

340 DEPOT

MIXED-USE DEVELOPMENT

340 DEPOT ST
 ANN ARBOR, MICHIGAN

REV SITE PLAN SUBMITTAL 04/14/2022



REV SITE PLAN SUB	04/14/2022
REV SITE PLAN SUB	01/14/2022
SITE PLAN SUBMITTAL	10/21/2021
DATE ISSUED	

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS
 www.hobbs-black.com
 100 N. State St.
 Ann Arbor, MI 48104
 P.734.663.4189

340 DEPOT
 MIXED-USE DEVELOPMENT
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 ANN ARBOR, MICHIGAN

PROJECT

PROJECT TEAM:

DEVELOPER

EARMARK CONSULTANTS LLC
 340 DEPOT ST
 ANN ARBOR, MI 48104
 (312) 988-9825

CIVIL ENGINEER/LANDSCAPE ARCHITECT

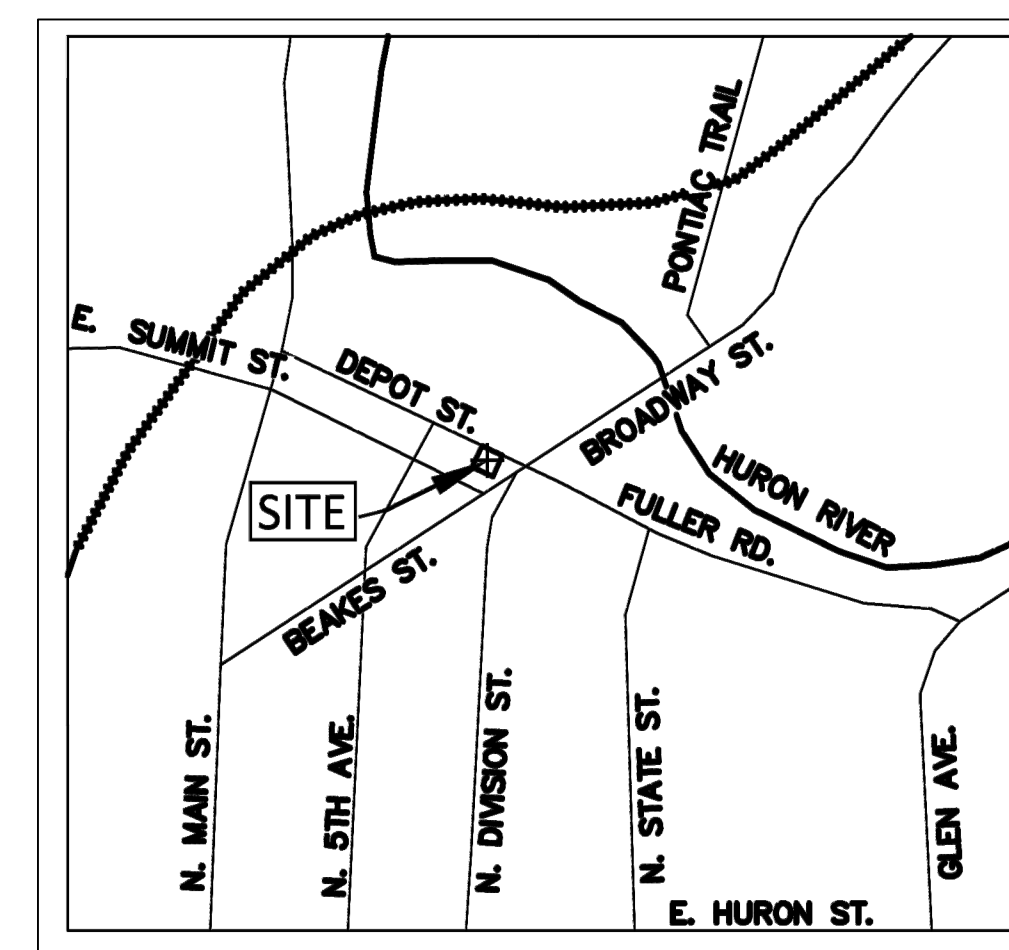
MIDWESTERN CONSULTING INC
 3815 PLAZA DRIVE
 ANN ARBOR, MI 48108
 (734) 995-0200

ARCHITECTURAL

HOBBS + BLACK ASSOCIATES, INC.
 100 N. STATE STREET
 ANN ARBOR, MICHIGAN 48104
 (734) 663-4189

DRAWING INDEX:

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SITE VICINITY
 SCALE - NTS
1/8"=1'-0"

STATEMENT OF INTEREST IN LAND:
 EARMARK CONSULTANTS, LLC IS ACTING AS THE OWNER, PETITIONER AND DEVELOPER OF THE SITE.

