

BUILDING FLOOR AREA		
5 FLOORS @ 6,498 S.F.		- 32,490 S.F.
GROSS BUILDING AREA		
ACCESSORY AREA (TYPICAL FLOOR)		
ELEVATOR SHAFT	- 69 S.F.	
STAIRWAY	- 167 S.F.	
STAIRWAY	- 176 S.F.	
ELECTRIC PANELS	- 18 S.F.	
TOTAL ACCESSORY AREA/FLOOR	- 430 S.F. X 5 FLOORS	- (2150) S.F.
ACCESSORY AREA (1ST FLOOR)		
BICYCLE/GARBAGE	- 490 S.F.	
WATER/FIRE PUMP	- 107 S.F.	
ELECTRIC ROOM	- 125 S.F.	
MAIL/PACKAGE ROOM	- 92 S.F.	
TRASH CHUTES (25 S.F./FLOOR) X 4 FLOORS	- 100 S.F.	
TOTAL		- (914) S.F.
GROSS FLOOR AREA OF BUILDING LESS ACCESSORY USES		- 29,426 S.F.

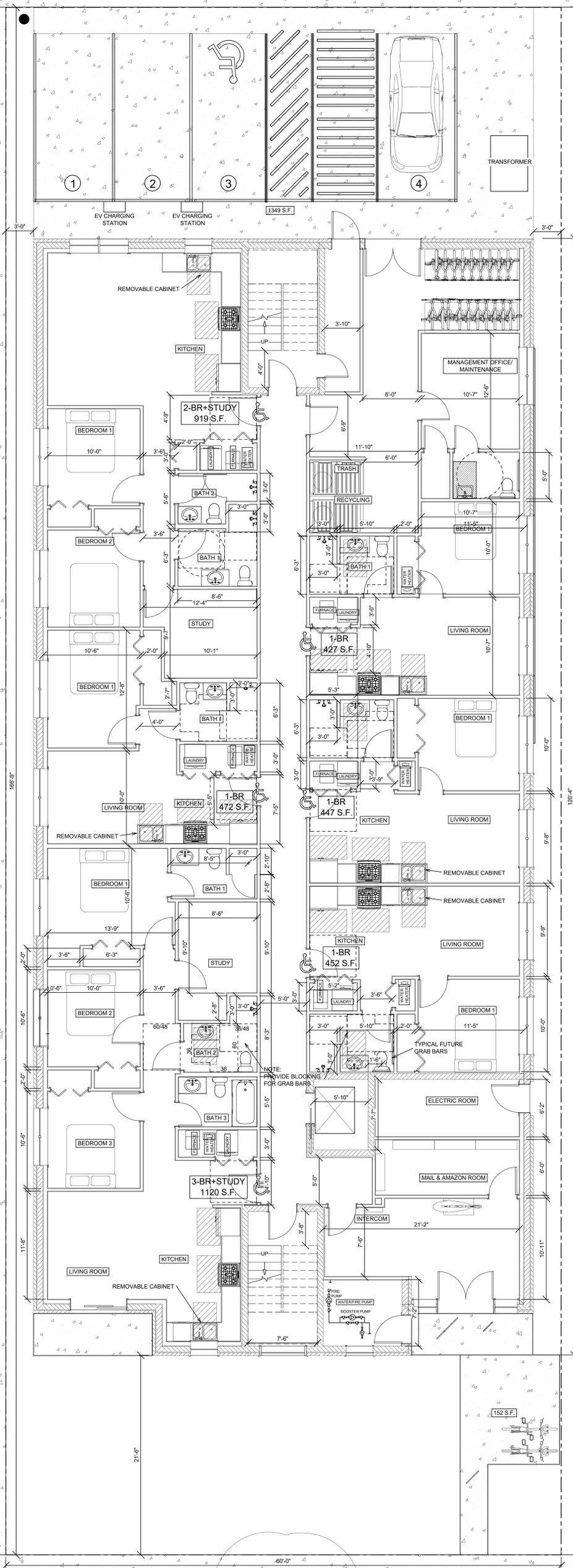
10,008 LOT AREA

1519 SF IMPERVIOUS
 6498 SF BUILDING COVERAGE
 8017 SF TOTAL GROUND COVERAGE
 1991 SF LANDSCAPING

SITE PLAN

1103 EMERSON ST.
 EVANSTON, IL 60201
 01/15/26



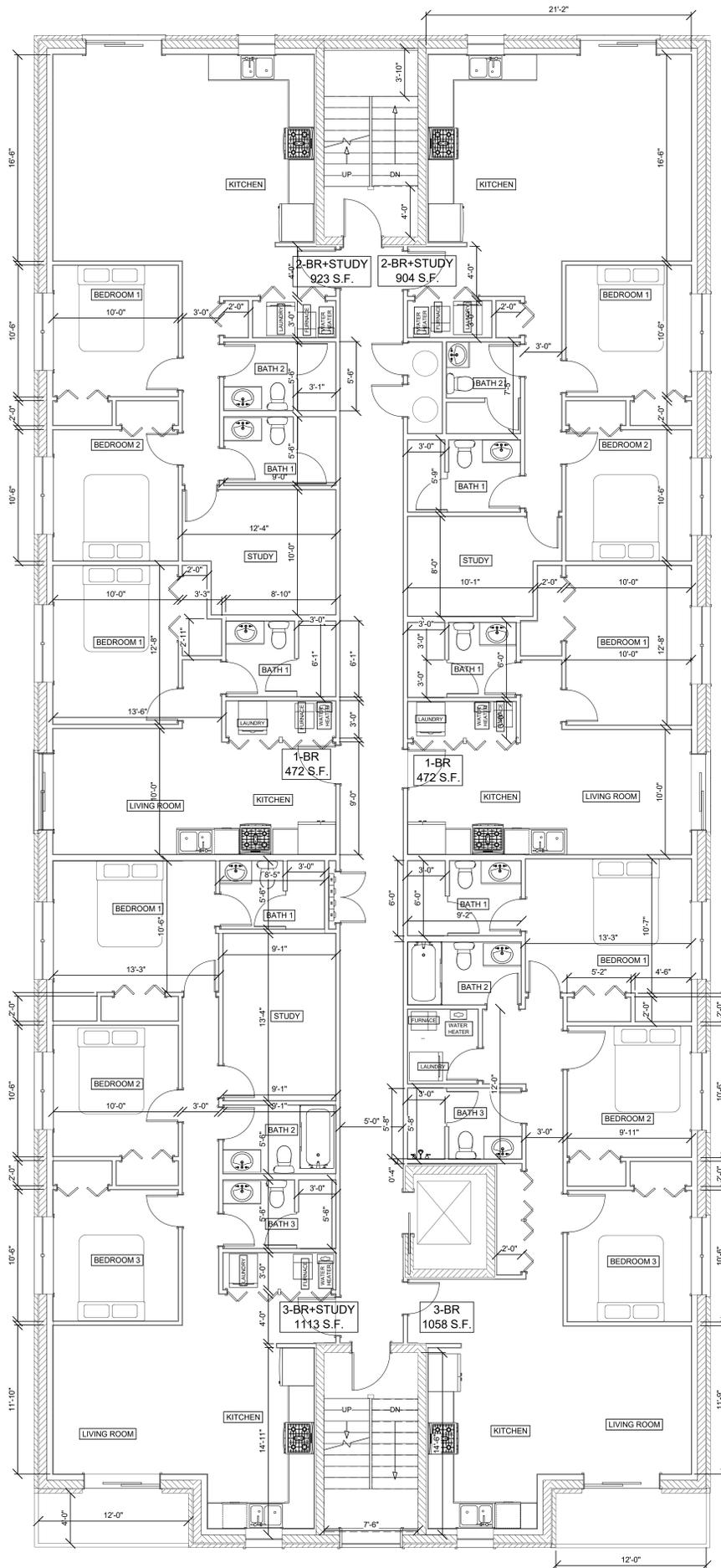


1ST FLOOR

1103 EMERSON ST.
EVANSTON, IL 60201
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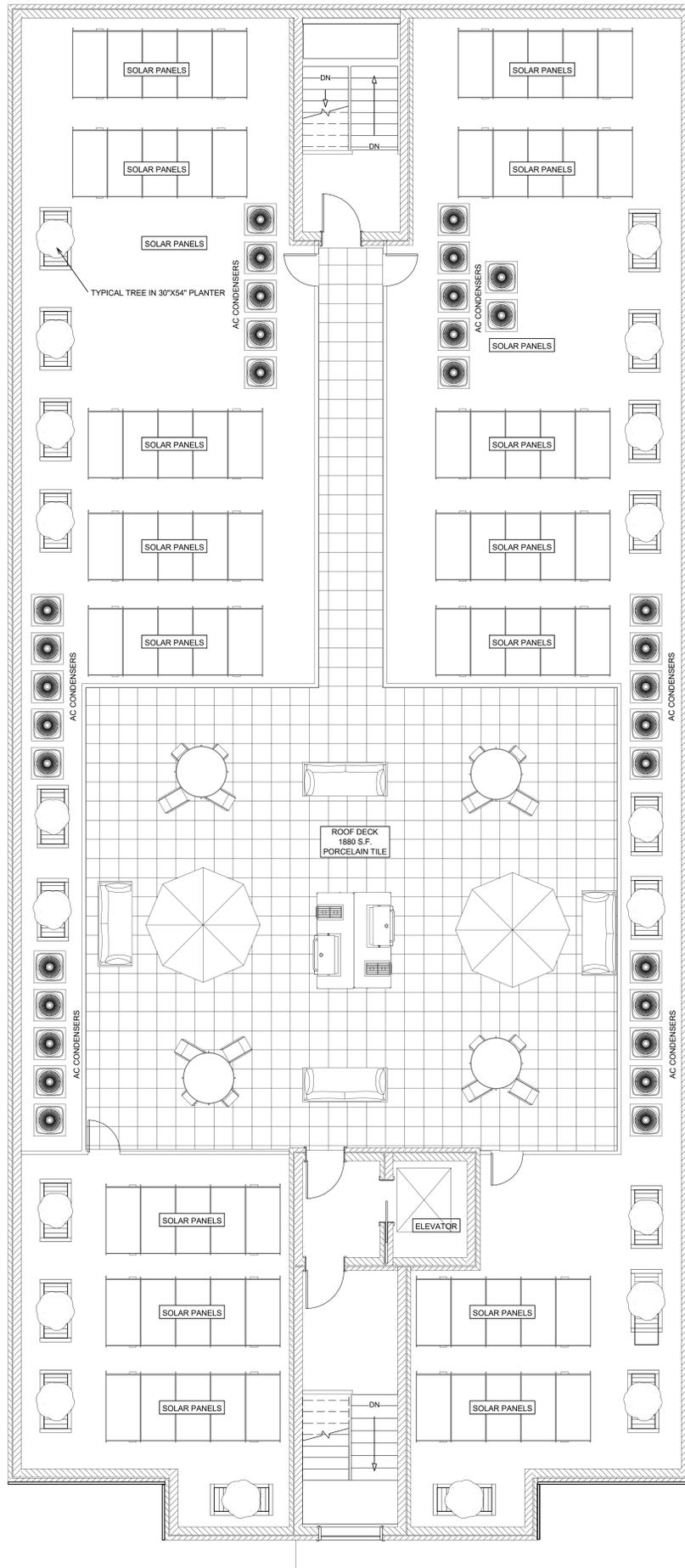
1ST FLOOR AREA = 6498 S.F.
BUILDING COVERAGE = 6498 S.F.
TOTAL GROUND COVERAGE = 8017 S.F.

1ST FLOOR:
(4) 1 BEDROOM APARTMENTS
(1) 2 BEDROOM APARTMENTS
(1) 3 BEDROOM APARTMENTS



2ND FLOOR
 1103 EMERSON ST.
 EVANSTON, IL 60201
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TYPICAL FLOOR AREA = 6498 S.F.		TOTAL FLOORS	TOTAL UNITS
FLOORS 2-5:			
(2) 1 BEDROOM APARTMENTS	X	4	= 8
(2) 2 BEDROOM APARTMENTS	X	4	= 8
(2) 3 BEDROOM APARTMENTS	X	4	= 8
TOTALS		4	24

