



Planning, Development and Transportation
Current Planning
281 North College Ave.
P.O. Box 580
Fort Collins, CO 80522-0580
970.221.6750
970.224.6134 - fax
fcgov.com/developmentreview

January 14, 2013

Dear Resident or Property Owner:

On Monday, January 28, 2013 from 5:30 p.m.- 7:00 p.m. in the City of Fort Collins Community Room, 215 Mason Street, the City of Fort Collins Current Planning Department will facilitate a neighborhood meeting to discuss the proposed Remington Annex, # PDP110017.

Remington Annex is located at the combined property addresses of 705, 711 and 715 Remington Street (see map on reverse). The existing buildings at 705 and 715 Remington Street will be deconstructed; however, 711 Remington Street is individually eligible for local landmark designation and thus will be preserved in its current location.

The project is proposing 11 units total; 5 two bedroom units and 6 three bedroom units (total of 28 beds) in three separate buildings on the 19,897 square foot site. The project is also proposing 21 off street parking spaces. The site is located in the Neighborhood Conservation, Buffer (NCB) Zone District and multi-family dwellings are permitted subject to a Planning and Zoning Board public hearing.

At this meeting, there will be an opportunity to ask questions and provide the developer with your feedback on the project. The Developer has responded to previous feedback and the plans have been modified from previous iterations. As the project is still under review by City Staff, the hearing date is not yet set. Prior to the Planning and Zoning Board's public hearing, you will receive a similar notification by mail regarding the specific date, time and place of the public hearing.

If you are unable to attend the neighborhood meeting or public hearing, but would like to provide input, written comments are welcome via U.S. mail to the address above or e-mail at clevingston@fcgov.com.

The notification mailing list for this public hearing is derived from Larimer County Assessor records. Because of the lag time between home occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of this hearing so all may have the opportunity to attend.

Sincerely,

A handwritten signature in black ink that reads "Courtney Levingston". The signature is written in a cursive, flowing style.

Courtney Levingston, AICP, LEED AP
City Planner

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 970-221-6750 for assistance.



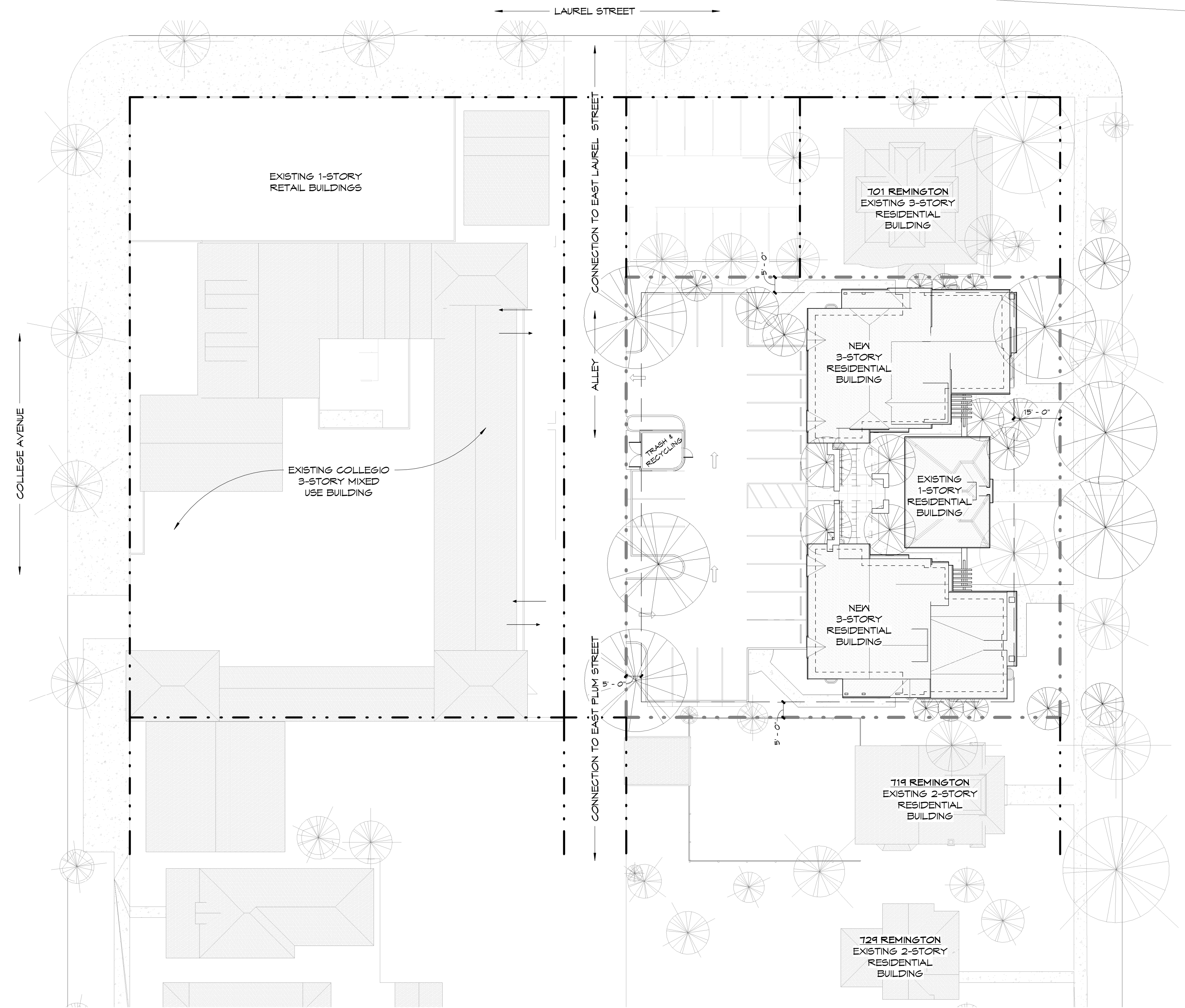
Remington Annex
 705-715 Remington Street

1 inch = 300 feet N



REMININGTON ANNEX

PDP SUBMITTAL: DECEMBER 7th, 2011



OWNER'S CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT I AM THE LAWFUL OWNER OF THE PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

Maxilimo Development Group LLC, 304 CAMINO REAL, FORT COLLINS, CO 80524

BY:

DATE:

STATE OF COLORADO

LARIMER COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2013

MY COMMISSION EXPIRES:

PLANNING CERTIFICATION

APPROVED THIS _____ DAY OF _____ 2013
BY THE DIRECTOR OF PLANNING & ZONING OF THE CITY OF FORT COLLINS COLORADO

Director of Planning & Zoning

By:

Date:

LAND USE BREAKDOWN

EXISTING SITE AREA TOTAL	19,847 SQ FT	(0.457 ACRES)
EXISTING ROOF COVERAGE	5,576 SQ FT	
EXISTING DRIVES & WALKWAY	3,637 SQ FT	
EXISTING LANDSCAPE	10,634 SQ FT	
PROPOSED SITE AREA TOTAL	19,847 SQ FT	(0.457 ACRES)
PROPOSED ROOF COVERAGE	6,657 SQ FT	
PROPOSED DRIVES, PARKING & WALKWAYS	7,746 SQ FT	
PROPOSED LANDSCAPE	5,444 SQ FT	
REQUIRED VEHICLE PARKING	20.75 SPACES	
PROPOSED VEHICLE PARKING	21 SPACES	
REQUIRED BICYCLE PARKING	20 SPACES	
PROPOSED FIXED BICYCLE PARKING	12 SPACES	
PROPOSED ENCLOSED BICYCLE PARKING	10 SPACES	
MAXIMUM HEIGHT	3 STORIES	

TOTAL RESIDENTIAL UNITS: 11 UNITS

LEGAL DESCRIPTION

LOT 1, REMINGTON ANNEX SUBDIVISION, BEING PART OF LOT TWO (2), BLOCK 121, CITY OF FORT COLLINS RECORDED JANUARY 16, 1975 AS BOOK 1 AT PAGE 48 AT RECEPTION NO. 1121 OF THE RECORDS OF LARIMER COUNTY, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION (19), TOWNSHIP SEVEN NORTH (T.7N.), RANGE SIXTY-NINE WEST (R.69W.) OF SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

DRAWING LIST

SUBMITTAL ITEM	SHEET NUMBER
SUBMITTAL COVER PAGE	PDP-1
SITE PLAN	PDP-2
SUBDIVISION PLAT	PDP-3
ARCHITECTURAL ELEVATIONS	PDP-4
FAR CALCULATIONS	
LANDSCAPE PLAN	L1
MITIGATION PLAN	L2
UTILITY PLAN COVER	CV01
UTILITY PLAN GENERAL NOTES	GN01
EXISTING INFORMATION AND REMOVAL PLAN	EX01
DRAINAGE PLAN	DR01
CIVIL SITE AND UTILITY PLAN	UT01
GRADING PLAN	GR01
LIGHTING PLAN	FM1
STREET CROSS SECTION	RDP1

PROJECT NUMBER: 2011-47

REMININGTON ANNEX

705 REMINGTON STREET
FORT COLLINS, CO



Strength in design. Strength in partnership.
Strength in community.

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ph: 970.224.1191 www.theartofconstruction.com

IN ASSOCIATION WITH:

PDP SUBMITTAL

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9			
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Revisions	No.	Description	Date
1			
2			
3			

DRAWN BY: RJH

CHECKED BY: RJH

SEAL:

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PDP SUBMITTAL COVER PAGE

DRAWING NUMBER:

PDP-1

DEVELOPMENT PLANNING NOTES

MAXIMO DEVELOPMENT GROUP LLC IS PROPOSING A MULTI-UNIT HOUSING PROJECT CALLED THE REMINGTON ANNEX, LOCATED AT THE COMBINED PROPERTY ADDRESSES OF 105, 111 AND 115 ON REMINGTON STREET. THIS HOUSING PROJECT WILL PROVIDE 11 UNITS OF MUCH NEEDED, SUSTAINABLE HOUSING WITHIN WALKING AND BIKING DISTANCE OF THE CSU CAMPUS AND DOWNTOWN FORT COLLINS. THE UNIT MIX CONSISTS OF 5 TWO BEDROOMS, AND 6 THREE BEDROOMS. THE DEVELOPMENT INCLUDES AN ON-SITE ALLEY-ACCESSED PARKING LOT CONTAINING 21 SPACES TO ACCOMMODATE THE INCREASE IN PARKING NEEDS.

THE DESIGN INTENT OF THE REMINGTON ANNEX IS TO CREATE A FRONT ELEVATION REPLICATING TWO SEPARATE AND MAJESTIC HOMES THAT ARE TWO-STORY IN CHARACTER AND FEEL THAT WILL FLANK THE EXISTING HOME AT 111 REMINGTON. THIS PROJECT INCORPORATES STEEPER ROOF PITCHES ALLOWING FOR A DORMER LEVEL WHICH PROVIDES NATURAL LIGHT TO A LIMITED NUMBER OF UPPER FLOOR UNITS. THE MASSING OF THE TWO FACADES WILL REPLICATE INDIVIDUAL RESIDENCES, INSPIRED BY ARCHITECTURAL DETAILS FROM WITHIN THE NEIGHBORHOOD. OUR DESIGN DETAILS BOAST GENEROUS FRONT PORCHES, VOLUMINOUS COLUMNS SUPPORTING ONE-STORY ROOFS, ARCHED AND PANED WINDOWS AND DOORS, BRICK AND STONE DETAILING AND LANDSCAPING THAT SUGGESTS, AND ASIAN, REPEATS THE PATTERN OF THE STREET. PRIMARY ENTRANCES ARE LOCATED ALONG REMINGTON STREET AT THE PORCH LOCATIONS, AS SUGGESTED BY THE LAND USE CODE. THE NEW DEVELOPMENT SHALL SET AN ENHANCED STANDARD OF QUALITY FOR FUTURE PROJECTS OR REDEVELOPMENT IN THE AREA. THE CURRENT ARCHITECTURAL VARIETY OF REMINGTON STREET IS A MIX OF SMALL COTTAGES, 2 1/2 STORY TRI-FLEXES, FOUR-FLEXES AND LARGER 3-STORY APARTMENT BUILDINGS. AN INDEPENDENT STUDY CONDUCTED BY OUR RESEARCH AND DESIGN DEPARTMENT INDICATES THAT 81% OF THE STRUCTURES ON REMINGTON ARE OWNED BY INVESTORS AND LEASED FOR THE PURPOSES OF RESIDENTIAL OR PROFESSIONAL USE. OUR DESIGN TEAM SUBMITS THAT NOT ONLY WILL THE ARCHITECTURE OF THE REMINGTON ANNEX SEEK TO MAINTAIN THE SCOPE AND HISTORICAL INTEGRITY OF THE STREET THROUGH THE USE OF QUALITY MATERIALS AND RELEVANT DESIGN DETAILS BUT ALSO THE PROJECT WILL SEEK TO GREATLY ENHANCE THE STANDARDS OF SAFETY AND SUSTAINABILITY.

