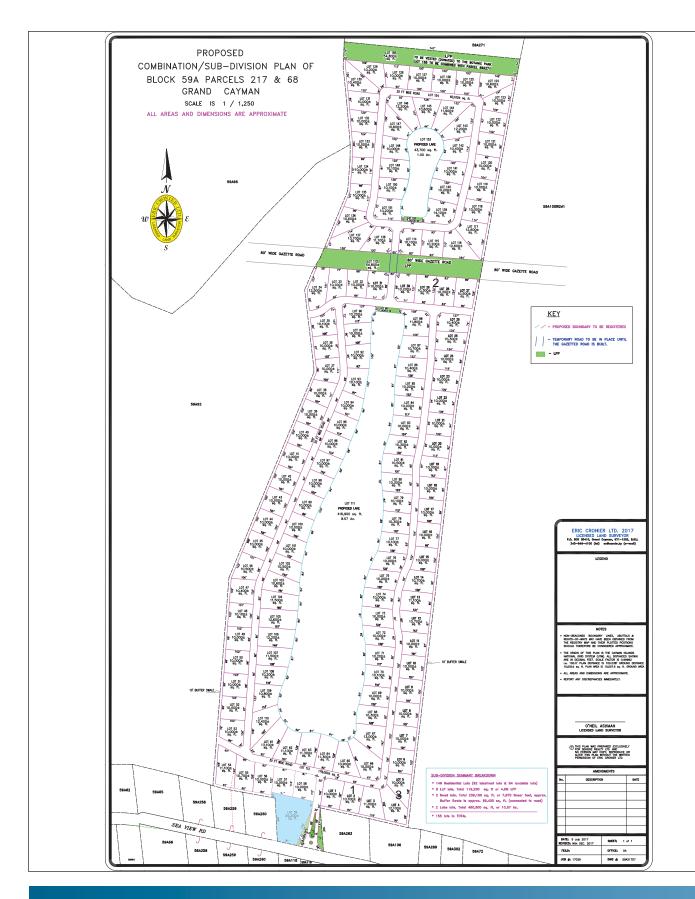


OASIS | APARTMENTS | 59A 68 (LOT 59)
FEASIBILITY STUDY





LOCATION: Midland East, Grand Cayman

PARCELS: Block 59A Parcel 68 (Lot 59)

AREA: 0.58 ACRES (25,200 SQ.FT)

ELEVATION: Averaging 3-4 feet above mean sea level across the parcels.

FRONTAGE: 31 linear feet access road from the east boundary 81 linear

feet south boundary facing Sea View Road

SERVICES: No Electricity and Water services are present.

DESIGN BRIEF Use: Maximise the development opportunity for residential

apartments, inlcuding 2-bed apartments on lower levels, with

Penthouses on the top level, in a residential gated

community. on the top level.

Type of Property: Three-storey building to accommodate two 2-bed apartments at the Ground & Second Floors and two Penthouse units at the Third Floor complete with roof

deck to serve as common area for tenants.

An outdoor swimming pool with deck area and landscaped garden to add as an outdoor extension of a home to gather

friends & family in a more conducive and harmonious

environment.

Parking provisions to meet minimum planning requirements.

The design is to incorporate a contemporary design aesthetic.

