

North Maple Road Apartments

Site Plan for City Council
 A Multi-Family Residential Development
 City of Ann Arbor, Washtenaw County, Michigan



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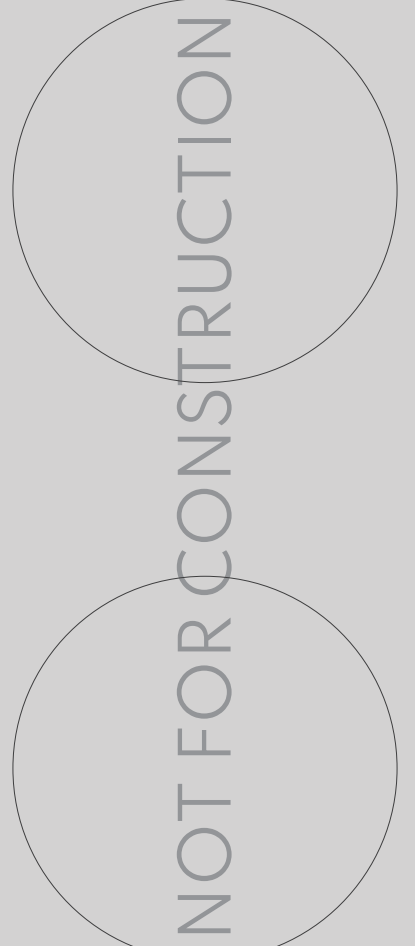


North Maple Road Apartments

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Project # 210302
 PUD Zoning Etrakit # Z22-002
 Site Plan Etrakit # SP22-004



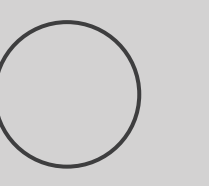
Revisions

| Date | By | For |
|------------|----|-------------------|
| 01.27.2022 | A2 | City of Ann Arbor |
| 04.15.2022 | A2 | City of Ann Arbor |
| 07.07.2022 | A2 | City of Ann Arbor |
| 08.10.2022 | A2 | City of Ann Arbor |

Owner / Applicant
 A2 North Maple Properties, LLC
 Jeff Wilkerson
 2370 E. Stadium Blvd. #305
 Ann Arbor, MI 48104

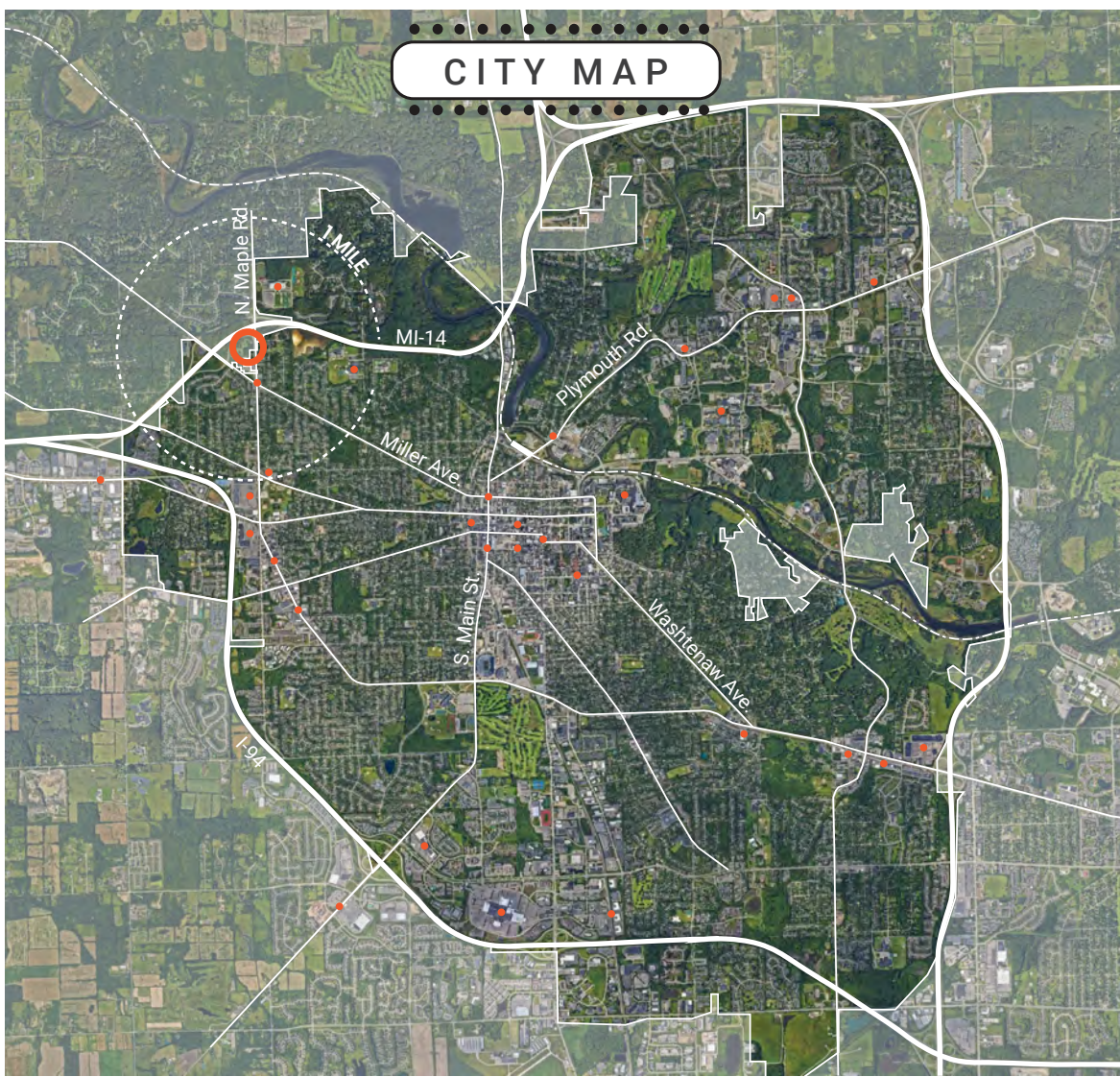
Site Design
 A2 Collaborative, LLC
 1510 Eisenhower Place
 Ann Arbor, MI 48108

Project North



Scale: _____
 Graphic Cover

GO.0



Required Statements

a. Identification of associated applications:

- Annexation of three (3) parcels to the city of Ann Arbor
- PUD Zoning District Petition
- Zoning of the three (3) parcels to be annexed and the rezoning of the one (1) existing parcel to PUD. Conditions including density, height, setbacks, affordable housing, as noted in the zoning application.
- City of Ann Arbor storm water review

b. Proposed Development Description:

Existing:
This Planned Unit Development (PUD) rezoning petition (Project # Z22-002) consists of four (4) parcels that front the west side of Maple Road and are just within the M-14 east-west state trunkline highway. Three (3) of the parcels are currently in Scio Township (1855 N. Maple, 1875 N. Maple, 1875 N. Maple and 1921 Calvin Street) while parcel 1815 N. Maple is already under Ann Arbor jurisdiction.

The three (3) Scio Township parcels would be annexed to the city concurrently with the PUD rezoning petition in accordance with the annexation agreement between Ann Arbor and Scio Township.
Lot 1921 Calvin Street (Parcel ID: H-08-24-125-033) was recently established under approved Scio Township Land Combination Application Number 22002. This parcel was previously four (4) distinct parcels (H-08-24-125-001, -002, -003 and -004).

The site is currently zoned as R1-B (Single Family Residential). The site is unique in that its size (3.14 Acres) has only 3 single family residential units of approximately 1200 Square Feet in size each. These units are aging and in poor condition with soils that are problematic for ongoing septic field maintenance.

The Development:
Changing conditions to existing zoning would include:

- (1) increased unit density
- (2) increased building height
- (3) modified building setbacks
- (4) the inclusion of affordable housing units
- (5) the incorporation of sustainability elements.
- (6) protected mid-block crosswalk

The Development would result in the removal of the three (3) existing single family residential units including their respective outbuildings. Following removal, these units would be replaced by one (1) low-rise apartment building of approximately 75,217 Square Feet and one (1) single-story recreation/community building of approximately 1560 Square feet providing seventy-nine (79) new residential units.

The Development would be "all-electric" and would not directly utilize fossil fuels for its energy needs

The two (2) existing on site wells and two (2) existing on site septic tanks would also be permanently removed.
The development will be served by 65 new on-site parking spaces and 79 new bike spaces. The Parking lot will include 58 EV-C ready spaces and 7 EV-I spaces

The project includes the removal of three (3) residences, including outbuildings, and the construction of one (1) low-rise apartment building, one (1) single-story recreation/community building, and a parking lot. Existing on site wells (if any), and septic fields will be removed.

The project will create a protected mid-block pedestrian crossing connecting west North Maple Road with the east, and the respective parks, bus stops, shops, and trails.

The Apartments:

The development includes the construction of 75,217sqft. of apartment building, and 1,560 sqft. of recreation/community building (total area = 76,777 sqft.). The low-rise apartment building will include 79 dwelling units with 95 bedrooms on four (4) floors of the building that can be accessed via one (1) elevator, or two (2) egress stairs. The development will be served by 65 new on-site parking spaces.

The housing project includes a mixture of affordable housing units and market rate housing units. 15%, or 12, of the total housing units will be affordable (79 * 0.15 = 11.85 units). The 79 units will be contained in a four (4) story apartment building with a lobby, mailroom, leasing office, storage center, and a lounge. The building will have highly efficient Energy Star appliances and plumbing fixtures. With a highly insulated envelope and a closed loop geothermal system to heat and cool the building. Solar panels will offset energy usage.

The Club House:

The club house building will contain a small flex space for the residents and twenty-two (22) class 'A' bike parking/b-e bike chargers.

Location Information

The site is located in West Ann Arbor within the M-14 loop, in place of three single family homes. The site acts as a gateway into Ann Arbor, and is a vital connection to existing paths on the west side. The area is an existing single family neighborhood with a mixture of commercial, corner stores, and medium/low-rise apartment buildings. The neighborhood is aprox. a 5 min drive and 12 min bike ride from downtown Ann Arbor.

Site Details

Existing Zoning:
R1B - Single Family Low Density Residential

Proposed Zoning:
PUD (Planned Unit Development)

Existing Use:
Single Family Residential

Proposed Use:
Multi-Family Residential

Total Site Area
1875 = 36,302.55 sf (0.83 acres)
1855 = 26,454.97 sf (0.61 acres)
1815 = 32,533.94 sf (0.75 acres)
1921 = 40,902.66 sf (0.94 acres)
Site Area: 136,194.12 SF (3.13 acre)

Parcel Information

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

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

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

1921 Calvin Street,
Scio Township (R-2)
H-08-24-125-033
To Be Annexed

The Site:

The project includes a proposed protected crosswalk at North Maple Road. The crosswalk will include signals and a raised median to protect the pedestrians at the crossing. This will facilitate the ease of access to the existing and to be improved bus stop.

The development will be constructed in a single phase consisting of the apartment building as well as the recreation/community building. Site work could commence as early as fall of 2022 with vertical construction to begin immediately thereafter. Current project timelines estimate a project completion date sometime in 2023.

Site Data Comparison Chart

| | Existing | Similar | Proposed |
|--|---|---|--|
| Zoning: | R1B - Single Family Low Density Residential | R4D - Multi Family High Density Residential | PUD (Planned Unit Development) |
| Land Use: | Single Family Residential | Multi-Family Residential | Multi-Family Residential |
| Total Floor Area: | N/A | N/A | 76,777 SF |
| Total Dwelling Units: | 3 | 75 | 79* |
| FAR (Floor Area Ratio): | N/A | N/A | 0.57 |
| Min. Lot Area Per Dwelling Unit (SQ. FT.) | 10,000 SF | 1,740 SF | 1,600 SF* |
| Maximum Density Dwelling Units per Acre | N/A | 25 | 25.24* |
| Building Spacing | (C) | 20 ft. | 30 ft. |
| Minimum Open Space (% Of Lot Area) | N/A | 50% | 58%(80,092 SF) |
| Minimum Active Open Space Per Dwelling Unit | N/A | 300 SF/Unit | 318 SF/Unit |
| | | | 1,764 SF Balconies 7,139 SF Paths 7,073 SF Picnic West 10,454 SF Picnic North |
| Setback Requirements: | | | |
| Minimum Front Setback | 30 ft.(A) | 15 ft. | 10 ft.* |
| Maximum Front | N/A | 40 ft. | 15 ft.* |
| Minimum on One Side | 5 ft. | 57.75 ft. | 20 ft.* |
| | | (A = 57" and B = 23 ft.) | |
| Minimum Total Two Sides | 14 ft. | N/A | 40 ft.* |
| Minimum Rear | 40 ft. | 53 ft. | 20 ft.* |
| | | (A = 57")(B = 23 ft.) | |
| North Setback | 5 ft. | 57.75 ft. | 20 ft.* |
| East Setback | 15 ft. | 15 ft. | 10 ft.* |
| South Setback | 5 ft. | 57.75 ft. | 20 ft.* |
| West Setback | 40 ft. | 53 ft. | 20 ft.* |
| Maximum Height | 30 ft. (2 sotries) | 120 ft. (N/A stories) | 55 ft.* (4 stories)* |
| Minimum Gross Lot Area | 10,000 SF | 83,000 ft. | 136,200 ft. |
| Minimum Gross Lot Width | 70 ft. | 200 ft. | +/- 387 ft. |

R4D
(A): The minimum Required Side Setback as set forth above, shall be increased 3 inches for each foot of Building Height above 35 feet and 1.5 inches for each foot of Building length over 50 feet. The minimum Required Rear Setback, as set forth above, shall be increased 1.5 inches for each foot of Building Height over 35 feet and 1.5 inches for each foot of Building width over 50 feet. The Building length shall be the dimension of that side, which is parallel to the Side Lot Line, of a rectangle within which the Building may be located. The Building width shall be the dimension of that side which is parallel to the Front Lot Line, of a rectangle within which the Building may be located.
(B): Plus one foot of additional Setback for each foot of Building Height above 30 feet when abutting residentially zoned land.

North Maple Road Apartments

A Multi-Family Residential Development City of Ann Arbor, Washtenaw County, Michigan

Application List

- 1) Annexation Application: (1855, 1875, and 1921 Parcels)
- 2) PUD - Combined Zoning and Site Plan Application with City Stormwater Review



Site Data Comparison Chart

| | Existing | Similar | Proposed |
|-----------------------------------|---|---|--------------------------------|
| Zoning: | R1B - Single Family Low Density Residential | R4D - Multi Family High Density Residential | PUD (Planned Unit Development) |
| Land Use: | Single Family Residential | Multi-Family Residential | Multi-Family Residential |
| Off-Street Vehicle Parking | 1.0 per dwelling | 1.5 per dwelling | 0.82 per dwelling (65)* |
| EV-I | 0% | 10% | 11% (7)* |
| EV-C | 100% | 25% | 89% (58)* |
| Barrier Free | None | 3/65 spaces (3) | 3/65 spaces (3) |
| Barrier Free Van | None | 1/65 spaces (1) | 1/65 spaces (1) |
| Bike Parking | None | 1/5 dwellings | 1/1 dwelling (79) |
| Class A | N/A | 9 spaces (50%) | 35 spaces (44%) |
| Class B | N/A | 0% | 0 spaces (0%) |
| Class C | N/A | 9 spaces (50%) | 44 spaces (56%) |

R1B
(A): Also see additional regulations in Section 5.18.5 (Averaging an Established Front Building Line).
(B): Where more than one residential Structure is to be constructed on a Lot in the R2 districts, or where dwellings are served by a private street under the provisions of Section 5.21 , the following placement regulations shall also be applied: (a) The minimum spacing between Buildings shall be twice the minimum required side setback dimension of the zoning district in which the Lots is located; (b) A minimum rear setback of 30 feet must be provided between the rear of a residential Structure and the adjacent (nearest) Lot Line; (c) A minimum front setback of ten feet must be provided between all Structures and the private street pavement.
(C): Where more than 1 residential Structure is to be constructed on a Lot in the R1 districts, or where dwellings are served by a private street under the provisions of Section 5.21, the following placement regulations shall also be applied:
(a) The minimum spacing between Buildings shall be twice the minimum required side setback dimension of the zoning district in which the Lots is located;
(b) A minimum rear setback of 30 feet must be provided between the rear of a residential Structure and the adjacent (nearest) Lot Line;
(c) A minimum front setback of ten feet must be provided between all Structures and the private street pavement.
* indicates proposed PUD deviation

North Maple Road Apartments - Sustainability Notes

- 1) Solar panels on the roof which includes a 90kW STC (Standard Test Conditions) system which is anticipated to generate approximately 112,000 kilowatt hours annually or at least 15% of annual electrical use. On-site energy storage batteries in the basement that will be charged by the roof top solar panels.
- 2) All electrification including HVAC systems and appliances
- 3) Building and parking lot lighting systems will be high efficiency LED lights
- 4) Energy Star appliances
- 5) Insulation that exceeds Building Code requirements: Wall: 24.335R (Building Code Minimum: R20 or R13+5); Roof: R36.61 (Building Code Minimum: R30)
- 6) Triple pane windows
- 7) Reduced thermal bridging on all exterior walls
- 8) AAATA bus shelter on site
- 9) Midblock crossing of N. Maple Road
- 10) Fewer vehicular parking spaces than dwelling units
- 11) Evaluating the feasibility of Geothermal HVAC system with approximately 25 bores at 500 feet utilizing heat pumps and energy recovery
- 12) We have exceeded bike storage requirements and are designing a 1:1 bike to unit ratio. We have reduced parking on site to promote alternative means of transportation.
- 13) The proposal extends the sidewalks to connect Ann Arbor's path network with the development, closing a sidewalk gap for the city, and the site is close enough to allow residents to bike and walk to grocery stores, restaurants, and other leisure amenities. Our proposed site plan promotes reduced vehicle reliance.

Contacts

Owner / Applicant
A2 North Maple Properties, LLC
Jeff Wilkerson
2370 E. Stadium Blvd. #305
Ann Arbor, MI 48104
Phone: 989.529.5858

Site Design
A2 Collaborative, LLC
1510 Eisenhower Place
Ann Arbor, MI 48108
Phone: 989.529.5858

Civil Engineer
Midwestern Consulting
3815 Plaza Drive
Ann Arbor, MI 48108

Survey
Nederveld
3037 Miller Rd.
Ann Arbor, MI 48103

Architecture
Architects Design Group, Inc
2425 W. Stadium Blvd.
Ann Arbor, MI 48103

Enviornmental Consultant
Barr Engineering Co.
3005 Boardwalk Dr Suite 100
Ann Arbor, MI 48108

Solar Design
The Green Panel
4023 South Old US Highway 23, 115
Brighton, MI 48114

Mechanical/Electrical Engineering
Strategic Energy Solutions, INC
4000 W Eleven Mile Rd
Berkeley, MI 4807

Sheets

| | |
|--------------------|------|
| Graphic Cover | G0.0 |
| Cover Sheet | G1.0 |
| Community Analysis | G1.1 |

| | |
|-----------------------------|------|
| ALTA/NSPS Land Title Survey | AL.3 |
|-----------------------------|------|

| | |
|--------------------------------|-------|
| Existing Zoning Plan | ES1.0 |
| Existing Tree List | ES2.0 |
| Existing Natural Features Plan | ES3.0 |

| | |
|------------------------------|------|
| Demolition and Removals Plan | D1.0 |
|------------------------------|------|

| | |
|---|-------|
| Alternate Analysis | AS1.0 |
| Layout Plan | AS2.0 |
| Layout Plan | AS2.1 |
| Site Sections | AS2.2 |
| Landscape Plan | L1.0 |
| Landscape Plan Details | L1.1 |
| Landscape Plan Details | L1.2 |
| Apartment - First Floor Plan | A1.0 |
| Apartment - Second, Third, and Fourth Floor Plan | A1.1 |
| Apartment - Roof Plan | A1.2 |
| Apartment - North, and South Elevation | A2.0 |
| Apartment - East, and West Elevation | A2.1 |
| Community Center - First Floor Plan | A3.0 |
| Community Center - North, East, South, and West Elevation | A4.0 |
| Architecture Renderings | A9.0 |
| Architecture Renderings | A9.1 |
| Architecture Renderings | A9.2 |
| Architecture Renderings | A9.3 |
| Architecture Renderings | A9.4 |
| Architecture Renderings | A9.5 |
| Architecture Renderings | A9.6 |
| Architecture Renderings | A9.7 |

| | |
|--------------------------------------|-------|
| Aerial Natural Features Overlay Plan | AS3.0 |
| Fire Protection Plan | AS4.0 |
| Aerial Access Ladder Section | AS4.1 |
| Solid Waste Plan | AS5.0 |
| Photometric Plan | AS6.0 |

| | |
|-------------------------------|------|
| Grading and SESC Plan | C1.1 |
| SESC Details | C1.2 |
| Utility Plan | C2.0 |
| Stormwater Management Plan | C3.0 |
| Existing Stormwater Drainage | C3.1 |
| Stormwater Calculations | C3.2 |
| Underground Detention Details | C3.3 |

EXISTING SITE CONDITIONS

| | |
|------------------------|----------------------------------|
| Total Lot Size: | 136,207.8 SF (3.13 acres) |
|------------------------|----------------------------------|

| | |
|---|--------------------|
| Ground | |
| Total Wetland Area: | 0 SF |
| Submerged Land: | 0 SF |
| Existing Structures (Ground Floor) | 5,143.9 SF |
| Existing Impervious Surface | 15,480.0 SF |

| | |
|---------------------------------|------------|
| Trees | |
| Existing Landmark Trees: | 38 |
| Existing Other Trees: | 101 |

PROPOSED SITE CONDITIONS (Pre Development)

| | |
|------------------------|----------------------------------|
| Total Lot Size: | 136,207.8 SF (3.13 acres) |
|------------------------|----------------------------------|

| | |
|---|------------------|
| Ground | |
| Total Wetland Area: | 0 SF |
| Submerged Land: | 0 SF |
| Proposed Structures (Ground Floor) | 18,607 SF |
| Proposed Impervious Surface | 55,001 SF |

| | |
|------------------------------|-----------|
| Trees | |
| Saved Landmark Trees: | 16 |
| Saved Other Trees: | 72 |

OPEN SPACE CALCULATIONS - PUD (Planned Unit Development)

| | |
|-------------------------------|---------------------|
| PUD Lot Size: | 136,207.8 SF |
| Designated Open Space: | 80,092 SF |

| | |
|--------------------------|------------------------|
| Total Open Space: | 80,092 SF 58.8% |
|--------------------------|------------------------|

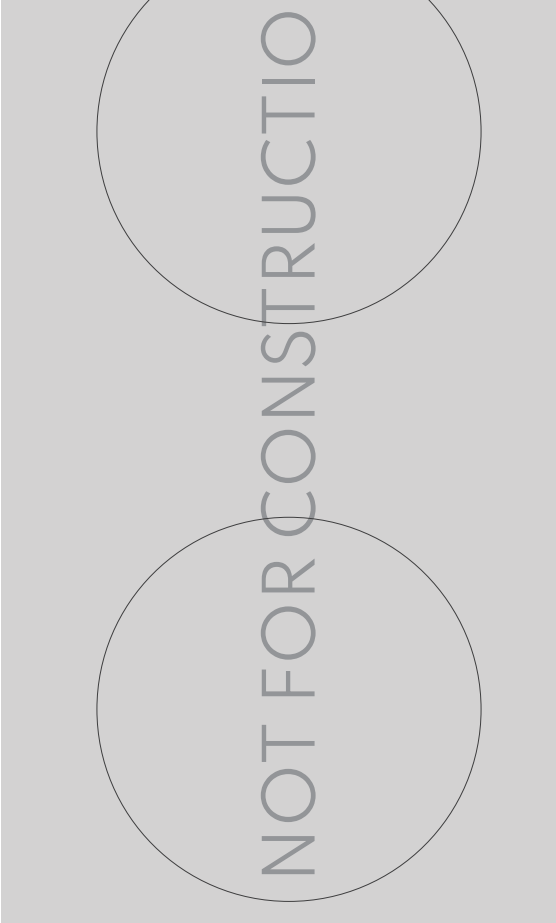


North Maple Road Apartments

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Project # 210802
PUD Zoning Etrakit # Z22-002
Site Plan Etrakit # SP22-004

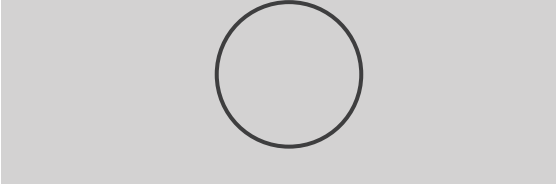


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| 07.07.2022 | A2 | City of Ann Arbor |
| 08.10.2022 | A2 | City of Ann Arbor |
| 01.26.2023 | A2 | City Council |

