

APPROVALS



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 CONSTRUCTION**

**UNIVERSITY INN  
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**ANN ARBOR, MI**

DRAWN BY	MC
CHECKED BY	JD
PROJECT ARCH	JM

NO	DATE	DESCRIPTION
12.06.2021	12.06.2021	PRE-SUBMITTAL MEETING
12.23.2021	12.23.2021	SITE PLAN SUBMISSION
04.08.2022	04.08.2022	REVISED SITE PLAN SUBMISSION
06.07.2022	06.07.2022	REVISED SITE PLAN SUBMISSION

	JOB NO	20020
	DATE	06.07.2022

ARCHITECTURAL SITE PLAN

**SP-00**



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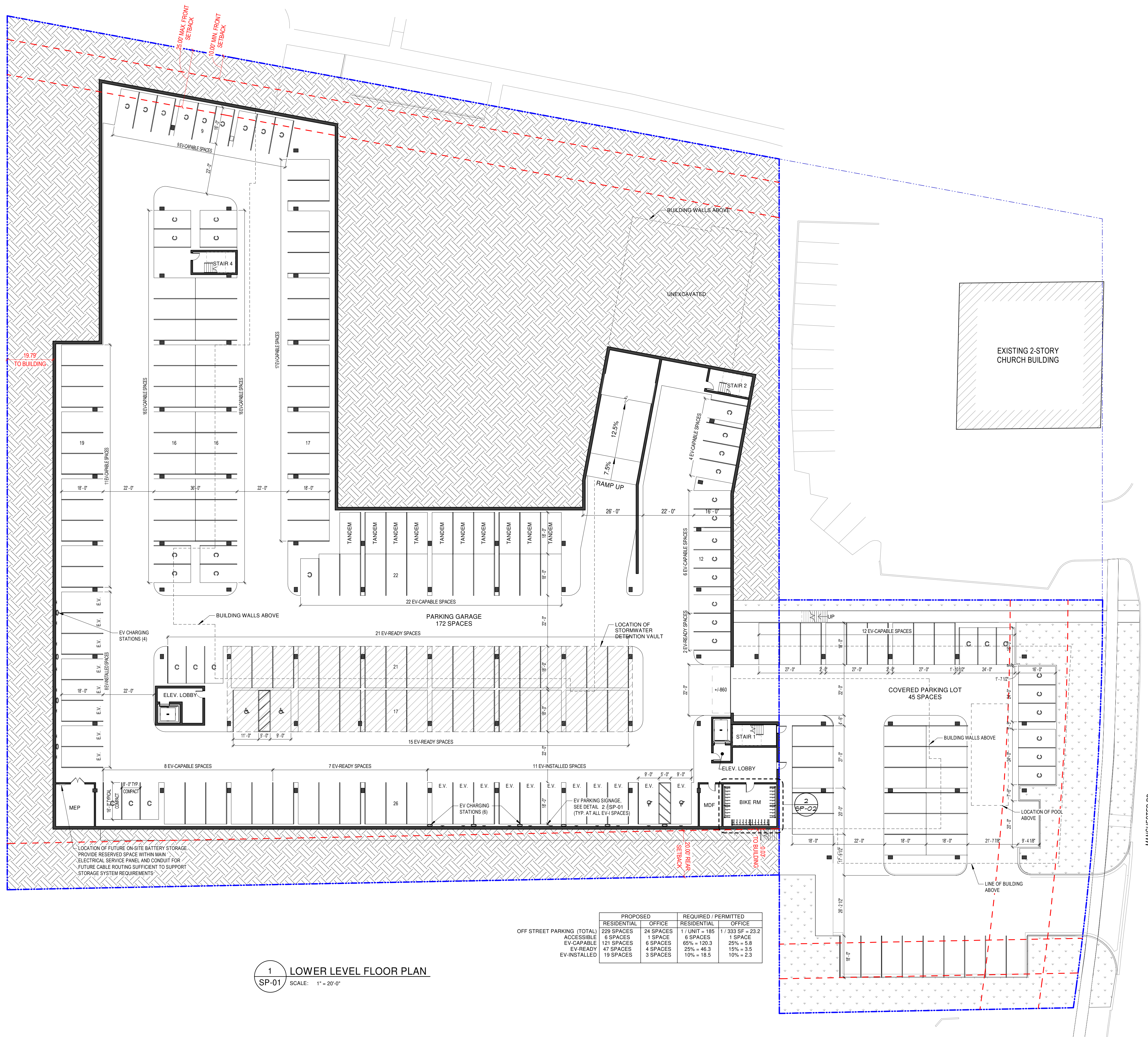
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**CHECKED BY** JD  
**PROJECT ARCH** JM

