



201201 S LYONS RD MARGATE FL 33063

ARCENT | ESTAR |

FOR: RHEMA WORD MINISTRIES INTERNATIONAL

DEVELOPED BY:

MIGUEL ALDANA LÓPEZ, MUP.
PATRICIA SÁNCHEZ SÁNCHEZ, AE.

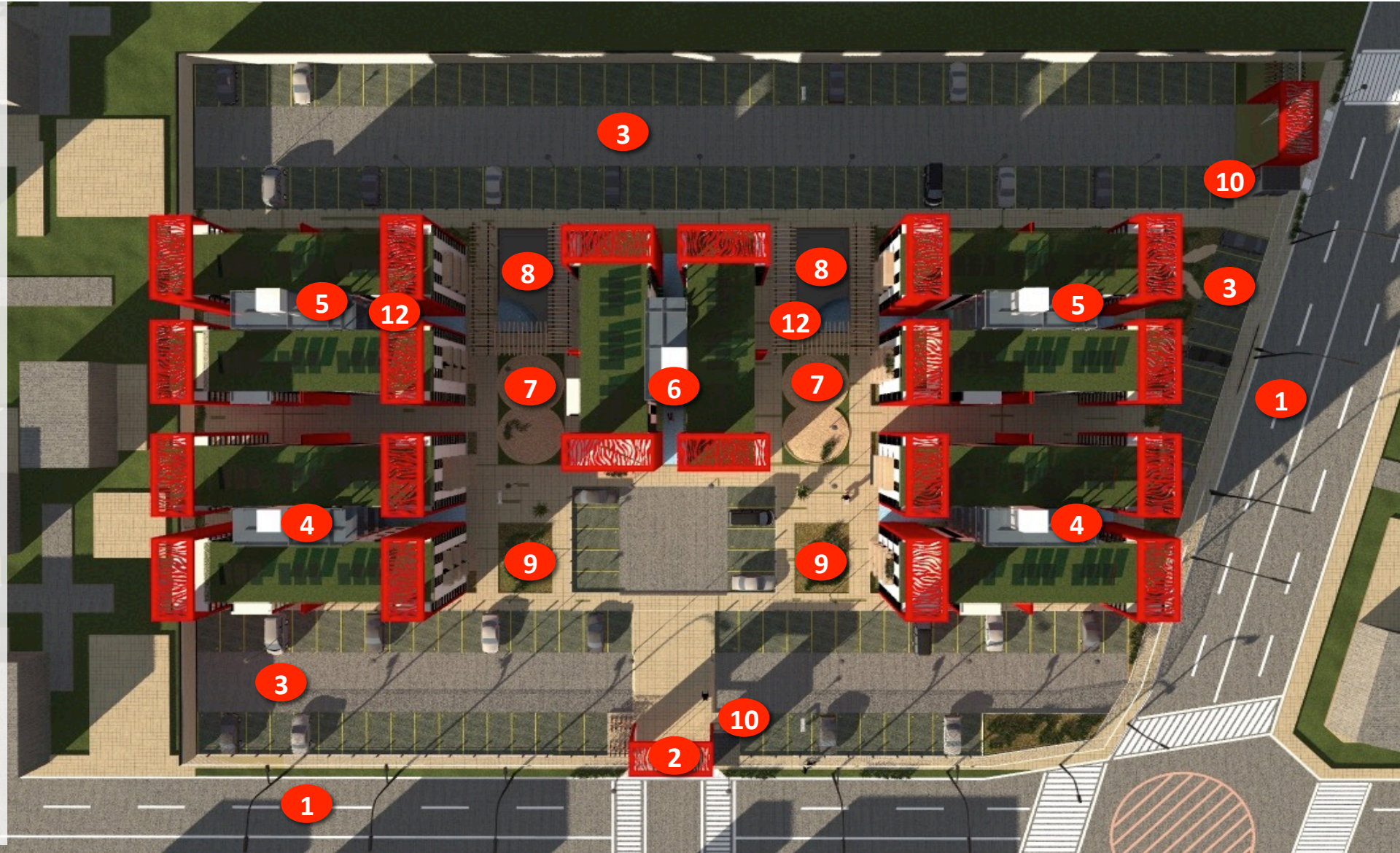


II. La propuesta

II. THE PROPOSAL



1. **PRINCIPAL AVENUE /**
AVENIDA PRINCIPAL
2. **VEHICULAR ACCESS /**
ACCESO VEHICULAR
3. **PARKING /** PARQUEO
4. **BUILDING W/** EDIFICIO W
5. **BUILDING Y /** EDIFICIO Y
6. **BUILDING Z /** EDIFICIO Z.
7. **PLAY GROUND /** JUEGOS
INFANTILES.
8. **SWIMMING POOL /**
PISCINA
9. **GARDEN /** JARDIN.
10. **GARITA**





GENERAL DESCRIPTION

This project is developed in a **8,509.00 m²** site, equivalent to **2.10 Acres and 91,590.06 sqft**, located in **201201 S LYONS RD MARGATE FL 33063**. It is a private vertical housing complex, comprising of **5 buildings of 5 stories each**, for a total of **89 marketable units (MU)** in various sizes **1, 2 and 3 bedrooms**. It includes a **service area** in the ground floor of the **type Z building (management, commercial premise, maintenance, and a day care center for infants and senior citizens)** to expand services was implemented in **buildings W, a shop of 95.21 m² (1,024.83 sqft)** and a security access. This complex has **9,880.00 m² (106,352.21 sqft)** of construction. This project is ecological in its energy saving and generation technologies and has the following outdoor areas: parking for **159 cars inside the ground**; green areas, leisure areas (lane swimming pool and playground for infants) and pedestrian circulation above totaling **6,567.95 m² (70,696.76.00 sqft)**.