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A2 North Maple Properties, LLC
Jeff Wilkerson
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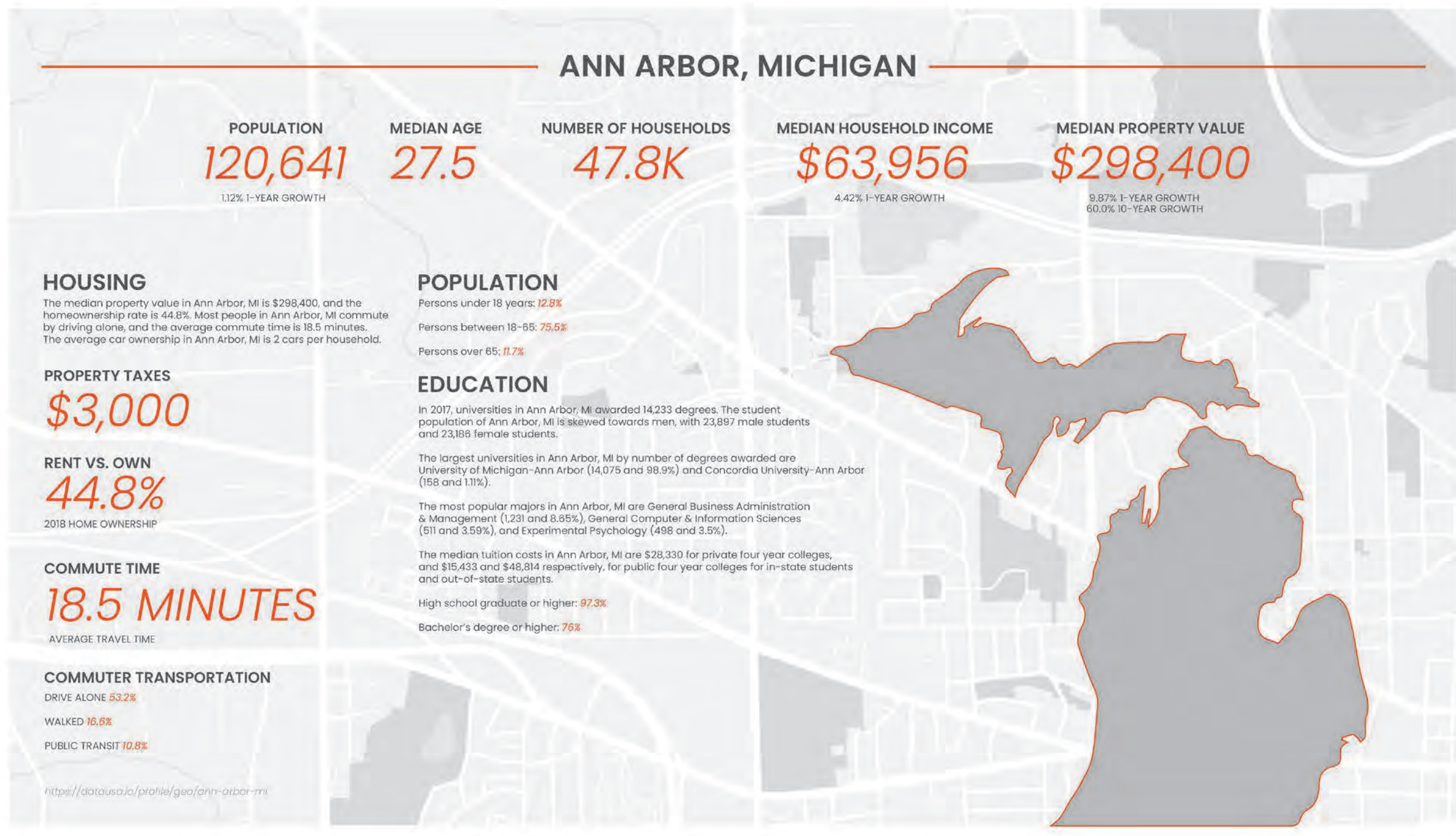
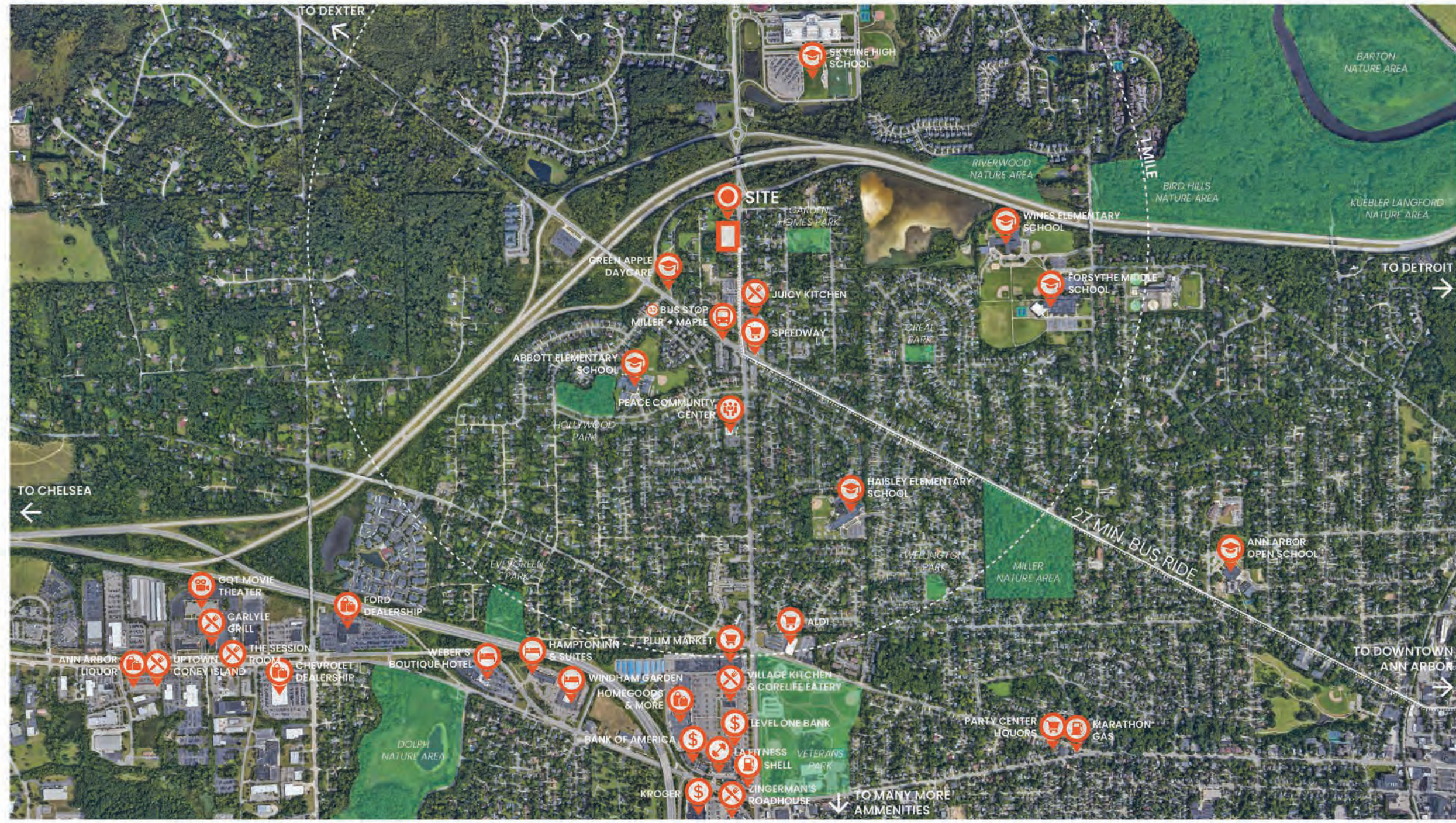
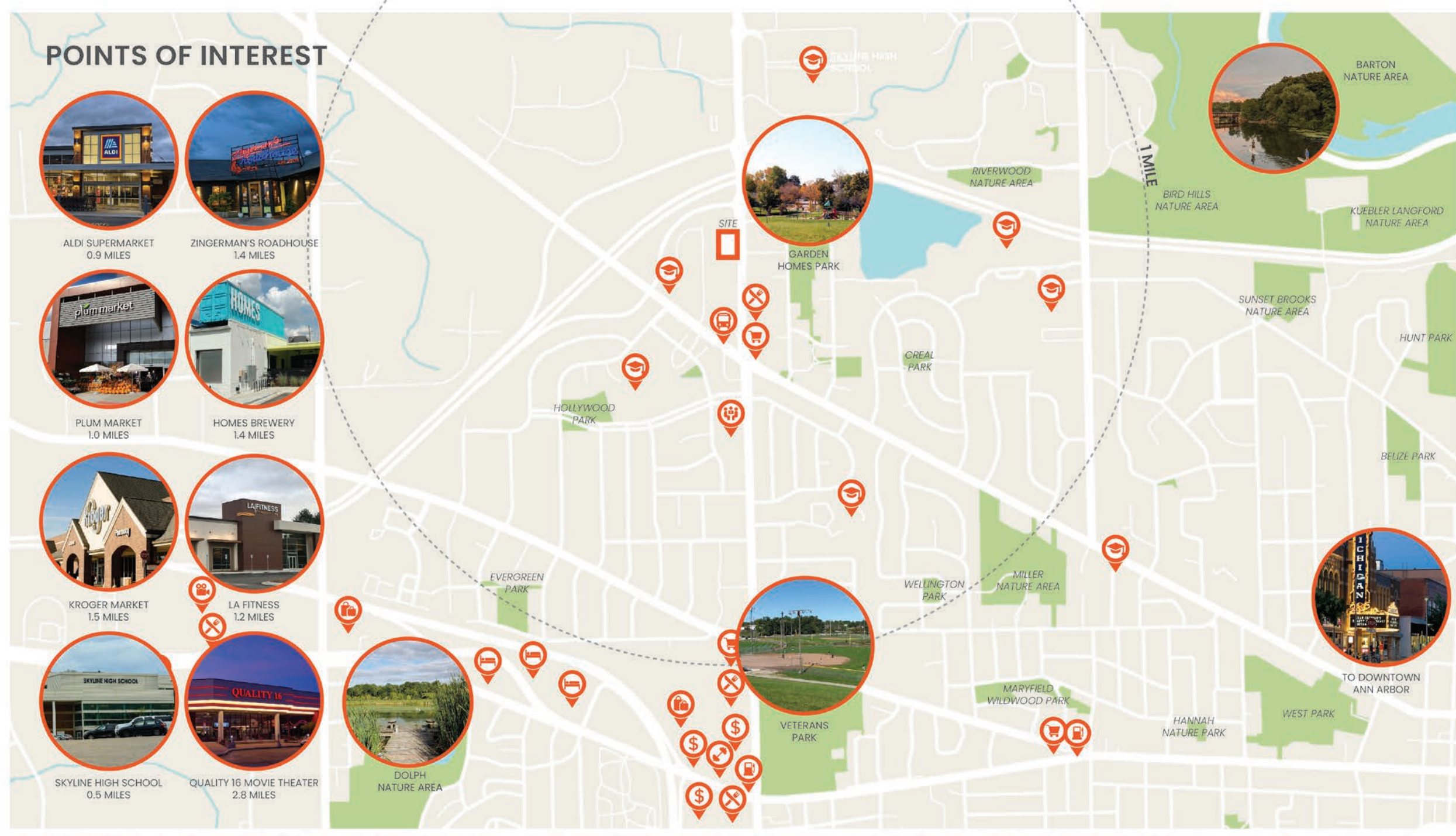
Project North



Scale: _____

Cover Sheet

G1.0



Master Plan Review

Master Plan Code Review

Area 1 (Our Location)

This 26.5-acre site is comprised of the entire Calvin Street neighborhood. It is bounded by North Maple Road, Miller Avenue and M-14. The single-family residential neighborhood consists of lots ranging from 0.75 acres to 1.0 acres with the majority in Scio Township. Most of the land across M-14 to the northwest is also in Scio Township. Across Miller Road to the south is the single and two-family Kelly Green neighborhood, as well as the smaller Miller Maple Townhouse complex. Two of the corners at the Miller/Maple intersection contain auto service stations. A neighborhood commercial district is located on the east side of Maple Road, and across North Maple Road to the east are single-family residential uses. Since most of the neighborhood is in the township, septic tanks and wells predominate. An annexation agreement between the City and township states that when these systems fail, the homes will be connected to City utilities and the properties will be annexed into the City. It will be difficult for the City to provide utilities because the logical location for placement of utilities is in Calvin Street. Calvin Street is held by the owners as joint indivisible property which means each owner must approve the utilities easement. It may be challenging to get the consent of each homeowner. This plan will have no impact on the neighborhood until the annexations occur.

It is recommended that this neighborhood remain single-family. Upon annexation, the residential portion of the neighborhood should be zoned R1B, which would allow for the division of the existing lots. Because of their large size, most lots could be divided once and meet the City's R1B standards. This will create a higher density neighborhood than currently exists in the Township, while still remaining lower density. Allowing the division of the lots will also serve to alleviate the economic burden of higher taxes and utilities assessments that will be imposed on the existing residents due to annexation. Higher density single-family development will not be permitted unless the entire site is redeveloped because the number of land divisions permitted in the more dense zoning classification would encourage poor parceling of the land, houses accessed off of easements, houses located behind houses, difficulty providing services and general unplanned development of a neighborhood. A second alternative is to assemble the existing parcels into a comprehensive development package. This would entail demolishing all or some of the existing residential structures and redeveloping the site as a single development. New streets, utilities, lot placement and access would be incorporated into the design, allowing for a higher density single-family development at R1C density standards. Higher density is appropriate when streets and utilities can be laid out in a planned and organized manner. If desired, the lots contained in Site 8, fronting Maple Road, could be incorporated into a redevelopment project.

Area 2 (Neighboring Area)

Adjacent to the Calvin Street neighborhood is a 3.3-acre site located along the west side of North Maple Road, running north approximately 825 feet from the Miller Road intersection and anchored on the north by an auto repair and salvage business. The site is in Scio Township and contains several parcels, including the towing and auto repair service, four single-family homes and two vacant lots. The auto salvage yard, anchoring the north end of the site, effectively isolates the residential uses between it and the Miller/Maple intersection. The shopping center across the street further contributes to the commercial character that reduces the desirability of the residential uses.

An office on the southeast corner, and another gas station on the southwest corner serve to solidify the commercial encroachment on the residential uses. Residential uses in the general vicinity include the Calvin Street single-family neighborhood to the west of and adjacent to the site, and north of the shopping center on the east side of North Maple Road. There is likely to be contamination on the auto service portion of the site.

While the area north of Miller on Maple historically has been used for residential purposes, pressure to convert the area to more intense land uses has been experienced. Although housing remains the preferred use for this site, the changing conditions in the area must be acknowledged and land use alternatives anticipated, since this area has been planned and zoned for residential use for decades without experiencing further residential development. Thus, office uses are considered appropriate for the site from the corner of Miller and Maple to the auto repair facility on the north only if the demand for residential use continues to decline. Office is considered an acceptable alternative to residential uses because it will buffer the Calvin Street neighborhood from noise and traffic on Maple Road and from the commercial uses at and north of the Miller/Maple intersection, it will create an aesthetically pleasing entrance into the City, and it will provide opportunities for office uses which are very limited in the West Area. Proximity to M-14 make this site particularly desirable for office use. Encroachment of this office district any further west than the depth of these lots is prohibited so that the residential character of the Calvin Street neighborhood is not disturbed. Again, existing or new residential uses are preferred, but changing conditions also support other low intensity office uses.

C. Community Analysis

I. Impact of the Proposed Development on public schools:

North Maple Road Apartments would not negatively impact the air or water quality of the surrounding areas. The development would provide for on site energy needs through an all-electric utility connection that would not directly involve the use of fossil fuels. Through tree plantings, a proposed berm and associated landscaping, an improved buffer would be created between the entire neighborhood and the M-14 east-west state trunk-line. This additional natural buffer would be expected to improve air quality and decrease off-site storm water runoff. Furthermore, storm water management within the development and surrounding areas would be improved through the utilization of two (2) modern underground water detention basins that would be integrated into the existing city storm water system and designed to meet a 100 year storm event.

II. Relationship of Intended use to Current Neighboring Uses:

North Maple Road Apartments would provide a PUD rezoning consistent with the mixed zoning typologies in the area. Current neighborhood zonings include single-family residential within the surrounding neighborhoods (R1B and R1C), multi-family residential (O and R4A) at Maple Cove Apartments and Maple Miller Townhomes, as well as retail and commercial (C1 and C3) at the corner of Maple and Miller.

III. Impact of Adjacent uses on Proposed Development or Special Exemption Use:

North Maple Road Apartments would provide improved year round pedestrian and bike connectivity between all adjacent parcels (residential and commercial) through the sidewalk connection to Maple Cove Apartments and the addition of a pedestrian crosswalk linking Garden Homes Park with the adjacent neighborhood.

IV. Impact of Proposed Development on the Air and Water quality, and on Existing Natural Features of the Site and neighboring Sites:

The proposed development would not have a significant negative impact on the air and water quality. The development proposes all-electric fixtures and appliances that would not have gas related pollution, and the development proposes creating a landscape buffer between the M-14 highway to the North and the proposed/existing residents between N. Maple Rd. and Calvin St.. This may improve the air and water runoff quality from the highway.

V. 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 proposed use does not impact any historic district or listed historic place.

VI. Traffic Statement:

The number of vehicle trips per unit / per peak hour and supporting documentation from the ITE Manual (Institute of Transportation Engineers) : Please reference the accompanying trip generation statement prepared by Midwestern Consulting's Traffic Engineer.

VII. Public Sidewalk Maintenance Statement:

Standard sidewalk repair and maintenance note per Chapter 49, Section 4-58 of the City of Ann Arbor Unified Development Code states that "all sidewalks shall be kept and maintained in good repair by the owner of the land adjacent to and abutting 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." The North Maple Road site does not include an existing sidewalk. Our project would meet this standard through the construction of a new city compliant sidewalk that would extend south along Maple Road to where it would meet at Maple Cove Apartments.

VIII. Additional information for Site Plans:

Natural Features General Descriptions and Impacts: 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.

The North Maple Road Apartment site does not contain any wetlands. There are no identified water courses within the proposed development. The existing wetland and associated setback identified on parcel H-08-24-125-007 directly to the west will be entirely preserved with no impact on the existing grade or natural features.

The North Maple Road Apartment site includes 38 landmark trees of which 22 will be removed. Great care was taken to preserve as many landmark trees as possible while still allowing for site specific design constraints. Our courtyard feature was integral to early design decisions and aimed at saving trees integral to the project. Of the other landmark trees marked for removal, they have been identified to be past their peak ability for carbon sequestration. Replacement of those trees with newly planted mitigation trees will provide for greater lifespan carbon sequestration on site.

- There are two identified woodlands on site.
- There are no identified water courses.
- The development contains 38 landmark trees and will remove and mitigate for 22 landmark trees.
- There are two identified woodlands no site (one woodland will be impacted).
- There are no identified steep slopes.
- There are no identified endangered species, roosts or habitats on site, but should any be identified during the construction process, all recommendation of the U.S. Fish and Wildlife Service and Michigan Department of Natural Resources (MDNR) regulations would be followed as per the city of Ann Arbor's zoning ordinance (Section 5.23.3.B)

Please reference sheet (ES3.0) for more information on the site's natural features, and also refer to the accompanying environmental impact report prepared by Barr Engineering Co.

Proposed Benefits Summary

Improved Area Connectivity for Pedestrians and Bikes

A protected crosswalk just before the M-14 roundabout on North Maple Road. This is currently the western gateway to enter the city of Ann Arbor off M-14. Maple Road is missing a safe pedestrian crossing for residents North of Maple Cove who reside on the West side of the street. Our proposal will provide a safe point of crossing.

Direct connection to the existing Garden Homes Park trail. By adding a protected crossing at our site's location we can connect the west side of North Maple Road with the east, where further trails, parks and other amenities can be directly accessed. This would provide residents with a convenient, safe access point, without having to first walk south along Maple Road in the street or bike lane to reach a safe crossing point at Maple Cove.

Filling the North Maple Road Sidewalk Gap. The east side of North Maple Road has a typical 5 foot sidewalk that connects the neighborhood with commercial zones along Maple and Miller Avenue. We are proposing creating a similar sidewalk condition on the west side of North Maple Road that will allow those residents equal access to those areas without having to walk in the street or along the existing bike path. Our proposal would connect the sidewalk currently terminating at Maple Cove to our protected Crosswalk.

Improved Landscaping and Beautification

Appropriately sized and selected street trees and landscaping along North Maple. We are proposing a series of street trees and landscaping that will be maintained and manicured to promote a more pedestrian centered and friendly environment.

Sustainable and natural building materials. The proposed building will be built with beautiful materials and a thoughtful color palette. Our material selections will showcase a contemporary streetscape to a beautiful, progressive city.

Reduced Highway Impact for the Entire Garden Homes Neighborhood

Creation of an improved buffer area along M-14. A series of evergreen trees over a berm will buffer sound and light pollution generated from the M-14 highway. This buffer will shield the surrounding neighborhood with multilayered landscaping.

Tree Preservation

Our site plan preserves 16 landmark trees as well as an existing 72 other trees that provides shade, visual interest, and wind break to the neighborhood.

Open Space Preservation

Preservation of 58% open space throughout the site. This ensures a pleasant green space that buffers the development from the neighbors while preserving the suburban character of landscaped lawns and yards. Additionally, our site preserves a green courtyard buffer between our parking area and the residential building.

The open space includes a tree buffer surrounding the site that will partially obscure the development from impacting current residents.

Future Water Connection Opportunities

Utility access with water extension to Calvin Street. There is currently no opportunity for public water extension to residents on Calvin Street, West of Maple Road. Our proposal will offer the opportunity for Calvin Street Residents to connect to city provided water services.

Equitable Housing Opportunities

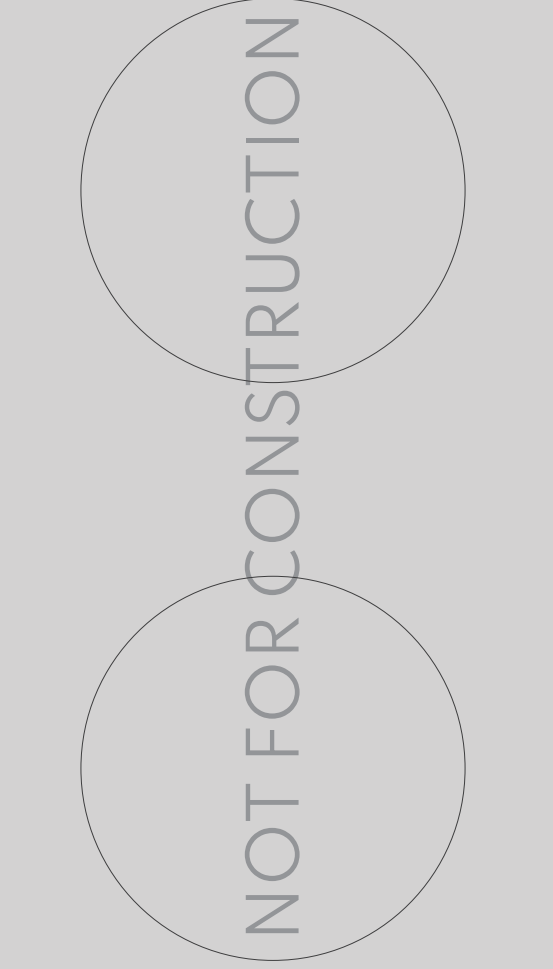
15% Affordable Housing. Our proposal offers improved housing opportunities for current and future residents in Ann Arbor. It is our hope that we are able to alleviate the current housing shortage within the city, and to foster an equitable opportunity for residential growth consistent with the City's long term goals and Master Plan.

All Electric

Our development will not be reliant on natural gas and will instead promote and explore the use of alternative clean energy sources, such as solar. We propose removing and capping existing gas lines to remove the risk of dangerous gas leaks and other harmful byproducts typically associated with natural gas use. Our proposal anticipates an all electric future that is sustainable and in line with the city's A2Zero 2030 Caron Initiative.



