

FIRST FLOOR PLAN

dwell

ALLEY



3415 - 3425 N ASHLAND

10.14.20

STUDIO



30'-0" REAR YARD

106'-9 5/8" LOT

76'-9 5/8" BLDG

150'-0" BLDG
155'-0" LOT

5'-0" SIDE YARD

ASHLAND

TRAIN

LOADING BERTH

TRASH ENCLOSURE

PATIO TYP

ELECT ROOM

BIKE ROOM (74 BIKES)

GAS METERS

LOBBY

RESID ENTRY

PATIO TYP

WORKBENCH

BIKE STAND TABLES

SEATING

WATER MTR FIRE PUMP ROOM

5'-0"

2nd, 3rd & 4th FLOOR PLANS

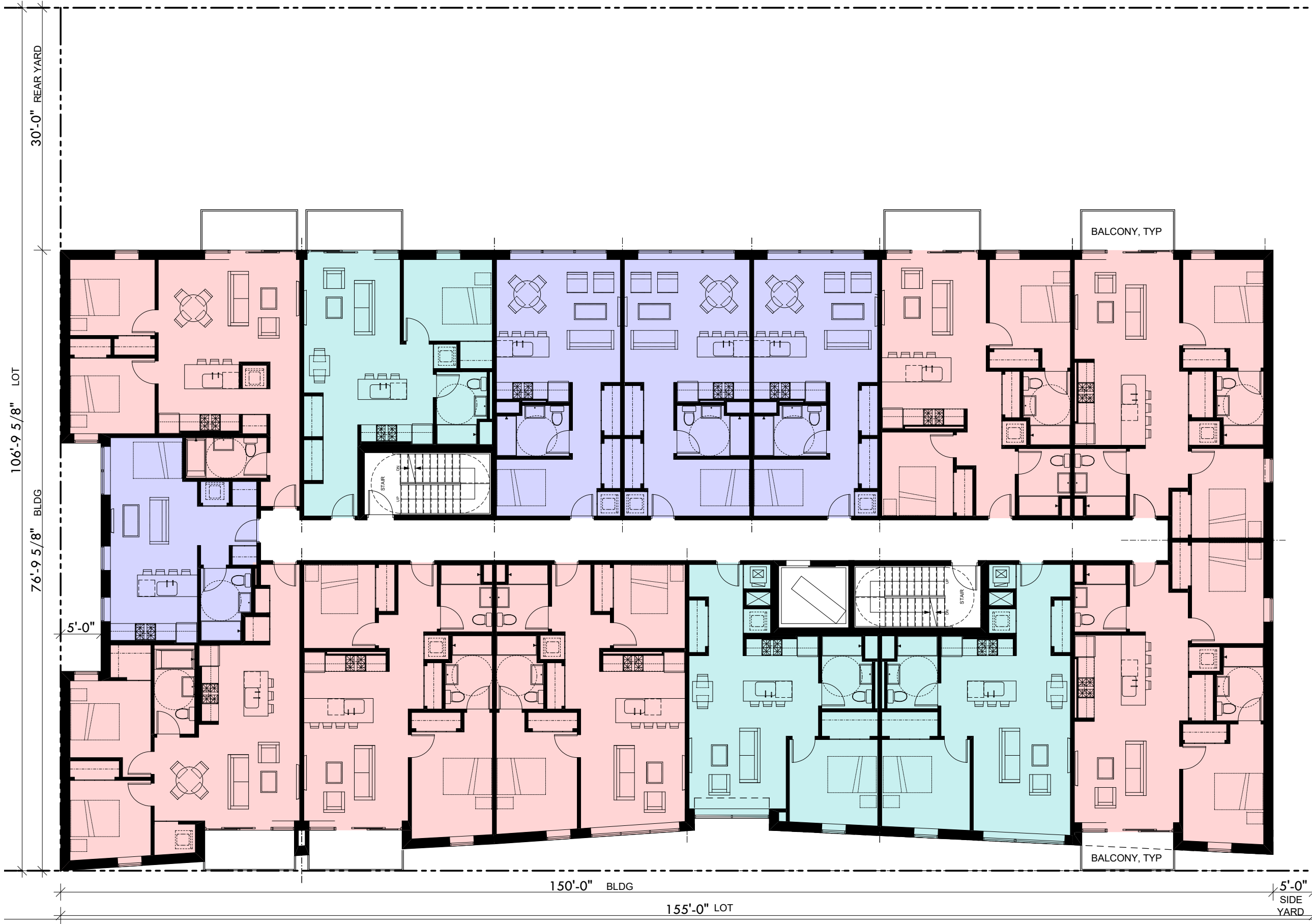
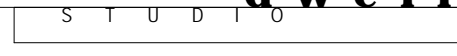
dwell