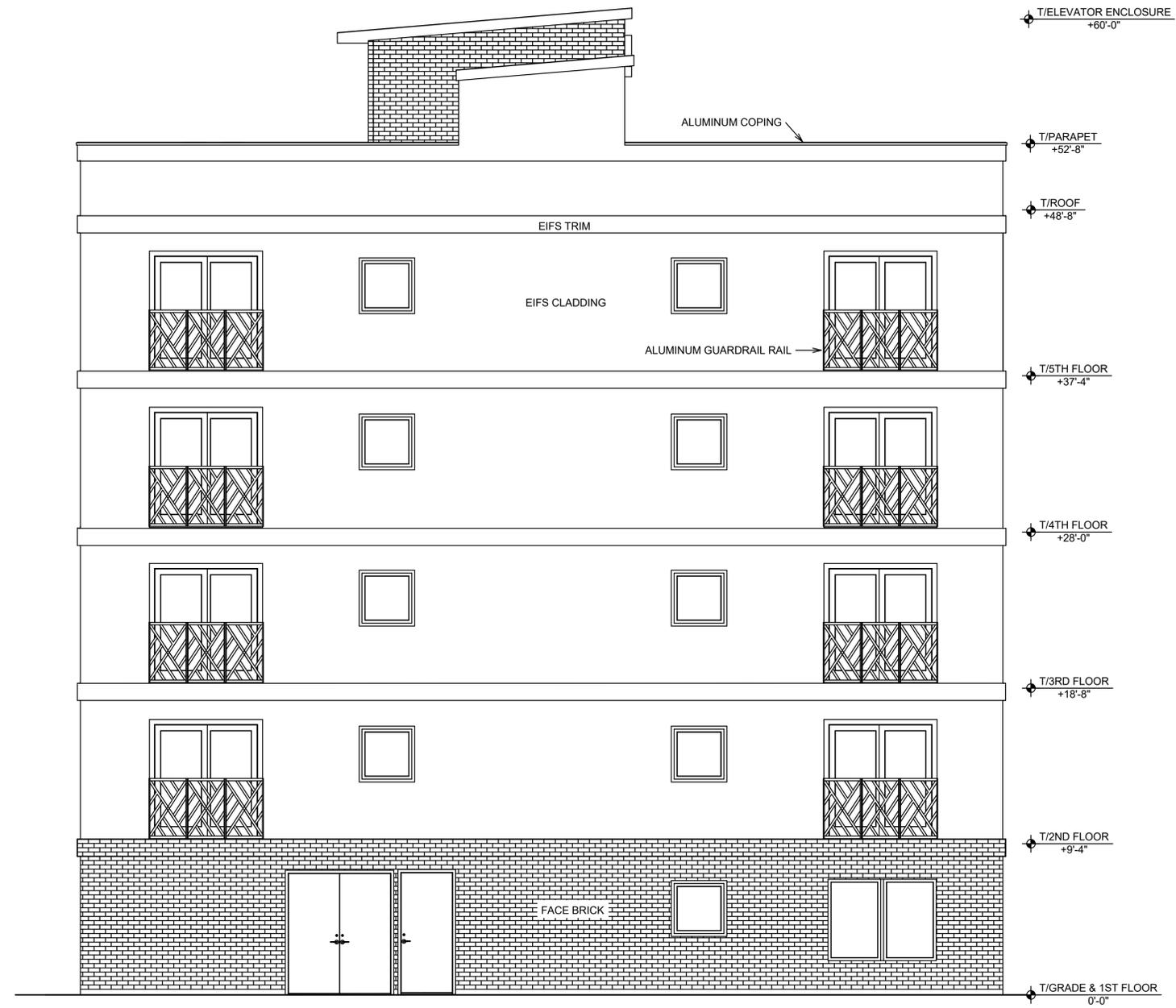


ROOF PLAN
 1103 EMERSON ST.
 EVANSTON, IL 60201
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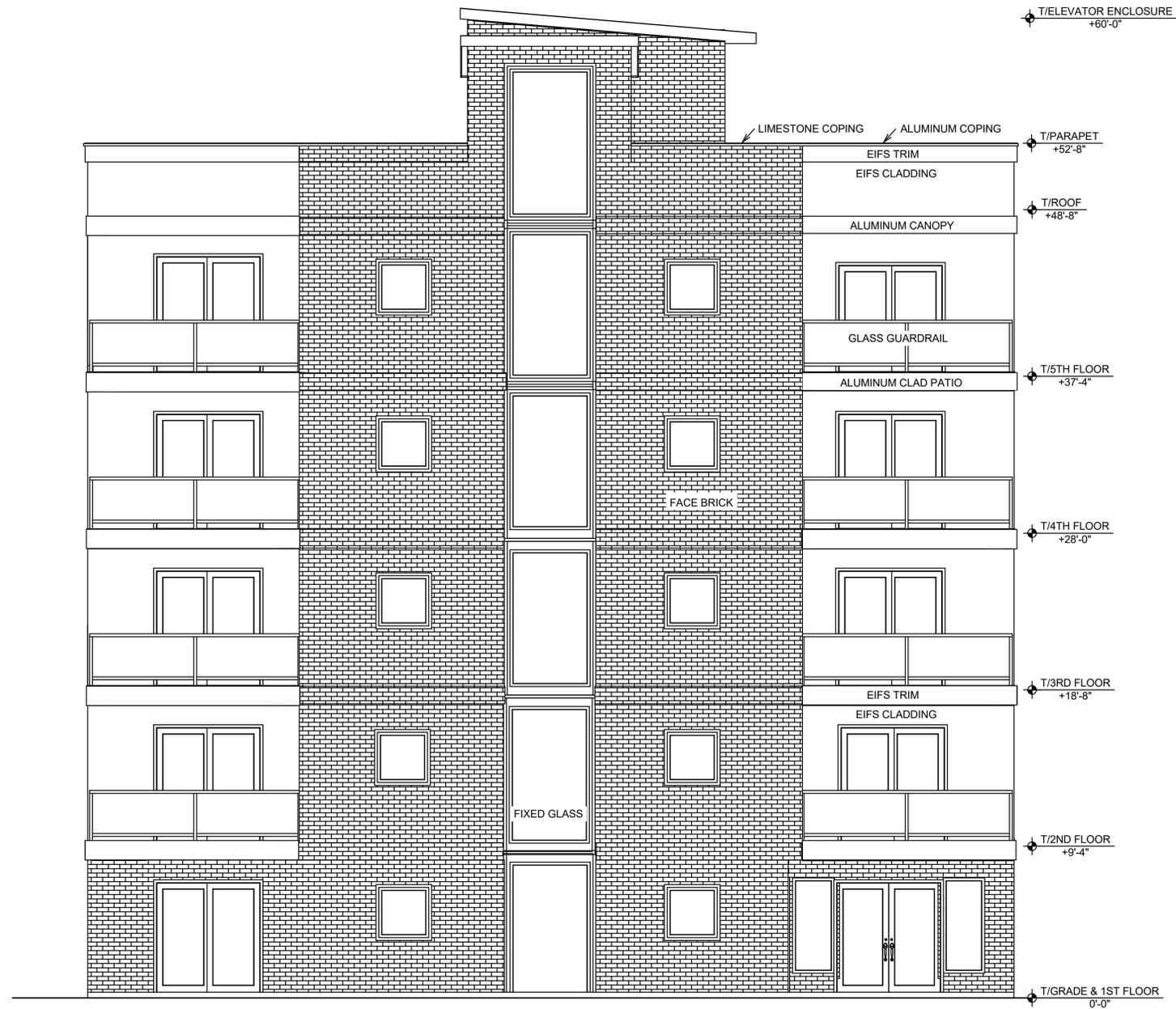
EAST ELEVATION
 1/2"=1'-0"

