

DESIGN REVIEW BOARD - INTRODUCTION
AUGUST 15, 2018

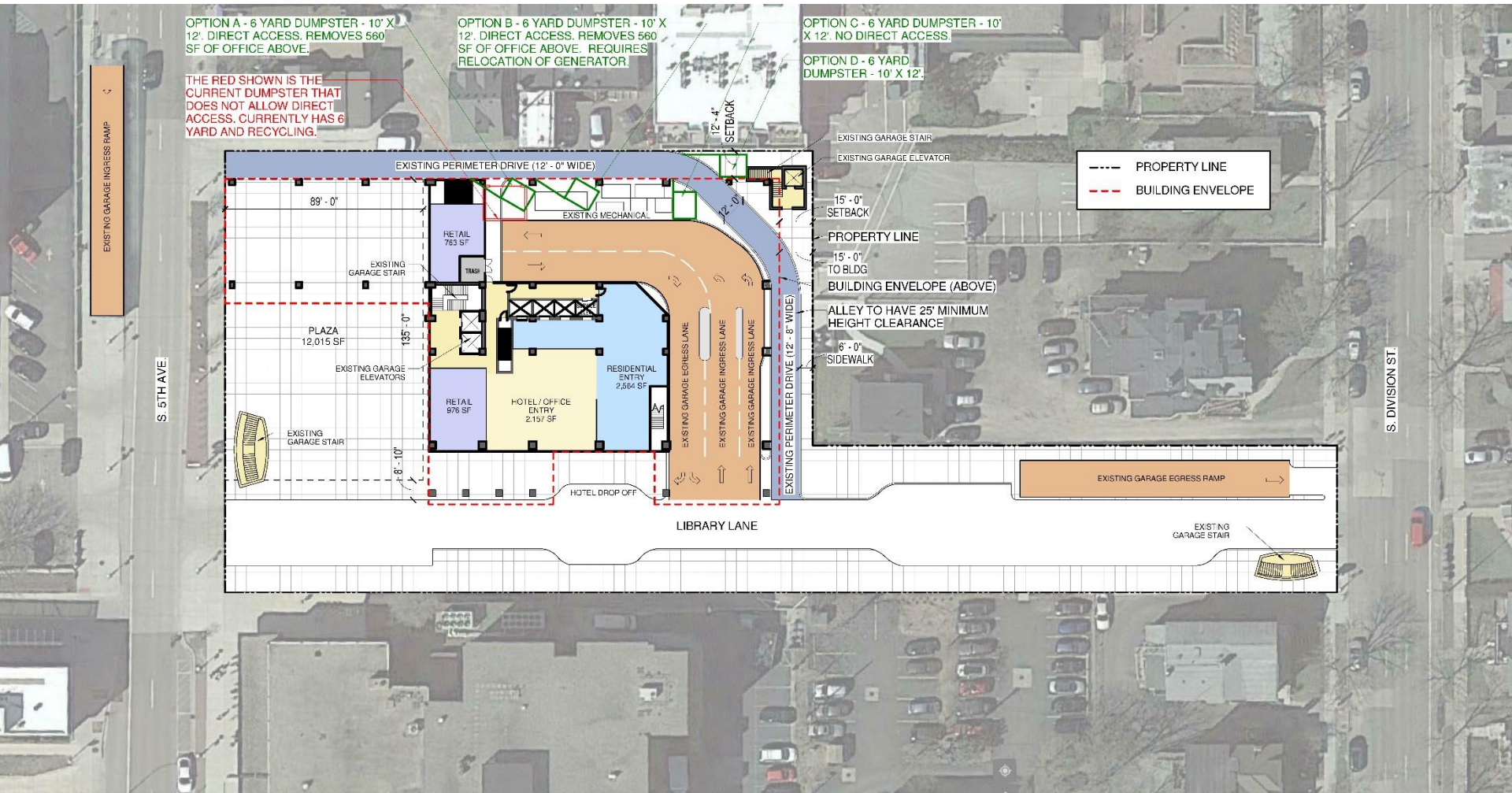
LIBRARY LANE







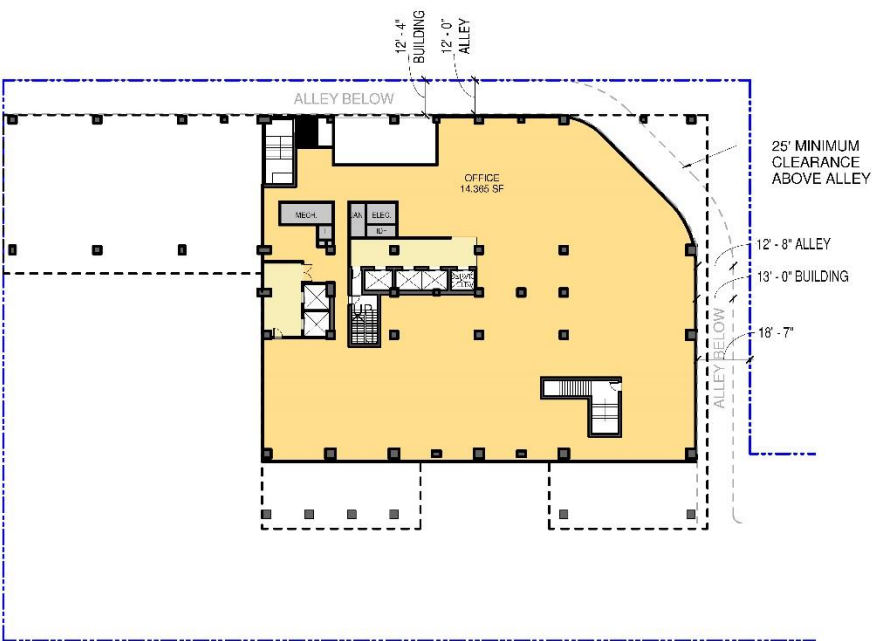
SITE PLAN



Architectural floor plan of the 1st floor of the 1000 West 1st Street building. The plan shows a large rectangular layout with various rooms including storage rooms, exhaust air rooms, main electric room, lobby, and stairwells. A red rectangle highlights a specific area in the center of the plan, which is identified by a red dashed line and text as "PIT LOCATIONS FROM NEW ELEVATORS ABOVE". The plan includes numerous dimensions, room numbers, and structural details.

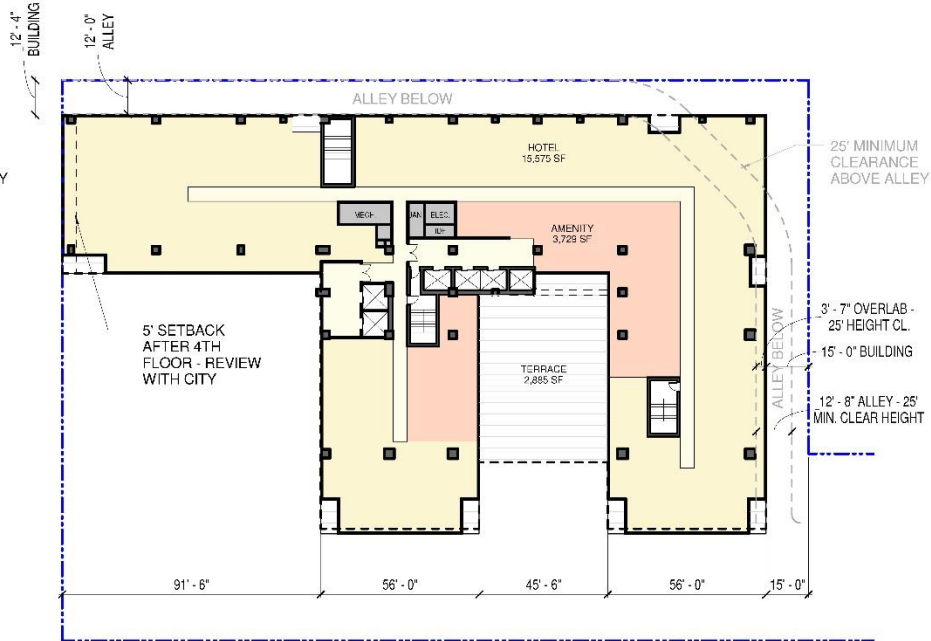


FLOOR PLANS



2ND FLOOR PLAN

SCALE: 1" = 40'-0"

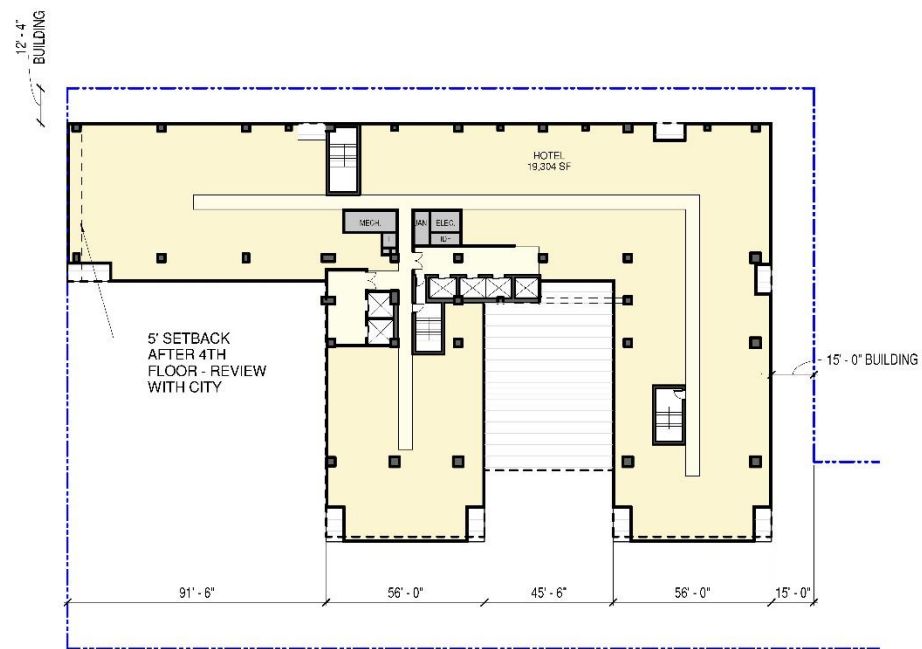


3RD FLOOR PLAN

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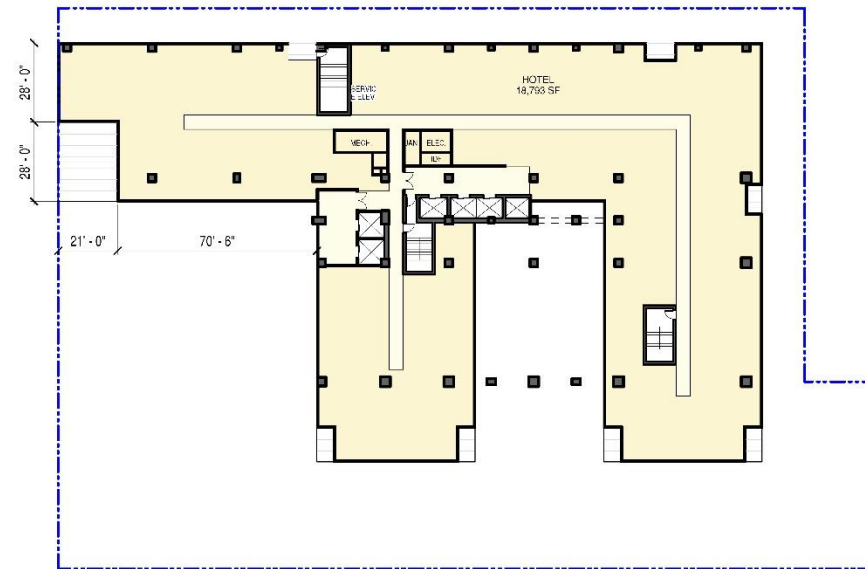


FLOOR PLANS



4-5 FLOOR PLAN

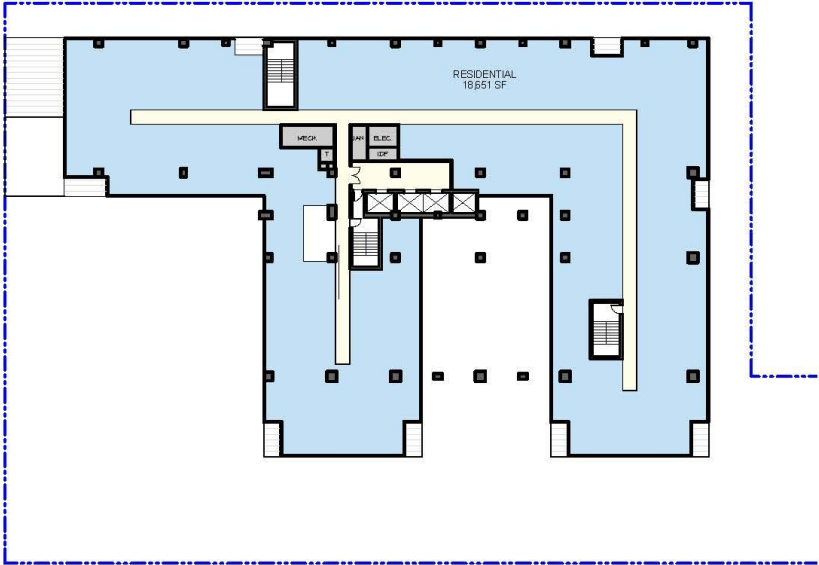
SCALE: 1" = 40'-0"



