



ZONING DATA

All zoning should be reviewed by Owner's Counsel

project	1454 Sherman
issued date	09.06.17
description	New Construction - Rental Mixed Use

Site Building Data	Existing	Proposed	Comments
Existing Zone	D4	D4	Downtown Transition District
Use	Retail	Residential/Retail	
Site Area	37,279	37,279	
MLA per Dwelling Unit	400	130	5000 sf minimum lot size
Dwelling Units (per MLA)	93	286	400 sf/unit vs. 130 provided (67.5% red.)
Maximum F.A.R.	6.00	6.78	5.4 + .6 developer allowance (11.5%)
Area (F.A.R.)	223,674	252,807	
Area (Gross)	NA	362,520	
Building Height	145'	156'-8"	105' + 40' developers allowance. Parking floors (>75% parking) not included in height calc. - actual building height = 178' (7.5%)
Number of stories		16	
Front Yard	0	1'-40'	40' setback above 42' at Sherman (ziggurat setback)
Side Yard	0	25'-4"	25'-4" at tower; 39'-10" at base
Rear Yard	0	0	
Total Parking Spaces		186	383 req. per current code, 209 req. per proposed TOD ordinance plus 26 restaurant/retail/staff spaces (409 / 235 total respectively)
Handicapped Spaces		6	
Loading Spaces		3	
Special Districts			

* Note:

Proposed area calculations are approximate and subject to change upon design finalization.

MLA Calculator:	
MLA Base	
% allowed efficiency	
MLA efficiency	
Project MLA	



DEVELOPMENT DATA

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project	1454 Sherman
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description	New Construction - Rental Mixed Use

area totals (s.f.)		
use	area (gross)	area (f.a.r.)
Parking	73,548	0
Lobby	3,990	3,990
Retail	9,321	9,321
BOH	11,681	0
Vertical Circulation	11,581	0
Indoor Amenity	7,847	7,847
Public Outdoor Amenity	6,560	0
Covered Public Outdoor Amenity	1,746	1,746
Apartment	208,767	208,767
Common Area	16,721	16,721
Private Outdoor Amenity	1,932	0
Veranda	4,415	4,415
Balcony	4,411	0
Building Total:	362,520	252,807

parking count					
floor	spaces per floor	total Spaces	hc spaces per floor	Total HC spaces	designated use
Exterior Parking Spaces	3	3	0	0	Loading
First Floor	32	32	1	1	Resi/Retail
Second Floor	76	76	2	2	Residential
Third Floor	78	78	3	3	Residential
Total Parking Spaces:		186		6	

residential unit count													
floor	Studio A	Studio B	Convertible	1-Bed	1-Bed / Den	2-Bed / 2-Bath A	2-Bed / 2-Bath B	3-Bed / 2-Bath	unit count per floor	total unit count	saleable area per floor	total saleable area	average unit size (s.f.)
Typical Floor B - 3 Floors	4	3	6	4	2	4	1	0	24	72	17,363	52,089	723
Typical Floor C - 2 Floors	5	3	7	1	3	3	1	1	24	48	17,363	34,726	723
Fourth Floor	2	2	2	3	3	3	1	0	16	16	12,035	12,035	752
Typical Floor A - 6 Floors Total	3	6	5	3	3	3	2	0	25	150	18,237	109,422	729
Total Residential Units:	42	53	64	35	33	39	18	2		286		208272	
Unit Mix by type:	15%	19%	22%	12%	12%	14%	6%	1%					



DEVELOPMENT DATA

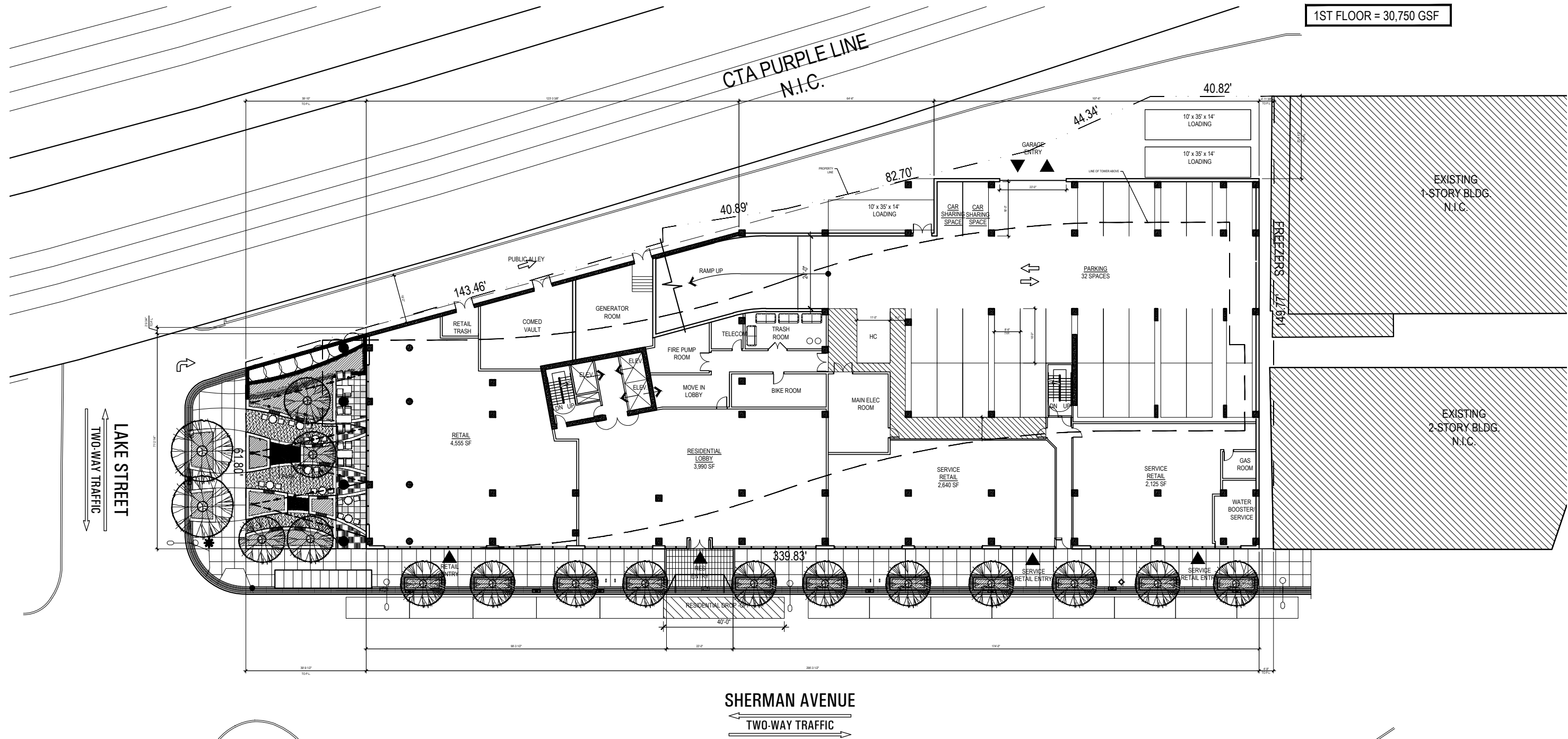
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area calculations			
floor	use	area (gross)	area (f.a.r.)
First Floor	Lobby	3,990	3,990
	Retail	2,640	2,640
	Retail	2,126	2,126
	Retail	4,555	4,555
	Vertical Circulation	658	0
	BOH	4,601	0
	Parking	12,180	0
	Floor Total:	30,750	13,311
Second - Third Floors	Vertical Circulation	658	0
	BOH	380	0
	Parking	30,684	0
	Floor Total:	31,722	0
Fourth Floor	Indoor Amenity	3,330	3,330
	Vertical Circulation	739	0
	Common Area	1,244	1,244
	Apartment	11,904	11,904
	BOH	183	0
	Floor Total:	17,400	16,478
Typical Floor A - 6 Floors Total	Apartment	18,298	18,298
	Common Area	1,407	1,407
	Vertical Circulation	739	0
	BOH	183	0
	Balcony	401	0
	Floor Total:	21,028	19,705
Penthouse Amenity	Indoor Amenity	4,517	4,517
	Vertical Circulation	739	0
	BOH	4,124	0
	Floor Total:	9,380	4,517
Fourth Floor	Public Outdoor Amenity	1,930	0
	Covered Public Outdoor Amenity	1,746	1,746
	Private Outdoor Amenity	1,932	0
	Floor Total:	5,608	1,746
Penthouse	Public Outdoor Amenity	4,630	0
	Floor Total:	4,630	0
Balcony Floor B - 3 Floors Total	Common Area	1,407	1,407
	Vertical Circulation	739	0
	BOH	183	0
	Apartment	17,433	17,433
	Veranda	865	865
	Balcony	401	0
	Floor Total:	21,028	19,705
Balcony Floor C - 2 Floors Total	Common Area	1,407	1,407
	Vertical Circulation	739	0
	BOH	183	0
	Apartment	17,388	17,388
	Veranda	910	910
	Balcony	401	0
	Floor Total:	21,028	19,705
TOTAL (ALL FLOORS)		362,520	252,807

PARKING COUNT					
FLOOR	STANDARD	TANDEM	ADA	ADA-VAN	TOTAL
1ST	20	11	0	1	32
2ND	74	0	2	0	76
3RD	75	0	3	0	78
TOTAL	169	11	5	1	186

