

LEGEND

838	EXIST. CONTOUR
x836.2	EXIST. SPOT ELEVATION
o—U.P.	EXIST. UTILITY POLE
□	ELEC. TRANSFORMER
□	EXIST. AC UNIT
□	EXIST. GENERATOR
OH	EXIST. OVERHEAD UTILITY LINE
•	EXIST. LIGHT POLE
t	EXIST. TELEPHONE LINE
e	EXIST. ELECTRIC LINE
g	EXIST. GAS LINE
g-abd	EXIST. GAS LINE (ABANDONED)
g	EXIST. GAS VALVE
—	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
w-abd	EXIST. WATER MAIN (ABANDONED)
—	EXIST. HYDRANT
—	EXIST. GATE VALVE IN BOX
—	EXIST. GATE VALVE IN WELL
—	EXIST. CURB STOP & BOX
—	EXIST. BLOW-OFF
—	EXIST. POST INDICATOR VALVE
—	EXIST. FIRE DEPARTMENT CONNECTION
—	EXIST. STORM SEWER
—	EXIST. CATCH BASIN OR INLET
—	EXIST. SANITARY SEWER
—	EXIST. CLEANOUT
—	SIGN
pm	PARKING METER
HH	UTILITY HANDHOLE
—	ELECTRIC METER
—	WATER METER
—	GAS METER
—	TRAFFIC SIGNAL CONTROL BOX
—	POST
—	FENCE
—	SINGLE TREE
—	FOUND IRON PIPE
—	FOUND MONUMENT
—	FOUND P.K. NAIL
—	FOUND IRON ROD
—	PARKING SPACE NUMBER
—	COMMITMENT EXCEPTION NUMBER



SCALE: 1" = 20'
0 20 40 60



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CORE SPACES, LLC
1643 N. MILWAUKEE AVE.
CHICAGO, IL 60647
ANDREW SAVOY
501-766-1736

333 E. WILLIAM STREET

SITE PLAN
EXISTING CONDITIONS, ALTA SURVEY, AND NATURAL FEATURES PLAN

2

LEGAL DESCRIPTION

(PER STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 22000031202, COMMITMENT DATE: JUNE 30, 2022)

W 99 FT OF LOT 5 W 132 FT OF S 66 FT OF LOT 6 E 33 FT OF W 132 FT OF LOT 5 B3S R6E ORIGINAL PLAT OF ANN ARBOR

MORE PARTICULARLY DESCRIBED AS: (PER SURVEY)

Commencing at the monumented intersection of the centerline of S. Division St. (66 feet wide) and E. William St. (66 feet wide); thence N01°44'17"E 33.00 feet along the centerline of said S. Division St. to the original SE corner of Lot 5 of the Original Plat of Ann Arbor; thence N88°09'37"W 33.00 feet to the NW corner of S. Division St. and E. William St.; thence N88°09'37"W 99.18 feet along the North right-of-way line of said E. WILLIAM St. and the South line of said Lot 5 to the POINT OF BEGINNING;

thence continuing N88°09'37"W 132.07 feet along said North right-of-way line of E. WILLIAM St. and South line of said Lot 5;

thence N01°47'20"E 198.56 feet to the POINT OF BEGINNING. Being part of the Southeast 1/4 of Section 29, T.25., R.6E., City of Ann Arbor, Washtenaw County, Michigan, and also being part of Lots 5 and 6, Block 3 South, Range 6 East of the Original Plat of Ann Arbor as recorded in Liber 1434 of Plats, Page 725, Washtenaw County Records, containing 0.60 acres of land, more or less. Being subject to any easements and restrictions of record, if any.

EXCEPTIONS

14. Terms, conditions, provisions and rights of way set forth in Instrument recorded in Liber 1663, Page 545. (PLOTTED)

15. Terms, conditions, provisions and rights of way set forth in Instrument recorded in Liber 1669, Page 774. (PLOTTED)

16. Terms, conditions, provisions and easements set forth in Joint Underground Easement recorded in Liber 1706, Page 494. (PLOTTED)

17. Detroit Edison Underground Easement (Right of Way) recorded in Liber 4751, Page 431. (PLOTTED)

EXISTING TREES

TAG#	DBH	COMMON NAME	GENUS/SPECIES	STEMS	SCORE	LM	INV
936	23"	White Mulberry	Morus alba				X
937	7"	Black Pine	Pinus nigra				X
938	19"	Sugar Maple	Acer saccharum				X
939	23"	Black Locust	Robinia pseudoacacia				X
940	13"	Black Pine	Pinus nigra				X
941	14"	Black Pine	Pinus nigra				X
942	11"	Black Pine	Pinus nigra				X
943	5"	Crab Apple	Malus coronaria				X
944	13"	Honey Locust	Gleditsia triacanthos				X
945	11"	Honey Locust	Gleditsia triacanthos				X
946	13"	Honey Locust	Gleditsia triacanthos				X
947	15"	Honey Locust	Gleditsia triacanthos				X
948	16"	Linden	Tilia americana				X
949	4"	Flowering Cherry	Prunus				X
950	15"	Linden	Tilia americana				X
951	7"	Catalpa	Catalpa speciosa				X
952	6"	Red Maple	Acer rubrum				X
953	13"	Honey Locust	Gleditsia triacanthos				X
954	7"	Black Pine	Pinus nigra				X
955	9"	Catalpa	Catalpa speciosa				X
956	7"	Catalpa	Catalpa speciosa				X
957	9"	Catalpa	Catalpa speciosa				X
958	20"	Tree-of-heaven	Ailanthus altissima				X
959	3"	Service Berry	D. Sorbus	quad			
960	8"	Catalpa	Catalpa speciosa				X

SURVEYORS CERTIFICATE

To: Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6 and 11(a) of Table A thereto. The fieldwork was completed on March 21, 2023.

