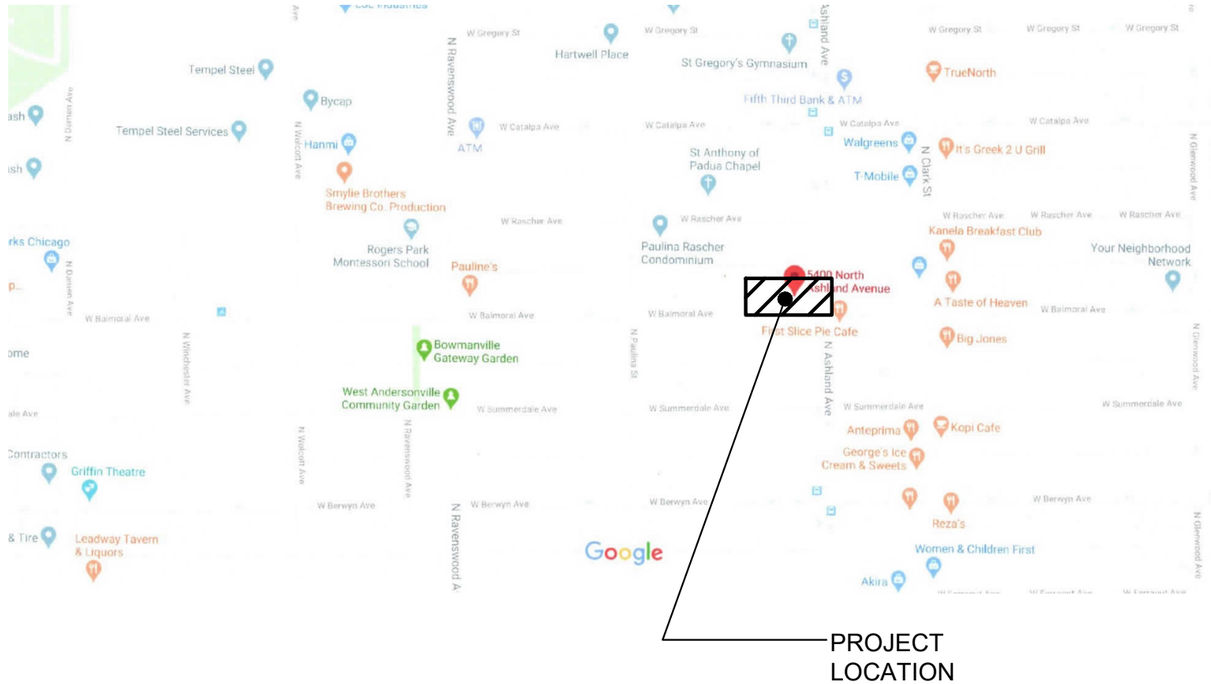
PROPOSED 3-STORY + BASEMENT, SEVEN (7) DWELLING UNIT BUILDING AT:

5400 N. ASHLAND AVE.

CHICAGO, ILLINOIS

COMPASS ARCHITECTURE					
ZONING DATA					
5400 N. ASHLAND AVE.					
Lot Area	7335.7				
Lot Width	67.3				
Lot Depth	109				
		Existing Zoning (RS-3)		Proposed Zoning RM4.5	
	Item	Allowable	Actual	Allowable	Actual
	MLA	2500		700	1048.0
	FAR	0.9		1.7	1.54
Front Yard Setback		1'-0"		1'-0"	2'-0"
Rear Yard Setback		30%		30% or 32.7'	33.0'
Rear Yard Open Space		447sf		447sf	447sf or more
Side Yard					
Combined		20% = 13.46'		5'	10'
North		8% = 5.38'		5'	10'
South		8% = 5.38'		0'	0'
Max Height		30'		47'	40.5'
BUILDING DATA					
Proposed # of Units		7			
Total Area (FAR)		11291			
Parking Provided		7			



