

VARSITY ANN ARBOR

ADDITIONAL DETAIL REGARDING SITE AMENITIES

September 14, 2011

Site amenities will be fully designed and detailed in the construction plan phase of the project. At this point, the owner has agreed to provide on-site amenities as described below. We have added more detail below to reflect current progress toward a detailed construction plan.

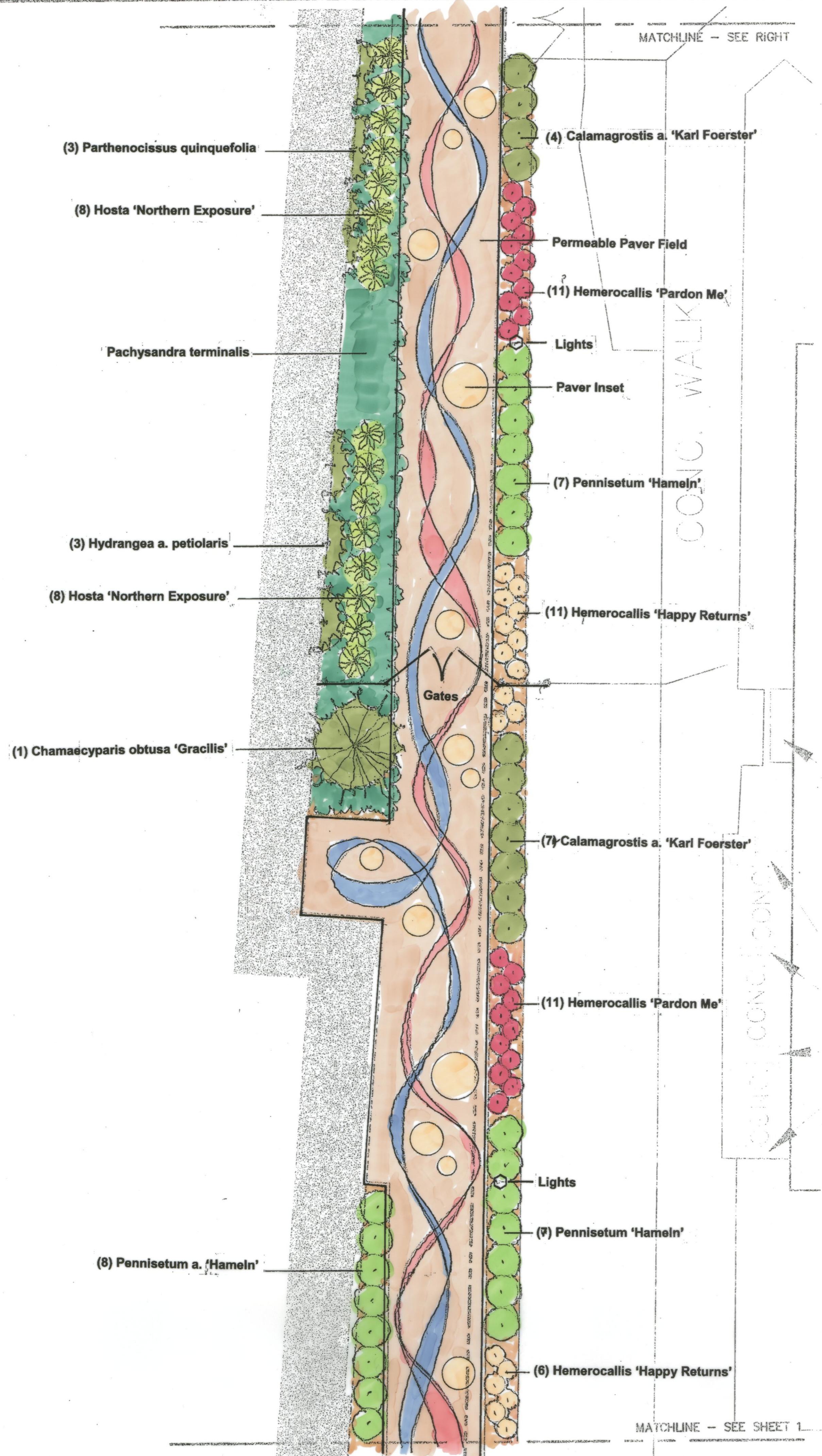
Attached is a site concept plan that includes these elements:

