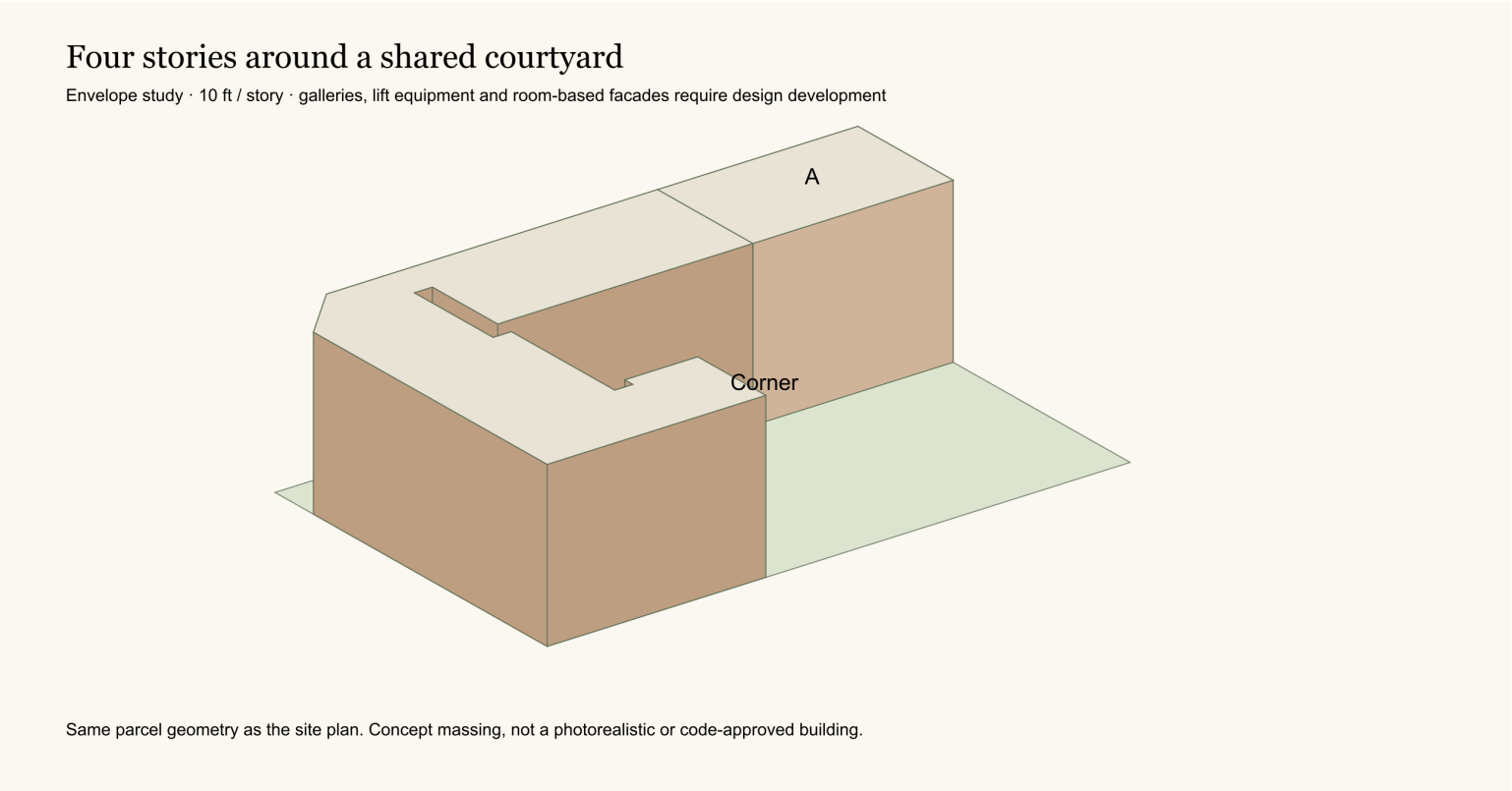
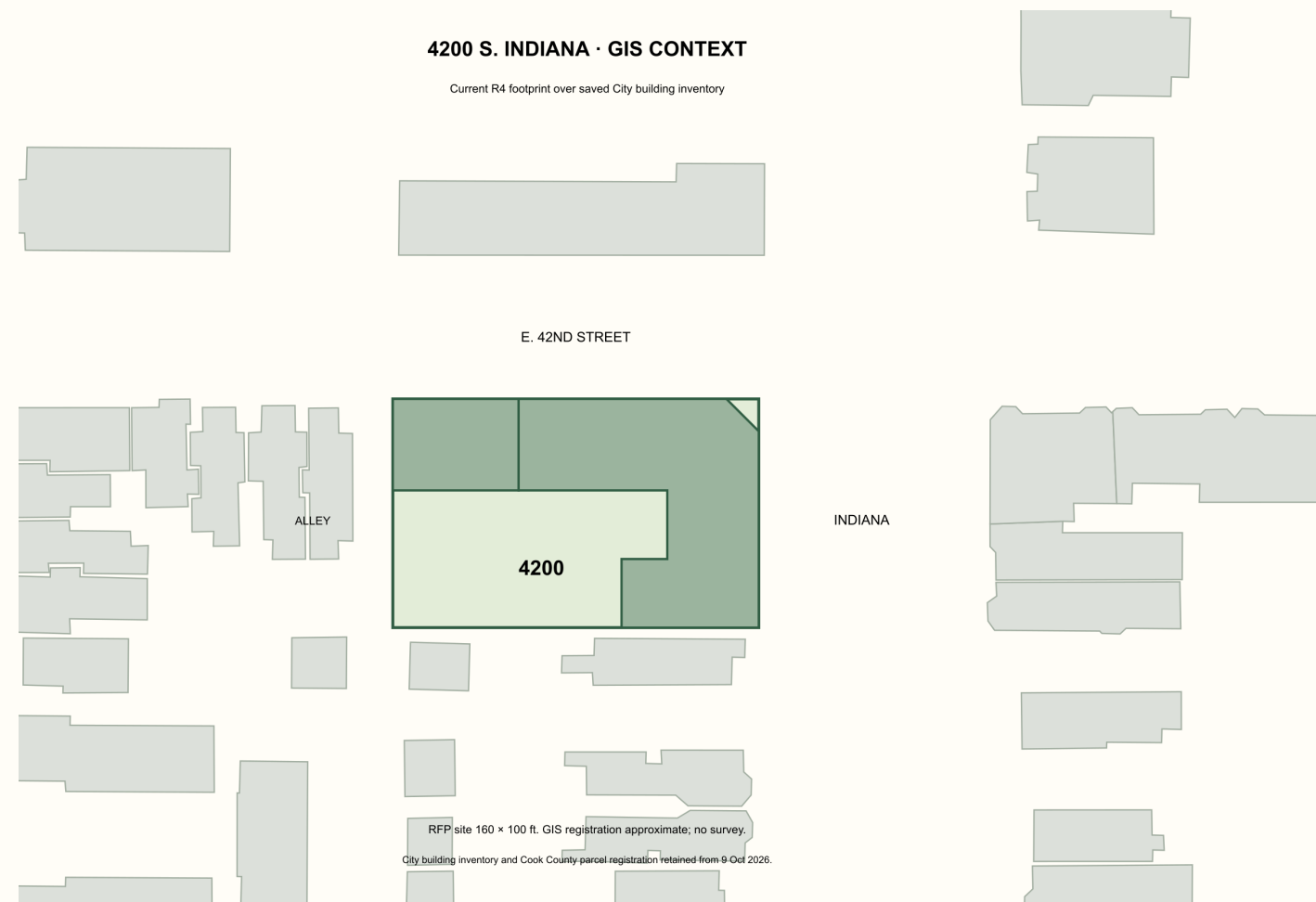




