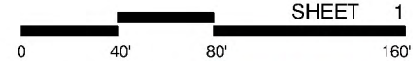


Sigwalt Apartments
Arlington Heights, IL

Location Map



North



SHEET 1

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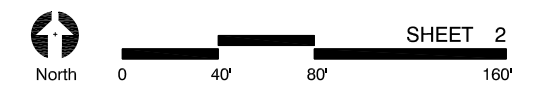


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Sigwalt Apartments
Arlington Heights, IL

Context Site Plan

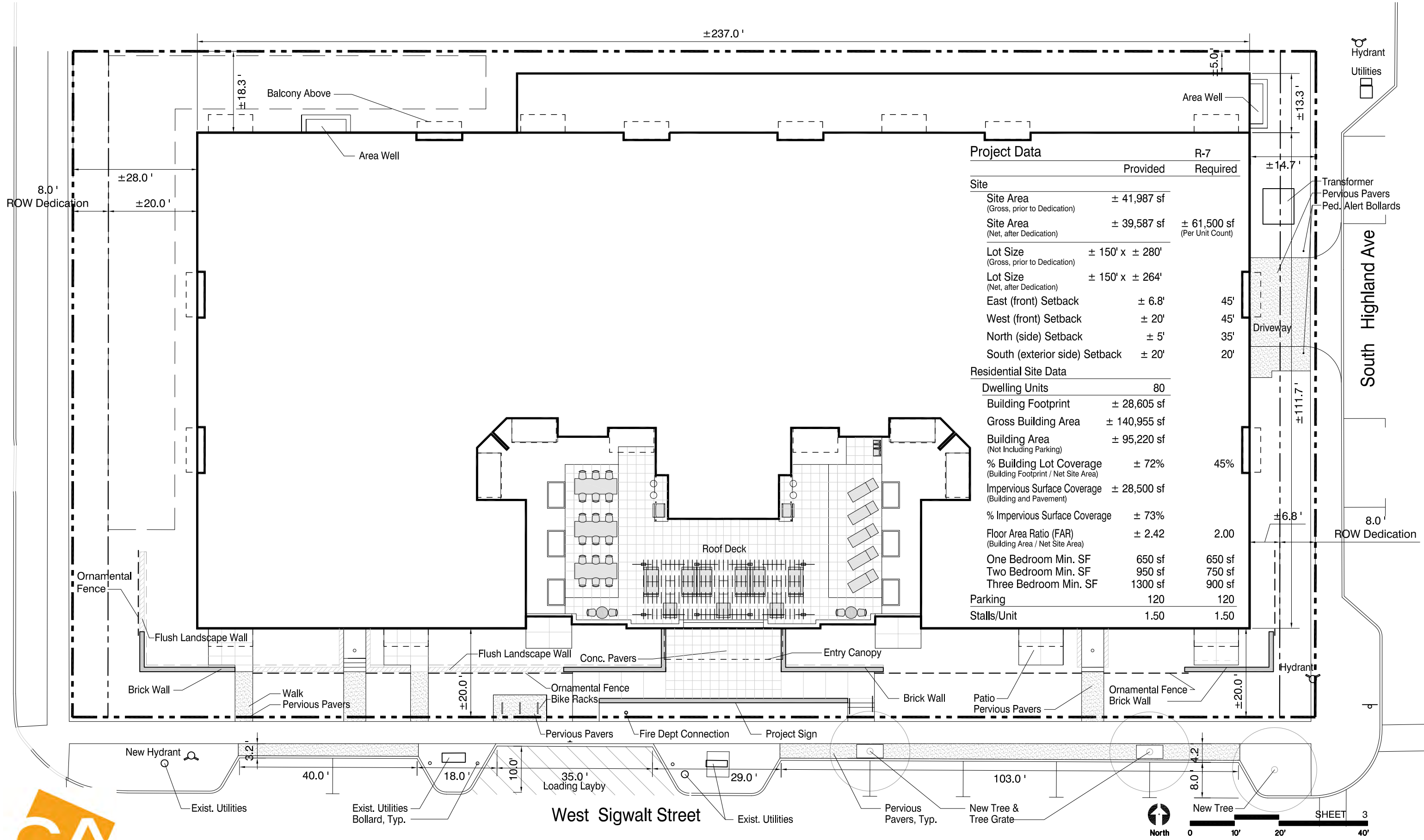


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South Chestnut Ave

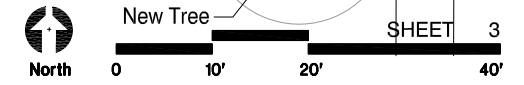


Project Data		R-7
	Provided	Required
Site		
Site Area (Gross, prior to Dedication)	± 41,987 sf	
Site Area (Net, after Dedication)	± 39,587 sf	± 61,500 sf (Per Unit Count)
Lot Size (Gross, prior to Dedication)	± 150' x ± 280'	
Lot Size (Net, after Dedication)	± 150' x ± 264'	
East (front) Setback	± 6.8'	45'
West (front) Setback	± 20'	45'
North (side) Setback	± 5'	35'
South (exterior side) Setback	± 20'	20'
Residential Site Data		
Dwelling Units	80	
Building Footprint	± 28,605 sf	
Gross Building Area	± 140,955 sf	
Building Area (Not including Parking)	± 95,220 sf	
% Building Lot Coverage (Building Footprint / Net Site Area)	± 72%	45%
Impervious Surface Coverage (Building and Pavement)	± 28,500 sf	
% Impervious Surface Coverage	± 73%	
Floor Area Ratio (FAR) (Building Area / Net Site Area)	± 2.42	2.00
One Bedroom Min. SF	650 sf	650 sf
Two Bedroom Min. SF	950 sf	750 sf
Three Bedroom Min. SF	1300 sf	900 sf
Parking	120	120
Stalls/Unit	1.50	1.50



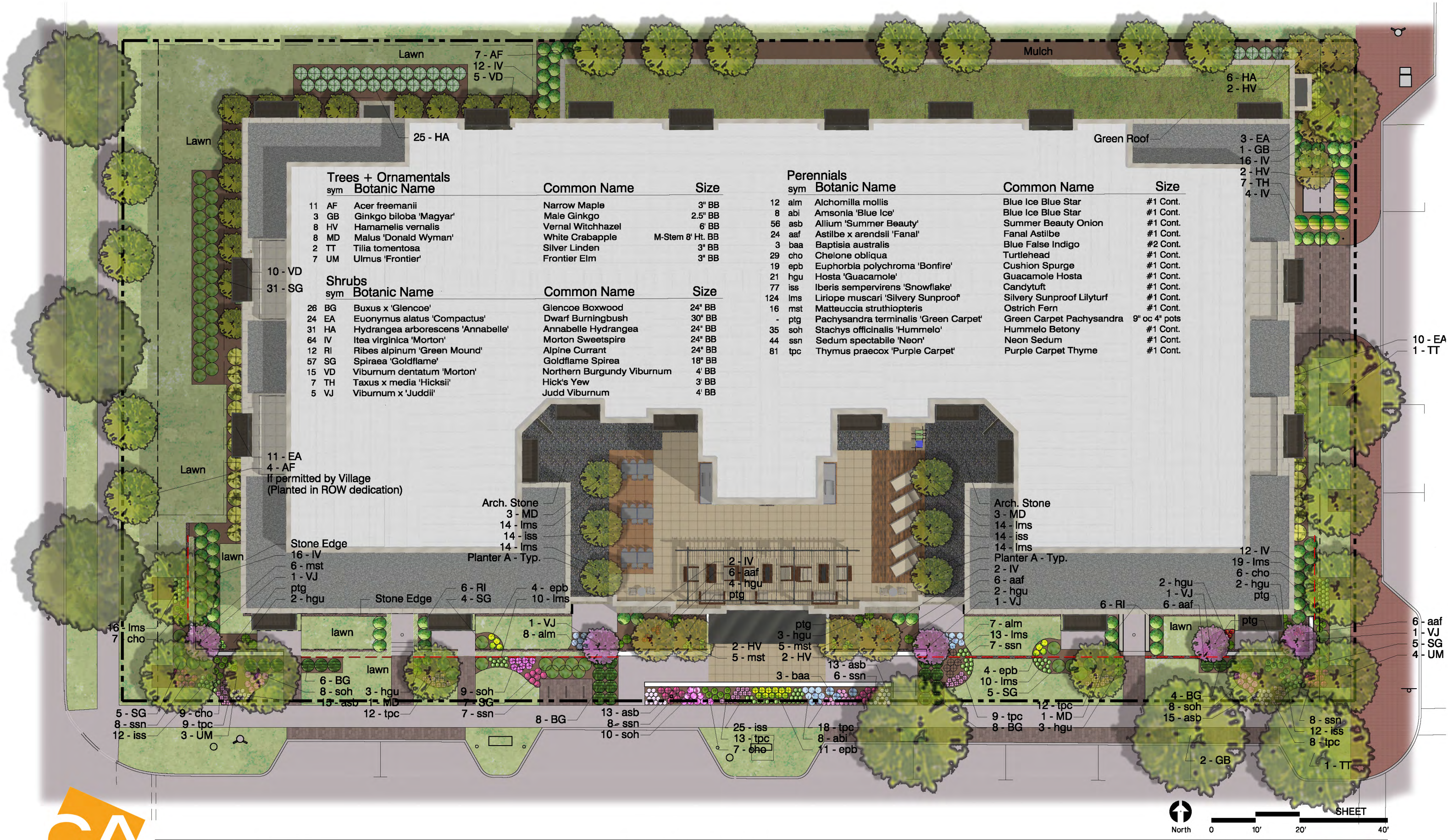
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Site Plan



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February 20, 2018 ARCHITECTS + PLANNERS, INC.





