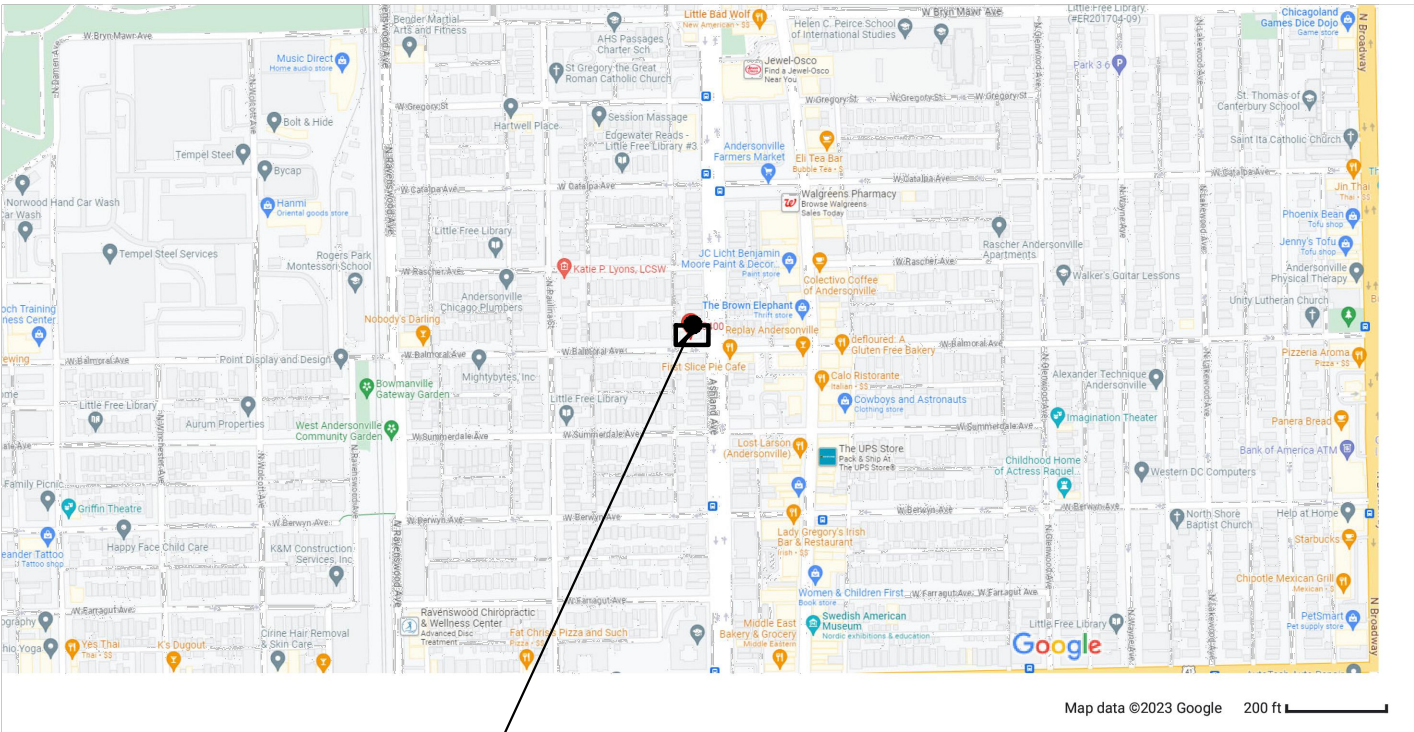


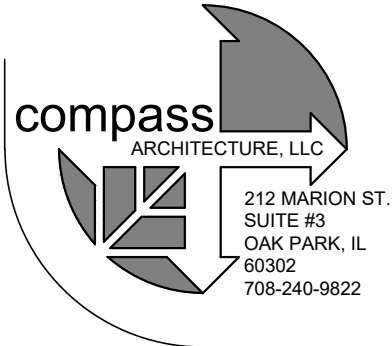
# PROPOSED 4-STORY + BASEMENT, FIFTEEN (15) DWELLING UNIT BUILDING AT: **5400 N. ASHLAND AVE.** CHICAGO, ILLINOIS