32 home allocations. A more usable ground floor.

Four street stair entrances, eight ground homes and a conservative room mix. This comparison preserves the separate six-story main concept.



What changed. The west building keeps 55 ft frontage. Former B/C/D parcels merge into one larger chamfered corner building with three stair clusters. Street volumes remain 40 ft deep. The 30-ft-wide south wing remains short. Repositioned C/D cores and street approaches recover a second south ground home. A 240-sf alley service pavilion is counted in cost.

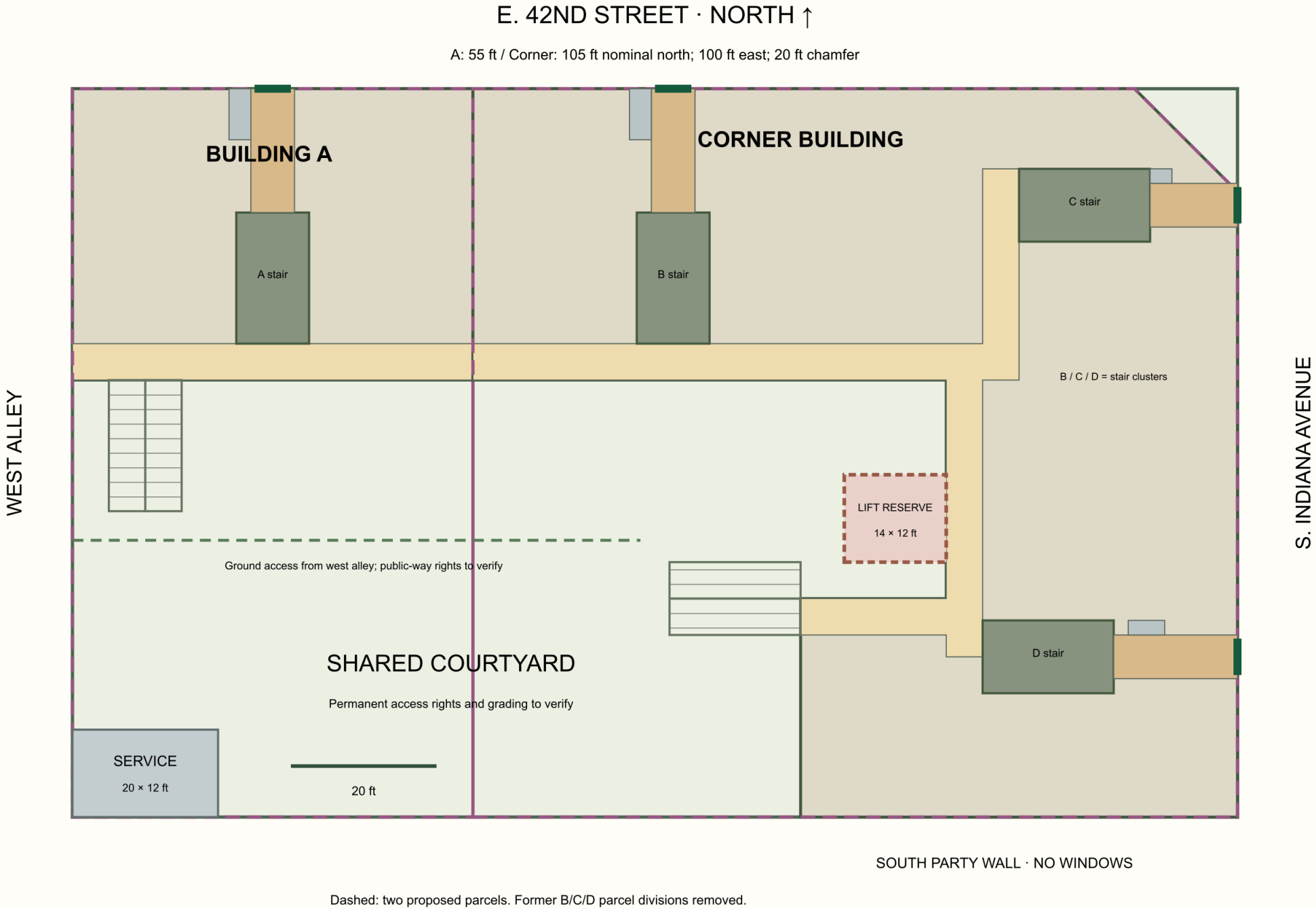
What the room test changed. The proposed 8 / 20 / 4 mix was not established. C1 is conservatively carried as one bedroom plus office on all floors: **12 one-bedrooms, 16 two-bedrooms, 4 three-bedrooms.** The two-bedroom upgrade remains open.

