



CHICAGO
FIRE DEPARTMENT

ENGINE COMPANY 42

444
NORTHEARBORN

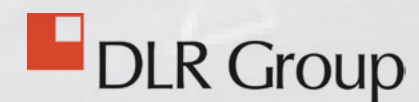
444

NORTHDEARBORN

EC-42 SITE

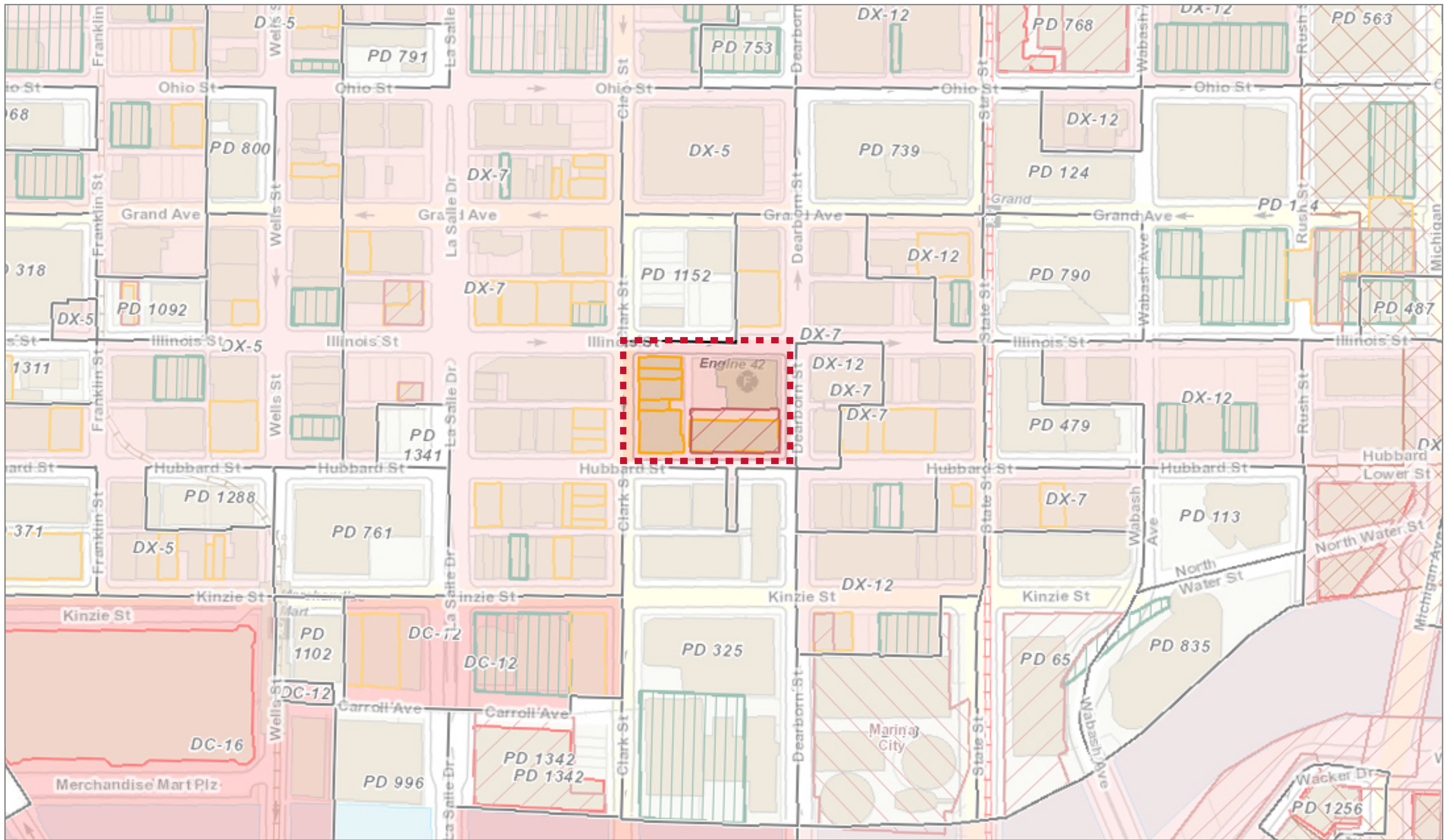
JULY 17, 2018

RIVER NORTH COMMUNITY PRESENTATION



PROJECT SITE





EXISTING ZONING MAP



