PERSPECTIVE VIEW | FROM FOUNTAIN SQUARE
PODIUM | DAVIS STREET FACADE

PREVIOUS PODIUM DESIGN

REVISED PODIUM DESIGN

PODIUM HEIGHT LOWERED 5 FEET
CHANGED CLADDING MATERIAL TO BRICK TO RELATE TO CONTEXT
ONE-STOREY EXPRESSION AND REFINED WINDOW MULLION DETAIL
ONE-STOREY WINDOW EXPRESSION WINDOWS OF CONTEXTUAL SCALE AND PROPORTIONS

IMPROVED FACADE CONTINUITY AS A BACKDROP TO THE UNIVERSITY BUILDING
PODIUM | VIEW FROM DAVIS + SHERMAN
CONTEXT | TRANSPORTATION

1.400 cars
1/8 mile

1,583 cars
1/4 mile = 5 minute walk

3/8 mile

Northwestern University

Parking
ZipCar
Divvy

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VERMILION

CITY OF EVANSTON | DEVELOPMENT SUMMARY | 601 DAVIS | EVANSTON | 2017001 | 10–04–2017
ZONING | LOT DIAGRAM

TOTAL SITE AREA: 27,841 SF
### Proposed Project
Mixed use residential apartment building with ground floor retail and parking. University Building to remain.

### Site
601-605 Davis Street, 1604-1608 Chicago Avenue
Northwest corner of Chicago Avenue & Davis Street

### Site Area
27,841 sf

### Zoning District
<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>D2 and D3</td>
<td>D3 with Planned Development Ordinance</td>
</tr>
</tbody>
</table>

### FAR
<table>
<thead>
<tr>
<th>Enclosed Building Area</th>
<th>19,800 sf (incl. cellar)</th>
<th>457,699 sf (incl. cellar &amp; exist. Univ. Bldg.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAR Building Area</td>
<td>11,700 sf</td>
<td>341,052 sf</td>
</tr>
</tbody>
</table>

### Building Height

<table>
<thead>
<tr>
<th>Building</th>
<th>Floors</th>
<th>Feet</th>
<th>Floors</th>
<th>Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>University Building</td>
<td>2 Floors</td>
<td>25 ft</td>
<td>2 Floors</td>
<td>25 ft</td>
</tr>
<tr>
<td>Residential Tower</td>
<td>-</td>
<td>-</td>
<td>33 Floors</td>
<td>353'-0&quot;</td>
</tr>
<tr>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4 floors parking = 40' max.</td>
<td></td>
</tr>
</tbody>
</table>

| Zoning Height | 313'-0" |

### Building Setbacks
- (See diagram to right.)

### Residential Units
0

### Parking Spaces
0
Parking Ratio
- 0.55 / unit

### Bicycle Parking
- Bike Room (interior)

### Loading Berths

<table>
<thead>
<tr>
<th>University Building</th>
<th>1 short berth (exterior)</th>
<th>1 short berth (exterior)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Tower</td>
<td>-</td>
<td>2 short berths (interior)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3 short berths</td>
</tr>
</tbody>
</table>

### Sustainability
- LEED Silver
## Summary

### Amenity/MECH

**Amenity**
- Parking
- Amenity/mech

### Det. & Deck

**Units:**
- 601 Davis
- Evanston

**Subtotal:**
- GSF
- FAR

**Amenity/Mech:**
- Crosscheck

**Gross Floor Area:**
- 12,027 sf

**Average Unit Size:**
- 905 sf/car

**Tenant Storage:**
- On mezzanine level

---

### Development Summary

**City of Evanston**

**601 Davis**

**Elevation:**
- 10.04.2017

**SOLOMON CORDWELL BUENZ**

**Vermilion**

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---

**Table:**

| UNIT MATRIX | DETAIL | PARKING | LOADING | MECH | DET. & DECK | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | SUMMARY | 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SUMMARY | SUMMARY | SUMMARY | SUMMAR...
PLAN | LEVEL 5 PARKING GARAGE

LEVEL 5: 1 ADA PARKING SPACE

TENANT STORAGE (164 3’X4’ UNITS) ON LEVEL 5 MEZZANINE ABOVE - 2110 SF

STAIR TRANSFER - ABOVE

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CITY OF EVANSTON | DEVELOPMENT SUMMARY | 601 DAVIS | EVANSTON | 2017001 | 10-04-2017
PLAN | LEVEL 33 AMENITY & MECHANICAL PENTHOUSE

COOLING TOWER WELL

KITCHEN

CLUB ROOM

MECHANICAL

PRIVATE DINING

LOBBY

ST 1

ST 2

EL. 1

EL. 2

EL. 3

TR.

