



www.nederveld.com
800.222.1868

ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.975.5190

HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0449

PREPARED FOR:
Talbot Development
Ryan Talbot

1235 Lyonhurst Street
Birmingham, MI 48009

REVISIONS:

Title: Preliminary Site Plan Submittal
Drawn: O08/C08 Checked: O08/BC Date: 7/2/2025
Title: Site Plan Submittal
Drawn: O08/C08 Checked: O08/BC Date: 7/24/2025



315 W HURON

CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SITE PLAN



SITE RENDERING (PREPARED BY H+B)

SCALE: NTS

DESIGN TEAM CONTACTS

APPLICANT / OWNER
TALBOT DEVELOPMENT
1235 LYONHURST STREET
BIRMINGHAM, MI 48009
P: 619.988.6435
ATTN: RYAN TALBOT

ARCHITECT
HOBBS + BLACK ARCHITECTS
100 N STATE ST
ANN ARBOR, MI 48104
P: 734.663.4189
ATTN: KREG NORGAARD

ENGINEER / SURVEYOR / LANDSCAPE ARCHITECT
NEDERVELD, INC.
3037 MILLER RD.
ANN ARBOR, MI 48103
P: 734.929.6963
ATTN: BRANDON CHANEY

UTILITY CONTACTS

THE FOLLOWING UTILITIES ARE LOCATED IN OR NEAR THE RIGHT-OF-WAY FOR THIS PROJECT.
PUBLIC UTILITIES

| CITY OF ANN ARBOR PUBLIC WORKS SERVICES UNIT | | |
|--|--|--------------|
| PUBLIC WORKS | W. R. WHEELER SVC. CTR 4251 STONE SCHOOL RD. ANN ARBOR, MI 48108 | 734-794-6350 |
| SIGNS/SIGNALS/ STREETLIGHTS | W. R. WHEELER SVC. CTR 4251 STONE SCHOOL RD. ANN ARBOR, MI 48108 | 734-794-6361 |
| PRIVATE UTILITIES | | |
| AT&T-PHONE | 550 S. MAPLE RD. ANN ARBOR, MI 48103 | 734-996-2135 |
| DTE ENERGY-ELECTRIC | WESTERN WAYNE SERVICE CTR 8001 HAGGERTY RD. BELVILLE, MI 48111 | 734-397-4115 |
| COMCAST-CABLE | 27800 FRANKLIN RD. SOUTHFIELD, MI 48034 | 313-999-8300 |
| DTE ENERGY-GAS | 17150 ALLEN RD. MELVINDALE, MI 48122 | 313-701-1355 |
| MCI-PHONE | 2400 NORTH GLENFILLE RICHARDSON, TX 75082 | 972-729-6016 |

BENCHMARKS

BENCHMARK #300 ELEV. = 805.43 (NAVD88)
ARROW ON HYDRANT, LOCATED 160'+/- WEST OF FIRST STREET & 290'+/- SOUTH OF W. HURON STREET.

BENCHMARK #301 ELEV. = 815.24 (NAVD88)
BOLT ON NORTHEAST CORNER OF LIGHT POLE, LOCATED 2'+/- WEST OF FIRST STREET & 17'+/- SOUTH OF W. HURON STREET AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FIRST STREET AND W. HURON STREET.

LEGAL DESCRIPTION (AS SURVEYED)

THE LAND IS DESCRIBED AS FOLLOWS: SITUATED IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN

PARCEL II

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, ASSESSOR'S PLAT NO. 3 IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 2 OF PLATS, PAGE 39, WASHTENAW COUNTY RECORDS, THENCE SOUTH ALONG THE WEST LINE OF FIRST STREET, 54.28 FEET; THENCE WESTERLY DEFLECTING 90°15' TO THE RIGHT, 85.47 FEET; THENCE SOUTHERLY DEFLECTING 90°15' TO THE LEFT, 78.49 FEET; THENCE WESTERLY DEFLECTING 90°15' TO THE RIGHT, 46.53 FEET; THENCE SOUTHERLY DEFLECTING 90°15' TO THE LEFT, 132.67 FEET TO THE NORTH LINE OF WASHINGTON STREET; THENCE WESTERLY ALONG SAID NORTH LINE, DEFLECTING 90°15' TO THE RIGHT, 46.0 FEET; THENCE NORTHWESTERLY DEFLECTING 75°19' TO THE RIGHT, 127.55 FEET; THENCE EASTERLY DEFLECTING 103°47' TO THE RIGHT, 9.0 FEET; THENCE NORTHERLY DEFLECTING 87°58' TO THE LEFT, 141.94 FEET TO THE SOUTH LINE OF HURON STREET; THENCE ALONG SAID SOUTH LINE, EASTERLY DEFLECTING 89°07' TO THE RIGHT, 198.33 FEET TO THE PLACE OF BEGINNING, BEING LOT 6 AND PART OF LOTS 1 AND 7, BLOCK 1, ASSESSOR'S PLAT NO. 3, IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND; BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, ASSESSOR'S PLAT NO. 3 IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 2 OF PLATS, PAGE 39, WASHTENAW COUNTY RECORDS; THENCE SOUTHERLY ALONG THE WEST LINE OF FIRST STREET, 54.28 FEET; THENCE WESTERLY DEFLECTING 90°15' TO THE RIGHT, 100.10 FEET ALONG THE SOUTH LINE OF LOT 1 OF SAID PLAT AND ITS WESTERLY EXTENSION; THENCE NORTHERLY DEFLECTING 89°45' TO THE RIGHT, 54.28 FEET ALONG A LINE BETWEEN TWO CONTIGUOUS BRICK WALLS; THENCE EASTERLY DEFLECTING 90°15' TO THE RIGHT, 100.10 FEET ALONG THE SOUTH LINE OF HURON STREET TO THE PLACE OF BEGINNING, BEING LOT 1 AND PART OF LOT 7, BLOCK 1, ASSESSOR'S PLAT NO. 3 IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN.

PARCEL III

LOT 2 AND THE SOUTH 2 INCHES OF LOT 1, BLOCK 1, ASSESSOR'S PLAT NO. 3 IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 2 OF PLATS, PAGE 39, WASHTENAW COUNTY RECORDS.

PARCEL IV

LOT 8 AND THE WEST 2.8 FEET OF LOT 7, BLOCK 1, ASSESSOR'S PLAT NO. 3 IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 2 OF PLATS, PAGE 39, WASHTENAW COUNTY RECORDS.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

DEVELOPMENT SUMMARY & COMPARISON CHART

| | REQUIRED / PERMITTED | EXISTING | PROPOSED |
|---------------------------------------|--|--|--|
| I) ZONING CLASSIFICATION: | D2 DOWNTOWN INTERFACE | D2 DOWNTOWN INTERFACE - FIRST STREET | D2 DOWNTOWN INTERFACE - FIRST STREET |
| II) LOT AREA: | NONE | 0.84 ACRES (36,793 SQ. FT.) | 0.84 ACRES (36,793 SQ. FT.) |
| III) TOTAL AREA OF ALL FLOORS: | | | 202,610 SQ. FT. |
| FLOOR AREA: | NA | 30,495 SQ. FT. | 2,460 SQ. FT. GROUND FLOOR (ENCLOSED AREA) |
| FLOOR AREA RATIO: | NA | NA | NA |
| IV) OPEN SPACE & ACTIVE OPEN SPACE | MINIMUM OF 10% OF THE LOT AREA AS OPEN SPACE NO DEVELOPMENT SHALL HAVE BUILDING COVERAGE GREATER THAN 80% OF THE LOT AREA | 686 SQ. FT. | OPEN SPACE = 3,705 SQ. FT. (10 %) |
| V) SETBACKS (FRONT, SIDE & REAR): | FRONT YARD (PRIMARY STREET): 1 FT MAX FRONT YARD (SECONDARY STREET): 10 FT MAX STREETWALL OFFSET: 5 FT AVERAGE SIDE YARD: ZERO (0) FEET REAR YARD: ZERO (0) FEET | FRONT YARD - PRIMARY ST (HURON): 0 FT FRONT YARD - SECONDARY ST (FIRST): 0 FT FRONT YARD - SECONDARY ST (WASHINGTON): 108 FT REAR YARD (WEST): 0 FT | FRONT YARD - PRIMARY ST (HURON): 0 FT FRONT YARD - SECONDARY ST (FIRST): 0 FT FRONT YARD - SECONDARY ST (WASHINGTON): 2.3 FT REAR YARD (WEST): 0.3 FT |
| VI) BUILDING HEIGHT & STORIES: | 60 FT (MAXIMUM STREETWALL HEIGHT IS THREE (3) STORIES) | 2 STORIES | 10 STORIES + GROUND FLOOR |
| VII) BUILDING HEIGHT BONUS: | HEIGHT LIMITS MAY BE INCREASED BY UP TO 30% WHEN DEVELOPMENT HAS AN AFFORDABLE HOUSING COMPONENT OR A SUSTAINABILITY COMPONENT | NA | 18 FT HEIGHT BONUS AFFORDABLE HOUSING INCLUDED |
| VIII) OFF-STREET VEHICULAR PARKING: | NONE REQUIRED | 18 SPACES | REGULAR PARKING SPACES = 71 SPACES COMPACT PARKING SPACES = 35 SPACES TOTAL PARKING SPACES = 106 SPACES |
| IX) BICYCLE PARKING, INCLUDING CLASS: | ONE (1) BICYCLE SPACE PER 2,500 SQ. FT. = 83 CLASS A (100%) | 2 CLASS C SPACES | 83 CLASS A SPACES |
| X) EV PARKING (D2-RESIDENTIAL): | 90% OF PARKING SPACES SHALL BE EV-C 10% OF PARKING SPACES SHALL BE EV-I | NONE | 90% EV-C = 95 SPACES 10% EV-I = 11 SPACES |
| XI) VARIANCES OR PLANNED PROJECTS: | NA | NA | BUILDING HEIGHT VARIANCE 59'11" TOTAL (INCLUDING 10' FOR MECHANICAL SCREENING) |
| XII) BUILDING COVERAGE IN THE D2 | 80% MAX | 83% | 78% |
| XIII) MAXIMUM BUILDING MODULE LENGTH | 66 FT. MAX | NA | 66 FT (SEE BUILDING MODULE MASSING FOR DETAIL.) |

SHEET INDEX

| CIVIL PLANS: | | ARCHITECTURAL PLANS: | |
|------------------------------------|--------|--------------------------|-----|
| COVER SHEET | C-100 | GROUND FLOOR | A-1 |
| ALTA/NSPS LAND TITLE SURVEY | AL | FIRST FLOOR | A-2 |
| ALTERNATIVE ANALYSIS | C-200 | SECOND - NINTH FLOOR | A-3 |
| NATURAL FEATURES PLAN | C-201 | TENTH FLOOR & ROOF PLAN | A-4 |
| EXISTING SOILS INFORMATION | C-202 | BUILDING SECTIONS | A-5 |
| DEMOLITION PLAN | C-203 | NORTH & SOUTH ELEVATIONS | A-6 |
| SITE LAYOUT PLAN GROUND FLOOR | C-205 | EAST & WEST ELEVATIONS | A-7 |
| SITE LAYOUT PLAN FIRST FLOOR | C-206 | PERSPECTIVES | A-8 |
| FIRE PROTECTION PLAN | C-207 | | |
| ACCESS MANAGEMENT PLAN | C-208 | | |
| S.E.S.C. & GRADING PLAN | C-300 | | |
| UTILITY PLAN | C-400 | | |
| STORMWATER MANAGEMENT CALCULATIONS | C-401 | | |
| DETAILS AND SPECIFICATIONS | C-500 | | |
| LANDSCAPE PLAN | L-100 | | |
| PHOTOMETRIC PLAN GROUND FLOOR | 1 OF 2 | | |
| PHOTOMETRIC PLAN GROUND FLOOR | 2 OF 2 | | |
| PHOTOMETRIC PLAN FIRST FLOOR | 1 OF 2 | | |
| PHOTOMETRIC PLAN FIRST FLOOR | 2 OF 2 | | |

SITE SUMMARY NOTES

A. PETITION FOR SITE PLAN

THE FOLLOWING SITE PLAN PETITION IS FOR PLANNING COMMISSION APPROVAL. TYPE 1 CITIZEN PARTICIPATION NOTIFICATION IS REQUIRED. RECOMMENDATION FROM PLANNING & DEVELOPMENT SERVICES IS REQUIRED. NO ANNEXATION PETITIONS, REZONING PETITIONS, PUD ZONING PETITIONS, SPECIAL EXCEPTION USES, PLANNED PROJECT MODIFICATIONS, OR LANDSCAPE MODIFICATIONS ARE REQUIRED. A VARIANCE REQUEST IS REQUIRED TO EXCEED THE D2-FIRST STREET BUILDING HEIGHT LIMIT OF 60'.

B. DEVELOPMENT PROGRAM

I. DESCRIPTION:
THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A FULLY ELECTRIC, 10-STORY MIXED-USE DEVELOPMENT THAT FEATURES 280 UNITS, A COFFEE SHOP, RETAIL, AND AMENITY SPACES. THE GROUND FLOOR IS MOSTLY COMPRISED OF COVERED PARKING, INCLUDING EV CHARGING, WITH ACCESS FROM WASHINGTON. THE FIRST FLOOR WILL HAVE ADDITIONAL COVERED PARKING, AND COFFEE/RETAIL SPACE WITH ACCESS FROM FIRST STREET. FLOORS 1-10 WILL CONTAIN A MIXTURE OF STUDIO, ONE & TWO BEDROOMS, WITH 15% OF THE UNITS BEING 60% AMI AFFORDABLE HOUSING. THE PROJECT REQUESTS A VARIANCE FROM D2'S MAX BUILDING HEIGHT OF 60'.

II. PROPOSED PHASING & PROBABLY CONSTRUCTION COSTS:
THE PROPOSED DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE, BEGIN ONCE APPROVALS ARE SECURED. THE ESTIMATED CONSTRUCTION COSTS IS \$70,000,000.

III. STATEMENT OF LAND INTEREST:
PROPERTIES ARE UNDER CONTRACT WITH THE APPLICANT - TALBOT DEVELOPMENT

C. COMMUNITY ANALYSIS

I. IMPACT OF PROPOSED DEVELOPMENT ON AREA SCHOOLS:
THERE WILL BE NO ANTICIPATED NEGATIVE IMPACTS ON PUBLIC ELEMENTARY OR HIGH SCHOOLS. ADDITIONAL TAX REVENUE WILL BE GENERATED AS A RESULT OF THIS PROJECT.

II. RELATIONSHIP OF INTENDED USE TO NEIGHBORING USES:
RESIDENTS ARE LIKELY TO PATRONIZE NEARBY COMMERCIAL AND ENTERTAINMENT LOCATIONS INCLUDING RESTAURANTS, BARS, THEATRES, AND UNIVERSITY RELATED FACILITIES.

III. IMPACT OF ADJACENT USES ON THE PROPOSED DEVELOPMENT:
NO IMPACTS FROM ADJACENT USES ARE ANTICIPATED.

IV. IMPACT OF PROPOSED DEVELOPMENT ON AIR AND WATER QUALITY, AND ON THE EXISTING NATURAL FEATURES OF THE SITE AND NEIGHBORING SITES:
a. THERE WILL BE NO NEGATIVE IMPACT TO AIR QUALITY.
b. THE PARCEL IS CURRENTLY DEVELOPED AND HAS NO STORM WATER DETENTION FACILITIES. THE PROPOSED STORM WATER DETENTION SYSTEM IMPROVEMENTS ARE DESIGNED TO PRE-TREAT, DETAIN, AND RELEASE THE RUNOFF INTO THE PUBLIC STORM SEWER AT A CONTROLLED RATE. WATER QUALITY CONTROLS WILL BE IMPLEMENTED TO ENSURE THAT RUNOFF DURING CONSTRUCTION IS CONTROLLED AND MANAGED.
c. THERE ARE NO LANDMARK TREES, ENDANGERED SPECIES HABITATS, WATER COURSES, WETLANDS, STEEP SLOPES, OR WOODLANDS ON THE SITE. THERE IS FEMA MAPPED FLOODPLAIN ON THE PROJECT SITE THAT WILL REQUIRE MINOR MITIGATION.

V. IMPACT OF THE PROPOSED USE ON HISTORIC SITES/STRUCTURES:
NO HISTORIC STRUCTURES EXIST ON-SITE. THE SITE ITSELF IS NOT HISTORIC.

VI. TRAFFIC STATEMENT:
A MULTI-MODAL TRAFFIC IMPACT ANALYSIS (MTIA) IS REQUIRED AND PROVIDED.

VII. PUBLIC SIDEWALK MAINTENANCE STATEMENT
PUBLIC SIDEWALK WILL BE INSTALLED ALONG THE W. HURON, N. FIRST STREET AND W. WASHINGTON ROAD FRONTAGES. THIS SIDEWALK WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE TO CITY OF ANN ARBOR STANDARDS.

VIII. NATURAL FEATURES GENERAL DESCRIPTION AND IMPACTS:
a. THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS ON THE SITE.
b. THERE ARE FEMA MAPPED 100-YEAR FLOODPLAINS ON-SITE. REFER TO SHEET C-201 FOR DETAIL.
c. THERE ARE NO LANDMARK TREES ON THE SITE.
d. THERE ARE NON-LANDMARK TREES ON THE SITE, AND ADDITIONAL, NON-REGULATED TREES IMMEDIATELY ADJACENT TO THE SITE. SEE THE SHEET C-201 FOR DETAIL.
e. THERE ARE NO WOODLANDS ON THE SITE.
f. THERE ARE NO STEEP SLOPES ON THE SITE.
g. THERE ARE NO WATER COURSES ON THE SITE.
h. THERE ARE NO WETLANDS ON THE SITE.

315 W HURON

Cover Sheet

315 W. Huron Street, Ann Arbor, MI 48103
PART OF THE NORTHWEST 1/4 OF SECTION 28, T2S, R9E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:



Osama Odoh

PROJECT NO:
25500084

SHEET NO:
C-100

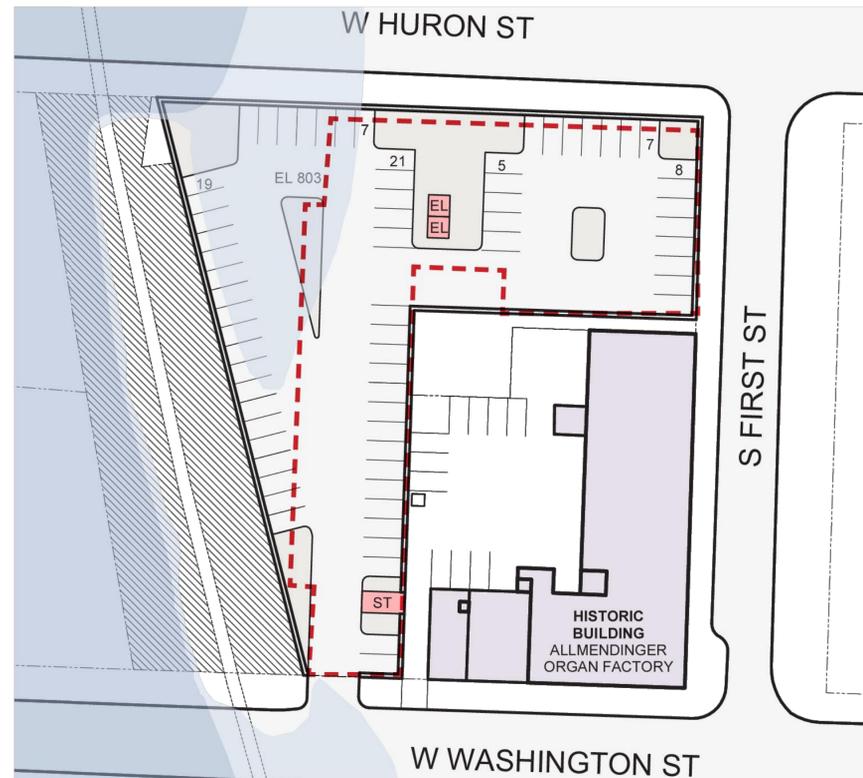
PREPARED FOR:

Talbot Development
Ryan Talbot

1235 Lyonhurst Street
Birmingham, MI 48009

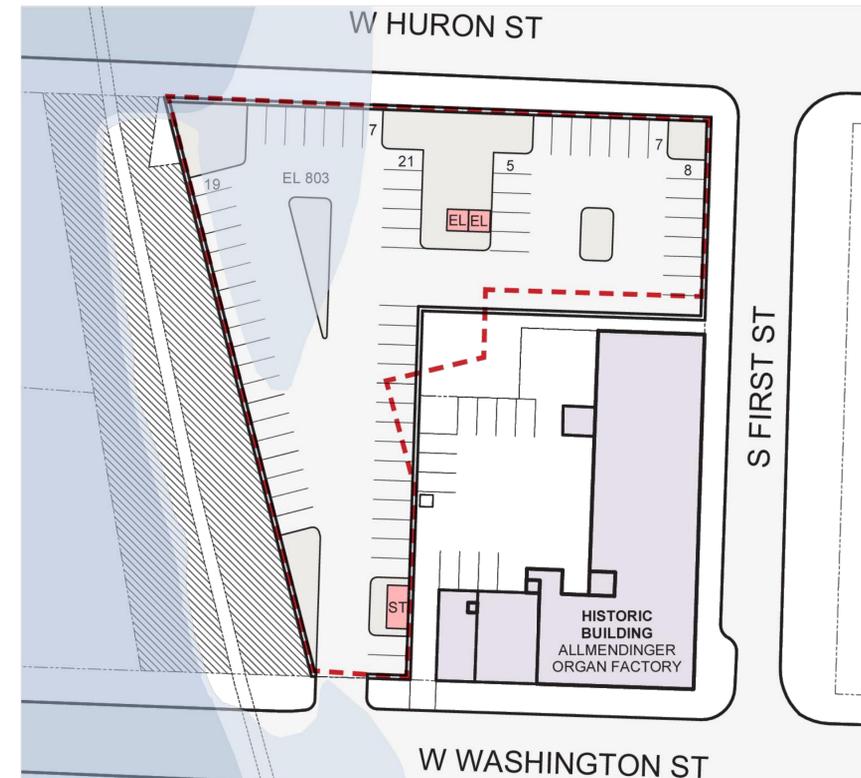
REVISIONS:

Title: Preliminary Site Plan Submittal
Drawn: OOB/CGB Checked: OOB/C Date: 7/2/2025
Title: Site Plan Submittal
Drawn: OOB/CGB Checked: OOB/C Date: 7/24/2025



PARKING LEVEL: 67 SPOTS FFE 803, ENTRY OFF W WASHINGTON ST

- ALT. OP. 1** - UNDER 120' HEIGHT
LEVELS: PARKING, +10 FULL LEVELS ABOVE
PARKING: 67 SPOTS, FF ELEVATION 803
UNITS: GROUND LEVEL (20 UNITS)
 LEVELS 2-10 (30 UNITS PER LEVEL) = 270 UNITS
290 TOTAL UNITS



PARKING LEVEL: 67 SPOTS FFE 803, ENTRY OFF W WASHINGTON ST

- ALT. OP. 2** - UNDER 120' HEIGHT
LEVELS: PARKING, +10 FULL LEVELS ABOVE
PARKING: 67 SPOTS, FF ELEVATION 803
UNITS: GROUND LEVEL (20 UNITS)
 LEVELS 2-10 (35 UNITS PER LEVEL) = 315 UNITS
335 TOTAL UNITS

DESIGN ALTERNATIVE - OPTION 1

SCALE: N.T.S.



DESIGN ALTERNATIVE - OPTION 2

SCALE: N.T.S.