6TH FLOOR PLAN

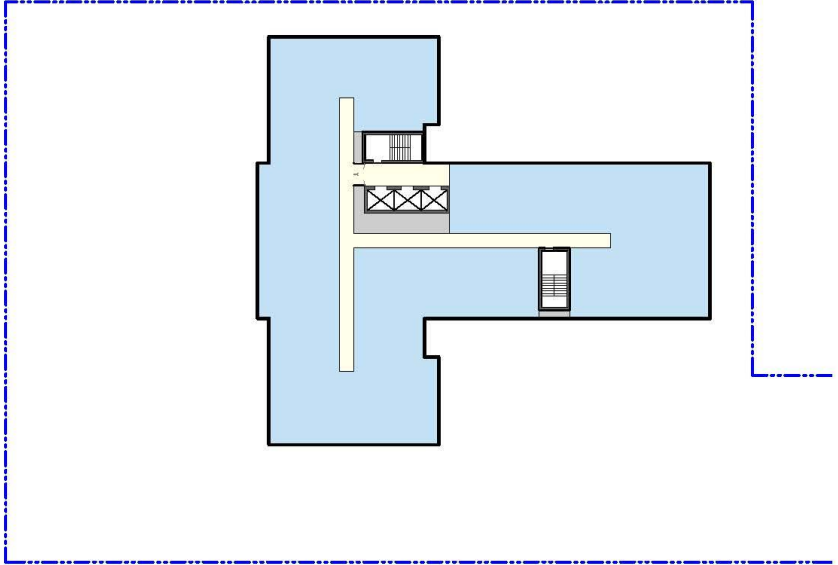
SCALE: 1" = 40'-0"

FLOOR PLANS



7TH FLOOR PLAN

SCALE: 1" = 40'-0"

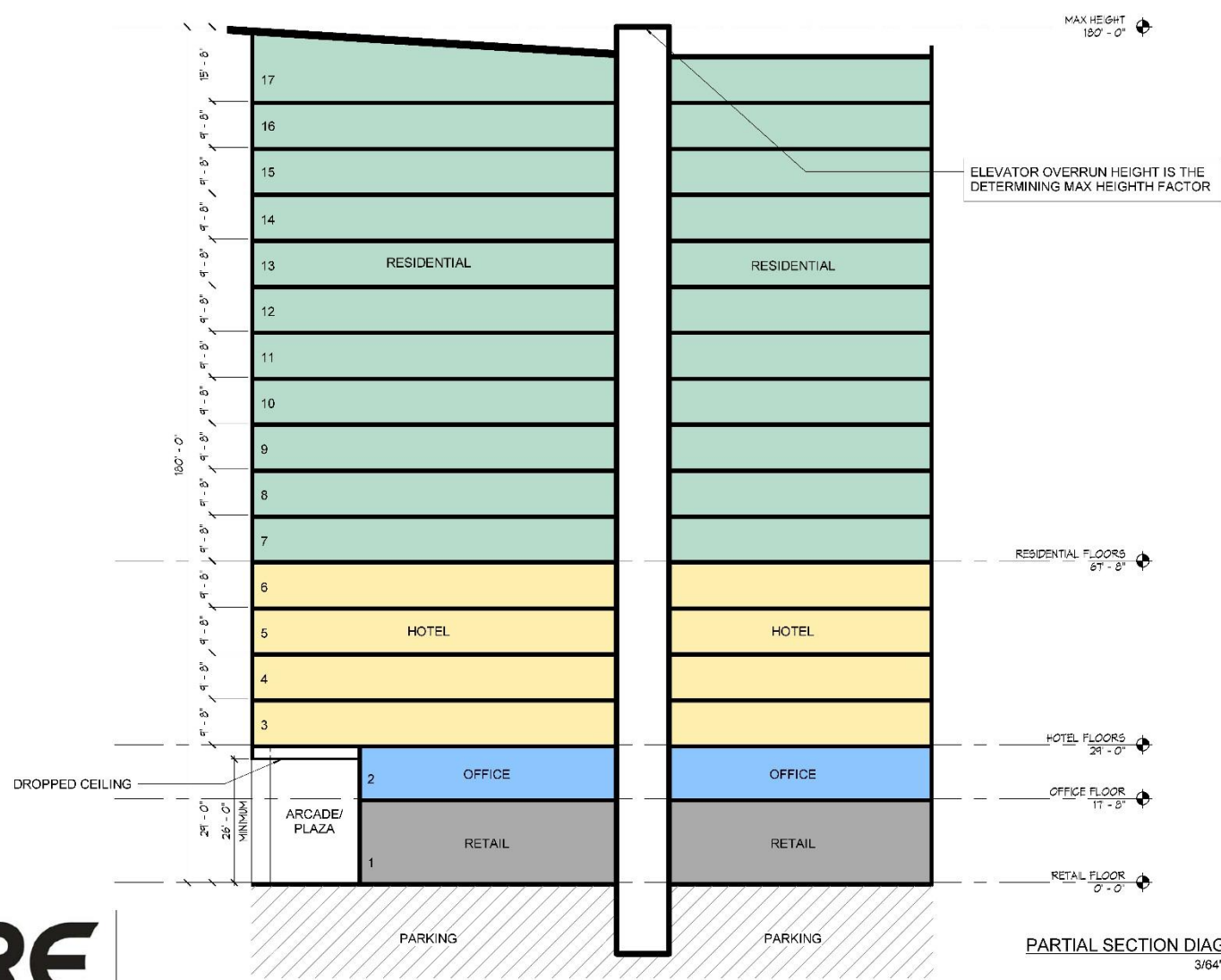


7TH FLOOR TOWER

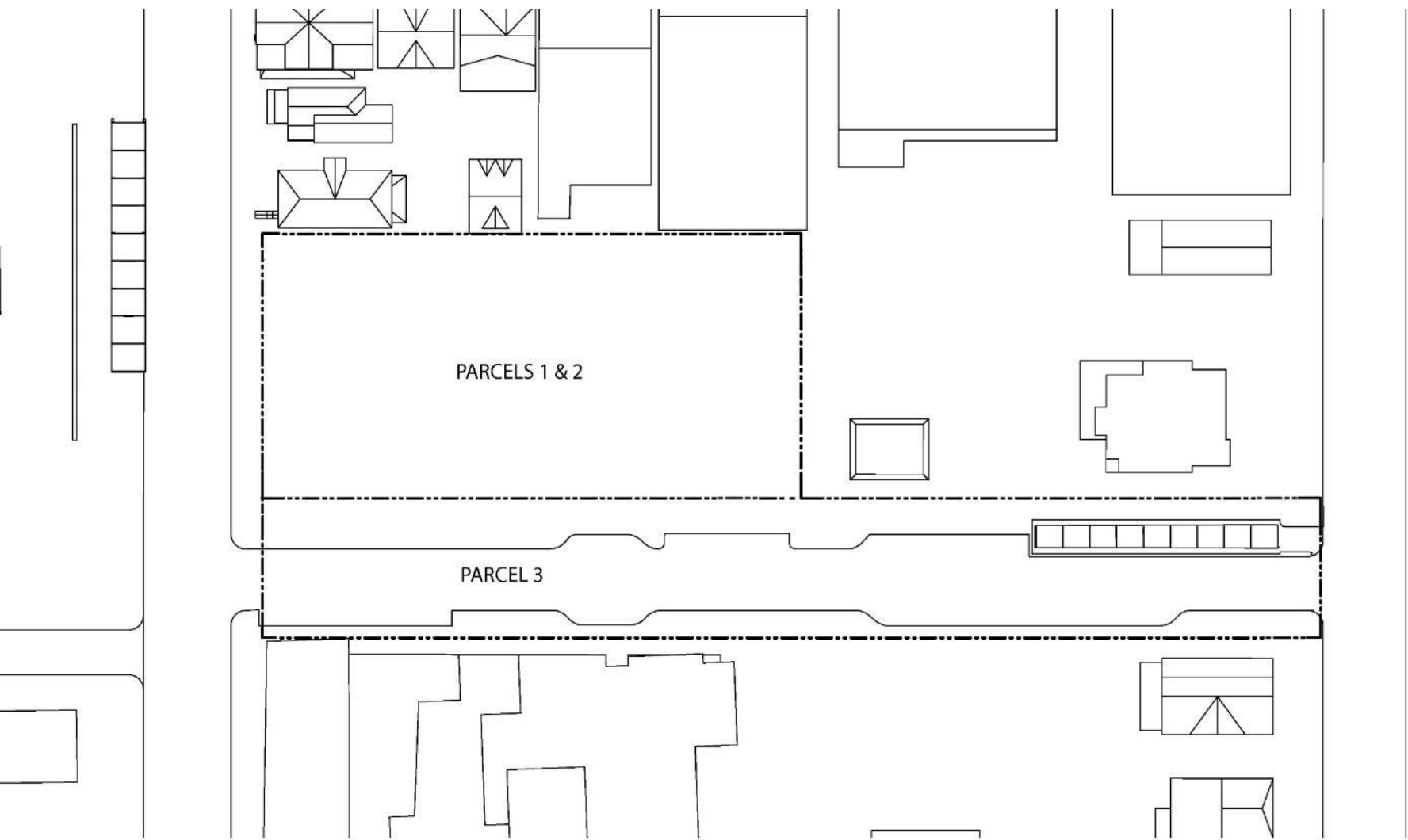
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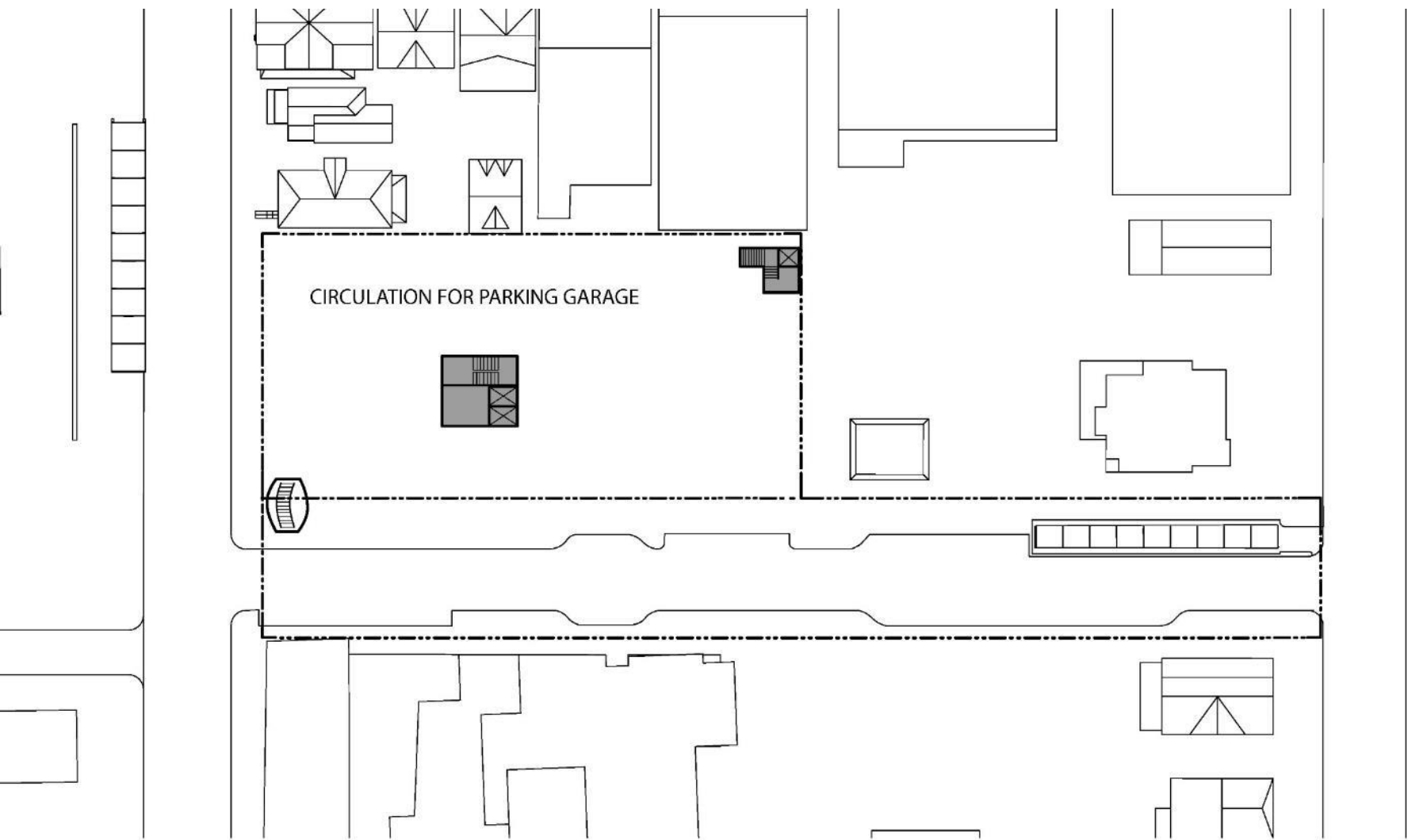
PARTIAL SECTION DIAGRAM



