



**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property: <u>315-321 S. MAIN ST.</u>	
Historic District: <u>MAIN STREET HISTORIC DISTRICT</u>	
Name of Property Owner (If different than the applicant): <u>315 SMS, LLC</u>	
Address of Property Owner: <u>19727 ALLEN RD., STE. 11, BROWNSTOWN, MI. 48183</u>	
Daytime Phone and E-mail of Property Owner: <u>734.479.4747 <a href="mailto:lahmani@comcast.net">lahmani@comcast.net</a></u>	
Signature of Property Owner: <u>[Signature]</u>	Date: <u>7/20/16</u>
<b>Section 2: Applicant Information</b>	
Name of Applicant: <u>MITCHELL AND MOUAT ARCHITECTS, INC.</u>	
Address of Applicant: <u>113 S. FOURTH AVE., ANN ARBOR, MI. 48104</u>	
Daytime Phone: <u>(734) 662-6070</u> Fax: <u>(734) 662-3802</u>	
E-mail: <u>RMITCHELLE@MITCHELLANDMOUAT.COM</u>	
Applicant's Relationship to Property: <input type="checkbox"/> owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other	
Signature of applicant: <u>[Signature]</u>	Date: _____
<b>Section 3: Building Use (check all that apply)</b>	
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental	
<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Institutional	
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )	
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."	
Please initial here: <u>RR</u>	

**Section 5: Description of Proposed Changes (attach additional sheets as necessary)**

1. Provide a brief summary of proposed changes. \_\_\_\_\_

PLEASE SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Provide a description of existing conditions. \_\_\_\_\_

PLEASE SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. What are the reasons for the proposed changes? \_\_\_\_\_

PLEASE SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

PLEASE SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

PLEASE SEE ATTACHED

**STAFF USE ONLY**

Date Submitted: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: \_\_\_\_\_ HDC \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

315 S. Main Street  
Ann Arbor, Michigan

**Ann Arbor Historic Distric Commission**

August 11, 2016



315 S. Main  
Proposed Pedestrian View, Looking North



**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

Response to Section 5  
**Ann Arbor Historic District Application**  
City of Ann Arbor  
Planning & Development Services

### **1. Provide a Brief Summary of Proposed Changes**

Currently, 315 S. Main is a non-contributing building in the Ann Arbor **Main Street Historic District**. The building's site formerly housed a single family residence, but most Ann Arbor residents remember only the present one-story commercial building between the Whitker Building to the south, Jolly Pumpkin to the north, and Ruth's Chris and the Fourth and William parking structure to the east. The existing building has been described as a missing tooth of Main Street's smile.

We propose to demolish the existing building and build in it's place a new mixed-use building, in accordance with City of Ann Arbor Ordinances.



315 S. Main Street  
Looking East from the ARK

### **Project Goals:**

The design team has established the dual goal of creatively addressing both the *Pedestrian* experience and the *Building Occupant* experience.

#### **The Pedestrian Experience:**

The team has taken stock of the Main Street Historic District in order to understand the context of the 315 S. Main site and has applied the Standards and Guideline offered by the HDC with pedestrians in mind.

The Pedestrian Experience is thought of as the message conveyed outwardly from the exterior shell of 315 S. Main to the hundreds of people enjoying downtown Ann Arbor every day.

For those on the east side of Main Street, that enjoyment is measured from a close, even tactile, range. The retail trappings must offer the opportunity for invitation and interest. The proportions established and the materials used must be consistent with this zone of the Main Street Historic District.

For those on the west side of Main Street, the measure of enjoyment broadens in scope as the upper extents of existing buildings and the proposed building come into view. The proposed building fits well within the height 'ceiling' defined by nearby mid-rise buildings.

#### **The Building Occupant Experience:**

For Building Occupants, the quality of the experience is measured by their ability to intuitively circulate within 315 S. Main and by the level of engagement from inside the building looking outward.

A characteristic of zero lot line projects in any urban area is the minimalization of daylight connecting occupants to the world outside. This can marginalize downtown office and residential spaces.

The evening food industry thrives on Main Street. The same vibrancy is lacking during business hours.

The accommodation of a higher density, only to the extent offered by FAR limits in Historic Districts, will broaden the energy within the district. Establishing space that is rewarding from the inside looking out, it is hoped, will lead to lasting occupancy by people committed to downtown Ann Arbor.

## **Standards, Guidelines and Ordinances:**

### **Secretary of the Interior's Standards:**

Amongst the Secretary of the Interior (SOI) Standards for Restoration, Preservation, Rehabilitation and Reconstruction, the City of Ann Arbor uses the **Standards for Rehabilitation** exclusively. Although the Rehabilitation Standards do not speak directly to new construction within historic districts, standards 9 and 10 (below) convey a mindset of respect and compatibility when dealing with the introduction of new construction in an historic setting.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The SOI also publishes *Preservation Briefs* which provide more in-depth guidance for specific topics. **Preservation Brief 14, New Exterior Additions to Historic Buildings: Preservation Concerns** is, perhaps the most relevant of the briefs related to 315 S. Main.

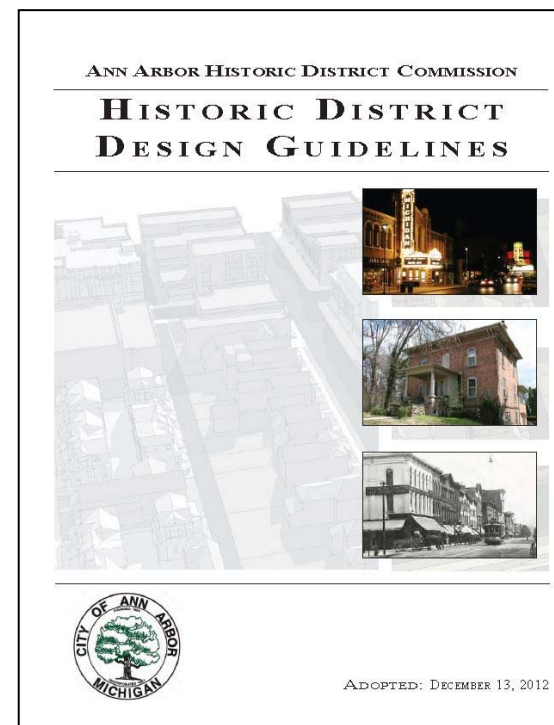
Brief 14 cites SOI standards 9 and 10 and offers photographic examples of “compatible” additions to existing historic buildings. However Brief 14 does not speak to new construction.

### **City of Ann Arbor Historic District Guidelines:**

For more relevant guidance, the design team turned to **Chapter 7: Design Guidelines for New Construction** of the *City of Ann Arbor Historic District Guidelines*. The Guidelines have been approved by the State of Michigan Historic Preservation Office (SHPO) as adhering to the SOI principles.

The narrative following question #4 of the HDC application draws directly from the Chapter 7 AAHD Guidelines during the discussions of:

- Rhythm of Horizontal Plane
- Street Wall
- Entries
- Massing and Visibility



### **City of Ann Arbor Design Guidelines:**

The City of Ann Arbor Historic District Guidelines reference *The City of Ann Arbor Design Guidelines*. Even though the Design Guidelines were written for properties that are *not* within one of the Ann Arbor Historic Districts, applicable information appears with respect to:

- Identify and reinforce positive aspects of adjacent sites
- Enliven the pedestrian experience
- Step taller building elements away from adjacent lower-scale buildings
- Provide variation in massing to reflect the underlying pattern of established lot widths
- Vary the height of individual building modules
- Vary the height of cornice lines
- Change wall surface materials, colors and textures
- Use architectural details that provide a sense of scale
- Clearly define the primary entrance
- Provide ground floor transparency

### **City of Ann Arbor Zoning Ordinance:**

#### *Floor Area Ratio:*

With the exception of one small PUD, Main Street, from William to Huron, is part of the “**D1 Downtown Core District.**” Sites are allowed up to 700% (with premiums) maximum usable floor area as a percentage of lot area (FAR) in D1 districts.

However, D1 sites that are also within one of Ann Arbor’s historic districts are allowed a maximum of 400% FAR, and premiums are not allowed.

Therefore, the approximate 8,100 SF footprint of 315 S. Main may, by ordinance, be a maximum of approximately 32,400 SF (net).

#### *Downtown Character Overlay Districts:*

The zoning Ordinance also offers guidance related to each of the Character Districts found in Ann Arbor. Related to the Main Street Character District the ordinance tells us:

“ . . . . The intention for this district is design that maintains the traditional rhythm of existing storefronts along the street edge and varying parapet lines.”

Table 5:10.20A speaks to Streetwall Heights and Upper Level Offsets for the Main Street Character District.



## 2. Provide a description of Existing Conditions

### Main Street Historic District Context:

Likely, it can be universally agreed that there is little inspiration to be found, from an historic architecture point of view, at the existing 315 S. Main building.

However the *context* of the building's location, when viewed more broadly to the north and south, within the Main Street Historic District, is rich with inspiration.

Taking stock of the general context, we observe:

- Dominant use of masonry
  - A building lot width that is based upon the typical 22' wide Ann Arbor standard.
  - Some properties are double or triple widths but most are single.
  - The property to the north that formerly housed Lucky Drugs was a 44' wide lot. That property now houses two retail storefronts (Ten Thousand Villages and DaVinci's).
- Mixed uses featuring commercial at the sidewalk with office or residential above.
  - Recessed entries.
  - Clear glass is dominant providing transparency.
  - "Punched" window openings that feature brick returns at the jambs and stone sills.
  - Wide sign boards above each storefront.
  - Some canopies exist, but are not the norm.
  - Cornice heights further reinforce the 22' rhythm and do not align.
  - All but one building (Jolly Pumpkin) have three floors at the street wall.
  - Taller buildings exist within the district:
    - The 10 floor First National Building in the next block north
    - The 7 floor mixed used building at 202 E. Washington
    - The 4 floor Fifth Avenue Building
    - The 7 floor Key Bank Building

## 2. Provide a description of Existing Conditions (continued)

### Neighboring Whitker Building:

Taking stock of the site's immediate context, the wonderful Whitaker Building is immediately south of 315 Main Street. There, we find:

- The use of two original 22' wide lots, or 44' in width.
- The rhythm the 44' width has been broken into three equal bays each nearly 15' wide.
- The punched window openings consist of groups of three window units.
- Black stone base at the street.
- A large copper-clad canopy attached to tension rods above.
- High quality materials including roman brick, terracotta and some stone



Whitker Building



Moosejaw canopy south of Whitker Building



Existing 315 S. Main canopy north of Whitker Building

The existing iconic copper canopy of the Whitker Building is in full view to pedestrians walking north on Main Street. The canopy for the Moosejaw store to the south of it was held high enough to frame this view (left photograph, above).