315 W HURON

Alternative Analysis

315 W. Huron Street, Ann Arbor, MI 48103
 PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R9E,
 CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:



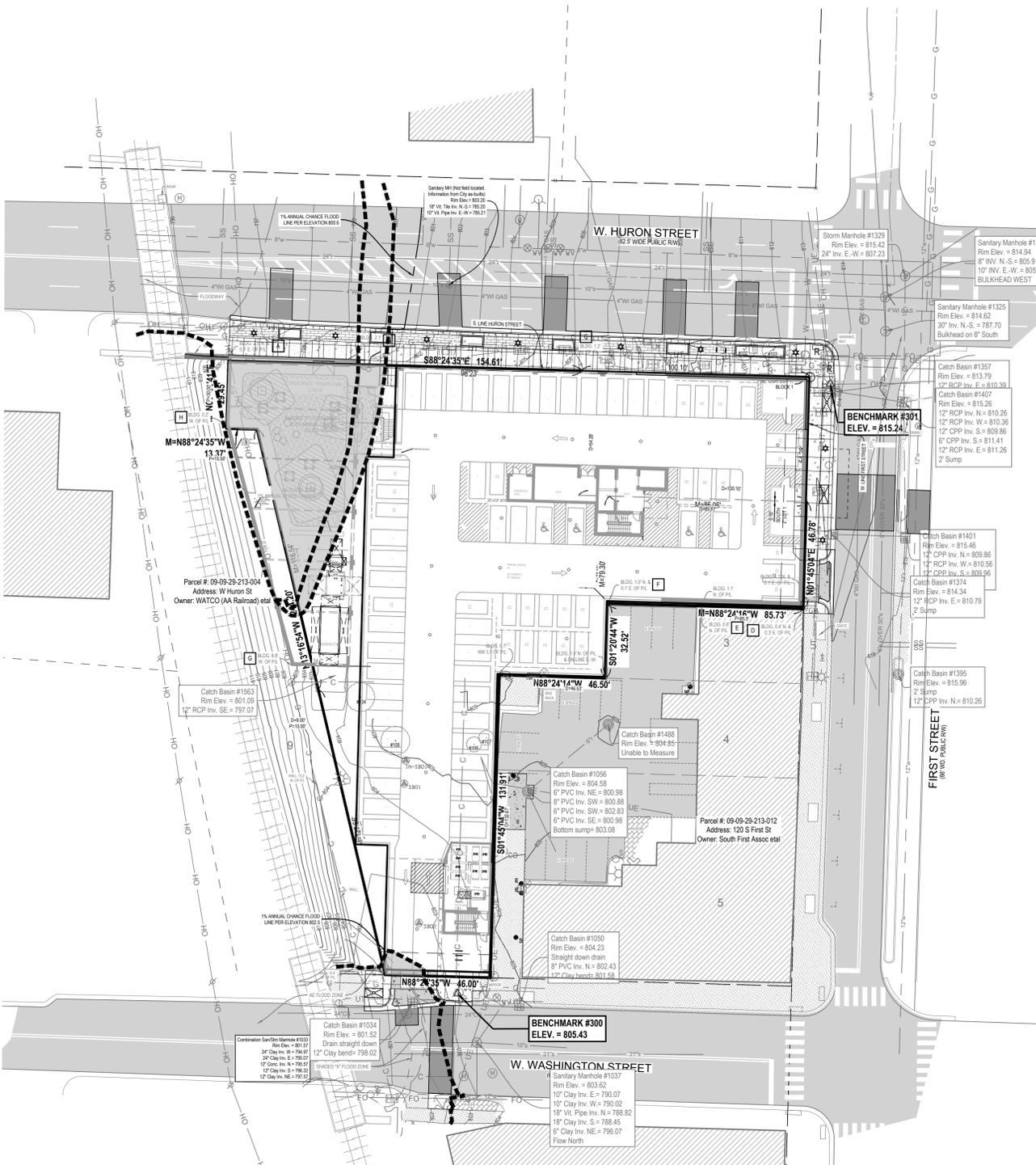
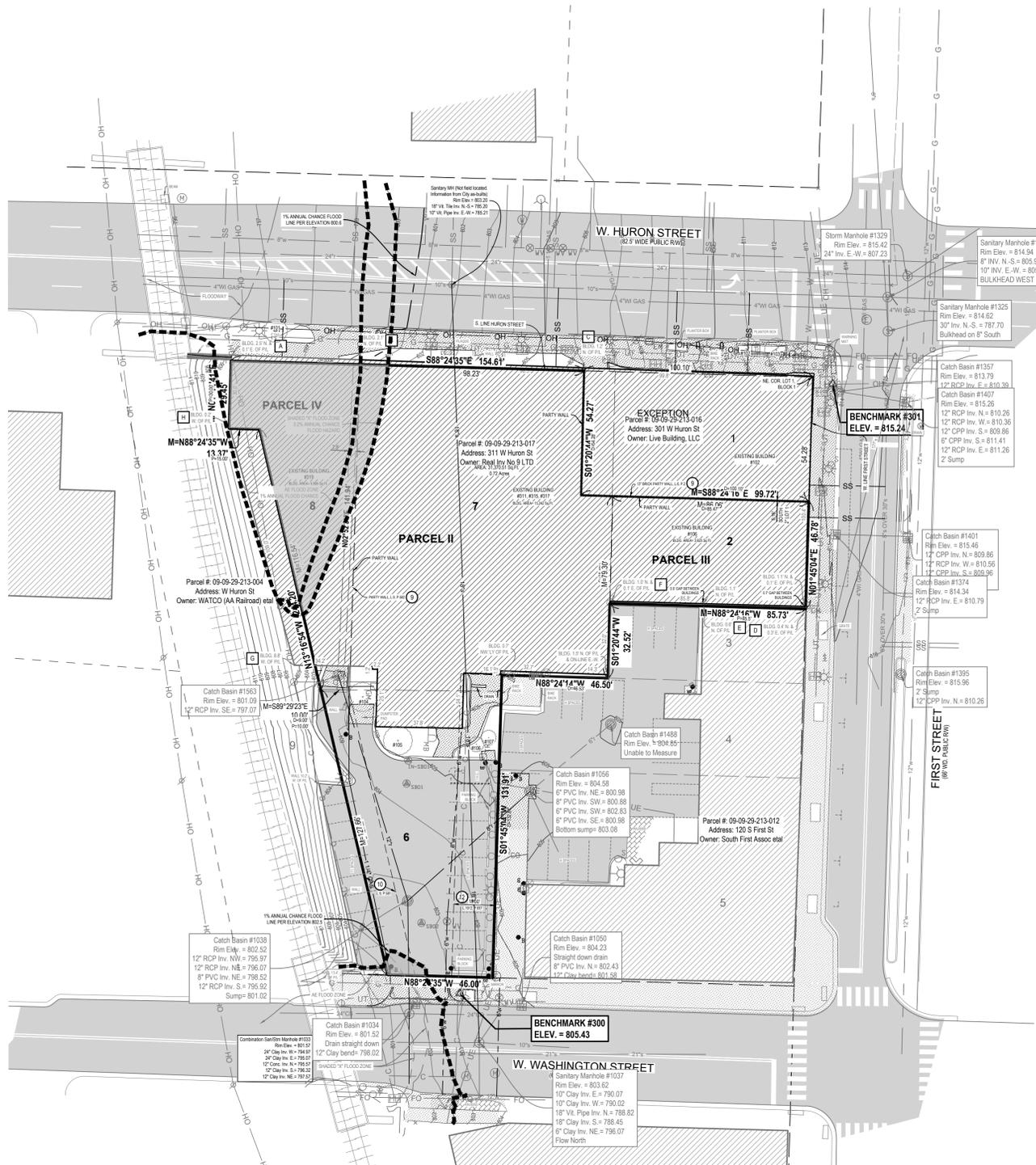
Osama Odeh

PROJECT NO:
25500084

SHEET NO:
C-200

LEGEND

-  EXISTING GRADE CONTOUR
-  EXISTING FEMA FLOODPLAIN





www.nederveld.com
800.222.1868

ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.975.5190

HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.993.0449

PREPARED FOR:
Talbot Development
Ryan Talbot

1235 Lyonhurst Street
Birmingham, MI 48009

REVISIONS:

Title: Preliminary Site Plan Submittal
Drawn: OOB/CBC Checked: OOB/CBC Date: 7/2/2025
Title: Site Plan Submittal
Drawn: OOB/CBC Checked: OOB/CBC Date: 7/24/2025

315 W HURON

Existing Soils Information
315 W. Huron Street, Ann Arbor, MI 48103
PART OF THE NORTHWEST 1/4 OF SECTION 28, T2S, R9E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

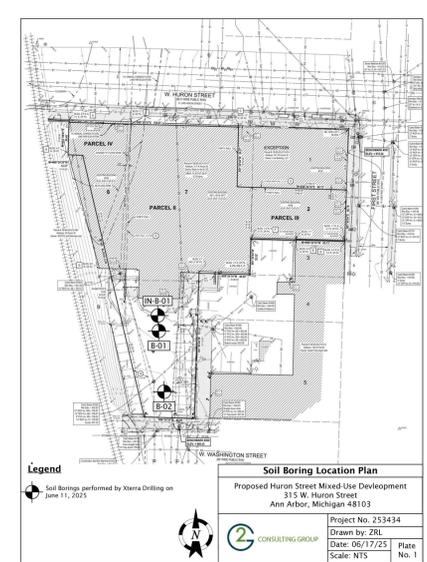
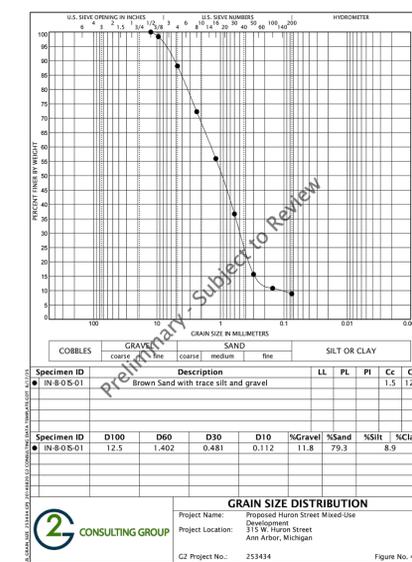
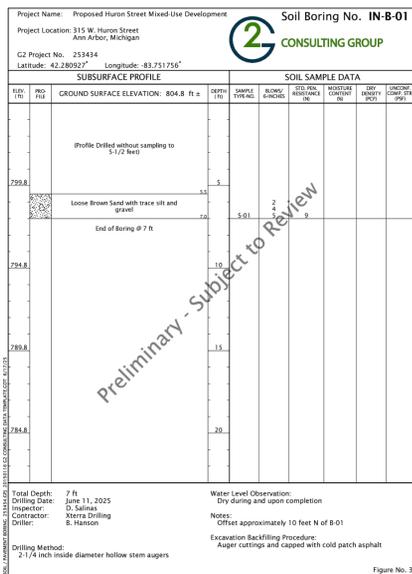
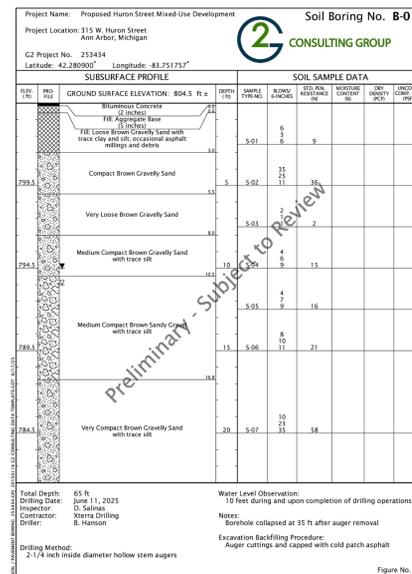
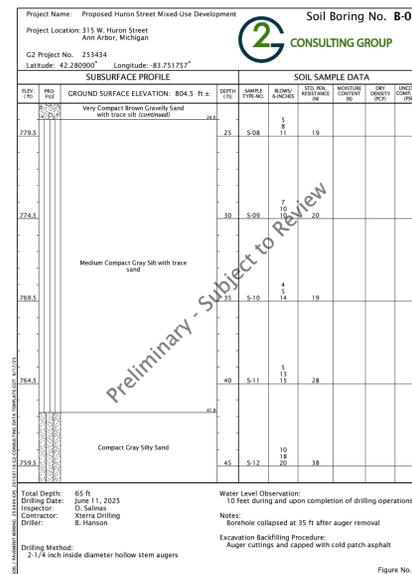
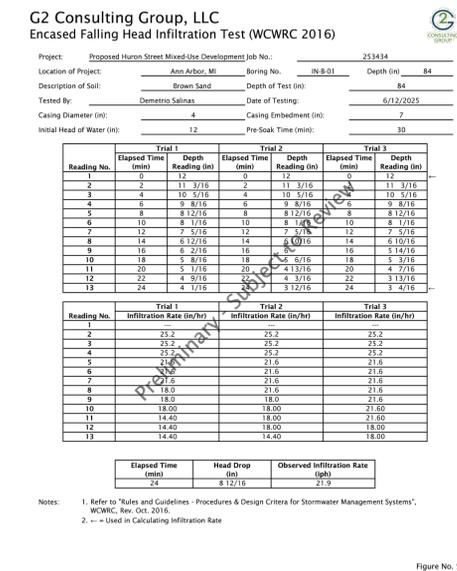
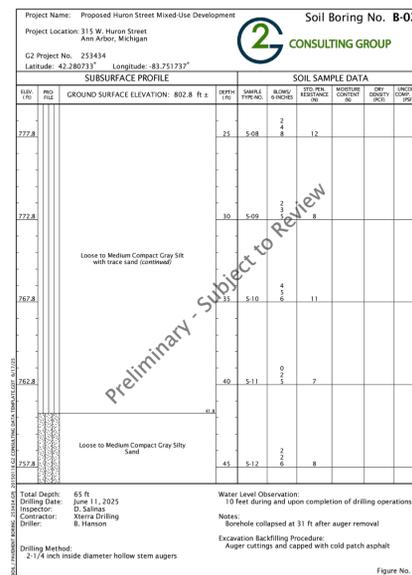
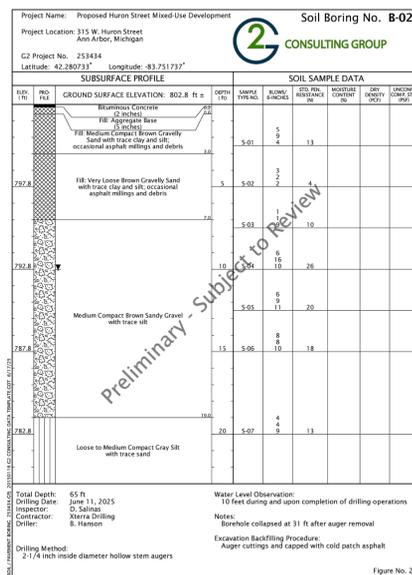
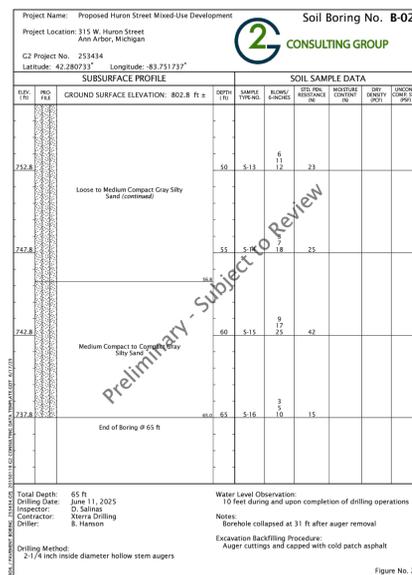
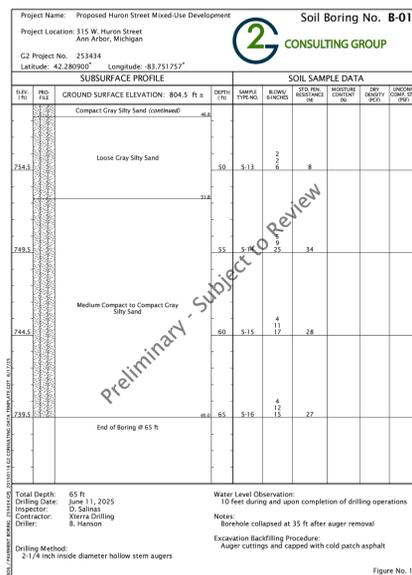
SEAL:



Osama Odoh

PROJECT NO:
25500084

SHEET NO:
C-202



NEDERVELD
 www.nederveld.com
 800.222.1868
ANN ARBOR
 3037 Miller Rd.
 Ann Arbor, MI 48103
 Phone: 734.929.6963
GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 Phone: 616.575.5190
HOLLAND
 730 Chicago Dr.
 Holland, MI 49423
 Phone: 616.393.0449

PREPARED FOR:
 Talbot Development
 Ryan Talbot
 1235 Lyonhurst Street
 Birmingham, MI 48009

REVISIONS:
 Title: Preliminary Site Plan Submittal
 Drawn: OOB/CBC Checked: OOB/CBC Date: 7/2/2025
 Title: Site Plan Submittal
 Drawn: OOB/CBC Checked: OOB/CBC Date: 7/24/2025

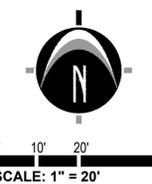
315 W HURON
Demolition Plan
 315 W. Huron Street, Ann Arbor, MI 48103
 PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R9E,
 CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:

 OSAMA
 ODEH
 License No.
 6201314909
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MICHIGAN

PROJECT NO:
 25500084

SHEET NO:
C-203



LEGEND

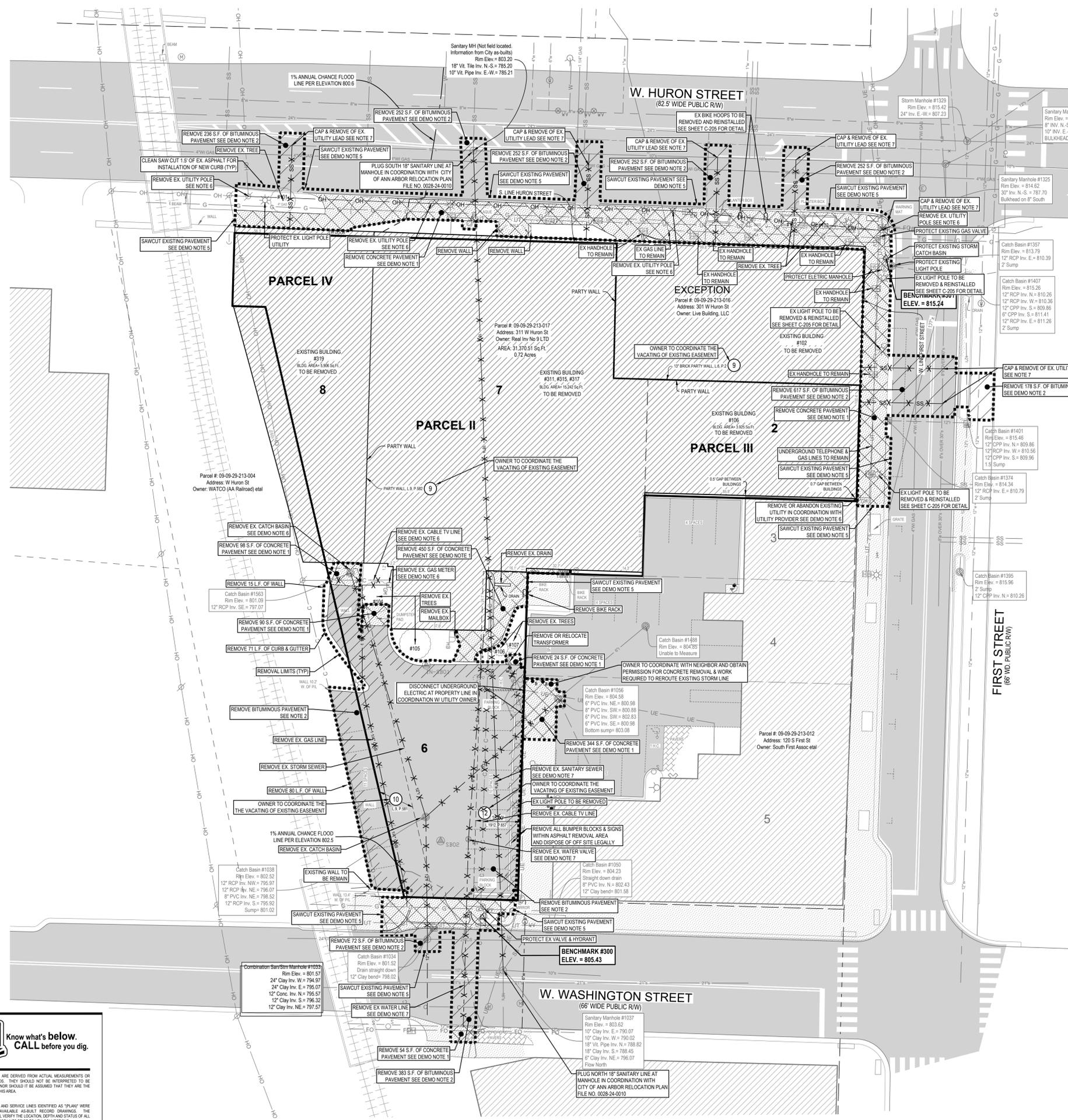
| | | | |
|---|--------------------------|----|-----------------------------|
| ○ | Iron - Found as noted | ○ | Sign |
| ● | Bollard | ⊙ | Sanitary Manhole |
| ⊙ | Catch Basin - Round | ⊙ | Transformer |
| ⊙ | Catch Basin - Square | ⊙ | Water Manhole |
| ○ | Cleanout | ⊙ | Water Valve |
| △ | Control Point/Benchmark | — | Cable TV Line |
| □ | Electric Meter | — | Electric Underground Line |
| ⊙ | Electric Manhole | — | Gas Line |
| ⊙ | Electric Risers | — | Overhead Utility |
| ⊙ | Gas Meter | — | Railroad Line |
| ⊙ | Gas Valve | — | Sanitary |
| — | Guy Anchor | — | Storm Line |
| ⊙ | Handhole | — | Underground Telephone |
| ⊙ | Hydrant | — | Watermain |
| ⊙ | Irrigation Control Valve | ▨ | Asphalt |
| ⊙ | Light Pole | ▨ | Brick Hatch |
| ⊙ | Mailbox | ▨ | Existing Building |
| ⊙ | Miss Dig Flag - Cable | ▨ | Concrete |
| ⊙ | Miss Dig Flag - Electric | M= | Measured |
| ⊙ | Miss Dig Flag - Water | P= | Platted |
| ⊙ | Manhole | D= | Described |
| ⊙ | Parking Meter | PL | Property Line |
| ⊙ | Utility Pole | ▨ | Existing Concrete Removal |
| ⊙ | Phone Riser | ▨ | Existing Bituminous Removal |

REMOVAL / DEMOLITION NOTES

- EXISTING CONCRETE PAVEMENT MARKED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH. CONTRACTOR RESPONSIBLE FOR PROPER DISPOSAL OFF-SITE.
- EXISTING BITUMINOUS PAVEMENT MARKED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH. CONTRACTOR RESPONSIBLE FOR PROPER DISPOSAL OFF-SITE.
- EXISTING BUILDINGS MARKED FOR REMOVAL SHALL BE FULLY REMOVED. CONTRACTOR RESPONSIBLE FOR PROPER DISPOSAL OFF-SITE.
- EXISTING CURBS MARKED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH. CONTRACTOR RESPONSIBLE FOR PROPER DISPOSAL OFF-SITE.
- SAW CUTS SHALL BE TO FULL DEPTH OF PAVEMENT. CONTRACTOR TO TAKE SPECIAL CARE TO MAINTAIN CLEAN EDGE FOR FUTURE PAVEMENT CONNECTION JOINT.
- CONTRACTOR TO COORDINATE REMOVAL OF EXISTING UTILITY POLES WITH UTILITY COMPANY.
- CONTRACTOR TO COORDINATE CAPPING & REMOVAL OF EXISTING UTILITY LEAD WITH CITY PLUMBING INSPECTOR.
- EXISTING PLANTINGS MARKED FOR REMOVAL SHALL BE DISPOSED OF OFF SITE, OR RELOCATED TO OTHER PLANTING BEDS ON-SITE.
- THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DIGGING IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
- ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
- BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY AND BY THE OWNER, REPRESENTATIVES OF THE CITY, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
- ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVES SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
- ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
- THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS AND JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE CITY OR OWNER.
- ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE FOR PROPOSED CURBS. THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
- ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT DATED MONTH/DAY/YEAR.
- ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.

SCHEDULE B - SECTION II NOTES

- Rights of adjoining owners in any party walls and rights in common with such owner in the roof, chimneys, fixtures or other appurtenances which are susceptible of common use, together with all liability for maintenance, repair and damage that common use entails, as disclosed by instrument recorded in Liber 6 of Miscellaneous Records, Page 2 and in Liber 9 of Miscellaneous Records, Page 582, Washtenaw County Records. The easement described in this document is shown on this survey.
- Terms, conditions and provisions which are recited in Easement Agreement recorded in Liber 9 of Miscellaneous Records, Page 581, Washtenaw County Records. The easement described in this document is shown on this survey.
- Right of Way for sewer purposes vested in the City of Ann Arbor by instrument recorded in Liber 128, Page 284 and modified by instrument recorded in Liber 1959, Page 686, Washtenaw County Records. The easement described in this document is a blanket easement over Parcel II.
- Right of Way vested in The Detroit Edison Company by instrument recorded in Liber 1912, Page 657, Washtenaw County Records. The easement described in this document is shown on this survey.