compass
ARCHITECTURE, LLC
840 HOME AVE.
OAK PARK, IL
60304
773-612-9960

PROJECT
5400 N. ASHLAND AVE., CHICAGO, IL

DATE
FEBRUARY 10th, 2020

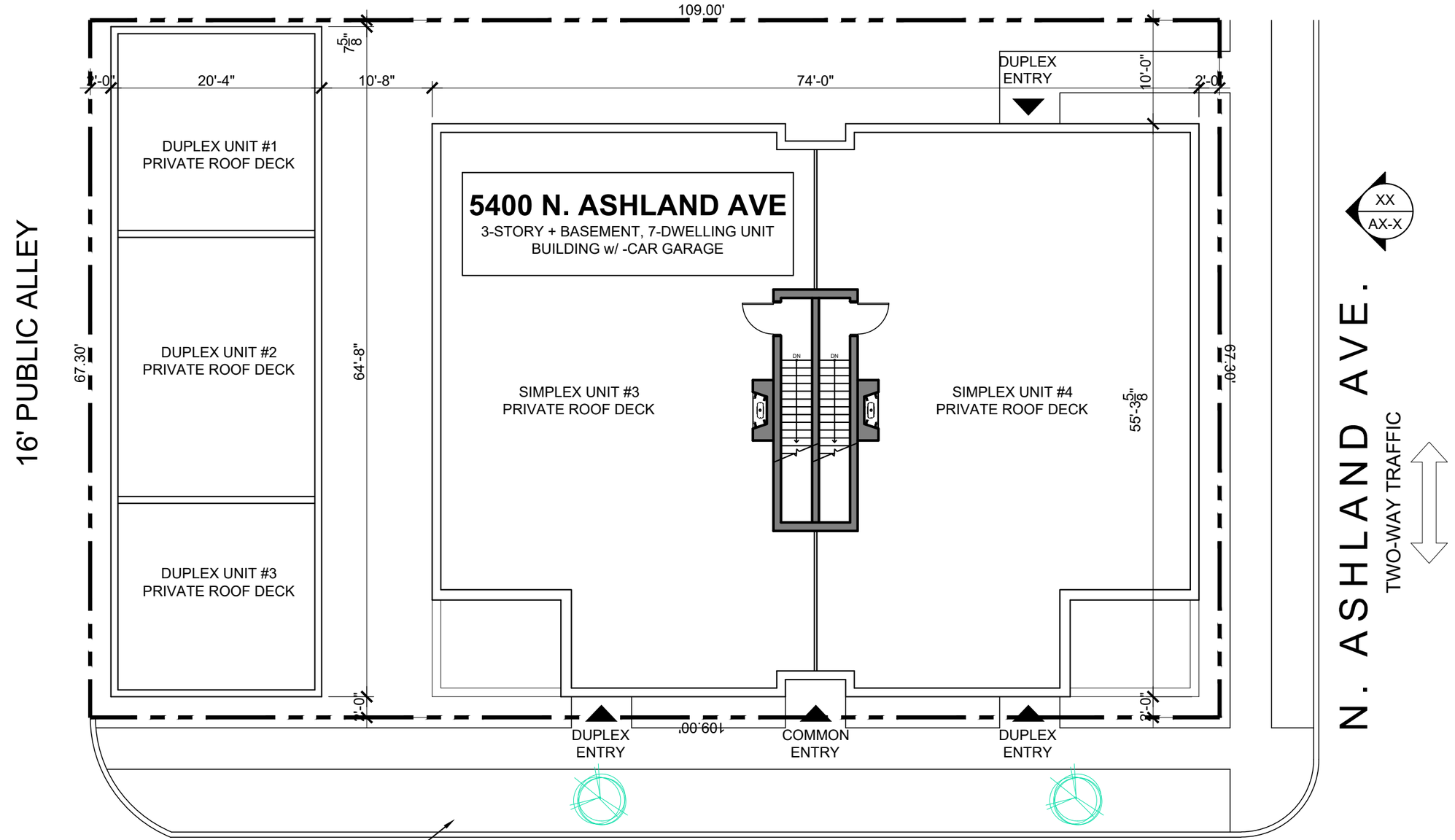
NAME
COVER SHEET

DESCRIPTION
EXHIBIT 1

N

CANDEA DEVELOPMENT

COPYRIGHT 2020: COMPASS ARCHITECTURE, LLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF COMPASS ARCHITECTURE, LLC. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE AS A RESULT OF REPRODUCTION.



