



# THE ATLAS

DESIGN PACKAGE

January 20, 2025



# PROPOSED SITE PLAN

ZONING SUMMARY		
TOTAL LOT AREA : 198,757 SF ZONING DISTRICT: OCI		
	REQ	PROPOSED
F.A.R	1.5 MAX	1.06
HEIGHT	43'	*61'-8"
DENSITY	1 UNIT PER 2,600 SQFT 76 UNITS MAX	*235 UNITS
PARKING COUNT	2.25 SPACES / UNIT	321 SPACES *1.35 SPACES / UNIT
PARKING LOCATION	NO PARKING IN FRONT YARD	*VARIANCE FOR PARKING W/IN FRONT YARD REQUIRED

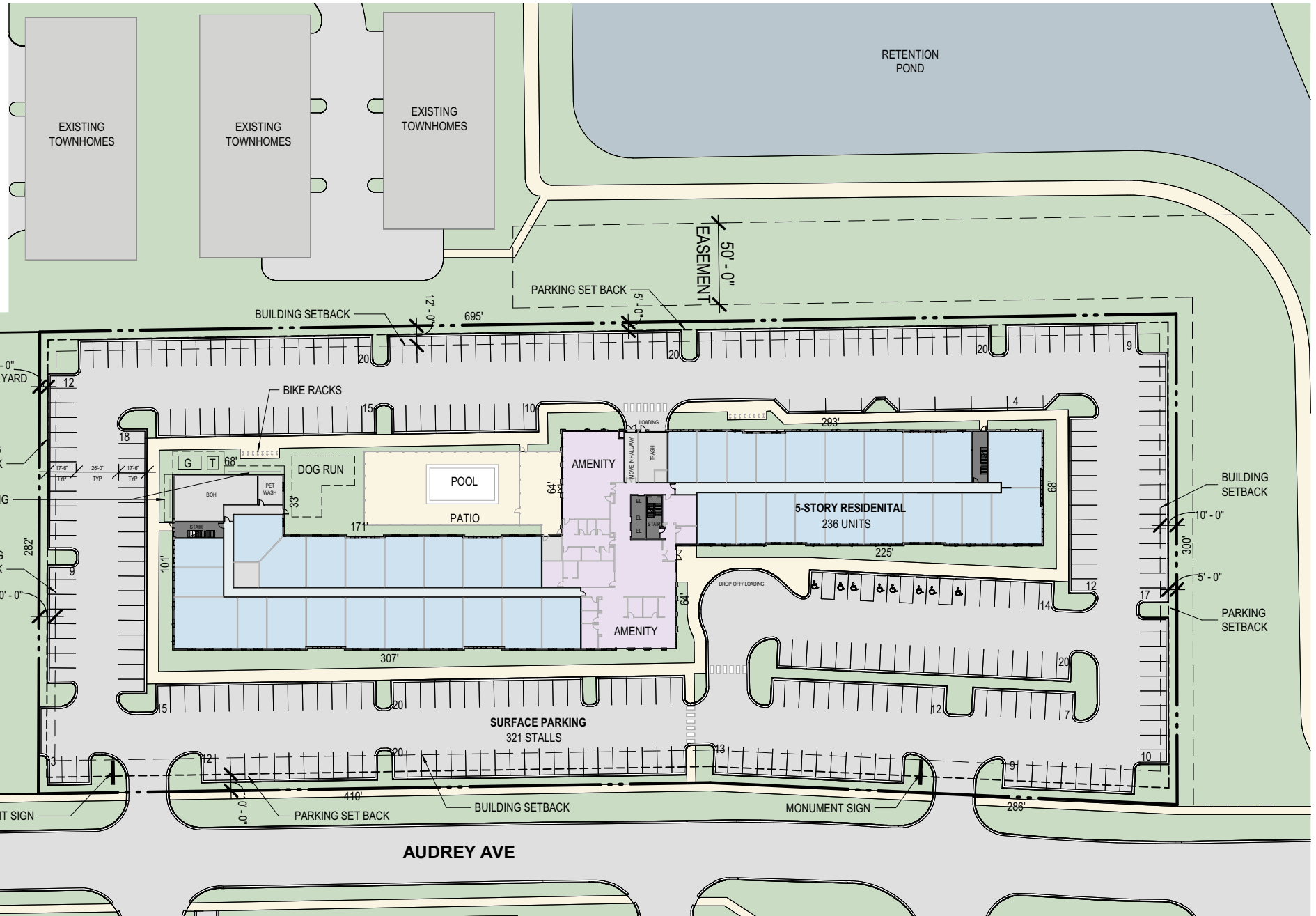
DEVELOPMENT SUMMARY				
TOTAL:	GROSS 218,287 SF	RENTABLE 181,434 SF	LOBBY/ AMEN. 10,046 SF	UNITS 235*
LEVEL 01:	44,460 SF	29,315 SF	7,980 SF	40
LEVEL 02:	43,084 SF	38,197 SF		49
LEVEL 03:	43,807 SF	38,870 SF		50
LEVEL 04:	43,807 SF	38,870 SF		50
LEVEL 05:	43,129 SF	36,182 SF	2,066 SF	46
*235 UNITS = 261 BEDROOMS				
PARKING	321 SPACES = 1.36/ UNIT = 1 SPACE PER BEDROOM (261) + .25 GUEST SPACE PER UNIT (60)			

