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CHATEAU SQUARE

HALLANDALE BEACH

OCTOBER 26TH, 2015

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project name
Chateau Square

keyplate	date	rev.	description

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project number	location
2013-040	Hallandale Beach, FL
phase	goal
A3 - SITE PLAN APPROVAL	
sector	reference
drawing type	file name
1-plans	0-0000.dwg
date	revision
10.16.2015	---- - ----
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	36.0", 24.0"

0 8'-0" 32'-0" 128'-0"

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title
Cover

description

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b-6.1 / a 2.0
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DRAWING LIST

	GENERAL
	COVER
A3-0-000	DRAWING LIST
A3-0-000.1A	DATA SHEET
A3-0-000.1B	DATA SHEET (PARKING CALCULATIONS)
	SURVEY
	ARCHITECTURAL
A3-0-001	CONTEXT PLAN
A3-0-002	SHADOW STUDY
A3-0-003	SIGNAGE
A3-0-004	RENDERINGS
A3-0-005	URBAN CONTEXT
A3-0-006	SETBACK AND BUILDING FRONTAGES
A3-0-007	CIVIC AREAS DIAGRAMS
A3-0-008A	LOADING AND UNLOADING DIAGRAM
A3-0-008B	SANITATION DIAGRAM
A3-1-0B1	BASEMENT -1
A3-1-001	GROUND FLOOR
A3-1-002	LEVEL 2
A3-1-003	LEVEL 3
A3-1-004	LEVEL 4
A3-1-005	LEVEL 5
A3-1-006	LEVEL 6
A3-1-007	LEVEL 7
A3-1-008	LEVEL 8
A3-1-009	LEVEL 9
A3-1-010	LEVEL 10
A3-1-011	LEVEL 11-35_TYPICAL FLOOR
A3-1-036	LEVEL 36-38 _TYPICAL FLOOR
A3-1-039	LEVEL 39_TYPICAL FLOOR
A3-1-040	LEVEL 40 _TYPICAL FLOOR
A3-1-041	LEVEL 41-ROOF _TYPICAL FLOOR
A3-1-060	TYPICAL UNIT FLOOR PLAN TYPE A-SW
A3-1-061	TYPICAL UNIT FLOOR PLAN TYPE A-NE
A3-1-062	TYPICAL UNIT FLOOR PLAN TYPE B
A3-1-063	TYPICAL UNIT FLOOR PLAN TYPE C
A3-1-064	TYPICAL UNIT FLOOR PLAN TYPE D
A3-1-065	WORK/LIVE UNITS UNIT FLOOR PLAN - BLOCK 2_LEVELS 3 & 4
A3-1-066	WORK/LIVE UNITS UNIT FLOOR PLAN - BLOCK 2_LEVELS 3 & 4
A3-1-067	WORK LIVE UNITS UNIT FLOOR PLAN - BLOCK 4_LEVELS 3 & 4
A3-1-068	WORK LIVE UNITS UNIT FLOOR PLAN - BLOCK 2_LEVELS 5 & 6
A3-1-069	WORK LIVE UNITS UNIT FLOOR PLAN - BLOCK 2_LEVELS 5 & 6
A3-1-070	WORK LIVE UNITS UNIT FLOOR PLAN - BLOCK 4_LEVELS 5 & 6
A3-1-071	WORK LIVE UNITS UNIT FLOOR PLAN - BLOCK 2_LEVEL 7
A3-1-072	WORK LIVE UNITS UNIT FLOOR PLAN - BLOCK 4_LEVEL 7
A3-2-001	NORTH ELEVATION
A3-2-002	WEST ELEVATION
A3-3-001	SECTION A-A
A3-3-002	SECTION B-B
	CIVIL
C-0	COVER SHEET AND LOCATION PLAN
	KEY MAP
C-1	SITE AND PAVING PLAN
C-2	SITE AND PAVING PLAN
C-3	SITE AND PAVING PLAN
C-4	SITE AND PAVING PLAN
C-5	SITE AND PAVING DETAILS
C-6	DRAINAGE PLAN
C-7	DRAINAGE PLAN
C-8	DRAINAGE PLAN
C-9	DRAINAGE PLAN
C-10	STORM DRAINAGE DETAILs
C-11	SEDIMENT TANK AND DRAINAGE WELL TYP DETAILS
C-12	GRADING PLAN
C-13	GRADING PLAN
C-14	GRADING PLAN
C-15	GRADING PLAN
C-16	SITE UTILITIES PLAN
C-17	SITE UTILITIES PLAN
C-18	SITE UTILITIES PLAN
C-19	SITE UTILITIES PLAN
C-20	WATER DETAILS AND NOTES
C-21	WATER DETAILS AND NOTES
C-22	DEMOLITION PLAN
C-23	DEMOLITION PLAN
C-24	DEMOLITION PLAN
C-25	DEMOLITION PLAN
SWPPP-1	STORM WATER POLLUTION PREVENTION PLAN
	LANDSCAPE
LA-001	TREE SURVEY LIST & NOTES
LA-002	TREE SURVEY LIST & NOTES
LA-003	EXISTING TREE SURVEY
LA-004	CONCEPT DIAGRAM & CHARACTER IMAGERY
LA-005	GROUND LEVEL MATERIALS PLAN
LA-006	SECOND LEVEL MATERIALS PLAN
LA-007	PLANT SCHEDULE AND NOTES
LA-008	GROUND LEVEL EXTERIOR LANDSCAPE PLAN
LA-009	GROUND LEVEL INTERIOR LANDSCAPE PLAN
LA-010	SECOND LEVEL EXTERIOR LANDSCAPE PLAN
LA-011	SECOND LEVEL INTERIOR LANDSCAPE PLAN
LA-012	PLANTING DETAILS
LA-013	IRRIGATION NOTES AND DETAILS
LA-014	PLANTING CHARACTER IMAGERY
LA-015	PLANTING CHARACTER IMAGERY
LA-016	PLANTING CHARACTER IMAGERY
LA-017	SITE CHARACTER IMAGERY

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mechanical & electrical engineer :

Facade engineer:

keyplan

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0 8'-0 16'-0 128'-0

drawing code
A3-0-000

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Index of drawing

description

status

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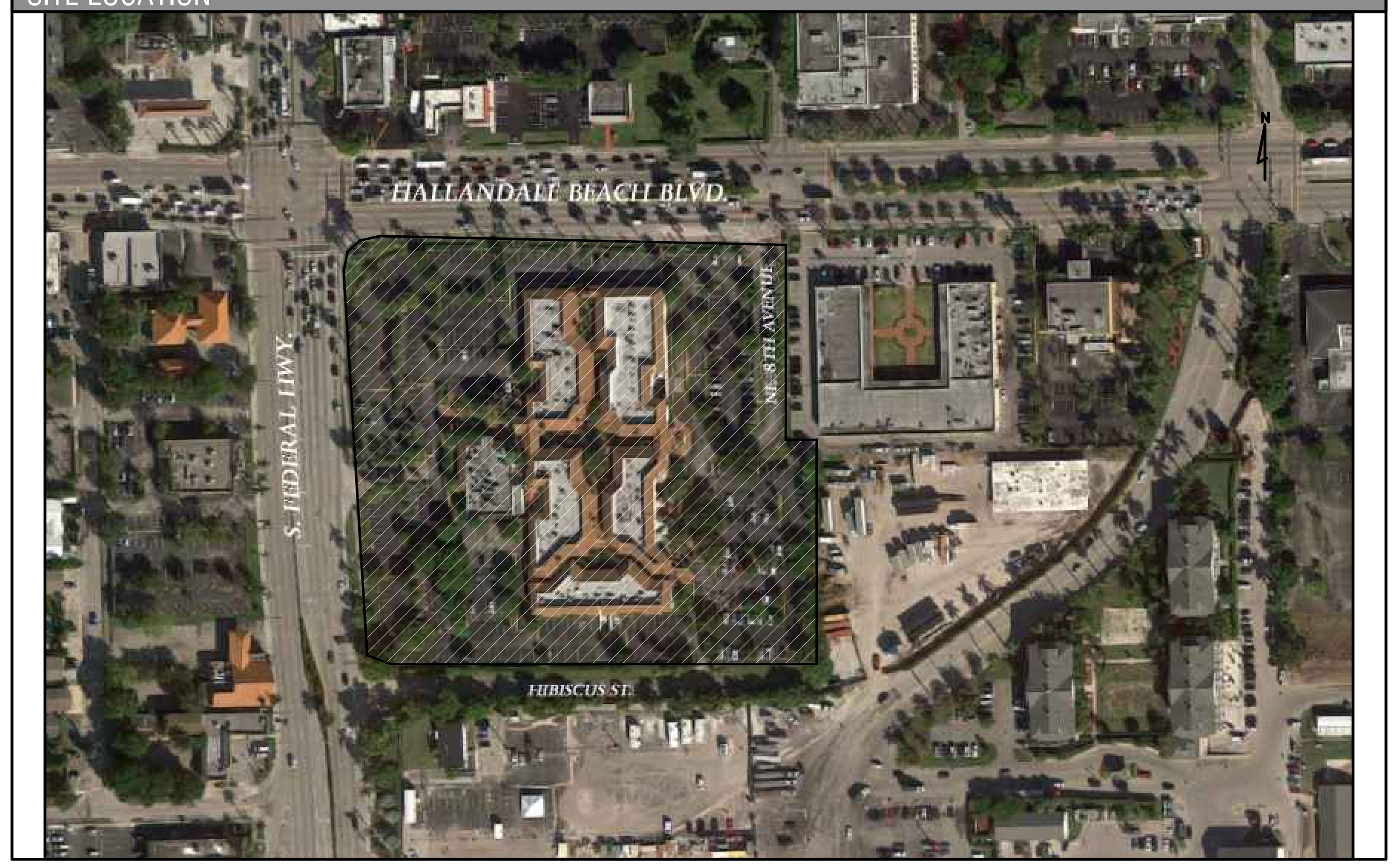
PROJECT DESCRIPTION

PROJECT NAME:	CHATEAU SQUARE
PROJECT ADRESS:	600 EAST HALLANDALE BOULEVARD, HALLANDALE BEACH FL 33009
F.E.M.A. FLOOD ZONE:	+6-0" N.A.V.D.
GROSS LOT AREA:	8.07 ACRES (351,629 SQUARE FEET)
FOLIO:	5142 27 37 0010
ZONING CLASSIFICATION:	RAC- CORRIDOR SUBDISTRICT
	PLANNED DEVELOPMENT OVERLAY -MIXED USE

SITE LOCATION



SITE DATA TABLE

RAC Table 32.195 (a) RAC Corridor Subdistrict Dimensional Requirements						
Lot Size		REQUIRED	REQUIRED	PROVIDED		
Lot Width		50 Ft		Hallandale Beach Boulevard (North)	572'-8"	
Lot Area		5000 sf/ 100,000 Max			351,629	Sq. Ft
Lot Coverage		95%			239,193 Sq. Ft	68%
Minumum Landscape		5%	17,588 Sq. Ft.		26,203 Sq. Ft.	7.5%
Building Placement		REQUIRED	REQUIRED	PROVIDED	Minimum	Maximum
A	Federal Hwy & Hallandale beach Blvd	15 Ft Min		Hallandale Beach Boulevard (North)	16'-11"	32'-0"
		20 Ft. Max		Federal Highway (West)	16'-3"	68'-0"
	Primary Street	10 Ft Min				
		15Ft Max				
	Seconday Street	10 Ft. Max		Hisbiscus St. (South)	15'-10"	23'-3"
B	Street Above The 5th Story	20 Ft. Max				
C	Interior Side Setback	0 Ft. Min				
D	Side Above 5th Story	30 Ft Min		East Setback	64'-3"	73'-6"
E	Rear Setback	10 Ft Min				
F	Rear Above the 5th Story	30 Ft. Min				
G	Building Frontage on Primary Streets	75% Min. -	534'-3" of Frontage	Hallandale Beach Boulevard (North)	480'-6'	90%
		100% Max.	582'-8" of Frontage	Federal Highway (West)	549'-10	94%
Building Size & Height		REQUIRED	REQUIRED	PROVIDED		
Min. Height Primary Streets		2 stories or 1 st. of 20ft high		Hallandale Beach Boulevard (North)		9 Stories
				Federal Highway (West)		9 Stories
Base Building Height Limit		10 Stories				
Maximum Building Height		20 Stories	20			40 Stories
Density		ALLOWED	ALLOWED	PROVIDED		
Base Density		18/du				
Max Density		70-90 du/ ac	726	690 High Rise Units & 36 Work Live Units		726
Civic Open Space Requirement		REQUIRED	REQUIRED	PROVIDED	Sq. ft.	Percentage
All Site Exceeding Base Desnity or Base Height limit		7.50%	26,372	Exterior(33,010 minus 6,612 of Landscape)	26,398	7.5%
Civic areas Section 32-202				Interior	13,945	4.0%
					40,343	11.5%

PDO MODIFICATIONS

Section	Required	Provided
32-203(a) Parking	1 space/300 SF GFA Shared Parking – analysis required	1 space/300 SF GLA Shared Parking Analysis
32-204 Maximum block perimeter	2,000 feet	2,375 linear feet
32-194(a) Upper Story Height	9' min-12'max floor height	14' on 2nd floor 18' on 10th floor 12.5' on floors 3-7,9th
32-194(d) Architectural Standards	2 inch cornice molding on parapet 2 inch expression line 1st or 2nd story	None None
32-195(a) Maximum Lot Area	100,000 SF	351,269 SF
32-195(a) Building Height	20 Stories (PDO – no limitation)	40 Stories thru PDO
32-195(a) Ground floor Setbacks	Hallandale B. Boulevard: 20' Maximum Federal Highway: 20' Maximum Hibiscus: 20'-Maximum	32' Maximum 68' Maximum 24' maximum
32-453 Space Dimensions Tandem Parking	9'x19' N/A	9'x18' Use of Tandem Parking
32-605 Signage/Media Screen	N/A	Use of Media Screen
32-384(e) Landscape Buffer	5' for vehicular use area	Varies (2'-10" to 5'-6")
32-195(4)(b) Maximum Density	10% Additional Parking	

DWELLING UNITS

REQUIRED

RAC Table 32-194 (b) Minimum Multiflamily Dwelling Unit Size		PDO
Unit Type	Unit Size Sq. Ft.	Unit Size Sq. Ft.
Efficiency	500	
1 Bedroom	700	700-900
2 Bedroom	850	1,100
3 Bedroom	1050	1,950

PROVIDED

Unit Type	Average Unit Size Sq. Ft.
Efficiency	N/A
1 Bedroom	1,071
2 Bedroom	1,565
3 Bedroom	2,142

PROPOSED UNIT MIX — TOWERS COMBINED

DESCRIPTION	UNITS PROVIDED
1 BED RM	224
1 BED+ DEN	268
2 BED RM	58
2 BED + DEN	100
3 BED RM	26
3 BED+DEN	2
4 BED RM	12
TOTAL	690

PROPOSED RESIDENTIAL UNIT TYPE — SW TOWER (BLOCK 4)

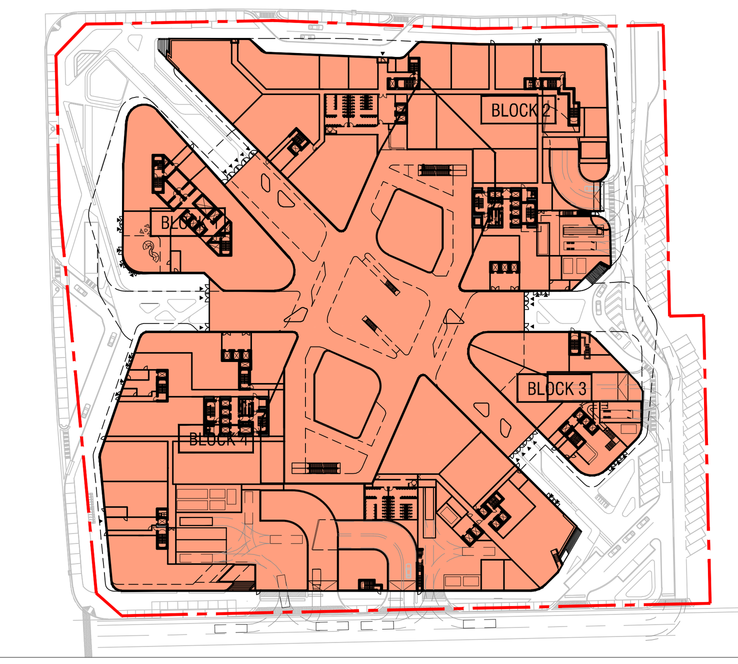
UNIT TYPE	DESCRIPTION	SQ. FT. PER UNIT	QUANTITY
A1	1 BED RM	1,124	56
A2	1 BED RM	1,018	56
			112
B1	1 BED RM+ DEN	1,190	50
B2	1 BED RM+ DEN	1,345	50
B3	1 BED RM+ DEN	1,453	7
B4	1 BED RM+ DEN	1,372	1
B5	1 BED RM+ DEN	1,218	1
B6	2 BED RM+ DEN	1,490	50
			159
C2	2 BED RM	1,565	4
			4
D1	2 BED RM +DEN	1,713	50
			50
E1	3 BED RM	2,139	6
E2	3 BED RM	2,170	6
E3	3 BED RM	1,988	1
			13
F1	3 BED RM+ DEN	2,300	1
			1
G1	4 BED RM	2,949	2
G2	4BED RM	2,877	2
G3	4 BED RM	2,730	1
G4	4 BED RM	2,759	1
			6
			345

PROPOSED RESIDENTIAL UNIT TYPE — NE TOWER (BLOCK 2)

UNIT TYPE	DESCRIPTION	SQ. FT. PER UNIT	QUANTITY
A1	1 BED RM	1,124	56
A2	1 BED RM	1,018	56
			112
B1	1 BED RM+ DEN	1,190	50
B2	1 BED RM+ DEN	1,345	50
B3	1 BED RM+ DEN	1,453	7
B4	1 BED RM+ DEN	1,372	1
B5	1 BED RM+ DEN	1,218	1
			109
C1	2 BED RM	1,490	50
C2	2 BED RM	1,565	4
			54
D1	2 BED RM +DEN	1,713	50
			50
E1	3 BED RM	2,139	6
E2	3 BED RM	2,170	6
E3	3 BED RM	1,988	1
			13
F1	3 BED RM+ DEN	2,300	1
			1
G1	4 BED RM	2,949	2
G2	4BED RM	2,877	2
G3	4 BED RM	2,730	1
G4	4 BED RM	2,759	1
			6
			345

LOT COVERAGE

	REQUIRED: RAC/PDO	PROVIDED
LOT COVERAGE MAXIMUM	95% MAX = 334,167 SF / 68% = 239,193 SF	239,193 SF



WORK LIVE UNITS

WORK/LIVE UNITS — BLOCK 2

LEVEL 3-4	Lower Lvl Sq. Ft.	Upper Lvl Sq. Ft.	Total	LEVEL 5-6	Lower Lvl Sq. Ft.	Upper Lvl Sq. Ft.	Total	LEVEL 7	Single Lvl Sq. Ft.	Total
B2-301	1,354	1,202	2,556	B2-501	1,172	886	2,058	B2-701	886	886
B2-302	1,135	1,042	2,177	B2-502	1,011	880	1,891	B2-702	847	847
B2-303	1,562	1,313	2,875	B2-503	1,178	963	2,141	B2-703	1,088	1,088
B2-304	1,370	1,215	2,585	B2-504	986	850	1,836	B2-704	927	927
B2-305	853	766	1,619	B2-505	663	574	1,237	B2-705	640	640
B2-306	853	766	1,619	B2-506	663	574	1,237	B2-706	640	640
B2-307	853	766	1,619	B2-507	663	574	1,237	B2-707	640	640
B2-308	1,657	1,351	3,008	B2-508	1,318	914	2,232	B2-708	984	984
	9,637	8,421	18,058		7,654	6,215	13,869		6,652	6,652

BLOCK 4

LEVEL 3-4	Lower Lvl Sq. Ft.	Upper Lvl Sq. Ft.	Total	LEVEL 5-6	Lower Lvl Sq. Ft.	Upper Lvl Sq. Ft.	Total	LEVEL 7	Single Lvl Sq. Ft.	Total
B4-301	1,689	1,415	3,104	B4-501	1,324	1,076	2,400	B4-701	1,271	1,271
B4-302	1,558	1,424	2,982	B4-502	1,276	1,163	2,439	B4-702	1,230	1,230
B4-303	1,463	1,301	2,764	B4-503	1,150	1,041	2,191	B4-703	1,107	1,107
B4-304	1,566	1,086	2,652	B4-504	1,068	675	1,743	B4-704	1,349	1,349
	6,276	5,226	11,502		4,818	3,955	8,773		4,957	4,957

STOREFRONT

REQUIRED — Table 32-201 (f) — Dimensional requirements fro Storefronts

	Dimension	Minimum	Maximum
A	Building Setback	varies by sub district	
B	Storefront Width	70%	700-900
C	Storefront Base	1 foor	3 feet
D	Glazing Height	8 Feet	No Max.
E	Glazing Area	70%	1

PROVIDED — Level 1- Hallandale Beach Blvd. & Fededal Highway — Glazing areas Calculations

Elevation	Total Area	Glazing Are	Percentage	Spandrel	Translucent	Percentage
North	6,566	5,928	90%	593	5,335	81%
West	9,196	8,302	90%	830	7,472	81%
Total	15,762	14,230	90%	1,423	12,807	81%

PROPOSED BUILDING AREAS

PROPOSED BUILDING AREAS CALCULATIONS — RETAIL

LEVEL	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	CENTER	KIOSKS	TOTAL
Ground	10745	36199	5869	33247	7687	921	94,668
Second Floor	0	19024	4966	12798	5928		42,716
TOTAL	10,745	55,223	10,835	46,045	13,615	921	137,384

OFFICES

LEVEL	BLOCK 1	
Second Floor	11,728	
Third Floor	13,082	
4th Floor	13,082	
5th Floor	12,594	
6th Floor	16,709	
7th Floor	16,228	
8th Floor	16,146	
TOTAL	99,569	99,569

HOTEL

LEVEL	HOTEL 1 (BLOCK 4) ROOMS	HOTEL 1 BALLROOM	HOTEL 1 MEETING ROOMS	HOTEL 2 (BLOCK 3) ROOMS	HOTEL 2 MEETING ROOMS	
Second Floor	1,519	0	1,577	3,227	2,199	
Third Floor	7,970	10,326	0	5,865	0	
4th Floor	7,970	0	0	5,865	0	
5th Floor	7,970	0	0	6,764	0	
6th Floor	7,970	0	0	6,764	0	
7th Floor	7,970	0	0	4,281	0	
8th Floor	7,970	0	0	5,900	0	
9th Floor	7,970	0	0	5,900	0	
10th Floor	7,970	0	0	5,900	0	
TOTAL	65,279	10,326	1,577	50,466	2,199	129,847

*280 Hotel Rooms

WORK/ LIVE

LEVEL	BLOCK 2	BLOCK 4		
Third Floor	9,637	6,276	Lower Level	
4th Floor	8,421	5,226	Upper Level	
5th Floor	7,654	4,818	Lower Level	
6th Floor	6,215	3,955	Upper Level	
7th Floor	6,652	4,957	One Single Level	
TOTAL	38,579	25,232		63,811

*36 Work/Live Units

HOTEL ROOMS BREAKDOWN

LEVEL 2

HOTEL 1 ROOM	TYPE	SQ. FT	HOTEL 2 ROOM	TYPE	SQ. FT
201	A	398	201	B	531
202	A	415	202	B	511
203	A	353	203	A	511
204	A	353	204	A	378
			205	A	459
			206	A	378
			207	B	459

LEVEL3

HOTEL 1 ROOM	TYPE	SQ. FT	HOTEL 2 ROOM	TYPE	SQ. FT
301	A	446	301	B	619
302	A	411	302	A	406
303	A	411	303	A	406
304	A	432	304	B	469
305	A	383	305	B	451
306	A	383	306	A	432
307	A	383	307	A	414
308	A	383	308	B	554
309	B	683	309	A	395
310	A	392	310	A	395
311	A	392	311	A	395
312	A	392	312	A	362
313	A	392	313	A	372
314	A	392			
315	B	638			
316	A	438			
317	B	510			
318	B	510			

LEVEL 4

HOTEL 1 ROOM	TYPE	SQ. FT	HOTEL 2 ROOM	TYPE	SQ. FT
401	A	446	401	B	619
402	A	411	402	A	406
403	A	411	403	A	406
404	A	432	404	B	469
405	A	383	405	B	451
406	A	383	406	A	432
407	A	383	407	A	414
408	A	383	408	B	554
409	B	683	409	A	395
410	A	392	410	A	395
411	A	392	411	A	395
412	A	392	412	A	362
413	A	392	413	A	372
414	A	392	414	B	548
415	B	638	415	A	378
416	A	438	416	B	702
417	B	510			
418	B	510			

LEVEL 5

HOTEL 1 ROOM	TYPE	SQ. FT	HOTEL 2 ROOM	TYPE	SQ. FT
501	A	446	501	B	466
502	A	411	502	A	406
503	A	411	503	A	406
504	A	432	504	A	343
505	A	383	505	A	343
506	A	383	506	A	343
507	A	383	507	A	343
508	A	383	508	B	480
509	B	683	509	A	395
510	A	392	510	A	395
511	A	392	511	A	395
512	A	392	512	A	362
513	A	392	513	A	372
514	A	392	514	B	548
515	B	638	515	A	378
516	A	438	516	B	702
517	B	510			
518	B	510			

LEVEL 6

HOTEL 1 ROOM	TYPE	SQ. FT	HOTEL 2 ROOM	TYPE	SQ. FT
601	A	446	601	B	466
602	A	411	602	A	406
603	A	411	603	A	406
604	A	432	604	A	343
605	A	383	605	A	343
606	A	383	606	A	343
607	A	383	607	A	343
608	A	383	608	B	480
609	B	683	609	A	395
610	A	392	610	A	395
611	A	392	611	A	395
612	A	392	612	A	362
613	A	392	613	A	372
614	A	392	614	B	548
615	B	638	615	A	378
616	A	438	616	B	702
617	B	510			
618	B	510			

LEVEL 7

HOTEL 1 ROOM	TYPE	SQ. FT	HOTEL 2 ROOM	TYPE	SQ. FT
701	A	446	701	B	466
702	A	411	702	A	406
703	A	411	703	A	406
704	A	432	704	A	343
705	A	383	705	A	343
706	A	383	706	A	343
707	A	383	707	A	343
708	A	383	708	B	480
709	B	683	709	A	395
710	A	392	710	A	395
711	A	392	711	A	395
712	A	392	712	A	362
713	A	392	713	A	372
714	A	392	714	B	548
715	B	638	715	A	378
716	A	438	716	B	702
717	B	510			
718	B	510			

LEVEL 8

HOTEL 1 ROOM	TYPE	SQ. FT	HOTEL 2 ROOM	TYPE	SQ. FT
801	A	446	801	B	466
802	A	411	802	A	406
803	A	411	803	A	406
804	A	432	804	A	343
805	A	383	805	A	343
806	A	383	806	A	343
807	A	383	807	A	343
808	A	383	808	B	480
809	B	683	809	A	395
810	A	392	810	A	395
811	A	392	811	A	395
812	A	392	812	A	362
813	A	392	813	A	372
814	A	392	814	B	548
815	B	638	815	A	378
816	A	438	816	B	702
817	B	510			
818	B	510			

