

## CODE ANALYSIS

### APPLICABLE CODES

2018 ICC INTERNATIONAL BUILDING CODE WITH CITY OF NAPERVILLE AMENDMENTS  
2018 INTERNATIONAL MECHANICAL CODE WITH CITY OF NAPERVILLE AMENDMENTS  
2018 FUEL GAS CODE WITH CITY OF NAPERVILLE AMENDMENTS  
2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH CITY OF NAPERVILLE AMENDMENTS  
2018 FIRE CODE WITH CITY OF NAPERVILLE AMENDMENTS  
2018 NFPA 101 LIFE SAFETY CODE  
2017 NEC NATIONAL ELECTRIC CODE WITH CITY OF NAPERVILLE AMENDMENTS  
2014 ILLINOIS STATE PLUMBING CODE WITH CITY OF NAPERVILLE AMENDMENTS  
2018 ILLINOIS ACCESSIBILITY CODE  
2010 AMERICANS WITH DISABILITIES ACT (ADA)

## CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

SECTION 309.1 'MERCANTILE, GROUP M'  
RETAIL SHELL SPACE  
SECTION 311.2 'MODERATE-HAZARD, STORAGE, GROUP 1'  
THE LOCK UP SELF STORAGE FACILITY

## CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

RETAIL SHELL SPACE: THE EXTENT OF THIS PROJECT IS A 1 STORY BUILDING CONSTRUCTED WITH UNPROTECTED STEEL FRAME STRUCTURE WITH LOAD BEARING MASONRY EXTERIOR WALLS. THEREFORE, THE CONSTRUCTION CLASSIFICATION FOR THE BUILDING SHALL BE TYPE II B.

TABLE 504.3 'ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE'  
OCCUPANCY GROUP M: HEIGHT LIMITATION OF 75'-0" ABOVE THE GRADE PLANE.  
OCCUPANCY GROUP M: HEIGHT LIMITATION OF 2 STORIES ABOVE THE GRADE PLANE.  
ACTUAL BUILDING: HEIGHT: 26'-6" HIGH, 1 STORY  
TOTAL AREA PER CODE: 17,219 SF.

TABLE 504.3 'ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE'  
OCCUPANCY GROUP S-1: HEIGHT LIMITATION OF 75'-0" ABOVE THE GRADE PLANE.  
TABLE 506.2 'ALLOWABLE AREA FACTOR IN SQUARE FEET'  
OCCUPANCY GROUP M: SPRINKLERED, SINGLE STORY BUILDING: 50,000 SF.

THE RETAIL SHELL SPACE BUILDING MEETS THE REQUIREMENTS OF ALLOWABLE AREA BUILDING PER SECTIONS 504 & 506.

THE LOCK UP SELF STORAGE FACILITY: THE EXTENT OF THIS PROJECT IS A 2 STORY BUILDING WITH A BASEMENT CONSTRUCTED WITH UNPROTECTED COLD FORMED STUD FRAMING BEARING WALLS & STEEL FRAME STRUCTURE WITH LOAD BEARING MASONRY EXTERIOR WALLS. THEREFORE, THE CONSTRUCTION CLASSIFICATION FOR THE BUILDING SHALL BE TYPE II B.

TABLE 504.4 'ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE'  
OCCUPANCY GROUP S-1: HEIGHT LIMITATION OF 3 STORIES ABOVE THE GRADE PLANE.  
ACTUAL BUILDING: HEIGHT: 26'-6" HIGH, 2 STORIES  
BASEMENT: 28,057 SF. (AREA NOT INCLUDED PER 506.1.3)  
1ST FLOOR: 42,974 SF.  
2ND FLOOR: 42,974 SF.  
TOTAL AREA PER CODE: 85,948 SF.

506.1.3 'BASEMENTS.'  
BASEMENTS NEED NOT BE INCLUDED IN THE TOTAL ALLOWABLE FLOOR AREA OF A BUILDING PROVIDED THE TOTAL AREA OF SUCH BASEMENTS DOES NOT EXCEED THE AREA PERMITTED FOR A ONE-STORY ABOVE GRADE PLANE BUILDING.

TABLE 506.2 'ALLOWABLE AREA FACTOR IN SQUARE FEET'  
OCCUPANCY GROUP S-1: SPRINKLERED, MULTI-STORY BUILDING: 52,500 SF.

506.2.3 'SINGLE-OCCUPANCY, MULTISTORY BUILDINGS.'  
THE ALLOWABLE AREA OF A SINGLE-OCCUPANCY BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-2:

$A_a = [A_t + (N_S \times I_f)] \times S_a$   
 $A_a = [52,500 + (17,500 \times .17)] \times 2 = 110,950 \text{ SF}$   
506.3.2 'MINIMUM FRONTAGE DISTANCE.'  
 $W = (L_1 \times w_1 + L_2 \times w_2 \dots) / F = 30'$   
WEST1: 60'-8"  
WEST2: 243'-4"  
SOUTH1: 37'-10"  
SOUTH 2: 39'-7"  
EAST: 36'-6"  
417'-11" LF PERIMETER WITH 30' WIDTH

506.3.3 'AMOUNT OF INCREASE.'  
 $I_f = [F/P - 0.25] W/30$   
 $I_f = [(417'-11"/985'-0" - 0.25) 30/30 = .17$   
417'-11" LF PERIMETER WITH 30' WIDTH  
985'-0" LF PERIMETER

THE LOCK UP SELF STORAGE FACILITY BUILDING MEETS THE REQUIREMENTS OF ALLOWABLE AREA BUILDING PER SECTIONS 504 & 506.

