



OWNER/DEVELOPER



CIVIL ENGINEER



ARCHITECT



REAL ESTATE STRATEGY



PREVIOUSLY APPROVED

BIRD'S EYE VIEW | SITE LOCATION

HILL  
AUDITORIUM

THE DIAG

LAW QUAD

N. UNIVERSITY AVE

WASHTENAW AVE

E. UNIVERSITY AVE

OBSERVATORY ST

CHURCH ST

WILLARD ST

S. FOREST AVE

S. UNIVERSITY AVE





CURRENTLY PROPOSED

BIRD'S EYE VIEW | SITE LOCATION

HILL  
AUDITORIUM

THE DIAG

LAW QUAD

N. UNIVERSITY AVE

WASHTENAW AVE

E. UNIVERSITY AVE

OBSERVATORY ST

CHURCH ST

WILLARD ST

S. FOREST AVE

S. UNIVERSITY AVE



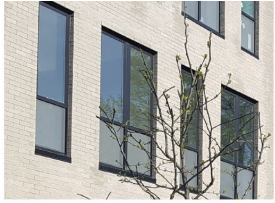


## COMPARISON CHART

	PREVIOUSLY APPROVED	CURRENTLY PROPOSED
GROSS AREA FAR	324,590	435,991
FAR	1,283%	1,338%
BEDS	716	991
UNITS	186	259
PARKING	77	83
BIKE PARKING	115	157



# PREVIOUSLY APPROVED



BLACK WINDOW FRAMES -  
CLEAR LOW-E GLASS



METAL RAILING -  
PAINTED TO MATCH BRICK



RIBBED STO PANEL OR EQUAL  
COLOR TO MATCH BRICK



BLACK STOREFRONT FRAMES -  
CLEAR LOW-E GLASS



SILVER STO PANEL OR EQUAL



STOCAST BRICK OR EQUAL -  
BORDEAUX



CHARCOAL STO PANEL OR EQUAL



GLEN-GERY FACE BRICK -  
MASON GOLD



**ANN ARBOR GALLERIA**  
1208 SOUTH UNIVERSITY AVE

EXTERIOR MATERIALS



08.09.2024



# CURRENTLY PROPOSED



WINDOW WALL SYSTEM  
BLACK FRAMES WITH CLEAR  
LOW-E GLASS (SOLARBAN 60)



BLACK PAINTED METAL  
GUARDRAIL (AT BALCONIES)



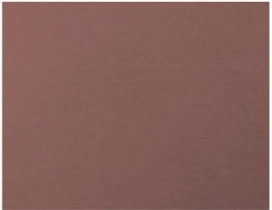
GLASS GUARDRAIL  
(AT FOREST AVENUE BALCONIES)



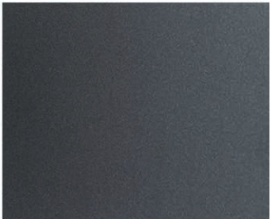
BLACK STOREFRONT FRAMES -  
CLEAR LOW-E GLASS



COMPOSITE SILVER METAL  
PANEL



COMPOSITE METAL PANEL  
(COLOR TO MATCH BRICK)



COMPOSITE CHARCOAL METAL  
PANEL OR EQUAL



GLEN-GERY FACE BRICK -  
MASON GOLD OR SIMILAR



**THE METROPOLITAN ON SOUTH U**  
1208 SOUTH UNIVERSITY AVE

06.23.2025





PARKING TOTALS		
TYPE	REMARKS	COUNT
LEVEL 0		
ACCESSIBLE	EV CAPABLE	
ACCESSIBLE VAN	EV INSTALLED	
COMPACT	EV CAPABLE	
STANDARD	EV CAPABLE	
STANDARD	EV INSTALLED	
LEVEL 0		
ACCESSIBLE	EV CAPABLE	
ACCESSIBLE	EV INSTALLED	
COMPACT	EV CAPABLE	
STANDARD	EV CAPABLE	
STANDARD	EV INSTALLED	
GRAND TOTAL		
<p><b>ELECTRIC VEHICLE CLASS STANDARDS (UDS 19B-3C)</b></p> <p><b>ELECTRIC VEHICLE CAPABLE (EVCAP)</b>            PROVIDING SPACE BY MOVING A CURBED CURB BACKWAY CONTOUR THE PARKING SPACE TO AN INSTALLED ELECTRIC PANEL WITH A CHARGING CORD AND PLUG. EVCAP DOES NOT REQUIRE THE INSTALLATION OF INFRASTRUCTURE AND EQUIPMENT NEEDED FOR A FUTURE ELECTRIFIED VEHICLE CHARGING STATION. EVCAP IS THE DESIGNATED STANDARD WITH THE FOLLOWING TEXT: "FUTURE ELECTRIC VEHICLE CHARGING STATION"</p> <p><b>ELECTRIC VEHICLE INSTALLED (EVI)</b>            PARKING SPACES WITH AN OPERATIONAL, ELECTRIC VEHICLE CHARGING STATION</p> <p><b>STRIPING AND LABELING STANDARDS FOR GARAGE PARKING</b></p> <p>PROVIDE THE FOLLOWING STRIPING:            WHITE DOUBLE SOLID LINES            WHITE DOTTED LINES            YELLOW HATCH OUT AREAS AND ALL BOLLARDS            BLUE PARKING SPACES</p> <p>PROVIDE THE FOLLOWING STENCILING IN 8" WHITE LETTERS:            "TYP"            "DET-8"            "COMBACT"</p>		

PARKING TOTALS		
TYPE	REMARKS	COUNT
LEVEL 0		
ACCESSIBLE	EV CAPABLE	
ACCESSIBLE VAN	EV INSTALLED	
COMPACT	EV CAPABLE	
STANDARD	EV CAPABLE	
STANDARD	EV INSTALLED	
LEVEL 0		
ACCESSIBLE	EV CAPABLE	
ACCESSIBLE	EV INSTALLED	
COMPACT	EV CAPABLE	
STANDARD	EV CAPABLE	
STANDARD	EV INSTALLED	
GRAND TOTAL		
<p><b>ELECTRIC VEHICLE CLASS STANDARDS (UDS 19B-3C)</b></p> <p><b>ELECTRIC VEHICLE CAPABLE (EVCAP)</b>            PROVIDING SPACE BY MOVING A CURBED CURB BACKWAY CONTOUR THE PARKING SPACE TO AN INSTALLED ELECTRIC PANEL WITH A CHARGING CORD AND PLUG. EVCAP DOES NOT REQUIRE THE INSTALLATION OF INFRASTRUCTURE AND EQUIPMENT NEEDED FOR A FUTURE ELECTRIFIED VEHICLE CHARGING STATION. EVCAP IS THE DESIGNATED STANDARD WITH THE FOLLOWING TEXT: "FUTURE ELECTRIC VEHICLE CHARGING STATION"</p> <p><b>ELECTRIC VEHICLE INSTALLED (EVI)</b>            PARKING SPACES WITH AN OPERATIONAL, ELECTRIC VEHICLE CHARGING STATION</p> <p><b>STRIPING AND LABELING STANDARDS FOR GARAGE PARKING</b></p> <p>PROVIDE THE FOLLOWING STRIPING:            WHITE DOUBLE SOLID LINES            WHITE DOTTED LINES            YELLOW HATCH OUT AREAS AND ALL BOLLARDS            BLUE PARKING SPACES</p> <p>PROVIDE THE FOLLOWING STENCILING IN 8" WHITE LETTERS:            "TYP"            "DET-8"            "COMBACT"</p>		

**FOREST AVENUE (AT LEVEL 3)**  
AVERAGE STEPBACK = **6.67**

**UNIVERSITY AVENUE (AT LEVELS 4 & 10)**  
25.37' x 0.72' = 18.27 SF  
116.94' x 0.50' = 773.11 SF

TOTAL AREA = 791.38 SF  
/ TOTAL LENGTH / 144.31'  
AVERAGE STEPBACK = **5.48**

**UNIVERSITY AVENUE (AT LEVELS 5-17)**  
25.37' x 0.72' = 18.27 SF  
29.10' x 0.50' = 145.50 SF  
11.50' x 3.50' = 40.25 SF  
39.00' x 0.50' = 253.50 SF  
11.50' x 3.50' = 40.25 SF  
27.83' x 0.50' = 180.90 SF

TOTAL AREA = 722.32 SF  
/ TOTAL LENGTH / 144.31'  
AVERAGE STEPBACK = **5.01**

**SOUTH FOREST AVENUE**

[illegible]

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THE METROPOLITAN ON  
SOUTH U  
1208 SOUTH UNIVERSITY  
AVENUE

DRAWN BY	MOUNPW	
PROJECT ARCHITECT	JD	
PEER REVIEWER		
ARCHITECT OF RECORD	JM	
NO	DATE	DESCRIPTION
3	02.12.2024	SITE PLAN SUBMITTAL
4	03.25.2024	SITE PLAN RESUBMITTAL
9	11.12.2024	DRB SUBMITTAL-Forest ADDITION
11	12.13.2024	SPA SUBMITTAL-Forest ADDITION
15	04.18.2025	SPA SUBMITTAL-REVISED

	JOB NO 22021
	DATE 06.25.2025

ARCHITECTURAL SITE PLAN

**SP-00**

**NOTES:**

- BUILDING TO BE TYPE 1A CONSTRUCTION
- BUILDING TO BE EQUIPPED WITH NFPA 13 FIRE SUPPRESSION SYSTEM THROUGHOUT
- BUILDING TO BE PROVIDED WITH SMOKE REMOVAL SYSTEM
- BUILDING TO BE PROVIDED WITH TYPE 1 (CLASS 1) STANDPIPE SYSTEM FROM THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS WITH ACCESS TO ROOF THROUGH AN ENCLOSED STAIRWAY
- GARAGE VEHICLE EXIT LOCATIONS TO BE EQUIPPED WITH PEDESTRIAN ALERT SAFETY SIGNAGE WITH AUDIBLE AND VISUAL NOTIFICATION.

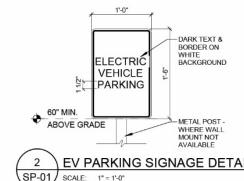
1 ARCHITECTURAL SITE PLAN  
SP-00 SCALE: 1/16" = 1'-0"

2 TYPICAL DUMPSTER DIMENSIONS  
SP-00 NOT TO SCALE



EV PARKING COUNTS			
LEVEL	EV-1	EV-C	TOTAL
LEVEL 01	6	20	26
LEVEL 02	5	53	58
TOTAL	11	73	84
% TOTAL	13%	87%	100%

EV-1 SPACES INDICATED ON FLOOR PLAN. ALL OTHER SPACES TO BE EV-C. VAN ACCESSIBLE SPACE AND ONE ADDITIONAL ACCESSIBLE SPACE REQUIRED TO BE EV-1.