811 Know what's below.
CALL before you dig.
 UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



www.nederveld.com
800.222.1868
ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0449

PREPARED FOR:
Talbot Development
Ryan Talbot

1235 Lyonhurst Street
Birmingham, MI 48009

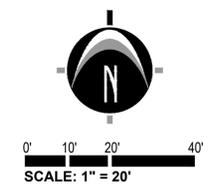
REVISIONS:
Title: Preliminary Site Plan Submittal
Drawn: OOB/CBC Checked: OOB/C Date: 7/2/2025
Title: Site Plan Submittal
Drawn: OOB/CBC Checked: OOB/C Date: 7/24/2025

315 W HURON
Site Layout Plan | Ground Floor
315 W. Huron Street, Ann Arbor, MI 48103
PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R9E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:
STATE OF MICHIGAN
OSAMA
ODEH
License No.
6201314909
LICENSED PROFESSIONAL ENGINEER
Osama Odoh

PROJECT NO:
25500084

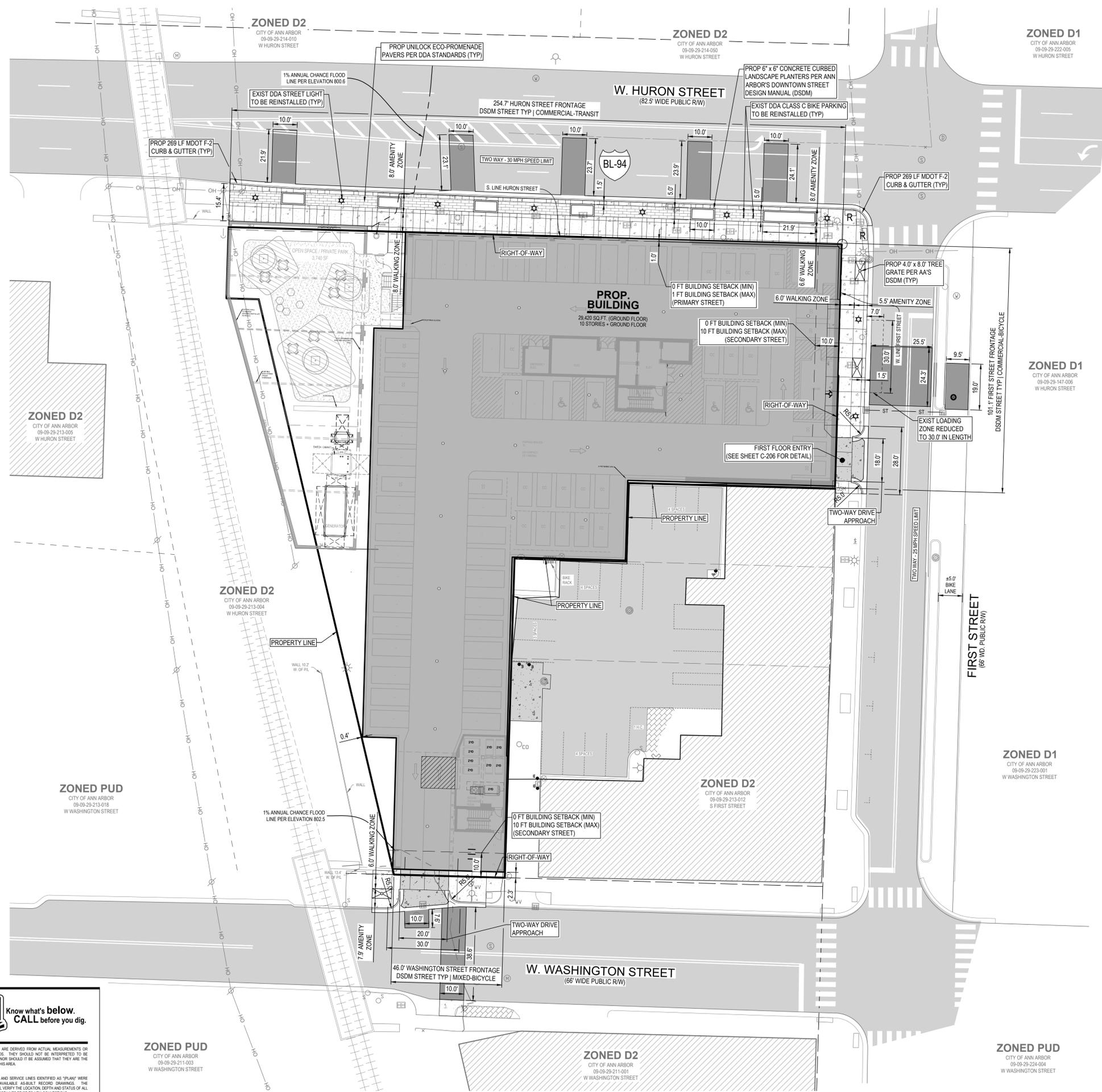
SHEET NO:
C-205



LEGEND

| | |
|--|-------------------------------------|
| | EXISTING BITUMINOUS |
| | EXISTING CONCRETE |
| | PROPOSED BITUMINOUS (STANDARD DUTY) |
| | PROPOSED BITUMINOUS (HEAVY DUTY) |
| | PROPOSED CONCRETE (STANDARD DUTY) |
| | PROPOSED CONCRETE (HEAVY DUTY) |

- SITE NOTES**
- 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 THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
 - NO CHEMICALS ARE ALLOWED IN STORMWATER FEATURES OR BUFFER ZONES WITH THE FOLLOWING EXCEPTION: INVASIVE SPECIES MAY BE TREATED WITH CHEMICALS BY A CERTIFIED APPLICATOR.
 - FIRST STREET IS UNDER A STREET CUT MORATORIUM UNTIL THE YEAR 2026. THEREFORE, APPROVED STREET CUTS INTO A MORATORIUM STREET WILL INVOLVE SPECIAL RESTORATION METHODS, REVIEWED AND APPROVED BY THE CITY OF ANN ARBOR, PRIOR TO CONSTRUCTION.
 - FIRE DEPARTMENT REQUIREMENT: THE BUILDING SHALL BE COMPLIANT WITH 2024 IFC 510 - EMERGENCY RESPONDER COMMUNICATIONS ENHANCEMENT SYSTEMS.



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

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

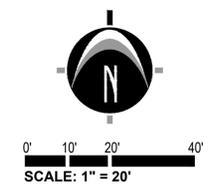
ZONED PUD
CITY OF ANN ARBOR
09-09-29-211-003
W WASHINGTON STREET

ZONED D2
CITY OF ANN ARBOR
09-09-29-211-001
W WASHINGTON STREET

ZONED PUD
CITY OF ANN ARBOR
09-09-29-224-004
W WASHINGTON STREET



www.nederveld.com
800.222.1868
ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.928.6963
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.353.0449



LOCATION MAP
NOT TO SCALE

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)

PREPARED FOR:
Talbot Development
Ryan Talbot

1235 Lyonhurst Street
Birmingham, MI 48009

REVISIONS:
Title: Preliminary Site Plan Submittal
Drawn: OOB/CBC Checked: OOB/C Date: 7/2/2025
Title: Site Plan Submittal
Drawn: OOB/CBC Checked: OOB/C Date: 7/24/2025

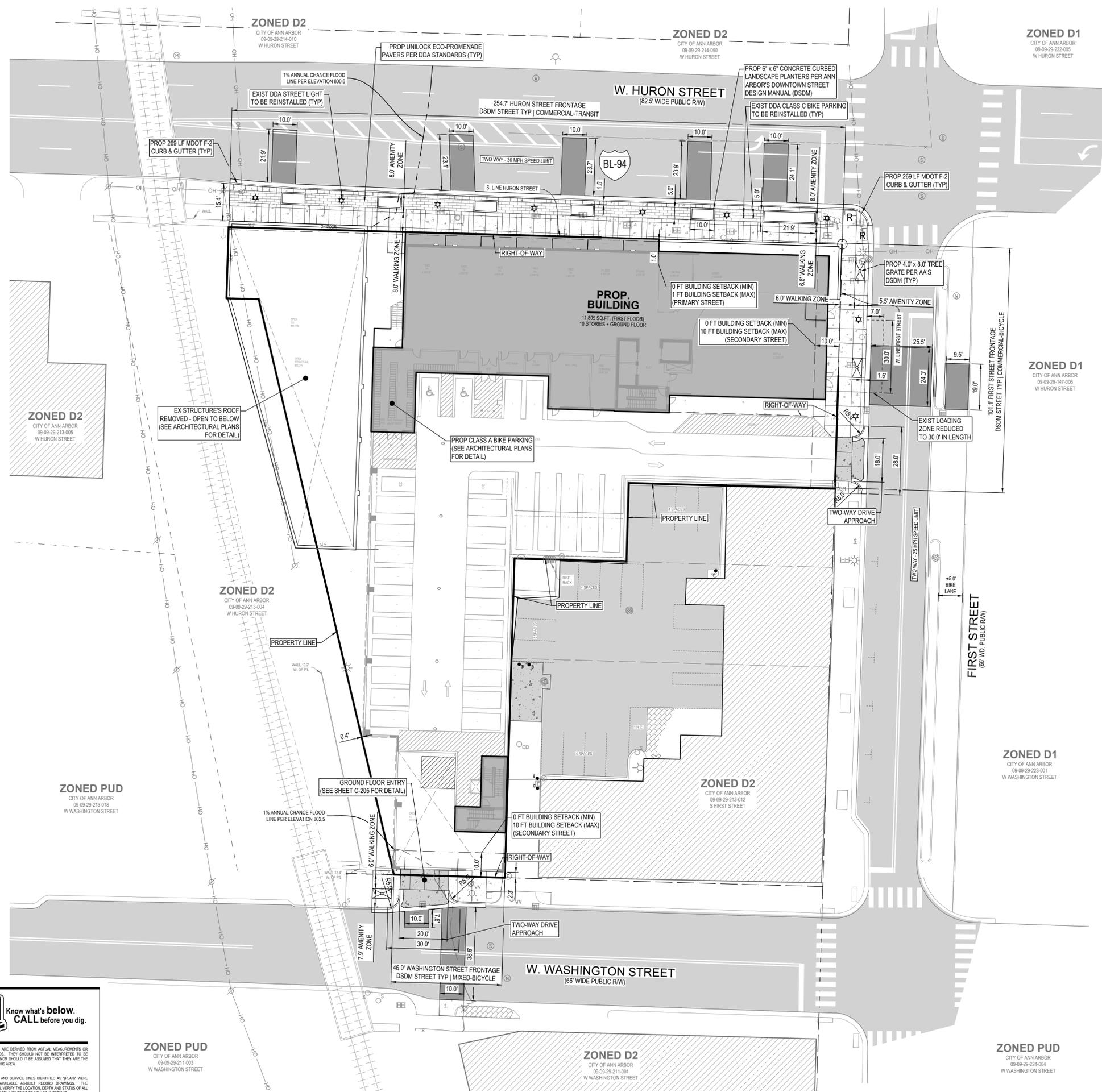
315 W HURON
Site Layout Plan | First Floor

315 W. Huron Street, Ann Arbor, MI 48103
PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R9E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN



PROJECT NO:
25500084

SHEET NO:
C-206



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

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

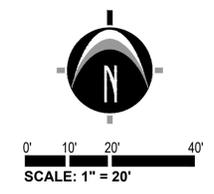
NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

ZONED PUD
CITY OF ANN ARBOR
09-09-29-213-018
W WASHINGTON STREET

ZONED D2
CITY OF ANN ARBOR
09-09-29-211-000
W WASHINGTON STREET

ZONED PUD
CITY OF ANN ARBOR
09-09-29-224-004
W WASHINGTON STREET

NEDERVELD
 www.nederveld.com
 800.222.1868
ANN ARBOR
 3037 Miller Rd.
 Ann Arbor, MI 48103
 Phone: 734.929.6963
GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 Phone: 616.276.2100
HOLLAND
 730 Chicago Dr.
 Holland, MI 49423
 Phone: 616.353.0449



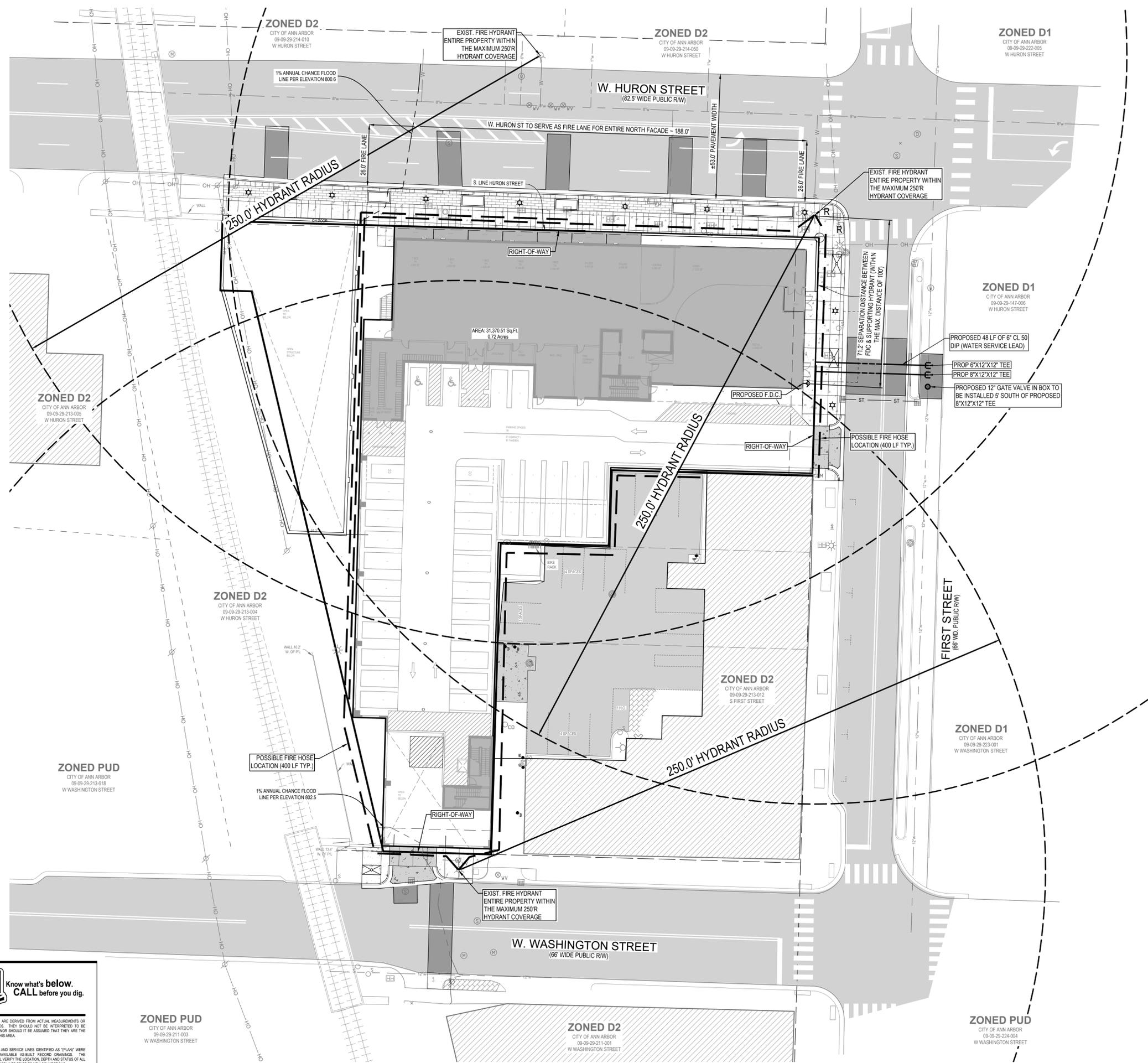
LOCATION MAP
 NOT TO SCALE

LEGEND

| | |
|--|-------------------------------------|
| | EXISTING BITUMINOUS |
| | EXISTING CONCRETE |
| | PROPOSED BITUMINOUS (STANDARD DUTY) |
| | PROPOSED BITUMINOUS (HEAVY DUTY) |
| | PROPOSED CONCRETE (STANDARD DUTY) |
| | PROPOSED CONCRETE (HEAVY DUTY) |

GENERAL NOTES

1. THE BUILDING WILL BE A FULLY SPRINKLERED PODIUM BUILDING WITH 3 HOUR SEPARATION BETWEEN FIRST AND SECOND FLOOR. CONSTRUCTION TYPE WILL BE TYPE I-B CONSTRUCTION. OCCUPANCIES WILL NOT BE SEPARATED BY FIREWALLS. THE BUILDING FALLS BELOW THE MAXIMUM ALLOWABLE HEIGHT OF 180' AND 12 STORIES.



PREPARED FOR:
 Talbot Development
 Ryan Talbot

1235 Lyonhurst Street
 Birmingham, MI 48009

REVISIONS:
 Title: Preliminary Site Plan Submittal
 Drawn: OOB/CB Checked: OOB/CB Date: 7/2/2025
 Title: Site Plan Submittal
 Drawn: OOB/CB Checked: OOB/CB Date: 7/24/2025

315 W HURON
Fire Protection Plan
 315 W. Huron Street, Ann Arbor, MI 48103
 PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R9E,
 CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:

Osama Odeh

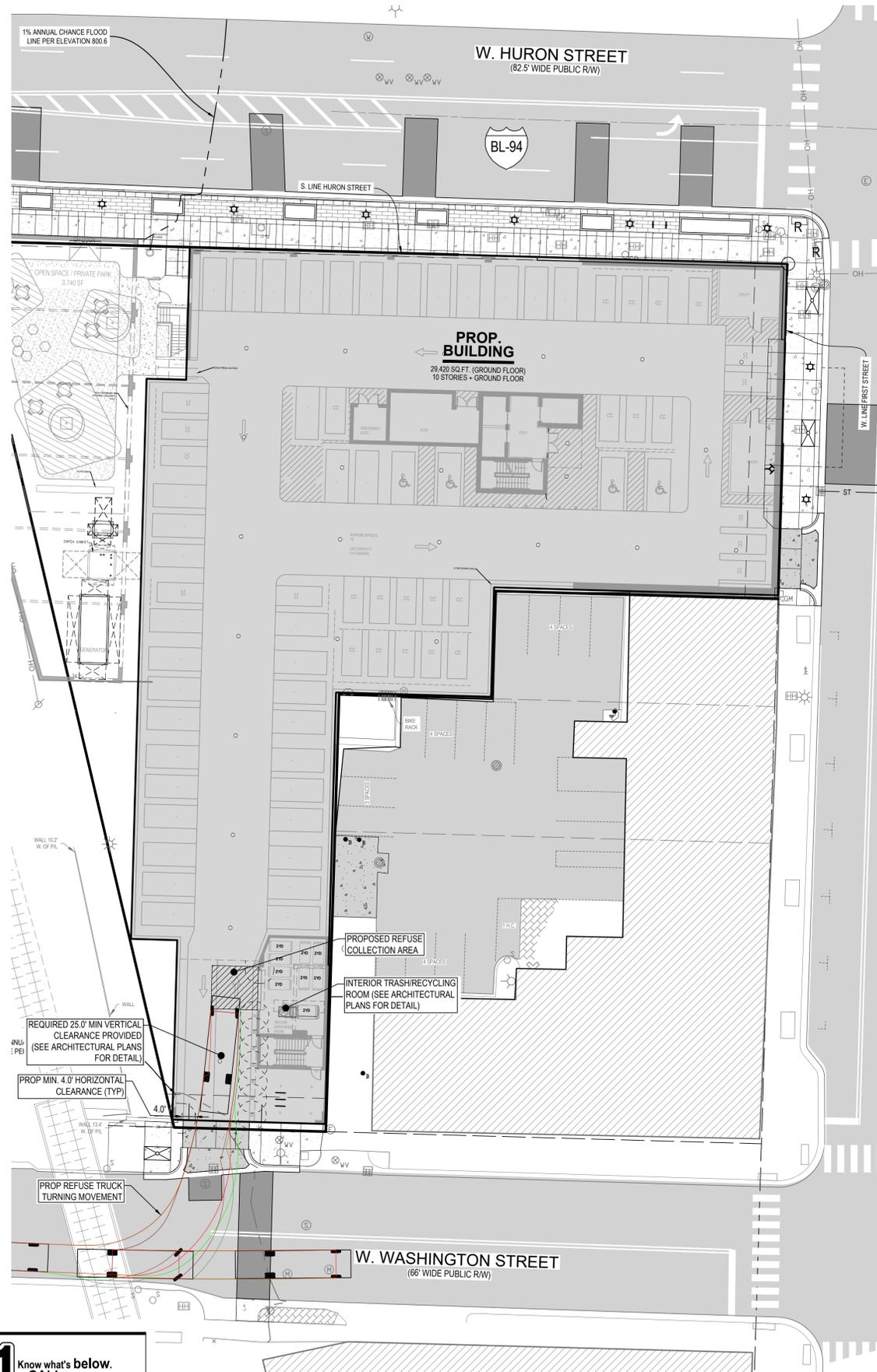
PROJECT NO:
 25500084

SHEET NO:
C-207

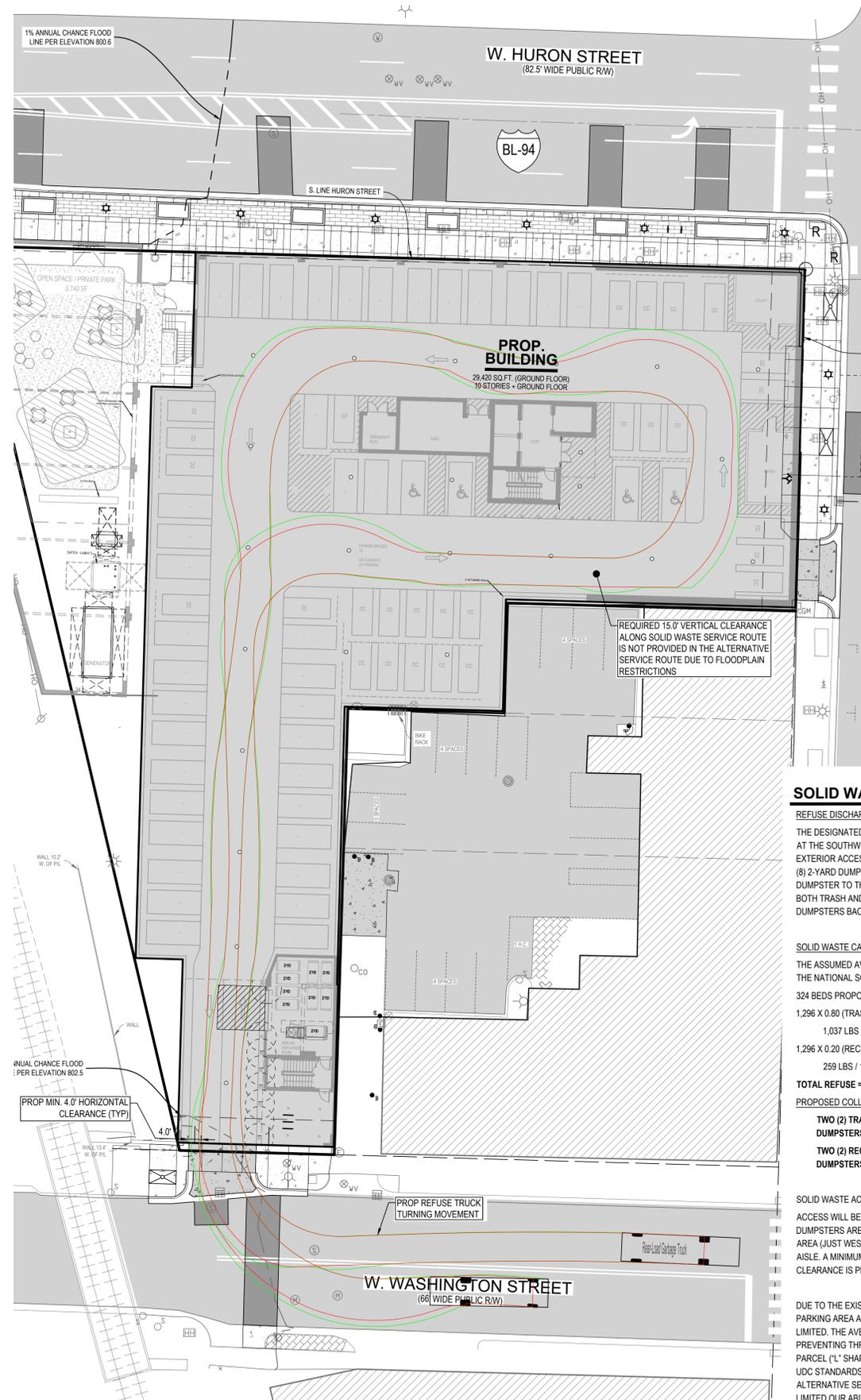
811 Know what's below.
CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
 EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "UTILITY" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



PROPOSED SOLID WASTE SERVICE ROUTE

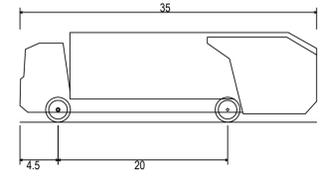


ALTERNATIVE SOLID WASTE SERVICE ROUTE



LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)



SOLID WASTE NARRATIVE

REFUSE DISCHARGE ROOM:
 THE DESIGNATED REFUSE DISCHARGE ROOM (TRASH/RECYCLING ROOM) IS LOCATED AT THE SOUTHWEST CORNER OF THE BUILDING ON THE GROUND FLOOR WITH DIRECT EXTERIOR ACCESS. THE ROOM WILL HAVE A COMPACTOR AND SPACE TO STORE EIGHT (8) 2-YARD DUMPSTERS. IT WILL BE THE DUTY OF AN EMPLOYEE TO ROLL EACH DUMPSTER TO THE PROPOSED COLLECTION LOCATION ON THE DAY OF SERVICE FOR BOTH TRASH AND RECYCLING. THE DESIGNATED EMPLOYEE WILL ROLL THE DUMPSTERS BACK INTO THE TRASH ROOM ONCE COLLECTION IS COMPLETE.