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**DATE** 06.07.2022

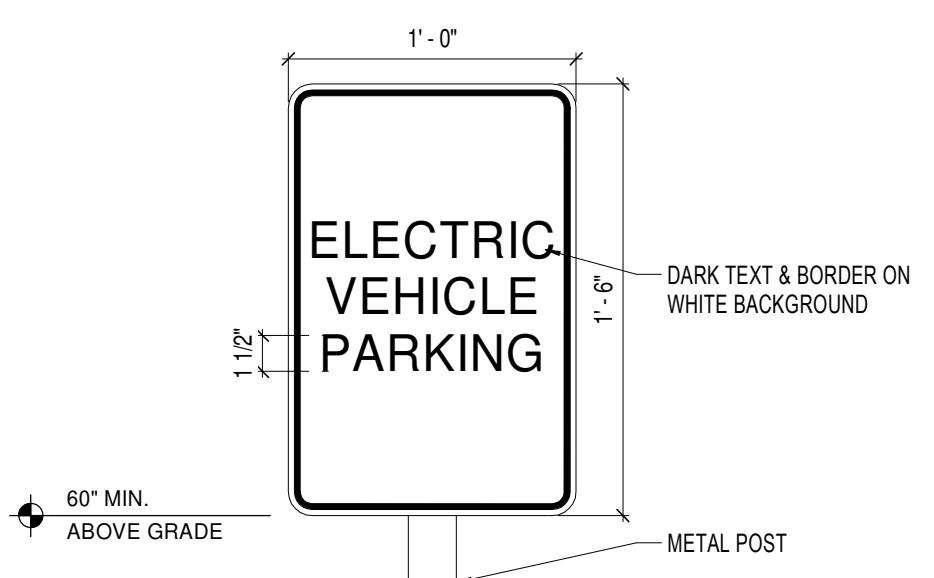
**BASEMENT FLOOR PLAN**

**SP-01**



	PROPOSED		REQUIRED / PERMITTED	
	RESIDENTIAL	OFFICE	RESIDENTIAL	OFFICE
OFF STREET PARKING (TOTAL)	229 SPACES	24 SPACES	1 / UNIT = 185	1 / 333 SF = 23.2
ACCESSIBLE	6 SPACES	1 SPACE	6 SPACES	1 SPACE
EV-CAPABLE	121 SPACES	6 SPACES	65% = 120.3	25% = 5.8
EV-READY	47 SPACES	4 SPACES	25% = 46.3	15% = 3.5
EV-INSTALLED	19 SPACES	3 SPACES	10% = 18.5	10% = 2.3

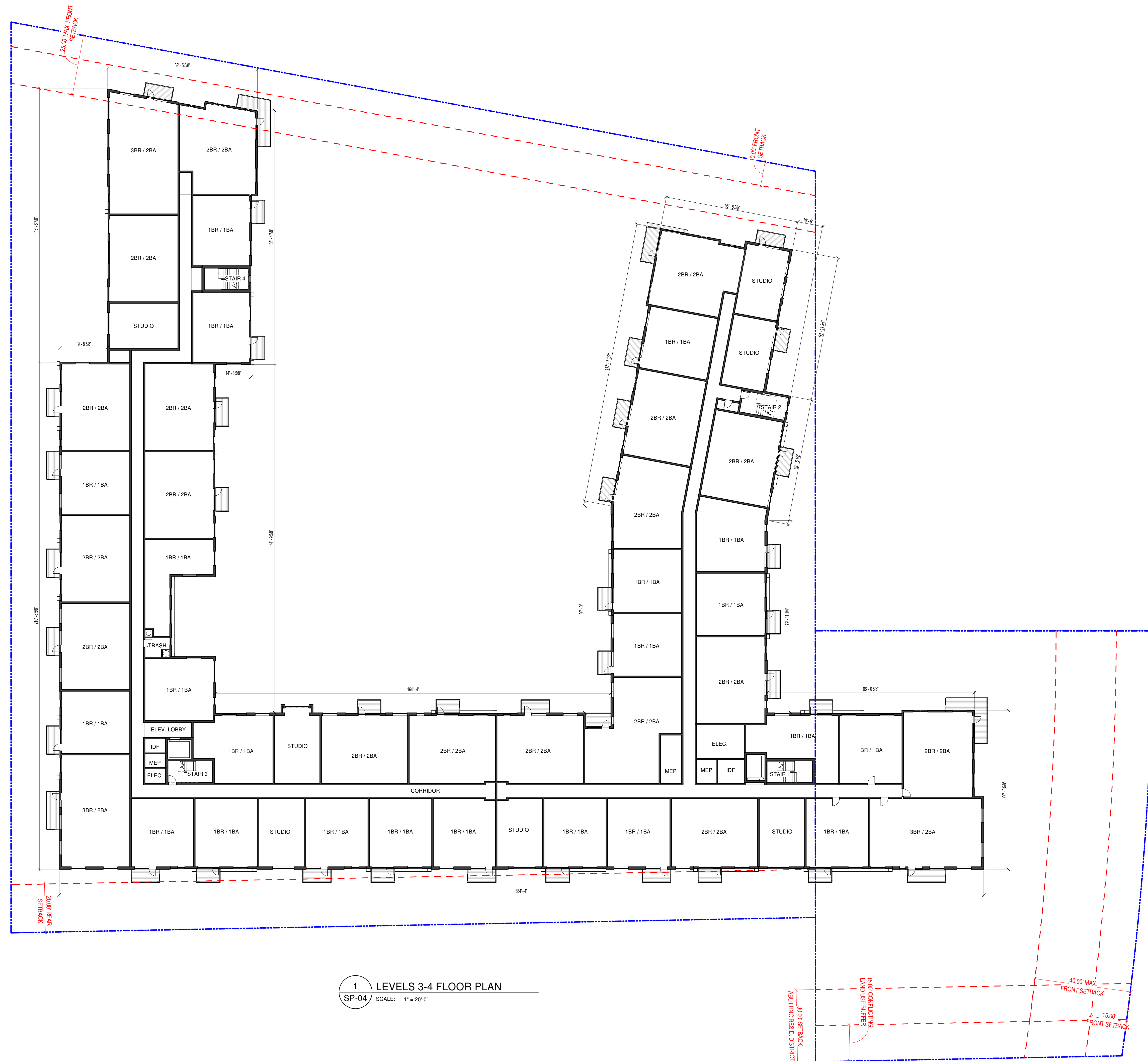
**1 LOWER LEVEL FLOOR PLAN**  
SP-01 SCALE: 1" = 20'-0"



**2 EV PARKING SIGNAGE DETAIL**  
SP-01 SCALE: 1 1/2" = 1'-0"

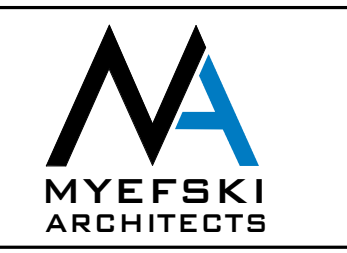






1 LEVELS 3-4 FLOOR PLAN  
 SP-04 SCALE: 1" = 20'-0"

APPROVALS



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LEVELS 3-4 FLOOR PLAN  
**SP-04**





