

September 8, 2016

Addendum to August 11, 2016 Application

315 S. Main Street  
Ann Arbor, Michigan

### Ann Arbor Historic Distric Commission

City of Ann Arbor  
Planning & Development Services



315 S. Main  
Summer, 2016



Main Street Historic District

**Developer:**  
315 SMS, LLC  
Brownstown, Michigan

**Architect:**  
Mitchell and Mouat Architects, Inc.  
Ann Arbor, Michigan

**Construction Manager:**  
Kafaei Building Group  
Ann Arbor, Michigan

**Civil Engineer:**  
Atwell Engineering  
Ann Arbor, Michigan

315 South Main  
Ann Arbor, Michigan

Addendum to August 11, 2016 Application  
**Ann Arbor Historic District Application**  
City of Ann Arbor  
Planning & Development Services

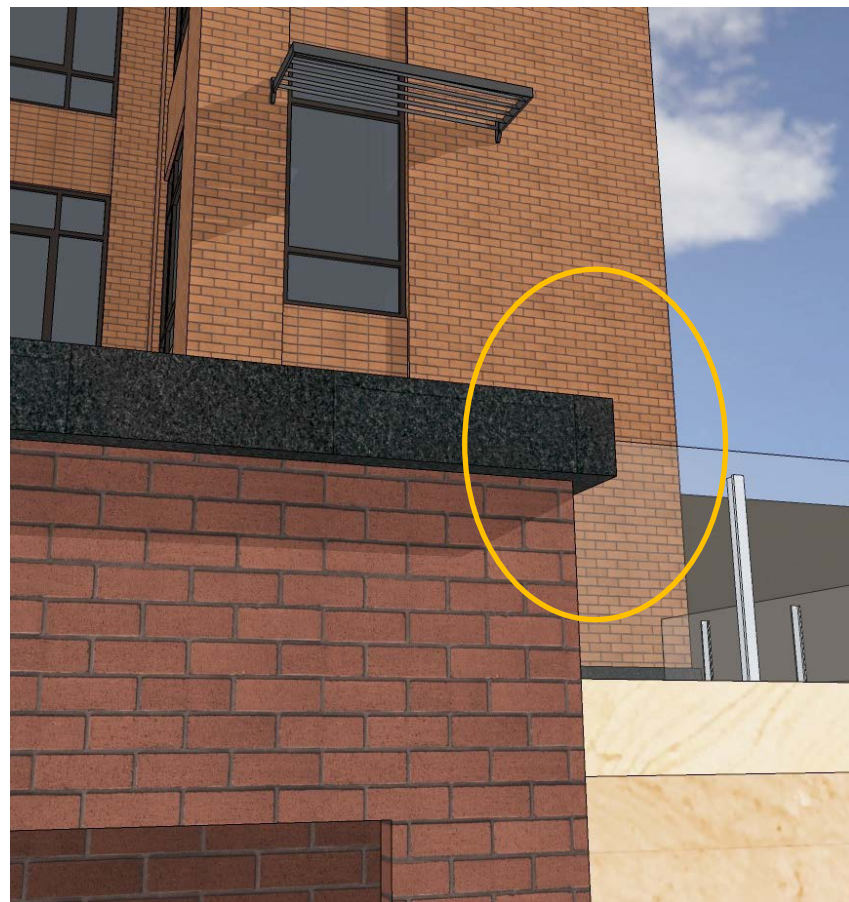
***Summary of Proposed Changes Since the August 11, 2016 HDC Public Hearing:***

**1. Cornice Profile at Level 3:**

It was suggested that the cornice at Level 3 be re-designed to be visually stronger.

***August 11, 2016***

The detail shown below included a simple 6" black granite coping at the top of level three, center and north bays.



***September 8, 2016***

The proposed revised detail is an approximate 16" stepped granite coping with a full soldier course of face brick below.





**2. Coloration of Mankato Stone:**

It was suggested that the Mankato stone be more uniform in color from stone to stone.

The proposed Mankato stone is quarried in Minnesota by Kasota Valley Limestone. In conversations with the supplier since the August 11 HDC meeting, we have been informed that a tighter range in coloration is possible.