1ST FLOOR = 30,750 GSF

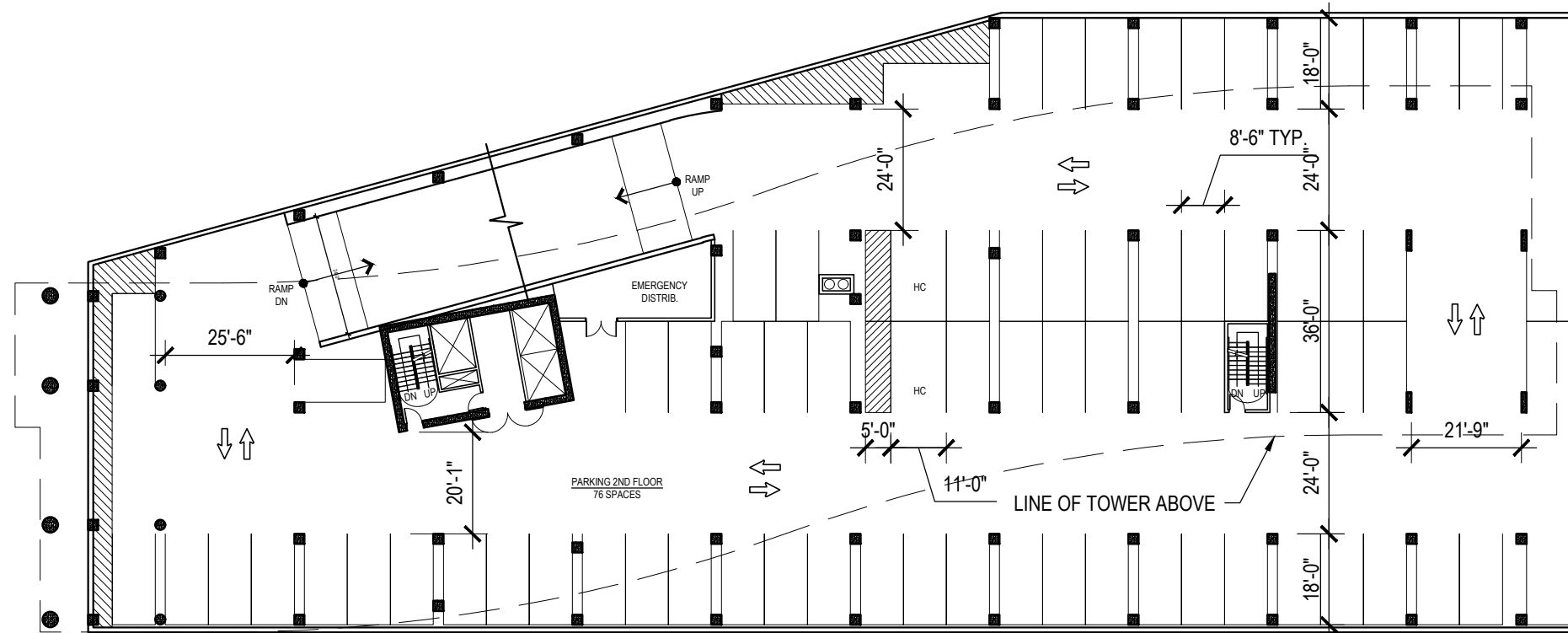


1454 Sherman Ave. - First Floor Plan
Evanston, IL

SCALE: 1/32" = 1'-0"
09-08-2017

PARKING COUNT					
FLOOR	STANDARD	TANDEM	ADA	ADA-VAN	TOTAL
1ST	20	11	0	1	32
2ND	74	0	2	0	76
3RD	75	0	3	0	78
TOTAL	169	11	5	1	186

2ND FLOOR = 31,722 GSF



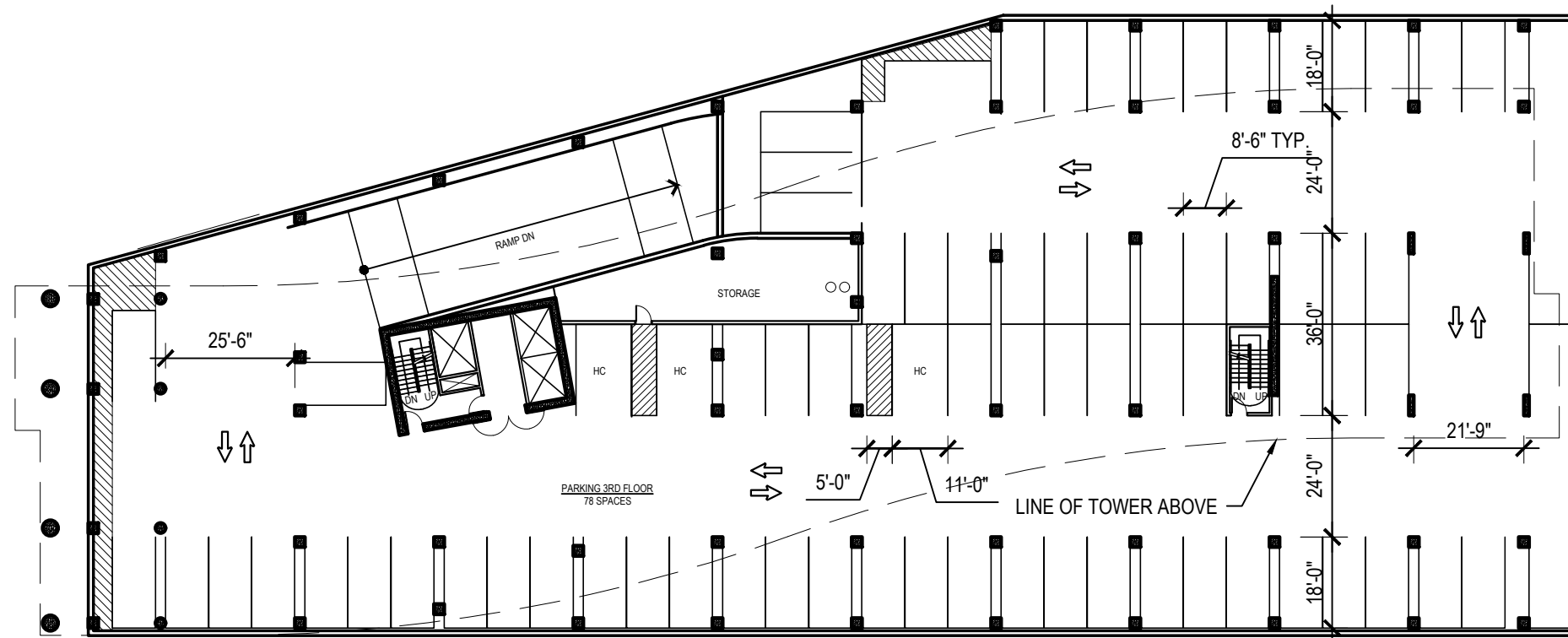
1454 Sherman Ave. - Second Floor Plan
Evanston, IL

SCALE: 1/32" = 1'-0"
09-08-2017



PARKING COUNT					
FLOOR	STANDARD	TANDEM	ADA	ADA-VAN	TOTAL
1ST	20	11	0	1	32
2ND	74	0	2	0	76
3RD	75	0	3	0	78
TOTAL	169	11	5	1	186