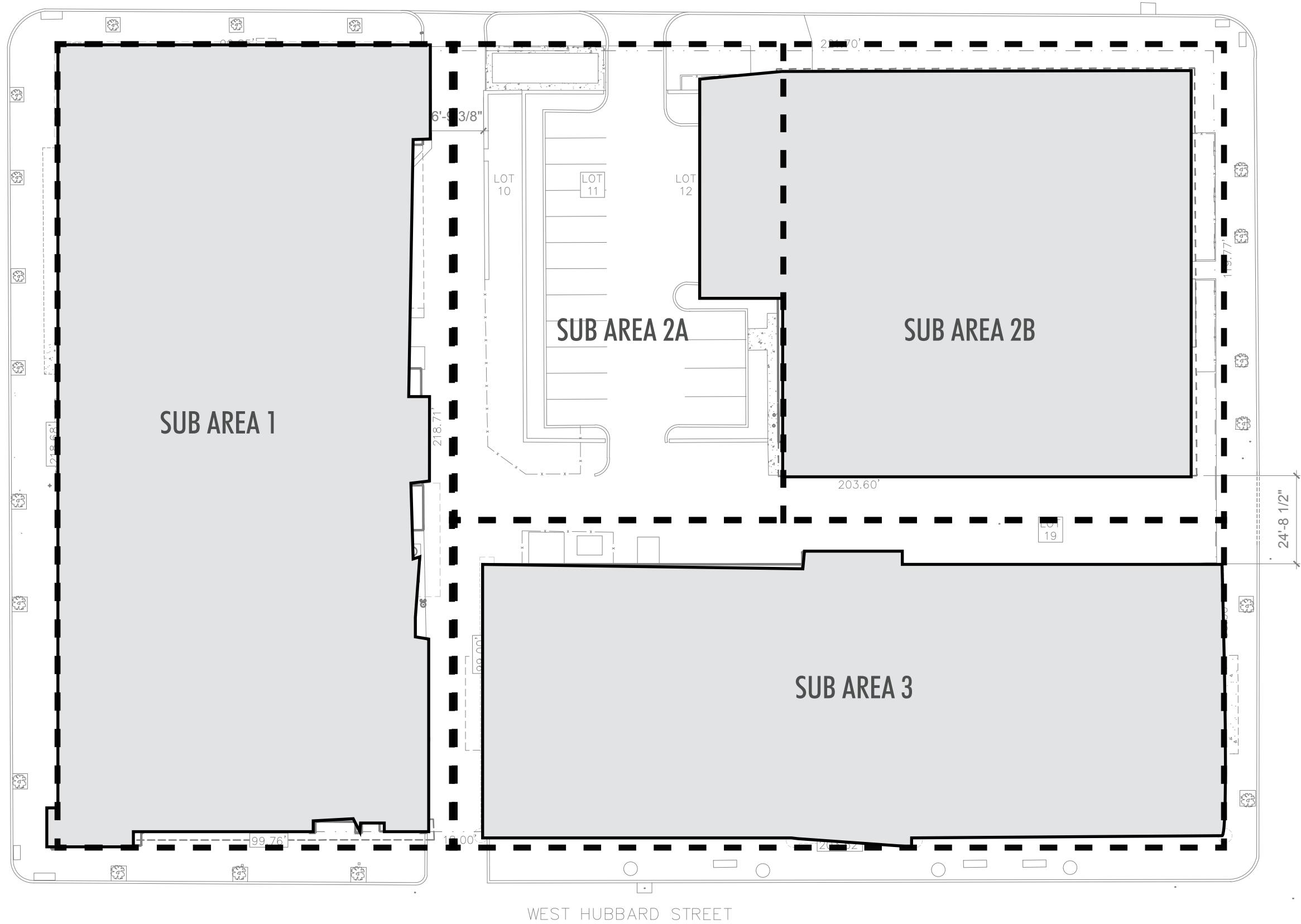
EXISTING LAND USE MAP



WEST ILLINOIS STREET

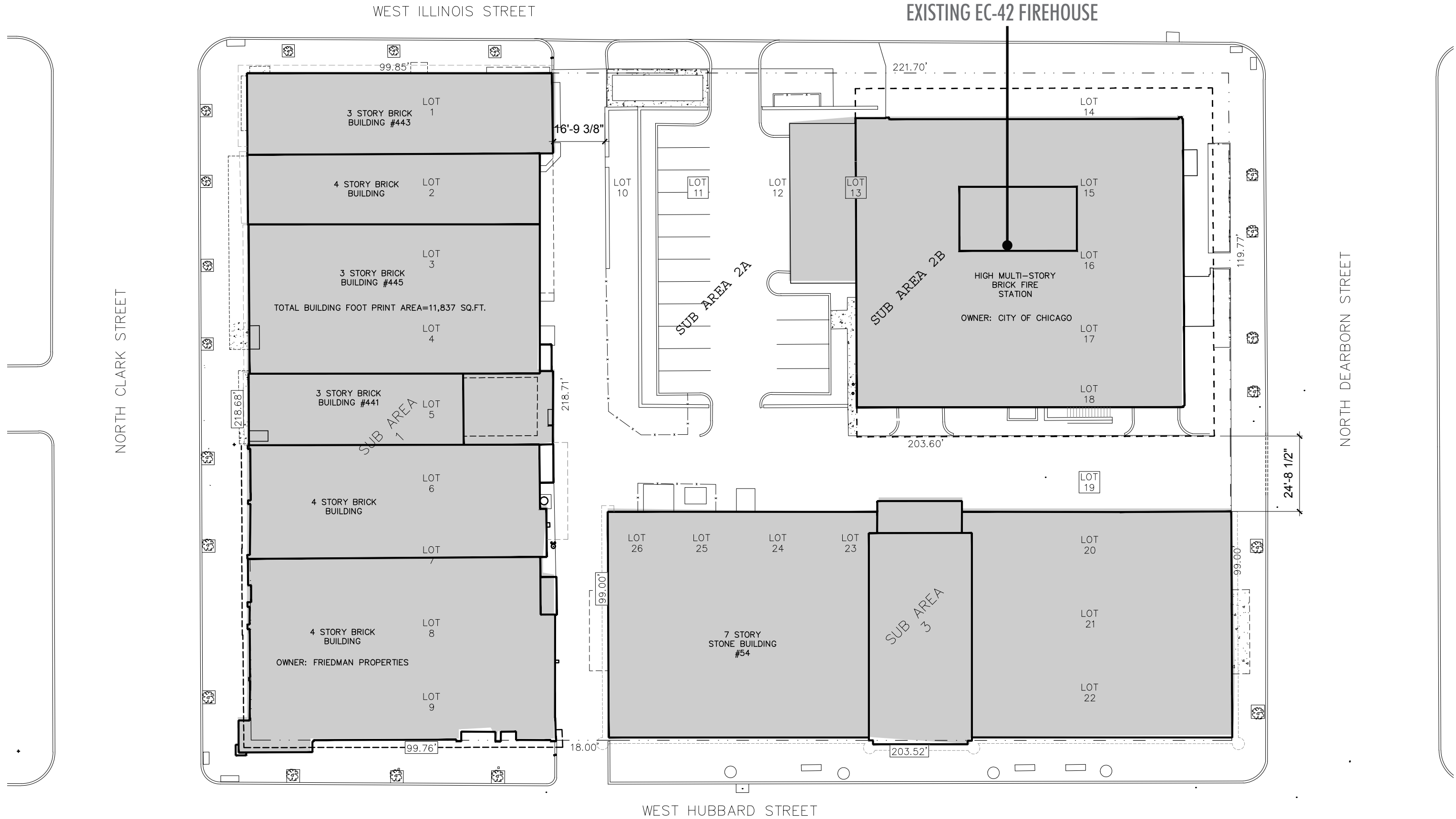
NORTH CLARK STREET

NORTH DEARBORN STREET



SUB AREA MAP SCALE 1"=30'-0"



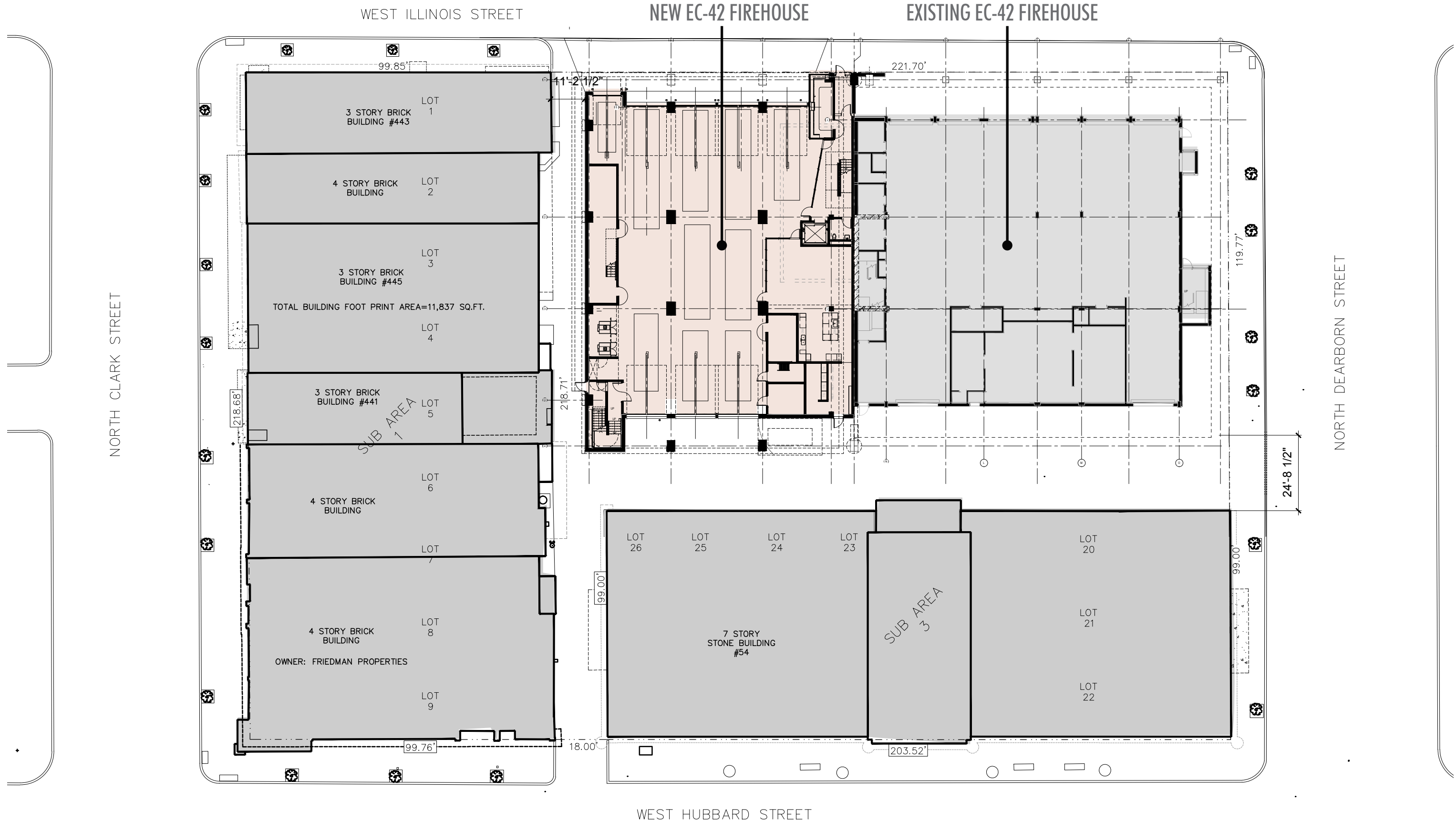


EXISTING OVERALL SITE PLAN SCALE 1"=30'-0"



