350 S. FIFTH AVE. DEVELOPMENT

AFFORDABLE HOUSING
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

JUNE 18, 2025
SITE PLAN FOR PLANNING COMMISSION APPROVAL

SmithGroup Project Number: 15412

APPLICANT AND CO-OWNER:

RELATED

RELATED MIDWEST
350 W. HUBBARD STREET
SUITE 300
CHICAGO, IL 60654
www.relatedmidwest.com

CONTACT: DENISE HALL
EMAIL: DHALL@RELATEDMIDWEST.COM
PHONE: 312.832.4255

CO-OWNER:

ANN ARBOR HOUSING COMMISSION
727 MILLER AVENUE
ANN ARBOR, MI 48103

CONTACT: JENNIFER HALL, EXECUTIVE DIRECTOR
EMAIL JHALL@A2GOV.ORG
PHONE: 734.794.6720 X 47201

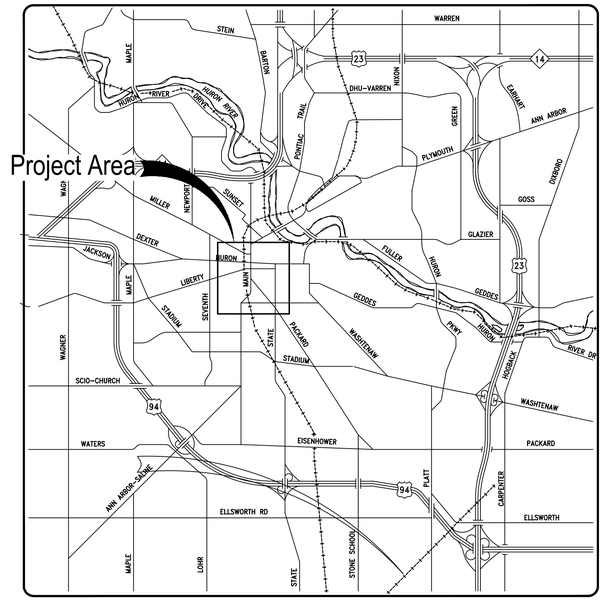
PREPARED BY:

SMITHGROUP

201 DEPOT STREET
SECOND FLOOR
ANN ARBOR, MI 48104
www.smithgroup.com

CONTACT: LINDSAY FERCHO, PLA
EMAIL: LINDSAY.FERCHO@SMITHGROUP.COM
PHONE: 734.669.2721

VICINITY MAP:



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REQUIRED SITE PLAN INFORMATION:

COVER SHEET	
Project name, address, and location	See Cover
Applicant and agent information, including name, address, and contact information. If applicant is not landowner, also provide a letter of authorization	See Cover; the Ann Arbor Housing Commission is the owner of the land; a letter of authorization is not required
Statement of interest in the land	See General Notes Sheet
Vicinity map identifying location of the site within the city	See Cover
North indicator and a drawing scale in bar form	See Plans
Legal description of the site	See ALTA Survey
Sheet index and date of plan set	See Cover
Identification of associated applications or special circumstances associated with the application that require additional procedures or specifical approvals	See General Notes Sheet
Proposed development program	See General Notes Sheet
Community analysis	See General Notes Sheet
Comparison chart of requirements between existing and proposed conditions	See General Notes Sheet
EXISTING CONDITIONS PLAN	
Existing and proposed contours	Existing contours are provided on the Existing Conditions Plan; see Grading Plan for proposed contours
ALTA LAND SURVEY	Provided
DIMENSIONAL LAYOUT PLAN	
Existing and proposed lot lines, yards, and building footprints	See Plans; there are no existing buildings on site
Minimum and maximum required setback lines	There are no required setbacks
Identify:	
Vehicle parking spaces	No parking is provided
Aisles	Not applicable
Driveways	Not applicable
"No parking" areas	"No parking" signs will be provided on the building along the service drive
Fire lanes	Not applicable
Bicycle parking	See Dimensional Layout Plan. See Architectural Plans for bike storage location
Existing curb cuts	One curb cut on E. William to be closed; refer to Existing Conditions Plan
Proposed curb cuts	See Dimensional Layout Plan
Proposed open space, active, open space, natural features buffer, and conflicting land use buffer	Not applicable
Perspective sketch of building showing street wall height and offset, if applicable	See Architectural Plans
NATURAL FEATURES PLAN	
Location and description of all natural features	There are no natural features on site; refer to Existing Conditions Plan
Natural features buffer boundary with impacts identified	Not applicable
Justification for any activity within the natural features buffer	Not applicable
Protection measures for any natural feature that will remain undisturbed	Not applicable
Identification of all natural features to be impacted or removed	Not applicable
Alternatives analysis for any natural feature to be impacted	Not applicable
Proposed mitigation measures for any natural feature to be impacted	Not applicable
If floodplain is proposed for disturbance, provide information required by UDC 5.29.1.D	Not applicable
If wetland is proposed for disturbance, provide information required by UDC 5.29.4	Not applicable
OVERLAY OF DIMENSIONAL LAYOUT PLAN & NATURAL FEATURES PLAN	Not applicable
LANDSCAPE PLAN	
List location, size and species of existing trees, vegetation, and natural features, including a list of Landmark Trees	Existing trees to remain are shown on the Landscape Plan; refer to Existing Conditions Plan for all existing trees
Location of light poles, solid waste enclosures, mechanical equipment and hydrants	Provided on Landscape Plan; there are no proposed solid waste enclosures - solid waste will be rolled out of the building at collection time
Limits and size of vehicular use area	There is no proposed vehicular use area
Proposed location of required landscaping, screening and buffers, street trees, and plantings	Required street trees are shown on the Landscape Plan
Table of existing, required, and proposed vehicular use areas, interior landscape islands, right-of-way screenings, conflicting land use buffers, and street tree plantings	A table of required street trees is provided on the Landscape Plan; there are no other landscape requirements
List of proposed plants	See Landscape Plan
Sight triangles are shown	See Landscape Plan
Notation of requested modifications, if any	Not applicable
Planting and staking details	Refer to Landscape Notes and Details
Specification for treatment of compacted soil on entire site	Refer to Landscape Notes and Details
Specification for planting media in landscape area	Refer to Landscape Notes and Details
Irrigation plan or water outlets	Refer to Landscape Notes and Details
Landscape maintenance program	Refer to Landscape Notes and Details
Identify snow storage area	Not applicable
Show berms, retaining walls, screen walls, fences, tree wells, culverts, and any other construction detail necessary to resolve specific site conditions	Not applicable
A six-foot high opaque wall or fence surrounding the outside storage area of the containers, carts, and dumpsters	Not applicable; dumpsters will be stored inside the building
Buffering required for outside storage areas visible from a public right-of-way	Not applicable
UTILITY PLAN	
Public water, sanitary sewer, storm sewer main and leads - existing and proposed, including invert elevations	See Utility Plan
Location of existing and proposed fire hydrants, fire department connections, firewalls, and Knox box, if applicable; include top-of-casting elevations	See Utility Plan
All fire hydrants located at least 15 feet away from all structures	Not applicable
If no firewalls, provide notation that none are existing or proposed	No firewalls are proposed
Location and dimension of existing and proposed public utility easements labeled with liber, page number, and a statement of purpose	A DTE easement is located along the north property line and is indicated on the plans; a proposed access easement shall be pursued for use of the bus loading by AAATA. The legal description of the proposed easement will be provided with construction drawings and engineering plan submittals as required
Ensure all public utility easements are free of any existing or proposed structures	The existing and proposed DTE easements shall remain free of structures
Sanitary sewer flow mitigation calculations	See Utility Plan
Only final grade contour lines and final spot elevations are shown	See Utility Plan
GRADING AND SOIL EROSION CONTROL AND STORM WATER MANAGEMENT PLAN	
Soil investigation report	A geotechnical report has been submitted to STREAM; refer to Existing Conditions Plan for general description of soils.
Topography at two-foot intervals - existing and proposed	See Grading, Drainage, and SESC Plan
Existing and proposed structures and natural features	See Grading, Drainage, and SESC Plan
Proposed temporary and permanent SESC measures	See Grading, Drainage, and SESC Plan
Plans, section, and construction quality details of all SESC measures	See Grading, Drainage, and SESC Plan; and SESC Notes and Details Sheet
Estimated total cost of required controls during construction	See SESC Notes and Details Sheet
Estimated total cost of protecting exposed soil surfaces from erosion should construction discontinue	See SESC Notes and Details Sheet
Estimated quantity of excavation and fill	See Grading, Drainage, and SESC Plan
Amount of existing and proposed impervious area	See Grading, Drainage, and SESC Plan
Provide computations and design of the Stormwater Management System	See Stormwater Calculations and Details Sheet
Construction sequence, including schedule of SESC measures	See Grading, Drainage, and SESC Plan
Continuous maintenance plans for all permanent SESC measures	See SESC Notes and Details Sheet
MASSING AND ARCHITECTURAL PLANS	
Dimensioned floor plans identifying areas excluded from floor area and FAR calculations	See Architectural Plans
Vertical sections of existing and proposed elevations	See Architectural Plans
Dimensioned architectural design and labeled material details	See Architectural Plans
Perspective renderings	See Architectural Plans
PHOTOMETRIC PLAN	
Location, type, and details of proposed lighting fixtures, ensuring all fixtures conform to UDC 5.25 standards	See Photometric Plan
Photometric diagram of lighting levels	See Photometric Plan
ADDITIONAL REQUIREMENTS	
Citizen Participation	Citizen Participation Report provided on STREAM
Multimodal Transportation Impact Analysis	Provided on STREAM

STATEMENT OF INTEREST IN THE LAND:

The property is owned by the Ann Arbor Housing Commission.

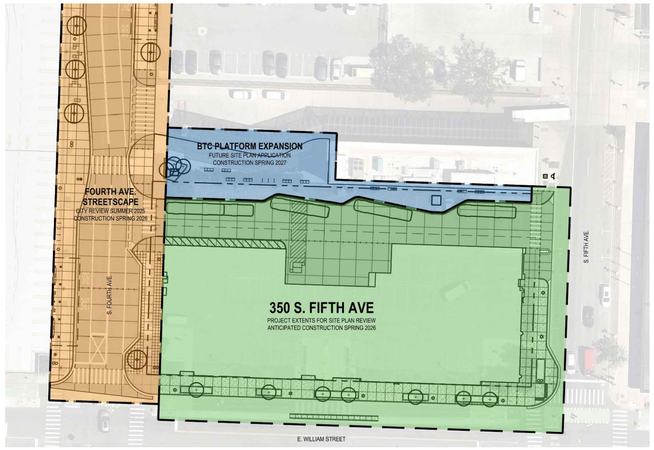
Per the requirements of the PUD approved on April 4, 2022, a provision of 30 feet in depth, 25 feet in height, and extending fully between Fourth and Fifth Avenue rights-of way shall be provided to the Ann Arbor Area Transportation Authority, or successors, for the purpose of expanding and/or improving public transit access at the site and adjacent Blake Transit Center.

ASSOCIATED APPLICATIONS:

PUD Zoning: The site was approved for PUD zoning in accordance with 350 S. Fifth Avenue Supplemental Regulations by City Council on April 4, 2022.

Blake Platform Expansion: Transit improvements within the proposed AAATA easement are shown for reference only and will be submitted for site plan approval in the future.

Fourth Avenue Streetscape: The Fourth Avenue Streetscape project is is targeting concurrent construction with 350 S. Fifth Ave., starting in March 2026. Project work is being reviewed by required City departments.



COMPARISON CHART:

	REQUIREMENTS	EXISTING	PROPOSED
Zoning Classification		PUD	PUD
Lot area		0.8 acres	0.8 acres (34,928 SF)
Floor area	None		312,907 GSF
Floor area ratio	None		896%
Open space	None		None
Active open space	None		None
Setbacks			
Front adjacent to William Street	*0-20 feet		0 feet
Side setbacks	Not applicable		Fifth Ave. = 8.3 feet Fourth Ave. = 9.1 feet
Streetwall	*Up to 50% of the property frontage may exceed required setbacks		34 feet
Height	*Max. 275 feet		228 feet
Stories	No requirement		20 + penthouse
Off-street vehicular parking	*0 spaces	85 spaces	0 spaces
Bicycle Parking Spaces			
Class A	1 space per 2,500 SF residential 246,000 SF residential / 2,500 = 99 spaces		101 spaces
Class C	1 space per 10,000 SF non-residential 33,629 SF non-residential / 10,000 = 4 spaces	19 bike hoops = 38 spaces	9 bike hoops = 18 spaces
ADDITIONAL REQUIREMENTS PER PUD:			
Public Transit	*30-feet deep and 25-feet tall area provided to Ann Arbor Area Transit Authority		Provided - see Plans
Driveways	*No limitiation on number or width; no driveways permissable along William Street	25-foot driveway on William St. 16-foot curb cut on Fifth Ave.	30-foot driveway on Fifth Ave. 16.5-foot driveway on Fifth Ave. 28.3-foot driveway on Fourth Ave.
Landscaping and Screening	*One Street Tree along Fourth Ave.	0	1
	*One Street Tree along Fifth Ave.	0	0
	One street tree per 45 LF along William Street	4	8
Affordable Housing	*Min. 100 Affordable Dwelling Units and a minimum of 40% of the total number of dwelling units as Affordable Dwelling Units		330 Affordable Dwelling Units
Sustainability	*Fully electric building; natural gas connection permissible for back-up emergency generator		Building will be fully electric with a diesel back-up generator
	*Meet or exceed Target Energy Use Intensity consistent with 2030 Zero-Carbon Goals of the City		Building will meet the City's Target EUI for affordable housing units: 30-40 per correspondence with OSI on 4/1/2024
	*Meet or exceed the 2021 Internation Energy Conservation Code, inclusive of the Zero Code Appendix		Compliant with the 2021 IECC following the ASHRAE 90.1 compliance path
	*Meet or exceed the Enterprise Green Communities or other green building standard		Project will meet Enterprise Green Communities criteria

* Requirements per the PUD Supplemental Regulations

DEVELOPMENT PROGRAM:

Proposed land use: Mixed-use development (retail and residential)

Number of dwelling units: 330 dwelling units

Number of bedrooms: 220 one-bedroom units + 110 two-bedroom units = 440 total bedrooms

Access and circulation: The residential lobby will be accessed from the sidewalk along Fifth Avenue. Retail space will be accessible from E. William Street. The bike room for residential use is accessible within the building and off the William Street sidewalk and is adjacent to the William Street Bikeway. Exterior bike parking is provided in the amenity zones of all sidewalks to support transit, retail, and residential uses.

Solid waste is accessed via a service drive along the north side of the building. This drive will be shared with a future bus lane and platform on the north portion of the site. Residential loading and pickups are located outside the residential lobby on Fifth Avenue. Additionally, a loading dock for residential use is located on Fifth Avenue.

A bus stop is provided adjacent to the development on Fourth Avenue and has been designed as part of the Fourth Avenue Streetscape Project, which is anticipated to be built concurrently with 350 S. Fifth.

Off-street parking: Not provided

Preliminary construction phasing: The development will be constructed in a single phase. Streetscape improvements along S. Fourth Ave. will be constructed concurrently as part of the Fourth Avenue Streetscape Project. Improvements for the Blake Platform Expansion will be constructed separately and are not part of this Site Plan.

Probable construction cost: $220 million

COMMUNITY ANALYSIS:

1. **Impact of proposed development on public schools:**
   The proposed development consists of 330 Affordable Dwelling Units. The building will provide 220 one-bedroom units and 110 two-bedroom units. It is anticipated some families will live in the two-bedroom units, increasing the number of school-age children downtown.

2. **Relationship of intended use to neighboring uses:**
   The proposed residential units benefit from a walkable downtown location with access to transit and other downtown amenities. Proposed retail on the ground floor has the potential to benefit transit riders and the surrounding community. The development will add vibrancy to the Midtown Character District.

3. **Impact of adjacent uses on proposed development:**
   The adjacent Blake Transit Center provides accessible transit opportunities to the residents that do not have a car or choose to use public transit. The site is also located on the William Street Bikeway, providing the opportunity to safely commute via bike.

4. **Impact of proposed development on the air and water quality, and on existing natural features on the site and neighboring sites:**
   The proposed development has rigorous sustainability goals outlined in the Supplement Regulations of the PUD. The building will be fully electric with the capacity to become Net Zero in the future. The proposed plan meets City requirements for stormwater. The project provides 30-feet of area adjacent to the Blake Transit Center - to be devoted to the future expansion of AAATA operations. The project does not provide on-site parking and supports commuting via walking, cycling, and public transit. The existing site was formerly developed as a YMCA and is currently an asphalt parking lot. There are no natural features on or adjacent to the site.

5. **Impact of the proposed use on historic sites or structures:**
   There will be no impact to historic sites or structures.

6. **Transportation Impact Statement:**
   Refer to the Multimodal Traffic Impact Analysis.

7. **Public Sidewalk Maintenance Statement:**
   All sidewalks shall 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 the site, all existing sidewalks in need of repair must be repaired in accordance with City standards.

8. **Natural Features general descriptions and impacts:**
   Woodlands: not present.
   Wetlands: not present.
   Water courses: not present.
   Landmark trees: not present.
   Steep slopes: not present.
   Endangered species habitat: not present.

RELATED

ANN ARBOR HOUSING COMMISSION

350 S. Fifth Ave.

Ann Arbor, MI 48104

SMITHGROUP

35 EAST WACKER DRIVE
SUITE 900
CHICAGO, IL 60601
312.641.0770
smithgroup.com

SR + A
STRUCTURAL
231 S. Lasalle St., Suite 2100
Chicago, IL 60604
312.380.9277

JENKINS & HUNTINGTON, INC.
VERTICAL TRANSPORT CONSULTANT
17W106 91st. St.
Willowbrook, IL 60527
630.325.4450

ISSUED FOR	DATE
SITE PLAN REVISION 1	10SEPT2025
DESIGN DEVELOPMENT	21AUG2025
SITE PLAN SUBMITTAL	18JUNE2025
SCHEMATIC DESIGN	27MAR2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

DRAWING TITLE

GENERAL NOTES

15412
PROJECT NUMBER

02
DRAWING NUMBER

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESC.
1	284314.225	13291292.870	853.17	SET MAG NAIL
2	284123.306	13291202.580	852.16	SET MAG NAIL
3	284284.314	13290969.340	846.79	SET MAG NAIL
4	284236.103	13291153.220	850.62	SET MAG NAIL

STRUCTURE LEGEND:

- STORM MARKING
- YARD DRAIN
- BEEHIVE CATCH BASIN
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- STORM MANHOLE
- CULVERT/END SECTION
- DOWN SPOUT
- STORM CLEAN-OUT
- OUTLET CONTROL STRUCTURE
- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE & BOX
- WATER SHUT OFF VALVE
- WELL
- POST INDICATOR VALVE
- SPIGOT / HOSE BIB
- SPRINKLER HEAD
- WATER MARKER
- MONITORING WELL
- GAS MANHOLE
- GAS RISER
- GAS METER
- GAS VALVE
- GAS BLOW OFF
- GAS STOP BOX
- GAS MARKING
- TELEPHONE POLE
- COMMUNICATION MARKING
- COMMUNICATION HAND HOLE
- COMMUNICATION MANHOLE
- TELEPHONE POLE
- TELEPHONE RISER
- POLICE/EMERGENCY CALL
- ELECTRIC METER
- ELECTRIC MANHOLE
- LIGHT POLE
- GUY POLE
- POWER POLE
- UTILITY POLE
- GUY POLE
- GUY ANCHOR
- ELECTRIC RISER
- TRANSFORMER
- ELECTRIC HAND HOLE
- ELECTRIC MARKING
- TRAFFIC SIGNAL POST
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- SANITARY MARK
- BOLLARD
- ANTENNA
- STATUE / SCULPTURE
- AC UNIT
- PARKING METER
- SIGN
- MAILBOX
- FLAG POLE
- ROCK/BOULDER
- BASKETBALL POST
- BIKE HOOP
- BENCH
- DOMED X-WALK PAD

LEGAL DESCRIPTION:

PER TITLE SEARCH BY ABSOLUTE TITLE, INC., FILE 86001, DATED MAY 29, 2019

PARCEL 1:
LOTS 3 AND 4 IN BLOCK 3 SOUTH OF HURON STREET, RANGE 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

PARCEL 2:
LOT 5 AND 4 IN BLOCK 3 SOUTH OF HURON STREET, RANGE 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

PARCEL 3:
THE SOUTH 30 FEET OF LOT 6, AND THE NORTH 36 FEET OF LOT 6 [ALL OF LOT 6] IN BLOCK 3 SOUTH OF HURON STREET, RANGE 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

CERTIFICATE:

TO THE CITY OF ANN ARBOR:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–5, 7A, 7C, 8, 9, 11, 13, 16, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 7/13/20 AND UPDATED 6/25/2025.

DATE OF PLAT OR MAP: JUNE 25, 2025

KEVIN GINGRAS, P.S., NO. 49278

STATE OF MICHIGAN
KEVIN J. GINGRAS
License No. 4001049278
LICENSED PROFESSIONAL SURVEYOR

VICINITY MAP (N.T.S.)

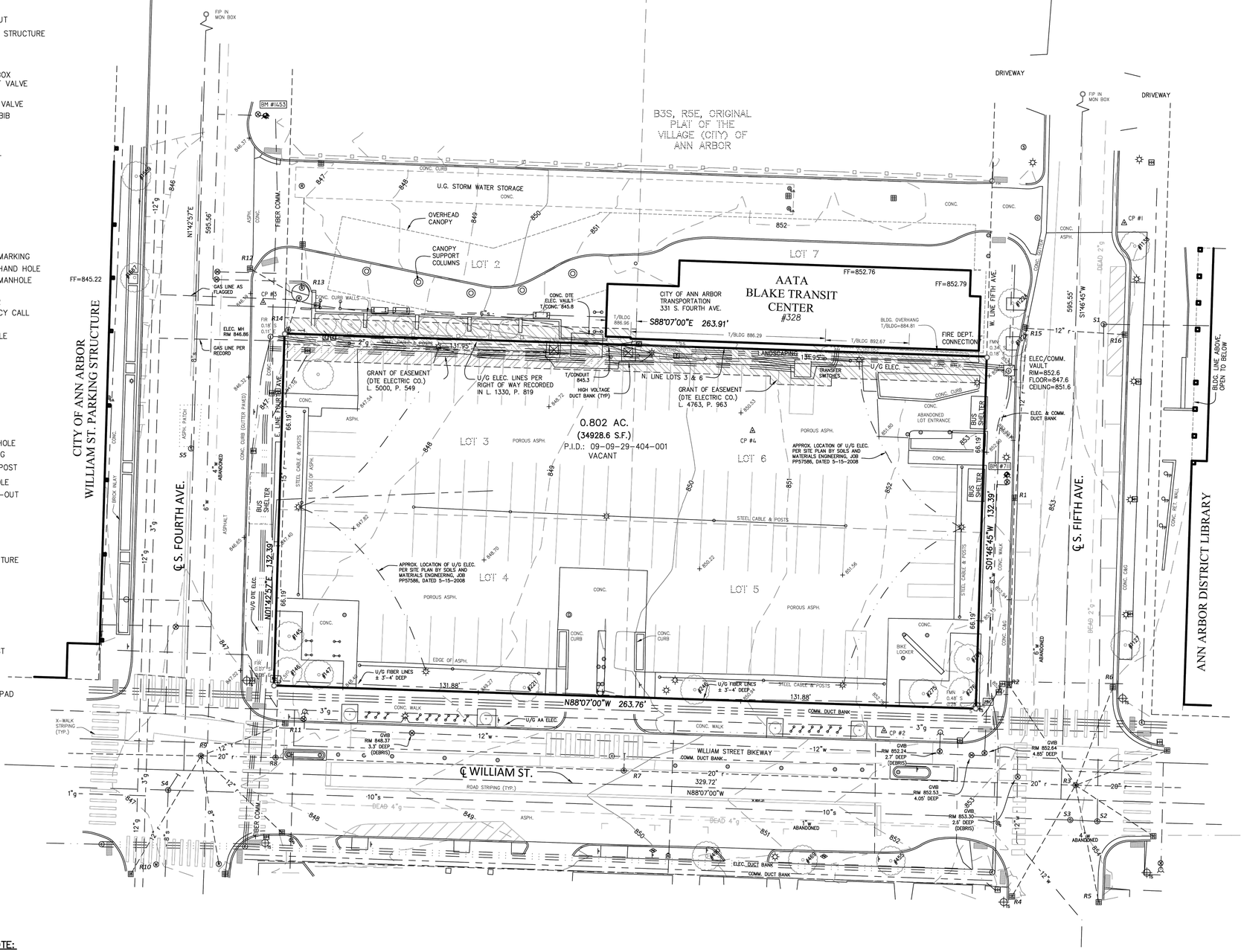
NOTE:

BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE, NAD '83

PARCEL INFORMATION:

ADDRESS: 350 S. FIFTH AVE.

ZONING: D1



TREE TABLE:

TREE NO.	SIZE (DBH)	SPECIES
145	4	PEAR
146	5	PEAR
147	4	PEAR
221	2	PEAR
246	2	PEAR
275	5	PEAR
276	5	PEAR
455	12	MAPLE
469	8	BASSWOOD
490	8	BASSWOOD
704	5	PEAR
705	5	CHERRY
1127	6	CRAB APPLE
1138	6	CRAB APPLE
1224	2	GINKO
1225	2	GINKO
1559	2	CHERRY

SANITARY SEWER STRUCTURE:

No.	TYPE	RIM	INVERTS				
S1	MH	852.73	6" E	8" S			
			845.03	843.73			
S2	MH	854.14	10" E	10" W	8" N		
			842.09	842.04	842.54		
S3	MH	853.93	10" E	10" W			
			841.83	841.83			
S4	MH	847.46	10" E	10" W	8" S	8" NE	BULKHEAD
			834.96	834.96	835.26	835.26	
S5	MH	846.69	8" N	4" SW			
			839.69	841.49			

STORM SEWER STRUCTURE:

No.	TYPE	RIM	INVERTS				
R1	CURB CB	852.39	12 N-S				
			849.59				
R2	CURB CB	852.43	12" N	12" SE			
			849.03	848.83			
R3	MH	853.91	20" E-W	12" NW	12" NNE	12" SW	12" SSE
			846.34	847.69	847.69	846.99	847.64
		853.91	12" SE	12" NE			
			847.64	847.67			
R4	CURB CB	852.75	12" NE				
			847.45				
R5	CURB CB	853.54	12" NW				
			849.54				
R6	CURB CB	853.58	12" SW				
			849.38				
R7	MH	849.95	20" E-W				
R8	MH	847.85	20" E-W	15" N			
			840.35	840.55			
R9	MH	847.55	20" E-W	12" NE	12" ESE	8" SSE	12" SW
			839.51	842.51	840.85	842.25	841.15
R10	CURB CB	846.29	12" NE				
			842.49				
R11	CURB CB	847.51	12" SW				
			844.11				
R12	CB	846.28	12" SE				
			843.68				
R13	OCS	847.35	12" S	12" N			
			843.30	843.25			
R14	MH	847.06	12" N	15" S			
			843.41	843.16			
R15	CURB CB	851.90	12" S	12" E			
			849.50	849.50			
R16	CURB CB	852.58	12" W				
			849.88				

FLOOD ZONE NOTE:

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #26161C0263E, DATED 4/3/2012, THIS PARCEL LIES WITHIN ZONE X, WHICH IS DEFINED AS "AREA OF MINIMAL FLOOD HAZARD"

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OVER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

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

ARBOR LAND CONSULTANTS
Professional Land Surveyors
6653 Schneider Rd. • Manchester, MI • 48158
(734) 669-2960 • arborlandinc.com

