

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'
Transformer
Pervious Pavers
Ped. Alert Bollards

South Highland Ave

Driveway

Loading Layby

8.0' ROW Dedication

±24.3'
±16.35'

Walk Pervious Pavers

±18.3'

Fire Dept Connection
Conc. Pavers

Sloped Walk

Bike Racks
Pervious Pavers

Entry Canopy

Planter

Patio Pervious Pavers

Site Wall

Hydrant

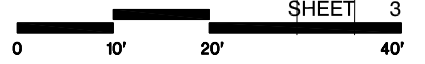
Roof Deck

Project Sign

New Hydrant

West Sigwalt Street

Site Plan



SHEET 3



Sigwalt Apartments
Arlington Heights, IL

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East Elevation



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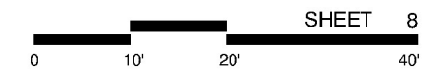
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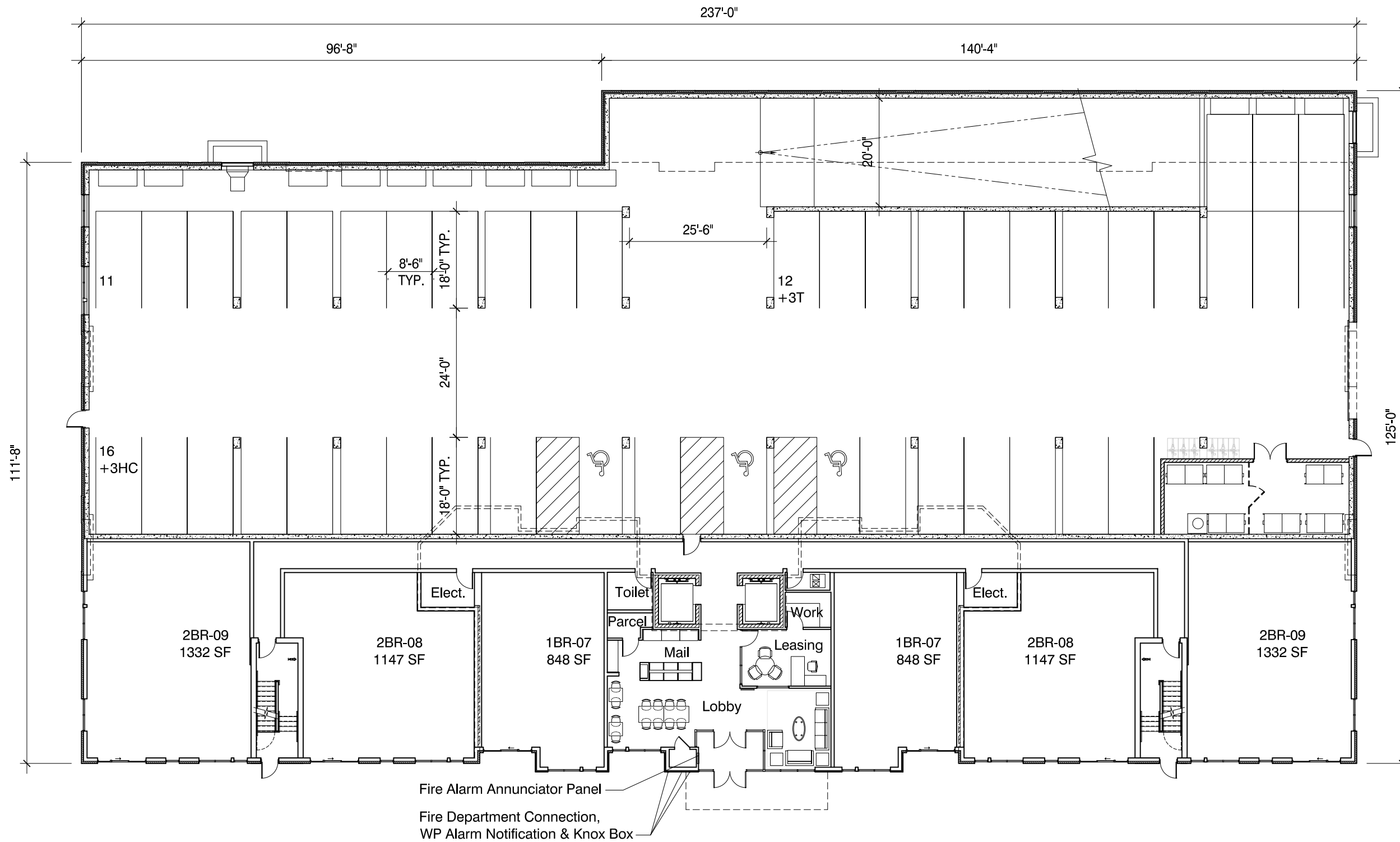
North Elevation