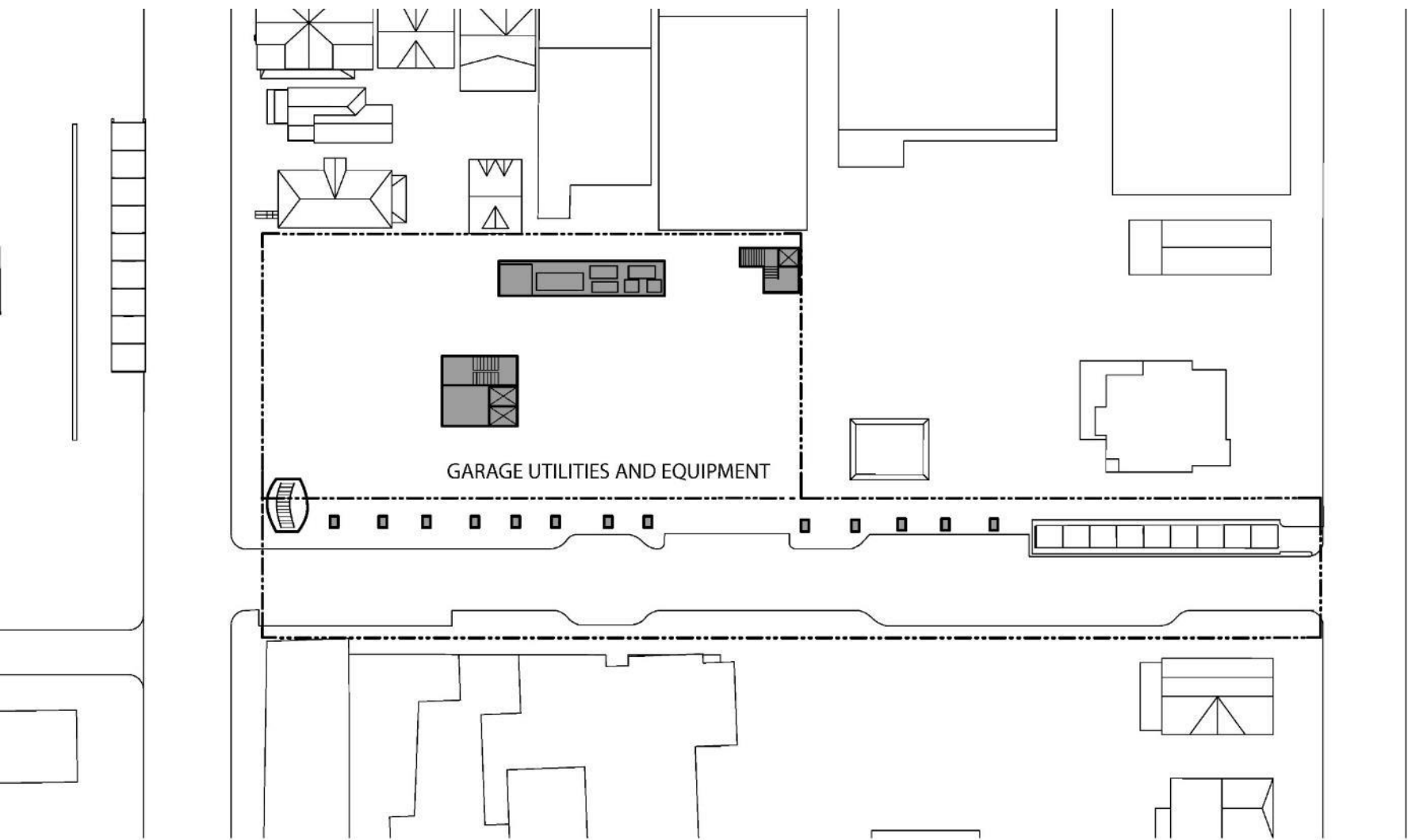
CURRENT SITE UTILIZATION



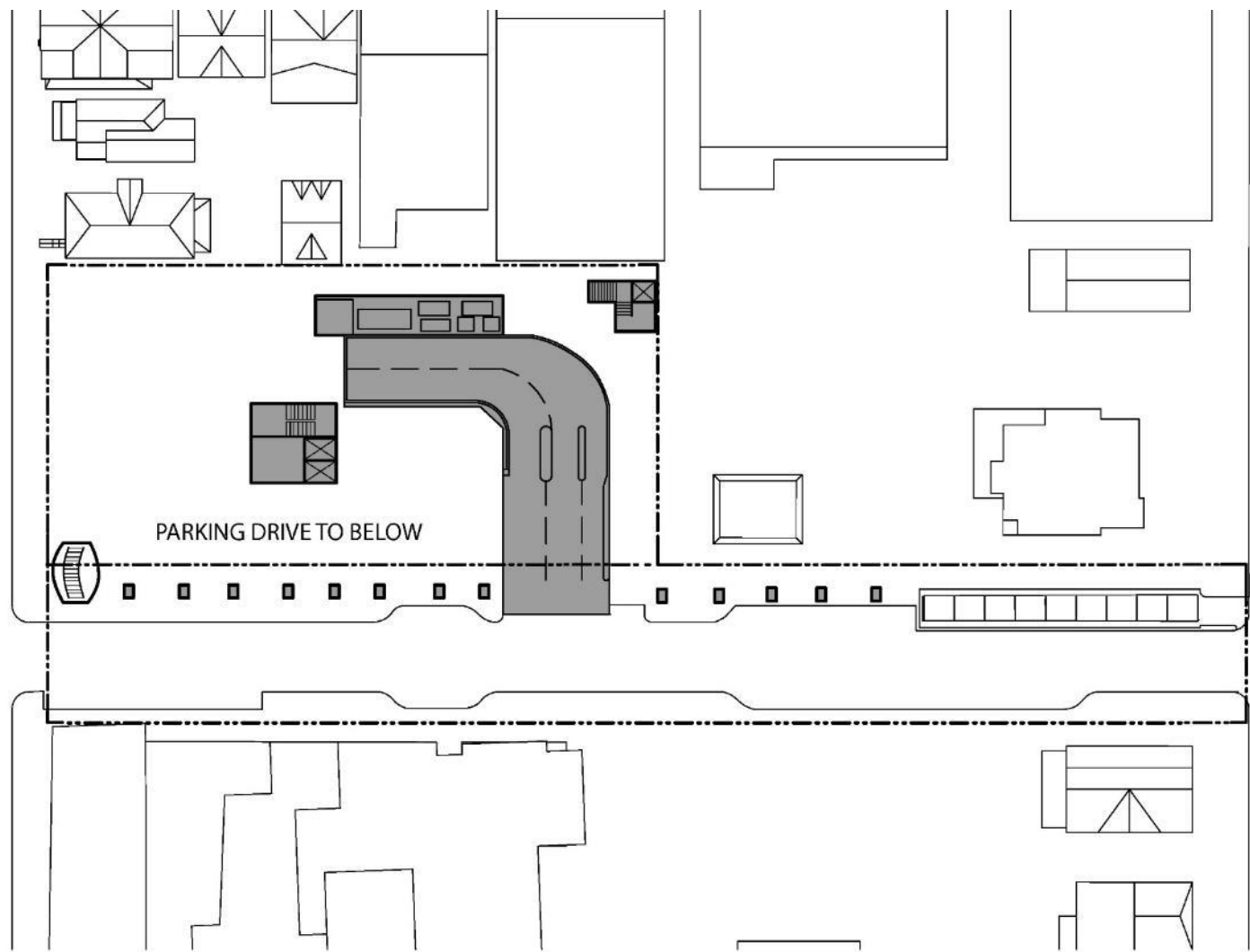
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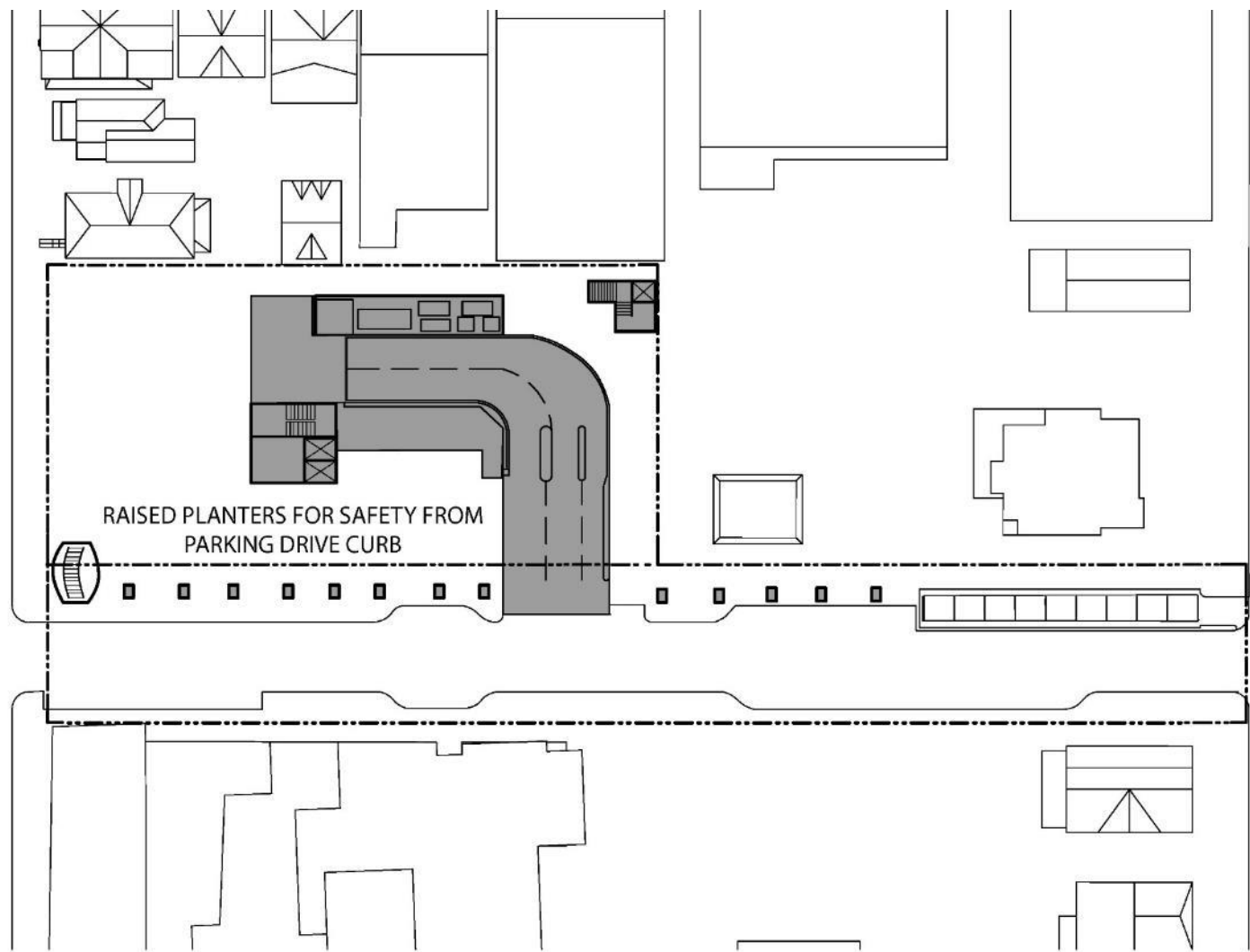
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