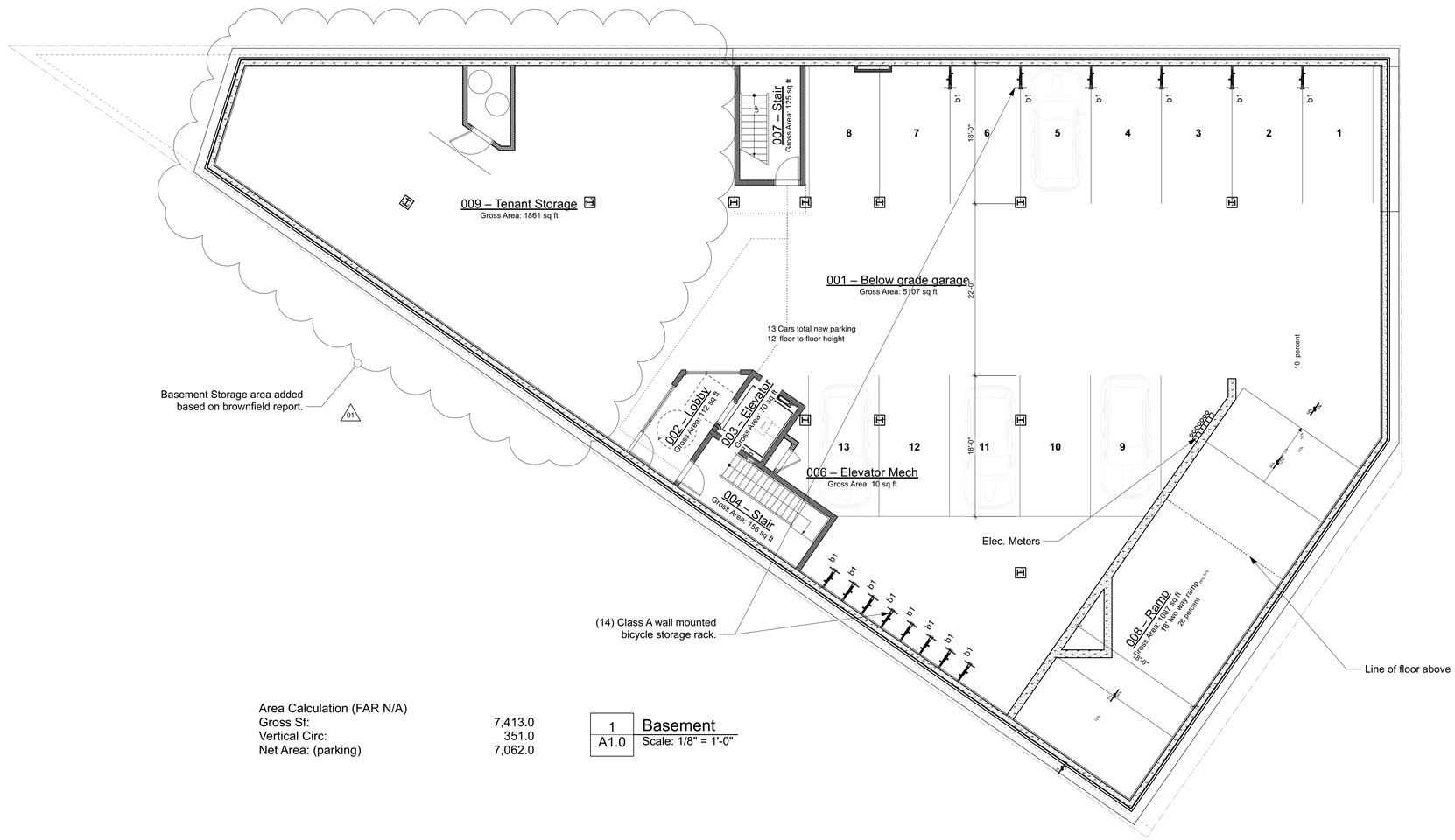

Area Calculation (FAR N/A)

Gross Sf:	7,413.0
Vertical Circ:	351.0
Net Area: (parking)	7,062.0

1 / A1.0 **Basement**
Scale: 1/8" = 1'-0"

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Project Date: 10/13/21 Project ID: RAA: 20-010