ALLEY



3415 - 3425 N ASHLAND

10.14.20



TRAIN

ASHLAND

ROOF FLOOR PLAN

dwell

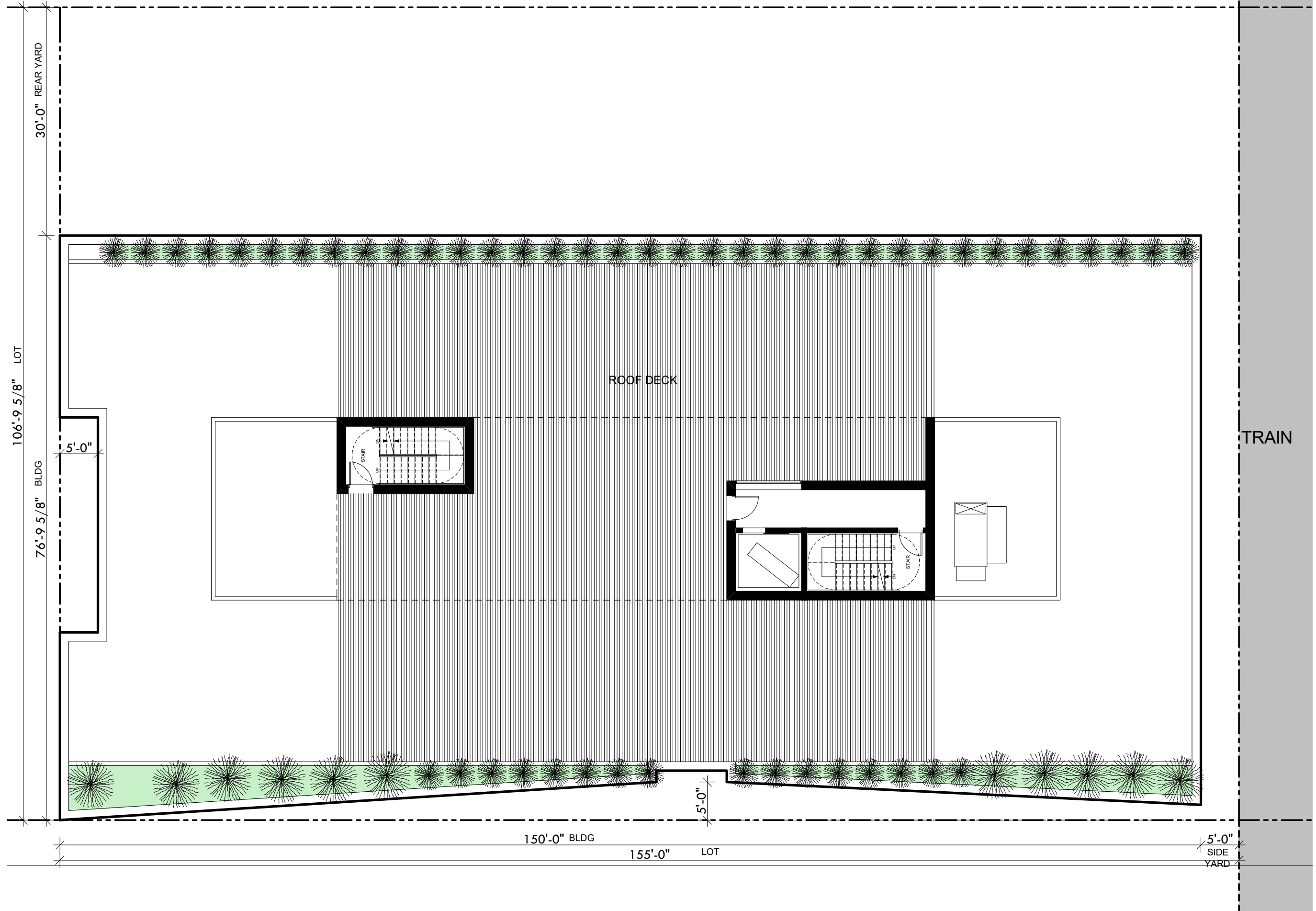
ALLEY



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10.14.20

S T U D I O



30'-0" REAR YARD

106'-9 5/8" LOT

76'-9 5/8" BLDG

5'-0"

ROOF DECK

TRAIN

150'-0" BLDG

155'-0" LOT

