

2050 MLK

FLEX UNIT REQUEST



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CIVIL ENGINEER/
 LANDSCAPE
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STRUCTURAL ENGINEER
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CONSULTANT:

PROJECT TITLE:

2050 MLK

CLIENT:

PREMIUM 2050 HAMMONDVILLE RD, LLC

ADDRESS:

2050 HAMMONDVILLE RD
 POMPANO BEACH, FL 33069

SHEET CONTENTS:

-COVER SHEET

SUBMISSION:

03.21.23 FLEX UNIT REQUEST

DATE	REVISION	BY

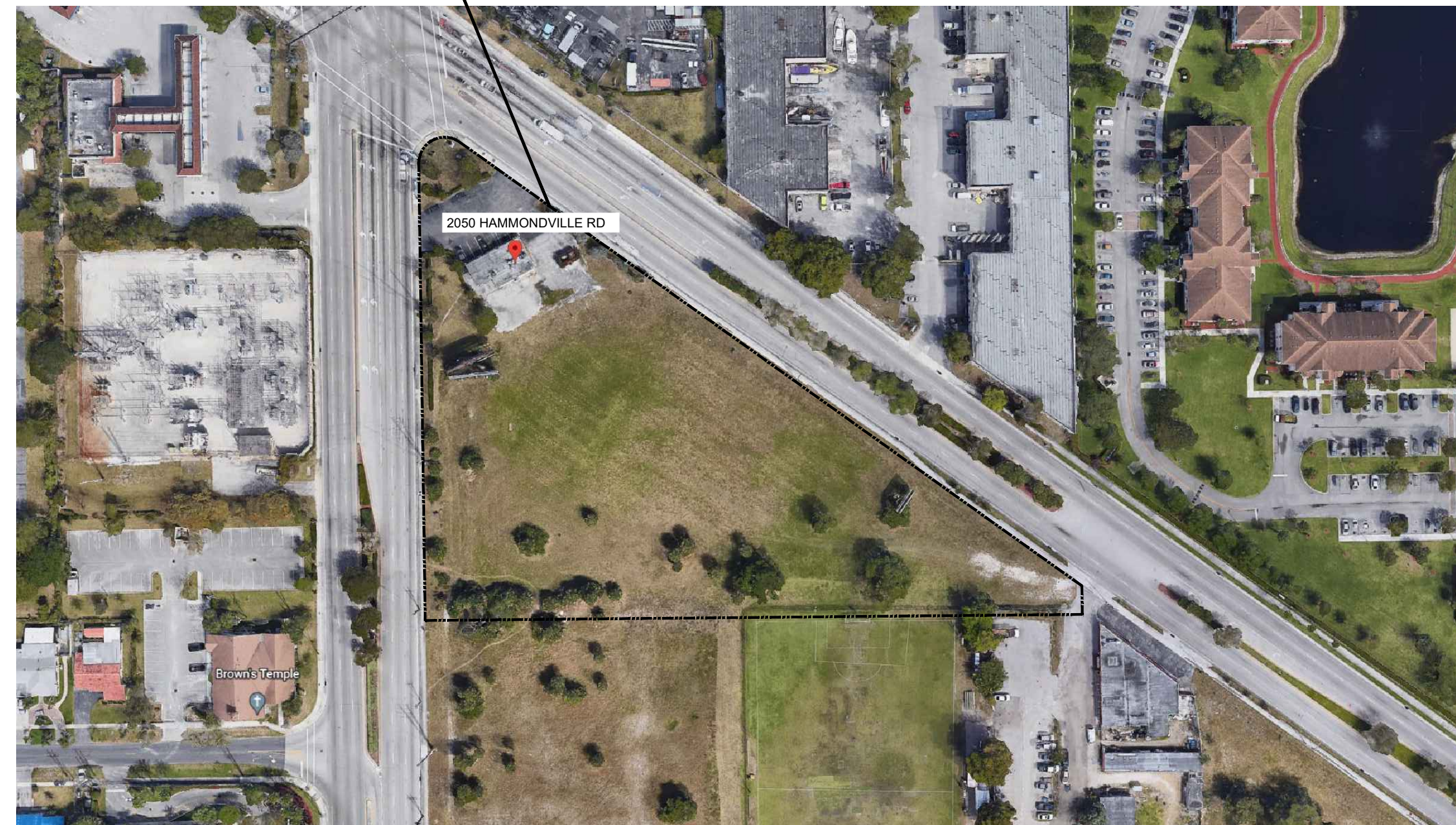
Date	03.21.2023
Scale	AS SHOWN
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Checked by	AF
Job No.	AF2233
Drawing No.	

