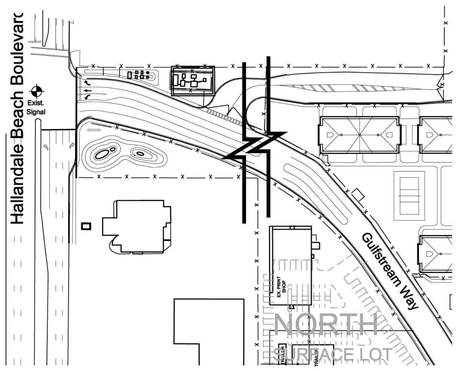
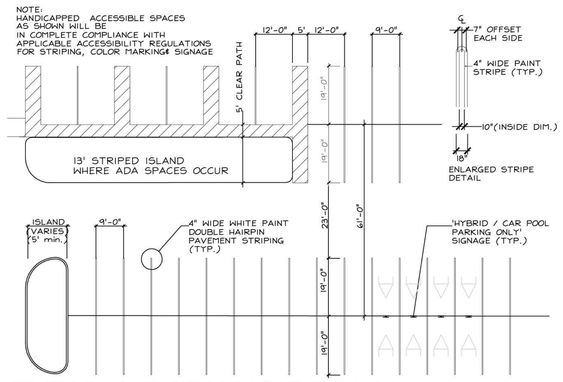




TYPICAL PARKING DETAIL

BUILDING DATA

MAXIMUM PERMITTED DEVELOPMENT AREAS

RETAIL (SF)	750,000
OFFICE (SF)	140,000
CINEMA (Seats)	2,500
HOTEL (Rooms)	500
RESIDENTIAL (Units)	1,500

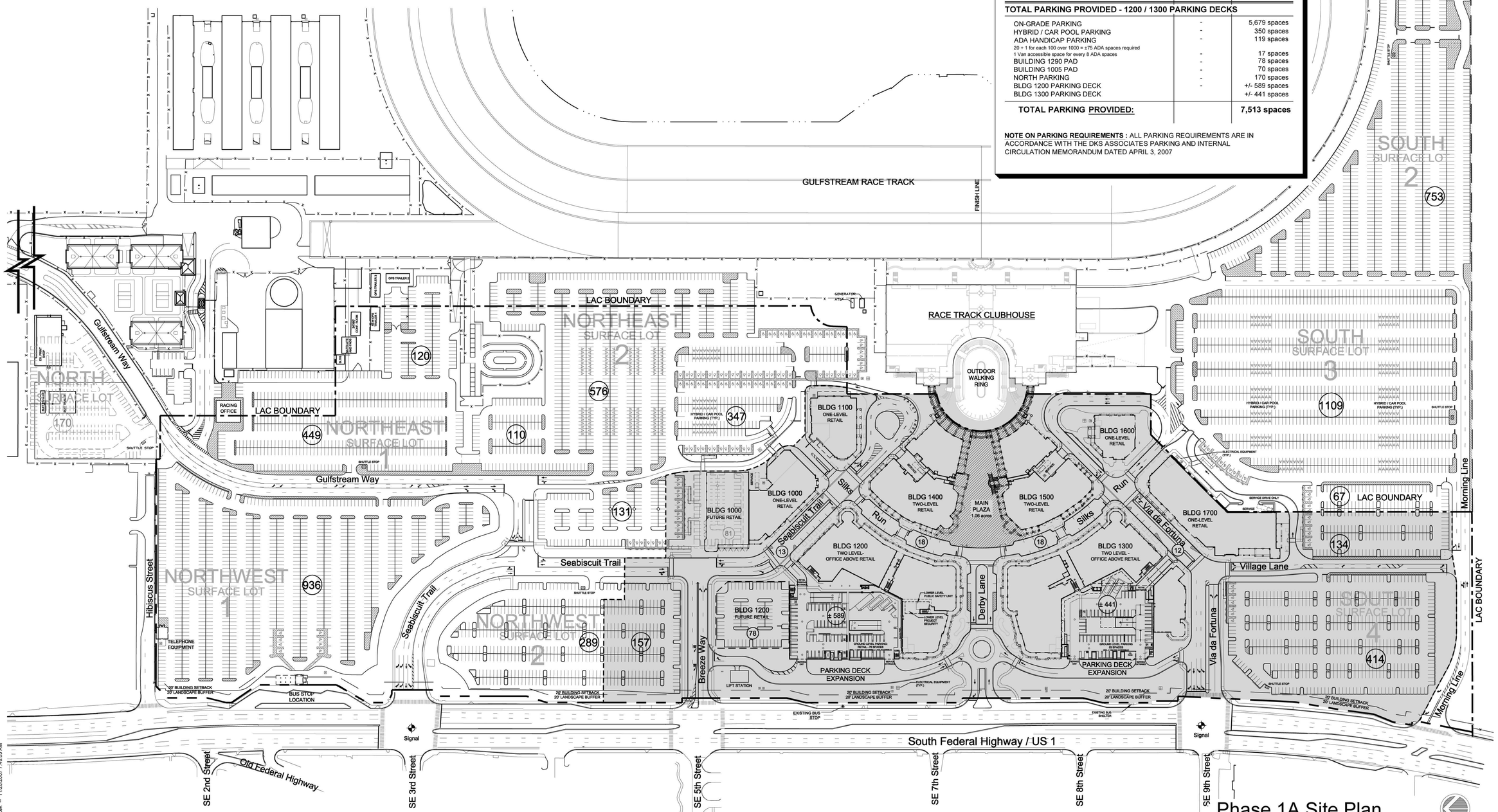
ALL PARKING REQUIREMENTS ARE SUBJECT TO APPROVAL BY THE CITY BASED UPON A PARKING ANALYSIS TO BE SUBMITTED THAT WILL ADDRESS THE MIX, USES INTERNAL CAPTURE AND OTHER CONSIDERATIONS.