## CHAPTER 6 - TYPES OF CONSTRUCTION

| TABLE 601                |                        |
|--------------------------|------------------------|
| BUILDING ELEMENT         | FIRE RESISTANCE RATING |
| PRIMARY STRUCTURAL FRAME | 0 HR.                  |
| BEARING WALLS            |                        |
| EXTERIOR                 | 2 HR. (PER TABLE 602)  |
| INTERIOR                 | 0 HR.                  |
| NONBEARING WALLS         |                        |
| EXTERIOR                 | 2 HR. (PER TABLE 602)  |
| INTERIOR                 | 0 HR.                  |
| FLOOR CONSTRUCTION       | 0 HR.                  |
| ROOF CONSTRUCTION        | 0 HR.                  |

TABLE 602 'FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE.'  
OCCUPANCY GROUP M, S-1: FIRE SEPARATION DISTANCE  $X \leq 5'$  = 2 HOUR RATED EXTERIOR WALL.

WE ARE REQUESTING A VARIANCE FOR THE PROPOSED OPENINGS, SEE THE LIST OF VARIANCES.

## CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

TABLE 705.8 'MAXIMUM AREA OF EXTERIOR WALL OPENINGS.'  
0' TO LESS THAN 3': PROTECTED, OPENINGS NOT PERMITTED  
3' TO LESS THAN 5': PROTECTED, 15% ALLOWABLE WALL AREA  
5' TO LESS THAN 10': PROTECTED, 25% ALLOWABLE WALL AREA  
10' TO LESS THAN 15': PROTECTED, 45% ALLOWABLE WALL AREA

705.8.1 'ALLOWABLE AREA OF OPENINGS.'  
THE MAXIMUM AREA OF UNPROTECTED AND PROTECTED OPENINGS PERMITTED IN AN EXTERIOR WALL IN ANY STORY OF A BUILDING SHALL NOT EXCEED THE PERCENTAGES SPECIFIED IN TABLE 705.8 BASED ON THE FIRE SEPARATION DISTANCE OF EACH INDIVIDUAL STORY.

THIS PROJECT IS WITHIN A SHOPPING CENTER AND THE LOT LINE WAS CREATED FOR OWNERSHIP AND ADMINISTRATIVE PURPOSES. THE LOT LINE CREATES THE NEED FOR A TWO HOUR RATED WALL WITHIN THE BUILDING CODE. TYPICAL SHOPPING CENTERS WITHOUT A LOT LINE DO NOT REQUIRE AN EXTERIOR WALL RATING WITH RATED OPENINGS AND THE CONDITION IS NOT CONSIDERED TO BE A LIFE-SAFETY ISSUE. OUR SOLUTION AS PREVIOUSLY DISCUSSED WITH THE CITY IS AS FOLLOWS:

1. OVERHEAD DOOR AT SW CORNER: MOVE WALL 3'-0" AWAY FROM THE LOT LINE WITH AN EXTERIOR TWO HOUR FIRE SHUTTER.  
2. STOREFRONT GLAZING AT SE CORNER: KEEP THE STOREFRONT OPENING A MINIMUM OF 10' AWAY FROM ADJACENT RETAIL.  
3 & 4. PROVIDE TWO HOUR RATED DOORS ON ANY OPENINGS IN EXTERIOR WALLS ON A LOT LINE.

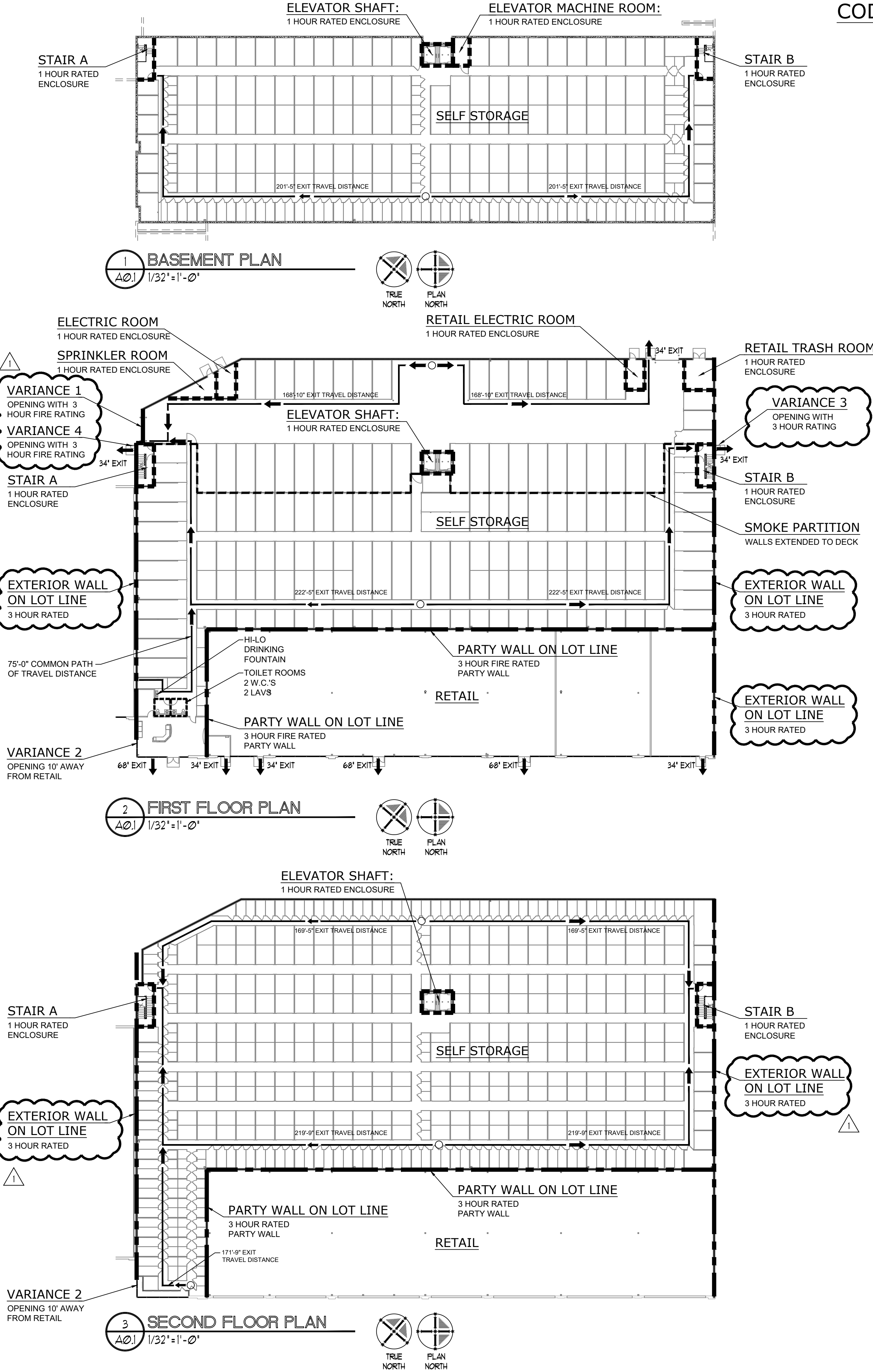
BOTH BUILDINGS MEET THE INTENT OF THE CODE WITHIN A SHOPPING CENTER, SEE THE LIST OF VARIANCES.

