3 2 1

Elroy's Place

321 North Main
Ann Arbor, MI 48104

Design Review Board 1st Submission
August 23, 2017

Design Review Board 2nd Submission
January 24, 2018

Atlantes, LLC
440 South Main Street
Ann Arbor, MI 48104

emajcher@robertdarvas.com

Current Site

Location Map

Elroy's Place

321 North Main
Ann Arbor, MI 48104

Design Concept (2a)

The design of the massing and facade of the building is intended to be a contemporay contextual building that incorporates parts of the eclectic nature of the Kerrytown District. Within and behind the façade is the intent to design towards 2030, LEED GOLD, and focus on using high quality, durable materials as part of a highly insulated envelope with an efficient geothermal heating and cooling system supported with an energy producing photovoltaic system on the roof.

The masonry portions of the building will use a full depth brick masonry with repetitive, inset punched openings, similar to the industrial buildings developed at the beginning of the 20th century that are prominent around Ann Arbor, mixed in with larger, more contemporary and modern voids and setbacks in the facade. Cast stone or limestone lintels and sills will highlight the windows and doors. A modern, large scale storefront will highlight the first and second floors along Main Street to promote views into the spaces and support urban retail. The upper floors will set back at various elevations to provide balconies for the upper floors, where the façade will switch to a lighter weight system, currently conceived as an architectural/commercial grade fiber cement rain screen; however alternate systems are being considered. Certain areas of the building will be highlighted with a steel trellis framing system that will provide support to balconies, canopies and shading devices that will also support a vertical landscape.

Development Program (2b)

The program for the building is designed as a flexible mixed use building, with retail, office and residential uses, although the tenants for the majority of the building are already known. The tenants for the first two floors are taking advantage of the growth in the personal fitness and well-being markets and will be a complimentary mix of uses including spa, yoga, personal fitness and similar uses. The third floor will be an open office space for Robert Darvas Associates. The fourth and fifth floors will be residential one bedroom apartments. The top floor is planned as four market rate residential units; three two-bedroom units and one large one-bedroom unit.

Larger Commercial/Office

Larger Commercial/Office

Small Commercial/Office

Multi Family Residential

Residential Style Office Buildings

Residential

Site Context (3a)

The project is located in the Kerrytown Character District, one half-block away from the Main Street District. The project is located in the middle of the block between East Kingsely and Catherine/Miller on the west side of Miller. This area is a transition zone between the denser D1 zoning district downtown and the residential areas outside of the DDA districts.

The immediately adjacent area has seen two new residential developments in the recent years including the condominiums at 408-418 North Main and Kingsley West. In addition there is a mix of small commercial uses, medium to larger office buildings, and residential houses, some converted to office uses. The broader area includes a vibrant mix of restaurants, shops, markets and entertainment venues with mixed residential types.

East Elevation

South Elevation

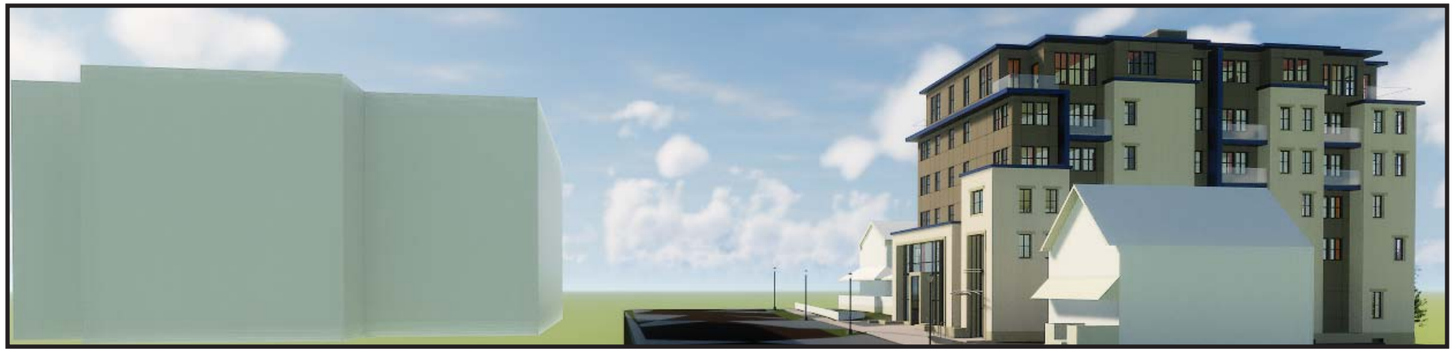
West Elevation

North Elevation

Inspiration and Theme (3b)

The project is the first stage of a multi-stage plan for growing the company I have had the privilege and responsibility of managing for the past several years. Robert Darvas Associates has been a local structural engineering firm with a reputation for excellence in designing buildings for over sixty years. The business was started out of the house that Bob Darvas lived in when he moved to Ann Arbor to take a teaching position at the University of Michigan, and has been our home since its beginning. We have reached a point where the office doesn't meet the needs of our growing business and the time to build a new space is upon us. As part of our growth plan I have been working through the prerequisites necessary to be successful in designing and developing a new building for our business.

With that in mind I began a search for a potential site to develop as a place for our company and the other businesses in our buildings to move to. After a lengthy search, the opportunity to purchase and develop the property at 321 North Main developed. As I studied the potential for the site and imagined taking off on the plan I have been developing, the imagery of a rocket launching was irrefutable. And in a lot of ways my plan is like the design of a multi-stage rocket. The first stage of a rocket propels the rocket form its stationary position, and is designed efficiently and simply to accomplish this task. This building is conceptualized in that manner; design a simple and efficient building that will provide the fuel to take off on this multi-stage plan.



Context Rendering showing height relationship with Mckinley Building

Building Rendering

Character District (3c)

Kerrytown is described as a transition area from commercial to residential uses, and this building includes a compatible mix of retail, office and residential uses. In addition, the building shape includes a mix of heights, setbacks, window sizes and other geometrical variances that blend with the variety of scales of buildings incorporated around the district. Materials used for this building are similar to other materials around the building, including the cream colored brick, similar to 301 North Main.

The project is seeking planned project approval to build higher than the 60'-0" maximium allowed for the D2 zoning. The zoning code provides a list of community benefits that a developer can provide when requesting planned project variance. Below is a list of some of the benefits that have been designed into the project as part of the request:

1. The rooftop is proposed to have 359 solar panels to provide power to the building.

2. The building is proposed to be heated and cooled through a geo-thermal system; approximately 20 - 25 wells are estimated for this building. In addition, a high R value thermal envelope is proposed providing an energy conserving design.

3. The north and south facades are setback from the property to allow an ADA ramp on the north side of the building, additional vegetation, and access to light for this building and neighboring buildings.

4. The usable open space is in excess of the minimum requirements and has been designed to accomodate additional trees, vegetation and pedestrian amenities.

In addition, while not described specifically in the various design guidelines and zoning requirements, the site is located one-half block away from the D1 zoning, which allows a substantially taller building. Allowing a slightly taller building would provide a soft transition to the smaller buildings at the north end of Kerrytown.

The building facade proposes a monumentality that is greater than the remainder of the direct vicinity. This is based on recommendations for successful urban retail. The monumentality of the residential and office entrance is proposed to be reduced by the addition of steel trellises and vertical vegetation (Virginia Creeper) along that entry to fill in and soften the entry to create a more human scale.

Kerrytown Building Varieties

Alley View from the North West

Context and Site Planning (3d)

The Kerrytown district includes an eclectic group of buildings from the residential wood framed houses built around the turn of the century to various three to five story brick masonry buildings, with this block of Main Street having a mix of building scales, materials and uses, built at a variety of periods. This project considers that eclecticism, and is designed to compliment that nature.

The ground level space takes into account the new zoning ordinance for D2 districts, including at least 60% openings at the Main Street facade witha pedestrian friendly approach, and the use of high quality materials at the street. The design will have two entries, one directly for the first floor retail space and one for the remainder of the building. Site features will include a mixture of concrete walks, benches and landscaping to blend with the adjacent properties, yet provide an easily accessible and vibrant retail space.

Special attention was paid to the alley, which is currently in a dilapidated state. Additional space will be set aside for greenery and vertical landscaping, along with several balconies on various floors. The developer is hoping to work with the DDA to reconstruct the alley as part of a example project as to what can be done to reclaim alleys in urban areas. Alleys are an excellent opportunity to create community spaces that are easily blocked off from traffic for pop-up festivals, musical events, and similar community events. The west facade of the building is designed to support more use of the alley space.

Even though space on site is limited, the design has paid special attention to provide landscaping and natural systems for daylighting and ventilation to each floor of the building. Stormwater will be managed on site below grade and solar panels on the roof are planned to maximize building energy production.

The design of the first floor space is flexible and can change with time to accomodate anything from the planned spa, to art galleries, retail stores or a cafe/restaurant with some outdoor seating.

Buildings (3e)

The massing for the building was developed with respect to the design guidelines on all sides of the building with special attention paid to the views of the north and south facades as these facades will be prominent on a day to day basis for people travelling in and out of the city. As described earlier, additional attention was also paid to the west facade that faces the alley as the alley is seen as an excellent opportunity to create urban space for users of the building and block. The massing itself was developed around two key elements; minimizing the massing from Main Street in comparison to the directly adjacent buildings, and providing natural ventilation and daylighting to the below grade parking area. Per the recommendations of the Design Guidelines, the building steps at the corners and along main street, building massing varies around the entire building, cornice lines vary around the building, the building is set back to align with porches and elements of the adjacent buildings, wall surfaces vary, and there is a clear definition of building elements.

Building Elements (3f)

The design incorporates multiple elements that support the intent of the design guidelines. Those elements include:

1. Setback windows creating shadow lines.

2. Steel canopies and trellises.

3. Landscaping that will provide a dynamic effect to the building as the vegetation flowers and changes color throughout the seasons.

Virginia Creeper - Autumn

4. A variety of high quality, durable materials including brick, extensive glass on Main Street, metal cladding and fiber cement paneling.

5. Clearly defined entries for the first floor retail and remainder of the building.

6. Breaks and setbacks in the building facade.

7. Reuse of the previous building materials including brick and old growth wood.

8. Solar panels and a geothermal heating and cooling system.

9. Operable windows and access to nature throughout the building.

10. A naturally ventilated and daylot lower level parking garage.

11. Bicycle parking in excess of minimum requirements.

12. Access around the building for pedestrian circulation.

View from the North East

Proposed concrete walk

Proposed transformer

Proposed columnar white pine

Proposed bike hoops (6 spaces)

6'-0"

2' typ.

Existing sycamore tree

Sidewalk

Proposed columnar white pine

Proposed trellis, typ.

Proposed dumpster

Proposed groundcover, typ.

Proposed raised bed and seatwall, typ.