compass
ARCHITECTURE, LLC
840 HOME AVE.
OAK PARK, IL
60304
773-612-9960

PROJECT
5400 N. ASHLAND AVE., CHICAGO, IL

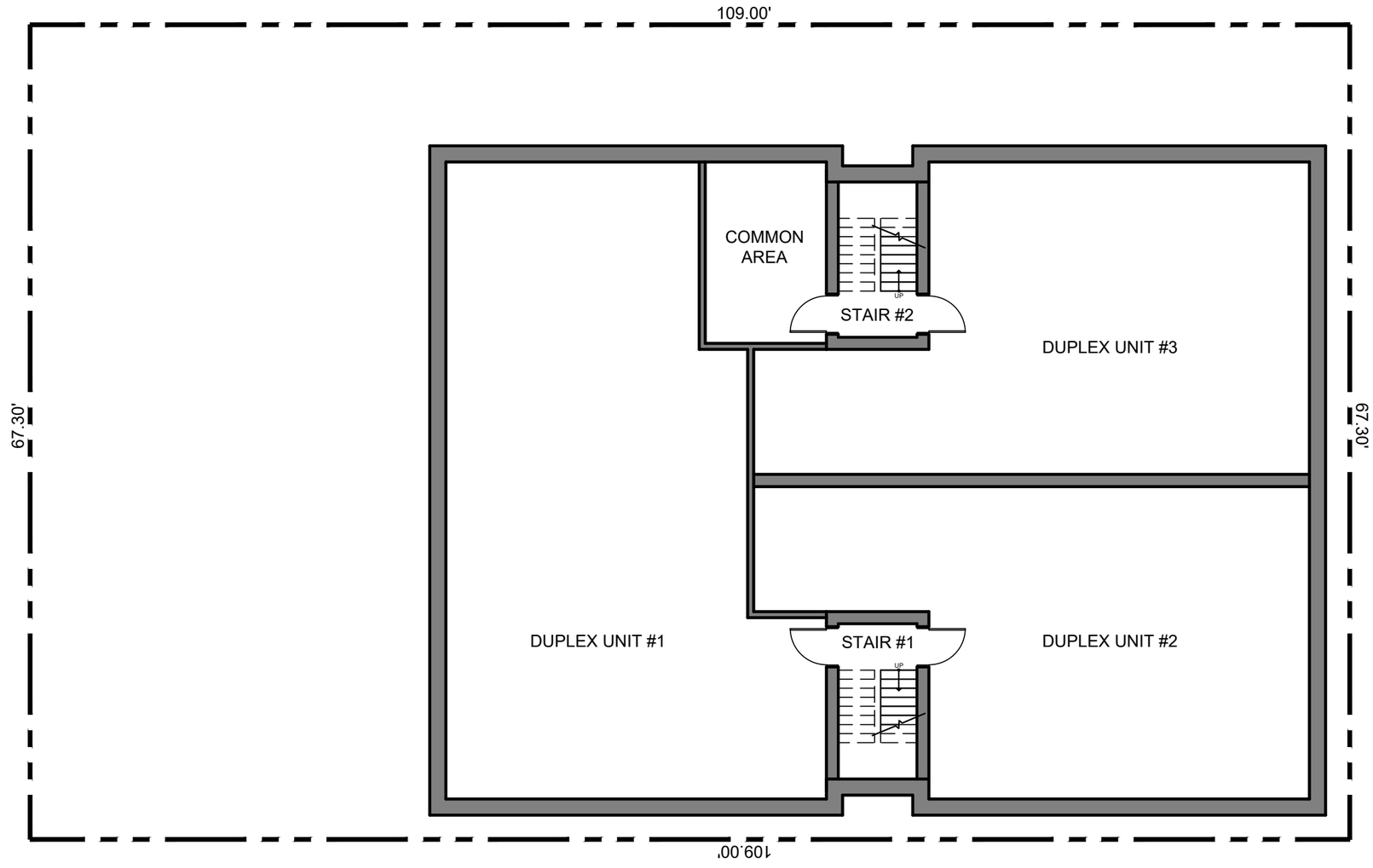
DATE
FEBRUARY 10th, 2020

NAME
SITE PLAN SCALE: 3/32" = 1'-0"

