



945 WEST BELMONT AVENUE

CHICAGO, ILLINOIS

CONCEPT DESIGN
UPDATED: 11/02/2016

NORR



945 WEST BELMONT AVENUE



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945 WEST BELMONT AVENUE

AERIAL WITH MASSING



RESTAURANT ACROSS FROM SITE



SHOPS/APARTMENTS ON NORTH SIDE OF BELMONT



THE ANNOYANCE THEATRE AND
ARMY & NAVY SURPLUS ON BELMONT



SHOPS/APARTMENTS ON SOUTH SIDE OF BELMONT



VIEW EAST DOWN BELMONT



PROJECT TO BE COMPLETED AT INTERSECTION OF
CLARK AND BELMONT

945 WEST BELMONT AVENUE

SITE AND CONTEXT

EXISTING



PROPOSED



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PERSPECTIVE LOOKING SOUTHWEST

EXISTING



PROPOSED



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VIEW FROM “L” PLATFORM



945 WEST BELMONT AVENUE

VIEW FROM BELMONT AVE TO COURTYARD



945 WEST BELMONT AVENUE

VIEW FROM COURTYARD TO BELMONT AVE



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EXISTING



PROPOSED



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VIEW LOOKING SOUTH WEST

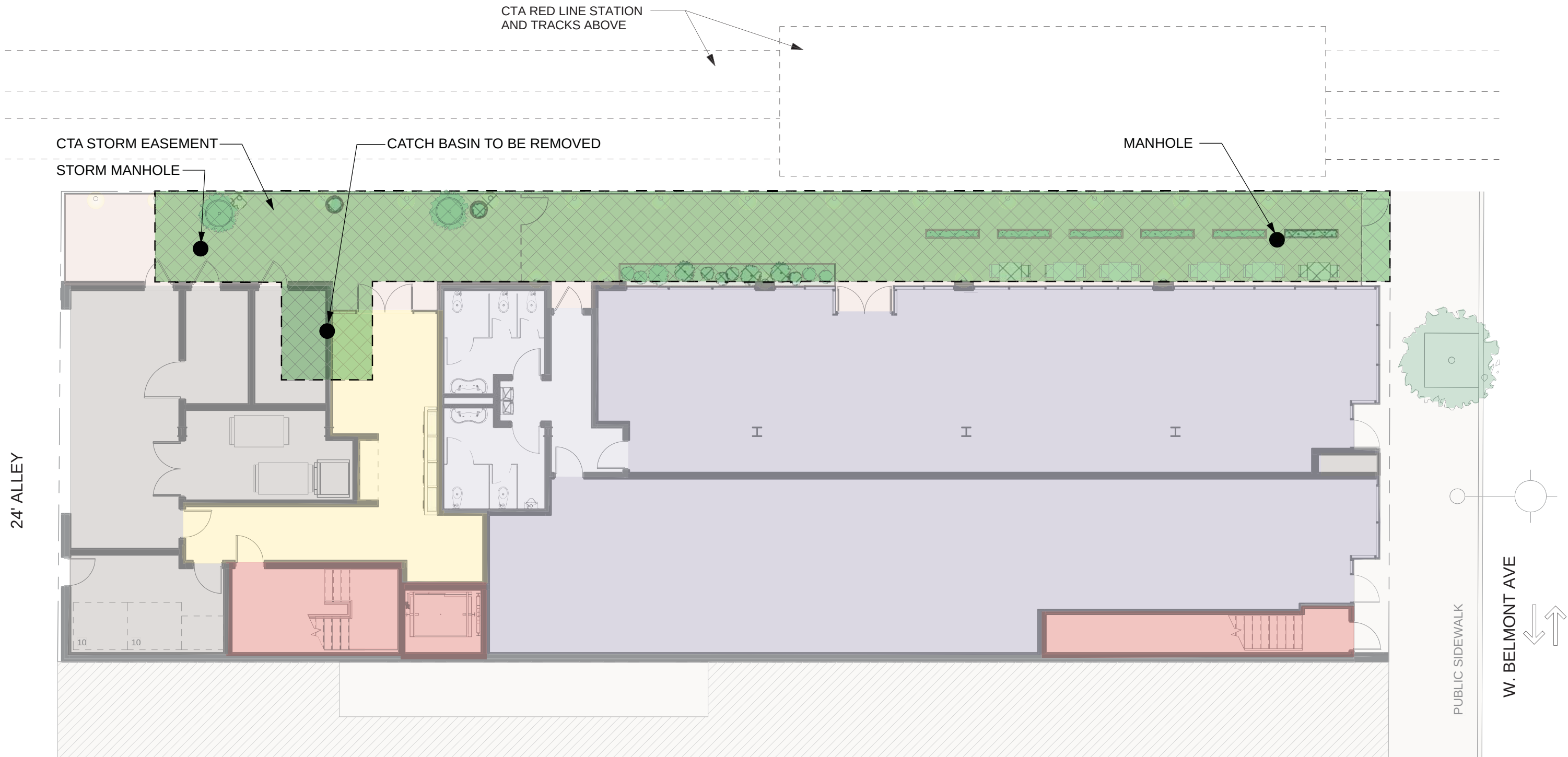


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ROOF TOP VIEW LOOKING NORTH

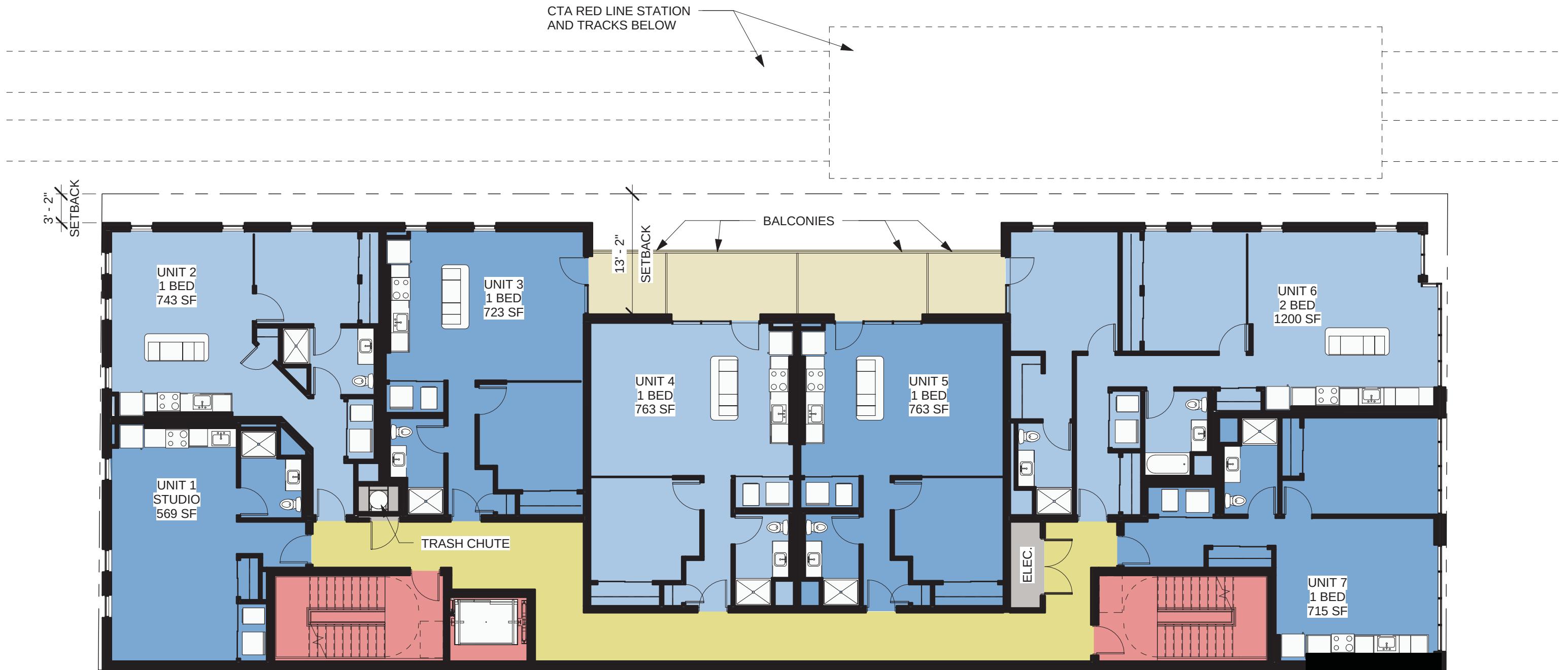


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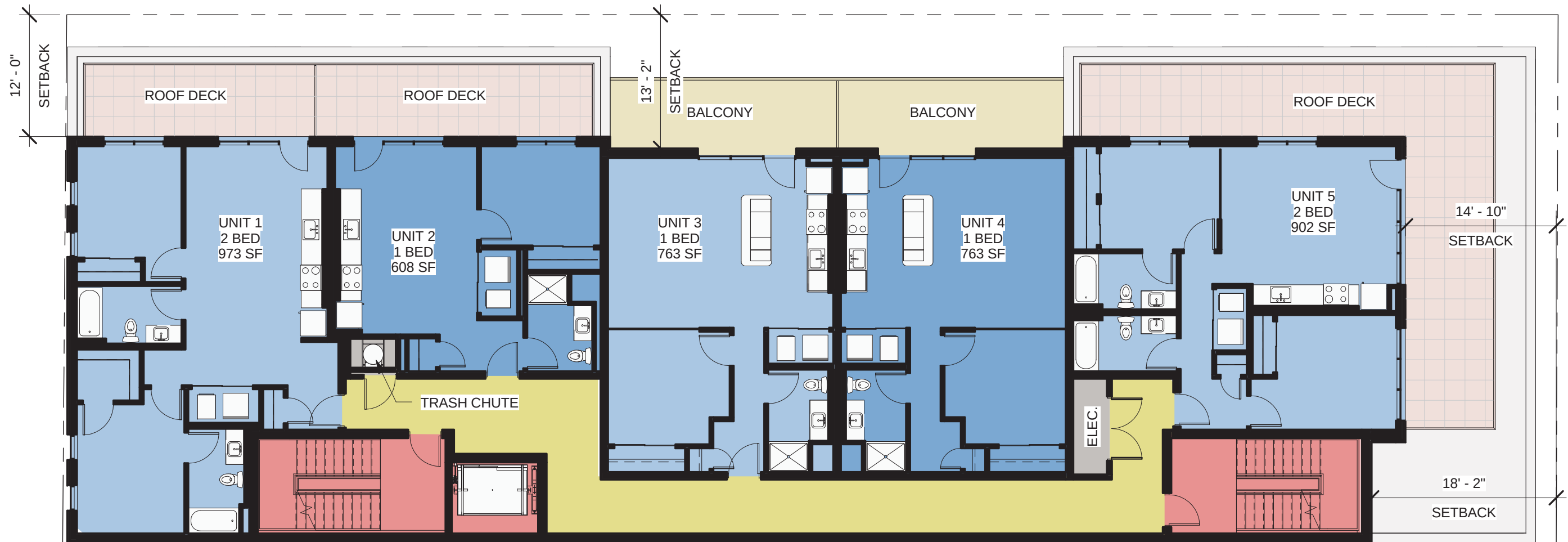
FIRST FLOOR WITH CTA STORM EASEMENT