LEVEL 9

HOTEL 1 ROOM	TYPE	SQ. FT	HOTEL 2 ROOM	TYPE	SQ. FT
901	A	446	901	B	466
902	A	411	902	A	406
903	A	411	903	A	406
904	A	432	904	A	343
905	A	383	905	A	343
906	A	383	906	A	343
907	A	383	907	A	343
908	A	383	908	B	480
909	B	683	909	A	395
910	A	392	910	A	395
911	A	392	911	A	395
912	A	392	912	A	362
913	A	392	913	A	372
914	A	392	914	B	548
915	B	638	915	A	378
916	A	438	916	B	702
917	B	510			
918	B	510			

LEVEL 10

HOTEL 1 ROOM	TYPE	SQ. FT	HOTEL 2 ROOM	TYPE	SQ. FT
1001	A	446	1001	B	466
1002	A	411	1002	A	406
1003	A	411	1003	A	406
1004	A	432	1004	A	343
1005	A	383	1005	A	343
1006	A	383	1006	A	343
1007	A	383	1007	A	343
1008	A	383	1008	B	480
1009	B	683	1009	A	395
1010	A	392	1010	A	395
1011	A	392	1011	A	395
1012	A	392	1012	A	362
1013	A	392	1013	A	372
1014	A	392	1014	B	548
1015	B	638	1015	A	378
1016	A	438	1016	B	702
1017	B	510			
1018	B	510			

TYPE REFERENCE
Type A Standard Room
Type B Suite

date	rev.	description

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Facade engineer:

keyplan

project name Chateau Square	
project number 2013-040	location Hallandale Beach, FL
phase A3 - SITE PLAN APPROVAL	goal #
sector	reference
drawing type 1- plans	file name 0-000.1A.dwg
date 01.08.2016	revision ---- - ----
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Data Sheet

description
# #

status

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PARKING CALCULATIONS

Table 32-203 (a)
Minimum Number of Off Street Parking Spaces Required per Use

Multi-family Residential Use	REQUIRED
One bedroom dwelling Unit	1.25 spaces per unit
Two or more Bedroom dwelling Unit	1.75 spaces per unit

Guest Parking Cumulative:	REQUIRED
First 20 Units	0.5 spaces per unit
Units 21-50	0.3 spaces per unit
Units 51+	0.2 spaces per unit

REQUIRED

Tower (Block 2) Units	spaces	Tower (Block 4) Units	spaces	Total Units		spaces	Shared Parking	15% Internal Trip capture	10% Transit reduction	Spaces	PROVIDED Spaces
221	276.25	271	338.75	492	Units	615					
124	217	74	130	198	Units	347					
345	**493.25**	345	**469**	**690**		**962**	0	0	(96.15)	**865**	**865**
				20	x 0.5	10					
				30	x 0.3	9					
				640	x 0.2	128					
						147			14.7	**132**	**132**
				Total Residential Parking Spaces		**1109**				**998**	**998**

BASED ON GLA FOR RETAIL

Lodging	REQUIRED
Hotel/Motels	1.0 space for each guest room plus 1.0 space per 300 sq. of ballrooms, 1.0 space per 300 sq. of meeting room

REQUIRED

	rooms/area						spaces
	140	140	140	140	280	Rooms	280
*1	10,326	34.42	0	0	10,326	Sq. ft.	34
*2	1,577	5.26	2,199	7.33	3,776	Sq. ft.	13
							327

Business Uses	REQUIRED
Professional Office	1 space per 300 sf. Net Floor Area
Retail (shopping Center)	1 space per 300 sf. Gross Leaseable Area

rooms/area			spaces		spaces
105,771	Sq. ft.	/300sf	352.57		353
137,384	Sq. ft.	/300sf	457.9		458
					811

Single family Residential (attached or detached)	REQUIRED
Work/Live Units	2 spaces per Unit

NE (Block 4) Units	spaces	SW (Block 2) Units	spaces	Total Units		spaces
12	**24**	24	**48**	36	Units	**72**

	Shared Parking	15% Internal Trip capture	10% Transit reduction		
*3	1,041	885 *4	*5 796	**796**	**801**
Total Commercial Parking Spaces					**1210**
TOTAL REQUIRED				**1,794**	**1,799**

BASED ON GFA FOR RETAIL

REQUIRED

Lodging	REQUIRED
Hotel/Motels	1.0 space for each guest room plus 1.0 space per 300 sq. of ballrooms, 1.0 space per 300 sq. of meeting room

	rooms/area						spaces
	140	140	140	140	280	Rooms	280
*1	10,326	34.42	0	0	10,326	Sq. ft.	34
*2	1,577	5.26	2,199	* 7	3,776	Sq. ft.	13
							327

Business Uses	REQUIRED
Professional Office	1 space per 300 sf. Net Floor Area
Retail (shopping Center)	1 space per 300 sf. Gross Floor Area

rooms/area			spaces		spaces
105,771	Sq. ft.	/300sf	352.57		353
309,898	Sq. ft.	/300sf	1033.0		*11 1033
					*12 **1386**

Single family Residential (attached or detached)	REQUIRED
Work/Live Units	2 spaces per Unit

NE (Block 4) Units	spaces	SW (Block 2) Units	spaces	Total Units		spaces
12	24	24	48	36	Units	72

	Shared Parking	15% Internal Trip capture	10% Transit reduction		
Total Commercial Parking Spaces					*13 **1785**
	1,593	1,354	**1219**	**1219**	
TOTAL REQUIRED				**2,216**	

CITY IS IN PROCESS OF AMENDING RAC TO CHANGE GFA TO GLA AS PART OF "GLITCH" AMENDMENTS TO RAC ZONING REGULATIONS

Bicycle Parking	REQUIRED
1 bicycle parking per 20 parking spaces for Residential	
1 bicycle parking per 20 parking spaces for Guest	
1 bicycle parking per 20 parking spaces for Hotel	
1 bicycle parking per 20 parking spaces for Offices	
1 bicycle parking per 20 parking spaces for Retail	
1 bicycle parking per 20 parking spaces for work/live	

REQUIRED

Tower (Block 2) parking spaces	bike spaces	Tower (Block 4) parking spaces	bike spaces					
493	25	469	23			48		
74	4	74	4			8		
						56		
				Total Residential Parking Spaces		**56**		*7 **64**
		327	16			16		
		353	18			18		
		458	23			23		
		72	4			4		
						60		
				Total Commercial Parking Spaces		60		*8 **40** *6 **58**
				TOTAL REQUIRED		**117**		**96** **122**

Loading Spaces	REQUIRED
Retail, Service , Repair and wholesale operations over 40,000 Sq. Ft. (Gross Floor Area)	4 Spaces Minimum

REQUIRED

Retail and Offices	137,384	Sq. ft.	4		
Total Loading spaces			**4**		**4** *9 **64**

Table 2018.2 FBC Accesibility Code

Total Number of Parking Spaces Provided	Total Number of Handicaped Spaces Provided
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction over 1000

REQUIRED

				spaces							
Residential + guest				1109	0.02	22	998	0.02	*10 **20**	**20**
Hotel/Office/Reital/Work Live				1210	0.02	24.2	796	0.02	16	16
						46				
Total Commercial Parking Spaces						46			**36**	**36**
TOTAL REQUIRED						**46**			**36**	**36**

*1 Ballroom
*2 Meeting Room
*3 2151 - 110 = 1041
*4 1041 - * 0.85 = 885
*5 885 * .90 = 796
*6 Commercial Bicycle storage for 40 bikes are located in basement 01. Plus 18 Bike Parking spaces in Ground Floor plan
*7 Residential Bicycle storage located In 3rd Level Block 2 &4
*8 Based on Reduced parking
*9 4 Large and 3 Medium
*10 Based on 999 reduced provided w/guests. 999 * 0.02 =20
*11 Based on RAC requirements on Table Table 32-203 (a)
*12 Total of Business Parking Spaces, considering Retail parking spaces as per RAC requirements.
*13 Total of Commercial Parking Spaces, considering Retail parking spaces as per RAC requirements.
*14 Total of project Parking Spaces, considering Retail parking spaces as per RAC requirements.

**For parking reduction analysis refer to traffic consultant's report.

TOTAL PARKING BREAKDOWN PER LEVEL

LEVEL	STANDARD	TANDEM	HANDICAP	TOTAL
LEVEL 9	152	8	0	**160**
LEVEL 8	139	26	0	**165**
LEVEL 7	149	34	4	**187**
LEVEL 6	141	40	4	**185**
LEVEL 5	132	26	4	**162**
LEVEL 4	105	28	4	**137**
LEVEL 3	78	38	4	**120**
BASEMENT 01*	525	142	16	**683**
	1421	**342**	**36**	**1,799**

BLOCK 2 & 4 PARKING BREAKDOWN PER LEVEL

LEVEL	SOUTH-WEST RESIDENTIAL TOWER BLOCK 4 STANDARD	TANDEM	HANDICAP	TOTAL	NORTH-EAST RESIDENTIAL TOWER BLOCK 2 STANDARD	TANDEM	HANDICAP	TOTAL
LEVEL 9	78	8	0	**86**	74	0	0	**74**
LEVEL 8	75	8	0	**83**	64	18	0	**82**
LEVEL 7	68	22	2	**92**	81	12	2	**95**
LEVEL 6	68	22	2	**92**	73	18	2	**93**
LEVEL 5	73	8	2	**83**	59	18	2	**79**
LEVEL 4	28	14	2	**44**	77	14	2	**93**
LEVEL 3	18	20	2	**40**	60	18	2	**80**
	408	**102**	**10**	**520**	**488**	**98**	**10**	**596**

BICYCLE PARKING

	NE TOWER	SW TOWER	
LEVEL 4	30	26	**56**
LEVEL 3	4	4	**8**
	34	**30**	**64**

LEVEL	HDCP SPACES
LEVEL 9	0
LEVEL 8	0
LEVEL 7	4
LEVEL 6	4
LEVEL 5	4
LEVEL 4	4
LEVEL 3	4
BASEMENT 01*	16
	36

date	rev.	description

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mechanical & electrical engineer :

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Facade engineer:

keyplan

project name
Chateau Square

project number: 2013-040
location: Hallandale Beach, FL
phase: A3 - SITE PLAN APPROVAL
goal: #
sector
reference
drawing type: 1- plans
file name: 0-000.1B.dwg
date: 01.08.2016
revision: ---- - ----
scale: Not to Scale
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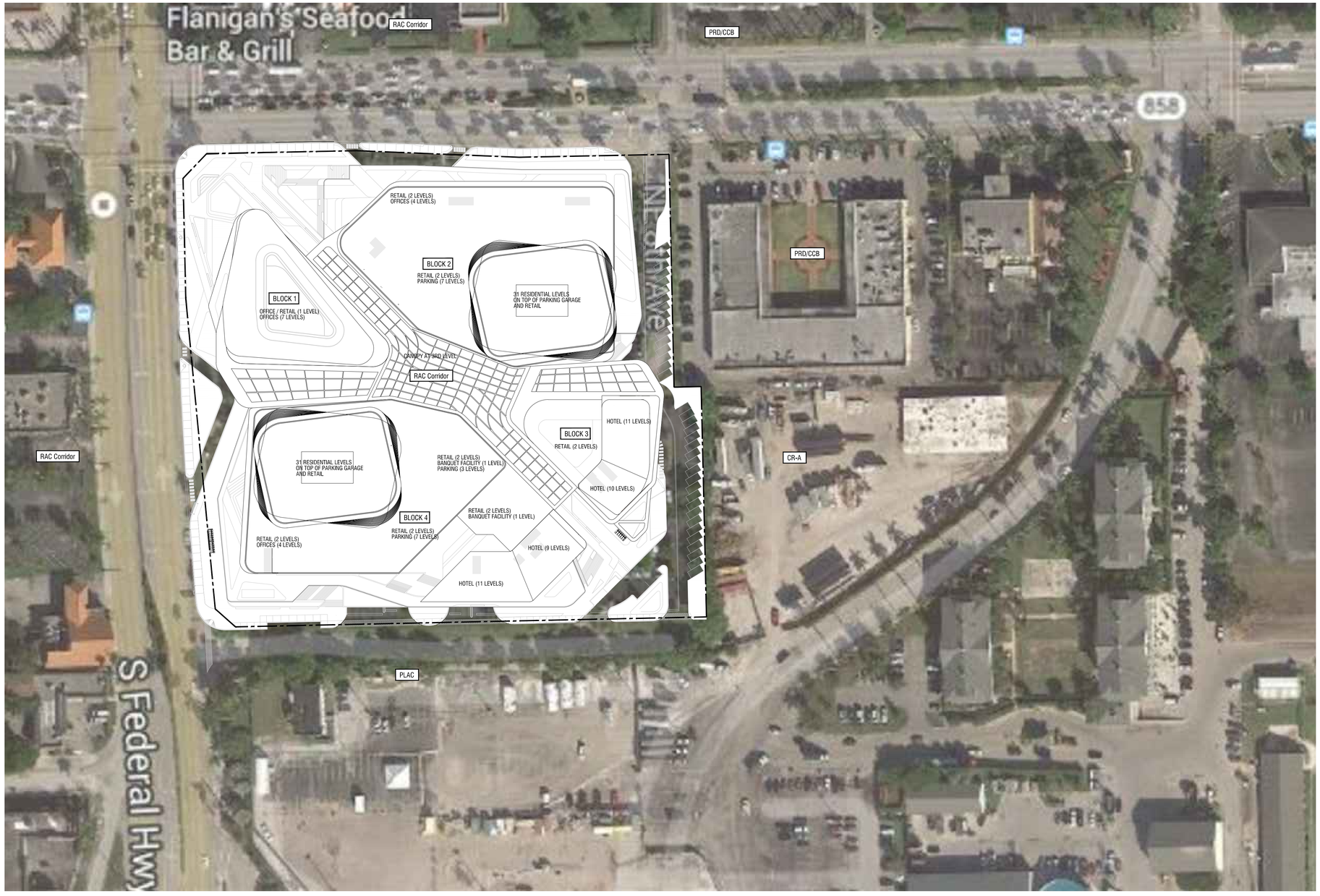

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Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

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title
Context plan

description

status

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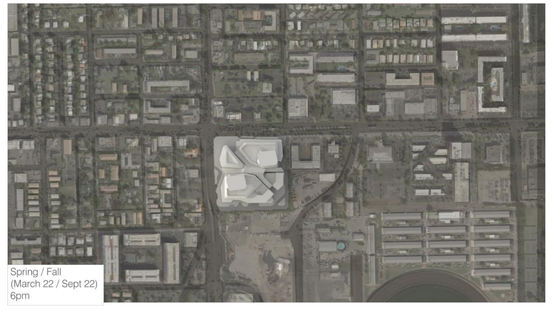
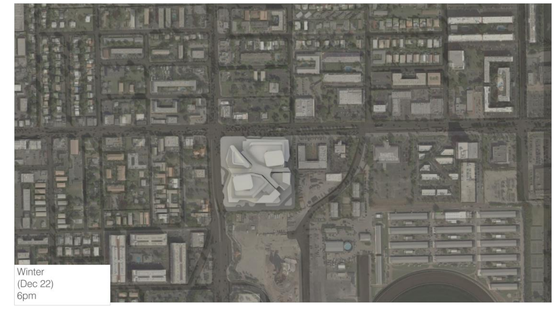
6 AM	Summer (June 22) 6am	Spring / Fall (March 22 / Sept 22) 6am	Winter (Dec 22) 6am
9 AM	Summer (June 22) 9am	Spring / Fall (March 22 / Sept 22) 9am	Winter (Dec 22) 9am
12 PM	Summer (June 22) 12pm	Spring / Fall (March 22 / Sept 22) 12pm	Winter (Dec 22) 12pm
3 AM	Summer (June 22) 3pm	Spring / Fall (March 22 / Sept 22) 3pm	Winter (Dec 22) 3pm
6 PM	Summer (June 22) 6pm	 Spring / Fall (March 22 / Sept 22) 6pm	 Winter (Dec 22) 6pm

date	rev.	description

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keyplan

project name
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project number	location
2013-040	Hallandale Beach, FL
phase	goal
A3 - SITE PLAN APPROVAL	
sector	reference
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Shadow study

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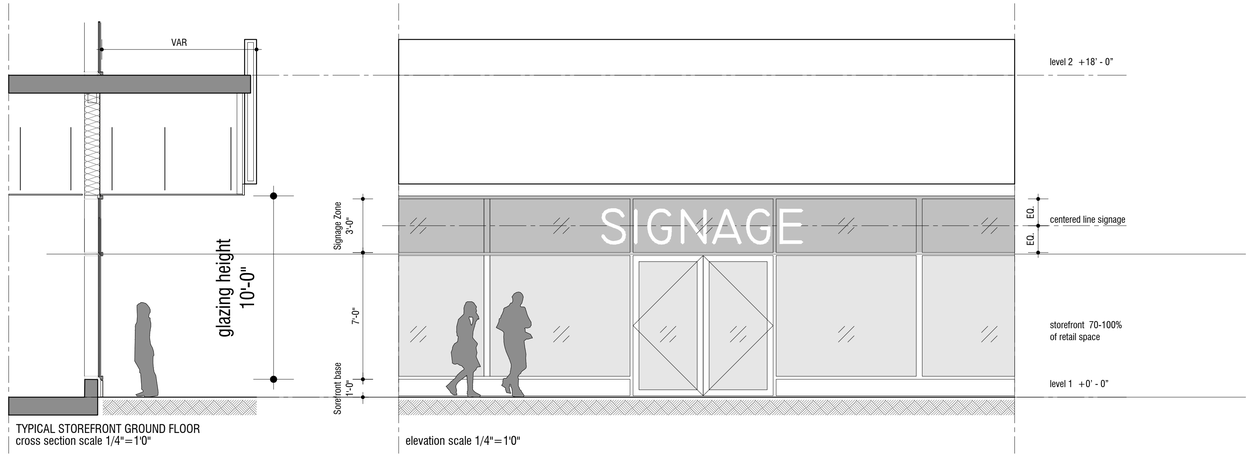
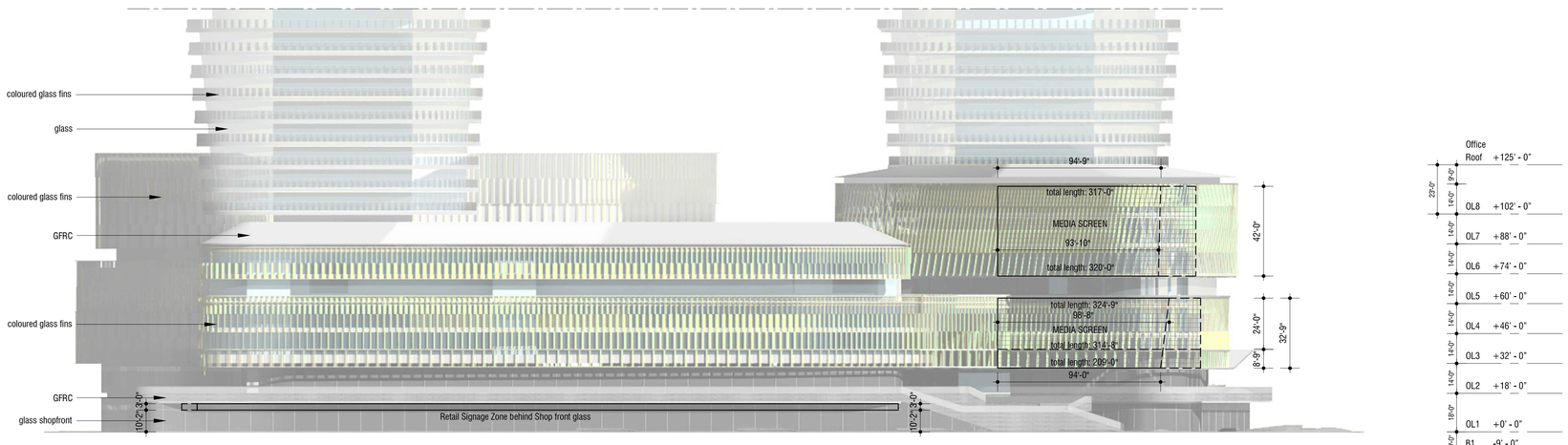


TYPICAL STOREFRONT GROUND FLOOR
cross section scale 1/4"=1'0"

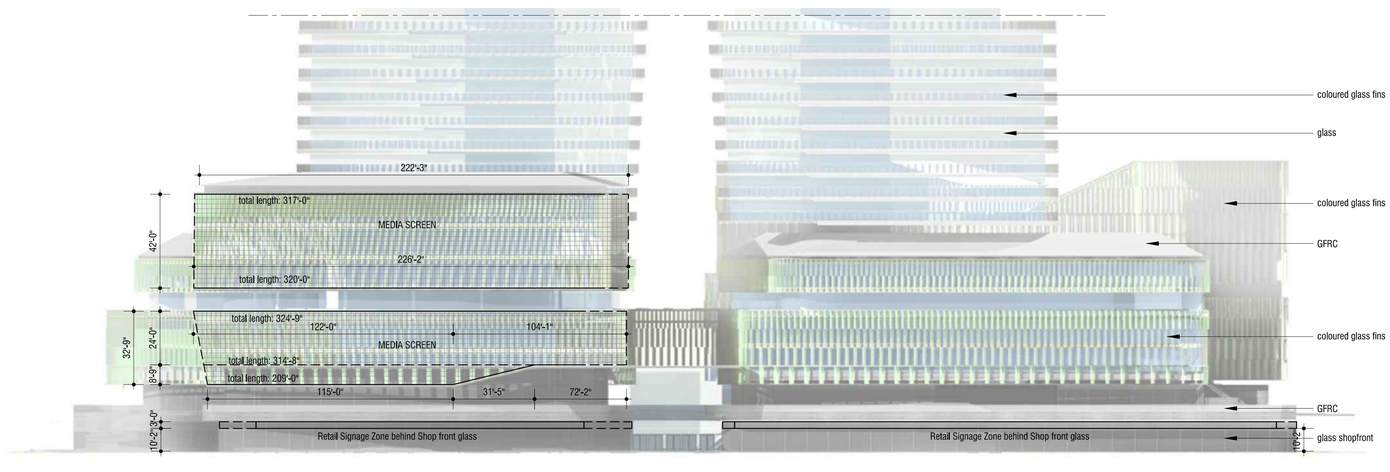
elevation scale 1/4"=1'0"

RETAIL SIGNAGE ZONE BEHIND SHOP FRONT GLASS:

One sign per ground floor business,
to be placed 10' 2" above grade,
maximum height 3'-0", centered on glass sheet
maximum length 60% of street frontage.
Signage will vary in length and height per tenant within above restrains.

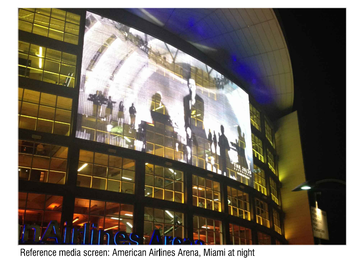


NORTH ELEVATION



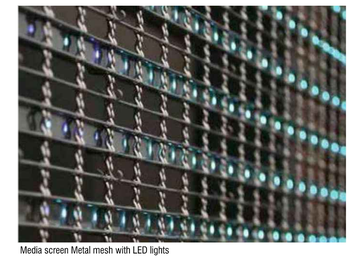
WEST ELEVATION

Reference media screen: American Airlines Arena, Miami daytime



Reference media screen: American Airlines Arena, Miami at night

Reference media screen



Media screen Metal mesh with LED lights

date	rev.	description

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mechanical & electrical engineer :

Facade engineer:

keyplan

project name
Chateau Square

project number	location
2013-040	Hallandale Beach, FL
phase	goal
A3 - SITE PLAN APPROVAL	
sector	reference
drawing type	file name
0-general	0-003.dwg
date	revision
10.16.2015	---- - ----
scale	format
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0 8'-0" 32'-0" 128'-

drawing code
A3-0-003

title
Signage

description

status

b 6 1 / a 2 0
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These images are for illustrative purposes only.

project name
Chateau Square

keyplate	date	rev.	description

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project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
0-004.dwg

date
01.08.2016

revision
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scale
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format
36.0", 24.0"

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drawing code
A3-0-004

title
Renderings

description

status

b:6.1 / a:2.0
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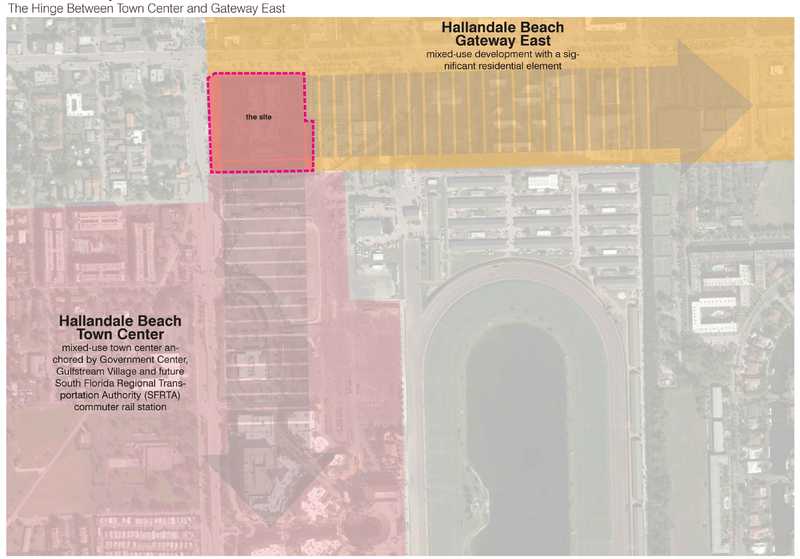
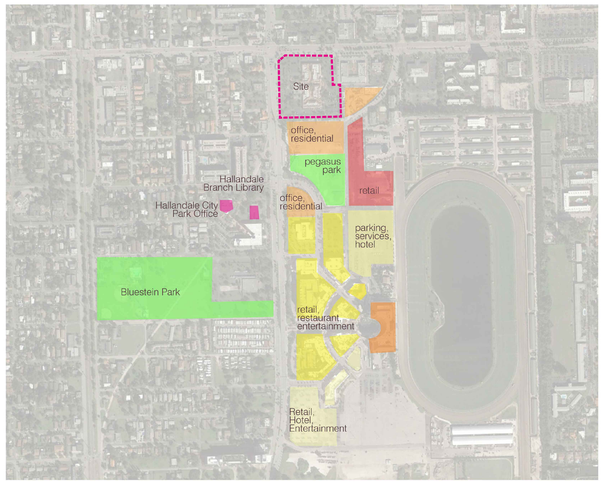
Hallandale City Wide Master Plan
The Hinge Between Town Center and Gateway East