SOLID WASTE CALCULATIONS:
 THE ASSUMED AVERAGE REFUSE GENERATED PER BEDROOM IS 4 LBS PER DAY (PER THE NATIONAL SOLID WASTE MANAGEMENT ASSOCIATION)
 324 BEDS PROPOSED X 4 LBS (PER DAY) = 1,296 LBS OF REFUSE (PER DAY)
 1,296 X 0.80 (TRASH DIVERSION RATE) = 1,037 LBS TRASH (PER DAY)
 1,037 LBS / 550 LBS (COMPACTED TRASH) = ~2 CUBIC YARDS (PER DAY)
 1,296 X 0.20 (RECYCLING DIVERSION RATE) = 259 LBS RECYCLING (PER DAY)
 259 LBS / 100 LBS (UNCOMPACTED RECYCLING) = ~2.5 CUBIC YARDS (PER DAY)
TOTAL REFUSE = ~4.5 CUBIC YARDS PER DAY | ~32 CUBIC YARDS PER WEEK
PROPOSED COLLECTIONS (TRASH & RECYCLING):
TWO (2) TRASH COLLECTIONS (PER WEEK) | THREE TO FOUR (3-4) 2-YARD DUMPSTERS PER COLLECTION
TWO (2) RECYCLING COLLECTIONS (PER WEEK) | FOUR TO FIVE (4-5) 2-YARD DUMPSTERS PER COLLECTION

SOLID WASTE ACCESS:
 ACCESS WILL BE PROVIDED OFF W. WASHINGTON STREET ON THE GROUND FLOOR. DUMPSTERS ARE TO BE COLLECTED ONE AT A TIME AT THE DESIGNATED COLLECTION AREA (JUST WEST OF THE REFUSE DISCHARGE ROOM) WITHIN THE PROPOSED DRIVE AISLE. A MINIMUM OF 4 FT HORIZONTAL SEPARATION AND A MINIMUM 25 FT VERTICAL CLEARANCE IS PROVIDED.

DUE TO THE EXISTING TOPOGRAPHY, UNIQUE PARCEL SHAPE, LIMITED GROUND FLOOR PARKING AREA AND FLOODPLAIN ELEVATIONS, ONSITE REFUSE TRUCK CIRCULATION IS LIMITED. THE AVERAGE GRADE CHANGE FROM WASHINGTON TO FIRST ST. IS ~12FT, PREVENTING THROUGH ACCESS BETWEEN THE TWO STREETS. THE SHAPE OF THE PARCEL ('L' SHAPE) AND THE LIMITED GROUND FLOOR PARKING AREA (DESIGNED PER UDC STANDARDS) RESTRICTED REFUSE TRUCK TURNAROUNDS ONSITE (SEE ALTERNATIVE SERVICE ROUTE - THIS SHEET). ALSO, EXISTING FLOODPLAIN ELEVATIONS LIMITED OUR ABILITY TO LOWER THE GROUND FLOOR FINISHED FLOOR ELEVATION (FFE) TO PROVIDE A MIN. 15 FT VERTICAL CLEARANCE ALONG THE ENTIRE SOLID WASTE COLLECTION ROUTE. THEREFORE, AFTER COLLECTIONS ARE COMPLETE, REFUSE TRUCKS ARE PROPOSED TO BACK OUT ON W. WASHINGTON ST.

NEDERVELD
 www.nederveld.com
 800.222.1868
ANN ARBOR
 3037 Miller Rd.
 Ann Arbor, MI 48103
 Phone: 734.929.6963
GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 Phone: 616.975.2190
HOLLAND
 730 Chicago Dr.
 Holland, MI 49423
 Phone: 616.393.0449

PREPARED FOR:
 Talbot Development
 Ryan Talbot
 1235 Lyonhurst Street
 Birmingham, MI 48009

REVISIONS:
 Title: Preliminary Site Plan Submittal
 Drawn: OOB/CBC Checked: OOB/BC Date: 7/2/2025
 Title: Site Plan Submittal
 Drawn: OOB/CBC Checked: OOB/BC Date: 7/24/2025

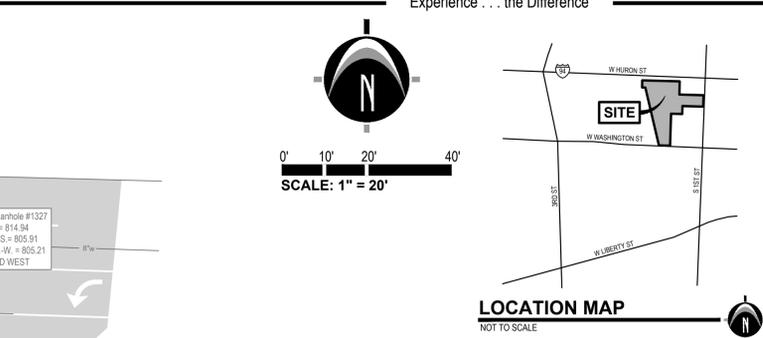
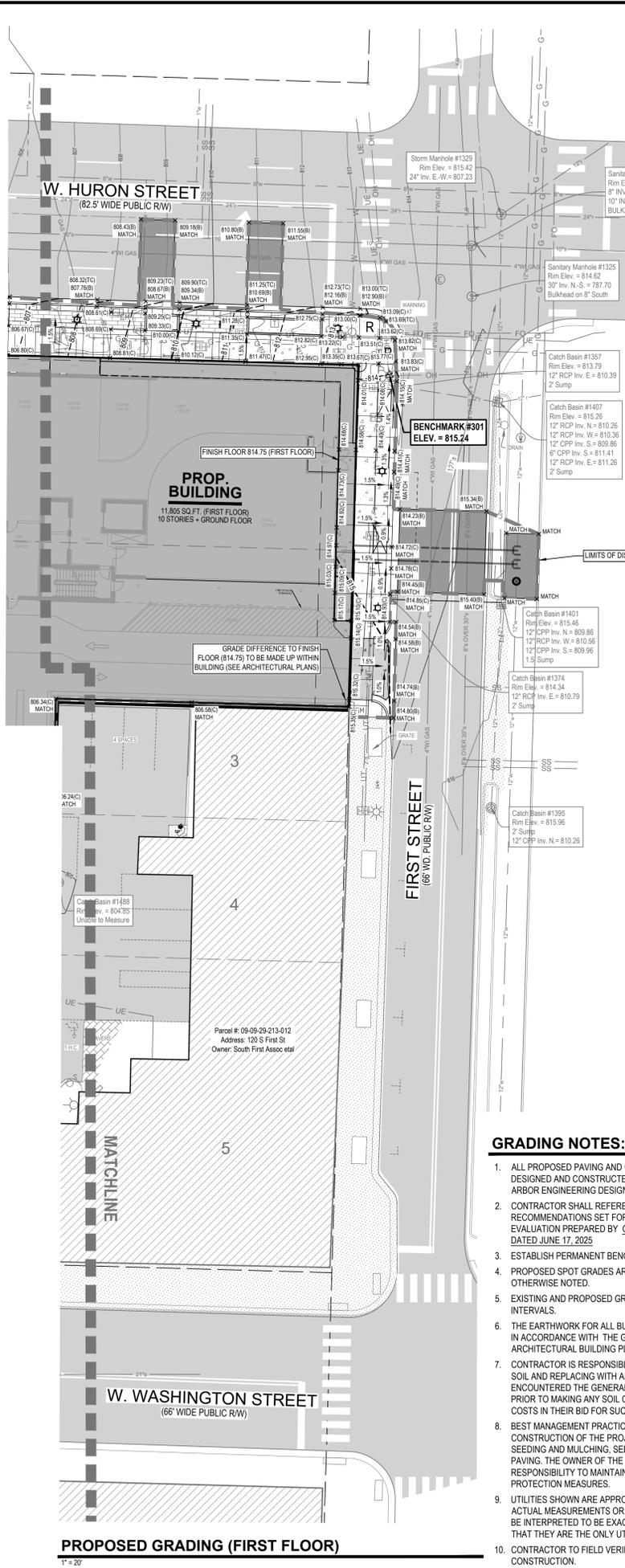
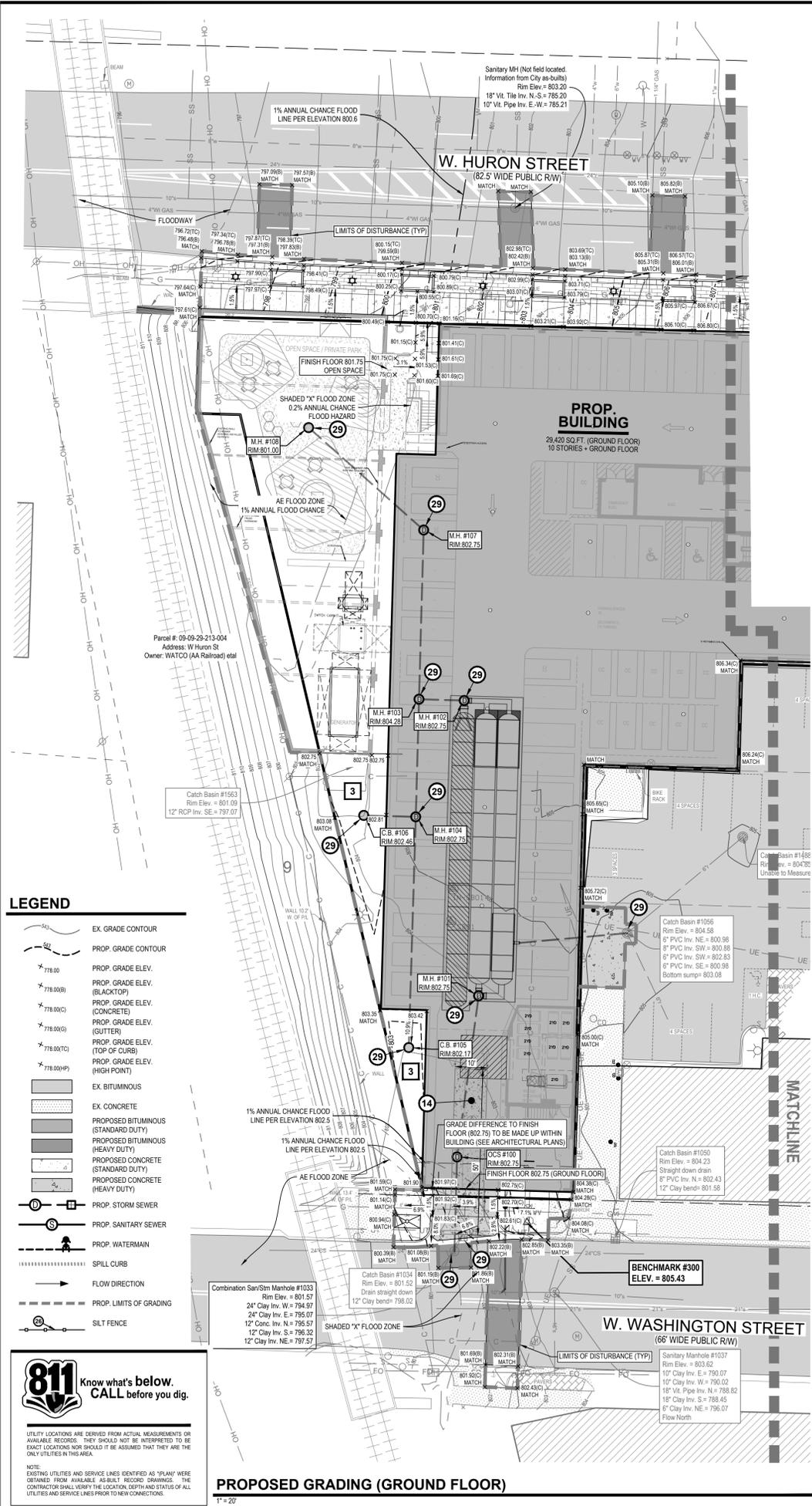
315 W HURON
Access Management Plan
 315 W. Huron Street, Ann Arbor, MI 48103
 PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R9E,
 CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:

 OSAMA ODEH
 License No. 6201314909
 REGISTERED PROFESSIONAL ENGINEER

PROJECT NO:
 25500084
SHEET NO:
C-208

811 Know what's below.
 CALL before you dig.
 UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



MAINTENANCE TASKS & SCHEDULE

DURING CONSTRUCTION

| MAINTENANCE ACTIVITIES | SYSTEM COMPONENTS | | | | SCHEDULE |
|--|-------------------|----------------|-------------------------|-------------------|--|
| | PAVED AREAS | PERVIOUS AREAS | STORM CONVEYANCE SYSTEM | CATCH BASIN/SUMPS | |
| INSPECT FOR SEDIMENT ACCUMULATION | X | X | X | X | WEEKLY |
| REMOVAL OF SEDIMENT ACCUMULATION | X | X | X | X | AS NEEDED* AND PRIOR TO TURNOVER |
| INSPECT FOR FLOATABLES AND DEBRIS | X | X | X | X | QUARTERLY |
| CLEANING FOR FLOATABLES AND DEBRIS | X | X | X | X | QUARTERLY AND AT TURNOVER |
| REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES | | | | | WEEKLY |
| CLEAN DRIVES AND PARKING LOTS | X | X | | | WEEKLY OR AS DETERMINED BY PERMITTING AGENCY |
| WATER DISTURBED AREAS TO PROVIDE DUST CONTROL | | | | | AS NEEDED |
| INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS BY A PROFESSIONAL ENGINEER REPORTING TO THE OWNER | | | | | ANNUALLY AND AT TURNOVER |
| MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED | X | X | X | X | AS NEEDED |

PERMANENT LONG-TERM MAINTENANCE

| MAINTENANCE ACTIVITIES | SYSTEM COMPONENTS | | | | SCHEDULE |
|--|-------------------|----------------|-------------------------|-------------------|--------------------------|
| | PAVED AREAS | PERVIOUS AREAS | STORM CONVEYANCE SYSTEM | CATCH BASIN/SUMPS | |
| INSPECT FOR SEDIMENT ACCUMULATION | X | X | X | X | SEMI-ANNUALLY/AS NEEDED* |
| REMOVAL OF SEDIMENT ACCUMULATION | X | X | X | X | ANNUALLY/AS NEEDED* |
| INSPECT FOR FLOATABLES AND DEBRIS | X | X | X | X | ANNUALLY |
| CLEANING FOR FLOATABLES AND DEBRIS | X | X | X | X | ANNUALLY |
| CLEAN DRIVES AND PARKING LOTS | X | | | | ANNUALLY |
| INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS BY A PROFESSIONAL ENGINEER REPORTING TO THE OWNER | | | | | ANNUALLY |
| INSPECT INFILTRATION AREA FOLLOWING RAIN EVENTS | | | | X | AS NEEDED |
| MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION | | | X | X | AS NEEDED |
| KEEP RECORDS OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES AND REPORT TO PROPERTY OWNER | | | | | ANNUALLY |
| KEEP RECORDS OF ALL COSTS FOR INSPECTIONS, MAINTENANCE AND REPAIRS. REPORT TO PROPERTY OWNER | | | | | ANNUALLY |
| PROPERTY OWNER REVIEWS COST EFFECTIVENESS OF THE PREVENTATIVE MAINTENANCE PROGRAM AND MAKES NECESSARY ADJUSTMENTS | | | | | ANNUALLY |
| OWNER TO HAVE A PROFESSIONAL ENGINEER CARRY OUT EMERGENCY INSPECTIONS UPON IDENTIFICATION OF SEVERE PROBLEMS | | | | | AS NEEDED |

SESC ESTIMATE

| ITEM | QUANTITY | UNIT | UNIT COST | TOTAL COST |
|------------------------|----------|------|------------|--------------------|
| MUD MAT | 30 | TN | \$15.00 | \$450 |
| EXCAVATION & FILL | 3,300 | CY | \$4.00 | \$13,200 |
| INLET/CB FILTER | 11 | EA | \$100.00 | \$1,100 |
| DUST CONTROL | 1 | LS | \$2,000.00 | \$2,000 |
| PERMANENT SEED & MULCH | 1,210 | SF | \$0.70 | \$847 |
| TOTAL COST = | | | | \$17,597.00 |

SITE DISTURBANCE

1.08 ACRES OF SITE DISTURBANCE

GRADING NOTES:

- ALL PROPOSED PAVING AND GRADING IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ANN ARBOR ENGINEERING DESIGN STANDARDS.
- CONTRACTOR SHALL REFERENCE AND ABIDE BY THE RECOMMENDATIONS SET FORTH IN THE PRELIMINARY GEOTECHNICAL EVALUATION PREPARED BY G2 CONSULTING, PROJECT NO. 253434, DATED JUNE 17, 2025.
- ESTABLISH PERMANENT BENCH MARK ON-SITE PRIOR TO GRADING.
- PROPOSED SPOT GRADES ARE TO BOTTOM OF CURB UNLESS OTHERWISE NOTED.
- EXISTING AND PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR UNDERCUTTING EXISTING POOR SOIL AND REPLACING WITH APPROVED FILL. IF POOR SOIL IS ENCOUNTERED THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO MAKING ANY SOIL CORRECTIONS & SHALL PROVIDE UNIT COSTS IN THEIR BID FOR SUCH WORK.
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- CONTRACTOR TO FIELD VERIFY ALL INVERTS PRIOR TO START OF CONSTRUCTION.

SOIL EROSION CONTROL SCHEDULE

| PLACE SILT FENCE STRIP & STOCKPILE TOPSOIL CONSTRUCT CONNECTION TO STORM SEWER ROUGH GRADE SITE CONSTRUCT BUILDING FOUNDATION AND BUILDING CONSTRUCT IMPROVEMENTS AROUND BUILDING CONSTRUCT UTILITY LINES TO BUILDING FINISH GRADE SITE PAVE SITE RESPREAD TOPSOIL/COMPACTION SEED DISTURBED AREAS SITE RESTORATION/CLEAN UP | 2026 | | | | | | | | | | | |
|---|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
| | | | | | | | | | | | | |

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (MARCH 2021) FOR ADDITIONAL INFORMATION.
- THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.

3 PERMANENT/TEMPORARY SEEDING
14 GRAVEL ACCESS APPROACH
26 SLOTTED SILT FENCE
29 SLOTTED SILT FENCE WITH FIBER FABRIC DROPP

NEDERVELD
www.nederveld.com
800.222.1868
ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0449

PREPARED FOR:
Talbot Development
Ryan Talbot

1235 Lyonhurst Street
Birmingham, MI 48009

REVISIONS:
Title: Preliminary Site Plan Submittal
Drawn: OOB/CBCB Checked: OOB/CB Date: 7/2/2025
Title: Site Plan Submittal
Drawn: OOB/CBCB Checked: OOB/CB Date: 7/24/2025

315 W HURON
S.E.S.C. & Grading Plan
315 W. Huron Street, Ann Arbor, MI 48103
PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R2E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:
STATE OF MICHIGAN
OSAMA ODEH
LICENSED PROFESSIONAL ENGINEER
License No. 6201314909
Osama Odeh

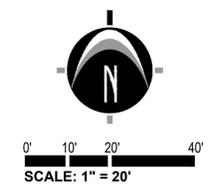
PROJECT NO:
25500084
SHEET NO:
C-300

811 Know what's below.
CALL before you dig.
MULTI UTILITIES ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
NOTE: EXISTING UTILITIES AND SERVICES LINES IDENTIFIED AS "UNKNOWN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICES LINES PRIOR TO NEW CONNECTIONS.