1. E. Washington entry:
 - a. Special paving in the entry plaza and the public sidewalk: larger scale concrete pavers in a mix of colors that compliment the proposed building masonry: Hanover Architectural concrete pavers (or approved equal), a mix of courses of 2' x 3' and 1' x 2' units, in bands of running bond.
 - b. Benches along the west edge of the plaza: Landscape Forms Metro 40 Collection– 'Rest'-7' aluminum w/ back (or approved equal).
 - c. Seat height planters with decorative facing on the planter walls such as a mosaic, a sculptural relief, or other ornamentation. The current concept is to make the face of the planters similar to the paving pattern in the mews. The larger planter abuts the mews and the paving pattern there will actually run up onto the face of the planter. The face of the planter on the west side of the plaza will have a similar pattern. That will tie these elements together literally and figuratively.
 - d. Pedestrian lighting: 3 lighted bollards adjacent to benches Hess America Sierra, SE 4000G illuminating column, 13' height, 70 Watt Metal Halide (or approved equal). (As shown on the perspective drawing.)
 - e. Six class C bike parking spaces: Landscape Forms Metro 40 – 'Ride'-aluminum (or approved equal).
 - f. Detailed landscaping of the "lawn extension" area between the public sidewalk and the curb including shrubs, perennials, street trees and street lights. Street lights are to be as required by DTE and will likely match those in front of the adjacent 411 E. Washington apartments.

