

2021



MAPLE ROAD DEVELOPMENT



A2 NORTH MAPLE DEVELOPMENT

The A2 North Maple Project is a progressive development plan that addresses current housing needs in the city of Ann Arbor while anticipating an "all electric" future that is less dependent on automobiles.

Our design philosophy incorporates sustainability, affordable housing and solar availability into every layout decision we make. We emphasize the preservation of natural features such as landmark trees on site whenever possible. We are always exploring ways to reduce our carbon impact.

As a company, our goal is one of alignment with the city's A2ZERO 2030 sustainability objective. Our layout aspires to present a development standard that reflects the current needs and values of the city and its residents.

We are committed to innovative design goals, green certifications and the use of sustainable materials in our construction methods.



CONTACTS

Site Design
A2 Collaborative, LLC
2370 E. Stadium Blvd. #305
Ann Arbor, MI 48104

SHEETS

Cover Sheet
Parcel Sheet
Detailed Parcels
Site Information

Existing Site Plan
Existing Tree Survey

Site Plan
Parking Plan
Solid Waste Plan
Fire Safety Plan
Utility Plan
Natural Features Impact Plan
Solar Location Plan

Architecture
Renderings
Precedent

TOTAL LAND ACQUISITION

1875 = 36,304.2 sf (0.83 acres)
1855 = 26,453.5 sf (0.60 acres)
1815 = 32,540.8 sf (0.75 acres)
1921 = 40,909.3 sf (0.94 acres)

Total = 136,207.8 sf (3.13 acres)

PARCEL INFORMATION

1875 North Maple Road,
Scio Township (R-2)
H -08-24-125-029

1855 North Maple Road,
Scio Township (R-2)
H -08-24-125-028

1815 North Maple Road,
City of Ann Arbor (R1B)
09-08-24-107-007

1921 Calvin Street,
Scio Township (R-2)
H -08-24-125-001(-002,-003,-004)

G1.0
G1.1
G1.2
G1.3

ES1.0
ES1.1

AS1.0
AS9.0
AS9.1
AS9.2
AS9.3
AS9.4
AS9.5

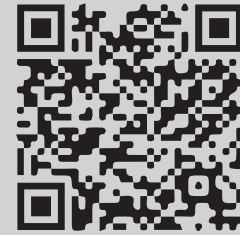
Address

A1.0
A2.0
A3.0

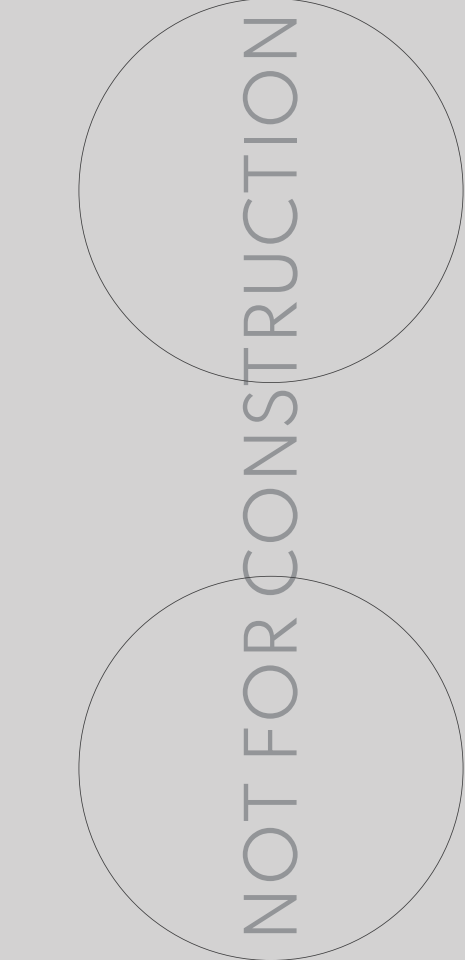


MAPLE ROAD

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Project # 00002



Revisions

Notes

Project North



Scale: 0' 100' 200'

Parcels

G1.1

TITLE INFORMATION

The Title Description and Schedule B items hereon are from Liberty Title Agency, Commitment Number:LIB154648, Dated: May 7, 2021.

TITLE DESCRIPTION

1815 N. Maple:

The land referred to in this Commitment is located in the City of Ann Arbor, County of Washtenaw, State of Michigan, and described as follows:

Commencing at the Northwest corner of East half of Northeast quarter of Section 24 thence South 86 degrees 56 minutes 20 seconds East 10.23 feet on section line; thence South 1 degree 33 minutes 40 seconds West 49.5 feet for a place of beginning; thence South 84 degrees 56 minutes 20 seconds East 206.02 feet; thence South 2 degrees 47 minutes 19 seconds West 164.94 feet; thence North 86 degrees 36 minutes 20 seconds West 202.44 feet; thence North 1 degree 33 minutes 40 seconds East 165 feet to the place of beginning, being part of East half of Northeast quarter Section 24, Scio Township, Washtenaw County, Michigan, excepting a strip of land conveyed to board of county road commissioners in Liber 273 Washtenaw County Records, page 575 (also known as Lot 38, Garden Homes Subdivision an unrecorded plat)

SCHEDULE B - SECTION II NOTES

- Easement/Agreement/Restrictions in favor of The Detroit Edison Company and Michigan Bell Telephone Company as recorded in Liber 1472, page 37, Washtenaw County Records. Said easement is not on, does not touch, and/or - based on the description contained in the record document - does not affect the surveyed property.
- Release of Right of Way in favor of Board of County Road Commissioners of the County of Washtenaw, as recorded in Liber 273, page 575, Washtenaw County Records. Said easement is not on, does not touch, and/or - based on the description contained in the record document - does not affect the surveyed property.
- Terms and conditions contained in Agreement as recorded in Liber 2541, page 151, Washtenaw County Records. Not a survey matter.
- Terms and conditions contained in Affidavit as recorded in Liber 2563, page 177, Washtenaw County Records. Not a survey matter.

TITLE INFORMATION

The Title Description and Schedule B items hereon are from Liberty Title Agency, Commitment Number: LIB154657, Dated: May 7, 2021.

TITLE DESCRIPTION

1855 N. Maple:

The land referred to in this Commitment is located in the Township of Scio, County of Washtenaw, State of Michigan, and described as follows:

Commencing at a point 62 rods East and 22 rods South of the Northwest corner of the East 1/2 of the Northeast 1/4 of Section 24 and running thence East 201.88 feet; thence South 131.96 feet; thence West 199.02 feet; thence North 132 feet to the place of beginning. Being a part of the Northeast 1/4 of Section 24, Town 2 South, Range 5 East and also known as Lot 39, Garden Homes Subdivision, an unrecorded plat.

SCHEDULE B - SECTION II NOTES

- Easement/Agreement/Restrictions in favor of The Detroit Edison Company and Michigan Bell Telephone Company as recorded in Liber 1472, page 37, Washtenaw County Records. Said easement is not on, does not touch, and/or - based on the description contained in the record document - does not affect the surveyed property.
- Release of Right of Way in favor of Board of County Road Commissioners of the County of Washtenaw, as recorded in Liber 273, page 575, Washtenaw County Records. Said easement is not on, does not touch, and/or - based on the description contained in the record document - does not affect the surveyed property.

TITLE INFORMATION

The Title Description and Schedule B items hereon are from Liberty Title Agency, Commitment Number:LIB154652, Dated: May 7, 2021.

TITLE DESCRIPTION

1875 N. Maple:

The land referred to in this Commitment is located in the Township of Scio, County of Washtenaw, State of Michigan, and described as follows:

Lot 40 in the UNRECORDED Garden Homes Subdivision, being a part of Section 24 in T2S, R5E, more specifically described as commencing at a point 62 rods east and 10 rods south of the northwest corner of the east half of the northeast quarter of said section and running thence east 213.19 feet; thence south 197.93 feet; thence west 208.88 feet; thence north 198 feet to the place of beginning, excepting and reserving therefrom 7 feet along the entire east side thereof for the widening of the public highway.

SCHEDULE B - SECTION II NOTES

- Easement/Agreement/Restrictions in favor of The Detroit Edison Company and Michigan Bell Telephone Company as recorded in Liber 1472, page 37, Washtenaw County Records. Said easement is not on, does not touch, and/or - based on the description contained in the record document - does not affect the surveyed property.
- Terms and conditions contained in Highway Easement Release as recorded in Liber 780, page 556, Washtenaw County Records. The easement described in this document is shown on this survey.
- Terms and conditions contained in Judgment Confirming Verdict of Jury as recorded in Liber 1053, page 403, Washtenaw County Records. Not a survey matter.
- Terms and conditions contained in Verdict of Jury as recorded in Liber 1050, page 2, Washtenaw County Records. Right of way takings have been applied. Reserved driveway has been shown.
- Amendment(s) to the above item as recorded in Liber 1059, page 49, Washtenaw County Records. Said taking is not on, does not touch, and/or - based on the description contained in the record document - does not affect the surveyed property.
- Release of Right of Way in favor of Board of County Road Commissioners of the County of Washtenaw, as recorded in Liber 273, page 575, Washtenaw County Records. Said easement is not on, does not touch, and/or - based on the description contained in the record document - does not affect the surveyed property.

SURVEYOR'S CERTIFICATION

To Liberty Title Agency:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8, 9, 11, 13, 18, & 19 of Table A thereof. The fieldwork was completed on July 22, 2021.

Date of Plat or Map: _____

DRAFT

Brandon G. Parrent
Professional Surveyor No. 4001063096
Nederveld, Inc.
bparrent@nederveld.com

Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — High Definition Scanning — Forensic Engineering — Fire Investigation

TITLE INFORMATION

The Title Description and Schedule B items hereon are from Liberty Title Agency, Commitment Number: LIB159666, dated July 20, 2021.

TITLE DESCRIPTION

The land referred to in this Commitment is located in the Township of Scio, County of Washtenaw, State of Michigan, and described as follows:

Parcel I

Commencing at a point 35 rods East of the Northwest corner of the East 1/2 of the Northeast 1/4 of Section 24, and 110 feet South for a Place of Beginning; thence East 49.5 feet; thence South 162 feet; thence West 49.5 feet; thence North 162 feet to the Place of Beginning, being a part of the Northeast 1/4 of Section 24, Town 2 South, Range 5 East, Scio Township, Washtenaw County, Michigan, reserving a portion thereof described as follows: The right to use in common with other owners of Lot 9 in the Garden Homes Subdivision, unrecorded, a driveway 15 feet wide extending from the South line of Lot 9 North a distance of 162 feet, said driveway to be located in the exact middle of said Lot 9 and for the purpose of said driveway a strip of land 7.5 feet wide and 162 feet long is reserved from the last described land, excepting therefrom that part taken by the Michigan State Highway as described in Liber 1050, page 2, Washtenaw County Records.

Parcel II

All that part of a parcel of land described as: Beginning at a point 634.5 feet East and 110 feet South of the Northwest corner of the East 1/2 of the Northeast 1/4 of Section 24, Town 2 South, Range 5 East, Scio Township, Washtenaw County, Michigan, and running thence East 42 feet; thence South 162 feet; thence West 42 feet; thence North 162 feet to the Place of Beginning, which lies Southerly of a line described as: Beginning at a point on the North line of said Section 24 which is North 89 degrees 35 minutes 08 seconds West a distance of 249.78 feet from the Northeast corner of said Section 24; thence South 01 degrees 05 minutes 08 seconds East a distance of 57 feet; thence South 78 degrees 21 minutes 47 seconds West a distance of 234.40 feet; thence South 61 degrees 56 minutes 45 seconds West a distance of 400 feet to the Point of Ending.

Parcel III

A portion of Lot 10 in the Garden Homes Subdivision, unrecorded, being a part of Section 24, Town 2 South, Range 5 East, Scio Township, Washtenaw County, Michigan, more specifically described as commencing at a point 35 rods East of the Northwest corner of the East 1/2 of the Northeast 1/4 of said Section and running thence East 99 feet; thence South 110 feet for a Place of Beginning; thence East 115 1/2 feet; thence South 162 feet; thence West 115 1/2 feet; thence North 162 feet to the Place of Beginning, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 24, Scio Township, Washtenaw County, Michigan, subject to the right of the public to use 25 feet off of the East side of that part of Lot 10, herein described, for an extension of Calvin Street and excepting that part of Lot 10, taken by the Michigan State Highway, as described in Liber 1050, page 2, Washtenaw County Records.

Parcel IV

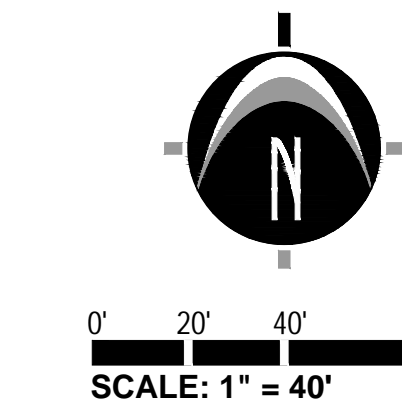
All that part of a parcel of land in the Northeast 1/4 of Section 24, Town 2 South, Range 5 East, Scio Township, Washtenaw County, Michigan, described as: Beginning 792 feet East of the Northwest corner of the East 1/2 of the Northeast 1/4 of said Section 24; thence East 231 feet; thence South 165 feet to the Point of Beginning, which lies Southerly of a line described as: Beginning at a point on the North line of Section 24, which is North 89 degrees 35 minutes 08 seconds West a distance of 249.78 feet from the Northeast corner of said Section 24; thence South 01 degrees 05 minutes 08 seconds East a distance of 57 feet; thence South 78 degrees 21 minutes 47 seconds West a distance of 300 feet to the Point of Ending.

SCHEDULE B - SECTION II NOTES

No easements listed.

SURVEYOR'S NOTES

- ALTA TABLE "A" ITEM NO. 1 - Existing and placed monuments at all major corners of the boundary of the property have been shown.
- ALTA TABLE "A" ITEM NO. 2 - Address of the surveyed property is 1815, 1855, 1875 N. Maple Road and 1921 Calvin Street, Ann Arbor, MI 48103.
- ALTA TABLE "A" ITEM NO. 3 - Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260537, Map Number 26161C0241E, with an Effective Date of April 3, 2012, shows this parcel to be located in Zone X (subject to map scale uncertainty). No field surveying was performed to determine this zone.
- ALTA TABLE "A" ITEM NO. 4 - Gross Land Area: xxx Square Feet / xx.xx Acres
- ALTA TABLE "A" ITEM NO. 5 - Vertical relief shown per ground survey at 1' contour interval, NAVD88 Datum.
- ALTA TABLE "A" ITEM NO. 7(a) - Exterior dimensions of all permanent buildings at ground level have been shown.
- ALTA TABLE "A" ITEM NO. 8 - Substantial features observed in the process of conducting fieldwork have been shown.
- ALTA TABLE "A" ITEM NO. 9 - Parking Information
No parking spaces observed at time of survey.
- ALTA TABLE "A" ITEM NO. 11 - See Note 14 below.
- ALTA TABLE "A" ITEM NO. 13 - Names of adjoining owners have been shown according to current tax records.
- ALTA TABLE "A" ITEM NO. 18 - Any plottable offsite easements or servitudes disclosed in documents provided to or obtained by the surveyor as part of the survey have been shown.
- Note to the client, insurer, and lender - With regard to Table A, Item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.6.N. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and/or in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- Basis of Bearing: NAD83 Michigan State Planes, South Zone, International Foot
- NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- Tree List and Wetland Flagging provided by Barr Engineering Co., Project No. 22811005.00



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE CITY & SUBSET RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

LOCATION MAP

NOT TO SCALE

BENCHMARKS

BENCHMARK #300 ELEV. = 957.70 (NAVD88)
HUB, located 13' +/- Southwest of edge of pavement for driveway to House #1855 and 95' +/- West of edge of pavement for N. Maple Road.

