

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 6, 2015

**SUBJECT: Staybridge Suites & Retail Rezoning and Planned Project Site Plan
File Nos. SP14-057 & Z14-028**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve Staybridge Suites & Retail rezoning from RE (Research District) to C2B (Business Service District).

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Staybridge Suites & Retail Planned Project Site Plan.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the proposed landscape modifications to the Staybridge Suites & Retail site in order to waive the required right-of-way screening outside the critical root zones of landmark trees in accordance with Chapter 62 (Landscape and Screening Ordinance), Section 5:608(1)(c).

STAFF RECOMMENDATION

Staff recommends that the rezoning be **approved** because the proposed uses permitted under the C2B zoning district are consistent with the recommendations of the Master Plan: Land Use Element and would be compatible with the City's adopted plans and policies and with the surrounding properties.

Staff recommends that the planned project site plan be **approved** because it would comply with local, state and federal laws and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety or welfare. The requested planned project modification of reduced front setbacks is consistent with the standards of Section 5:70 and is a benefit because this proposal provides pedestrian connections with the surrounding neighborhood area and takes advantage of public transit by fronting a bus stop.

Staff recommends that the landscape modification request for Staybridge Suites & Retail be **approved** because the modifications are consistent with the intent of the ordinance by waiving the required right-of-way screening located in the critical root zones of landmark trees.

STAFF REPORT

This proposal was postponed at the April 7, 2015 City Planning Commission Meeting to allow the petitioner additional time to address staff comments.

Natural Features Protection

The previously submitted site plan layout showed encroachment of a parking aisle into the critical root zone of five landmark trees along the west side of this site.

To reduce impacts on the critical root zones of the landmark trees, the revised site layout reduced the drives on both the east and west side of the hotel from 24-feet to 22-feet and shifted the building and parking areas to the east. These changes shifted the western line of the proposed curb by approximately 4.25 feet east to be in the approximate location of the existing pavement. This shift does not require mitigation for the landmark trees.

Landscape Modification Request

A hedge, dense shrub planting, landform berm, wall or combination is required for right-of-way screening of the vehicular use area. This screening is required along S. State Street and was shown on the last submittal only in the areas outside of the critical root zone of the landmark trees. A Landscape Modification has been requested to allow reduction of the continuous hedge, berm or wall requirement along S. State Street because placement of plantings in the critical root zones would cause damage to the existing landmark trees. The petitioner has proposed plantings along S. State Street outside of the critical root zones of the landmark trees (Landscape Modification Application attached).

Traffic Analysis

An updated Traffic Impact Study has been completed and reviewed by the City Traffic Engineer. A LOS C is the minimum acceptable for an urban/suburban area. LOS C is considered by many traffic safety professionals to be the minimum acceptable condition in rural areas and urban/suburban areas. Given the location of this site within the urbanized boundary, LOS C was utilized as the study's minimum goal.

The analysis results under existing conditions show all study intersections and roadway segments currently operate at acceptable levels of service (LOS C or better), and are forecast to continue operating at acceptable LOS with the addition of the project-generated traffic to existing traffic volumes.

STAFF COMMENTS

Public Services - Engineering - A total of 25 footing drain disconnects are required for this project.

Impacts to the sanitary sewer system are currently being modeled. Further information will be forthcoming.

Prepared by Christopher Cheng
Reviewed by Wendy Rampson
4/30/15

Attachments: 4/7/15 Staff Report
Landscape Modification Application
Revised Landscape Plan

c: Project Management
Systems Planning
File No. SP14-057 & Z14-028

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 7, 2015

**SUBJECT: Staybridge Suites & Retail Rezoning and Planned Project Site Plan
File Nos. SP14-057 & Z14-028**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve Staybridge Suites & Retail rezoning from RE (Research District) to C2B (Business Service District).

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Staybridge Suites & Retail Planned Project Site Plan.

STAFF RECOMMENDATION

Staff recommends that the zoning be **postponed** to allow the petitioner additional time to address staff comments.

Staff recommends that the planned project site plan be **postponed** to allow the petitioner additional time to address landscaping and engineering comments.

LOCATION

The site is located on the east side of South State Street, south of Research Park Drive (South Area). This site is located in the Malletts Creek Watershed.

DESCRIPTION OF PETITION

The site currently is zoned RE, Research District, and is approximately 3.5 acres in size. The petitioner proposes rezoning this site to C2B, Business Service District, demolishing the vacant 17,500-square foot office building and constructing a two-story, 9,120 sf retail building and a four-story, 90,198 sf extended stay hotel with 134 rooms. This project is to be constructed in one phase with the total estimated construction cost of \$6,000,000.

Access to the site will be provided through an existing driveway off Research Park Drive, which will lead to a combined parking lot of 168 parking spaces. Three bicycle parking spaces are proposed inside the hotel and four hoop spaces near the retail store entrance.

A planned project modification is requested to reduce the front setback along South State Street for the proposed retail building from the minimum requirement of 10 feet to approximately 0.5

feet. This reduced front setback places the building 55 feet from the South State Street right-of-way and approximately 85 feet from the east curb line of the road due to a wide right-of-way.

Sidewalk connections to both the hotel and retail building are proposed from the existing public sidewalk along S. State Street, with an additional internal connection off the proposed public sidewalk fronting Research Park Drive.

One hundred year storm detention will be provided underground on the northwest corner of the parking lot. This site provides infiltration and detention with porous soils and has been designed to the new Rules of the Wastenaw County Water Resource Commissioner.

Removal of eight landmark trees located near the northwest corner of the site are proposed, with twenty eight mitigation trees planted around the perimeter. Depressed bioretention islands are provided and exceed the minimum requirement (50% required; 80% provided).

The petitioner held a citizen participation meeting on October 16, 2014. No opposition was voiced for the proposed rezoning and site plan at this meeting. A meeting summary is attached. At the time this staff report was written, no comments have been received from the public.

COMPARISON CHART

		EXISTING	PROPOSED	PERMITTED/REQUIRED
Zoning		RE (Research District)	C2B (Business Service District)	C2B
Gross Lot Area		151,196 sq ft	151,196 sq ft	4,000 sq ft MIN
Maximum Useable Floor Area in Percentage of Lot Area		17,562 sq ft (11.6%)	99,318 sq ft (64%)	302,392 sq ft MAX (200%)
Setbacks	Front (north & west)	55 ft – South State St 90 ft – Research Park Dr.	0.5 ft – South State St * 25 ft – Research Park Dr.	10 ft MIN 25 ft MAX
	Side (east)	45 ft	78.9 ft	None
	Rear (south)	307 ft	101.9 ft	None
Building Height		55 ft (4 stories)	52.5 ft (4 stories)	55 ft (4 stories) MAX
Parking - Automobiles		120 spaces	168 spaces	164 spaces MIN
Parking – Bicycles		None	3 spaces - Class A 4 spaces – Class C	3 spaces MIN - Class A 4 spaces MIN – Class C

* Planned project modifications requested.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Office	O (Office District)
EAST	Research and Development	RE (Research District)
SOUTH	Retail Center (under construction)	C3 (Fringe Commercial District)
WEST	Bank & Restaurant	TWP (Township District)

HISTORY

The existing building on the site was constructed in 1970. This lot was platted in the early 1960's as part of the Research Park Subdivision.

PLANNING BACKGROUND

The South State Street Corridor Plan recommends office uses for this site to provide employment opportunities along this transit corridor. The plan indicates retail uses would be appropriate if the retail buildings were fronted along South State Street to provide direct non-motorized access. The uses should be consistent with those permitted in the retail zoning districts that do not allow drive-throughs by right. Vehicular access should be provided from Research Park Drive in order to limit the number of curb cuts along South State Street to improve safety.

The Non-Motorized Plan recommends bicycle lanes and sidewalks on both sides of the street for South State Street and Ellsworth.

The Transportation Plan Short-term Recommendations propose intersection improvements at State and Ellsworth intersection, which were recently implemented with the conversion of this intersection to a roundabout. The plan also recommends a traffic corridor study on Ellsworth from State Street to Platt Road, which currently is underway. The Mid-term Recommendations propose a traffic corridor study along South State Street between Eisenhower and Ellsworth Blvd.

ZONING/REZONING JUSTIFICATION

Per Chapter 55 Section 5:107(1), the Zoning Ordinance and Zoning Map shall not be amended except "because of changed or changing conditions in a particular area or in the municipality generally, to rezone an area, extend the boundary of an existing Zoning District or to change the regulations and restrictions thereof."

The petitioner's Petition For Changes In Or Additions To The Zoning Chapter, a form provided by the Planning Department to assist petitioners in providing the required information per Chapter 55 Section 5:108(2)(a)-(g), is reprinted below. The questions are not standards for approval, rather guides to providing sufficient evidence of changed or changing conditions.

Petitioner responses are in plain text; staff comments are in *italics*.

- **The extent to which the zoning/rezoning requested is necessary:**

According to the South State Street Corridor Plan adopted by the City Planning Commission on May 21, 2013 and adopted by the City Council on July 15, 2013, the land use for the subject property is Mixed Use (Commercial/Office/Residential). The proposed mixed use development requires rezoning to C2B.

- **This zoning/rezoning will affect the public welfare and property right of persons located in the vicinity in the following ways:**

The proposed development will serve to revitalize an existing vacant property and provide uses to the surrounding area that are currently unavailable. Also, storm water management will be provided on the proposed site, which currently does not exist.

The proposed rezoning will enhance the public welfare by improving the site and making it more attractive, and adding additional business and residential activity and overall vitality to this area.

- **This zoning/rezoning will be advantageous to the City of Ann Arbor in the following ways:**

The rezoning is consistent with the Master Plan. The proposed project will provide diversity in the business within the Research Park area and along the South State Street Corridor. The existing property is vacant and this will provide for redevelopment of a deteriorated site.

The proposed rezoning will create more business activity, improve the appearance of the site, provide more retail sales options for residents and businesses.

- **This particular location will meet the convenience and service requirements of potential users or occupants in the following ways:**

Mixed use development of an extended stay hotel along with retail on the property provide a diversity of business within the area and will serve the need of the surrounding population. The proposed project will be a complimentary use with the ongoing improvements and expansion of businesses within the Research Park area.

- **Any changed or changing conditions in any particular area, or in the municipality generally which may have bearing on the proposed zoning/rezoning are:**

There is a demand for an extended stay hotel and supporting retail within the area.

- **Other circumstances which will further justify the requested zoning/rezoning are:**

The rezoning is consistent with the Master Plan.

PLANNED PROJECT STANDARDS

According to Section 5:70 of the Zoning Ordinance, the City Planning Commission may recommend approval, and City Council may approve modifications of the area, height and placement regulations of the Zoning Chapter in the form of a planned project site plan, based on the following standards (Petitioner's responses in regular type, staff comments in *italic type*).

- (a) The lot or lots included in the planned project must meet the minimum gross lot size requirement of the zoning district in which they are located. In residential zoning districts, the minimum gross lot size shall be the combined total of the minimum gross lot sizes for each dwelling on a parcel. However, the minimum gross lot size and width requirements may be reduced as part of a planned project for a zero lot line duplex or townhouse development which provides affordable housing for lower income households. For purposes of this section, zero lot line duplex or townhouse development shall mean a development containing attached single-family units on individual lots. In no case may the gross lot size be reduced below the minimum lot area per dwelling unit requirement for the dwelling unit type proposed.**

This lot exceeds the minimum lot size required for C2B zoning.

- (b) The proposed modifications of zoning requirements must provide one or more of the following:**

- 1. Usable open space in excess of the minimum requirement.**
- 2. Building or parking setback(s) in excess of the minimum requirement.**
- 3. Preservation of natural features.**
- 4. Preservation of historical or architectural features.**
- 5. Solar orientation or energy conservation design.**
- 6. An arrangement of buildings that provides a public benefit, such as transit access, pedestrian orientation, or a reduced need for infrastructure.**
- 7. Affordable housing for lower income households.**

The reduction of the minimum front setback allows for increased useable space on the property. The increase in density of the property is achieved by allowing for a second story of the retail building. The orientation of the building front closer to South State Street allows for interconnectivity of the planned spaces with the pathway on the east side of the road. A new path along the frontage with Research Park Drive is proposed as part of the project.

The reduced setback results in improved pedestrian orientation because it reduces the distance between the retail building and nearby transit stops and public sidewalks.

- (c) The planned project shall be designed in such a manner that traffic to and from the site will not be hazardous to adjacent properties.**

The proposed ingress/egress for the property will be via Research Park Drive. No direct vehicular access to South State Street is proposed.

The traffic from this project should not be hazardous to the adjacent properties. The existing curb cut off Research Park Drive will continue to be used to access this site.

(d) The proposed modifications shall be consistent with the proper development and use of adjacent land and buildings.

The proposed use will serve to support surrounding properties and businesses by providing a mixed use development with the retail component. The proposed uses will be harmonious with adjacent land and buildings.

The project is consistent with the surrounding land uses and complies with the South State Street Corridor Plan recommendation.

(e) Required off-street parking and landscaping must be provided in accordance with the provisions of Chapters 59 and 62.

The minimum standards of off-street parking for both vehicles and bicycles are provided.

Parking and landscaping requirements are being met per City standards.

(f) The standards of density, allowable floor area and required usable open space for the zoning district(s) in which the project is located must be met.

The requirement is met.

The project is consistent with the proposed C2B.zoning district requirements.

(g) There shall be no uses within the proposed project which are not permitted uses in the zoning district(s) in which the proposed project is to be located.

The proposed uses are consistent with the Master Plan and are permitted uses in the C2B zoning district.

STAFF COMMENTS

Public Services - Engineering - The sewer mitigation calculations require revision. All proposed building uses must be included in the sewer mitigation calculations.

City standard water main easement widths are forty feet, with the water main centered within, including around all sides of a fire hydrant. These requirements are not satisfied for all proposed water mains. Water main easements shall extend to and follow property lines to eliminate gaps to the property lines.

Urban Forestry – The site layout shows encroachment into the critical root zone of the landmark trees (#2417, 2418, 2419, 2420 and 2425). Encroachment into the critical root zone of the landmark trees is not permitted without City approval at the time of site plan approval. Staff does not support encroachment into the critical root zone of these trees. The current encroachment shown is less than 5 feet, which does not take into consideration the encroachment that will occur for the construction of the curb which will move the encroachment to less than 2 feet from the trunk. Please revise drawings to remove encroachment from the critical root zone of these trees.

A hedge, dense shrub planting, landform berm, wall or combination is required in the right-of-way screening of the vehicular use area. This screening is required along S. State Street and has not been shown on the landscape plan. If adherence to this standard will damage the landmark trees in this area, a Landscape Modification may be submitted.

Traffic – Additional trip generation information for the proposed retail use is needed to complete review of the traffic study.

Planning – The site plan recommendation is currently for postponement. If the petitioner addresses the outstanding staff comments prior to the April 7, 2015 City Planning Commission meeting, staff may change the recommendation to approval.

Staff supports this rezoning as this proposal meets the retail and office use recommendation as supported in the South State Street Corridor Plan. Approval of the planned project would allow for the retail building front setback to be reduced to 0.5 feet from the property line facing South State Street. Staff supports this reduction due to the wide public right-of-way between this building and South State Street in exchange for employment opportunities and pedestrian connections with this site and the surrounding

This site did not previously contain storm water detention. The Malletts Creek Coordinating Committee supports the proposed project as this proposal adopted their recommendations of complying with the WCWRC requirements with storm water infiltration and detention and provided depressed landscape islands for stormwater management.

Prepared by Christopher Cheng
Reviewed by Wendy Rampson
4/2/15

Attachments: 10/17/14 Citizen Participation Meeting Summary
Zoning/Parcel Maps
Aerial Photo
Site/Landscape Plan
Elevations

c: Petitioner/Owner: Lodi Waters Partnership
5440 Corporate Drive, Suite 250
Troy, MI 48098

Petitioners Representative: Andy Andre, P.E.
Bud Design & Engineering Services, Inc.
10775 S. Saginaw St., Suite B
Grand Blanc, MI 48439

Systems Planning
File No. SP14-057 & Z14-028



Bud Design & Engineering Services, Inc.

10775 S. Saginaw St. Suite B | Grand Blanc, MI 48439 | Ph: 810.695.0793 | Fax: 810.695.0569 | www.buddesign.com

October 17, 2014

**RE: Stellar Hospitality Ann Arbor, LLC
Staybridge Suites & Retail
Citizen Participation Report**

The Citizen Participation meeting was held at the Service Brands Office on October 16, 2014 beginning at 6:00pm. A total of fifty-eight (58) property owners were sent notices of the meeting via the United States Postal Service.

There were a four (4) attendees at the meeting. The development team opened the meeting at 6:15pm in order to allow additional attendees to arrive. A brief summary of the proposed site development was provided. The discussion was then opened to the citizens to ask questions and voice their comments and concerns about this project. Attached to this letter is a summary of the items that were discussed.

1. When will construction begin?

ANSWER: Probably 9 to 12 months to go through all of the rezoning and permitting.

2. When will the facility open?

ANSWER: If construction is begun in the spring, it may be completed in 10 to 12 months. If not, the ordinary standard is 12 to 14 months.

3. Other projects under construction?

ANSWER: Petitioner has one Staybridge facility under construction in Dearborn; one Holiday Inn Express under construction in Dearborn and one Holiday Inn Express–Farmington Hills–groundbreaking just a few weeks ago.

4. Banquet facilities available?

ANSWER: Not inside the hotel.

5. What is the average stay?

ANSWER: 11 days.



Bud Design & Engineering Services, Inc.

10775 S. Saginaw St. Suite B | Grand Blanc, MI 48439 | Ph: 810.695.0793 | Fax: 810.695.0569 | www.buddesign.com

Sincerely,
BUD DESIGN & ENGINEERING SERVICES, INC.

Andrew Andre, PE
President

Attachments: Notice of Citizen Participation Meeting
Signage Notification
Sign-In Sheet
Meeting Summary

**NOTICE OF CITIZEN PARTICIPATION MEETING:
MIXED USE DEVELOPMENT - HOTEL & RETAIL**

Citizen Participation Meeting

Postcards are being sent to all property owners within 1,000 ft of the project site to give notice that a development petition will be submitted to the City of Ann Arbor on 10/27/14. A citizen participation meeting will be held to give you an opportunity to review plans, ask questions, and provide comments that will be considered by the developer to finalize plans and then incorporated into a report for the City Planning Commission.

Project Location



Project Description

A site plan is proposed that would include the development of a Staybridge Suites extended stay hotel along with separate building(s) for retail businesses at the location of 3850 Research Park Drive. The property is presently zoned RE (Research), but is master planned as Mixed Use in the South State Street Corridor Plan.

Meeting Logistics

Date: Thursday, October 16, 2014
Time: 6:00pm
Place: Service Brands International
3948 Ranchero Drive
Ann Arbor, MI 48108

Questions or Comments

Questions or comments may be directed to Andy Andre, PE of Bud Design & Engineering Services, Inc. at andy@buddesign.com or during business hours at 810-695-0793. Persons with disabilities are encouraged to participate. Accommodations may be arranged by contacting Stellar Hospitality Ann Arbor, LLC at 248-419-5555. Requests need to be received at least 24 hours in advance of the meeting.

Return Address

Stellar Hospitality Ann Arbor, LLC
32825 Northwestern Highway
Farmington Hills, MI 48334

Proposed Project for Site Plan Review

In accordance with the City of Ann Arbor's Citizen Participation Ordinance, you are being notified that a proposal for Mixed Use Development - Hotel & Retail will be submitted to the City of Ann Arbor's Planning Department. Details about a citizen participation meeting designed for you to learn about this project are described on the opposite side of this card. Visit www.a2gov.org/participation for more information about citizen participation in Ann Arbor.



Citizen
Participation

Meeting:

Mixed-Use
Development
Hotel & Retail

6pm

3948 Rancho Drive

TONIGHT!

CITIZEN PARTICIPATION MEETING–STELLAR HOSPITALITY ANN ARBOR

Service Brands Office
3948 Rancho Drive
Ann Arbor, MI 48108

October 16, 2014
6:00 o'clock p.m.

The meeting started at 6:15 p.m., in order to allow any latecomers an opportunity to participate. The questions related from the participants:

1. When will construction begin?

ANSWER: Probably 9 to 12 months to go through all of the rezoning and permitting.