Basement Level

Drawn By: JS
Checked By: JS

Issued date:	11/24/2021	Site Planning
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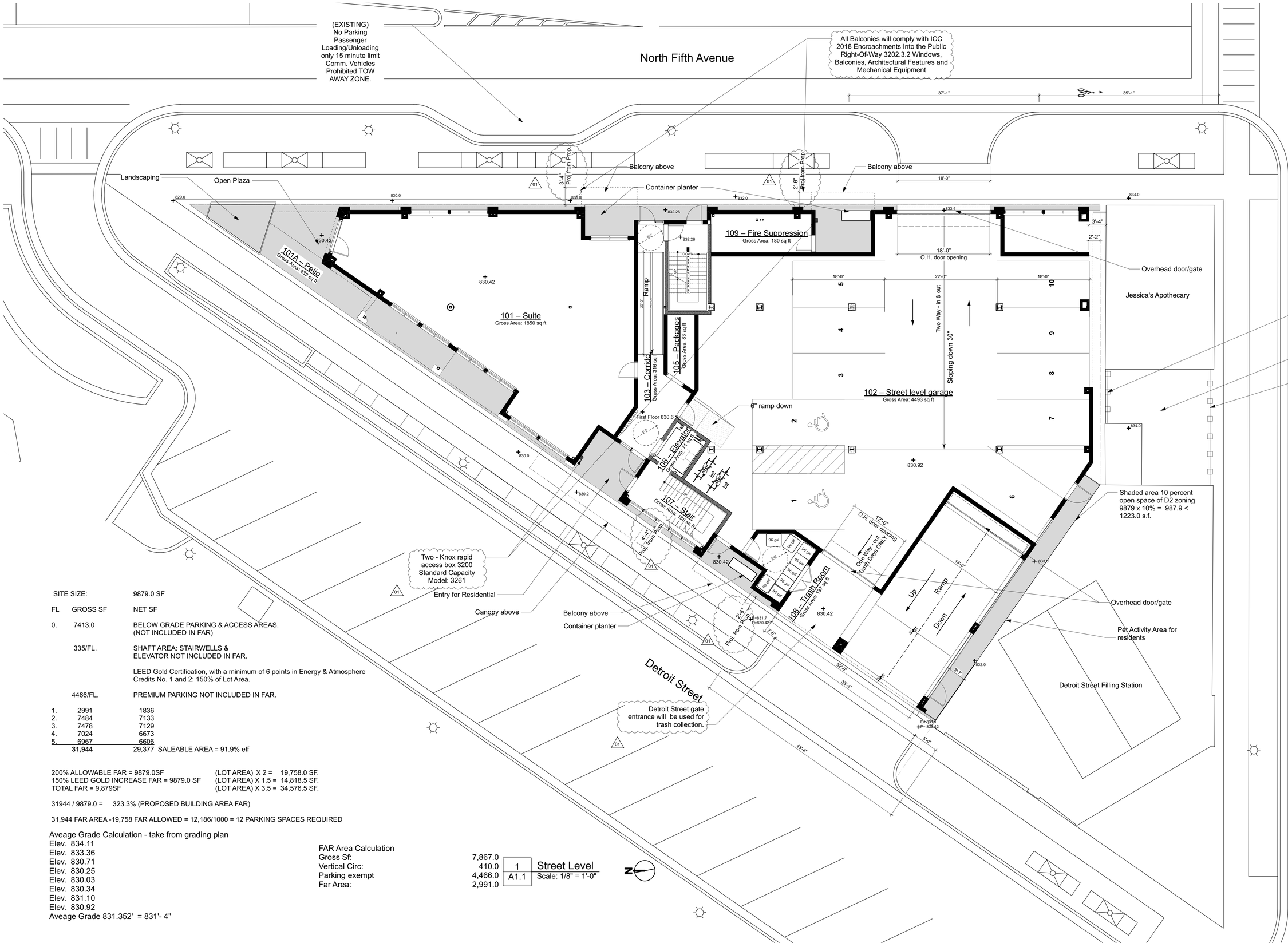
Sheet No.
A1.0



SITE SIZE:		9879.0 SF
FL	GROSS SF	NET SF
0.	7413.0	BELOW GRADE PARKING & ACCESS AREAS. (NOT INCLUDED IN FAR)
	335/FL.	SHAFT AREA: STAIRWELLS & ELEVATOR NOT INCLUDED IN FAR.
		LEED Gold Certification, with a minimum of 6 points in Energy & Atmosphere Credits No. 1 and 2: 150% of Lot Area.
	4466/FL.	PREMIUM PARKING NOT INCLUDED IN FAR.
1.	2991	1836
2.	7484	7133
3.	7478	7129
4.	7024	6673
5.	6967	6606
	31,944	29,377 SALEABLE AREA = 91.9% eff

200% ALLOWABLE FAR = 9879.0SF (LOT AREA) X 2 = 19,758.0 SF.
150% LEED GOLD INCREASE FAR = 9879.0 SF (LOT AREA) X 1.5 = 14,818.5 SF.
TOTAL FAR = 9,879SF (LOT AREA) X 3.5 = 34,576.5 SF.

31944 / 9879.0 = 323.3% (PROPOSED BUILDING AREA FAR)

31,944 FAR AREA -19,758 FAR ALLOWED = 12,186/1000 = 12 PARKING SPACES REQUIRED

Aveage Grade Calculation - take from grading plan
Elev. 834.11
Elev. 833.36
Elev. 830.71
Elev. 830.25
Elev. 830.03
Elev. 830.34
Elev. 831.10
Elev. 830.92
Aveage Grade 831.352' = 831'- 4"

FAR Area Calculation

Gross Sf:	7,867.0
Vertical Circ:	410.0
Parking exempt	4,466.0
Far Area:	2,991.0

1 / A1.1 Street Level
Scale: 1/8" = 1'-0"