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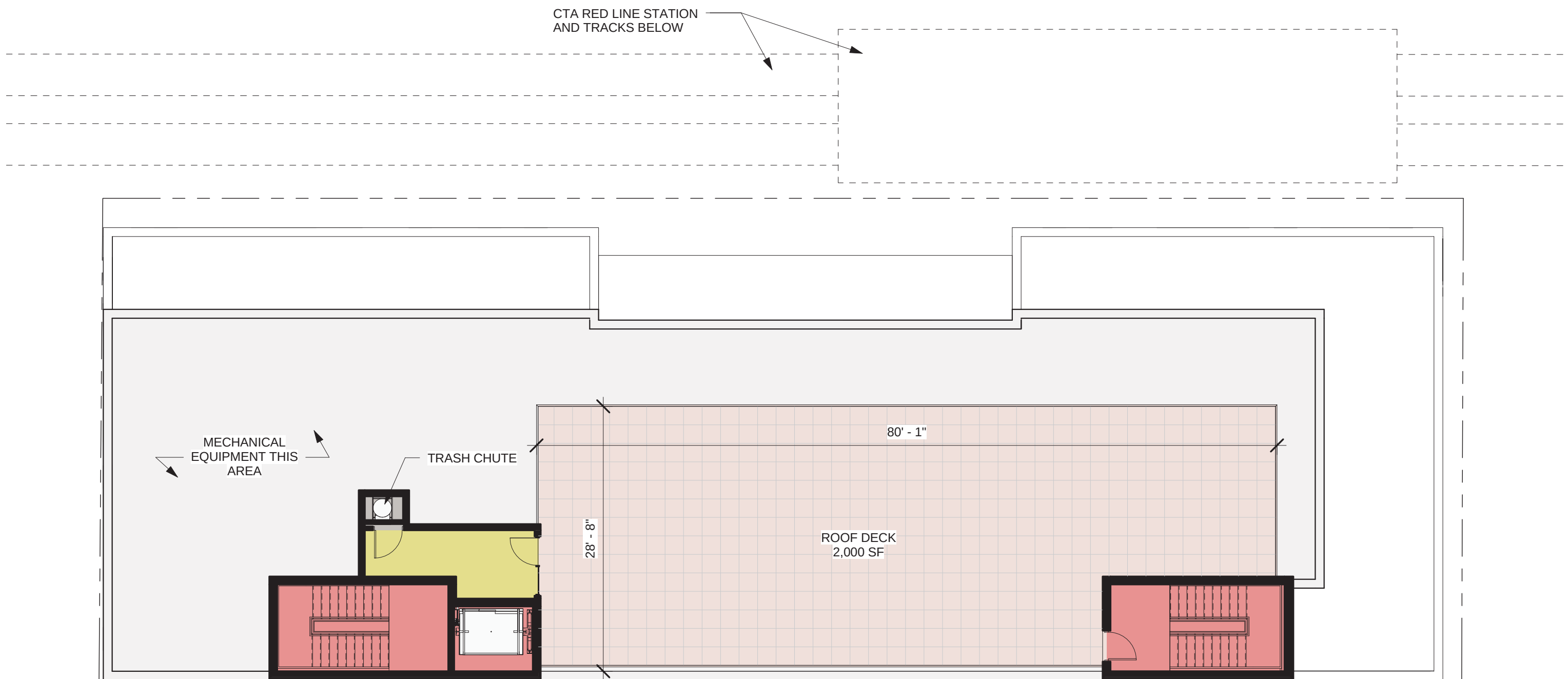
SECOND - FIFTH FLOOR