The existing canopy of 315 S. Main partially obscures the copper edge of the Whitker Building canopy (right photograph, above).

Also note that the entire existing 66' wide storefront of 315 S. Main is set back approximately 3' from other street frontage lines along S. Main.

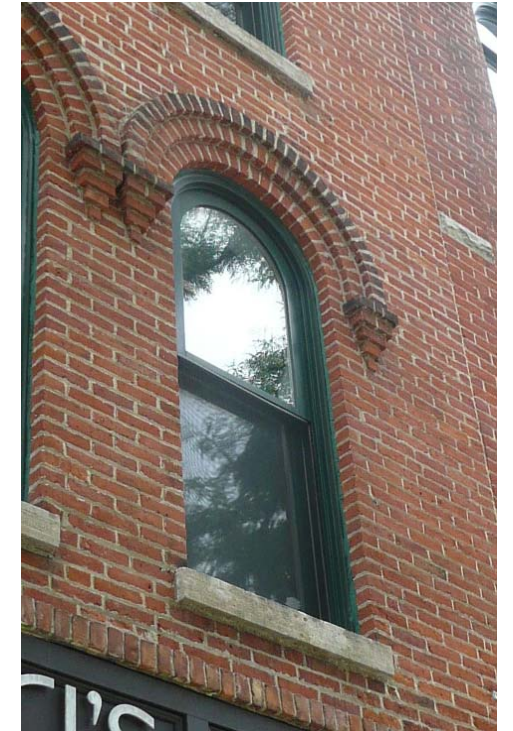
**2. Provide a description of Existing Conditions (continued)**

**Main Street Historic District Context Photographs:**

**Street walls and entries in the Main Street Historic District:**



**Street Wall Details in the Main Street Historic District**





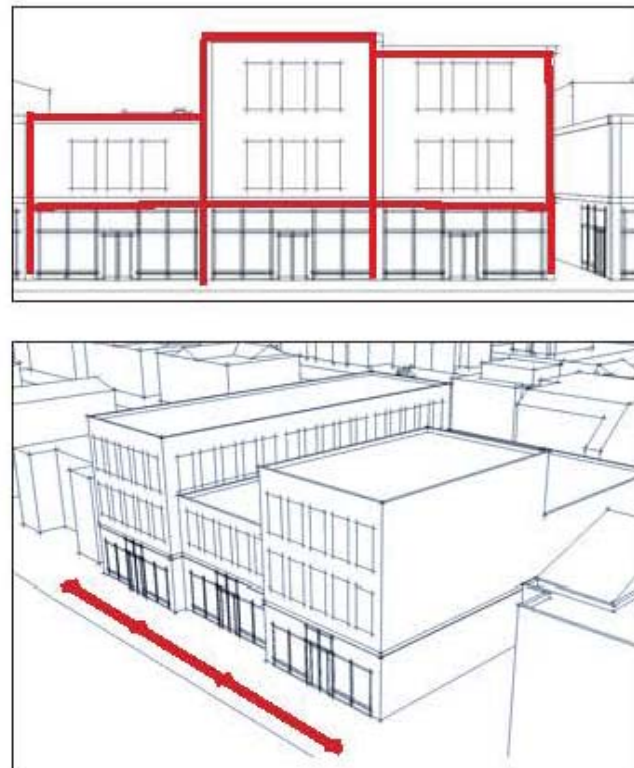
### 3. What are the reasons for the Proposed Changes?

To remove a utilitarian and uncharacteristic building on Main Street and replace it with a new facility that is compatible with the context of the Main Street Historic District.

### 4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

#### Rhythm of Horizontal Plane:

From Chapter 7 of the AAHD Guidelines:



*A building that occupies more than one traditional lot should be articulated and divided into vertical modules that reflect underlying historic lot widths. This helps a larger building fit into the scale of a historic commercial setting.*

From Ann Arbor Downtown Design Guidelines:

*B1.1 c) "Provide variation in building massing to reflect the underlying pattern of established lot widths."*

315 S. Main is 66' wide, comprised of three approximately 22' wide lots.

To the north of the site, a consistent rhythm of approximately 22' has been established with the exception of the 28' lot at the corner of Main and Liberty.

To the south of the site, the Whitker Building is a double lot, totaling about 44' wide. It is articulated in three equal vertical modules, or bays, of approximately 15' widths.



Proposed 315 S. Main

The articulation of the primary façade establishes two approximately 25' wide northern bays that house new retail functions at the street, with 2-3 level office space above. The remaining 16' wide primary façade is clad and proportioned differently and serves as the entrance to 4-6 level offices.

## Street Wall:

### Façade Alignments:

From Chapter 7 of the Guidelines:



*As in most historic commercial settings, historic buildings in the Main Street Historic District are aligned with each other, oriented to the street and built directly against the sidewalk. New construction should maintain this pattern where it exists.*



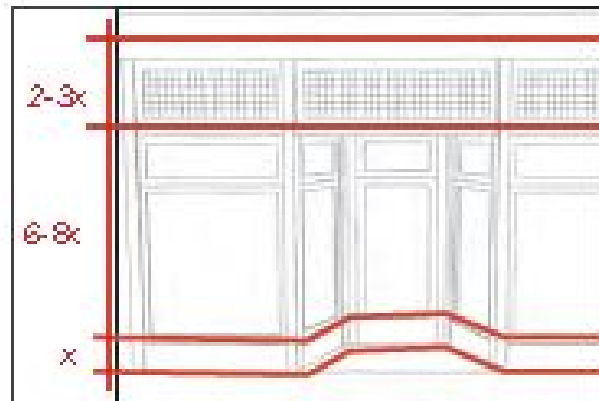
Pedestrian View of the proposed 315 S. Main, looking north

As previously observed, the existing 315 S. Main street wall is set back approximately 3' to the east of adjacent street walls, changing the predominant pattern of the Main Street pedestrian experience.

The proposed street wall will be brought forward to align with the historic street walls (except the modest entry alcoves of the three articulated facades, as allowed by the Guidelines).

## Entries:

From Chapter 7 of the Guidelines:



*Storefront windows should be provided to reflect the surrounding historic commercial context. Traditional storefronts are often proportioned as shown above.*



*The repetition of entries along a street reinforces historic patterns and contributes to pedestrian activity.*

From Ann Arbor Downtown Design Guidelines:

*“C2.1 Clearly define a primary entrance and orient it toward the street.. Appropriate strategies include:*

- a) Create a recessed area that signifies a break in the building wall line*
- b) Use a canopy or awning positioned over the entry*
- c) Design a change in wall materials, textures, or colors that frames the entry.*
- d) Include distinctive paving pattern that leads to the entry.*
- e) Use accent lighting to define the entry way.*
- f) Locate the entry at the street level.”*



The two new street level retail entries are proportioned and detailed using this guideline as a basis.

## Massing and Visibility:

From Chapter 7 of the AAHD Guidelines:



*The established two- to three-story streetwall height within most parts of the Main Street character area and historic district should be maintained.*

From Chapter 7 of the AAHD Guidelines:



*Although building massing can be highly varied in some historic commercial settings such as the Main Street Historic District, new buildings should fit within the general historic pattern and incorporate elements that increase the visual compatibility of their massing.*

From Chapter 7 of the AAHD Guidelines:



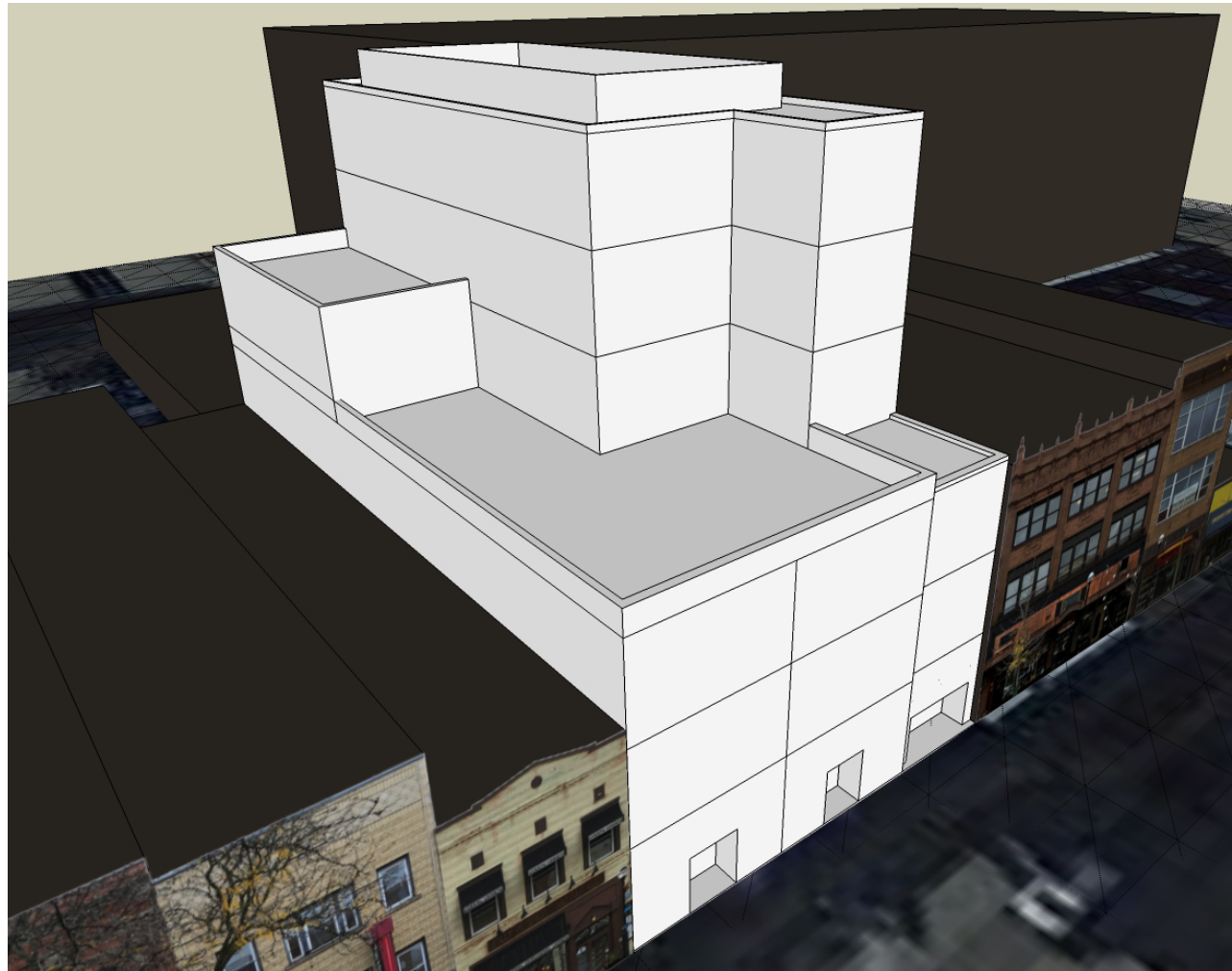
*Locate a rooftop addition to be as inconspicuous as possible when viewed from the street.*