Proposed screen wall

Exisiting Norway maple to be removed
and replaced with ginkgo

321 N.MAIN

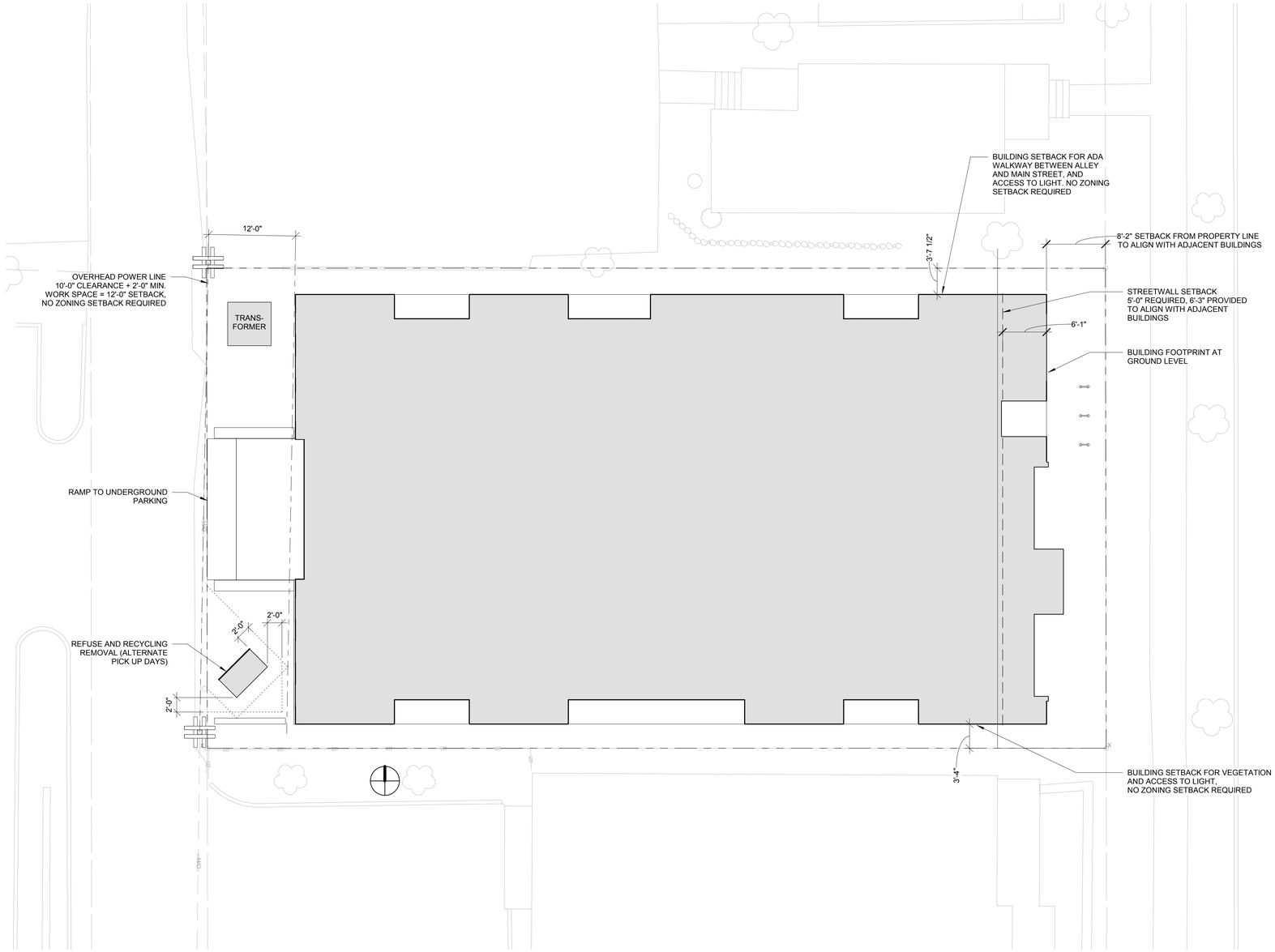
January 2018

NORTH

0 10

SCALE: 1 inch = 10 feet

INSITE
design studio, inc.
landscape architecture



1 Site Plan - Building Placement
00-200 Scale: 1/8" = 1'-0"

ZONING

ZONING CLASSIFICATION = D2

CHARACTER OVERLAY DISTRICT = KERRYTOWN

SITE AREA = 8,225 S.F.

BUILDING FOOTPRINT = 5,782 S.F. (70.2%)

OPEN AREA

REQUIRED OPEN AREA (20%) = 1,645 S.F.

OPEN AREA PROVIDED (29.7%) = 2,443 S.F. (798 S.F. ABOVE REQUIRED)

SETBACK REQUIREMENTS

REAR = 0'-0" REQUIRED; 12'-0" PROVIDED

NORTH SIDE SETBACK = 0'-0" REQUIRED, 3'-7 1/2" PROVIDED

SOUTH SIDE SETBACK = 0'-0" REQUIRED, 3'-4" PROVIDED

FRONT SETBACK = 8'-0", SEE 00-201 FOR REQUESTED VARIANCE.

HEIGHT LIMITS

STREETWALL = 2 STORY MINIMUM, 3 STORY MAXIMUM, BOTH PROVIDED

BUILDING HEIGHT = 60'-0", SEE ELEVATION FOR BUILDING HEIGHTS

MASSING ARTICULATION

40'-0" MASSING ARTICULATION REQUIRED ON MAIN STREET, MASSING ARTICULATION PROVIDED ON ALL FACADES.

PLANNED PROJECT REQUEST:

DUE TO THE EXISTING POWER LINE AT THE WEST PROPERTY LINE, A 12'-0" SETBACK IS REQUIRED TO CONSTRUCT THE BUILDING. IN ADDITION, PER CITY ZONING A 15'-0" SETBACK IS REQUIRED ALONG THE EAST PROPERTY LINE (MAIN STREET). BUILDING TO THE PROPERTY LINE ON THE NORTH AND THE SOUTH WOULD CREATE A BLANK FAÇADE AND BE INCONSIDERATE TO THE EXISTING BUILDINGS ON EACH SIDE, AS WINDOWS WOULD NOT BE ALLOWED DUE TO FIRE CODE REQUIREMENTS, THEREFORE A SETBACK HAS BEEN PROVIDED ON THE NORTH AND SOUTH PROPERTY LINES AS WELL.

IF THESE SETBACKS ARE ADHERED TO, ALONG WITH A MAXIMUM BUILDING HEIGHT OF 60'-0" AND A STREETWALL SETBACK OF 5'-0", THE BUILDING WOULD HAVE A BUILDING FOOTPRINT OF 5,792 SQUARE FEET (70.4% OF THE PROPERTY), AND ACHIEVE A TOTAL SQUARE FOOTAGE OF 28,360 SQUARE FEET (344% F.A.R.). THESE VALUES ARE SUBSTANTIALLY LESS THAN THE ZONING CODE ALLOWS AND CREATES A PRACTICAL DIFFICULTY IN ACHIEVING THE PROJECT, WHICH AS DESIGNED ACHIEVES MANY GOALS THAT THE CITY HAS EXPRESSED INTEREST IN ACHIEVING THROUGH THE ZONING CODE AND DESIGN GUIDELINES. THOSE INCLUDE ENERGY EFFICIENCY, ENERGY PRODUCTION, SUSTAINABLE DEVELOPMENT, A TRUE MIXED USE BUILDING WITH WORK-FORCE HOUSING, AND AN AESTHETIC THAT PROVIDES AN ACTIVE MAIN STREET WITH VEGETATION AND LANDSCAPING, AMONG OTHERS. THE PROPOSED BUILDING IS SEEKING PLANNED PROJECT APPROVAL FOR THE BUILDING HEIGHT AND AN ADMINISTRATIVE ACCEPTANCE FOR THE MAIN STREET SETBACK:

BUILDING HEIGHT PER 5:10.20

PER 5:64, THE PROPOSED BUILDING PROVIDES THE FOLLOWING BENEFITS IN ACCORDANCE WITH THE ZONING CODE:

1. RESIDENTIAL DEVELOPMENT IN CLOSE PROXIMITY TO THE CITY'S CENTRAL BUSINESS DISTRICT.

EIGHTEEN (18) RESIDENTIAL UNITS ARE BEING PROPOSED; FIFTEEN (15) ONE BEDROOM UNITS AND THREE (3) TWO BEDROOM UNITS TO ACCOMODATE WORK-FORCE HOUSING ADJACENT TO THE CENTRAL BUSINESS DISTRICT. EFFICIENCY AND STUDIO APARTMENTS ARE NOT BEING USED.

2. REINFORCEMENT OF PEDESTRIAN ACTIVITY ALONG STREETS AND A MIXTURE OF LAND USES.

THE MAIN STREET FACADE OF THE BUILDING HAS BEEN DESIGNED FOR MAXIMUM VISIBILITY AND INTEREST, AND THE BUILDING IS PLANNED TO ACCOMODATE, RETAIL, ATHLETIC, OFFICE, RESIDENTIAL AND UNDERGROUND PARKING IN A TRUE MIXED USE BUILDING

3. EXCELLENCE IN URBAN DESIGN THROUGH THE PROVISION OF OPEN SPACE AND LANDSCAPED APPROACHES TO BUILDINGS.

VEGETATION IS INTENDED ALONG THE EAST, SOUTH AND WEST FACADES WITH VERTICAL LANDSCAPING INCORPORATED INTO THE SOUTH, WEST AND EAST (MAIN STREET) FACADE.

OPEN AREA IN EXCESS OF THE MINIMUM REQUIREMENT HAS BEEN PROVIDED, I.E. I HAVE REDUCED THE FOOTPRINT IN EXCHANGE TO BUILD TALLER.

AN ADA (1:20) WALKWAY ALONG THE NORTH TO ALLOW PEDESTRIAN ACCESS FROM THE ALLEY TO MAIN STREET.

4. ENERGY EFFICIENCY AND SUSTAINABLE BULIDINGS.

THE PROPOSED BUILDING IS PLANNED TO UTILIZE GEO-THERMAL HEATING AND COOLING, AN EXTENSIVE ROOFTOP SOLAR ARRAY, HIGH R EXTERIOR ENVELOPE WITH MINIMAL THERMAL BREAKS. IN ADDITION, HIGH EFFICIENCY WINDOWS, MECHANICAL, AND LIGHTING PER THE 2030 CHALLENGE. ADDITIONALLY, THE BUILDING WILL EXCLUDE RED LIST MATERIALS IN ITS CONSTRUCTION, AND THE FIRST FLOOR TENANT IS WORKING TOWARD LIVING BUILDING CHALLENGE CERTIFICATION.

BUILDING SETBACK PER TABLE 5:10.20 B

BUILDING SETBACK REQUIREMENT PER TABLE 5:10.20 B, THE AVERAGE OF THE ESTABLISHED FRONT SETBACKS OF BUILDINGS WITHIN 100 FEET MAY BE USED, IF LESS THAN 15 FEET. THOSE AVERAGES HAVE BEEN CALCULATED AND THE BUILDING LOCATED BASED ON THOSE AVERAGES.