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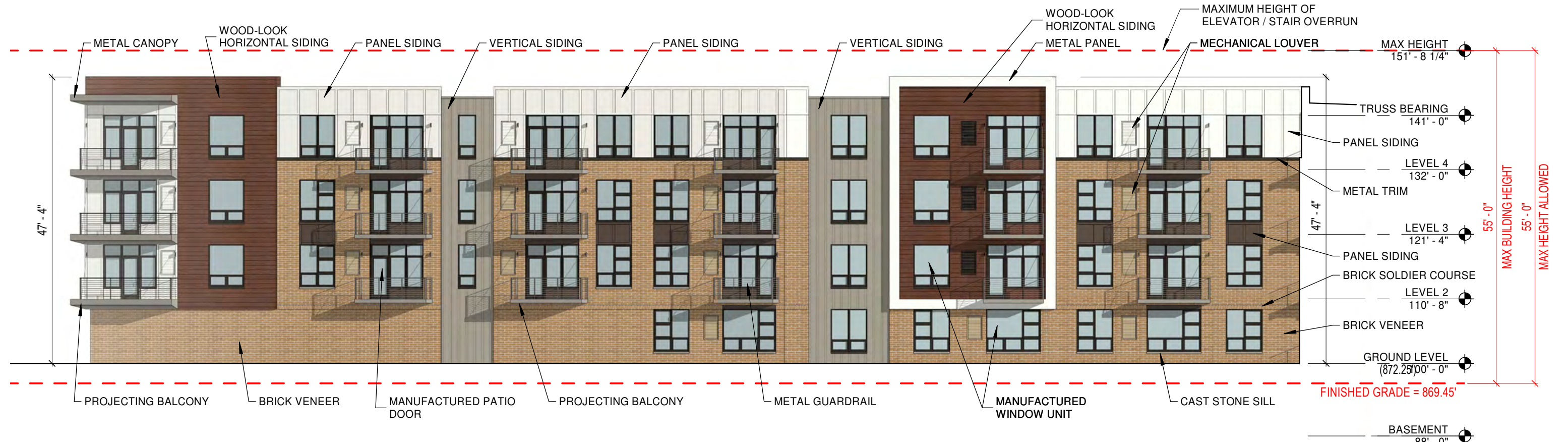
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EXTERIOR ELEVATIONS

**SP-06**



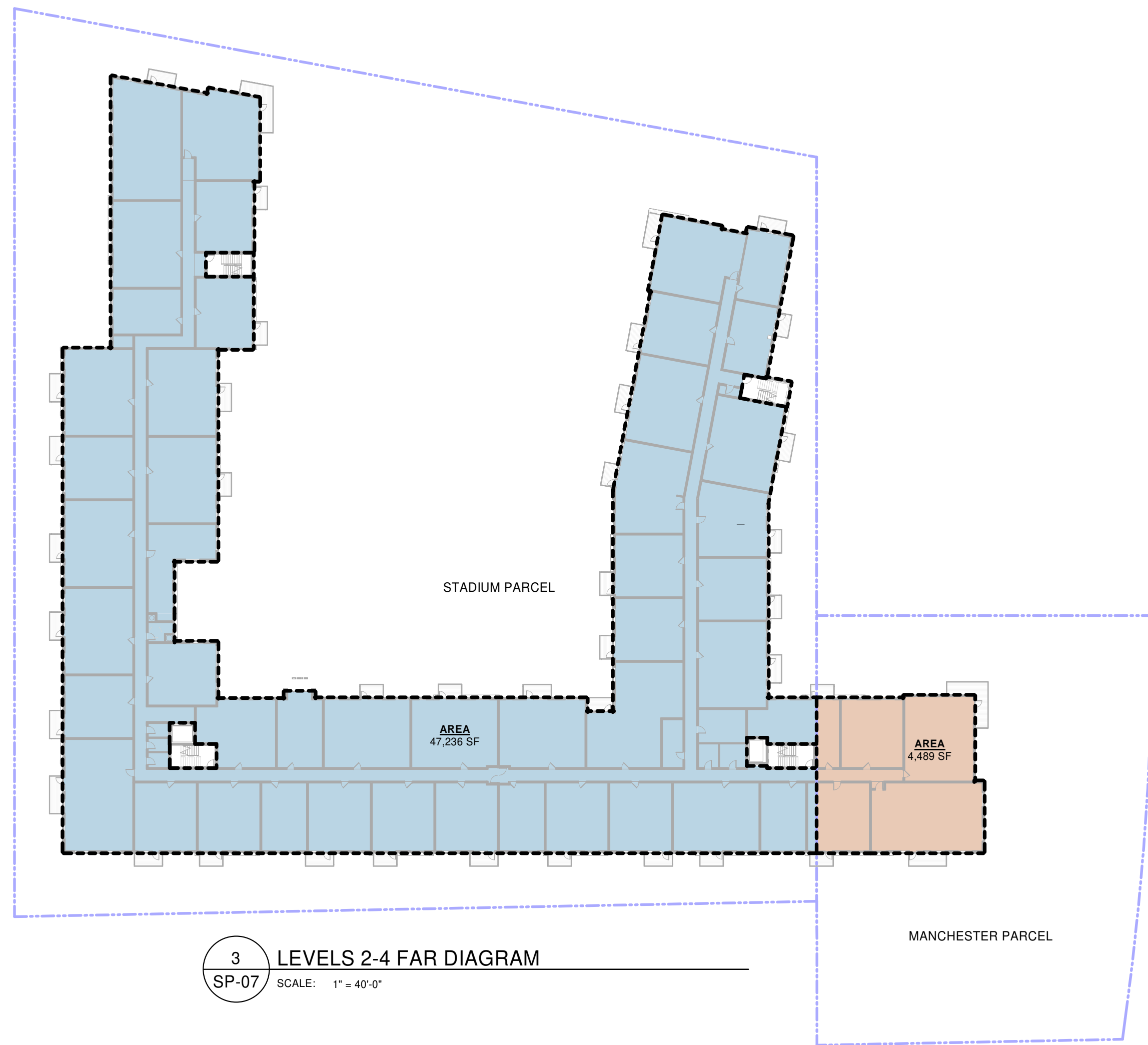
**3 WEST COURTYARD ELEVATION**  
SP-06 SCALE: 1/16" = 1'-0"



