



NORTH 72nd APARTMENTS
PROGRAMMING + SITE ANALYSIS



Eagle Management RE, LLC

STRIEGEL AGACKI STUDIO

SEPTEMBER 13, 2023

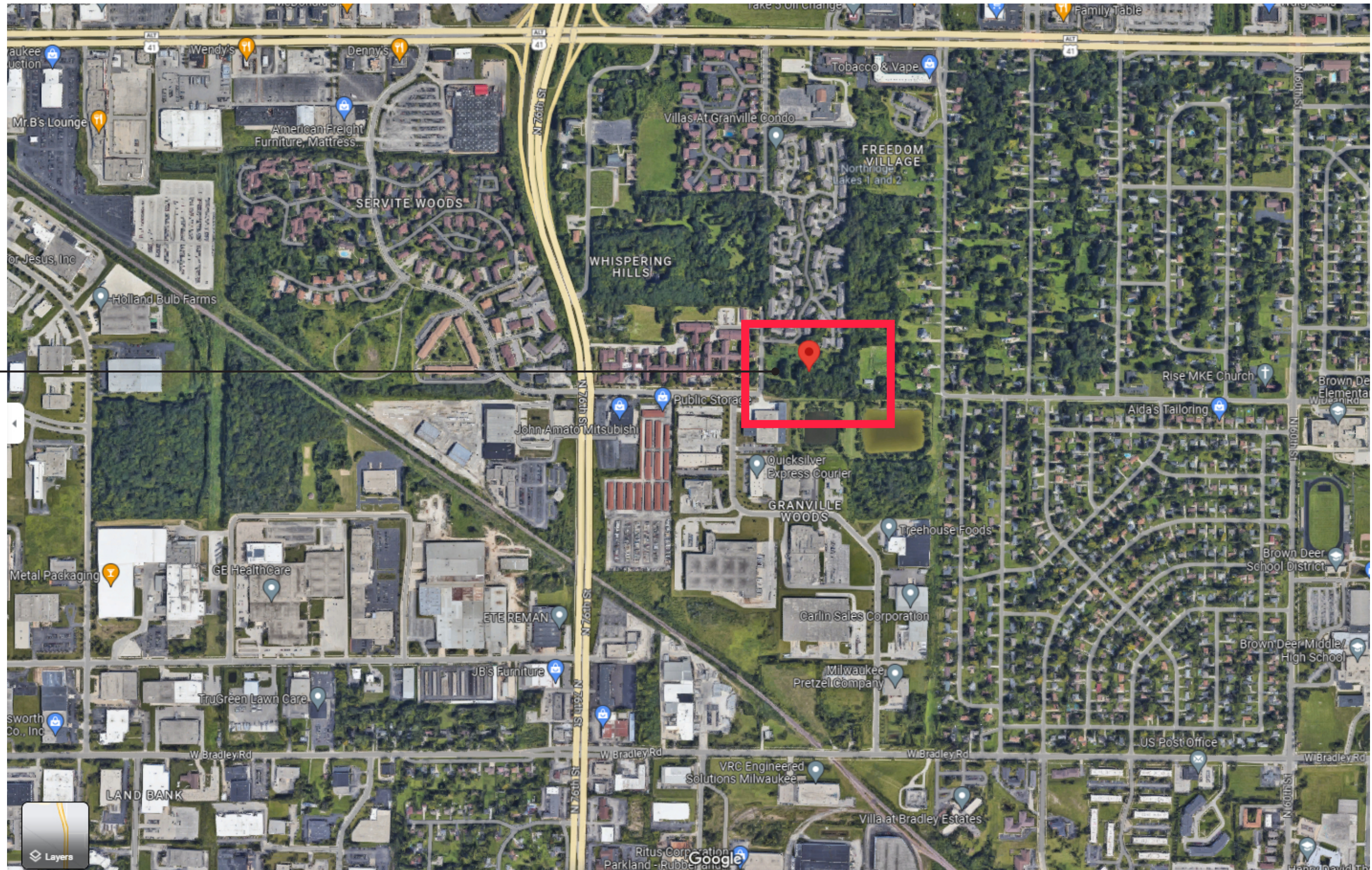
NORTH 72nd APARTMENTS

PROGRAMMING + SITE ANALYSIS

09.13.23

STRIEGEL
AGACKI
STUDIO

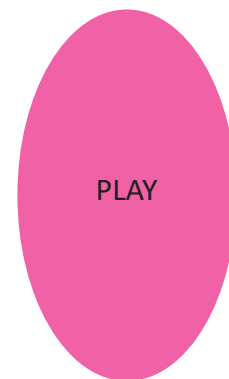
