



Design Review Board Submission

December 29, 2017

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Owner
Developer
 S. University Properties
 1338 Girard Street NW
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Vicinity Map

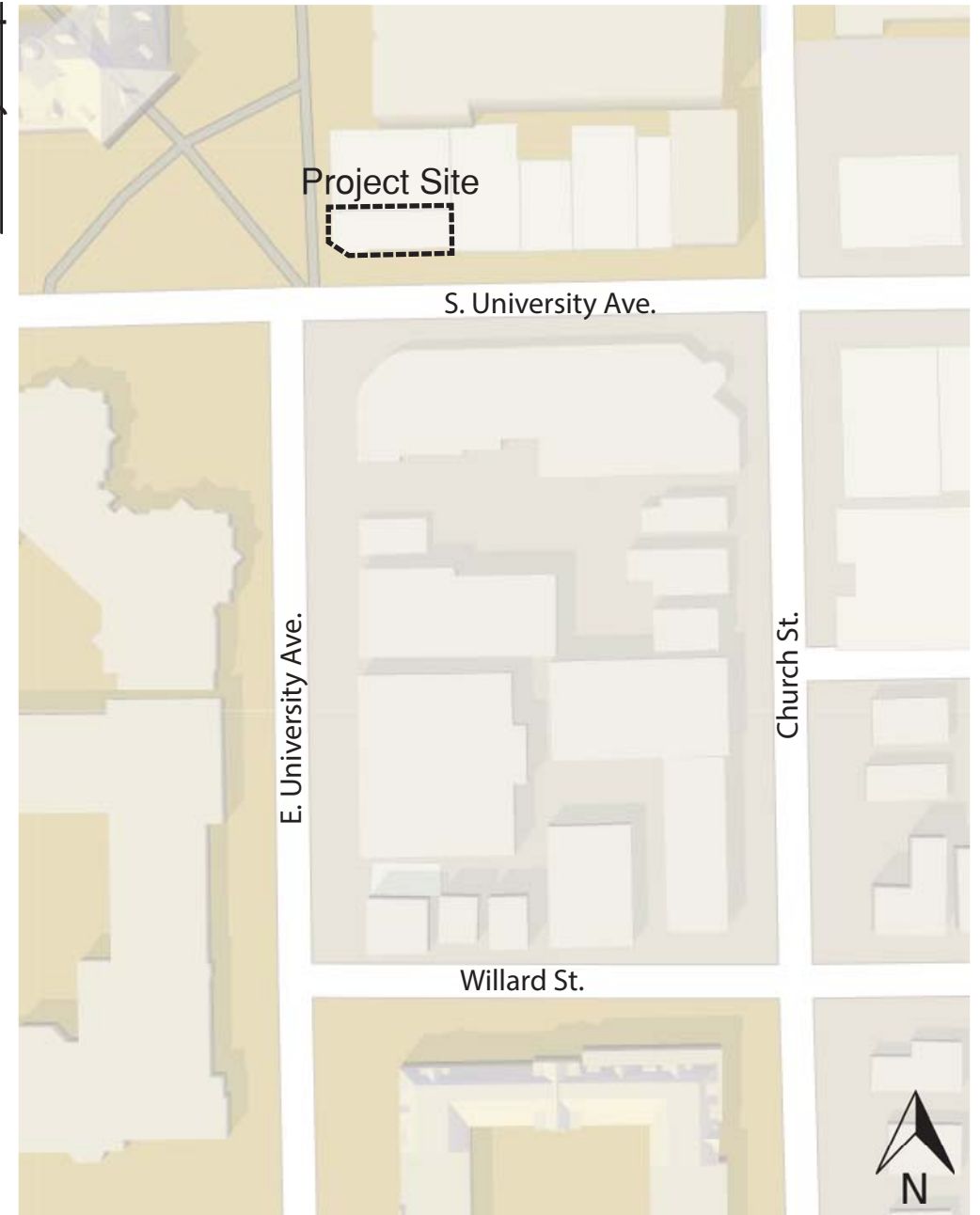


TABLE OF CONTENTS

- Cover/ Vicinity Map
- Site Context
 - Maps/ Photos
- Neighborhood Context
 - Maps/ Photos
- Character District Context
 - Maps/ Photos
- FAR Data Table
- Floor Plans
 - Basement
 - Level 1
 - Level 2
 - Level 3
 - Level 4
 - Level 5
- Elevations
 - West
 - South
- Sections
 - Building Sections
- Perspective View



Site Context Map

- 1101 S. University
- 611 E. University Site
- Zaragon Place
- Landmark Apartments
- Pizza House
- Forest Avenue Parking
- Arbor Blu
- University Towers
- Crawford House
- The Collegian