BENCHMARK #301 ELEV. = 960.50 (NAVD88)
Nail in North side of power pole, located 16.5' +/- West of edge of pavement for N. Maple Road and 24' +/- Southeast of the Southeast corner of House #1875.

PREPARED FOR:

A2 North Maple Properties LLC
Jeff Wilkerson

2370 East Stadium
Suite 305
Ann Arbor, MI 48103

CREATED:

Drawn: R.Paramo Date: 07.22.21

REVISIONS:

Rev. Add wetland tags and area
Drawn: RP Date: 08.24.21

N. MAPLE ROAD & CALVIN STREET

ALTANS/SPS Land Title Survey

1815, 1855, 1875 North Maple Road & 1921 Calvin Street, Ann Arbor, MI 48103
GARDEN HOMES SUBDIVISION, PART OF THE NORTHEAST 1/4 OF SECTION 24, T2S, R5E, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

STAMP:

DRAFT

PROJECT NO:

21500151

SHEET NO:

ES1.0

SHEET: 1 OF 2

Tag	Scientific Name	Common Name	Diameter at Breast Height (DBH)			Landmark? (1)
			Trunk 1	Trunk 2	Trunk 3	
4264	Acer plantanoides	Norway maple	15.2	9.6	9.3	
4265	Acer plantanoides	Norway maple	10.3			
4266	Quercus velutina	Black oak	24.3			X
4267	Tilia americana	Basswood	19.2			X
4268	Quercus bicolor	Swamp white oak	8.1			
4269	Populus deltoides	Cottonwood	19.2			
4270	Acer plantanoides	Norway maple	8.2			
4271	Quercus bicolor	Swamp white oak	29.6			X
4272	Quercus bicolor	Swamp white oak	25.8			X
4273	Quercus bicolor	Swamp white oak	26.3			X
4274	Populus deltoides	Cottonwood	17.2			
4275	Populus deltoides	Cottonwood	12.3			
4276	Populus deltoides	Cottonwood	16.6			
4277	Populus deltoides	Cottonwood	10.2			
4278	Populus deltoides	Cottonwood	18.1			
4279	Populus deltoides	Cottonwood	15.2			
4280	Populus deltoides	Cottonwood	13.3			
4281	Carya ovata	Shagbark hickory	15.2			
4282	Carya ovata	Shagbark hickory	16.2			X
4283	Quercus alba	White oak	20.2			X
4284	Carya glabra	Pignut hickory	11.7			
4285	Acer plantanoides	Norway maple	15.6			
4286	Acer rubrum	Red maple	25.4	13.3		X
4287	Quercus rubra	Red oak	11.7			
4288	Quercus rubra	Red oak	8.1			
4289	Acer plantanoides	Norway maple	8.3			
4290	Ulmus americana	American elm	11.6			
4291	Carya ovata	Shagbark hickory	14.3			
4292	Ulmus americana	American elm	9.4			
4293	Quercus bicolor	Swamp white oak	28.3			X
4294	Quercus bicolor	Swamp white oak	27.8			X
4295	Ulmus americana	American elm	9.4			
4296	Quercus bicolor	Swamp white oak	28.1			X
4297	Acer plantanoides	Norway maple	11.8			
4298	Quercus bicolor	Swamp white oak	26.8			X
4299	Quercus bicolor	Swamp white oak	23.8			X
4300	Acer plantanoides	Norway maple	9.1			
4301	Picea abies	Norway spruce	18.1			X
4302	Picea abies	Norway spruce	12.6			
4303	Acer plantanoides	Norway maple	20.3			X
4304	Populus deltoides	Cottonwood	29.8			
4305	Acer plantanoides	Norway maple	9.1			
4306	Acer plantanoides	Norway maple	10.6	9.0		
4307	Acer plantanoides	Norway maple	8.7			
4308	Acer plantanoides	Norway maple	8.5			
4309	Acer plantanoides	Norway maple	11.2			

Tag	Scientific Name	Common Name	Diameter at Breast Height (DBH)			Landmark? (1)
			Trunk 1	Trunk 2	Trunk 3	
4310	Acer plantanoides	Norway maple	8.4			
4311	Acer plantanoides	Norway maple	9.0			
4312	Acer plantanoides	Norway maple	9.4			
4313	Acer plantanoides	Norway maple	8.0			
4314	Acer plantanoides	Norway maple	8.1			
4315	Juglans nigra	Black walnut	16.1			
4316	Acer plantanoides	Norway maple	10.6			
4317	Acer plantanoides	Norway maple	13.2			
4318	Acer plantanoides	Norway maple	9.3			
4319	Acer plantanoides	Norway maple	8.4			
4320	Acer plantanoides	Norway maple	10.2			
4321	Salix matsudana	Corkscrew willow	10.1			
4322	Populus grandidentata	Big-toothed aspen	9.3			
4323	Acer negundo	Boxelder	11.7	9.3	8.2	
4324	Pinus sylvestris	Scotch pine	12.8	9.4		
4325	Acer negundo	Boxelder	16.6			X
4326	Acer negundo	Boxelder	14.6			
4327	Acer saccharum	Silver maple	20.3			X
4328	Acer saccharum	Silver maple	11.6	10.4	7.9	
4329	Salix alba	White willow	38.7			X
4330	Salix alba	White willow	43.7			X
4331	Acer saccharum	Silver maple	12.2	10.8		
4332	Populus deltoides	Cottonwood	25.7			X
4333	Acer saccharum	Silver maple	35.1			X
4334	Catalpa speciosa	Northern catalpa	11.4			
4335	Salix alba	White willow	29.8			X
4336	Robinia pseudoacacia	Black locust	14.4	11.7	9.3	
4337	Acer saccharum	Silver maple	20.0	17.1	12.1	X
4338	Acer saccharum	Silver maple	22.0			X
4339	Acer saccharum	Silver maple	26.1			X
4340	Acer rubrum	Red maple	23.0			X
4341	Picea abies	Norway spruce	8.1			
4342	Picea abies	Norway spruce	15.0			
4343	Picea abies	Norway spruce	10.7			
4344	Acer saccharum	Silver maple	13.3			
4345	Populus deltoides	Cottonwood	26.3			X
4346	Acer plantanoides	Norway maple	16.2			X
4347	Picea abies	Norway spruce	8.1			
4348	Picea abies	Norway spruce	12.3			
4349	Picea abies	Norway spruce	11.0			
4350	Malus pumila	Common apple	10.3			
4351	Picea abies	Norway spruce	9.1			
4352	Picea abies	Norway spruce	19.0			X
4353	Jupierus virginiana	Eastern Red Cedar	10.4	9.3		
4354	Malus pumila	Common apple	10.3			
4355	Jupierus virginiana	Eastern Red Cedar	9.3	8.8	8.2	X



Tag	Scientific Name	Common Name	Diameter at Breast Height (DBH)			Landmark? (1)
			Trunk 1	Trunk 2	Trunk 3	
4356	Picea abies	Norway spruce	19.9			X
4357	Malus pumila	Common apple	8.4	8.1	6.3	
4358	Picea abies	Norway spruce	13.2			
4359	Jupierus virginiana	Eastern Red Cedar	9.7	8.8		X
4360	Acer negundo	Boxelder	9.4			
4361	Jupierus virginiana	Eastern Red Cedar	11.0			X
4362	Malus pumila	Common apple	10.0			
4363	Picea abies	Norway spruce	12.0			
4364	Jupierus virginiana	Eastern Red Cedar	9.8	8.0		X
4365	Picea abies	Norway spruce	8.6			
4366	Picea abies	Norway spruce	10.4			
4367	Picea abies	Norway spruce	11.3			
4368	Acer negundo	Boxelder	8.1	6.3		
4369	Picea abies	Norway spruce	14.0			
4370	Picea abies	Norway spruce	16.4			
4371	Picea abies	Norway spruce	11.2			
4372	Acer plantanoides	Norway maple	8.4			
4373	Prunus pendula	Wheeping cherry	12.1			
4374	Picea abies	Norway spruce	14.0			
4375	Picea abies	Norway spruce	11.7			
4376	Picea abies	Norway spruce	10.2			
4377	Picea abies	Norway spruce	8.0			
4378	Picea abies	Norway spruce	10.7			
4379	Picea abies	Norway spruce	9.3			
4380	Morus alba	White mulberry	11.0			
4381	Robinia pseudoacacia	Black locust	14.4			
4382	Betula papyrifera	Paper birch	19.1			
4383	Picea abies	Norway spruce	12.3			
4384	Picea abies	Norway spruce	14.6			
4385	Picea abies	Norway spruce	9.2			
4386	Picea abies	Norway spruce	9.3			
4387	Juglans nigra	Black walnut	9.7			
4388	Populus deltoides	Cottonwood	32.7			X
4389	Jupierus virginiana	Eastern Red Cedar	14.5			X
4390	Morus alba	White mulberry	10.1			
4391	Morus alba	White mulberry	14.0			
4392	Morus alba	White mulberry	10.2			
4393	Morus alba	White mulberry	9.6			
4394	Picea abies	Norway spruce	9.1			
4395	Picea abies	Norway spruce	13.6			
4396	Picea abies	Norway spruce	8.3			
4398	Salix alba	White willow	38.6			X
4399	Picea abies	Norway spruce	8.0			
4399	Salix alba	White willow	49.8			X
4400	Ulmus pumila	Siberian elm	12.1			
4401	Acer negundo	Boxelder	13.2			

Tag	Scientific Name	Common Name	Diameter at Breast Height (DBH)			Landmark? (1)
			Trunk 1	Trunk 2	Trunk 3	
4402	Acer negundo	Boxelder	11.1			
4403	Ulmus americana	American elm	9.1			

(1) Landmark as per City of Ann Arbor ordinance. Refer to Tree Health/Condition Factors forms for additional Landmark Tree evaluations.

811 Know what's below. CALL before you dig.

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NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORDS DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

LEGEND

AC	Air Conditioner	W	Watermain
CP	Benchmark / Control Point	X - X - X	Fence
CB	Catch Basin - Round	AS	Asphalt
CS	Catch Basin - Square	CO	Concrete
CO	Cleanout	ET	Evergreen Tree
CU	Culvert	UE	Underground Electric
EM	Electric Meter	G	Gas
GM	Gas Meter	OH	Overhead Utility
GA	Guy Anchor	SS	Sanitary
HY	Hydrant	ST	Storm
IS	Iron - Set	W	Watermain
IF	Iron - Found	X - X - X	Fence
LP	Light Pole	AS	Asphalt
MF	Miss Dig Flag - Gas	CO	Concrete
P	Post	ET	Evergreen Tree
SC	Section Corner	UE	Underground Electric
S	Sign	G	Gas
UP	Utility Pole	OH	Overhead Utility
WM	Wetland Marker	SS	Sanitary
WELL	Water Well	ST	Storm
YD	Yard Drain	W	Watermain
DT	Deciduous Tree	X - X - X	Fence



BUILDING A

1ST FLOOR - 19 + LOBBY
2ND FLOOR - 21 UNITS
3RD FLOOR - 21 UNITS
4TH FLOOR - 21 UNITS

82 UNITS TOTAL

UNIT COMPOSITION
20 - STUDIOS
46 - 1 BEDROOM
12 - 2 BEDROOM
4 - 3 BEDROOM

PARKING AT 82%
45 STANDARD SPACES
12 COMPACT SPACES
3 ADA SPACES
6 EV-1 COMPACT SPACES
1 EV-1 STANDARD SPACE
1 EV-1 ADA SPACE

68 SPACES TOTAL

1 POTENTIAL RIDE SHARE SPACE
1 WASTE LOCATION

BUILDING B

1 COMMUNITY FLEX SPACE
1 REC SPACE / GYM
1 ACCESSIBLE GREEN ROOF

TREE LEGEND

- SMALL EXISTING TREES
- EXISTING TREES
- PROPOSED TREE MITIGATION



MAPLE ROAD

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Project #

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Project North



Scale: 0' 30' 60'

Site Plan

AS1.0



PARKING

PARKING AT 0.82 PER 1 UNIT

- 44 STANDARD SPACES
- 12 COMPACT SPACES
- 6 EV-1 COMPACT SPACES
- 1 EV-1 STANDARD SPACE
- 1 EV-1 ADA SPACE
- 3 ADA SPACES

68 TOTAL PARKING SPACES
1 POTENTIAL RIDE SHARING SPACE

LEGEND

- STANDARD PARKING
- COMPACT CAR PARKING
- EV-1 COMPACT PARKING SPACE
- EV-1 STANDARD PARKING SPACE
- ADA EV-1 PARKING SPACE
- ADA PARKING SPACE
- RIDE SHARING PARKING



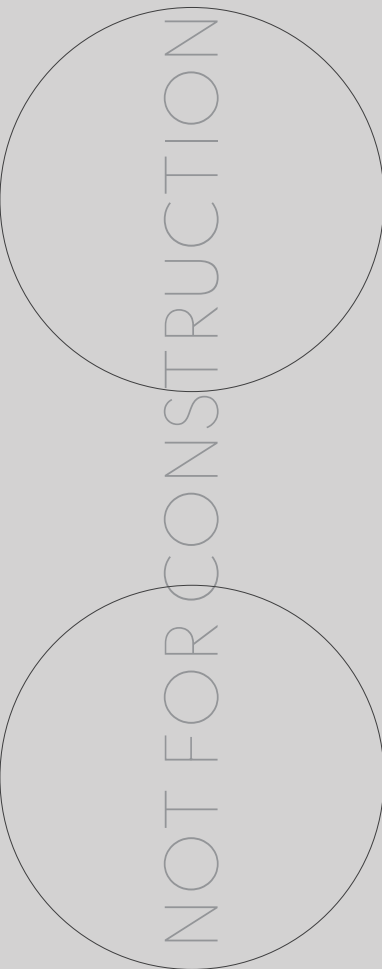
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Project North



Scale: 0' 30' 60'