DESCRIPTION
EXHIBIT 2

N

COPYRIGHT 2020: COMPASS ARCHITECTURE, LLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF COMPASS ARCHITECTURE, LLC. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE AS A RESULT OF REPRODUCTION.



compass
ARCHITECTURE, LLC
840 HOME AVE.
OAK PARK, IL
60304
773-612-9960

PROJECT
5400 N. ASHLAND AVE., CHICAGO, IL

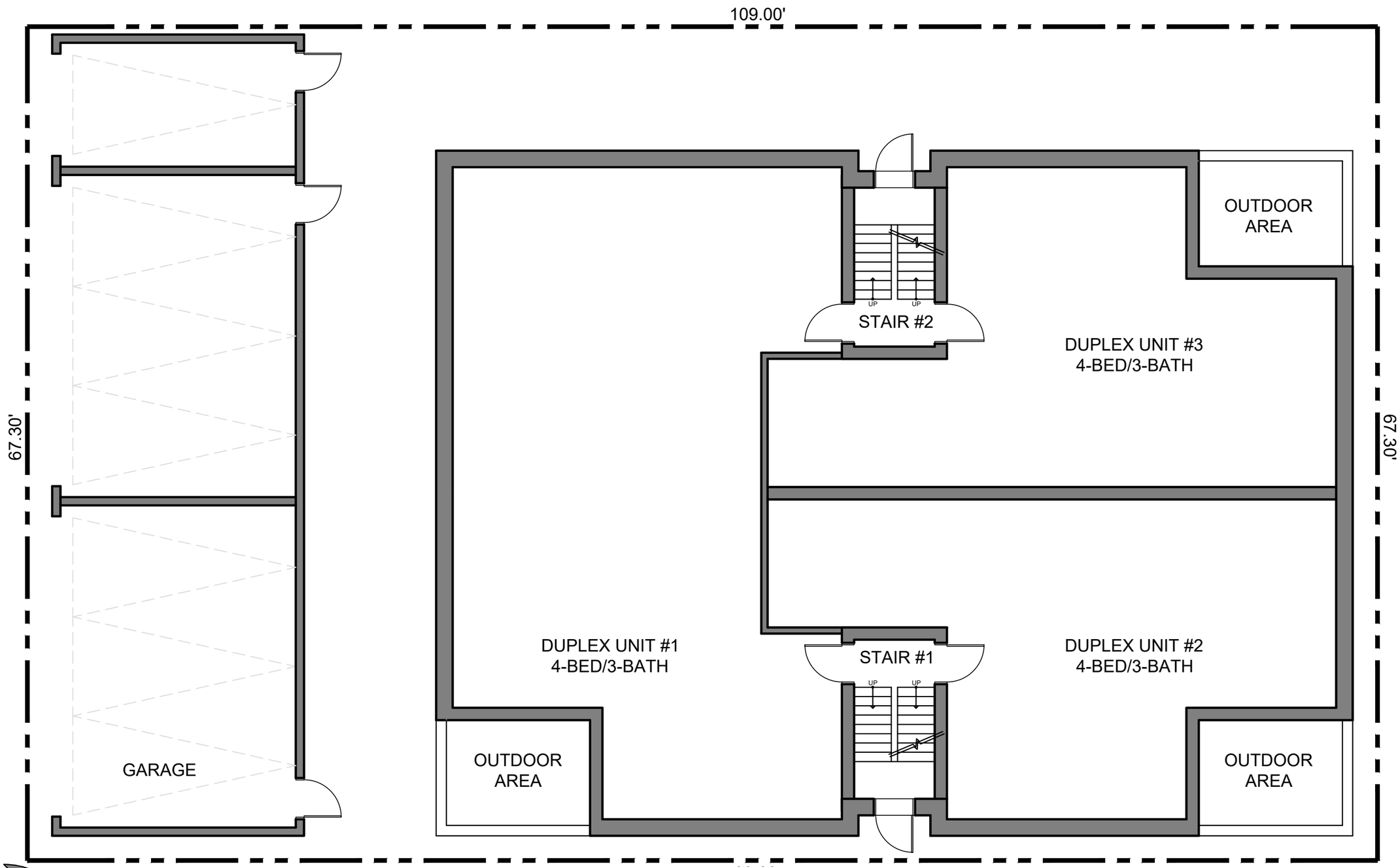
DATE
JANUARY 27th, 2020

NAME
BASEMENT PLAN SCALE: $\frac{3}{32}$" = 1'-0"

DESCRIPTION
EXHIBIT 3

N

COPYRIGHT 2020: COMPASS ARCHITECTURE, LLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF COMPASS ARCHITECTURE, LLC. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE AS A RESULT OF REPRODUCTION.



