

PROJECT NARRATIVE

333 E. WILLIAM STREET
CITY OF ANN ARBOR REQUIRED SITE PLAN INFORMATION
UDC Required Site Plan Information

- 1. Required Site Plan Information
a. Cover Sheet - The following general project information should be provided on the cover sheet of the plan set and all subsequent sheets as appropriate.
i. Project name, address, location, and type of site plan.
333 E. William Street, Ann Arbor, MI 48104; Site Plan for City Planning Commission.
ii. Petitioner and agent information including name and contact information.
Petitioner: Core Spaces, LLC, 1643 N. Milwaukee Ave., Chicago, IL 60647, 312-786-1736. Atn: Andrew Savoy.
Agent: Midwestern Consulting LLC, 3815 Plaza Drive, Ann Arbor, MI 48108, 734-995-0200. Atn: Scott W. Betzoldt.
iii. Statement of interest in the land, including conditions for sale or purchases of parcels such as deed restrictions, reservation of land for other uses, or other conditions which may have bearing on the total land development.
The property is under sales contract. A letter of authorization to submit the Site Plan has been provided.
iv. Vicinity map identifying the location of the Site within the City, including nearest major roads and significant features such as schools, shopping centers and parks. See Cover Sheet.
e. North indicator (pointing up or to the left) and drawing scale in bar graph form. Shown on all relevant sheets.
f. Legal description of the Site, including total acreage of the parcel(s) and total acreage of public or private roads contained in the legal description. See Existing Conditions and Survey Plan.
g. Street index and date of plan set. See Cover Sheet.
h. Required Statements - A brief written statement addressing the following concerns:
i. Identification of associated conditions such as annexation petition, rezoning petition, PUD Zoning District petition, Special Exception Use petition, planned project modification request, landscape modification request, or variance application. Identification of special circumstances associated with the application that require additional procedures or specific approvals such as Natural Features buffer area. The Site Plan application is under the D1 zoning and the project adheres to the D1 requirements.
ii. Proposed development program, including proposed land use, improvements, Floor Area or number of Dwelling Units and bedrooms, access and circulation, off-street parking, preliminary construction phasing and estimated construction costs. The proposed development is located in the D1 zoning district. The site has frontage on East William Street. The project includes removal of a single story brick building and current use as a U of M Credit Union.
iii. Proposed Development Summary.
One Building: a 16 story apartment building.
292 dwelling units/bedrooms
230,126 sq ft of floor area
Building height: 170 feet
Storm water management: an underground tank at the west part of the site is designed for full infiltration with an overflow discharge to City storm sewer in E. William Street.
Resident parking is not proposed. Access is available from both E. William Street in the front and Library Lane in the rear.
Storm water will be collected primarily through roof drains with limited surface collection. The roof conductors and surface drains will be routed to a detention chamber located on the access drive at the west portion of the site.
Proposed Phasing and Probable Construction Cost: The development will be constructed in one phase, beginning on or before 4/1/2024, with completion on or before 8/31/2026. The estimated construction cost is \$48,000,000.
iv. Community Analysis.
a. Impact of proposed development on public schools. The units are apartments ranging in size from 1 to 3 bedrooms. The units are designed as student oriented apartments. The number of children living in the building is expected to be minimal so there will be virtually no impact on public elementary and high schools.
b. Relationship of intended use to neighboring uses. The residential units will provide additional housing very close to the University of Michigan Central Campus. The residential units are likely to attract students, proposed retail, and other businesses in the nearby buildings, and may attract local churches.
c. Impact of adjacent uses on proposed development. Residents will likely patronize the businesses and institutions in the surrounding area.
d. Impact of proposed development on the air and water quality. An on existing Natural Features Site Plan and Neighboring Sites. There will be no significant impact on air and water quality is expected. There is one landmark tree proposed to remain.
e. Impact of the proposed use on historic Sites or structures which are located within a historic district or listed on the National Register of Historic Places. The site is not within a historic district and the existing building is not a historic structure.
f. Natural Features General Descriptions and Impacts: A brief summary of the Natural Features (Woodlands, Wetlands, Water Courses, Landmark Trees, Steep Slopes and Endangered Species Habitat) found on the Site. A detailed report of the quality, character and health of all existing Natural Features, and identification of all proposed impacts to them.
Endangered Species Habitat: N/A
100-Year Floodplain: none on the site.
Landmark Trees: 1, 938- Sugar Maple
Steep Slopes: none.
Existing Watercourses: none.
Wetlands: none.
Woodlands: none.
v. Traffic Statement: The number of vehicle trips per unit per peak hour and supporting documentation from the ITE Manual. A Traffic Impact Assessment report has been submitted under separate cover.
vi. Public Sidewalk Maintenance Statement: See Cover Sheet, General Number 1.
vii. Comparison Chart of Requirements and Existing and Proposed Conditions.
viii. Zoning Classification: Existing-D1, Proposed-D1.
ix. Lot Area: 0.60 acres, 26,224 square feet.
x. Total area of all Floors (measured from exterior faces of the exterior walls or on the center line of walls separating two Buildings), Floor Area and Floor Area Ratio (FAR), or Density.
230,000 sq ft gross including residential, leasing and amenity area.
xi. Open Space and Active Open Space. Not required.
xii. Required Setbacks and Yards (front, side and rear).
Front (William St.): 3.38 feet, Side, E-C-211, Side-W-11-43' Rear, N-2-23'
xiii. Height and stories.
170.0 feet, 16 stories.
xiv. Off-street vehicle parking, including accessible and barrier free spaces.
None Required: Parking is provided at the adjacent Library Lane Parking structure.
xv. Bicycle parking, including class.
Class A: 128 spaces provided
Class C: 16 spaces provided
Total Bicycle Parking: 144 spaces provided.
xvi. Notation of variances granted or proposed, planned project modifications approved or proposed.

- g. Alternatives Analysis: When any Natural Features are proposed to be removed or disturbed, drawings and descriptions of at least two alternative plans that were prepared and considered but are not proposed which demonstrate and justify that the proposed Development limits the disturbance or removal of Natural Features on and adjacent to the Site to the minimum necessary to reasonably accomplish the permitted use. N/A
h. Proposed mitigation measures: When any Natural Features are proposed to be removed or disturbed, drawings and descriptions of at least two alternative plans that were prepared and considered but are not proposed which demonstrate and justify that the proposed Development limits the disturbance or removal of Natural Features on and adjacent to the Site to the minimum necessary to reasonably accomplish the permitted use. N/A
i. Written description of the proposed mitigation program, identifying the types and appropriate quantity (i.e. basal area, square feet, caliper inches) of Natural Features removed or disturbed and the appropriate quantity of the replacement. See Sheet 8.
j. Replacement calculations. See Sheet 8.
k. Location of proposed mitigation plantings. See Sheet 8.
l. Timing schedule for implementation of mitigation measures. See Sheet 8.
m. Notation and description of any proposed alternative mitigation measures. N/A.
5. Natural Features Overlay Plan - A drawing including the dimensional layout and the existing Natural Features on Site. See Sheet 12.
6. Landscape Plan - Drawings and written descriptions of proposed landscaping, screening and buffers demonstrating compliance with applicable Development standards such as interior landscaping of Vehicular Use Areas, Right-of-Way screening, confining land use buffers, and Natural Features mitigation in order to determine compliance with applicable Development standards must be provided on the plans, including the following:
a. Location, size and species of existing trees and vegetation, and Natural Features. See Existing Conditions and Survey Plan.
b. Location of light poles, release containers and enclosures, mechanical equipment and hydrants. See Dimensional Site Plan, Landscape Plan, and Architectural Plans.
c. Limits of Vehicular Use Area and notation of its size in square feet. See Landscape Plan.
d. Proposed locations of required landscaping, screening and buffers, street trees and plantings. See Landscape Plan. No buffer or screening is required. Proposed street trees are shown on the plan.
e. Table identifying Vehicular Use Area, interior landscape islands, Right-of-Way screening, confining land use buffer, and street tree planting requirements and proposed plantings and areas to which requirements. Vehicular Use Area is 1720 square feet. Interior landscape is not required.
f. Proposed plant list, including plant names, root type, height of mature plant, botanical and common name, type and amount of mulch, ground cover and grasses. See Landscape Plan.
g. Notation of requested modifications if any. N/A.
h. Planting and staking details in accordance with the standards established by the PSA Administrator. See Miscellaneous Notes and Details sheet.
i. Specification for treatment of compacted soil on the entire Site. See Landscape Plan, Landscape Notes, number 9.
j. Specification for planting media in landscape areas. See Landscape Plan, Landscape Notes, number 12.
k. Irrigation plan or water exists (tree tags). See Landscape Plan, Landscape Notes, number 15. See also Architectural Plans.
l. Landscape maintenance program, including a statement that all diseased, damaged, or dead material shall be replaced in accordance with this Code by the end of the following planting season as a continuing obligation for the duration of the site plan. See Landscape Plan, Landscape Notes, number 2.
m. Identification of snow storage areas, including a statement that snow shall not be stored onto interior landscape islands unless designed for snow storage. Indicated on sheet 8.
n. Berms, retaining walls, screen walls, fences, tree walls to preserve existing trees, culverts to maintain and protect drainage patterns, or any other construction details necessary to resolve specific Site concerns. See Architectural Plans.
7. Utility Plans - Drawings and written descriptions of the existing and proposed public utilities serving the Site must be provided on the plans, including the following:
a. Location and type of existing and proposed public water, sanitary sewer and storm sewer mains and leads. Note invert elevations of storm and sanitary mains. See Existing Conditions and Survey Plan, San, and Utility Plans.
b. Location of existing and proposed fire hydrants. Indicate a 250-foot or 350-foot radius, as appropriate for the type of proposed development, around each hydrant. Show and dimension hose lay to any external portion of a structure via an approved fire route from any hydrant or combination of hydrants. Location of fire department connections (FDC) to Buildings. Dimension distance of the hose lay from the FDC to the nearest hydrant via an approved fire route (provide dimension following an actual hose laying route). Location of fire department connections (FDC) to Buildings. Dimension distance of the hose lay from the FDC to the nearest hydrant via an approved fire route (provide dimension following an actual hose laying route). Location of fire department connections (FDC) to Buildings. Dimension distance of the hose lay from the FDC to the nearest hydrant via an approved fire route (provide dimension following an actual hose laying route).
c. Location of existing Public Utility easements, including fiber and page number. N/A.
d. Location and dimension of proposed Public Utility easements. Drawings and written descriptions of proposed easements will be provided with construction drawings and engineering plan submittals as required. N/A.
e. Sanitary sewer flow mitigation calculations. See Utility Plan.
f. Planning and notation of proposed Buildings, or notation that none are existing or proposed. There are no firewalls in the proposed building. The building is fully fire resisting.
g. Grading and Soil Management Plan - Drawings and written descriptions demonstrating compliance with the applicable Development standards for Grading and Soil Erosion controls must be provided on the plans, including the following:
i. Vicinity map showing location of Site and all adjacent properties within 500 feet of the Site boundaries showing relationship to any Watercourse. See Vicinity Map on the Cover Sheet. There are no Watercourses within 500 feet of the Site.
ii. Soil investigation report, survey or profile of data regarding the nature, soil type, distribution, erodibility, and supporting ability of existing soils or rock on the Site in accordance with the United States Department of Agriculture soil survey standards. Soil Report has been submitted separately. One soil boring has been performed for purposes of infiltration capability. The soil boring logs is shown on sheet 8.
iii. Existing and proposed topographic elevations, elevations or similar slope descriptions, extending at least 50 feet beyond Site boundary. See Existing Conditions and Survey Plan and Grading Plan.
d. Location of any existing Structure or Natural Feature on the Site and on land extending at least 50 feet beyond the Site boundary lines. See Existing Conditions and Survey Plan and Grading Plan.
e. Location of proposed Structure or Development on the Site including physical limits of each proposed Earth Change and all proposed temporary and permanent soil Erosion and Sedimentation Control Measures. See Existing Conditions and Survey Plan, Grading Plan and Soil Erosion Control Plan.

333 E. WILLIAM STREET
CITY OF ANN ARBOR, WASHTENAW CO. MI
SITE PLAN FOR PLANNING COMMISSION

OWNER/APPLICANT

CORE SPACES, LLC
1643 N. MILWAUKEE AVE.
CHICAGO, IL 60647
ANDREW SAVOY
501-786-1736

ARCHITECT

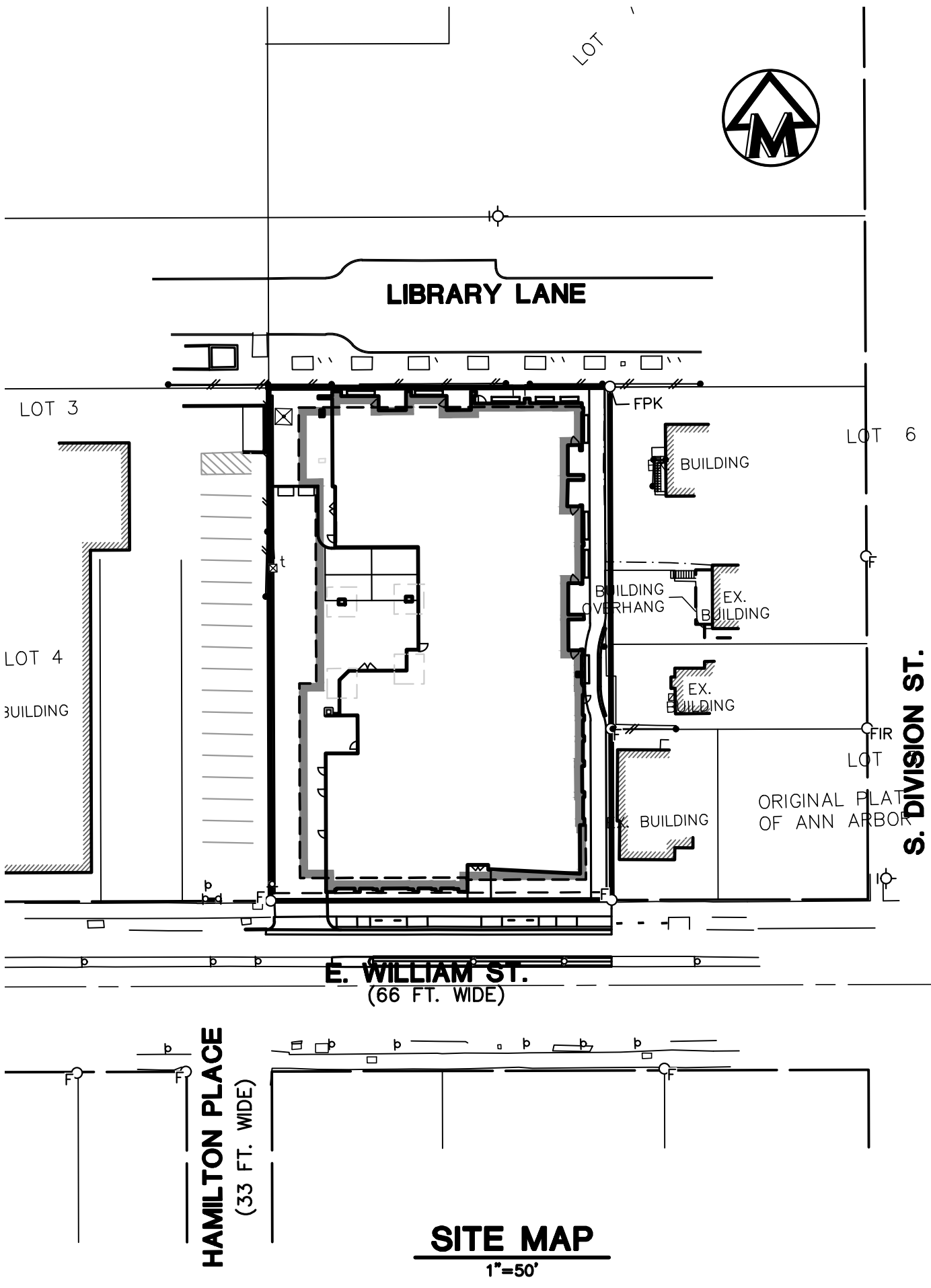
DWELL DESIGN STUDIO, LLC
1280 HIGHTOWER TRAIL
ALANTA, GA 30350
ASHVINI DINOY
678-433-6677

ENGINEER/SURVEYOR/LANDSCAPE ARCH.

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
CONTACT: SCOTT BETZOLD
734-995-0200

LEGAL DESCRIPTION

SEE SHEET 2



VICINITY MAP
SCALE: NTS

SHEET INDEX

Table with 2 columns: NUMBER SHEET and TITLE. Lists sheets 1 through 16 including Cover Sheet, Existing Conditions, Removal Plan, Dimensional Site Plan, etc.

PROJECT NARRATIVE (cont.)

DEVELOPMENT SUMMARY

Table with 3 columns: DEVELOPMENT SUMMARY AND COMPARISON CHART, D1 Existing/Required, Proposed. Rows include Site Area, Lot Width, Zoning, Land Use, Building Area, etc.

Table with 3 columns: DEVELOPMENT SUMMARY AND COMPARISON CHART, D1 Existing/Required, Proposed. Rows include Building Area, Floor Area Ratio, Building Units, Bedrooms, etc.

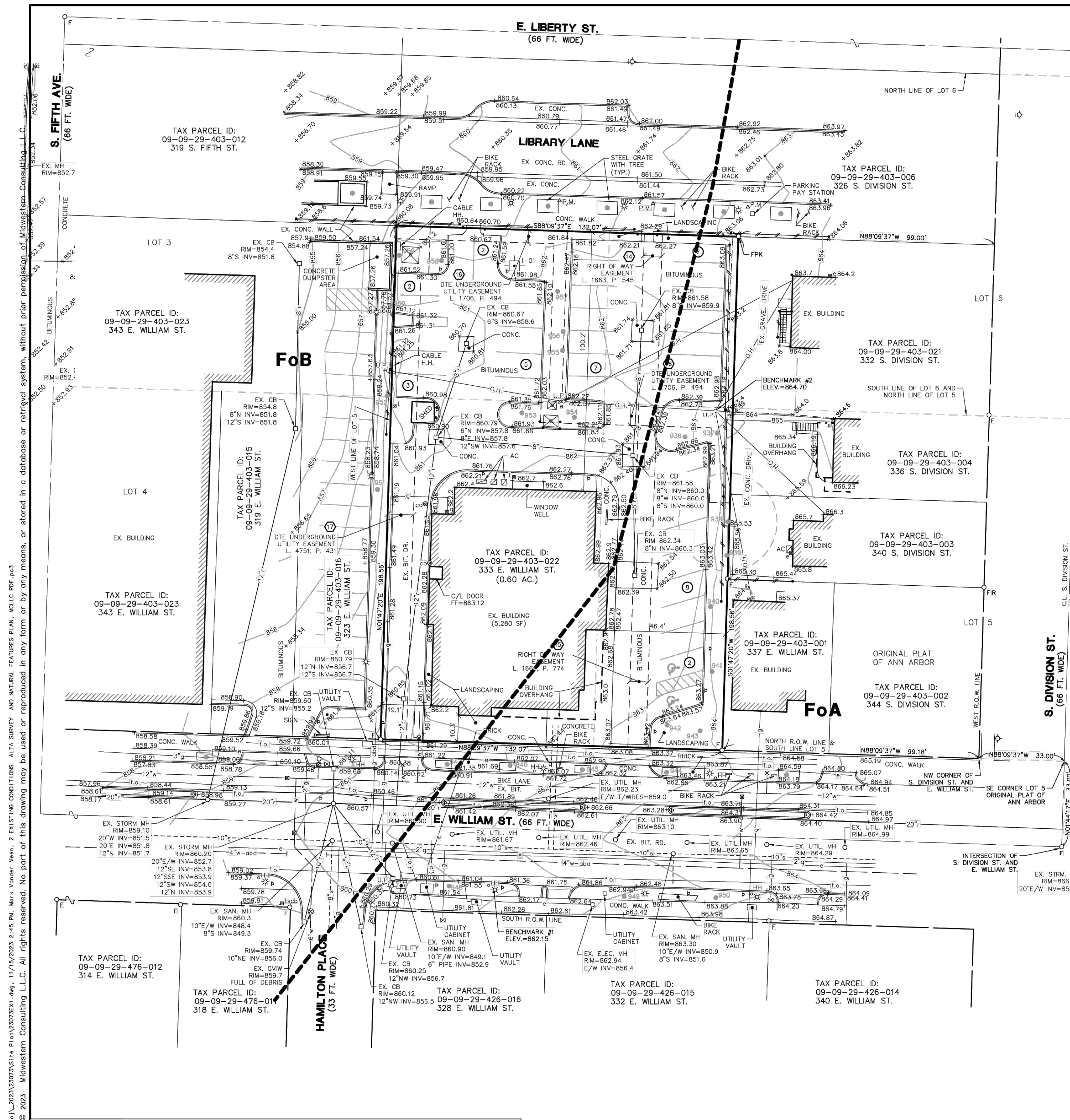
333 E. WILLIAM STREET

Table with 2 columns: JOB No. 23073 and DATE: 5/8/23. Includes revision table with columns for REV. DATE, SHEET, and CADD.

MIDWESTERN CONSULTING logo and address: 3815 Plaza Drive, Ann Arbor, Michigan 48108. Includes contact information for Land Development, Land Survey, etc.

RELEASED FOR and DATE fields. Includes a professional engineer seal for James C. Ahnert, No. 43208, State of Michigan.

- NOTES:
1. All sidewalks within the City shall be kept and maintained in good repair by the owner of the land adjacent to and abutting upon the same. Prior to the issuance of the final Certificate of Occupancy for this site, all existing sidewalks in need of repair must be repaired in accordance with City standards.
2. All work within the City of Ann Arbor covered by these plans shall be performed in complete conformance with the current City of Ann Arbor Public Services Department Standard Specifications and Details.
3. The omission of any current standard detail does not relieve the contractor from this requirement. The work shall be performed in complete conformance with the current public services standard specifications and details.
4. Sidewalks constructed in the public right-of-way shall meet all requirements and guidelines as set forth in the ADA standards for accessible design. Sidewalk and curb ramp grades will be reviewed during construction plan submittals.
5. Pavement markings disturbed due to pavement cuts or construction related activities shall be replaced as directed by Engineering. Replacement during construction of the project may be considered temporary, with final pavement marking restoration to occur at the end of the project.
6. The contractor shall take all necessary precautions to protect the existing public road pavement. Damage to the public road pavement during the course of construction may necessitate milling and resurfacing of the damaged areas prior to issuance of the Certificate of Occupancy.



- ### LEGEND
- 838 EXIST. CONTOUR
 - x836.2 EXIST. SPOT ELEVATION
 - o-u.p. EXIST. UTILITY POLE
 - ⊠ ELEC. TRANSFORMER
 - ⊠ EXIST. AC UNIT
 - ⊠ EXIST. GENERATOR
 - OH EXIST. OVERHEAD UTILITY LINE
 - * EXIST. LIGHT POLE
 - t EXIST. TELEPHONE LINE
 - e EXIST. ELECTRIC LINE
 - g EXIST. GAS LINE
 - g-abd EXIST. GAS LINE (ABANDONED)
 - g EXIST. GAS VALVE
 - f.o. EXIST. FIBER OPTIC LINE
 - w EXIST. WATER MAIN
 - w-abd EXIST. WATER MAIN (ABANDONED)
 - ⊠ EXIST. HYDRANT
 - ⊠ EXIST. GATE VALVE IN BOX
 - ⊠ EXIST. GATE VALVE IN WELL
 - ⊠ EXIST. CURB STOP & BOX
 - ⊠ EXIST. BLOW-OFF
 - ⊠ EXIST. POST INDICATOR VALVE
 - ⊠ EXIST. FIRE DEPARTMENT CONNECTION
 - ⊠ EXIST. STORM SEWER
 - ⊠ EXIST. CATCH BASIN OR INLET
 - ⊠ EXIST. SANITARY SEWER
 - ⊠ EXIST. CLEANOUT
 - ⊠ SIGN
 - ⊠ PARKING METER
 - ⊠ UTILITY HANDHOLE
 - ⊠ ELECTRIC METER
 - ⊠ WATER METER
 - ⊠ GAS METER
 - ⊠ TRAFFIC SIGNAL CONTROL BOX
 - ⊠ POST
 - ⊠ FENCE
 - ⊠ SINGLE TREE
 - ⊠ FOUND IRON PIPE
 - ⊠ FOUND MONUMENT
 - ⊠ FOUND P.K. NAIL
 - ⊠ FOUND IRON ROD
 - ⊠ PARKING SPACE NUMBER
 - ⊠ COMMITMENT EXCEPTION NUMBER

- ### BENCHMARKS
- BENCHMARK #1**
TOP OF CONCRETE LIGHT POLE BASE
24' SOUTH OF C.L. W. WILLIAM ST.
30' NORTH OF NE CORNER OF EXISTING BUILDING OF 332 E. WILLIAM ST.
ELEVATION=862.15 (NAVD88)
- BENCHMARK #2**
SPIKE WEST SIDE OF UTILITY POLE ALONG WEST SIDE OF PROPERTY
55' NE OF NE CORNER OF EXISTING BUILDING OF 333 E. WILLIAM ST.
100' SOUTH OF C.L. OF LIBRARY LANE
ELEVATION=864.70 (NAVD88)

GENERAL SOILS DESCRIPTION

BASED ON SOIL SURVEY OF WASHTENAW COUNTY MICHIGAN

FoA - FOX SANDY LOAM, 0 TO 2 PERCENT SLOPES
FoB - FOX SANDY LOAM, 2 TO 6 PERCENT SLOPES

- ### NOTES
- THIS SURVEY WAS PREPARED USING STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 22000031202, COMMITMENT DATE: JUNE 30, 2022.
 - THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.
 - THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
 - THERE IS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
 - THERE IS NO OBSERVED EVIDENCE OF PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES, AS SHOWN ON THIS SURVEY.
 - THERE IS NO OBSERVED EVIDENCE OF THIS BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
 - THERE IS NO OBSERVED EVIDENCE INDICATING ANY CEMETERIES ARE LOCATED ON THE PARCEL HEREIN DESCRIBED.
 - SAID DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN ZONE PER FLOOD INSURANCE RATE MAP NO. 26161C0283E WITH AN EFFECTIVE DATE OF APRIL 3, 2012, FOR COMMUNITY NUMBER 260213, IN WASHTENAW COUNTY, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 - THE BASE SURVEY WAS PREPARED BY MIDWESTERN CONSULTING IN MARCH 2023. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

LEGAL DESCRIPTION

(PER STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 22000031202, COMMITMENT DATE: JUNE 30, 2022)

W 99 FT OF LOT 5 W 132 FT OF S 66 FT OF LOT 6 E 33 FT OF W 132 FT OF LOT 5 B3S R6E ORIGINAL PLAT OF ANN ARBOR

MORE PARTICULARLY DESCRIBED AS: (PER SURVEY)

Commencing at the monumented intersection of the centerline of S. Division St. (66 feet wide) and E. William St. (66 feet wide); thence N01°44'17"E 33.00 feet along the centerline of said S. Division St. to the original SE corner of Lot 5 of the Original Plat of Ann Arbor; thence N88°09'37"W 33.00 feet to the NW corner of S. Division St. and E. William St.; thence N88°09'37"W 99.18 feet along the North right-of-way line of said E. WILLIAM ST. and the South line of said Lot 5 to the POINT OF BEGINNING; thence continuing N88°09'37"W 132.07 feet along said North right-of-way line of E. WILLIAM ST. and South line of said Lot 5; thence N01°47'20"E 198.56 feet along the West line of Lot 5 of said Original Plat of Ann Arbor; thence S88°09'37"E 132.07 feet; thence S01°47'20"W 198.56 feet to the POINT OF BEGINNING. Being part of the Southeast 1/4 of Section 29, T.25., R.6E., City of Ann Arbor, Washtenaw County, Michigan, and also being part of Lots 5 and 6, Block 3 South, Range 6 East of the Original Plat of Ann Arbor as recorded in Liber 1434 of Plats, Page 725, Washtenaw County Records, containing 0.60 acres of land, more or less. Being subject to any easements and restrictions of record, if any.

EXCEPTIONS

- Terms, conditions, provisions and rights of way set forth in Instrument recorded in Liber 1663, Page 545. (PLOTTED)
- Terms, conditions, provisions and rights of way set forth in Instrument recorded in Liber 1669, Page 774. (PLOTTED)
- Terms, conditions, provisions and easements set forth in Joint Underground Easement recorded in Liber 1706, Page 494. (PLOTTED)
- Detroit Edison Underground Easement (Right of Way) recorded in Liber 4751, Page 431. (PLOTTED)

EXISTING TREES

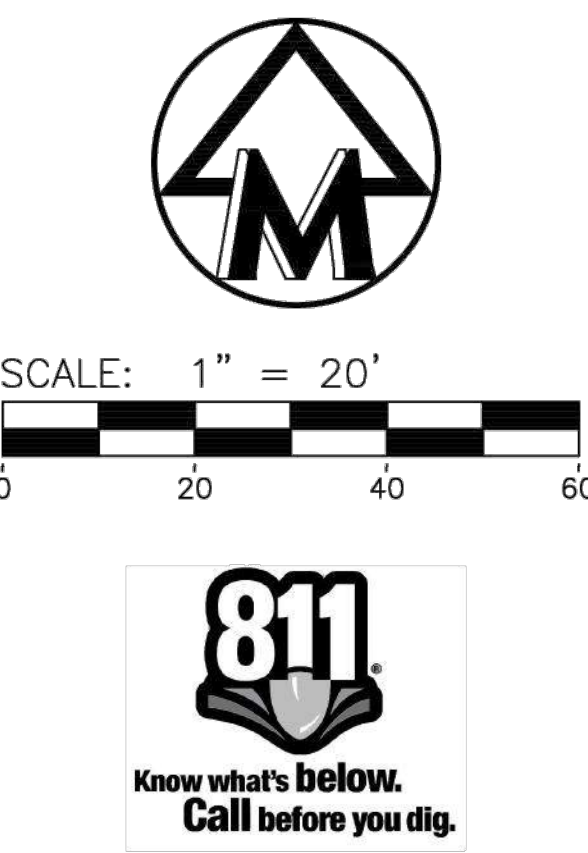
TAG#	DBH	COMMON NAME	GENUS/SPECIES	STEMS	SCORE	LM	INV
936	23"	White Mulberry	Morus alba				X
937	7"	Black Pine	Pinus nigra				X
938	19"	Sugar Maple	Acer saccharum				X
939	23"	Black Locust	Robinia pseudoacaci				X
940	13"	Black Pine	Pinus nigra				X
941	14"	Black Pine	Pinus nigra				X
942	11"	Black Pine	Pinus nigra				X
943	5"	Crab Apple	Malus coronaria				
944	13"	Honey Locust	Gleditsia triacanthos				
945	11"	Honey Locust	Gleditsia triacanthos				
946	13"	Honey Locust	Gleditsia triacanthos				
947	15"	Honey Locust	Gleditsia triacanthos				
948	16"	Linden	Tilia americana				
949	4"	Flowering Cherry	Prunus				
950	15"	Linden	Tilia americana				
951	7"	Catalpa	Catalpa speciosa				X
952	6"	Red Maple	Acer rubrum				
953	13"	Honey Locust	Gleditsia triacanthos				
954	7"	Black Pine	Pinus nigra				X
955	9"	Catalpa	Catalpa speciosa				X
956	7"	Catalpa	Catalpa speciosa				X
957	9"	Catalpa	Catalpa speciosa				X
958	20"	Tree-of-heaven	Ailanthus altissima				X
959	3"	Service Berry	DSorbus	quad			
960	8"	Catalpa	Catalpa speciosa				X

SURVEYORS CERTIFICATE

To: Stewart Title Guaranty Company:

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 2, 3, 4, 5, 8, and 11(a) of Table A thereof. The fieldwork was completed on March 21, 2023.

MIDWESTERN CONSULTING, LLC.
By: *Mark Vander Veen*
Mark Vander Veen, P.S. No. 4001056788
Date: November 15, 2023



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

MIDWESTERN CONSULTING
 3845 Plaza Drive Ann Arbor, Michigan 48108
 (734) 995-0000 • www.midwesternconsulting.com
 Land Development • Land Survey • Institutional • Municipal
 Wireless Communications • Transportation • Landfill Services

MIDWESTERN CONSULTING
 CORE SPACES, LLC
 1643 N. MILWAUKEE AVE.
 CHICAGO, IL 60647
 ANDREW SAVOY
 501-786-1736

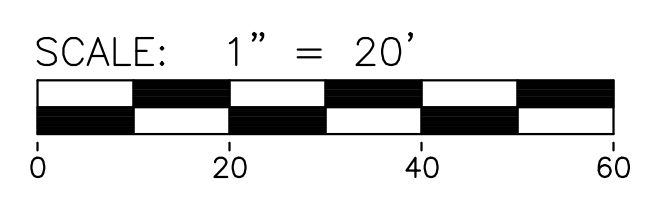
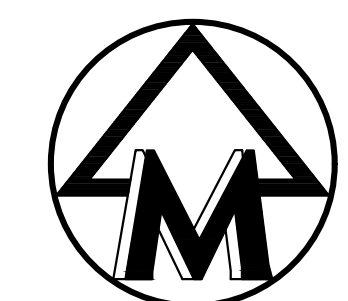
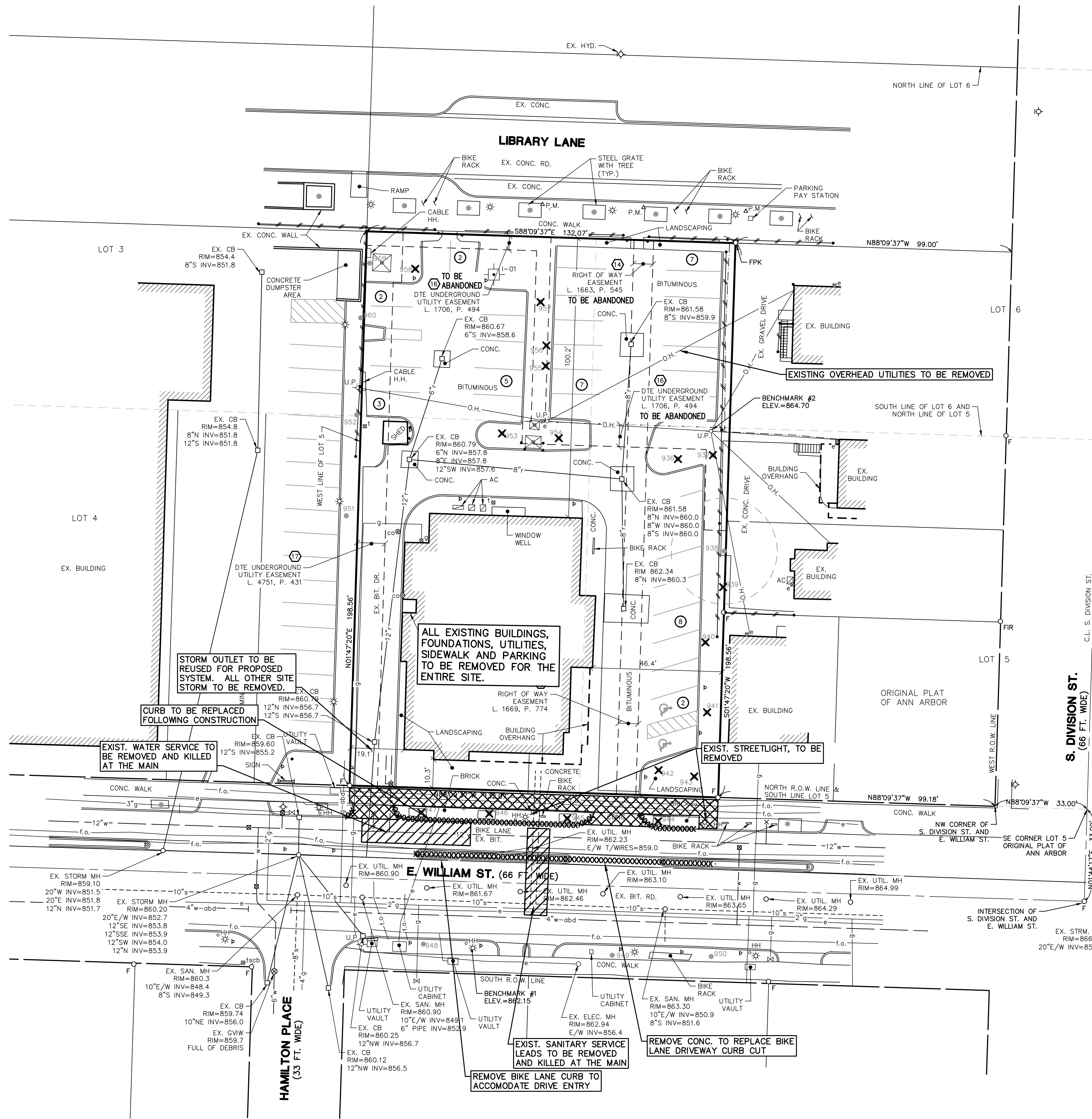
333 E. WILLIAM STREET
 SITE PLAN
 EXISTING CONDITIONS, ALTA SURVEY, AND NATURAL FEATURES PLAN

2

DATE: 9/9/23
 SHEET: 2 OF 14
 REV. DATE: 10/2/23
 CAD: JCA
 ENG: JCA
 P.M.: SWB
 TECH: SWB
 7/2023/EXT

JOB No. **23073**
 REVISIONS:
 PER CITY REVIEW

M:\Civ\132_P\01\2023\33073\Site Plan\33073RMI.dwg, 12/14/2023 3:00 PM, Jim Ahern, 3 860VAL PLAN, MCLC PDF, .p3
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LEGEND

- U.P. EXIST. UTILITY POLE
- GUY WIRE EXIST. GUY WIRE
- ELEC. TRANSFORMER
- EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- EXIST. TELEPHONE LINE
- EXIST. ELECTRIC LINE
- EXIST. GAS LINE
- EXIST. GAS VALVE
- EXIST. FIBER OPTIC LINE
- EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- EXIST. CURB STOP & BOX
- FIRE DEPARTMENT CONNECTION
- EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- EXIST. BEEHIVE INLET
- EXIST. DOWNSPOUT
- EXIST. SANITARY SEWER
- EXIST. CLEANOUT
- SIGN
- TELEPHONE RISER
- CABLE TELEVISION RISER
- ELECTRIC METER
- WATER METER
- POST
- EXIST. BOLLARD
- FENCE GUARDRAIL
- SINGLE TREE
- TREE OR BRUSH LIMIT
- SECTION CORNER
- SOIL BORING LOCATION
- EXIST. TEST PIT LOCATION
- SET IRON PIPE
- FOUND IRON PIPE
- SET MONUMENT
- FOUND MONUMENT
- SET P.K.
- FOUND P.K.
- SET IRON ROD
- FOUND IRON ROD
- CONTROL PT.
- CENTERLINE
- PROPERTY LINE
- CONCRETE TO BE REMOVED
- BITUMINOUS TO BE REMOVED
- UTILITY TO BE ABANDONED
- CURB OR UTILITY TO BE REMOVED
- TREE TO BE REMOVED
- ITEM TO BE RELOCATED
- ITEM TO BE REMOVED

- REMOVAL PLAN NOTES:**
- ASCE 38-02 quality level survey involves surveying visible above ground utility facilities such as manholes, valve boxes, posts, etc., and correlating this information with existing utility records. When using this information, it is not unusual to find that many underground utilities have been either omitted or erroneously plotted.
 - Existing easements, if any, are to be relocated or vacated as required.
 - E. William Street and Library Lane are under the jurisdiction of the City of Ann Arbor. All work within the right-of-way is subject to a permit from the City.
 - All existing on-site easements, if any, are to be vacated or relocated as necessary per the proposed development plans.
 - All franchise utilities are to be removed by or per the party having jurisdiction.
 - All street trees is to be removed on E. William Street.
 - All site work is to comply with the City of Ann Arbor Standard Specifications available on line: www.a2gov.org/departments/engineering/Documents/Table of Contents.pdf
 - All existing on-site improvements are to be removed unless otherwise noted.
 - During demolition of the existing structures, the contractor will be responsible for identifying any existing footing drains that are connected to the sanitary sewer. These are to be verified on site by the City prior to removal. If footing drains for the existing buildings are connected to the sanitary sewer system, disconnection will be required in accordance with current City specifications. To schedule inspection, call the City of Ann Arbor Engineering Unit at (734) 794-6410. Disconnection of existing footing drains may be taken as a credit against required sanitary sewer flow mitigation.
 - Any service lead that will not be reused shall be disconnected from their respective mains.

