2016-05-13

450-54 WEST BELMONT AVE. CHICAGO
450-54 West Belmont Ave

Existing Site Photographs
450-54 West Belmont Ave

Proposed Street View East Down Belmont Ave
450-54 West Belmont Ave

Residential Floor Plan (16th - 17th)

SCALE: 10'-8"  5'-4"  1'-4"  2'-8"

Chioros Properties, Inc.  |  Antunovich Associates  |  Architecture  •  Planning  •  Interior Design

Chicago, Illinois  |  May 13, 2016
Proposed Elevation - East

- ROOF TOP 179'-0"
- AMENITY TERRACE 167'-0"
- PODIUM TERRACE 30'-0"

- LIGHT GREY METAL PANELS CLADDING
- ALUMINIUM INSULATED SLAB CAPping
- ALUMINIUM WINDOW WALL GLAZING
- LIGHT GREY METAL PANELS ACCENT CLADDING
- RED BRICK ACCENT WALL FEATURES
- BALCONIES FROM 9TH FLOOR & ABOVE

Chicago, Illinois     |      May 13, 2016
EXISTING NEIGHBORING BUILDING AT SHARED BOUNDARY

PODIUM TERRACE

30'-0"

RED BRICK ACCENT PODIUM CLADDING

DARK GREY METAL PANELS CLADDING

TERRACOTA METAL PANELS CLADDING

450-54 West Belmont Ave

Shadow Study Comparison - March 20 / September 22 - 3:30 pm
450-54 West Belmont Ave

PROPOSED APARTMENT BUILDING

EXISTING APARTMENT BUILDINGS
450-54 West Belmont Ave

Chioros Properties, Inc. Developer | Antunovich Associates Architecture - Planning - Interior Design

Chicago, Illinois May 13, 2016

STOPPED BY CONSTRUCTION

PROPOSED APARTMENT BUILDING
450-54 West Belmont Ave


May 13, 2016

Shadow Study Comparison - December 21 - 3:30 pm

EXISTING APARTMENT BUILDINGS

PROPOSED APARTMENT BUILDING
# Building Section

**Chioros Properties, Inc.**

**Developer**

**Antunovich Associates**

**Architecture . Planning . Interior Design**

**Chicago, Illinois**

**May 13, 2016**

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**UNIT SUMMARY**

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th># OF UNITS</th>
<th>UNIT MIX</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONVERTIBLE</td>
<td>12</td>
<td>15%</td>
</tr>
<tr>
<td>ONE-BEDROOM</td>
<td>24</td>
<td>30%</td>
</tr>
<tr>
<td>TWO-BEDROOM</td>
<td>42</td>
<td>52.5%</td>
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<tr>
<td>THREE-BEDROOM</td>
<td>2</td>
<td>2.5%</td>
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<tr>
<td>TOTAL</td>
<td>80</td>
<td>100%</td>
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**450-54 West Belmont Ave**

**BUILDING SECTION**

**BELMONT AVENUE**

**80 TOTAL UNITS**

**48 TOTAL PARKING SPACES + 3 TANDEM SPACES**

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**MECHANICAL PENTHOUSE & AMENITY TERRACE**

**PH**

- 17: 4 Residential Units
- 16: 4 Residential Units
- 15: 6 Residential Units
- 14: 6 Residential Units
- 13: 6 Residential Units
- 12: 6 Residential Units
- 11: 6 Residential Units
- 10: 6 Residential Units
- 9: 6 Residential Units
- 8: 6 Residential Units
- 7: 6 Residential Units
- 6: 6 Residential Units
- 5: 6 Residential Units
- 4: 6 Residential Units

**TERRACE**

- P3: 20 Parking Spaces + 3 Tandem Spaces, Bike Parking & Tenant Storage
- P2: 15 Parking Spaces, Bike Parking & Tenant Storage
- P1: 13 Parking Spaces, Bike Parking & Residential Lobby
<table>
<thead>
<tr>
<th><strong>BULK REGULATIONS &amp; DATA TABLE</strong></th>
<th>450 W. BELMONT - 02/05/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NET SITE AREA:</strong></td>
<td>14,602.0 sf</td>
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<tr>
<td><strong>GROSS SITE AREA:</strong></td>
<td>16,550.0 sf</td>
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<tr>
<td><strong>BASE ALLOWABLE FAR:</strong></td>
<td>6.60 FAR (RM-6.5)</td>
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<tr>
<td><strong>TOTAL ALLOWABLE BUILDABLE AREA:</strong></td>
<td>14,602 sf x 6.60 = 96,373.2 sf</td>
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<tr>
<td><strong>TOTAL PROPOSED AREA:</strong></td>
<td>96,103.0 sf</td>
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<tr>
<td><strong>TOTAL PROPOSED UNITS:</strong></td>
<td>80 Units</td>
</tr>
<tr>
<td><strong>ACCESSORY PARKING:</strong></td>
<td>48 Spaces + 3 tandem spaces</td>
</tr>
<tr>
<td></td>
<td>(1 HC Space)</td>
</tr>
<tr>
<td></td>
<td>All Standard 8'-0&quot; x 18' Spaces</td>
</tr>
<tr>
<td><strong>LOADING BERTHS:</strong></td>
<td>One 10' x 25' Berth</td>
</tr>
<tr>
<td><strong>PROPOSED BUILDING HEIGHT:</strong></td>
<td>179'-0&quot;</td>
</tr>
<tr>
<td><strong>BICYCLE STORAGE:</strong></td>
<td>80 Locking Stations</td>
</tr>
<tr>
<td></td>
<td>(1 space per unit)</td>
</tr>
</tbody>
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