Site Plan

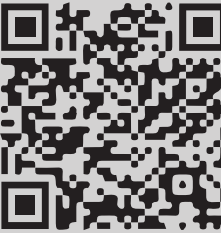
AS9.0



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Project North



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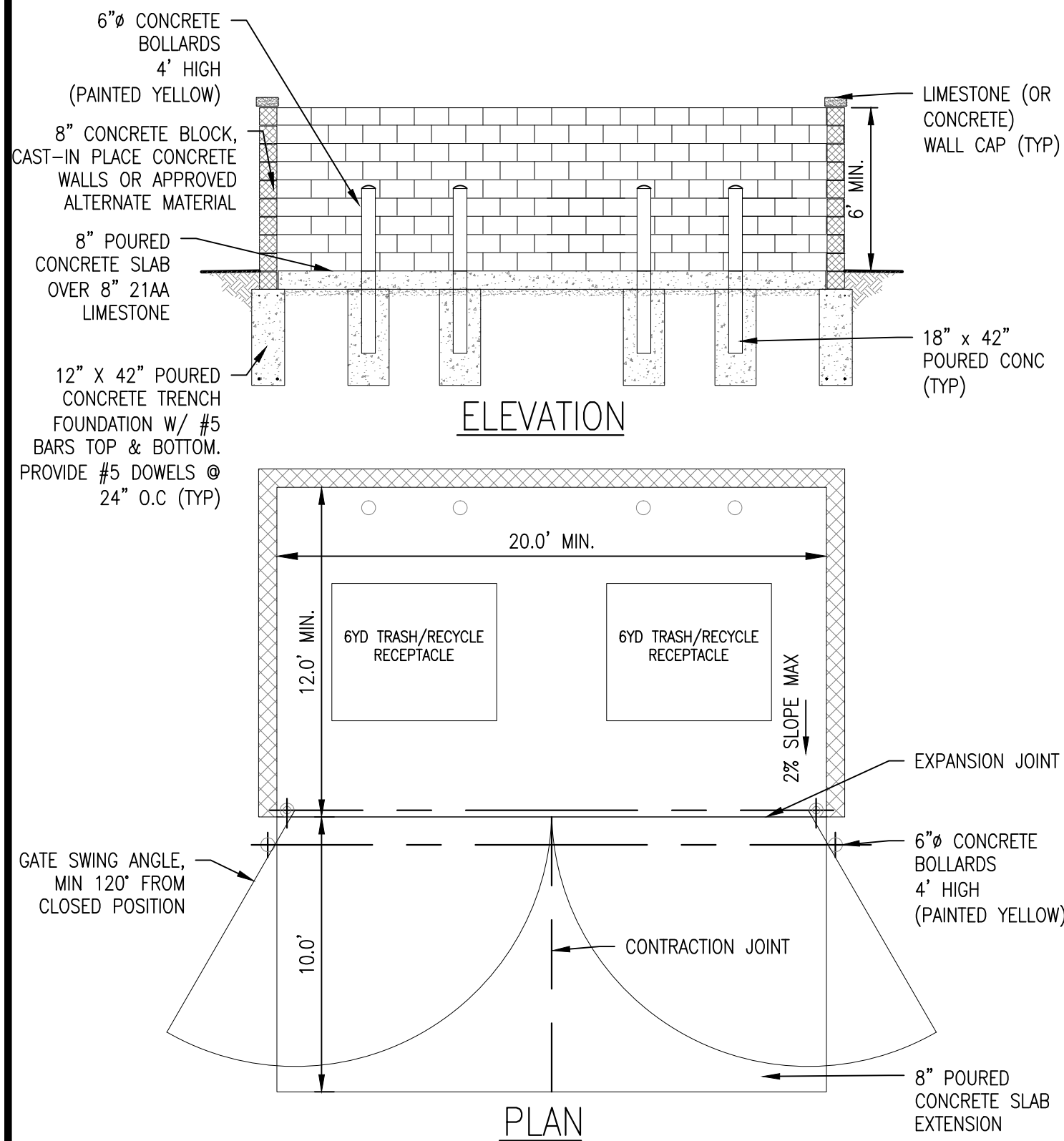
Solid Waste Plan

AS9.1



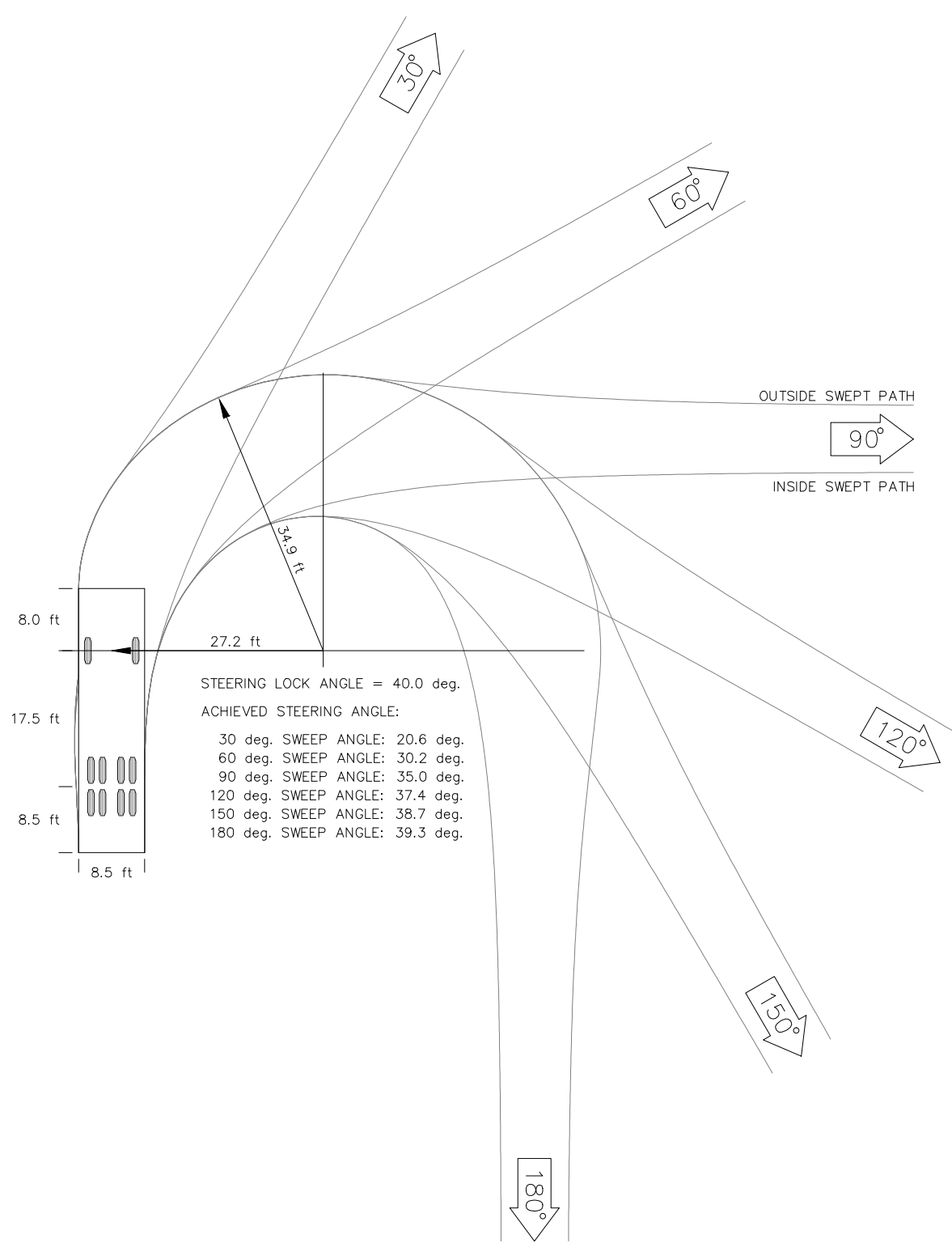
SOLID WASTE

1 Solid Waste Location
(2) 6YD Trash/Recycle Receptacles



CITY OF ANN ARBOR
PUBLIC SERVICES
301 EAST HURON STREET
P.O. BOX 8647
ANN ARBOR, MI 48107-8647
734-794-6410
www.a2gov.org

REV. NO.	DATE	DRAWN BY	CHECKED BY
DR. OHM	CH. CJE	DRAWING NO.	PAGE 2
SCALE N.T.S.	DATE 12/29/15		



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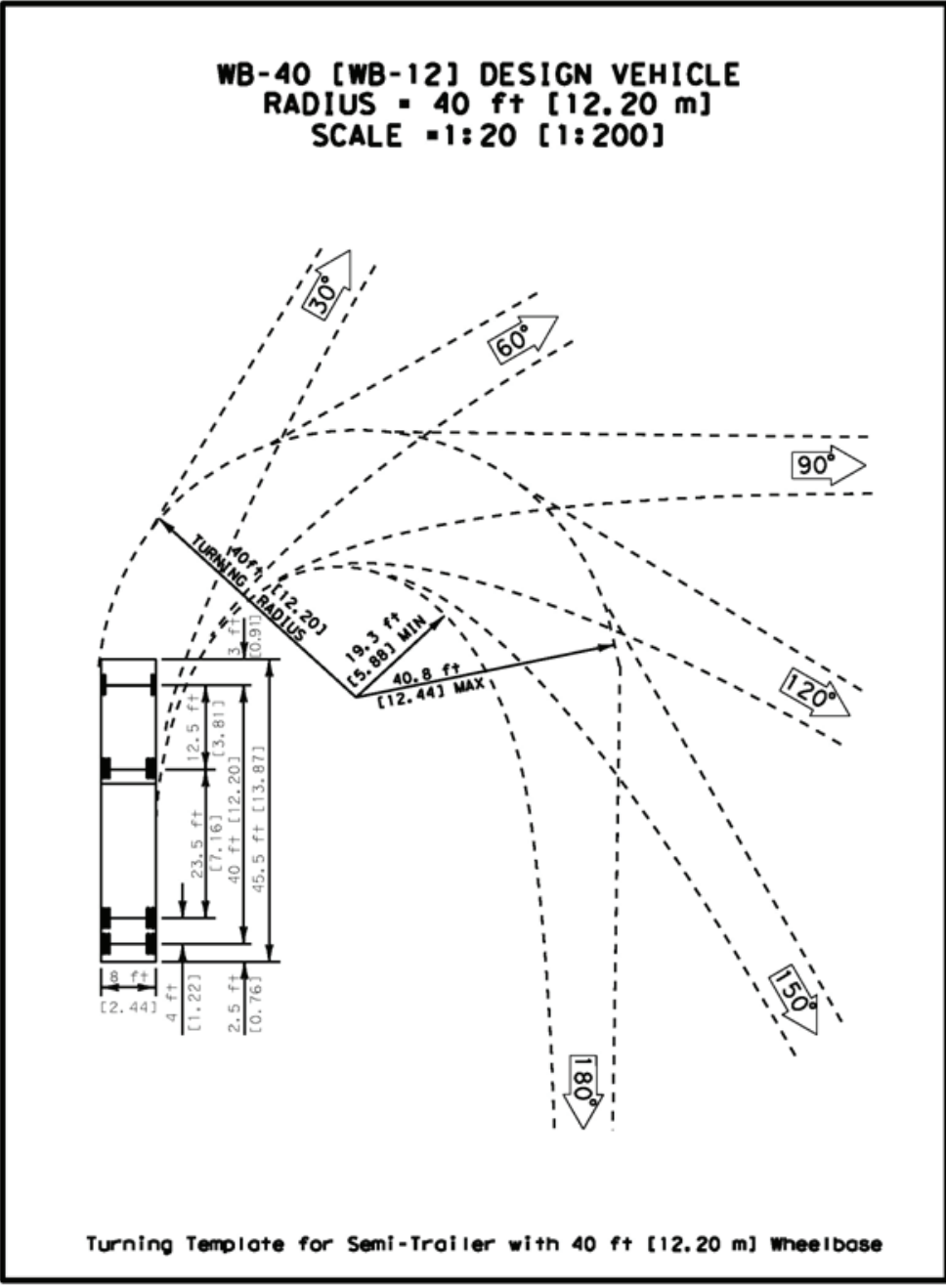
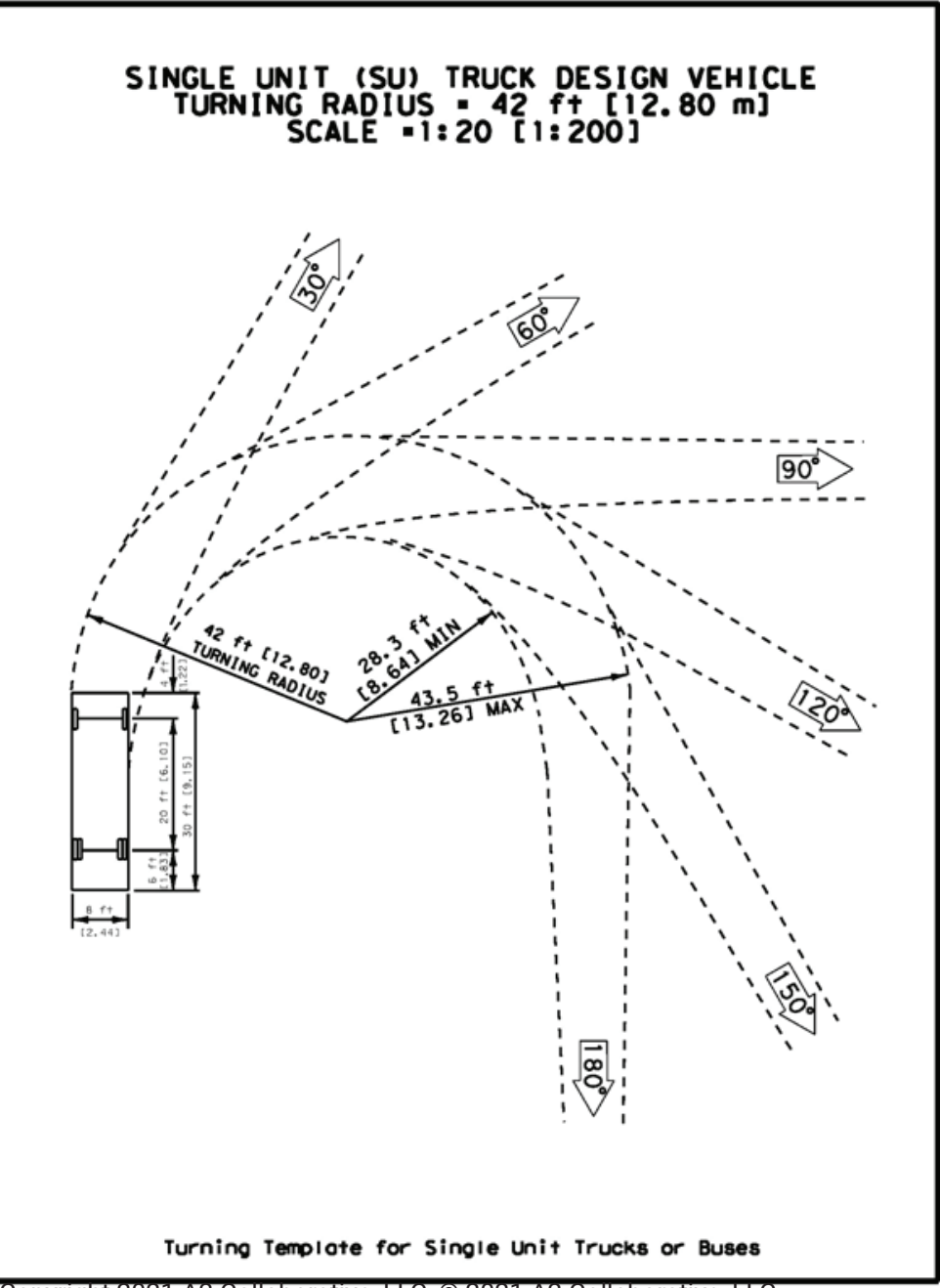
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Fire Safety Plan

AS9.2





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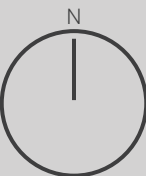
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Scale: 0' 30' 60'

Utility Plan

AS9.3



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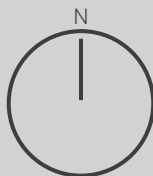
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Project North



Scale: 0' 30' 60'

Natural Features Impact Plan

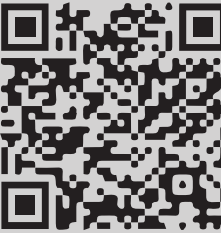
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Project North



