



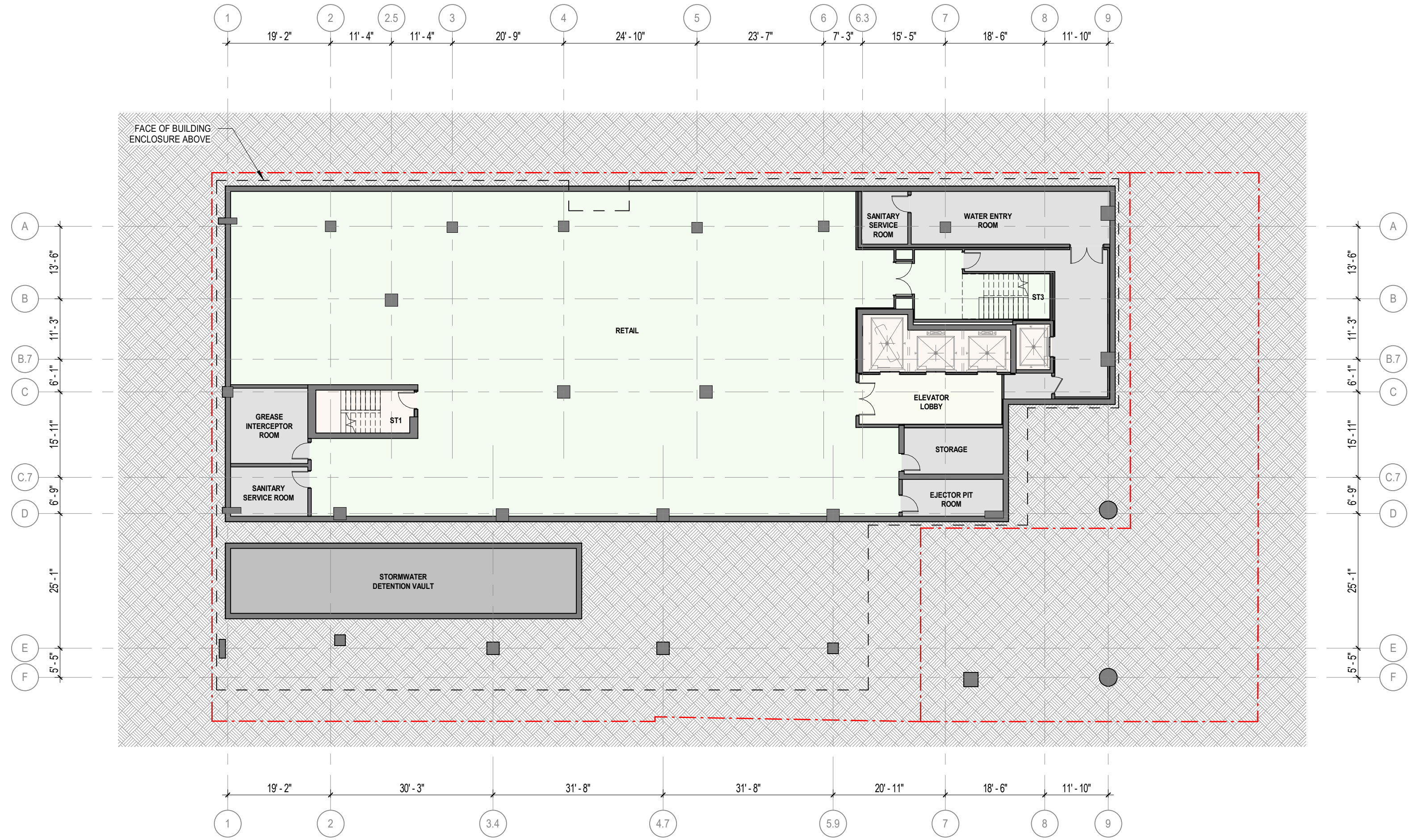
# 625 CHURCH STREET

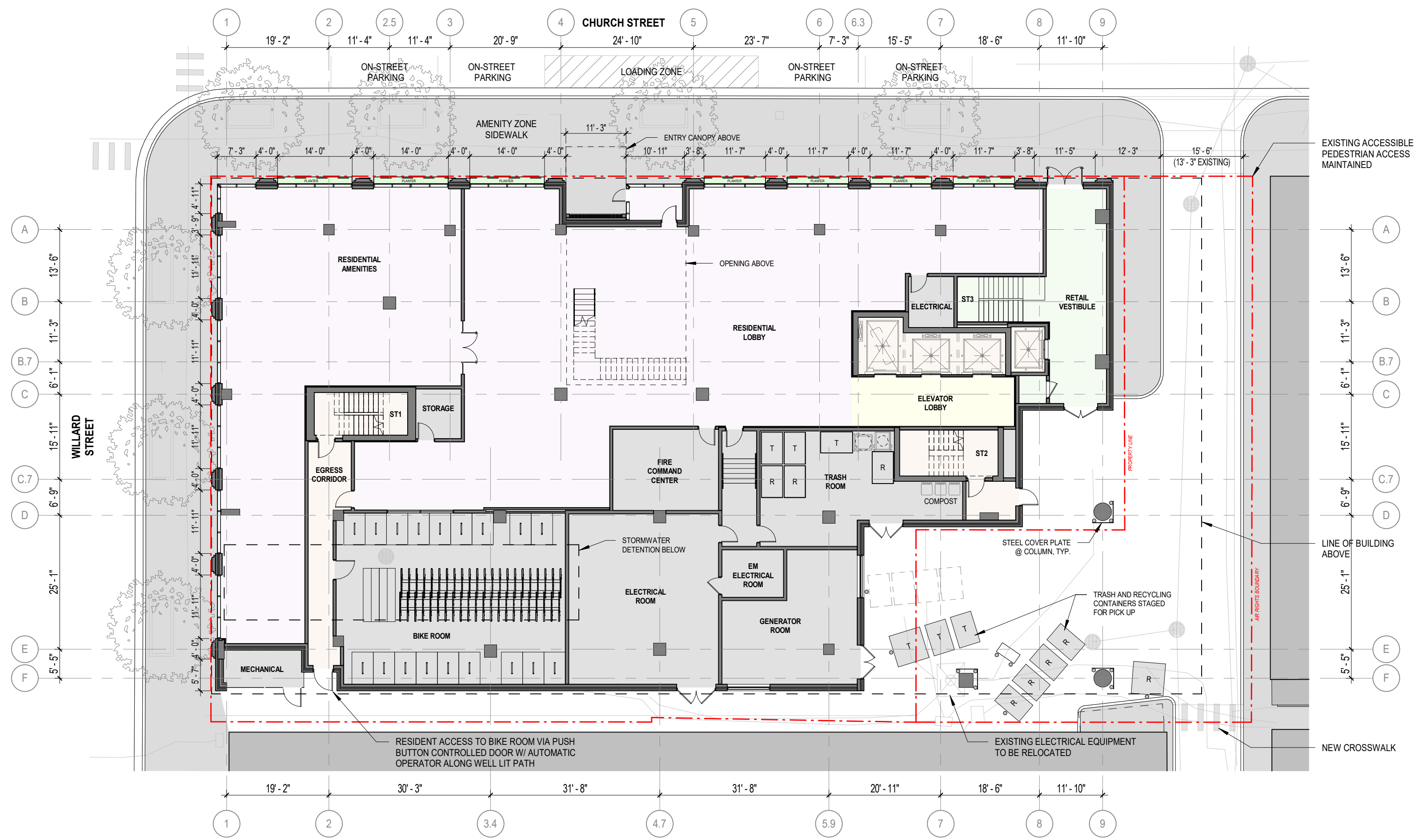
**SITE PLAN RESUBMISSION**

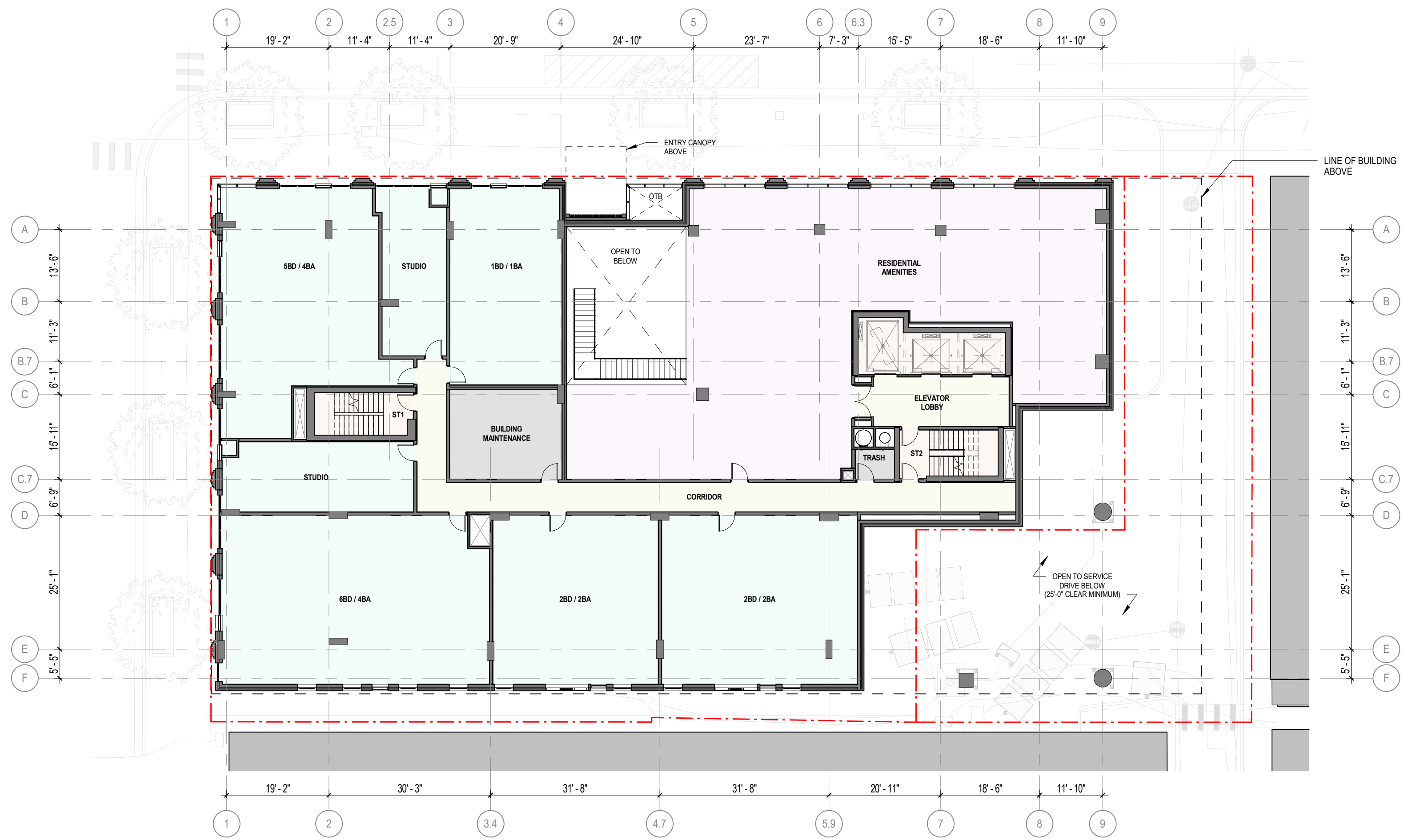
CHURCH AND WILLARD STREETS  
ANN ARBOR, MI 48104