(\*) INDICATES A VARIANCE IS REQUIRED

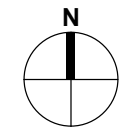
UNIT MATRIX				
	STUDIO	1 BED	2-BED	TOTALS
LEVEL 1	14	23	3	40
LEVEL 2	16	27	6	49
LEVEL 3	16	28	6	50
LEVEL 4	16	28	6	50
LEVEL 5	15	26	5	46
TOTALS	77	132	26	236
RATIO	33%	56%	11%	
PARKING PROVIDED	1 SPACE/ UNIT = 77	1 SPACE/ UNIT = 132	2 SPACE/ UNIT = 52	+ .25 GUEST SPACE PER UNIT = 60
				321 SPACES

**ADDITIONAL NOTES:**

- CONSTRUCTION TYPE TO BE TYPE III B
- SITE MUST COMPLY WITH STATE EV-READINESS LAW. ELEC CONDUIT TO RUN TO 321 PARKING SPACES FOR FUTURE CHARGING STATIONS.



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



PROJECT

SCALE: 1" = 80'  
0 20' 40' 80'

EXHIBIT D

The Atlas  
Naperville, IL

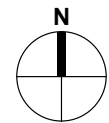
January 20, 2025 Project #: 25023

# LEVEL 1 PLAN

UNIT MATRIX				
	STUDIO	1 BED	2-BED	TOTALS
LEVEL 1	14	23	3	40
LEVEL 2	16	27	6	49
LEVEL 3	16	28	6	50
LEVEL 4	16	28	6	50
LEVEL 5	15	26	5	46
<b>TOTALS</b>	<b>77</b>	<b>132</b>	<b>26</b>	<b>236</b>
<b>RATIO</b>	<b>33%</b>	<b>56%</b>	<b>11%</b>	
<b>PARKING PROVIDED</b>	1 SPACE/ UNIT = 77	1 SPACE/ UNIT = 132	2 SPACE/ UNIT = 52	+ 25 GUEST SPACE PER UNIT = 60
				<b>321 SPACES</b>



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



PROJECT

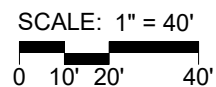


EXHIBIT D

The Atlas  
Naperville, IL  
January 20, 2025 Project #: 25023

# LEVEL 2 PLAN

UNIT MATRIX				
	STUDIO	1 BED	2-BED	TOTALS
LEVEL 1	14	23	3	40
LEVEL 2	16	27	6	49
LEVEL 3	16	28	6	50
LEVEL 4	16	28	6	50
LEVEL 5	15	26	5	46
<b>TOTALS</b>	<b>77</b>	<b>132</b>	<b>26</b>	<b>236</b>
<b>RATIO</b>	<b>33%</b>	<b>56%</b>	<b>11%</b>	
<b>PARKING PROVIDED</b>	1 SPACE/ UNIT = 77	1 SPACE/ UNIT = 132	2 SPACE/ UNIT = 52	+ 25 GUEST SPACE PER UNIT = 60 <b>321 SPACES</b>



**1** LEVEL 02  
SCALE: 1" = 40'-0"

# LEVELS 3-4 PLAN

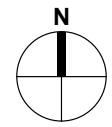
UNIT MATRIX				
	STUDIO	1 BED	2-BED	TOTALS
LEVEL 1	14	23	3	40
LEVEL 2	16	27	6	49
LEVEL 3	16	28	6	50
LEVEL 4	16	28	6	50
LEVEL 5	15	26	5	46
<b>TOTALS</b>	<b>77</b>	<b>132</b>	<b>26</b>	<b>236</b>
<b>RATIO</b>	<b>33%</b>	<b>56%</b>	<b>11%</b>	
<b>PARKING PROVIDED</b>	1 SPACE/ UNIT = 77	1 SPACE/ UNIT = 132	2 SPACE/ UNIT = 52	+ 25 GUEST SPACE PER UNIT = 60
				<b>321 SPACES</b>



