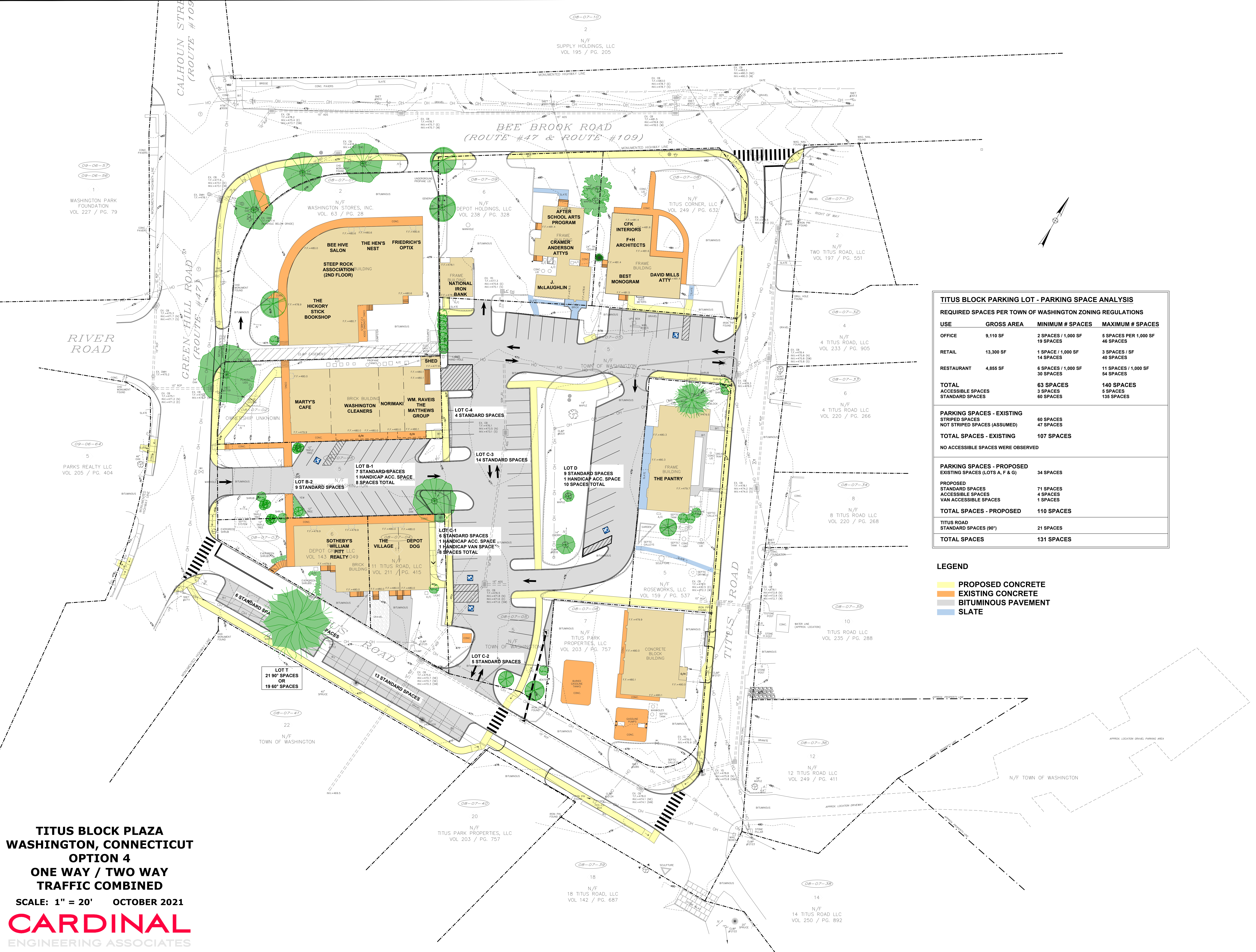




TITUS BLOCK PARKING LOT - PARKING SPACE ANALYSIS			
REQUIRED SPACES PER TOWN OF WASHINGTON ZONING REGULATIONS			
USE	GROSS AREA	MINIMUM # SPACES	MAXIMUM # SPACES
OFFICE	9,110 SF	2 SPACES / 1,000 SF 19 SPACES	5 SPACES PER 1,000 SF 46 SPACES
RETAIL	13,300 SF	1 SPACE / 1,000 SF 14 SPACES	3 SPACES / SF 40 SPACES
RESTAURANT	4,855 SF	6 SPACES / 1,000 SF 30 SPACES	11 SPACES / 1,000 SF 54 SPACES
TOTAL ACCESSIBLE SPACES		63 SPACES	140 SPACES
STANDARD SPACES		3 SPACES	5 SPACES
		60 SPACES	135 SPACES
PARKING SPACES - EXISTING			
STRIPED SPACES		60 SPACES	
NOT STRIPED SPACES (ASSUMED)		47 SPACES	
TOTAL SPACES - EXISTING		107 SPACES	
NO ACCESSIBLE SPACES WERE OBSERVED			
PARKING SPACES - PROPOSED			
EXISTING SPACES (LOTS A, F & G)		34 SPACES	
PROPOSED STANDARD SPACES		71 SPACES	
ACCESSIBLE SPACES		4 SPACES	
VAN ACCESSIBLE SPACES		1 SPACES	
TOTAL SPACES - PROPOSED		110 SPACES	
TITUS ROAD STANDARD SPACES (90°)		21 SPACES	
TOTAL SPACES		131 SPACES	

- LEGEND
- PROPOSED CONCRETE
 - EXISTING CONCRETE
 - BITUMINOUS PAVEMENT
 - SLATE

TITUS BLOCK PLAZA
WASHINGTON, CONNECTICUT
OPTION 4
ONE WAY / TWO WAY
TRAFFIC COMBINED

SCALE: 1" = 20' OCTOBER 2021