Financial finding. Required conditional assistance is about **\$5.48m** with vertical access unresolved, or **\$6.57m** with the provisional lift case. The prior case was \$5.43m. The revised design has not made the project pencil.



Proposed parcels and site reservations

Design parcelization only. Frontage, chamfer, zero yards and shared garden rights require survey and entitlement review.

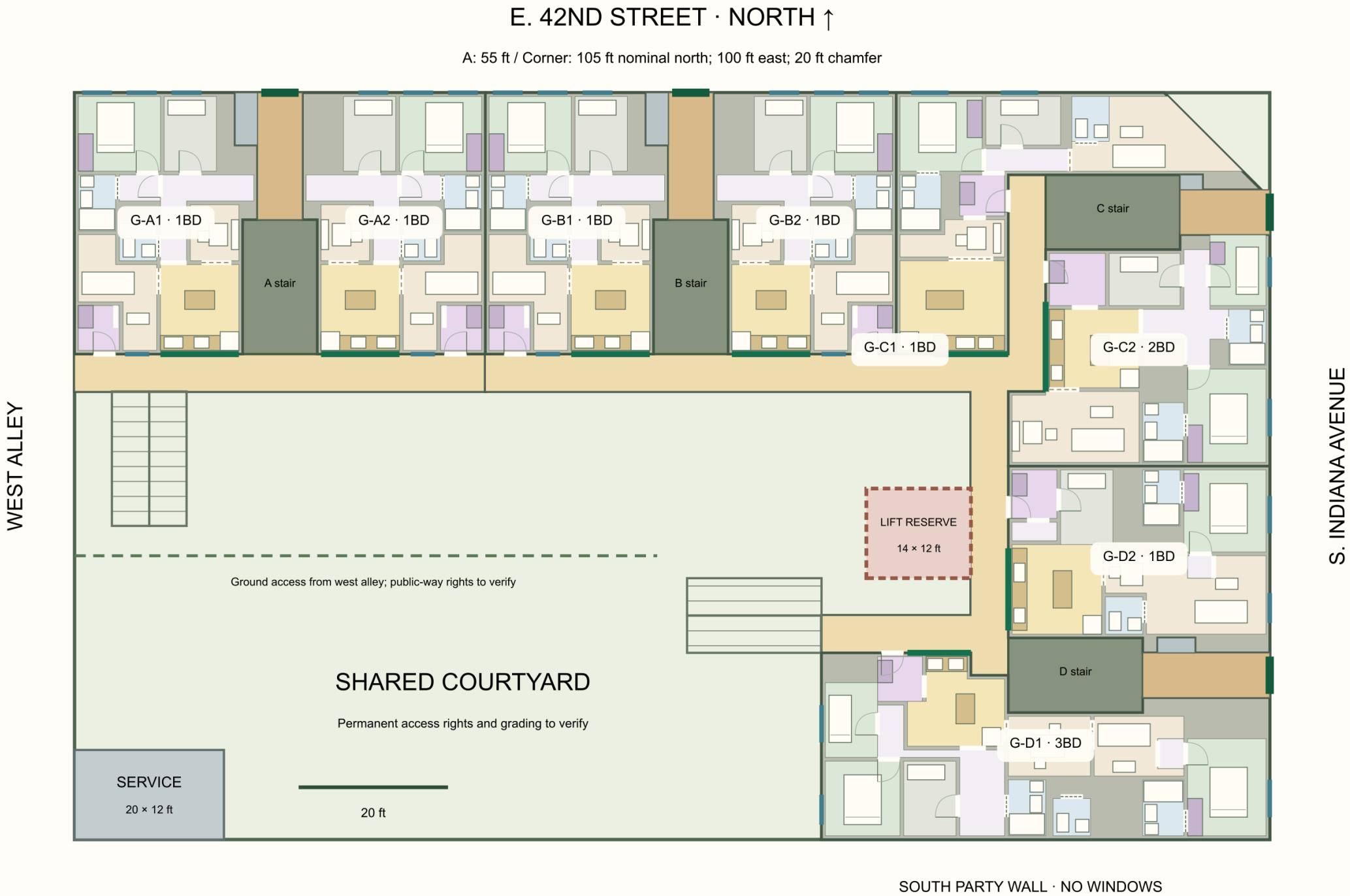


Two buildings: A has 55 ft frontage. The consolidated corner spans 105 ft north and 100 ft east nominally; straight facades are 90.86 ft and 85.86 ft, plus a separate 20-ft chamfer. B/C/D identify stair clusters, not separate buildings or parcels. Street volumes: 40 ft. South wing: 30 ft across x 20 ft projection. Shared main cores: 10 x 18 ft reservations; these are not verified stair clearances.



Ground floor - eight connected allocations

Six 1BD, one 2BD and one 3BD schematic. Courtyard entries are reached from the west alley; no through-route through stair cores is assumed.