Trees + Ornamentals			
sym	Botanic Name	Common Name	Size
11 AF	<i>Acer freemanii</i>	Narrow Maple	3" BB
3 GB	<i>Ginkgo biloba</i> 'Magyar'	Male Ginkgo	2.5" BB
8 HV	<i>Hamamelis vernalis</i>	Vernal Witchhazel	6' BB
8 MD	<i>Malus</i> 'Donald Wyman'	White Crabapple	M-Stem 8' Ht. BB
2 TT	<i>Tilia tomentosa</i>	Silver Linden	3" BB
7 UM	<i>Ulmus</i> 'Frontier'	Frontier Elm	3" BB

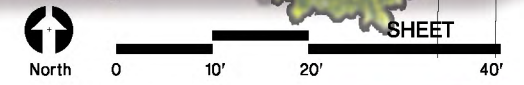
Shrubs			
sym	Botanic Name	Common Name	Size
26 BG	<i>Buxus</i> x 'Glencoe'	Glencoe Boxwood	24" BB
24 EA	<i>Euonymus alatus</i> 'Compactus'	Dwarf Burningbush	30" BB
31 HA	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	24" BB
64 IV	<i>Itea virginica</i> 'Morton'	Morton Sweetspire	24" BB
12 RI	<i>Ribes alpinum</i> 'Green Mound'	Alpine Currant	24" BB
57 SG	<i>Spiraea</i> 'Goldflame'	Goldflame Spirea	18" BB
15 VD	<i>Viburnum dentatum</i> 'Morton'	Northern Burgundy Viburnum	4' BB
7 TH	<i>Taxus x media</i> 'Hicksii'	Hick's Yew	3' BB
5 VJ	<i>Viburnum</i> x 'Juddii'	Judd Viburnum	4' BB

Perennials			
sym	Botanic Name	Common Name	Size
12 alm	<i>Alchomilla mollis</i>	Blue Ice Blue Star	#1 Cont.
8 abi	<i>Amsonia</i> 'Blue Ice'	Blue Ice Blue Star	#1 Cont.
56 asb	<i>Allium</i> 'Summer Beauty'	Summer Beauty Onion	#1 Cont.
24 aaf	<i>Astilbe x arendsii</i> 'Fanal'	Fanal Astilbe	#1 Cont.
3 baa	<i>Baptisia australis</i>	Blue False Indigo	#2 Cont.
29 cho	<i>Chelone obliqua</i>	Turtlehead	#1 Cont.
19 epb	<i>Euphorbia polychroma</i> 'Bonfire'	Cushion Spurge	#1 Cont.
21 hgu	<i>Hosta</i> 'Guacamole'	Guacamole Hosta	#1 Cont.
77 iss	<i>Iberis sempervirens</i> 'Snowflake'	Candytuft	#1 Cont.
124 lms	<i>Liriope muscari</i> 'Silvery Sunproof'	Silvery Sunproof Lilyturf	#1 Cont.
16 mst	<i>Matteuccia struthiopteris</i>	Ostrich Fern	#1 Cont.
- ptg	<i>Pachysandra terminalis</i> 'Green Carpet'	Green Carpet Pachysandra	9" oc 4" pots
35 soh	<i>Stachys officinalis</i> 'Hummelo'	Hummelo Betony	#1 Cont.
44 ssn	<i>Sedum spectabile</i> 'Neon'	Neon Sedum	#1 Cont.
81 tpc	<i>Thymus praecox</i> 'Purple Carpet'	Purple Carpet Thyme	#1 Cont.



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Landscape Plan



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South West Sigwalt

SHEET 5a

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South East Sigwalt

SHEET 5b

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Sigwalt Apartments
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Entry

SHEET 5c

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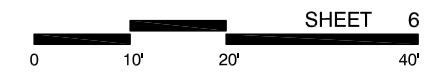
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South Elevation



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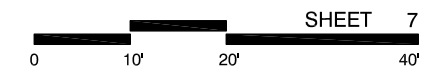
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East Elevation



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SHEET 7

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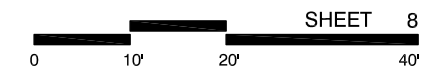
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North Elevation



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SHEET 8

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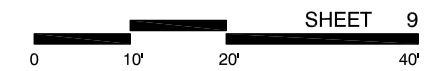
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West Elevation



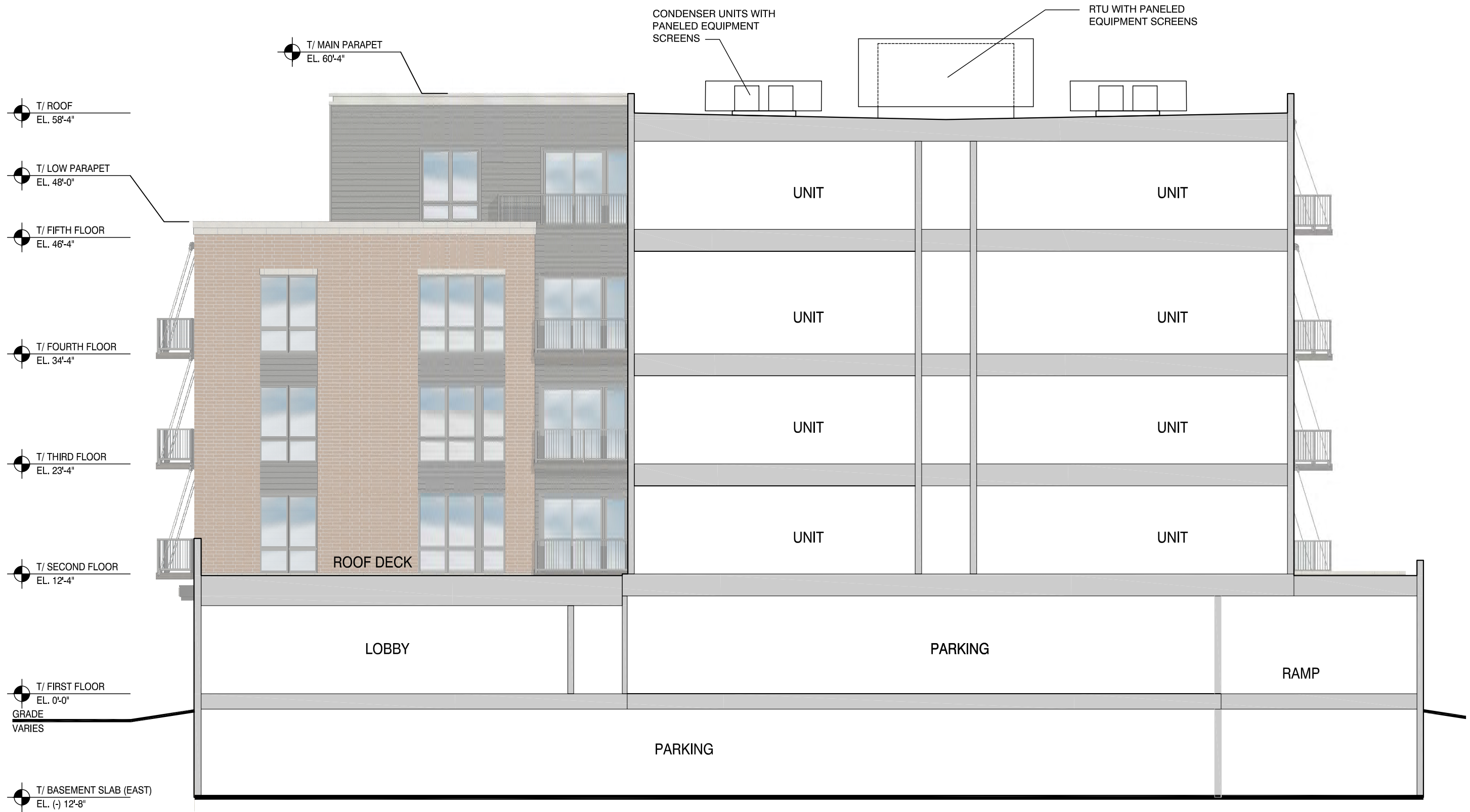
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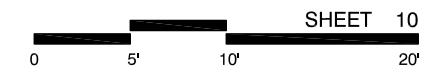
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Building Section - North South



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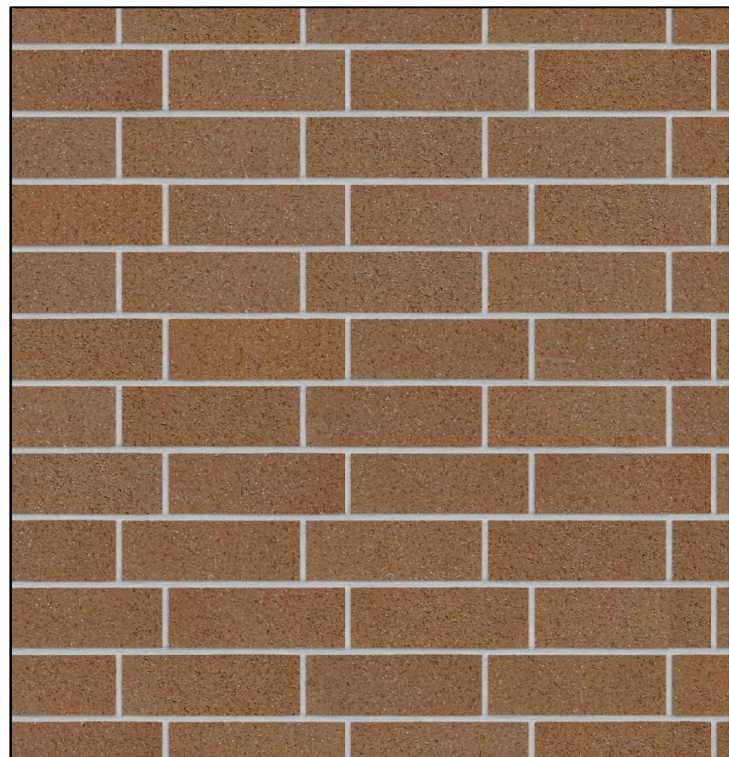
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Utility Size Face Brick A