NEDERVELD
 www.nederveld.com
 800.222.1868
ANN ARBOR
 3037 Miller Rd.
 Ann Arbor, MI 48103
 Phone: 734.929.6963
GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 Phone: 616.575.5190
HOLLAND
 730 Chicago Dr.
 Holland, MI 49423
 Phone: 616.393.0449

PREPARED FOR:
 Talbot Development
 Ryan Talbot
 1235 Lyonhurst Street
 Birmingham, MI 48009

REVISIONS:
 Title: Preliminary Site Plan Submittal
 Drawn: OOB/CBC Checked: OOB/C Date: 7/2/2025
 Title: Site Plan Submittal
 Drawn: OOB/CBC Checked: OOB/C Date: 7/24/2025



LEGEND

| | |
|------|-------------------------------|
| SS | EXIST. SANITARY SEWER |
| ST | EXIST. STORM SEWER |
| W | EXIST. WATERMAIN |
| G | PROP. GAS SERVICE |
| C.O. | PROP. SANITARY LEAD/CLEANOUT |
| | PROP. STORM SEWER/CATCH BASIN |
| | PROP. WATER MAIN |

SANITARY SEWER BASIS OF DESIGN

Use the "Michigan Criteria for Subsurface Sewage Disposal" Michigan Department of Public Health April 1994" and "Ten State Standards" Drinking Fountains are based on a fountain that dispenses for 12 hours at 10 gallons per hour

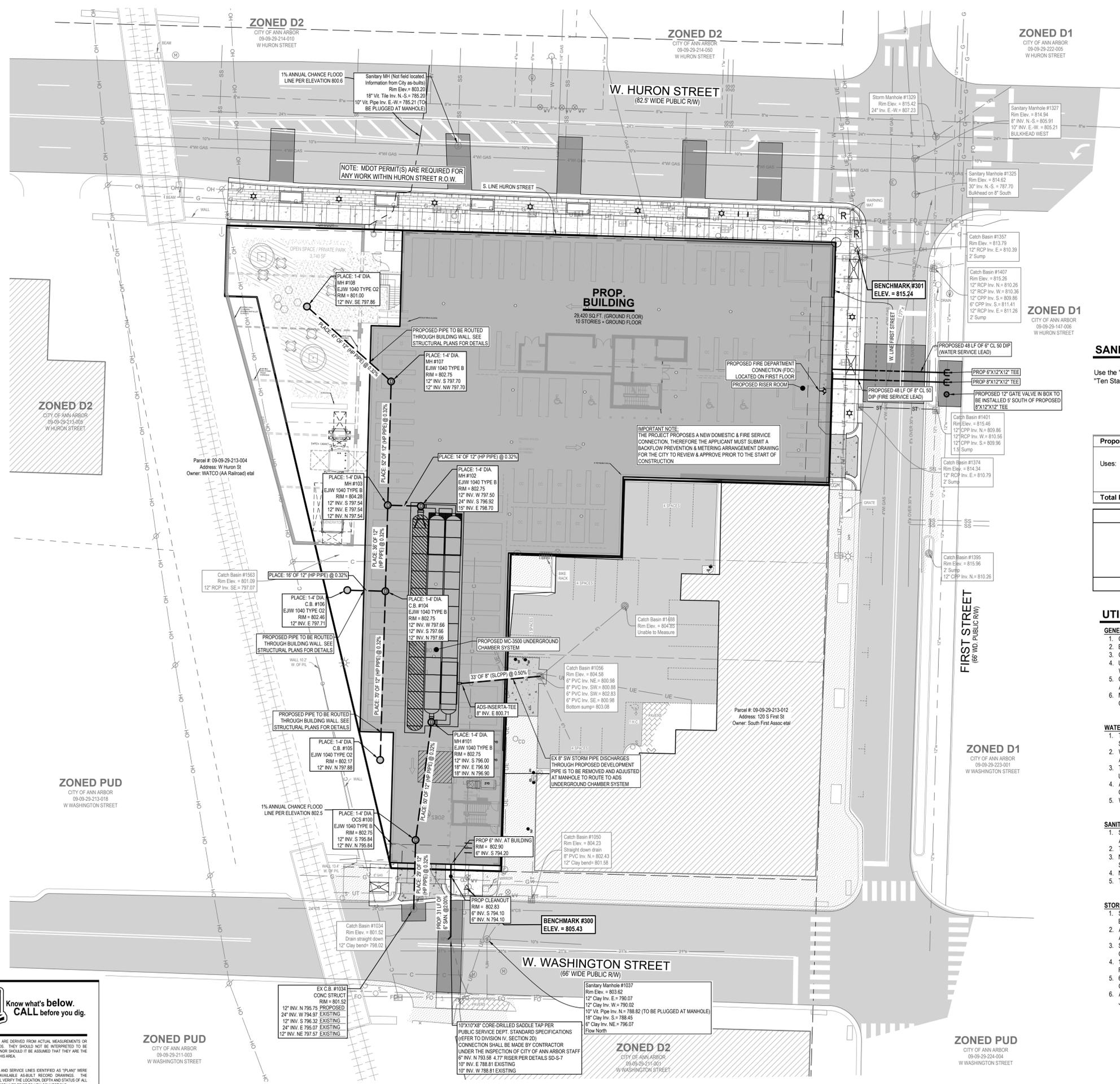
| Proposed Site (Table A Designation) | Quantity of Base Unit | Unit | Flow Rate For Given Use (gpd/unit) | Avg. Flow | |
|-------------------------------------|-----------------------|-------|------------------------------------|---------------|--------------|
| | | | | (gpd) | (gpm) |
| Housing Units | 285 | units | 175 | 49,875 | 34.64 |
| Lobby | 1,125 | sf | 0.06 | 68 | 0.05 |
| Retail | 2,500 | sf | 0.06 | 150 | 0.10 |
| Amenity Zone | 4,580 | sf | 0.06 | 275 | 0.19 |
| Total Proposed Flow | | | | 50,093 | 34.79 |

Proposed Flows

| |
|---|
| Proposed Avg. Flow = 50,093 gpd |
| 50,093 gpd x 4 (Peaking Factor) x 1.1 (System Recovery Factor) = 220,407 gpd |
| 220,407 x (1 day / 24 hrs) x (1 hr / 60 min) = 153 gpm |

UTILITY NOTES

- GENERAL**
- CONSTRUCTION MUST CONFORM TO THE CITY OF ANN ARBOR STANDARD SPECIFICATIONS AND STANDARD DETAILS.
 - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION.
 - UTILITY TRENCHES WITHIN A 1 ON 1 INFLUENCE OF CITY OF ANN ARBOR R.O.W. SHALL BE BACKFILLED IN ACCORDANCE WITH THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR DATA CUT SHEETS FOR PIPE MATERIALS, VALVES, CASTINGS, STEPS, AND MANHOLE STRUCTURES FOR REVIEW.
 - MAINTAIN A MINIMUM OF 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN WATER AND SEWERS, AND A MINIMUM OF 5' HORIZONTAL AND 12" VERTICAL SEPARATION BETWEEN WATER AND OTHER UTILITIES.
- WATER SERVICE**
- THE PROPOSED BUILDING WILL BE SERVICED BY A NEW 6" DUCTILE IRON WATER LINE AND 8" DUCTILE IRON FIRE SUPPRESSION SERVICE LINE.
 - WATER SERVICE LINE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ANN ARBOR ENGINEERING DESIGN STANDARDS.
 - THE 6-INCH DUCTILE IRON WATER SERVICE SHALL BE CONSTRUCTED OF DUCTILE IRON AND INSTALLED BY THE CONTRACTOR UNDER CITY OF ANN ARBOR INSPECTION.
 - ALL WATER SERVICE PIPES MUST BE LAID WITH A MINIMUM OF FIVE AND ONE-HALF (5.5) FEET, OF FINAL EARTH GRADE COVER, TYPICAL.
 - WATER SERVICE METERING SHALL OCCUR AT THE POINT THE SERVICE LEAD ENTERS THE BUILDING.
- SANITARY SERVICE**
- SANITARY SEWER IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ANN ARBOR ENGINEERING DESIGN STANDARDS.
 - THE PROPOSED SANITARY SEWER LEAD SHALL BE PVC SDR-23.5 OR PVC SCH 40 UNLESS OTHERWISE NOTED.
 - NO CONNECTION TO RECEIVING STORM WATER, SURFACE WATER OR GROUNDWATER SHALL BE MADE TO SANITARY SEWER.
 - NO FOOTING DRAINS SHALL BE CONNECTED TO THE BUILDING SANITARY SEWER.
 - THE INSTALLATION OF SANITARY LEAD AND TAP SHALL BE INSPECTED BY CITY STAFF.
- STORM WATER MANAGEMENT**
- STORM SEWER IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ANN ARBOR ENGINEERING DESIGN STANDARDS.
 - AN AGREEMENT FOR OPERATION AND MAINTENANCE OF ALL DETENTION SYSTEMS MUST BE COMPLETED BY THE OWNER AND SUBMITTED TO THE CITY PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE CITY.
 - STORM WATER RUNOFF GENERATED BY THE PROPOSED SITE IMPROVEMENTS WILL BE DETAINED ON-SITE, PER THE CITY OF ANN ARBOR REQUIREMENTS.
 - 12" STORM SEWER PIPE SHALL BE HIGH PERFORMANCE POLYPROPYLENE (HP) MEETING THE REQUIREMENTS OF ASTM F2881, UNLESS OTHERWISE NOTED. JOINTS SHALL BE TONGUE AND GROOVE PREMIUM JOINTS WITH RUBBER GASKETS.
 - 6" UNDERDRAIN SHALL BE PERFORATED PIPE WITH SOCK, MEETING THE REQUIREMENTS OF ASHTO M-252 AND THE GEOTEXTILE SHALL MEET ASHTO M-88 REQUIREMENTS.
 - ALL CATCH BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-478 WITH BUTYL RUBBER GASKETED JOINTS AND BOOT TYPE PIPE CONNECTORS, CONFORMING TO ASTM C-923.



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

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

ZONED PUD
 CITY OF ANN ARBOR
 09-09-29-211-003
 W WASHINGTON STREET

ZONED D2
 CITY OF ANN ARBOR
 09-09-29-214-050
 W WASHINGTON STREET

ZONED PUD
 CITY OF ANN ARBOR
 09-09-29-224-004
 W WASHINGTON STREET

315 W HURON
 Utility Plan
 315 W. Huron Street, Ann Arbor, MI 48103
 PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R3E,
 CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:

Osama Odeh

PROJECT NO:
 25500084
SHEET NO:
C-400

STORM WATER MANAGEMENT CALCULATIONS

Design Basis: Use the Washtenaw County Water Resources Commissioner Rules and Guidelines, Revised - October 17, 2016

| Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients | | | |
|---|---|-----|----|
| Total Drainage Area | = | 0.8 | ac |
| Total "Self-Crediting" BMPs (Protected Natural Features, Preserved Open Space, etc) | = | 0.0 | ac |
| Total Drainage Area Excluding "Self-Crediting" BMPs | = | 0.8 | ac |

| Rational Method Variables | | | | | |
|-------------------------------|-------|------------|---------------|----------|--------------|
| Cover Type | Slope | Soil Group | Area (sq. ft) | C factor | (C) x (Area) |
| Roofs | - | B | 28,589 | 0.95 | 27,160 |
| Concrete Pavement | - | B | 214 | 0.95 | 203 |
| Semi-pervious: Lawns | 4-8% | B | 7,990 | 0.30 | 2,397 |
| Water Surface | - | B | 0 | 1.00 | 0 |
| Total = Σ(C)(Area) = | | | | | 29,760 |
| Area Total = Σsf = | | | | | 36,793 |
| Weighted C = Σ(C)(Area)/Σsf = | | | | | 0.81 |

| NRCS Variables (Pervious) | | | | | |
|--------------------------------------|-------------------------------|------------|---------------|--------------|---------------|
| Cover Type | Hydrologic Condition | Soil Group | Area (sq. ft) | Curve Number | (CN) x (Area) |
| Open Space: lawns & planting beds | Poor (grass cover < 50%) | B | 79 | 0 | 0 |
| Open Space: lawns & planting beds | Fair (grass cover 50% to 75%) | B | 69 | 0 | 0 |
| Open Space: lawns & planting beds | Good (grass cover > 75%) | B | 7,990 | 61 | 487,390 |
| Woods - grass combination | Good | B | 58 | 0 | 0 |
| Meadow - continuous grass, no mowing | Good | B | 58 | 0 | 0 |
| Total = Σ(C)(Area) = | | | | | 487,390 |
| Area Total = Σsf = | | | | | 7,990 |
| Weighted C = Σ(C)(Area)/Σsf = | | | | | 61 |

| NRCS Variables (Impervious) | | | | | |
|-------------------------------|----------------------|------------|---------------|--------------|---------------|
| Cover Type | Hydrologic Condition | Soil Group | Area (sq. ft) | Curve Number | (CN) x (Area) |
| Roofs | - | B | 28,589 | 98 | 2,801,722 |
| Concrete Pavement | - | B | 214 | 98 | 20,972 |
| Water Surface | - | B | 0 | 98 | 0 |
| Total = Σ(C)(Area) = | | | | | 2,822,694 |
| Area Total = Σsf = | | | | | 28,803 |
| Weighted C = Σ(C)(Area)/Σsf = | | | | | 98 |

| First Flush Runoff Calculations (V _f) | |
|---|-------------------------|
| Volume of 1 inch rain over total site area (excluding "Self-Crediting" BMPs) | |
| $V_f = (1") \left(\frac{1}{12} \right) \left(\frac{43560 \text{ ft}^2}{1 \text{ ac}} \right) \times A \times C$ | = 2,480 ft ³ |

| Pre-Development Bankfull Runoff Calculations (V _{df-pre}) | |
|---|--------------------------|
| A. 2-year / 24 hour storm event = P | = 2.35 in |
| B. Curve Number (CN) (Cover Description: Roofs and Pavement Areas Hydrologic Soil Type B) | = 98 |
| C. S = 1000/CN - 10 | = 0.20 in |
| D. Q = (P-0.2S) ² /(P+0.8S) | = 2.122 in |
| E. Total Site Area (sf) excluding "Self-Crediting" BMPs | = 36,793 ft ² |
| F. V _{df-pre} = Q(1/12)(site area) | = 6,505 ft ³ |

| Pervious Cover Post-Development Bankfull Runoff Calculations (V _{df-per-post}) | |
|--|-------------------------|
| A. 2-year / 24 hour storm event = P | = 2.35 in |
| B. Curve Number (CN) | = 61 |
| C. S = 1000/CN - 10 | = 6.39 in |
| D. Q = (P-0.2S) ² /(P+0.8S) | = 0.154 in |
| E. Pervious Cover Area | = 7,990 ft ² |
| F. V _{df-per-post} = Q(1/12)(site area) | = 102 ft ³ |

| Impervious Cover Post-Development Bankfull Runoff Calculations (V _{df-imp-post}) | |
|--|--------------------------|
| A. 2-year / 24 hour storm event = P | = 2.35 in |
| B. Curve Number (CN) | = 98 |
| C. S = 1000/CN - 10 | = 0.20 in |
| D. Q = (P-0.2S) ² /(P+0.8S) | = 2.122 in |
| E. Impervious Cover Area | = 28,803 ft ² |
| F. V _{df-imp-post} = Q(1/12)(proposed impervious area) | = 5,093 ft ³ |

| Pervious Cover Post-Development 100-year Storm Runoff Calculations (V _{100-per-post}) | |
|---|-------------------------|
| A. 100-year / 24 hour storm event = P | = 5.11 in |
| B. Curve Number (CN) | = 61 |
| C. S = 1000/CN - 10 | = 6.39 in |
| D. Q _{100-per} = (P-0.2S) ² /(P+0.8S) | = 1.436 in |
| E. Pervious Cover Area | = 7,990 ft ² |
| F. V _{100-per-post} = Q(1/12)(proposed pervious area) | = 956 ft ³ |

| Impervious Cover Post-Development 100-year Storm Runoff Calculations (V _{100-imp-post}) | |
|---|--------------------------|
| A. 100-year / 24 hour storm event = P | = 5.11 in |
| B. Curve Number (CN) | = 98 |
| C. S = 1000/CN - 10 | = 0.20 in |
| D. Q _{100-post} = (P-0.2S) ² /(P+0.8S) | = 4.873 in |
| E. Impervious Cover Area | = 28,803 ft ² |
| F. V _{100-imp-post} = Q(1/12)(proposed impervious area) | = 11,696 ft ³ |

| Determine Time of Concentration for Applicable Flow Types (T _{c-hrs}) | |
|---|------------|
| Total Time of Concentration (T _{c-hrs}) | = 0.17 hrs |

| Runoff Summary and Onsite Infiltration Requirement | |
|--|---------------------------|
| A. Runoff Summary from Previous Worksheets | |
| Total Post-Development Bankfull Volume (V _{df-post}) | = 5,195 ft ³ |
| Total 100-year Volume (V ₁₀₀) | = 12,652 ft ³ |
| B. Determine Onsite Infiltration Requirement | |
| Bankfull Volume Difference (V _{df-post} - V _{df-pre}) | = (1,310) ft ³ |
| Onsite Infiltration Requirement = Greater of Bankfull Volume Difference and First Flush Volume = (V _f) | = 2,480 ft ³ |

| Detention/Retention Requirement | | | |
|---|---|----------|------------------------|
| A. Peak of Unit Hydrograph = Q _p = 238.6T ^{-0.62} | = | 1,036.94 | cfs/in-mi ² |
| B. Total Site Area (ac) excluding "Self-Crediting" BMPs | = | 0.84 | acres |
| C. Q ₁₀₀ = Q _{100-per} + Q _{100-imp} | = | 6.31 | in |
| D. Peak Flow (PF) = $\left(\frac{Q_p \times Q_{100} \times \text{Area (ac)}}{640} \right)$ | = | 8.63 | ft ³ |
| E. Δ = PF - 0.15*(area) | = | 8.51 | ft ³ |
| F. V _{det} = $\left(\frac{\Delta}{P} \right) \times V_{100}$ | = | 12,467 | ft ³ |

| Determine Applicable BMPs and Associated Volume Credits | | | | | | |
|---|-------------------------|-----------------------------------|------|---------------------------------------|---|---|
| Proposed BMP | Area (ft ²) | Storage Volume (ft ³) | | Ave. Design Infiltration Rate (in/hr) | Infiltration Volume During Storm (ft ³) | Total Volume Reduction (ft ³) |
| | | Surface | Soil | | | |
| Pervious Pavement w/Infiltration Bed ¹ | 1,150 | 0 | 0 | 10 | 5750 | 5,750 |
| Open Bottom Infiltration Basin | | | | | | |
| Subsurface Infiltration Bed | | | | | | |
| Infiltration Trench | | | | | | |
| Rain Garden | | | | | | |
| Dry Well | | | | | | |
| Bioswale | | | | | | |
| Vegetated Filter Strip | | | | | | |
| Green Roof | | | | | | |
| Total Volume Reduction Credit by Proposed Structural BMPs (ft ³) | | | | | | |
| Runoff Volume Infiltration Requirement (V _{inf}) from Worksheet 9 - | | | | | | 2,480 |
| Runoff Volume Credit (ft ³) = | | | | | | 3,270 |

| Site Summary of Infiltration & Detention | | | |
|--|---|--------|-----------------|
| A. Stormwater Management Summary | | | |
| Minimum Onsite Infiltration Requirement (V _{inf}) | = | 2,480 | ft ³ |
| Designed/Provided Infiltration Volume Credits | = | 5,750 | ft ³ |
| % Minimum Required Infiltration Provided | = | 231.9 | % |
| Total Calculated Required Detention Volume, V _{det} | = | 12,467 | ft ³ |
| Net Required Detention Volume (V _{det} - Designed/Provided Infiltration Volume) | = | 6,717 | ft ³ |
| B. Detention Volume Increase for site if required infiltration volume not achieved | | | |
| % Required Infiltration NOT provided (100% - % Minimum Required Infiltration Provided) | = | 0.0 | % |
| Net % Penalty (20% x % Required Infiltration Not Provided) | = | 0.0 | % |
| Total Required Detention Volume, including penalty | = | 6,717 | ft ³ |
| [(100% + Net % Penalty) x Net Required Detention Volume] | | | |

| Detention Storage Volume | | | |
|--------------------------|--------------------------|---------------------------|--|
| Storage Elevations | X ₀ = 795.84 | X _N = 797.85 | |
| | X ₅₀ = 799.68 | X ₁₀₀ = 801.29 | |

| Outlet Control Structure | | | |
|---|--------|--------------------|------------------------|
| Orifice hole(s) sizing - "first flush" discharge | | | |
| Q _f = | 0.029 | ft ³ /s | |
| h _{we} = (X _N - X ₀) | 2.013 | ft | |
| A = Q _f / .62 x sqrt(2 x 32.2 x h _{we}) | 0.0041 | ft ² | |
| Area of an orifice with diameter (in) = | 0.0042 | ft ² | 7/8 |
| Number of orifice holes | = | 1 | holes at elev = 795.84 |
| Q _f design | = | 0.029 | ft ³ /s |
| Time to Discharge (greater than 24 hours) | = | 28.6 | hrs > 24 hrs |
| Orifice hole(s) sizing - "Bankfull flood" discharge | | | |
| Bankfull should discharge within 36 to 48 hours | | | |
| h _{we} = (X _N - X ₀) | 3.837 | ft | |
| Release from first flush holes only | | | |
| Q = a x .62 x sqrt(2 x 32.2 x h _{we}) = | 0.041 | ft ³ /s | |
| T ₃₀ with first flush holes only = | 35 | hrs < 44 hrs | |
| The first flush volume will discharge in | 28.6 | hrs > 24 hrs | |
| Time is between 36-48 hours, therefore no additional Bankfull orifices are required | | | |

| Orifice hole(s) sizing - "100-yr flood" discharge | | | |
|---|--------------------------------------|-----------------|------------------------|
| Contributing offsite flow passing through system | | | |
| Peak Flow, Q _s = 0.15 cfs/acre x drainage area (A) + Offsite Flow | Q _s = | 0.900 | ft ³ /s |
| h _{tot} = (X ₁₀₀ - X ₀) | h _{tot} = | 5.45 | ft |
| h _{tot} = (X ₁₀₀ - X _N) | h _{tot} = | 3.44 | ft |
| Q _{off} + Q _{df} = | | | |
| a x 0.62 x sqrt(2 x 32.2 x h _{tot}) + a x .62 x sqrt(2 x 32.2 x h _{tot}) = | Q _{off} + Q _{df} = | 0.049 | ft ³ /s |
| Q ₁₀₀ = Q _s + (Q _{off} + Q _{df}) = | Q ₁₀₀ = | 0.978 | ft ³ /s |
| A ₁₀₀ = Q ₁₀₀ / (.62 x sqrt(2 x 32.2 x h _{tot})) | A ₁₀₀ = | 0.1548 | ft ² |
| Area of an orifice with diameter (in) = | 0.1503 | ft ² | |
| Number of orifice holes | = | 1 | holes at elev = 799.68 |
| Confirm allowable flow rate is not exceeded | | | |
| Q _{off} + Q _{df} + 0.62 x # _{orif} x A ₁₀₀ x sqrt(2 x g x h _{tot}) < Q _{allow} | = | 0.998 | cfs < 1.027 cfs |
| 100-year storm volume discharge < 72 hours | | | |
| h _{we} = (X ₁₀₀ - X ₀) + (X _N - X ₀) | = | 5.45 | ft |
| Q _{we} = 0.62 x # _{orif} x A _{we} x sqrt(2 x g x h _{we}) | = | 0.049 | ft ³ /s |
| Calculate Q _{df-100} | | | |
| h _{we} = (X ₁₀₀ - X _N) + (X _N - X ₀) | = | 3.44 | ft |
| Q _{df-100} = 0.62 x # _{orif} x A _{df-100} x sqrt(2 x g x h _{we}) | = | 0.000 | ft ³ /s |
| Average Discharge through 100-year Orifice(s) when other Orifice (s) are contributing | | | |
| h _{we} = (X ₁₀₀ - X _N) | = | 1.61 | ft |
| Q _{100-ave} = 0.62 x # _{orif} x A _{100-ave} x sqrt(2 x g x h _{we}) | = | 0.950 | ft ³ /s |
| Check to confirm 100-year storm volume discharge in less than 72 hours | | | |
| V ₁₀₀ = Total Required Detention - BMP Volume Reduction (W11) | = | 6,717 | ft ³ |
| V _{100-ave} = V ₁₀₀ - V _{df} | = | 1,522 | ft ³ |
| T ₁₀₀ = V _{100-ave} / (Q _{we} + Q _{df-100} + Q _{100-ave}) <= 72 hrs | = | 49 | hrs <= 72 hrs |
| Design meets both the time of detention and flow rate requirements | | | |

UNDERGROUND CHAMBER VOLUME TABLE

Project: 25500084 - 315 HURON

| Chamber Model - | MC-3500 |
|----------------------------------|---------------------------------------|
| Units - | Imperial |
| Number of Chambers - | 34 |
| Number of End Caps - | 6 |
| Void in the stone (porosity) - | 40 % |
| Base of Stone Elevation - | 796.00 ft |
| Amount of Stone Above Chambers - | 12 |
| Amount of Stone Below Chambers - | 9 |
| Area of system - | 2089 sf Min. Area - 1783 sf min. area |



| StormTech MC-3500 Cumulative Storage Volumes | | | | | | | | | | |
|--|---|---|-----------------------------------|----------------------------------|--------------------------------|---|-------------------|-----------|--|--|
| Height of System (inches) | Incremental Single Chamber (cubic feet) | Incremental Single End Cap (cubic feet) | Incremental Chambers (cubic feet) | Incremental End Cap (cubic feet) | Incremental Stone (cubic feet) | Incremental Ch. EC and Stone (cubic feet) | Cumulative System | Elevation | | |
| 66 | 0.00 | 0.00 | 0.00 | 0.00 | 69.63 | 69.63 | 6892.57 | 801.50 | | |
| 65 | 0.00 | 0.00 | 0.00 | 0.00 | 69.63 | 69.63 | 6822.94 | 801.42 | | |
| 64 | 0.00 | 0.00 | 0.00 | 0.00 | 69.63 | 69.63 | 6753.30 | 801.33 | | |
| 63 | 0.00 | 0.00 | 0.00 | 0.00 | 69.63 | 69.63 | 6683.67 | 801.25 | | |
| 62 | 0.00 | 0.00 | 0.00 | 0.00 | 69.63 | 69.63 | 6614.04 | 801.17 | | |
| 61 | 0.00 | 0.00 | 0.00 | 0.00 | 69.63 | 69.63 | 6544.40 | 801.08 | | |
| 60 | 0.00 | 0.00 | 0.00 | 0.00 | 69.63 | 69.63 | 6474.77 | 801.00 | | |
| 59 | 0.00 | 0.00 | 0.00 | 0.00 | 69.63 | 69.63 | 6405.14 | 800.92 | | |
| 58 | 0.00 | 0.00 | 0.00 | 0.00 | 69.63 | 69.63 | 6335.50 | 800.83 | | |
| 57 | 0.00 | 0.00 | 0.00 | 0.00 | 69.63 | 69.63 | 6265.87 | 800.75 | | |
| 56 | 0.00 | 0.00 | 0.00 | 0.00 | 69.63 | 69.63 | 6196.24 | 800.67 | | |
| 55 | 0.00 | 0.00 | 0.00 | 0.00 | 69.63 | 69.63 | 6126.60 | 800.58 | | |
| 54 | 0.06 | 0.00 | 1.97 | 0.00 | 68.84 | 70.82 | 6056.97 | 800.50 | | |
| 53 | 0.19 | 0.02 | 6.60 | 0.14 | 66.94 | 73.68 | 5986.15 | 800.42 | | |
| 52 | 0.29 | 0.04 | 9.99 | 0.23 | 65.55 | 75.77 | 5912.47 | 800.33 | | |
| 51 | 0.40 | 0.05 | 13.72 | 0.31 | 64.02 | 78.05 | 5836.71 | 800.25 | | |
| 50 | 0.69 | 0.07 | 23.36 | 0.41 | 60.13 | 83.90 | 5758.65 | 800.17 | | |
| 49 | 1.03 | 0.09 | 34.96 | 0.53 | 55.44 | 90.93 | 5674.76 | 800.08 | | |
| 48 | 1.25 | 0.11 | 42.48 | 0.64 | 52.38 | 95.51 | 5583.83 | 800.00 | | |
| 47 | 1.42 | 0.13 | 48.36 | 0.76 | 49.99 | 99.10 | 5488.32 | 799.92 | | |
| 46 | 1.57 | 0.14 | 53.49 | 0.87 | 47.89 | 102.25 | 5389.22 | 799.83 | | |
| 45 | 1.71 | 0.16 | 58.04 | 0.98 | 46.03 | 105.05 | 5286.97 | 799.75 | | |
| 44 | 1.83 | 0.18 | 62.17 | 1.09 | 44.33 | 107.59 | 5181.93 | 799.67 | | |
| 43 | 1.94 | 0.20 | 65.88 | 1.20 | 42.80 | 109.89 | 5074.34 | 799.58 | | |
| 42 | 2.04 | 0.22 | 69.39 | 1.31 | 41.35 | 112.05 | 4964.45 | 799.50 | | |
| 41 | 2.13 | 0.23 | 72.58 | 1.41 | 40.04 | 114.03 | 4852.40 | 799.42 | | |
| 40 | 2.22 | 0.25 | 75.62 | 1.50 | 38.78 | 115.91 | 4738.37 | 799.33 | | |
| 39 | 2.31 | 0.27 | 78.43 | 1.59 | 37.62 | 117.65</ | | | | |



