



SPEC WAREHOUSE

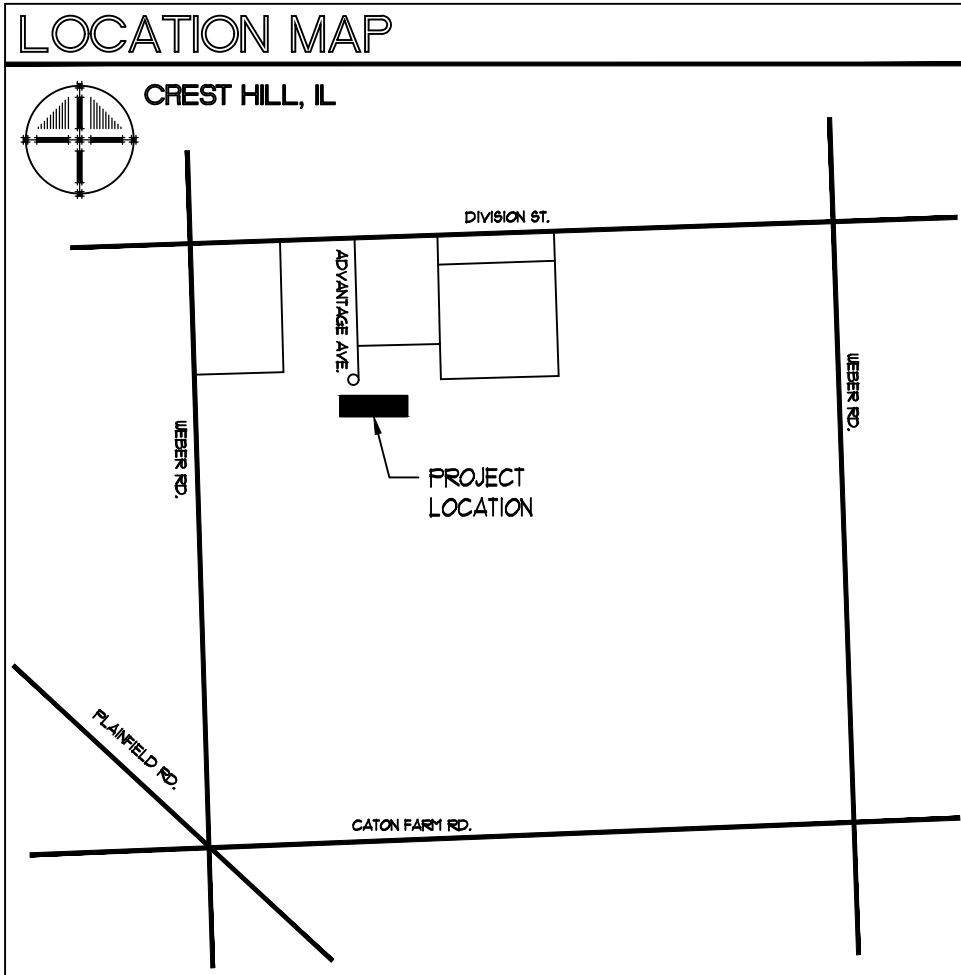
Crest Hill Industrial Park

ADVANTAGE AVENUE, CREST HILL, IL

MIDWEST

INDUSTRIAL FUNDS

REAL ESTATE INVESTMENT & DEVELOPMENT



PROJECT DATA	
APPLICABLE CODES:	
BUILDING:	2015 INTERNATIONAL BUILDING CODE WITH CITY OF CREST HILL AMENDMENTS
ELECTRICAL:	2020 NATIONAL ELECTRIC CODE WITH CITY OF CREST HILL AMENDMENTS
MECHANICAL:	2015 MECHANICAL CODE WITH CITY OF CREST HILL AMENDMENTS
PLUMBING:	2014 IL STATE PLUMBING CODE WITH CITY OF CREST HILL AMENDMENTS
FIRE:	2015 INTERNATIONAL FIRE CODE WITH CITY OF CREST HILL AMENDMENTS
ENERGY:	2021 ILLINOIS ENERGY CONSERVATION CODE WITH CITY OF CREST HILL AMENDMENTS
ACCESSIBILITY:	2015 ILLINOIS ACCESSIBILITY CODE
BUILDING CLASSIFICATION:	
MIXED USE NON-SEPARATED	
S-1 (MODERATE-HAZARD STORAGE)	
F-1 (MODERATE-HAZARD FACTORY)	
B (BUSINESS)	
CONSTRUCTION CLASSIFICATION:	
TYPE IIB - UNPROTECTED WITH AUTOMATIC SPRINKLER SYSTEM	
BUILDING AREA:	150,001 SF.

GENERAL NOTES	
1. DO NOT SCALE DRAWINGS.	
2. CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND DIMENSIONS.	
3. EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.	
4. ALL WORK SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES FOR RESPECTIVE TRADES.	

SHEET INDEX	
T1	TITLE SHEET
ARCHITECTURAL	
A11	SITE PLAN & DETAILS
A31	OVERALL BUILDING PLAN
A41	EXTERIOR ELEVATIONS

ABBREVIATIONS			
ALT	ALTERNATE	HDUR	HARDWARE
A/E	ARCHITECT/ENGINEER	HM	HOLLOW METAL
AF	ABOVE FINISH FLOOR	HT	HEIGHT
ALUM	ALUMINUM	HU	HOT WATER
BD	BOARD	INT	INTERIOR
B/O	BOTTOM OF	INSUL	INSULATION
CFT	CARPET	JT	JOINT