TABLE 706.4 'FIRE WALL FIRE-RESISTANCE RATINGS.'  
OCCUPANCY GROUP S-1: 3 HOUR RATED FIRE WALL (PARTY WALL).

SECTION 706.5 'HORIZONTAL CONTINUITY.'  
FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND NOT LESS THAN 18" BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS.

EXCEPTION 3: FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1.1 OR 903.3.1.2.

BOTH BUILDINGS HAVE A SPRINKLER SYSTEM.



SECTION 706.6 'VERTICAL CONTINUITY.'  
FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT NOT LESS THAN 30 INCHES ABOVE BOTH ADJACENT ROOFS.

EXCEPTION 3: WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF NONCOMBUSTIBLE ROOF SHEATHING, DECK OR SLABS WHERE BOTH BUILDINGS ARE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING. OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 4 FEET OF THE FIRE WALL.

A CLASS B ROOF COVERING IS PROVIDED AND NO ROOF OPENINGS EXIST WITHIN 4 FEET OF THE FIRE WALL.

## CHAPTER 8 - INTERIOR FINISHES

SECTION 803 WALL AND CEILING FINISHES  
TABLE 803.13 'INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY'  
GROUP M & S: EXIT ENCLOSURES - CLASS 'C' FLAME SPREAD, CLASS 'B' IN USE GROUP M  
CORRIDORS - CLASS 'C' FLAME SPREAD IN USE GROUPS M, S  
ROOM & ENCLOSED SPACES - CLASS 'C' FLAME SPREAD IN USE GROUP M, S

SECTION 804 INTERIOR FLOOR FINISH  
804.4.2 - MINIMUM CRITICAL RADIANT FLUX

EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.1 OR 903.3.1.2, CLASS II MATERIALS ARE PERMITTED IN ANY AREA WHERE CLASS I MATERIALS ARE REQUIRED, AND MATERIALS COMPLYING WITH DOC FF-1 'PILL TEST' (CPSC 16 CFR PART 1630) OR WITH ASTM D2859 ARE PERMITTED IN ANY AREA WHERE CLASS II MATERIALS ARE REQUIRED.

## CHAPTER 9 - FIRE PROTECTION SYSTEMS

SECTION 903.2.7: GROUP M  
AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS CONTAINING A GROUP M OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:  
1. A GROUP M FIRE AREA EXCEEDS 12,000 SQUARE FEET.  
2. A GROUP M FIRE AREA IS LOCATED MORE THAN THREE STORIES ABOVE GRADE PLANE.  
3. THE COMBINED AREA OF ALL GROUP M FIRE AREAS ON ALL FLOORS, INCLUDING ANY MEZZANINES, EXCEEDS 24,000 SQUARE FEET.  
4. A GROUP M OCCUPANCY USED FOR THE DISPLAY AND SALE OF UPHOLSTERED FURNITURE OR MATTRESSES EXCEEDS 5,000 SQUARE FEET.

SECTION 903.2.9: GROUP S-1  
AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS CONTAINING A GROUP S-1 OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:  
1. A GROUP S-1 FIRE AREA EXCEEDS 12,000 SQUARE FEET.  
2. A GROUP S-1 FIRE AREA IS LOCATED MORE THAN THREE STORIES ABOVE GRADE PLANE.  
3. THE COMBINED AREA OF ALL GROUP S-1 FIRE AREAS ON ALL FLOORS EXCEEDS 24,000 SQUARE FEET.

BOTH BUILDING ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

## CHAPTER 10 - MEANS OF EGRESS

SECTION 1004: OCCUPANT LOAD  
TABLE 1004.1.2 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT  
RETAIL SHELL SPACE, MERCANTILE AREA = 1 OCCUPANT PER 60 SF GROSS

CALCULATION:  
1ST FLOOR  
17,219 SF/60 = 287 OCCUPANTS

SECTION 1005: EGRESS WIDTH  
1005.3. MINIMUM REQUIRED EGRESS WIDTH  
OTHER COMPONENT = .15/OCCUPANT

CALCULATION:  
FIRST FLOOR  
OTHER = 287(.15) = 43" (MIN. 204" PROVIDED)  
THE LOCK UP SELF FACILITY, STORAGE AREA = 1 OCCUPANT PER 500 SF GROSS

CALCULATION:  
BASEMENT FLOOR  
28,057 SF/500 = 57 OCCUPANTS  
1ST FLOOR  
42,947 SF/500 = 86 OCCUPANTS  
2ND FLOOR  
42,947 SF/500 = 86 OCCUPANTS  
TOTAL = 229 OCCUPANTS