IN ANTICIPATION OF THE NEED FOR HIGHER DENSITIES IN PROXIMITY TO DOWNTOWN AND CSU, THE CITY'S LAND USE CODE IDENTIFIES COMPACT URBAN GROWTH IN DIVISION 3.1 WHERE INFILL DEVELOPMENT IS STRONGLY ENCOURAGED. THE REMINGTON ANNEX PROVIDES FOR A MORE EFFICIENT USE OF EXISTING INFRASTRUCTURE, IMPROVES TRAFFIC PATTERNS IN THE IMMEDIATE AREA, PROVIDES MUCH NEEDED PARKING AND DUE TO ITS CENTRAL LOCATION PROVIDES EASY ACCESS TO ALTERNATIVE TRANSPORTATION. THE DENSITY OF THE REMINGTON ANNEX BRINGS RESIDENTS CLOSER TO AMENITIES THEREBY REDUCING VEHICLE EMISSIONS AND CONGESTION BY REDUCING VEHICLE TRIPS PER DAY. THE REMINGTON ANNEX CONCEPT IS WELL WITHIN THE CONTEXT OF THE NCB DISTRICT WHICH PROVIDES ZONING FOR REDEVELOPMENT IN AREAS THAT ARE A TRANSITION BETWEEN RESIDENTIAL NEIGHBORHOODS AND MORE INTENSIVE COMMERCIAL USE AREAS OR HIGH TRAFFIC ZONES. IN THIS CASE THE ALLEY, THE EAST SIDE OF REMINGTON IS A TOTALLY DIFFERENT ZONING DISTRICT OF NCM WHICH ONLY ALLOWS 2 STORY BUILDINGS WITH A MAXIMUM DENSITY OF 4 UNITS PER ACRE. THE CITY ANTICIPATED THE NEED FOR THIS TYPE OF DEVELOPMENT WHEN THEY CREATED THE TWO DIFFERENT ZONING DISTRICTS, ONE TO ACCOMMODATE HIGHER DENSITY AND PROVIDE A TRANSITION AND THE OTHER TO PRESERVE, MAINTAIN LOWER DENSITIES AND REFLECT THE HISTORIC CHARACTER OF THE NEIGHBORHOOD. REMINGTON ANNEX INCORPORATES ALL OF THESE DESIGN TECHNIQUES, INCLUDING VARIATION OF ROOF LINES, USE OF SIMILAR PROPORTIONS IN BUILDING MASS, SIMILAR WINDOWS AND DOOR PATTERNS AND THE USE OF BUILDING MATERIALS SUCH AS BRICK, STONE, AND WOOD FRAMING IN ORDER TO ACHIEVE NEIGHBORHOOD COMPATIBILITY.

THE REMINGTON ANNEX IS A NECESSARY AND CODE SANCTIONED ADDITION TO REMINGTON STREET. THE DESIGN ELEMENTS HAVE INVOLVED, WITH THE COLLABORATION OF THE COMMUNITY, CITY STAFF AND OUR HIGHLY QUALIFIED DESIGN TEAM, INTO A PRIME EXAMPLE OF AN ENHANCED EXAMPLE OF A REDEVELOPMENT IN AN NCB ZONE. THE FINISHED PROJECT WILL NOT ONLY SERVE THE EXISTING CODE BY PROVIDING MUCH NEEDED HOUSING IN A TRANSITIONAL AREA BUT WILL ALSO SEEK TO PRESERVE AND ENHANCE THE STANDARDS OF QUALITY FOR FUTURE PROJECTS OR REDEVELOPMENTS IN THE AREA.

DWELLING UNIT SUMMARY

TYPE OF UNIT	# OF UNITS	# OF BEDS/UNIT	UNIT TYPE DENSITY
TWO-BEDROOM UNITS	5	2-BED	11 per ACRE
THREE-BEDROOM UNITS	6	3-BEDS	13 per ACRE
TOTAL UNITS	11	TOTAL BEDS 26	OVERALL RESIDENTIAL DENSITY 24 UNITS per ACRE

LAND USE BREAKDOWN

EXISTING SITE AREA TOTAL	19,891 SQ FT	(0.457 ACRES)
EXISTING ROOF COVERAGE	5,576 SQ FT	
EXISTING DRIVES & WALKWAY	3,637 SQ FT	
EXISTING LANDSCAPE	10,682 SQ FT	
PROPOSED SITE AREA TOTAL	19,891 SQ FT	(0.457 ACRES)
PROPOSED ROOF COVERAGE	6,657 SQ FT	
PROPOSED DRIVES, PARKING & WALKWAYS	7,146 SQ FT	
PROPOSED LANDSCAPE	5,444 SQ FT	
REQUIRED VEHICLE PARKING	20 TB SPACES	
PROPOSED VEHICLE PARKING	21 SPACES	
REQUIRED BICYCLE PARKING	25 SPACES	
PROPOSED FIXED BICYCLE PARKING	12 SPACES	
PROPOSED ENCLOSED BICYCLE PARKING	13 SPACES	
MAXIMUM HEIGHT	3 STORIES	
TOTAL RESIDENTIAL UNITS	11 UNITS	

