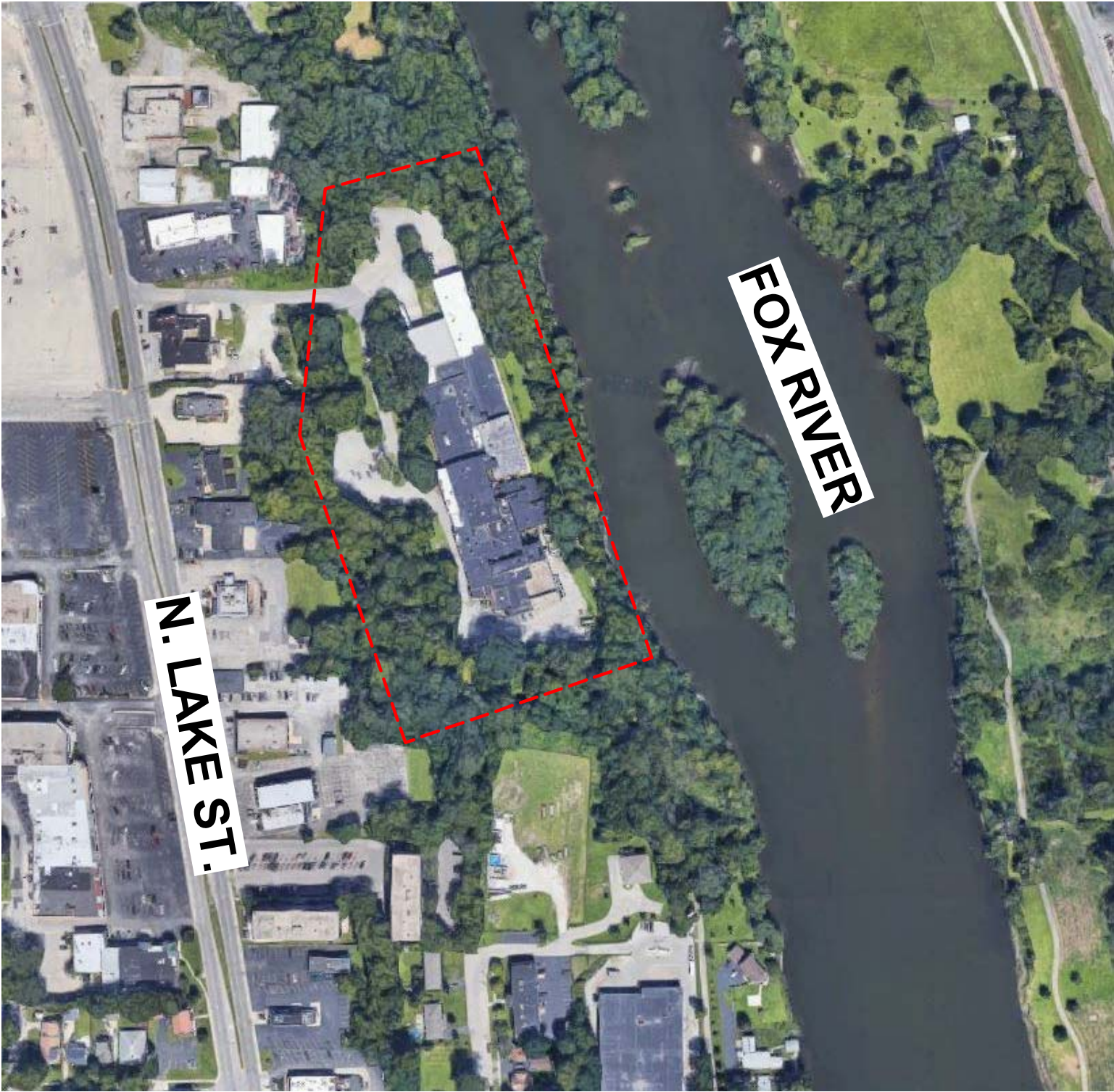


REFERENCE SITE PLAN



REFERENCE ARIAL - NORTH/EAST



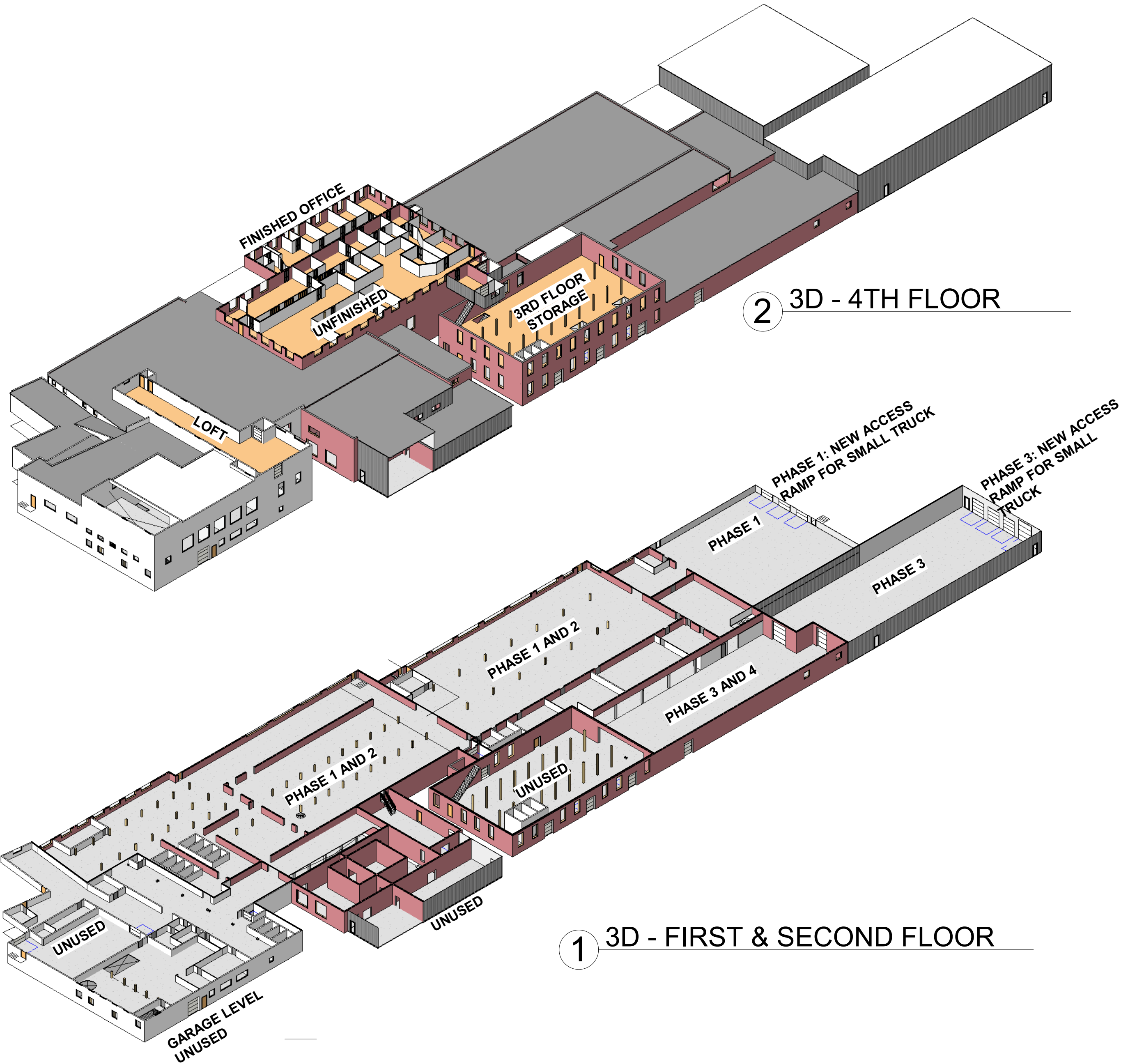
REFERENCE ARIAL - SOUTH/WEST



ADAPTIVE REUSE

911 N Lake St

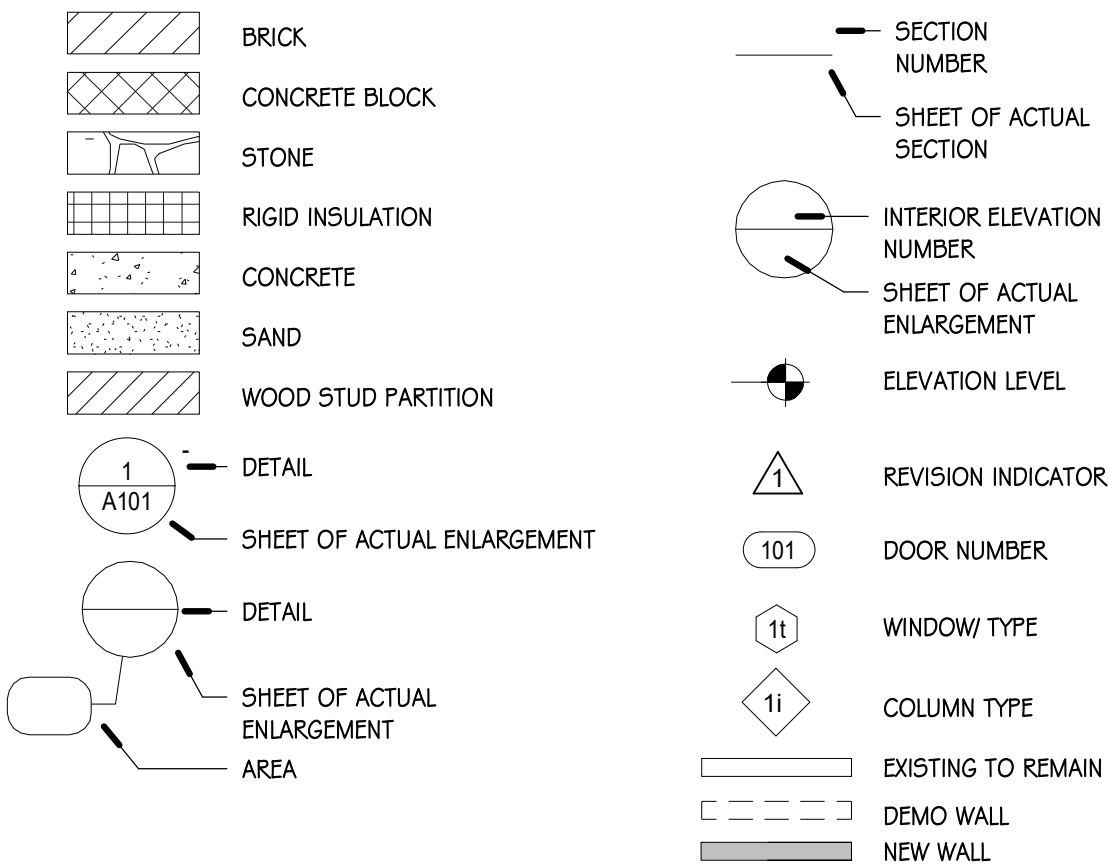
3-D PLANS



LIST OF ABBREVIATIONS

@	AT (THE RATE OF)	FD	FLOOR DRAIN	PLAS	PLASTIC LAMINATE
&	AND	FL	FLOOR	PSP	POUNDS PER SQUARE FOOT
#	NUMBER OR POUND	FT	FOOT	PTD	PAINTED
ACT	ACOUSTIC CEILING TILE	GL	GLASS	REOD	REQUIRED
AFF	ABOVE FINISHED FLOOR	GYP BD	GYPSUM WALLBOARD	SC	SOLID CORE
ALUM	ALUMINUM	HCA	HOLLOW CORE	ST/ST	STAINLESS STEEL
BLDG	BUILDING	HCA	HANDICAP ACCESSIBLE	SECT	SECTION
B/O	BOTTOM OF	HT	HEIGHT	SF	SQUARE FOOT
CL	CENTER LINE	HM	HOLLOW METAL	SY	SQUARE YARD
CLG	CEILING	INSUL	INSULATION	SHT	SHEET
COL	COLUMN	JB	JUNCTION BOX	STD	STANDARD
CONC	CONCRETE	LA	LANDSCAPE ARCHITECT	STL	STEEL
CONST	CONSTRUCTION	LAM	LAMINATE OR LAMINATED	T&B	TOP AND BOTTOM
CONT	CONTINUOUS	LAV	LAVATORY	T&G	TONGUE AND GROOVE
CONTR	CONTRACTOR	MAX	MAXIMUM	THK	THICK, THICKNESS
CPT	CARPET	MECH	MECHANICAL	T/O	TOP OF
DET	DETAIL	MO	MASONRY OPENING	TYP	TYPICAL
DIA	DIAMETER	MTL	METAL	UNO	UNLESS NOTED OTHERWISE
DWG	DRAWING	MFG	MANUFACTURER	VCT	VINYL COMPOSITION TILE
DWG	DRAWINGS	MIN	MINIMUM	VIF	VERIFY IN FIELD
ELECT	ELECTRICAL	MISC	MISCELLANEOUS	W/	WITH
EL	ELEVATION	NIC	NOT IN CONTRACT	W/O	WITHOUT
EQ	EQUAL	NO	NUMBER	W/C	WATERCLOSET
EXT	EXTERIOR	NTS	NOT TO SCALE	YD	YARD
EXIST	EXISTING	OC	ON CENTER		
EXP JT	EXPANSION JOINT	OD	OUTSIDE DIAMETER		

SYMBOLS LEGEND



LIST OF DRAWINGS

NO.	NAME	DESCRIPTION
GENERAL		
1	G1-1	GENERAL BUILDING INFORMATION
2	G1-3	SITE UTILIZATION
3	G1-4	COA STORM, WATER MAIN, SEWER
4	G1-5	EXISTING PHOTOS
ARCHITECTURAL		
5	A1-1	FIRST & SECOND FLOOR PLAN
6	A1-2	THIRD & FOURTH FLOOR PLAN
7	A1-3	ELEVATIONS & AXONS
8	A1-4	CONCEPTUAL DIAGRAMS

AREA SCHEDULE

Level	Number	Name	Phase	Area (Appx.)	%	PARKING STALLS	Comments
0							
01 FIRST FLOOR	113	OUTDOOR REC. SPACE	0	1,680 SF	1%	0	FIRE ACCESS
01 FIRST FLOOR	234	EAST DRIVE UP RAMP	0	545 SF	0%		
02 SECOND FLOOR	209	NEW TRANSPORT VAN RAMP	0	765 SF	1%		
				2,989 SF	3%	0	
1							
01 FIRST FLOOR	100	ELEV	1	91 SF	0%		CODE
02 SECOND FLOOR	200	VEST. / GUARD	1	528 SF	0%		CODE
02 SECOND FLOOR	201	SECURITY	1	213 SF	0%		CODE
02 SECOND FLOOR	202	HALL 2	1	754 SF	1%		CODE
02 SECOND FLOOR	204	HALL 4	1	917 SF	1%		CODE
02 SECOND FLOOR	204	QC OF.	1	305 SF	0%		CODE
02 SECOND FLOOR	205	S&R MANAGER	1	449 SF	0%	0.5	
