2900 S. Main Apartments

Multi-Family Project – Ann Arbor, MI

United Hospitality Management

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Project Location Map

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Project Synopsis

- Current & Proposed Zoning – (O) Office
- 4-Story Multi-family Building
- **45 Residential Units**
  - Studio – 3 Units (5%)
  - 1 Bedroom – 30 Units (68%)
  - 2 Bedroom – 12 Units (27%)
- **~1,530 SF Interior Amenity Space (First Floor)**
- **45 Parking Spaces**
  - 29 Covered Spaces
  - 16 Surface Spaces
- **54 Bicycle Parking Spaces**
  - 48 Class A Spaces
  - 6 Class C Spaces

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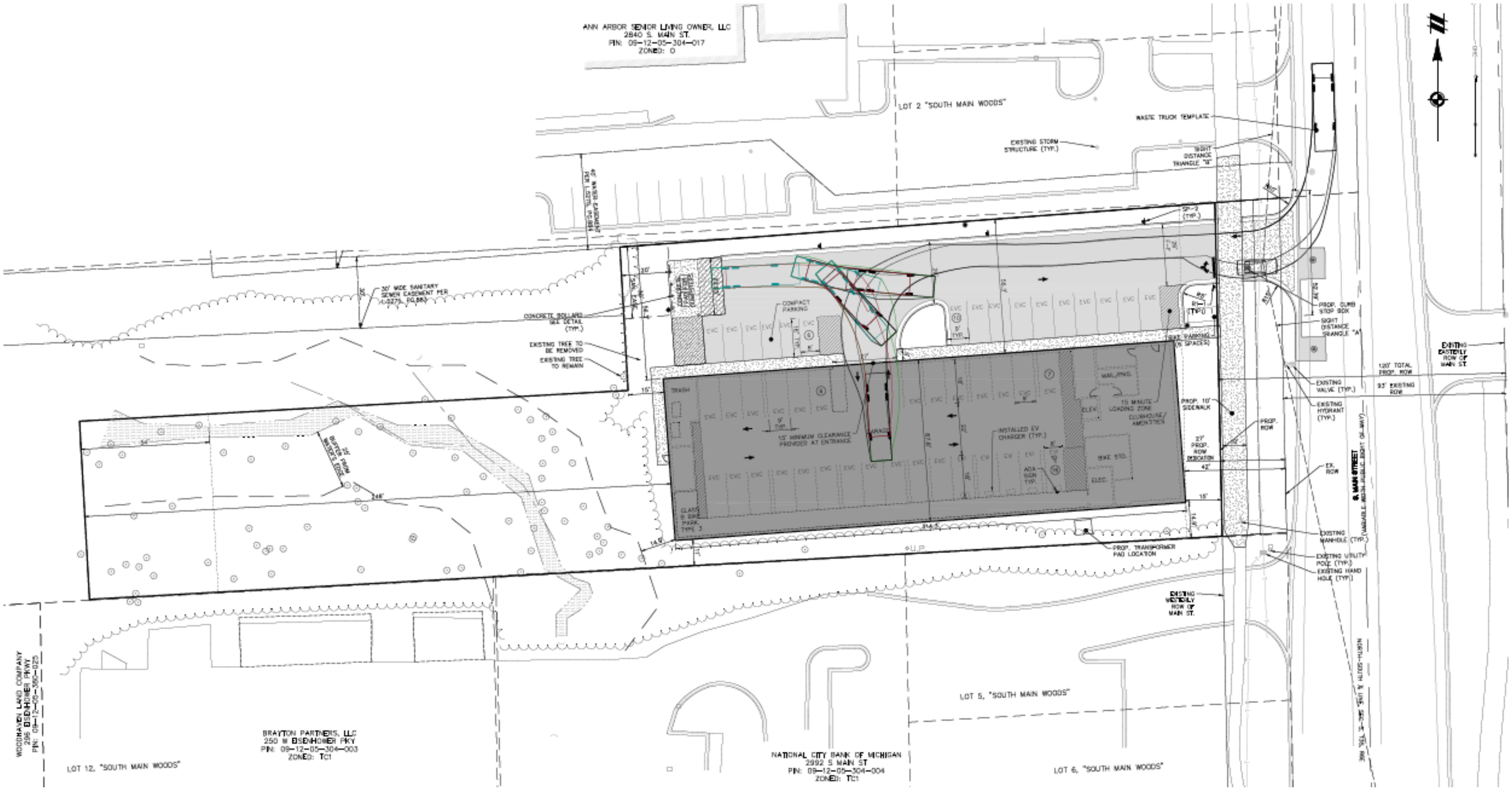
Sustainable Design Synopsis

