

ALTERNATIVES ANALYSIS SUMMARY

Category	Proposed	Alternative A	Alternative B
Zoning	MFC	MFC	MFC
Building Units	30	30	30
Parking Spaces	30	30	30
Parking Location	Surface	Surface	Underground
Landmarks Removed	0	0	2
Definition	Underground	Surface	Underground

ALTERNATIVE ANALYSIS NOTES

- The removal of the three (3) existing trees at the proposed site shall be conducted underground. All trees to be removed shall be identified, tree size (DBH) and location shall be noted on the site plan. The only remaining natural resource shall be the site that are subject to the alternative analysis are trees 859 and 861.
- In order for the development of the site to occur, the existing building and parking structure shall be demolished. The demolition shall be completed prior to the construction of the new building and parking structure. The demolition shall be completed in a manner that minimizes the impact on the surrounding area. The demolition shall be completed in a manner that minimizes the impact on the surrounding area. The demolition shall be completed in a manner that minimizes the impact on the surrounding area.
- Alternative A is the proposed final plan to be used. The building footprint and parking structure shall be constructed in a manner that minimizes the impact on the surrounding area. The building footprint and parking structure shall be constructed in a manner that minimizes the impact on the surrounding area. The building footprint and parking structure shall be constructed in a manner that minimizes the impact on the surrounding area.
- Alternative B is the proposed final plan to be used. The building footprint and parking structure shall be constructed in a manner that minimizes the impact on the surrounding area. The building footprint and parking structure shall be constructed in a manner that minimizes the impact on the surrounding area. The building footprint and parking structure shall be constructed in a manner that minimizes the impact on the surrounding area.

DEVELOPMENT SUMMARY

Item	Proposed	Alternative A	Alternative B
Building Area	10,000 sq ft	10,000 sq ft	10,000 sq ft
Parking Area	10,000 sq ft	10,000 sq ft	10,000 sq ft
Site Area	20,000 sq ft	20,000 sq ft	20,000 sq ft
Site Coverage	50%	50%	50%
Site Density	100 units/acre	100 units/acre	100 units/acre
Site Yield	30 units	30 units	30 units
Site Cost	\$1,000,000	\$1,000,000	\$1,000,000
Site Value	\$2,000,000	\$2,000,000	\$2,000,000
Site Profit	\$1,000,000	\$1,000,000	\$1,000,000
Site ROI	10%	10%	10%

LEGEND

- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- BRITANNICUS PAVEMENT
- ACTIVE OPEN SPACE
- TRASH AREA
- BARBER TIRE PARKING SPACES
- BACK OF CURB TO BACK OF CURB
- HUBSPIN OF PARKING SPACES

811
Know what's below.
Call before you dig.

4

CITY PLACE
SITE PLAN
DIMENSIONAL SITE PLAN & ALTERNATE ANALYSIS

CLIENT
FIFTH AVENUE LIMITED PARTNERSHIP
403 S. FIFTH AVE.
ANN ARBOR, MI 48103
ALEX DE PARRY
(734) 761-8990

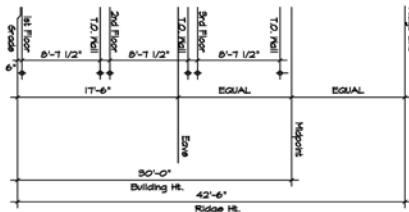
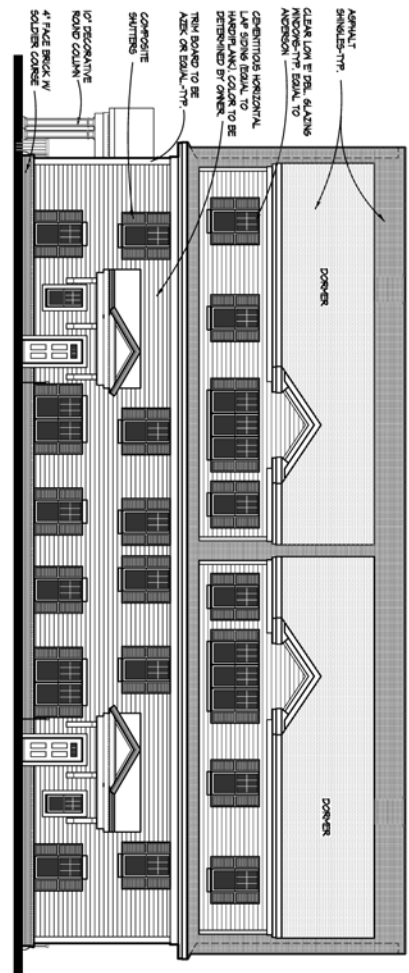
MIDWESTERN CONSULTING
Civil, Environmental and
Transportation Engineers
Planners, Surveyors
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.985.0200
Fax: 734.985.0599