1 LEVEL 01 FLOOR PLAN  
SP-01 SCALE: 3/32" = 1'-0"

APPROVALS

MYEFESKI ARCHITECTS

CONTRACT: METROPOLITAN ARCHITECTS, INC. 1208 SOUTH UNIVERSITY AVENUE, N.C. (D1 DISTRICT). THE METROPOLITAN ARCHITECTS, INC. IS THE ARCHITECT OF RECORD FOR THIS PROJECT. THE ARCHITECTS, INC. IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK NOT SHOWN ON THESE PLANS. THE ARCHITECTS, INC. IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK NOT SHOWN ON THESE PLANS. THE ARCHITECTS, INC. IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK NOT SHOWN ON THESE PLANS.

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS.

OWNER: METROPOLITAN ARCHITECTS, INC. 1208 SOUTH UNIVERSITY AVENUE, N.C. (D1 DISTRICT). THE METROPOLITAN ARCHITECTS, INC. IS THE ARCHITECT OF RECORD FOR THIS PROJECT. THE ARCHITECTS, INC. IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK NOT SHOWN ON THESE PLANS. THE ARCHITECTS, INC. IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK NOT SHOWN ON THESE PLANS. THE ARCHITECTS, INC. IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK NOT SHOWN ON THESE PLANS.

DESIGNER: MYEFESKI ARCHITECTS, INC. 1208 SOUTH UNIVERSITY AVENUE, N.C. (D1 DISTRICT). THE METROPOLITAN ARCHITECTS, INC. IS THE ARCHITECT OF RECORD FOR THIS PROJECT. THE ARCHITECTS, INC. IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK NOT SHOWN ON THESE PLANS. THE ARCHITECTS, INC. IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK NOT SHOWN ON THESE PLANS. THE ARCHITECTS, INC. IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK NOT SHOWN ON THESE PLANS.

DATE: 06.25.2025

NO DATE DESCRIPTION

1	06.12.2024	SITE PLAN SUBMITTAL
2	07.25.2024	SITE PLAN RESUBMITTAL
3	11.12.2024	OVER SUBMITTAL FOREST ADDITION
4	12.13.2024	SFA SUBMITTAL FOREST ADDITION
5	04.18.2025	SFA SUBMITTAL REVISED

THE METROPOLITAN ON SOUTH U  
1208 SOUTH UNIVERSITY AVENUE

LEVEL 1 PLAN

SP-01



The Level 02 Floor Plan illustrates the second floor of a building, primarily dedicated to parking. It features 54 parking spaces, with specific areas designated for EV-C (Electric Vehicle Charging) and EV-V (Electric Vehicle) spaces. The plan includes a central lobby area with stairs (Stair 1, Stair 2) and elevators (Elev 1, Elev 2, Elev 3, Elev 4). Surrounding the building are various setbacks and property lines, including a 10-foot setback and a 15-foot setback. The plan also shows existing buildings, a driveway on private property, and a 10-foot setback. The plan is oriented with North at the top.

**EV PARKING COUNTS**

LEVEL	EV-V	EV-C	TOTAL
LEVEL 01	6	20	26
LEVEL 02	5	53	58
TOTAL	11	73	84
% TOTAL	13%	87%	100%

**EV V SPACES INDICATED ON FLOOR PLAN. ALL OTHER SPACES TO BE EV-C. VMA ACCESSIBLE SPACE AND NO ADDITIONAL ACCESSIBLE SPACE REQUIRED TO BE EV.**

**LEVEL 02 FLOOR PLAN**

SCALE: 3/32" = 1'-0"

EV-I SPACES INDICATED ON FLOOR PLAN. ALL OTHER SPACES TO BE EV-C, VAN ACCESSIBLE SPACE AND ONE ADDITIONAL ACCESSIBLE SPACE REQUIRED TO BE EV-I.



THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE USE OF INCORRECT SCALE.

**OWNER**  
LMP GALLERIA PROPERTY OWNER, LLC  
315 OCEANIE STREET  
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**GENERAL CONTRACTOR**  
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**ARCHITECT**  
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CIVIL ENGINEER  
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3015 PLAZA DRIVE  
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CONTACT: GREGORY BETZLEDT  
PHONE: 734.965.8200 EMAIL: GWING@MONISTEYERCONSULTING.COM

**STRUCTURAL ENGINEER**  
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**MFP-ENGINEER**  
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LANDSCAPE CONSULTANT  
HPLA STUDIO  
5328 ALPINE RD #300  
DALLAS, TX 75240  
CONTACT: ANTONIO BRITER  
PHONE: 604.622.3579 EMAIL: ANTONIO@HPLASTUDIO.COM

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PRELIMINARY  
NOT FOR

NOT FOR  
CONSTRUCTION

--	--

THE METROPOLITAN OF  
SOUTH U

1208 SOUTH UNIVERSITY  
AVENUE

DRAWN BY	MOJUNPW
PROJECT ARCHITECT	JD
PEER REVIEWER	

PEER REVIEWER		
ARCHITECT OF RECORD		JM
NO	DATE	DESCRIPTION
3	02.12.2024	SITE PLAN SUBMITTAL

4	03.25.2024	SITE PLAN RESUBMITTAL
9	11.12.2024	DRB SUBMITTAL-FOREST ADDITION
11	12.13.2024	SPA SUBMITTAL-FOREST ADDITION

15	04.18.2025	SPA SUBMITTAL-REVISED




			JOB NO 22021
--	--	--	-----------------

	DATE 08.25.2025
---	--------------------

LEVEL 2 PLAN

SP-02

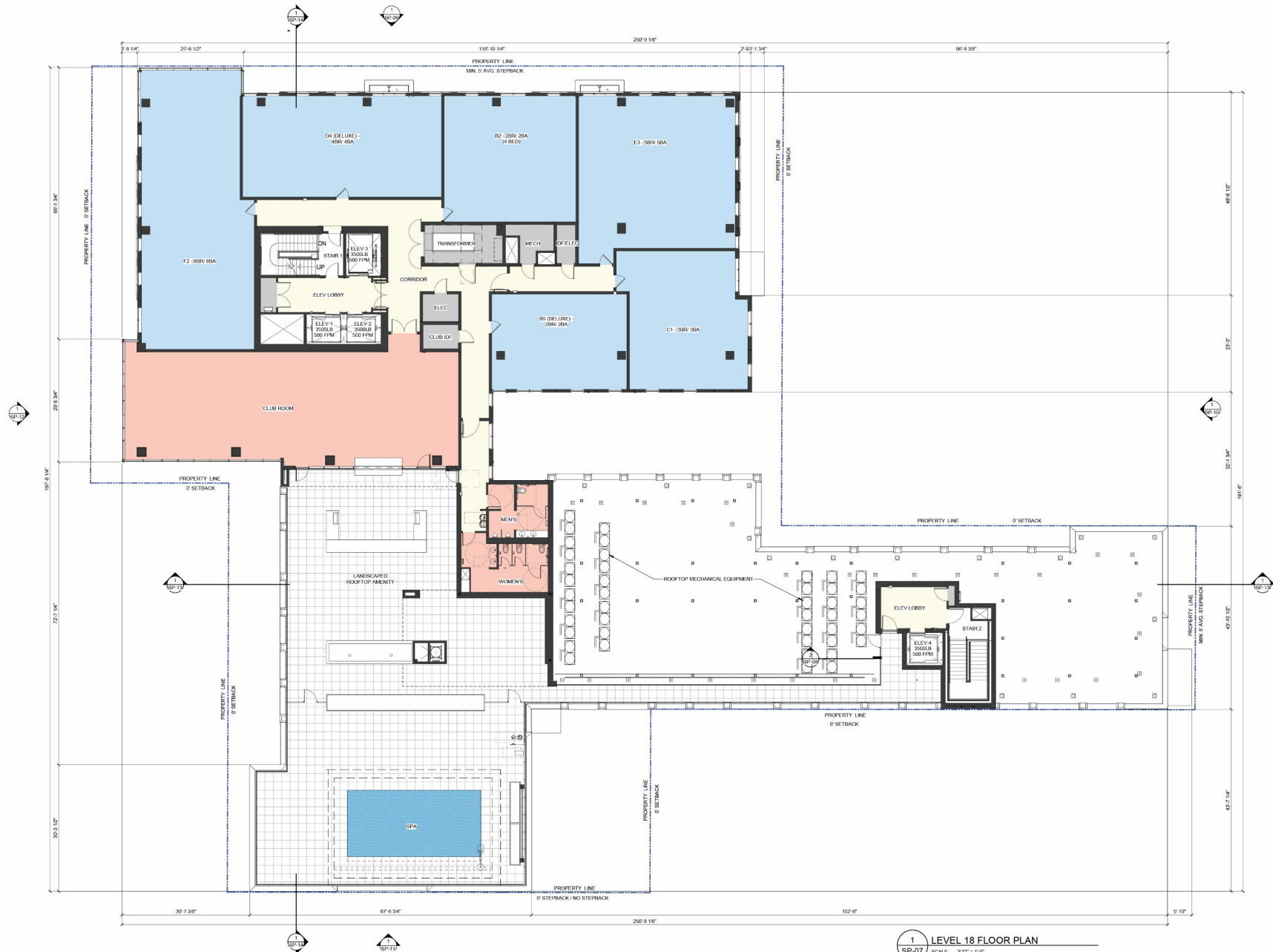
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APPROVALS

COMPANY: MYEFSKI ARCHITECTS, INC. 1000 N. 10TH STREET, SUITE 100, ARLINGTON, VA 22201  
CONTACT: JEFFREY MYEFSKI, AIA, LEED AP  
PHONE: 703.541.1100  
WWW.MYEFSKIARCHITECTS.COM

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

OWNER: 1000 N. 10TH STREET, SUITE 100, ARLINGTON, VA 22201  
CONTACT: JEFFREY MYEFSKI, AIA, LEED AP  
PHONE: 703.541.1100  
WWW.MYEFSKIARCHITECTS.COM

ARCHITECT: MYEFSKI ARCHITECTS, INC. 1000 N. 10TH STREET, SUITE 100, ARLINGTON, VA 22201  
CONTACT: JEFFREY MYEFSKI, AIA, LEED AP  
PHONE: 703.541.1100  
WWW.MYEFSKIARCHITECTS.COM

DATE: 06.25.2025  
JOB NO: 22021  
DATE: 06.25.2025

PRELIMINARY  
NOT FOR  
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THE METROPOLITAN ON  
SOUTH U  
1208 SOUTH UNIVERSITY  
AVENUE