NOT FOR CONSTRUCTION

robert darvas associates
consulting structural engineers
440 south main street
ann arbor, mi 48104

JOB NAME
321 North Main

ADDRESS
321 North Main
Ann Arbor, MI
48104

ISSUE DATE AND NAME

JOB. NO.
17321

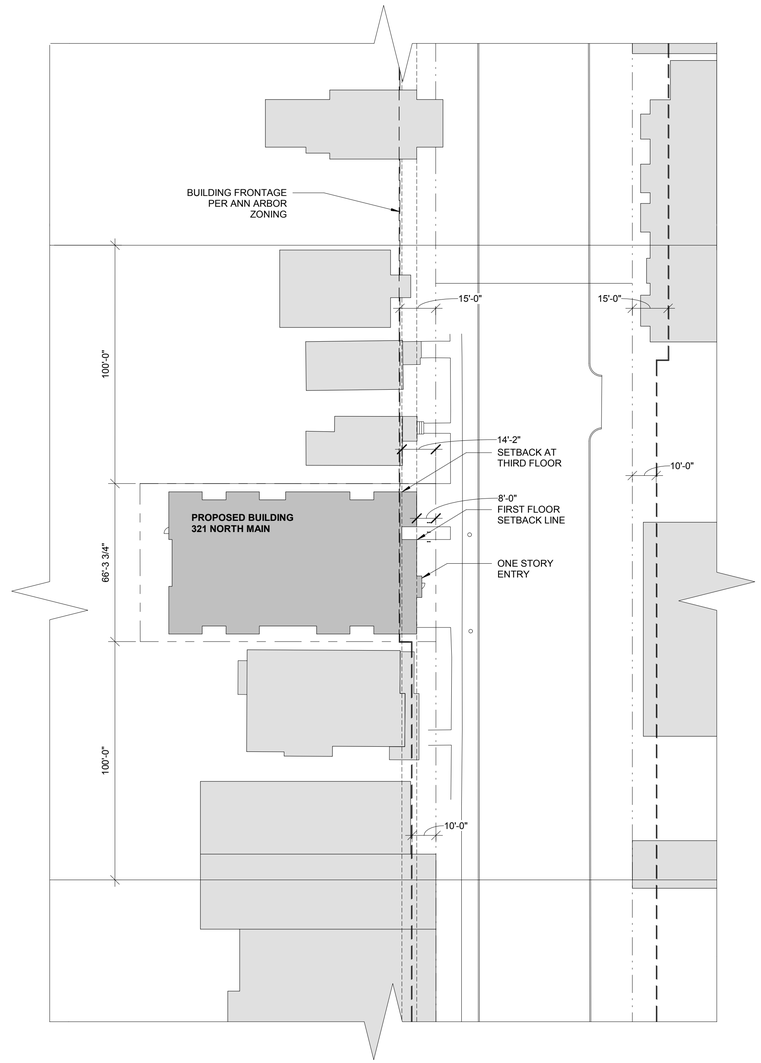
DWG. NAME
Zoning - General

SCALE
1/8" = 1'-0"

ISSUE DATE
1/22/2018

DRAWN BY
Author

DWG. NO.
00-200



1 Building Frontage Standards
00-201 Scale: 1" = 30'-0"

BUILDING FRONTAGE STANDARDS:

PER ANN ARBOR ZONING CODE, TABLE 5:10.20B:

PRIMARY STREET: LOT FRONTAGE WHERE PLACEMENT OF BUILDINGS AT THE FRONT PROPERTY LINE IS DESIRED.

MINIMUM SETBACK = 0.0'
MAXIMUM SETBACK = 1.0'

SECONDARY STREET: LOT FRONTAGE WHERE A RANGE OF BUILDING SETBACKS FROM THE PROPERTY LINE IS ACCEPTABLE.

MINIMUM SETBACK = 0.0'
MAXIMUM SETBACK = 10.0'

FRONT YARD STREET: LOT FRONTAGE WHERE A SETBACK FROM THE PROPERTY LINE IS DESIRED.

MINIMUM SETBACK = 15.0'
MAXIMUM SETBACK = N.A.

THE PROPERTY IS CLASSIFIED AS A "FRONT YARD STREET", WHICH REQUIRES A SETBACK THAT IS GREATER THAN THE ADJACENT PROPERTIES. THE OWNER IS REQUESTING APPROVAL OF THE FRONT SETBACKS BE ALLOWED BASED ON THE FOLLOWING FACTORS:

1. ANN ARBOR ZONING CODE STATES "THE AVERAGE OF THE ESTABLISHED FRONT SETBACK OF BUILDINGS WITHIN 100 FEET MAY BE USED, IF LESS THAN 15 FEET.THIS PROPERTY QUALIFIES FOR THAT EXCEPTION, AND THE BUILDING SETBACK AND PLACEMENT IS BASED ON THE MIX OF SETBACKS ALONG THE STREET.

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Zoning - Building Setbacks

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1" = 30'-0"

ISSUE DATE
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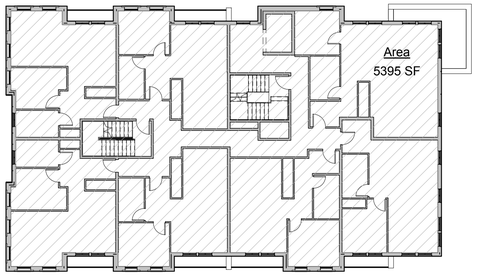
00-201



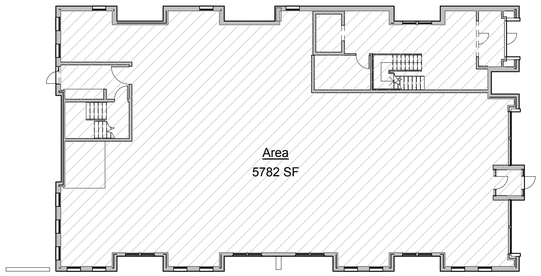
FLOOR AREA CALCULATIONS:

USABLE (GROSS) FLOOR AREA (A.A. ZONING) = 5,395 S.F.
BUILDING AREA (M.B.C.) = 5,075 S.F.

F.A.R. PREMIUM CALCULATIONS:

NON-RESIDENTIAL FLOOR AREA (A.A. ZONING) = 0 S.F.
RESIDENTIAL FLOOR AREA (A.A. ZONING) = 5,395 S.F.

4 Fourth Floor - Floor Areas
00-202 Scale: 1/16" = 1'-0"



FLOOR AREA CALCULATIONS:

USABLE (GROSS) FLOOR AREA (A.A. ZONING) = 5,782 S.F.
BUILDING AREA (M.B.C.) = 5,417 S.F.

F.A.R. PREMIUM CALCULATIONS:

NON-RESIDENTIAL FLOOR AREA (A.A. ZONING) = 5,782 S.F.
RESIDENTIAL FLOOR AREA (A.A. ZONING) = 0 S.F.

1 First Floor - Floor Areas
00-202 Scale: 1/16" = 1'-0"

FLOOR AREA RATIO CALCULATIONS:

SITE AREA = 8,225 S.F.

200% F.A.R. = 16,450 S.F.

PREMIUM OPTIONS

RESIDENTIAL PREMIUM = 0.75 x RESIDENTIAL AREA (15,946) = 11,960 S.F.

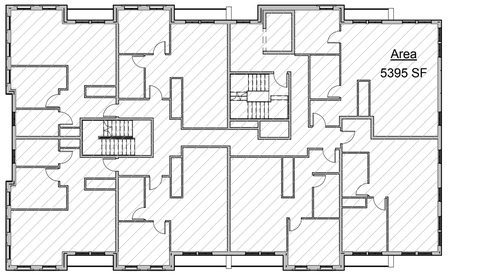
LEED GOLD PREMIUM = 150% OF SITE AREA = 12,338 S.F.

TOTAL ADDITIONAL PREMIUM AREA = 24,298 S.F.

TOTAL ALLOWABLE FLOOR AREA AS PROPOSED = 40,748 S.F.

400% F.A.R. = 32,900 S.F.

F.A.R. PROPOSED: 32,893 S.F.



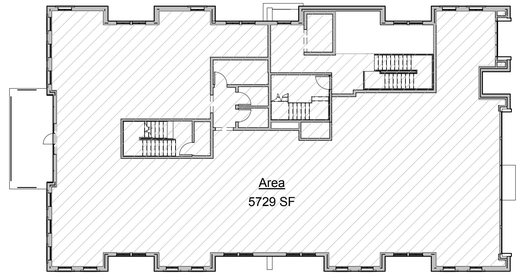
FLOOR AREA CALCULATIONS:

USABLE (GROSS) FLOOR AREA (A.A. ZONING) = 5,395 S.F.
BUILDING AREA (M.B.C.) = 5,075 S.F.

F.A.R. PREMIUM CALCULATIONS:

NON-RESIDENTIAL FLOOR AREA (A.A. ZONING) = 0 S.F.
RESIDENTIAL FLOOR AREA (A.A. ZONING) = 5,395 S.F.

5 Fifth Floor - Floor Areas
00-202 Scale: 1/16" = 1'-0"



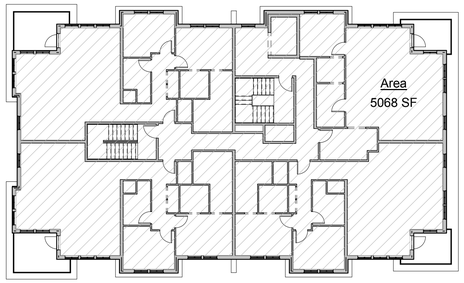
FLOOR AREA CALCULATIONS:

USABLE (GROSS) FLOOR AREA (A.A. ZONING) = 5,729 S.F.
BUILDING AREA (M.B.C.) = 5,183 S.F.

F.A.R. PREMIUM CALCULATIONS:

NON-RESIDENTIAL FLOOR AREA (A.A. ZONING) = 5,729 S.F.
RESIDENTIAL FLOOR AREA (A.A. ZONING) = 0 S.F.

2 Second Floor - Floor Areas
00-202 Scale: 1/16" = 1'-0"



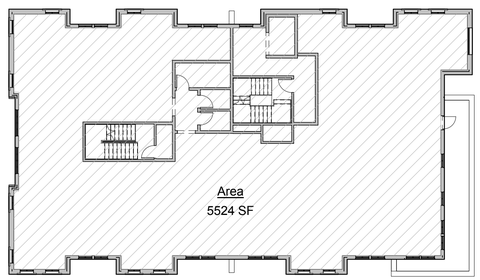
FLOOR AREA CALCULATIONS:

USABLE (GROSS) FLOOR AREA (A.A. ZONING) = 5,068 S.F.
BUILDING AREA (M.B.C.) = 4,793 S.F.

F.A.R. PREMIUM CALCULATIONS:

NON-RESIDENTIAL FLOOR AREA (A.A. ZONING) = 0 S.F.
RESIDENTIAL FLOOR AREA (A.A. ZONING) = 5,068 S.F.

6 Sixth Floor - Floor Areas
00-202 Scale: 1/16" = 1'-0"



FLOOR AREA CALCULATIONS:

USABLE (GROSS) FLOOR AREA (A.A. ZONING) = 5,524 S.F.
BUILDING AREA (M.B.C.) = 5,179 S.F.

F.A.R. PREMIUM CALCULATIONS:

NON-RESIDENTIAL FLOOR AREA (A.A. ZONING) = 5,524 S.F.
RESIDENTIAL FLOOR AREA (A.A. ZONING) = 0 S.F.

