

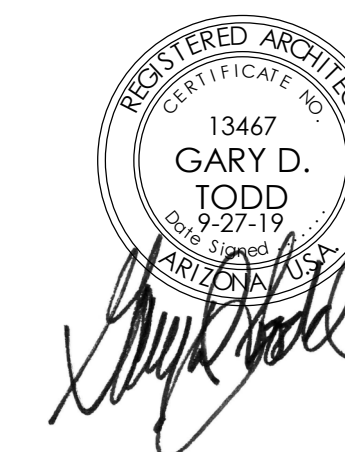
SCOTTSDALE ENTRADA

Mcdowell Rd. & 64th St.
Scottsdale, Arizona

CLIENT **Bridge Banyan**
Qualified Opportunity
Zone Business I, LLC.

2411 3rd St, Unit E
Santa Monica, CA 90405

SEAL



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Critical Thinking • Creative Design

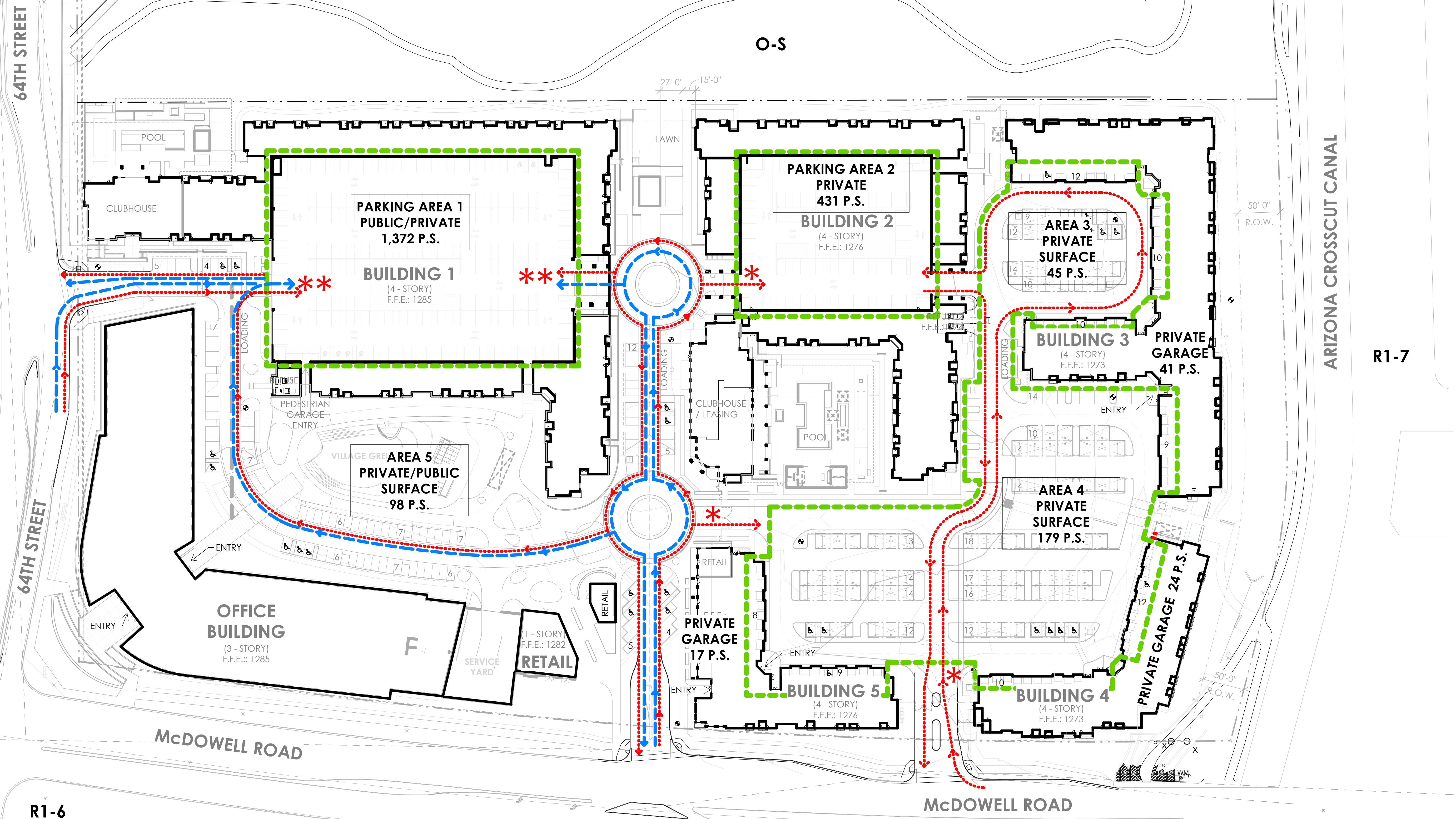
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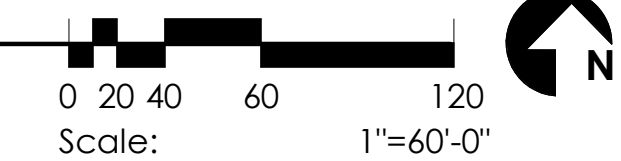
DATA

9.27.19
Proj Mgr. Op
Dwn By: MA

Rev. Date: Description:



PARKING PLAN
1" = 60'-0"



PARKING STANDARDS:		BUILDING 3:		OFFICE BUILDING:		ACCESSIBLE PARKING:		REQUIRED		BICYCLE PARKING:		REQUIRED	
PARKING STALL	9'-0" x 16'-0" W/ 2'-0" OVERHANG	23 STUDIO UNITS (X 1.25 PER UNIT)	29 P.S.	243,503 SF (1 PS/300 GSF)	812 P.S.	(4% OF THE REQUIRED PARKING SPACES)	77 A.P.S.	1 BICYCLE P.S. PER 10 VEHICLE P.S.	221 B.S.				
PARKING AISLE (FIRELANE)	24'-0"	80 ONE-BEDROOM UNITS (X 1.3 PER UNIT)	104 P.S.	RETAIL 1 INDOOR: 4,516 SF (1 PS/120 GSF)	38 P.S.	2,207 P.S. X .04 (4%) = 189 A.P.S. - 12 V.P.S.)	12 V.P.S.	1 BICYCLE P.S. PER 10 VEHICLE P.S. (1:10) =					
PARKING CALCULATIONS:		BUILDING 4:		RETAIL BUILDINGS:		TOTAL		PROVIDED		TOTAL		PROVIDED	
BUILDING 1:	REQUIRED PARKING	15 STUDIO UNITS (X 1.25 PER UNIT)	19 P.S.	RETAIL 1 OUTDOOR: 2,000 SF (1PS/350 GSF)	8 P.S.	1:8 OF 89 P.S. TO BE VAN PARKING =	12 V.P.S.	BUILDING 1	52 B.S.				
42 STUDIO UNITS (X 1.25 PER UNIT)	53 P.S.	54 ONE-BEDROOM UNITS (X 1.3 PER UNIT)	71 P.S.	RETAIL 2 INDOOR: 1,214 SF (1 PS/120 GSF)	10 P.S.	BUILDING 1 STRUCTURED PARKING	54 A.P.S.	BUILDING 2	28 B.S.				
104 ONE-BEDROOM UNITS (X 1.3 PER UNIT)	136 P.S.	21 TWO-BEDROOM UNITS (X 1.7 PER UNIT)	36 P.S.	RETAIL 2 OUTDOOR: 1,200 SF (1PS/350 GSF)	4 P.S.	BUILDING 2 STRUCTURED PARKING	16 A.P.S.	BUILDING 3	28 B.S.				
67 TWO-BEDROOM UNITS (X 1.7 PER UNIT)	114 P.S.	0 THREE-BEDROOM UNITS (X 1.9 PER UNIT)	0 P.S.	TOTAL	60 P.S.	PRIVATE GARAGE PARKING	3 A.P.S.	BUILDING 4	14 B.S.				
8 THREE-BEDROOM UNITS (X 1.9 PER UNIT)	16 P.S.	TOTAL	126 P.S.	TOTAL REQUIRED PARKING	1,944 P.S.	PRIVATE COVERED PARKING	10 A.P.S.	BUILDING 5	12 B.S.				
TOTAL	319 P.S.			PROVIDED PARKING:		PRIVATE OPEN (UNCOVERED) PARKING	2 A.P.S.	OFFICE BUILDING	82 B.S.				
BUILDING 2:		BUILDING 5:		REFER TO A1.6 FOR PARKING PLAN		PUBLIC OPEN (UNCOVERED) PARKING	4 A.P.S.	RETAIL	6 B.S.				
31 STUDIO UNITS (X 1.25 PER UNIT)	39 P.S.	3 STUDIO UNITS (X 1.25 PER UNIT)	4 P.S.	BUILDING 1 STRUCTURED PARKING	1,372 P.S.	TOTAL PROVIDED	89 A.P.S.	TOTAL	222 B.S.				
71 ONE-BEDROOM UNITS (X 1.3 PER UNIT)	93 P.S.	36 ONE-BEDROOM UNITS (X 1.3 PER UNIT)	47 P.S.	BUILDING 2 STRUCTURED PARKING	431 P.S.								
62 TWO-BEDROOM UNITS (X 1.7 PER UNIT)	106 P.S.	34 TWO-BEDROOM UNITS (X 1.7 PER UNIT)	58 P.S.	PRIVATE GARAGE PARKING	82 P.S.								
12 THREE-BEDROOM UNITS (X 1.9 PER UNIT)	23 P.S.	0 THREE-BEDROOM UNITS (X 1.9 PER UNIT)	0 P.S.	PRIVATE COVERED PARKING	196 P.S.								
TOTAL	261 P.S.	TOTAL	109 P.S.	PRIVATE OPEN (UNCOVERED) PARKING	28 P.S.								
				PUBLIC OPEN (UNCOVERED) PARKING	98 P.S.								
				TOTAL PROVIDED	2,207 P.S.								

SYMBOLS

- PARKING AREA
- PRIVATE PARKING
- PUBLIC PARKING
- * GATED PRIVATE ACCESS WITH CREDENTIALS
- ** GATED PUBLIC & PRIVATE ACCESS WITH CREDENTIALS

DESIGN REVIEW
DRB SUBMITTAL

PARKING PLAN

A1.6