

AVANT SIGNAGE AND LANDSCAPING

2501 AVANT AVE
ANN ARBOR, MICHIGAN 49022



INDEX OF DRAWINGS	
GENERAL	
PAGE 1	COVER SHEET
MONUMENT SIGN	
PAGE 2	MONUMENT SIGN FOUNDATION
PAGE 3	MONUMENT SIGN DETAIL
PAGE 4	MONUMENT SIGN CLEAR VISION
PAGE 5	MONUMENT SIGN LOCATION
CLUBHOUSE	
PAGE 6	CLUBHOUSE LANDSCAPING
PAGE 7	CLUBHOUSE SIGNAGE DETAIL
PAGE 8	CLUBHOUSE SIGNAGE LOCATION
PAGE 9	CLUBHOUSE SIGNAGE LOCATION
APARTMENT BUILDING	
PAGE 10	APARTMENT BUILDING MONOGRAM LOGO DETAIL
PAGE 11	APARTMENT BUILDING MONOGRAM LOGO LOCATION



NORTH
SITE LOCATION MAP
SCALE: N.T.S.

PROJECT TEAM:

ARCHITECT

Hobbs + Black Associates, Inc.
100 North State Street
Ann Arbor, MI 48104
Phone: (734) 663-4189

DEVELOPER

Midtown Ann Arbor LLC
32400 Telegraph Rd. Suite 200
Bingham Farms, MI 48025
Phone: (248) 642-4700

CIVIL ENGINEER

Midwestern Consulting, LLC
3815 Plaza Drive
Ann Arbor, MI 48108
Phone: (734) 995-0200

SIGN COMPANY

Printnology, Inc.
45053 Grand River Ave. Suite C
Novi, MI, 48375
Phone: (734) 380-7746

STRUCTURAL ENGINEER

Gary L. Foley, P.E.
3500 E. M-43 Hwy.
Hastings, MI 49508
Phone: (269) 367-4808

MECHANICAL ENGINEER

Sellinger Associates, Inc.
19821 Farmington Rd
Livonia, MI 48152
Phone: (248) 482-0045

PLUMBING DESIGN/ BUILD

Solomon Plumbing
29665 William K. Smith Dr.
Suite A
New Hudson, MI 48165
Phone: (248) 486-1600

ELECTRICAL DESIGN/ BUILD

Centerpointe Electric
42705 Grand River Ave.
Novi, MI 48375
Phone: (248) 465-8800

Sheet Size - 24x36
Copyright 2020, Hobbs + Black Associates, Inc.
ALL RIGHTS RESERVED

DATE ISSUED _____
DRAWN BY _____
CHECKED BY _____

HOBBS + BLACK
ARCHITECTS
100 N. State St.
Ann Arbor, MI 48104
P. 734.663.4189
www.hobbs-black.com

AVANT
SIGNAGE AND
LANDSCAPING
ANN ARBOR, MI

PROJECT

CONSULTANT

COVER SHEET

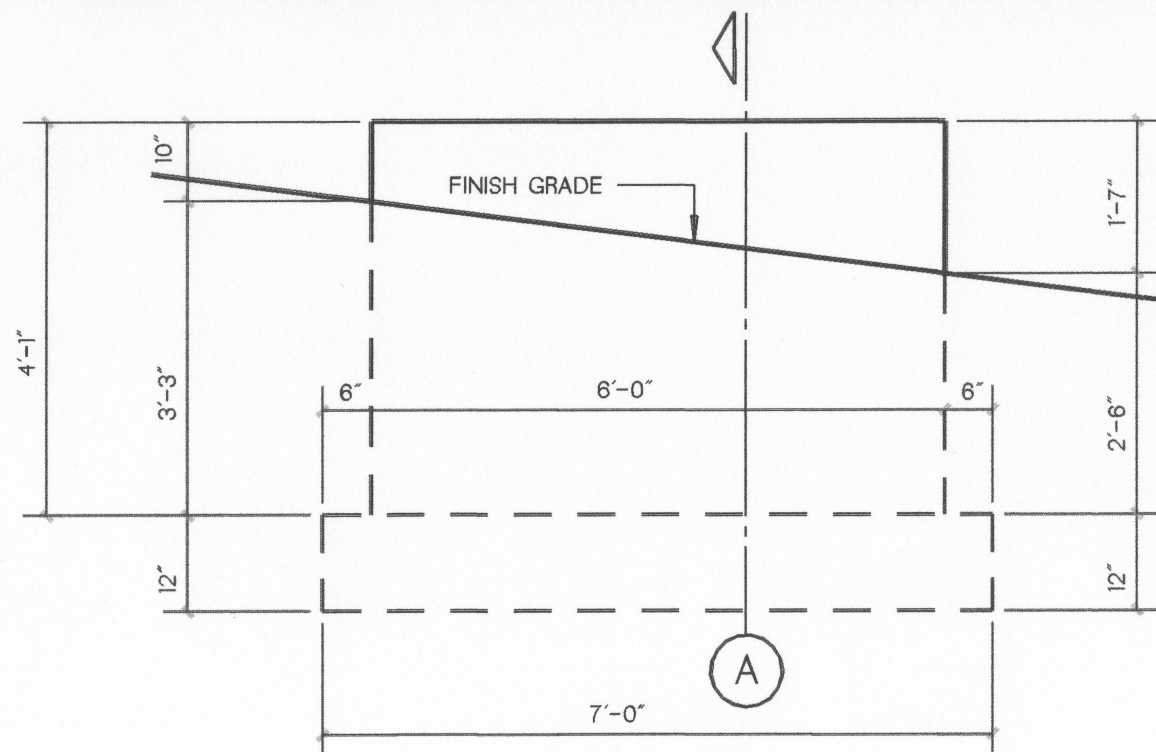
SHEET TITLE

17-804

PROJECT NUMBER

A-000

SHEET NUMBER



ELEVATION

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

STRUCTURAL DATA

ASSUMED DESIGN SOIL BEARING PRESSURE = 3,000 PSF
 ALLOWABLE CONCRETE DESIGN STRESS, $f'_c = 4,000$ PSI
 REINFORCING STEEL, $F_y = 60,000$ PSI

