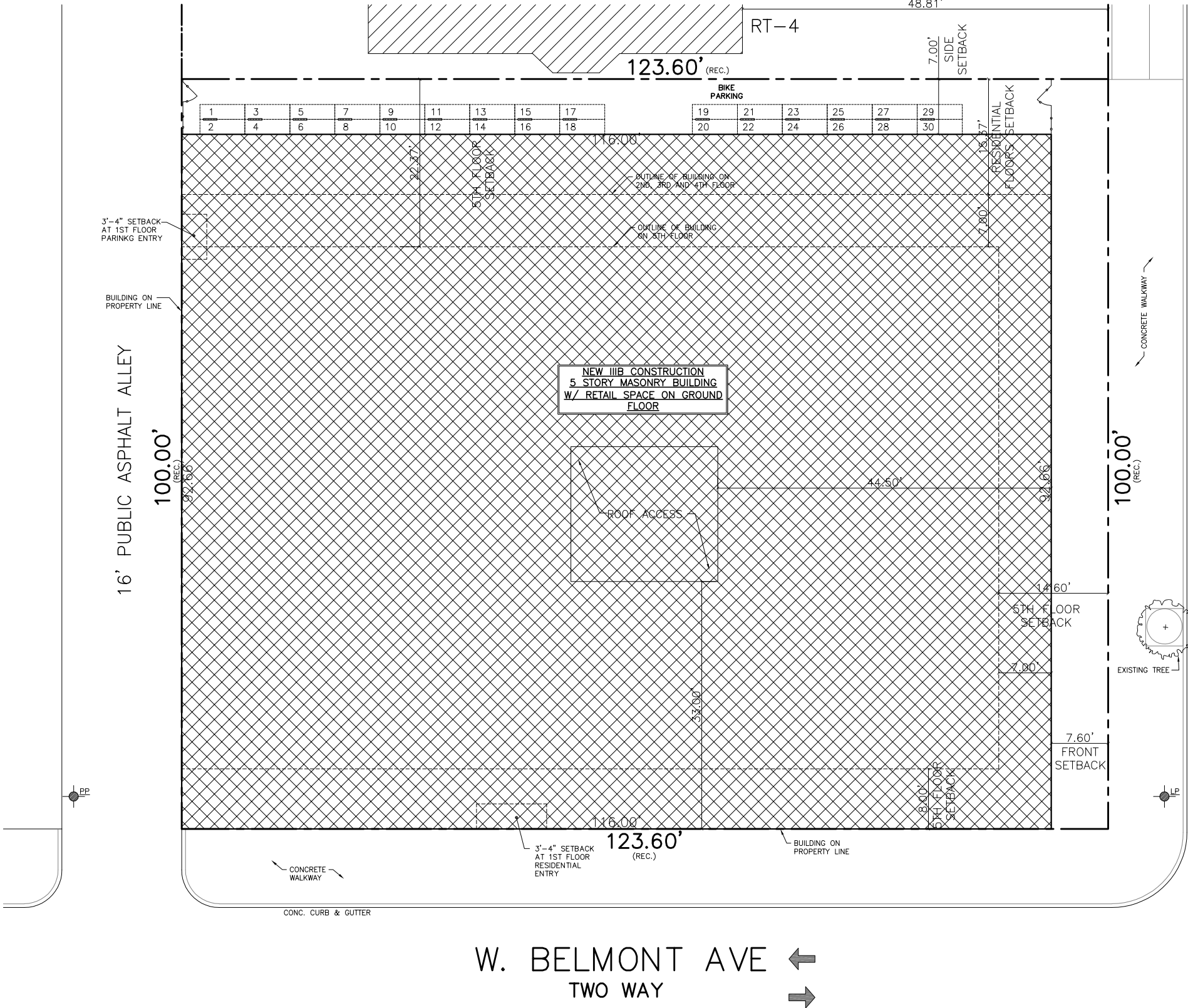




LEGEND

NEW STRUCTURE

NEW PAVEMENT

EXISTING STRUCTURE

REAR YARD OPEN SPACE

6'-0" METAL FENCE

PROPERTY LINE

N

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SITE PLAN

1138 W BELMONT
CHICAGO, IL 60657

2123 N. Damen Ave.
Chicago, IL 60647

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ARCHITECTURE

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ARCHITECTS

PROJECT:
1138 BELMONT AVE

SCALE:
1/16" = 1'-0"

