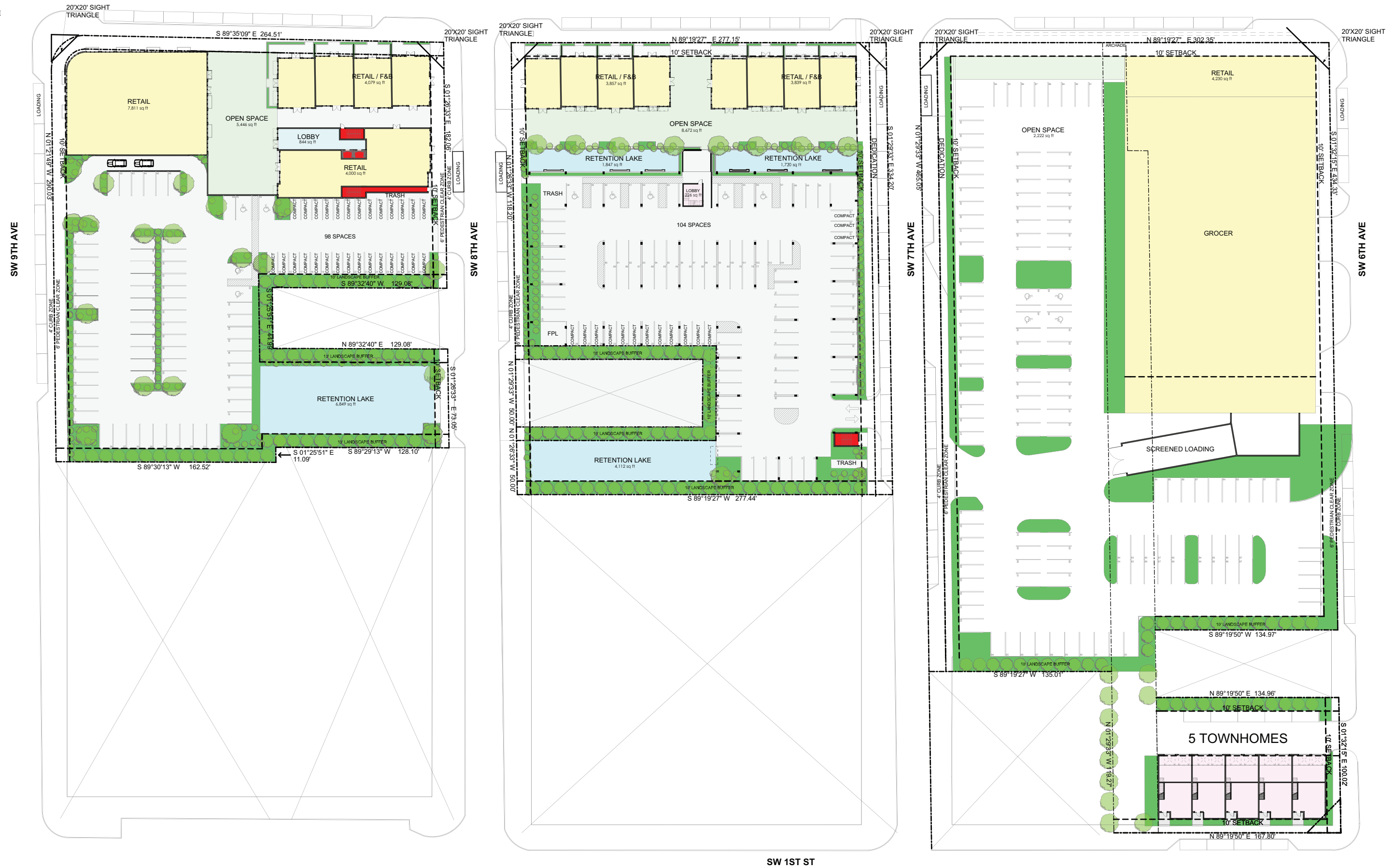




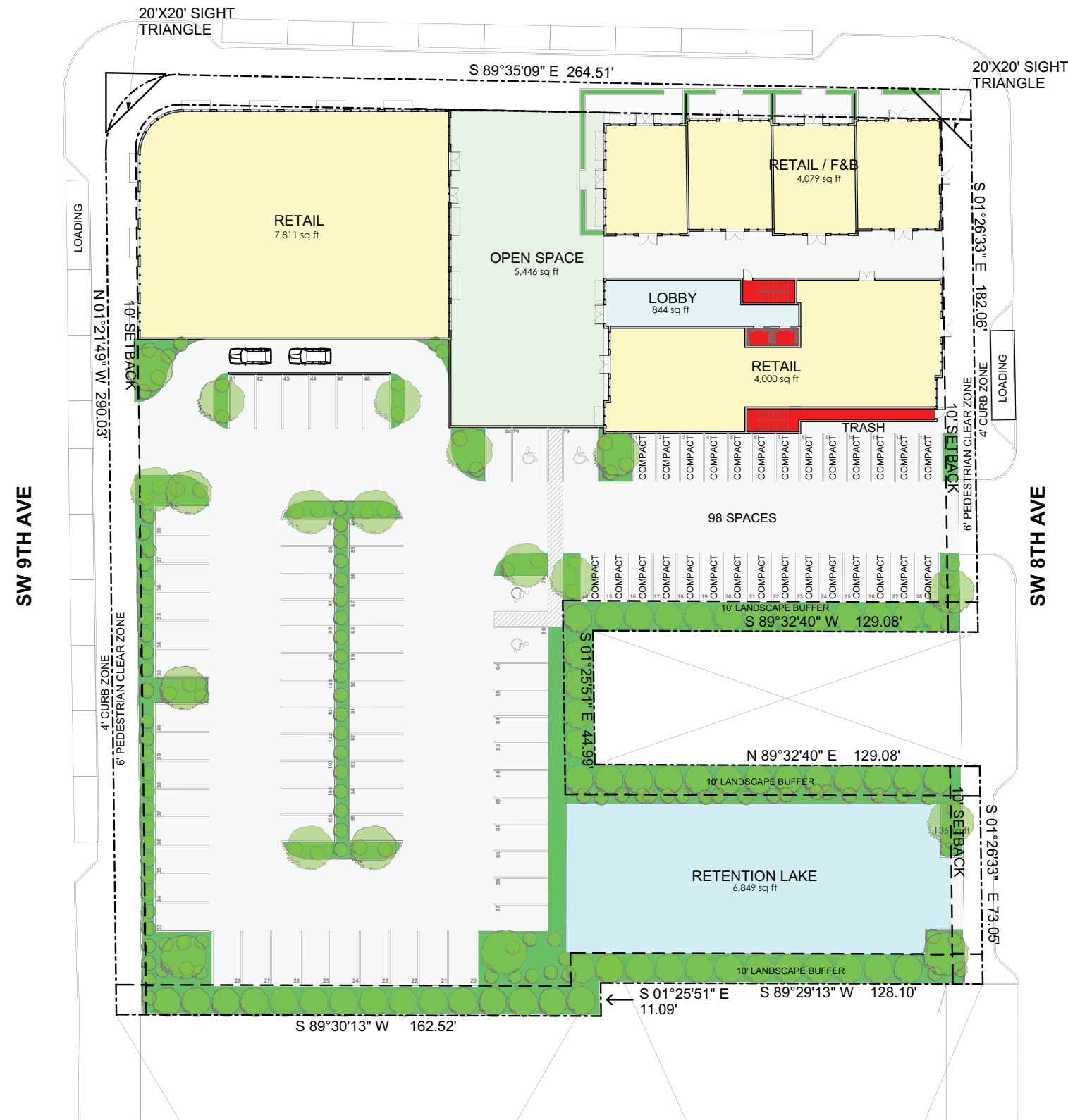