Utility Size Face Brick B

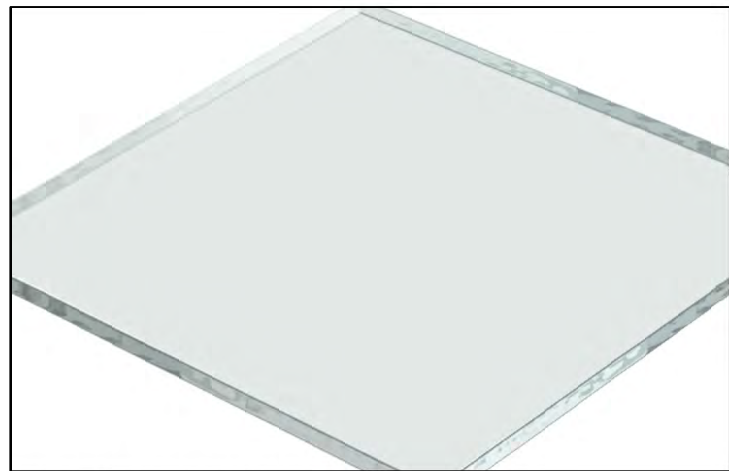


Fiber Cement Lap Siding

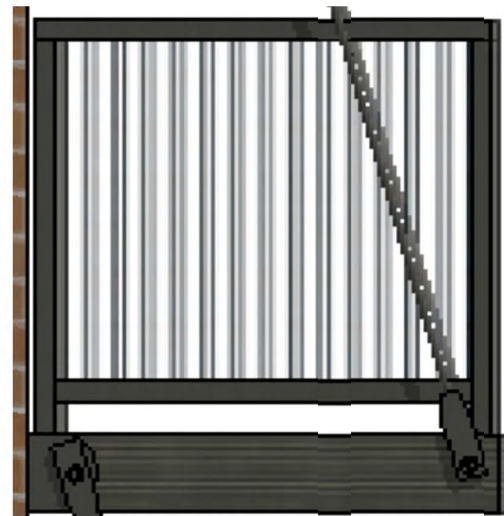


Building Materials





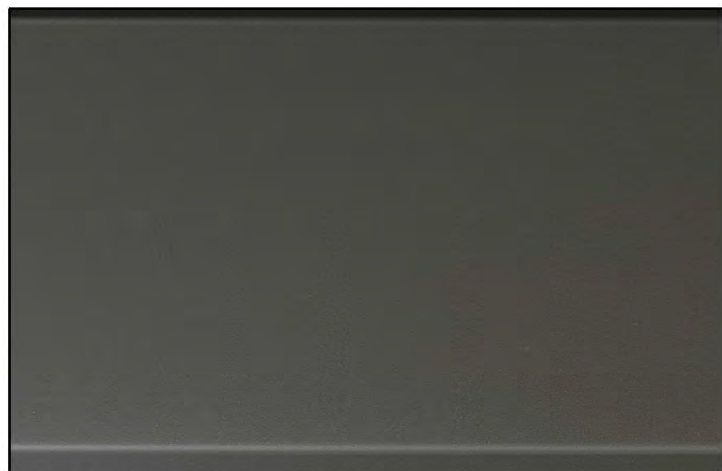
Low E coated Glass



Square Metal Picket Balcony Rail



Cast Stone Headers & Banding

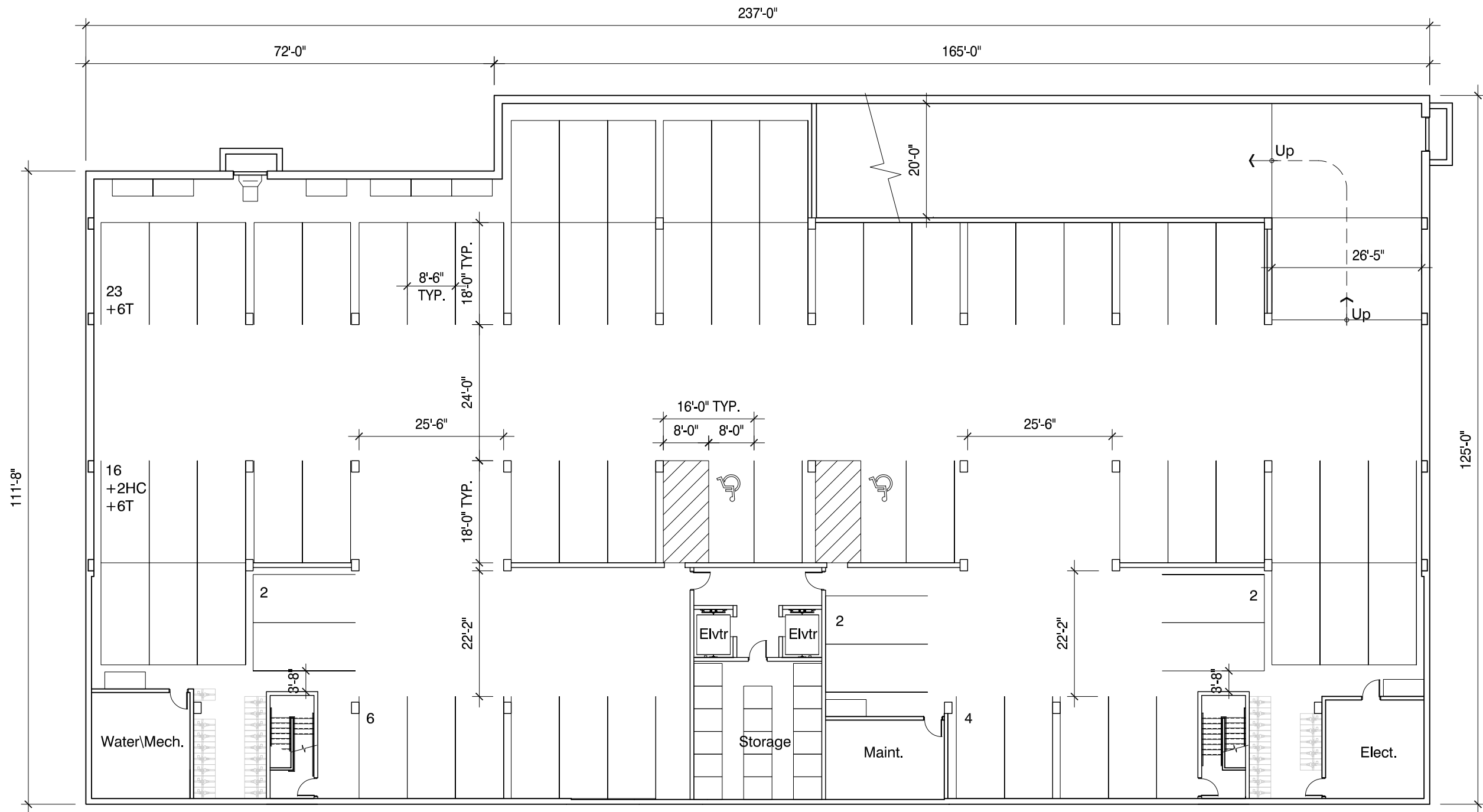


Pre-Finished Metal Balcony



Building Materials





Basement Plan



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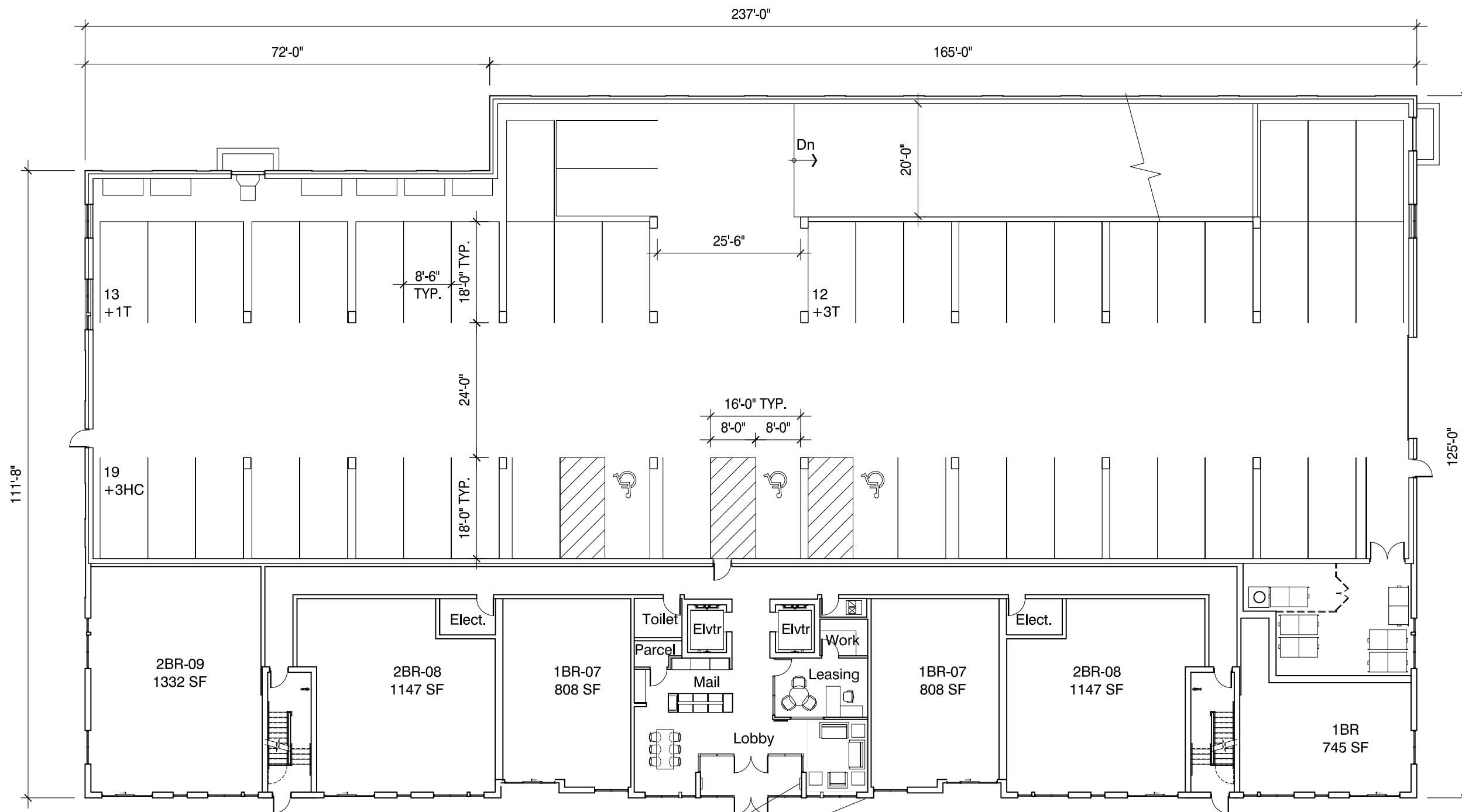