MAY 13, 2025

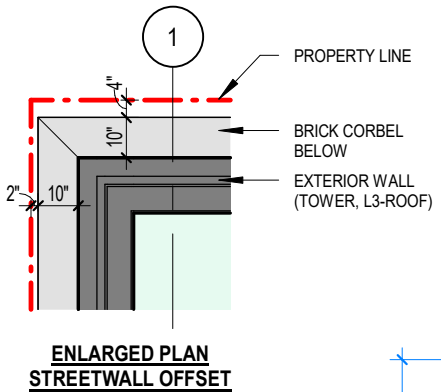




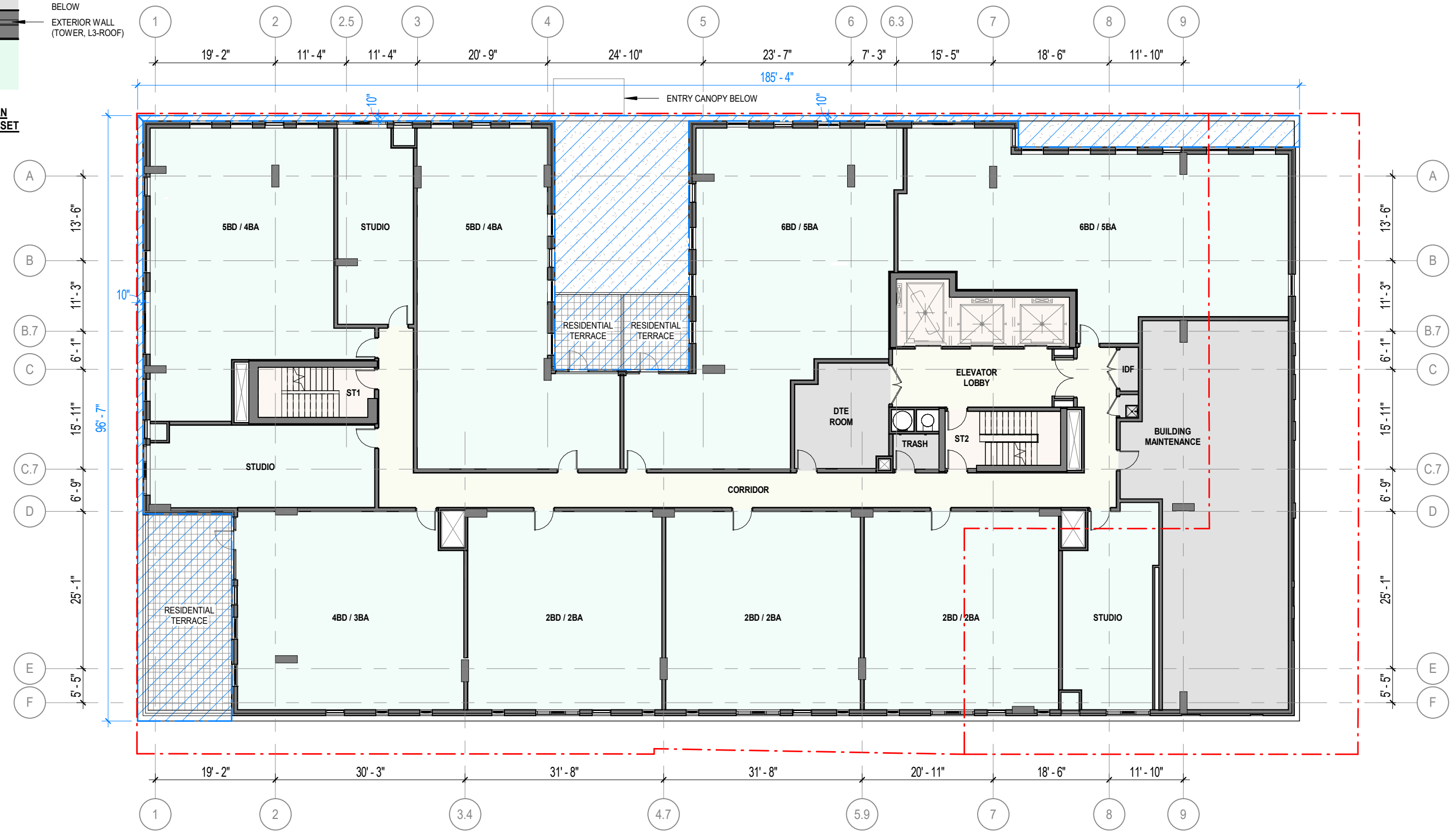




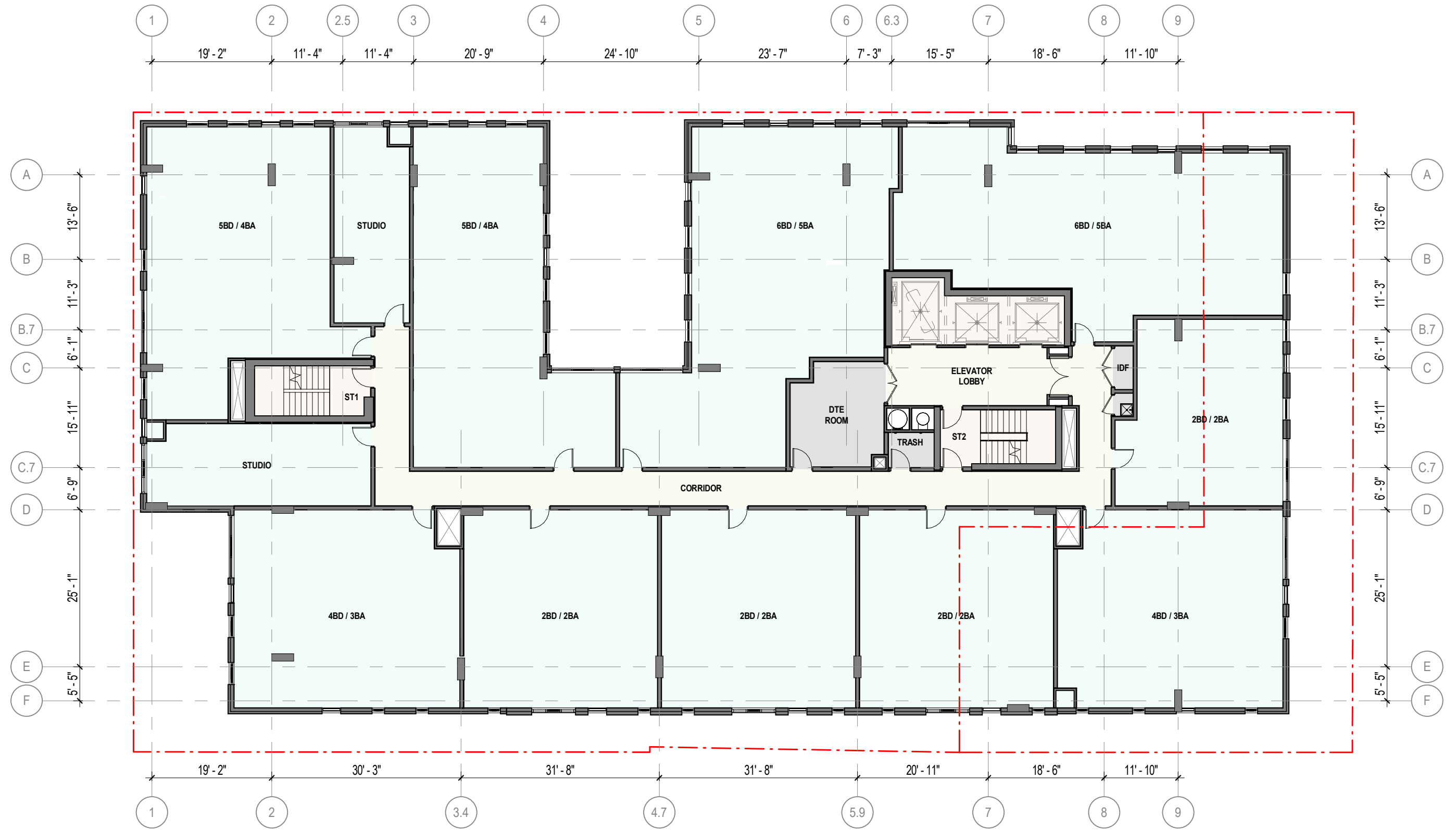


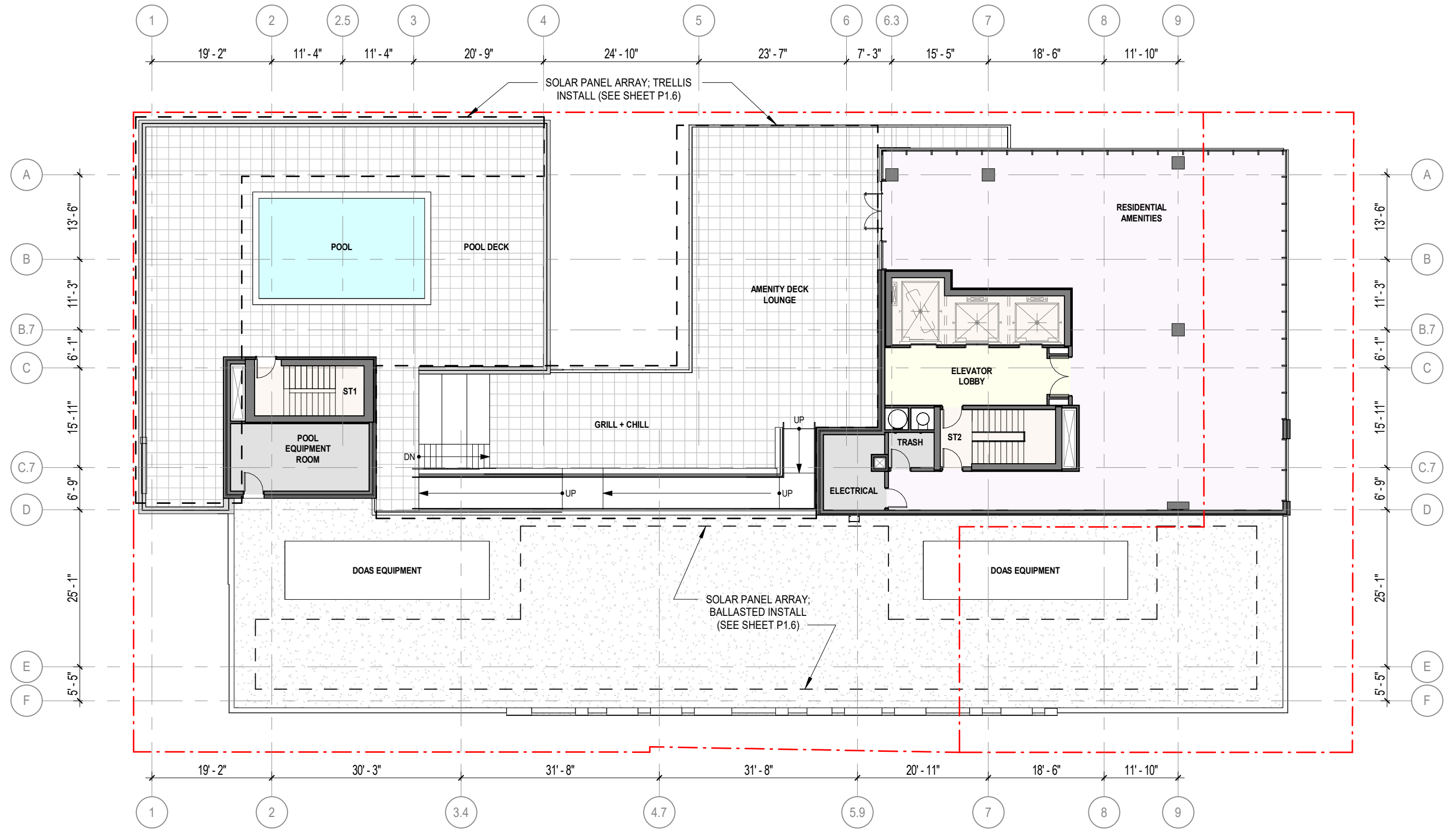


CHURCH STREET STREETWALL OFFSET REQUIRED = 185'-4" x 5'-0" = 927 SF  