MEP ENGINEER
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FIRE SPRINKLER ENGINEER
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 Jose Y. Suros
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 Cooper City, FL 33328
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CS

PROJECT SITE



LOCATION VIEW

DRAWING INDEX

FLEX UNIT REQUEST	
CS	COVER SHEET
SP-01	SITE PLAN
A-01	PEDESTRIAN TRAVEL PATHS ROUTES

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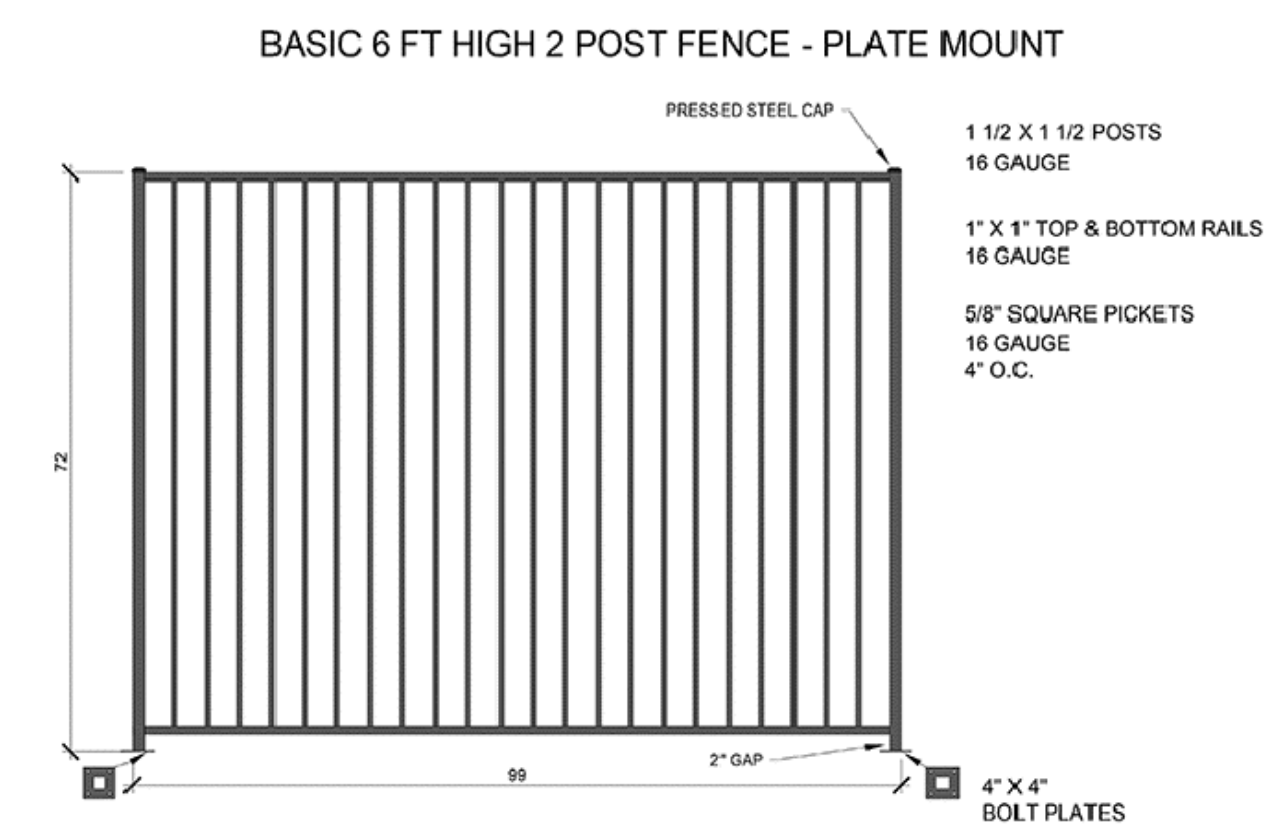
SHEET CONTENTS:
- CONCEPTUAL SITE PLAN
- FENCE DETAIL

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Date: 03.21.2023
 Scale: AS SHOWN
 Drawn by: STAFF
 Checked by: AF
 Job No.: AF2233
 Drawing No.:

SP-01



2 SP-01 6' HIGH PAINTED ALUMINUM FENCE DETAIL
1/2" = 1'-0"

PARKING CALCULATION - LEASING OFFICE (LOCATED IN BUILDING A)