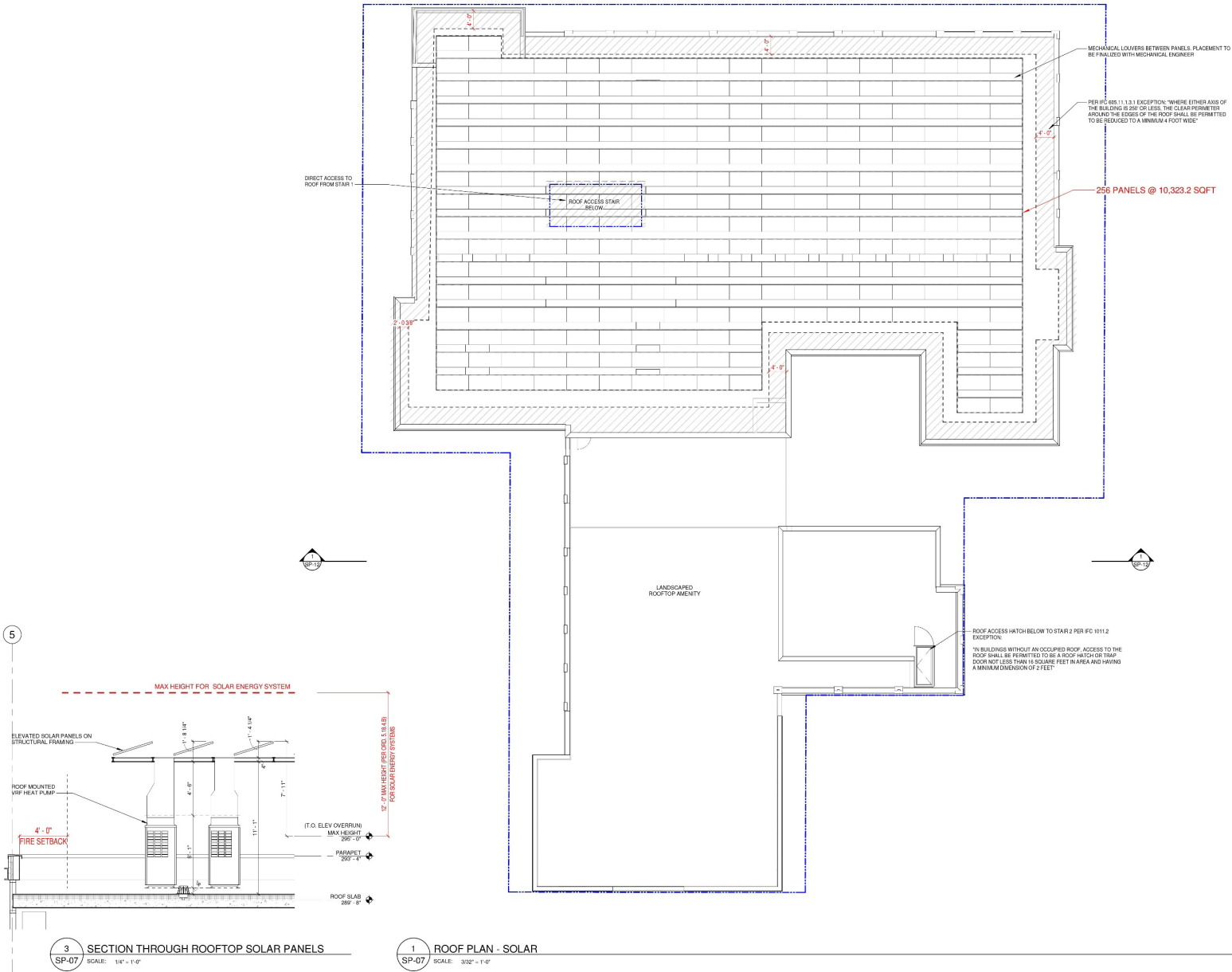
NO.	DATE	DESCRIPTION
1	06.12.2024	SITE PLAN SUBMITTAL
2	07.25.2024	SITE PLAN RESUBMITTAL
3	11.12.2024	DRS SUBMITTAL - FOREST ADDITION
11	12.13.2024	SFP SUBMITTAL - FOREST ADDITION
15	04.18.2025	SFP SUBMITTAL - REVISED

JOB NO  
22021  
DATE  
06.25.2025

LEVEL 18 PLAN

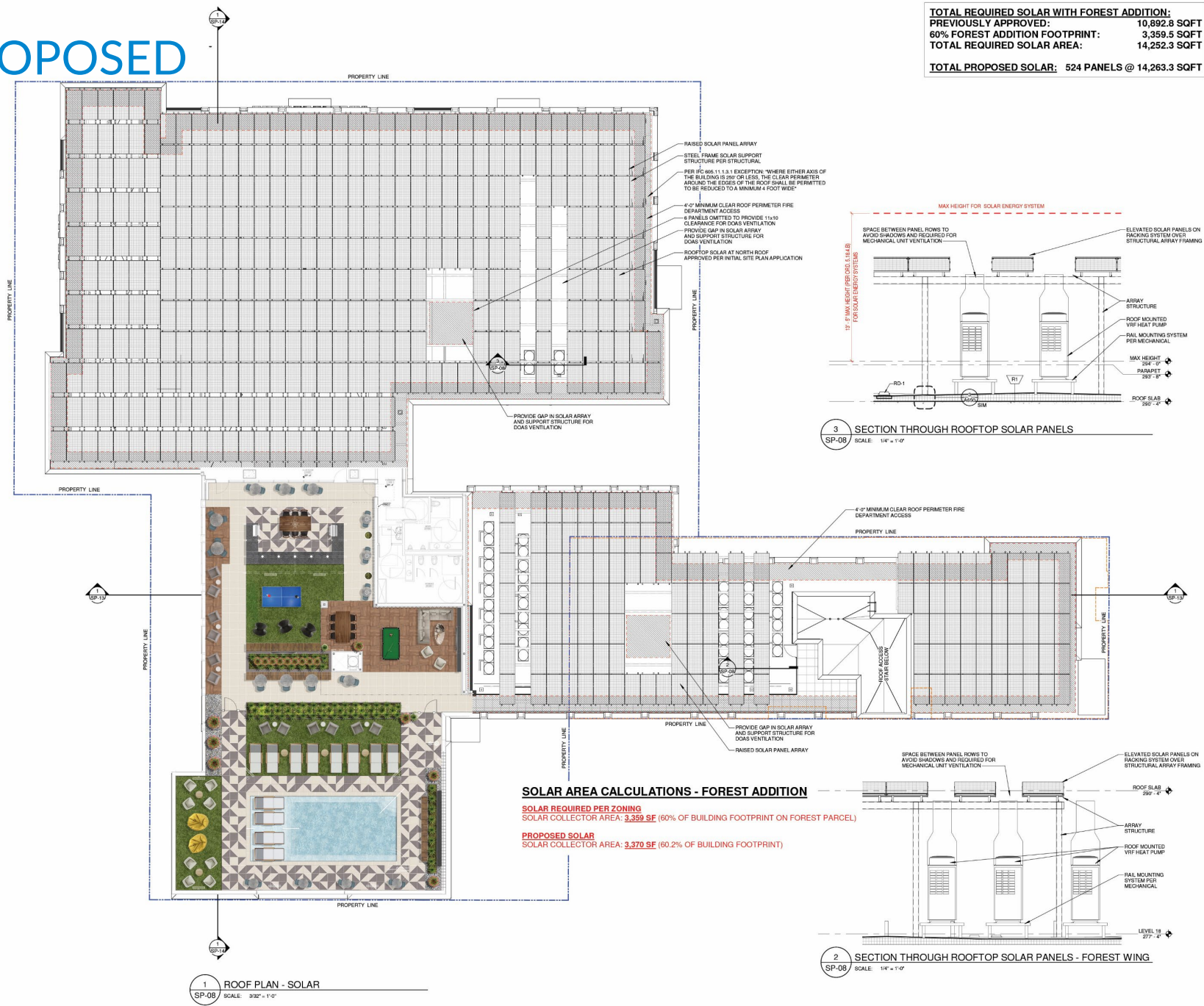
SP-07

1 LEVEL 18 FLOOR PLAN  
SP-07 SCALE: 3/32" = 1'-0"

[illegible]



CURRENTLY PROPOSED



TOTAL REQUIRED SOLAR WITH FOREST ADDITION:  
PREVIOUSLY APPROVED: 10,892.8 SQFT  
60% FOREST ADDITION FOOTPRINT: 3,359.5 SQFT  
TOTAL REQUIRED SOLAR AREA: 14,252.3 SQFT  
TOTAL PROPOSED SOLAR: 524 PANELS @ 14,263.3 SQFT

APPROVALS

MA  
MYEFSKI  
ARCHITECTS

CONSENT: MYEFSKI ARCHITECTS, INC. EXPRESSLY HEREBY RELEASES ITS LIABILITY FOR ANY CONSTRUCTION AND/OR PERFORMANCE DEFECTS IN THESE DRAWINGS. ANY CONSTRUCTION AND/OR PERFORMANCE DEFECTS IN THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THE METROPOLITAN ON  
SOUTH U  
1208 SOUTH UNIVERSITY  
AVENUE

DRAWN BY: MJC/JNPW  
PROJECT ARCHITECT: MJC  
PROJECT REVIEWER: MJC  
ARCHITECT OF RECORD: LM

NO DATE DESCRIPTION  
3 06.12.2024 SITE PLAN SUBMITTAL  
4 09.25.2024 SITE PLAN RESUBMITTAL  
11 11.13.2024 OIR SUBMITTAL-FOREST  
11 12.13.2024 SFA SUBMITTAL-FOREST  
18 04.18.2025 SFA SUBMITTAL-REVISED