**1** LEVEL 03 - LEVEL 04  
SCALE: 1" = 40'-0"



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



SCALE: 1" = 40'  
0 10' 20' 40'

PROJECT

EXHIBIT D

The Atlas  
Naperville, IL  
January 20, 2025 Project #: 25023

# LEVEL 5 PLAN

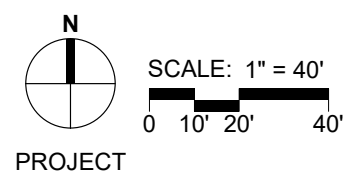
UNIT MATRIX				
	STUDIO	1 BED	2-BED	TOTALS
LEVEL 1	14	23	3	40
LEVEL 2	16	27	6	49
LEVEL 3	16	28	6	50
LEVEL 4	16	28	6	50
LEVEL 5	15	26	5	46
<b>TOTALS</b>	<b>77</b>	<b>132</b>	<b>26</b>	<b>236</b>
<b>RATIO</b>	<b>33%</b>	<b>56%</b>	<b>11%</b>	
<b>PARKING PROVIDED</b>	1 SPACE/ UNIT = 77	1 SPACE/ UNIT = 132	2 SPACE/ UNIT = 52	+ 25 GUEST SPACE PER UNIT = 60
				<b>321 SPACES</b>



**1** LEVEL 05  
SCALE: 1" = 40'-0"



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



PROJECT

EXHIBIT D

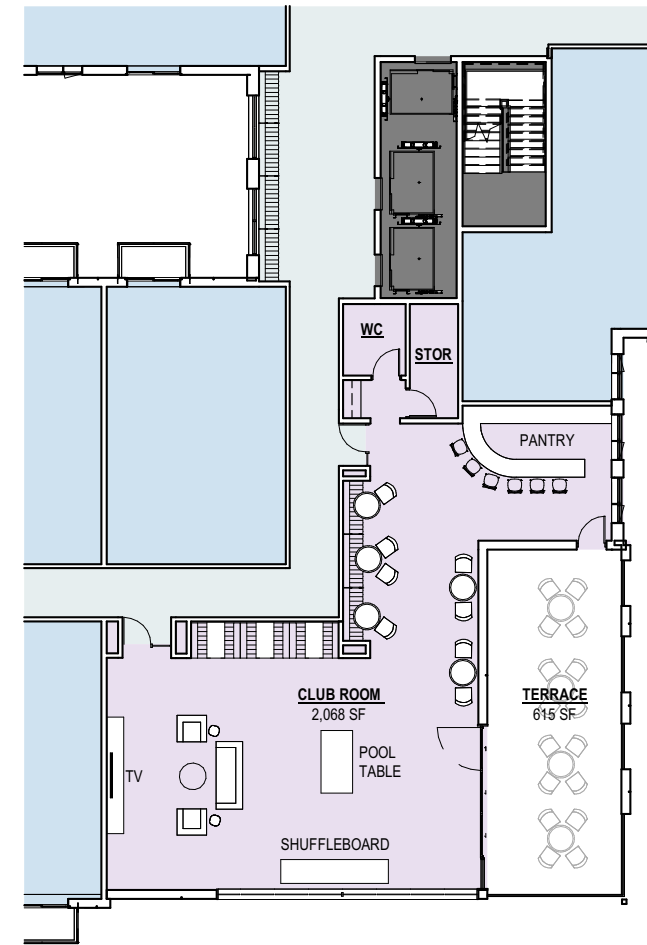
The Atlas  
Naperville, IL  
January 20, 2025 Project #: 25023

# AMENITIES

## ENLARGED PLANS



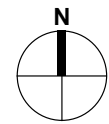
1 ENLARGED PLAN AT AMENITY - LEVEL 1  
SCALE: 1" = 20'-0"



2 ENLARGED PLAN AT AMENITY - LEVEL 5  
SCALE: 1" = 20'-0"



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



SCALE: 1" = 20'  
0 5' 10' 20'