TABLE 155.5102.D1

OFFICE USES / PROFESSIONAL OFFICE
 1 PARKING SPACE PER 400 SF = 120 SF (LEASING OFFICE AREA) / 400 = 0.3 SPACE

TOTAL REQUIRED PARKING SPACE = 1 SPACE

TOTAL PROVIDED = 3 SPACES

BUILDING A - 69 UNITS - 7 STORIES

3 BEDROOM UNIT - 6 UNITS - 6,204 SF
 2 BEDROOM UNIT - 28 UNITS - 22,848 SF
 1 BEDROOM UNIT - 35 UNITS - 22,750 SF

TOTAL UNITS AREA - 51,802 SF

TOTAL GROSS AREA* - 65,590 SF
 *BOH, UNITS & CIRCULATION

BUILDING B - 69 UNITS - 7 STORIES

2 BEDROOM UNIT - 42 UNITS - 34,272 SF
 1 BEDROOM UNIT - 27 UNITS - 17,550 SF

TOTAL UNITS AREA - 51,822 SF

TOTAL GROSS AREA* - 65,758 SF
 *BOH, UNITS & CIRCULATION

BUILDING C - 55 UNITS - 7 STORIES

3 BEDROOM UNIT - 7 UNITS - 7,238 SF
 2 BEDROOM UNIT - 35 UNITS - 28,560 SF
 1 BEDROOM UNIT - 13 UNITS - 8,450 SF

TOTAL UNITS AREA - 44,248 SF

TOTAL GROSS AREA* - 57,225 SF
 *BOH, UNITS & CIRCULATION

BUILDING D - 68 UNITS - 7 STORIES

2 BEDROOM UNIT - 41 UNITS - 33,456 SF
 1 BEDROOM UNIT - 27 UNITS - 17,550 SF

TOTAL UNITS AREA - 51,006 SF

TOTAL GROSS AREA* - 65,317 SF
 *BOH, UNITS & CIRCULATION

LAST OCCUPIED FLOOR HEIGHT = 59'-8"

PARKING CALCULATION - RESIDENTIAL BUILDINGS

REQUIRED PARKING:

RESIDENTIAL GROSS AREA (1 BEDROOM AND 2 BEDROOM AREAS) = 240,448 SF

MODIFIED PARKING REQUIREMENTS IN NORTHWEST COMMUNITY REDEVELOPMENT AREA (APPLIED TO 1 AND 2 BEDROOM UNITS):

1 PARKING SPACE PER 1,000 SF GROSS AREA = 240,448 SF / 1,000 = 241 SPACES

TABLE 155.5102.D1 (APPLIED TO 3 BEDROOM UNITS):