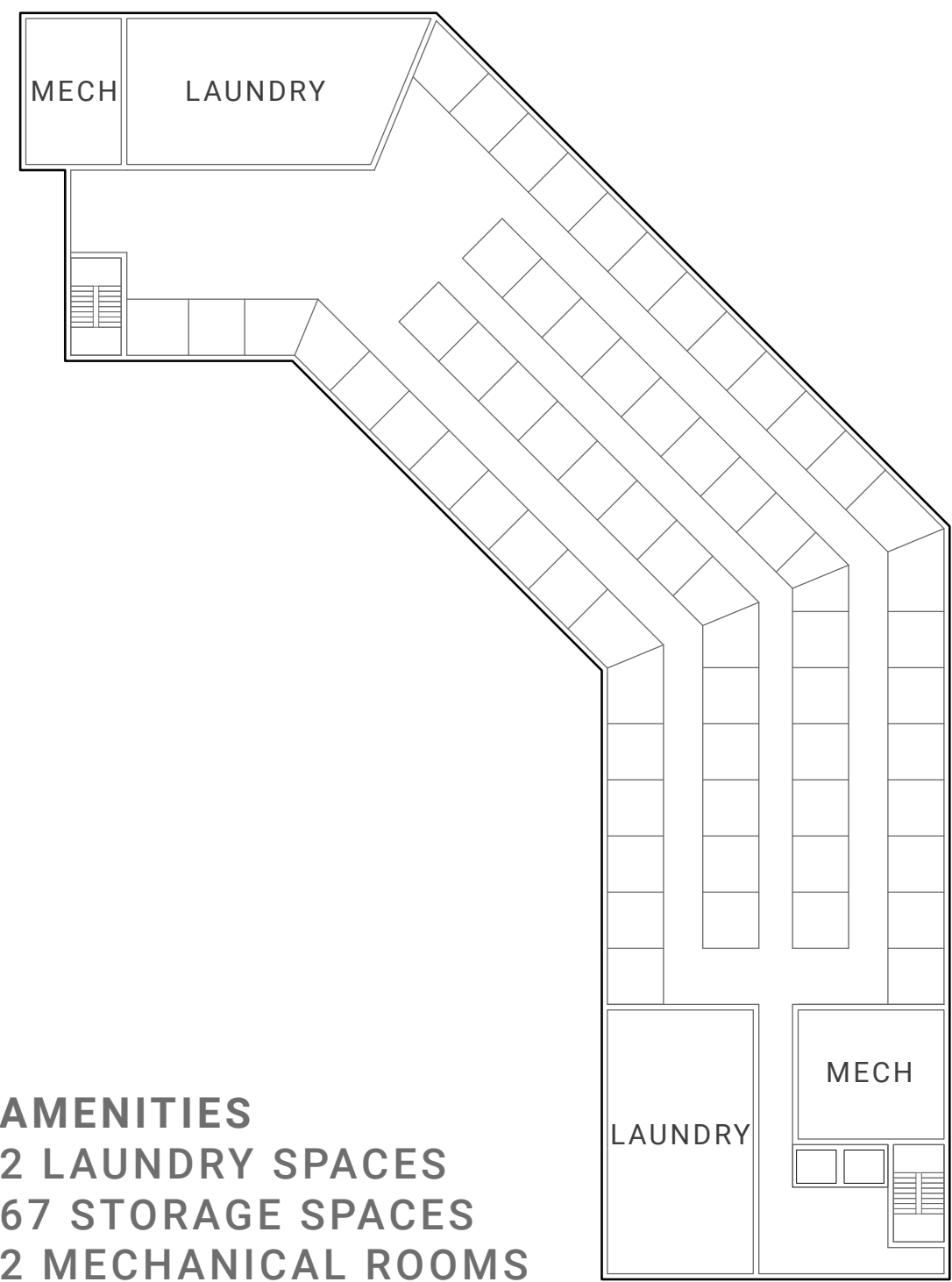
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Solar Location Plan

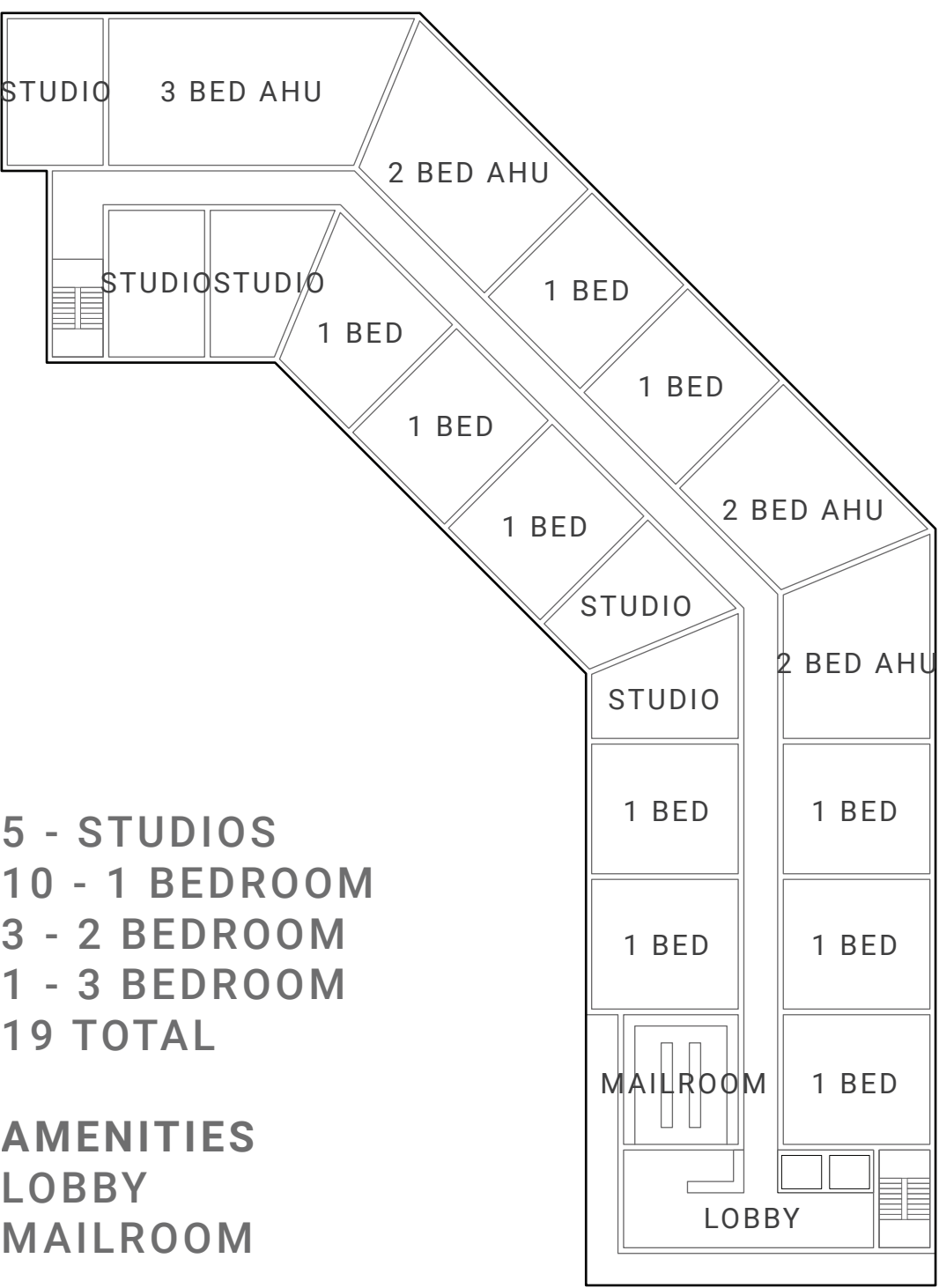
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FLOOR PLANS

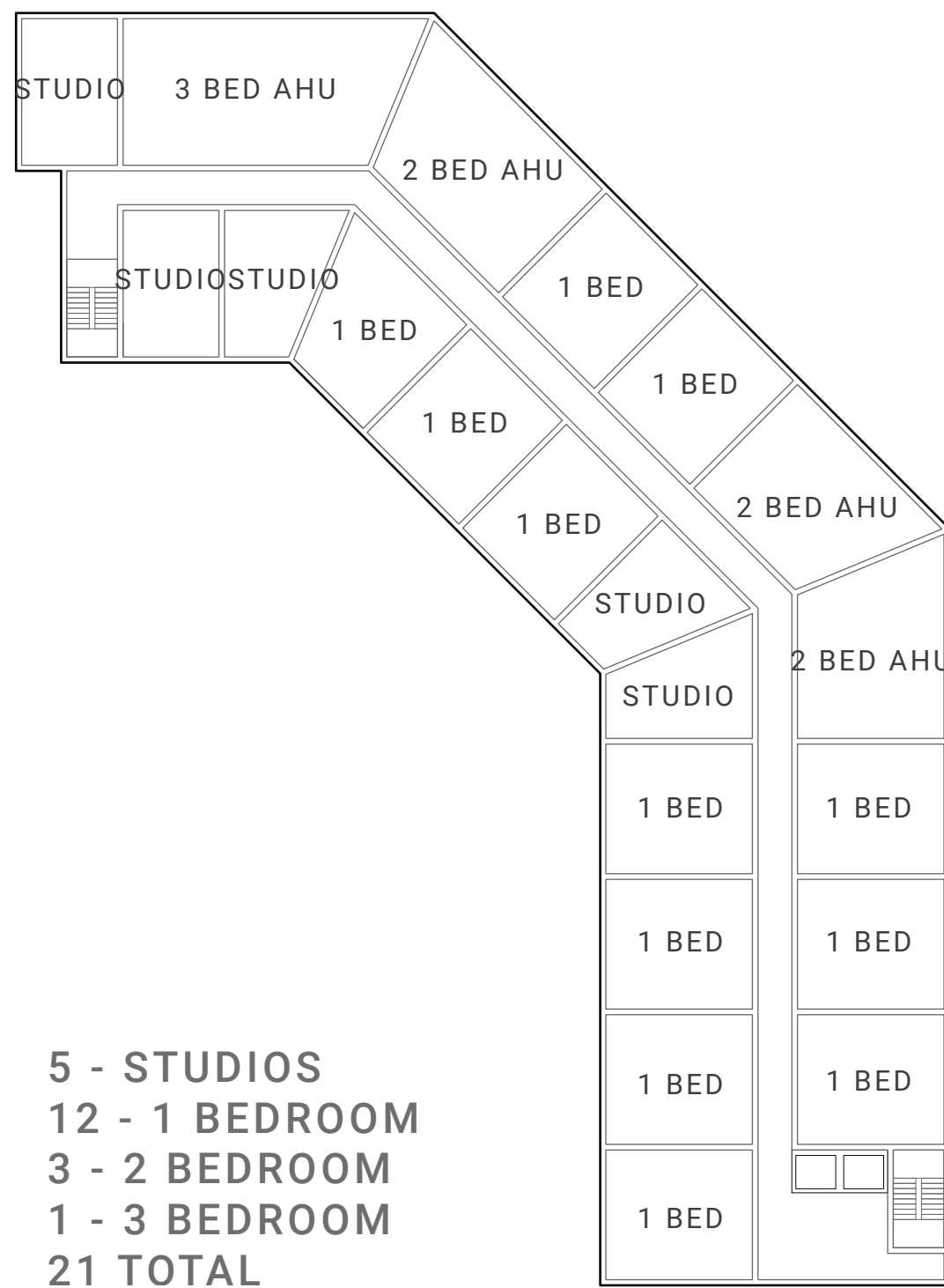
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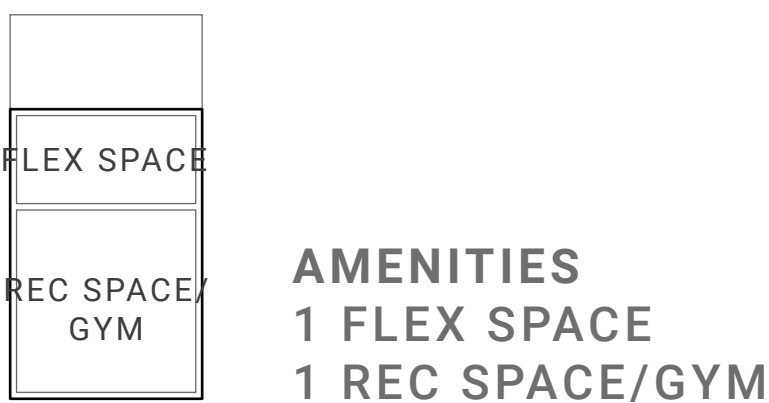
1ST FLOOR



