

TURNING THE COURT



MONTROSE AVENUE

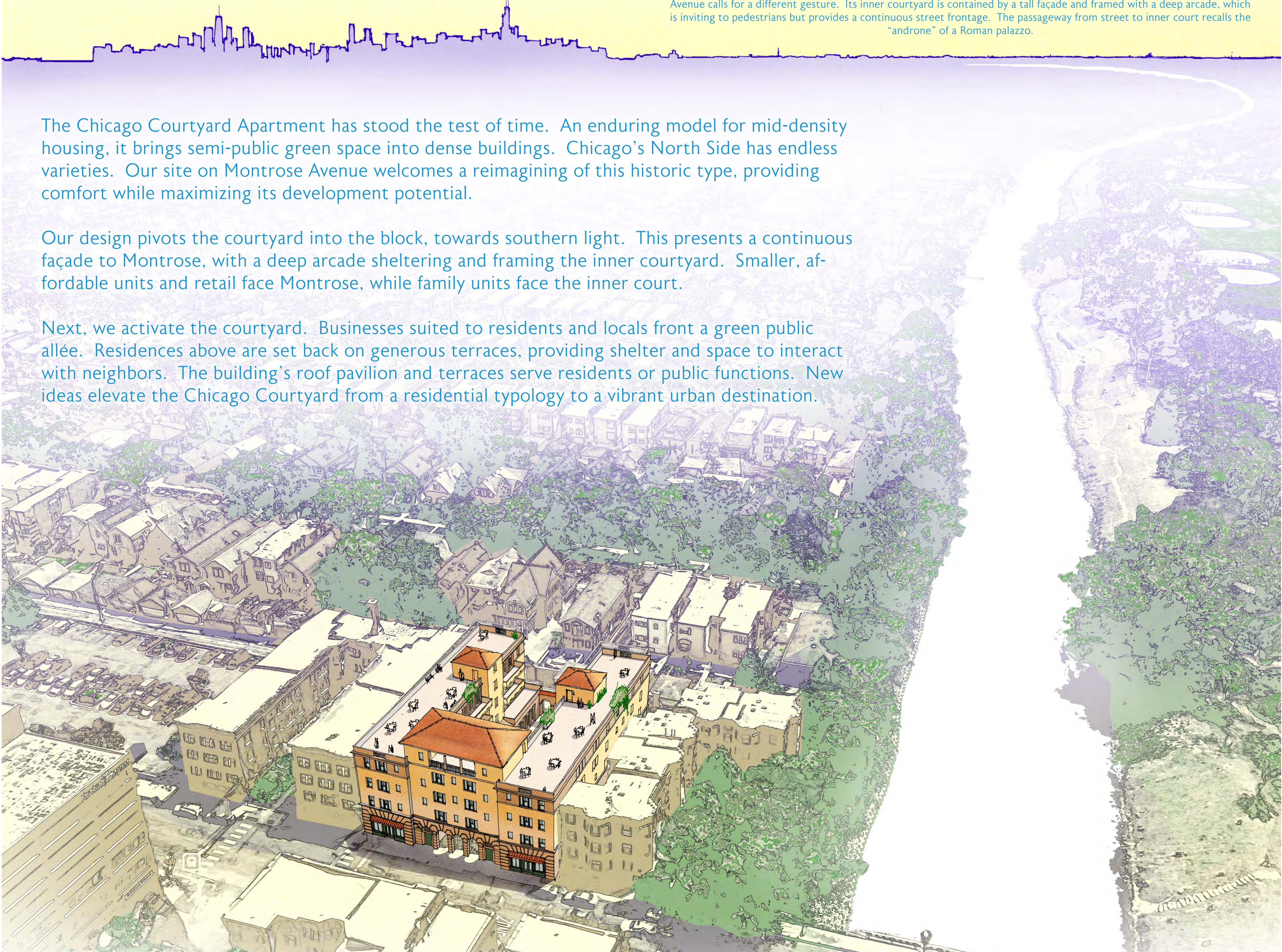
0 64'-0"

Typical Chicago courtyard apartments face residential streets, breaking up the street wall. This active stretch of Montrose Avenue calls for a different gesture. Its inner courtyard is contained by a tall façade and framed with a deep arcade, which is inviting to pedestrians but provides a continuous street frontage. The passageway from street to inner court recalls the "androne" of a Roman palazzo.