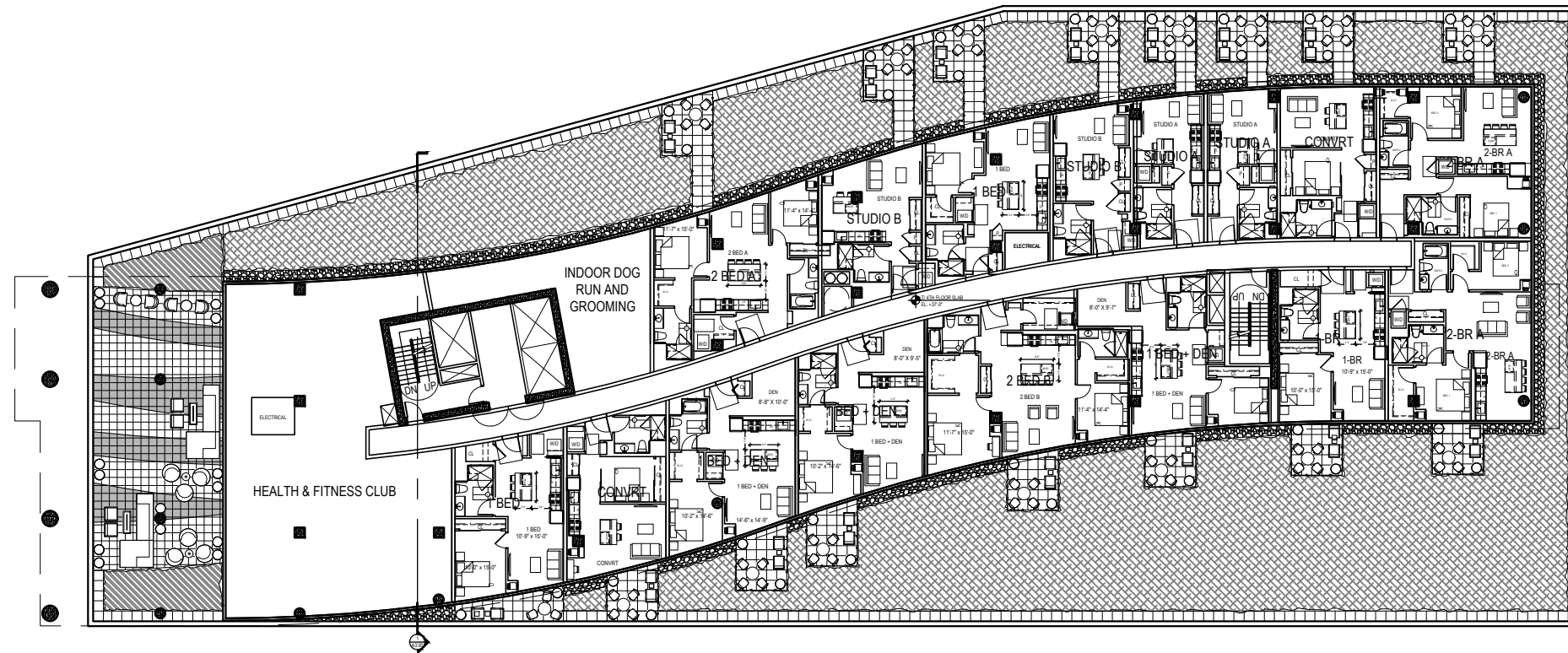
3RD FLOOR = 31,722 GSF



1454 Sherman Ave. - Third Floor Plan
Evanston, IL

SCALE: 1/32" = 1'-0"
09-08-2017

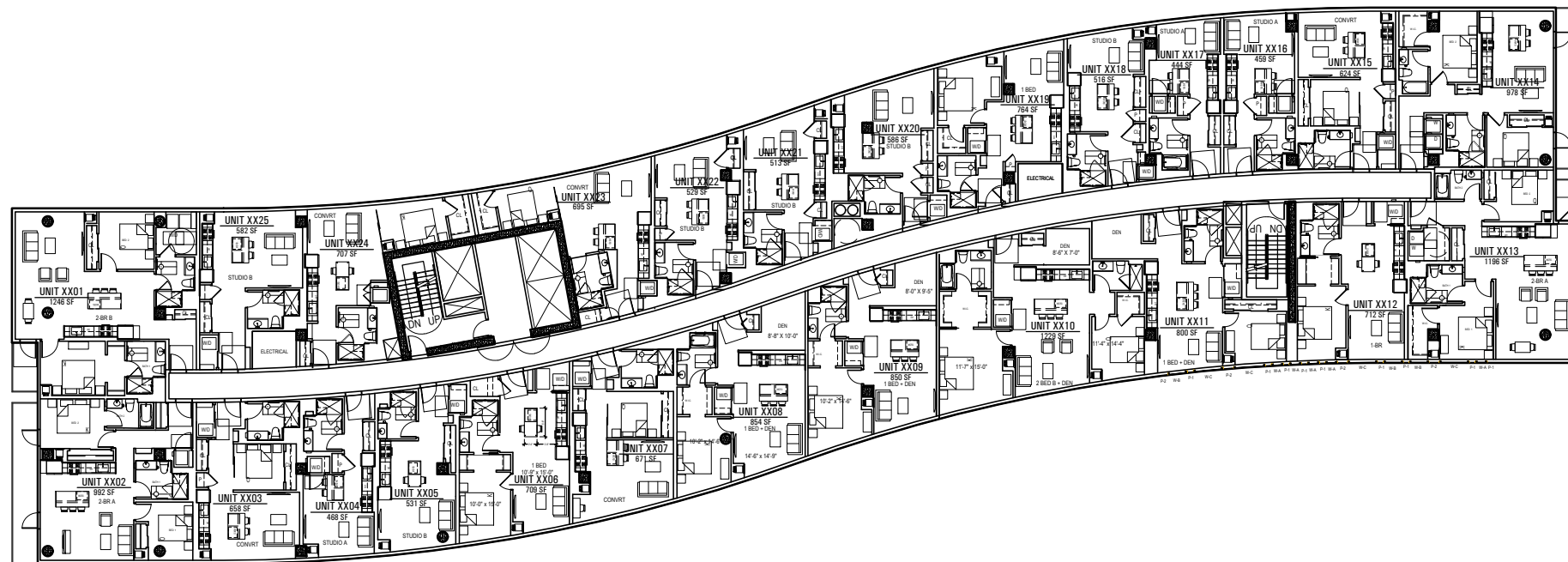




1454 Sherman Ave. - Fourth Floor Plan
 Evanston, IL

SCALE: 1/32" = 1'-0"
 09-08-2017





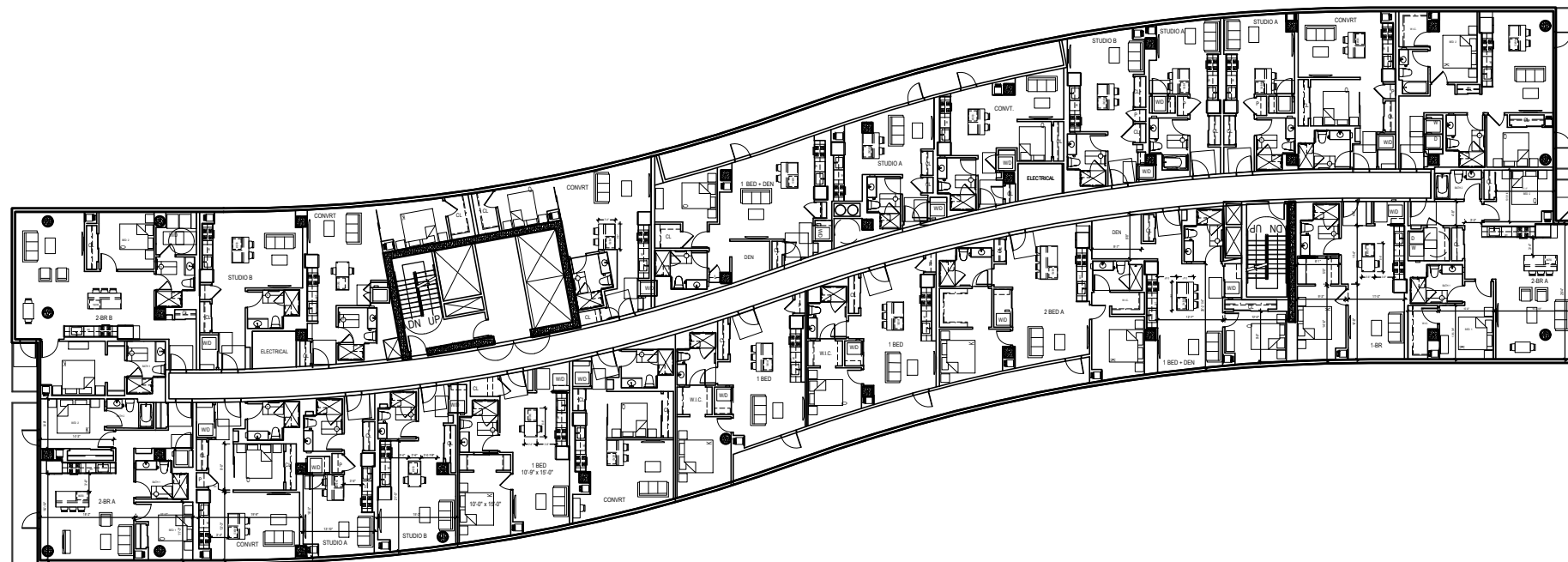
1454 Sherman Ave. - Typical Floor Plan - A (6 floors)

Evanston, IL


SCALE: 1/32" = 1'-0"