BULK REGULATIONS AND DATA TABLE

Sub Area 1 Site Area :	21,826	square feet (.50 acres)
Sub Area 2 Site Area :	28,323	square feet (.65 acres)
Sub Area 3 Site Area :	20,153	square feet (.46 acres)
Total Net Site Area:	70,302	square feet (1.61 acres)
Gross Site Area:	116,337	square feet
Area in Adjoining Right-of-Way:	46,035	square feet
Total Maximum FAR:	7 (DX-7)	
Maximum FAR @ 7 :	492,114	square feet
Maximum Bonus FAR @ 4.5	316,359	square feet
Total Buildable Area @ 11.5 FAR	808,473	square feet
Existing Buildings:		
441-449 Clark Street	38,478	square feet
70 W Hubbard	35,703	square feet
54 W Hubbard	90,000	square feet
Total Existing Buildings	164,181	square feet
Total Buildable Area Remaining (11.5FAR)	644,292	square feet
Firehouse Construction		
(Including Fire Prevention)	29,644	square feet
Available Buildable FAR	614,648	square feet
Maximum Height:	455'-0"	
Accessory Parking Spaces:	50	parking spaces
Minimum Bike Parking Spaces:	50	bike spaces
Minimum Off-Street Loading Spaces:	2	(10 feet by 25 feet)



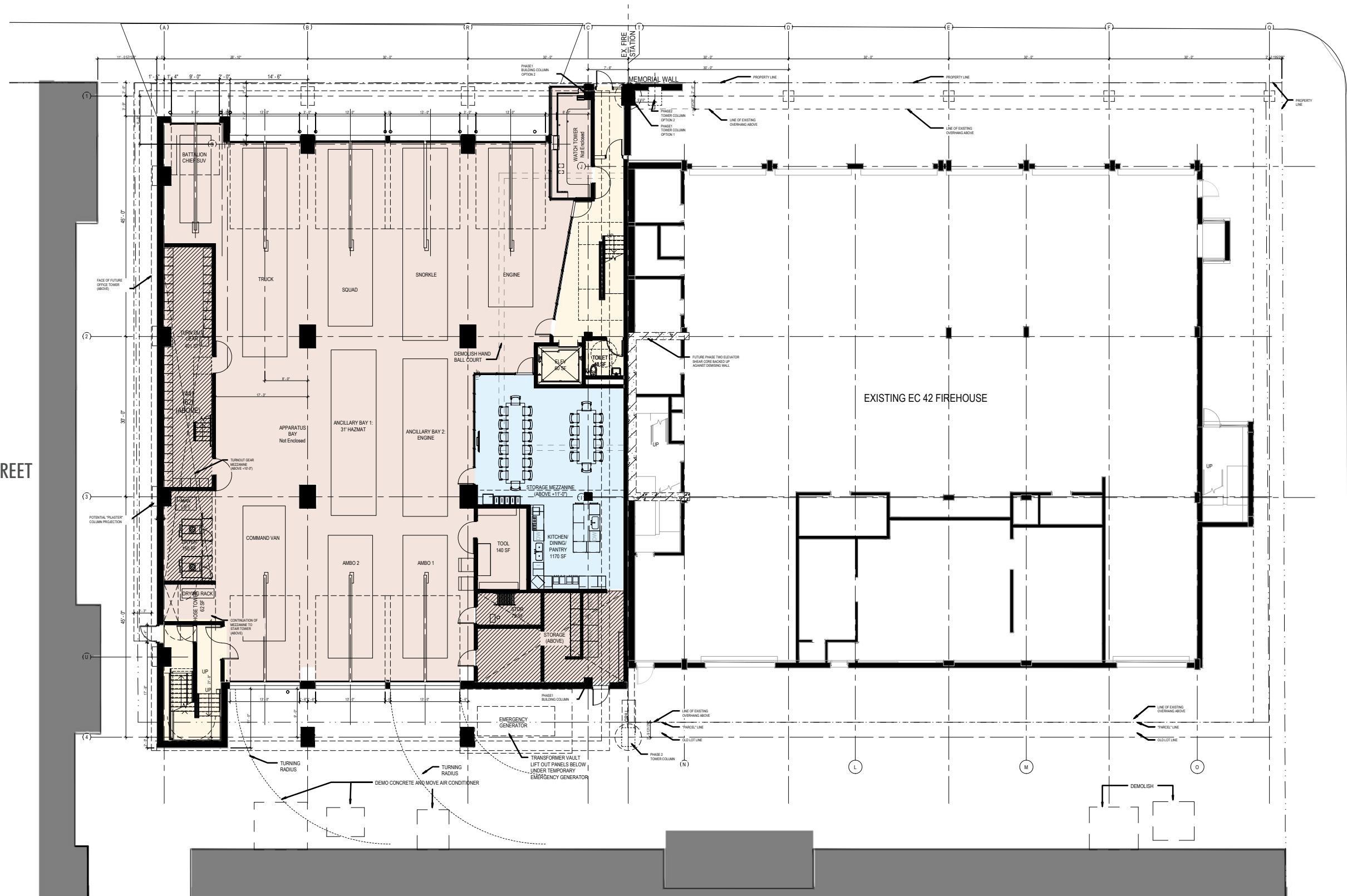
PROPOSED OVERALL SITE PLAN SCALE 1"=30'-0"



ILLINOIS STREET

441-449 CLARK STREET

DEARBORN STREET



54 W HUBBARD

- CIRCULATION
- COMMUNITY
- F.D./F.P. OFFICE/LOCKER/SLEEPING
- APPARATUS
- MEP



PHASE 1 FIREHOUSE: GROUND FLOOR PLAN SCALE 1"=20'-0"

444
NORTHEARBORN

DLR Group

FRIEDMAN
PROPERTIES

Gp

ILLINOIS STREET

441-449 CLARK STREET

DEARBORN STREET

54 W HUBBARD

CIRCULATION COMMUNITY F.D./F.P. OFFICE/LOCKER/SLEEPING APPARATUS MEP



PHASE 1 FIREHOUSE: LEVEL 2 FLOOR PLAN SCALE 1"=20'-0"

444
NORTHEARBORN

DLR Group

FRIEDMAN
PROPERTIES

Gp

ILLINOIS STREET

441-449 CLARK STREET

DEARBORN STREET

54 W HUBBARD

- CIRCULATION
- COMMUNITY
- F.D./F.P. OFFICE/LOCKER/SLEEPING
- APPARATUS
- MEP



PHASE 1 FIREHOUSE: LEVEL 3 FLOOR PLAN SCALE 1"=20'-0"