2ND FLOOR



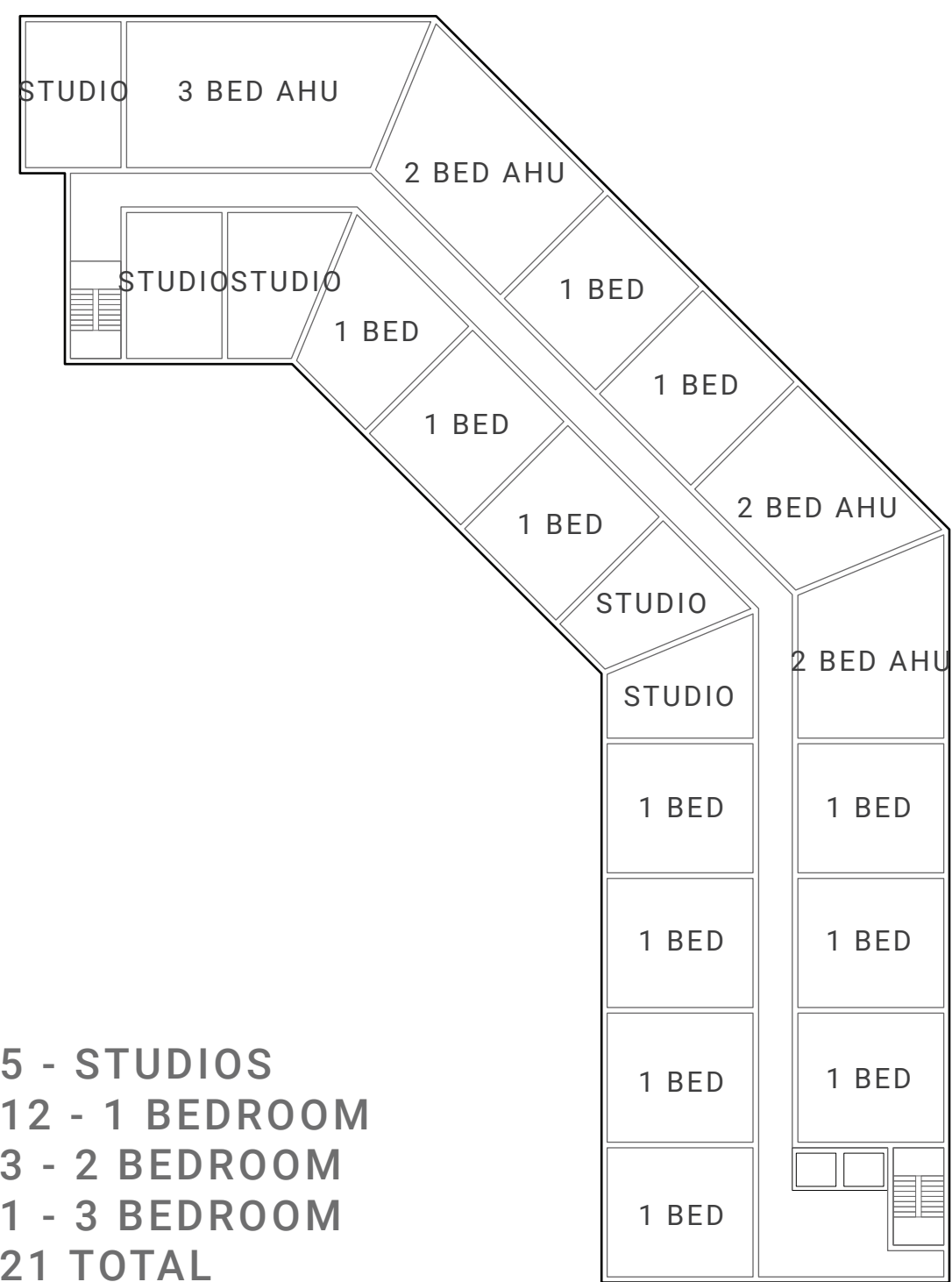
BUILDING B 1ST FLOOR



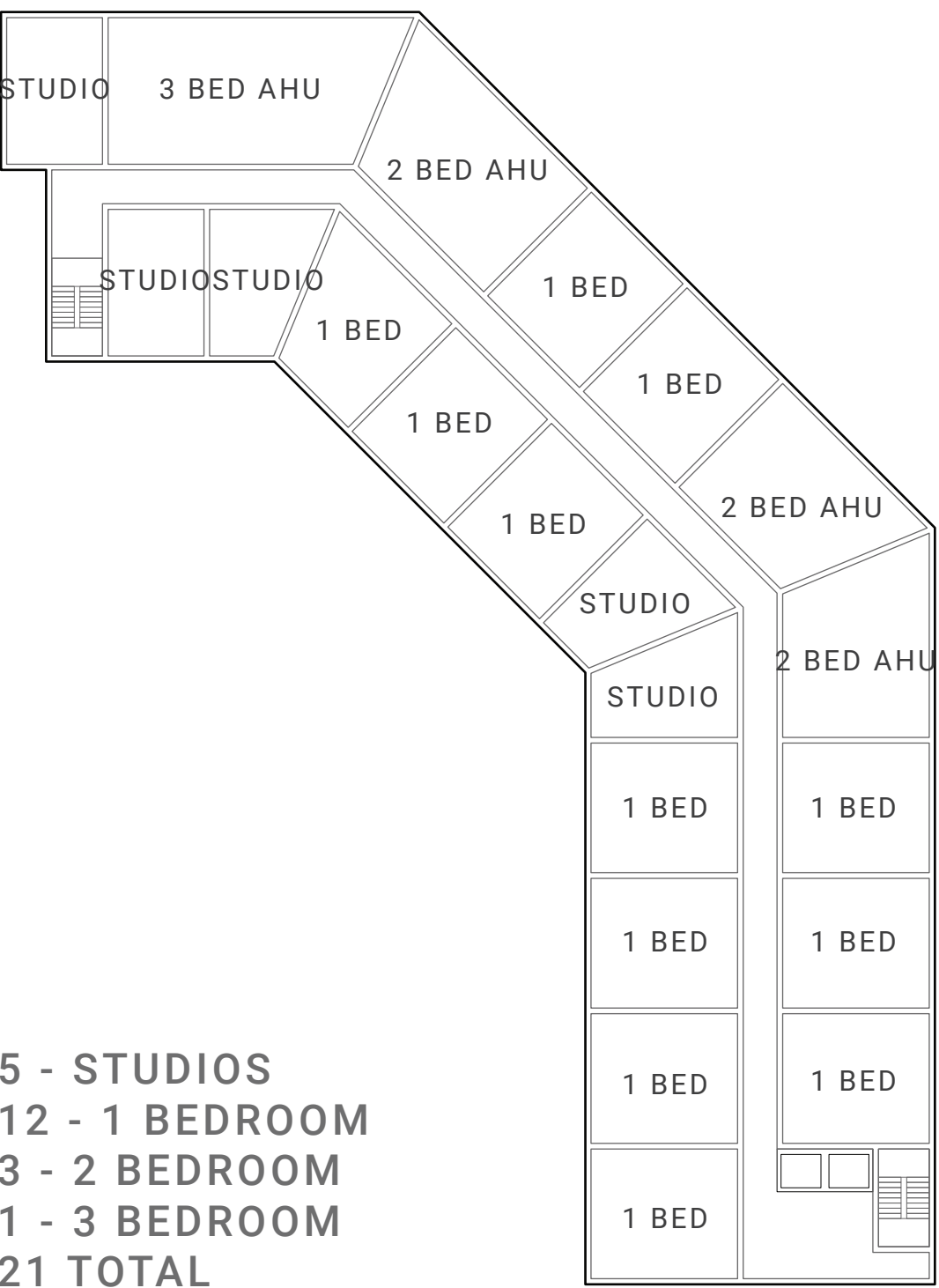
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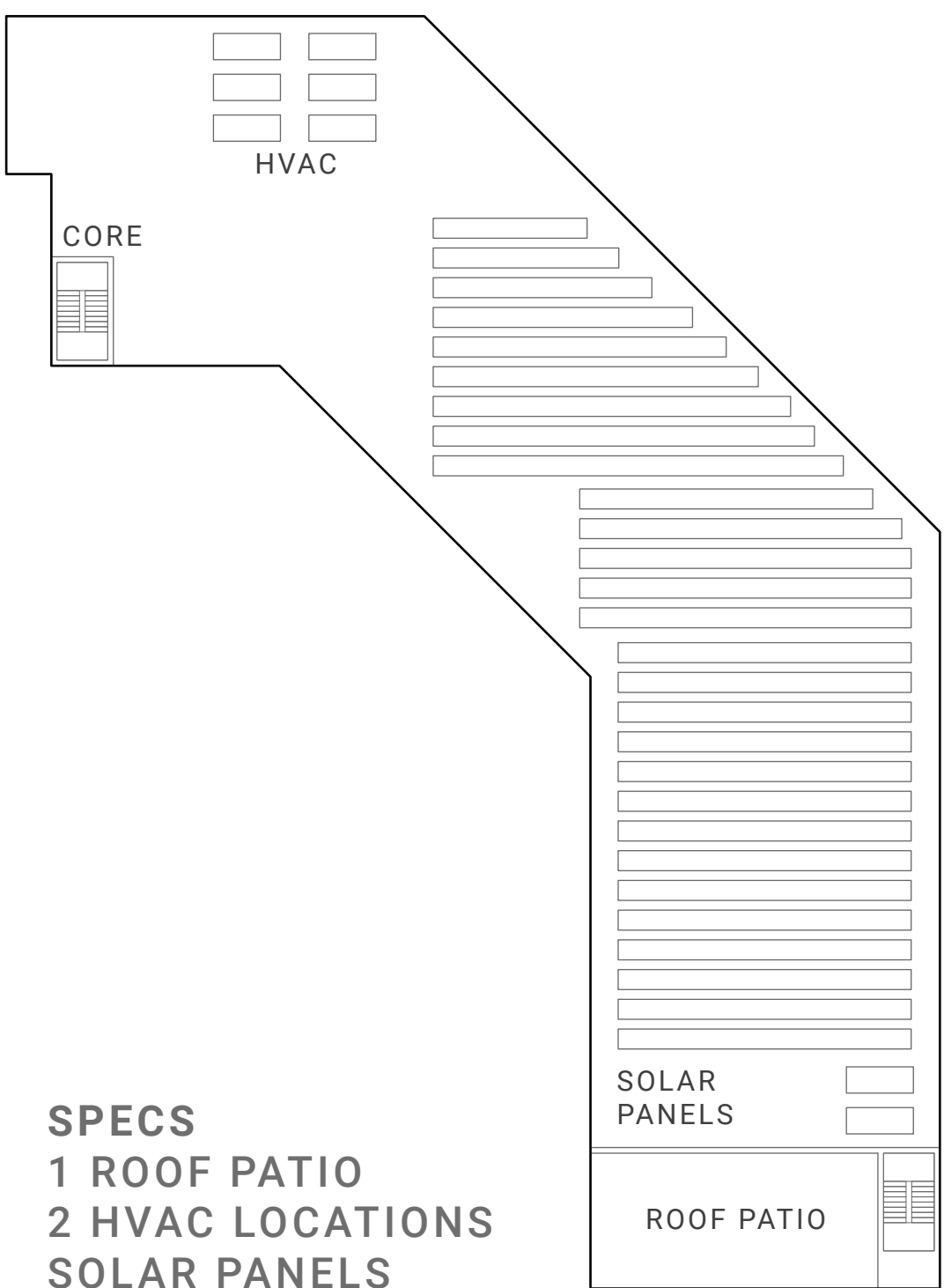
3RD FLOOR



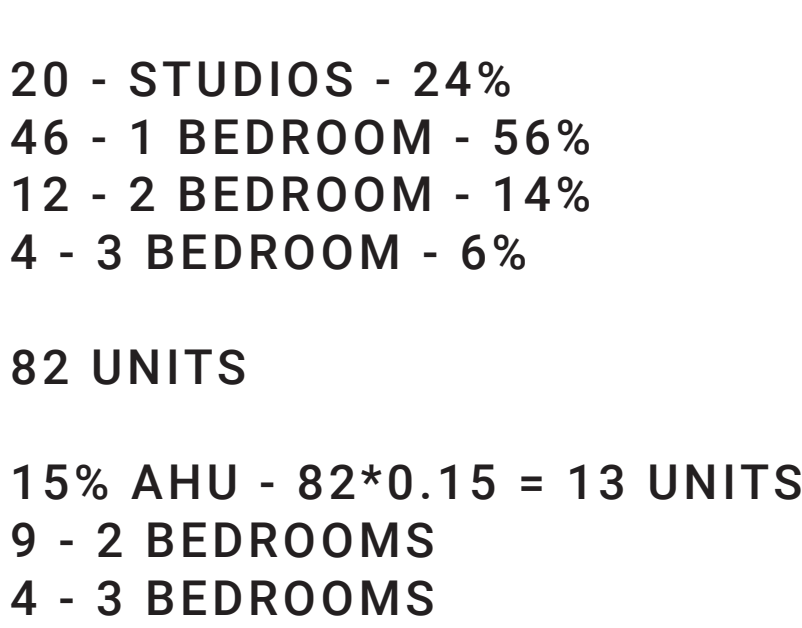
4TH FLOOR



ROOF



TOTALS



MAPLE ROAD

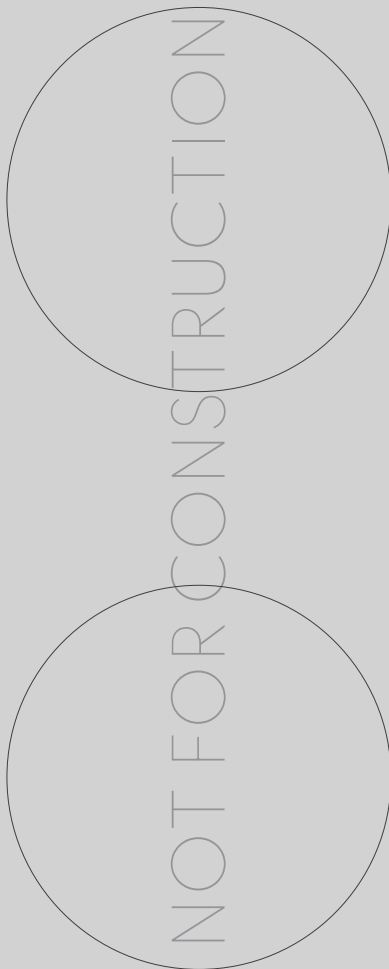
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Project North



Scale: 0' 30' 60'