North 0 10' 20' 40' SHEET 12

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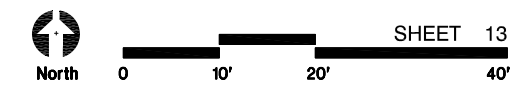


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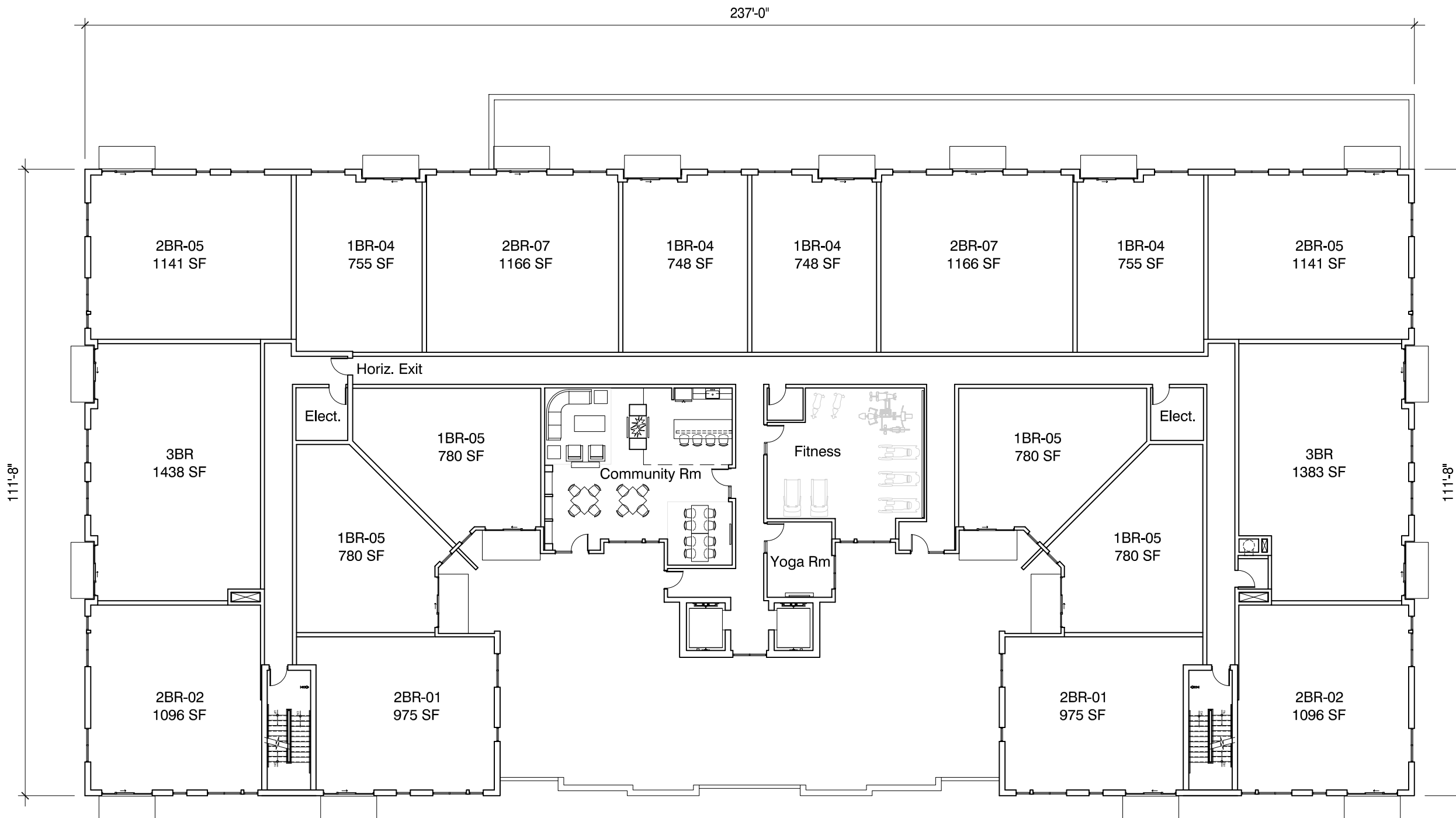
Fire Alarm Annunciator Panel
 WP Alarm Notification & Knox Box
 (See Site Plan for Fire Dept. Conn.)

First Floor Plan



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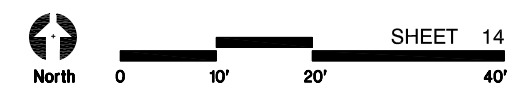
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Second Floor Plan



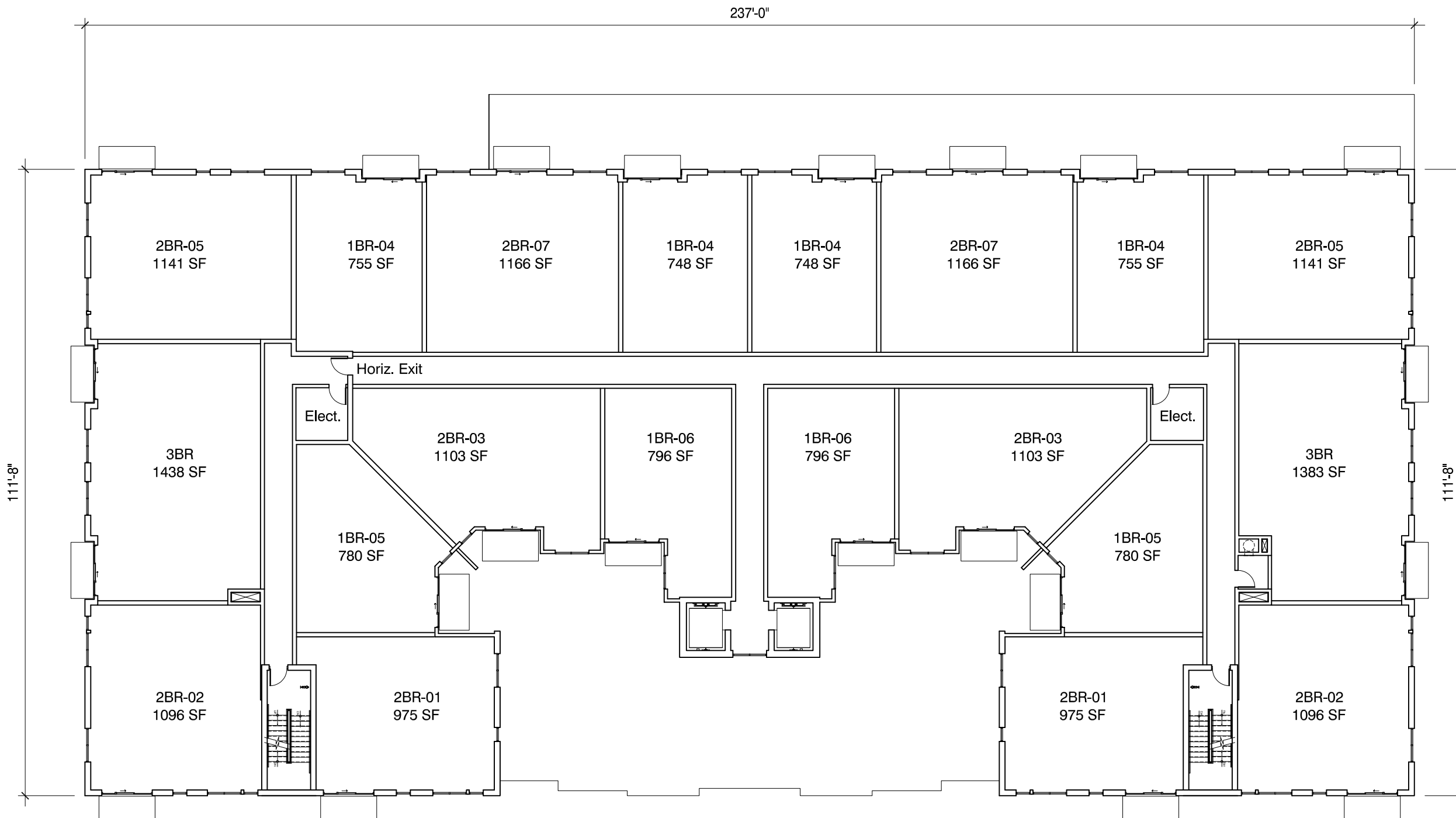
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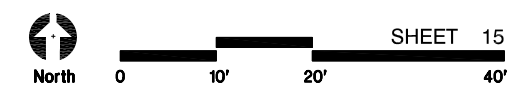
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Third Floor Plan