compass
ARCHITECTURE, LLC
840 HOME AVE.
OAK PARK, IL
60304
773-612-9960

PROJECT
5400 N. ASHLAND AVE., CHICAGO, IL

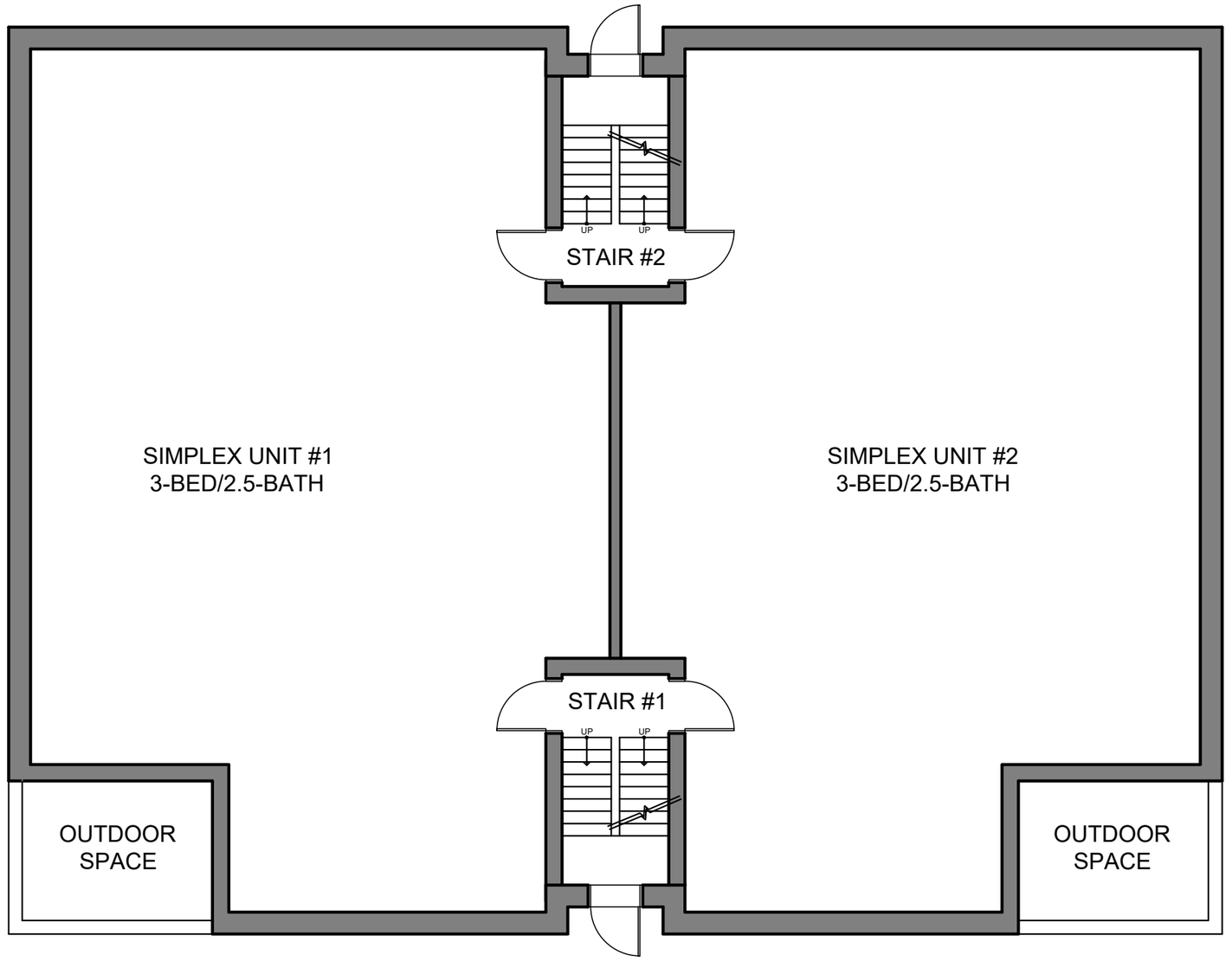
DATE
FEBRAURY 10th, 2020

NAME
FIRST FLOOR PLAN - SCALE: 1/8" = 1'-0"

DESCRIPTION
EXHIBIT 4

N

COPYRIGHT 2020: COMPASS ARCHITECTURE, LLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF COMPASS ARCHITECTURE, LLC. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE AS A RESULT OF REPRODUCTION.