02 SECOND FLOOR	206	S&R HALL	1	536 SF	0%		CODE
02 SECOND FLOOR	207	HALL TRIMMING	1	435 SF	0%		CODE
02 SECOND FLOOR	208	VAN LOADING	1	1,030 SF	1%		CODE
02 SECOND FLOOR	210	DRYING /TRIMMING	1	4,250 SF	4%	4	
02 SECOND FLOOR	211	WRR	1	90 SF	0%		CODE
02 SECOND FLOOR	212	MRR	1	89 SF	0%		CODE
02 SECOND FLOOR	213	INFUS. AREA 3	1	1,230 SF	1%	1.2	
02 SECOND FLOOR	214	INFUS. 2	1	552 SF	0%	0.5	
02 SECOND FLOOR	215	INFUS. 1	1	1,157 SF	1%	1.2	
02 SECOND FLOOR	216	CANNABIS SPECIALIST	1	495 SF	0%	0.5	
02 SECOND FLOOR	217	GROWING AREA PH 1A	1	2,500 SF	2%	2.5	
02 SECOND FLOOR	218	OFFICE	1	1,259 SF	1%	4	
02 SECOND FLOOR	219	REM. BR	1	98 SF	0%		CODE
02 SECOND FLOOR	220	EMPL. LOUNGE	1	419 SF	0%		CODE
02 SECOND FLOOR	221	MW BR	1	284 SF	0%		CODE
02 SECOND FLOOR	222	ELEV.2	1	99 SF	0%		CODE
02 SECOND FLOOR	225	ELECT.	1	54 SF	0%		CODE
02 SECOND FLOOR	226	HALL TO WD RM	1	170 SF	0%		CODE
02 SECOND FLOOR	228	RATED STAIR HALL	1	301 SF	0%		CODE
02 SECOND FLOOR	229	PUBLIC HALL	1	1,157 SF	1%		CODE
02 SECOND FLOOR	232	BUSINESS 2	1	2,500 SF	2%	2.5	
02 SECOND FLOOR	233	HALL 3	1	436 SF	0%		CODE
02 SECOND FLOOR	240	HALL 6	1	1,173 SF	1%		CODE
03 THIRD FLOOR	302	RATED STAIR	1	101 SF	0%		CODE
04 FOURTH FLOOR	400	ELEV3	1	94 SF	0%		CODE
				23,766 SF	21%	16.9	
2							
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01 FIRST FLOOR	112	OUTDOOR RECREATIONAL THERAPY	2	5,969 SF	5%	6	
02 SECOND FLOOR	250	OCCUPATIONAL WORK THERAPY	2	17,697 SF	15%	18	
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04 FOURTH FLOOR	406	NEW EXIT HALL	2	972 SF	1%		CODE
				28,503 SF	25%	36	
3							
02 SECOND FLOOR	203	GROWING AREA PH. 2A	3	3,852 SF	3%	3.8	
02 SECOND FLOOR	230	BUSINESS 3	3	4,580 SF	4%	4.6	
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01 FIRST FLOOR	101	HALL 8	4	933 SF	1%		CODE
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04 FOURTH FLOOR	404	UNFINISHED STORAGE	5	3,198 SF	3%	3.1	
				20,392 SF	18%	23.1	
				114,691 SF	100%	108	

PARKING:
1. M1: 1 STALL PER 1000 S.F. GROSS: HOWEVER NOTES ABOVE ARE JUST FOR MAIN SPACES SO COUNT IS LOWER THAN FINAL REQ'S.
2. OFFICE: STALL FOR 300 S.F.
3. NEED COA REVIEW OF PARKING REQUIREMENTS. WE APPEAR TO HAVE ENOUGH PARKING FOR PHASE 1, 2 AND 3.
4. FIRE LANE MAY BE REQUIRED IMMEDIATELY. WE SHOW A DESIGN THAT IS ON SITE BUT WOULD NEED TO BE APPROVED BY COA.
5. IT APPEARS WE WOULD WILL NEED TO ADD MORE PARKING FOR PHASE 4 AND 5.
PHASE 5: "MOTHBALL" / UNSED AREA , APPROXIMATELY 2