Adjacent Development
Projected & Completed Developments



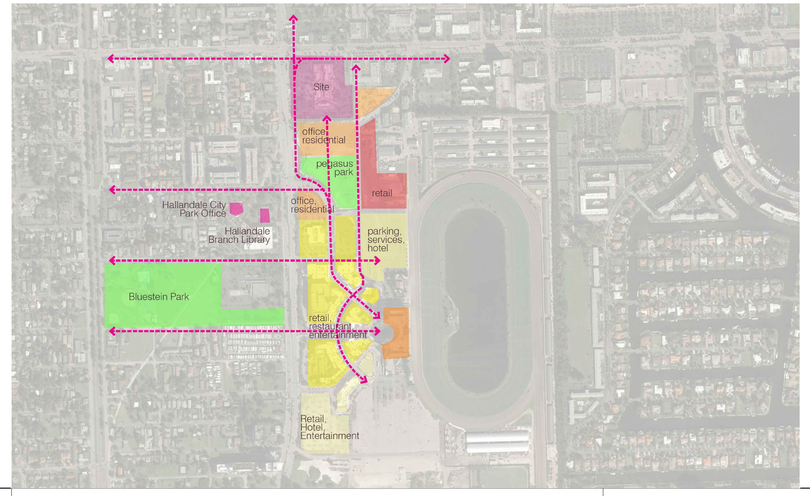
Completed Developments

Gulfstream Park Racing & Casino

Village at Gulfstream

Pegasus Sculpture & park

Adjacent Development
Projected Pedestrian Movement



project name
Chateau Square

keyplan date	rev.	description

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project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
0-005.dwg

date
10.16.2015

revision
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scale
N.T.S.

format
36.0", 24.0"

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drawing code
A3-0-005

title
Urban Context

description

status

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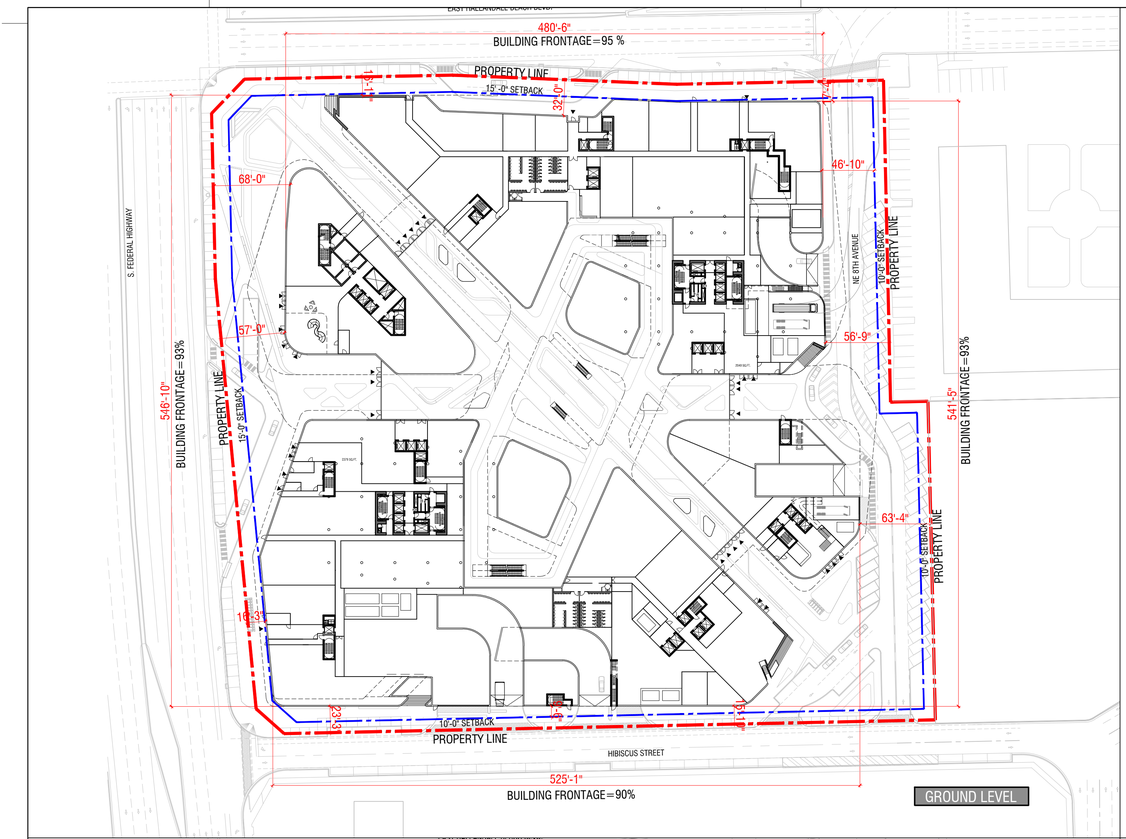
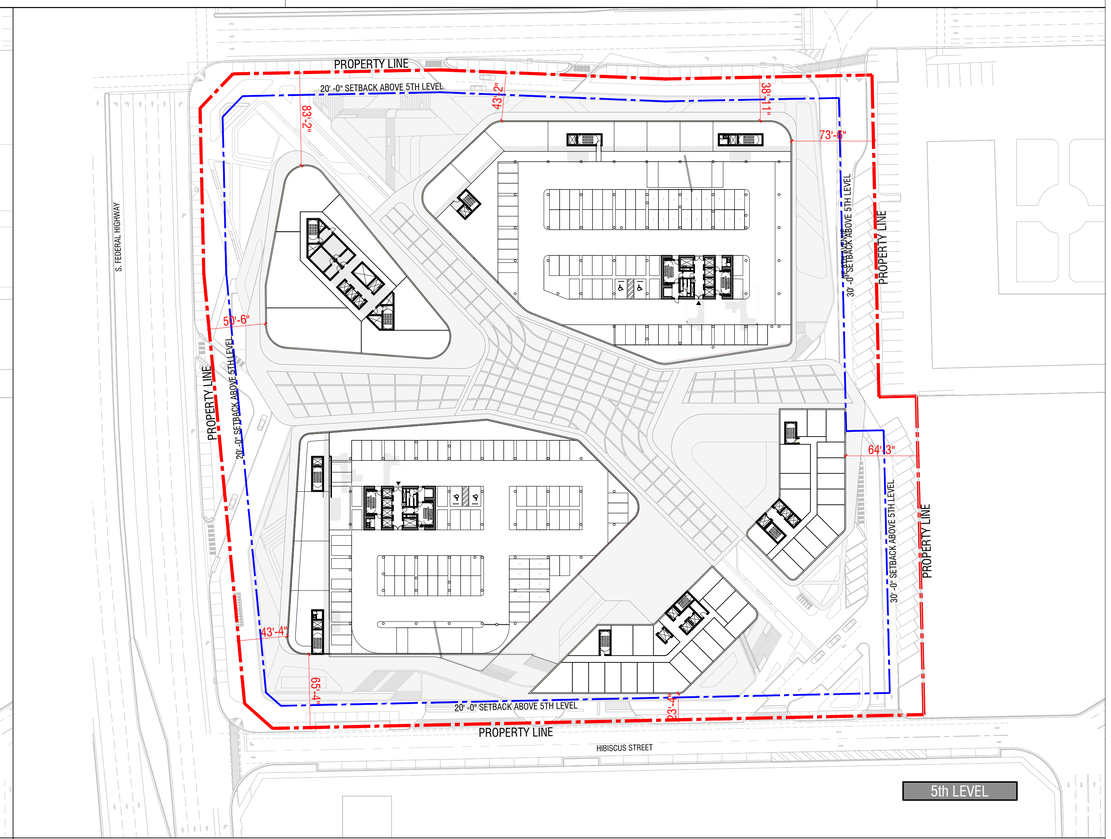
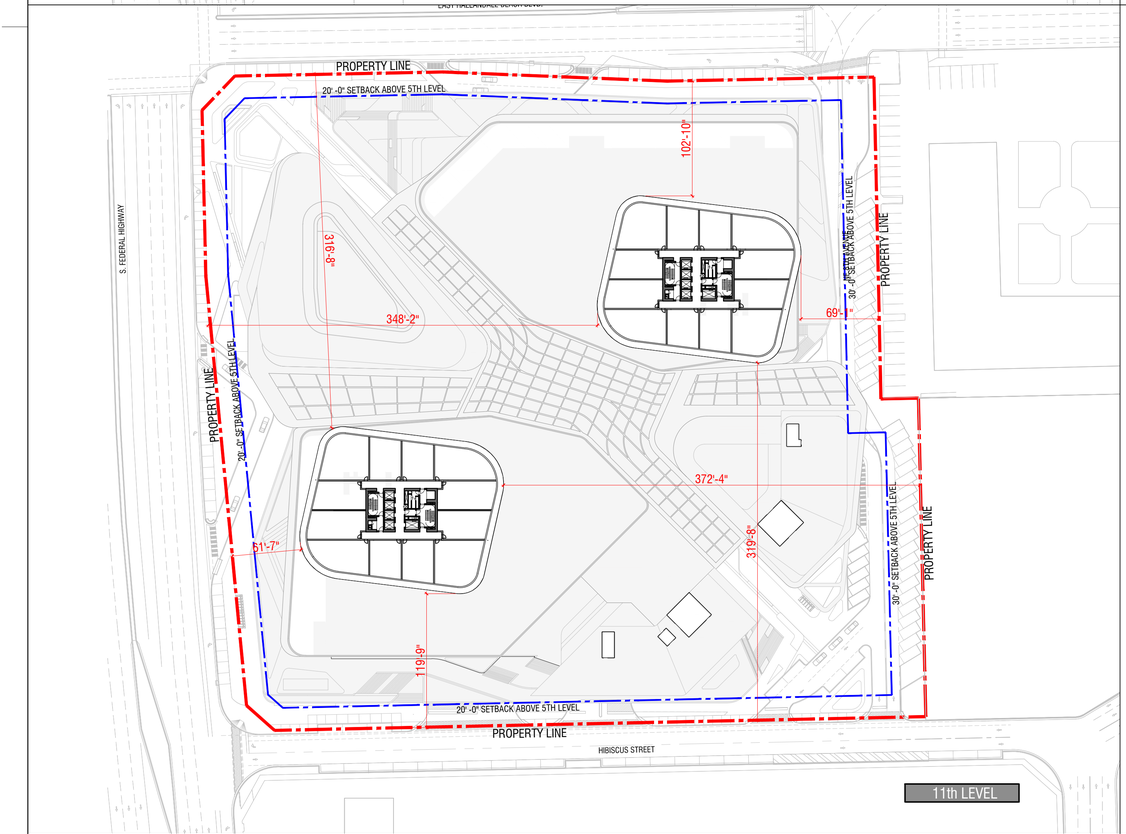


GROUND LEVEL



5th LEVEL



11th LEVEL

date	rev.	description

client

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Facade engineer:

keyplan

project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
0-006.dwg

date
01.08.2016

revision
---- - ----

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format
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0 8'-0 32'-0 128'-0

drawing code
A3-0-006

title
Building Placement and Frontage

description

status

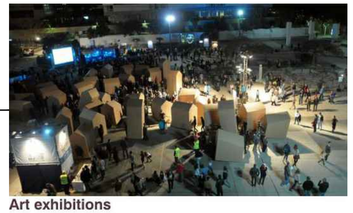
b 6.1 / a 2.0
Z:\Projects\Chateau Square\Site Plan Approval\CAD\LNBOUND\1 - plans\0-006.dwg ; | printed by Market Lopez

Outdoor cinema

ZONE 1: 20,922 SQ. FT.

ZONE 4: 1,709 SQ. FT.

ZONE 5: 3,545 SQ. FT.



Art exhibitions

ZONE 2: 13,945 SQ. FT.

Farmer's market

ZONE 3: 6,834 FT.

CIVIC OPEN SPACE-GROUND LEVEL	AREA PROVIDED	PERCENTAGE
EXTERIOR (without landscape area 26,398 Sq. Ft. (7.5 %)	33,010 SF	9,3%
INTERIOR	13,945 SF	4 %
TOTAL	46,955 SF	13.3%

date	rev.	description

client

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Facade engineer:

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project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
0-007.dwg

date
01.08.2016

revision
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format
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drawing code
A3-0-007

title
Civic Space Diagrams

description

status

D 6.1 / a 2.0
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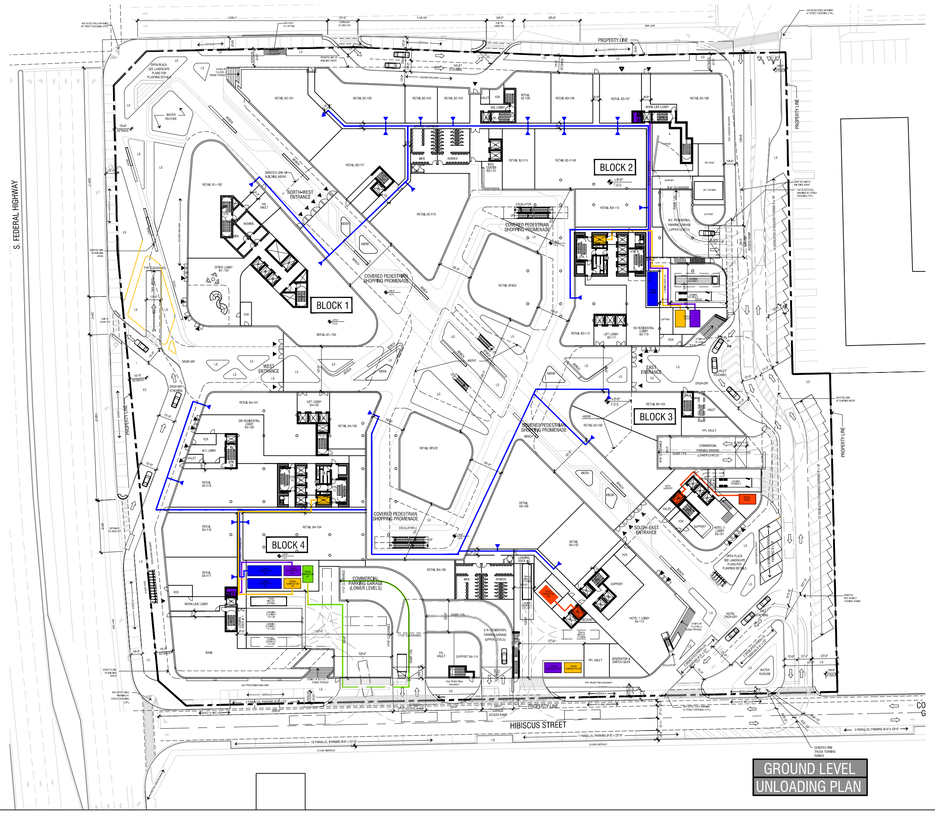
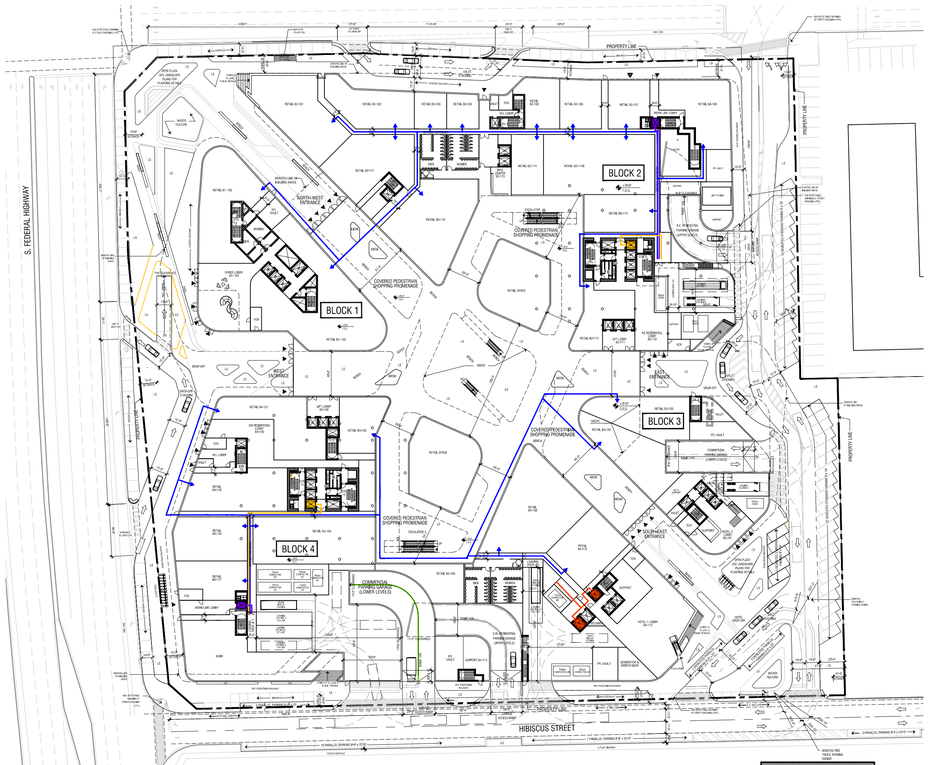


GROUND LEVEL
UNLOADING PLAN

LEVEL B1
UNLOADING PLAN



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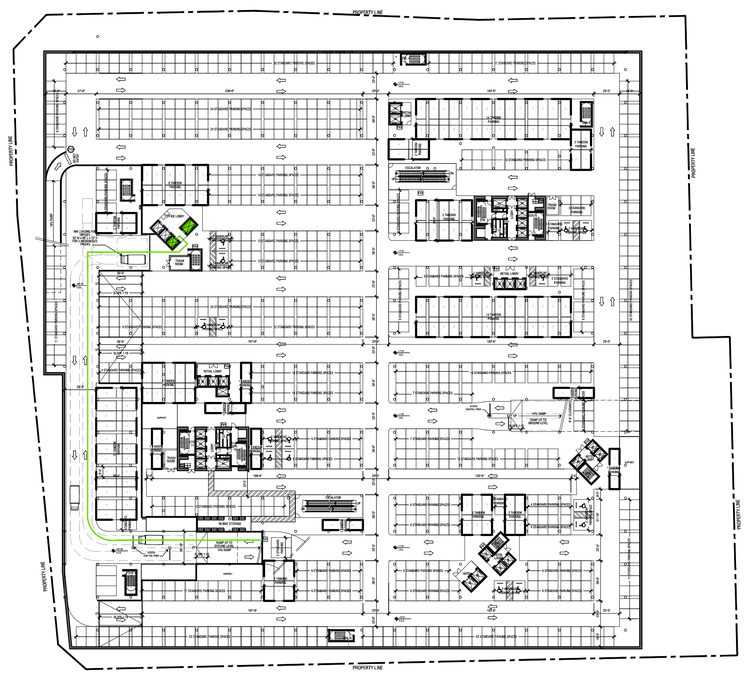
LOADING PLAN



LEVEL B1
LOADING PLAN

LEGEND
RETAIL
OFFICE
HOTEL
RESIDENTIAL
WORK/LIVE

date	rev.	description

client

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Facade engineer:

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project name
Chateau Square

project number: 2013-040
location: Hallandale Beach, FL
phase: A3 - SITE PLAN APPROVAL
goal
sector
reference

drawing type: 1-plans
file name: 0-008A.dwg

date: 01.08.2016
revision: ---- - ----
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drawing code
A3-0-008A

title
Loading and Unloading Plan

description

status

D 6.1 / a 2.0
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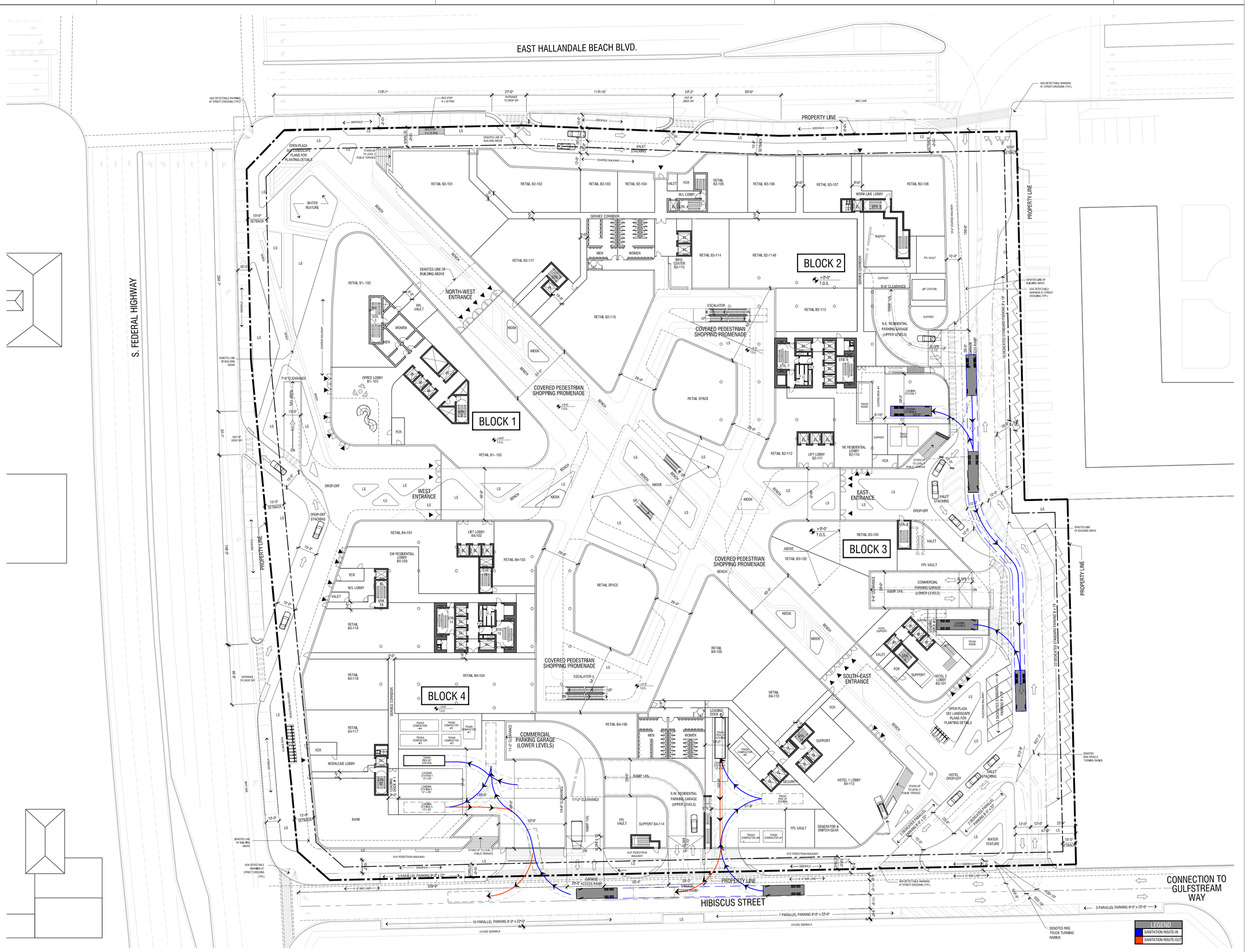

date	rev.	description

client

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Facade engineer:

keyplan

project name
Chateau Square

project number: 2013-040
location: Hallandale Beach, FL
phase: A3 - SITE PLAN APPROVAL
goal
sector
reference

drawing type: 1-plans
file name: 0-008B.dwg

date: 01.08.2016
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drawing code
A3-0-008B

title
Sanitation Diagram

description

status

0-6.1 / a 2.0
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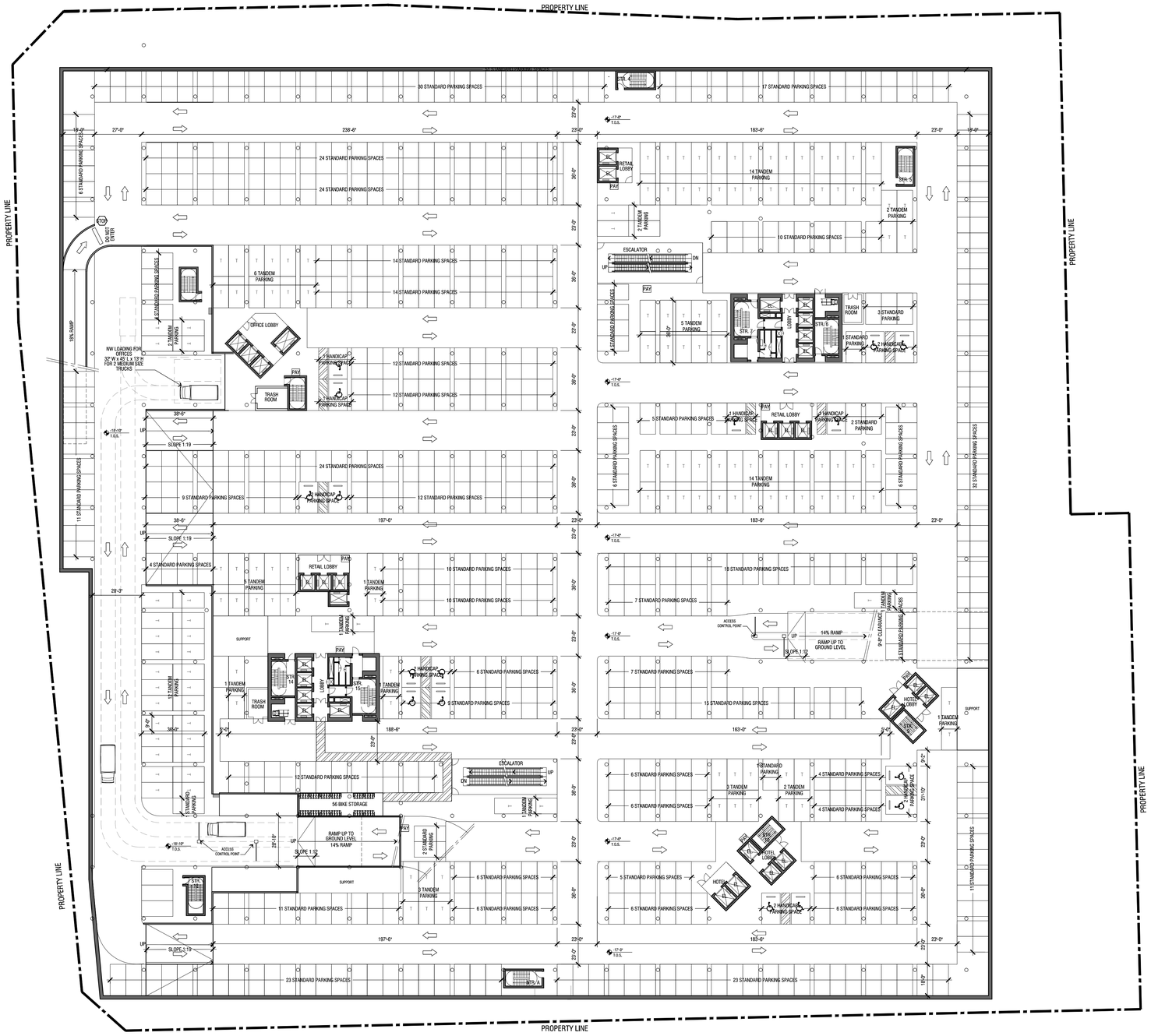

date	rev.	description

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Facade engineer:

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project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
1-0B1.dwg

date
01.08.2016

revision
---- - ----

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1/32"=1' 0"

format
36.0", 24.0"

