

88 DANBURY ROAD PARKING ANALYSIS					APRIL 30, 2023				
SITE AREA 3.88 AC.		BUILDING AREA 44,861 SF		ZONE DE-5 & R-1A		Use General Business- office			
EXISTING GENERAL OFFICE - PARKING									
		REQUIRED		EXISTING		PROPOSED		COMMENTS	
GENERAL OFFICE		44,861SF/300/SP. =150 SP.		156 SP.					
PROPOSED MEDICAL OFFICE - PARKING									
		REQUIRED		PROPOSED		COMMENTS			
MEDICAL OFFICE		44,861SF/200/SP. =224 SP.							
2,950 SF GROUND /1 ST FLOOR									
CORE AREA		2,520 SF		2,950 SF/200/SP. SP. 15SP		0 SP.		REDUNDANT COMMON AREA USED BY PATIENTS AND STAFF	
LOBBY AREA		400 SF							
20,769 SF SECOND FLOOR									
MRI/IR		5,000 SF		5,000 SF/200/SP. = 25 SP.		5,000 SF/500/SP. = 10 SP.		8 TOT. PATIENT & STAFF/APT	
XRAY 1		336 SP.		336 SF/200SF/SP. = 2 SP.		2 SP.			
XRAY -2		784 SF		784 SF./200 SF/SP. = 4 SP.		4 SP.			
EXAM ROOMS		5200 SF		5,200 SF/200/SP. = 26 SP.		26 SP.			
CONFERENCE ROOM		560 SF		560 SF/200 SF/SP. = 3 SP.		560 SF/300/SP. = 2 SP.			
MD SPACE		560 SF		560 SF/200 SF/SP. = 3 SP.		560 SF/300/SP. = 2 SP.			
STORAGE 1		280 SF		280 SF/200SF/SP. = 1 SP.		280 SF/300SF/SP. = 1 SP.			
STORAGE 2		320 SF		320 SF/200 SF/SP. = 2 SP.		320 SF/300 SF/SP. = 1 SP.			
STORAGE 3		560 SF		560 SF/200 SF/SP. = 3 SP.		560 SF/300 SF/SP. = 2 SP.			
RECEPTION		1,200 SF		1,200 SF/200 SF/SP. = 6 SP.		1,200 SF/300 SF/SP. = 4 SP.			
KITCHEN		450 SF		450 SF/200 SF/ 2 SP.		450 SF/300 SF/ SP. = 2 SP.			
WORK STATION		440 SF		440 SF/200 SF/SP. = 2 SP.		440 SF/300 SF/SP. = 2 SP.			
COMMON AREA		2,559 SF		5,079 SF/200/SP. = 25 SP.		0 SP.		REDUNDANT COMMON AREA USED BY PATIENTS AND STAFF	
CORE		2,520 SF							
21,097 SF THIRD FLOOR									
CORE AREA		2,520 SF		2,950 SF/200/SP. SP. 15SP		0 SP.		REDUNDANT COMMON AREA USED BY PATIENTS AND STAFF	
COMMON AREA		797SF							
GENERAL OFFICE									
BUSINESS OFFICE		900 SF		12,780 SF/300/SP. = 42 SP.		42 SP.			
WORK STATIONS		1,200 SF							
PHONE CENTER		680 SF							
OFFICE SPACE		10,000 SF							
PHYSICAL THERAPY		5,000 SF		5,000 SF/200SF/SP.= 25 SP.		5,000 SF/330SF/SP.= 15 SP.		8 TOT. PATIENT & STAFF/APT	
				201 SPACES		115 SPACES			