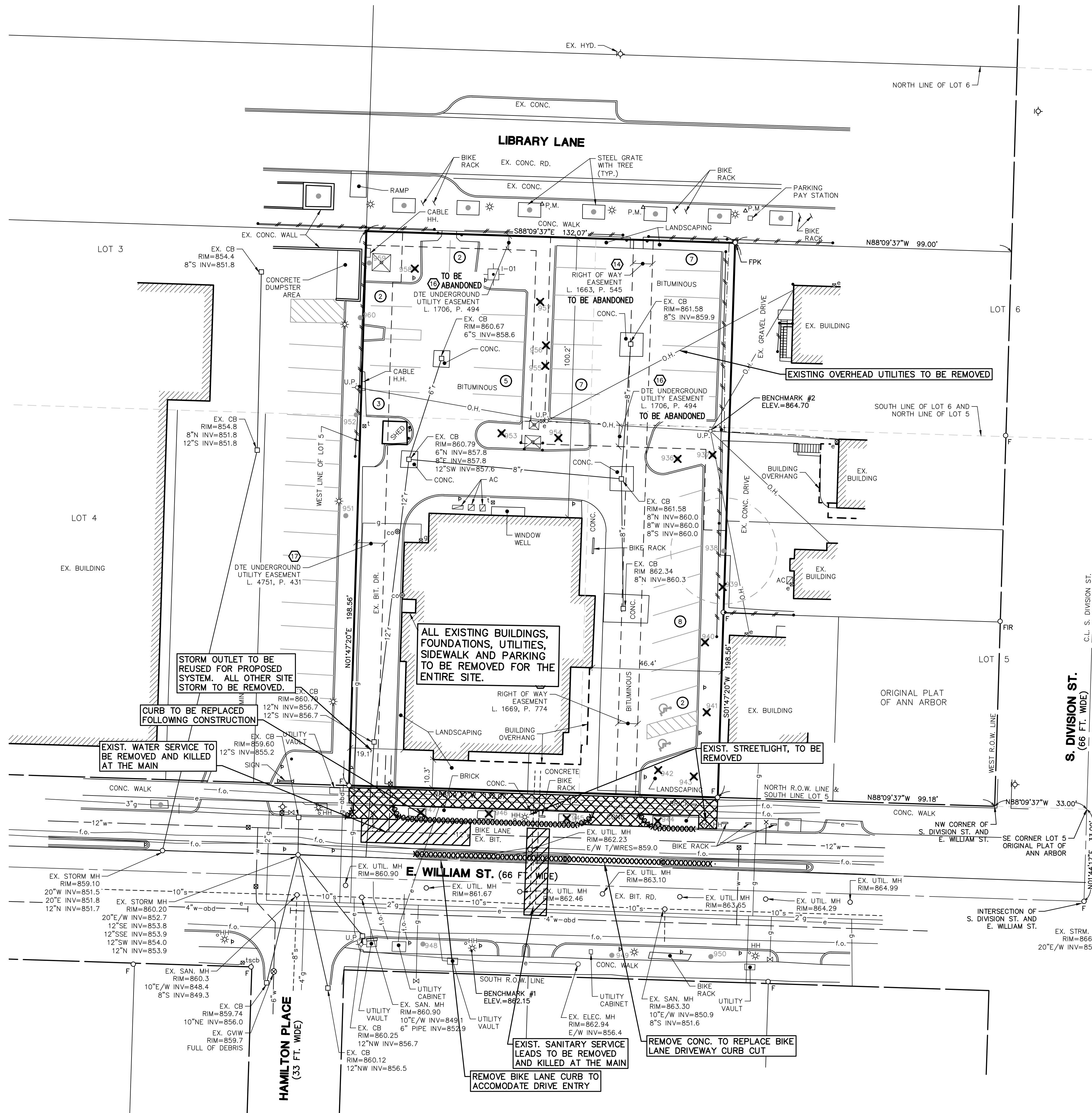
MIDWESTERN CONSULTING, LLC.

Mark Vander Veen
Mark Vander Veen, P.S. No. 4001056788

Date: November 15, 2023



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



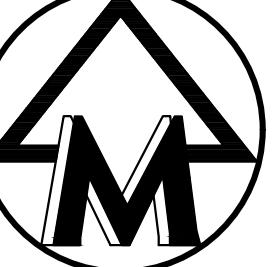
REMOVAL PLAN NOTES:

- ASCE 36-02 quality level survey involves surveying visible above ground utility facilities such as manholes, valve boxes, posts, etc., and correlating this information with existing utility records. When using this information, it is not unusual to find that many underground utilities have been either omitted or erroneously plotted.
- Existing easements, if any, are to be relocated or vacated as required.
- E. William Street and Library Lane are under the jurisdiction of the City of Ann Arbor. All work within the right-of-way is subject to a permit from the City.
- All existing on-site easements, if any, are to be vacated or relocated as necessary per the City of Ann Arbor.
- All franchise utilities are to be removed by or per the party having jurisdiction.
- All street trees is to be removed on E. William Street.
- All site work is to comply with the City of Ann Arbor Standard Specifications available on line: www.a2gov.org/departments/engineering/Documents/TableofContents.pdf
- All existing on-site improvements are to be removed unless otherwise noted.
- During removal of the existing structures, the contractor will be responsible for identifying any existing footing drains that are connected to the sanitary sewer. These are to be verified on site by the City prior to removal. If footing drains for the existing buildings are connected to the sanitary sewer system, disconnection will be required in accordance with current City specifications. To schedule inspection, call the City of Ann Arbor Engineering Unit at (734) 794-8410. Disconnection of existing footing drains may be taken as a credit against required sanitary sewer flow mitigation.
- Any service lead that will not be reused shall be disconnected from their respective mains.