3 Third Floor Floor Areas
00-202 Scale: 1/16" = 1'-0"

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Zoning - FAR

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1/16" = 1'-0"

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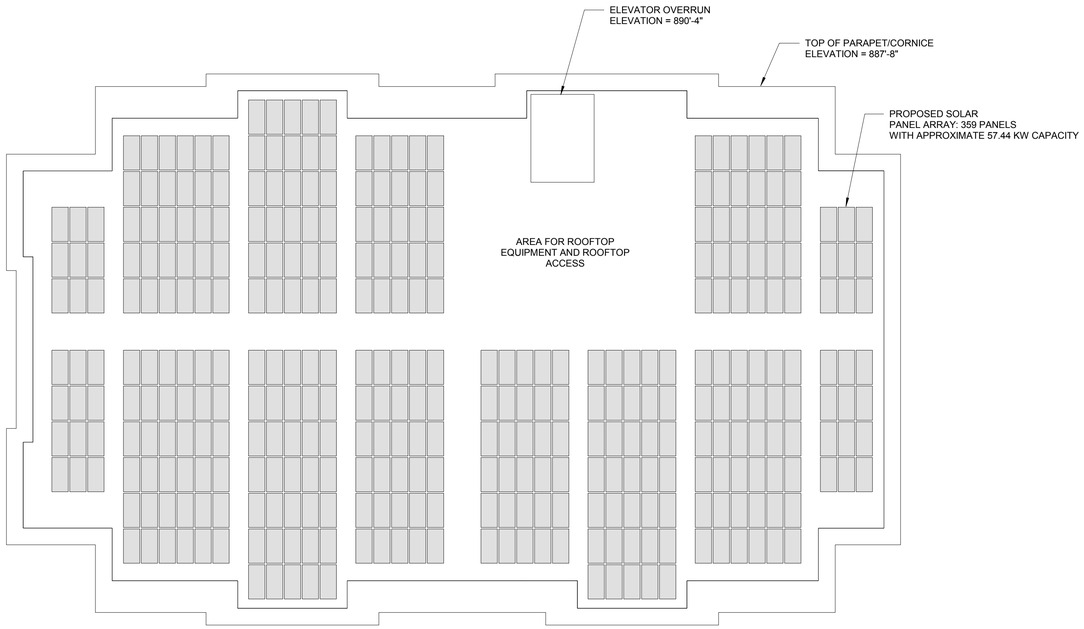

1 Roof - P.V. Diagram
00-203 Scale: 1/8" = 1'-0"

2 Building Height Diagram
00-203 Scale: 3/32" = 1'-0"

BUILDING HEIGHT:

PER THE ZONING CODE, A MAXIMUM BUILDING HEIGHT OF 60'-0" IS ALLOWED FROM AVERAGE GRADE. THE SITE SLOPES APPROXIMATELY 5'-10" DOWN FROM THE EAST (MAIN STREET) TO THE WEST, CREATING AN AVERAGE GRADE THAT IS 2'-11" BELOW MAIN STREET. THIS CREATES A REDUCTION IN OVERALL HEIGHT THAT ISN'T APPARENT FROM MAIN STREET.

IN ADDITION, BECAUSE OF THE SETBACKS REQUIRED AND PROVIDED, THE AMOUNT OF BUILDABLE AREA HAS BEEN REDUCED. THESE SETBACKS CREATE ADDITIONAL OPEN AREA ON THE SITE. TO COMPENSATE FOR THIS, AN ADDITIONAL FLOOR IS PROPOSED TO MAXIMIZE THE SQUARE FOOTAGE ON SITE. TO ACHIEVE THIS ADDITIONAL FLOOR, THE HEIGHT OF THE BUILDING EXCEEDS THE 60'-0" MAXIMUM.

BUILDING HEIGHT PER 5:10.20

IN CONSIDERATION OF THE ADDITIONAL HEIGHT AND PER 5:64, THE PROPOSED BUILDING PROVIDES THE FOLLOWING BENEFITS IN ACCORDANCE WITH THE ZONING CODE:

1. RESIDENTIAL DEVELOPMENT IN CLOSE PROXIMITY TO THE CITY'S CENTRAL BUSINESS DISTRICT.

EIGHTEEN (18) RESIDENTIAL UNITS ARE BEING PROPOSED; FIFTEEN (15) ONE BEDROOM UNITS AND THREE (3) TWO BEDROOM UNITS TO ACCOMODATE WORK-FORCE HOUSING ADJACENT TO THE CENTRAL BUSINESS DISTRICT. EFFICIENCY AND STUDIO APARTMENTS ARE NOT BEING USED.

2. REINFORCEMENT OF PEDESTRIAN ACTIVITY ALONG STREETS AND A MIXTURE OF LAND USES.

THE MAIN STREET FACADE OF THE BUILDING HAS BEEN DESIGNED FOR MAXIMUM VISIBILITY AND INTEREST, AND THE BUILDING IS PLANNED TO ACCOMODATE, RETAIL, ATHLETIC, OFFICE, RESIDENTIAL AND UNDERGROUND PARKING IN A TRUE MIXED USE BUILDING

3. EXCELLENCE IN URBAN DESIGN THROUGH THE PROVISION OF OPEN SPACE AND LANDSCAPED APPROACHES TO BUILDINGS.

VEGETATION IS INTENDED ALONG THE EAST, SOUTH AND WEST FACADES WITH VERTICAL LANDSCAPING INCORPORATED INTO THE SOUTH, WEST AND EAST (MAIN STREET) FACADE.

OPEN AREA IN EXCESS OF THE MINIMUM REQUIREMENT HAS BEEN PROVIDED, I.E. I HAVE REDUCED THE FOOTPRINT IN EXCHANGE TO BUILD TALLER. 1,645 SQUARE FEET IS REQUIRED, THE PROJECT IS PROPOSING AN ADDITIONAL 798 SQUARE FEET WHICH LEAVES 29.7% OF THE SITE OPEN.

AN ADA (1:20) WALKWAY ALONG THE NORTH TO ALLOW PEDESTRIAN ACCESS FROM THE ALLEY TO MAIN STREET.

4. ENERGY EFFICIENCY AND SUSTAINABLE BULIDINGS.

THE PROPOSED BUILDING IS PLANNED TO UTILIZE GEO-THERMAL HEATING AND CDVOOLING, AN EXTENSIVE ROOFTOP SOLAR ARRAY, HIGH R EXTERIOR ENVELOPE WITH MINIMAL THERMAL BREAKS. IN ADDITION, HIGH EFFICIENCY WINDOWS, MECHANICAL, AND LIGHTING PER THE 2030 CHALLENGE. ADDITIONALLY, THE BUILDING WILL EXCLUDE RED LIST MATERIALS IN ITS CONSTRUCTION, AND THE FIRST FLOOR TENANT IS WORKING TOWARD LIVING BUILDING CHALLENGE CERTIFICATION.

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JOB NAME
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ISSUE DATE AND NAME