CE



SITE PLAN

BH3 - FABRIK DELRAY

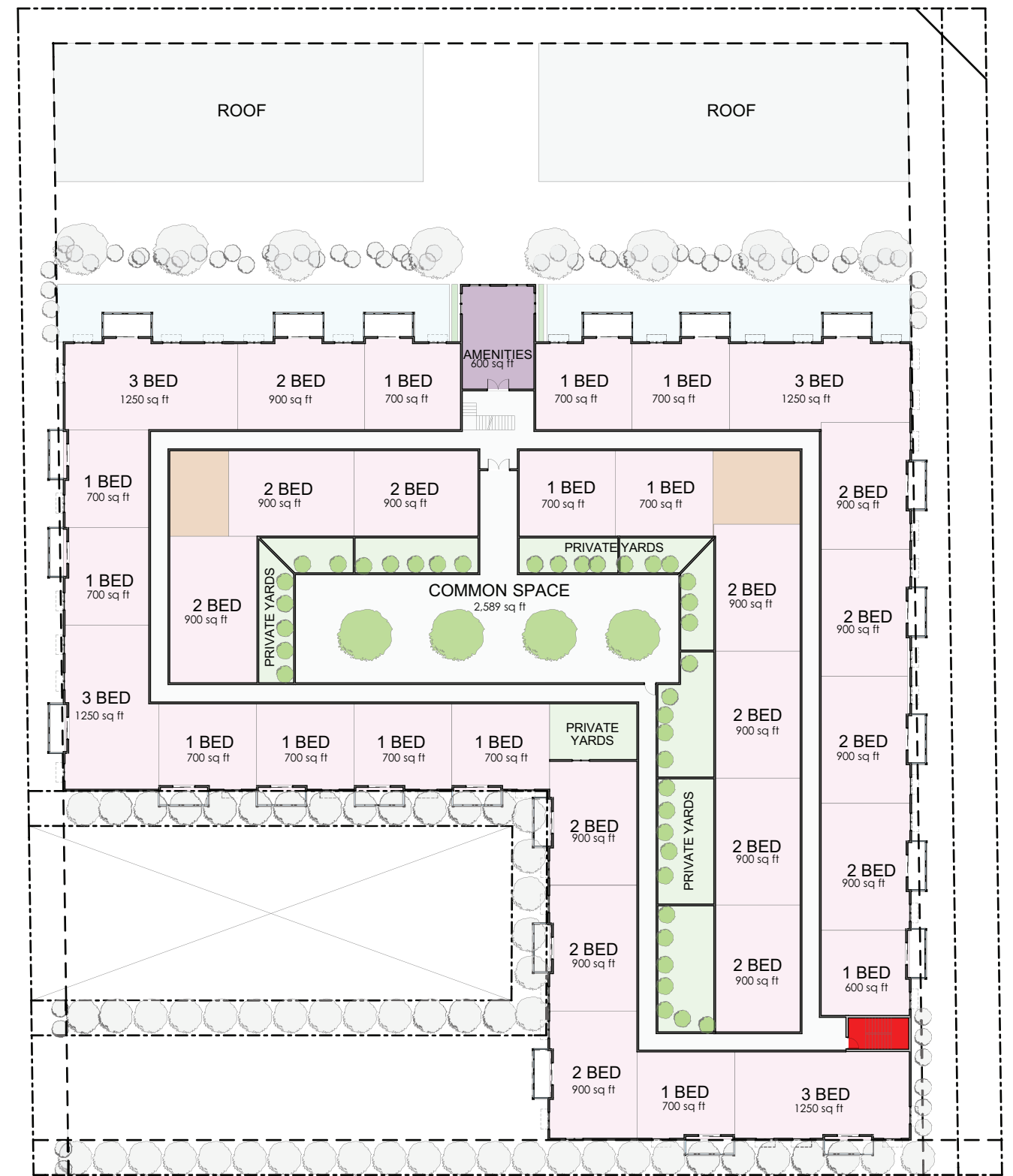
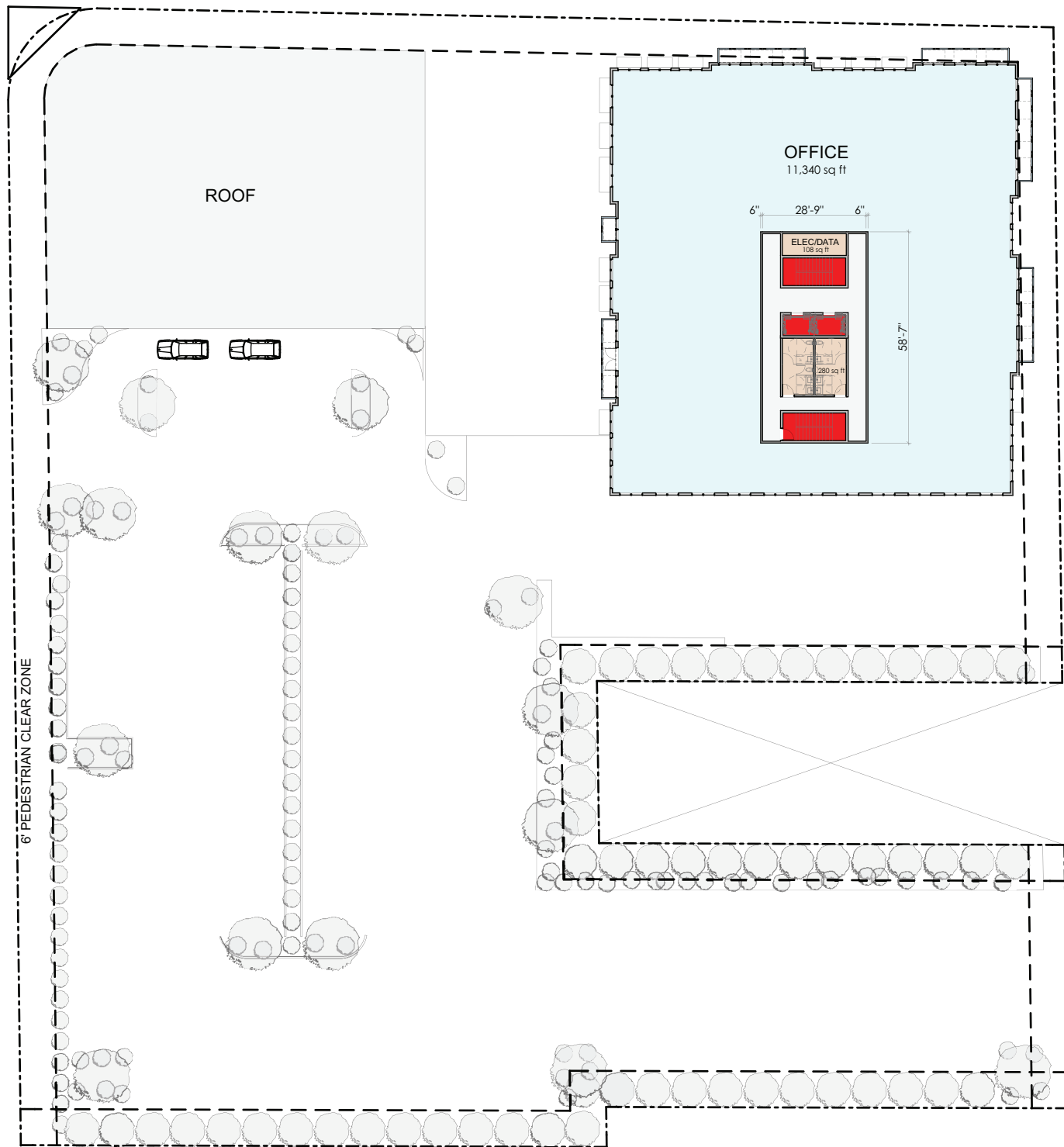


