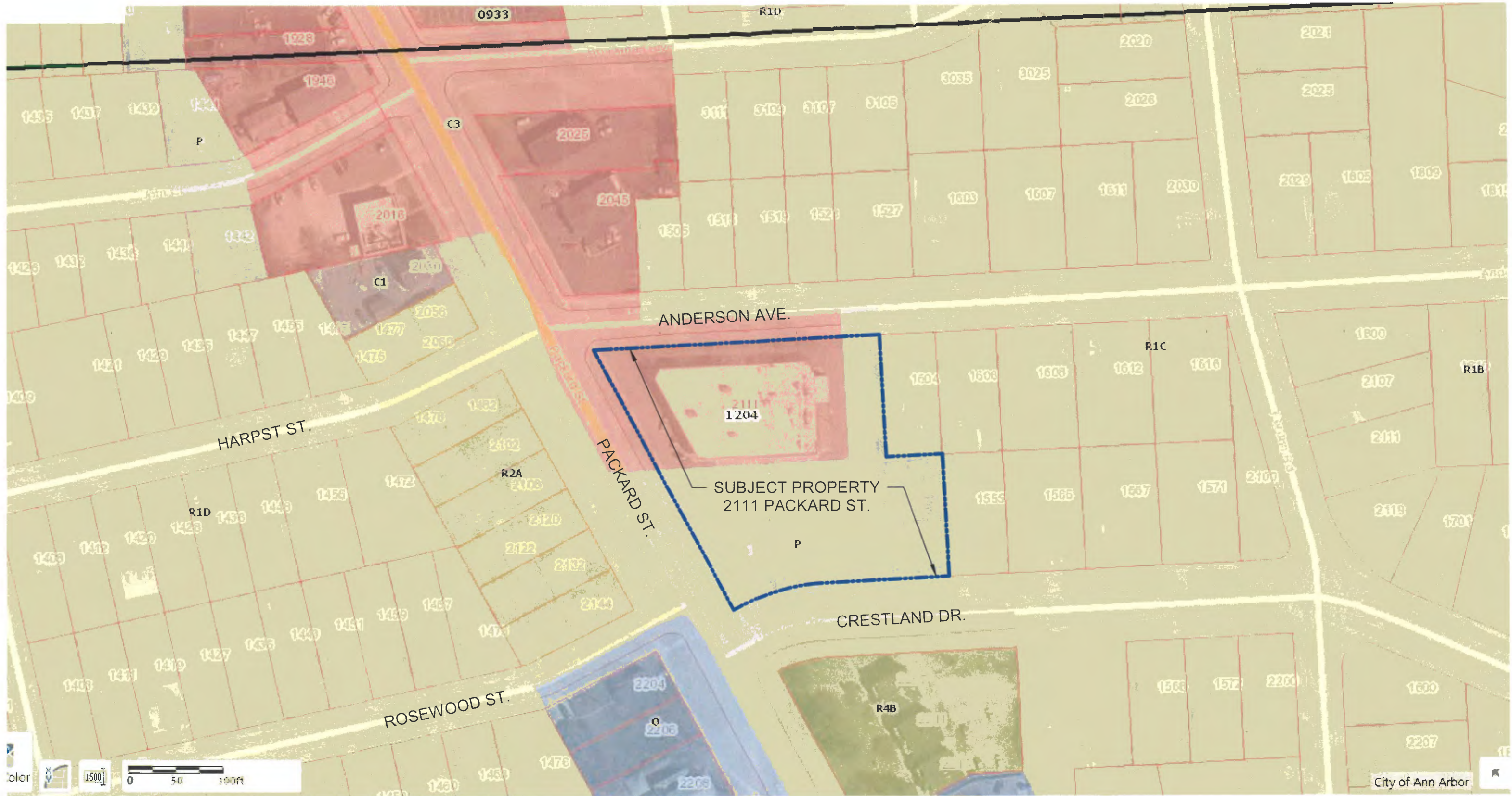




2111 PACKARD ST.
ANN ARBOR, MI



CONTEXT SITE PLAN
1" = 100'-0"



10.08.19





1ST FLOOR PLAN

SCALE: 1" = 50'-0"



2ND & 3RD FLOOR PLAN

SCALE: 1" = 50'-0"



2111 PACKARD ST.
ANN ARBOR, MI



1ST - 3RD FLOOR PLANS
1" = 50'-0"



10.08.19



2111 Packard St. - Development Summary										
Floor	Retail	Residential	Lobby / Amenity	Circulation	Vertical Conveyance*	Mechanical/ Storage	Parking Structure (above grade)	Parking / Bike Storage* (below grade)	Gross Area	Usable Floor Area
Level 1	3,720	16,432	2,682	1,562	693	1,018		378	26,485	25,414
Level 2		22,202		2,412	693	616			25,923	25,230
Level 3		22,202		2,412	693	616			25,923	25,230
Gross Area	3,720	60,836	2,682	6,386	2,079	2,250	0	378	78,331	75,874

Parking Calculations				
Vehicle			Bicycle	
Retail	1 / 310 s.f.	12	1 / 3,000 s.f.	2
Residential	1 / unit	72	1 / 5 units	14
Total Parking Required		84	16	
Total Parking Provided		84	16	

1.00 spaces / residential unit

Site FAR (2.0 Max)	
Site Area	74,313
Gross FAR Area	75,874
FAR	1.02
*Excluded from FAR	

Unit Matrix				
Floor	Studio	1BR/1BA	2BR/2BA	Total
	475	650	950	
Level 1	3	3	12	18
Level 2	5	8	14	27
Level 3	5	8	14	27
Total Units	13	19	40	72
Unit Mix	18.1%	26.4%	55.6%	100.0%
Total Beds and Baths				
Total Beds	13	19	80	112
Total Bathroom	13	19	80	112



2111 PACKARD ST.
ANN ARBOR, MI

DEVELOPMENT SUMMARY

10.08.19