EXHIBIT #	DESCRIPTION
1	COVER SHEET
2	RENDERINGS
3	SITE PLAN
4	BASEMENT PLAN
5	GRADE PLAN
6	FIRST FLOOR PLAN
7	SECOND FLOOR PLAN
8	TYPICAL FLOOR PLAN
9	FOURTH FLOOR PLAN
10	PENTHOUSE PLAN
11	EAST ELEVATION
12	WEST ELEVATION

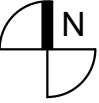
COMPASS ARCHITECTURE ZONING DATA 5400 N. ASHLAND AVE. (FRONT ON ASHLAND)				
Lot Area	7335.7			
Lot Width	67.3			
Lot Depth	109			
Item	Existing Zoning (RS-3)		Proposed Zoning B2-3	
	Allowable	Actual	Allowable	Actual
MLA	2500		400	489.0
FAR	0.9		3	2.46
Front Yard Setback	1'-0"		1'-0"	2'-0"
Rear Yard Setback	30%		30.0'	30.0'
Rear Yard Open Space	477sf		NA	NA
Side Yard				
Combined	20% = 13.46'		10% = 6.73'	6.75'
North	8% = 5.38'		6.73'	6.75'
South	8% = 5.38'		0'	2'
Max Height	30'		60'	46.5'
BUILDING DATA				
Proposed # of Units	15			
Total Area (FAR)	18,033.4sf			
Parking Provided	7			



PROJECT  
LOCATION



<b>PROJECT</b>	5400 N. ASHLAND AVE., CHICAGO, IL
<b>DATE</b>	JANUARY 5th, 2024
<b>NAME</b>	COVER SHEET
<b>DESCRIPTION</b>	EXHIBIT 1