DATE: 7-13-2020
REVISION: 7-1-2025

CLIENT: ANN ARBOR HOUSING COMMISSION

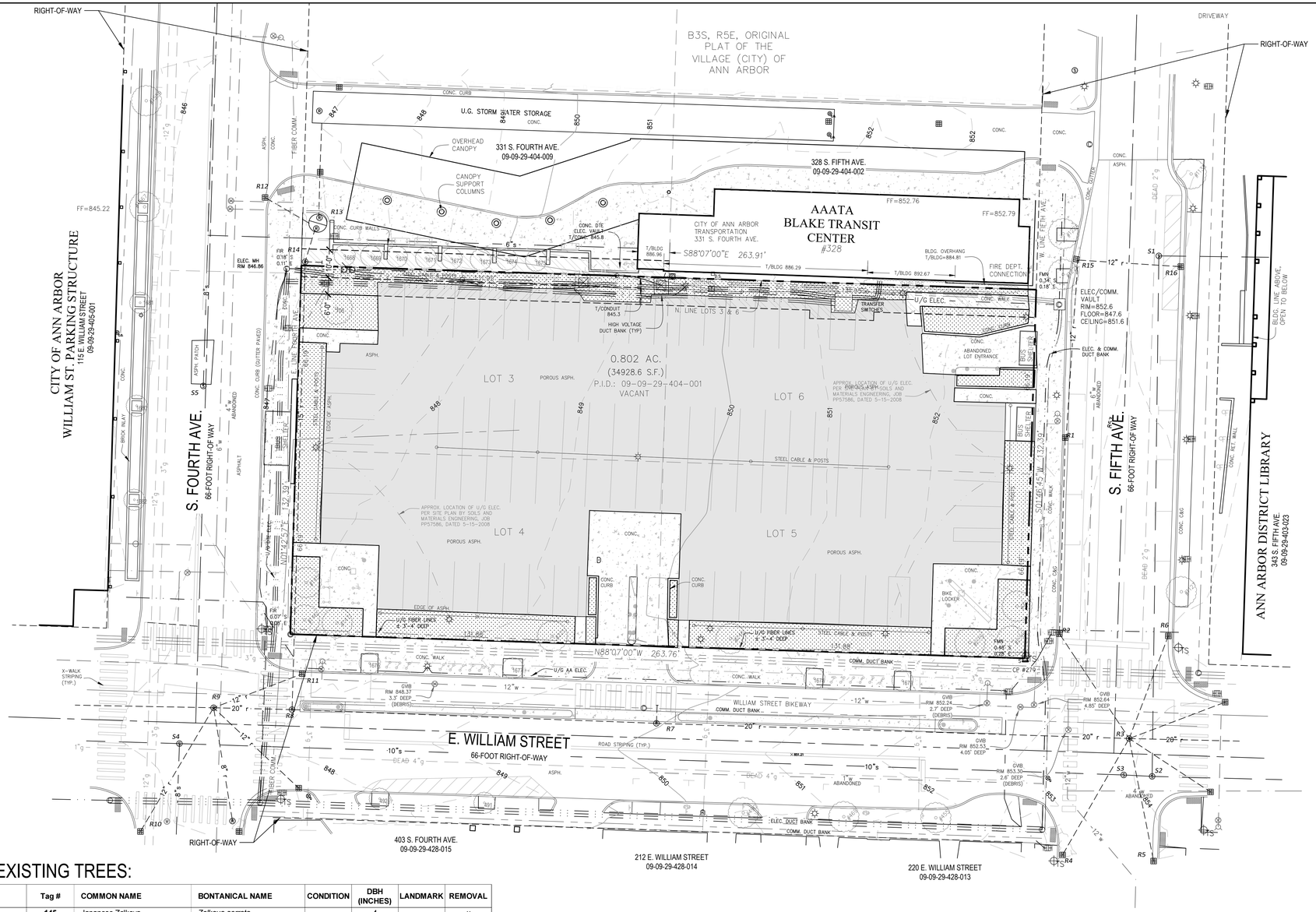
ALTA/NSPS LAND TITLE SURVEY
#350 S. FIFTH AVE.
LOTS 3, 4,5, AND 6
B3S, R5E, ORIGINAL PLAT
WASHTENAW COUNTY, MICHIGAN

JOB No. 11220 | SHEET 1 OF 1
SCALE 1 INCH = 10 FEET

O/H ELEC. — ELECTRIC LINE
U/G ELEC. — GAS MAIN
WATER MAIN
STORM LINE
SANITARY LINE
O/H CATV — CABLE TV LINE
U/G COMM. — PHONE LINE
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE

WATER MANHOLE
FIRE HYDRANT
GATE VALVE
BEEHIVE CATCH BASIN
CURB CATCH BASIN
STORM MANHOLE
CULVERT/END SECTION
SANITARY MANHOLE
LIGHT POLE
UTILITY POLE
TELEPHONE RISER
GAS MAIN RISER

SECTION CORNER
FIP FOUND IRON PIPE
FIR FOUND IRON ROD
SET IRON PIPE
SMN SET MAG NAIL
FMN FOUND MAG NAIL
SET WOOD LATH
CONTROL POINT
MEASURED DIMENSION
(R) RECORDED DIMENSION
SURFACE FLOW



EXISTING TREES:

	Tag #	COMMON NAME	BONTANICAL NAME	CONDITION	DBH (INCHES)	LANDMARK	REMOVAL
ON SITE	145	Japanese Zelkova	*Zelkova serrata*		4		x
	146	Japanese Zelkova	*Zelkova serrata*		5		x
	147	Japanese Zelkova	*Zelkova serrata*		4		x
	221	Serviceberry	*Amelanchier spp.*		2		x
	246	Serviceberry	*Amelanchier spp.*		2		x
	275	Japanese Zelkova	*Zelkova serrata*		5		x
	276	Japanese Zelkova	*Zelkova serrata*		5		x
	704	Japanese Zelkova	*Zelkova serrata*		5		x
	705	Crab Apple	*Malus spp.*		Multistem		x
OFF SITE	455	Hop-Hornbeam	*Ostrya virginiana*		2		
	469	American Elm	*Ulmus americana*		8		
	490	Horse Chestnut	*Aesculus hippocastanum*		8		
	491	Japanese Tree Lilac	*Syringa vulgaris*		2		
	492	Japanese Tree Lilac	*Syringa vulgaris*		2		
	1127	Bradford Pear	*Pyrus calleryana*		6		
	1138	Bradford Pear	*Pyrus calleryana*		6		
	1224	Ginkgo	*Ginkgo biloba*		2		
	1225	Ginkgo	*Ginkgo biloba*		2		
	1559	Yellowwood	*Cladrastis kentukea*		3		
	1667	Redbud	*Cercis canadensis*		2		
	1668	Upright English Oak	*Quercus robur 'Fastigiata'*		6		
	1669	Upright English Oak	*Quercus robur 'Fastigiata'*		6		
	1670	Upright English Oak	*Quercus robur 'Fastigiata'*		6		
	1671	Upright English Oak	*Quercus robur 'Fastigiata'*		6		
	1672	Upright English Oak	*Quercus robur 'Fastigiata'*		6		
	1673	Upright English Oak	*Quercus robur 'Fastigiata'*		6		
	1674	Upright English Oak	*Quercus robur 'Fastigiata'*		6		
	1675	Upright English Oak	*Quercus robur 'Fastigiata'*		6		
	1676	Kentucky Coffee Tree	*Gymnocladus dioicus*		2		x
	1677	Kentucky Coffee Tree	*Gymnocladus dioicus*		2		x
	1678	Hop-Hornbeam	*Ostrya virginiana*		2		x
	1679	Hop-Hornbeam	*Ostrya virginiana*		2		x
	1680	Japanese Tree Lilac	*Syringa vulgaris*		3		
	1681	Bigtooth Maple	*Acer grandidentata*		1		
	1682	Serviceberry	*Amelanchier spp.*		1		

NOTE: All tree locations, species, and sizes have been field-identified by SmithGroup.

NATURAL FEATURES:

ENDANGERED SPECIES HABITAT:
THERE IS NO ENDANGED SPECIES HABITAT ON THE SITE.

100-YEAR FLOODPLAIN / FLOODWAY:
THE SITE IS LOCATED IN AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (DESIGNATED AS "ZONE X, OTHER AREAS' ON THE FEMA MAP). THIS IS BASED ON THE FEMA FLOOD INSURANCE RATE MAP FOR WASHTENAW COUNTY, PANEL 263 OF 585, MAP NUMBER 26161C0263E, EFFECTIVE APRIL 3, 2012.

LANDMARK TREES:
THERE ARE NO LANDMARK TREES ON THE SITE OR WITHIN 50-FEET OF THE SITE.

STEEP SLOPES:
NO STEEP SLOPES EXIST ON SITE. EXISTING SLOPES ARE BETWEEN 0-3%.

WATERCOURSES:
THERE ARE NO WATERCOURSES ON SITE.

WETLANDS:
THERE ARE NO WETLANDS ON SITE.

WOODLANDS:
THERE ARE NO WOODLANDS ON SITE.

EXISTING CONDITIONS:

1. THE SITE CURRENTLY SERVES AS A PUBLIC PARKING LOT AND IS PRIMARILY SURFACED WITH POROUS ASPHALT PAVEMENT. OTHER SITE IMPROVEMENTS INCLUDE CONCRETE SIDEWALKS, LIGHT POLES, CONCRETE CURBS, LANDSCAPING, BIKE HOOPS, BOLLARDS, SIGNS, AND PARKING KIOSKS.
2. THE PROJECT SITE GRADUALLY SLOPES FROM EAST TO WEST WITH APPROXIMATELY 5 FEET OF GRADE CHANGE (2-PERCENT SLOPE).
3. THE SITE WAS PREVIOUSLY DEVELOPED WITH A MULTI-STORY YMCA BUILDING. THE BUILDING HAD A BASEMENT AND A POOL. DURING THE DEMOLITION OF THE BUILDING, THE EXISTING BASEMENT / POOL MAY HAVE BEEN LEFT IN PLACE.
4. ACCORDING TO THE GEOTECHNICAL REPORT, SUBSURFACE CONDITIONS CONSIST OF SAND FILL AND CONSTRUCTION DEBRIS TO DEPTHS OF 8 TO 22 FEET. SOIL BELOW THE FILL CONSISTS OF NATURAL SAND.
5. A SOIL BORING PERFORMED ON SITE MEASURED AN INFILTRATION RATE OF 5.8 IN/HR. HOWEVER, DUE TO THE DEBRIS AND FILL FROM PREVIOUS USES OF THE SITE, A 2.5 IN/HR INFILTRATION RATE WAS RECOMMENDED FOR DESIGN PURPOSES.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- DTE EASEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING VEGETATED AREAS
- EXISTING TREES

RELATED

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Willowbrook, IL 60527
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ISSUED FOR	DATE
SITE PLAN REVISION 1	10SEPT2025
DESIGN DEVELOPMENT	21AUG2025
SITE PLAN SUBMITTAL	18JUNE2025
SCHEMATIC DESIGN	27MAR2025

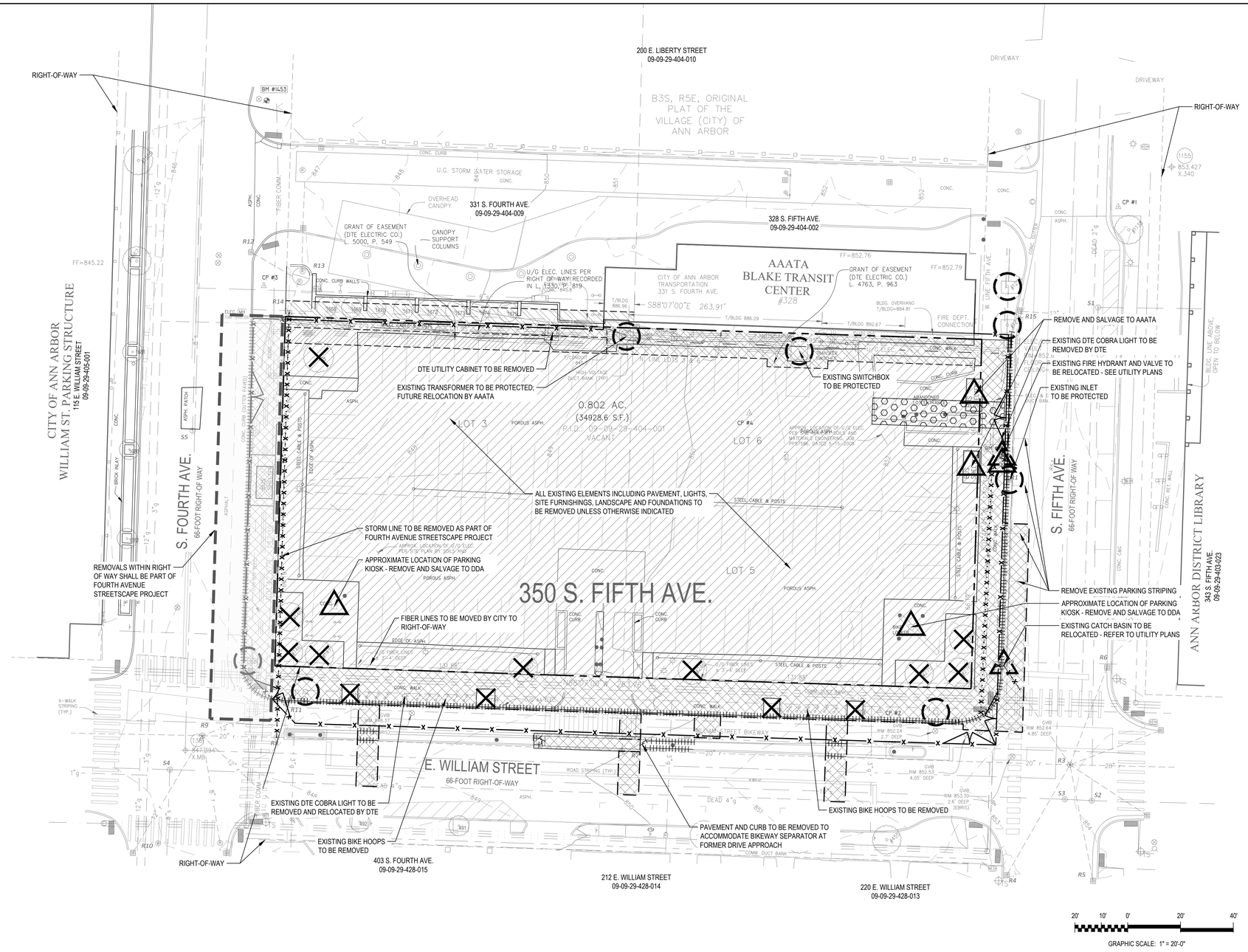
SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

DRAWING TITLE
EXISTING CONDITIONS PLAN

15412
PROJECT NUMBER

04
DRAWING NUMBER



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING DTE EASEMENT
- CURB REMOVAL
- SAWCUT PAVEMENT
- ALL EXISTING ELEMENTS REMOVAL OTHERWISE INDICATED
- PAVEMENT REMOVAL
- TREE REMOVAL
- PROTECT
- SALVAGE
- RELOCATE
- UTILITY REMOVAL
- STABILIZED CONSTRUCTION ENTRANCE
- CONSTRUCTION FENCE
- CONSTRUCTION ENTRANCE

NOTES

1. ALL EXISTING UNUSED SERVICE LEADS SHALL BE PERMANENTLY KILLED AT THE MAIN.

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SCHEMATIC DESIGN	27MAR2025

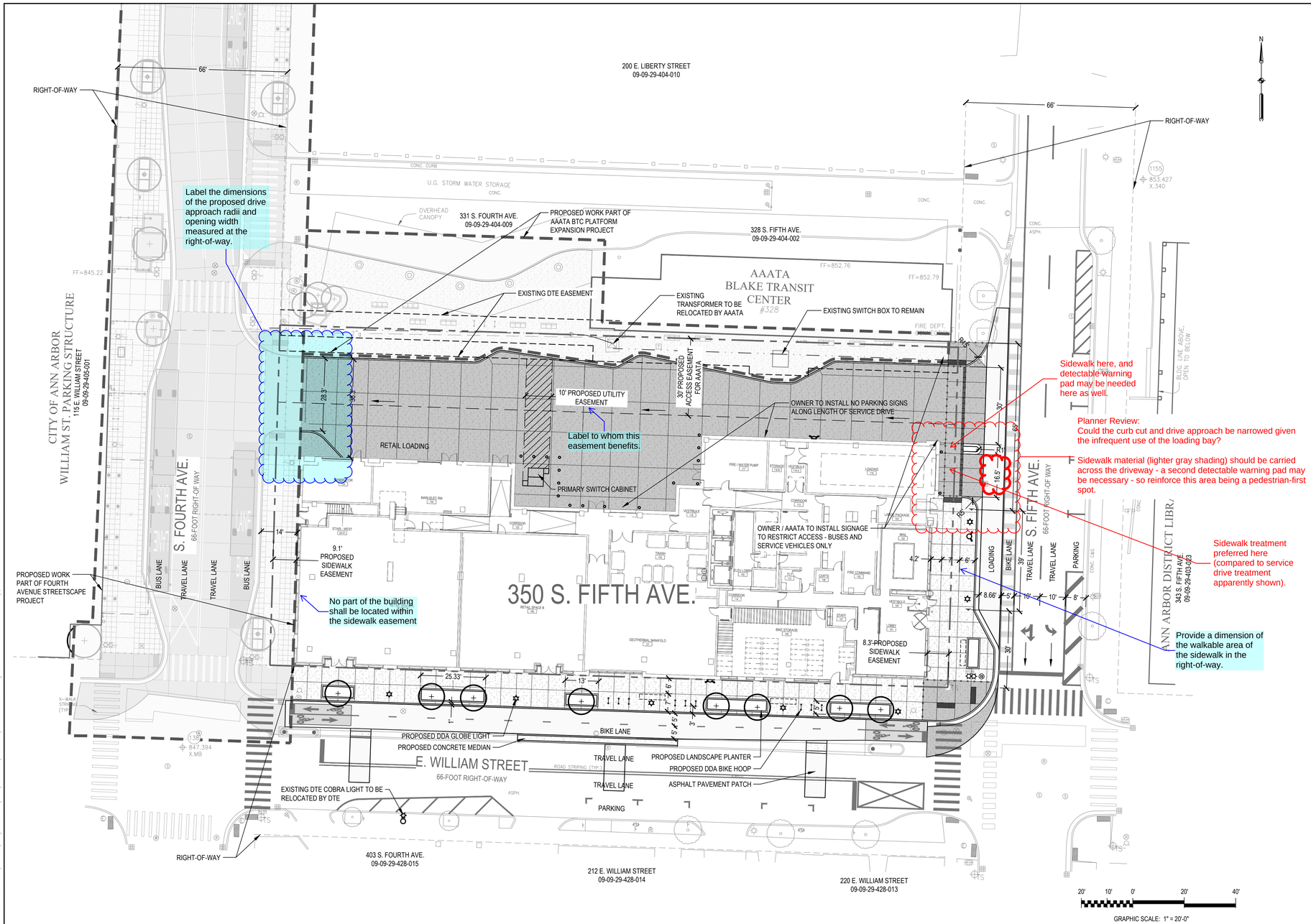
SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

DRAWING TITLE
REMOVALS PLAN

15412
PROJECT NUMBER

05
DRAWING NUMBER



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING DTE EASEMENT
- PROPOSED ACCESS EASEMENT
- PROPOSED UTILITY EASEMENT
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- CONTROL JOINT
- SEALED EXPANSION JOINT
- BARRIER CURB AND GUTTER
- DDA CONCRETE CURB
- MOUNTABLE CURB AND GUTTER
- TACTILE WARNING STRIP
- TACTILE GUIDE STRIP
- BIKE HOOP
- CARGO BIKE FOOTPRINT
- WASTE RECEPTACLE
- BOLLARD
- SIGN
- RELOCATED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- GLOBE LIGHT - SINGLE
- GLOBE LIGHT - DOUBLE
- STREET LIGHT - RELOCATED BY DTE
- CANOPY TREE
- CANOPY TREE IN GRATE
- LANDSCAPE PLANTER
- ONE-WAY TRAFFIC DIRECTION

NOTES

1. PER THE APPROVED PUD, A PROVISION OF 30 FEET IN DEPTH, 25 FEET IN HEIGHT, AND EXTENDING FULLY BETWEEN FOURTH AND FIFTH AVENUE RIGHTS-OF-WAY SHALL BE PROVIDED TO THE AAATA. THE PETITIONER IS PURSUING AN ACCESS EASEMENT AS SHOWN ON THE PLANS TO FULFILL THIS REQUIREMENT.
2. PER DISCUSSIONS WITH DTE, A NEW 10-FOOT-WIDE UTILITY EASEMENT IS REQUIRED FROM THE PROPOSED SWITCH GEAR TO THE EXISTING DTE EASEMENT. THE PETITIONER IS WORKING WITH DTE TO FINALIZE THE LOCATION OF THE EASEMENT.
3. SIDEWALK EASEMENTS ARE REQUIRED FOR S. FIFTH AVENUE AND S. FOURTH AVENUE RIGHTS-OF-WAY. THESE EASEMENTS WILL BE OBTAINED THROUGH THE 350 S. FIFTH SITE PLAN SUBMITTAL PROCESS.
4. THE PROJECT IS ADJACENT TO THE WILLIAM STREET BIKEWAY. ALL PAVEMENT, PAVEMENT MARKINGS, AND POST DELINEATORS SHALL BE RESTORED TO MATCH EXISTING CONDITIONS. THE EXTENTS OF THE CONCRETE CURB SEPARATOR SHALL BE MODIFIED AS SHOWN ON THE PLANS.
5. CLOSURES AND DISRUPTIONS TO BIKEWAY SHALL BE MINIMIZED TO THE FULLEST EXTENT POSSIBLE. ANY CLOSURES SHALL BE COORDINATED PRIOR TO CONSTRUCTION WITH THE DOWNTOWN DEVELOPMENT AUTHORITY.

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SCHEMATIC DESIGN	27MAR2025

SEALS AND SIGNATURES

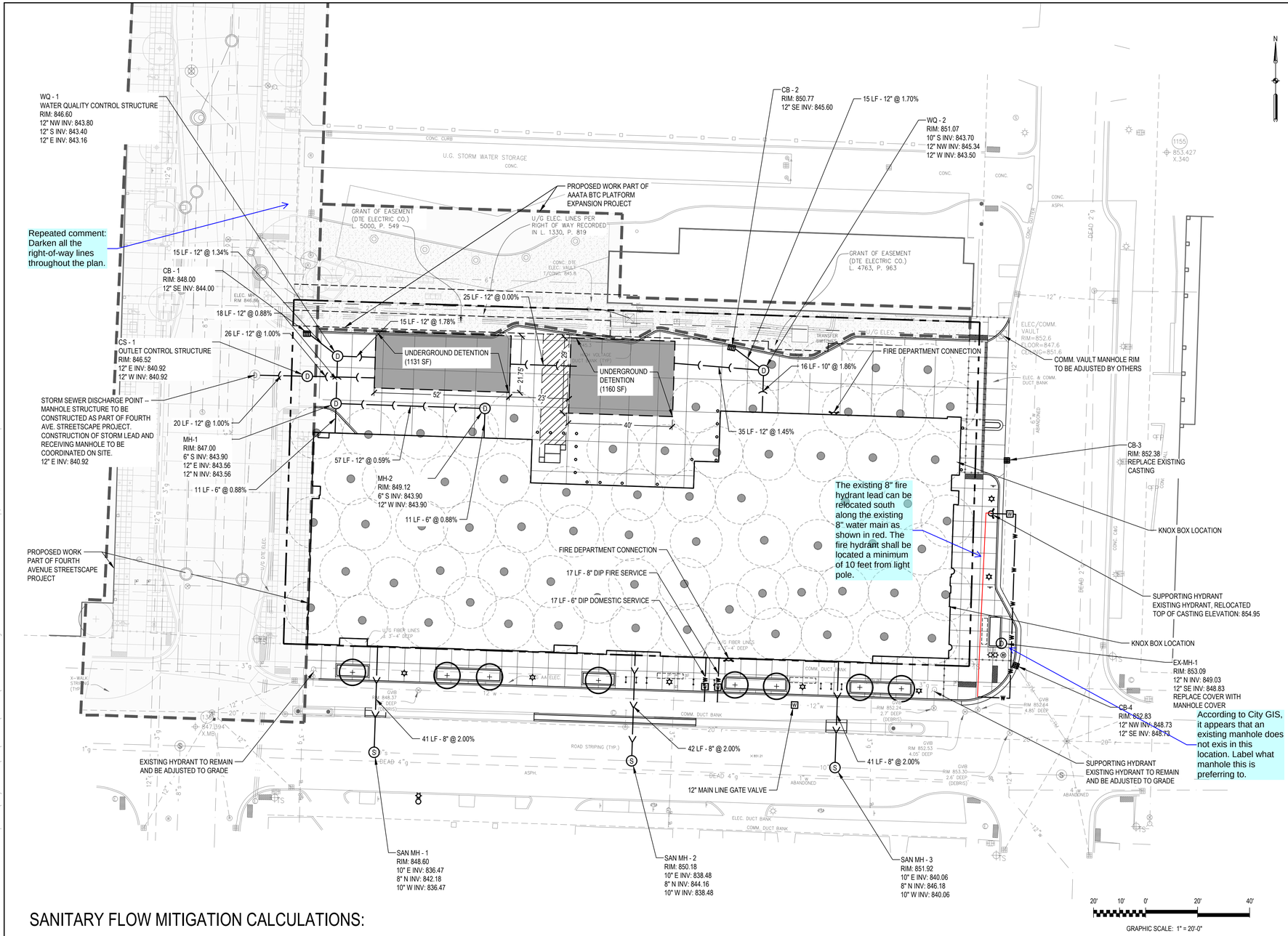
NOT FOR CONSTRUCTION

DRAWING TITLE

DIMENSIONAL SITE LAYOUT PLAN

PROJECT NUMBER 15412

DRAWING NUMBER 06



SANITARY FLOW MITIGATION CALCULATIONS:

SANITARY SEWER FLOW MITIGATION CALCULATIONS

Existing Flow

The existing condition is an asphalt parking lot with no restroom or other amenties producing a sanitary flow, therefore this is no existing flow

This project proposes a mix use of retail and residential space, the mitigation calculations do not appear to reflect the retail spaces. Revise the calculations such that Retail Space A and B are included.

Design Flow

Based on the City of Ann Arbor's sanitary design dry weather flow rates Appendix B, the design dry weather flow rate will be:

330 ea	Apartments between 601-1200 sq. ft.	@	250 gpd/unit	=	82500 gpd
13580 sf	Common Area/Amenity Space	@	0.06 gpd/sq.ft.	=	815 gpd
250 ea	Restaurant (seats)	@	30 gpd/seat	=	7500 gpd
			Total	=	90815 gpd

Mitigation Flow

Net change in flow, design flow - existing flow = 90815 gpd

Mitigation Peak Flow = 90814.8 gpd x 4(peaking factor) x 1.1(recovery) = 399585 gpd
277 gpm

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING DTE EASEMENT
- PROPOSED UTILITY EASEMENT
- GATE VALVE BOX
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- STORM STRUCTURE
- CURB INLET
- SQUARE INLET
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- GEOTHERMAL WELL BORE LOCATION
  REFERENCE ONLY - SEE GEOTHERMAL PLAN

NOTES

1. NO FIREWALLS EXISTING OR PROPOSED.
2. A TRIPLEX BOOSTER PUMP SYSTEM WILL BE USED FOR THE INCOMING WATER SERVICE OFF OF WILLIAM ST.

GEOTHERMAL NARRATIVE

THE BORES WILL HAVE A DEPTH OF 800 FT UP TO 1,000 FT; THE DEPTH WILL BE DETERMINED BY TEST BORE RESULTS. THE GEOTHERMAL HEAT EXCHANGER IS COMPOSED OF 70 CLOSED LOOP BORES GROUTED BOTTOM TO TOP FOR A COMPLETE SEAL. THE LOOP PIPING IS CONNECTED BY LATERAL PIPING LYING BENEATH THE SLAB IN TRENCHES. THE LATERAL PIPING WILL COLLECT IN THE GEOTHERMAL ROOM AT THE MANIFOLD.

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SCHEMATIC DESIGN	27MAR2025

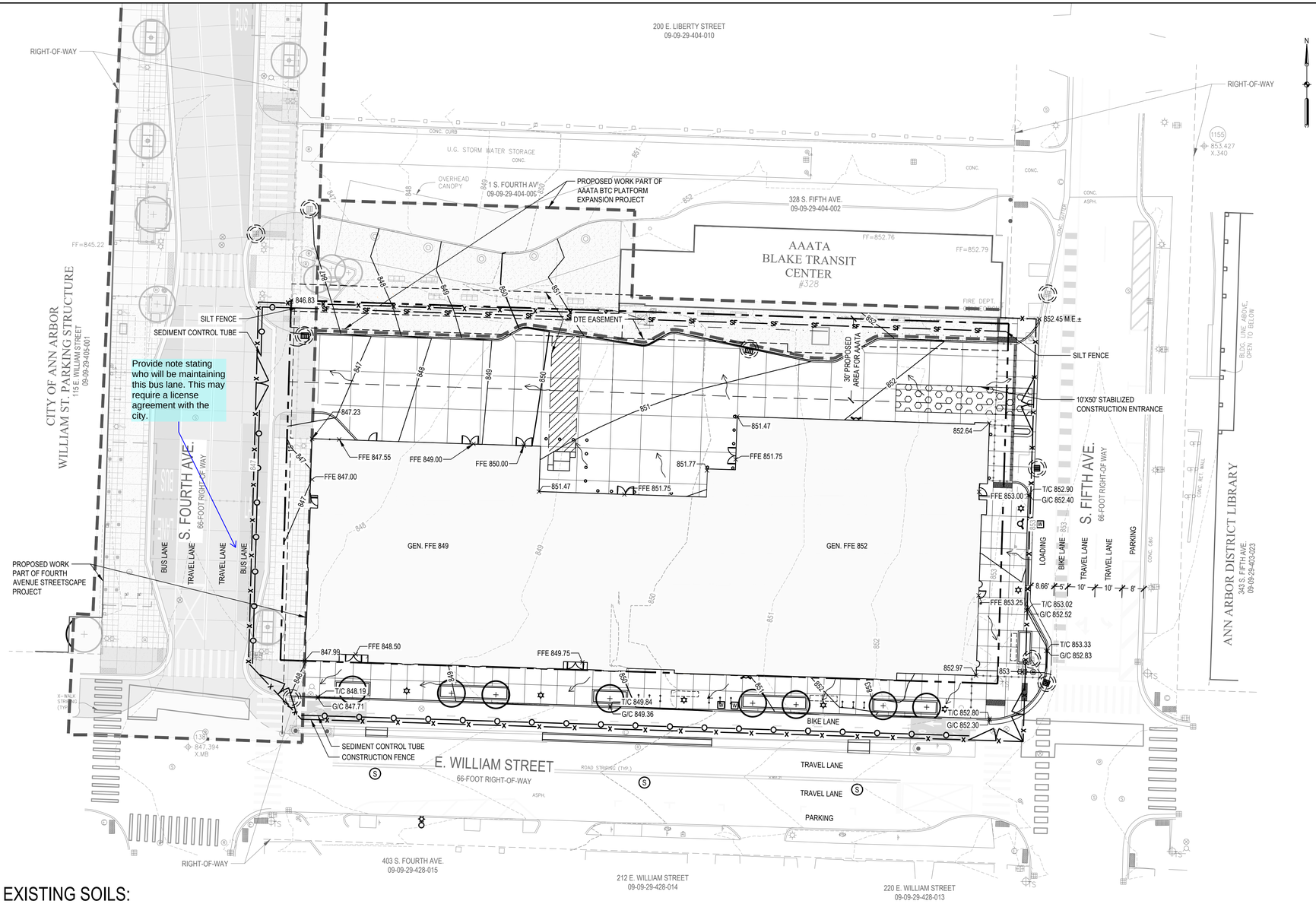
SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

DRAWING TITLE
UTILITY PLAN

PROJECT NUMBER
15412

DRAWING NUMBER
07



EXISTING SOILS:

1. THE GEOTECHNICAL REPORT HAS BEEN UPLOADED TO STREAM AS AN ATTACHMENT TO THE SITE PLAN APPLICATION.
2. BASED ON THE GEOTECHNICAL REPORT, SOIL CONDITIONS AT THE BORINGS CONSISTS OF SURFICIAL PAVEMENT OVERLYING EXISTING FILL, WHICH IS UNDERLAIN BY NATURAL SANDS TO THE EXPLORED DEPTHS.