0 8-0 32-0 128-0

drawing code
A3-1-0B1

title
Basement 01

description

status

b 6.1 / a 2.0
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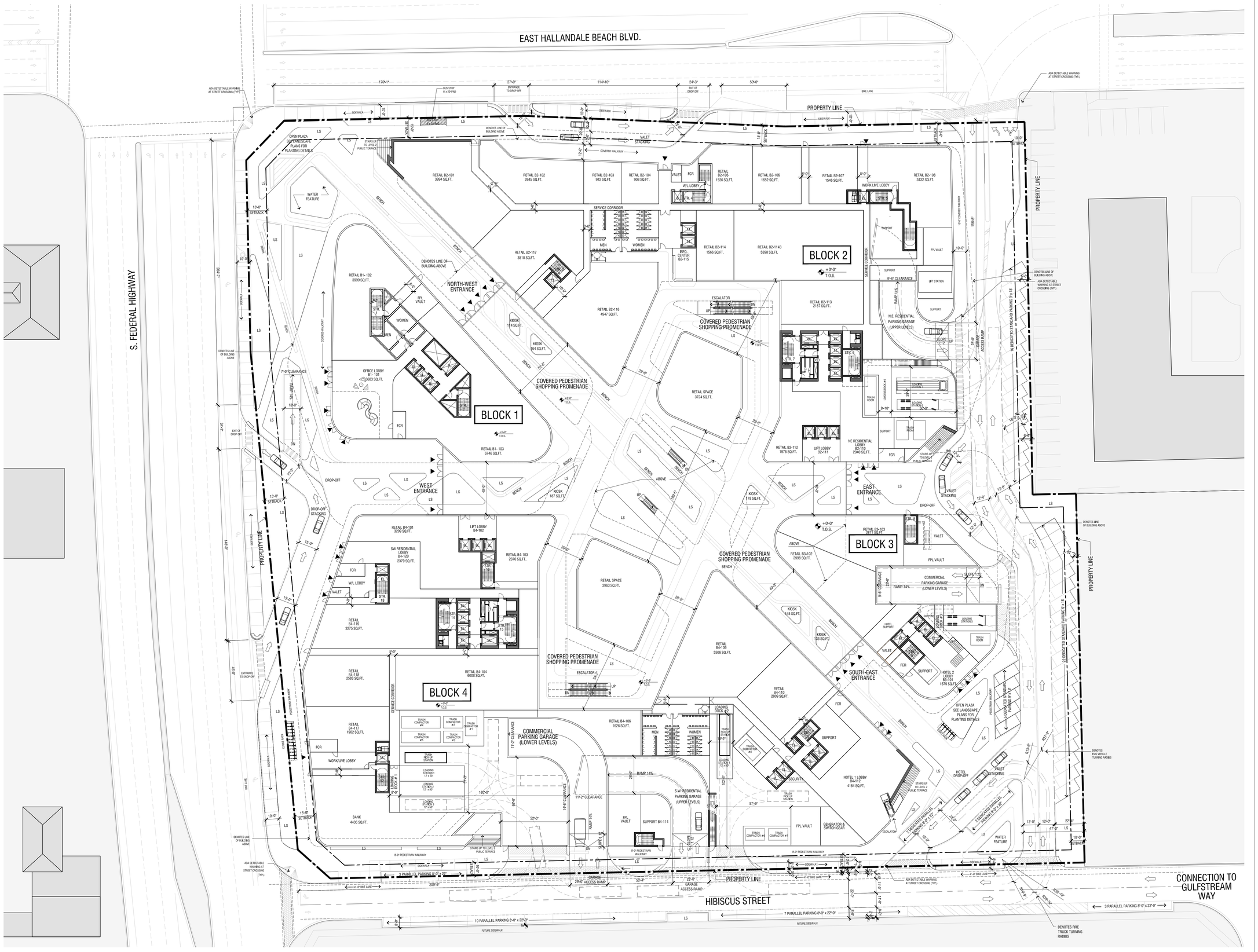

date	rev.	description

client

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surveyor:

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mechanical & electrical engineer :

Facade engineer:

keyplan

project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
1-001.dwg

date
01.08.2016

revision
---- - ----

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36.0", 24.0"

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drawing code
A3-1-001

title
Level 01

description

status

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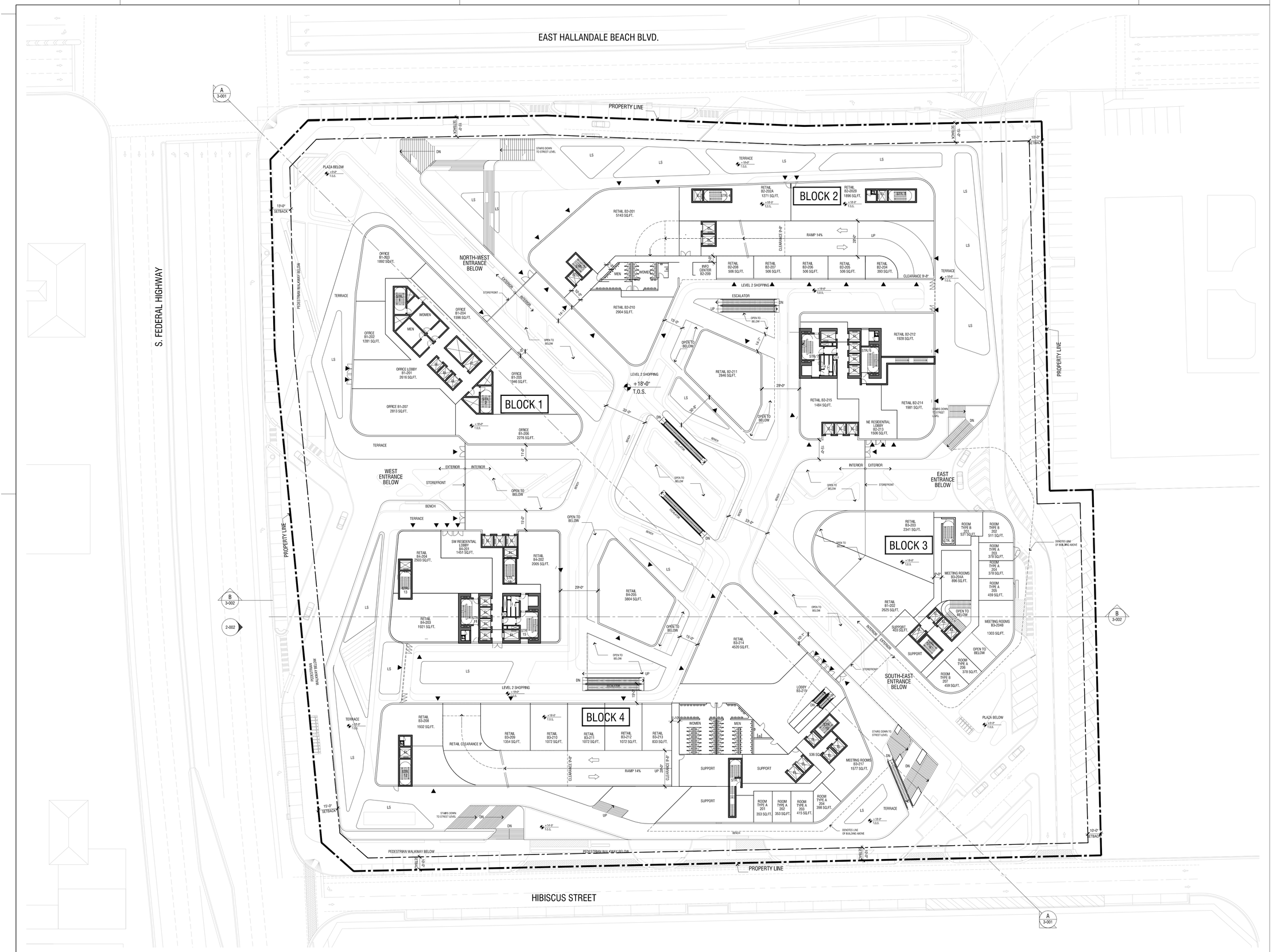

date	rev.	description

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mechanical & electrical engineer :

Facade engineer:

keyplan

project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
1-002.dwg

date
01.08.2016

revision
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drawing code
A3-1-002

title
Level 02

description

status

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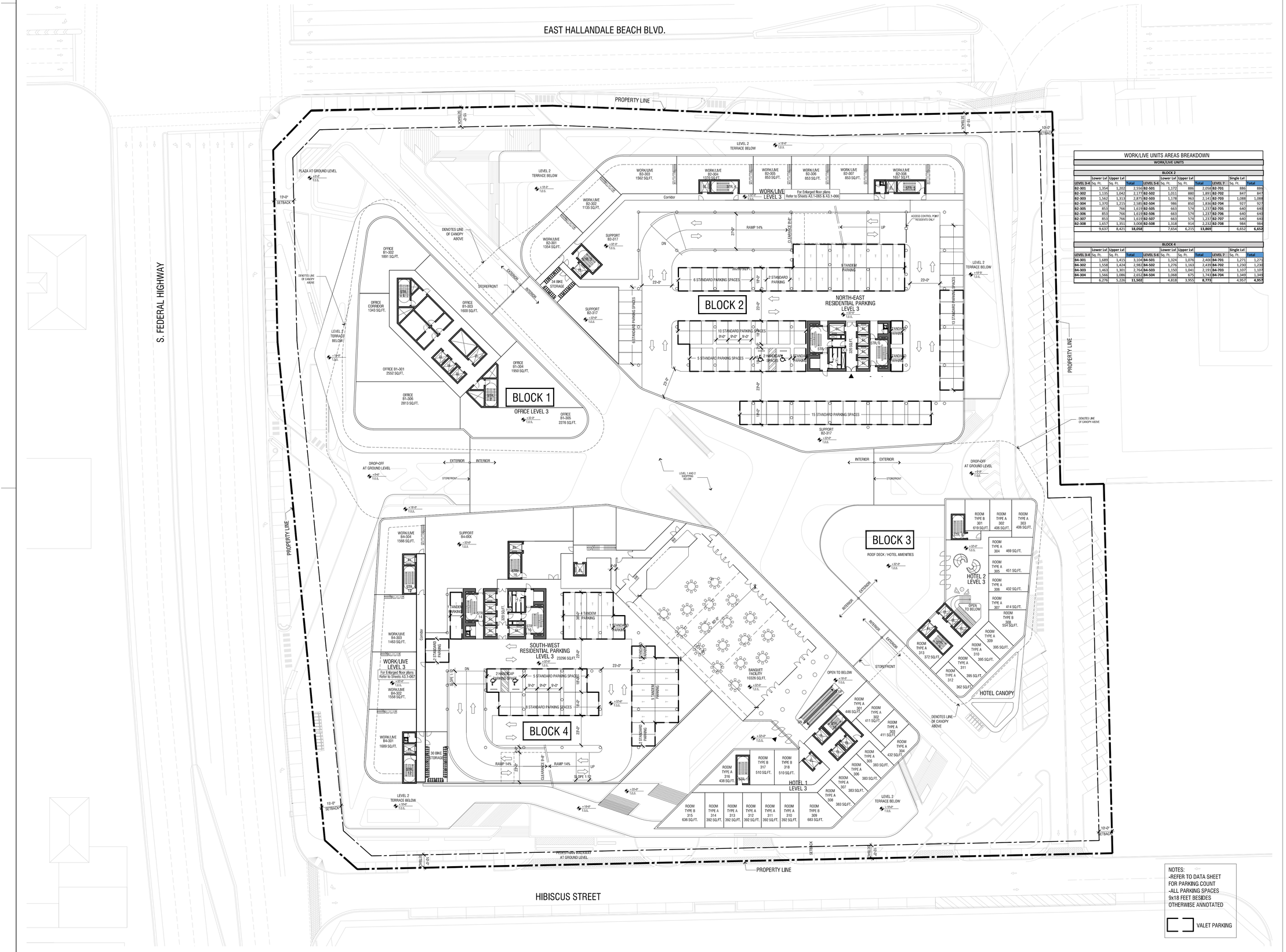

WORK/LIVE UNITS AREAS BREAKDOWN

WORK/LIVE UNITS

BLOCK 2											
	Lower Lvl	Upper Lvl			Lower Lvl	Upper Lvl				Single Lvl	
LEVEL 3-6	Sq. Ft.	Sq. Ft.	Total	LEVEL 5-6	Sq. Ft.	Sq. Ft.	Total	LEVEL 7	Sq. Ft.	Total	
B2-301	1,354	1,202	2,556	**B2-501**	1,172	886	2,058	**B2-701**	886	886	
B2-302	1,135	1,042	2,177	**B2-502**	1,011	880	1,891	**B2-702**	847	847	
B2-303	1,562	1,313	2,875	**B2-503**	1,178	963	2,141	**B2-703**	1,088	1,088	
B2-304	1,370	1,215	2,585	**B2-504**	986	850	1,836	**B2-704**	927	927	
B2-305	853	766	1,619	**B2-505**	663	574	1,237	**B2-705**	640	640	
B2-306	853	766	1,619	**B2-506**	663	574	1,237	**B2-706**	640	640	
B2-307	853	766	1,619	**B2-507**	663	574	1,237	**B2-707**	640	640	
B2-308	1,657	1,351	3,008	**B2-508**	1,318	914	2,232	**B2-708**	984	984	
	9,637	8,421	**18,058**		7,654	6,215	**13,869**		6,652	**6,652**	

BLOCK 4											
	Lower Lvl	Upper Lvl			Lower Lvl	Upper Lvl				Single Lvl	
LEVEL 3-6	Sq. Ft.	Sq. Ft.	Total	LEVEL 5-6	Sq. Ft.	Sq. Ft.	Total	LEVEL 7	Sq. Ft.	Total	
B4-301	1,689	1,415	3,104	**B4-501**	1,324	1,076	2,400	**B4-701**	1,271	1,271	
B4-302	1,558	1,424	2,982	**B4-502**	1,276	1,163	2,439	**B4-702**	1,230	1,230	
B4-303	1,463	1,301	2,764	**B4-503**	1,150	1,041	2,191	**B4-703**	1,107	1,107	
B4-304	1,566	1,086	2,652	**B4-504**	1,068	675	1,743	**B4-704**	1,349	1,349	
	6,276	5,226	**11,502**		4,818	3,955	**8,773**		4,957	**4,957**	

date	rev.	description

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mechanical & electrical engineer :

Facade engineer:

keyplan

project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
1-003.dwg

date
01.08.2016

revision
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drawing code
A3-1-003

title
Level 03

description

status

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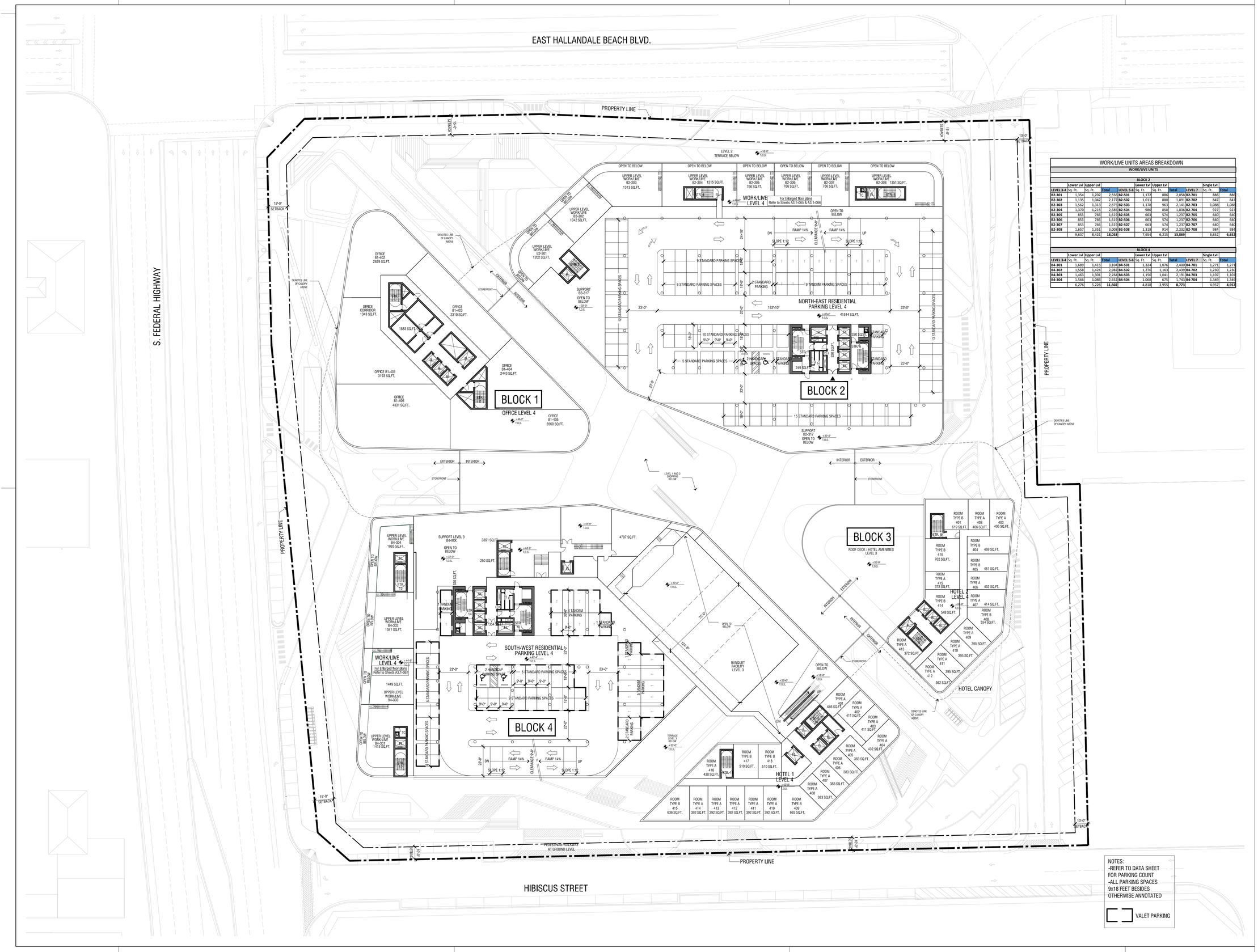

NOTES:
-REFER TO DATA SHEET FOR PARKING COUNT
-ALL PARKING SPACES 9x18 FEET BESIDES OTHERWISE ANNOTATED

VALET PARKING

WORK/LIVE UNITS AREAS BREAKDOWN

WORK/LIVE UNITS

BLOCK 2

	Lower Lvl	Upper Lvl			Lower Lvl	Upper Lvl			Single Lvl	
LEVEL 3-4	Sq. Ft.	Sq. Ft.	Total	LEVEL 5-6	Sq. Ft.	Sq. Ft.	Total	LEVEL 7	Sq. Ft.	Total
B2-301	1,354	1,202	2,556	**B2-501**	1,172	880	2,052	**B2-701**	886	886
B2-302	1,135	1,042	2,177	**B2-502**	1,011	880	1,891	**B2-702**	847	847
B2-303	1,562	1,313	2,875	**B2-503**	1,178	963	2,141	**B2-703**	1,088	1,088
B2-304	1,370	1,215	2,585	**B2-504**	986	850	1,836	**B2-704**	927	927
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B2-306	853	766	1,619	**B2-506**	663	574	1,237	**B2-706**	640	640
B2-307	853	766	1,619	**B2-507**	663	574	1,237	**B2-707**	640	640
B2-308	1,657	1,351	3,008	**B2-508**	1,318	914	2,232	**B2-708**	984	984
	9,637	8,421	**18,058**		7,654	6,215	**13,869**		6,652	**6,652**

BLOCK 4

	Lower Lvl	Upper Lvl			Lower Lvl	Upper Lvl			Single Lvl	
LEVEL 3-4	Sq. Ft.	Sq. Ft.	Total	LEVEL 5-6	Sq. Ft.	Sq. Ft.	Total	LEVEL 7	Sq. Ft.	Total
B4-301	1,689	1,415	3,104	**B4-501**	1,324	1,076	2,400	**B4-701**	1,271	1,271
B4-302	1,558	1,424	2,982	**B4-502**	1,276	1,163	2,439	**B4-702**	1,230	1,230
B4-303	1,463	1,301	2,764	**B4-503**	1,150	1,041	2,191	**B4-703**	1,107	1,107
B4-304	1,566	1,086	2,652	**B4-504**	1,068	675	1,743	**B4-704**	1,349	1,349
	6,276	5,226	**11,502**		4,818	3,955	**8,773**		4,957	**4,957**

date	rev.	description

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Facade engineer:

keyplan

project name
Chateau Square

project number: 2013-040
location: Hallandale Beach, FL
phase: A3 - SITE PLAN APPROVAL
goal
sector
reference
drawing type: 1-plans
file name: 1-004.dwg

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drawing code
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title
Level 04

description
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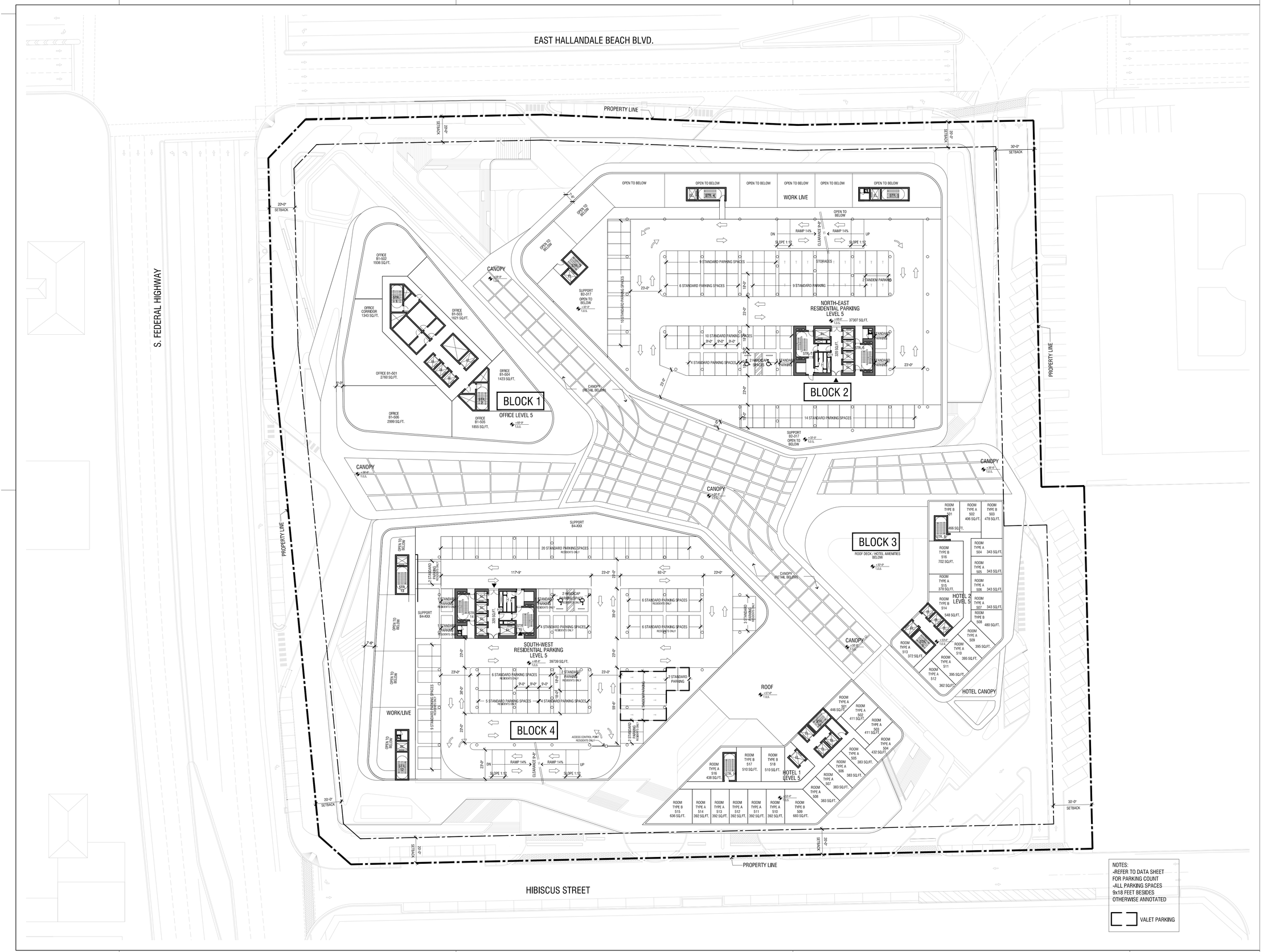

date	rev.	description

client

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mechanical & electrical engineer :

Facade engineer:

keyplan

project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
1-005.dwg

date
01.08.2016

revision
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drawing code
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title
Level 05

description

status

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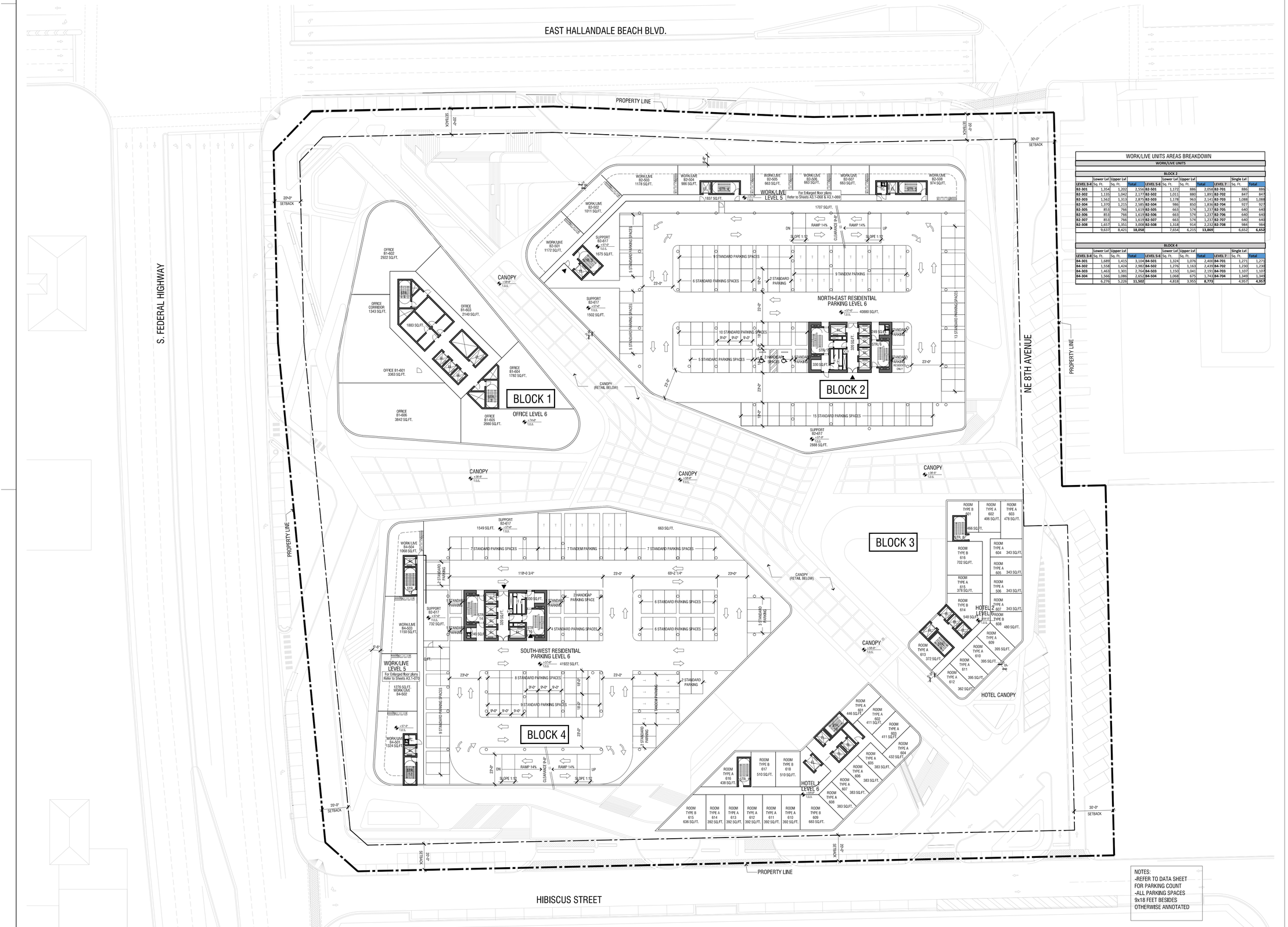