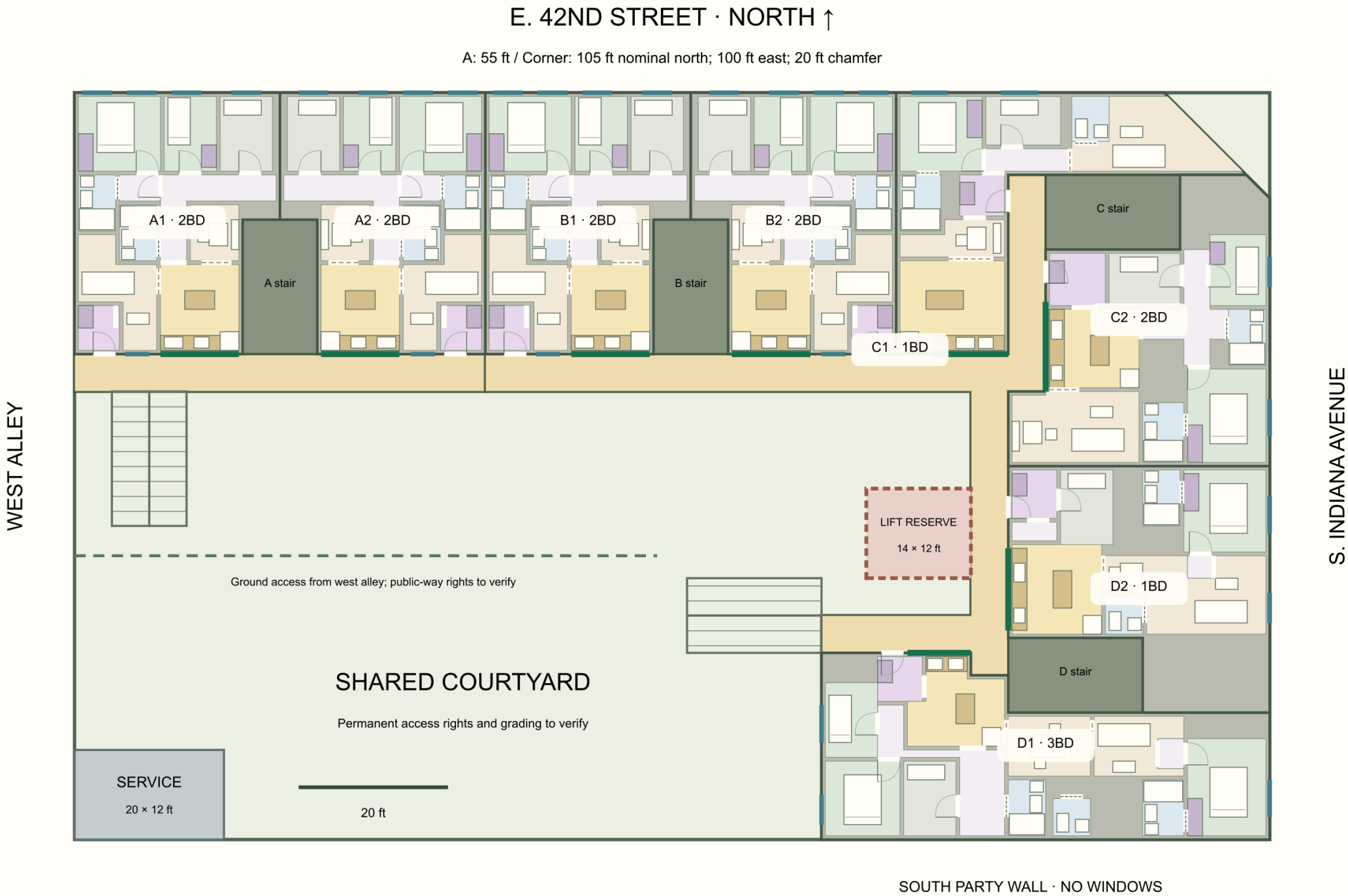


Rooms, furnishings and entrances share the same geometry as the schedule. Stair/exit capacity, accessible routes, bedroom light and ventilation, and finished door maneuvering are not certified. Dashed lift reserve is a separate cost sensitivity, not an approved elevator layout.



Typical upper floor - repeat three times

Two 1BD, five 2BD and one 3BD schematic per upper floor. Green: courtyard kitchen wall. Blue: window study. Lavender: entries and bedroom halls.



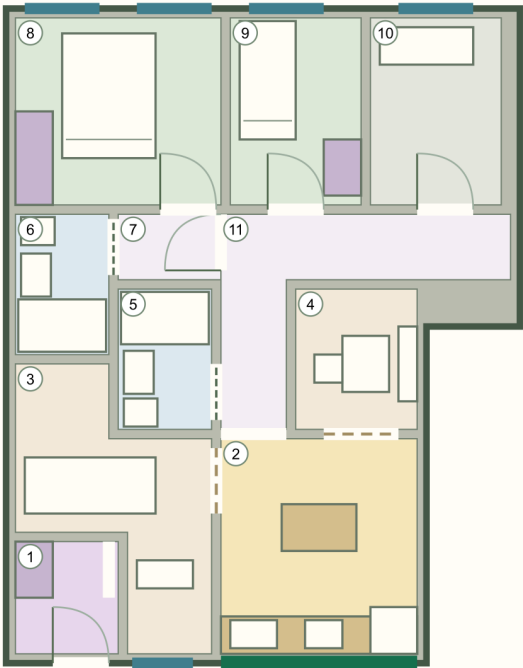
Rooms, furnishings and entrances share the same geometry as the schedule. Stair/exit capacity, accessible routes, bedroom light and ventilation, and finished door maneuvering are not certified. Dashed lift reserve is a separate cost sensitivity, not an approved elevator layout.



A/B repeated homes - upper and ground

Numbered room key corresponds to the drawings. A2/B2 mirror A1; all 16 floor-specific home drawings are available in the online comparison.