JOB NO  
22021  
DATE  
06.25.2025

SOLAR ROOF PLAN  
SP-08































THANK  
YOU

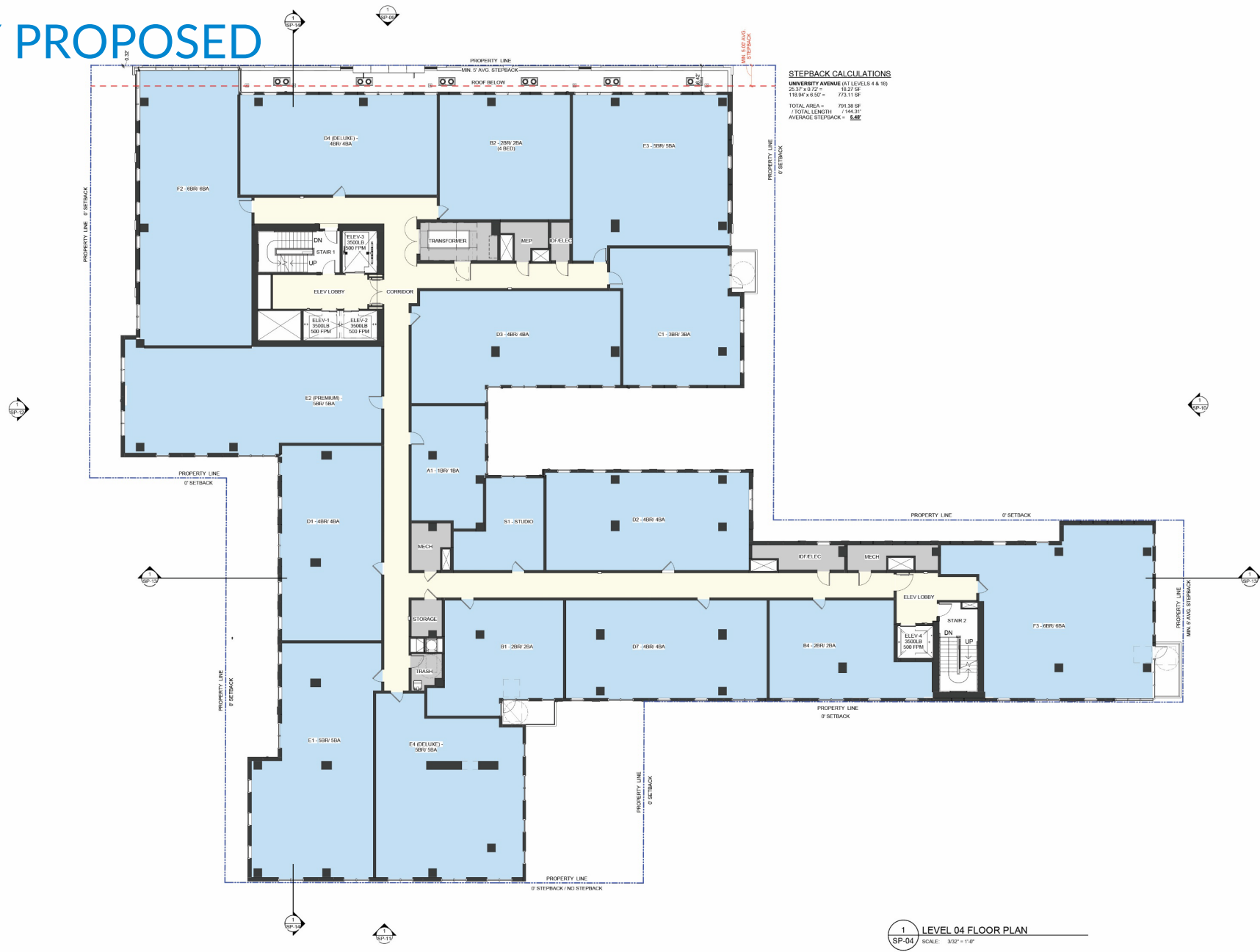


# APPENDIX



- Long Term Holder
- Vertically Integrated Real Estate Company
- Specializes in Acquisition, Development, Management of Premier Market-Rate Housing
- Class A Housing
- \$5.2 Billion of Assets Under Management
- 60+ Properties



[illegible]

CURRENTLY PROPOSED



1 LEVEL 17 FLOOR PLAN  
SP-06 SCALE: 3/32" = 1'-0"

APPROVALS

MYEFSKI  
ARCHITECTS

CONTRACT: METRO ARCHITECTS, INC. 1208 SOUTH UNIVERSITY AVENUE, SUITE 100, ARLINGTON, VA 22204. THESE DRAWINGS ARE THE PROPERTY OF MYEFSKI ARCHITECTS, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM MYEFSKI ARCHITECTS, INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS IS STRICTLY PROHIBITED. MYEFSKI ARCHITECTS, INC. ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN THE ORIGINAL. MYEFSKI ARCHITECTS, INC. ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

OWNER: METRO ARCHITECTS, INC. 1208 SOUTH UNIVERSITY AVENUE, SUITE 100, ARLINGTON, VA 22204. CONTACT: JAMES J. METRO, PRESIDENT, 703.441.1111, JAMES@METROARCHITECTS.COM

DESIGNER: MYEFSKI ARCHITECTS, INC. 1208 SOUTH UNIVERSITY AVENUE, SUITE 100, ARLINGTON, VA 22204. CONTACT: JAMES J. METRO, PRESIDENT, 703.441.1111, JAMES@METROARCHITECTS.COM

DATE: 06.25.2025

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

THE METROPOLITAN ON  
SOUTH U  
1208 SOUTH UNIVERSITY  
AVENUE

DRAWN BY:	MCJ/JPW
PROJECT ARCHITECT:	MCJ
DATE:	06.25.2025
NO. DATE DESCRIPTION	
1 02.12.2024	SITE PLAN SUBMITTAL
2 03.25.2024	SITE PLAN RESUBMITTAL
3 11.12.2024	DRS SUBMITTAL - FOREST ADDITION
11 12.13.2024	SFR SUBMITTAL - FOREST ADDITION
15 04.18.2025	SFR SUBMITTAL - REVISED

JOB NO  
22021  
DATE  
06.25.2025

LEVEL 17 PLAN

SP-06



# CURRENTLY PROPOSED



CURRENTLY PROPOSED

Development Summary											
Floor	Floor Height	Floor Elev.	Residential	Retail	Leasing Office	Amenity / Lobby	Circulation	Vertical Conveyance*	Mech / Storage	Parking Garage	Gross Area
Level 1	15.50	0.00	5,120		869	4,250	692	955	3,310	14,799	29,995
Level 2	10.67	15.50				1,273	426	919	1,291	25,820	29,729
Level 3	10.67	26.17	20,389			1,181	2,419	1,036	1,059		26,084
Level 4	9.83	36.83	20,841				2,374	1,036	1,059		25,310
Level 5	9.83	46.66	20,920				2,361	1,038	1,061		25,380
Level 6	9.83	56.49	20,920				2,361	1,038	1,061		25,380
Level 7	9.83	66.32	20,920				2,361	1,038	1,061		25,380
Level 8	9.83	76.15	20,920				2,361	1,038	1,061		25,380
Level 9	9.83	85.98	20,920				2,361	1,038	1,061		25,380
Level 10	9.83	95.81	20,920				2,361	1,038	1,061		25,380
Level 11	9.83	105.64	20,920				2,361	1,038	1,061		25,380
Level 12	9.83	115.47	20,920				2,361	1,038	1,061		25,380
Level 13	9.83	125.30	20,920				2,361	1,038	1,061		25,380
Level 14	9.83	135.13	20,920				2,361	1,038	1,061		25,380
Level 15	9.83	144.96	20,920				2,361	1,038	1,061		25,380
Level 16	9.83	154.79	20,920				2,361	1,038	1,061		25,380
Level 17	12.67	164.62	19,411				2,394	1,030	2,531		25,366
Level 18	12.67	177.29	7,372			2,859	1,589	1,084	559		13,463
Roof**		189.96									

Gross Area		319,053	5,120	869	9,563	38,226	18,516	22,541	40,619	454,507
Gross Area FAR*		319,053	5,120	869	9,563	38,226	0	22,541	40,619	435,991

\*\*Max Height = 150' + 30% bonus for sustainability or on-site affordable housing = 195'

Site FAR	
Site Area (estimated)	32,592
Proposed Gross FAR Area	435,991
FAR	1338%
Max FAR (D1)	None

UDC Table 5.17-4

Open Space	
Required (D1)	0
Provided	12647

Bicycle Parking	
1 per 2500 sf residential	156
1 per 10,000 sf non resid.	1
Total Required	157

Bicycle Parking Provided	
Level 1 Bike Room	52
Levels 3-17 In-Unit	105 (MINIMUM)
Total Provided	157

ACCESSIBLE BIKE RACKS: PROVIDE DERO - HOOP RACK

NON-ACCESSIBLE BIKE RACKS: PROVIDE DERO - ULTRA SPACE SAVER

Vehicle Parking Provided	
Level 1	29
Level 2	54
Total Parking Required	0
Total Parking Provided	83

spaces / bed = 0.08

Accessible Parking	
Requirement (76-100)	4
Standard	3
Van	1
Total	4
Total Accessible Parking Required	4
Total Accessible Parking Provided	4

EV Parking			
Electric Vehicle Class Standards (UDC 5.19.8-C)			
Electric Vehicle Capable (EV-C): Parking spaces having a capped cable/raceway connecting the parking space to an installed electric panel with a dedicated branch circuit(s) to easily install the infrastructure and equipment needed for a future electric vehicle charging station. The dedicated branch circuit panel space shall be stenciled or marked legibly with the following text: Future Electric Vehicle Charging Circuit.			
Electric Vehicle Installed (EV-I): Parking spaces with an operational electric vehicle charging station.			
Level	EV-I	EV-C	Total
Level 01	6	23	29
Level 02	5	49	54
Total	11	72	83
Required	10%	90%	100%
Provided	13%	87%	100%

EV-I SPACES INDICATED ON FLOOR PLAN. ALL OTHER SPACES TO BE EV-C.

VAN ACCESSIBLE SPACE AND ONE ADDITIONAL ACCESSIBLE SPACE REQUIRED TO BE EV-I.

(ADDITIONAL PARKING TO BE PROVIDED AT ADJACENT PARKING GARAGE)

		Unit Matrix									Beds / Floor	
		Studio	1/1	2/2	2/2 D.O.	3-BR	4-BR	4-BR/ 3BA	5-BR	6-BR		Total
Target Area		450	520	850	1025	1050	1250	1215	1540	1735		
Level 1												
Level 2												
Level 3		1	1	2	1	1	4		3	3	16	62
Level 4		1	1	2	1	1	5		4	2	17	65
Level 5		1	1	2	1	1	5		4	2	17	65
Level 6		1	1	2	1	1	5		4	2	17	65
Level 7		1	1	2	1	1	5		4	2	17	65
Level 8		1	1	2	1	1	5		4	2	17	65
Level 9		1	1	2	1	1	5		4	2	17	65
Level 10		1	1	2	1	1	5		4	2	17	65
Level 11		1	1	2	1	1	5		4	2	17	65
Level 12		1	1	2	1	1	5		4	2	17	65
Level 13		1	1	2	1	1	5		4	2	17	65
Level 14		1	1	2	1	1	5		4	2	17	65
Level 15		1	1	2	1	1	5		4	2	17	65
Level 16		1	1	2	1	1	5		4	2	17	65
Level 17		1	1	1	1	2	5	1	2	2	16	60
Level 18				1	1	1	1		1	1	6	24

Total Units	15	15	30	16	17	75	1	58	32	259
Unit Mix	6%	6%	12%	6%	7%	29%	0%	22%	12%	100%

	Total Bedrooms									
Total Beds	15	15	60	64	51	300	4	290	192	991
Total Bathrooms	15	15	60	32	51	300	3	290	192	958
Bed Mix	1.5%	1.5%	6.1%	6.5%	5.1%	30.3%	0.4%	29.3%	19.4%	100%
Target Mix	6.9%	1.1%	11.5%	0.0%	2.8%	41.1%	0.0%	19.6%	16.8%	100%



CURRENTLY PROPOSED



APPROVALS



CONTRACT: METROPOLITAN ARCHITECTS, INC. 1208 SOUTH UNIVERSITY AVENUE, N.C. 27601  
OWNER: UNIVERSITY OF NORTH CAROLINA  
ARCHITECT: MYEFSKY ARCHITECTS, INC. 1208 SOUTH UNIVERSITY AVENUE, N.C. 27601  
DATE: 08.25.2025

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT FROM THE ORIGINAL SIZE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