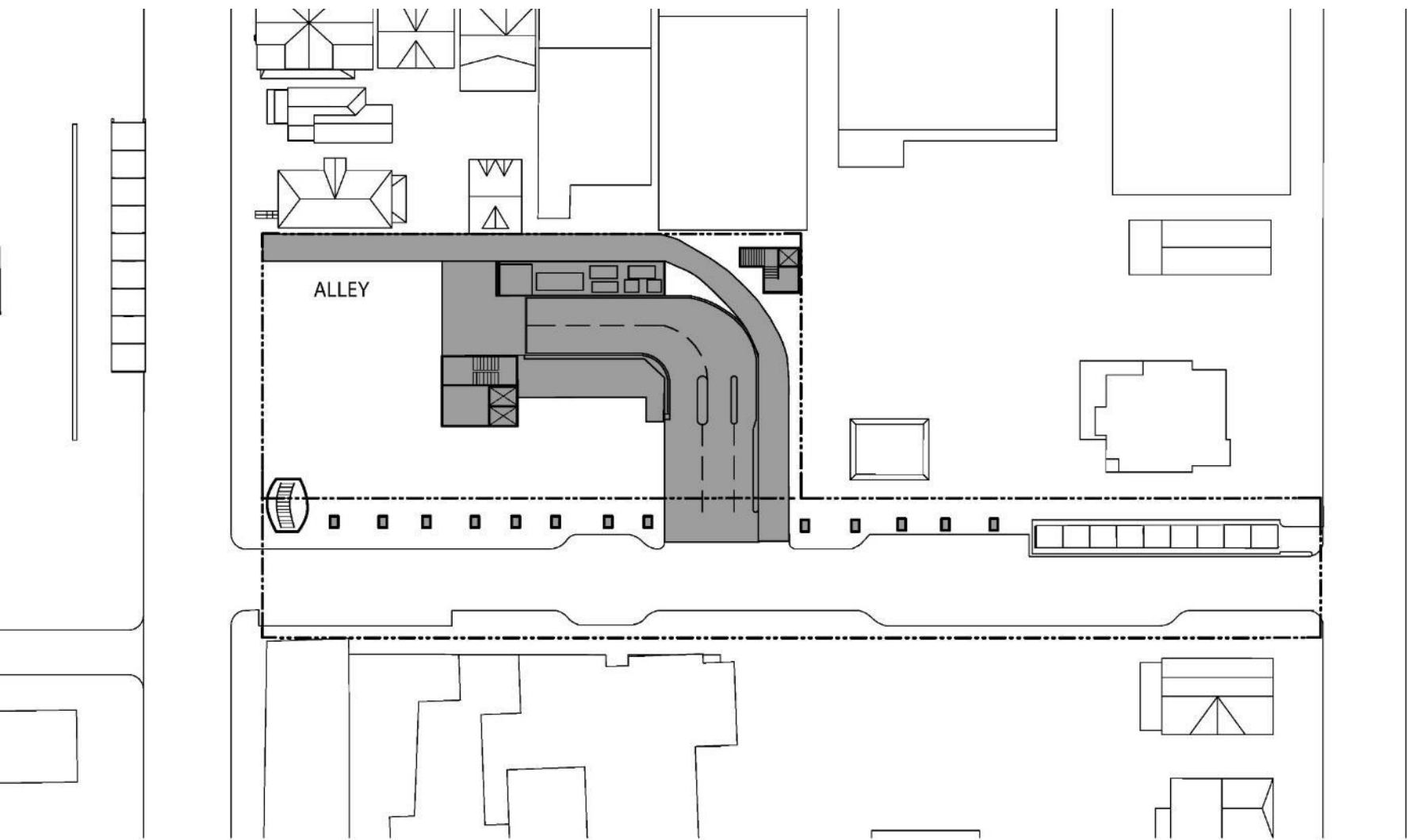
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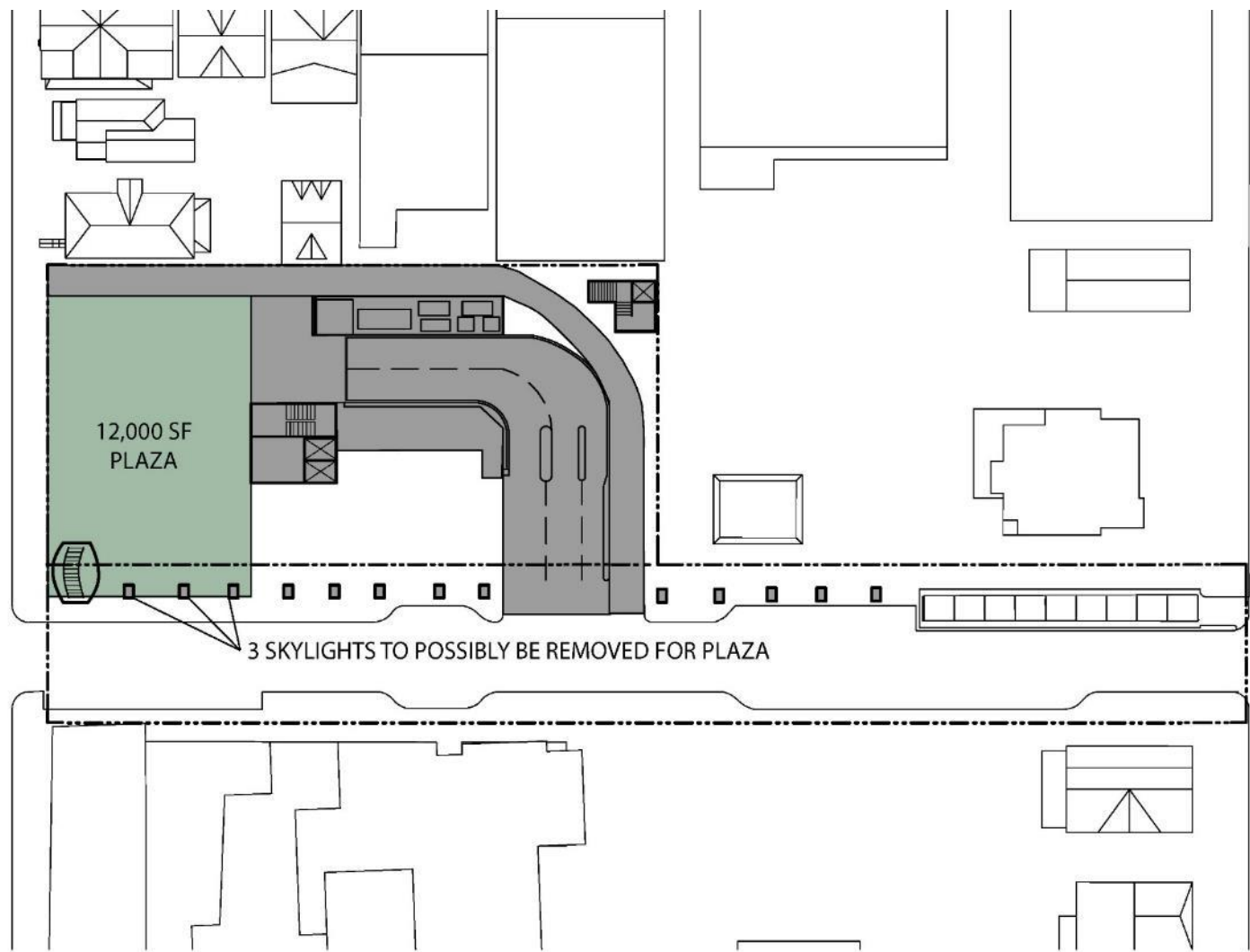
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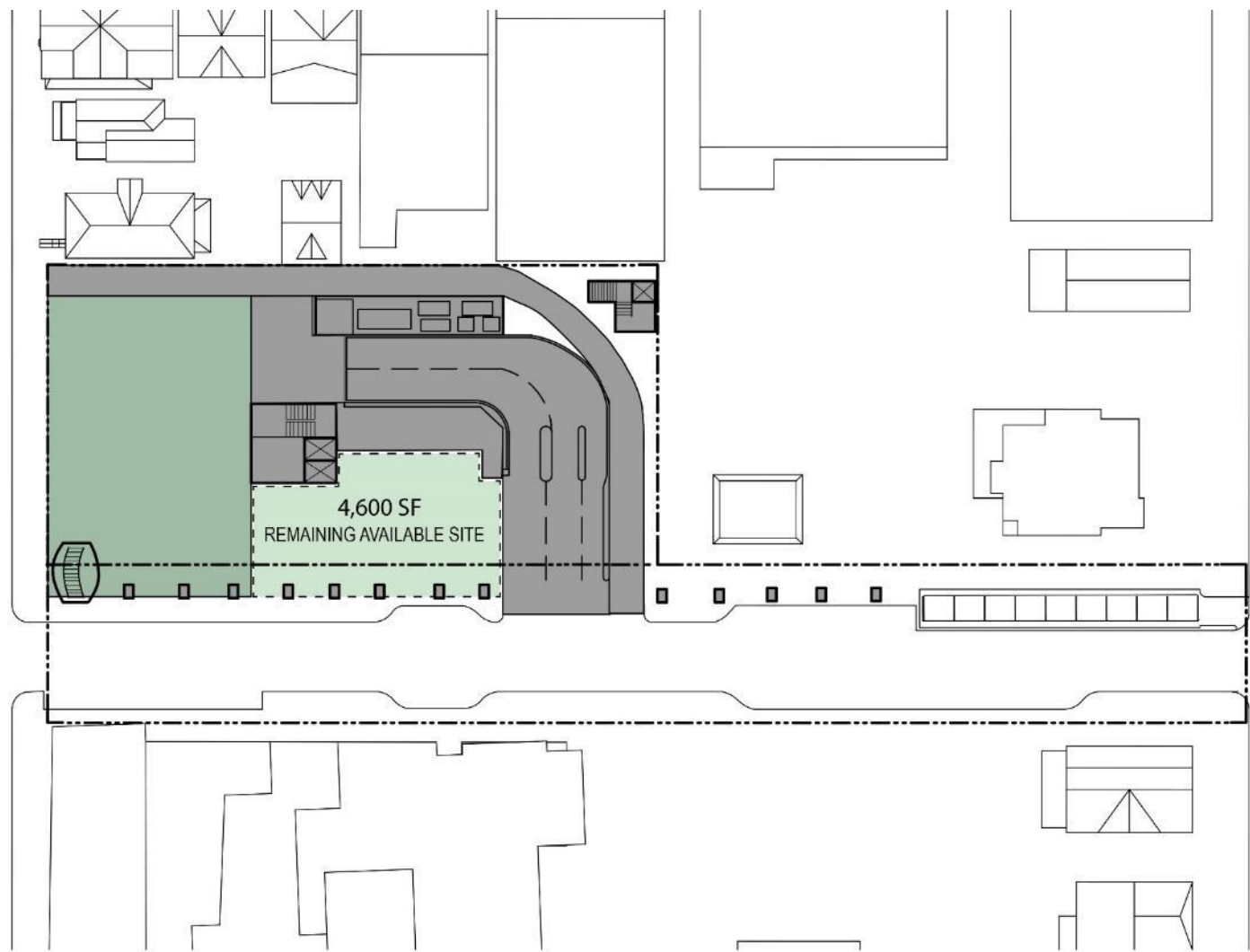
CURRENT SITE UTILIZATION