PROJECT

EXHIBIT D

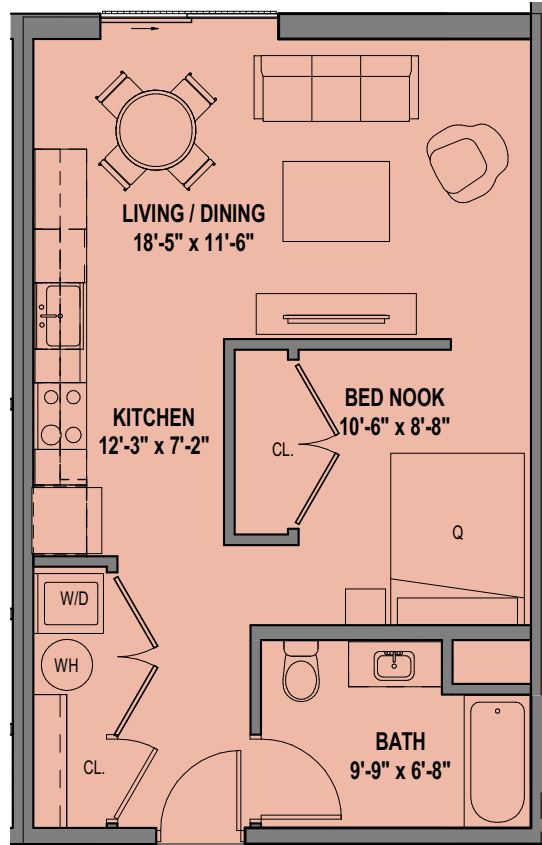
The Atlas  
Naperville, IL

January 20, 2025 Project #: 25023

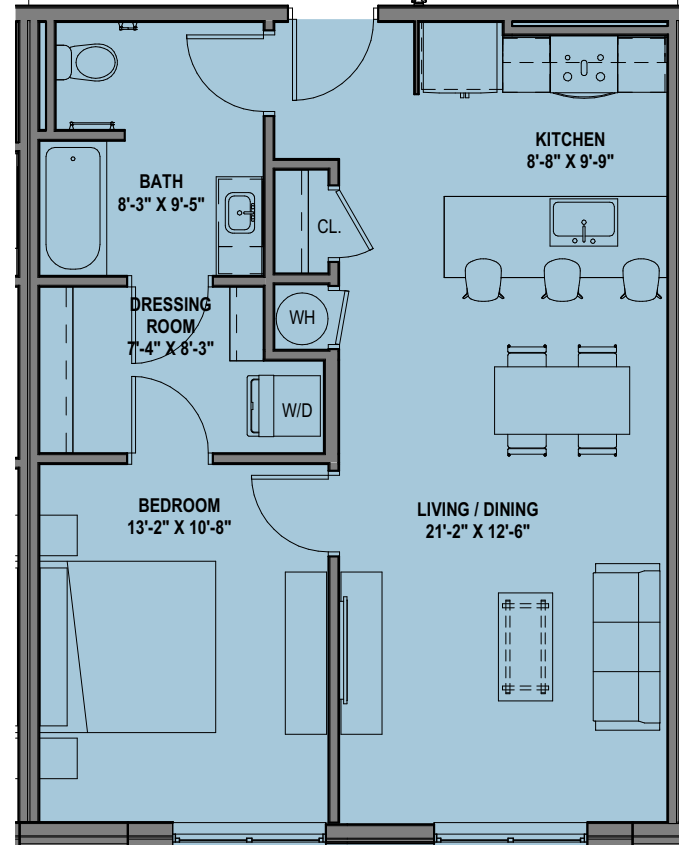
# PROPOSED TYPICAL UNITS

UNIT ASSUMPTIONS:

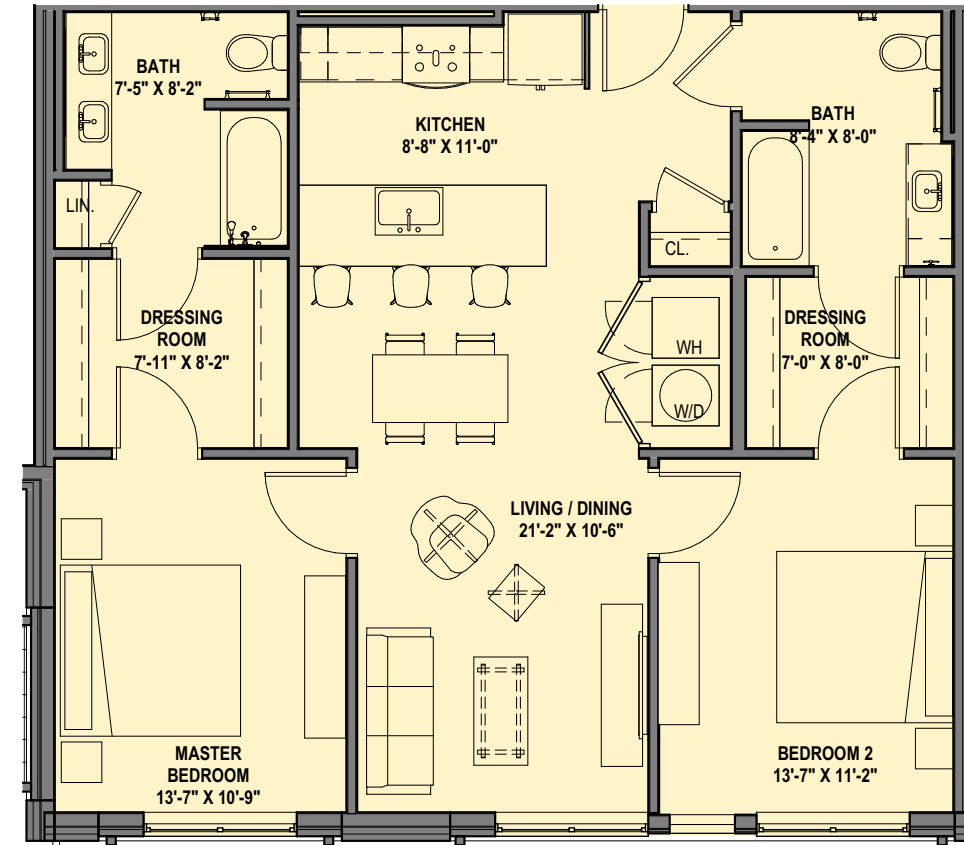
- SPLIT SYSTEM MECHANICAL (NO VTAC CLOSETS)
- SOME UNITS W/ BALCONIES, SOME W/ JULIET BALCONIES
- UNITS TO HAVE BATHTUBS (NO SHOWERS)