PROJECT SITE



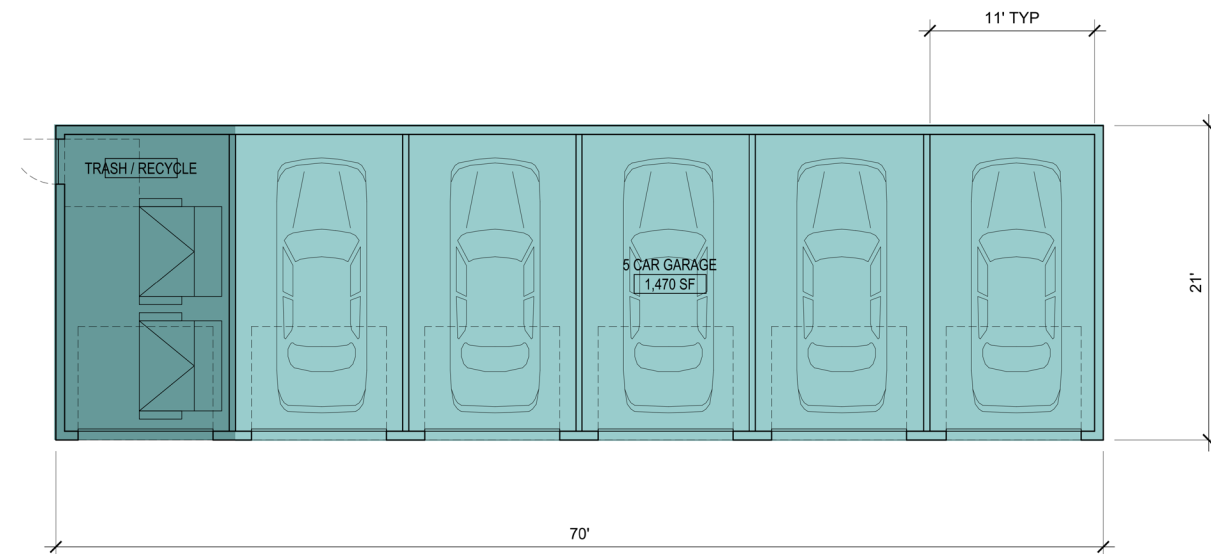


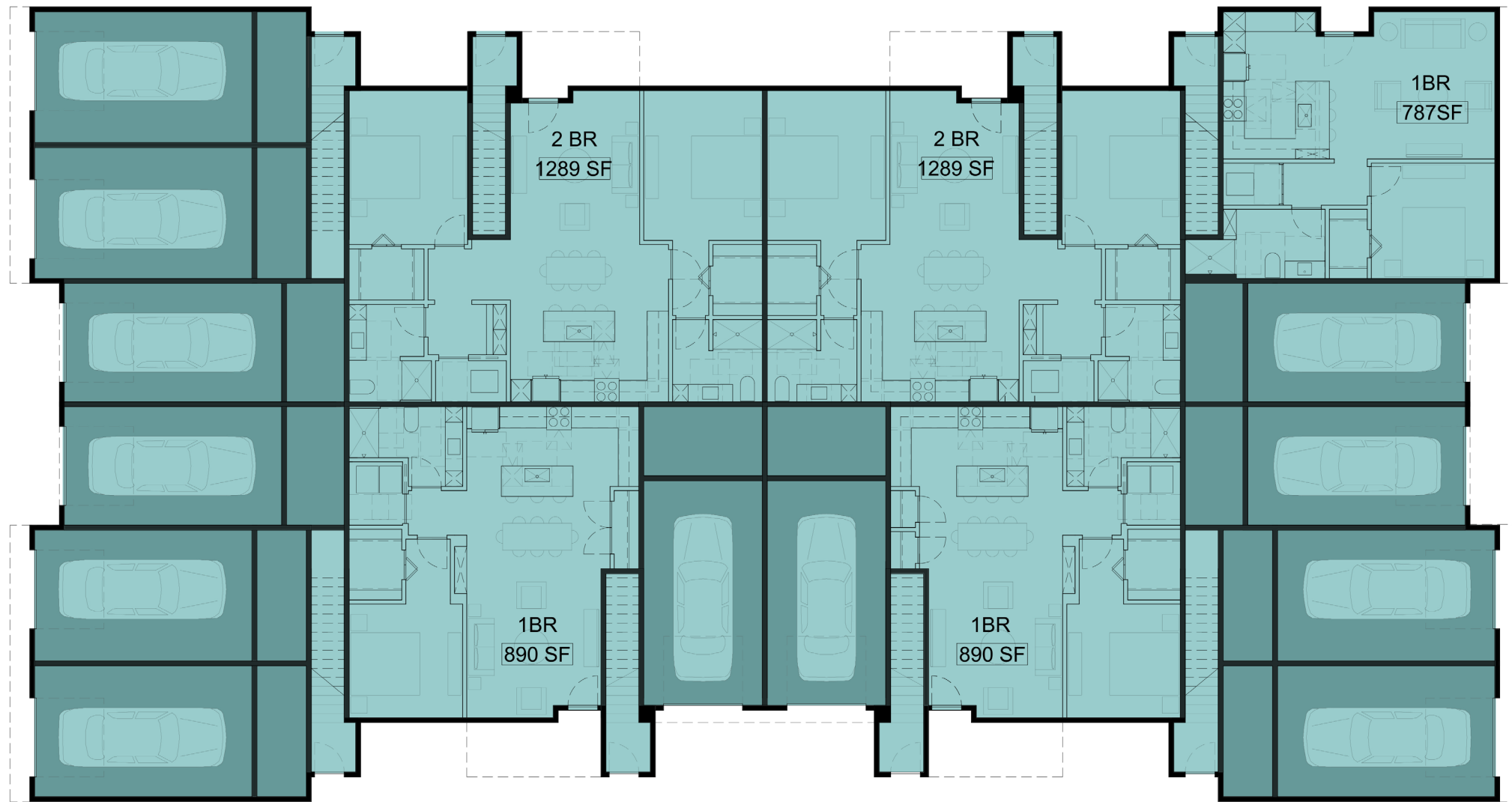
PROGRAMMING

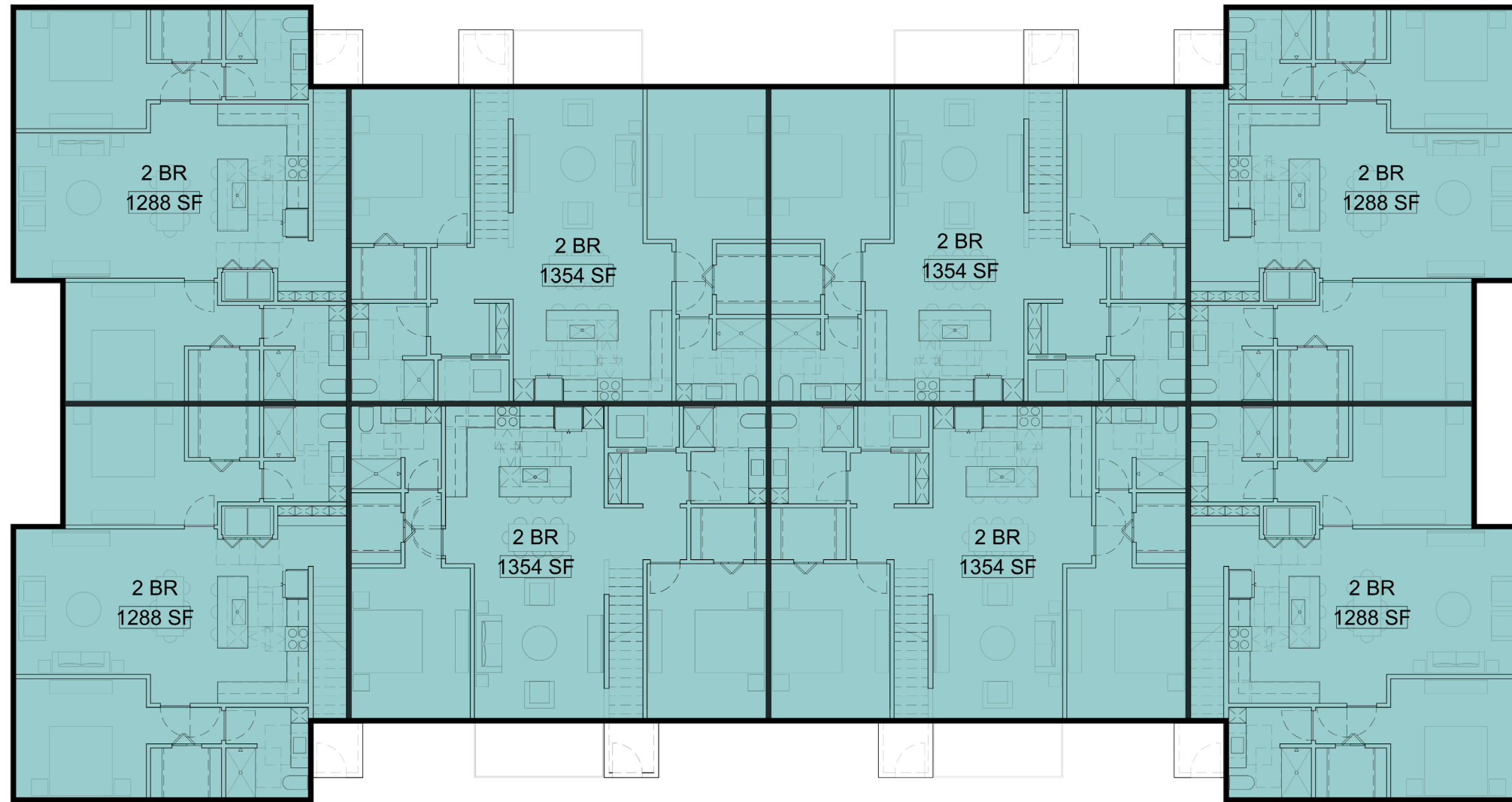
EXTERIOR ACTIVITY NODES



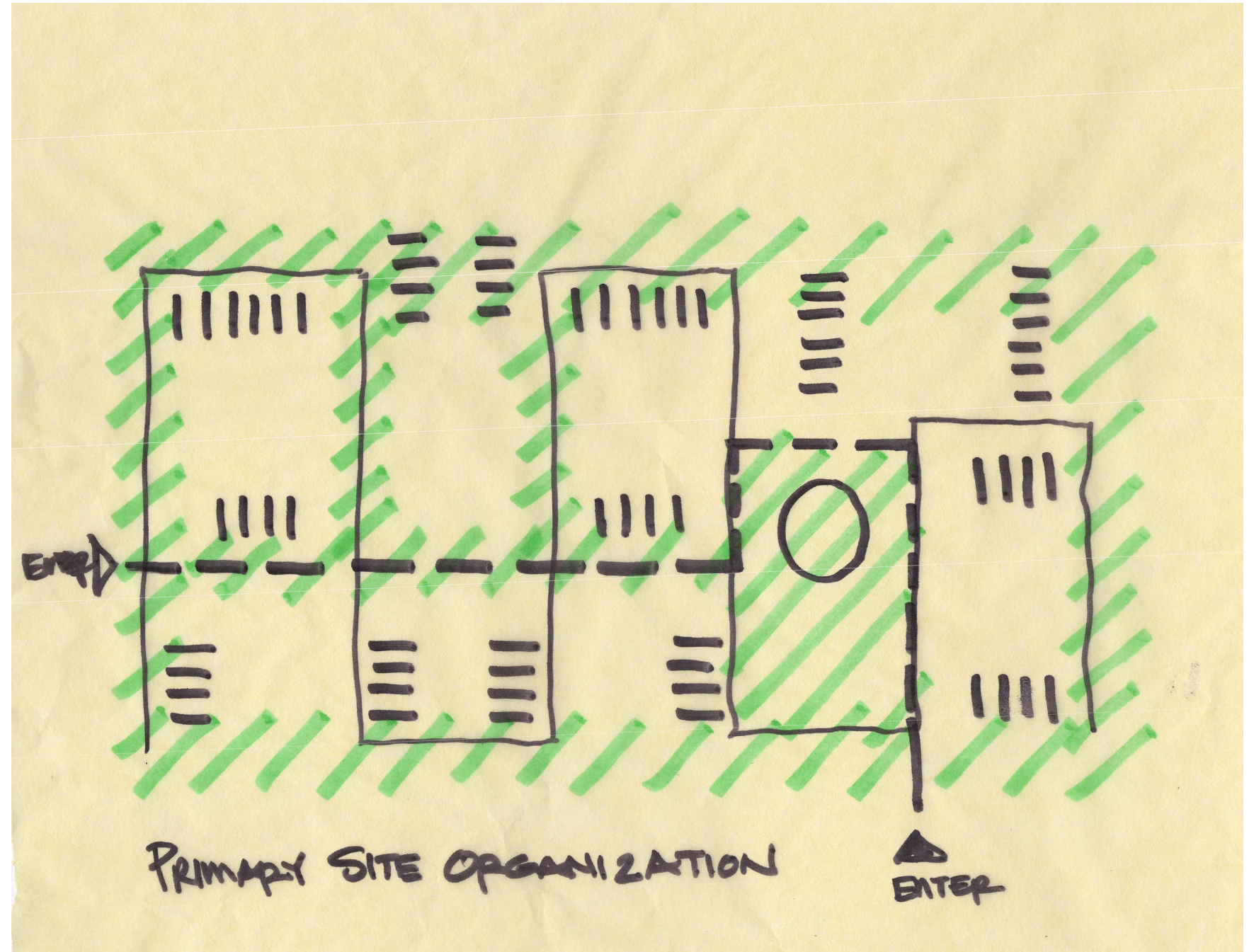
DETACHED GARAGE

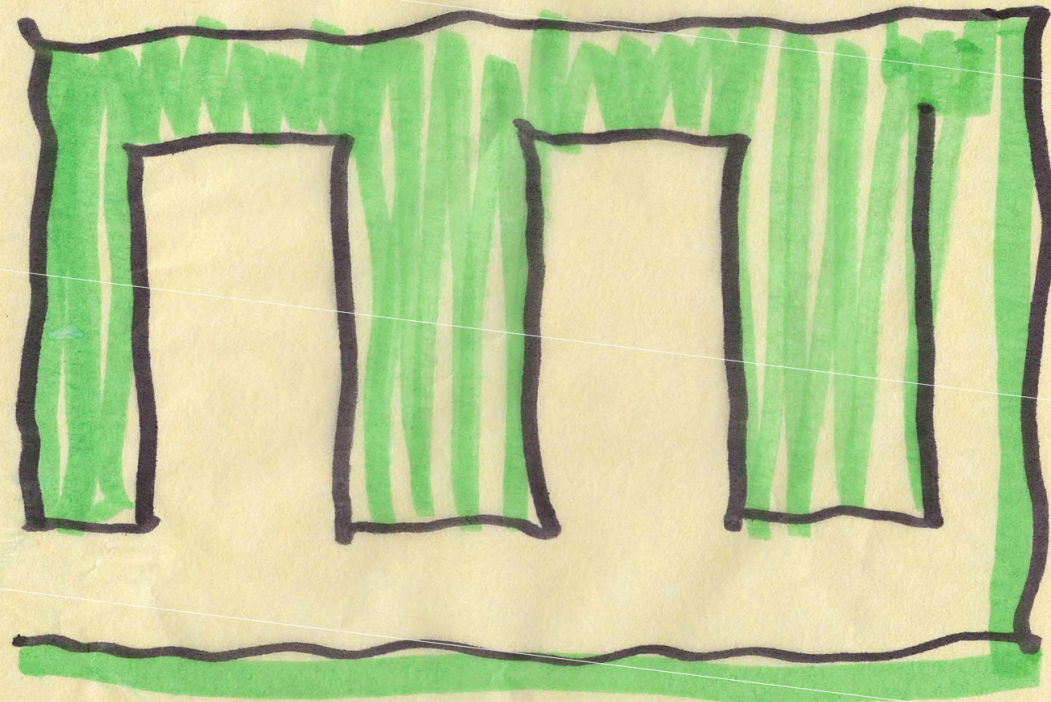