RENDERING ALONG ILLINOIS - FIREHOUSE ENTRY

EAST VIEW ALONG DEARBORN



444
NORTHEARBORN

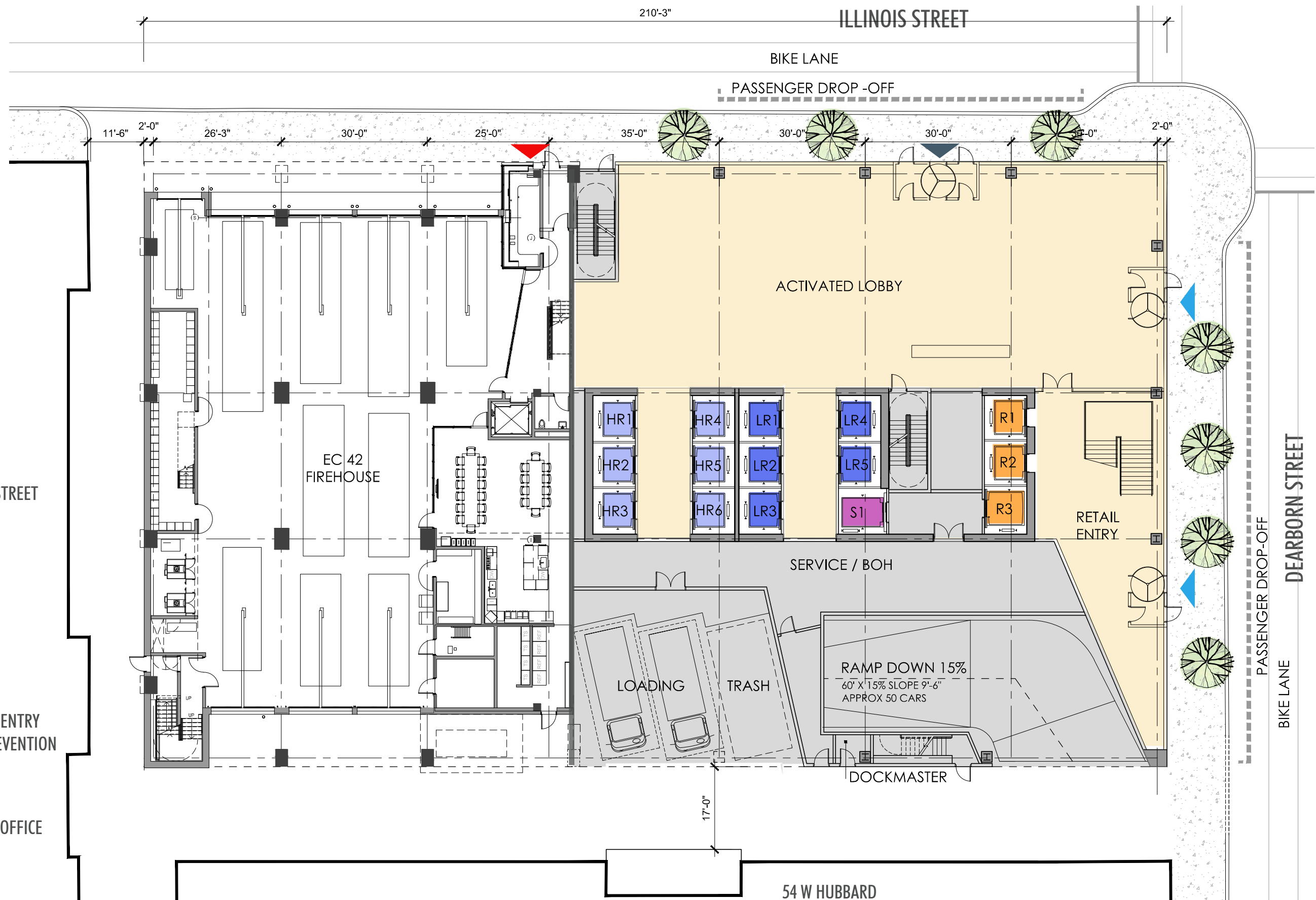
 FRIEDMAN
PROPERTIES 



NORTHWEST AERIAL

444
NORTHEARBORN

 FRIEDMAN
PROPERTIES 



GROUND FLOOR PLAN SCALE 1"=20'-0"



ENTRY VIEW ALONG DEARBORN

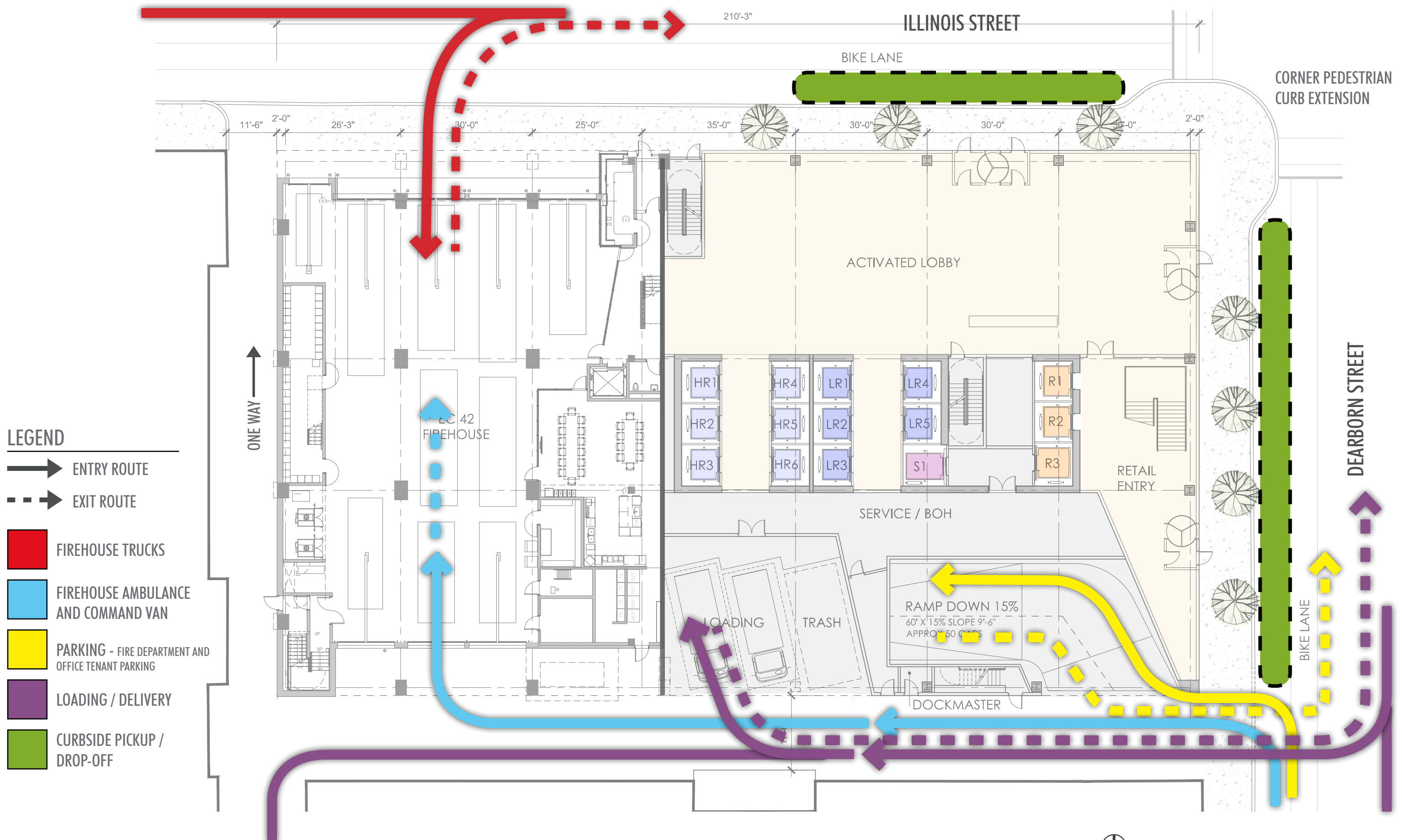
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NORTHDEARBORN