JOB No. **07075**

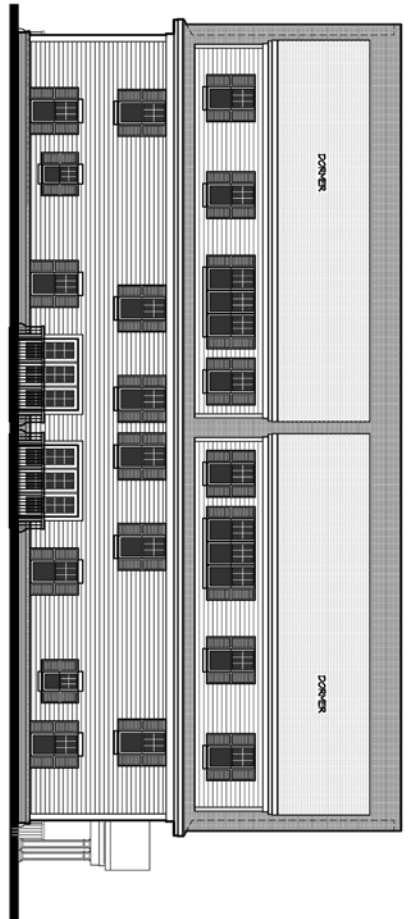
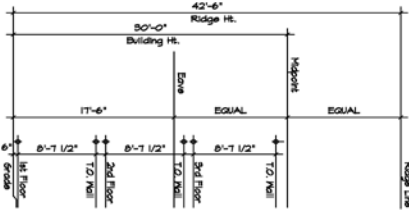
REV. DATE

DATE 3-2-09

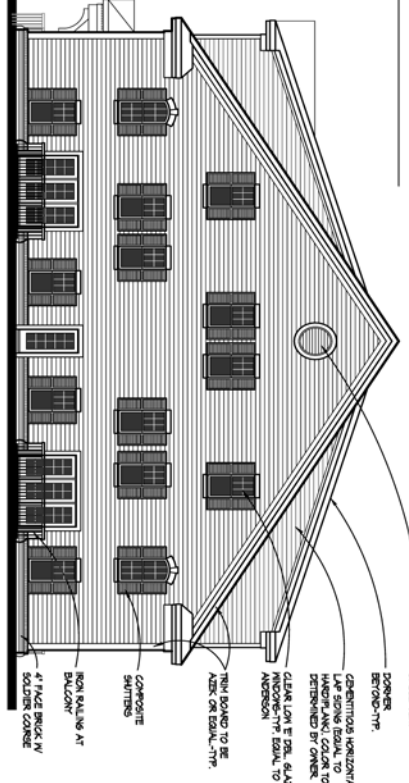
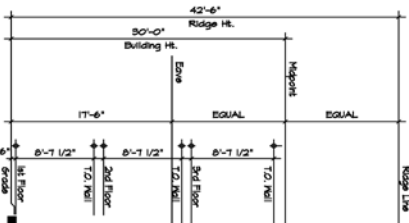
SHEET 4 OF 18