**Building Height in Downtown Historic Districts.** The variety of historic building heights that exists in downtown Ann Arbor helps to define the character of the area. The city's zoning code defines base regulations for building height, and focuses on establishing a lower scale at the street edge, with taller portions of buildings stepping back into the property. While there is an overall traditional height of buildings in the downtown, variation in the profile or parapet lines does occur. This variety helps give scale to the street as well as to the building itself. New construction in historic commercial settings may continue Ann Arbor's tradition of height variation. However, if a new building is taller than surrounding historic structures, the taller portion of the building should be stepped back significantly from the streetwall portion of the building.

The Section 8.0 Building Height guidelines in Chapter 2 of the downtown guidelines are applicable to new construction in historic districts. The following considerations from the downtown guidelines merit special emphasis:

- The first floor height of a new building should reflect traditional first floor heights seen on adjacent historic commercial structures (often much taller than the second floor height)
- In historic settings with varied building heights, the street front of a new larger building should be varied in height to reflect the traditional pattern
- Any taller portions of a new building should be located to minimize shading and looming effects on adjacent historic properties

## Massing and Visibility (continued):



Early Massing Model, 315 S. Main Street

The preceding Guidelines suggest a massing model expressing the following two characteristics:

1. Be aware of the Main Street pattern and maintain the existing predominate 3-floor street wall height.
2. Floors that exceed the third level should be set back from the street wall as far as possible.

The massing model above was used as a design tool to experiment how these two characteristics can best be established.

## Other Considerations:

The design team considered floors 1-3 and floors 4-6 using different criteria:

### Floors 1 - 3:

These three streetwall floors represent an opportunity to fill the 'hole' in Main Street with contextual massing and articulation. Our main goal here is to create a seamless pedestrian experience and introduce well-proportioned textures using high quality materials.

Office occupancies on levels 2 and 3 would be limited to daylight from the east and west wall only, as each of these floor is bound on the north and south side by existing buildings. In addition, the east (alley) walls are limited to 25% glazing.

### Floors 4 - 6:

For these floors, the design team developed two primary goals that focused on the pedestrian experience as well as the quality of the experience of those working in the building. To this end, the team defined the following objectives:

1. Move the west facades as far east as possible to minimize visual impact from the west side of Main Street.
2. Consider the quality of these spaces and maximize lasting daylight opportunities for building tenants.

North daylight is best for the work environment. Therefore, vertical shafts (elevator, stairs, and mechanical shafts) were grouped to the south bay. This allowed for ample window opportunities on west and north facing walls. Stepping the upper levels maximized exterior wall in these area.

The percentage of permitted glazing percentage decreases as the built space approaches the north property line. Therefore, terraces were created to provide outdoor space for workers and enough setback to maximize daylighting.

### South Bay Setback from the Street Wall:

The south bay is set approximately 24' from the west building edge (Ordinance requires 5' minimum for such setbacks). Required separation of interior stairwells in the south bay, plus the logistics of the other vertical elements, determined this minimum setback distance.

This bay is the most narrow of the three west-facing bays.

### Central Bay Setback from the Street Wall:

The central bay is set approximately 37'-10" from the west building edge.

### North Bay Setback from the Street Wall:

The north bay is set approximately 73'-2" from the west building edge.

Please refer to the following page for graphic representations of visibility of the upper three levels from the west side of Main Street.

**Massing and Visibility (continued):**



View from approximately 100' west, in front of The Ark

**View from the West side of Main Street, in front of The Ark**

The north bay of levels 4-6 comprises approximately 38% of the west façade on those levels. Nearly 5% of this north bay will be visible from a reference vantage point on the west side of Main Street, approximately 100' to the west, street level, in front of the Ark.

The central bay of levels 4-6 comprises approximately 38% of the upper level west façade. Approximately 47% of this central bay will be visible from the reference vantage point.

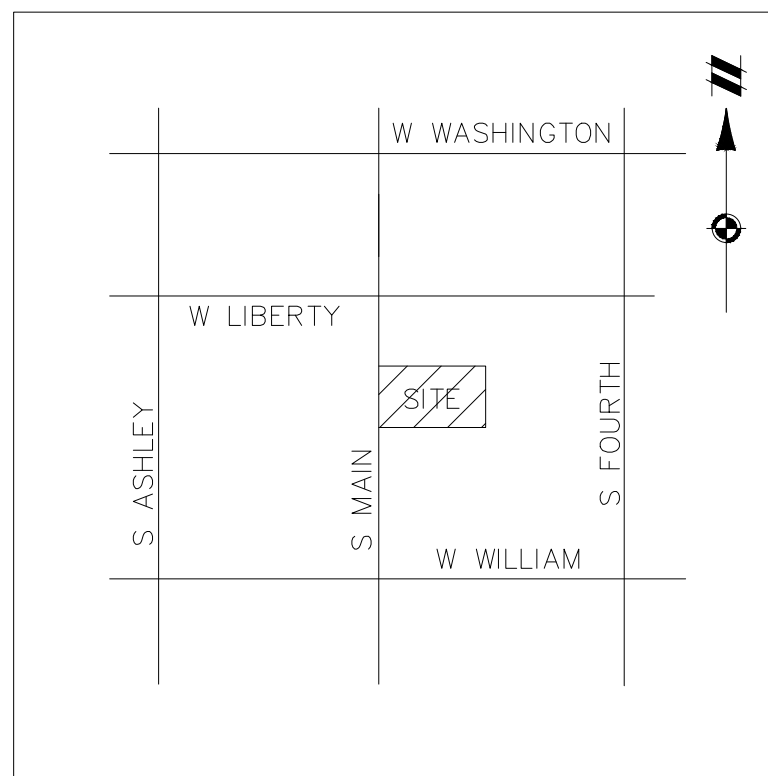
The south bay of levels 4-6 comprises approximately 24% of the upper level west façade. Approximately 66% of that south bay will be visible from the vantage point.

Expressed as a total, 35.6% of the upper level west facade (levels 4-6) will be visible from the reference vantage point.



**Enlarged View of Relation between 315 S. Main and Whitker Building Cornices (above)**

# BOUNDARY/TOPOGRAPHIC SURVEY



LOCATION MAP  
NOT TO SCALE

**BENCHMARK #1:**  
SOUTH END LIGHT POLE CONCRETE FOOTING, YELLOW "□" OUTLINED IN BLACK IN FRONT OF 309 S. MAIN STREET 841.12 NAVD88

**BENCHMARK #2:**  
NORTH END LIGHT POLE CONCRETE FOOTING, YELLOW "□" OUTLINED IN BLACK IN FRONT OF 317 S. MAIN STREET 841.24 NAVD88

**BENCHMARK #3:**  
NORTH END LIGHT POLE CONCRETE FOOTING, YELLOW "□" OUTLINED IN BLACK IN FRONT OF 308 S. MAIN STREET 840.24 NAVD88

LEGEND	
	EXIST. STORM SEWER
	EXIST. MANHOLE/CATCH BASIN
	EXIST. DOWNSPOUT
	EXIST. CLEAN OUT
	EXIST. SANITARY SEWER
	EXIST. WATER MAIN
	EXIST. HYDRANT
	EXIST. GATE VALVE
	EXIST. FIRE DEPARTMENT CONNECTION
	EXIST. GAS
	EXIST. GAS VALVE
	EXIST. GAS METER
	UNDERGROUND GAS MARKING
	EXIST. UNDERGROUND TELEPHONE
	EXIST. TELEPHONE RISER
	EXIST. CABLE RISER
	EXIST. OVERHEAD LINE
	EXIST. UNDERGROUND ELECTRIC
	UNDERGROUND ELECTRIC MARKING
	EXIST. ELECTRIC PANEL
	EXIST. ELECTRIC METER
	EXIST. UTILITY POLE
	EXIST. LIGHT POLE
	EXIST. SIGN
	EXIST. BOLLARD/POST
	EXIST. CURB AND GUTTER
	EXIST. FENCE
	FOUND MAG NAIL
	FOUND IRON ROD
	FOUND IRON PIPE
	CENTERLINE
	PROPERTY LINE
	FINISH FLOOR ELEVATION
	RIGHT-OF-WAY
	RECORD
	EXISTING BUILDING AT GROUND LEVEL
	EXISTING ADJACENT BUILDING AT GROUND LEVEL
	EXISTING SPOT GRADE
	EXISTING TOP OF CURB GRADE
	PARTY WALL AGREEMENT