CURRENT SITE UTILIZATION



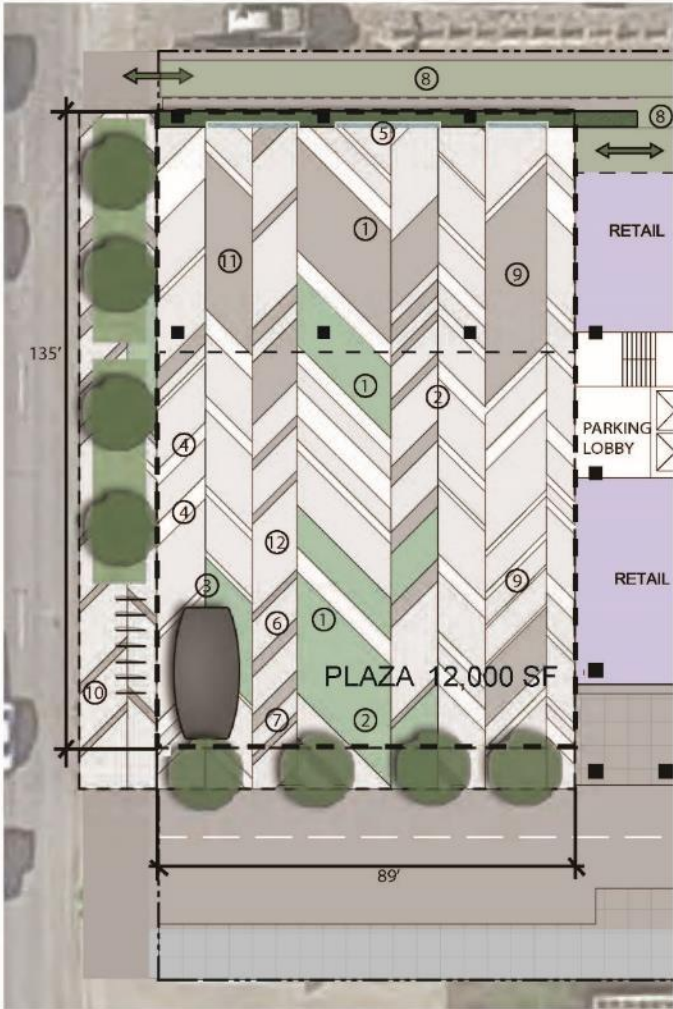
CURRENT SITE UTILIZATION



PLAZA



PLAZA AREA PLAN



① FLEXIBLE
ACTIVITY AREA



② GARDEN PLAZA



③ FOCAL POINT
SCULPTURE



④ SEATING
PLATFORM



⑤ WATER FEATURE



⑥ CHILDREN'S
AREA



⑦ INFORMATION
SPOT



⑧ PEDESTRIAN
LINKAGE



⑨ OUTDOOR
DINING
TERRACE



⑩ BIKE
PARKING

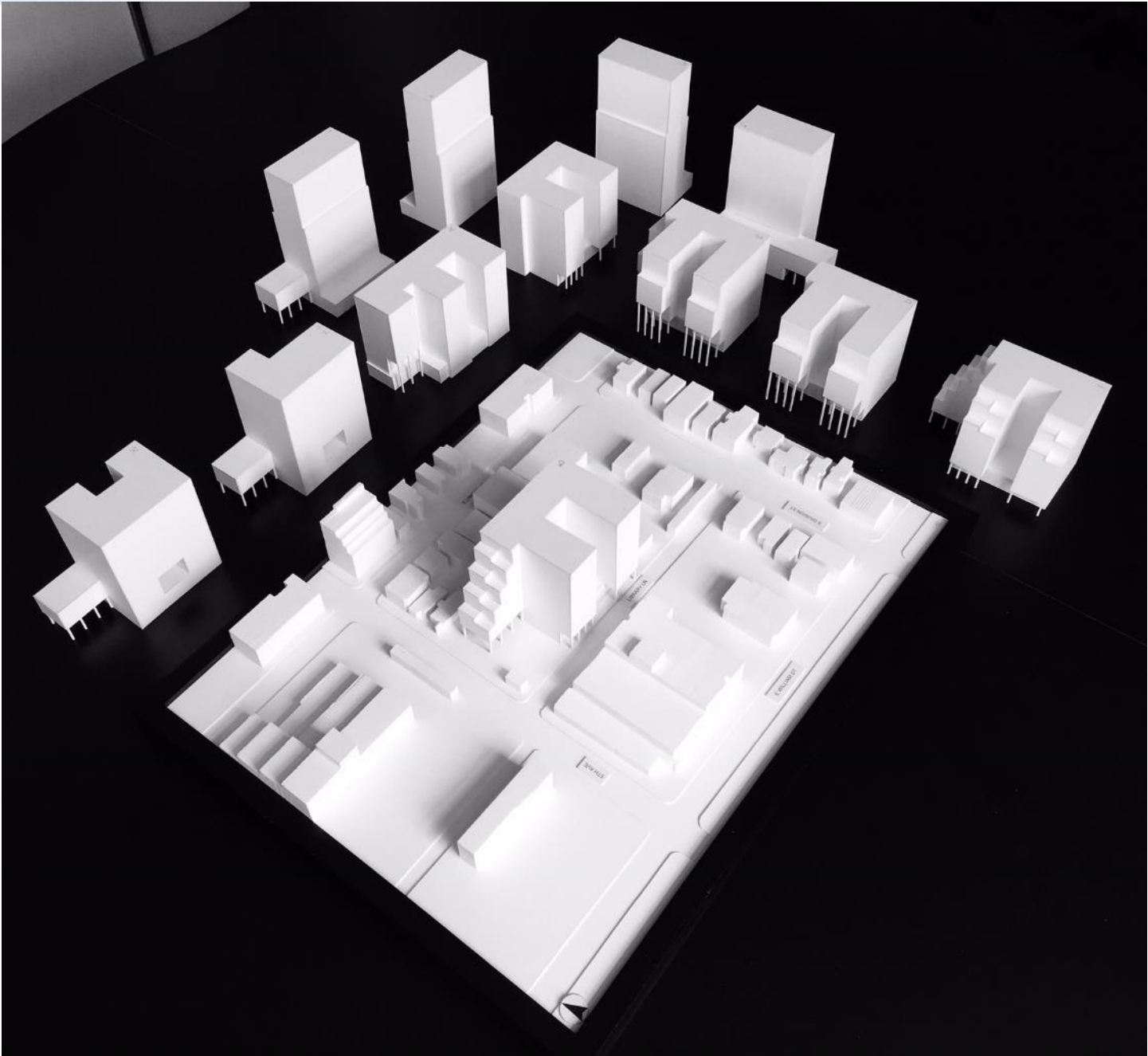


⑪ REMOVABLE
STAGE

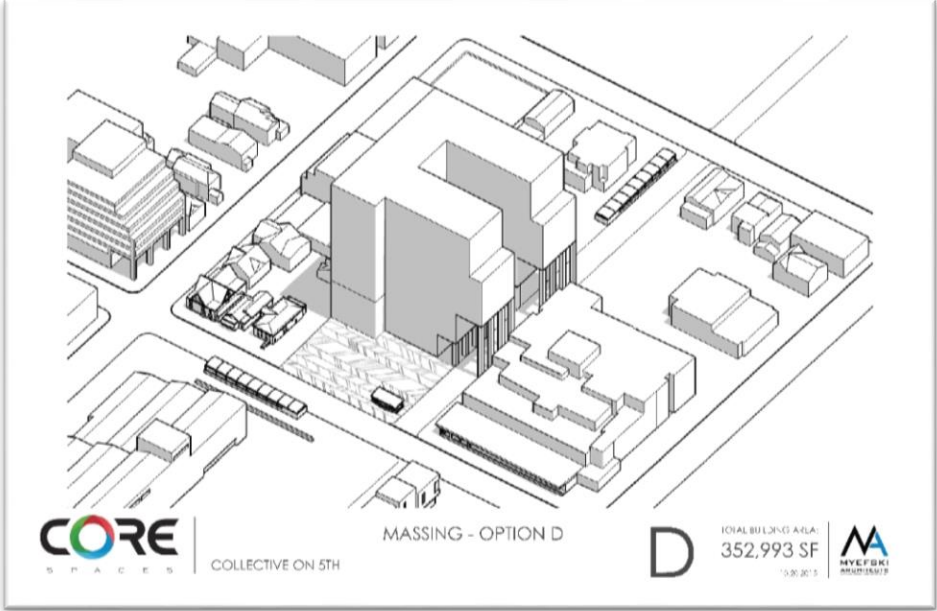
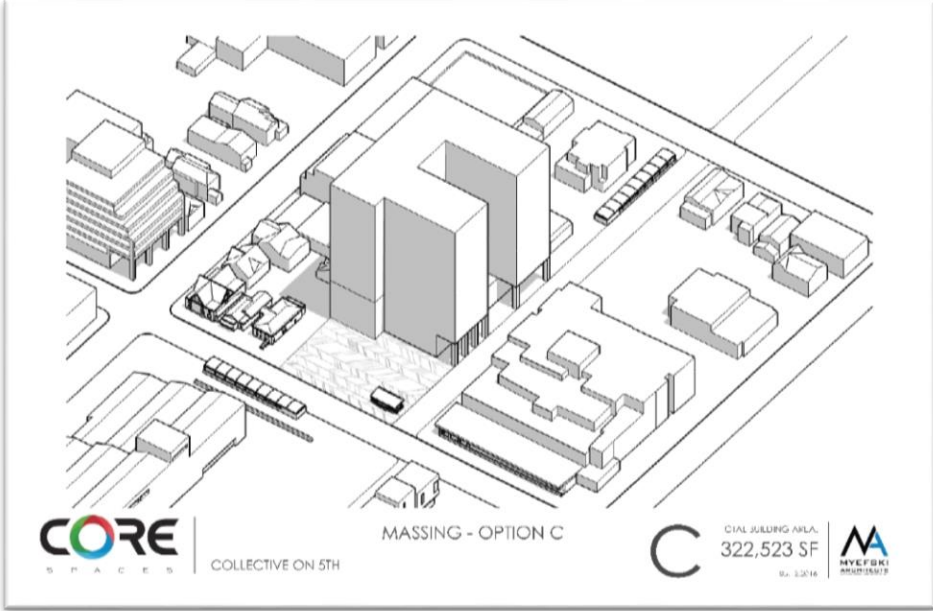
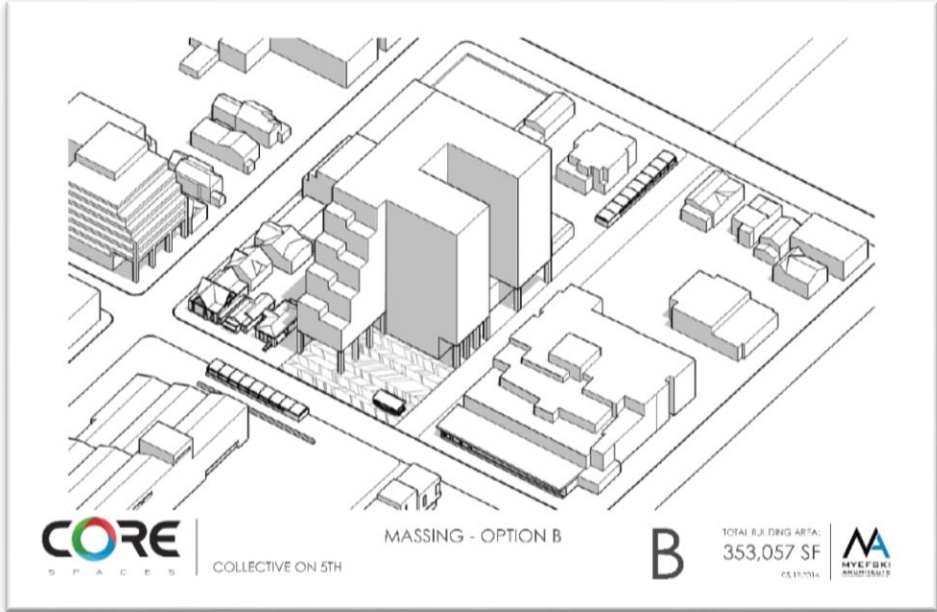
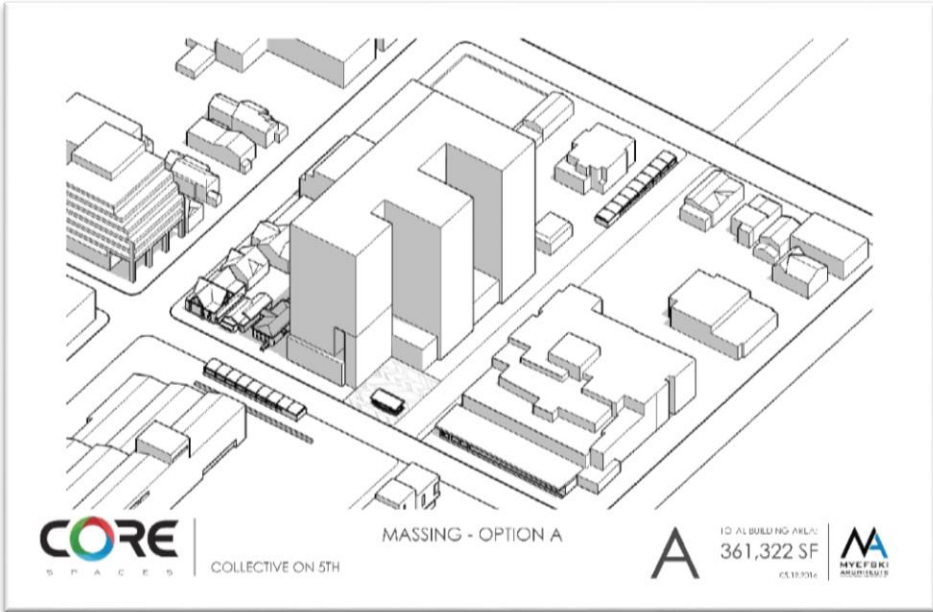