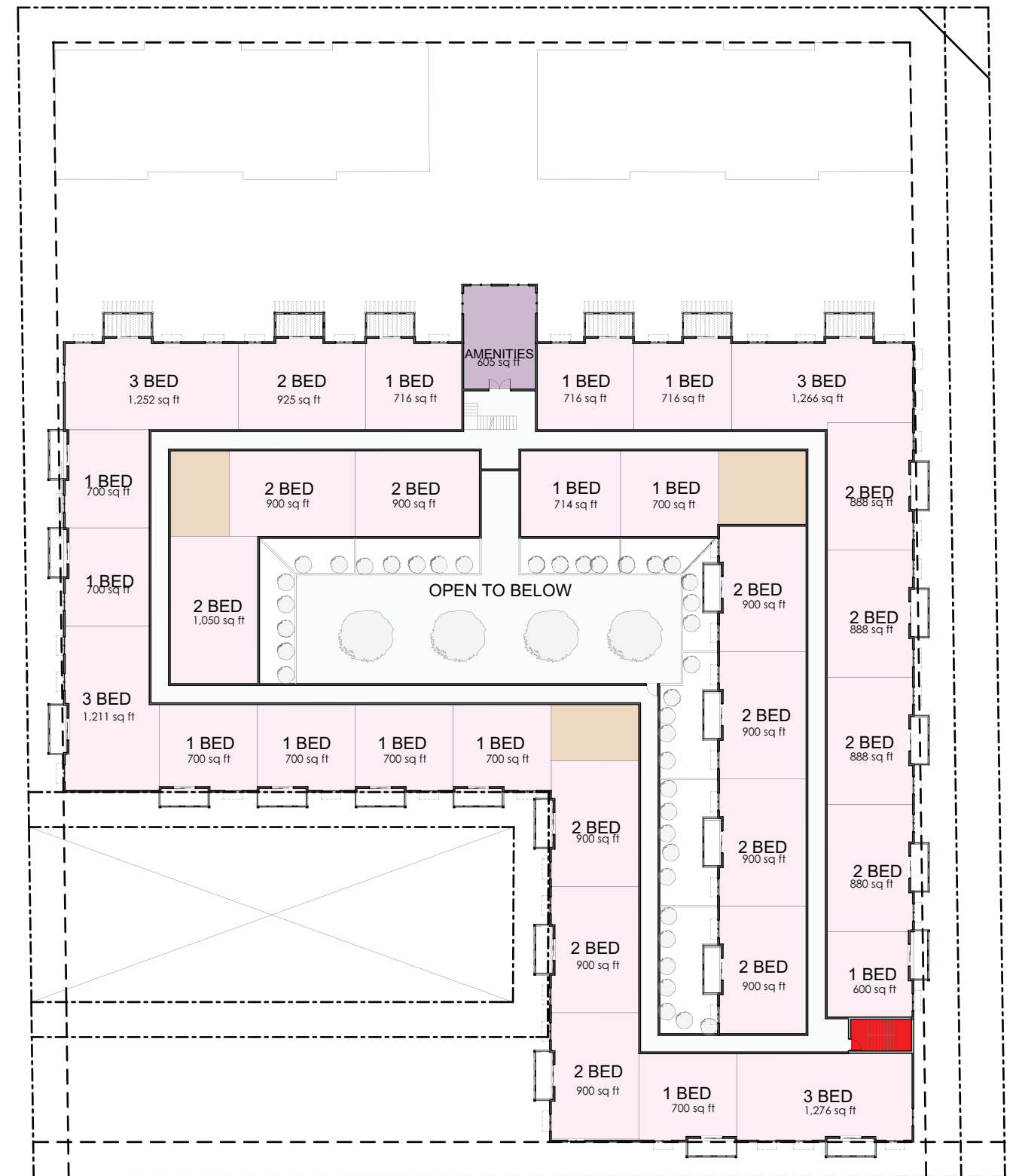
