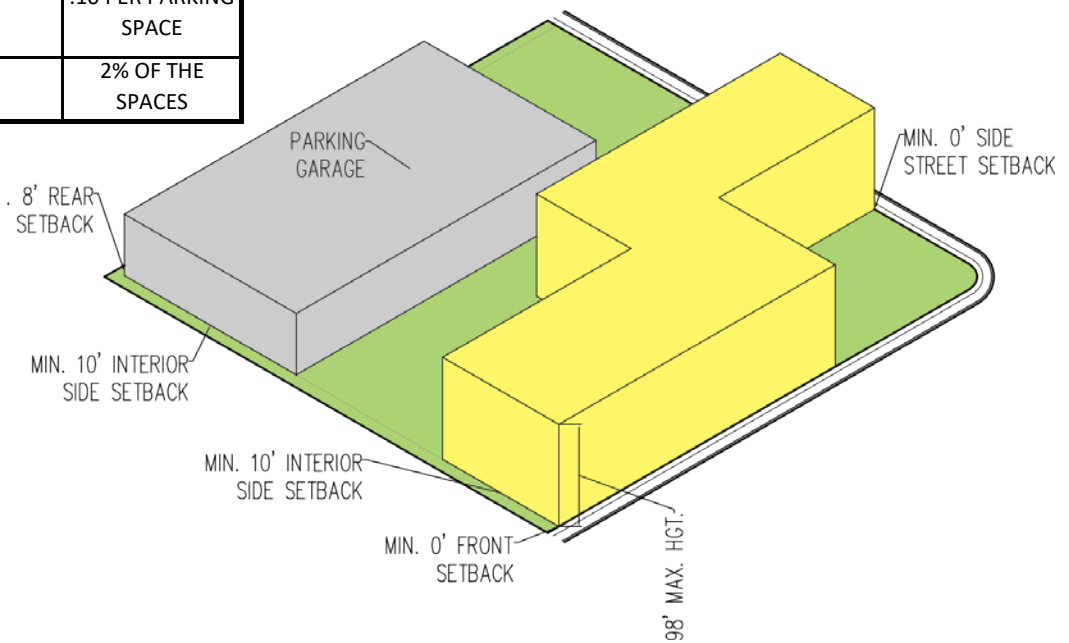
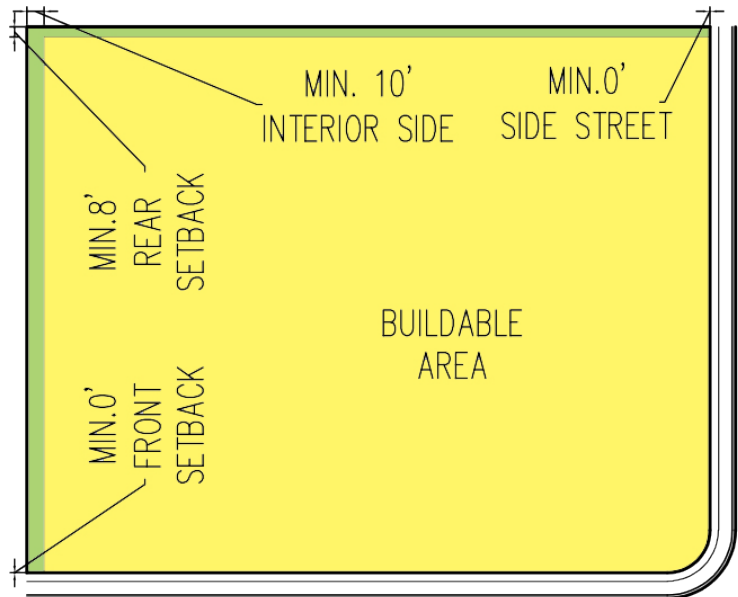
Open areas provide and outdoor space for use by residents and visual relief to the built environment. Open space should be designed to allow for use by residents. Elements to be included in open space design include but are not limited to bike racks, lighting, garbage cans and park benches. Open space elements shall be coordinated with the architectural character harmonious neighborhood.