SECTION 1005: EGRESS WIDTH  
1005.3. MINIMUM REQUIRED EGRESS WIDTH  
STAIRWAYS = 2"/OCCUPANT  
OTHER COMPONENT = .15/OCCUPANT

CALCULATION:  
BASEMENT FLOOR  
STAIRWAY = 57(2) = 114" (MIN. 68" PROVIDED)  
OTHER COMPONENT = 57(.15) = 8.55" (MIN. 58" PROVIDED)  
FIRST FLOOR  
STAIRWAY = 86(2) = 172" (MIN. 68" PROVIDED)  
SECOND FLOOR  
STAIRWAY = 86(2) = 172" (MIN. 68" PROVIDED)

TABLE 1006.2.1 'SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY'  
STORAGE, S-1: MAXIMUM OCCUPANT LOAD 29, SPRINKLERED: 75'-0".

1009.3.3 'AREA OF REFUGE'  
STAIRWAYS SHALL EITHER INCORPORATE AN AREA OF REFUGE WITHIN AN ENLARGED FLOOR-LEVEL LANDING OR SHALL BE ACCESSED FROM AN AREA OF REFUGE COMPLYING WITH SECTION 1009.6.  
EXCEPTION 2. AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

THE STATE OF IL ADA CODE REQUIRES AREAS OF RESCUE ASSISTANCE. THE LOCK UP SELF STORAGE FACILITY BUILDING PROVIDES THESE IN BOTH STAIRWAYS

1015 'EXIT ACCESS TRAVEL DISTANCE'  
SECTION 1017.2 'LIMITATIONS'  
EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2.

TABLE 1017.2 'EXIT ACCESS TRAVEL DISTANCE'  
STORAGE, M & S-1: 250'-0" OF EXIT DISTANCE WITH A SPRINKLER SYSTEM.

THE LOCK UP SELF STORAGE FACILITY BUILDING EGRESS COMPLIES WITH CHAPTER 10. THE RETAIL SHELL SPACE EGRESS WILL BE REVIEWED UNDER A FUTURE BUILD-OUT PERMIT SUBMITTAL.

## PLUMBING FIXTURE CALCULATIONS

PER IL STATE PLUMBING CODE: 890.810-2

THE LOCK UP SELF STORAGE ACTUAL OCCUPANCY = 5-15 PER DAY (ACTUAL OCCUPANCY BASED ON OWNER'S DATA AND EXISTING FACILITIES)

| SECTION 890, APPENDIX A, TABLE B CALCULATION: |                     |            |
|-----------------------------------------------|---------------------|------------|
| TYPE OF FIXTURE                               | REQUIRED            | PROVIDED   |
| LAVATORY                                      | 2 (1 MENS/1 WOMENS) | 2 PROVIDED |
| WATER CLOSET                                  | 2 (1 TO 15P)        | 2 PROVIDED |
| DRINKING FOUNTAIN                             | 1 (1 TO 15P)        | 1 PROVIDED |

THE LOCK UP SELF STORAGE FACILITY BUILDING COMPLIES WITH SECTION 890.810-2. THE RETAIL SHELL SPACE PLUMBING FIXTURES WILL BE BUILT-OUT UNDER A FUTURE PERMIT SUBMITTAL.

## PROPOSED VARIANCES

1. VARIANCE REQUEST FOR OPENINGS EXCEEDING 15% OF THE WALL AREA PER TABLE 705.8 AT 3' TO LESS THAN 5' FIRE SEPARATION DISTANCE TO LOT LINE. THE OVERHEAD DOOR AT SW CORNER IS APPROXIMATELY 32% OF THE WALL AREA. THIS WALL WAS MOVED 3'-0" AWAY FROM THE LOT LINE. THE OVERHEAD DOOR WILL HAVE THREE HOUR FIRE SHUTTER ON THE EXTERIOR. **SEE THE FIRE ALARM SYSTEM**  
2. VARIANCE REQUEST FOR OPENINGS EXCEEDING 15% OF THE WALL AREA PER TABLE 705.8 AT 0' TO LESS THAN 3' FIRE SEPARATION DISTANCE TO LOT LINE. THE STOREFRONT GLAZING AT SE CORNER IS APPROXIMATELY 17% OF THE WALL AREA. THE STOREFRONT OPENING IS LOCATED SO IT IS A MINIMUM OF 10' AWAY FROM THE ADJACENT RETAIL WALL.  
3. VARIANCE REQUEST FOR OPENINGS EXCEEDING 0% OF THE WALL AREA PER TABLE 705.8 AT 0' TO LESS THAN 3' FIRE SEPARATION DISTANCE TO LOT LINE. THE TWO OPENINGS ALONG THE NORTH WALL ARE APPROXIMATELY 0.4% OF THE WALL AREA. THE DOORS, FRAMES AND HARDWARE WILL BE THREE HOUR RATED.  
4. VARIANCE REQUEST FOR OPENINGS EXCEEDING 0% OF THE WALL AREA PER TABLE 705.8 AT 0' TO LESS THAN 3' FIRE SEPARATION DISTANCE TO LOT LINE. THE STAIR DOOR OPENING ON THE SOUTH WALL IS APPROXIMATELY 3.0% OF THE WALL AREA. THE DOOR, FRAME AND HARDWARE WILL BE THREE HOUR RATED.