A1 · 2BD schematic · 873 sf gross

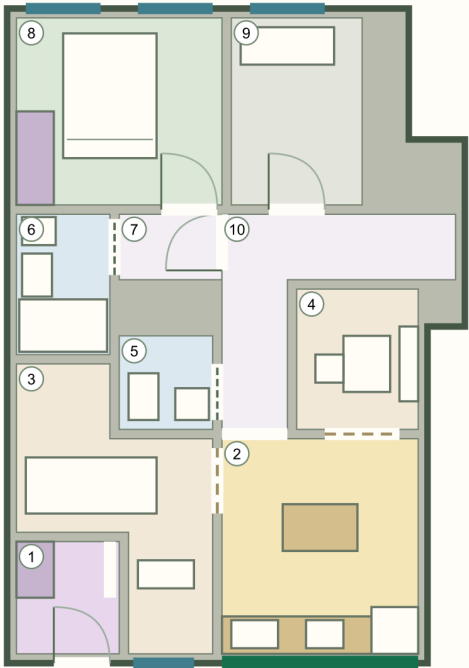


A1 | 2BD | 872.5 sf gross apartment allocation

1. Vestibule	5.5 x 6 ft
2. Kitchen	10.5 x 11.5 ft
3. Living	102 sf zone
4. Dining	6.5 x 7.5 ft
5. Bathroom	5 x 7.5 ft
6. Ensuite	5 x 7.5 ft
7. Private recess	5.5 x 3.5 ft
8. Primary bedroom	11 x 10 ft
9. Bedroom 2	7 x 10 ft
10. Office	7 x 10 ft
11. Bedroom hall	82 sf zone

Compact banquette dining; furniture and clearances require architectural coordination. Ground Type A turning, bathing and appliance clearances are not demonstrated.

G-A1 · 1BD schematic · 801 sf gross



G-A1 | 1BD | 800.5 sf gross apartment allocation

1. Vestibule	5.5 x 6 ft
2. Kitchen	10.5 x 11.5 ft
3. Living	102 sf zone
4. Dining	6.5 x 7.5 ft
5. Powder	5 x 5 ft
6. Ensuite	5 x 7.5 ft
7. Private recess	5.5 x 3.5 ft
8. Primary bedroom	11 x 10 ft
9. Office	7 x 10 ft
10. Bedroom hall	72 sf zone

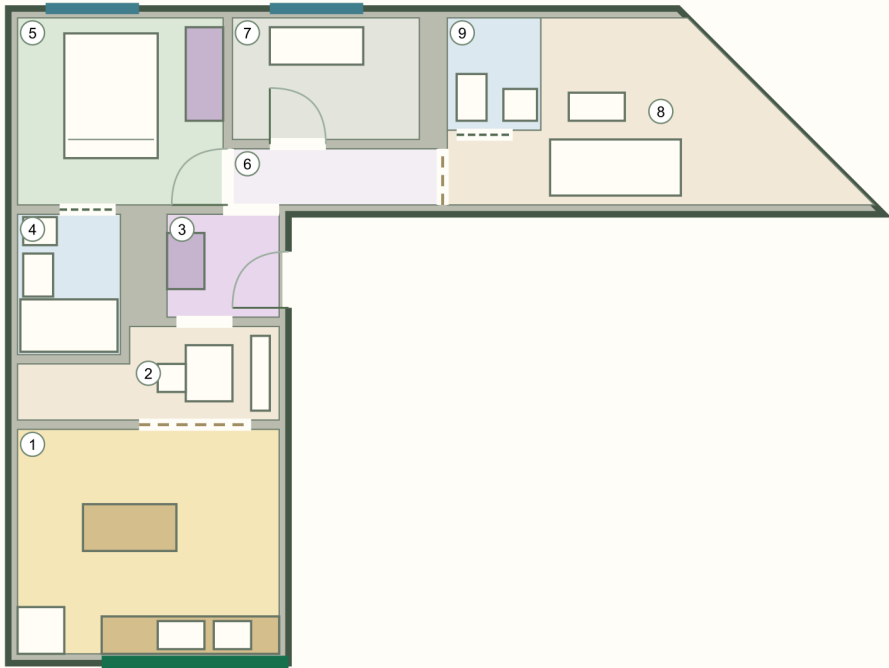
Compact banquette dining; furniture and clearances require architectural coordination. Ground Type A turning, bathing and appliance clearances are not demonstrated.



C1 corner home - conservative one-bedroom case

Numbered room key corresponds to the drawings. A2/B2 mirror A1; all 16 floor-specific home drawings are available in the online comparison.

C1 · 1BD schematic · 815 sf gross



G-C1 · 1BD schematic · 829 sf gross



C1 | 1BD | 814.9 sf gross apartment allocation

1. Kitchen	14 x 12 ft
2. Dining	58 sf zone
3. Vestibule	6 x 5.5 ft
4. Ensuite	5.5 x 7.5 ft
5. Primary bedroom	11 x 10 ft
6. Bedroom hall	11 x 3 ft
7. Office	10 x 6.5 ft
8. Living	179 sf zone
9. Powder	5 x 6 ft

G-C1 | 1BD | 828.7 sf gross apartment allocation

1. Kitchen	14 x 12 ft
2. Dining	58 sf zone
3. Vestibule	6 x 5.5 ft
4. Ensuite	5.5 x 7.5 ft
5. Primary bedroom	11 x 10 ft
6. Bedroom hall	11 x 3 ft
7. Office	10 x 6.5 ft
8. Living	179 sf zone
9. Powder	5 x 6 ft

2BD target rejected in underwriting: complete 2BD / two-bath / office fit remains unresolved. 1BD plus office shown. Living room is reached through the entry/hall; a more direct living-dining connection remains a design issue.

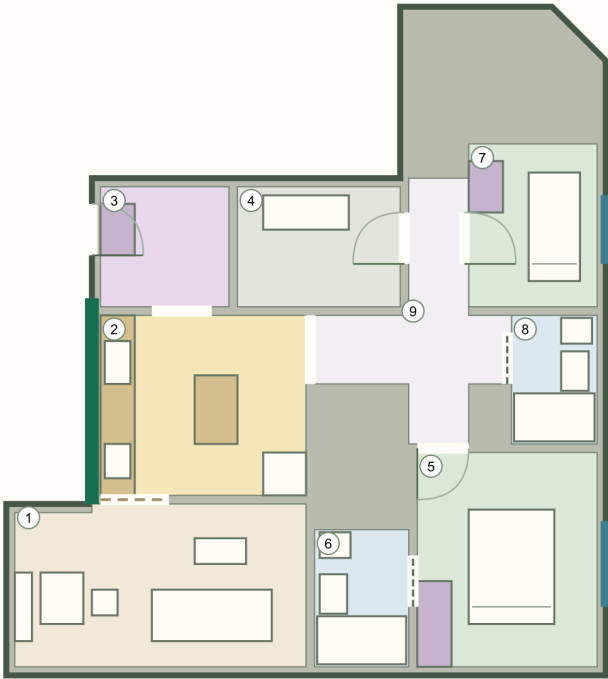
2BD target rejected in underwriting: complete 2BD / two-bath / office fit remains unresolved. 1BD plus office shown. Living room is reached through the entry/hall; a more direct living-dining connection remains a design issue.