2. When will the facility open?

ANSWER: If construction is begun in the spring, it may be completed in 10 to 12 months. If not, the ordinary standard is 12 to 14 months.

3. Other projects under construction?

ANSWER: Petitioner has one Staybridge facility under construction in Dearborn; one Holiday Inn Express under construction in Dearborn and one Holiday Inn Express–Farmington Hills–groundbreaking just a few weeks ago.

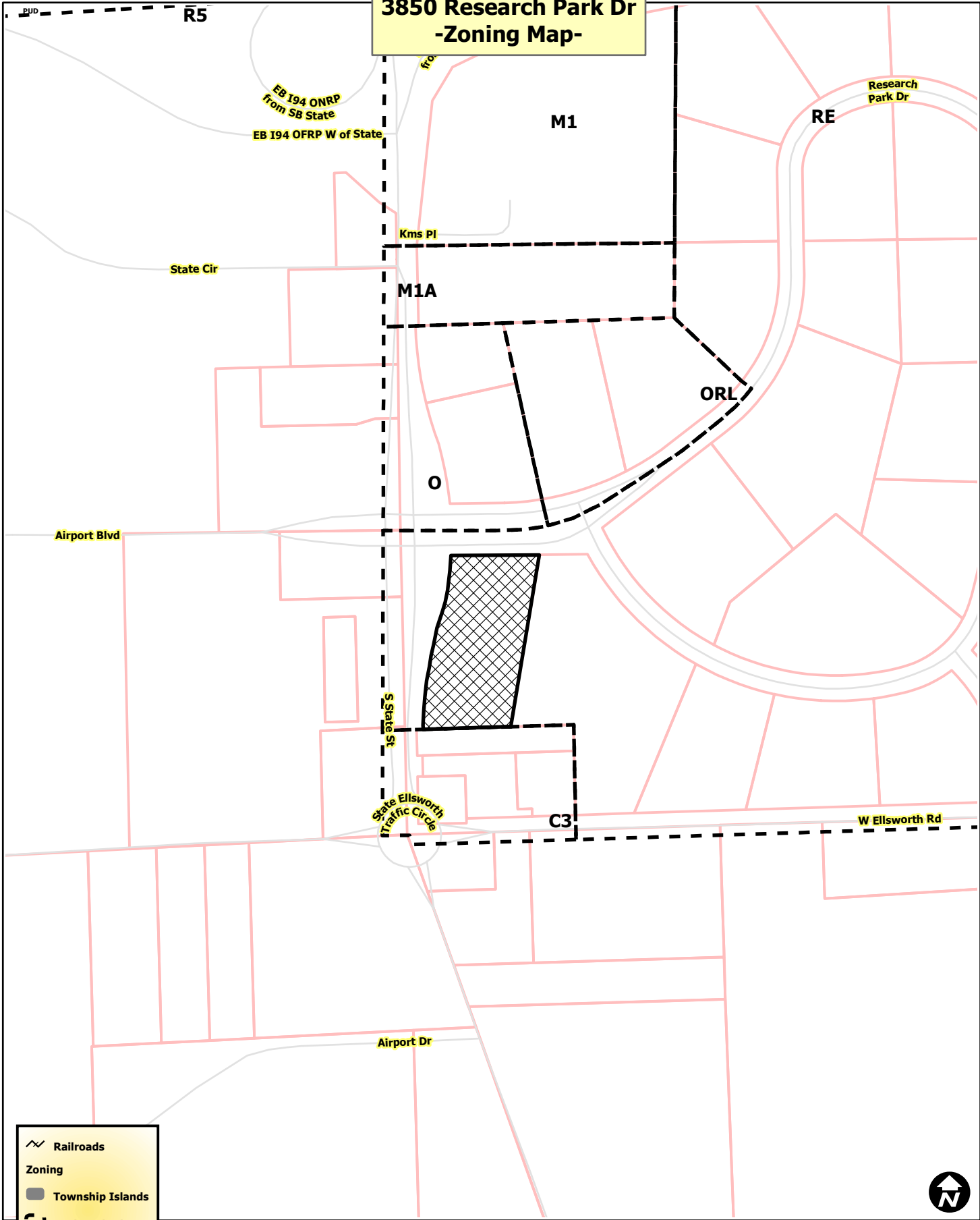
4. Banquet facilities available?

ANSWER: Not inside the hotel.

5. What is the average stay?

ANSWER: 11 days.

3850 Research Park Dr -Zoning Map-






-  Railroads
- Zoning**
-  Township Islands
-  Zoning Districts
-  Parcels
-  Huron River



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 Map Created: 10/1/2014

3850 Research Park Dr -Aerial Map-



-  Railroads
-  Parcels
-  Huron River



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Map Created: 10/1/2014






3850 Research Park Dr -Aerial Map-



Airport Blvd

Research Park Dr

S State St

-  Railroads
-  Parcels
-  Huron River



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Map Created: 10/1/2014



Bud Design & Engineering Services, Inc.
 Architecture | Engineering | Interior Design
 10775 S. Saginaw St., Suite B
 Grand Blanc, MI 48439
 (PH) 810.695.0793
 (FAX) 810.695.0569
 Web: www.buddesign.com

STAYBRIDGE SUITES & RETAIL CENTER
 3850 RESEARCH PARK DRIVE
 ANN ARBOR, MI 48108

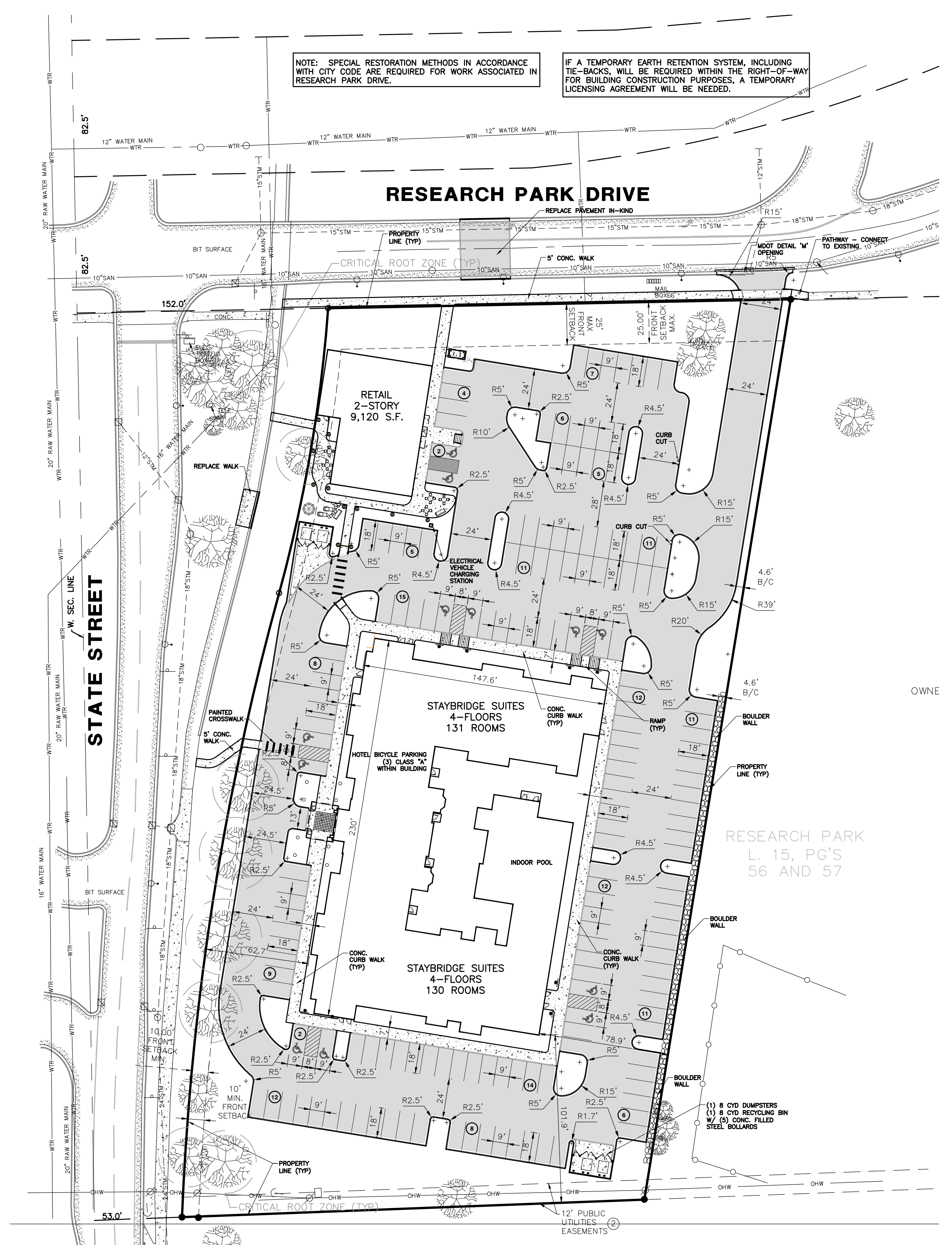
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ISSUED FOR	DATE
SPA	12/29/14
SPA	02/20/15
SPA	02/20/15
SPA	03/23/15

DATE: _____
 DRAWN: ACA
 CHECKED: FTG
 SCALE: 1"=40'
 JOB NO: BD-14-322

SHEET TITLE:
SITE LAYOUT AND PAVING PLAN

SHEET
C3.0



NOTE: SPECIAL RESTORATION METHODS IN ACCORDANCE WITH CITY CODE ARE REQUIRED FOR WORK ASSOCIATED IN RESEARCH PARK DRIVE.

IF A TEMPORARY EARTH RETENTION SYSTEM, INCLUDING TIE-BACKS, WILL BE REQUIRED WITHIN THE RIGHT-OF-WAY FOR BUILDING CONSTRUCTION PURPOSES, A TEMPORARY LICENSING AGREEMENT WILL BE NEEDED.

RESEARCH PARK DRIVE

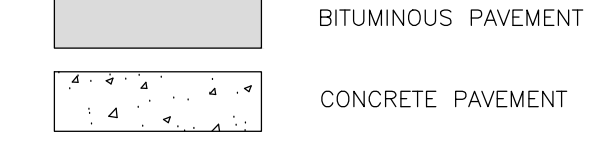
STATE STREET

09-12-09-301-012
 3945 STATE ST
 OWNER: JAG BRIARWOOD
 ZONED RE

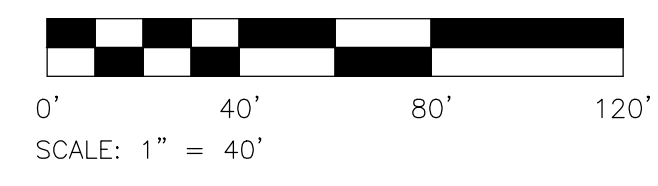
CITY OF ANN ARBOR SIDEWALK REPAIR AND MAINTENANCE NOTE

SIDEWALK REPAIR AND MAINTENANCE NOTE: ALL SIDEWALKS ARE TO 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.

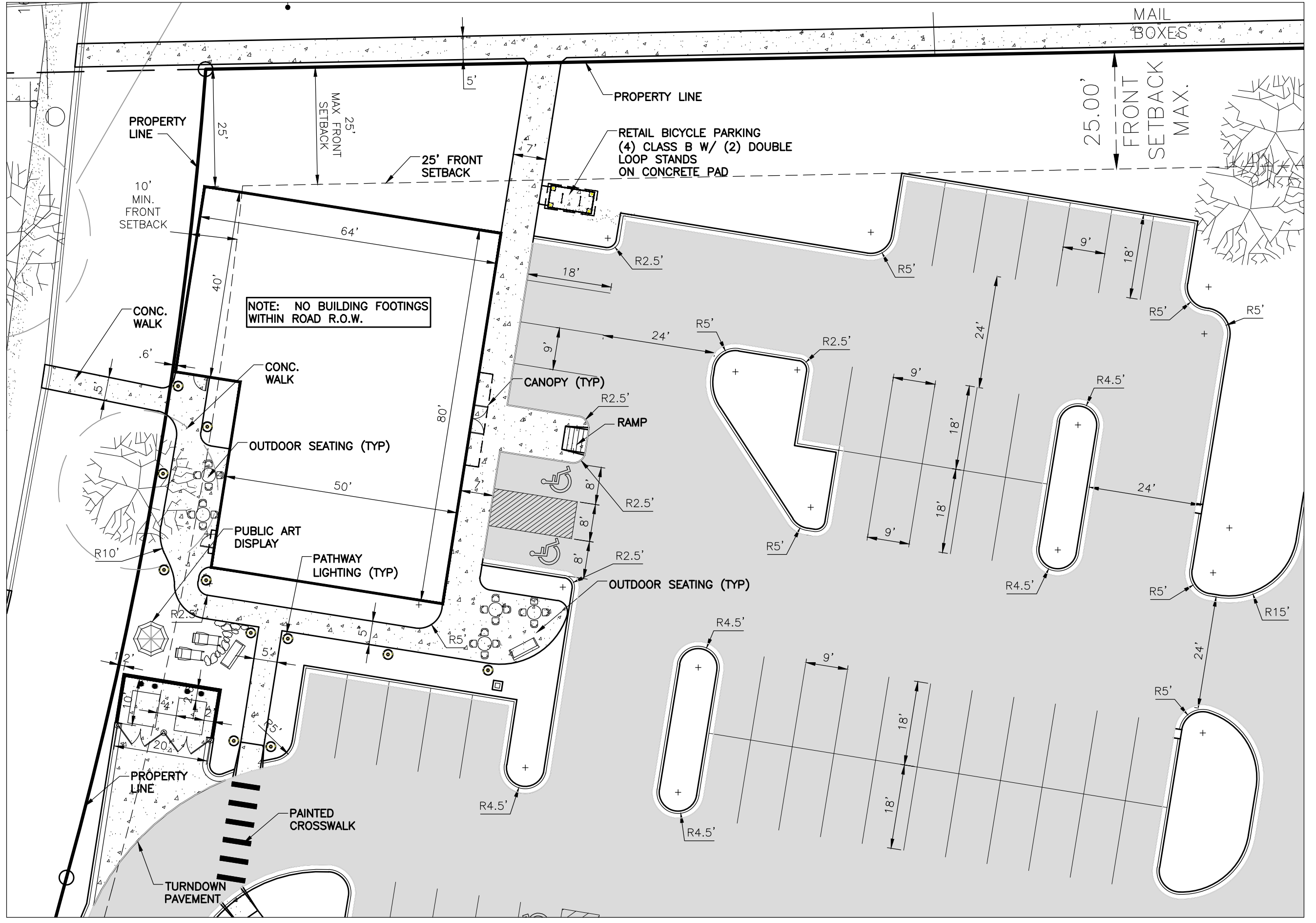
PAVEMENT INFORMATION



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



THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

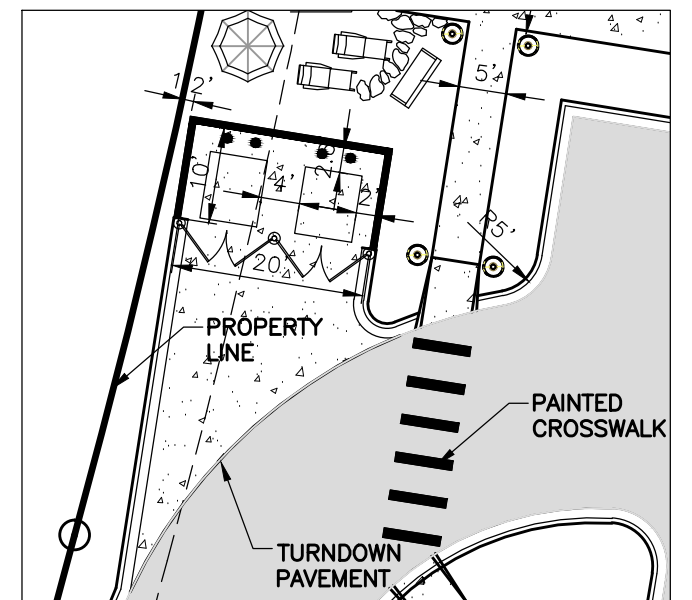


RETAIL CENTER ENLARGED PLAN
 SCALE: 1" = 20'

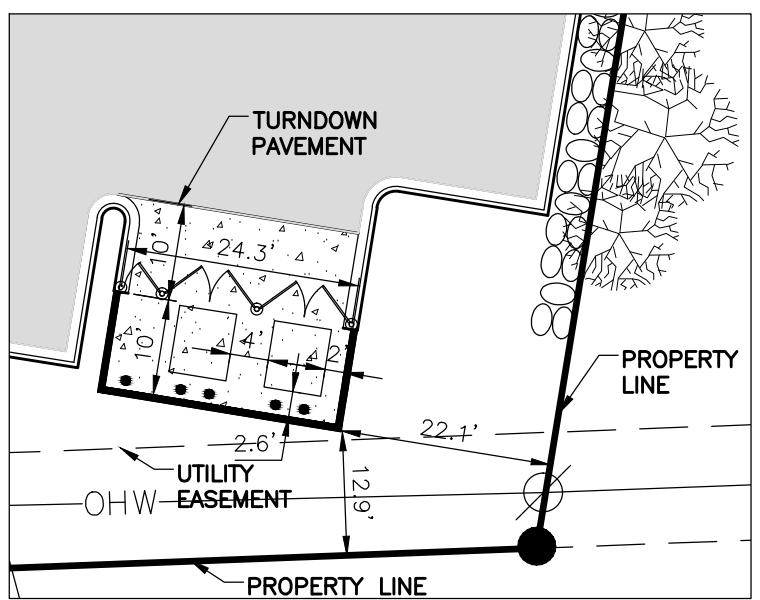
SITE PLAN COMPARISON CHART

	EXISTING RE	REQUIRED C2B	PROPOSED C2B
GROSS LOT AREA	60,000 S.F.	4000 S.F.	155,349 S.F.
BUILDING SIZE			90,198 S.F. HOTEL 9,120 S.F. RETAIL
FAR		200%	64%
NUMBER OF ROOMS			130 ROOMS HOTEL
LOT AREA PER ROOM		900 S.F. / ROOM MIN.	1,186 S.F. / ROOM
SETBACKS: FRONT	25' MIN. 50' MAX	10' MIN. 25' MAX	RETAIL 0.6' ** 25.0'
SIDE	25' MIN. 50' MAX	10' MIN. 25' MAX	HOTEL 62.7' 66.0'
REAR	NONE	NONE	78.9' HOTEL
BUILDING HEIGHT	55'	55'	RETAIL 28'-6" AVG/35' MAX 2-STORIES
VEHICULAR PARKING			HOTEL 47'-6" AVG/52'-6" MAX 4-STORIES
		1 / 310 S.F. MIN. 29	RETAIL
		1 / 265 S.F. MAX 34	34
		1 / ROOM 130	137
BARRIER FREE PARKING		FEDERAL ADA RETAIL - 34 SPACES 2 REQUIRED	RETAIL 2 PROVIDED
		HOTEL - 131 SPACES 5 REQUIRED	HOTEL 10 PROVIDED
BICYCLE PARKING			RETAIL
		1 / 3000 S.F. 3	4
		50% B 50% C	4
		1 / 30 ROOMS 4	3
		100% A **Defer 40%**	

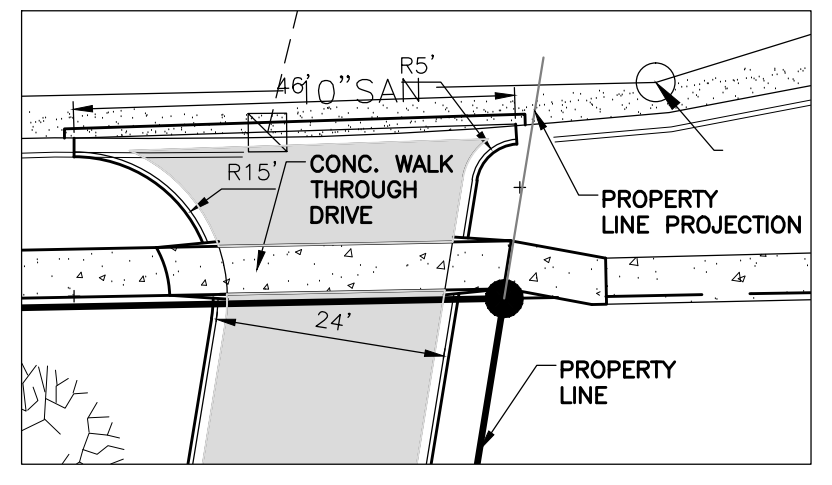
PLANNED PROJECT MODIFICATIONS**
 1) FRONT SETBACK TO 0.6- FEET IN ORDER TO BRING RETAIL BUILDING CLOSER TO STATE STREET. INCREASED RIGHT-OF-WAY ALONG STATE STREET AT RESEARCH PARK DRIVE PROVIDES FOR NATURAL SETBACK FROM THE ROADWAY.