 CHURCH STREET STREETWALL OFFSET PROVIDED = 1,089 SF



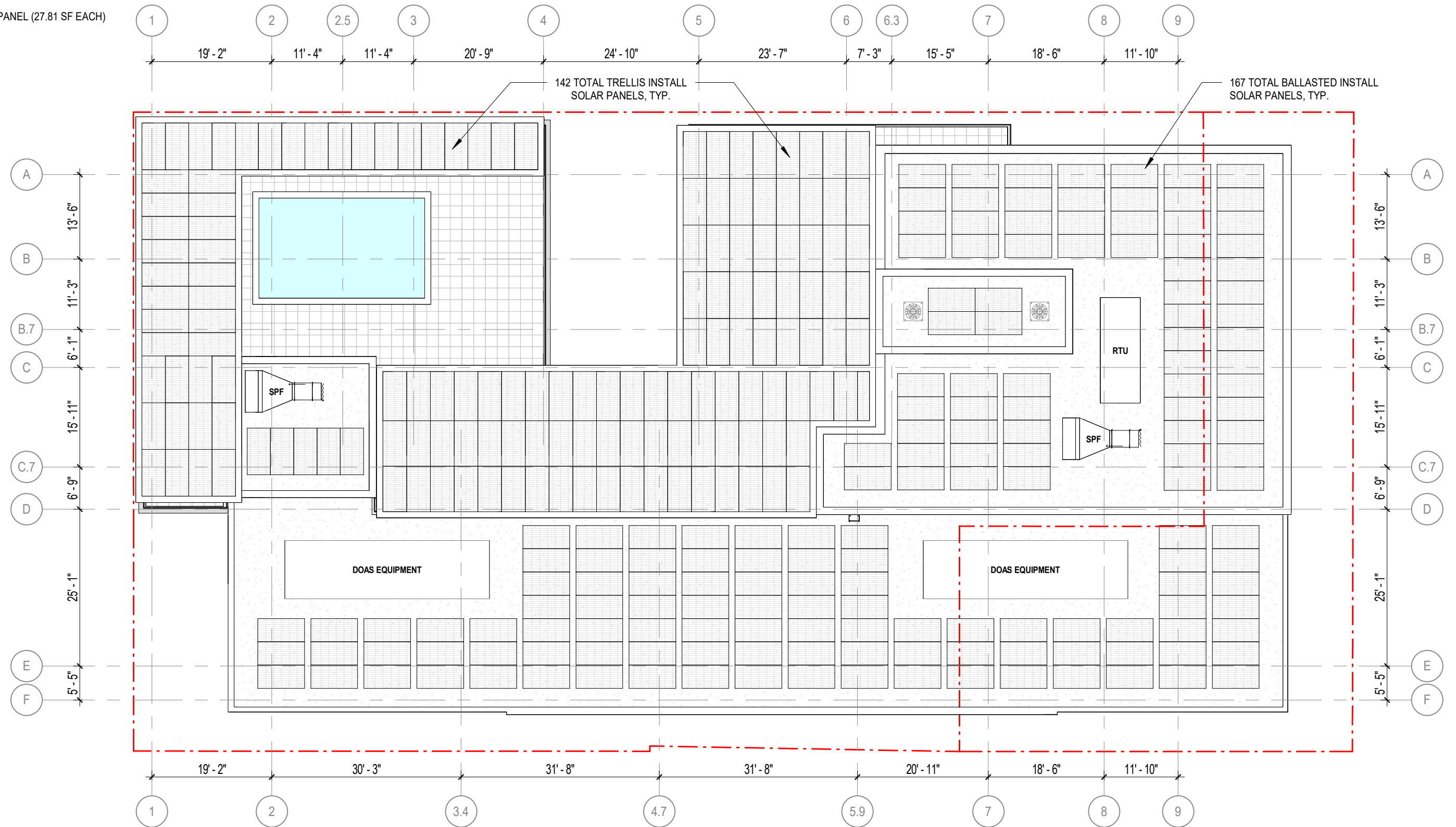
WILLARD STREET STREETWALL OFFSET REQUIRED = 96'-7" x 5'-0" = 483 SF  
 WILLARD STREET STREETWALL OFFSET PROVIDED = 557 SF



