



Sigwalt Apartments
Arlington Heights, IL

Location Map



43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2017

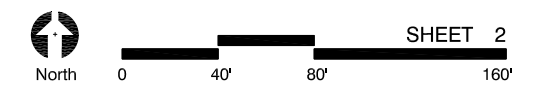


June 29, 2017 ARCHITECTS + PLANNERS, INC.



Sigwalt Apartments
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Context Site Plan



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South Chestnut Ave

8.0'
ROW Dedication

±237.0'

Balcony Above
Area Well

Area Well

Hydrant
Utilities

Project Data

	Provided	R-7 Required
Site		
Site Area (Gross, prior to Dedication)	± 41,987 sf	
Site Area (Net, after Dedication)	± 39,587 sf	± 67,800 sf (Per Unit Count)
Lot Size (Gross, prior to Dedication)	± 150' x ± 280'	
Lot Size (Net, after Dedication)	± 150' x ± 264'	
East (front) Setback	± 10.5'	48'
West (front) Setback	± 16.35'	48'
North (side) Setback	± 5'	34'
South (exterior side) Setback	± 18.3'	20'
Residential Site Data		
Dwelling Units	88	
Building Footprint	± 28,366 sf	
Gross Building Area	± 145,348 sf	
Building Area (Not including Parking)	± 100,165 sf	
% Building Lot Coverage (Building Footprint / Net Site Area)	± 72%	45%
Impervious Surface Coverage (Building and Pavement)	± 28,500 sf	
% Impervious Surface Coverage	± 73%	50%
Floor Area Ratio (FAR) (Building Area / Net Site Area)	± 2.53	2.00
One Bedroom Min. SF	650 sf	650 sf
Two Bedroom Min. SF	975 sf	750 sf
Parking	110	132
Stalls/Unit	1.25	1.50

±18.6'

±13.3'

±11.7'

±10.5'

±18.3'

±16.35'

±5.0'

±18.3'

±11.7'

±10.5'

±18.3'

±16.35'

±5.0'

±18.3'

±16.35'

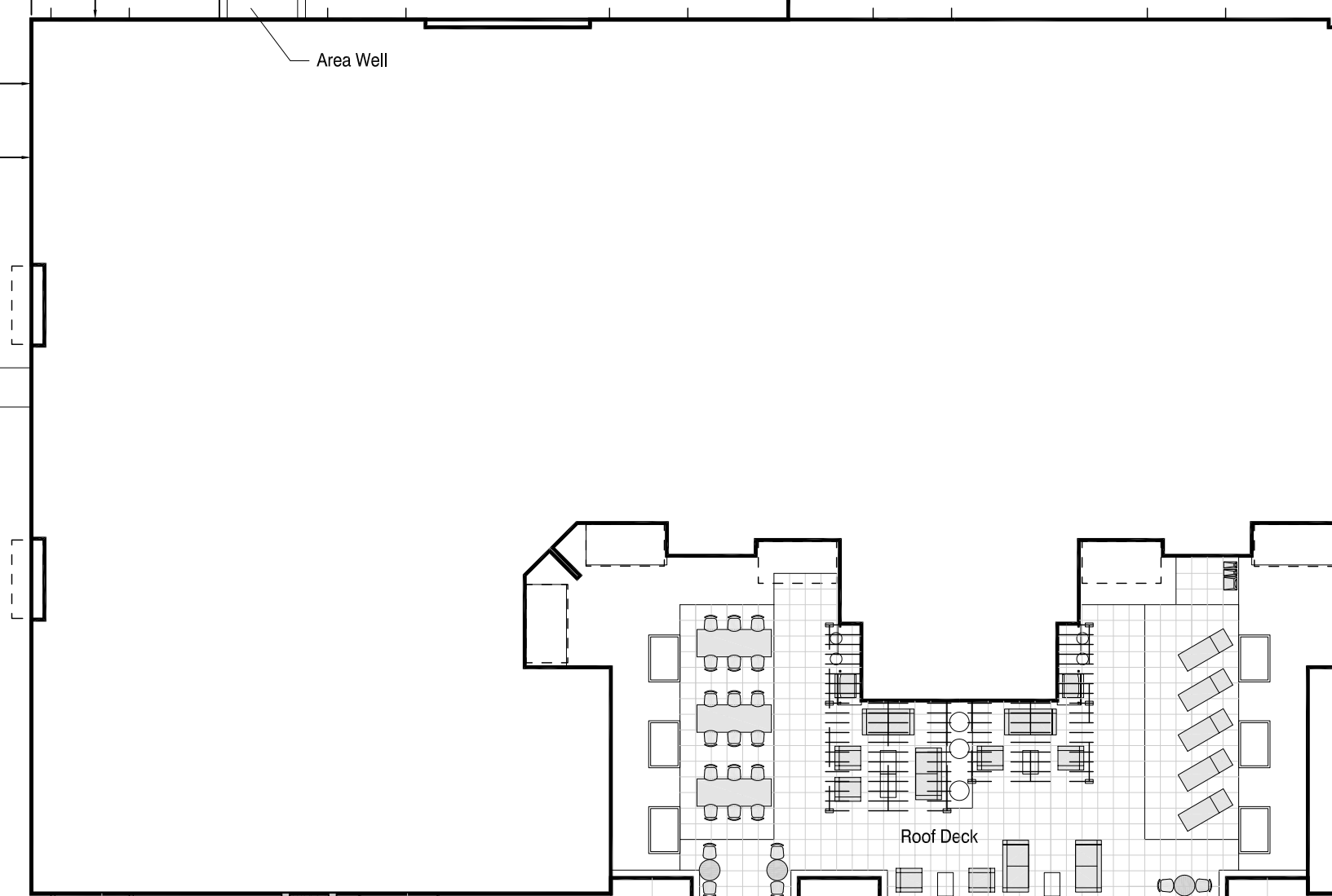
±5.0'

Transformer
Pervious Pavers
Ped. Alert Bollards

South Highland Ave

Loading Layby

8.0'
ROW Dedication



Walk Pervious Pavers

±18.3'

Bike Racks Pervious Pavers

Entry Canopy

Planter

Patio Pervious Pavers

Site Wall

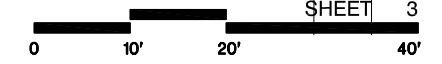
±19.9'

Hydrant

Project Sign

New Hydrant

West Sigwalt Street



SHEET 3



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Site Plan

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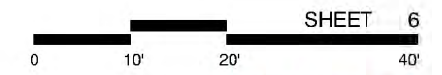
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South Elevation



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 Arlington Heights, IL



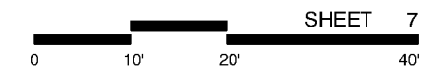
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East Elevation



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SHEET 7

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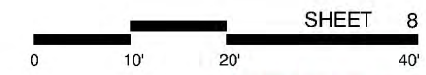
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North Elevation



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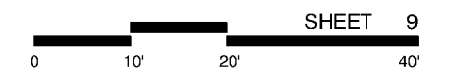
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West Elevation