*As presented on August 11, 2016:*



*As proposed on September 8, 2016:*

315 S. Main

315 S. Main

**3. Window Sizes at Upper Levels:**

It was suggested that the floor-to-ceiling windows on levels 4, 5, and 6 emphasized verticality. Changing the window aspect ratio to square or horizontal might strengthen the horizontal lines of the upper levels

*As presented on August 11, 2016:*



315 S. Main

***As proposed on September 8, 2016:***

The window sills have been raised to two feet above the floors, resulting in a taller, more dominant, brick spandrel panel between each window sill and the window head below. We have introduced a darker brick color to maintain visual alignment with contiguous architectural elements.

We have also introduced sun shades on the west facing windows of the central bay.

In addition, we changed the Mankato stone on the north bay of level 4 to face brick.



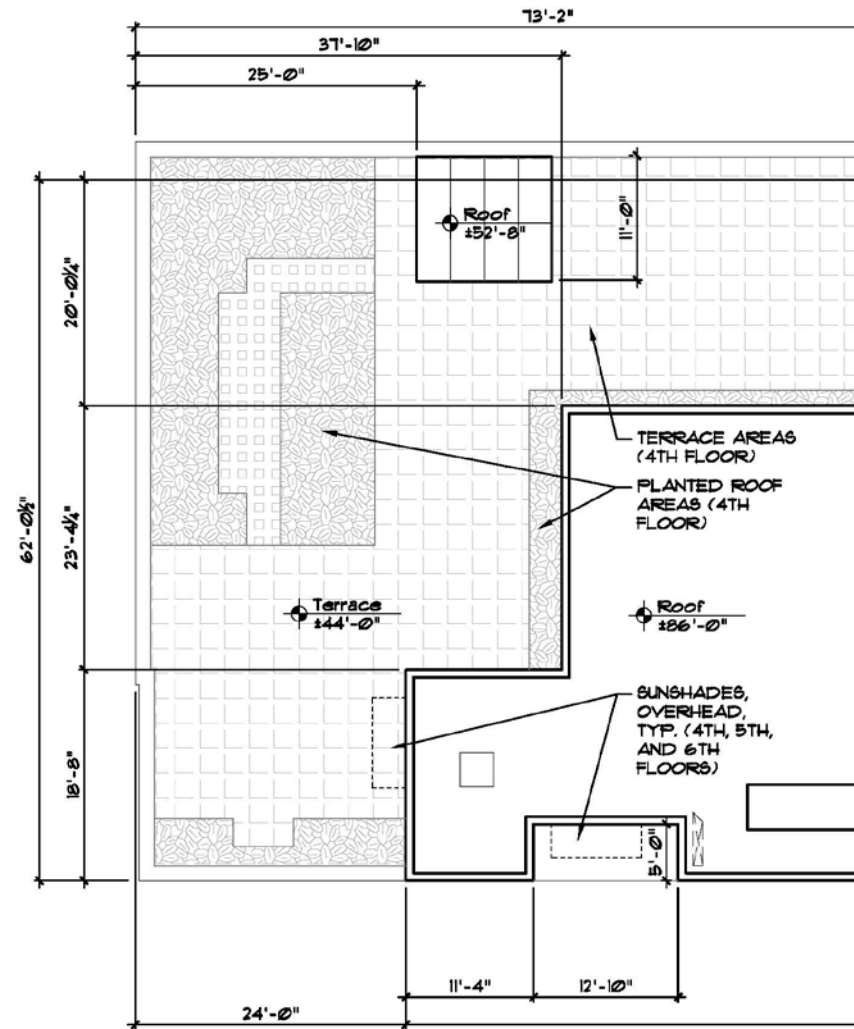
315 S. Main



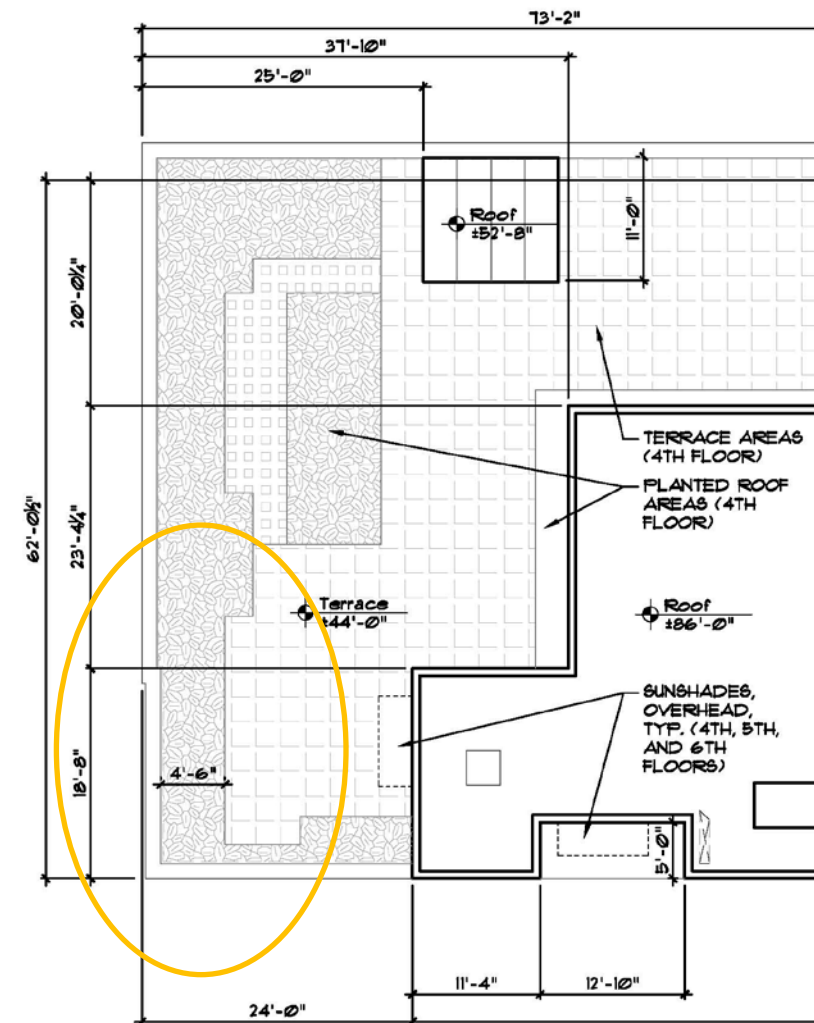
**4. Setback of Terrace Level Activity:**

It was suggested that active use of a roof-top terrace might be undesirable and the design team was asked to expand the landscaped area of the 4<sup>th</sup> floor terrace in front of the railing at the west edge of the south bay.