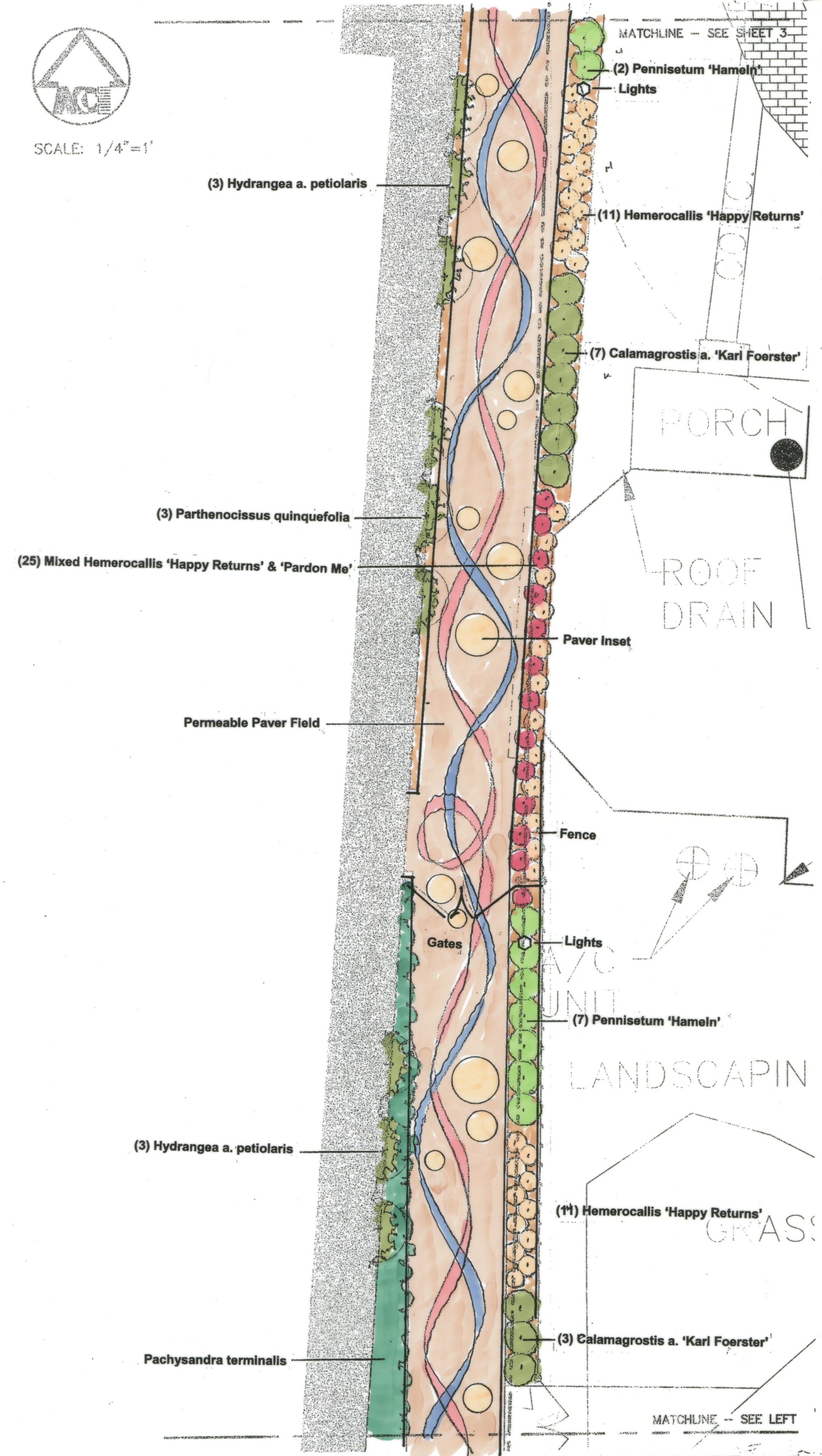
2. Varsity Mews:
 - a. Special paving: Hanover Permeable Paver field, nominal 4" x 8" units in running bond with water jet cut design insets similar in motif to that of the gates, planter facades and pylons. The inset pattern is not permeable. The background paver field is permeable.
 - b. Ornamental gates: custom designed and fabricated iron gates similar to the elements in the paving pattern in the mews and on the face of the planters. Fencing: similar to the existing fencing at the adjacent church, Ameristar Montage Plus 'Majestic' (or approved equal), black. This fencing follows the slope without requiring stepping of adjacent straight sections.
 - c. Decorative pylons at the north and south end of the mews. These may be sculptural elements that identify the mews and provide artistic accents.

The design will be similar to the elements used in the paving pattern of the mews and on the face of the planters.

- d. Green Screen (or approved equal) and plantings: Climbing Hydrangea and Virginia Creeper underplanted with hostas ('Wide Brim' and 'Northern Exposure') along the interior parking levels of the proposed building add color and detail to the mews.
 - e. Detailed landscaping on both sides of the sidewalk includes flowering perennials (Hemerocallis 'Happy Returns' and 'Pardon Me') and ornamental grasses (Calamagrostis 'Karl Foerster' and others).
 - f. Pedestrian lighting is provided between the fence and the sidewalk: Hess America Agena 720 pole mounted luminaire, 13' height pole, 150 Watt Metal Halide (or approved equal). (As shown on the perspective drawings.)
3. E. Huron entry:
- a. Special paving: Hanover concrete pavers, a mix of 2' x 3' and 1' x 2' units, in bands of running bond pattern.
 - b. Bench: Landscape Forms Metro 40 – 'Rest'-7' aluminum w/ back (or approved equal).
 - c. Six class C bike parking spaces: Landscape Forms Metro 40 – 'Ride'-aluminum (or approved equal).
 - d. Detailed landscaping adjacent to the building and in the "lawn extension" area between the public sidewalk and the curb including shrubs, perennials, and a street tree.