MAIN LOBBY



ENTRY VIEW ALONG ILLINOIS



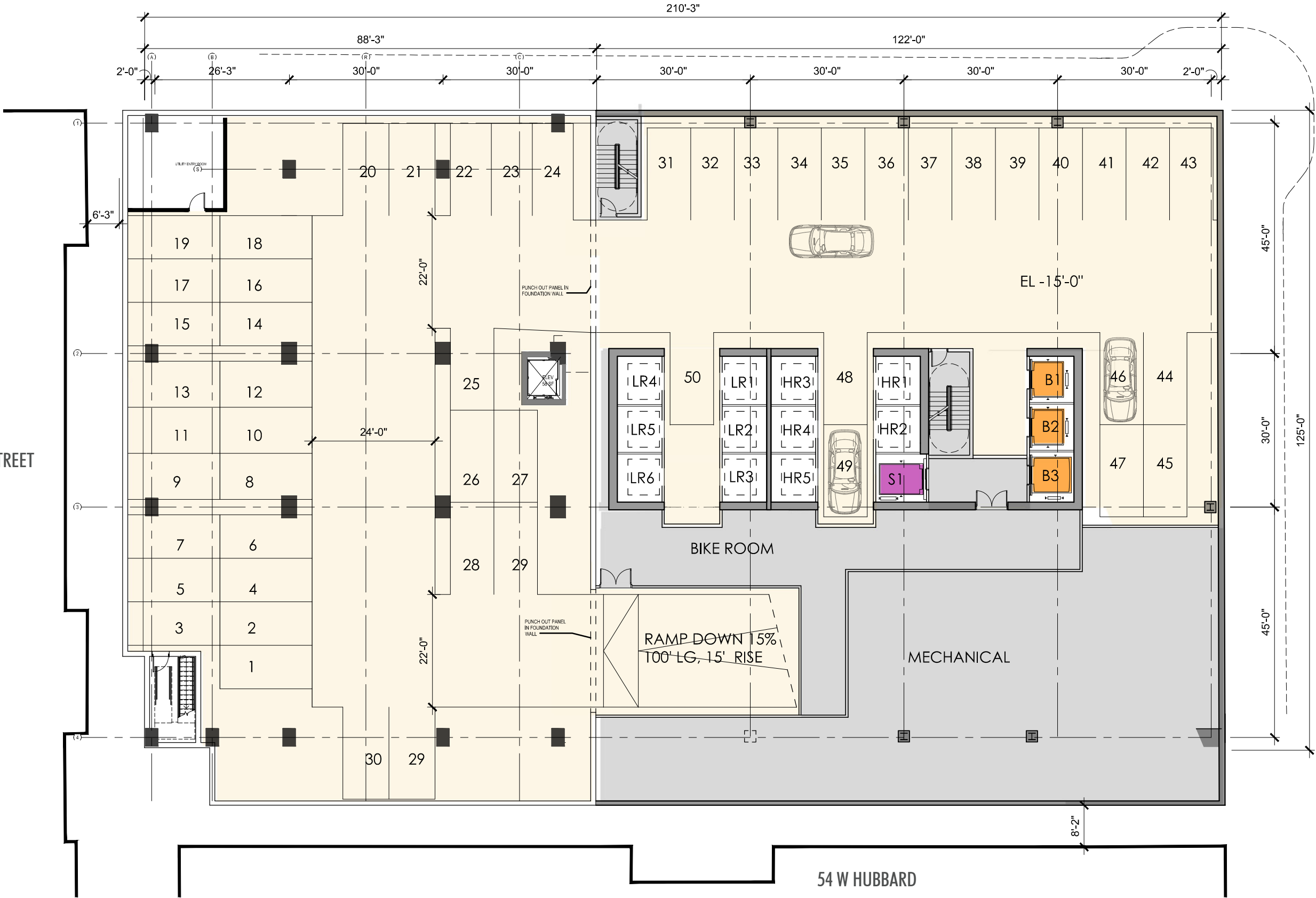
CIRCULATION PLAN SCALE 1"=20'-0"

ILLINOIS STREET

441-449 CLARK STREET

DEARBORN STREET

54 W HUBBARD



PARKING PLAN SCALE 1"=20'-0"

ILLINOIS STREET

441-449 CLARK STREET

DEARBORN STREET

54 W HUBBARD



LEVEL 2 FLOOR PLAN SCALE 1"=20'-0"

ILLINOIS STREET

441-449 CLARK STREET

DEARBORN STREET

54 W HUBBARD



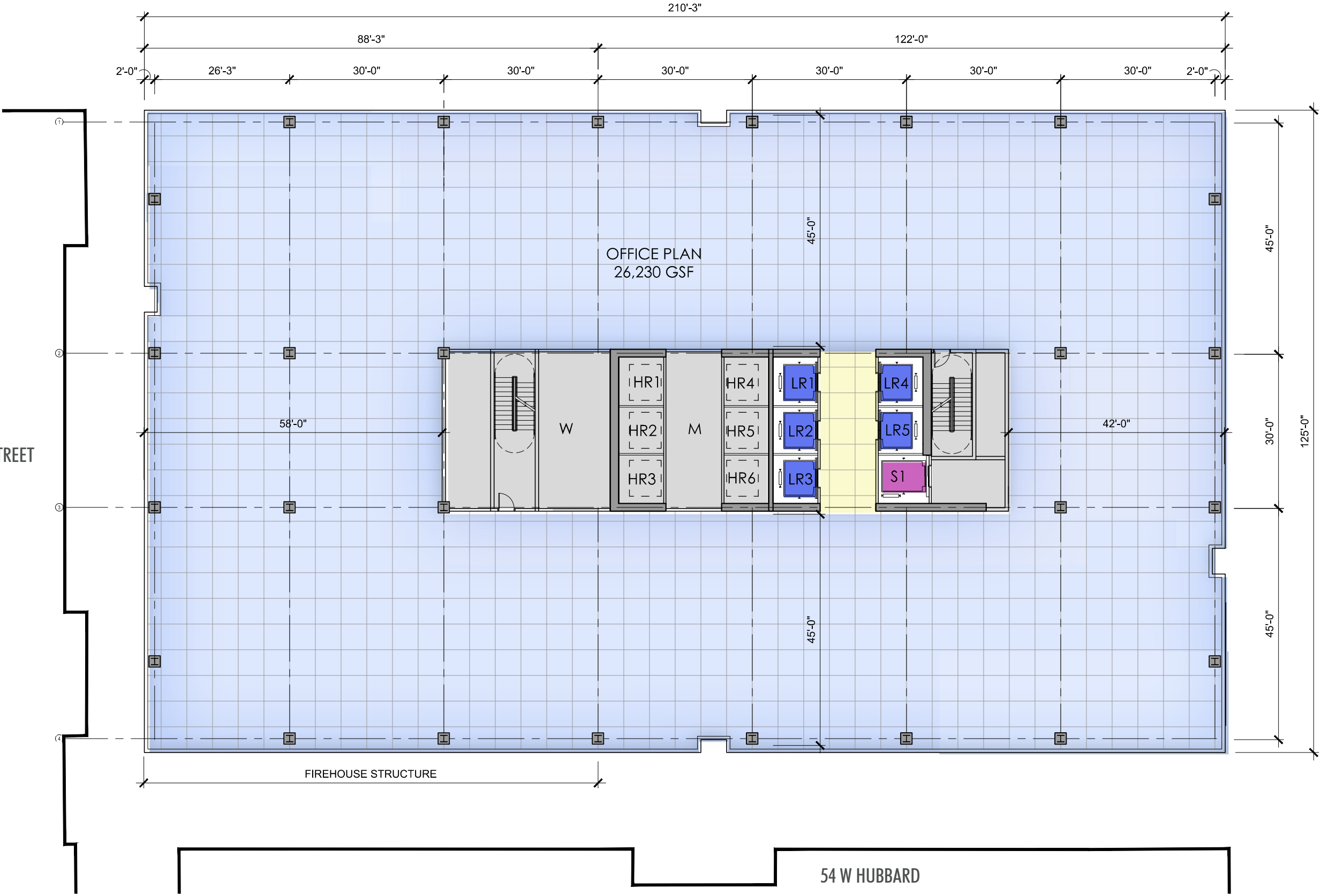
LEVEL 3 FLOOR PLAN SCALE 1"=20'-0"