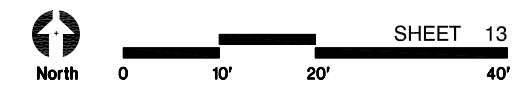
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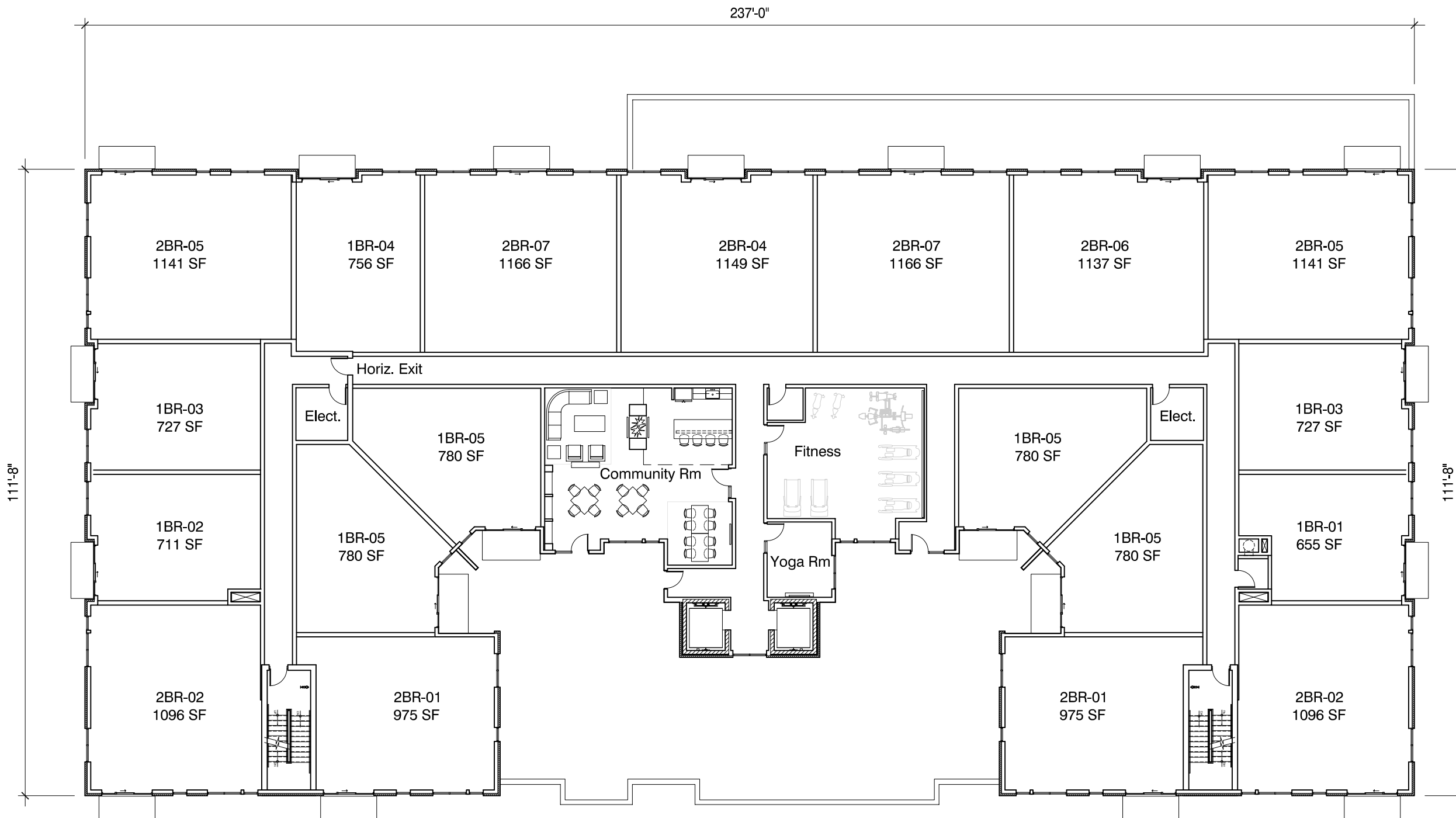