Project # 210302
PUD Zoning Etrakit # Z22-002
Site Plan Etrakit # SP22-004

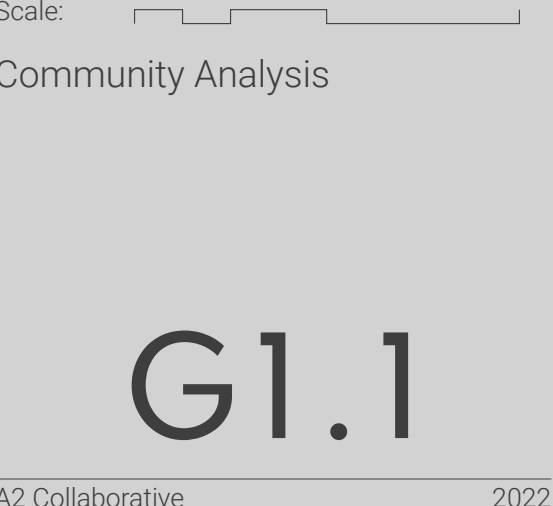
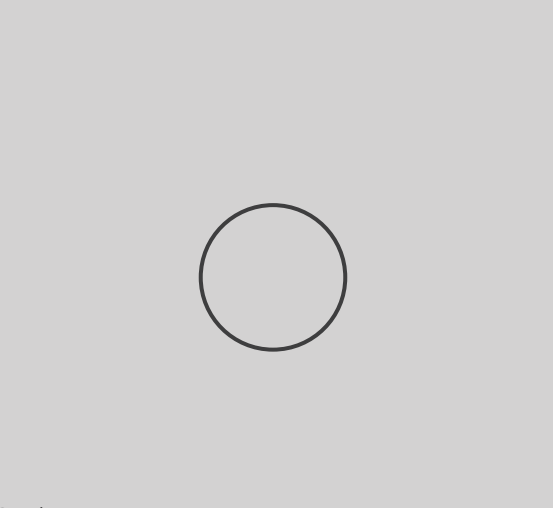


| Revisions | Date | By | For |
|-----------|------------|----|-------------------|
| | 01.27.2022 | A2 | City of Ann Arbor |
| | 04.15.2022 | A2 | City of Ann Arbor |
| | 05.20.2022 | A2 | City of Ann Arbor |
| | 08.10.2022 | A2 | City of Ann Arbor |

| Notes |
|--|
| Owner / Applicant A2 North Maple Properties, LLC Jeff Wilkerson 2370 E. Stadium Blvd. #305 Ann Arbor, MI 48104 |

| Site Design |
|---|
| A2 Collaborative, LLC 1510 Eisenhower Place Ann Arbor, MI 48108 |

Project North



NEDERVELD
 www.nederveld.com
 800.222.1868
ANN ARBOR
 3037 Miller Rd
 Ann Arbor, MI 48103
 Phone: 734.929.6963
 CHICAGO
 COLUMBUS
 GRAND RAPIDS
 HOLLAND
 INDIANAPOLIS
 ST. LOUIS

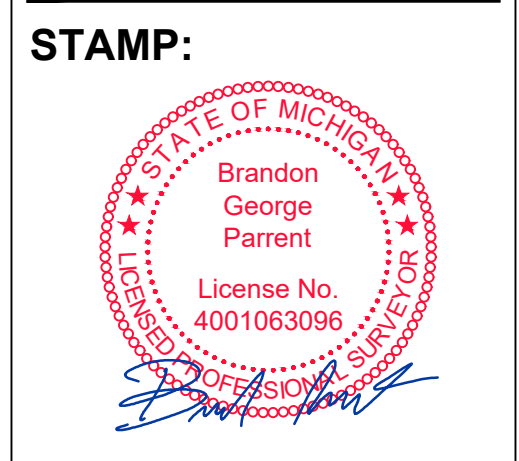
PREPARED FOR:
 A2 North Maple Properties LLC
 Jeff Wilkerson
 2370 East Stadium
 Suite 305
 Ann Arbor, MI 48103

CREATED:
 Drawn: R. Paramo Date: 07.22.21

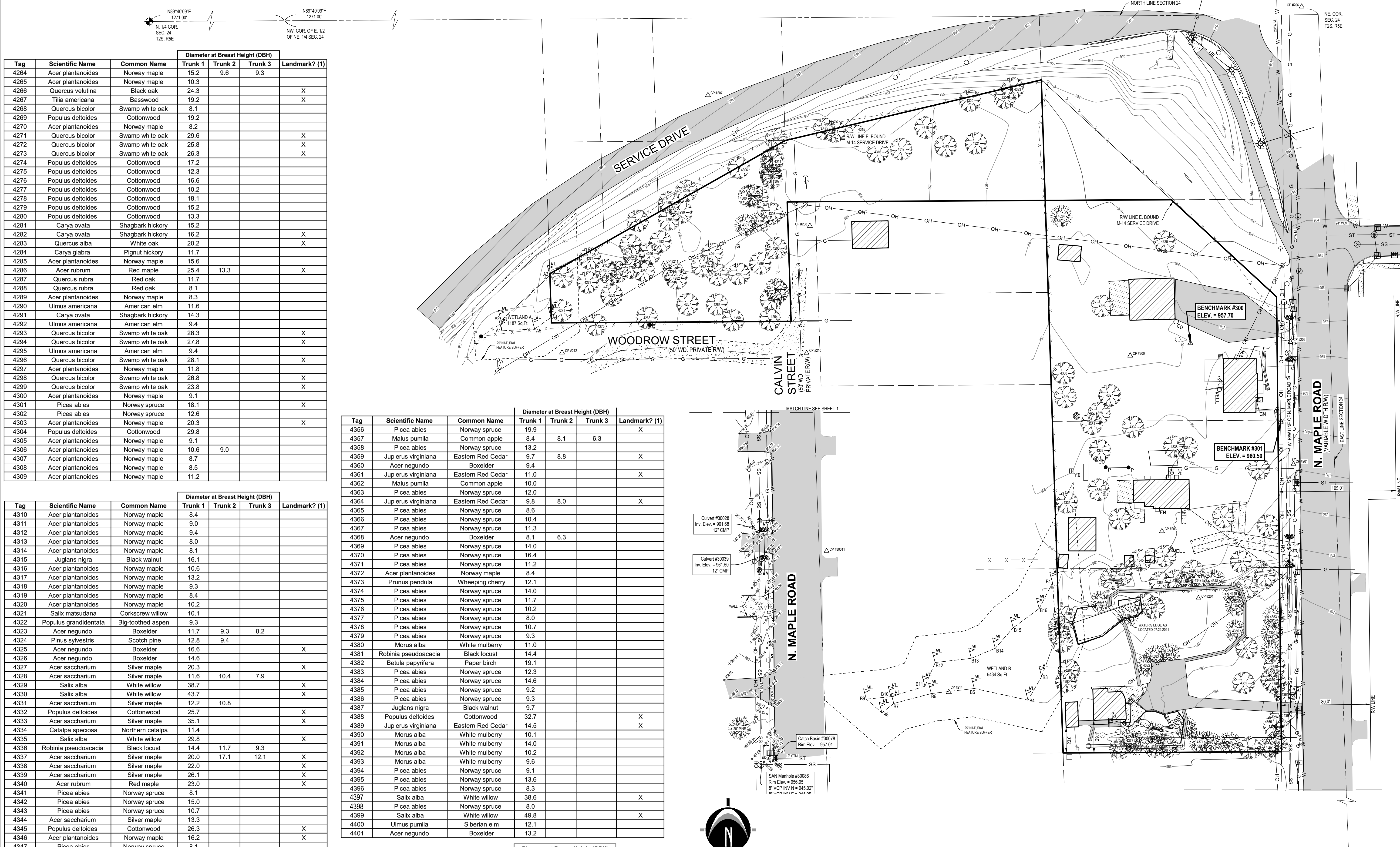
REVISIONS:

| | |
|--|----------------|
| Rev: Add wetland tags and area | Date: 08.24.21 |
| Drawn: RP | Date: 08.24.21 |
| Rev: Revise parcel owners of all parcels to A2 | Date: 09.15.21 |
| Drawn: RP | Date: 09.15.21 |
| Rev: Additional topo | Date: 11.24.21 |
| Drawn: RP | Date: 11.24.21 |
| Rev: Client Revisions | Date: 1.10.22 |
| Drawn: BP | Date: 1.10.22 |
| Rev: Revise inverts | Date: 1.26.22 |
| Drawn: RP | Date: 1.26.22 |
| Rev: Revisions per client | Date: 04.14.22 |
| Drawn: RP | Date: 04.14.22 |
| Rev: Revisions per client - show 1921 Calvin as one parcel | Date: 05.12.22 |
| Drawn: RP | Date: 05.12.22 |

N. MAPLE ROAD & CALVIN STREET
ALTANSPS Land Title Survey
 1815, 1855, 1975 North Maple Road & 1921 Calvin Street, Ann Arbor, MI 48103
 GARDEN HOMES SUBDIVISION, PART OF THE NORTHEAST 1/4 OF SECTION 24, T2S, R5E, SIOCTOWNSHIP, WASHTEENAW COUNTY, MICHIGAN



PROJECT NO:
 21500151
SHEET NO:
AL.5
SHEET: 2 OF 2



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

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

| Tag | Scientific Name | Common Name | Diameter at Breast Height (DBH) | | | Landmark? (1) |
|------|----------------------|-------------------|---------------------------------|---------|---------|---------------|
| | | | Trunk 1 | Trunk 2 | Trunk 3 | |
| 4356 | Picea abies | Norway spruce | 19.9 | | | X |
| 4357 | Malus pumila | Common apple | 8.4 | 8.1 | 6.3 | |
| 4358 | Picea abies | Norway spruce | 13.2 | | | |
| 4359 | Jupierus virginiana | Eastern Red Cedar | 9.7 | 8.8 | | X |
| 4360 | Acer negundo | Boxelder | 9.4 | | | |
| 4361 | Jupierus virginiana | Eastern Red Cedar | 11.0 | | | X |
| 4362 | Malus pumila | Common apple | 10.0 | | | |
| 4363 | Picea abies | Norway spruce | 12.0 | | | |
| 4364 | Jupierus virginiana | Eastern Red Cedar | 9.8 | 8.0 | | X |
| 4365 | Picea abies | Norway spruce | 8.6 | | | |
| 4366 | Picea abies | Norway spruce | 10.4 | | | |
| 4367 | Picea abies | Norway spruce | 11.3 | | | |
| 4368 | Acer negundo | Boxelder | 8.1 | 6.3 | | |
| 4369 | Picea abies | Norway spruce | 14.0 | | | |
| 4370 | Picea abies | Norway spruce | 16.4 | | | |
| 4371 | Picea abies | Norway spruce | 11.2 | | | |
| 4372 | Acer plantanoides | Norway maple | 8.4 | | | |
| 4373 | Prunus pendula | Wheeping cherry | 12.1 | | | |
| 4374 | Picea abies | Norway spruce | 14.0 | | | |
| 4375 | Picea abies | Norway spruce | 11.7 | | | |
| 4376 | Picea abies | Norway spruce | 10.2 | | | |
| 4377 | Picea abies | Norway spruce | 8.0 | | | |
| 4378 | Picea abies | Norway spruce | 10.7 | | | |
| 4379 | Picea abies | Norway spruce | 9.3 | | | |
| 4380 | Morus alba | White mulberry | 11.0 | | | |
| 4381 | Robinia pseudoacacia | Black locust | 14.4 | | | |
| 4382 | Betula papyrifera | Paper birch | 19.1 | | | |
| 4383 | Picea abies | Norway spruce | 12.3 | | | |
| 4384 | Picea abies | Norway spruce | 14.6 | | | |
| 4385 | Picea abies | Norway spruce | 9.2 | | | |
| 4386 | Picea abies | Norway spruce | 9.3 | | | |
| 4387 | Juglans nigra | Black walnut | 9.7 | | | |
| 4388 | Populus deltoides | Cottonwood | 32.7 | | | X |
| 4389 | Jupierus virginiana | Eastern Red Cedar | 14.5 | | | X |
| 4390 | Morus alba | White mulberry | 10.1 | | | |
| 4391 | Morus alba | White mulberry | 14.0 | | | |
| 4392 | Morus alba | White mulberry | 10.2 | | | |
| 4393 | Morus alba | White mulberry | 9.6 | | | |
| 4394 | Picea abies | Norway spruce | 9.1 | | | |
| 4395 | Picea abies | Norway spruce | 13.6 | | | |
| 4396 | Picea abies | Norway spruce | 8.3 | | | |
| 4397 | Salix alba | White willow | 38.6 | | | X |
| 4398 | Picea abies | Norway spruce | 8.0 | | | |
| 4399 | Salix alba | White willow | 49.8 | | | X |
| 4400 | Ulmus pumila | Siberian elm | 12.1 | | | |
| 4401 | Acer negundo | Boxelder | 13.2 | | | |

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

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

NOTE: TREE #S 4342, 4376, 4395, 4396, 4400, & 4402 were unable to be field located.

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

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

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

LEGEND

| | | | | | | |
|----|---------------------------|---------------------|----------------|----------------------|-----------|-------------------|
| AC | Air Conditioner | Hydrant | Wetland Marker | ST | Storm | |
| CP | Benchmark / Control Point | Iron - Set | Water Well | W | Watermain | |
| CB | Catch Basin - Round | Iron - Found | YD | Yard Drain | X-X-X | Fence |
| CB | Catch Basin - Square | Light Pole | WELL | Deciduous Tree | ASPH | Asphalt |
| CD | Cleanout | Miss Dig Flag - Gas | WELL | Evergreen Tree | CONC | Concrete |
| CU | Culvert | Post | UE | Underground Electric | GRAV | Gravel |
| EM | Electric Meter | Section Corner | G | Gas | BLDG | Existing Building |
| GM | Gas Meter | Sign | OH | Overhead Utility | | |
| GA | Guy Anchor | Utility Pole | SS | Sanitary | | |

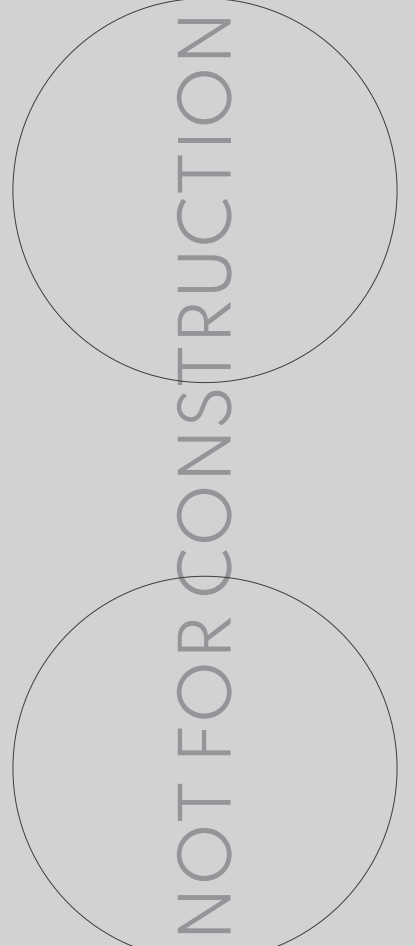


North Maple Road Apartments

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Project # 210302
PUD Zoning Etrakit # Z22-002
Site Plan Etrakit # SP22-004



| Revisions | | |
|------------|----|-------------------|
| Date | By | For |
| 01.27.2022 | A2 | City of Ann Arbor |
| 04.15.2022 | A2 | City of Ann Arbor |
| 07.07.2022 | A2 | City of Ann Arbor |
| 08.10.2022 | A2 | City of Ann Arbor |

Owner / Applicant
A2 North Maple Properties, LLC
Jeff Wilkerson
2370 E. Stadium Blvd. #305
Ann Arbor, MI 48104

Site Design
A2 Collaborative, LLC
1510 Eisenhower Place
Ann Arbor, MI 48108

Project North



Scale: 0' 30' 60'

Zoning Plan

ES1.0

Zoning Summary

Proposed Annexation:
H-08-24-125-033
H-08-24-125-029
H-08-24-125-028

Proposed Zoning:
Proposed zoning change from R1B to PUD.

Proposed Use:
Change of use from Single-Family use to Multi-Family use.

M-14 Right of Way

Proposed to be Annexed by Ann Arbor
**Scio Township
R1B Zoning
23**

Parcel #: H-08-24-125-033
Address: Woodrow St
Owner: A2 North Maple Properties LLC
AREA: 0.93 Acres
40,902.66 Sq.Ft.

**Scio Township
R1B Zoning
23**

Parcel #: H-08-24-125-005
Address: 1848 Calvin St
Owner: Joan F Chin

**Scio Township
R1B Zoning
23**

Parcel #: H-08-24-125-006
Address: 1844 Calvin St
Owner: Peter E & Joan T Miller

Proposed to be Annexed by Ann Arbor
**Scio Township
R1B Zoning
40**

Parcel #: H-08-24-125-029
Address: 1875 N Maple Rd
Owner: A2 North Maple Properties LLC
AREA: 0.83 Acres
36,302.55 Sq.Ft.

**Scio Township
R1B Zoning
24**

Parcel #: H-08-24-125-007
Address: 1840 Calvin St
Owner: Randi & Gladys Ash

Proposed to be Annexed by Ann Arbor
**Scio Township
R1B Zoning
39**

Parcel #: H-08-24-125-028
Address: 1855 N Maple Rd
Owner: A2 North Maple Properties LLC
AREA: 0.61 Acres
26,454.97 Sq.Ft.

**Scio Township
R1B Zoning
25**

Parcel #: H-08-24-125-007
Address: 1840 Calvin St
Owner: Randi & Gladys Ash

**City of Ann Arbor
R1B Zoning
38**

Parcel #: 09-08-24-107-007
Address: 1815 N Maple Rd
Owner: A2 North Maple Properties LLC
AREA: 0.75 Acres
32,533.94 Sq.Ft.

Woodrow Street (50ft WD. PRIVATE)

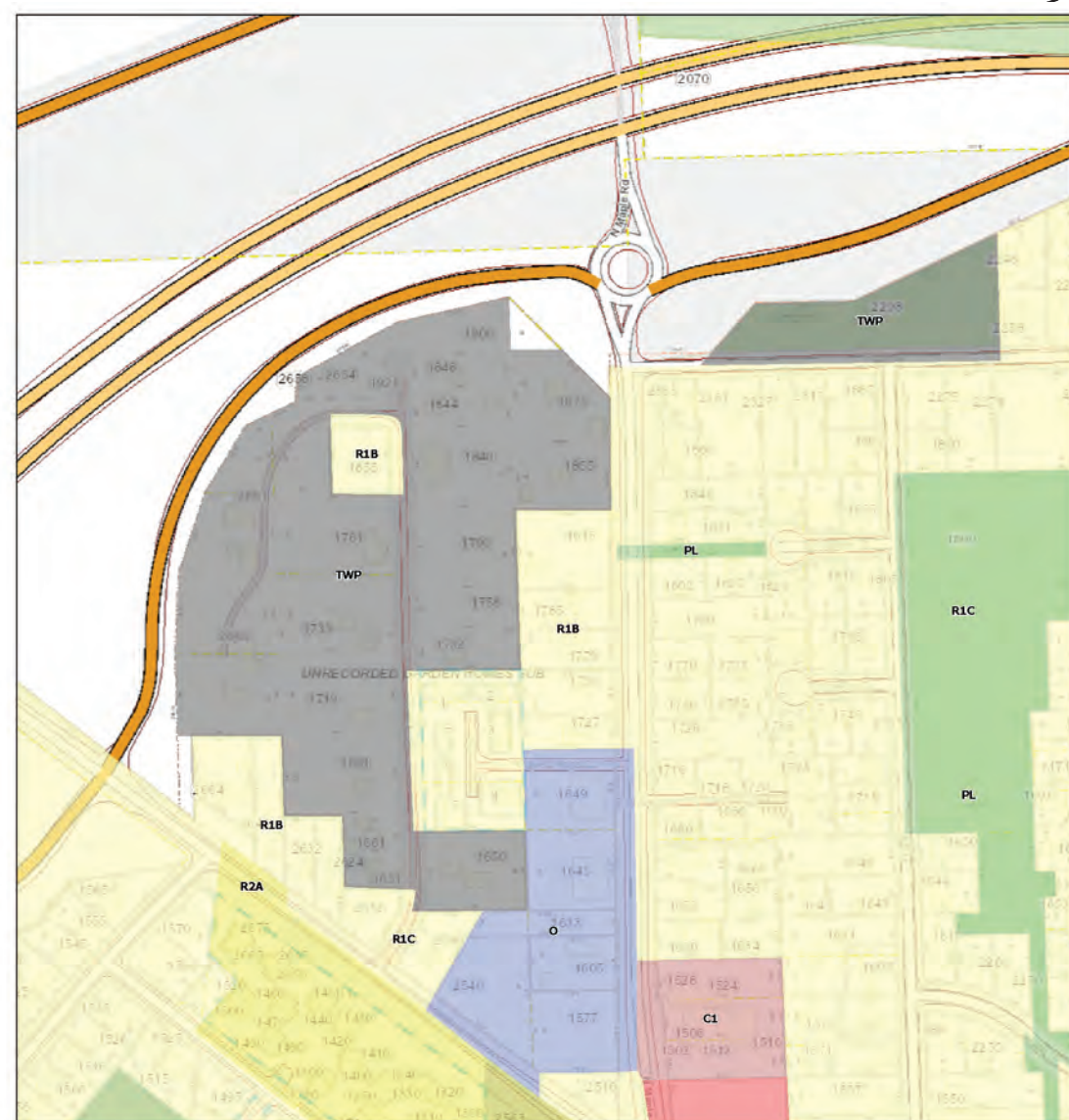
**Scio Township
R1B Zoning**

**Scio Township
R1B Zoning**

Calvin Street (50ft WD. PRIVATE)

North Maple Road (Varying Width)

**Scio Township
R1B Zoning**



| Tag | Removal | Type | Scientific | Name | Common | Name | Trunk 1 | Trunk | Trunk | LM/W/M | Condition |
|------|---------|------|------------|---------------|--------|-------------------|---------|-------|-------|--------|-----------|
| 4264 | N | D | Acer | plantanoides | | Norway Maple | 15.2 | 9.6 | 9.3 | W | |
| 4265 | N | D | Acer | plantanoides | | Norway Maple | 10.3 | | | W | |
| 4266 | N | D | Quercus | velutina | | Black Oak | 24.3 | | | LM/W | 24 |
| 4267 | N | D | Tilia | americana | | Basswood | 19.2 | | | LM/W | 26 |
| 4268 | N | D | Quercus | bicolor | | Swamp White Oak | 8.1 | | | W | |
| 4269 | N | D | Populus | deltoides | | Cottonwood | 19.2 | | | W | |
| 4270 | N | D | Acer | plantanoides | | Norway Maple | 8.2 | | | W | |
| 4271 | N | D | Quercus | bicolor | | Swamp White Oak | 29.6 | | | LM/W | 26 |
| 4272 | N | D | Quercus | bicolor | | Swamp White Oak | 25.8 | | | LM/W | 26 |
| 4273 | N | D | Quercus | bicolor | | Swamp White Oak | 26.3 | | | LM/W | 20 |
| 4274 | N | D | Populus | deltoides | | Cottonwood | 17.2 | | | W | |
| 4275 | N | D | Populus | deltoides | | Cottonwood | 12.3 | | | W | |
| 4276 | N | D | Populus | deltoides | | Cottonwood | 16.6 | | | W | |
| 4277 | N | D | Populus | deltoides | | Cottonwood | 10.2 | | | W | |
| 4278 | N | D | Populus | deltoides | | Cottonwood | 18.1 | | | W | |
| 4279 | N | D | Populus | deltoides | | Cottonwood | 15.2 | | | W | |
| 4280 | N | D | Populus | deltoides | | Cottonwood | 13.3 | | | W | |
| 4281 | N | D | Carya | ovata | | Shagbark Hickory | 15.2 | | | W | |
| 4282 | N | D | Carya | ovata | | Shagbark Hickory | 16.2 | | | LM/W | 28 |
| 4283 | N | D | Quercus | alba | | White Oak | 20.2 | | | LM/W | 28 |
| 4284 | N | D | Carya | glabra | | Pignut Hickory | 11.7 | | | W | |
| 4285 | N | D | Acer | plantanoides | | Norway Maple | 15.6 | | | W | |
| 4286 | N | D | Acer | rubrum | | Red Maple | 25.4 | 13.3 | | LM/W | 6 |
| 4287 | N | D | Quercus | rubra | | Red Oak | 11.7 | | | W | |
| 4288 | N | D | Quercus | rubra | | Red Oak | 8.1 | | | W | |
| 4289 | N | D | Acer | plantanoides | | Norway Maple | 8.3 | | | W | |
| 4290 | N | D | Ulmus | americana | | American Elm | 11.6 | | | W | |
| 4291 | N | D | Carya | ovata | | Shagbark Hickory | 14.3 | | | W | |
| 4292 | N | D | Ulmus | americana | | American Elm | 9.4 | | | W | |
| 4293 | N | D | Quercus | bicolor | | Swamp White Oak | 28.3 | | | LM/W | 28 |
| 4294 | N | D | Quercus | bicolor | | Swamp White Oak | 27.8 | | | LM/W | 28 |
| 4295 | N | D | Ulmus | americana | | American Elm | 9.4 | | | W | |
| 4296 | N | D | Quercus | bicolor | | Swamp White Oak | 28.1 | | | LM/W | 26 |
| 4297 | N | D | Acer | plantanoides | | Norway Maple | 11.8 | | | W | |
| 4298 | N | D | Quercus | bicolor | | Swamp White Oak | 26.8 | | | LM/W | 24 |
| 4299 | N | D | Quercus | bicolor | | Swamp White Oak | 23.8 | | | LM/W | 28 |
| 4300 | N | D | Acer | plantanoides | | Norway Maple | 9.1 | | | W | |
| 4301 | N | D | Picea | abies | | Norway Spruce | 18.1 | | | LM/W | 26 |
| 4302 | N | D | Picea | abies | | Norway Spruce | 12.6 | | | W | |
| 4303 | N | D | Acer | plantanoides | | Norway Maple | 20.3 | | | LM/W | 28 |
| 4304 | N | D | Populus | deltoides | | Cottonwood | 29.8 | | | W | |
| 4305 | N | D | Acer | plantanoides | | Norway Maple | 9.1 | | | W | |
| 4306 | N | D | Acer | plantanoides | | Norway Maple | 10.6 | 9 | | W | |
| 4307 | N | D | Acer | plantanoides | | Norway Maple | 8.7 | | | W | |
| 4308 | N | D | Acer | plantanoides | | Norway Maple | 8.5 | | | W | |
| 4309 | N | D | Acer | plantanoides | | Norway Maple | 11.2 | | | W | |
| 4310 | N | D | Acer | plantanoides | | Norway Maple | 8.4 | | | W | |
| 4311 | N | D | Acer | plantanoides | | Norway Maple | 9 | | | W | |
| 4312 | N | D | Acer | plantanoides | | Norway Maple | 9.4 | | | W | |
| 4313 | N | D | Acer | plantanoides | | Norway Maple | 8 | | | W | |
| 4314 | N | D | Acer | plantanoides | | Norway Maple | 8.1 | | | W | |
| 4315 | N | D | Juglans | nigra | | Black Walnut | 16.1 | | | W | |
| 4316 | N | D | Acer | plantanoides | | Norway Maple | 10.6 | | | W | |
| 4317 | N | D | Acer | plantanoides | | Norway Maple | 13.2 | | | W | |
| 4318 | N | D | Acer | plantanoides | | Norway Maple | 9.3 | | | W | |
| 4319 | N | D | Acer | plantanoides | | Norway Maple | 8.4 | | | W | |
| 4320 | N | D | Acer | plantanoides | | Norway Maple | 10.2 | | | W | |
| 4321 | N | D | Salix | matsudana | | Corckscrew Willow | 10.1 | | | W | |
| 4322 | N | D | Populus | grandidentata | | Big-toothed Aspen | 9.3 | | | W | |