NOTES:
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-ALL PARKING SPACES 9x18 FEET BESIDES OTHERWISE ANNOTATED

WORK/LIVE UNITS AREAS BREAKDOWN

WORK/LIVE UNITS

BLOCK 2

	Lower Lvl	Upper Lvl			Lower Lvl	Upper Lvl				Single Lvl	
LEVEL 3-4	Sq. Ft.	Sq. Ft.	Total	LEVEL 5-6	Sq. Ft.	Sq. Ft.	Total	LEVEL 7	Sq. Ft.	Total	
B2-301	1,354	1,202	2,556	B2-501	1,172	886	2,058	B2-701	886	886	
B2-302	1,135	1,042	2,177	B2-502	1,011	880	1,891	B2-702	847	847	
B2-303	1,562	1,313	2,875	B2-503	1,178	963	2,141	B2-703	1,088	1,088	
B2-304	1,370	1,215	2,585	B2-504	986	850	1,836	B2-704	927	927	
B2-305	853	766	1,619	B2-505	663	574	1,237	B2-705	640	640	
B2-306	853	766	1,619	B2-506	663	574	1,237	B2-706	640	640	
B2-307	853	766	1,619	B2-507	663	574	1,237	B2-707	640	640	
B2-308	1,657	1,351	3,008	B2-508	1,318	914	2,232	B2-708	984	984	
	9,637	8,421	**18,058**		7,654	6,215	**13,869**		6,652	**6,652**	

BLOCK 4

	Lower Lvl	Upper Lvl			Lower Lvl	Upper Lvl				Single Lvl	
LEVEL 3-4	Sq. Ft.	Sq. Ft.	Total	LEVEL 5-6	Sq. Ft.	Sq. Ft.	Total	LEVEL 7	Sq. Ft.	Total	
B4-301	1,689	1,415	3,104	B4-501	1,324	1,076	2,400	B4-701	1,271	1,271	
B4-302	1,558	1,424	2,982	B4-502	1,276	1,163	2,439	B4-702	1,230	1,230	
B4-303	1,463	1,301	2,764	B4-503	1,150	1,041	2,191	B4-703	1,107	1,107	
B4-304	1,566	1,086	2,652	B4-504	1,068	675	1,743	B4-704	1,349	1,349	
	6,276	5,226	**11,502**		4,818	3,955	**8,773**		4,957	**4,957**	

date	rev.	description

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mechanical & electrical engineer :

Facade engineer:

keyplan

project name
Chateau Square

project number: 2013-040
location: Hallandale Beach, FL
phase: A3 - SITE PLAN APPROVAL
goal
sector
reference

drawing type: 1-plans
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date: 01.08.2016
revision: ---- - ----
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drawing code
A3-1-006

title
Level 06

description
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status

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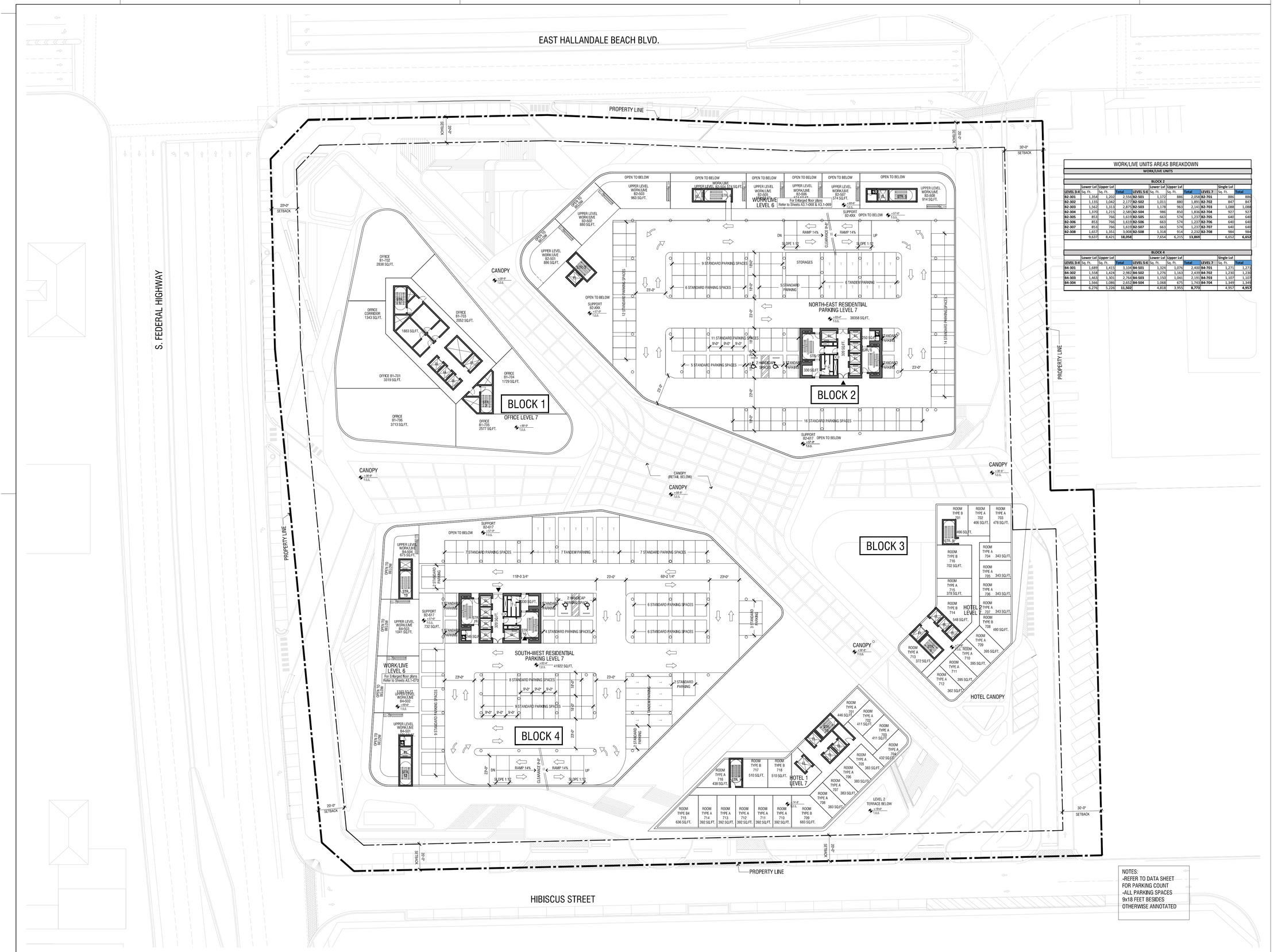

NOTES:
-REFER TO DATA SHEET FOR PARKING COUNT
-ALL PARKING SPACES 9x18 FEET BESIDES OTHERWISE ANNOTATED

WORK/LIVE UNITS AREAS BREAKDOWN

WORK/LIVE UNITS

BLOCK 2											
	Lower Lvl	Upper Lvl			Lower Lvl	Upper Lvl				Single Lvl	
LEVEL 3-4	Sq. Ft.	Sq. Ft.	Total	LEVEL 5-6	Sq. Ft.	Sq. Ft.	Total	LEVEL 7	Sq. Ft.	Total
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B2-307	853	766	1,619	**B2-507**	663	574	1,237	**B2-707**	640	640
B2-308	1,657	1,351	3,008	**B2-508**	1,318	914	2,232	**B2-708**	984	984
	9,637	8,421	**18,058**		7,654	6,215	**13,869**		6,652	**6,652**

BLOCK 4											
	Lower Lvl	Upper Lvl			Lower Lvl	Upper Lvl				Single Lvl	
LEVEL 3-4	Sq. Ft.	Sq. Ft.	Total	LEVEL 5-6	Sq. Ft.	Sq. Ft.	Total	LEVEL 7	Sq. Ft.	Total
B4-301	1,689	1,415	3,104	**B4-501**	1,324	1,076	2,400	**B4-701**	1,277	1,277
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B4-303	1,463	1,301	2,764	**B4-503**	1,150	1,041	2,191	**B4-703**	1,107	1,107
B4-304	1,566	1,086	2,652	**B4-504**	1,068	675	1,743	**B4-704**	1,349	1,349
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Facade engineer:

keyplan

project name
Chateau Square

project number: 2013-040
location: Hallandale Beach, FL
phase: A3 - SITE PLAN APPROVAL
goal
sector
reference

drawing type: 1-plans
file name: 1-007.dwg

date: 01.08.2016
revision: ---- - ----
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format: 36.0", 24.0"

0 8'-0 16'-0 32'-0 128'-0

drawing code
A3-1-007

title
Level 07

description
---

status

D 6.1 / a 2.0
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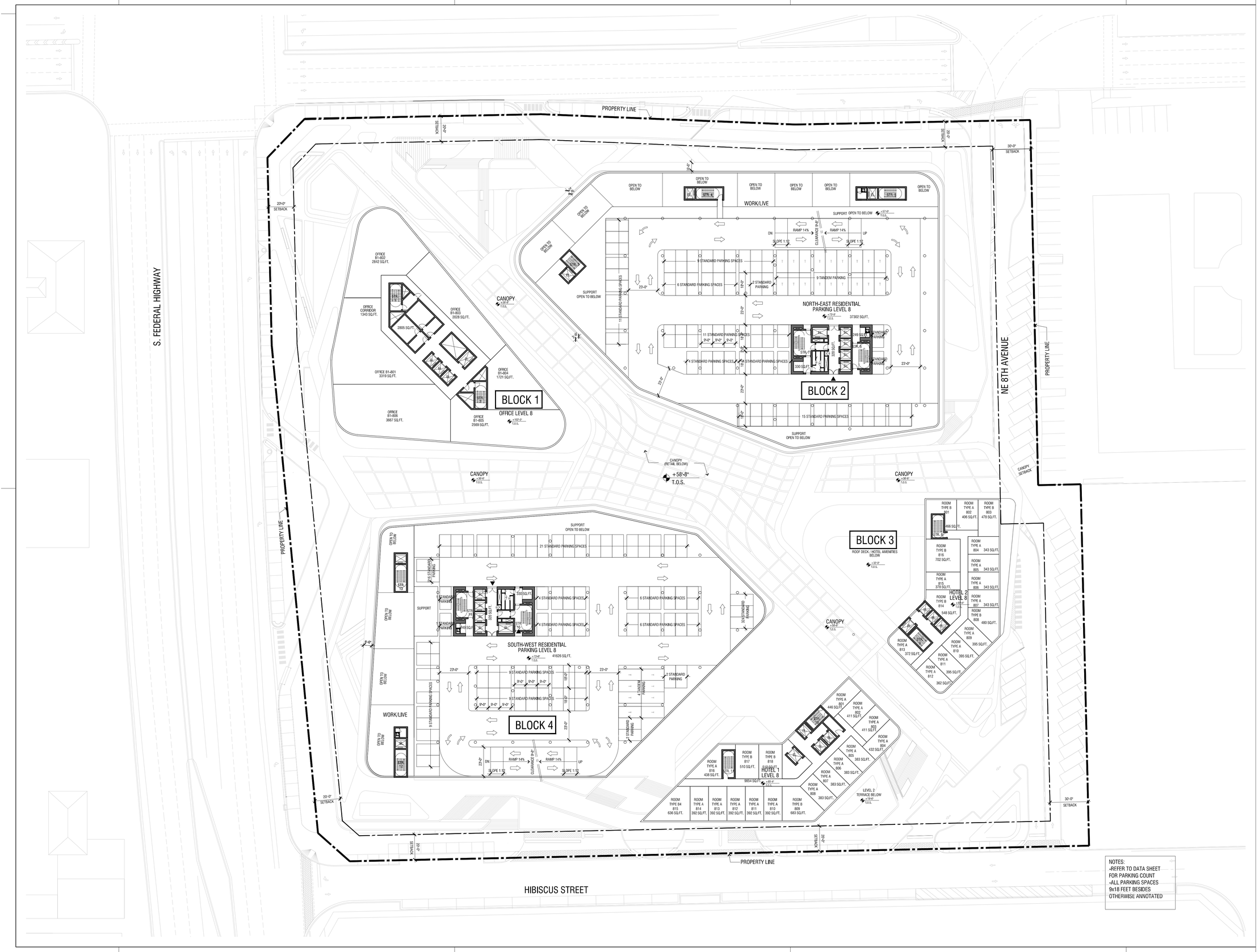

date	rev.	description

client

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mechanical & electrical engineer :

Facade engineer:

keyplan

project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
1-008.dwg

date
01.08.2016

revision
---- - ----

scale
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format
36.0", 24.0"

0 8'-0 16'-0 32'-0 128'-0

drawing code
A3-1-008

title
Level 08

description
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status

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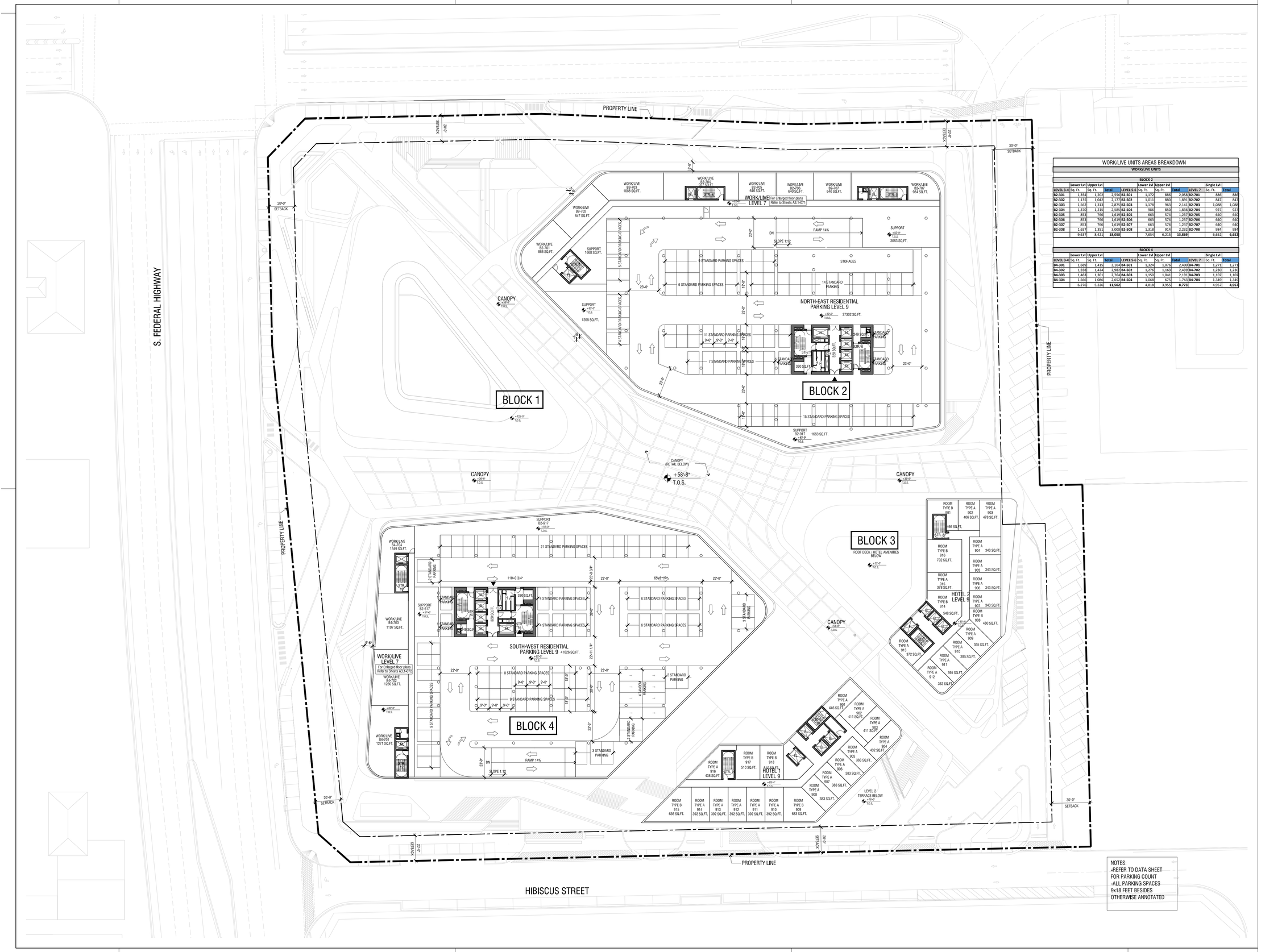

NOTES:
-REFER TO DATA SHEET FOR PARKING COUNT
-ALL PARKING SPACES 9x18 FEET BESIDES OTHERWISE ANNOTATED

WORK/LIVE UNITS AREAS BREAKDOWN

WORK/LIVE UNITS

BLOCK 2

	Lower Lvl	Upper Lvl			Lower Lvl	Upper Lvl				Single Lvl	
LEVEL 3-6	Sq. Ft.	Sq. Ft.	Total	LEVEL 5-6	Sq. Ft.	Sq. Ft.	Total	LEVEL 7	Sq. Ft.	Total
B2-301	1,354	1,202	2,556	B2-501	1,172	886	2,058	B2-701	886	886
B2-302	1,135	1,042	2,177	B2-502	1,011	880	1,891	B2-702	847	847
B2-303	1,562	1,313	2,875	B2-503	1,178	963	2,141	B2-703	1,088	1,088
B2-304	1,370	1,215	2,585	B2-504	986	850	1,836	B2-704	927	927
B2-305	853	766	1,619	B2-505	663	574	1,237	B2-705	640	640
B2-306	853	766	1,619	B2-506	663	574	1,237	B2-706	640	640
B2-307	853	766	1,619	B2-507	663	574	1,237	B2-707	640	640
B2-308	1,657	1,351	3,008	B2-508	1,318	914	2,232	B2-708	984	984
	9,637	8,421	18,058		7,654	6,215	13,869		6,652	6,652

BLOCK 4

	Lower Lvl	Upper Lvl			Lower Lvl	Upper Lvl				Single Lvl	
LEVEL 3-6	Sq. Ft.	Sq. Ft.	Total	LEVEL 5-6	Sq. Ft.	Sq. Ft.	Total	LEVEL 7	Sq. Ft.	Total
B4-301	1,689	1,415	3,104	B4-501	1,324	1,076	2,400	B4-701	1,271	1,271
B4-302	1,558	1,424	2,982	B4-502	1,276	1,163	2,439	B4-702	1,230	1,230
B4-303	1,463	1,301	2,764	B4-503	1,150	1,041	2,191	B4-703	1,107	1,107
B4-304	1,566	1,086	2,652	B4-504	1,068	675	1,743	B4-704	1,349	1,349
	6,276	5,226	11,502		4,818	3,955	8,773		4,957	4,957

date	rev.	description

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mechanical & electrical engineer :

Facade engineer:

keyplan

project name
Chateau Square

project number	location
2013-040	Hallandale Beach, FL
phase	goal
A3 - SITE PLAN APPROVAL	
sector	reference
drawing type	file name
1-plans	1-009.dwg
date	revision
10.16.2015	---- - ----
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drawing code
A3-1-009

title
Level 09

description
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status

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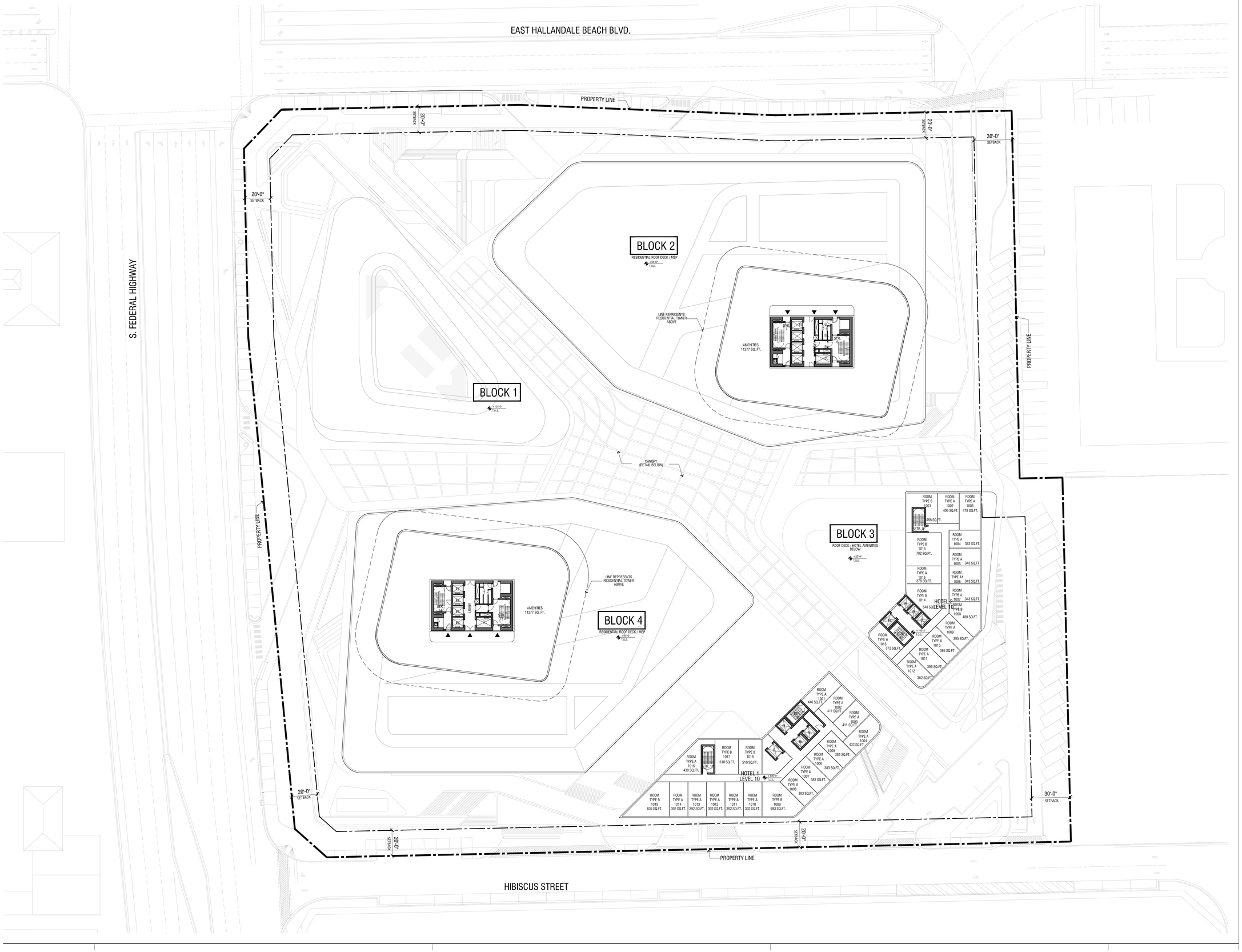

date	rev.	description

client

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mechanical & electrical engineer :

Facade engineer:

keyplan

project name
Chateau Square

project number	location
2013-040	Hallandale Beach, FL
phase	goal
A3 - SITE PLAN APPROVAL	
sector	reference
drawing type	file name
1-plans	1-010.dwg
date	revision
10.16.2015	---- - ----
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drawing code
A3-1-010

title
Level 10

description
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status

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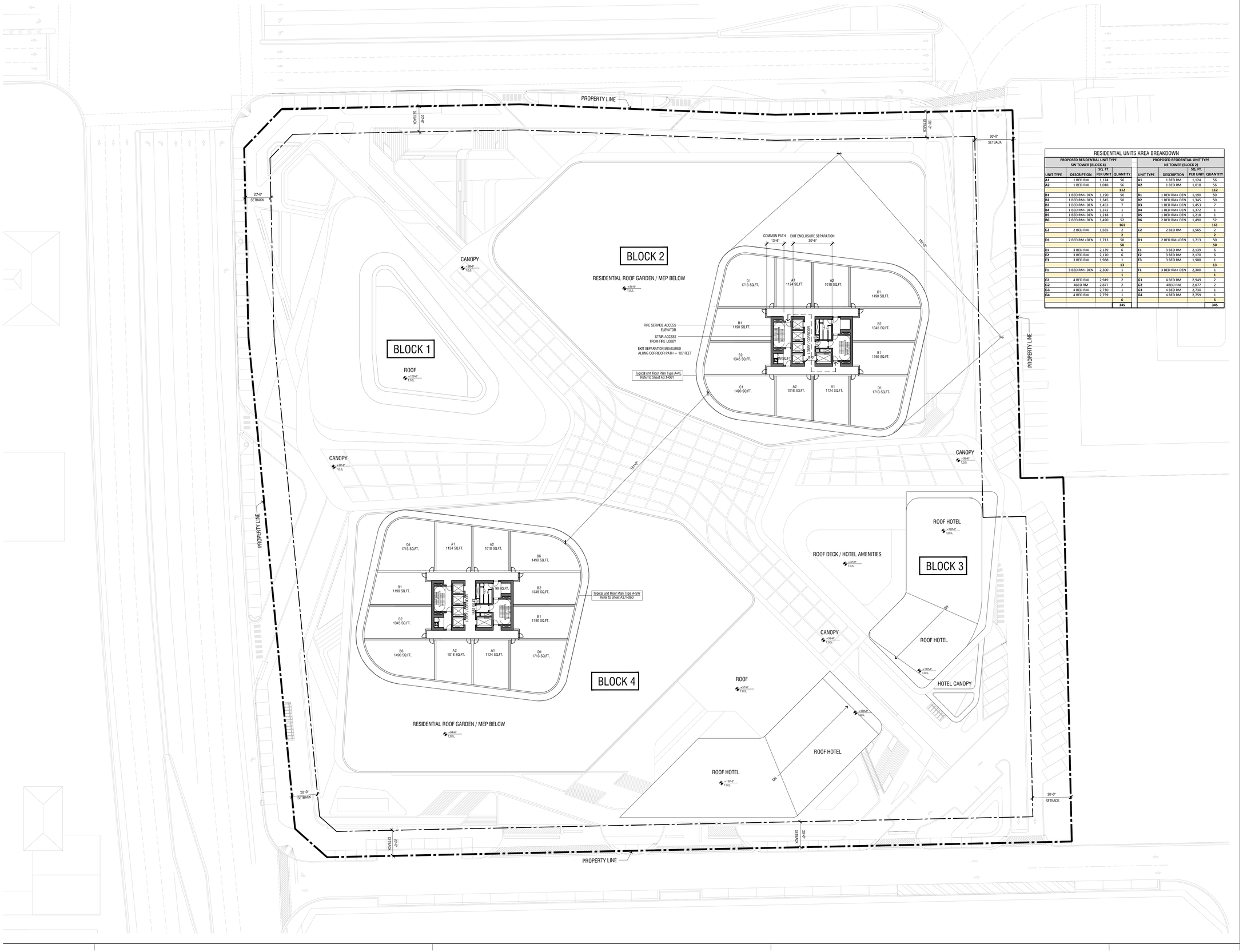