1101 S. University
ANN ARBOR, MICHIGAN



Palmer Field

A



Angell Hall Auditoriums

B



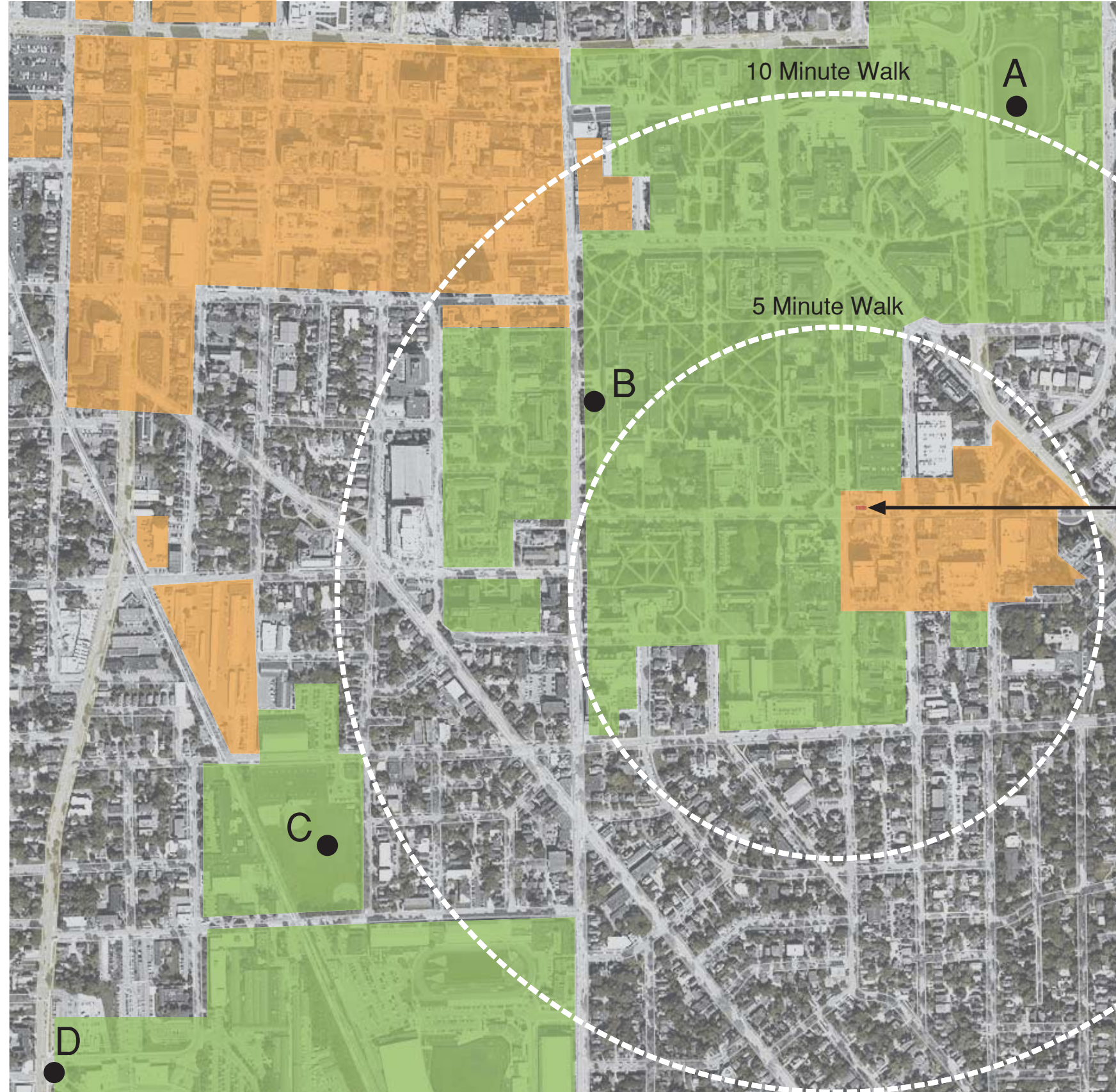
Elbel Field

C






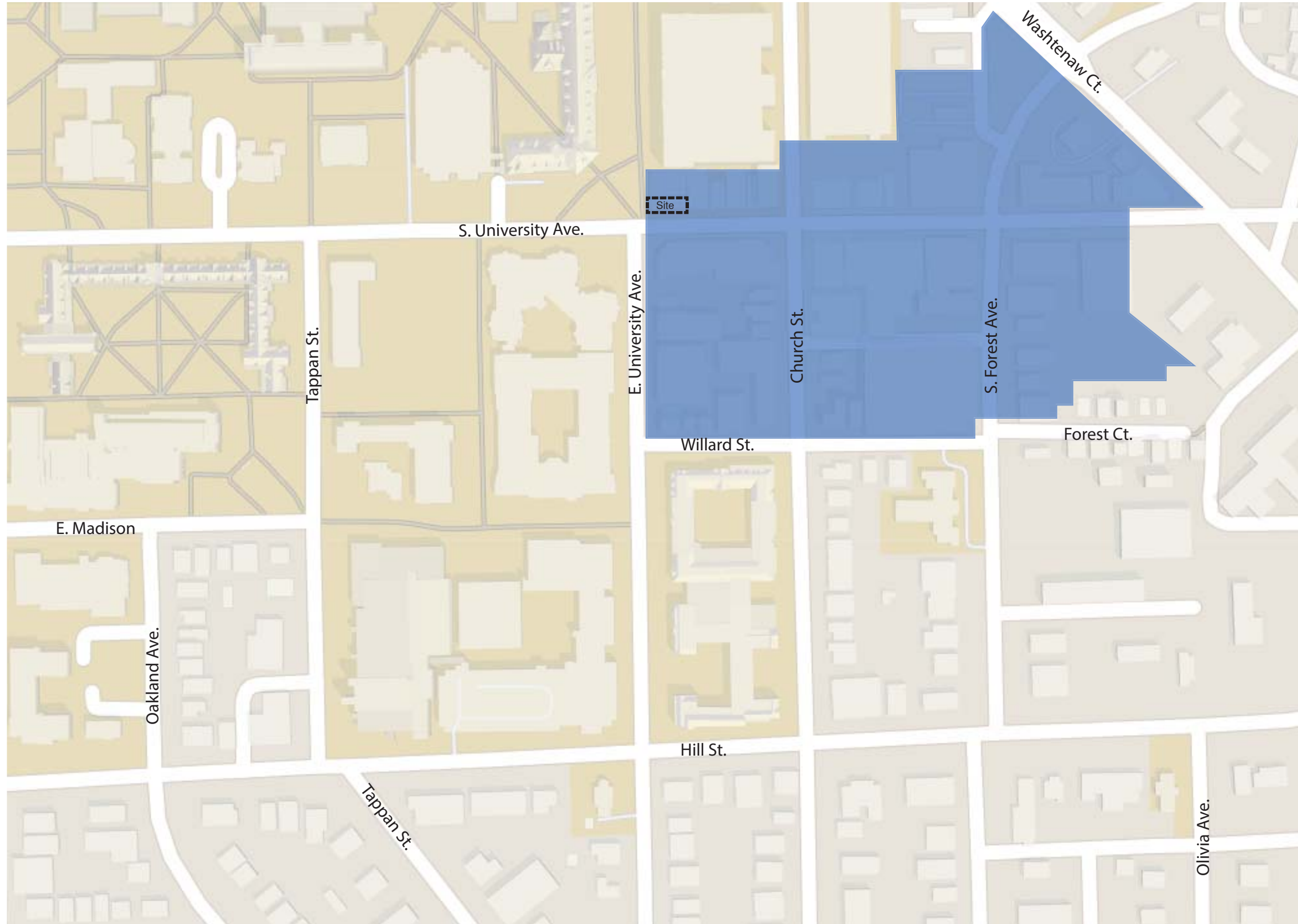
Michigan Stadium

D



Neighborhood Context Map

-  1101 S. University Site
-  Commercial Businesses
-  University Property



Character District



South University
Commercial District



Pizza House located off of Church St.



LEFT & TOP RIGHT:
E. University Avenue
looking southeast
towards the site.

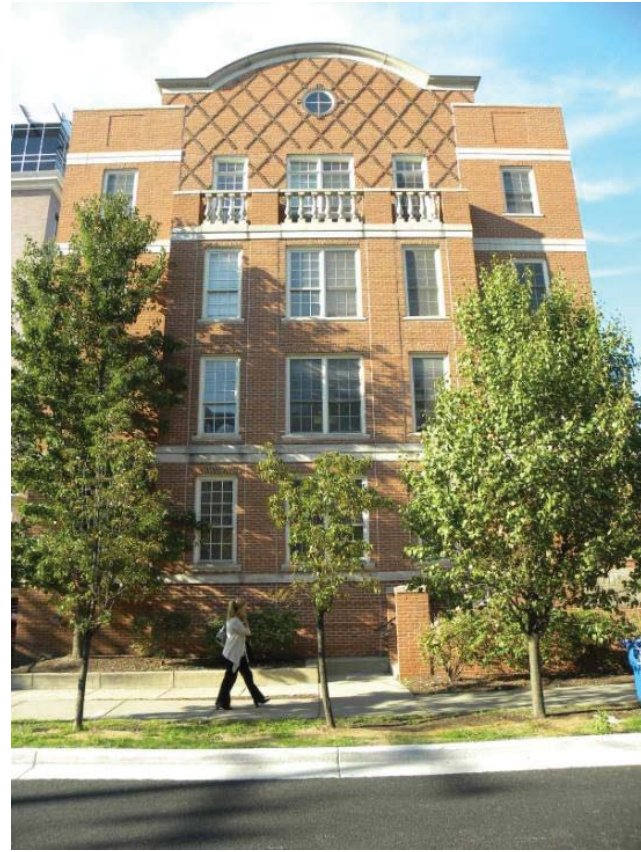
BOTTOM LEFT:
E. University Avenue
looking east at the site.



Landmark at the corner of S. University Avenue & S. Forest Avenue.



Zaragon Place located off of E. University Avenue.



Crawford House located off of Willard St.