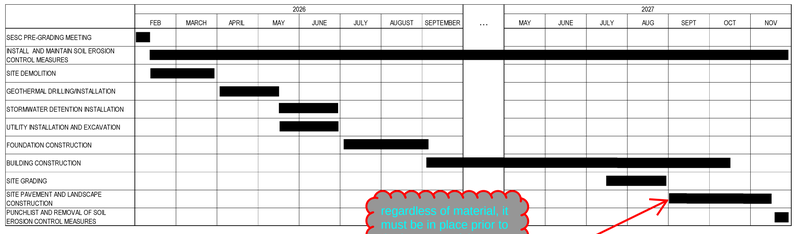
STORMWATER MANAGEMENT NARRATIVE:

THE EXISTING SITE DRAINS FROM EAST TO WEST, ENTERING THE EXISTING STORM INFRASTRUCTURE IN S. FOURTH AVE. THERE ARE NO EXISTING STORMWATER DETENTION FACILITIES ON SITE. THE EXISTING POROUS ASPHALT ON SITE INFILTRATES A MINIMAL VOLUME OF STORMWATER, INTO EXISTING SOILS THAT CONSIST OF LOOSE FILL AND DEBRIS FROM PREVIOUS DEVELOPMENT.

THE PROPOSED BUILDING WILL COVER THE MAJORITY OF THE SITE AND STORMWATER WILL BE CAPTURED THROUGH ROOF DRAINS AND INLETS IN THE PROPOSED DRIVE AISLE NORTH OF THE BUILDING. THE STORMWATER WILL BE ROUTED FROM THESE INLETS TO A WATER QUALITY/TREATMENT STRUCTURE BEFORE BEING ROUTED TO A PROPOSED UNDERGROUND STORMWATER DETENTION FACILITY. THE STORMWATER DETENTION CHAMBERS WILL BE PLACED ATOP STONE BEDDING TO PROVIDE INFILTRATION THROUGHOUT THE FOOTPRINT OF THE DETENTION SYSTEM. THE PROPOSED BUILDING DOES NOT INCORPORATE A BASEMENT, THEREFORE NO ISSUES SHOULD ARISE FROM ALLOWING INFILTRATION IF THE STORMWATER DETENTION FACILITY IS PLACED A MINIMUM OF 10' FROM THE PROPOSED BUILDING.

THE SOILS ON-SITE PROVIDE FAIR INFILTRATION, WITH A RATE OF 2.5 INCHES PER HOUR INCLUDING THE FACTOR OF SAFETY PROVIDED BY THE GEOTECHNICAL AND SOILS REPORT. THE SYSTEM IS DESIGNED TO PROVIDE FULL INFILTRATION OF THE 100-YEAR STORM EVENT IN A TIME SPAN OF 30.5 HOURS. FOR STORM EVENTS THAT EXCEED THE 100-YEAR FREQUENCY, STORMWATER WILL BE ROUTED TO A STANDPIPE OUTLET CONTROL STRUCTURE, BEFORE ENTERING THE STORMWATER SYSTEM ON S. FOURTH AVE. THE STORMWATER SYSTEM ON S. FOURTH AVE. IS PROPOSED TO BE UPDATED IN 2026 AS PART OF THE FOURTH AVENUE STREETSCAPE PROJECT.

CONSTRUCTION SEQUENCE:



regardless of material, it must be in place prior to the issuance of the vertical building permit P.Stephens

20' 10' 0' 20' 40'

GRAPHIC SCALE: 1" = 20'-0"

QUANTITY CUT / FILL:

CUT	15,000 CY
FILL	500 CY

IMPERVIOUS AREAS:

EXISTING IMPERVIOUS AREA		
POROUS ASPHALT (ASSUMED IMPERVIOUS)	24,700 SF	
CONCRETE PAVEMENT	3,990 SF	
	28,690 SF	82%
PROPOSED IMPERVIOUS AREA		
BUILDING, SERVICE DRIVE, SIDEWALKS	34,928 SF	100%

LEGEND

- 865 — EXISTING MAJOR CONTOUR
- 864 — EXISTING MINOR CONTOUR
- 865 — PROPOSED MAJOR CONTOUR
- 864 — PROPOSED MINOR CONTOUR
- FLOW DIRECTION
- 861.50 — PROPOSED SPOT ELEVATION
- 861.50 M.E. — APPROX. SPOT ELEVATION: MATCH EXISTING GRADE
- RIM 861.50 — STRUCTURE RIM ELEVATION
- T/C 861.50 — TOP OF CURB ELEVATION
- G/C 861.50 — GUTTER OF CURB ELEVATION
- SF — SILT FENCE
- INLET PROTECTION
- SEDIMENT CONTROL TUBE
- STABILIZED CONSTRUCTION ENTRANCE
- CONSTRUCTION FENCE
- CONSTRUCTION ENTRANCE

RELATED

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SCHEMATIC DESIGN	27MAR2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

PROJECT NORTH

DRAWING TITLE

GRADING, DRAINAGE, AND SESC PLAN

0' 10' 20' 40'

SCALE: 1" = 20'

PROJECT NUMBER 15412

DRAWING NUMBER 08

STORMWATER CALCUATIONS:

350 S FIFTH
Stormwater Calculations

Design Storm: 100-year, 24 hour
References: Washtenaw County, Rules and Guidelines - Procedures and Design Criteria for Stormwater Management Systems, 10/17/2016

W1 — Determining Post - Development Cover Types, Area, Curve Numbers and Runoff Coefficients

Total Site Area = 0.80 AC
Total Site Area Excluding "Self-Crediting" BMPs = 0.00 AC

	Cover Type	Soil Type	Area (sf)	Area (AC)	Runoff Coefficient (C)	C * Area
Rational Method Variables	Pavement	B	34,328	0.79	0.95	0.75
	Gravel	B	0	0.00	0.85	0.00
	Building	B	0	0.00	0.95	0.00
	Open Space	B	600	0.01	0.20	0.00
	Total = ∑(Area) =		34928			
					Total = ∑(C) (Area) =	0.75
					Area Total = ∑ac =	0.80
					Weighted CN = ∑(C)(Area) / ∑ac =	0.94

	Pervious Cover Type	Soil Type	Area (sf)	Area (AC)	Curve Number (CN)	CN * Area
NRCS Variables	Open Space	B	600	0.01	61	0.84
					Total = ∑(CN) (Area) =	0.8
					Area Total = ∑ac =	0.01
					Weighted C = ∑(CN)(Area) / ∑ac =	61.0

	Impervious Cover Type	Soil Type	Area (sf)	Area (AC)	Curve Number (CN)	CN * Area
NRCS Variables	Pavement	B	34,328	0.79	98	77.23
	Gravel	B	0	0.00	85	0.00
	Building	B	0	0.00	98	0.00
					Total = ∑(CN) (Area) =	77.23
					Area Total = ∑ac =	0.79
					Weighted CN = ∑(CN)(Area) / ∑ac =	98.0

W2 — Standard Method Runoff Volume Calculations

First Flush Runoff Calculation (Vff)

A. Vff = (1") (1/12") (43560 sf/1ac) (A)(C)
Vff = 3630* A * C
Vff = 2,728 cf
A = Total Site Areas (ac) excluding "self-crediting" BMPs from W1
C = Weighted runoff Coefficient from W1

W3 — Standard Method Runoff Volume Calculations

Pre-Development Bankfull runoff Calculations (Vbf-pre)

A.	2 year / 24 hour storm event	P =	2.35 in
B.	Good Cover Meadow - Type B	CN =	58.0
C.	S = (1000 / CN) - 10	S =	7.24 in
D.	Q = (P-0.2S)^2 / (P + 0.8S)	Q =	0.100 in
E.	Total Site Area (sf)	Area =	34,928 sf
F.	Vbf-pre = Q (1/12)Area	**Vbf-pre=**	**290.64 cf**

W4 — Standard Method Runoff Volume Calculations

Pervious Cover Post-Development Bankfull Runoff Calculations (Vbf-per-post)

A.	2 year / 24 hour storm event	P =	2.35 in
B.	Pervious Cover CN from W1	CN =	61.0
C.	S = (1000 / CN) - 10	S =	6.39 in
D.	Q = (P-0.2S)^2 / (P + 0.8S)	Q =	0.15 in
E.	Pervious Cover Area from W1	Area =	600 sf
F.	Vbf-per-post = Q (1/12)Area	**Vbf-per-post=**	**7.69 cf**

W5 — Standard Method Runoff Volume Calculations

Impervious Cover Post-Development Bankfull Runoff Calculations (Vbf-imp-post)

A.	2 year / 24 hour storm event	P =	2.35 in
B.	Impervious Cover CN from W1	CN =	98.0
C.	S = (1000 / CN) - 10	S =	0.20 in
D.	Q = (P-0.2S)^2 / (P + 0.8S)	Q =	2.122 in
E.	Impervious Cover Area from W1	Area =	34,328 sf
F.	Vbf-imp-post = Q (1/12)Area	**Vbf-imp-post=**	**6,069.40 cf**

W6 — Standard Method Runoff Volume Calculations

Pervious Cover Post-Development 100-year Storm Runoff Calculations (V100-per-post)

A.	100 year / 24 hour storm event	P =	5.11 in
B.	Pervious Cover CN from W1	CN =	61.0
C.	S = (1000 / CN) - 10	S =	6.39 in
D.	Q = (P-0.2S)^2 / (P + 0.8S)	Q =	1.486 in
E.	Pervious Cover Area from W1	Area =	600 sf
F.	V100-per-post = Q (1/12)Area	**V100-per-post=**	**71.78 cf**

W7 — Standard Method Runoff Volume Calculations

Impervious Cover Post-Development 100-year Storm Runoff Calculations (V100-imp-post)

A.	100 year / 24 hour storm event	P =	5.11 in
B.	Impervious Cover CN from W1	CN =	98.0
C.	S = (1000 / CN) - 10	S =	0.20 in
D.	Q = (P-0.2S)^2 / (P + 0.8S)	Q =	4.87 in
E.	Impervious Cover Area from W1	Area =	34,328 sf
F.	V100-imp-post = Q (1/12)Area	**V100-imp-post=**	**13,940.03 cf**

W8 — Standard Method Runoff Volume Calculations

Determine time of Concentration for Applicable Flow types (Tc-hrs)

Flow Type	K	Change in Elevation	Length (L)	Slope % (S)	S^0.5	V = K*S^0.5	Tc=L/(V*3600)
Sheet Flow	0.48	5.35	264.0	2.03%	1.424	0.68	0.11

*Sheet flow cannot exceed 300 feet. Anything beyond this is considered waterway

Total Time of Concentration (Tc-hrs) = 0.11

W9 — Standard Method Runoff Volume Calculations

Runoff Summary & Onsite Infiltration Requirement

A. Runoff Summary from Previous Worksheets

	First Flush Volume (Vff)	**2,728** cf
Pre-Development bankfull Runoff Volume (Vbf-pre)	291	cf
Pervious Cover Post-Development Bankfull Volume (Vbf-per-post)	8	cf
Impervious Cover Post-Development Bankfull Volume (Vbf-imp-post)	6,069	cf
Total BF Volume (Vbf-post)	**6,077**	**cf**
Pervious Cover Post-Development 100-year Volume (V100-per-post)	72	cf
Impervious Cover Post-Development 100-year Volume (V100-imp-post)	13,940	cf
Total 100-year Volume (V100)	**14,012**	**cf**

B. Determine Onsite Infiltration Requirement

Subtract the Pre-Development Bankfull from the Post-Development bankfull volume

Total Post-Development Bankfull Volume (Vbf-post)	6,077	cf
Pre-Development Bankfull Volume (Vbf-pre)	290.64	cf
Bankfull Volume Difference (Vbf-post - Vbf-pre)	5,786.45	cf
First Flush Volume (Vff)	2,727.63	cf

Compare the Bankfull Volume Difference with the First Flush Volume.
The greater of the two is the Onside infiltration Requirement
Onsite Infiltration Requirement (Vinf) 5,786.45 cf

W10 — Standard Method Runoff Volume Calculations

Detention Requirement

Qp=238.6(Tc)^-0.82	Qp=	1487.68 cfs/in -mi^2
Total Site Area (Ac)	Area =	0.80 ac
Q100 = Q100-per + Q100-imp	Q100=	6.31 in
Peak Flow = Qp(Q100)Area/640	Peak Flow (PF)=	11.76 cfs
Delta = PF - 0.15(Area)	Delta=	11.64 cfs
Vdet=(Delta/PF)V100	**Vdet=**	**13,868.49 cf**

Retention Requirement

Vret=2(V100)	**Vret=**	**28,023.62 cf**

W11 — Infiltration Calculations

Detention infiltration

bed area (el 839) =	1,993 sf
Infiltration Safety Factor =	2.3
Infiltration Unfactored (IT-1) =	5.800
Infiltration design rate =	2.500 in/hr
Infiltration Period =	6 hr
Infiltration Volume =	**2,491 cf**

W13

A.	Minimum Onsite Infiltration Requirement, Vinf =	5,786.45 cf
	Designed/Provided infiltration Volume =	2,491 cf
	% Minimum Required infiltration provided =	43.06 %
	Total Calculated Detention Volume, Vdet =	13,868 cf
	Net Required Detention Volume =	11,377 cf
	(Vdet-Designed/Provided infiltration volume)	
B.	% Required infiltration NOT provided =	56.94 %
	(100%-%minimum required infiltration provided)	
	Net % penalty =	11.39 %
	(20%x %Required infiltration NOT provided)	
	Total Required Detention Volume, including penalty Vdet,req=	**12,672.71 cf**
	[(100% + Net% Penalty) x Net Required Detention volume)]	

Outlet Design

Standpipe Outlet Structure Design Calculations (2-stage, first flush is infiltrated)

Allowable discharge, Qa =	0.12 cfs
Total BF Volume, Vbf-post =	6,077 cf
Designed/Provided infiltration Volume =	2,491
Total Required Detention Volume, including penalty V100 =	**12,673 cfs**
Vdet,req elevation, x_{100}=	844.86
BF detained, Vbf-post - Designed/Provided Infiltration Vol, V_{bf} =	3,586 cf
Bankfull detained elevation, x_{bf} =	840.30

Detention basin volume

Pond Elevation	Area (square feet)	Depth (feet)	*Average Volume (cf)*	Total Volume (cf)
846	1,993	1	1,993	14,949
845	1,993	1	1,993	12,956
844	1,993	1	1,993	10,962
843	1,993	1	1,993	8,969
842	1,993	1	1,993	6,976
841	1,993	1	1,993	4,983
840	1,993	1	1,993	2,990
839	1,993	0.5	997	997
838.5	1,993		0	0

StormTrap footprint of 2291 sf yields net infiltration and storage area of (87% w/structure) 1993

First Flush Infiltration

First Flush Volume =	2728	cf
Infiltration Area =	1993	sf
Infiltration Rate =	2.50	in/hr
Infiltration Flow Rate =	415.24	cft/hr
Time to Fully Drain =	**6.57**	**hr OK**

Bankfull Infiltration

Bankfull Volume =	6077	cf
Infiltration Area =	1993	sf
Infiltration Rate =	2.50	in/hr
Infiltration Flow Rate =	415.24	cft/hr
Time to Fully Drain =	**14.63**	**hr OK**

100-Year Infiltration

100-Year Volume =	14012	cf
Infiltration Area =	1993	sf
Infiltration Rate =	2.50	in/hr
Infiltration Flow Rate =	415.24	cft/hr
Time to Fully Drain =	**33.74**	**hr OK**

Check flow/Detention Time - Must be 24 Hours minimum

Qact,bf = $0.62*N_{bf,orf}*A_{bf}*\sqrt{2gH_{avg}}$ = 0.04 cfs
Tbf = Vbf cf / (Qact,bf* 3600 sec/hr) = **24.8 hr OK**

100-year storm Discharge

Allowable discharge, Qa =	0.12	cfs
$Q = 0.62*Norf*Abf*\sqrt{2g(x_{100}-x_{bf})}$ =	0.1069	cfs
Qmax,100= Qa-Q	0.0134	cfs
$Amax,100 = Qmax,100/(0.62*\sqrt{2g(x_{100}-x_{bf})})$ =	0.0020	cfs
Diameter of orifice, Dia =	1.250	in
Diameter of orifice, Dia =	0.104	ft
Area of orifice, Aorf =	0.0085	sf
Max. Norf =	0.23	
Norf=	1.00	
A_{100} = Aorf*Norf =	0.01	sf
Height between 100-year and orifice, H100 = X100-X_{843} =	1.86	

Check Discharge flow rate

Qact,100 = Qbf+0.62*Norf*Abf*$\sqrt{2gH_{100}}$ = **0.10 cfs OK**

Check detention time

Discharge through bankfull orifices and 100-year orifices are contributing

$h_{both,ave} = 1/2*(x_{100}-x_{bf})+(x_{bf}-x_{bot})$ =	4.08	ft
$Q_{both} = 0.62*A_{orf}*\sqrt{2g(h_{both,ave})}$ =	0.09	cfs

Average discharge through 100-year orifice while other orifices are contributing

$h_{100,ave} = 2/3*(x_{100}-x_{bf})$ =	3.04	ft
$Q_{100,ave} = 0.62*A_{100}*\sqrt{2gh_{100ave}}$ =	0.07	cfs

Discharge is less than 72 hours

Vrem = V100-Vbf =	9,087	cf	
T100 = Tbf+Vrem/(Q_{both}+$Q_{100,ave}$) =	**40.59**	**hr**	**OK***

*This detention time applies when an orifice is used in the outlet control structure; an orifice is not required since the 100-year storm is fully infiltrated but is recommended to provide an additional outlet for the system and redunancy if infiltration rates are compromised in the future

Summary:

Total Required Detention Volume (100-year), including penalty V100 =	12,673 cf
Volume provided in detention basin =	14,949 cf
Infiltration Time =	33.74 hr

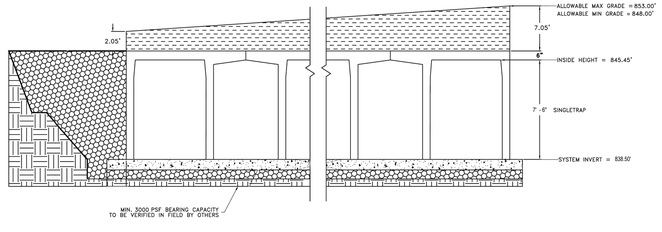
Outlet Control Structure - Control Orifices in 42" CMP Standpipe

Number of 100-year discharge orifices =	1	*Not required but recommended
Diameter of 100-year discharge orifices =	1.25 inch	
100-year high water level elevation =	**844.86**	

STRUCTURAL DESIGN LOADING CRITERIA	STORMTRAP SYSTEM INFORMATION
LIVE LOADING: FIRE TRUCK OUTRIGGER LOADING 75 PSI ON A 2'x2' PAD GROUND WATER TABLE: BELOW INVERT OF SYSTEM SOIL BEARING PRESSURE: 3000PSF SOIL DENSITY: 120 PCF EQUIVALENT UNSATURATED LATERAL ACTIVE EARTH PRESSURE: 35 PSF / FT. EQUIVALENT SATURATED LATERAL ACTIVE EARTH PRESSURE: 80 PSF/FT. (IF WATER TABLE PRESENT) APPLICABLE CODES: ASTM C857 ACI-318 BACKFILL TYPE: SEE SHEET 4.0 FOR BACKFILL OPTIONS	UNIT HEADROOM: 7'-0" SINGLETRAP TOTAL STORAGE PROV: 15502.37 CUBIC FEET

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/ OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN. 2.05" MAX. 7.05' CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.



7' - 6" SINGLETRAP

StormTrap
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4549 / F:331-318-5547

ENGINEER INFORMATION:
Smithgroup – Ann Arbor, MI
Ann Arbor, MI

PROJECT INFORMATION:
350 S Fifth Ave Development – Alt 1
Ann Arbor, MI

CURRENT ISSUE DATE: 03/04/2025
ISSUED FOR: PRELIMINARY

REV.	DATE:	ISSUED FOR:	DWN BY:
1	03/04/2025	PRELIMINARY	JH

SCALE: NTS
SHEET TITLE: SINGLETRAP DESIGN CRITERIA
SHEET NUMBER: 1.1

1 STORMWATER DETENTION CHAMBERS

RELATED

ANN ARBOR HOUSING COMMISSION

350 S. Fifth Ave.
Ann Arbor, MI 48104

SMITHGROUP
35 EAST WACKER DRIVE
SUITE 900
CHICAGO, IL 60601
312.641.0770
smithgroup.com

SR + A
STRUCTURAL
231 S. Lasalle St., Suite 2100
Chicago, IL 60604
312.380.9277

JENKINS & HUNTINGTON, INC.
VERTICAL TRANSPORT CONSULTANT
17W106 91st. St.
Willowbrook, IL 60527
630.325.4450

ISSUED FOR	DATE
SITE PLAN REVISION 1	10SEPT2025
DESIGN DEVELOPMENT	21AUG2025
SITE PLAN SUBMITTAL	18JUNE2025
SCHEMATIC DESIGN	27MAR2025

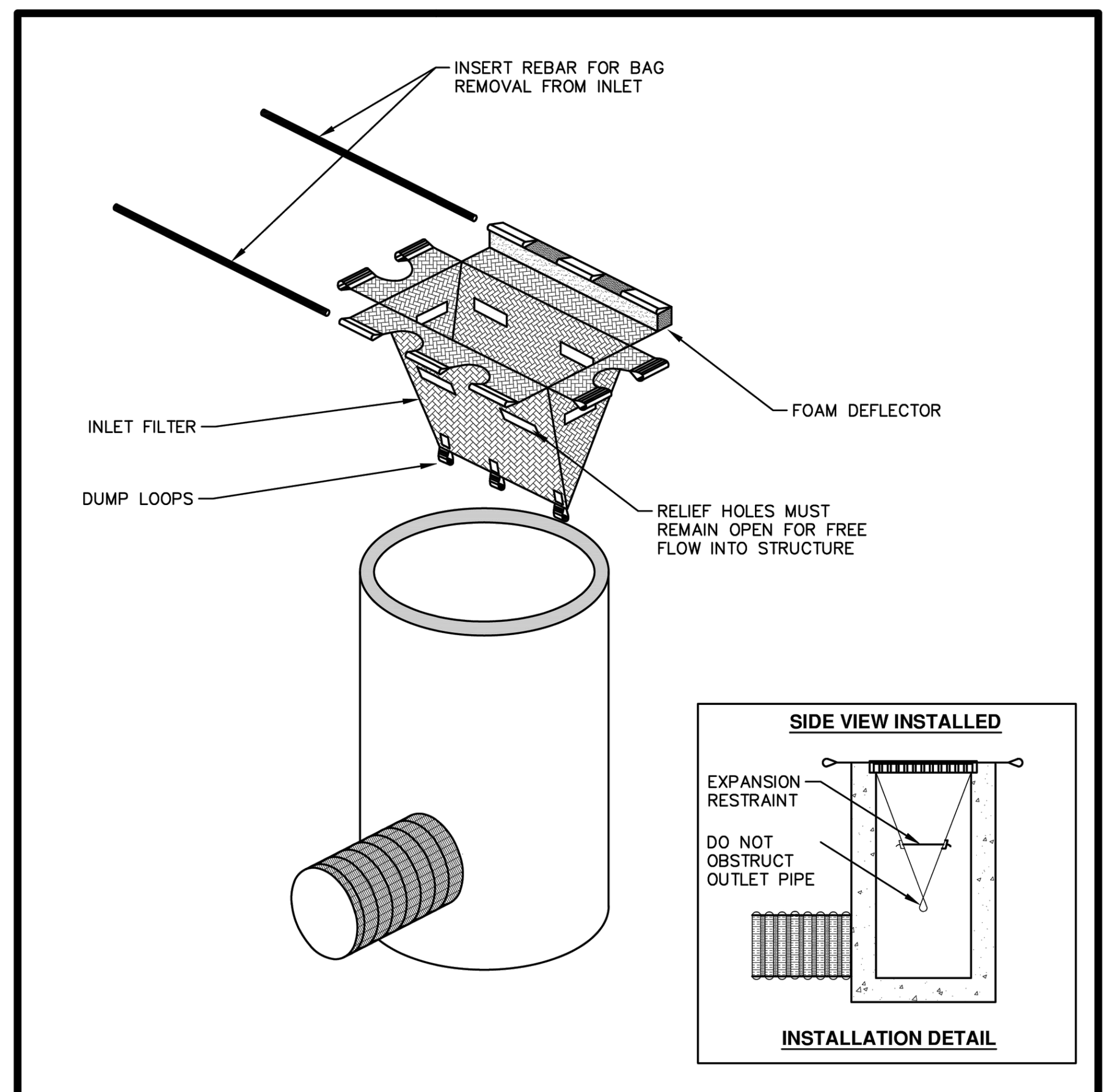
SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

DRAWING TITLE
STORMWATER CALCULATIONS AND DETAILS

PROJECT NUMBER 15412

DRAWING NUMBER 09



1. SIZE AND SHAPE OF INLET FILTER SHALL MATCH THE STRUCTURE.
2. WHERE CONDITIONS WARRANT, THE FILTER SHALL BE MADE WITH AN OIL-ABSORBENT FILTER WITH A WOVEN PILLOW INSERT.

