

ARKITAINER ON 72ND

MIXED INCOME MULTIFAMILY DEVELOPMENT

Zoning: MF-C1

Area district C

Height district 1

Use District = Multi family

OCCUPANCY TYPE: R-2 APARTMENT HOUSES

PROJECT TYPE: MULTIFAMILY RESIDENTIAL

LEASABLE SQUARE FOOTAGE: 51,200 SF

GROSS SQUARE FOOTAGE: 59,795 SF

NUMBER OF STORIES: FOUR STORIES, 40FT TALL

NUMBER OF CONTAINERS: 160

UNIT MIX: 960 SF TWO BEDROOM APT X 30, 640 SF STUDIO APARTMENT X34

TOTAL NUMBER OF UNITS: 64

ON-SITE PARKING PROVIDED: 42 PARKING SPOTS

1HL = D, but not to exceed 35ft in building height.

Height can increase by one foot for every foot pushed back up to 50ft above finished grade for rooftop structures.

§ 357.04 Front Yard Regulations: fifteen percent (15%) of the average or normal depth of the lots having their front lines along such street frontage = 20ft

§ 357.06 Exceptions to Front Yard and Side Street Yard Regulations

(a) Alignment to Existing Building Lines. The average of the setbacks of the existing buildings within one hundred (100) feet on both sides of any lot shall determine the location of the required front yard line for that lot

§ 357.08 Required Rear Yards

Residence Districts. In a Residence District the depth of a rear yard shall be not less than fifteen percent (15%) of the depth of the lot but in no case less than twenty (20) feet

Side Yards: Multifamily = 7' or aggregate of 14' and 10' between buildings

§ 355.06 Large Scale Housing Developments

The premises of each dwelling house or row house in such housing development shall include a private yard having an aggregate net area per dwelling unit of not less than eight hundred (800) square feet



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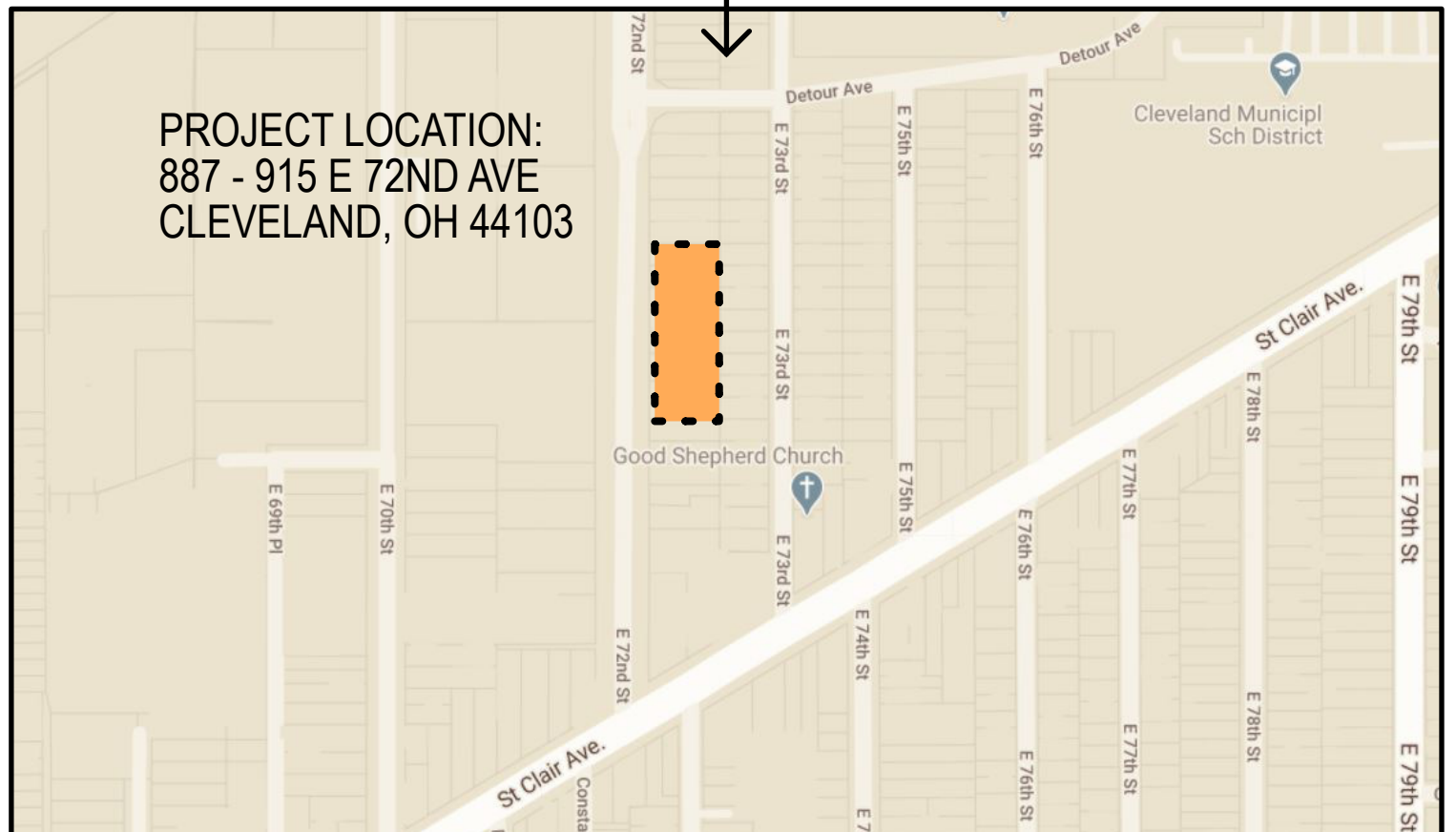
GENERAL PROJECT INFORMATION