ZONING: Low Density Residential

PERMISSIBLE USES: Detached House, Duplexes, Semi-Detached Houses

& Horticulture

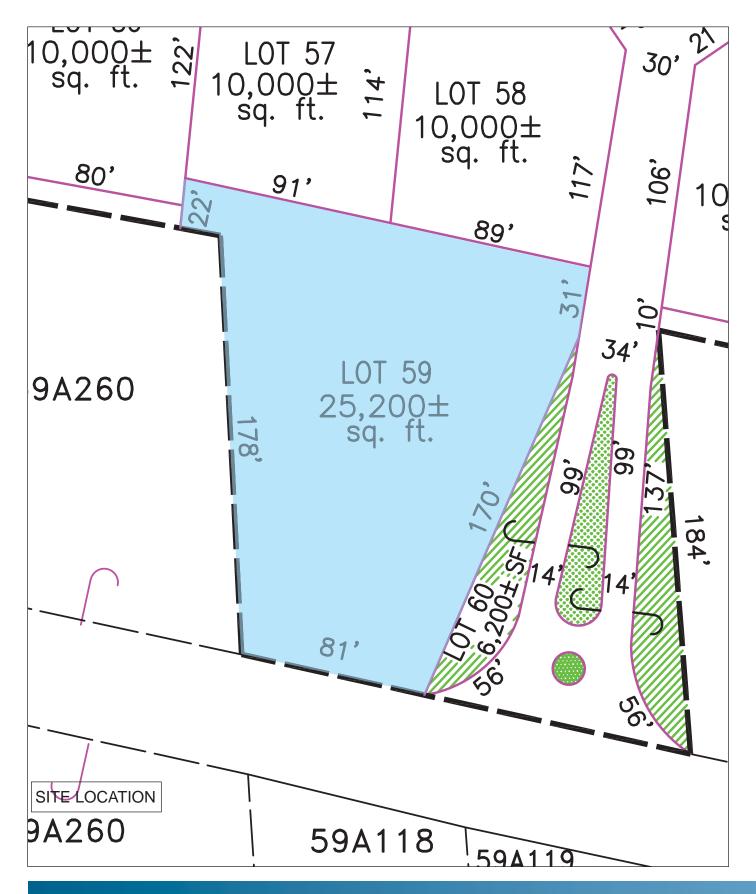
CONDITIONAL USES: Guest Houses, Apartments, Commercial, Agricultural, Religious,

Social, Educational, Recreational, public and civic.

DENSITY: 15 units per acre (max. 8 units on this site)

24 bedrooms per acre (max. 14 bedrooms on this site)





MIN. LOT SIZE: 25,000 sq.ft sq.ft.

MIN. LOT WIDTH: 100 ft.

SETBACKS: Front: 20 ft.

Rear: 20 ft.

Side: 1-Storey10 ft. 2 or 3-Storey Building.....15 ft.

SITE COVERAGE: Maximum of 30% of lot area

MAX BUILDING HEIGHT: 3 storeys or 40ft. with no continuous façade exceeding 25 ft.

PARKING: Apartment: 1.5 stalls per unit (minimum)

NRA REQUIREMENTS: (As NRA Guidelines)

Entrance/Exit: entrance and exit curves to have a minimum 15 ft. radius & minimum width of 22 ft.

Access roads: One-way traffic: Minimum 12 – 16 feet wide with road markings /

signage.

Two-way traffic aisle: Minimum 22 feet wide with road markings /

signage.

Car parking: Tyre stops shall not reduce the parking space depth to less than

16 feet

Storm water: A storm water management plan is required and shall be based

on 2" rainfall per hour for 1 hour duration. The plan shall include existing and proposed spot elevations with details of overall runoff scheme. Kerbs in the parking area shall be utilized to control run-off. Catch basins shall be used to divert storm water to deep wells. A hump (72 inches deep, 2 to 4inches high) shall be utilized

at the entrance.

FIRE REQUIREMENTS: (As Fire Department Guidelines)

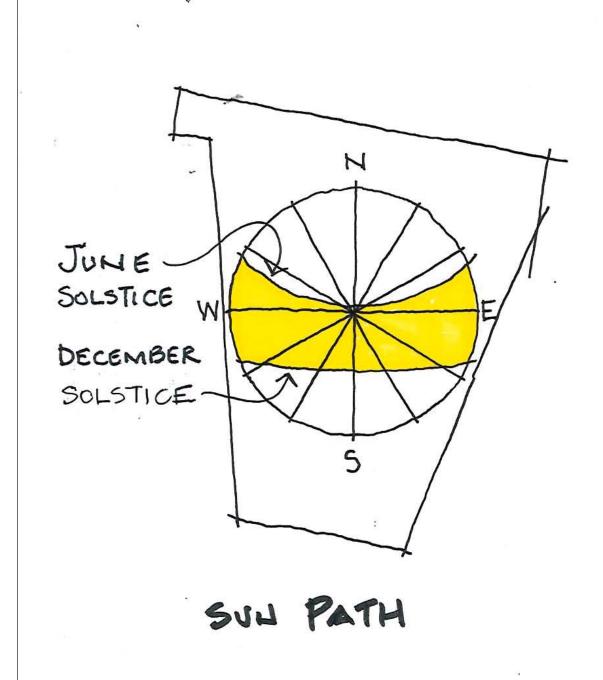
Fire truck accessibility is required to three sides of each structure, in accordance with Fire Department regulations. Access width