Este proyecto se desarrolla en un solar de 8.509,00 m², equivalente a 2,10 Acres y 91,590.06ft², ubicado en 201201 S LYONS RD MARGATE FL 33063. Es un complejo privado de viviendas verticales, compuesto de 5 edificios de 5 pisos cada uno, para un total de 89 Unidades comercializables (MU) en varios tamaños de 1, 2 y 3 dormitorios. Incluye un área de servicio en la planta baja del edificio de tipo Z (gestión, local comercial, mantenimiento y una guardería para infantes y personas mayores) para ampliar los servicios se implementó en los edificios W, una tienda de 95,21 m² (1,024.83 ft²) Y un acceso de seguridad. Este complejo tiene 9,880.00 m² (106,352.21ft²) de construcción. Este proyecto es ecológico en su ahorro de energía y tecnologías de generación y tiene las siguientes áreas al aire libre: aparcamiento para 159 coches dentro del suelo; Áreas verdes, áreas de ocio (piscina de carriles y parque infantil para infantes) y circulación peatonal por encima de un total de 6.567,95 m² (70,696.76.00 ft²).



AREAS

CHIC DISTRICT	5 HOUSING BUILDINGS COMPLEX OF 5 STORIES / CONJUNTO DE 5 EDIFICIOS DE 5 PISOS DE VIVIENDA
DESCRIPTION/ DESCRIPCION	

AREA OF LAND	8,509.00 M2
	2.10 ACRES

	KEY	CONCEPT / CONCEPTO	AREA PER STORY	STORIES	UNITS	TOTAL		%
						M2	FT2	
ARCHITECTURE	A	BUILDING - TYPE Z* / EDIFICIO TIPO Z*	394.98	5	15	1,974.90	21,257.63	19.99%
	B	BUILDING - TYPE W* / EDIFICIO TIPO W*	394.98	5	18	1,974.90	21,257.63	19.99%
	C	BUILDING - TYPE W* / EDIFICIO TIPO W*	394.98	5	18	1,974.90	21,257.63	19.99%
	D	BUILDING - TYPE Y* / EDIFICIO TIPO Y*	394.98	5	19	1,974.90	21,257.63	19.99%
	E	BUILDING - TYPE Y* / EDIFICIO TIPO Y*	394.98	5	19	1,974.90	21,257.63	19.99%
	F	SECURITY BOOTH	5.95	1		5.95	64.08	0.06%
PLANNING	TOTAL CONSTRUCTION AREA				89	9,880.45	106,352.21	100.00%
	2	LEISURE (SWIMMING POOL)				144.00	1,550.00	1.69%
	3	LEISURE (PLAYGROUND)				181.40	1,952.57	2.13%
	4	PEDESTRIAN PATHWAYS				1,449.17	15,598.72	17.03%
	5	PARKING LOT & STREETS (159 VEHICLES)				4,314.30	46,438.69	50.70%
	5	GREEN AREAS				479.08	5,156.77	5.63%
	SUBTOTAL					6,567.95	70,696.76	77.19%
	1	BUILDINGS FOOTPRINT				1,941.05	20,893.31	22.81%
	COMPLEX FOOTPRINT TOTAL AREA					8,509.00	91,590.06	100.00%