EXISTING TREES

TAG#	DBH	COMMON NAME	GENUS/SPECIES	STEMS	SCORE	LM	INV	REMOVE
936	23"	White Mulberry	Morus alba				X	X
937	7"	Black Pine	Pinus nigra				X	X
938	19"	Sugar Maple	Acer saccharum			X		
939	23"	Black Locust	Robinia pseudoacaci				X	X
940	13"	Black Pine	Pinus nigra				X	X
941	14"	Black Pine	Pinus nigra				X	X
942	11"	Black Pine	Pinus nigra				X	X
943	5"	Crab Apple	Malus coronaria				X	X
944	13"	Honey Locust	Gleditsia triacanthos				X	X
945	11"	Honey Locust	Gleditsia triacanthos				X	X
946	13"	Honey Locust	Gleditsia triacanthos				X	X
947	15"	Honey Locust	Gleditsia triacanthos				X	X
948	16"	Linden	Tilia americana				X	X
949	4"	Flowering Cherry	Prunus				X	X
950	15"	Linden	Tilia americana				X	X
951	7"	Catalpa	Catalpa speciosa				X	X
952	6"	Red Maple	Acer rubrum				X	X
953	13"	Honey Locust	Gleditsia triacanthos				X	X
954	7"	Black Pine	Pinus nigra				X	X
955	9"	Catalpa	Catalpa speciosa				X	X
956	7"	Catalpa	Catalpa speciosa				X	X
957	9"	Catalpa	Catalpa speciosa				X	X
958	20"	Tree-of-heaven	Ailanthus altissima				X	X
959	3"	Service Berry	DSorbus	quad			X	X
960	8"	Catalpa	Catalpa speciosa				X	X

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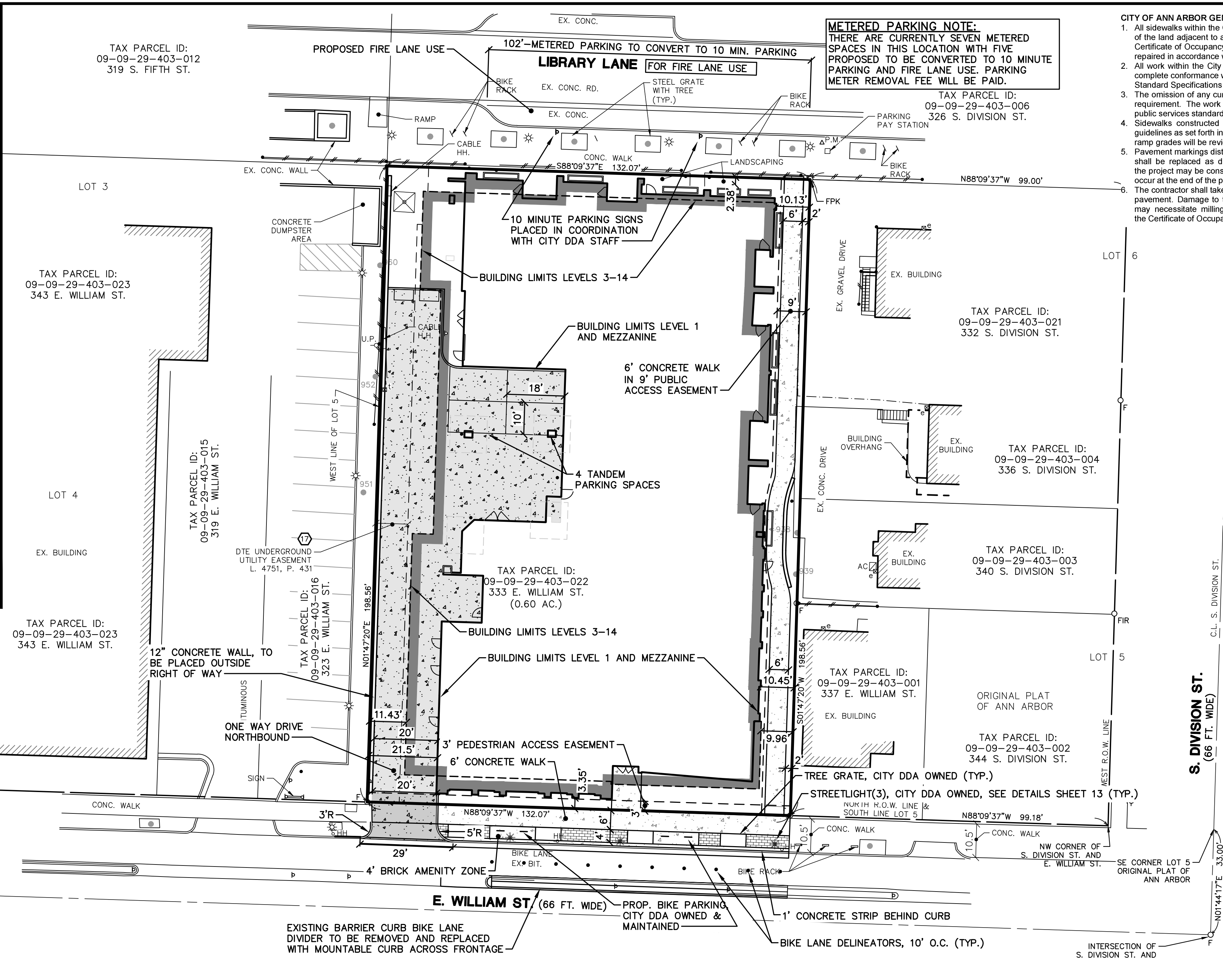
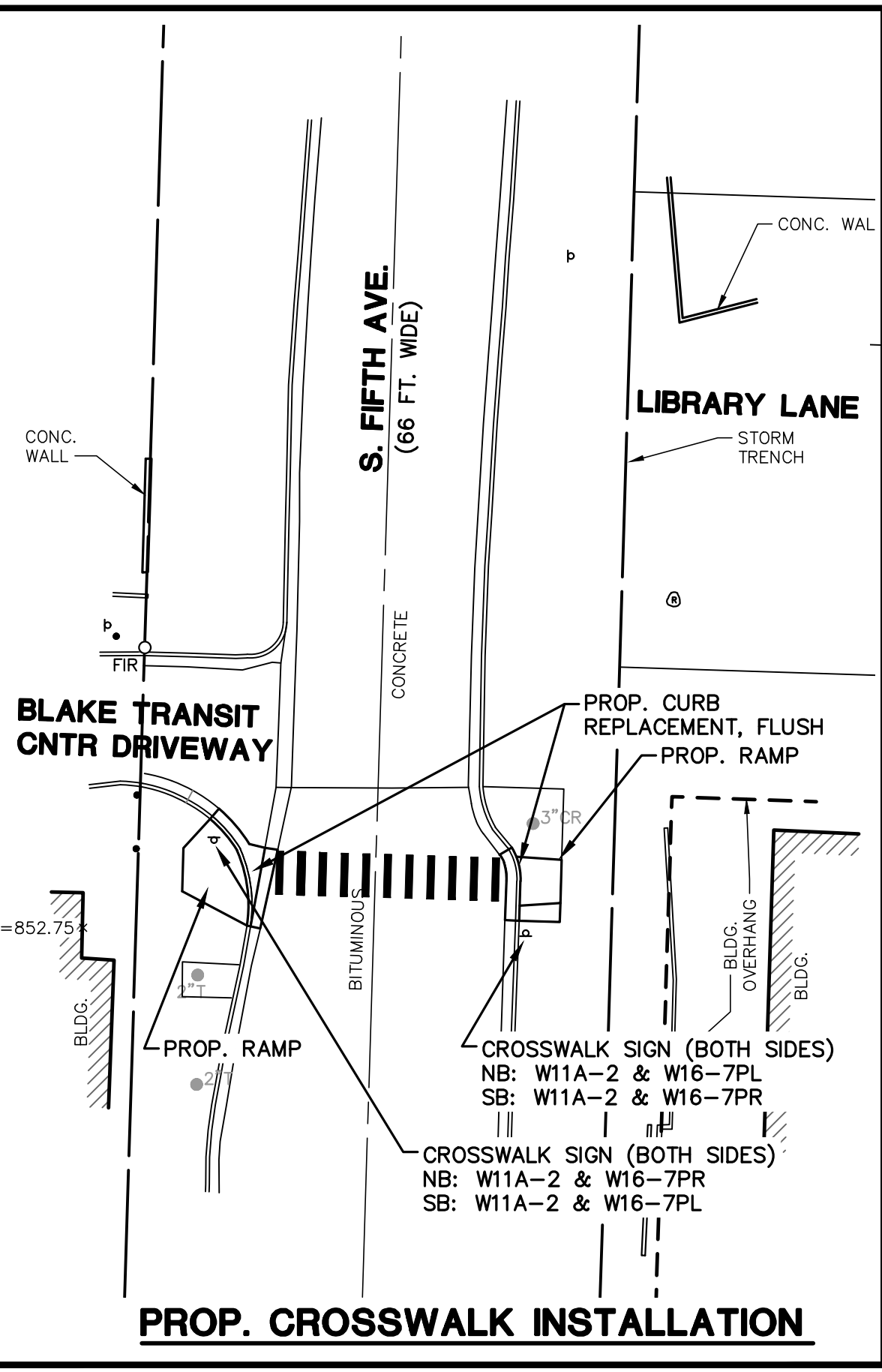
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 501-786-1736

333 E. WILLIAM STREET
 SITE PLAN
 REMOVAL PLAN

23073
 DATE: 9/9/23
 SHEET 3 OF 14
 REV. DATE: 10/2/23
 CAD: ENG. JCA
 11/17/23
 P.M.: SWB
 TECH.:
 /Z502/RM1

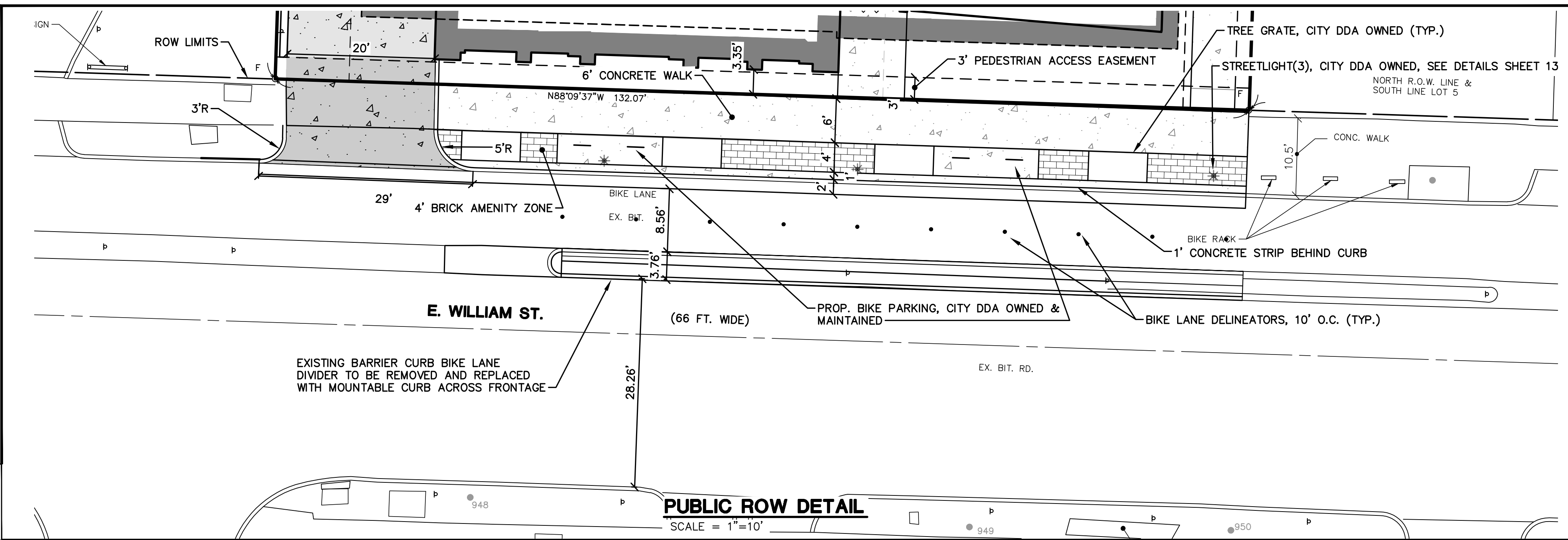
MA:\Civ\134_Proj\2023\33073\Site Plan\33073SPT.dwg, 12/19/2023 3:13 PM, Jim Albert, 4 DIMENSIONAL SITE PLAN, MCLLC PDF, .p3
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METERED PARKING NOTE:
THERE ARE CURRENTLY SEVEN METERED SPACES IN THIS LOCATION WITH FIVE PROPOSED TO BE CONVERTED TO 10 MINUTE PARKING AND FIRE LANE USE. PARKING METER REMOVAL FEE WILL BE PAID.

- CITY OF ANN ARBOR GENERAL NOTES:**
- All sidewalks within the City shall be kept and maintained in good repair by the owner of the land adjacent to and abutting upon the same. Prior to the issuance of the final Certificate of Occupancy for this site, all existing sidewalks in need of repair must be repaired in accordance with City standards.
 - All work within the City of Ann Arbor covered by these plans shall be performed in complete conformance with the current City of Ann Arbor Public Services Department Standard Specifications and Details.
 - The omission of any current standard detail does not relieve the contractor from this requirement. The work shall be performed in complete conformance with the current public services standard specifications and details.
 - Sidewalks constructed in the public right-of-way shall meet all requirements and guidelines as set forth in the ADA standards for accessible design. Sidewalk and curb ramp grades will be reviewed during construction plan submittals.
 - Pavement markings disturbed due to pavement cuts or construction related activities shall be replaced as directed by Engineering. Replacement during construction of the project may be considered temporary, with final pavement marking restoration to occur at the end of the project.
 - The contractor shall take all necessary precautions to protect the existing public road pavement. Damage to the public road pavement during the course of construction may necessitate milling and resurfacing of the damaged areas prior to issuance of the Certificate of Occupancy.

- LEGEND**
- [Symbol] BARRIER FREE SIDEWALK RAMP
 - [Symbol] PROP. CURB & GUTTER
 - [Symbol] PROP. BITUMINOUS PAVEMENT
 - [Symbol] PROP. CONCRETE PAVEMENT
 - [Symbol] PROP. HEAVY DUTY CONCRETE
 - [Symbol] PROP. 1.5" MILL AND OVERLAY
 - [Symbol] SIGN
 - [Symbol] PROP. SINGLE LIGHT
 - [Symbol] PROP. VEHICLE CHARGING STATION
- NOTES**
- ALL CLASS A BIKE PARKING SPACES ARE LOCATED WITHIN THE BUILDING.
 - ALL PAVEMENT REPLACEMENT TO MEET CITY STANDARD SPECIFICATIONS. SAWCUT ALL REMOVAL LIMITS.
 - ALL CURB DIMENSIONS ARE TO BACK OF CURB.
 - ALL RADII DIMENSIONS ARE TO FACE OF CURB.



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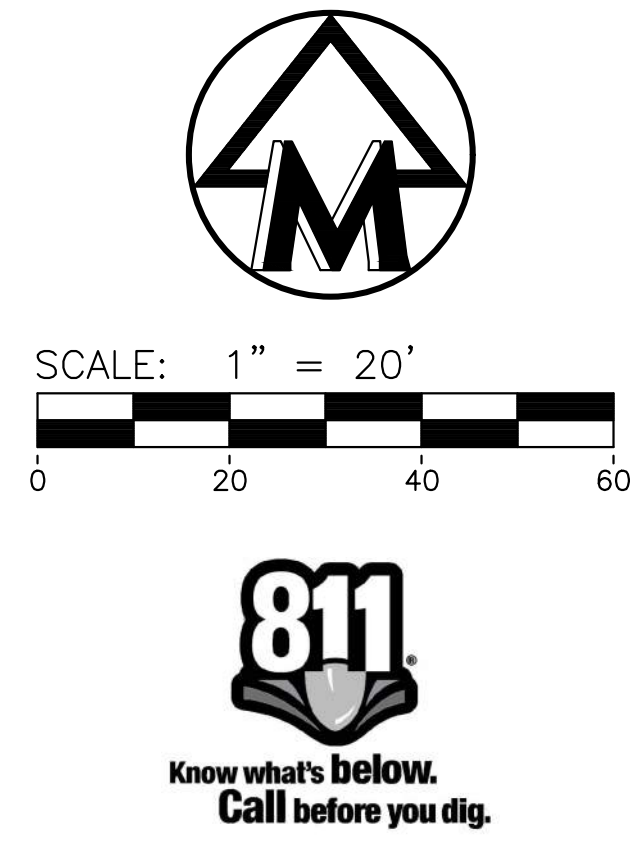
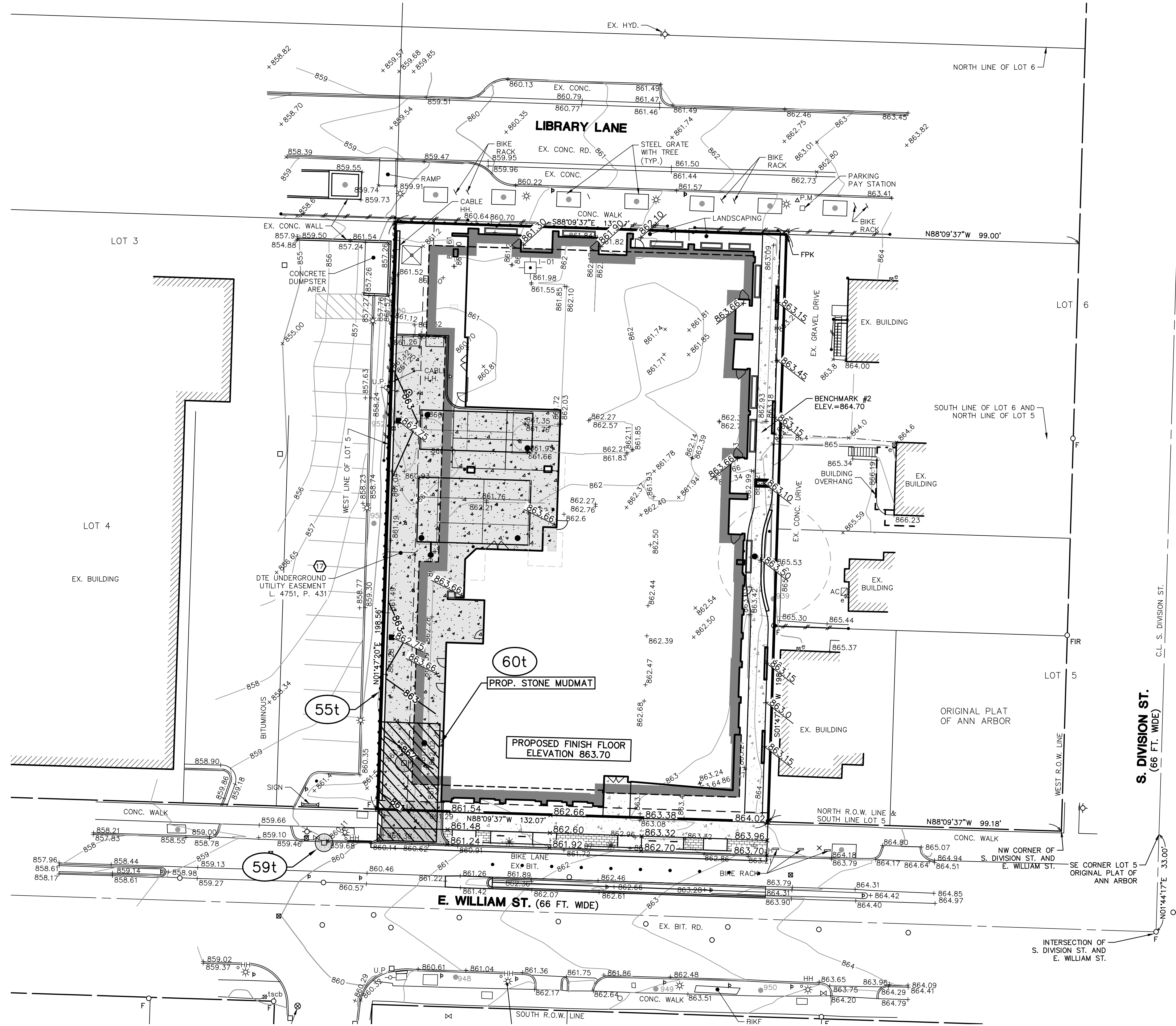
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ANDREW SAVOY
501-786-1736

333 E. WILLIAM STREET
SITE PLAN
DIMENSIONAL SITE PLAN

4

JOB No. **23073**
DATE: 9/8/23
SHEET 4 OF 14
REV. DATE: 10/2/23
PER CITY REVIEW: 11/17/23
ENG. JCA
PM: SWB
TECH: /Z3073SPT

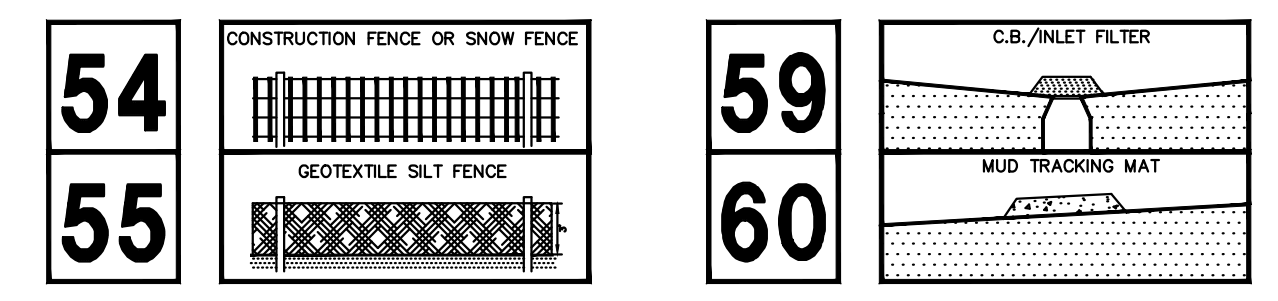


LEGEND

838	EXIST. CONTOUR
838	PROP. CONTOUR
x836.2	EXIST. SPOT ELEVATION
36.60	PROP. SPOT ELEVATION
o-u.p.	EXIST. UTILITY POLE
—	GUY WIRE
OH	EXIST. OVERHEAD UTILITY LINE
*	EXIST. LIGHT POLE
*	PROP. LIGHT POLE
t	EXIST. TELEPHONE LINE
e	EXIST. ELECTRIC LINE
g	EXIST. GAS LINE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
w	PROP. WATER MAIN
h	EXIST. HYDRANT
h	PROP. HYDRANT
g	EXIST. GATE VALVE IN BOX
g	PROP. GATE VALVE IN BOX
g	EXIST. GATE VALVE IN WELL
g	PROP. GATE VALVE IN WELL
x	EXIST. CURB STOP & BOX
x	PROP. CURB STOP & BOX
FDC	PROP. FIRE DEPARTMENT CONNECTION
r	EXIST. STORM SEWER
r	PROP. STORM SEWER
R	EXIST. CATCH BASIN OR INLET
R	PROP. CATCH BASIN OR INLET
o	EXIST. BEEHIVE INLET
o	PROP. BEEHIVE INLET
RD	PROP. ROOF DRAIN
RD	END SECTION
ps	PROP. DOWNSPOUT
s-o	EXIST. SANITARY SEWER
s-o	PROP. SANITARY SEWER
o	EXIST. CLEANOUT
o	PROP. CLEANOUT
C/L	C/L OF DITCH
→	DRAINAGE DIRECTION
•	SIGN
•	SINGLE TREE
—	FENCE
—	SILT FENCE
—	LIMITS OF DISTURBANCE
—	CONSTRUCTION FENCE
FF	FINISH FLOOR ELEVATION
GF	GARAGE FLOOR ELEVATION
BFF	BASEMENT FINISH FLOOR ELEVATION

- SOIL EROSION CONTROL NOTES**
- All soil erosion control measures shall comply with the current City of Ann Arbor ordinances, Washtenaw County standards and specifications for soil erosion and sedimentation control, and State of Michigan "Soil Erosion and Sedimentation Control Act - P.A. 347".
 - Prior to commencing earthmoving operations, the grading contractor shall install the temporary catch basin filter(s) shown on the plans.
 - The removal of trapped sediment and the cleanout or replacement of clogged storm may be necessary after each storm event during the project.
 - Only upon stabilization of all disturbed areas may the temporary gravel filters be removed. All storm sewers must be also cleaned of all sediment.
 - All inlets and catch basins will have sediment filters installed after their construction. These filters will be maintained until all areas around the structure have been stabilized.
 - The Contractor will maintain all necessary soil erosion control devices until soil stabilization has occurred.
 - Appropriate emergency access will be provided during construction.
 - The estimated cost of soil erosion control measures is \$4000.
 - The estimated cost to protect all soil surfaces from erosion should construction discontinue is \$3000.
 - External streets will be immediately cleaned of any tracked mud following each mud-tracking occurrence.
 - Estimated project earthwork is 6,000 CYD excavation and 1,000 CYD fill. This number is an estimate only and should not be used for construction or estimating purposes.
 - Dewatering operations during construction, if necessary, must be done per City requirements including sediment control and disposal.
 - Final locations and dimensions of the mud tracking mat and concrete washout area are to be determined by the contractor subject to City approval.
- MAINTENANCE PROGRAM FOR SOIL EROSION CONTROLS**
- During construction it will be the Contractor's responsibility to maintain the soil erosion control measures. Following construction the Owner shall be responsible for maintaining the permanent soil erosion control measures. Maintenance responsibilities shall become part of any sales or exchange agreement for the land on which the permanent SESC measures are located.

SOIL EROSION CONTROL MEASURES
t = temporary p = permanent



**STORM WATER MANAGEMENT SYSTEM
PERMANENT MAINTENANCE PLAN, SCHEDULE,
AND COST ESTIMATE**

MAINTENANCE PLAN BUDGET

Annual inspection of system for sediment accumulation	\$350.00
Removal of sediment accumulation every two (2) years, as needed	\$600.00
Inspect for floatables and debris annually and after major storms	\$300.00
Removal of floatables and debris annually and after major storms	\$600.00
Inspect system for erosion annually and after major storms	\$300.00
Re-establish permanent vegetation on eroded slopes, as needed	\$200.00
Clean drives semiannually	\$250.00
Total Annual Budget	\$2,600.00

PERMANENT MAINTENANCE TASKS AND SCHEDULE

	Components					Schedule
	Drives and Walks	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Castings	Detention Chambers	
Inspect for sediment accumulation	X	X	X		X	annually
Removal of sediment accumulation		X	X		X	every 2 years, as needed
Inspect for floatables and debris		X	X	X	X	annually
Cleaning of floatables and debris		X	X	X	X	annually
Clean streets	X					semi-annually

SEE SHEET 12 FOR SOIL EROSION CONTROL DETAILS AND SCHEDULE.

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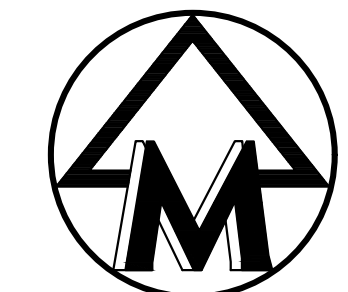
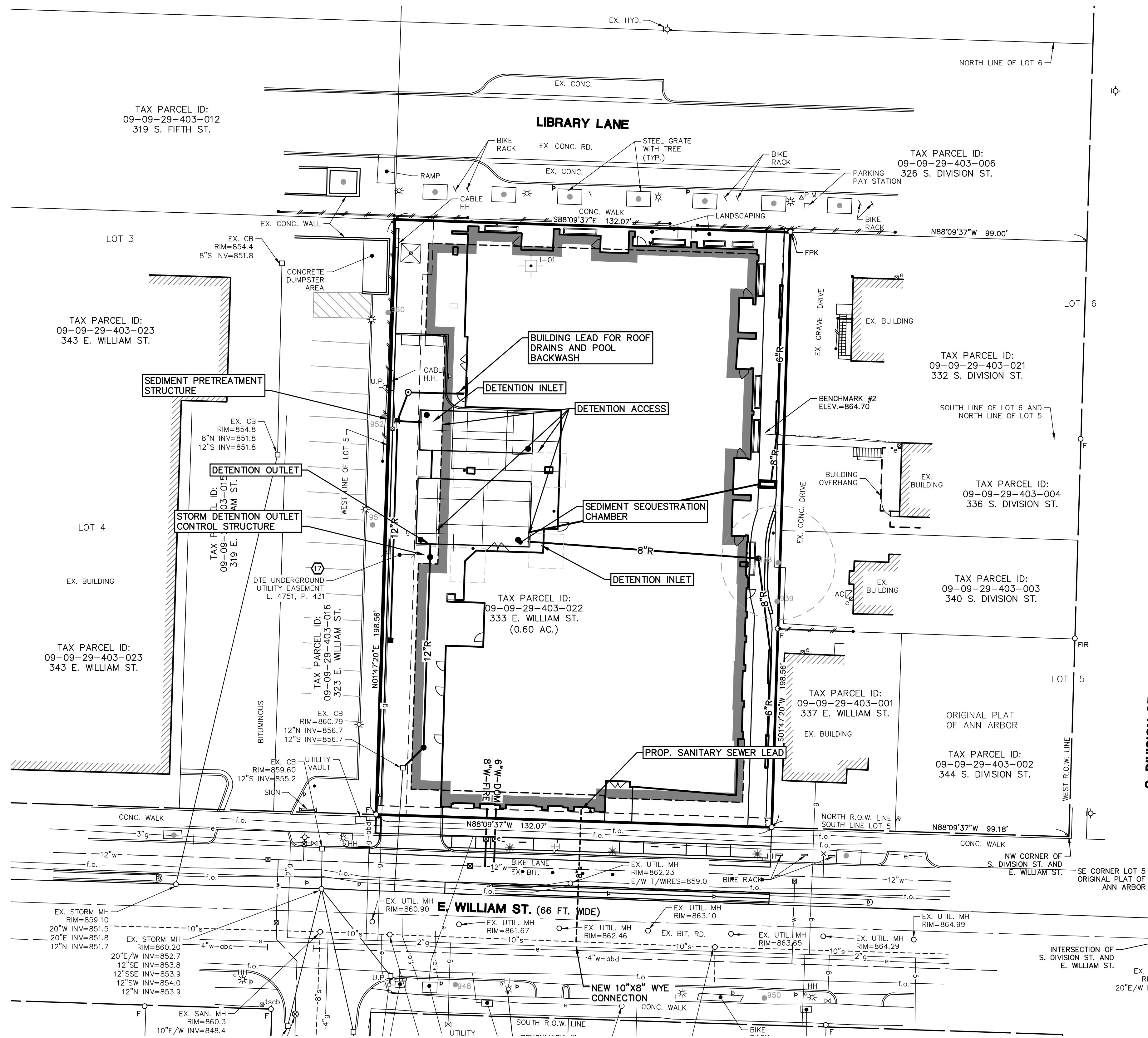
333 E. WILLIAM STREET
 SITE PLAN
 GRADING AND SOIL EROSION CONTROL PLAN

5

DATE: 9/9/23
 SHEET: 5 OF 14
 REV. DATE: 10/2/23
 PER CITY REVIEW: ENG. JCA
 PER CIVIL REVIEW: PM. SWB
 PER MECHANICAL REVIEW: TECH. JCA
 PER ELECTRICAL REVIEW: TECH. JCA
 PER SANITARY REVIEW: TECH. JCA
 PER STRUCTURAL REVIEW: TECH. JCA
 PER TRAFFIC REVIEW: TECH. JCA
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 PER SOILS REVIEW: TECH. JCA
 PER WATER RESOURCES REVIEW: TECH. JCA
 PER UTILITIES REVIEW: TECH. JCA
 PER ARCHITECTURE REVIEW: TECH. JCA
 PER INTERIORS REVIEW: TECH. JCA
 PER LANDSCAPE REVIEW: TECH. JCA
 PER SPECIALTIES REVIEW: TECH. JCA
 PER CONSTRUCTION REVIEW: TECH. JCA
 PER AS-BUILT REVIEW: TECH. JCA
 PER RECORD REVIEW: TECH. JCA
 PER PROJECTIONS REVIEW: TECH. JCA
 PER GENERAL REVIEW: TECH. JCA
 PER FINISH REVIEW: TECH. JCA
 PER MATERIALS REVIEW: TECH. JCA
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 PER GENERAL REVIEW: TECH. JCA
 PER FINISH REVIEW: TECH. JCA
 PER MATERIALS REVIEW: TECH. JCA

JOB No. 23073

M:\Civ\132_P\01\2023\3303\Site Plan\3303\UP1.dwg, 12/14/2023 3:00 PM, Jim Ahern, 6 UTILITY PLAN, MCLC PDF, #3
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SCALE: 1" = 20'
0 20 40 60

LEGEND

- 838 EXIST. CONTOUR
- 838 PROP. CONTOUR
- x836.2 EXIST. SPOT ELEVATION
- 36.60x PROP. SPOT ELEVATION
- o- U.P. EXIST. UTILITY POLE
- GUY WIRE
- OH EXIST. OVERHEAD UTILITY LINE
- * EXIST. LIGHT POLE
- * PROP. LIGHT POLE
- t EXIST. TELEPHONE LINE
- e EXIST. ELECTRIC LINE
- g EXIST. GAS LINE
- g EXIST. GAS VALVE
- f.o. EXIST. FIBER OPTIC LINE
- w EXIST. WATER MAIN
- w PROP. WATER MAIN
- EXIST. HYDRANT
- EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- EXIST. GATE VALVE IN WELL
- EXIST. CURB STOP & BOX
- EXIST. CURB STOP & BOX
- FDc PROP. FIRE DEPARTMENT CONNECTION
- r EXIST. STORM SEWER
- r PROP. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- EXIST. BEEHIVE INLET
- PROP. BEEHIVE INLET
- RD PROP. ROOF DRAIN
- END SECTION
- ps PROP. DOWNSPOUT
- s-s EXIST. SANITARY SEWER
- s-s PROP. SANITARY SEWER
- EXIST. CLEANOUT
- PROP. CLEANOUT
- C/L OF DITCH
- DRAINAGE DIRECTION
- p SIGN
- SINGLE TREE
- FENCE
- SILTFENCE
- LIMITS OF DISTURBANCE
- CONSTRUCTION FENCE
- FF FINISH FLOOR ELEVATION
- GF GARAGE FLOOR ELEVATION
- BFF BASEMENT FINISH FLOOR ELEVATION

UTILITY PLAN NOTES:

1. Domestic water and fire suppression water services are to tap into the existing 12" water main in E. William Street. It is anticipated booster pumps will be required for the project. Final determination will occur during the detailed design phase.
2. The sanitary sewer leads will tap into the existing sanitary main in E. William Street. The existing sanitary sewer leads will be abandoned.
3. It is unknown if footing drains for the existing buildings are connected to the sanitary sewer system, disconnection will be required in accordance with current City specifications. The contact person to schedule inspection of footing drain connections, if any, is Amy Ponsock who can be reached at 734 794-6410, extension 43622.
4. The proposed storm detention tanks drain by metered discharge. An emergency overflow to continue to the E. William Street storm sewer.
5. No firewalls are proposed within the building.
6. Pool backwash water is to be de-chlorinated and routed to the storm detention chamber.
7. The proposed building's sump pump will discharge to the storm water management system.