EXISTING TREES

TAG#	DBH	COMMON NAME	GENUS/SPECIES	STEMS	SCORE	LM	INV	REMOVE
936	23"	White Mulberry	Morus alba				X	X
937	7"	Black Pine	Pinus nigra				X	X
938	19"	Sugar Maple	Acer saccharum				X	
939	23"	Black Locust	Robinia pseudoacacia				X	X
940	13"	Black Pine	Pinus nigra				X	X
941	14"	Black Pine	Pinus nigra				X	X
942	11"	Black Pine	Pinus nigra				X	X
943	5"	Crab Apple	Malus coronaria				X	
944	13"	Honey Locust	Gleditsia triacanthos				X	
945	11"	Honey Locust	Gleditsia triacanthos				X	
946	13"	Honey Locust	Gleditsia triacanthos				X	
947	15"	Honey Locust	Gleditsia triacanthos				X	
948	16"	Linden	Tilia americana					
949	4"	Flowering Cherry	Prunus					
950	15"	Linden	Tilia americana					
951	7"	Catalpa	Catalpa speciosa				X	
952	6"	Red Maple	Acer rubrum					
953	13"	Honey Locust	Gleditsia triacanthos				X	
954	7"	Black Pine	Pinus nigra				X	X
955	9"	Catalpa	Catalpa speciosa				X	X
956	7"	Catalpa	Catalpa speciosa				X	X
957	9"	Catalpa	Catalpa speciosa				X	X
958	20"	Tree-of-heaven	Ailanthus altissima				X	X
959	3"	Service Berry	Dsorbus	quad				
960	8"	Catalpa	Catalpa speciosa				X	

JOB No.	DATE: 5/8/23	
	REV. DATE	SHEET 3 OF 14
23073	10/2/23	
FEER CITY REV. EN	11/17/23	ENG: JCA FM: SWB TECH: 23073M1



SCALE: 1" = 20'
0 20 40 60



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CLIENT
CORE SPACES, LLC
1645 N. MILWAUKEE AVE.
CHICAGO, IL 60647
ANDREW SAVOY
501-756-1736

SITE PLAN
REMOVAL PLAN

3

REVISIONS:
FEER CITY REV. EN
FEER CITY REV. EN

in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

S. FIFTH AVE.
(66 FT. WIDE)

LIBRARY LANE

BLAKE TRANSIT CNTR DRIVEWAY

CONC. WALL

LIBRARY LANE

STORM TRENCH

CONC. WAL

PROPS. CURB REPLACEMENT, FLUSH

PROPS. RAMP

BITUMINOUS

CROSSWALK SIGN (BOTH SIDES)
NB: W11A-2 & W16-7PL
SB: W11A-2 & W16-7PR

CROSSWALK SIGN (BOTH SIDES)
NB: W11A-2 & W16-7PR
SB: W11A-2 & W16-7PL

BLDG. OVERHANG

BLDG.

BLDG.

PROPS. RAMP

2" T

2" T

3" CR

852.75

PRO. CROSSWALK INSTALLATION

GENERAL NOTES:

In the City shall be kept and maintained in good repair by the owner adjacent to and abutting upon the same. Prior to the issuance of the final occupancy for this site, all existing sidewalks in need of repair must be in balance with City standards.

The City of Ann Arbor covered by these plans shall be performed in accordance with the current City of Ann Arbor Public Services Department regulations and Details.

Any current standard detail does not relieve the contractor from this work shall be performed in complete conformance with the current standard specifications and details.

ucted in the public right-of-way shall meet all requirements and forth in the ADA standards for accessible design. Sidewalk and curb be reviewed during construction plan submittals.

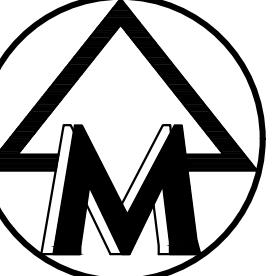
gs disturbed due to pavement cuts or construction related activities as directed by Engineering. Replacement during construction of the project.

0
0

SCALE

0

all take all necessary precautions to protect the existing public road surface to the public road pavement during the course of construction including milling and resurfacing of the damaged areas prior to issuance of Occupancy.



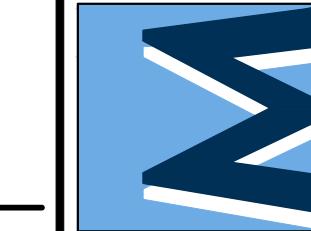
SCALE: 1" = 20'



A scale bar consisting of a horizontal line divided into four equal segments by vertical tick marks. The first segment is white, followed by three black segments. Below the scale bar, the numbers 0, 20, 40, and 60 are printed, with vertical tick marks above and below each number, indicating a scale of 1 inch representing 20 feet.



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333 E. WILLIAM STREET

WILLIAM ST

SITE PLAN

DIMENSIONAL SITE PLAN

LEGEND	
	BARRIER FREE SIDEWALK RAMP
	PROP. CURB & GUTTER
	PROP. BITUMINOUS PAVEMENT
	PROP. CONCRETE PAVEMENT
	PROP. HEAVY DUTY CONCRETE
	PROP. 1.5" MILL AND OVERLAY
þ	SIGN
✳	PROP. SINGLE LIGHT
■	VCS
	PROP. VEHICLE CHARGING STATION

NOTES

1. ALL CLASS A BIKE PARKING SPACES ARE LOCATED WITHIN THE BUILDING.
2. ALL PAVEMENT REPLACEMENT TO MEET CITY STANDARD SPECIFICATIONS. SAWCUT ALL REMOVAL LIMITS.
3. ALL CURB DIMENSIONS ARE TO BACK OF CURB.
4. ALL RADII DIMENSIONS ARE TO FACE OF CURB.

M I D W E S T E R N C O N S U L T I N G
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IGN

ROW LIMITS

20'

3'R

5'R

29'

4' BRICK AMENITY ZONE

E. WILLIAM ST.

EX. BIT.

8.56'

3.76'

(66 FT. WIDE)

28.26'

6'

3.35'

3'

3' PEDESTRIAN ACCESS EASEMENT

TREE GRATE, CITY DDA OWNED (TYP.)