**STUDIO**



**1-BEDROOM**



**2-BEDROOM**



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661

# DESIGN INSPIRATION



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661

EXHIBIT D

The Atlas  
Naperville, IL  
January 20, 2025 Project #: 25023



VIEW FROM AUDREY AVE



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



**BUILDING CLOSE-UP VIEW**



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661

EXHIBIT D

The Atlas  
Naperville, IL  
January 20, 2025 Project #: 25023



ENTRY VIEW



OKW ARCHITECTS  
600 W. Jackson, Suite 250  
Chicago, IL 60661

EXHIBIT D

The Atlas  
Naperville, IL  
January 20, 2025 Project #: 25023



PARTIAL ELEVATION



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661

EXHIBIT D

The Atlas  
Naperville, IL  
January 20, 2025 Project #: 25023



**OUTDOOR AMENITY VIEW**



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661

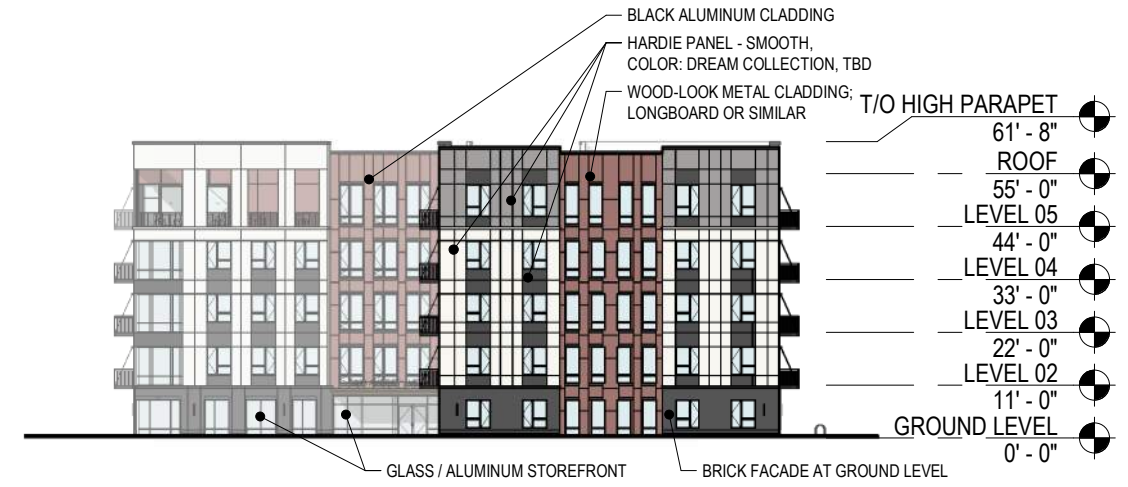
EXHIBIT D

The Atlas  
Naperville, IL  
January 20, 2025 Project #: 25023

# BUILDING ELEVATIONS



**4 WEST ELEVATION**  
SCALE: 1" = 40'-0"



**3 EAST ELEVATION**  
SCALE: 1" = 40'-0"

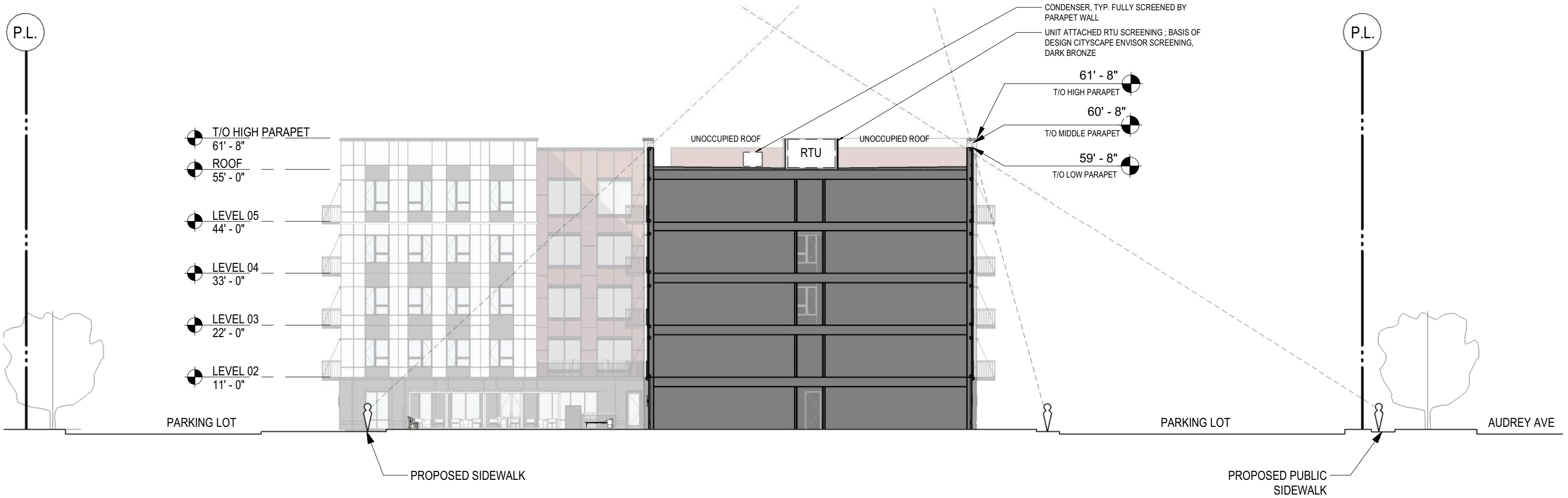


**2 NORTH ELEVATION**  
SCALE: 1" = 40'-0"



**1 SOUTH ELEVATION**  
SCALE: 1" = 40'-0"

# BUILDING SECTION



## 1 ROOFTOP SITELINES DIAGRAM

SCALE: 1" = 20'-0"



