

TWENTY3TWENTY - NORTH PATTERSON
COMMERCIAL OUTPARCEL EXHIBIT

08/16/2022

SCALE: 1"=40'-0"
(18X24)

RESIDENTIAL PARKING

Twenty3Twenty - Commercial Outparcels Site Data			
Residential Parking			
	Requirement		1 space per bed
	Residential bed count		215 beds
	Required Parking		215 spaces
	Parking Provided		222 spaces
			1.03 spaces/bed
Commerical A	Building / Unit	Area	Parking
	Unit A1 - Level 1 (medical office)	3300 sf	15 spaces
	Unit A1 - Level 2 (mini storage) - self-storage	6600 sf	7 spaces
	4950 rentable - (4) 200sf, (20) 100sf, (20) 50sf, (46) 25sf units		5 for units, 1 HC, 1 loading)
	Unit A2 (retail) - Apothecary / Medical Supply	850 sf	4 spaces
	Unit A3 (non-store retail) - Amazon Locker	1250 sf	4 spaces
	Unit A4 (non-store retail) - Florist/Gift	765 sf	3 spaces
	Unit A5 (non-store retail) - Dry cleaner	765 sf	4 spaces
Commerical B	Building / Unit	Area	Parking
	Unit B1 (food / retail)	1500 sf	6 spaces
	Parking Required		43 spaces
	Parking Provided		43 spaces
	Shares spaces needed		0 spaces
	Total Commercial	15,030 sf	
Commerical C	Building / Unit	Area	Parking
	Unit C1 (retail) - Grab and Go center/ coffee pop-up	1700 sf	7 spaces
	Unit C2 (restaurant/cafe)	4050 sf	17 spaces
	Parking Required		24 spaces
	Parking Provided		26 spaces
	Shares spaces needed		-2 spaces