MIDRISE CONDOMINIUMS - PHASES I,II,III	
MAXIMUM DENSITY	60 UNITS/ACRE
MINIMUM UNIT SIZE	650 SF
MAXIMUM LOT COVERAGE	85%
DISTANCE BETWEEN BUILDINGS	20 FT
MINIMUM FRONT SETBACK	0 FT
MINIMUM REAR SETBACK	10 FT
MINIMUM INTERIOR SETBACK	8 FT
MINIMUM SIDE STREET SETBACK	0 FT
MAXIMUM HEIGHT	98'-0" FT-IN
* BUILDINGS MAY BE ATTACHED TO THE PARKING GARAGE TO ALLOW FOR DIRECT ACCESS FROM PARKING.	
**SETBACKS ARE MEASURED FROM FACE OF BUILDING TO PROPERTY LINE.	
*** SITE CAN BE DEVELOPED WITH MULTIPLE BUILDINGS	
****BALCONIES ON ALL FACADES MAY ENCROACH INTO THE SETBACK A MAXIMUM OF 5'-0".	
***** EYEBROWS, ATTACHED TRELLIS & OTHER SHADING DEVICES MAY ENCROACH INTO THE SETBACK 5'-0" ON ALL FACADES.	

PARKING - PHASES I & III	
	RATIO
1 BEDROOM	1.50
2 BEDROOMS	1.75
3 & 4 BEDROOMS	2.00
BICYCLES	.10 PER PARKING SPACE

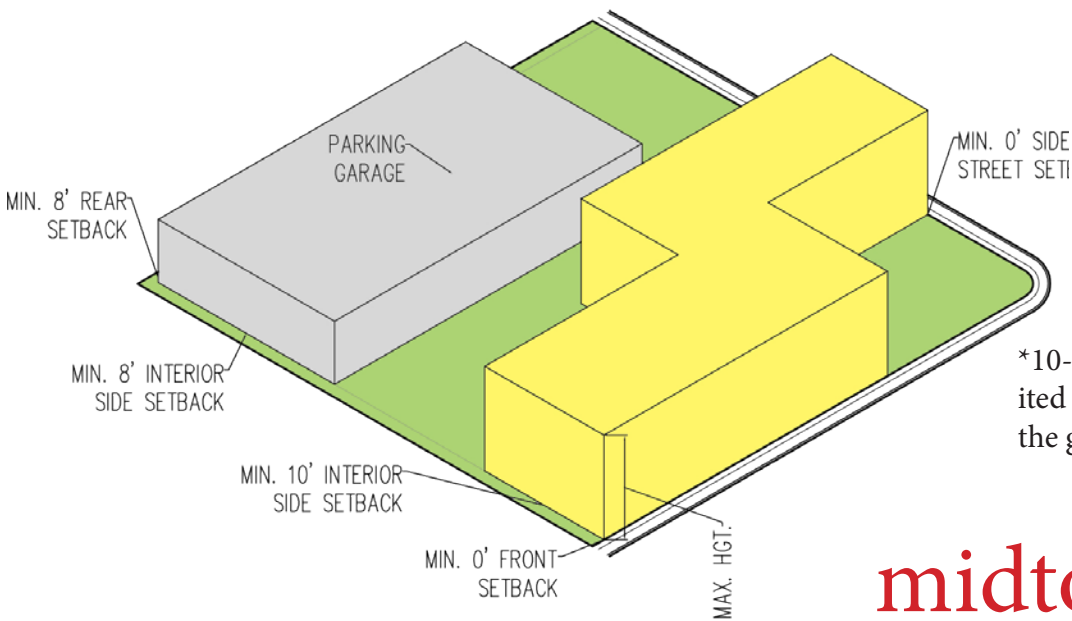
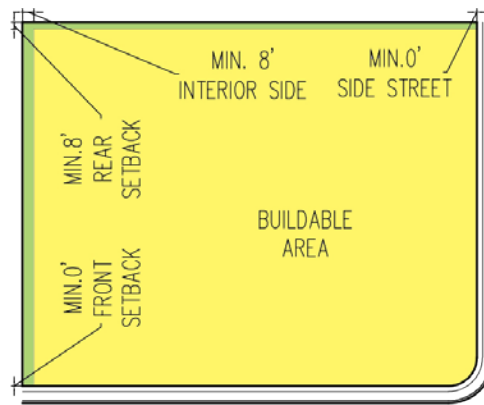
PARKING - PHASES II,IV,V&VI	
	RATIO
1 BEDROOM	2.00
2 BEDROOMS	2.00
3 & 4 BEDROOMS	3.00
VISITORS	0.25
BICYCLES	.10 PER PARKING SPACE
EVSE READY/INSTALLED	2% OF THE SPACES