DATE:
10-22-2020

SHEET:

T1.0

	EXISTING ZONING REQUIREMENTS	PROPOSED ZONING REQUIREMENTS	BUILDING SPECIFICATIONS
ZONING	B3-2	B3-3	B3-3
LOT AREA	12,360 S.F.		
F.A.R.	12,360 x 2.2 = 27,192 SF MAX	12,360 x 4.00 (INCREASE FOR TRANSIT SERVED LOCATION AND AFFORDABLE HOUSING ON SITE) = 49,440 SF MAX	FIRST FLOOR = 4,408 S.F. SECOND FLOOR = 8,995 S.F. THIRD FLOOR = 8,995 S.F. FOURTH FLOOR = 8,995 S.F. FIFTH FLOOR = 7,594 S.F. TOTAL = 38,453 S.F.
BUILDING HEIGHT	50'-0" MAX.	70'-0" MAX.	47'-0"
SETBACKS	FRONT: NONE REQUIRED REAR: 30 FEET SIDE: NONE REQUIRED	FRONT: NON REQUIRED REAR: 30 FEET AT DWELLING UNIT FLOOR 2 FEET AT NON DWELLING UNIT FLOOR SIDE: NONE REQUIRED	FRONT: 0.00 FEET REAR: 15.37 FEET AT DWELLING UNIT FLOOR 7.00 FEET AT NON DWELLING UNIT FL SIDE: 7.60 FEET (EAST) 0.00 FEET (WEST)

PARKING REQUIREMENTS	
1.0 SPACES PER D.U.	40 SPACES
50% REDUCTION FOR TRANSIT SERVED LOCATION	40 x 50% = 20 SPACES REQUIRED
SPACES PROPOSED	20 SPACES
BICYCLE SPACES	30 SPACES

DWELLING UNIT ANALYSIS							
FLOOR	# OF BEDROOMS	# PER FLOOR	QUANTITY	SQUARE FOOTAGE RANGE	TOTAL SQUARE FOOTAGE PER UNIT TYPE	TOTAL SQUARE FOOTAGE PER FLOOR	
2ND.3RD & 4TH FLOOR	ONE BEDROOM	7	21	550 – 639 SF	12,639 SF	24,414 SF	
	TWO BEDROOM	4	12	903 – 1,059 SF	11,775 SF		
5TH FLOOR	TWO BEDROOM		3	795 – 808 SF	2,397 SF	6,755 SF	
	THREE BEDROOM		4	1,062 – 1,111 SF	4,358 SF		
OVERALL TOTAL			40 UNITS			31,169 SF	