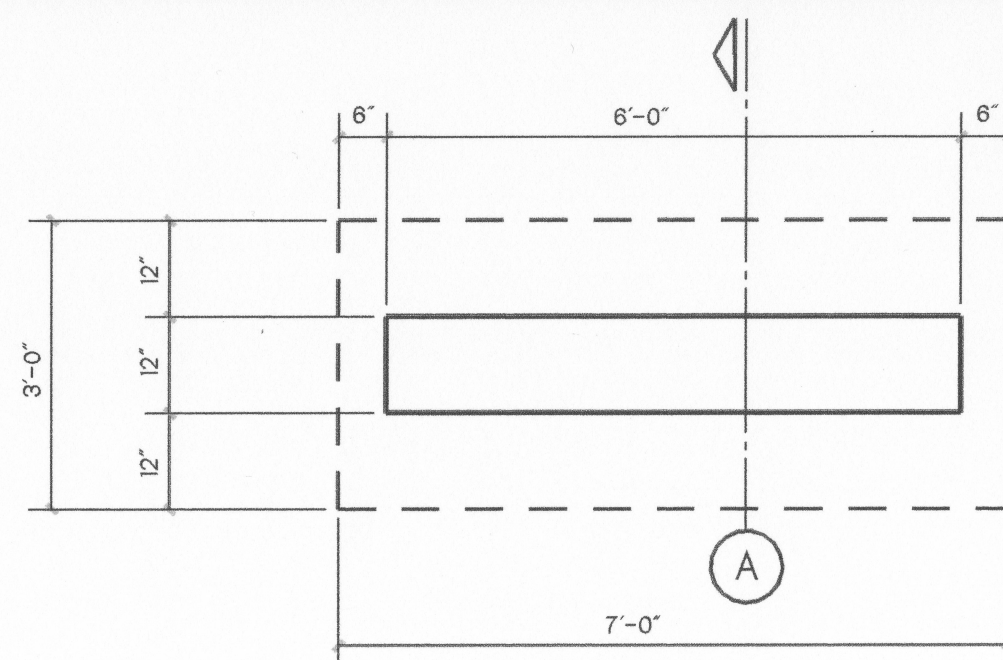
STRUCTURAL DESIGN LOADS

WIND LOAD

ULTIMATE DESIGN WINDSPEED (3 sec) 115 mph
 NOMINAL DESIGN WIND SPEED 89 mph
 WIND EXPOSURE B

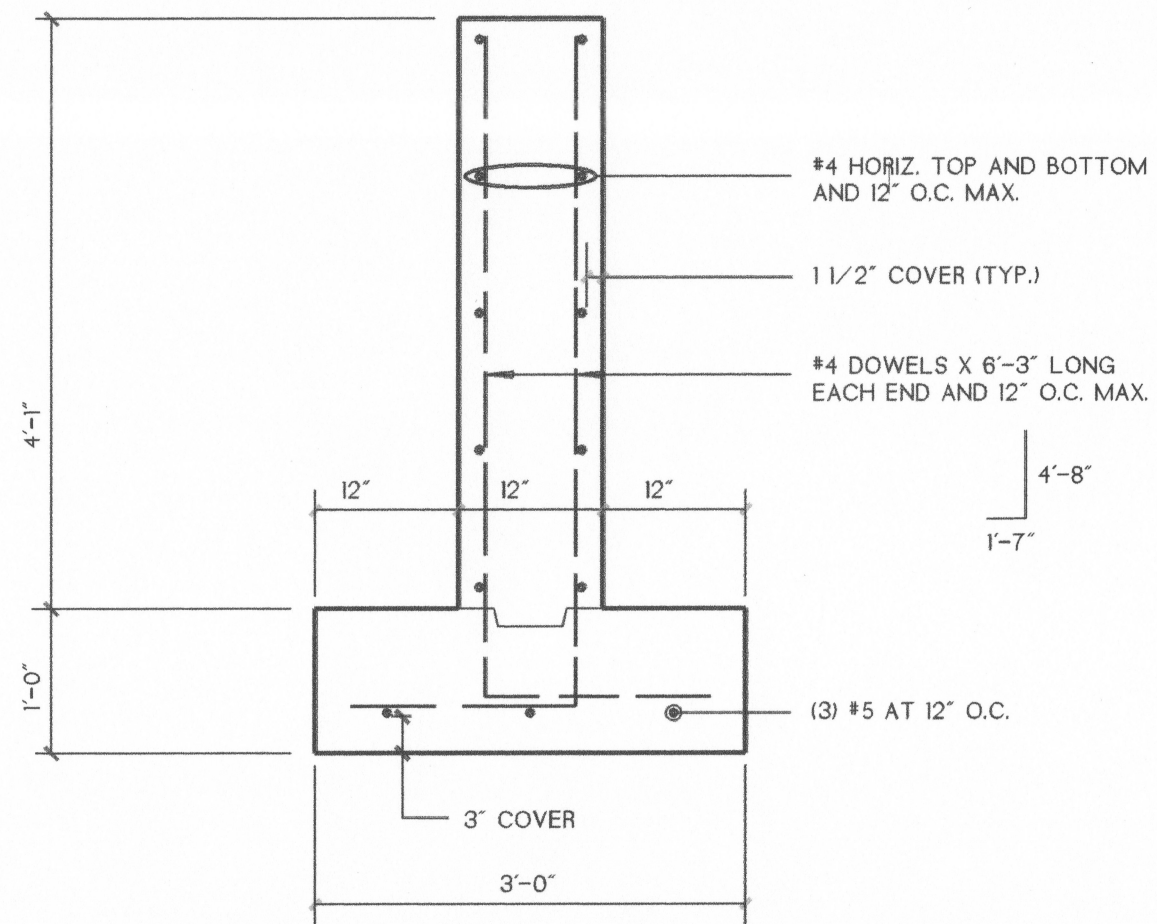
STRUCTURAL NOTES

1. MATERIAL AND WORKMANSHIP FOR ALL CONCRETE AND REINFORCING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT ACI MANUAL OF STANDARD PRACTICE, THE MOST CURRENT EDITION OF THE MICHIGAN BUILDING CODE, AND THE MOST CURRENT ACI BUILDING CODE REQUIREMENTS.
2. PROVIDE ENTRAINED AIR IN ALL EXPOSED EXTERIOR CONCRETE (6% + 1%).
3. APPROPRIATE CURING MEASURES SHALL BE TAKEN FOR ALL CONCRETE.
4. COLD WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF ACI 305. WARM WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF ACI 308.
5. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMPERED 3/4" X 45 DEGREES.
6. FOOTINGS SHALL BEAR AT LEAST 3'-6" BELOW FINISH GRADE.
7. COMPACT ALL FILL AND BACKFILL TO 95% MODIFIED PROCTOR.
8. GENERAL CONTRACTOR TO COORDINATE CONNECTION OF SIGN TO FOUNDATION WITH APPROPRIATE SUBCONTRACTORS.



PLAN VIEW

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



SECTION

SCALE: 3/4" = 1'-0"

GARY L. FOLEY, P.E.
 consulting structural engineer
 3500 EAST M-43 HIGHWAY
 HASTINGS, MICHIGAN 49058
 (269) 367-4808

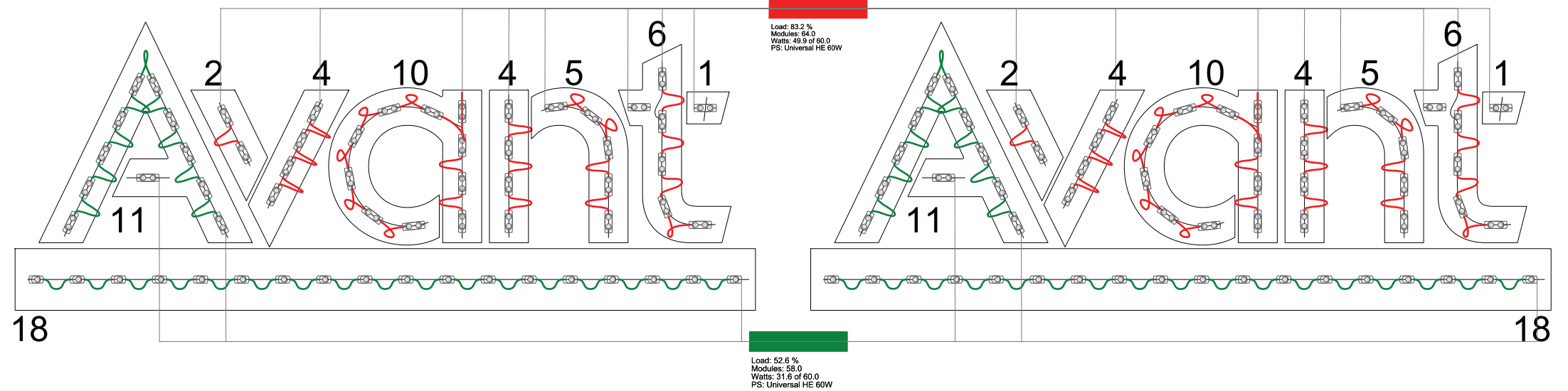
AVANT MONUMENT
 SIGN FOUNDATION
 ANN ARBOR, MICHIGAN