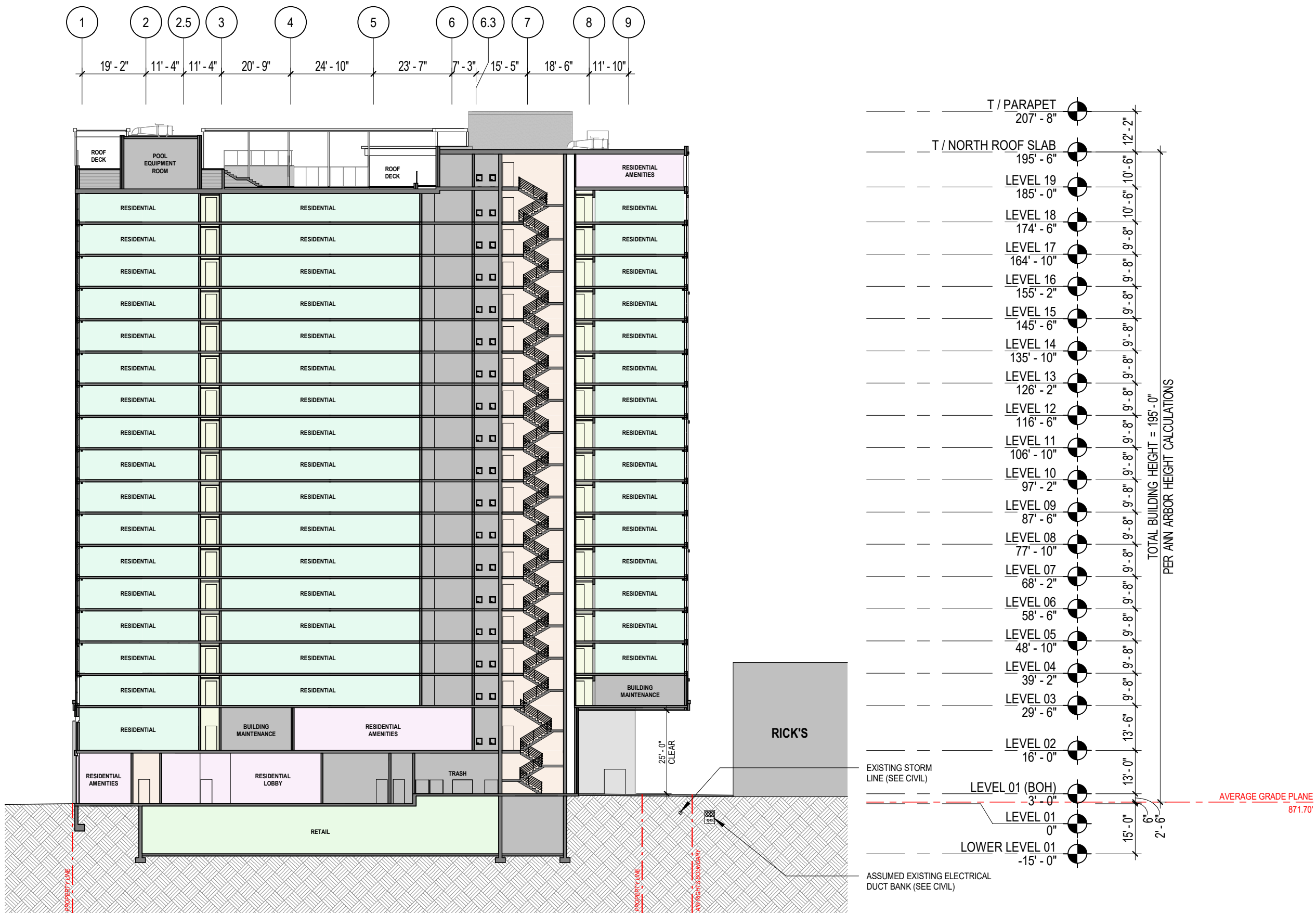


**TOTAL BUILDING FOOTPRINT AREA:** 14,097 SF (SEE CIVIL SHEET 1)  
**TOTAL PV AREA REQUIRED (60%):** 8,459 SF (SEE CIVIL SHEET 1)  
**TOTAL PV AREA PROVIDED:** 8,593 SF (309 TOTAL PANELS)

 SOLAR PANEL (27.81 SF EACH)











CORNER OF CHURCH AND WILLARD PERSPECTIVE

**DLR GROUP**  
© DLR Group

**CORE**

J BRADLEY MOORE  
& ASSOCIATES

S  
R  
Schenk Realty

**P4.0**  
24-24103-00  
05/13/2025

**EXTERIOR RENDERING**  
CHURCH STREET ANN ARBOR  
CORE SPACES, LLC





CHURCH STREET ENTRY PERSPECTIVE

**DLR GROUP**  
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**CORE**

J BRADLEY MOORE  
& ASSOCIATES

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24-24103-00  
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**EXTERIOR RENDERING**  
CHURCH STREET ANN ARBOR  
CORE SPACES, LLC