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ZONING DATA

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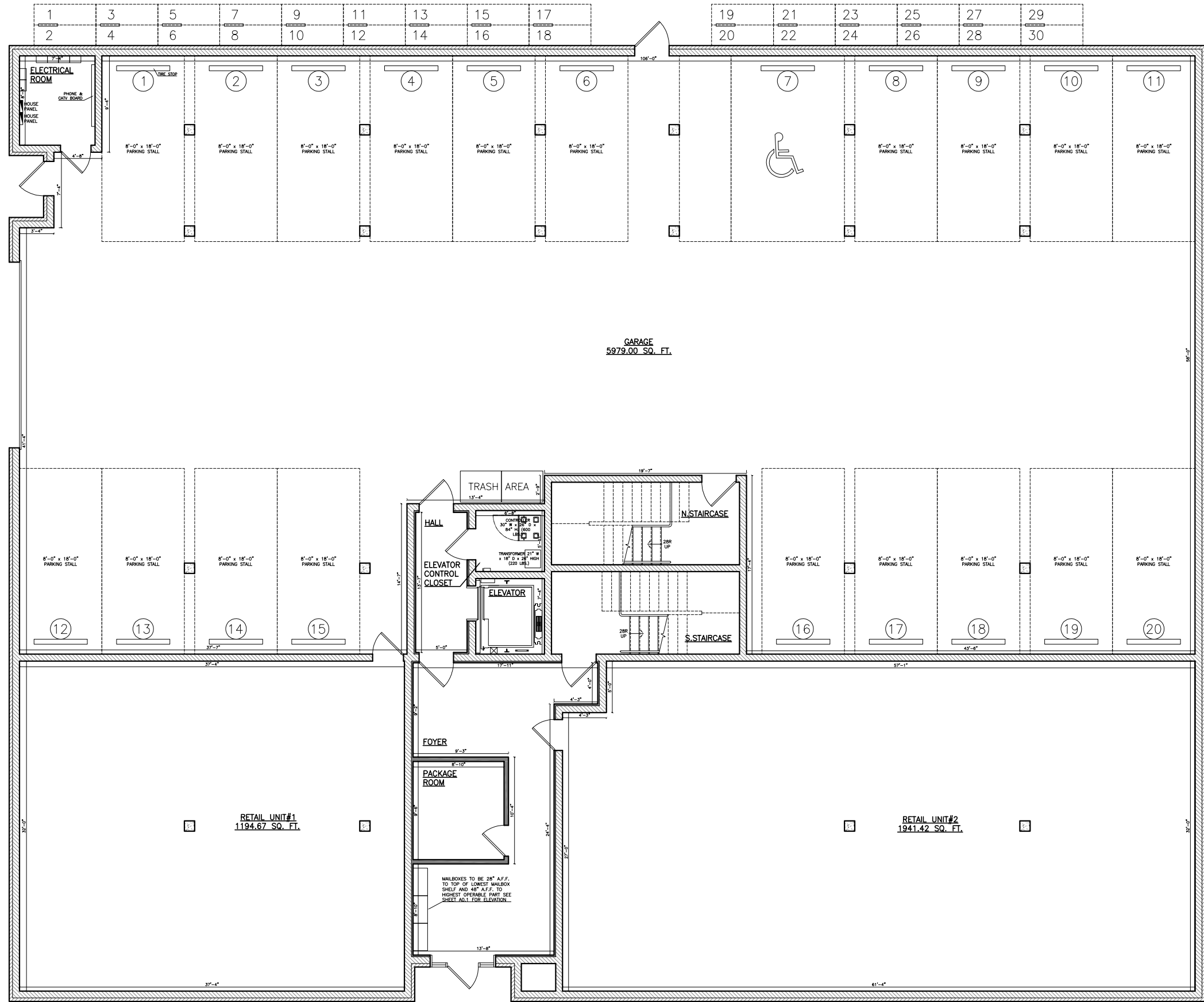
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PROJECT: 1138 BELMONT AVE	SCALE: NTS	DATE: 10-22-2020
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PROPOSED FLOOR PLAN

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PROJECT:
1138 BELMONT AVE

SCALE:
3/32" = 1'-0"