STREETLIGHT(3), CITY DDA OWNED, SEE DETAILS SHEET 13

NORTH ROW LINE & SOUTH LINE LOT 5

CONC. WALK

10.5'

BIKE RACK

1' CONCRETE STRIP BEHIND CURB

BIKE LANE DELINEATORS, 10' O.C. (TYP.)

EX. BIT. RD.

EXISTING BARRIER CURB BIKE LANE DIVIDER TO BE REMOVED AND REPLACED WITH MOUNTABLE CURB ACROSS FRONTAGE

948

949

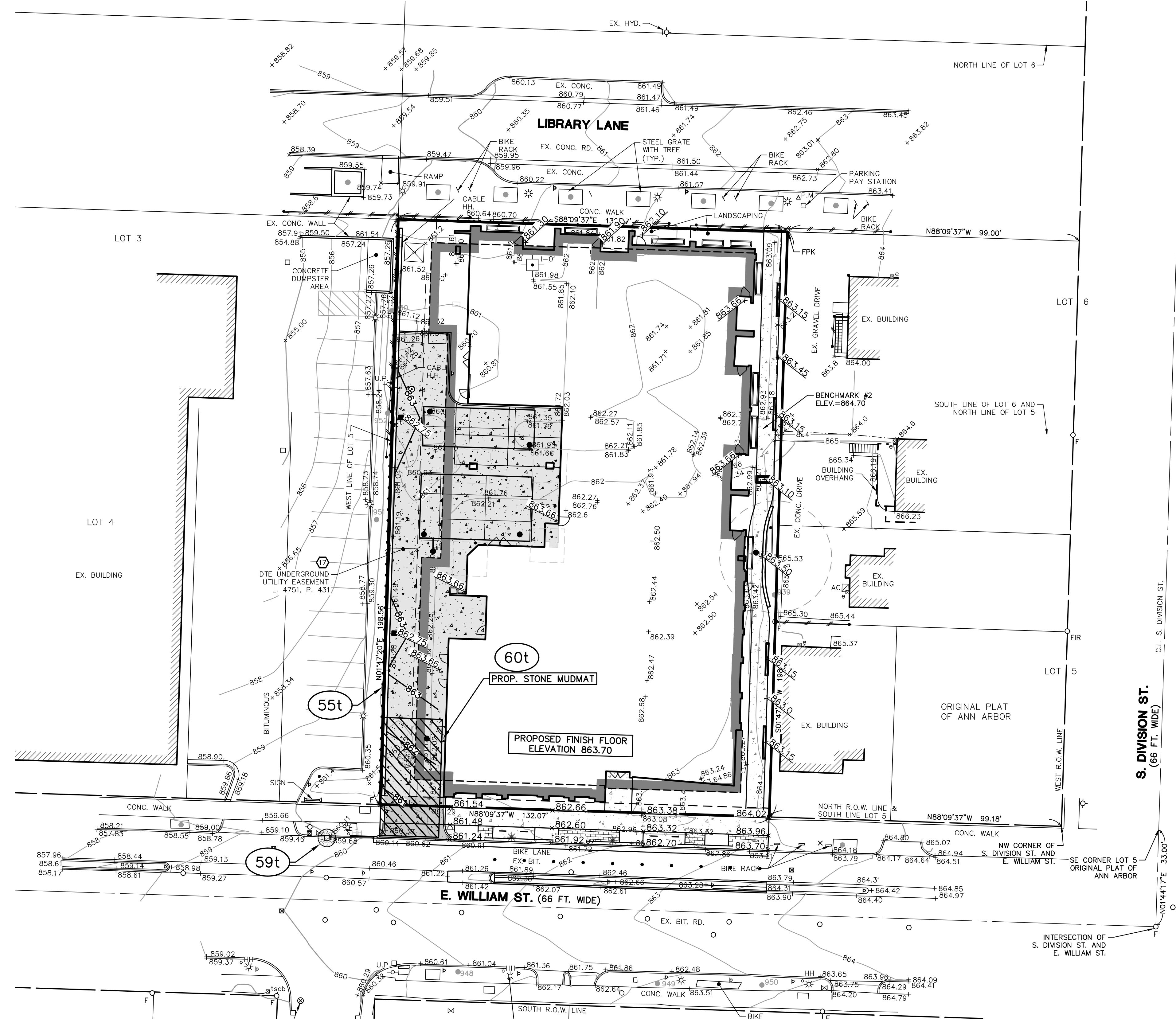
950

PUBLIC ROW DETAIL

SCALE = 1"=10'

N88°09'37"W 132.07'

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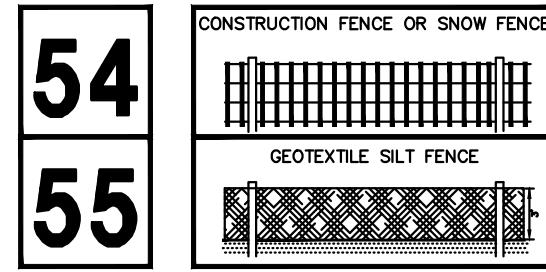


SEE SHEET 12 FOR SOIL EROSION CONTROL DETAILS AND SCHEDULE.