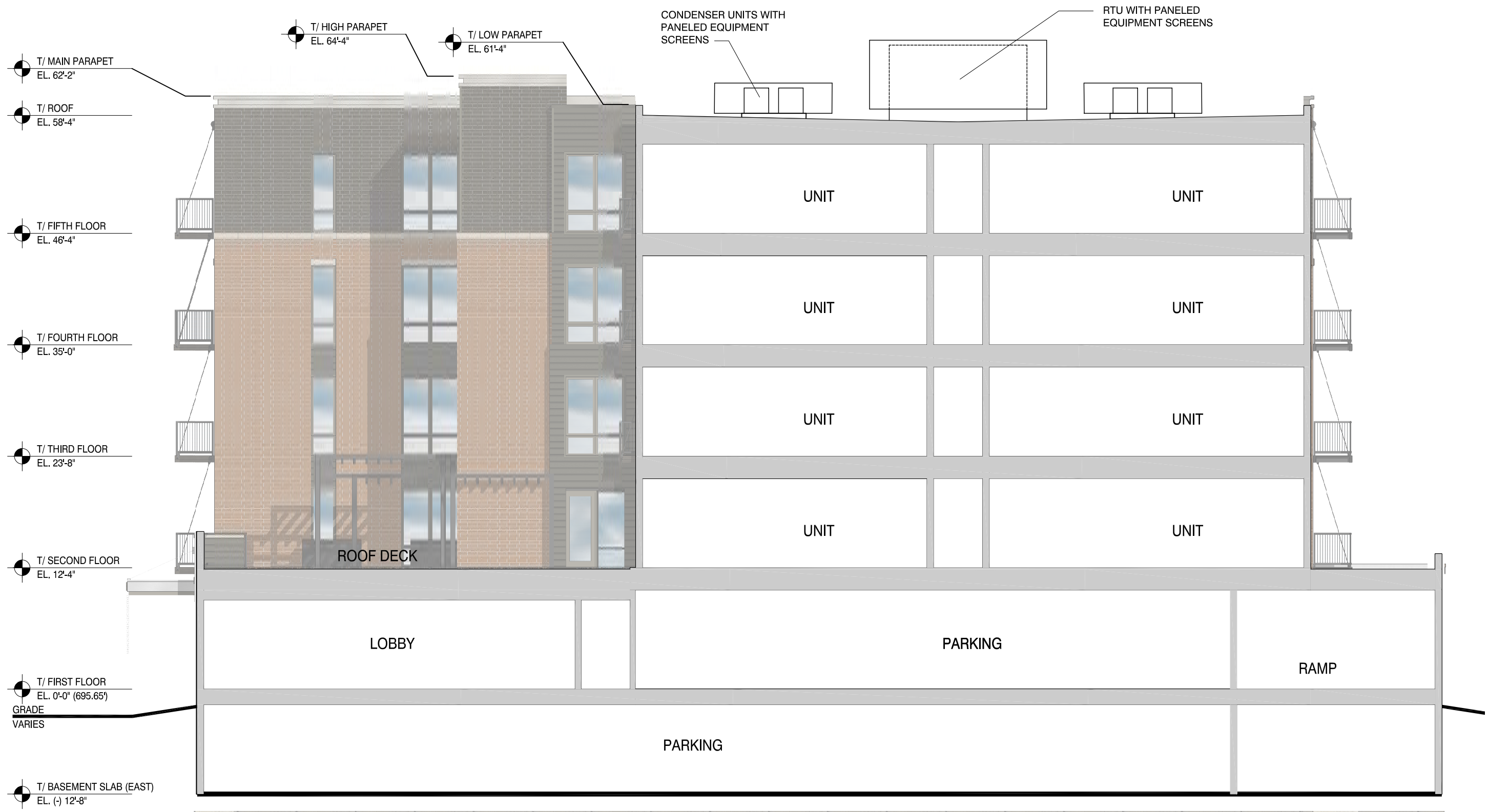
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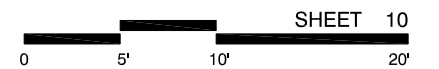


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Building Section - North South

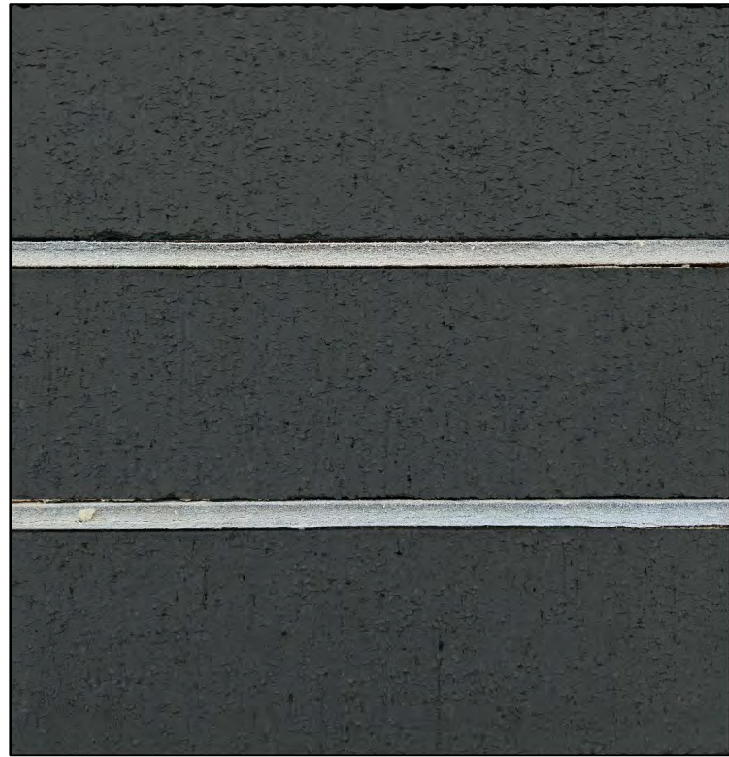


SHEET 10

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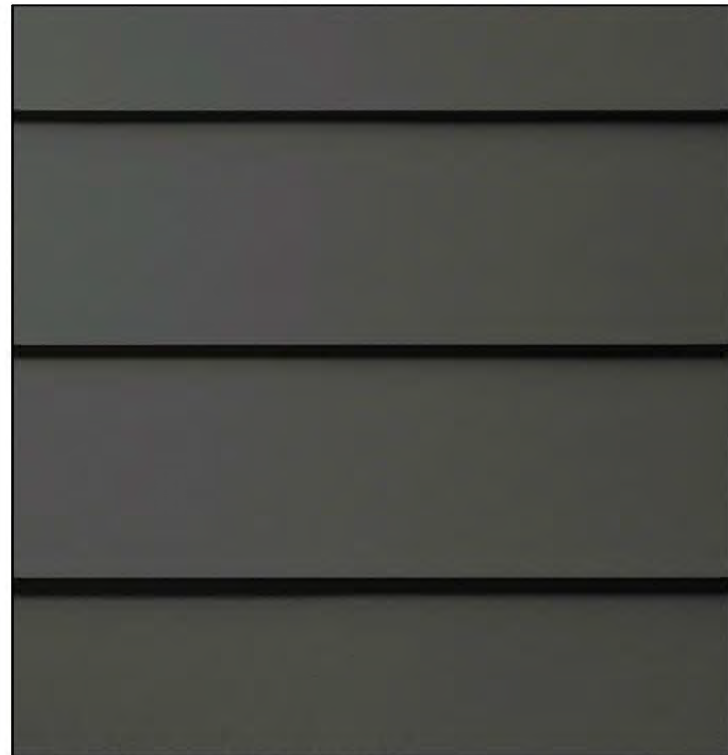
Utility Size Face Brick A