5'-0" SIDE YARD

ASHLAND



PROPERTY LINE

5'-0"
SETBACK

PROPERTY LINE

BRICK MASONRY
TYP.

ALUM
WINDOWS,
TYP.

METAL & GLASS
BALCONY, TYP.

ELEV
TRACKS

PTD STEEL
FENCE, TYP.

ALUM
WINDOWS,
TYP.

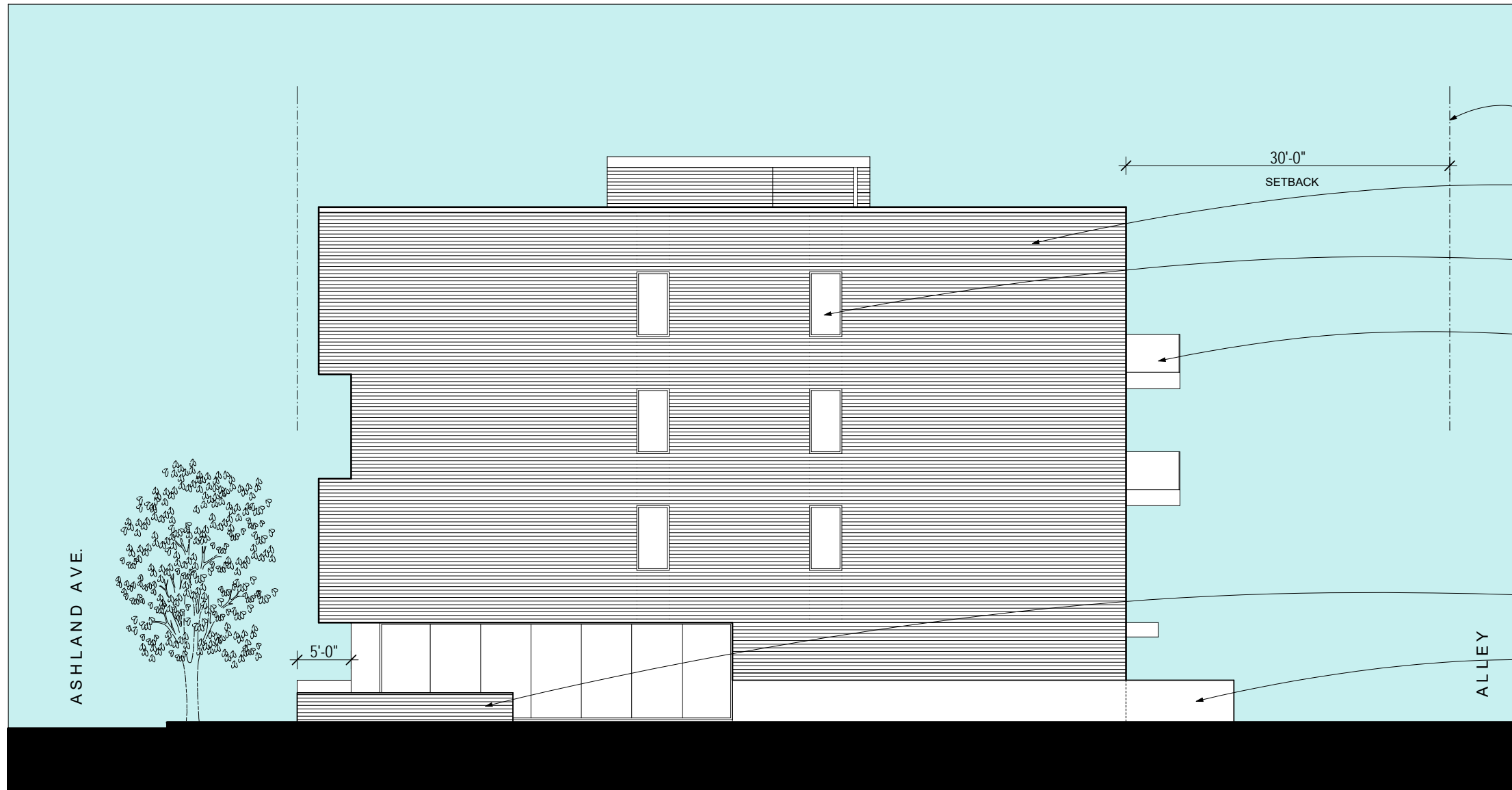
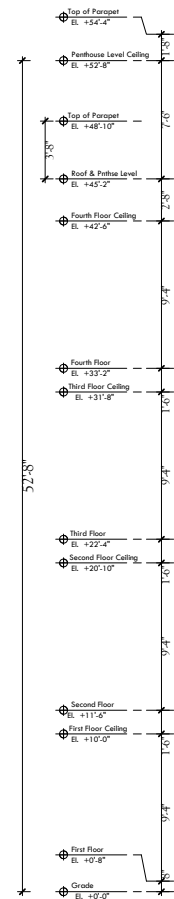
BRICK MASONRY
PLANTERS TYP.