VIEW

DEVELOPMENT



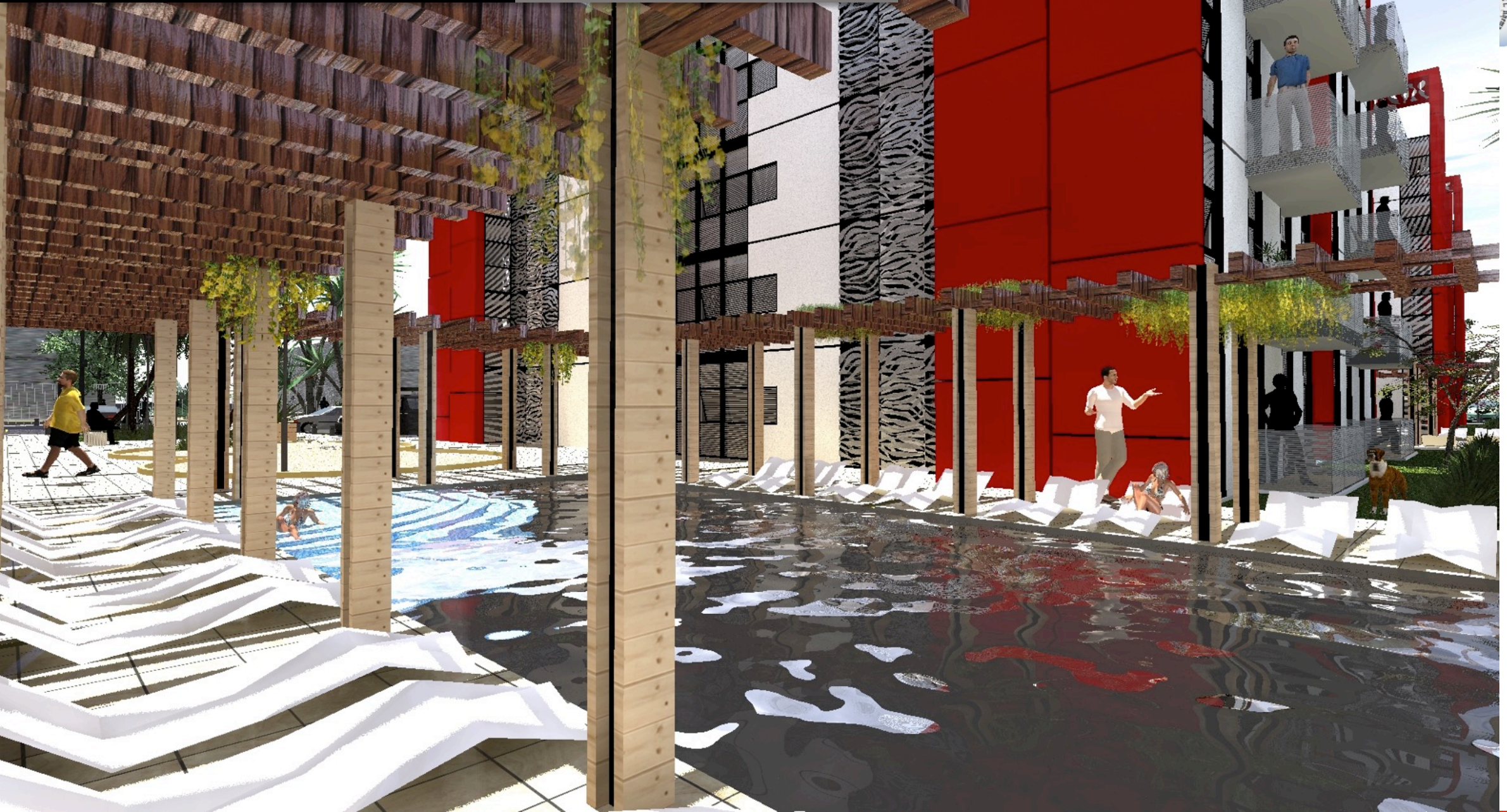
VIEW

DEVELOPMENT



VIEW

SWIMMING LANE







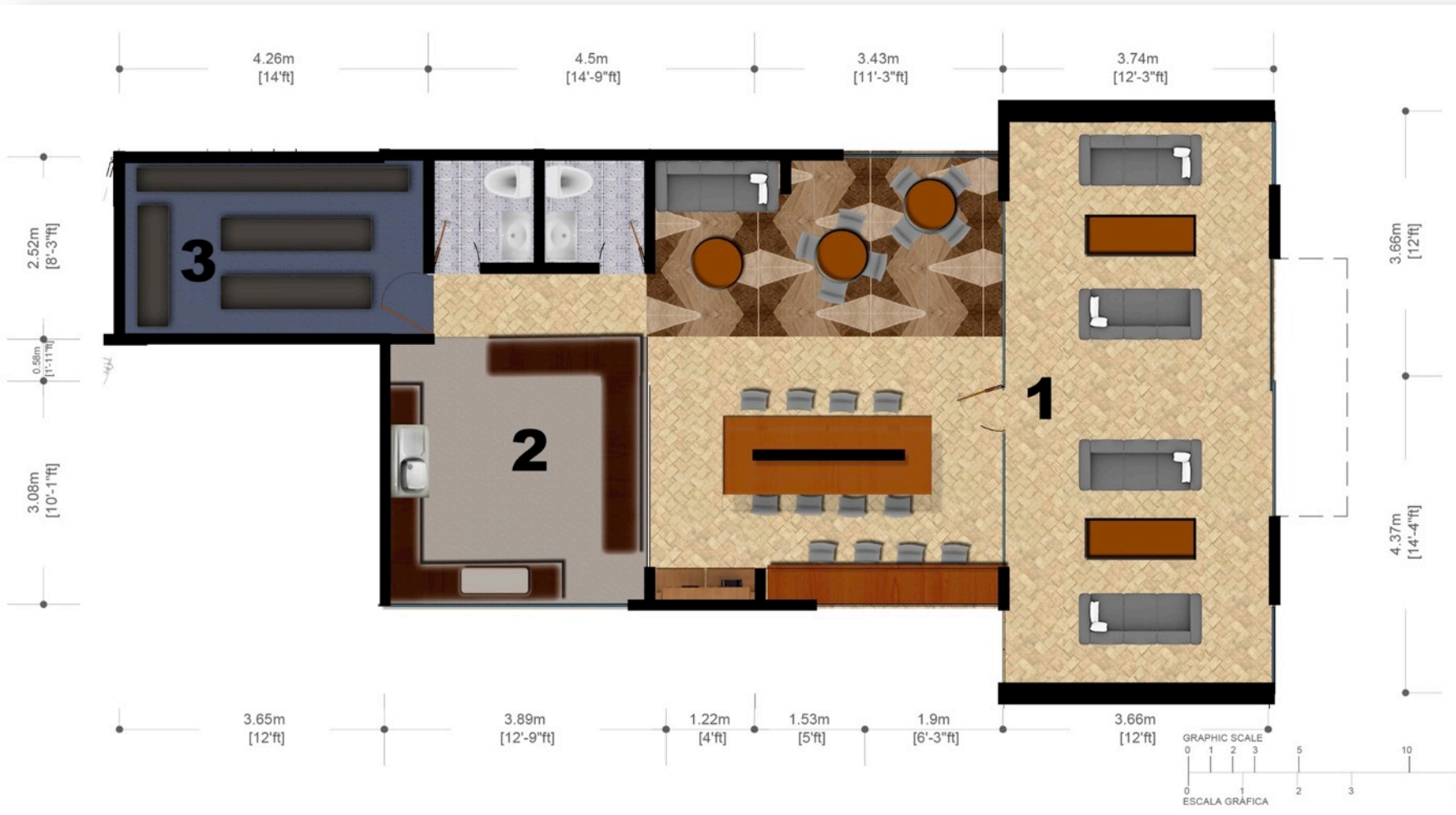


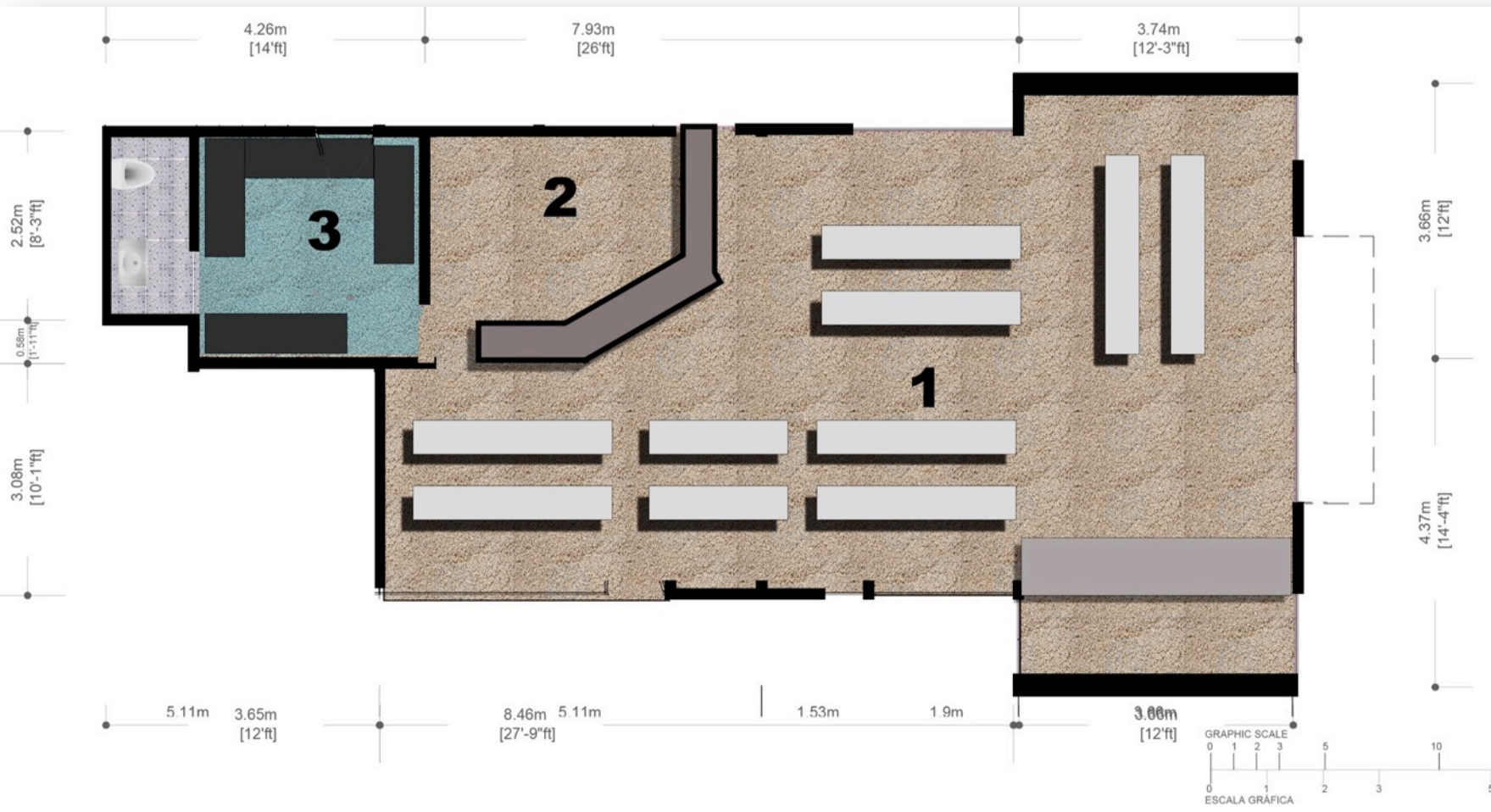


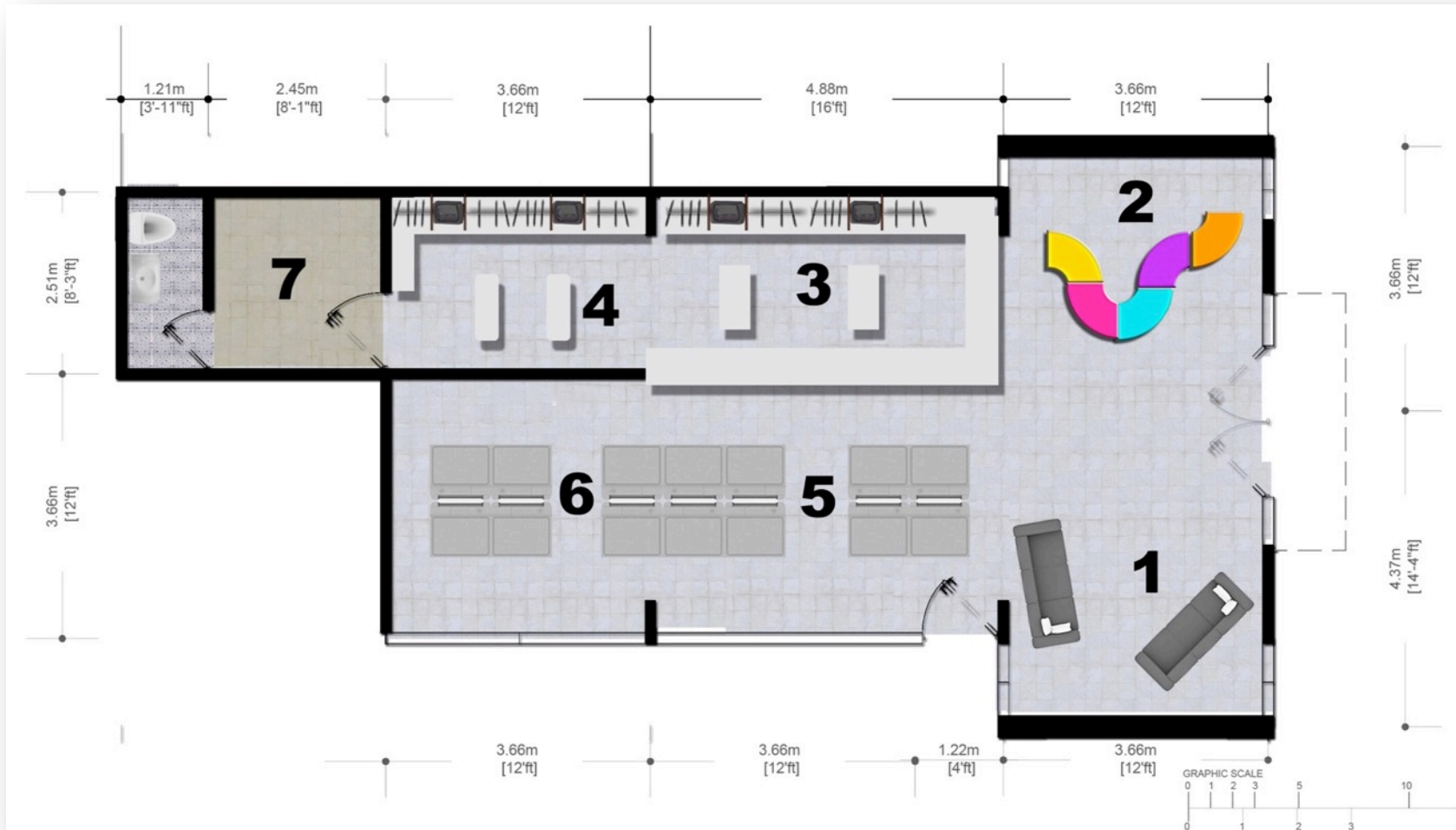
BUILDING W



Floor 1 consisting of;
1 Apartment A
1 service area and
2 Apartments B;









Floors 2 to 4 consist of:
 1 Apartment A
 2 Apartments B and
 1 Apartment C, each floor;