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANT" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

NEDERVELD
 www.nederveld.com
 800.222.1868

ANN ARBOR
 3037 Miller Rd.
 Ann Arbor, MI 48103
 Phone: 734.926.6963

GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 Phone: 616.576.5190

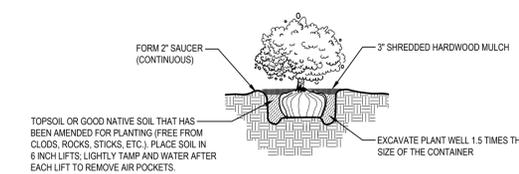
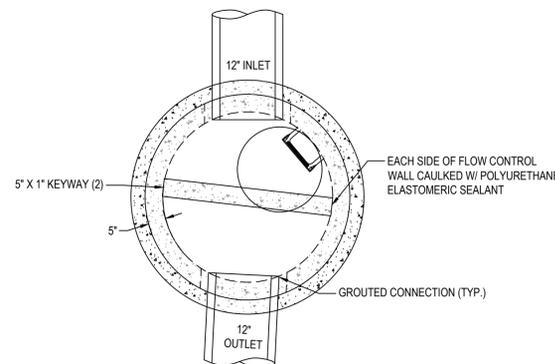
HOLLAND
 730 Chicago Dr.
 Holland, MI 49423
 Phone: 616.393.0449

PREPARED FOR:
 Talbot Development
 Ryan Talbot

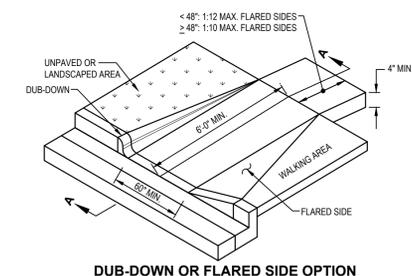
1235 Lyonhurst Street
 Birmingham, MI 48009

REVISIONS:

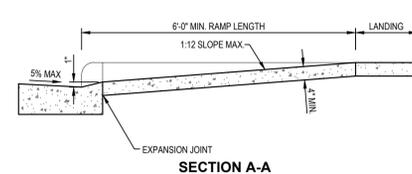
Title: Preliminary Site Plan Submittal
 Drawn: OOB/CBC Checked: OOB/CBC Date: 7/2/2025
 Title: Site Plan Submittal
 Drawn: OOB/CBC Checked: OOB/CBC Date: 7/24/2025



TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL
 N.T.S.



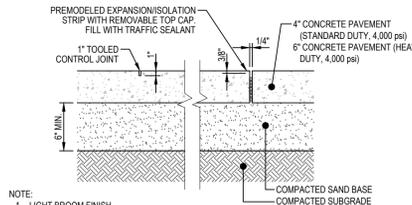
DUB-DOWN OR FLARED SIDE OPTION



SECTION A-A

SIDEWALK CURB RAMP DETAIL

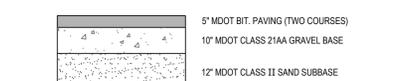
N.T.S.



- NOTE:
 1. LIGHT BROOM FINISH
 2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
 3. PANEL SIZE SHALL NOT EXCEED 6 FEET
 4. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE WIDTH
 5. AIR ENTRAINMENT - 7% ± 1%
 6. SLUMP 4" ± 1"
 7. REFER TO GEOTECHNICAL REPORT AND RECOMMENDATIONS FOR FINAL CONCRETE PAVING DETAILS

CONCRETE PAVEMENT DETAIL

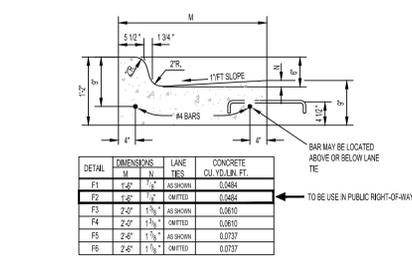
N.T.S.



- NOTE:
 1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
 2. HMA MIXTURE TO BE TIER I OR TIER II
 3. BINDER GRADE TO BE A MINIMUM OF PG 58-28

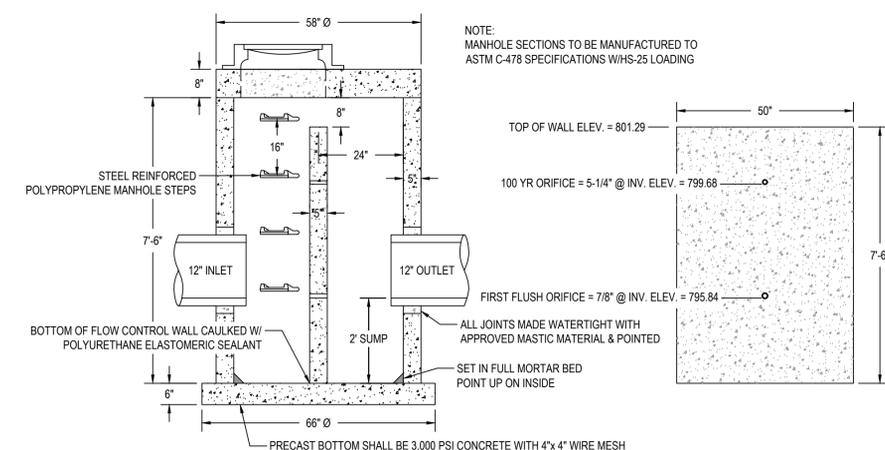
HEAVY DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL

N.T.S.



CONCRETE CURB & GUTTER MDOT DETAIL "F"

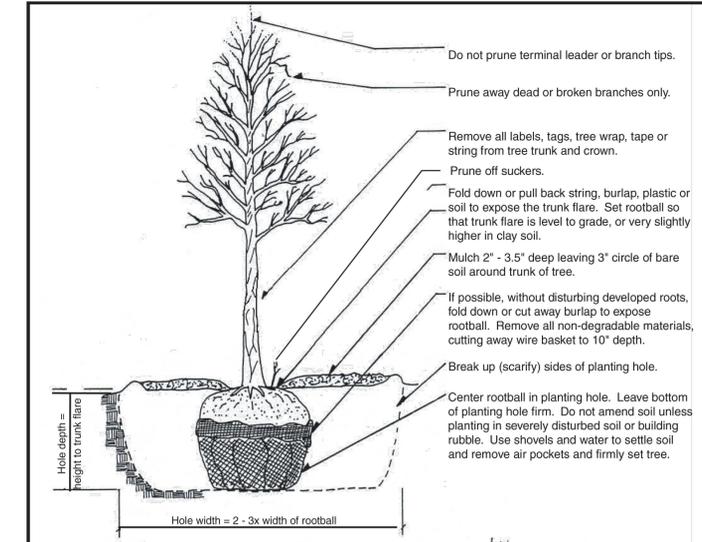
N.T.S.



NOTE:
 MANHOLE SECTIONS TO BE MANUFACTURED TO ASTM C-478 SPECIFICATIONS W/HS-25 LOADING

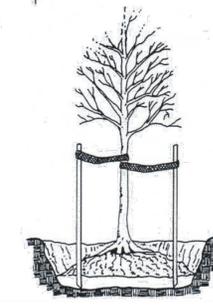
48"Ø PRECAST OUTLET CONTROL STRUCTURE

N.T.S.



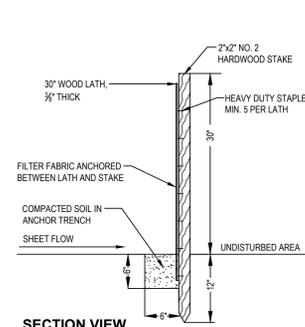
Do not stake unless in heavy clay soil, windy conditions, 3" or greater diameter tree trunk or large crown. If staking is needed due to these conditions:

- Stake with 2 x 2 hardwood stakes, or approved equal, driven 6" - 8" outside of rootball.
- Loosely stake tree trunk to allow for trunk flexing.
- Stake trees just below first branch with 2" - 3" wide belt-like, nylon or plastic straps (2 per tree on opposite sides of tree, connect from tree to stake horizontally. Do not use rope or wire through a hose.)
- Remove all staking materials after 1 year.

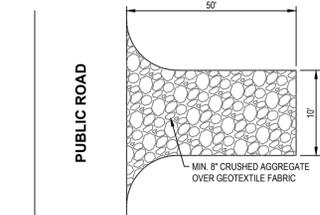


TREE PLANTING DETAIL

Original: Dr. Bonnie Appleton, Virginia Polytechnic Institute and State University, modified by the Michigan Department of Natural Resources, Forest Management Division, and the City of Ann Arbor

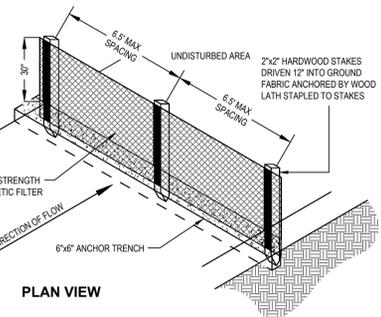


SECTION VIEW



TEMPORARY CRUSHED ROCK TRACKING PAD

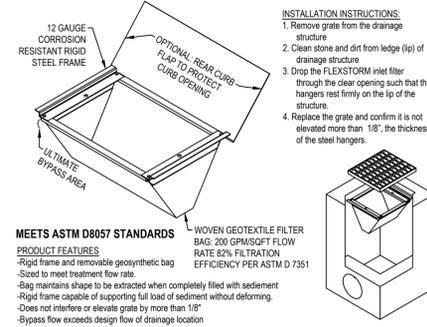
N.T.S.



PLAN VIEW

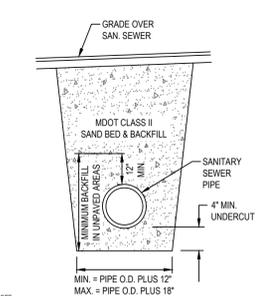
SILT FENCE DETAIL

N.T.S.



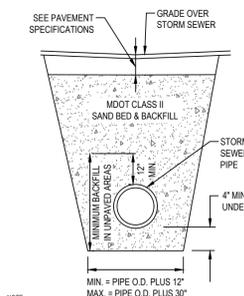
FLEXSTORM INLET FILTER LITE DETAIL

N.T.S.



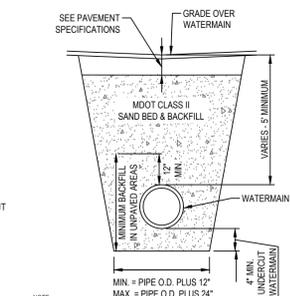
SANITARY SEWER TRENCH AND BACKFILL DETAIL

N.T.S.



STORM SEWER TRENCH AND BACKFILL DETAIL

N.T.S.

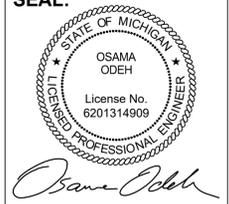


WATER MAIN TRENCH AND BACKFILL DETAIL

N.T.S.

315 W HURON
Details & Specifications
 315 W. Huron Street, Ann Arbor, MI 48103
 PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R6E,
 CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:



PROJECT NO:
 25500084

SHEET NO:
C-500



www.nederveld.com
800.222.1868

ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.928.6963

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.976.5190

HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.933.0449

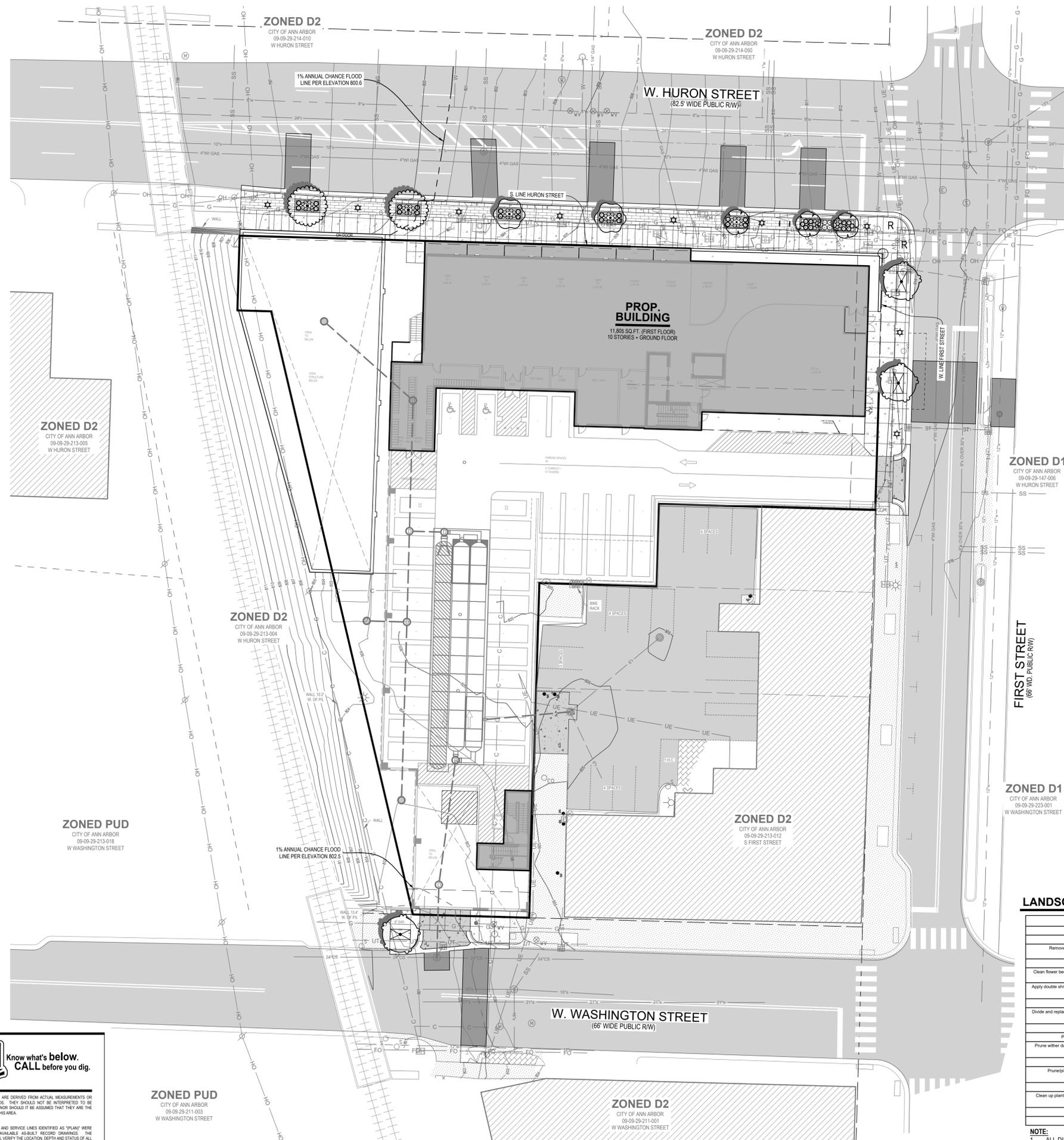
PREPARED FOR:

Talbot Development
Ryan Talbot

1235 Lyonhurst Street
Birmingham, MI 48009

REVISIONS:

Title: Preliminary Site Plan Submittal
Drawn: OOB/CBCB Checked: OOB/CBCB Date: 7/2/2025
Title: Site Plan Submittal
Drawn: OOB/CBCB Checked: OOB/CBCB Date: 7/24/2025



LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)

0' 10' 20' 40'
SCALE: 1" = 20'

LANDSCAPE NOTES

PLANTING NOTES:

- 1) ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
- 2) SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- 3) ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 4) MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTICED TO DO SO.
- 5) PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
- 6) REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
- 7) FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
- 8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
- 9) PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

TOPSOIL AND TURF NOTES:

- 1) WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
- 2) DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
- 3) ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
- 4) SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER, ROLL PERPENDICULAR TO LENGTH OF SOD.
- 5) TURF SHALL BE INSTALLED ON A MIN. OF 3"-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.
- 6) ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

LANDSCAPE CALCULATIONS

STREET TREES REQUIRED: SEC. 6.26.10.B

ONE STREET TREE OF THE MINIMUM SIZE AND SPECIES MEETING CITY STANDARDS SHALL BE PROVIDED FOR EVERY 45 LINEAR FEET OF PUBLIC STREET RIGHT-OF-WAY MINUS WIDTH OF CURB CUTS, ABUTTING A SITE PLAN SITE. EXISTING TREES MEETING CITY STANDARDS MAY BE USED TO SATISFY ALL OR PART OF THIS REQUIREMENT.

| | | |
|-------------------------------|-------------------|--|
| HURON ST FRONTAGE: 254 LF | REQUIRED: 6 TREES | PROPOSED: 7 TREES PLUS ADDITIONAL PERENNIALS |
| FIRST ST FRONTAGE: 101 LF | REQUIRED: 2 TREES | PROPOSED: 2 TREES |
| WASHINGTON ST FRONTAGE: 46 LF | REQUIRED: 1 TREE | PROPOSED: 1 TREE |

LANDSCAPE SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|---------------|------|-----|---|--------------------------------|-----------|
| TREES | | | | | |
| | Ay | 3 | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 3.0' Cal. |
| | Co | 2 | Celtis occidentalis | Common Hackberry | 3.0' Cal. |
| | Tl | 3 | Tilia americana 'Boulevard' | Boulevard American Linden | 3.0' Cal. |
| | Zn | 2 | Zelkova serata 'Musashino' | Musashino Japanese Zelkova | 3.0' Cal. |
| SHRUBS | | | | | |
| | Ci | 55 | Carex morrowii 'Ice Dance' | Ice Dance Japanese Sedge | #1 |
| | Ha | 31 | Hakonechloa macra 'All Gold' | All Gold Japanese Forest Grass | #1 |
| | Hs | 6 | Hemerocallis x 'Strawberry Candy' | Strawberry Candy Daylily | #1 |

LANDSCAPE MAINTENANCE SCHEDULE

| Maintenance Task | January | February | March | April | May | June | July | August | September | October | November | December |
|--|---------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|
| Prune shade trees & summer flowering shrubs | | | | | | | | | | | | |
| Remove mulch from around crown of perennials; remove winter mulch | | | | | | | | | | | | |
| Fertilize Trees and Shrubs, planting beds | | | | | | | | | | | | |
| Clean flower beds, remove winter weeds and dead plant material left for winter interest | | | | | | | | | | | | |
| Apply double shredded bark mulch to trees/shrub beds and ground leaf compost to flower beds | | | | | | | | | | | | |
| Pressurize irrigation system and perform spring audit | | | | | | | | | | | | |
| Divide and replant summer and fall blooming perennials (when growth is 3-4in high), cut back if needed | | | | | | | | | | | | |
| Replace dead/poor health perennials and grasses | | | | | | | | | | | | |
| Prune spring blooming shrubs immediately after flowering | | | | | | | | | | | | |
| Prune winter damaged branches or plants that have not begun to grow after last frost | | | | | | | | | | | | |
| Replace mulch as necessary | | | | | | | | | | | | |
| Prune/princk back perennials and grasses for height control and shaping | | | | | | | | | | | | |
| Inspect plants for pests and treat as necessary | | | | | | | | | | | | |
| Clean up planting beds - remove yellowing foliage not left for winter interest, remove stakes/hoops | | | | | | | | | | | | |
| Turn off irrigation system and flush out | | | | | | | | | | | | |
| Winter mulch tender plants once ground is frozen | | | | | | | | | | | | |

NOTE:
1. ALL DISEASED, DAMAGED OR DEAD MATERIAL BE REPLACED IN ACCORDANCE WITH CITY CODE BY THE END OF THE FOLLOWING PLANTING SEASON, AS A CONTINUING OBLIGATION FOR THE DURATION OF THE SITE PLAN.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANNED" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

ZONED PUD
CITY OF ANN ARBOR
09-09-29-211-003
W WASHINGTON STREET

ZONED D2
CITY OF ANN ARBOR
09-09-29-211-001
W WASHINGTON STREET

315 W HURON
Landscape Plan
315 W. Huron Street, Ann Arbor, MI 48103
PART OF THE NORTHWEST 1/4 OF SECTION 28, T2S, R9E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:



Osama Odeh

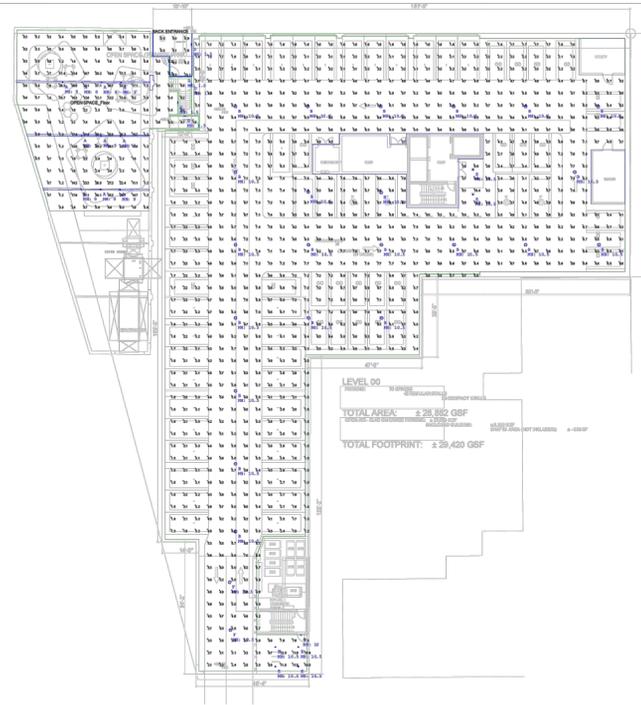
PROJECT NO:
25500084

SHEET NO:
L-100

LIGHTING DETAILS:

| Luminaire Schedule | | | | | | | | | |
|--------------------|--------|-----|-------|-------------|------------------|-------------------------------|-------------------|------------------------------|-----------------|
| Label | Symbol | Qty | LLF | Arrangement | [MANUFAC] | Description | Arrangement Watts | Arrangement Luminaire Lumens | Mounting Height |
| A | | 10 | 0.900 | Single | BETA-CALCO, INC. | CY-DR06-DT1-DN01-BA70-LMA0300 | 26.79 | 3024 | 9 |
| B | | 22 | 0.900 | Single | EATON | TT-D4-830-U-WQ | 57.6 | 6740 | 10.5 |
| C | | 1 | 0.900 | Single | COOPER LIGHTING | GKO-PB1B-722-U-T4W | 9.3 | 1204 | 10 |
| D | | 5 | 0.900 | Single | WE-EF USA | 190-9008 | 8 | 117 | 1.5 |
| E | | 6 | 0.900 | Single | USAI | B4RD-09G1-30KS-50-S-MOD | 9 | 739 | 10.5 |
| F | | 2 | 0.900 | Single | EATON | TT-D1-830-U-WQ-DPM | 28 | 3449 | 10.5 |