⑫ PLAZA
FOUNTAIN

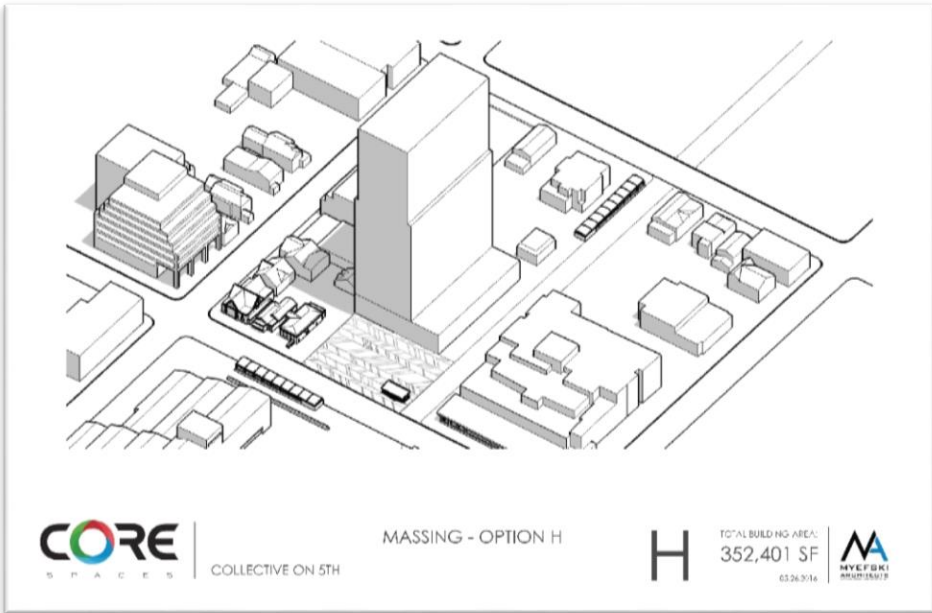
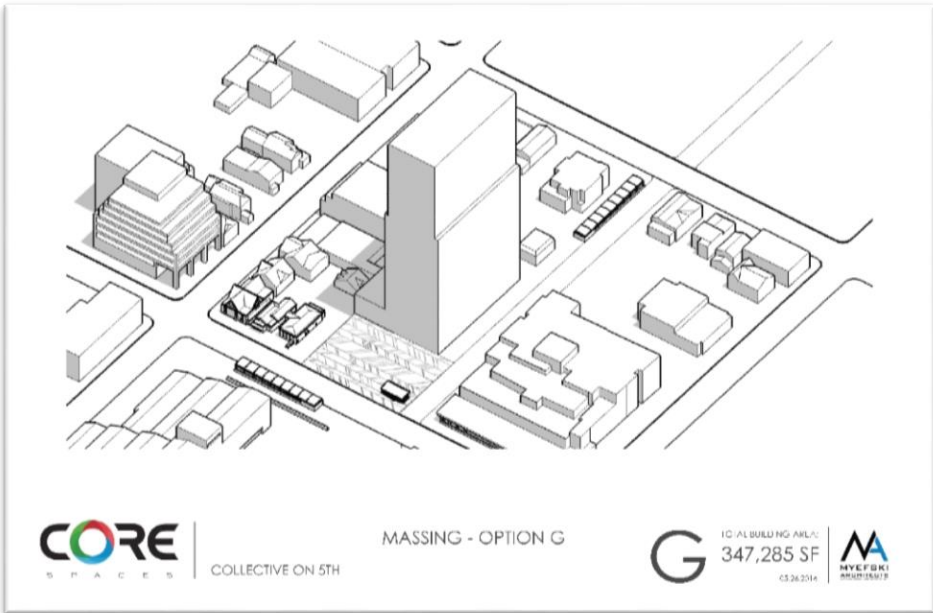
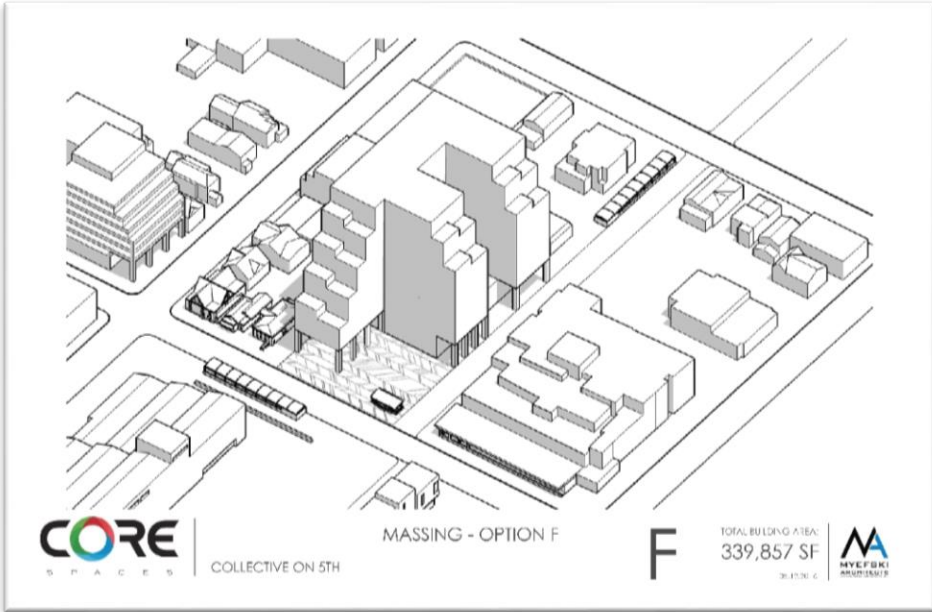
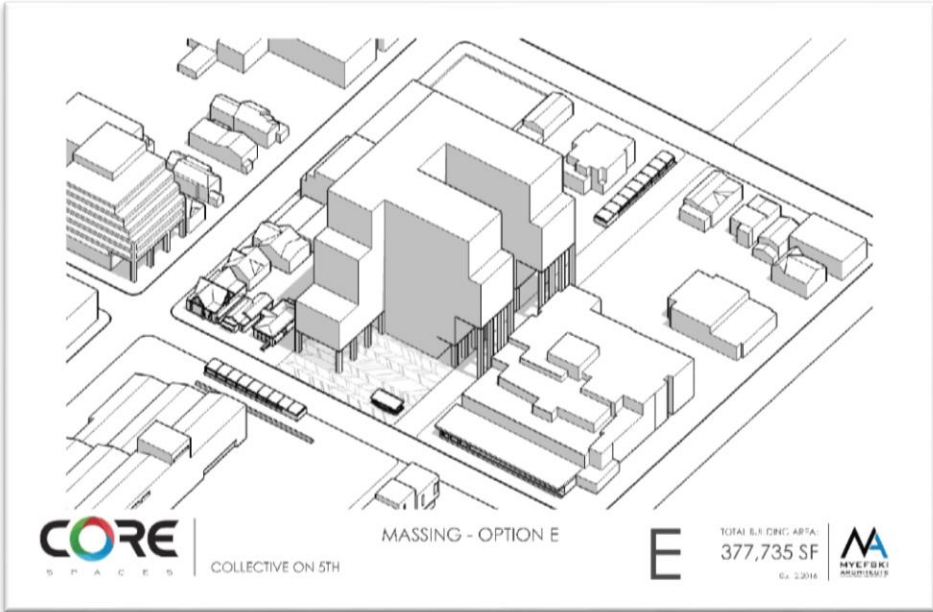
MASSING STUDY



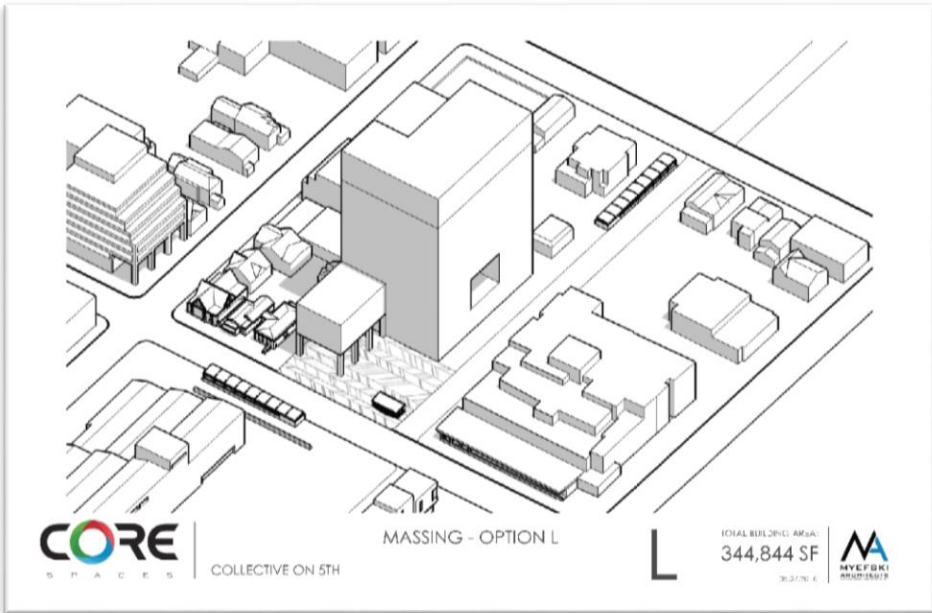
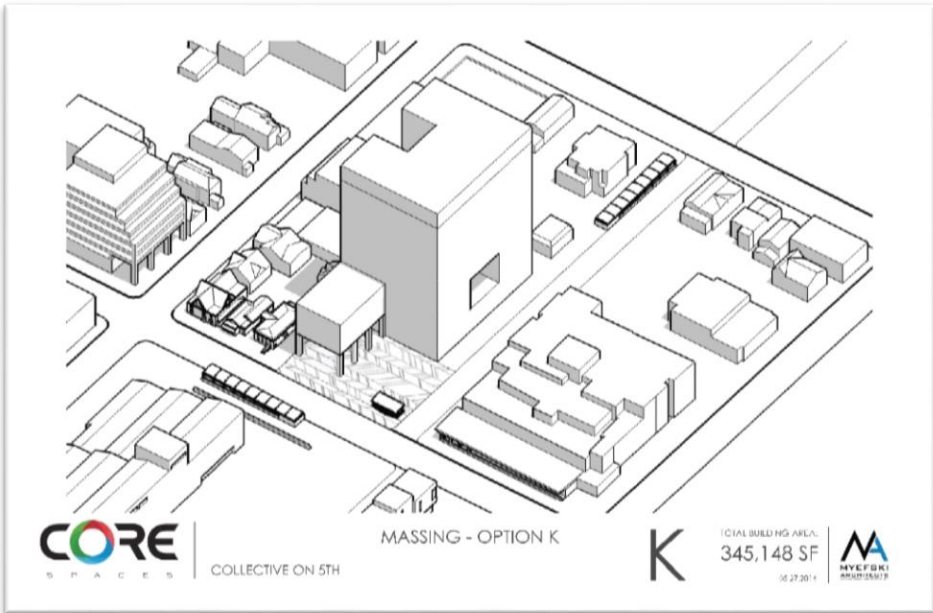
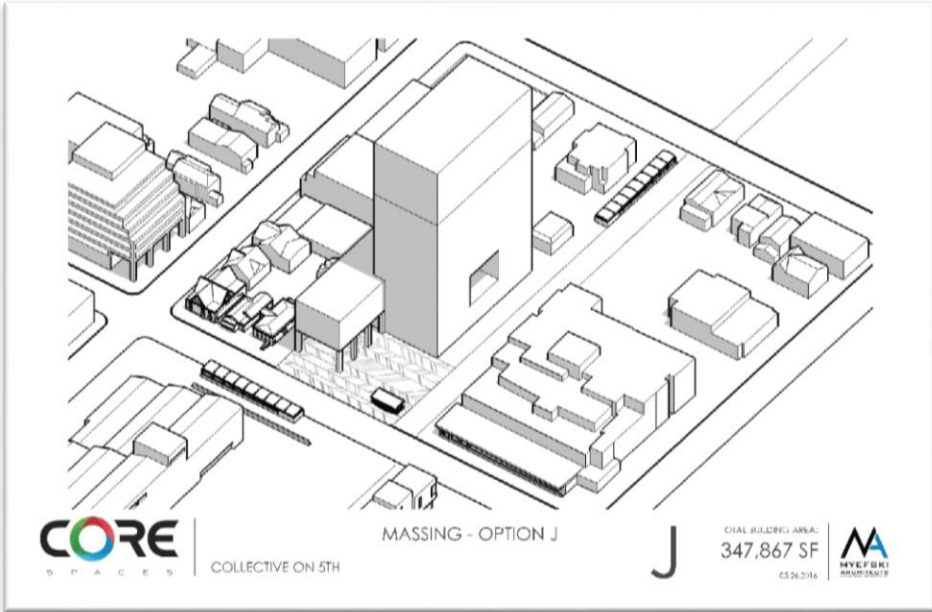
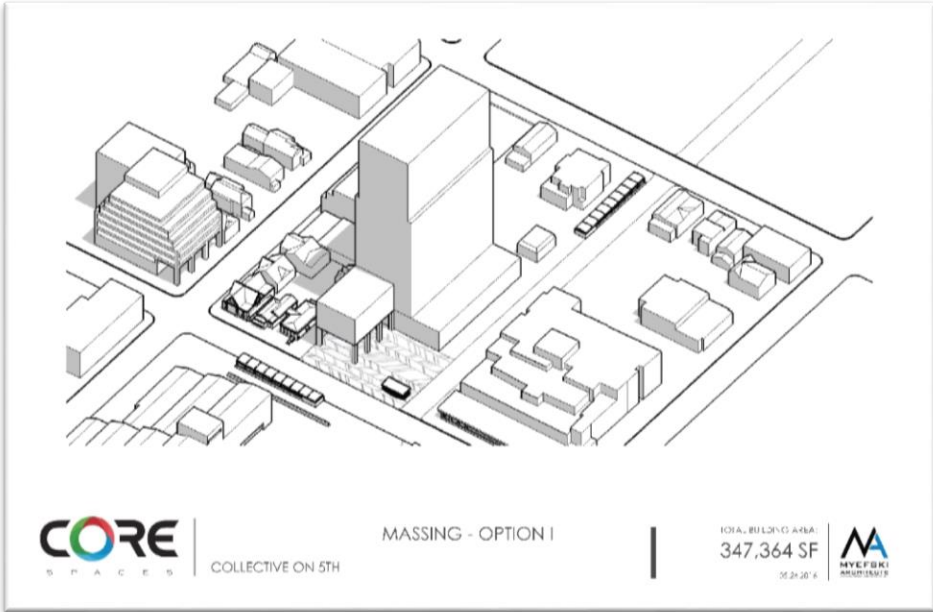
MASSING DIAGRAMS