Forest Avenue Parking located at the corner of S. Forest Avenue & Willard St.



University Towers on the northwest corner of S. Forest Avenue & S. University Avenue.



Arbor Blu located on the northwest corner of Church St. and Willard St.



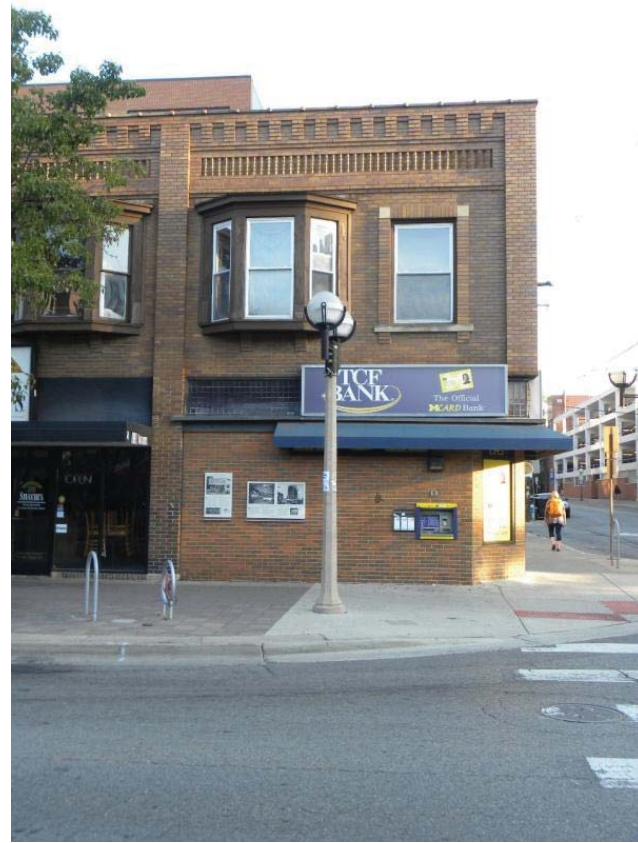
TOP LEFT & RIGHT:
PNC Bank on the corner
of S. University Avenue
& E. University Avenue.

BOTTOM LEFT:
Looking east down S.
University Avenue.

BOTTOM RIGHT:
Looking northeast from
the southwest corner of
S. University Avenue & E.
University Avenue.



LEFT:
Southwest corner of S. University Avenue
& Church St. looking northeast.



MIDDLE:
Southwest corner of S. University
Avenue & Church St. looking north.



RIGHT:
S. University Avenue looking
south down Church St.



LEFT:
Southeast corner of S. University Avenue &
S. Forest Avenue looking west.



MIDDLE:
Northeast corner of S. University Avenue
& S. Forest Avenue looking southwest.



RIGHT:
S. University Avenue
looking south.



LEFT:
611 Church St. home to Mer's Deli & Rick's.



MIDDLE:
Three story wood structure on Church St.
converted to commercial/ mixed use.



RIGHT:
Western face of Forest Avenue
Parking Structure.



LEFT:
Northeast corner of S. University Avenue at
S. Forest Avenue.



MIDDLE:
North side of S. University Avenue east of
S. Forest Avenue.



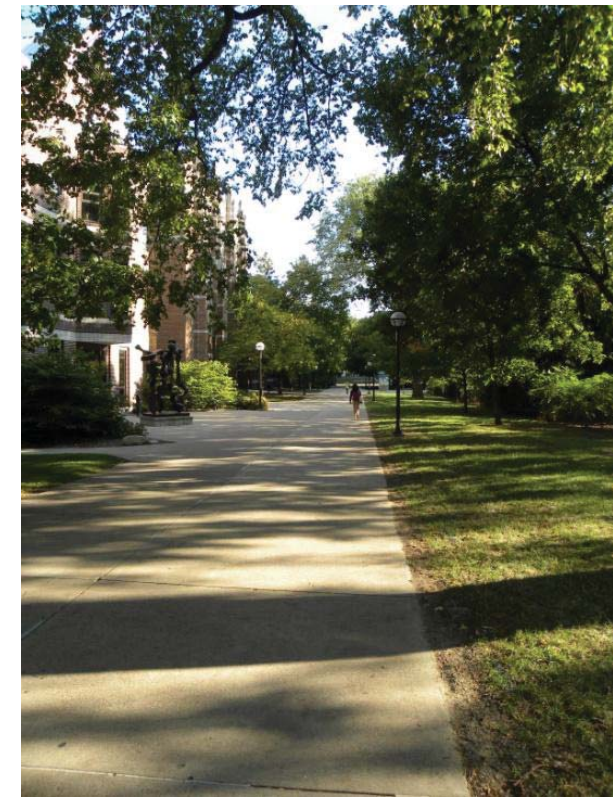
RIGHT:
Northwest corner of S. University Avenue & S.
Forest Avenue looking southeast at Landmark.



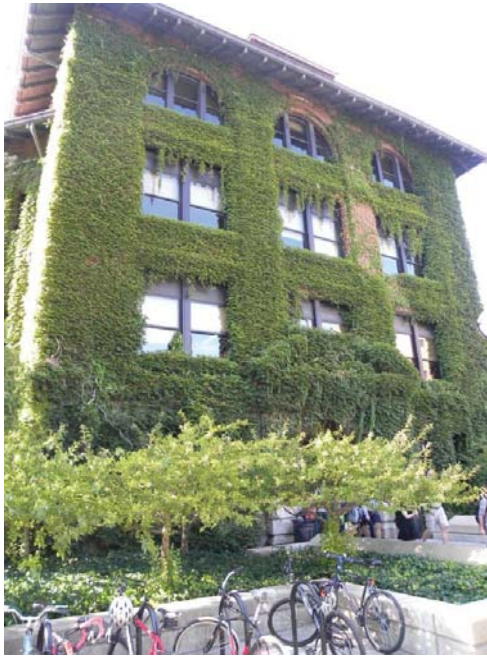
LEFT:
Adjacent U of M building on E. University Avenue.



MIDDLE:
U of M building south of Willard St.



RIGHT:
University of Michigan Campus.



LEFT:
U of M Engineering building.



MIDDLE:
Adjacent U of M building on S. University Avenue.



RIGHT:
U of M School of Education.



Stephan M. Ross School of Business building.



Approved Six11 East University building.



Approved Collegian North building.