CL	CENTER LINE	LAV	LAVATORY
CLG	CEILING	MFR	MANUFACTURER
CJ	CONTROL JOINT	MIN	MINIMUM
CMU	CONCRETE MASONRY UNIT	MO	MASONRY OPENING
CONC	CONCRETE	MTL	METAL
CONT	CONTINUOUS	NIC	NOT IN CONTRACT
CO	CLEAN OUT	NTS	NOT TO SCALE
CW	COLD WATER	OC	ON CENTER
CT	CERAMIC TILE	OCF	OWNER FURNISHED, CONTRACTOR TO INSTALL
DBL	DOUBLE	OPP	OPPOSITE
DF	DRINKING FOUNTAIN	FLYUD	FLYWOOD
DIA	DIAHETER	FL	FLATE
DI	DIMENSION	FL	FLATE
DN	DOWN	FT	FORCELAIN TILE
DR	DOOR	QT	QUARRY TILE
D8	DOWNSPOUT	REQD	REQUIRED
DTL	DETAIL	REQD	REQUIRED
DWG	DRAWING	RO	ROUGH OPENING
EA	EACH	SH	SHEET
EFS	EXTERIOR INSULATION AND FINISH SYSTEM	SV	SHEET VINYL
EL	ELEVATION	SM	SIMILAR
EJ	EXPANSION JOINT	SS	SOLID SURFACE
EQ	EQUAL	SS	STAINLESS STEEL
EQUIP	EQUIPMENT	STD	STANDARD
EXIST	EXISTING	SAT	SUSPENDED ACOUSTIC TILE
EXT	EXTERIOR	TBD	TO BE DETERMINED
EWC	ELECTRIC WATER COOLER	TEMP	TEMPORARY
FEC	FIRE EXTINGUISHER	T/O	TOP OF
FIN	FINISH	T&G	TONGUE AND GROOVE
FD	FLOOR DRAIN	TR	TYPICAL
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
FRP	FIBERGLASS REINFORCED PLASTIC	VCT	VINYL COMPOSITION TILE
GA	GAUGE	VB	VINYL BASE
GALV	GALVANIZED	VF	VERIFY IN FIELD
GYP BD	GYPSUM BOARD	WD	WOOD
		WUF	WELDED WIRE FABRIC

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CLIENT:

MIDWEST INDUSTRIAL FUNDS

22 W. 22ND STREET, SUITE 400,

OAK BROOK, IL 60533

ATTN: PAT SCHANER

PartnersinDesign

ARCHITECTS

ARCHITECT:

PARTNERS IN DESIGN ARCHITECTS

2610 LAKE COOK ROAD, SUITE 280

RIVERWOODS, ILLINOIS 60075

PHONE: 847.940.0300

ATTN: CHAD SILVESTER, AIA

SE

CIVIL ENGINEER:

SFACECO INC.