PROJECT: ARKITAINER ON 72ND

ISSUE:
DATE:
CLIENT:

SCHEMATIC DESIGN
OCTOBER 1, 2020
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SHEET:
A1





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PERSPECTIVE RENDERING FROM 72ND
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PERSPECTIVE RENDERING FROM 72ND

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PERSPECTIVE RENDERING AT ENTRY

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RENDERING FROM SOUTH PARKING LOT

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RENDERING OF REAR GREENSPACE

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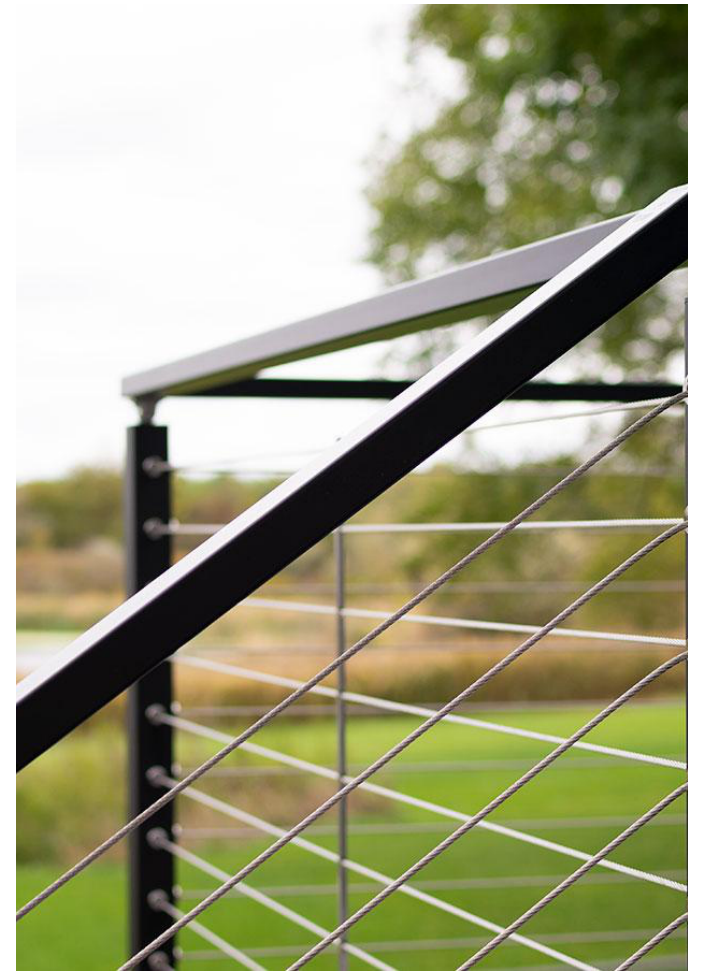
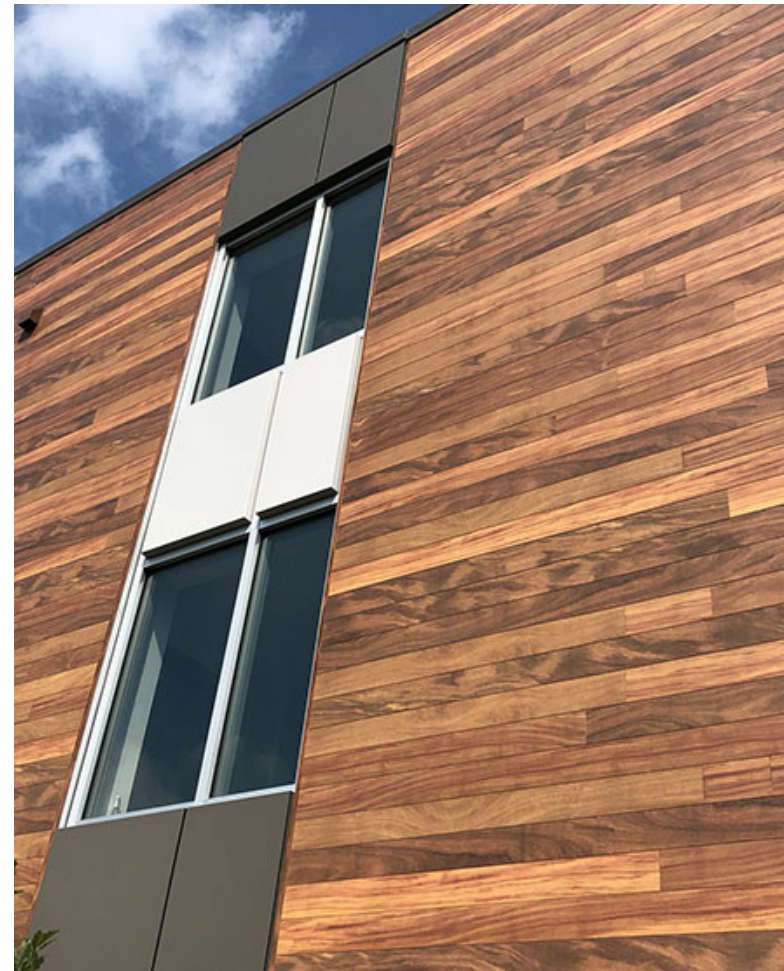
PERSPECTIVE AERIAL RENDERING

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MATERIAL AND COLOR INSPIRATION