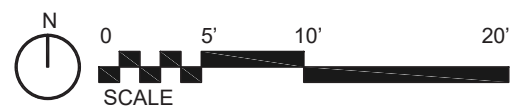
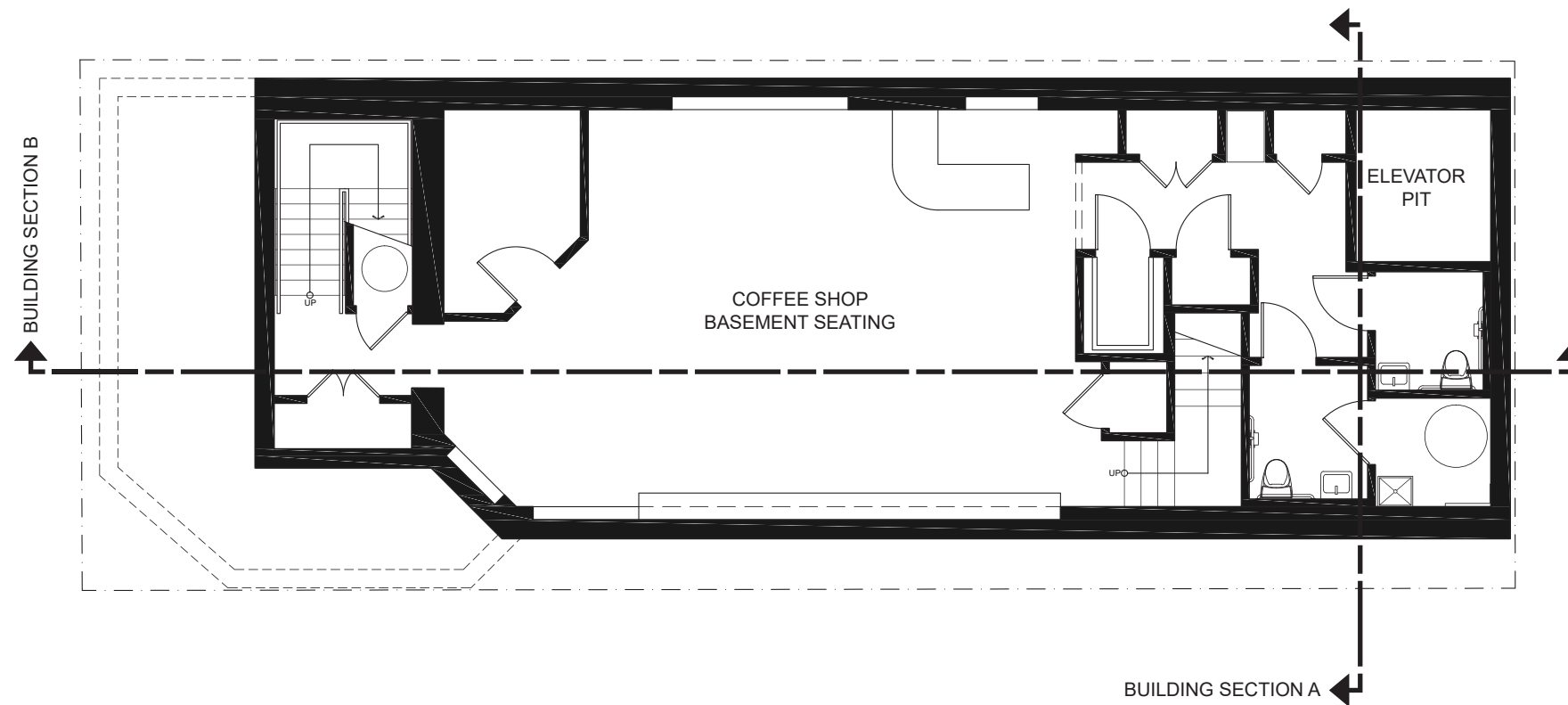
1101 S. University				
Existing Zoning		D1		
Character Area		South University		
Max Building Ht. by zoning		150**	Proposed : 64 Feet	
Required Setbacks		Front: 0' to 10'	Side: 0'	Rear: 0'
Proposed		0'-3'	0'	0'
Site		Area		
Parcel #1	Parcel ID #	Address		
	09-09-28-312-005	1101 S. University	2,275.43 Sf	0.052236685 Ac
Total			2,275.43 Sf	0.05 Ac
Base FAR		400% Max	9,101.72 Sf	
Premium FAR		300% Max	6,826.29 Sf	
Total max FAR		700% Max	15,928.01 Sf	
			FAR	
Proposed Res in base FAR			4,820.00 Sf	211.83%
Proposed commercial FA			3,297.00 Sf	144.90%
Proposed total FAR			8,117.00 Sf	356.72%
Premiums:	Residential @ 1:0.75 *	159%	3,615.00 Sf Max	Actual 3,615.00 Sf 158.87%
Total Max FAR using only res. premium			11,732.00 Sf	515.59%
Actual project premium FAR		0.00%	0.00 Sf	
Base FAR is exempt from any required parking but parking must be provided for premium area at a rate of 1 space per 1000 Sf.				
Require Parking:		Provided		
Vehicular Parking		0 spaces	Vehicle Parking spaces provided:	
Bike Parking		0 spaces	BikeParking spaces provided:	
* 0.75 Sf premium area for each 1Sf of base FAR used for "Residential" uses.				
** Building Height is measured to the highest roof appurtenance (includes roof-top mechanical equipment, elevator shafts, solar panels, electric generators, etc.) to the average grade.				



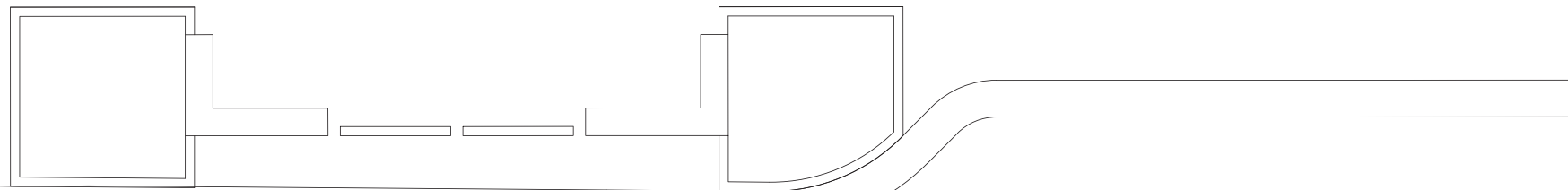
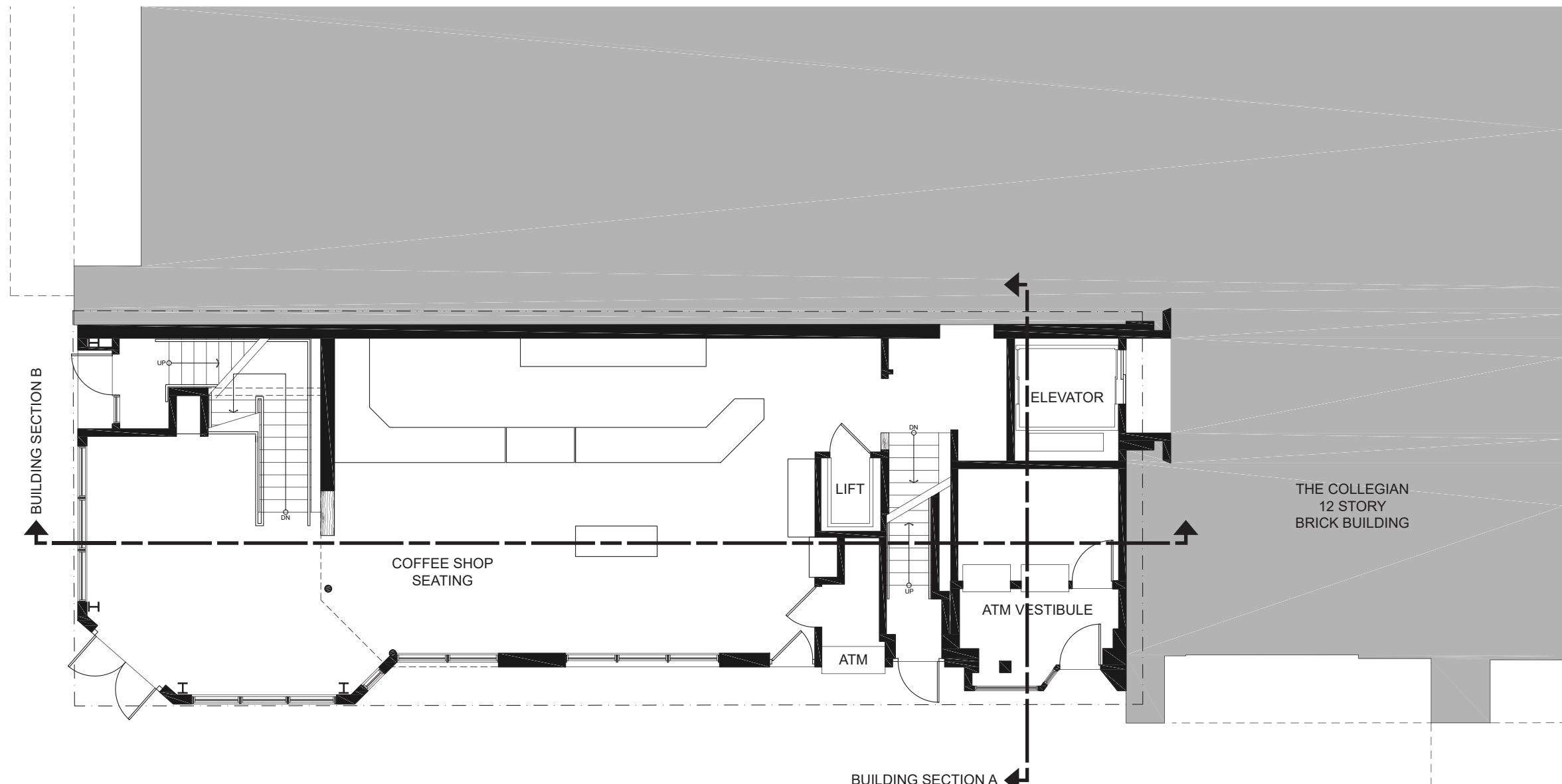
Zoning Map