PEACEFUL WARRIOR CAMPUS 3-1-21

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DRAWN BY JCL

CHECKED BY LBA

SHEET 1 OF 5

GENERAL BUILDING INFORMATION



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1 Google Earth view
1" = 100'-0"

Level	Number	Name	Phase	Area (Appx.)	%	PARKING STALLS	Comments
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				20,392 SF	18%	23.1	
				114,691 SF	100%	108	

BUILDING INFORMATION

- SUMMARY OF WORK:
1. SECURITY PERIMETER AND EXTERIOR WALLS
 2. DESIGNATED CIRCULATION, BATHROOMS, ELEVATORS, VAN RAMPS
 3. PRODUCTION FACILITIES
 4. SECURE AND STABILIZE UNUSED AREAS

APPLICABLE CODES **ALL CODES MAY BE SUBJECT TO MUNICIPAL AMENDMENTS

AURORA		INTERNATIONAL BUILDING CODE
AURORA	2009	INTERNATIONAL FIRE CODE
AURORA	2009	INTERNATIONAL MECHANICAL CODE
AURORA	2009	INTERNATIONAL FUEL GAS CODE
AURORA	2009	INTERNATIONAL EXISTING BUILDING CODE
AURORA	2009	INTERNATIONAL PLUMBING CODE
AURORA	2015	INTERNATIONAL ENERGY CONSERVATION CODE
AURORA	2014	ILLINOIS PLUMBING CODE
AURORA	1999	NATIONAL ELECTRICAL CODE

OCCUPANCY CLASSIFICATION AND USE TYPES (CH. 3)

PROPOSED OCCUPANCY: M-1 MANUFACTURING
ZONING CLASSIFICATION: M-1

TYPE OF CONSTRUCTION (CH 6): 3B, 2 HR EXTERIOR BEARING WALLS, UNPROTECTED

FIRE PROTECTION: FULLY SPRINKLERED AND UPDATED

S.F. ANALYSIS: (APPROXIMATIONS +/- 20 s.f.)
1. FIRST FLOOR: = SF (INTERIOR REMODEL ONLY)
2. SECOND FLOOR: = SF (NOT IN CONTRACT)
3. TOTAL AREA: = SF

ALLOWABLE AREA: 12,500 SF PER FLOOR
ALLOWABLE HEIGHT: 2 STORIES, 55' MAX HEIGHT

NOTE: INTERIOR CONSTRUCTION ONLY, NO CHANGE IN AREA

MEANS OF EGRESS (CH. 10)

DEAD END LIMIT (1018.4): 20 FEET / 50 FT. IN M OCCUPANCY
NUMBER OF EXITS REQUIRED (1021): 2 PER FLOOR
CORRIDOR WIDTH (1018.2): 44" MINIMUM / 36" MIN. IF SERVING <50
CLEAR EXIT WIDTH: 32" (36" NOMINAL)
STAIR WIDTH: 44" MINIMUM / 36" MIN. IF SERVING <50
LANDING WIDTH: 44" MINIMUM / 36" MIN. IF SERVING <50
STAIR HANDRAIL HEIGHT: 34" - 38"
STAIR GUARDRAIL HEIGHT: 42"
PANIC HARDWARE: 50 OR MORE
DOOR SERVING OCCUPANT LOADS: 2 FOR OCCUPANCY W/ 50 OR MORE
MINIMUM WIDTH AT DOORS: 4'-10"

1. TYPICAL EGRESS WIDTHS, SPRINKLED BUILDING (1003.2.3):
STAIRWAYS: 2" PER OCCUPANT
OTHER AREAS: .15" PER OCCUPANT

2. TRAVEL DISTANCE (1016.1):
M OCCUPANCY- 200' W/OUT SPRINKLER

FIRE RESISTANCE RATING REQUIREMENTS (TABLE 601)

STRUCTURAL FRAME: 0-HRS
ROOF: 0-HR SUPPORTING ROOF ONLY BEARING WALLS
BEARING WALLS: 2-HRS - SEE TABLE 601 and as per 704.5: within 5'
EXTERIOR: 0 HRS
INTERIOR: 0 HRS
NON-BEARING WALLS: 0 HRS
EXTERIOR: 0 HRS
INTERIOR: 0 HRS
ROOF CONSTRUCTION: 0 HRS

FIRE RESISTANCE OF THE EXTERIOR WALL AND OPENINGS PER TABLE 602 AND 704.8:
0 HR IF STRUCTURE IS OVER 30 FT AWAY FROM THE FACE OF THE BUILDING. (PERTAINS TO DOOR: 104 AND 103)

1 HR IF DISTANCE FROM FAÇADE TO ADJACENT PROPERTY LINE IS BETWEEN 10' AND 30'

45% OF WALL CAN BE AN OPENING IF THE BUILDING IS GREATER THAN 20' - 25' AWAY

FLAME SPREAD PER CHAPTER 8 (TABLE 803.9):
ALL NEW INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8 IBC:
EXIT ENCLS. C CORRIDORS C ROOMS & ENC. SPACES C

GROUP M:	B	C	C
ASTM E84 / FLAME SPREAD (FS) AND SMOKE DEVELOPMENT (SD) INDEX:			
CLASS	FLAME SPREAD	SMOKE DEVELOPED	
A	FRS: 0-25	0-450	
B	FOS: 26-75	0-450	
C	FOS: 76-200	0-450	

ADA REQUIREMENTS

SEE SHEET G1-2 AREA OF REFUGE
-LOCATIONS AT STAIRS AS SHOWN
-COMMUNICATION DEVICES NOT REQUIRED IF SPRINKLED BUILDING

DESIGN LOADS

DESIGN LOADS: SEE STRUCTURAL DRAWING

PLUMBING CODE REQUIREMENTS

FIRST FLOOR
BASED ON 5 OR FEWER EMPLOYEES AND 5 OR FEWER PATRONS
WATER CLOSET - UNISEX
LAVATORY - UNISEX
DRINKING FOUNTAIN: 1 (BOTTLED DRINKING WATER OR WATER DISPENSER FOR THE PUBLIC)
SERVICE SINK: 1 (REQ D) / 1 PROVIDED

PER IL PLUMBING CODE, FOOTNOTE #8:

4 CODE REVIEW
1 1/2" = 1'-0"

PEACEFUL WARRIOR CAMPUS 3-1-21

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ENGINEERS

ADAPTIVE REUSE
MIXED USE BUILDING
911 N Lake St
CLIENT REP: GOR BLUMIN (847) 414-3199

Schematic Design:
Design Development
Bidding:
Permit:
ISSUE DATE: 2/4/20

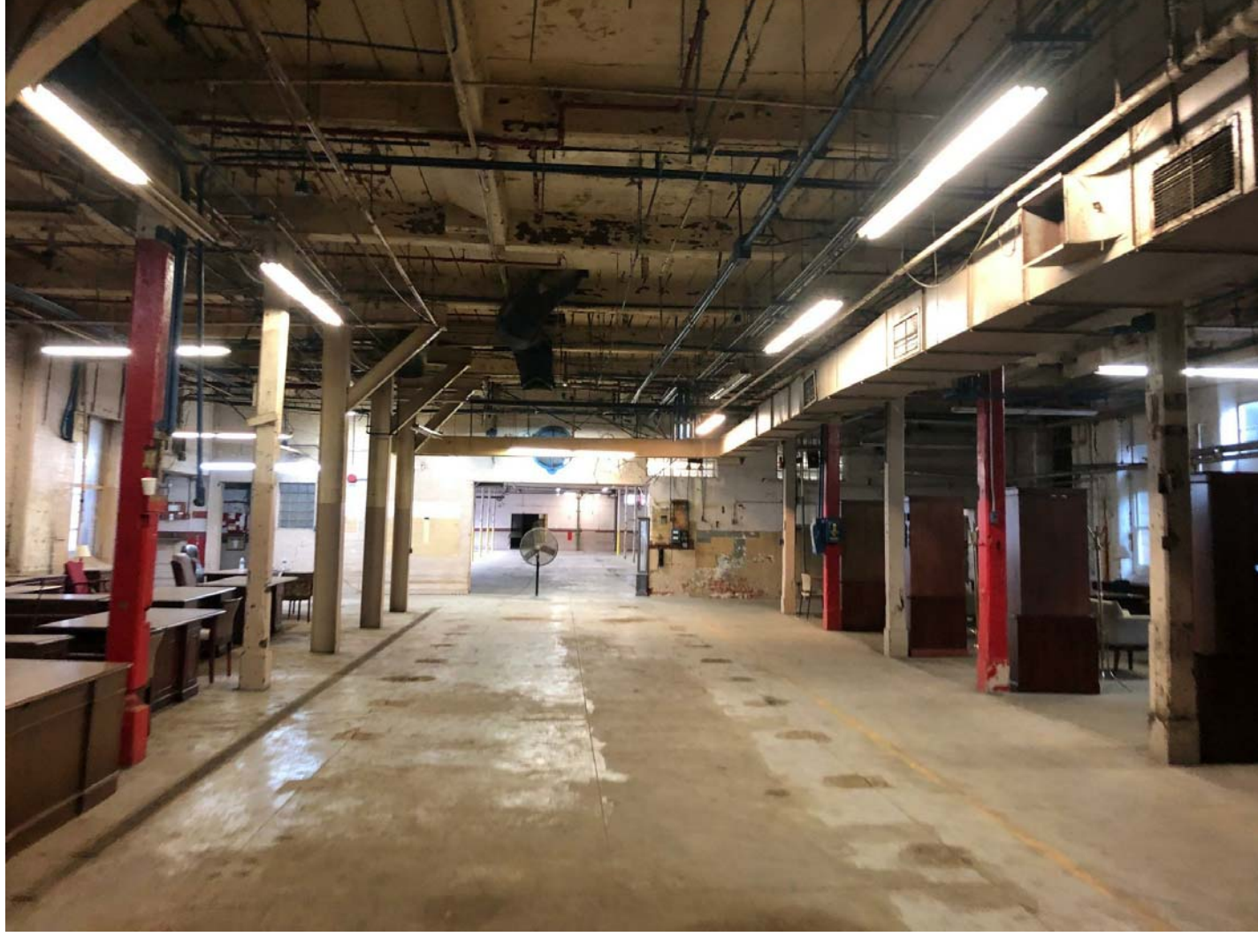
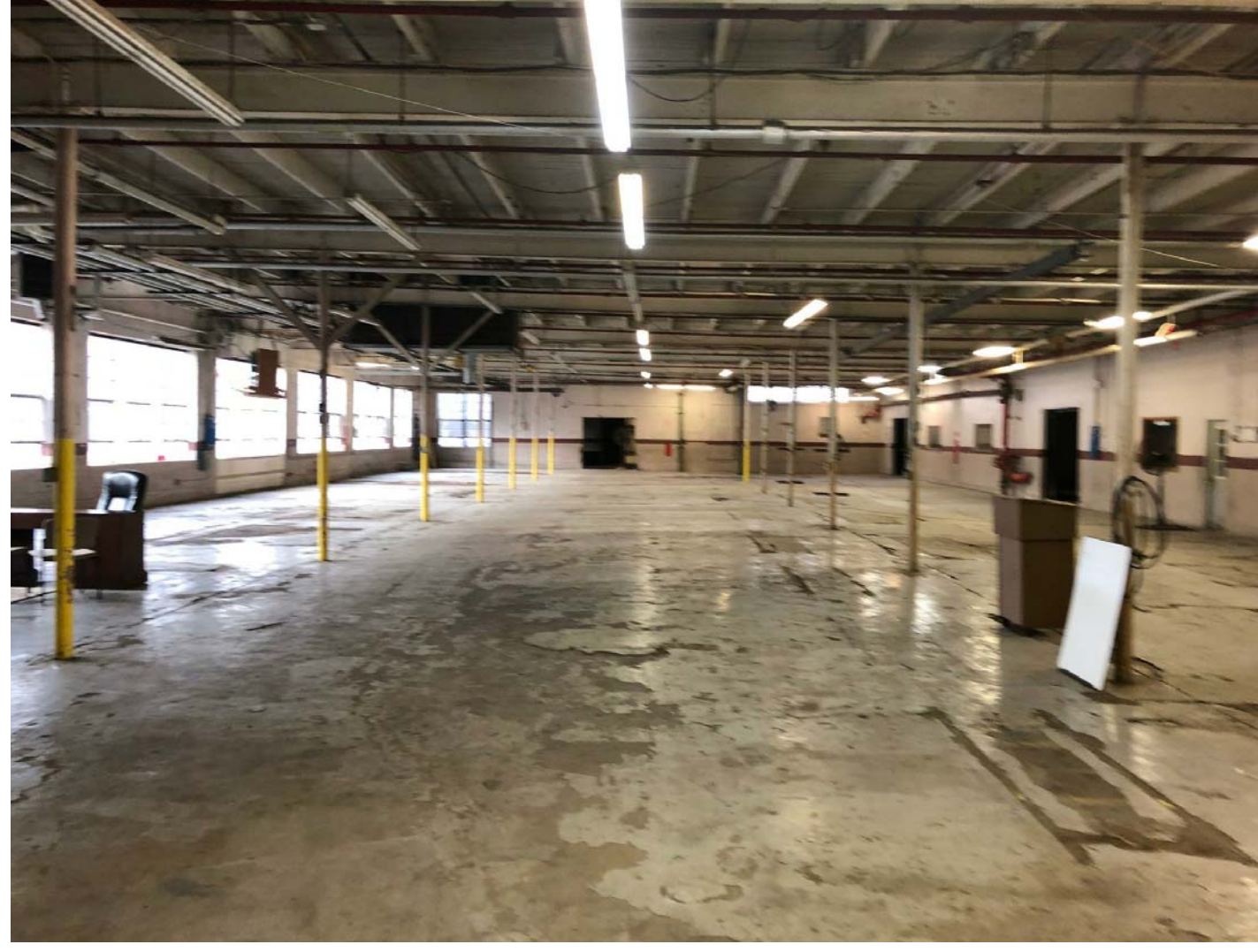
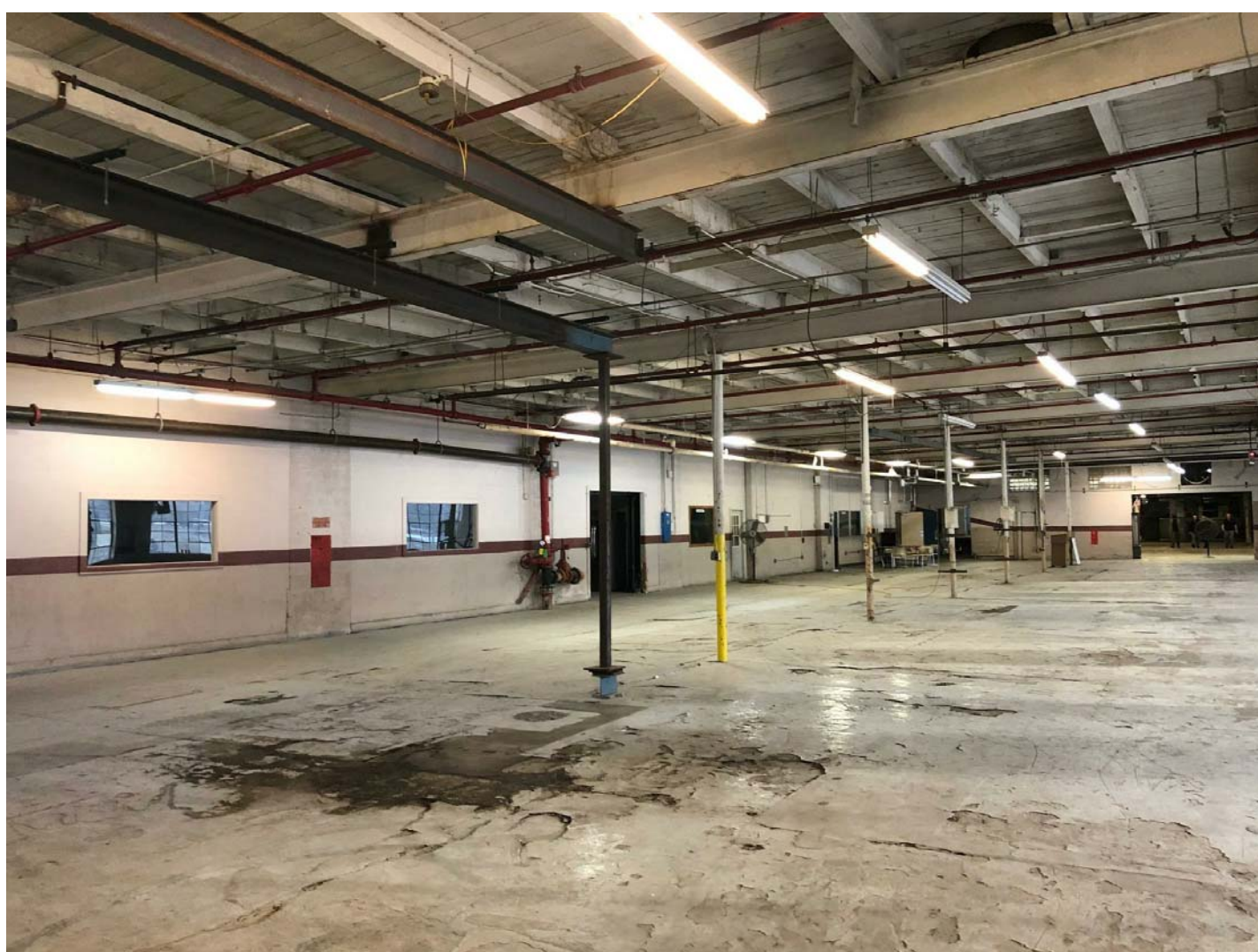
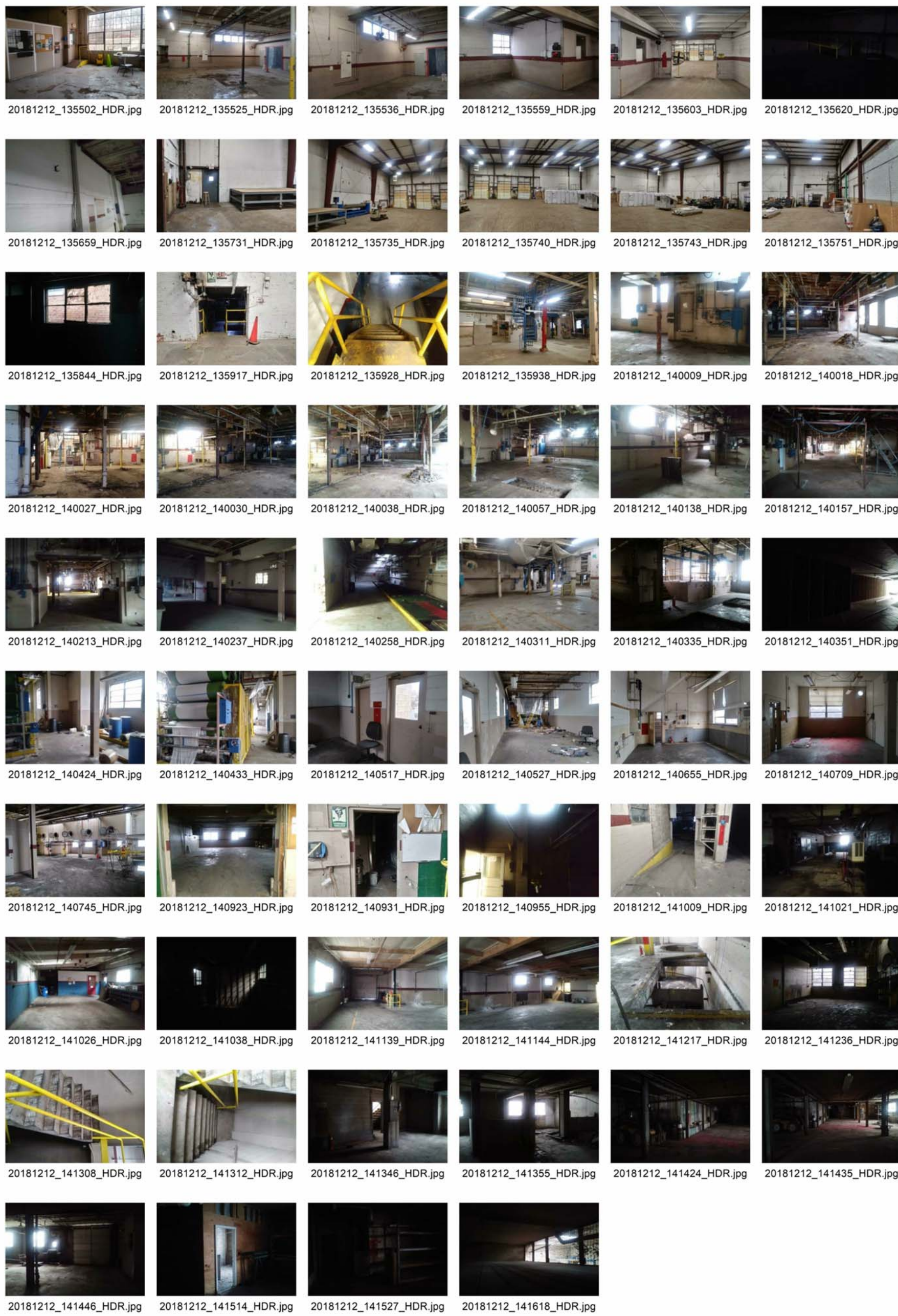
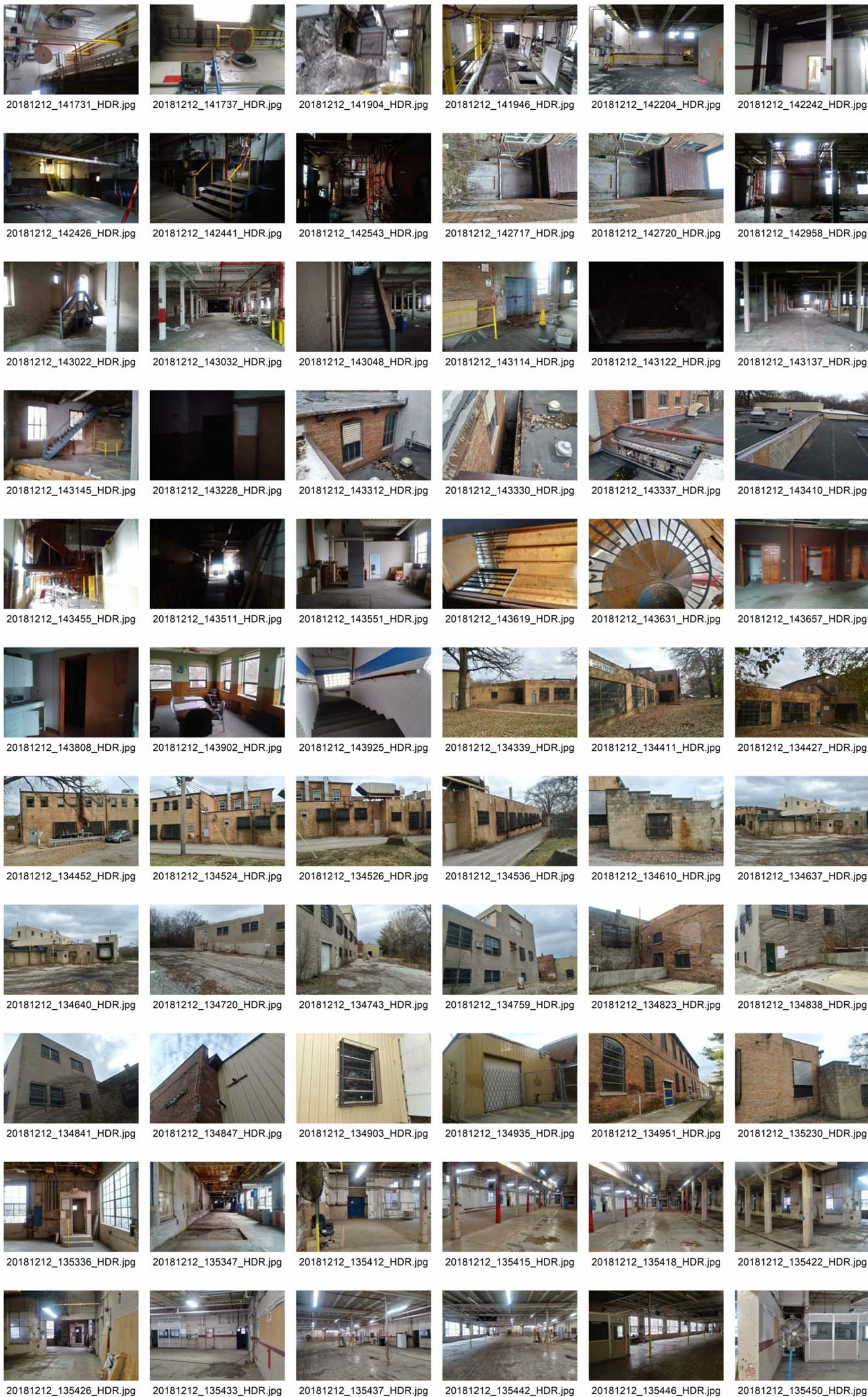
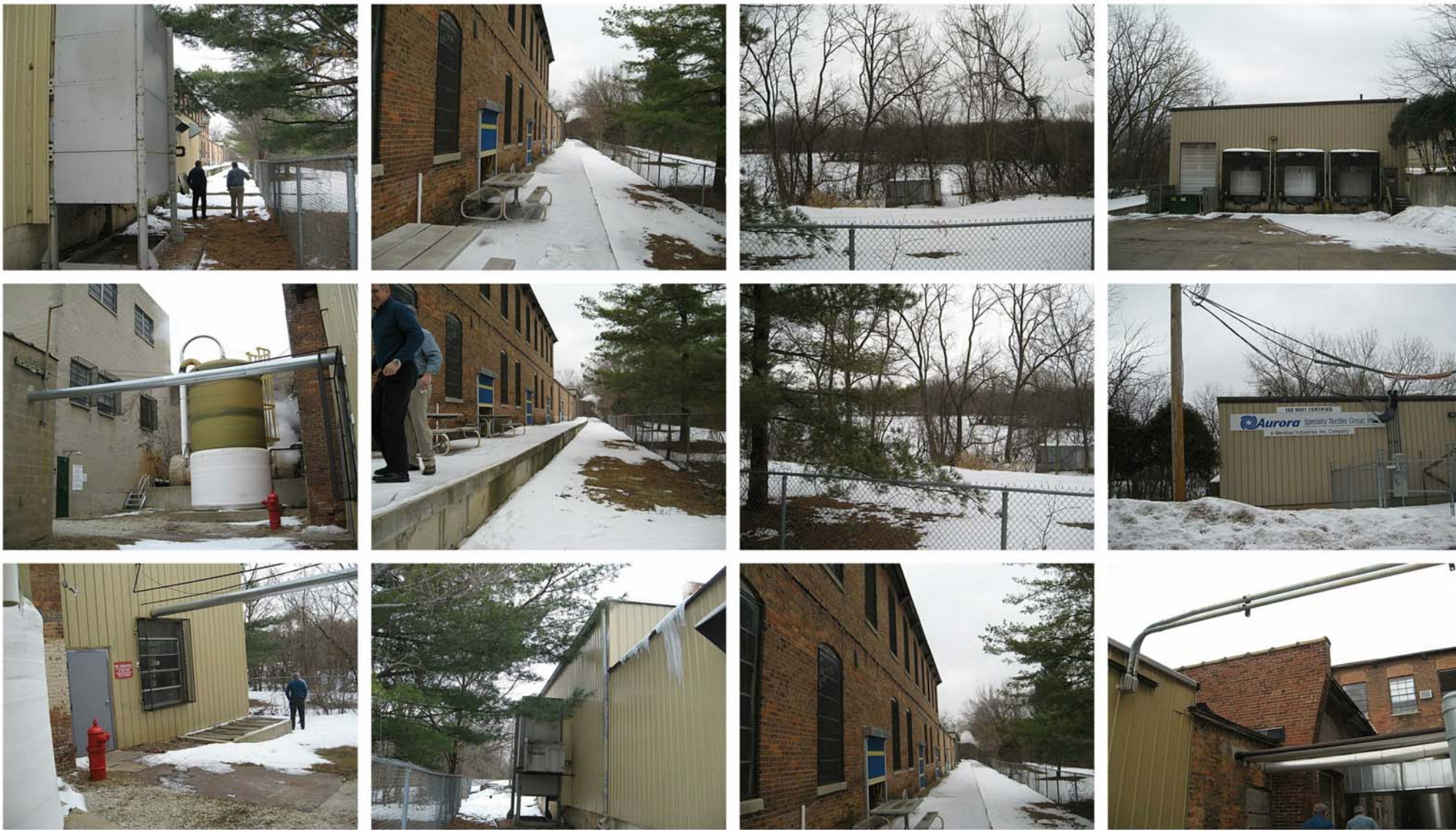
POST BID/PERMIT REVISIONS:
No. Date Description