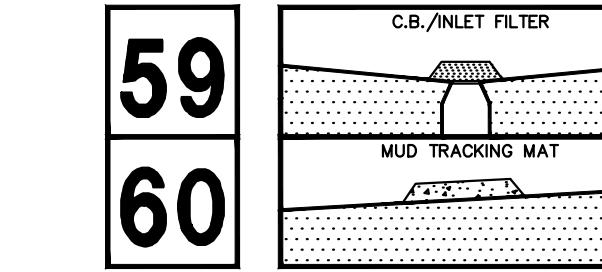
SOIL EROSION CONTROL MEASURES

t = temporary p = permanent

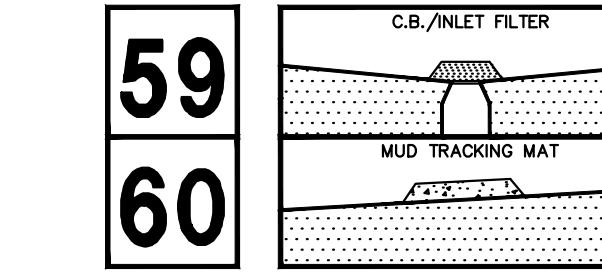
54



59



60



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

**STORM WATER MANAGEMENT SYSTEM
PERMANENT MAINTENANCE PLAN, SCHEDULE,
AND COST ESTIMATE**

MAINTENANCE PLAN BUDGET

Annual inspection of system for sediment accumulation	\$350.00
Removal of sediment accumulation every two (2) years, as needed	\$600.00
Inspect for floatables and debris annually and after major storms	\$300.00
Removal of floatables and debris annually and after major storms	\$600.00
Inspect system for erosion annually and after major storms	\$300.00
Re-establish permanent vegetation on eroded slopes, as needed	\$200.00
Clean drives semiannually	\$250.00
Total Annual Budget	\$2,600.00

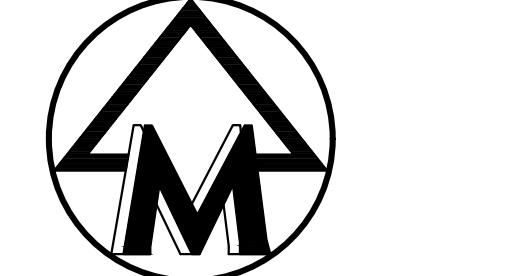
PERMANENT MAINTENANCE TASKS AND SCHEDULE

Components	Drives and Walks	Storm Sewer System	Catch Basin Sumps	Inlet Castings	Detention Chambers	Schedule
Inspect for sediment accumulation	X		X		X	annually
Removal of sediment accumulation		X	X		X	every 2 years, as needed
Inspect for floatables and debris		X	X	X	X	annually
Cleaning of floatables and debris		X	X	X	X	annually
Clean streets	X					semi-annually

1. All soil erosion control measures shall comply with the current City of Ann Arbor ordinances, Washtenaw County standards and specifications for soil erosion and sedimentation control, and State of Michigan "Soil Erosion and Sedimentation Control Act - P.A. 347".
2. Prior to commencing earthmoving operations, the grading contractor shall install the temporary catch basin filter(s) shown on the plans.
3. The removal of trapped sediment and the cleanout or replacement of clogged storm may be necessary after each storm event during the project.
4. Only upon stabilization of all disturbed areas may the temporary gravel filters be removed. All storm sewers must be also cleaned of all sediment.
5. All inlets and catch basins will have sediment filters installed after their construction. These filters will be maintained until all areas around the structure have been stabilized.
6. The Contractor will maintain all necessary soil erosion control devices until soil stabilization has occurred.
7. Appropriate emergency access will be provided during construction.
8. The estimated cost of soil erosion control measures is \$4,000.
9. The estimated cost to protect all soil surfaces from erosion should construction continue is \$3,000.
10. External streets will be immediately cleaned of any tracked mud following each mud-tracking occurrence.
11. Estimated project earthwork is 6,000 CYD excavation and 1,000 CYD fill. This number is an estimate only and should not be used for construction or estimating purposes.
12. Dewatering operations during construction, if necessary, must be done per City requirements including sediment control and disposal.
13. Final locations and dimensions of the mud tracking mat and concrete washout area are to be determined by the contractor subject to City approval.

MAINTENANCE PROGRAM FOR SOIL EROSION CONTROLS

1. During construction it will be the Contractor's responsibility to maintain the soil erosion control measures. Following construction the Owner shall be responsible for maintaining the permanent soil erosion control measures. Maintenance responsibilities shall become part of any sales or exchange agreement for the land on which the permanent SESC measures are located.

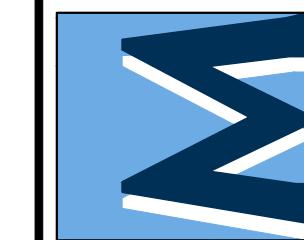


SCALE: 1" = 20'
 0 20 40 60



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333 E. WILLIAM STREET

5

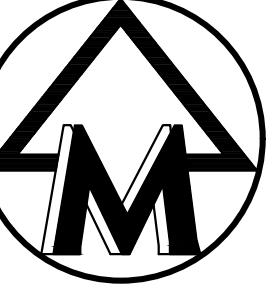
**SITE PLAN
GRADING AND SOIL EROSION CONTROL PLAN**

CLIENT

CORE SPACES, LLC
1645 N. MILWAUKEE AVE.
CHICAGO, IL 60647
ANDREW SAVOY
501-786-1736

23073

DATE: 5/28/23
SHEET 5 OF 14
REV. DATE: 10/2/23
CADD: 11/7/23
ENG: JCA
PM: SWB
TECH: TCB/3GP1



SCALE: 1" = 20'

A horizontal scale bar divided into five equal segments. The first segment is white, followed by four black segments. Below the scale bar, numerical markings are present: '0' at the far left, '20' in the middle black segment, '40' in the third black segment, and '60' at the far right.

An architectural rendering of a modern building complex, featuring a tall, rectangular tower and several lower rectangular buildings, all set against a light blue background. The rendering is positioned on a site plan that includes property lines and a north arrow.