Architecture

A1.0











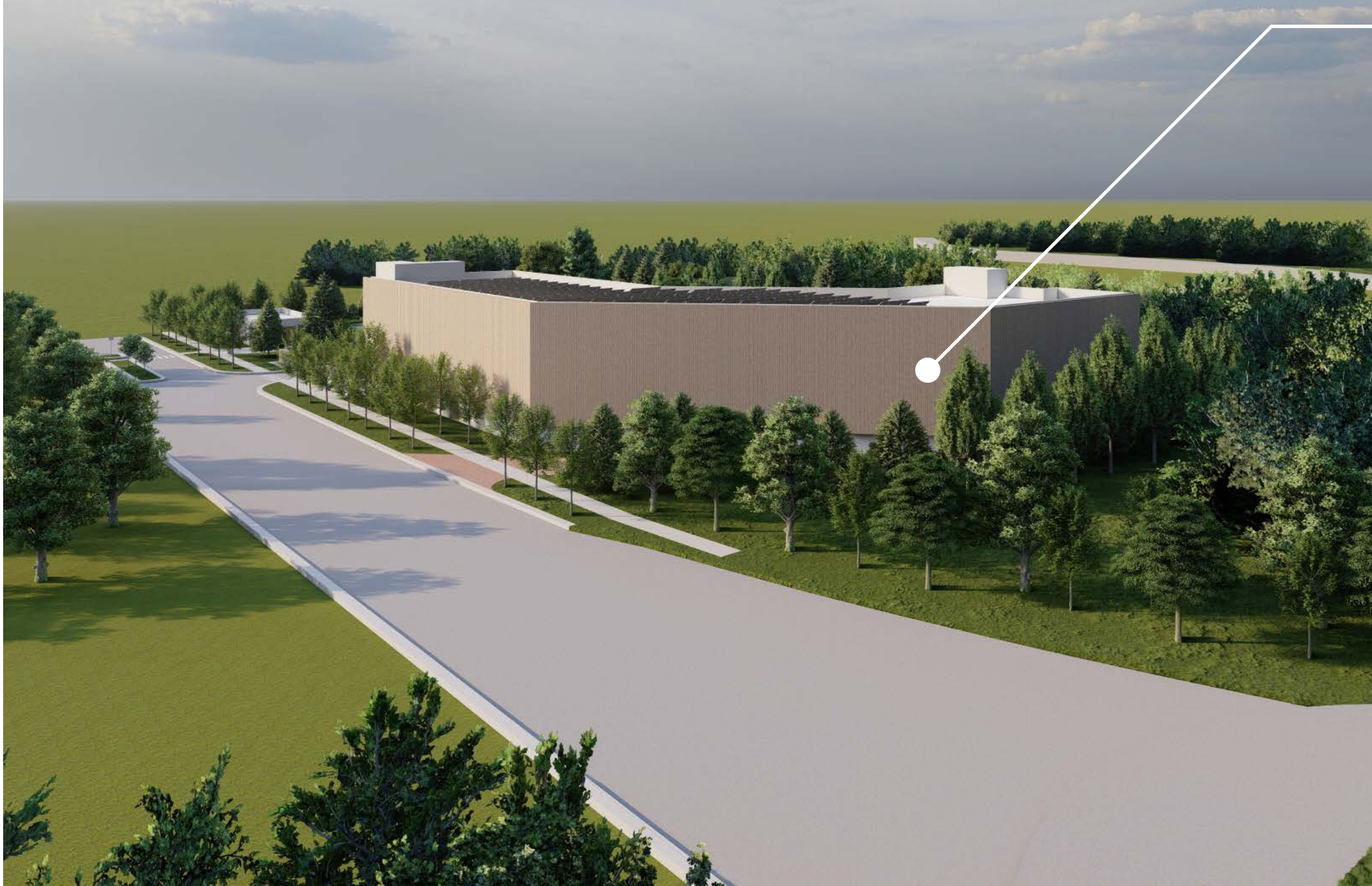




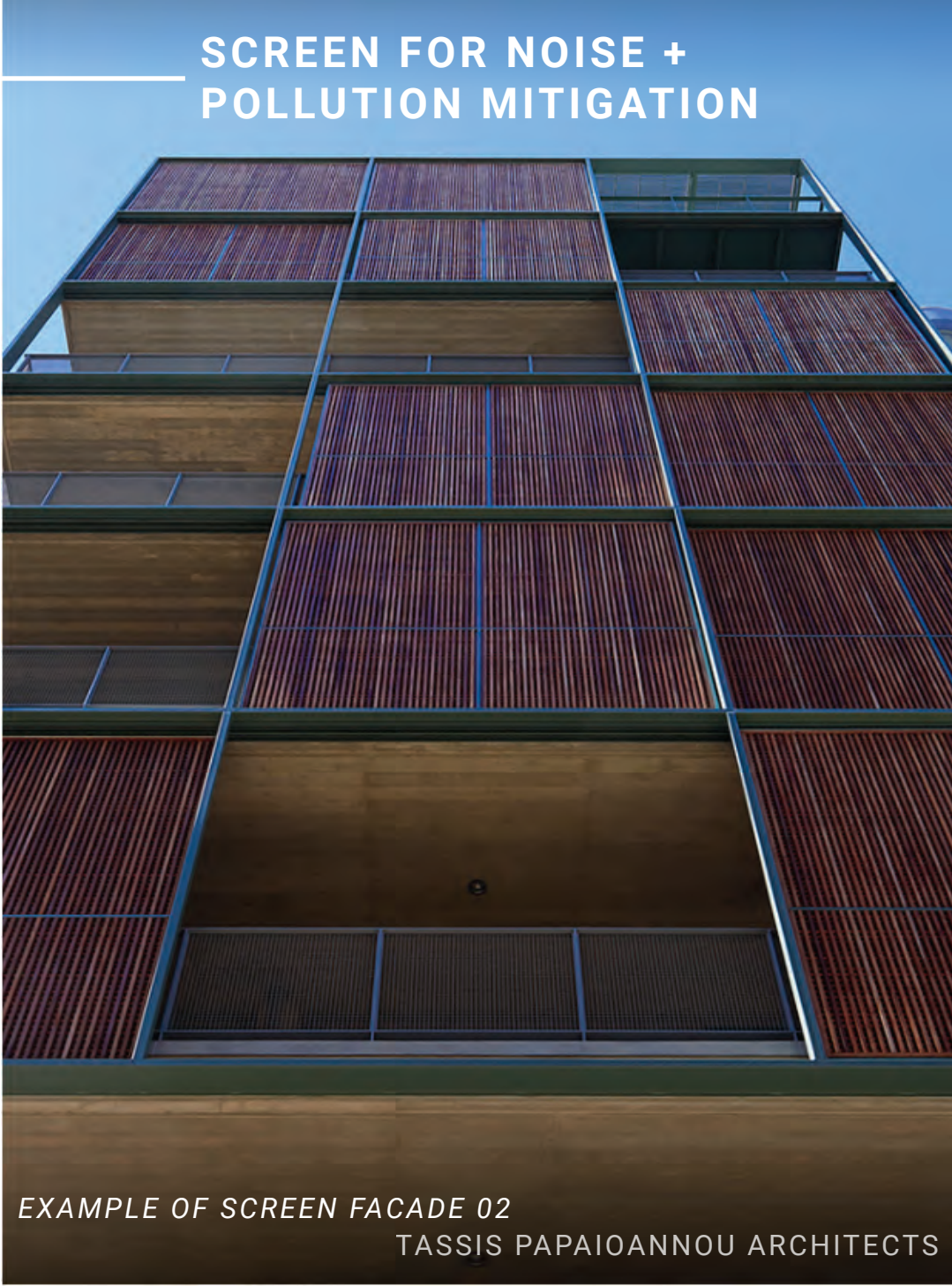









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COLLABORATIVE

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Project North



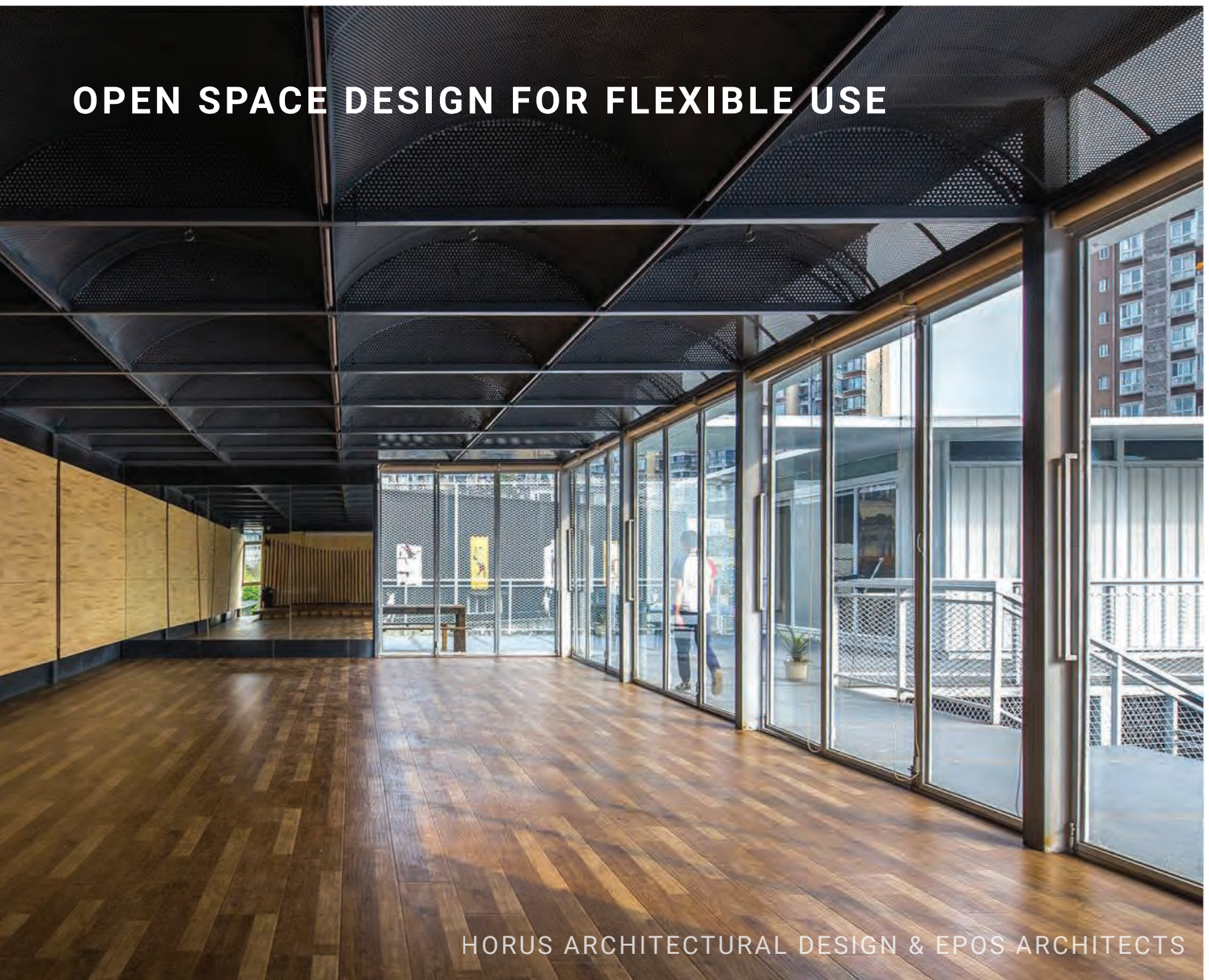
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Precedent Studies

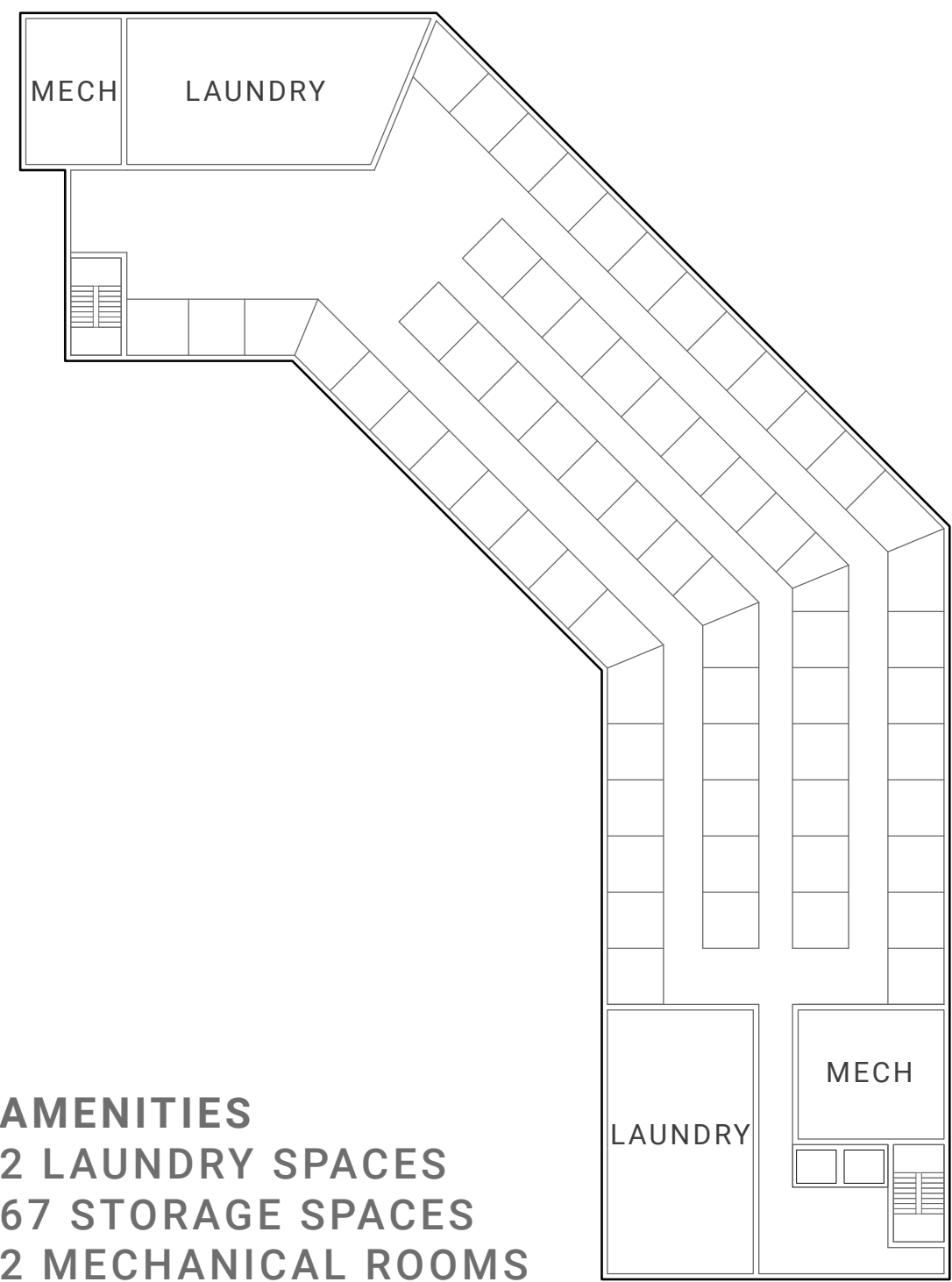
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CA 10.06.2021