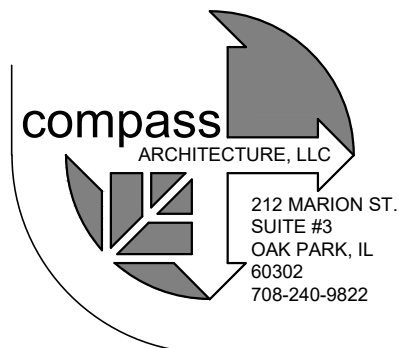


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VIEW LOOKING NORTHWEST

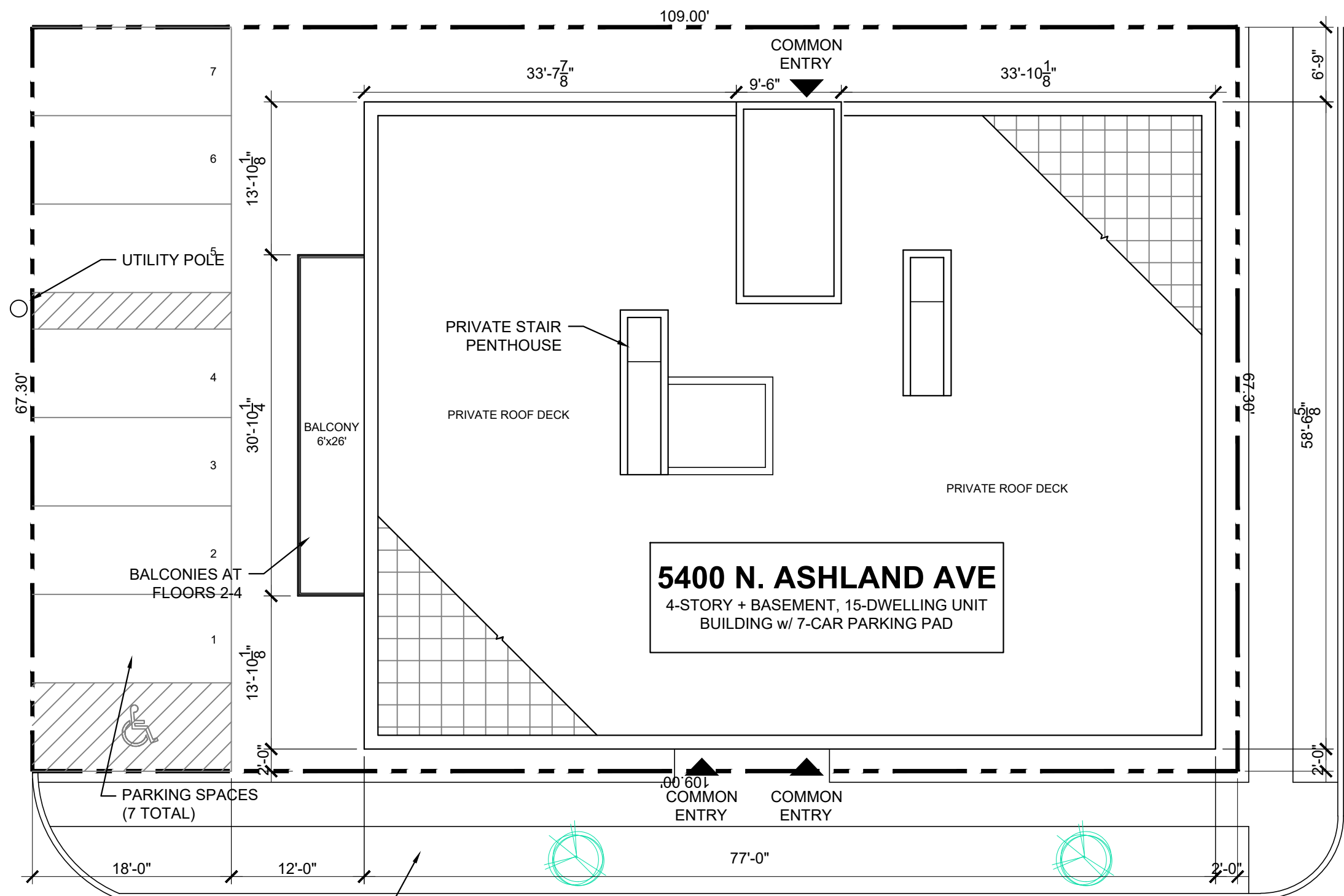


<b>PROJECT</b>	5400 N. ASHLAND AVE., CHICAGO, IL
<b>DATE</b>	SEPTEMBER 5th, 2023
<b>NAME</b>	RENDERINGS
<b>DESCRIPTION</b>	EXHIBIT 2

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16' PUBLIC ALLEY



EXH. 11

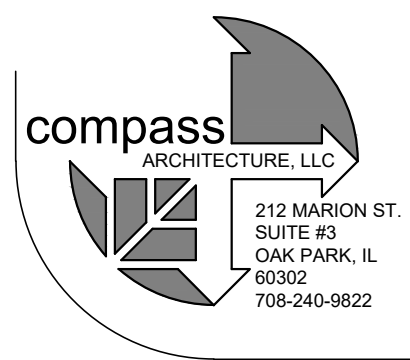
N. ASHLAND AVE.

TWO-WAY TRAFFIC

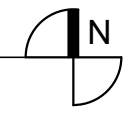
BALMORAL AVE.