DATE
 08/18/2023
 PROJECT NO.
 23092
 SHEET NO.
 1

45053 GRAND RIVER AVENUE, SUITE B
 NOVI, MICHIGAN 48375
 P: 248.380.7746
 E: INFO@PRINTNOLOGY.NET
 WWW.PRINTNOLOGY.NET

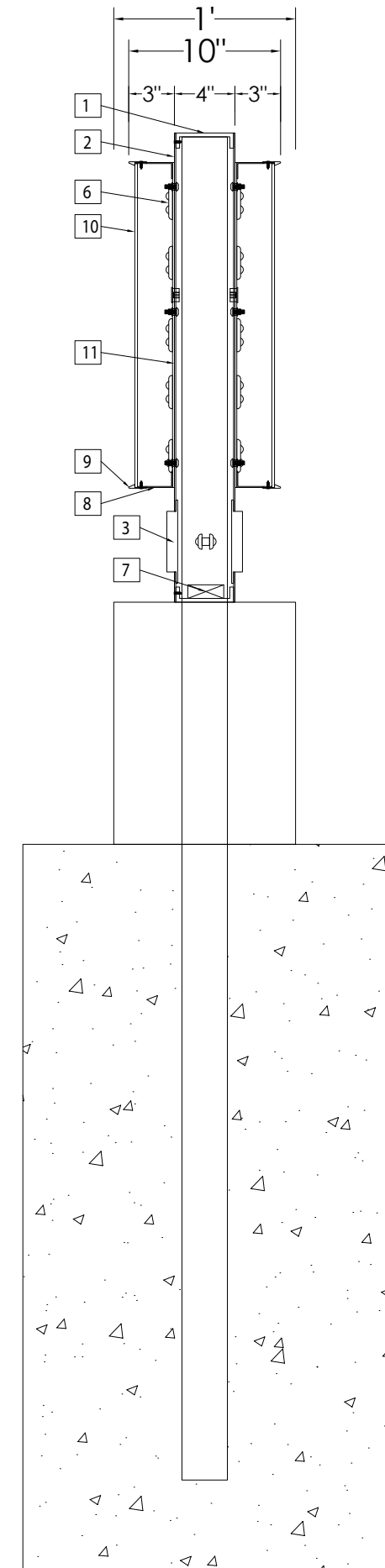
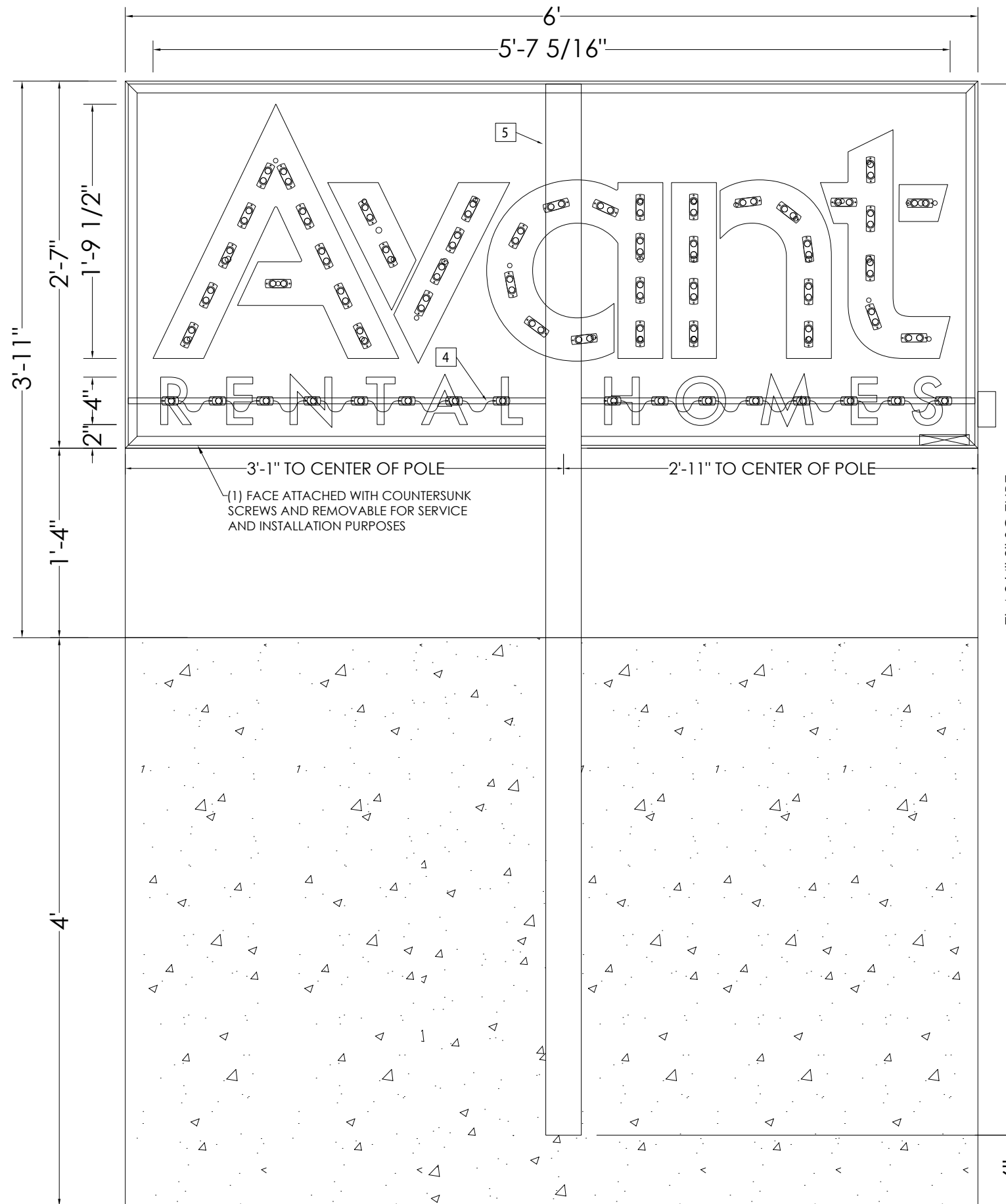
CUSTOMER: Printnology	
Avant - Monument Sign	
DATE: 12/14/23	
DRAWING #: SD1863 R3	SHEET: 1 of 3
APPROVAL:	

- QTY: 1 - D/S MONUMENT SIGN CABINET
- LED ILLUMINATED FACE LIT CHANNEL LETTERS
 - PUSH THRU ACRYLIC COPY READING "RENTAL HOMES"
 - PIN MOUNTED NON ILLUMINATED LETTERS READING "TOWNS & FLATS" INSTALLED ON CONCRETE BASE



45053 GRAND RIVER AVENUE, SUITE B
NOVI, MICHIGAN 48375
P: 248.380.7746
E: INFO@PRINTNOLOGY.NET
WWW.PRINTNOLOGY.NET

CUSTOMER:	
Printnology	
Avant - Monument Sign	
DATE:	
12/14/23	
DRAWING #:	SHEET:
SD1863 R3	2 of 3
APPROVAL:	





45053 GRAND RIVER AVENUE, SUITE B
NOVI, MICHIGAN 48375
P: 248.380.7746
E: INFO@PRINTNOLOGY.NET
WWW.PRINTNOLOGY.NET

CUSTOMER:	Printnology
	Avant - Monument Sign
DATE:	12/14/23
DRAWING #:	SD1863 R3
SHEET:	3 of 3
APPROVAL:	

BILL OF MATERIALS

ITEM	DESCRIPTION	QTY	UNIT	AS-BUILT
1	4" X 1" X 1/4" ALUMINUM C CHANNEL CONSTRUCTION	20	FEET	
2	.090" ALUMINUM ROUTED FACE (ONE SIDE REMOVABLE WITH COUNTERSUNK SCREWS)	30	SQFT	
3	3/4" WHITE PUSH THRU ACRYLIC COPY "RENTAL HOMES"	6	SQFT	
4	1/2" SQ TUBE LIGHT RAIL	1	PCS	
5	3" X 1/8" STEEL SQ TUBE	2	PCS	
6	(AVANT) PRINCIPAL QWIK MOD 2	86	PCS	
	(RENTAL HOMES) PRINCIPAL QWIK MOD 1	32		
7	ULTPS-60W UNIVERSAL 60W 12V MICRO DRIVER 120-277 CLASS 2	2	PCS	
8	(AVANT) 3" X .040" PRE-FINISHED BLACK RETURNS - W/ WEEP HOLES	70	FEET	
9	(AVANT) 1" PRE-FINISHED BLACK TRIMCAP	70	FEET	
10	(AVANT) .177" #7328 WHITE ACRYLIC FACES	25	SQFT	
11	(AVANT) 3MM ACM LETTER BACKS	25	SQFT	
PAINT	CABINET PTM SATIN BLACK			
SWITCH	DISCONNECT SWITCH BOX LOCATED ON RIGHT SIDE OF CABINET	1	PCS	
ELEC	10' WHIP TO EXIT CENTER BOTTOM OF CABINET			

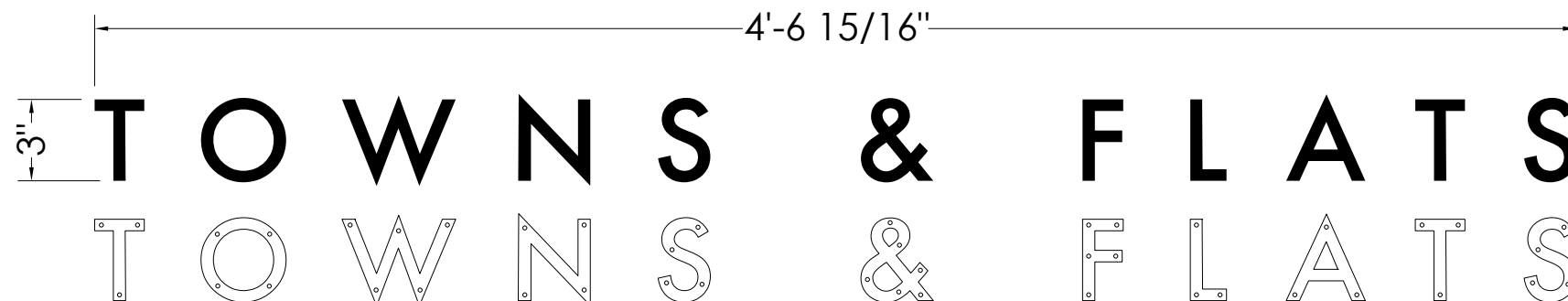
ELECTRICAL SPECIFICATIONS

CONNECT RED & BLUE WIRES TO CORRESPONDING WIRE COLORS	
SIGN VOLTAGE	120
TOTAL SIGN AMPERAGE	0.6790
TOTAL SIGN WATTS	81.48