ALLEY ART WALL PERSPECTIVE

**DLR GROUP**  
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24-24103-00  
05/13/2025

**EXTERIOR RENDERING**  
CHURCH STREET ANN ARBOR  
CORE SPACES, LLC





ALLEY ART WALL PERSPECTIVE @ DUSK

**DLR GROUP**  
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**CORE**

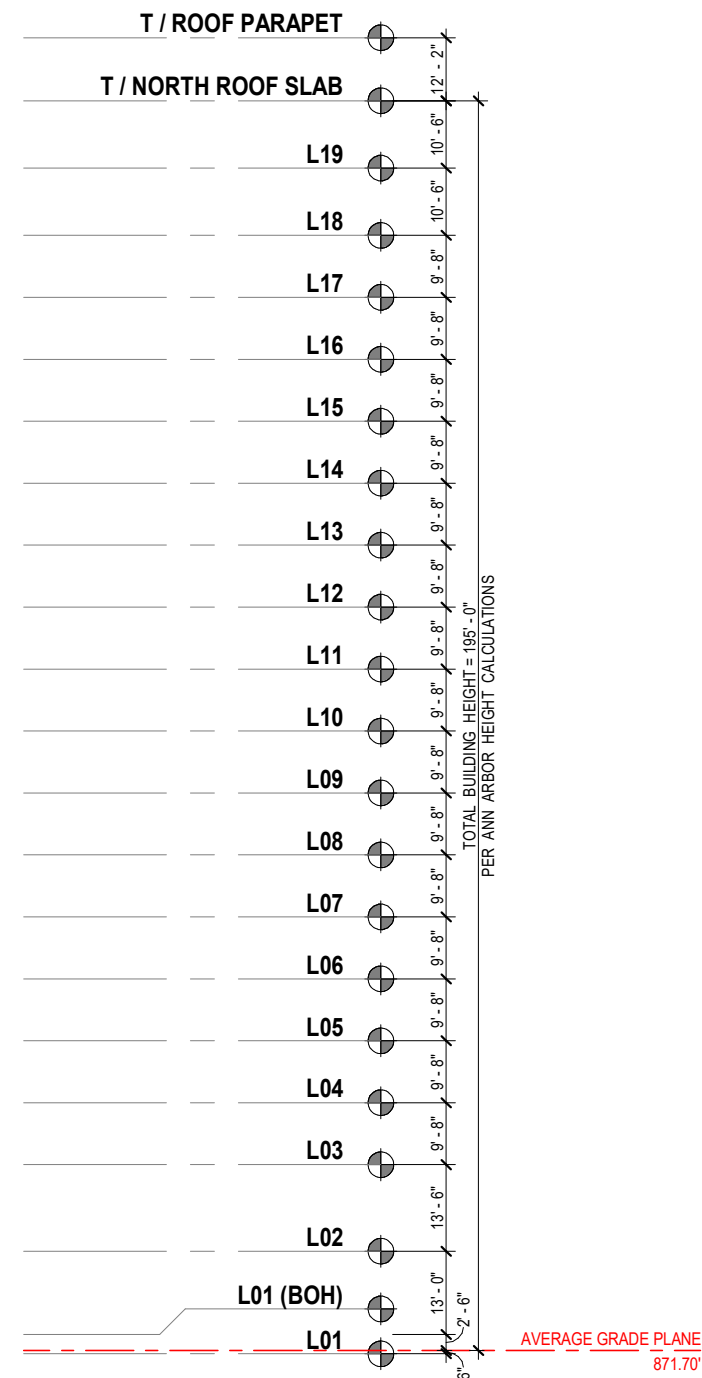
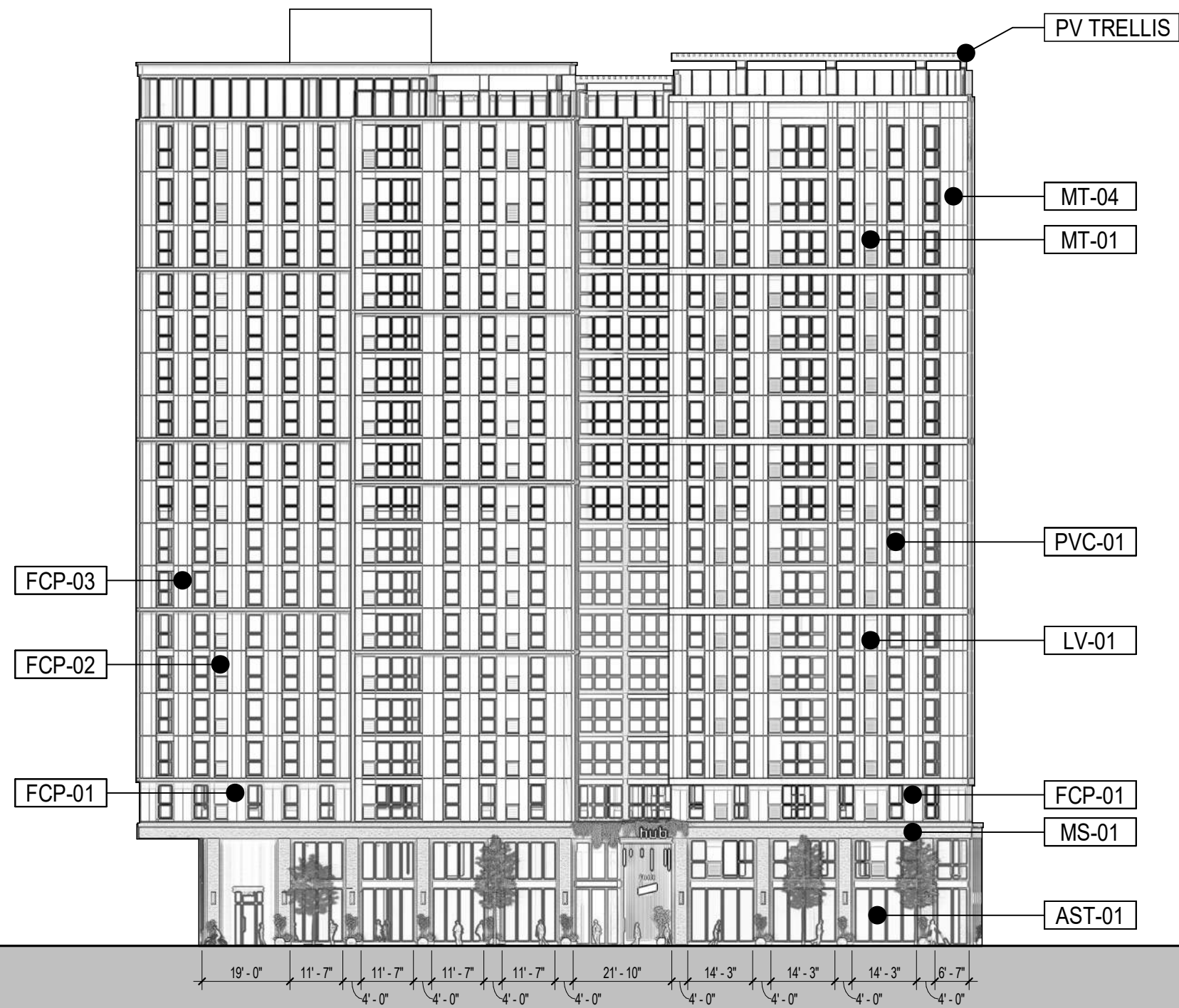
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& ASSOCIATES

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**P4.3**  
24-24103-00  
05/13/2025

**EXTERIOR RENDERING**  
CHURCH STREET ANN ARBOR  
CORE SPACES, LLC





EXTERIOR MODULE DIMENSIONS

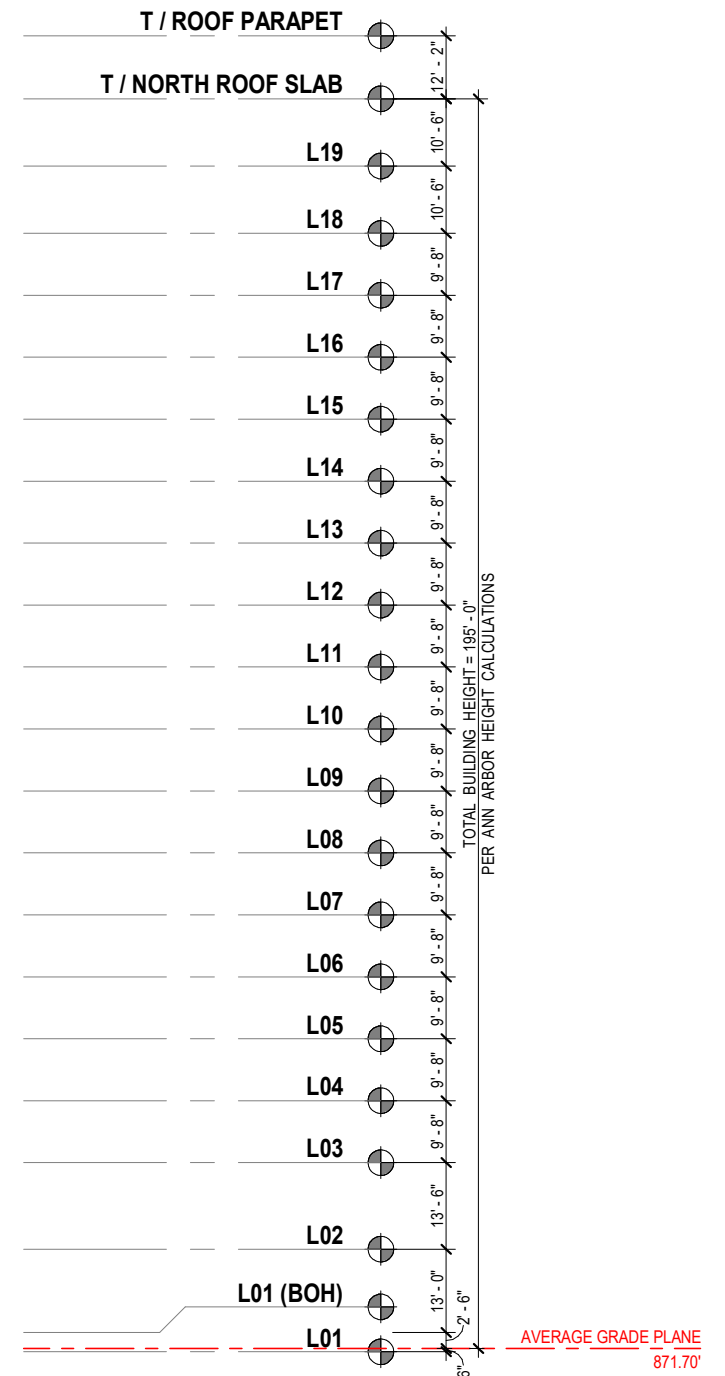
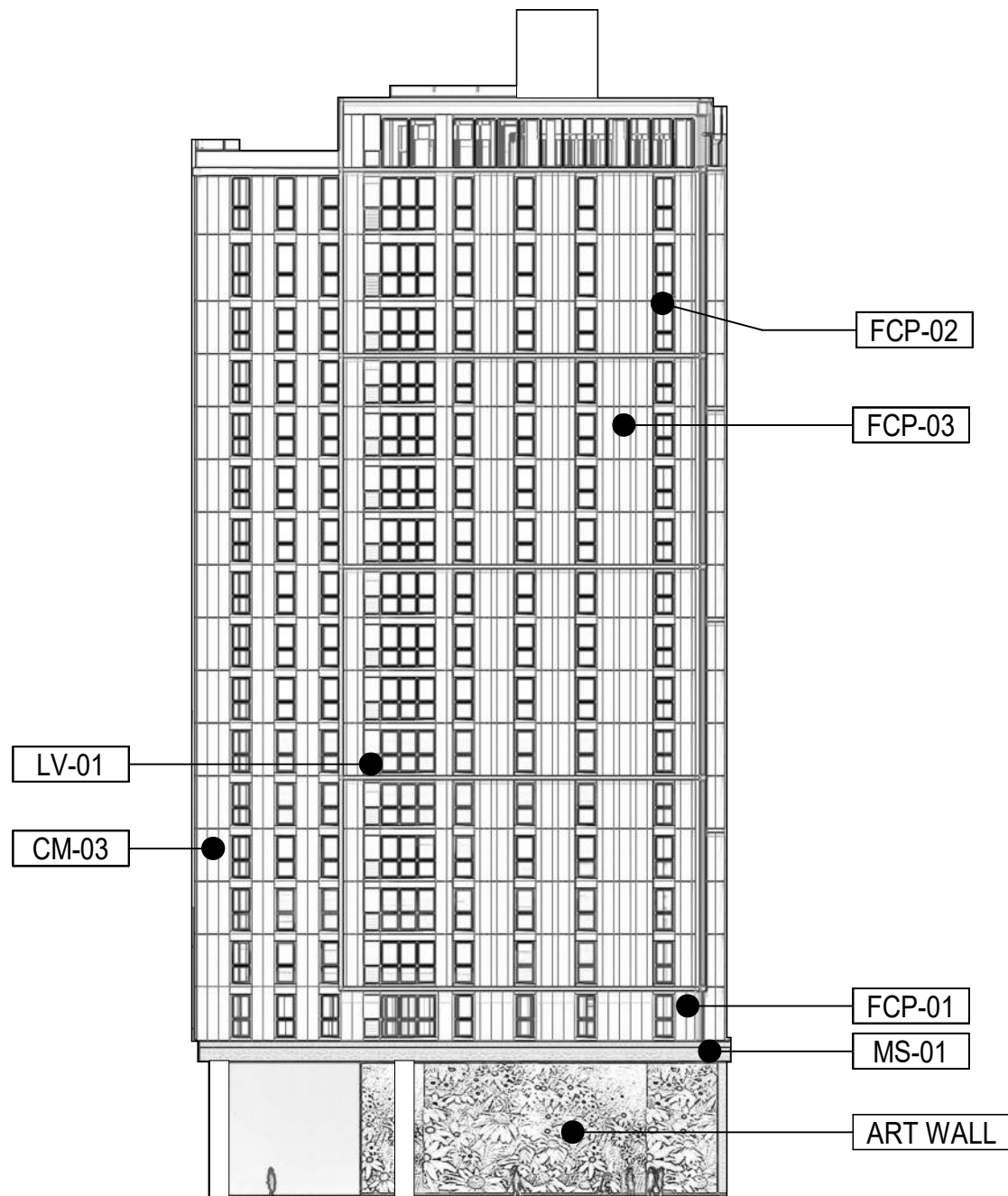
**OPENING PERCENTAGE PROVIDED @ CHURCH STREET FRONTAGE**