ONE-WAY TRAFFIC

EXH. 12

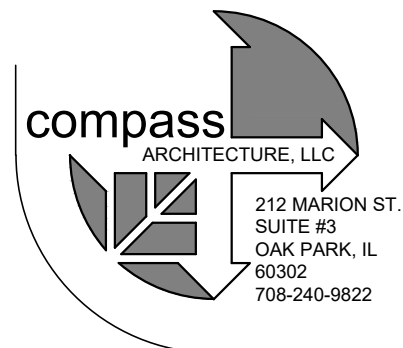
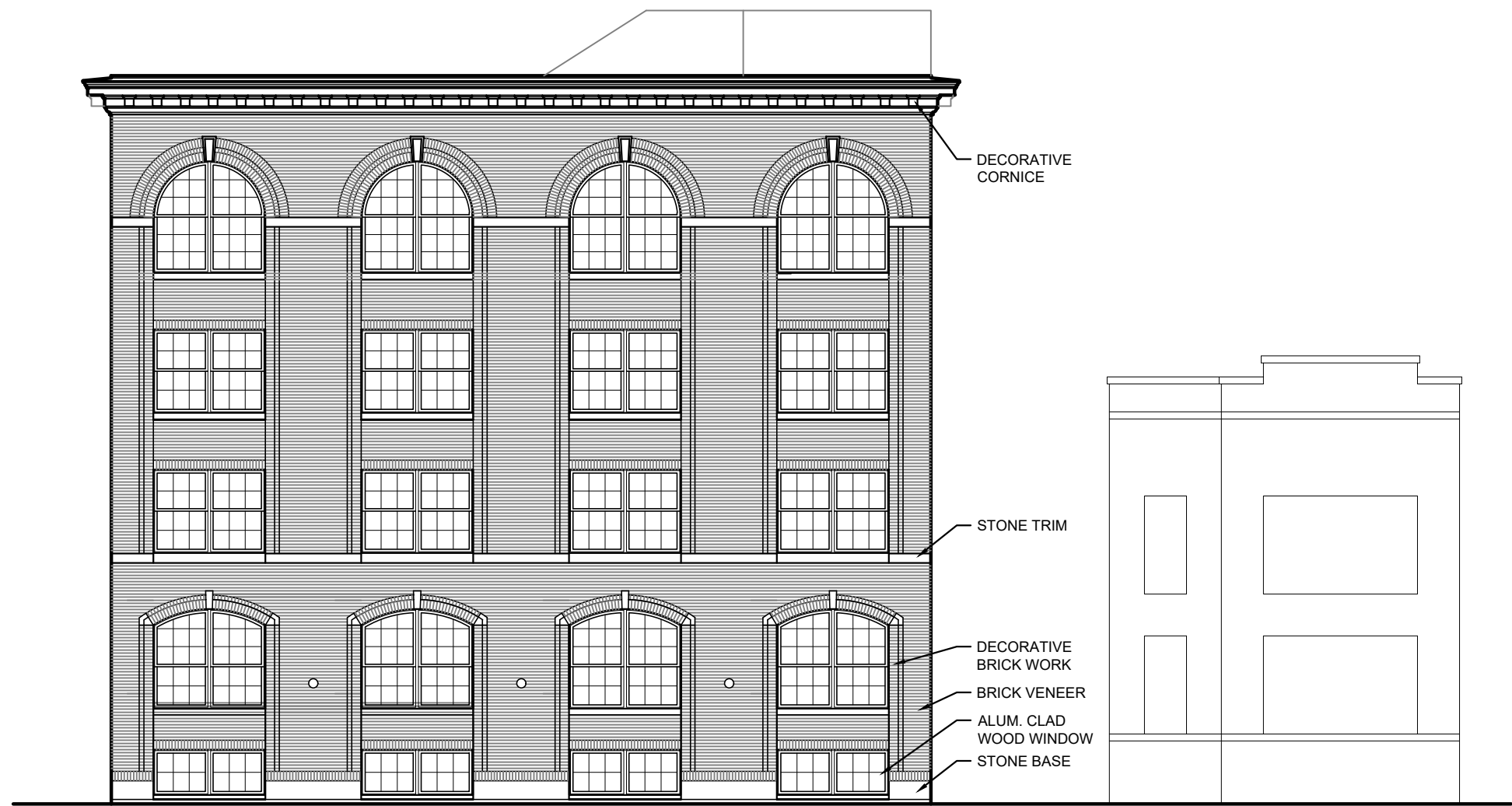


<b>PROJECT</b>	5400 N. ASHLAND AVE., CHICAGO, IL	
<b>DATE</b>	JANUARY 5th, 2024	
<b>NAME</b>	SITE PLAN	SCALE: 3/32" = 1'-0"
<b>DESCRIPTION</b>	EXHIBIT 3	