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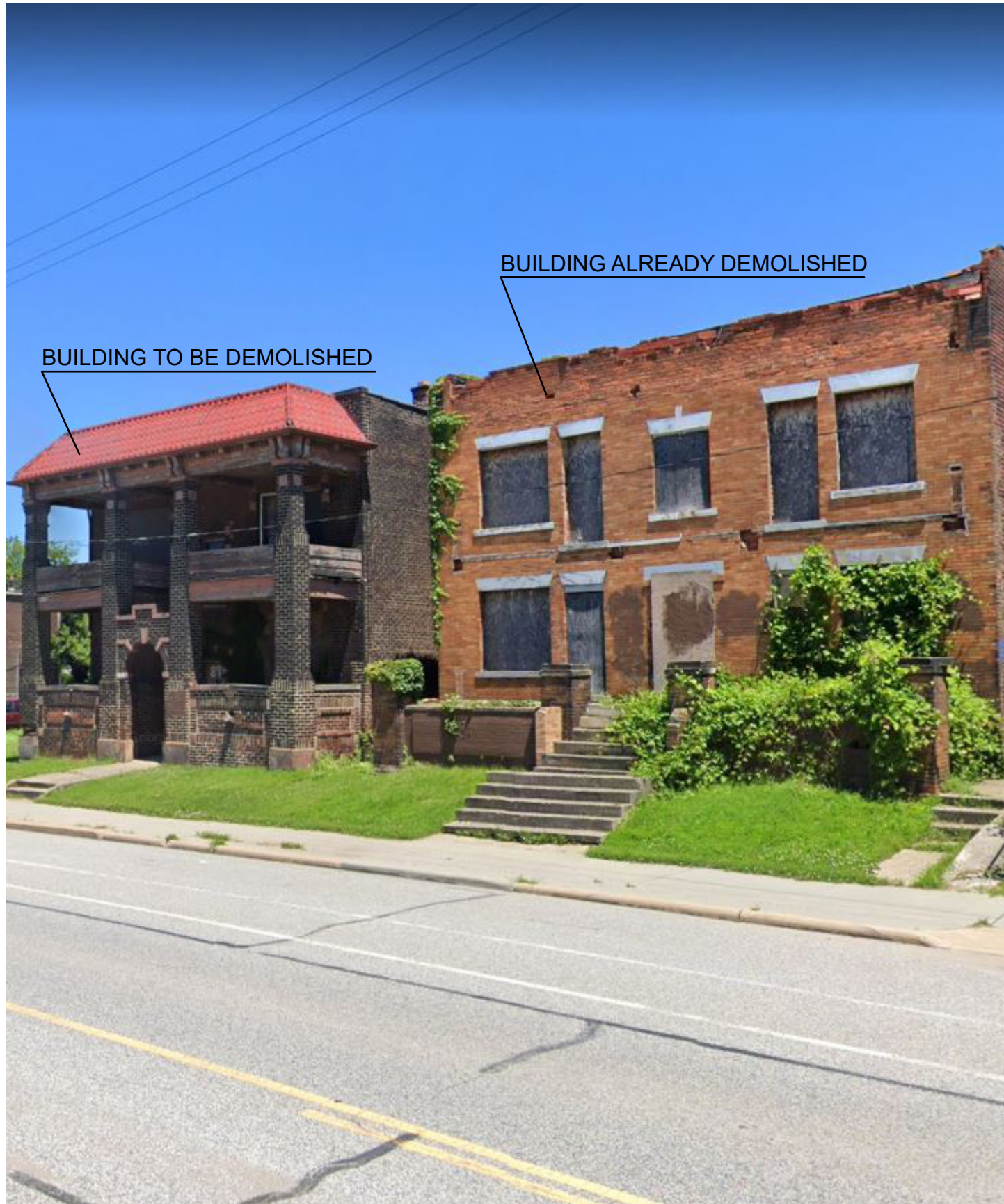
PHOTOS OF EXISTING CONDITIONS

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WEST EXTERIOR ELEVATION

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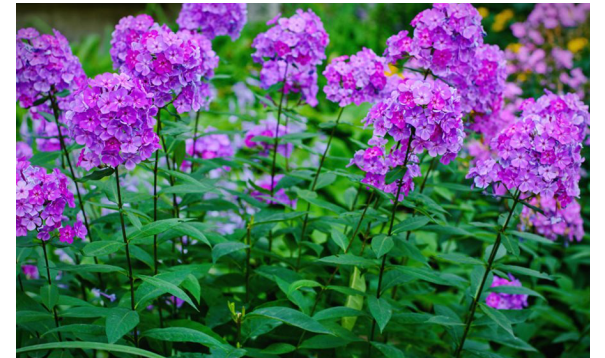






