

**TITUS BLOCK PLAZA
WASHINGTON, CONNECTICUT
OPTION 1 - TWO WAY TRAFFIC**

SCALE: 1" = 20' OCTOBER 2021

CARDINAL
ENGINEERING ASSOCIATES



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
NO ACCESSIBLE SPACES WERE OBSERVED			
PARKING SPACES - EXISTING			
STANDARD SPACES		60 SPACES	47 SPACES
NOT STRIPED SPACES (ASSUMED)			
TOTAL SPACES - EXISTING		107 SPACES	
PARKING SPACES - PROPOSED			
STANDARD SPACES		120 SPACE	5 SPACES
ACCESSIBLE SPACES		5 SPACES	2 SPACES
TOTAL SPACES - PROPOSED		127 SPACES	

LEGEND

- PROPOSED CONCRETE
- EXISTING CONCRETE
- BITUMINOUS PAVEMENT
- SLATE