Granite Cladding



Utility Size Face Brick B

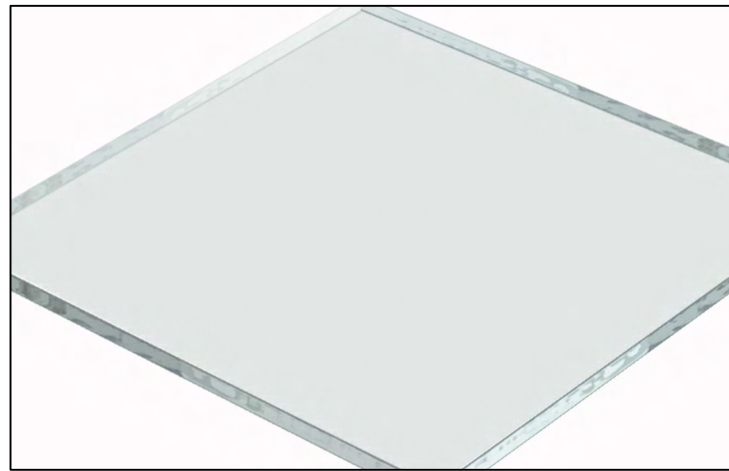


Fiber Cement Lap Siding



Building Materials





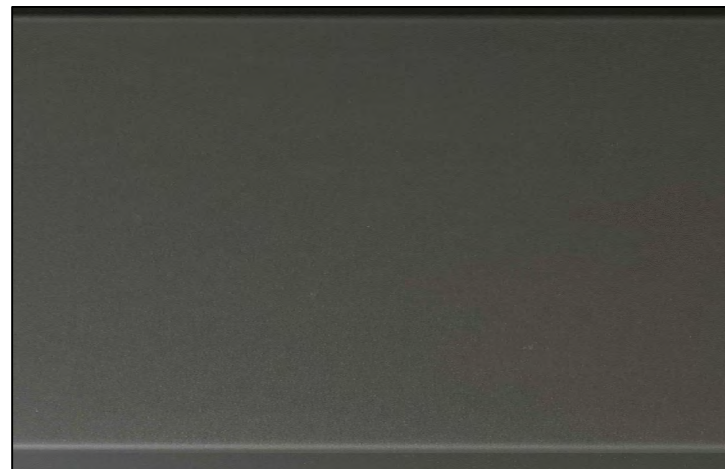
Low E coated Glass



Square Metal Picket Balcony Rail



Cast Stone Sills, Headers, & Banding

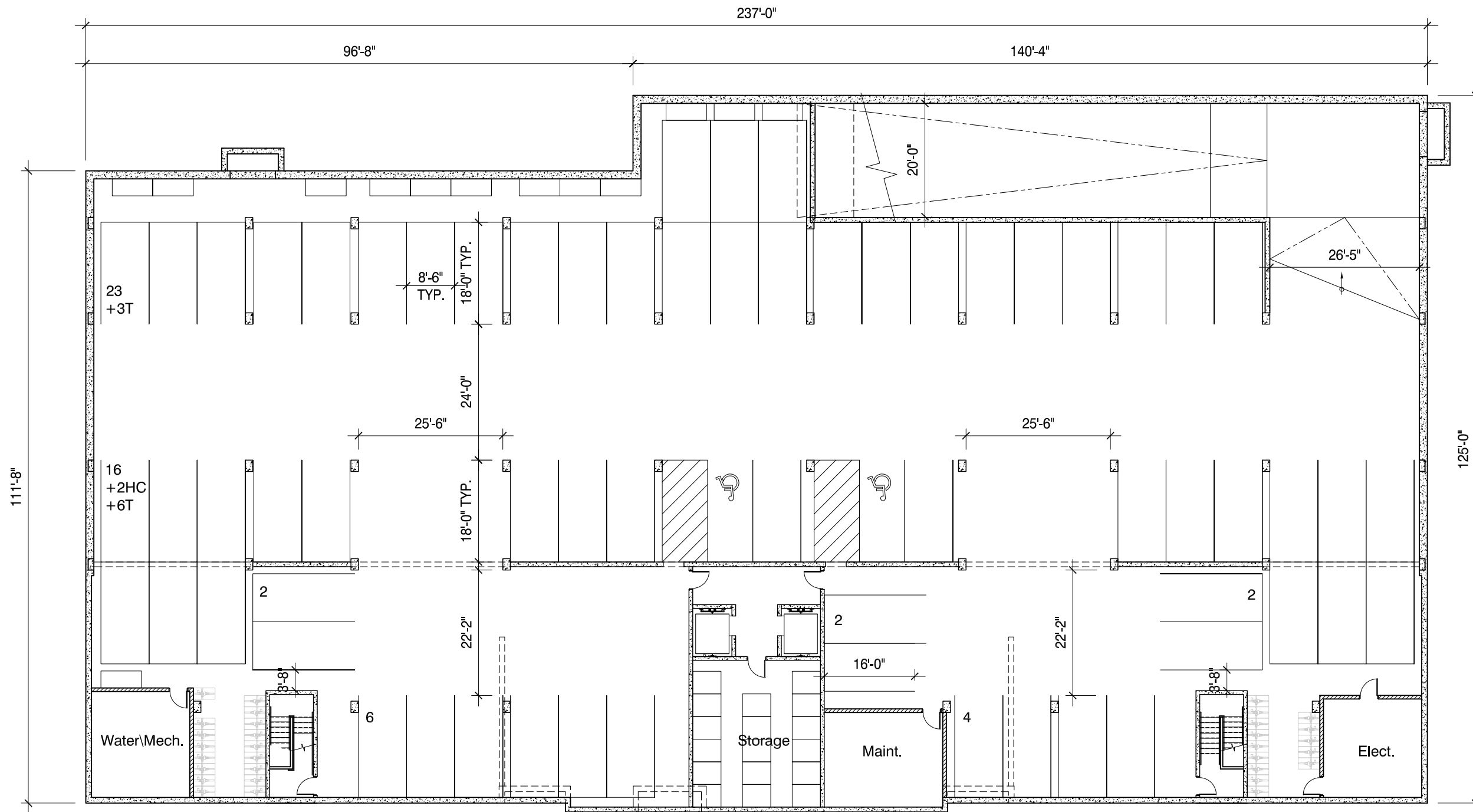


Pre-Finished Metal Balcony



Building Materials





Basement Plan



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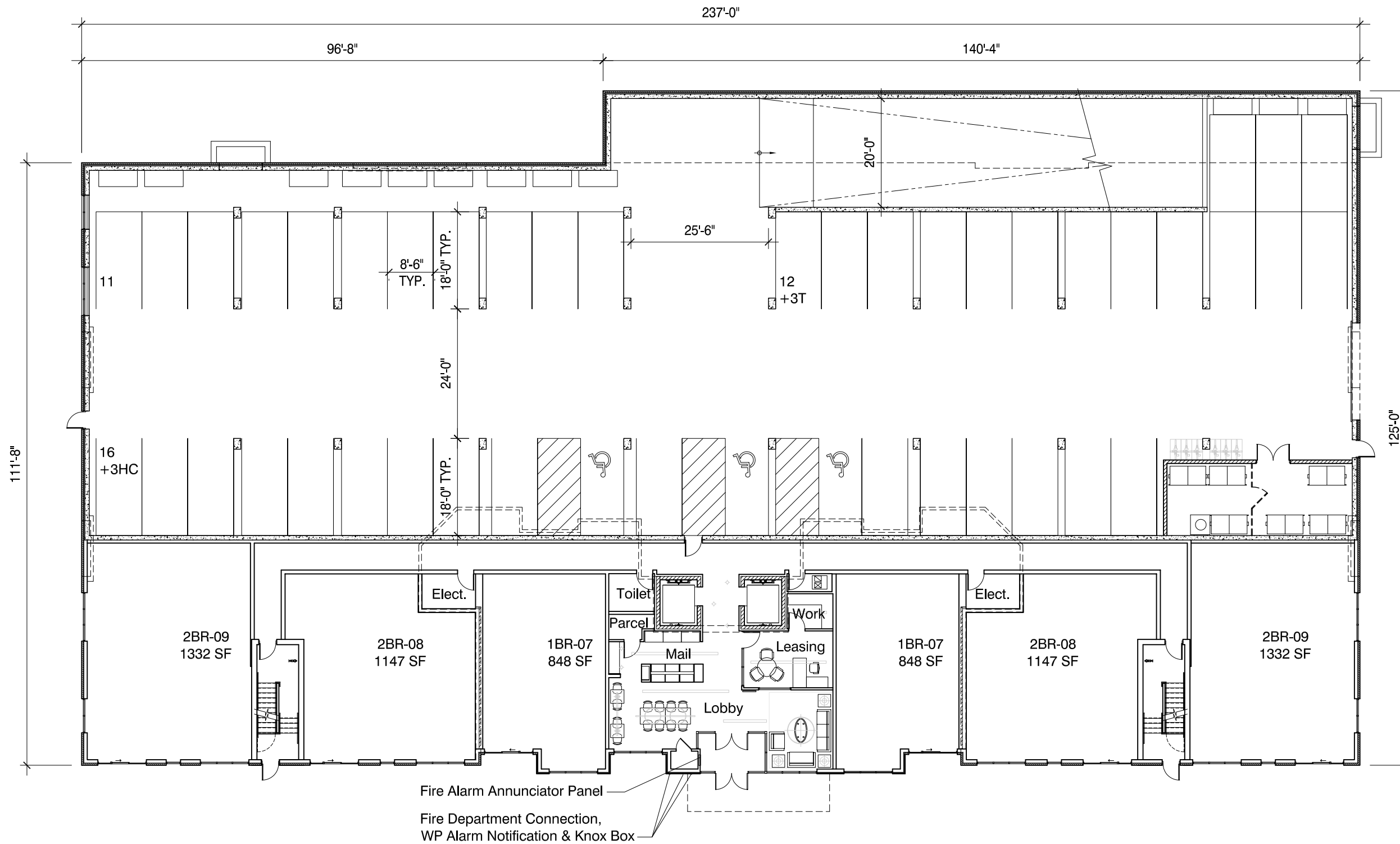


