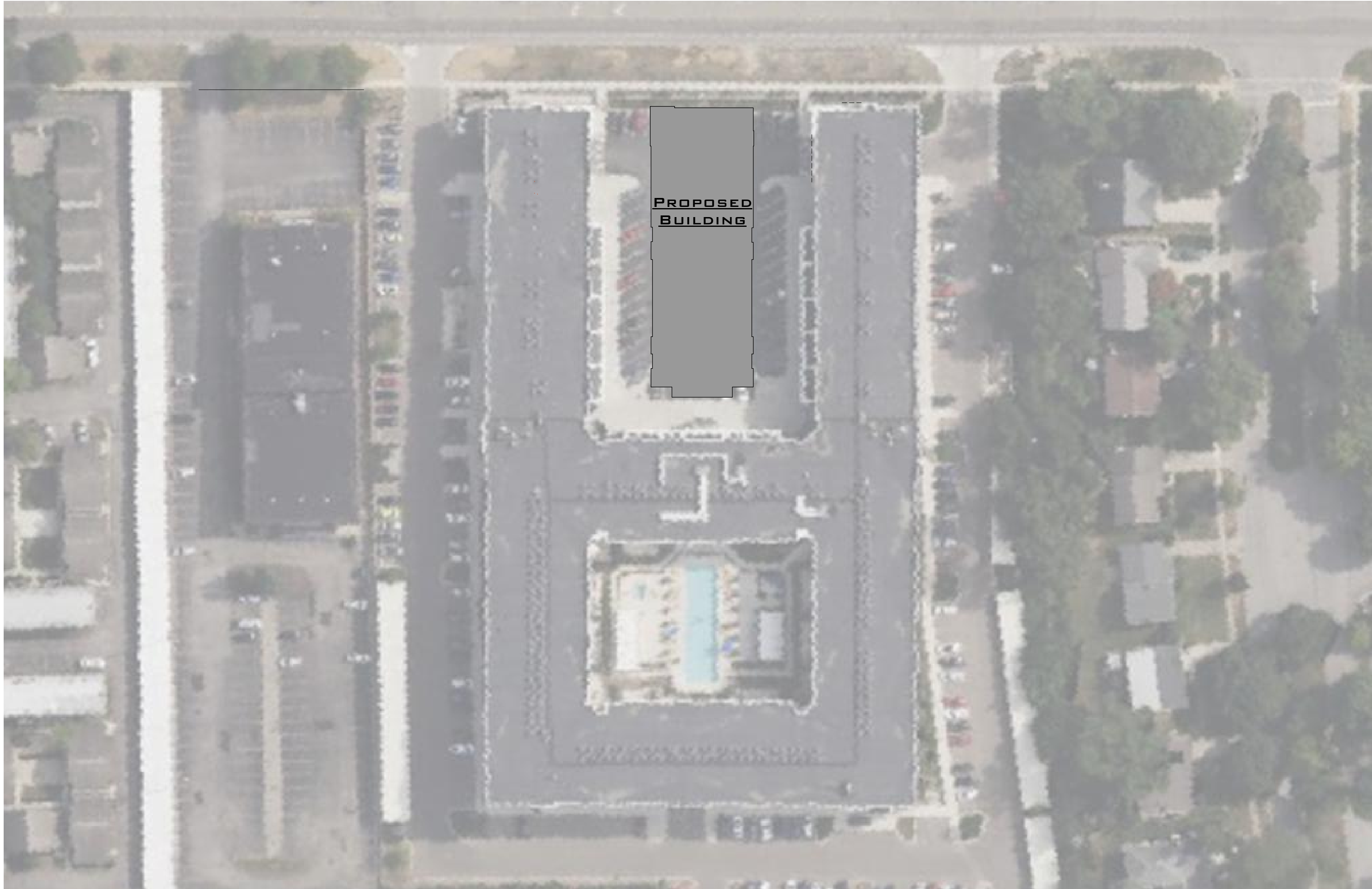




**THE GEORGE ADDITION**  
2505 PACKARD ST, ANN ARBOR

**BOWERS+ASSOCIATES**  
ARCHITECTURE DESIGN





**SITE AERIAL**  
THE GEORGE ADDITION, ANN ARBOR

| DEVELOPMENT SUMMARY AND ZONING COMPLIANCE                             |                                                                                                                                                                     |                                                                                                                |            |                                                                               |            |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------|------------|
| PROJECT DESCRIPTION:                                                  |                                                                                                                                                                     | New construction of a 4-story residential building on the site of The George, an existing residential complex. |            |                                                                               |            |
| SUSTAINABILITY CHECKLIST:                                             |                                                                                                                                                                     |                                                                                                                |            |                                                                               |            |
| Include on-site solar.                                                | The project does not propose any on-site solar.                                                                                                                     |                                                                                                                |            |                                                                               |            |
| Pair on-site solar with on-site energy storage.                       | The project does not propose any on-site energy storage.                                                                                                            |                                                                                                                |            |                                                                               |            |
| Achieve full building electrification.                                | The project will achieve full electrification.                                                                                                                      |                                                                                                                |            |                                                                               |            |
| Please specify all-electric heating sources.                          | All-electric heating is proposed.                                                                                                                                   |                                                                                                                |            |                                                                               |            |
| Use only high-efficiency appliances and interior lighting.            | The project will utilize all electric appliances (including kitchen ranges), Energy Star certified where available, and high-efficiency LED lighting in all spaces. |                                                                                                                |            |                                                                               |            |
| Achieve net zero energy performance or a green building certification | The project does not anticipate green building certification.                                                                                                       |                                                                                                                |            |                                                                               |            |
| Consult an Aging in Place (AIP) specialist (for residential projects) | The project is not planning to consult an AIP specialist.                                                                                                           |                                                                                                                |            |                                                                               |            |
| Include compost waste bin designations.                               | The project will include an area designated for compost and organic waste on site.                                                                                  |                                                                                                                |            |                                                                               |            |
| Consider materials use throughout structure                           | The project will consider the use of responsibly sourced materials with low embodied carbon and end-of-life                                                         |                                                                                                                |            |                                                                               |            |
| Provide building life cycle assessment.                               | The project does not anticipate providing an individual building life cycle assessment.                                                                             |                                                                                                                |            |                                                                               |            |
| Implement a construction and demolition waste management plan.        | The project will implement a construction and demolition waste plan with the selected General Contractor.                                                           |                                                                                                                |            |                                                                               |            |
| DEVELOPMENT COMPARISON CHART                                          |                                                                                                                                                                     |                                                                                                                |            |                                                                               |            |
|                                                                       | EXISTING/REQUIRED                                                                                                                                                   |                                                                                                                |            | PROPOSED                                                                      |            |
| SITE AREA:                                                            | 3,000 SF                                                                                                                                                            |                                                                                                                |            | 283,931 SF                                                                    | 6.52 ACRES |