The Chicago Courtyard Apartment has stood the test of time. An enduring model for mid-density housing, it brings semi-public green space into dense buildings. Chicago's North Side has endless varieties. Our site on Montrose Avenue welcomes a reimagining of this historic type, providing comfort while maximizing its development potential.

Our design pivots the courtyard into the block, towards southern light. This presents a continuous façade to Montrose, with a deep arcade sheltering and framing the inner courtyard. Smaller, affordable units and retail face Montrose, while family units face the inner court.

Next, we activate the courtyard. Businesses suited to residents and locals front a green public allée. Residences above are set back on generous terraces, providing shelter and space to interact with neighbors. The building's roof pavilion and terraces serve residents or public functions. New ideas elevate the Chicago Courtyard from a residential typology to a vibrant urban destination.



SITE PLAN

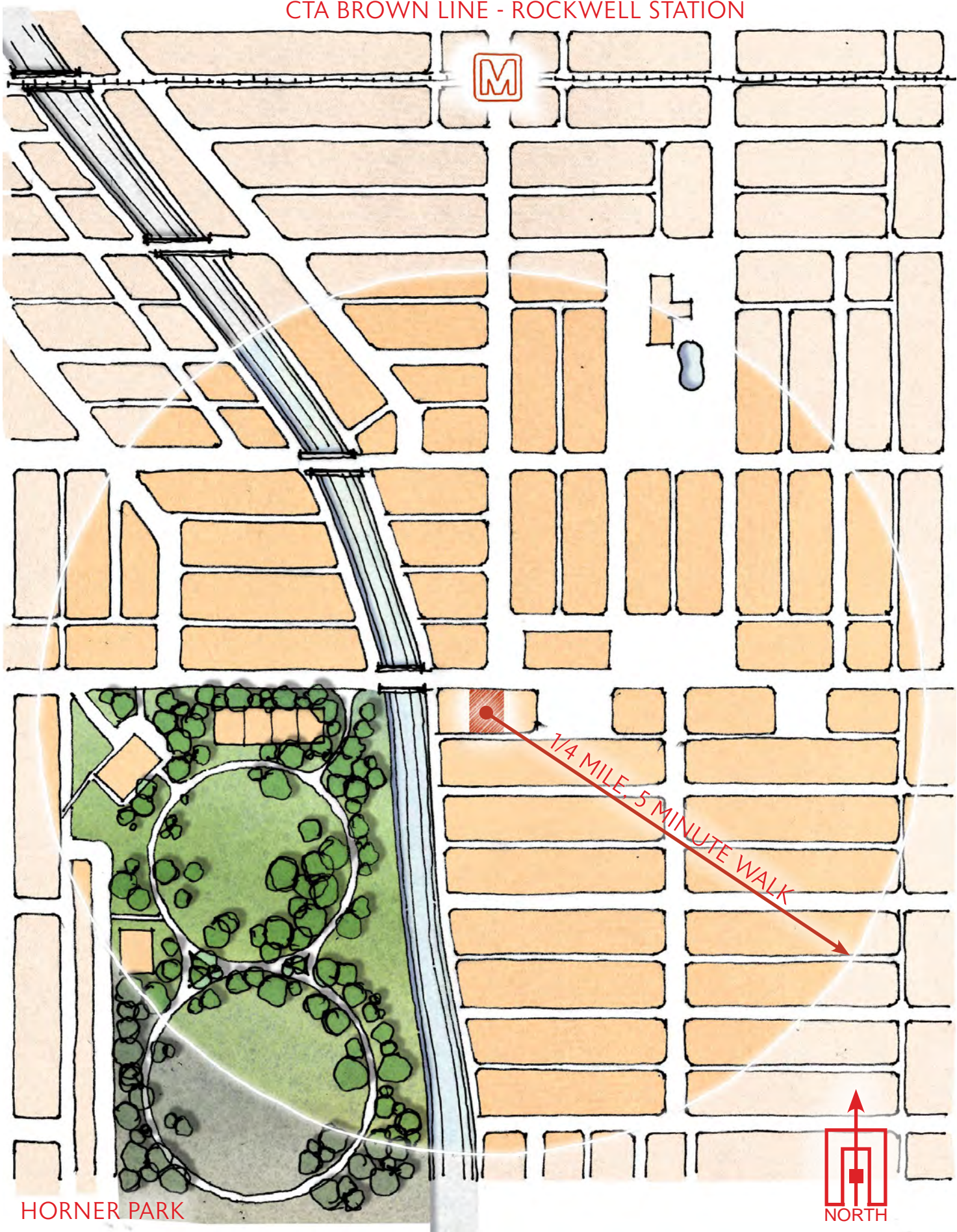
Lot Area: 12,500 sf
Zoning District B3-3 Community Shopping District; Maximum F.A.R. = 3.0
Required Setbacks: Front Lot Line N/A, Side Lot Lines N/A, Rear Lot Line 16' (Alley)
Parking Requirements: 0.5 Stalls/Dwelling Unit, 2% of total stalls Accessible
Accessibility Requirements: 2% of Dwelling Units Type A, 100% of Dwelling Units Type B
Building Gross Area: 36,540 sf, F.A.R. = 2.925
Commercial Rental Units: 4, Residential Rental Units: 26 (Including 2 Type A)
Parking Stalls: 13 (Including 2 Accessible)