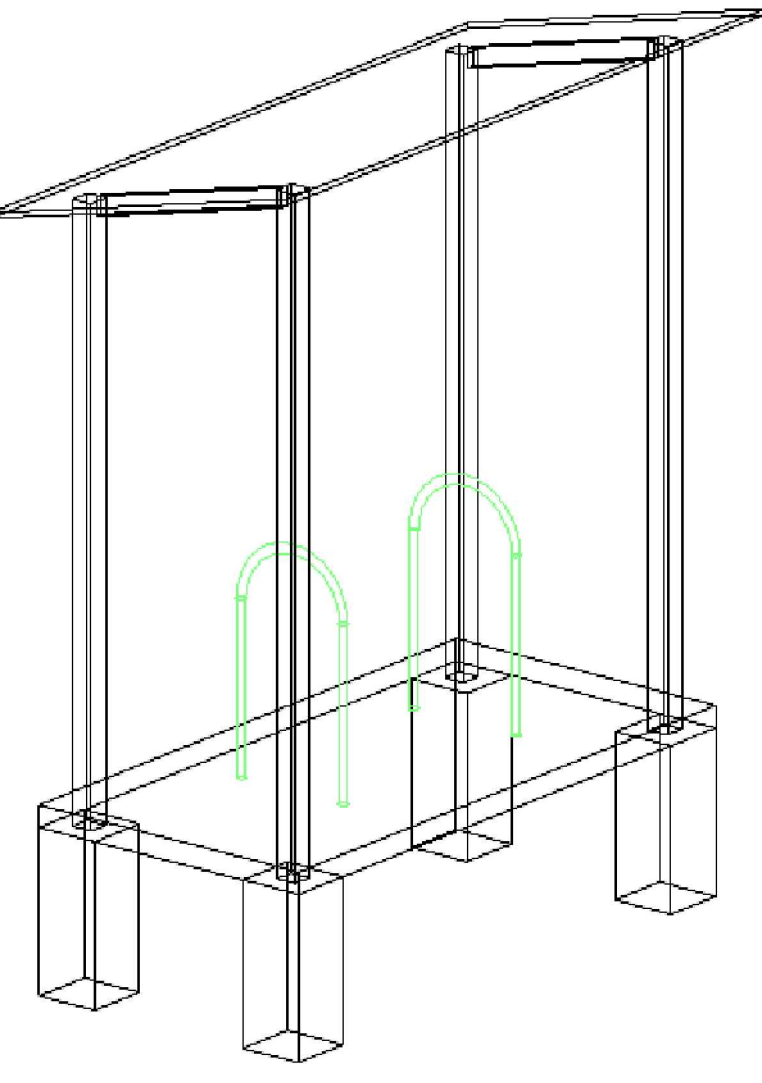
RETAIL TRASH BIN & RECYCLING ENCLOSURE
 SCALE: 1" = 20'



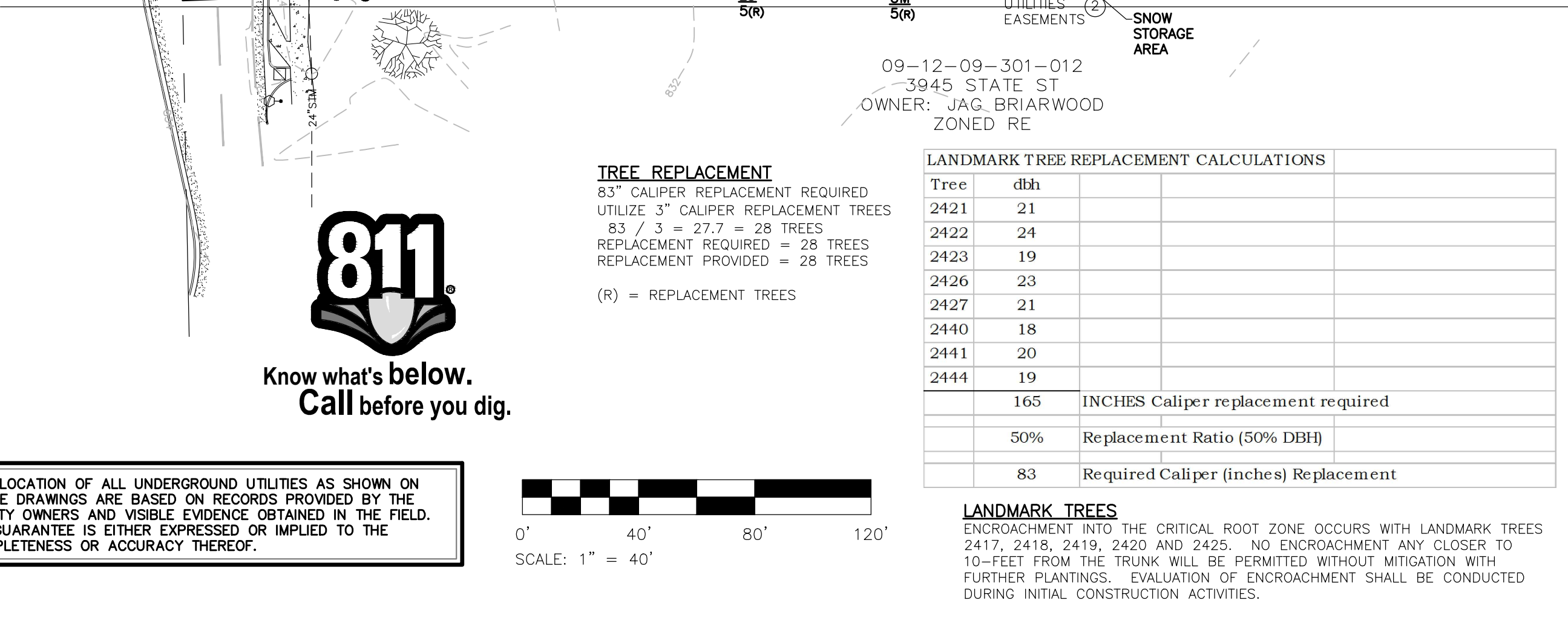
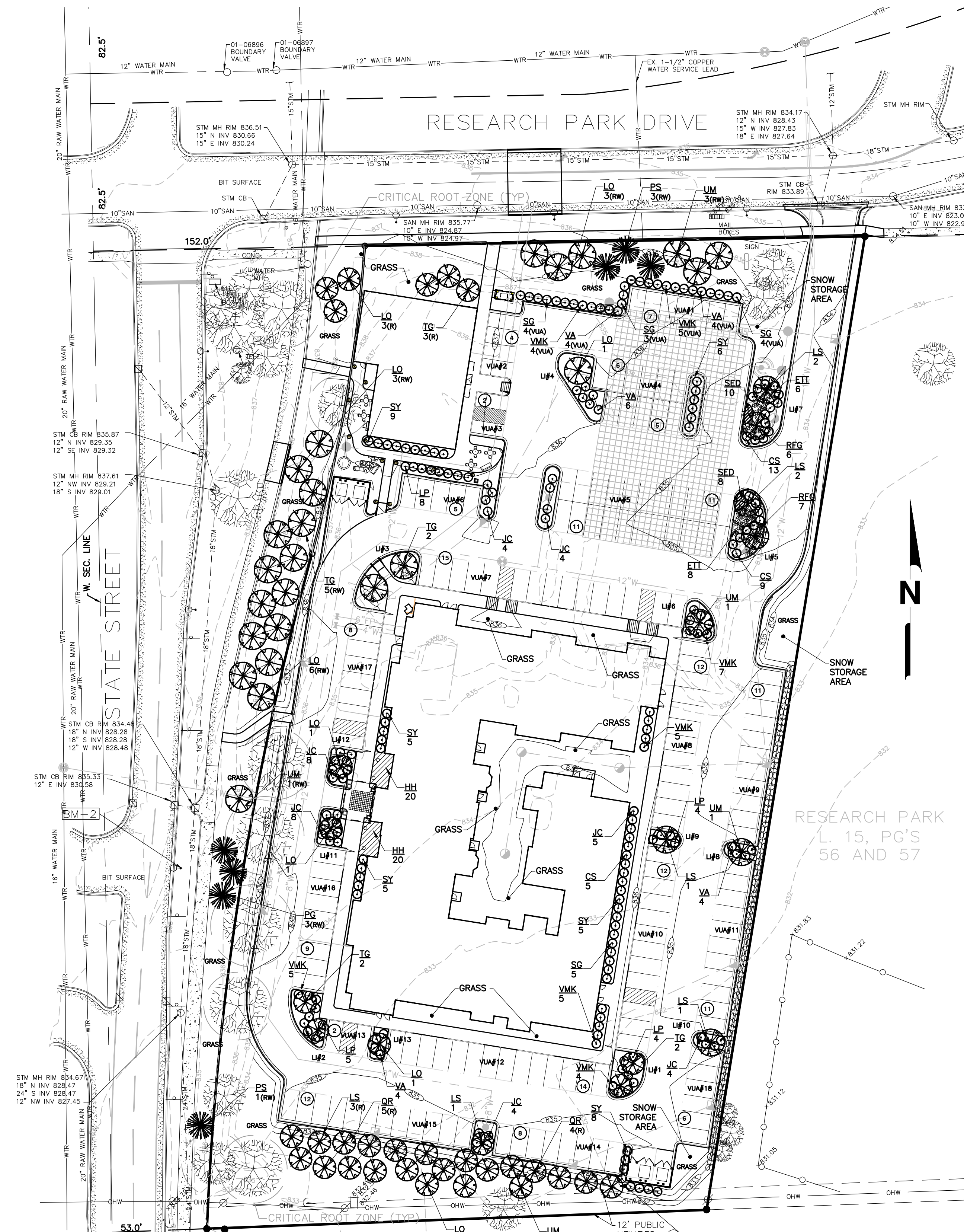
HOTEL TRASH BIN & RECYCLING ENCLOSURE
 SCALE: 1" = 20'



ENTRANCE DETAIL
 SCALE: 1" = 20'



RETAIL CENTER CLASS B BICYCLE PARKING
 SCALE: 1" = NTS



TREE REPLACEMENT
 83" CALIPER REPLACEMENT REQUIRED
 UTILIZE 3" CALIPER REPLACEMENT TREES
 $83 / 3 = 27.7 = 28$ TREES
 REPLACEMENT REQUIRED = 28 TREES
 REPLACEMENT PROVIDED = 28 TREES
 (R) = REPLACEMENT TREES

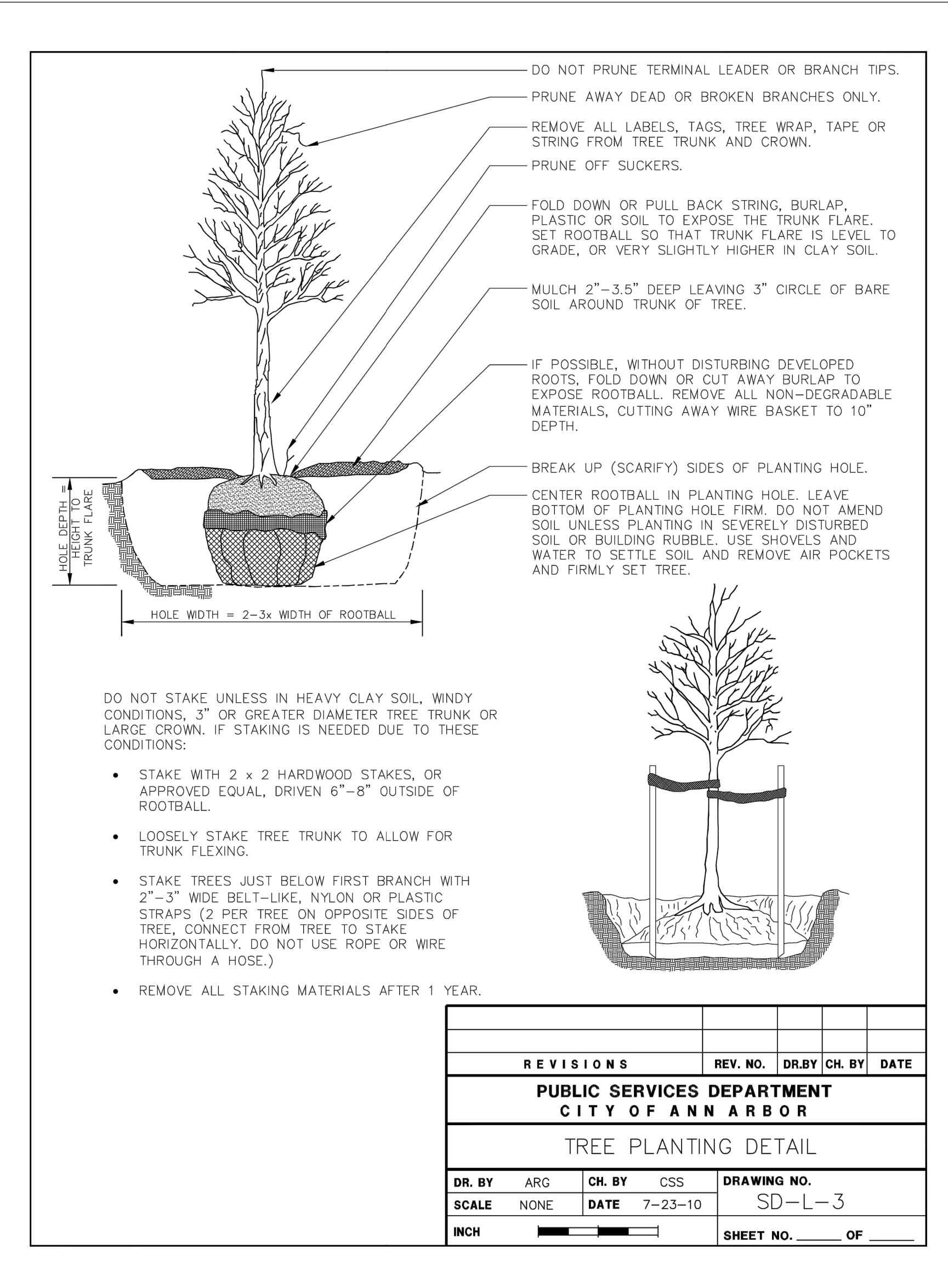
LANDMARK TREE REPLACEMENT CALCULATIONS

Tree	dbh
2421	21
2422	24
2423	19
2426	23
2427	21
2440	18
2441	20
2444	19
165	INCHES Caliper replacement required
50%	Replacement Ratio (50% DBH)
83	Required Caliper (inches) Replacement

LANDMARK TREES
 ENCROACHMENT INTO THE CRITICAL ROOT ZONE OCCURS WITH LANDMARK TREES 2417, 2418, 2419, 2420 AND 2425. NO ENCROACHMENT ANY CLOSER TO 10- FEET FROM THE TRUNK WILL BE PERMITTED WITHOUT MITIGATION WITH FURTHER PLANTINGS. EVALUATION OF ENCROACHMENT SHALL BE CONDUCTED DURING INITIAL CONSTRUCTION ACTIVITIES.

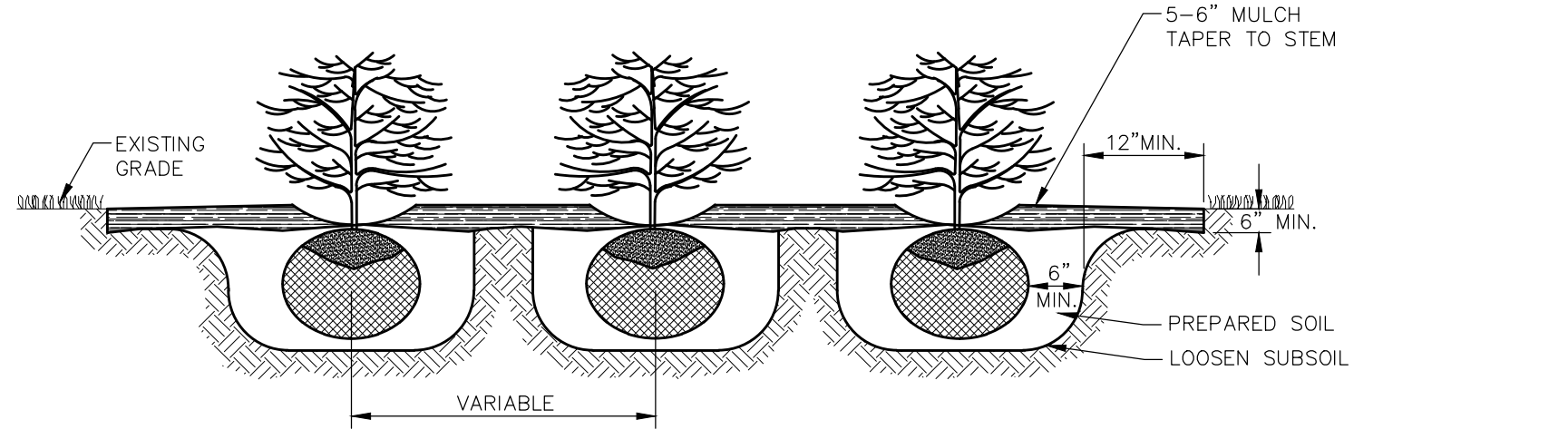


THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.



- DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, 3" OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN. IF STAKING IS NEEDED DUE TO THESE CONDITIONS:
- STAKE WITH 2 x 2 HARDWOOD STAKES, OR APPROVED EQUAL, DRIVEN 6"-8" OUTSIDE OF ROOTBALL.
 - LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING.
 - STAKE TREES JUST BELOW FIRST BRANCH WITH 2"-3" WIDE BELT-LIKE, NYLON OR PLASTIC STRAPS (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY. DO NOT USE ROPE OR WIRE THROUGH A HOSE.)
 - REMOVE ALL STAKING MATERIALS AFTER 1 YEAR.

REV. NO.	DR. BY	CH. BY	DATE
REVISIONS			
PUBLIC SERVICES DEPARTMENT CITY OF ANN ARBOR			
TREE PLANTING DETAIL			
DR. BY	ARG	CH. BY	CSS
SCALE	NONE	DATE	7-23-10
INCH	SHEET NO. _____		OF _____



- FIRST AND SECOND WATERING AND CULTIVATION SHALL INCLUDE SHRUB BEDS.
- CUT 6" X 12" (MIN.) EDGING AROUND THE PERIMETER OF ALL SHRUB BEDS SHOWN ON THE PLANS. SPRAY A NON-PERSISTENT GLYPHOSATE HERBICIDE TO ENTIRE SHRUB BEDS PRIOR TO PLANTING AND BARK PLACEMENT.
- SHRUB BEDS ARE TO BE PAID FOR BY THE PAY ITEM "SITE PREPARATION".
- ALL PLANTS SHALL BE SET PLUMB AND HAVE THE BEST SIDE OF PLANT FACING THE MAIN VIEWING DIRECTION.