ILLINOIS STREET

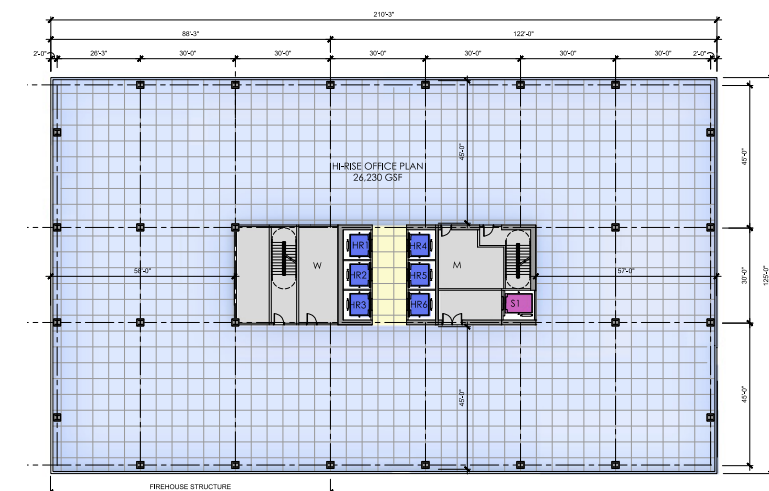
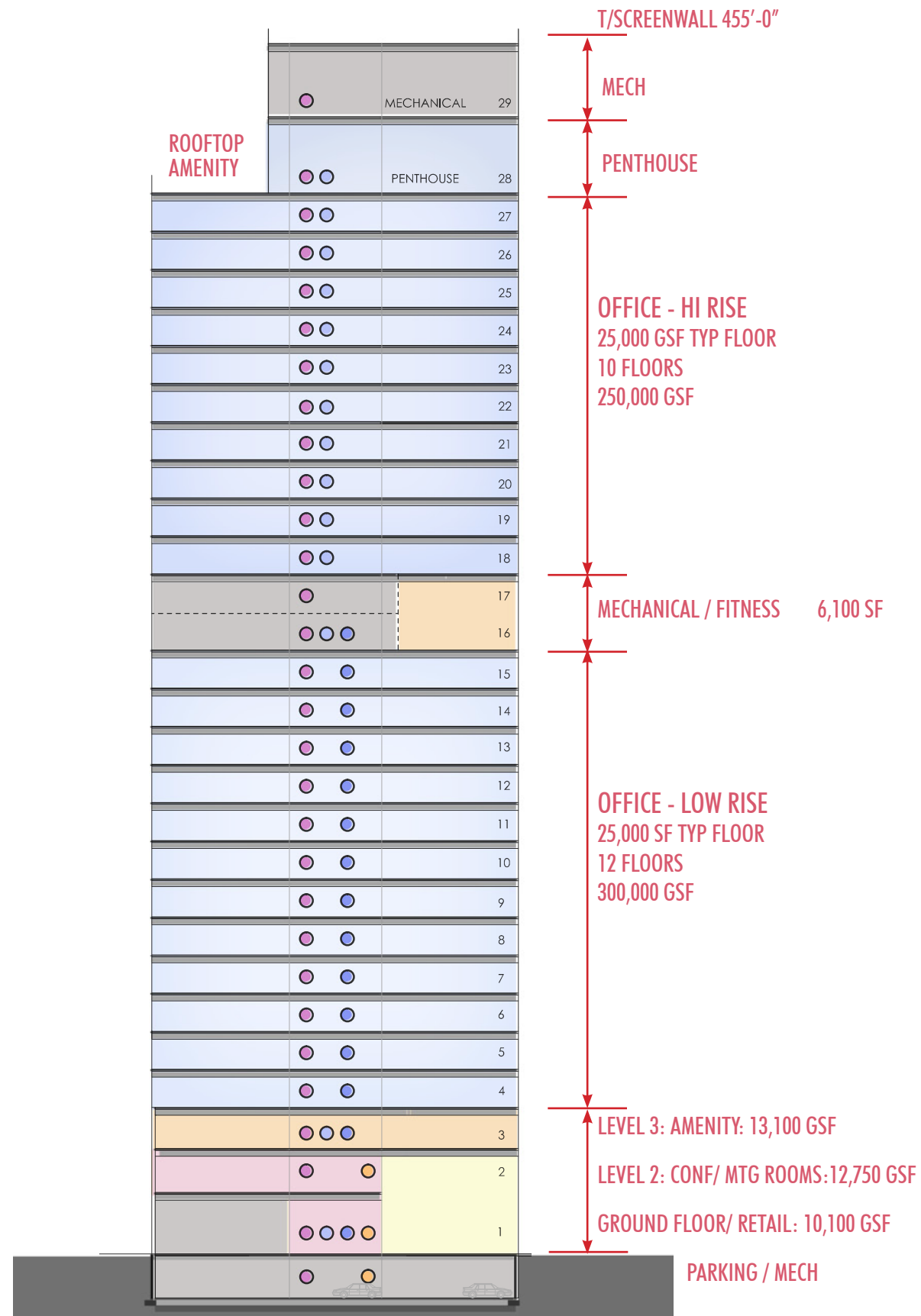
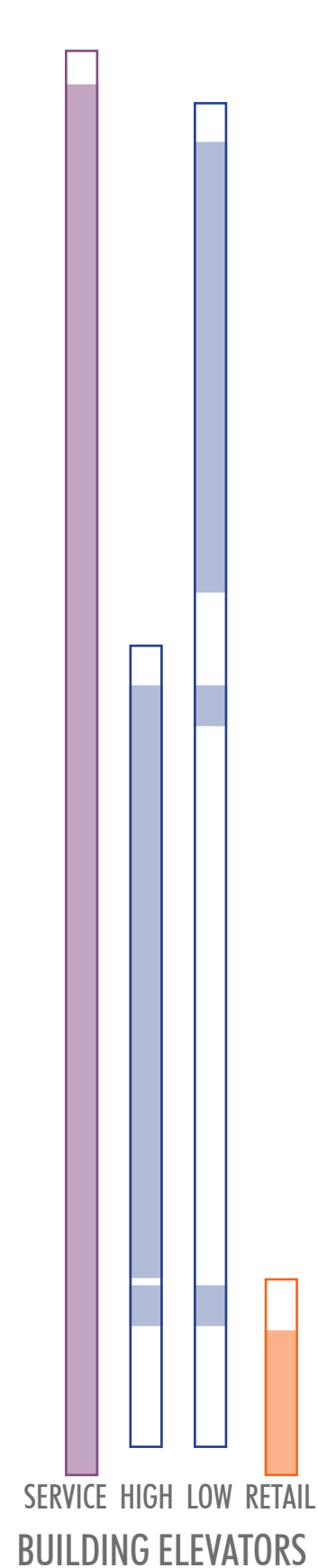
441-449 CLARK STREET

DEARBORN STREET

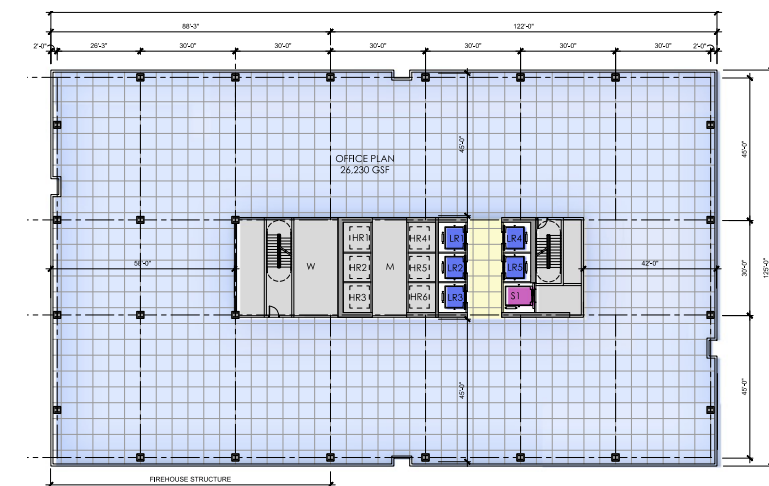
54 W HUBBARD



TYPICAL LOW-RISE PLAN SCALE 1"=20'-0"