2 PARKING SPACES PER 3 BEDROOM UNIT = 13 UNITS (3 BEDROOM UNITS)

13 X 2 PARKING SPACES PER UNIT = 26 SPACES

TOTAL REQUIRED PARKING SPACE = 267 SPACES

UNITS AREAS

3 BEDROOM UNIT - 1,034 SF
 2 BEDROOM UNIT - 816 SF
 1 BEDROOM UNIT - 650 SF

RENTABLE AREA

BUILDING A - 51,802 SF
 BUILDING B - 51,822 SF
 BUILDING C - 44,248 SF
 BUILDING D - 51,006 SF

TOTAL RENTABLE AREA - 198,878 SF

GROSS AREA

BUILDING A - 65,590 SF
 BUILDING B - 65,758 SF
 BUILDING C - 57,225 SF
 BUILDING D - 65,317 SF

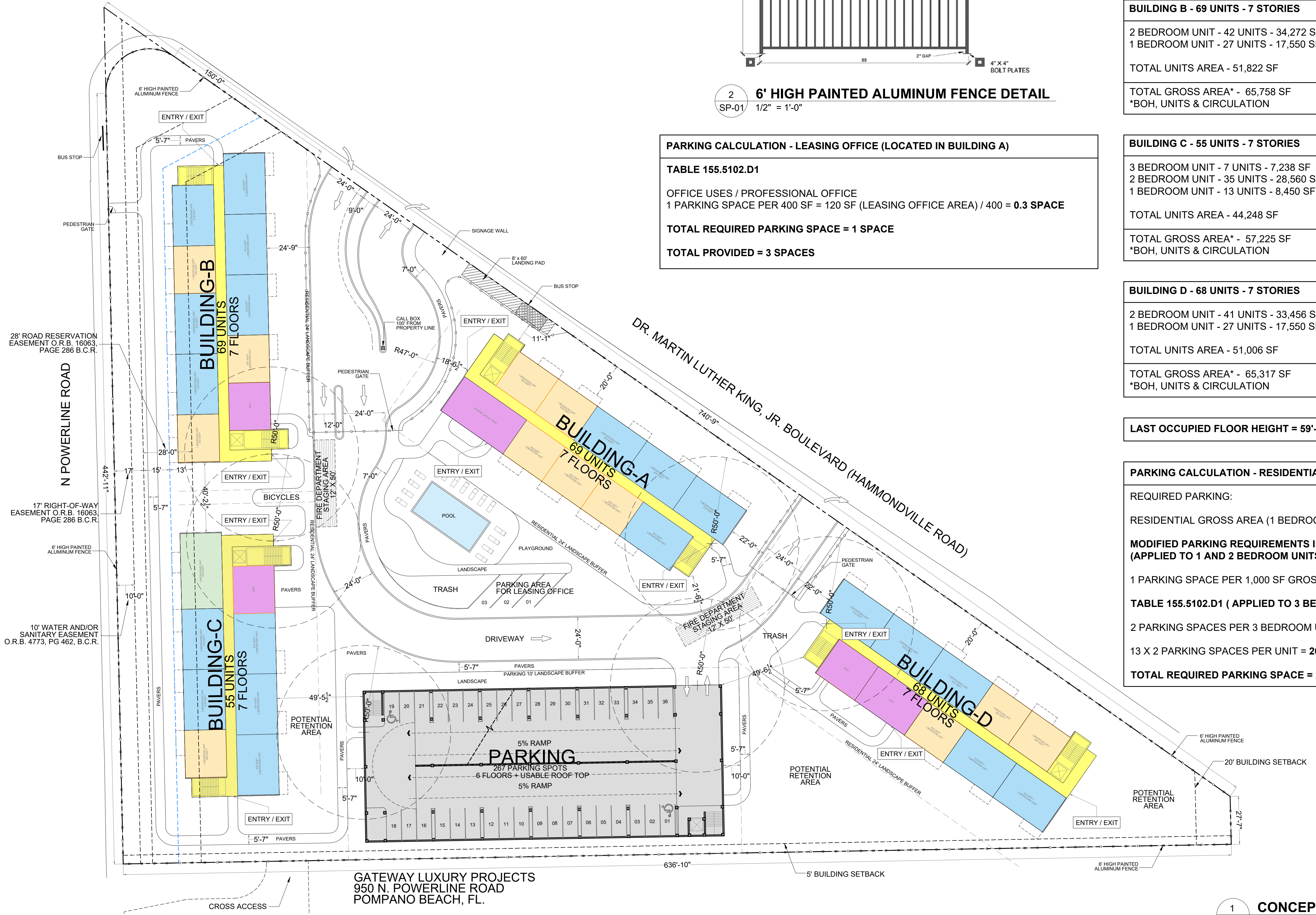
TOTAL GROSS AREA - 253,890 SF

PARKING GARAGE - 107,370 SF

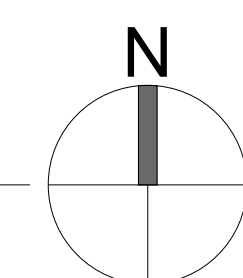
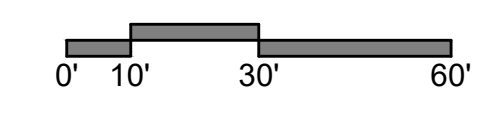
TOTAL UNITS

3 BEDROOM - 13 UNITS
 2 BEDROOM - 146 UNITS
 1 BEDROOM - 102 UNITS

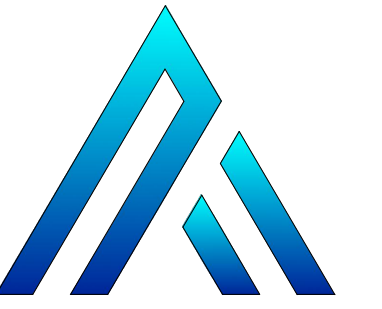
TOTAL - 261 UNITS



1 SP-01 CONCEPTUAL SITE PLAN
1" = 30'-0"



2050 HAMMONDVILLE RD, POMPANO BEACH, FL 33069



AUSTIN FOX ARCHITECTURE

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- PEDESTRIAN TRAVEL PATHS ROUTES