SHRUB BED DETAIL

SCALE: NONE

PLANT LIST

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
40	HH	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILLY	#1 POT
18	SED	SEDUM X. 'NEON'	NEON SEDUM	#1 POT
14	ETT	ECHINACEA 'TIKI TORCH'	TIKI TORCH ORANGE CONEFLOWER	#1 POT
13	RFG	RUDBECKIA FULGIDA S. 'GOLDSTRUM'	GOLDSTRUM ORANGE CONEFLOWER	#1 POT
27	CS	CORNUS SERICEA	RED TWIG DOGWOOD	24" HT B&B
38	SY	TAXUS S.M. 'SEBIAN'	SEBIAN YEW	24" HT B&B
21	LP	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	24" HT B&B
16	SG	SPIREA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIRAEA	24" HT B&B
35	VMK	VIBURNUM X.B. 'MOHAWK'	MOHAWK VIBURNUM	24" HT B&B
22	VA	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	24" HT B&B
37	JC	JUNIPERUS C. 'SEAGREEN'	SEA GREEN JUNIPER	24" HT B&B
4	PS	PINUS STROBUS	EASTERN WHITE PINE	8' HT.
3	PG	PICEA GLAUCA	WHITE SPRUCE	8' HT.
10	UM	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	3" CAL B&B
24	LO	GLEDITSIA T. INERMIS 'SKYCOLE'	SKYLINE LOCUST	3" CAL B&B
14	TG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" CAL B&B
10	LS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	3" CAL B&B
9	QR	QUERCUS RUBRA	RED OAK	3" CAL B&B

INTERIOR LANDSCAPE ISLANDS

LI#	S.F.
1	409
2	444
3	604
4	534
5	586
6	300
7	567
8	138
9	138
10	139
11	275
12	275
13	138
14	214
	4761

VEHICULAR USE AREAS

VUA#	S.F.
1	1134
2	648
3	432
4	1742
5	3563.41
6	816.1
7	2717.70
8	1948.09
9	1781.8
10	2087.54
11	1943.78
12	2267.53
13	467.95
14	1619.64
15	1952.57
16	1466.67
17	1421.68
18	971.91
	29022.37
Total =	29,022.37
Use Ratio =	20
Req. S.F. =	1452

UTILIZE ISLANDS

5	586
7	567
Total Prov. =	1153

STREET TREE ESCROW CALCULATION

SOUTH STATE STREET	
558 LF ROADWAY	
12 # EX. TREES	
45 LF DEDUCT / TREE	
540 DEDUCT	
18 LF	
\$ 1.30 RATE	
\$ 23.40 ESCROW	
RESEARCH PARK DRIVE	
280 LF ROADWAY	
2 # EX. TREES	
45 LF DEDUCT / TREE	
90 DEDUCT	
190 LF	
\$ 1.30 RATE	

SOUTH STATE STREET RIGHT-OF-WAY LANDSCAPING
 1 TREE / 30 L.F. OF FRONTAGE
 558 L.F. / 30 = 18.6 = 19 TREES
 R.O.W. LANDSCAPING REQUIRED = 19 TREES
 R.O.W. LANDSCAPING PROVIDED = 19 TREES

RESEARCH PARK DRIVE RIGHT-OF-WAY LANDSCAPING
 1 TREE / 30 L.F. OF FRONTAGE
 280 L.F. / 30 = 9.3 = 9 TREES
 R.O.W. LANDSCAPING REQUIRED = 9 TREES
 R.O.W. LANDSCAPING PROVIDED = 9 TREES

VEHICULAR USE AREA LANDSCAPING
 1 SHRUB / 4 L.F. OF V.U.A. FRONTAGE
 64 L.F. / 4 = 16 SHRUBS
 V.U.A. LANDSCAPING REQUIRED = 16 SHRUBS
 V.U.A. LANDSCAPING PROVIDED = 16 SHRUBS

- GENERAL NOTES**
- CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND REGULATORY AGENCY REQUIREMENTS. ALL LANDSCAPING AND GRASS AREAS TO BE IRRIGATED. IRRIGATION CONTROL PANEL SHALL BE LOCATED WITHIN THE HVAC ENCLOSURE.
 - ALL GREEN SPACES AND PLANTING AREAS SHALL BE IRRIGATED.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION.
 - REFER TO PLUMBING PLANS FOR LOCATION OF IRRIGATION METER.
 - ALL GRASS AREAS TO BE SOODED.
 - SPACE ALL SHRUBS AT 5- FEET ON CENTER UNLESS OTHERWISE INDICATED ON THE PLANS
 - ALL DISTURBED LAWN AREAS SHALL BE RESTORED TO AT LEAST PREVIOUS CONDITION IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
 - THE GENERAL CONTRACTOR SHALL INCLUDE TOPSOIL IN BASE BID. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE AMOUNT OF TOPSOIL AVAILABLE ON-SITE.

DESCRIPTION
 THIS WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIALS, LABOR, EQUIPMENT, TOOLS AND SUPERVISION REQUIRED FOR THE EXECUTION AND GUARANTEE OF ALL PLANTINGS AND RELATED WORK AS SHOWN ON THE DRAWINGS.
 PLANT MATERIALS SHALL CONFORM TO THE SIZES STATED ON THE PLANT LIST AND SHALL BE OF A MINIMUM SIZE OR LARGER. ALL MEASUREMENTS OF SPREAD, CALIPER, BALL SIZE, TRUNK CROWN RATIO, QUALITY DESIGNATIONS, ETC., SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "ANSI STANDARDS FOR NURSERY STOCK". PLANT MATERIAL SHALL BE NURSERY GROWN AND INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE SITE PRIOR TO PLANTING. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME.

NURSERY STOCK SHALL BE PREPARED FOR SHIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT ANSI SPECIFICATION 260.1 AND SHALL BE ENCLOSED OR COVERED DURING TRANSPORTATION TO PREVENT DRYING.

SITE PREPARATION
 THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND PROTECT AND REPAIR UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

INDIVIDUAL HOLES SHALL BE CENTERED AT STAKED PLANT LOCATIONS. CONTRACTOR IS TO STAKE PRIOR TO PLACEMENT OF PLANT MATERIAL AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE. PLANTING HOLES SHALL BE DUG LARGE ENOUGH TO PERMIT PLACING PREPARED TOPSOIL 18" LATERALLY BEYOND THE ENDS OF THE ROOT BALLS FOR SHADE AND EVERGREEN TREES AND 6" LATERALLY FOR SHRUBS UNLESS OTHERWISE SPECIFIED.

EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AT THE TIME THE HOLE IS DUG. THE PLANTING HOLE SHALL BE BACKFILLED WITH PREPARED TOPSOIL THE SAME DAY THEY ARE DUG.

TOPSOIL SHALL AT FERTILE, FRIABLE, NATURAL TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. TOPSOIL SHALL BE FREE OF CLAY LUMPS, COARSE SAND, STONES, PLANT ROOTS, STICKS OR OTHER FOREIGN MATTER.

CARE FOR PLANTS BEFORE PLANTING
 PLANTS DESIGNATED "BB" SHALL BE BALLED AND BURLAPPED WITH FIRM NATURAL BALLS OF EARTH. CRACKED, LOOSENED OR BROKEN BALLS SHALL NOT BE PLANTED. THEY SHALL BE MARKED WITH SPRAY PAINT AND IMMEDIATELY REMOVED FROM THE JOB SITE. IMMEDIATELY FOLLOWING DELIVERY AT THE JOB SITE, ALL PLANTS THAT WILL NOT BE PLANTED THAT SAME DAY SHALL BE "HEELED IN" WITH SHREDDED BARK OR MOIST SOIL AND KEPT MOIST UNTIL PLANTED.

THE TRUNKS AND BRANCHES OF ALL TREES SHALL BE PROTECTED FROM INJURY OF ANY KIND DURING ALL OPERATIONS. THE OWNER'S REPRESENTATIVE SHALL REJECT ANY TREES THAT ARE INJURED.

PLANTING
 THE CONTRACTOR IS RESPONSIBLE FOR PLANTING MATERIALS PLUMB. SET THE TOP OF THE ROOT BALL AT OR SLIGHTLY HIGHER THAN THE SURROUNDING GRADE. PLANTS SHALL BE FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES. NO FILLING WILL BE PERMITTED AROUND TRUNK OR STEMS. WHEN THE PLANT HAS BEEN PROPERLY SET, THE HOLE SHALL BE BACKFILLED TO 1/2 THE DEPTH OF THE BALL WITH PREPARED TOPSOIL MIXTURE, FIRMLY PACKED AND WATERED-IN AT TIME OF PLANTING. LOOSED AND REMOVE BURLAP AND LACING FROM UPPER 1/3 OF THE ROOT BALL. BACKFILL WITH PREPARED TOPSOIL, WHICH AFTER COMPACTION IS FLUSH WITH THE SURROUNDING GROUND.

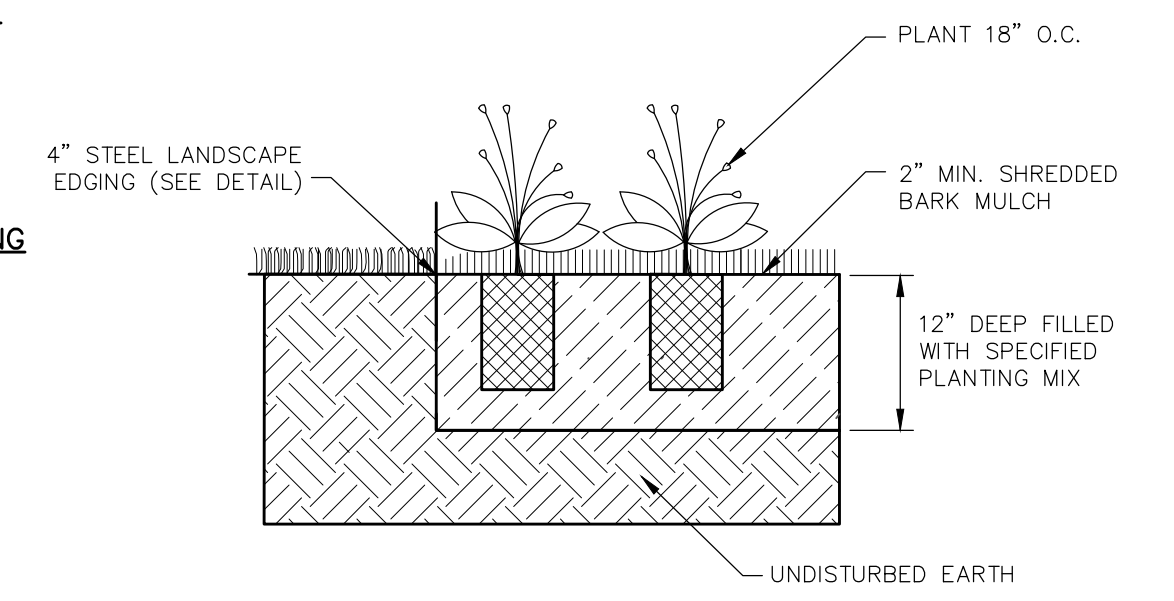
MULCHING
 ALL PLANT MATERIAL SHALL BE ENCIRCLED WITH A COVERING OF NON-DYED SHREDDED BARK MULCH TO 6" OUTSIDE THE PLANTING HOLE. MULCH SHALL NOT BE TOUCHING THE TRUNK OF ANY TREE. SUBMIT SAMPLE TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PLACEMENT. WOOD CHIPS SHALL NOT BE ALLOWED ON THIS JOB. MULCHING SHALL FOLLOW THE CITY OF ANN ARBOR PLANTING DETAILS.

STEEL LANDSCAPE EDGING
 4" STEEL LANDSCAPE EDGING SHALL BE USED ON THIS PROJECT. ALUMINUM OR PLASTIC EDGING WILL NOT BE ALLOWED.

PRUNING
 UPON COMPLETION, ONLY PRUNE DEAD OR BROKEN BRANCHES FROM TREES. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED BRANCHES. PRUNING PAINT SHALL NOT BE USED.

FINISHING AND CLEANING UP
 IMMEDIATELY UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN UP THE AREA OF SURPLUS MATERIALS. THE CONTRACTOR SHALL REPAIR AND RE-ESTABLISH TURF IN RUTTED AREAS.

WARRANTY
 THE LANDSCAPE INSTALLATION CONTRACTOR SHALL REPLACE ALL UNHEALTHY VEGETATION AND PLANTINGS WITHIN ONE (1) YEAR OF INITIAL PLANTING OR SUBSEQUENT PLANTING PERIOD.



PERENNIAL PLANTING BED

SCALE: NONE

- CITY OF ANN ARBOR LANDSCAPE NOTES**
- LANDSCAPE CONTRACTOR SHALL REFER TO CITY OF ANN ARBOR LANDSCAPE AND SCREENING ORDINANCE (CHAPTER 62)
- COMPACTED SOILS SHALL BE SCARIFIED TO A DEPTH OF 6" TO ELIMINATE ANY SOIL COMPACTION CREATED DURING CONSTRUCTION.
 - ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHALL BE REPLACED IN ACCORDANCE WITH CHAPTER 62 BY THE END OF THE FOLLOWING PLANTING SEASON.
 - SNOW STORAGE AREAS ARE INDICATED ON THE PLAN. SNOW SHALL NOT BE PUSHED ON TO THE INTERIOR LANDSCAPE ISLANDS.
 - THE CITY OF ANN ARBOR HAS ADOPTED AN ORDINANCE LIMITING PHOSPHORUS IN FERTILIZER. TO ASSIST IN COMPLIANCE WITH THE STATE MANDATED TOL FOR PHOSPHORUS WITHIN THE MIDDLE HURON RIVER BASIN, APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.

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 Architecture | Engineering | Interior Design
 10775 S. Saginaw St., Suite B
 Grand Blanc, MI 48439
 (PH) 810.695.0793
 (FAX) 810.695.0569
 Web: www.buddesign.com

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 ANN ARBOR, MI 48108

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BONDS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND RECORDS THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BONDS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND RECORDS THROUGHOUT THE PROJECT.

ISSUED FOR

DATE	DATE
SFA	12/29/14
SFA	02/20/15
SFA	03/23/15

DATE: _____
 DRAWN: ACA
 CHECKED: FTG
 SCALE: 1"=40'
 JOB NO.: BD-14-322
 SHEET TITLE: LANDSCAPE PLAN AND DETAILS
 SHEET
L1.0



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 Grand Blanc, MI 48439
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 ANN ARBOR, MI 48108

CONTRACTOR SHALL FIELD VERIFY EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ALL FINDINGS TO ARCHITECT/ENGINEER.

NOT FOR CONSTRUCTION
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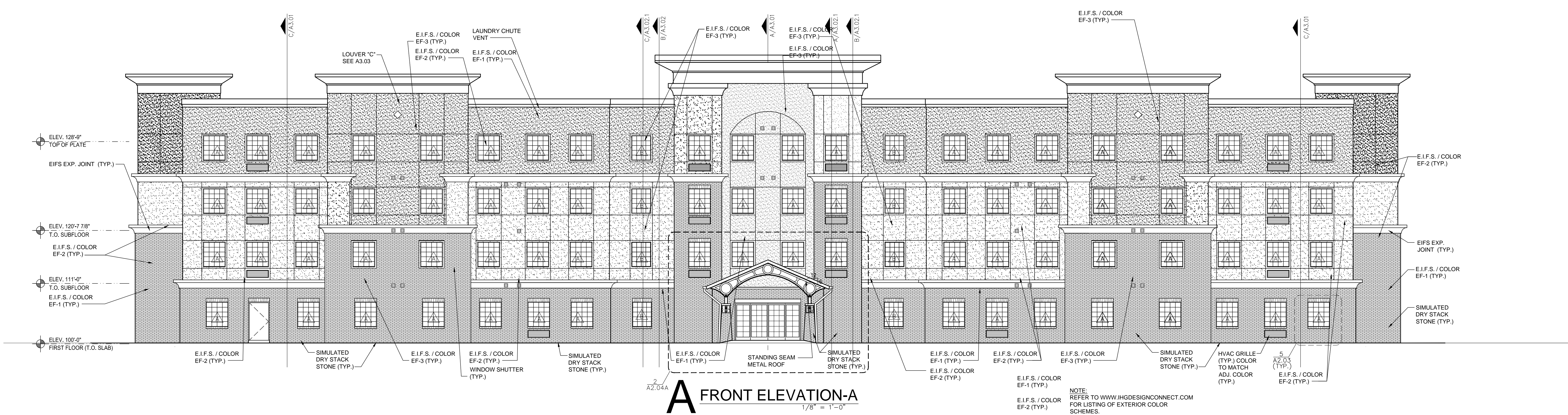
WE HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. WE HAVE CONDUCTED A VISUAL GENERAL VERIFICATION OF THE INFORMATION CONTAINED HEREIN AND HAVE FOUND NO MAJOR DISCREPANCIES. WE HAVE CONDUCTED A VISUAL GENERAL VERIFICATION OF THE INFORMATION CONTAINED HEREIN AND HAVE FOUND NO MAJOR DISCREPANCIES. WE HAVE CONDUCTED A VISUAL GENERAL VERIFICATION OF THE INFORMATION CONTAINED HEREIN AND HAVE FOUND NO MAJOR DISCREPANCIES.

ISSUED FOR	DATE
PROGRESS	11.10.14
PROGRESS	01.12.15

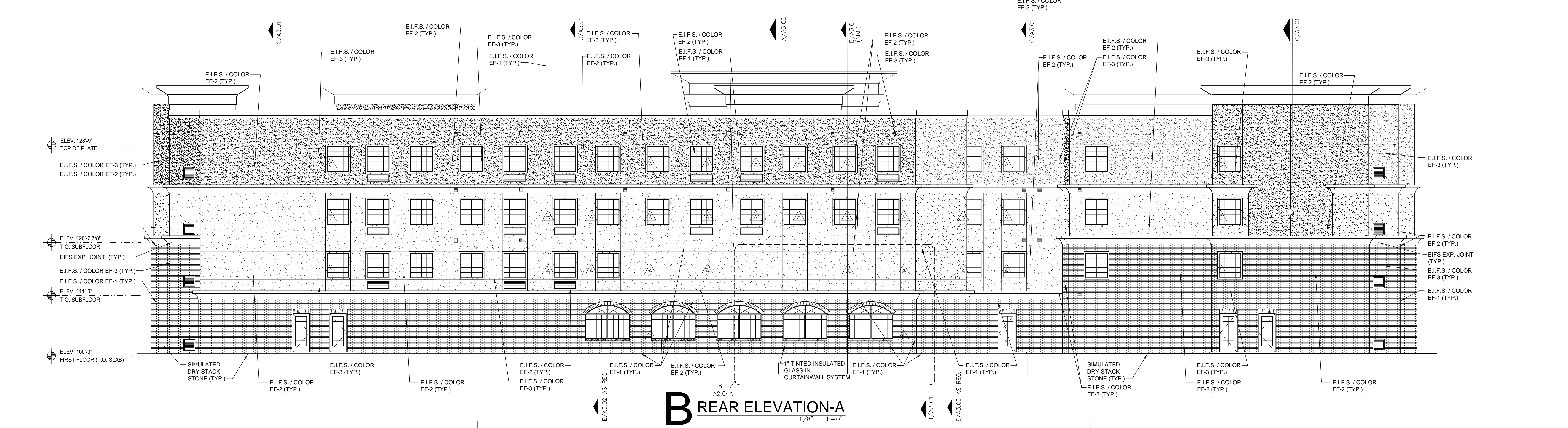
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 CHECKED: JSP
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 JOB NO: BD14-322