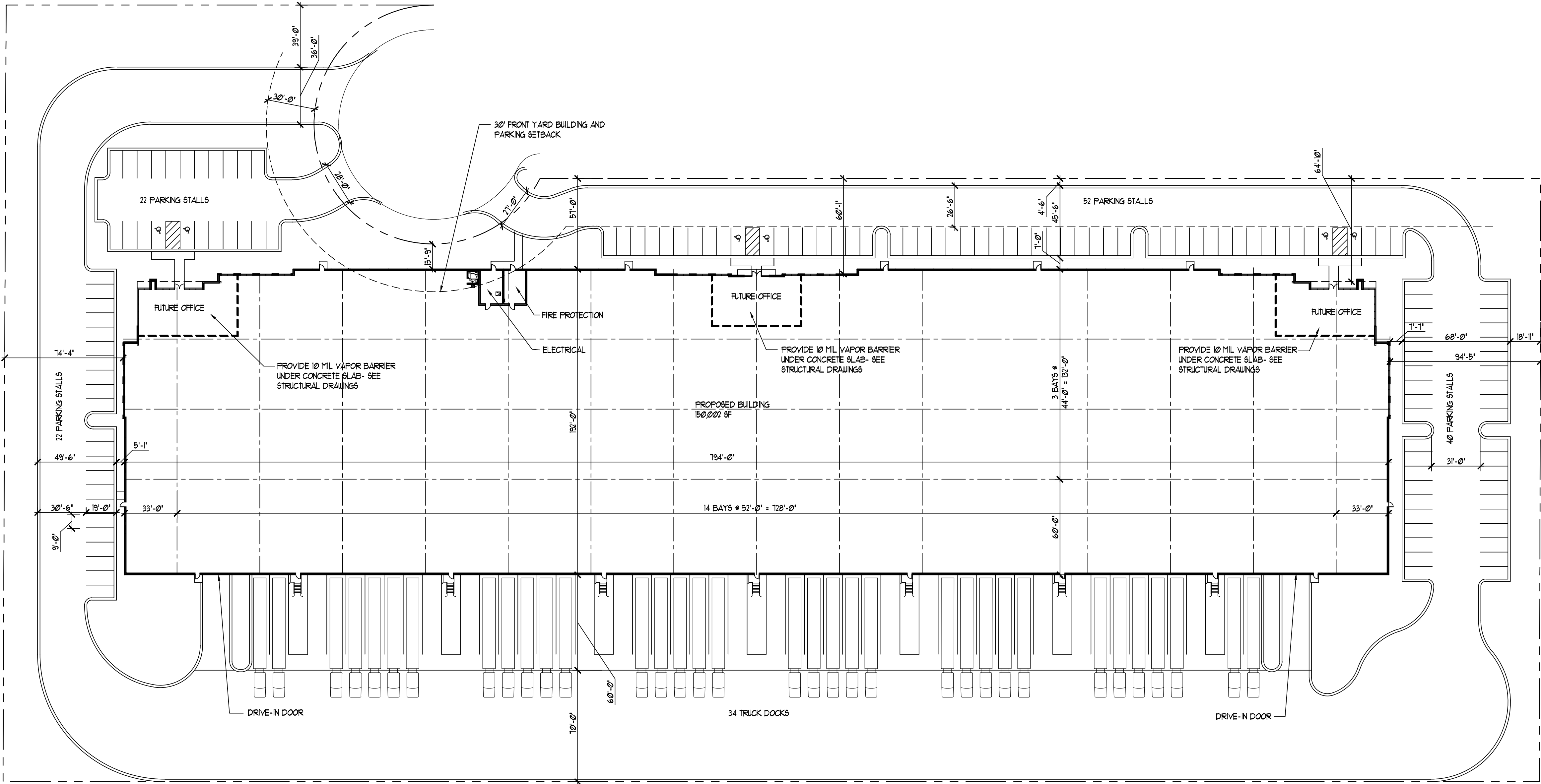
3515 WEST HIGGINS ROAD, SUITE 100

ROSEMONT, IL 60018

PHONE: 847.636.4060

ATTN: DANIEL STEVENS

1 SITE PLAN
DS01 1" = 40'-0"



PROJECT DATA:

SITE AREA	8.8 ACRES
IMPERVIOUS AREA	383,960.5 SF. (84.4%)
GREEN SPACE AREA	53,934.5 SF. (15.6%)
BUILDING AREA	150,002 SF.
OFFICE AREA -	15,000 SF.
WAREHOUSE AREA -	147,502 SF.
CAR PARKING SPACES REQUIRED:	
WAREHOUSE	1 / EMPLOYEE
OFFICE	1 / 250 SF.
DUE TO EMPLOYEE COUNT BEING UNKNOWN WE ARE	
BASED ON TYPICAL SF. STANDARDS	
WAREHOUSE 1/2,000 SF. = 12	
OFFICE 1/250 SF.	= 30
PARKING STALLS REQUIRED	102
CAR PARKING SPACES PROVIDED	136
TRUCK DOCKS	34
DRIVE-IN DOORS	2

REVISIONS:

SPEC WAREHOUSE
Crest Hill Industrial Park
SITE PLAN & DETAILS

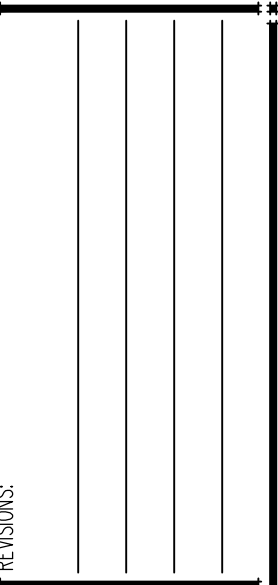
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PartnersinDesign
ARCHITECTS