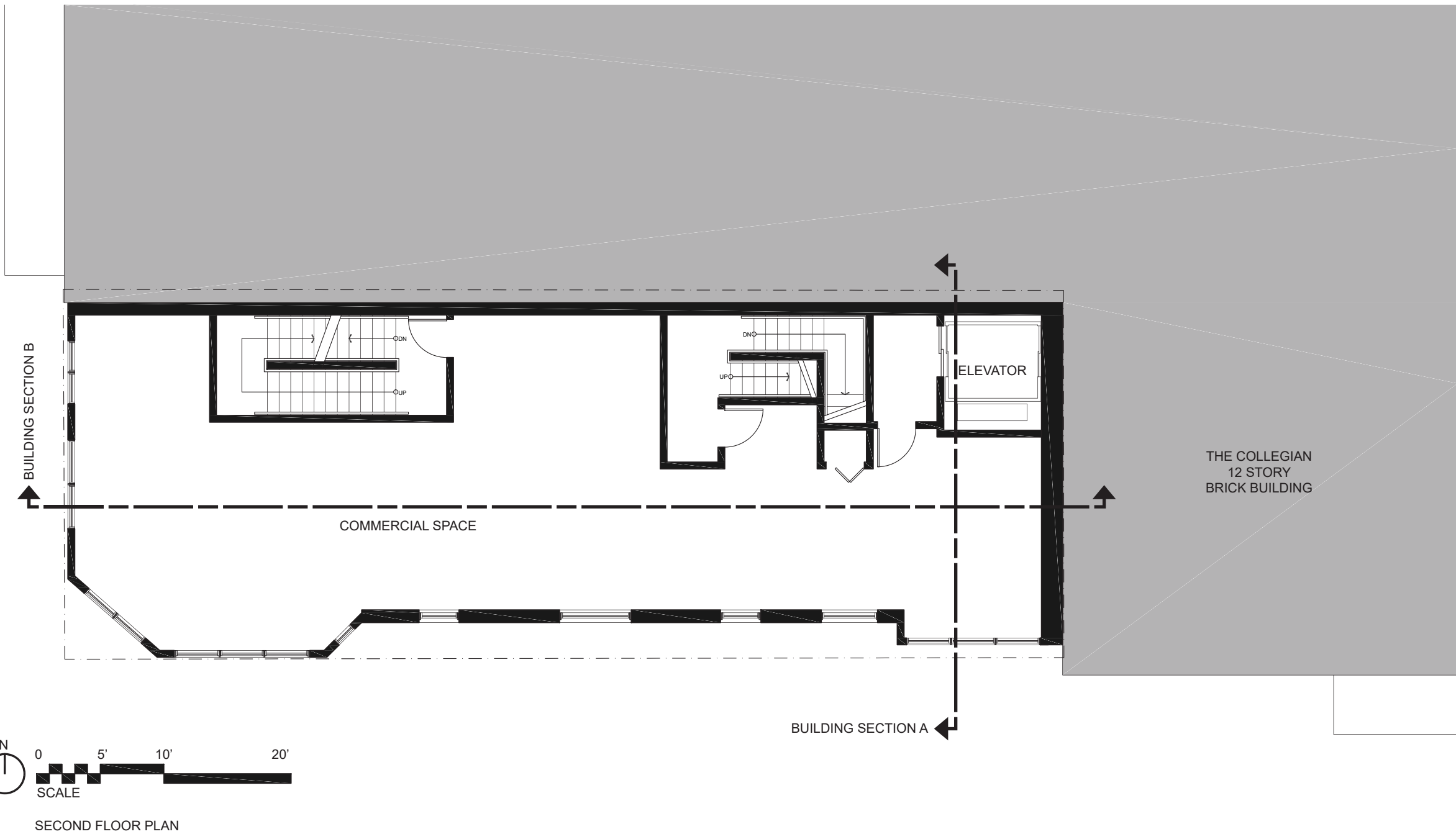
Existing Site

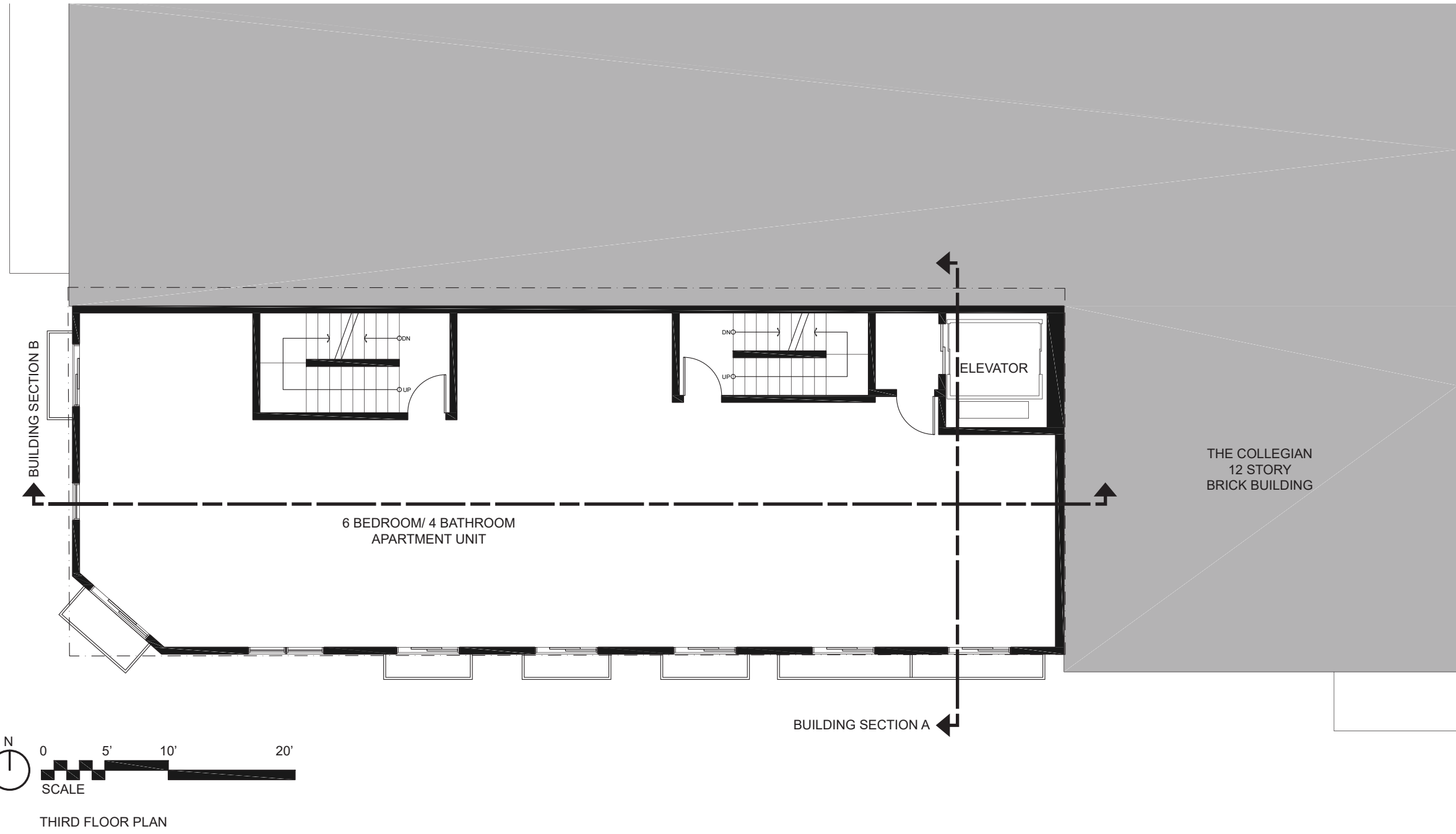


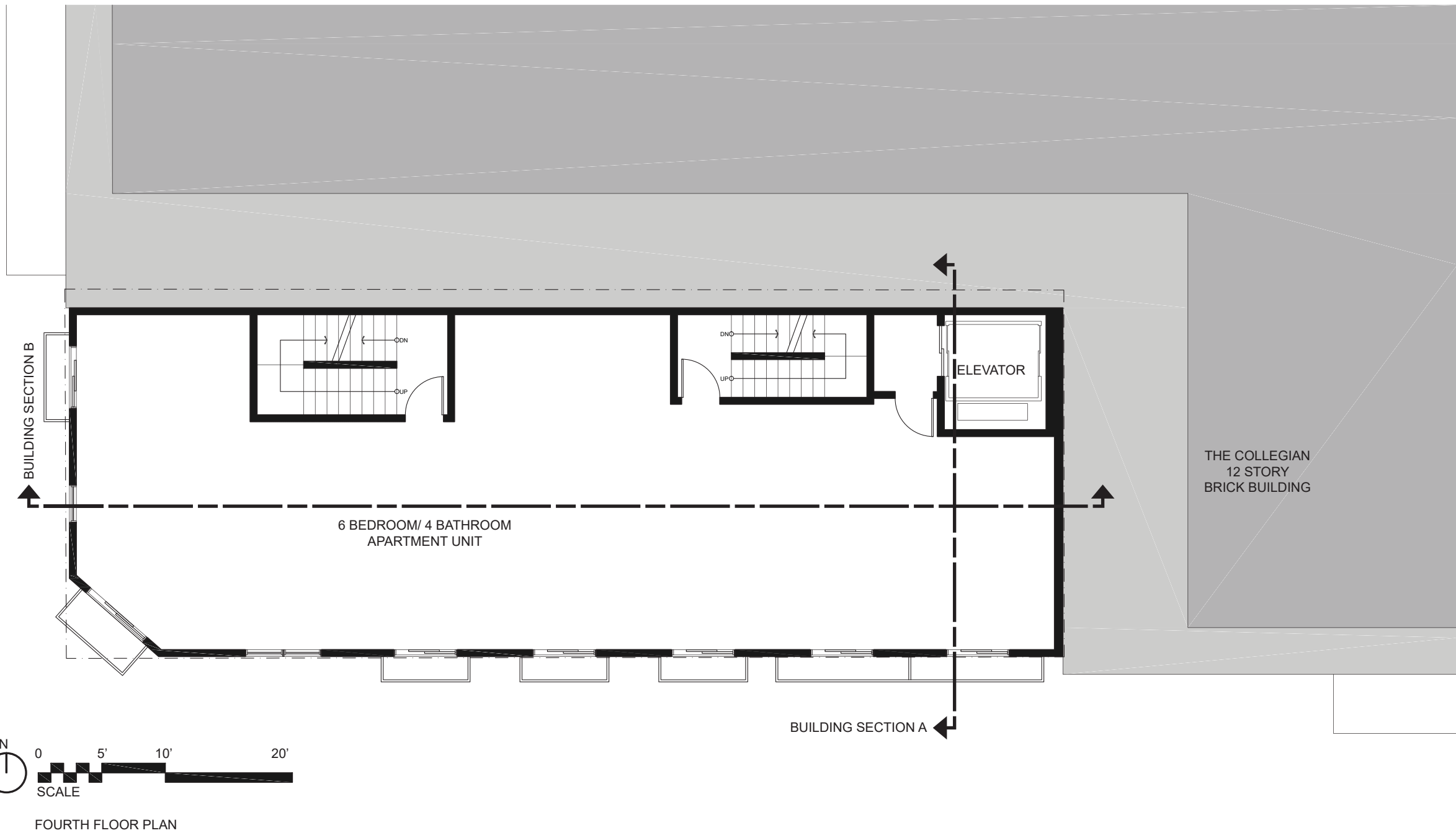
BASEMENT FLOOR PLAN