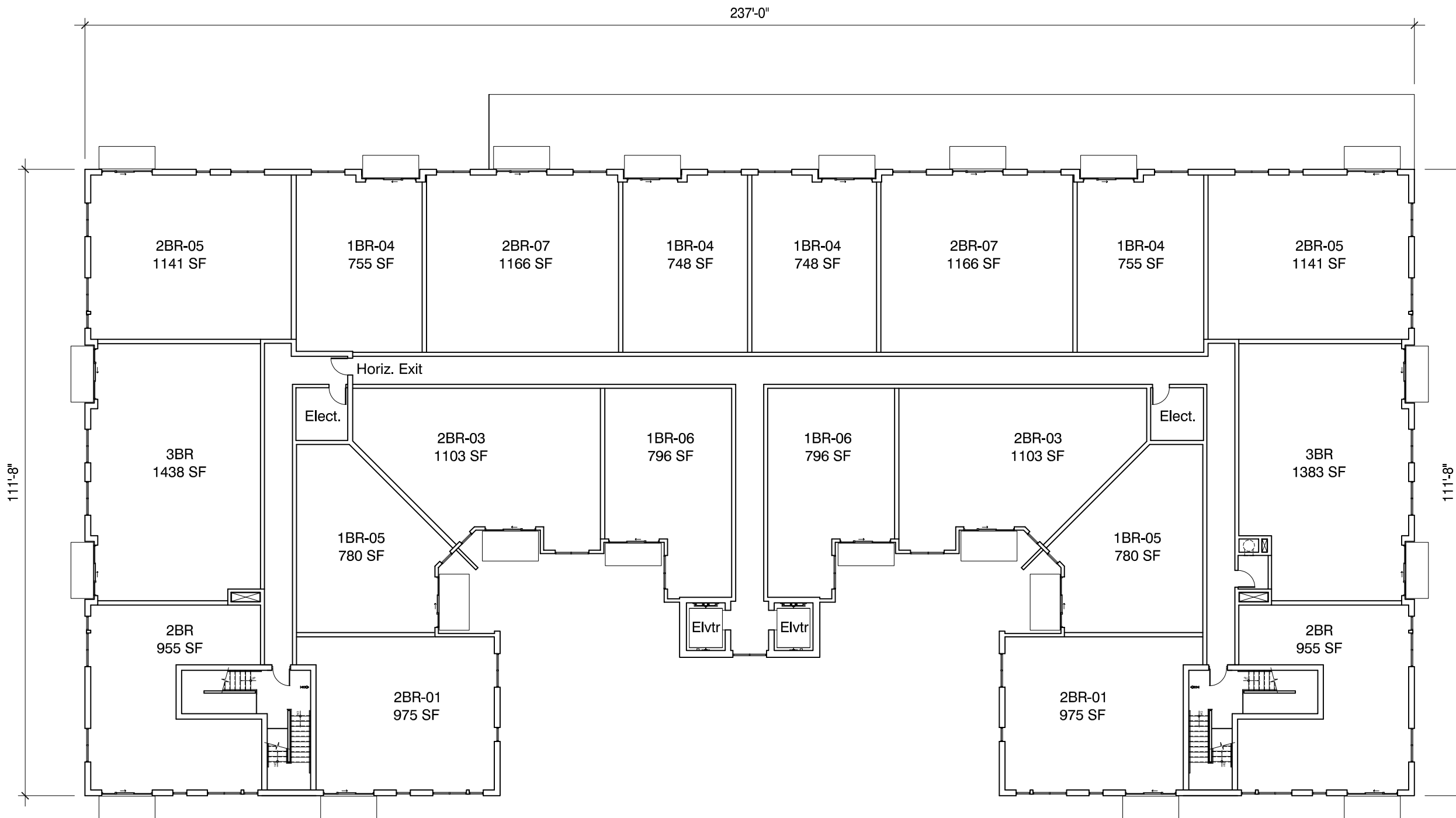
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Fourth Floor Plan



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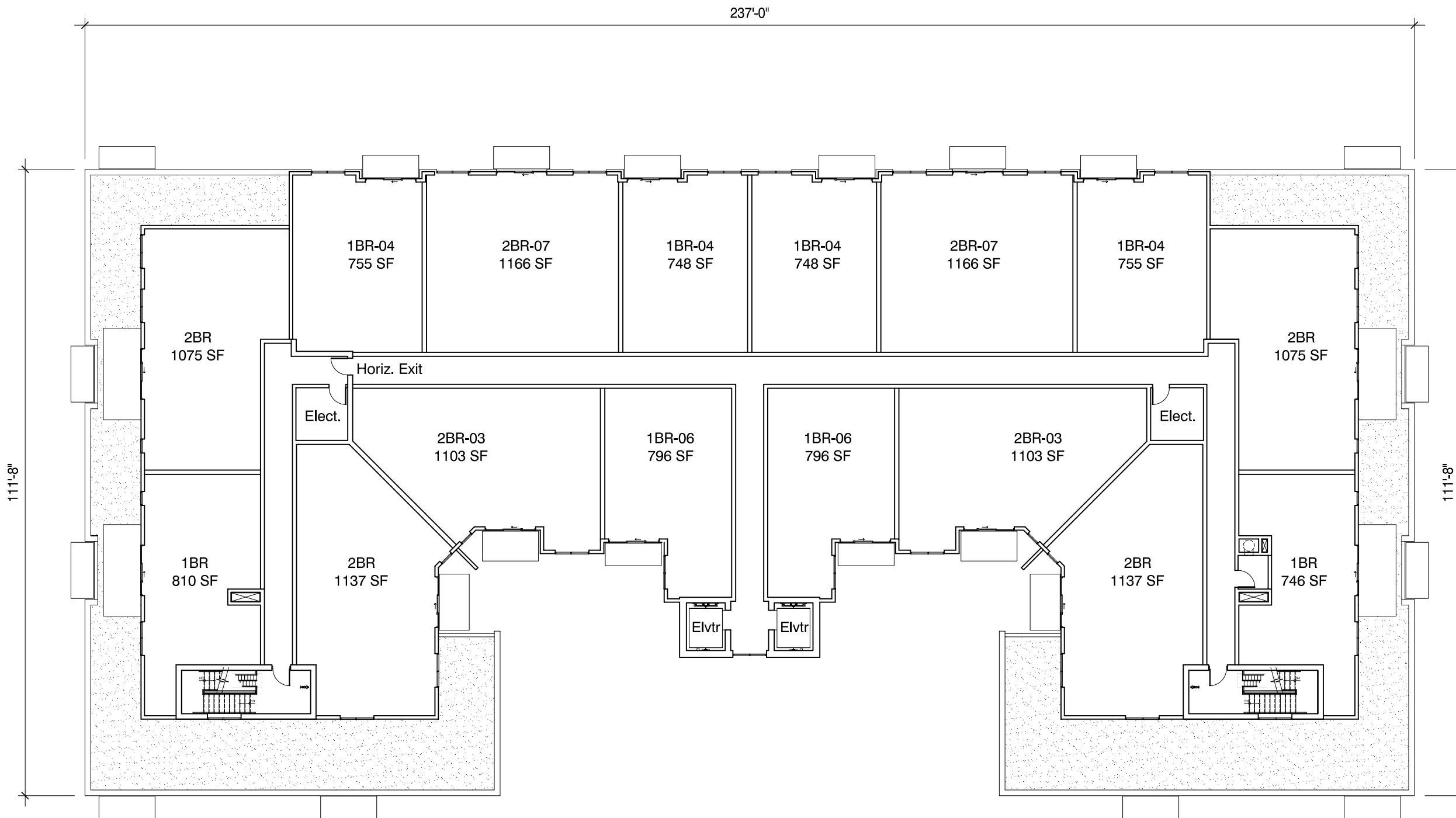
North 0 10' 20' 40'

SHEET 15a

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Fifth Floor Plan



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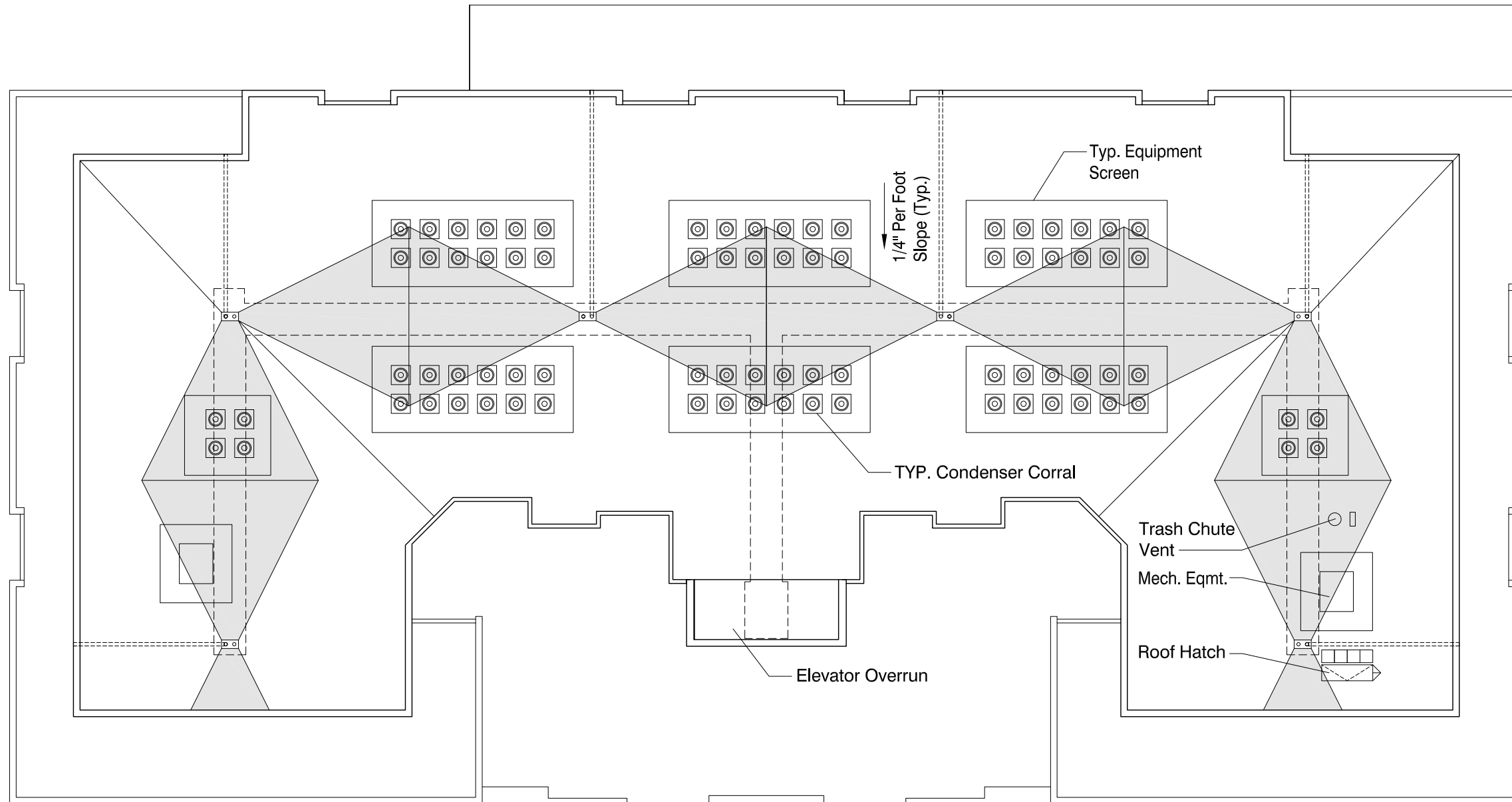
North 0 10' 20' 40'