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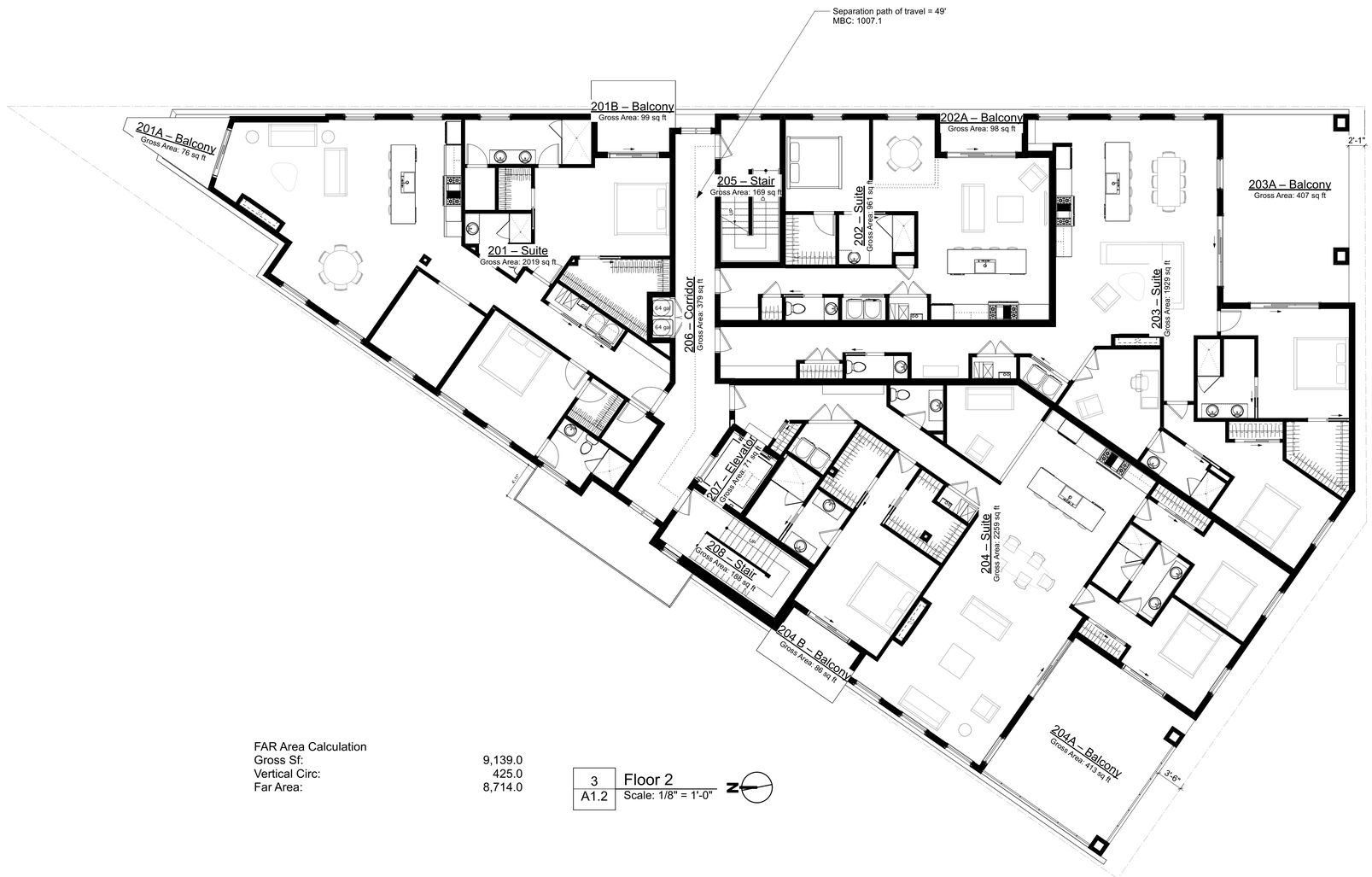
Catherine Street
330 Detroit St.
2723 South State St. Stu 250, Ann Arbor Michigan 48104
Project Date: 10/13/21 Project ID: RAA: 20-010

Street level

Drawn By: JS
Checked By: JS
Issued date: 11/24/2021 Site Planning
1 Revision date: 2/7/22 Planning Revision
Permit/Bidding date:

Sheet No.
A1.1



FAR Area Calculation

Gross Sf:	9,139.0
Vertical Circ:	425.0
Far Area:	8,714.0

3 / A1.2 Floor 2
Scale: 1/8" = 1'-0"

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Floor Level 2

Drawn By: JS
Checked By: JS

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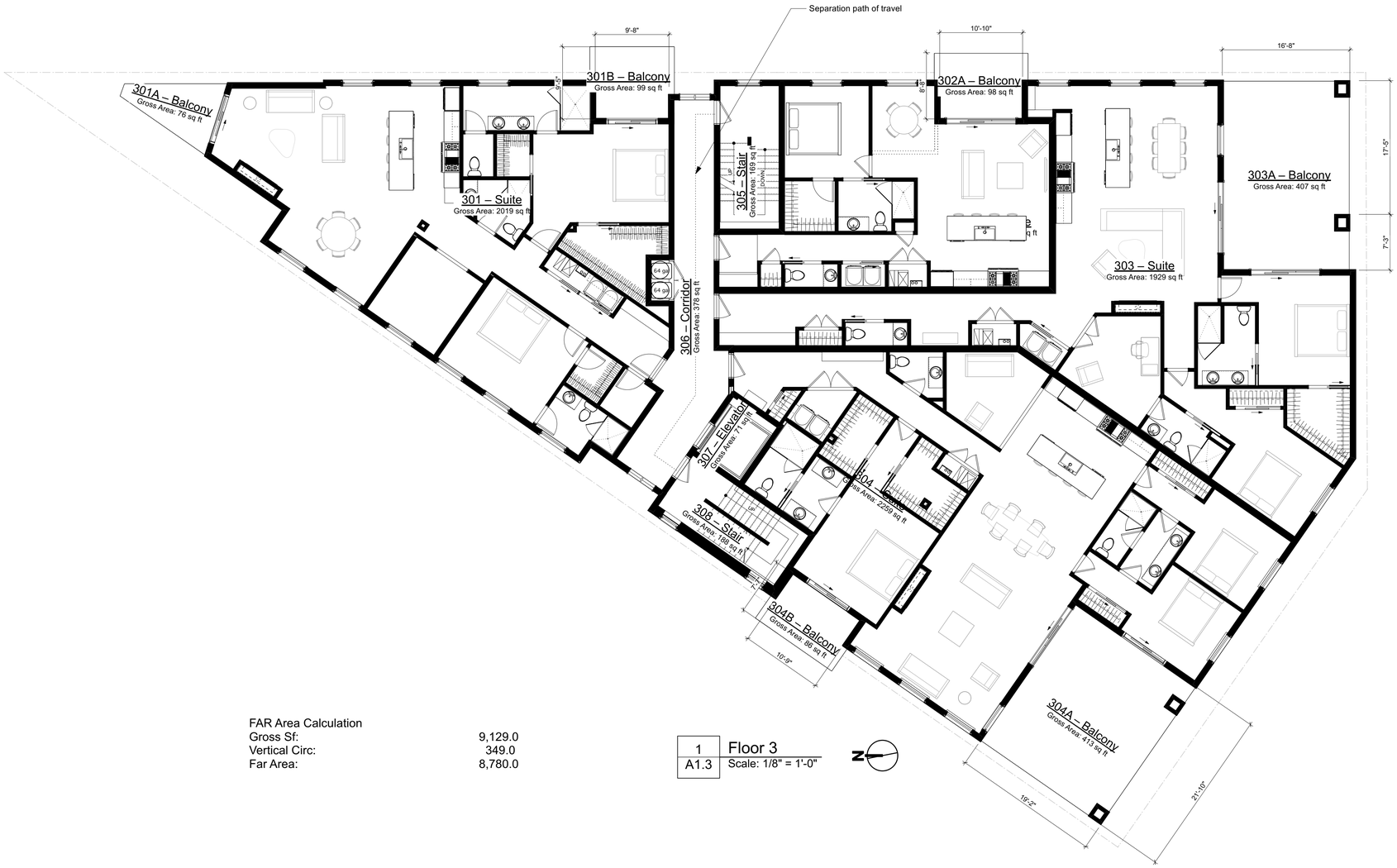
Permit/Bidding date:

Sheet No.
A1.2



FAR Area Calculation

Gross Sf:	9,129.0
Vertical Circ:	349.0
Far Area:	8,780.0

1 / A1.3 Floor 3
Scale: 1/8" = 1'-0"

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Project Date: 10/13/21 Project ID: RAA: 20-010

Floor Level 3

Drawn By: JS
Checked By: JS

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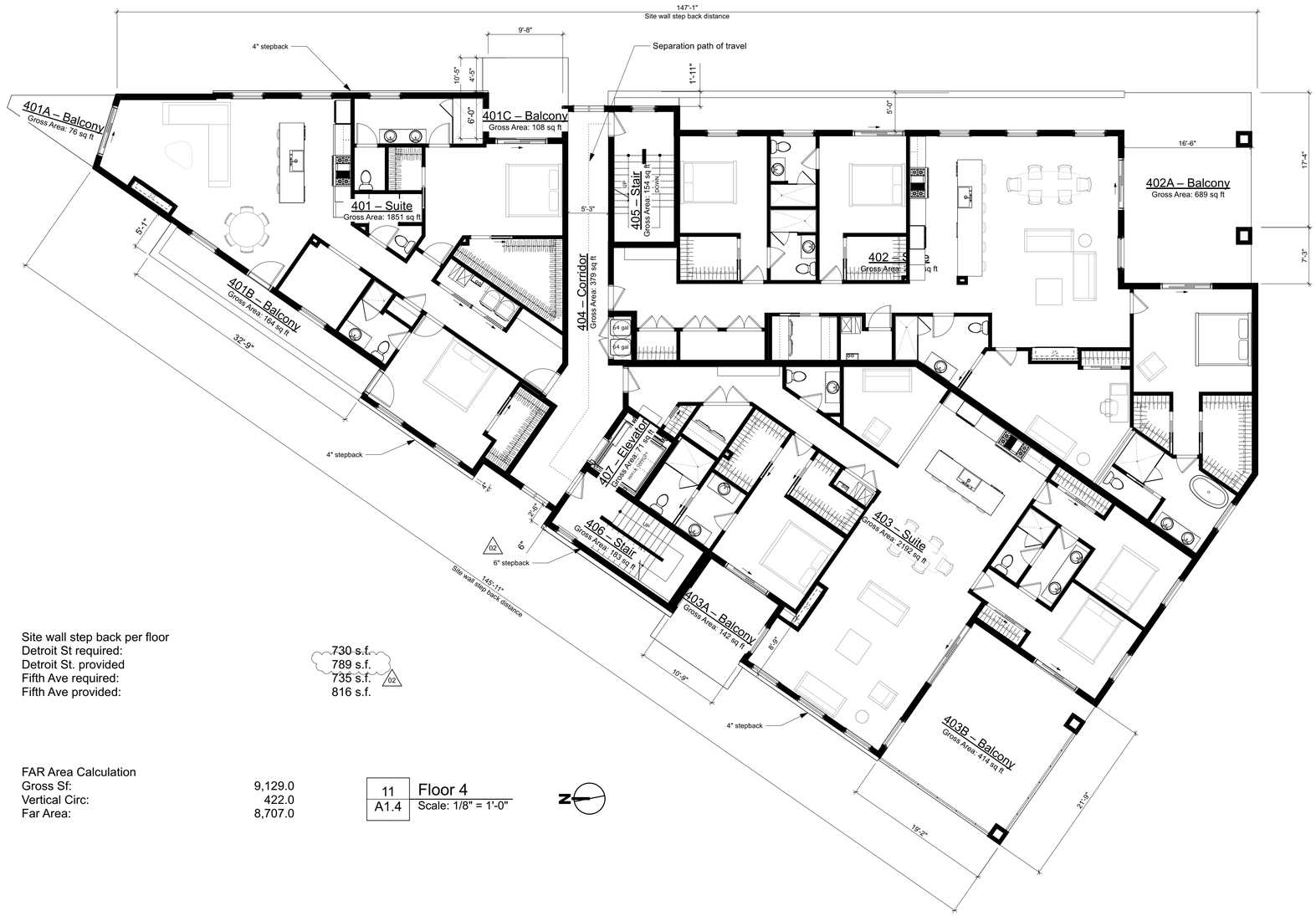
Sheet No.
A1.3



Site wall step back per floor
Detroit St required: 730 s.f.
Detroit St. provided 789 s.f.
Fifth Ave required: 735 s.f.
Fifth Ave provided: 816 s.f.