*As presented on August 11, 2016:*

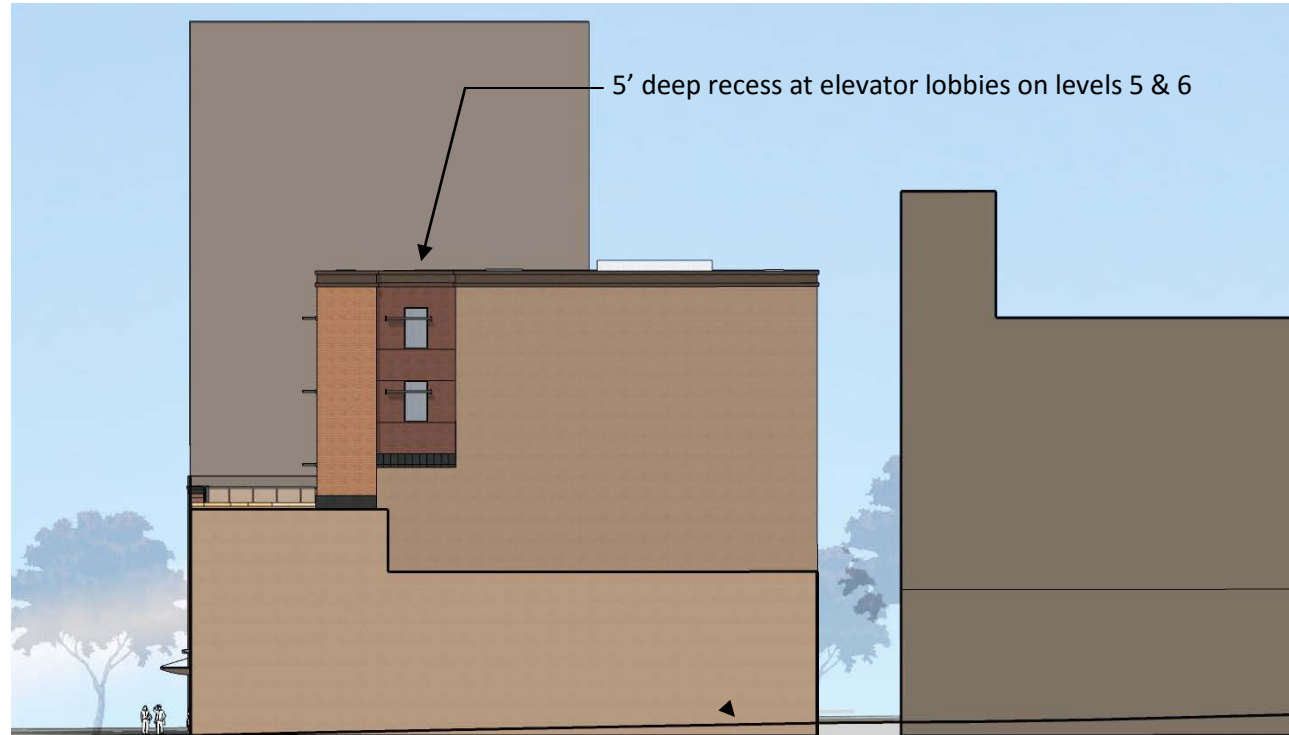


*As proposed on September 8, 2016:*



**5. South Elevation:**

Commissioners generally favored the treatment of the west portion of the upper three south elevation floors, as shown below, due to the addition of a 5' deep recess at the elevator lobbies, offering visual relief to the party wall (this was an earlier suggestion by the HDC). It was suggested that a similar treatment be added to the east portion of the south wall.



***As presented on August 11, 2016:***

Due to earlier advice from the HDC, we were able to create a 5' deep alcove with glazing in the elevator lobby on the 5<sup>th</sup> and 6<sup>th</sup> floors.

***As proposed on September 8, 2016:***

Knowing that current zoning in Ann Arbor allows for taller buildings outside the HDC District, to the south of the project site, and also knowing that south light can be severe and difficult to control in office settings, the design team placed all of the generally unoccupied building elements - including two enclosed egress stairs, an elevator, toilet rooms, and mechanical shafts - in the south bay of the building.

As discussed on August 11, openings in party walls (such as the south wall of 315 S. Main) are not allowed unless protected. However, on walls that are set 5' from party walls, up to 25% of the wall surface may be glazed.