| | | | | | | | | | | | |
|------|---|---|----------|--------------|----------|-------------------|------|------|------|-------|----|
| 4323 | N | D | Acer | negundo | | Boxelder | 11.7 | 9.3 | 8.2 | W | |
| 4324 | N | C | Pinus | syvestris | | Scotch Pine | 12.8 | 9.4 | | W | |
| 4325 | Y | D | Acer | negundo | | Boxelder | 16.6 | | | LM | 26 |
| 4326 | Y | D | Acer | negundo | | Boxelder | 14.6 | | | | |
| 4327 | Y | D | Acer | saccharium | | Silver Maple | 20.3 | | | LM | 30 |
| 4328 | Y | D | Acer | saccharium | | Silver Maple | 11.6 | 10.4 | 7.9 | | |
| 4329 | Y | D | Salix | alba | | White Willow | 38.7 | | | LM | 16 |
| 4330 | Y | D | Salix | alba | | White Willow | 43.7 | | | LM/NM | 14 |
| 4331 | Y | D | Acer | saccharium | | Silver Maple | 12.2 | 10.8 | | | |
| 4332 | Y | D | Populus | deltoides | | Cottonwood | 25.7 | | | LM | 28 |
| 4333 | N | D | Acer | saccharium | | Silver Maple | 35.1 | | | LM/M | 26 |
| 4334 | N | D | Catalpa | speciosa | | Northern Catalpa | 11.4 | | | | |
| 4335 | N | D | Salix | alba | | White Willow | 29.8 | | | LM | 16 |
| 4336 | Y | D | Robinia | pseudoacacia | | Black Locust | 14.4 | 11.7 | 9.3 | | |
| 4337 | Y | D | Acer | saccharium | | Silver Maple | 20 | 17.1 | 12.1 | LM | 24 |
| 4338 | Y | D | Acer | saccharium | | Silver Maple | 22 | | | LM | 28 |
| 4339 | Y | D | Acer | saccharium | | Silver Maple | 26.1 | | | LM | 28 |
| 4340 | Y | D | Acer | rubrum | | Red Maple | 23 | | | LM | 24 |
| 4341 | Y | C | Picea | abies | | Norway Spruce | 8.1 | | | | |
| 4342 | Y | C | Picea | abies | | Norway Spruce | 15 | | | | |
| 4343 | Y | C | Picea | abies | | Norway Spruce | 10.7 | | | W | |
| 4344 | Y | D | Acer | saccharium | | Silver Maple | 13.3 | | | W | |
| 4345 | Y | D | Populus | deltoides | | Cottonwood | 26.3 | | | LM/W | 28 |
| 4346 | Y | D | Acer | plantanoides | | Norway Maple | 16.2 | | | LM/W | 28 |
| 4347 | Y | C | Picea | abies | | Norway Spruce | 8.1 | | | W | |
| 4348 | Y | C | Picea | abies | | Norway Spruce | 12.3 | | | W | |
| 4349 | Y | C | Picea | abies | | Norway Spruce | 11 | | | W | |
| 4350 | Y | D | Malus | pumila | Common | apple | 10.3 | | | W | |
| 4351 | Y | C | Picea | abies | Norway | spruce | 9.1 | | | W | |
| 4352 | Y | C | Picea | abies | | Norway Spruce | 19 | | | LM/W | 28 |
| 4353 | Y | D | Jupierus | virginiana | Eastern | Red Cedar | 10.4 | 9.3 | | W | |
| 4354 | Y | D | Malus | pumila | Common | apple | 10.3 | | | W | |
| 4355 | Y | C | Jupierus | virginiana | | Eastern Red Cedar | 9.3 | 8.8 | 8.2 | LM/W | 30 |
| 4356 | Y | C | Picea | abies | | Norway Spruce | 19.9 | | | LM/NM | 14 |
| 4357 | Y | D | Malus | pumila | Common | apple | 8.4 | 8.1 | 6.3 | W | |
| 4358 | Y | C | Picea | abies | Norway | spruce | 13.2 | | | W | |
| 4359 | Y | C | Jupierus | virginiana | | Eastern Red Cedar | 9.7 | 8.8 | | LM/W | 30 |
| 4360 | Y | D | Acer | negundo | Boxelder | | 9.4 | | | W | |
| 4361 | Y | C | Jupierus | virginiana | | Eastern Red Cedar | 11 | | | LM/W | 30 |
| 4362 | Y | D | Malus | pumila | Common | apple | 10 | | | W | |
| 4363 | Y | C | Picea | abies | Norway | spruce | 12 | | | W | |
| 4364 | Y | C | Jupierus | virginiana | | Eastern Red Cedar | 9.8 | 8 | | LM/W | 30 |
| 4365 | Y | C | Picea | abies | Norway | spruce | 8.6 | | | W | |
| 4366 | Y | C | Picea | abies | Norway | spruce | 10.4 | | | W | |
| 4367 | N | C | Picea | abies | Norway | spruce | 11.3 | | | W | |
| 4368 | N | D | Acer | negundo | Boxelder | | 8.1 | 6.3 | | W | |
| 4369 | Y | C | Picea | abies | Norway | spruce | 14 | | | W | |
| 4370 | Y | C | Picea | abies | Norway | spruce | 16.4 | | | W | |
| 4371 | Y | C | Picea | abies | Norway | spruce | 11.2 | | | W | |
| 4372 | Y | D | Acer | plantanoides | Norway | maple | 8.4 | | | W | |
| 4373 | Y | D | Prunus | pendula | Wheeping | cherry | 12.1 | | | W | |
| 4374 | N | C | Picea | abies | Norway | spruce | 14 | | | W | |
| 4375 | N | C | Picea | abies | Norway | spruce | 11.7 | | | W | |
| 4376 | Y | C | Picea | abies | Norway | spruce | 10.2 | | | W | |
| 4377 | Y | C | Picea | abies | Norway | spruce | 8 | | | W | |
| 4378 | Y | C | Picea | abies | Norway | spruce | 10.7 | | | W | |
| 4379 | N | C | Picea | abies | Norway | spruce | 9.3 | | | W | |
| 4380 | N | D | Morus | alba | White | mulberry | 11 | | | M/W | |
| 4381 | N | D | Robinia | pseudoacacia | Black | locust | 14.4 | | | M/W | |

| | | | | | | | | | | | |
|------|---|---|----------|------------|----------|-------------------|------|--|--|--------|----|
| 4382 | Y | D | Betula | papyrifera | Paper | birch | 19.1 | | | W | |
| 4383 | Y | C | Picea | abies | Norway | spruce | 12.3 | | | W | |
| 4384 | Y | C | Picea | abies | Norway | spruce | 14.6 | | | W | |
| 4385 | Y | C | Picea | abies | Norway | spruce | 9.2 | | | W | |
| 4386 | Y | C | Picea | abies | Norway | spruce | 9.3 | | | W | |
| 4387 | Y | D | Juglans | nigra | Black | walnut | 9.7 | | | W | |
| 4388 | Y | D | Populus | deltoides | | Cottonwood | 32.7 | | | LM/W | 22 |
| 4389 | Y | C | Jupierus | virginiana | | Eastern Red Cedar | 14.5 | | | LM/W | 30 |
| 4390 | N | D | Morus | alba | White | mulberry | 10.1 | | | M/W | |
| 4391 | N | D | Morus | alba | White | mulberry | 14 | | | M/W | |
| 4392 | N | D | Morus | alba | White | mulberry | 10.2 | | | M/W | |
| 4393 | N | C | Morus | alba | White | mulberry | 9.6 | | | M/W | |
| 4394 | Y | C | Picea | abies | Norway | spruce | 9.1 | | | W | |
| 4395 | Y | C | Picea | abies | Norway | spruce | 13.6 | | | W | |
| 4396 | Y | C | Picea | abies | Norway | spruce | 8.3 | | | W | |
| 4397 | Y | D | Salix | alba | | White Willow | 38.6 | | | LM/NM/ | 6 |
| 4398 | Y | C | Picea | abies | Norway | spruce | 8 | | | W | |
| 4399 | Y | D | Salix | alba | | White Willow | 49.8 | | | LM/NM/ | 12 |
| 4400 | Y | D | Ulmus | pumila | Siberian | elm | 12.1 | | | W | |
| 4401 | Y | D | Acer | negundo | Boxelder | | 13.2 | | | W | |
| 4402 | Y | D | Acer | negundo | Boxelder | | 11.1 | | | W | |
| 4403 | Y | D | Ulmus | americana | American | elm | 9.1 | | | W | |

Tree List Legend

- Type D - Deciduous
- Type C - Conifer
- LM - Landmark
- W - Woodland
- M - Tree to remain but included in mitigation
- N/M - Not Mitigated

Example:
LM/NM - Landmark Trees to be removed but not included mitigation

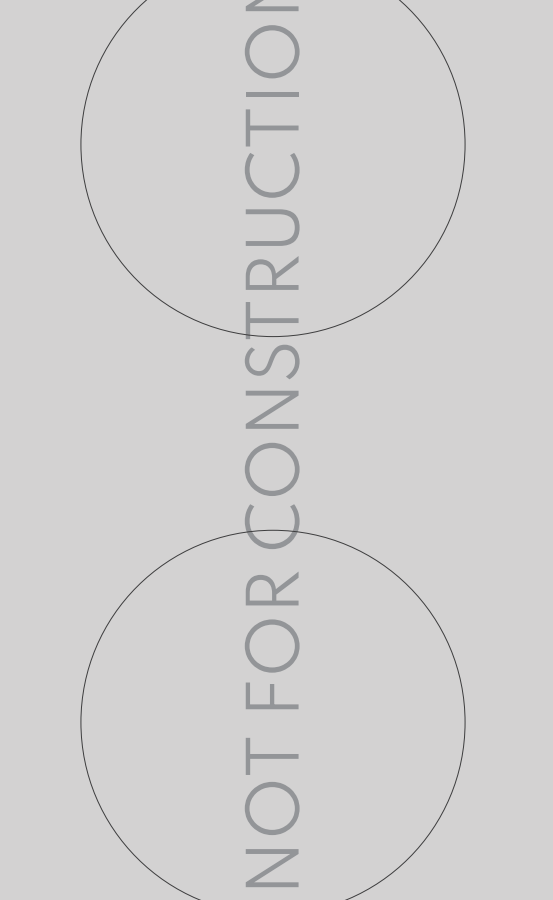


North Maple Road Apartments

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Project # 210302
Zoning Etrakit # Z22-002
Site Plan Etrakit # SP22-004

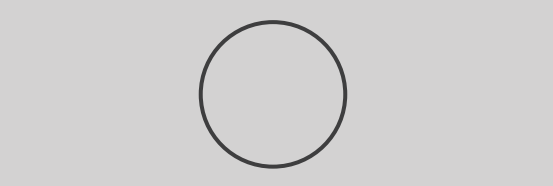


| Revisions | | |
|------------|----|-------------------|
| Date | By | For |
| 01.27.2022 | A2 | City of Ann Arbor |
| 04.15.2022 | A2 | City of Ann Arbor |
| 07.07.2022 | A2 | City of Ann Arbor |
| 08.10.2022 | A2 | City of Ann Arbor |

Owner / Applicant
A2 North Maple Properties, LLC
Jeff Wilkerson
2370 E. Stadium Blvd. #305
Ann Arbor, MI 48104

Site Design
A2 Collaborative, LLC
1510 Eisenhower Place
Ann Arbor, MI 48108

Project North





Project # 210302
 PUD Zoning Etrakit # Z22-002
 Site Plan Etrakit # SP22-004

NOT FOR CONSTRUCTION

| Revisions | Date | By | For |
|-----------|------------|----|-------------------|
| | 01.27.2022 | A2 | City of Ann Arbor |
| | 04.15.2022 | A2 | City of Ann Arbor |
| | 07.07.2022 | A2 | City of Ann Arbor |
| | 08.10.2022 | A2 | City of Ann Arbor |

Owner / Applicant
 A2 North Maple Properties, LLC
 Jeff Wilkerson
 2370 E. Stadium Blvd. #305
 Ann Arbor, MI 48104

Site Design
 A2 Collaborative, LLC
 1510 Eisenhower Place
 Ann Arbor, MI 48108

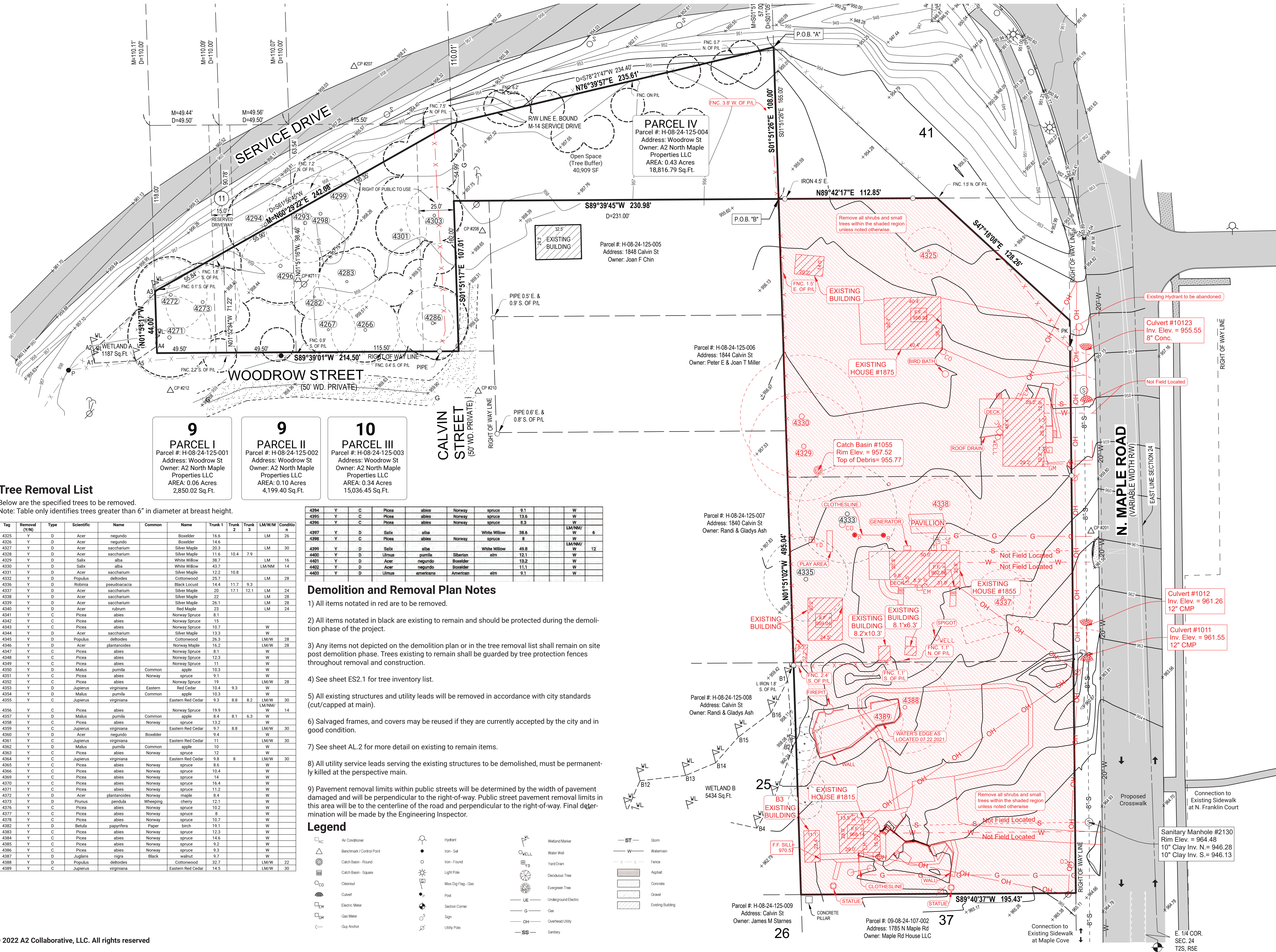
Project North



Scale: 0' 30' 60'

Demolition and Removals Plan

D1.0



Tree Removal List

Below are the specified trees to be removed.
 Note: Table only identifies trees greater than 6" in diameter at breast height.

| Tag | Removal (Y/N) | Type | Scientific | Name | Common | Name | Trunk 1 | Trunk 2 | Trunk 3 | LM/W/M | Condition |
|------|---------------|------|------------|-------------|---------|-------------------|---------|---------|---------|---------|-----------|
| 4325 | Y | D | Acer | negundo | | Boxelder | 16.6 | | | W | 6 |
| 4326 | Y | D | Acer | negundo | | Boxelder | 14.6 | | | W | 6 |
| 4327 | Y | D | Acer | saccharum | | Silver Maple | 20.3 | | | LM/NM/W | 30 |
| 4328 | Y | D | Acer | saccharum | | Silver Maple | 11.6 | 10.4 | 7.9 | LM | 30 |
| 4329 | Y | D | Salix | alba | | White Willow | 38.7 | | | LM | 16 |
| 4330 | Y | D | Salix | alba | | White Willow | 43.7 | | | LM/NM | 14 |
| 4331 | Y | D | Acer | saccharum | | Silver Maple | 12.2 | 10.8 | | LM | 28 |
| 4332 | Y | D | Populus | deltoidea | | Cottonwood | 25.2 | | | LM | 28 |
| 4336 | Y | D | Robinia | pseudacacia | | Black Locust | 14.4 | 11.7 | 9.3 | LM | 28 |
| 4337 | Y | D | Acer | saccharum | | Silver Maple | 20 | 17.1 | 12.1 | LM | 24 |
| 4338 | Y | D | Acer | saccharum | | Silver Maple | 22 | | | LM | 28 |
| 4339 | Y | D | Acer | saccharum | | Silver Maple | 28.1 | | | LM | 28 |
| 4340 | Y | D | Acer | rubrum | | Red Maple | 23 | | | LM | 24 |
| 4341 | Y | C | Picea | abies | | Norway Spruce | 8.1 | | | W | |
| 4342 | Y | C | Picea | abies | | Norway Spruce | 15 | | | W | |
| 4343 | Y | C | Picea | abies | | Norway Spruce | 10.7 | | | W | |
| 4344 | Y | D | Acer | saccharum | | Silver Maple | 13.3 | | | W | 28 |
| 4345 | Y | D | Populus | deltoidea | | Cottonwood | 26.3 | | | LM/W | 28 |
| 4346 | Y | D | Acer | platanoides | | Norway Maple | 16.2 | | | LM/W | 28 |
| 4347 | Y | C | Picea | abies | | Norway Spruce | 8.1 | | | W | |
| 4348 | Y | C | Picea | abies | | Norway Spruce | 12.3 | | | W | |
| 4349 | Y | C | Picea | abies | | Norway Spruce | 11 | | | W | |
| 4350 | Y | D | Malus | pumila | Common | apple | 10.3 | | | W | |
| 4351 | Y | C | Picea | abies | | Norway Spruce | 9.1 | | | W | |
| 4352 | Y | C | Picea | abies | | Norway Spruce | 19 | | | LM/W | 28 |
| 4353 | Y | D | Juglans | virginiana | Eastern | Red Cedar | 10.4 | 9.3 | | W | |
| 4354 | Y | D | Malus | pumila | Common | apple | 10.3 | | | W | |
| 4355 | Y | C | Juglans | virginiana | | Eastern Red Cedar | 9.3 | 8.8 | 8.2 | LM/W | 30 |
| 4356 | Y | C | Picea | abies | | Norway Spruce | 19.9 | | | W | 14 |
| 4357 | Y | D | Malus | pumila | Common | apple | 8.4 | 8.1 | 6.3 | W | |
| 4358 | Y | C | Picea | abies | | Norway Spruce | 13.2 | | | W | |
| 4359 | Y | C | Juglans | virginiana | Eastern | Red Cedar | 9.7 | 8.8 | | LM/W | 30 |
| 4360 | Y | D | Acer | negundo | | Boxelder | 9.4 | | | W | |
| 4361 | Y | C | Juglans | virginiana | | Eastern Red Cedar | 11 | | | LM/W | 30 |
| 4362 | Y | D | Malus | pumila | Common | apple | 10 | | | W | |
| 4363 | Y | C | Picea | abies | | Norway Spruce | 12 | | | W | |
| 4364 | Y | C | Juglans | virginiana | | Eastern Red Cedar | 9.8 | 8 | | LM/W | 30 |
| 4365 | Y | C | Picea | abies | | Norway Spruce | 8.6 | | | W | |
| 4366 | Y | C | Picea | abies | | Norway Spruce | 10.4 | | | W | |
| 4369 | Y | D | Picea | abies | | Norway Spruce | 14 | | | W | |
| 4370 | Y | C | Picea | abies | | Norway Spruce | 16.4 | | | W | |
| 4371 | Y | C | Picea | abies | | Norway Spruce | 11.2 | | | W | |
| 4372 | Y | D | Acer | platanoides | | Norway maple | 8.4 | | | W | |
| 4373 | Y | D | Prunus | penicillata | | Whweeping cherry | 12.1 | | | W | |
| 4376 | Y | D | Picea | abies | | Norway Spruce | 10.2 | | | W | |
| 4377 | Y | C | Picea | abies | | Norway Spruce | 8 | | | W | |
| 4378 | Y | C | Picea | abies | | Norway Spruce | 10.7 | | | W | |
| 4382 | Y | D | Betula | papyrifera | | Paper Birch | 19.1 | | | W | |
| 4383 | Y | C | Picea | abies | | Norway Spruce | 12.3 | | | W | |
| 4384 | Y | C | Picea | abies | | Norway Spruce | 14.6 | | | W | |
| 4385 | Y | C | Picea | abies | | Norway Spruce | 9.2 | | | W | |
| 4386 | Y | C | Picea | abies | | Norway Spruce | 9.3 | | | W | |
| 4387 | Y | D | Juglans | regia | | Black Walnut | 9.2 | | | W | |
| 4388 | Y | D | Populus | deltoidea | | Cottonwood | 32.7 | | | LM/W | 22 |
| 4389 | Y | C | Juglans | virginiana | | Eastern Red Cedar | 14.5 | | | LM/W | 30 |

Demolition and Removal Plan Notes

- 1) All items notated in red are to be removed.
- 2) All items notated in black are existing to remain and should be protected during the demolition phase of the project.
- 3) Any items not depicted on the demolition plan or in the tree removal list shall remain on site post demolition phase. Trees existing to remain shall be guarded by tree protection fences throughout removal and construction.
- 4) See sheet ES2.1 for tree inventory list.
- 5) All existing structures and utility leads will be removed in accordance with city standards (cut/capped at main).
- 6) Salvaged frames, and covers may be reused if they are currently accepted by the city and in good condition.
- 7) See sheet AL.2 for more detail on existing to remain items.
- 8) All utility service leads serving the existing structures to be demolished, must be permanently killed at the perspective main.
- 9) Pavement removal limits within public streets will be determined by the width of pavement damaged and will be perpendicular to the right-of-way. Public street pavement removal limits in this area will be to the centerline of the road and perpendicular to the right-of-way. Final determination will be made by the Engineering Inspector.