Building heights may be increased in accordance with the following regulations.

MIDRISE CONDOMINIUMS - PHASES I,II,III		
MAXIMUM DENSITY	60	UNITS/ACRE
MINIMUM UNIT SIZE	650	SF
MAXIMUM LOT COVERAGE	85	%
DISTANCE BETWEEN BUILDINGS	20	FT
MINIMUM FRONT SETBACK	0	FT
MINIMUM REAR SETBACK	8	FT
MINIMUM INTERIOR SETBACK	8	FT
MINIMUM SIDE STREET SETBACK	0	FT
MAXIMUM HEIGHT	113'-10"	FT-IN
* BUILDINGS MAY BE ATTACHED TO THE PARKING GARAGE TO ALLOW FOR DIRECT ACCESS FROM PARKING.		
**SETBACKS ARE MEASURED FROM FACE OF BUILDING TO PROPERTY LINE.		
*** SITE CAN BE DEVELOPED WITH MULTIPLE BUILDINGS		
****BALCONIES ON ALL FACADES MAY ENCROACH INTO THE SETBACK A MAXIMUM OF 5'-0".		
***** EYEBROWS, ATTACHED TRELLIS & OTHER SHADING DEVICES MAY ENCROACH INTO THE SETBACK 5'-0" ON ALL FACADES.		

PARKING - PHASES II,IV,V&VI	
	RATIO
1 BEDROOM	2.00
2 BEDROOMS	2.00
3 & 4 BEDROOMS	3.00
VISITORS	0.25
BICYCLES	.10 PER PARKING SPACE
EVSE READY/INSTALLED	2% OF THE SPACES



*10-Story buildings shall be limited to the areas highlighted in the graphic above.



To create a uniform and identifiable character, the architecture of Midtown Doral shall follow the guidelines set forth in this patternbook to create a diverse pedestrian friendly and architecturally pleasing community.



Artist's renderings. Refer to site plan submittal for final design.

Balconies interact with both the public space of the street and the private space of the terrace. These architectural elements encourage interaction and protect the street through surveillance.

MATERIALS

- 1) Cable Railings
- 2) Tempered Glass
- 3) Aluminum posts, railings, and piers.