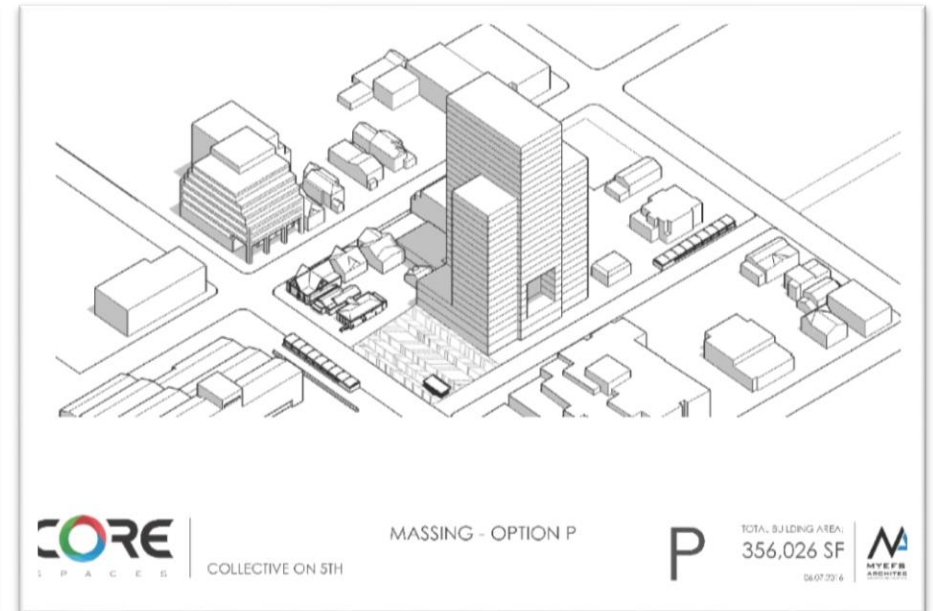
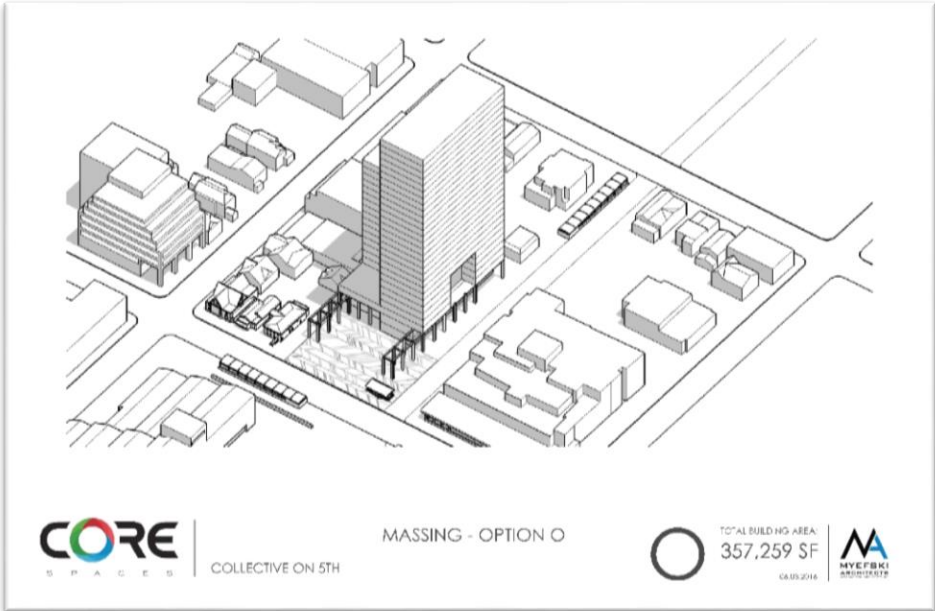
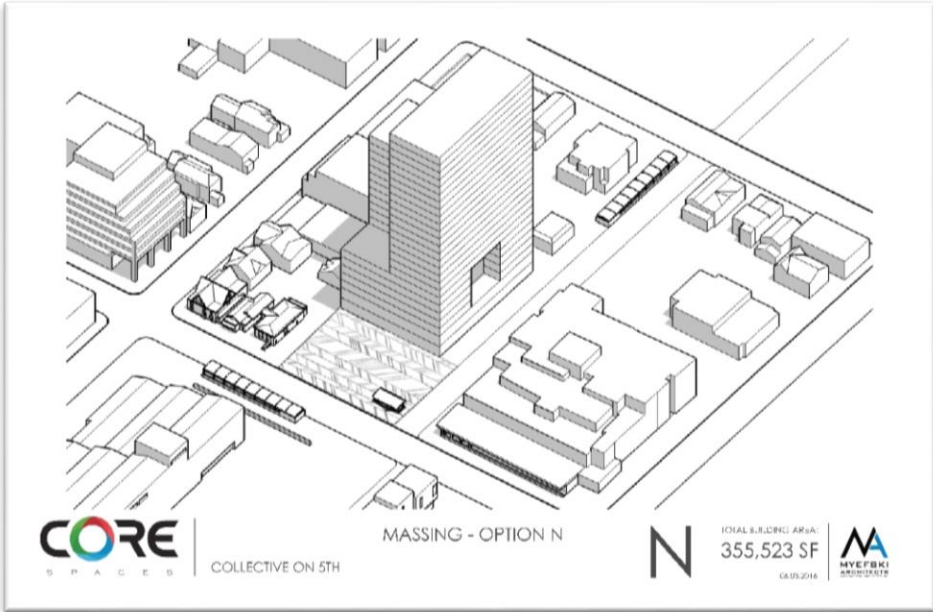
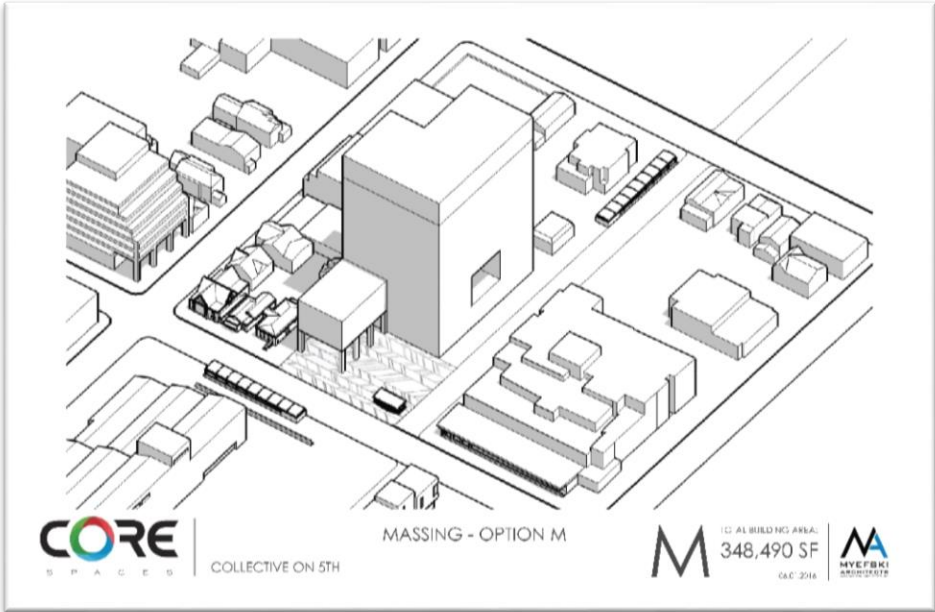
MASSING DIAGRAMS



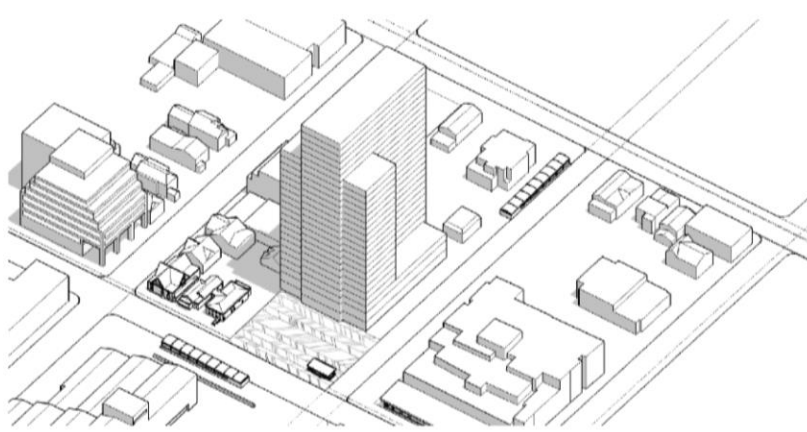
MASSING DIAGRAMS



MASSING DIAGRAMS



MASSING DIAGRAMS



Isometric massing diagram for Option Q. The diagram shows a central tall building with a stepped profile, surrounded by smaller, more varied building forms. The site is bounded by streets, and a transit line is visible at the bottom left.

CORE
SPACES

MASSING - OPTION Q

Q TOTAL BUILDING AREA:
355,673 SF
06.13.2014

MA
HYEFSKI
ARCHITECTS



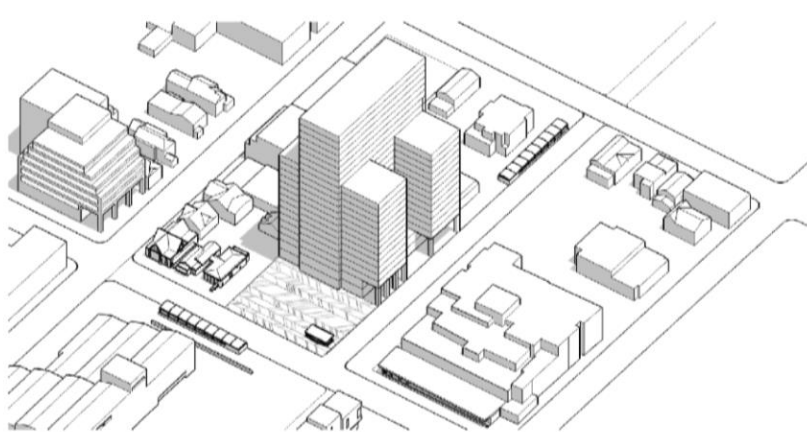
Isometric massing diagram for Option R. The diagram shows a central tall building with a stepped profile, surrounded by smaller, more varied building forms. The site is bounded by streets, and a transit line is visible at the bottom left.

CORE
SPACES

MASSING - OPTION R

R TOTAL BUILDING AREA:
352,348 SF
06.13.2014

MA
HYEFSKI
ARCHITECTS



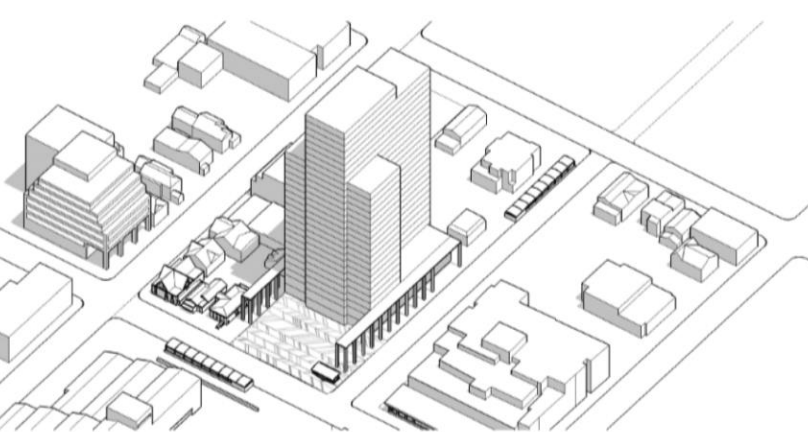
Isometric massing diagram for Option S. The diagram shows a central tall building with a stepped profile, surrounded by smaller, more varied building forms. The site is bounded by streets, and a transit line is visible at the bottom left.

CORE
SPACES

MASSING - OPTION S

S TOTAL BUILDING AREA:
354,666 SF
06.11.2014

MA
HYEFSKI
ARCHITECTS



Isometric massing diagram for Option T. The diagram shows a central tall building with a stepped profile, surrounded by smaller, more varied building forms. The site is bounded by streets, and a transit line is visible at the bottom left.