RESIDENTIAL UNITS AREA BREAKDOWN

PROPOSED RESIDENTIAL UNIT TYPE SW TOWER (BLOCK 4)				PROPOSED RESIDENTIAL UNIT TYPE NE TOWER (BLOCK 2)			
UNIT TYPE	DESCRIPTION	SQ. FT. PER UNIT	QUANTITY	UNIT TYPE	DESCRIPTION	SQ. FT. PER UNIT	QUANTITY
A1	1 BED RM	1,124	56	A1	1 BED RM	1,124	56
A2	1 BED RM	1,018	56	A2	1 BED RM	1,018	56
			112				112
B1	1 BED RM+ DEN	1,190	50	B1	1 BED RM+ DEN	1,190	50
B2	1 BED RM+ DEN	1,345	50	B2	1 BED RM+ DEN	1,345	50
B3	1 BED RM+ DEN	1,453	7	B3	1 BED RM+ DEN	1,453	7
B4	1 BED RM+ DEN	1,372	1	B4	1 BED RM+ DEN	1,372	1
B5	1 BED RM+ DEN	1,218	1	B5	1 BED RM+ DEN	1,218	1
B6	2 BED RM+ DEN	1,490	52	B6	2 BED RM+ DEN	1,490	52
			161				161
C2	2 BED RM	1,565	2	C2	2 BED RM	1,565	2
			2				2
D1	2 BED RM +DEN	1,713	50	D1	2 BED RM +DEN	1,713	50
			50				50
E1	3 BED RM	2,139	6	E1	3 BED RM	2,139	6
E2	3 BED RM	2,170	6	E2	3 BED RM	2,170	6
E3	3 BED RM	1,988	1	E3	3 BED RM	1,988	1
			13				13
F1	3 BED RM+ DEN	2,300	1	F1	3 BED RM+ DEN	2,300	1
			1				1
G1	4 BED RM	2,949	2	G1	4 BED RM	2,949	2
G2	4BED RM	2,877	2	G2	4BED RM	2,877	2
G3	4 BED RM	2,730	1	G3	4 BED RM	2,730	1
G4	4 BED RM	2,759	1	G4	4 BED RM	2,759	1
			6				6
			345				345

date	rev.	description

client

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mechanical & electrical engineer :

Facade engineer:

keyplan

project name
Chateau Square

project number: 2013-040
location: Hallandale Beach, FL
phase: A3 - SITE PLAN APPROVAL
goal
sector
reference

drawing type: 1-plans
file name: 1-011.dwg

date: 10.16.2015
revision: ---- - ----
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drawing code
A3-0-011

title
Level 11 -35 -Typical Level

description

status

0.6.1 / a 2.0
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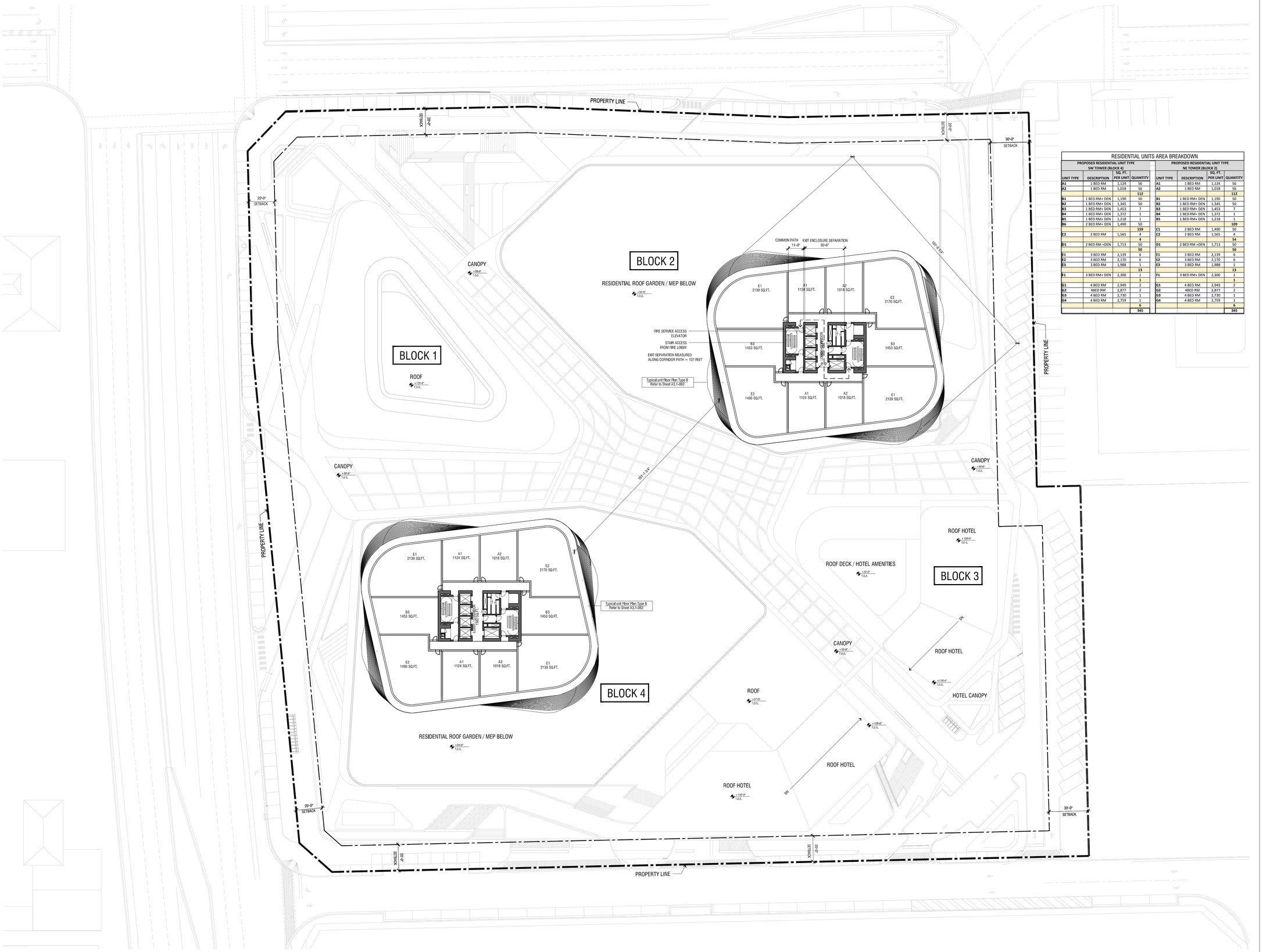

RESIDENTIAL UNITS AREA BREAKDOWN

PROPOSED RESIDENTIAL UNIT TYPE SW TOWER (BLOCK 4)				PROPOSED RESIDENTIAL UNIT TYPE NE TOWER (BLOCK 2)			
UNIT TYPE	DESCRIPTION	SQ. FT. PER UNIT	QUANTITY	UNIT TYPE	DESCRIPTION	SQ. FT. PER UNIT	QUANTITY
A1	1 BED RM	1,124	56	A1	1 BED RM	1,124	56
A2	1 BED RM	1,018	56	A2	1 BED RM	1,018	56
			112				112
B1	1 BED RM+ DEN	1,190	50	B1	1 BED RM+ DEN	1,190	50
B2	1 BED RM+ DEN	1,345	50	B2	1 BED RM+ DEN	1,345	50
B3	1 BED RM+ DEN	1,453	7	B3	1 BED RM+ DEN	1,453	7
B4	1 BED RM+ DEN	1,372	1	B4	1 BED RM+ DEN	1,372	1
B5	1 BED RM+ DEN	1,218	1	B5	1 BED RM+ DEN	1,218	1
B6	2 BED RM+ DEN	1,490	50				109
			159	C1	2 BED RM	1,490	50
C2	2 BED RM	1,565	4	C2	2 BED RM	1,565	4
			4				54
D1	2 BED RM +DEN	1,713	50	D1	2 BED RM +DEN	1,713	50
			50				50
E1	3 BED RM	2,139	6	E1	3 BED RM	2,139	6
E2	3 BED RM	2,170	6	E2	3 BED RM	2,170	6
E3	3 BED RM	1,988	1	E3	3 BED RM	1,988	1
			13				13
F1	3 BED RM+ DEN	2,300	1	F1	3 BED RM+ DEN	2,300	1
			1				1
G1	4 BED RM	2,949	2	G1	4 BED RM	2,949	2
G2	4BED RM	2,877	2	G2	4BED RM	2,877	2
G3	4 BED RM	2,730	1	G3	4 BED RM	2,730	1
G4	4 BED RM	2,759	1	G4	4 BED RM	2,759	1
			6				6
			345				345

date	rev.	description

client

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mechanical & electrical engineer :

Facade engineer:

keyplan

project name
Chateau Square

project number	location
2013-040	Hallandale Beach, FL
phase	goal
A3 - SITE PLAN APPROVAL	
sector	reference
drawing type	file name
1-plans	1-036.dwg
date	revision
10.16.2015	---- - ----
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0 8'-0" 32'-0" 128'-

drawing code
A3-1-036

title
Level 36-38 - typical floor

description
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status

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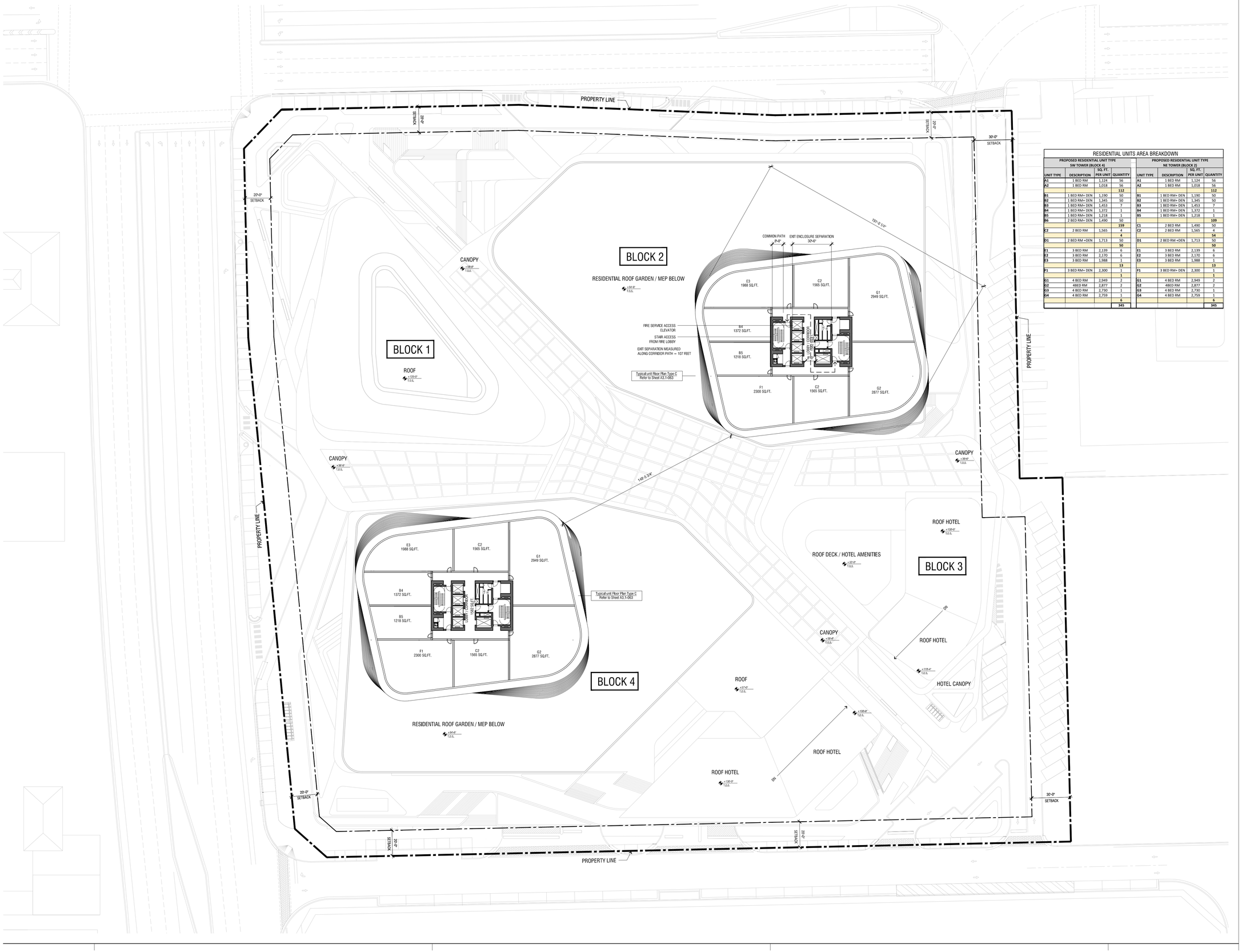

RESIDENTIAL UNITS AREA BREAKDOWN

PROPOSED RESIDENTIAL UNIT TYPE SW TOWER (BLOCK 4)				PROPOSED RESIDENTIAL UNIT TYPE NE TOWER (BLOCK 2)			
UNIT TYPE	DESCRIPTION	SQ. FT. PER UNIT	QUANTITY	UNIT TYPE	DESCRIPTION	SQ. FT. PER UNIT	QUANTITY
A1	1 BED RM	1,124	56	A1	1 BED RM	1,124	56
A2	1 BED RM	1,018	56	A2	1 BED RM	1,018	56
			112				112
B1	1 BED RM+ DEN	1,190	50	B1	1 BED RM+ DEN	1,190	50
B2	1 BED RM+ DEN	1,345	50	B2	1 BED RM+ DEN	1,345	50
B3	1 BED RM+ DEN	1,453	7	B3	1 BED RM+ DEN	1,453	7
B4	1 BED RM+ DEN	1,372	1	B4	1 BED RM+ DEN	1,372	1
B5	1 BED RM+ DEN	1,218	1	B5	1 BED RM+ DEN	1,218	1
B6	2 BED RM+ DEN	1,490	50				109
			159	C1	2 BED RM	1,490	50
C2	2 BED RM	1,565	4	C2	2 BED RM	1,565	4
			4				54
D1	2 BED RM +DEN	1,713	50	D1	2 BED RM +DEN	1,713	50
			50				50
E1	3 BED RM	2,139	6	E1	3 BED RM	2,139	6
E2	3 BED RM	2,170	6	E2	3 BED RM	2,170	6
E3	3 BED RM	1,988	1	E3	3 BED RM	1,988	1
			13				13
F1	3 BED RM+ DEN	2,300	1	F1	3 BED RM+ DEN	2,300	1
			1				1
G1	4 BED RM	2,949	2	G1	4 BED RM	2,949	2
G2	48ED RM	2,877	2	G2	48ED RM	2,877	2
G3	4 BED RM	2,730	1	G3	4 BED RM	2,730	1
G4	4 BED RM	2,759	1	G4	4 BED RM	2,759	1
			6				6
			345				345

date	rev.	description

client

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mechanical & electrical engineer :

Facade engineer:

keyplan

project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
1-039.dwg

date
10.16..2015

revision
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format
36.0", 24.0"

0 8'-0 16'-0 128'-0

drawing code
A3-1-039

title
Level 39

description
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status

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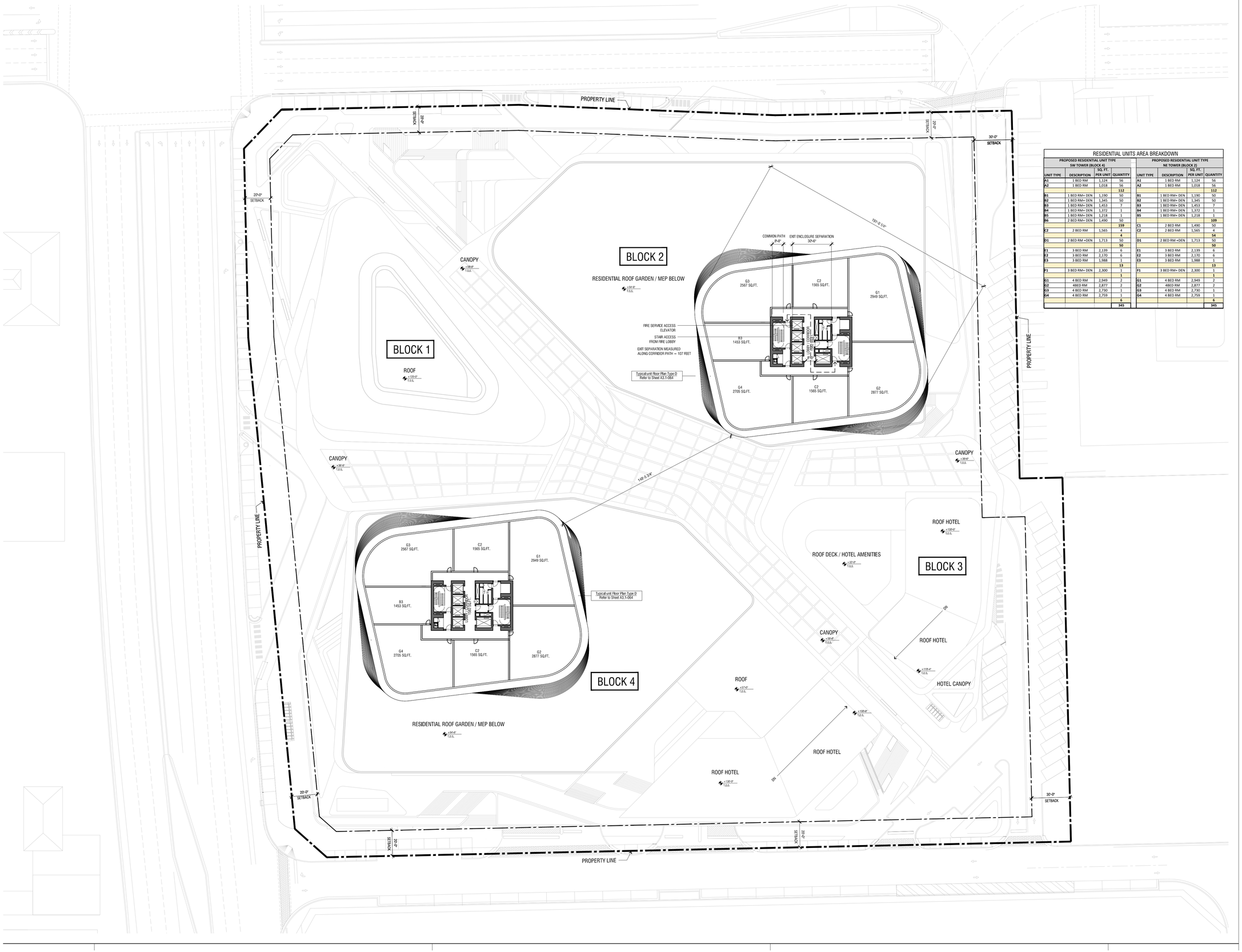

RESIDENTIAL UNITS AREA BREAKDOWN

PROPOSED RESIDENTIAL UNIT TYPE SW TOWER (BLOCK 4)				PROPOSED RESIDENTIAL UNIT TYPE NE TOWER (BLOCK 2)			
UNIT TYPE	DESCRIPTION	SQ. FT. PER UNIT	QUANTITY	UNIT TYPE	DESCRIPTION	SQ. FT. PER UNIT	QUANTITY
A1	1 BED RM	1,124	56	A1	1 BED RM	1,124	56
A2	1 BED RM	1,018	56	A2	1 BED RM	1,018	56
			112				112
B1	1 BED RM+ DEN	1,190	50	B1	1 BED RM+ DEN	1,190	50
B2	1 BED RM+ DEN	1,345	50	B2	1 BED RM+ DEN	1,345	50
B3	1 BED RM+ DEN	1,453	7	B3	1 BED RM+ DEN	1,453	7
B4	1 BED RM+ DEN	1,372	1	B4	1 BED RM+ DEN	1,372	1
B5	1 BED RM+ DEN	1,218	1	B5	1 BED RM+ DEN	1,218	1
B6	2 BED RM+ DEN	1,490	50				109
			159	C1	2 BED RM	1,490	50
C2	2 BED RM	1,565	4	C2	2 BED RM	1,565	4
			4				54
D1	2 BED RM +DEN	1,713	50	D1	2 BED RM +DEN	1,713	50
			50				50
E1	3 BED RM	2,139	6	E1	3 BED RM	2,139	6
E2	3 BED RM	2,170	6	E2	3 BED RM	2,170	6
E3	3 BED RM	1,988	1	E3	3 BED RM	1,988	1
			13				13
F1	3 BED RM+ DEN	2,300	1	F1	3 BED RM+ DEN	2,300	1
			1				1
G1	4 BED RM	2,949	2	G1	4 BED RM	2,949	2
G2	48ED RM	2,877	2	G2	48ED RM	2,877	2
G3	4 BED RM	2,730	1	G3	4 BED RM	2,730	1
G4	4 BED RM	2,759	1	G4	4 BED RM	2,759	1
			6				6
			345				345

date	rev.	description

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mechanical & electrical engineer :

Facade engineer:

keyplan

project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
1-040.dwg

date
10.16.2015

revision
---- - ----

scale
1/32" = 1' 0"

format
36.0", 24.0"

0 8'-0 16'-0 128'-0

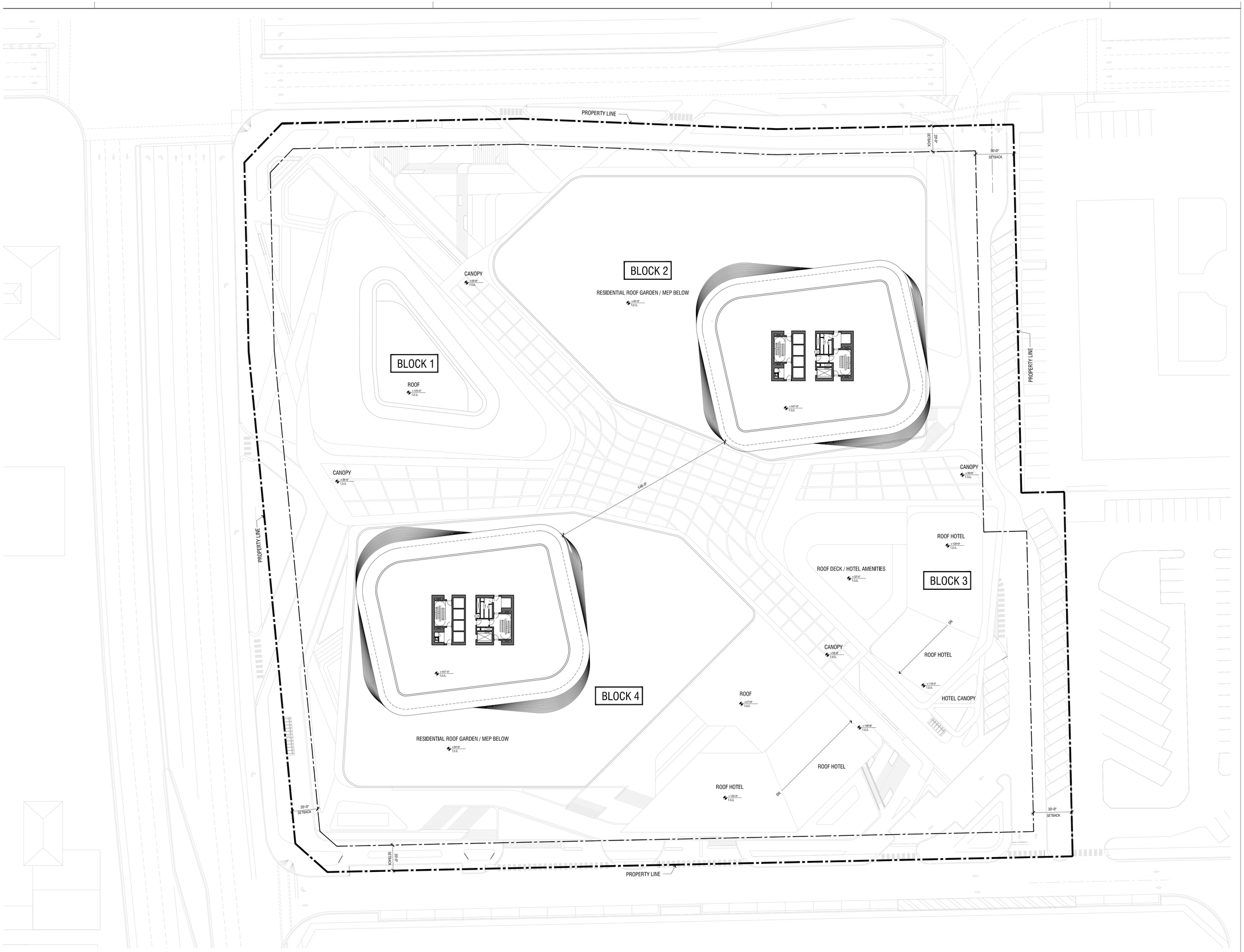
drawing code
A3-1-040

title
Level 40

description
----

status

0 6 1 / a 2-0
Z:\Projects\Chateau Square\Site Plan Approval\CAD\LINBOUND\1 - plans\1-040.dwg | printed by Markel Lopez



date	rev.	description

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Facade engineer:

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project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
1-041-ROOF.dwg

date
10.16.2015

revision
---- - ----

scale
1/32" = 1' 0"

format
36.0", 24.0"

0 8'-0" 32'-0" 128'

drawing code
A3-041

title
Roof

description
---

status
PRELIMINARY

1:64 / x 2.0
Z:\Projects\Chateau Square\Site Plan Approval\CAD\LINBOUND\1 - plans\1-041-ROOF.dwg | printed by Marlet Lopez

date	rev.	description

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project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
1-060.dwg

date
10.16.2015

revision
---- - ----

scale
1/8" = 1' 0"

format
36.0", 24.0"

0 2'-0" 8'-0" 32'-0"

drawing code
A3-1-060

title
Typical unit floor plan Type A- SW

description
Unit Level 11 to 35
South West Tower

status
PRELIMINARY

b 6.1 / a 2.0
Z:\Projects\Chateau Square\Site Plan Approval\CAD\UNBOUND\1 - plans\1-060.dwg | printed by Mariet Lopez

date	rev.	description

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Facade engineer:

keyplan

project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
1-061.dwg

date
10.16.2015

revision
---- - ----

scale
1/8"=1' 0"

format
36.0", 24.0"

0 2'-0" 8'-0" 32'-0"

drawing code
A3-1-061

title
Typical unit floor plan Type A- NE

description
Unit Level 11 to 35
North East Tower

status
PRELIMINARY

b 6.1 / a 2.0
Z:\Projects\Chateau Square\Site Plan Approval\CAD\UNBOUND\1 - plans\1-061.dwg | printed by Marlet Lopez

date	rev.	description

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mechanical & electrical engineer :

Facade engineer:

keyplan

project name
Chateau Square

project number	location
2013-040	Hallandale Beach, FL
phase	goal
A3 - SITE PLAN APPROVAL	
sector	reference
drawing type	file name
1-plans	1-062.dwg

date	revision
10.16.2015	---- - ----
scale	format
1/8"=1' 0"	36.0", 24.0"

0 2'-0" 8'-0" 32'-0"

drawing code
A3-1-062

title
Typical unit floor plan Type B

description
Units Levels 36 to 38

status

b 6.1 / a 2.0
Z:\Projects\Chateau Square\Site Plan Approval\CAD\UNBOUND\1 - plans\1-062.dwg] printed by Market Lopez

date	rev.	description

client

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Facade engineer:

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project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
1-063.dwg

date
10.16.2015

revision
---- - ----

scale
1/8"= 1' 0"

format
36.0", 24.0"

0 2'-0 8'-0 32'-0

drawing code
A3-1-063

title
Typical unit floor plan Type C

description
Level 39

status

b 6.1 / a 2.0
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date	rev.	description

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Facade engineer:

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project name
Chateau Square

project number	location
2013-040	Hallandale Beach, FL
phase	goal
A3 - SITE PLAN APPROVAL	
sector	reference
drawing type	file name
1-plans	1-064.dwg

date	revision
10.16.2015	---- = ----
scale	format
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0 2'-0" 8'-0" 32'-0"

drawing code
A3-1-064

title
Typical unit floor plan Type D

description
Level 40

status

b 6.1 / a 2.0
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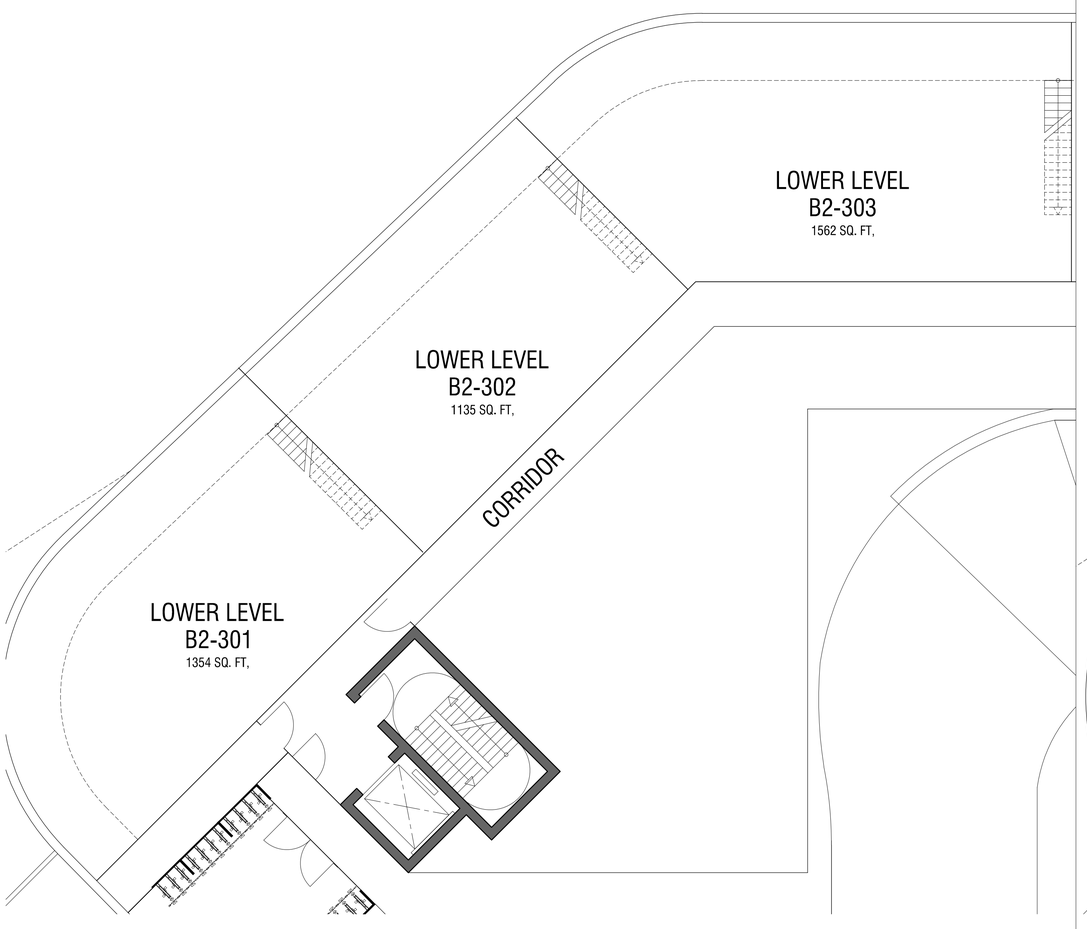

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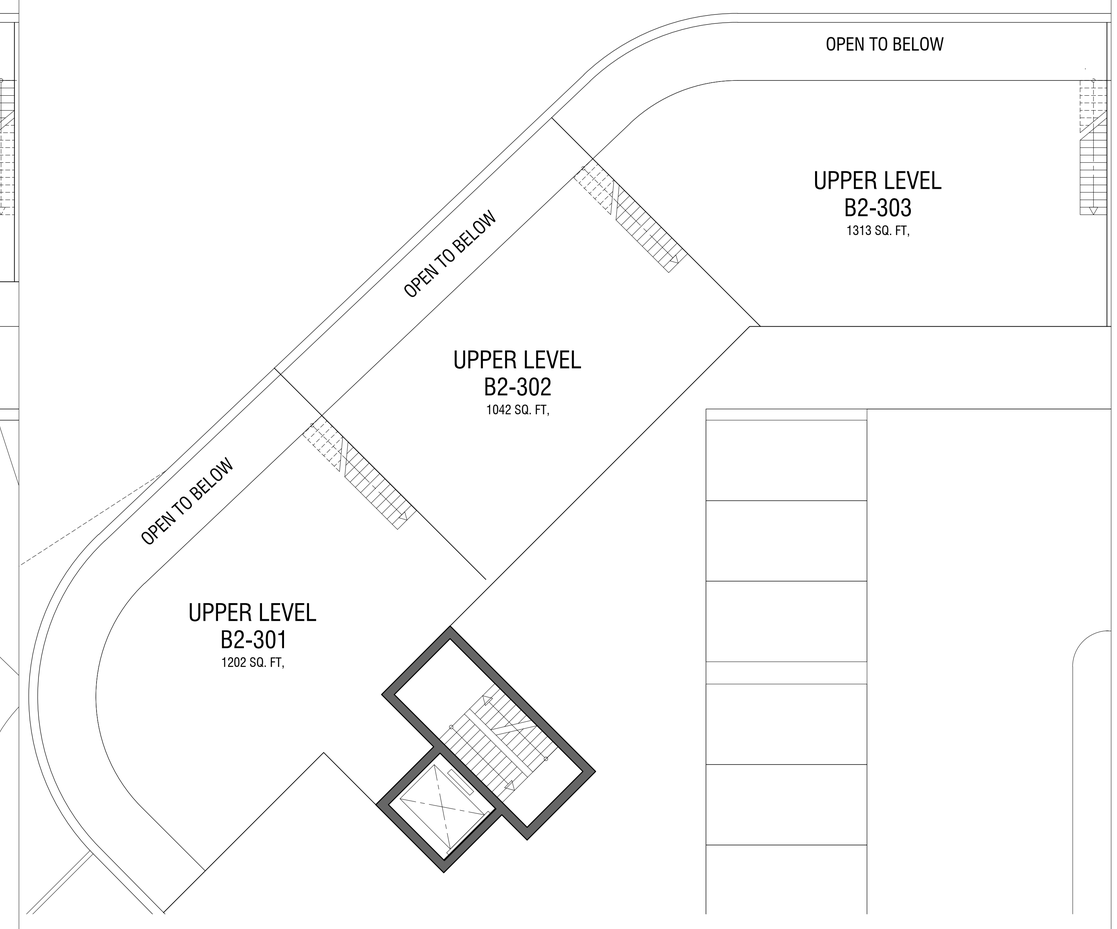

LEVEL 4

date	rev.	description

client

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Facade engineer:

keyplan

project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
1-065.dwg

date
10.16.2015

revision
---- - ----

scale
1/8" = 1' 0"

format
36.0", 24.0"

0 2'-0 8'-0 32'

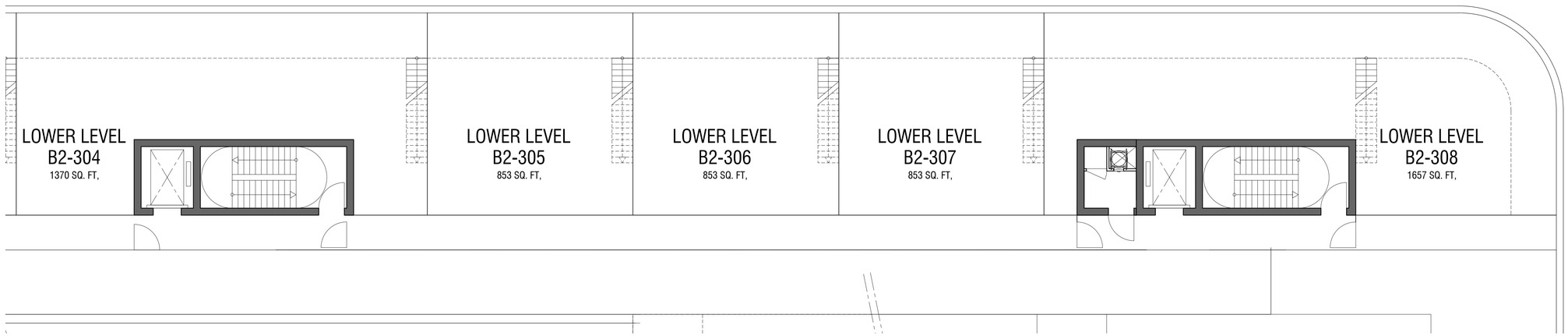
drawing code
A3-1-065

title
Work/Live Units-Block 2-Level 3-4

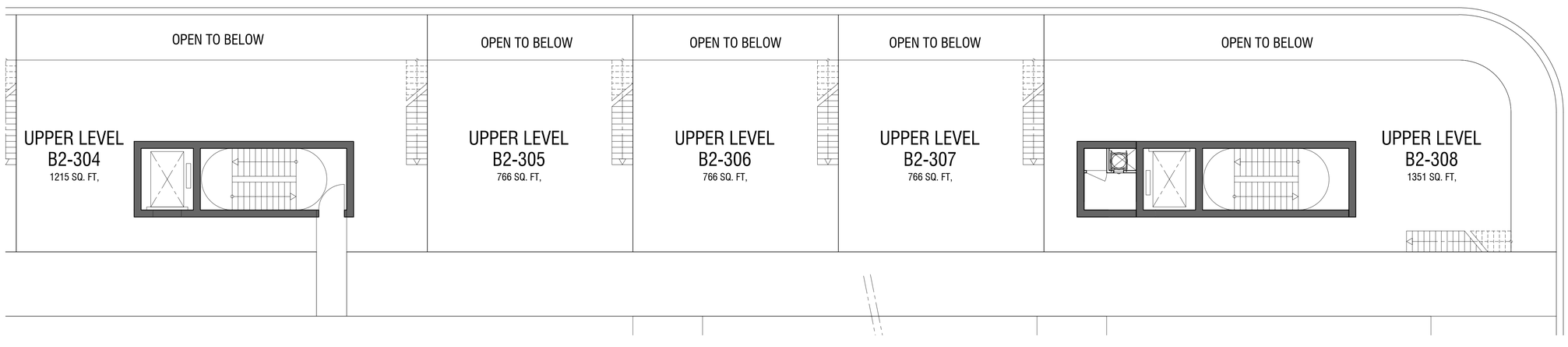
description
Levels 3 & 4

status

D 6.1 / a 2.0
Z:\Projects\Chateau Square\Site Plan Approval\CAD\UNBOUND\1 - plans\1-065.dwg ; | printed by Market Lopez



LEVEL 3



LEVEL 4

date	rev.	description

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Facade engineer:

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project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
1-066.dwg

date
10.16.2015

revision
---- - ----

scale
1/8"=1' 0"

format
36.0", 24.0"

0 2'-0" 8'-0" 32'-

drawing code
A3-1-066

title
Work/Live Units-Block 2-Level 3-4

description
Levels 3 & 4

status

b 6 1 / a 2 0
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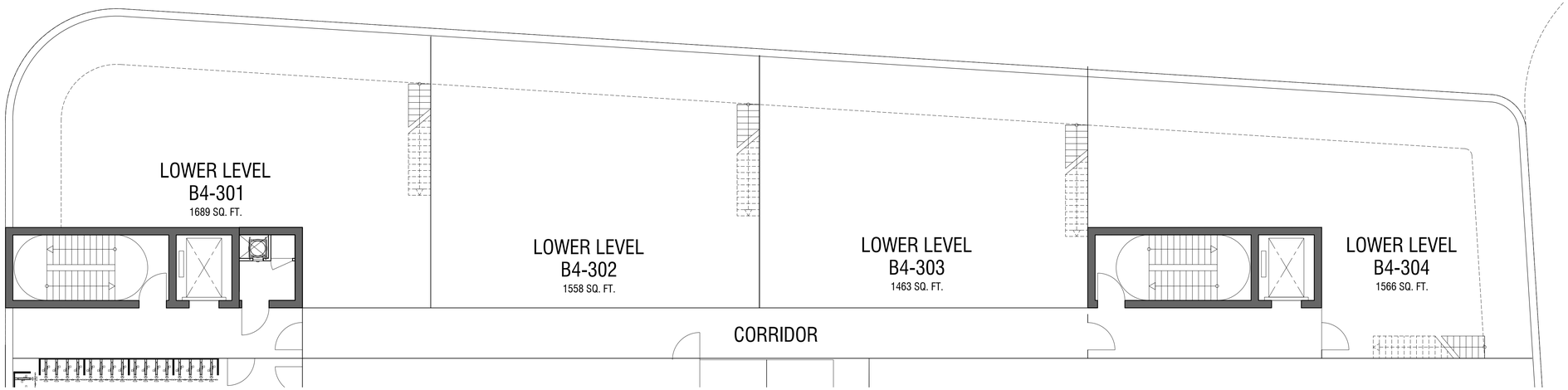
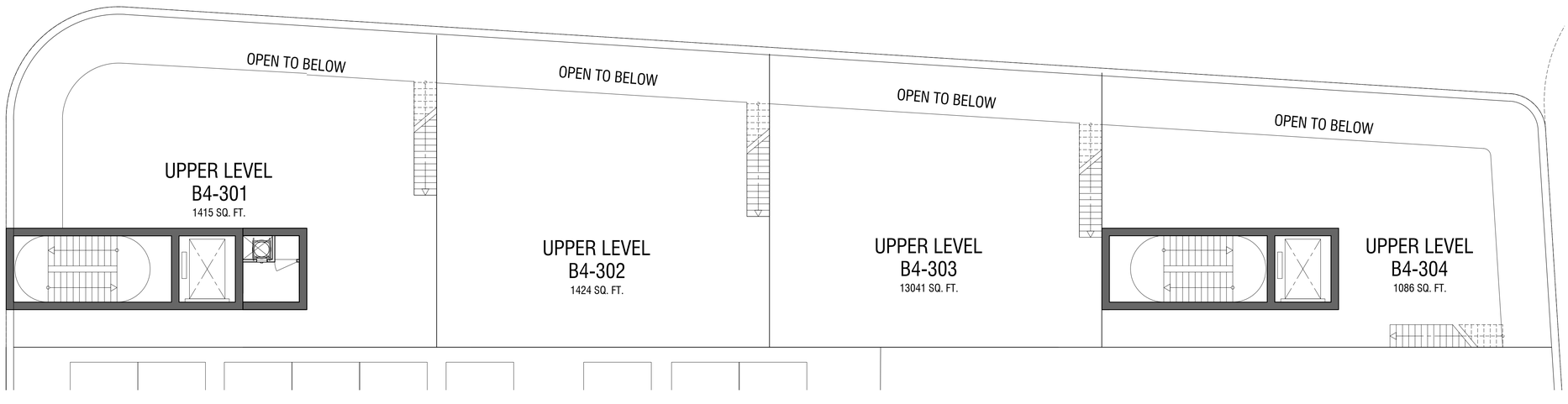


LEVEL 3



LEVEL 4

date	rev.	description

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mechanical & electrical engineer :

Facade engineer:

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project name
Chateau Square

project number	location
2013-040	Hallandale Beach, FL
phase	goal
A3 - SITE PLAN APPROVAL	
sector	reference
drawing type	file name
1-plans	1-067.dwg
date	revision
10.16.2015	---- - ----
scale	format
1/8" = 1' 0"	36.0", 24.0"

0 2.0 8.0 32

drawing code
A3-1-067

title
Work/Live Units-Block 4-Level 3-4

description
Levels 3 & 4

status

b 6.1 / a 2.0
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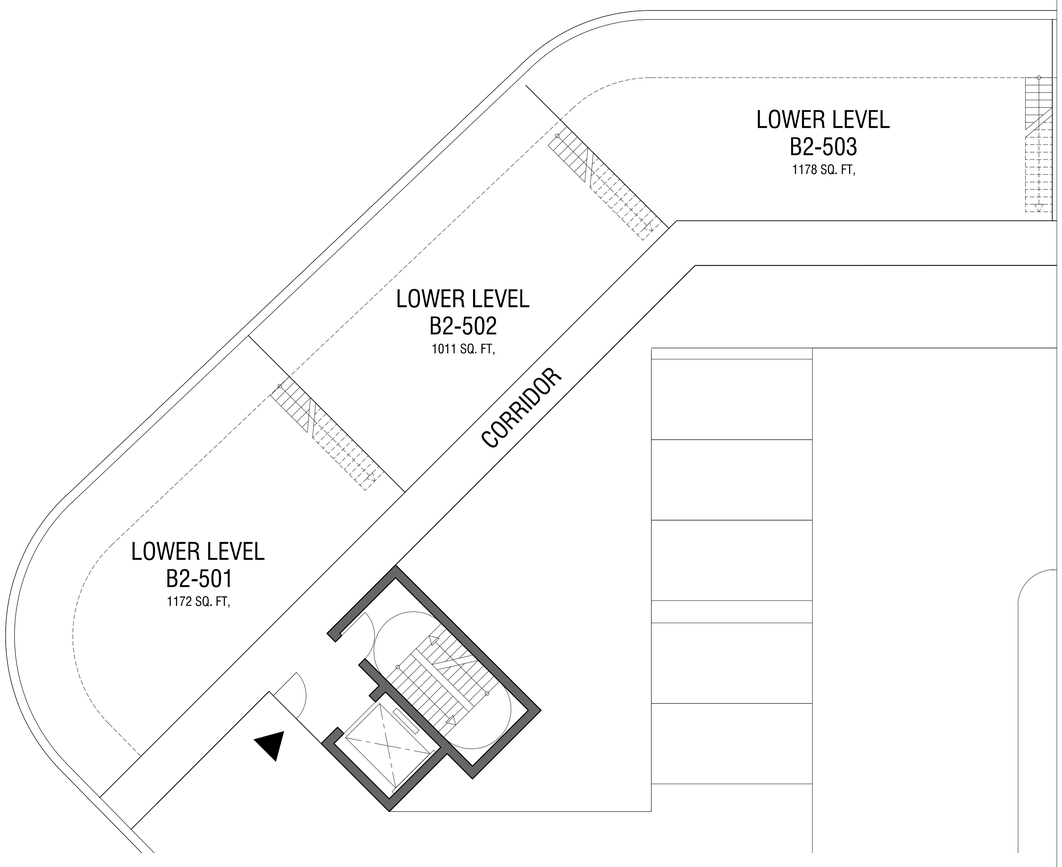

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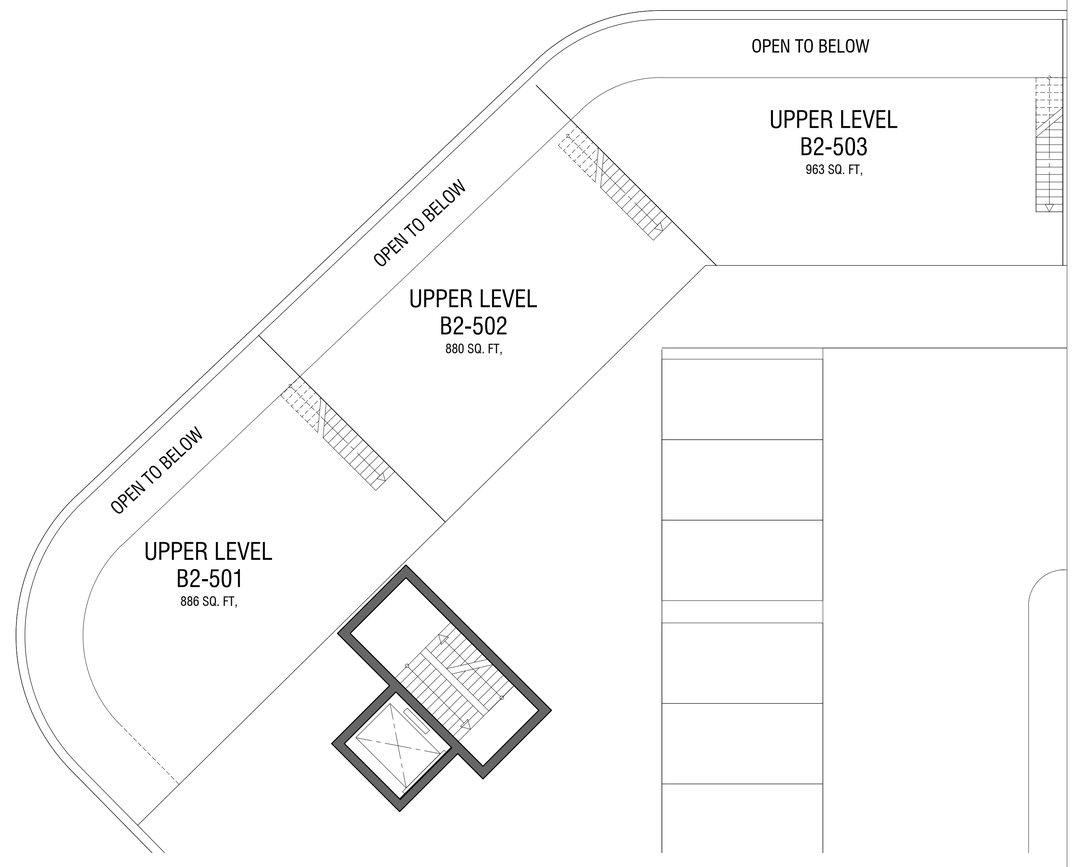

LEVEL 6

date	rev.	description

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Facade engineer:

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project name
Chateau Square

project number	location
2013-040	Hallandale Beach, FL
phase	goal
A3 - SITE PLAN APPROVAL	
sector	reference
drawing type	file name
1-plans	1-068.dwg
date	revision
10.16.2015	---- - ----
scale	format
1/8"=1' 0"	36.0", 24.0"

0' 2'-0' 8'-0' 32'-0'

drawing code
A3-1-068

title
Work/Live Units-Block 2-Level 5-6

description
Levels 5 & 6

status

0.6.1 / a 2.0
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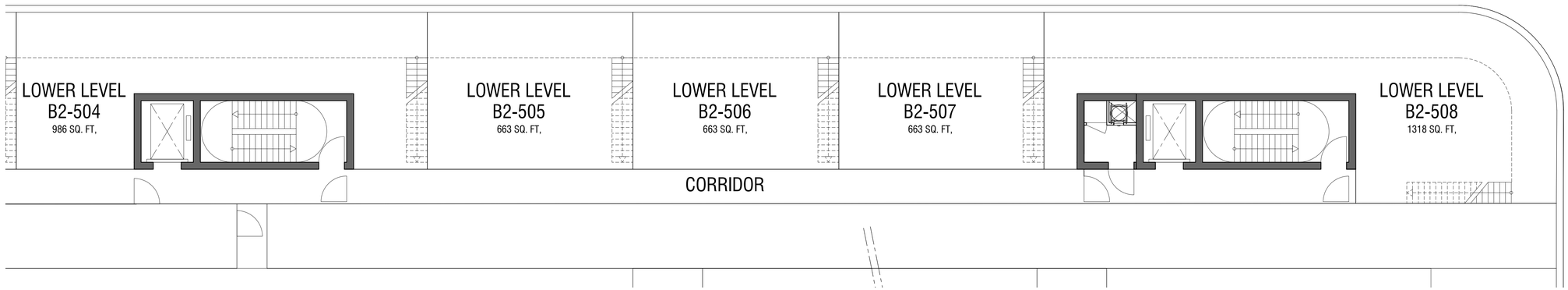

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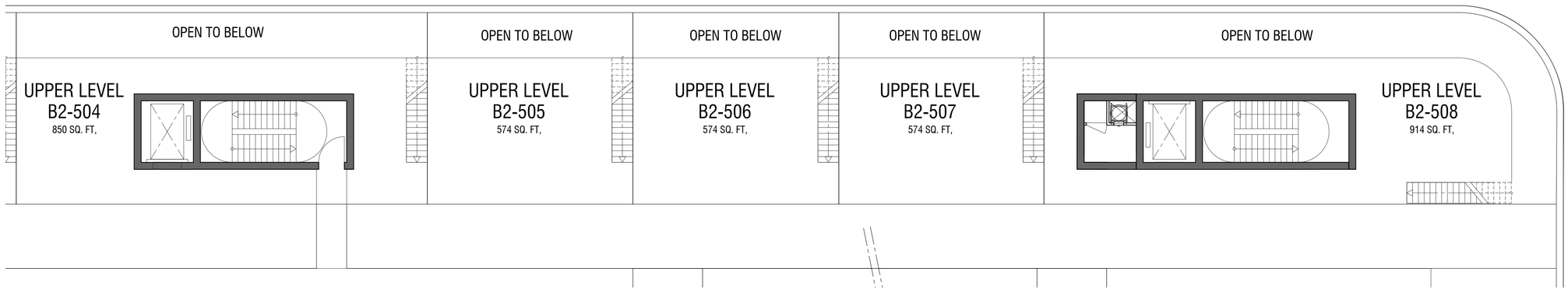

LEVEL 6

date	rev.	description

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Facade engineer:

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project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
1-plans

file name
1-069.dwg

date
10.16.2015

revision
---- - ----

scale
1/8"=1' 0"

format
36.0", 24.0"

0 2-0 8-0 32-

drawing code
A3-1-069

title
Work/Live Units-Block 2-Level 5-6

description
Levels 5 & 6

status

b 6.1 / a 2.0
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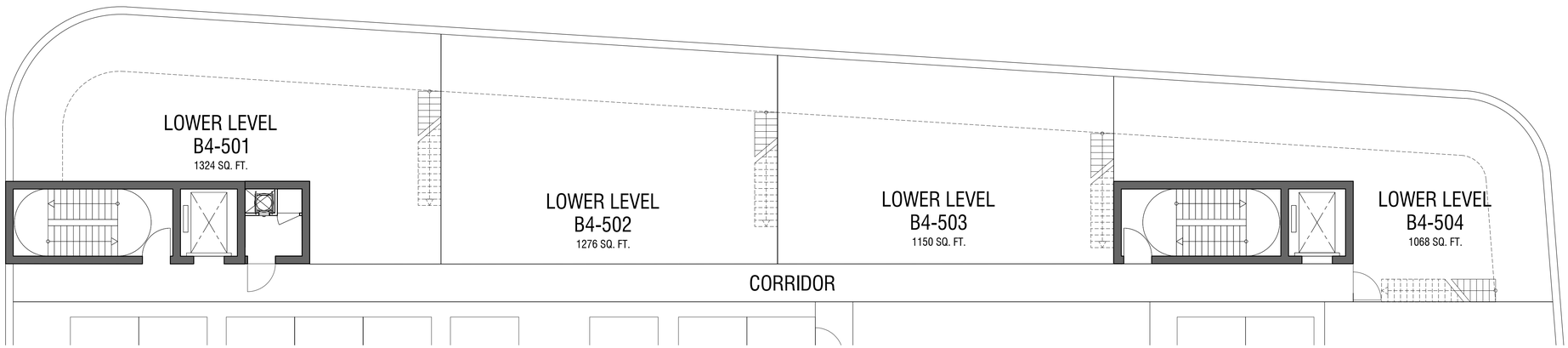