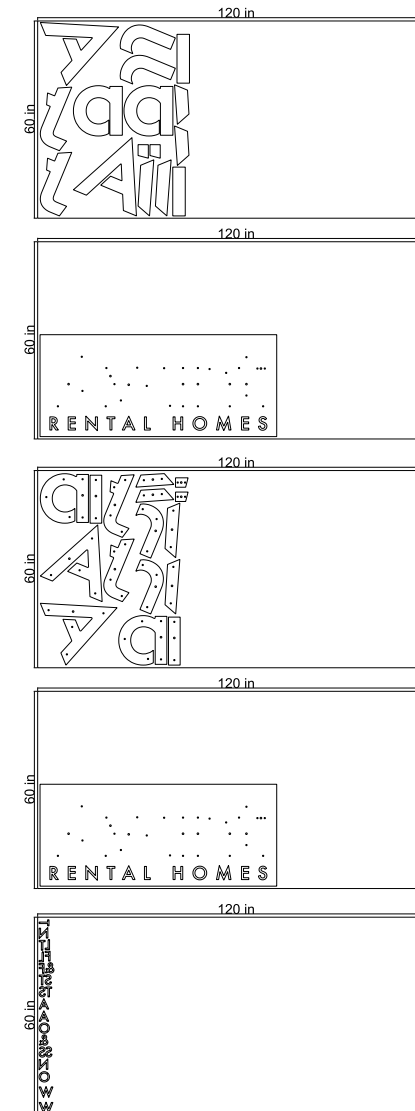
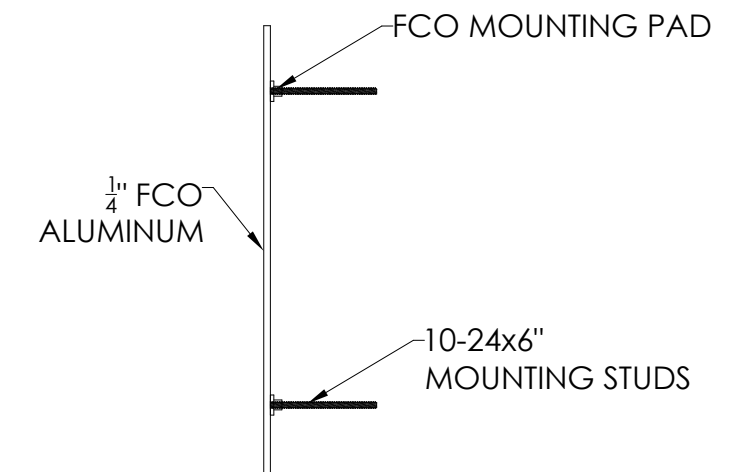
SHIP LIST

1	LED ILLUMINATED MONUMENT SIGN CABINET WITH PUSH THRU ACRYLIC COPY & FACE LIT CHANNEL LETTERS ATTACHED
2	SELF CONTAINED POWER SUPPLY
3	COPY OF FABRICATION DRAWING

QTY: 2 - NON ILLUMINATED 1/4" FLAT CUT OUT PIN MOUNTED ALUMINUM LETTERS



INCLUDE INSTALL PATTERN
6" THREADED ROD



Maple Road

Avant Avenue

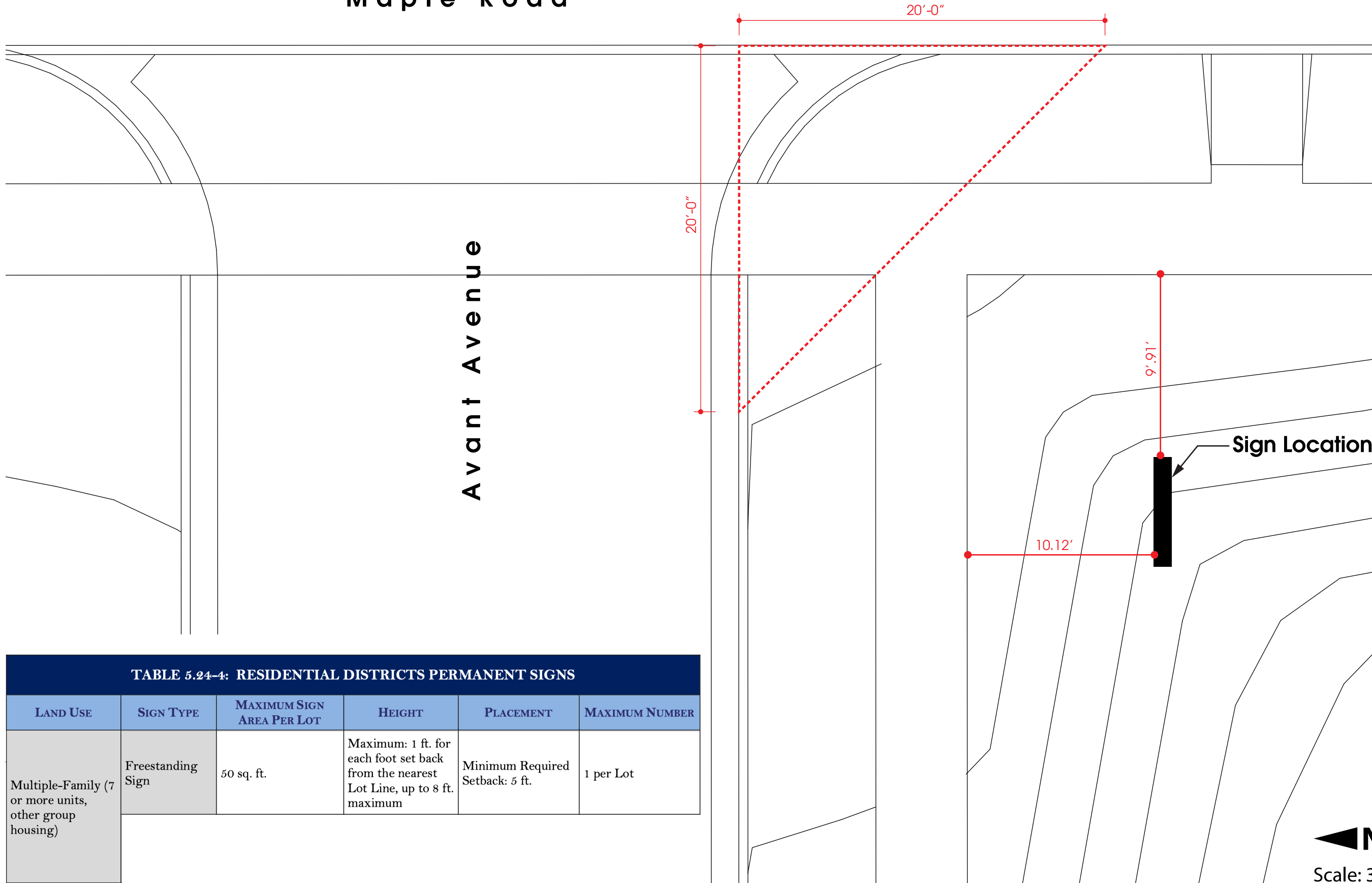


TABLE 5.24-4: RESIDENTIAL DISTRICTS PERMANENT SIGNS

LAND USE	SIGN TYPE	MAXIMUM SIGN AREA PER LOT	HEIGHT	PLACEMENT	MAXIMUM NUMBER
Multiple-Family (7 or more units, other group housing)	Freestanding Sign	50 sq. ft.	Maximum: 1 ft. for each foot set back from the nearest Lot Line, up to 8 ft. maximum	Minimum Required Setback: 5 ft.	1 per Lot

▲ NORTH
Scale: 3/16" = 1'-0"