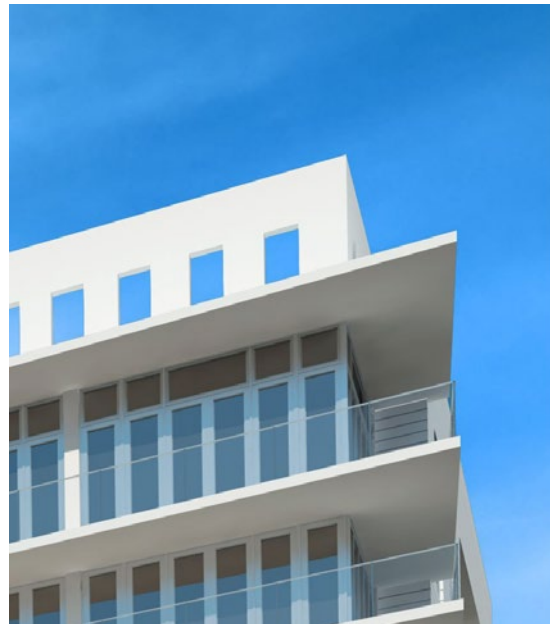
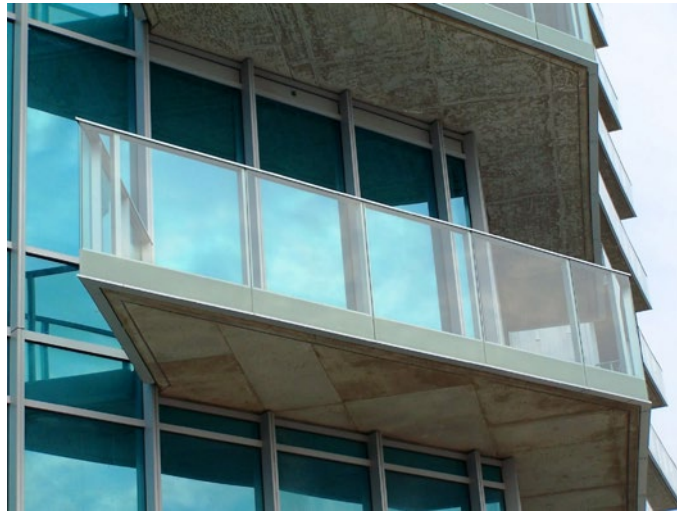
CONFIGURATIONS

- 1) Horizontal proportions may be used to compliment a contemporary architectural character.
- 2) The clear space between the balusters must meet Miami-Dade County code requirements.



Additional articulation patterns include:

- 1) a cantilevered concrete slab.



Colonnades are part of the building structure and provide shade & protection from rain to the sidewalk. It is supported by columns and is open to the street and sidewalk.

MATERIALS

- 1) Metal cladding and detailing
- 2) Louvered metal and wood shading devises
- 3) Tinted and frosted glass shading devises.
- 4) Stone
- 5) Wood cladding and detailing
- 6) Smooth and textured stucco



Storefronts shall address the street and may be of a character different from that of the residential area to provide tenants the ability to create distinctive shopfronts.

MATERIALS

- 1) Wood cladding and detailing
- 2) Metal cladding and detailing
- 3) Aluminum
- 4) Glass
- 5) Smooth Stucco

CONFIGURATIONS

- 1) Storefronts flush with the exterior wall are permitted.



Windows and Doors help to establish the style of architecture. Windows may be horizontal or vertical in proportion and doors may be off-center in their bays to create interesting asymmetrical and symmetrical arrangements. Windows and doors on center are also encouraged.

GENERAL

- 1) Window boxes and ribbon windows

MATERIALS

- 1) Tints such as bronze and green may be used to accent the color scheme of the building.

CONFIGURATIONS

- 1) Windows and doors may be full height from floor to floor
- 2) Panels of glass larger than 18" horizontally x 29" vertically are permitted to obtain a contemporary architectural character.



Individual windows may have a vertical or horizontal proportion. Window mullions are not required.



Individual door should have a vertical proportion, while a series of doors may create a horizontally proportioned opening. Doors are not required to be paneled. Glass doors are strongly encouraged.



Exterior building wall shall be made of contemporary materials. Stucco surfaces shall be smooth.

MATERIALS

- 1) Stucco
- 2) Stone
- 3) Wood
- 4) Metal
- 5) Brick

CONFIGURATIONS

- 1) Openings may have a horizontal proportion
- 2) Lintels may be be flush with the wall surface.
- 3) Parapets may extend up to 42” high.



Artist's renderings. Refer to site plan submittal for final design.

Exterior lighting should weather well in the tropical South Florida climate.

GENERAL

1) Contemporary lighting shall be permitted throughout.