SITE STRATEGY





Integrate green space

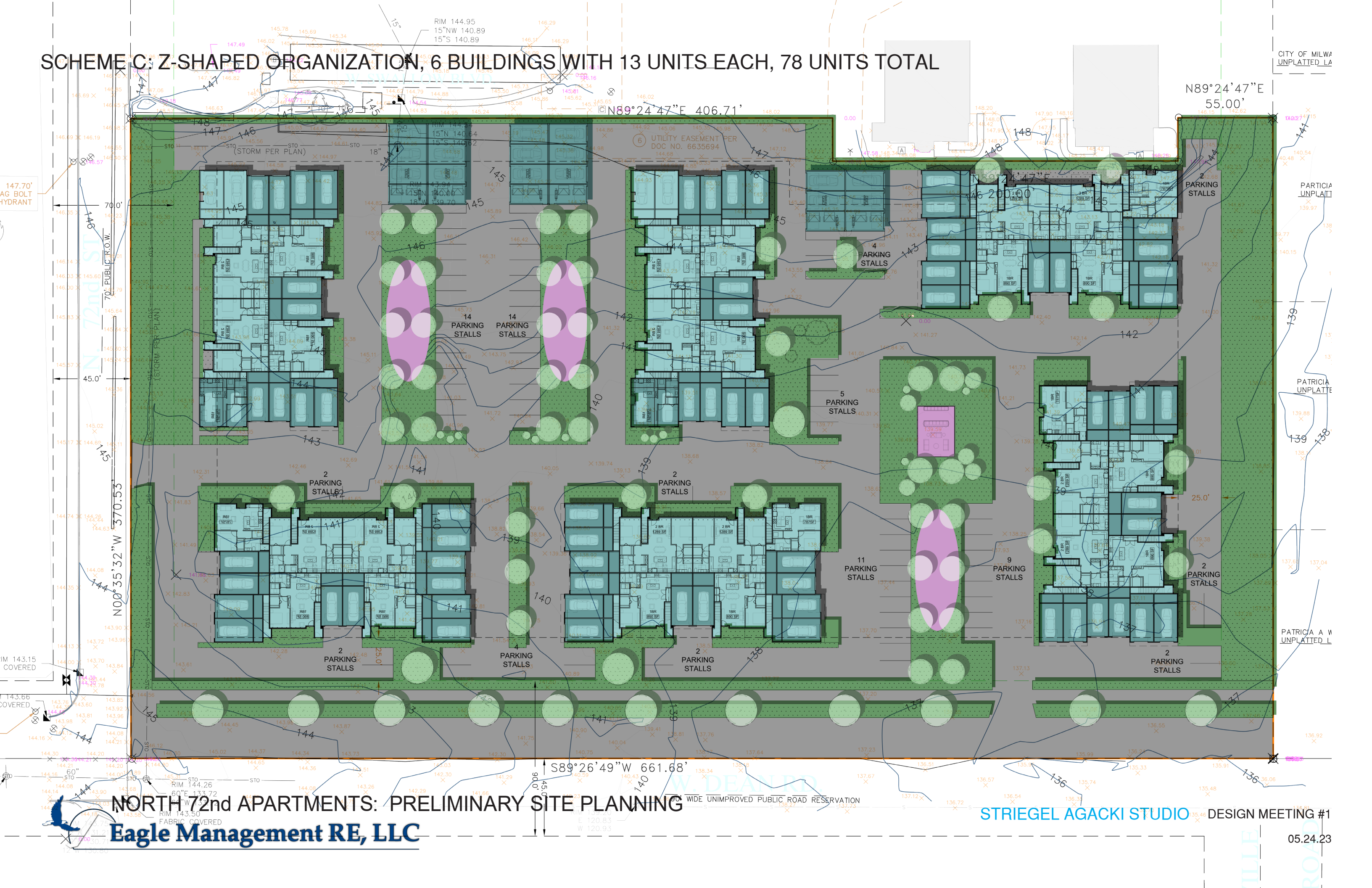


Meandering circulation: NODES

CENTRALIZED ORGANIZATION

SCHEME C: Z-SHAPED ORGANIZATION, 6 BUILDINGS WITH 13 UNITS EACH, 78 UNITS TOTAL

CITY OF MILWA
UNPLATTED LA



N89°24'47"E
55.00'

70' PUBLIC R.O.W.
