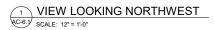


2102 5/19/2023 10:47:16 AM AC-6.1













2102 5/19/2023 10:47:17 AM AC-6.4





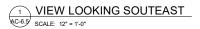








2102 5/19/2023 10:47:17 AM AC-6.5













820 Talcott

lot zoning: B-1 lot area: 22,950.0 s.f.

FLOOR AREA CALCULATIONS: PROPOSED ALLOWED/REQD (na)

Ground Floor: lobby 1,064.5

Second Floor: 6.816 Third Floor: (includes balcony) 6,816

TOTAL RENTABLE FOOTAGE 13,632

PARKING CALCULATIONS: PROPOSED REQ'D office 49 49 (4/1,000)

TOTAL PARKING SPACES: 49 49

street parking 8

LOT COVERAGE CALCULATIONS: PROPOSED ALLOWED

footprint area of building: 1,064.5

TOTAL LOT COVERAGE: 1,064.5

FRONTAGE 200' X 175'

DAILY TRAFFIC ESTIMATE OF 20,000 CARS

SITE LOCATED 1 MILE NORTH OF I-90 & 294 INTERCHANGE