SANITARY SEWER FLOW MITIGATION CALCULATIONS

Note: There will be no backwash discharge from the pool to the sanitary sewer system.

Existing Flow			
5280 Non-Medical Office Space	0.06 gpd/ sf =	316.8 gpd	
Total Existing Flow =		316.8 gpd	
Design Flow			
Based on the City of Ann Arbor's sanitary sewer flow evaluation Table 'A', the design dry weather flow rate will be:			
55 Apartments (Up to 600 Square Feet) @	175 gpd =	9625 gpd	
96 Apartments (601-1200 Square Feet) @	250 gpd =	24000 gpd	
51 Apartments (1200+ Square Feet) @	300 gpd =	15300 gpd	
15950 sf Commons Area/Amenity Space @	0.06 gpd/sf/d =	957 gpd	
800 SF Pool x 1 person/	50 sf X 20 gpd/per =	320 gpd	
		Total	50202 gpd
Mitigation Flow			
Net change in flow, design flow - existing flow = 49885.2			
Mitigation Peak Flow = 49885.2 gpd x 4(peaking factor) x 1.1(recovery) = 219494.88 gpd			
= 152 gpm			

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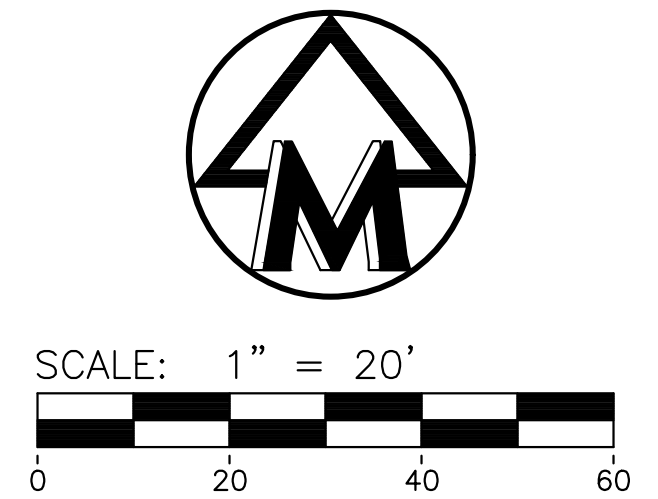
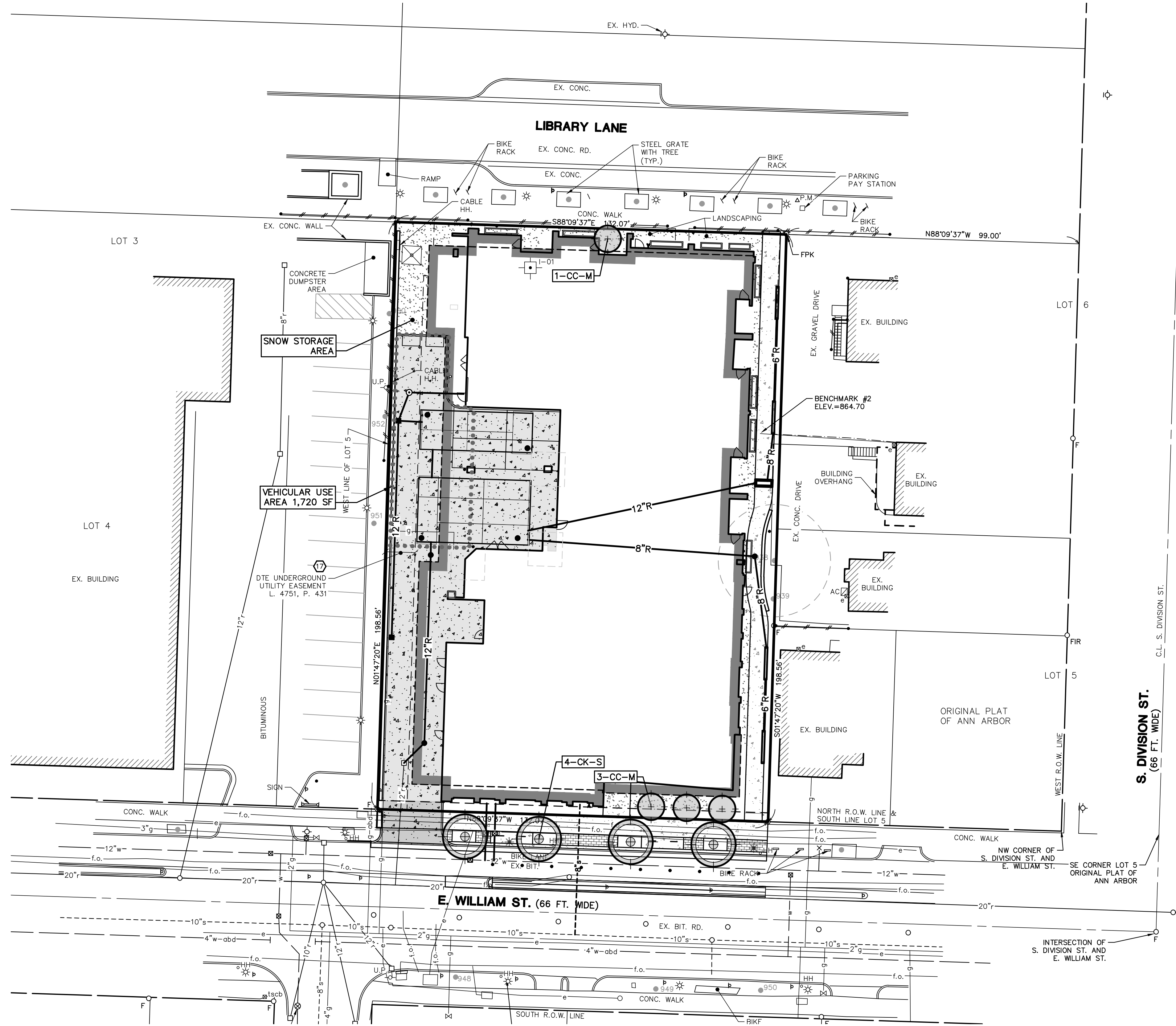
333 E. WILLIAM STREET
 SITE PLAN
 UTILITY PLAN

6






DATE: 9/8/23	SHEET: 6 OF 14
REV. DATE: 10/2/23	CADD: ENG. JCA
REV. DATE: 11/17/23	PM: SWB
	TECH: /Z302/SUP1

JOB No. 23073

M:\Civ\130_P\01\2023\33073\Site Plan\33073L01.dwg, 12/14/2023 3:00 PM, Jim Albert, 7 LANDSCAPE PLAN, MLLC PDF.rpt
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LANDSCAPE LEGEND

-  PROPOSED CANOPY TREE (MITIGATION)
-  PROPOSED STREET TREE
-  EXISTING TREE TO REMAIN
-  PROPOSED LAWN AREA
-  VEHICULAR USE AREA LIMITS

LANDSCAPE CALCULATIONS

	Required	Proposed
Right-of-Way Screening	10ft when VUA viewed from ROW 1 tree per 30ft; continuous hedge/screen 30inches in ht	Not applicable - VUA is screened by proposed building and not viewed from ROW
Vehicular Use Area		
Interior islands	1:20sf ratio for islands if VUA between 3,300sf and 49,999sf	Not applicable - VUA less than 3,300sf
Bioretention island	if >750sf islands; 50% bioretention	Not applicable - no interior islands required
Interior island trees	1 tree per island; 1 tree per 250sf island	Not applicable - no interior islands required
Snow pile storage	Identify locations on plan	Identified on landscape plan
Conflicting Land Use Buffer		
when adjacent to public park or land used/zoned for residential purposes	15ft wide; 1 tree per 15sf; 50% evergreen; continuous screening 4ft high	Not applicable - VUA not adjacent to public park or land principally used/zoned for residential purposes
Street Trees		
Street trees	1 tree per 45ft minus curb cuts 132ft / 45ft = 3 trees (William) 132ft / 45ft = 3 trees (Library)	4 proposed trees (William) 6 existing trees (Library)
Street tree canopy loss fee	total dbh removed - caliper replacement trees x \$244 per inch (52in - 10in) x \$244 = \$10,248	\$10,248 to City Tree Fund prior to issuing building permit *
Tree Mitigation		
	50% dbh of LM tree removed No LM trees proposed for removal; LM tree 938 may be impacted by proposed development so mitigation trees have been provided 19in x 50% = 9.5in = 4 trees	No landmark trees proposed to be removed 4 proposed trees to mitigate for likely impacts to LM tree 938

* When applying for a grading permit, a ROW Street Tree Permit will also be required. There is no cost for this permit. Include the project number on the application. The Canopy Loss Fee will be invoiced through that permit.

PLANT SCHEDULE

Total	Street (-S)	Mitigation (-M)	Symbol	Botanical Name	Common Name	Size	Spacing	Root	Remarks
4		4	CC	Cercis canadensis	Eastern Redbud	2.5" cal.	12' o.c.	B&B	Single Trunk
4	4		CK	Cornus Kousa	Kousa Dogwood	2" cal.	25' o.c.	B&B	
8	4	4	Total						

ALL SPECIES DEVIATIONS MUST BE APPROVED IN WRITING BY THE CITY OF ANN ARBOR PRIOR TO INSTALLATION

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23073
 JOB No. 23073
 REVISIONS:
 PER CITY REVIEW
 DATE: 9/8/23
 SHEET 7 OF 14
 CADD: JCA
 ENG: JCA
 10/2/23
 11/17/23
 P.M.: SWB
 TECH: SWB
 7/23/24/P1

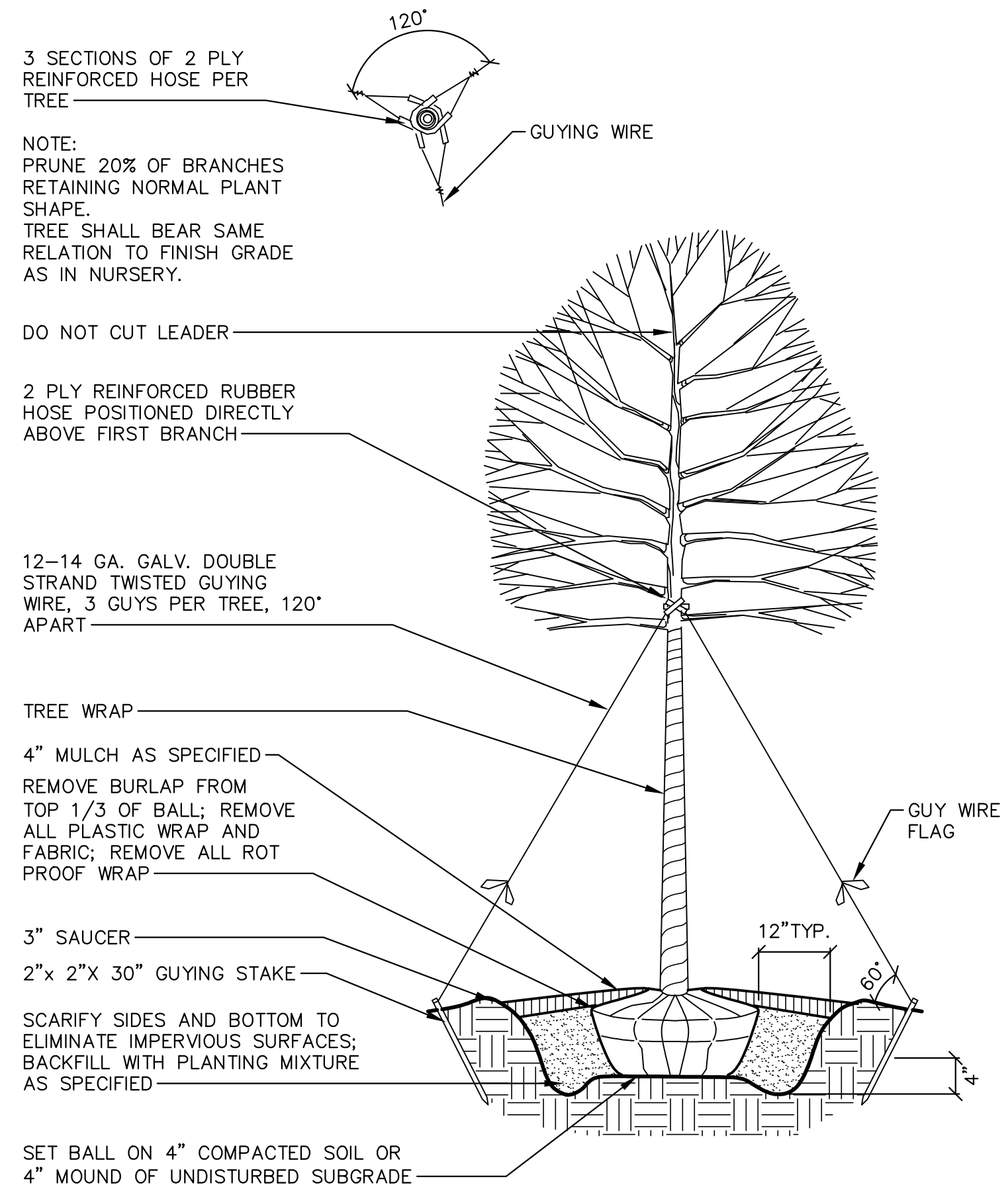
333 E. WILLIAM STREET
 SITE PLAN
 LANDSCAPE PLAN

7

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 ANDREW SAVOY
 501-786-1736

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 Land Development • Land Survey • Institutional • Municipal
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M:\Civ\132_Proj\2023\33073\Site Plan\33073L01.dwg, 12/14/2023 3:00 PM, Jim Ahern, 8 LANDSCAPE NOTES AND DETAILS, MLLC PDF ps3 Copyright © 2023, Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.



DECIDUOUS TREE - PLANTING DETAIL
SCALE : NTS

LANDSCAPE NOTES

- For any plant quantity discrepancies between the plan view and the plant schedules, the plant schedule shall take precedence.
- Plant materials shall be selected and installed in accordance with standards established by the City of Ann Arbor.
- In-ground automatic irrigation shall be provided for all landscaped planting or water outlets shall be provided within 150 feet of all required plantings.
- All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season.
- Restore disturbed areas with a minimum of four (4) inches of topsoil and then seed/fertilize/mulch.
- All disturbed areas not to be seeded with seed mixes identified on the Landscape Plan shall be lawn areas. Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1,000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid.
Lawn (turfgrass) seed mix shall consist of:
15% Rugby Kentucky Bluegrass
10% Park Kentucky Bluegrass
40% Ruby Creeping Red Fescue
15% Pennine Perennial Ryegrass
20% Scaldis Hard Fescue
Seed shall be applied at a rate of five pounds (5 lbs) per 1000 sq ft. Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals./acre.
- After the first growing season, only fertilizers that contain NO phosphorus shall be used on the site.
- All seeded areas with slopes less than 1:3 (one vertical foot for every 3 horizontal feet) shall be mulched with straw mulch at the rate of two (2) bales per 1,000 square feet. All seeded areas with slopes greater than 1:3 shall be seeded and biodegradable erosion control blanket North American Green SC150, or equivalent, shall be applied with biodegradable stakes.
- Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 to September 15.
- All planting beds are to receive four (4) inches of shredded hardwood bark mulch.
- All trees to be located a minimum of 10 feet from public utilities.
- All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.
- All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
- All compacted subgrade soils in proposed landscape areas shall be tilled to a minimum 12-inch depth prior to placement of topsoil, geotextile fabric, or other planting media as specified.
- Proposed trees will be planted a minimum of 15 feet apart.
- Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil to produce viable planting soil. Final approval of soil composition shall be provided by the landscape contractor. Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil:
a. Ratio of Loose Compost to Topsoil by Volume: 1:4
b. Weight of Lime per 1000 Sq. Ft.: Amend with lime only on recommendation of soil test to adjust soil pH.
c. Weight of Sulfur or Aluminum Sulfate per 1,000 Sq. Ft.: Amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
d. Volume of Sand: Amend with sand only on recommendation of Landscape Architect to adjust soil texture.
e. Weight of Slow-Release Fertilizer per 1,000 Sq. Ft.: Amend with fertilizer only on recommendation of soil test to adjust soil fertility.
- Snow storage areas are located along the edges and corners of parking areas as shown on the plan.
- During the establishment period for the installed deciduous mitigation trees (1-2 years as to be determined by certified arborist):
a. The trunk of young trees shall be wrapped in late autumn and wrap shall be removed in early spring
b. Burlap screening or wrapping shall be installed on the southwest and windward sides from late autumn to early spring
c. Trees shall be watered in spring and autumn and during dry conditions at a frequency determined by certified arborist.
d. Mulching around trees shall be maintained at a depth of 2 to 3 inches.
- All landscaping or other screening material within a sight triangle shall be no greater than 30 inches tall, and all trees within a sight triangle shall have all branches trimmed to provide clear vision for a vertical height of 8 feet above the roadway surface. Evergreen trees shall not be permitted within sight triangles.
- All species deviations must be approved in writing by the City of Ann Arbor prior to installation.
- The City of Ann Arbor has adopted an ordinance limiting phosphorus in fertilizer. To assist in compliance with the State mandated TMDL for phosphorus within the Middle Huron River basin. Applications of fertilizer beyond the initial topsoil and seeding shall be a fertilizer with no phosphorus.

Maintenance:

- Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings. Spray or treat as required to keep trees and shrubs free of insects and disease.
- Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
- Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.
- Contractor shall warranty all plant material and trees to remain alive and be in healthy, vigorous and like new condition for the specified period from installation to Substantial Completion. The entire Landscaping Project, including but not limited to: plants (perennials), trees, shrubs, mulches, shrubs, etc. are to be under Warranty for One Year after Substantial Completion date of the Project. At the end of the specified One Year Warranty period the Owner's Representative will inspect plant material for compliance. Contractor shall replace, in accordance with the drawings and specifications, all plants, trees, shrubs, etc. or as determined by the Owner's Representative, are in an unhealthy or unsightly condition. Warranty shall not include damage or loss of plants, trees, and shrubs caused by fires, floods, freezing rains, lightning storms, or winds over 75 miles per hour, acts of vandalism or negligence on the part of the owner, or any other incident beyond landscape contractor's control.
- Watering: The contractor shall keep seed moist for optimum plant growth (1" of total water per week, including rainfall) until the grass and/or flowers are four (4) inches high typical.
- Protection from traffic and erosion in newly seeded areas is the responsibility of the contractor. Safety fences and/or silt fence with appropriate signage may be used at the contractor's expense until the grasses and flowers are fully established.
- Erosion shall be repaired by the contractor.
- Turf installations shall meet the following criteria as determined by Owner:
a. Satisfactory Seeded Turf: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. and bare spots not exceeding 5 by 5 inches.
b. Satisfactory Sodded Turf: At end of maintenance period, a healthy, well-rooted, even-colored, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities.
c. Use specified materials to reestablish turf that does not comply with requirements and continue maintenance until turf is satisfactory.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

23073	333 E. WILLIAM STREET	8	OF 14	08
JOB No. 23073 REVISIONS: PER CITY REVIEW	DATE: 10/2/23 REV. DATE: 10/2/23 CADD: JCA ENG: JCA PM: JWB TECH: /Z3073L01	DATE: 10/2/23 SHEET 8 OF 14	DATE: 10/2/23 SHEET 8 OF 14	DATE: 10/2/23 SHEET 8 OF 14
CLIENT: CORE SPACES, LLC 1643 N. MILWAUKEE AVE. CHICAGO, IL 60647 ANDREW SAVOY 501-786-1736				
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Basin Stormwater Calculations

W1 - Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients

Rational Method Variables

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coeff. (C)	(C) x (Area)
Building		18,400	0.42	0.95	0.40
Pavement		6,400	0.15	0.95	0.14
Grass	A		0.00	0.15	0.00
Grass	B	1,424	0.03	0.25	0.01
Grass	C		0.00	0.30	0.00
Grass	D		0.00	0.45	0.00
Water Surface			0.00	1.00	0.00
Total		26,224	0.60		0.55

Weighted C = (Sum(C)x(Area))/(Area Total) = 0.91

NCRS Variables (Pervious)

Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN) x (Area)
Grass	A		0.00	49	0.00
Grass	B	1,424	0.03	69	0.02
Grass	C		0.00	79	0.00
Grass	D		0.00	84	0.00
Total		1,424	0.03		0.02

Weighted CN = (Sum(CN)x(Area))/(Area Total) = 69

NCRS Variables (Impervious)

Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN) x (Area)
Building		18,400	0.42	98	0.41
Pavement		6,400	0.15	98	0.14
Water Surface			0.00	98	0.00
Total		24,800	0.57		0.56

Weighted CN = (Sum(CN)x(Area))/(Area Total) = 98

W2 - W2 - First Flush Runoff Calculations (Vf)
 A. $Vf = 1" \times 1/12" \times 43560 \text{ sft/ac} \times A \times C$ where A = 0.60 and where C = 0.91
 $Vf = 1" \times 1/12" \times 43560 \text{ sft/ac} \times 0.60 \times 0.91 = 1,989 \text{ cf}$

W3 - W3 - Pre-Development Bankfull Runoff Calculations (Vf-pre)
 A. 2 year / 24 hour storm event: P = 2.35 in
 B. Pervious Cover CN From Worksheet 1: CN = 58
 C. $S = (1000 / CN) - 10$: S = 7.241 in
 D. $Q = [(P-0.2S)^2] / [P+0.8S]$: Q = 0.100 in
 E. Total Site Area excluding "Self-Crediting" BMPs: 26,224 sft
 F. $Vf-pre = Q \times (1/12) \times \text{Area}$: Vf-pre = 218 ct

W4 - W4 - Pervious Cover Post-Development Bankfull Runoff Calculations (Vf-per-post)
 A. 2 year / 24 hour storm event: P = 2.35 in
 B. Pervious Cover CN From Worksheet 1: CN = 58
 C. $S = (1000 / CN) - 10$: S = 7.241 in
 D. $Q = [(P-0.2S)^2] / [P+0.8S]$: Q = 0.354 in
 E. Pervious Cover Area from Worksheet 1: 1,424 sft
 F. $Vf-per-post = Q \times (1/12) \times \text{Area}$: Vf-per-post = 42 ct

W5 - W5 - Impervious Cover Post-Development Bankfull Runoff Calculations (Vf-imp-post)
 A. 2 year / 24 hour storm event: P = 2.35 in
 B. Impervious Cover CN From Worksheet 1: CN = 98
 C. $S = (1000 / CN) - 10$: S = 0.204 in
 D. $Q = [(P-0.2S)^2] / [P+0.8S]$: Q = 2.122 in
 E. Impervious Cover Area from Worksheet 1: 24,800 sft
 F. $Vf-imp-post = Q \times (1/12) \times \text{Area}$: Vf-imp-post = 4,385 ct

W6 - W6 - Pervious Cover Post-Development 100-Year Runoff Calculations (V100-per-post)
 A. 100 year / 24 hour storm event: P = 5.11 in
 B. Pervious Cover CN From Worksheet 1: CN = 58
 C. $S = (1000 / CN) - 10$: S = 4.493 in
 D. $Q = [(P-0.2S)^2] / [P+0.8S]$: Q = 2.038 in
 E. Pervious Cover Area from Worksheet 1: 1,424 sft
 F. $V100-per-post = Q \times (1/12) \times \text{Area}$: V100-per-post = 242 ct

W7 - W7 - Impervious Cover Post-Development 100-Year Runoff Calculations (V100-imp-post)
 A. 2 year / 24 hour storm event: P = 5.11 in
 B. Impervious Cover CN From Worksheet 1: CN = 98
 C. $S = (1000 / CN) - 10$: S = 0.204 in
 D. $Q = [(P-0.2S)^2] / [P+0.8S]$: Q = 4.873 in
 E. Impervious Cover Area from Worksheet 1: 24,800 sft
 F. $Vf-imp-post = Q \times (1/12) \times \text{Area}$: Vf-imp-post = 10,071 ct

W8 - Time of Concentration (Tc-hrs)
 A. Assume 15-minute minimum time of concentration: Tc = 0.25 hr

W9 - Runoff Summary & On-Site Infiltration Requirement

A. Summary from Previous Worksheets

Item	Value
First Flush Volume (Vf)	1,989 cft
Pre-Development Bankfull Runoff Volume (Vf-pre)	218 cft
Pervious Cover Post-Development Bankfull Volume (Vf-per-post)	42 ct
Impervious Cover Post-Development Bankfull Volume (Vf-imp-post)	4,385 cft
Total BF Volume (Vf-post)	4,427 cft
Pervious Cover Post-Development 100-Year Volume (V100-per-post)	242 ct
Impervious Cover Post-Development 100-Year Volume (V100-imp-post)	10,071 cft
Total 100-Year Volume (V100)	10,313 cft

B. Determine Onsite Infiltration Requirement

Subtract the Pre-Development Bankfull from the Post-Development Bankfull Volume

Item	Value
Total Post-Development Bankfull Volume (Vf-post)	4,427 cft
Pre-Development Bankfull Runoff Volume (Vf-pre)	218 cft
Bankfull Volume Difference	4,209 cft
Infiltration Requirement (Vinf)	4,209 cft

C. Determine Detention/Retention Requirement

Item	Value
A. $Qp = 238.6 \text{ cfs/in} \times \text{sq. mi}$	743.63 cfs/in x sq. mi
B. Total Site Area excluding "Self-Crediting" BMPs	0.60 ac
C. $Q100 = Q100-per + Q100-imp$ (from W6 and W7, respectively)	6,911 in
D. Peak Flow (PF) = $Qp \times Q100 \times \text{Area} / 640$	4.83 cfs
E. Delta = $PF \times 0.15 \times \text{Area (ac)}$	4.74 cfs
F. $Vinf = \text{Delta} / PF \times V100$	10,120 cft

Required Detention not including infiltration credit or penalty.
 Sediment Forebay Volume Required (5% of V100): 516 ct

W11 - Determine Applicable BMPs and Associated Volume Credits

Preliminary soil testing has indicated the soils porous and will provide excellent infiltration capacity.

Proposed BMP	Area (sf)	Storage Volume (cft)	Design Infil. Rate (in/hr)	Infil. Volume in 6-hr Drawdown (cft)	Total Volume Reduction (cft)
Pervious Pavement				0	0
Infiltration Bed				0	0
Subsurface Infiltration Bed	1199		7.50	4,496	4,496
Infiltration Trench				0	0
Bioretention Systems				0	0
Rain Gardens				0	0
Dry Well				0	0
Bioswale				0	0
Vegetated Filter Strip				0	0
Green Roof				0	0
Total Volume Reduction Credit by Proposed Structural BMPs (cft)					4,496
Runoff Volume Infiltration Requirement (Vinf) from W9 (cft)					4,209
Runoff Volume Credit (cft)					288

W13 - Site Summary of Infiltration & Detention

A. Stormwater Management Summary

Min Infiltration Requirement (Vinf)	4,209 cft
Designed/Provided Infiltration Volume	4,496 cft
% Minimum Required Infiltration Provided	107 %
Total Calculated Detention Volume, Vdet	10,120 cft
Net Required Detention Volume (Vdet - Designed/Provided Infiltration Volume)	5,624 cft

B. Detention Volume Increase for sites where the required infiltration volume cannot be achieved.

% Required Infiltration NOT Provided	0.0 %
(100% - % Minimum Required Infiltration Provided)	0.0 %
Net % Penalty (20% x % Required Infiltration NOT Provided)	0.0 %
Total Required Detention Volume, including Penalty	10,120 cft
(((100% + Net % Penalty) x Net Required Detention Volume))	

Detention Outlet Calculations

A. Required Detention Volumes (Reduced by 6-hour infiltration)

Storm Event	Req'd Volume	less Infil. Credit	= Final Volume
First Flush	1,989 cft	- 4,496 cft	= (2,508) cft
Bankfull	4,427 cft	- 4,496 cft	= (69) cft
100-year	10,120 cft	- 4,496 cft	= 5,624 cft
100-year + Req'd Penalty	10,120 cft	- 4,496 cft	= 5,624 cft
Forebay Volume Required (5% of 100-yr)			= 281 cft

B. Detention Volumes Provided

StormTrap footprint of 1330 sf yields a net area of 87 % w/structure 1157 sft

Elevation	Area (sf)	Depth (ft)	Volume (cft)	Cum. Volume (cft)
855.0	1,157	0	0	0
856.0	1,157	0.5	579	579
857.0	1,157	1	1,157	1,736
858.0	1,157	1.5	1,736	2,893
859.0	1,157	2	2,315	4,050
860.0	1,157	2.5	2,893	5,207
860.5	1,157	0.5	579	5,786
Total Volume			5,786	

100-Year Elevation (X100) = 860.5 - 860.0 = X100 - 860.0 X100 = 860.36 ft
 5,786 - 5,207 = 5,624 - 5,207

STRUCTURAL DESIGN LOADING CRITERIA

LIVE LOADING: AASHTO HS-20 HIGHWAY LOADING

GROUND WATER TABLE: BELOW INVERT OF SYSTEM

SOIL BEARING CAPACITY: 4000 PSF

SOIL DENSITY: 120 PCF

EQUIVALENT UNSATURATED LATERAL ACTIVE EARTH PRESSURE: 35 PSF / FT.

EQUIVALENT SATURATED LATERAL ACTIVE EARTH PRESSURE: 80 PSF/FT. (WATER TABLE PRESENT)

APPLICABLE CODES: ASTM C877, AGI-318

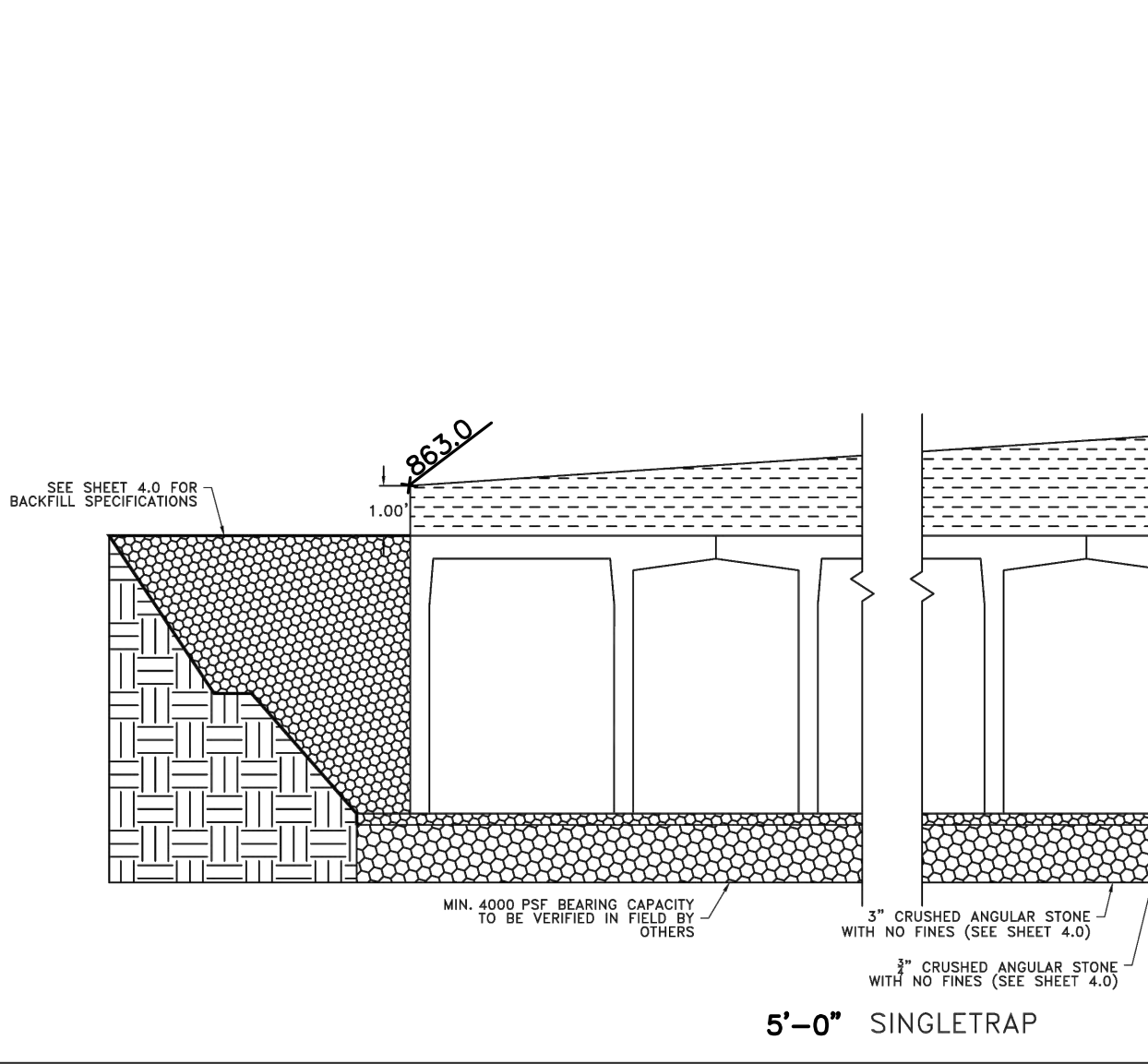
BACKFILL TYPE: SEE SHEET 4.0 FOR BACKFILL OPTIONS

STORMTRAP SYSTEM INFORMATION

PRELIMINARY NOT FOR CONSTRUCTION

SITE SPECIFIC DESIGN CRITERIA

- STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
- COVER RANGE: MIN. 1.00' MAX. 2.23' CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
- ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
- FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.



C. Full Infiltration Design

Total Storage Volume	10,120 cft
Infiltration Area	1159 sft
Infiltration Rate, Average	7.50 in/hr
Infiltration Flow Rate	749.38 cft/hr
Time to Fully Drain	13.5 hr

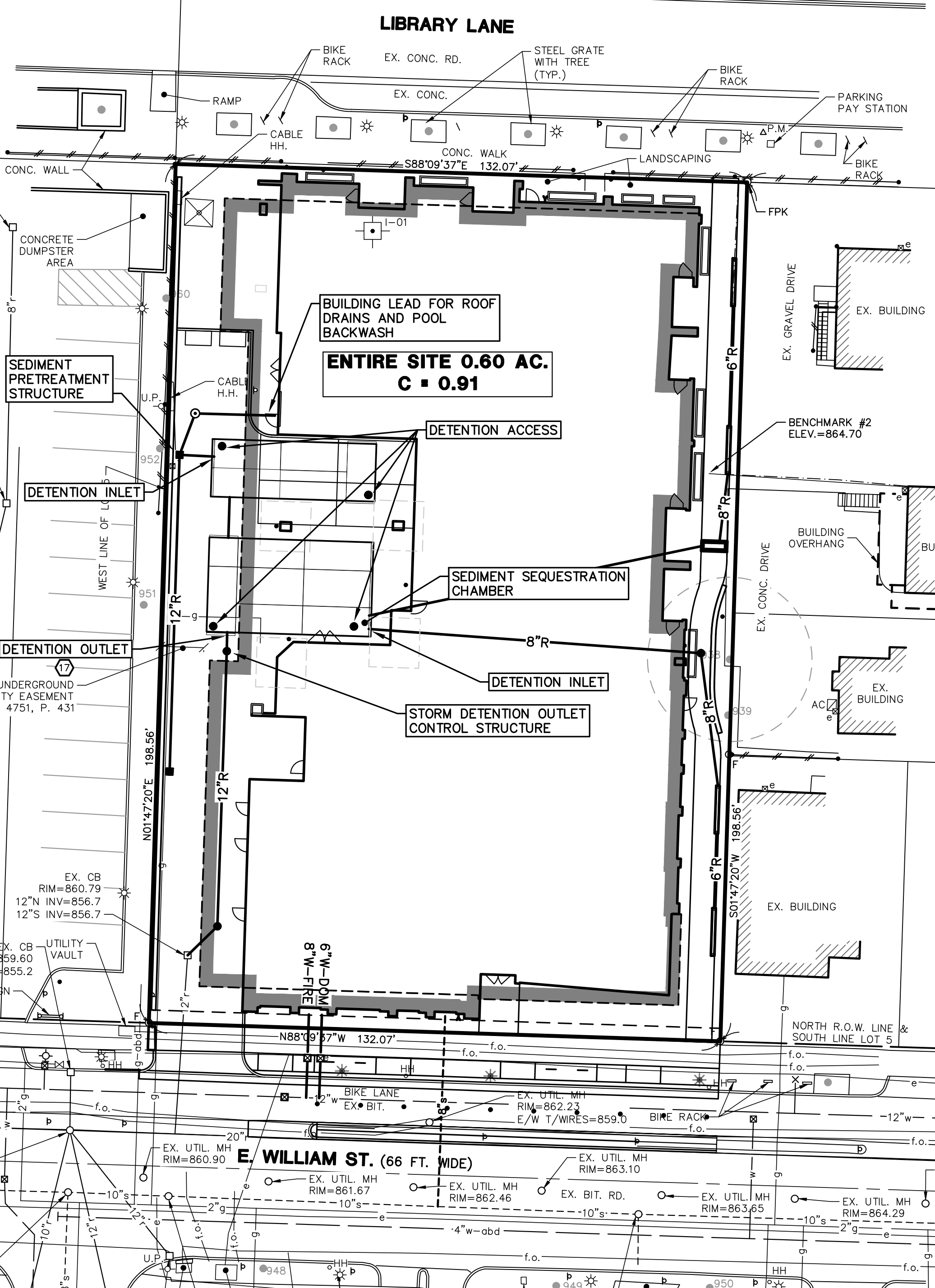
This is less than 48 hours max, so the basin complies with the drawdown requirement.

