



VILLAGEGREEN

Lifestyle for Rent

October 4, 2011

City of Ann Arbor
Planning & Development Department
100 North 5th
Ann Arbor, MI 48104
(734) 794-6430

Attn: Jeff Kahan

RE: Ann Arbor City Apartments – Exterior Modifications to the Building Envelope

Jeff,

As a follow up to your request, we have compiled the below list of changes which have been made to the building elevations since the original PUD was approved back in 2008. As you will see, for each revision group, we have included the primary cause for incorporating its change.

Revision Group #1:

- Revised the PUD Height to “Max 104 Feet”
- Building section with the current floor to floors creating a 104'-0” building height from the lowest building corner (SW 810'-0”).
 - Decrease housing levels overall height by 2'-0”
 - First level housing (11'-0” flr-flr / 10'-6” ceiling height)
 - 2nd – 5th typical levels (9'-6” flr-flr / 9'-0” ceiling height)
 - 6th and 7th Penthouse Levels (10'-6” flr-flr / 10'-0” ceiling height)
- Elevation Changes
 - Window Mullin Pattern Changes
 - Raised parking / housing transition line to reflect parking volume
 - Parking Grill revision (longer)
 - Modifying the “Building Height” and “Elevation” references in drawing package
 - Refinement of Building Entry @ Northwest building corner
- Storm water detention system revised to a vault in lieu of individual pipes

Cause:

The revisions listed above were required in order to address a higher than normal ground water table and the current moratorium on pumping groundwater in the City of Ann Arbor. Village Green, in collaboration with the DDA, determined that raising the building above the water table was the solution and the above referenced modifications to the elevation were the result of this joint decision.

Revision Group #2

- Change typical window sizing from 2'-10” wide to 3'-4” wide.
- Inclusion of louvers at alley to achieve open garage natural ventilation requirements.
- Inclusion of MEP openings and devices
 - Stair Pressurization louvers
 - Mechanical Exhaust and Intake louvers
 - Wall caps for bath and dryer exhaust
 - Boiler Flues

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- Exterior lighting
- Inclusion of North Stair Penthouse

Cause:

The revisions listed above were made in order to comply with the City of Ann Arbor Building Code and the National Green Building Standard.

Revision Group #3

- Inclusion of additional vehicular exit onto 1st street

Cause:

The revision listed above was a recommendation of the DDA's consultant Carl Walker in order to provide adequate turning radius for exiting vehicles.

Revision Group #4

- Refinement of the Balcony / French Balcony Rail design
- Refinement of Clubroom roof line and elevation revisions relative to the final clubroom and roof deck layout.

Cause:

The revisions listed above were initiated by Village Green's architect as a result of refinement of the interior and exterior residential spaces. A conscious effort was made to maintain an aesthetically pleasing and highly detailed building envelope while incorporating the final layouts of the interior spaces which were only a schematic design at the time the original PUD was approved,

Revision Group #5

- Change of windows grouping at southwest and northeast corners of building from 3 to 2 to allow adequate room for magic-pak (furnace) closet
- Coordination of exterior elevations to relate to interior plan layout and constraints.
 - Dimensional position of window and MEP groupings
 - Revised window grouping on North Elevation near grid "2.5"
 - Additional bedroom window stack on East Elevation at grid "B"
 - Deletion of window stack on East Elevation near grid "G"
 - Revised window grouping at vertical window stacks between grids "C and C.5" and "E.5 and F"
 - Additional bedroom window stack on South wall of courtyard near grid "6"
- Coordination of Fitness Porch definition

Cause:

The revisions listed above were made in order to ensure coordination of the elevations with the final building floor plan layouts. As mentioned above, these interior spaces were not well defined at the time the original elevations were approved in 2008.

Windows:

As a result of the final unit plan layouts and various City of Ann Arbor code requirements, a total of 20 windows have been eliminated from the 1st and Washington elevations. However, 12 additional windows have been added to the South wall of the courtyard. Although there is a net loss of 8 windows, the current proposed elevation has a significantly higher amount of glazing (or glass area) compared to the approved 2008 version. In fact, more than 60% of the windows have increased in width and height. The salient facts are as follows:

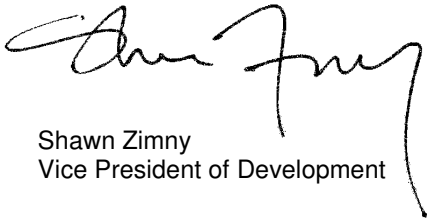
- 2008 approved version
 - Exterior wall surface at housing levels = +/- 55,600 gross square feet
 - Windows = +/-14,100 gross square feet
 - Percentage of windows to exterior wall surface = +/- 25%

- 2011 proposed version
 - Exterior wall surface at housing levels = +/- 54,000 gross square feet
 - Windows = +/-18,300 gross square feet
 - Percentage of windows to exterior wall surface = +/- 33%

In summary and as noted above, the revisions to the elevation as compared to the originally approved PUD elevation were due to issues having nothing to do with value engineering. But instead were a result of the final apartment layouts, code compliance issues and necessary structural, mechanical and compliance with green building standards.

Should you have any further questions, feel free to contact me directly.

Sincerely,
Village Green Residential Properties



Shawn Zimny
Vice President of Development

Encl.

- 1) Proposed 2011 colored elevations
- 2) 2008 Approved colored elevations