**2 NORTH COURTYARD ELEVATION**  
SP-06 SCALE: 1/16" = 1'-0"



**1 EAST COURTYARD ELEVATION**  
SP-06 SCALE: 1/16" = 1'-0"



**FAR CALCULATIONS - STADIUM PARCEL**

BASEMENT LEVEL	910 SF
GROUND LEVEL	46,524 SF
LEVEL 2	47,236 SF
LEVEL 3	47,232 SF
LEVEL 4	47,232 SF
EXISTING BUILDING	7,716 SF

TOTAL FAR AREA\* 196,849 SF

**SITE AREA 115,092 SF**  
**PROPOSED F.A.R. 171.0%**  
**MAX F.A.R. (ZONING DISTRICT "C3") 200%**

**FAR CALCULATIONS - MANCHESTER PARCEL**

GROUND LEVEL	4,379 SF
LEVEL 2	4,489 SF
LEVEL 3	4,489 SF
LEVEL 4	4,489 SF

TOTAL FAR AREA\* 17,846 SF

**SITE AREA 24,139 SF**  
**PROPOSED F.A.R. 73.9%**  
**MAX F.A.R. (ZONING DISTRICT "O") 75%**

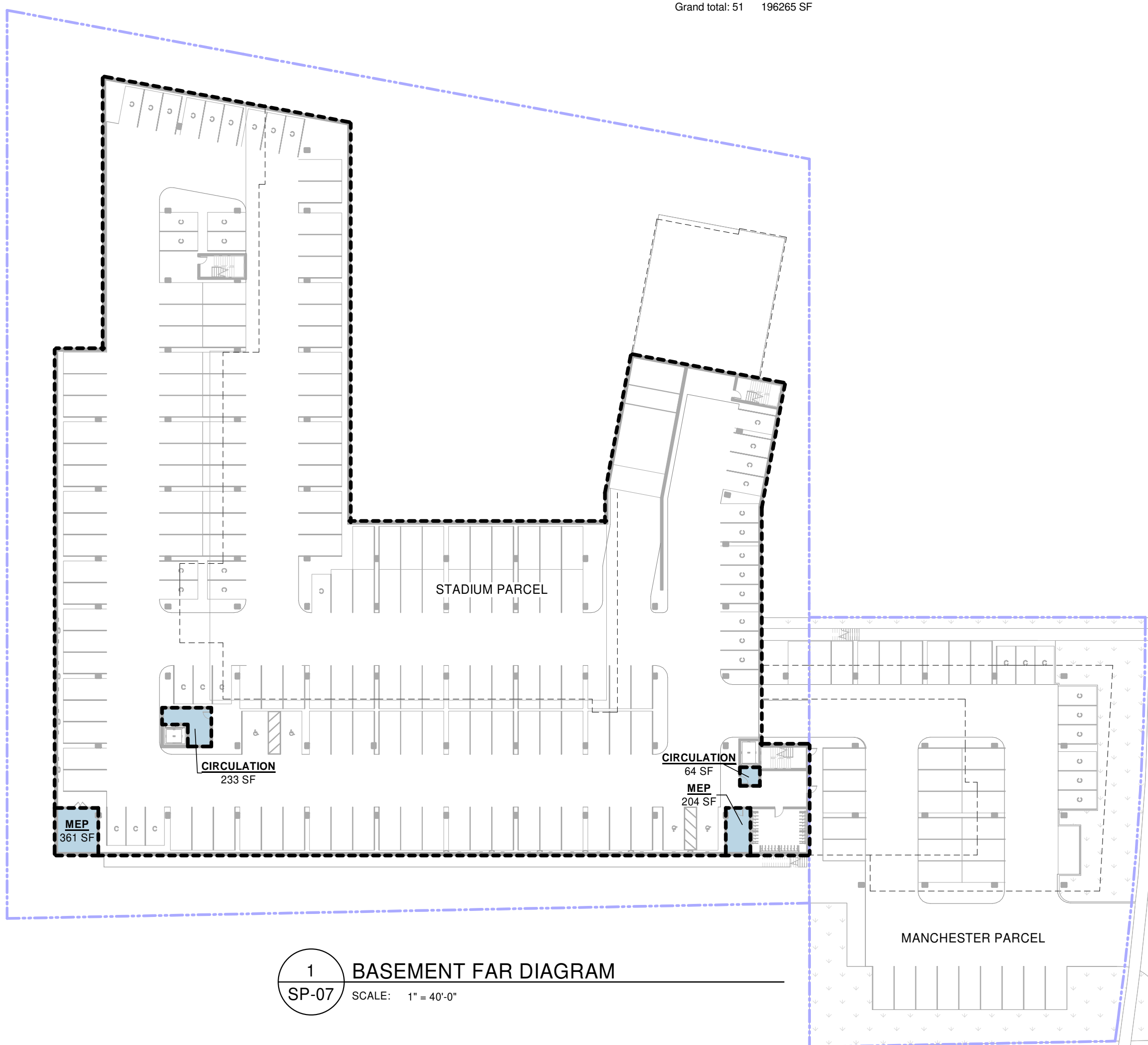
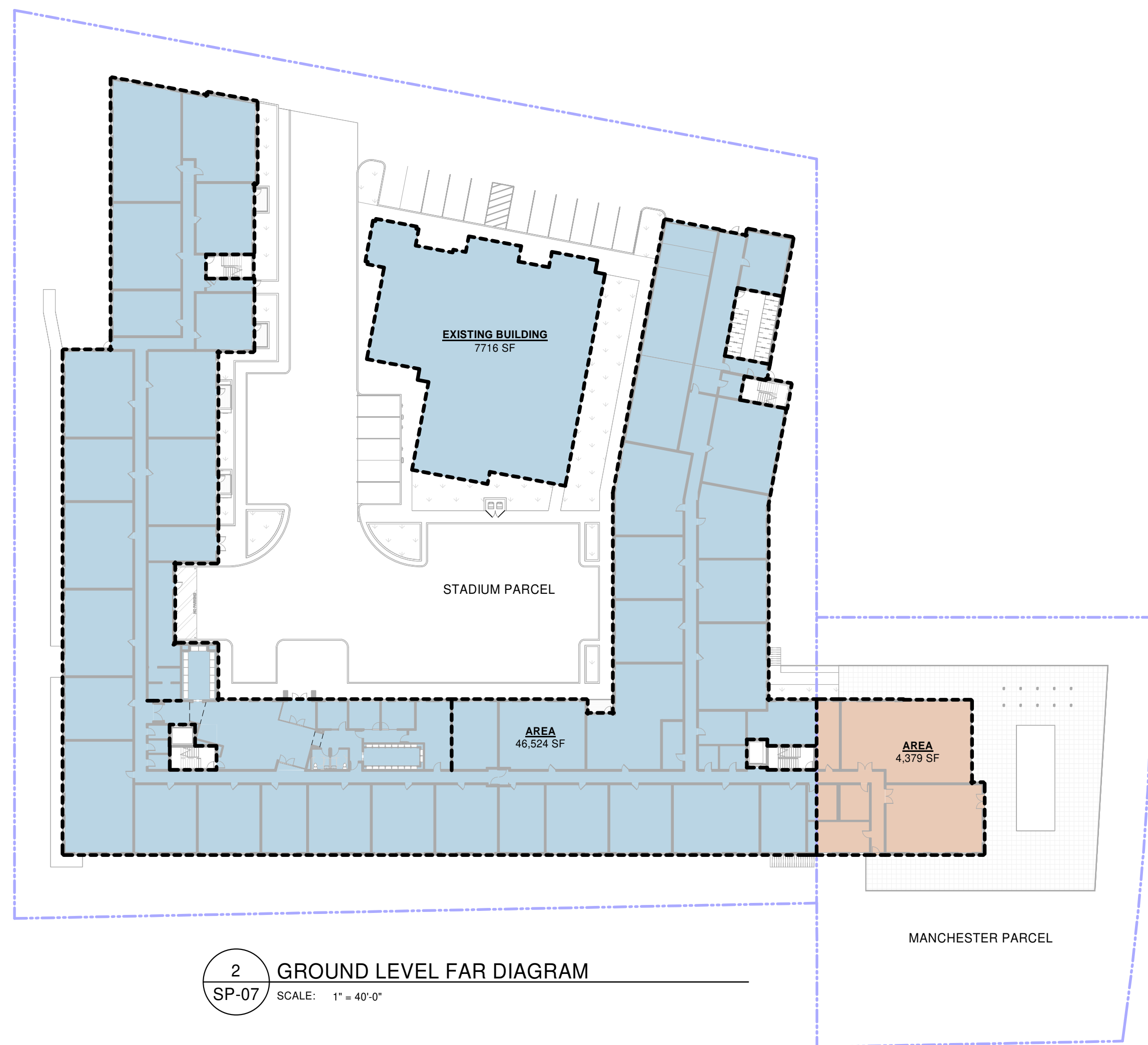
\*Gross FAR excludes floor area used for required premium vehicular parking and required bicycle parking, stairwells (including landings), elevator shafts, ramps, vertical chases or chutes

**FAR AREA (STADIUM PARCEL)**

Level	Area	Name