AREA PLAN

This Northwest Side retail corridor is prime for development. Within a few blocks are a CTA Station, Lincoln Avenue's theatre district, two parks, and Kindred Hospital. By offering shopfronts and an inviting courtyard with commercial tenants, we can attract a diverse set of visitors who already frequent the area at all hours. This site is ready to support high-rent units and diverse commercial tenants. Demographically, this neighborhood is home to many educated young families. Our mix of units provide comfortable options for families as well as smaller, more affordable apartments. A spacious roof deck will become a lively and valuable community asset.

DESIGN PRECEDENT

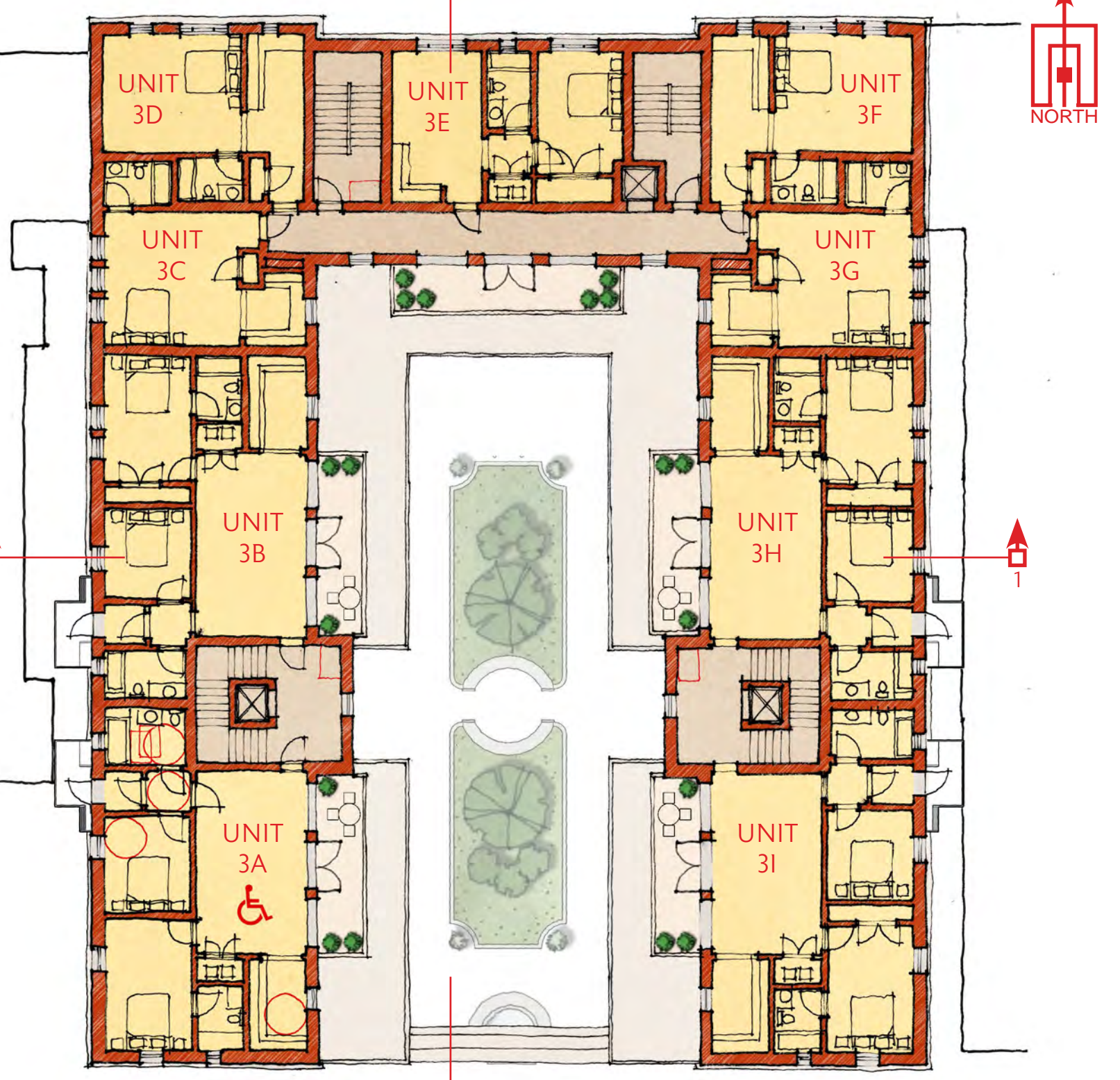
- TYPOLOGY:
- Chicago Courtyard Apartment - effective mid-density housing type
 - Italian Palazzo - procession from public street to inner court; facade design
- CHARACTER:
- Chicago apartment buildings, early 20th century; eclectic, Arts & Crafts style
 - Istituto di Case Popolari developments, Rome, early 20th century, vernacular