Floor 5 consists of:
2 Apartments B and
1 Apartment D.



BUILDING Y



Floors 1 to 4 consist of:

- 1** Apartment **A**,
- 2** Apartments **B** and
- 1** Apartment **C**, each floor;

THIS BUILDING TIPOLOGY HAS ALL FLOORS LIVABLE WITH 19 MARKETABLE UNITS.



Floor 5 consists of:
2 Apartments B
1 Apartment D.



BUILDING Z



KEY	A	B	C	D	DC	ADM	LOC
S1	0	0	0	0	1	1	1
S2	1	2	1	0	0	0	0
S3	1	2	1	0	0	0	0
S4	1	2	1	0	0	0	0
S5	0	2	0	1	0	0	0
TOTAL	3	8	3	1	1	1	15

Floor 1 (Ground floor)

consisting of;

Day Care area for children and the elderly;

Service area (business area, administration office and maintenance);

THIS BUILDING HAS 1 RENTABLE UNIT, AMINISTRATION OFFICE, MAINTENANCE AND DAY CARE FOR CHILDREN AND ELDERLY



Floors 2 to 4 consist of:

- 1 Apartment A
- 2 Apartments B and
- 1 Apartment C, each floor;



Floor 5 consists of
2 Apartments B
1 Apartment D.