SHEET TITLE:
 EXTERIOR ELEVATIONS

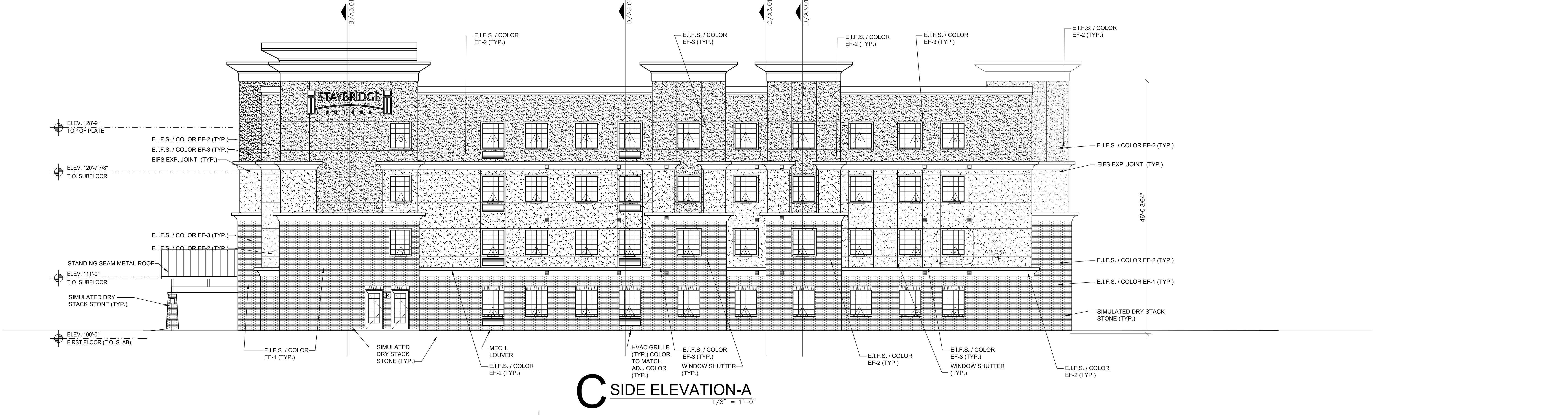
SHEET
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A FRONT ELEVATION-A
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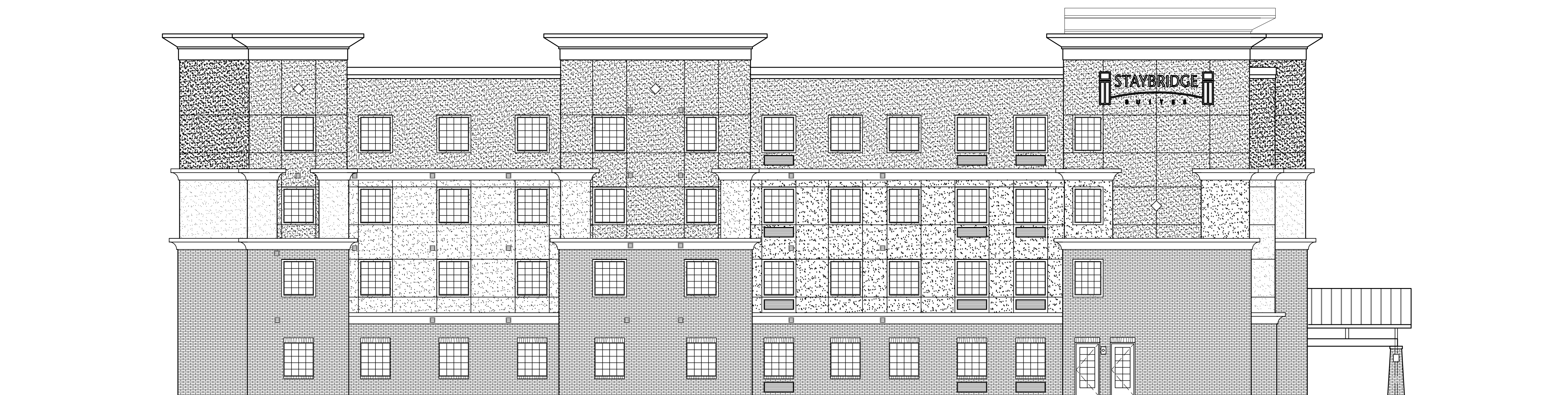
B REAR ELEVATION-A
 1/8" = 1'-0"



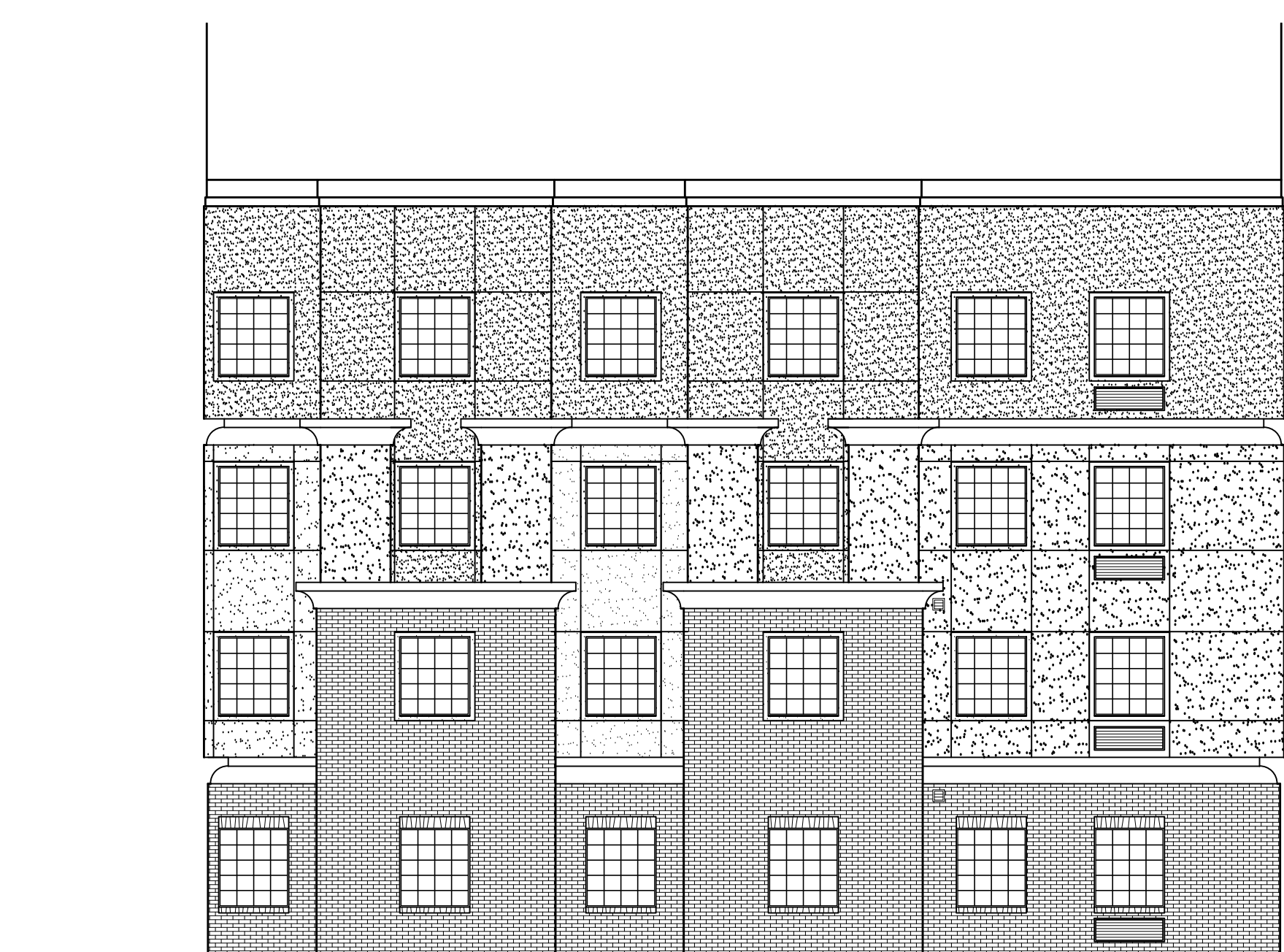
C SIDE ELEVATION-A
 1/8" = 1'-0"



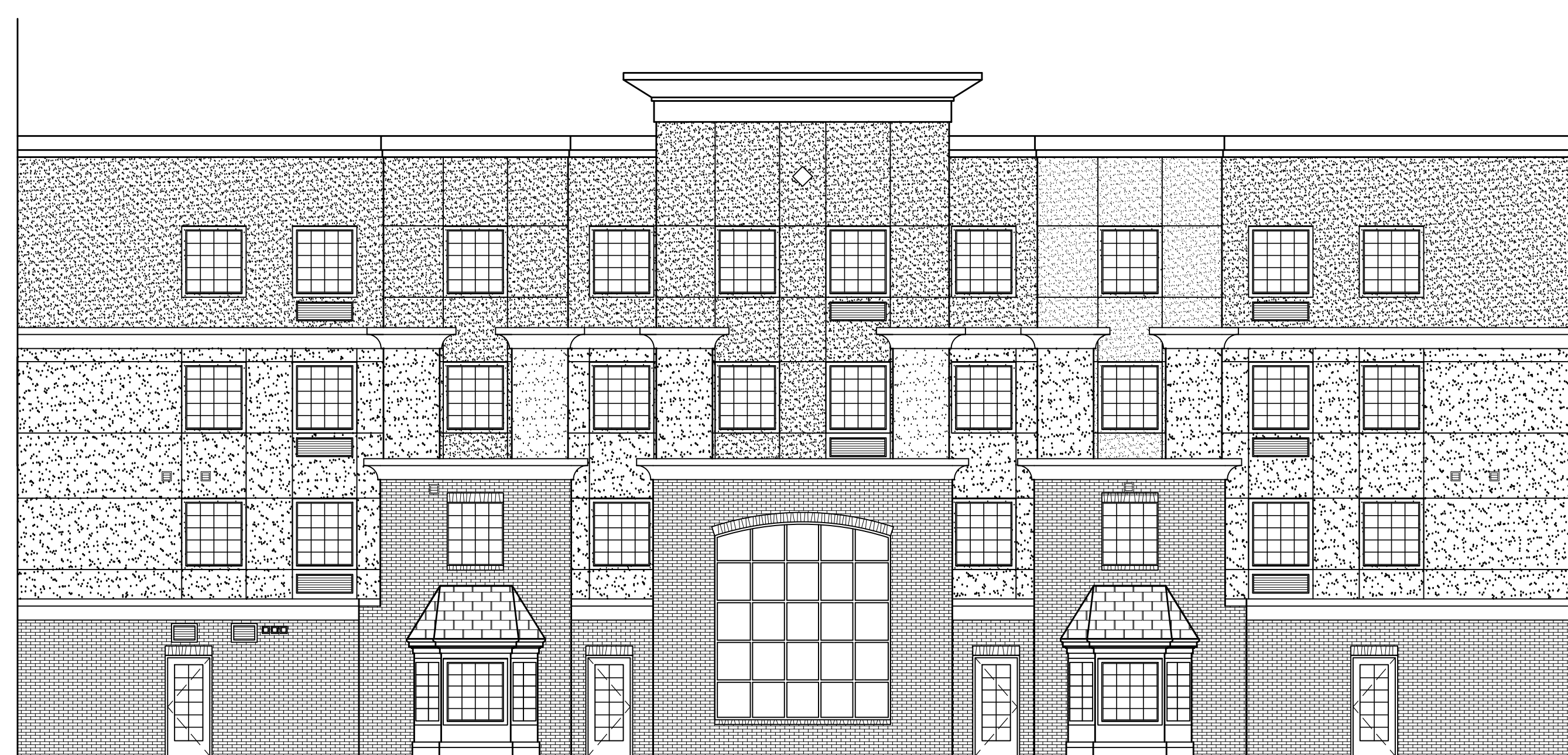
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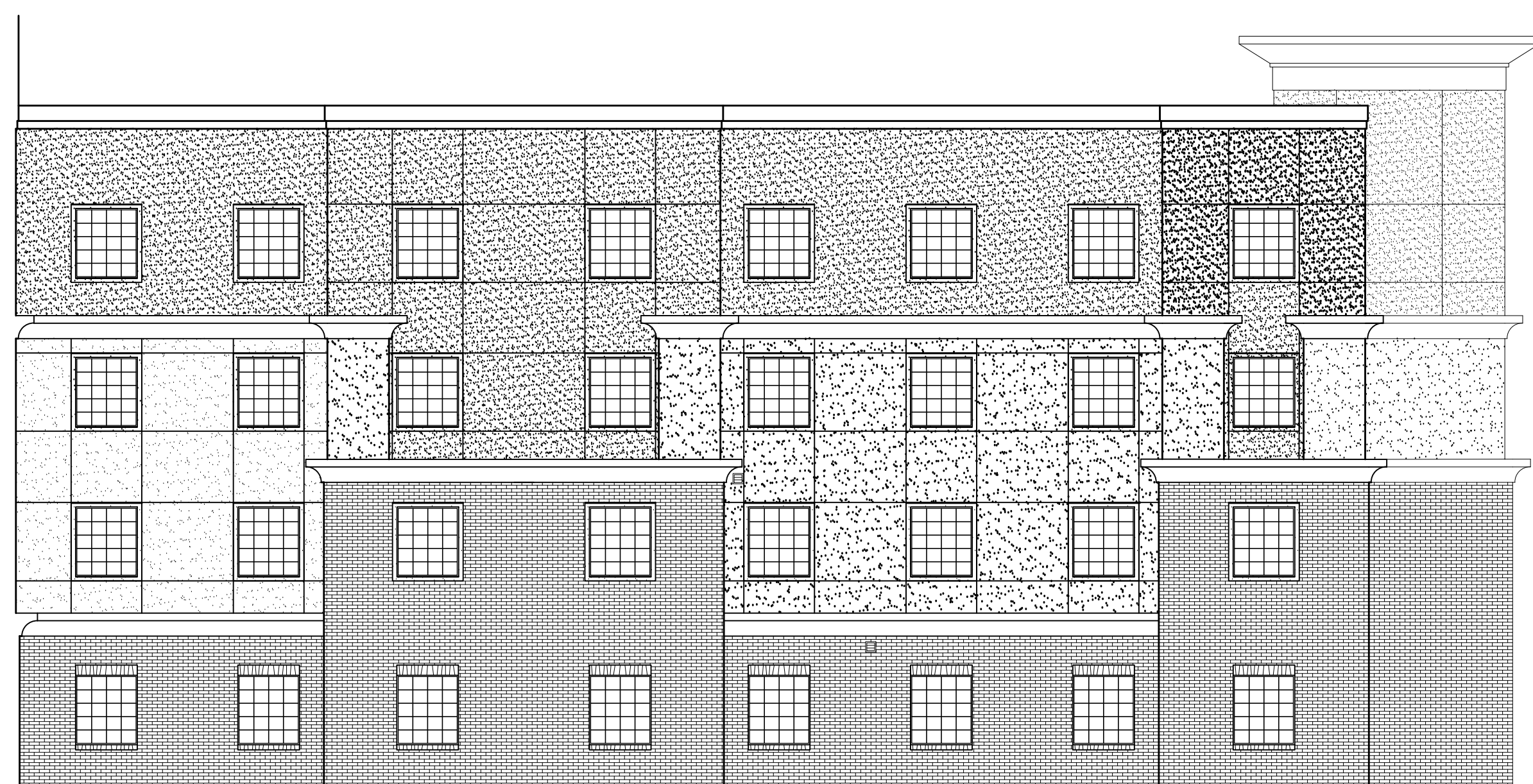
D SIDE ELEVATION-A
1/8" = 1'-0"



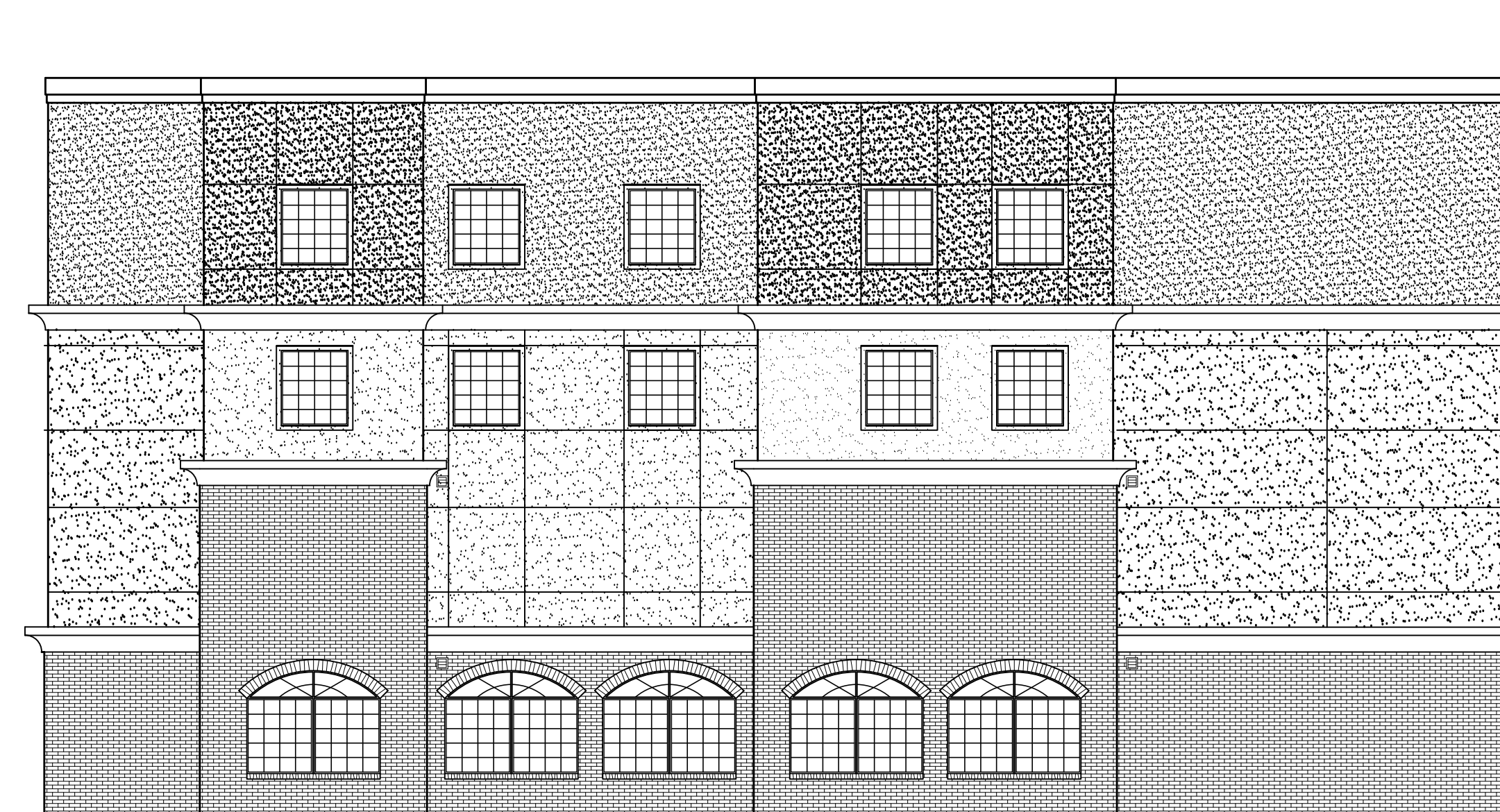
B COURTYARD ELEVATION
1/8" = 1'-0"



A COURT YARD ELEVATION
1/8" = 1'-0"



D COURT YARD ELEVATION
1/8" = 1'-0"



C COURT YARD ELEVATION
1/8" = 1'-0"

- NOTES:
1. COLOR OF FASCIA, AND SOFFIT TO MATCH EIFS COLOR EF-1.
 2. ALUMINUM DOWNSPOUTS TO MATCH COLOR OF GUTTERS.
 3. ALL CONDENSATION LINES FROM PTAC UNITS SHALL DAYLIGHT INTO CLOSEST LANDSCAPE AREA.
 4. TRIM AROUND ALL WINDOWS TO BE COLOR EF-1.
 5. MINIMUM EIFS THICKNESS TO BE 2". SEE EIFS BAND DETAILS FOR THICKNESS OF THESE ELEMENTS.

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ANN ARBOR, MI 48108

CONTRACTOR SHALL FIELD
VERIFY EXISTING FIELD
CONDITIONS PRIOR TO
CONSTRUCTION AND REPORT ALL
FINDINGS TO
ARCHITECT/ENGINEER.

NOT FOR
CONSTRUCTION

THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THE REVISIONS THEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS PRIOR TO CONSTRUCTION. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.