STORM WATER MANAGEMENT NARRATIVE

The existing site drains by storm sewer through the existing parking area and discharges to the City storm sewer in the southwest corner of the site. The existing site contains no onsite storm water detention facilities. The site generally slopes from east to the west.

The proposed building will cover the majority of the site and storm drainage will be picked up by roof conductors and drains east sidewalk area and inlets in the driveway. This drainage will be routed to the proposed underground storm water detention tanks in the access drive to the site. The inflow will be treated for sediment removal by flowing through either a sediment pretreatment device or entering the underground system through one of the sediment detention chambers contiguous to the system. The sediment sequestration chambers will be lined with filter fabric facilitating the cleanup on accumulated sediment, when needed. The detention chambers will be placed on the stone bedding as shown in the standard detention cross section detail, with a total of 12" of stone bedding. The building does not have a basement and as such should not pose a problem with placing infiltration facilities within 10' of the building structure.

The soils on-site provide good infiltration capacity with infiltration rates of 7.5 inches per hour including the factor of safety. The system is designed to provide full infiltration of the 100-year storm event is a time span just over 13.5 hours.



StormTrap

1287 MEHMAN PARKWAY
 TROY, MI 48068
 313-441-6667 / 313-441-5327

ENGINEER INFORMATION:
 Midwestern Consulting
 3815 PLAZA DR
 Ann Arbor, MI
 734-995-0200

PROJECT INFORMATION:
PRELIMINARY NOT FOR CONSTRUCTION

CURRENT ISSUE DATE:

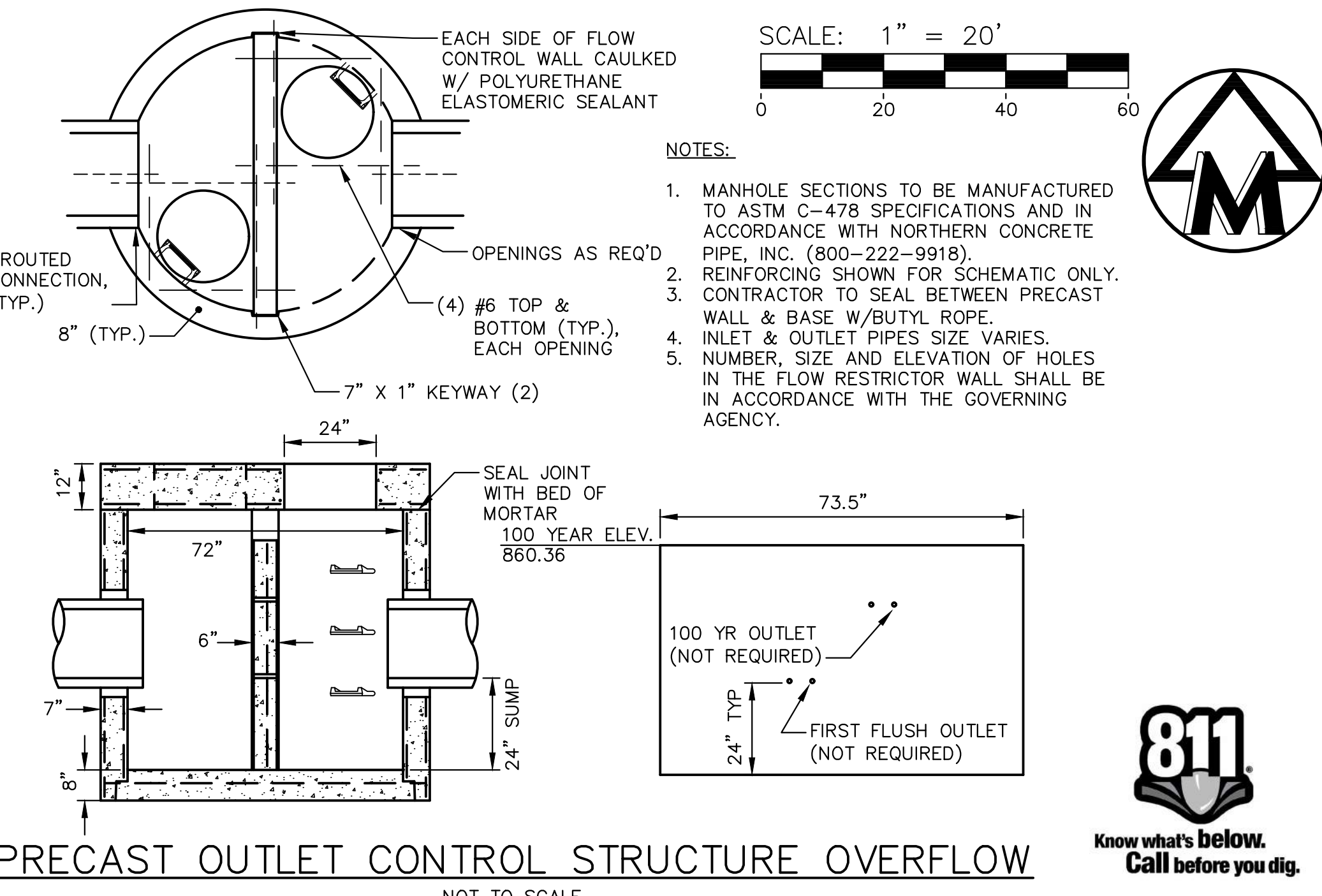
ISSUED FOR:
 PRELIMINARY

REV. DATE	ISSUED FOR	BY	DATE

SCALE:
 NTS

SHEET TITLE:
 SINGLETRAP DESIGN CRITERIA

SHEET NUMBER:
 1.0



PRECAST OUTLET CONTROL STRUCTURE OVERFLOW

NOT TO SCALE

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 CORE SPACES, LLC
 1643 N. MILWAUKEE AVE.
 CHICAGO, IL 60647
 ANDREW SAVOY
 501-786-1736

333 E. WILLIAM STREET

SITE PLAN

STORM WATER MANAGEMENT PLAN

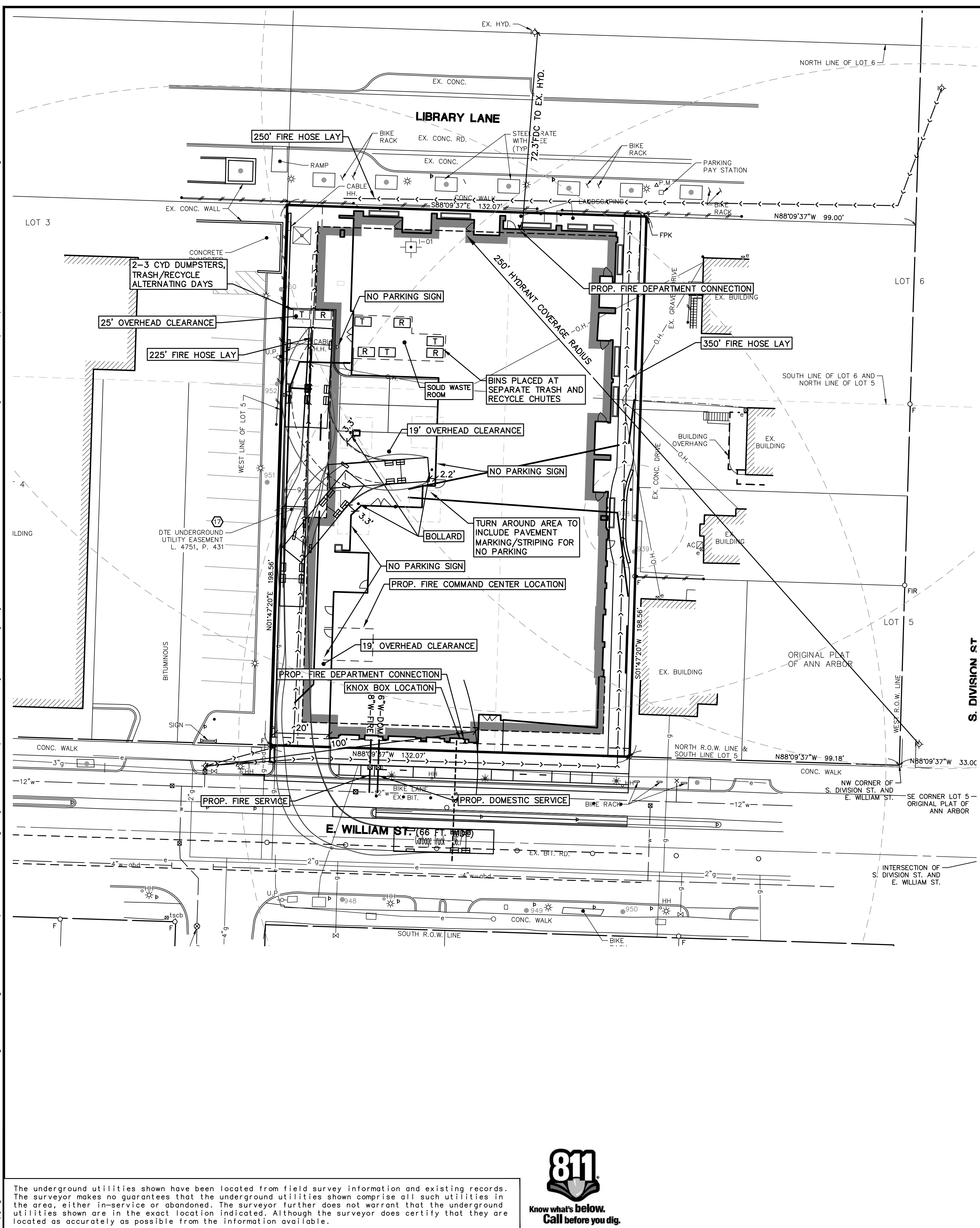
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Know what's below. Call before you dig.

23073

JOB No. 23073
 SHEET 9 OF 14
 DATE: 9/9/23
 REVISIONS:
 PER CITY REVIEW
 PER CITY REVIEW
 PER CITY REVIEW
 11/17/23

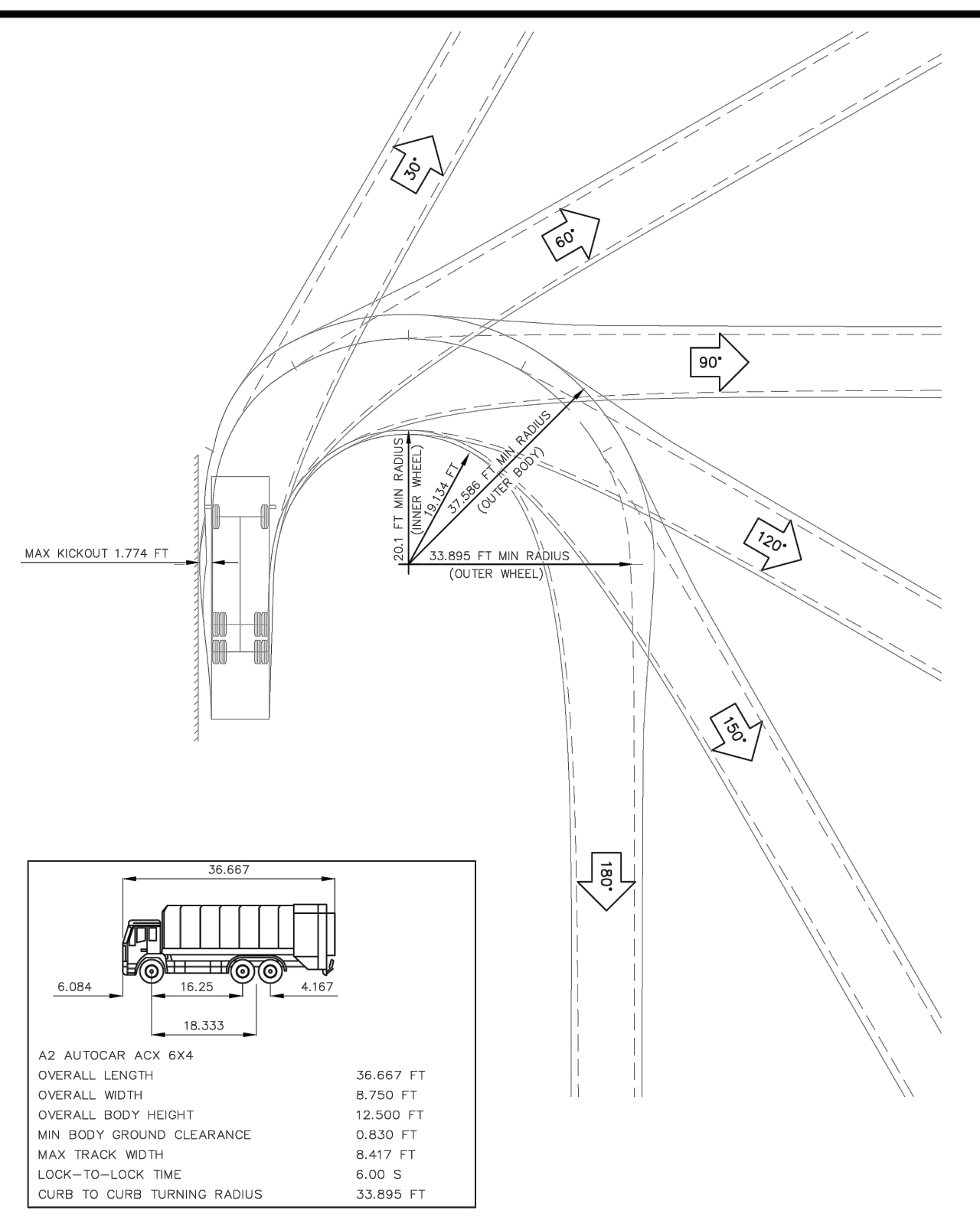
M:\Civ\136_Proj\2023\33073\Site Plan\33073\FP1.dwg, 12/14/2023 3:00 PM, Jim Albert, 10 FIRE PROTECTION AND SOLID WASTE PLAN, MCLC PDF, p.3
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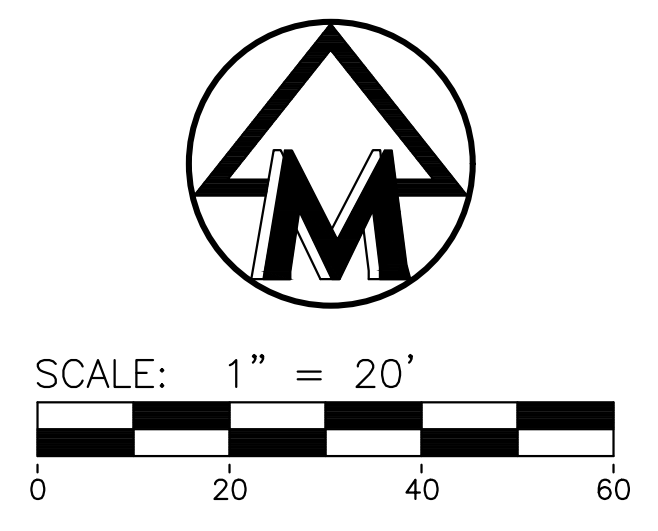
- FIRE PROTECTION PLAN NOTES:**
- Water services are to be separate domestic and fire lines.
 - Addressing: numerics shall be a minimum of 4 inches in height and clearly visible when approaching the building.
 - Flow requirements: flow shall comply with NFPA 13 standards and shall meet 2015 International Fire Code (IFC) standards found in Appendix B, Table B 105.1 of the code.
 - Fire department connections (FDC's) shall be within 100 feet of a hydrant.
 - Fire department connection (FDC): hook-up location is subject to Fire Marshal's approval.
 - FDC's shall be 4 inch Storz connections or (2) 2 1/2 inch NST connections.
 - FDC access shall comply with IFC 912.3.
 - FDC signage shall be provided and shall comply with IFC 912.4.
 - Fire protection alarm and detection system shall be in compliance with all applicable codes adopted by the City of Ann Arbor, including NFPA 72, 2007 edition and all other referenced standards.
 - A horn strobe device shall be installed above the FDC and shall activate upon sprinkler water flow.
 - Emergency responder radio coverage shall comply with 2015 IFC Section 510.
 - Emergency voice/alarm communications system shall comply with 2015 IFC Section 907.6.2.2.
 - Occupant notification appliances shall activate throughout the notification zones upon sprinkler water flow.
 - Place signage on Fire Suppression System Control Room door (IFC 2015 Section 509.1) if applicable.
 - Knox Box emergency access system with keys to access the building, the Fire Suppression System Control Room (if applicable), an elevator key, and any other keys to areas that may be relevant during emergencies will be required. Knox Box with proper keys shall be in place prior to issuance of Certificates of Occupancy for the buildings.
 - The Knox Box shall be mounted no higher than 6 feet from grade in an approved location on the exterior for emergency access to the building as well as access to the Fire Suppression System Control Rooms if applicable.
 - Construction sequencing
 - Hydrants must be in service and approved during construction.
 - Hydrants providing protection coverage for the building must be in service and approved by both engineering and fire departments before the fire department will support permit issuance for new construction phase and before combustible materials are placed on the job site.
 - Storage areas for construction materials must be approved so as not to interfere with fire/emergency site access.
 - If site access is to be restricted during construction, Knox Box locks for gates are to be provided.
 - No firewalls will be constructed within the building.
 - Booster pumps will be provided on the domestic water service and the fire suppression water service leads. The pumps shall meet 2015 IFC standards, Section 914.3.1.2.
 - No separate Fire Suppression System Control Room is required.

Design Criteria		Staging & Storage	
80% trash / 20% recycling		The 333 E William apartment building will have trash and recycling chutes serving all floors that will deposit Solid Waste and Recyclables in a single solid waste & recycling room on the ground floor where compactors will deposit said solid waste and recyclables into roll able containers. There will be four (4) three (3) yard rolling compactor containers and four (4) three (3) yard containers for recyclables.	
Three pounds of trash per person per day		Rolling trash and recycling containers will be brought out of the waste/recyclables handling room by the building maintenance staff and moved to the container pick-up staging area outside the waste/recyclables handling room to be serviced by the trash and recyclables collection trucks. The emptied containers will then be returned to the waste/recyclables handling room by the building maintenance staff. The rolling containers will not remain outside the waste/recyclables handling room for more than 1 hour after being emptied.	
22lbs per cubic yard of trash (Recycle Mania Volume to Weight Conversion Chart)			
3lbs/person + 22lbs/cy x 7days = 891lb/person/week of un-compacted trash			
Mini-Mac Apartment Compactor with a 4 to 1 compaction ratio			
637 occupants			
80%	1911 lb trash		
3 lb trash / person / day	8.49 cy/day		
225 lbs/cy/d	59.49 cy/week		
0.093 cy/d/person/week	14.86 compacted cy/d		
25% compaction ratio	4.95 containers/week		
3cyd containers			
20%	477.75 lb recyclables		
0.75 lb recycling / person / day	2.12 cy/d/day		
225 lbs/cy/d	14.86 cy/week		
0.023 cy/d/person/week	14.86 uncompactd cy/d		
uncompactd	4.95 containers/week		
3cyd containers			

TRASH COLLECTION DAYS WILL BE COORDINATED WITH CITY STAFF AND ITS COORDINATED FRANCHISE SOLID WASTE PROVIDER. IT IS ANTICIPATED THAT THREE TRASH AND THREE RECYCLE PICKUPS WILL BE REQUIRED FOR ADEQUATE SERVICE. CITY STAFF MAY DESIGNATE AND MARK STAGING LOCATIONS OF ROLLING DUMPSTERS IF REQUIRED FOR SERVICING.



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- MAINTAIN A CLEAR SPACE DIRECTLY IN FRONT OF THE SOLID WASTE ENCLOSURE. THE CLEAR SPACE SHALL BE A MINIMUM OF FIFTY (50) FEET LONG BY THE WIDTH OF THE INSIDE DIMENSION (I.D.) OF THE ENCLOSURE WALLS PLUS FOUR (4) FEET ON EACH SIDE. A MINIMUM VERTICAL CLEARANCE OF AT LEAST TWENTY-FIVE (25) FEET MUST BE PROVIDED ABOVE THIS AREA.
- INGRESS AND EGRESS ROUTES MUST BE DEVELOPED BASED ON SOLID WASTE SWEEP PATH REQUIREMENTS PER SD-SW-4. A MINIMUM HORIZONTAL CLEARANCE OF FOUR (4) FEET FROM THE EDGE OF THE SWEEP PATH AND A MINIMUM VERTICAL CLEARANCE OF AT LEAST FIFTEEN (15) FEET MUST BE PROVIDED ALONG THE ENTIRE SOLID WASTE COLLECTION ROUTE.
- PROVIDE TEN (10) FEET MINIMUM HORIZONTAL CLEARANCE FROM SOLID WASTE ENCLOSURE TO MAJOR ELECTRICAL EQUIPMENT, ABOVE GROUND UTILITY SERVICES, AND EDGE OF OVERHEAD OBSTRUCTIONS SUCH AS TREE BRANCHES, BALCONIES, AND OVERHANGS.
- IF FORWARD ACCESS TO THE PUBLIC STREET IS NOT AVAILABLE FOR THE SOLID WASTE VEHICLE, THE SITE DEVELOPMENT LAYOUT MUST ACCOMMODATE A TURN-AROUND LOCATION MEETING REQUIREMENTS WITHIN SOLID WASTE REFERENCE SPECIFIC TURN-AROUND DETAIL (SD-SW-5) AND ACCEPTABLE TO THE PSAA.
- FOR SITES THAT CANNOT ACCOMMODATE A TURN-AROUND, THE FOLLOWING ADDITIONAL REQUIREMENTS MUST BE MET:
 - SOLID WASTE VEHICLES MUST BE ABLE TO SERVICE DUMPSTERS WITHOUT IMPEDING THE PUBLIC STREET OR SIDEWALK.
 - THE COLLECTION LOCATION SHALL BE CLEARLY DELINEATED AND NOT HAVE A SLOPE GREATER THAN 2% IN ANY DIRECTION.
 - BOLLARDS OR ADEQUATE CLEAR SPACE MUST BE PROVIDED BEHIND THE LIFT POINT SO THE DUMPSTERS ARE NOT PUSHED INTO ANY BUILDING OR ACCESS ROUTE.
 - ALL SWEEP-PATH CLEARANCE AND VERTICAL CLEARANCE REQUIREMENTS PREVIOUSLY IDENTIFIED SHALL BE PROVIDED.
 - SOLID WASTE VEHICLE BACK-UP DISTANCES MUST BE LESS THAN 30' ALONG SERVICING ROUTE.
- GATES ON BIN ENCLOSURES SHALL OPEN A MINIMUM OF 120 DEGREES FROM THE CLOSED POSITION. THE GATES SHALL NOT IMPED ON THE REQUIRED BIN ENCLOSURE OPENING WIDTH, SHALL NOT BLOCK ADJACENT PARKING SPOTS, AND NOT BE IMPEDED BY ADJACENT CURBS OR LANDSCAPING.
- GATES SHALL BE DESIGNED TO BE FREE STANDING WITHOUT CENTER POLE DESIGN. IF CENTER POLE DESIGN IS NECESSARY, 12 INCHES SHALL BE ADDED TO THE MINIMUM INTERIOR WIDTH OF THE ENCLOSURE.
- GATE DESIGN SHALL INCLUDE A RELIABLE MEANS TO SECURE THE DOOR IN BOTH THE OPEN AND CLOSED POSITIONS.

CITY OF ANN ARBOR PUBLIC SERVICES			
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SCALE: N.T.S. DATE: 10/1/2022 SD-SW-6A			

- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF NO PARKING SIGNS ALONG THE SOLID WASTE INGRESS/EGRESS ROUTE TO ENSURE THE ROUTE REMAINS FREE OF VEHICLES.
- REFER TO ASSOCIATED STANDARD DETAILS SD-SW-1 AND SD-SW-2 FOR REQUIREMENTS ON SINGLE AND DOUBLE WIDE SOLID WASTE BIN ENCLOSURE LAYOUT AND DESIGN CRITERIA. THE CITY SHALL HAVE THE ABILITY TO MODIFY OR INTERPRET THESE DETAILS AS NECESSARY TO ACCOMMODATE THE CITY OR CITY CONTRACTOR'S NEEDS FOR SOLID WASTE PICK-UP.
- SOLID WASTE EQUIPMENT ACCESS ROADS AND SERVICE AREA SURFACES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF COLLECTION VEHICLES WEIGHING UP TO 66,000 LBS GROSS VEHICLE WEIGHT (GVW) AND SHALL BE PROVIDED WITH AN APPROVED SURFACE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL SNOW AND ICE REMOVAL REQUIRED FOR SAFE ACCESS.
- FOR SITES THAT CANNOT ACCOMMODATE A STANDARD DUMPSTER ENCLOSURE, THE DUMPSTERS MAY BE ROLLED OUT OF A BUILDING OR ALTERNATE ENCLOSURE BY THE PROPERTY OWNER TO AN APPROVED COLLECTION LOCATION.
- SOLID WASTE COLLECTION LOCATIONS MUST BE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY UNLESS AN APPROPRIATE EASEMENT IS OBTAINED.

CITY OF ANN ARBOR PUBLIC SERVICES			
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SCALE: N.T.S. DATE: 10/1/2022 SD-SW-6B			

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



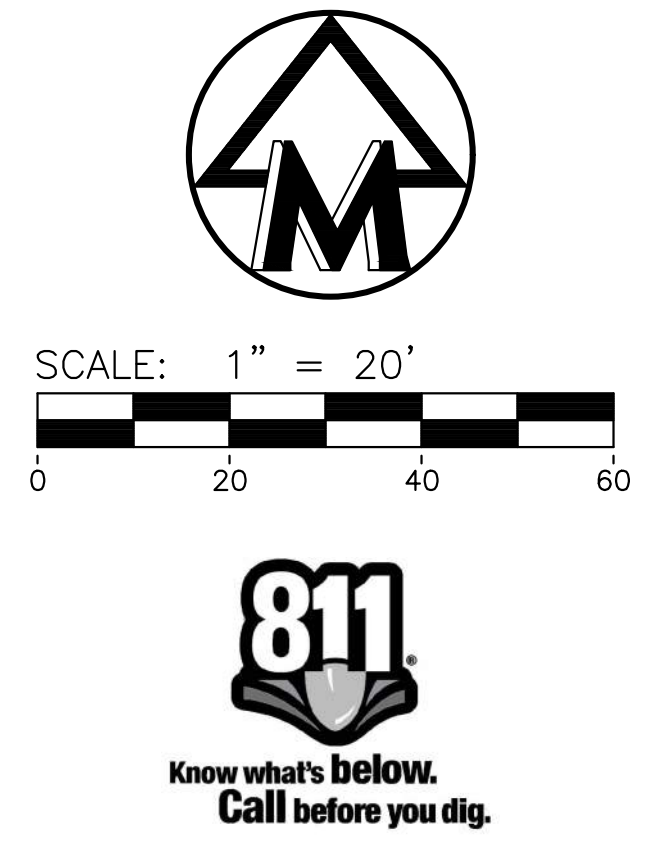
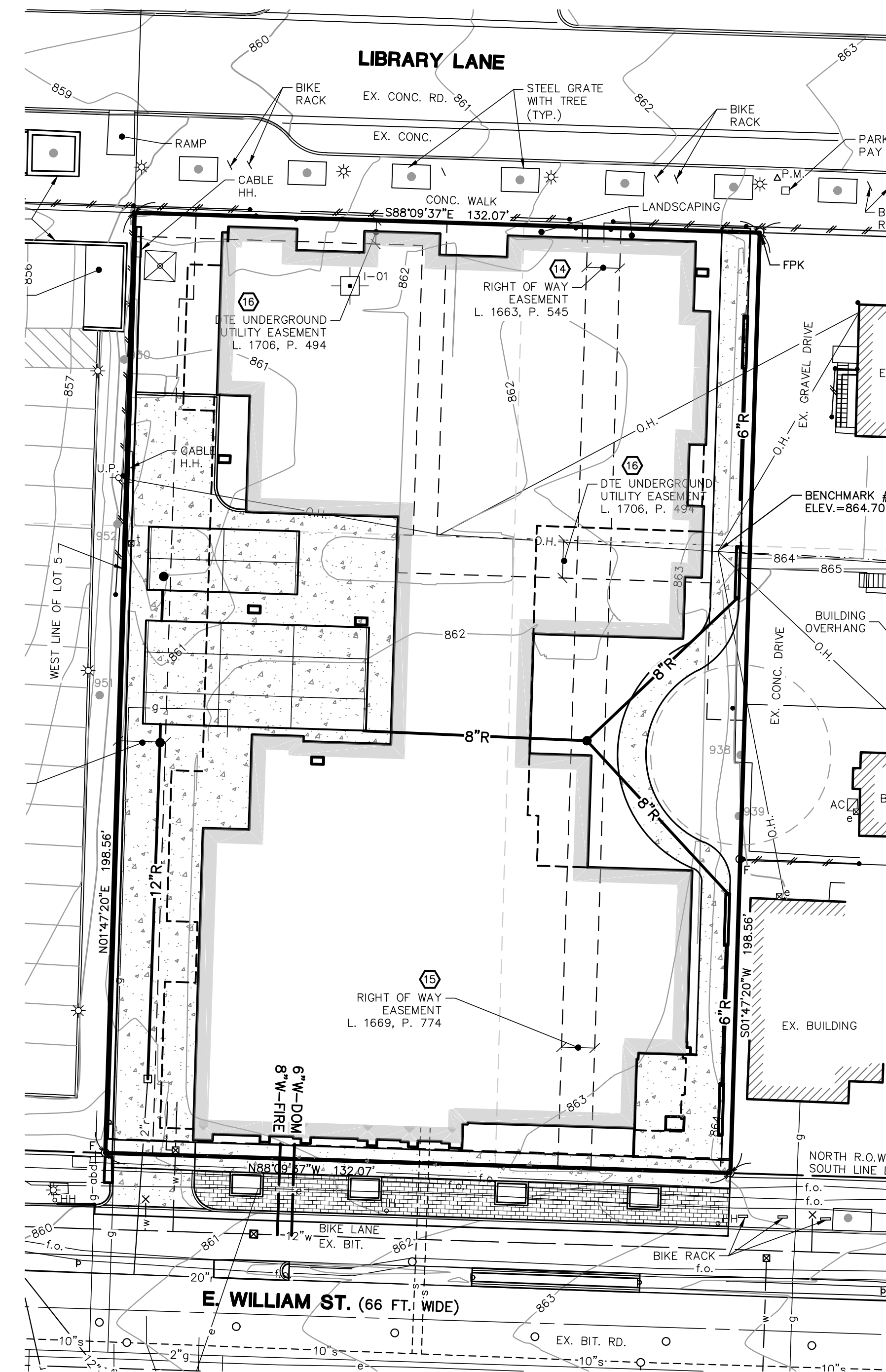
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 385 Plaza Drive Ann Arbor, Michigan 48108
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 Wireless Communications • Transportation • Landfill Services

CLIENT
 CORE SPACES, LLC
 1643 N. MILWAUKEE AVE.
 CHICAGO, IL 60647
 ANDREW SAVOY
 501-786-1736

333 E. WILLIAM STREET
 SITE PLAN
 FIRE PROTECTION AND SOLID WASTE PLAN

23073
 JOB No. DATE: 11/17/23 SHEET 10 OF 14
 REVISIONS: PER CITY REVIEW PER CITY REVIEW
 REV. DATE: 11/17/23
 CADD: ENG. JCA
 12/14/23
 P.M.: SWB
 TECH.: /Z302/FP1

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



LEGEND	
838	EXIST. CONTOUR
838	PROP. CONTOUR
x836.2	EXIST. SPOT ELEVATION
x36.60	PROP. SPOT ELEVATION
o-U.P.	EXIST. UTILITY POLE
—	GUY WIRE
OH	EXIST. OVERHEAD UTILITY LINE
*	EXIST. LIGHT POLE
*	PROP. LIGHT POLE
t	EXIST. TELEPHONE LINE
e	EXIST. ELECTRIC LINE
g	EXIST. GAS LINE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
w	PROP. WATER MAIN
W	EXIST. HYDRANT
W	PROP. HYDRANT
S	EXIST. GATE VALVE IN BOX
S	PROP. GATE VALVE IN BOX
S	EXIST. GATE VALVE IN WELL
S	PROP. GATE VALVE IN WELL
X	EXIST. CURB STOP & BOX
X	PROP. CURB STOP & BOX
FDC	PROP. FIRE DEPARTMENT CONNECTION
r	EXIST. STORM SEWER
R	PROP. STORM SEWER
□	EXIST. CATCH BASIN OR INLET
□	PROP. CATCH BASIN OR INLET
○	EXIST. BEEHIVE INLET
○	PROP. BEEHIVE INLET
RD	PROP. ROOF DRAIN
RD	END SECTION
ps	PROP. DOWNSPOUT
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
⊙	EXIST. CLEANOUT
⊙	PROP. CLEANOUT
●	SIGN
●	SINGLE TREE
---	FENCE
---	LIMITS OF DISTURBANCE

ALTERNATIVE LAYOUT

Description: Alternative #1 would provide a cutout in the building to eliminate the building encroaching into the critical root zone of the landmark tree, a 19' sugar maple.

Findings:

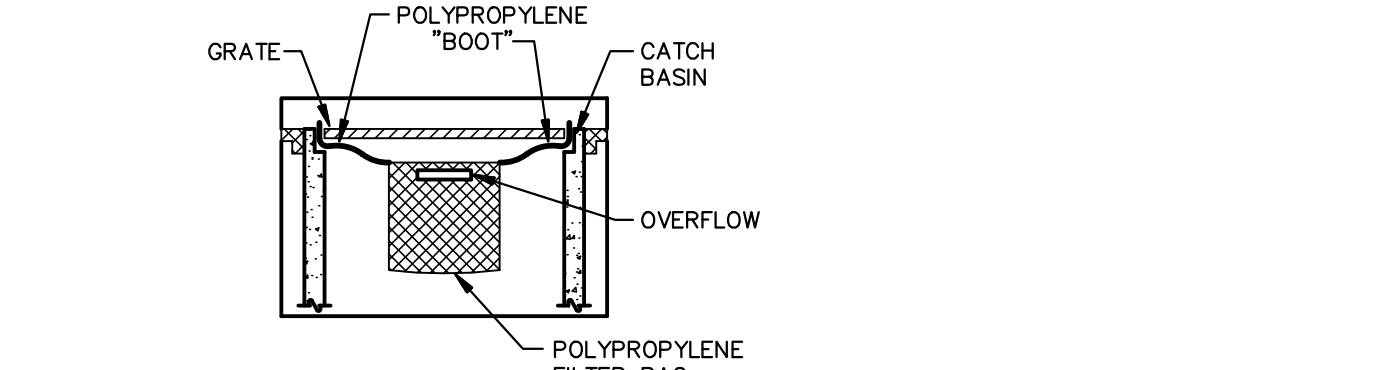
- The tree as it exists has grown in an urban environment. The existing curb and parking area encroaches into the critical root zone of the tree. Maple trees have a very shallow root pattern and likely there are few root under the pavement area.
- This concept would provide fewer units due to inefficient design and use of the land.