DATE:
10-22-2020

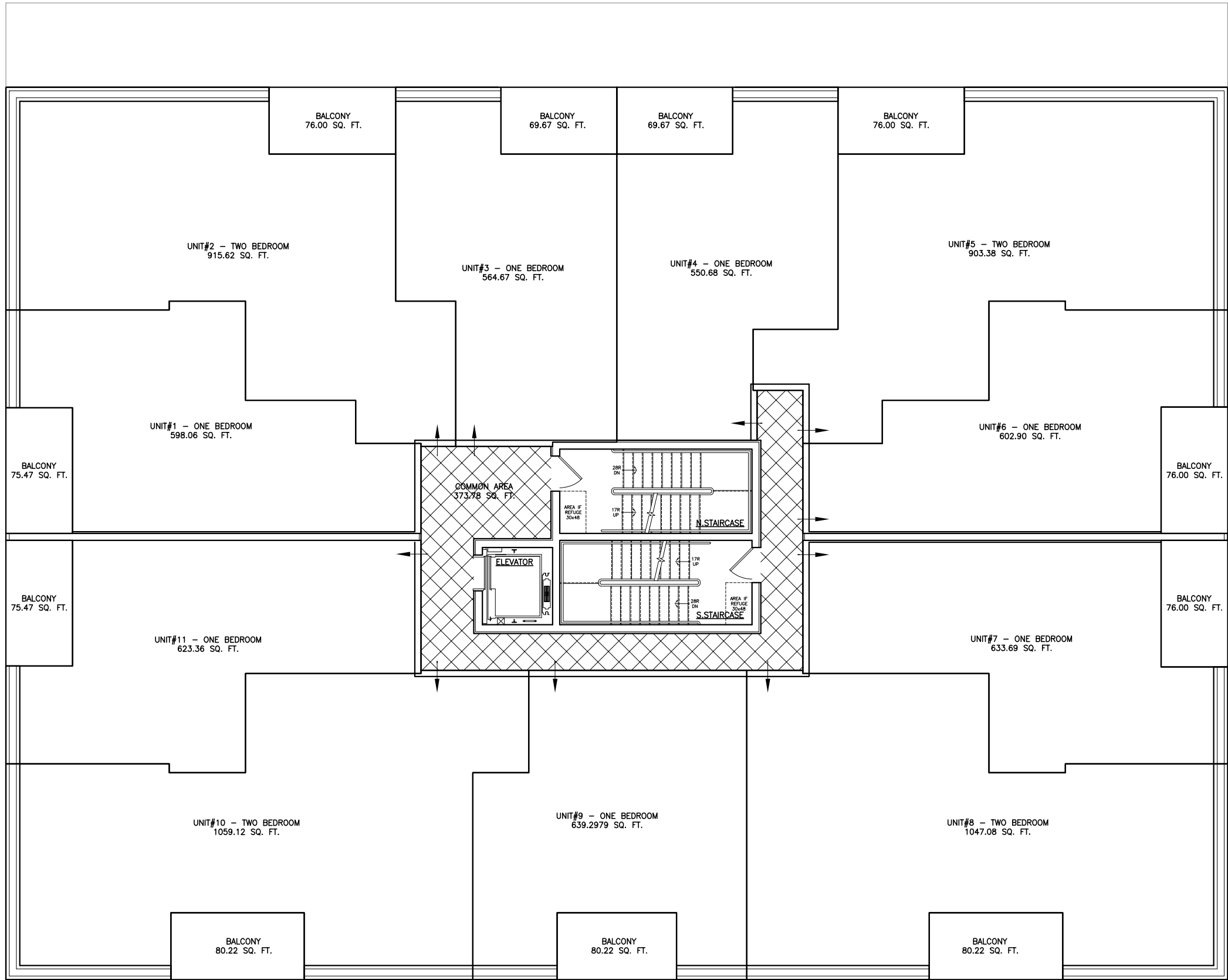
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FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