**SURVEYOR NOTES:**

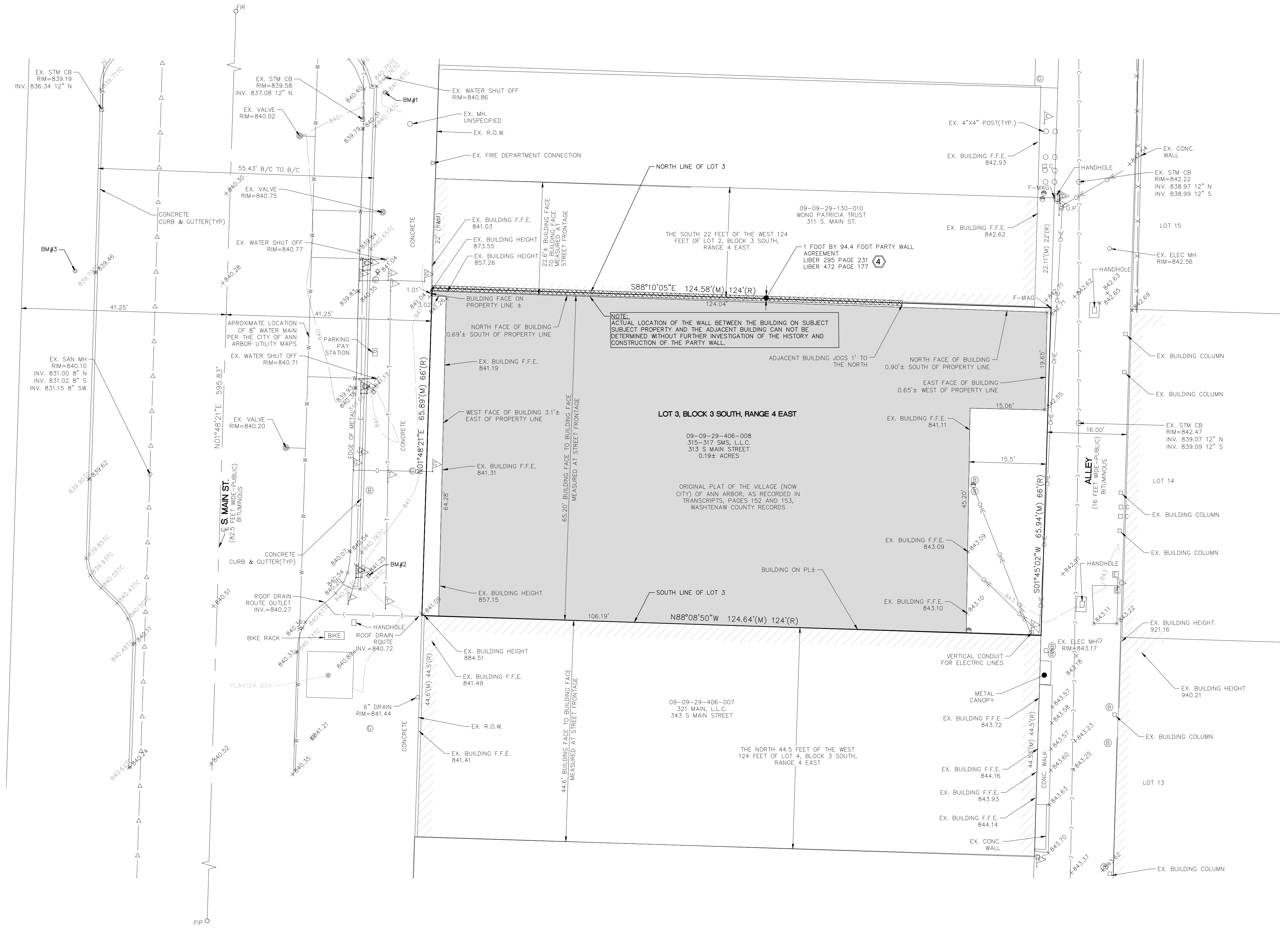
- BEARINGS ARE BASED ON MICHIGAN STATE PLANE, SOUTH ZONE, NAD83, INTERNATIONAL FEET, REFERENCED TO THE CITY OF ANN ARBOR AAGRS SYSTEM. ELEVATIONS ARE BASED UPON NAVD88.
- FRANCHISE UNDERGROUND UTILITY LINE MAPS AND CITY UTILITY MAPS HAVE BEEN REQUESTED, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT THE DATE OF SURVEY AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, EXACTNESS OR CORRECTNESS OF THESE LOCATIONS.
- UNDERGROUND UTILITY LINES ARE SHOWN PER FIELD OBSERVATIONS AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, EXACTNESS OR CORRECTNESS OF THESE LOCATIONS.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBER 251610263E OF THE FLOOD INSURANCE RATE MAP OF THE CITY OF ANN ARBOR, EFFECTIVE DATE APRIL 3, 2012.

SCHEDULE A LEGAL DESCRIPTION (PER TITLE SEARCH ISSUED BY ABSOLUTE TITLE, INC., FILE NO. 80130, EFFECTIVE DATE: APRIL 25, 2016)

Lot 3, Block 3 South of Huron Street, Range 4 East, Original Plat of the Village (now City) of Ann Arbor, as recorded in Transcripts, Pages 152 and 153, Washtenaw County Records.

SCHEDULE B - SECTION II EXCEPTIONS (PER TITLE SEARCH ISSUED BY ABSOLUTE TITLE, INC., FILE NO. 80130, EFFECTIVE DATE: APRIL 25, 2016)

- Standard exceptions set forth on the inside back cover.
  - Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
  - Liens for any tax and/or assessment which become due and payable on or after the effective date of this Commitment.
- 4 Party wall agreement as recorded in Liber 295, Page 321, and modified by instrument recorded in Liber 472, Page 177, Washtenaw County Records. AS SHOWN



**Call before you dig.**

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2016 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)

311 NORTH MAIN  
ANN ARBOR, MI 48104  
734.994.4000

SECTION 29	TOWN 02	SOUTH, RANGE 06	EAST
CITY OF ANN ARBOR			
WASHTENAW COUNTY, MICHIGAN			

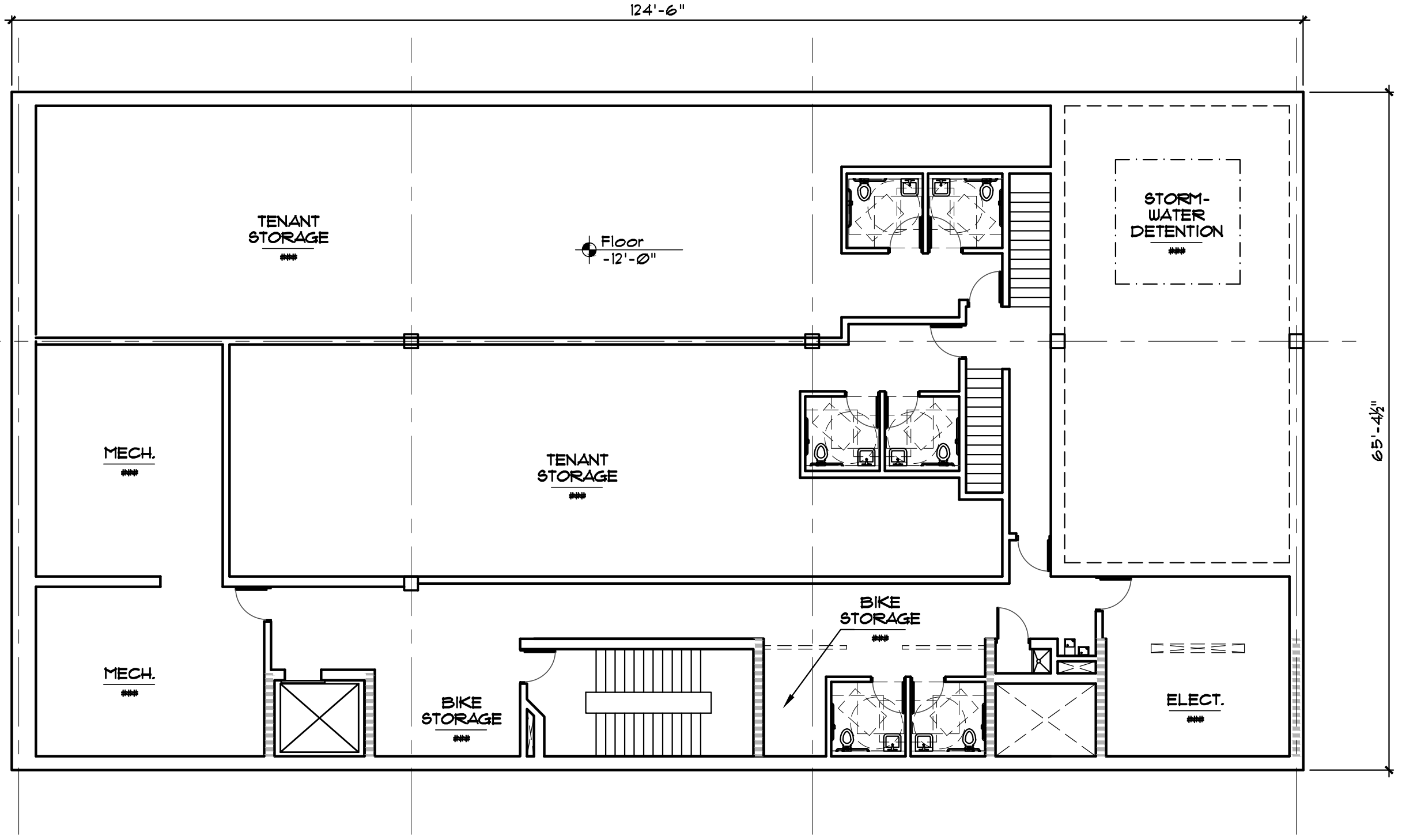
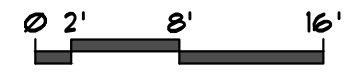
CLIENT: KAFARAEI BUILDING GROUP, LLC  
BOUNDARY/TOPOGRAPHIC SURVEY

DATE: 05/06/2016

REVISIONS

SCALE	0 5 10
1" = 10 FEET	
DR.	MAS   CH. MDE
BOOK	--
JOB	15002107
SHEET NO.	01

CAD FILE: 15002107P-01.dwg



1  
1  
**Basement Floor Plan**  
SCALE: 3/32" = 1'-0"



MITCHELL and MOUAT ARCHITECTS. Not Published. All Rights Reserved.