MATERIALS

- 1) Metal
- 2) Glass
- 3) Incandescent Lighting
- 4) Halogen Lighting

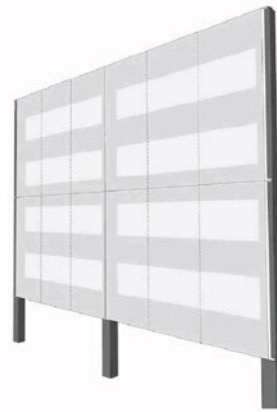


Parking Garages may be screened to lessen the visual impact on the surrounding communities.

Screens may encroach into the required setbacks 3' above the ground floor.

SCREENING OPTIONS INCLUDE:

- 1) Art Work & Art Installations
- 2) Verticle Gardens
- 3) Verticle Fins
- 4) Horizontal Fins
- 5) Perforated Metals
- 6) Wood Louvers
- 7) Vinyl screens with printed images



DECORATIVE FABRIC SCREEN SHALL INCLUDE ARTWORK AS PART OF THE CITY'S PUBLIC ART PROGRAM, CONCEAL VEHICULAR VIEWS FROM THE EXTERIOR AND DIRECT LIGHTING AT NIGHT.

FINAL ARTWORK DESIGN AND STRUCTURE/SHOP-DWGS TO BE PROVIDED DURING CONSTRUCTION PERMIT



Plazas and amphitheaters

Encourage the opportunity for public gathering. Plazas are located throughout the site and open space amphitheaters will be used for entertainment and performances.



General

- 1) Plazas will provide seating areas around green areas and fountains.
- 2) Large trees specified to provide comfortable shaded areas.
- 3) Paved areas must be designed to visually guide the public.
- 4) Contrasts in color and tone should be used to accentuate the presence of certain key features.



Species

- 1) Shade Trees
- 2) Palm Trees
- 3) Shrub and hedges
- 4) Ground Covers/Grass

Materials

- 1) Concrete Pavers
- 2) Wood
- 3) Water
- 4) Shell stone
- 5) Metal
- 6) Landscaping



Fountains

The incorporation of water features will encourage gatherings. Water features contribute to the amenity of cities improving micro climate, reducing dust and air pollutants, and providing recreation.



General

- 1) Raised fountains are used to encourage for pedestrians to sit.
- 2) Fountains will have planters to incorporate more landscape opportunities and visual interest

Species

- 1) Palm Trees
- 2) Shade Trees

Materials

- 1) Concrete
- 2) Wood
- 3) Water
- 4) Shell stone
- 5) Landscaping



Streets and Alley

Properly designed street encourage pedestrian safety and comfort. Alleys carry low number of vehicles and present an opportunity to create a slower, more pedestrian oriented space.



General

- 1) Street Trees will improve the appearance of the community, providing shade and visual interest.
- 2) Street trees may be located within the planter strip lined-up.
- 3) Ground cover is used to control pedestrian circulation.
- 4) Landscaping is also used to hide any mechanical equipment from public view.



Species

- 1) Palm Trees
- 2) Shade Trees
- 3) Shrubs
- 4) Grass/Groundcover



Plant list shall include but not be limited to the following:



Ground Cover - Palmetto St. Augustine Grass



Shrub - Copper Leaf



Shrub - Silver Buttonwood



Shrub - Green Island Ficus



Shrub - Yew Pine

Plant list shall include but not be limited to the following:



Shrub - Schlefflera



Shrub - Dwarf Fakahatchee Grass



Shrub - Indian Hawthorn

Plant list shall include but not be limited to the following:



Palm - Date



Palm - Wild Date



Palm - Florida Royal



Palm - Palmetto



Palm - Montgomery

Plant list shall include but not be limited to the following:



Tree - Red Maple



Tree - Gumbo Limbo

Plant list shall include but not be limited to the following:



Tree - Orange Geiger Tree



Tree - Japanese Blueberry



Tree - Japanese Fern

Plant list shall include but not be limited to the following:



Tree - Dahoon Holly



Tree - Pink Tabebuia



Tree - Japanese Privet