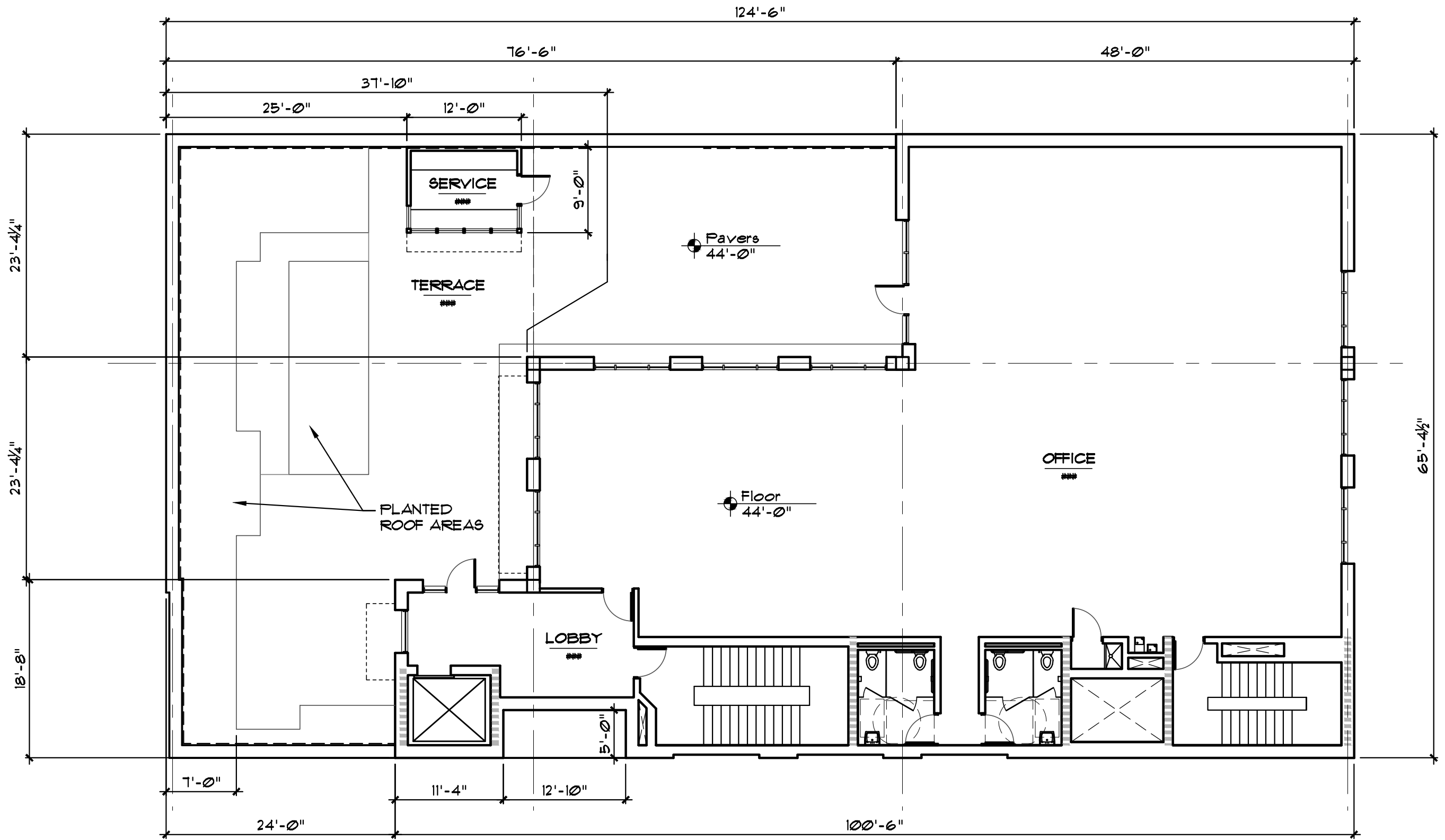
Glazing and the setbacks that allow for glazing, were reserved for the north, west, and east exposures that provide the most beneficial daylighting for office use.

Opportunities for additional minimal 5' deep volume changes on the south elevation that respond to floor plan opportunities were sought, but none materialized.

The lower sketch to the left represents the proposed (revised) south elevation. We have included two rows of three approximately 8' high X 11' wide recessed panels that align in height with the windows to the west. The surface of the panels are proposed to be placed 2" to 4" inside the main wall surface.

The recessed panels will be burnished or ground face block. The field of the wall will be split face block. The intent is to emphasize the horizontality with alignment of horizontal shadow lines.