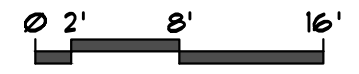
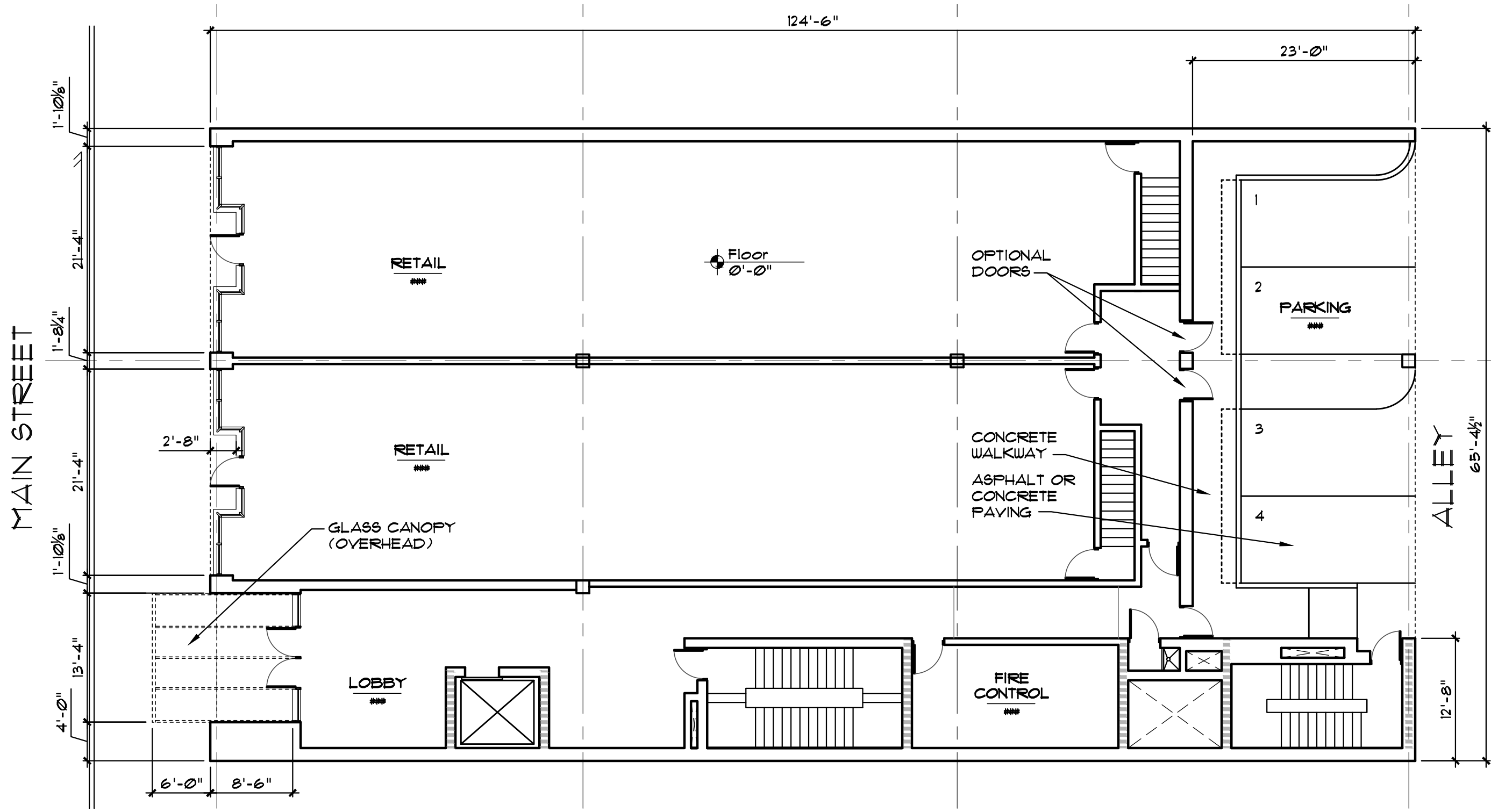


Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street  
Ann Arbor  
Michigan  
Project Number: 0607

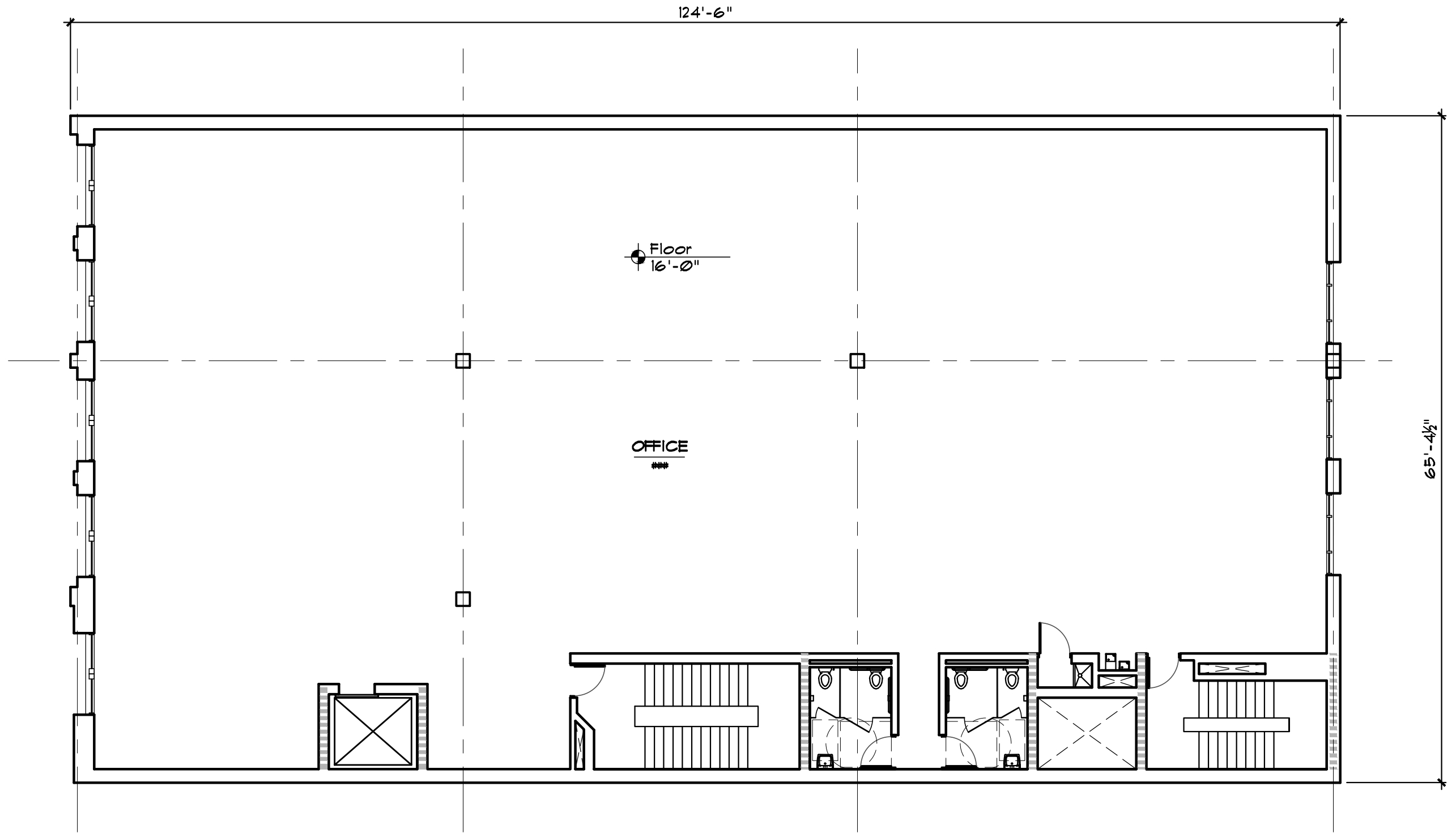
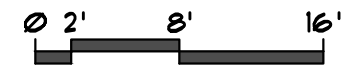
Basement  
Floor Plan





1 Main Floor and Site Plan  
 2 SCALE: 3/32" = 1'-0"





1  
3

Second Floor Plan

SCALE: 3/32" = 1'-0"

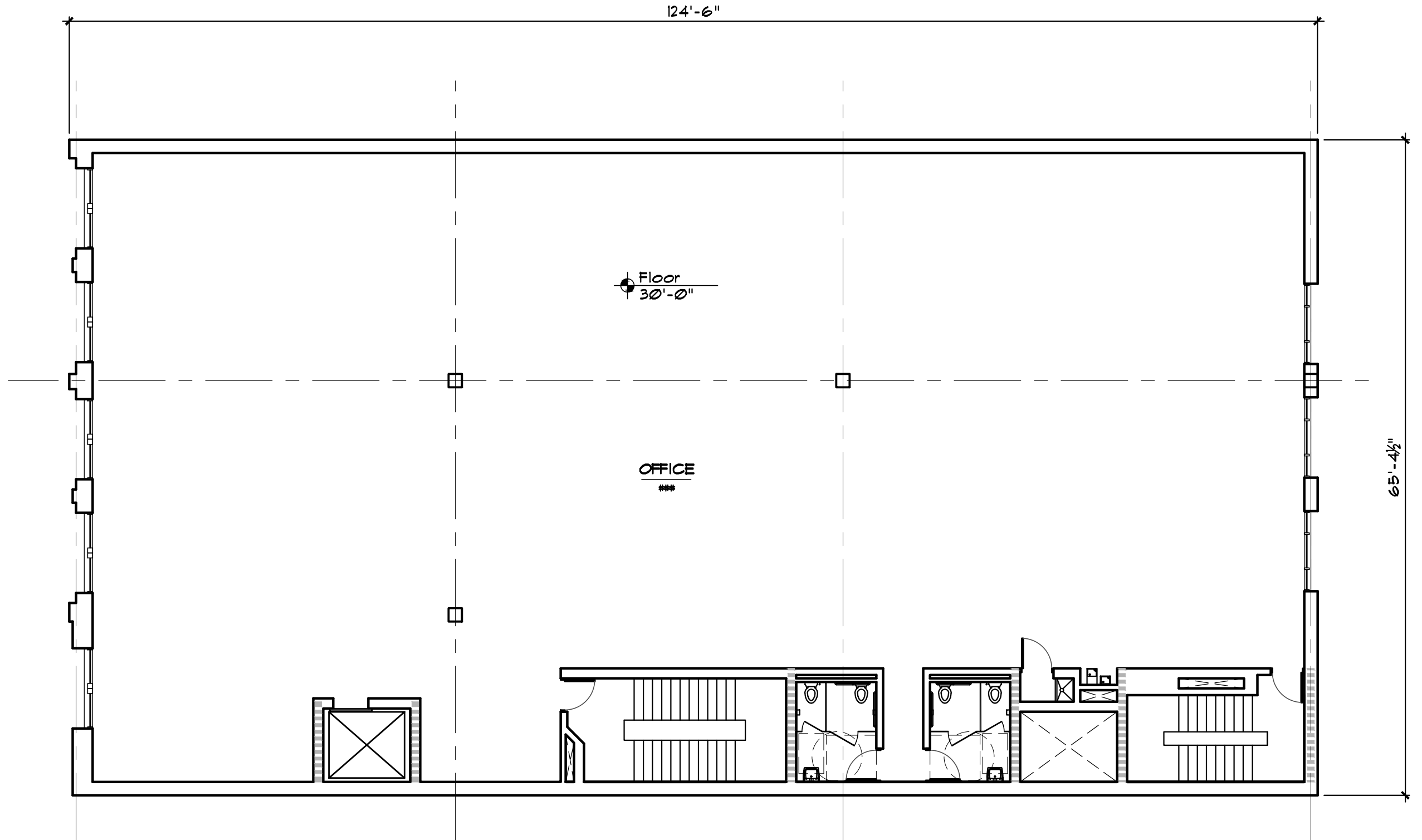
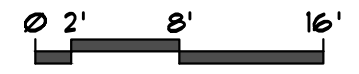