JOB. NO.
17321

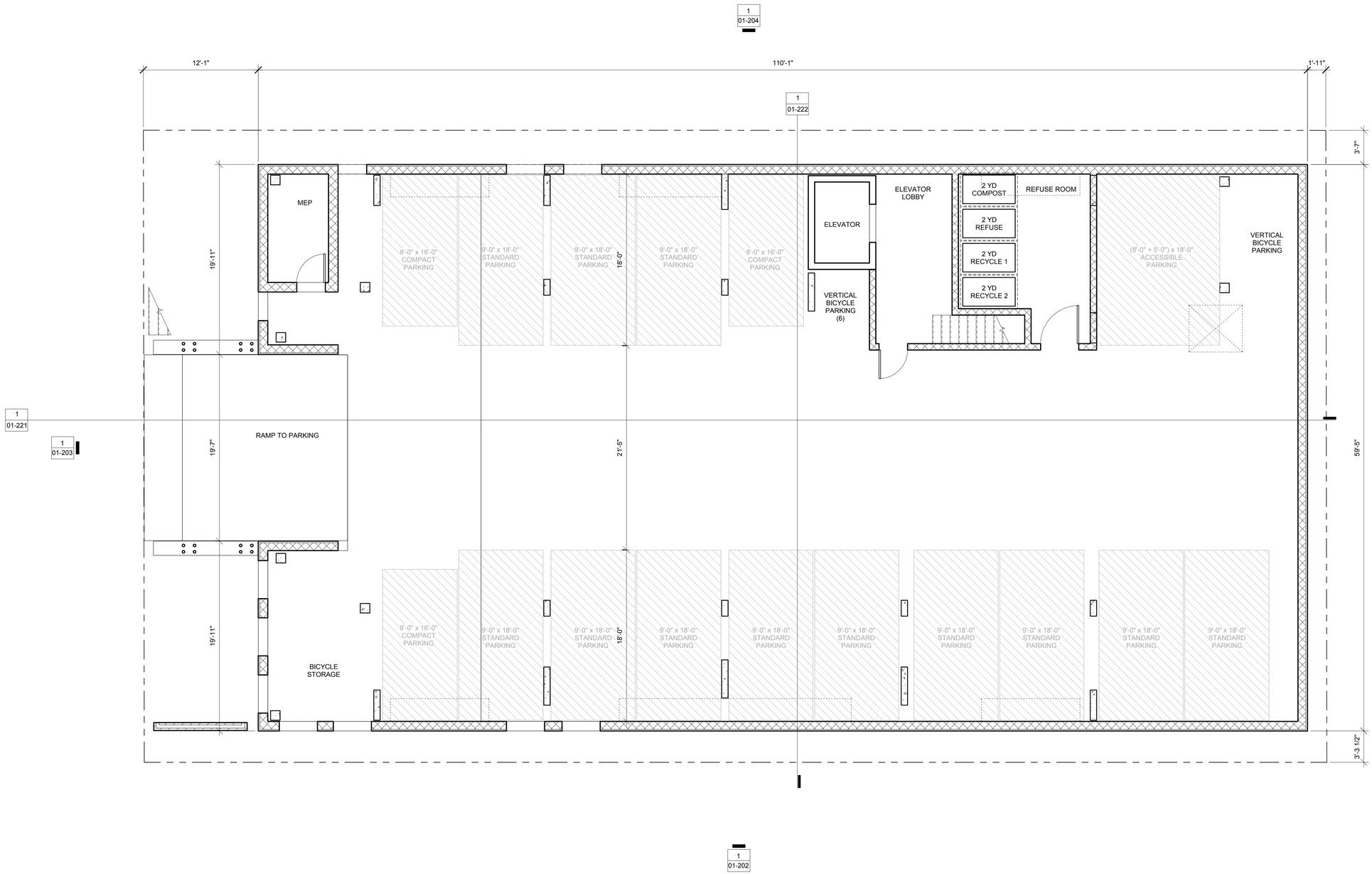
DWG. NAME
Zoning - Height

SCALE
As indicated

ISSUE DATE
1/22/2018

DRAWN BY
ERM + KK

DWG. NO.
00-203



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ISSUE DATE AND NAME

JOB. NO.
17321

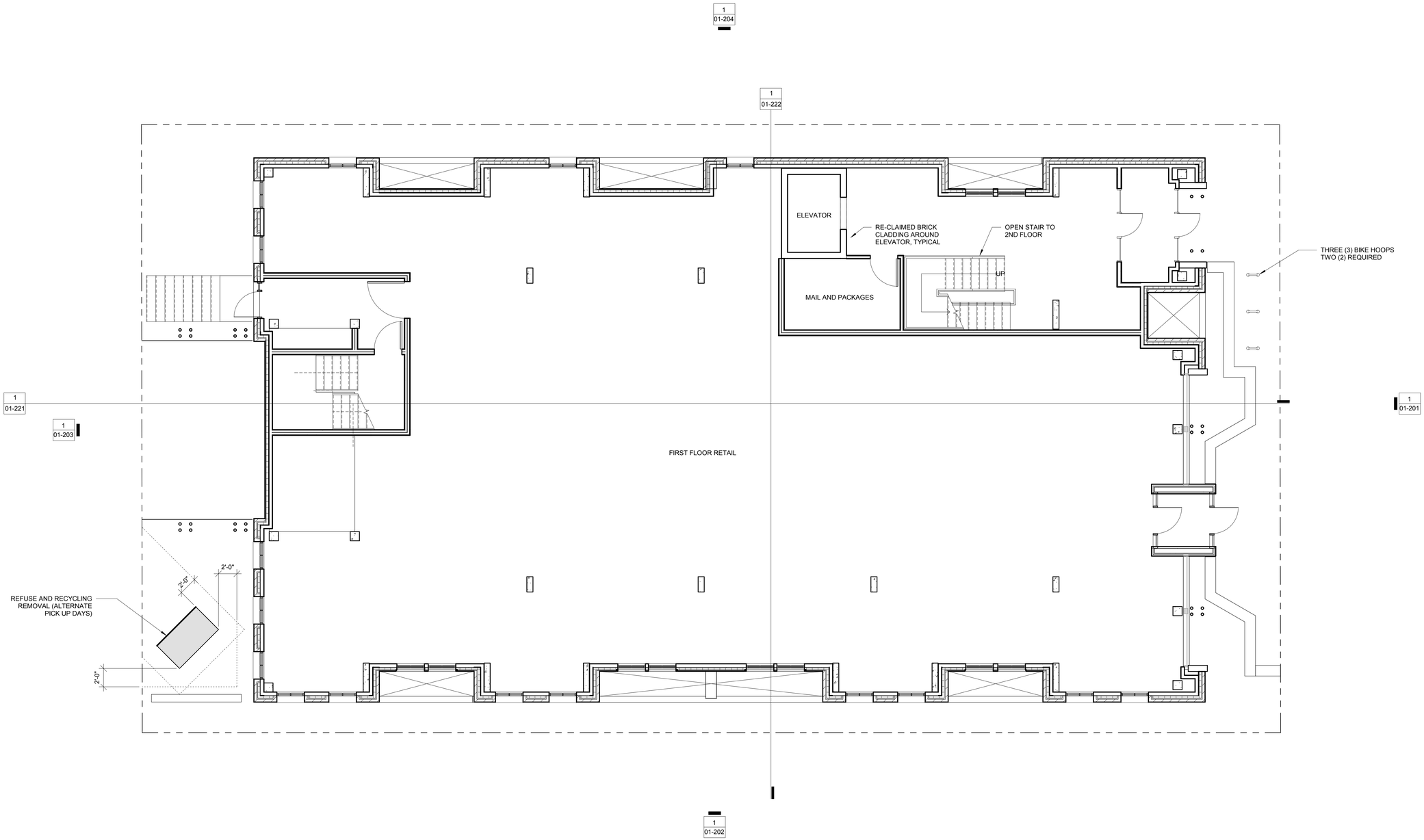
DWG. NAME
Lower Level Plan

SCALE
3/16" = 1'-0"

ISSUE DATE
1/22/2018

DRAWN BY
Author

DWG. NO.
01-100



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ISSUE DATE AND NAME

JOB. NO.
17321

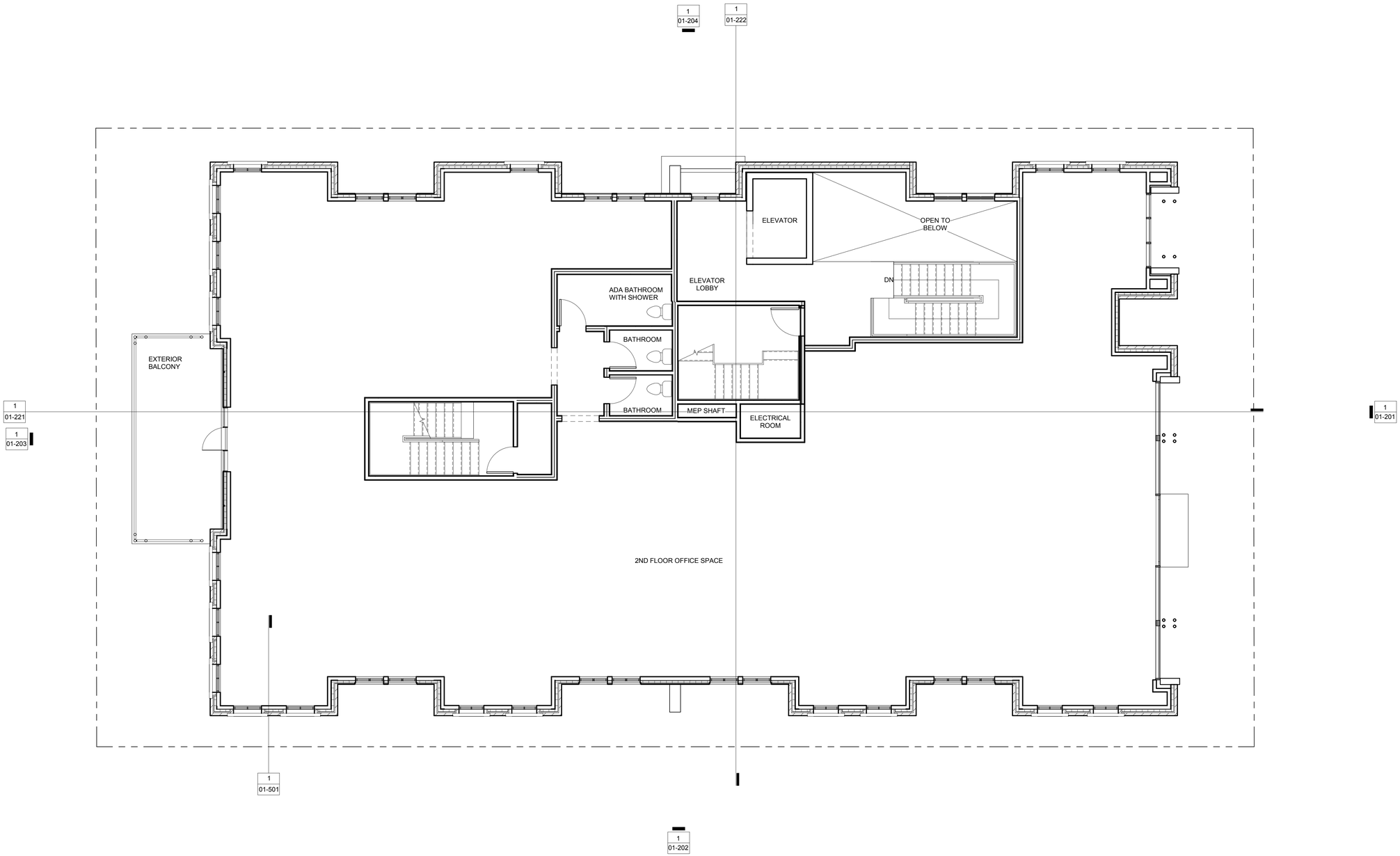
DWG. NAME
First Floor Plan

SCALE
3/16" = 1'-0"

ISSUE DATE
1/22/2018

DRAWN BY
Author

DWG. NO.
01-101



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ISSUE DATE AND NAME

JOB. NO.
17321

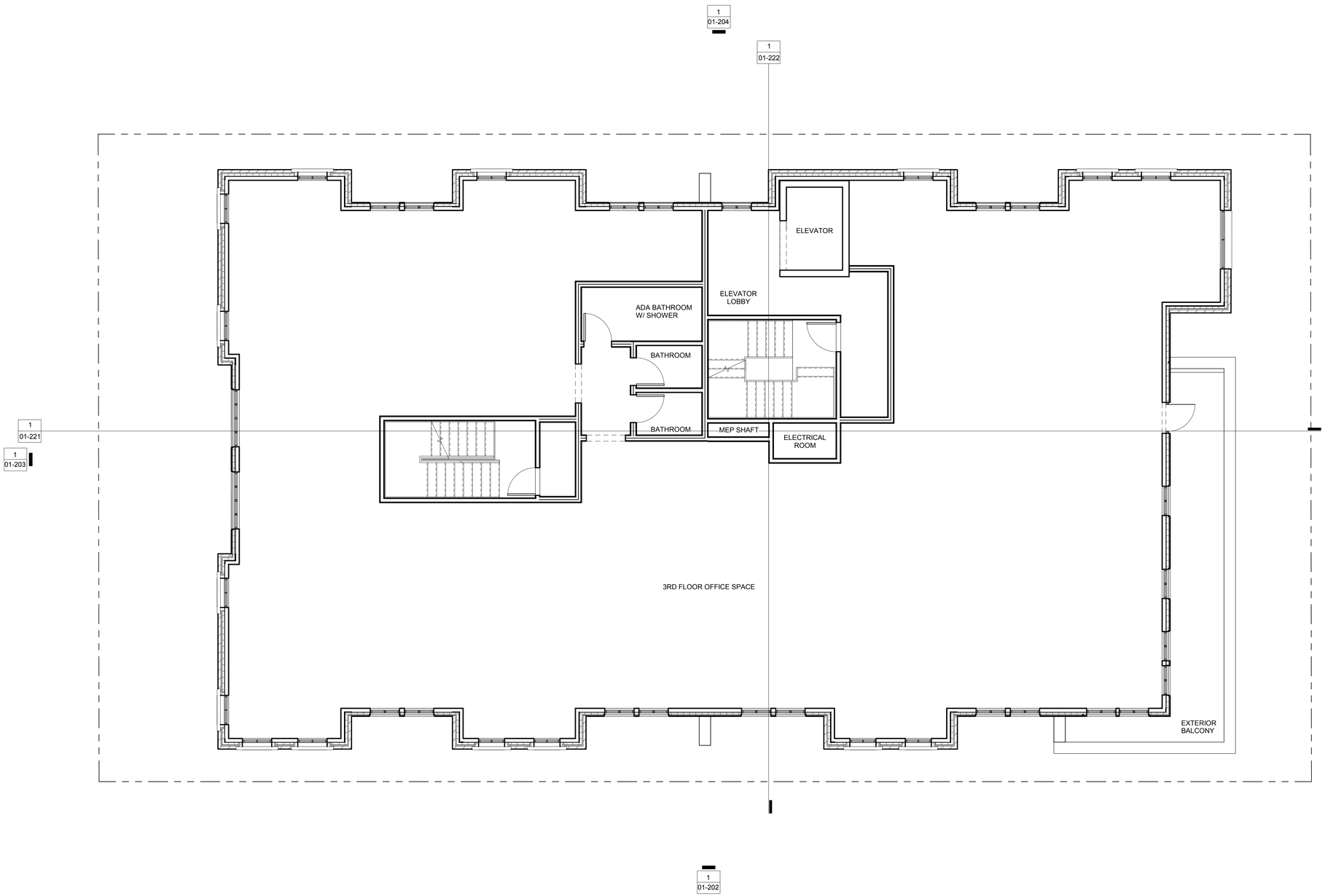
DWG. NAME
Second Floor Plan

SCALE
3/16" = 1'-0"