Discussion:

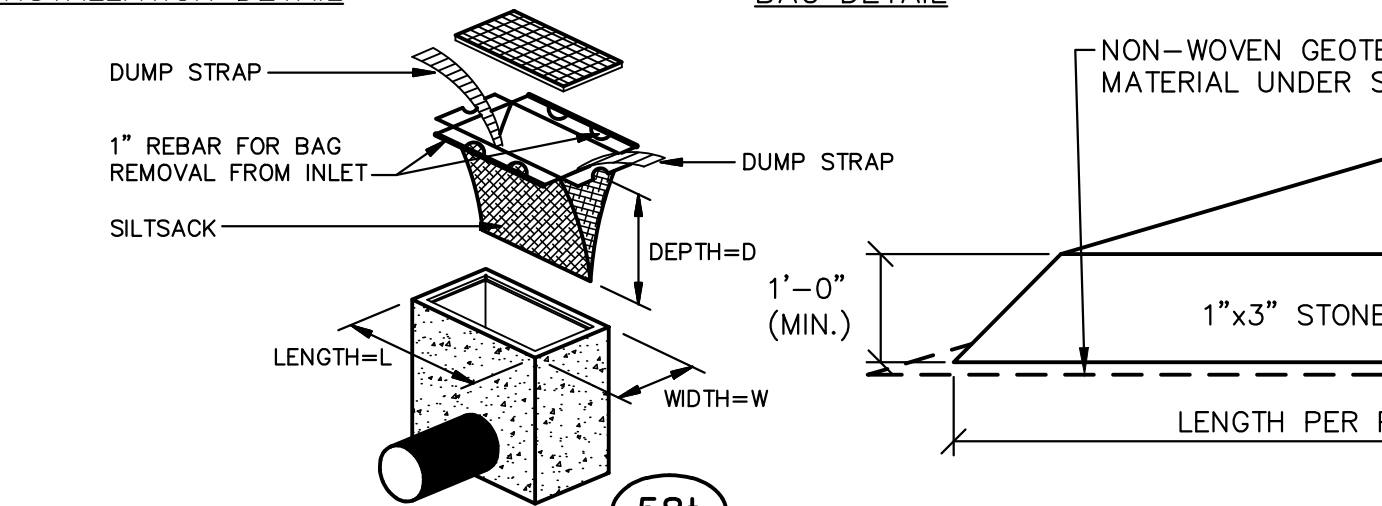
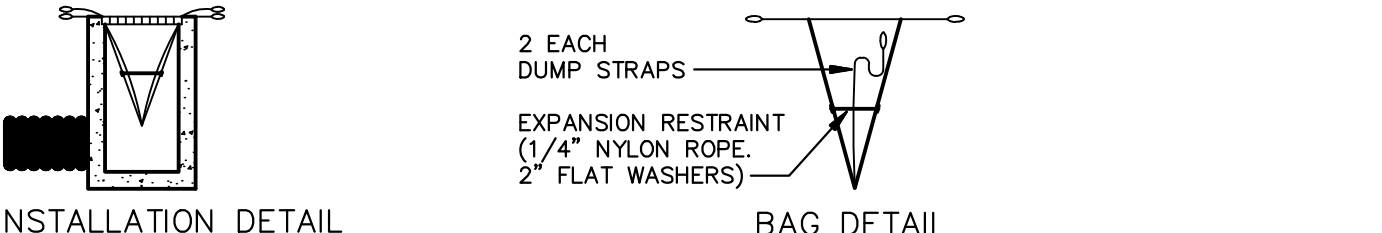
- The alternative building will still reduce the amount of afternoon and evening light the tree receives decreasing its chances of survival.
- In an extremely tight D1 area, construction logistics of staying out of the critical root zone will significantly hinder the project.
- It is proposed that the tree remain, but be considered as removed and mitigated accordingly.

23073	JOB No.	333 E. WILLIAM STREET	11	11	11
REV. DATE	DATE: 9/8/23	SHEET 11 OF 14	CADD:	ENG. JCA	/23073A1
REVISIONS:	P.M. SWB	TECH:	/23073A1		
		CLIENT	CORE SPACES, LLC 1643 N. MILWAUKEE AVE. CHICAGO, IL 60647 ANDREW SAVOY 501-786-1736		
		SITE PLAN	ALTERNATIVE ANALYSIS		
		MIDWESTERN CONSULTING	385 Plaza Drive Ann Arbor, Michigan 48108 (734) 995-0200 • www.midwesternconsulting.com Land Development • Land Survey • Institutional • Municipal Wireless Communications • Transportation • Landfill Services		

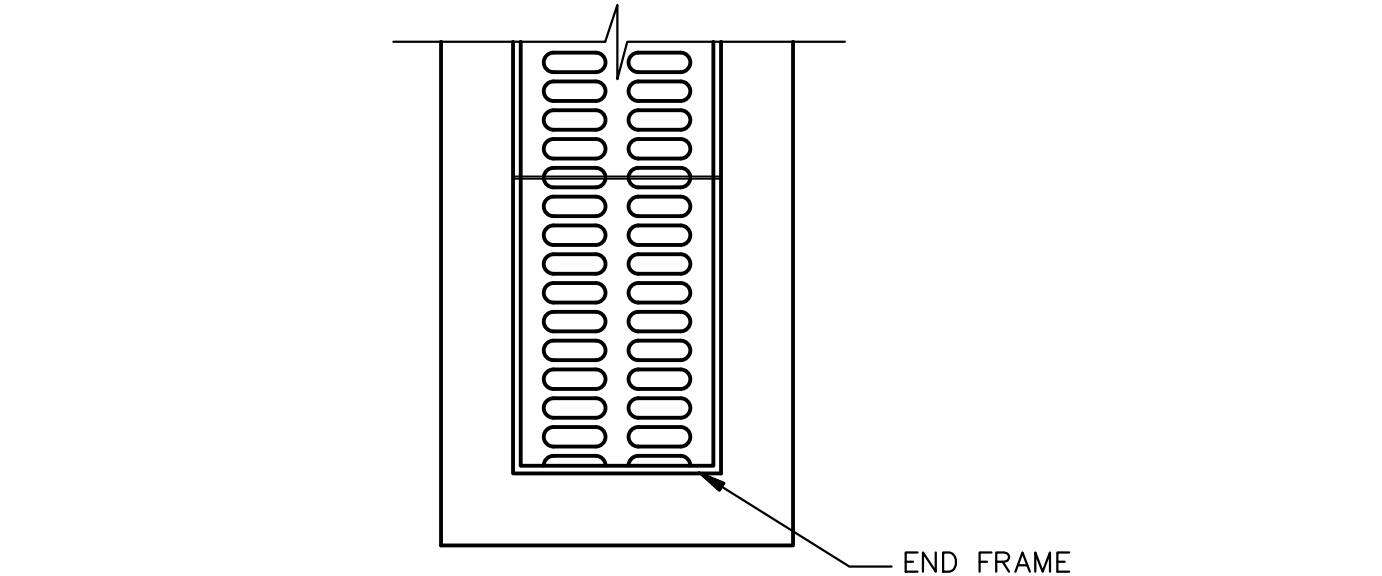
M:\CIVIL\136_Proj\2023\3307301\Site Plan\3307301.dwg, 12/14/2023 3:01 PM, Jim Ahern, 12 MISCELLANEOUS DETAILS, MLLC PDF, p3
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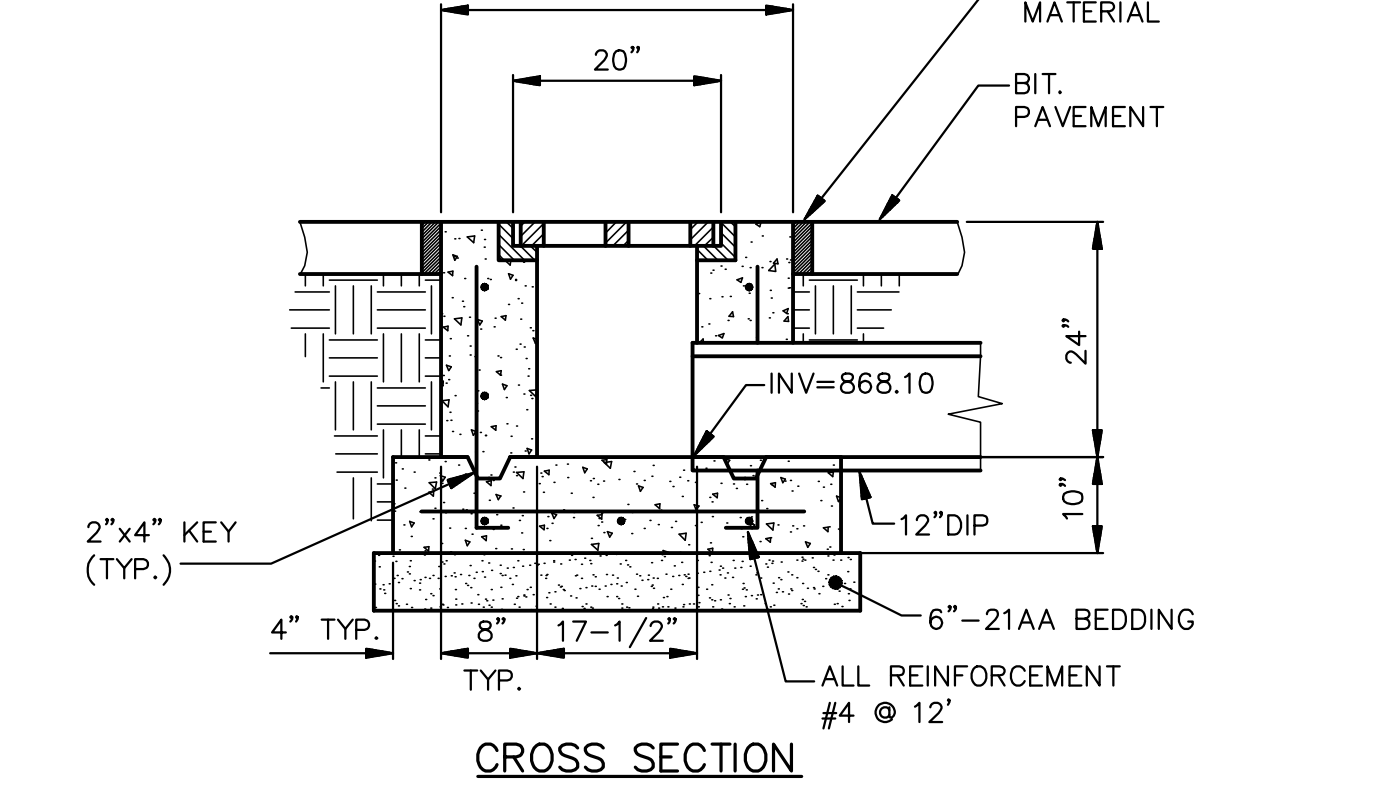
NOTE: TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (206-767-0441) OR "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800-448-3636). CLEAN FILTER AS NEEDED.



GRAVEL MUD TRACKING MAT (60t) NOT TO SCALE



TRENCH DRAIN DETAIL NOT TO SCALE



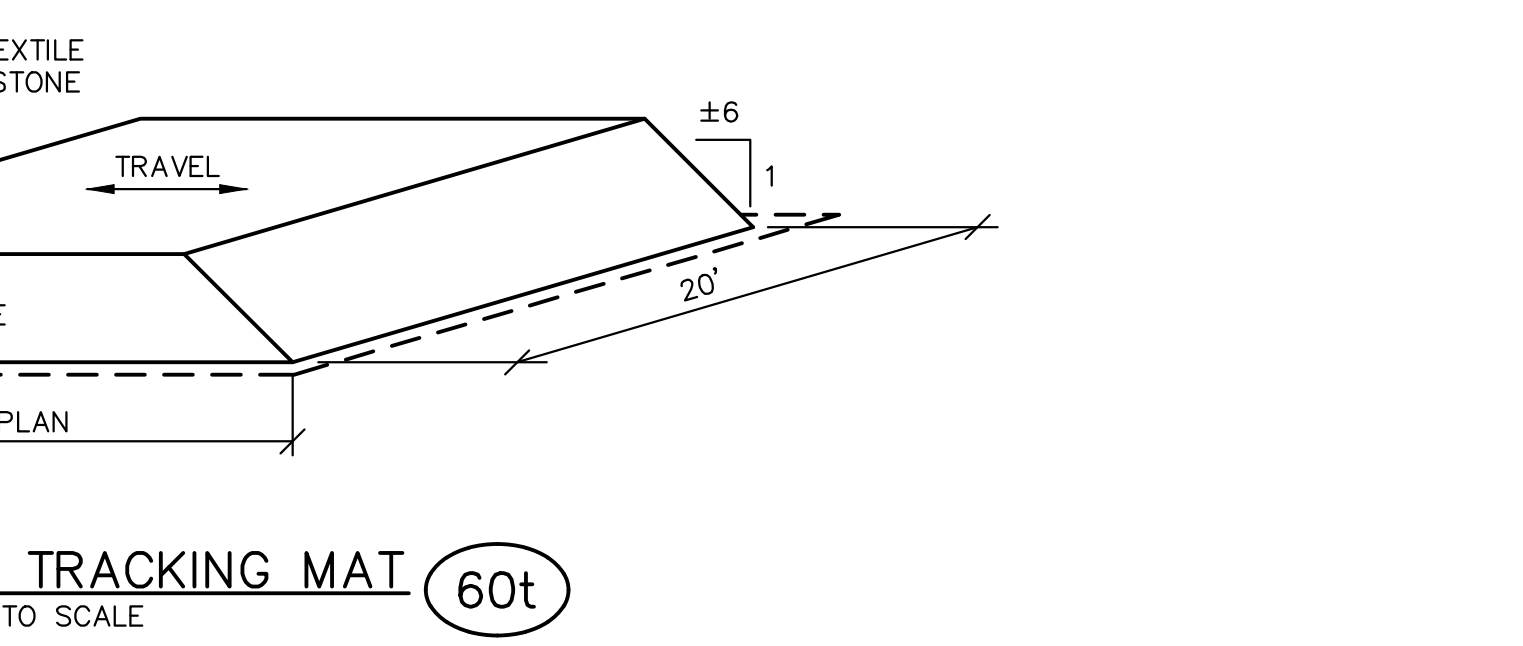
PROP. HEAVY DUTY CONCRETE DETAIL NOT TO SCALE



ONSITE BITUMINOUS PAVEMENT SECTION NOT TO SCALE

NOTE: ALL CONCRETE PAVEMENT TO BE SEALED WITH ONE APPLICATION OF A TRANSPARENT CURING COMPOUND APPLIED AT A RATE OF 1 gal. per 200 sq. ft.

CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE BEGINNING APRIL 2024													
	2024						2026							
	APRIL	MAY	JUNE	JULY	AUG.	SEP.	OCT.	NOV.		MARCH	APRIL	MAY	JUNE	JULY
SESC PRE-GRADING MEETING														
INSTALL AND MAINTAIN SOIL EROSION CONTROL MEASURES AS REQUIRED														
BUILDING DEMOLITION														
UTILITY INSTALLATION AND SITE DEMOLITION														
MASS EXCAVATION														
FOUNDATION CONSTRUCTION														
BUILDING CONSTRUCTION														
FINAL GRADE SITE														
PLACE MULCH AND SEEDING														
FINAL CLEAN-UP & REMOVAL OF SOIL EROSION CONTROLS														



LANE DELINEATION MARKERS NOT TO SCALE

PEXCO, DAVIDSON TRAFFIC CONTROL PRODUCTS
 3110 70TH AVENUE EAST
 TACOMA, WA 98424 USA
 TOLL FREE: 1-877-335-4638
 PHONE: (253) 284-8000
 FAX: (253) 284-8980
 www.pexco.com/traffic

MANUFACTURER'S NOTES:
 1. FLUORESCENT COLORS ARE RECOMMENDED FOR APPLICATIONS REQUIRING THE HIGHEST VISIBILITY.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE FOR PRODUCT AND COMPANY INFORMATION VISIT: www.CADDetails.com/66 AND ENTER REFERENCE NUMBER: CDF-PL15

CITY POST: SURFACE MOUNT MODEL SM
 CITY POST SM SURFACE MOUNT
 REVISION DATE: 12/29/2022

LANE DELINEATION MARKERS NOT TO SCALE

- Estimated Construction Sequence**
 7/1/2024 thru 7/31/2026
- Inventory Site: 7/1/2024 (2 weeks)
 - SESC pre-grading meeting
 - Identify construction limits and define site access
 - Install construction fencing as required to secure site
 - Building Demolition: 7/15/2024 (6 weeks)
 - Install silt fence
 - Demolish buildings and associated utilities
 - Demolish site amenities, including interior site curb and gutter and pavement as required
 - Install water main and water main leads
 - Install sanitary sewer lead
 - Install storm sewer leads from ROW onto site
 - A wet or dry standpipe shall be installed per 3111.1 of the Michigan Building Code. The standpipe can be permanent or temporary with a permanent or temporary FDC provided. Connections for hose operations shall be 2 1/2" NST.
 - Mass Excavation: 9/23/2024 (4 weeks)
 - Maintain existing controls
 - Excavate for foundation/basement
 - Foundation Construction: 10/21/2024 (8 weeks)
 - Pour footings and foundation walls
 - Install underground detention chambers
 - Install site storm sewer and inlets, sack all active inlets
 - Maintain existing controls; install permanent controls within five (5) days after final grading or final grade change
 - Driveway curb and first course asphalt to be installed prior to issuance of vertical building permit.
 - Building Construction: 12/16/2024 (60 weeks)
 - Maintain existing controls; install permanent controls within five (5) days after final grading or final grade change
 - Construct building above grade
 - Complete roof and plumb roof drains to detention chambers
 - Fine Grade the Site, install Sidewalk, Curb and Gutter, Final Street Paving and continue Building Construction: 4/12/2026 (6 weeks)
 - Maintain existing controls
 - Install Sidewalk, Curb and Gutter and Final Street Paving
 - Plant trees and landscape items
 - Remove construction fence and install new fencing
 - Remove catch basin silt sacks
 - Remove sediment from detention chambers and storm sewer system
 - Clean up debris
 - Follow-Up After the Site is Stabilized: 6/7/2026 (1 week)
 - Remove construction fence
 - Prior to the first Certificate of Occupancy, all Life Safety Systems shall be completed, tested and approved.
 - A "Knox Box" emergency responder access system shall be installed prior to the first Certificate of Occupancy. Forms for the Knox Box are available thru Fire Prevention
 - Provide as-built certification of the storm water detention system.
 - Finalize Building Construction: 6/9/2025 (1 week)
 - Maintain permanent soil erosion control measures
 - Remove construction fencing
 - Prior to the first Certificate of Occupancy, all Life Safety Systems shall be completed, tested and approved.
 - A "Knox Box" emergency responder access system shall be installed prior to the first Certificate of Occupancy. Forms for the Knox Box are available thru Fire Prevention
 - Provide as-built certification of the storm water detention system.

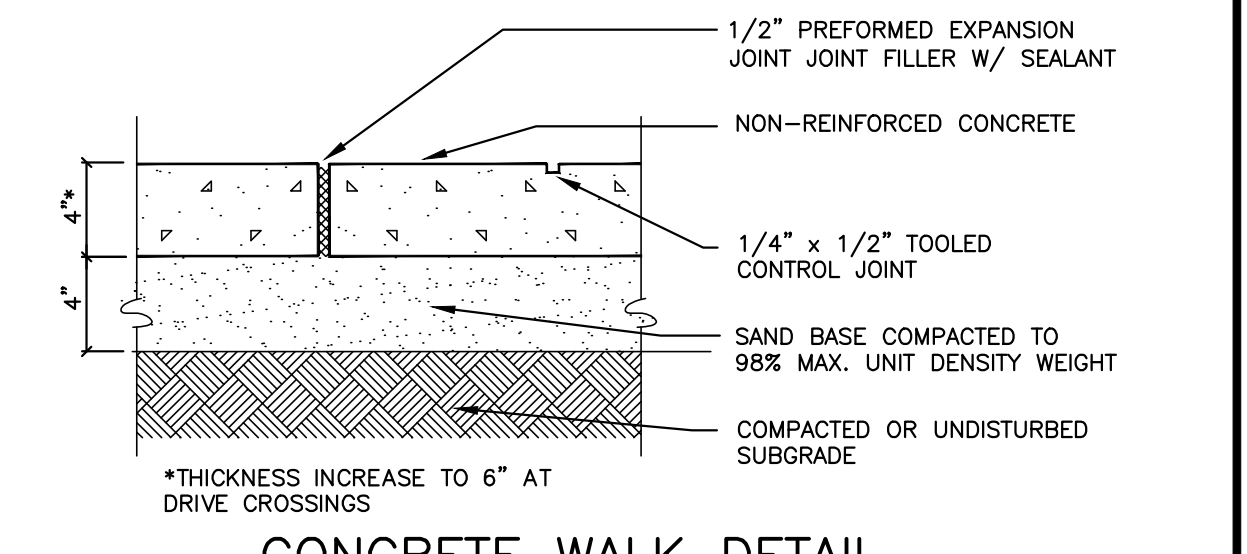
STORM WATER MANAGEMENT SYSTEM PERMANENT MAINTENANCE PLAN, SCHEDULE, AND COST ESTIMATE

MAINTENANCE PLAN BUDGET

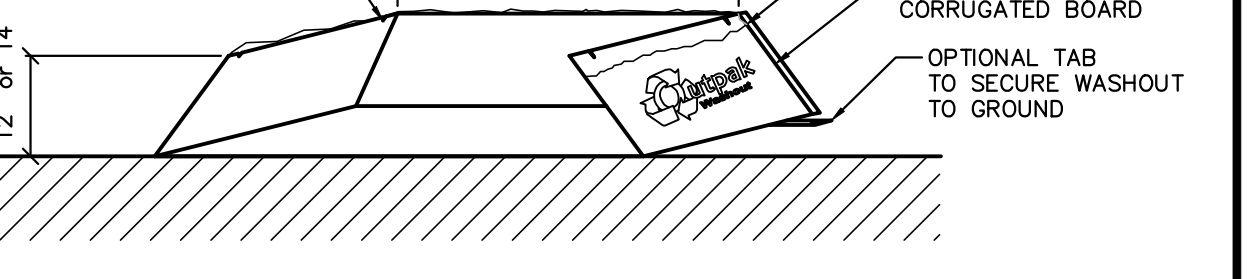
Annual inspection of system for sediment accumulation	\$350.00
Removal of sediment accumulation every two (2) years, as needed	\$600.00
Inspect for floatables and debris annually and after major storms	\$300.00
Removal of floatables and debris annually and after major storms	\$600.00
Inspect system for erosion annually and after major storms	\$300.00
Re-establish permanent vegetation on eroded slopes, as needed	\$200.00
Clean drives semiannually	\$250.00
Total Annual Budget	\$2,600.00

PERMANENT MAINTENANCE TASKS AND SCHEDULE

Components	Drives and Valves	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Castings	Detention Chambers	Schedule
Inspect for sediment accumulation	X					annually
Removal of sediment accumulation		X	X		X	every 2 years, as needed
Inspect for floatables and debris		X	X	X	X	annually
Cleaning of floatables and debris		X	X	X	X	annually
Clean streets	X					semi-annually



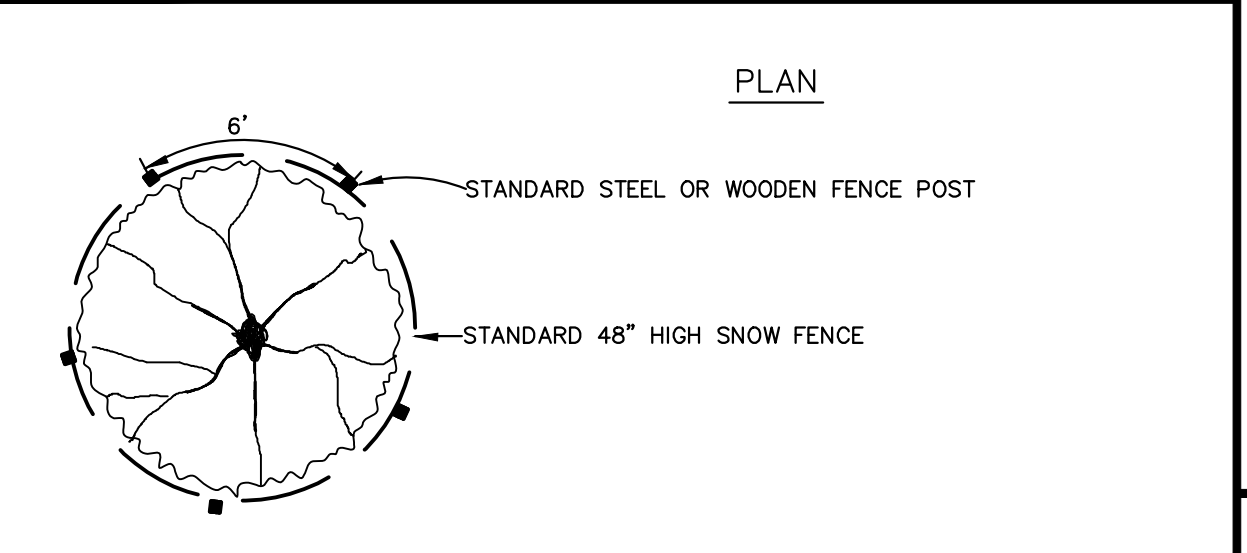
CONCRETE WALK DETAIL NO SCALE



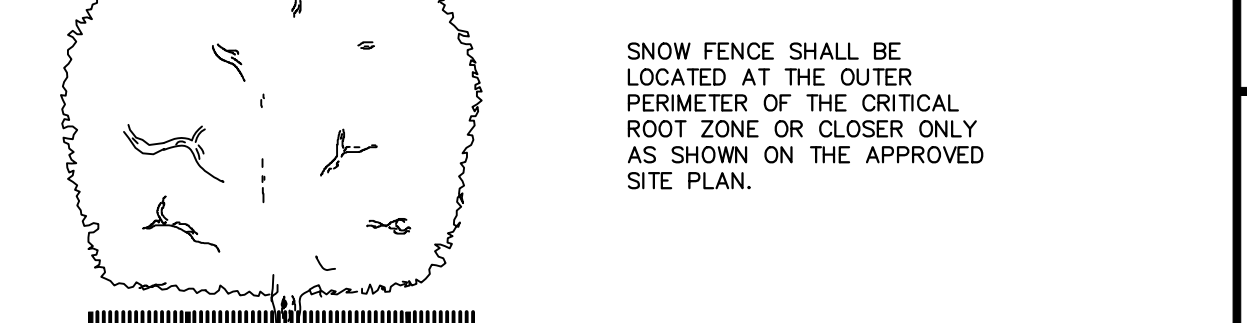
CONCRETE WASHOUT NO SCALE

- NOTES:
- THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
 - SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
 - THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE AND OTHER LIQUID WASTE.
 - WASHOUT RESIDUES SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
 - DO NOT MIX EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
 - DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
 - AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
 - LOCATE WASHOUT AREA AT LEAST 50' (15 METERS) FROM STORM DRAINS, OPEN DITCHES, OR WATERBODIES.
 - WASH OUT WASTES INTO THE OUTPACK WASHOUT AS SHOWN WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

OR APPROVED EQUAL CONCRETE WASHOUT SYSTEM



CONCRETE WASHOUT SYSTEM PLAN NOT TO SCALE



CONCRETE WASHOUT SYSTEM ELEVATION NOT TO SCALE

REVISIONS

NO.	DATE	BY	CHK BY	DATE
1	10/2/23	JCA	JCA	
2	11/17/23	JWB	JWB	

TREE PROTECTION

SCALE	DATE	DATE	DATE
NONE	11-6-92		

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 ANDREW SAVOY
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333 E. WILLIAM STREET
 SITE PLAN
 MISCELLANEOUS DETAILS

12

DATE: 6/9/23
 SHEET 12 OF 14
 REV. DATE: 10/2/23
 CADD: JCA
 11/17/23
 ENG: JCA
 PM: JWB
 TECH: JWB
 /2307301

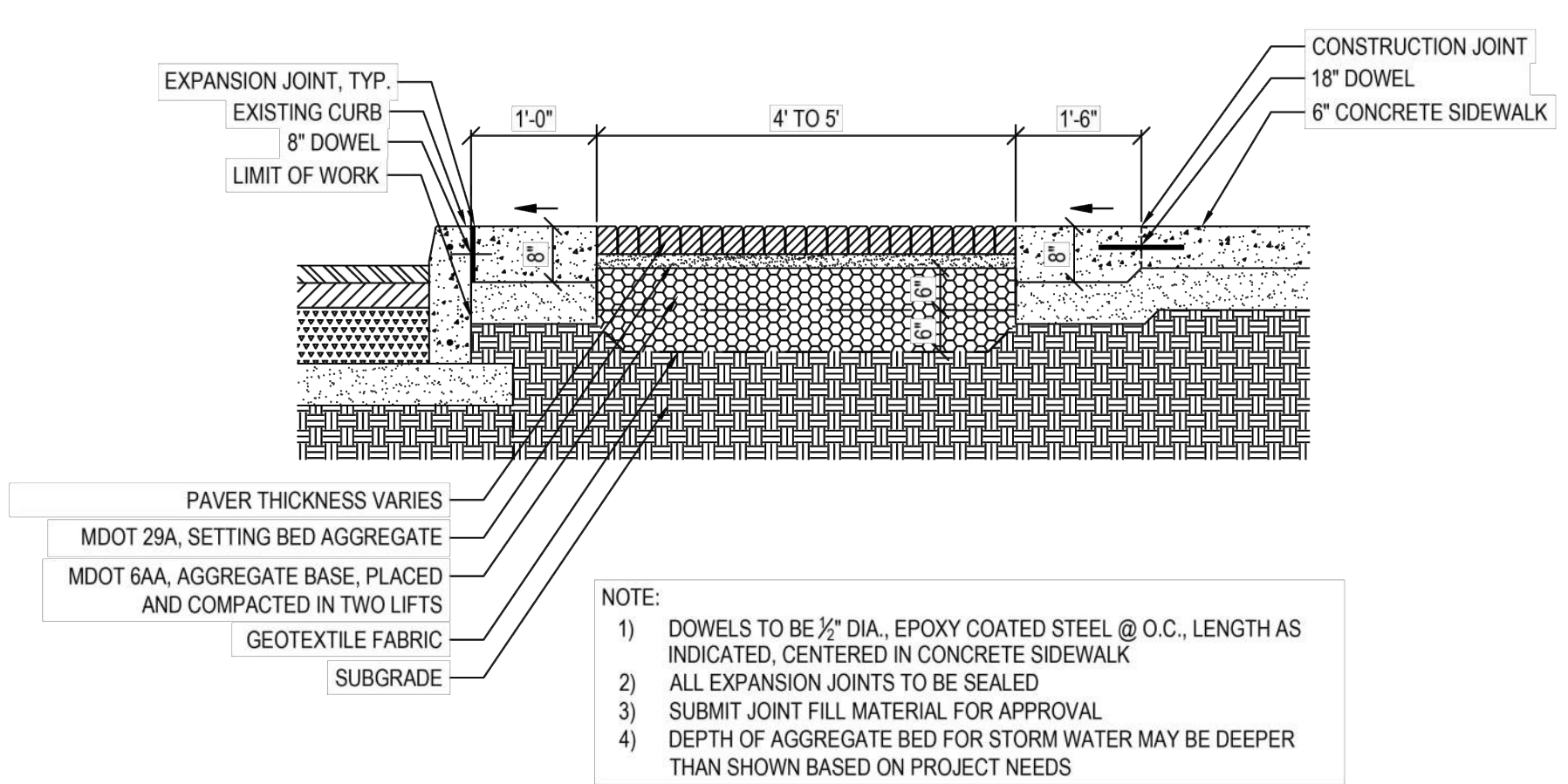
23073
 JOB NO. 23073
 REVISIONS:
 PER CITY REVIEW
 PER CITY REVIEW

REV. NO.	DATE	BY	CHK BY	DATE
1	11-6-92			

DRAWING NO. SD-M-1
 SHEET NO. OF

M:\Civ\130_P\13033\Site Plan\2307301.dwg, 12/14/2023 3:01 PM, Jim Ahern, 13 DDA STANDARD DETAILS, MCLLC PDF, pp.3 Copyright © 2023, Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, without prior permission of Midwestern Consulting L.L.C.

PERVIOUS PAVER NOTES:
 1.) PAVER ARE TO BE BELDEN BRICK 2-3/4"x4"x8" CLARET FULL RANGE PERMEABLE PAVER MEETING ASTM C1272 FOR HEAVY VEHICULAR LOADING. RED COLOR, RUNNING BOND PATTERN.