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ISSUED FOR	DATE
PROGRESS	11.10.14
PROGRESS	01.12.15

DATE: 12.24.14
DRAWN: AM
CHECKED: JSP
SCALE: 1/8" = 1'-0"
JOB NO.: BD14-322

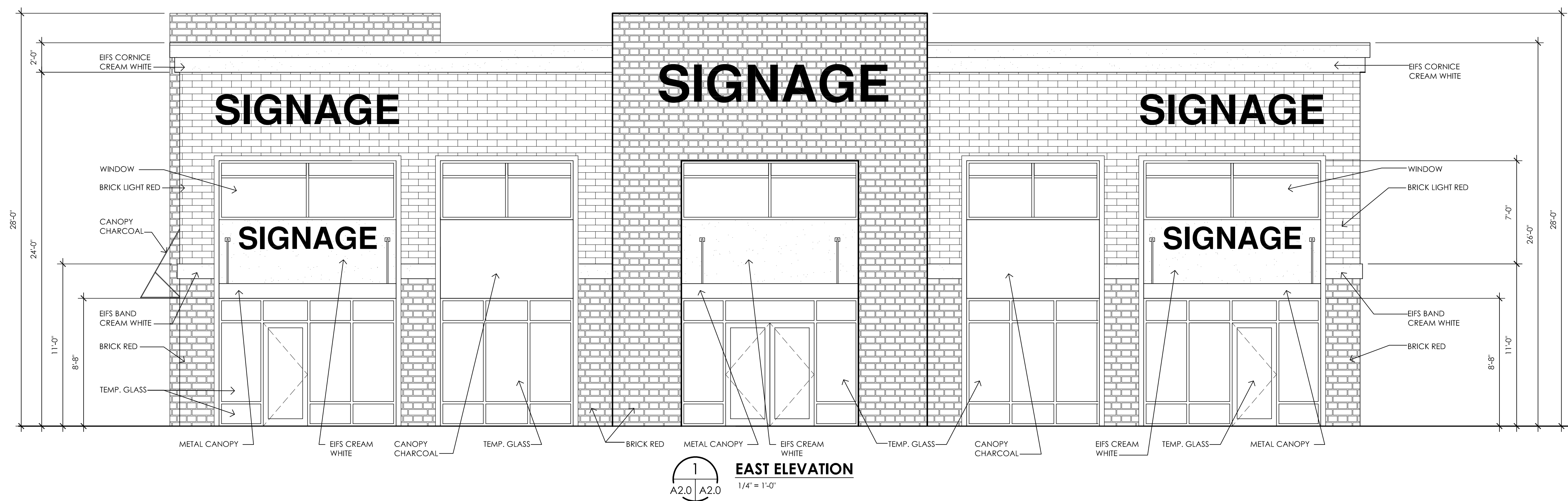
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET
A2.02-A

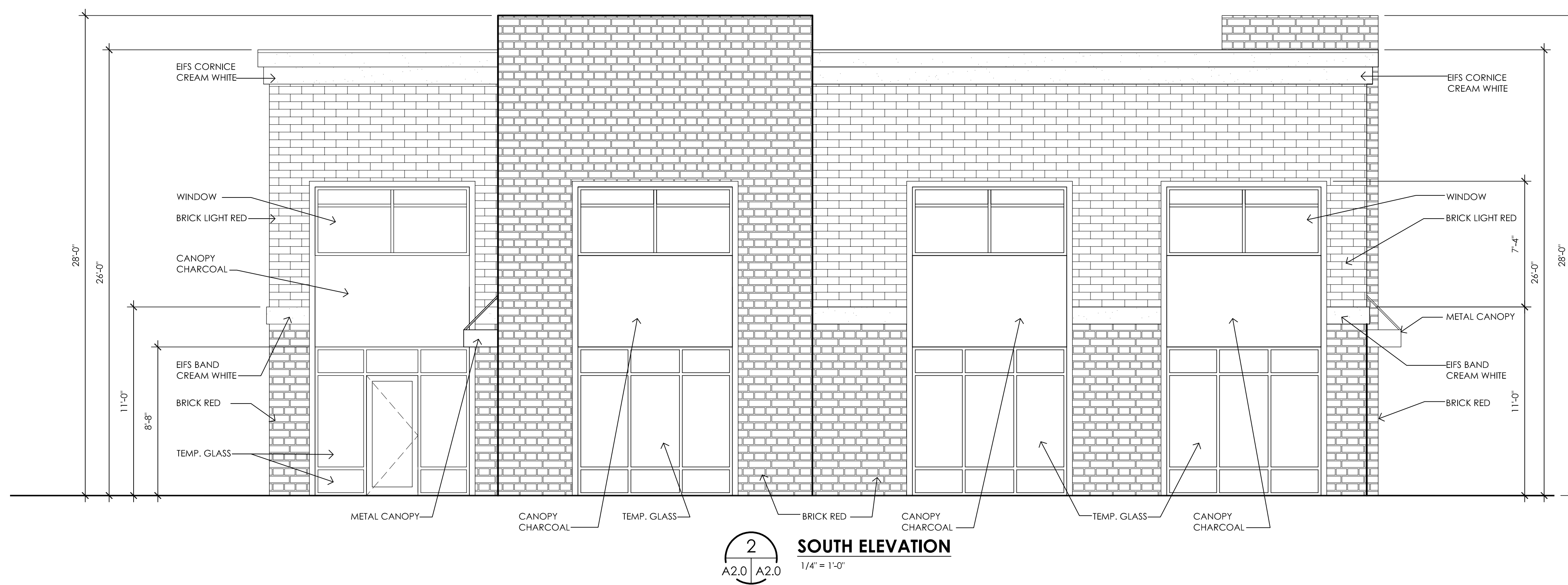


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1
A2.0 | A2.0
EAST ELEVATION
1/4" = 1'-0"



2
A2.0 | A2.0
SOUTH ELEVATION
1/4" = 1'-0"

ISSUED FOR: PROGRESS
DATE: 11.19.14

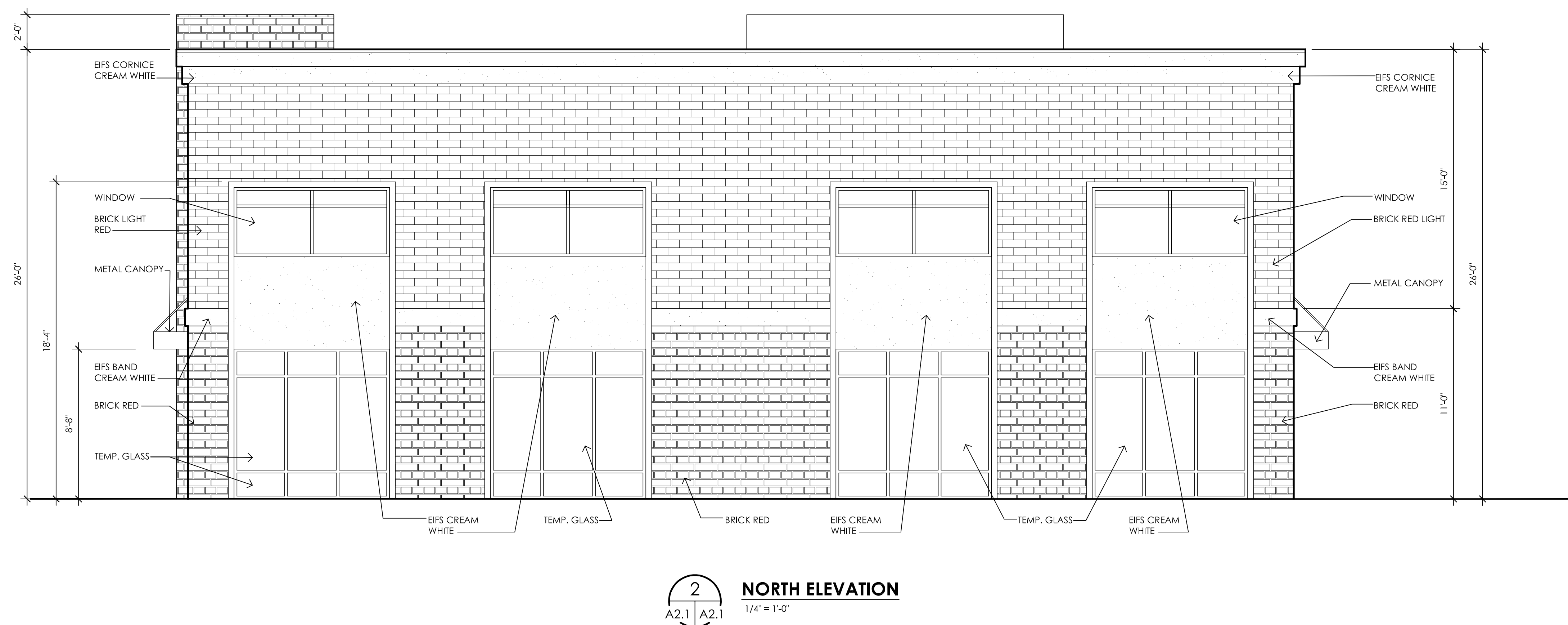
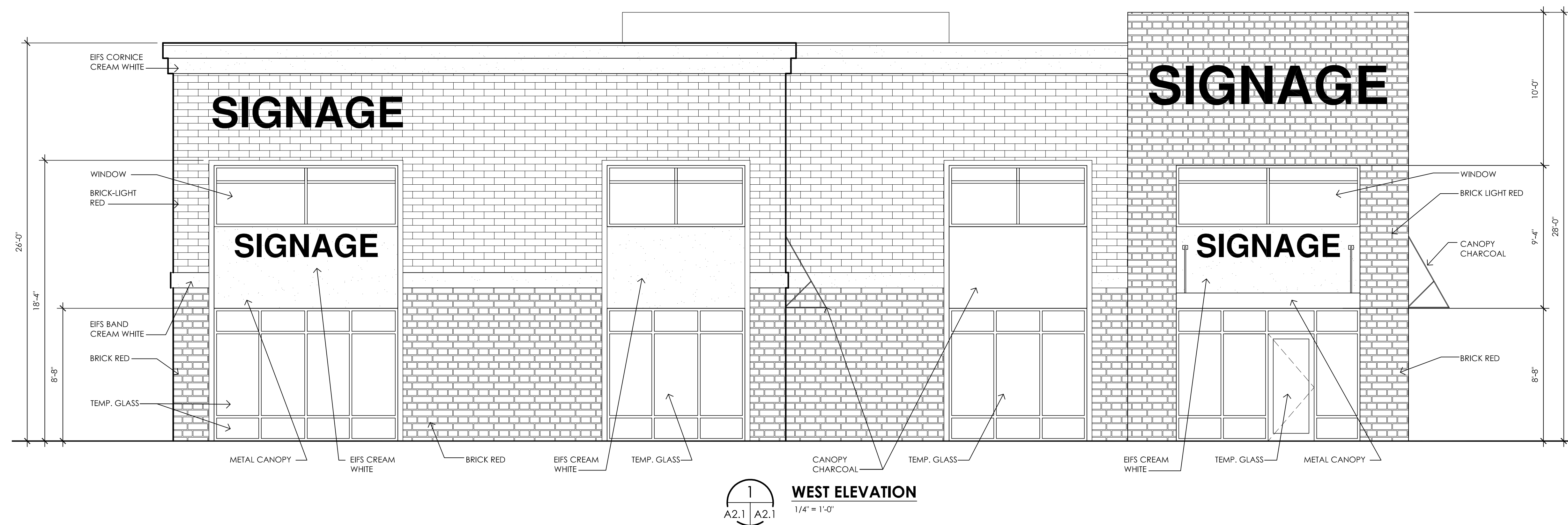
DATE: 11-18-14
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JOB NO: BD-14-322-#2

SHEET TITLE: EXTERIOR ELEVATIONS
SHEET: A2.0



Bud Design & Engineering Services, Inc.
 Architecture | Engineering | Interior Design
 10775 S. Saginaw St., Suite 8
 Grand Blanc, MI 48439
 (PH) 810.695.0793
 (FAX) 810.695.0569
 Web: www.budesign.com

STAYBRIDGE RETAIL CENTER
 3850 RESEARCH PARK DRIVE
 ANN ARBOR, MI 48108



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ISSUED FOR	DATE
PROGRESS	11.19.14
DATE : 11-18-14	
DRAWN : AM	
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SCALE : 1/4" = 1'-0"	
JOB NO : BD-14-322-#2	
SHEET TITLE : EXTERIOR ELEVATIONS	
SHEET	
A2.1	



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

APPLICATION FOR MODIFICATIONS FROM CHAPTER 62 (LANDSCAPE AND SCREENING)

See www.a2gov.org/planning for submittal requirements.

TO: Ann Arbor City Planning Commission

We, the undersigned, respectfully petition the City Planning Commission or City Council to approve these modifications from the landscape and/or screening requirements of Sections 5:602, 5:603, 5:604 or 5:606 of Chapter 62, as they relate to the property hereinafter described.

A. Project Information

(Give name of site plan project and tax code number of property)

Staybridge Suites & Retail Center SP14-057

3850 Research Park Drive, Ann Arbor, MI 48108

09-12-09-301-001

B. Petitioner Information

The petitioner(s) requesting the modifications are:

(List petitioners' name; address; telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.)

Petitioner: Stellar Hospitality Ann Arbor, LLC

32825 Northwestern Highway, Farmington Hills, MI 48334 PH 248-419-5555

Interest in Property: Option to Purchase

Also interested in the petition are:

(List others with legal or equitable interest)

Property Owner: Lodi Waters Partnership

5440 Corporate Drive, Suite 250, Troy, MI 48098 PH 248-641-7000

C. Modification Request

The petitioner requests approval to modify the above landscape and/or screening requirements in the following ways (if necessary, attach additional page):

Section 5:602, Paragraph (1)(c)

The right-of-way screening along S. State Street cannot be met because installation would cause damage to the existing Landmark Trees along that portion of the property.

Section _____, Paragraph _____

D. Standards for Approval

Flexibility in the application of the landscape and screening regulations may be allowed if certain standards are met. The modifications must be consistent with the intent of Chapter 62; be included on a site plan and in a motion approved by the City Planning Commission or City Council; and be associated with specific site conditions as listed in Section 5:608(2)(c).

1. What are the specific site conditions that necessitate this request and how do they warrant the modifications of Chapter 62 requirements? (See Section 5:608(2)(c)) List relevant subsection and explain how and to what extent the modifications are justified.

5:608(2)(c)(iv)-Existing vegetation and landscaping are located or spaced in such a manner that the addition of required landscaping would be detrimental to the plan materials.
There are eight (8) existing trees, four (4) of which are Landmark Trees, along the roadway frontage of S. State Street. The installation of any form of right-of-way screening (hedge/berm/wall) would cause damage to the existing trees.

2. How does the proposal meet the spirit and intent of Chapter 62? (See Section 5:600)

Preservation of the existing trees, especially the Landmark Trees, has been the focus of the site layout as proposed. The inclusion of elements for right-of-way screening would impact the Landmark Trees. The Landmark Trees will be maintained and are incorporated within the overall landscape design of the property.

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: April 28, 2015

Signature:  _____

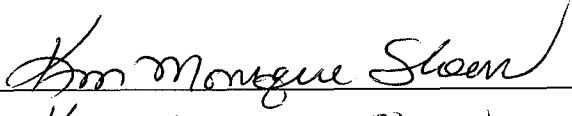
Jimmy Asmar

Stellar Hospitality Ann Arbor, LLC

32825 Northwestern Highway, Farmington Hills, MI 48334
(Print name and address of petitioner)

STATE OF MICHIGAN)
) ss:
COUNTY OF WASHTENAW)
Oakland

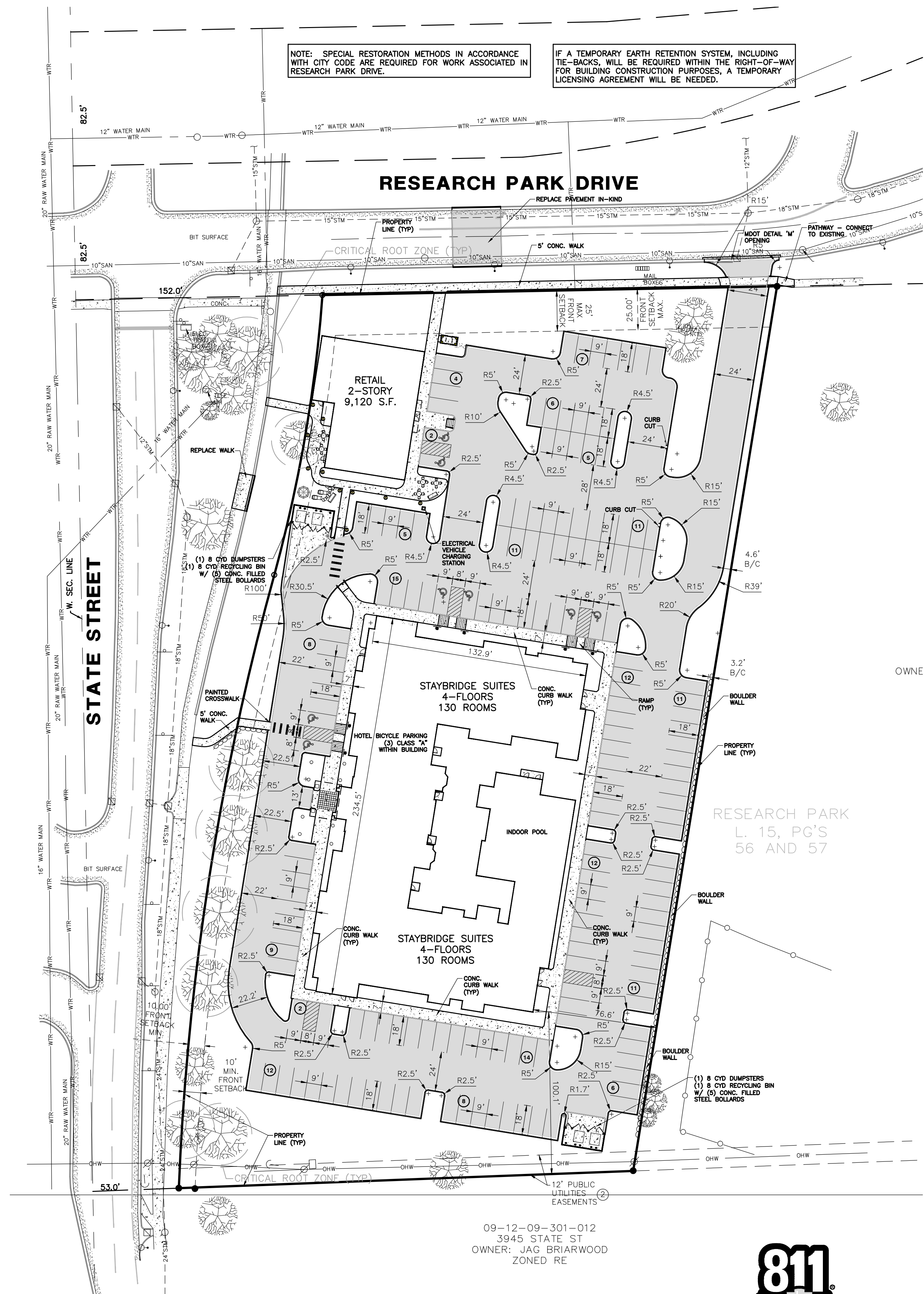
On this 28 day of April, 2015, before me personally appeared the above named petitioner(s), who being duly sworn, say that they have read the foregoing petition and by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature:  _____

KIM MONIQUE SLOAN
(Print name of Notary Public)

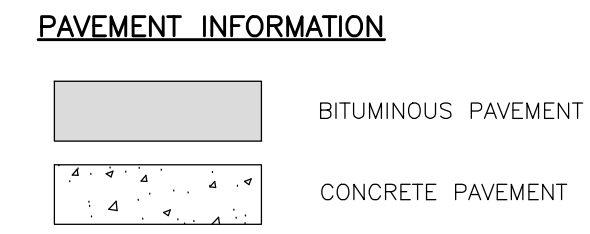
KIM MONIQUE SLOAN
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Aug 5, 2019
ACTING IN COUNTY OF Oakland