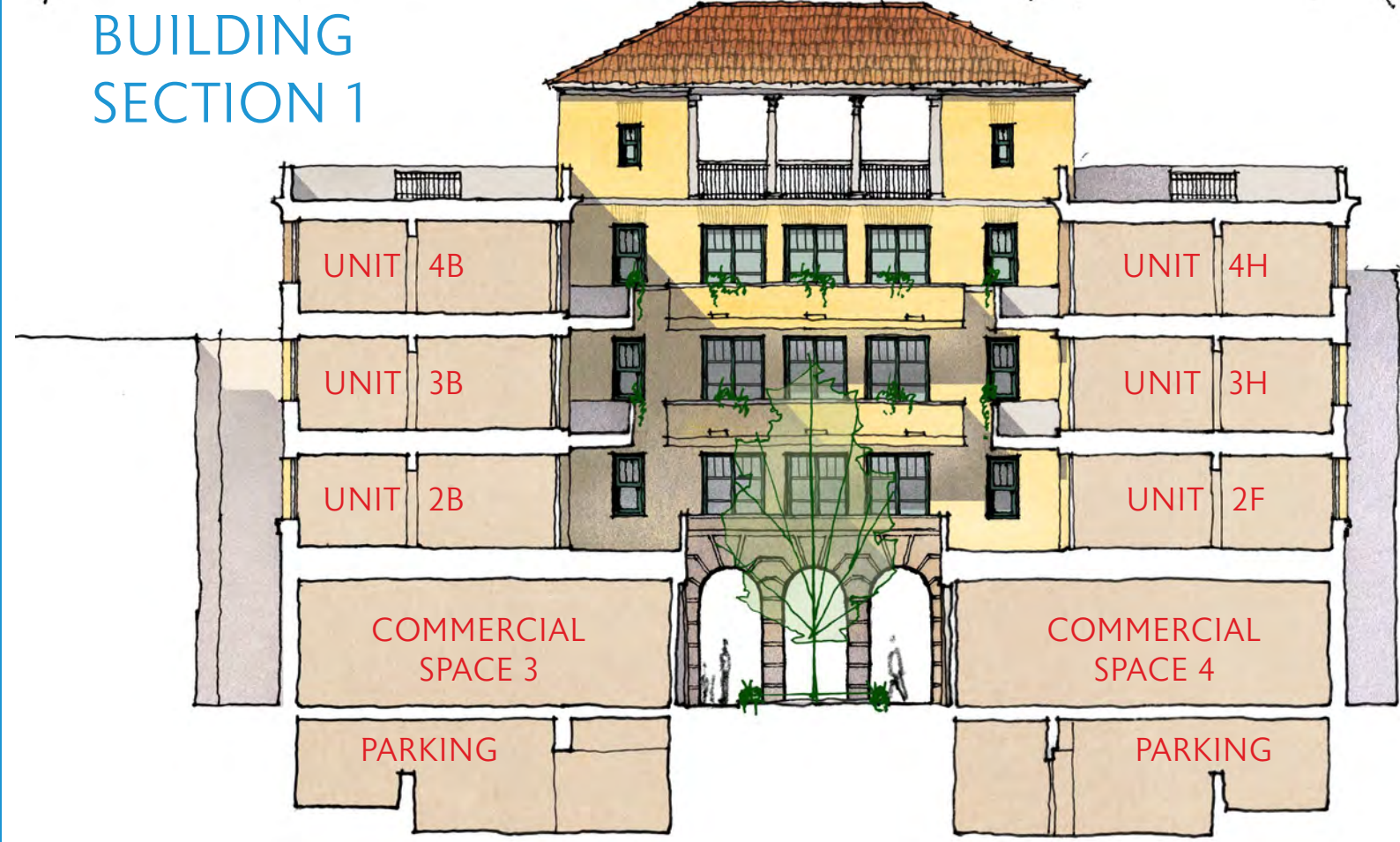


THIRD FLOOR PLAN (4TH FL. SIM.)

- Floor Area: 8,125 sf
Residential Unit Count: 9
- Unit 3A: 2 Bedrooms, 2 Bathrooms, Laundry Room, Private Balcony, ADA Type A Fully Accessible, 900 sf
 - Unit 3B: 2 Bedrooms, 2 Bathrooms, Laundry Room, Private Balcony, ADA Type B Adaptable, 900 sf
 - Unit 3C: Studio, 1 Bathroom, ADA Type B Adaptable, 425 sf
 - Unit 3D: Studio, 1 Bathroom, ADA Type B Adaptable, 425 sf
 - Unit 3E: 1 Bedroom, 1 Bathroom, Laundry Room, ADA Type B Adaptable, 500 sf
 - Unit 3F: Studio, 1 Bathroom, ADA Type B Adaptable, 425 sf
 - Unit 3G: Studio, 1 Bathroom, ADA Type B Adaptable, 425 sf
 - Unit 3H: 2 Bedrooms, 2 Bathrooms, Laundry Room, Private Balcony, ADA Type B Adaptable, 900 sf
 - Unit 3I: 2 Bedrooms, 2 Bathrooms, Laundry Room, Private Balcony, ADA Type B Adaptable, 900 sf



