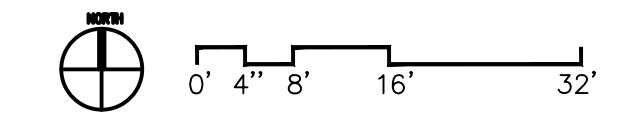


PROJECT DATA			
ZONING DISTRICT	EXISTING		PROPOSED
	B-1 BUSINESS, LIMIT'D RETAIL	B-2 GENERAL BUSINESS	I-1 INSTITUTIONAL
	REQUIRED/ALLOWED	I-1 INSTITUTIONAL	PROPOSED
MIN. LOT SIZE	2 ACRES	0.93 ACRE	0.93 ACRE
MIN. LOT AREA/UNIT	2400 SF	2500 SF	2500 SF
MAX. BLDG COVERAGE	40% = 16,160 SF	24% = 9,605 SF	58% = 23,692 SF
MAX. LOT COVERAGE	NA	58% = 23,692 SF	58% = 23,692 SF
REQ. YARDS	25' FRONT 30' REAR 25' SIDE	25' FRONT 30' REAR 80'-6\"/>	
MAX. FLOOR AREA RATIO	1.0 = 40,400 GSF	0.47 = 18,800 GSF	0.47 = 18,800 GSF
MAX. BLDG. HEIGHT	45'	24'-6\"/>	
MIN. PARKING REQ.	2 SPACES/UNIT = 32	33 SPACES	33 SPACES
MIN. UNIT SIZE	750 SF/2-BR UNIT	MIN. 763 SF	

CONSTRUCTION TYPE: VB
 MAXIMUM HEIGHT: 2 STORIES / 40'
 TABULAR AREA: 4500 SF PLUS INCR.
 PERIMETER INCREASE: (245 - 0.25) X 30 = 25
 SPRINKLER INCREASE: 4500 + (4500 X 0.25) + (4500 X 2) = 14,625
 ALLOWABLE AREA: 14,625 SF

SITE PLAN
 1/16" = 1'-0"



APRIL 5, 2017



UP Development, LLC

HEART'S PLACE

120 -122 EAST BOEGER DRIVE ARLINGTON HEIGHTS, ILLINOIS

CORDOGAN CLARK & ASSOCIATES, INC.
 ARCHITECTS ■ ENGINEERS