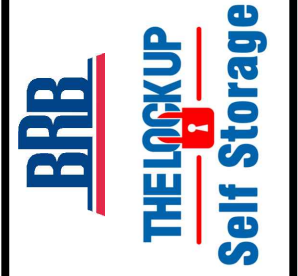




1 SITE PLAN  
ALL 1" = 60'-0"

REVISIONS:

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THE LOCKUP SELF STORAGE  
Market Meadows, Naperville, Illinois  
SHOPPING CENTER SITE PLAN

2510 Lake Cook Road  
Suite 280  
Riverwoods, IL 60015  
Ph.: (847) 940-0300  
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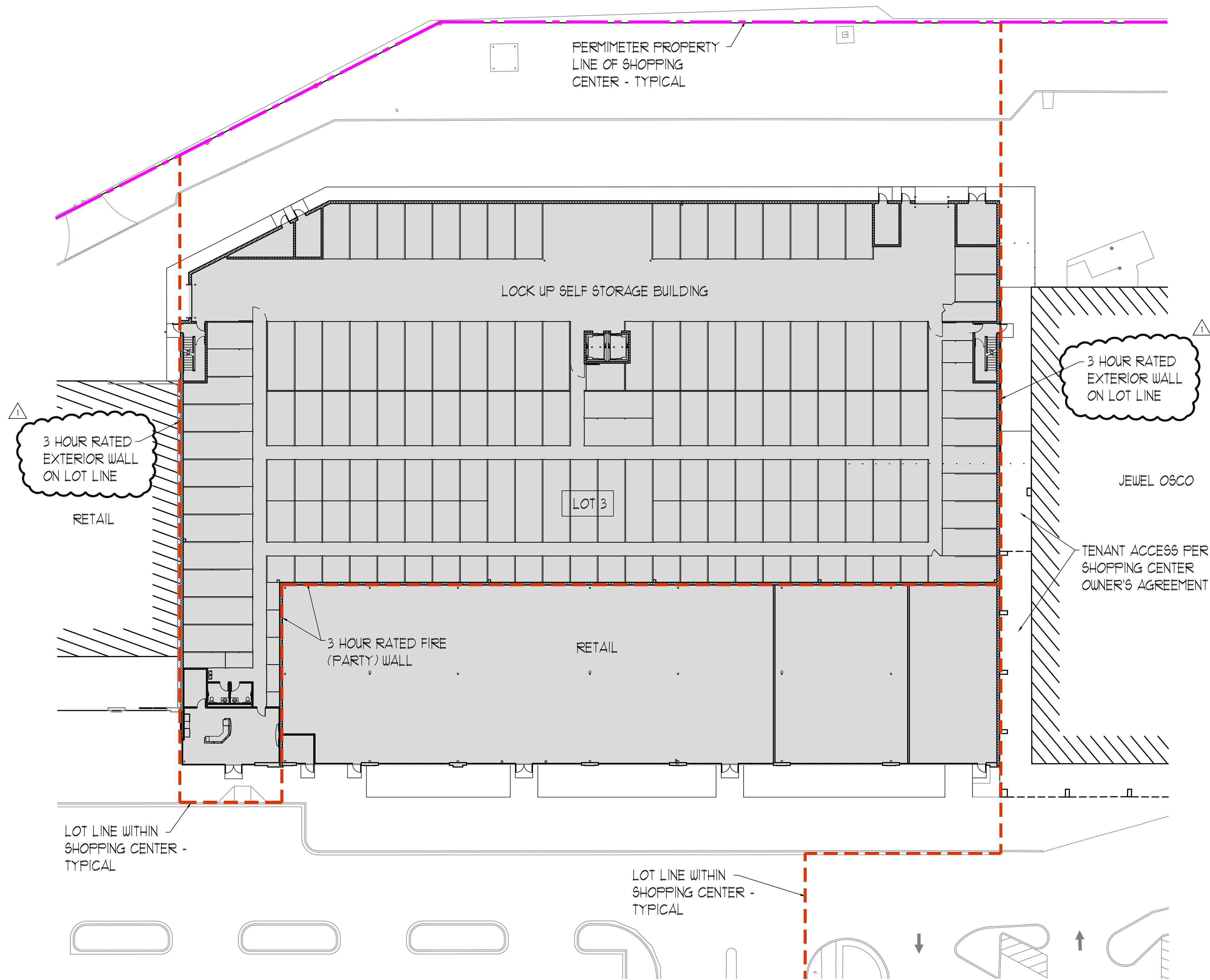
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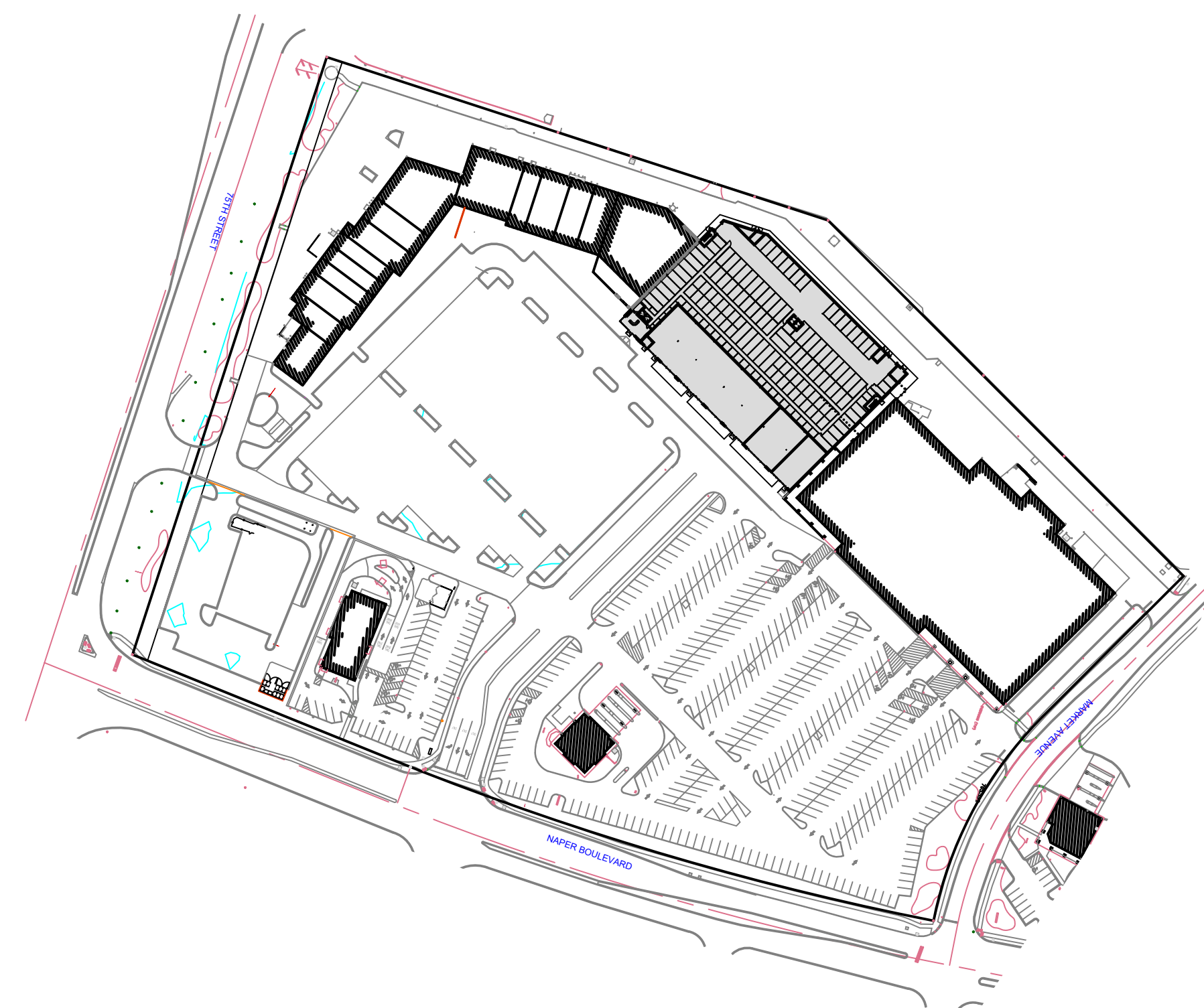
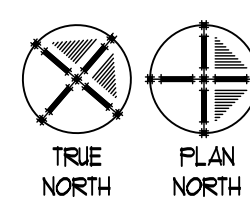
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| DRAWN BY:    | JJH      |
| CHECKED BY:  | WJB      |
| DATE:        | 04.12.21 |
| SHEET NO.:   | A1.1     |