My Commission Expires: 8/5/2019



CITY OF ANN ARBOR SIDEWALK REPAIR AND MAINTENANCE NOTE

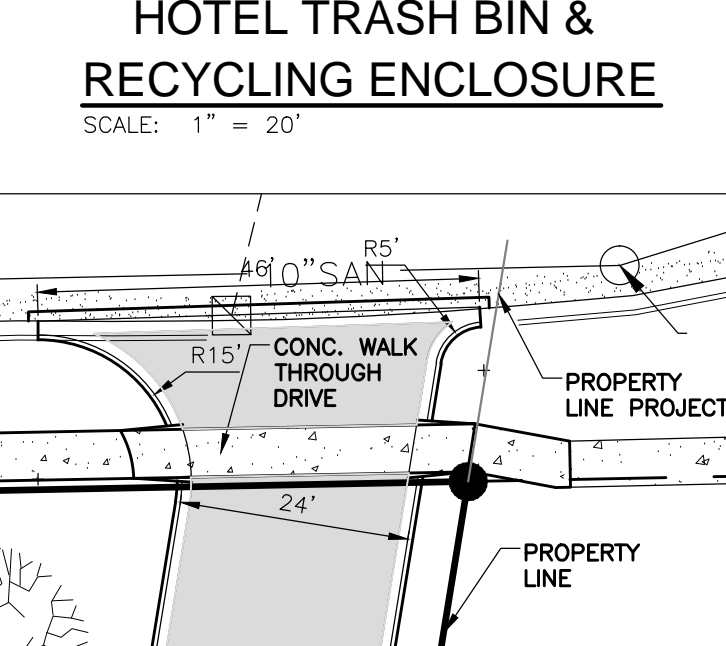
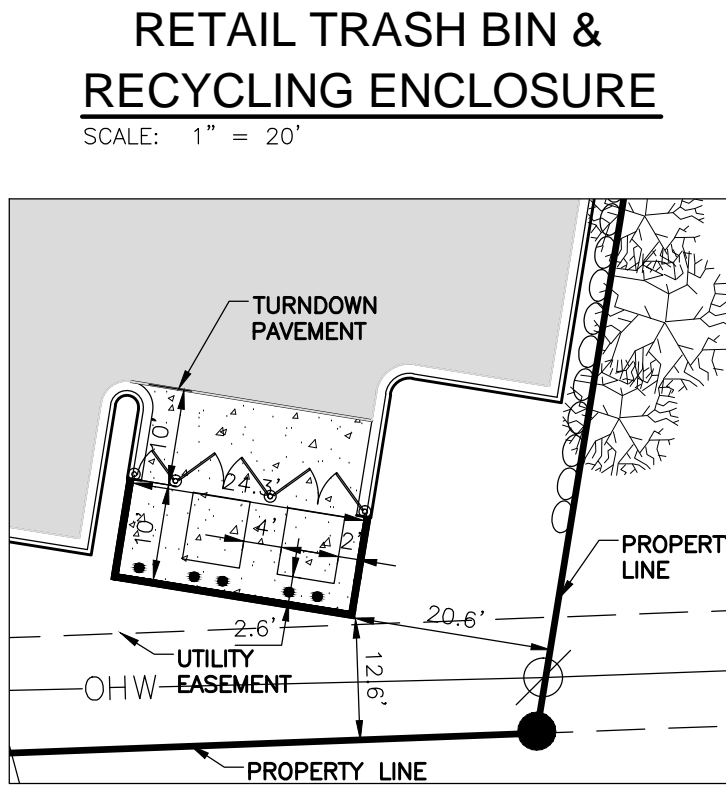
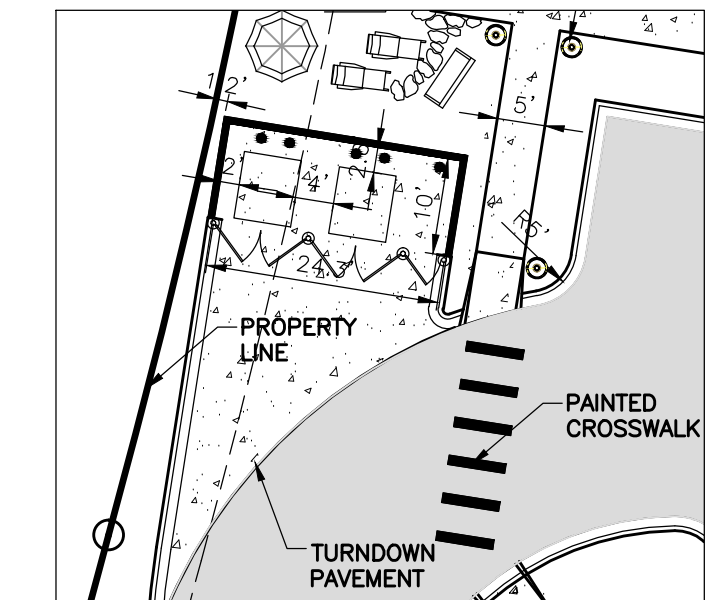
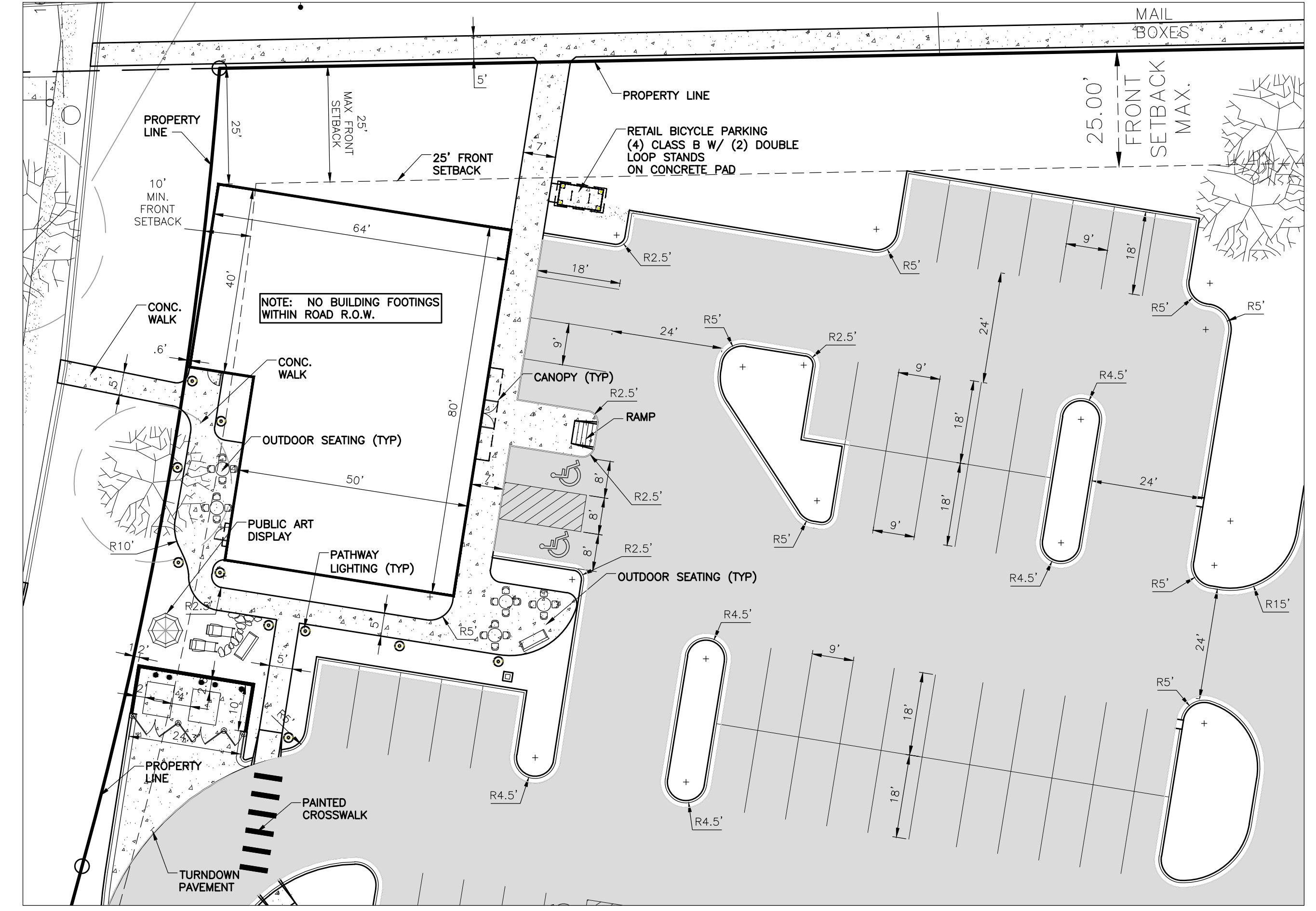
SIDEWALK REPAIR AND MAINTENANCE NOTE:
ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.



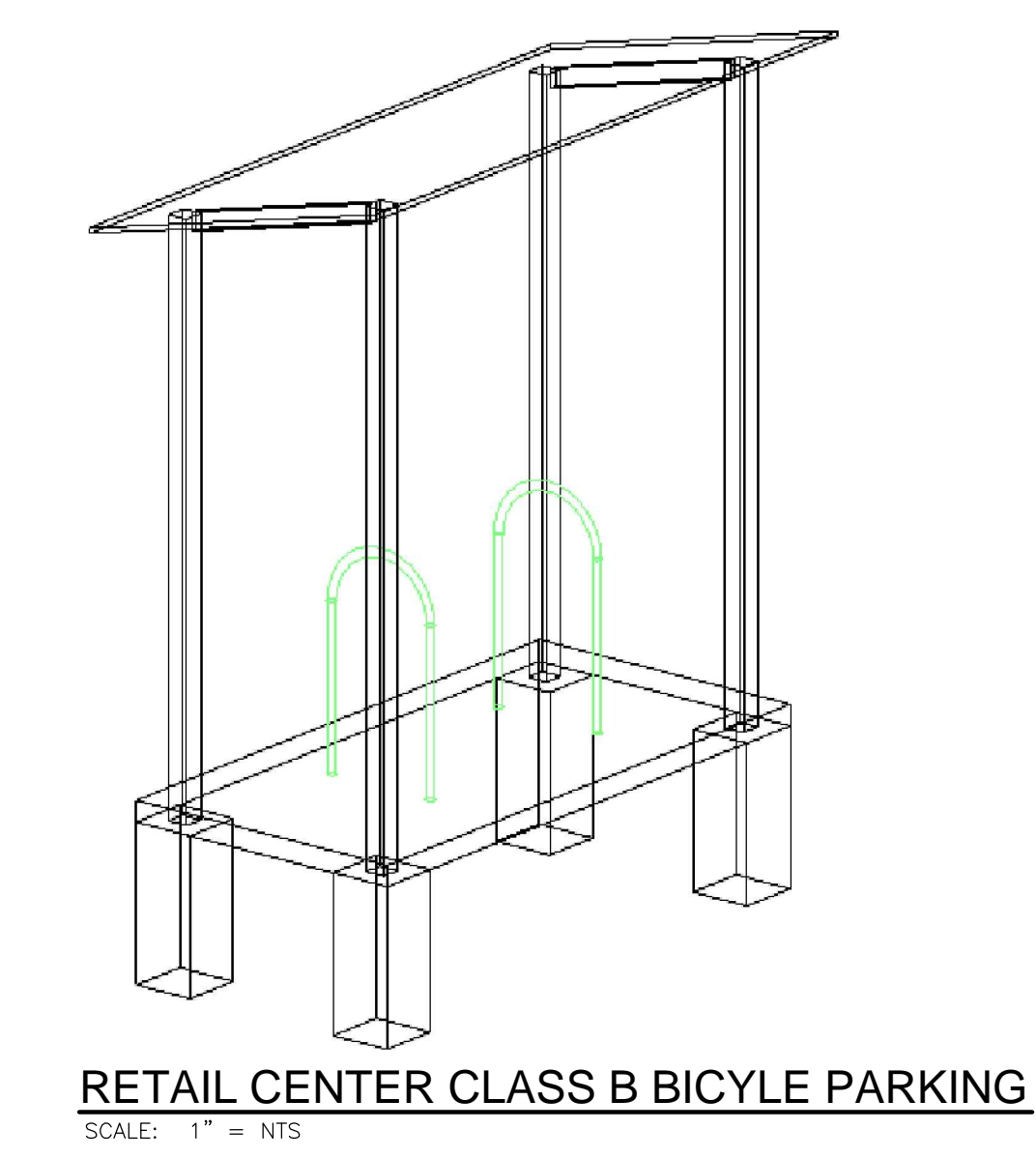
811
Know what's below.
Call before you dig.

SCALE: 1" = 40'

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.



- GENERAL NOTES**
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION, OR ENSURE THAT ALL REQUIRED PERMITS AND BONDS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING MISS-DIG AT 1-800-482-7171 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
 - THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE LOCATED BY HAND DIGGING.
 - DIMENSIONS ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING, EDGE OF PAVEMENT, CENTER OF STRUCTURE OR OTHERWISE INDICATED.
 - ALL PAVING MATERIALS AND OPERATIONS SHALL BE IN CONFORMANCE WITH THE CITY OF ANN ARBOR STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - PARKING STALL SPACES TO BE 4" SOLID WHITE PAINT STRIPES. HANDICAP PARKING TO BE 4" SOLID BLUE PAINT STRIPES W/ BARRIER FREE STRIPPING OF 4" SOLID BLUE @ 2" O.C. ON 45° ANGLE.
 - ALL WORK WITHIN THE RIGHT OF WAY OF SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ANN ARBOR.
 - SPECIAL RESTORATION METHODS IN ACCORDANCE WITH CITY CODE ARE REQUIRED FOR WORK ASSOCIATED IN RESEARCH PARK DRIVE.
 - IF A TEMPORARY EARTH RETENTION SYSTEM, INCLUDING TIE-BACKS, WILL BE REQUIRED WITHIN THE RIGHT-OF-WAY FOR BUILDING CONSTRUCTION PURPOSES, A TEMPORARY LICENSING AGREEMENT WILL BE NEEDED.



SITE PLAN COMPARISON CHART

	EXISTING RE	REQUIRED C2B	PROPOSED C2B
GROSS LOT AREA	60,000 S.F.	4,000 S.F.	155,349 S.F.
BUILDING SIZE			90,198 S.F. HOTEL 9,120 S.F. RETAIL
FAR		200%	64%
NUMBER OF ROOMS			130 ROOMS HOTEL
LOT AREA PER ROOM		900 S.F. / ROOM MIN.	1,195 S.F. / ROOM
SETBACKS:			RETAIL
FRONT:	25' MIN. 50' MAX	10' MIN. 25' MAX	0.6' ** 25.0'
SIDE:	25' MIN. 50' MAX	10' MIN. 25' MAX	HOTEL 62.7' 66.0'
REAR:	NONE	NONE	78.9' HOTEL
BUILDING HEIGHT:	55'	55'	RETAIL 28'-6" AVG/35' MAX 2-STORIES
VEHICULAR PARKING:			HOTEL 47'-6" AVG/52'-6" MAX 4-STORIES
		1 / 310 S.F. MIN. 29	RETAIL
		1 / 265 S.F. MAX 34	34
		1 / ROOM 130	HOTEL 137
BARRIER FREE PARKING:		FEDERAL ADA RETAIL - 34 SPACES 2 REQUIRED	RETAIL 2 PROVIDED
		HOTEL - 130 SPACES 5 REQUIRED	HOTEL 6 PROVIDED
BICYCLE PARKING:			RETAIL
		1 / 3000 S.F. 3	4
		50% B 50% C	4
		1 / 30 ROOMS 4	HOTEL 3
		100% A **Defer 40%**	

PLANNED PROJECT MODIFICATIONS**
1) FRONT SETBACK TO 0.6- FEET IN ORDER TO BRING RETAIL BUILDING CLOSER TO STATE STREET. INCREASED RIGHT-OF-WAY ALONG STATE STREET AT RESEARCH PARK DRIVE PROVIDES FOR NATURAL SETBACK FROM THE ROADWAY.

be
Bud Design & Engineering Services, Inc.
Architecture | Engineering | Interior Design
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Grand Blanc, MI 48439
(PH) 810.695.0793
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STAYBRIDGE SUITES & RETAIL CENTER
3850 RESEARCH PARK DRIVE
ANN ARBOR, MI 48108

ALL UTILITIES SHOWN ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

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ISSUED FOR: DATE

SPA: 12/29/14

SPA: 02/20/15

SPA: 02/20/15

SPA: 03/23/15

SPA: 04/23/15

DATE: _____

DRAWN: ACA

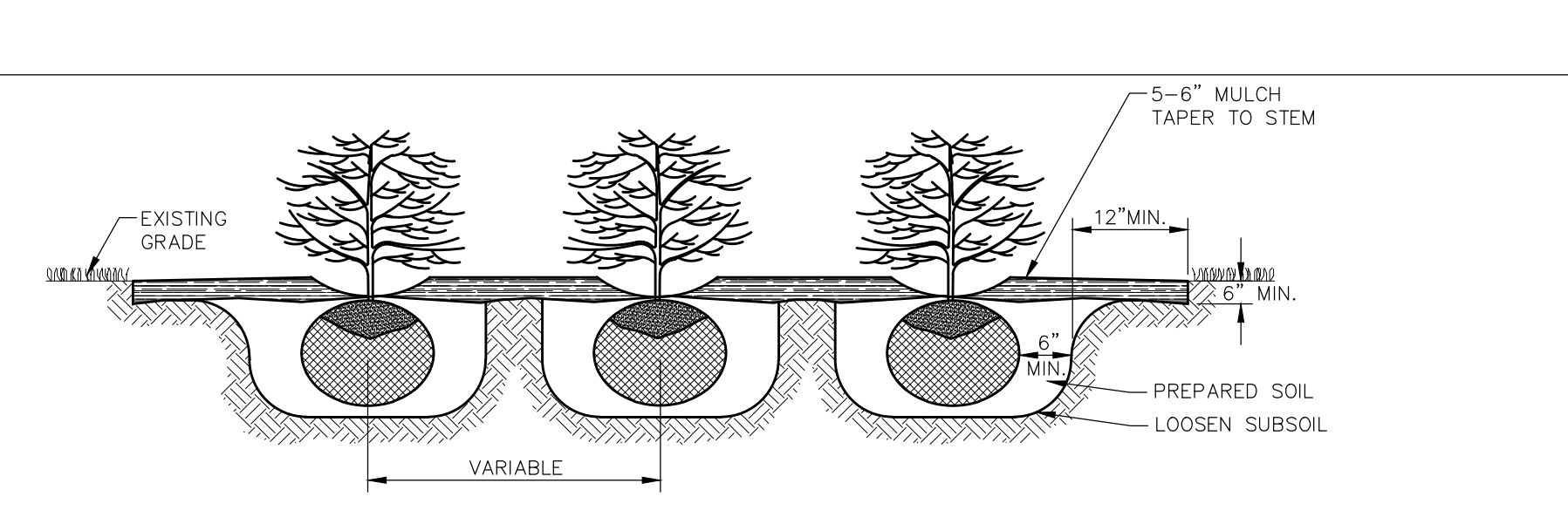
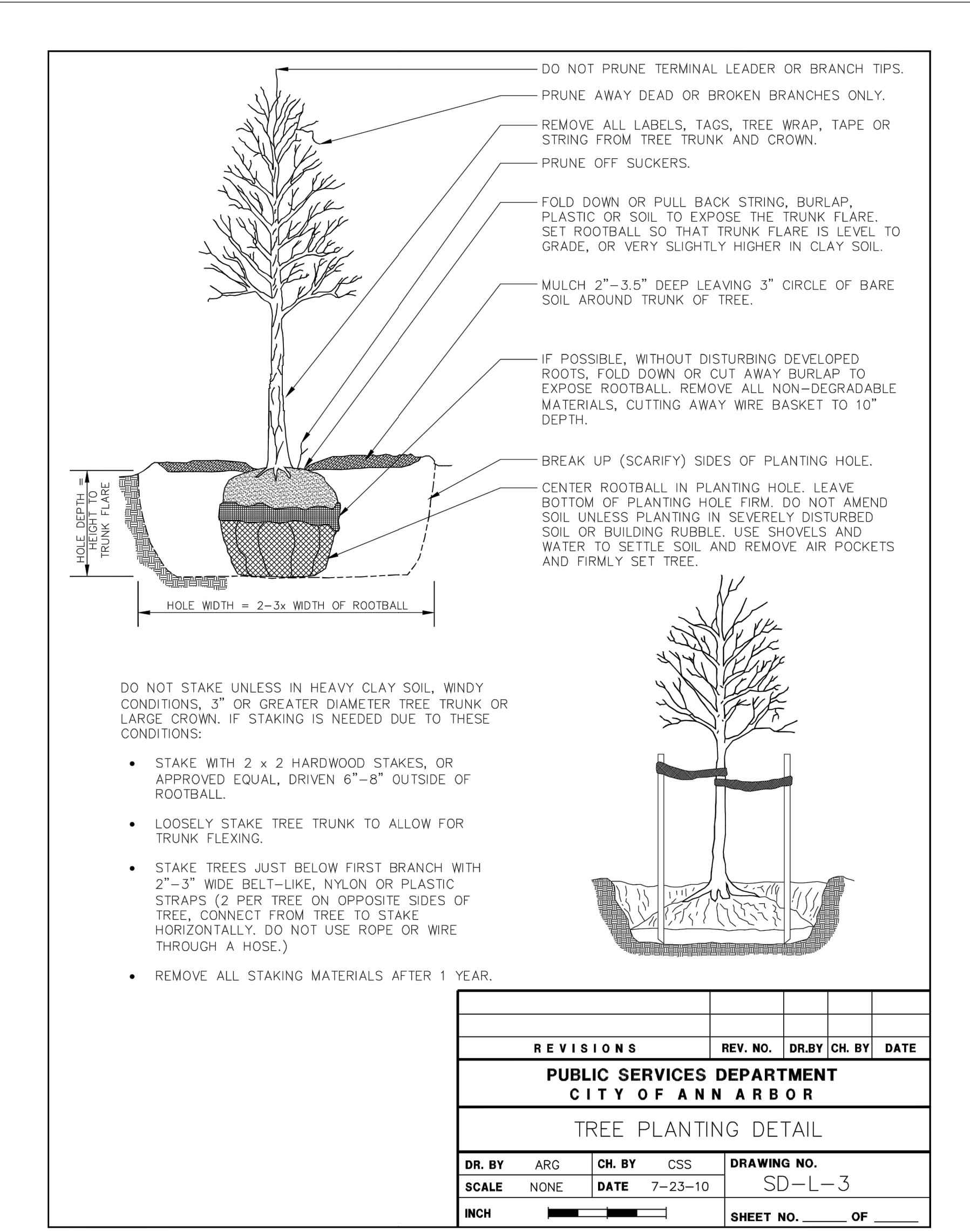
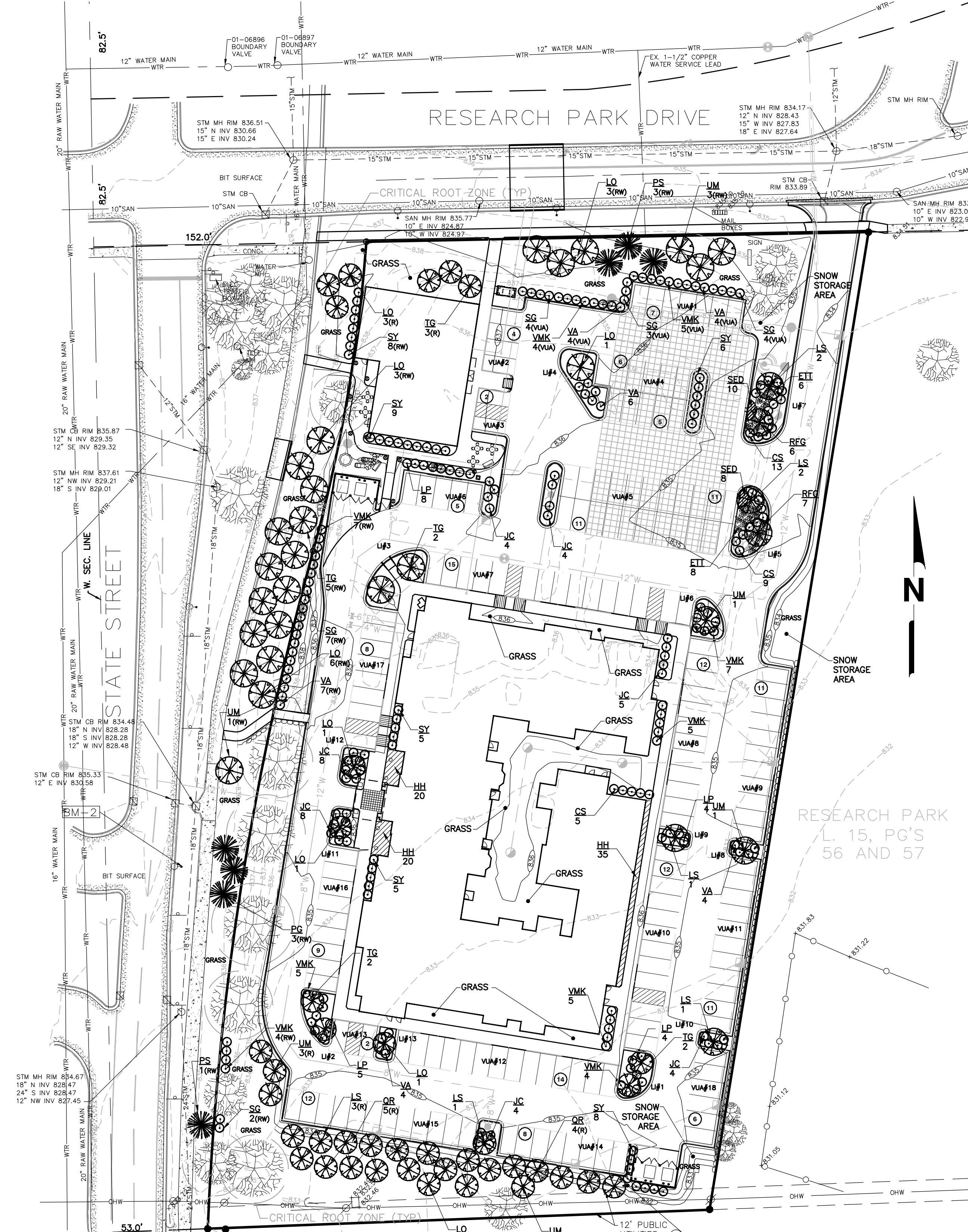
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SCALE: 1"=40'