Legend

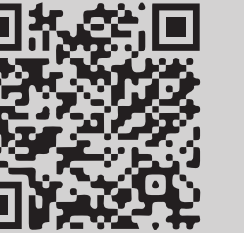
| | | | |
|---------------------------|---------------------|----------------------|-------------------|
| Air Conditioner | Hydrant | Well | Wellmark |
| Benchmark / Control Point | Iron - Set | Water Well | Watermark |
| Catch Basin - Round | Iron - Found | Yard Drain | Fence |
| Catch Basin - Square | Light Pole | Deciduous Tree | Asphalt |
| Cleanout | Miss Dig Flag - Gas | Evergreen Tree | Concrete |
| Culvert | Post | Underground Electric | Gravel |
| Electric Meter | Section Corner | Gas | Existing Building |
| Gas Meter | Sign | Overhead Utility | |
| Gray Anchor | Utility Pole | Sanitary | |



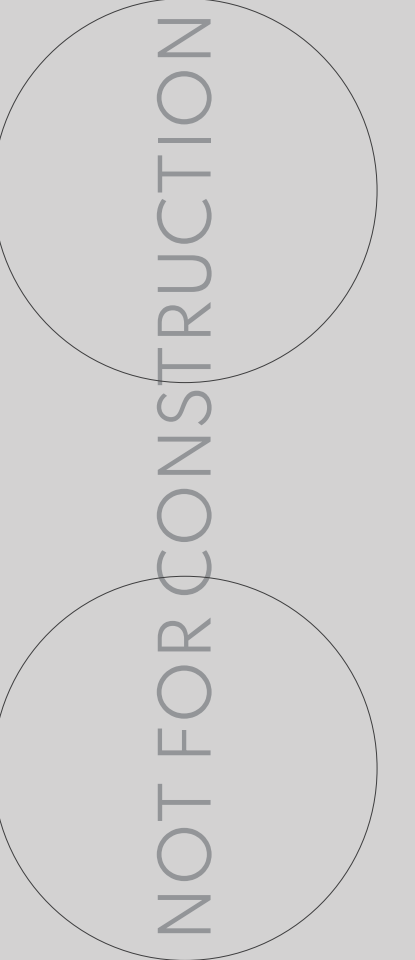
North Maple Road Apartments

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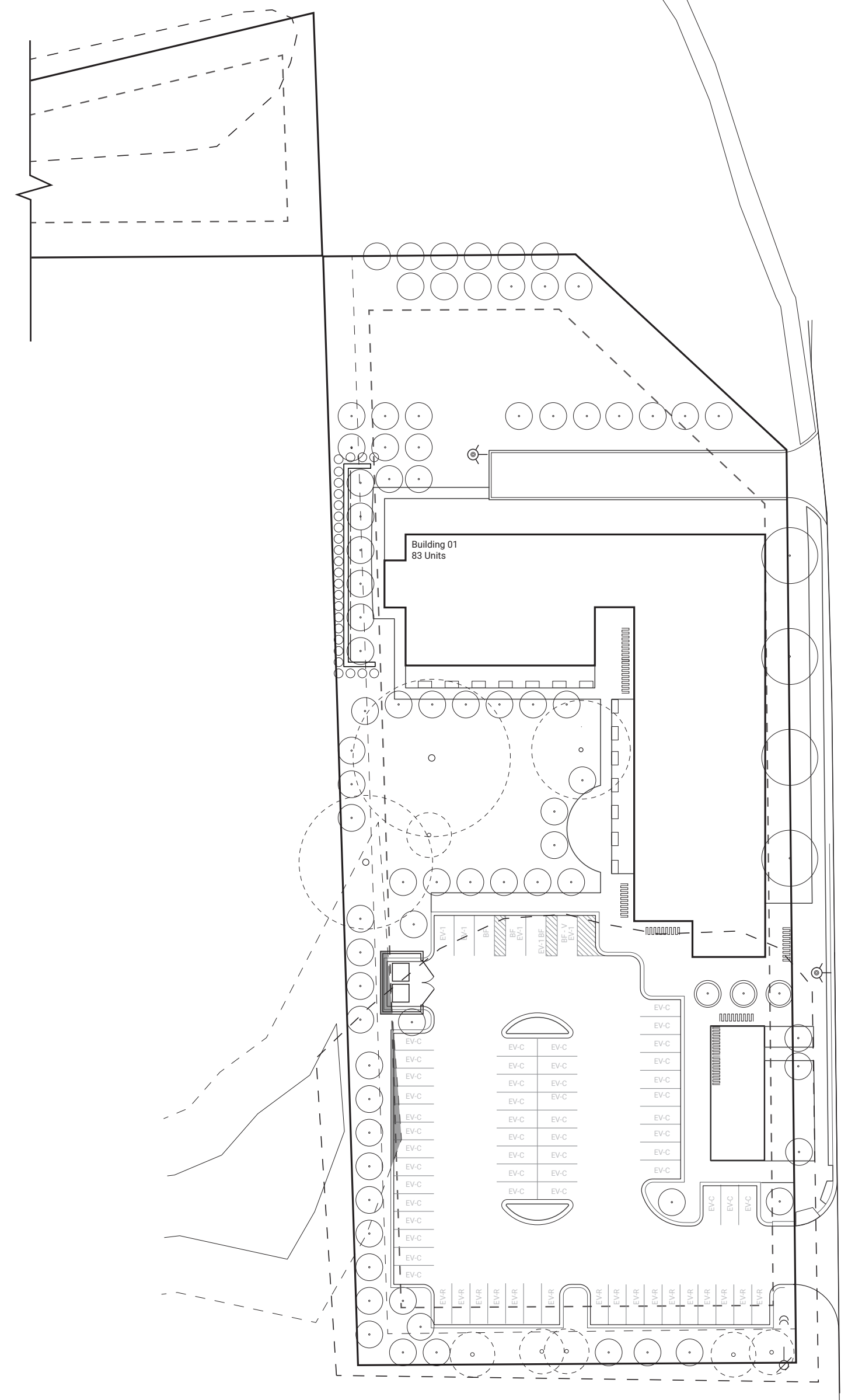
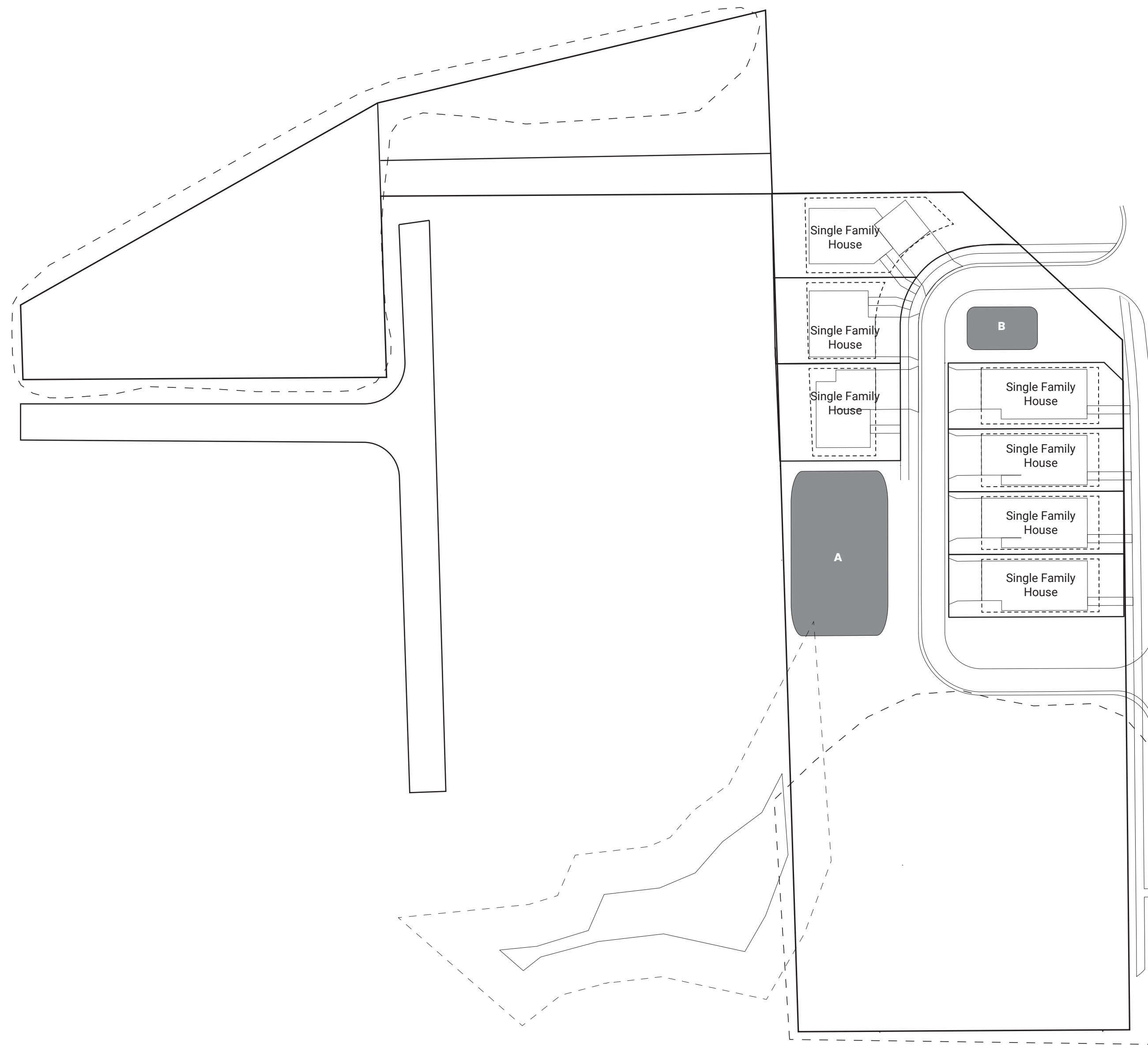
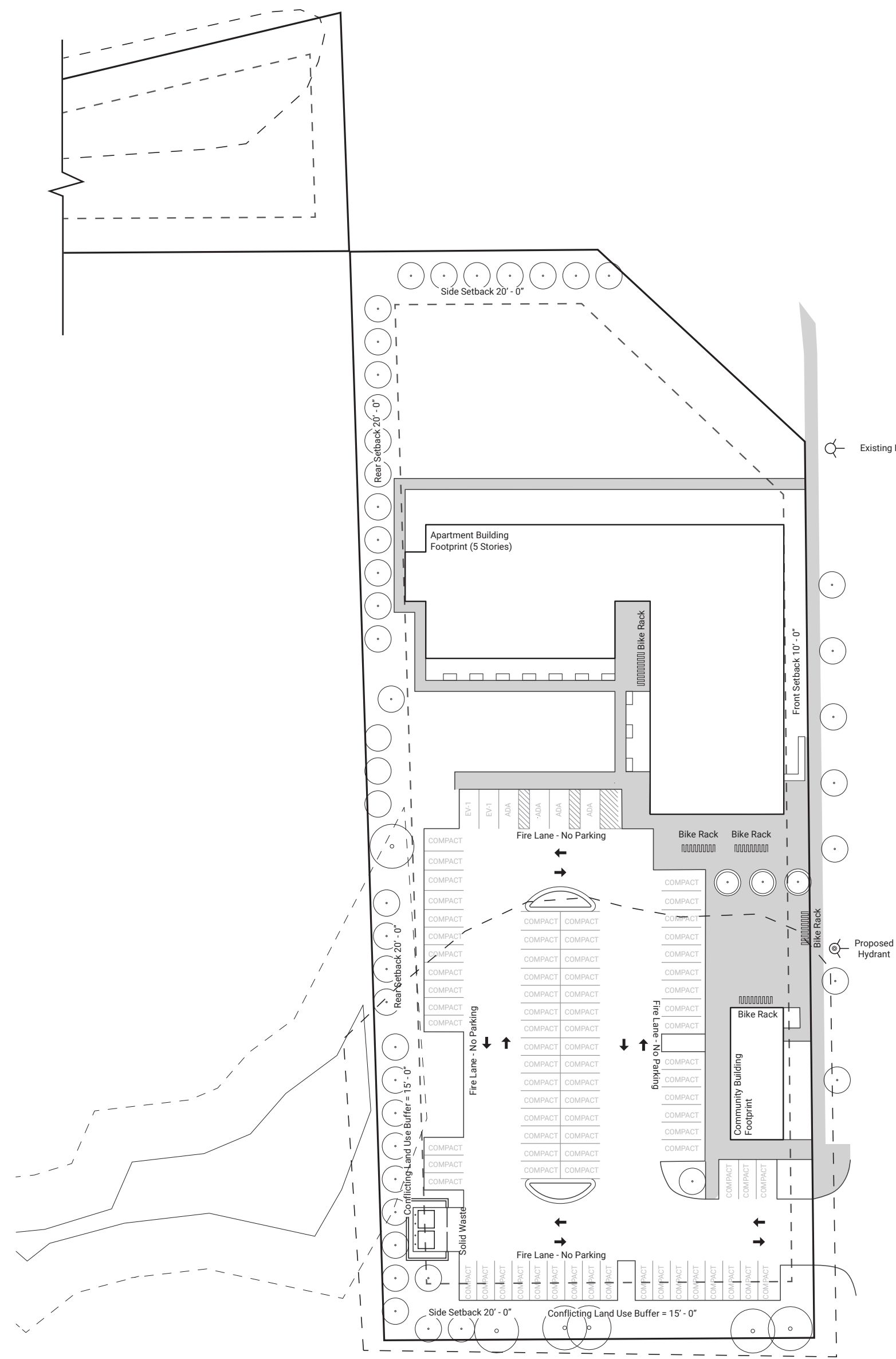
Address



Project # 210302
PUD Zoning Etrakit # Z22-002
Site Plan Etrakit # SP22-004



| Revisions | | |
|------------|----|-------------------|
| Date | By | For |
| 01.27.2022 | A2 | City of Ann Arbor |
| 04.15.2022 | A2 | City of Ann Arbor |
| 07.07.2022 | A2 | City of Ann Arbor |
| 08.10.2022 | A2 | City of Ann Arbor |



Alternate Plan A - Multi-Family (1:1 Parking Ratio)

This is an alternate plan proposal to save the wetland setback. This plan creates 1:1 parking on site, but loses a significant number of landmark trees and green space. This plan is less beneficial because the green space and trees lost are of greater importance than the wetland natural features setback land.

Alternate Plan A Parking

Proposed Units:
83 Total Units
103 Total Bedrooms

Proposed Parking:
83 On-Site Parking Spaces
79 Unit Parking Spaces on site

Existing Parking:
Foss Street = 38 Spaces
Franklin Street = 74 Spaces
Franklin Courts = 11 Spaces
Maple Cove Road = 12 Spaces

Total Existing Spaces = 135 Spaces
Total Proposed Spaces = 83 Spaces

Parking Ratio:
Unit to On Site Parking Ratio = 1.00
Unit to Parking Ratio = 3.22

Bedroom to On Site Parking Ratio = 1.24
Bedroom to Parking Ratio = 2.11

Alternate Plan A Open Space

Proposed Units:
83 Total Units
103 Total Bedrooms

Original Proposed Open Space:
Total = 71,269 sf
Active = 30,360 sf
Open Space per Unit = 858 sf

Alternate Plan A Open Space:
Total = 55,800 sf
Active = 23,035 sf
Open Space per Unit = 710 sf

Alternate Plan A Building

Original Proposed Building:
Units = 83
Bedrooms = 103
GFA (Ground Floor Area) = 15,701 sf
Gross Area = 76,777 sf
Stories = 4
Height = 46 ft

Alternate Plan A Building:
Units = 83
Bedrooms = 103
GFA (Ground Floor Area) = 13,227 sf
Gross Area = 70,000 sf
Stories = 5
Height = 56 ft

Alternate Plan A Tree Mitigation

Original Proposed Tree Calcs.:
Existing Landmark = 38
Saved Landmark = 16
Required Mitigation = 422.1"

Alternate Plan A Tree Calcs.:
Existing Landmark = 38
Saved Landmark = 13
Required Mitigation = 494.0"

Alternate Plan A Impervious Cover

Original Proposed Impervious Cover:
Asphalt = 29,609 sf
Building = 15,346 sf

Alternate Plan A Impervious Cover:
Asphalt = 32,600 sf
Building = 13,227 sf

Alternate Plan B - Single Family

This is an alternate plan proposal to save the wetland setback and the woodland areas identified to the south. This plan is not feasible for the value of the land, and this design does not maximize the use of this vital land. The design lacks density to create a neighborhood environment.

Alternate Plan B Parking

Proposed Units:
12 Total Units
N/A Total Bedrooms

Proposed Parking:
24 On-Site Parking Spaces
24 Unit Parking Spaces on site

Existing Parking:
Foss Street = 38 Spaces
Franklin Street = 74 Spaces
Franklin Courts = 11 Spaces
Maple Cove Road = 12 Spaces

Total Existing Spaces = 135 Spaces
Total Proposed Spaces = 24 Spaces

Parking Ratio:
Unit to On Site Parking Ratio = 2.00
Unit to Parking Ratio = 7.75

Bedroom to On Site Parking Ratio = N/A
Bedroom to Parking Ratio = N/A

Alternate Plan B Open Space

Proposed Units:
12 Total Units
N/A Total Bedrooms

Original Proposed Open Space:
Total = 71,269 sf
Active = 30,360 sf
Open Space per Unit = 858 sf

Alternate Plan B Open Space:
Total = 70,600 sf
Active = 32,600 sf
Open Space per Unit = 5,883sf

Alternate Plan B Building

Original Proposed Building:
Units = 83
Bedrooms = 103
GFA (Ground Floor Area) = 15,701 sf
Gross Area = 76,777 sf
Stories = 4
Height = 46 ft

Alternate Plan B Building:
Units = 7
Bedrooms = N/A
GFA (Ground Floor Area) = 12,400 sf
Gross Area = N/A
Stories = 2
Height = 30 ft

Alternate Plan B Tree Mitigation

Original Proposed Tree Calcs.:
Existing Landmark = 38
Saved Landmark = 21
Required Mitigation = 422.1"

Alternate Plan B Tree Calcs.:
Existing Landmark = 38
Saved Landmark = 12
Required Mitigation = 440"

Alternate Plan B Impervious Cover

Original Proposed Impervious Cover:
Asphalt = 23,609 sf
Building = 15,346 sf

Alternate Plan B Impervious Cover:
Asphalt = 11,022 sf
Building = 22,400 sf

Alternate Plan C - PUD Development

This is an alternate plan with minor intervention in the natural features setback.

Alternate Plan C Parking

Proposed Units:
83 Total Units
103 Total Bedrooms

Proposed Parking:
68 On-Site Parking Spaces
60 Unit Parking Spaces on site

Existing Parking:
Foss Street = 38 Spaces
Franklin Street = 74 Spaces
Franklin Courts = 11 Spaces
Maple Cove Road = 12 Spaces

Total Existing Spaces = 135 Spaces
Total Proposed Spaces = 68 Spaces

Parking Ratio:
Unit to On Site Parking Ratio = 0.81
Unit to Parking Ratio = 2.44

Bedroom to On Site Parking Ratio = 0.58
Bedroom to Parking Ratio = 1.97

Alternate Plan C Open Space

Proposed Units:
83 Total Units
103 Total Bedrooms

Original Proposed Open Space:
Total = 71,269 sf
Active = 30,360 sf
Open Space per Unit = 858 sf

Alternate Plan C Building

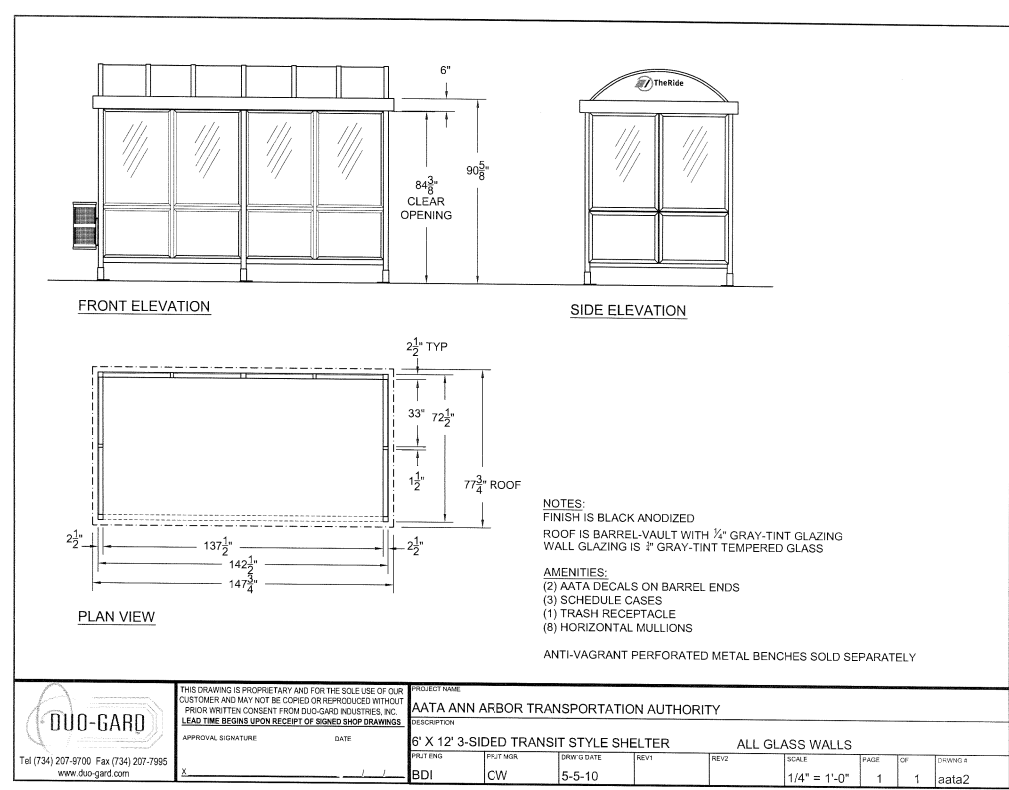
Original Proposed Building:
Units = 83
Bedrooms = 103
GFA (Ground Floor Area) = 15,701 sf
Gross Area = 76,777 sf
Stories = 4
Height = 46 ft

Alternate Plan C Tree Mitigation

Original Proposed Tree Calcs.:
Existing Landmark = 38
Saved Landmark = 16
Required Mitigation = 422.1"