C2 corner home - two-bedroom study

Numbered room key corresponds to the drawings. A2/B2 mirror A1; all 16 floor-specific home drawings are available in the online comparison.

C2 · 2BD schematic · 1035 sf gross

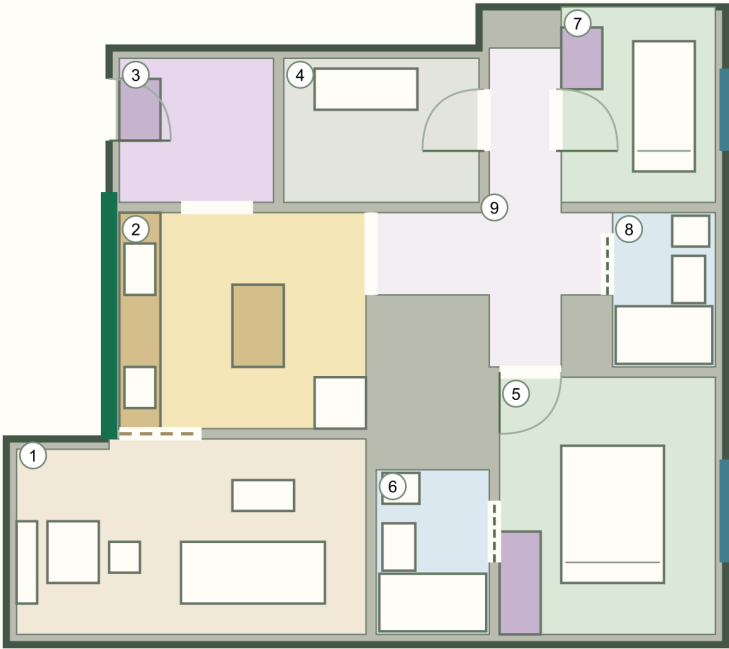


C2 | 2BD | 1,035.1 sf gross apartment allocation

1. Living / dining	159 sf zone
2. Kitchen	12 x 10.5 ft
3. Vestibule	7.5 x 7 ft
4. Office	9.5 x 7 ft
5. Primary bedroom	10.5 x 12.5 ft
6. Ensuite	5.5 x 8 ft
7. Bedroom 2	7.5 x 9.5 ft
8. Bathroom	5 x 7.5 ft
9. Bedroom hall	86 sf zone

Office clear study size 9.5 x 7 ft; not a bedroom. Common hall varies 3.5-4 ft; finished doors and accessibility remain under review.

G-C2 · 2BD schematic · 944 sf gross



G-C2 | 2BD | 944.0 sf gross apartment allocation

1. Living / dining	159 sf zone
2. Kitchen	12 x 10.5 ft
3. Vestibule	7.5 x 7 ft
4. Office	9.5 x 7 ft
5. Primary bedroom	10.5 x 12.5 ft
6. Ensuite	5.5 x 8 ft
7. Bedroom 2	7.5 x 9.5 ft
8. Bathroom	5 x 7.5 ft
9. Bedroom hall	86 sf zone

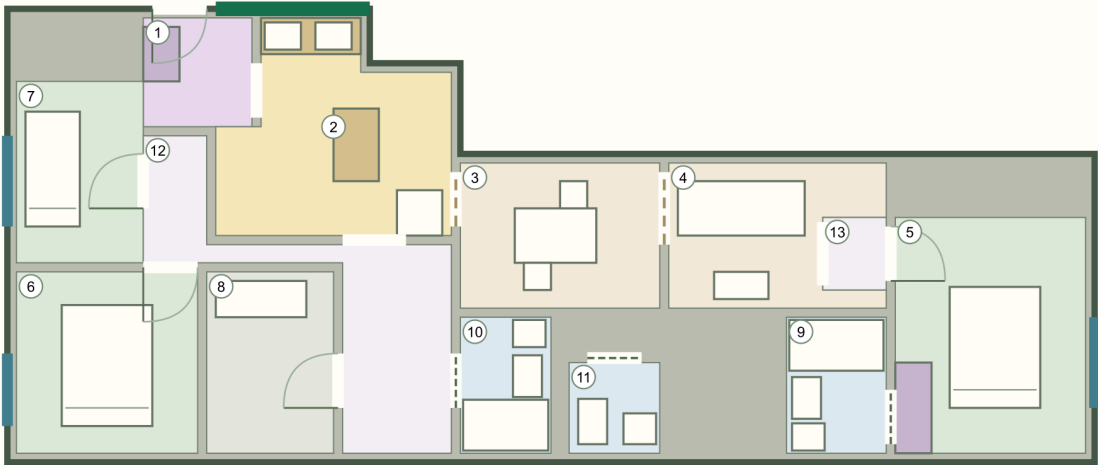
Office clear study size 9.5 x 7 ft; not a bedroom. Common hall varies 3.5-4 ft; finished doors and accessibility remain under review.