Date:	Issued For:
08.11.16	HDC Presentation

315 South Main Street  
Ann Arbor  
Michigan  
Project Number: 0607

Second Floor  
Floor Plan

3



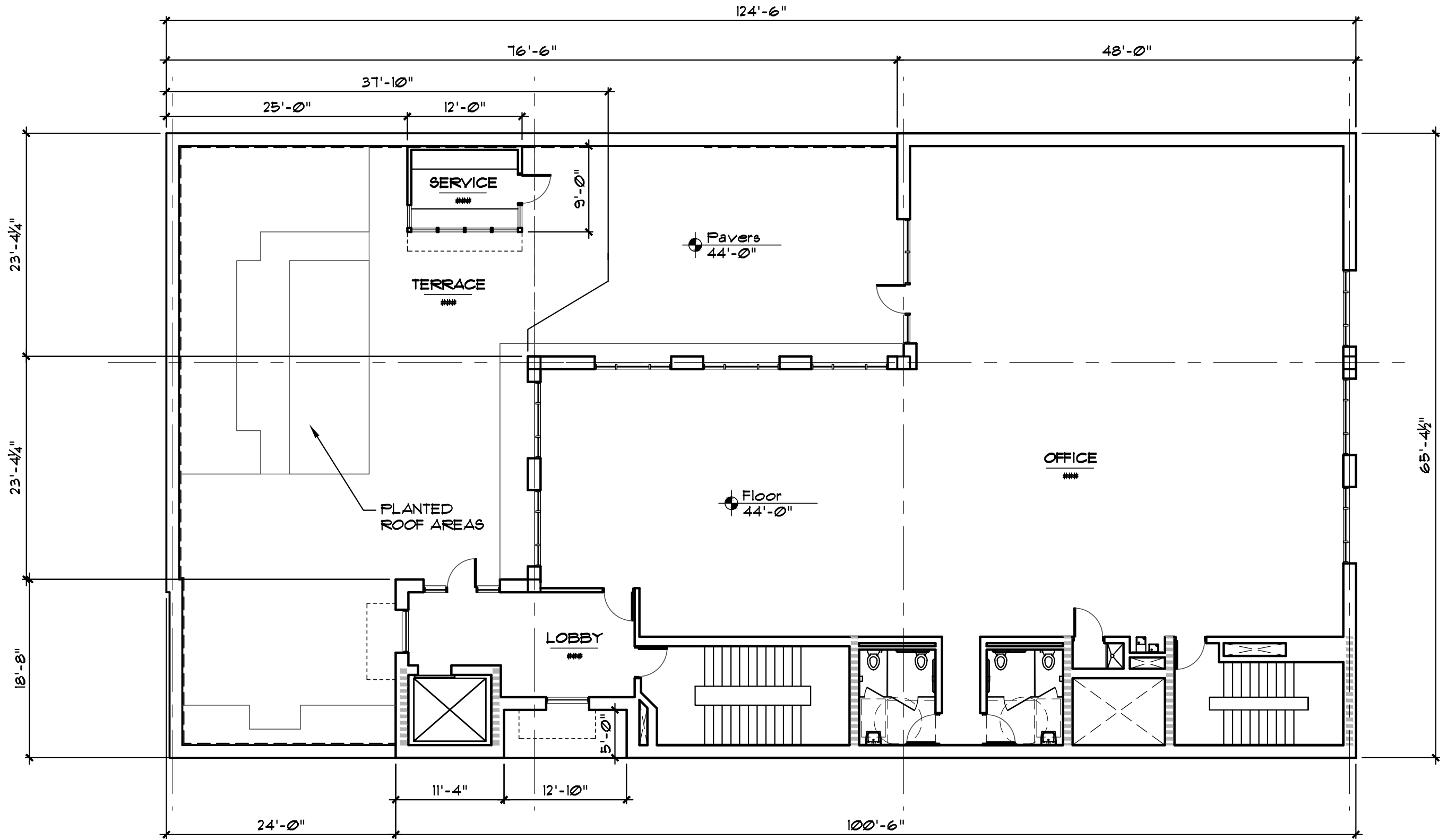
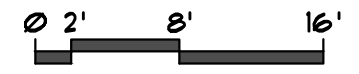
1 Third Floor Plan  
 4 SCALE: 3/32" = 1'-0"



Date:	Issued For:
08.11.16	HDC Presentation

315 South Main Street  
 Ann Arbor  
 Michigan  
 Project Number: 0607

Third Floor  
 Floor Plan



1  
5

Fourth Floor Plan

SCALE: 3/32" = 1'-0"

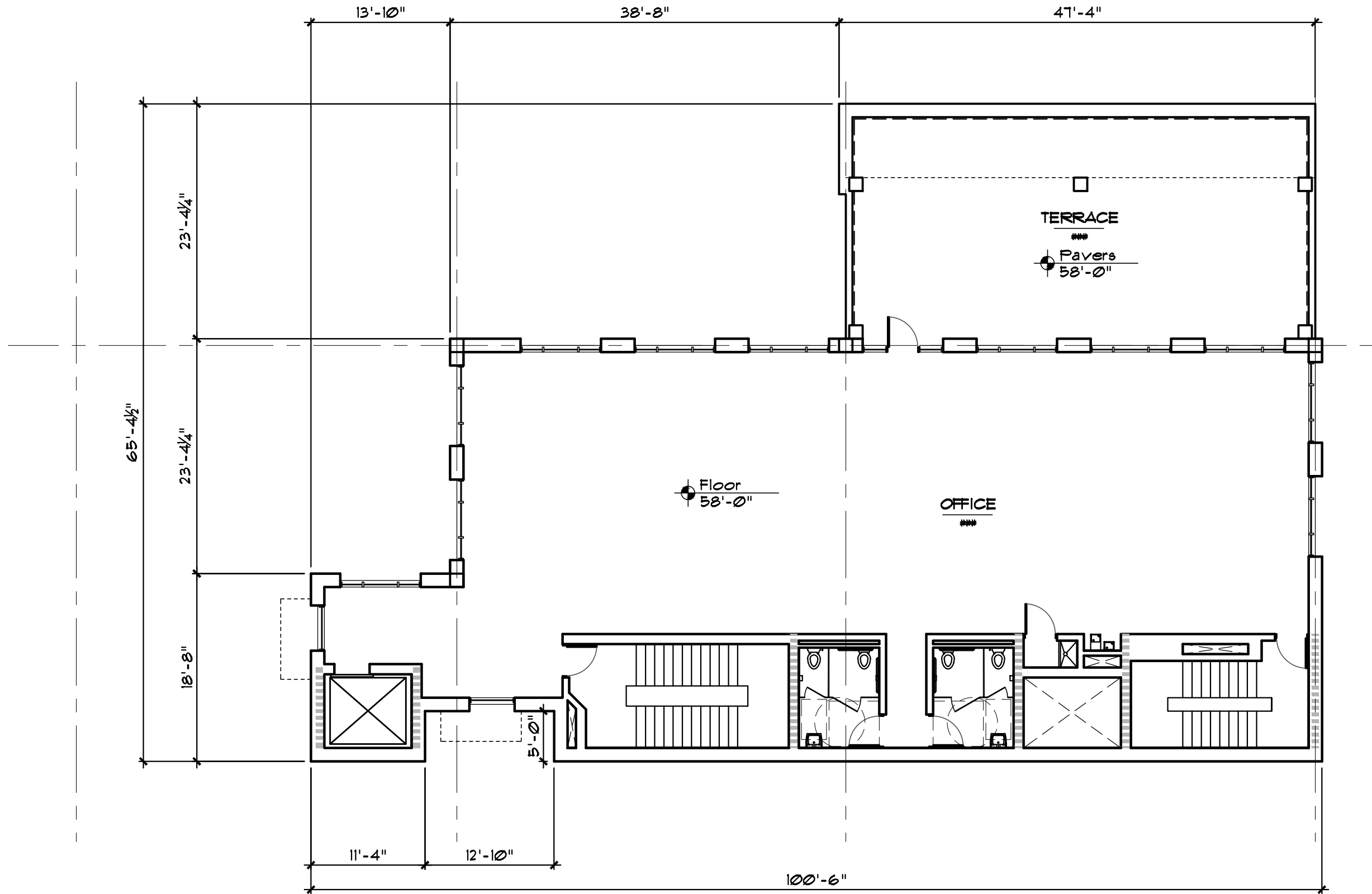


Date:	08.11.16
Issued For:	HDC Presentation

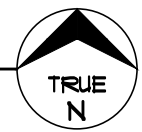
315 South Main Street  
Ann Arbor  
Michigan  
Project Number: 0607

