

Scale: 1/8" = 1'-0"

**m works**  
architects

2300 S. ARCHER AVE  
CHICAGO, IL 60608  
P: 312.963.1300  
F: 312.963.1307  
WWW.MWORKS-ARCH.COM

---

**CONTRACTOR'S USE**

NO. \_\_\_\_\_

DATE \_\_\_\_\_

---

2300 S. ARCHER AVE  
CHICAGO, IL 60608  
P: 312.963.1300  
F: 312.963.1307  
WWW.MWORKS-ARCH.COM

---

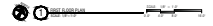
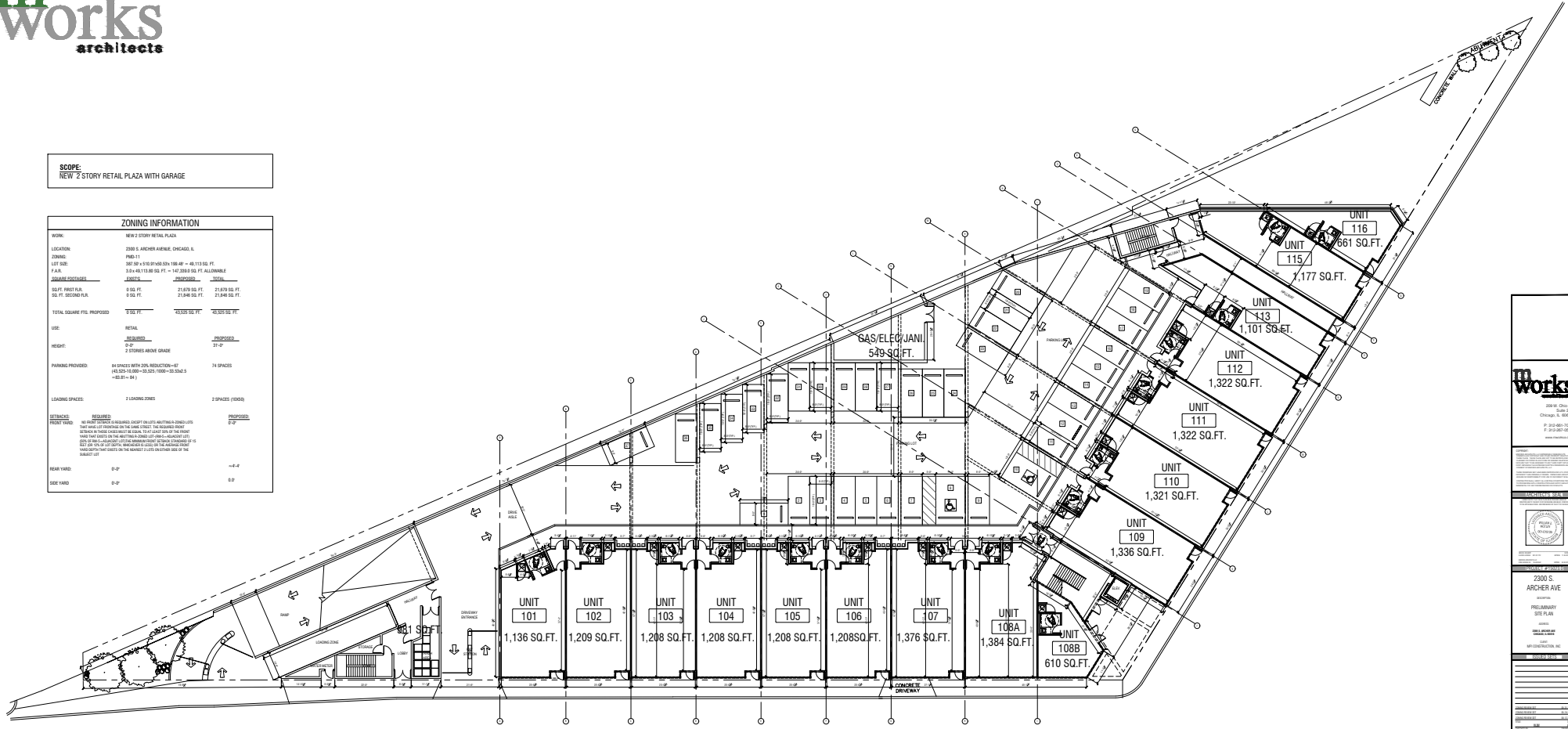
**A2.2**

DATE: 11/20/2018

**SCOPE:**  
NEW 2 STORY RETAIL PLAZA WITH GARAGE

**ZONING INFORMATION**

<b>WORK:</b>	NEW 2 STORY RETAIL PLAZA		
<b>LOCATION:</b>	2200 S. ARCHER AVENUE, CHICAGO, IL		
<b>ZONING:</b>	PMD-11		
<b>LOT SIZE:</b>	100' 0" x 170' 0" (17,000 SQ. FT.) = 40,113 SQ. FT.		
<b>P.A.R.:</b>	3.5 x 46,113.00 SQ. FT. = 147,395.25 SQ. FT. ALLOWABLE		
<b>APPROX. EXISTING</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>LOT</b>
00' FT. FRONT FAÇ.	0 SQ. FT.	21,840 SQ. FT.	21,840 SQ. FT.
00' FT. SECOND FAÇ.	0 SQ. FT.	21,840 SQ. FT.	21,840 SQ. FT.
<b>TOTAL SQUARE FOOT. PROPOSED</b>	<b>0 SQ. FT.</b>	<b>43,680 SQ. FT.</b>	<b>43,680 SQ. FT.</b>
<b>USE:</b>	RETAIL	PROPOSED	
<b>HEIGHT:</b>	0'-0"	31'-0"	
<b>PARKING PROVIDED:</b>	84 SPACES WITH 20% REDUCTION-OF (43,680-10,920=32,760=32,760 ÷ 32.5=1008.9 =1009-1041)	74 SPACES	
<b>LOADING SPACES:</b>	2 LOADING ZONES	2 SPACES (1000)	
<b>SETBACKS:</b>	NO FRONT SETBACK IS REQUIRED. CORNER SETBACKS AND SETBACKS TO ADJACENT LOTS SHALL BE 10' EXCEPT ON THE CORNER STREET. THE REAR SETBACK SHALL BE 10' ON THE CORNER ONLY. SEE CIVIL PLAN FOR THE EXACT SETBACKS. THE REAR SETBACK SHALL BE 10' ON THE CORNER ONLY. SEE CIVIL PLAN FOR THE EXACT SETBACKS. THE REAR SETBACK SHALL BE 10' ON THE CORNER ONLY. SEE CIVIL PLAN FOR THE EXACT SETBACKS.	PROPOSED	
<b>FRONT YARD:</b>	0'-0"	0'-0"	
<b>REAR YARD:</b>	0'-0"	4'-0"	
<b>SIDE YARD:</b>	0'-0"	0'-0"	



**m**works  
architects

2200 S. Archer Ave.  
Chicago, IL 60608  
P: 312-467-1000  
F: 312-467-0387  
www.mworks.com

2200 S. ARCHER AVE.  
CHICAGO, IL 60608  
PRELIMINARY SITE PLAN  
DATE: 10/20/18  
SCALE: AS SHOWN  
PROJECT NO. 18-001

DATE: 10/20/18  
SCALE: AS SHOWN  
PROJECT NO. 18-001

**A2.1**