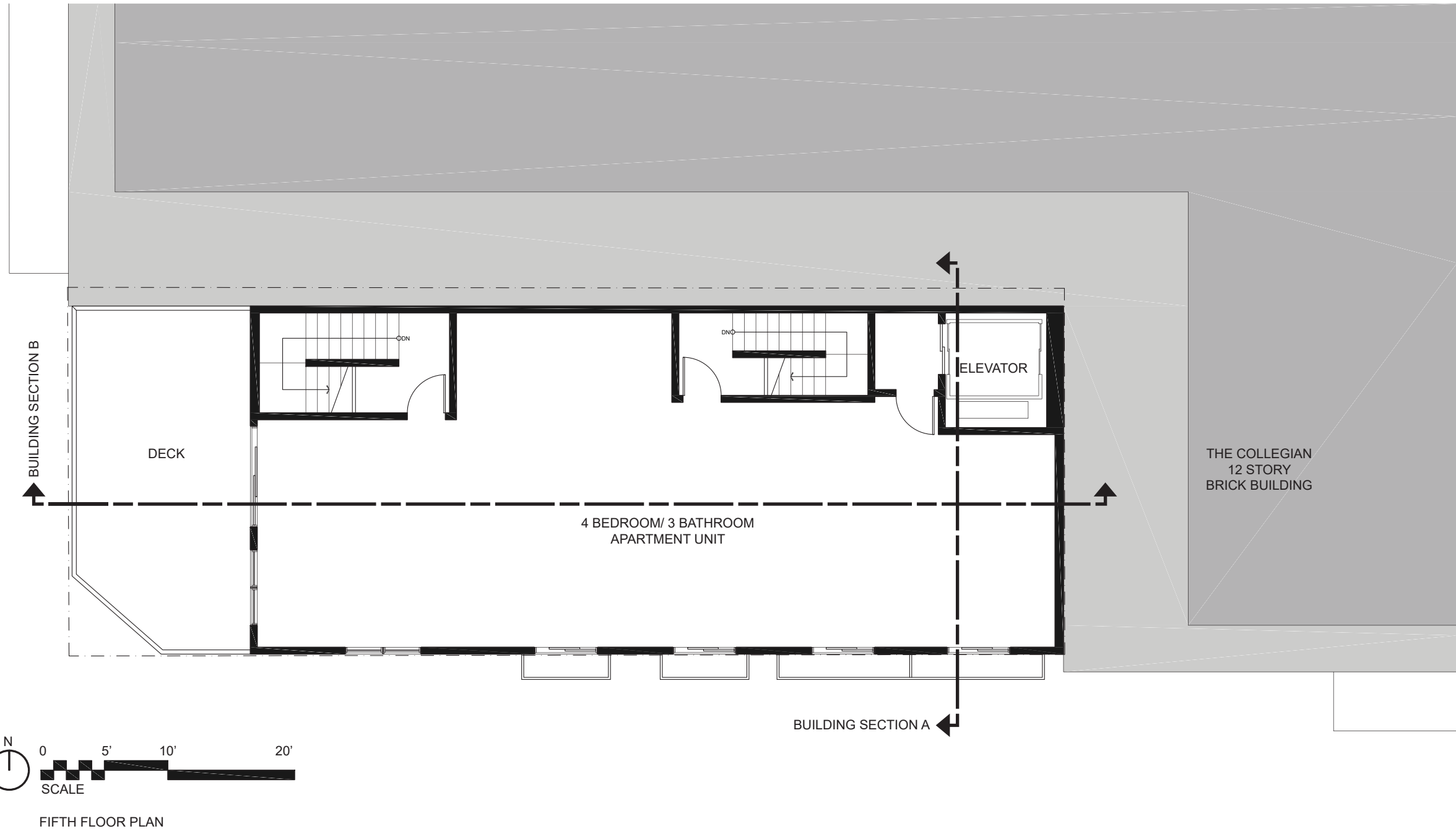


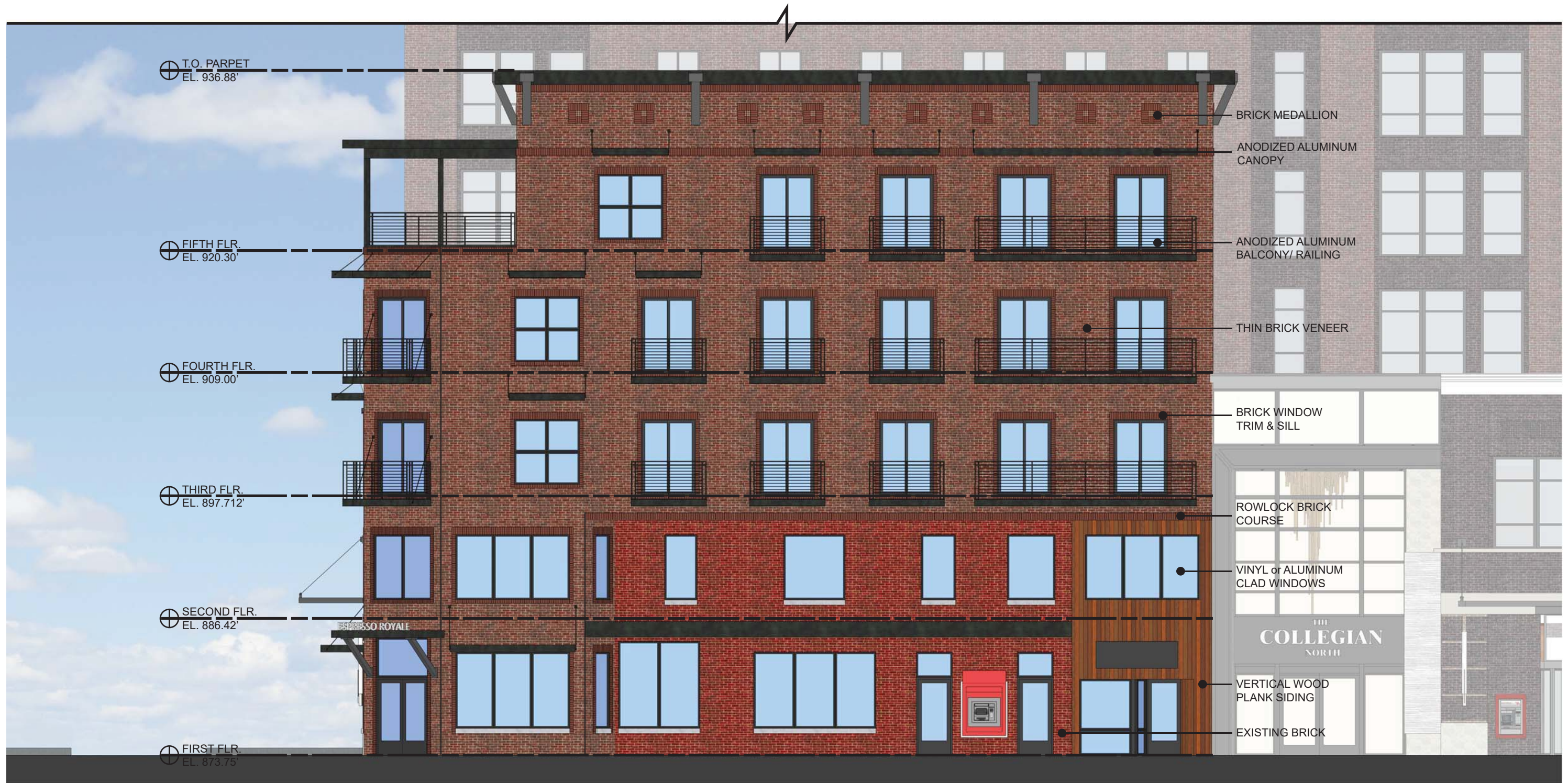
SOUTH UNIVERSITY STREET











ENLARGED SOUTH ELEVATION