DEVELOPMENT PROGRAM:
 THE PROPOSED DEVELOPMENT WILL BE MIXED-USE BUILDING WITH APPROXIMATELY 650 SF OF RETAIL, 730 SF OF OFFICE, 4 RESIDENTIAL UNITS AND A ROOF TOP TERRACE. THERE WILL BE (6) COVERED PARKING SPACES PROVIDED ON THE FIRST LEVEL FOR THE BUILDING. THE DEVELOPMENT HAS BEEN PLANNED TO PROVIDE A MIX OF USES IN THE C1-B DISTRICT TO FURTHER ENHANCE THE SUPPORTING AREA. ADEQUATE PARKING ACCES, PEDESTRIAN CONNECTIONS AND AN ACTIVATED STREET WALL HAVE BEEN INCORPORATED INTO THE PROJECT. THE SITE IS TO BE DEVELOPED IN ONE PHASE. THE PROPOSED PROJECT IS SCHEDULED TO BEGIN UPON APPROVAL AND BE COMPLETED IN 2023. PRELIMINARY DEVELOPMENT COSTS ARE CURRENTLY ESTIMATED AT \$1,600,000.

COMMUNITY ANALYSIS
 THE PROPOSED PROJECT IS LOCATED ON DEPOT STREET JUST WEST OF CAREY STREET AND ACROSS THE STREET FROM THE AMTRAK TRAIN STATION. THE SITE IS ZONED C1-B. THE PROPOSED REZONING IS A PLANNED UNIT DEVELOPMENT (PUD). THERE IS AN EXISTING BUILDING ON THE SITE THAT WILL BE REMOVED. THE USE OF THE PROPOSED BUILDING IS MIXED-USE INCLUDING RESIDENTIAL, RETAIL AND OFFICE. THE RESIDENTIAL WILL BE MARKETED TO YOUNG PROFESSIONALS AND EMPTY NESTERS, WHILE THE RETAIL SPACE WILL AIM TO SERVE AS A SUPPORTING AMENITY TO THE NEIGHBORING USES. THE OFFICE SPACE IS INTENDED FOR A SMALL OFFICE TENANT LOOKING TO BE NEAR DOWNTOWN. THE PROPOSED DEVELOPMENT WILL NOT HAVE A NEGATIVE IMPACT ON THE PUBLIC SCHOOLS, AIR OR WATER QUALITY. THERE ARE NO HISTORICAL SITES OR STRUCTURES ON THE SITE. THE GENERAL DESCRIPTION OF NATURAL FEATURES DESCRIBES IN DETAIL THE IMPACTS TO THE NATURAL FEATURES THAT ARE LIMITED ON THE SITE. THERE ARE NO LANDMARK TREES ON THE SITE.

THE PROPOSED DEVELOPMENT WILL BE AN IMPROVEMENT TO THE EXISTING SITE WHICH INCLUDES AN OLDER BUILDING. THE INTENDED USES WILL BE CONSISTENT AND SUPPORTIVE OF OTHER USES IN THE NEIGHBORHOOD. THE DESIGN OF THE PROJECT WILL BE HARMONIOUS AND CONTEXTUAL WITH THE OTHER PROPERTIES IN THE AREA AND WILL NOT HAVE A NEGATIVE IMPACT TO THE SURROUNDING DEVELOPMENTS.

