



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

1  
AC-6.1 VIEW LOOKING NORTHWEST  
SCALE: 1/2" = 1'-0"

NERI

ARCHITECTS

6400 N NORTHWEST HWY  
SUITE 4  
CHICAGO, IL 60631  
TEL 847 626 9400

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AC-6.4

1  
AC-6.4 VIEW LOOKING EAST  
SCALE: 1/2" = 1'-0"

NERI

ARCHITECTS

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AC-6.5

1  
AC-6.5 VIEW LOOKING SOUTEAST  
SCALE: 12" = 1'-0"



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1 SITE PLAN  
AC-2.2 SCALE: 3/64" = 1'-0"

820 Talcott		
lot zoning:	B-1	
lot area:	22,950.0 s.f.	
<hr/>		
FLOOR AREA CALCULATIONS:	PROPOSED	ALLOWED/ REQD (na)
<hr/>		
Ground Floor:		
lobby	1,064.5	
Second Floor:	6,816	
Third Floor: (includes balcony)	6,816	
TOTAL RENTABLE FOOTAGE	13,632	
<hr/>		
PARKING CALCULATIONS:	PROPOSED	REQ'D
office	49	49 (4/1,000)
TOTAL PARKING SPACES:	49	49
street parking	8	
<hr/>		
LOT COVERAGE CALCULATIONS:	PROPOSED	ALLOWED (na)
<hr/>		
footprint area of building:	1,064.5	
TOTAL LOT COVERAGE:	1,064.5	
<hr/>		
FRONTAGE	200' X 175'	
<hr/>		
DAILY TRAFFIC ESTIMATE OF 20,000 CARS		
<hr/>		
SITE LOCATED 1 MILE NORTH OF I-90 & 294 INTERCHANGE		



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AC-2.2

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