FRONT YARD LANDSCAPING

PAVING AND SIDEWALKS	616 SF	14%
MULCH	1,021 SF	34%
DRAINAGE SWALE COBBLES	750 SF	24%
TURF	746 SF	23%
TOTAL	3,201 SF	100%

GENERAL SITE NOTES

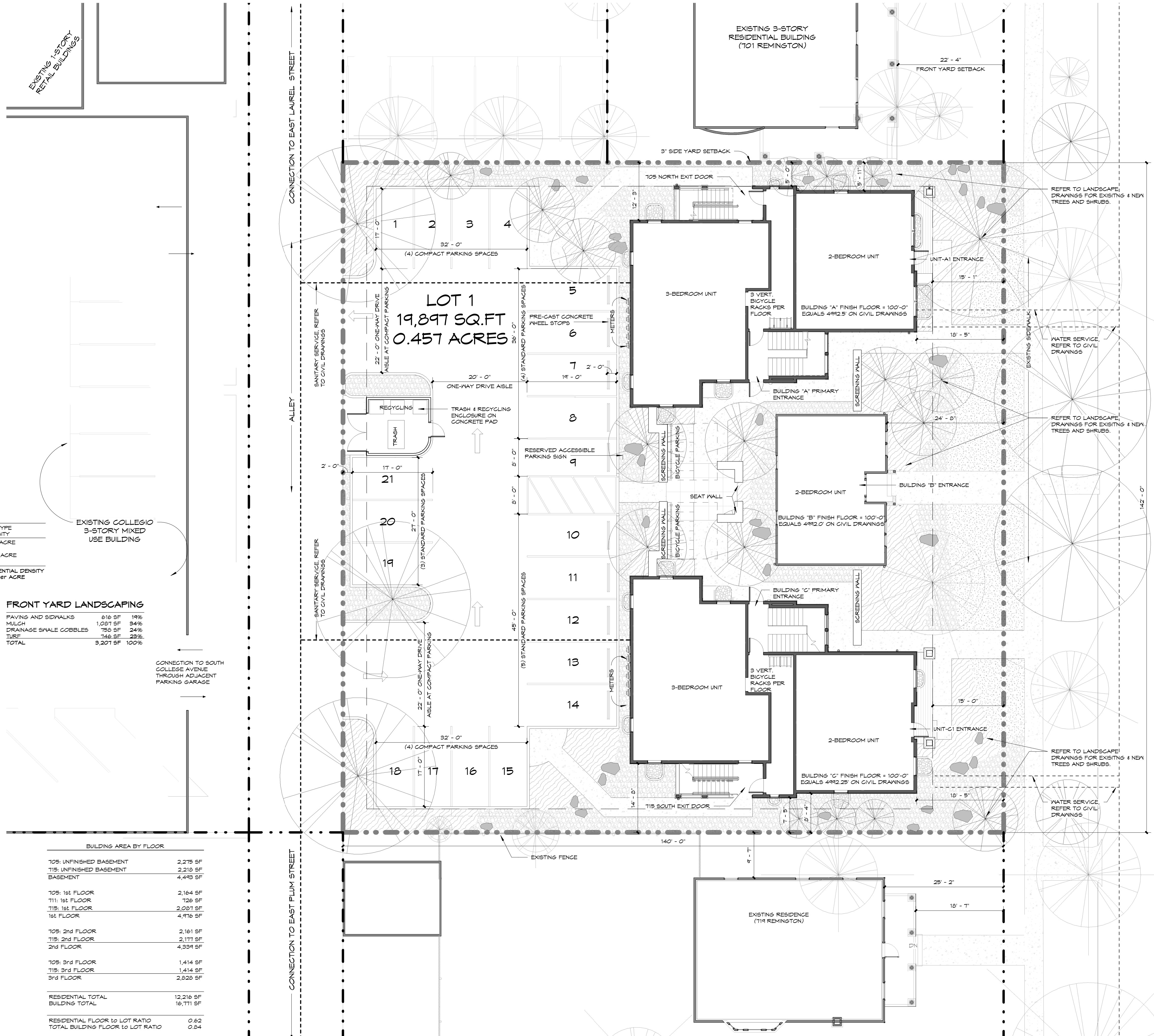
1. THE PARCEL IS ZONED NCB IN THE NEIGHBORHOOD CONSERVATION BUFFER DISTRICT.
2. THE 3 STORY MULTI-UNIT RESIDENTIAL PROJECT IS SUBJECT TO A TYPE-I ADMINISTRATIVE REVIEW.
3. THE CONTRACTOR SHALL REVIEW CONDITIONS AND REVIEW THE GEOTECHNICAL ENGINEERING REPORT FOR REMINGTON ANNEX.
4. VERIFY LOCATION ON EXISTING UTILITIES BEFORE PROCEEDING WITH EXCAVATIONS.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE SITE DURING THE PROCESS OF EXCAVATION AND GRADING. THE GRADE SHALL BE MAINTAINED IN SUCH CONDITION THAT IT IS WELL DRAINED AT ALL TIMES.
6. ADJACENT STREETS AND PARKING AREA SHALL BE KEPT FREE OF MUD & DEBRIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF MUD AND DEBRIS AT THE END OF EACH DAY.
7. THE CONTRACTOR SHALL CONFINE STAGING, STORAGE AND CONSTRUCTION PARKING TO THE AREA INDICATED.
8. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS TO REMAIN FROM DAMAGE. DAMAGED ITEMS SHALL BE REPLACED, REPAIRED OR RESTORED BY CONTRACTOR AT NO COST TO THE OWNER. IF, IN THE OPINION OF THE CONTRACTOR, EXISTING IMPROVEMENTS TO REMAIN WILL BE DAMAGED OR REQUIRE REMOVAL TO ACCOMPLISH CONSTRUCTION, CONTRACTOR SHALL INCLUDE THE COST OF REPAIR OR REPLACEMENT IN BASE BID.
9. ALL IMPROVEMENTS ON PUBLIC PROPERTY SHALL CONFORM WITH CITY OF FORT COLLINS RULES, REGULATIONS AND ORDINANCES.

BUILDING AREA BY FLOOR

105: UNFINISHED BASEMENT	2,275 SF
115: UNFINISHED BASEMENT	2,210 SF
BASEMENT	4,485 SF
105: 1st FLOOR	2,164 SF
111: 1st FLOOR	1,266 SF
115: 1st FLOOR	2,087 SF
1st FLOOR	4,476 SF
105: 2nd FLOOR	2,161 SF
115: 2nd FLOOR	2,177 SF
2nd FLOOR	4,338 SF
105: 3rd FLOOR	1,414 SF
115: 3rd FLOOR	1,414 SF
3rd FLOOR	2,828 SF
RESIDENTIAL TOTAL	12,216 SF
BUILDING TOTAL	16,711 SF
RESIDENTIAL FLOOR TO LOT RATIO	0.62
TOTAL BUILDING FLOOR TO LOT RATIO	0.84



ARCHITECTURAL SITE PLAN
1" = 10'-0"



PROJECT NUMBER: 2011-47

REMINGTON ANNEX

705 REMINGTON STREET
FORT COLLINS, CO



VAUGHT FRYE LARSON architects

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ph: 970.224.1191 www.theartofconstruction.com

IN ASSOCIATION WITH:

PDP SUBMITTAL

Issue	No.	Description	Date
1	LPC SUBMITTAL	(09-14-2011)	
2	LPC SUPPLEMENTAL SUBMITTAL	(10-02-2011)	
3	PDP SUBMITTAL	(12-07-2011)	
4	PDP RE-SUBMITTAL	(12-19-2012)	
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Revisions	No.	Description	Date
1			
2			
3			

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SITE PLAN

DRAWING NUMBER:

PDP-2

REMINGTON ANNEX

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ARCHITECTURAL ELEVATIONS

DRAWING NUMBER:

PDP-3



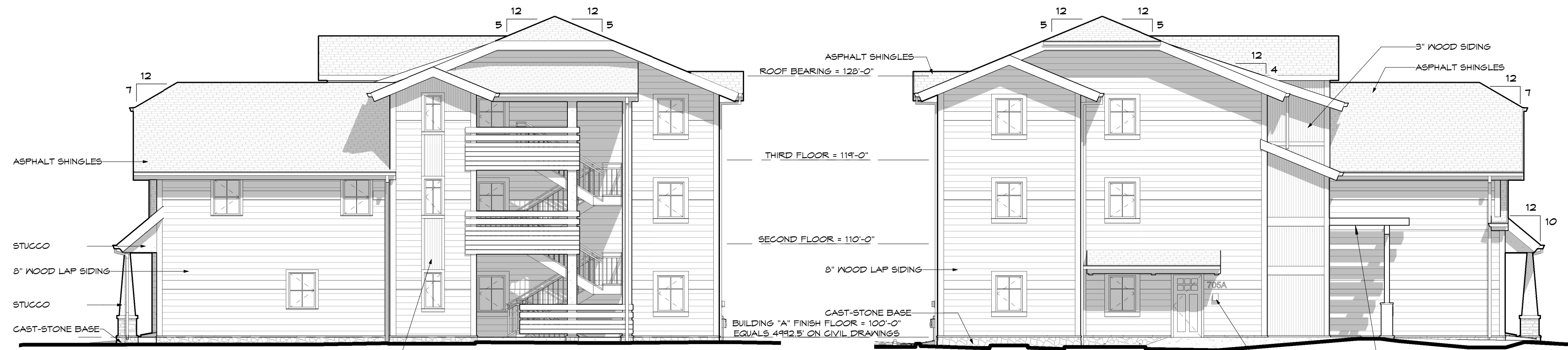
9 NW - PERSPECTIVE



8 NE - PERSPECTIVE

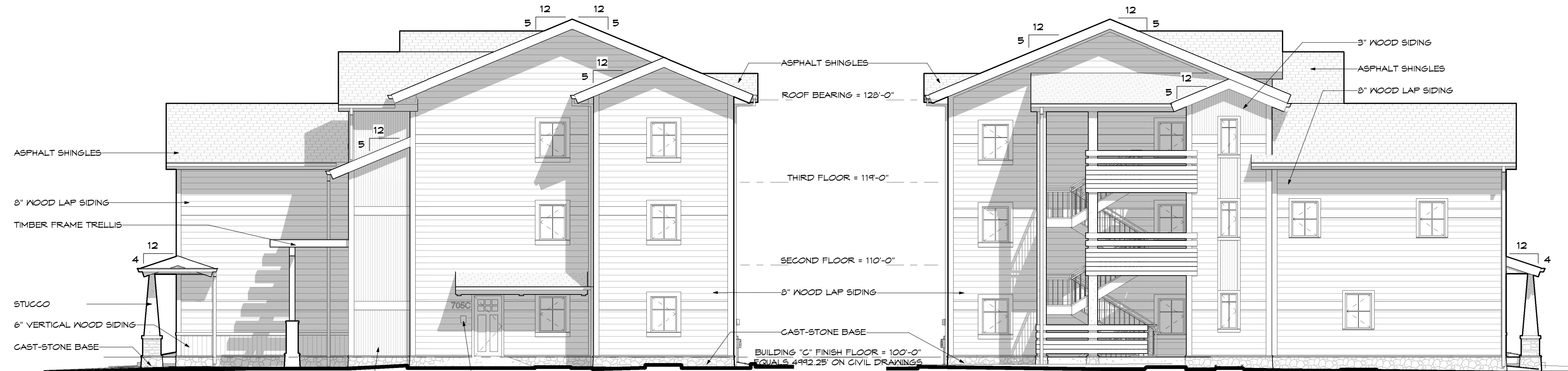


7 SE - PERSPECTIVE



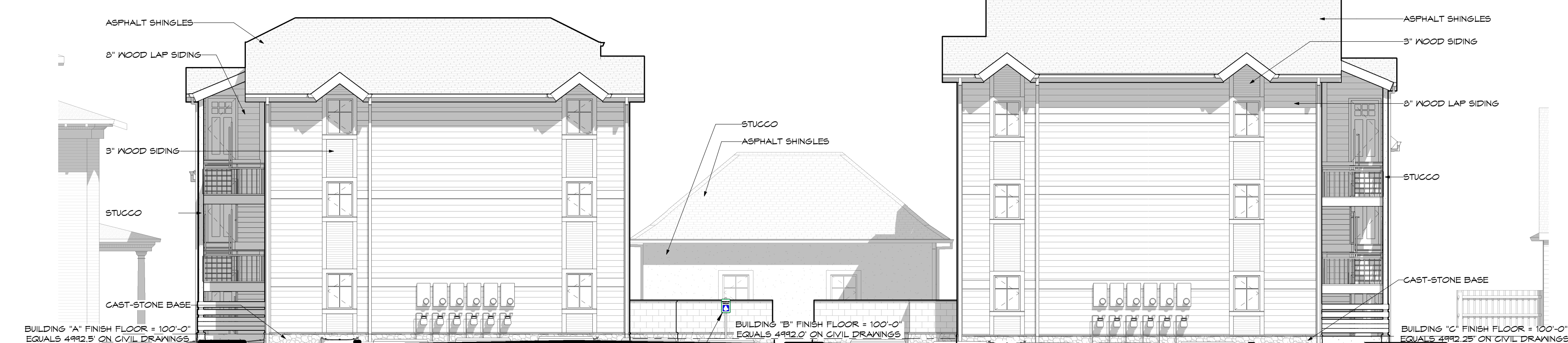
6 BUILDING "A" - NORTH ELEVATION
1/8" = 1'-0"