| LOT WIDTH:                                                            | NO MINIMUM                                                                                                                                                          |                                                                                                                |            | 456'                                                                          |            |
|                                                                       |                                                                                                                                                                     |                                                                                                                |            |                                                                               |            |
| ZONING:                                                               | C1B                                                                                                                                                                 |                                                                                                                |            | C1B                                                                           |            |
|                                                                       |                                                                                                                                                                     |                                                                                                                |            |                                                                               |            |
| LAND USE:                                                             | RESIDENTIAL                                                                                                                                                         |                                                                                                                |            | RESIDENTIAL                                                                   |            |
|                                                                       |                                                                                                                                                                     |                                                                                                                |            |                                                                               |            |
| BUILDING AREA                                                         |                                                                                                                                                                     |                                                                                                                |            |                                                                               |            |
| FLOOR AREA (ATTRIBUTABLE FAR):                                        | MAX 150%                                                                                                                                                            | 363,356                                                                                                        |            | 414,565 SF                                                                    |            |
| FLOOR AREA RATIO:                                                     | MAX 150%                                                                                                                                                            | 128%                                                                                                           |            | 146%                                                                          |            |
| BUILDING UNITS:                                                       | N/A                                                                                                                                                                 | 249 EXISTING                                                                                                   |            | 46 NEW                                                                        |            |
| BEDROOMS:                                                             | N/A                                                                                                                                                                 | 387 EXISTING                                                                                                   |            | 58 NEW                                                                        |            |
|                                                                       |                                                                                                                                                                     |                                                                                                                |            |                                                                               |            |
| BUILDING HEIGHT - IN STORIES                                          |                                                                                                                                                                     |                                                                                                                |            |                                                                               |            |
| (TABLE 5.17-4)                                                        | MIN                                                                                                                                                                 | MAX                                                                                                            |            |                                                                               |            |
|                                                                       | N/A                                                                                                                                                                 | 4                                                                                                              |            | 4                                                                             |            |
|                                                                       |                                                                                                                                                                     |                                                                                                                |            |                                                                               |            |
| BUILDING HEIGHT - IN FEET                                             |                                                                                                                                                                     |                                                                                                                |            |                                                                               |            |
| (TABLE 5.17-4)                                                        | MIN                                                                                                                                                                 | MAX                                                                                                            |            |                                                                               |            |
