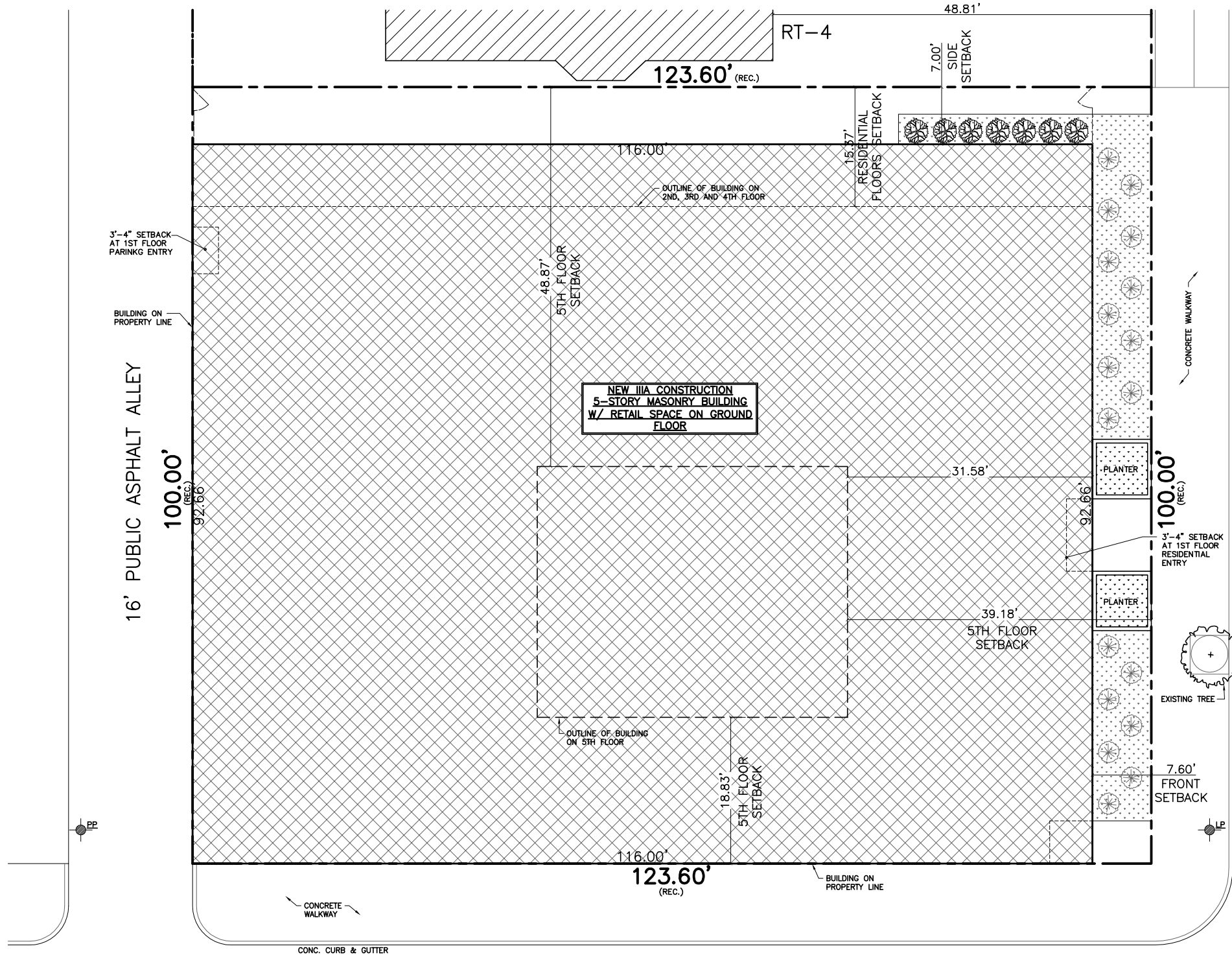




LEGEND

[Cross-hatch pattern]	NEW STRUCTURE
[Stippled pattern]	NEW PAVEMENT
[Diagonal lines]	EXISTING STRUCTURE
[Hatched pattern]	REAR YARD OPEN SPACE
[Dashed line]	6'-0" METAL FENCE
[Solid line]	PROPERTY LINE