1

LEGEND

838	EXIST. CONTOUR
838	PROP. CONTOUR
×836.2	EXIST. SPOT ELEVATION
<u>36.60</u> ×	PROP. SPOT ELEVATION
—○— U.P.	EXIST. UTILITY POLE
Є	GUY WIRE
— OH —	EXIST. OVERHEAD UTILITY LINE
*	EXIST. LIGHT POLE
*	PROP. LIGHT POLE
t	EXIST. TELEPHONE LINE
e	EXIST. ELECTRIC LINE
g	EXIST. GAS LINE
g — X —	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
— — w — —	EXIST. WATER MAIN
— W — —	PROP. WATER MAIN
— ○ —	EXIST. HYDRANT
— ● —	PROP. HYDRANT
— X —	EXIST. GATE VALVE IN BOX
— X —	PROP. GATE VALVE IN BOX
— X —	EXIST. GATE VALVE IN WELL
— X —	PROP. GATE VALVE IN WELL
— X —	EXIST. CURB STOP & BOX
— X —	PROP. CURB STOP & BOX
↗ FDC	PROP. FIRE DEPARTMENT CONNECTION
r —○—	EXIST. STORM SEWER
R —●—	PROP. STORM SEWER
— □—	EXIST. CATCH BASIN OR INLET
— ■—	PROP. CATCH BASIN OR INLET
— ●—	EXIST. BEEHIVE INLET
— ■—	PROP. BEEHIVE INLET
— RD — —	PROP. ROOF DRAIN
— ↗ —	END SECTION
↗ DS	PROP. DOWNSPOUT
— s —○—	EXIST. SANITARY SEWER
— S —●—	PROP. SANITARY SEWER
○	EXIST. CLEANOUT
○	PROP. CLEANOUT
— — — —	C/L OF DITCH
→ →	DRAINAGE DIRECTION
↗	SIGN
●	SINGLE TREE
# # # #	FENCE
.	SILTFENCE
— . . — —	LIMITS OF DISTURBANCE
— ■ ■ ■ ■ —	CONSTRUCTION FENCE
FF	FINISH FLOOR ELEVATION
GF	GARAGE FLOOR ELEVATION
BFF	BASEMENT FINISH FLOOR ELEVATION

CITY PLAN NOTES:
Domestic water and fire suppression water services are to tap into the existing 12" water main in E. William Street. It is anticipated booster pumps will be required for the project. Final determination will occur during the detailed design phase.
The sanitary sewer leads will tap into the existing sanitary main in E. William Street. The existing sanitary sewer leads will be abandoned.
It is unknown if footing drains for the existing buildings are connected to the sanitary sewer system, disconnection will be required in accordance with current City specifications. The contact person to schedule inspection of footing drain connections, if any, is Amy Ponsock who can be reached at 734 794-6410, extension 43622.
The proposed storm detention tanks drain by metered discharge. An emergency overflow to continue to the E. William Street storm sewer.
No firewalls are proposed within the building.
Pool backwash water is to be de-chlorinated and routed to the storm detention chamber.
The proposed building's sump pump will discharge to the storm water management

SANITARY SEWER FLOW MITIGATION CALCULATIONS

There will be no backwash discharge from the pool to the sanitary sewer system.

ing Flow

5280 Non-Medical Office Space	0.06 gpd/ sf =	316.8 gpd
	Total Existing Flow =	316.8 gpd

Design Flow

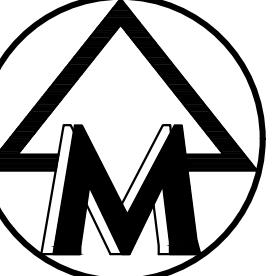
Based on the City of Ann Arbor's sanitary sewer flow evaluation Table 'A', the design dry weather flow rate will be:

55 Apartments (Up to 600 Square Feet) @ 175 gpd =	9625 gpd
96 Apartments (601-1200 Square Feet) @ 250 gpd =	24000 gpd
51 Apartments (1200+ Square Feet) @ 300 gpd =	15300 gpd
15950 sf- Commons Area/Amenity Space @ 0.06 gpd/sf/d =	957 gpd
800 SF Pool x 1 person/ 50 sf X 20 gpd/per =	320 gpd

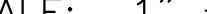


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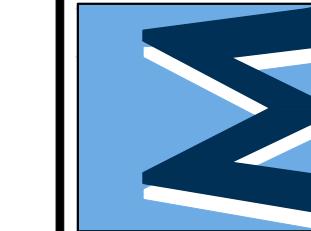
SCALE: 1" = 20'



The image shows a scale bar and a ruler. The scale bar is divided into six equal segments. The first segment is black, and the remaining five are white. Below the scale bar is a ruler with markings at 0, 20, 40, and 60. The '0' is at the far left. The '20' is at the start of the second segment of the scale bar. The '40' is at the start of the fourth segment. The '60' is at the start of the sixth segment. The segments between the markings are white.