- Rooftop Solar
  - *Most of the roof-top surface will be covered with condensing units for the dwelling units and walk-way paths for building function and maintenance. The west (rear) side of the site is preserving as many existing trees as possible. Therefore, we do not believe that solar panels would be a viable solution for this project.*
- On-site battery storage
  - *To our knowledge, there is no whole building battery back-up power solution that is a cost-effective solution to provide power during outages. We are happy to consider this as a possible replacement for a generator for life safety building components if/when technology is available.*
- Fossil Fuel Usage
  - *We plan to utilize electric heat pumps for all residential units throughout the building and all electric applicances. The podium parking plenum, clubhouse, and common corridors may require a gas RTU and/or furnaces to efficiently heat those spaces due to their demand and size.*
- EV Charging
  - *5 of the covered parking spaces will have EV chargers installed. The remaining 40 spaces will be EV charger capable.*
- Appliance Selection (2022 Inflation Reduction Act)
  - *All appliances selected will be highly energy efficient. Our goal is to pursue an Energy Star Certified Building utilizing their Multifamily New Construction (MFNC) program.*
- Net Zero Energy Performance Standard
  - *Pursuing an Energy Star Certified Building*
- Aging in Place
  - *This building will contain an elevator and all units will be Type B dwelling units with 2% Type A dwelling units. We feel that these features allow the most diversity amongst residents, including the aging population.*
- Demolition Waste Management Plan
  - *A demolition waste management plan will be generated at a later date once the general contractor and subcontractors are selected.*
- Responsible Building Materials
  - *We will utilize the "Living Building Challenge's Red List" when making final building selections and provide product data to the city.*



Civil Site Plan

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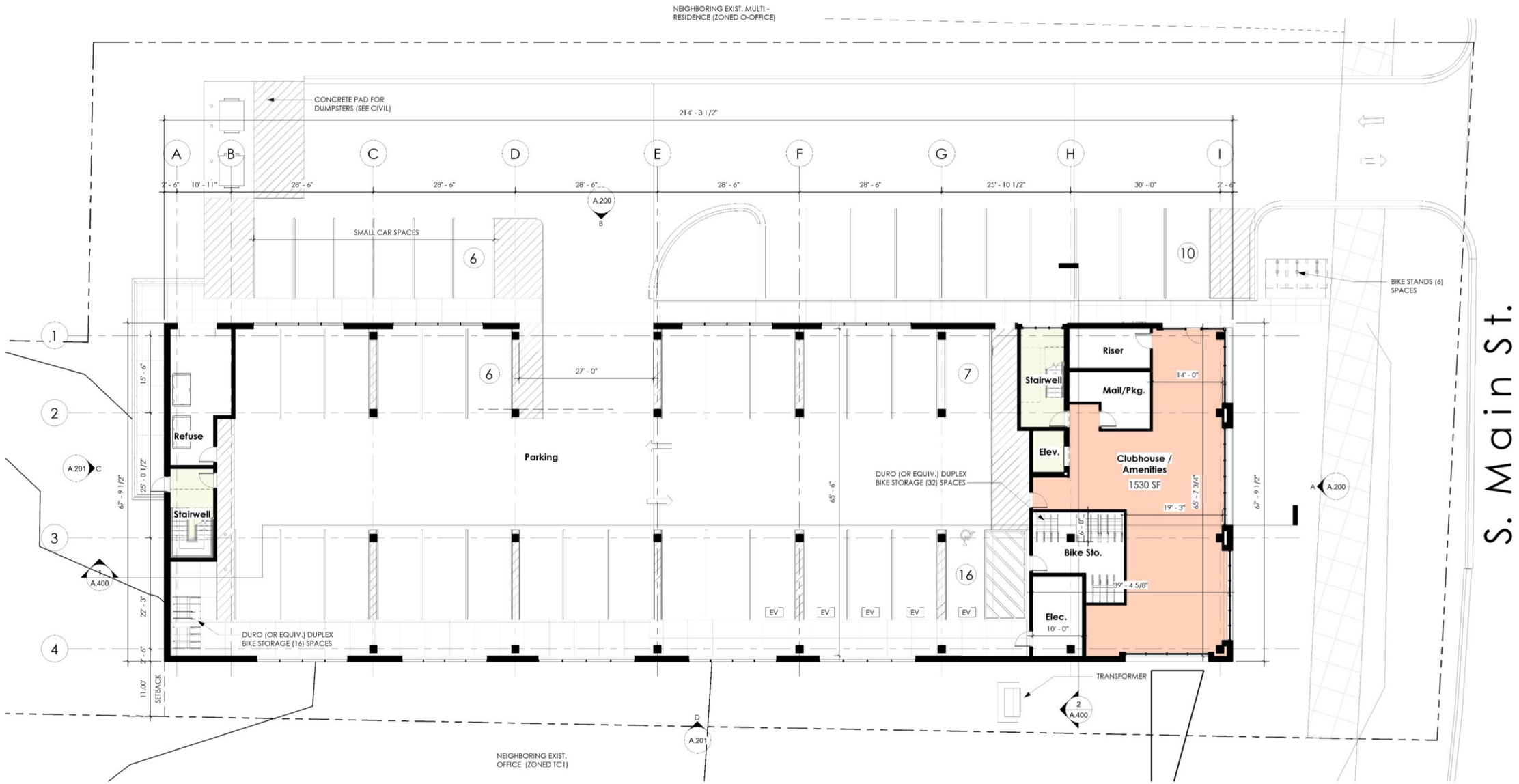