First Floor Plan



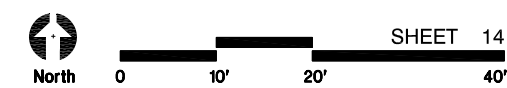
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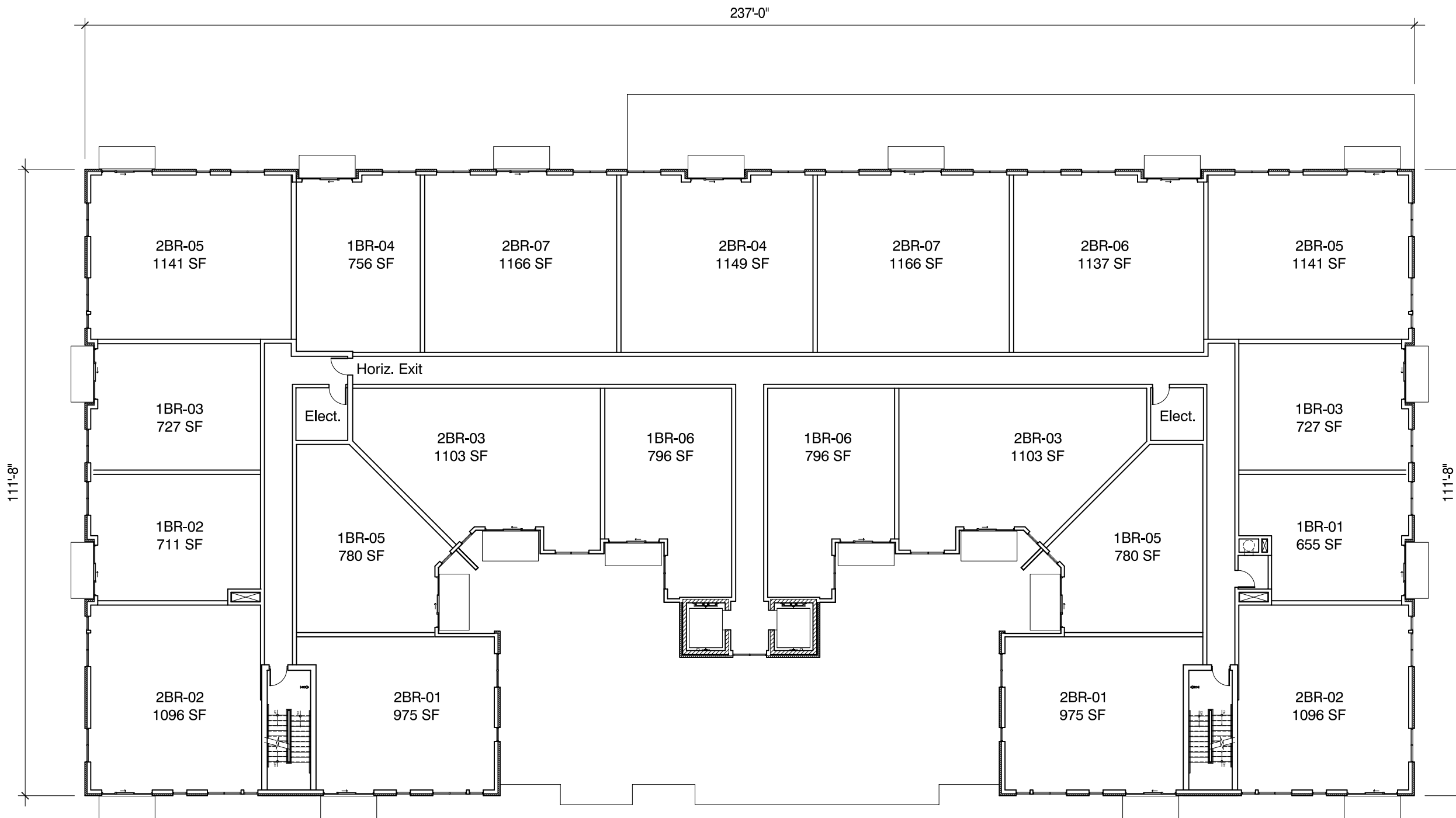
Second Floor Plan