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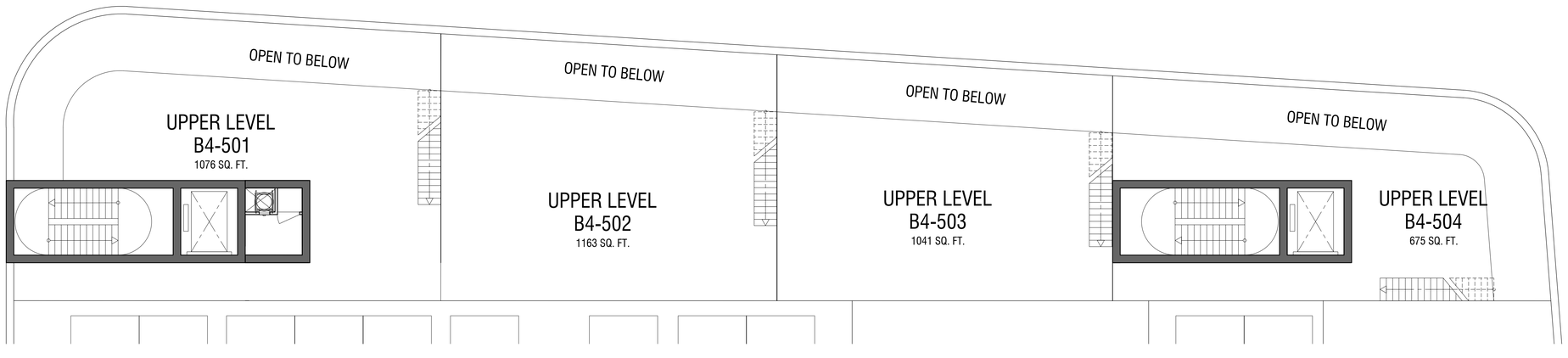

LEVEL 6

date	rev.	description

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Facade engineer:

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project name
Chateau Square

project number	location
2013-040	Hallandale Beach, FL
phase	goal
A3 - SITE PLAN APPROVAL	
sector	reference
drawing type	file name
1-plans	1-070.dwg
date	revision
10.16.2015	---- - ----
scale	format
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0 2.0 8.0 32.0

drawing code
A3-1-070

title
Work/Live Units-Block 4-Levels 5-6

description
Levels 5 & 6

status

b 6.1 / a 2.0
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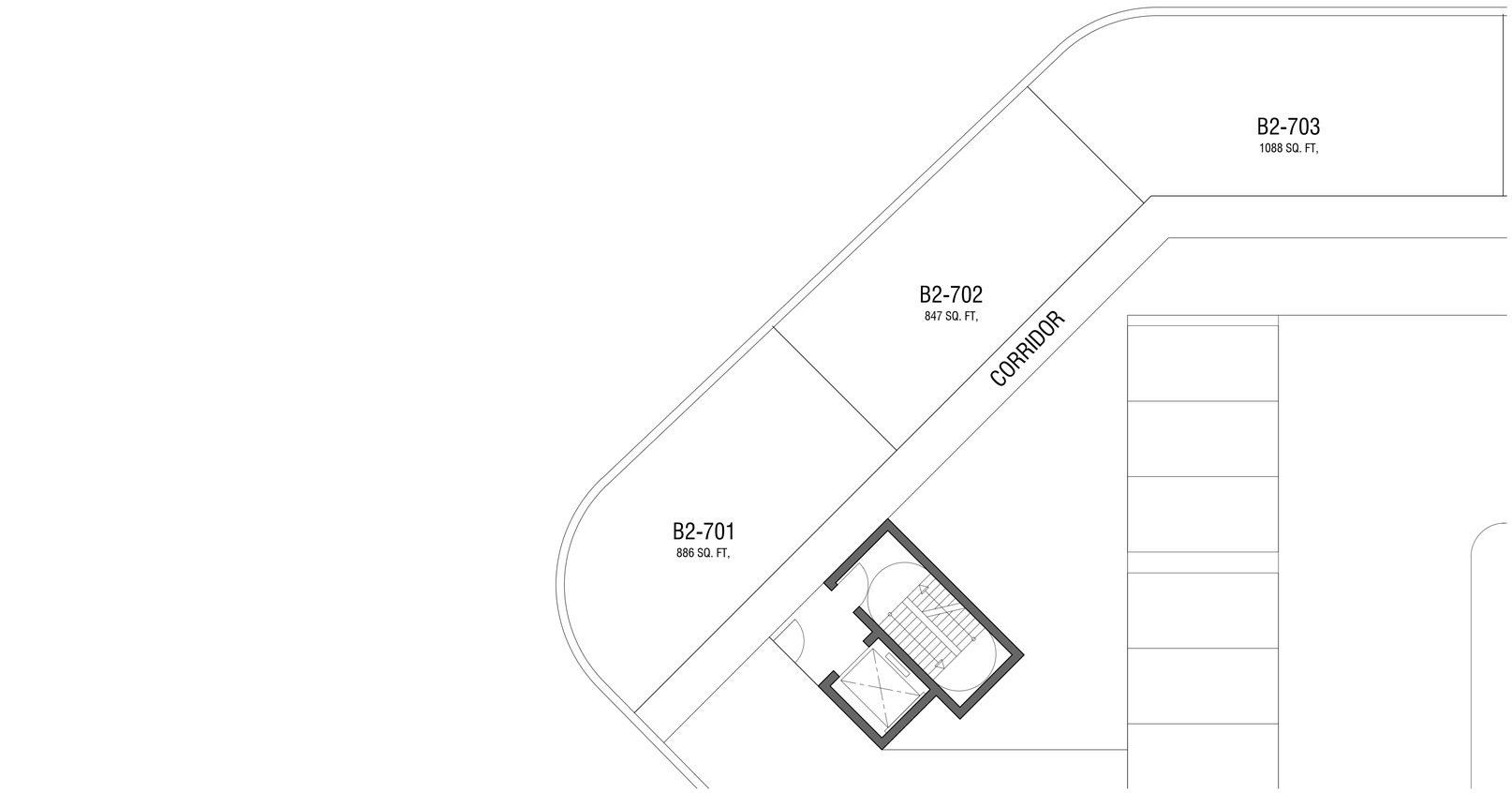

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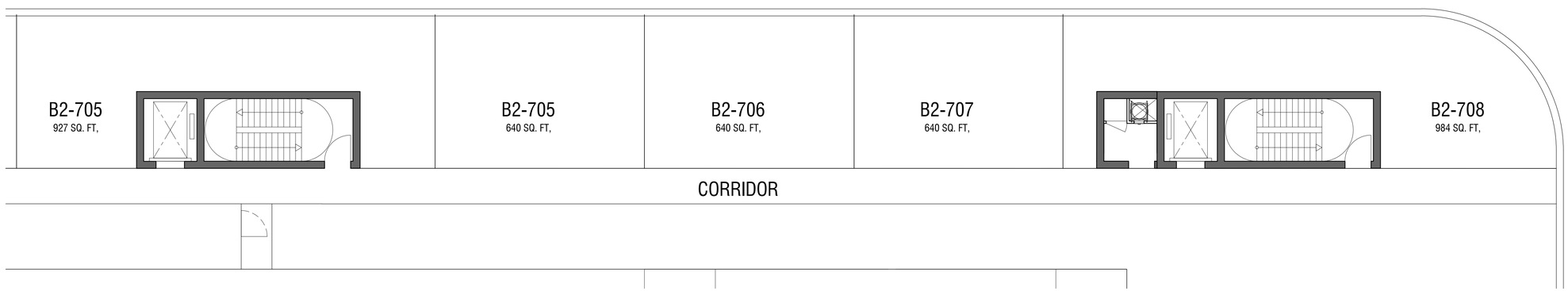

LEVEL 7

date	rev.	description

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Facade engineer:

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project name
Chateau Square

project number	location
2013-040	Hallandale Beach, FL
phase	goal
A3 - SITE PLAN APPROVAL	
sector	reference
drawing type	file name
1-plans	1-071.dwg
date	revision
10.16.2015	---- - ----
scale	format
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0 2'-0 8'-0 32'

drawing code
A3-1-071

title
Work/Live Units- Block 2-Level 7

description
Levels 7

status

1/8 1 / a 2.0
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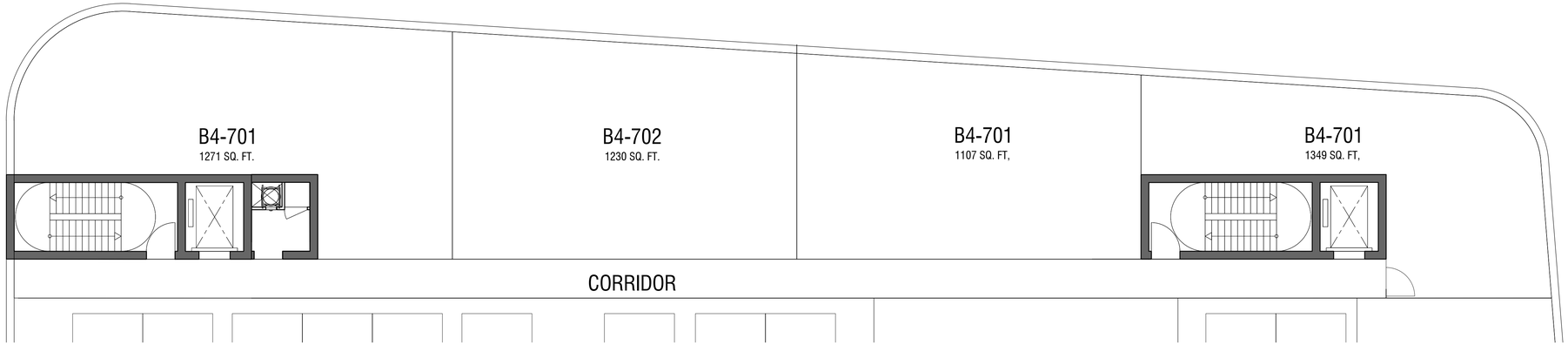

LEVEL 7

date	rev.	description

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Facade engineer:

keyplan

project name
Chateau Square

project number	location
2013-040	Hallandale Beach, FL
phase	goal
A3 - SITE PLAN APPROVAL	
sector	reference
drawing type	file name
1-plans	1-072.dwg
date	revision
10.16.2015	---- - ----
scale	format
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0 2'-0 8'-0 32'

drawing code
A3-1-072

title
Work/Live Units- Block 4-Level 7

description
Level 7

status

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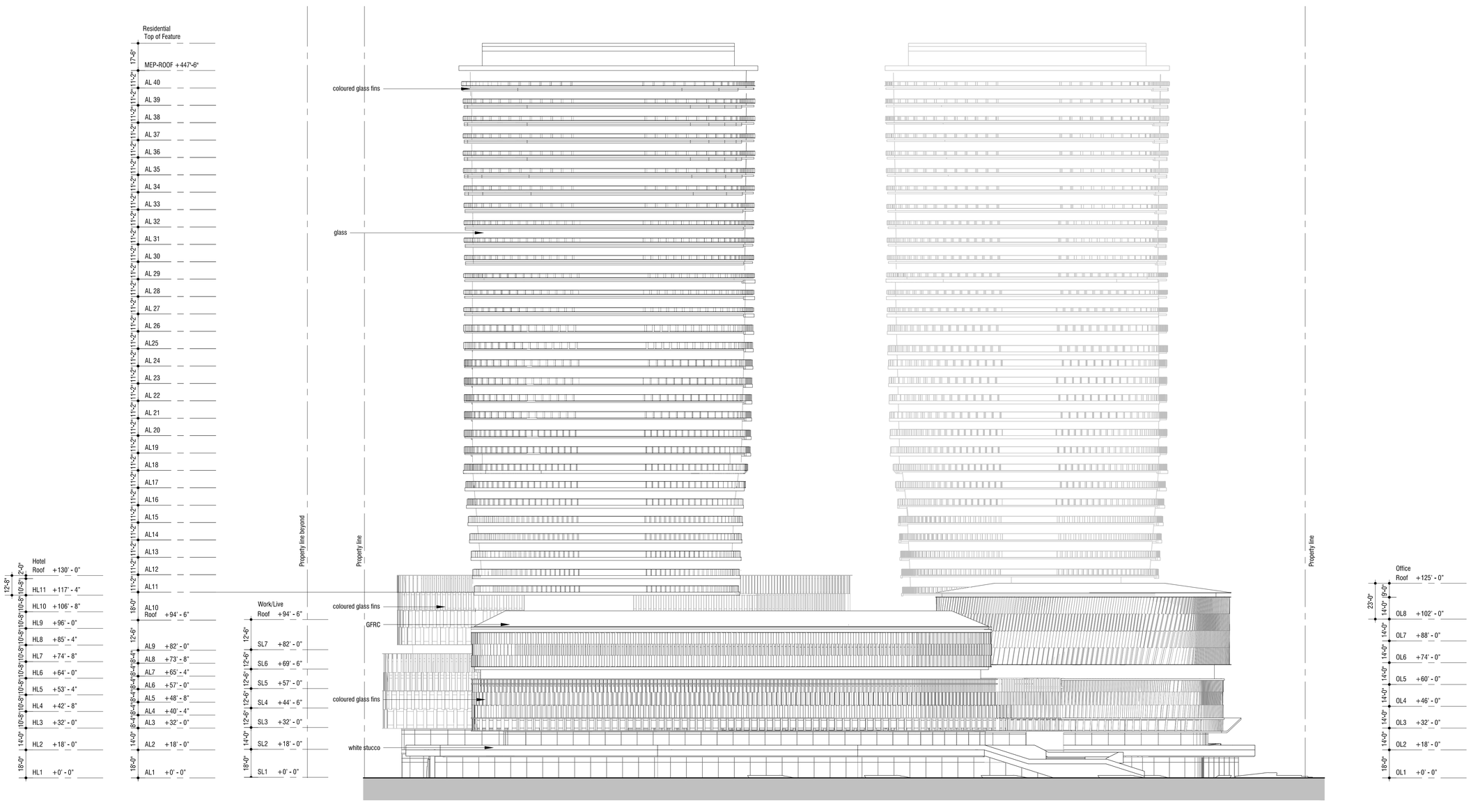

date	rev.	description

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Facade engineer:

keyplan

project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
2-elevations

file name
2-001.dwg

date
10.16.2015

revision
---- - ----

scale
1/32"=1' 0"

format
36.0", 24.0"

0 8-0 32-0 128-

drawing code
A3-2-001

title
North elevation

description

status

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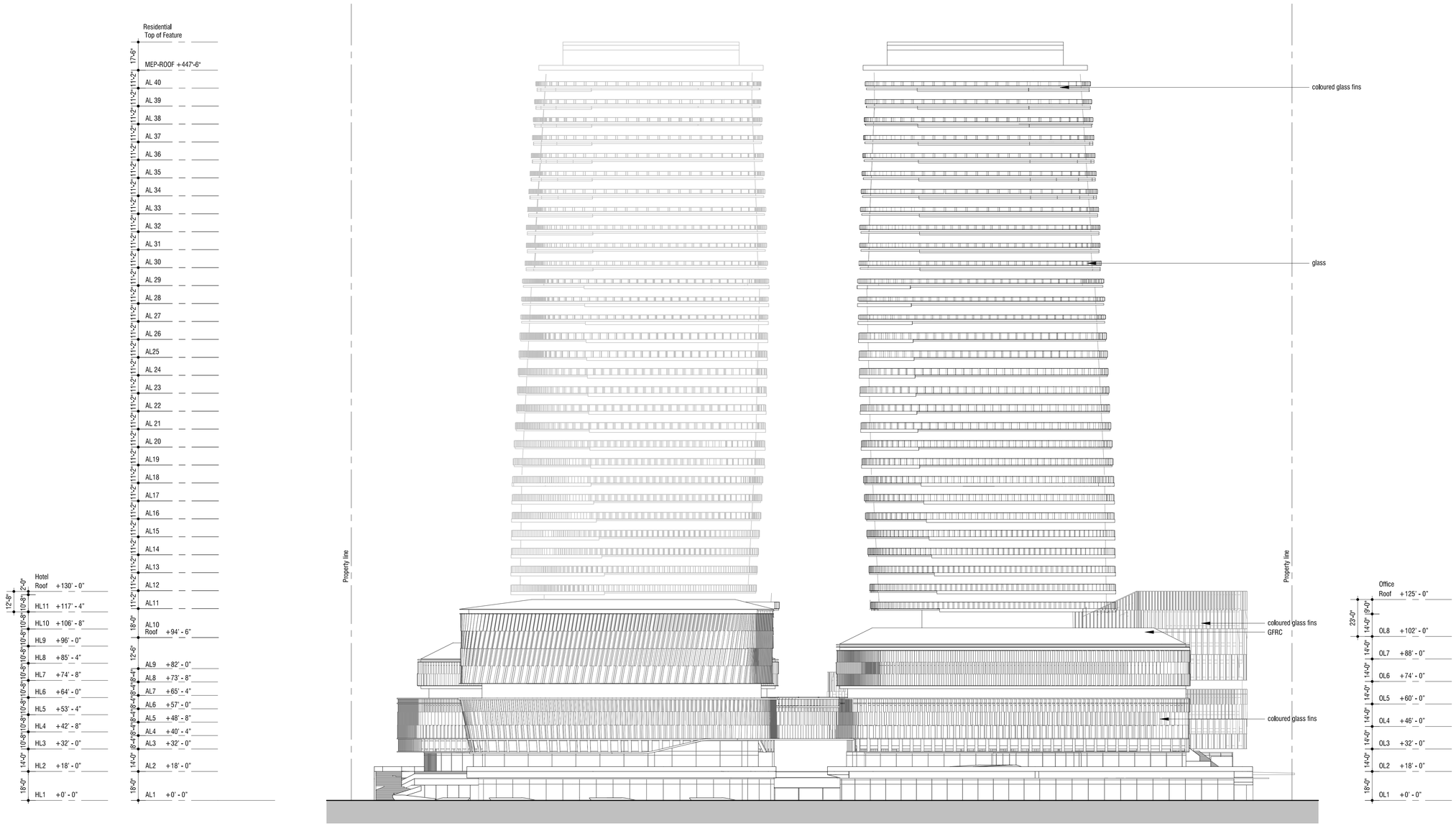

date	rev.	description

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Facade engineer:

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project name
Chateau Square

project number	location
2013-040	Hallandale Beach, FL
phase	goal
A3 - SITE PLAN APPROVAL	
sector	reference
drawing type	file name
2-elevations	2-002.dwg
date	revision
10.16.2015	---- - ----
scale	format
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0 8-0 16-0 32-0 128-

drawing code
A3-2-002

title
West elevation

description

status

0:6.1 / a:2.0
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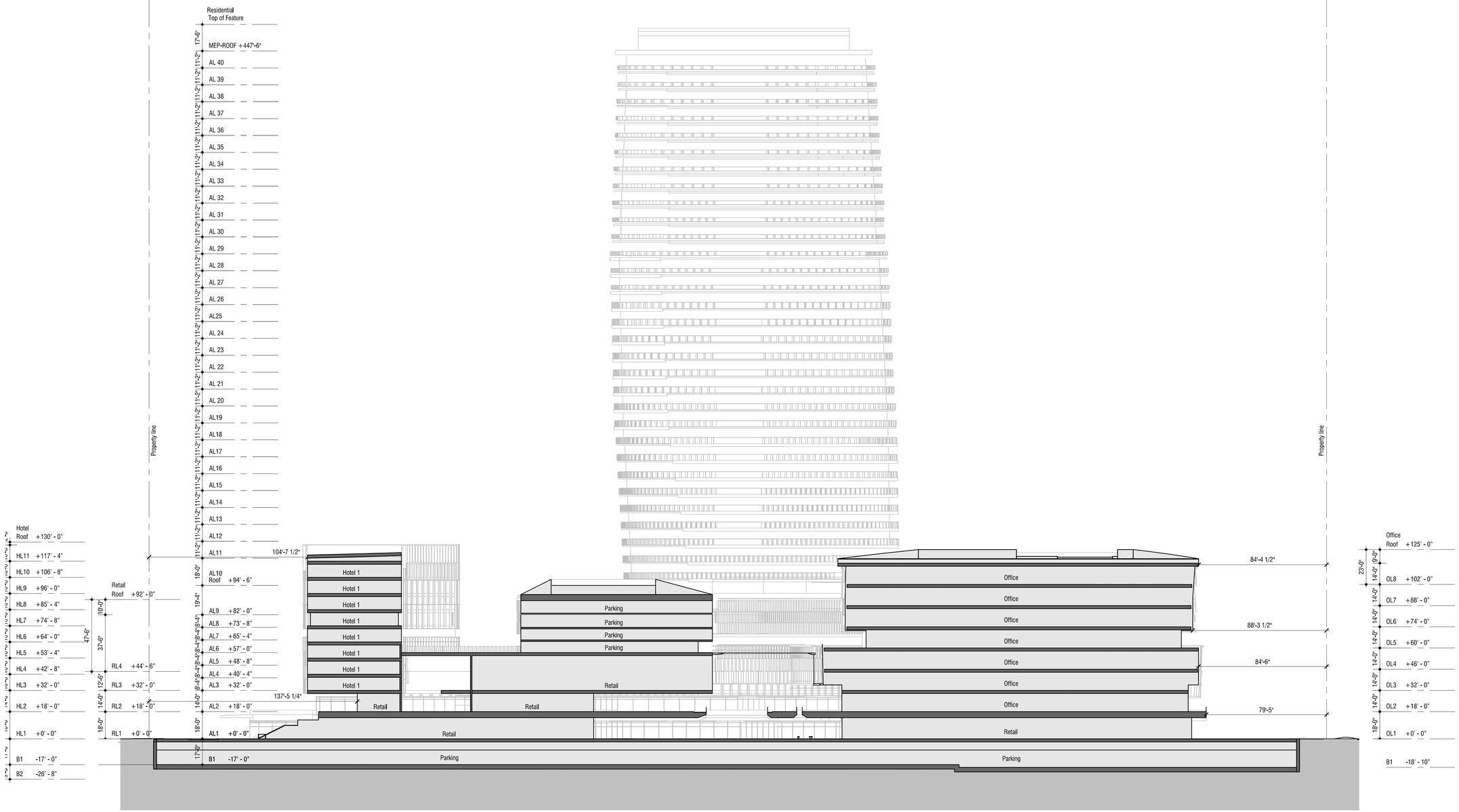

date	rev.	description

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Facade engineer:

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project name
Chateau Square

project number	location
2013-040	Hallandale Beach, FL
phase	goal
A3 - SITE PLAN APPROVAL	
sector	reference
drawing type	file name
3-sections	3-001.dwg
date	revision
10.16.2015	---- - ----
scale	format
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0 8'-0 16'-0 32'-0 128'

drawing code
A3-3-001

title
Section A-A

description

status

b 6.1 / a 2.0
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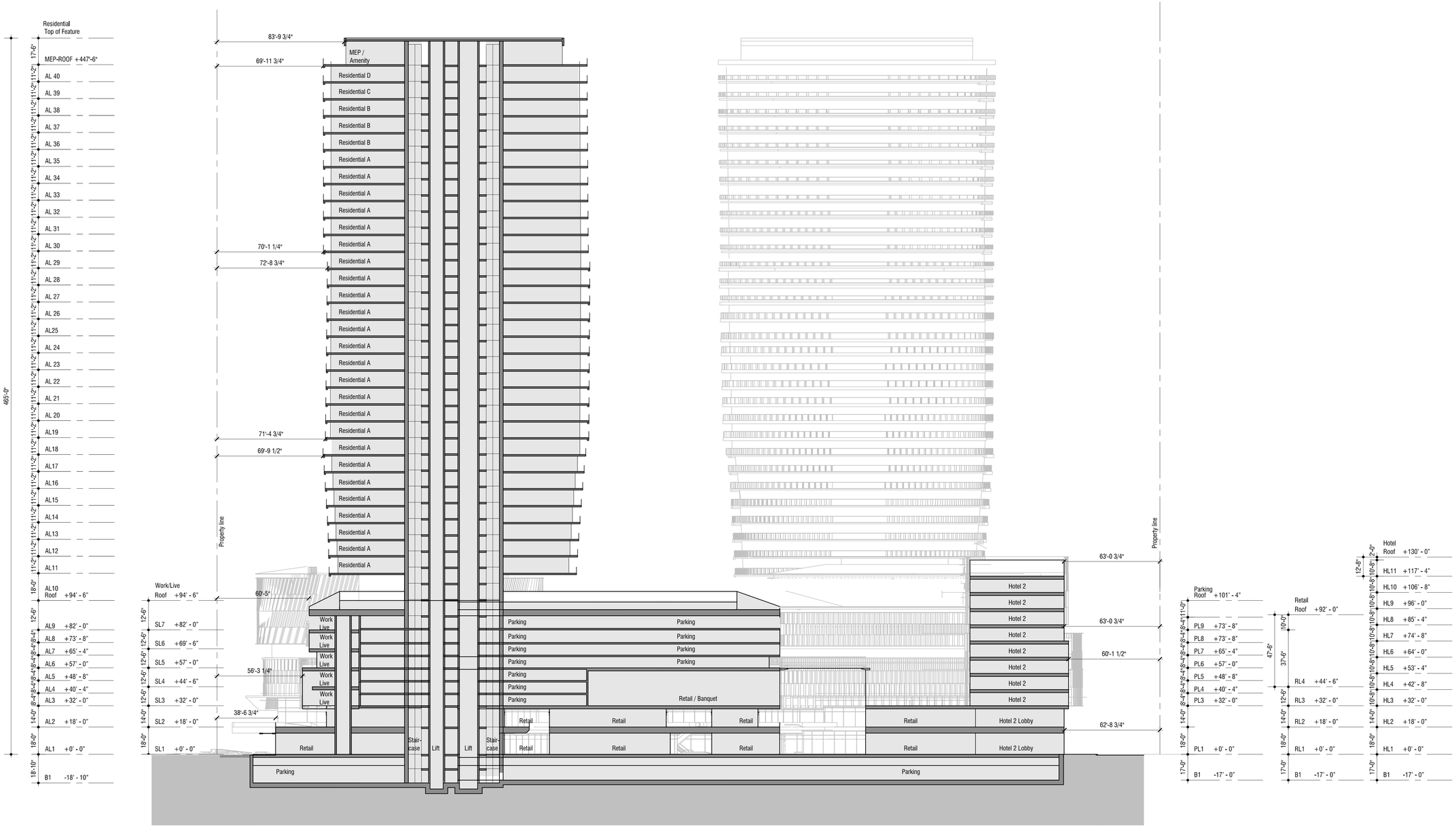

date	rev.	description

client

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project name
Chateau Square

project number
2013-040

location
Hallandale Beach, FL

phase
A3 - SITE PLAN APPROVAL

goal

sector

reference

drawing type
3-sections

file name
3-002.dwg

date
10.16.2015

revision
---- - ----

scale
1/32" = 1' 0"

format
36.0", 24.0"

0 8-0 16-0 128

drawing code
A3-3-002

title
Section B-B

description

status

b & l / a 2.0
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