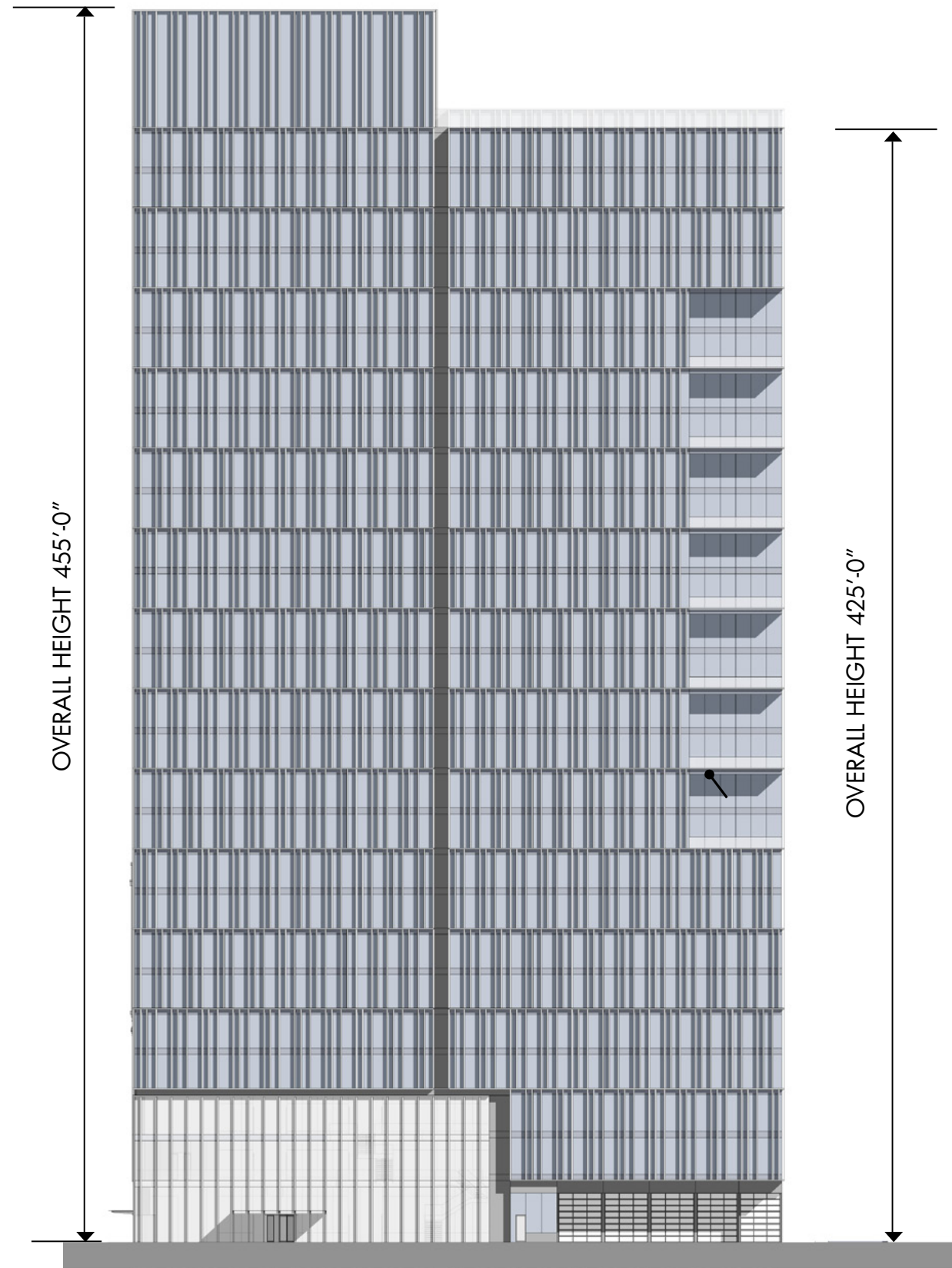


HIGH RISE

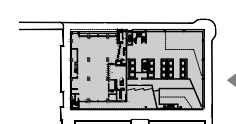
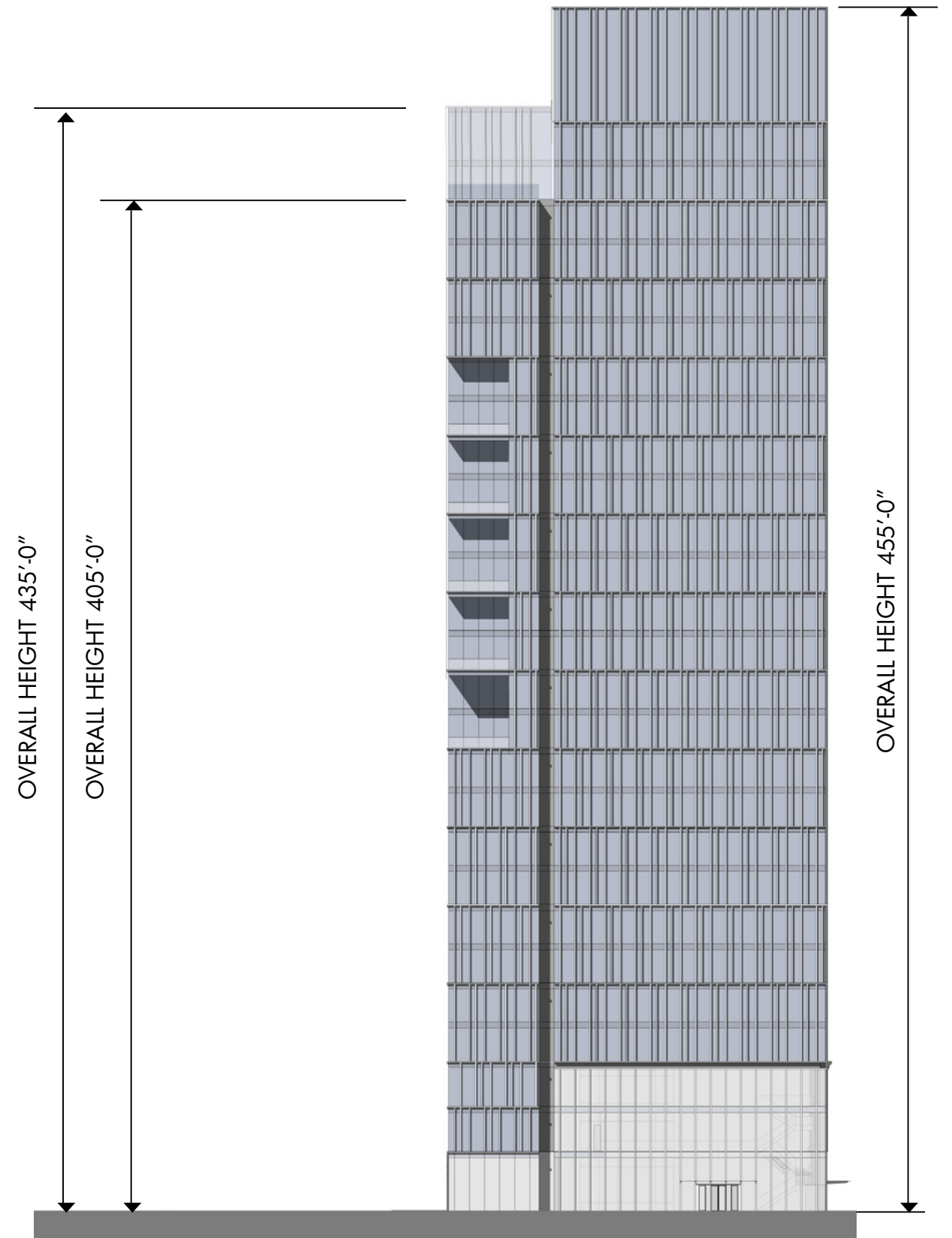