North 0 10' 20' 40' SHEET 12

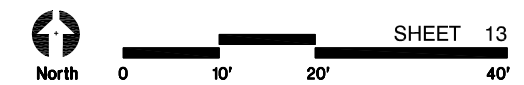
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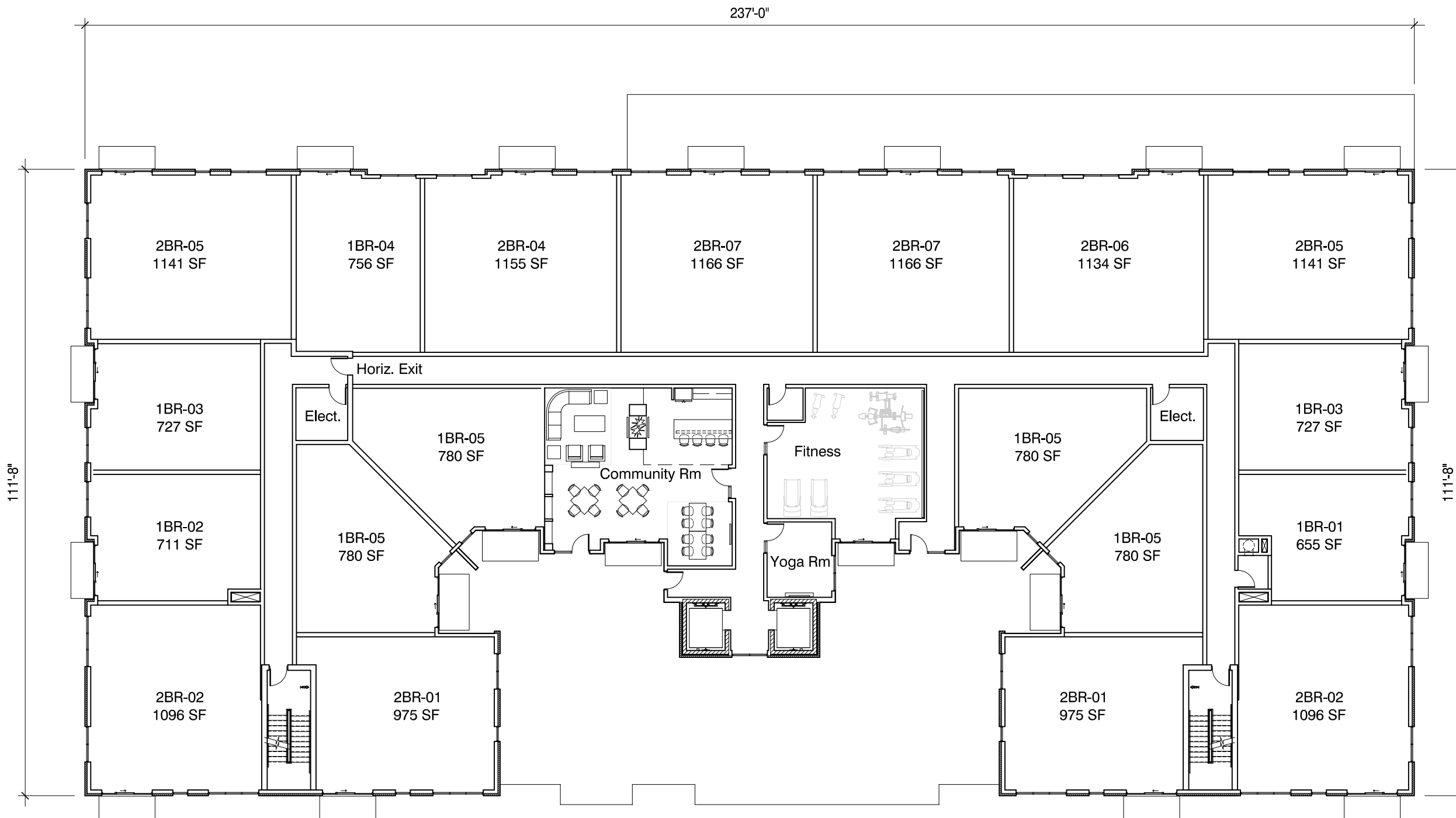
First Floor Plan



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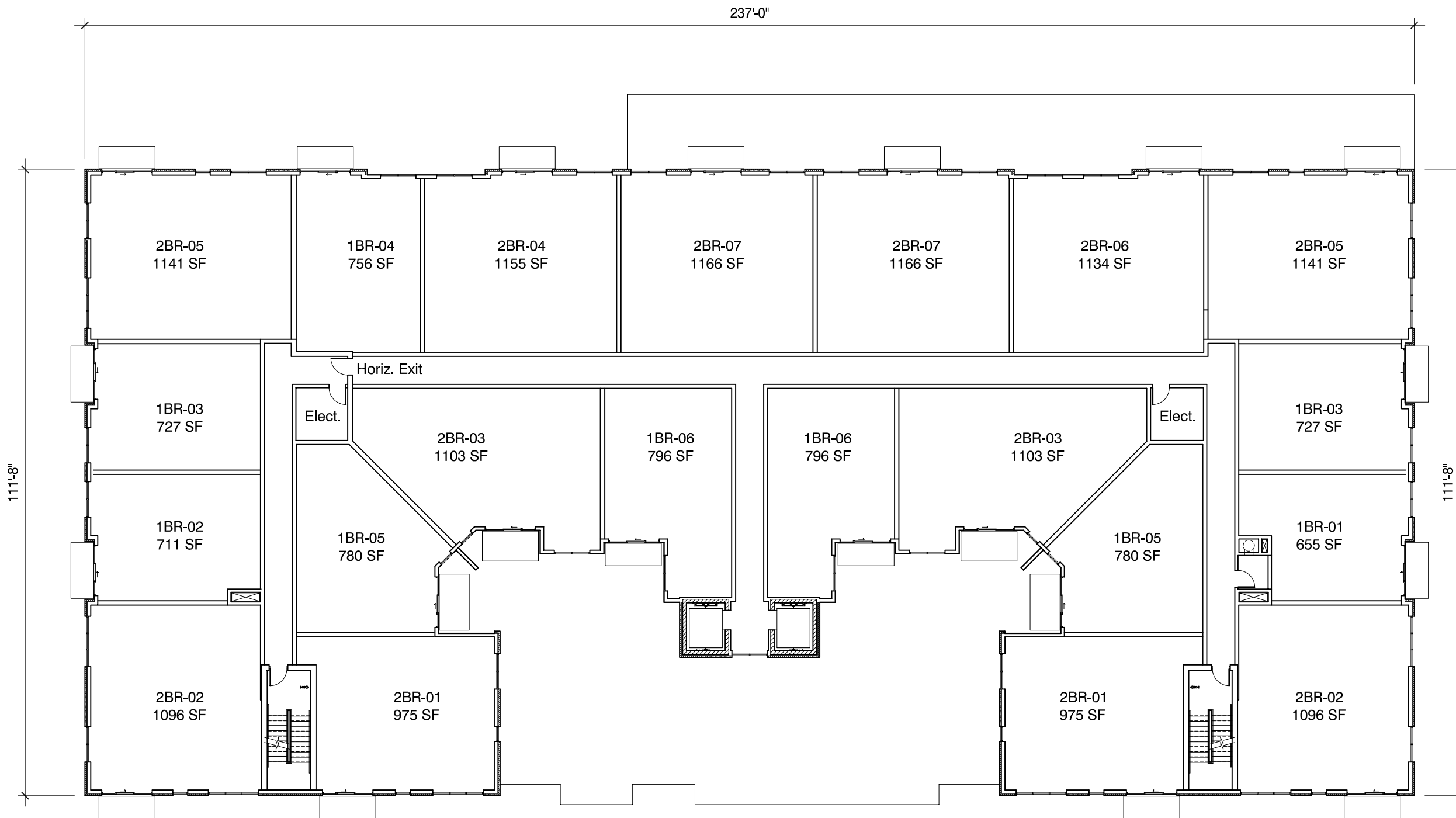
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Second Floor Plan