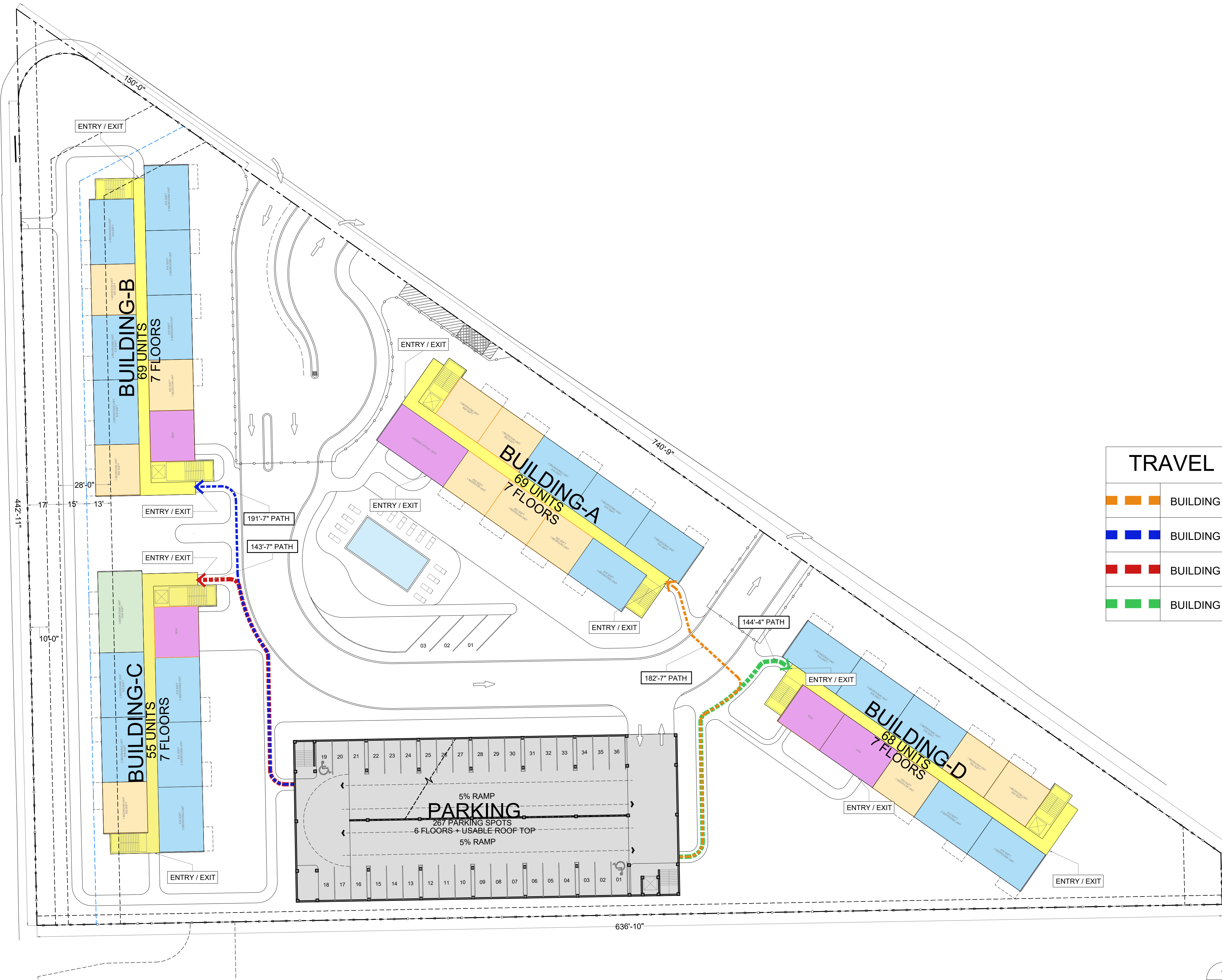
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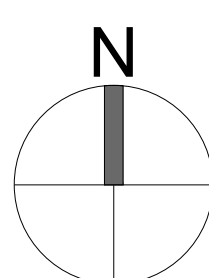
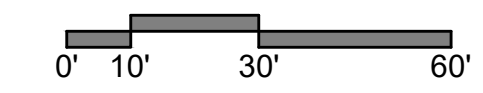
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A-01



	BUILDING A TRAVEL PATH = 182'-7"
	BUILDING B TRAVEL PATH = 191'-7"
	BUILDING C TRAVEL PATH = 143'-7"
	BUILDING D TRAVEL PATH = 144'-4"

1 PEDESTRIAN TRAVEL PATHS
SP-01 1" = 30'-0"



2050 HAMMONDVILLE RD, POMPANO BEACH, FL 33069