TITLE
 DATA/ INDEX
 SITE LOC'N

SHEET TITLE

20-810

PROJECT NUMBER

A-0

SHEET NUMBER

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CONSULTANT

FLOOR PLANS

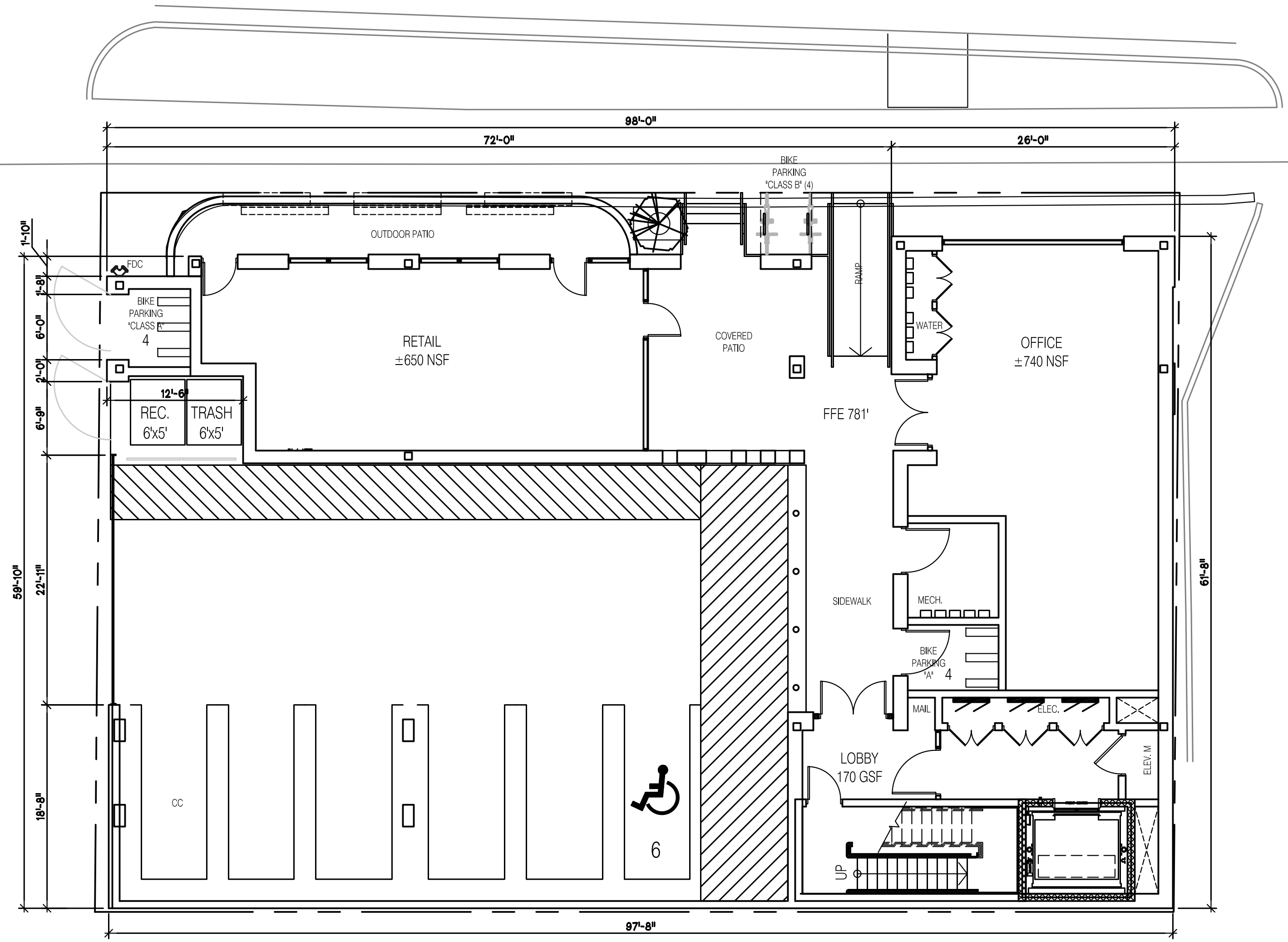
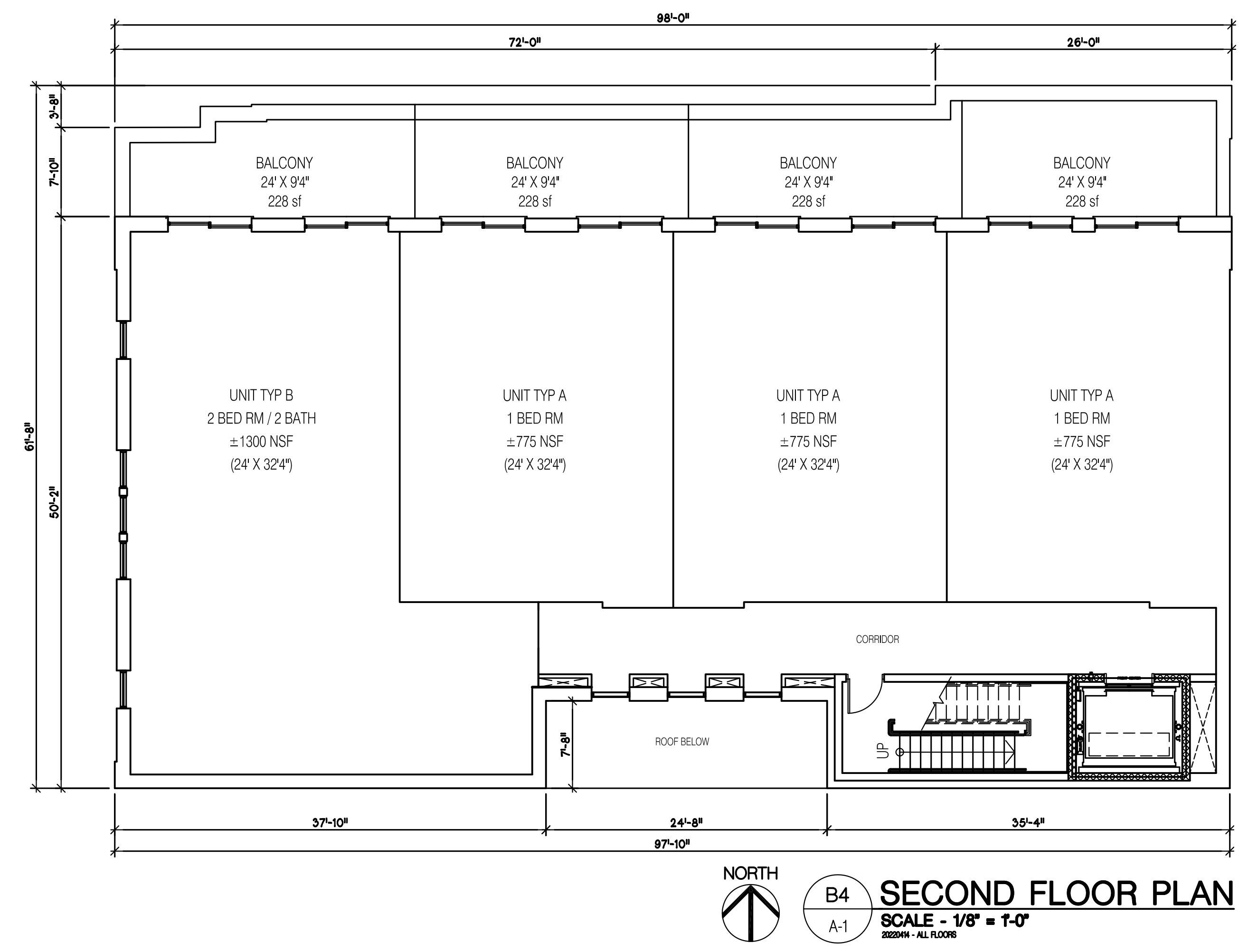
SHEET TITLE