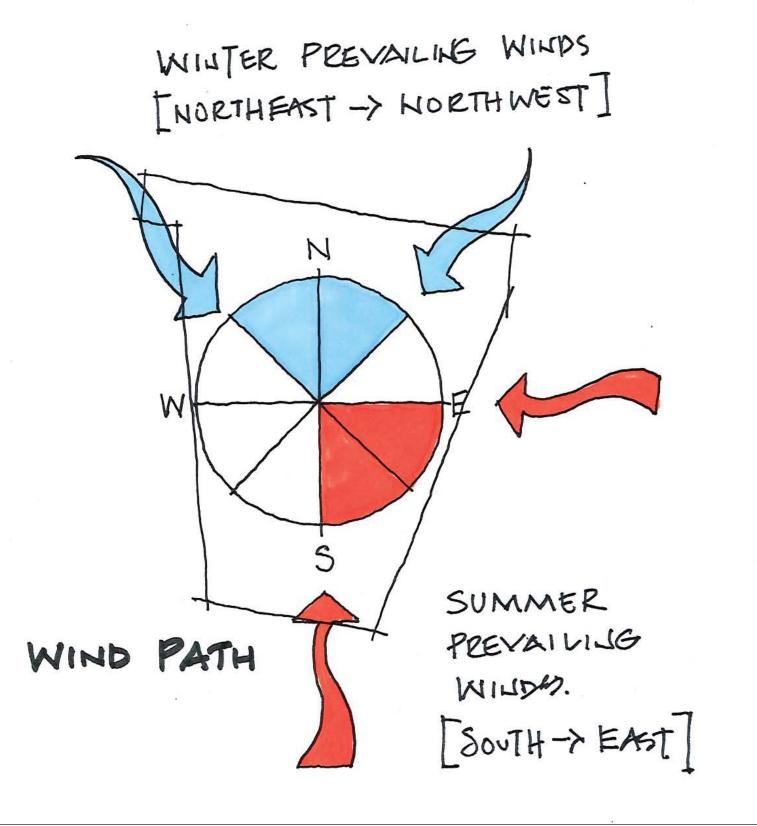
must be a minimum of 20ft in width, continuous.

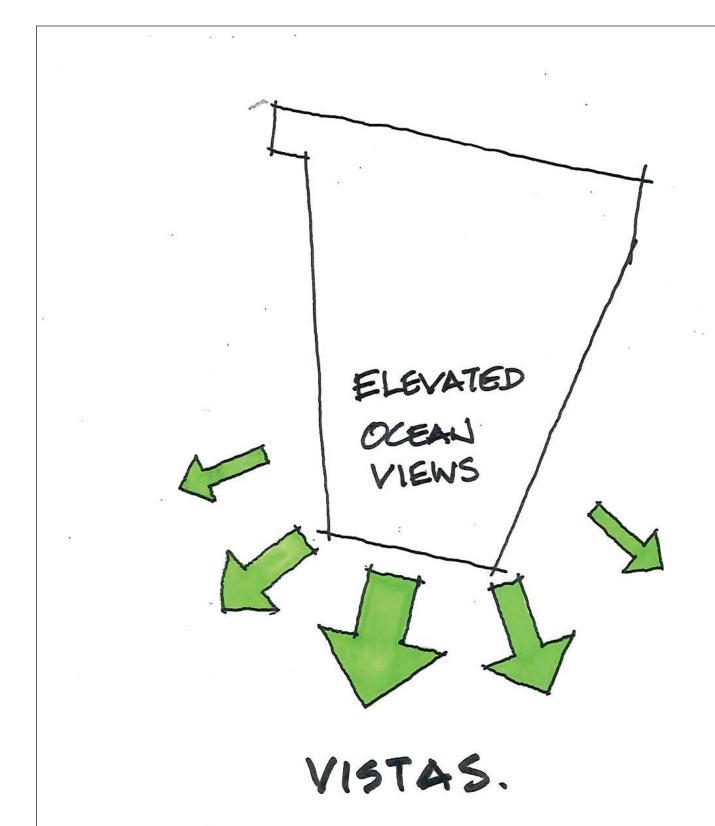
ENVIRONMENTAL HEALTH: Provision for the storage of solid waste, per