SHEET 15b

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Roof Plan



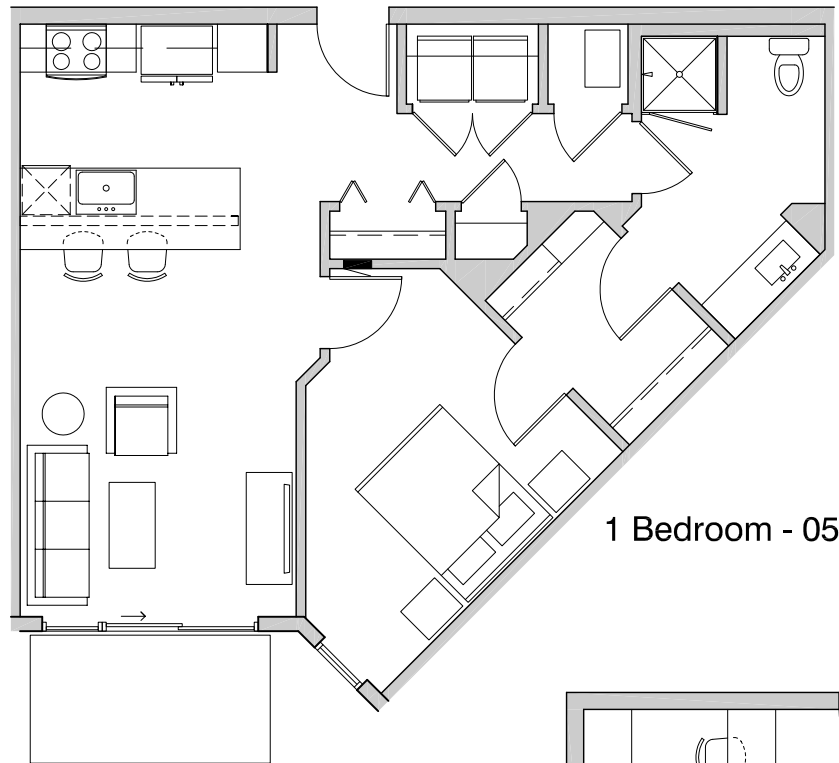
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North  0 10' 20' 40' SHEET 16

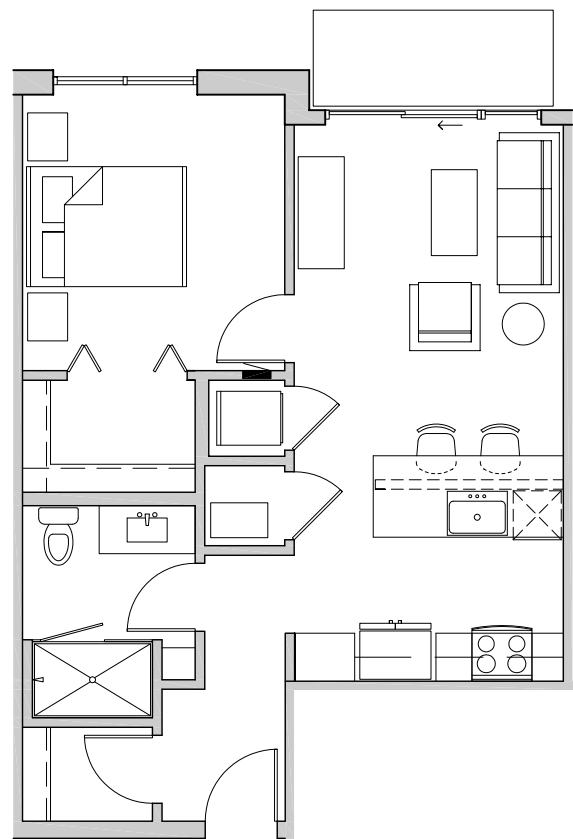
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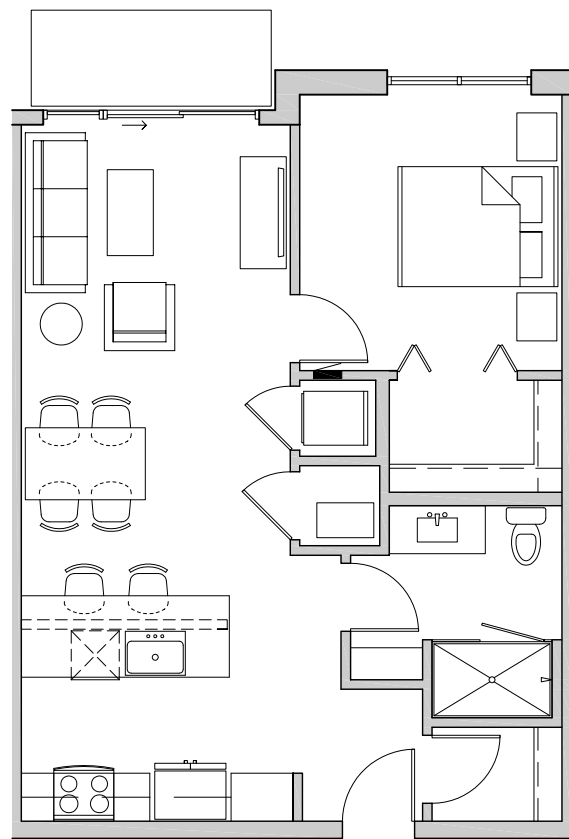
December 11, 2017