ISSUE DATE
1/22/2018

DRAWN BY
Author

DWG. NO.
01-102



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ISSUE DATE AND NAME

JOB. NO.
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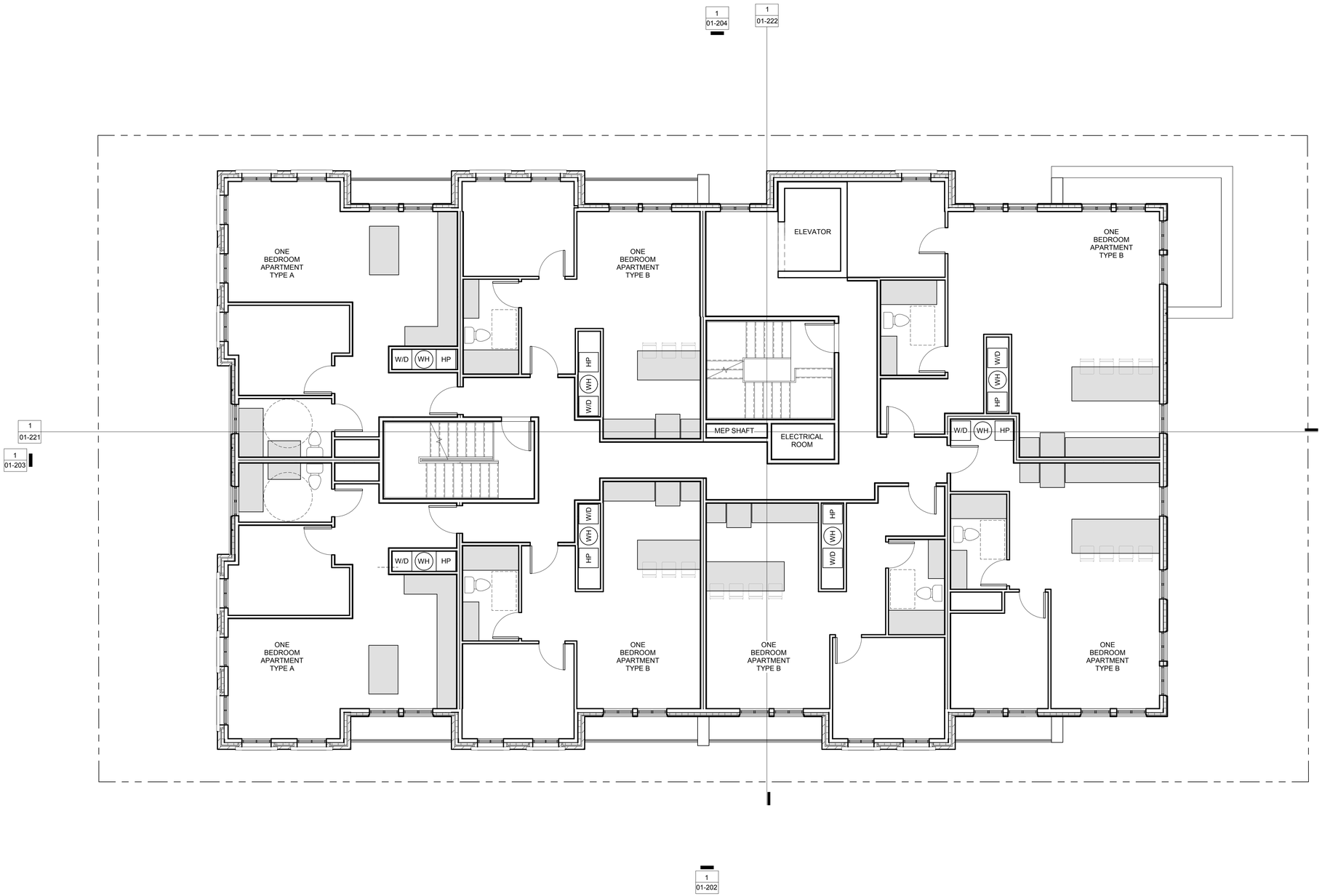
DWG. NAME
Third Floor Plan

SCALE
3/16" = 1'-0"

ISSUE DATE
1/22/2018

DRAWN BY
Author

DWG. NO.
01-103



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ISSUE DATE AND NAME

JOB. NO.
17321

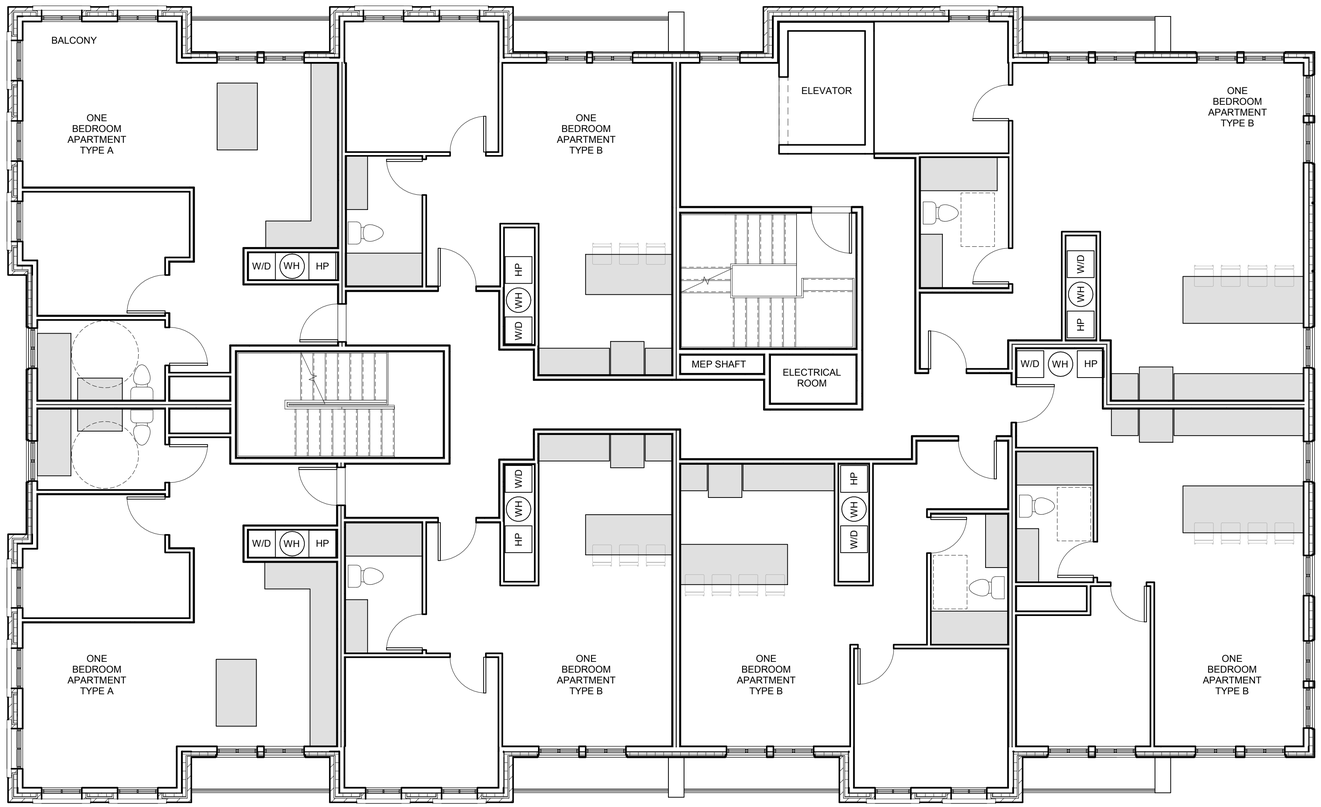
DWG. NAME
Fourth Floor Plan

SCALE
3/16" = 1'-0"

ISSUE DATE
1/22/2018

DRAWN BY
Author

DWG. NO.
01-104



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ISSUE DATE AND NAME

JOB. NO.
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DWG. NAME
Fifth Floor Plan

SCALE
3/16" = 1'-0"

ISSUE DATE
1/22/2018

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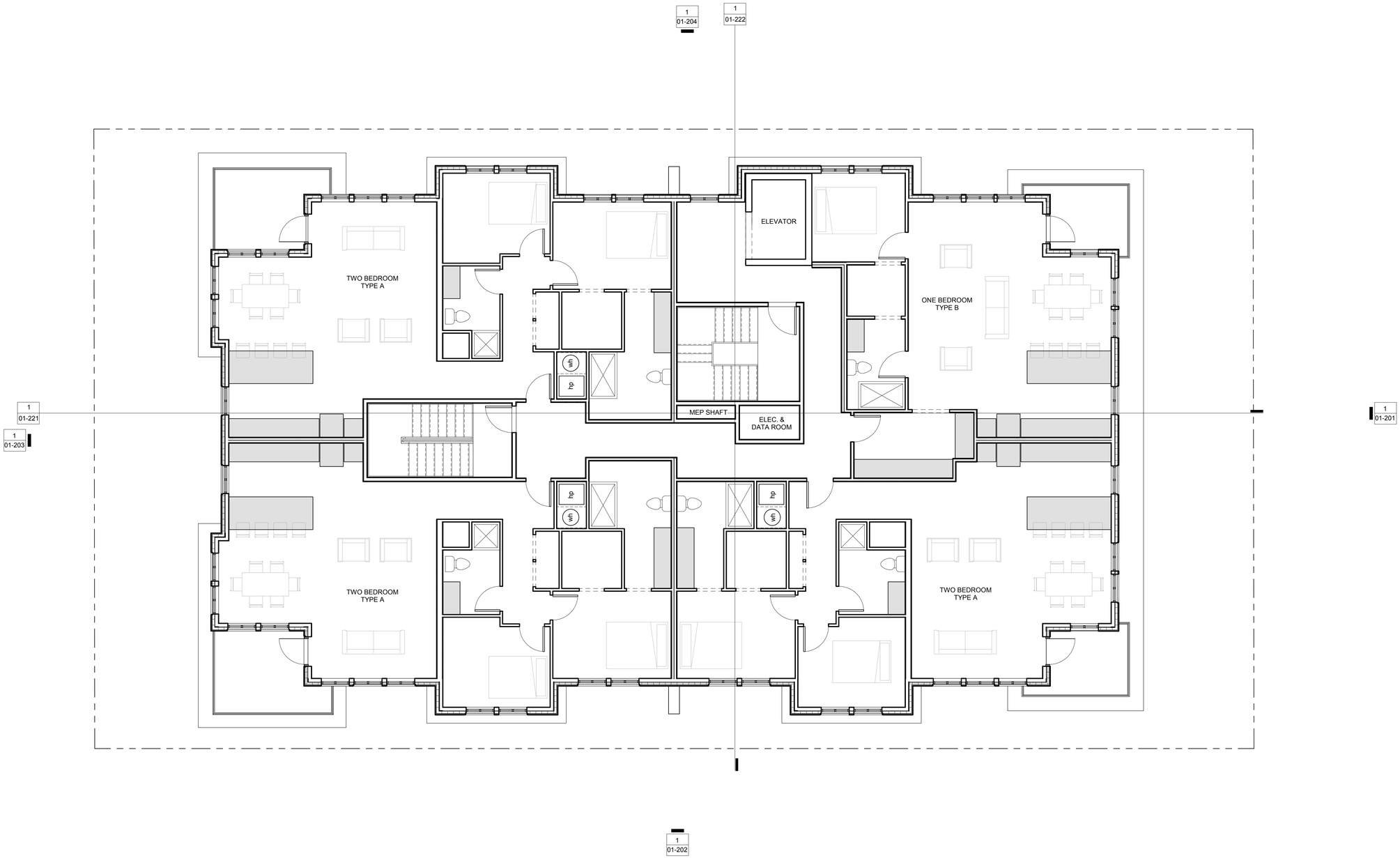
Author