OWNER: UNIVERSITY OF NORTH CAROLINA  
1208 SOUTH UNIVERSITY AVENUE, N.C. 27601  
CONTACT: JESSICA MYEFSKY  
PHONE: 919.442.8174 EMAIL: JMYEFSKY@MYEFSKYARCHITECTS.COM

ARCHITECT: MYEFSKY ARCHITECTS  
1208 SOUTH UNIVERSITY AVENUE, N.C. 27601  
CONTACT: JESSICA MYEFSKY  
PHONE: 919.442.8174 EMAIL: JMYEFSKY@MYEFSKYARCHITECTS.COM

DATE: 08.25.2025  
PROJECT: 1208 SOUTH UNIVERSITY AVENUE, N.C. 27601  
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**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**THE METROPOLITAN ON  
SOUTH U  
1208 SOUTH UNIVERSITY  
AVENUE**

DRAWN BY: JAC/JMPW  
PROJECT ARCHITECT: JAC  
DATE: 08.25.2025

NO DATE DESCRIPTION  
1 08.12.2024 SITE PLAN SUBMITTAL  
2 09.25.2024 SITE PLAN REVISION  
3 11.12.2024 OVER SUBMITTAL FORSET  
4 12.12.2024 OVER SUBMITTAL FORSET  
5 04.18.2025 SFA SUBMITTAL REVISION

DATE: 08.25.2025  
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NORTH EXTERIOR ELEVATION

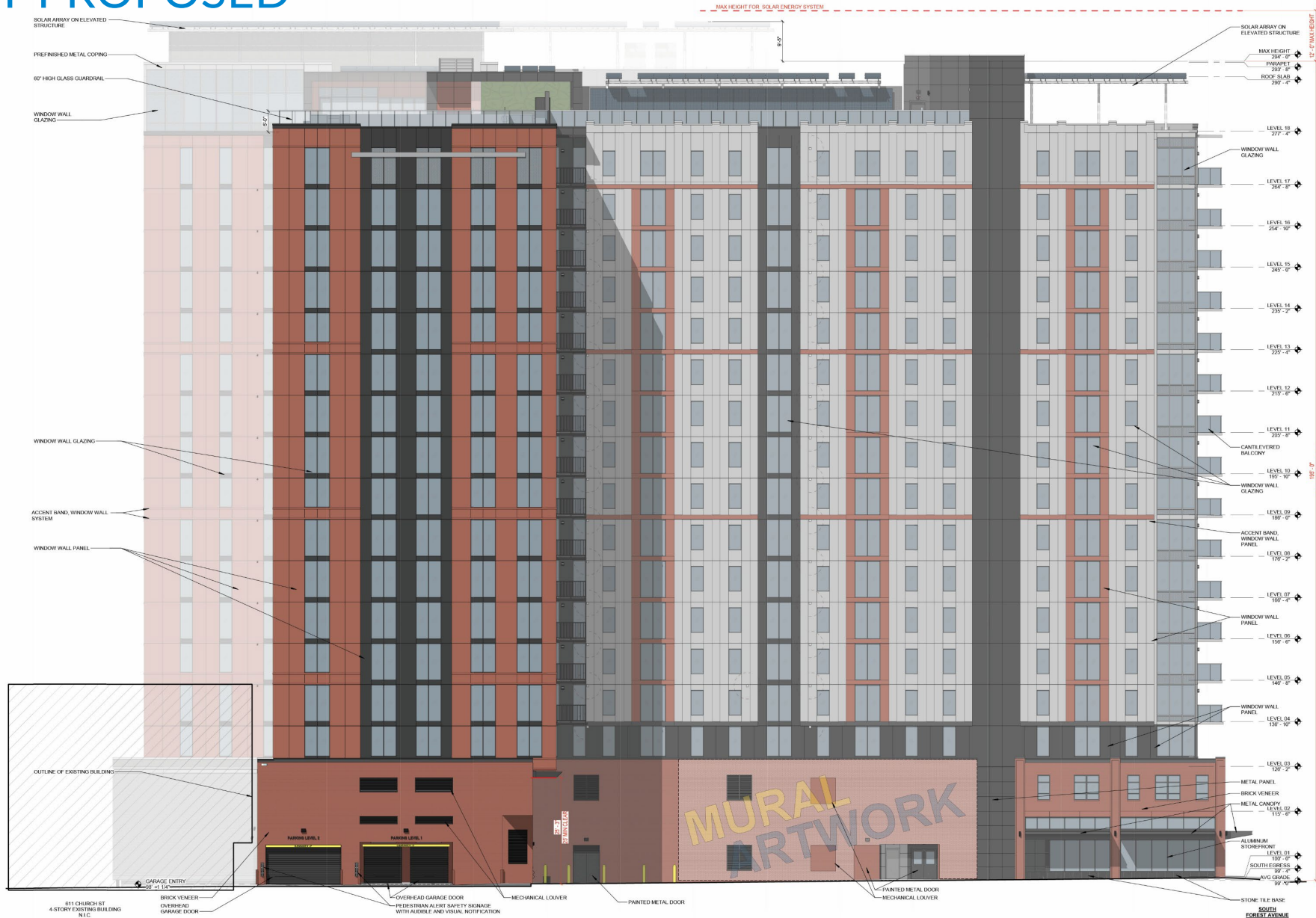
SP-09

1 NORTH EXTERIOR ELEVATION  
SCALE: 3/32" = 1'-0"





CURRENTLY PROPOSED



1 SP-11 SOUTH EXTERIOR ELEVATION  
SCALE: 3/32" = 1'-0"

APPROVALS



CONTRACT: MYEFSKI ARCHITECTS, INC. 10000 N. 10TH AVE. SUITE 100  
DENVER, CO 80231  
PHONE: 303.733.1111  
WWW.MYEFSKIARCHITECTS.COM

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IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

OWNER:  
1208 SOUTH UNIVERSITY AVENUE  
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PHONE: 303.733.1111  
WWW.MYEFSKIARCHITECTS.COM

DESIGNER:  
MYEFSKI ARCHITECTS  
10000 N. 10TH AVE. SUITE 100  
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PHONE: 303.733.1111  
WWW.MYEFSKIARCHITECTS.COM

DATE: 06/25/2025  
DRAWN BY: JAC/JRW  
PROJECT ARCHITECT: JAC  
OFFICE REVIEW: JAC  
ARCHITECT OF RECORD: JAC

NO DATE DESCRIPTION  
3 02.12.2024 SITE PLAN SUBMITTAL  
4 03.25.2024 SITE PLAN RESUBMITTAL  
5 11.12.2024 OVER SUBMITTAL FOREST  
ADDITION  
11 12.12.2024 OVER SUBMITTAL FOREST  
ADDITION  
15 04.18.2025 SPA SUBMITTAL REVISD

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DENVER, CO 80202  
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## APPROVALS



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**OWNER:**  
LMP GALLERIA PROPERTY OWNER, LLC  
315 OCCASIE STREET  
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CONTACT: TUCKER SMITHS  
PHONE: 706.537.4129 EMAIL: TUCKER.SMITHS@LMPGALLERIA.COM

**GENERAL CONTRACTOR:**  
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315 OCCASIE STREET  
ATHENS, GA 30601  
CONTACT: SAM ORENSHAIN  
PHONE: 706.543.1910 EMAIL: SAM.ORENSHAIN@LMPGALLERIA.COM

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CONTACT: JOSH DAWSON  
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ANN ARBOR, MI 48106  
CONTACT: SCOTT BUEZELLE  
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 CONTACT: ANTONIO BRISTER

PHONE: 603.622.3579 EMAIL: [ANTONIO@PLASTUDIO.COM](mailto:ANTONIO@PLASTUDIO.COM)

---

PRELIMINARY

NOT FOR

### CONSTRUCTION

THE METROPOLITAN ON

SOUTH U  
1208 SOUTH UNIVERSITY

DRAWN BY: MCJUN/PW

PROJECT ARCHITECT	JD
PEER REVIEWER	
ARCHITECT OF RECORD	JM

NO	DATE	DESCRIPTION
3	02.12.2024	SITE PLAN SUBMITTAL
4	03.25.2024	SITE PLAN RESUBMITTAL
0	11.12.2024	NDR SUBMITTAL FORCST

8	11.12.2024	SPA SUBMITTAL-FOREST ADDITION
11	12.13.2024	SPA SUBMITTAL-FOREST ADDITION
15	04.10.2025	SPA SUBMITTAL-REVISED

6		




	JOB NO 22021
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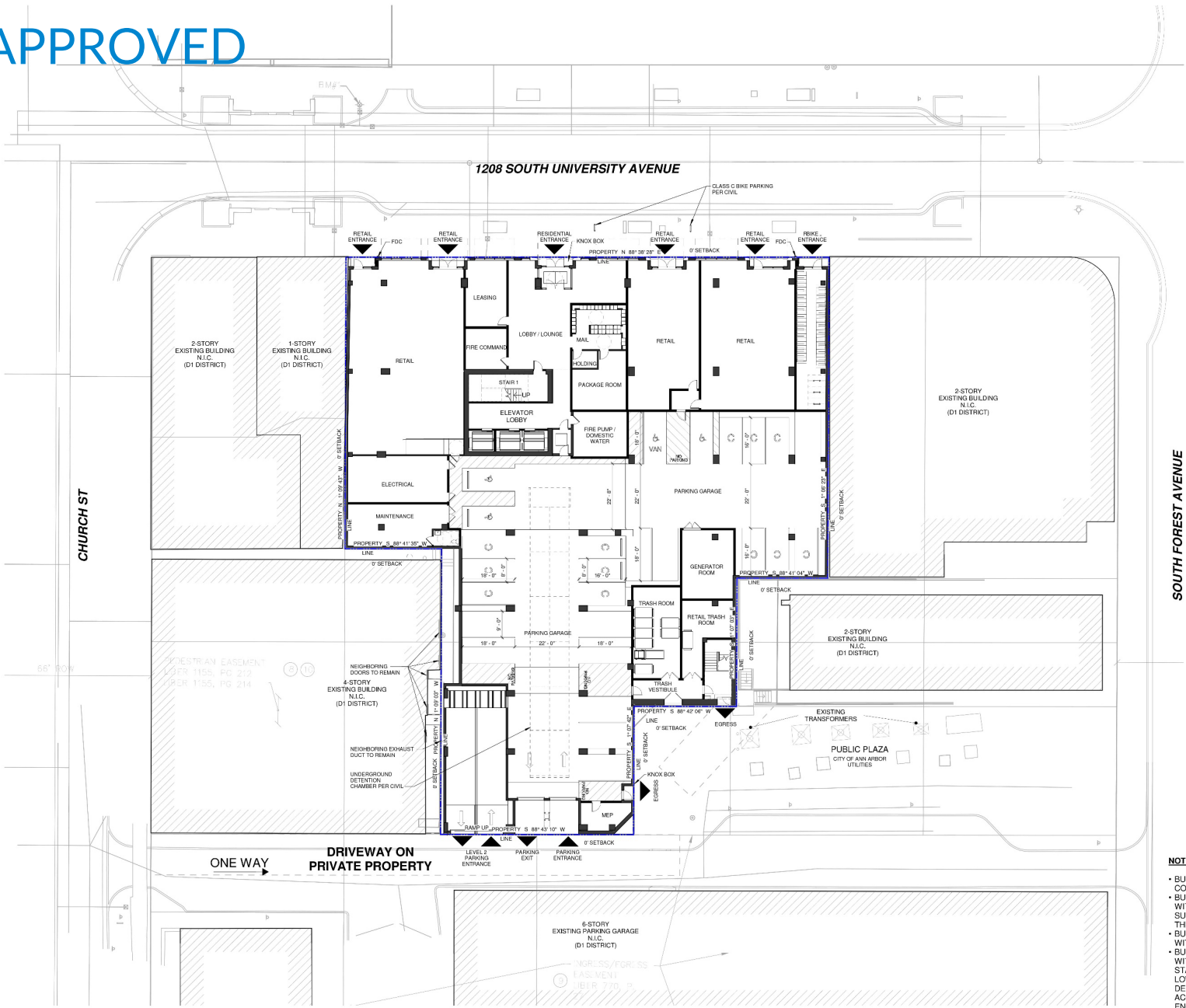
	DATE 08.25.2025
--	--------------------