JOB NO: BD-14-322

SHEET TITLE: **SITE LAYOUT AND PAVING PLAN**

SHEET: **C3.0**



-FIRST AND SECOND WATERING AND CULTIVATION SHALL INCLUDE SHRUB BEDS.
 -CUT 6" X 12" (MIN.) EDGING AROUND THE PERIMETER OF ALL SHRUB BEDS SHOWN ON THE PLANS. SPRAY A NON-PERSISTENT GLYPHOSATE HERBICIDE TO ENTIRE SHRUB BEDS PRIOR TO PLANTING AND BARK PLACEMENT.
 -SHRUB BEDS ARE TO BE PAID FOR BY THE PAY ITEM "SITE PREPARATION".
 -ALL PLANTS SHALL BE SET PLUMB AND HAVE THE BEST SIDE OF PLANT FACING THE MAIN VIEWING DIRECTION.

SHRUB BED DETAIL
 SCALE: NONE

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
75	HH	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILLY	#1 POT
18	SD	SEDUM X. 'NEON'	NEON SEDUM	#1 POT
14	ETT	ECHINACEA 'TIKI TORCH'	TIKI TORCH ORANGE CONEFLOWER	#1 POT
13	RFG	RUDBECKIA FULGIDA S. 'GOLDSTRUM'	GOLDSTRUM ORANGE CONEFLOWER	#1 POT
27	CS	CORNUS SERICEA	RED TWIG DOGWOOD	24" HT B&B
41	SY	TAXUS S.M. 'SEBIAN'	SEBIAN YEW	24" HT B&B
21	LP	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	24" HT B&B
20	SG	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIRAEA	24" HT B&B
46	VMK	VIBURNUM X.B. 'MOHAWK'	MOHAWK VIBURNUM	24" HT B&B
29	VA	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	24" HT B&B
37	JC	JUNIPERUS C. 'SEAGREEN'	SEA GREEN JUNIPER	24" HT B&B
4	PS	PINUS STROBUS	EASTERN WHITE PINE	8' HT.
3	PG	PICEA GLAUCA	WHITE SPRUCE	8' HT.
14	UM	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	3" CAL B&B
24	LO	GLEDITSIA T. INERMIS 'SKYCOLE'	SKYLINE LOCUST	3" CAL B&B
14	TG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" CAL B&B
10	LS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	3" CAL B&B
9	QR	QUERCUS RUBRA	RED OAK	3" CAL B&B

LI#	S.F.
1	409
2	444
3	604
4	534
5	586
6	300
7	567
8	165
9	165
10	165
11	275
12	275
13	165
14	214
	4868

VUA#	S.F.
1	1134
2	648
3	432
4	1742
5	3563.81
6	816.1
7	2717.70
8	1948.09
9	1781.8
10	2087.54
11	1943.78
12	2267.53
13	467.95
14	1619.64
15	1952.57
16	1466.67
17	1421.68
18	971.91
	29022.37

Total =	29,022.37
Use Ratio =	20
Req. S.F. =	1452
DEPRESSED BIORETENTION	
Req. % =	50%
Area =	1452
Req Area =	726
UTILIZE ISLANDS	
5	586
7	567
Total Prov. =	1153

DR. BY	ARG	CH. BY	DATE	DATE	DATE
REVISIONS					
PUBLIC SERVICES DEPARTMENT					
CITY OF ANN ARBOR					
TREE PLANTING DETAIL					
DR. BY	ARG	CH. BY	DATE	DATE	DATE
SCALE	NONE	DATE	7-23-10	SD-L-3	
INCH				SHEET NO.	OF

SOUTH STATE STREET RIGHT-OF-WAY LANDSCAPING
 1 TREE / 30 L.F. OF FRONTAGE
 558 L.F. / 30 = 18.6 = 19 TREES
 R.O.W. LANDSCAPING REQUIRED = 19 TREES
 R.O.W. LANDSCAPING PROVIDED = 19 TREES

(RW) = RIGHT-OF-WAY TREES
RESEARCH PARK DRIVE RIGHT-OF-WAY LANDSCAPING
 1 TREE / 30 L.F. OF FRONTAGE
 280 L.F. / 30 = 9.3 = 9 TREES
 R.O.W. LANDSCAPING REQUIRED = 9 TREES
 R.O.W. LANDSCAPING PROVIDED = 9 TREES

(RW) = RIGHT-OF-WAY TREES
VEHICULAR USE AREA LANDSCAPING
 1 SHRUB / 4 L.F. OF V.U.A. FRONTAGE
 64 L.F. / 4 = 16 SHRUBS
 V.U.A. LANDSCAPING REQUIRED = 16 SHRUBS
 V.U.A. LANDSCAPING PROVIDED = 16 SHRUBS

(VUA) = VEHICULAR USE AREA RIGHT-OF-WAY PLANTINGS
GENERAL NOTES

- CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND REGULATORY AGENCY REQUIREMENTS. ALL LANDSCAPING AND GRASS AREAS TO BE IRRIGATED. IRRIGATION CONTROL PANEL SHALL BE LOCATED WITHIN THE HVAC ENCLOSURE.
- ALL GREEN SPACES AND PLANTING AREAS SHALL BE IRRIGATED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION.
- REFER TO PLUMBING PLANS FOR LOCATION OF IRRIGATION METER.
- ALL GRASS AREAS TO BE SOODED.
- SPACE ALL SHRUBS AT 5- FEET ON CENTER UNLESS OTHERWISE INDICATED ON THE PLANS
- ALL DISTURBED LAWN AREAS SHALL BE RESTORED TO AT LEAST PREVIOUS CONDITION IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL INCLUDE TOPSOIL IN BASE BID. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE AMOUNT OF TOPSOIL AVAILABLE ON-SITE.

DESCRIPTION
 THIS WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIALS, LABOR, EQUIPMENT, TOOLS AND SUPERVISION REQUIRED FOR THE EXECUTION AND GUARANTEE OF ALL PLANTINGS AND RELATED WORK AS SHOWN ON THE DRAWINGS.
 PLANT MATERIALS SHALL CONFORM TO THE SIZES STATED ON THE PLANT LIST AND SHALL BE OF A MINIMUM SIZE OR LARGER. ALL MEASUREMENTS OF SPREAD, CALIPER, BALL SIZE, TRUNK CROWN RATIO, QUALITY DESIGNATIONS, ETC., SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "ANSI STANDARDS FOR NURSERY STOCK". PLANT MATERIAL SHALL BE NURSERY GROWN AND INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE SITE PRIOR TO PLANTING. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME.

NURSERY STOCK SHALL BE PREPARED FOR SHIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT ANSI SPECIFICATION 260.1 AND SHALL BE ENCLOSED OR COVERED DURING TRANSPORTATION TO PREVENT DRYING.
SITE PREPARATION
 THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND PROTECT AND REPAIR UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

INDIVIDUAL HOLES SHALL BE CENTERED AT STAKED PLANT LOCATIONS. CONTRACTOR IS TO STAKE PRIOR TO PLACEMENT OF PLANT MATERIAL AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE. PLANTING HOLES SHALL BE DUG LARGE ENOUGH TO PERMIT PLACING PREPARED TOPSOIL 18" LATERALLY BEYOND THE ENDS OF THE ROOT BALLS FOR SHADE AND EVERGREEN TREES AND 6" LATERALLY FOR SHRUBS UNLESS OTHERWISE SPECIFIED.

EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AT THE TIME THE HOLE IS DUG. THE PLANTING HOLE SHALL BE BACKFILLED WITH PREPARED TOPSOIL THE SAME DAY THEY ARE DUG.
 TOPSOIL SHALL AT FERTILE, FRIABLE, NATURAL TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. TOPSOIL SHALL BE FREE OF CLAY LUMPS, COARSE SAND, STONES, PLANT ROOTS, STICKS OR OTHER FOREIGN MATTER.

CARE FOR PLANTS BEFORE PLANTING
 PLANTS DESIGNATED "BB" SHALL BE BALLED AND BURLAPPED WITH FIRM NATURAL BALLS OF EARTH. CRACKED, LOOSENEED OR BROKEN BALLS SHALL NOT BE PLANTED. THEY SHALL BE MARKED WITH SPRAY PAINT AND IMMEDIATELY REMOVED FROM THE JOB SITE. IMMEDIATELY FOLLOWING DELIVERY AT THE JOB SITE, ALL PLANTS THAT WILL NOT BE PLANTED THAT SAME DAY SHALL BE "HEELED IN" WITH SHREDDED BARK OR MOIST SOIL AND KEPT MOIST UNTIL PLANTED.
 THE TRUNKS AND BRANCHES OF ALL TREES SHALL BE PROTECTED FROM INJURY OF ANY KIND DURING ALL OPERATIONS. THE OWNER'S REPRESENTATIVE SHALL REJECT ANY TREES THAT ARE INJURED.

PLANTING
 THE CONTRACTOR IS RESPONSIBLE FOR PLANTING MATERIALS PLUMB. SET THE TOP OF THE ROOT BALL AT OR SLIGHTLY HIGHER THAN THE SURROUNDING GRADE. PLANTS SHALL BE FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES. NO FILLING WILL BE PERMITTED AROUND TRUNK OR STEMS. WHEN THE PLANT HAS BEEN PROPERLY SET, THE HOLE SHALL BE BACKFILLED TO 1/2 THE DEPTH OF THE BALL WITH PREPARED TOPSOIL MIXTURE, FIRMLY PACKED AND WATERED-IN AT TIME OF PLANTING. LOOSED AND REMOVE BURLAP AND LACING FROM UPPER 1/3 OF THE ROOT BALL. BACKFILL WITH PREPARED TOPSOIL, WHICH AFTER COMPACTION IS FLUSH WITH THE SURROUNDING GROUND.

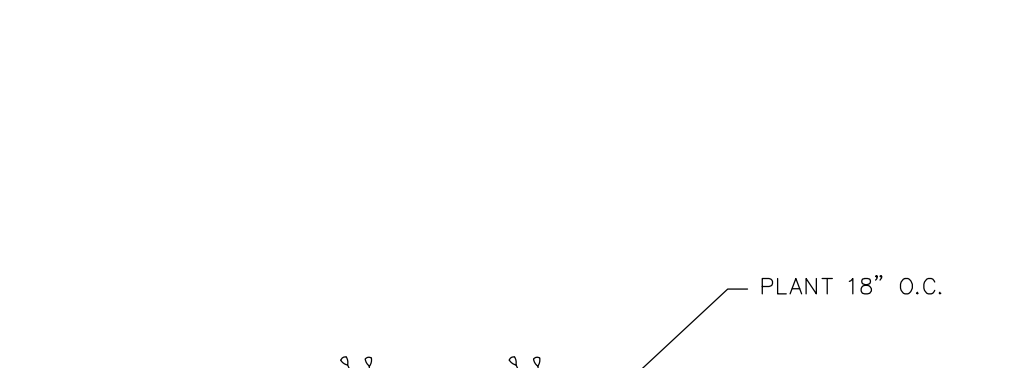
MULCHING
 ALL PLANT MATERIAL SHALL BE ENCIRCLED WITH A COVERING OF NON-DYED SHREDDED BARK MULCH TO 6" OUTSIDE THE PLANTING HOLE. MULCH SHALL NOT BE TOUCHING THE TRUNK OF ANY TREE. SUBMIT SAMPLE TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PLACEMENT. WOOD CHIPS SHALL NOT BE ALLOWED ON THIS JOB. MULCHING SHALL FOLLOW THE CITY OF ANN ARBOR PLANTING DETAILS.

STEEL LANDSCAPE EDGING
 4" STEEL LANDSCAPE EDGING SHALL BE USED ON THIS PROJECT. ALUMINUM OR PLASTIC EDGING WILL NOT BE ALLOWED.

PRUNING
 UPON COMPLETION, ONLY PRUNE DEAD OR BROKEN BRANCHES FROM TREES. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED BRANCHES. PRUNING PAINT SHALL NOT BE USED.

FINISHING AND CLEANING UP
 IMMEDIATELY UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN UP THE AREA OF SURPLUS MATERIALS. THE CONTRACTOR SHALL REPAIR AND RE-ESTABLISH TURF IN RUTTED AREAS.

WARRANTY
 THE LANDSCAPE INSTALLATION CONTRACTOR SHALL REPLACE ALL UNHEALTHY VEGETATION AND PLANTINGS WITHIN ONE (1) YEAR OF INITIAL PLANTING OR SUBSEQUENT PLANTING PERIOD.



PERENNIAL PLANTING BED
 SCALE: NONE

CITY OF ANN ARBOR LANDSCAPE NOTES
 LANDSCAPE CONTRACTOR SHALL REFER TO CITY OF ANN ARBOR LANDSCAPE AND SCREENING ORDINANCE (CHAPTER 62)

- COMPACTED SOILS SHALL BE SCARIFIED TO A DEPTH OF 6" TO ELIMINATE ANY SOIL COMPACTION CREATED DURING CONSTRUCTION.
- ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHALL BE REPLACED IN ACCORDANCE WITH CHAPTER 62 BY THE END OF THE FOLLOWING PLANTING SEASON.
- SNOW STORAGE AREAS ARE INDICATED ON THE PLAN. SNOW SHALL NOT BE PUSHED ON TO THE INTERIOR LANDSCAPE ISLANDS.
- THE CITY OF ANN ARBOR HAS ADOPTED AN ORDINANCE LIMITING PHOSPHORUS IN FERTILIZER. TO ASSIST IN COMPLIANCE WITH THE STATE MANDATED TOL FOR PHOSPHORUS WITHIN THE MIDDLE HURON RIVER BASIN, APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.

bud design & engineering services, inc.
 Architecture | Engineering | Interior Design
 10775 S. Saginaw St., Suite B
 Grand Blanc, MI 48439
 (PH) 810.695.0793
 (FAX) 810.695.0569
 Web: www.buddesign.com

STAYBRIDGE SUITES & RETAIL CENTER
 3850 RESEARCH PARK DRIVE
 ANN ARBOR, MI 48108

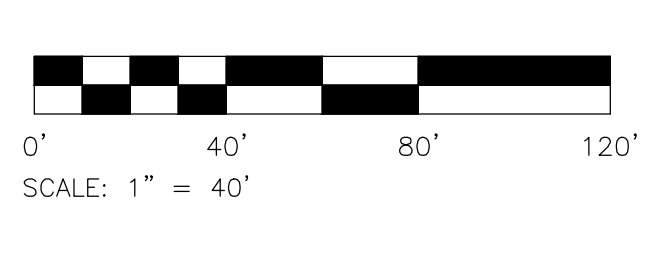
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BONDS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND REPAIRING ALL UTILITIES AND STRUCTURES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BONDS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND REPAIRING ALL UTILITIES AND STRUCTURES ENCOUNTERED DURING CONSTRUCTION.

ISSUED FOR	DATE
SFA	12/29/14
SFA	02/20/15
SFA	03/23/15
SFA	04/23/15

DATE: _____
 DRAWN: ACA
 CHECKED: FTG
 SCALE: 1"=40'
 JOB NO.: BD-14-322
 SHEET TITLE: LANDSCAPE PLAN AND DETAILS
 SHEET **L1.0**

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

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.



Tree	dbh	INCHES Caliper replacement required
2421	21	
2422	24	
2423	19	
2424	17	
2426	23	
2427	21	
2440	18	
2441	20	
2444	19	
182		INCHES Caliper replacement required
50%		Replacement Ratio (50% DBH)
91		Required Caliper (inches) Replacement

09-12-09-301-012
 3945 STATE ST
 OWNER: JAG BRIARWOOD
 ZONED RE