5 Garden beds featuring tall grasses flowering bushes and indigenous wild flower species

Garden phlox



Spicebush



Aster, panicked



Foamflower

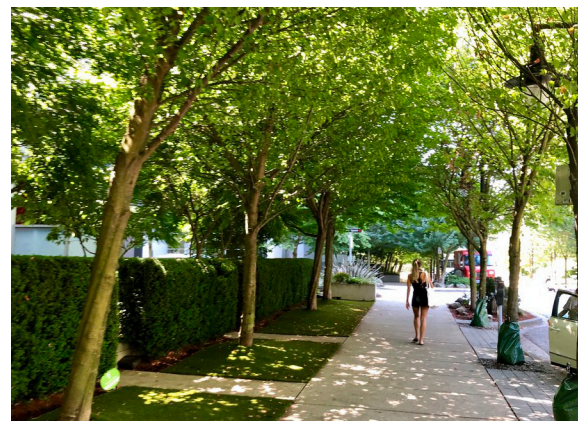
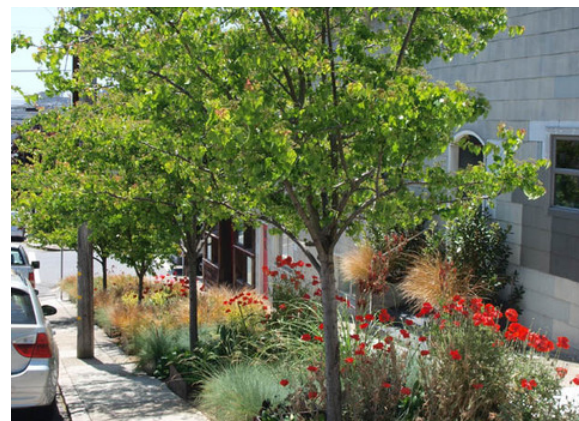


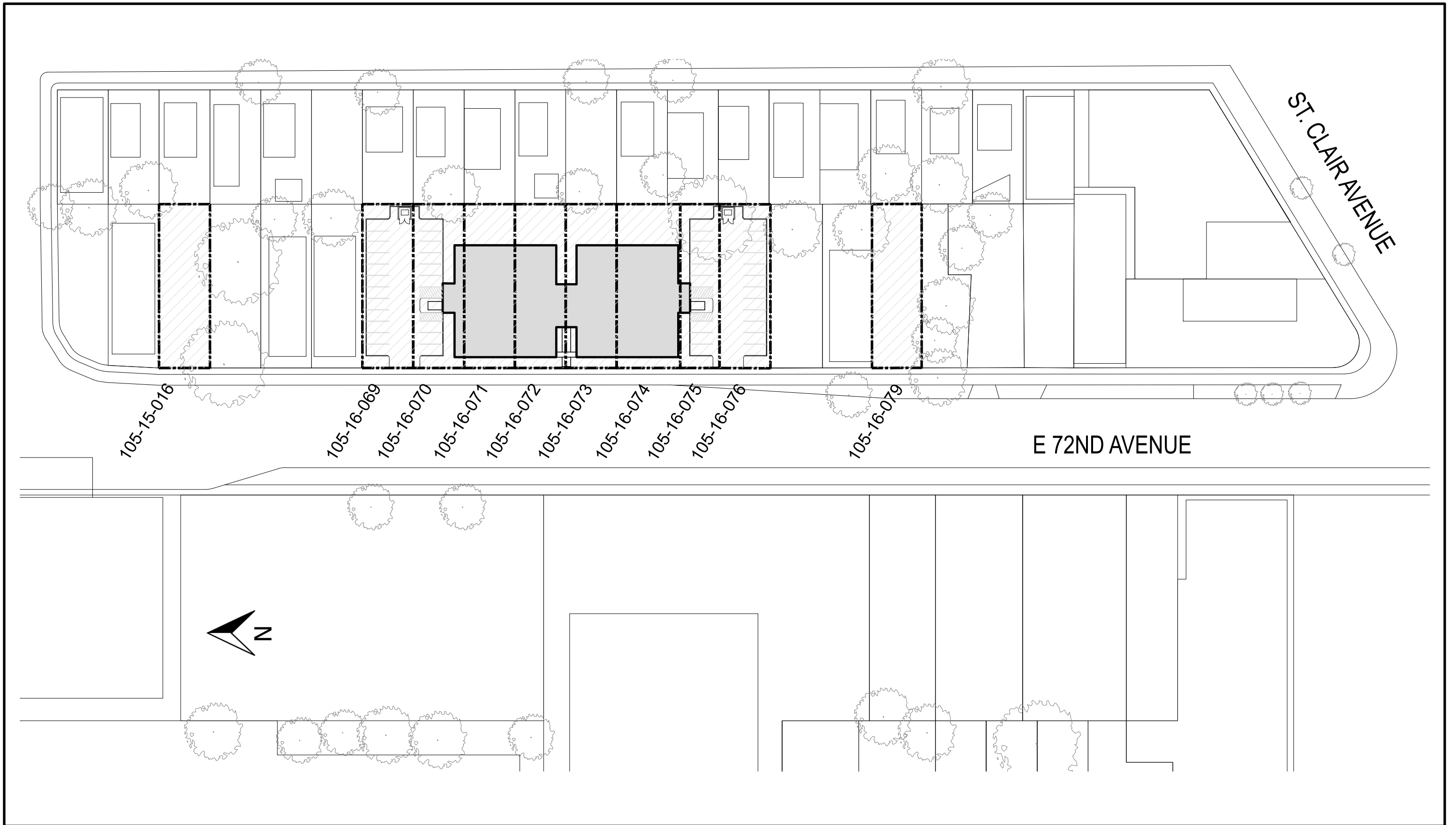
1 Screening hedges with black decorative metal fencing
- Dogwood, silky
- Viburnum, Arrowwood