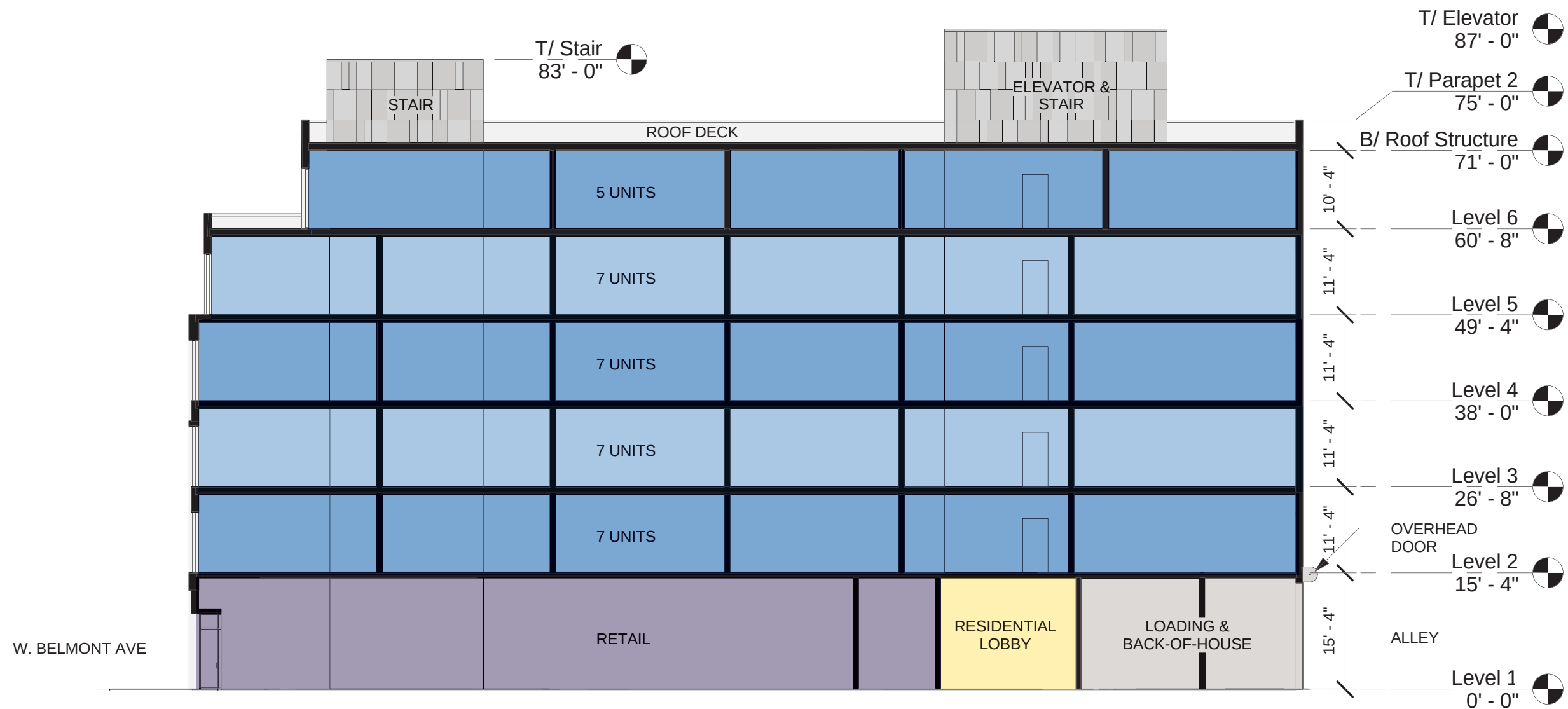
CTA RED LINE STATION
AND TRACKS BELOW