5 BUILDING "A" - SOUTH ELEVATION
1/8" = 1'-0"

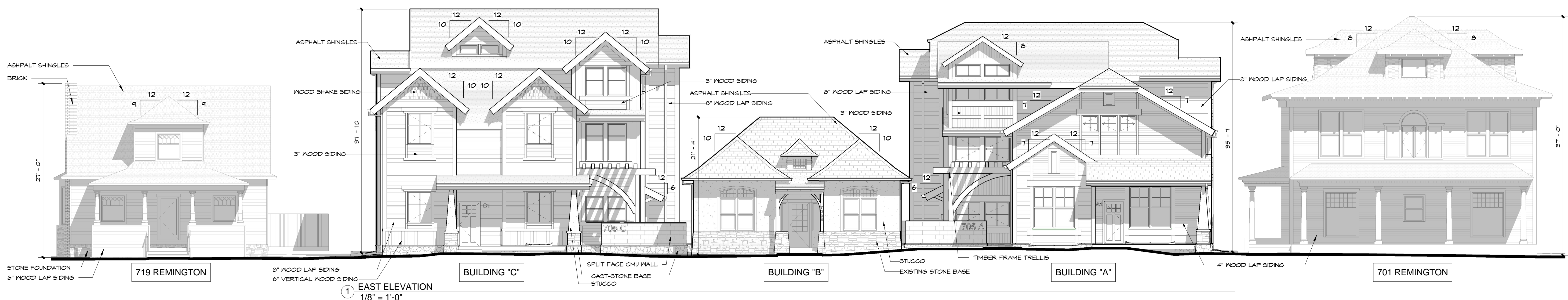


4 BUILDING "C" - NORTH ELEVATION
1/8" = 1'-0"

3 BUILDING "C" - SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

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