A1.1

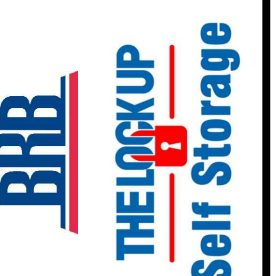




**SITE PLAN**  
A3.1 1" = 20'-0"



| REVISIONS | DATE | BY | CHKD | APP'D |
|-----------|------|----|------|-------|
|           |      |    |      |       |
|           |      |    |      |       |
|           |      |    |      |       |
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**THE LOCKUP SELF STORAGE**  
Market Meadows, Naperville, Illinois

**SITE PLAN**

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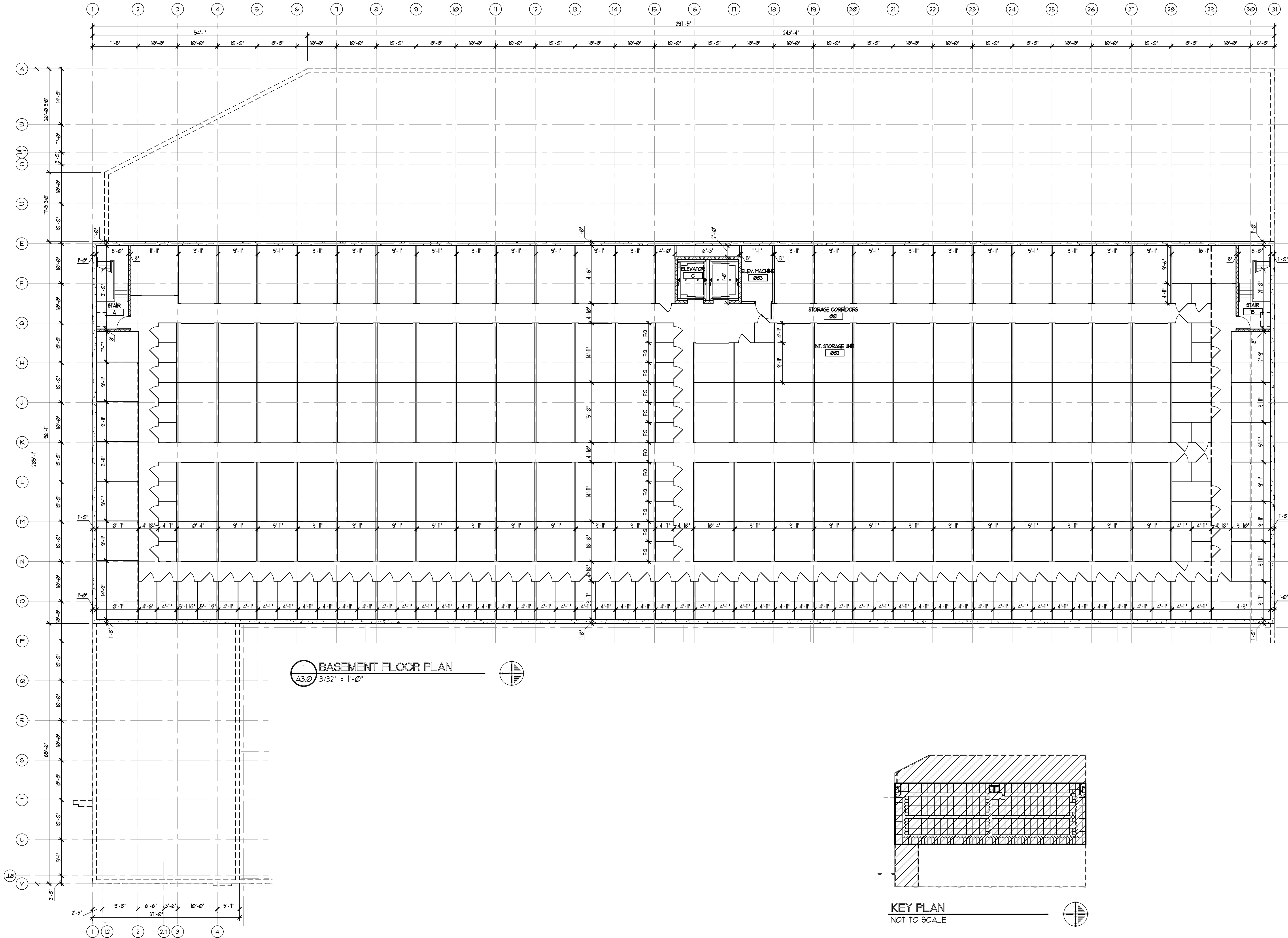