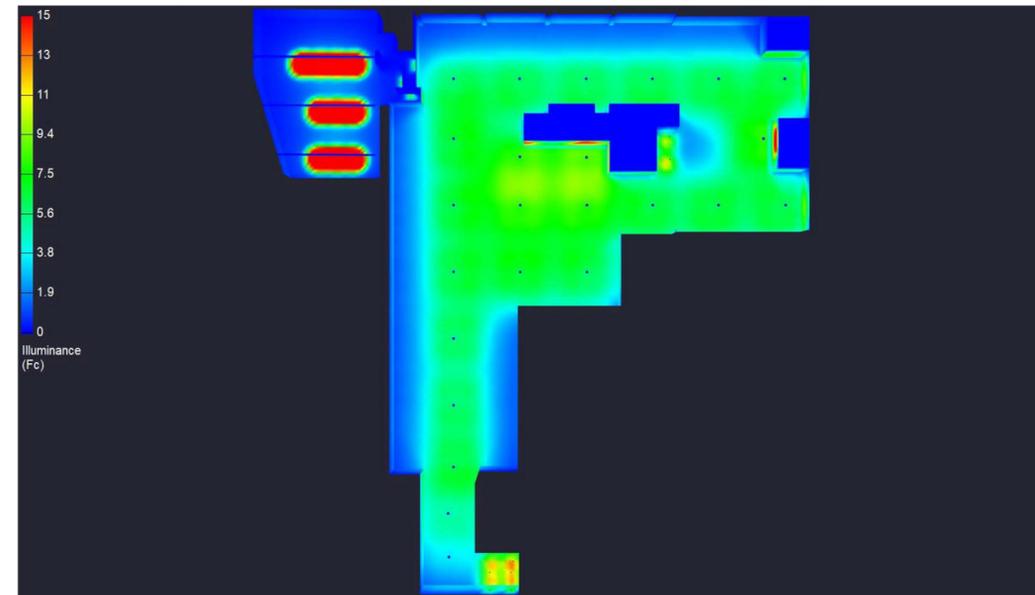
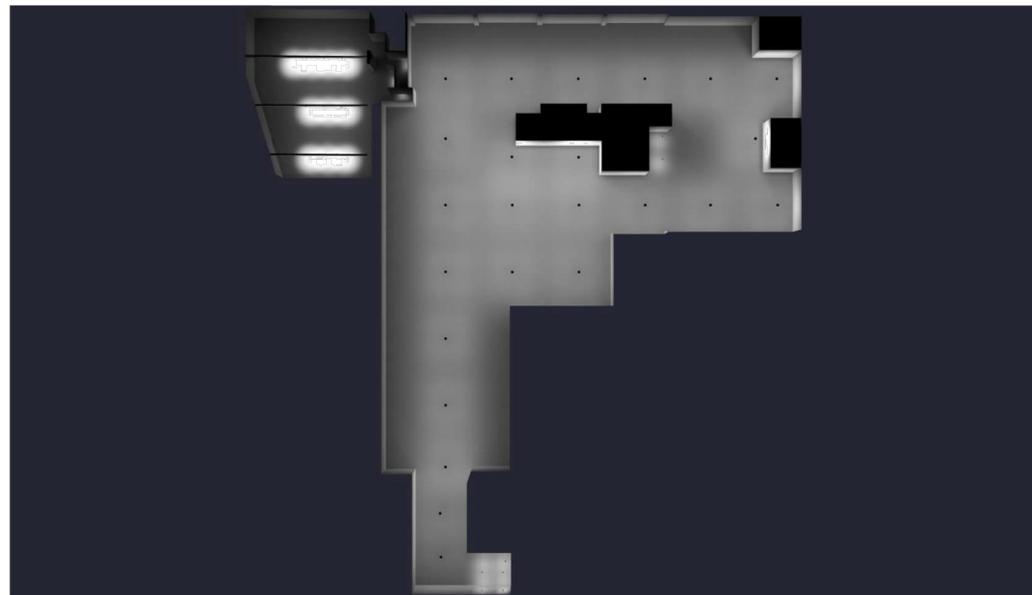
| Calculation Summary | | | | | | | | |
|---------------------|-------------|-------|------|------|-----|---------|---------|--------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | Grid Z |
| BACK ENTRANCE | Illuminance | Fc | 1.64 | 13.1 | 0.0 | N.A. | N.A. | 0 |
| OPEN SPACE_Floor | Illuminance | Fc | 6.89 | 37.1 | 0.0 | N.A. | N.A. | 0 |
| PARKING SPACE_Floor | Illuminance | Fc | 5.21 | 12.0 | 1.0 | 5.21 | 12.00 | 0 |



Scale: 1 inch= 35 Ft.

DESIGN NOTES:

1. MOUNTING HEIGHTS: SEE FIXTURE LOCATIONS & LUMINAIRE SCHEDULE
2. MEASUREMENTS TAKEN AT:@ GRADE
3. SURFACE REFLECTANCE: 0.6 / 0.4 / 0.2

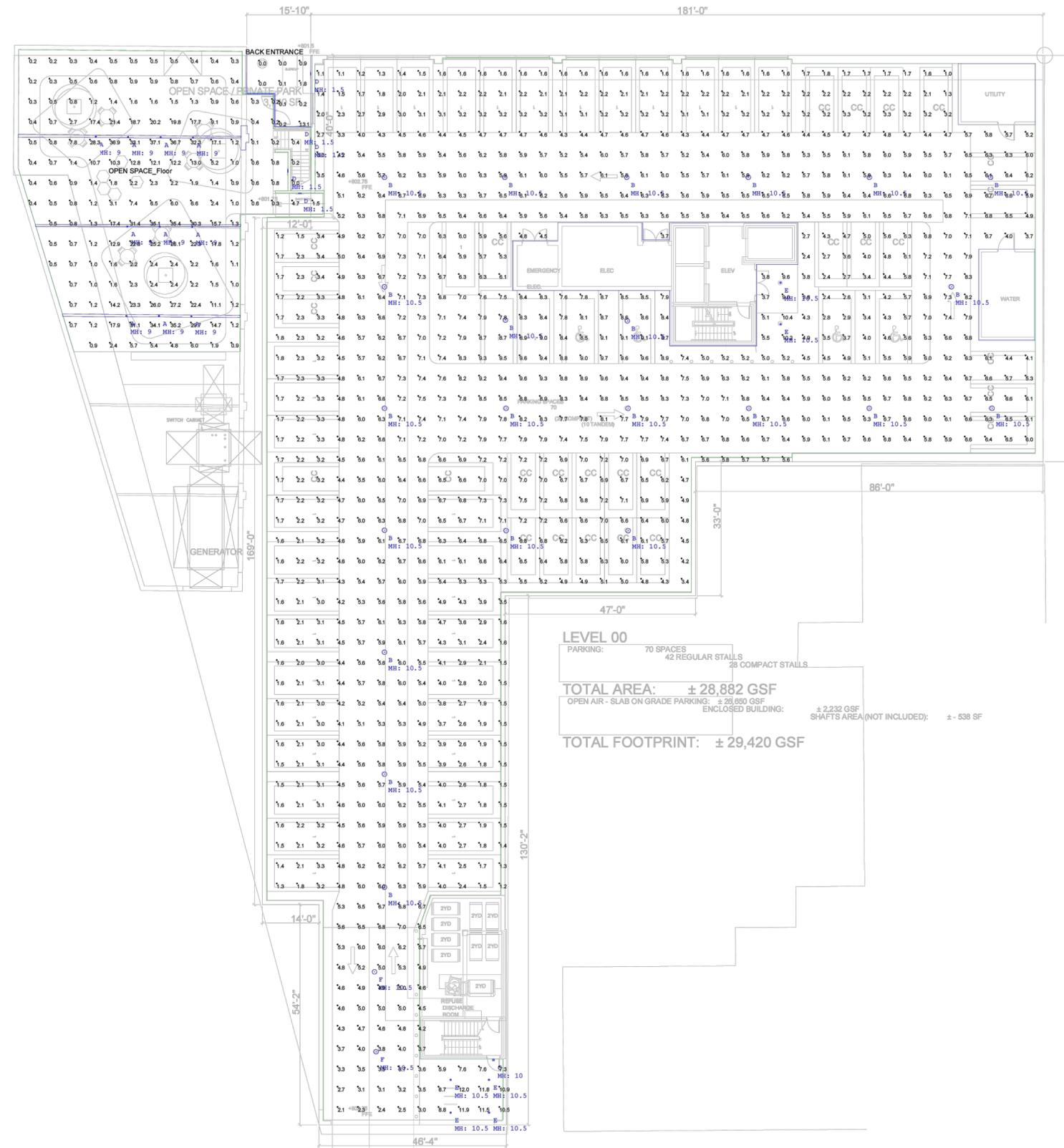


Note on this Design:
This report makes no representations in regard to Lighting Design or Specification, rather it attempts to accurately reflect the photometric results of a design, as approved by others.

Note on these Photometric Calculations:
This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used. All digital CAD data appear to be accurate, however, this apparent accuracy is an artifact of the techniques used to generate it and is in no way intended to imply accuracy in the real world.

There are many factors that will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party. While the creator of this lighting study makes every effort to ensure accuracy, they cannot be held liable for any errors. The recipient of this lighting study understands and accepts that the likelihood of scaling error increases when no .DWG file or other properly-dimensioned drawing is provided to the designer.

Reflective Values have a significant effect on light levels, the end-user of the document should confirm these values before accepting the results of any photometric report. The managing contractor/architect/engineer is responsible for ensuring compliance to all relevant lighting ordinance(s) and energy codes required on this project.



Scale: 1 inch= 15 Ft.

315 W Huron



Scale: 1 inch= 35 Ft.

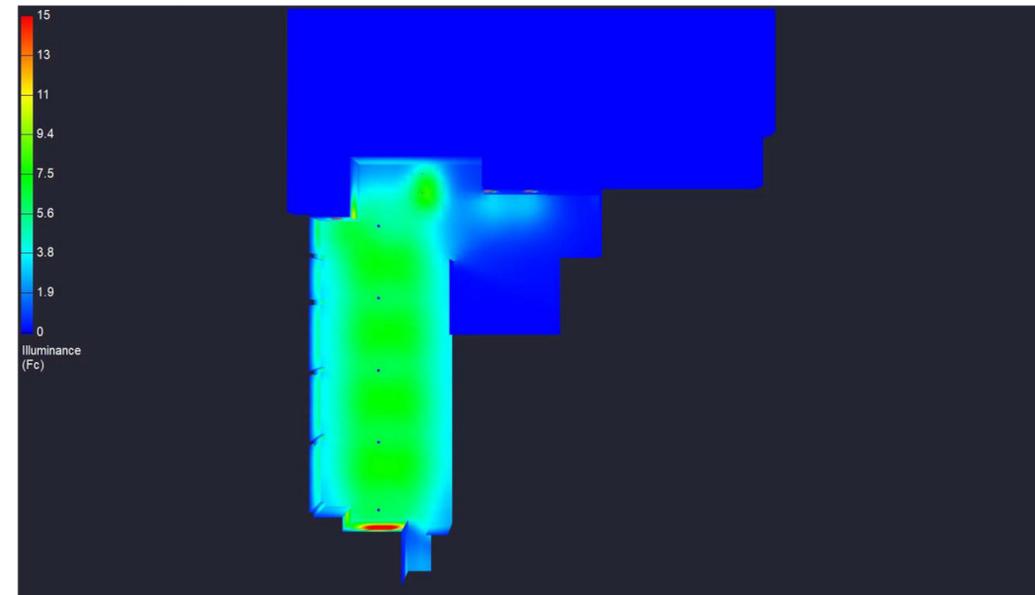
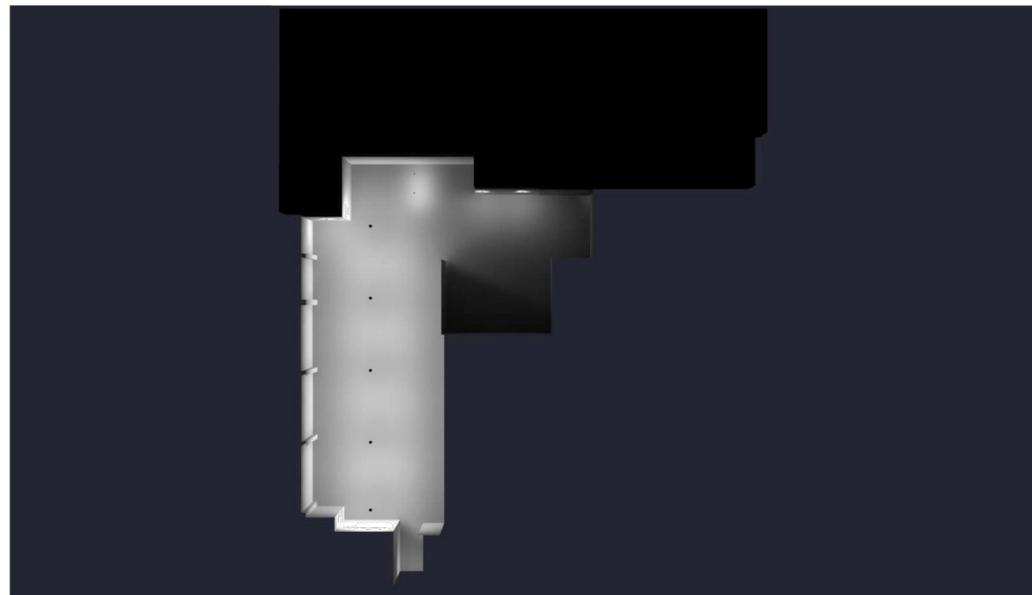
DESIGN NOTES:

1. MOUNTING HEIGHTS: SEE FIXTURE LOCATIONS & LUMINAIRE SCHEDULE
2. MEASUREMENTS TAKEN AT:@ GRADE
3. SURFACE REFLECTANCE: 0.6 / 0.4 / 0.2

LIGHTING DETAILS:

| Luminaire Schedule | | | | | | | | | |
|--------------------|--------|-----|-------|-------------|-----------------|-------------------------|-------------------|------------------------------|-----------------|
| Label | Symbol | Qty | LLF | Arrangement | [MANUFAC] | Description | Arrangement Watts | Arrangement Luminaire Lumens | Mounting Height |
| B1 | | 5 | 0.900 | Single | COOPER LIGHTING | TT-D7-830-U-WQ | 124.7 | 12350 | 16.5 |
| C | | 4 | 0.900 | Single | COOPER LIGHTING | GKO-PB1B-722-U-T4W | 9.3 | 1204 | 10 |
| D | | 7 | 0.900 | Single | WE-EF USA | 190-9008 | 8 | 117 | 1.5 |
| E | | 12 | 0.900 | Single | USAI | B4RD-09G1-30KS-50-S-MOD | 9 | 739 | 16 |

| Calculation Summary | | | | | | | | | |
|---------------------|-------------|-------|------|-----|-----|---------|---------|--------|--|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | Grid Z | |
| BACK DOOR | Illuminance | Fc | 3.43 | 4.1 | 2.7 | 1.27 | 1.52 | 0 | |
| PARKING SPACE_Floor | Illuminance | Fc | 5.02 | 8.5 | 0.3 | 16.73 | 28.33 | 0 | |
| PERIMETER | Illuminance | Fc | 2.16 | 5.4 | 0.0 | N.A. | N.A. | 0 | |

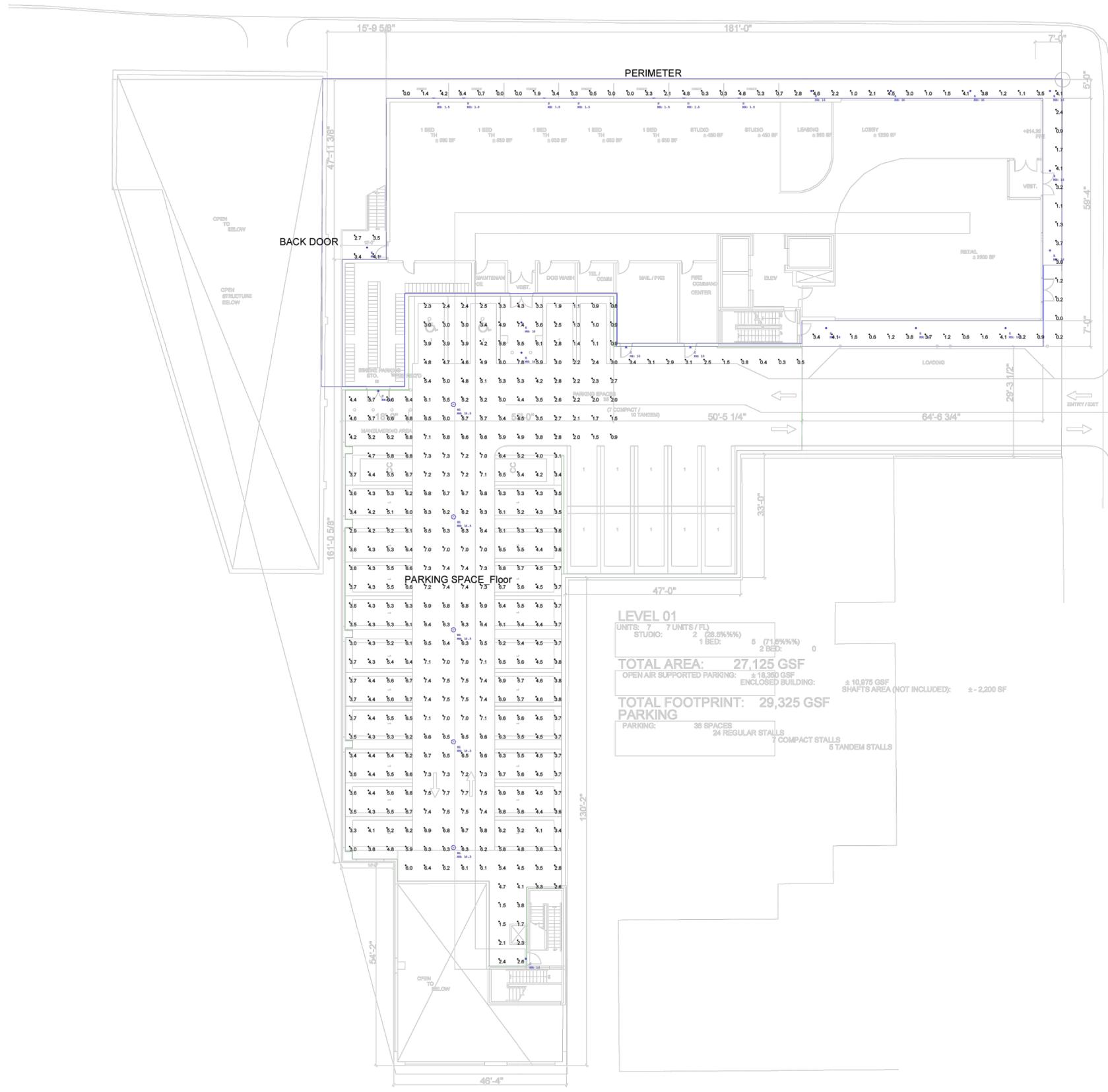


Note on this Design:
This report makes no representations in regard to Lighting Design or Specification, rather it attempts to accurately reflect the photometric results of a design, as approved by others.

Note on these Photometric Calculations:
This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used. All digital CAD data appear to be accurate, however, this apparent accuracy is an artifact of the techniques used to generate it and is in no way intended to imply accuracy in the real world.

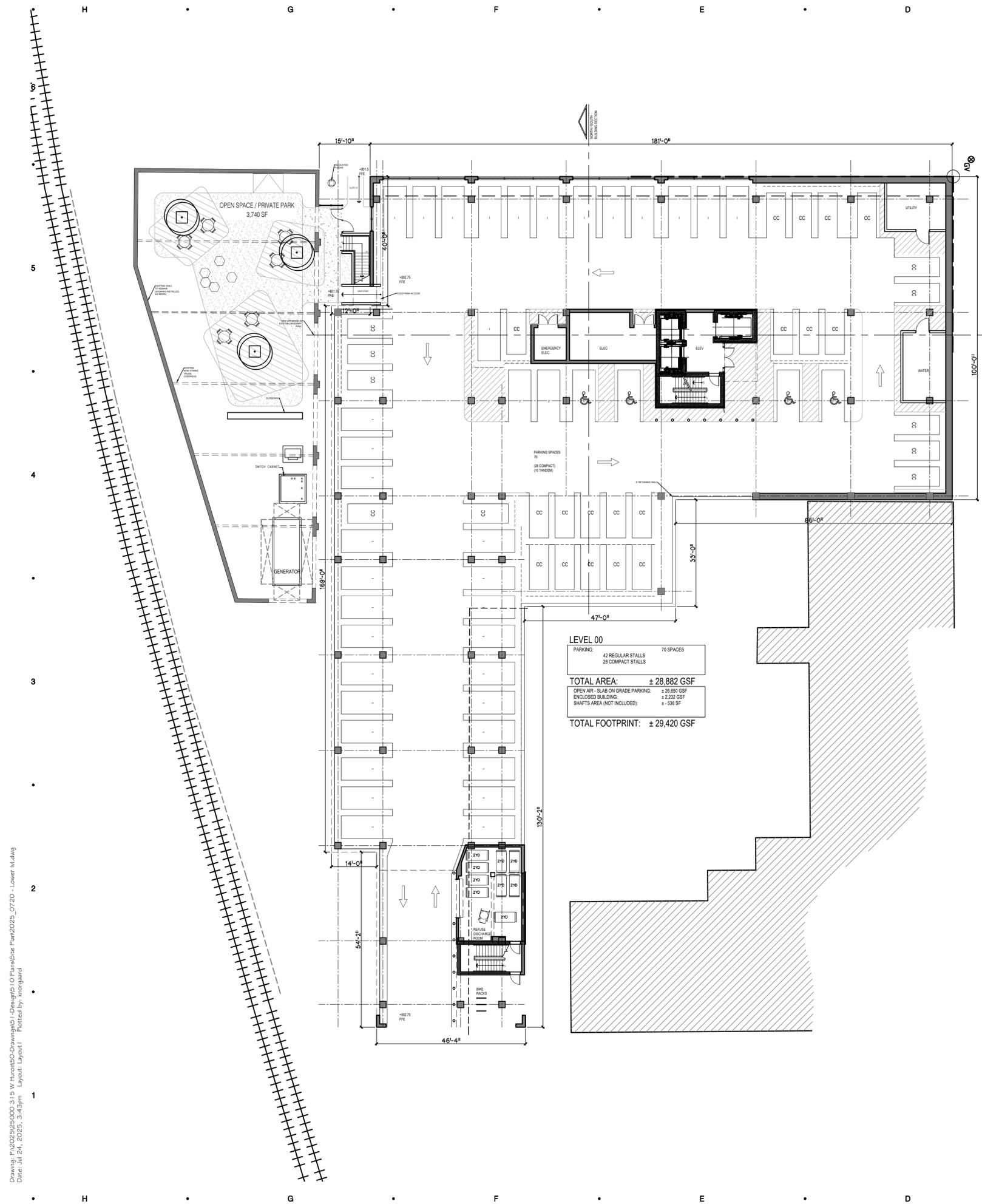
There are many factors that will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party. While the creator of this lighting study makes every effort to ensure accuracy, they cannot be held liable for any errors. The recipient of this lighting study understands and accepts that the likelihood of scaling error increases when no .DWG file or other properly-dimensioned drawing is provided to the designer.

Reflective Values have a significant effect on light levels, the end-user of the document should confirm these values before accepting the results of any photometric report. The managing contractor/ architect/engineer is responsible for ensuring compliance to all relevant lighting ordinance(s) and energy codes required on this project.



315 W Huron

Scale: 1 inch= 15 Ft.