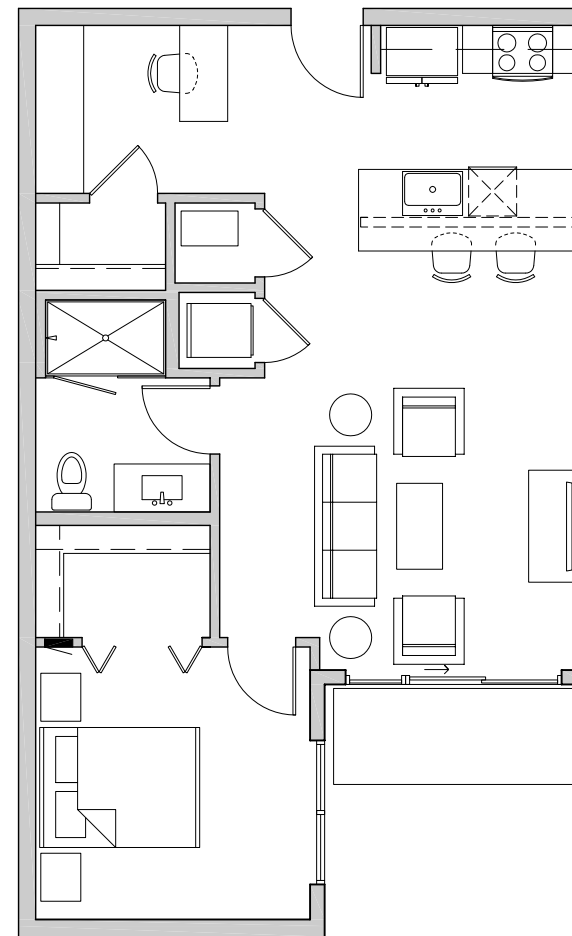
1 Bedroom - 05



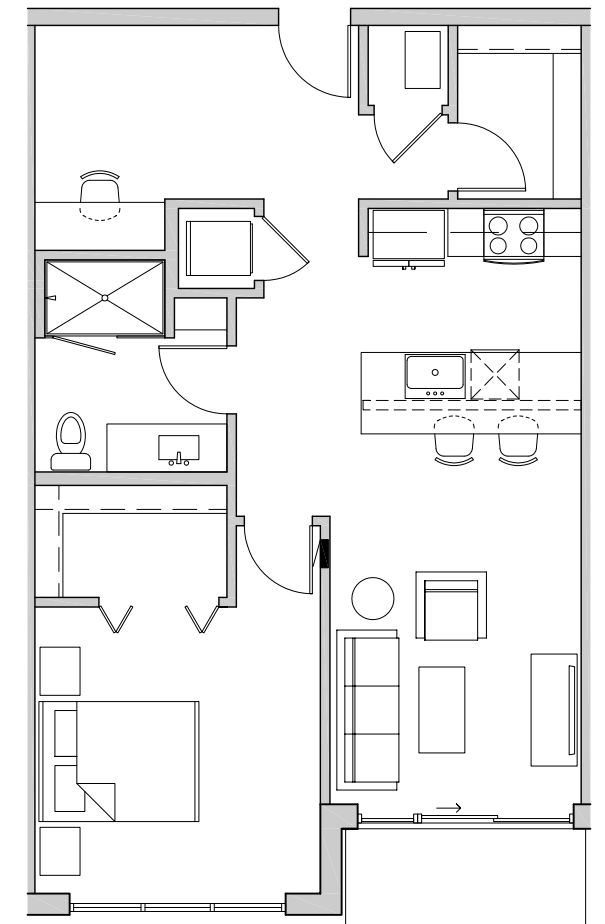
1 Bedroom - 01



1 Bedroom - 03 (02 & 04 sim.)

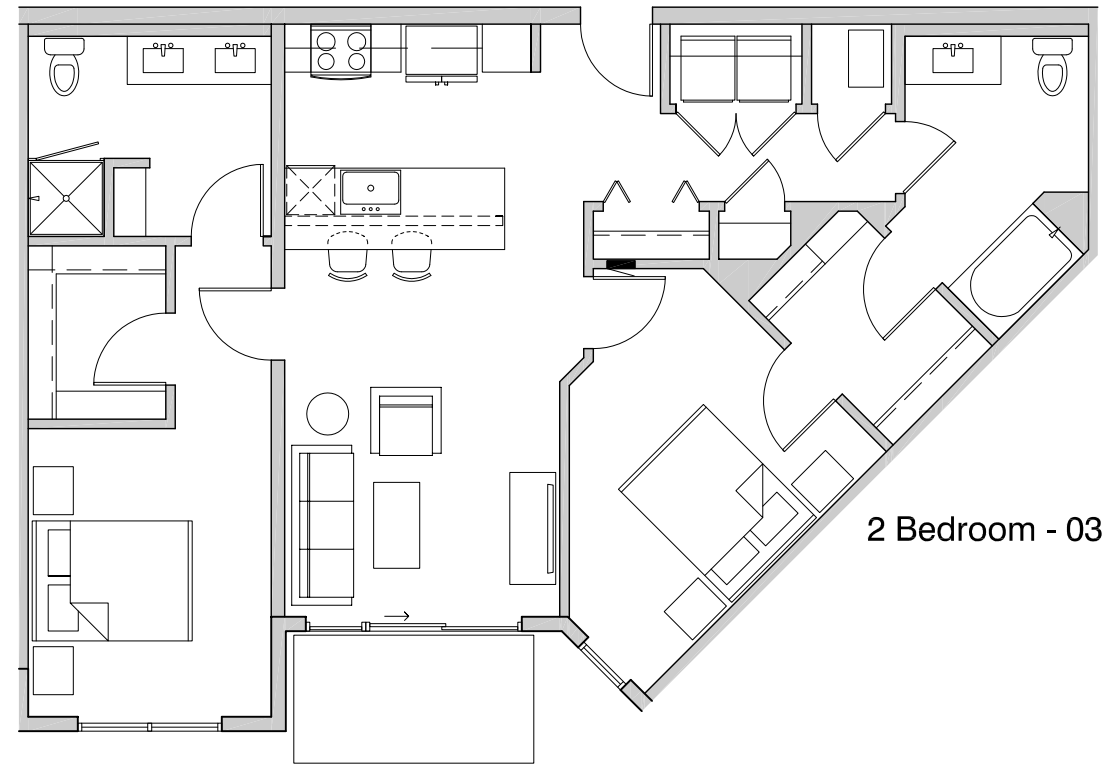


1 Bedroom - 06

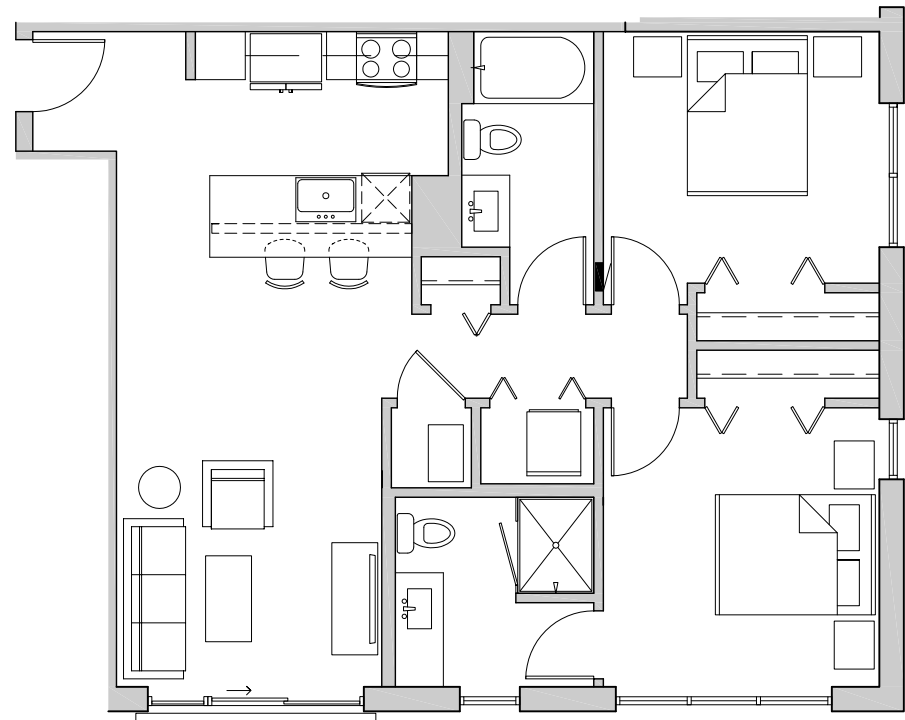


1 Bedroom - 07

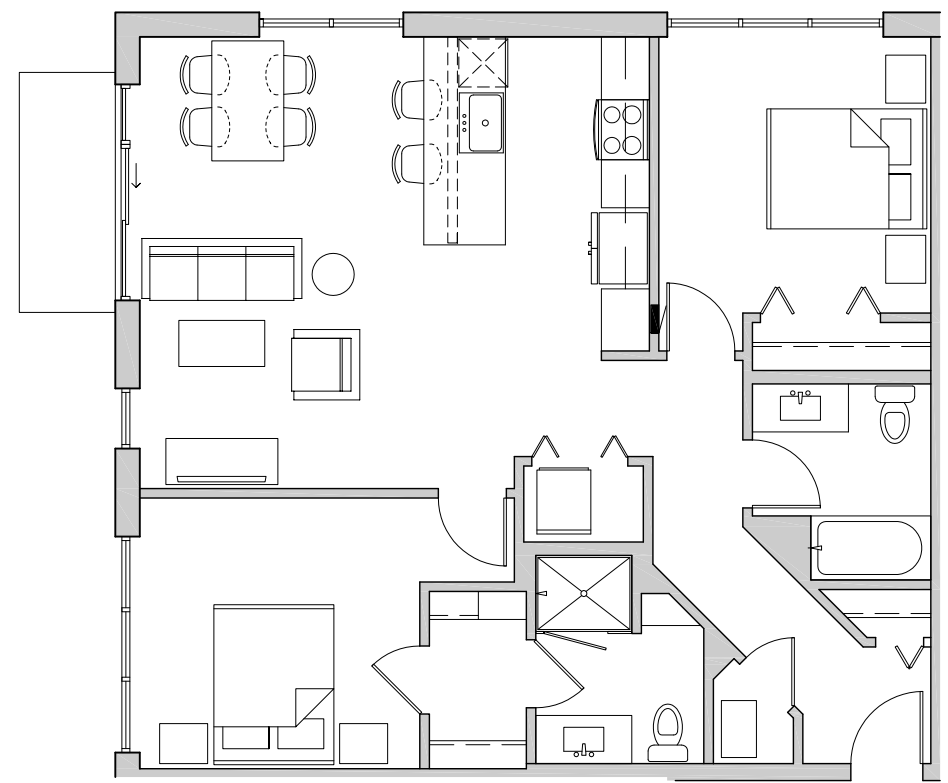




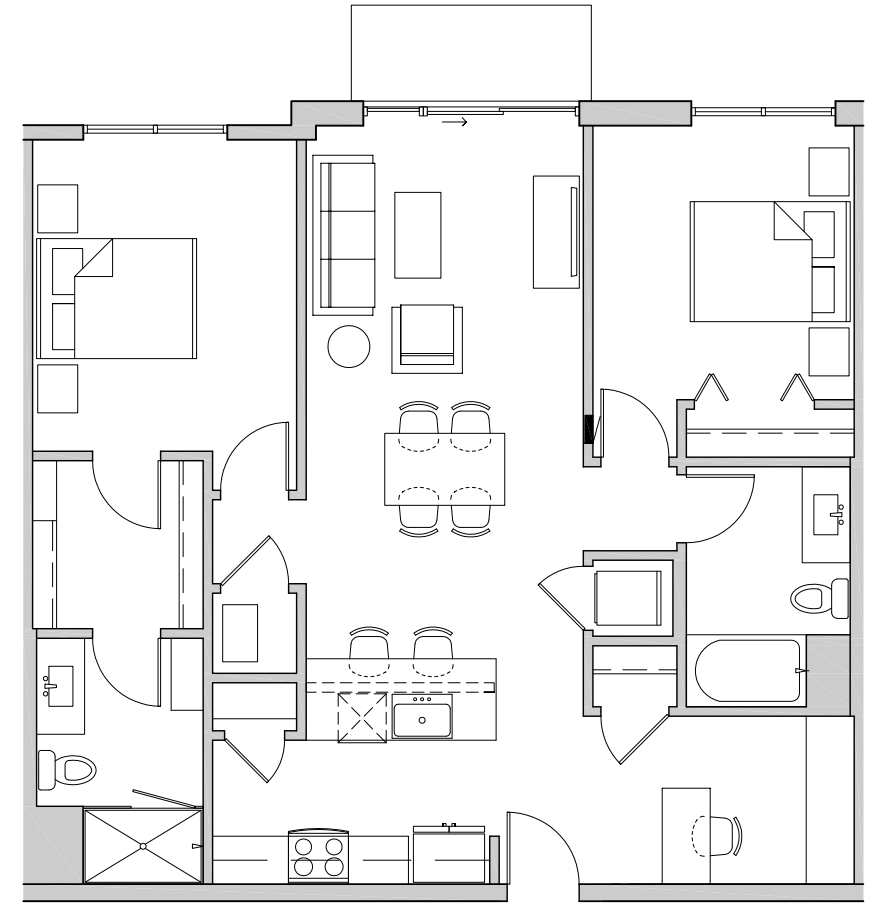
2 Bedroom - 03



2 Bedroom - 01



2 Bedroom - 02 (05 sim.)



2 Bedroom - 04 (07 sim.)

Conceptual Unit Plans



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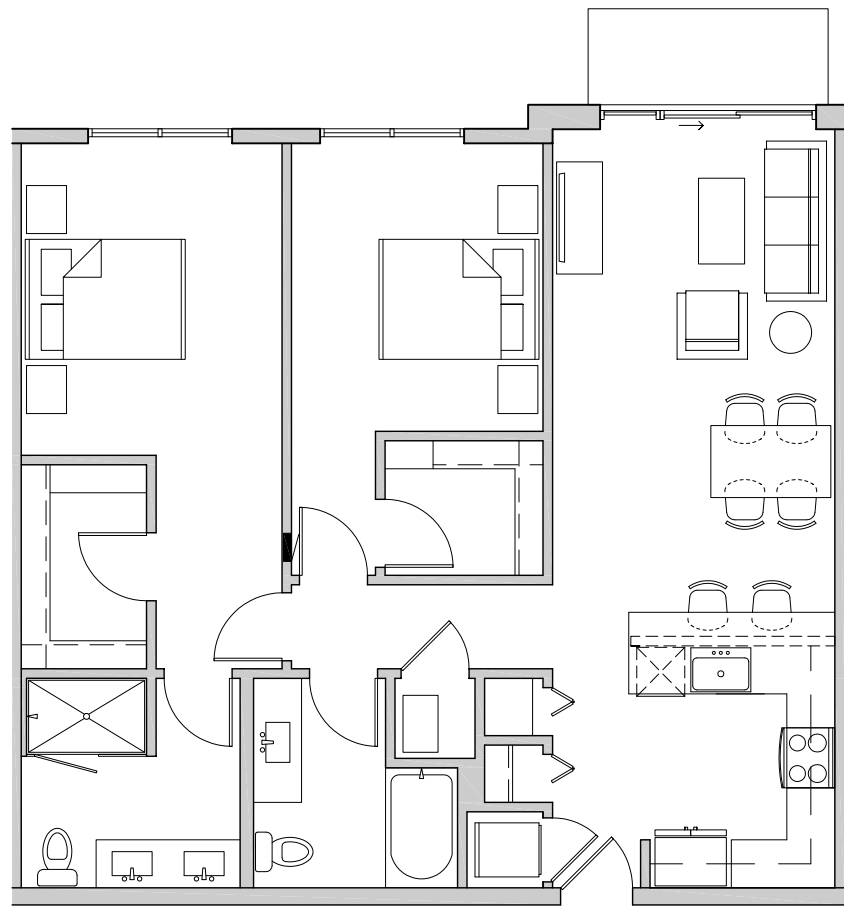