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NORTH ELEVATION
 1/2"=1'-0"

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SOUTH ELEVATION

1/4"=1'-0"

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WEST ELEVATION
1/4"=1'-0"

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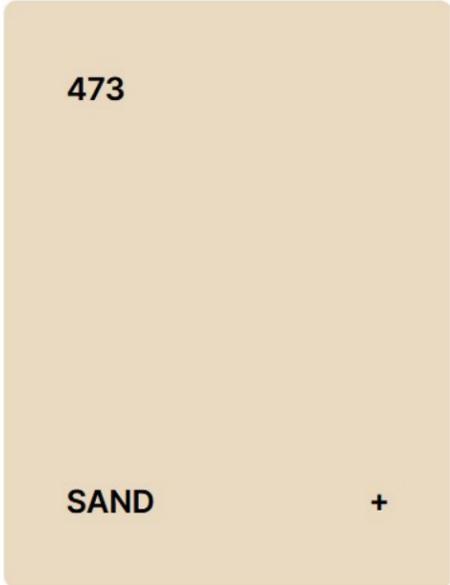
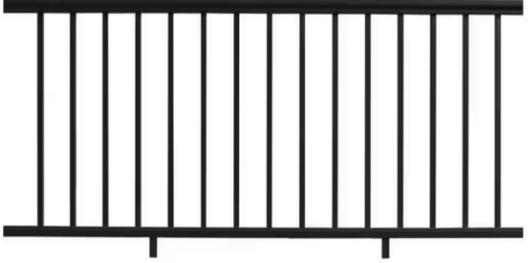




MATERIAL SCHEDULE

ITEM	MATERIAL	MANUFACTURER	COLOR	REMARKS
FACE BRICK	MODULAR FACE BRICK	BELDEN	CEDAR LAKE	
COPING	LIMESTONE		LIMESTONE	
COPING	ALUMINUM		BEIGE	
WINDOWS	ALUMINUM CLAD WOOD		CHARCOAL	
RAILING	STEEL		BLACK	
EIFS COATING & TRIM	EIFS COATING & TRIM	DRYVIT AMERISTONE	#473 SAND	

MATERIAL SAMPLES

 <p>MODULAR FACE BRICK COLOR: COARSE VELOUR</p>	 <p>BEIGE ALUMINUM</p>	 <p>EIFS: DRYVIT AMERISTONE COLOR: #473 SAND</p>	 <p>LIMESTONE COPING</p>	 <p>ALUMINUM CLAD WINDOW COLOR: CHARCOAL</p>	 <p>STEEL RAILING COLOR: BLACK</p>
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