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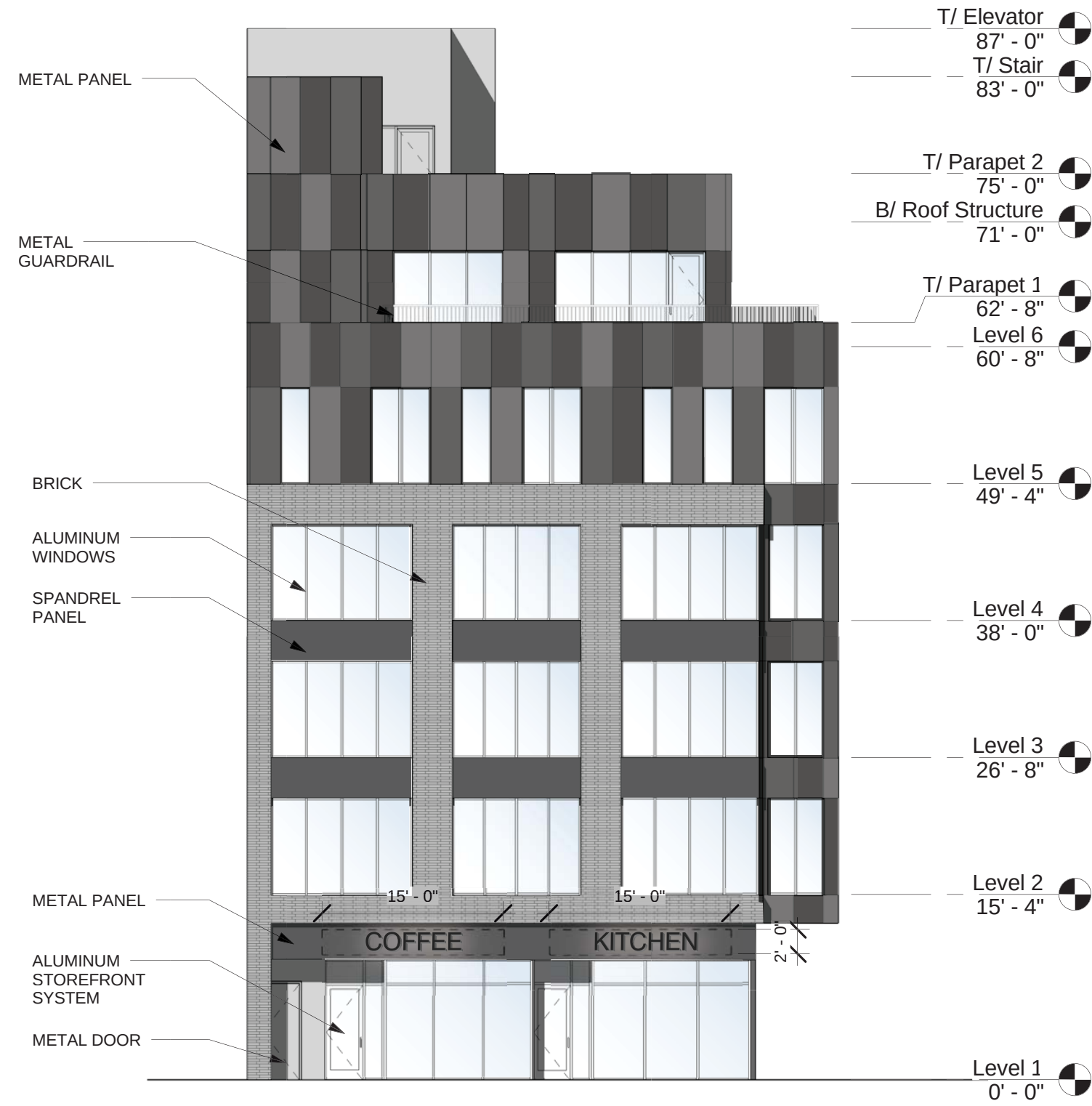
SIXTH FLOOR