CLIENT: S.R. Jacobson
PROJECT: Avant
DATE: 06/01/23, 09/28/23
JOB: 07900-564

45053 Grand River Avenue, Suite C
Novi Michigan 48375
(248) 380-7746
printnology.net



570 Kirts Blvd Suite 221
Troy Michigan 48064
(248) 649-7330
camarketinginc.com

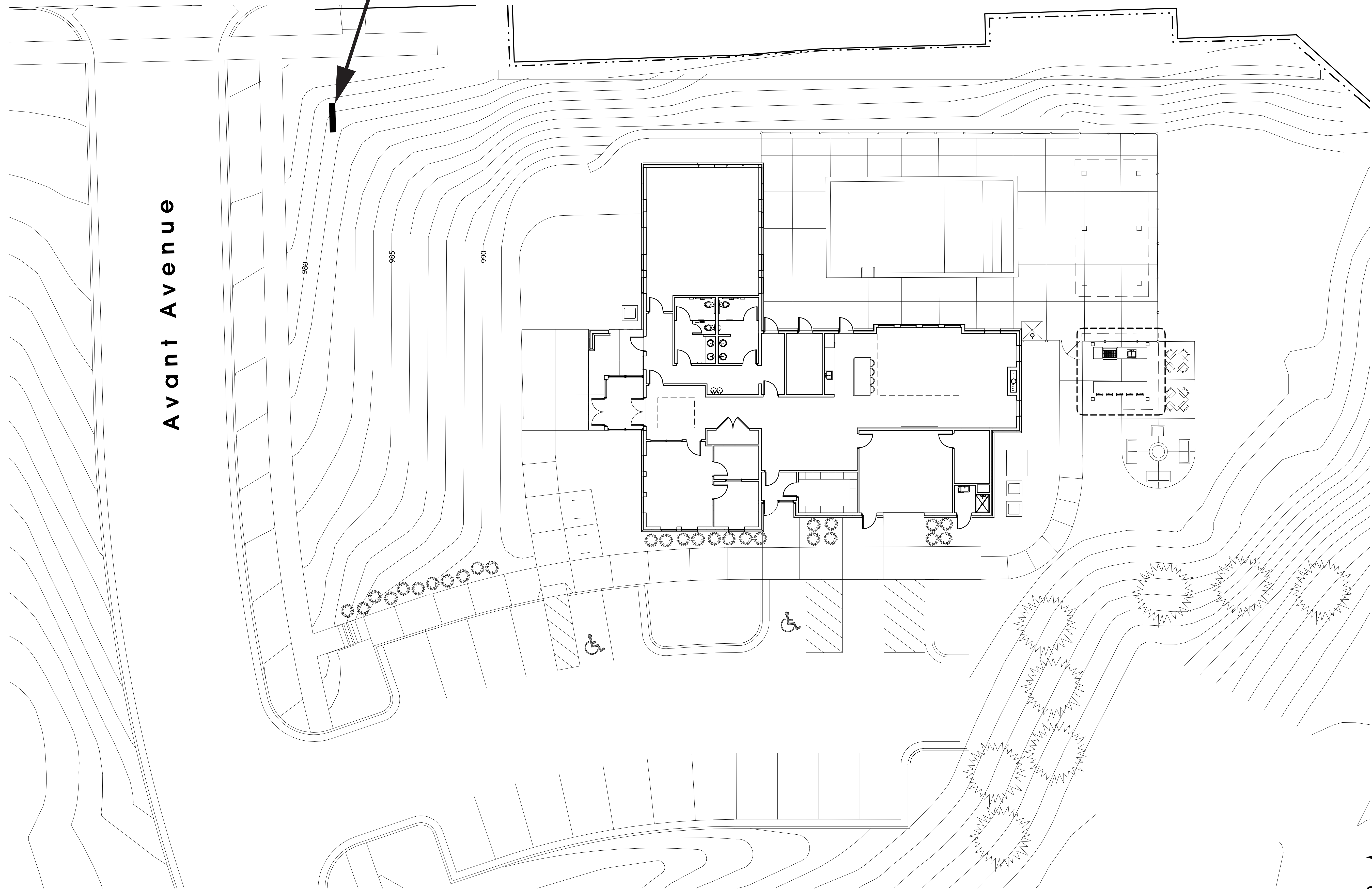
marketing inc
TROY + NOVI



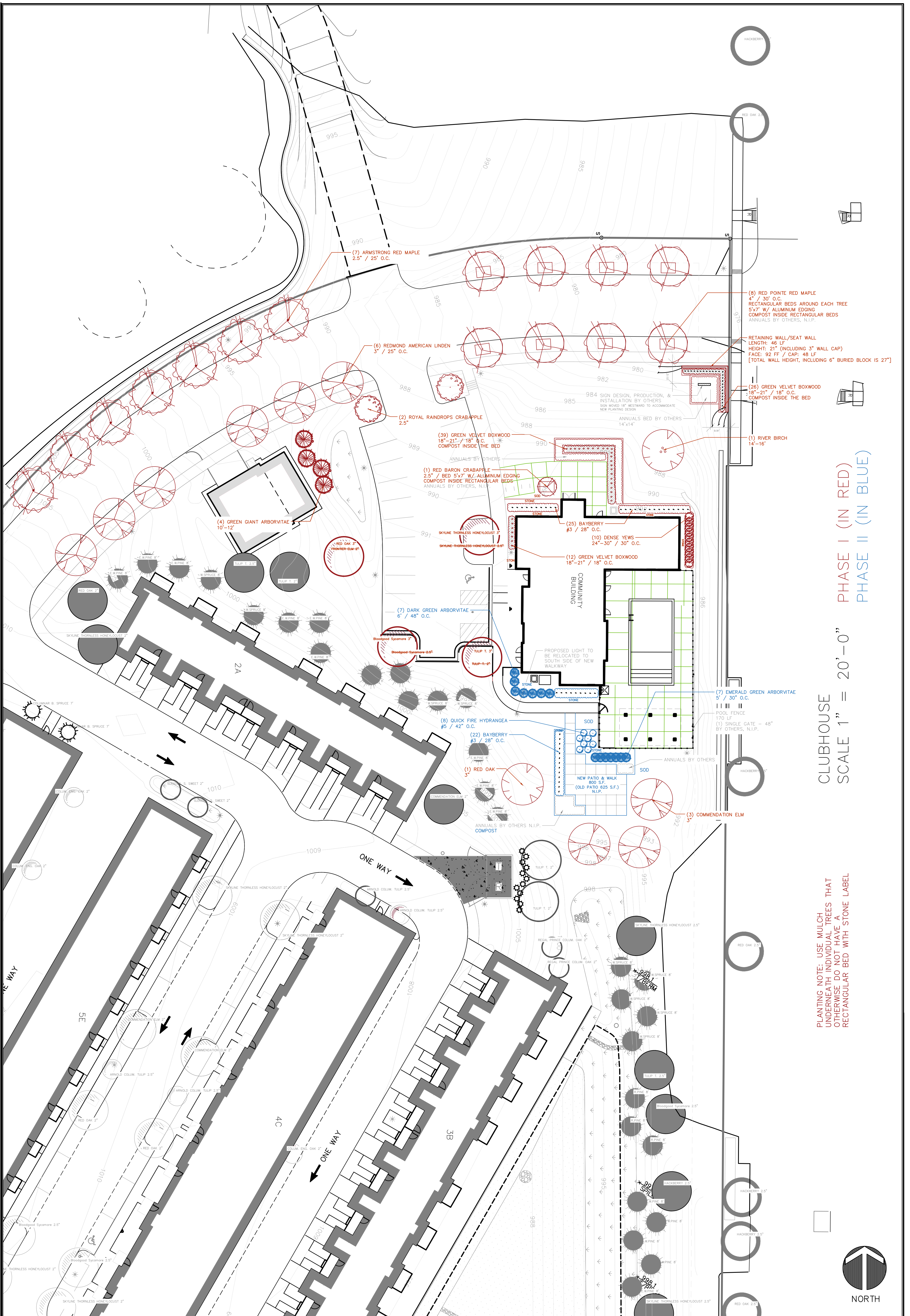
Maple Road

Sign Location

Avant Avenue

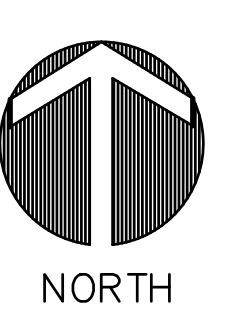


← NORTH
 Scale: 3/32" = 1'-0"



CLUBHOUSE
 SCALE 1" = 20'-0"
 PHASE I (IN RED)
 PHASE II (IN BLUE)

PLANTING NOTE: USE MULCH UNDERNEATH INDIVIDUAL TREES THAT OTHERWISE DO NOT HAVE A RECTANGULAR BED WITH STONE LABEL



GREAT OAKS LANDSCAPE
 LANDSCAPE ARCHITECTURE
 HORTICULTURAL SERVICES
 CONTRACTORS
 ALL SEASON MAINTENANCE
 NURSERY

2805 SAMUEL LINDEN COURT HOVL, MICHIGAN 48177
 PHONE 248-349-8555 ■ FAX 248-349-8556
 greatoakslandscape.com

PROJECT: AVANT APARTMENTS
 1420 S Maple Rd., Ann Arbor, MI 48103

SUBJECT: CLUBHOUSE & ENTRANCE LANDSCAPE + HARDSCAPE PLAN

Client: MIDTOWN ANN ARBOR (S.R. JACOBSON)