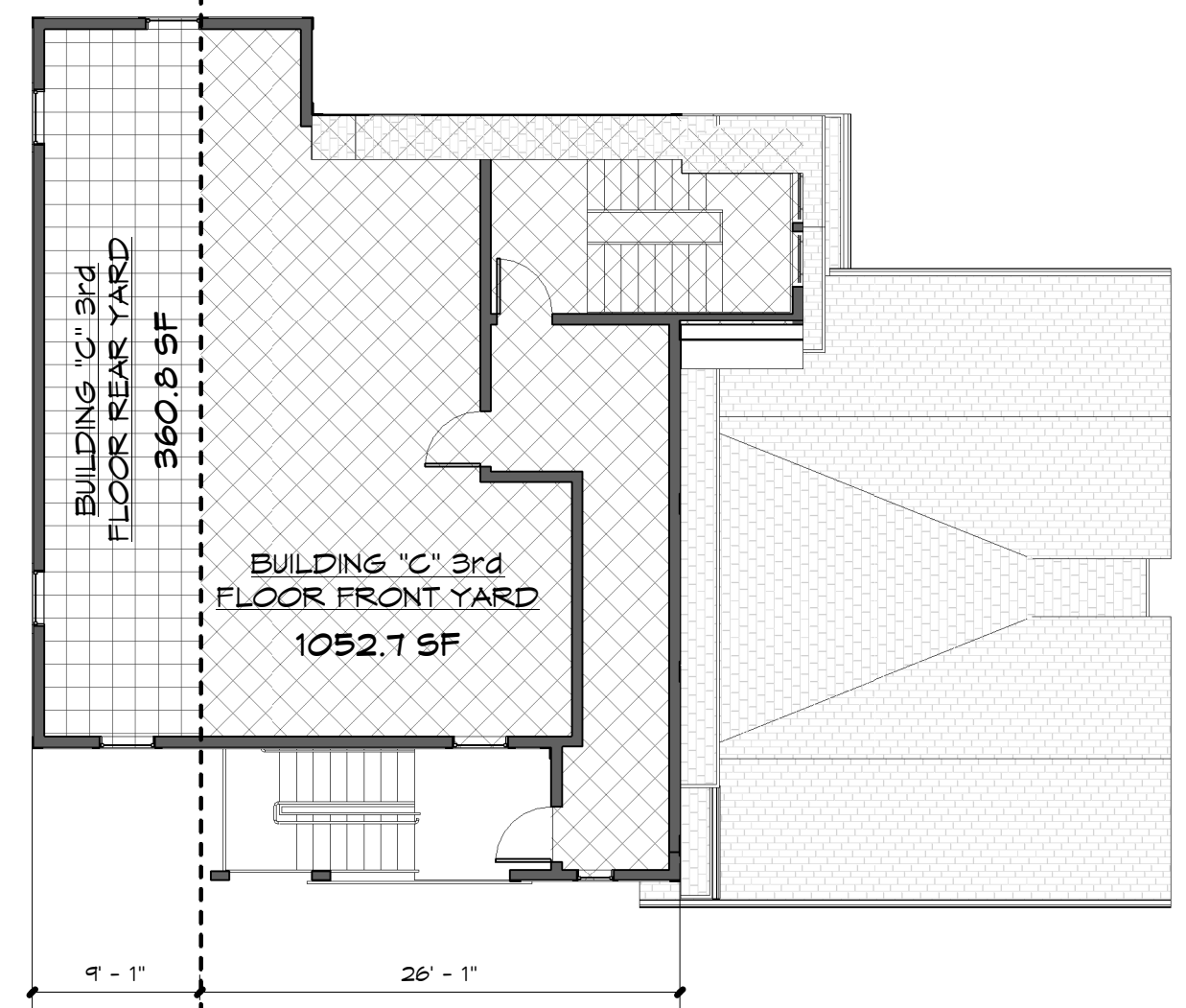
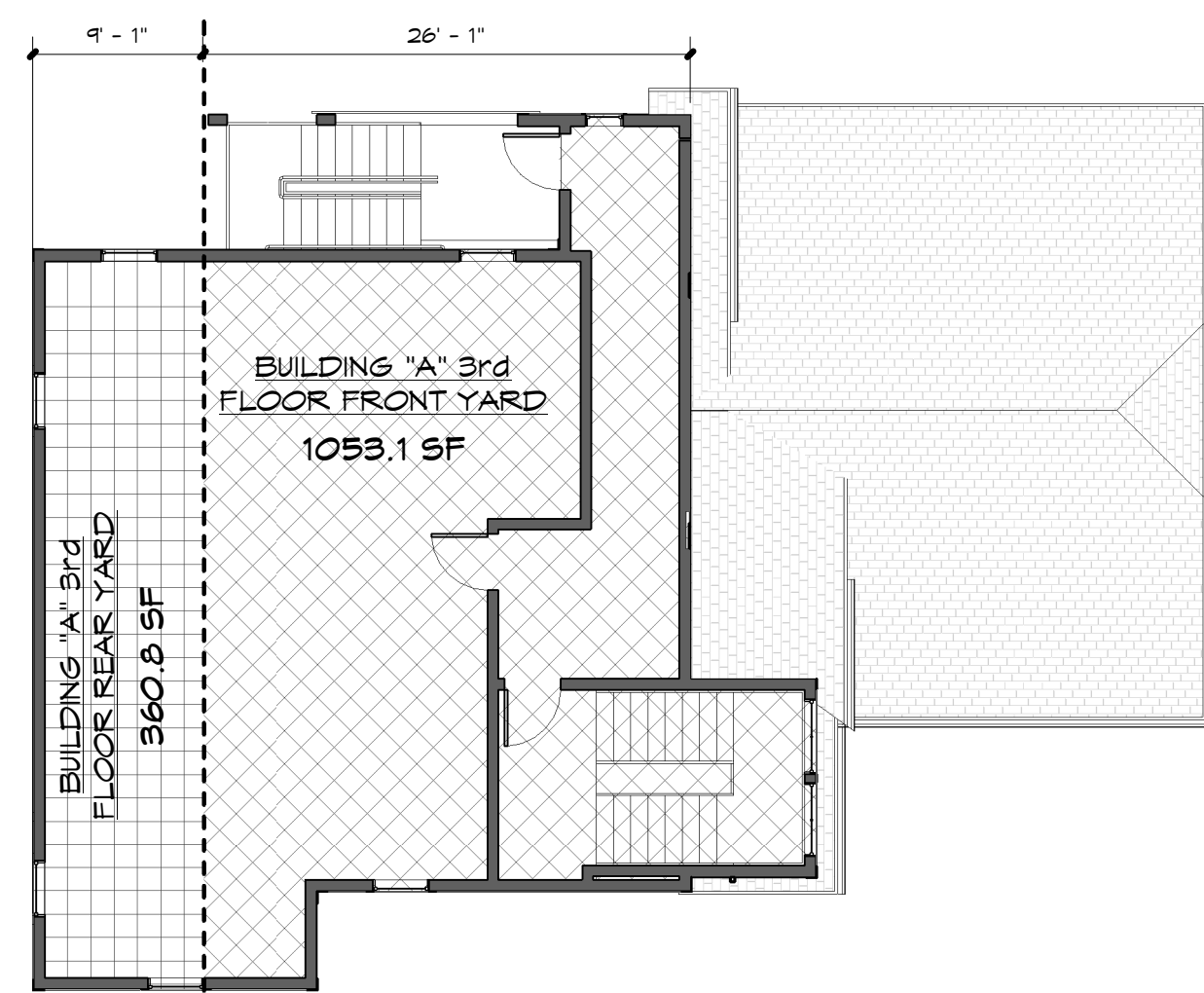
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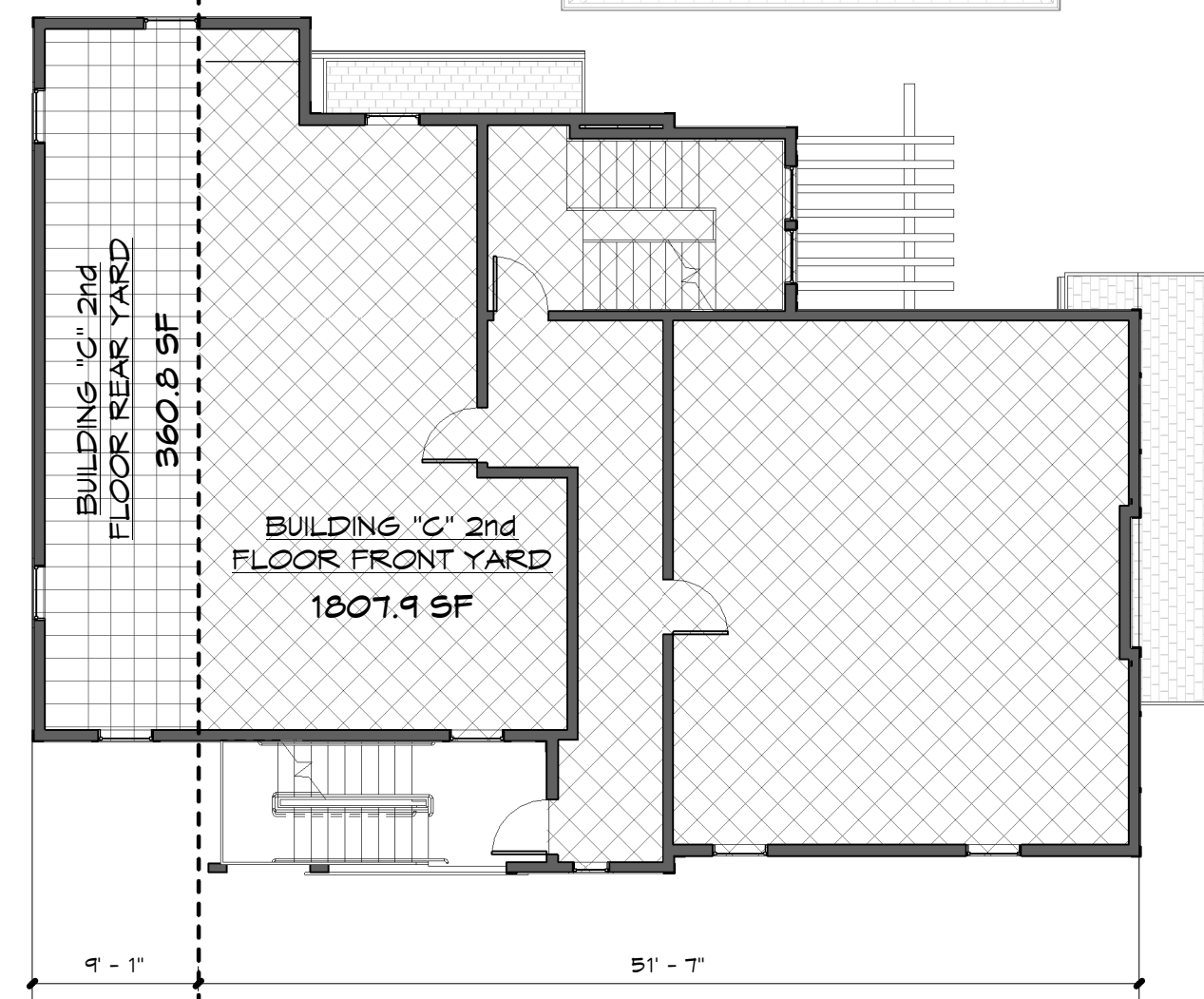
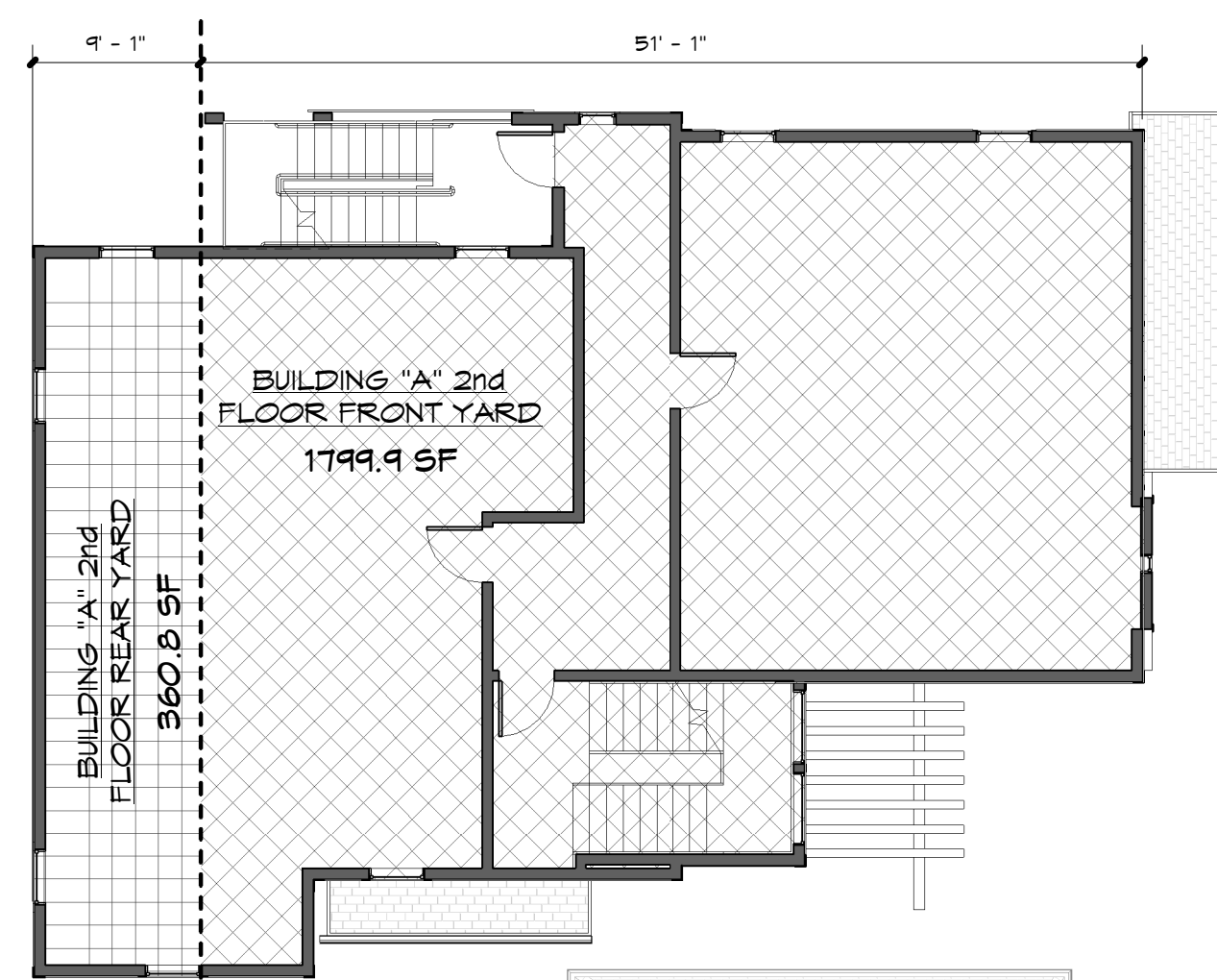
FLOOR PLANS & FLOOR AREA RATIO CALCULATIONS