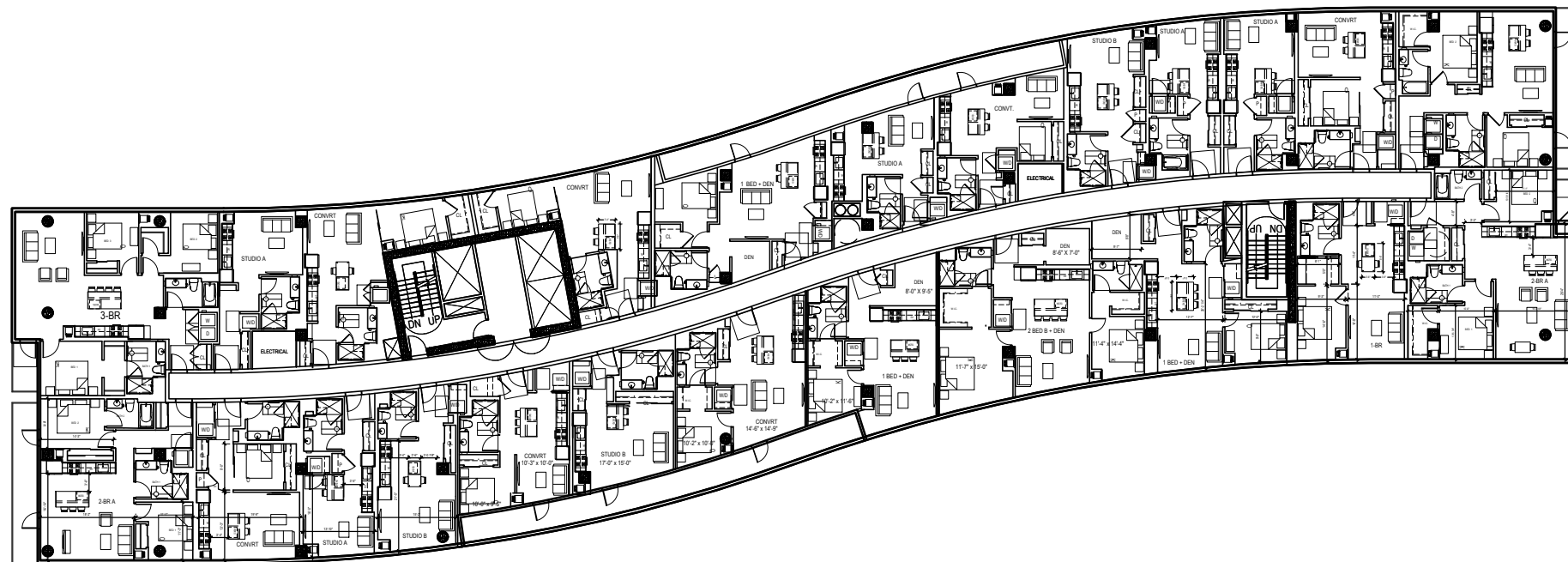


09-08-2017



1454 Sherman Ave. - Typical Floor Plan - B
Evanston, IL

SCALE: 1/32" = 1'-0" 
09-08-2017



1454 Sherman Ave. - Typical Floor Plan - C (2 floors)

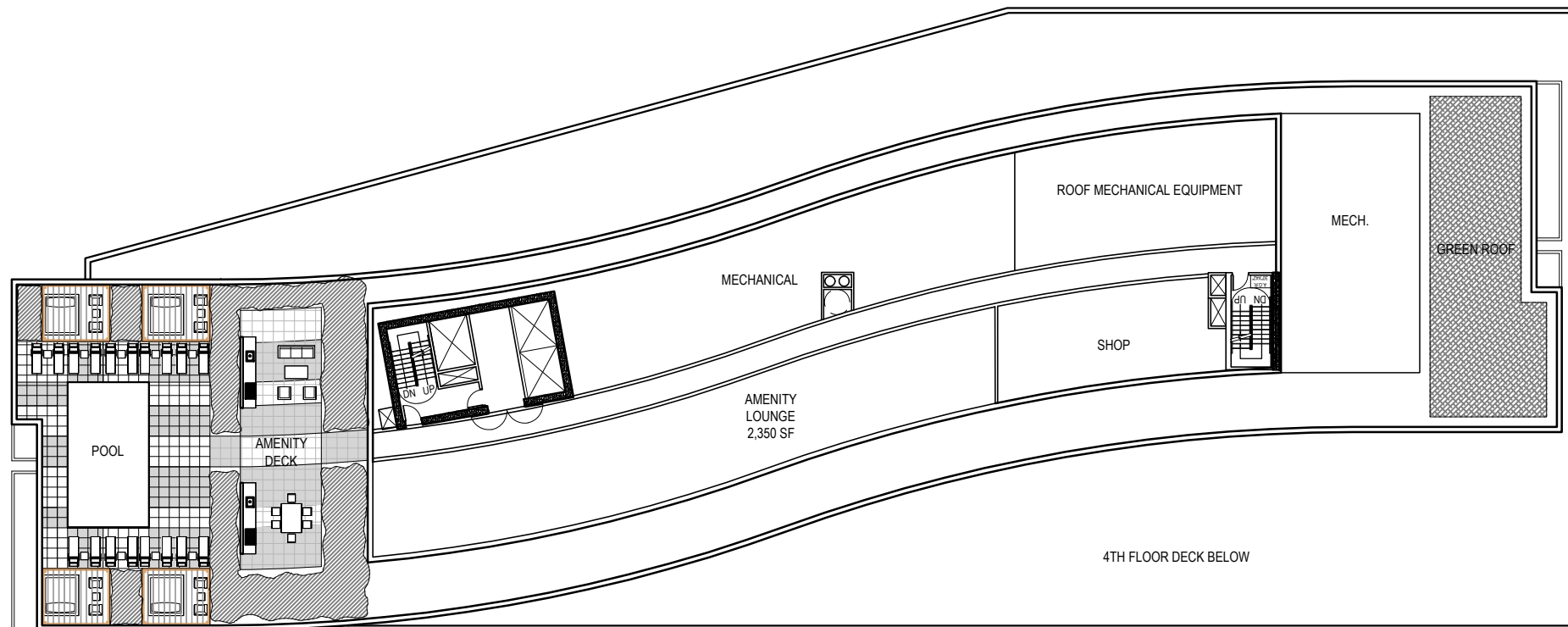
Evanston, IL

SCALE: 1/32" = 1'-0"



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ROOF = 9,380 GSF



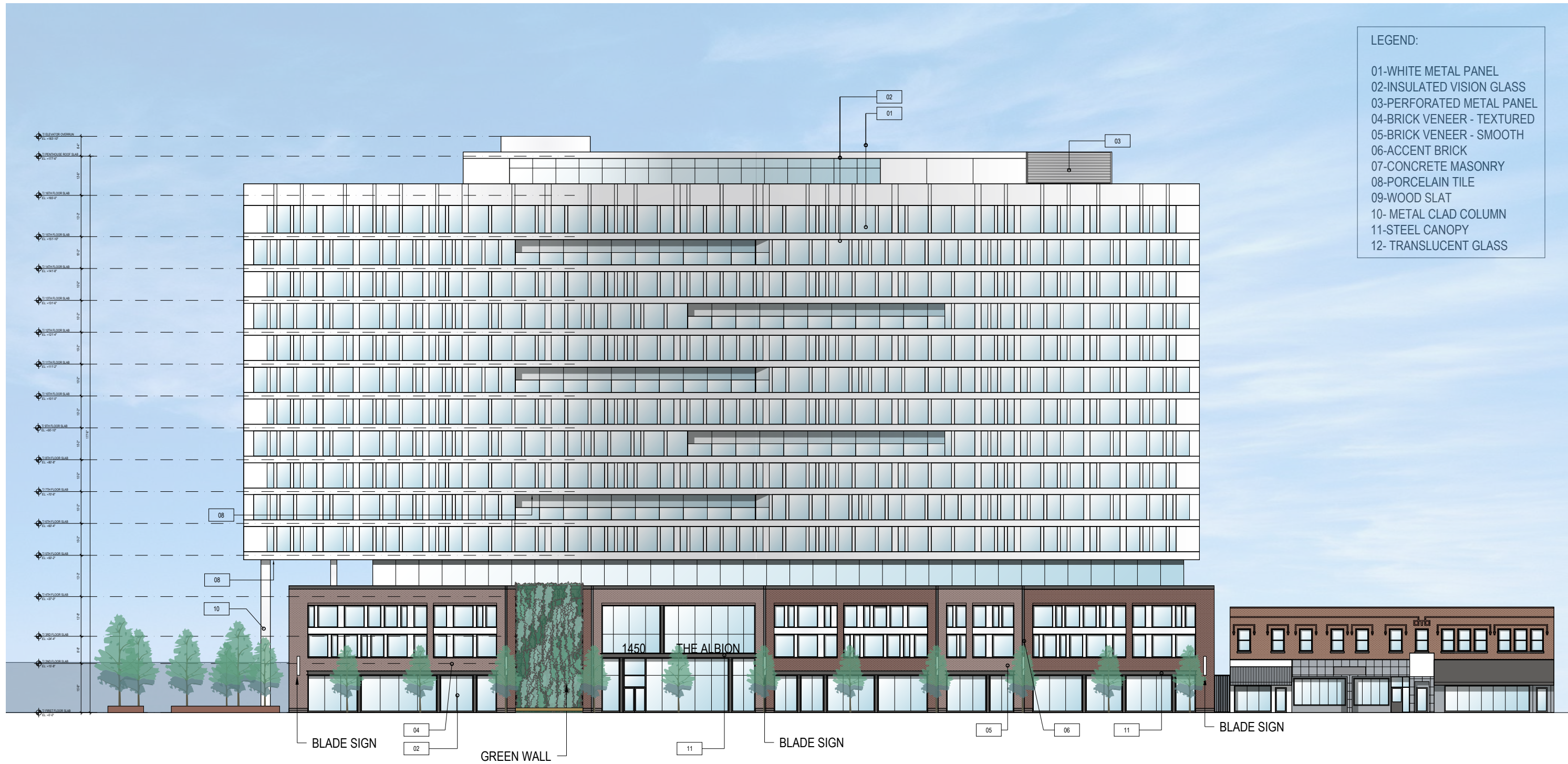
1454 Sherman Ave. - Roof Amenity Floor

Evanston, IL

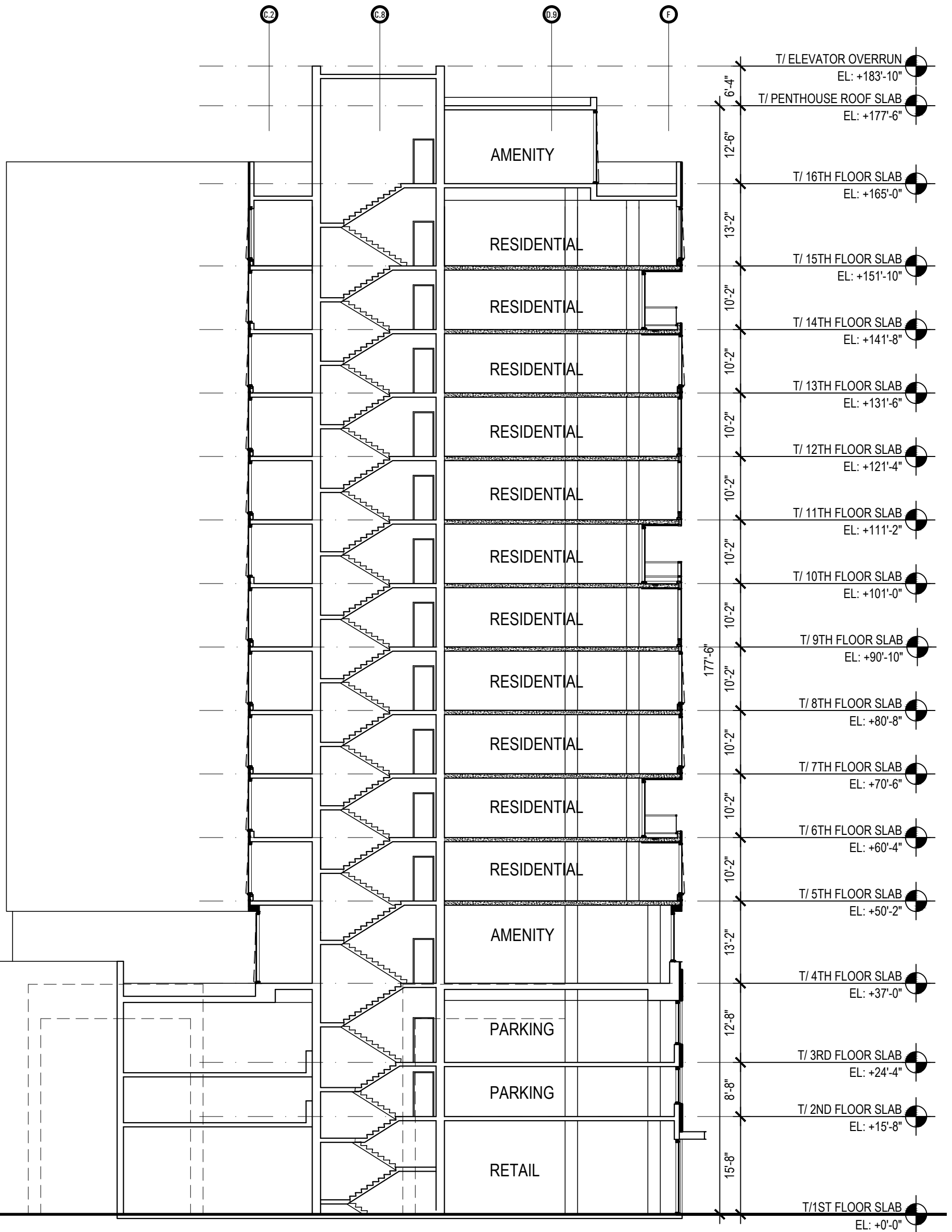
SCALE: 1/32" = 1'-0"