BUILDING SECTIONS

**SP-13**

---

PREVIOUSLY APPROVED



APPROVALS



COMPANY: MYEFSKI ARCHITECTS, INC. 1208 SOUTH UNIVERSITY AVENUE, SUITE 100, ANN ARBOR, MI 48106-1000  
CONTACT: JEFFREY MYEFSKI, AIA, LEED AP  
PHONE: 734.769.1234  
FAX: 734.769.1235  
EMAIL: JEFF@MYEFSKIARCHITECTS.COM  
WEBSITE: WWW.MYEFSKIARCHITECTS.COM

OWNER: ANN ARBOR GALLERIA  
1208 SOUTH UNIVERSITY AVENUE, SUITE 100, ANN ARBOR, MI 48106-1000  
CONTACT: JEFFREY MYEFSKI, AIA, LEED AP  
PHONE: 734.769.1234  
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WEBSITE: WWW.MYEFSKIARCHITECTS.COM

PRELIMINARY DESIGNER: MYEFSKI ARCHITECTS, INC.  
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ARCHITECTURAL SITE PLAN

SP-00

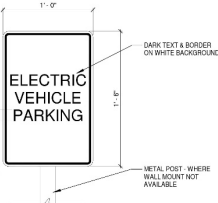
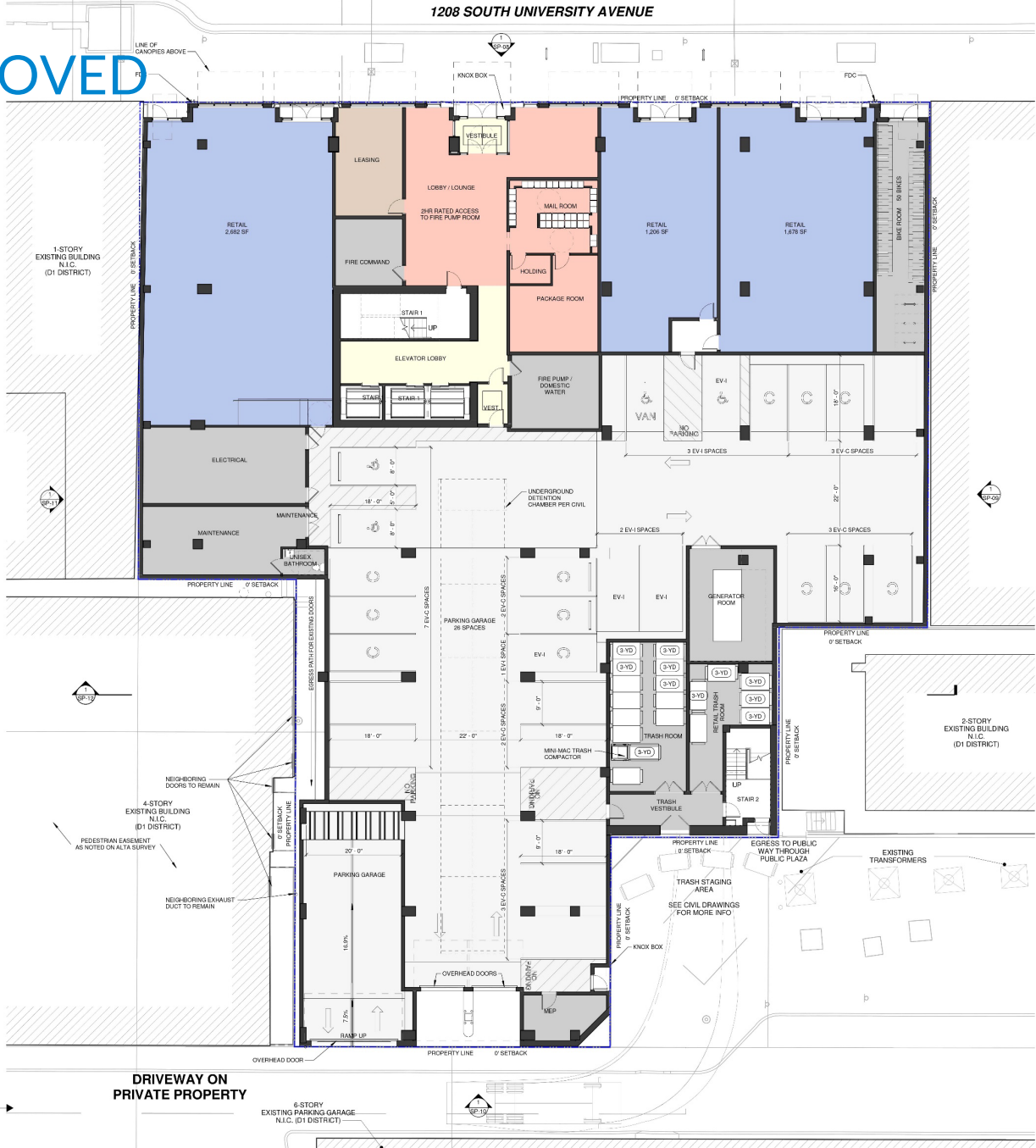
SOUTH FOREST AVENUE

CHURCH ST

- NOTE:**
- BUILDING TO BE TYPE 1A CONSTRUCTION
  - BUILDING TO BE EQUIPPED WITH NFPA 13 FIRE SUPPRESSION SYSTEM THROUGHOUT
  - BUILDING TO BE PROVIDED WITH SMOKE REMOVAL SYSTEM
  - BUILDING TO BE PROVIDED WITH TYPE 1 (CLASS 1) STANDPIPE SYSTEM FROM THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS WITH ACCESS TO ROOF THROUGH AN ENCLOSED STAIRWAY



PREVIOUSLY APPROVED



2 EV Parking Signage Detail  
SP-01 SCALE: 1/12" = 1'-0"

EV PARKING COUNTS			
LEVEL	EV-I	EV-C	TOTAL
LEVEL 01	6	20	26
LEVEL 02	2	49	51
TOTAL	8	69	77
% TOTAL	10%	90%	100%

EV-I SPACES INDICATED ON FLOOR PLAN. ALL OTHER SPACES TO BE EV-C

1 LEVEL 01 FLOOR PLAN  
SP-01 SCALE: 3/32" = 1'-0"

APPROVALS

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DATE  
12.09.2024

SCALE  
1/12" = 1'-0"

PRELIMINARY  
NOT FOR  
CONSTRUCTION

ANN ARBOR GALLERIA  
1208 SOUTH UNIVERSITY  
AVE

DRAWN BY: JMC/CPW  
PROJECT ARCHITECT: JMC  
PROJECT REVIEWER: JMC  
ARCHITECT OF RECORD: JMC

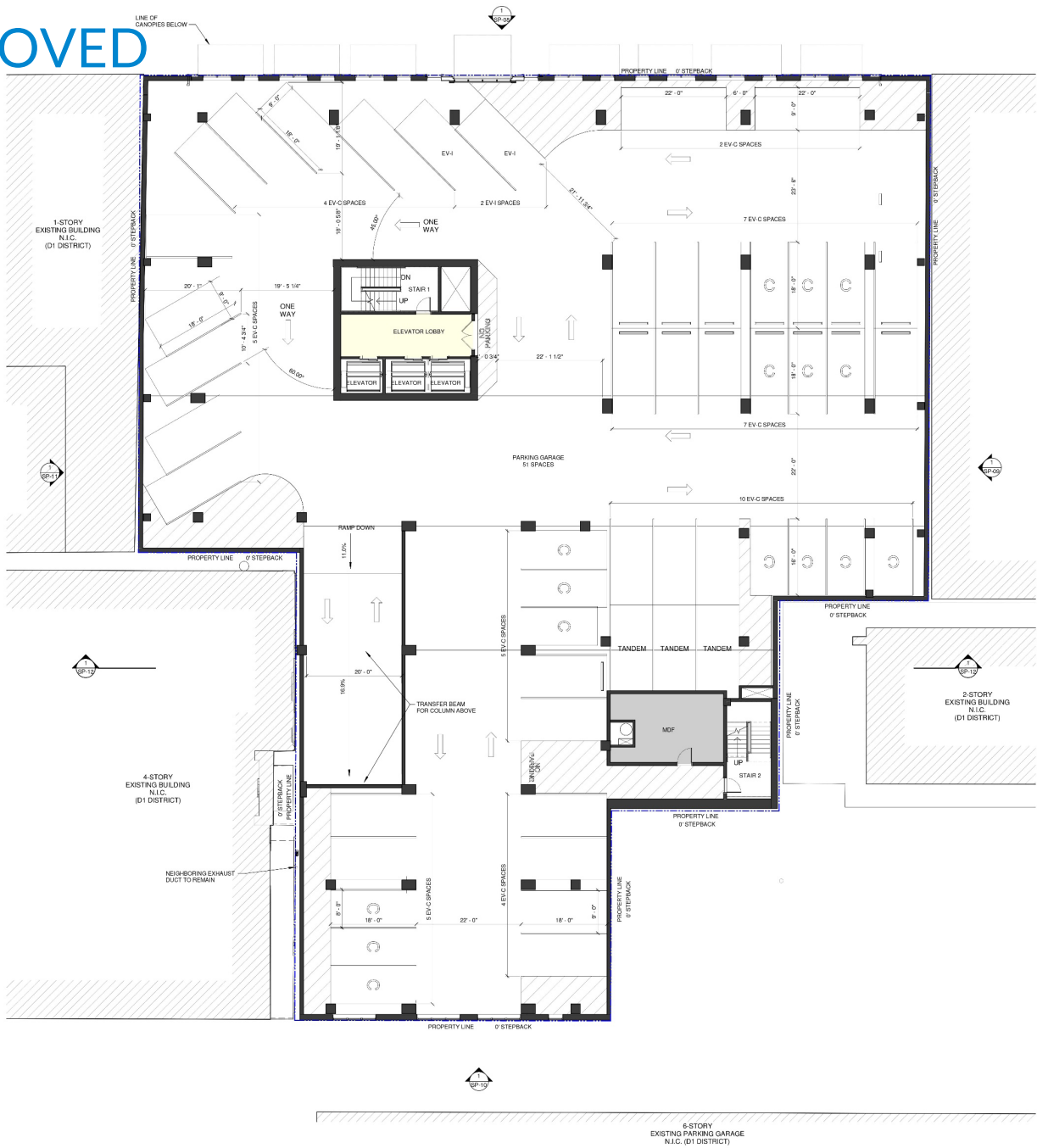
NO.	DATE	DESCRIPTION
1	12.09.2024	SITE PLAN SUBMITTAL
2	03.25.2024	SITE PLAN RESUBMITTAL
3	07.30.2024	SITE PLAN RESUBMITTAL