BASEMENT	297 SF	CIRCULATION
BASEMENT	565 SF	MEP
	862 SF	
GROUND LEVEL	3542 SF	AMENITY
GROUND LEVEL	5413 SF	CIRCULATION
GROUND LEVEL	7716 SF	EXISTING BUILDING
GROUND LEVEL	2867 SF	MEP
GROUND LEVEL	2196 SF	PARKING GARAGE
GROUND LEVEL	32416 SF	RESIDENTIAL
	54149 SF	
LEVEL 2	4603 SF	CIRCULATION
LEVEL 2	1066 SF	MEP
LEVEL 2	41443 SF	RESIDENTIAL
	47111 SF	
LEVEL 3	4599 SF	CIRCULATION
LEVEL 3	1069 SF	MEP
LEVEL 3	41403 SF	RESIDENTIAL
	47071 SF	
LEVEL 4	4599 SF	CIRCULATION
LEVEL 4	1069 SF	MEP
LEVEL 4	41403 SF	RESIDENTIAL
	47071 SF	
Grand total: 51	196265 SF	

**FAR AREA (MANCHESTER PARCEL)**

Level	Area	Name
GROUND LEVEL	3061 SF	AMENITY
GROUND LEVEL	344 SF	CIRCULATION
GROUND LEVEL	664 SF	MEP
GROUND LEVEL	292 SF	RESIDENTIAL
	4361 SF	
LEVEL 2	1399 SF	AMENITY
LEVEL 2	224 SF	CIRCULATION
LEVEL 2	2825 SF	RESIDENTIAL
	4447 SF	
LEVEL 3	206 SF	CIRCULATION
LEVEL 3	4242 SF	RESIDENTIAL
	4448 SF	
LEVEL 4	206 SF	CIRCULATION
LEVEL 4	4242 SF	RESIDENTIAL
	4448 SF	
Grand total: 12	17704 SF	