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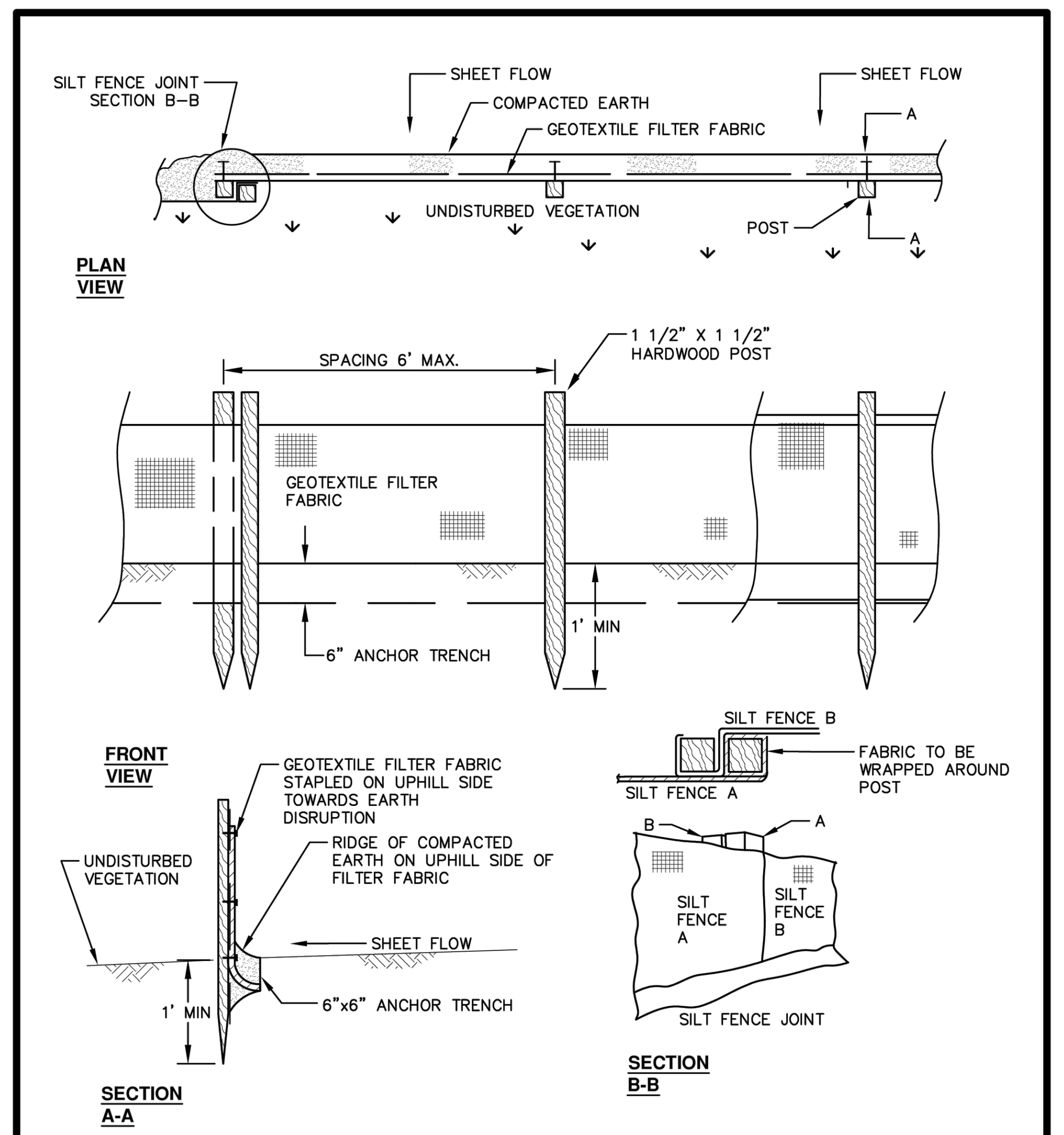
REV. NO.	DATE	DRAWN BY	CHECKED BY
INLET PROTECTION			
DR. ENG	CH. ENG	DRAWING NO.	
SCALE N.T.S.	DATE 12/8/2023	SD-SESC-1	

1 INLET PROTECTION — SCALE: NONE



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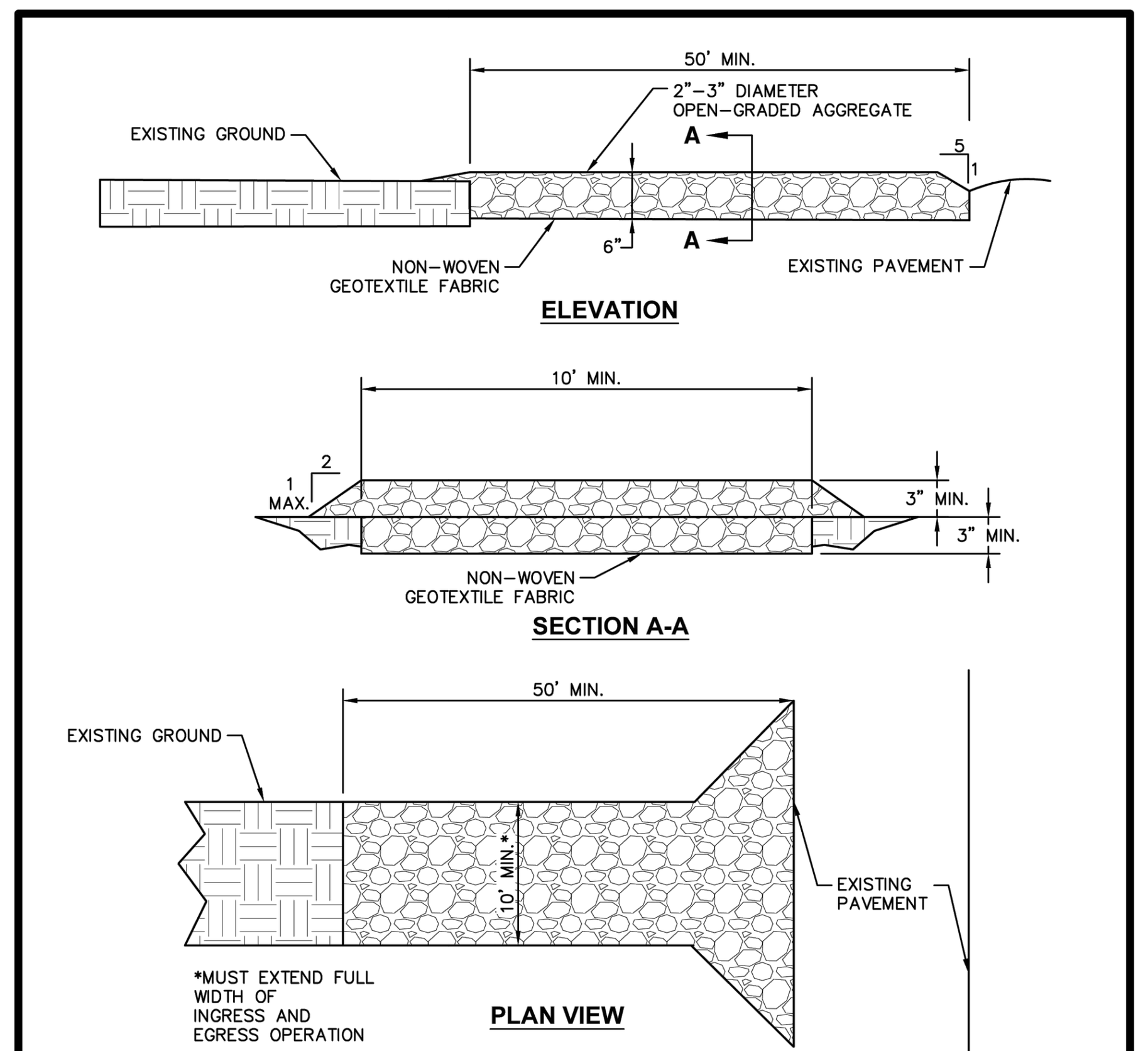
REV. NO.	DATE	DRAWN BY	CHECKED BY
SILT FENCE			
DR. ENG	CH. ENG	DRAWING NO.	
SCALE N.T.S.	DATE 12/8/2023	SD-SESC-3	

2 SILT FENCE — SCALE: NONE



NOTE:
ADDITIONAL WIDTH AT CONNECTION TO EXISTING PAVEMENT SHALL BE AS NEEDED TO ACCOMMODATE VEHICLE TURNING.

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REV. NO.	DATE	DRAWN BY	CHECKED BY
MUD MAT			
DR. ENG	CH. ENG	DRAWING NO.	
SCALE N.T.S.	DATE 12/8/2023	SD-SESC-5	

3 STABILIZED CONSTRUCTION ENTRANCE — SCALE: NONE

NOTIFY THE CITY OF ANN ARBOR SOIL EROSION CONTROL OFFICE 48 HOURS PRIOR TO BEGINNING WORK ON THE PROJECT. PHONE: 734-794-6265.

1. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THE SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS DIRECTED BY THE ENGINEER AT ALL TIMES DURING CONSTRUCTION. ANY MODIFICATIONS OR ADDITIONS TO THE SOIL EROSION CONTROL MEASURES DUE TO CONSTRUCTION OR CHANGED CONDITIONS SHALL BE AS DIRECTED AND APPROVED BY THE ENGINEER.
2. ALL SOIL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE PERMIT REQUIREMENTS OF THE CITY OF ANN ARBOR, CHAPTER 55 ANN ARBOR UNIFIED DEVELOPMENT CODE, CITY OF ANN ARBOR STANDARDS DIVISION VII, THE LAWS OF THE STATE OF MICHIGAN, AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
3. DAILY, OR AFTER ANY STORM EVENT, INSPECTIONS OF EROSION CONTROL MEASURES SHALL BE MADE BY THE CONTRACTOR. PERIODIC INSPECTIONS MAY BE MADE BY THE ENGINEER TO DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES. ANY NECESSARY CORRECTIONS SHALL BE MADE WITHOUT DELAY, AND WITHOUT ADDITIONAL COST TO THE CITY OF ANN ARBOR.
4. EROSION AND SEDIMENTATION FROM WORK ON THE SITE SHALL BE CONTAINED ON THE SITE AND NOT BE ALLOWED TO COLLECT ON ANY OFF-SITE AREAS, ROADWAYS OR WATERWAYS.
5. ALL MUD/SOIL TRACKED ONTO ROADWAYS FROM THE SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR. IF SO ORDERED, THE CONTRACTOR SHALL PROVIDE AND OPERATE A VACUUM-TYPE STREET SWEEPER, AT NO ADDITIONAL COST TO THE CITY OF ANN ARBOR.
6. RESTORATION OF ALL DISTURBED AREAS, INCLUDING PLACEMENT OF TOPSOIL, SEED, FERTILIZER AND MULCH AND/OR SOD SHALL BE PERFORMED WITHIN FIVE (5) DAYS OF THE COMPLETION OF FINAL GRADE EXCEPT WHERE TEMPORARY SEEDING OR AN ANCHORED MULCH BLANKET ARE SET FORTH AS TEMPORARY MEASURES PER THE APPROVED SEQUENCE OF SOIL EROSION MEASURES.
7. CONSTRUCTION OPERATIONS SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE SOIL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION IN CRITICAL AREAS AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING OPERATIONS.
8. SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
9. PROPER DUST CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION BY USE OF WATER TRUCKS AND/OR DUST PALLIATIVE AS REQUIRED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND REMOVAL OF SOME MEASURES UPON AUTHORIZED COMPLETION OF THE PROJECT. FINAL COMPLETION OF PROJECT WILL NOT BE AUTHORIZED UNTIL ALL SITE WORK AND UTILITY CONSTRUCTION IS COMPLETE AND ALL SOILS ARE STABILIZED.
11. THE CONTRACTOR SHALL NOT GRADE INTO ADJACENT PROPERTIES. SILT AND PROTECTIVE FENCE SHALL BE INSTALLED AND MAINTAINED TO PREVENT GRADING, EROSION AND SEDIMENTATION INTO THE ADJACENT PROPERTIES.
12. TREE PROTECTION FENCING MUST REMAIN INTACT UNTIL RESTORATION OF THE SITE IS COMPLETE.

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REV. NO.	DATE	DRAWN BY	CHECKED BY
STANDARD SOIL EROSION AND SEDIMENTATION CONTROL NOTES			
DR. ENG	CH. ENG	DRAWING NO.	
SCALE N.T.S.	DATE 12/8/2023	SD-SESC-6	

4 STANDARD SESC NOTES — SCALE: NONE

SESC MAINTENANCE PROGRAM:

TEMPORARY MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TEMPORARY SESC MEASURES DURING CONSTRUCTION.
2. DESIGN, CONSTRUCT, AND COMPLETE THE EARTH CHANGE IN A MANNER THAT LIMITS THE EXPOSED AREA OF DISTURBED LAND FOR THE SHORTEST PERIOD OF TIME.
3. REMOVE SEDIMENT CAUSED BY SOIL EROSION BEFORE IT LEAVES THE SITE OF THE EARTH CHANGE.
4. INSTALL TEMPORARY SOIL AND SEDIMENTATION CONTROL MEASURES BEFORE OR UPON COMMENCEMENT OF THE EARTH CHANGE ACTIVITY AND MAINTAIN THE MEASURES ON A DAILY BASIS.
7. INSTALL SILT FENCE AS INDICATED ALONG THE LIMITS OF WORK. SILT FENCE SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. IF REPAIR OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED ACCORDING TO THE DETAIL. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT ACCUMULATES TO ½ THE HEIGHT OF THE FENCE. CONTRACTOR SHALL REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. ADDITIONALLY, THE CONTRACTOR SHALL REINSTALL ANY PORTION OF THE FENCING DAMAGED BY CONSTRUCTION MACHINERY.
8. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWN-GRADIENT STORM WATER INLETS, CATCH BASINS AND MANHOLES THAT MAY BE IMPACTED. INLET PROTECTION SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. IF INLET PROTECTION HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE INLET PROTECTION WILL REQUIRE REPLACEMENT.
9. PLACE STOCKPILES AND OTHER SPOIL PILES AWAY FROM THE DRAINAGE SYSTEM TO MINIMIZE SEDIMENT TRANSPORT. IF THE STOCKPILE AND/OR SPOIL PILE MUST REMAIN ON-SITE OVERNIGHT, OR IF THE WEATHER CONDITIONS INDICATE THE CHANCE FOR PRECIPITATION, A) COVER THE PILE WITH WATER REPELLENT MATERIAL TO PREVENT EROSION AND/OR B) INSTALL SILT FENCING AROUND THE BASE OF THE PILE TO PREVENT TRANSPORT OF SEDIMENT TO THE STORM WATER SYSTEM, OR APPLY OTHER CONTROL METHODS APPROPRIATE TO THE SITE. CONTROL MEASURES TO GUARD AGAINST WIND EROSION MUST ALSO BE EMPLOYED, SUCH AS WETTING OR COVERING THE STOCKPILES. KEEP AS FEW STOCKPILES AS POSSIBLE DURING THE COURSE OF THE PROJECT.
10. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
11. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL ON THE SITE THROUGHOUT THE DURATION OF THE CONSTRUCTION PROCESS.
12. THE ESTIMATED COST OF TEMPORARY SOIL EROSION CONTROL MEASURES IS $11,500.
13. THE ESTIMATED COST TO COVER THE SITE SHOULD CONSTRUCTION DISCONTINUE IS $5,000.
14. WEEKLY INSPECTIONS BY THE CONTRACTOR'S CERTIFIED STORM WATER MANAGEMENT OPERATOR AS WELL AS INSPECTIONS WITHIN 24 HOURS OF ANY RAIN EVENT WILL BE REQUIRED. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS ADDITIONAL CONTROLS.
15. REMOVE TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AFTER PERMANENT SOIL EROSION MEASURES ARE IN PLACE AND THE AREA IS STABILIZED. (STABILIZED MEANS THE ESTABLISHMENT OF VEGETATION OR THE PROPER PLACEMENT, GRADING OR COVERING OF SOIL TO ENSURE RESISTANCE TO SOIL EROSION, SLIDING OR OTHER EARTH MOVEMENT.)

PERMANENT MEASURES

1. COMPLETE PERMANENT SOIL EROSION CONTROL MEASURES FOR THE EARTH CHANGE WITHIN FIFTEEN (15) CALENDAR DAYS AFTER FINAL GRADING OR UPON COMPLETION OF FINAL EARTH CHANGE. IF IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE THE EARTH CHANGE, THEN MAINTAIN TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IN PLACE AND STABILIZED.
2. COMPONENTS OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM SHALL BE INSPECTED FOR SEDIMENT AND DEBRIS ACCUMULATION ANNUALLY. THIS INCLUDES CATCH BASIN INLETS AND SUMPS, WATER QUALITY CONTROL STRUCTURES, AND DETENTION CHAMBERS. OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER MANAGEMENT SYSTEM PER RECOMMENDATIONS OF THE MANUFACTURER.
3. THE SERVICE DRIVE AND ALL SIDEWALKS SHALL BE CLEARED OF DEBRIS AS NEEDED THROUGHOUT THE YEAR. ANY COLLECTED SEDIMENT SHALL BE REMOVED FROM PAVED SURFACES ANNUALLY.
4. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PERMANENT SESC MEASURES. MAINTENANCE RESPONSIBILITIES SHALL BECOME PART OF ANY SALES OR EXCHANGE AGREEMENT FOR THE LAND ON WHICH THE PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE LOCATED.

SEQUENCE OF EROSION CONTROL MEASURES:

1. THE CONTRACTOR IS TO SUBMIT TO THE ENGINEER, A SEQUENCE OF CONSTRUCTION WITH RESPECT TO THE SOIL EROSION CONTROL MEASURES FOR REVIEW, COMMENT AND APPROVAL. THIS SCHEDULE IS TO INCLUDE INSPECTION AND REPAIR OF ALL TEMPORARY EROSION CONTROL MEASURES DAILY AND WITHIN 24 HOURS OF A STORM EVENT.

SAMPLE SOIL EROSION AND SEDIMENTATION CONTROL INSTALLATION MINIMUM REQUIREMENTS:

1.1. INSTALL SILT FENCE, TREE PROTECTION FENCING, MUD MATS, INLET FILTERS ON EXISTING DRAINAGE FEATURES, AND ALL OTHER TEMPORARY SOIL EROSION CONTROLS, PRIOR TO ANY CLEARING OR EARTH MOVING OPERATION.

1.2. STRIP AND STOCKPILE TOPSOIL. STABILIZE STOCKPILE AS REQUIRED.

1.3. INSTALL WATER MAINS, STORM AND SANITARY SEWERS, AND OTHER ENCLOSED DRAINAGE FEATURES. NEW INLET FILTERS SHALL BE INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF NEW DRAINAGE INLETS.

1.4. PERFORM MACHINE GRADING OPERATIONS AND CONSTRUCT PAVEMENTS (MAINLINE, SIDEWALKS, DRIVES, ETC.).

1.5. CONTINUALLY MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES, AS REQUIRED TO ALLOW DRAINAGE AND SEDIMENT REMOVAL. REMOVE ANY ACCUMULATED SEDIMENT IMMEDIATELY.

1.6. COMPLETE ALL FINE GRADING.

1.7. INSTALL TEMPORARY SEED DURING CONSTRUCTION IN ACCORDANCE WITH ARTICLE 8 OF THE CITY'S PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS. DURING MONTHS UNFAVORABLE TO SEEDING, AN ANCHORED MULCH BLANKET SHALL BE INSTALLED PER SD-SESC-4.

1.8. REFER TO LANDSCAPE PLANTING PLANS FOR PERMANENT SITE STABILIZATION.

1.9. CLEAN OUT STORM SEWER SYSTEMS.

1.10. REMEDY ANY NOTED DEFECTS TO THE SATISFACTION OF THE CITY OF ANN ARBOR'S SOIL EROSION AND SEDIMENTATION CONTROL OFFICIAL.

1.11. ALL TEMP. SOIL EROSION CONTROL MEASURES MUST BE REMOVED, WITH ENGINEERS APPROVAL, PRIOR TO FINAL INSPECTION

NOTE: THIS SEQUENCE IS FOR INFORMATION ONLY. IT IS INTENDED TO SHOW THE SEQUENCE OF CONSTRUCTION WITH RESPECT TO THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THEIR OWN DETAILED CONSTRUCTION SEQUENCE AND SCHEDULE TO THE ENGINEER FOR REVIEW, COMMENT, AND APPROVAL. THE APPROVED SEQUENCE OF SOIL EROSION MEASURES MUST BE INCLUDED ON THE APPROVED CONSTRUCTION PLANS.

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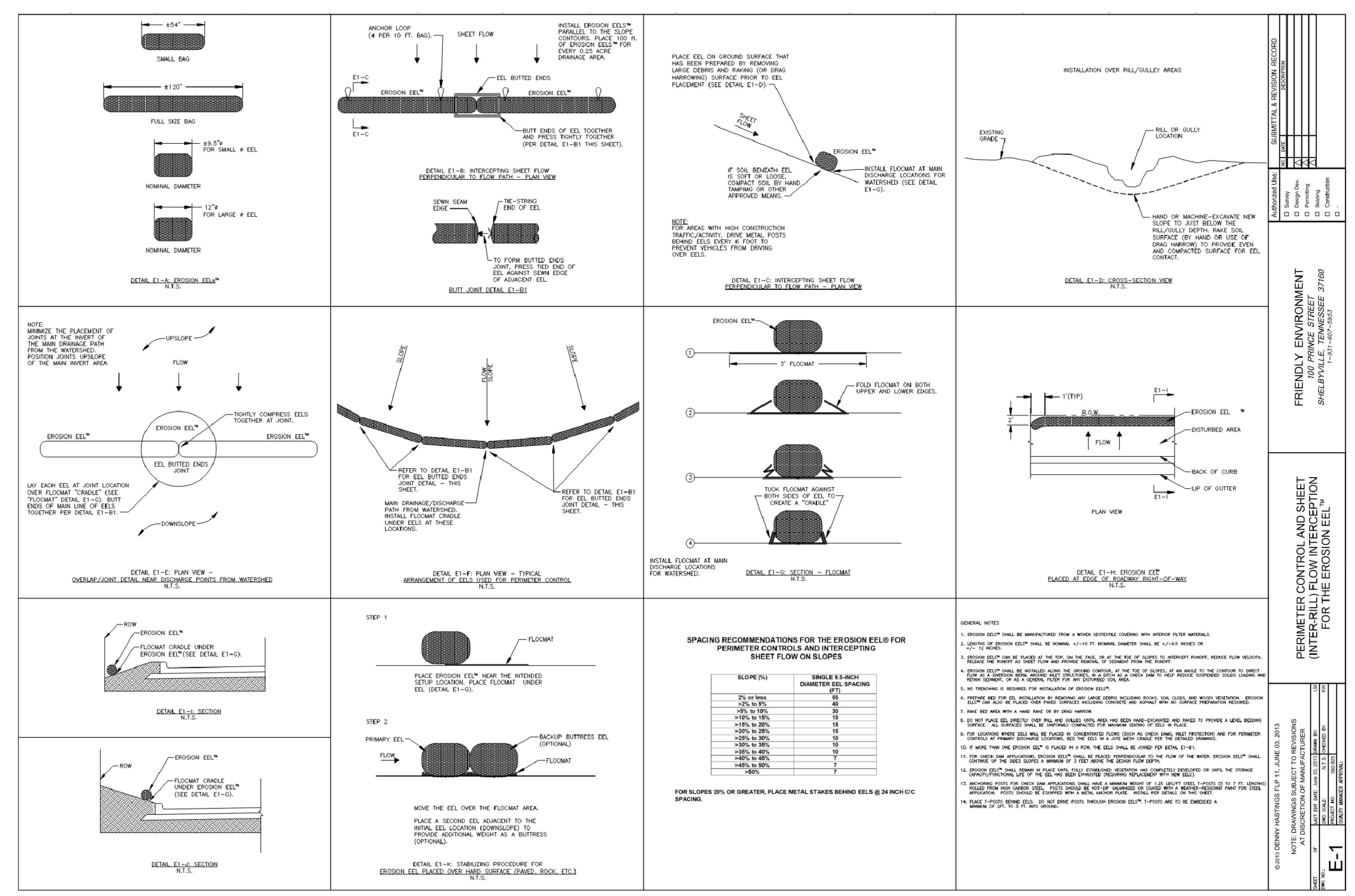
REV. NO.	DATE	DRAWN BY	CHECKED BY
SEQUENCE OF SOIL EROSION CONTROL MEASURES			
DR. ENG	CH. ENG	DRAWING NO.	
SCALE N.T.S.	DATE 12/8/2023	SD-SESC-7	

5 SEQUENCE OF SOIL EROSION CONTROL MEASURES — SCALE: NONE



6 SEDIMENT CONTROL TUBE — SCALE: NONE

RELATED

350 S. Fifth Ave.
Ann Arbor, MI 48104

SMITHGROUP
35 EAST WACKER DRIVE
SUITE 900
CHICAGO, IL 60601
312.641.0770
smithgroup.com

SR + A
STRUCTURAL
231 S. Lasalle St., Suite 2100
Chicago, IL 60604
312.380.9277

JENKINS & HUNTINGTON, INC.
VERTICAL TRANSPORT CONSULTANT
17W106 91st. St.
Willowbrook, IL 60527
630.325.4450

ISSUED FOR	DATE
SITE PLAN REVISION 1	10SEPT2025
DESIGN DEVELOPMENT	21AUG2025
SITE PLAN SUBMITTAL	18JUNE2025
SCHEMATIC DESIGN	27MAR2025

SEALS AND SIGNATURES

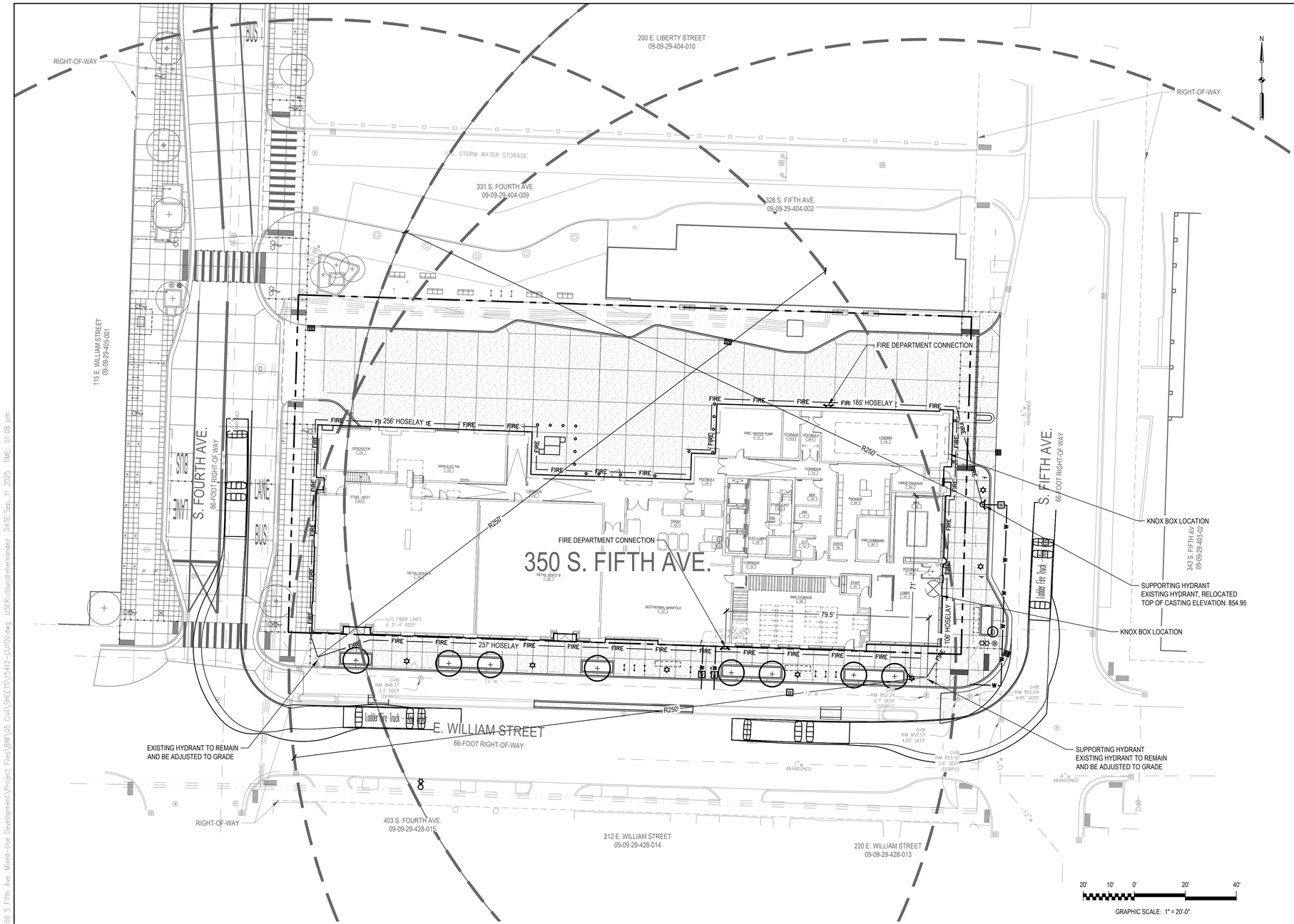
NOT FOR CONSTRUCTION

DRAWING TITLE
SESC NOTES AND DETAILS

15412
PROJECT NUMBER

10
DRAWING NUMBER

FILE: C:\Users\ngattoni\DC\ACCDocs\SmithGroup\00015412 - 350 S Fifth Ave. Mixed-Use Development\Project Files\BIM\05 Civil\SHEETS\15412-CE100.dwg USER: ngattoni DATE: Sep, 10 2025 TIME: 04:54 pm



LEGEND

- PROPERTY LINE
- FIRE HOSE LAY ROUTE
- WATER MAIN
- GATE VALVE BOX
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION

1. EMERGENCY RESPONSE COVERAGE ENHANCEMENT SYSTEM ANNUNCIATOR PANEL IN FCC. ANTENNA AT ROOF. EQUPMENT IN STACKED 2-HOUR RATED ENCLOSURE AND/OR CABLING.
2. EMERGENCY RESPONDER RADIO COVERAGE TO MEET REQUIREMENTS SPECIFIED IN 2021 INTERNATIONAL FIRE CODE.