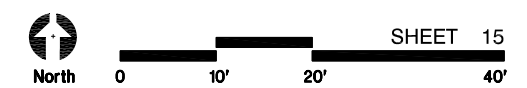




Third - Fifth Floor Plan



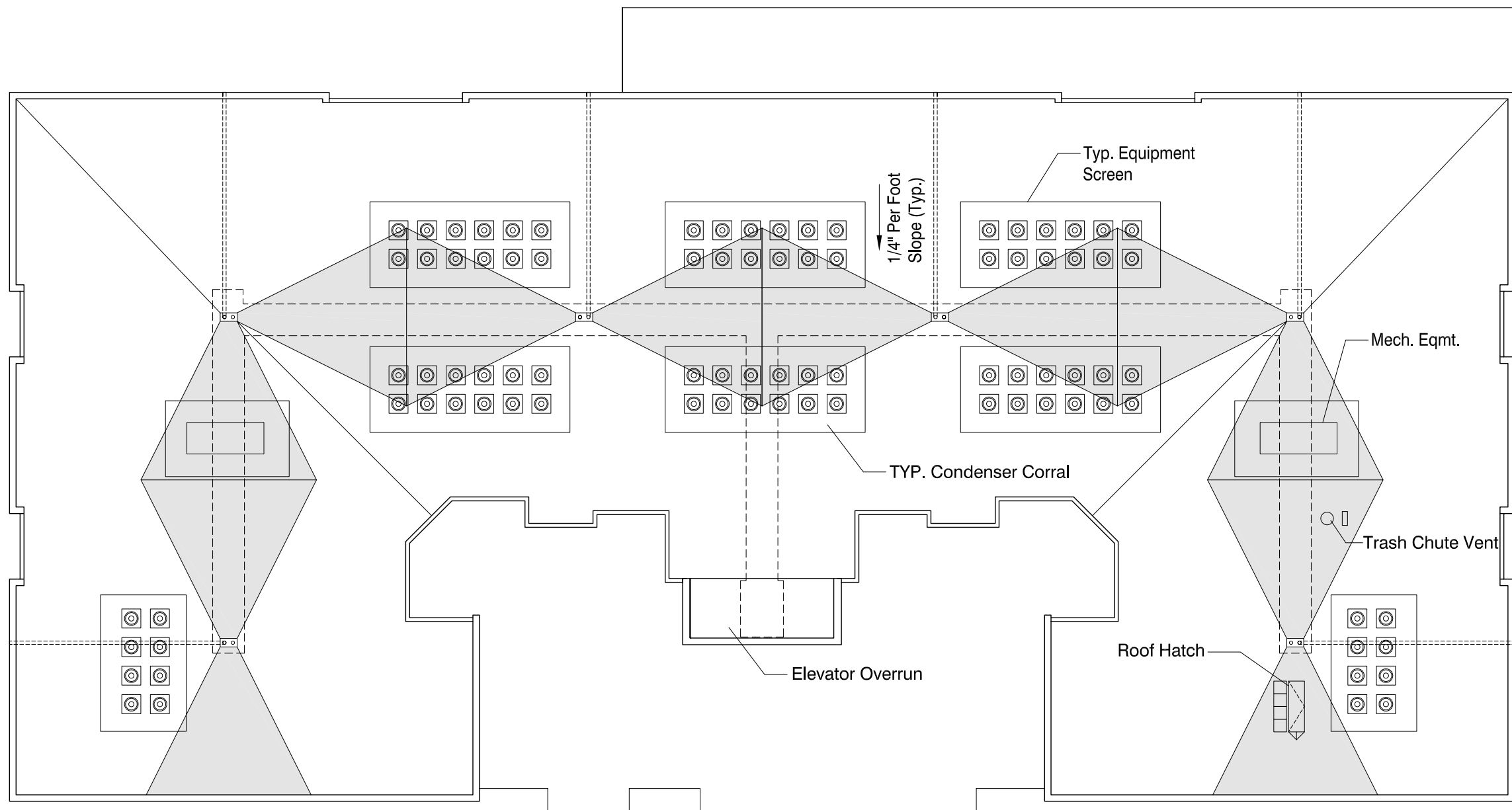
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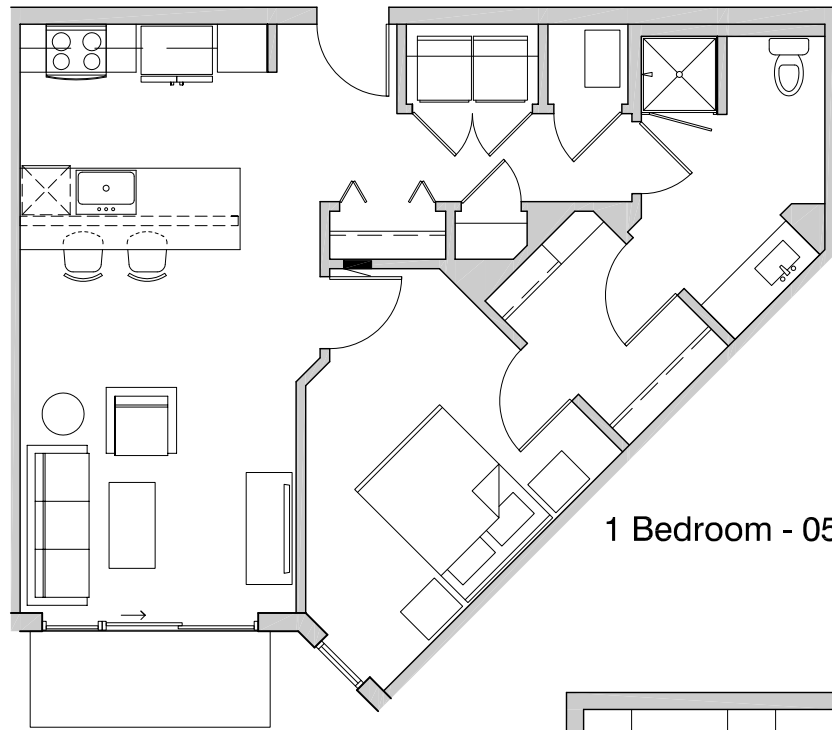
Roof Plan



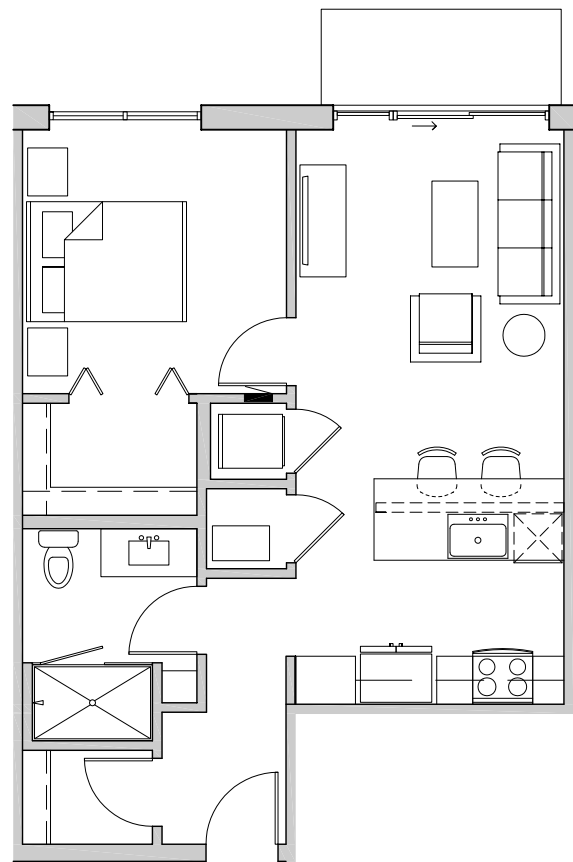
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North 0 10' 20' 40' SHEET 16