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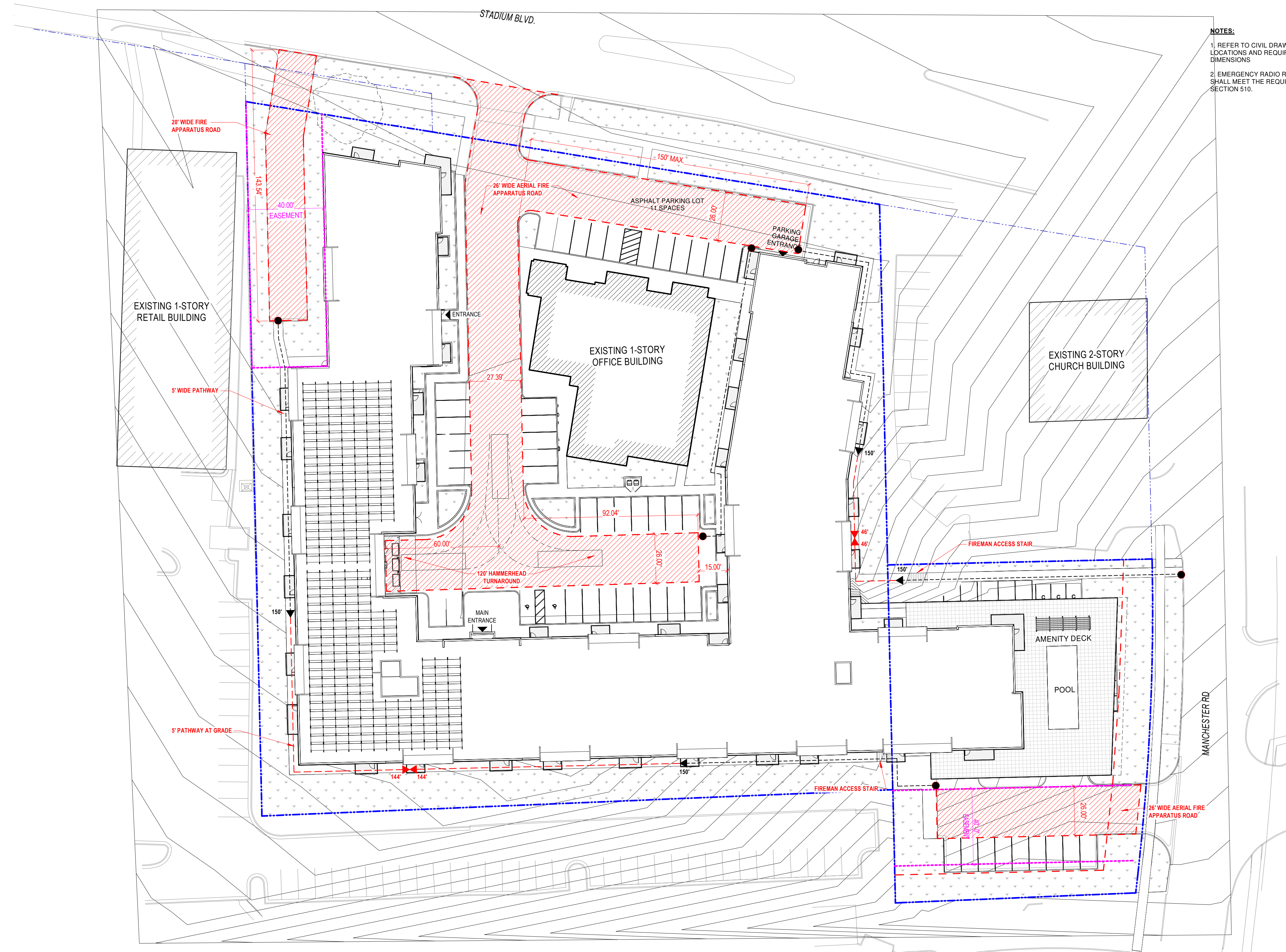
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FAR CALCULATIONS  
**SP-07**



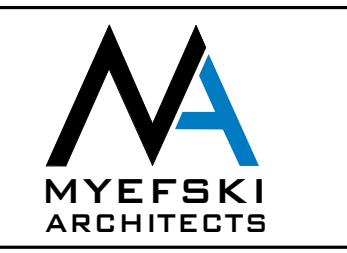




**NOTES:**  
 1. REFER TO CIVIL DRAWINGS FOR HYDRANT LOCATIONS AND REQUIRED HOSE LAY DIMENSIONS  
 2. EMERGENCY RADIO RESPONDER COVERAGE SHALL MEET THE REQUIREMENTS OF IFC SECTION 510.

