

ARCENT | ESTAR | MINISTERIOS UNIDOS
PARA: CENTRO INTERNACIONAL DE ORACIÓN

667-AOM

This document contains the qualitative and quantitative description of the architectural development for complex, located in **NE 31TH COURT, POMPANO BEACH FL. U.S.A.**

DESCRIPTIVE MEMORY

oNOVO MORADA MASTER PLAN



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MINISTERIOS UNIDOS

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EXECUTIVE SUMMARY

Project Name and representative

667-AOM-Housing Project for Ministerios Unidos: an ESTAR design presented to ENTERATE-ARCENT Inc.

General Description

The project is development in two lands totaling of **3965.92 m²** equivalent to **0.98 Acres**, located in **NE 31TH COURT, POMPANO BEACH FL, U.S.A.** Is a private vertical housing complex, comprising of four **buildings**, of 3 stories, for a total of **48 marketable units (MU)**; It includes a service building **type S** with one **commercial premise** in ground floor and one **infant day care** in top floor. This project is ecological in its energy saving and generation technologies and has the following outdoor areas: parking for **88 cars inside the ground**; green areas and pedestrian circulation in a total of **4,135.40 m² (44,513.03 ft²) of construction surface**.

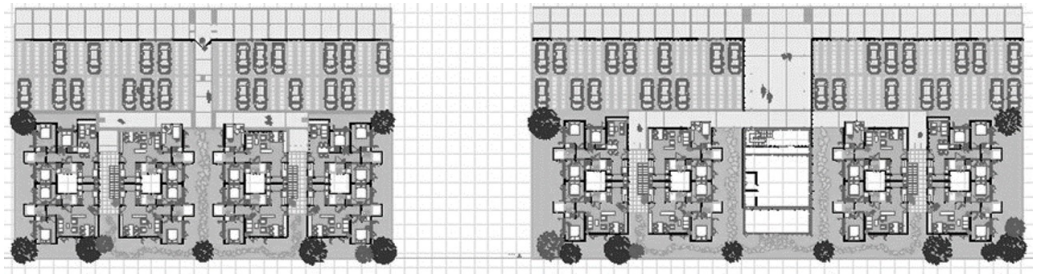


Illustration 1. General floor plan



Illustration 2. Complex type view (results may vary)

Complex description

The project has been developed in two separate lands. The **3 stories** buildings have a modular design and may grow to one more level. This complex has been developed with the following characteristics:

- **Housing.** **4 buildings** of **3 stories** were planned for a total of **44 marketable units (MU)** of different sizes: 1, 2 and 3 bedrooms apartments (for additional information, please refer to the **¡Error! No se encuentra el origen de la referencia.** section).
 - Buildings consist of different **types of apartments**:
 - **A** is a **79.21 m2 (852.54 ft2)** 1-bedroom apartment,
 - **B** is a **88.74 m2 (955.11 ft2)** 2-bedrooms apartment,
 - **C** is a **103.17 m2 (1,110.42 ft2)** 3-bedrooms apartment;
 - Each floor has a main lobby, staircase and elevator.
- **Service Infrastructure.** Each development requirements make it necessary to adapt this item in the following way:
 - **Services area, Services area**, there is a services building **type S**, with a **commercial premise type K** of **70.87 m2 (762.84 ft2)** at **ground floor** and a **Day Care** of **150.74m2 (1,622.55 ft2)**.

- **Pedestrian Infrastructure.** Pedestrian pathways, sidewalks and meeting points have been planned for interaction amongst users in a **317.50 m2 (3,41.54 ft2)** surface.
- **Leisure areas.** In the second land a public square is implemented as part pedestrian traffic.
- **Road infrastructure.** The road design in the complexes is in line with stringent urban project regulations and given the size of our developments, streets, entrances and parking lots have the following characteristics:
 - Parking- **2 parking places** are assigned by apartment, in type B and C, and **one parking place** for type A.
 - Roads with **7.50 m** wide with different turn radio each, depending on the use given to each road.
 - The parking places are accommodated in lace and with direct access to the street, so it is not necessary to place within the premises streets to vehicular traffic.
- **Gardens.** Our design of green areas has been raised by the perimeter of both land and between buildings and the use of permeable pavement in the parking area, which ensures that the land will be impacted as little as possible with the settlement of the buildings and we provides greater benefit to the ecological footprint of its inhabitants.

Currently the land has is ready to start cleaning works.