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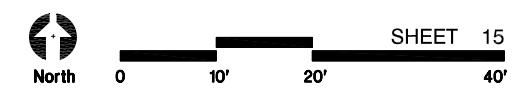
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Third - Fifth Floor Plan



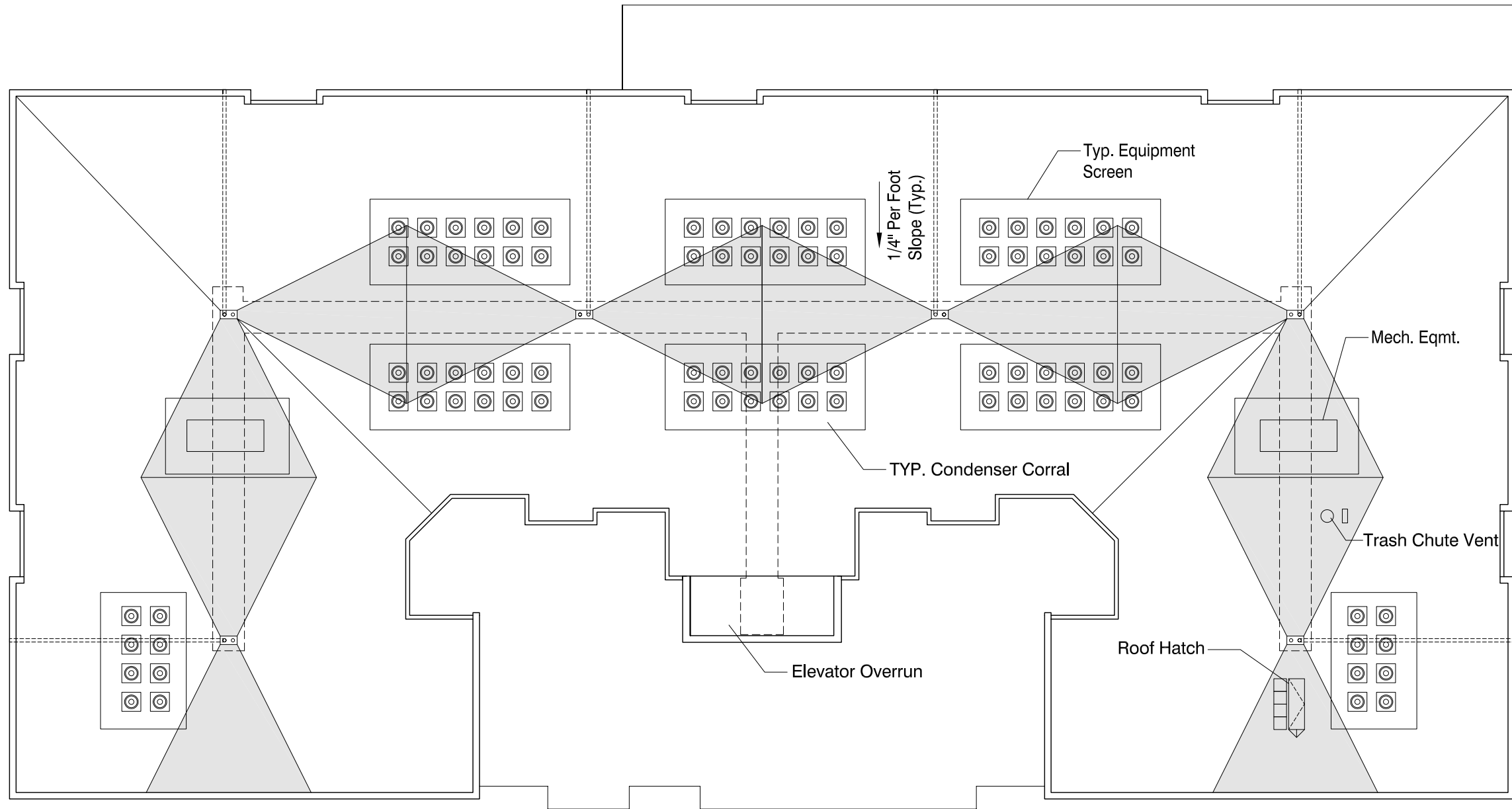
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Roof Plan



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North 0 10' 20' 40'

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