First Floor Plan

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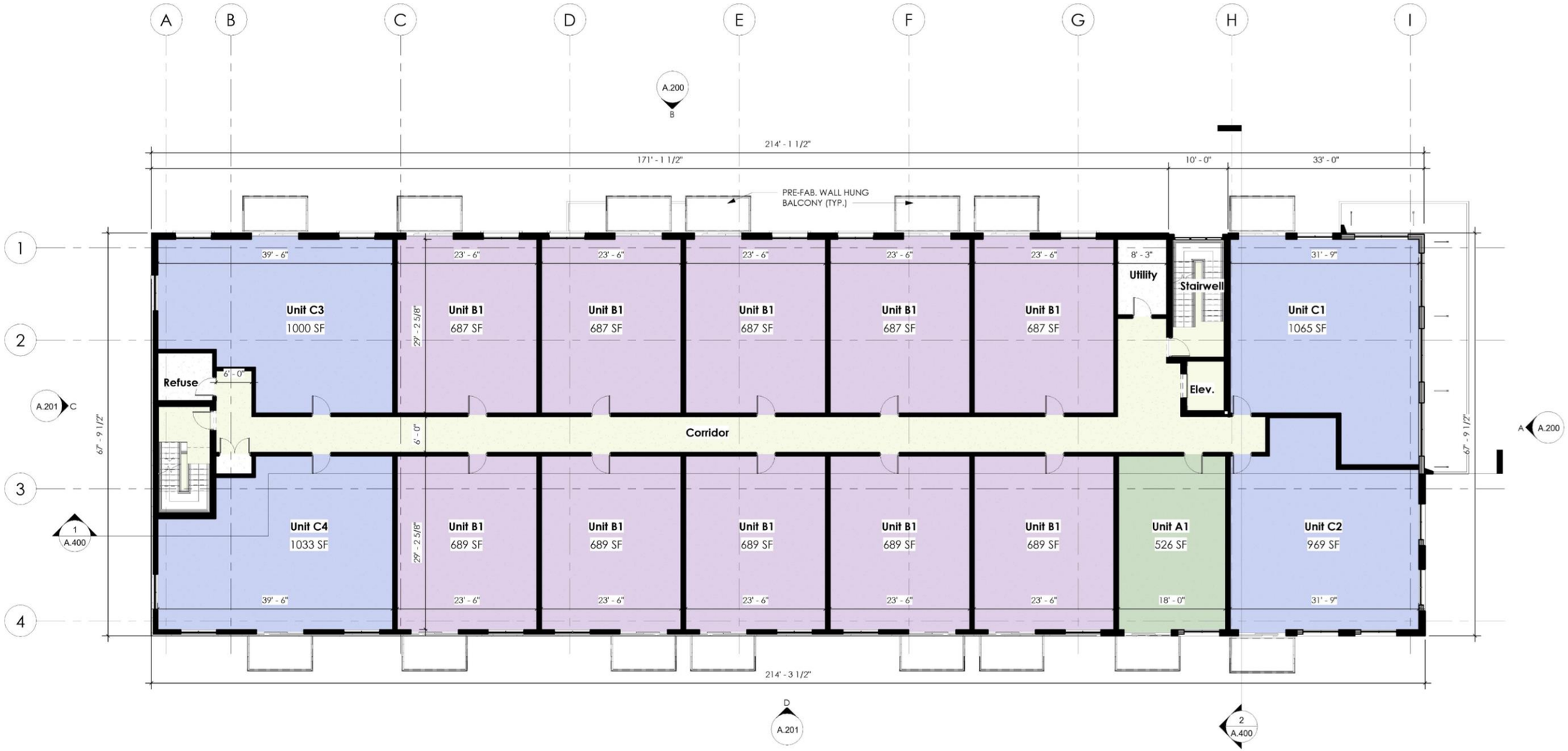

LEGEND

- Common
- Studio
- 1 Bedroom
- 2 Bedroom

UNIT COUNT

Studio	3 Units (5%)
1 Bedroom	30 Units (68%)
2 Bedroom	12 Units (27%)
TOTAL	**45 Units**

Typical Floor Plan (Second – Fourth)

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Front (East) Elevation

Right (North) Elevation

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Elevations

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Rear (West) Elevation

Left (South) Elevation

Elevations

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Perspective Rendering at Entry

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Perspective Rendering from S. Main St.

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Enlarged Elevation Rendering

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Thank you!

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