JOB NO.  
22021  
DATE  
06.09.2024

LEVEL 1 PLAN

SP-01

PREVIOUSLY APPROVED



EV PARKING COUNTS			
LEVEL	EV-I	EV-C	TOTAL
LEVEL 01	6	20	26
LEVEL 02	2	49	51
TOTAL	8	69	77
% TOTAL	10%	90%	100%

EV-I SPACES INDICATED ON FLOOR PLAN. ALL OTHER SPACES TO BE EV-C

APPROVALS



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PRELIMINARY  
NOT FOR  
CONSTRUCTION

ANN ARBOR GALLERIA  
1208 SOUTH UNIVERSITY AVE

DRAWN BY	MC/CHPW
PROJECT ARCHITECT	JD
PROJECT REVIEWER	
ARCHITECT OF RECORD	LM
NO. / DATE	DESCRIPTION
1 / 08.12.2024	SITE PLAN SUBMITTAL
4 / 03.25.2024	SITE PLAN RESUBMITTAL



LEVEL 2 PLAN



FINISH FACE OF ADJACENT WALL

MIN. CLOS. MIN. CLOS.

48" ±

14" ±

11" ±

11" ±

WALL-MOUNTED BIKE HOOK - DRZBA  
BIKE HANGER STORAGE SYSTEM  
VERTICAL BIKE HOOK  
MODEL W878R101C

SHEET METAL STRAPPING  
OVER STRAPPING  
DRYWALL IN PARTICULAR AREA  
SHOWN

LOCATION OF ADJACENT WALL  
(VARIES PER PLAN)

TOP OF FINISHED FLOOR

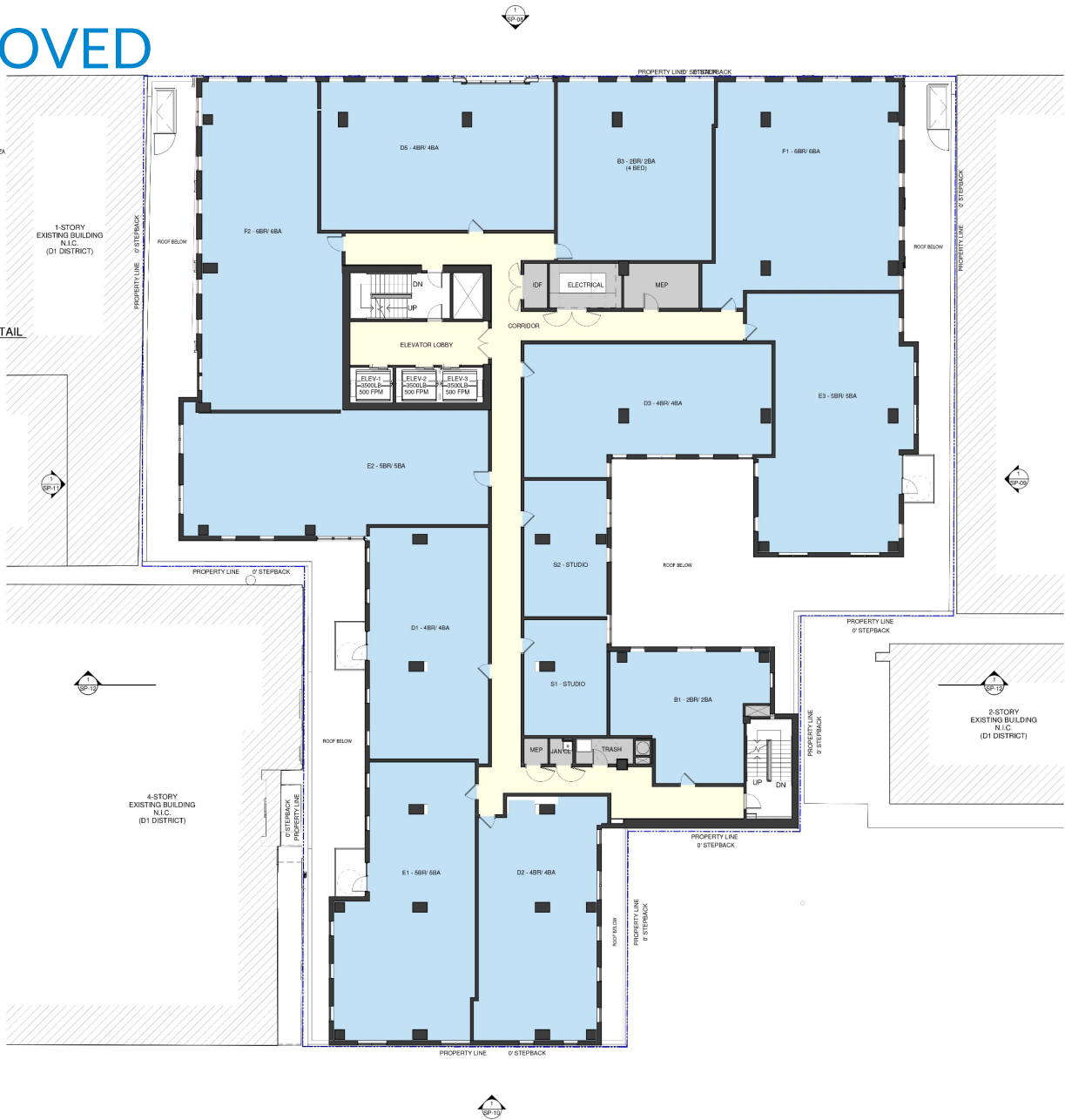
7" ± 1" 0" 7" ±

VARIES PER PLAN

2  
SP-03

IN-UNIT BIKE RACK - WALL MOUNT DETAIL

SCALE: 1/2" = 1'-0"

[illegible]

PREVIOUSLY APPROVED



STEPBACK CALCULATION

1st FLOOR	780 SF
2nd FLOOR	780 SF
3rd FLOOR	780 SF
4th FLOOR	780 SF
5th FLOOR	780 SF
6th FLOOR	780 SF
7th FLOOR	780 SF
8th FLOOR	780 SF
9th FLOOR	780 SF
10th FLOOR	780 SF
11th FLOOR	780 SF
12th FLOOR	780 SF
13th FLOOR	780 SF
14th FLOOR	780 SF
15th FLOOR	780 SF
AVERAGE STEPBACK	1' 0"

APPROVALS

COMPANY: MYEFSKI ARCHITECTS, INC. 1000 N. ZEEB RD. SUITE 100, ANN ARBOR, MI 48106  
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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE PROJECT BEFORE CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONDITIONS.

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DATE: 08.09.2024

LEVELS 4-15 PLAN

SP-04



PREVIOUSLY APPROVED



1 LEVEL 16 FLOOR PLAN  
SP-05 SCALE: 3/32" = 1'-0"

APPROVALS

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**NO. DATE DESCRIPTION**  
 1 03.12.2024 SITE PLAN SUBMITTAL  
 2 03.25.2024 SITE PLAN RESUBMITTAL

**LEVEL 16 PLAN**

**SP-05**

**PRELIMINARY NOT FOR CONSTRUCTION**

**ANN ARBOR GALLERIA**

**1208 SOUTH UNIVERSITY AVE**

**DRAWN BY** MJC/MPW  
**PROJECT ARCHITECT** JD  
**PROJECT REVIEWER** JD  
**ARCHITECT OF RECORD** LM

**NO. DATE DESCRIPTION**  
 1 03.12.2024 SITE PLAN SUBMITTAL  
 2 03.25.2024 SITE PLAN RESUBMITTAL

**JOB NO.** 22021  
**DATE** 08.09.2024

## 09-072286 12/30/2008 498

[illegible]



PREVIOUSLY APPROVED



PREVIOUSLY APPROVED

Development Summary											
Floor	Floor Height	Floor Elev.	Residential	Retail	Leasing Office	Amenity / Lobby	Circulation	Vertical Conveyance*	Mech / Storage	Parking Garage	Gross Area
Level 1	15.00	0.00	5,566		316	1,598	508	869	3,551	12,029	24,437
Level 2	10.67	15.00					193	915	370	23,556	25,034
Level 3	10.67	25.67	17,108				1,866	894	539		20,407
Level 4	10.67	36.33	16,373				1,866	894	539		19,672
Level 5	10.67	47.00	16,373				1,866	894	539		19,672
Level 6	10.67	57.67	16,373				1,866	894	539		19,672
Level 7	10.67	68.33	16,373				1,866	894	539		19,672
Level 8	10.67	79.00	16,373				1,866	894	539		19,672
Level 9	10.67	89.67	16,373				1,866	894	539		19,672
Level 10	10.67	100.33	16,373				1,866	894	539		19,672
Level 11	10.67	111.00	16,373				1,866	894	539		19,672
Level 12	10.67	121.67	16,373				1,866	894	539		19,672
Level 13	10.67	132.33	16,373				1,866	894	539		19,672
Level 14	10.67	143.00	16,373				1,866	894	539		19,672
Level 15	10.67	153.67	16,373				1,866	894	539		19,672
Level 16	12.67	164.33	15,201				1,845	894	1,732		19,672
Level 17	17.00	177.00	5,842			4,635	1,297	919	1,502		14,195
Roof**		194.00									
Gross Area			234,627	5,566	316	6,233	28,101	15,219	14,162	35,585	339,809
Gross Area FAR*			234,627	5,566	316	6,233	28,101	0	14,162	35,585	324,590

\*\*Max Height = 150' + 30% bonus for sustainability or on-site affordable housing = 195'

Site FAR	
Site Area (estimated)	25,298
Proposed Gross FAR Area	324,590
FAR	1283%

Bicycle Parking	
1 per 2500 sf residential	113
1 per 10,000 sf non-resid.	1
Total Required	114

Bicycle Parking Provided	
Level 1 Bike Room	50
Levels 3-17 In-Unit	65 (MINIMUM)
Total Provided	115

