

PARKING REV 1

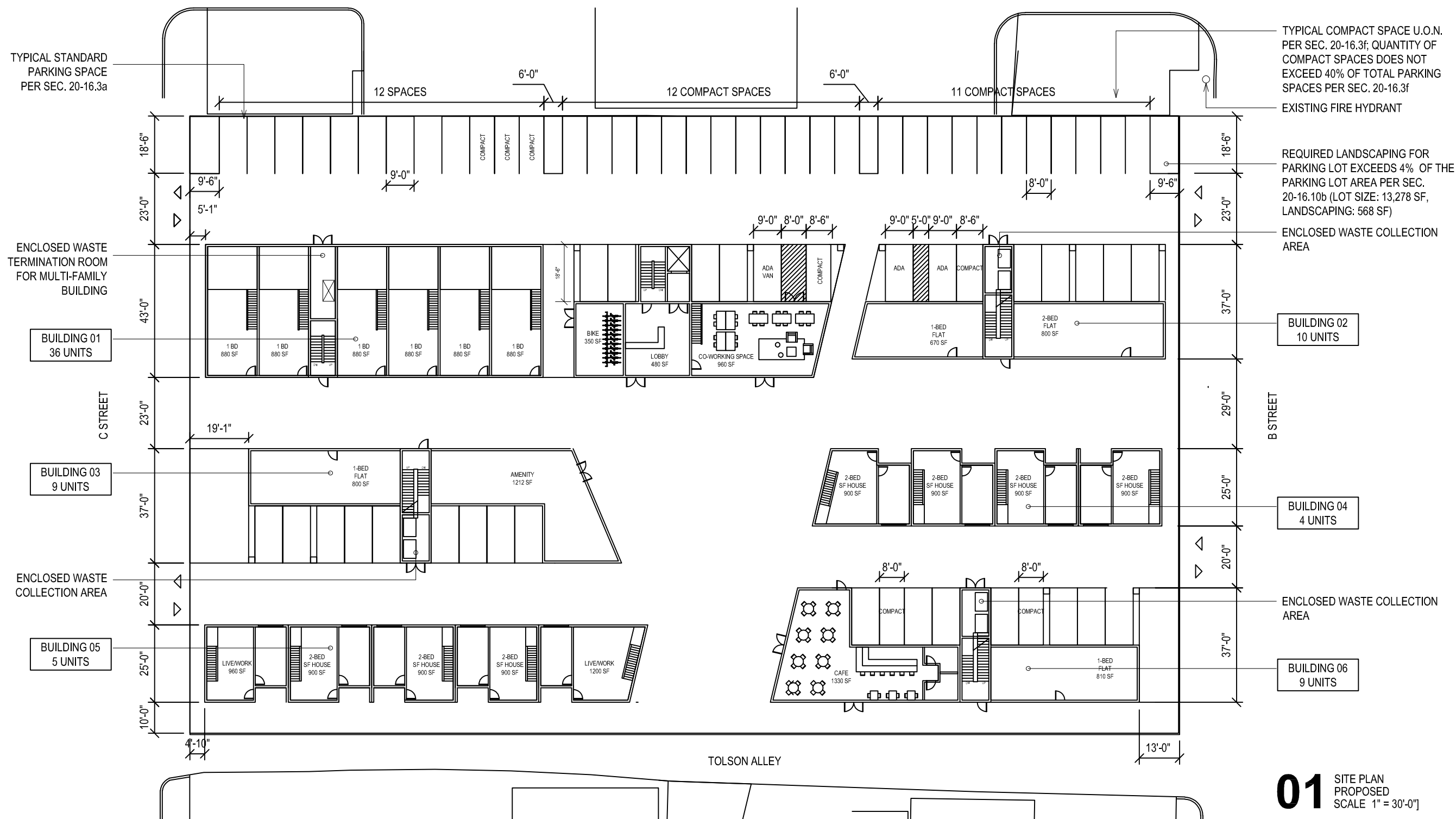
DATE: 06 15 2020

WALKABLE LAUREL

PROJECT 1814

ADDRESS
TOLSON ALLEY
LAUREL, MD

ISA
1400 N AMERICAN ST #301
PHILADELPHIA, PA 19122
215 232 1500



01 SITE PLAN
PROPOSED
SCALE 1" = 30'-0"

PARKING NOTES:

- 76 PARKING SPACES ARE PROVIDED FOR RESIDENTIAL USE PER SEC. 20-16.6, REGULATIONS FOR PARKING IN A PARKING MODIFICATION ZONE (1 SPACE PER DWELLING UNIT).
- ZERO PARKING SPACES ARE PROVIDED FOR RESTAURANT USE PER SEC. 20-16.6, REGULATIONS FOR PARKING IN A PARKING MODIFICATION ZONE (100% REDUCTION).
- (4) ACCESSIBLE SPACES ARE PROVIDED, ONE OF WHICH IS FOR VAN PARKING, PER SEC. 20-16.4e.
- (29) COMPACT CAR SPACES ARE PROVIDED, NOT EXCEEDING 40% OF THE TOTAL PARKING SPACES PER SEC. 20-16.3f.
- REFER TO SITE PLAN FOR PARKING SPACE DIMENSIONS.

LOT + BUILDING NOTES:

- LOT AREA = 64,000 SF
- PROPOSED LOT COVERAGE = 26,938 SF (42%)
- BUILDING 01:** (4) STORY MULTI-FAMILY BUILDING W/ ELEVATOR
 - USE: RESIDENTIAL (STORAGE AND COWORKING SPACE ARE ACCESSORIES TO RESIDENTIAL USE)
 - RESIDENTIAL AREA: 35,580 GSF / 36 UNITS
- BUILDING 02:** (3) STORY MULTI-FAMILY WALK-UP
 - USE: RESIDENTIAL
 - RESIDENTIAL AREA: 9,190 GSF / 10 UNITS
- BUILDING 03:** (3) STORY MULTI-FAMILY WALK-UP
 - USE: RESIDENTIAL (FITNESS AMENITY IS AN ACCESSORY TO RESIDENTIAL USE)
 - RESIDENTIAL AREA: 10,940 GSF / 9 UNITS
- BUILDING 04:** (2) STORY MEWS BUILDING W/ GARAGE
 - USE: RESIDENTIAL
 - RESIDENTIAL AREA: 5,500 GSF / 4 UNITS
- BUILDING 05:** (2) STORY MEWS BUILDING W/ GARAGE
 - USE: RESIDENTIAL (COWORKING SPACES ARE ACCESSORY TO THE RESIDENTIAL USE)
 - RESIDENTIAL AREA: 7,010 GSF / 5 UNITS
- BUILDING 06:** (3) STORY MULTI-FAMILY WALK-UP + RESTAURANT AMENITY
 - USES: RESIDENTIAL & RESTAURANT
 - RESIDENTIAL AREA: 9,760 GSF / 9 UNITS
 - AMENITY AREA: 1,460 GSF

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