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N. CLIFTON AVE
ONE WAY

W. BELMONT AVE
TWO WAY

REVISIONS:

DRAWN BY:
AS

SITE PLAN

1138 W BELMONT
CHICAGO, IL 60657

2123 N. Damen Ave.
Chicago IL 60647

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PROJECT:
1138 BELMONT AVE
SCALE:
1/16" = 1'-0"
DATE:
04-12-2021

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 = 5,113 S.F. SECOND FLOOR = 8,995 S.F. THIRD FLOOR = 8,995 S.F. FOURTH FLOOR = 8,995 S.F. FIFTH FLOOR = 1,293 S.F. TOTAL = 33,391 S.F.
BUILDING HEIGHT	50'-0" MAX.	70'-0" MAX.	58'-10"
SETBACKS	FRONT: NONE REQUIRED REAR: 30 FEET SIDE: NONE REQUIRED	FRONT: 50% OF ABUTTING R-ZONED LOT = 24.40' SETBACK REAR: 30 FEET AT DWELLING UNIT FLOOR 2 FEET AT NON DWELLING UNIT FLOOR SIDE: 10% OF LOT WIDTH = 10'-0" (NORTH) NONE REQUIRED AT SOUTH	FRONT: 7.60 FEET REAR: 0.00 FEET SIDE: 15.37 FEET AT DWELLING UNIT FLOOR 7.00 FEET AT NON DWELLING UNIT FL 0.00 FEET SOUTH

PARKING REQUIREMENTS		DWELLING UNIT ANALYSIS						
1.0 SPACES PER D.U.	33 SPACES	FLOOR	# OF BEDROOMS	# PER FLOOR	QUANTITY	SQUARE FOOTAGE RANGE	TOTAL SQUARE FOOTAGE PER UNIT TYPE	TOTAL SQUARE FOOTAGE
50% REDUCTION FOR TRANSIT SERVED LOCATION	33 x 50% = 17 SPACES REQUIRED	2ND.3RD & 4TH FLOOR	ONE BEDROOM	7	21	550 - 639 SF	12,639 SF	24,414 SF
SPACES PROPOSED	16 SPACES		TWO BEDROOM	4	12	903 - 1,059 SF	11,775 SF	
BICYCLE SPACES	25 SPACES REQ'D 28 PROVIDED	OVERALL TOTAL			33 UNITS			24,414 SF

ZONING ANALYSIS

SCALE: NTS

REVISIONS:

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ZONING DATA

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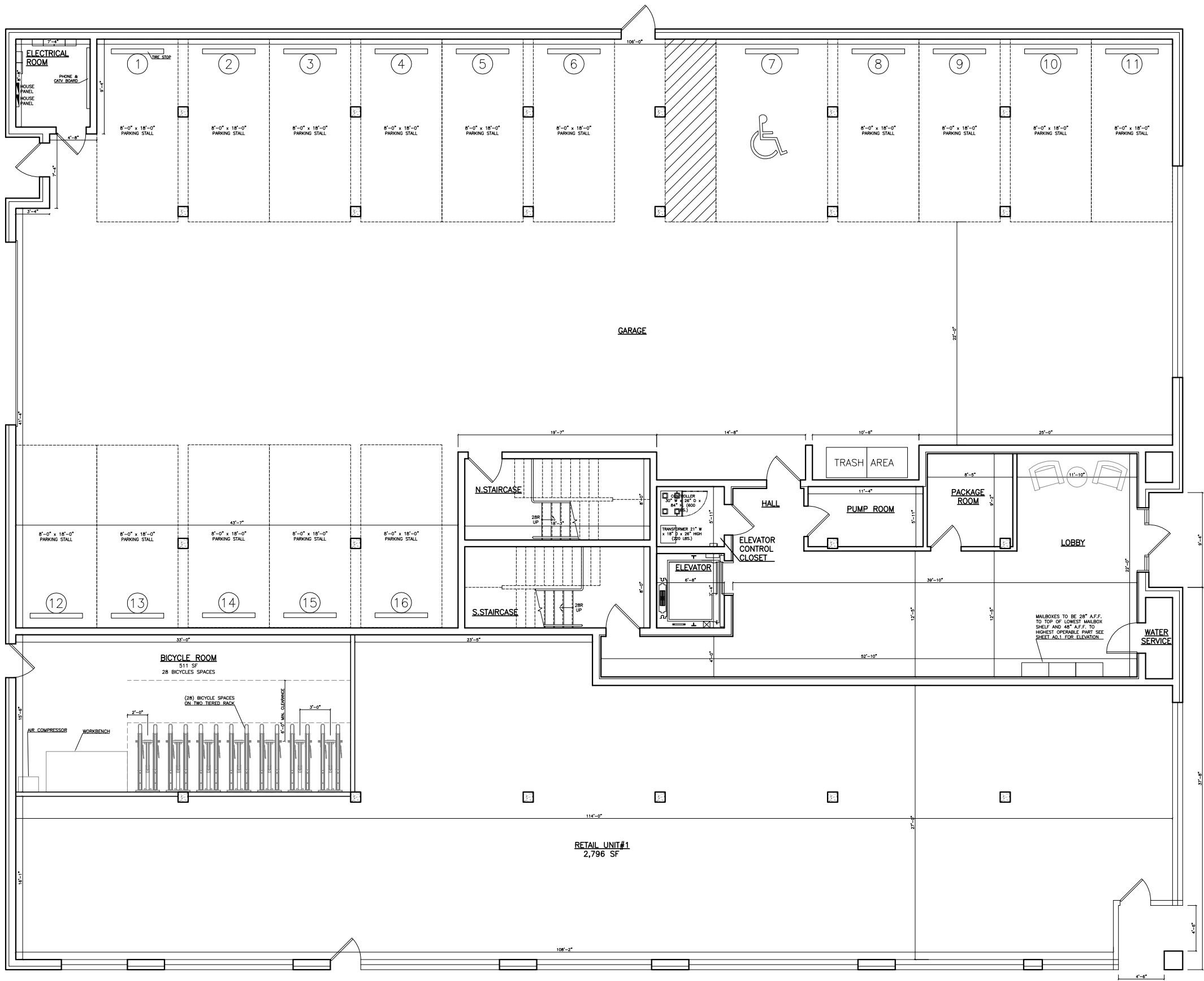
PROJECT:
1138 BELMONT AVE

SCALE:
NTS

DATE:
04-12-2021

SHEET:

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PROPOSED FLOOR PLAN

1138 W BELMONT
CHICAGO, IL 60657

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Chicago, IL 60647

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ARCHITECTURAL ENGINEERING

PROJECT:
1138 BELMONT AVE
SCALE:
3/32" = 1'-0"
DATE:
04-07-2021

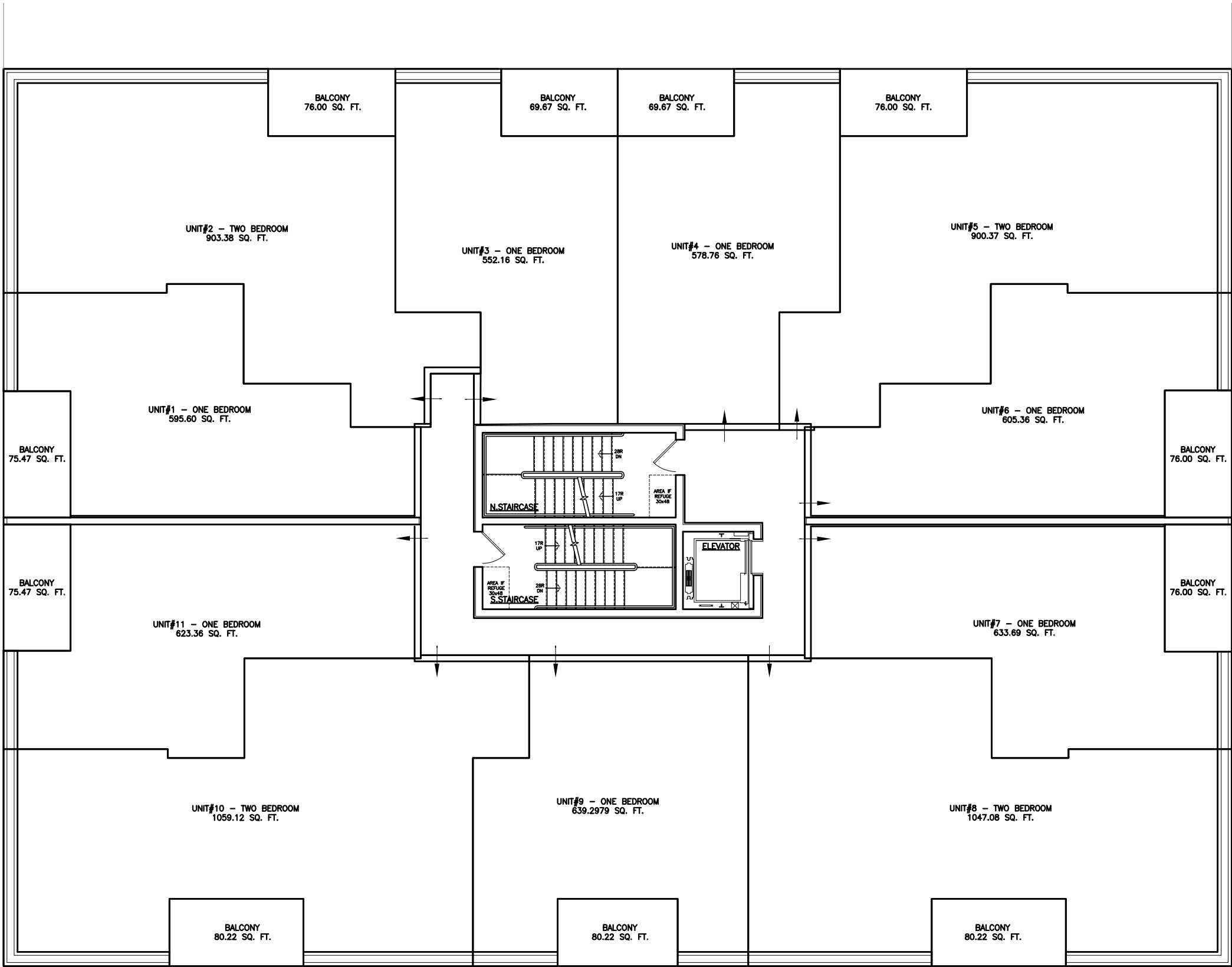
SHEET:

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FIRST FLOOR PLAN

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



NOTE:
UNIT AREA AND OUTLINE MIGHT
BE A SUBJECT OF CHANGE

TYPICAL FLOOR UNIT CALCULATIONS	
ONE BEDROOM	7
TWO BEDROOM	4
TOTAL PER FLOOR	11

REVISIONS:

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PROPOSED FLOOR PLAN

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PROJECT:
1138 BELMONT AVE

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

DATE:
03-22-2021

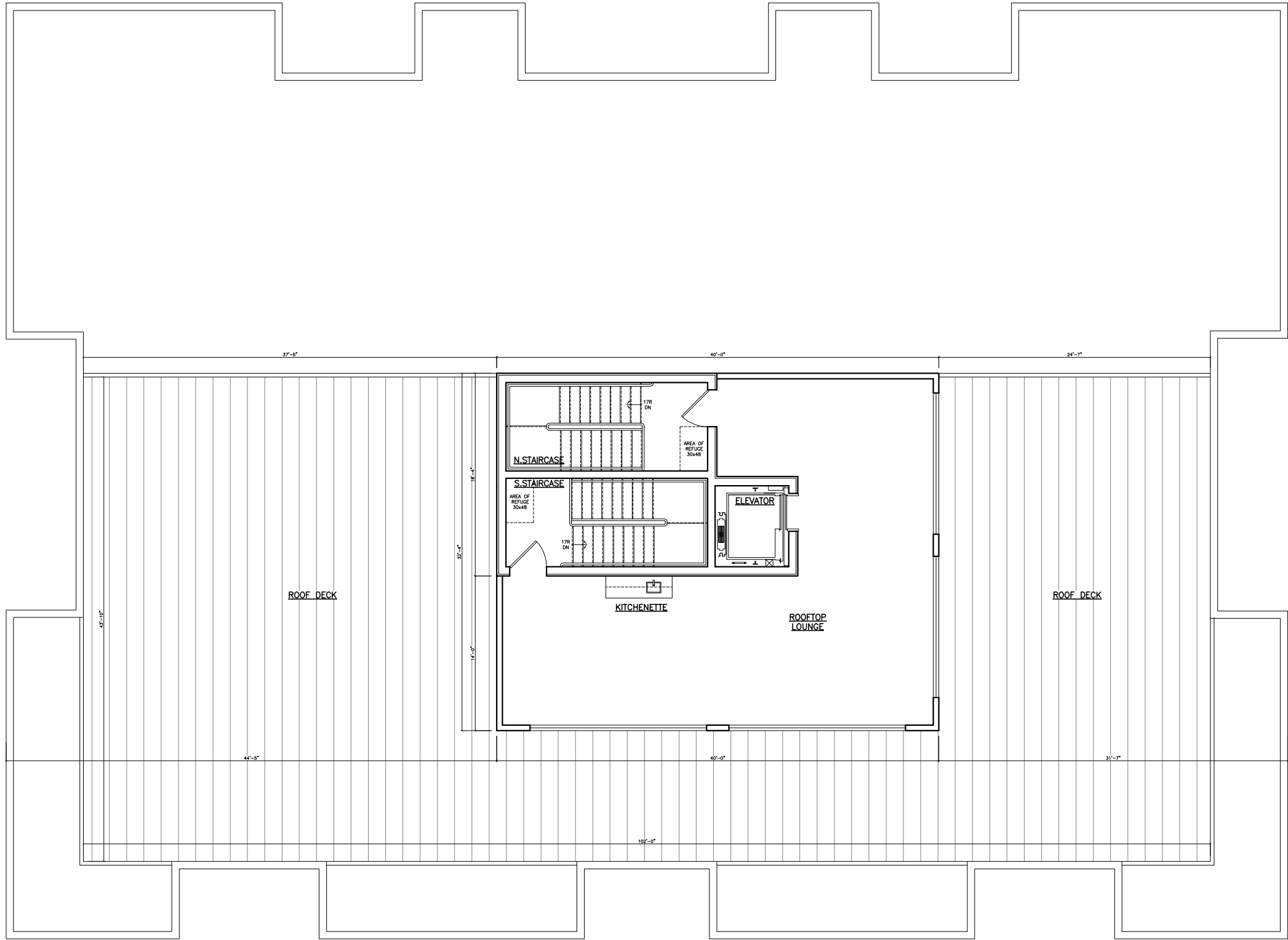
SHEET:

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SECOND, THIRD & FOURTH FLOOR PLAN

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



REVISIONS:

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PROJECT:
1138 BELMONT AVE

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

DATE:
04-07-2021

SHEET:

A1.2

1

FIFTH FLOOR PLAN

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

REVISIONS:

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ELEVATION

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PROJECT:
1138 BELMONT AVE
SCALE:
3/32" = 1'-0"
DATE:
04-07-2021

SHEET:

A2.0



1 SOUTH ELEVATION — BELMONT AVE

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

REVISIONS:

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PROJECT:
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SCALE:
3/32" = 1'-0"
DATE:
04-07-2021

SHEET:

A2.1



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EAST ELEVATION — CLIFTON AVE

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

REVISIONS:

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ARCHITECTURE

PLANNING

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3/32" = 1'-0"

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03-22-2021

SHEET:

A2.2



1

NORTH ELEVATION

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