RELATED

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SCHEMATIC DESIGN	27MAR2025

SEALS AND SIGNATURES

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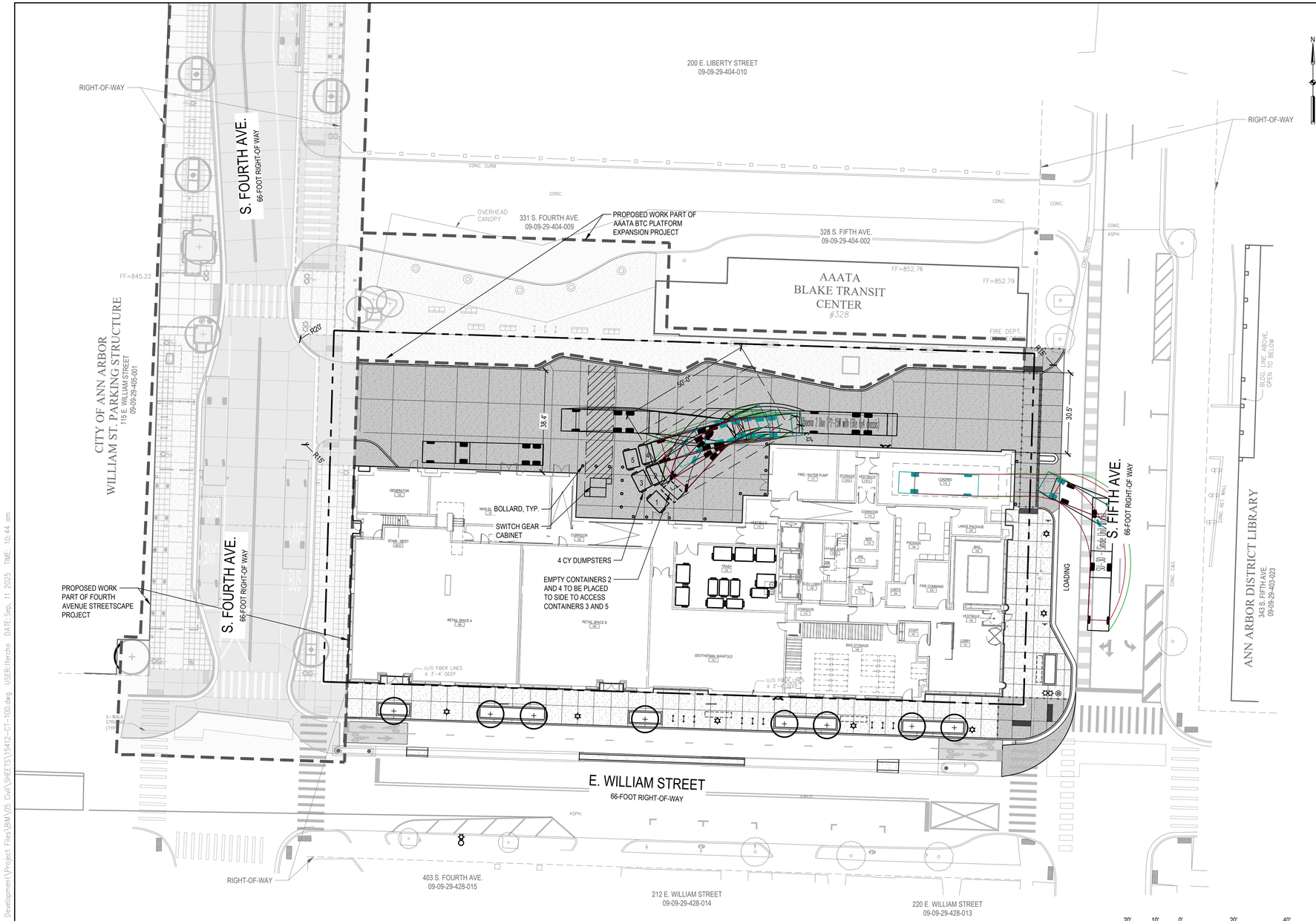
FIRE PROTECTION PLAN

PROJECT NUMBER 15412

DRAWING NUMBER 11



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING DTE EASEMENT
- PROPOSED ACCESS EASEMENT
- PROPOSED UTILITY EASEMENT
- BIKE HOOP
- CARGO BIKE FOOTPRINT
- WASTE RECEPTACLE
- BOLLARD
- SIGN
- RELOCATED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- GLOBE LIGHT - SINGLE
- GLOBE LIGHT - DOUBLE
- STREET LIGHT - RELOCATED BY DTE
- CANOPY TREE
- CANOPY TREE IN GRATE
- LANDSCAPE PLANTER
- 3 CUBIC YARD DUMPSTER
- 4 CUBIC YARD POLY FRONT LOAD DUMPSTER

RESIDENTIAL LOADING NARRATIVE:

1. THE LOADING AREA INSIDE THE BUILDING IS TO BE USED FOR MOVE-IN AND MOVE-OUT OF RESIDENTS ONLY.
2. THE LOADING AREA MAY ONLY BE USED WHEN RESERVED AND STAFF WILL BE REQUIRED TO PROVIDE ACCESS. BETWEEN THE HOURS OF 4:00 AND 6:00PM VEHICLES WILL NOT BE PERMITTED TO BACK INTO OR BACK OUT OF THE DOCK.
3. STAFF WILL BE AVAILABLE TO FLAG TRAFFIC AND PEDESTRIANS ON FIFTH AVENUE UPON ARRIVAL OF MOVING TRUCKS / VEHICLES. MIRRORS AND A FLASHING LIGHT OR ALARM WILL BE INSTALLED AT THE OVERHEAD DOOR TO ALERT PEDESTRIANS OF A VEHICLE EXITING THE LOADING AREA.
4. THE LOADING AREA ON S. FIFTH AVE. IS TO BE USED AS TEMPORARY PARKING FOR DELIVERIES AND PASSENGER PICKUP / DROP-OFFS.

SOLID WASTE DESIGN CRITERIA:

RESIDENTIAL
- 440 BEDROOMS X 4 LBS/BEDROOM/DAY = 1760 LBS/DAY X 7 DAYS A WEEK = 12320 LBS/WEEK

TRASH GENERATION:
- 12320 LBS/WEEK X 80% = 9856 LBS/WEEK
- 9856 LBS/WEEK / 225 LBS/CUBIC YARD = 43.8 CY UNCOMPACTED TRASH
- 43.8 CY UNCOMPACTED TRASH/WEEK / 2.44 (OPTIMAL COMPACTION) = 18 CY COMPACTED TRASH/WEEK
- **SIX 3 CY DUMPSTERS NEED TO BE COLLECTED PER WEEK**

RECYCLE GENERATION:
- 12320 LBS/WEEK X 20% = 2464 LBS/WEEK
- 2464 LBS/WEEK / 100 LBS/CUBIC YARD = 25 CY UNCOMPACTED RECYCLING/WEEK
- **SEVEN 4 CY UNCOMPACTED DUMPSTERS TO BE COLLECTED PER WEEK**

RESTAURANT
THE RETAIL TENANT IS UNKNOWN AT THIS POINT. TO MAINTAIN FLEXIBILITY, THE PETITIONER IS ACCOUNTING FOR RESTAURANT VOLUMES.
- 6467 SQ FT X 0.65 CUBIC YARDS / 1000 SQ FT / DAY= 4.2 CUBIC YARDS/DAY X 7 DAYS A WEEK = 29.4 CY/WEEK

TRASH GENERATION:
- 29.4 CY/WEEK X 80% = 23.5 CY/WEEK
- 23.5 CY/WEEK / 2.44 (OPTIMAL COMPACTION) = 10 CY COMPACTED TRASH/WEEK
- **FOUR 3 CY DUMPSTERS NEED TO BE COLLECTED PER WEEK**

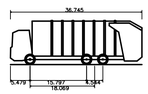
RECYCLE GENERATION:
- 29.4 CY/WEEK X 20% = 6 UNCOMPACTED CY/WEEK
- **TWO 4 CY UNCOMPACTED DUMPSTERS TO BE COLLECTED PER WEEK**

COLLECTION SCHEDULE:

TOTAL DUMPSTERS COLLECTED EACH WEEK:
TRASH: 6+4 = 10
RECYCLING: 7+2 = 9

	M	T	W	TH	F	S	S	TOTAL
TRASH			5			5		**10**
RECYCLING		5			4			**9**

VEHICLE PROFILE:



Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)

Overall Length	36.745ft
Overall Width	8.301ft
Overall Body Height	12.307ft
Min Body Ground Clearance	0.986ft
Track Width	8.202ft
Lock-to-lock time	4.005
Curb to Curb Turning Radius	31.168ft

SOLID WASTE NARRATIVE:

1. RESIDENTS OF 350 S. FIFTH WILL HAVE ACCESS TO TRASH AND RECYCLING CHUTES ON EACH LEVEL. TRASH CHUTES WILL DEPOSIT SOLID WASTE IN THE TRASH ROOM ON THE FIRST FLOOR. TRASH WILL BE COMPACTED IN 3 CY DUMPSTERS. RECYCLABLES WILL BE COLLECTED IN 4 CY DUMPSTERS AND WILL NOT BE COMPACTED.
2. DUMPSTERS SHALL BE STORED INSIDE THE BUILDING'S TRASH ROOM AND ROLLED OUT FOR COLLECTION PER THE ANTICIPATED COLLECTION SCHEDULE. BUILDING STAFF WILL ROLL DUMPSTERS OUT OF THE BUILDING INTO THE COLLECTION AREA. WITHIN ONE HOUR FOLLOWING COLLECTION, BUILDING STAFF WILL RETURN DUMPSTERS TO THE TRASH ROOM.
3. RETAIL TENANTS WILL HAVE ACCESS TO THE TRASH ROOM AND WILL BE RESPONSIBLE FOR STAGING THEIR DUMPSTERS FOR COLLECTION.
4. REFER TO THE COLLECTION SCHEDULE FOR ANTICIPATED SERVICING EACH WEEK. PICKUP TIMES WILL BE COORDINATED WITH WASTE MANAGEMENT, THE CITY, AND AATA.
5. SOLID WASTE VEHICLES SHALL ENTER THE SITE FROM S. FIFTH AVENUE AND LEAVE THE SITE ON S. FOURTH AVENUE.

NOTES

1. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL SNOW AND ICE REMOVAL REQUIRED FOR SAFE ACCESS TO THE ENCLOSURES AND SERVICING OF ALL SOLID WASTE CONTAINERS.
2. THE PAVEMENT SURFACE OF THE SOLID WASTE SERVICE ROUTE SHALL BE DESIGNED TO SUPPORT THE WEIGHT OF SOLID WASTE VEHICLES (79,500 GVWR).
3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF NO PARKING SIGNS ALONG THE SOLID WASTE INGRESS / EGRESS ROUTE TO ENSURE THE ROUTE REMAINS FREE OF VEHICLES.

RELATED

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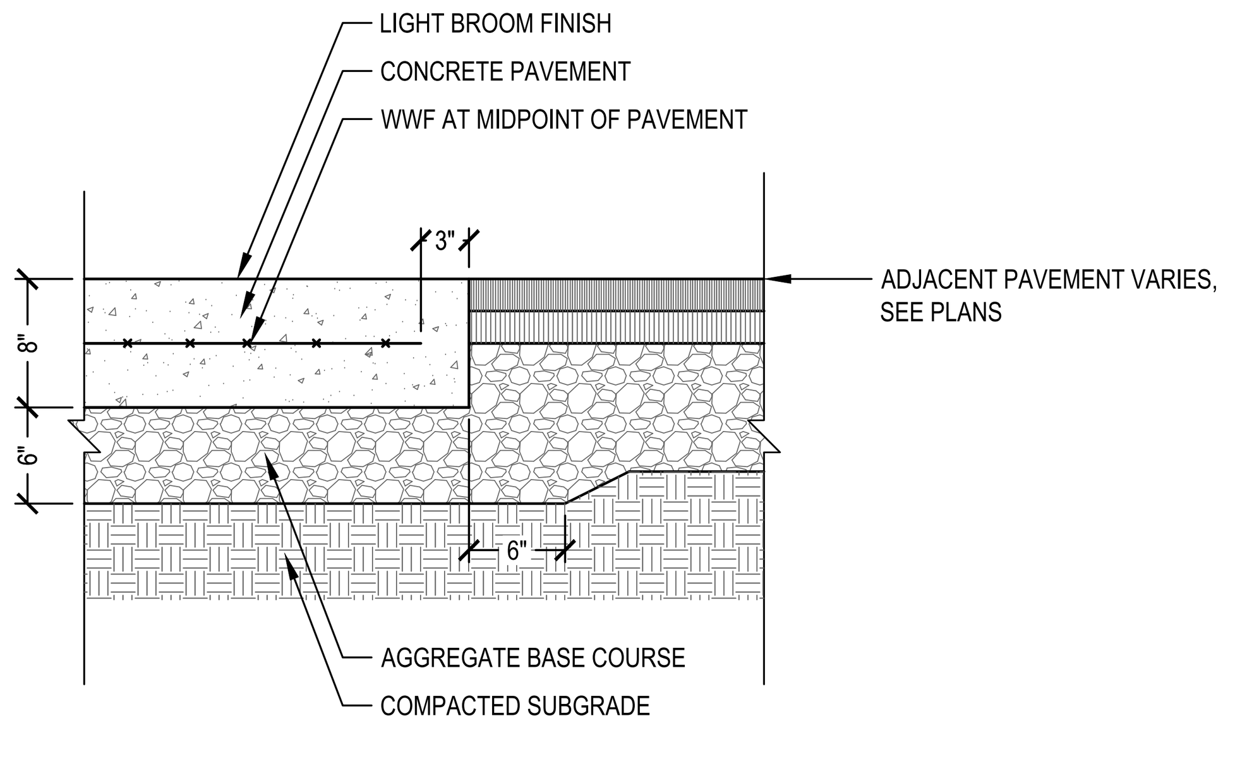
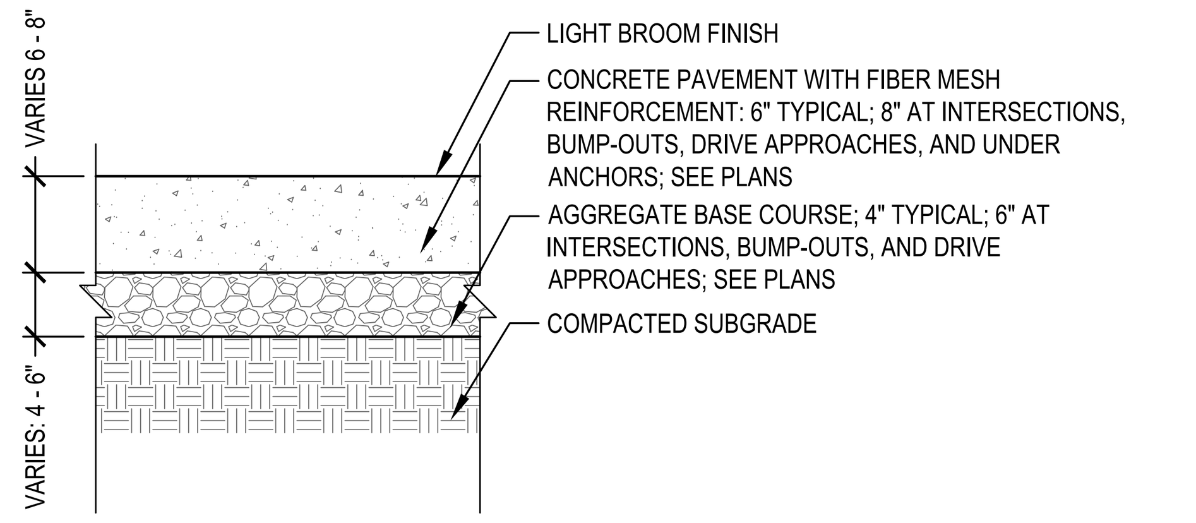
SOLID WASTE MANAGEMENT PLAN

PROJECT NUMBER 15412

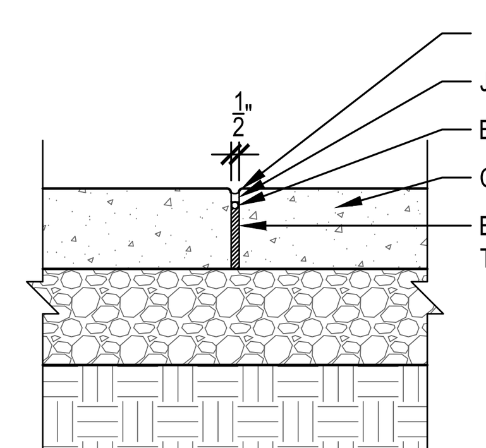
DRAWING NUMBER 12



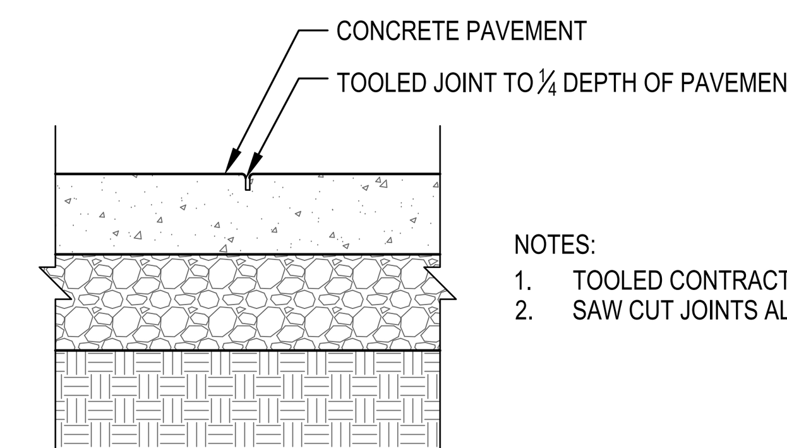
1 HEAVY DUTY CONCRETE
SCALE: 1" = 1'



2 CONCRETE SIDEWALK
SCALE: 1" = 1'

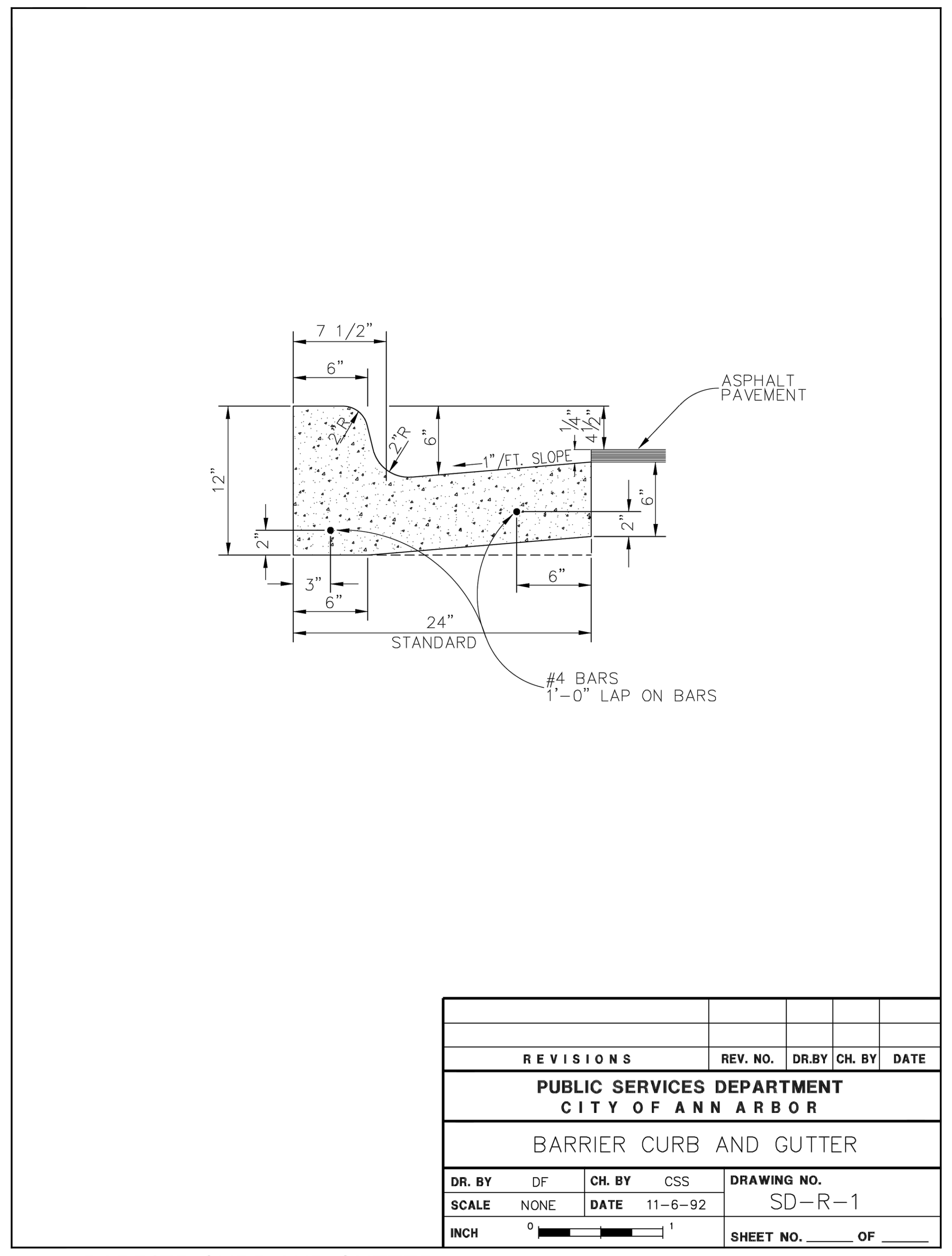


3 EXPANSION JOINT
SCALE: 1" = 1'

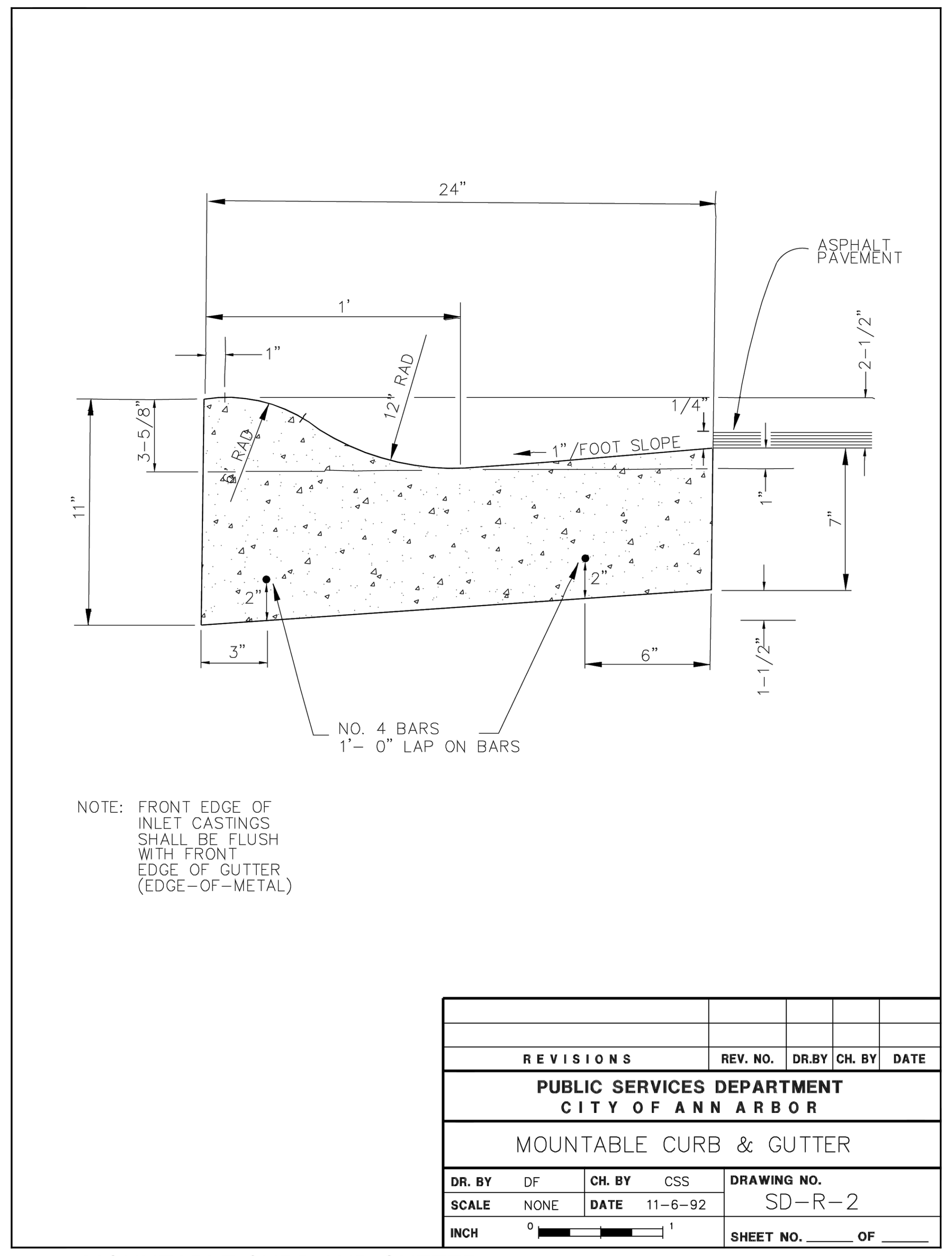


NOTES:
1. TOOLED CONTRACTION TO HAVE ¼" RADIUS AT SURFACE OF JOINT.
2. SAW CUT JOINTS ALLOWED ONLY WITH ENGINEER'S APPROVAL.

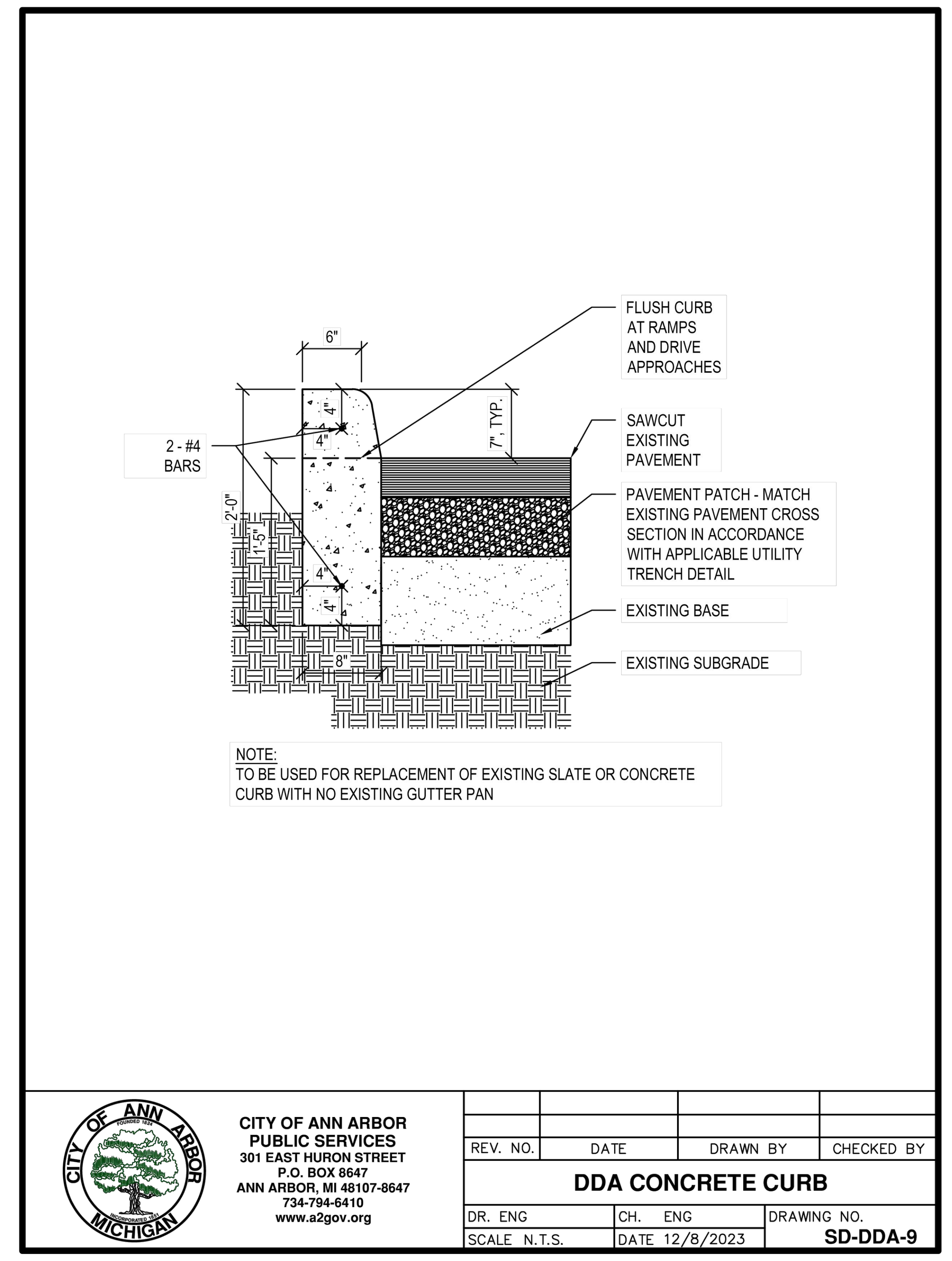
4 CONTROL JOINT
SCALE: 1" = 1'