PROJECT NO. 2018-32
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CHECKED BY -
SHEET 0 OF 5

CODE STUDY

G1-2

V:\2020\2020 Projects\2020-09 911 N. Lake St Adaptive Reuse\B\DWGS\A-REVIT DRAWINGS\911 N Lake St Bleachery.rvt



1 EXISTING PHOTOS

12" = 1'-0"

PEACEFUL WARRIOR CAMPUS 3-1-21

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Design Development	
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POST BID/PERMIT REVISIONS:

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PROJECT NO.	2018-32	
DRAWN BY	JCL	
CHECKED BY	LBA	
SHEET	4 OF 5	

EXISTING
PHOTOS



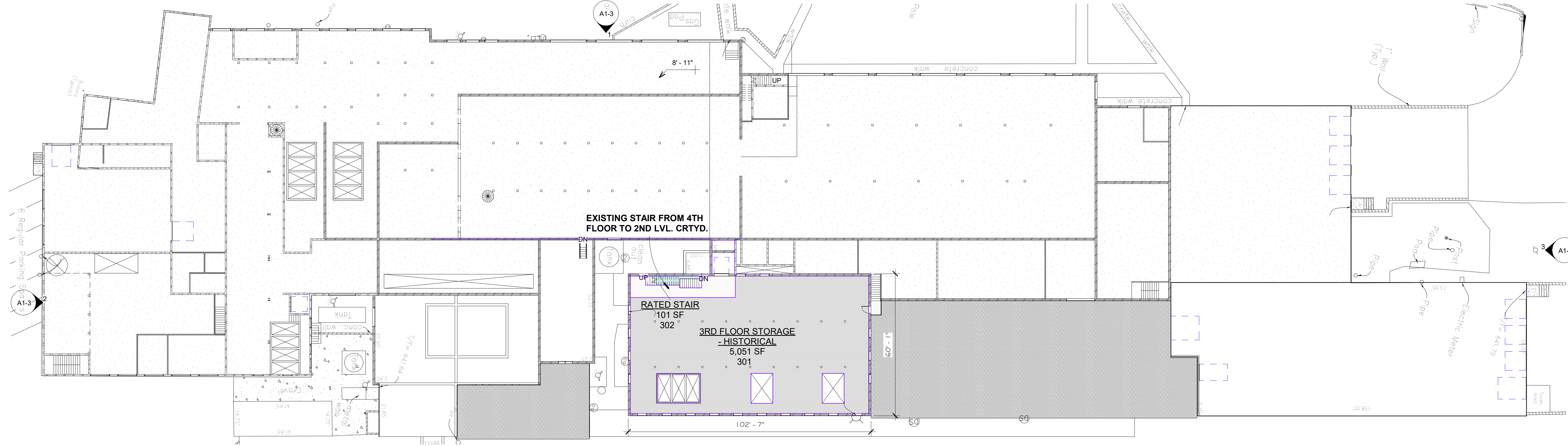
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Asphalt Driveway

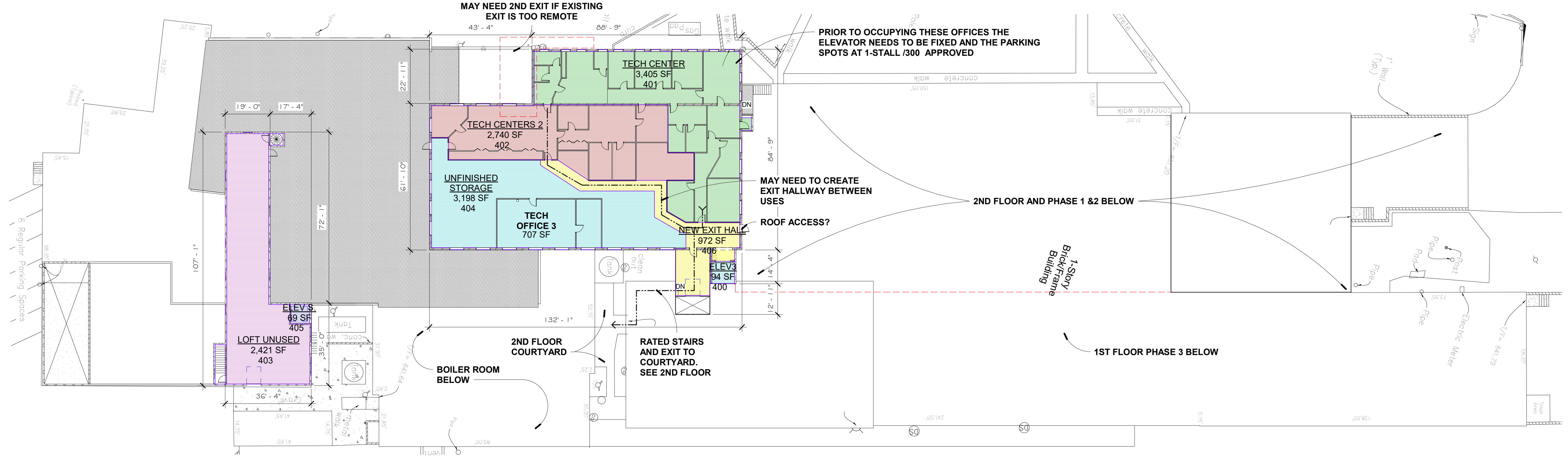
Lot

Asphalt Driveway

Lot



② 03 THIRD FLOOR w/ SURVEY
3/64" = 1'-0"



① 04 FOURTH FLOOR w/ SURVEY
3/64" = 1'-0"

ADAPTIVE REUSE MIXED USE BUILDING 911 N Lake St

CLIENT REP: GOR BLUMIN (847) 414-3199

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Design Development
Bidding:
Permit:
ISSUE DATE: 2/4/20

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A1-3 No.	Date	Description
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PROJECT NO. 2018-32
DRAWN BY JCL
CHECKED BY LBA
SHEET 6 OF 5

THIRD &
FOURTH
FLOOR PLAN

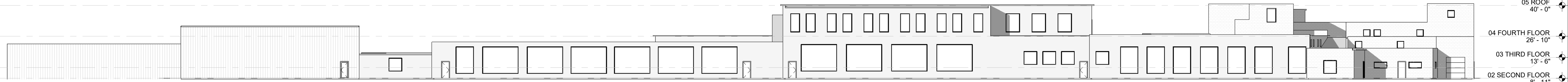
A1-2

ALLEN PEPA
ARCHITECTS
INFO@ALLENPEPA.COM
TEL: (630) 576-1105
215 FULTON ST., GENEVA, IL 60134

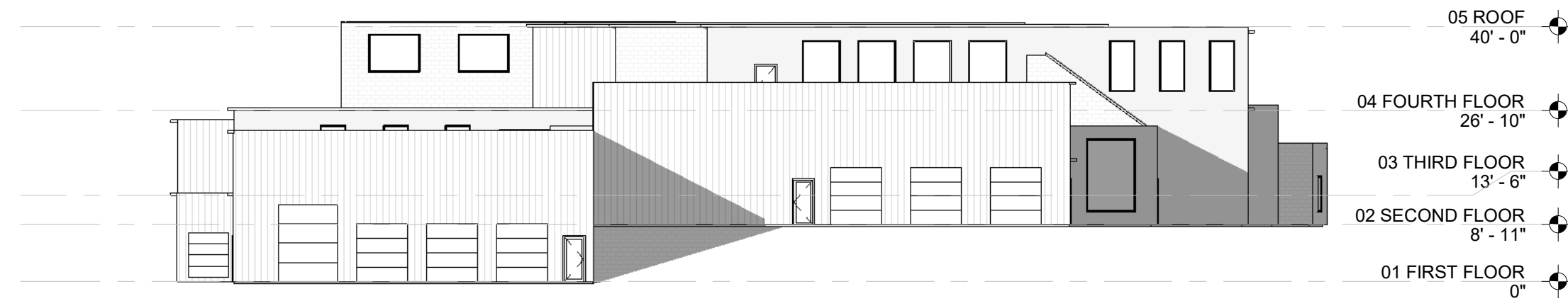
ENGINEERS

PEACEFUL WARRIOR CAMPUS 3-1-21

V:\2020\2020 Projects\2020-09 911 N. Lake St Adaptive Reuse\B\DWGS\A-REVIT DRAWINGS\911 N Lake St Bleachery.rvt