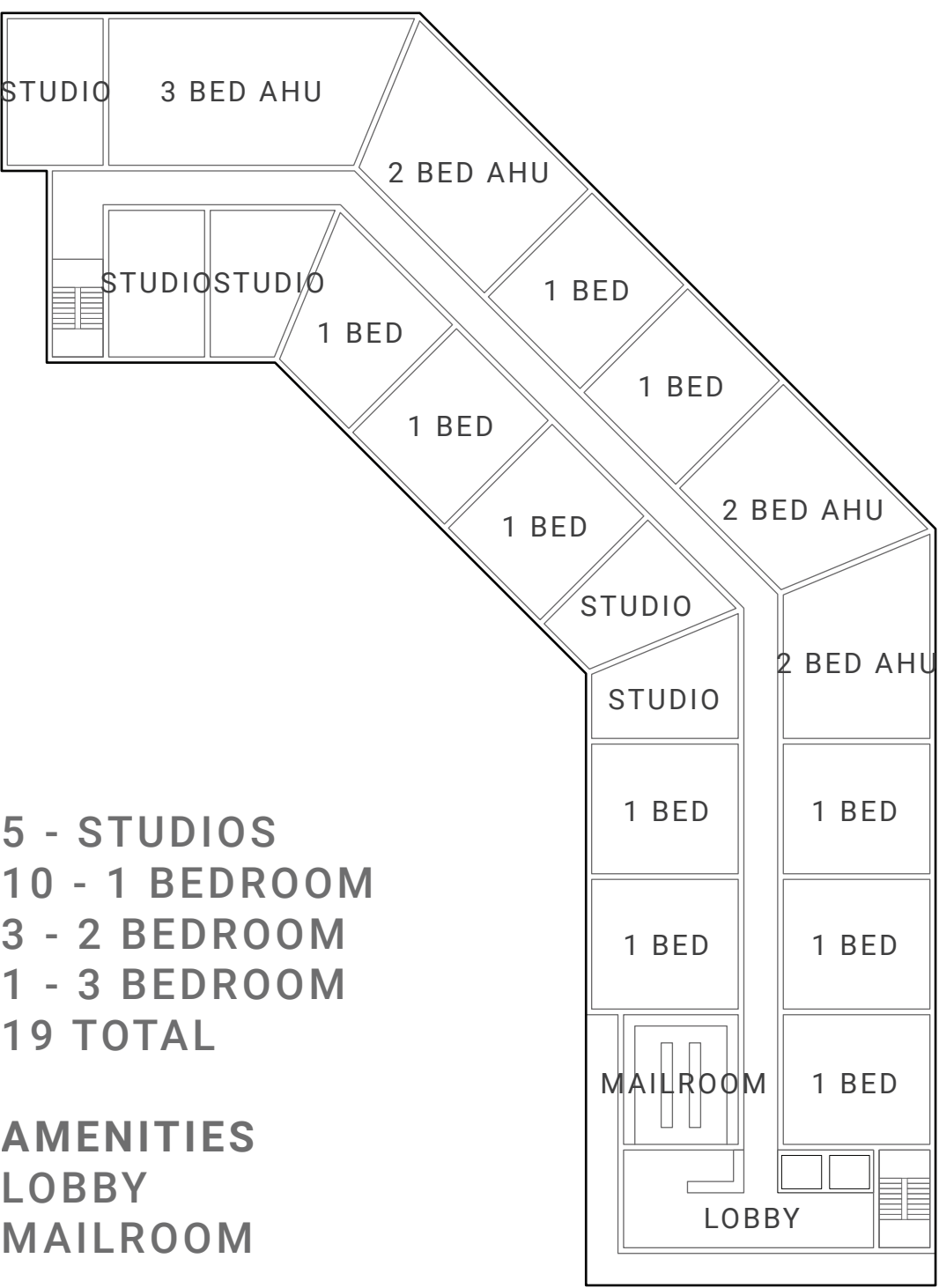


FLOOR PLANS

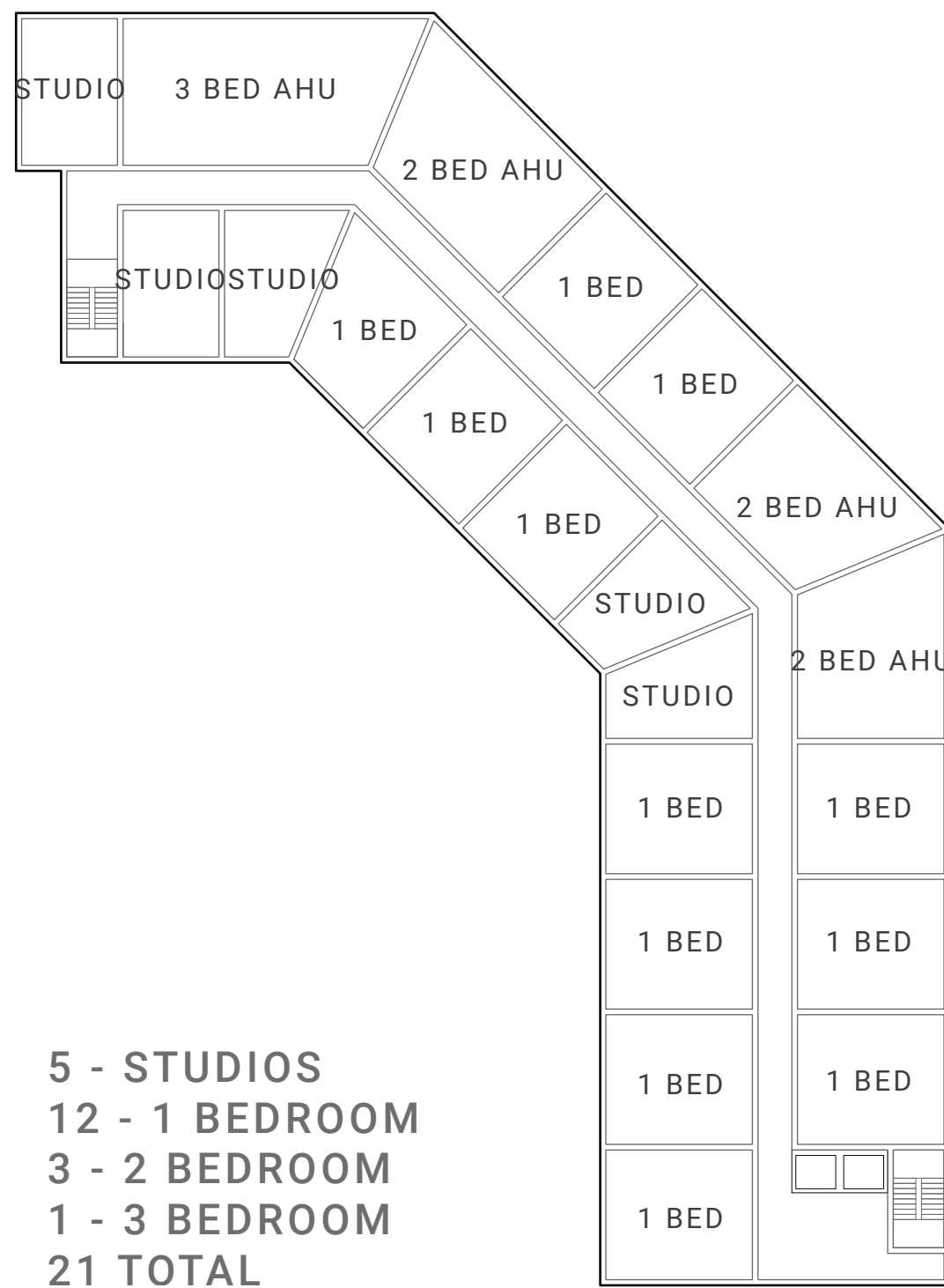
BUILDING A BASEMENT



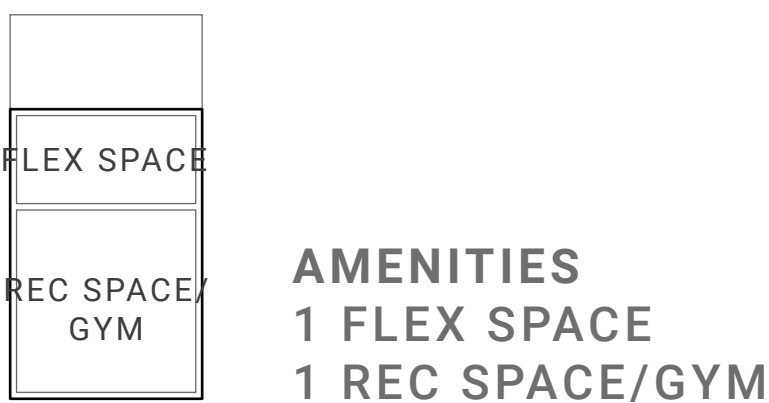
1ST FLOOR



2ND FLOOR



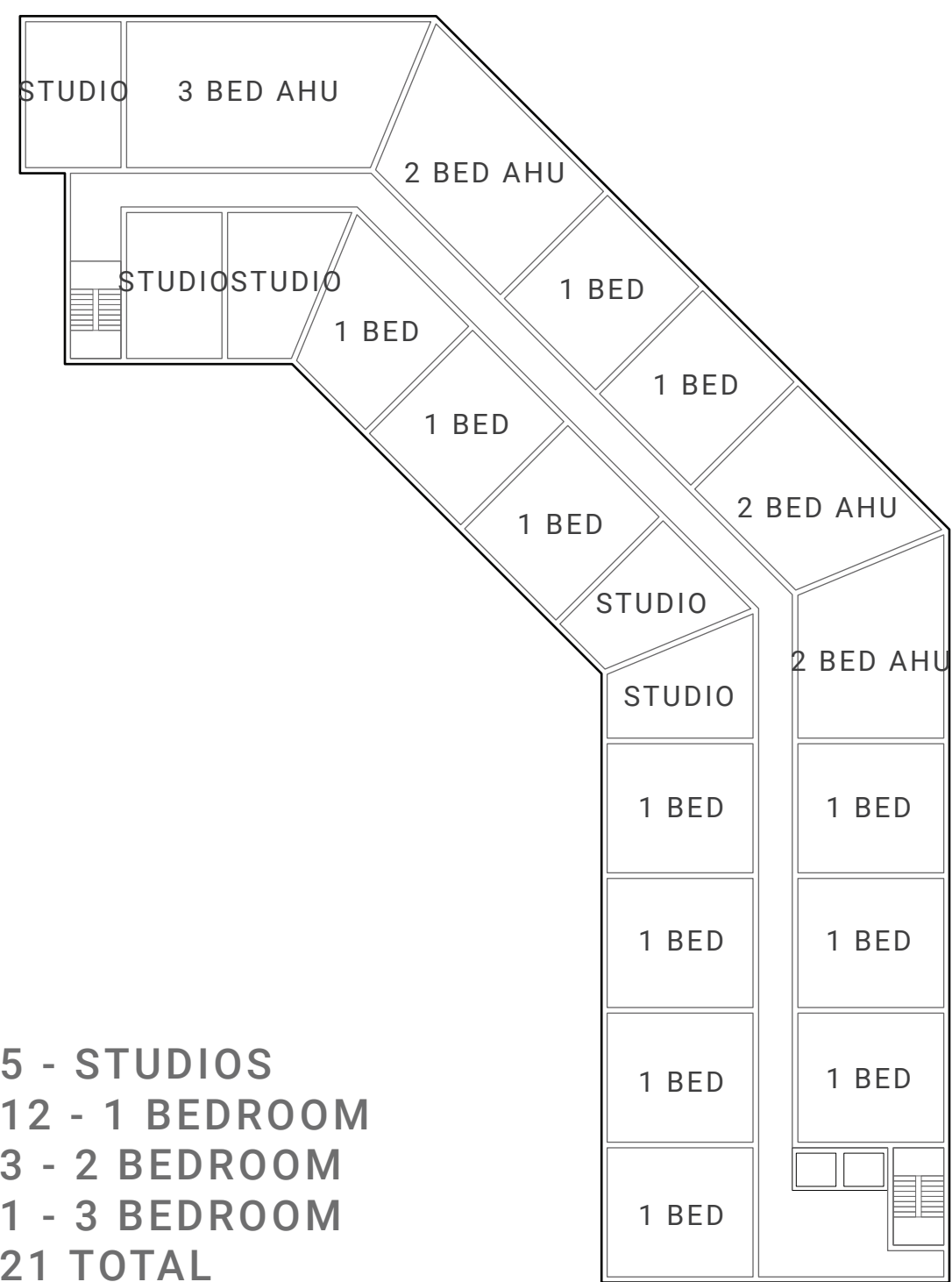
BUILDING B 1ST FLOOR



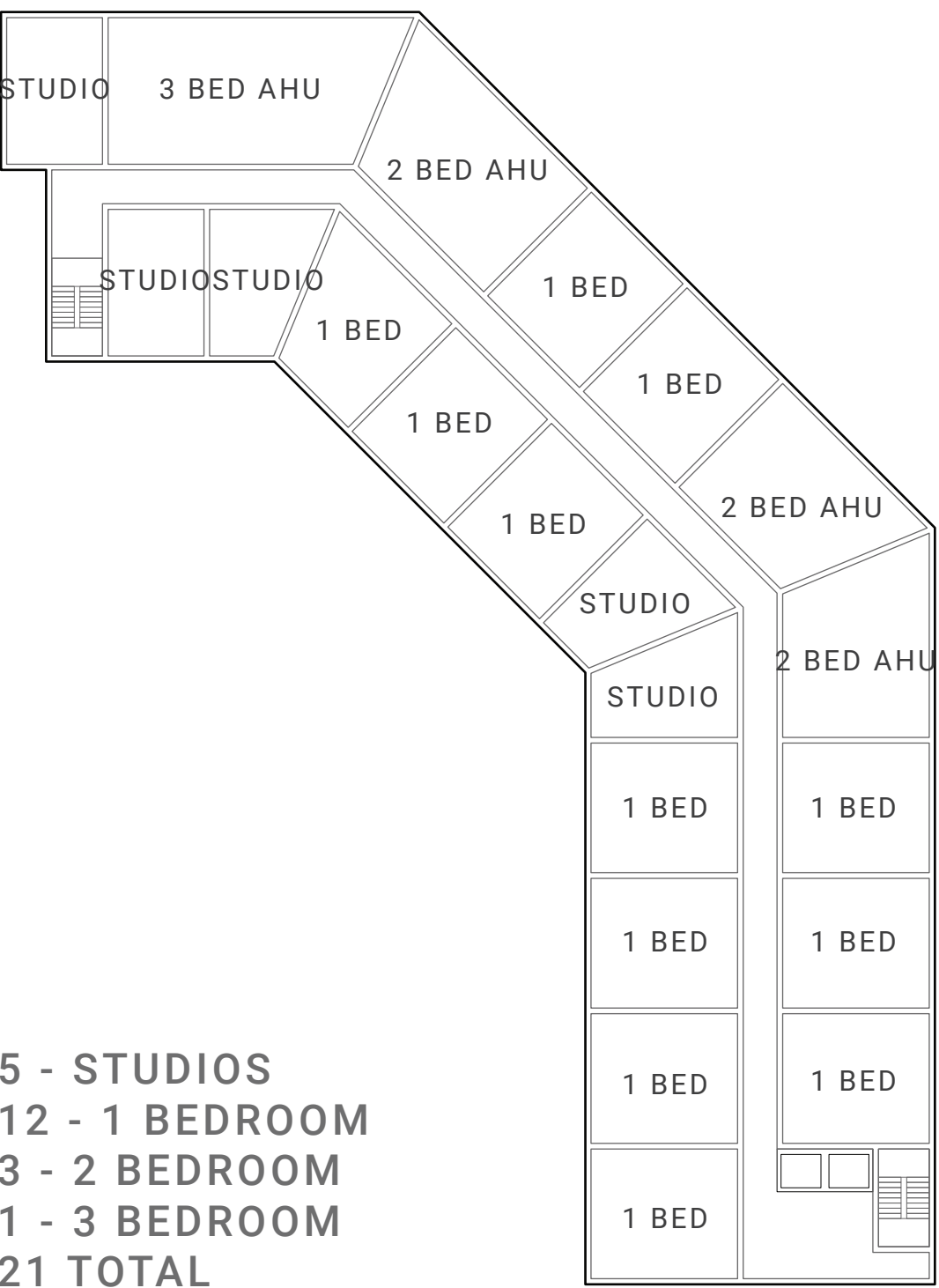
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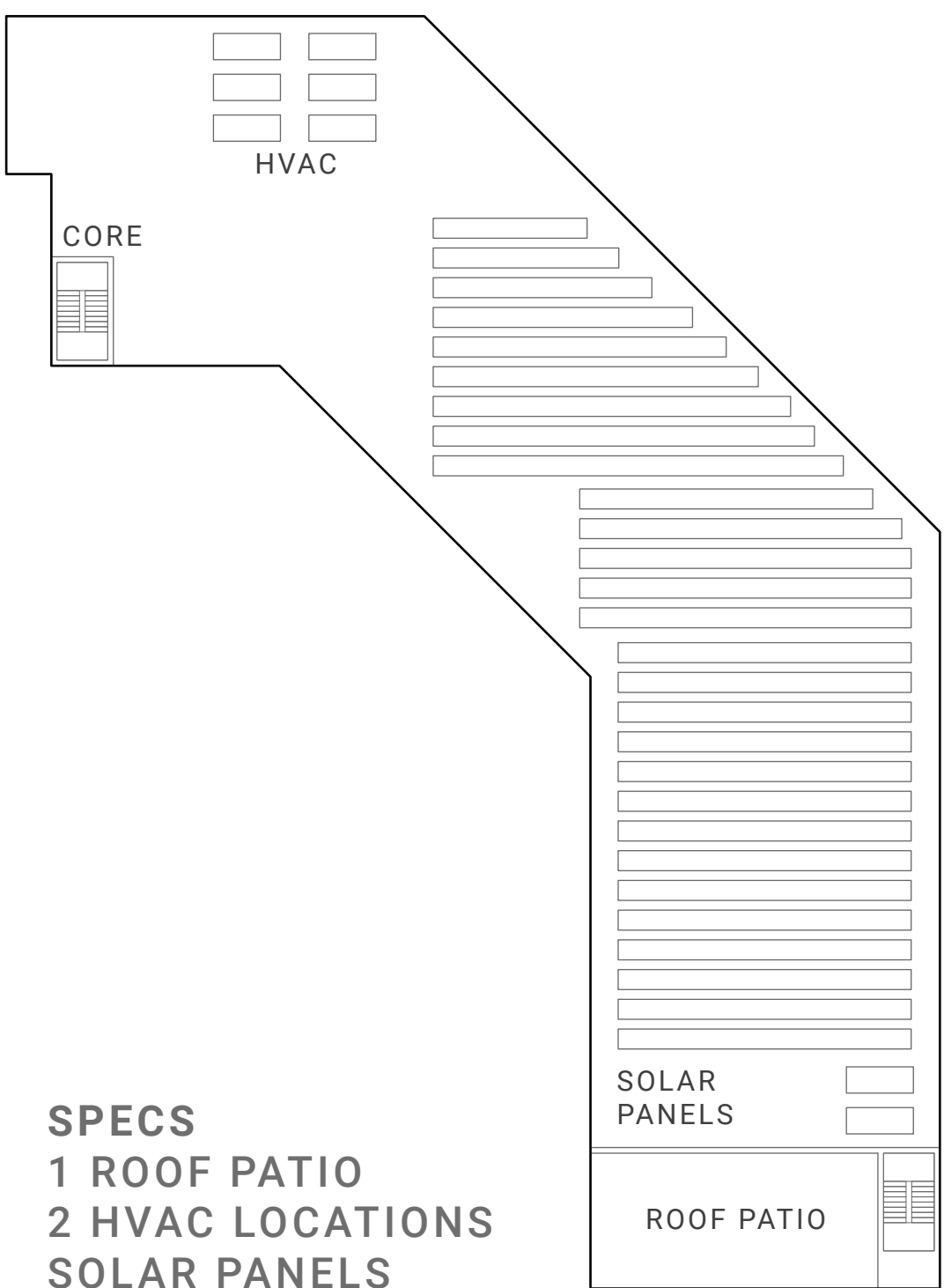
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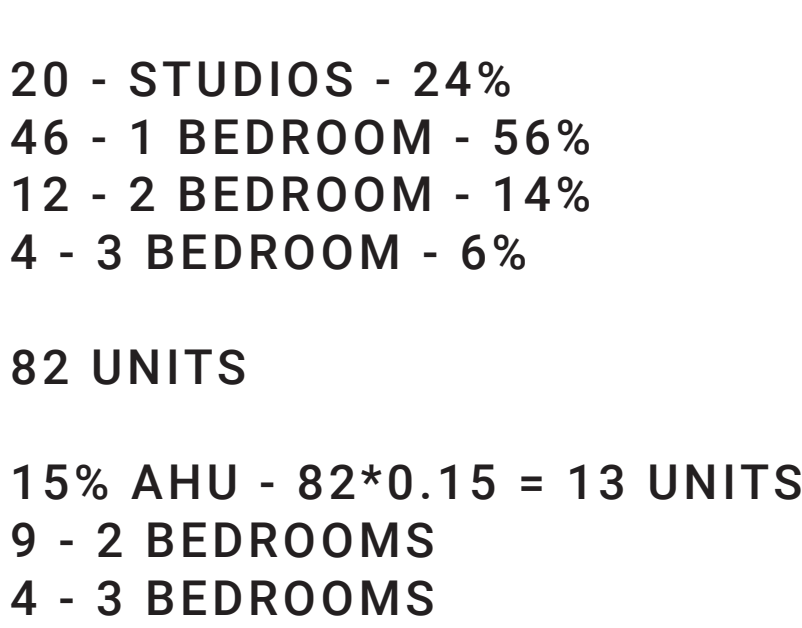
4TH FLOOR