SITE PARKING AND BUILDING DATA

PHASE 1 MIXED USE DEVELOPMENT W/ CASINO (1500 slot machines)
PARKING REQUIRED

RACETRACK/CASINO REQUIRED PARKING	GLA	PARKING
PATRON PARKING	-	4,703 spaces
EMPLOYEE PARKING	-	662 spaces
TOTAL RACE TRACK DEVELOPMENT:	-	5,365 spaces
PATRON SHARED		(90) spaces
		5,275 spaces
MIXED-USE (PHASE 1)		
RETAIL	± 270,147 sf	835 spaces
RESTAURANT	± 75,667 sf	803 spaces
OFFICE	± 75,000 sf	15 spaces
NIGHT CLUB	± 10,000 sf	2 spaces
TOTAL PHASE 1 DEVELOPMENT:	**±430,814 sf**	1,655 spaces
PATRON SHARED		(250) spaces
		1,405 spaces
TOTAL PARKING REQUIRED		
RACE TRACK/CASINO	-	5,275 spaces
MIXED-USE	-	1,405 spaces
TOTAL ON-SITE PARKING REQUIRED:		**6,680 spaces**
TOTAL PARKING PROVIDED - 1200 / 1300 PARKING DECKS		
ON-GRADE PARKING	-	5,679 spaces
HYBRID / CAR POOL PARKING	-	350 spaces
ADA HANDICAP PARKING	-	119 spaces
20 + 1 for each 100 over 1000 = ±75 ADA spaces required		
1 Van accessible space for every 8 ADA spaces	-	17 spaces
BUILDING 1200 PAD	-	78 spaces
BUILDING 1005 PAD	-	70 spaces
NORTH PARKING	-	170 spaces
BLDG 1200 PARKING DECK	-	+/- 589 spaces
BLDG 1300 PARKING DECK		+/- 441 spaces
TOTAL PARKING PROVIDED:		**7,513 spaces**

NOTE ON PARKING REQUIREMENTS : ALL PARKING REQUIREMENTS ARE IN ACCORDANCE WITH THE DKS ASSOCIATES PARKING AND INTERNAL CIRCULATION MEMORANDUM DATED APRIL 3, 2007



Phase 1A Site Plan

Building 1200 / 1300 Parking Deck Expansion

0 50 100 200
1" = 100'

Extent of Joint Venture Mixed-Use Development

1448 west 9th street #400
cleveland, ohio 44113
216.781.9144 FAX 216.781.6566
www.kahnc.com
The Architecture of Life

The Village at Gulfstream Park
Hallandale Beach, Florida

Gulfstream Park, LLC

Original Issue Date: 10 OCT 07

Revisions

No.	Date/Description
1	MDP 1ST SUBMITTAL 10 OCT 07
2	MDP 2ND SUBMITTAL 16 NOV 07

Authorized Use:

- ☐ Design Development
- ☒ Progress
- ☐ Bidding
- ☐ Building Permit
- ☐ Construction
- ☒ MDP

Current Date: 16 NOV 07

Sheet Description: PHASE 1A SITE PLAN CITY SUBMISSION

SCALE: 1"=100'

Drawn By: TFS
Checked By: SBJ
KA/jn: 05044-02

Drawing #

SP	CS
Discipline	Phase #
10	04A
Division #	Sheet #

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