Fourth Floor  
Floor Plan

5



1 Fifth Floor Plan  
6 SCALE: 3/32" = 1'-0"

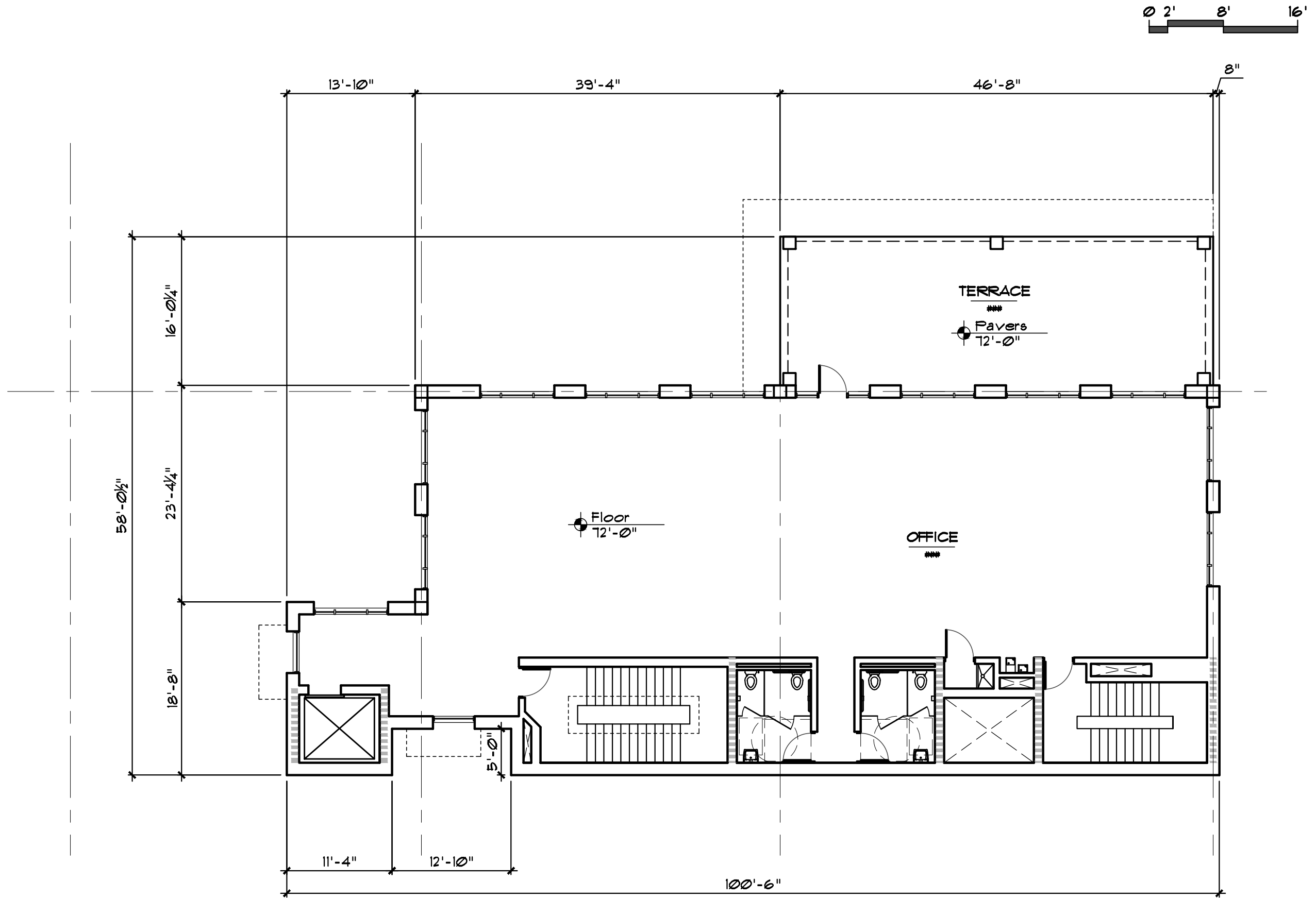


Date:	08.11.16
Issued For:	HDC Presentation

1  
1

# Sixth Floor Plan

SCALE: 3/32" = 1'-0"



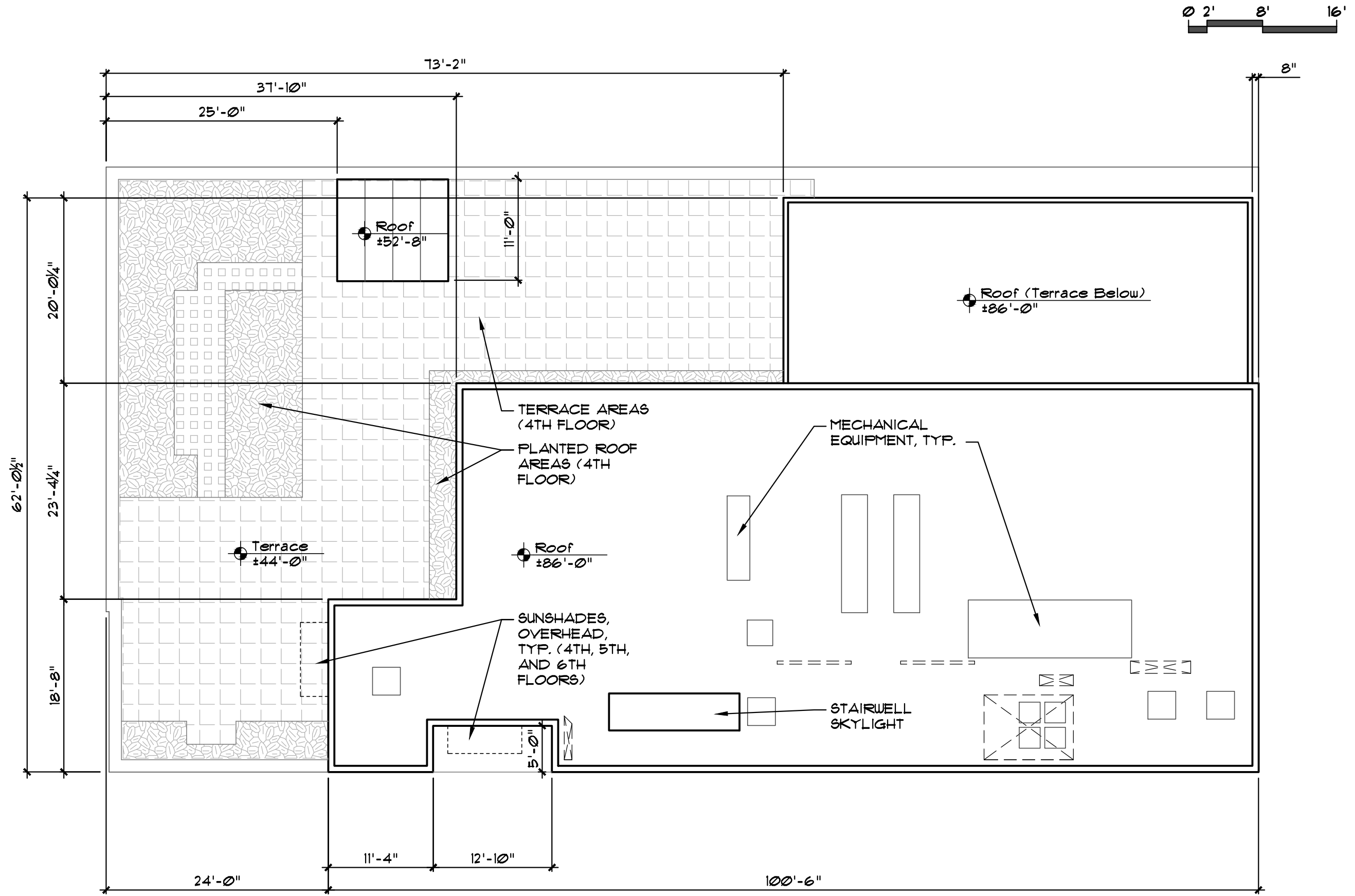
7

Sixth Floor  
Floor Plan

315 South Main Street  
Ann Arbor  
Michigan  
Project Number: 0607

Date:	08.11.16
Issued For:	HDC Presentation





1 Site Plan (with Roof Information)  
 8 SCALE: 3/32" = 1'-0"



1 West Elevation (Heights)  
9 SCALE: 3/32" = 1'-0"

Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street  
Ann Arbor  
Michigan  
Project Number: 0607

West Elevation  
(Heights)



PRE-FINISHED METAL COPING ASSEMBLY

METAL CLADDING #2

CLEAR GLASS GUARDRAIL WITH PRE-FINISHED CUSTOM METAL STANTIONS

BRICK #2

STONE #2

METAL CLADDING #1

PRE-FINISHED METAL RAIL

STONE #3 COPING

STONE #3 WINDOW SILLS, TYP. THROUGHOUT

STONE #2 ACCENT

BRICK #3, STACK BOND

BRICK #2, RUNNING BOND

PAINTED MDO OR BRICK #4 RUNNING BOND

RETAIL TENANT SIGN BOARD (2 SUCH)

PRE-FINISHED STOREFRONT ENTRY

ANODIZED ALUMINUM STOREFRONT WITH LOW E GLASS, TYP. STREET LEVEL

BRICK #1, RUNNING BOND

ROOFTOP MECHANICAL EQUIPMENT (ESTIMATED)

STONE #3 SILLS, TYP. THROUGHOUT

BRICK #3, STACK BOND (UNDER WINDOWS, TYP.)

BRICK #3, RUNNING BOND

ANODIZED ALUMINUM SUNSHADES

CLEAR GLASS GUARDRAIL WITH PRE-FINISHED CUSTOM METAL STANTIONS

ANODIZED ALUMINUM BRAKE METAL INFILL, TYP.

ANODIZED ALUMINUM WINDOWS WITH LOW E GLASS, TYP. THROUGHOUT

STONE #2

CANOPY BRACKET

LIGHT FIXTURE (4 SUCH)

PRE-FINISHED METAL CANOPY WITH GLASS 'ROOF'

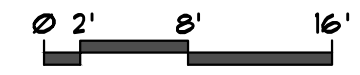
ROOF OVERFLOW SCUPPER

BUILDING ADDRESS SIGN (3 SUCH)

FIRE DEPARTMENT CONNECTION

KNOX BOX

STONE #1



**MATERIAL KEY:**

**STONE #1:** BLACK GRANITE

**STONE #2:** MANKATO

**STONE #3:** BLACK GRANITE OR LIMESTONE

**BRICK #1:** MODULAR, SMOOTH-FACED IRON-SPOT, MEDIUM COLOR

**BRICK #2:** MODULAR, SMOOTH-FACED IRON-SPOT, DARK COLOR

**BRICK #3:** MODULAR, SMOOTH-FACED IRON-SPOT, MEDIUM-LIGHT COLOR

**BRICK #4 (IF USED):** PAINTED MODULAR UTILITY BRICK

**METAL CLADDING #1:** SMOOTH ARCHITECTURAL METAL PANELS WITH CONCEALED FASTENERS

**METAL CLADDING #2:** SMOOTH ARCHITECTURAL METAL PANELS

**STOREFRONT AND WINDOW FRAMING:** DARK BRONZE ANODIZED FINISH



Date: 08.11.16  
Issued For: HDC Presentation

315 South Main Street  
Ann Arbor Michigan  
Project Number: 0607

Partial West Elevation  
(Materials)

1 Partial West Elevation (Materials)  
9A SCALE: 3/32" = 1'-0"

MITCHELL and MOUAT ARCHITECTS. Not Published. All Rights Reserved.