INDOORS DESIGN



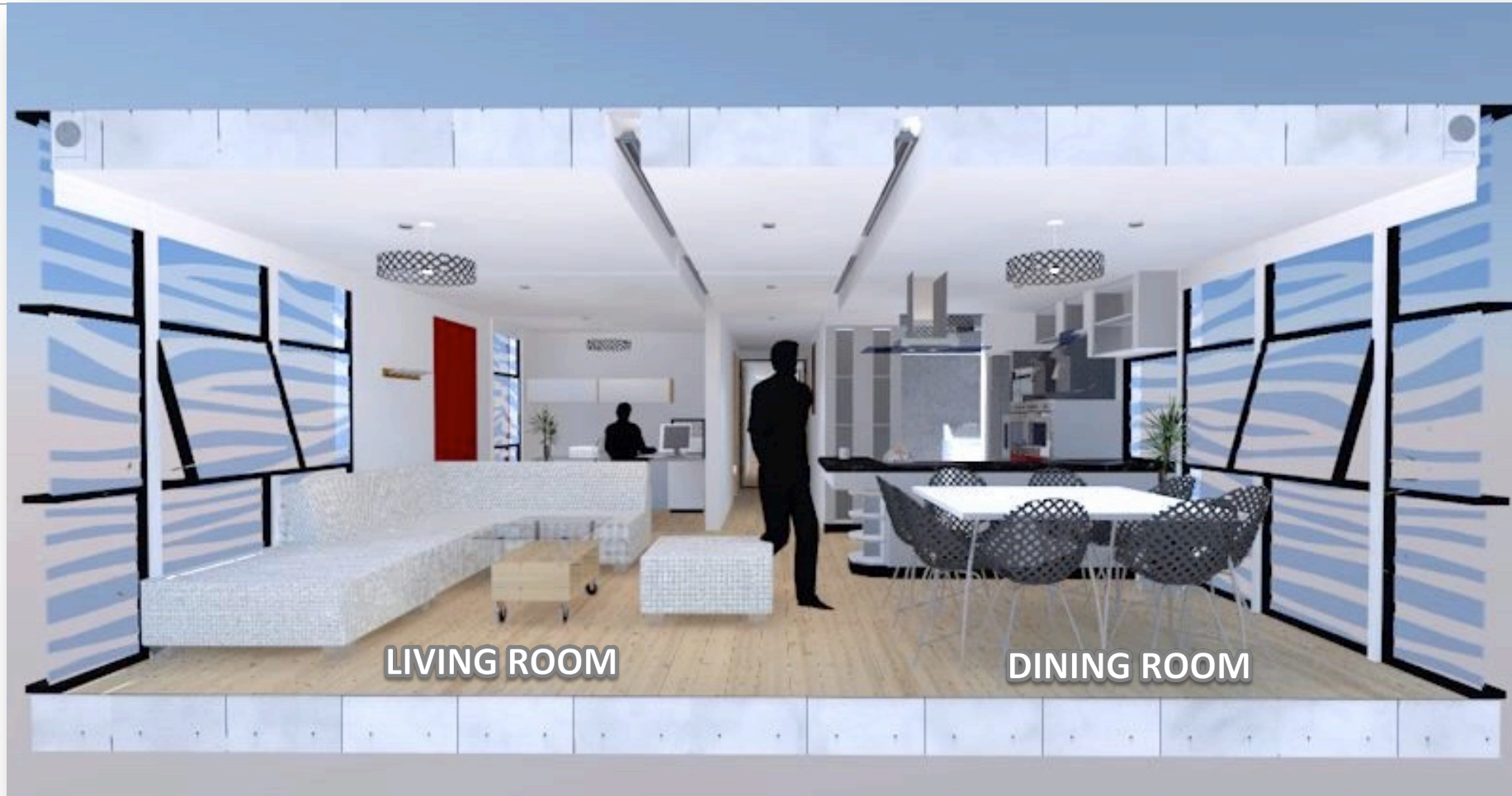


ELEVATIONS

ALZADOS







LIVING ROOM

DINING ROOM



APARTMENT A





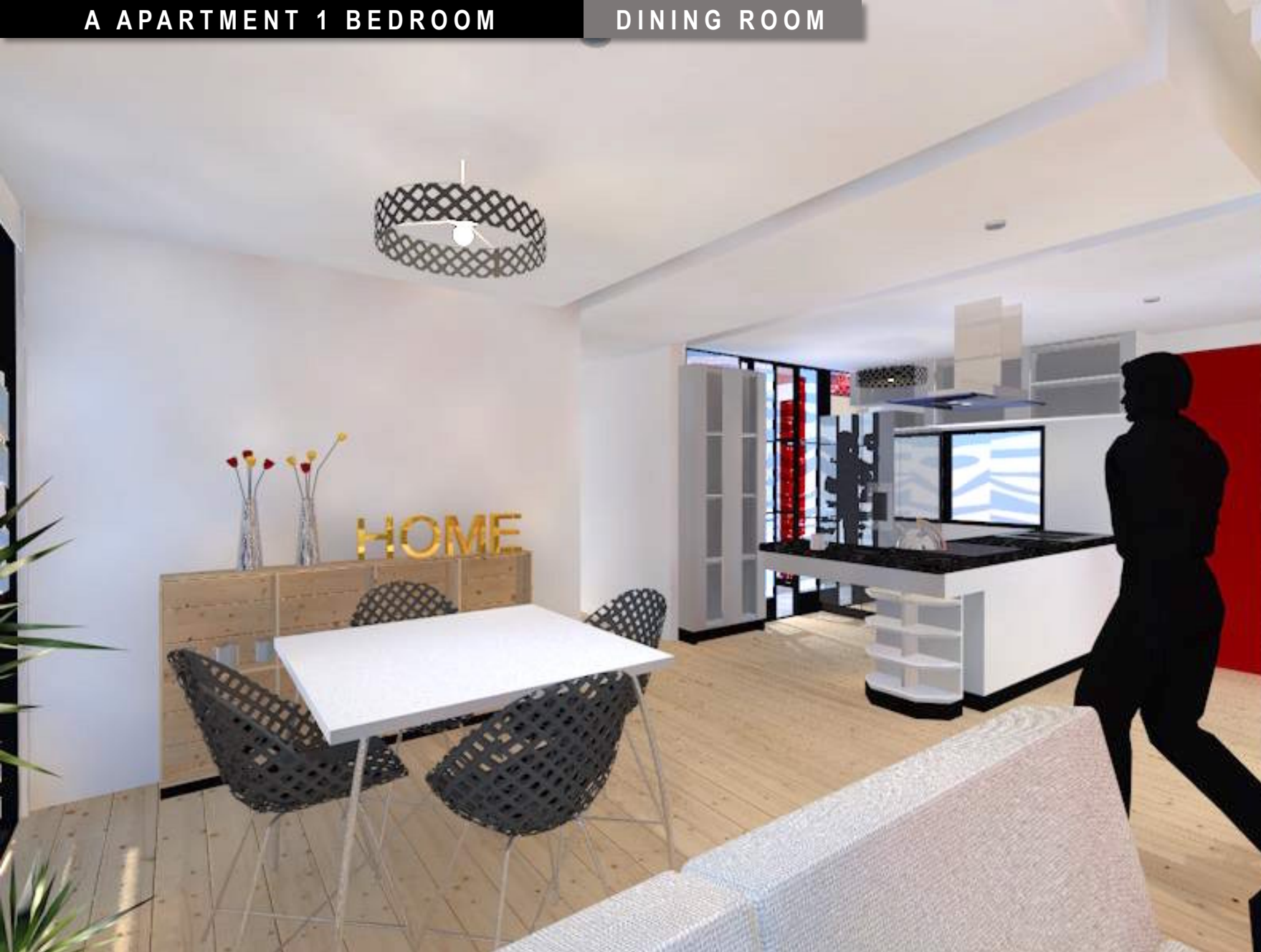