Alternate Plan C Impervious Cover

Original Proposed Impervious Cover:
Asphalt = 23,609 sf
Building = 15,346 sf



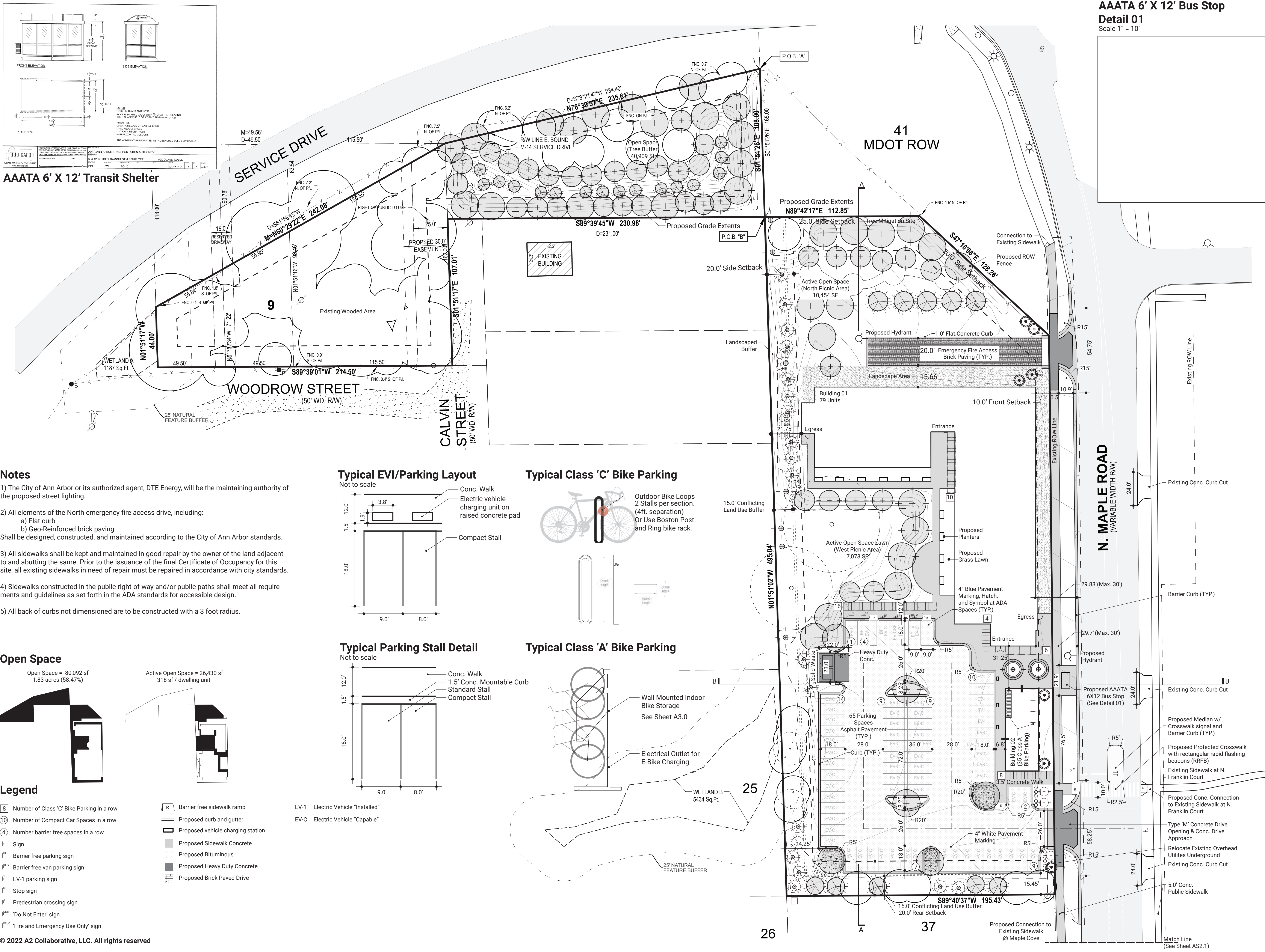
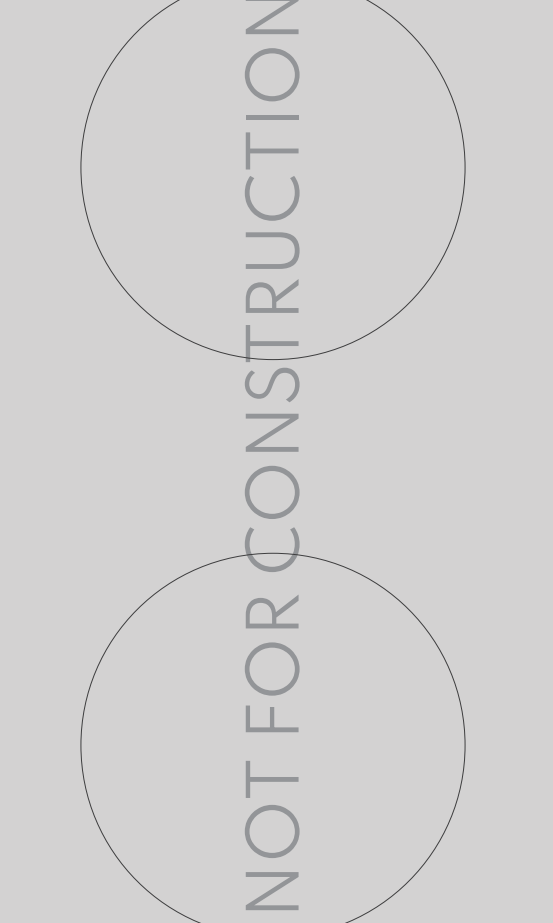
AAATA 6' x 12' Transit Shelter

AAATA 6' x 12' Bus Stop
Detail 01
Scale 1" = 10'

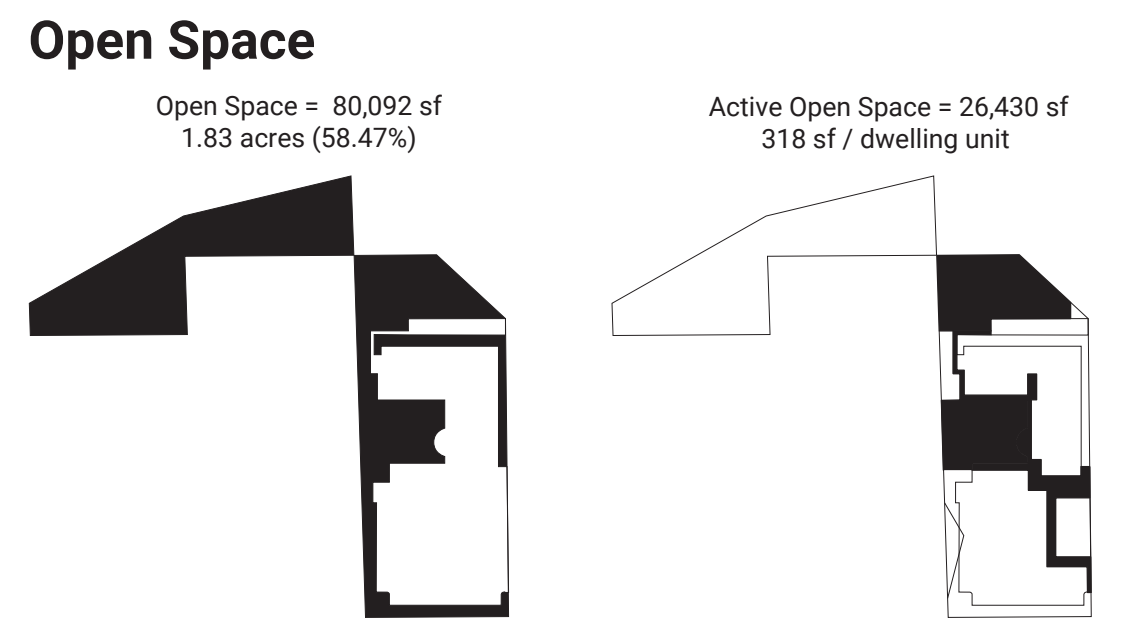
North Maple Road Apartments

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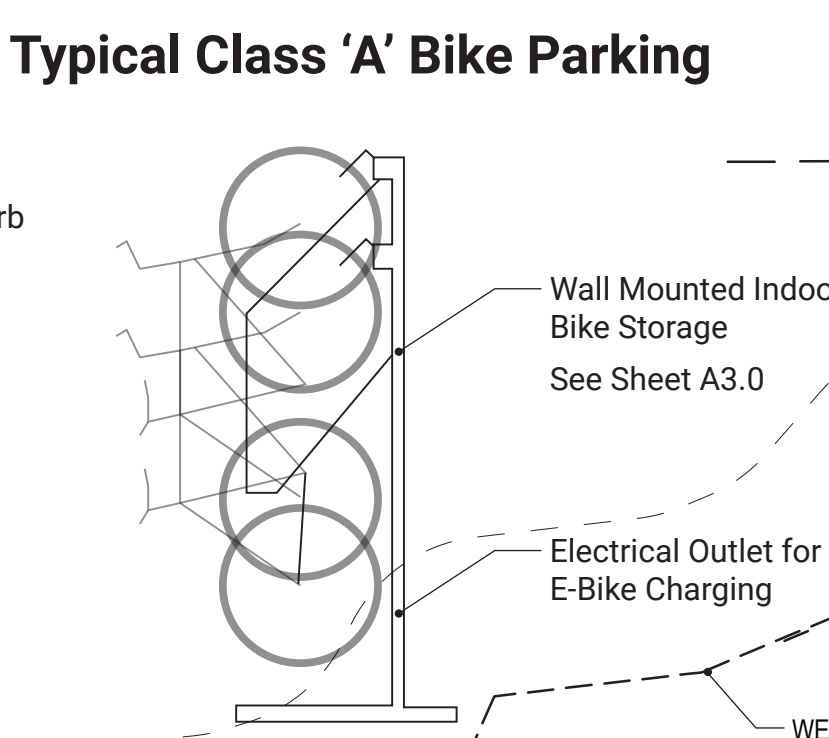
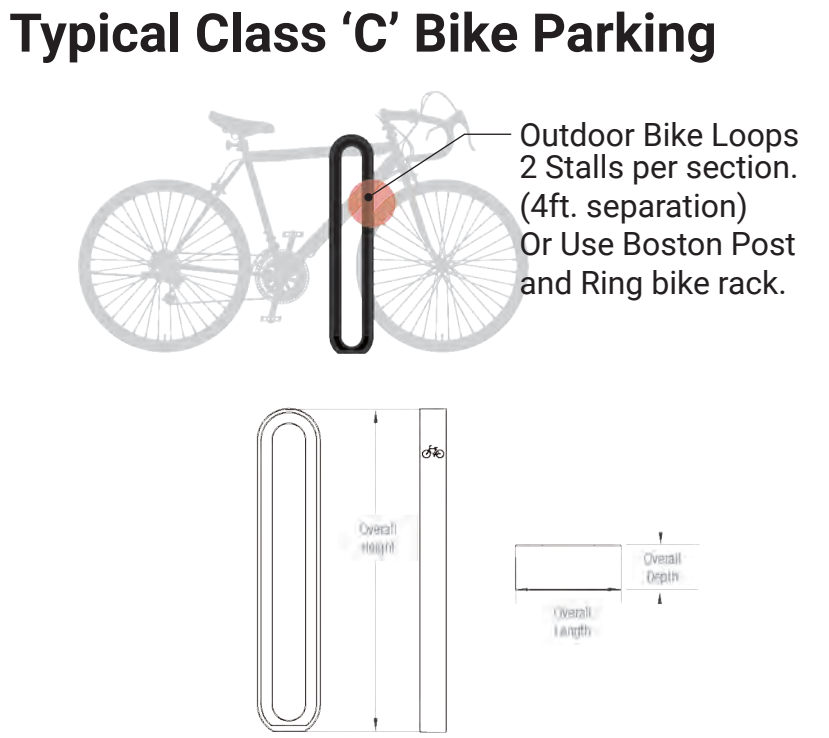
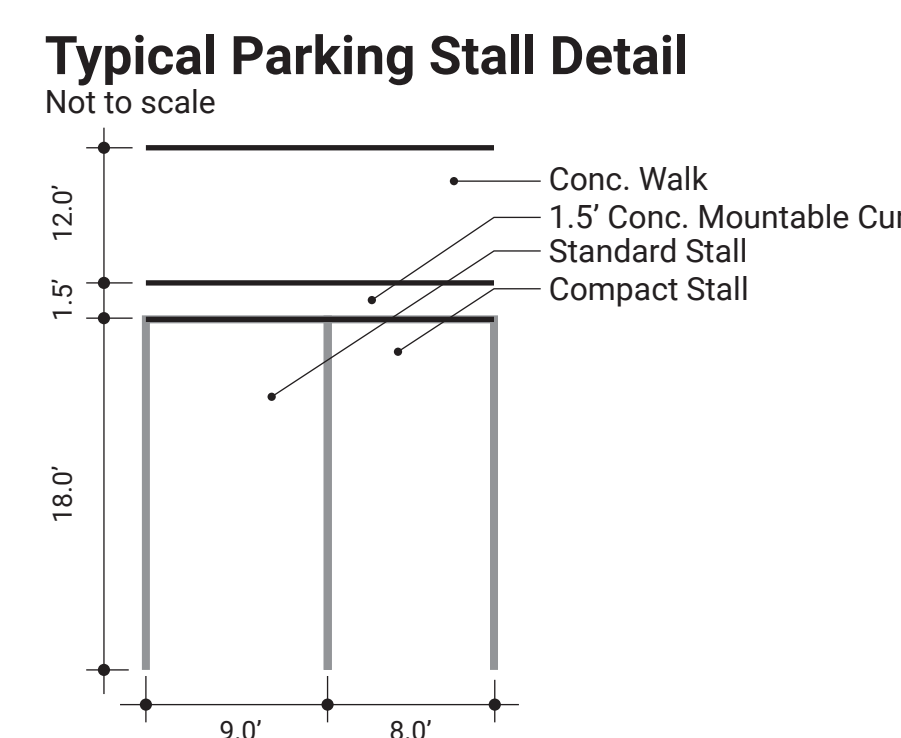
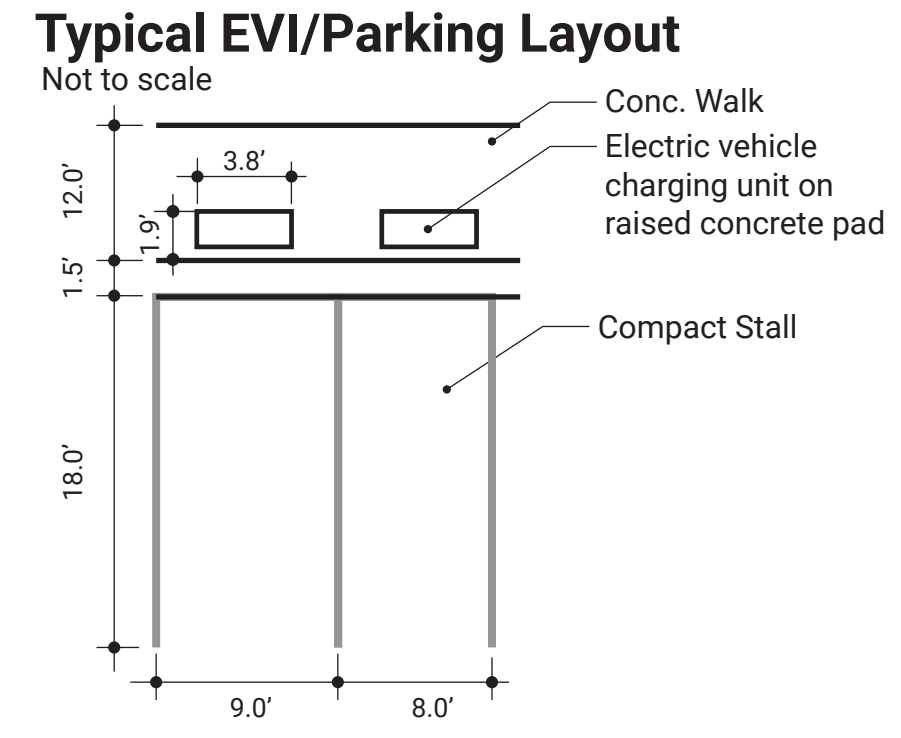
Project # 210302
PUD Zoning Etrakit # Z22-002
Site Plan Etrakit # Z22-004



- ### Notes
- The City of Ann Arbor or its authorized agent, DTE Energy, will be the maintaining authority of the proposed street lighting.
 - All elements of the North emergency fire access drive, including:
 - Flat curb
 - Geo-Reinforced brick paving
 Shall be designed, constructed, and maintained according to the City of Ann Arbor standards.
 - All sidewalks shall be kept and maintained in good repair by the owner of the land adjacent to and abutting 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.
 - Sidewalks constructed in the public right-of-way and/or public paths shall meet all requirements and guidelines as set forth in the ADA standards for accessible design.
 - All back of curbs not dimensioned are to be constructed with a 3 foot radius.



- ### Legend
- 8 Number of Class 'C' Bike Parking in a row
 - 10 Number of Compact Car Spaces in a row
 - 4 Number barrier free spaces in a row
 - Sign
 - Barrier free parking sign
 - Barrier free van parking sign
 - EV-1 parking sign
 - Stop sign
 - Predestrian crossing sign
 - 'Do Not Enter' sign
 - Fire and Emergency Use Only' sign
 - Barrier free sidewalk ramp
 - Proposed curb and gutter
 - Proposed vehicle charging station
 - Proposed Sidewalk Concrete
 - Proposed Bituminous
 - Proposed Heavy Duty Concrete
 - Proposed Brick Paved Drive
 - EV-1 Electric Vehicle "Installed"
 - EV-C Electric Vehicle "Capable"



Revisions

| Date | By | For |
|------------|----|-------------------|
| 04.15.2022 | A2 | City of Ann Arbor |
| 05.20.2022 | A2 | City of Ann Arbor |
| 07.07.2022 | A2 | City of Ann Arbor |
| 08.10.2022 | A2 | City of Ann Arbor |
| 01.26.2023 | A2 | City Council |

Owner / Applicant
A2 North Maple Properties, LLC
Jeff Wilkerson
2370 E. Stadium Blvd. #305
Ann Arbor, MI 48104

Site Design
A2 Collaborative, LLC
1510 Eisenhower Place
Ann Arbor, MI 48108



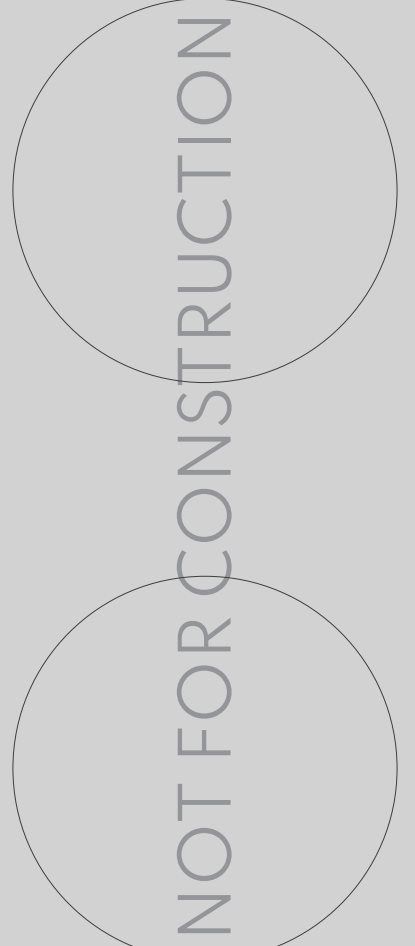


North Maple Road Apartments

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Project # 210302
PUD Zoning Etrakit # Z22-002
Site Plan Etrakit # SP22-004



| Revisions | | |
|------------|----|-------------------|
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| 01.27.2022 | A2 | City of Ann Arbor |
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A2 North Maple Properties, LLC
Jeff Wilkerson
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Project North



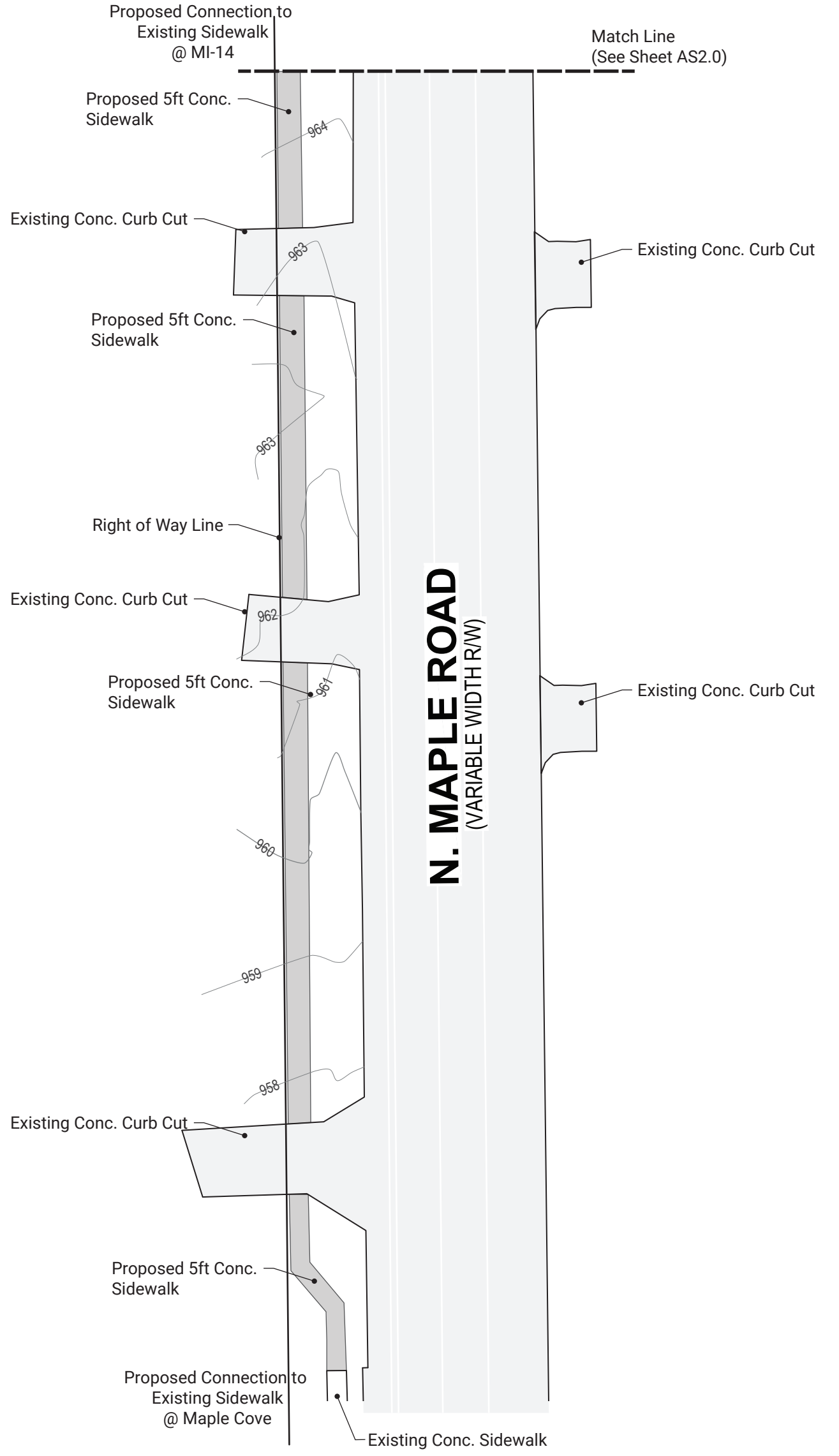
Scale: 0' 30' 60'

Layout Plan

AS2.1

Notes

- 1) The City of Ann Arbor or its authorized agent, DTE Energy, will be the maintaining authority of the proposed street lighting.
- 2) All elements of the North emergency fire access drive, including:
 - a) Flat curb
 - b) Geo-Reinforced brick paving
 Shall be designed, constructed, and maintained according to the City of Ann Arbor standards. Lorem ipsum
- 3) All sidewalks shall be kept and maintained in good repair by the owner of the land adjacent to and abutting 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.
- 4) Sidewalks constructed in the public right-of-way and/or public paths shall meet all requirements and guidelines as set forth in the ADA standards for accessible design.
- 5) All back of curbs not dimensioned are to be constructed with a 3 foot radius.
- 6) Sidewalks constructed in the public right-of-way shall meet all requirements and guidelines as set forth in the ADA Standards for Accessible Design.

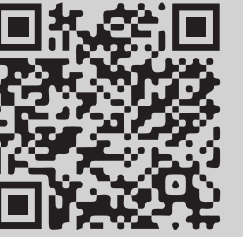




North Maple Road Apartments

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Address



Project # 210302
PUD Zoning Etrakit # Z22-002
Site Plan Etrakit # SP22-004

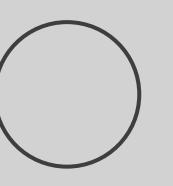
NOT FOR CONSTRUCTION

| Revisions | | |
|------------|----|-------------------|
| Date | By | For |
| 01.27.2022 | A2 | City of Ann Arbor |
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Ann Arbor, MI 48104

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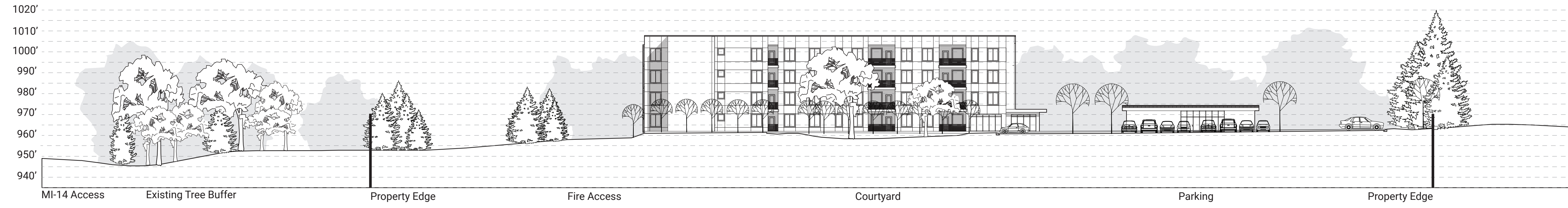


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Site Sections

AS2.2

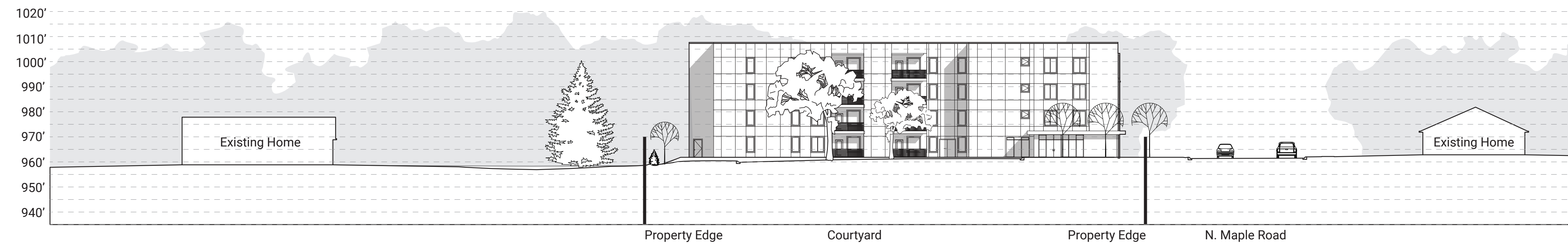
A2 Collaborative 01.27.2022



Section 'A'



Section 'A' Rendering



Section 'B'



Section 'B' Rendering

North Maple Road Apartments - Architecture

Exterior Material:
Most of the building will have EIFS as the primary exterior material. This is a durable, and insulated exterior material.