|                                                                       | N/A                                                                                                                                                                 | 50'                                                                                                            |            | 50'                                                                           |            |
| UNIT TYPES / No.                                                      |                                                                                                                                                                     |                                                                                                                |            | See architectural plans.                                                      |            |
|                                                                       |                                                                                                                                                                     |                                                                                                                |            |                                                                               |            |
| VEHICULAR PARKING (TABLE 5.19-2):                                     |                                                                                                                                                                     |                                                                                                                |            |                                                                               |            |
| EV PARKING                                                            | None required.                                                                                                                                                      |                                                                                                                |            | EXISTING TO REMAIN                                                            |            |
|                                                                       | EV-C                                                                                                                                                                |                                                                                                                | EV-I       | 2 EXISTING EV-I SPACES TO BE RELOCATED                                        |            |
|                                                                       | 90%                                                                                                                                                                 |                                                                                                                | 10%        | 10 NEW EV-I SPACES TO BE PROVIDED IN EX GARAGE                                |            |
|                                                                       |                                                                                                                                                                     |                                                                                                                |            |                                                                               |            |
| BICYCLE PARKING (TABLE 5.19-1):                                       |                                                                                                                                                                     |                                                                                                                |            |                                                                               |            |
| 50% CLASS A                                                           | 0% CLASS B                                                                                                                                                          | 50% CLASS C                                                                                                    |            |                                                                               |            |
| 1 SPACE / 5 DWELLINGS                                                 | 31 BIKE(S)                                                                                                                                                          |                                                                                                                | 30 BIKE(S) | 56 CLASS A SPACES EXIST, 8 CLASS C EXIST, EXISTING PARKING MEETS REQUIREMENTS |            |
|                                                                       |                                                                                                                                                                     |                                                                                                                |            |                                                                               |            |
| SETBACKS (TABLE 5.17-6):                                              |                                                                                                                                                                     |                                                                                                                |            |                                                                               |            |
| EXPOSURE                                                              | MIN                                                                                                                                                                 | MAX                                                                                                            |            |                                                                               |            |
| FRONT                                                                 | 10'                                                                                                                                                                 | 25'                                                                                                            | 10'        |                                                                               |            |
| SIDE-EAST                                                             | 0'                                                                                                                                                                  | 30' @ R DIST.                                                                                                  | EXIST      |                                                                               |            |
| SIDE-WEST                                                             | 0'                                                                                                                                                                  | 30' @ R DIST.                                                                                                  | EXIST      |                                                                               |            |
| REAR                                                                  | 0'                                                                                                                                                                  | 30' @ R DIST.                                                                                                  | EXIST      |                                                                               |            |