SCALE: 1/4"=1'



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VARSITY ANN ARBOR

SITE PLAN

PAVER PLAN

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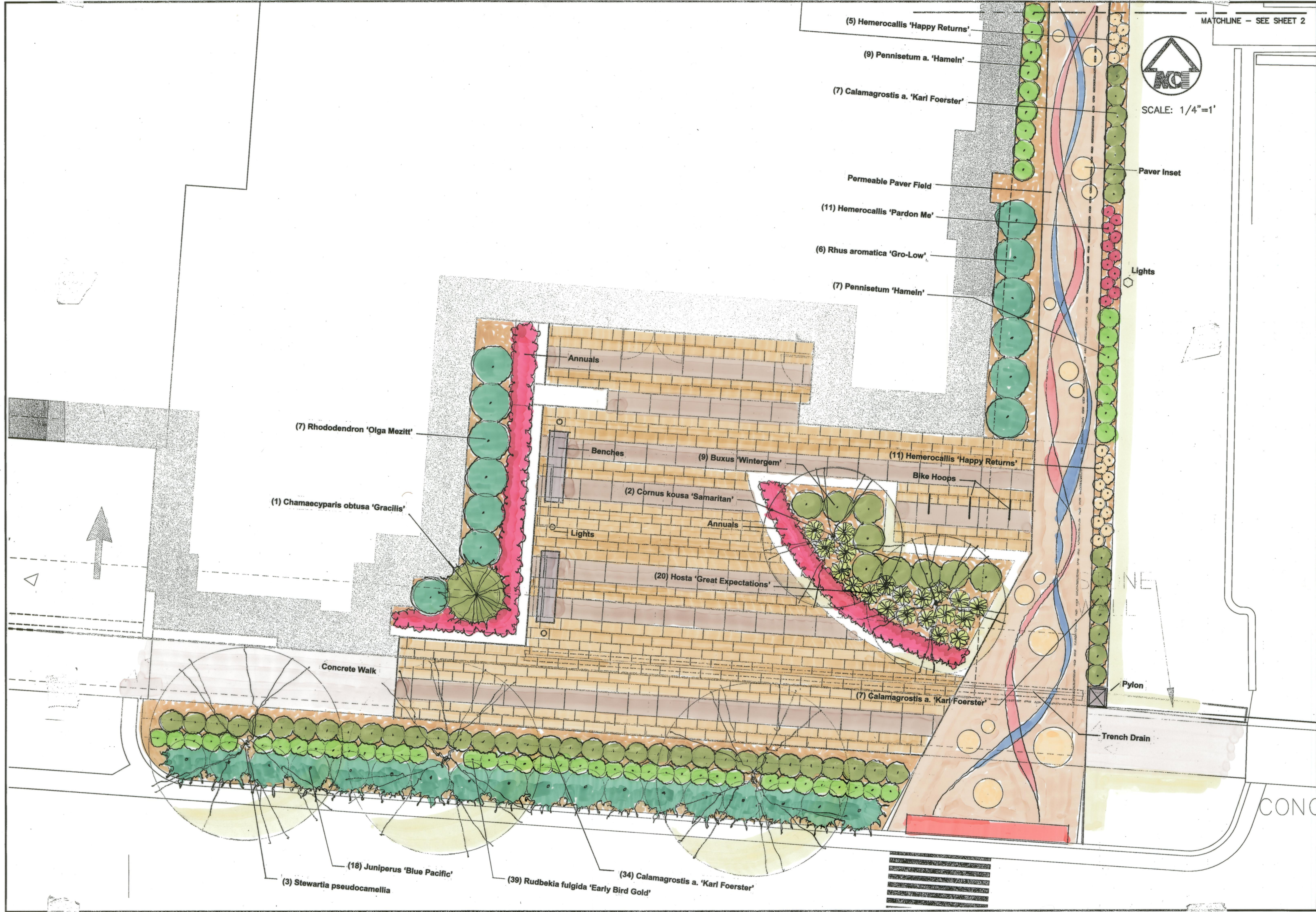
MIDWESTERN CONSULTING