TOTAL L1 FACADE AREA: 2,449 SF  
 TOTAL L1 GLAZING AREA: 1,591 SF

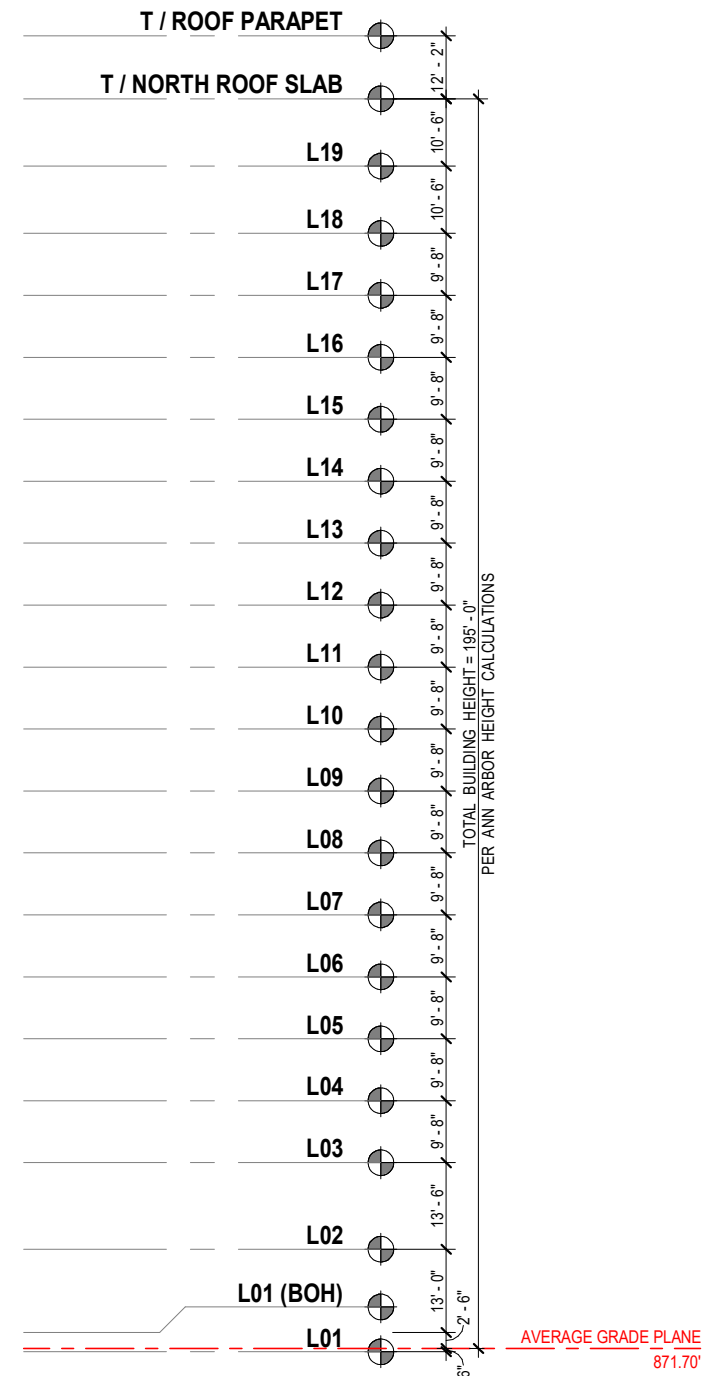
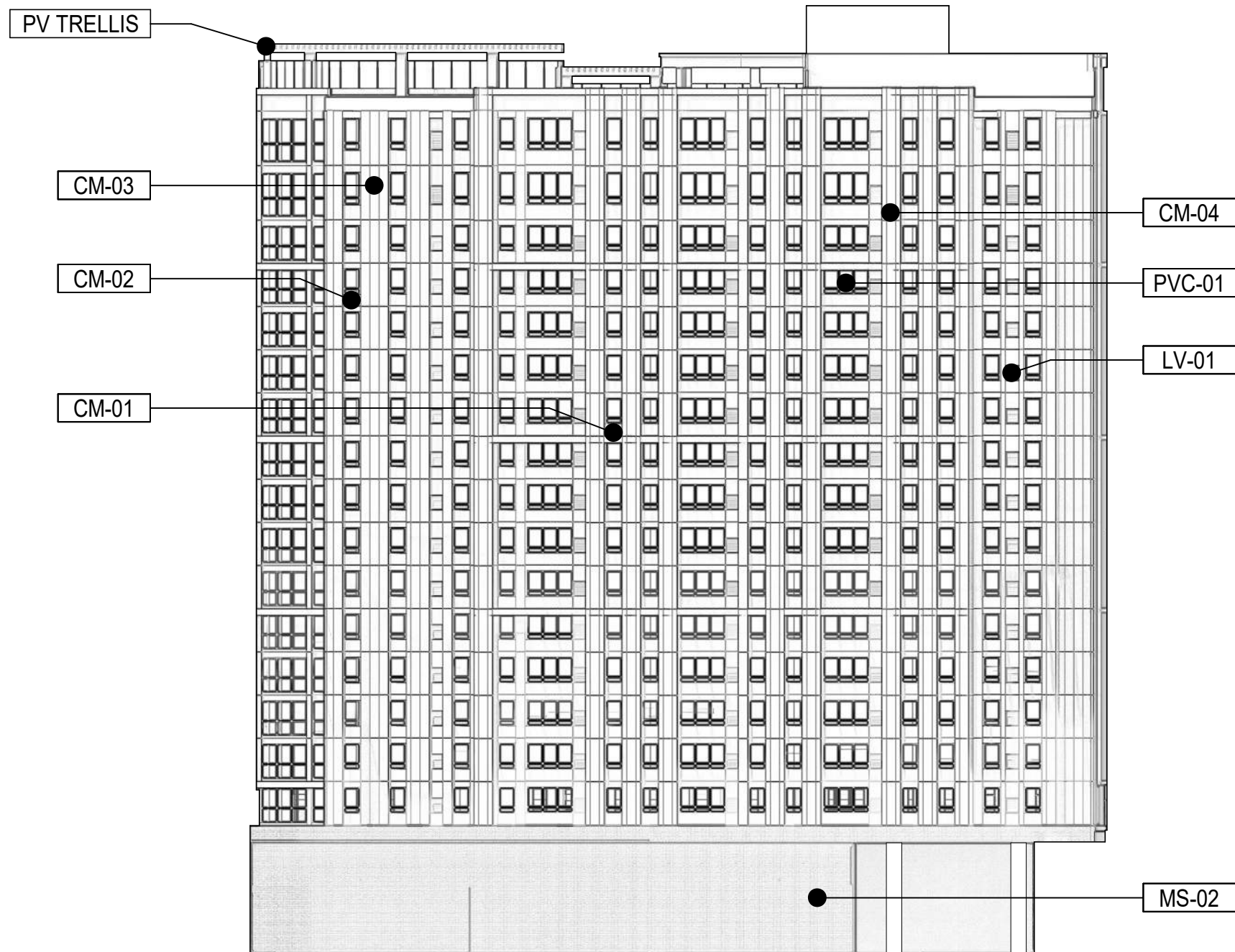
TOTAL GLAZING AREA REQUIRED: 60.00%  
 TOTAL GLAZING AREA PROVIDED: 64.97%