compass
ARCHITECTURE, LLC
840 HOME AVE.
OAK PARK, IL
60304
773-612-9960

PROJECT
5400 N. ASHLAND AVE., CHICAGO, IL

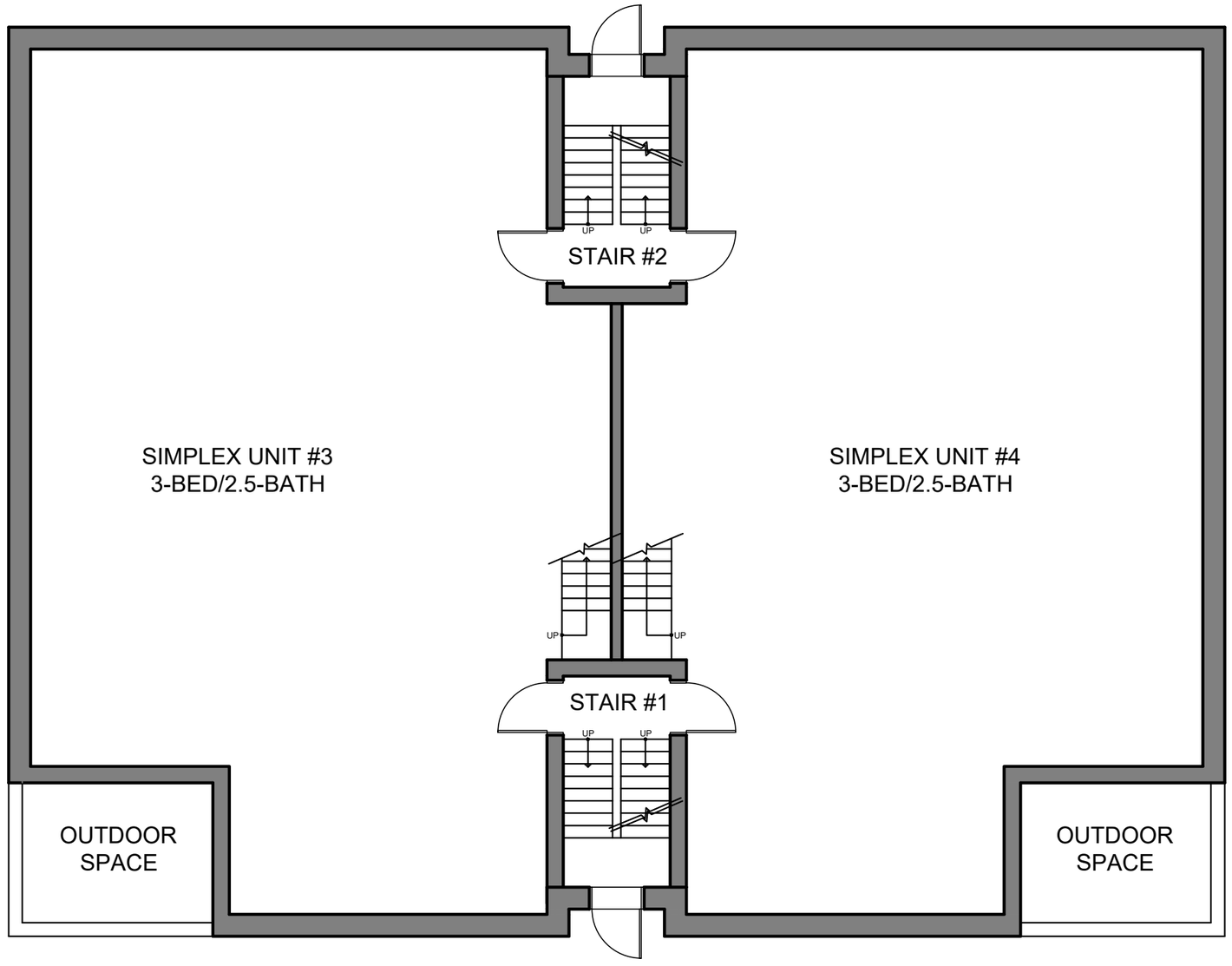
DATE
FEBRUARY 10th, 2020

NAME
SECOND FLOOR PLAN - SCALE: 1/8" = 1'-0"

DESCRIPTION
EXHIBIT 5

N

COPYRIGHT 2020: COMPASS ARCHITECTURE, LLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF COMPASS ARCHITECTURE, LLC. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE AS A RESULT OF REPRODUCTION.