SHEET 16b

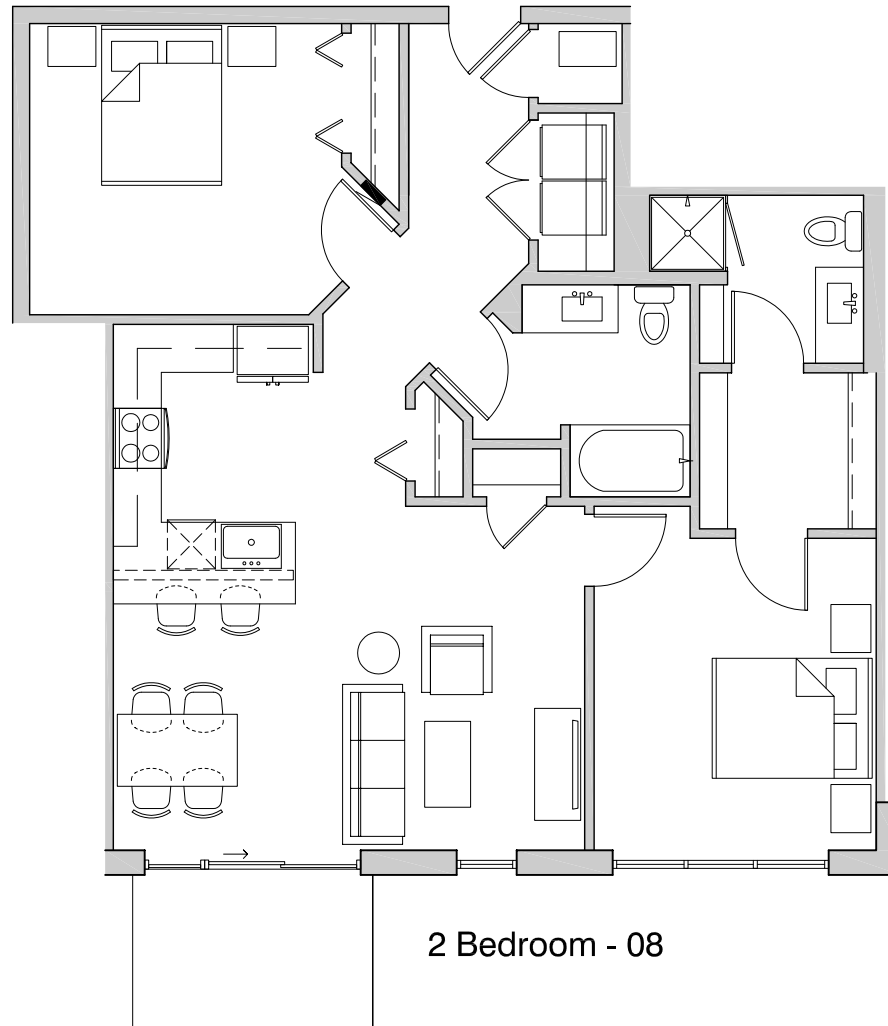
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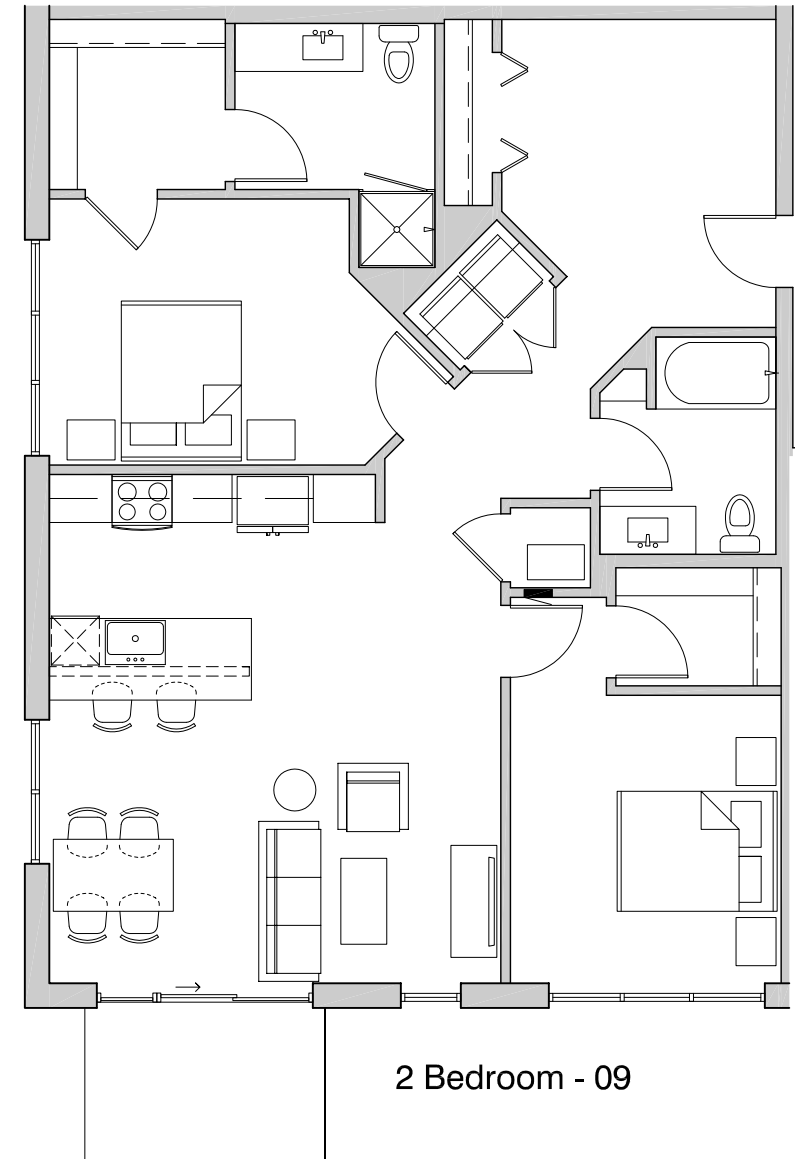
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2 Bedroom - 06



2 Bedroom - 08

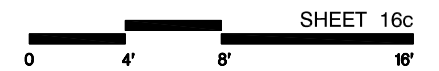


2 Bedroom - 09



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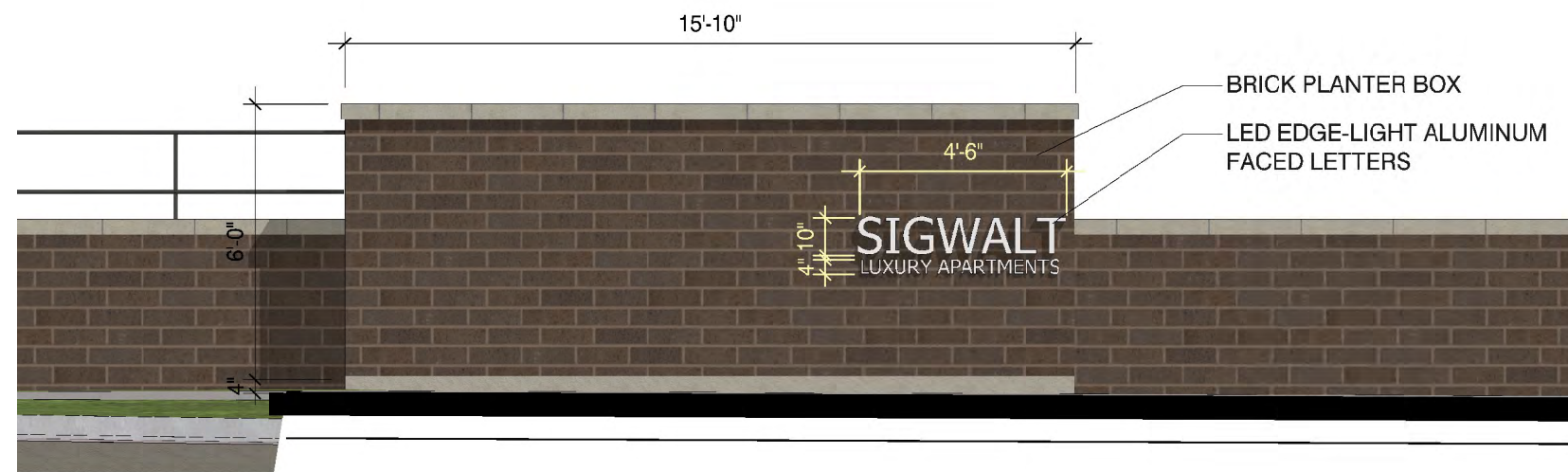
Conceptual Unit Plans



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Project Sign



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