LOW RISE

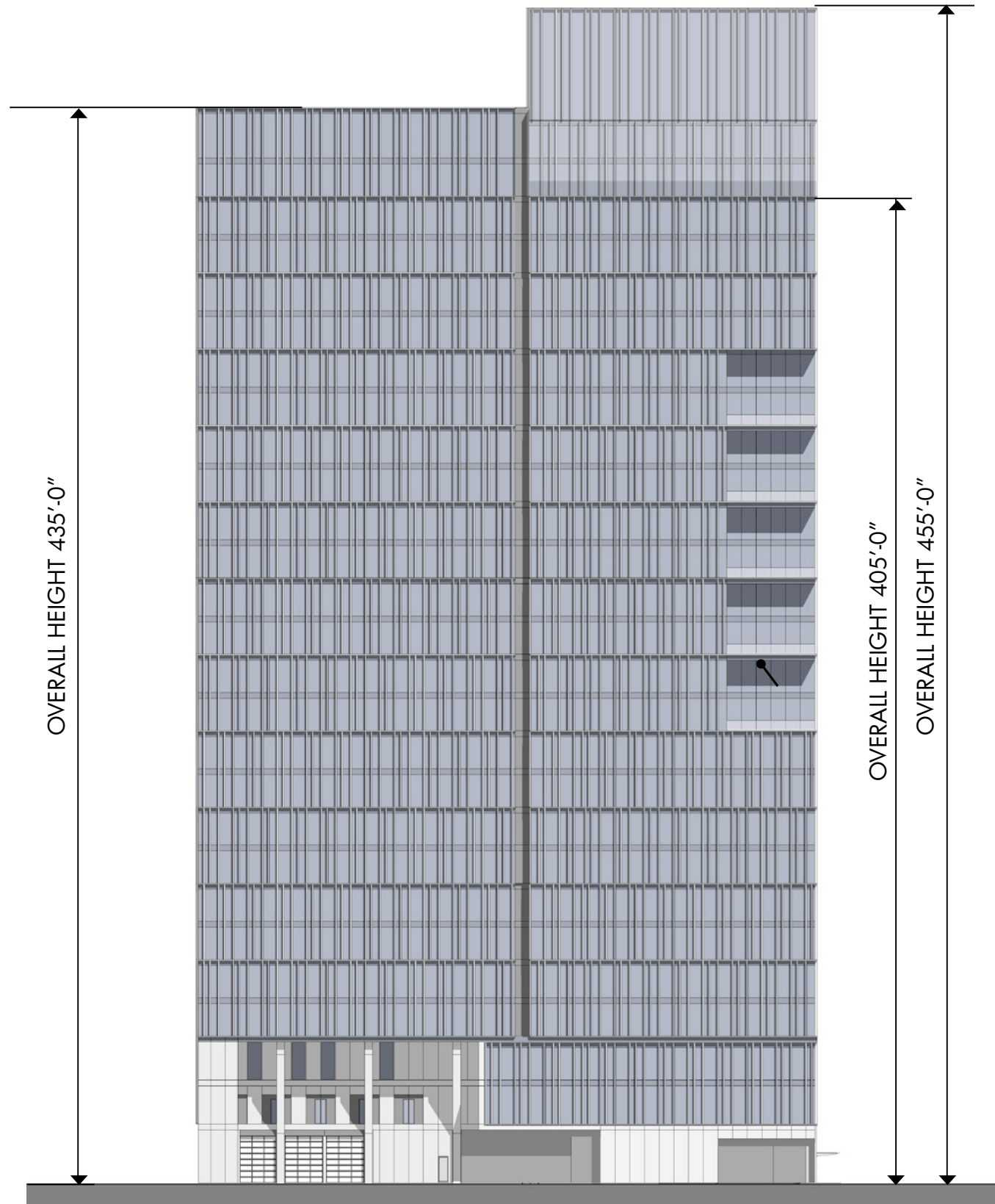
BUILDING STACKING



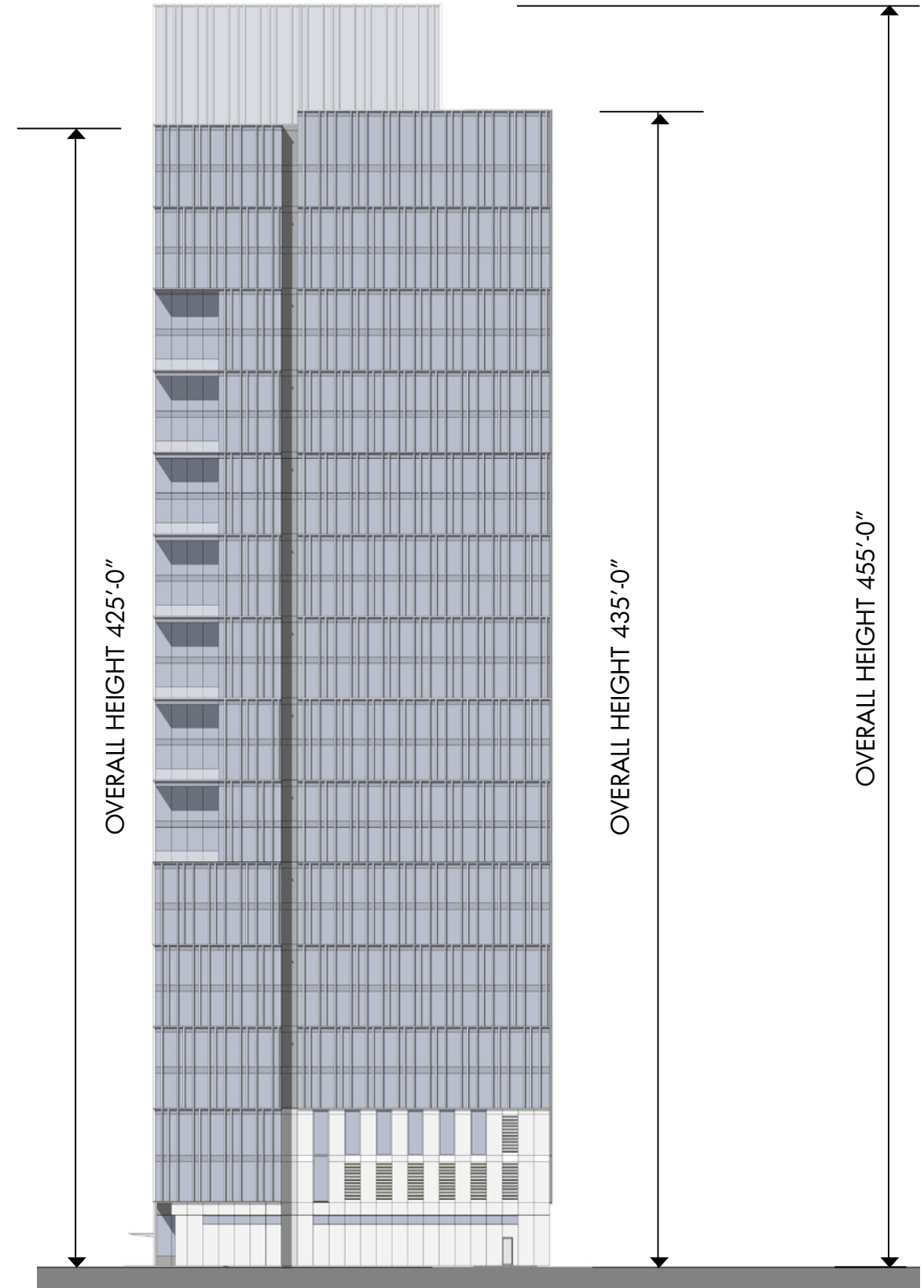
NORTH ELEVATION SCALE 1" = 50'-0"



EAST ELEVATION SCALE 1" = 50'-0"



SOUTH ELEVATION SCALE 1"=50'-0"



WEST ELEVATION SCALE 1"=50'-0"



SUSTAINABILITY

FRIEDMAN PROPERTIES UNDERSTANDS SUSTAINABLE DESIGN AND PRACTICE TO BE A GUIDING PRINCIPLE FOR NEW DEVELOPMENTS. AS SUCH, THE PROJECT WILL MEET THE CITY OF CHICAGO'S REQUIREMENTS FOR LEED AND SUSTAINABILITY DESIGN.

THANK YOU