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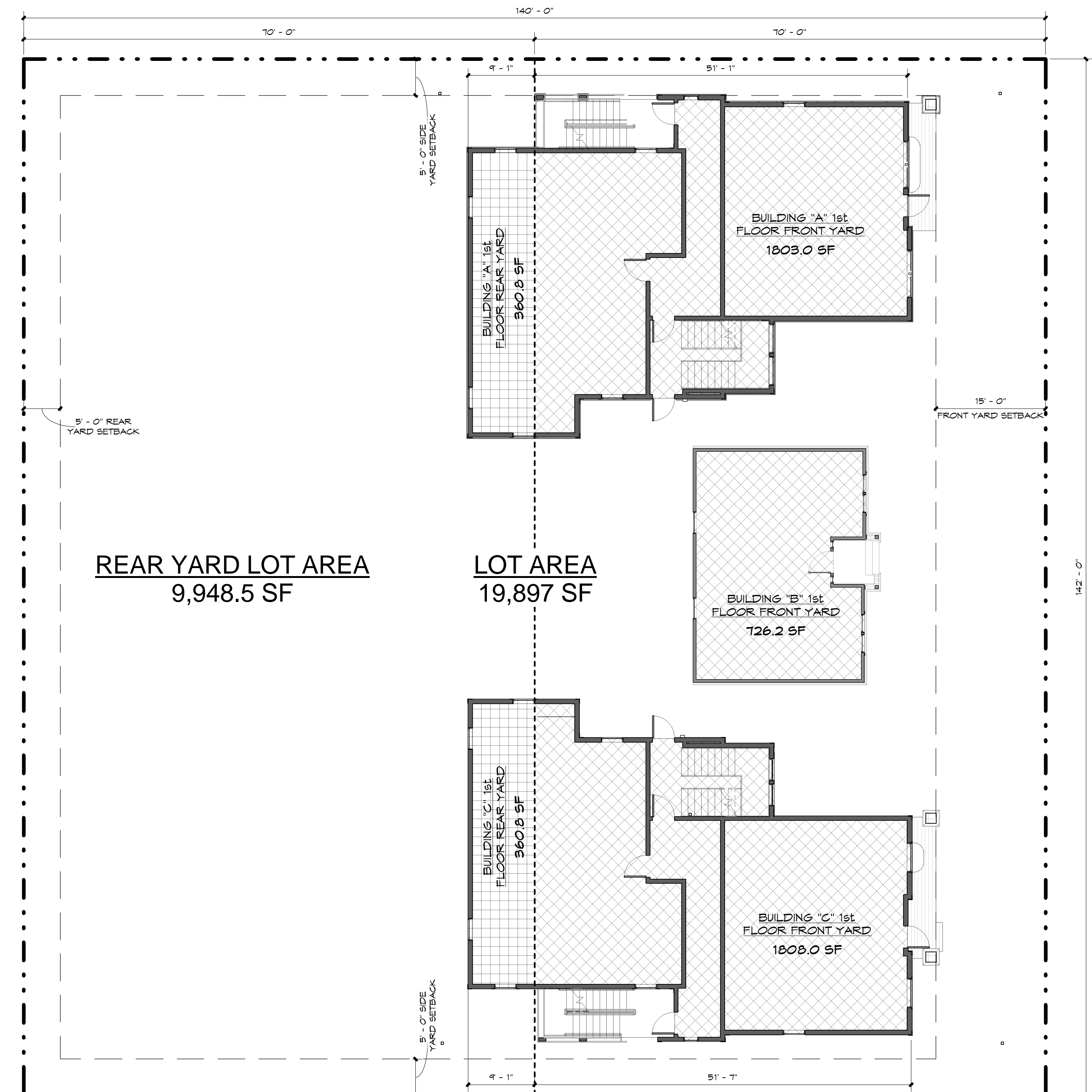
PDP-4



3 3rd FLOOR FAR CALCULATIONS
1" = 10'-0"



2 2nd FLOOR FAR CALCULATIONS
1" = 10'-0"



1 1st FLOOR FAR CALCULATIONS
1" = 10'-0"

REAR YARD LOT AREA
9,948.5 SF

LOT AREA
19,897 SF

REAR YARD BUILDING AREA

BUILDING "A" 1st FLOOR REAR YARD	361 SF
BUILDING "C" 1st FLOOR REAR YARD	361 SF
1st FLOOR	722 SF

BUILDING "A" 2nd FLOOR REAR YARD	361 SF
BUILDING "C" 2nd FLOOR REAR YARD	361 SF
2nd FLOOR	722 SF

BUILDING "A" 3rd FLOOR REAR YARD	361 SF
BUILDING "C" 3rd FLOOR REAR YARD	361 SF
3rd FLOOR	722 SF

TOTAL REAR YARD BUILDING AREA 2,165 SF

REAR YARD LOT AREA 9,948.5 SF
REAR YARD FLOOR AREA RATIO 0.22

FRONT YARD BUILDING AREA

BUILDING "A" 1st FLOOR FRONT YARD	1,803 SF
BUILDING "B" 1st FLOOR FRONT YARD	726 SF
BUILDING "C" 1st FLOOR FRONT YARD	1,808 SF
1st FLOOR	4,337 SF

BUILDING "A" 2nd FLOOR FRONT YARD	1,800 SF
BUILDING "C" 2nd FLOOR FRONT YARD	1,808 SF
2nd FLOOR	3,608 SF

BUILDING "A" 3rd FLOOR FRONT YARD	1,053 SF
BUILDING "C" 3rd FLOOR FRONT YARD	1,053 SF
3rd FLOOR	2,106 SF

TOTAL FRONT YARD BUILDING AREA 10,051 SF
TOTAL LOT AREA 12,216 SF

WHOLE LOT AREA 19,897 SF
WHOLE LOT to FLOOR AREA RATIO 0.62