- NOTE:
- 1) DOWELS TO BE 1/2" DIA. EPOXY COATED STEEL @ O.C., LENGTH AS INDICATED, CENTERED IN CONCRETE SIDEWALK
 - 2) ALL EXPANSION JOINTS TO BE SEALED
 - 3) SUBMIT JOINT FILL MATERIAL FOR APPROVAL
 - 4) DEPTH OF AGGREGATE BED FOR STORM WATER MAY BE DEEPER THAN SHOWN BASED ON PROJECT NEEDS

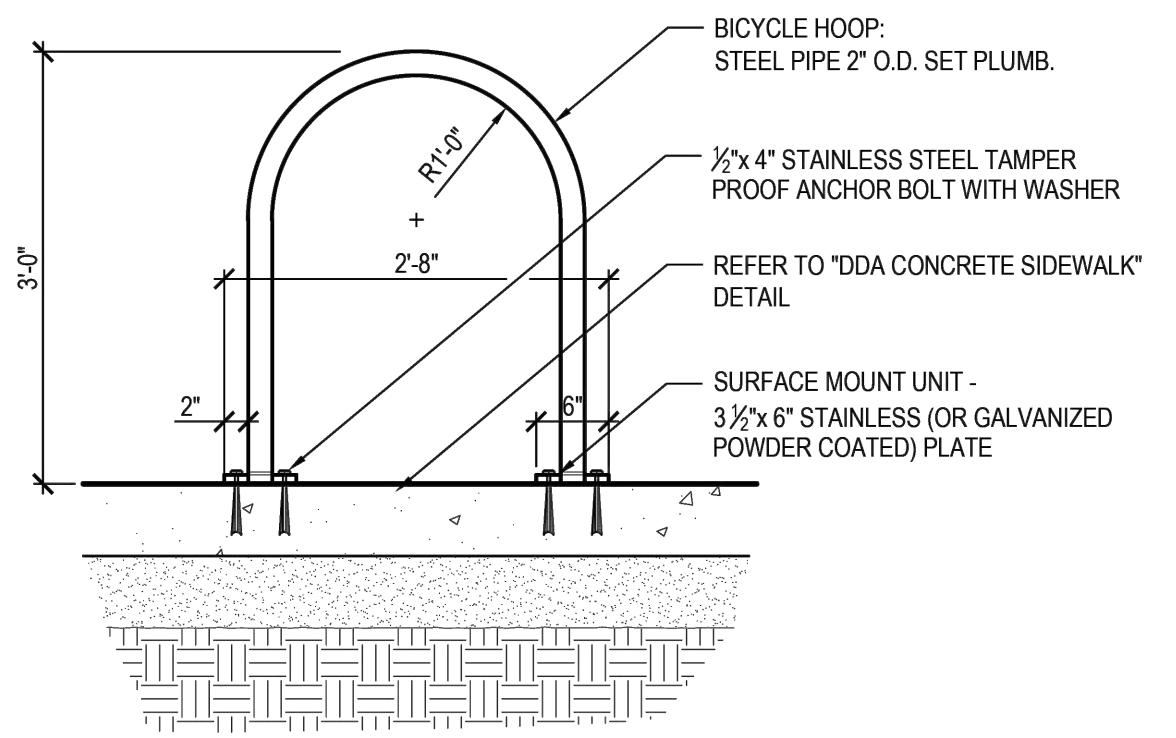
**CITY OF ANN ARBOR
PUBLIC SERVICES**
301 EAST HURON STREET
P.O. BOX 8647
ANN ARBOR, MI 48107-8647
734-794-6410
www.a2gov.org

REV. NO.	DATE	DRAWN BY	CHECKED BY

DDA PAVER SECTION 3 - POROUS PAVERS ADJ. TO CONCRETE SIDEWALK

DR. SMITHGROUP CH. DATE 07/28/2023 DRAWING NO. SD-DDA-6

BICYCLE HOOP NOTES:
 1. TO BE USED ONLY FOR DDA CONCRETE SIDEWALK SURFACES
 2. LOCATE AND GROUP BICYCLE HOOPS IN THE AMENITY ZONE
 3. BIKE HOOPS TO BE MINIMUM OF 2'-10" FROM FACE OF CURB WHEN PERPENDICULAR TO CURB, AND 2'-0" WHEN PARALLEL
 4. REFER TO ANN ARBOR DOWNTOWN STREET DESIGN MANUAL FOR ADDITIONAL LAYOUT GUIDELINES
 5. POWDER-COATED GALVANIZED STEEL, BLACK

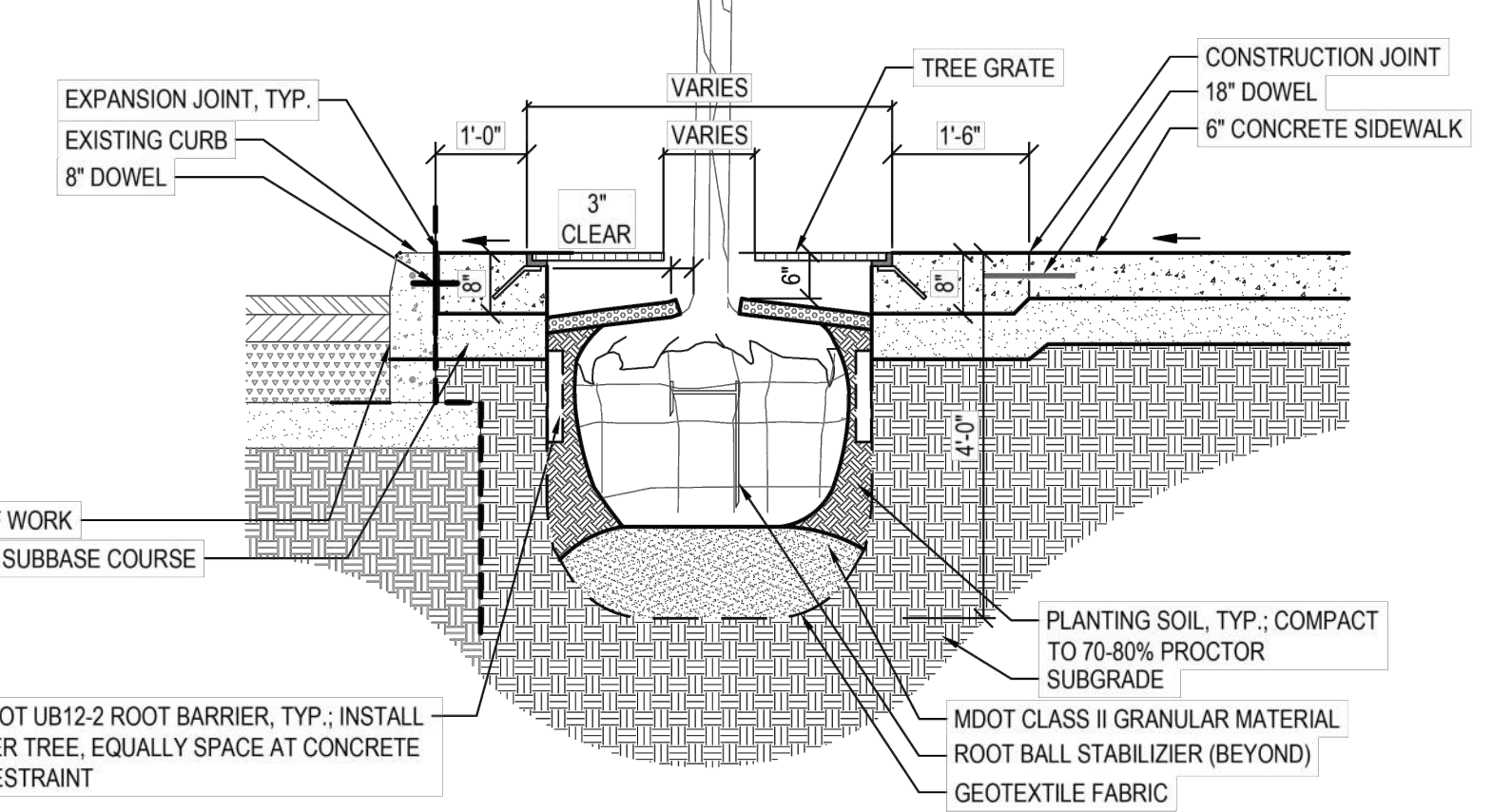


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734-794-6410
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DDA BIKE HOOP SURFACE MOUNTED

DR. SMITHGROUP CH. DATE 06/06/2023 DRAWING NO. SD-DDA-10



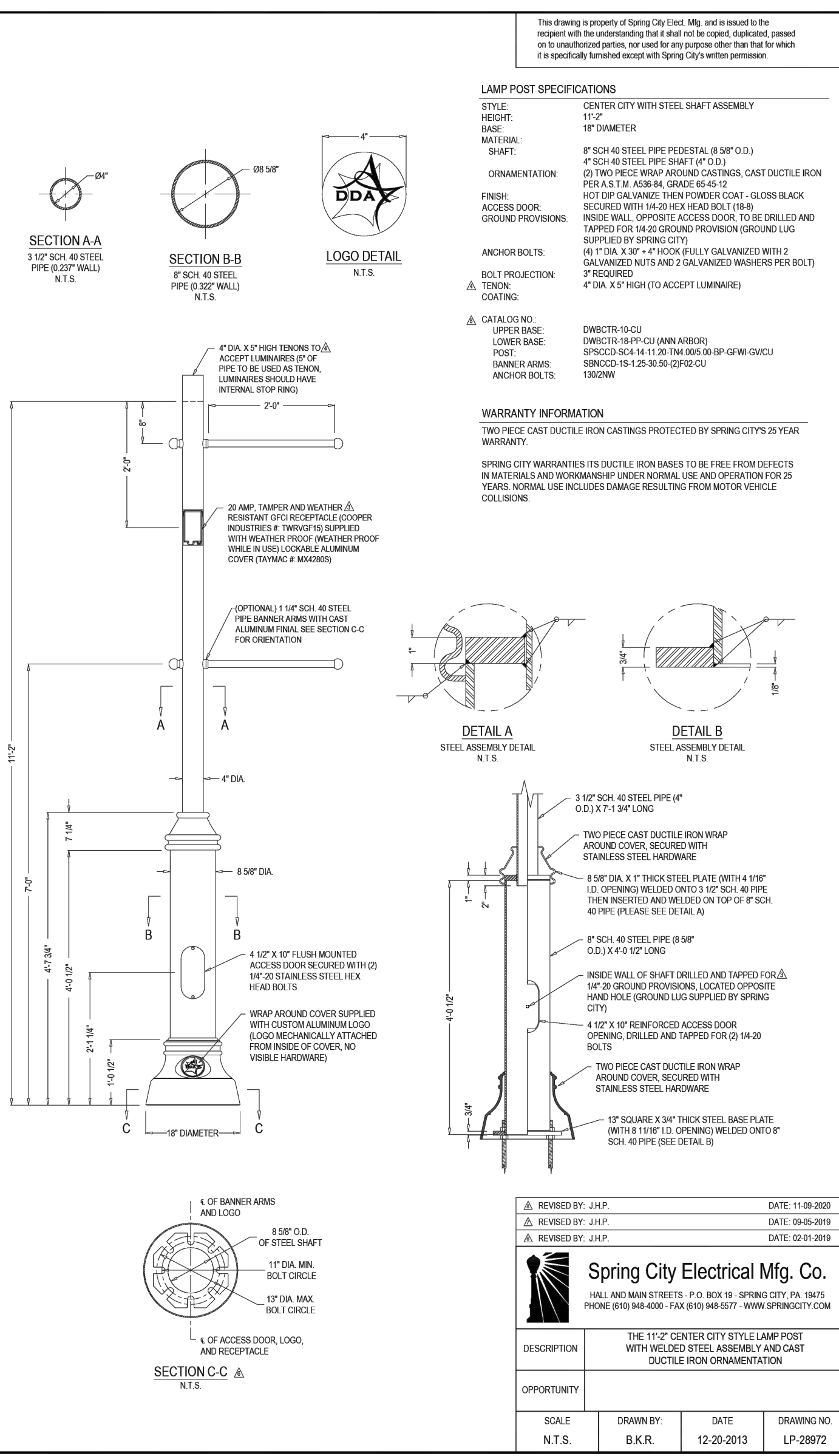
- NOTE:
1. CONTRACTOR TO EXCAVATE ENTIRE PLANTING AREA. EXISTING SOIL MATERIAL TO BE DISPOSED OF OFF-SITE AT NO ADDITIONAL COST TO OWNER
 2. DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS. PRUNE AWAY DEAD AND BROKEN BRANCHES ONLY
 3. REMOVE TOP 1/2 TO 3/4 BURLAP TWINE, ROPE, OVAL WIRE BASKET, EXPOSE THE TRUCK FLARE BY PULLING BACK SOIL AND FOLDING BACK BURLAP
 4. REMOVE TEMPORARY WATER BAGS FOLLOWING END OF WARRANTY PERIOD AND DURING WINTER
 5. DOWELS TO BE 1/2" DIA., EPOXY COATED STEEL @ O.C., LENGTH AS INDICATED, CENTERED IN CONCRETE SIDEWALK
 6. PLANTING SOIL TO EXTEND TO THE LIMITS OF THE TREE GRATE, FULL DEPTH
 7. ALL EXPANSION JOINTS TO BE SEALED
 8. 2" OF MULCH ON TOP OF ROOT BALL. AVOID PLACING MULCH AGAINST TREE TRUNK

**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

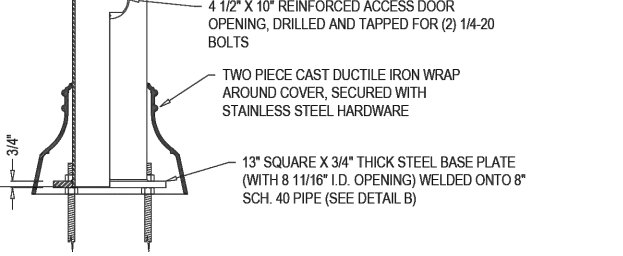
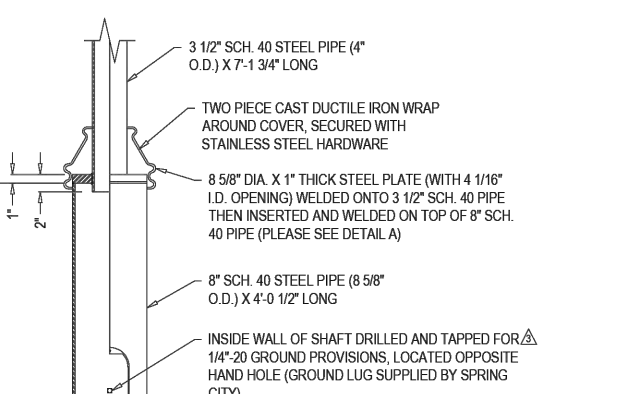
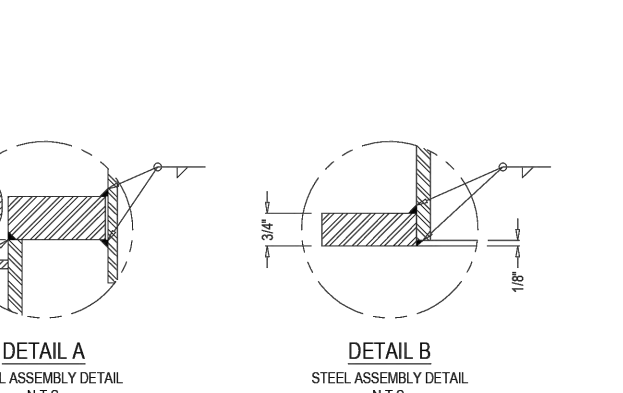
DDA TREE PIT WITH GRATE

DR. SMITHGROUP CH. DATE 07/28/2023 DRAWING NO. SD-DDA-12



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- LAMP POST SPECIFICATIONS**
- STYLE: CENTER CITY WITH STEEL SHAFT ASSEMBLY
 HEIGHT: 11'-2"
 BASE: 18" DIAMETER
 MATERIAL: 4" SCH 40 STEEL PIPE (FEEDBACK 8.50P O.D.)
 FINISH: 4" SCH 40 STEEL PIPE (SMF 18" O.D.)
 ORNAMENTATION: (2) TWO PIECE CAST DUCTILE IRON CAST ORNAMENTATION (1) 18" DIA. 1/2" THICK FLUSH MOUNTED ACCESS DOOR (1) 18" DIA. 1/2" THICK FLUSH MOUNTED ACCESS DOOR (1) 18" DIA. 1/2" THICK FLUSH MOUNTED ACCESS DOOR (1) 18" DIA. 1/2" THICK FLUSH MOUNTED ACCESS DOOR



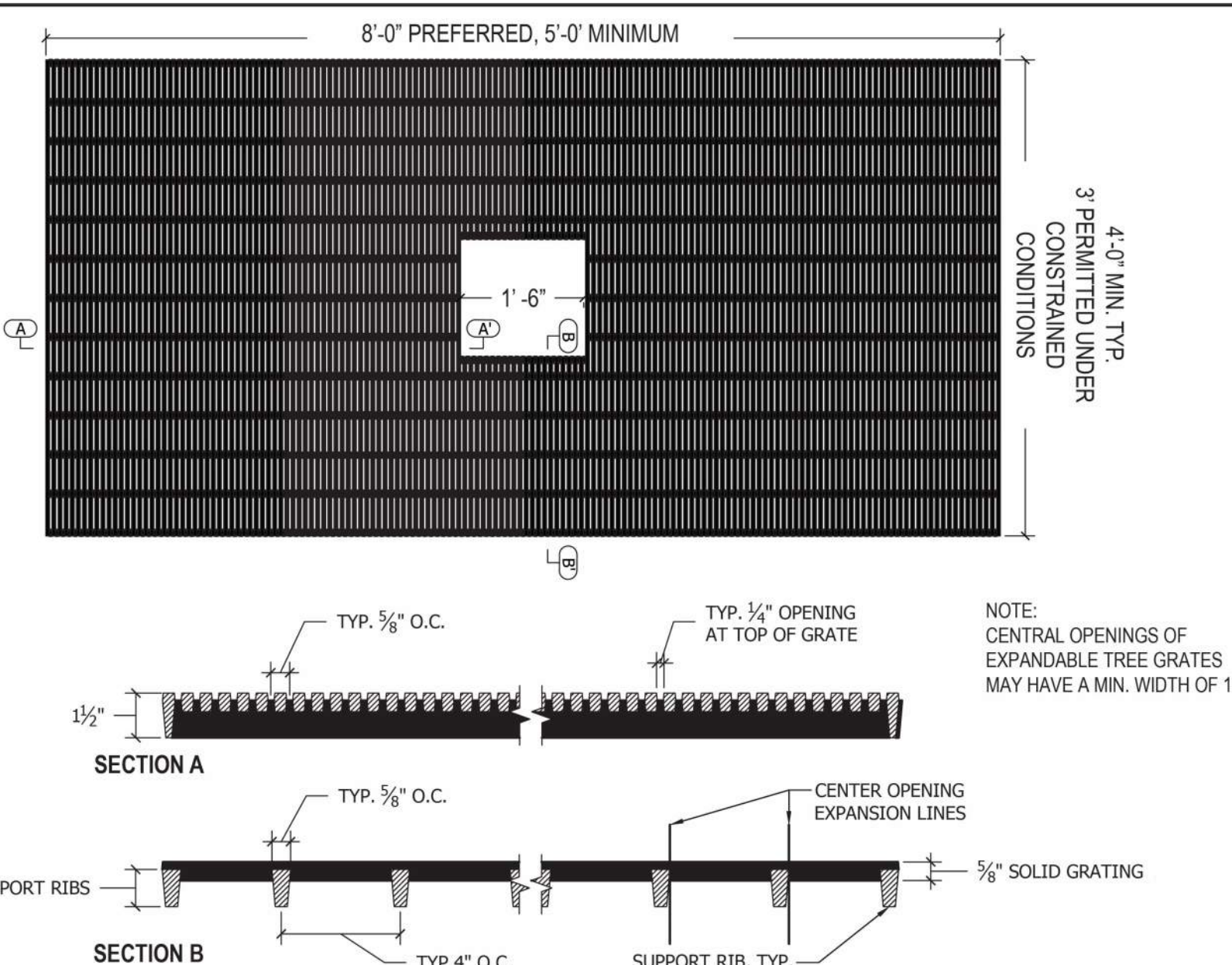
REVISIONS:

REV. NO.	DATE	BY	DESCRIPTION
1	11/09/2020	JRP	ISSUE FOR PERMITS
2	09/20/2019	JRP	ISSUE FOR PERMITS
3	02/01/2019	JRP	ISSUE FOR PERMITS

Spring City Electrical Mfg. Co.
 HALL AND MAIN STREETS - P.O. BOX 99 - SPRING CITY, PA 19159
 PHONE: (610) 484-4800 FAX: (610) 484-5007 WWW.SPRINGCITYMFG.COM

DESCRIPTION: THE 11'-2" CENTER CITY STYLE LAMP POST WITH HELIUM STEEL ASSEMBLY AND CAST DUCTILE IRON ORNAMENTATION

SCALE: N.T.S. DRAWN BY: B.K.R. DATE: 12-20-2013 DRAWING NO.: LP-28872

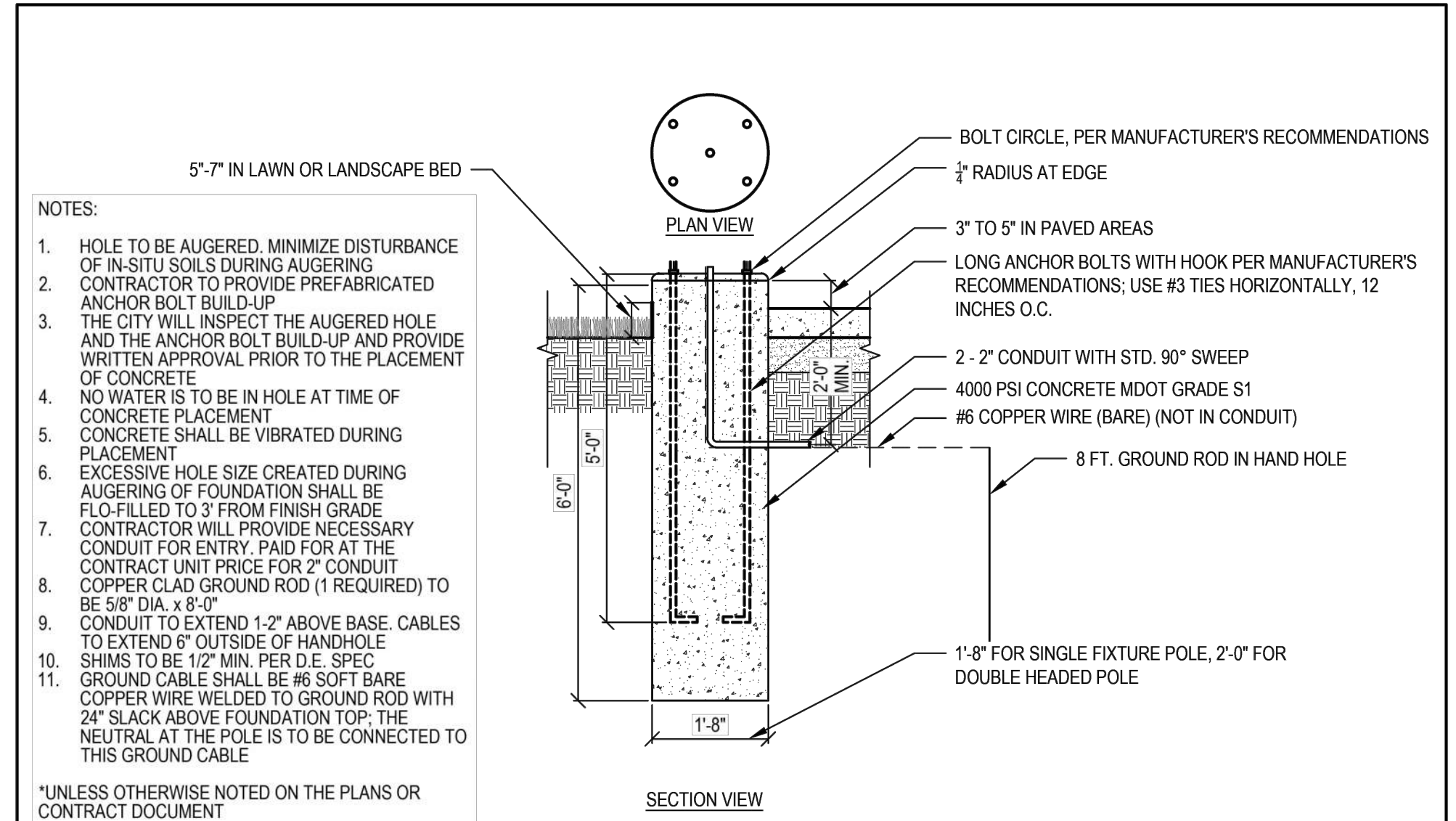


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DDA TREE GRATE DETAIL

DR. SMITHGROUP CH. CEC DATE 02/15/2022 DRAWING NO. DS-DDA-77



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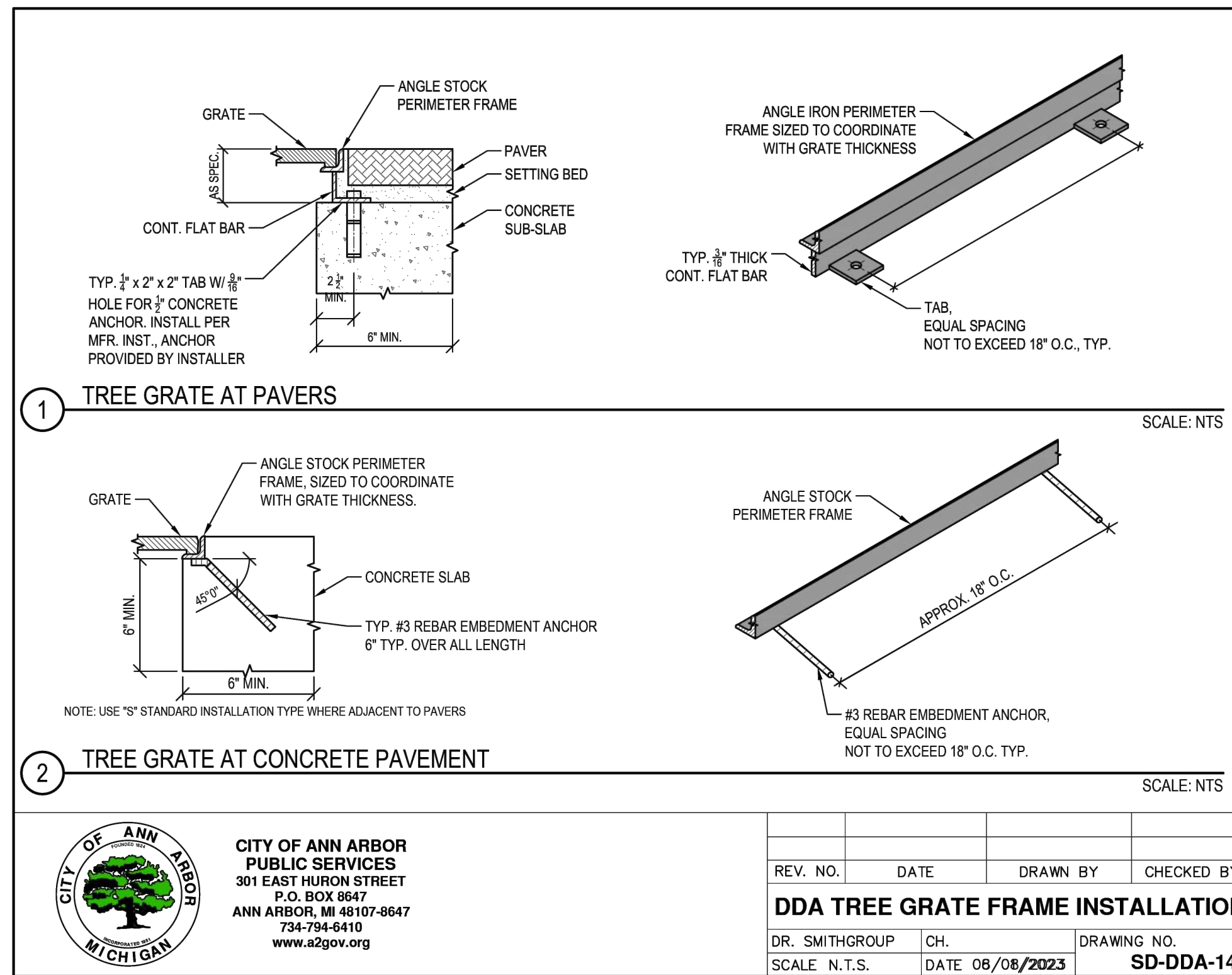
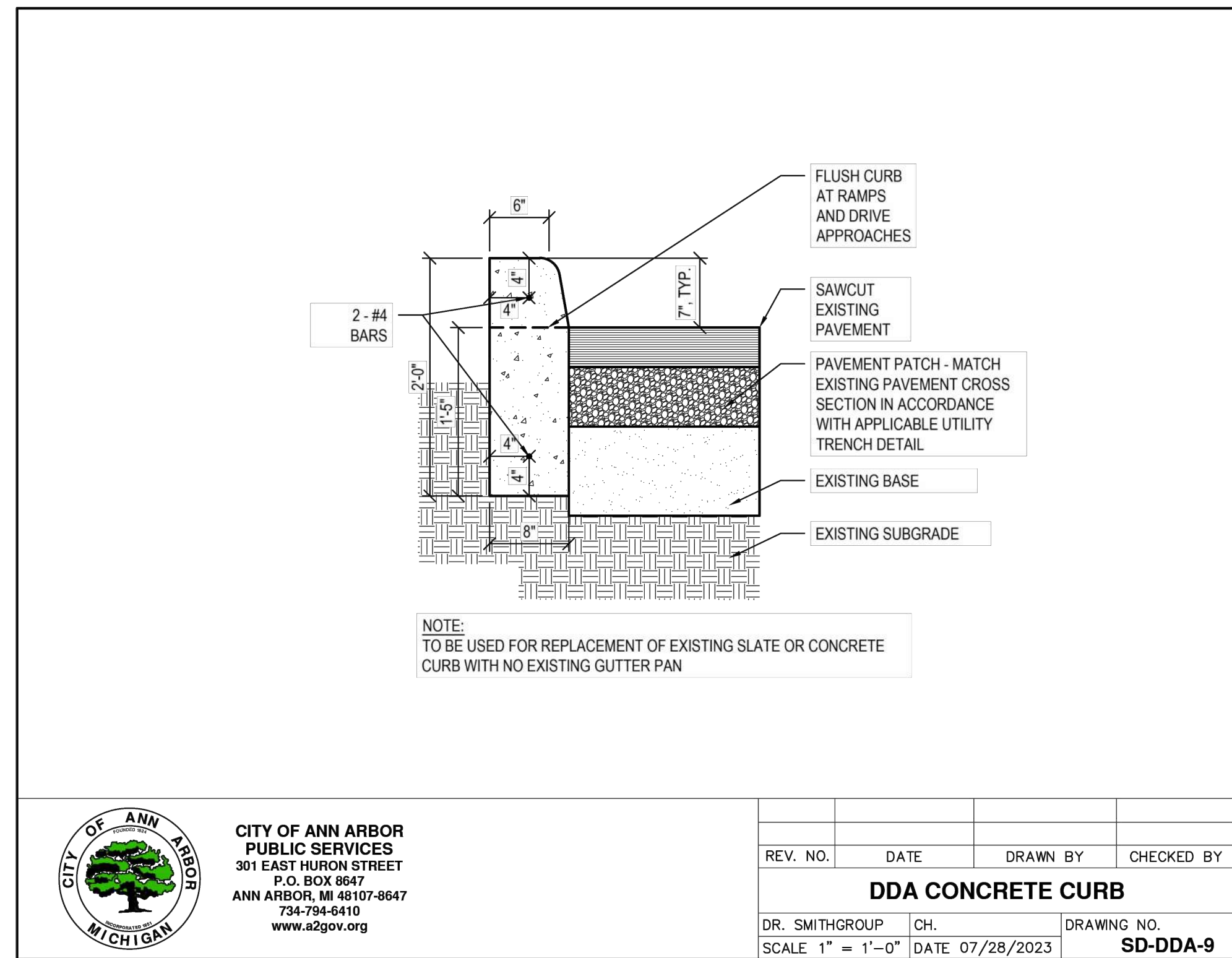
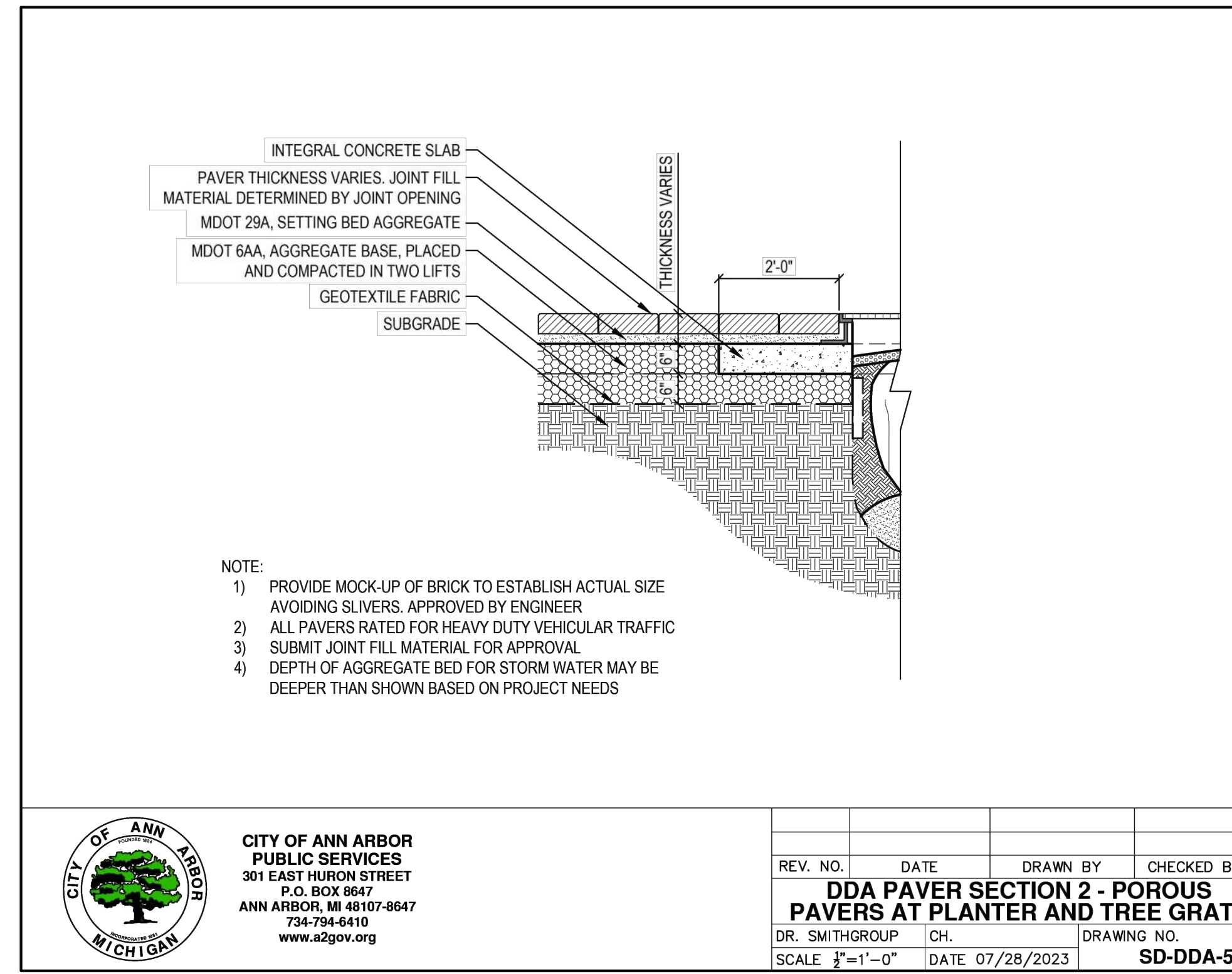
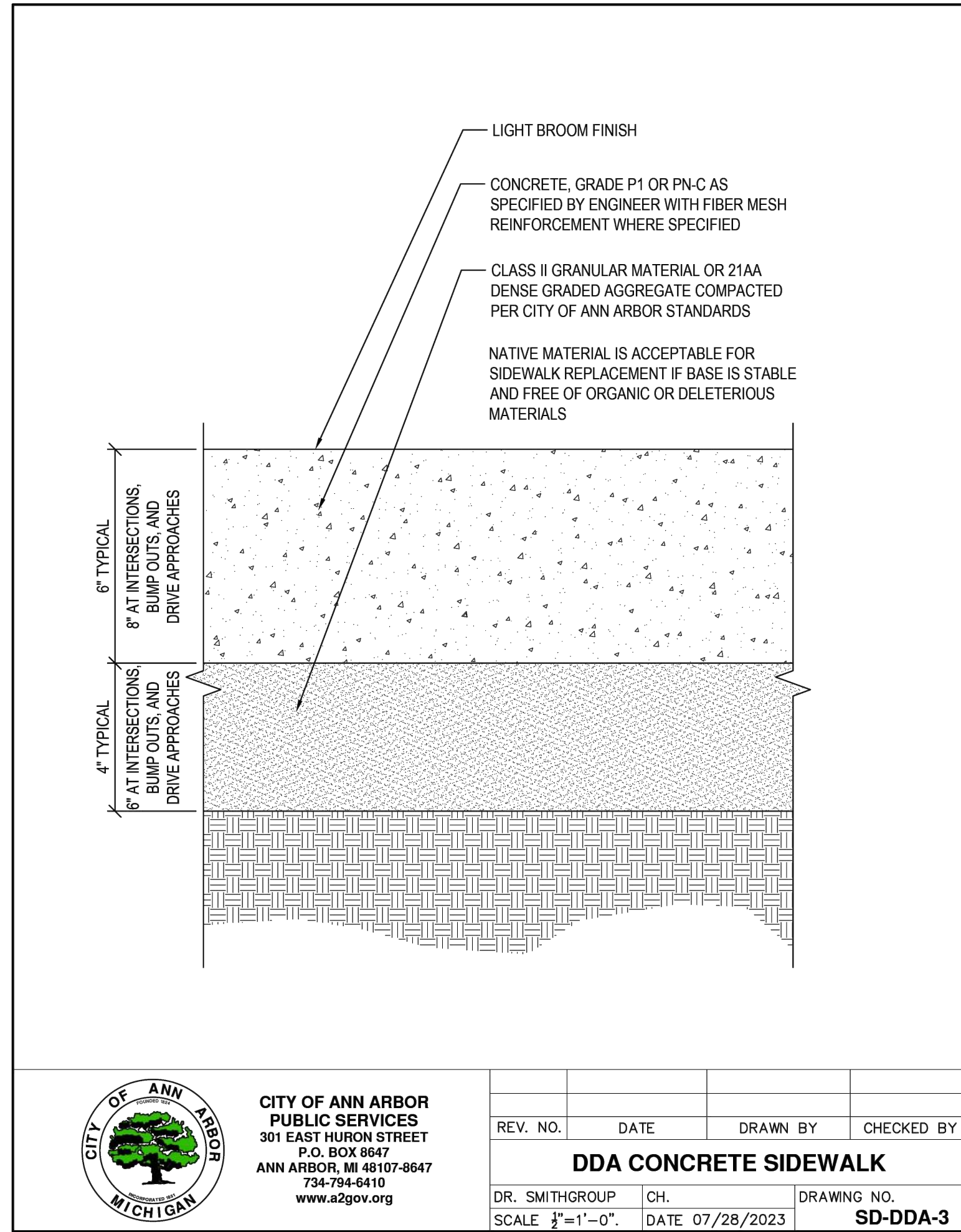
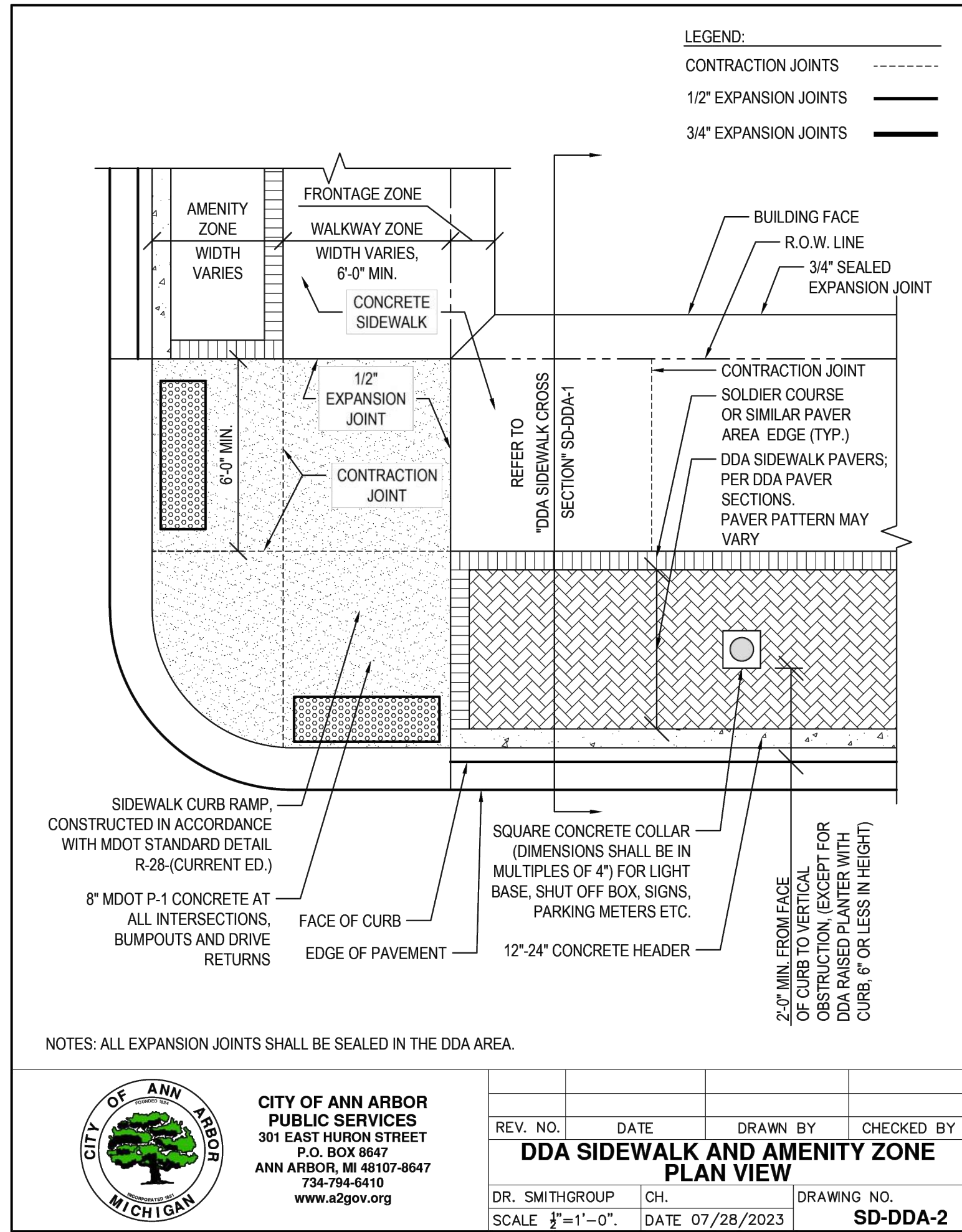
REV. NO.	DATE	DRAWN BY	CHECKED BY