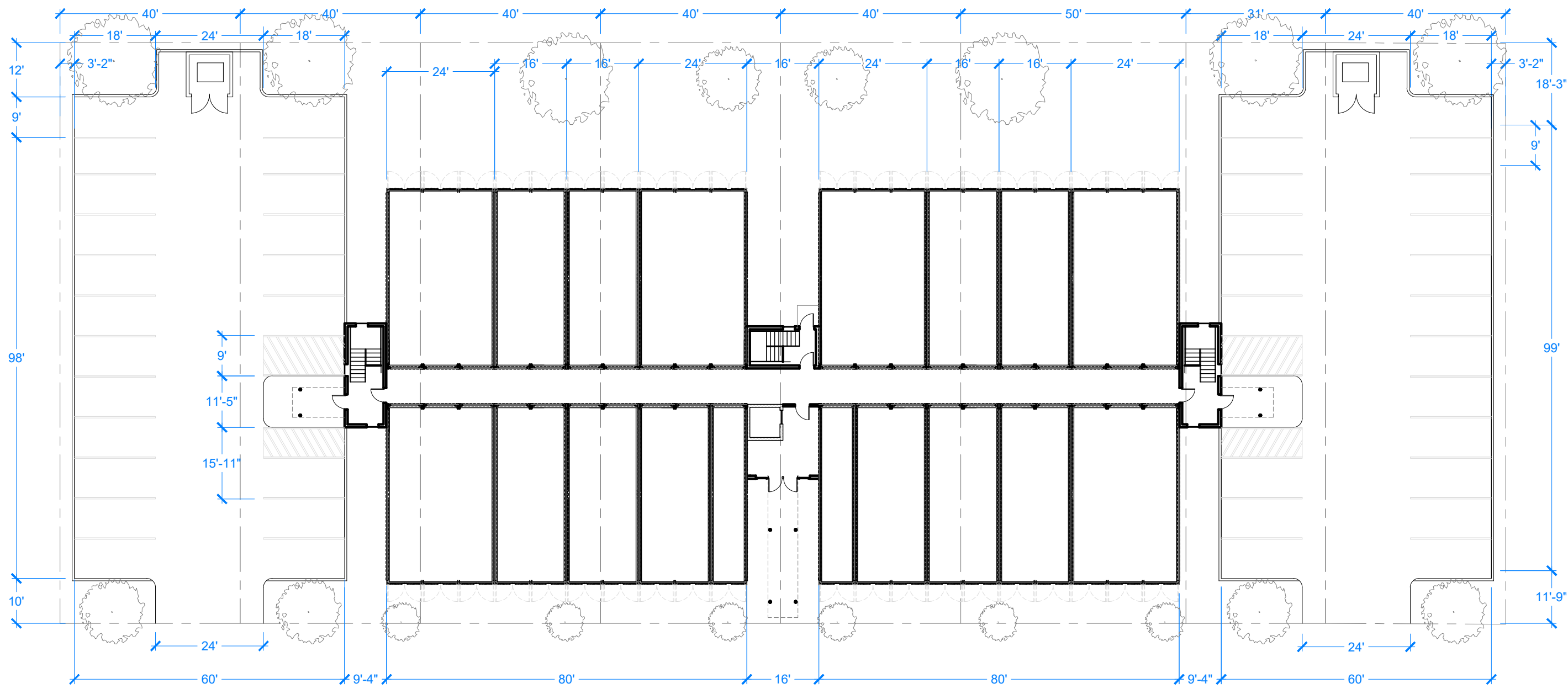
2 Manicured green space meant for tenant use
- Tall Fescue grass