20-810

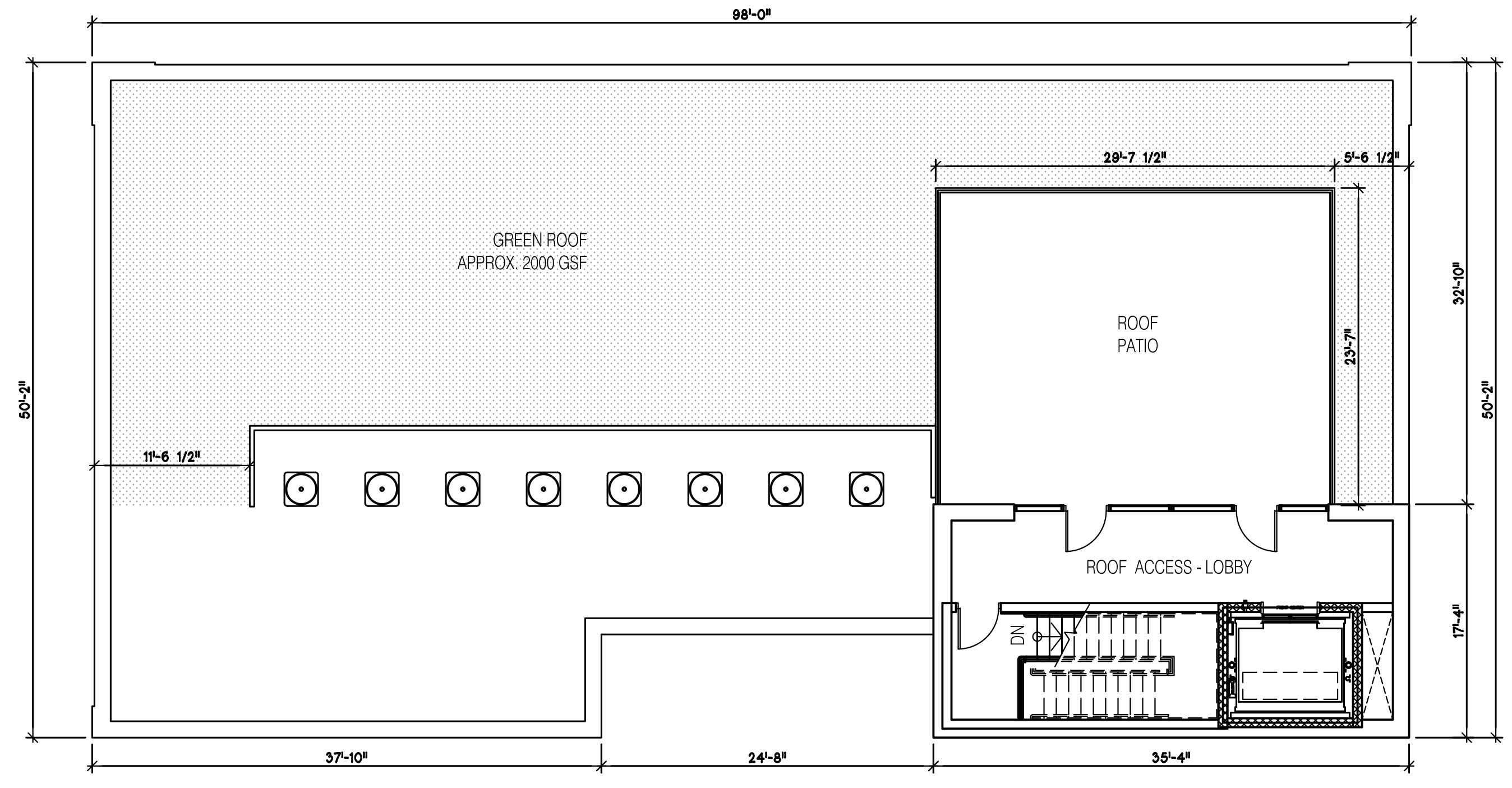
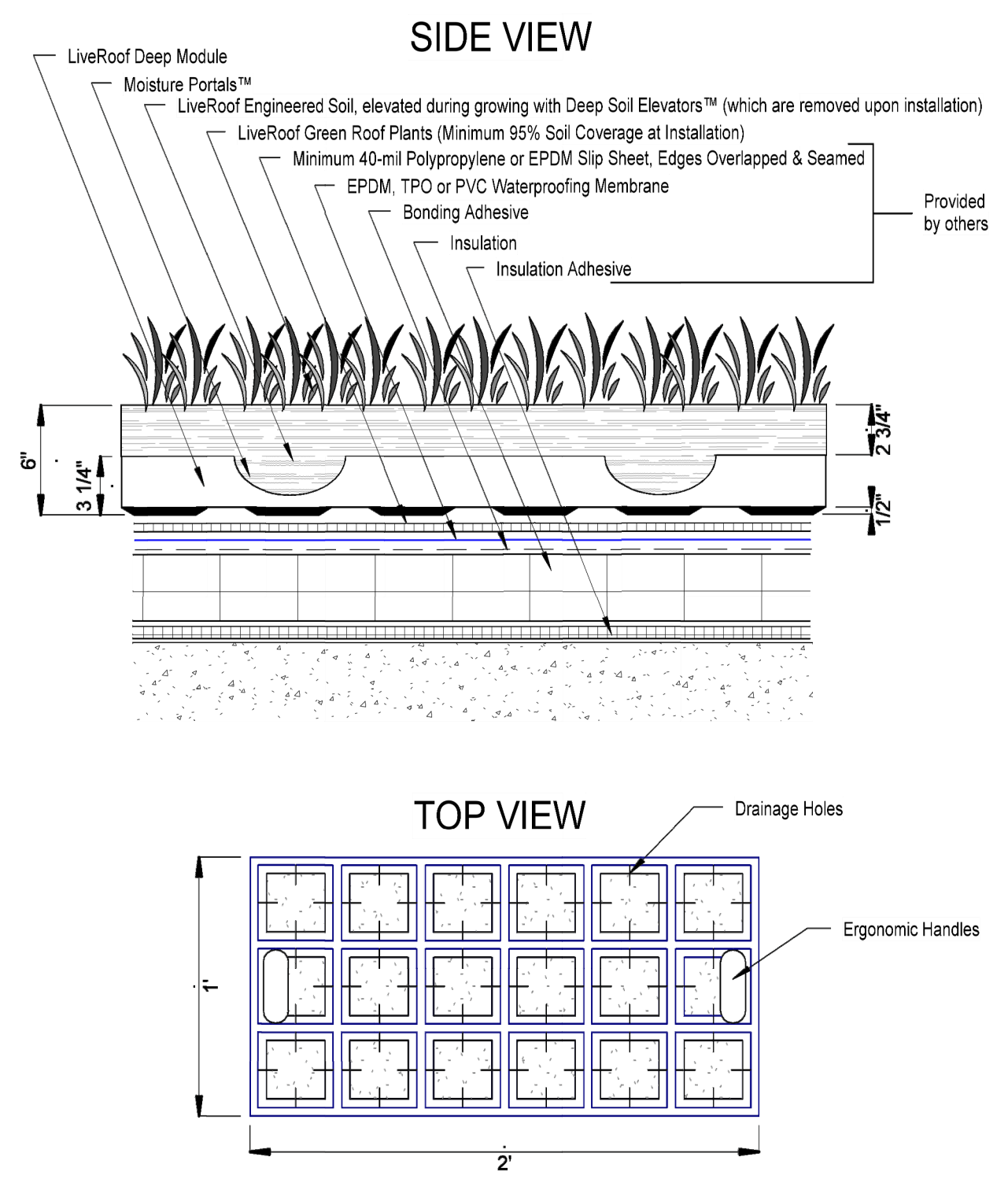
PROJECT NUMBER

A-1

SHEET NUMBER



LiveRoof DEEP SYSTEM
 Over Conventional Roofing Assembly



Drawing: P:\2022\202209\00\Drawings\Developmental 4-14-2022\A-1.dwg
 Date: Apr 14, 2022, 6:13pm Layout: 24-36-Layout Plotted by: dmm