Scale: 1" = 20'-0" Date: SEP. 22, 2023

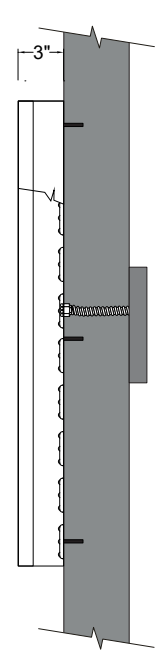
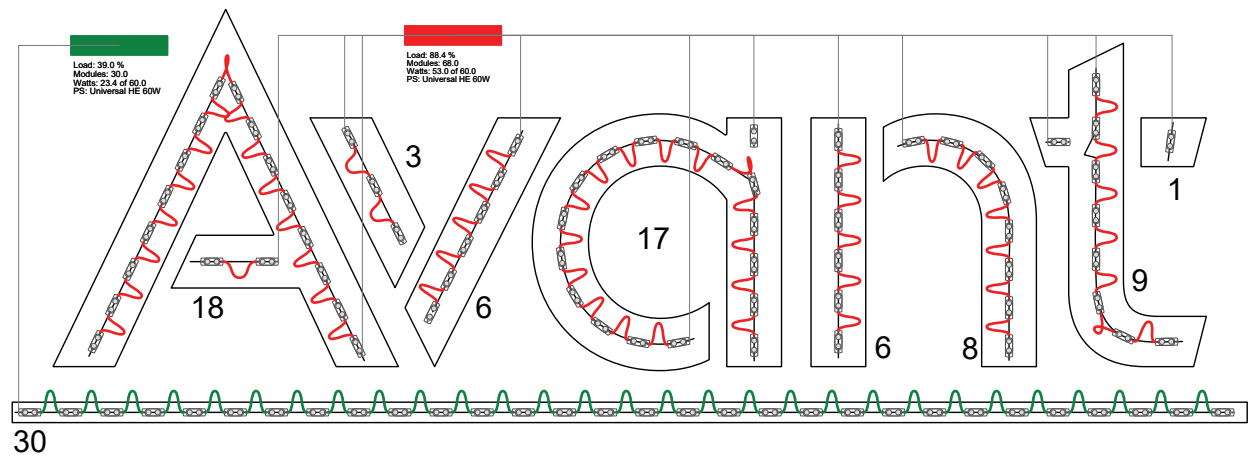
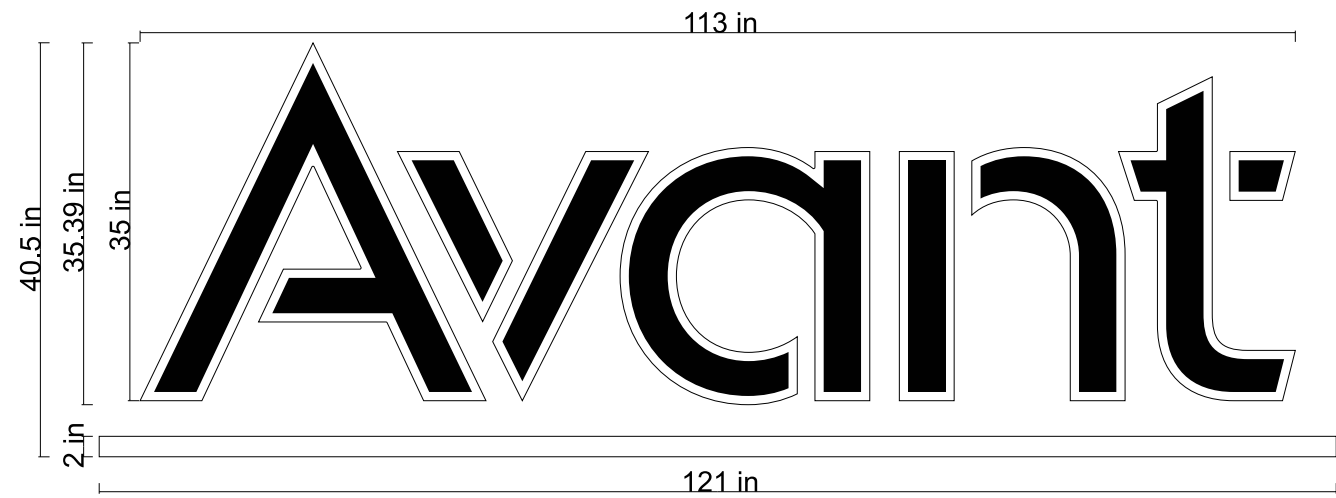
Drawn by: AG Revisions:

Checked by: GR/RT

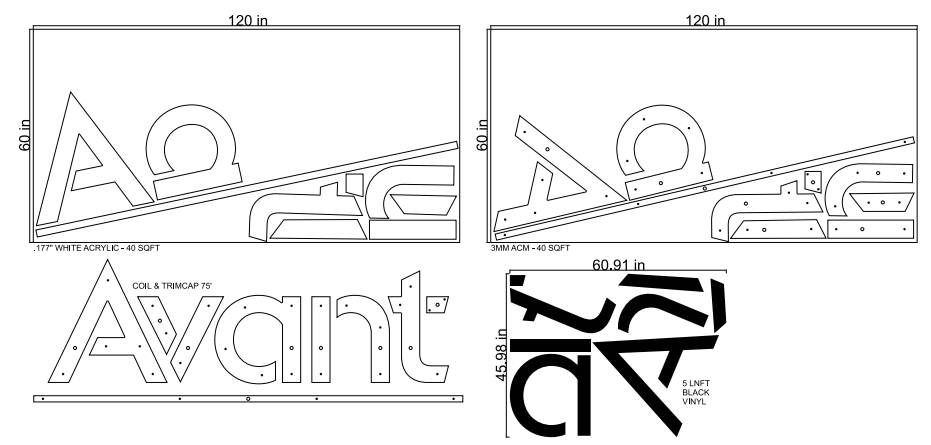
This plan is a landscape concept and it is intended that the designer be involved to consider on-site decisions. The plans and specifications herein remain the property of Great Oaks Landscape Associates, Inc. for its sole use. Unauthorized use of this plan is prohibited.

45053 GRAND RIVER AVENUE, SUITE B
NOVI, MICHIGAN 48375
P: 248.380.7746
E: INFO@PRINTNOLOGY.NET
WWW.PRINTNOLOGY.NET

CUSTOMER: Avant	
DATE: 07/21/23	
DRAWING #: 1857	SHEET: 1 of 1
APPROVAL:	



QTY: 1 - LED ILLUMINATED FACE LIT CHANNEL LETTERS WITH REMOTE POWER SUPPLIES



BILL OF MATERIALS				
ITEM	DESCRIPTION	QTY	UNIT	AS-BUILT
FACE	.177" WHITE ACRYLIC	40	SQFT	
TRIMCAP	1" PRE-FINISHED WHITE	75	FEET	
COIL	3" X .040" PRE-FINISHED WHITE	75	FEET	
VINYL	BLACK OPAQUE VINYL	5	LNFT	
BACKS	3MM ACM LETTER BACKS	40	SQFT	
RIVNUT	1/4" RIVNUTS INSTALLED IN BACKS	28	PCS	
LIGHTING	PRINCIPAL QM2 LED MODULES	98	PCS	
POWER SUPPLY	ULTPS-60W UNIVERSAL 60W 12V MICRO DRIVER 120-277 CLASS 2	2	PCS	
	REMOTE PSU ENCLOSURE			
THREADED ROD	NOT INCLUDED			
ELECTRICAL	STRAIGHT CONNECTOR - 10' WHIPS	1	PER LETTER	
WEEP HOLES	1/4" WEEP HOLES	2	PER LETTER	

ELECTRICAL SPECIFICATIONS	
CONNECT RED & BLUE WIRES TO CORRESPONDING WIRE COLORS	
SIGN VOLTAGE	120
TOTAL SIGN AMPERAGE	0.6370
TOTAL SIGN WATTS	76.44

SHIP LIST	
1	LED ILLUMINATED FACE LIT CHANNEL LETTERS
2	REMOTE POWER SUPPLY & ENCLOSURE
3	COPY OF FABRICATION DRAWING
4	INSTALLATION PATTERN

Sign location facing Maple Road



EAST ELEVATION

Sign location facing Maple Road



EAST ELEVATION



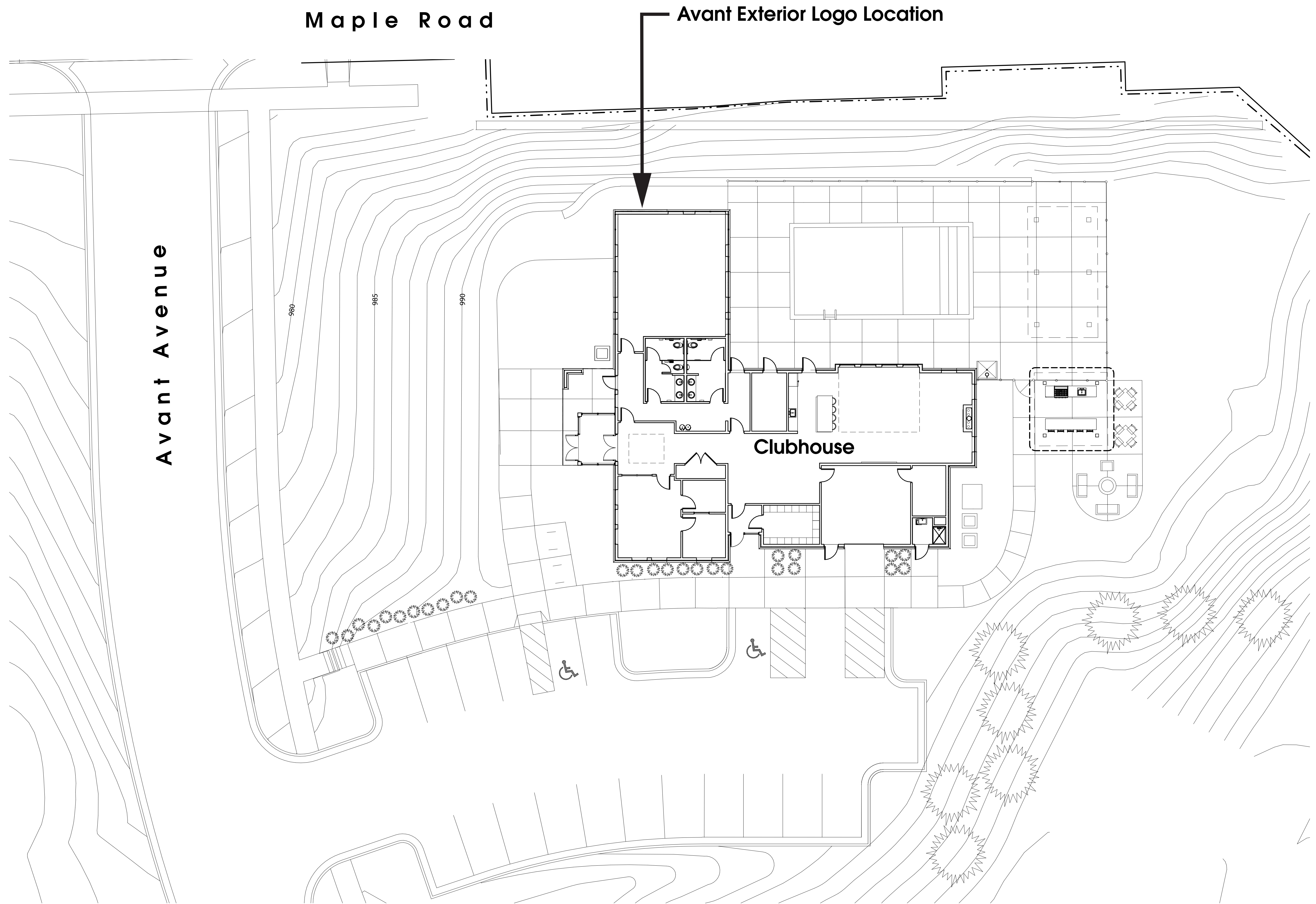
Internally illuminated dimensional logo

E3 East Elevation
A-201 | A-101 Scale: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1.5" = 1'-0"