09-08-2017

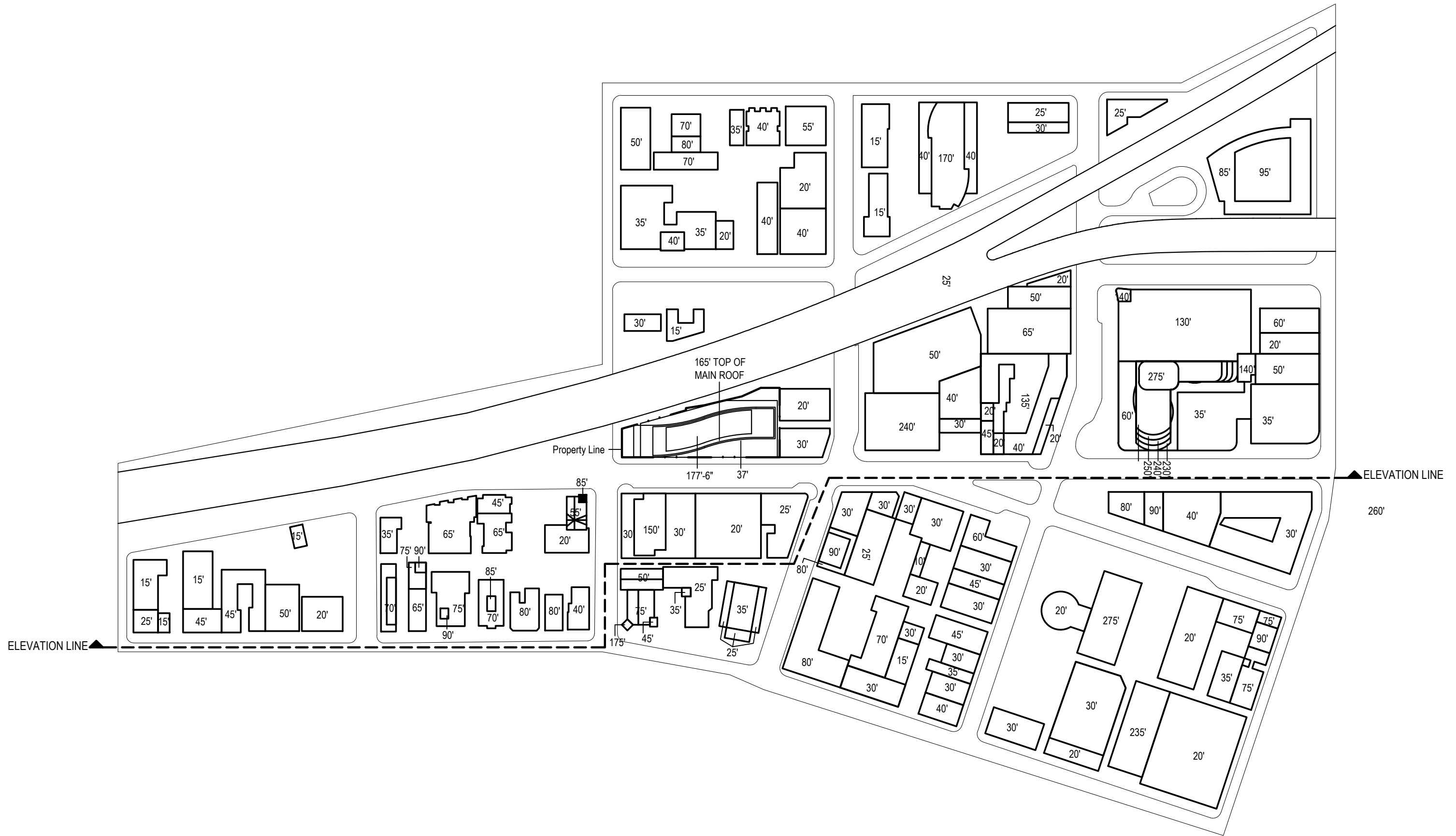




- LEGEND:
- 01-WHITE METAL PANEL
 - 02-INSULATED VISION GLASS
 - 03-PERFORATED METAL PANEL
 - 04-BRICK VENEER - TEXTURED
 - 05-BRICK VENEER - SMOOTH
 - 06-ACCENT BRICK
 - 07-CONCRETE MASONRY
 - 08-PORCELAIN TILE
 - 09-WOOD SLAT
 - 10- METAL CLAD COLUMN
 - 11-STEEL CANOPY
 - 12- TRANSLUCENT GLASS