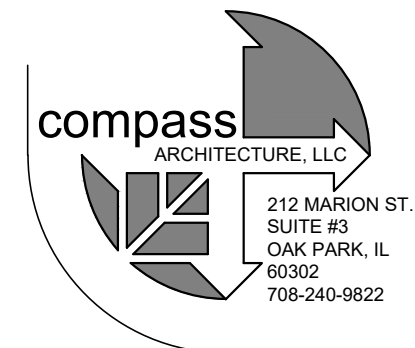
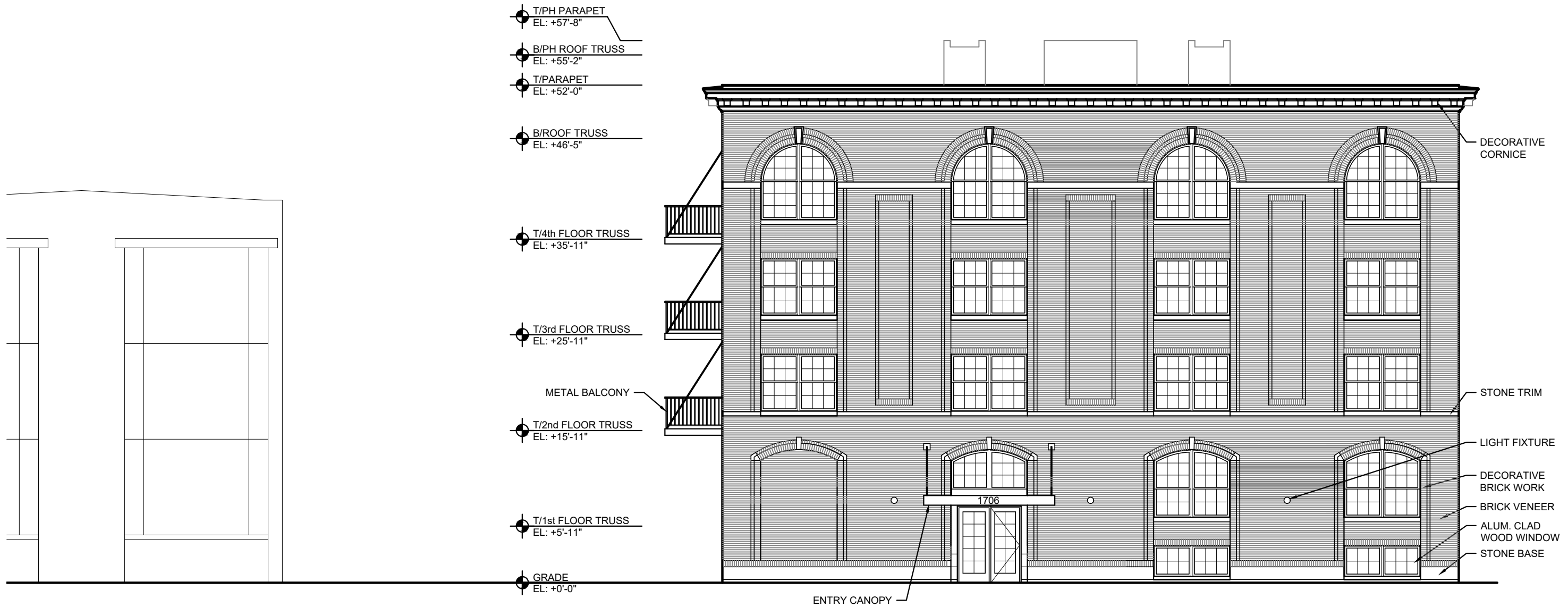
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- B/PH ROOF TRUSS  
EL: +55'-2"
- T/PARAPET  
EL: +52'-0"
- B/ROOF TRUSS  
EL: +46'-5"
- T/4th FLOOR TRUSS  
EL: +35'-11"
- T/3rd FLOOR TRUSS  
EL: +25'-11"
- T/2nd FLOOR TRUSS  
EL: +15'-11"
- T/1st FLOOR TRUSS  
EL: +5'-11"
- GRADE  
EL: +0'-0"



<b>PROJECT</b>	5400 N. ASHLAND AVE., CHICAGO, IL
<b>DATE</b>	JANUARY 5th, 2024
<b>NAME</b>	EAST ELEVATION - SCALE: 1/8" = 1'-0"
<b>DESCRIPTION</b>	EXHIBIT 10

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<b>PROJECT</b>	5400 N. ASHLAND AVE., CHICAGO, IL
<b>DATE</b>	JANUARY 5th, 2024
<b>NAME</b>	SOUTH ELEVATION - SCALE: 1/8" = 1'-0"
<b>DESCRIPTION</b>	EXHIBIT 11

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