MATERIAL LEGEND - DRB	
MATERIAL	DESCRIPTION
AST-01	ALUMINUM STOREFRONT SYSTEM
CM-01	CEMENTITIOUS CLADDING (DARK GRAY)
CM-02	CEMENTITIOUS CLADDING (GRAY)
CM-03	CEMENTITIOUS CLADDING (LIGHT GRAY)
CM-04	CEMENTITIOUS CLADDING (CHAMPAGNE)
FCP-01	HIGH DENSITY FIBER CEMENT PANEL SYSTEM (DARK GRAY)
FCP-02	HIGH DENSITY FIBER CEMENT PANEL SYSTEM (GRAY)
FCP-03	HIGH DENSITY FIBER CEMENT PANEL SYSTEM (LIGHT GREY)
LV-01	METAL LOUVER SYSTEM (DARK)
MS-01	MASONRY
MS-02	MASONRY
MT-01	METAL PANEL SYSTEM (DARK GRAY)
MT-04	METAL PANEL SYSTEM (CHAMPAGNE)
PVC-01	uPVC & GLASS WINDOW SYSTEM

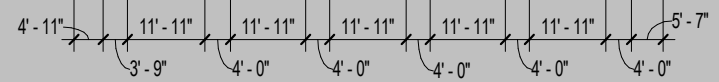
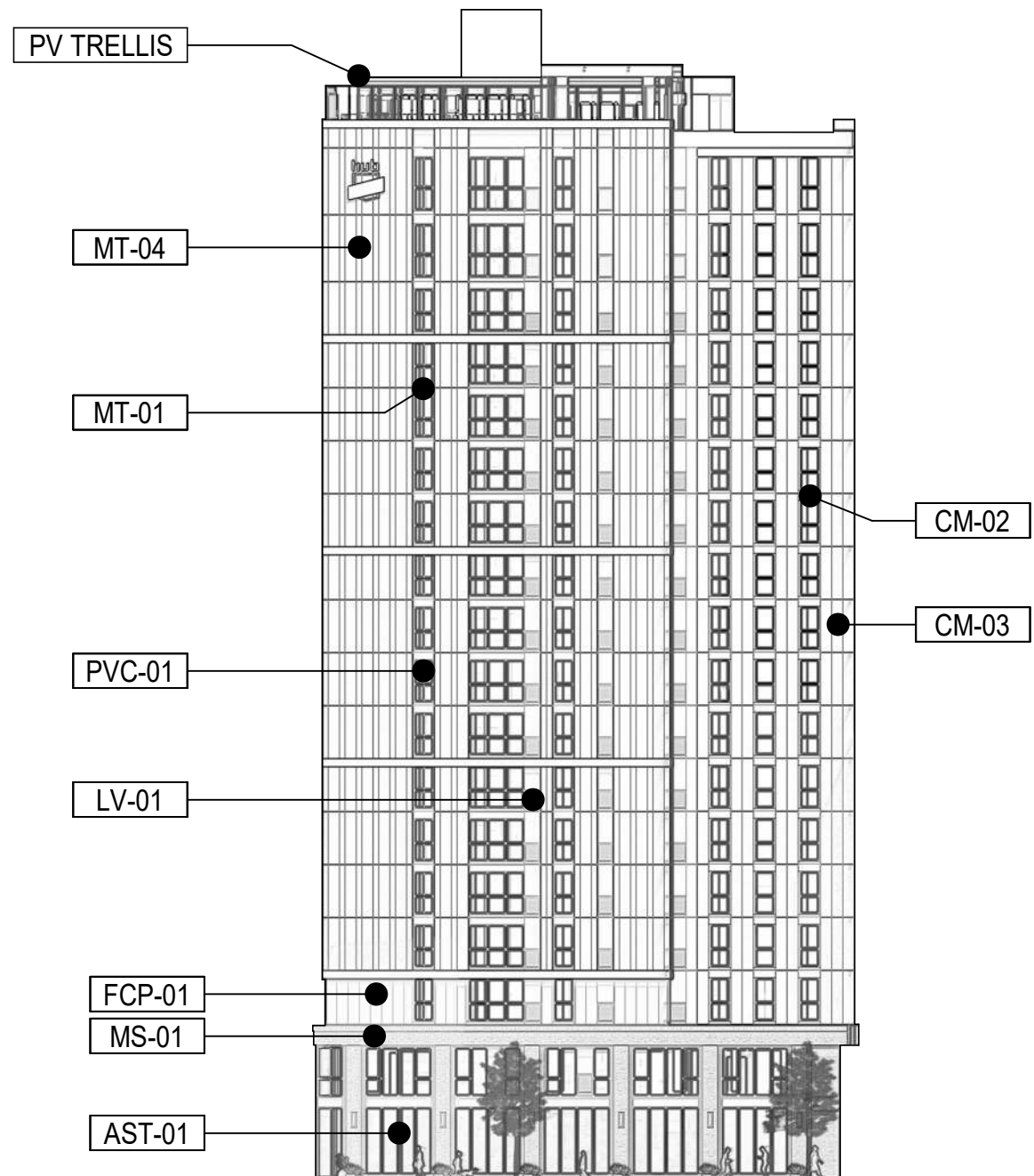




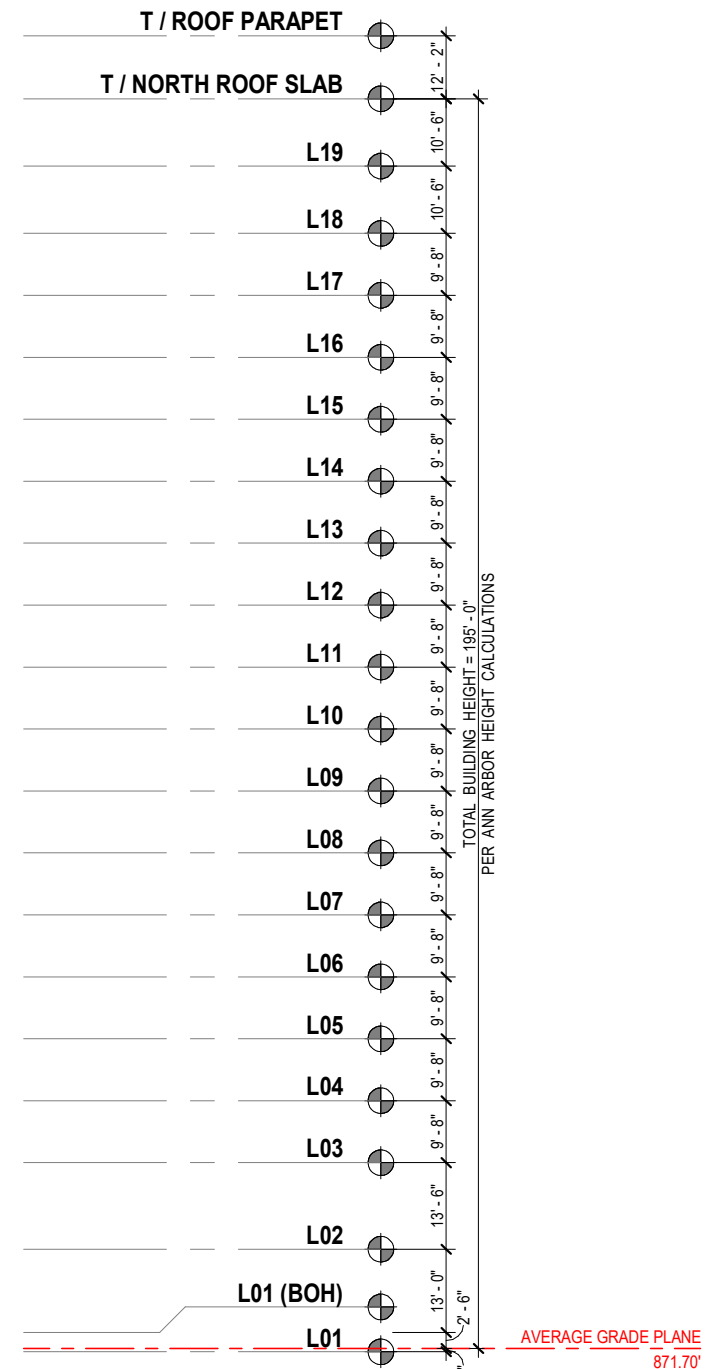
MATERIAL LEGEND - DRB	
MATERIAL	DESCRIPTION
AST-01	ALUMINUM STOREFRONT SYSTEM
CM-01	CEMENTITIOUS CLADDING (DARK GRAY)
CM-02	CEMENTITIOUS CLADDING (GRAY)
CM-03	CEMENTITIOUS CLADDING (LIGHT GRAY)
CM-04	CEMENTITIOUS CLADDING (CHAMPAGNE)
FCP-01	HIGH DENSITY FIBER CEMENT PANEL SYSTEM (DARK GRAY)
FCP-02	HIGH DENSITY FIBER CEMENT PANEL SYSTEM (GRAY)
FCP-03	HIGH DENSITY FIBER CEMENT PANEL SYSTEM (LIGHT GREY)
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PVC-01	uPVC & GLASS WINDOW SYSTEM