DWG. NO.
01-105



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ISSUE DATE AND NAME

JOB. NO.
17321

DWG. NAME
Sixth Floor Plan

SCALE
3/16" = 1'-0"

ISSUE DATE
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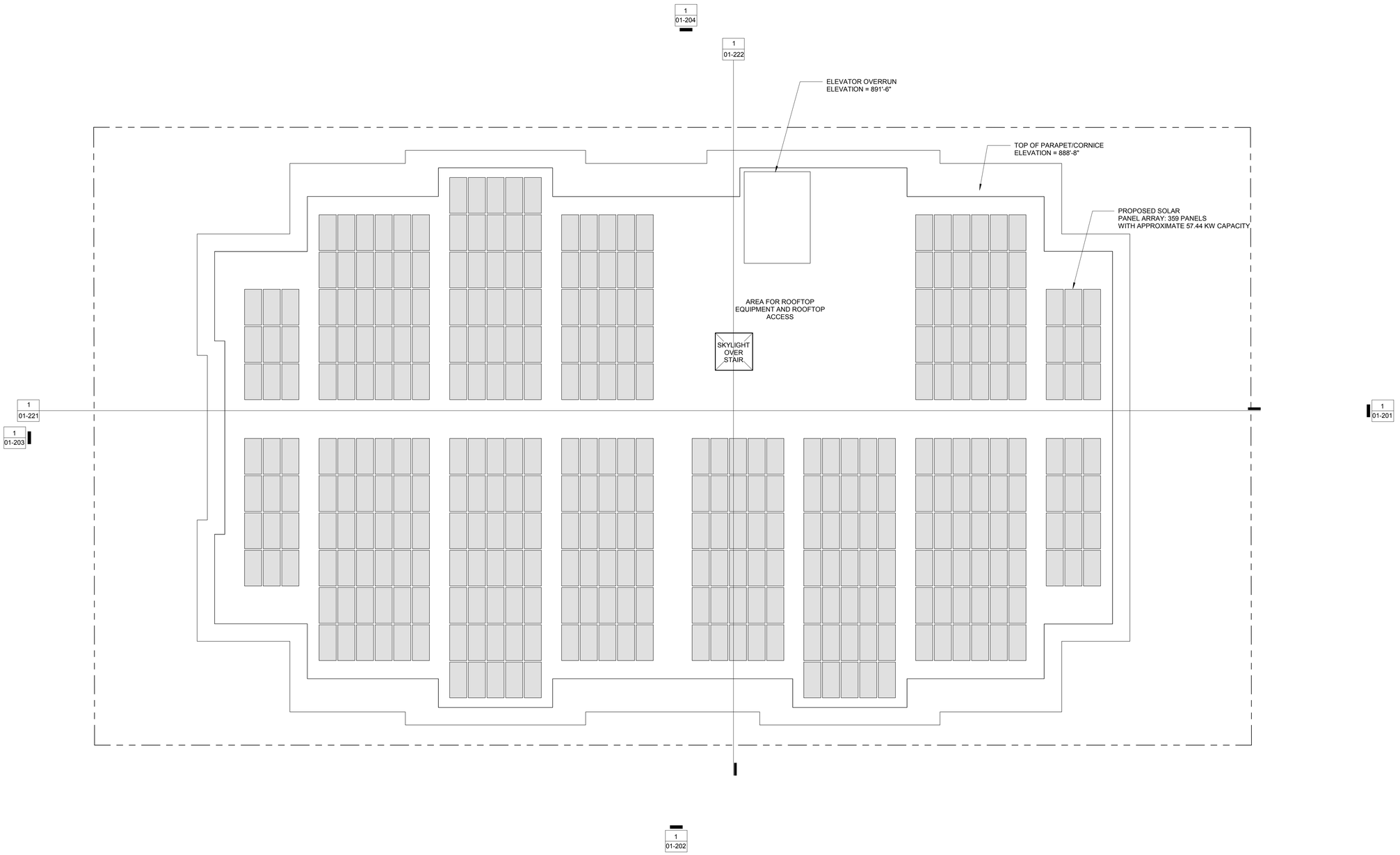

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JOB. NO.
17321

DWG. NAME
Roof Plan

SCALE
3/16" = 1'-0"

ISSUE DATE
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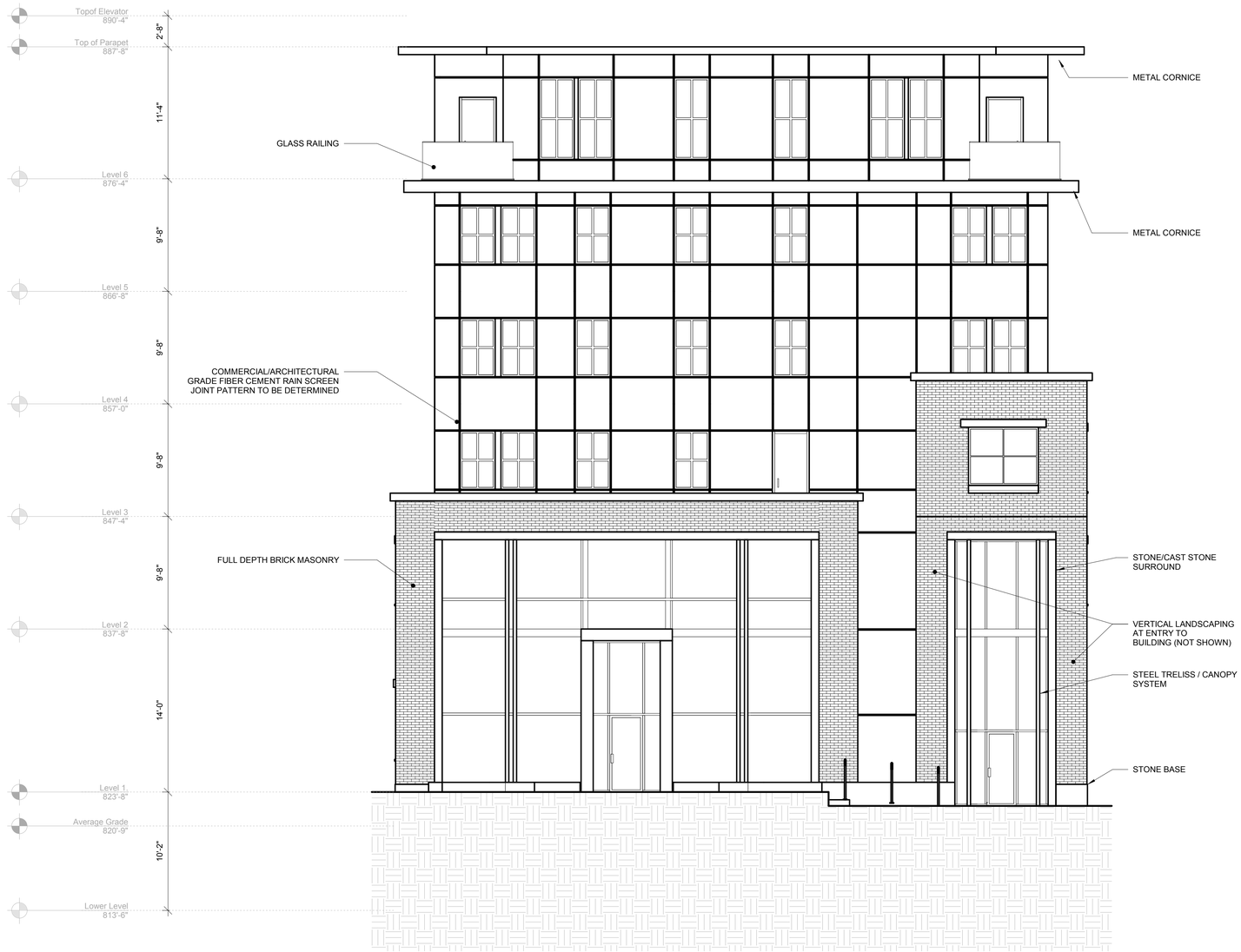
DWG. NO.
01-107



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ISSUE DATE AND NAME

JOB. NO.
17321

DWG. NAME
East Elevation

SCALE
3/16" = 1'-0"

ISSUE DATE
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ISSUE DATE AND NAME

JOB. NO.
17321

DWG. NAME
South Elevation

SCALE
3/16" = 1'-0"