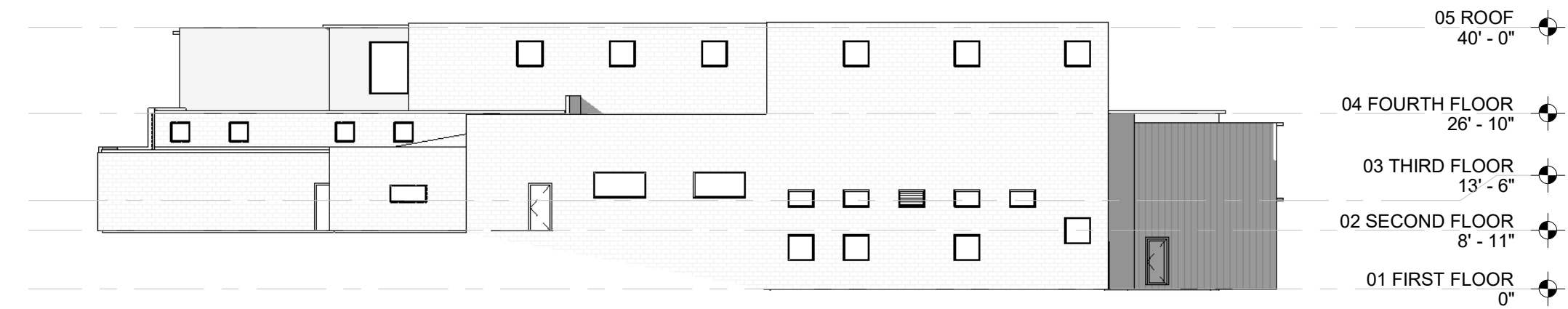


1 WEST ELEVATION
3/64" = 1'-0"

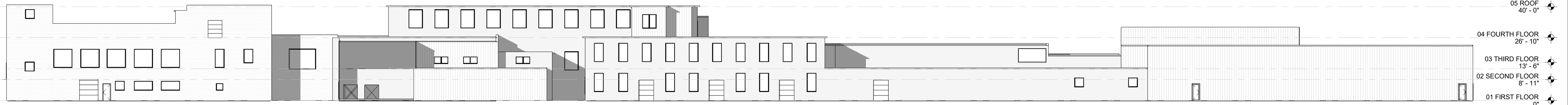


3 NORTH ELEVATION
3/64" = 1'-0"

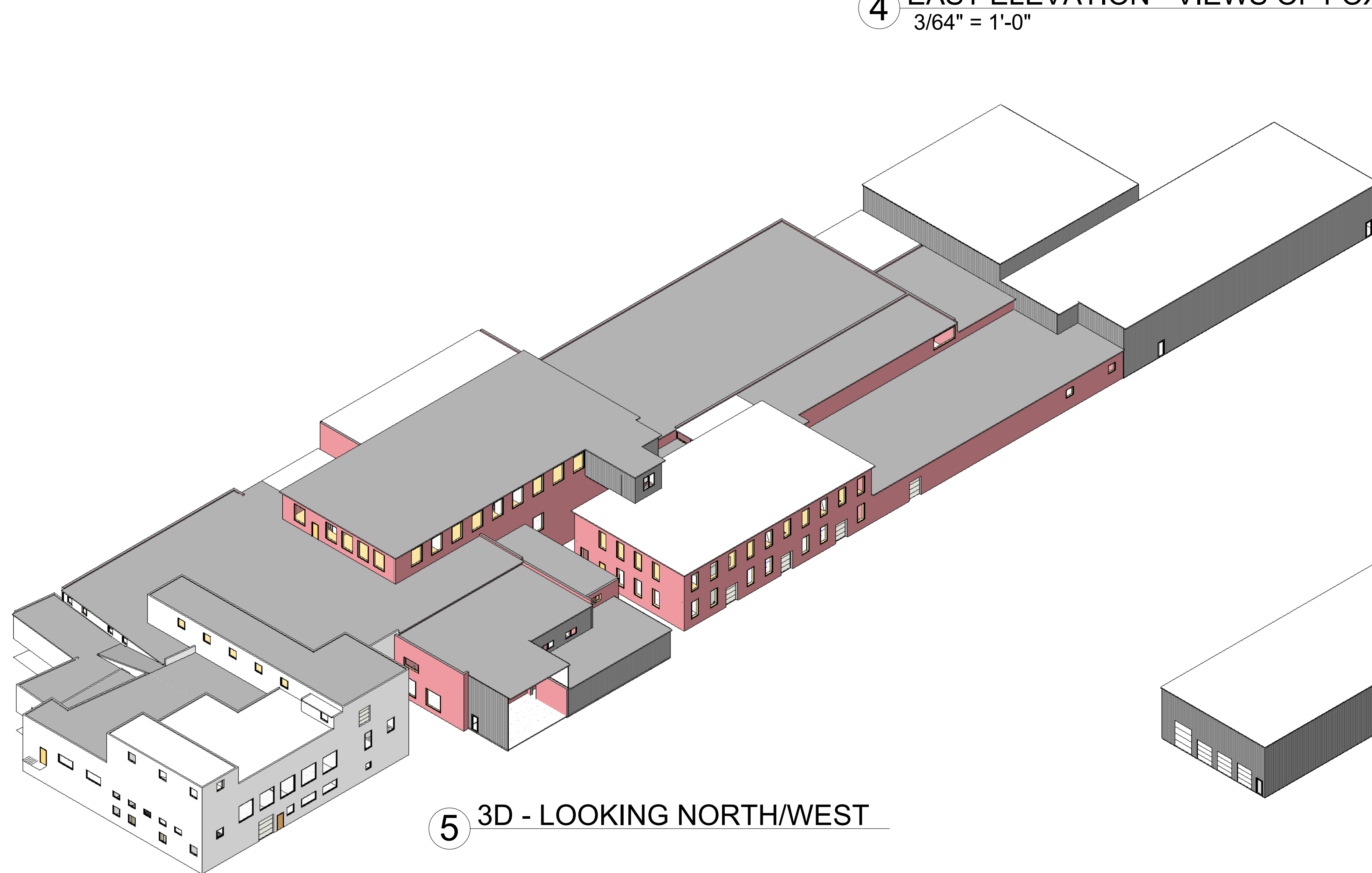
ZONING SCOPE: NEED CLEAR ELEVATIONS
WITH EXTERIOR FACADE TREATMENT OF
WINDOWS, EXTERIOR MATERIALS



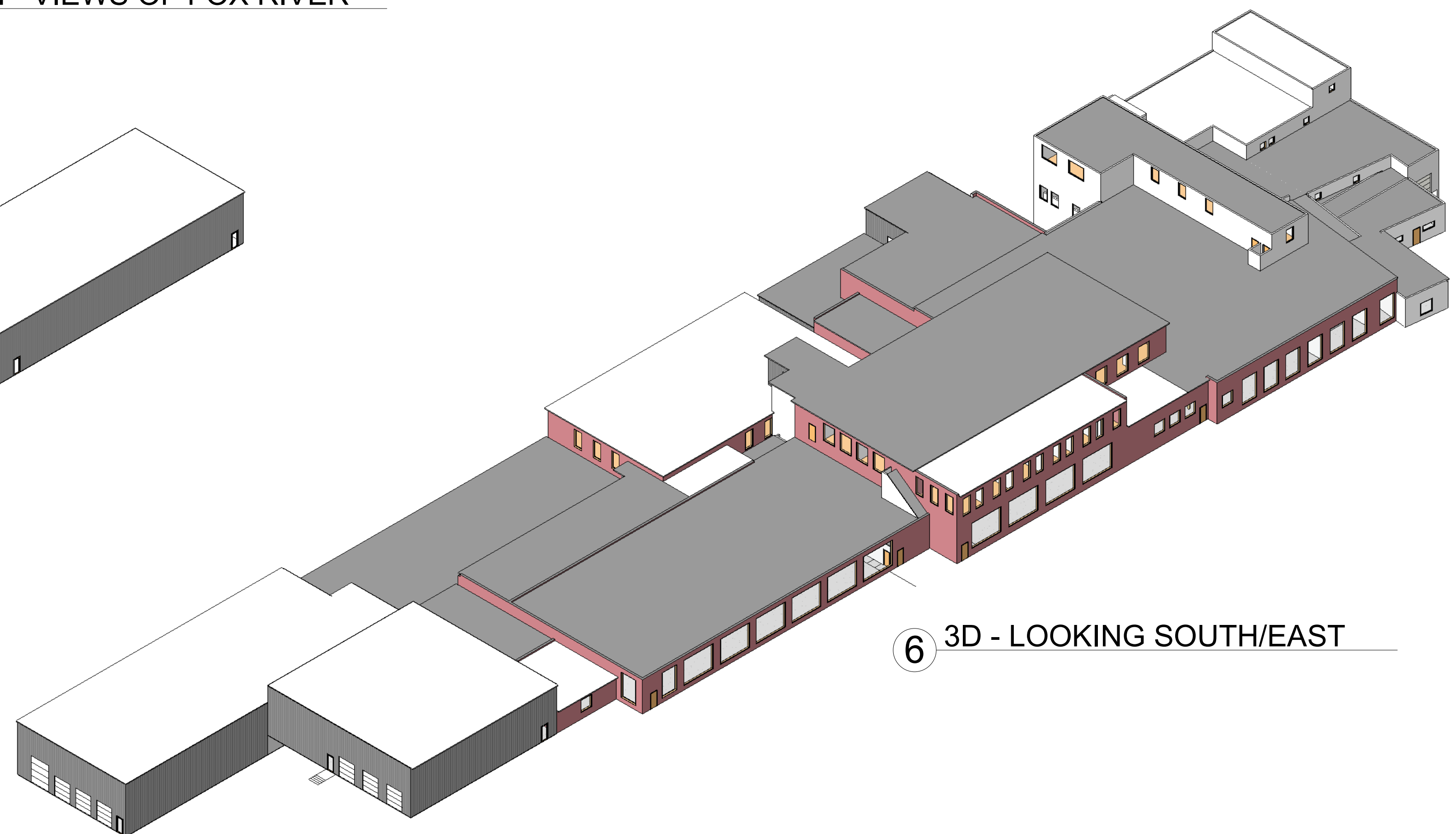
2 SOUTH ELEVATION
3/64" = 1'-0"