MATERIAL LEGEND - DRB	
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MS-01	MASONRY
MS-02	MASONRY
MT-01	METAL PANEL SYSTEM (DARK GRAY)
MT-04	METAL PANEL SYSTEM (CHAMPAGNE)
PVC-01	uPVC & GLASS WINDOW SYSTEM



EXTERIOR MODULE DIMENSIONS



TOTAL BUILDING HEIGHT = 195'-0"  
PER ANN ARBOR HEIGHT CALCULATIONS

AVERAGE GRADE PLANE  
871.70'

**OPENING PERCENTAGE PROVIDED @ WILLARD STREET FRONTAGE**

TOTAL L1 FACADE AREA: 1,524 SF  
TOTAL L1 GLAZING AREA: 959 SF

TOTAL GLAZING AREA REQUIRED: 60.00%  
TOTAL GLAZING AREA PROVIDED: 62.93%

**MATERIAL LEGEND - DRB**

MATERIAL	DESCRIPTION
AST-01	ALUMINUM STOREFRONT SYSTEM
CM-01	CEMENTITIOUS CLADDING (DARK GRAY)
CM-02	CEMENTITIOUS CLADDING (GRAY)
CM-03	CEMENTITIOUS CLADDING (LIGHT GRAY)
CM-04	CEMENTITIOUS CLADDING (CHAMPAGNE)
FCP-01	HIGH DENSITY FIBER CEMENT PANEL SYSTEM (DARK GRAY)
FCP-02	HIGH DENSITY FIBER CEMENT PANEL SYSTEM (GRAY)
FCP-03	HIGH DENSITY FIBER CEMENT PANEL SYSTEM (LIGHT GREY)
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MS-01	MASONRY
MS-02	MASONRY
MT-01	METAL PANEL SYSTEM (DARK GRAY)
MT-04	METAL PANEL SYSTEM (CHAMPAGNE)
PVC-01	uPVC & GLASS WINDOW SYSTEM



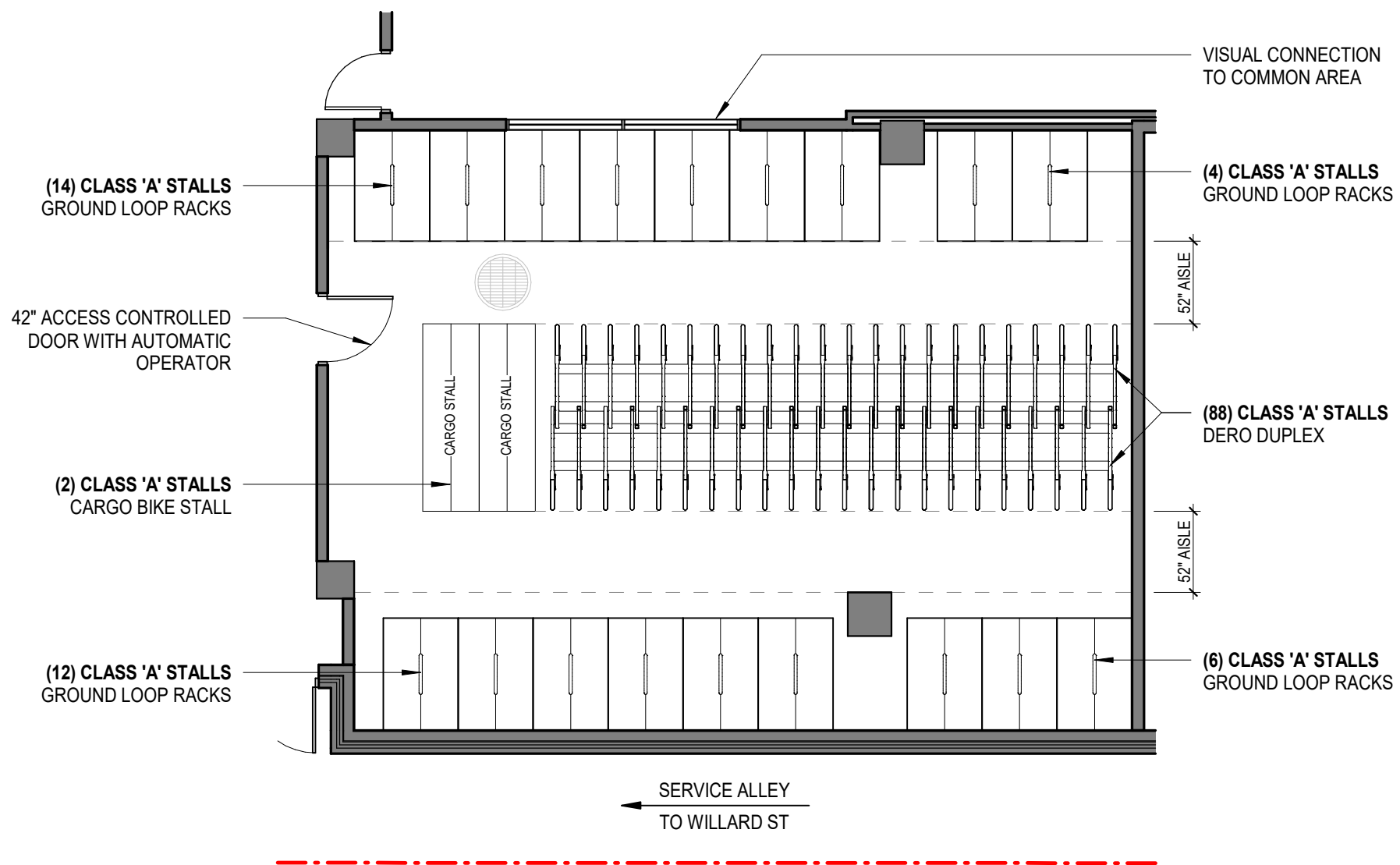
**BIKE STALLS REQUIRED**

1 SPACE / 2,500 NET RENTABLE SQUARE FEET  
 222,292 NRSF / 2,500 NRSF = 88.92 ≈ **90 TOTAL BIKES REQUIRED (MINIMUM)**  
 2/3 OF STALLS TO BE FLOOR LEVEL REQUIRING MINIMAL EFFORT = **60 BIKE SPACES (MINIMUM)**  
 1/3 OF STALLS TO BE OTHERWISE REQUIRING HUMAN LIFTING = **30 BIKE SPACES (MINIMUM)**

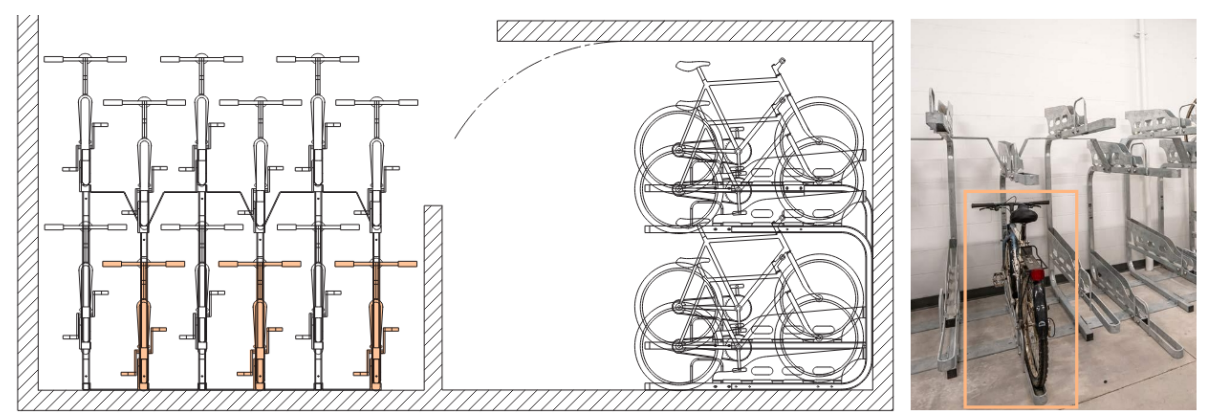
**BIKE STALLS PROVIDED**


(88) DERO DUPLEX BIKE STALLS  
 (22) "WHEELS DOWN" STALLS  
 (66) "LIFTING EFFORT" STALLS  
 (36) FLOOR-MOUNTED LOOP STALLS  
 (2) CARGO STALLS

(60) "WHEELS DOWN" STALLS PROVIDED TOTAL  
 (66) "LIFTING EFFORT" STALLS PROVIDED TOTAL  
 (126) BIKE STALLS PROVIDED TOTAL



**DERO DUPLEX PRODUCT DATA**



 TWO WHEELS ON THE GROUND STALLS WITHIN THE DERO DUPLEX BIKE STORAGE SYSTEM