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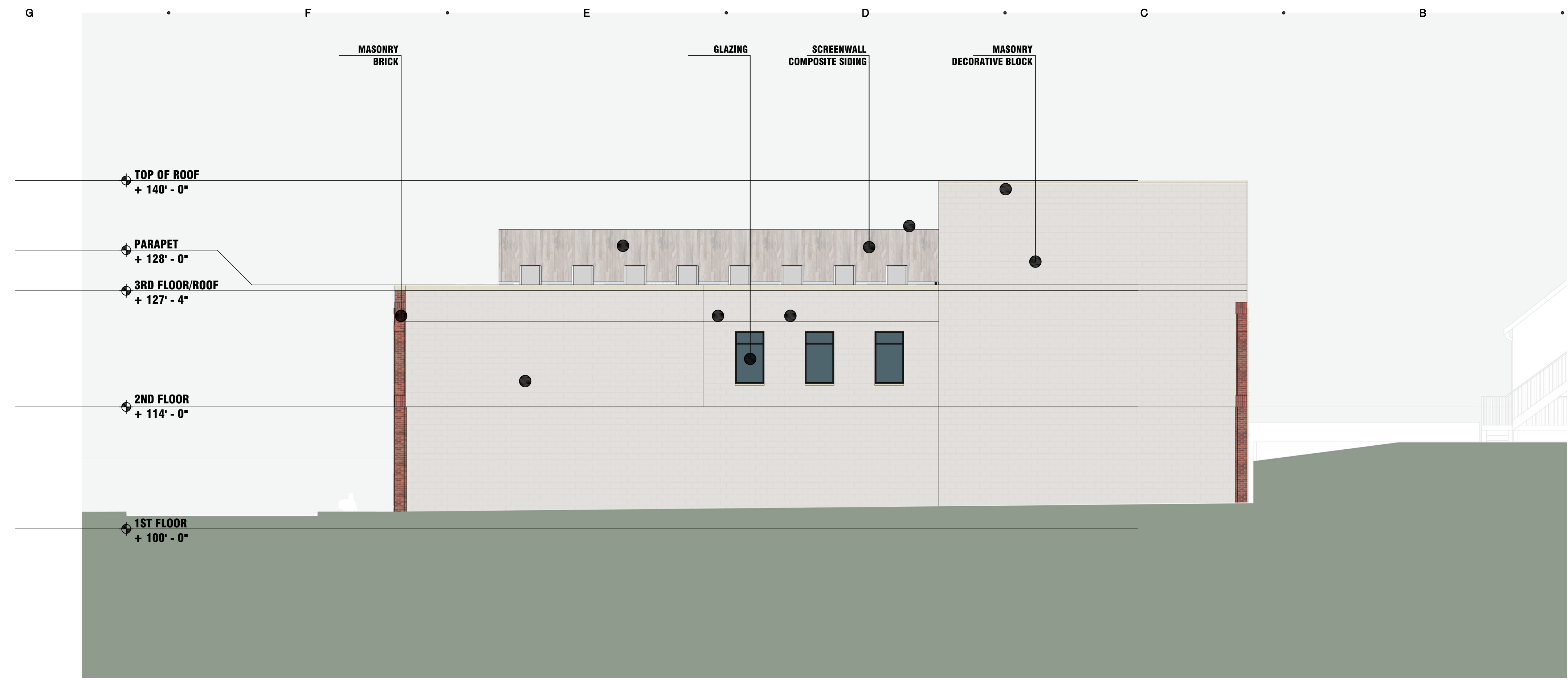
CONSULTANT

EXTERIOR ELEVATIONS

SHEET TITLE

20-810
 PROJECT NUMBER

A-2
 SHEET NUMBER



G4 SOUTH ELEVATION
 SCALE - 1/8" = 1'-0"
 REVISION



G1 NORTH ELEVATION
 SCALE - 1/8" = 1'-0"
 REVISION

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EXTERIOR ELEVATIONS

SHEET TITLE

20-810
 PROJECT NUMBER

A-3
 SHEET NUMBER



G1 WEST ELEVATION
 SCALE - 1/8" = 1'-0"
FILENAME



C1 EAST ELEVATION
 SCALE - 1/8" = 1'-0"
FILENAME

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VIEW 4
 SCALE - NTS
 FILENAME