Vehicle Parking Provided	
Level 1	26
Level 2	51
Total Parking Provided	77

0.11 spaces / bedroom  
(parking to be provided at adjacent parking garage)

		Unit Matrix									Beds / Floor
		Studio	1/1	2/2	2/2 D.O.	3-BR	4-BR	4-BR/ 3BA	5-BR	6-BR	
Target Area	460	500	860	1030	1100	1255	1215	1540	1735		
Level 1											
Level 2											
Level 3	2	0	1	1		4		3	2	13	51
Level 4	2	0	1	1		4		4	1	13	50
Level 5	2	0	1	1		4		4	1	13	50
Level 6	2	0	1	1		4		4	1	13	50
Level 7	2	0	1	1		4		4	1	13	50
Level 8	2	0	1	1		4		4	1	13	50
Level 9	2	0	1	1		4		4	1	13	50
Level 10	2	0	1	1		4		4	1	13	50
Level 11	2	0	1	1		4		4	1	13	50
Level 12	2	0	1	1		4		4	1	13	50
Level 13	2	0	1	1		4		4	1	13	50
Level 14	2	0	1	1		4		4	1	13	50
Level 15	2	0	1	1		4		4	1	13	50
Level 16	3	0	1	1		3	1	3	1	13	46
Level 17				1		1		1	1	4	19
Total Units	29	0	14	15	0	56	1	55	16	186	
Unit Mix	16%	0%	8%	8%	0%	30%	1%	30%	9%	100%	

	Total Bedrooms									
Total Beds	29	0	28	60	0	224	4	275	96	716
Total Bathrooms	29	0	28	30	0	224	3	275	96	685
Bed Mix	4.1%	0.0%	3.9%	8.4%	0.0%	31.3%	0.6%	38.4%	13.4%	100%
Target Mix	6.9%	1.1%	11.5%	0.0%	2.8%	41.1%	0.0%	19.6%	16.8%	100%



PREVIOUSLY APPROVED





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APPROVALS

MYEFSKI ARCHITECTS

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CONTRACT NO. 2024-001  
PROJECT: ANN ARBOR GALLERIA  
SHEET: NORTH EXTERIOR ELEVATION  
DATE: 08.09.2024  
DRAWN BY: JAC/CPW  
CHECKED BY: JAC/CPW  
PROJECT ARCHITECT: JAC/CPW  
ARCHITECT OF RECORD: JAC/CPW  
NO. DATE DESCRIPTION  
1 08.12.2024 SITE PLAN SUBMITTAL  
2 09.05.2024 SITE PLAN SUBMITTAL

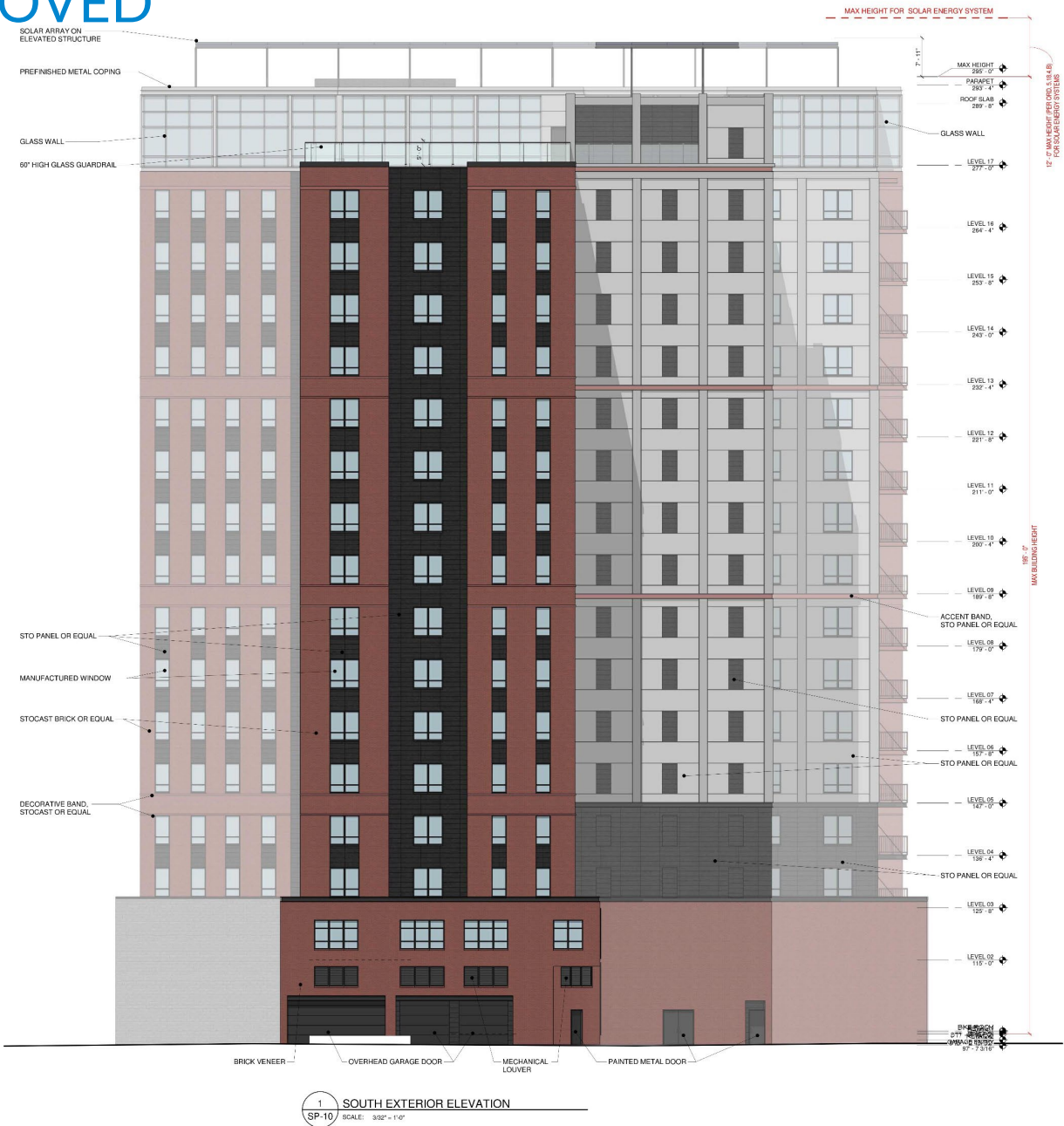
JOB NO.  
2024  
DATE  
08.09.2024

NORTH EXTERIOR ELEVATION

SP-08

**SP-09**



[illegible]

PREVIOUSLY APPROVED



1 WEST EXTERIOR ELEVATION  
SP-11 SCALE: 3/32" = 1'-0"

APPROVALS

COMPANY MYEFSKI ARCHITECTS, INC. EMPLOYEES REPRESENTED BY COMPANY ARE NOT EMPLOYED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY SYSTEMS OR EQUIPMENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY SYSTEMS OR EQUIPMENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY SYSTEMS OR EQUIPMENT.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

ANN ARBOR GALLERIA  
1208 SOUTH UNIVERSITY  
AVE

DRAWN BY	MD/CMRW	
PROJECT ARCHITECT	JD	
PROJECT ARCHITECT	JD	
ARCHITECT OF RECORD	LM	
NO.	DATE	DESCRIPTION
1	03.12.2024	SITE PLAN SUBMITTAL
2	03.25.2024	SITE PLAN RESUBMITTAL

JOB NO.	22021
DATE	08.09.2024

WEST EXTERIOR ELEVATION

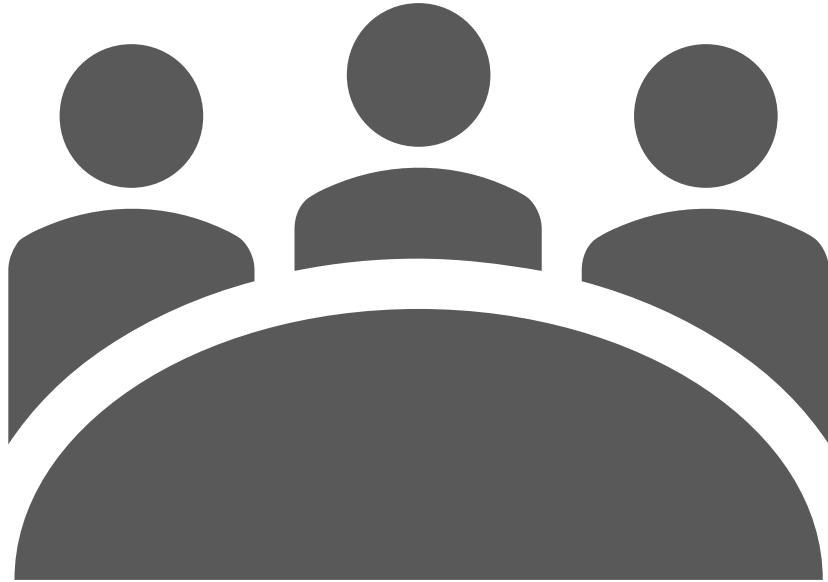
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APPROVALS		
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COPYRIGHT © MYEFSKI ARCHITECTS INC. EXPRESSING RESERVATION OF RIGHTS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MYEFSKI ARCHITECTS INC. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.		
THIS DOCUMENT IS THE PROPERTY OF MYEFSKI ARCHITECTS INC. AND IS NOT TO BE LOANED, REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MYEFSKI ARCHITECTS INC. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.		
CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND BE RESPONSIBLE FOR THE COST OF SUCH PERMITS. MYEFSKI ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE COST OF SUCH PERMITS.		
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14		



## NEIGHBORHOOD / CITIZEN PARTICIPATION MEETINGS

- November 7, 2023
- December 5, 2023
- May 15, 2024

## DESIGN REVIEW BOARD

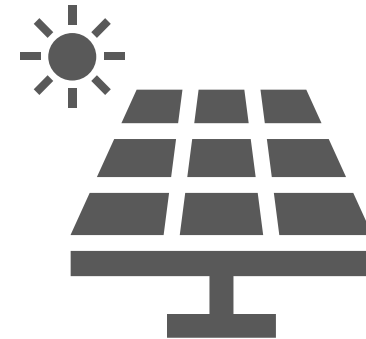
- December 12, 2023

## CITY PLANNING COMMISSION

- August 20, 2024



- Ideally situated with exceptional walkability, offering easy, pedestrian-friendly access to the university campus
- Access to local transit
- Designed to meet LEED Gold Certified equivalent
- Rooftop solar array
- All electric building
- Stormwater detention with permeable storage tank
- Contribution to City Parks



- 50 bike parking spaces are provided in the bike room, directly accessible from University Ave
- An additional 65 bike spaces are located within the units for a total of 115 bike parking spaces
- Under building parking
- Eight (8) electric vehicle charging stations with 69 future-proof spaces
- Green construction materials
- Energy-efficient Energy Star appliances