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333 E WILLIAM STREET

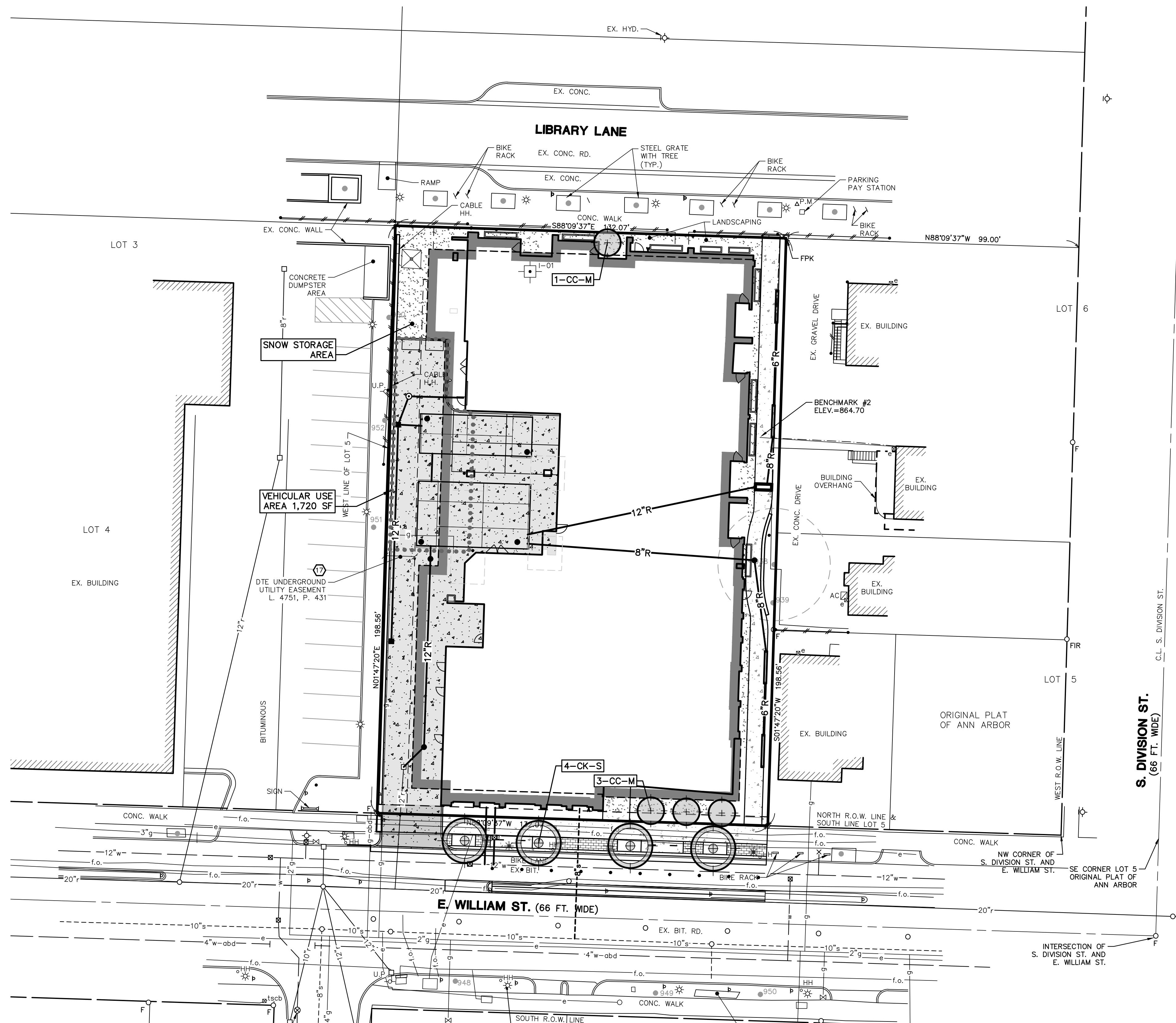
10 of 10

PLANT SCHEDULE

Total	Street (-S)	Mitigation (-M)	Symbol	Botanical Name	Common Name	Size	Spacing	Root	Remarks
Trees									
4		4	CC	<i>Cercis canadensis</i>	Eastern Redbud	2.5" cal.	12' o.c.	B&B	Single Trunk
4	4		CK	<i>Cornus Kousa</i>	Kousa Dogwood	2" cal.	25' o.c.	B&B	
8	4	4	Total						

ALL SPECIES DEVIATIONS MUST BE APPROVED IN WRITING BY THE CITY OF ANN ARBOR PRIOR TO INSTALLATION

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LANDSCAPE CALCULATIONS

	Required	Proposed
Right-of-Way Screening		
	10ft when VUA viewed from ROW 1 tree per 30lf; continuous hedge/screen 30inches in ht	Not applicable - VUA is screened by proposed building and not viewed from ROW
Vehicular Use Area		
Interior islands	1:20sf ratio for islands if VUA between 3,300sf and 49,999sf	Not applicable - VUA less than 3,300sf
Bioretention island	if >750sf islands; 50% bioretention	Not applicable - no interior islands required
Interior island trees	1 tree per island; 1 tree per 250sf island	Not applicable - no interior islands required
Snow pile storage	identify locations on plan	identified on landscape plan
Conflicting Land Use Buffer		
when adjacent to public park or land used/zoned for residential purposes	15ft wide; 1 tree per 15lf, 50% evergreen; continuous screening 4ft high	Not applicable - VUA not adjacent to public park or land principally used/zoned for residential purposes
Street Trees		
Street trees	1 tree per 45lf minus curb cuts 132ft / 45ft = 3 trees (William) 132ft / 45ft = 3 trees (Library)	4 proposed trees (William) 6 existing trees (Library)
Street tree canopy loss fee	total dbh removed - caliper replacement trees x \$244 per inch (52in - 10in) x \$244 = \$10,248	\$10,248 to City Tree Fund prior to issuing building permit *
Tree Mitigation		
	50% dbh of LM tree removed No LM trees proposed for removal; LM tree 938 may be impacted by proposed development so mitigation trees have been provided 19in x 50% = 9.5in = 4 trees	No landmark trees proposed to be removed 4 proposed trees to mitigate for likely impacts to LM tree 938

* When applying for a grading permit, a ROW Street Tree Permit will also be required. There is no cost for this permit. Include the project number on the application. The Canopy Loss Fee will be invoiced through that permit.