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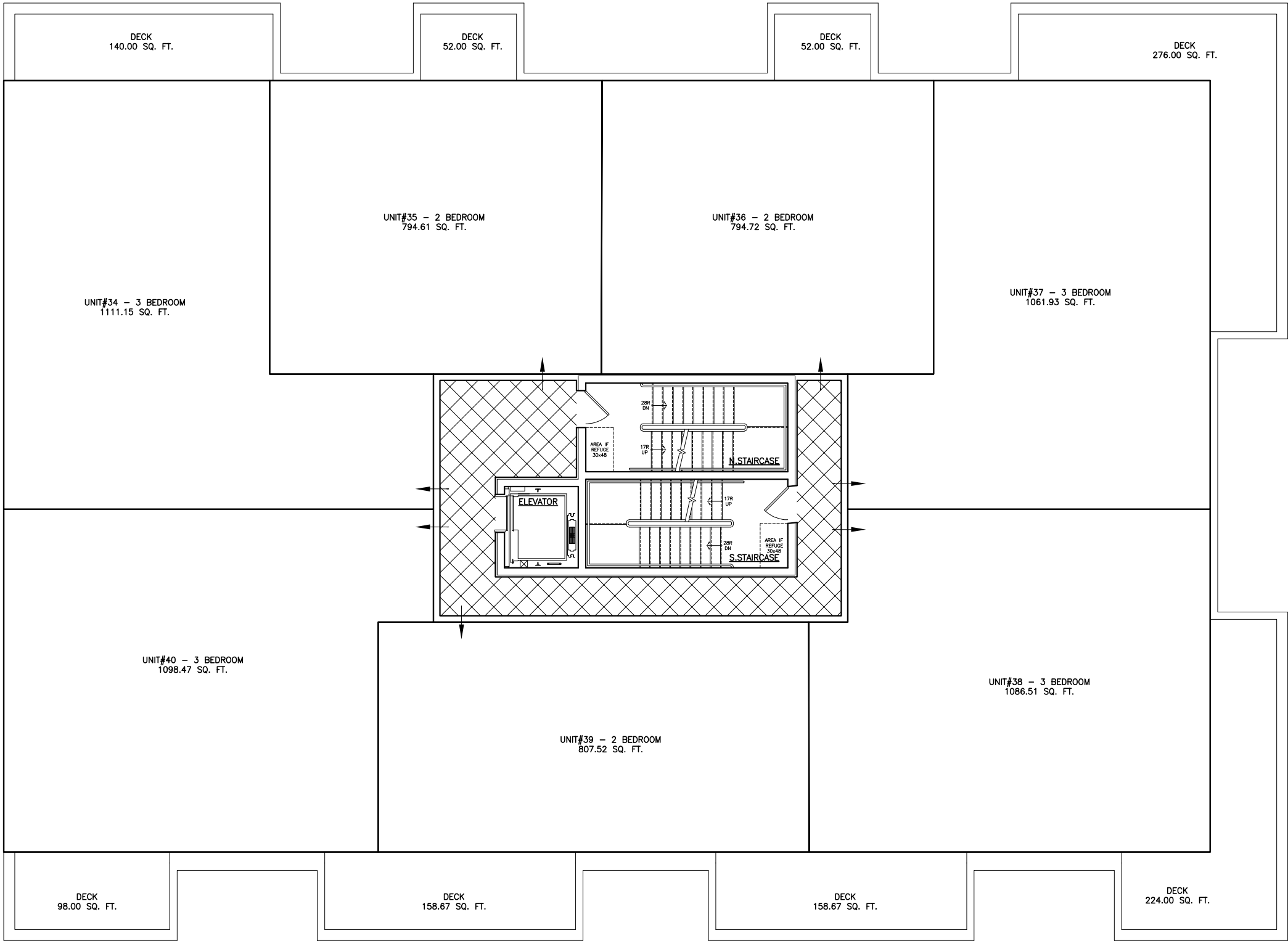
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SECOND, THIRD & FOURTH FLOOR PLAN

SCALE: 3/32"=1'-0"



NOTE: UNIT AREA AND OUTLINE MIGHT BE A SUBJECT OF CHANGE	
FIFTH FLOOR UNIT CALCULATIONS	
TWO BEDROOM	3
THREE BEDROOM	4
TOTAL PER FLOOR	7

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PROPOSED FLOOR PLAN

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ARCHITECT

PROJECT:
1138 BELMONT AVE

SCALE:
3/32" = 1'-0"

DATE:
10-22-2020

SHEET:

A1.3



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ARCHITECTURE

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PROJECT:
1138 BELMONT AVE

SCALE:
3/32" = 1'-0"

DATE:
10-22-2020

SHEET:

A2.0

1 SOUTH ELEVATION — BELMONT AVE

SCALE: 3/32" = 1'-0"

1

EAST ELEVATION — CLIFTON AVE

SCALE: 3/32"=1'-0"



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3/32" = 1'-0"

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SHEET:

A2.1



1

NORTH ELEVATION

SCALE: $3/32'' = 1'-0''$

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 $3/32'' = 1'-0''$

DATE:
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SHEET:

A2.3