ROOF



TOTALS



MAPLE ROAD

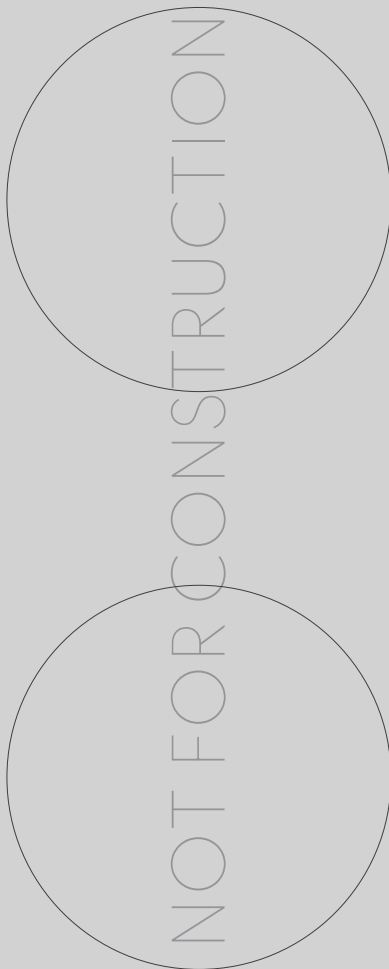
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Project North



Scale: 0' 30' 60'

Architecture

A1.0











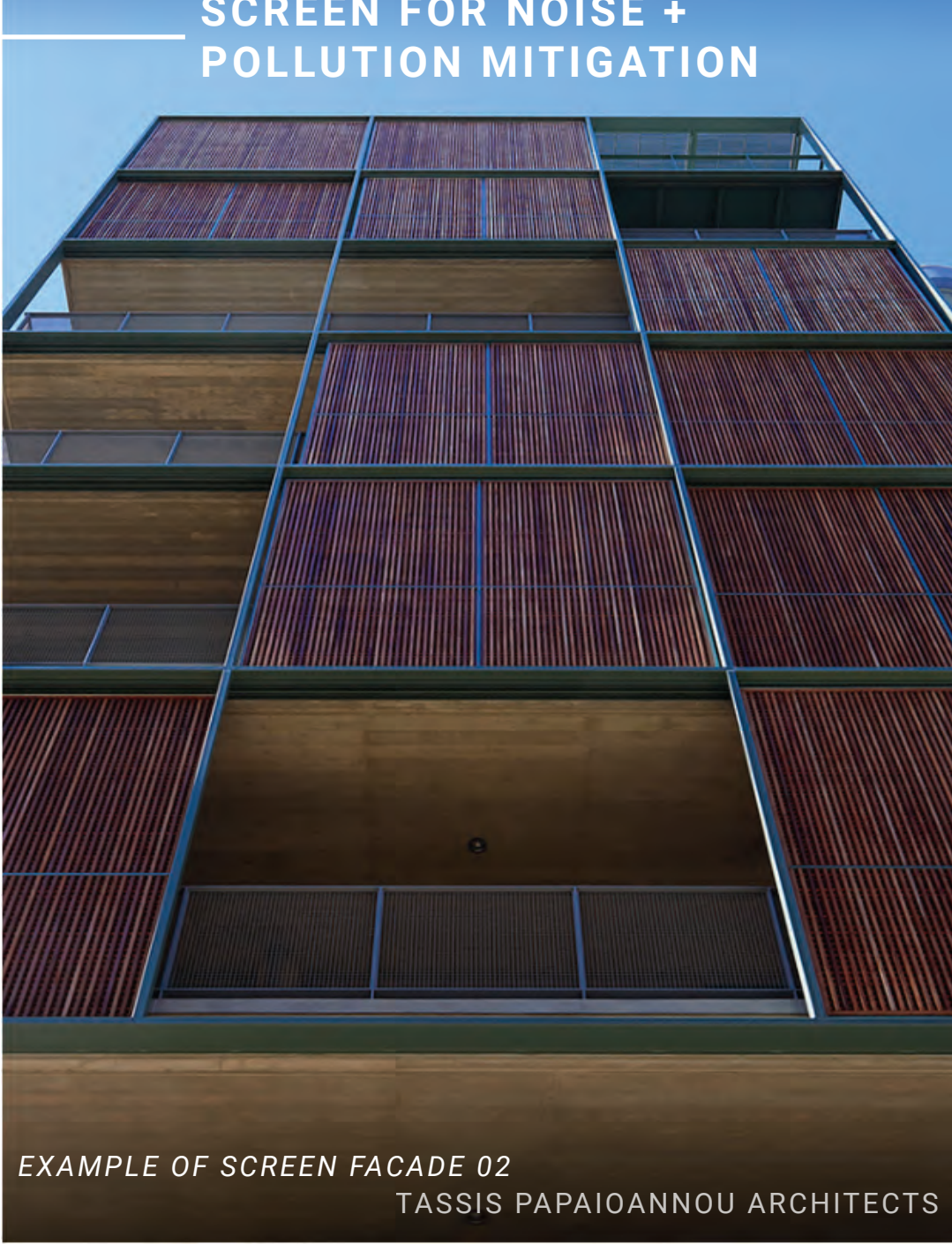
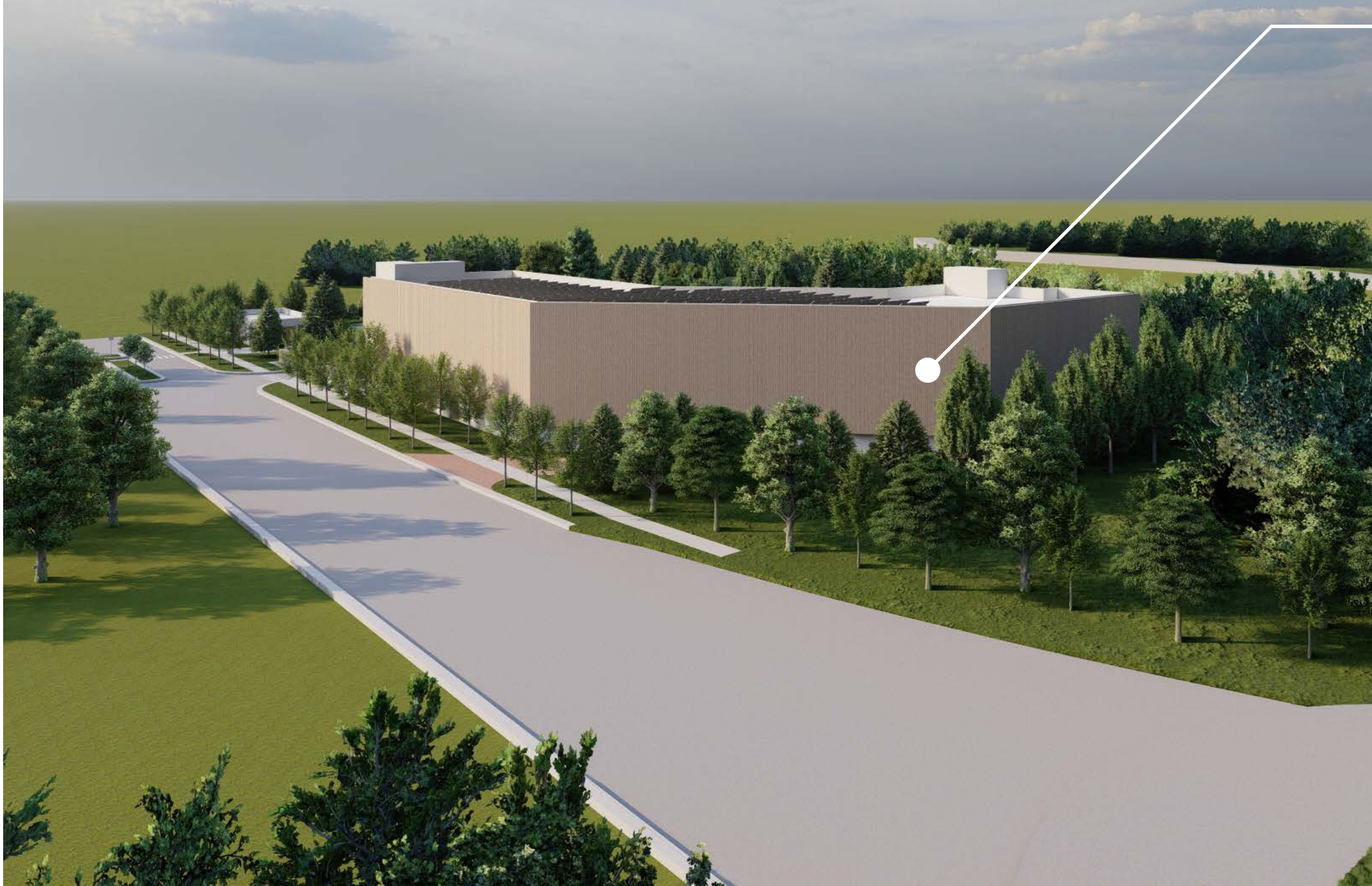


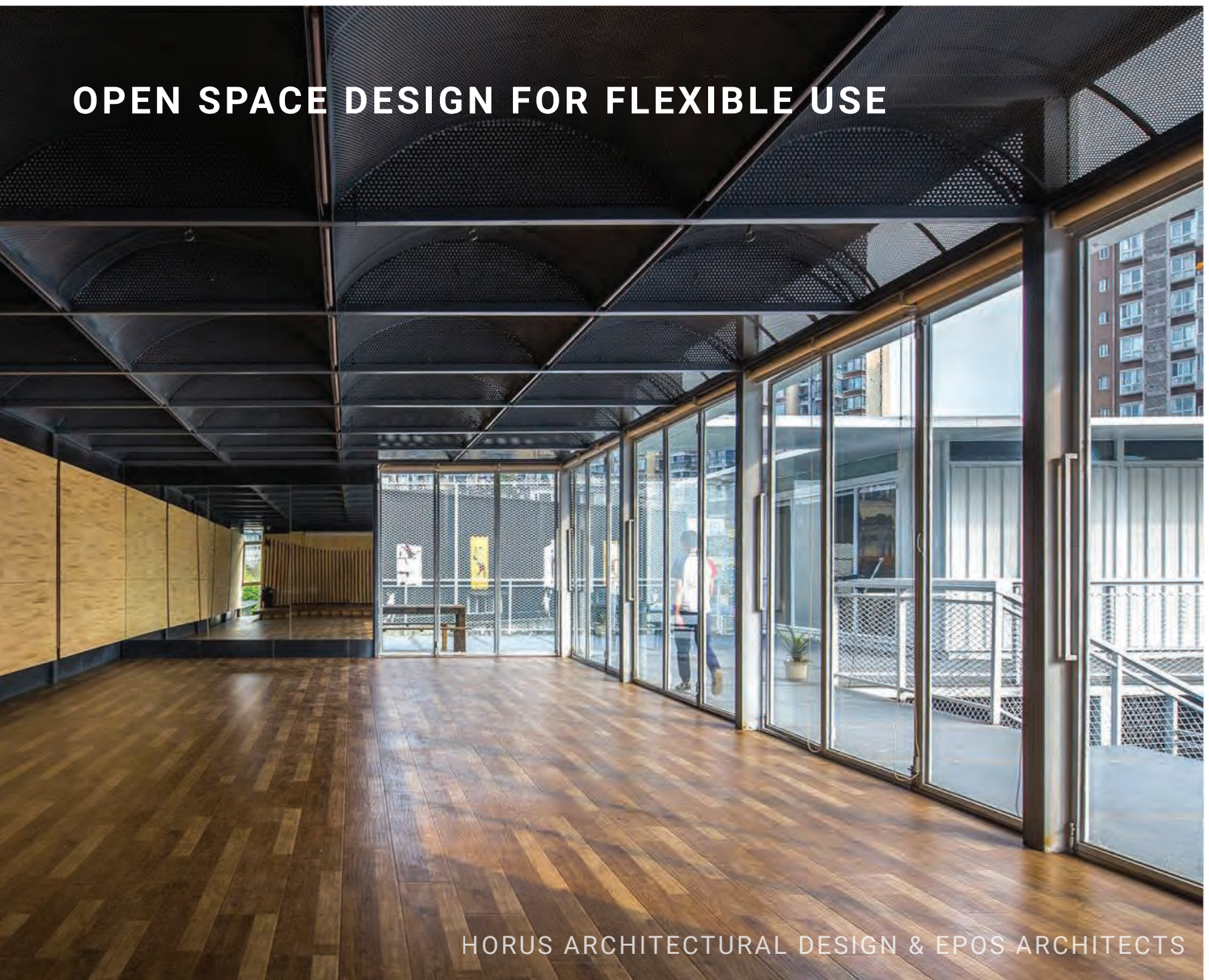












GLASS REC FACADE WITH EXPOSED WOOD

OP SIS ARCHITECTURE

OPEN SPACE DESIGN FOR FLEXIBLE USE

HORUS ARCHITECTURAL DESIGN & EPOS ARCHITECTS

ACCESSIBLE GREEN ROOF

ACCESSIBLE GREEN ROOF

NEWMAN GARRISON + PARTNERS



MAPLE ROAD

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Project North



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Precedent Studies

A3.1