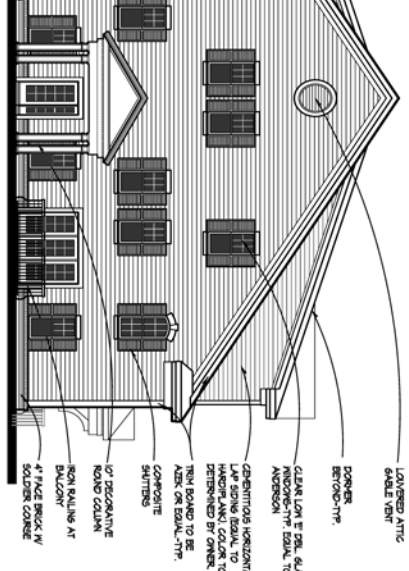
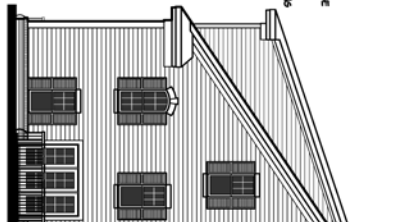
ALT. B1' FRONT ELEVATION-WEST (south building) PITCHED ROOF
SCALE: 1/8" = 1'-0"



ALT. B1' REAR ELEVATION-EAST (south building) PITCHED ROOF
SCALE: 1/8" = 1'-0"



ALT. B1' RIGHT SIDE ELEVATION-SOUTH (south building) PITCHED ROOF
SCALE: 1/8" = 1'-0"



ALT. B1' LEFT SIDE ELEVATION-NORTH (south building) PITCHED ROOF
SCALE: 1/8" = 1'-0"