ENLARGED WEST ELEVATION



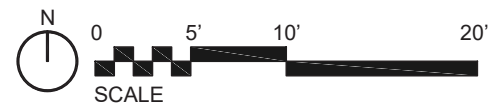
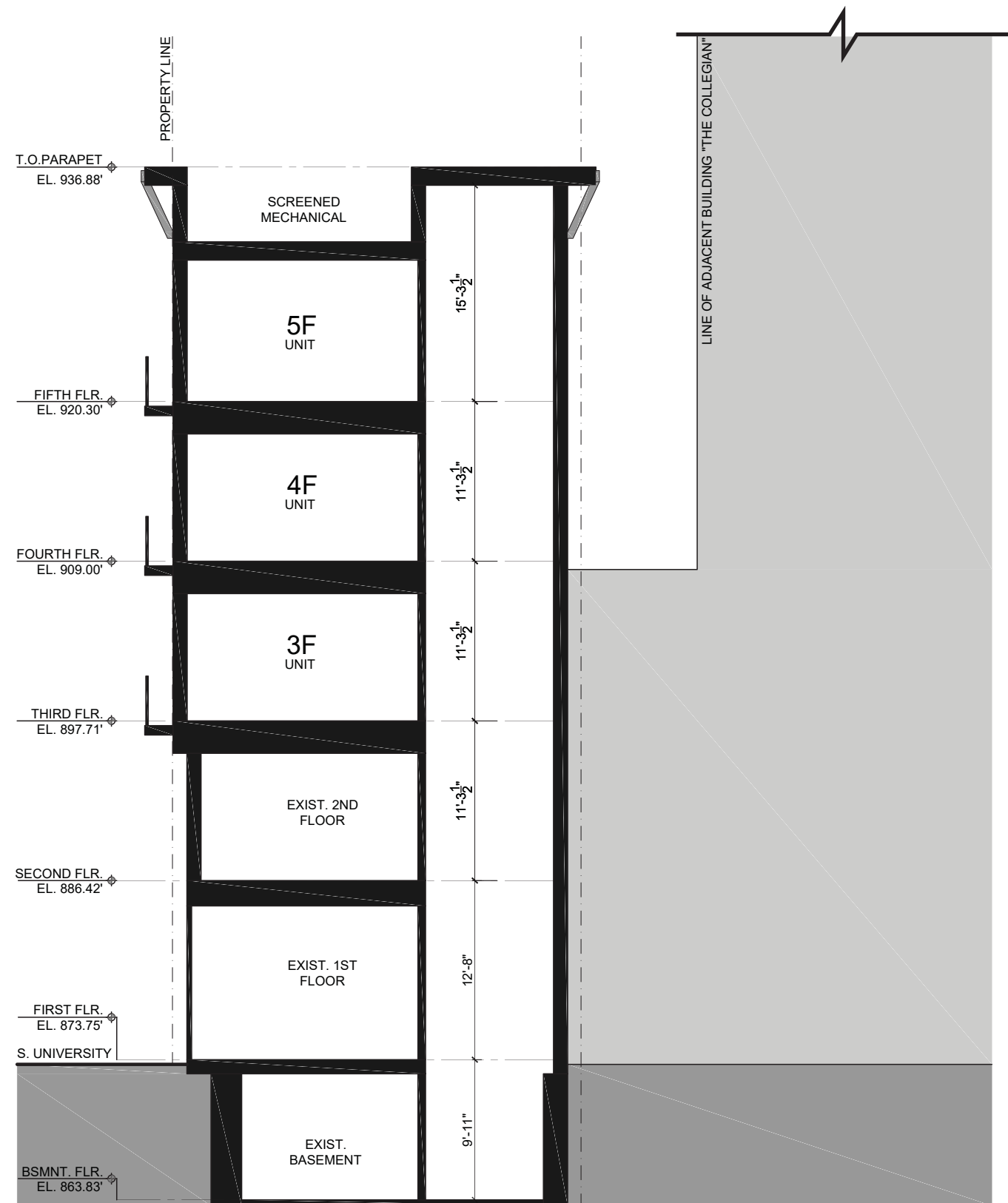
ENLARGED NORTH ELEVATION