1 Fourth Floor Plan  
 5 SCALE: 3/32" = 1'-0"



Date:	Issued For:
08.11.16	HDC Presentation
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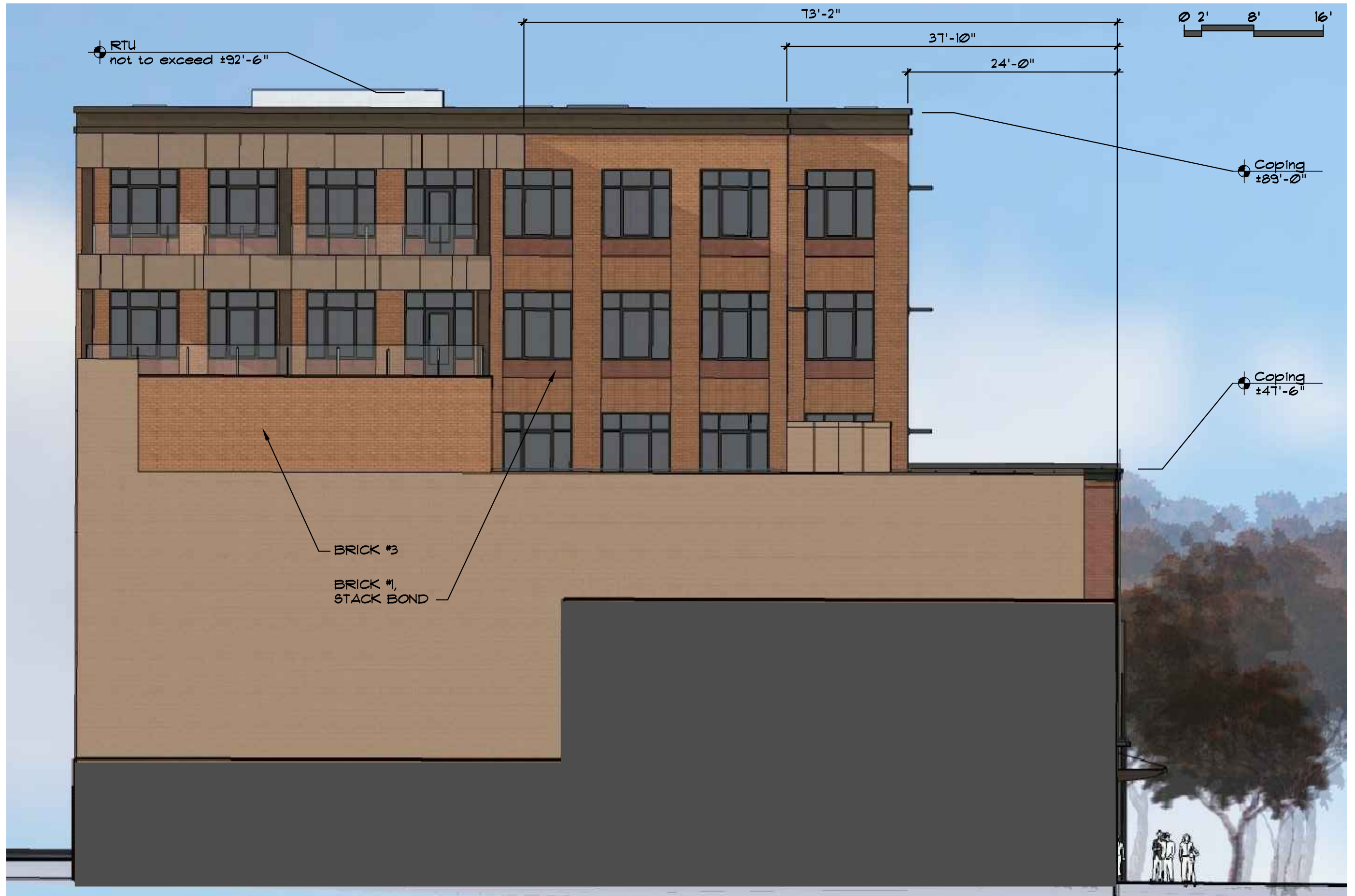
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1 West Elevation (Heights)  
9 SCALE: 3/32" = 1'-0"

West Elevation  
(Heights)





1 North Elevation (Heights)  
 10 SCALE: 3/32" = 1'-0"

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North Elevation  
 (Heights)

0 2' 8' 16'