The secondary facade material will be a composite wood siding. This will provide a colorful accent to the building and give natural textures/warmth to the facade. This material will be located around balconies and verticle elements of the building.

Louver Panel Facade:
The aluminum louvered panels will be fixed at the fenestrations of the facade. These louvered panels will create a unique texture to the facade that visually breaks up the massing.

Windows:
Many of the exterior windows will be operable (sliding, or swing). This will allow occupants to enjoy the cool nights and warm days that Michigan experiences in the Fall and Spring. The large operable windows are uncommon in apartments, and are an attractive quality of life feature for residents.

Sign:
Sign is a placeholder and must be approved by the city before use.



North Maple Road Apartments

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Project # 210302
PUD Zoning Etrakit # Z22-002
Site Plan Etrakit # SP22-004

NOT FOR CONSTRUCTION

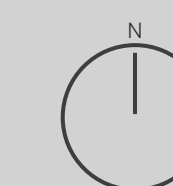
Revisions

| Date | By | For |
|------------|----|-------------------|
| 01.27.2022 | A2 | City of Ann Arbor |
| 04.15.2022 | A2 | City of Ann Arbor |
| 07.07.2022 | A2 | City of Ann Arbor |
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A2 North Maple Properties, LLC
Jeff Wilkerson
2370 E. Stadium Blvd. #305
Ann Arbor, MI 48104

Site Design
A2 Collaborative, LLC
1510 Eisenhower Place
Ann Arbor, MI 48108

Project North



Scale: 0' 10' 21.3'

Apartment - First Floor Plan

A1.0

A2 Collaborative 2022



01 FIRST FLOOR PLAN



North Maple Road Apartments

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Project # 210302
PUD Zoning Etrakit # Z22-002
Site Plan Etrakit # SP22-004

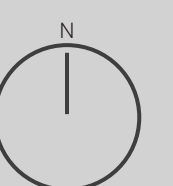
NOT FOR CONSTRUCTION

| Date | By | For |
|------------|----|-------------------|
| 01.27.2022 | A2 | City of Ann Arbor |
| 04.15.2022 | A2 | City of Ann Arbor |
| 07.07.2022 | A2 | City of Ann Arbor |
| 08.10.2022 | A2 | City of Ann Arbor |

Owner / Applicant
A2 North Maple Properties, LLC
Jeff Wilkerson
2370 E. Stadium Blvd. #305
Ann Arbor, MI 48104

Site Design
A2 Collaborative, LLC
1510 Eisenhower Place
Ann Arbor, MI 48108

Project North



Scale: 0' 10.6' 21.3'

Apartment - Second, Third, and Fourth Floor Plan

A1.1

North Maple Road Apartments - Architecture

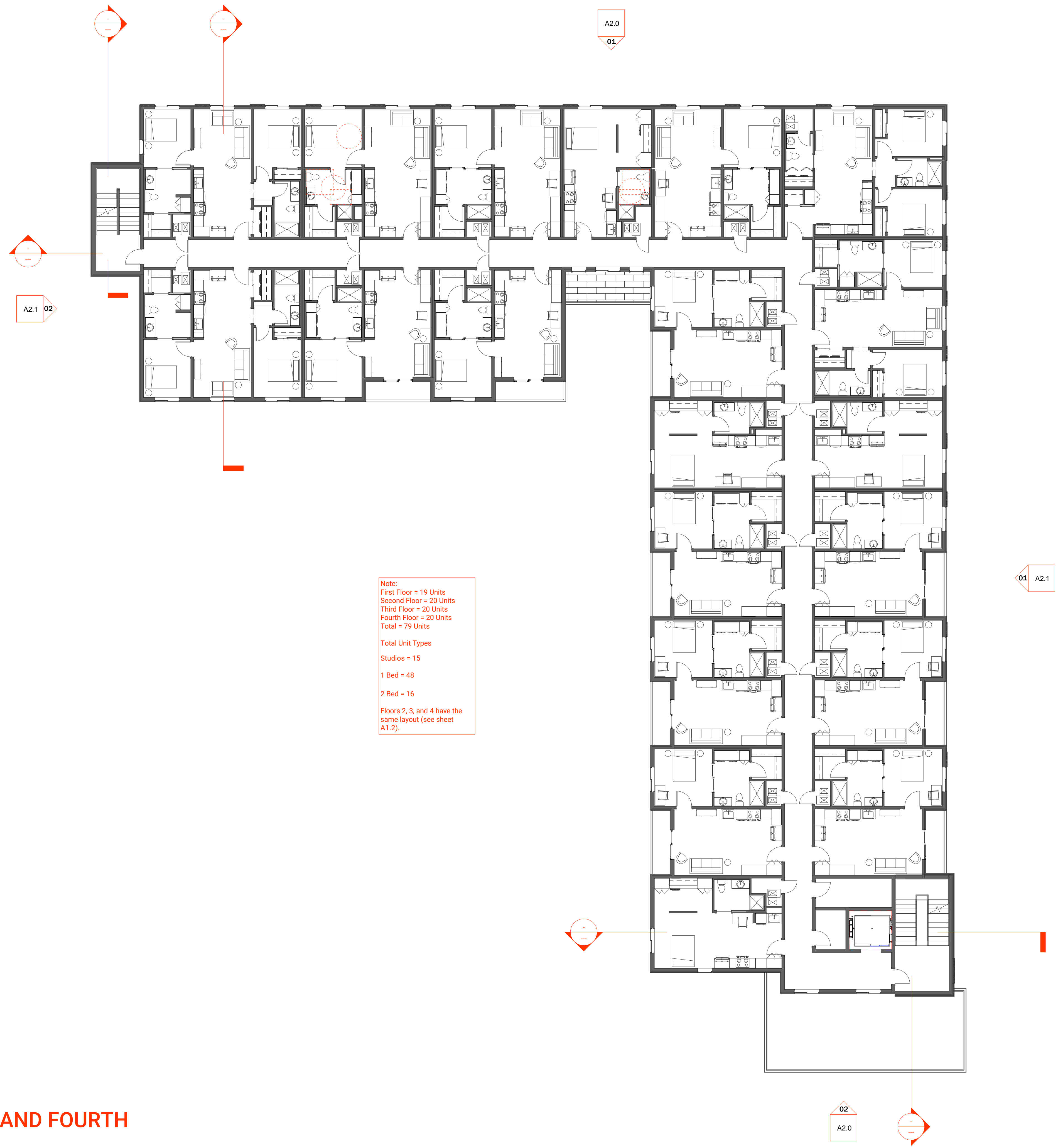
Exterior Material:
Most of the building will have EIFS as the primary exterior material. This is a durable, and insulated exterior material.

The secondary facade material will be a composite wood siding. This will provide a colorful accent to the building and give natural textures/warmth to the facade. This material will be located around balconies and verticle elements of the building.

Louver Panel Facade:
The aluminum louvered panels will be fixed at the fenestrations of the facade. These louvered panels will create a unique texture to the facade that visually breaks up the massing.

Windows:
Many of the exterior windows will be operable (sliding, or swing). This will allow occupants to enjoy the cool nights and warm days that Michigan experiences in the Fall and Spring. The large operable windows are uncommon in apartments, and are an attractive quality of life feature for residents.

Sign:
Sign is a placeholder and must be approved by the city before use.



Note:
First Floor = 19 Units
Second Floor = 20 Units
Third Floor = 20 Units
Fourth Floor = 20 Units
Total = 79 Units

Total Unit Types
Studios = 15
1 Bed = 48
2 Bed = 16

Floors 2, 3, and 4 have the same layout (see sheet A1.2).

SECOND, THIRD, AND FOURTH FLOOR PLAN

01

North Maple Road Apartments - Architecture

Exterior Material:
Most of the building will have EIFS as the primary exterior material. This is a durable, and insulated exterior material.

The secondary facade material will be a composite wood siding. This will provide a colorful accent to the building and give natural textures/warmth to the facade. This material will be located around balconies and verticle elements of the building.

Louver Panel Facade:
The aluminum louvered panels will be fixed at the fenestrations of the facade. These louvered panels will create a unique texture to the facade that visually breaks up the massing.

Windows:
Many of the exterior windows will be operable (sliding, or swing). This will allow occupants to enjoy the cool nights and warm days that Michigan experiences in the Fall and Spring. The large operable windows are uncommon in apartments, and are an attractive quality of life feature for residents.

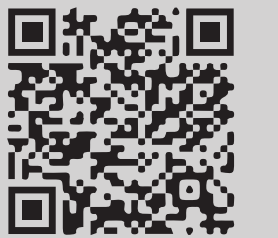
Sign:
Sign is a placeholder and must be approved by the city before use.



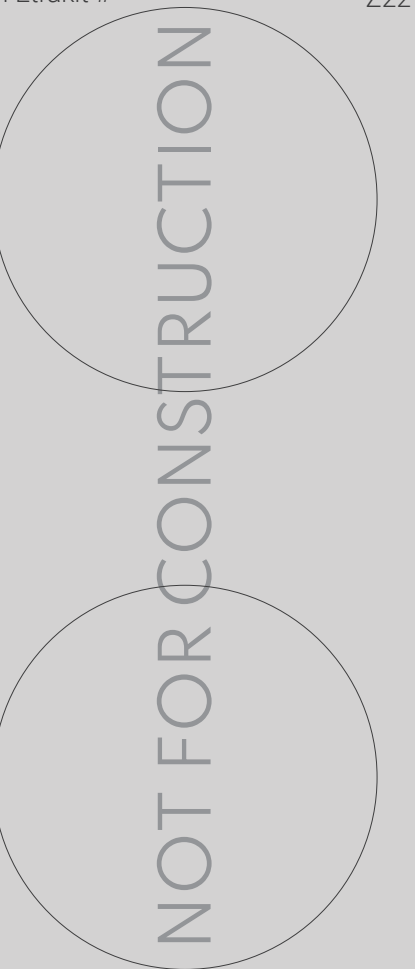
North Maple Road Apartments

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Address



Project # 210302
PUD Zoning Etrakit # Z22-002
Site Plan Etrakit # Z22-004



Revisions

| Date | By | For |
|------------|----|-------------------|
| 04.15.2022 | A2 | City of Ann Arbor |
| 04.15.2022 | A2 | City of Ann Arbor |
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A2 North Maple Properties, LLC
Jeff Wilkerson
2370 E. Stadium Blvd. #305
Ann Arbor, MI 48104

Site Design
A2 Collaborative, LLC
1510 Eisenhower Place
Ann Arbor, MI 48108

Project North

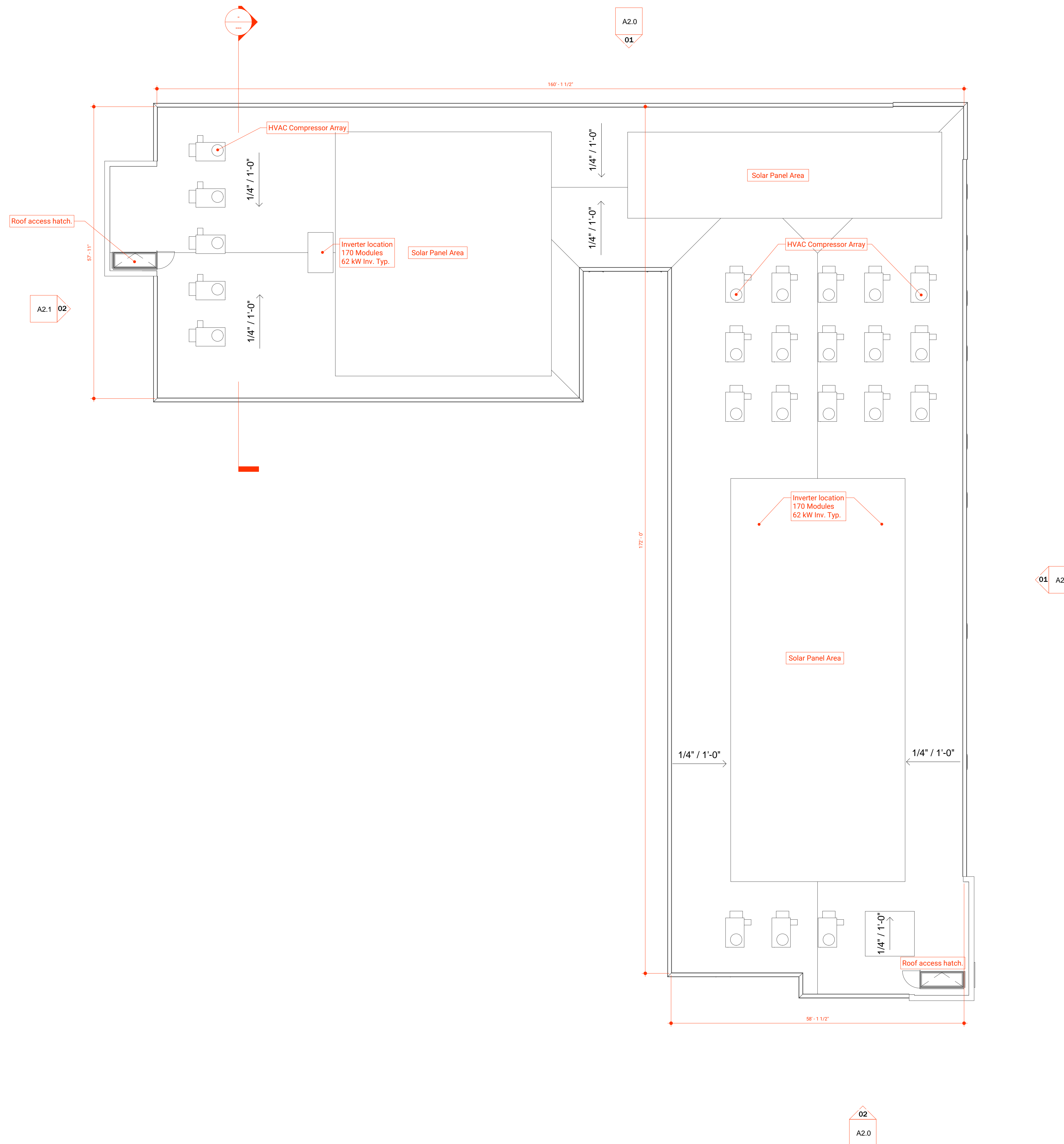


Scale: 0' 10.6' 21.3'

Apartment - Roof Plan

A1.2

A2 Collaborative 2022



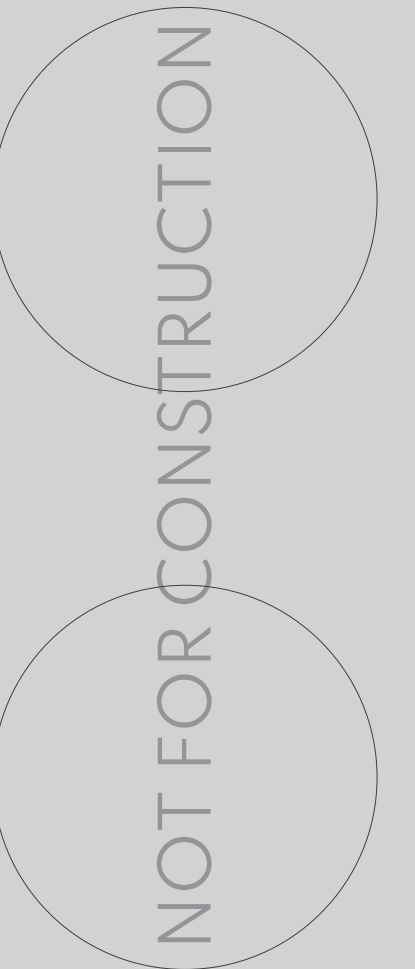
01 ROOF PLAN

North Maple Road Apartments

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Project # 210302
 Etrakit # Z22-004



| Date | By | For |
|------------|----|-------------------|
| 04.15.2022 | A2 | City of Ann Arbor |
| 04.15.2022 | A2 | City of Ann Arbor |
| 07.07.2022 | A2 | City of Ann Arbor |
| 08.10.2022 | A2 | City of Ann Arbor |

Owner / Applicant
 A2 North Maple Properties, LLC
 Jeff Wilkerson
 2370 E. Stadium Blvd. #305
 Ann Arbor, MI 48104

Site Design
 A2 Collaborative, LLC
 1510 Eisenhower Place
 Ann Arbor, MI 48108

Project North



Scale: 0' 10' 21.3'

Apartment - North and South Elevations

A2.0

Fixed louver system only occurs on the North and East side to create variability in the facade.

North Maple Road Apartments - Architecture

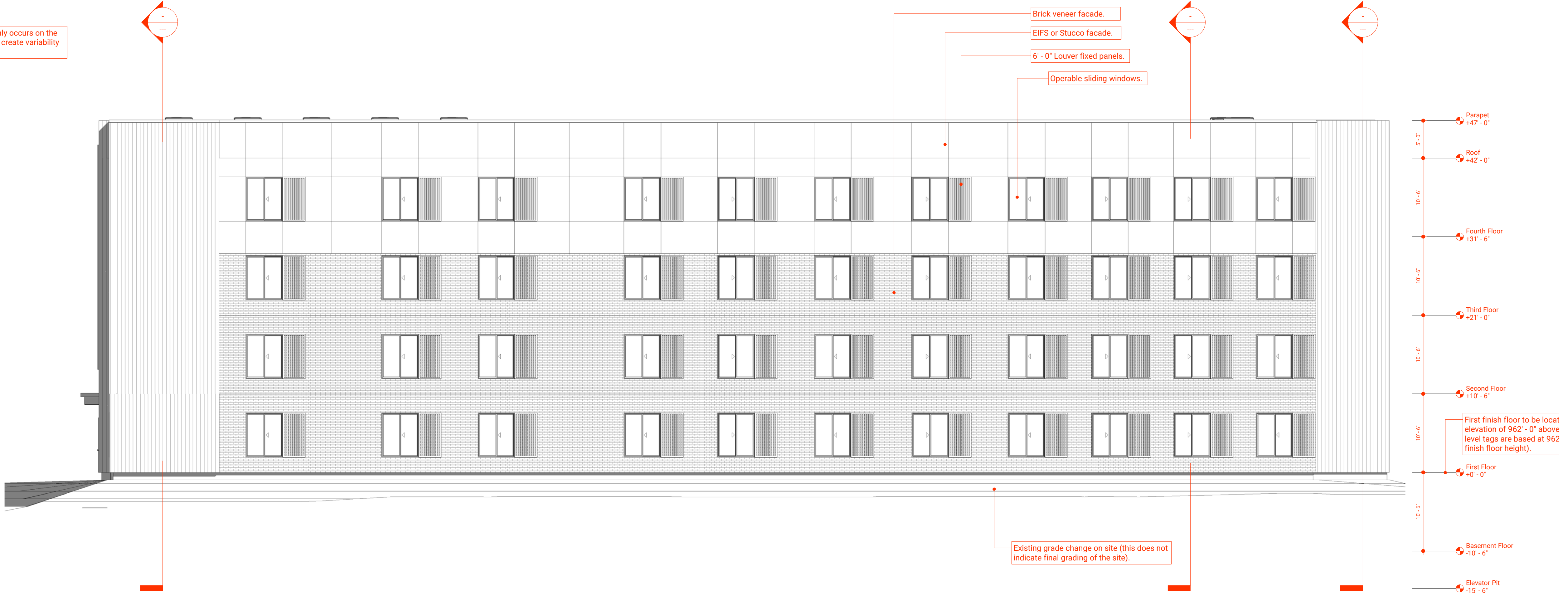
Exterior Material:
 Most of the building will have dark color brick as the primary exterior material, and EIFS or Stucco on the top floor. The brick will create a nice texture at the human scale, and the light EIFS/Stucco will soften the monumentality of the building.

The secondary facade material will be a earthy composite wood siding. This will provide a colorful accent to the building and give natural textures/warmth to the facade. This material will be located around balconies and verticle elements of the building.

Louver Panel Facade:
 The aluminum and wood louvered panels will be fixed at the fenestrations of the facade. These louvered panels will create a unique texture to the facade that visually breaks up the massing and calls attention to the fenestrations.

Windows:
 All of the exterior windows will be operable (sliding, or swing) except the storefront windows on the first floor. This will allow occupants to enjoy the cool nights and warm days that Michigan experiences in the Fall and Spring. The large operable windows are uncommon in apartments, and are an attractive quality of life feature for residents.

Sign:
 Sign is a placeholder and must be approved by the city before use.



01 ELEVATION - NORTH



02 ELEVATION - SOUTH

North Maple Road Apartments - Architecture

Exterior Material:
Most of the building will have dark color brick as the primary exterior material, and EIFS or Stucco on the top floor. The brick will create a nice texture at the human scale, and the light EIFS/Stucco will soften the monumentality of the building.

The secondary facade material will be an earthy composite wood siding. This will provide a colorful accent to the building and give natural textures/warmth to the facade. This material will be located around balconies and vertical elements of the building.

Louver Panel Facade:
The aluminum and wood louvered panels will be fixed at the fenestrations of the facade. These louvered panels will create a unique texture to the facade that visually breaks up the massing and calls attention to the fenestrations.

Windows:
All of the exterior windows will be operable (sliding, or swing) except the windows called out in the drawing with N.O. and the storefront windows on the first floor. This will allow occupants to enjoy the cool nights and warm days that Michigan experiences in the Fall and Spring. The large operable windows are uncommon in apartments, and are an attractive quality of life feature for residents.

Sign:
Sign is a placeholder and must be approved by the city before use.

Glass storefront wall.

Brick veneer facade.

EIFS or Stucco facade.

6'-0" Fixed louver panels.

The fixed louver system only occurs on the North and East side to create a variability in the facade.



01 ELEVATION - EAST

Horizontal wood facade on CMU wall.

EIFS or Stucco facade.

The fixed louver system only occurs on the North and East side to create a variability in the facade.