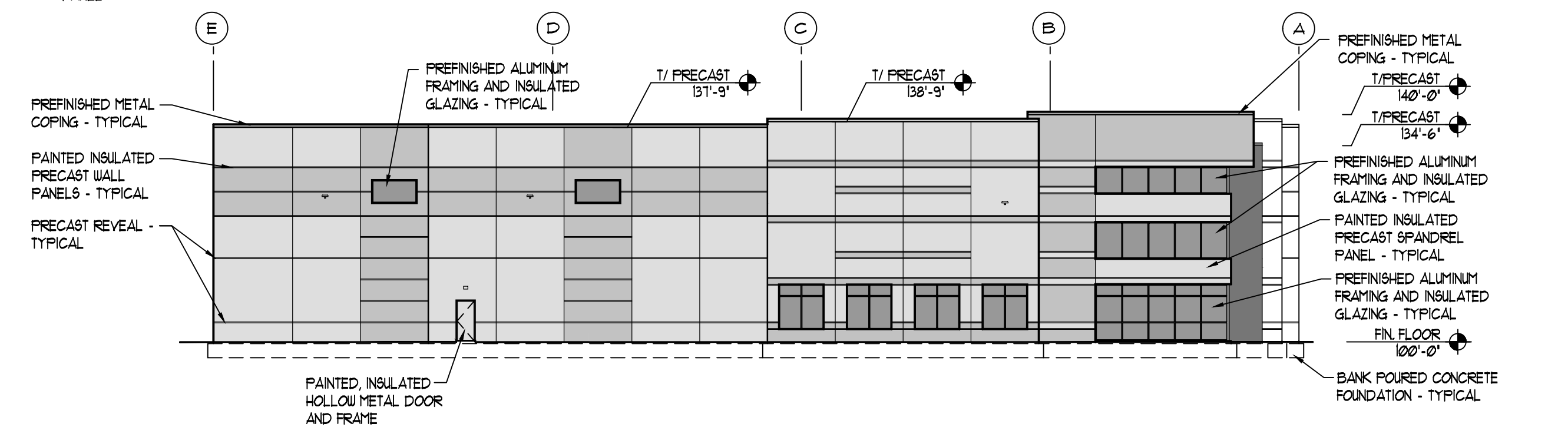
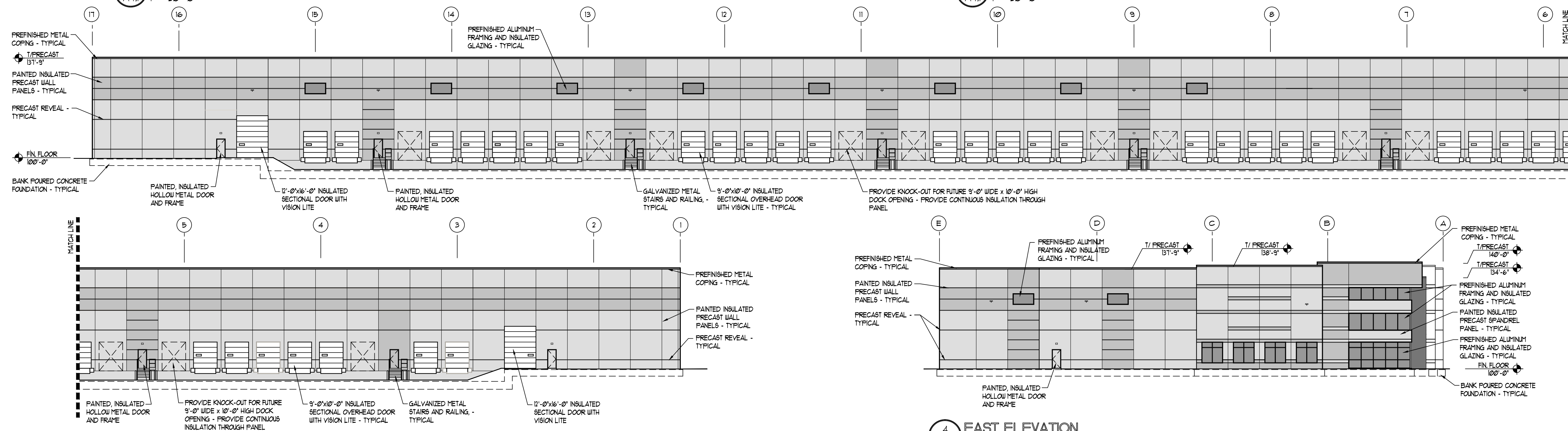
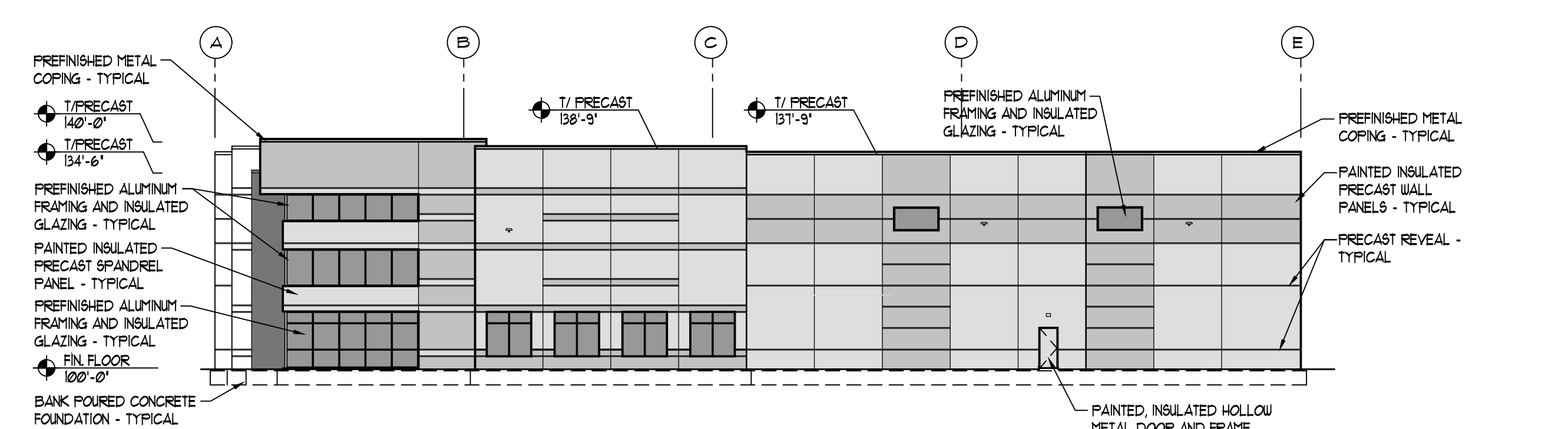
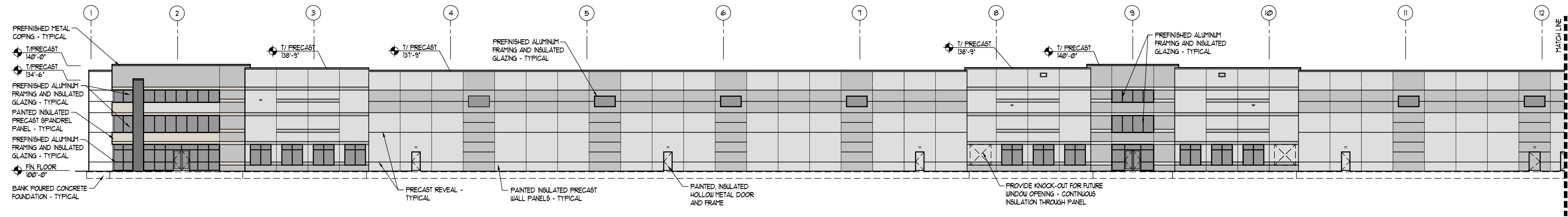