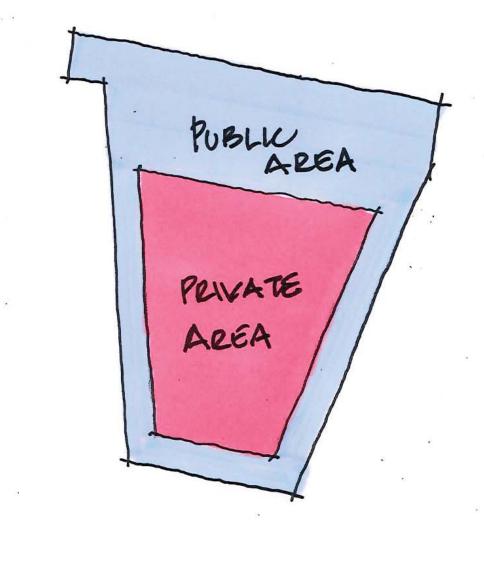
Environmental Health Department requirements.

Enclosure design and Container size to be approved.



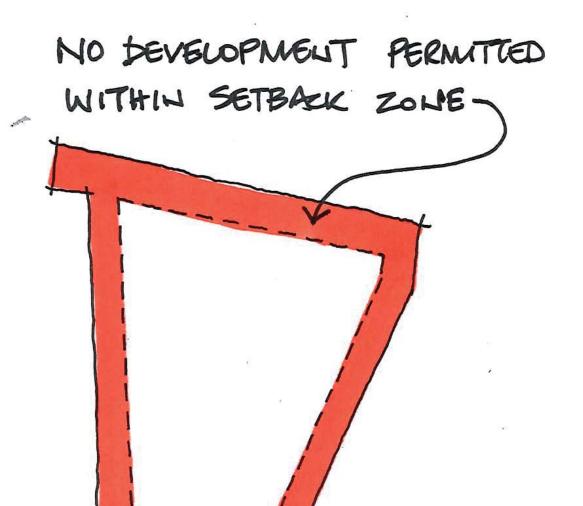




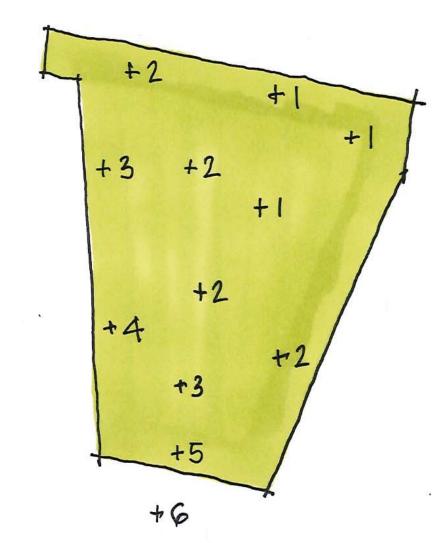


PUBLIC + PRIVATE





DEVELOPMENT ZONE



SITE ELEVATION



PRELIMINARY SCHEMATIC DESIGN SKETCHES