FAR Area Calculation

Gross Sf:	9,129.0
Vertical Circ:	422.0
Far Area:	8,707.0

11 / A1.4 Floor 4
Scale: 1/8" = 1'-0"

N

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Project Date: 10/13/21 Project ID: RAA: 20-010

Floor Level 4

Drawn By: JS
Checked By: JS

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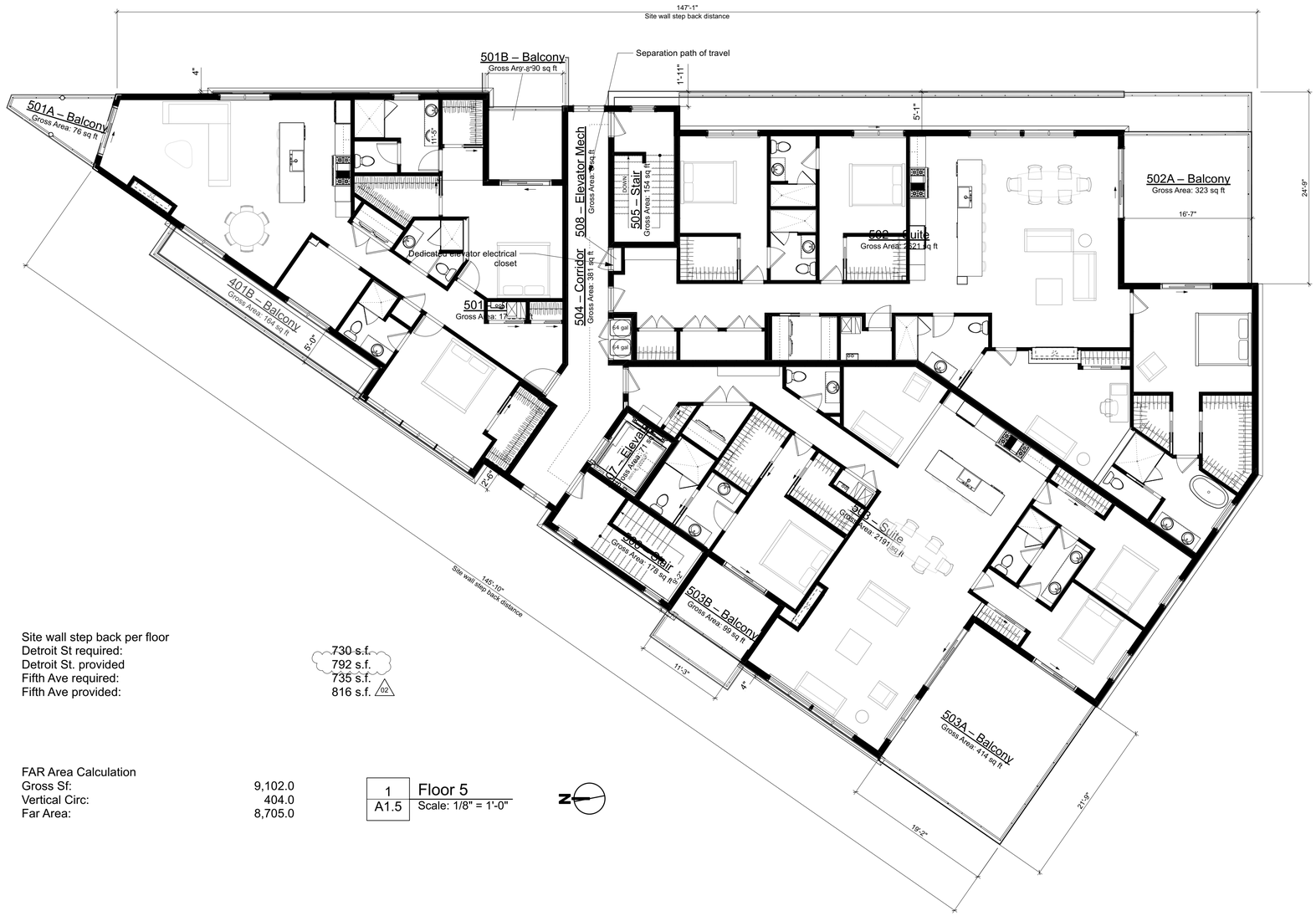
2	3/7/22	6" Streetwall setback - stair
Permit/Bidding date:		

Sheet No.
A1.4



Site wall step back per floor

Detroit St required:	730 s.f.
Detroit St. provided	792 s.f.
Fifth Ave required:	735 s.f.
Fifth Ave provided:	816 s.f. 02

FAR Area Calculation

Gross Sf:	9,102.0
Vertical Circ:	404.0
Far Area:	8,705.0

1 / A1.5 Floor 5
Scale: 1/8" = 1'-0"

N

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Project Date: 10/13/21 Project ID: RAA: 20-010