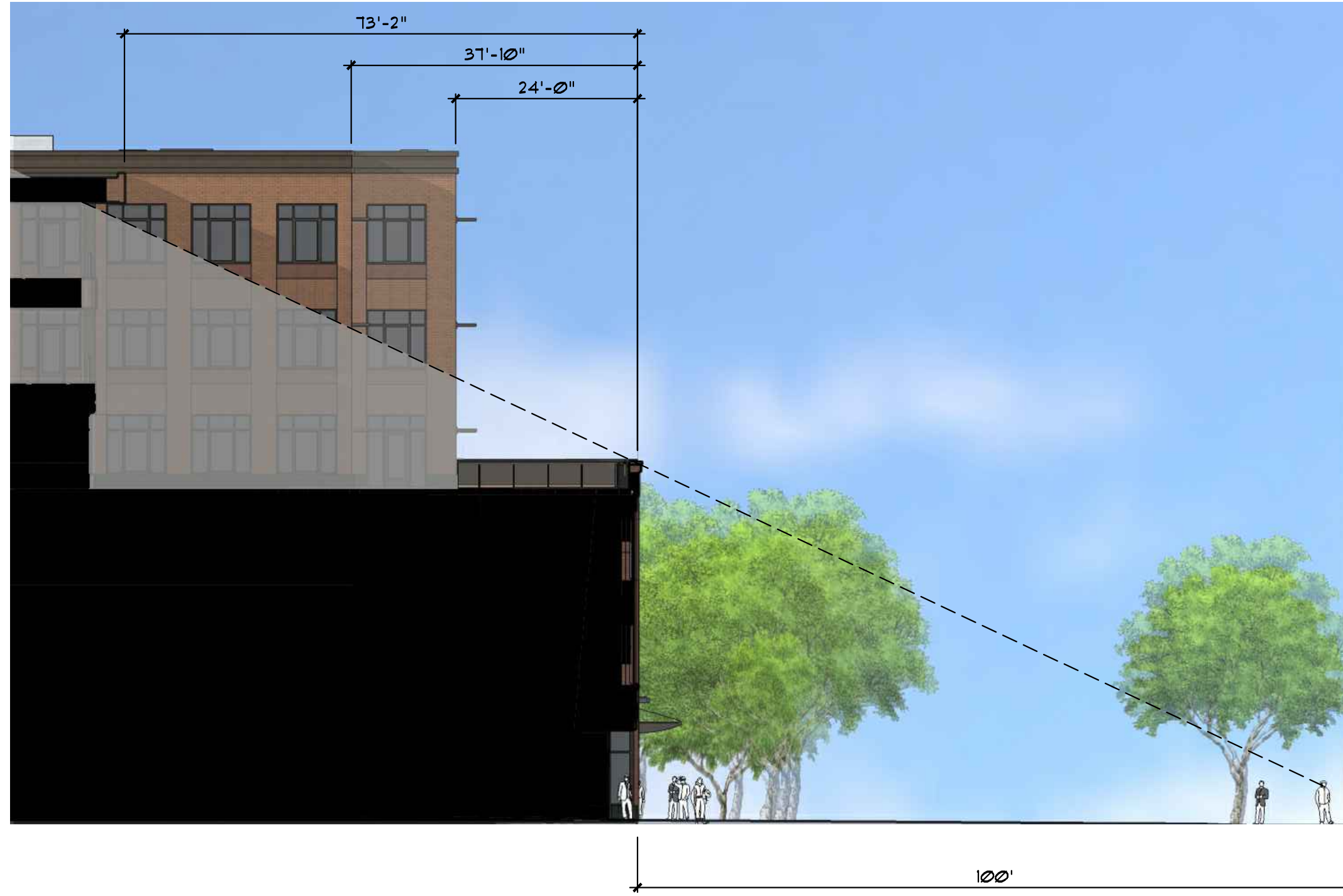
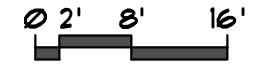
1 South Elevation (Heights)  
12 SCALE: 3/32" = 1'-0"

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South Elevation  
(Heights)





1 Street Wall Section  
13 SCALE: 1/16" = 1'-0"

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1  
15

3D Image from Pretzel Bell, Summer (Actual)  
SCALE: nts

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3D Image from  
Pretzel Bell (Summer)





1  
15

3D Image from Starbucks, Summer (Actual)  
SCALE: nts

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3D Image from  
Starbucks (Summer)





1  
17

3D Image from the Ark  
SCALE: nts

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3D Image from  
the Ark





1  
18A

3D Image from Across Main  
SCALE: nts

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3D Image from  
Across Main

18A