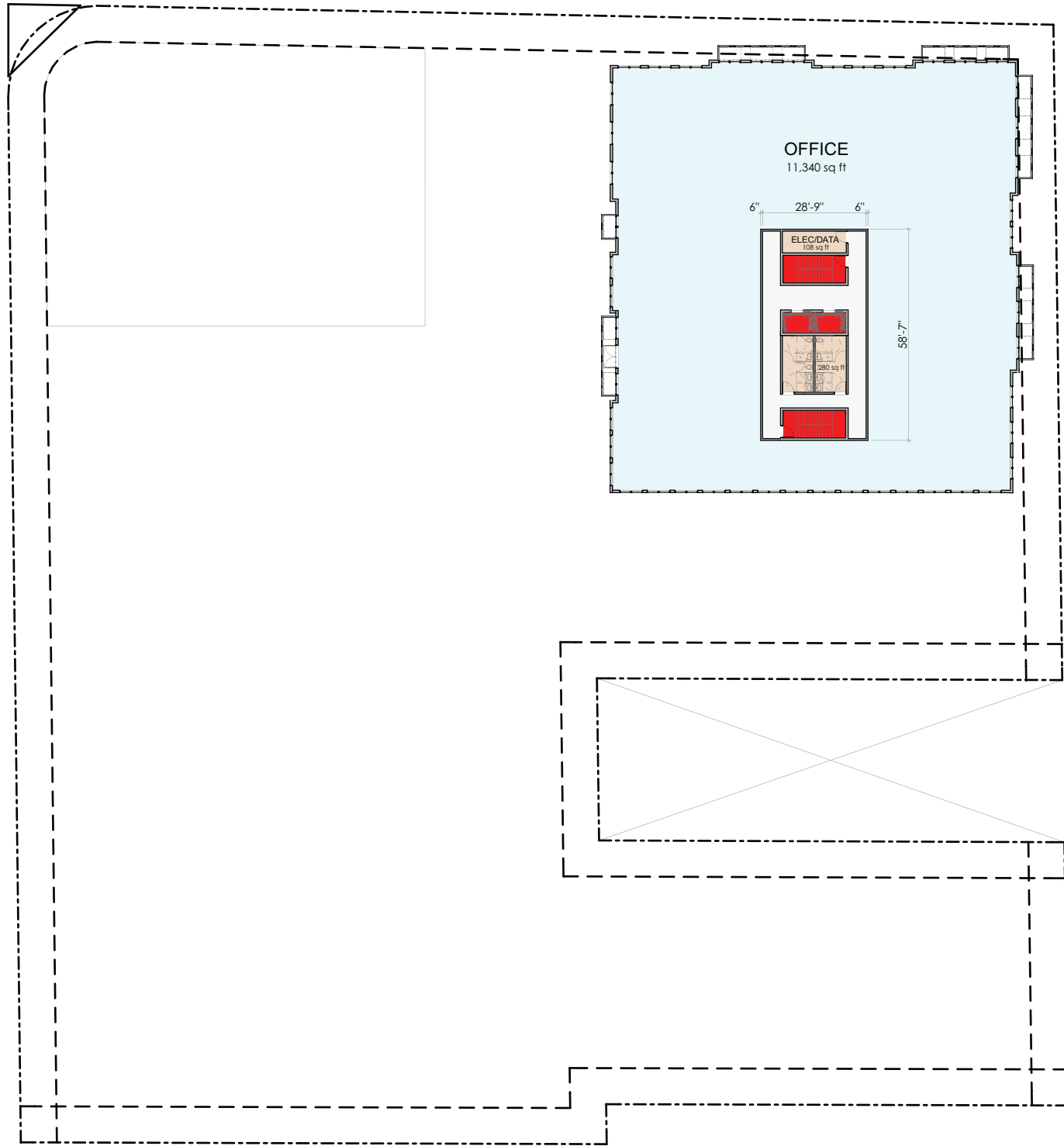