LEVEL 00
 PARKING: 42 REGULAR STALLS 70 SPACES
 28 COMPACT STALLS
TOTAL AREA: ± 28,882 GSF
 OPEN AIR, SLAB ON GRADE PARKING: ± 28,882 GSF
 ENCLOSED BUILDING: ± 2,322 GSF
 SHAFTS AREA (NOT INCLUDED): ± 538 SF
TOTAL FOOTPRINT: ± 29,420 GSF

| 315 W. HURON ST. | * ENCLOSED AREA SF | STUDIO | 1 BED | 2 BED | TOTAL UNITS PER FLOOR |
|------------------|--------------------|-----------|------------|-----------|--------------------------|
| ROOF | | | | | |
| TENTH FLOOR | 16,265 | 1 | 6 | 7 | 14 |
| NINTH FLOOR | 21,195 | 12 | 17 | 4 | 33 |
| EIGHTH FLOOR | 21,195 | 12 | 17 | 4 | 33 |
| SEVENTH FLOOR | 21,195 | 12 | 17 | 4 | 33 |
| SIXTH FLOOR | 21,195 | 12 | 17 | 4 | 33 |
| FIFTH FLOOR | 21,195 | 12 | 17 | 4 | 33 |
| FOURTH FLOOR | 21,195 | 12 | 17 | 4 | 33 |
| THIRD FLOOR | 22,455 | 12 | 17 | 4 | 33 |
| SECOND FLOOR | 22,455 | 12 | 17 | 4 | 33 |
| FIRST FLOOR | 11,805 | 2 | 5 | - | 7 |
| GROUND FLOOR | 2,460 | | | | |
| TOTALS | 202,610 | 99 | 147 | 39 | TOTAL UNITS : 285 |
| LAND AREA | 36,890 | | | | |
| FAR TOTAL | 5.5 | | | | |

* Enclosed area excludes stair & elevator shafts, trash chute shafts, mech. Shafts, exterior amenity terraces & balconies, bike storage



GROUND FLOOR

SCALE - 1/16" = 1'-0"
 2025_0720 - LOWER LVL

SITE PLAN SUBMITTAL 7/24/2025
 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

315 WEST
 HURON STREET
 ANN ARBOR, MI
 48103

PROJECT

CONSULTANT

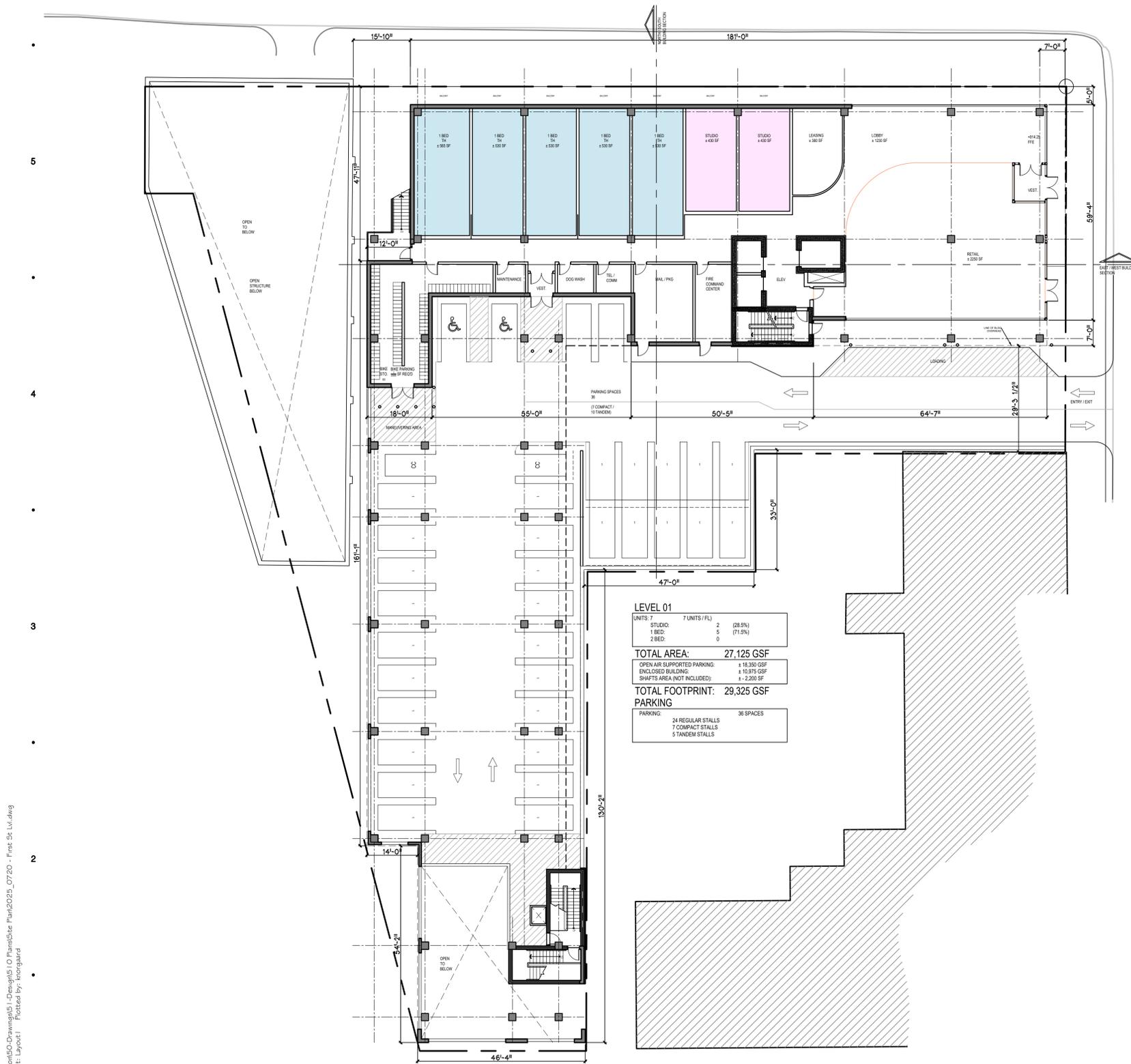
GROUND FLOOR

SHEET TITLE

25-000
 PROJECT NUMBER

A-1
 SHEET NUMBER

Drawings: P:\2025\250000_315 W Huron\500\Drawings\1-Design\51-0 Plans\Site Plan\2025_0720 - Lower Lvl.dwg
 Date: Jul 24, 2025, 3:43pm Layout: Layout1 Plotted by: krongard



LEVEL 01

| | | |
|---------|--------------|---------|
| UNITS: | 7 UNITS / FL | |
| STUDIO: | 2 | (28.5%) |
| 1 BED: | 5 | (71.5%) |
| 2 BED: | 0 | |

TOTAL AREA: 27,125 GSF

OPEN AIR SUPPORTED PARKING: ± 18,350 GSF
 ENCLOSED BUILDING: ± 10,975 GSF
 SHAFTS AREA (NOT INCLUDED): ± 2,200 SF

TOTAL FOOTPRINT: 29,325 GSF

PARKING

| | |
|-------------------|-----------|
| 24 REGULAR STALLS | 36 SPACES |
| 7 COMPACT STALLS | |
| 5 TANDEM STALLS | |



FIRST FLOOR

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

2025_0720 - FIRST ST LVL

Drawings: F:\2025\25000_315 West Huron\500\Drawings\1-Design\1-0 Plans\Site Plan\2025_0720 - First St Lvl.dwg
 Date: Jul 24, 2025, 3:42pm Layout: Layout1 Plotted by: krongard



LEVEL 02 / 03

| UNITS: 02 | (33 UNITS / FL) |
|-----------|-----------------|
| STUDIO: | 24 (12FL) (36%) |
| 1 BED: | 34 (17FL) (52%) |
| 2 BED: | 8 (4FL) (12%) |

AREA: ±44,910 GSF (22,455 GSF / FL)
 SHAFTS AREA (NOT INCLUDED): ± 540 SF



**SECOND &
 THIRD FLOOR**
 SCALE - 1/16" = 1'-0"
 2025_0720 - 2ND-3RD FLOOR LVL.



LEVEL 04 / 05 / 06 / 07 / 08 / 09

| UNITS: 198 | (33 UNITS / FL) |
|------------|------------------|
| STUDIO: | 72 (12FL) (36%) |
| 1 BED: | 102 (17FL) (53%) |
| 2 BED: | 24 (4FL) (12%) |

AREA: ±127,170 GSF (21,185 GSF / FL)
 SHAFTS AREA (NOT INCLUDED): ± 625 SF

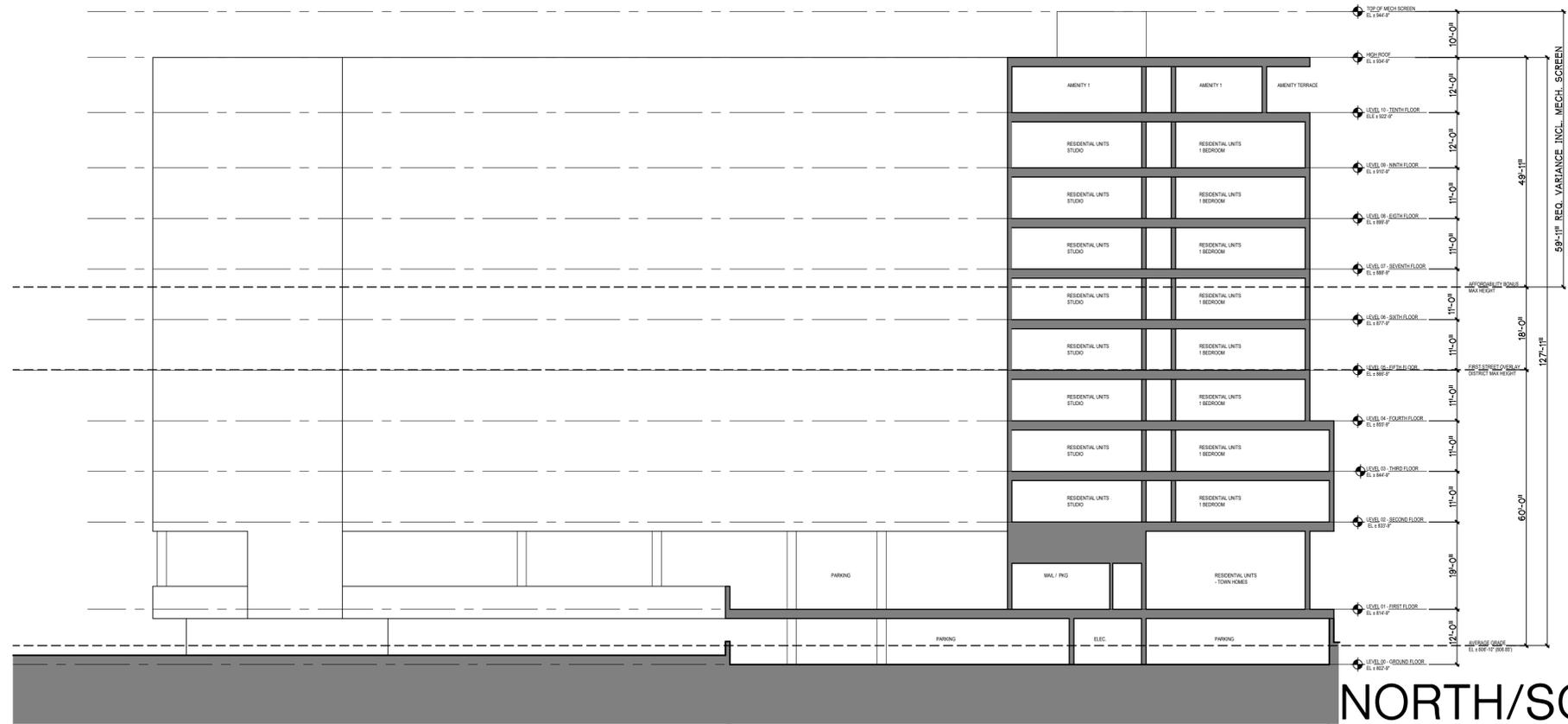


**FOURTH THROUGH
 NINTH FLOOR**
 SCALE - 1/16" = 1'-0"
 2025_0720 - 2ND-3RD FLOOR LVL.

Drawings: F:\2025\25000_315 W Huron\500\Drawings\1-Design\1-0 Plans\Site Plan\2025_0720 - 2nd-3rd floor - 1st.dwg
 Date: Jul 24, 2025, 3:44pm Layout: Layout1 Plotted by: krongard



**EAST/WEST
 BUILDING SECTION**
 SCALE - 1/16" = 1'-0"
 2025_0720 - BUILDING SECTIONS



**NORTH/SOUTH
 BUILDING SECTION**
 SCALE - 1/16" = 1'-0"
 2025_0720 - BUILDING SECTIONS

SITE PLAN SUBMITTAL 7/24/2025
 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

**315 WEST
 HURON STREET
 ANN ARBOR, MI
 48103**
 PROJECT

CONSULTANT

BUILDING SECTIONS

SHEET TITLE

25-000
 PROJECT NUMBER

A-5
 SHEET NUMBER

Drawing: P:\2025\25000 315 W Huron\25-000 315 W Huron\25-000 315 W Huron\Site Plan\2025_0720 - Building Sections.dwg
 Date: 3/1/25, 2:54 pm Layout: Layout1 Plotted by: morigard



KEY

| | |
|------------------------|--------------------------------|
| ① MTL PANEL 1 (GREY) | ⑨ GLAZING (PREFIN. WINDOW) |
| ② MTL PANEL 2 (WHITE) | ⑩ GLAZING (PREFIN. STOREFRONT) |
| ③ MTL PANEL 3 (RUST) | |
| ④ MTL PANEL 4 (BLK) | |
| ⑤ MTL PANEL 5 (YELLOW) | |
| ⑥ MASONRY 1 | |
| ⑦ MASONRY 2 | |
| ⑧ MASONRY 3 | |

NORTH BUILDING SECTION

SCALE - 1/16" = 1'-0"
 2025_0723 - BUILDING ELEVATIONS



SOUTH BUILDING SECTION

SCALE - 1/16" = 1'-0"
 2025_0723 - BUILDING ELEVATIONS

SITE PLAN SUBMITTAL 7/24/2025
 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

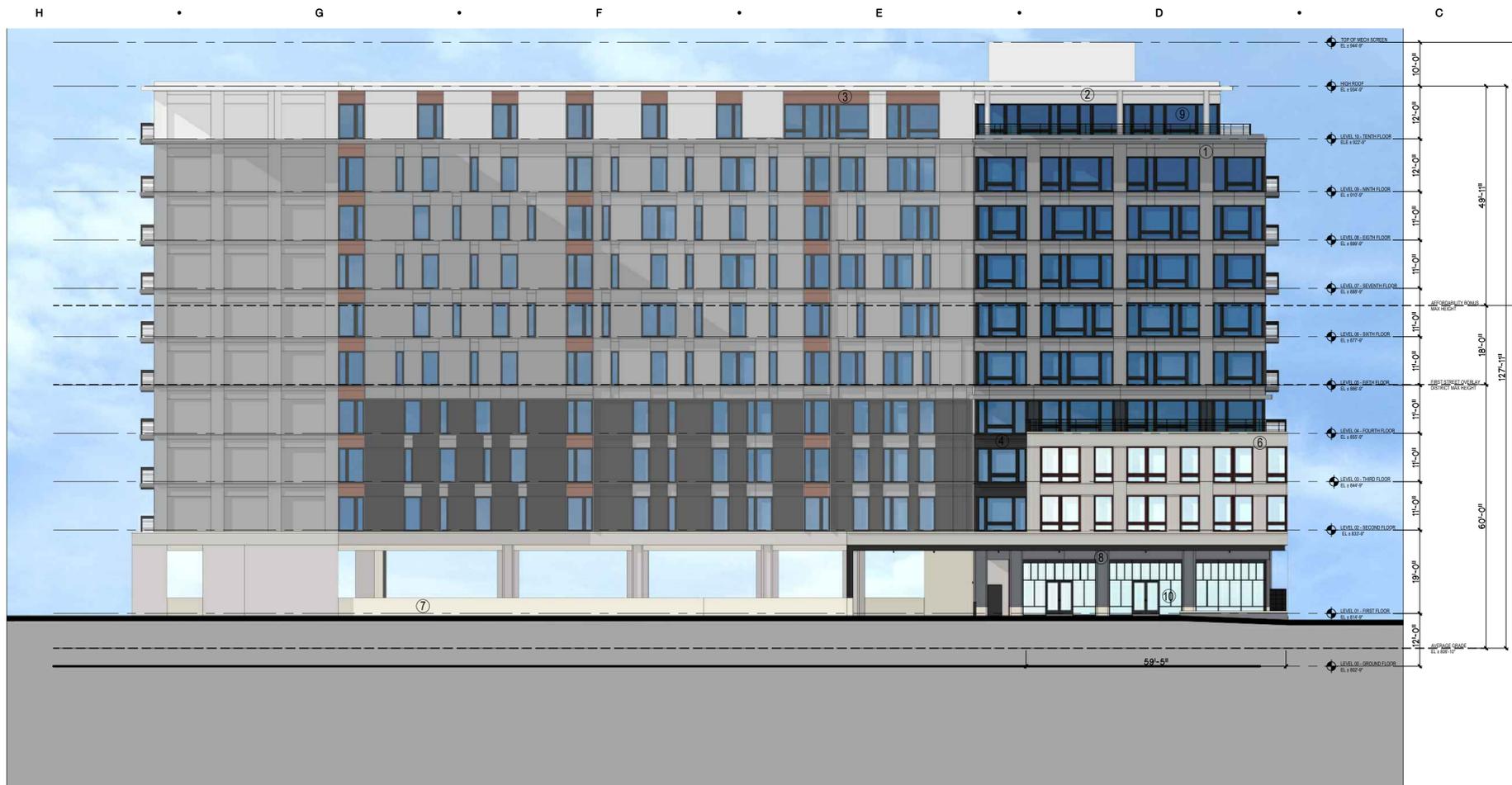
315 WEST
 HURON STREET
 ANN ARBOR, MI
 48103

PROJECT
 CONSULTANT

BUILDING SECTIONS

SHEET TITLE
 25-000
 PROJECT NUMBER
 A-6
 SHEET NUMBER

Drawing: P:\2025\25000_315 W Huron\25000_315 W Huron\25000_315 W Huron\Site Plans\2025_0723 - Building Elevations.dwg
 Date: 3/1/24, 2025, 9:56pm
 Layout: north south elevation
 Plotted by: kmgard

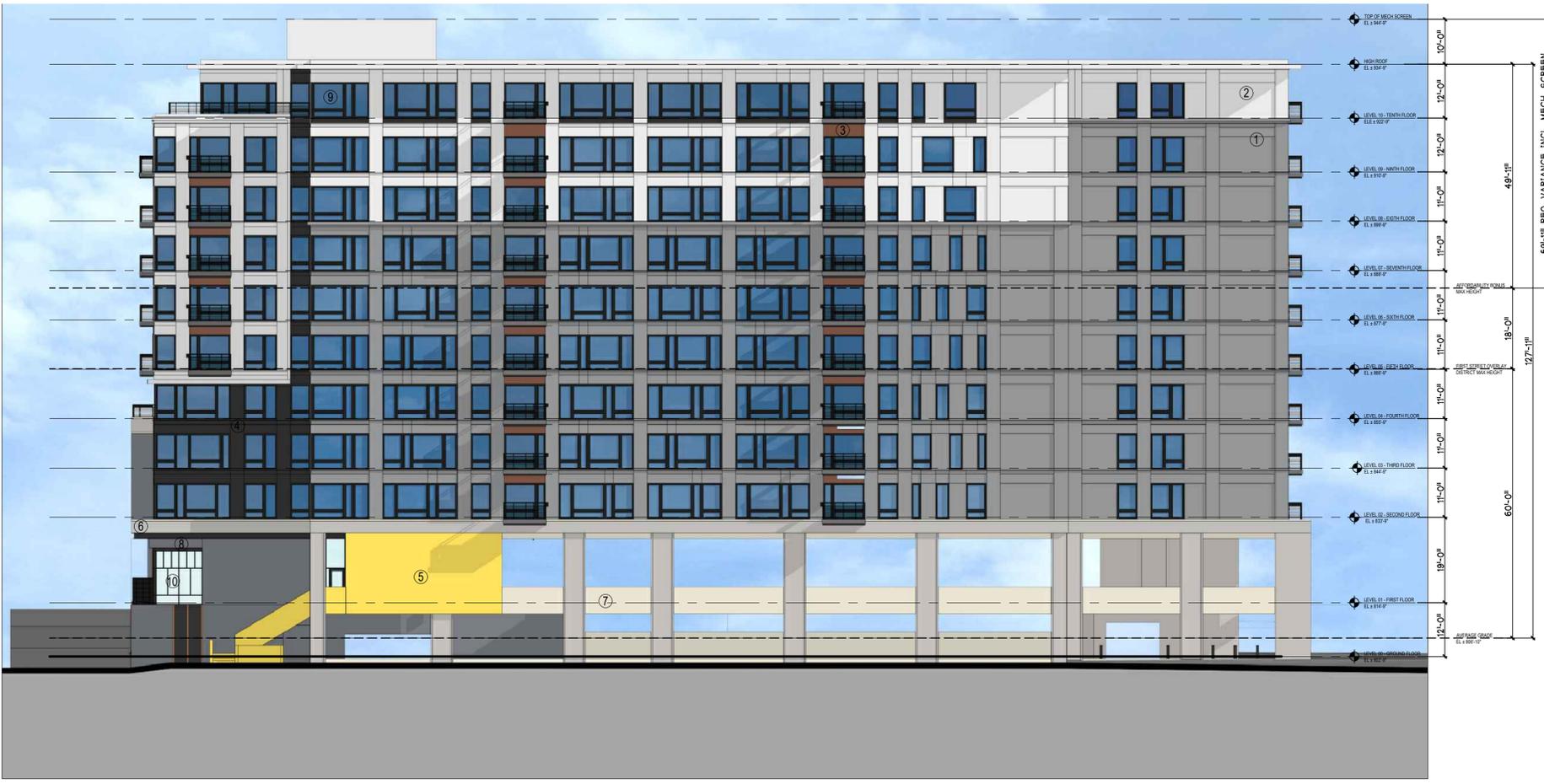


KEY

| | |
|------------------------|--------------------------------|
| ① MTL PANEL 1 (GREY) | ⑨ GLAZING (PREFIN. WINDOW) |
| ② MTL PANEL 2 (WHITE) | ⑩ GLAZING (PREFIN. STOREFRONT) |
| ③ MTL PANEL 3 (RUST) | |
| ④ MTL PANEL 4 (BLK) | |
| ⑤ MTL PANEL 5 (YELLOW) | |
| ⑥ MASONRY 1 | |
| ⑦ MASONRY 2 | |
| ⑧ MASONRY 3 | |

EAST BUILDING SECTION

SCALE - 1/16" = 1'-0"
 2025_0723 - BUILDING ELEVATIONS



WEST BUILDING SECTION

SCALE - 1/16" = 1'-0"
 2025_0723 - BUILDING ELEVATIONS

SITE PLAN SUBMITTAL 7/24/2025
 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

315 WEST HURON STREET
 ANN ARBOR, MI 48103

PROJECT
 CONSULTANT

BUILDING SECTIONS
 SHEET TITLE
 25-000
 PROJECT NUMBER
 A-7
 SHEET NUMBER

Drawing: P:\2025\25000_315 W Huron\00-Drawings\01 - Design\01 O Plans\Site Plan\2025_0723 - Building Elevations.dwg
 Date: 3/1/24, 2025, 9:56pm Layout: east west elevation Plotted By: Arngard



**NORTHEAST
PERSPECTIVE**
SCALE - NTS
2025_0723 - PERSPECTIVES



**SOUTHEAST
PERSPECTIVE**
SCALE - NTS
2025_0723 - PERSPECTIVES

SITE PLAN SUBMITTAL 7/24/2025
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

315 WEST
HURON STREET
ANN ARBOR, MI
48103

PROJECT

CONSULTANT

PERSPECTIVES

SHEET TITLE

25-000
PROJECT NUMBER

A-8
SHEET NUMBER

Drawing: P:\2025\25000_315 W Huron\25000_315 W Huron\25000_315 W Huron\Site Plans\2025_0723 - perspectives.dwg
Date: 3/1/25, 2:55:44 PM Layout: north south elevation Plotted by: krongard