A APARTMENT 1 BEDROOM

LIVING ROOM



APARTMENT A











APARTMENT B



B APARTMENT 2 BEDROOMS

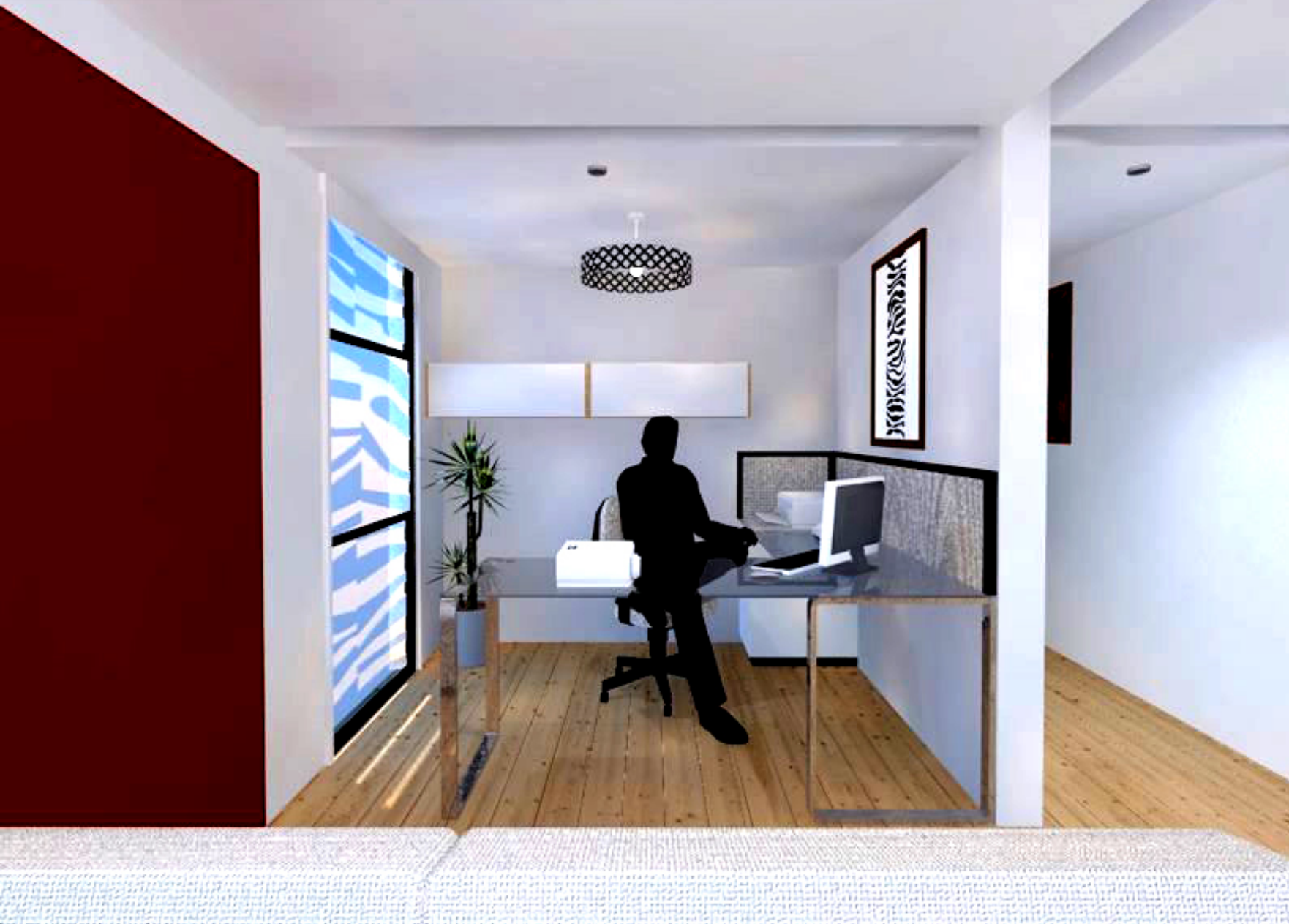
LIVING ROOM



APARTMENT B