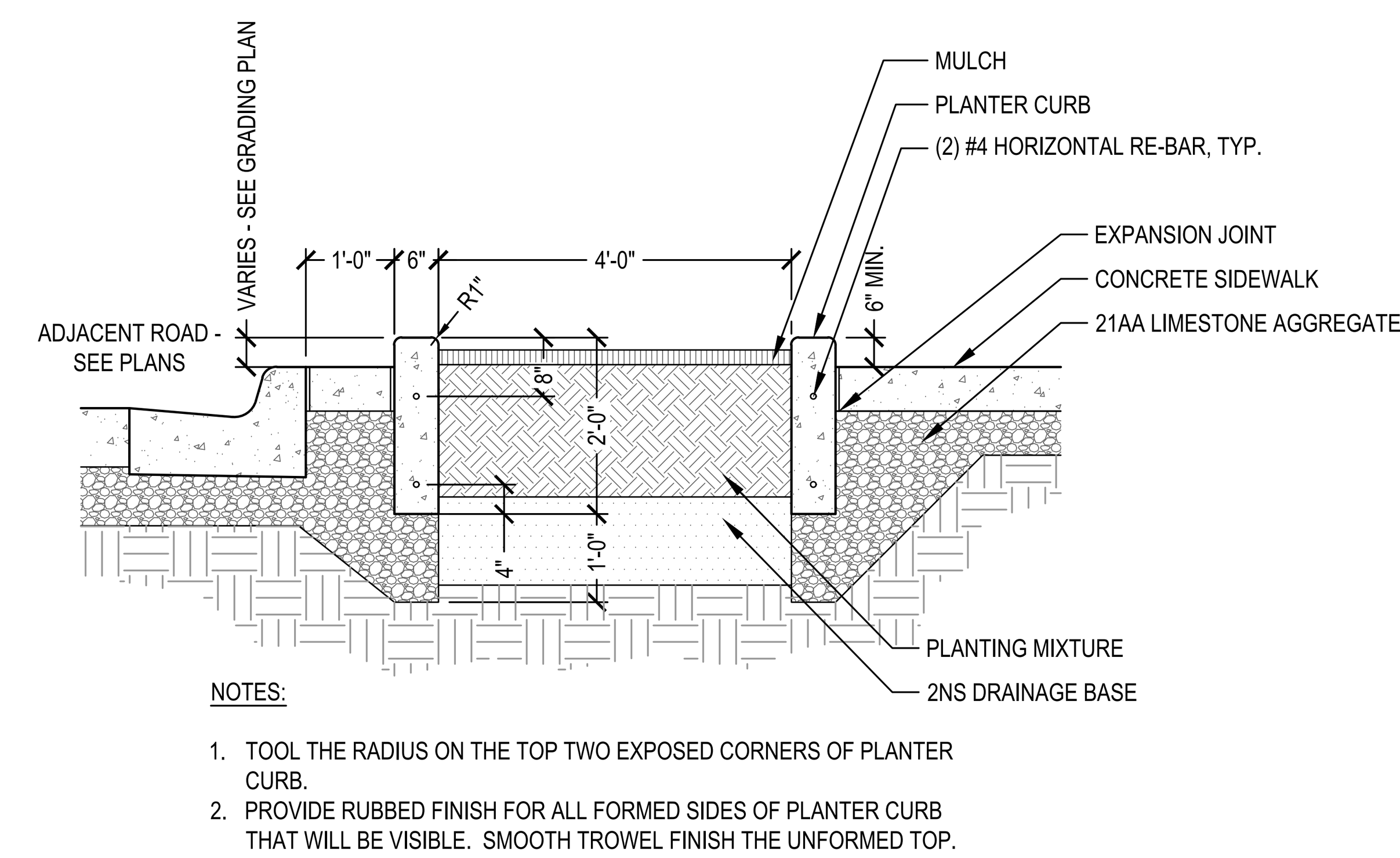
5 BARRIER CURB AND GUTTER
SCALE: NONE



6 MOUNTABLE CURB AND GUTTER
SCALE: NONE

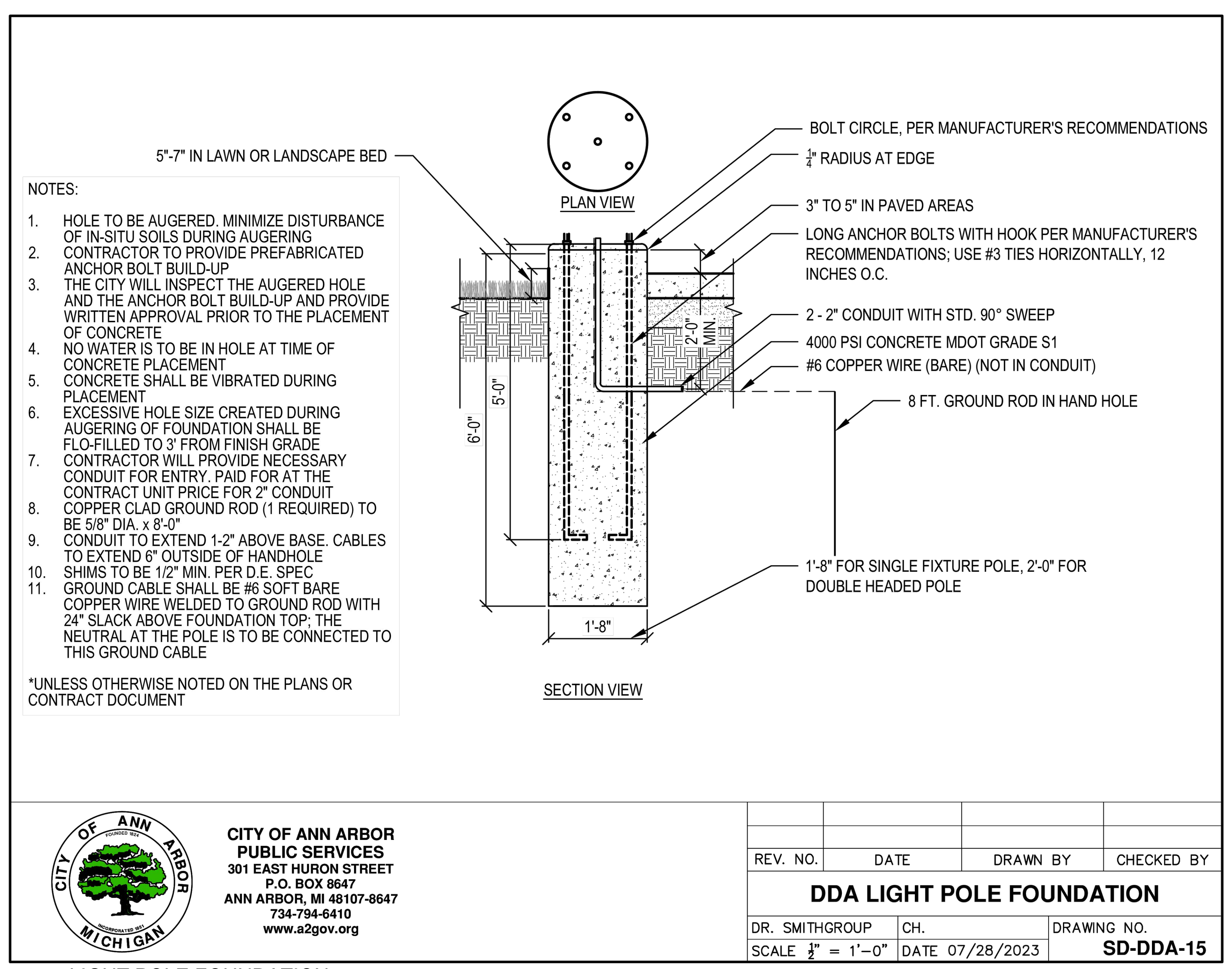


7 STRAIGHT CURB
SCALE: NONE

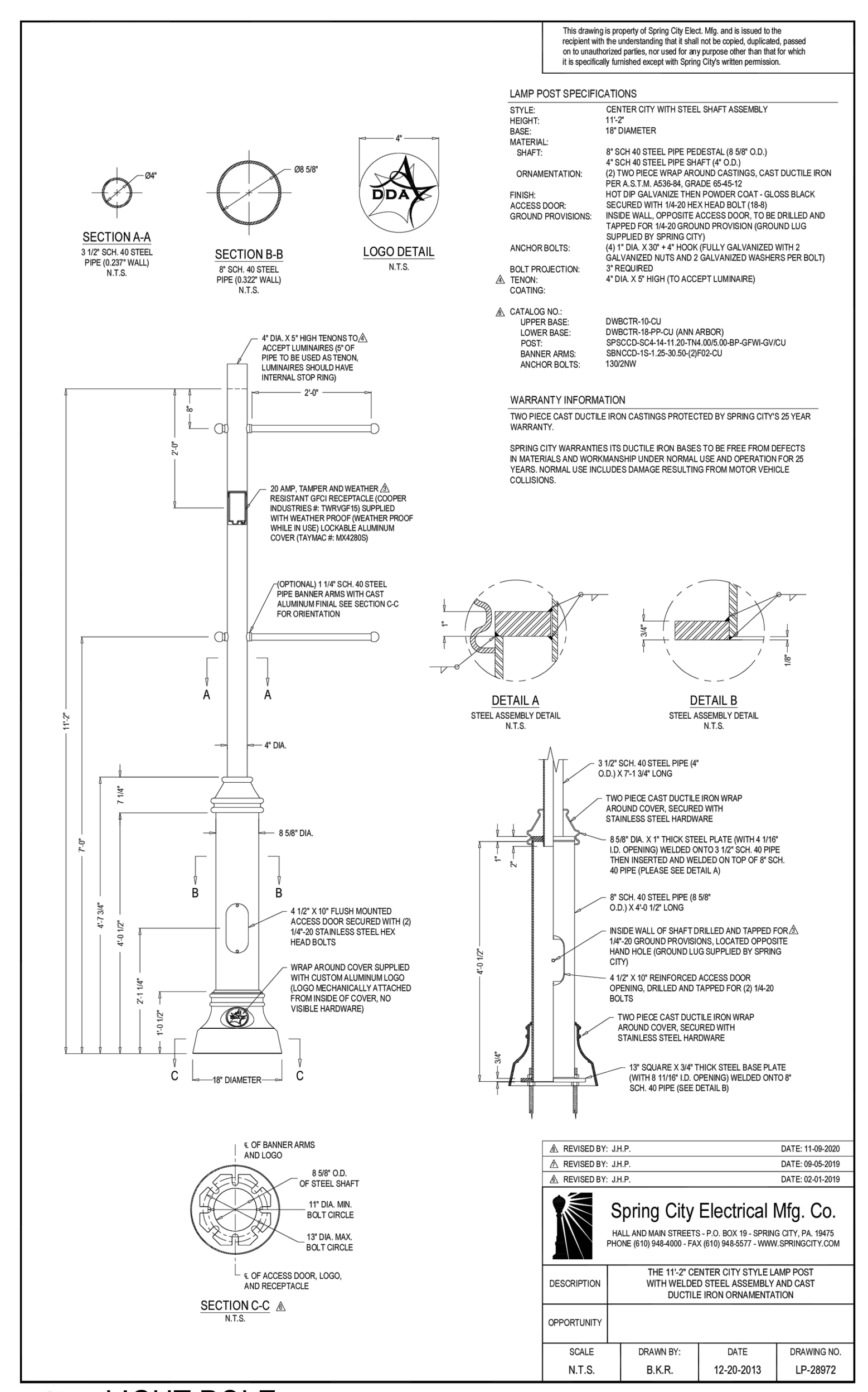


NOTES:
1. TOOL THE RADIUS ON THE TOP TWO EXPOSED CORNERS OF PLANTER CURB.
2. PROVIDE RUBBED FINISH FOR ALL FORMED SIDES OF PLANTER CURB THAT WILL BE VISIBLE. SMOOTH TROWEL FINISH THE UNFORMED TOP.

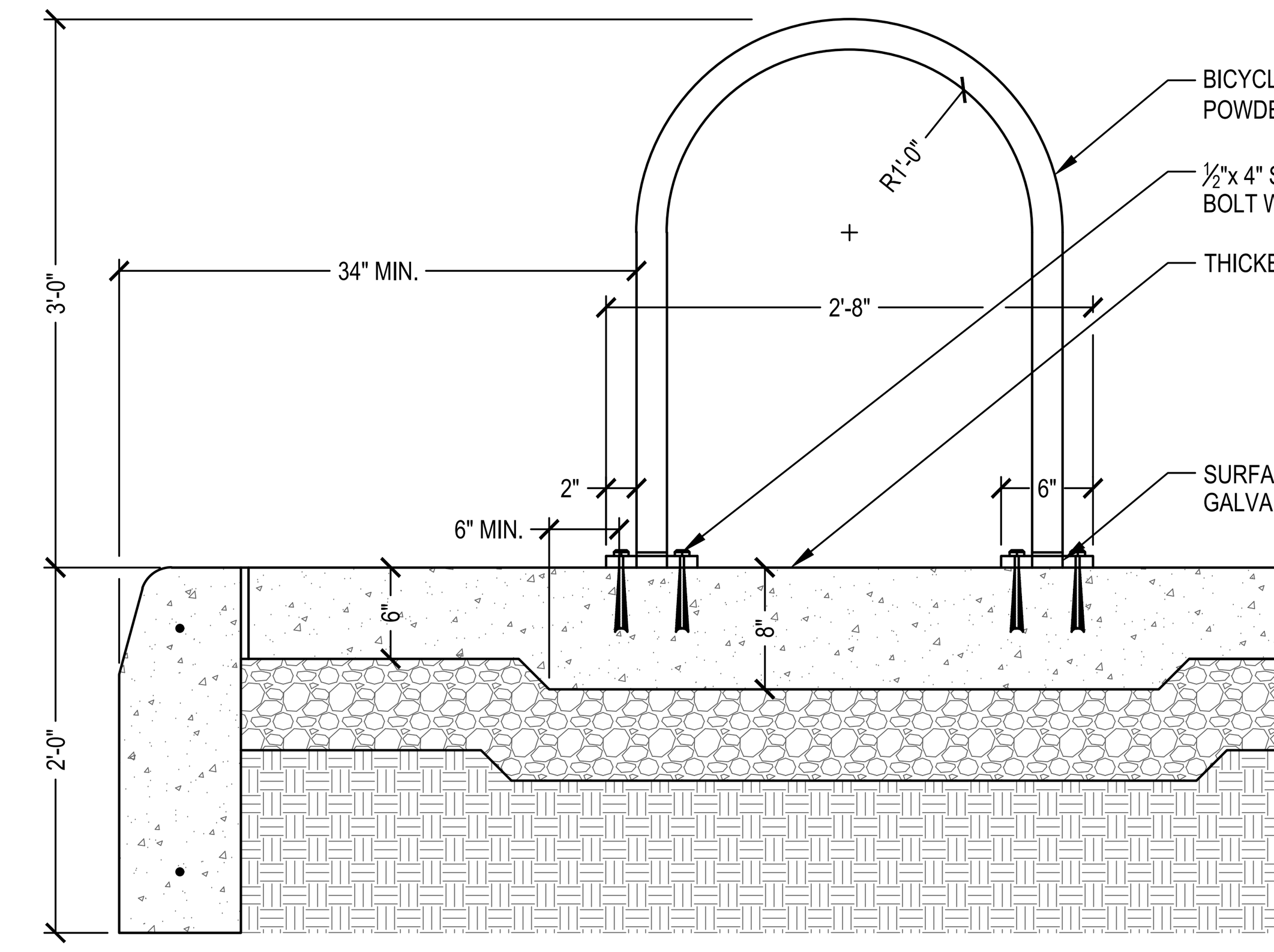
8 LANDSCAPE PLANTER
SCALE: 1/2" = 1'-0"



9 LIGHT POLE FOUNDATION
SCALE: NONE



10 LIGHT POLE
SCALE: NONE



NOTES:
1. WHEN ORIENTED PERPENDICULAR TO THE CURB, THE FACE OF BIKE HOOPS SHALL BE SET BACK MINIMUM 34-INCHES FROM FACE OF CURB.
2. PROVIDE 36-INCH CLEARANCE BETWEEN BIKE HOOP AND ALL OTHER OBJECTS.
3. SPACE ADJACENT BIKE HOOPS 48-INCHES ON CENTER.
4. LAYOUT OF BIKE HOOPS SHALL BE CONFIRMED WITH ENGINEER PRIOR TO INSTALLATION.

11 BIKE HOOP
SCALE: 1" = 1'

RELATED

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SITE DETAILS

15412
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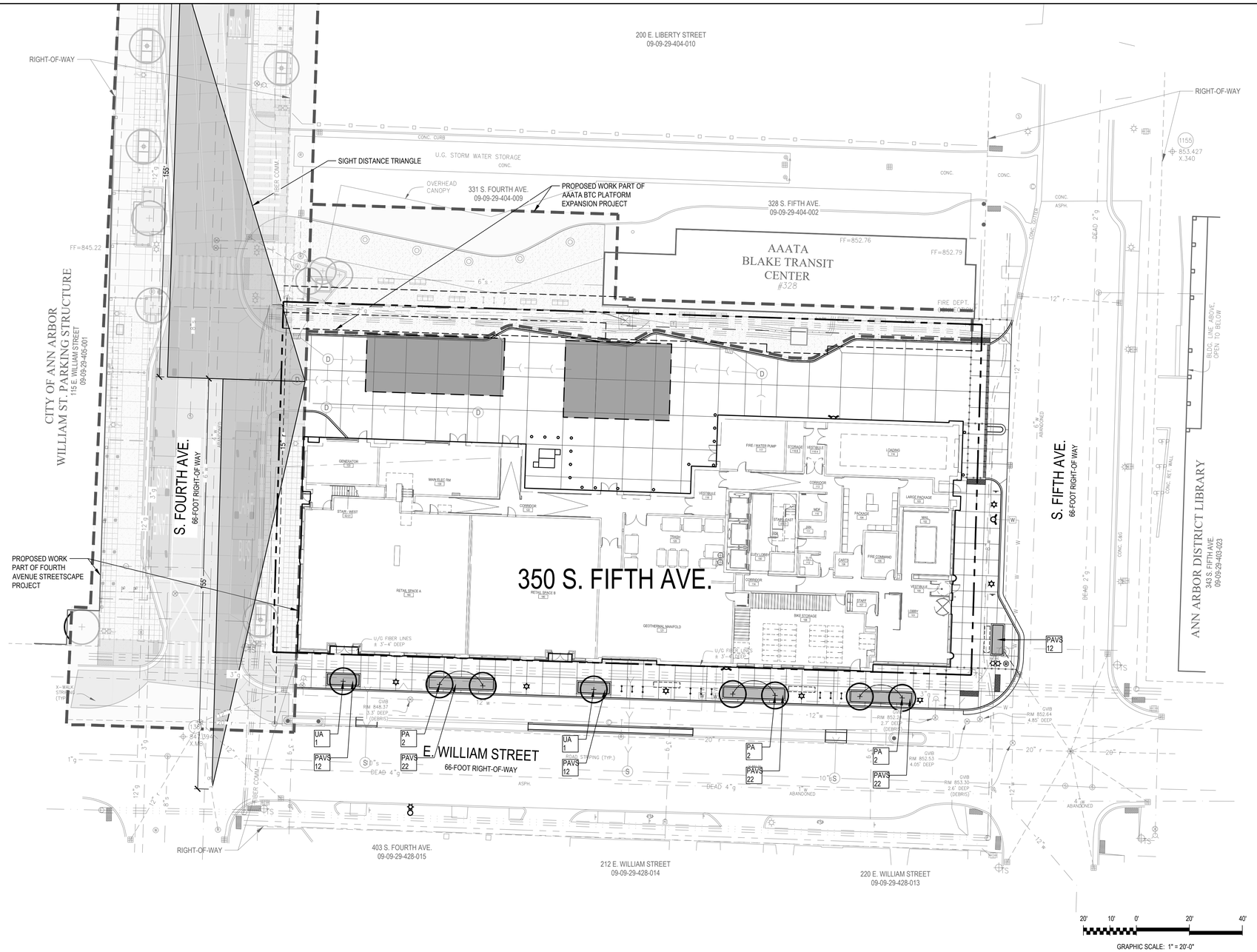

PLANT LIST:

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT TYPE	HEIGHT
TREES						
PA	6	*Platanus x acerifolia*	London Planetree	3" cal.	B&B	14' min. at planting
UA	2	*Ulmus 'Morton' Accolade*	ACCOLADE™ Elm	3" cal.	B&B	14' min. at planting
PERENNIALS						
PAVS	102	*Panicum virgatum 'Shenandoah'*	Shenandoah Switchgrass	#1	Container	36" at maturity

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING DTE EASEMENT
- BIKE HOOP
- CARGO BIKE FOOTPRINT
- WASTE RECEPTACLE
- BOLLARD
- SIGN
- RELOCATED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- GLOBE LIGHT - SINGLE
- GLOBE LIGHT - DOUBLE
- STREET LIGHT - RELOCATED BY DTE
- CANOPY TREE
- CANOPY TREE IN GRATE
- LANDSCAPE PLANTER

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LANDSCAPE PLAN

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14
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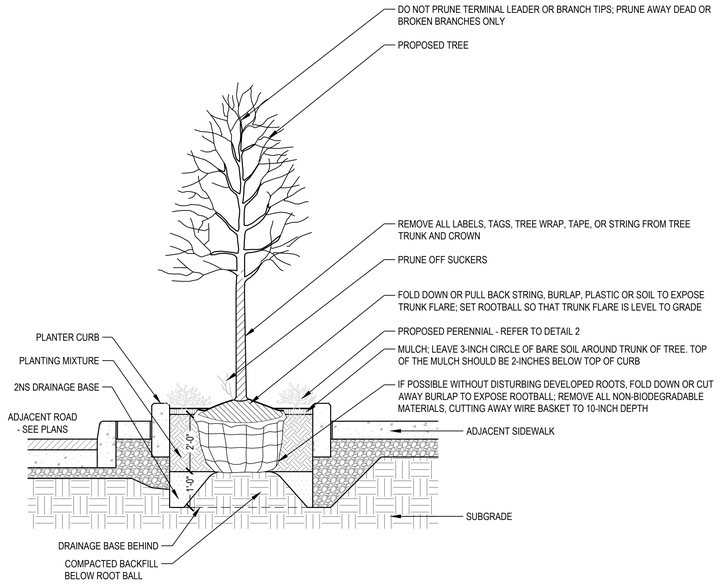
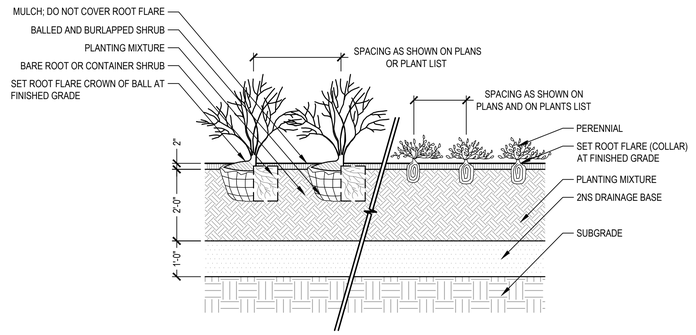


1 TREE PLANTING - PLANTER

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



2 SHRUB OR PERENNIAL PLANTING

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

LANDSCAPE NOTES:

1. ALL MATERIAL SUPPLIED FOR AN INDIVIDUAL ITEM ON THE PLANT SCHEDULE SHALL MATCH SIZE, SHAPE, FORM, AND NOTED REQUIREMENTS. IN ADDITION THE PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND CITY OF ANN ARBOR STANDARDS. LANDSCAPE ARCHITECT WILL REVIEW PLANT MATERIAL AND RESERVES THE RIGHT TO REJECT ANY MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS, PLANT SCHEDULE, OR DESIGN REQUIREMENTS OF THE PROJECT. PLANTS INSTALLED THAT DO NOT COMPLY TO BE IMMEDIATELY REMOVED AND REPLACED.
2. PLANT MATERIALS SIZES SHALL BE THE MINIMUM INDICATED ON THE PLANT SCHEDULE OR LARGER. INSTALLATION OF LARGER PLANTS AT NO ADDITIONAL COST TO OWNER TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ANLA "STANDARDS FOR NURSERY STOCK".
3. SPACE PLANT MATERIALS AS SHOWN ON PLANS AND INDICATED IN PLANT SCHEDULE. LANDSCAPE ARCHITECT SHALL REVIEW PLACEMENT OF PLANT MATERIAL PRIOR TO INSTALLATION, AND RESERVES THE RIGHT TO ADJUST LAYOUT TO ACCOMMODATE SITE CONDITIONS AND DESIGN INTENT AT NO ADDITIONAL COST. ALL PLANTINGS SHALL BE INSTALLED IN A LOGICAL SEQUENCE WITHIN THE SAME PLANTING TIME FRAME. IF THE PLANT MATERIAL IS INSTALLED WITHOUT PRIOR APPROVAL THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REQUEST LAYOUT ADJUSTMENTS AT NO ADDITIONAL COST.
4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT PLANTS AND ENSURE HEALTH AND PLANT QUALITY DURING SHIPMENT, HANDLING, INSTALLATION, AND ESTABLISHMENT.
5. ALL LANDSCAPE BEDS WITH CONTAINER PLANTS SHALL RECEIVE A MIN. DEPTH OF 2 INCHES OF DOUBLE PROCESSED SHREDDED HARDWOOD BARK MULCH. KEEP MULCH 4 INCHES FROM TREE TRUNKS, AND SHRUB AND PERENNIAL CROWNS.
6. FINISH GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF ALL SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL AND PLANTING MIX. IN LANDSCAPE BEDS ADJACENT TO PAVEMENT THE FINISH GRADE OF THE SOIL TO BE SET 3 INCHES BELOW THE FINISHED GRADE OF THE PAVEMENT TO ACCOMMODATE 2 INCHES OF HARDWOOD BARK MULCH.
7. SPACE PLANT MATERIALS AS SHOWN ON PLANS AND INDICATED IN PLANT SCHEDULE.
8. SELECT DECIDUOUS TREES AS INDICATED ON THE PLANS SHALL BE MATCHED SPECIMEN TREES WITH SIMILAR FORMS, SIZES, AND BRANCHING PATTERNS.
9. REFER TO REMOVAL AND SOIL EROSION CONTROL PLANS FOR EROSION CONTROL MEASURES.
10. REFER TO REMOVAL AND SOIL EROSION CONTROL PLANS FOR TREE REMOVALS. CONTRACTOR TO PROVIDE AND MAINTAIN TREE PROTECTION FOR ALL EXISTING TREES TO REMAIN AS REQUIRED AND DIRECTED BY THE LANDSCAPE ARCHITECT.
11. LEGALLY DISPOSE OF DEBRIS ASSOCIATED WITH PLANTING OFF-SITE.
12. COMPACTED SUBGRADE SOILS SHALL BE SCARFIED TO A MINIMUM 12-INCH DEPTH PRIOR TO PLACEMENT OF PLANTING MEDIA IN LANDSCAPE BEDS. DO NOT SCARIFY SOILS UNDER ROOT BALLS OF PROPOSED TREES.
13. PLANTING MEDIA FOR LANDSCAPE BEDS SHALL CONSIST TWO PARTS PARTS APPROVED OFF-SITE TOPSOIL THOROUGHLY BLENDED WITH ONE PART COMPOST.
14. PRIOR TO OR DURING PLANTING, AMEND ALL PLANTING MEDIA BY INCORPORATING FERTILIZER AT RATES REQUIRED BY SOIL TEST REPORTS.

LANDSCAPE MAINTENANCE:

1. MAINTAIN ALL LANDSCAPE BEDS AND TREE GRATES WEED FREE.
2. COLLECT ALL LITTER AND DEBRIS FROM LANDSCAPE BEDS AND DISPOSE OFF-SITE.
3. IN EARLY SPRING, PRIOR TO THE START OF THE GROWING SEASON, CUT ALL ORNAMENTAL GRASSES FLUSH WITH THE GROUND AND REMOVE CUTTINGS FROM SITE.
4. HAND-WATER OR UTILIZE HORTICULTURAL TREE WATERING BAGS FOR PLANTED TREES THROUGHOUT THE TWO-YEAR WARRANTY PERIOD. WATER OR REPLENISH TREE WATERING BAGS REGULARLY SO THAT TREES RECEIVE 1 INCH OF WATER PER WEEK.
5. ALL DISEASED, DAMAGED OR DEAD MATERIALS SHOWN ON THE SITE PLAN AS PROPOSED PLANTINGS SHALL BE REPLACED BY THE END OF THE FOLLOWING GROWING SEASON AS A CONTINUING OBLIGATION FOR THE DURATION OF THE SITE PLAN.

CANOPY LOSS FEE:

Street trees to be removed:	2	inch	Kentucky Coffee Tree
	2	inch	Kentucky Coffee Tree
	2	inch	Hop-Hornbeam
	2	inch	Hop-Hornbeam
Total caliper of trees to be removed:	**8**	**inches**	
Proposed street trees (8) @ 3-inch caliper:	**24**	**inches**	
Canopy Loss Fee:	**$0**	**16-inches of caliper gained)**	

LANDSCAPE REQUIREMENTS:

1. THE PROJECT DOES NOT INCLUDE A VEHICULAR USE AREA. INTERIOR LANDSCAPE ISLANDS, CONFLICTING LAND USE BUFFER, AND RIGHT-OF-WAY-SCREENINGS ARE NOT APPLICABLE.
2. STREET TREES ARE PROPOSED AS INDICATED BELOW:

STREET	FRONTAGE (LF)	EXISTING	REQUIREMENT (1 TREE / 45 LF)	PROPOSED	NOTES
E. William Street	264	4	6	8	
S. Fourth Ave.	132	0	1*	1	A minimum of one stree tree is required per the PUD supplemental regulations; the tree is provided as part of the Fourth Avenue Streetscape Project.
S. Fifth Ave.	132	0	1*	0	A street tree along S. Fifth Ave. will be in conflict with the existing water main and storm sewer line. Per discussion with the DDA, the required tree has been moved to E. William Street, and a landscape planter with perennials is proposed for S. Fifth Ave.

*A minimum of one stree tree is required per the PUD supplemental regulations.