4 EAST ELEVATION - VIEWS OF FOX RIVER
3/64" = 1'-0"

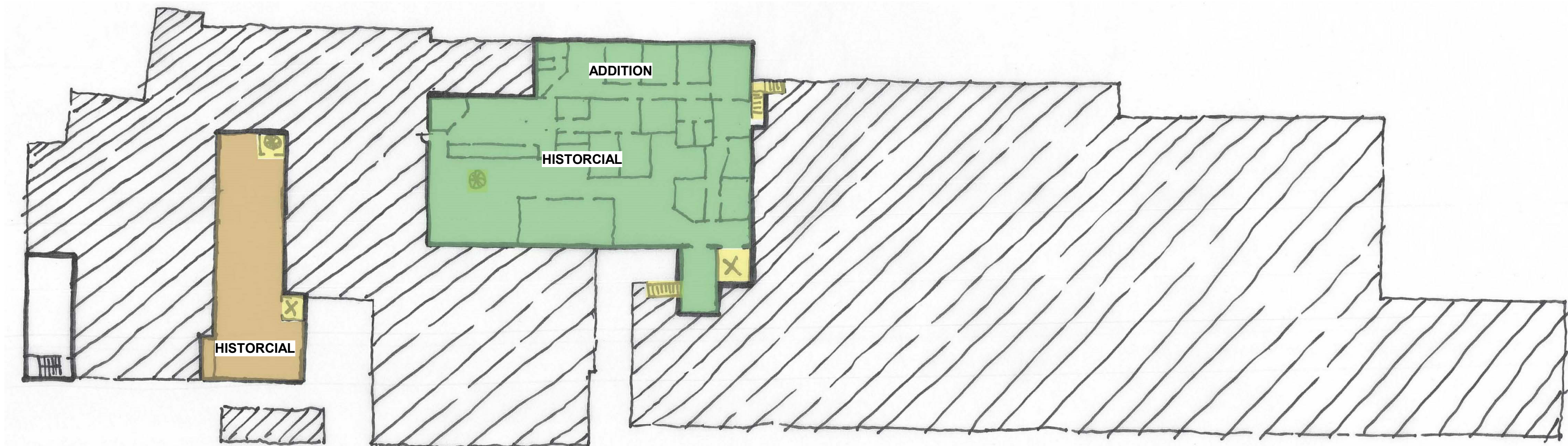


5 3D - LOOKING NORTH/WEST



6 3D - LOOKING SOUTH/EAST

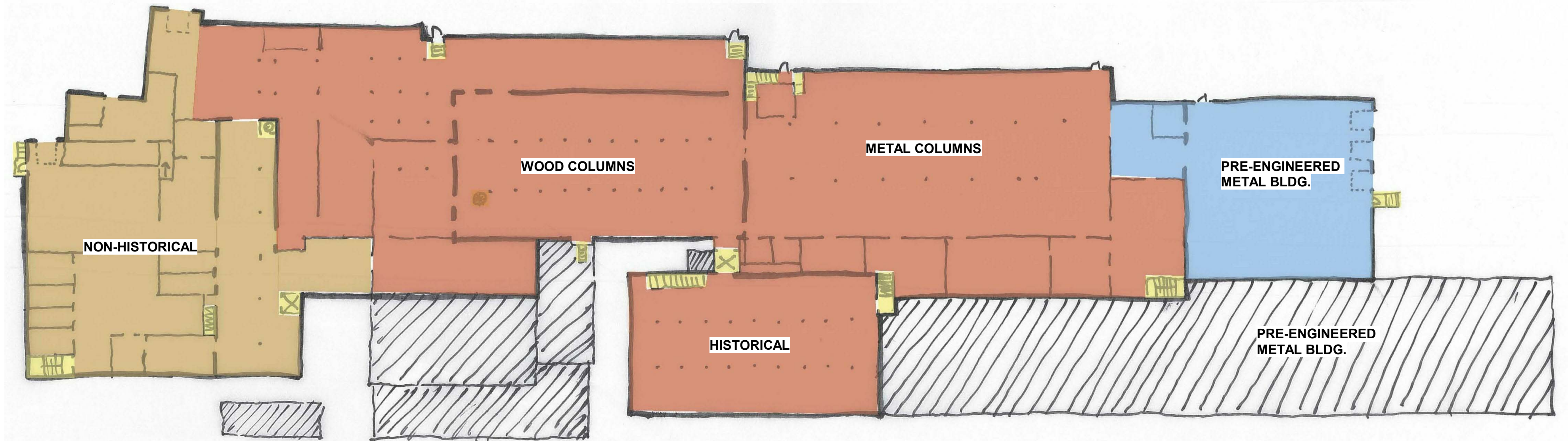
FOURTH FLOOR



CMU
3,800 SF

OFFICE AREA
9,000 SF

2ND & 3RD FLOOR



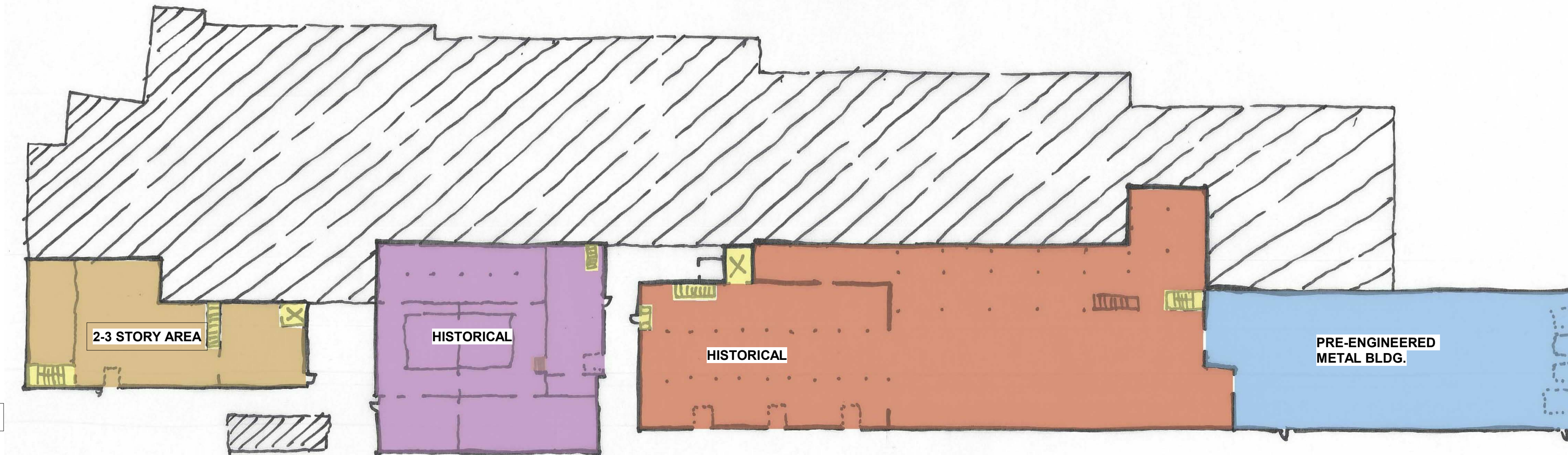
CMU
11,000 SF

BRICK
39,500 SF

METAL
8,000 SF

FIRST FLOOR

SOUTH ACCESS



CMU
4,300 SF

BOILER AREA
7,400 SF

BRICK
16,500 SF

METAL
8,300 SF

PEACEFUL WARRIOR CAMPUS 3-1-21

Schematic Design:	
Design Development	
Bidding:	
Permit:	
ISSUE DATE:	2/4/20
POST BID/PERMIT REVISIONS:	
No.	Date Description

PROJECT NO.	2018-32
DRAWN BY	JCL
CHECKED BY	LBA
SHEET	8 OF 5



1 COA STORM AND WATER MAIN DRAWING
12" = 1'-0"

PEACEFUL WARRIOR CAMPUS 3-1-21
1 inch = 81 feet

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ADAPTIVE REUSE
MIXED-USE BUILDING
911 N Lake St
CLIENT REP: GOR BLUMIN (847) 414-3199

Schematic Design	
Design Development	
Bidding	
Permit	
ISSUE DATE	2/4/20
POST BID/PERMIT REVISIONS:	
No.	Date Description
PROJECT NO.	2018-32
DRAWN BY	-
CHECKED BY	-
SHEET	3 OF 5

COA STORM,
WATER MAIN,
SEWER