compass
ARCHITECTURE, LLC
840 HOME AVE.
OAK PARK, IL
60304
773-612-9960

PROJECT
5400 N. ASHLAND AVE., CHICAGO, IL

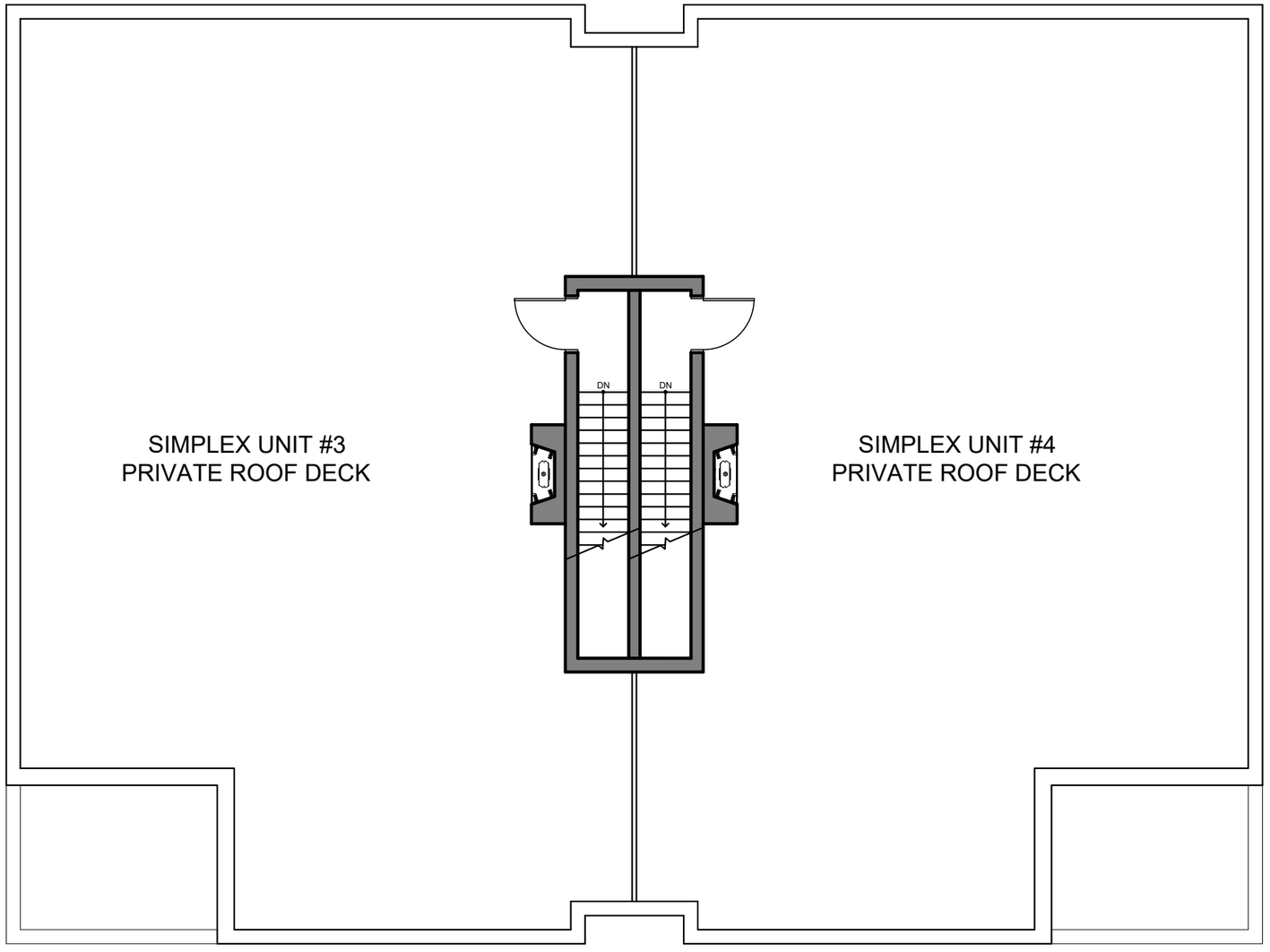
DATE
FEBRUARY 10th, 2020

NAME
THIRD FLOOR PLAN - SCALE: ⅛" = 1'-0"

DESCRIPTION
EXHIBIT 6

N

COPYRIGHT 2020: COMPASS ARCHITECTURE, LLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF COMPASS ARCHITECTURE, LLC. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE AS A RESULT OF REPRODUCTION.



compass
ARCHITECTURE, LLC
840 HOME AVE.
OAK PARK, IL
60304
773-612-9960

PROJECT
5400 N. ASHLAND AVE., CHICAGO, IL

DATE
FEBRUARY 10th, 2020

NAME
ROOF PLAN - SCALE: ⅛" = 1'-0"

DESCRIPTION
EXHIBIT 7

N

COPYRIGHT 2020: COMPASS ARCHITECTURE, LLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF COMPASS ARCHITECTURE, LLC. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE AS A RESULT OF REPRODUCTION.

compass
ARCHITECTURE, LLC
840 HOME AVE.
OAK PARK, IL
60304
773-612-9960

PROJECT
5400 N. ASHLAND AVE., CHICAGO, IL

DATE
FEBRUARY 10th, 2020

NAME
SOUTH ELEVATION - SCALE: ⅛" = 1'-0"

DESCRIPTION
EXHIBIT 8

COPYRIGHT 2020: COMPASS ARCHITECTURE, LLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF COMPASS ARCHITECTURE, LLC. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE AS A RESULT OF REPRODUCTION.

compass
ARCHITECTURE, LLC
840 HOME AVE.
OAK PARK, IL
60304
773-612-9960

PROJECT
5400 N. ASHLAND AVE., CHICAGO, IL

DATE
FEBRUARY 10th, 2020

NAME
EAST ELEVATION - SCALE: ⅛" = 1'-0"

DESCRIPTION
EXHIBIT 9

COPYRIGHT 2020: COMPASS ARCHITECTURE, LLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF COMPASS ARCHITECTURE, LLC. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE AS A RESULT OF REPRODUCTION.