DDA LIGHT POLE FOUNDATION

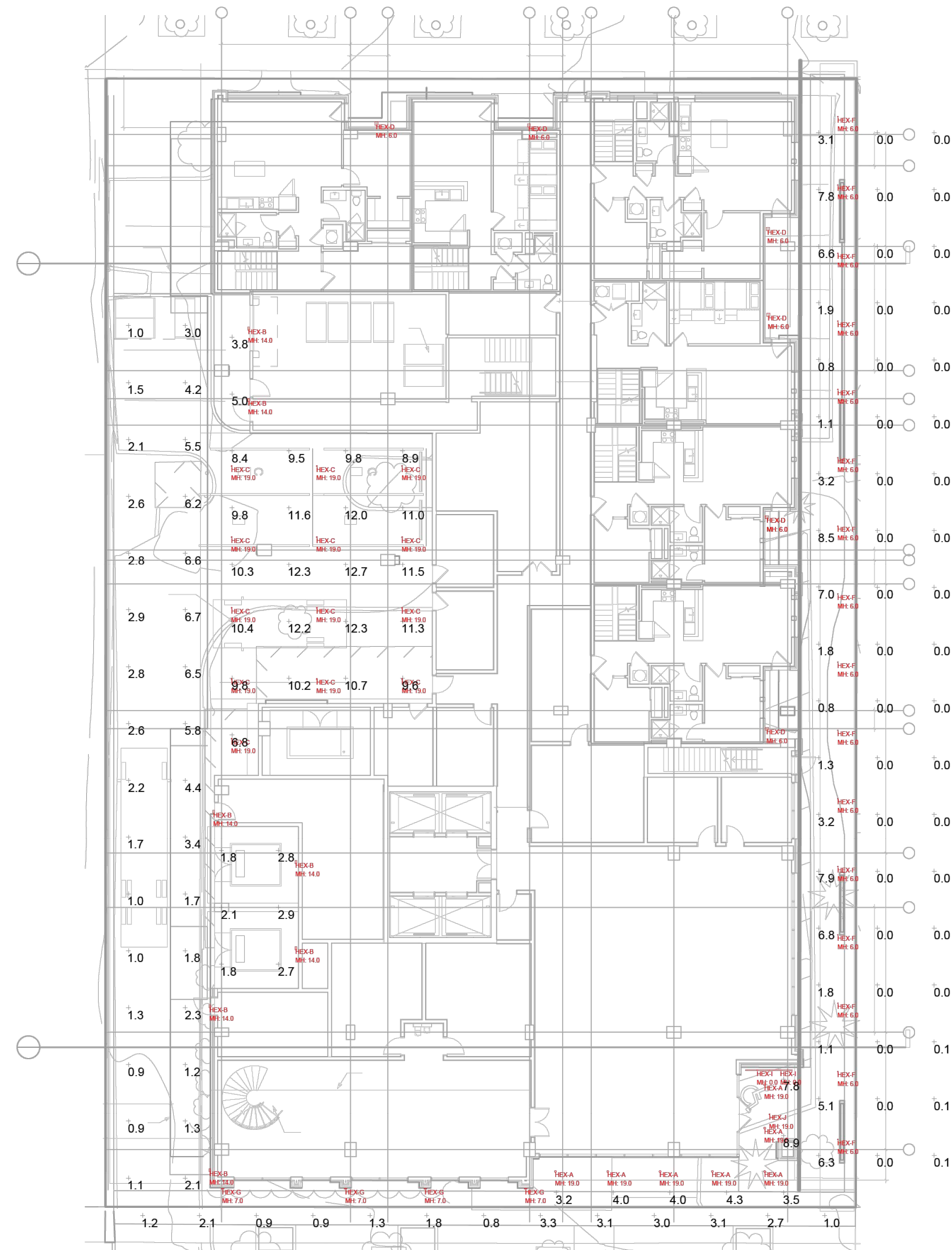
DR. SMITHGROUP CH. DATE 07/28/2023 DRAWING NO. SD-DDA-15

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civ\132_Proj\2023\3073\Site Plan\307301.dwg, 12/14/2023 3:01 PM, Jim Ahern, 14 DDA STANDARD DETAILS (2), MCLC PDF.dwg
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The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



No. Date Revision

No.	Date	Revision

Seal & Signature

Date
05/17/2023
Scale
1" = 100'0"
Project No. & Title
CORE HUB ANN ARBOR
Drawn By
KM
Checked By
PZ

**SITE LIGHTING
PHOTOMETRICS**

Sheet:

LT-100.1

Luminaire Schedule							
Symbol	Qty	Tag	Description	Luminaire Lumens	Luminaire Watts	Total Watts	LLF
	7	HEX-A	HEX-A EVO4 30_10 AR MWD LSS	824	8.8	61.6	0.900
	7	HEX-B	HEX-B LO WDGE1 LED P1 30K 90C	1031	10.0002	70.001	0.900
	13	HEX-C	HEX-C EC19408-WH - Lamar	2994	36.1	469.3	0.900
	7	HEX-D	HEX-D LEDWALL-B UP-DOWN	2138	27.3	191.1	0.900
	16	HEX-F	HEX-F ZXL-11-A-W_IESNA20	676	8.116	129.856	0.900
	4	HEX-G	HEX-G AT7928-BK - Vesta	1574	31.3	125.2	0.900
	2	HEX-H	HEX-H JCOR10WG3530L	3646	53	106	0.900
	1	HEX-J	HEX-J_Rosco-Image-Spot-3000K-	479	29.26	29.26	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
E WILLIAM_SIDEWALK	Illuminance	Fc	1.94	3.3	0.8	2.43	4.13
LOADING ZONE	Illuminance	Fc	10.00	12.7	3.8	2.63	3.34
MAIN ENTRY	Illuminance	Fc	5.10	8.9	3.2	1.59	2.78
PEDESTRIAN WALKWAY	Illuminance	Fc	4.01	8.5	0.8	5.01	10.63
PROJECT BOUNDARY	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
SERVICE ALLEY	Illuminance	Fc	2.85	6.7	0.9	3.17	7.44
TRANSFORMERS	Illuminance	Fc	2.35	2.9	1.8	1.31	1.61

GENERAL NOTES:

EXTERIOR LIGHTS HEX-A, B, C, TO BE CONTROLLED VIA PHOTOCELL TO TURN ON AT DUSK AND OFF AT DAWN. AFTER SUNRISE.

EXTERIOR LIGHTS HEX-F, G, H, E, J, TO BE CONTROLLED VIA TIMECLOCK TO TURN ON 1 HR BEFORE SUNSET AND TURN OFF AT CURFEW.

TYPE HEX-D UNIT LIGHTING WILL BE CONTROLLED VIA UNIT SWITCHES.

GENERAL CALCULATION NOTES:

AVERAGE REFLECTANCES = 50% GROUND AND 50% WALLS

PROPERTY LINE ILLUMINANCE MEASURED AT GRADE.

90% LUMEN MAINTENANCE.

TYPE HEX-D UNIT ENTRY LIGHTING NOT INCLUDED IN CALCULATION DUE TO VARIABILITY OF TENANT CONTROLLED SWITCHING

CALCULATION DISCLAIMER:

ILLUMINANCE CALCULATIONS ARE INTENDED TO SERVE AS A VERIFICATION TOOL FOR LIGHTING DESIGN, NOT AS A GUARANTEE OF SPECIFIC ILLUMINANCE LEVELS. ALL CALCULATIONS PERFORMED BY HARTRANFT LIGHTING DESIGN, LLC ARE BASED ON STANDARDS AND METHODS APPROVED BY THE IESNA, AND PHOTOMETRY MADE AVAILABLE BY LIGHTING FIXTURE MANUFACTURERS. WHILE ALL NECESSARY STEPS HAVE BEEN TAKEN TO INSURE THE ACCURACY OF THE CALCULATIONS, ALL RESULTS ARE DIRECTLY DEPENDENT ON THE IES FORMAT PHOTOMETRIC FILE USED AS INPUT AND THE POINT-BY-POINT CAULCULATION METHOD USED BY THE SOFTWARE. COMPUTED RESULTS CAN VARY SIGNIFICANTLY (+/-20%) FROM ACTUAL LEVELS AS A RESULT OF FIELD CONDITIONS SUCH AS FINISHES AND ENVIRONMENTAL FACTORS THAT MAY AFFECT THE LIGHTING AS WELL AS HE ACCURACY OF DATA INCLUDED IN THE INPUT FILE. HARTRANFT LIGHTING DESIGN, LLC SHALL NOT BEAR RESPONSIBILITY FOR ANY DISCREPANCY BETWEEN CALCULATED LEVELS AND THOSE ULTIMATELY REALIZED UNDER FIELD CONDITIONS.



Hartranft Lighting Design
401 Hawthorne Ln, Ste.
110-269
Charlotte, NC 28204
(240) 731-1058

No. Date Revision

Seal & Signature

Date
05/17/2023
Scale
NA
Project No. & Title
CORE HUB ANN ARBOR
Drawn By
KM
Checked By
PZ

SITE LIGHTING SCHEDULES

Sheet:
LT-100.2

ISSUE	DATE	DESCRIPTION	REV
09/19/2023	30% SCHEMATIC DESIGN SET		X
09/19/2023	SITE PLAN SUBMISSION		X
09/19/2023	SCHEMATIC DESIGN SET		X
09/19/2023	SCHEMATIC DESIGN SET		X
11/17/2023	SITE PLAN SUBMISSION		X

REVISION	DATE	DESCRIPTION	REV

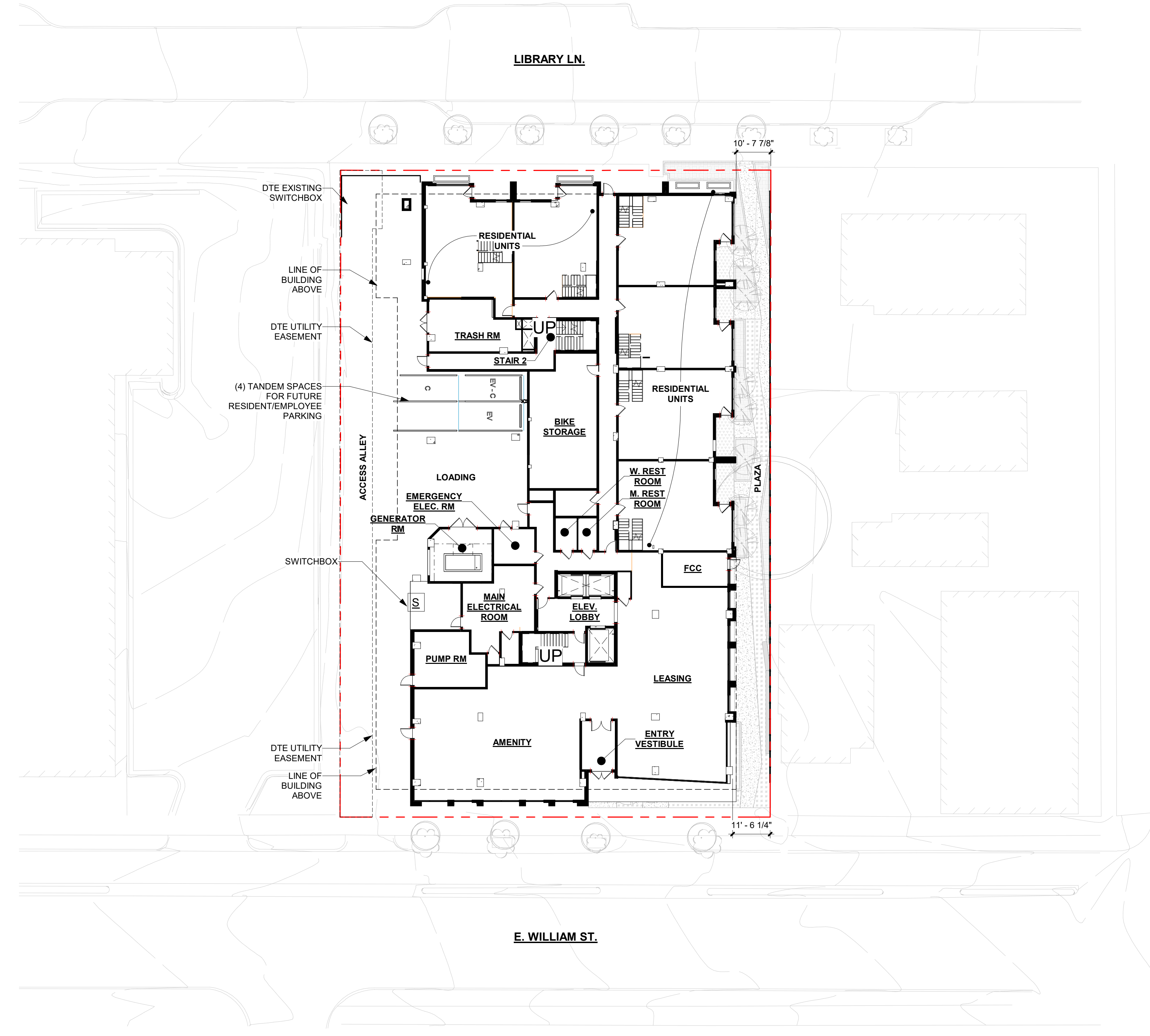
DESIGNER: DWELL DESIGN STUDIO
 ARCHITECT: DWELL DESIGN STUDIO
 ENGINEER: DWELL DESIGN STUDIO
 CONTRACTOR: DWELL DESIGN STUDIO
 OWNER: CORE SPACES
 PROJECT: 333 E WILLIAM ST.
 DATE: 11/17/2023

ARCHITECTURAL SITE PLAN

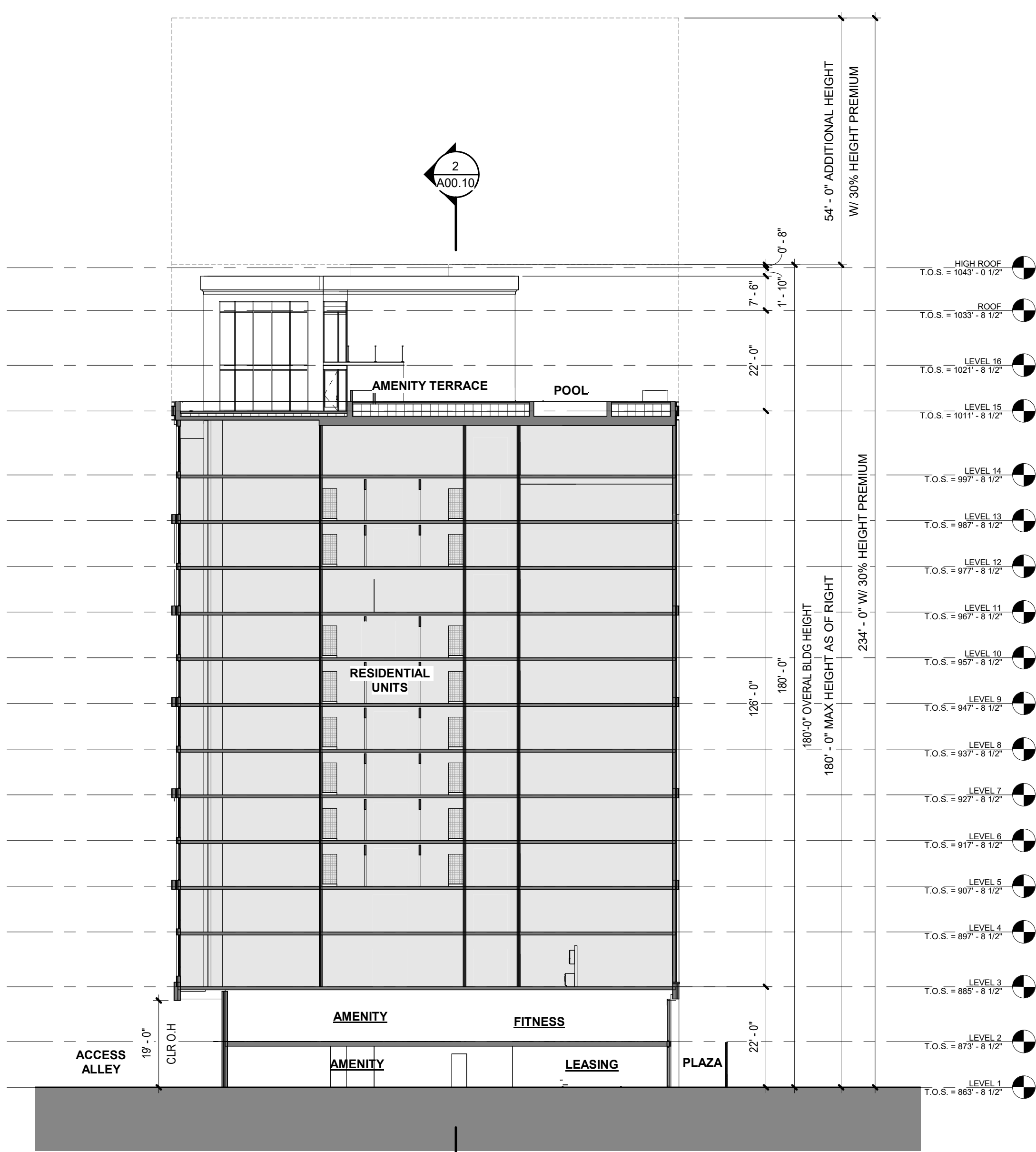
11/17/2023 SITE PLAN SUBMISSION

JOB NUMBER: 2246102

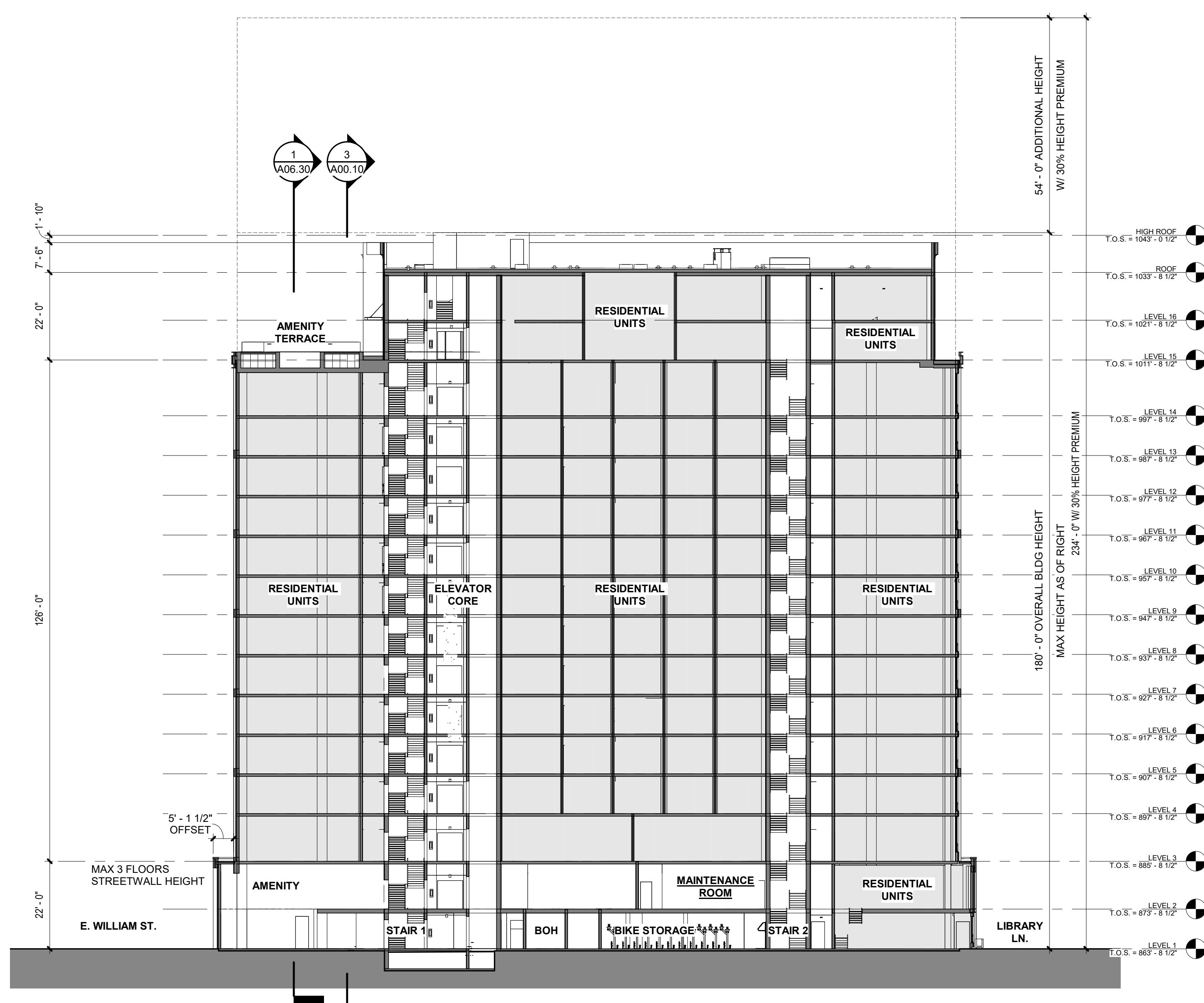
DRAWN BY: Author
 CHECKED BY: Checker



1 ARCHITECTURAL SITE PLAN
 1" = 20'-0"



3 EAST-WEST ZONING DIAGRAM
 1" = 20'-0"



2 NORTH-SOUTH ZONING DIAGRAM
 1" = 20'-0"



1280 HIGHTOWER TRAIL
 ATLANTA, GA 30350
 PHONE: 770.864.1035
 dwelldesignstudio.com

FAR AREAS - CURRENT PLANS

ROOF	ROOF
LEVEL 16	5,809
LEVEL 15	8,053
LEVEL 14	15,995
LEVEL 13	15,995
LEVEL 12	15,995
LEVEL 11	15,995
LEVEL 10	15,995
LEVEL 9	15,995
LEVEL 8	15,995
LEVEL 7	15,995
LEVEL 6	15,995
LEVEL 5	15,995
LEVEL 4	15,995
LEVEL 3	15,995
LEVEL 2	11,084
LEVEL 1	12,902
TOTALS	229,788
LAND AREA	26,136
FAR TOTAL	8.792011019

*townhome stairs not included

*townhome stairs not included

*bike storage not included, townhome stairs not included

*stair egress corridor not included, townhome stairs not included

****THIS TABLE EXCLUDES STAIR & ELEVATOR SHAFTS, TRASH CHUTE SHAFTS, MECH. SHAFTS, POOL BOX, EXTERIOR AMENITY TERRACES & BALCONIES, BIKE STORAGE/PARKING FROM THE FAR**

333 E WILLIAM ST.
 333 E WILLIAM ST, ANN ARBOR, MI 48104

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SHEET NAME:
FAR TABLE

JOB NUMBER
 2246102

DRAWN BY DATE
 Author 11/17/23

A00-11

ISSUE DATE	DESCRIPTION	INCLUDED
09/20/2023	30% SCHEMATIC DESIGN SET	
09/20/2023	SITE PLAN SUBMISSION	X
09/20/2023	SCHEMATIC DESIGN SET	X
09/20/2023	SCHEMATIC DEVELOPMENT	X
11/17/2023	SITE PLAN SUBMISSION	X

REVISION DATE	DESCRIPTION	REV

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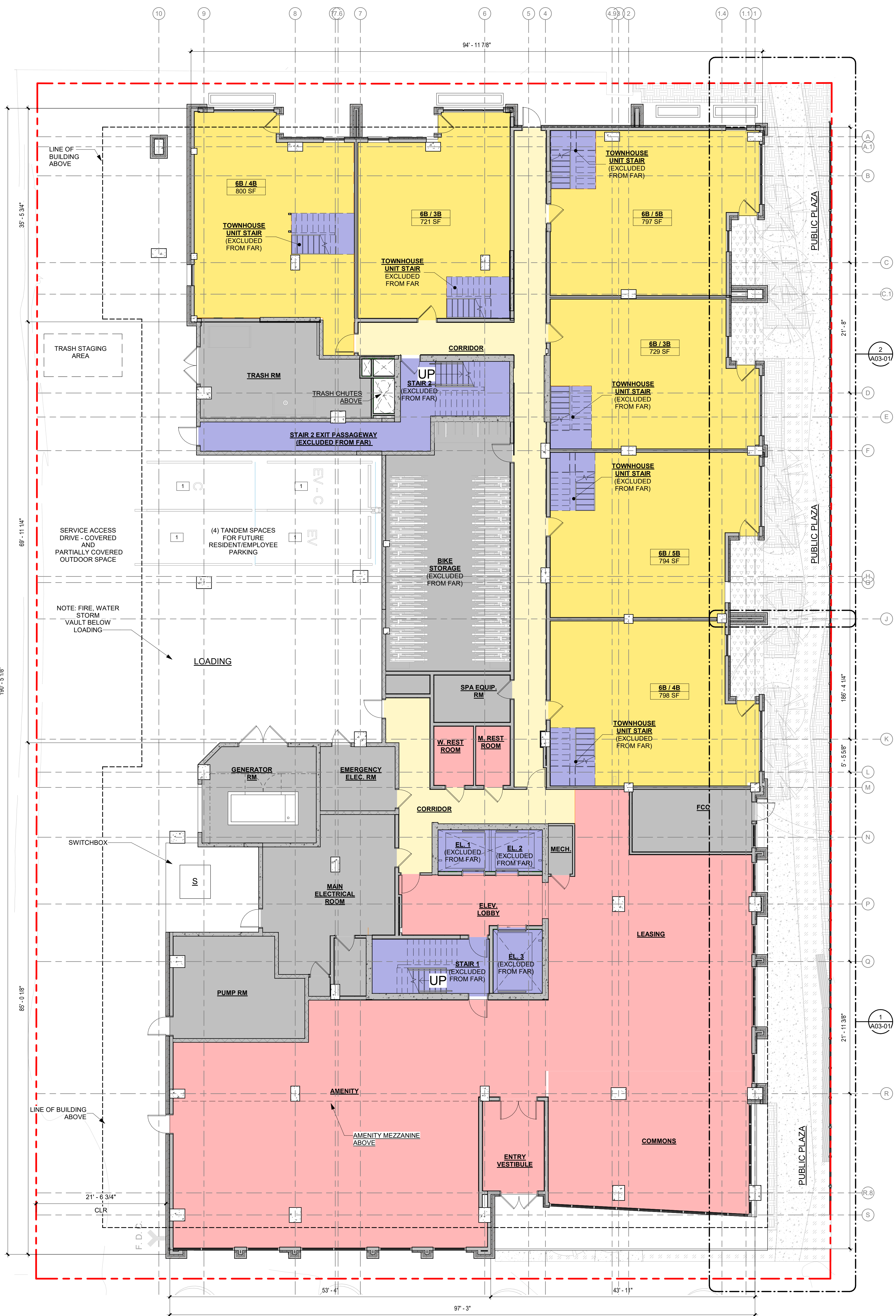
OVERALL BUILDING PLAN - LEVEL 1 & 2

11/17/2023 SITE PLAN SUBMISSION

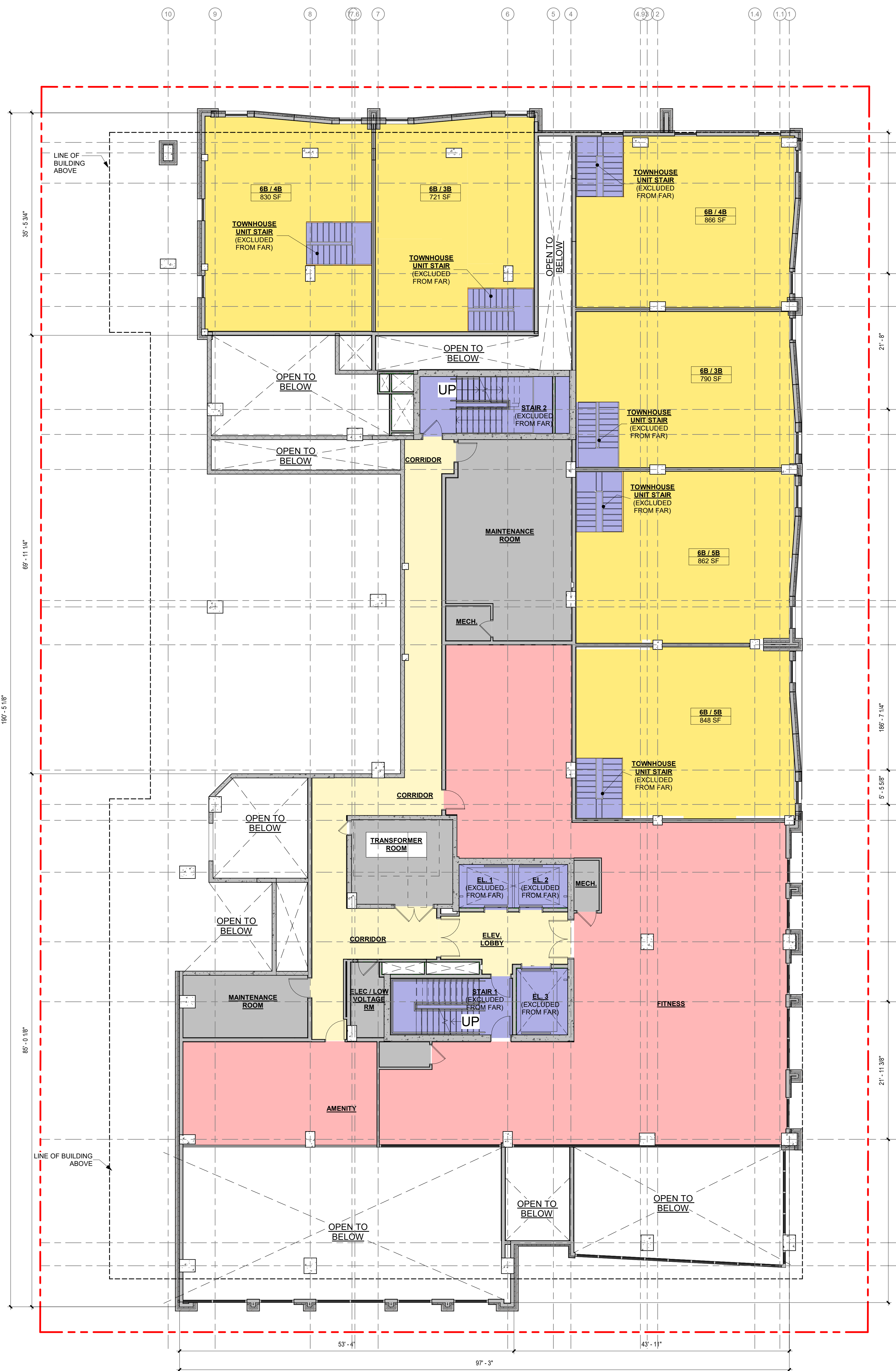
JOB NUMBER: 2246102

DRAWN BY: Author
CHECKED BY: Checker

A02-00



1 OVERALL FLOOR PLAN - LEVEL 1
1/8" = 1'-0"



2 OVERALL FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

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ISSUE	DATE	DESCRIPTION	INCLUDED
09/19/2023	90% SCHEMATIC DESIGN SET		
09/19/2023	SITE PLAN SUBMISSION		X
09/19/2023	SCHEMATIC DESIGN SET		X
09/19/2023	SCHEMATIC DEVELOPMENT		X
11/17/2023	SITE PLAN SUBMISSION		X

REVISION	DATE	DESCRIPTION	BY

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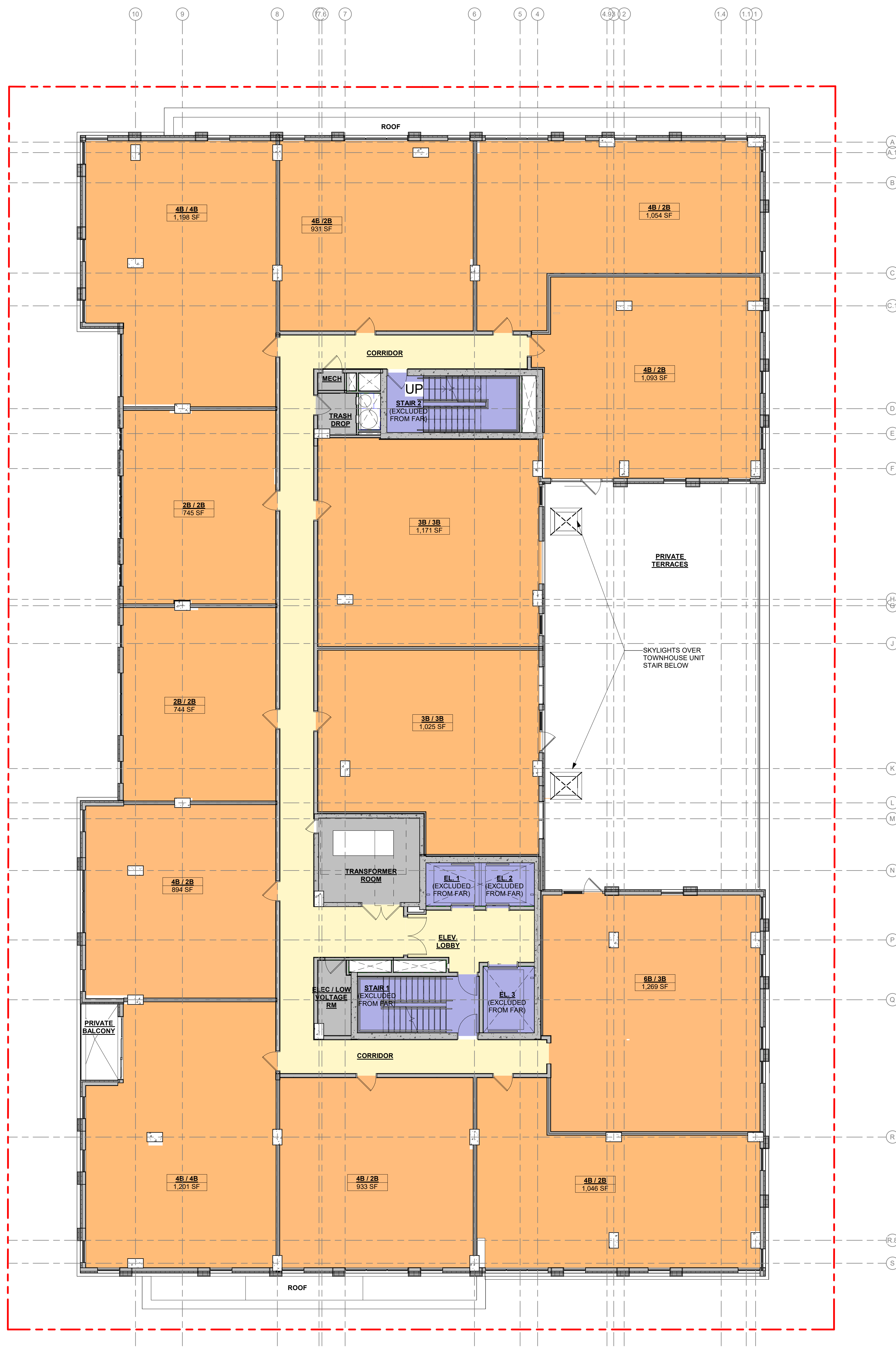
OVERALL
BUILDING PLAN
- LEVEL 3 & 4