BUILDING SECTION 1



SECOND FLOOR PLAN

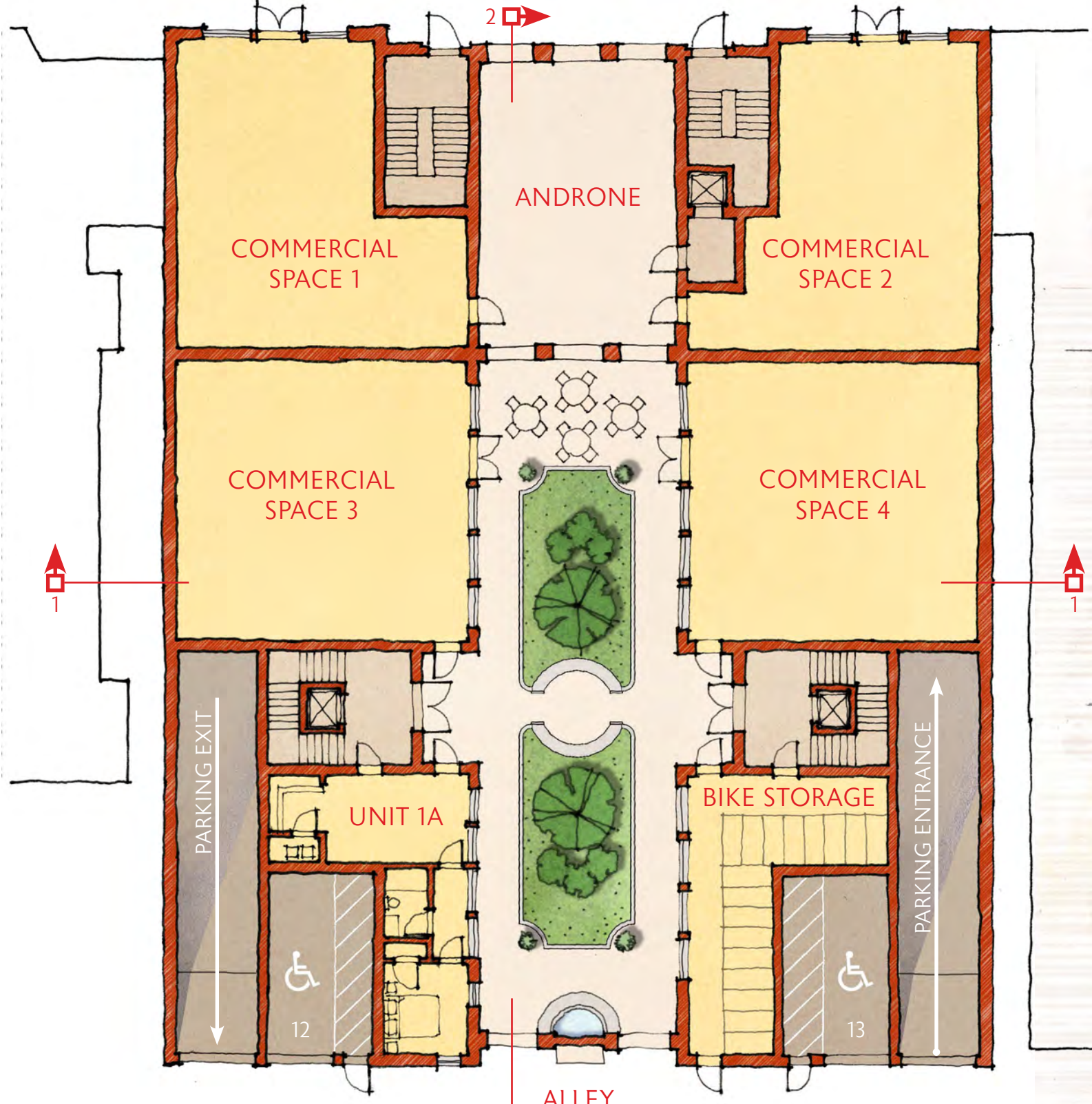
- Floor Area: 8,125 sf
Residential Unit Count: 7
- Unit 2A: 2 Bedrooms, 2 Bathrooms, Laundry Room, Private Terrace, ADA Type B Adaptable, 900 sf
 - Unit 2B: 3 Bedrooms, 2 Bathrooms, Laundry Room, Private Terrace, ADA Type B Adaptable, 1,175 sf
 - Unit 2C: 1 Bedroom, 1 Bathroom, Laundry Room, ADA Type B Adaptable, 610 sf
 - Unit 2D: 1 Bedroom, 1 Bathroom, Laundry Room, ADA Type B Adaptable, 500 sf
 - Unit 2E: 1 Bedroom, 1 Bathroom, Laundry Room, ADA Type A Fully Accessible, 610 sf
 - Unit 2F: 3 Bedrooms, 2 Bathrooms, Laundry Room, Private Terrace, ADA Type B Adaptable, 1,175 sf
 - Unit 2G: 2 Bedrooms, 2 Bathrooms, Laundry Room, Private Terrace, ADA Type B Adaptable, 900 sf



BUILDING SECTION 2

GROUND FLOOR PLAN

- Floor Area: 8,780 sf
Parking Space: 2 accessible stalls
Bicycle Storage Space: 500 sf
- Commercial Rental Unit Count: 4
- Commercial Space 1: 1,085 sf
- Suggested Tenants: Fitness Studio
- Commercial Space 2: 1,022 sf
- Suggested Tenants: Cafe
- Commercial Space 3: 1,195 sf
- Suggested Tenants: Daycare
- Commercial Space 3: 1,195 sf
- Suggested Tenants: Professional Office
- Residential Unit Count: 1
- Unit 1A: 1 Bedroom, 1 Bathroom, Laundry Room, ADA Type B Adaptable, 500 sf



BASEMENT FLOOR PLAN

- Floor Area: 10,180 sf
Parking Space: 11 Stalls
Mechanical Space: 1,650 sf
Storage Space: 315 sf

ELEVATION DETAIL AND CONSTRUCTION DETAIL SECTION

- Construction Type 1-B: Non-combustible R-21 Exterior wall assembly:
- Milwaukee Cream brick, Chicago Common brick, and limestone exterior cladding
 - Air cavity
 - Insulation and vapor barrier
 - Solid grouted masonry unit bearing walls
 - Interior furring and finish
 - Precast concrete plank floor and roof deck
 - Terra cotta tile and flat concrete deck roof