PROJECT NO.:
86522.032
DRAWN BY: CT9
CHECKED BY: YMG
DATE:
06.04.24
SHEET NO.:

A1.1



A3.1



EXTERIOR FINISHES:

PAINT COLORS:		METAL COPIING	PIPE BOLLARDS
COLOR 1 (FIELD COLOR)		FAC-CLAD	PAINT SAFETY YELLOW
SHERWIN-WILLIAMS		STONE WHITE (PRECAST WALLS, TYPICAL)	
COLOR SW 7064 PASSIVE		CHARCOAL (CORNER PIER)	EXTERIOR STAIRS
			GALVANIZED STAIRS & RAILINGS
COLOR 2 (LIGHT ACCENT COLOR)		METAL CANOPY	ELEVATIONS ARE GRAPHIC REPRESENTATIONS
SHERWIN-WILLIAMS		REYNOLDBOND - CHARCOAL (AT FACE)	OF DESIGN INTENT. DUE TO THE VARIABILITY IN
COLOR SW 7066 GRAY MATTERS		FAC-CLAD - STONE WHITE (AT UNDERSIDE)	PRINTING AND SCREENS, ACTUAL COLOR
			SAMPLES SHOULD BE USED TO REVIEW COLORS.
COLOR 3 (DARK ACCENT COLOR)		STOREFRONT AND ENTRANCE DOOR SYSTEM (TYPICAL)	
SHERWIN-WILLIAMS		FRAMES - CLEAR ANODIZED ALUMINUM	
COLOR SW 7069 IRON ORE		INSULATED GLAZING - GREY TINTED (OLDCASTLE OR EQUAL)	
INSULATED GLAZING: GREY TINTED		INSULATED METAL DOORS AND FRAMES	
		PAINTED TO MATCH WALL	
		OVERHEAD DOORS	
		DRIVE-IN DOORS - PREFINISHED WHITE	
		DOCK DOORS - PREFINISHED WHITE	