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661

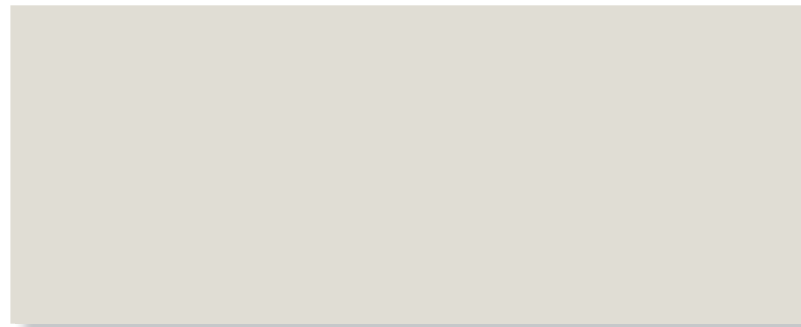
EXHIBIT D

The Atlas  
Naperville, IL  
January 20, 2025 Project #: 25023

# MATERIAL PALETTE



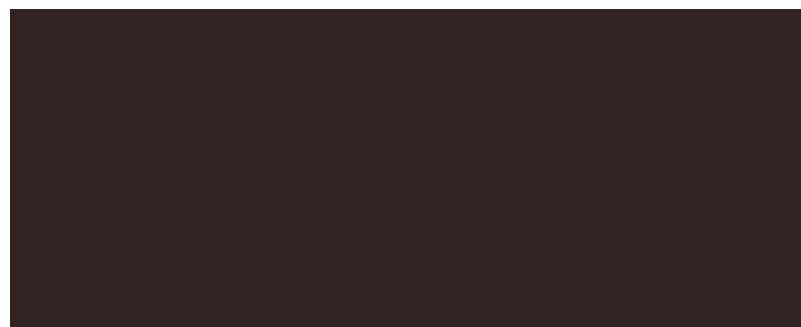
**FACE BRICK** ACME BRICK



**FIBER CEMENT** HARDIE PANEL



**FIBER CEMENT** HARDIE PANEL



**METAL - DARK BRONZE** RTU SCREENING



**WOOD LOOK ALUMINUM TRELLIS**  
LONGBOARD

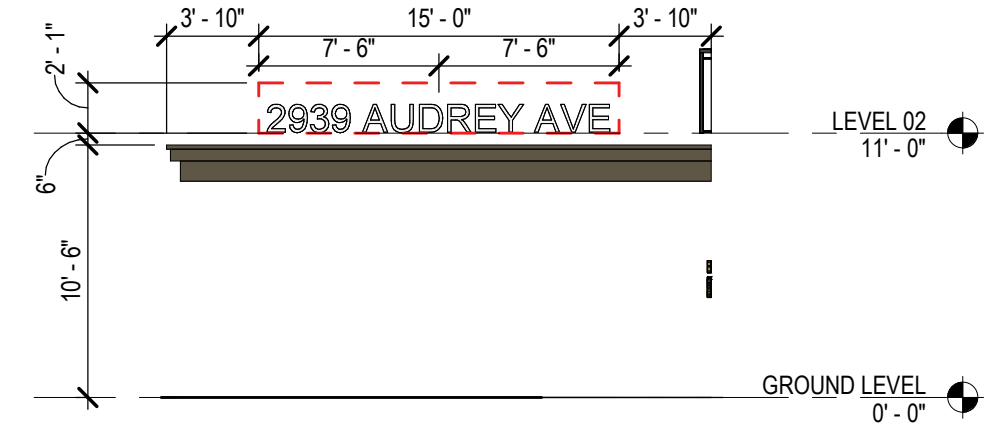
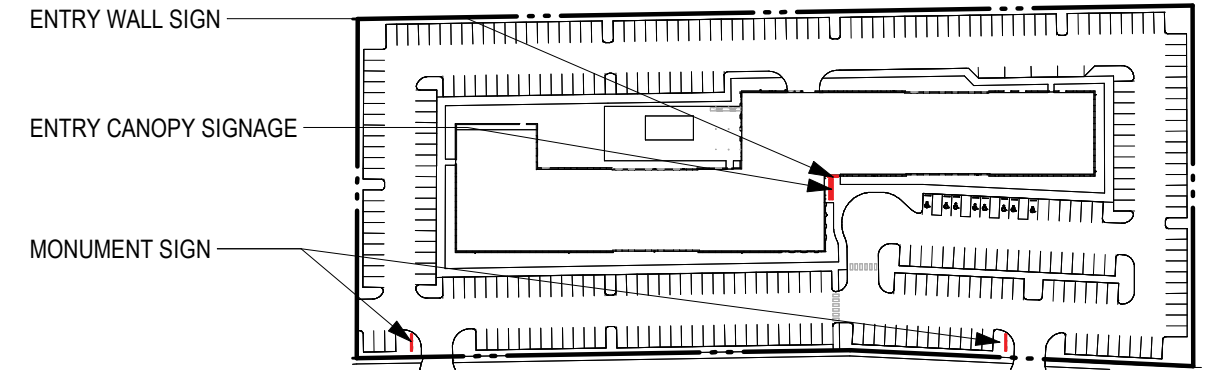
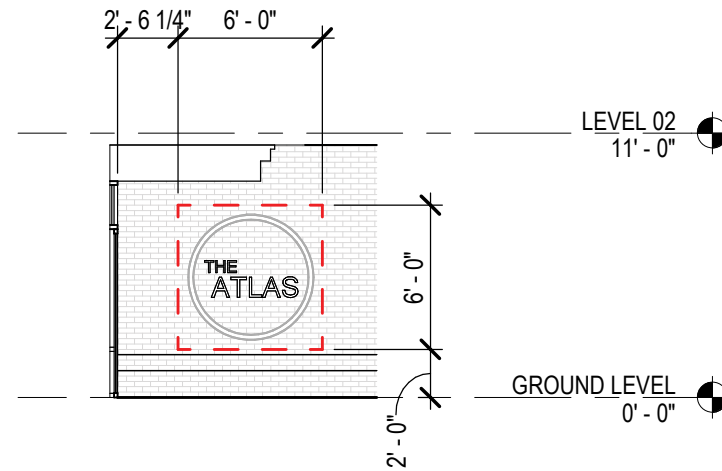
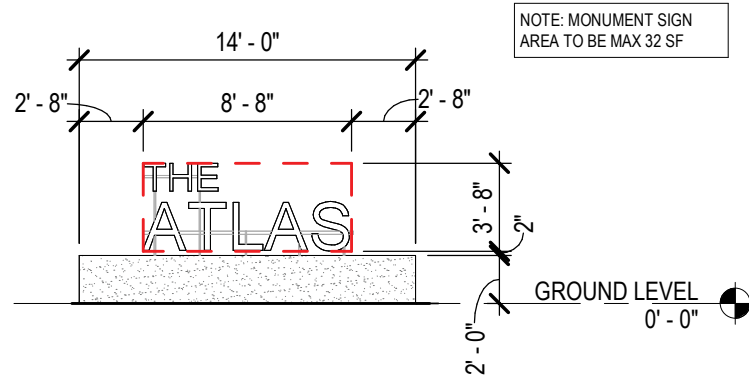