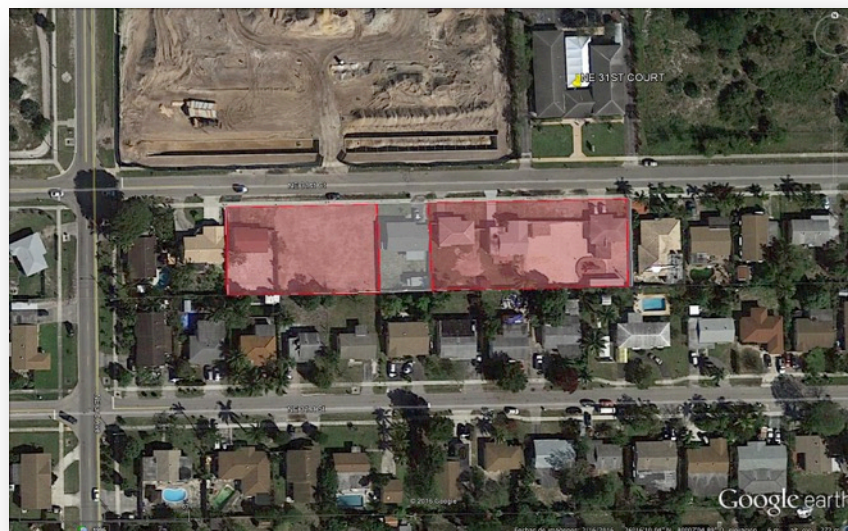


Illustration 3. Aerial view of the original farm

Project Proposal:



Illustration 4. Building's standard floor plan.

Buildings

There are two types of residential buildings, each with the characteristics listed under Table 1. Building types of the complex, which are summarized as follows:

- **Building Y:** All floors are livable.
- **Building S:** Of services in both floors.

The following page shows a summary of the elements of each type of residential building. In Annex 1. Project details and Surfaces Tables we'll find all further information.

TYPE	LEVEL	APARTMENTS			SERVICES	
		A	B	C	LOC	DAY CARE
BUILDING Y	1	1	2	1		
	2	1	2	1		
	3	1	2	1		
BUILDING S	1				1	1
	2					

Table 1. Building types of the complex

Buildings specifications

All residential buildings that make up this project vary to meet the regulatory residential requirements. The characteristics are listed as follows:

Buildings Y (4 buildings) have the following characteristics:

- A construction area of **958.65 m2 (10,318.81 ft2)** for building, **12 apartments** in **3 stories** distributed as follows:
 - **Floors 1 to 4** consist of:
 - **1 apartment A,**
 - **2 apartments B, y**
 - **1 apartment C,**

Building S (1 building) has de following characteristics:

- A construction area **301.48 m2 (3,245.10 ft2)** distributed in **2 stories** as follows:
 - **Floor 1** (Ground floor) consist of:
 - **Commercial premise type K.**
 - **Floor 2** consist of:
 - **Day Care** area for children.

There is a **2,435.73 m2 (26,217.95 ft2)**, area in addition to the main buildings (sidewalks, roads, green areas, parking lot), including a parking lot for **88** vehicles.

Project content

1. **Commercial premise** with **70.87 m2 (762.84 ft2)** in order to accommodate a small cafeteria, a stationery or for any other needed use and a maintenance area.
2. **Day Care**, a space designed for the infants attention with a monitor at the entrance of the people assigned to that area. The area intended for this purpose is **150.74m2 (1,622.55 ft2)**.
3. **Recreation area**. It is a public outdoor plaza located on the land 02 for foster coexistence between neighbors.
4. The project is planned **to use saving technologies and power generation (Eco technology)** using photovoltaic panels. Each building has 12 modular panels to 60cm (2ft) by 1.20m (4ft), with an area of 2.09m2 (22.50ft2), housed on the roof.



Illustration 7. Commercial premise



Illustration 7. Day Care



Illustration 7. Services building

There are several residential options:

5. Apartment **A**. These are the smallest apartments with 1 bedroom. These apartments are 1 per floor, feature a main room with bathroom, living room, dining room, kitchen, laundry room, full guest bathroom and a bedroom or study.
6. Apartment **B**. These are medium-sized apartments, feature two bedrooms and are the highest in number. These apartments are 2 per floor, feature a main room with bathroom, one additional bedroom with closet, living room, dining room, kitchen, laundry room and full guest bathroom.
7. Apartment **C**. These are the biggest apartments, as they feature 3 bedrooms. These apartments are 1 per floor, feature a main room with bathroom, two additional bedrooms with closet, living room, dining room, kitchen, laundry room and full guest bathroom.