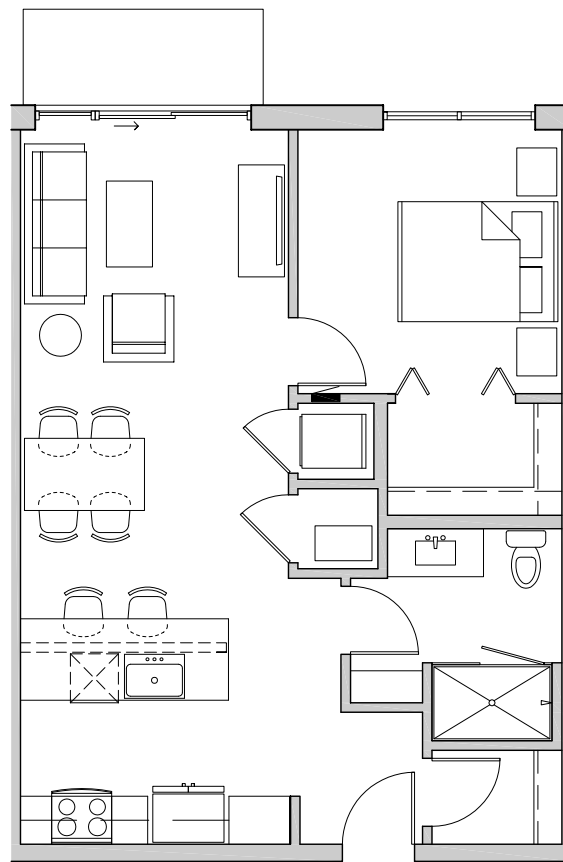
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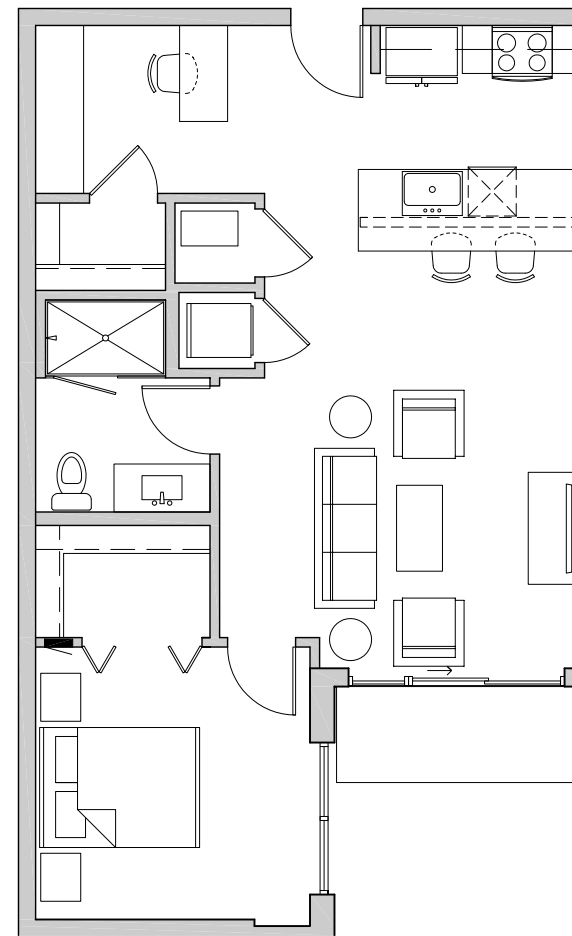
1 Bedroom - 05