Floor Level 5

Drawn By: JS
Checked By: JS

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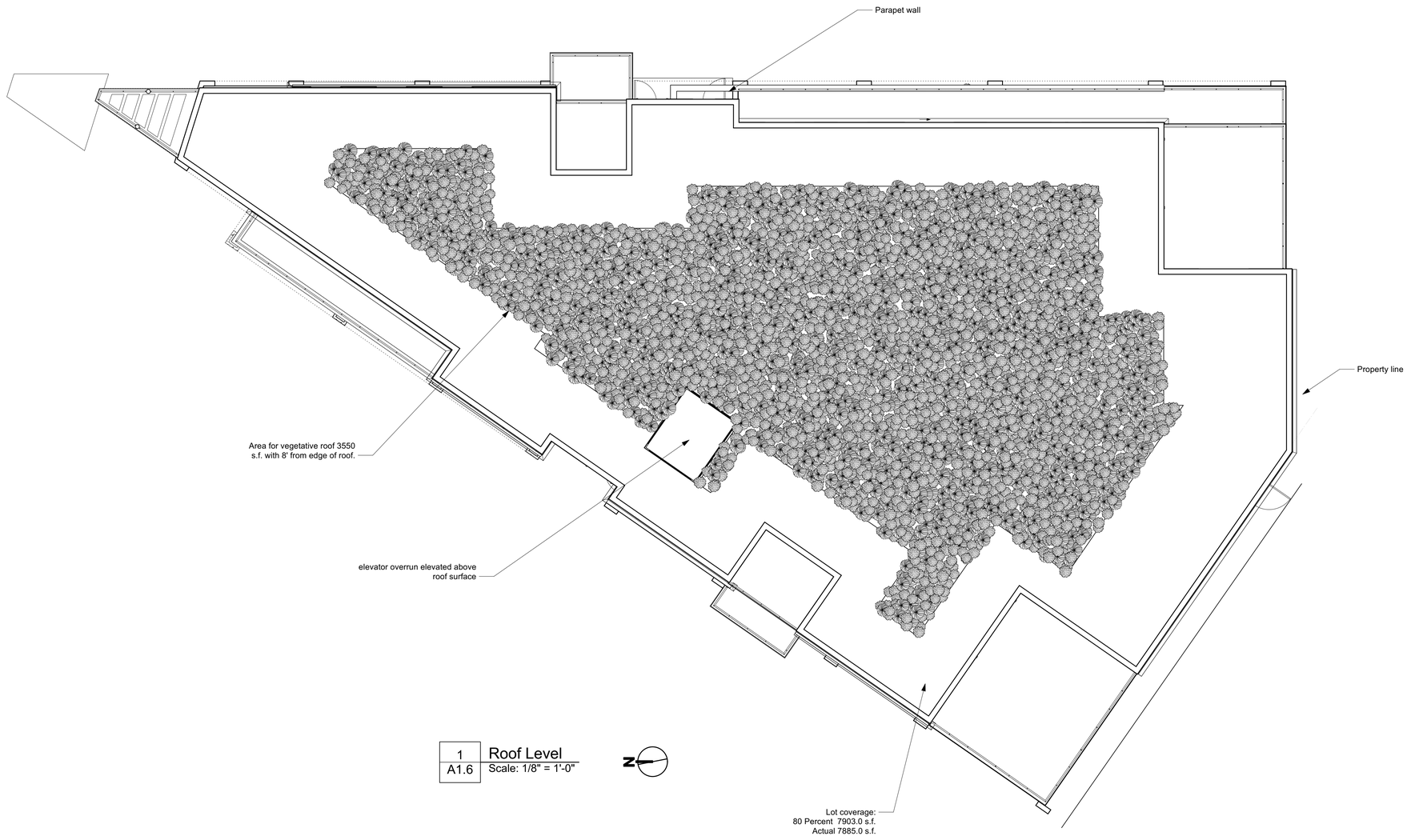
1 Revision date:	2/7/22	Planning Revision
2	3/7/22	6" Streetwall setback - stair
Permit/Bidding date:		

Sheet No.
A1.5



1 A1.6 Roof Level
Scale: 1/8" = 1'-0"

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Project Date: 10/13/21 Project ID: RAA: 20-010

Roof

Drawn By: JS
Checked By: JS

Issued date: 11/24/2021 Site Planning
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Sheet No.
A1.6

Perspectives

Drawn By: JS
Checked By: JS

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Planning Revision

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A1.7

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1 | A1.8 East Elevation
Scale: 3/32" = 1'-0"

2 | A1.8 West Elevation
Scale: 3/32" = 1'-0"

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Project Date: 10/13/21 Project ID RAA: 20-010

Elevations

Drawn By: JS
Checked By: JS

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2		3/7/22	6" Streetwall setback - +/-bl/r

Permit&Bidding date:

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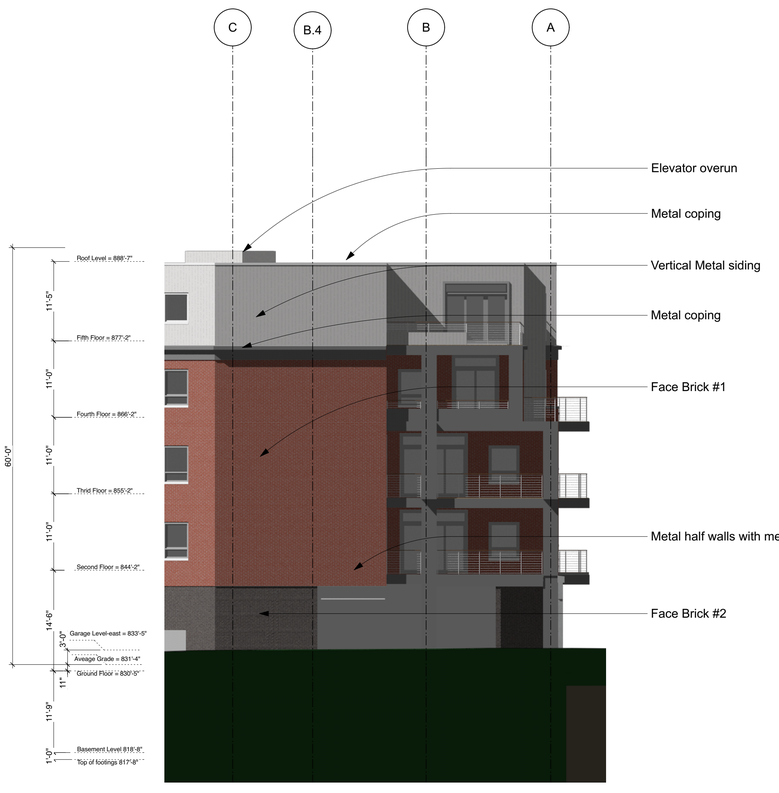
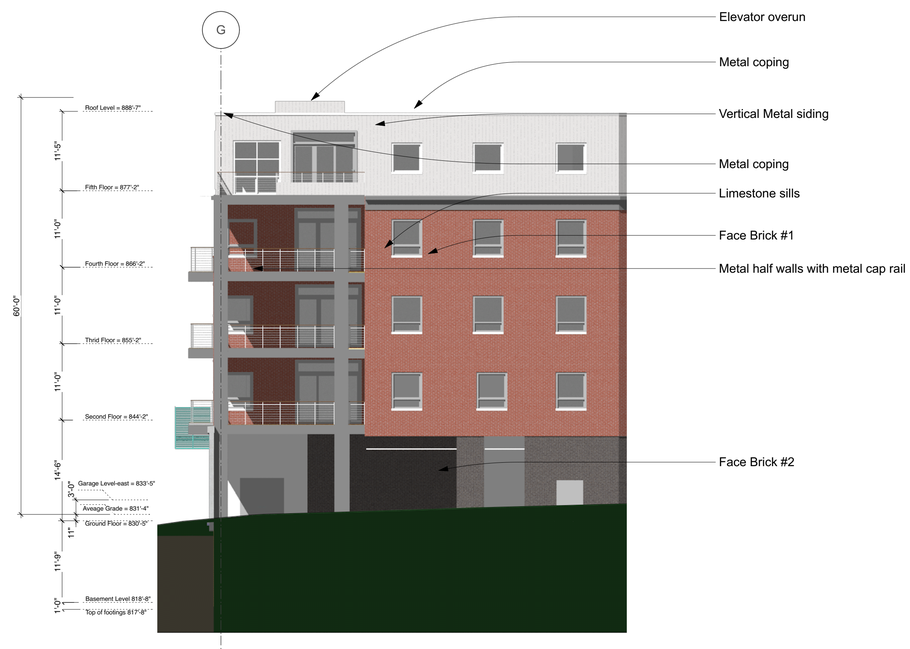
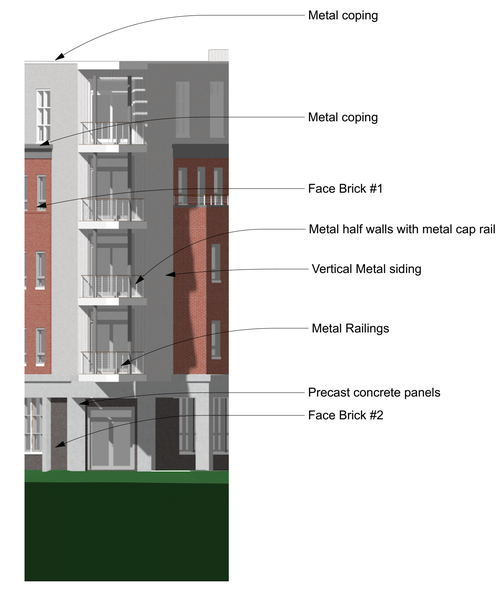
A1.8