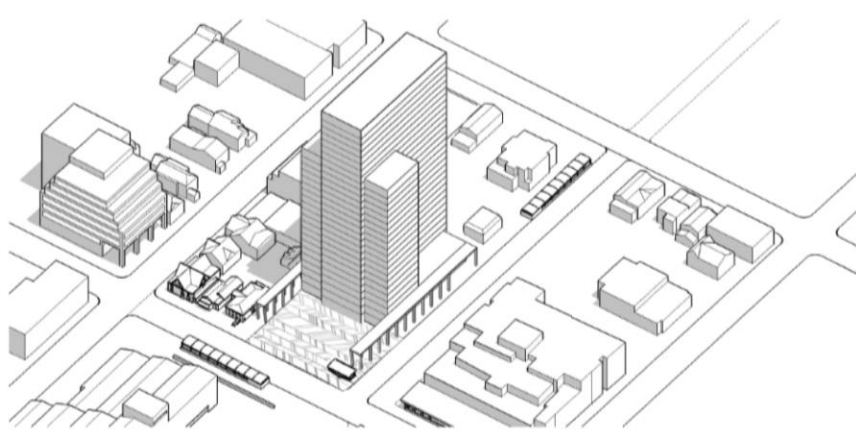
CORE
SPACES

MASSING - OPTION T

T TOTAL BUILDING AREA:
353,381 SF
06.13.2014

MA
HYEFSKI
ARCHITECTS

MASSING DIAGRAMS



CORE
S P A C E S

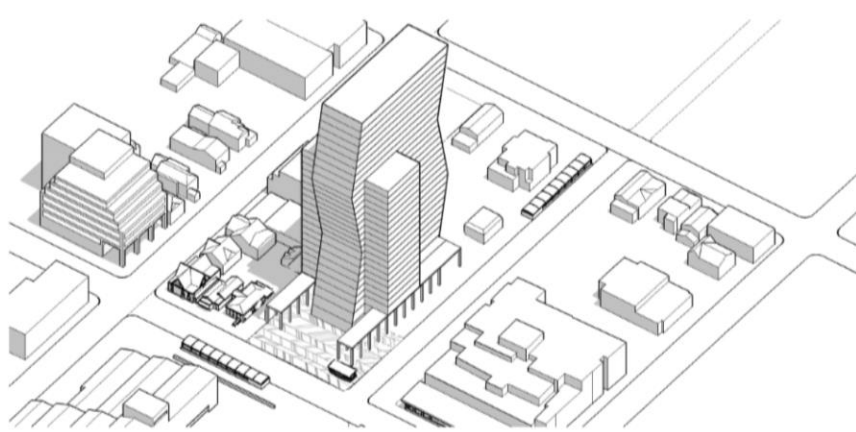
MASSING - OPTION U

U

TOTAL BUILDING AREA:
329,050 SF

04.24.19.7

MA
MYEFSKI
ARCHITECTS



CORE
S P A C E S

MASSING - OPTION V

V

TOTAL BUILDING AREA:
336,840 SF

04.24.19.7

MA
MYEFSKI
ARCHITECTS



CORE
S P A C E S

MASSING - OPTION W

W

TOTAL BUILDING AREA:
339,400 SF

04.24.19.7

MA
MYEFSKI
ARCHITECTS



CORE
S P A C E S

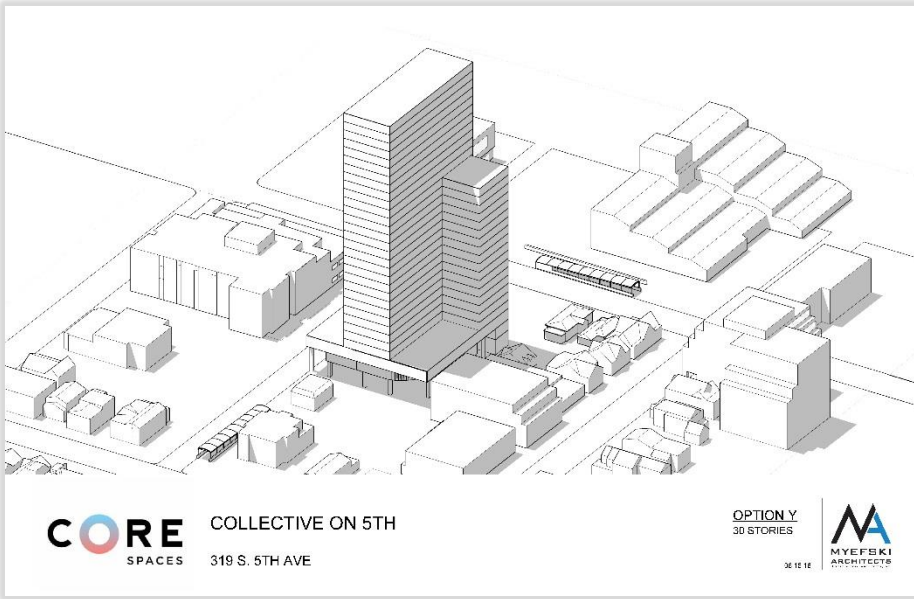
COLLECTIVE ON 5TH
319 S. 5TH AVE

OPTION X
27 STORIES

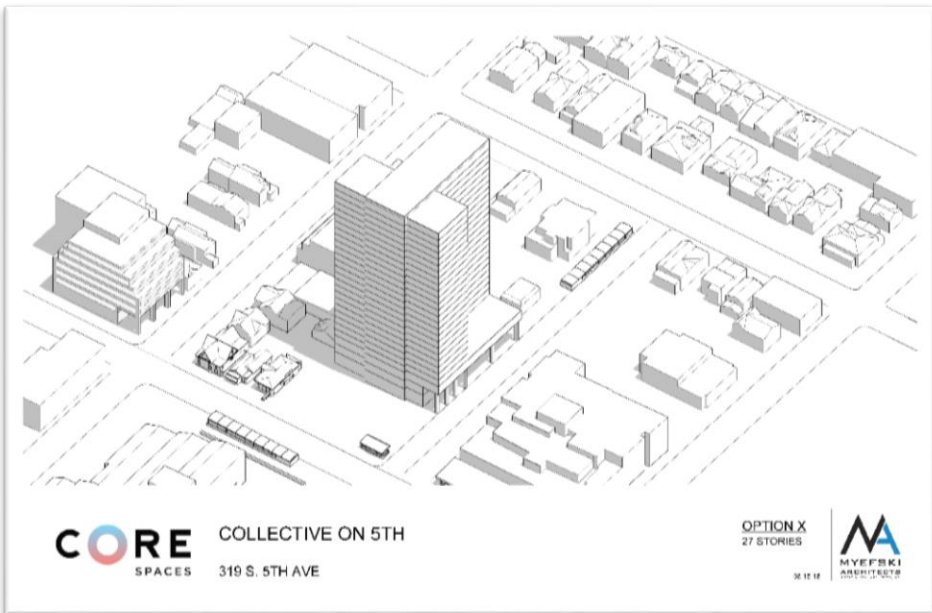
36.10.18

MA
MYEFSKI
ARCHITECTS

MASSING DIAGRAMS



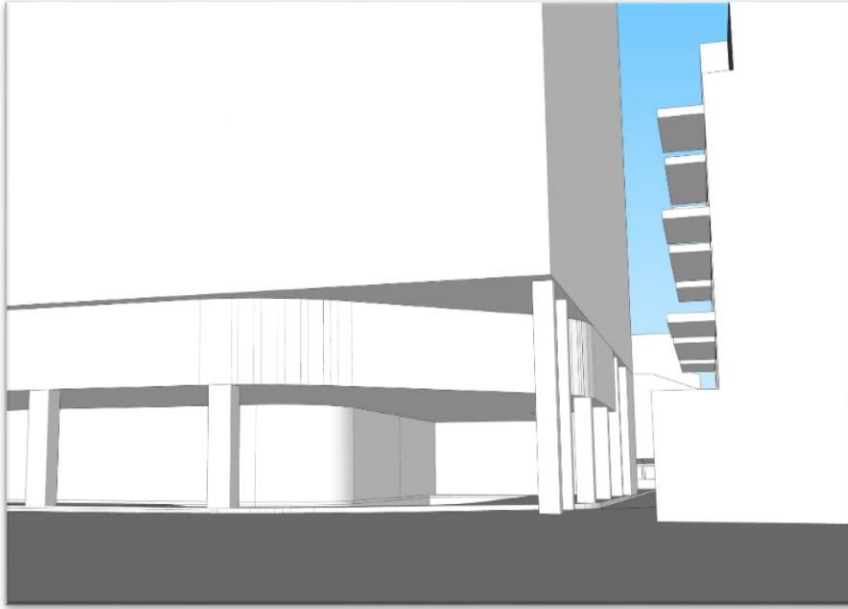
MASSING DIAGRAMS



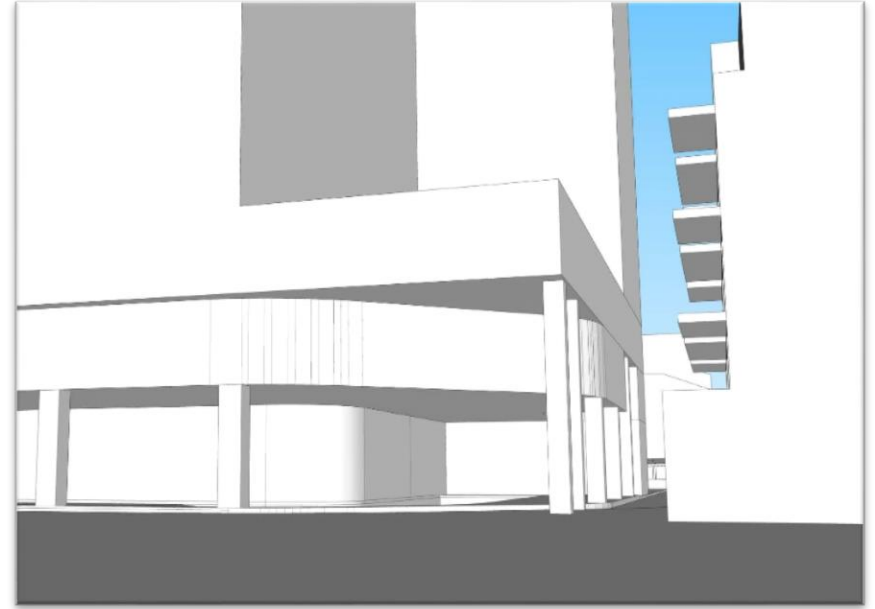
MASSING DIAGRAMS



NORTH EAST CORNER VIEW

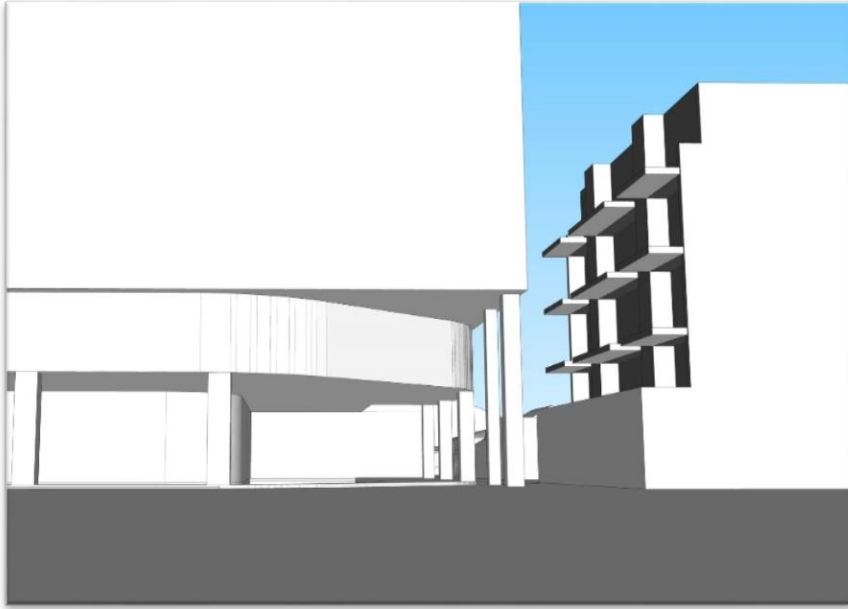


OPTION B

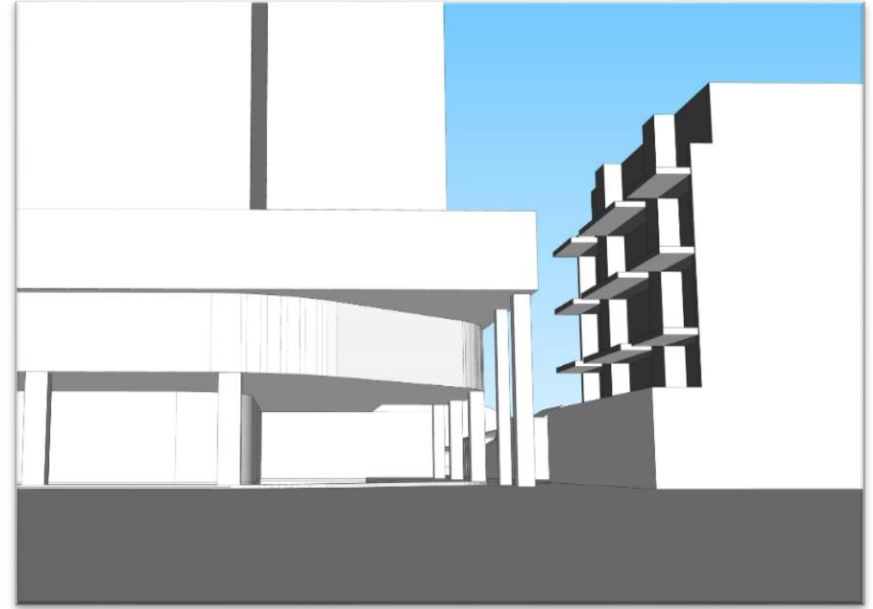


OPTION X/Y

NORTH EAST CORNER VIEW

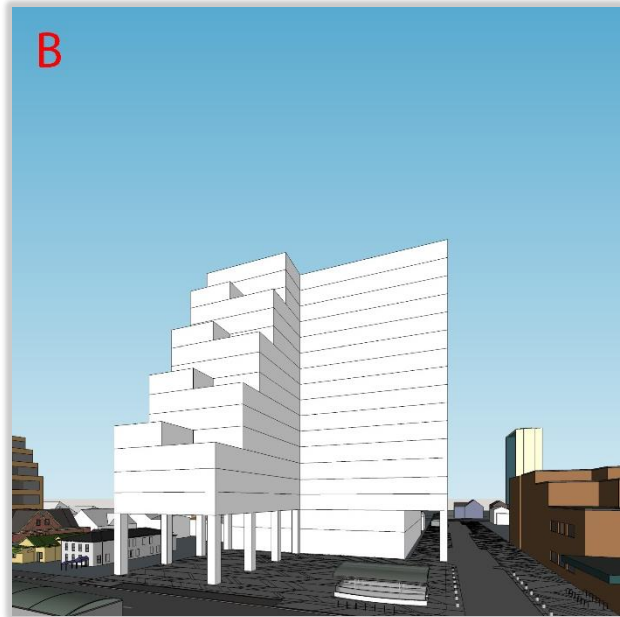


OPTION B



OPTION X/Y

FRONT VIEW



AERIAL VIEW OF ANN ARBOR



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LIBRARY LANE