© Copyright 2008

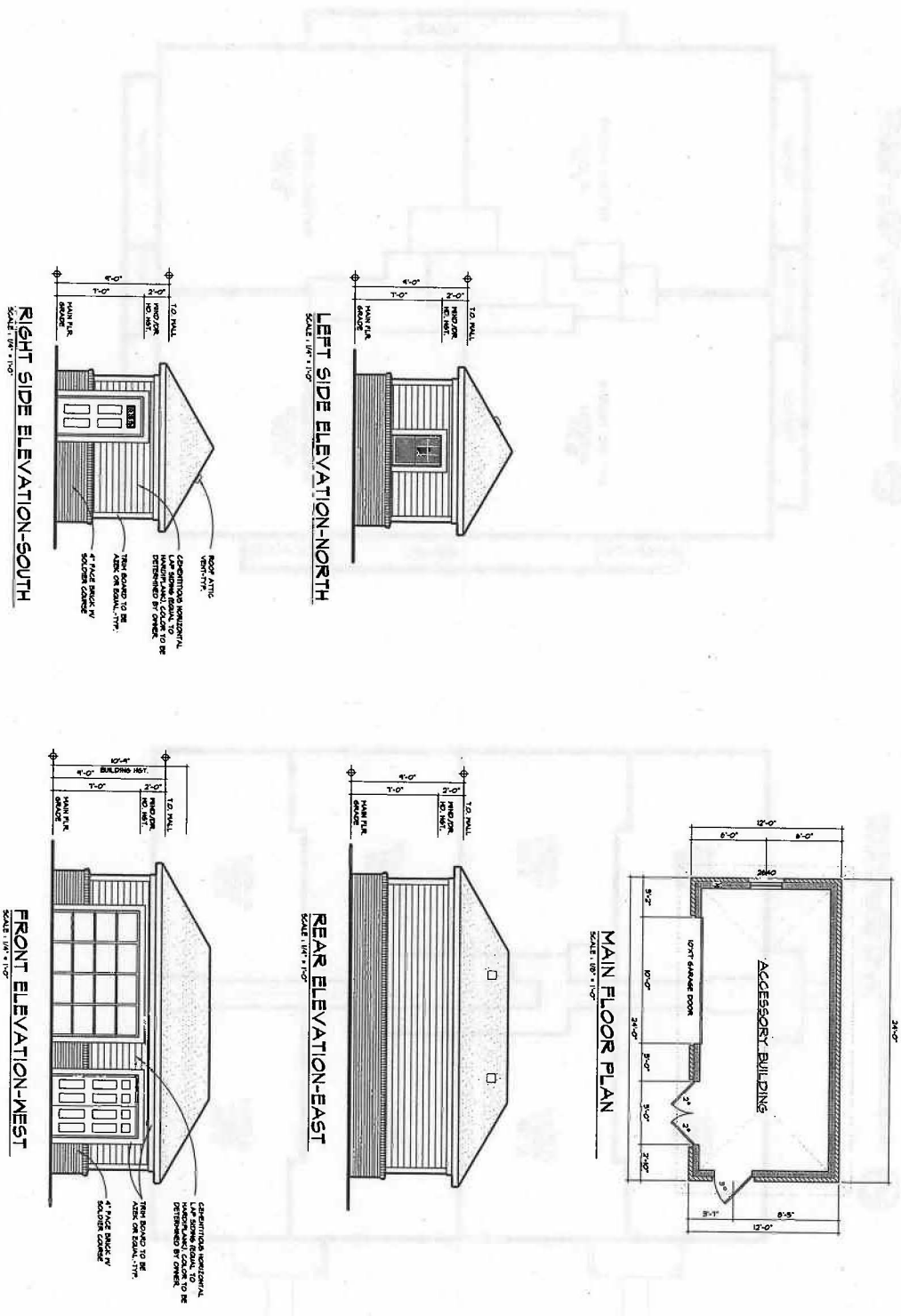
City Place
M.O.R.
Lap Sided Facade

J BRADLEY MOORE & ASSOCIATES
4844 Jackson Road, #150 Ann Arbor, MI 48103 (734) 930-1500

REVISIONS

job 27106

drawn kwk/MTJ
date 04/09/09
sht A3.9B



drawn MJD
 date 04/15/09
 sh1 B1.2

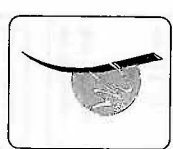
job 27106A

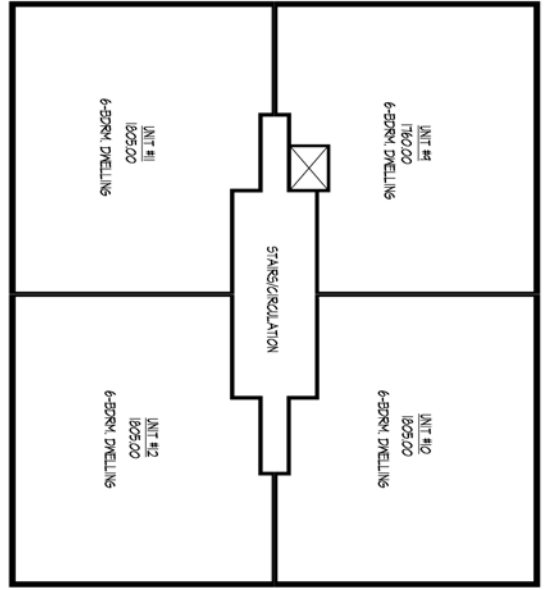
revisions

BRADLEY MOORE & ASSOCIATES
 4844 Jackson Road, #150 Ann Arbor, MI 48103 (734) 930-1500

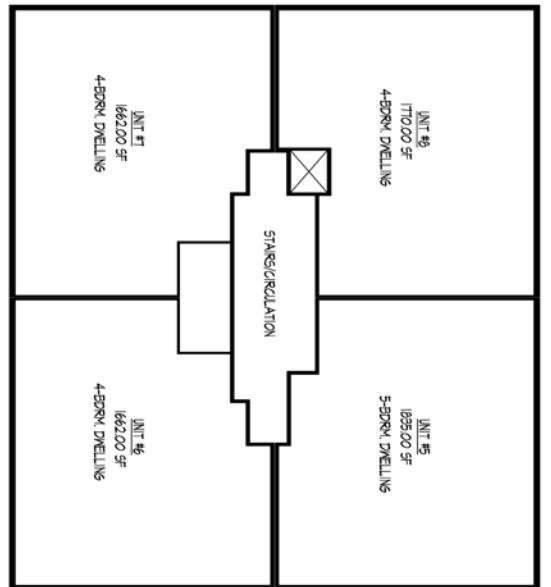
City Place Accessory Building
 M.O.R.
 Plan and Elevations