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| CHECKED BY: | WHB      |
| DATE:       | 04.14.21 |

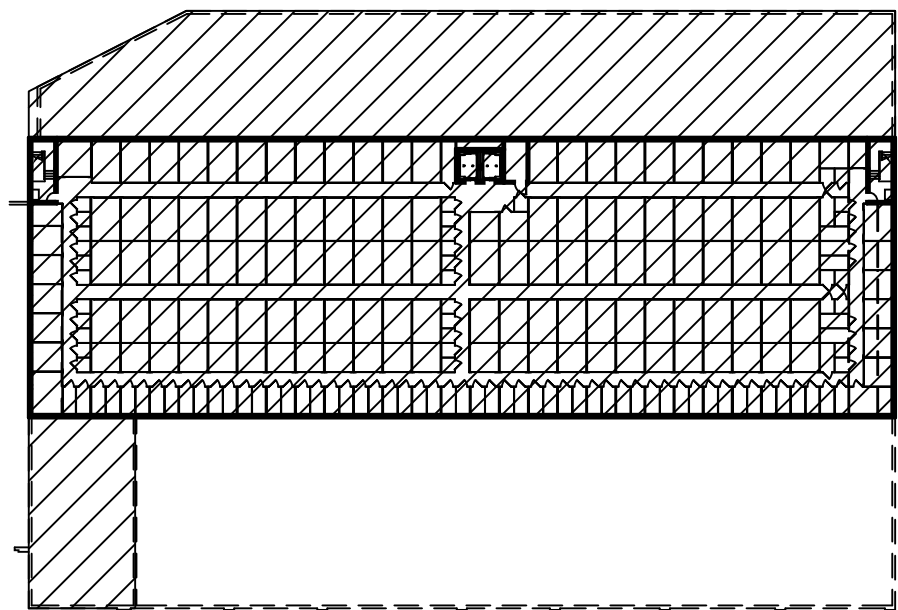
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1 BASEMENT FLOOR PLAN  
A3.0 3/32" = 1'-0"



KEY PLAN  
NOT TO SCALE



REVISIONS:

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THE LOCKUP

Self Storage

THE LOCKUP SELF STORAGE

Market Meadows, Naperville, Illinois

BASEMENT FLOOR PLAN

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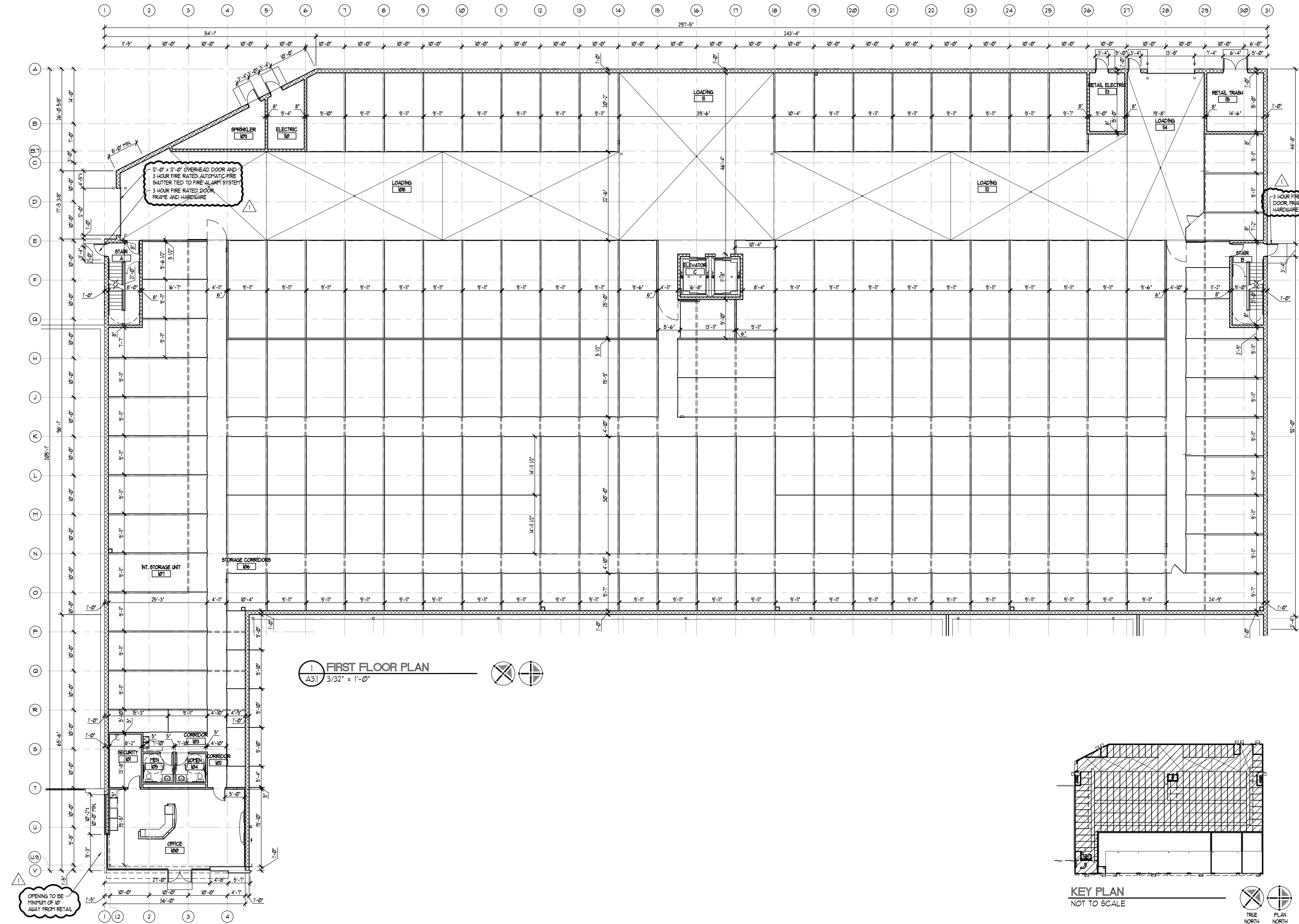
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04.14.21