WEST ELEVATION

3415 N. ASHLAND AVE.

10.15.20

STUDIO
dwell
ARCHITECTS



- PROPERTY LINE
- BRICK MASONRY TYP.
- ALUM WINDOWS, TYP.
- METAL & GLASS BALCONY, TYP.
- BRICK MASONRY PLANTERS TYP.
- PTD WOOD FENCE, TYP.

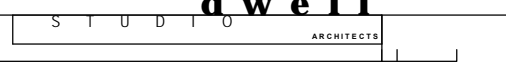
ASHLAND AVE.

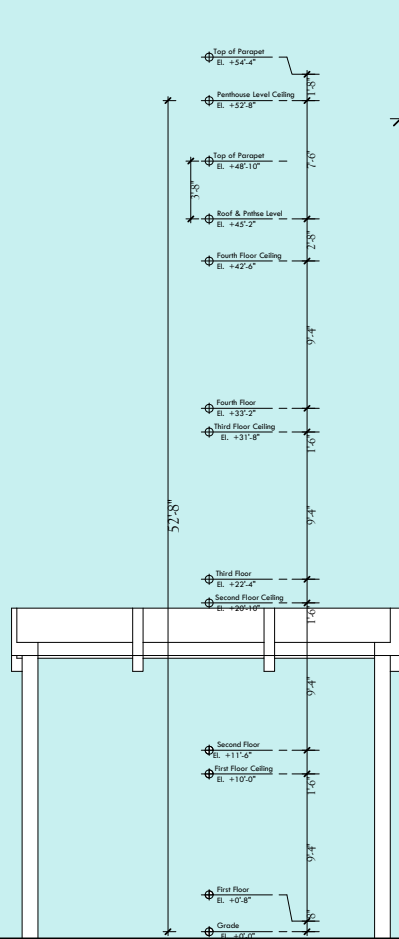
ALLEY

SOUTH ELEVATION

3415 N. ASHLAND AVE.

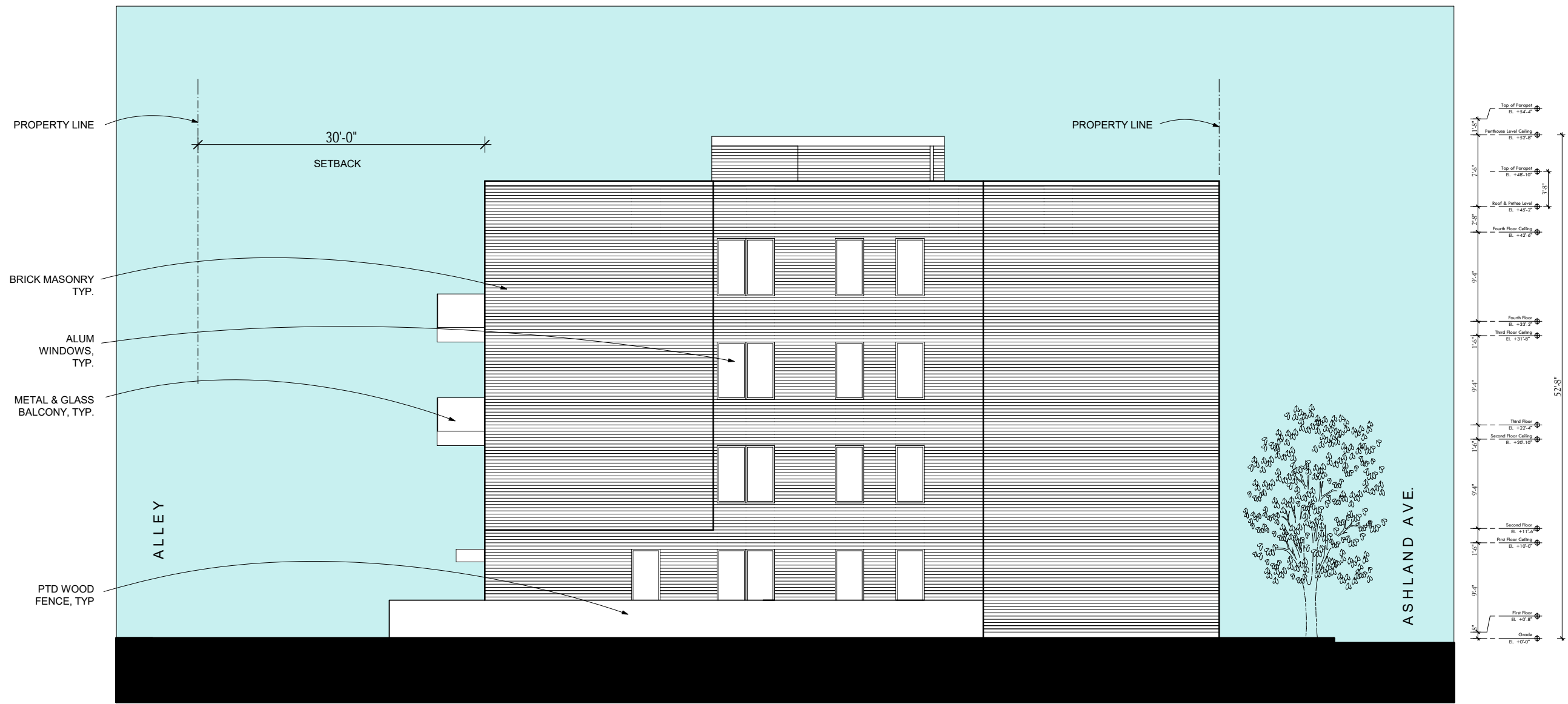
10.15.20





- PROPERTY LINE
- BRICK MASONRY TYP.
- ALUM WINDOWS, TYP.
- METAL & GLASS BALCONY, TYP.
- ALUM WINDOWS, TYP.
- PTD WOOD FENCE, TYP.