APARTMENT C











PENTHOUSE

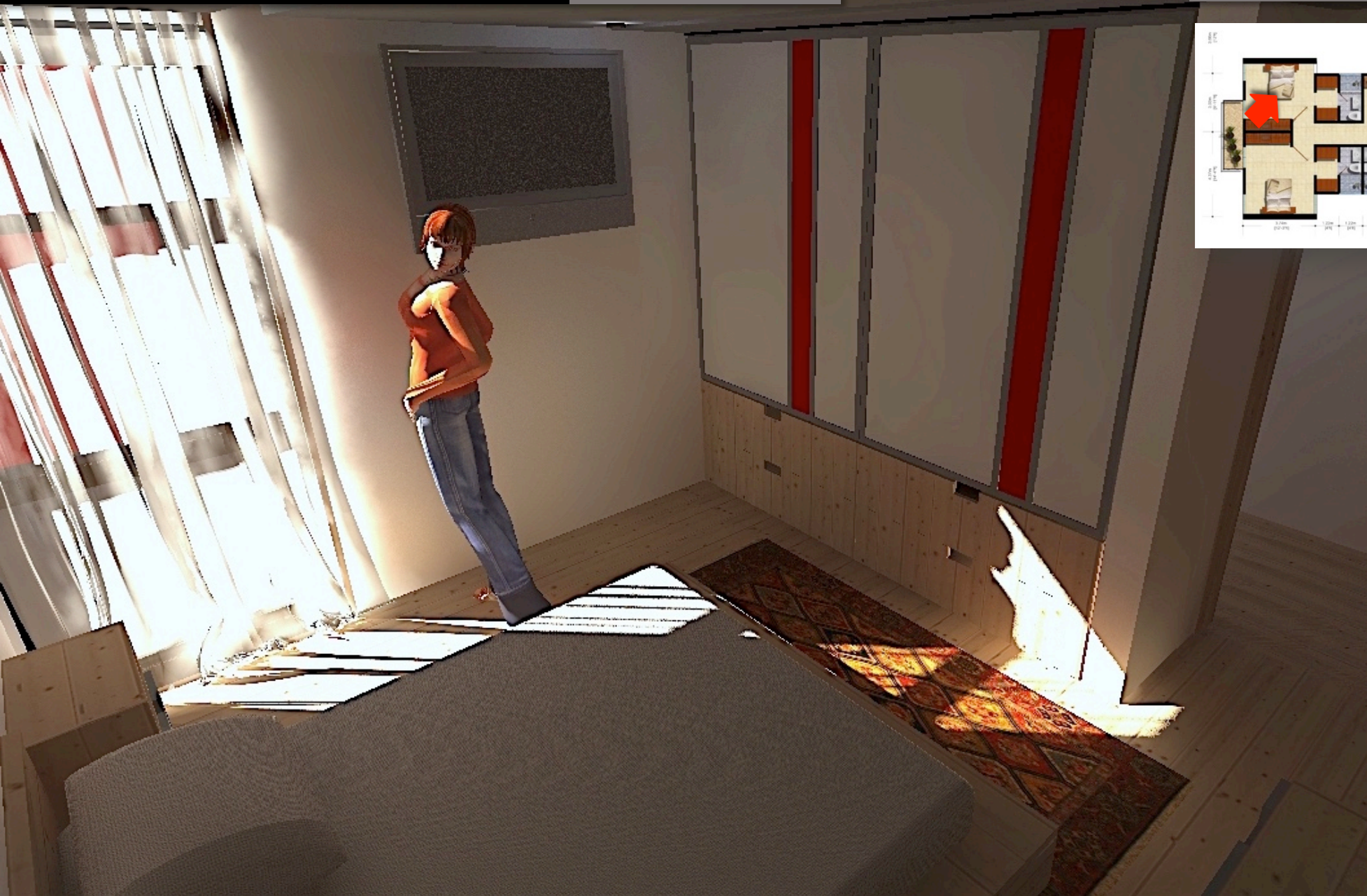






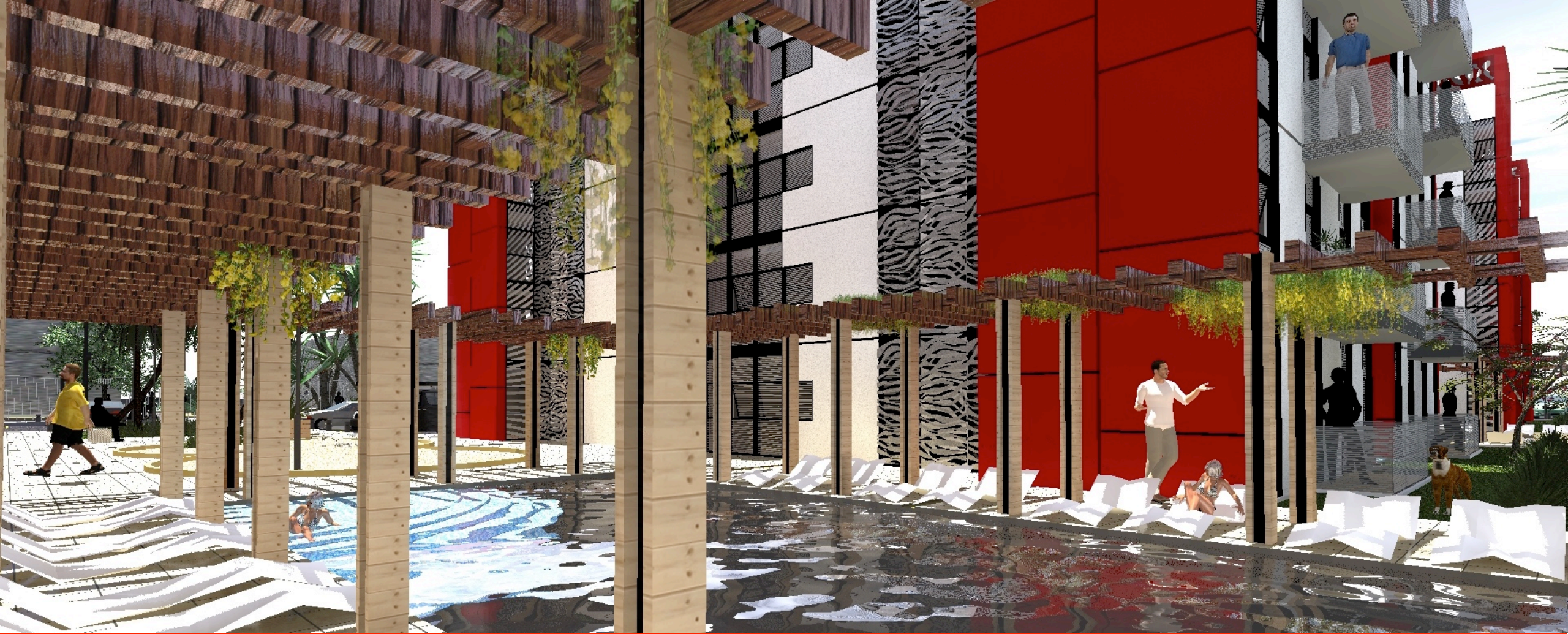












For your attention, thank you...