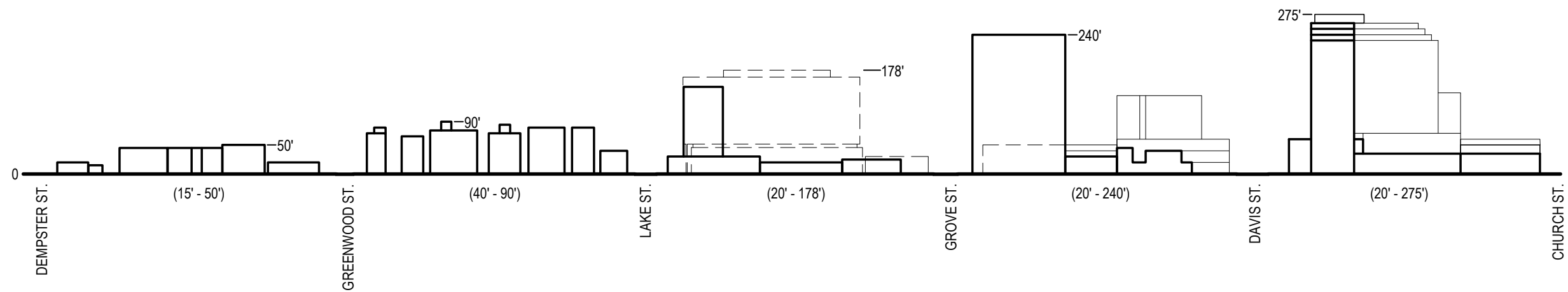


1 EAST-WEST SECTION
SCALE: 1/16" = 1'-0"



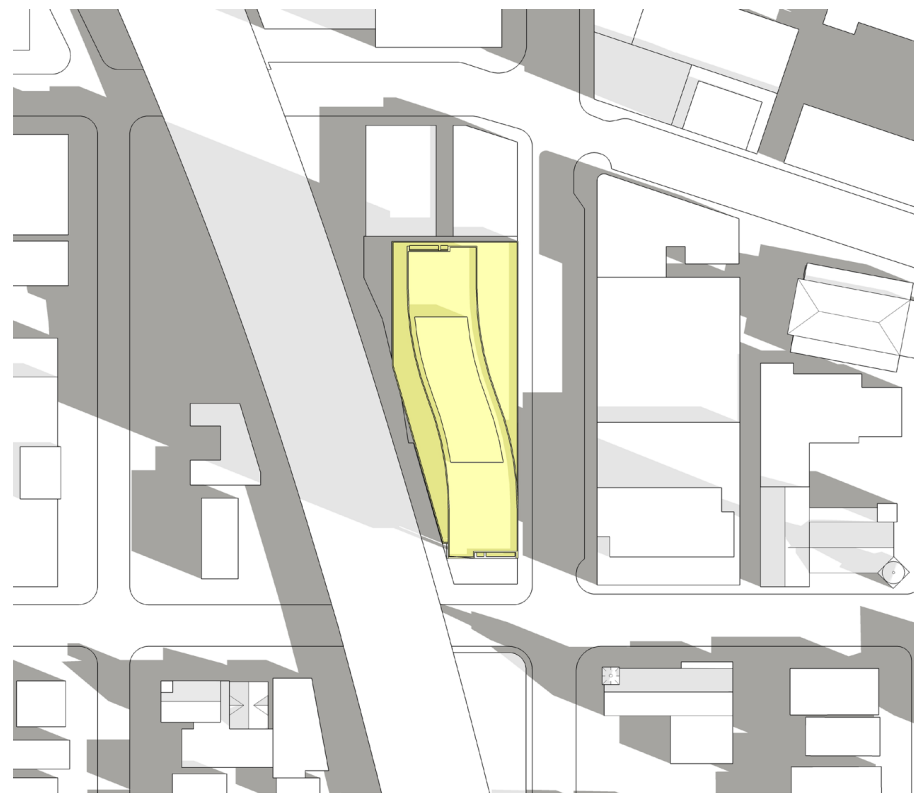
BUILDING HEIGHT MAP

Evanston, IL

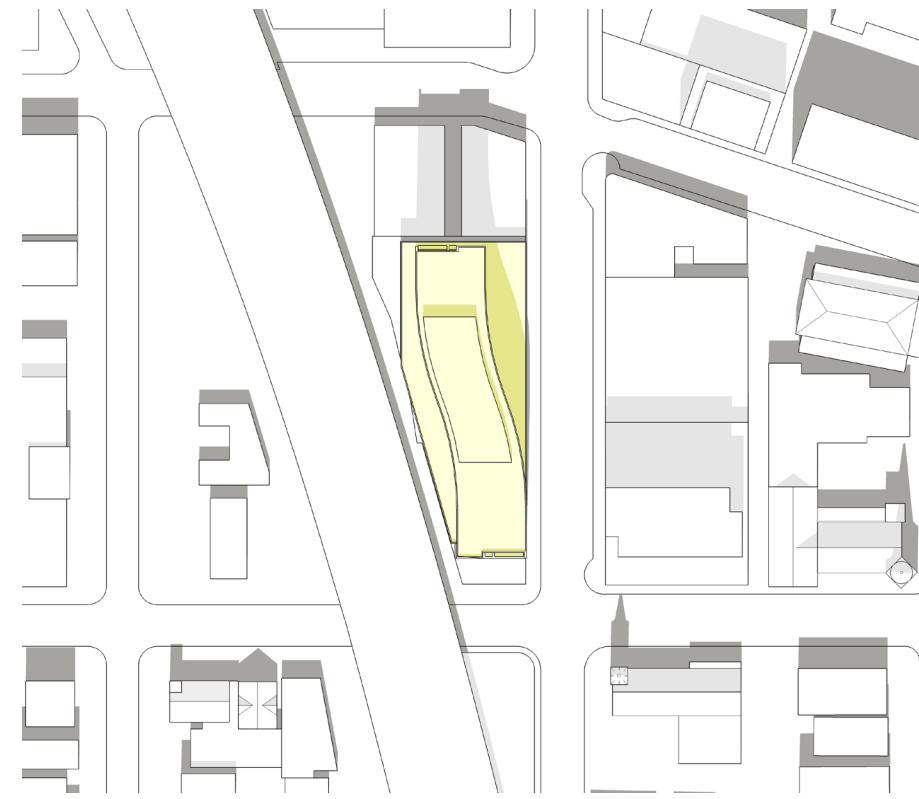


BUILDING HEIGHT MAP ELEVATION

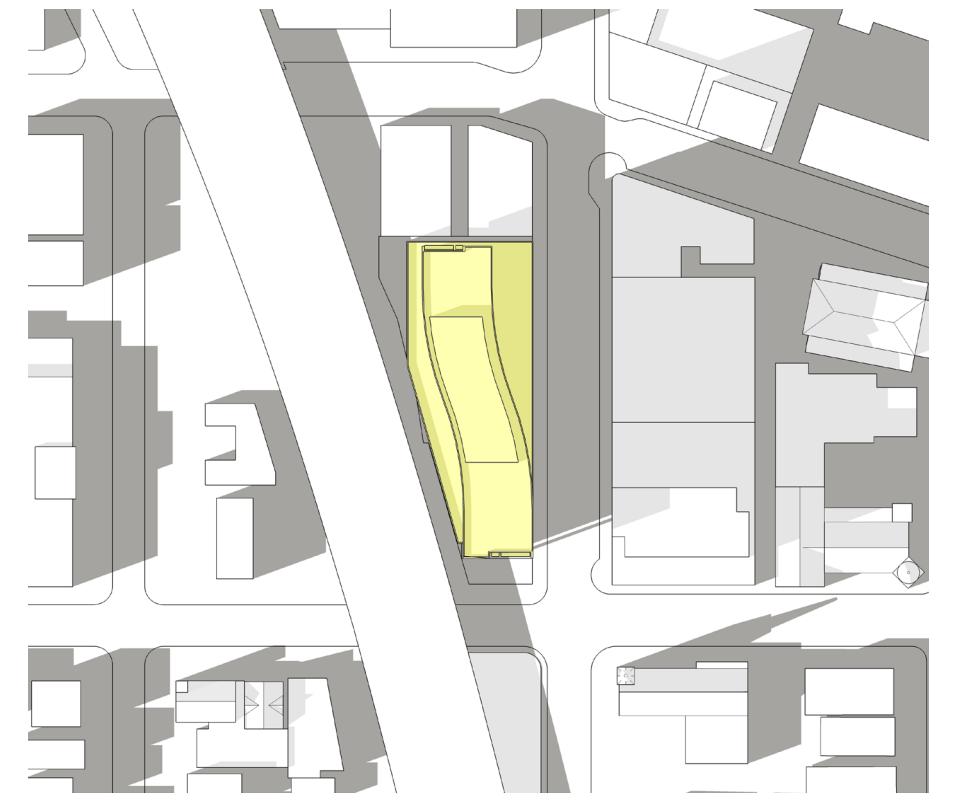
Evanston, IL



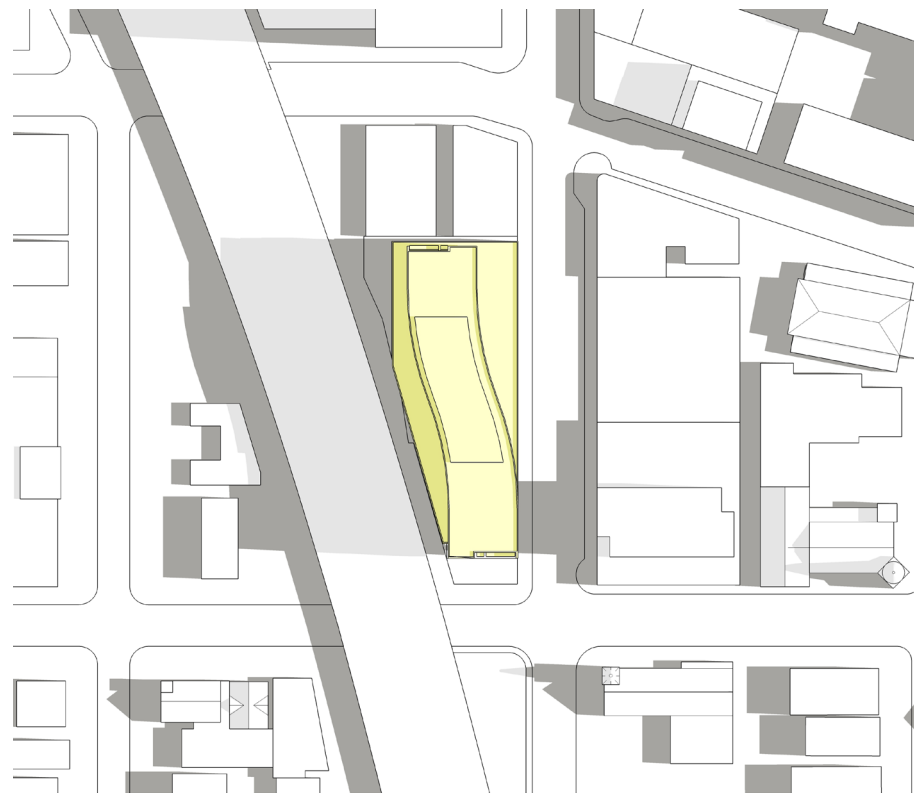
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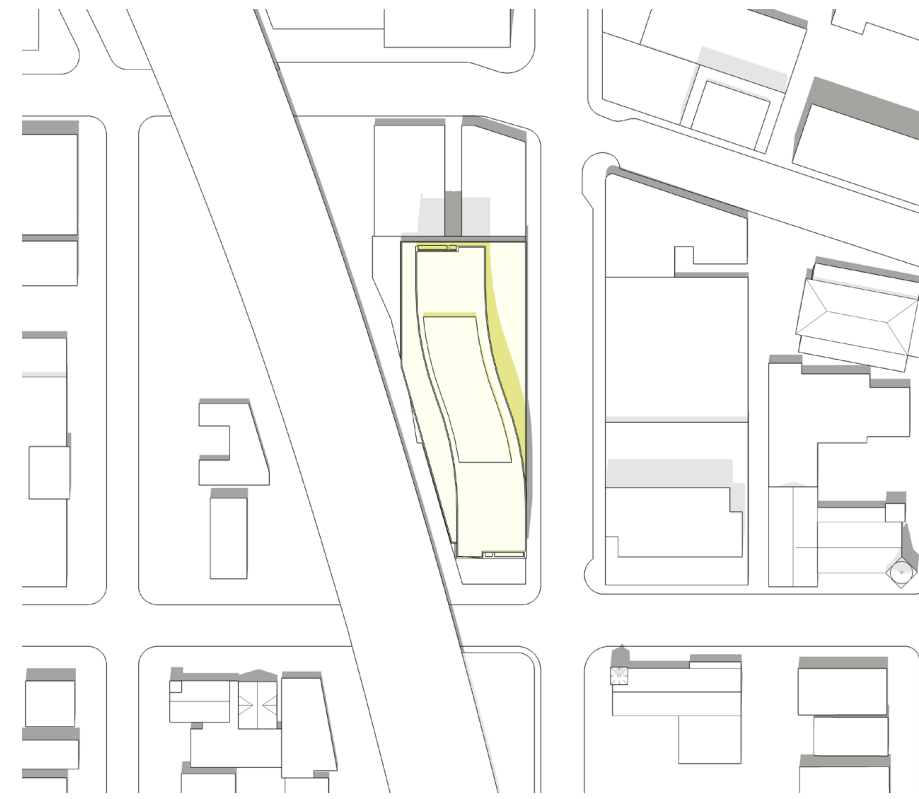
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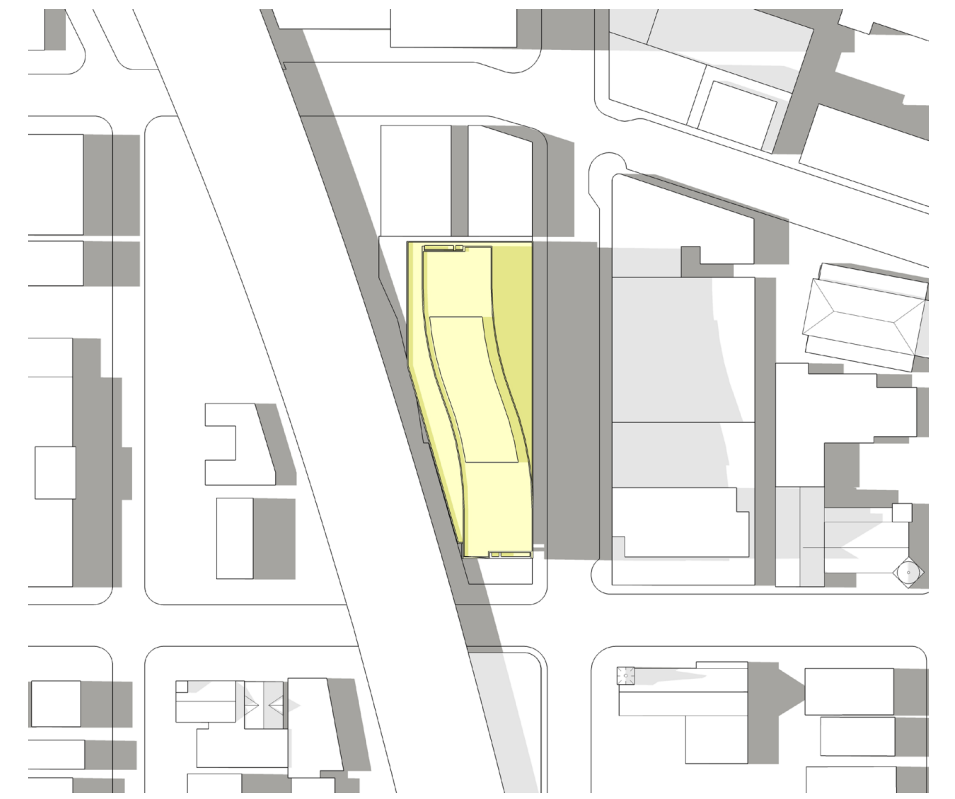