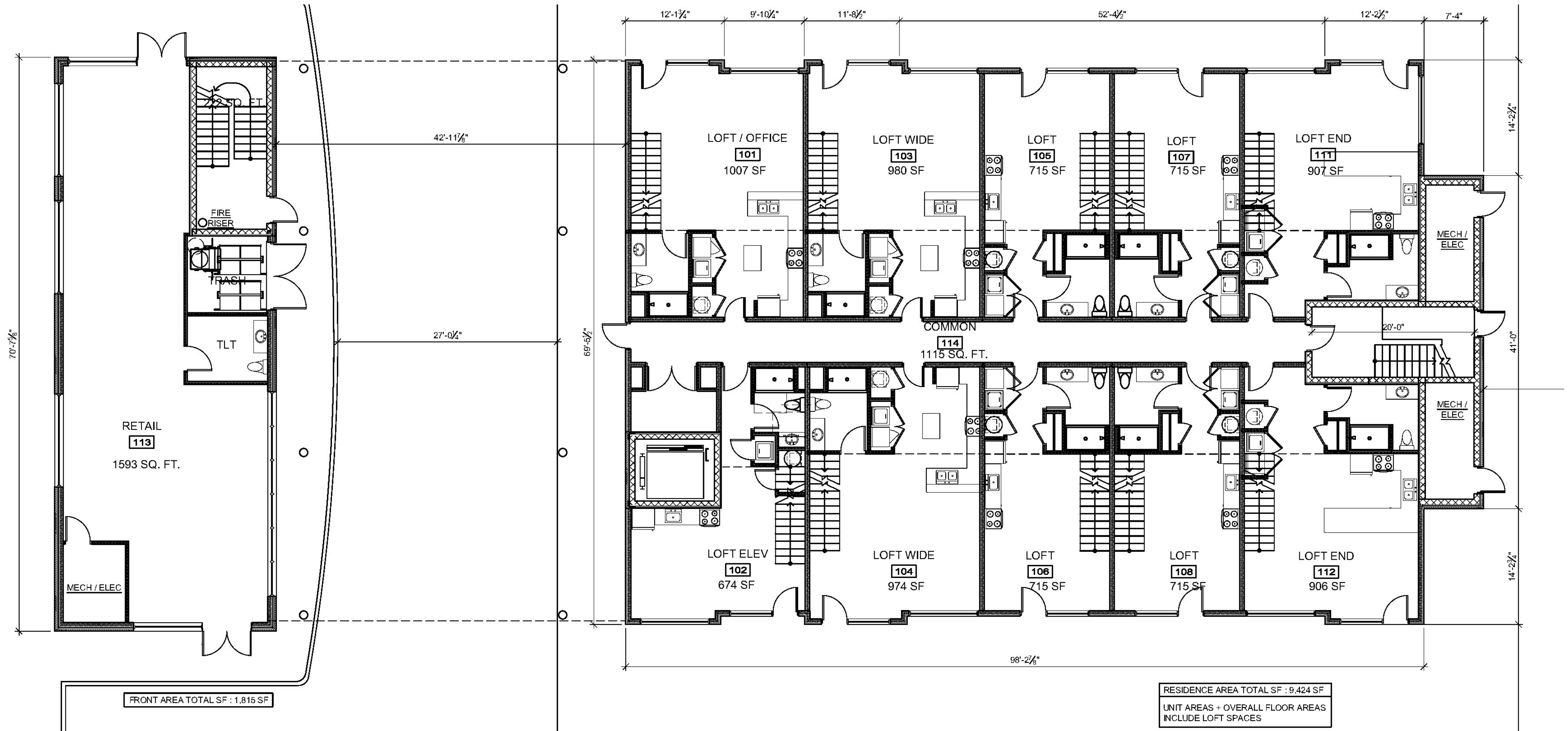


(93 FT. WIDE)