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SECTION



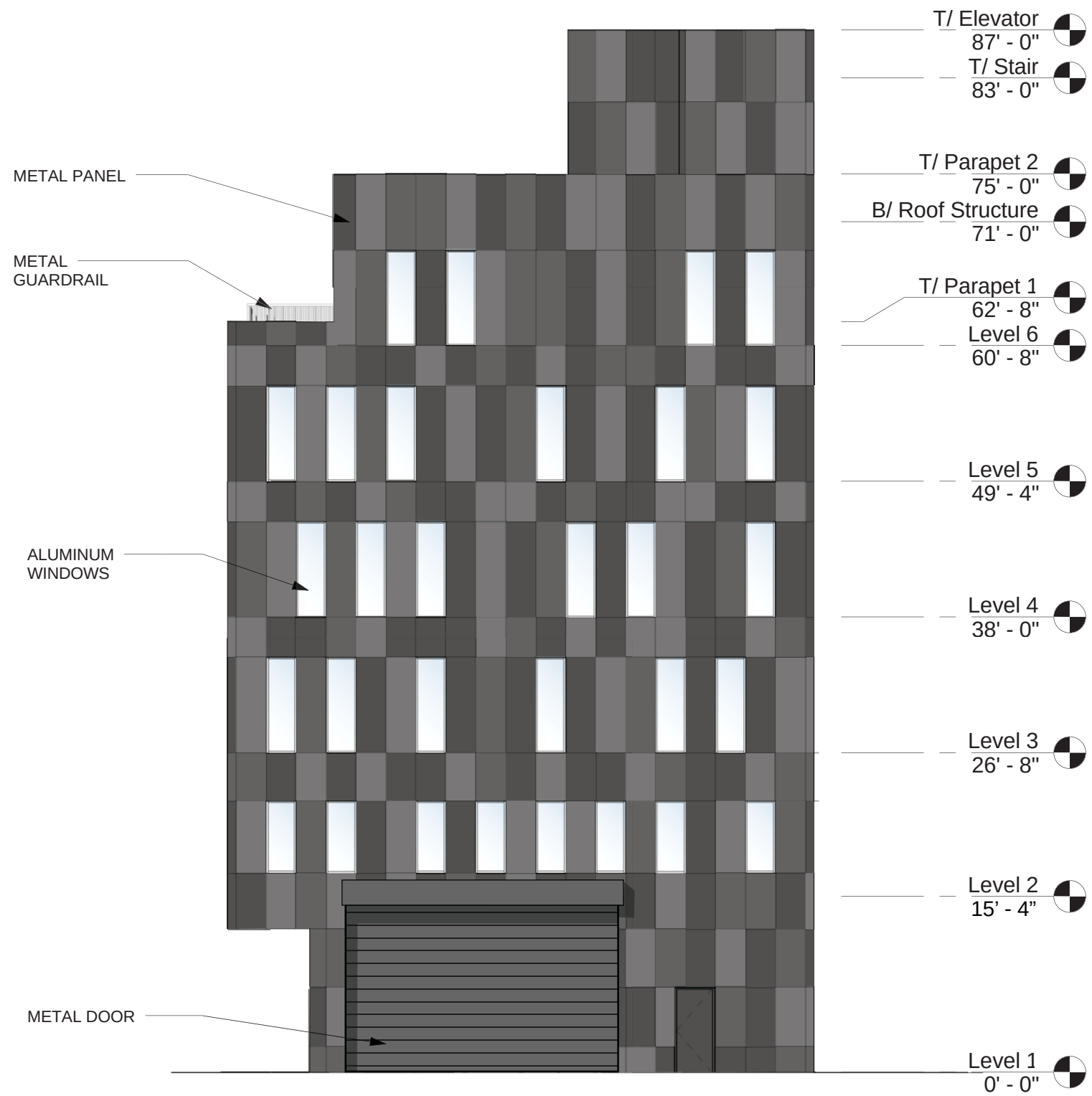
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NORTH ELEVATION