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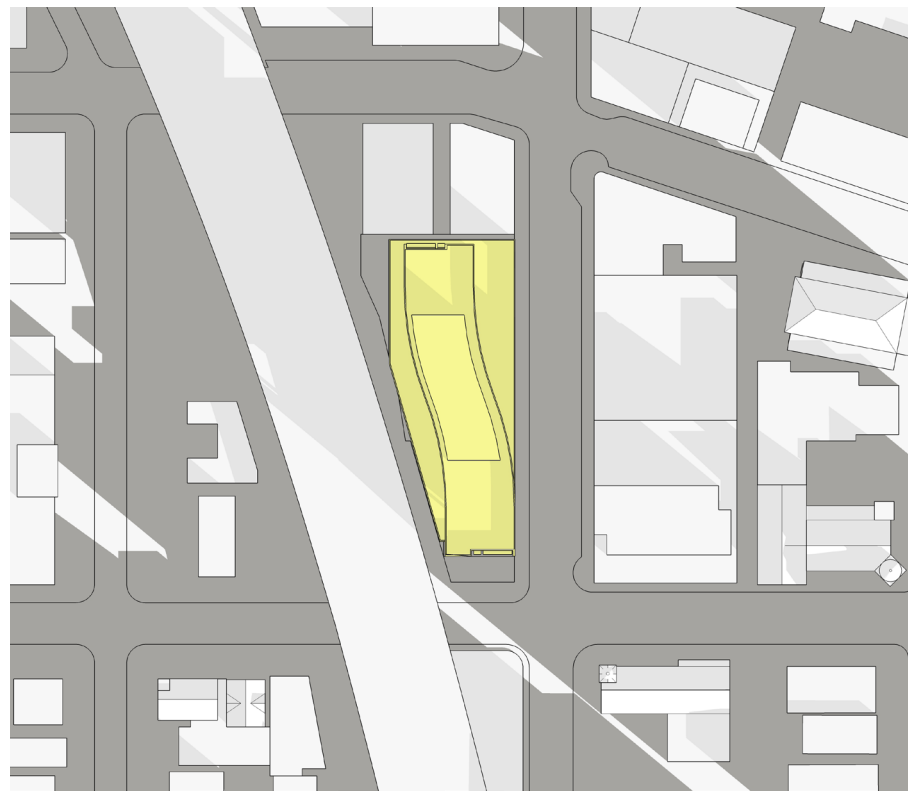
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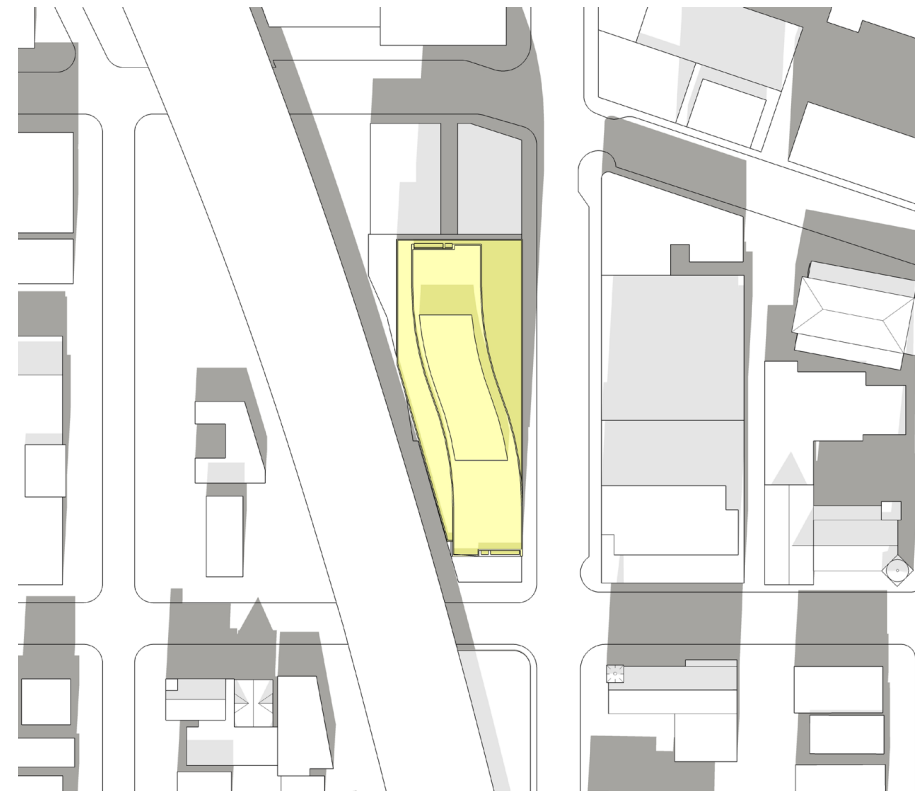
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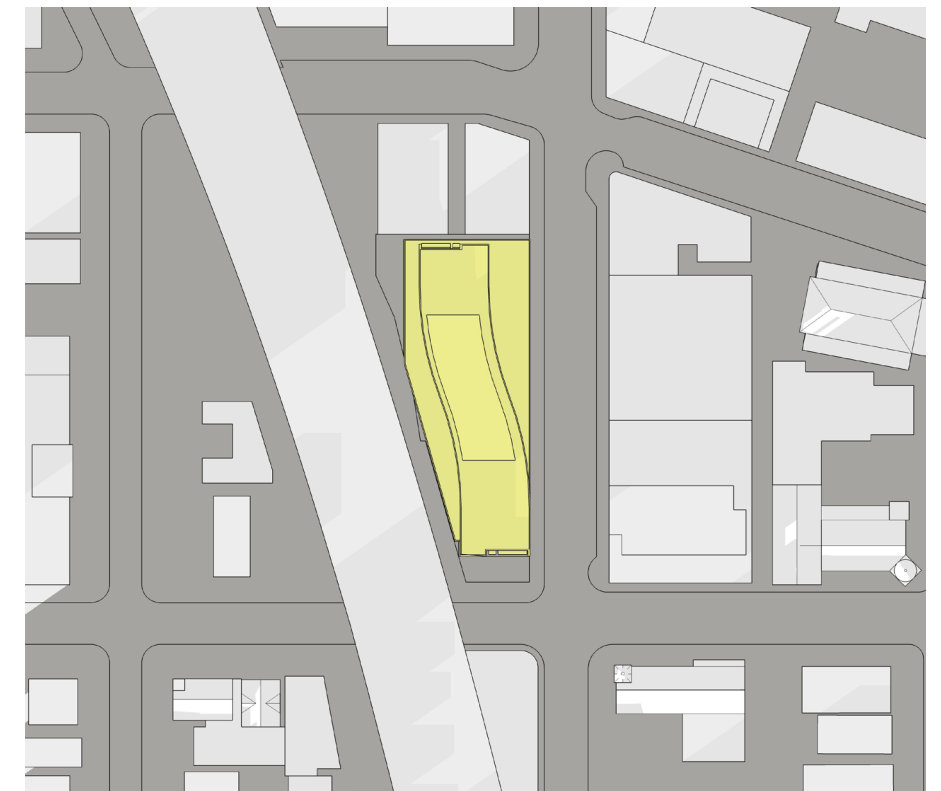
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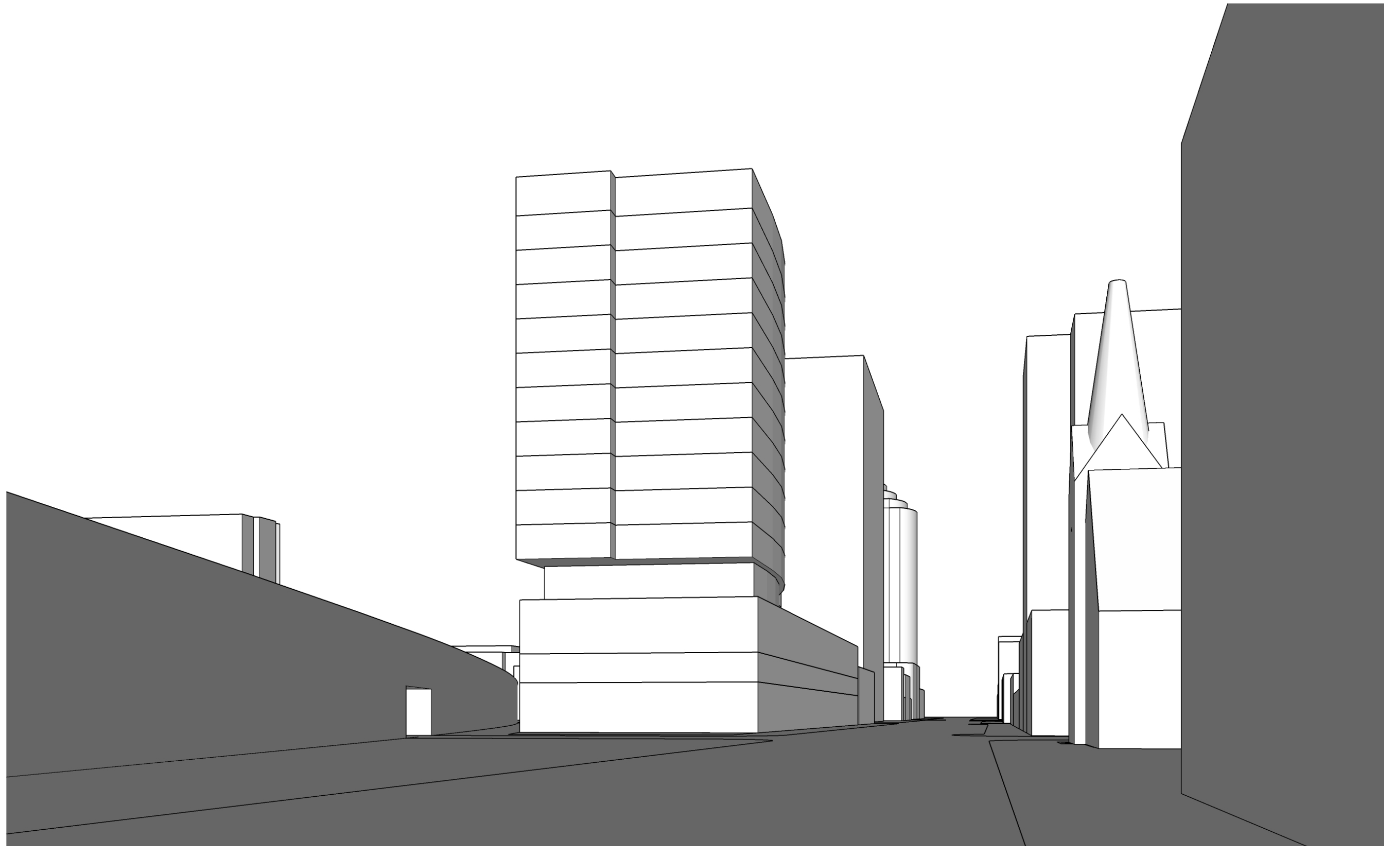
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12 pm