EAST ELEVATION
 3415 N. ASHLAND AVE. 10.15.20 **dwell** ARCHITECTS



NORTH ELEVATION

3415 N. ASHLAND AVE.

10.15.20

STUDIO

ARCHITECTS

dwell

3415-25 N Ashland

10.14.20

Comparison:	C1-2	B2-3 (TOD)	B2-3
	<u>Allowed</u>	<u>Allowed</u>	<u>Proposed</u>
Site Area:	16,544	16,544	16,544
Floor Area Ratio:	2.2 (36,396)	3.5 (57,939)	2.63 (43,453)
M L A:	1000 (15 units)	300 (55 units)	312 (53 units)
Max. Height:	50'	65'	52'-8" (zoning)
Parking:	1 per dwell unit	.5 per dwell unit	16
Bikes:	1 per 2 cars	1 per 2 cars	74
Front Yard:	0'-0"	0'-0"	5'-0" 1 st Flr / 0'-0" 2 nd -4 th Flrs
Side Yard:	0'-0"	0'-0"	0'-0"
Side Yard (track):	0'-0"	0'-0"	5'-0"
Rear Yard:	30'-0"	30'-0"	30'-0"



First Floor		F.A.R.	# Units
2 beds / 2 baths	1 Unit @ 813sf		
2 beds / 2 baths	1 Unit @ 669sf		
2 beds / 2 baths	4 Unit @ 790sf		
1 beds / 1 baths	1 Unit @ 652sf		
Studio	1 Unit @ 525sf		
Studio	1 Unit @ 443sf		
Studio	1 Unit @ 442sf		
Studio	1 Unit @ 529sf		
Commercial (Bikes)	1700		
Circ	1506	10,439	11 Units
Second Floor			
2 beds / 2 baths	1 Unit @ 813sf		
2 beds / 2 baths	1 Unit @ 788sf		
2 beds / 2 baths	1 Unit @ 894sf		
2 beds / 2 baths	1 Unit @ 858sf		
2 beds / 2 baths	2 Unit @ 812sf		
2 beds / 2 baths	1 Unit @ 790sf		
1 beds / 1 baths	1 Unit @ 711sf		
1 beds / 1 baths	1 Unit @ 669sf		
1 beds / 1 baths	1 Unit @ 652sf		
Studio	1 Unit @ 530sf		
Studio	2 Unit @ 525sf		
Studio	1 Unit @ 443sf		
Circ	980	10,802	14 Units
Third Floor			
2 beds / 2 baths	1 Unit @ 813sf		
2 beds / 2 baths	1 Unit @ 788sf		
2 beds / 2 baths	1 Unit @ 894sf		
2 beds / 2 baths	1 Unit @ 858sf		
2 beds / 2 baths	2 Unit @ 812sf		
2 beds / 2 baths	1 Unit @ 790sf		
1 beds / 1 baths	1 Unit @ 711sf		
1 beds / 1 baths	1 Unit @ 669sf		
1 beds / 1 baths	1 Unit @ 652sf		
Studio	1 Unit @ 530sf		
Studio	2 Unit @ 525sf		
Studio	1 Unit @ 443sf		
Circ	980	10,802	14 Units
Fourth Floor			
2 beds / 2 baths	1 Unit @ 813sf		
2 beds / 2 baths	1 Unit @ 788sf		
2 beds / 2 baths	1 Unit @ 894sf		
2 beds / 2 baths	1 Unit @ 858sf		
2 beds / 2 baths	2 Unit @ 812sf		
2 beds / 2 baths	1 Unit @ 790sf		
1 beds / 1 baths	1 Unit @ 711sf		
1 beds / 1 baths	1 Unit @ 669sf		
1 beds / 1 baths	1 Unit @ 652sf		
Studio	1 Unit @ 530sf		
Studio	2 Unit @ 525sf		
Studio	1 Unit @ 443sf		
Circ	980	10,802	14 Units
Roof Level			
Circ	608		
F.A.R.		608	0 Units
			53 Units