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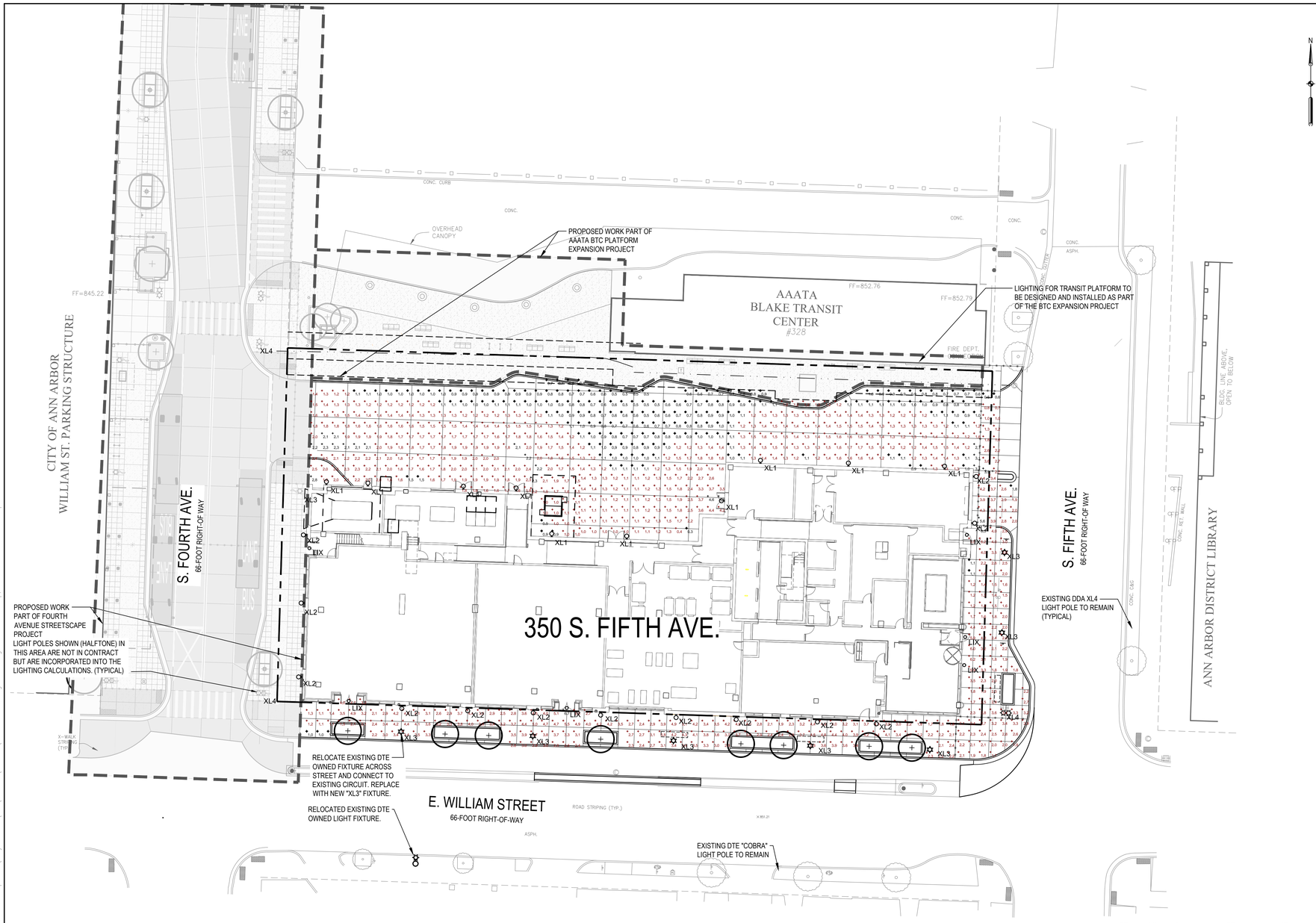

LEGEND

- PROPERTY LINE
- RECESSED DOWN-LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- POLE MOUNTED GLOBE LIGHT - SINGLE
- POLE MOUNTED GLOBE LIGHT - DOUBLE

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DTE EQUIPMENT AREA	+	1.3 fc	2.3 fc	0.9 fc	2.6:1	1.4:1
E. WILLIAM STREET SIDEWALK	+	3.3 fc	6.7 fc	1.0 fc	6.7:1	3.3:1
LOADING/EAST DRIVEWAY	+	3.3 fc	5.6 fc	1.8 fc	3.1:1	1.8:1
NORTH DRIVE	+	1.2 fc	3.4 fc	0.5 fc	6.8:1	2.4:1
NORTH DRIVE SIDEWALK	+	2.0 fc	2.8 fc	1.5 fc	1.9:1	1.3:1
S. FIFTH AVE CROSSWALK	+	1.8 fc	3.9 fc	0.6 fc	6.5:1	3.0:1
S. FIFTH AVE SIDEWALK	+	2.6 fc	6.5 fc	1.1 fc	5.9:1	2.4:1
TRASH PICK-UP AREA	+	1.6 fc	4.6 fc	0.3 fc	15.3:1	5.3:1

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	LAMP	WATTAGE / LUMENS	VOLTAGE	COMMENTS
XL1	13.75" WIDE X 10" DEEP X 6.375" HIGH. WALL MOUNTED EXTERIOR LUMINAIRE WITH INTEGRAL PHOTOELECTRIC CELL. BLACK FINISH.	LITHONIA LIGHTING OR PRE-APPROVED EQUAL	D-SERIES DSXW1 LED; OR PRE-APPROVED EQUAL	LED P3 OPTIC; FORWARD THROW DISTRIBUTION 3000K CCT; 80 CRI;	21W / 2800 LUMENS	MVOLT (120-277V)	
XL2	11.1" WIDE X 3.2" DEEP X 8.1" HIGH. WALL MOUNTED WALL PACK WITH INTEGRAL PHOTOELECTRIC CELL. BLACK FINISH.	LITHONIA LIGHTING OR PRE-APPROVED EQUAL	WPX1 LED; OR PRE-APPROVED EQUAL	LED P1 OPTIC; FORWARD THROW DISTRIBUTION 3000K CCT; 70+ CRI;	11W / 1550 LUMENS	MVOLT (120-277V)	
XL3	FIXTURE: LED GLOBE WITH TYPE V DISTRIBUTION, CUT-OFF LITELID, BLACK FINISH. POLE: 11'-2" CENTER CITY STYLE LAMP POST WITH WELDED STEEL ASSEMBLY AND CAST DUCTILE IRON ORNAMENTATION.	FIXTURE: LUMECON POLE: SPRING CITY	THIRTY-FIVE WEST DECORATIVE POST-TOP L35W-1-1-OW-B-C. POLE: CENTER CITY	LED; 2700K CCT; 80 CRI	54W / 3900 LUMENS	120-277V	EQUIPPED WITH A PHILLIPS PROGRAMMABLE DRIVER
XL4	SAME AS XL4 EXCEPT, TWO FIXTURES MOUNTED TO A SINGLE POLE.						
LIX	4" DIAMETER DOWNLIGHT WITH STEEL MOUNTING FRAME; SELF FLANGED SEMI-SPECULAR REFLECTOR, WET LOCATION RATED.	PORTFOLIO	LD4B	LED; MEDIUM WIDE DOWNLIGHT BEAM 3000K CCT; 80+ CRI	7W / 500 LUMENS	120-277V	

RELATED

ANN ARBOR HOUSING COMMISSION

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Ann Arbor, MI 48104

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VERTICAL TRANSPORT CONSULTANT
17W106 91st. St.
Willowbrook, IL 60527
630.325.4450

ISSUED FOR	DATE
SITE PLAN REVISION 1	10SEPT2025
DESIGN DEVELOPMENT	21AUG2025
SITE PLAN SUBMITTAL	18JUNE2025
SCHEMATIC DESIGN	27MAR2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

DRAWING TITLE
SITE PHOTOMETRIC PLAN

15412
PROJECT NUMBER

16
DRAWING NUMBER

Gross Building Areas	SqFt
LEVEL 21-PENTHOUSE	
FLOOR AREA	2,775 SF
EXCLUDED FROM FAR	3,011 SF
	5,787 SF
LEVEL 20	
FLOOR AREA	15,127 SF
EXCLUDED FROM FAR	674 SF
	15,801 SF
LEVEL 19	
FLOOR AREA	15,127 SF
EXCLUDED FROM FAR	674 SF
	15,801 SF
LEVEL 18	
FLOOR AREA	15,127 SF
EXCLUDED FROM FAR	674 SF
	15,801 SF
LEVEL 17	
FLOOR AREA	15,127 SF
EXCLUDED FROM FAR	674 SF
	15,801 SF

Gross Building Areas	SqFt
LEVEL 16	
FLOOR AREA	15,127 SF
EXCLUDED FROM FAR	674 SF
	15,801 SF
LEVEL 15	
FLOOR AREA	15,127 SF
EXCLUDED FROM FAR	674 SF
	15,801 SF
LEVEL 14	
FLOOR AREA	15,127 SF
EXCLUDED FROM FAR	674 SF
	15,801 SF
LEVEL 13	
FLOOR AREA	15,127 SF
EXCLUDED FROM FAR	674 SF
	15,801 SF
LEVEL 12	
FLOOR AREA	15,127 SF
EXCLUDED FROM FAR	674 SF
	15,801 SF

Gross Building Areas	SqFt
LEVEL 11	
FLOOR AREA	15,127 SF
EXCLUDED FROM FAR	674 SF
	15,801 SF
LEVEL 10	
FLOOR AREA	15,127 SF
EXCLUDED FROM FAR	674 SF
	15,801 SF
LEVEL 9	
FLOOR AREA	15,127 SF
EXCLUDED FROM FAR	674 SF
	15,801 SF
LEVEL 8	
FLOOR AREA	15,127 SF
EXCLUDED FROM FAR	674 SF
	15,801 SF
LEVEL 7	
FLOOR AREA	15,127 SF
EXCLUDED FROM FAR	674 SF
	15,801 SF

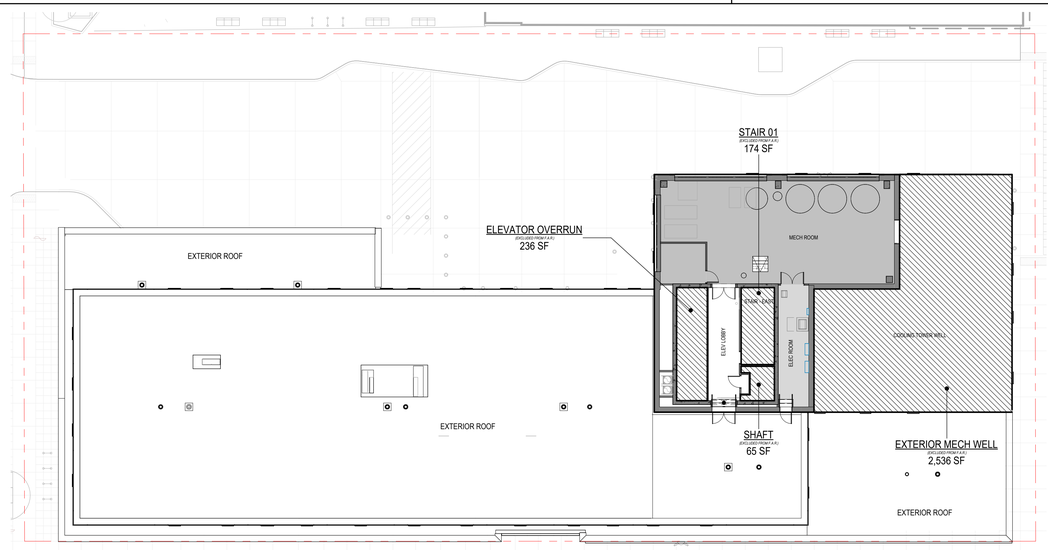
FLOOR AREA RATIO CALCULATIONS

Gross Building Areas	SqFt
LEVEL 6	
FLOOR AREA	15,127 SF
EXCLUDED FROM FAR	674 SF
	15,801 SF
LEVEL 5	
FLOOR AREA	15,127 SF
EXCLUDED FROM FAR	674 SF
	15,801 SF
LEVEL 4	
FLOOR AREA	15,127 SF
EXCLUDED FROM FAR	674 SF
	15,801 SF
LEVEL 3	
FLOOR AREA	15,127 SF
EXCLUDED FROM FAR	674 SF
	15,801 SF

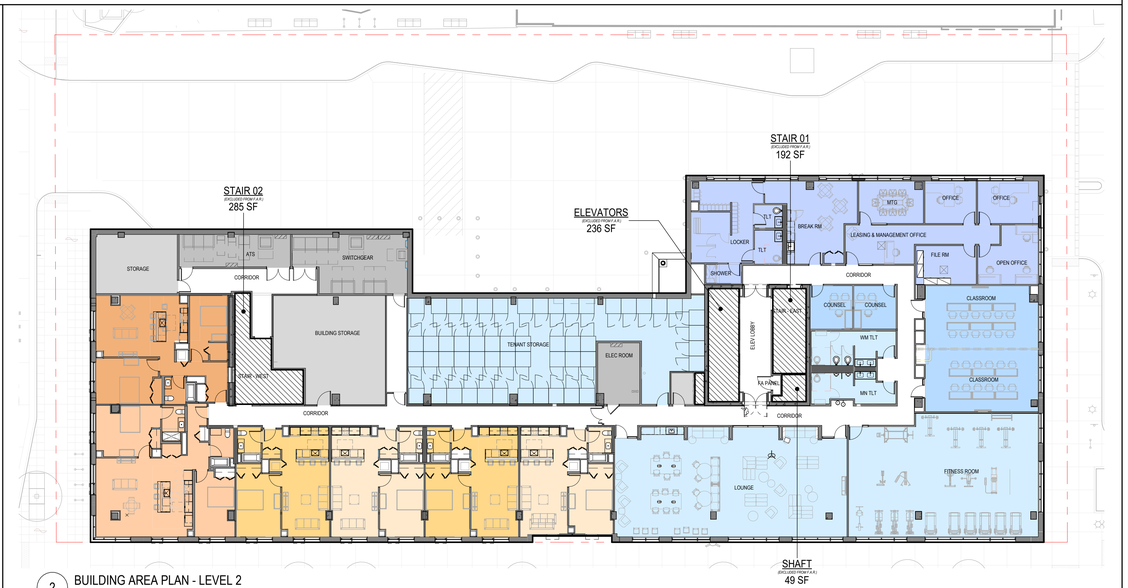
Gross Building Areas	SqFt
LEVEL 2	
FLOOR AREA	19,607 SF
EXCLUDED FROM FAR	782 SF
	20,389 SF
GROUND FLOOR - RESIDENTIAL	
FLOOR AREA	18,103 SF
EXCLUDED FROM FAR	1,925 SF
	20,028 SF

BUILDING TOTAL	
FLOOR AREA	312,763 SF
EXCLUDED FROM FAR	17,852 SF
Total Gross Building Area	330,616 SF

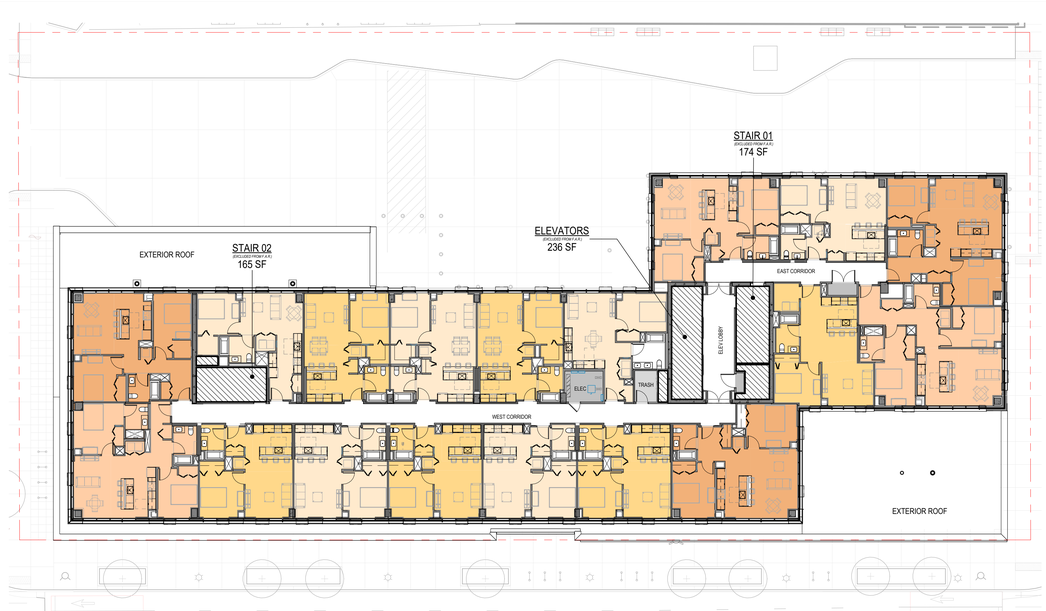
FLOOR AREA RATIO	
SITE AREA:	34,928 SF
FLOOR AREAS	312,771 SF
F.A.R.	895%



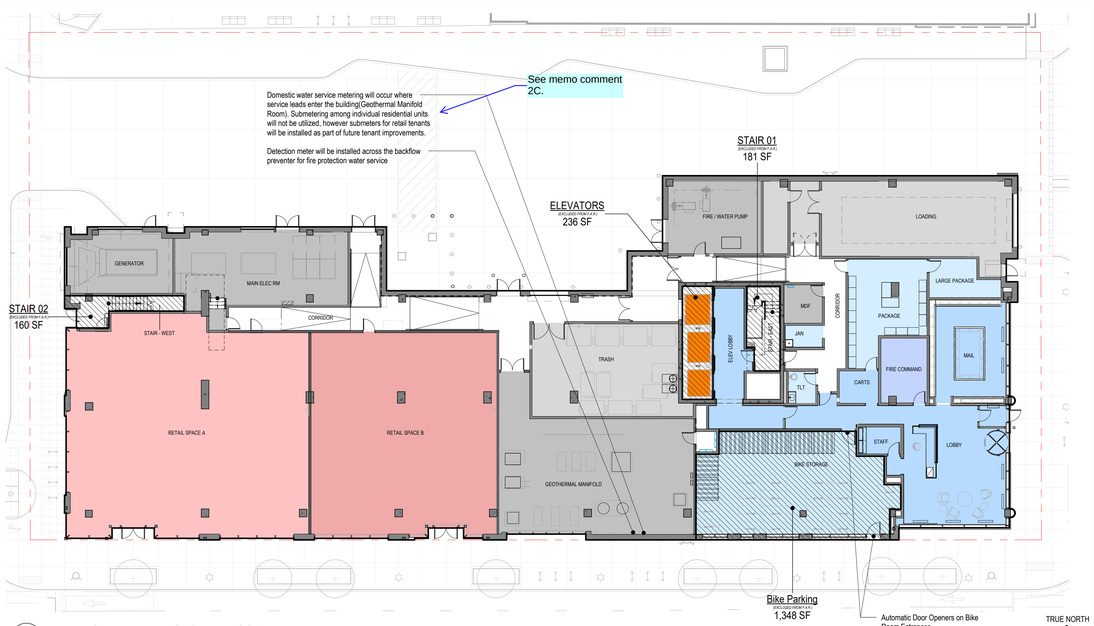
4 BUILDING AREA PLAN - PENTHOUSE
SCALE: 1/16" = 1'-0"



2 BUILDING AREA PLAN - LEVEL 2
SCALE: 1/16" = 1'-0"



3 BUILDING AREA PLAN - LEVELS 3 - 20
SCALE: 1/16" = 1'-0"



1 BUILDING AREA PLAN - GROUND FLOOR
SCALE: 1/16" = 1'-0"

FLOOR AREA EXCEPTIONS

ANN ARBOR UNIFIED DEVELOPMENT CODE 9TH EDITION

ARTICLE VIII: DEFINITIONS
5.37.2 SPECIFIC TERMS

FLOOR AREA
The sum of the area, in square feet, of the floor of all stories of a building or structure measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings, **excluding: stairwells (including landings), escalators, elevator shafts, ramps, vertical chases or chutes, and attics** in which occupancy is prohibited under Chapter 105 (Housing Code) of City Code in buildings that contain only residential uses.

FLOOR AREA RATIO
The sum of the floor area of all principal buildings and accessory buildings and structures on a lot divided by the lot area expressed as a percentage. When calculating floor area ratio, **the following shall be excluded: floor area used for required premium or PUD vehicle parking and required bicycle parking spaces, and floor area used for below grade parking where below grade means more than half of the volume of that story is below the finished grade.**

GRAPHIC LEGEND

GROSS BUILDING AREAS
- GROSS BUILDING AREA (SEE BUILDING USE LEGEND)
- BUILDING AREAS EXCLUDED FROM F.A.R.

BUILDING USES
- DWELLING UNITS, 1 BEDROOM
- DWELLING UNITS, 2 BEDROOM
- RESIDENTIAL LOBBY / COMMON, AMENITIES, STAFF AREAS
- MERCANTILE, RETAIL TENANTS
- MECHANICAL, STORAGE, B.O.H.

GRAPHIC SCALE

16' 8' 0' 16' 32'

GRAPHIC SCALE: 1/16" = 1'-0"

RELATED

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350 S. FIFTH AVE
Ann Arbor, MI 48104

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872.270.3930

ISSUED FOR	DATE
DESIGN DEVELOPMENT	21AUG2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

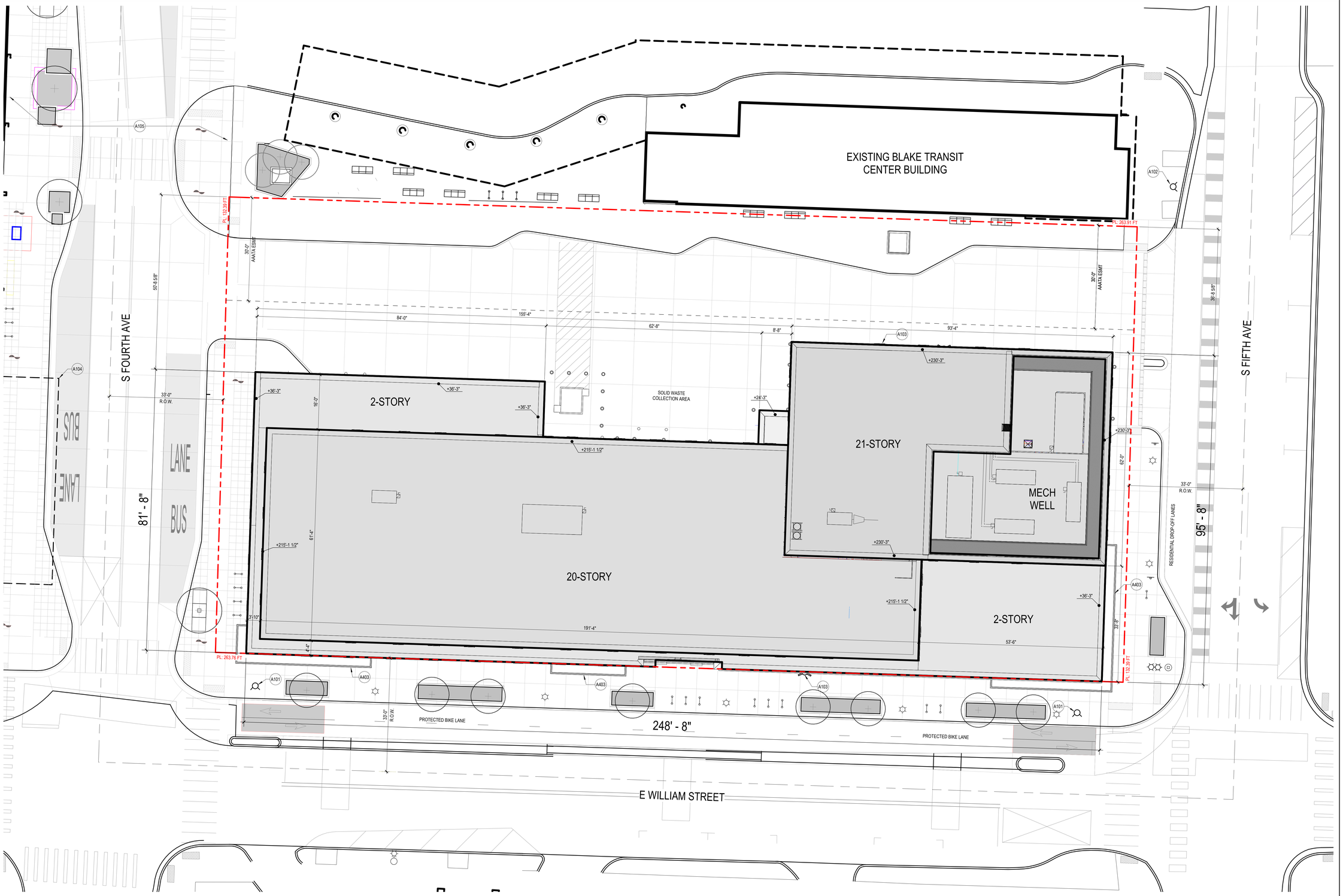
SHEET TITLE
BUILDING AREA AND FAR PLANS

PROJECT NUMBER 15412

SHEET NUMBER 17

Author

Plot Date: 9/8/2025 11:47:44 AM



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

TRUE NORTH

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS AS WELL AS ABBREVIATIONS USED ON THIS DRAWING.

B. REFER TO AND COORDINATE WITH CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION NOT SHOWN ON THIS DRAWING.

REFERENCE KEYNOTES

SHEET KEYNOTES

A101	EXISTING FIRE HYDRANT
A102	RELOCATED FIRE HYDRANT
A103	PROPOSED FIRE DEPARTMENT CONNECTION
A104	PROPOSED BUS SHELTER. SHOWN FOR CONTEXT ONLY, N.I.C.
A105	FOURTH AVENUE STREETSCAPE REFLECTS PROPOSED DESIGN FOR DDA FOURTH AVE RECONSTRUCTION PROJECT. NOT EXISTING CONDITIONS.
A403	ENTRY CANOPY. INTEGRATED LIGHTING ABOVE EXTERIOR DOORS. STRUCTURAL FRAMING AND SUPPORT BY EOR. ARCHITECTURAL AND STRUCTURAL DESIGN TO BE FURTHER DEVELOPED IN LATER DESIGN PHASE.

STREETWALL OFFSET CALCULATIONS

WILLIAM STREET
WIDTH OF BUILDING BASE: 248.67 FT
REQUIRED OFFSET: 5 FT
248.67 FT x 5 FT = **1,243 SF**

PROVIDED OFFSET SURFACE AREA:
191.33 FT x 4.33 FT = 828 SF
53.5 FT x 33.67 FT = 1,902 SF
TOTAL = 2,730 SF

FOURTH AVE
WIDTH OF BUILDING BASE: 81.67 FT
REQUIRED OFFSET: 5 FT
81.67 FT x 5 FT = **408 SF**

PROVIDED OFFSET SURFACE AREA:
61.33 FT x 3.83 FT = 235 SF
16.00 SF x 84.00 FT = 1,344 SF
TOTAL = 1,579 SF

FIFTH AVE
WIDTH OF BUILDING BASE: 95.67 FT
REQUIRED OFFSET: 5 FT
95.67 FT x 5 FT = **478 SF**

PROVIDED OFFSET SURFACE AREA:
53.5 FT x 33.67 FT = **1,902 SF**

TABLE 5.17-6, FOOTNOTE [A]
For corner lots with a lot area of less than 5,000 square feet, no offset is required. The minimum required offset at the top of the streetwall shall be measured from exterior face of the building at the top of the streetwall to the closest point of the exterior face of the tower. For purposes of applying the required average offset at the top of the streetwall, a total surface area greater than or equal to the product of the width of the building base multiplied by the required offset shall be provided between the exterior face of the building at the top of the street wall and the exterior face of the tower.