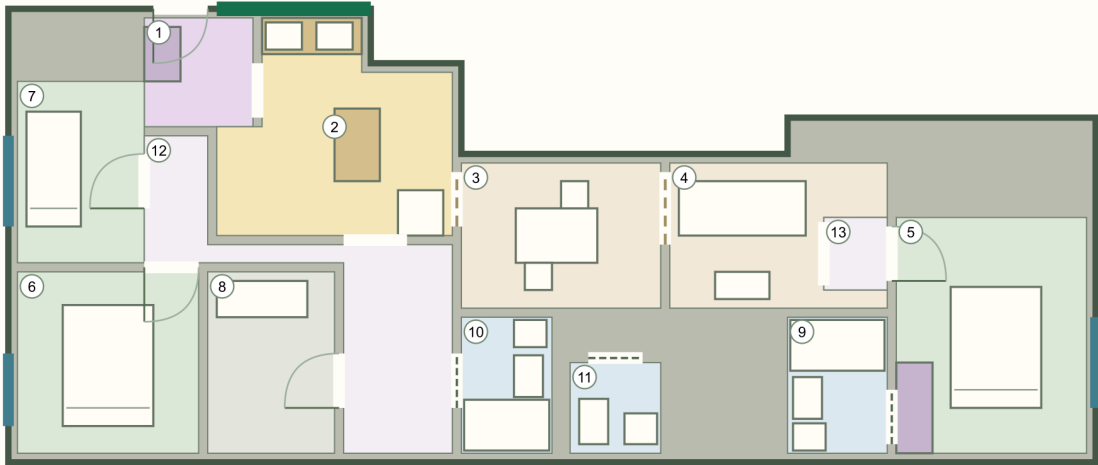
D1 south family home - three-bedroom study

Numbered room key corresponds to the drawings. A2/B2 mirror A1; all 16 floor-specific home drawings are available in the online comparison.

D1 · 3BD schematic · 1205 sf gross



G-D1 · 3BD schematic · 1239 sf gross



D1 | 3BD | 1,205.0 sf gross apartment allocation

1. Vestibule	6 x 6 ft
2. Kitchen	126 sf zone
3. Dining	11 x 8 ft
4. Living	82 sf zone
5. Primary bedroom	10.5 x 13 ft
6. Bedroom 2	10 x 10 ft
7. Bedroom 3	7 x 10 ft
8. Office	7 x 10 ft
9. Ensuite	5.5 x 7.5 ft
10. Bathroom	5 x 7.5 ft
11. Powder	5 x 5 ft
12. Bedroom hall	101 sf zone
13. Primary recess	3.5 x 4 ft

Bedroom 3 is 7 x 10 ft; bedroom legality, glazing and egress require verification. Living room relies on open/light-partition connection to the courtyard kitchen; daylight and ventilation review remains open.

G-D1 | 3BD | 1,239.0 sf gross apartment allocation

1. Vestibule	6 x 6 ft
2. Kitchen	126 sf zone
3. Dining	11 x 8 ft
4. Living	82 sf zone
5. Primary bedroom	10.5 x 13 ft
6. Bedroom 2	10 x 10 ft
7. Bedroom 3	7 x 10 ft
8. Office	7 x 10 ft
9. Ensuite	5.5 x 7.5 ft
10. Bathroom	5 x 7.5 ft
11. Powder	5 x 5 ft
12. Bedroom hall	101 sf zone
13. Primary recess	3.5 x 4 ft

Bedroom 3 is 7 x 10 ft; bedroom legality, glazing and egress require verification. Living room relies on open/light-partition connection to the courtyard kitchen; daylight and ventilation review remains open.



D2 recovered ground home - one-bedroom study

Numbered room key corresponds to the drawings. A2/B2 mirror A1; all 16 floor-specific home drawings are available in the online comparison.

D2 · 1BD schematic · 975 sf gross

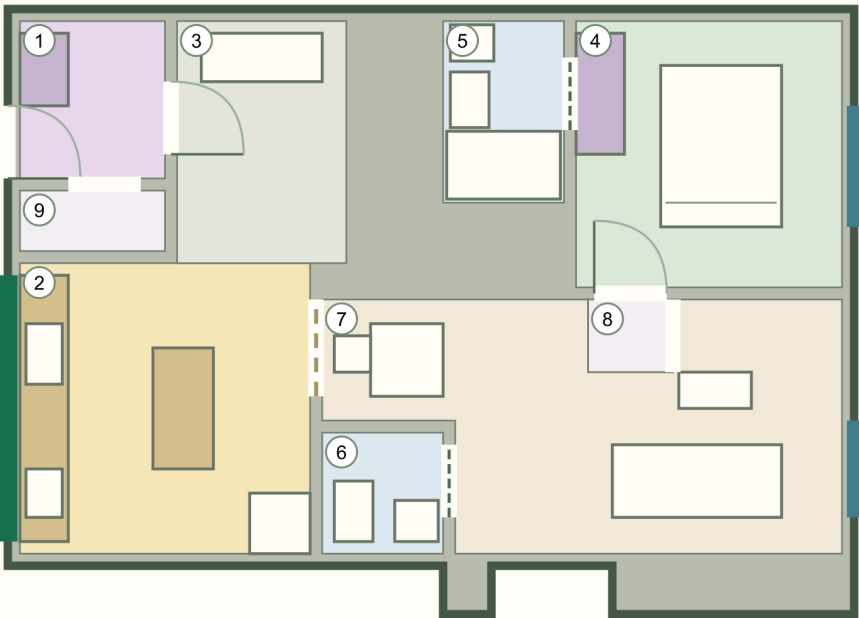


D2 | 1BD | 975.0 sf gross apartment allocation

1. Vestibule	6 x 6.5 ft
2. Kitchen	12 x 12 ft
3. Office	7 x 10 ft
4. Primary bedroom	11 x 11 ft
5. Ensuite	5 x 7.5 ft
6. Powder	5 x 5 ft
7. Living / dining	185 sf zone
8. Bedroom recess	3.5 x 3 ft
9. Entry hall	6 x 2.5 ft

Entry hall and bedroom recess have 2.5-3 ft nominal depth. Detailed door maneuvering and Type A clearance may require repartitioning; this is a furnished schematic, not an accessibility-compliant certification.