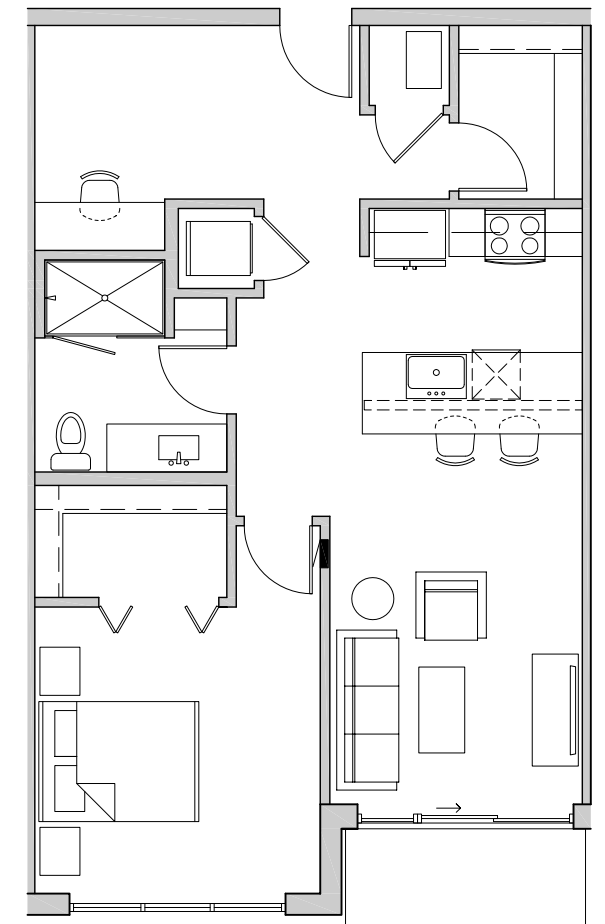
1 Bedroom - 01



1 Bedroom - 03 (02 & 04 sim.)

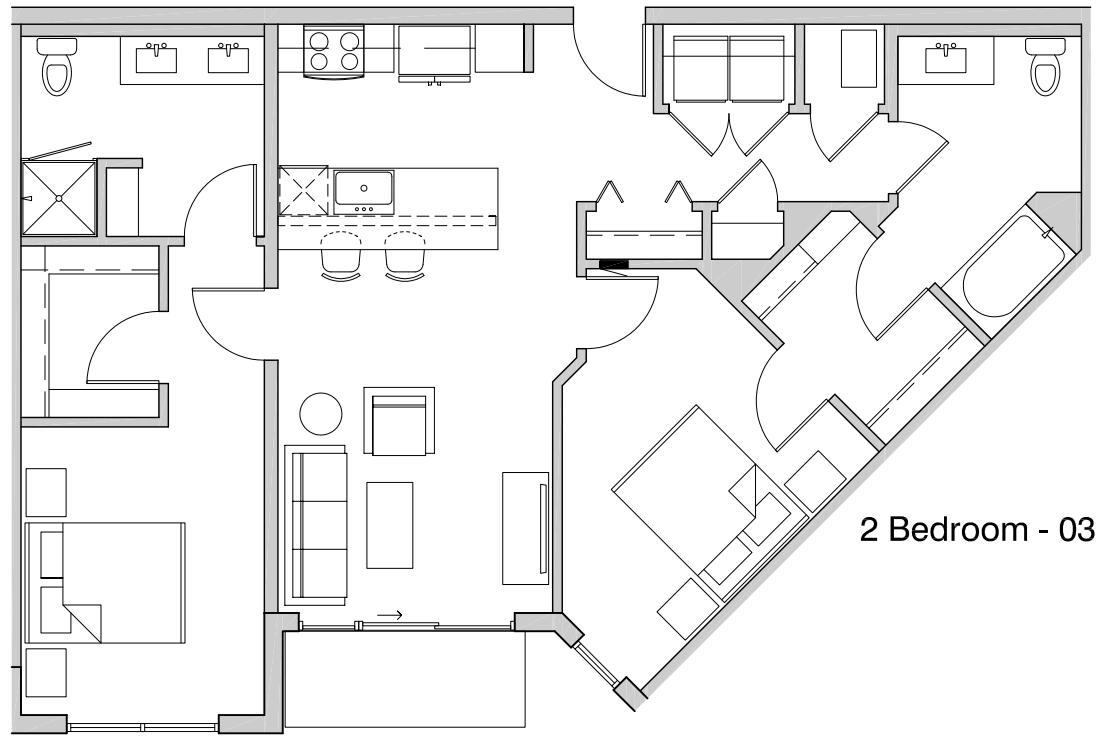


1 Bedroom - 06

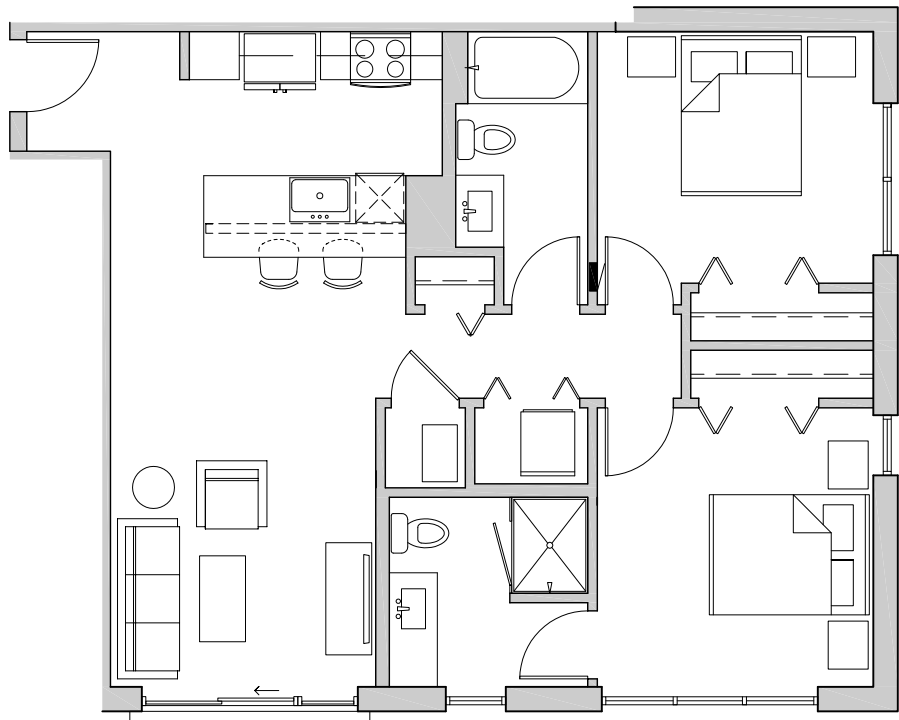


1 Bedroom - 07

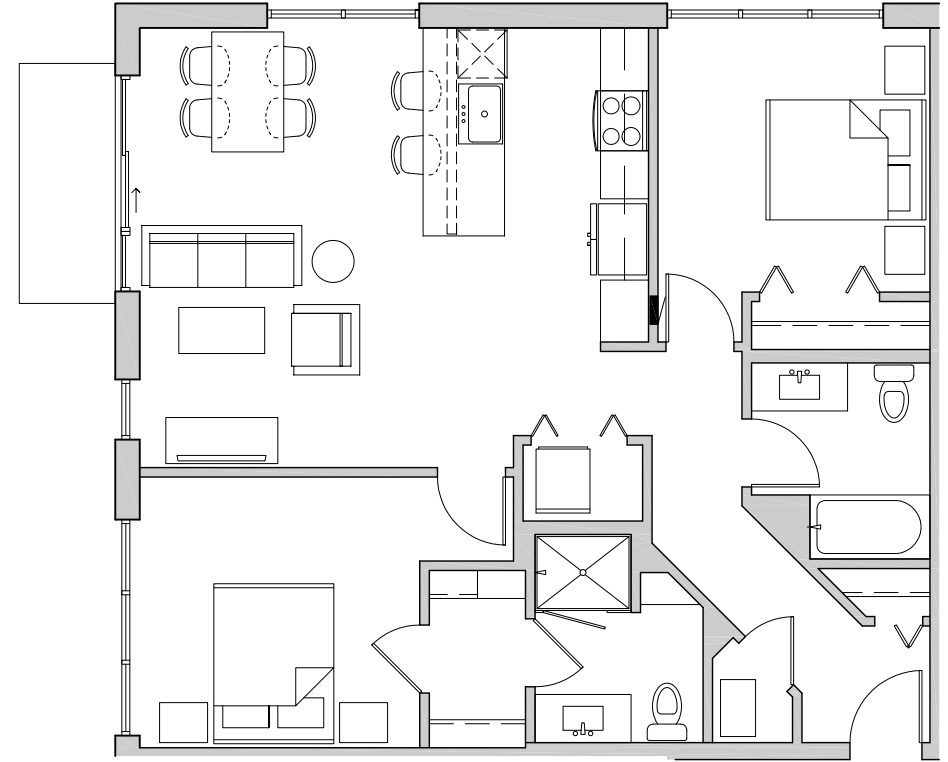




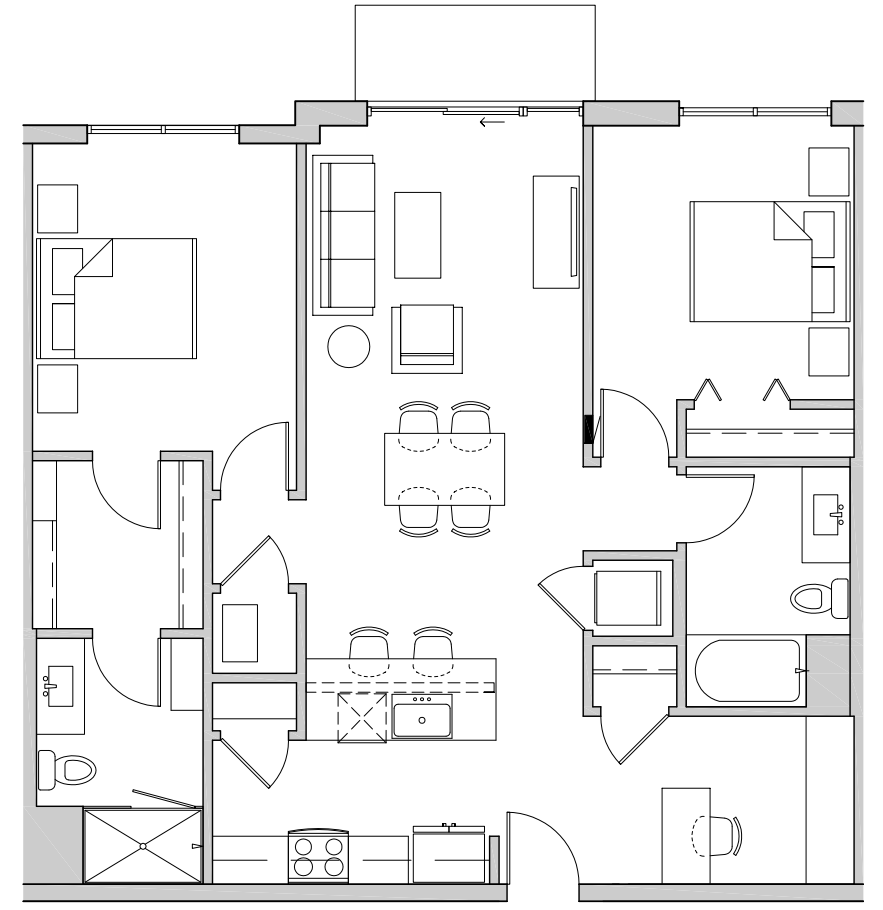
2 Bedroom - 03



2 Bedroom - 01

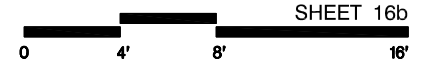


2 Bedroom - 02 (05 sim.)



2 Bedroom - 04 (07 sim.)

Conceptual Unit Plans

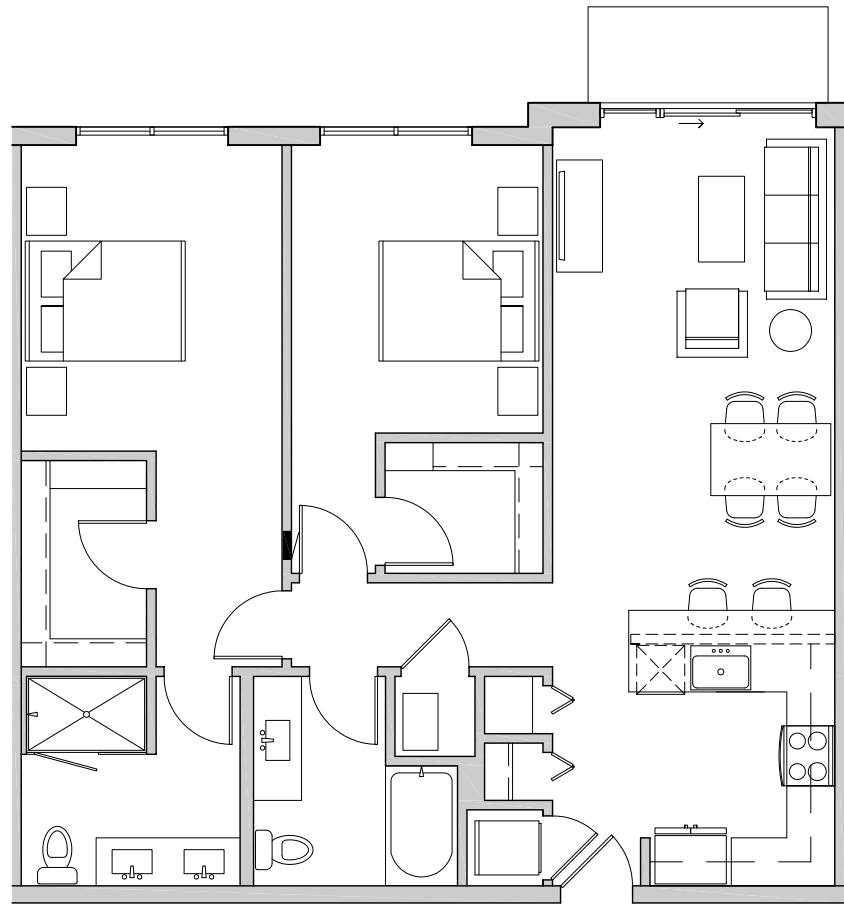


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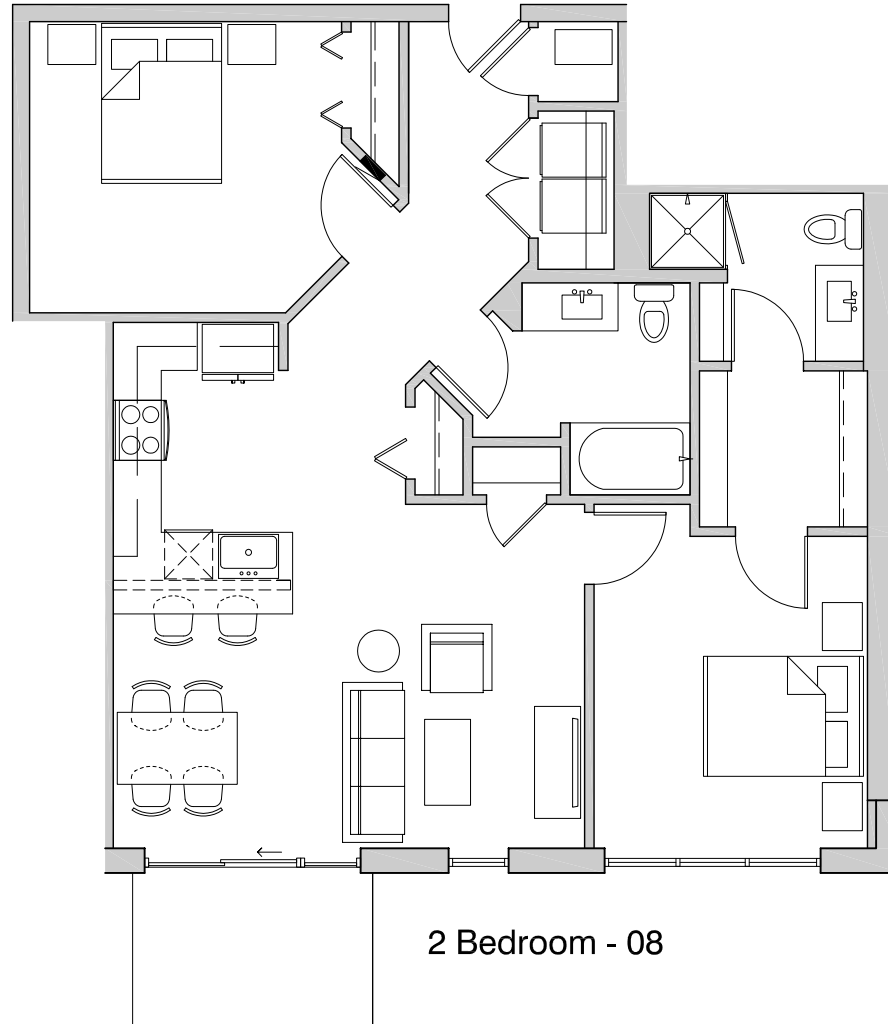