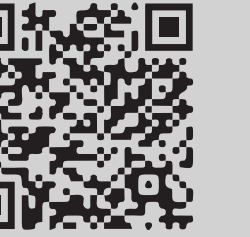
02 ELEVATION - WEST



North Maple Road Apartments

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Address



Project # 210302
PLUD Zoning Etrakit # Z22-002
Site Plan Etrakit # SP22-004

NOT FOR CONSTRUCTION

Revisions

| Date | By | For |
|------------|----|-------------------|
| 01.27.2022 | A2 | City of Ann Arbor |
| 04.15.2022 | A2 | City of Ann Arbor |
| 07.07.2022 | A2 | City of Ann Arbor |
| 08.10.2022 | A2 | City of Ann Arbor |

Owner / Applicant
A2 North Maple Properties, LLC
Jeff Wilkerson
2370 E. Stadium Blvd. #305
Ann Arbor, MI 48104

Site Design
A2 Collaborative, LLC
1510 Eisenhower Place
Ann Arbor, MI 48108

Project North

Scale: 0' 10' 21.3'

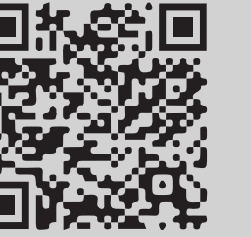
Apartment - East and West Elevations

A2.1

North Maple Road Apartments

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Address



Project # 210302
 PUD Zoning Etrakit # Z22-002
 Site Plan Etrakit # SP22-004

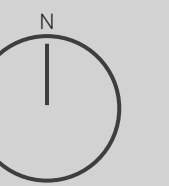
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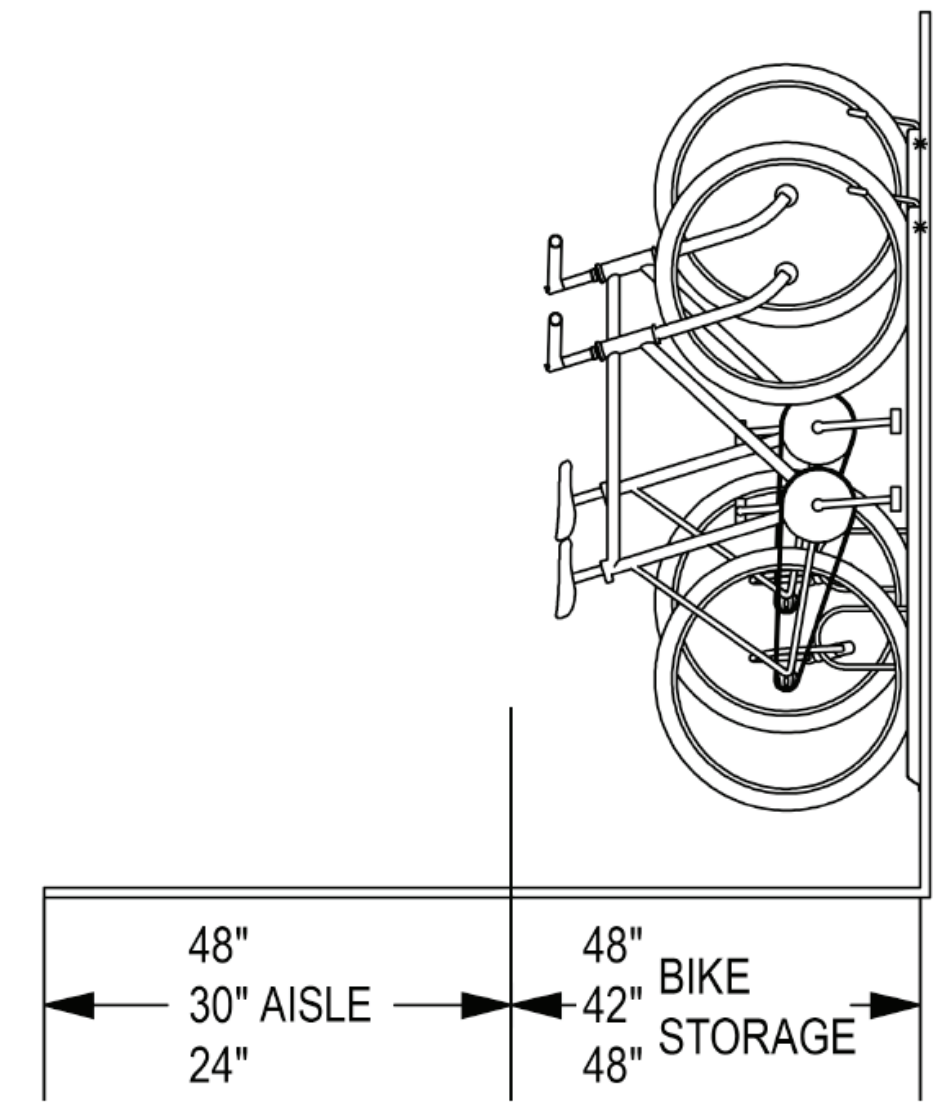
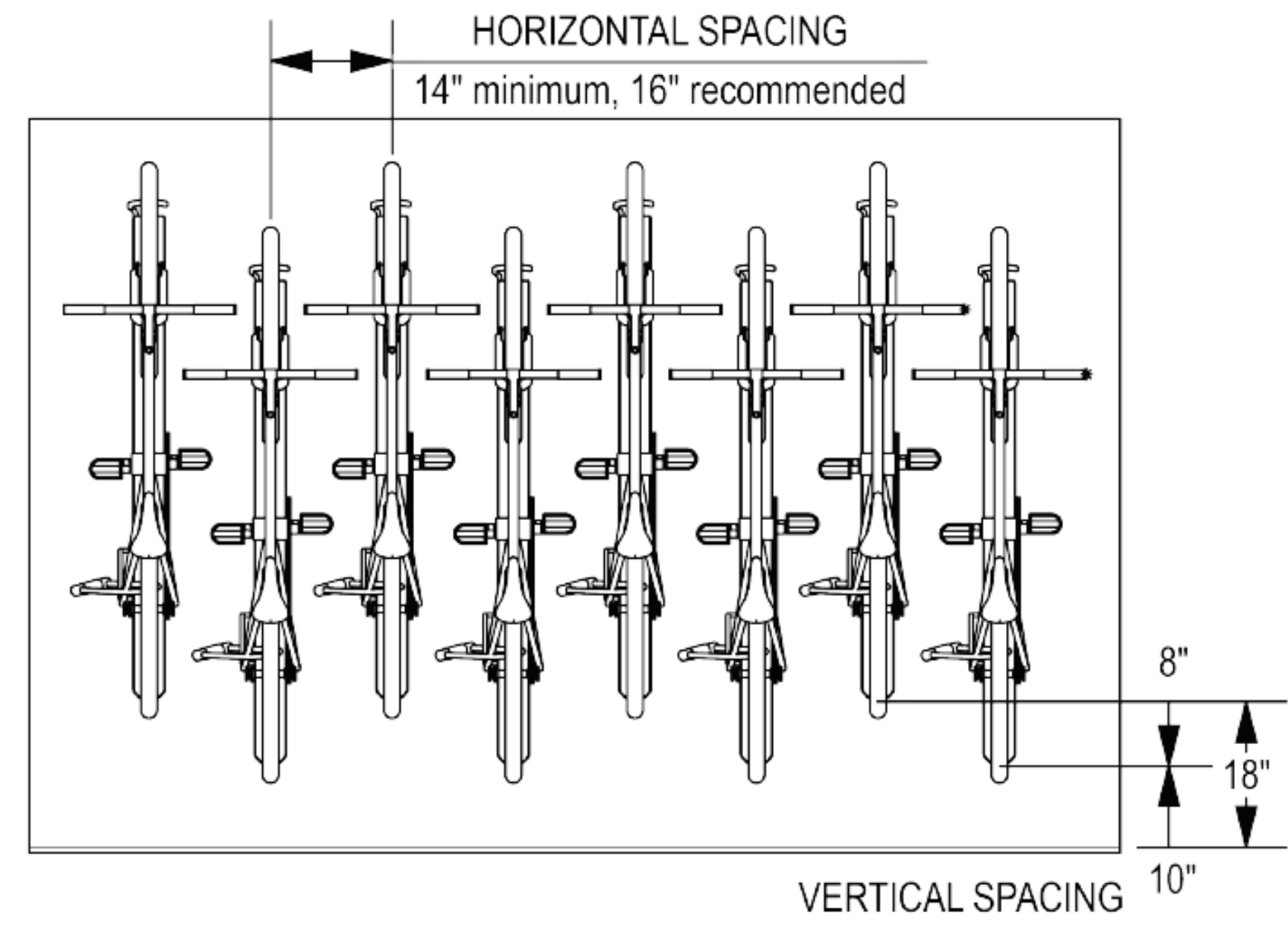
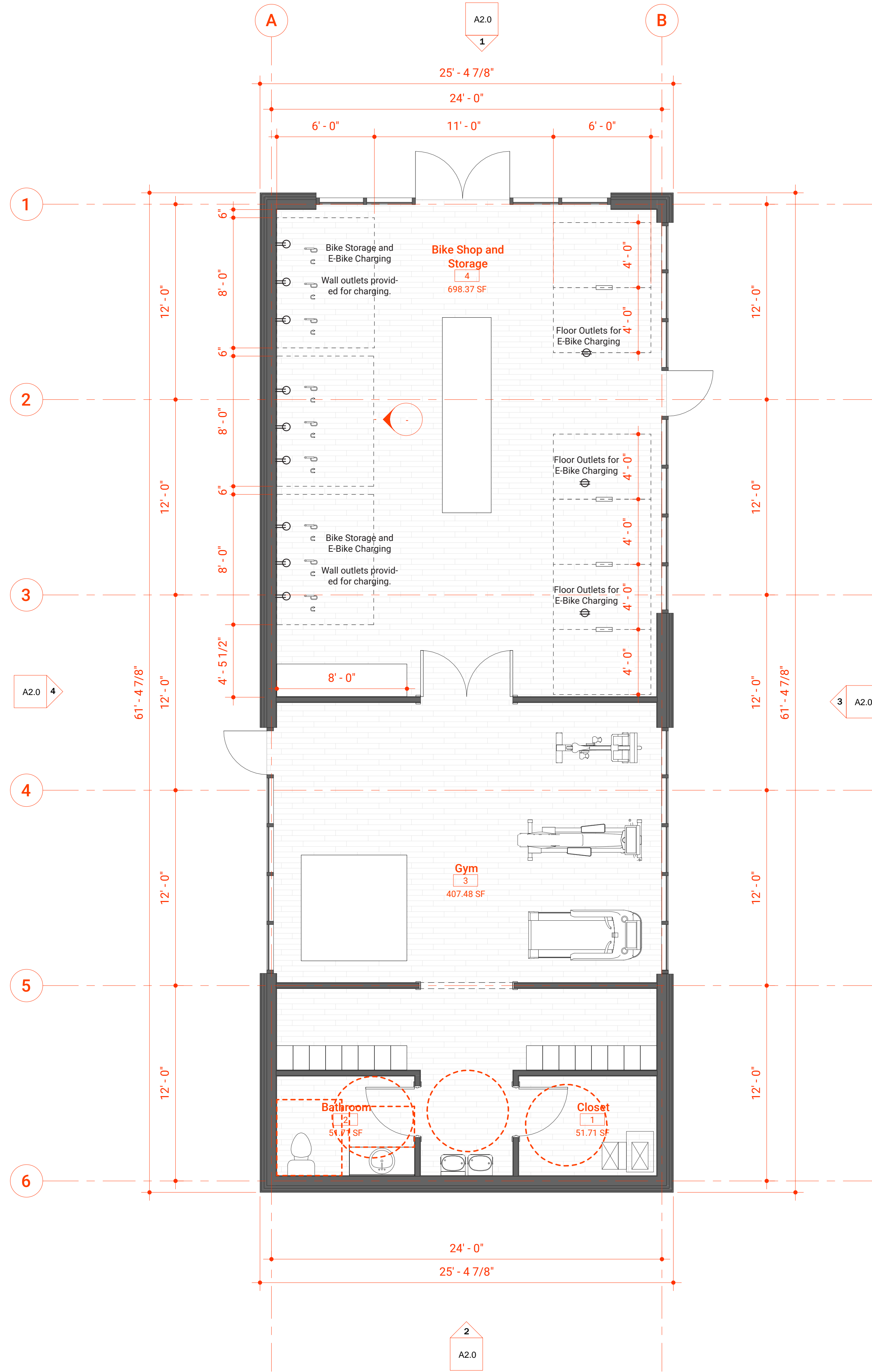
Project North



Scale: 0' 10.6' 21.3'

Community Center - First Floor Plan

A3.0

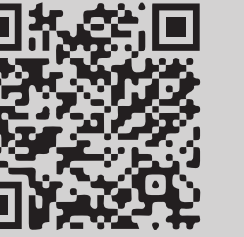




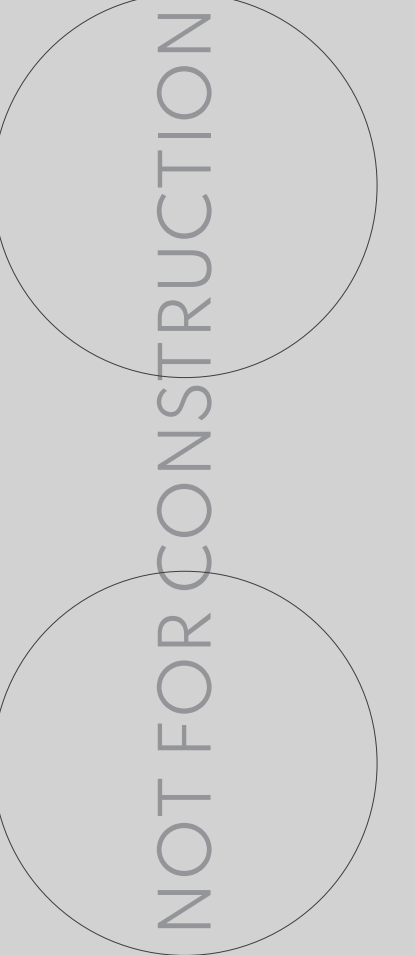
North Maple Road Apartments

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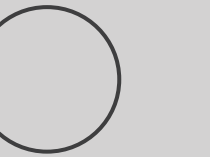


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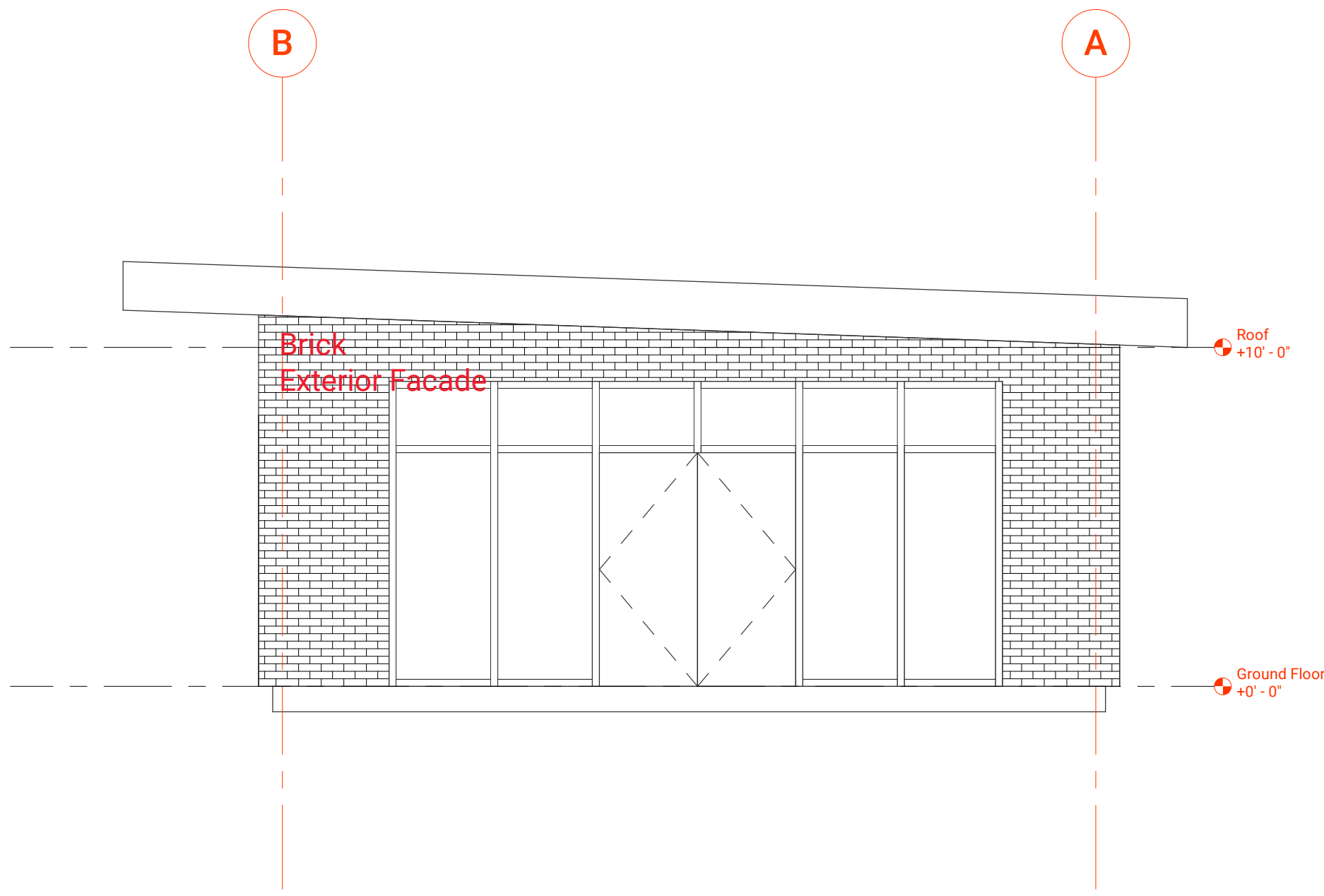
Project North



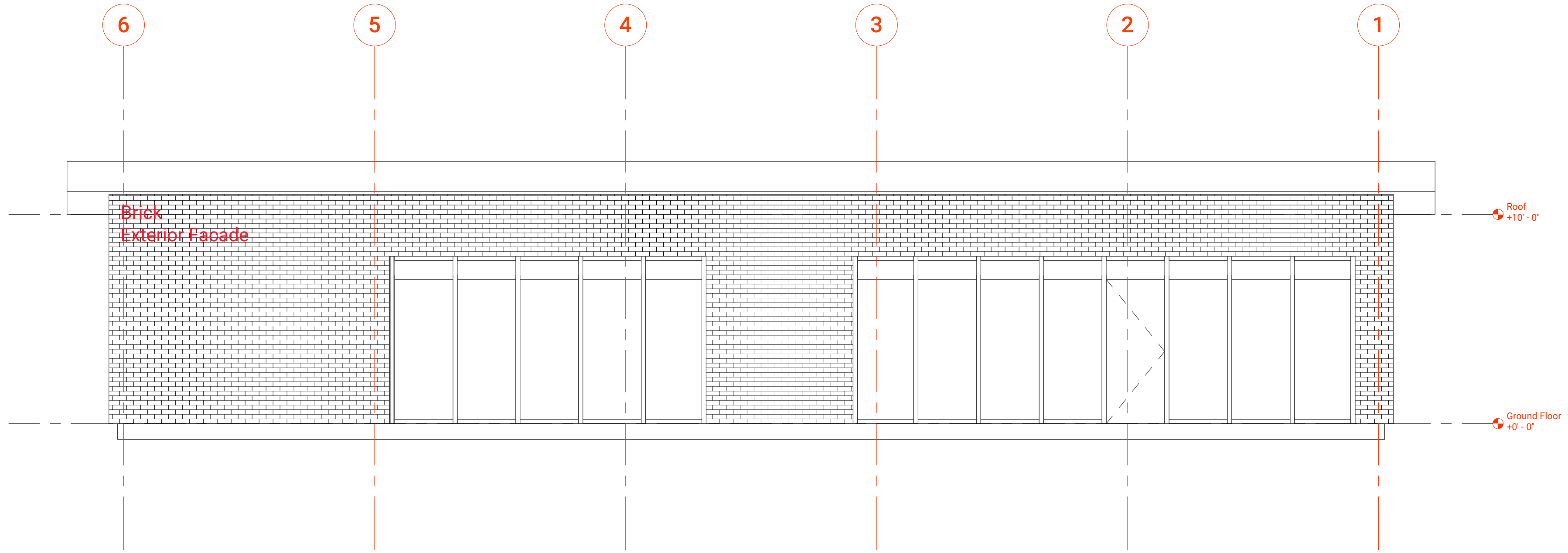
Scale: 0' 10.6' 21.3'

Community Center - North, East, South, and West Elevations

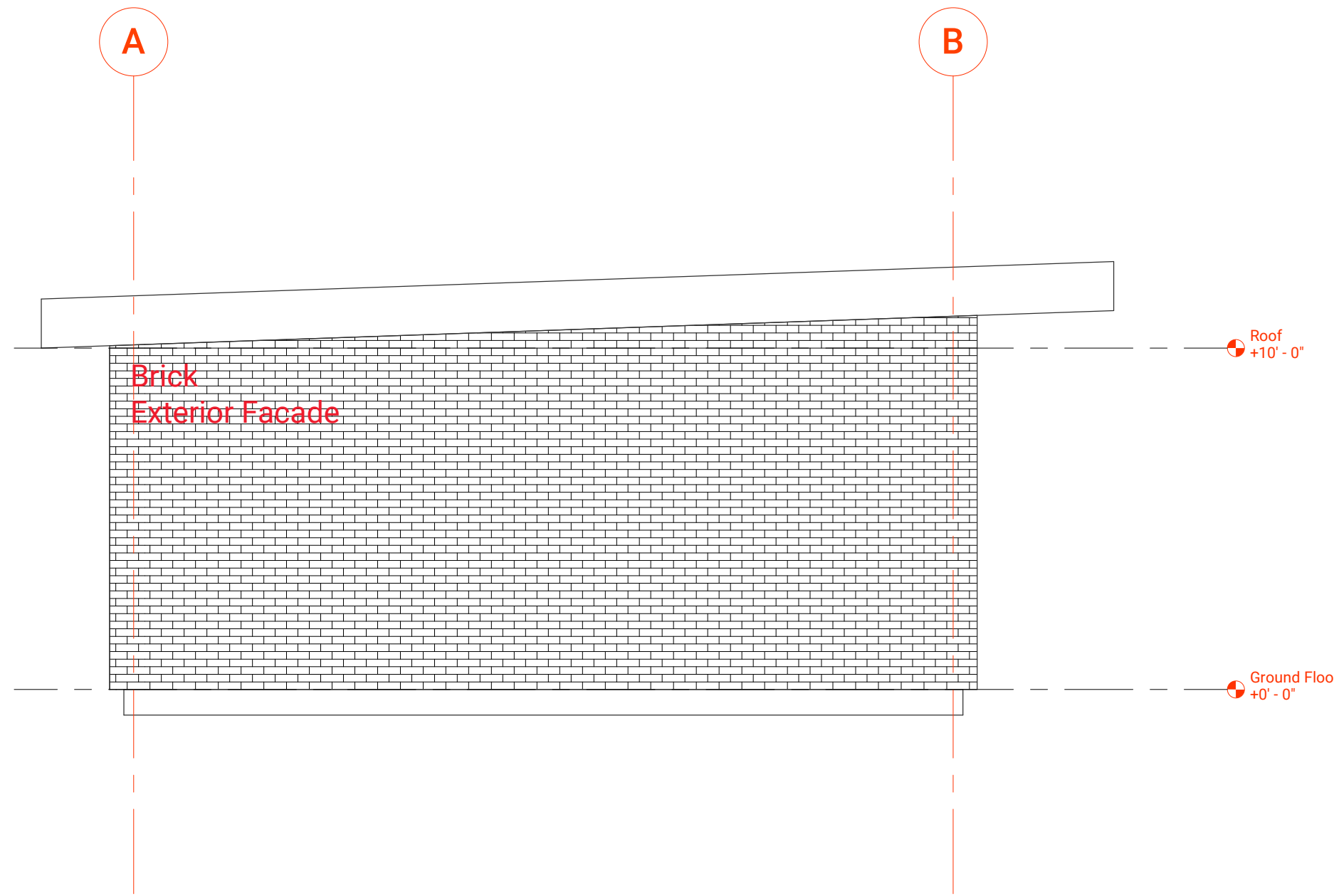
A4.0



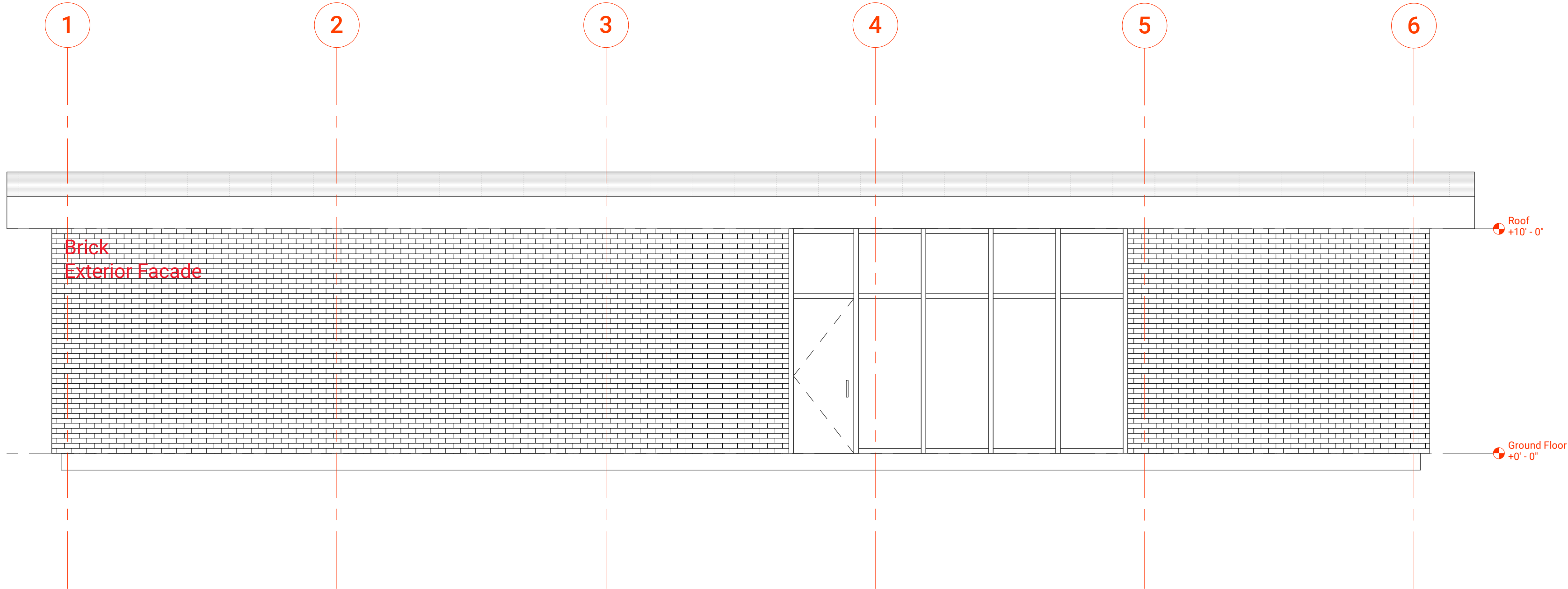
1 North Elevation



3 East Elevation



2 South Elevation



4 West Elevation