AREA, HEIGHT AND PLACEMENT STANDARDS

ANN ARBOR UNIFIED DEVELOPMENT CODE 9TH ED.
ARTICLE IV: DEVELOPMENT STANDARDS
5.17.6 DOWNTOWN CHARACTER OVERLAY ZONING DISTRICTS

MIDTOWN

STREETWALL HEIGHT:
REQUIREMENT: MIN 2 STORIES, MAX 4 STORIES
PROVIDED: 2 STORIES, 36'FT HEIGHT

OFFSET AT TOP OF STREETWALL [A]:
REQUIREMENT: 5FT AVERAGE
PROVIDED: REFER TO STREETWALL OFFSET CALCULATIONS

SECONDARY STREET SETBACK:
REQUIREMENT: MIN 0 FT, MAX 10FT AT THE STREETWALL
PROVIDED: 8'-11" AT FOURTH AVE, 6'-2" AT FIFTH AVE

PUD ORDINANCE NO. ORD-22-03
SECTION 4: PUD REGULATIONS
(D) AREA, HEIGHT AND PLACEMENT STANDARDS

STREETWALL:
REQUIREMENT: UP TO 50% OF THE PROPERTY FRONTAGE ALONG THE SECONDARY STREETS OF FOURTH AVE AND FIFTH AVE MAY EXCEED THE REQUIRED SETBACKS

FRONT SETBACK:
REQUIREMENT: THE SOUTHERN FRONT SETBACK ADJACENT TO WILLIAM STREET SHALL BE BETWEEN 0-20 FT
PROVIDED: 0FT

HEIGHT:
REQUIREMENT: THE MAXIMUM HEIGHT PERMITTED FOR ANY BUILDING IN THE DISTRICT SHALL BE 275 FT
PROVIDED: 228 FT

GRAPHIC SCALE

8' 4' 0' 8' 16'

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

Author

Plot Date: 9/8/2025 10:46:58 AM

RELATED

ANN ARBOR HOUSING COMMISSION

350 S. FIFTH AVE
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872.270.3930

ISSUED FOR	DATE
DESIGN DEVELOPMENT	21AUG2025
SCHEMATIC DESIGN	27MAR2025

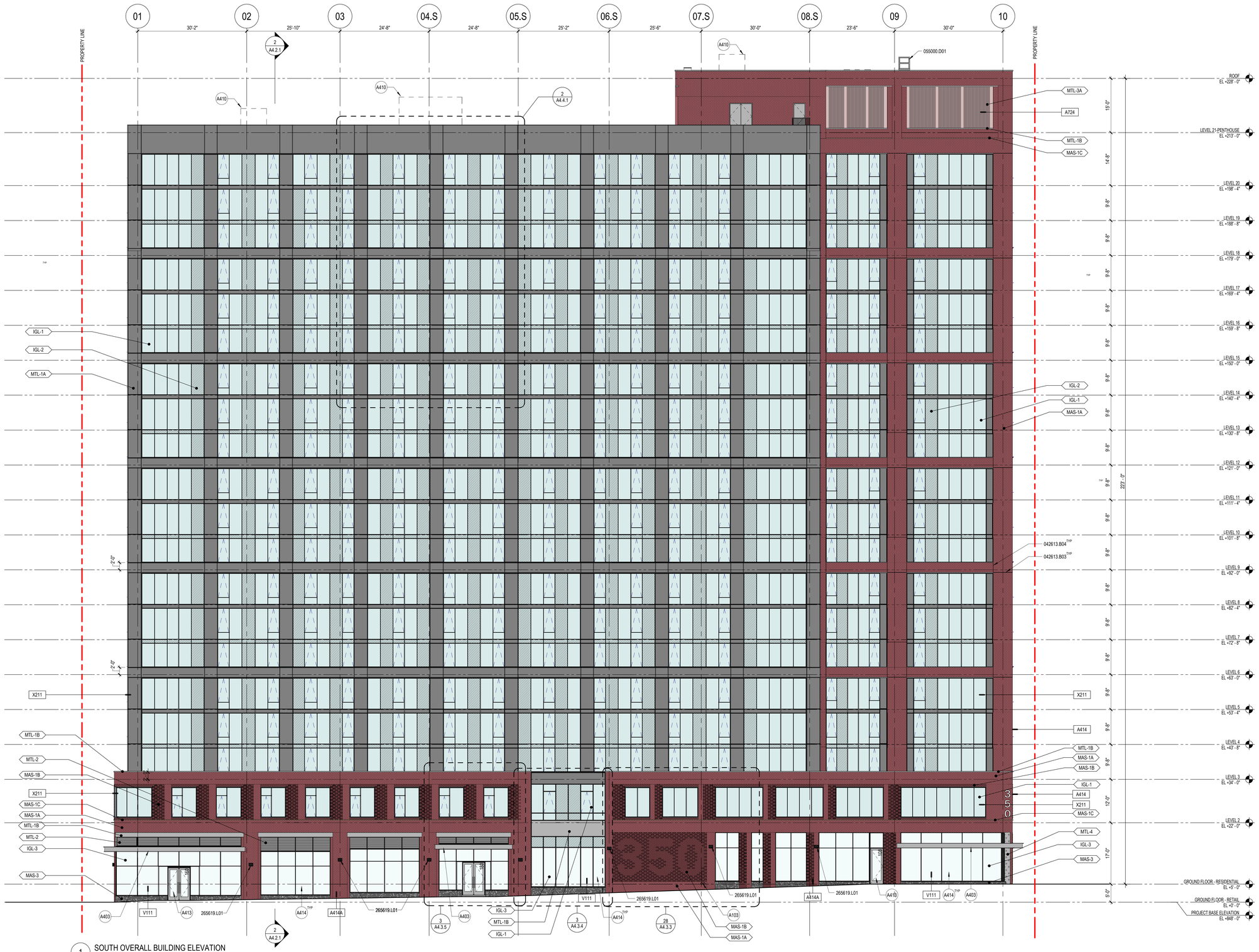
SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

SHEET TITLE
ARCHITECTURAL SITE PLAN - OVERALL

PROJECT NUMBER 15412

SHEET NUMBER 18



1 SOUTH OVERALL BUILDING ELEVATION
SCALE: 3/32" = 1'-0"

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.

D. REFER TO A5.0.1 FOR EXTERIOR WALL ASSEMBLY TYPES
WALL ASSEMBLY TAG: A414

REFERENCE KEYNOTES

042613.B03	HORIZONTAL MASONRY VENEER CONTROL JOINT, DARK FLEXIBLE SEALANT
042613.B04	VERTICAL MASONRY VENEER CONTROL JOINT, 1/2" JOINT TYPICAL, MATCH MORTAR COLOR
055000.D01	FIXED METAL LADDER
265619.L01	ARCHITECTURAL EXTERIOR LIGHTING, WALL PACK. REFER TO ELEC DWGS

SHEET KEYNOTES

A103	PROPOSED FIRE DEPARTMENT CONNECTION
A403	ENTRY CANOPY. INTEGRATED LIGHTING ABOVE EXTERIOR DOORS. STRUCTURAL FRAMING AND SUPPORT BY EOR. ARCHITECTURAL AND STRUCTURAL DESIGN TO BE FURTHER DEVELOPED IN LATER DESIGN PHASE.
A410	APPROXIMATE SIZE AND LOCATION OF EXTERIOR MECHANICAL EQUIPMENT. REFER TO MECH DWGS
A413	GLAZING IN ENTRY DOORS REQUIRED TO BE TEMPERED PER IBC 2406.4.1, TYPICAL
A414	BOTTOM ROW OF GLAZING PANES IN STOREFRONT ASSEMBLY WILL BE REQUIRED TO BE TEMPERED TO SATISFY HAZARDOUS LOCATION REQUIREMENTS PER IBC 2406.4.3

EXTERIOR FINISH LEGEND

TYPE	DESCRIPTION	LOCATION	SPECIFICATION
IGL-1	GLAZING UNIT IN UNITIZED WINDOW WALL. VISION GLASS.	LEVELS 2-20	08 80 00
IGL-2	GLAZING UNIT IN UNITIZED WINDOW WALL. SPANDREL GLASS	LEVELS 2-20	08 80 00
IGL-3	INSULATED GLAZING UNIT IN STOREFRONT. LOW-IRON VISION GLASS (TEMPERED WHERE NOTED)	LEVEL 1	08 80 00
MTL-1A	INSULATED METAL PANEL IN UNITIZED WINDOW WALL. PROVIDED BY WINDOW WALL MANUF.	LEVELS 2-20	08 46 00
MTL-1B	MISC METALS. FINISH/COLOR TO MATCH MTL-1A	VARIOUS, SEE SPECS	05.75.00, 05.75.00, 07.62.00, 08.11.13
MTL-2	LOUVERS. FINISH SELECTION TO BE CLOSEST MATCH TO MTL-1A FROM MANUF. STANDARD OPTIONS	LEVEL 1-2	08 91 19

TYPE	DESCRIPTION	LOCATION	SPECIFICATION
MTL-3A	VERTICALLY ORIENTED, CORRUGATED METAL RAINSCREEN.	PENTHOUSE	07 42 13
MTL-3B	VERTICALLY ORIENTED, CORRUGATED METAL RAINSCREEN W/ CONTINUOUS INSUATION BEHIND. COLOR TO MATCH MTL-3A	PENTHOUSE	07 42 13
MTL-4	INSULATED COLUMN COVER	LEVEL 1	05 58 13
MAS-1A	MODULAR VENEER BRICK, RUNNING BOND	ALL LEVELS	04 20 00
MAS-1B	MODULAR VENEER BRICK ACCENT. COLOR TO MATCH MAS-1A, RUNNING BOND W/ EVERY OTHER BRICK IN EVERY OTHER COURSE PROJECTED 3/4"	LEVELS 1-2	04 20 00
MAS-1C	SMOOTH CAST STONE, PROJECTED BANDING. CUSTOM COLOR TO COMPLIMENT MAS-1A	LEVEL 2, PH	04 72 00
MAS-2	MERIDIAN SIZE VENEER BRICK, 4x4x16 (ALTERNATE FOR STRUCTURAL BRICK). COLOR TO MATCH MAS-1A & MAS-1B	LEVELS 1-2	04 20 00
MAS-3	GRANITE BASE VENEER, HONED	LEVEL 1	04 43 13

GRAPHIC SCALE

8' 4' 0' 8' 16'
GRAPHIC SCALE: 3/32" = 1'-0"

RELATED

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ISSUED FOR	DATE
DESIGN DEVELOPMENT	21AUG2025
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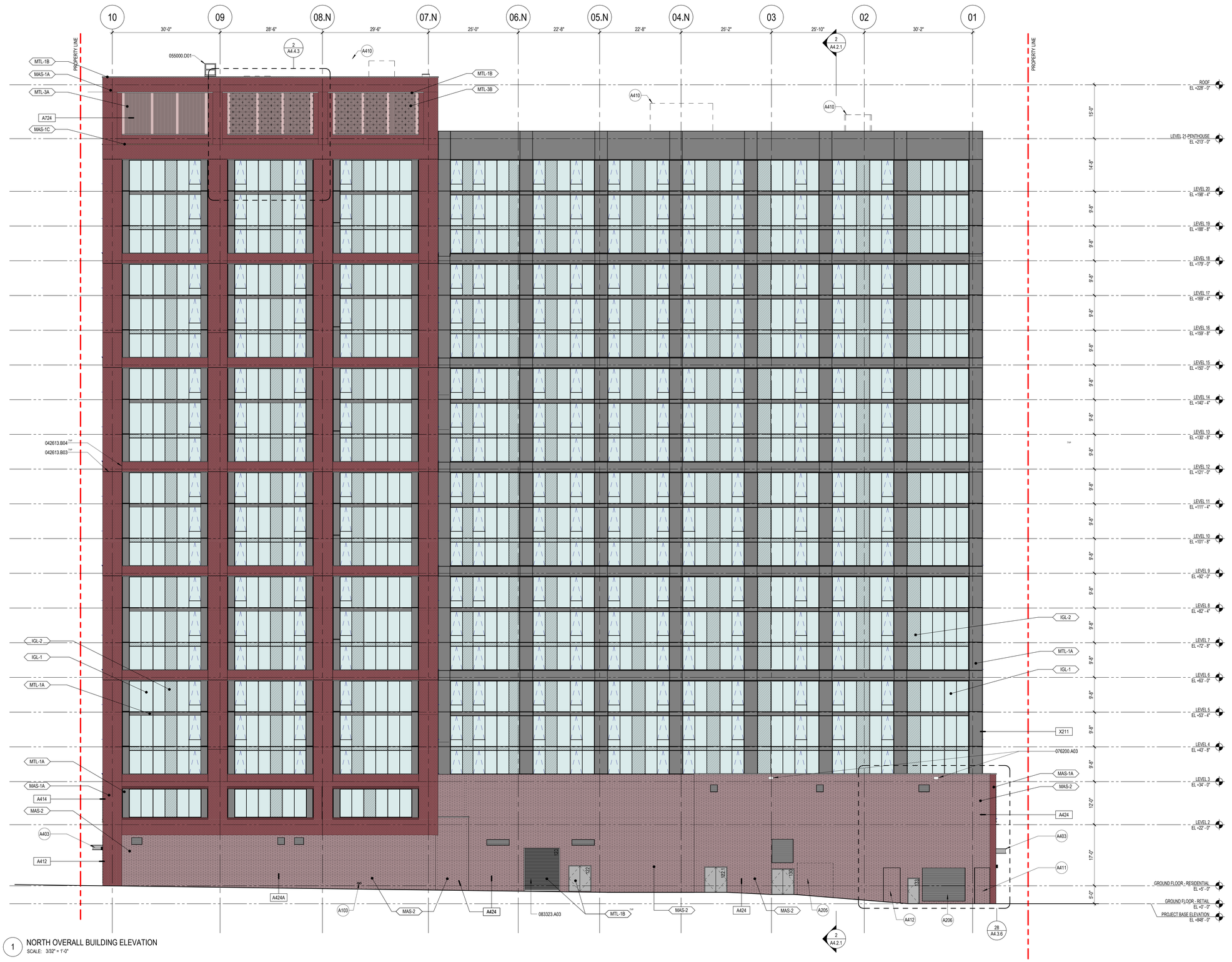
SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

SHEET TITLE
SOUTH BUILDING ELEVATION

15412
PROJECT NUMBER
19
SHEET NUMBER

Author
Plot Date: 8/21/2025 12:15:53 PM



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

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

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D. REFER TO A5.0.1 FOR EXTERIOR WALL ASSEMBLY TYPES
WALL ASSEMBLY TAG: A414

REFERENCE KEYNOTES

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042613.B04	VERTICAL MASONRY VENEER CONTROL JOINT, 1/2" JOINT TYPICAL, MATCH MORTAR COLOR
055000.D01	FIXED METAL LADDER
076200.A03	THRU WALL OVERFLOW PARAPET SCUPPER
083323.A03	OVERHEAD INSULATED COILING DOOR

SHEET KEYNOTES

A103	PROPOSED FIRE DEPARTMENT CONNECTION
A205	PROVIDE KNOCK-OUT WALL PANEL, 10FT WIDE X 10FT HIGH
A206	LOUVER ASSEMBLY INTENDED TO FUNCTION AS KNOCK-OUT WALL PANEL
A403	ENTRY CANOPY. INTEGRATED LIGHTING ABOVE EXTERIOR DOORS. STRUCTURAL FRAMING AND SUPPORT BY EOR. ARCHITECTURAL AND STRUCTURAL DESIGN TO BE FURTHER DEVELOPED IN LATER DESIGN PHASE.
A410	APPROXIMATE SIZE AND LOCATION OF EXTERIOR MECHANICAL EQUIPMENT. REFER TO MECH DWGS
A411	EXTERIOR ALCOVE FOR GAS METER
A412	EXTERIOR ALCOVE FOR GENERATOR DOCKING STATION

EXTERIOR FINISH LEGEND

TYPE	DESCRIPTION	LOCATION	SPECIFICATION
IGL-1	GLAZING UNIT IN UNITIZED WINDOW WALL. VISION GLASS.	LEVELS 2-20	08 80 00
IGL-2	GLAZING UNIT IN UNITIZED WINDOW WALL. SPANDREL GLASS	LEVELS 2-20	08 80 00
IGL-3	INSULATED GLAZING UNIT IN STOREFRONT. LOW-IRON VISION GLASS (TEMPERED WHERE NOTED)	LEVEL 1	08 80 00
MTL-1A	INSULATED METAL PANEL IN UNITIZED WINDOW WALL. PROVIDED BY WINDOW WALL MANUF.	LEVELS 2-20	08 46 00
MTL-1B	MISC METALS. FINISH/COLOR TO MATCH MTL-1A	VARIOUS, SEE SPECS	05.75.00, 05.75.00, 07.62.00, 08.11.13
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MAS-1C	SMOOTH CAST STONE, PROJECTED BANDING. CUSTOM COLOR TO COMPLIMENT MAS-1A	LEVEL 2, PH	04 72 00
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MAS-3	GRANITE BASE VENEER, HONED	LEVEL 1	04 43 13

GRAPHIC SCALE

8' 4' 0' 8' 16'
GRAPHIC SCALE: 3/32" = 1'-0"

RELATED

ANN ARBOR HOUSING COMMISSION

350 S. FIFTH AVE
Ann Arbor, MI 48104

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ISSUED FOR	DATE
DESIGN DEVELOPMENT	21AUG2025
SCHEMATIC DESIGN	27MAR2025

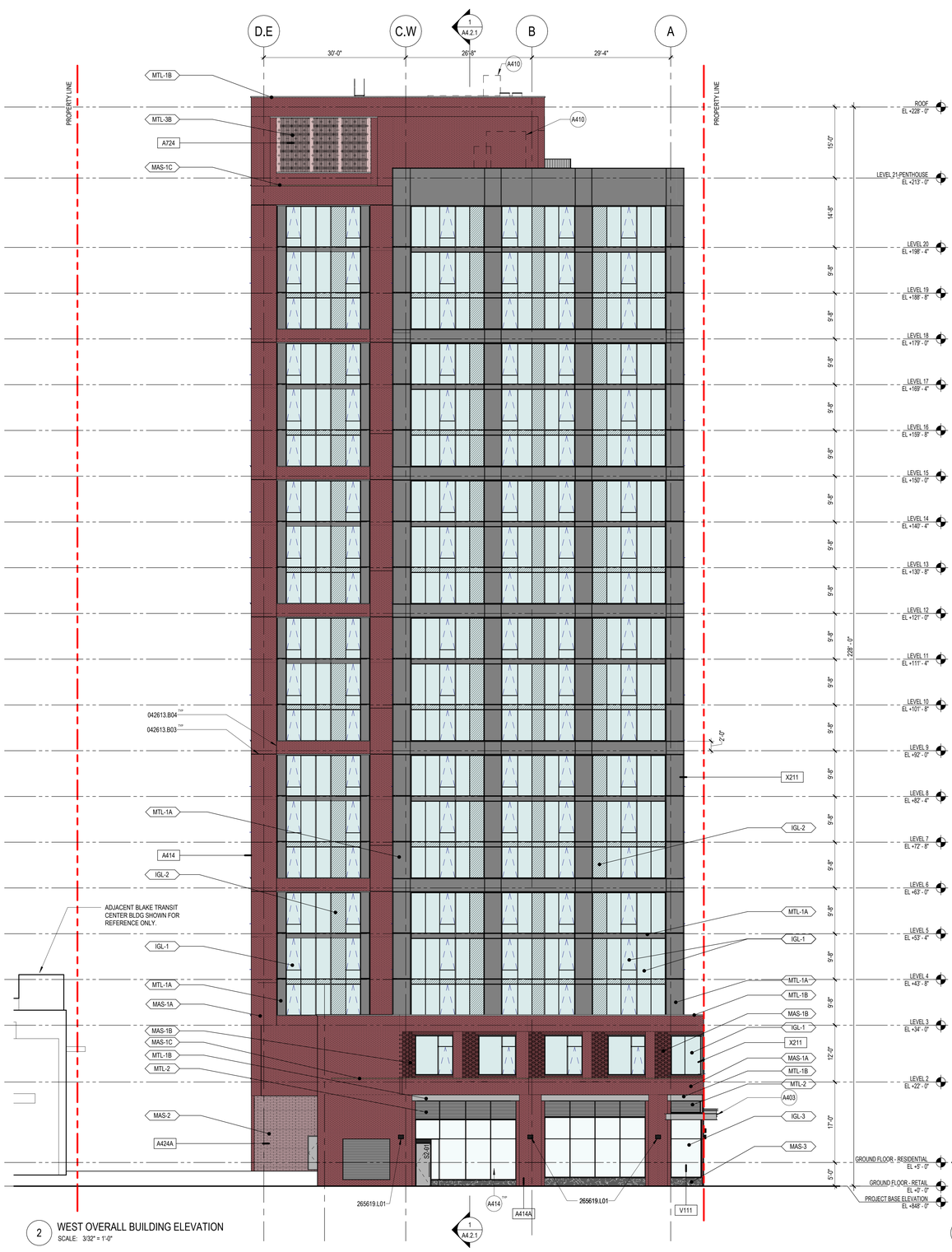
SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

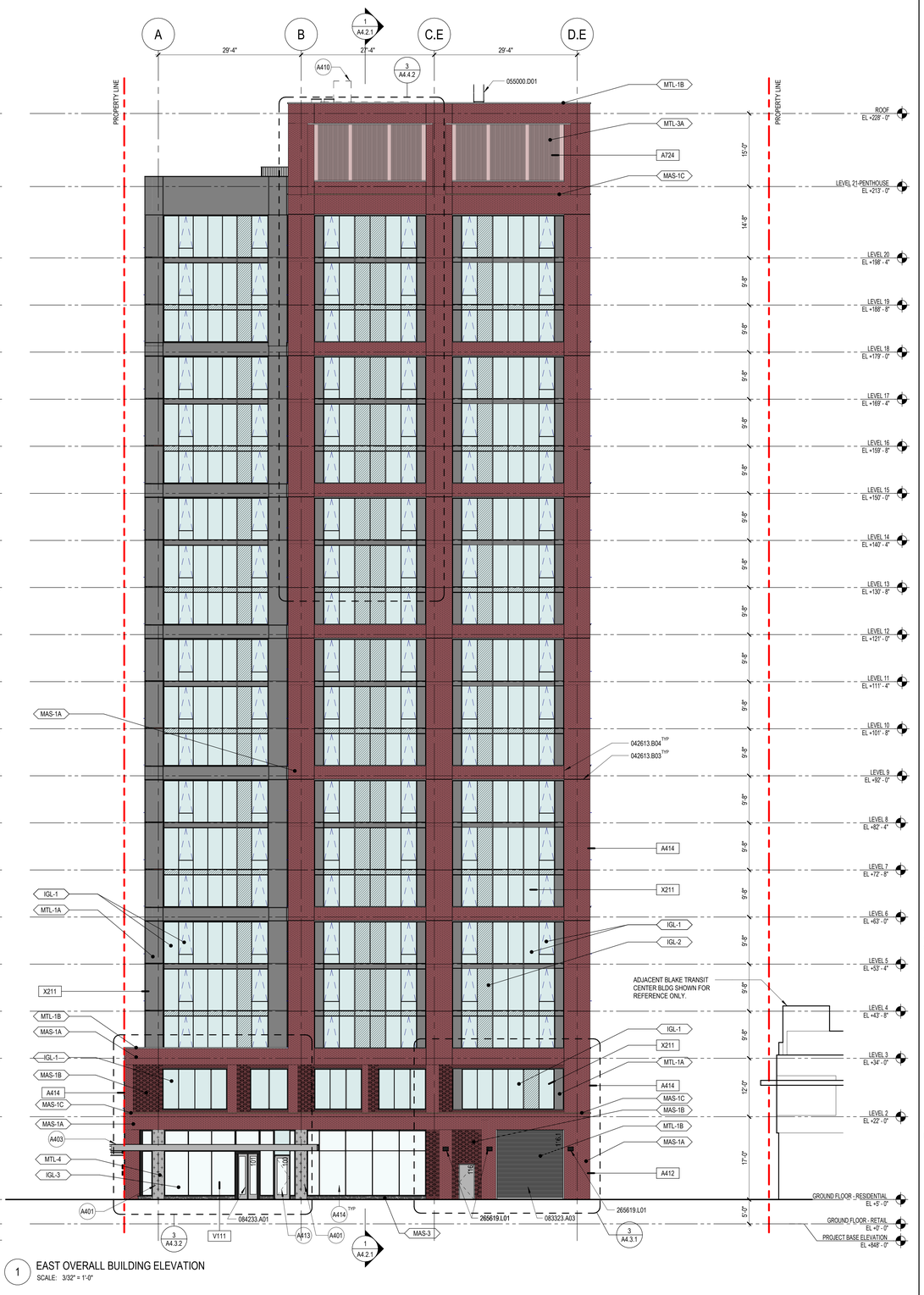
SHEET TITLE
NORTH BUILDING ELEVATION

15412
PROJECT NUMBER
20
SHEET NUMBER

Author
8/21/2025 12:21:11 PM
Plot Date:



2 WEST OVERALL BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



1 EAST OVERALL BUILDING ELEVATION
SCALE: 3/32" = 1'-0"

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.

D. REFER TO A5.0.1 FOR EXTERIOR WALL ASSEMBLY TYPES WALL ASSEMBLY TAG: A414

REFERENCE KEYNOTES

042613.B03	HORIZONTAL MASONRY VENEER CONTROL JOINT, DARK FLEXIBLE SEALANT
042613.B04	VERTICAL MASONRY VENEER CONTROL JOINT, 1/2" JOINT TYPICAL, MATCH MORTAR COLOR
055000.D01	FIXED METAL LADDER
083323.A03	OVERHEAD INSULATED COILING DOOR
084233.A01	MANUAL REVOLVING DOOR ENTRANCE
265619.L01	ARCHITECTURAL EXTERIOR LIGHTING, WALL PACK, REFER TO ELEC DWGS

SHEET KEYNOTES

A401	INSULATED COLUMN COVER, FINISH TO MATCH MTL-1A
A403	ENTRY CANOPY. INTEGRATED LIGHTING ABOVE EXTERIOR DOORS. STRUCTURAL FRAMING AND SUPPORT BY EOR. ARCHITECTURAL AND STRUCTURAL DESIGN TO BE FURTHER DEVELOPED IN LATER DESIGN PHASE.
A410	APPROXIMATE SIZE AND LOCATION OF EXTERIOR MECHANICAL EQUIPMENT. REFER TO MECH DWGS
A413	GLAZING IN ENTRY DOORS REQUIRED TO BE TEMPERED PER IBC 2406.4.1, TYPICAL
A414	BOTTOM ROW OF GLAZING PANES IN STOREFRONT ASSEMBLY WILL BE REQUIRED TO BE TEMPERED TO SATISFY HAZARDOUS LOCATION REQUIREMENTS PER IBC 2406.4.3

EXTERIOR FINISH LEGEND

TYPE	DESCRIPTION	LOCATION	SPECIFICATION
IGL-1	GLAZING UNIT IN UNITIZED WINDOW WALL. VISION GLASS.	LEVELS 2-20	08 80 00
IGL-2	GLAZING UNIT IN UNITIZED WINDOW WALL. SPANDREL GLASS	LEVELS 2-20	08 80 00
IGL-3	INSULATED GLAZING UNIT IN STOREFRONT. LOW-IRON VISION GLASS (TEMPERED WHERE NOTED)	LEVEL 1	08 80 00
MTL-1A	INSULATED METAL PANEL IN UNITIZED WINDOW WALL. PROVIDED BY WINDOW WALL MANUF.	LEVELS 2-20	08 46 00
MTL-1B	MISC METALS. FINISH/COLOR TO MATCH MTL-1A	VARIOUS, SEE SPECS	05.75.00, 05.75.00, 07.62.00, 08.11.13
MTL-2	LOUVERS. FINISH SELECTION TO BE CLOSEST MATCH TO MTL-1A FROM MANUF. STANDARD OPTIONS	LEVEL 1-2	08 91 19

TYPE	DESCRIPTION	LOCATION	SPECIFICATION
MTL-3A	VERTICALLY ORIENTED, CORRUGATED METAL RAINSCREEN.	PENTHOUSE	07 42 13
MTL-3B	VERTICALLY ORIENTED, CORRUGATED METAL RAINSCREEN W/ CONTINUOUS INSUATION BEHIND. COLOR TO MATCH MTL-3A.	PENTHOUSE	07 42 13
MTL-4	INSULATED COLUMN COVER	LEVEL 1	05 58 13
MAS-1A	MODULAR VENEER BRICK, RUNNING BOND	ALL LEVELS	04 20 00
MAS-1B	MODULAR VENEER BRICK ACCENT. COLOR TO MATCH MAS-1A, RUNNING BOND W/ EVERY OTHER BRICK IN EVERY OTHER COURSE PROJECTED 3/4"	LEVELS 1-2	04 20 00
MAS-1C	SMOOTH CAST STONE, PROJECTED BANDING. CUSTOM COLOR TO COMPLIMENT MAS-1A	LEVEL 2, PH	04 72 00
MAS-2	MERIDIAN SIZE VENEER BRICK, 4x4x16 (ALTERNATE FOR STRUCTURAL BRICK). COLOR TO MATCH MAS-1A & MAS-1B	LEVELS 1-2	04 20 00
MAS-3	GRANITE BASE VENEER, HONED	LEVEL 1	04 43 13

GRAPHIC SCALE

8' 4' 0' 8' 16'

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

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SEALS AND SIGNATURES

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KEYPLAN

NORTH

SHEET TITLE
EAST AND WEST BUILDING ELEVATIONS

15412
PROJECT NUMBER
21
SHEET NUMBER

Author

Plot Date: 8/21/2025 7:41:42 AM

4 STREETSCAPE ALONG E WILLIAMS STREET
SCALE: NOT TO SCALE

2 NORTHWEST PERSPECTIVE FROM BLAKE TRANSIT CENTER ENTRANCE ON FOURTH AVE
SCALE: NOT TO SCALE

3 PERSPECTIVE LOOKING NORTH ALONG FIFTH AVE
SCALE: NOT TO SCALE

1 RESIDENTIAL LOBBY ENTRANCE AT FIFTH AVE AND WILLIAMS ST
SCALE: NOT TO SCALE

GENERAL SHEET NOTES

A. PROJECT RENDERINGS FOR REFERENCE ONLY

RELATED

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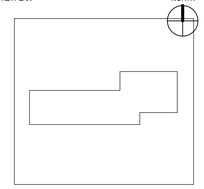
KEYPLAN NORTH



SHEET TITLE
PROJECT RENDERINGS

PROJECT NUMBER
15412

SHEET NUMBER
22

Author

Plot Date: 8/21/2025 7:35:01 AM