**METAL PANEL**  
PAC-CLAD - BLACK

**STOREFRONT SYSTEM  
& ALUMINUM RAILINGS**  
BLACK

# SIGNAGE DIAGRAMS

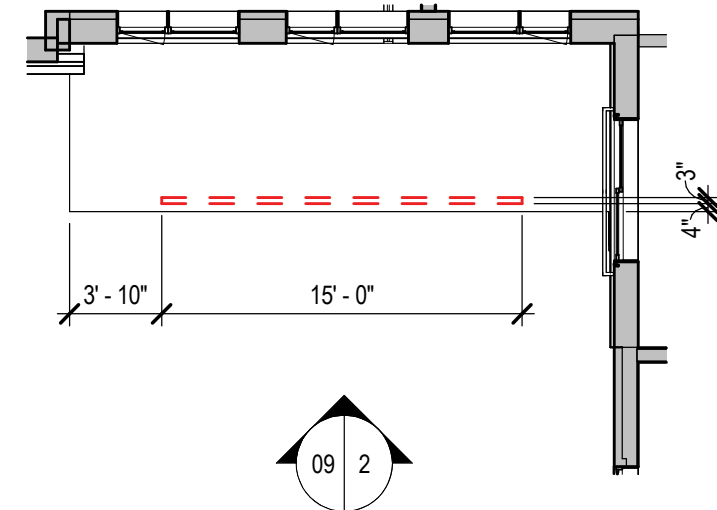
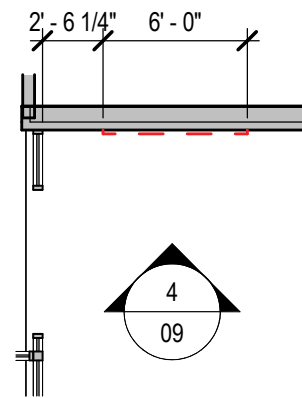
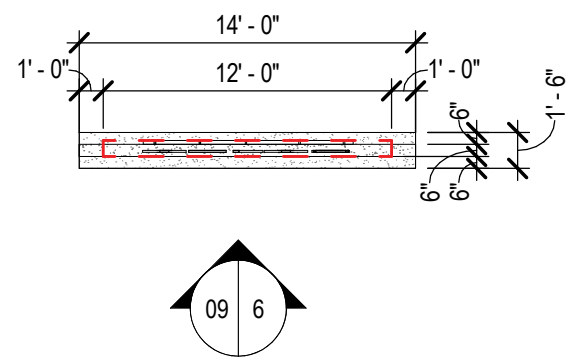
BUILDING NAME AND LOGO PENDING



**6** MONUMENT SIGN ELEVATION  
SCALE: 1/8" = 1'-0"

**4** ENTRY WALL SIGN ELEVATION  
SCALE: 1/8" = 1'-0"

**2** ENTRY CANOPY SIGNAGE ELEVATION  
SCALE: 1/8" = 1'-0"



**5** MONUMENT SIGN PLAN  
SCALE: 1/8" = 1'-0"

**3** ENTRY WALL SIGN PLAN  
SCALE: 1/8" = 1'-0"

**1** ENTRY CANOPY SIGNAGE PLAN  
SCALE: 1/8" = 1'-0"



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661

The Atlas  
Naperville, IL

January 20, 2025 Project #: 25023