Illustration 10. Interior de Sala



Illustration 10. Interior de comedor



Illustration 10. Interior Comedor

ANNEX 1. PROJECT DETAILS AND SURFACES

TABLES

Urban Project

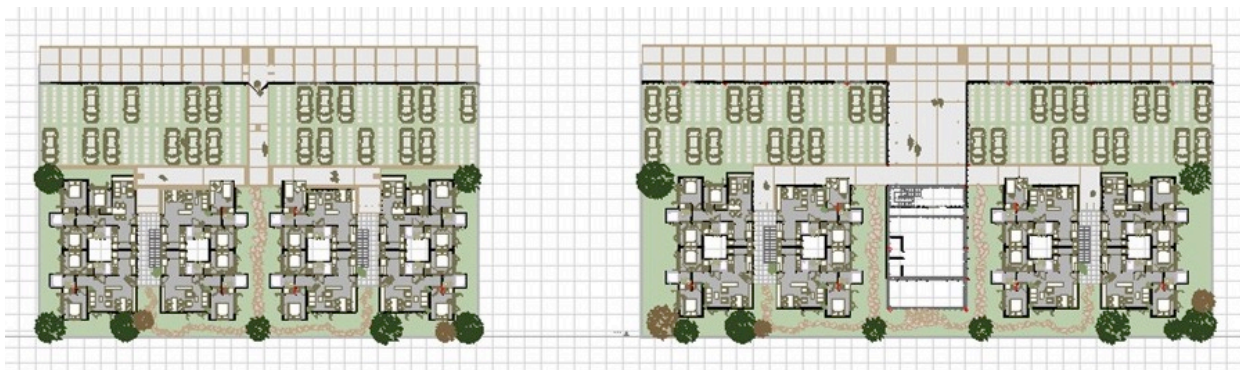


Illustration 11. Presentation slide

PROJECT 1		NE 31TH COURT, FL. U.S.A		PROPERTY SURFACE		3,965.91 M2		
DESCRIPTION		HOUSING COMPLEX OF FOUR BUILDINGS AND ONE				0.98 ACRES		
URBANISM	ARCHITECTURE	CODE	CONCEPT	STORIES	UNITS	TOTALS		
						M2	FT2	%
		Y	BUILDING TYPE Y*	3	12	958.65	10,318.81	23.18%
		Y	BUILDING TYPE Y*	3	12	958.65	10,318.81	23.18%
		Y	BUILDING TYPE Y*	3	12	958.65	10,318.81	23.18%
		Y	BUILDING TYPE Y*	3	12	958.65	10,318.81	23.18%
		S	BUILDING TYPE S*	2		301.48	3,245.10	7.29%
		TOTAL CONSTRUCTION AREA			48	4,136.08	44,520.35	100.00%
		Y	BUILDINGS FOOTPRINT			1,379.44	14,848.15	34.78%
		S	BUILDING FOOT PRINT			150.74	1,622.55	3.80%
Q	SIDEWALK			317.50	3,417.54	8.01%		
V	PARKING AND ROADS (88 CARS)			1,100.00	11,840.29	27.74%		
J	GREEN AREAS			1,018.23	-	25.67%		
SUBTOTAL					3,965.91	31,728.53	100.00%	
TOTAL BUILDING FOOTPRINT					3,965.91	31,728.53	100.00%	

Table 2. Complex data overview

Buildings

Building Y



Illustration 12. Building type Y – General floor

Y	BUILDING Y	HOUSING	SURFACE	958.65 M2
				10,318.81 FT2

CODE	ZONE	AREA M2	UNITS	TOTAL		% AREA
				M2	FT2	
A	APARTMENT A	70.87	3	212.61	2,288.51	22.18%
B	APARTMENT B	70.87	6	425.22	4,577.03	44.36%
C	APARTMENT C	75.59	3	226.77	2,440.93	23.66%
SUBTOTAL			12	864.6	9,306.47	90.19%
L	AISLE	19.24	3	57.72	621.29	6.02%
I	STAIRS	6.41	3	19.23	206.99	2.01%
T	ROOF GARDEN	17.10	1	17.10	184.06	1.78%
SUBTOTAL			7	94.05	1,012.34	9.81%
TOTAL				958.65	10,318.81	100.00%

Table 3. Building Y data overview

Building S



Illustration 13. Building type S – Front view

S	BUILDING S	SERVICES	SURFACE	301.48 M2	
				3,245.10 FT2	

CODE	ZONE	AREA	M2	UNITS	TOTAL		% AREA
					M2	FT2	
D	DAYCARE	150.74		1	150.74	1,622.55	50.00%
K	LOCAL COMERCIAL	70.87		1	70.87	762.84	23.51%
SUBTOTAL				2	221.61	2,385.39	73.51%
L	CIRCULACIÓN	62.24		1	62.24	669.95	20.64%
I	ESCALERAS	8.82		2	17.64	189.88	5.85%
SUBTOTAL				3	79.88	859.82	26.50%
TOTAL					301.48	3,245.21	100.00%

