945 WEST BELMONT AVENUE

SITE AND CONTEXT

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
UNIT 1
STUDIO
569 SF

UNIT 2
1 BED
743 SF

UNIT 3
1 BED
723 SF

UNIT 4
1 BED
763 SF

UNIT 5
1 BED
763 SF

UNIT 6
2 BED
1200 SF

UNIT 7
1 BED
715 SF

CTA RED LINE STATION AND TRACKS BELOW

BALCONIES

SETBACK
3' - 2"

SETBACK
13' - 2"

945 WEST BELMONT AVENUE
SECOND - FIFTH FLOOR
11/14/2016 | 13
ROOF DECK
2,000 SF

MECHANICAL EQUIPMENT THIS AREA

TRASH CHUTE

ROOF DECK: 2,000 SF

80' - 1"

28' - 8"

CTA RED LINE STATION AND TRACKS BELOW
METAL PANEL
METAL GUARDRAIL
BRICK
ALUMINUM WINDOWS
SPANDREL PANEL
METAL PANEL
ALUMINUM STOREFRONT SYSTEM
METAL DOOR

T/ Elevator
86'-0"
T/ Stair
82'-0"

I/ Parapet 2
74'-0"
B/ Roof Structure
70'-0"

I/ Parapet 1
61'-8"
Level 6
59'-8"

Level 5
48'-4"

Level 4
37'-0"

Level 3
25'-8"

Level 2
14'-4"

Level 1
0'-0"
BELMONT AVE STREETSCAPE ELEVATION
## FAR Calculations

**945 W. Belmont Ave**

**GW Properties / NORR**

### Proposed

<table>
<thead>
<tr>
<th>Zoning Classification</th>
<th>B3-5</th>
</tr>
</thead>
</table>

### Lot Area

- **7,667.00 SF**

<table>
<thead>
<tr>
<th>Base FAR</th>
<th>5.00</th>
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<tbody>
<tr>
<td>FAR with Bonus</td>
<td>5.00</td>
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</table>

### Maximum Building Area Allowed

- **38,335.00 SF**

<table>
<thead>
<tr>
<th>FAR</th>
<th>Site SF Area</th>
<th>5.00 x 7,667.00</th>
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<tbody>
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</tbody>
</table>

### Proposed Building FAR Area

- **38,172.00 SF**

<table>
<thead>
<tr>
<th>1st Floor</th>
<th>6,137.00</th>
<th>1</th>
<th>6,137.00</th>
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</thead>
<tbody>
<tr>
<td>2nd Floor</td>
<td>6,685.00</td>
<td>1</td>
<td>6,685.00</td>
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<tr>
<td>3rd Floor</td>
<td>6,685.00</td>
<td>1</td>
<td>6,685.00</td>
</tr>
<tr>
<td>4th Floor</td>
<td>6,685.00</td>
<td>1</td>
<td>6,685.00</td>
</tr>
<tr>
<td>5th Floor</td>
<td>6,685.00</td>
<td>1</td>
<td>6,685.00</td>
</tr>
<tr>
<td>6th Floor</td>
<td>5,215.00</td>
<td>1</td>
<td>5,215.00</td>
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<tr>
<td>Roof Penthouses</td>
<td>80.00</td>
<td>1</td>
<td>80.00</td>
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### Proposed Building Area GSF

- **38,172.00 SF**

### Minimum Lot Area

- **(B3-5) 6,340.00 SF**

### Type # MLA/Unit

<table>
<thead>
<tr>
<th>Type</th>
<th>SRO</th>
<th>Studio (Eff)</th>
<th>1 BR (DU)</th>
<th>2 BR (DU)</th>
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<tbody>
<tr>
<td>#</td>
<td>0</td>
<td>4</td>
<td>23</td>
<td>6</td>
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<tr>
<td>MLA/Unit</td>
<td>100</td>
<td>135</td>
<td>200</td>
<td>200</td>
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</table>

### Average Unit Size

- **785 SF**

- **12.1% 69.7% 18.2%**

### Minimum Lot Area (B3-5)

- **6,340.00 SF**

### Proposed

<table>
<thead>
<tr>
<th>Studio</th>
<th>1 BDR</th>
<th>2 BDR</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 01</td>
<td>569 SF</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Unit 02</td>
<td>743 SF</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Unit 03</td>
<td>723 SF</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Unit 04</td>
<td>763 SF</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Unit 05</td>
<td>763 SF</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Unit 06</td>
<td>1,200 SF</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Unit 07</td>
<td>715 SF</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

### 4 Typical Floors

| 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 |

### Roof Penthouses

- **80.00 SF**

### Average Unit Size

- **785 SF**

- **12.1% 69.7% 18.2%**

### ZONING DATA

- **Proposed Building FAR Area**: 38,172.00 SF

- **Proposed Building Area GSF**: 38,172.00 SF

- **Average Unit Size**: 785 SF

- **Minimum Lot Area (B3-5)**: 6,340.00 SF

- **Total Units**: 33