GROUND LEVEL

BH3 - FABRIK DELRAY







LEVEL 3

Project GLA Allocations	GLA	%
Workforce Housing	55,200	54%
Grocer/Liquor	-	0%
Retail	12,586	12%
Restaurant	7,000	7%
Office	26,680	26%
Total	101,466	100%

Parking Code Requirement								
Property Summary	Units it Mix (%)	GLA	Parking Code	Parking Spots Per Code	Guest Parking Code			
					Code	Spots per unit	Total Spots	
Multifamily	64	55,200						
Studio Units	-	-	1 per unit	0	Less than 20	.5 per unit	10	
One Bedroom Units	26	18,200	1.25 per unit	33	Less than 50	.3 per unit	9	
Two Bedroom Units	30	27,000	1.75 per unit	53	More than 50	.2 per unit	3	
Three Bedroom Units	8	10,000	1.75 per unit	14				
Guest Parking				22				
Retail		19,586						
Grocer		-	2 per 1000 sf	0				
Retail		12,586	2 per 1000 sf	26				
Restaurant		7,000	6 per 1000 sf	42				
Office		26,680						
2nd Floor		13,340	3 per 1000 sf	45				
3rd Floor		13,340	3 per 1000 sf	45				
# of Spaces								
Parking Code Requirement (No Shared Parking)								
Residential							122	
Retail							26	
Office							90	
Restaurant							42	
Total Parking Pre-Shared Reductions							280	

Shared Parking Analysis

	Shared Parking Percentages					Number of Spots				
	Weekday			Weekend		Weekday			Weekend	
	Night Midnight to 6am	Day 9am to 4pm	Evening 6pm to Midnight	Day 9am to 4pm	Evening 6pm to Midnight	Night Midnight to 6am	Day 9am to 4pm	Evening 6pm to Midnight	Day 9am to 4pm	Evening 6pm to Midnight
Residential	100%	60%	90%	80%	90%	122	73	110	98	110
Retail	5%	70%	90%	100%	70%	1	18	23	26	18
Office	5%	100%	10%	10%	5%	5	90	9	9	5
Restaurant	10%	50%	100%	50%	100%	4	21	42	21	42
Parking Total by Delray Code						132	202	184	154	175
Shared Parking Figures										
Parking Required per Code	202									
Total Parking Provided	202									



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TOWNHOMES

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