VIEW 3
 SCALE - NTS
 FILENAME



VIEW 2
 SCALE - NTS
 FILENAME



VIEW 1
 SCALE - NTS
 FILENAME

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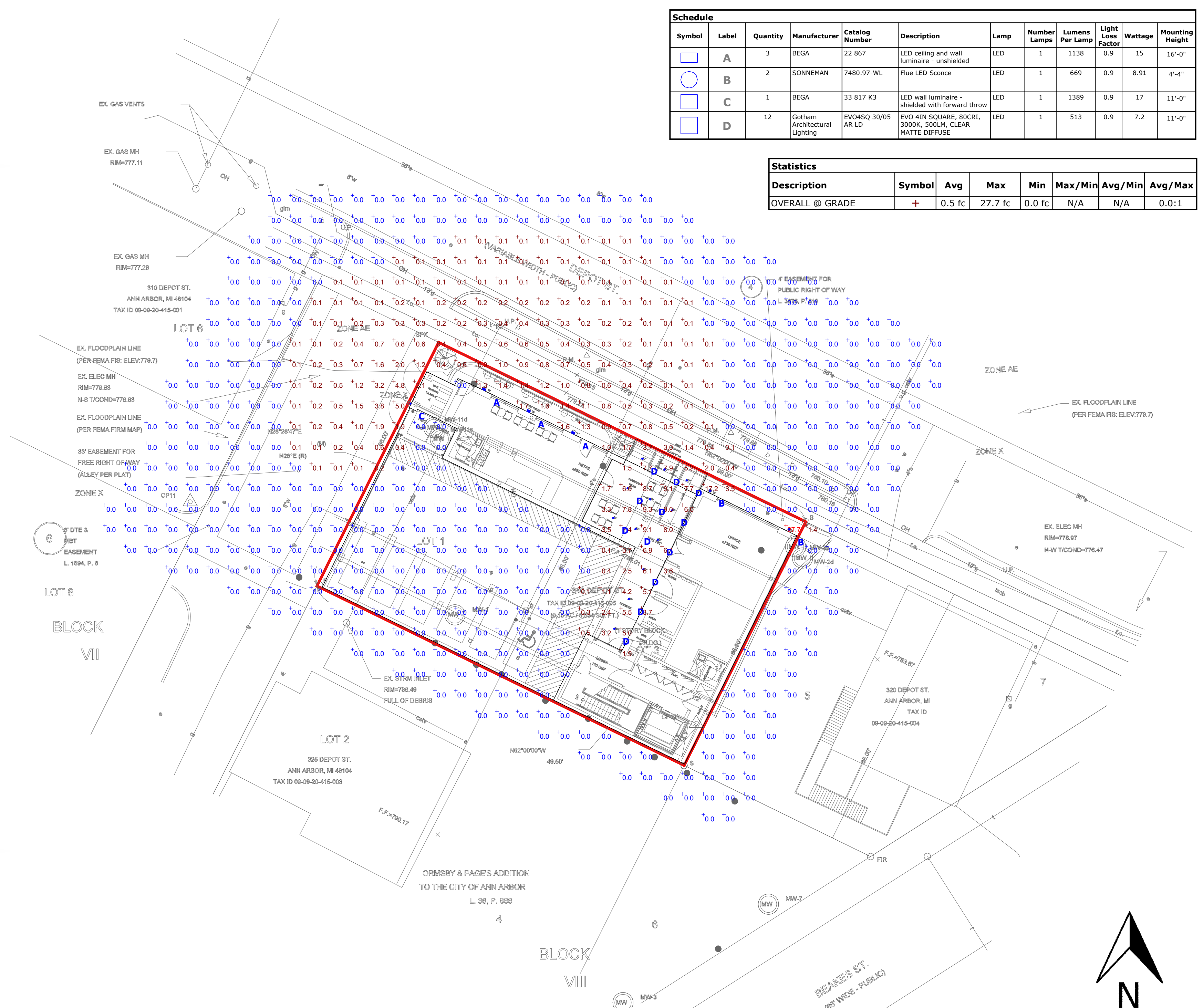
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PROJECT
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PROJECT RENDERINGS
 SHEET TITLE
 20-810
 PROJECT NUMBER
 A-5
 SHEET NUMBER

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
	A	3	BEGA	22 867	LED ceiling and wall luminaire - unshielded	LED	1	1138	0.9	15	16'-0"
	B	2	SONNEMAN	7480.97-WL	Flue LED Sconce	LED	1	669	0.9	8-91	4'-4"
	C	1	BEGA	33 817 K3	LED wall luminaire - shielded with forward throw	LED	1	1389	0.9	17	11'-0"
	D	12	Gotham Architectural Lighting	EVO4SQ 30/05 AR LD	EVO 4IN SQUARE, 80CRI, 3000K, 500LM, CLEAR MATTE DIFFUSE	LED	1	513	0.9	7.2	11'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL @ GRADE	+	0.5 fc	27.7 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 16ft

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT
QUOTES@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE
RESUBMITTED TO THE CITY FOR APPROVAL.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC
IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE
VERIFIED IN FIELD BY OTHERS.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO
FACE OF FIXTURE. POLE HEIGHT SHOULD BE
CALCULATED AS THE MOUNTING HEIGHT LESS BASE
HEIGHT.

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

SONNEMAN
Blue™ 30" LED Sconce 7480.97-WL

DIMENSIONS

Height	30"	SHADE 1	Quantity	1
Width	5"	Color	Material	Textured Black Aluminum
Extension	5"	Material	Height	30"
Minimum Extension	5"	AVAILABLE FINISHES		
Fixture Weight	11 lbs.	Textured Bronze (72)		
ELECTRICAL SPECS				
Bulb Type	Integral LED	Textured Black (74)		
Bulb Quantity	1	Textured White (98)		
Bulb Included?	Yes	GENERAL LISTINGS		
Wattage	9	cETL		
Initial Lumens	900	UL Location		
Delivered Lumens	600	PROJECT		
Input Voltage	120VAC	QUANTITY		
CCT	3000K	NOTES		
CR	90			
Power Supply Type	Driver			
Power Supply Quantity	1			
Power Supply Location	Outlet Box			
Dimming Type	TRAC/ELV			
SHIPPING				
Carton 1 L x W x H	35" x 10" x 9"			
Carton 1 GW	14 lbs.			