MUA

PENTHOUSE AMENITY LOBBY

© 2017 SOLOMON CORDWELL BUENZ VERMILION

CITY OF EVANSTON | DEVELOPMENT SUMMARY | 601 DAVIS | EVANSTON | 2017001 | 10-04-2017
### SUMMARY | UNIT MATRIX

<table>
<thead>
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<th>2 BR</th>
<th>3 BR</th>
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<td>16.4%</td>
<td>26.4%</td>
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<table>
<thead>
<tr>
<th>Studio</th>
<th>Jr 1B</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>58</td>
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<tr>
<td>18.2%</td>
<td>16.4%</td>
<td>26.4%</td>
<td>30.8%</td>
<td>8.2%</td>
</tr>
</tbody>
</table>

| 100% |
AVG. BUILDING HEIGHT: 64'-3"

AVG. STREET FRONTAGE: 47'-6"

AVG. BUILDING HEIGHT: 143'-5"

AVG. STREET FRONTAGE: 60'-6"
ELEVATIONS | WEST & SOUTH

WEST ELEVATION

- Painted Metal Frame Window
- Door
- Garage Door
- Loading Dock Door
- Painted Metal Frame Window
- Metal Canopy
- Glass Storefront
- ATM Drive-Thru Exit

SOUTH ELEVATION

- Glass Panel Railing
- Brick
- Painted Metal Panel Cladding
- Typical Painted Aluminum Slab Cover
- Typical Window Wall
- Operable Vent Window, TYP.
- Painted Cast-In-Place Concrete with Reveal, TYP.

LEVELS:
- Ground Floor
- Level 1
- Level 2
- Level 3
- Level 4
- Level 5
- Level 6
- Level 7
- Level 8
- Level 9
- Level 10
- Level 11
- Level 12
- Level 13
- Level 14
- Level 15
- Level 16
- Level 17
- Level 18
- Level 19
- Level 20
- Level 21
- Level 22
- Level 23
- Level 24
- Level 25
- Level 26
- Level 27
- Level 28
- Level 29
- Level 30
- Level 31
- Level 32
- Level 33
- Overrun

- Roof
- ELEVATOR PENTHOUSE PAINTED EIFS

DIMENSIONS:
- EL: 106' - 8"
ELEVATIONS | EAST PODIUM

EXISTING BUILDING

METAL COPING
METAL FRAME WINDOW WITH MONOLITHIC GLASS
BRICK
APPROX. LINE OF EXIST. BUILDING
METAL CANOPY
CONCEALED BEHIND UNIVERSITY BUILDING

GLASS PANEL RAILING
WINDOW WALL
BRICK
PAINTING METAL FRAME WINDOW - NO INFILL

EAST ELEVATION
1. Podium Brick 1
2. Podium Brick 2
3. Tower Cladding 1
4. Tower Cladding 2
5. Low-E Insulating Glass
6. Window Wall

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City of Evanston | Development Summary | 601 Davis | Evanston | 2017001 | 10–04–2017
### Sun Study

#### Summer
- **8 am**: [Image]
- **11 am**: [Image]
- **2 pm**: [Image]
- **5 pm**: [Image]

#### Fall/Spring
- **8 am**: [Image]
- **11 am**: [Image]
- **2 pm**: [Image]
- **5 pm**: [Image]

#### Winter
- **8 am**: [Image]
- **11 am**: [Image]
- **2 pm**: [Image]
- **5 pm**: [Image]
LEVEL 6
- FAR: 11,411 SF
- NON-FAR: 165 SF
- STORAGE AREA AT LEVEL 6 MEZZANINE

LEVELS 7-32 - PLATE A
- FAR: 11,384 SF
- NON-FAR: 168 SF

LEVELS 7-32 - PLATE B
- FAR: 11,435 SF
- NON-FAR: 164 SF
- NON-FAR: 60 SF
- NON-FAR: 123 SF
- NON-FAR: 38 SF

LEVEL 33
- FAR: 5,200 SF
- MECH. WELL
- NON-FAR: 123 SF
- NON-FAR: 164 SF
- NON-FAR: 49 SF

STORAGE AREA AT LEVEL 6 MEZZANINE