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06/2021 CITY COMMENTS

**RRB**  
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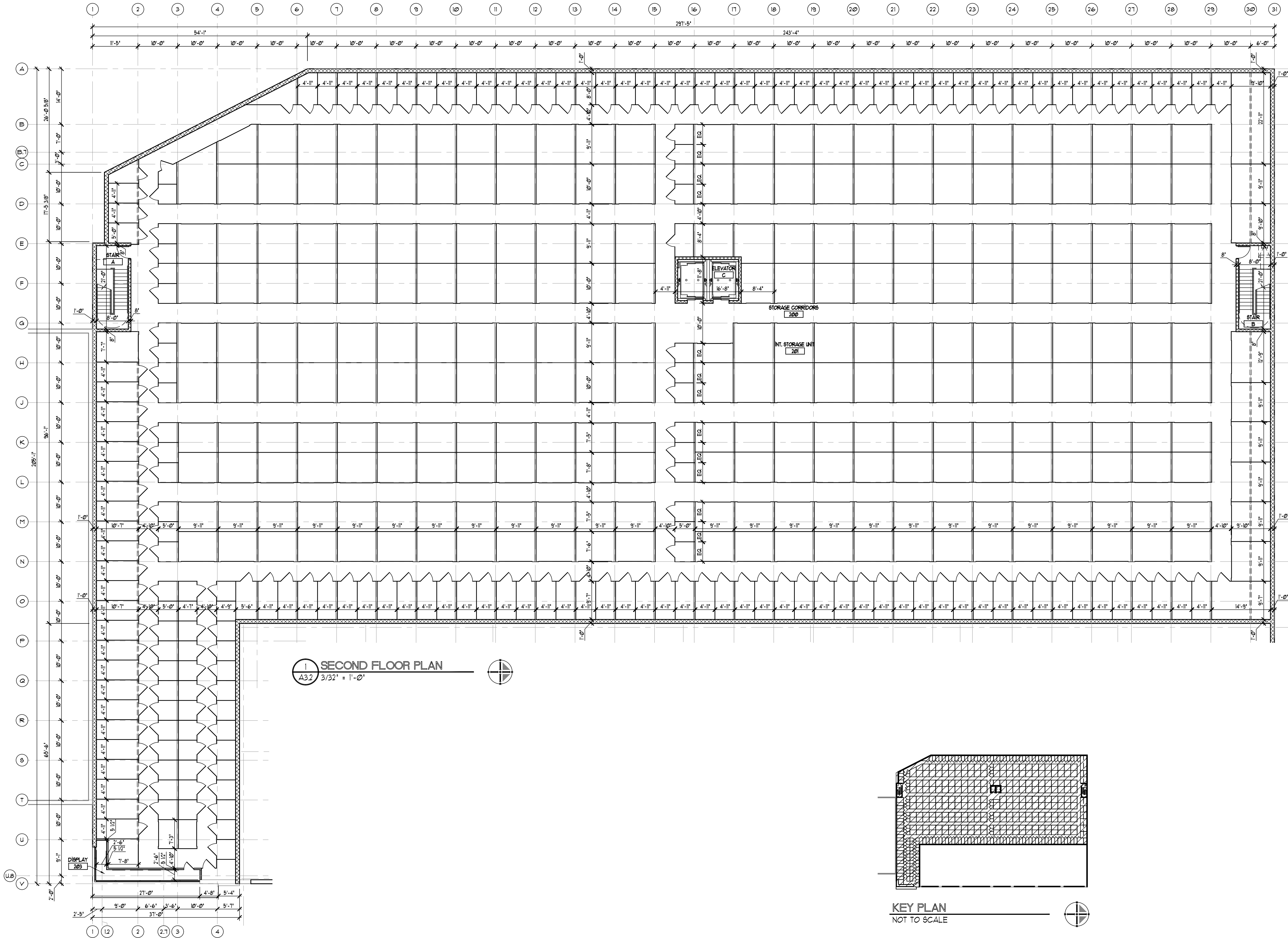
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TRUE NORTH  
PLAN NORTH

THE LOCKUP SELF STORAGE  
Market Meadows, Naperville, Illinois  
FIRST FLOOR PLAN





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THE LOCKUP

Self Storage

THE LOCKUP SELF STORAGE

Market Meadows, Naperville, Illinois

SECOND FLOOR PLAN

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A3.2