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

Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street  
 Ann Arbor  
 Michigan  
 Project Number: 0607

North Elevation  
 (Heights)

ROOFTOP MECHANICAL EQUIPMENT (ESTIMATED)

PRE-FINISHED METAL COPING ASSEMBLY

METAL CLADDING #2

CLEAR GLASS GUARDRAIL WITH PRE-FINISHED CUSTOM METAL STANTIONS

STONE #3 SILLS, TYP. THROUGHOUT

BRICK #3, STACK BOND (UNDER WINDOWS, TYP.)

BRICK #3, RUNNING BOND

BRICK #2

STONE #2

PRE-FINISHED METAL RAIL

PAINTED AND/OR GROUND-FACE OR SPLIT-FACE CMU

0 2' 8' 16'

ANODIZED ALUMINUM WINDOWS WITH LOW E GLASS, TYP. THROUGHOUT

ANODIZED ALUMINUM SUNSHADES

METAL CLADDING #1

STONE #3 COPING

BRICK #1, RUNNING BOND



MITCHELL and MOLAT ARCHITECTS. Not Published. All Rights Reserved.

1  
10A

Partial North Elevation (Materials)

SCALE: 3/32" = 1'-0"

Mitchell and Molat architects

Date: 08.11.16  
Issued For: HDC Presentation

315 South Main Street  
Ann Arbor  
Michigan  
Project Number: 0607

Partial North Elevation  
(Materials)

10A

0 2' 8' 16'

RTU  
not to exceed ±92'-6"

Coping  
±89'-0"

Coping  
±86'-0"

Coping  
±72'-0"

Coping  
±58'-2"



1 East Elevation (Heights)  
II SCALE: 3/32" = 1'-0"

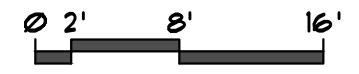
Mitchell  
and  
Mouat  
architects

Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street  
Ann Arbor  
Michigan  
Project Number: 0607

East Elevation  
(Heights)

MITCHELL and MOUAT ARCHITECTS. Not Published. All Rights Reserved.



ROOFTOP MECHANICAL EQUIPMENT (ESTIMATED)

PRE-FINISHED METAL COPING ASSEMBLY

STONE #3 WINDOW SILLS, TYP. THROUGHOUT

BRICK #2

ANODIZED ALUMINUM WINDOWS WITH LOW E GLASS, TYP. THROUGHOUT

PAINTED AND/OR GROUND-FACE OR SPLIT-FACE CMU

ANODIZED OR PAINTED DOORS, TYP. THIS ELEVATION

HOSE BIBB

TEST HEADER FOR FIRE PUMPS

ROOF OVERFLOW SCUPPER



CLEAR GLASS GUARDRAIL WITH PRE-FINISHED CUSTOM METAL STANTIONS

METAL CLADDING #2

BRICK #2

BRICK #3

OPTIONAL DOORS

1  
11A

### Partial East Elevation (Materials)

SCALE: 3/32" = 1'-0"

Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street  
Ann Arbor  
Michigan  
Project Number: 0607

Partial East Elevation  
(Materials)

11A

0 2' 8' 16'



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

Mitchell  
 & Houat  
 architects

Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street  
 Ann Arbor  
 Michigan  
 Project Number: 0607

South Elevation  
 (Heights)

0 2' 8' 16'

BRICK #2,  
RUNNING BOND

ANODIZED  
ALUMINUM  
SUNSHADES

BRICK #3,  
RUNNING BOND

STONE #3

CLEAR GLASS  
GUARDRAIL WITH  
PRE-FINISHED  
CUSTOM METAL  
STANTIONS

STONE #2

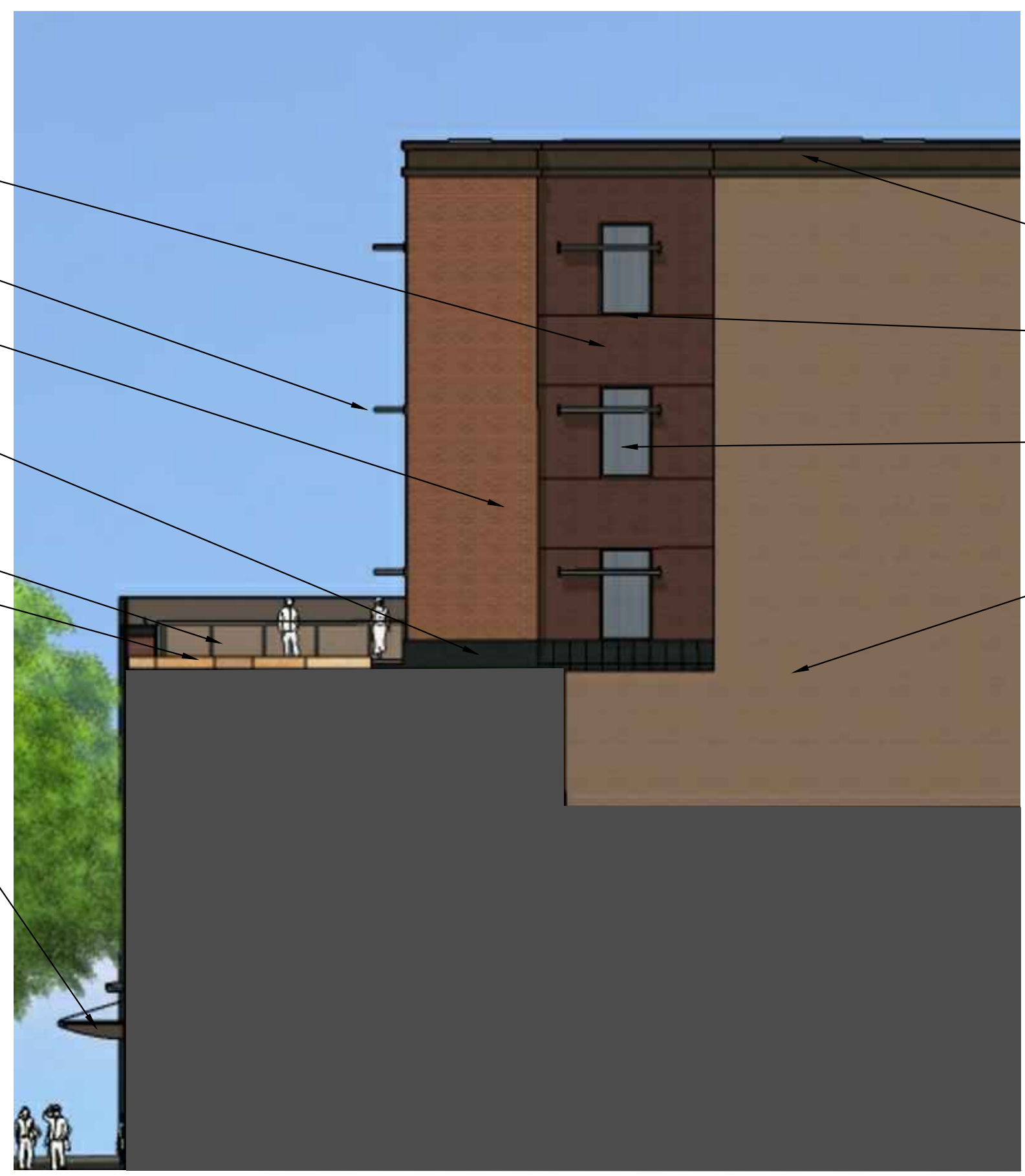
PRE-FINISHED  
METAL CANOPY  
WITH GLASS 'ROOF'

PRE-FINISHED  
METAL COPING  
ASSEMBLY

STONE #3 SILLS,  
TYP.  
THROUGHOUT

ANODIZED  
ALUMINUM WINDOWS  
WITH LOW E GLASS,  
TYP. THROUGHOUT

PAINTED AND/OR  
GROUND-FACE OR  
SPLIT-FACE CMU



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

0' 2' 8' 16'



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

Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street  
 Ann Arbor  
 Michigan  
 Project Number: 0607

Street Wall Section





1  
14

3D Image from Kilwins  
SCALE: nts

Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street  
Ann Arbor  
Michigan  
Project Number: 0607

3D Image from  
Kilwins



1  
15

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

Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street  
Ann Arbor  
Michigan  
Project Number: 0607

3D Image from  
Pretzel Bell (Summer)



1  
15A

3D Image from Pretzel Bell, Winter (Simulated)  
SCALE: nts

Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street  
Ann Arbor  
Michigan  
Project Number: 0607

3D Image from  
Pretzel Bell (Winter)

15A



1  
15

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

Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street  
Ann Arbor  
Michigan  
Project Number: 0607

3D Image from Starbucks (Summer)



1  
15

3D Image from Starbucks, Winter (Simulated)  
SCALE: nts

Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street  
Ann Arbor  
Michigan  
Project Number: 0607

3D Image from  
Starbucks (Winter)





1  
18

3D Image from Across Main  
SCALE: nts

Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street  
Ann Arbor  
Michigan  
Project Number: 0607

3D Image from  
Across Main



1  
19

3D Image from Palio  
SCALE: nts

Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street  
Ann Arbor  
Michigan  
Project Number: 0607

3D Image from  
Palio





1  
20

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

Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street  
Ann Arbor  
Michigan  
Project Number: 0607

3D Image from  
Gas Station (Summer)



1  
20A

3D Image from Gas Station, Winter (Simulated)

SCALE: nts

Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street

Ann Arbor  
Michigan

Project Number: 0607

3D Image from  
Gas Station (Winter)

20A



1  
21

3D Image from Federal Building  
SCALE: nts

Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street  
Ann Arbor  
Michigan  
Project Number: 0607

3D Image from  
Federal Building



1  
22

3D Image from Sidewalk (South)

SCALE: nts

Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street

Ann Arbor  
Michigan

Project Number: 0607

3D Image from  
Sidewalk (South)

22



1  
23

3D Image from Sidewalk (North)  
SCALE: nts

Date:	08.11.16
Issued For:	HDC Presentation

315 South Main Street  
Ann Arbor  
Michigan  
Project Number: 0607

3D Image from  
Sidewalk (North)