**1**  
**SP-09** FIRE ACCESS SITE PLAN  
 SCALE: 1" = 30'-0"

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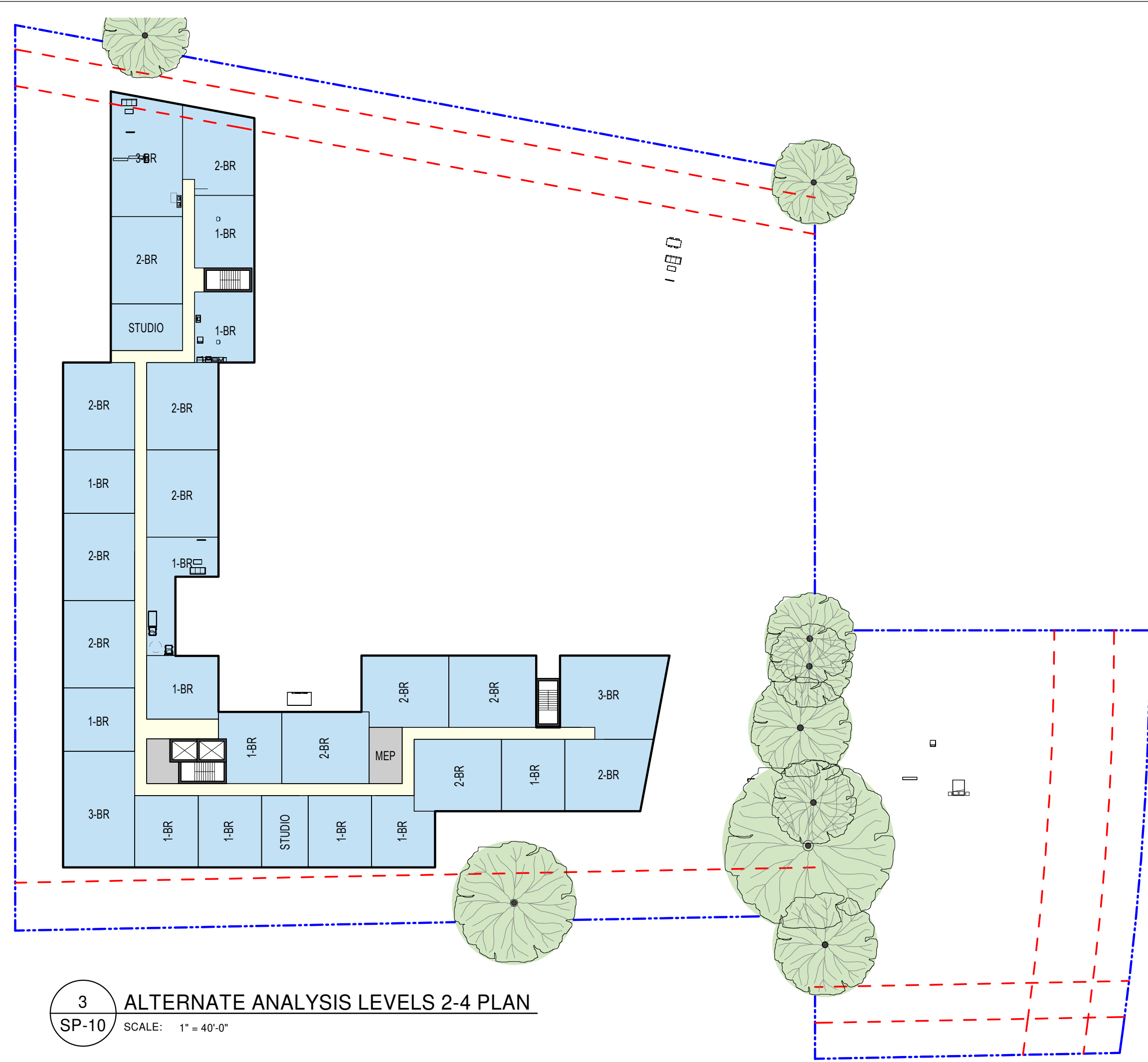
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FIRE ACCESS SITE PLAN

**SP-09**



**ALTERNATIVE ANALYSIS NARRATIVE:**

THOUGHT AND CARE HAS BEEN TAKEN TO SAVE THE MOST AMOUNT OF LANDMARK TREES AS POSSIBLE. THE 2 LANDMARK TREES (#531 & #566) ALONG STADIUM BLVD OF THE SITE WILL REMAIN. THE LOCATION OF 7 LANDMARK TREES DO NOT ALLOW FOR ADEQUATE DEVELOPMENT OF THE LAND AND WILL BE REMOVED.

- SEE SHEET SP-00 FOR THE PROPOSED SITE PLAN.
- SEE SHEET SP-10 FOR ALTERNATE ANALYSIS PLAN

THE ALTERNATE ANALYSIS PLAN THAT WAS DEVELOPED WOULD SIGNIFICANTLY LIMIT THE PROJECT AND IMPACT THE PROJECT IN THE FOLLOWING WAYS:

- SIGNIFICANTLY REDUCES THE ALLOWABLE SITE BUILDABLE AREA.
- REDUCES THE QUANTITY OF UNITS (FROM 185 TO 106) AS A RESULT OF THE REDUCED BUILDABLE FOOTPRINT.
- ELIMINATES THE OUTDOOR AMENITY SPACE PROPOSED FOR THE NEW DEVELOPMENT
- LIMITS THE USE OF THE MANCHESTER LOT TO A SMALL OFFICE BUILDING AND SURFACE PARKING SIMILAR TO WHAT IS EXISTING ON THIS LOT DUE TO THE LOCATION OF LANDMARK TREES BETWEEN THE TWO LOTS