© Copyright 2008

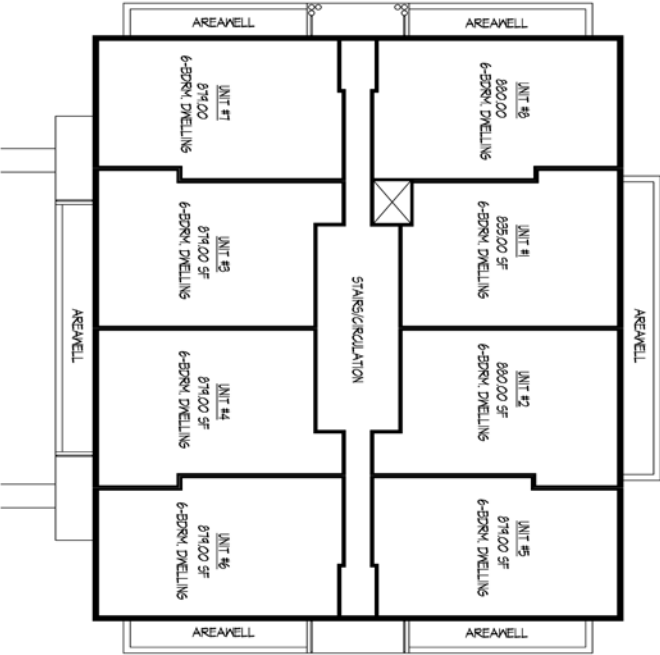




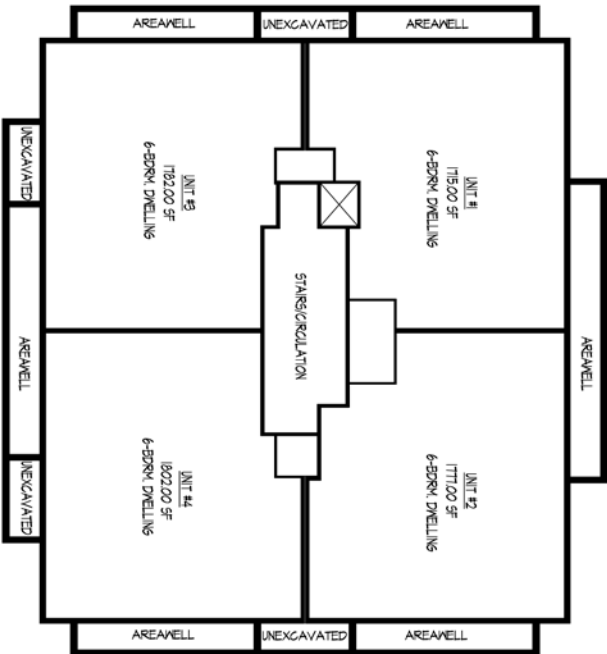
THIRD LEVEL PLAN-SOUTH BUILDING
 SCALE: 3/32" = 1'-0"
 1/28/09 JT
 NORTH



SECOND LEVEL PLAN-SOUTH BUILDING
 SCALE: 3/32" = 1'-0"
 1/28/09 JT
 NORTH



MAIN FLOOR PLAN-SOUTH BUILDING
 SCALE: 3/32" = 1'-0"
 1/28/09 JT
 NORTH



LOWER LEVEL PLAN-SOUTH BUILDING
 SCALE: 3/32" = 1'-0"
 1/28/09 JT
 NORTH



© Copyright 2008

City Place
 M.O.R.
 Floor Plans

J BRADLEY MOORE & ASSOCIATES
 4844 Jackson Road, #150 Ann Arbor, MI 48103 (734) 930-1500

REVISIONS

job 27106

drawn kkk/NTJ
 date 04/09/09

sht B1.1