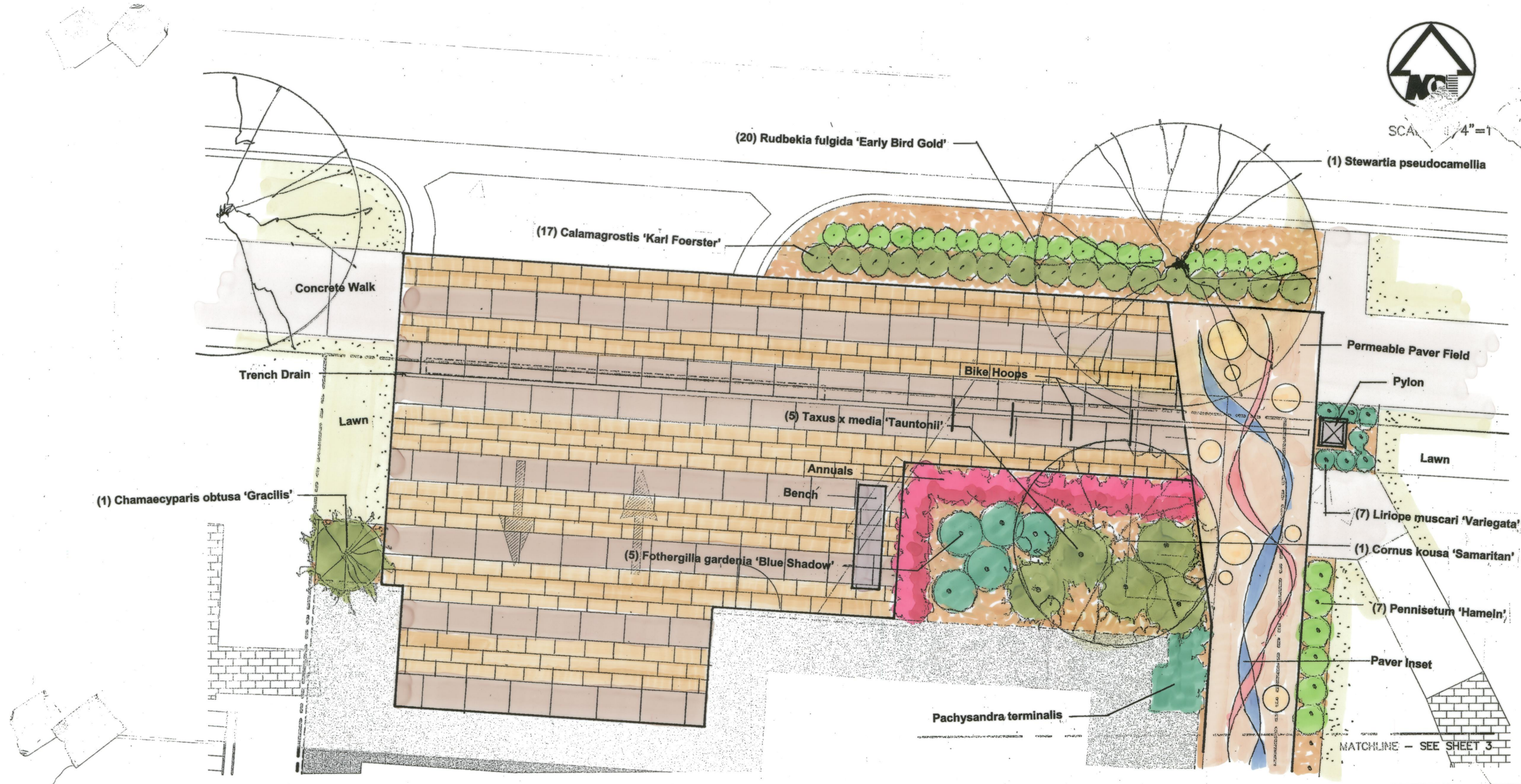
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JOB No. 11054

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DATE: 7/25/11
 SHEET 3 OF 3
 CADD: DAG
 ENGR: EFO
 TECH: EFO
 DWGS: PAVERS
 PLOT: PBF

VARSITY ANN ARBOR
 SITE PLAN
 PAVER PLAN

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