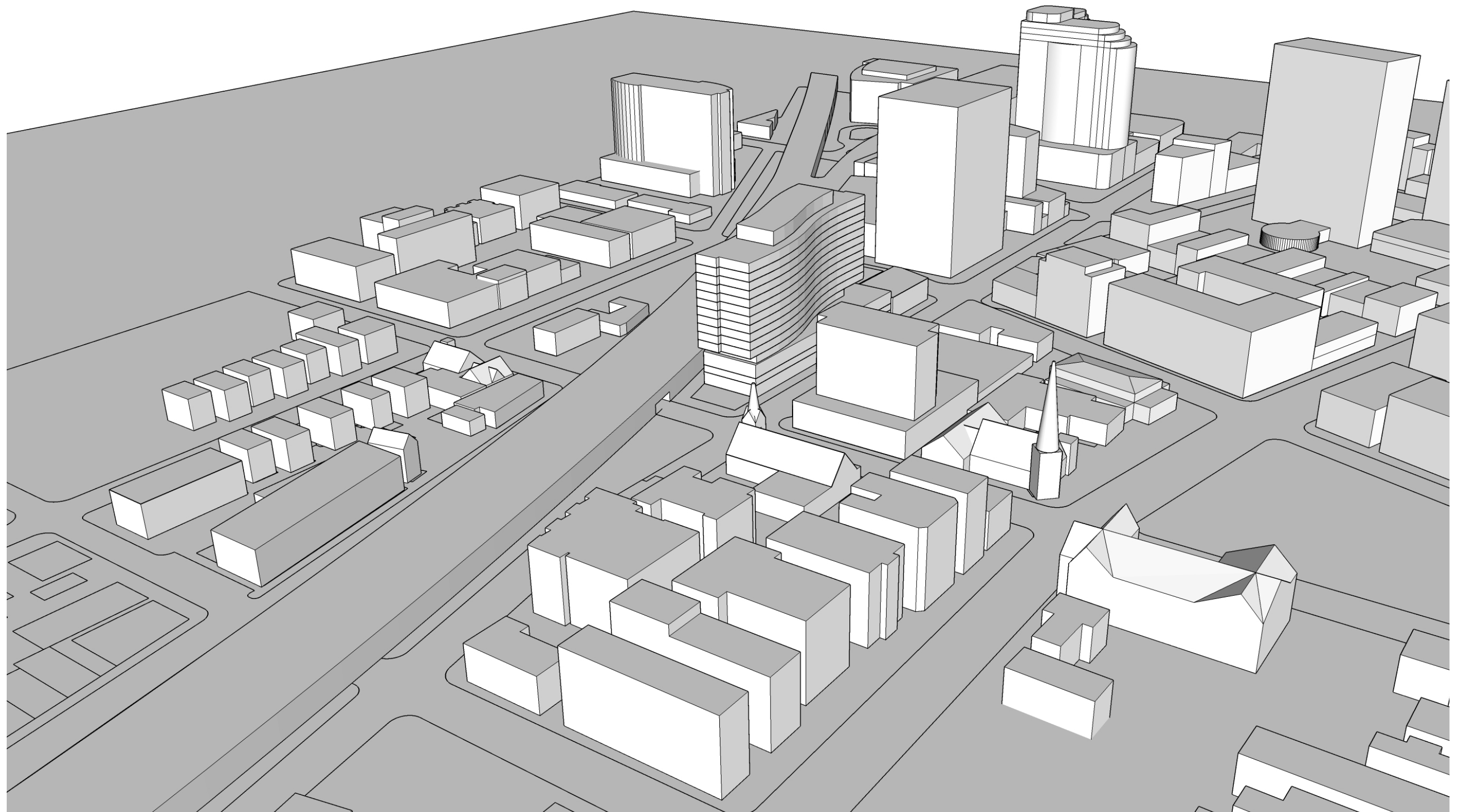
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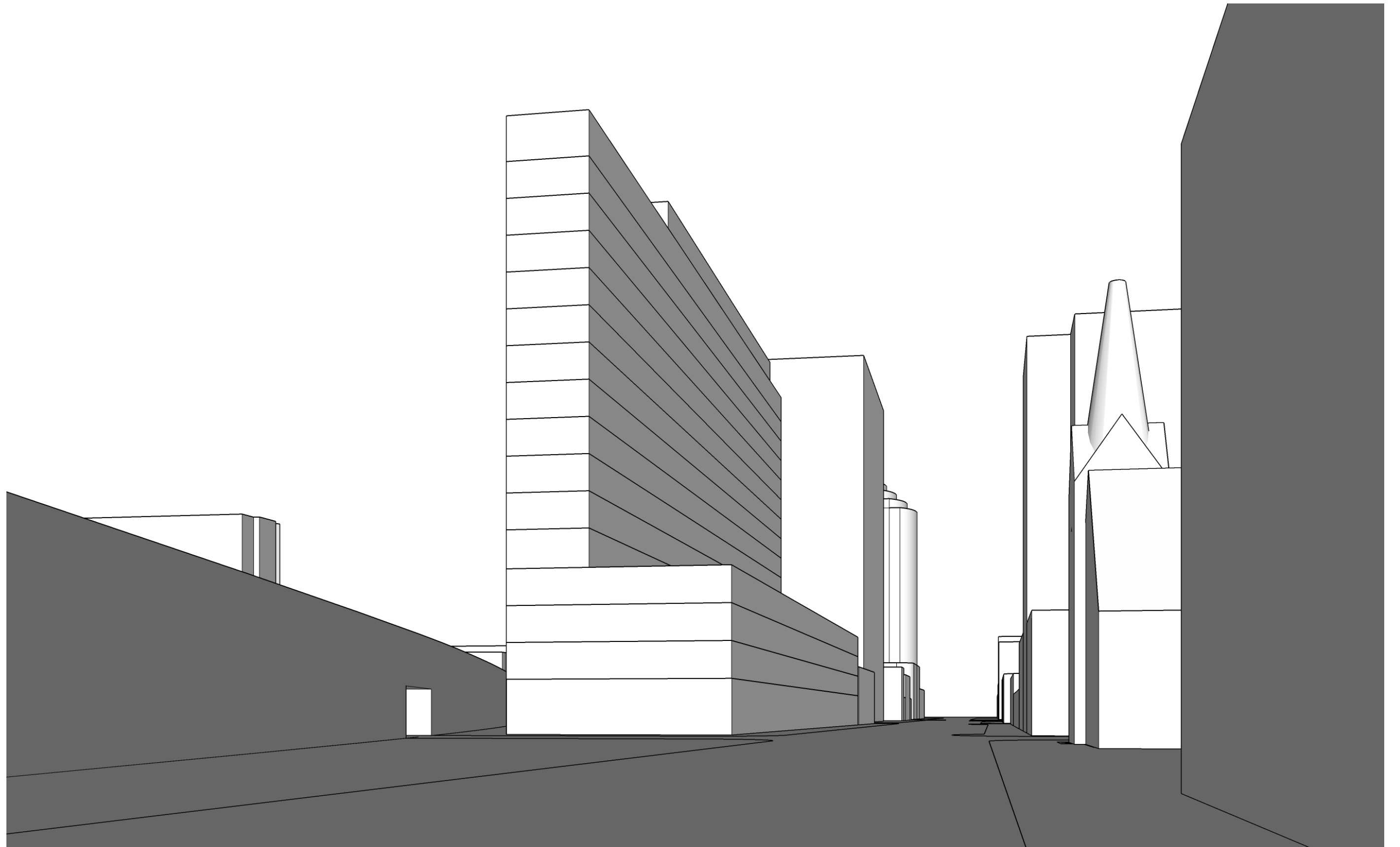


ALBION 1454 Sherman Ave.
RESIDENTIAL Evanston, IL

As Designed

09-07-2017





ALBION
RESIDENTIAL

1454 Sherman Ave.
Evanston, IL

As of Right Design

09-07-2017