45.0'
145'
N00°35'32"W 370.53'

S89°26'49"W 661.68'

NORTH 72nd APARTMENTS: PRELIMINARY SITE PLANNING
Eagle Management RE, LLC

STRIEGEL AGACKI STUDIO DESIGN MEETING #1

05.24.23

PARKING & UNIT MATRIX

RESIDENTIAL PARKING RATIO COMPARISON		Stalls per Unit
Two-Story Buildings	6	
Units per Building	13	
Total Units	78	
PARKING		
Enclosed Spaces		
Stalls per Two-Story Building	12	0.923076923
Total Enclosed Stalls	72	
Detached Spaces		
Detached Garage Stalls	10	0.128205128
Total Detached Spaces	10	
Surface Spaces		
Two-Story Surface Stalls	75	0.961538462
Total Surface Spaces	75	
GRAND TOTAL	157	2.012820513

UNIT TYPE TOTALS				
FLOOR LEVEL	ONE BED - 890 SF	INTERIOR TWO BED - 1309 SF	END TWO BED 1288 SF	FLOOR TOTAL
FLOOR 1	3	2	0	5
FLOOR 2	0	4	4	8
TOTAL	3	6	4	13
% OF TOTAL	23%	46%	31%	100%

BUILDING AREA TOTALS				
FLOOR LEVEL	LEASABLE SF	PARKING SF	STORAGE SF	FLOOR TOTAL
FLOOR 1	5872	3601	920	10393
FLOOR 2	10034	0	0	10034
TOTAL	15906	3601	920	20427

PRECEDENT IMAGERY - MODERN



PRECEDENT IMAGERY



 NORTH 72nd APARTMENTS: PRELIMINARY SITE PLANNING
Eagle Management RE, LLC

STRIEGEL AGACKI STUDIO DESIGN MEETING #1

05.24.23



LANDSCAPE