ISSUE DATE
1/22/2018

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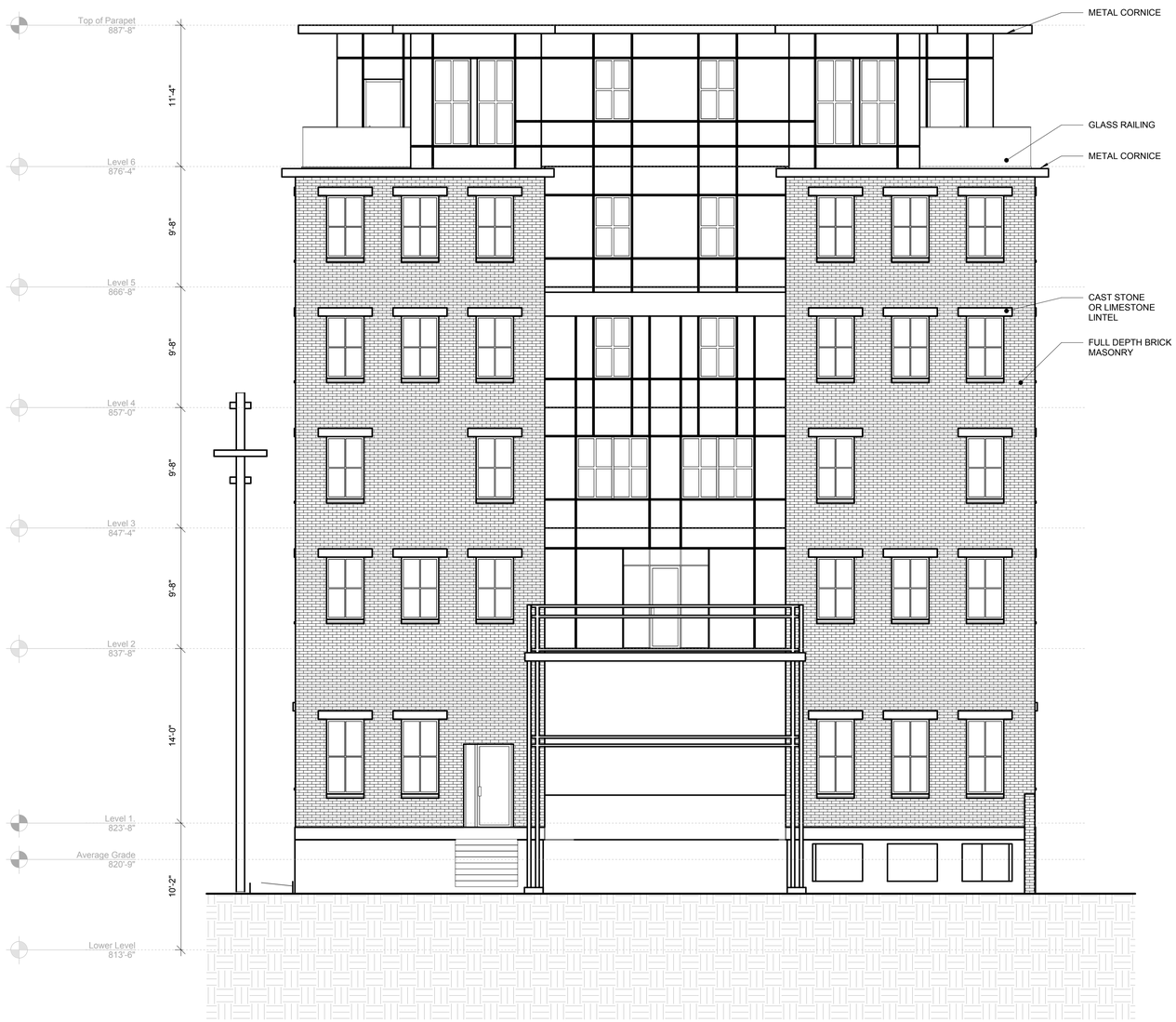
DWG. NO.
01-202



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ISSUE DATE AND NAME

JOB. NO.
17321

DWG. NAME
West Elevation

SCALE
3/16" = 1'-0"

ISSUE DATE
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ISSUE DATE AND NAME

JOB. NO.
17321

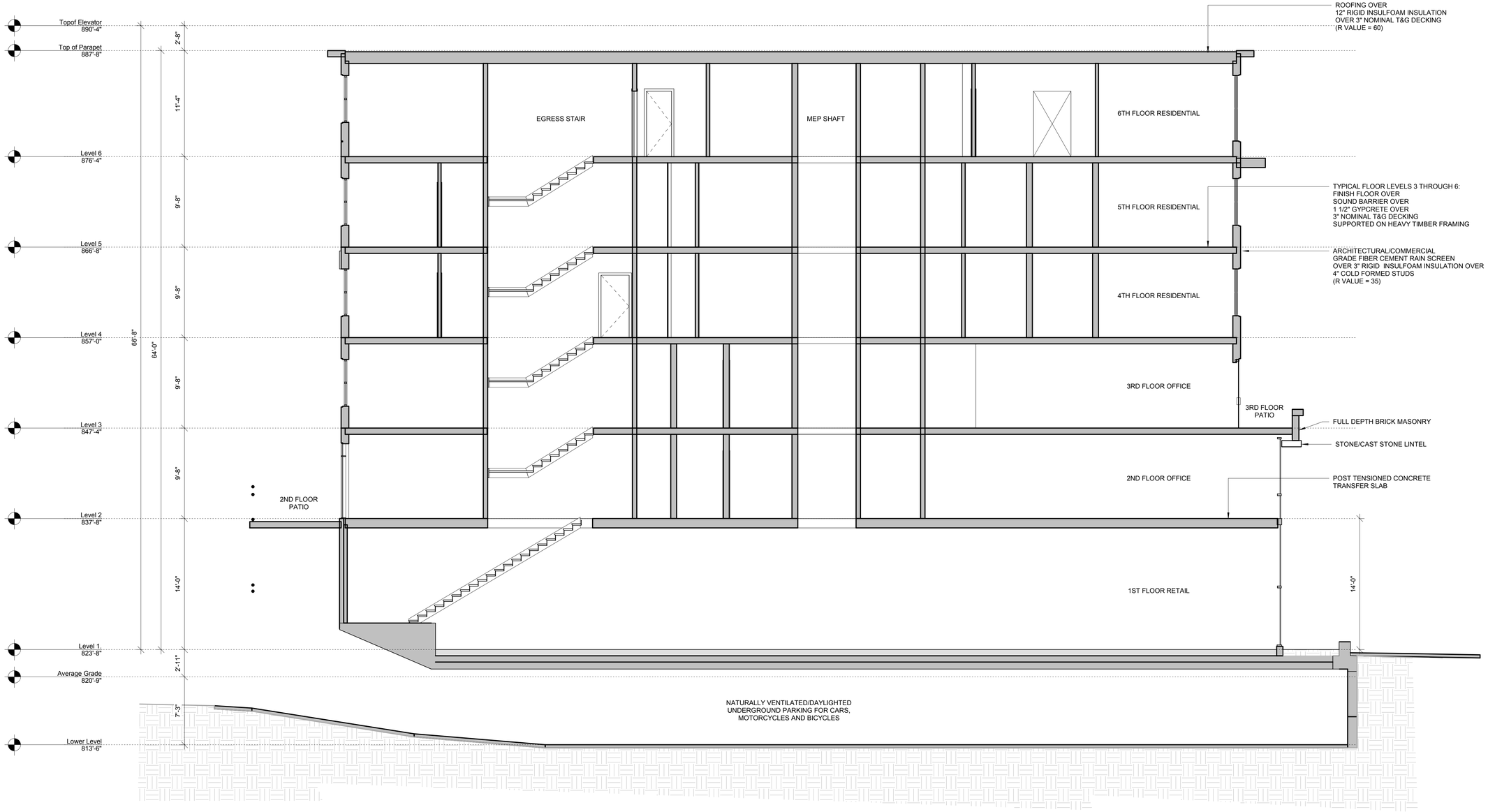
DWG. NAME
North Elevation

SCALE
3/16" = 1'-0"

ISSUE DATE
1/22/2018

DRAWN BY
Author

DWG. NO.
01-204



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ISSUE DATE AND NAME

JOB. NO.
17321

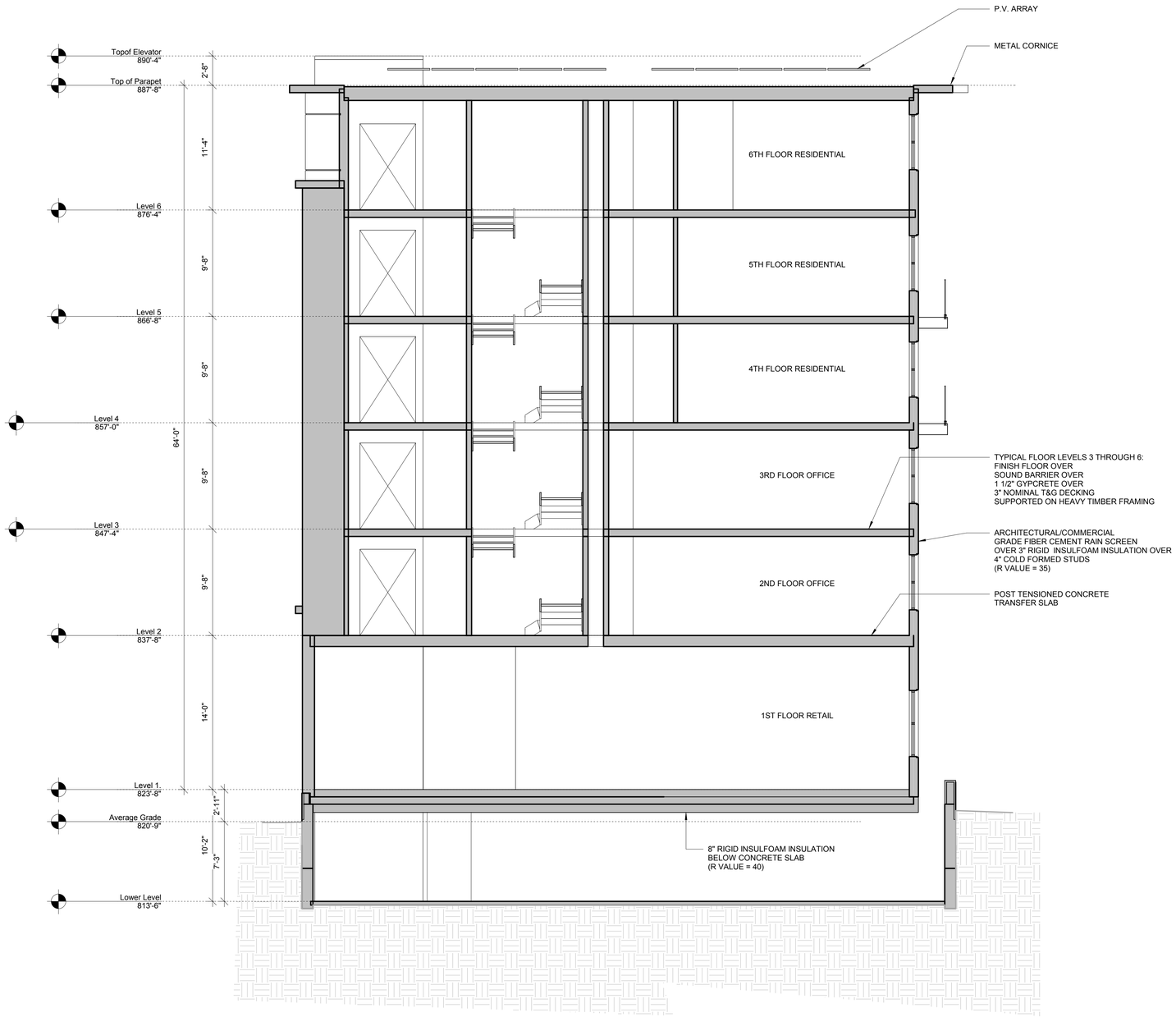
DWG. NAME
East-West Section
Looking North

SCALE
3/16" = 1'-0"

ISSUE DATE
1/22/2018

DRAWN BY
Author

DWG. NO.
01-221



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ISSUE DATE AND NAME

JOB. NO.
17321

DWG. NAME
North-South Section
Looking East

SCALE
3/16" = 1'-0"

ISSUE DATE
1/22/2018

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Author

DWG. NO.
01-222