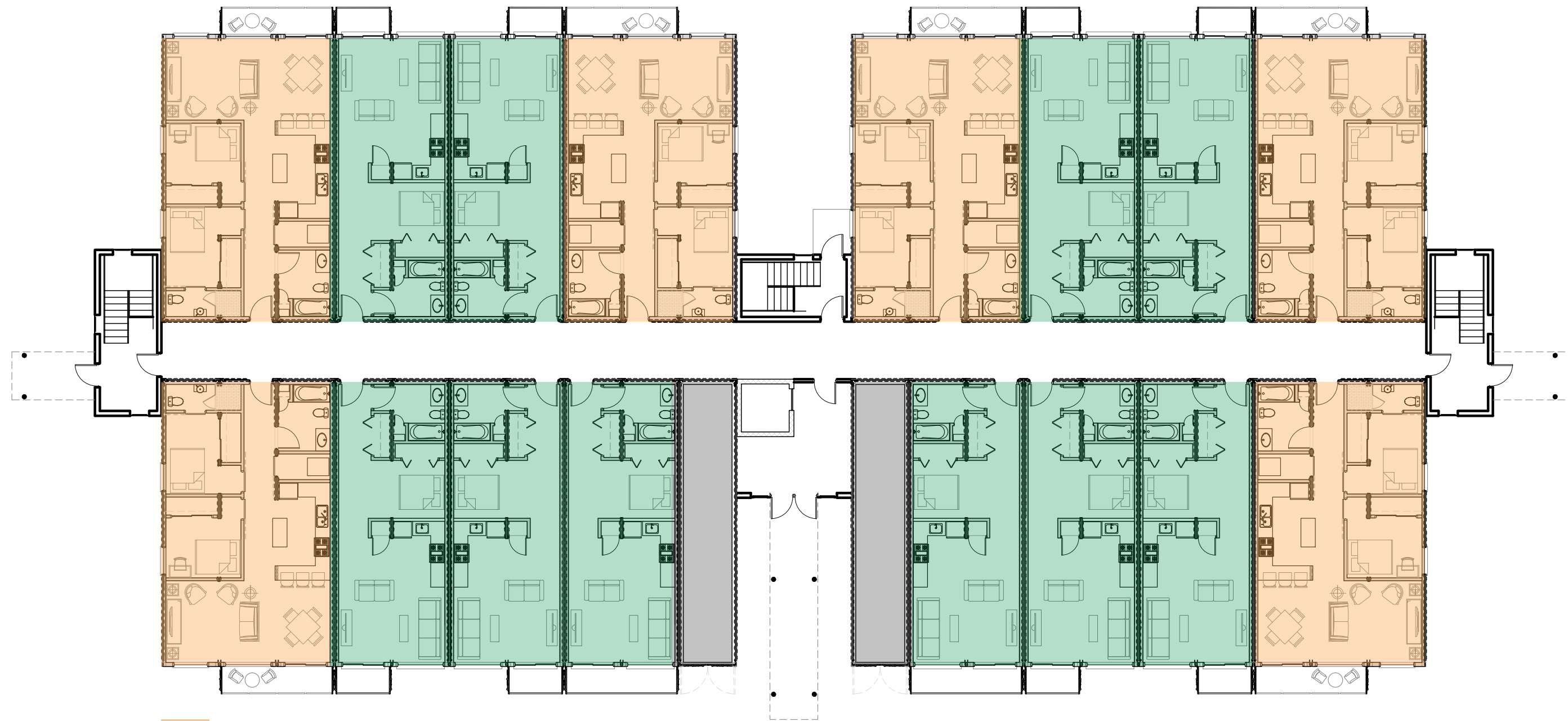
3 Small Trees for street appeal
- Alder, speckled
- Aspen, quaking
- Sumac, staghorn