SONNEMAN - A Way of Light | 151 Airport Drive, Wappingers Falls, NY 12590 | www.sonnemanawayoflight.com

LED wall luminaire - shielded with forward throw

Type: BEGA Product:
Project:
Modified:

Application
This wall mounted LED luminaire features a forward throw light distribution and is designed for the general illumination of pathways and walkways from various mounting heights. Downlight applications only.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (0.3% copper content) A360.0 aluminum alloy
Clear safety glass with optical texture
High temperature silicone gasket
Mechanically captive stainless steel fasteners
NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 3.7 lbs

Electrical
Operating voltage: 120-277V AC
Minimum start temperature: -30°C
LED module wattage: 13.9W
System wattage: 17W
Dimmability: 0-10V dimmable
Color rendering index: Ra=90
Luminaire lumens: 1650 lumens (3000K)
Lifetime at Ta=15°C: 100,000 h (L70)
Lifetime at Ta=50°C: 101,000 h (L70)

LED color temperature
 4000K - Product number + **K4**
 5000K - Product number + **K5**
 3000K - Product number + **K3**
 2700K - Product number + **K2**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors: Black (BK) White (MH) RAL
 Bronze (BR) Silver (SL) GUS

LED wall luminaire - shielded with forward throw

22917

LED 13.9W 8% 9% 5%

BEGA 1000 BEGA Way, Carpinteria, CA 93013 800-684-0533 info@bega-us.com

LED ceiling and wall luminaire - unshielded

Type: BEGA Product:
Project:
Modified:

Application
The material thickness and strong polycarbonate diffuser makes this impact-resistant LED luminaire extremely robust. Arranged individually or in groups, they are great design elements for a host of lighting applications.

Materials
Luminaire housing and guard constructed of die-cast marine grade, copper free (0.3% copper content) A360.0 aluminum alloy
Impact resistant polycarbonate diffuser
High temperature silicone gasket
Mechanically captive stainless steel fasteners
NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 3.8 lbs

Electrical
Operating voltage: 120-277V AC
Minimum start temperature: -30°C
LED module wattage: 11.8W
System wattage: 15W
Dimmability: 0-10V dimmable
Color rendering index: Ra=90
Luminaire lumens: 1138 lumens (3000K)
Lifetime at Ta=15°C: 100,000 h (L70)
Lifetime at Ta=50°C: 101,000 h (L70)

LED color temperature
 4000K - Product number + **K4**
 5000K - Product number + **K5**
 3000K - Product number + **K3**
 2700K - Product number + **K2**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors: Black (BK) White (MH) RAL
 Bronze (BR) Silver (SL) GUS

LED ceiling and wall luminaire - unshielded

22967

LED 11.8W 11% 7% 5%

BEGA 1000 BEGA Way, Carpinteria, CA 93013 800-684-0533 info@bega-us.com

gotham | E V O
Multiple Layers of Light

Luminaire Type:
Catalog Number:

Buy American

General Illumination Square Downlight 4"

Feature Set

- Bouncing Ray™ optical design
- Unshielded optics mechanically attach the light engine to the laser reflector for complete optical alignment
- 45° cutoff to source and source image
- Fully adjustable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM, 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling
- ENERGY STAR® certified product
- Available with 10% dimming, 1% dimming, or dim to dark
- Baking distribution with feathered edges provides even illumination on horizontal and vertical surfaces

Distribution

adjust with 1.8mm

Superior Performance

Maximal Lumens	290	500	750	1000	1500	2000	2500	3000	3000
Delivered Lumens*	271	513	806	1002	1527	2094	2580	3110	3612
Efficiency	93	72	74	83	103	115	97	91	94
Lumens per Watt	82.4	79.6	102.3	111.8	102.3	104.4	107	94.1	

Coordinated Apertures | Multiple Layers of Light

General Illumination Layer | EVO
High Center Beam Layer | Incline
EVO + Incline - Multiple Layers of Light

Core
Downlight, Adjustable, Beam Reflector, Beam Reflector, Center, Focus, Beam, Replicate

Healthcare
EVO, EVO, EVO, EVO, EVO, EVO, EVO, EVO, EVO, EVO

Special Applications
System, Spot Service, Variable Output, Color Beam, Dimmer, Dimmer

COMPONENTS

EVOC 4-OPEN
page 1 of 8

GOtham ARCHITECTURAL CONCEPTS | 1300 Under Road Center, GA 30012 | P 800-70-5281 (T3TE) | g@thamlighting.com
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