**ALTERNATIVE ANALYSIS PLAN**

UNIT COUNT	
STUDIOS:	8
1-BEDROOMS:	43
2-BEDROOMS:	44
3-BEDROOMS:	11
<b>TOTAL:</b>	<b>106 UNITS</b>

**PROPOSED DEVELOPMENT**

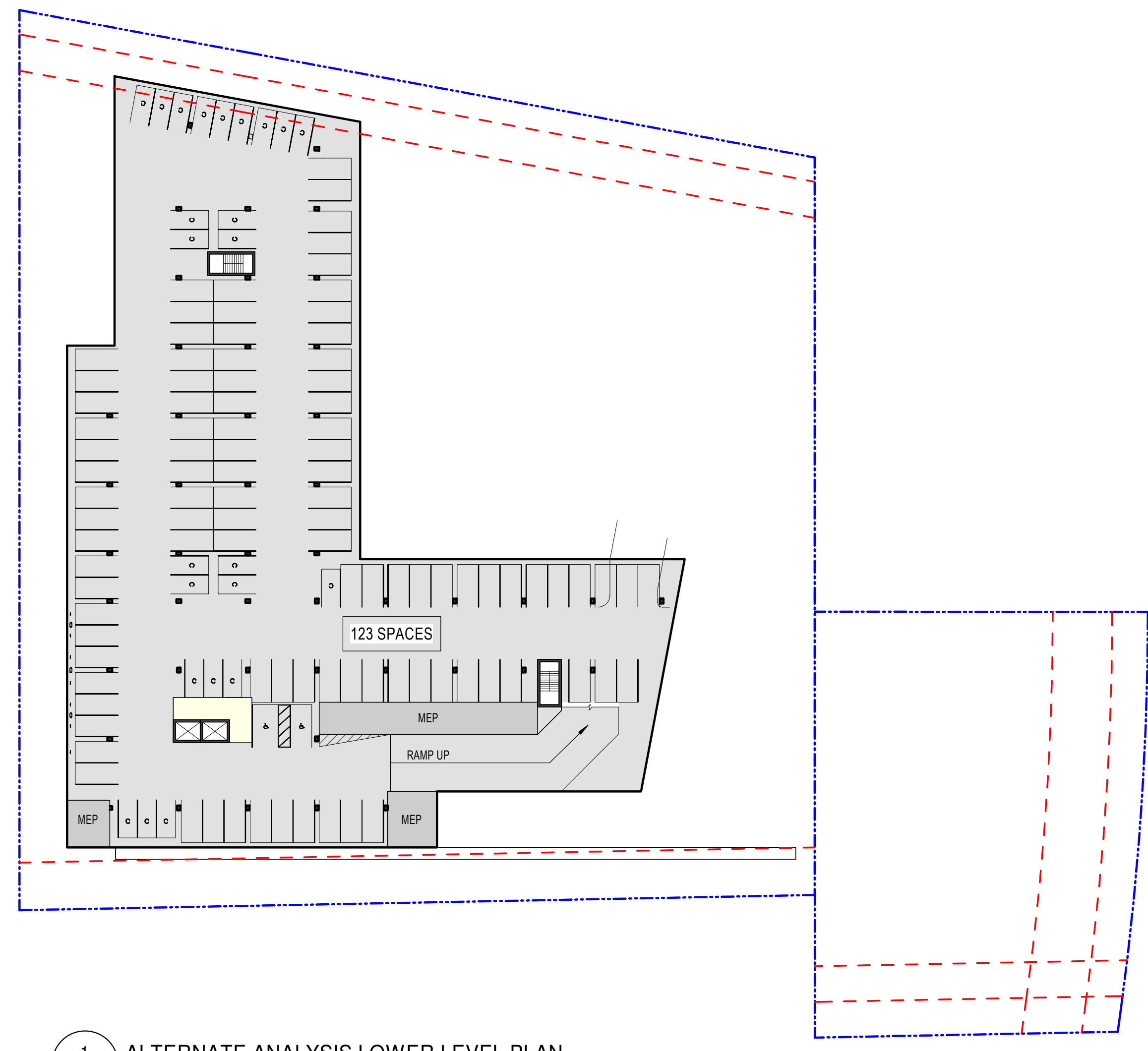
UNIT COUNT	
STUDIOS:	27
1-BEDROOMS:	81
2-BEDROOMS:	67
3-BEDROOMS:	10
<b>TOTAL:</b>	<b>185 UNITS</b>

BUILDING GROSS AREA	STADIUM PARCEL	MANCHESTER PARCEL
RESIDENTIAL:	101,714 SF	
AMENITY:	1,828 SF	
CIRCULATION:	11,498 SF	
MEP:	6,984 SF	
PARKING GARAGE:	2,375 SF	6,920 SF
OFFICE:		
<b>TOTAL GROSS AREA:</b>	<b>124,861 SF</b>	<b>6,920 SF</b>
<b>FAR:</b>	<b>108.5%</b>	<b>29.0%</b>

BUILDING GROSS AREA	STADIUM PARCEL	MANCHESTER PARCEL
RESIDENTIAL:	157,976 SF	11,724 SF
AMENITY:	3,334 SF	4,328 SF
CIRCULATION:	19,377 SF	1,130 SF
MEP:	6,251 SF	664 SF
PARKING GARAGE:	2,196 SF	
EXISTING OFFICE:	7,716 SF	
<b>TOTAL GROSS AREA:</b>	<b>196,840 SF</b>	<b>17,846 SF</b>
<b>FAR:</b>	<b>171.0%</b>	<b>73.9%</b>

PARKING COUNT	STADIUM PARCEL	MANCHESTER PARCEL
BASEMENT GARAGE:	123	
SURFACE LOT:	72	13
<b>TOTAL SPACES:</b>	<b>195</b>	<b>13</b>

PARKING COUNT	STADIUM PARCEL	MANCHESTER PARCEL
BASEMENT GARAGE:	172	
SURFACE LOT:	36	45
<b>TOTAL SPACES:</b>	<b>208</b>	<b>45</b>



**APPROVALS**

**MYEFSKI ARCHITECTS**

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

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**STRUCTURAL ENGINEER**  
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ADDRESS:  
CONTACT:  
PHONE: XXX.XXX.XXX EMAIL:

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**UNIVERSITY INN  
RESIDENTIAL**

**ANN ARBOR, MI**

<b>DRAWN BY</b>	MC	
<b>CHECKED BY</b>	JD	
<b>PROJECT ARCH</b>	JM	
<b>NO</b>	<b>DATE</b>	<b>DESCRIPTION</b>
	12.06.2021	PRE-SUBMITTAL MEETING
	12.23.2021	SITE PLAN SUBMISSION
	04.08.2022	REVISED SITE PLAN SUBMISSION
	06.07.2022	REVISED SITE PLAN SUBMISSION

**JOB NO**  
20020

**DATE**  
06.07.2022

**ALTERNATE ANALYSIS SITE PLAN**

**SP-10**