11/17/2023 SITE PLAN
SUBMISSION

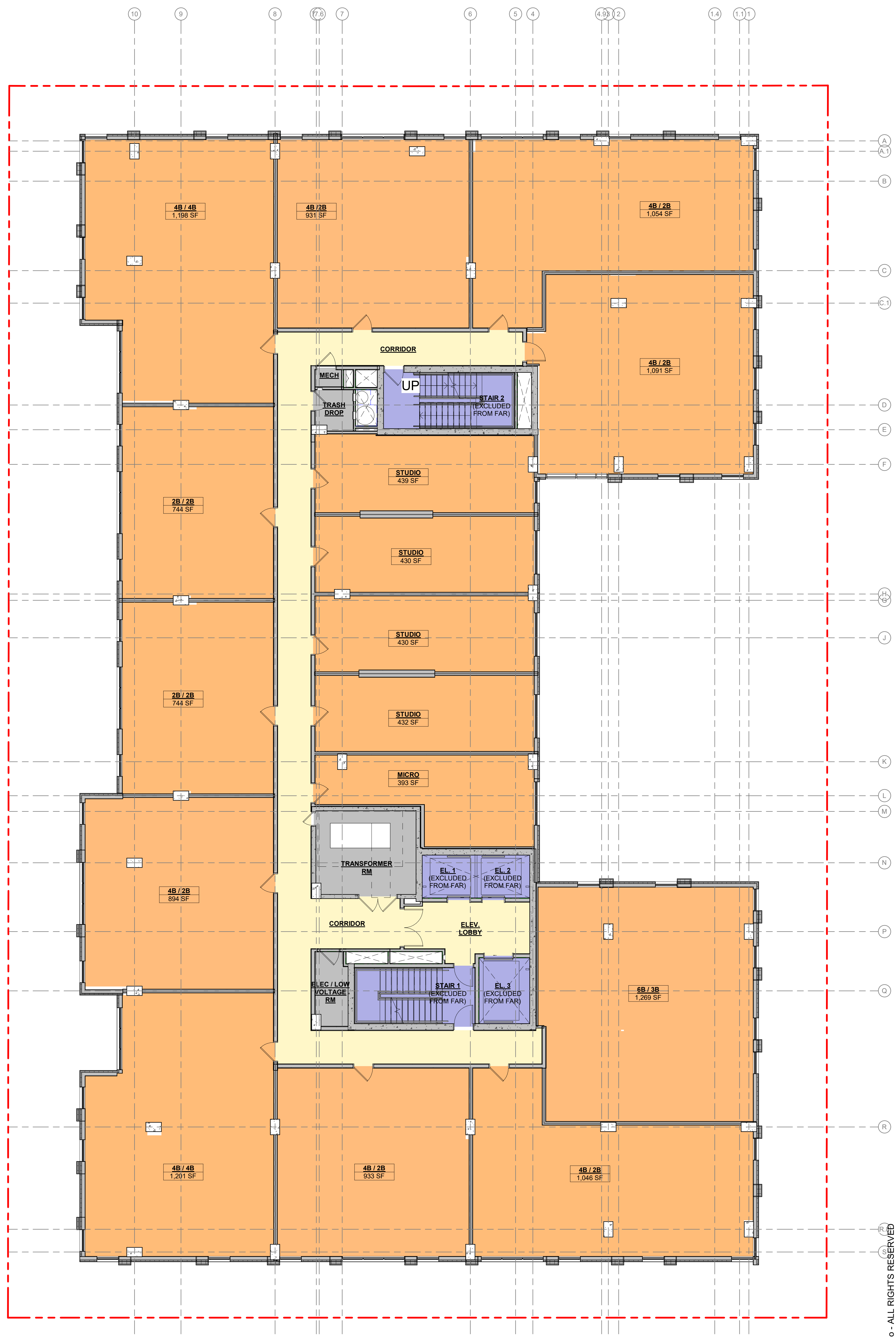
JOB NUMBER: 2246102

DRAWN BY: Author
CHECKED BY: Checker

A02-01



1 OVERALL FLOOR PLAN - LEVEL 3
1/8" = 1'-0"



2 OVERALL FLOOR PLAN - LEVEL 4
1/8" = 1'-0"

ISSUE	DATE	DESCRIPTION	INCLUDED
09/19/2023	90% SCHEMATIC DESIGN SET		
09/19/2023	SITE PLAN SUBMISSION		X
09/19/2023	SCHEMATIC DESIGN SET		X
09/19/2023	SCHEMATIC DESIGN SET		X
11/17/2023	SITE PLAN SUBMISSION		X

REVISION	DATE	DESCRIPTION	REV

NO.	DESCRIPTION

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DATE: 11/17/2023
PROJECT: 333 E WILLIAM ST.
SHEET: A02-02

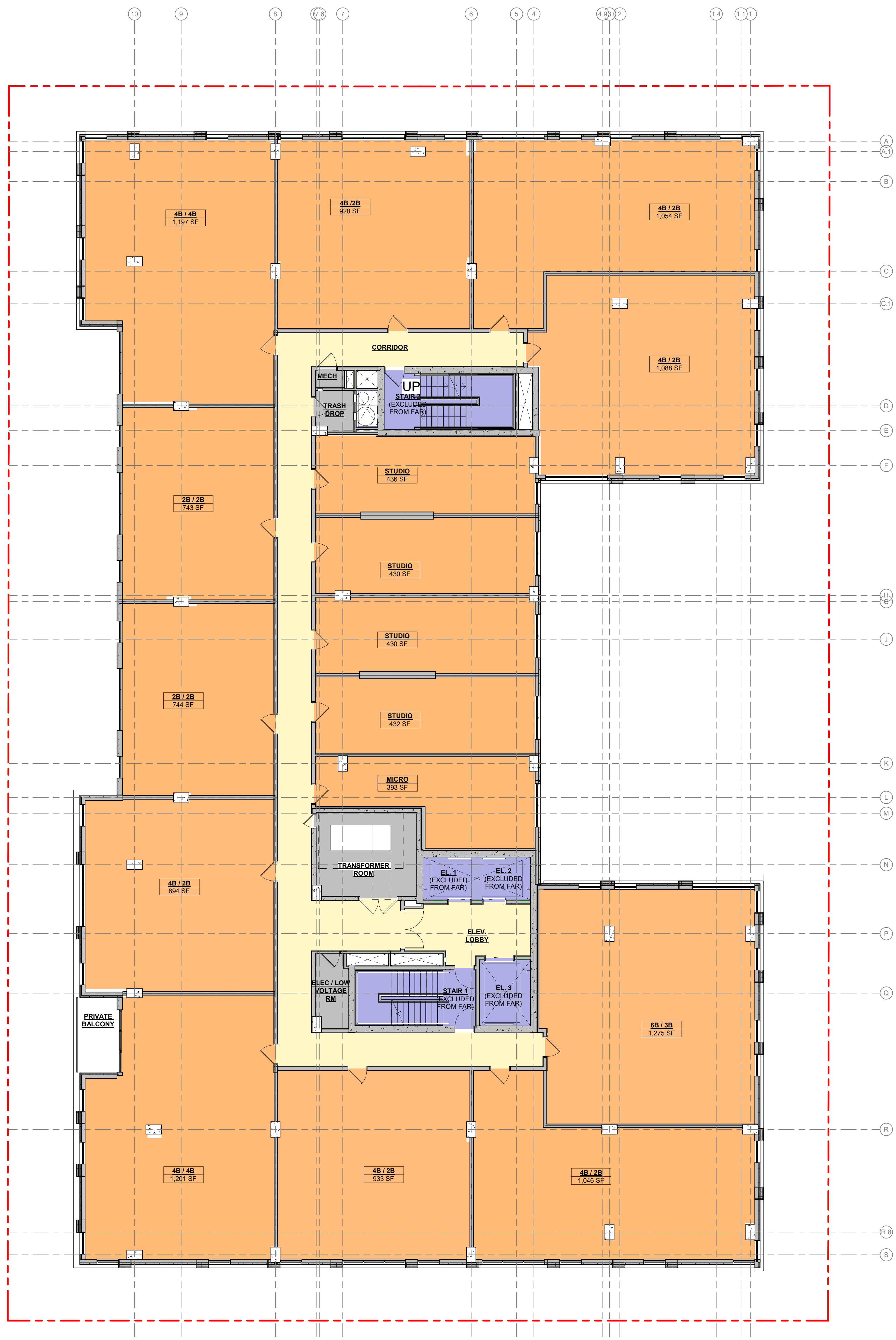
OVERALL BUILDING PLAN - LEVEL 5 - 14

11/17/2023 SITE PLAN SUBMISSION

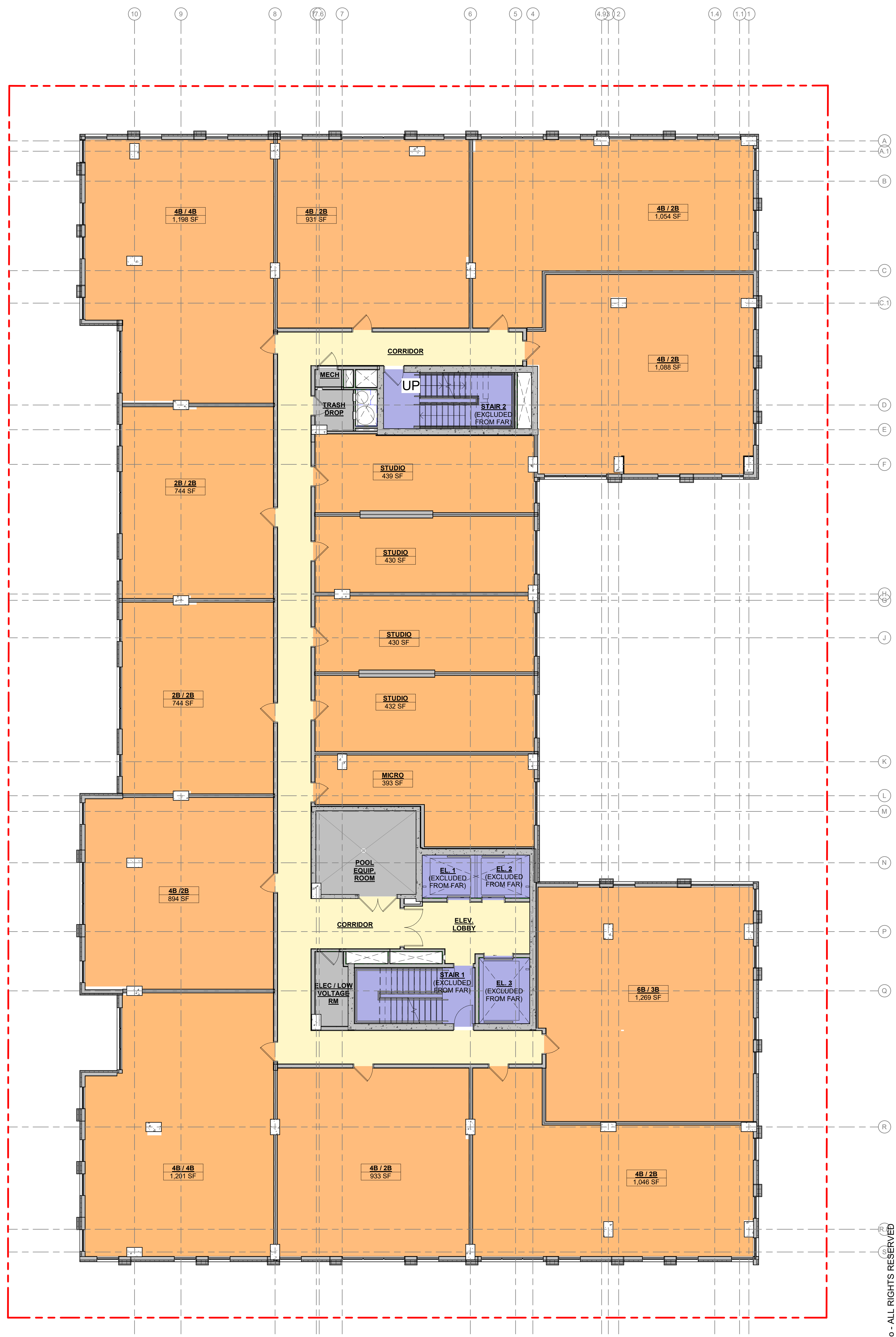
JOB NUMBER: 2246102

DRAWN BY: Author
CHECKED BY: Checker

A02-02



1 OVERALL FLOOR PLAN - LEVEL 5 - 13
1/8" = 1'-0"



2 OVERALL FLOOR PLAN - LEVEL 14
1/8" = 1'-0"

DATE	DESCRIPTION	INCLUDED
09/20/2023	30% SCHEMATIC DESIGN SET	
09/20/2023	SITE PLAN SUBMISSION	X
09/20/2023	SCHEMATIC DESIGN SET	
09/20/2023	SCHEMATIC DEVELOPMENT	
11/17/2023	SITE PLAN SUBMISSION	X

DATE	DESCRIPTION	REV

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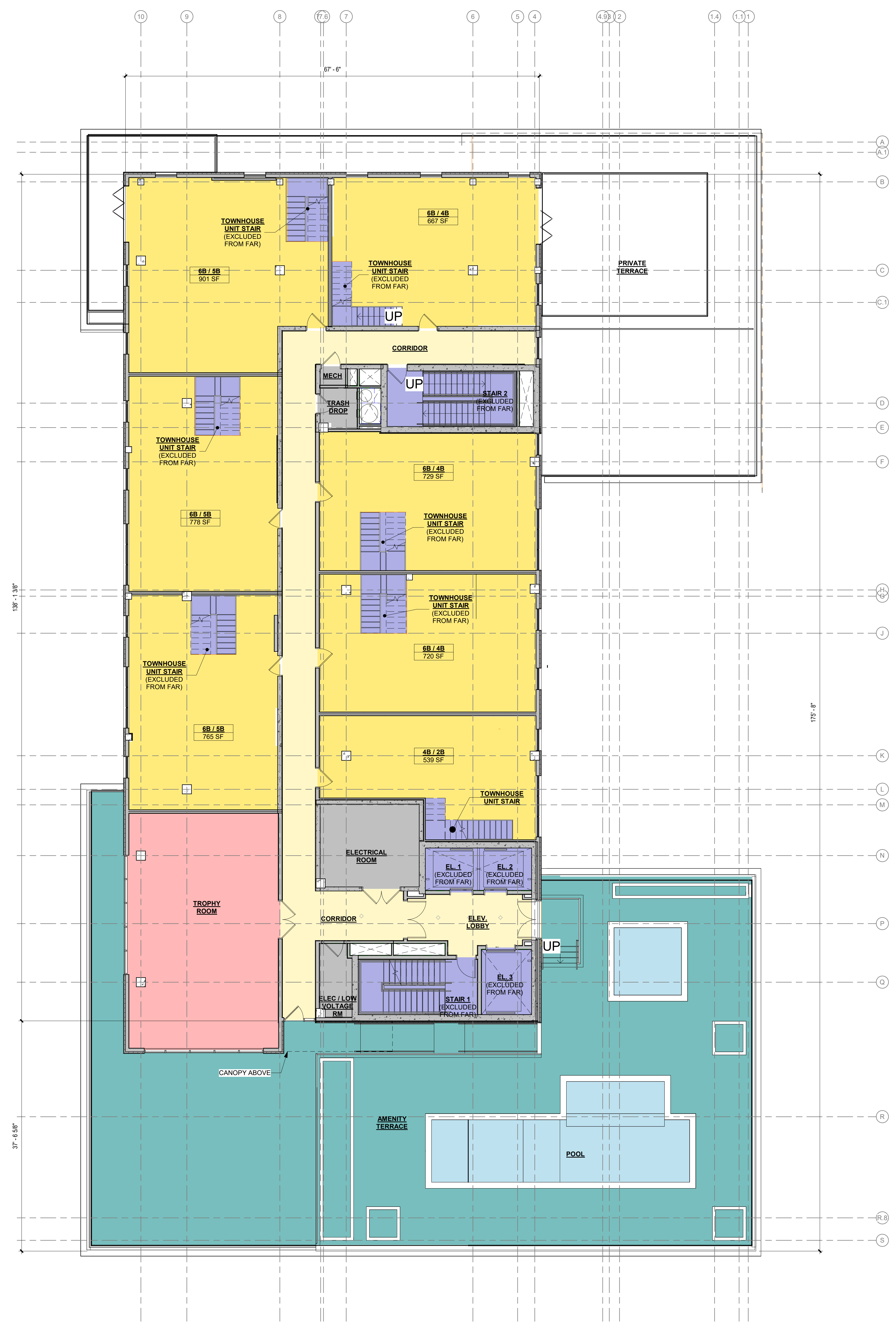
OVERALL BUILDING PLAN - LEVEL 15 & 16

11/17/2023 SITE PLAN SUBMISSION

JOB NUMBER: 2246102

DRAWN BY: Author
CHECKED BY: Checker

A02-03



1 OVERALL FLOOR PLAN - LEVEL 15
1/8" = 1'-0"



2 OVERALL FLOOR PLAN - LEVEL 16
1/8" = 1'-0"

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ISSUE	DATE	DESCRIPTION	INCLUDED
05/18/2023	05/18/2023	50% SCHEMATIC DESIGN SET	
09/15/2023	09/15/2023	SITE PLAN SUBMISSION	X
09/15/2023	09/15/2023	SCHEMATIC DESIGN SET	X
09/15/2023	09/15/2023	LOCAL DEVELOPMENT	
11/17/2023	11/17/2023	SITE PLAN SUBMISSION	X

REVISION	DATE	DESCRIPTION	REV

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DATE:

**OVERALL
BUILDING PLAN
- ROOF**

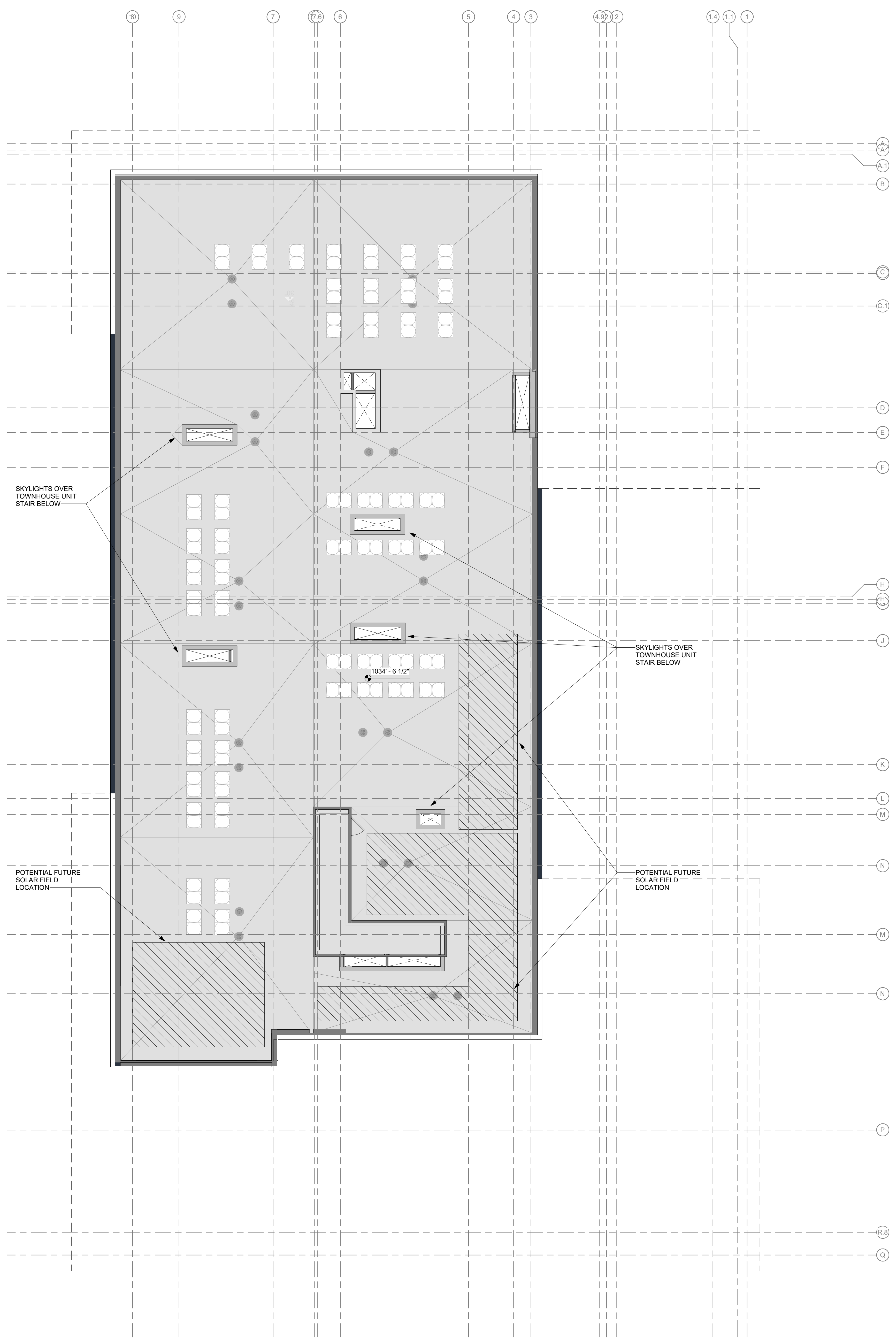
11/17/2023 SITE PLAN SUBMISSION

JOB NUMBER: 2246102

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A02-04

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1 OVERALL FLOOR PLAN - ROOF
1/8" = 1'-0"

ISSUE	DATE	DESCRIPTION	INCLUDED
09/16/2023	09/16/2023	90% SCHEMATIC DESIGN SET	
09/19/2023	09/19/2023	SITE PLAN SUBMISSION	
09/22/2023	09/22/2023	SCHEMATIC DESIGN SET	
09/22/2023	09/22/2023	SCHEMATIC DESIGN SET	
11/17/2023	11/17/2023	SITE PLAN SUBMISSION	X

REVISION	DATE	DESCRIPTION	REV

DATE	DESCRIPTION

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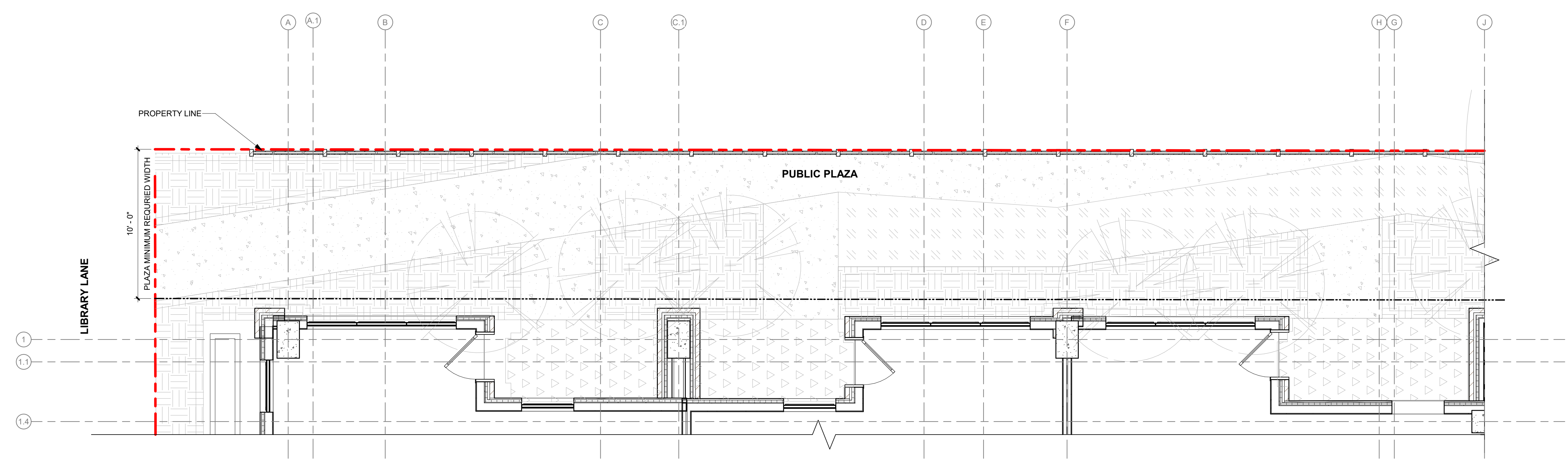
**ENLARGED
PLAN - LEVEL 1
PLAZA**

11/17/2023 SITE PLAN
SUBMISSION

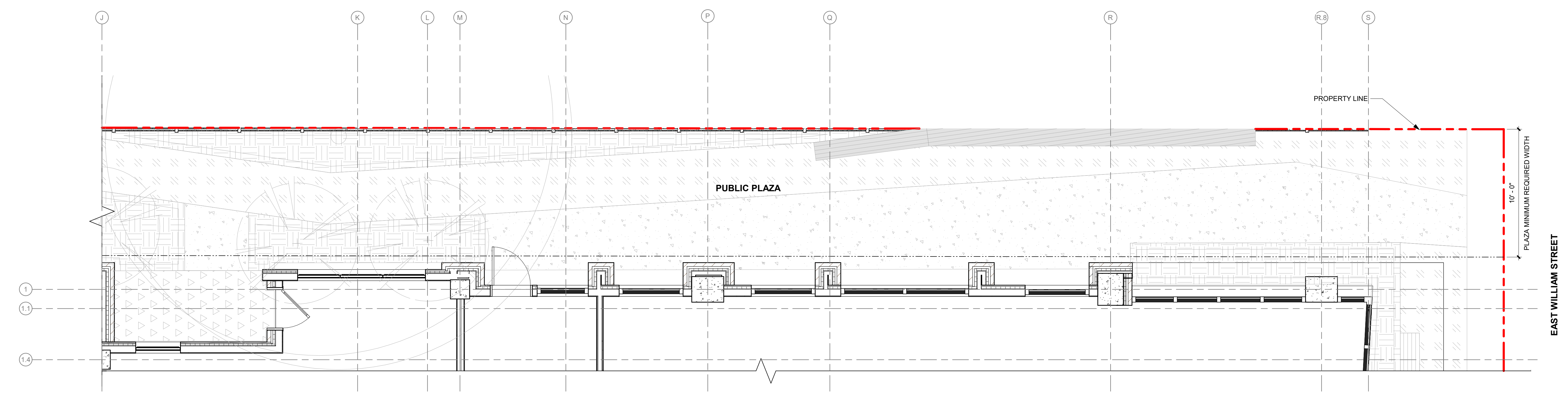
JOB NUMBER: 2246102

DRAWN BY: Author
CHECKED BY: Checker

A03-01



2 ENLARGED PLAN - LEVEL 1 PUBLIC PLAZA - NORTH
1/4" = 1'-0"



1 ENLARGED PLAN - LEVEL 1 PUBLIC PLAZA - SOUTH
1/4" = 1'-0"

NOTES:
1. SEE SHEET A5-00 FOR FINISHED MATERIAL KEY



1280 HIGHTOWER TRAIL
ATLANTA, GA 30350
PHONE: 770.864.1035
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ISSUE	DATE	DESCRIPTION	REVISION
09/15/2023	30% SCHEMATIC DESIGN SET		X
09/15/2023	SITE PLAN SUBMISSION		X
09/15/2023	SCHEMATIC DESIGN SET		X
09/15/2023	SCHEMATIC DESIGN SET		X
11/17/2023	SITE PLAN SUBMISSION		X

REVISION	DATE	DESCRIPTION	REV

DATE: 11/17/2023

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PROJECT NAME:

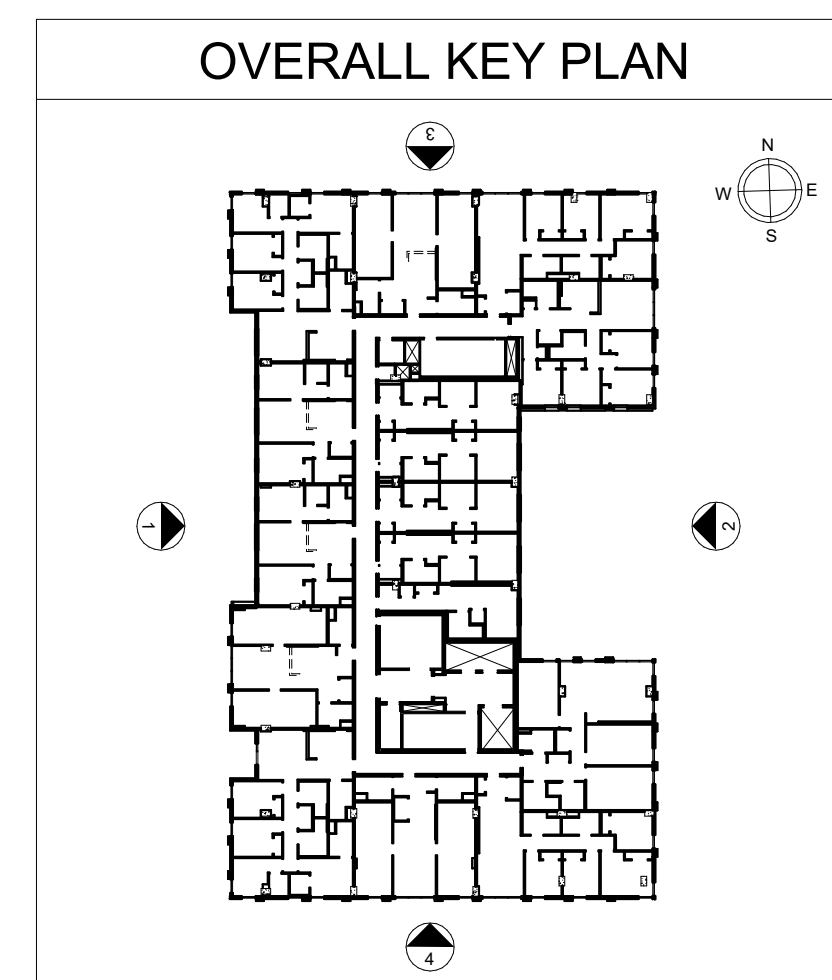
OVERALL BUILDING ELEVATION

11/17/2023 SITE PLAN SUBMISSION

JOB NUMBER: 2246102

DRAWN BY: Author
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A05.01



1 OVERALL BUILDING ELEVATION - WEST
1/8" = 1'-0"

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Autodesk Docs\2246102_Core Spaces - Hub Ann Arbor\2246102_Core Spaces_333 E William St. - Ann Arbor_R02.rvt 9/8/2023 1:47:08 PM

NOTES
1. SEE SHEET A5-00 FOR FINISHED MATERIAL KEY



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ISSUE	DATE	DESCRIPTION	INCLUDED
09/18/2023	30% SCHEMATIC DESIGN SET		X
09/19/2023	SITE PLAN SUBMISSION		X
09/20/2023	SCHEDULE DESIGN SET		X
09/21/2023	SCHEMATIC DEVELOPMENT		X
11/17/2023	SITE PLAN SUBMISSION		X

REVISION	DATE	DESCRIPTION	REV

SCALE

DATE PLOTTED: 11/17/2023 1:50:15 PM
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DATE PLOTTED: 11/17/2023 1:50:15 PM
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OVERALL BUILDING ELEVATION

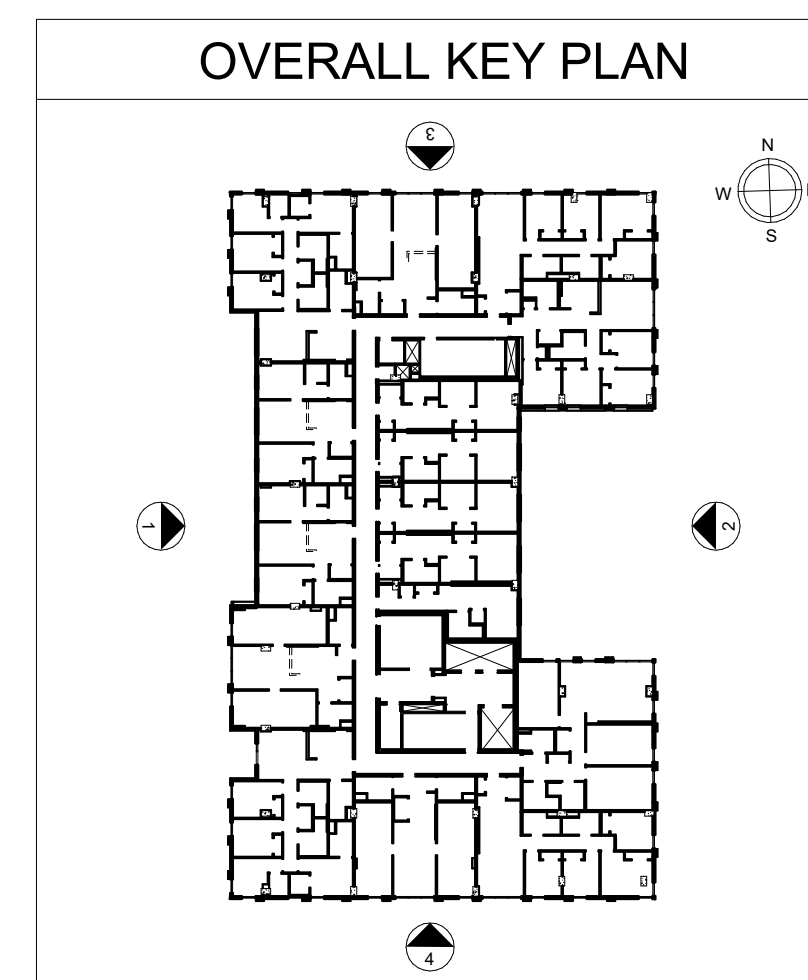
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JOB NUMBER: 2246102

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A05.02

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1 OVERALL BUILDING ELEVATION - EAST
1/8" = 1'-0"

NOTES
1. SEE SHEET A5-00 FOR FINISHED MATERIAL KEY



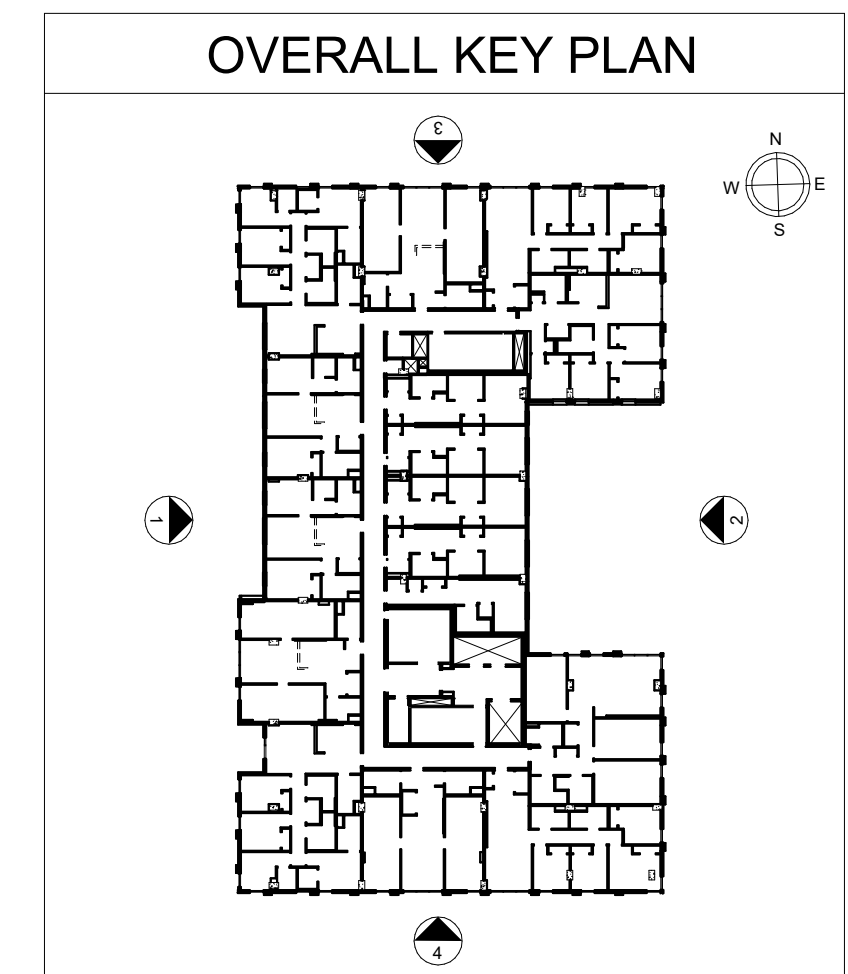
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ISSUE	DATE	DESCRIPTION	INCLUDED
09/15/2023	30% SCHEMATIC DESIGN SET		X
09/15/2023	SITE PLAN SUBMISSION		X
09/15/2023	SCHEMATIC DESIGN SET		X
09/15/2023	SCHEMATIC DESIGN SET		X
11/17/2023	SITE PLAN SUBMISSION		X

REVISION	DATE	DESCRIPTION	REV



1 OVERALL BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

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PROJECT NAME
OVERALL BUILDING ELEVATION

11/17/2023 SITE PLAN SUBMISSION

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PLAZA PERSPECTIVE



EAST WILLIAM STREET - PERSPECTIVE



EAST WILLIAM STREET - ENTRANCE

ISSUE	DATE	DESCRIPTION	INCLUDED
05/18/2023 30% SCHEMATIC DESIGN SET			
08/15/2023 SITE PLAN SUBMISSION			X
08/15/2023 SCHEMATIC DESIGN SET			X
08/15/2023 SCHEMATIC DESIGN SET			X
11/17/2023 SITE PLAN SUBMISSION			X

REVISION	DATE	DESCRIPTION	REV

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PROJECT NAME:
RENDERINGS

11/17/2023 SITE PLAN SUBMISSION

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A05.00A