8 A1.9 South East Elevation
Scale: 3/32" = 1'-0"



6 A1.9 South West Elevation
Scale: 3/32" = 1'-0"



7 A1.9 North Elevation
Scale: 3/32" = 1'-0"

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Elevations

Drawn By: JS
Checked By: JS

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Sheet No.
A1.9

3 A1.10 Cross Section
Scale: 3/32" = 1'-0"

2 A1.10 Cross Section
Scale: 3/32" = 1'-0"

1 A1.10 Lonitudinal Section
Scale: 1/8" = 1'-0"

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Project Date: 10/13/21 Project ID RAA: 20-010

Sections

Drawn By: JS
Checked By: JS

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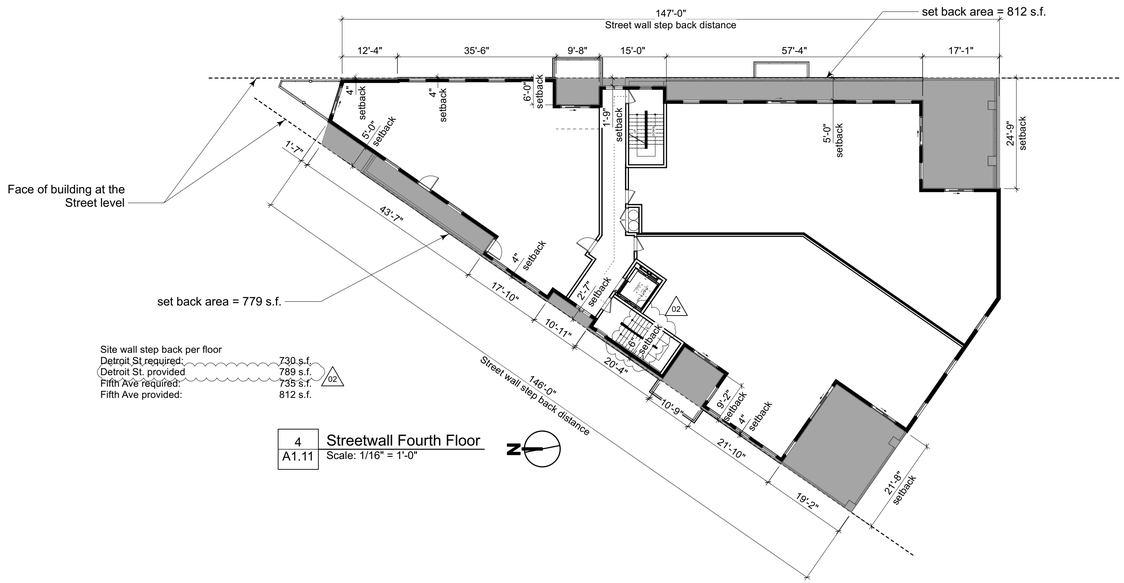
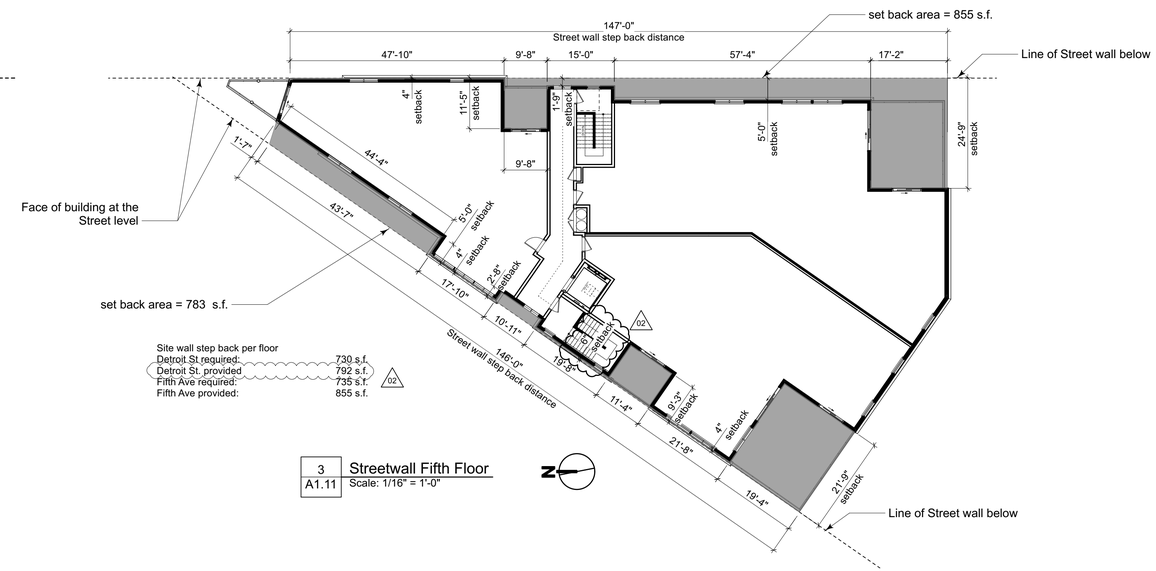
A1.10