Table 4. Building S data overview

Housing prototypes

APARTMENT A



Illustration 14. Apartment type A

A	ONE BEDROOM APARTMENT	SURFACE	70.87	M2
			762.84	FT2

CODE	ZONE	TOTAL		% AREA
		M2	FT2	
1	PRINCIPAL BEDROOM WITH BATHROOM	15.54	167.27	21.93%
2	STUDIO	12.72	136.92	17.95%
3	FULL BATHROOM	3.79	40.80	5.35%
4	LIVING-DINING ROOM	19.14	206.02	27.01%
5	KITCHEN	6.25	67.27	8.82%
6	LAUNDRY ROOM	3.31	35.63	4.67%
SUBTOTAL		60.75	653.91	85.72%
0	AISLE	10.12	108.93	14.28%
SUBTOTAL		10.12	108.93	14.28%
TOTAL		70.87	762.84	100.00%

Table 5. Apartment type A areas summary

APARTMENT B



Illustration 15. Apartment type B

B	TWO BEDROOMS APARTMENT	AREA	70.87 M2	
			762.84 FT2	

CODE	ZONE	TOTAL		% AREA
		M2	SQ FT	
1	PRINCIPAL BEDROOM WITH BATHROOM	15.54	167.27	21.93%
2	BEDROOM 2	12.72	136.92	17.95%
3	FULL BATHROOM	3.79	40.80	5.35%
4	LIVING-DINING ROOM	19.14	206.02	27.01%
5	KITCHEN	6.25	67.27	8.82%
6	LAUNDRY ROOM	3.31	35.63	4.67%
SUBTOTAL		60.75	653.91	85.72%
0	CIRCULATION	10.12	108.93	14.28%
SUBTOTAL		10.12	108.93	14.28%
TOTAL		70.87	762.84	100.00%

Table 6. Apartment type B areas summary

APARTMENT C



Illustration 16. Apartment type C

C	THREE BEDROOMS APARTMENT	AREA	75.59 M2
			813.64 FT2

CODE	ZONE	TOTAL		% AREA
		M2	SQ FT	
1	PRINCIPAL BEDROOM WITH BATHROOM	15.54	167.27	20.56%
2	BEDROOM 2	12.72	136.92	16.83%
3	BEDROOM 3	9.45	101.72	12.50%
4	FULL BATHROOM	3.79	40.80	5.01%
5	LIVING-DINING ROOM	14.41	155.11	19.06%
6	KITCHEN	6.25	67.27	8.27%
7	LAUNDRY ROOM	3.31	35.63	4.38%
SUBTOTAL		65.47	704.71	86.61%
0	CIRCULATION	10.12	108.93	13.39%
SUBTOTAL		10.12	108.93	13.39%
TOTAL		75.59	813.64	100.00%

Table 7. Apartment type C areas summary

Services area

In the building S at ground floor there is a commercial premise of **88.49 m2 (952.50 ft2)** and a **Day Care** for infants of **142.92 m2 (1,538.38 ft2)** at top floor.

Commercial premise



Illustration 17. Commercial premise in building type S

K	COMMERCIAL PREMISE	AREA	70.87 M2	
			762.84 FT2	

CODE	ZONE	TOTAL		% AREA
		M2	FT2	
1	BATHROOM	5.56	59.85	7.85%
2	STORAGE	5.35	57.59	7.55%
3	COMMERCIAL SURFACE	59.96	645.40	84.61%
TOTAL		70.87	762.84	100.00%

Table 8. Commercial premise in building type S areas summary

Daycare



Illustration 18. Day Care in building type S

D	DAYCARE	AREA	150.74 M2	
			1,622.55 FT2	

CODE	LOCAL	TOTAL		% AREA
		M2	FT2	
1	OFFICE	9.07	97.63	6.02%
2	RECEPTION	13.52	145.53	8.97%
3	BATHROOMS	13.65	146.93	9.06%
4	KITCHEN	6.44	69.32	4.27%
5	MULTIPURPOUSE ROOM 1	17.62	189.66	11.69%
6	MULTIPURPOUSE ROOM 2	19.37	208.50	12.85%
7	PLAYGROUND	50.50	543.58	33.50%
SUBTOTAL		130.17	1,401.14	86.35%
0	AISLE	20.57	221.41	13.65%
SUBTOTAL		20.57	221.41	13.65%
TOTAL		150.74	1,622.55	100.00%

Table 9. Day Care in building type S areas summary

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Residential development view



Illustration 19. Aerial view



Illustration 20. Pedestrian circulations



Illustration 21. Services building