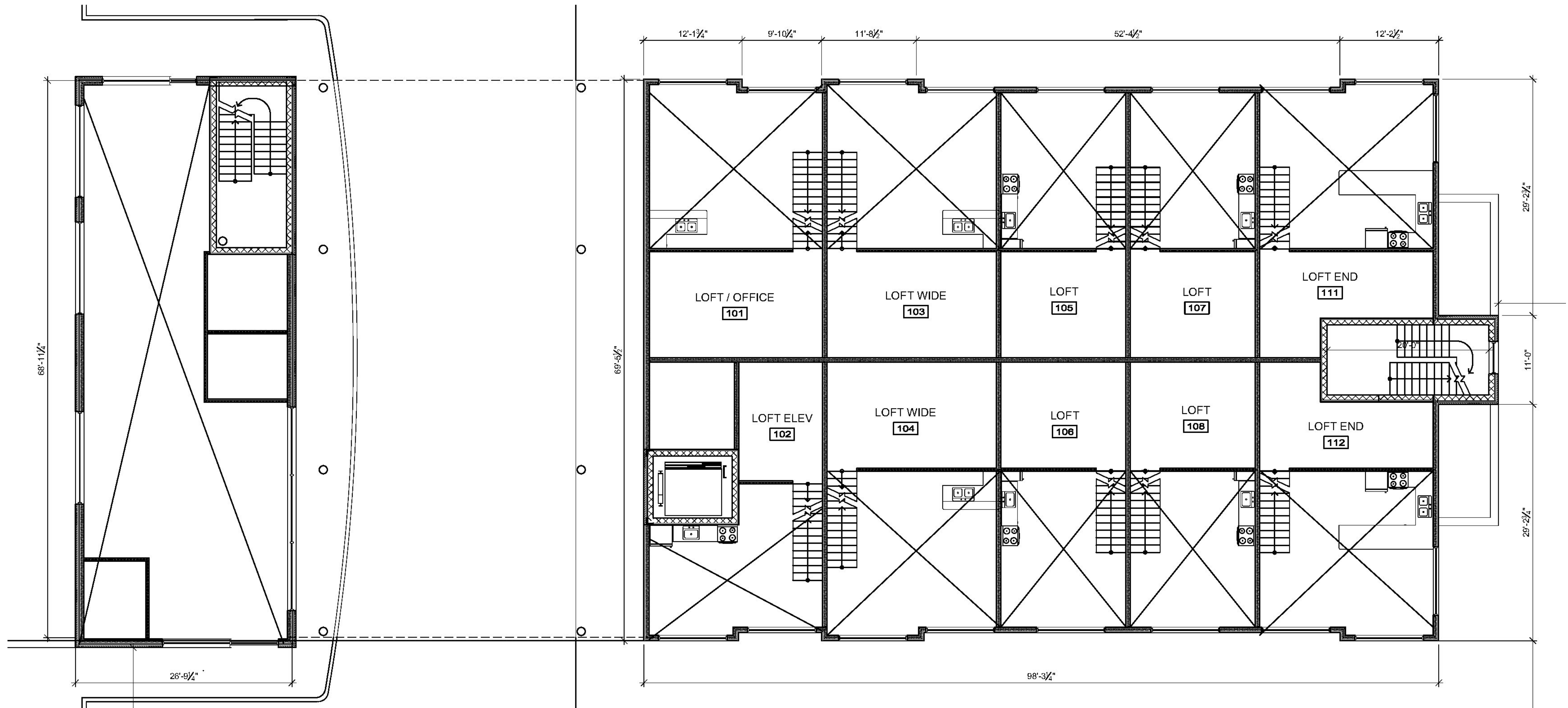
## THE GEORGE ADDITION, ANN ARBOR





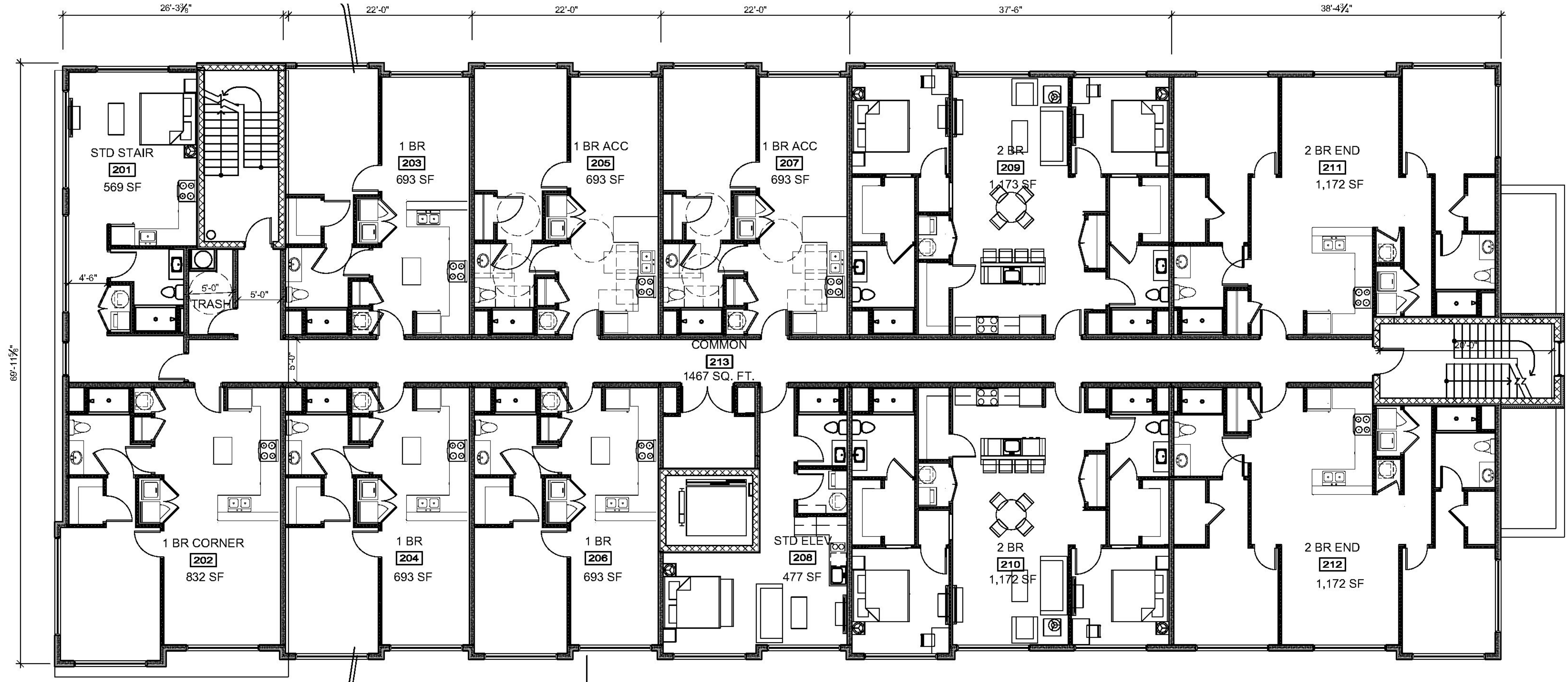
**FIRST FLOOR PLAN**  
THE GEORGE ADDITION, ANN ARBOR