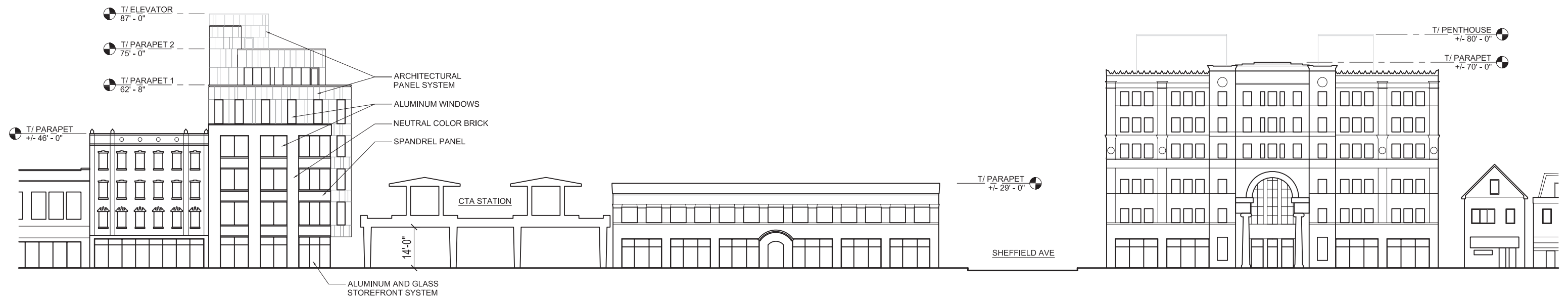
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WEST ELEVATION



945 WEST BELMONT AVENUE

SOUTH ELEVATION



1 BELMONT AVE STREETSCAPE ELEVATION
N.T.S.

945 WEST BELMONT AVENUE

945 W. Belmont Ave
FAR Calculations
GW Properties / NORR

Zoning Classification	Proposed B3-5		
Lot Area	7,667.00 SF		
Base FAR	5.00		
FAR with Bonus	5.00		
Maximum Building Area Allowed	38,335.00 SF		
	FAR	Site SF Area	
	5.00	x	7,667.00
Proposed Building FAR Area	38,172.00 SF		
	SF Area	#	
1st Floor	6,137.00	1	6,137.00
2nd Floor	6,685.00	1	6,685.00
3rd Floor	6,685.00	1	6,685.00
4th Floor	6,685.00	1	6,685.00
5th Floor	6,685.00	1	6,685.00
6th Floor	5,215.00	1	5,215.00
Roof Penthouses	80.00	1	80.00
Proposed Building Area GSF	38,172.00 SF		
Minimum Lot Area	(B3-5)	6,340.00 SF	
	Type #	MLA/Unit	
	SRO 0	100	0.00
	Studio (Eff) 4	135	540.00
	1 BR (DU) 23	200	4,600.00
	2BR(DU) 6	200	1,200.00
	Total Units 33		

Unit Summary

4 Typical Floors		Studio	1 BDR	2 BDR	TOTAL
Unit 01	569 SF	4			
Unit 02	743 SF		4		
Unit 03	723 SF		4		
Unit 04	763 SF		4		
Unit 05	763 SF		4		
Unit 06	1,200 SF			4	
Unit 07	715 SF		4		
		4	20	4	28
6th Floor		Studio	1 BDR	2 BDR	TOTAL
Unit 01	973 SF			1	
Unit 02	608 SF		1		
Unit 03	763 SF		1		
Unit 04	763 SF		1		
Unit 05	902 SF			1	
		0	3	2	5
Average Unit Size:		Studio	1 BDR	2BDR	
	785 SF	12.1%	69.7%	18.2%	



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