Illuminated Sign



45053 GRAND RIVER AVENUE, SUITE B
NOVI, MICHIGAN 48375
P: 248.380.7746
E: INFO@PRINTNOLOGY.NET
WWW.PRINTNOLOGY.NET

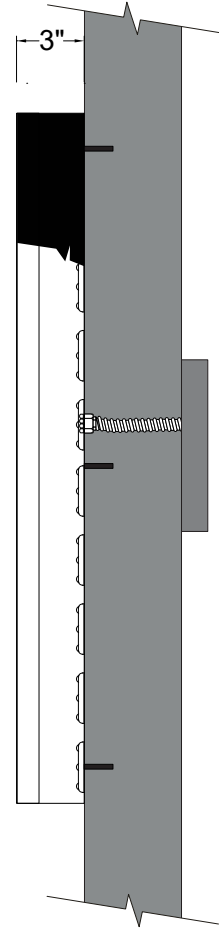
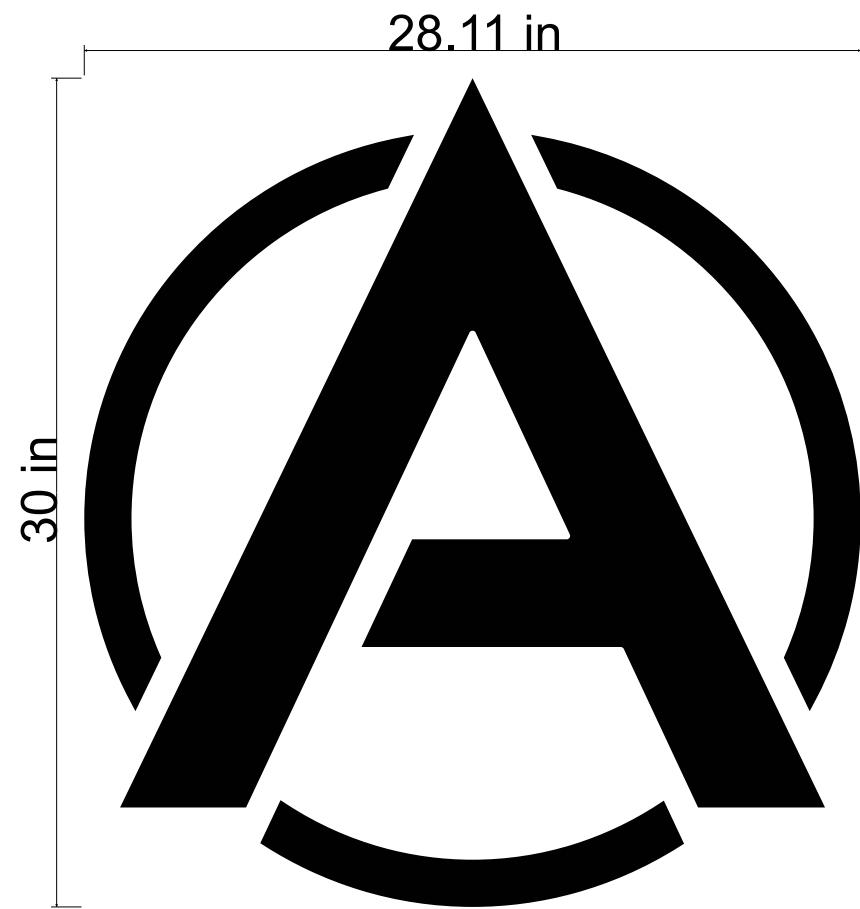
CUSTOMER: **Avant**

A Logo

DATE: **07/28/23**

DRAWING #: **SD1858** SHEET: **1 of 1**

APPROVAL:

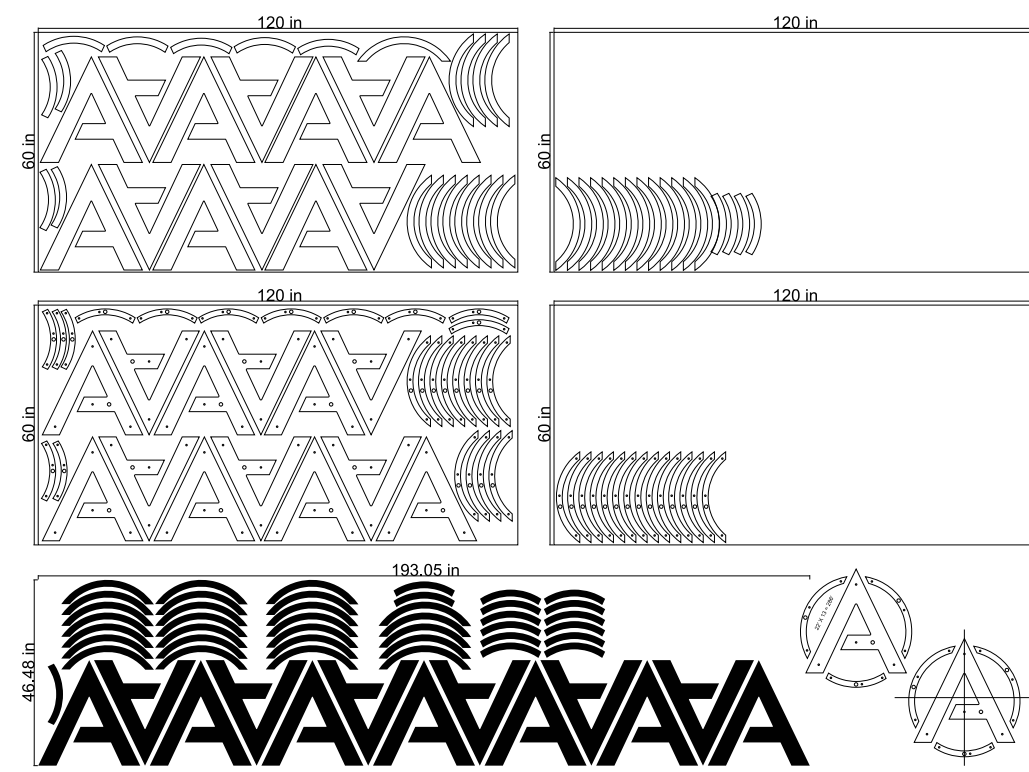
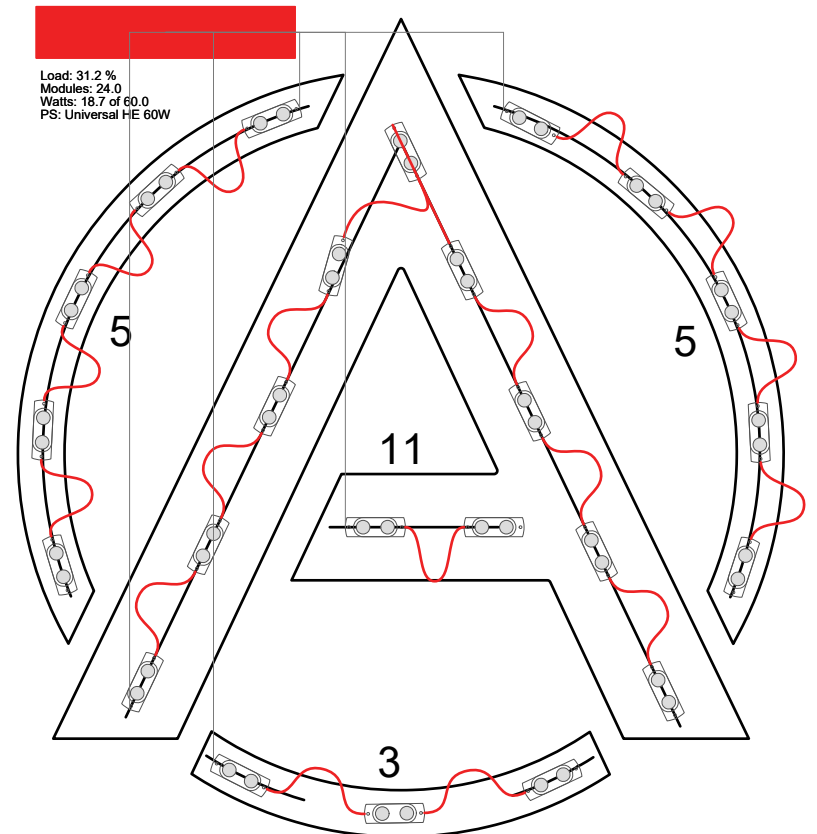