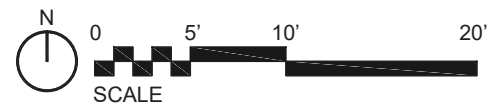
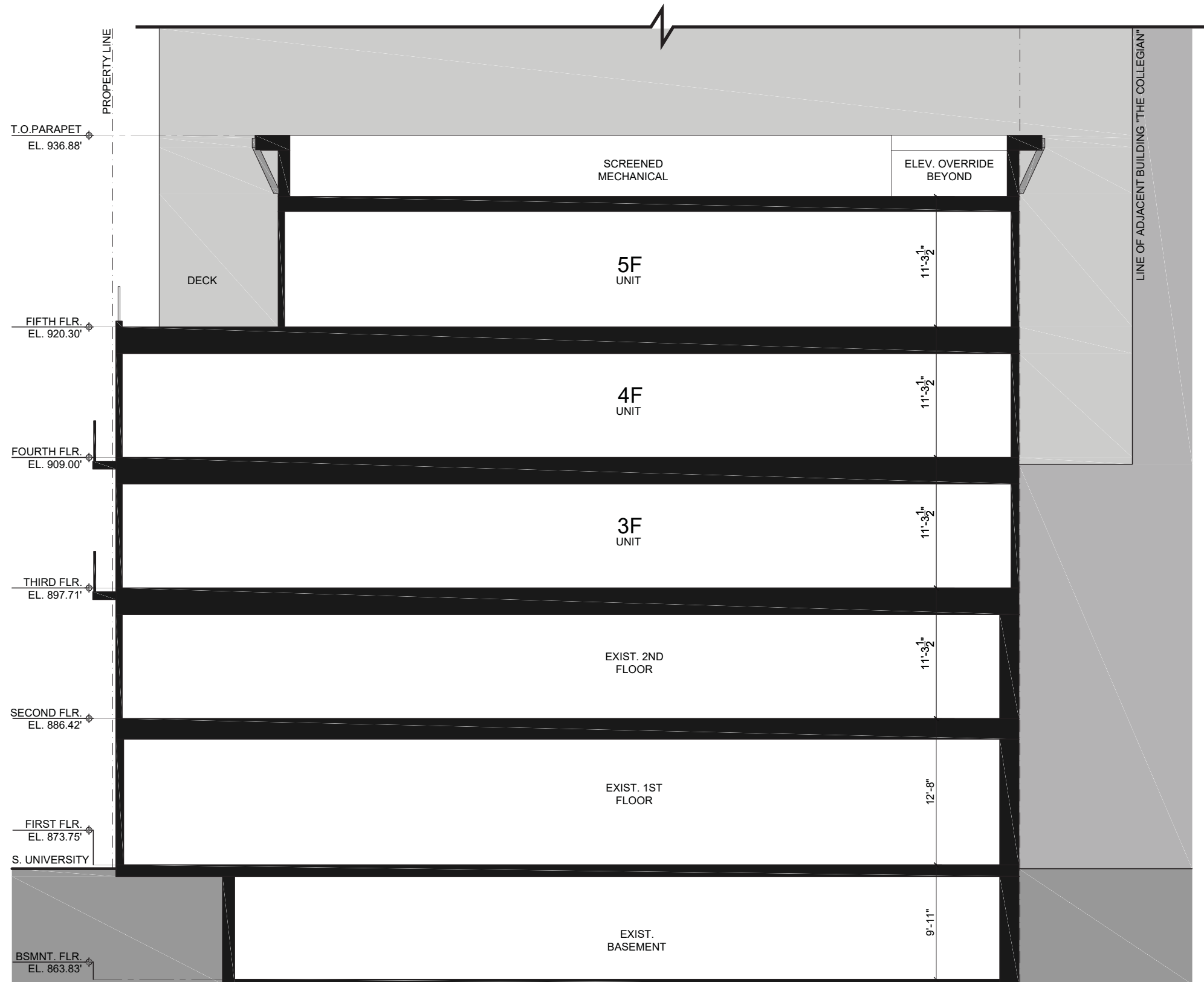
WEST ELEVATION



WEST ELEVATION



BUILDING SECTION A



BUILDING SECTION B