4 Larger trees to provide shade
- Maple, red
- Tuliptree
- Tupelo tree







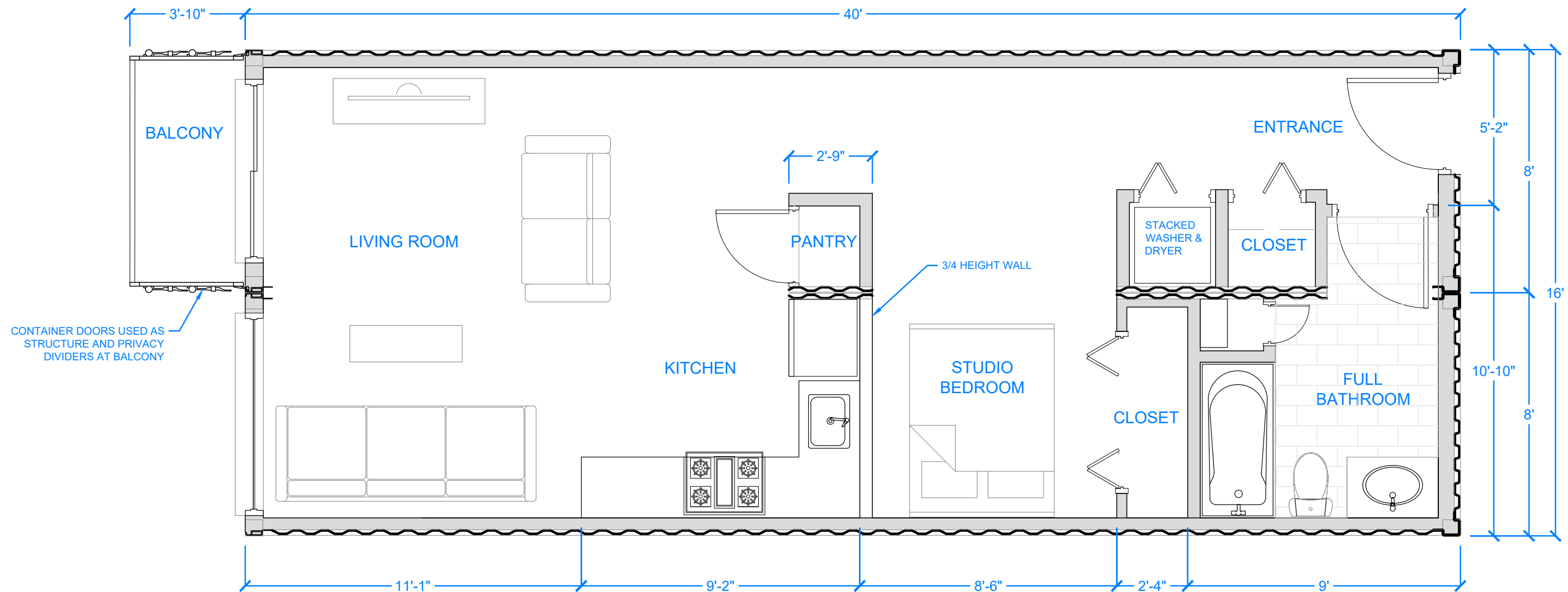


- 960 sf TWO BEDROOM APARTMENT
- 640 sf STUDIO APARTMENT
- SUPPORTING PROGRAM





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- 640 sf STUDIO APARTMENT



NOT TO SCALE