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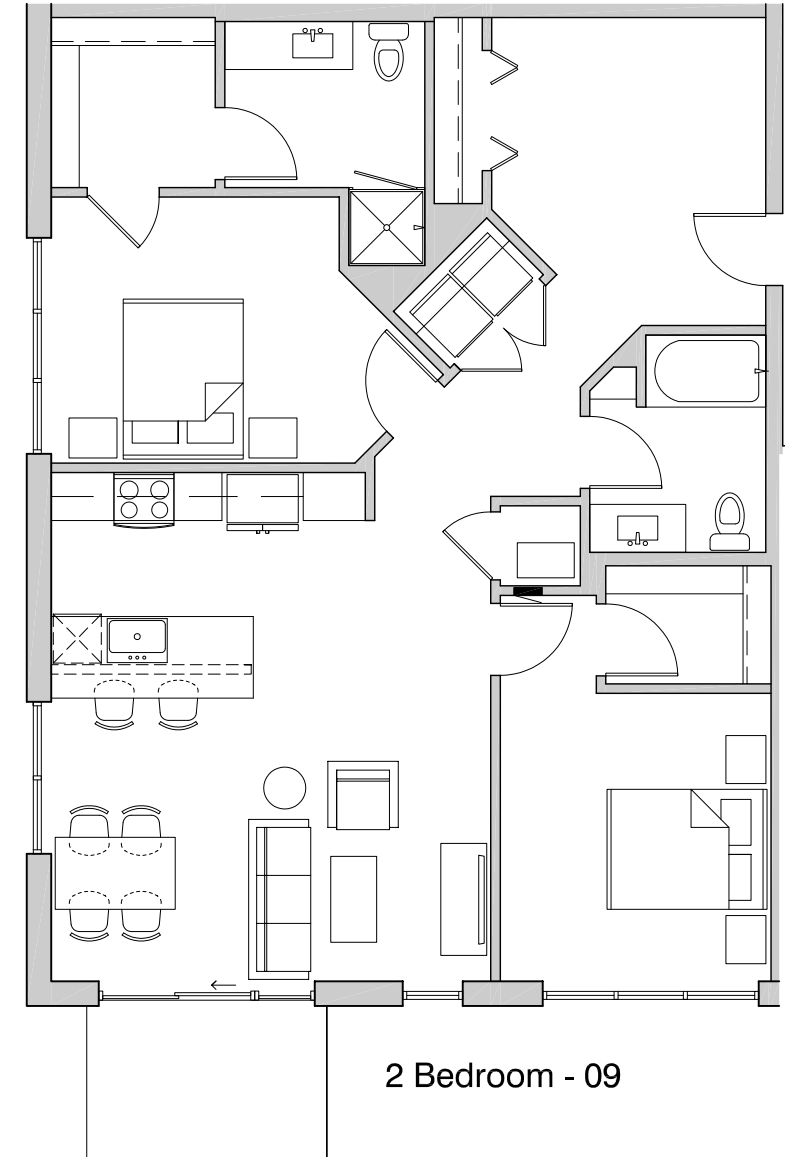
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2 Bedroom - 06



2 Bedroom - 08



2 Bedroom - 09



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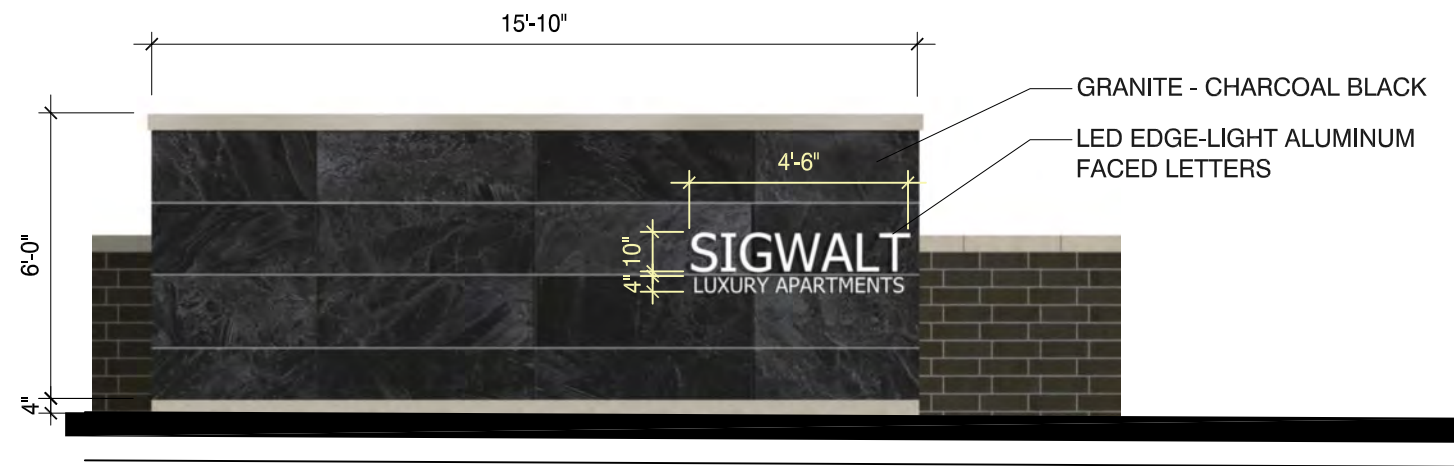
Conceptual Unit Plans



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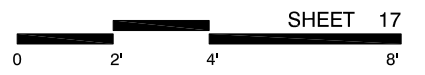


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Sigwalt Apartments
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Project Sign



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