# **FIRST FLOOR LOFT PLAN** THE GEORGE ADDITION, ANN ARBOR





**TYPICAL UPPER FLOOR PLAN**  
THE GEORGE ADDITION, ANN ARBOR





**EXTERIOR ELEVATIONS**  
THE GEORGE ADDITION, ANN ARBOR

**BOWERS+ASSOCIATES**  
ARCHITECTURE DESIGN

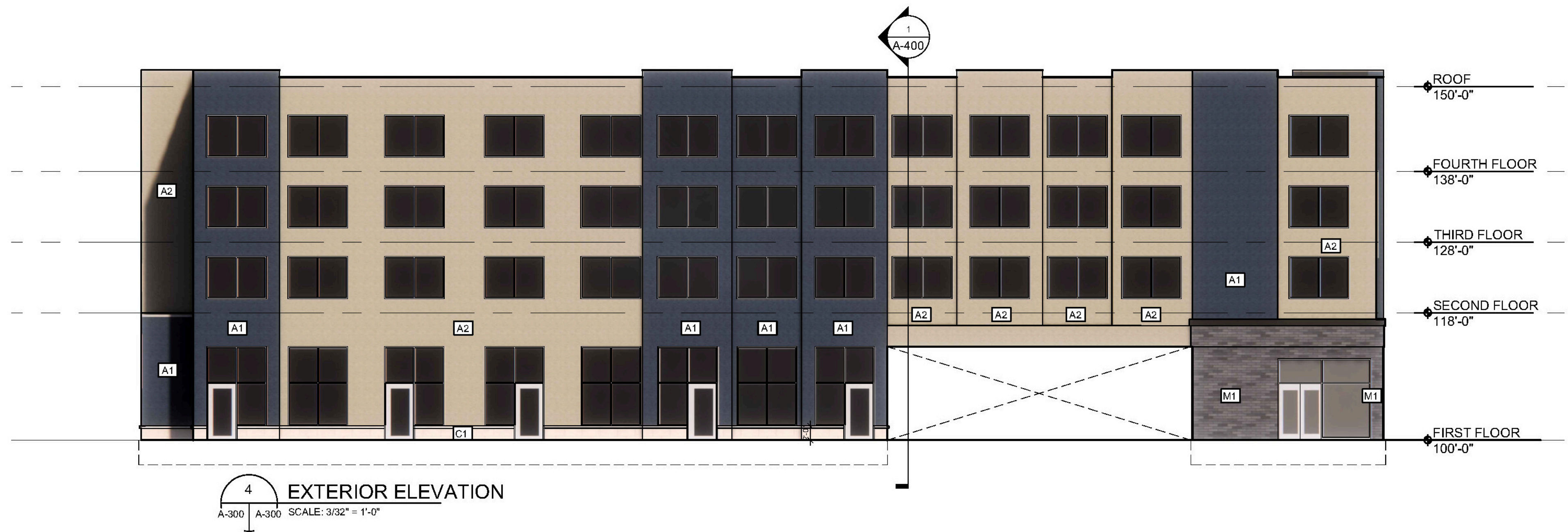




## EXTERIOR ELEVATIONS

THE GEORGE ADDITION, ANN ARBOR









**EXTERIOR RENDERINGS**  
THE GEORGE ADDITION, ANN ARBOR