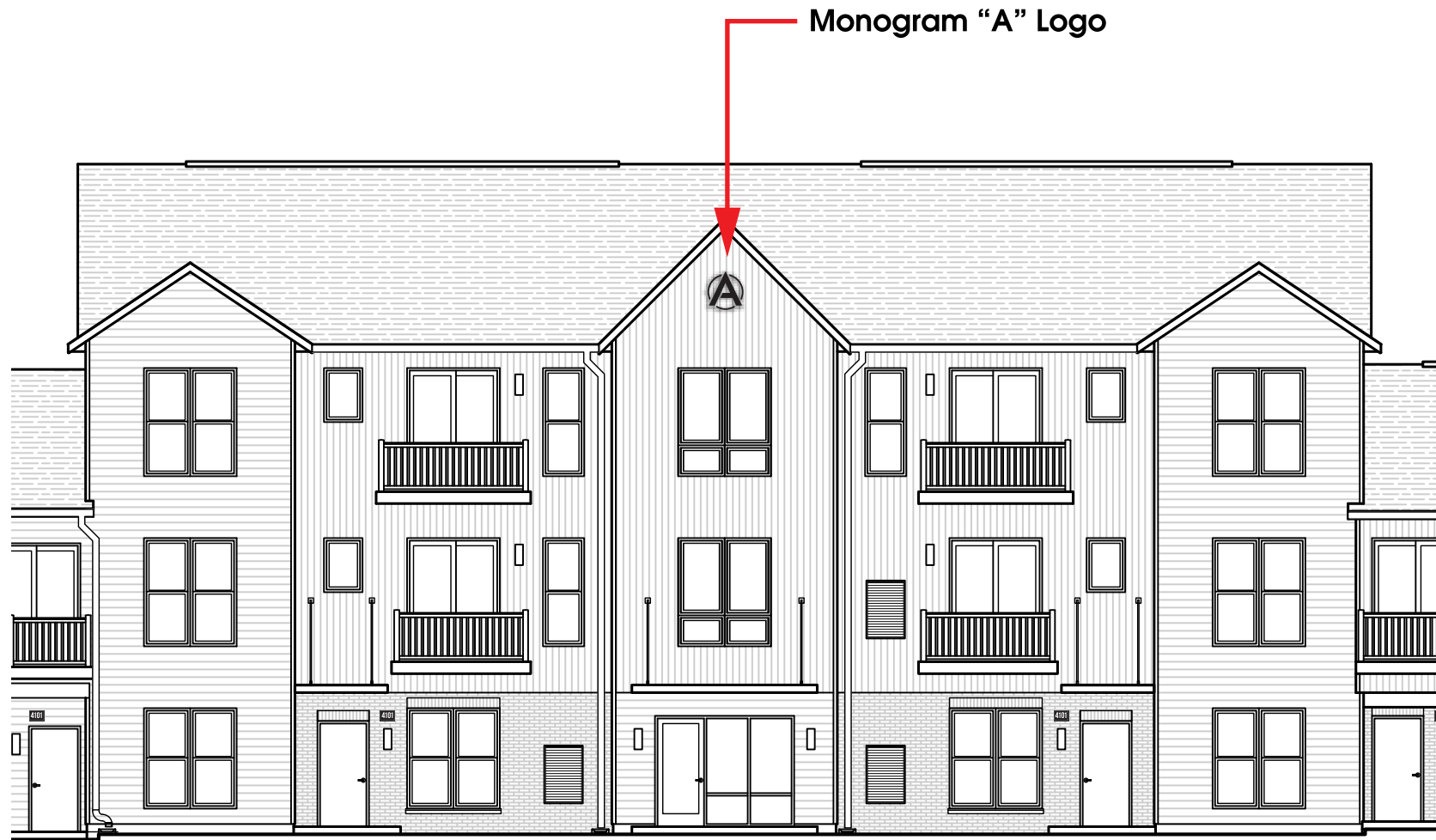
QTY: 13 - LED ILLUMINATED FACE LIT LOGOS WITH REMOTE POWER SUPPLIES

BILL OF MATERIALS				
ITEM	DESCRIPTION	QTY	UNIT	AS-BUILT
FACE	.177" WHITE ACRYLIC	75	SQTF	
TRIMCAP	1" PRE-FINISHED BLACK	286	FEET	
COIL	3" X .040" PRE-FINISHED VLACK	286	FEET	
VINYL	BLACK PERFORATED DAY/NIGHT VINYL APPLIED FIRST SURFACE	17	LNFT	
BACKS	3MM ACM LETTER BACKS	75	SQFT	
RIVNUT	1/4" RIVNUTS INSTALLED IN BACKS	169	PCS	
LIGHTING	PRINCIPAL QM2 LED MODULES	312	PCS	
POWER SUPPLY	ULTPS-60W UNIVERSAL 60W 12V MICRO DRIVER 120-277 CLASS 2	13	PCS	
	REMOTE PSU ENCLOSURE			
THREADED ROD	NOT INCLUDED			
ELECTRICAL	STRAIGHT CONNECTOR - 10' WHIPS	1	PER LETTER	
WEEP HOLES	1/4" WEEP HOLES	2	PER LETTER	

ELECTRICAL SPECIFICATIONS	
CONNECT RED & BLUE WIRES TO CORRESPONDING WIRE COLORS	
SIGN VOLTAGE	120
TOTAL SIGN AMPERAGE - PER SIGN	0.1560
TOTAL SIGN WATTS - PER SIGN	18.72

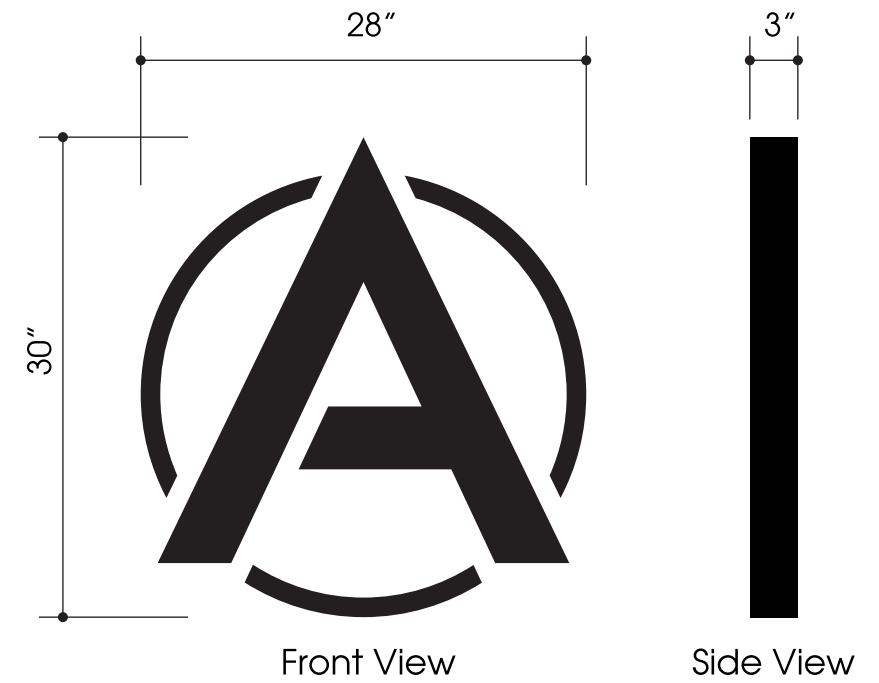
SHIP LIST	
1	(13) LED ILLUMINATED FACE LIT LOGO
2	REMOTE POWER SUPPLY & ENCLOSURE
3	COPY OF FABRICATION DRAWING
4	INSTALLATION PATTERN





Monogram "A" Logo

TYPICAL APARTMENT BUILDING FRONT



EXTERIOR MONOGRAM LOGO

Scale: 1" = 1'-0"

Exterior lit "A" monogram logo in third floor peak.

3" deep internally illuminated monogram "A" logo with separate 3 piece circle.

Black perforated vinyl face for black/white illumination. Standard black coil and trim cap.

Remote power supplies including power supply UL boxes.

CLIENT: S. R. Jacobson
 PROJECT: Avant
 DATE: 07/06/23
 JOB: 07900-564

45053 Grand River Avenue, Suite C
 Novi Michigan 48375
 (248) 380-7746
 printnology.net



570 Kirts Blvd Suite 221
 Troy Michigan 48064
 (248) 649-7330
 camarketinginc.com

marketing inc
 T R O Y + N O V I