6 A1.11 **West Elevation** - Massing Articulation
Scale: 1/16" = 1'-0"

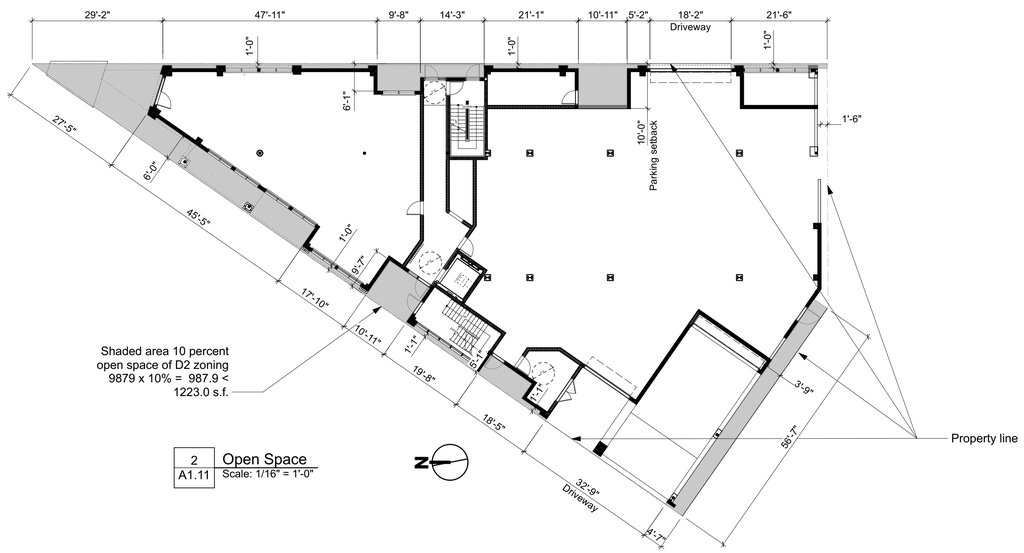
5 A1.11 **East Elevation** - Massing Articulation
Scale: 1/16" = 1'-0"



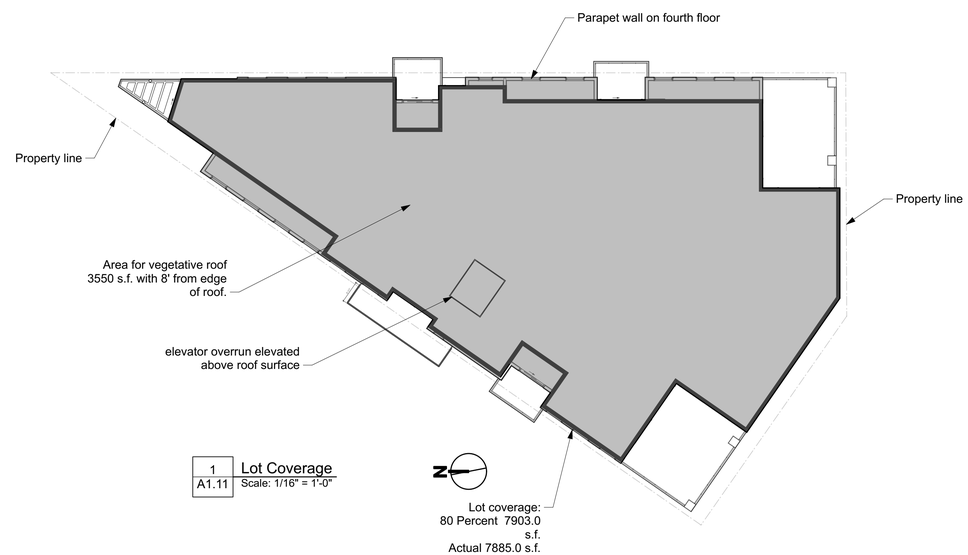
4 A1.11 **Streetwall Fourth Floor**
Scale: 1/16" = 1'-0"



3 A1.11 **Streetwall Fifth Floor**
Scale: 1/16" = 1'-0"



2 A1.11 **Open Space**
Scale: 1/16" = 1'-0"



1 A1.11 **Lot Coverage**
Scale: 1/16" = 1'-0"

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Project Date: 10/13/21 Project ID: RAA: 20-010

Zoning Diagrams

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A1.11