G-D2 · 1BD schematic · 829 sf gross



G-D2 | 1BD | 829.0 sf gross apartment allocation

1. Vestibule	6 x 6.5 ft
2. Kitchen	12 x 12 ft
3. Office	7 x 10 ft
4. Primary bedroom	11 x 11 ft
5. Ensuite	5 x 7.5 ft
6. Powder	5 x 5 ft
7. Living / dining	185 sf zone
8. Bedroom recess	3.5 x 3 ft
9. Entry hall	6 x 2.5 ft

Entry hall and bedroom recess have 2.5-3 ft nominal depth. Detailed door maneuvering and Type A clearance may require repartitioning; this is a furnished schematic, not an accessibility-compliant certification.



The financing comparison uses the drawn mix

Prior underwriting inputs are retained; market rates have not been refreshed. Earlier area, unit-mix and assistance estimates are not silently carried into this revision.

Case	Homes	Enclosed sf	Reference cost	Annual NCF	Conditional assistance
Prior 31-home reference	31	32,700	\$13.67m	\$452,430	\$5.43m
R4 32 homes - vertical access unresolved	32	33,200	\$13.93m	\$465,030	\$5.48m
R4 with lift allowance	32	33,872	\$14.77m	\$451,014	\$6.57m
R4 three-story comparison	24	24,960	\$10.72m	\$343,320	\$4.31m

Reference rates: \$275/enclosed sf, \$100/open sf, unchanged rents \$1700/\$2200/\$2700. \$225 is an unquoted bid target.

R4 includes a 240 sf one-story alley service pavilion. Lift sensitivity adds 672 enclosed sf, \$500000 hard equipment/system premium beyond enclosed-area cost, and \$12000 annual operating expense. These are scenario allowances, not vendor quotes.

Conditional assistance calculation assumes free land, \$225/sf before an 8% construction premium, 20% restricted units at prior rent proxies, 22.5% tax benefit, and enough assistance to achieve 12% equity IRR and at least 6.5% stabilized cash yield. Assistance is not committed.

Three-story option repeats two upper floors; no new furnished plan or elevator exemption is claimed.

Apartment net area retains the prior 92% factor for financial comparison; the room drawing areas are separate geometric measurements. No certified net saleable area.

Interpretation. The earlier \$4.91m target depended on 20 two-bedroom homes within the prior area. The furnished study does not establish that mix. These results are assistance requirements under a conditional package, not offers, funding commitments or a contractor estimate. The lift case is a sensitivity; it does not prove a compliant car, shaft or landing.



Design review and next decisions

The geometry is reviewable. The following limits remain attached to the study.

Room planning. Every home has drawn room zones, furniture, coat storage, courtyard kitchen frontage and bedroom recesses. No room or furniture polygon overlaps another room or leaves its allocation. That geometric check does not verify code, accessibility, structure or every door maneuver. C1 living/dining connection remains indirect; its two-bedroom upgrade is unresolved.

Accessibility and exits. Connected four-story housing must be evaluated under Chicago Chapter 11; four street doors in two consolidated buildings do not establish an elevator exemption. The 14 x 12 ft lift reserve needs a selected car, shaft, stretcher requirement, landing, protection and route design. Ground courtyard access is from the west alley, subject to public-way status and permanent shared access. Do not assume a route through the ground stair cores.

Stair cores and floor construction. 10 x 18 ft main reservations are oriented parallel to side/party walls. Four-foot flight and landing studies require enclosure, handrail, headroom, structural thickness, fire separation and grade coordination. Shared exterior stairs and 5-ft gallery zones require exit-separation, protection, discharge and finished-width checks.

Rooms, light and clearances. Some entry halls and bedroom recesses are only 2.5-3 ft nominal depth. Accessible maneuvering clearances may enlarge them and alter counts. Bedroom 3 in D1 is a 7 x 10 ft study; verify applicable room area, dimensions, glazing, ventilation and egress. Offices are excluded from bedroom counts. All four-bedroom claims are excluded.

Services and construction cost. The 240-sf service pavilion is a preliminary combined utility/refuse/cycle reserve. Sizes, ventilation, utility easements and maintenance access need confirmation. Stack wet rooms where shown; fixture routing and ground-floor deviations need an MEP design. Compare the repeated A/B bays and simplified cladding with a priced contractor scheme.

Decision. Retain this as a four-story comparison. Pursue a contractor-priced and code-reviewed alternative before treating it as the preferred financeable scheme. The room-fit findings did not validate the savings proposed in the earlier desk study.



Sources and measurement basis

Source material and earlier revisions are retained. No new survey or contractor quote was supplied.

Project folder

https://drive.google.com/drive/folders/13Z15mKLVgM1u44iZPdL-s_c1l3EUGyEy

RFP source, October 2026

<https://drive.google.com/file/d/1Bz31Xt0XxR2TaZXX2L6u9s2AgPBdnKZM/view>

Chicago 14B-2 definitions - multi-story housing

https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2662111

Chicago 14B-11-1107 - dwelling accessibility

https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2665355

Chicago 14B-10-1027 - exterior stairs

https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2665100

City building footprints, saved context retrieved 9 October 2026

<https://data.cityofchicago.org/Buildings/Building-Footprints/syp8-uezg>

Basis: RFP 16,000 sf / 160 x 100 ft. Approximate County GIS registration retained. Apartment allocations are gross polygons; shared stairs, galleries, street approaches and service rooms are excluded. Nominal room dimensions are measured between schematic zone boundaries; final wall assemblies and finish tolerances may change them. The financial model retains a 92% net/gross factor solely for comparison. New household counts are schematic, not certified legal units.

R4 measured apartment allocations: 29,644.7 sf total. Residential enclosed construction: 32,960 sf. Service pavilion: 240 sf. Conditional lift envelope: 672 sf across four levels. Open galleries and exterior stair study area: 5,680 sf. The existing pro forma and six-story model are not replaced by this comparison.