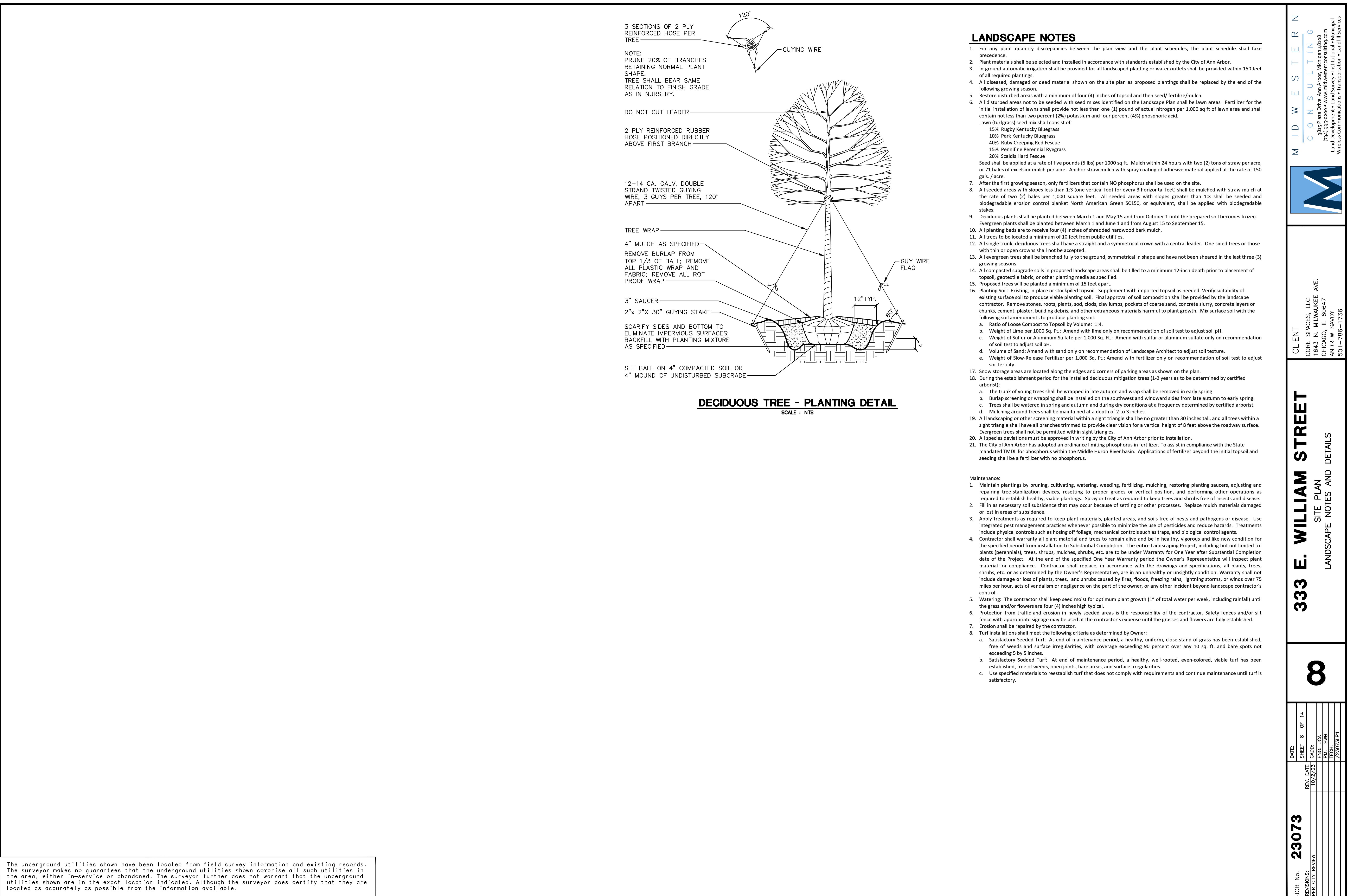
WILLIAM STREET

WILLIAM

SITE PLAN

LANDSCAPE PLAN

JOB No.
REVISIONS:
PER CITY
PER CITY



Basin Stormwater Calculations

W1 - Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients

Rational Method Variables					
Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coeff. (C)	(C) x (Area)
Building		18,400	0.42	0.95	0.40
Pavement		6,400	0.15	0.95	0.14
Grass	A		0.00	0.15	0.00
Grass	B	1,424	0.00	0.25	0.00
Grass	C		0.00	0.30	0.00
Grass	D		0.00	0.45	0.00
Water Surface			0.00	1.00	0.00
Total		26,224	0.60		0.55

Weighted C = $(\sum(CN \times \text{Area})) / \text{Area Total} = 0.91$

NRCS Variables (Pervious)					
Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN) x (Area)
Building		18,400	0.42	66	0.00
Pavement		6,400	0.15	98	0.14
Water Surface		0	0.00	98	0.00
Total		1,424	0.03		0.02

Weighted CN = $(\sum(CN \times \text{Area})) / \text{Area Total} = 0.99$

NRCS Variables (Impervious)					
Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN) x (Area)
Building		18,400	0.42	66	0.41
Pavement		6,400	0.15	98	0.14
Water Surface		0	0.00	98	0.00
Total		24,800	0.57		0.56

Weighted CN = $(\sum(CN \times \text{Area})) / \text{Area Total} = 0.98$

W2 - First Flush Runoff Calculations (Vf)					
where A = 0.60 and where C = 0.91					
Vf = $1" \times 17.12" \times 43560 \text{ sf/ac} \times A \times C$					
	0.60	x	0.91	=	1,988 cf

W3 - Pre-Development Bankfull Runoff Calculations (Vbf-pre)					
A. 2 year / 24 hour storm event:					

A. 2 year / 24 hour storm event:					
B. Pre-Development CN (Good Cover Woods, Type B Soils)					
C. S = $(1000 / CN) - 10$					
D. Q = $[(P-25)/2] / (P+0.85)$					
E. Total Site Area excluding "Self-Crediting" BMPs					
F. Vbf-pre = $Q \times (1/12) \times \text{Area}$					

W4 - Pervious Cover Post-Development Bankfull Runoff Calculations (Vbf-per-post)					
A. 2 year / 24 hour storm event:					

B. Pervious Cover CN From Worksheet 1					
C. S = $(1000 / CN) - 10$					
D. Q = $[(P-25)/2] / (P+0.85)$					
E. Pervious Cover Area from Worksheet 1					
F. Vbf-per-post = $Q \times (1/12) \times \text{Area}$					

W5 - Impervious Cover Post-Development Bankfull Runoff Calculations (Vbf-imp-post)					
A. 2 year / 24 hour storm event:					

B. Impervious Cover CN From Worksheet 1					
C. S = $(1000 / CN) - 10$					
D. Q = $[(P-25)/2] / (P+0.85)$					
E. Impervious Cover Area from Worksheet 1					
F. Vbf-imp-post = $Q \times (1/12) \times \text{Area}$					

W6 - Pervious Cover Post-Development 100-Year Runoff Calculations (V100-per-post)					
A. 100 year / 24 hour storm event:					

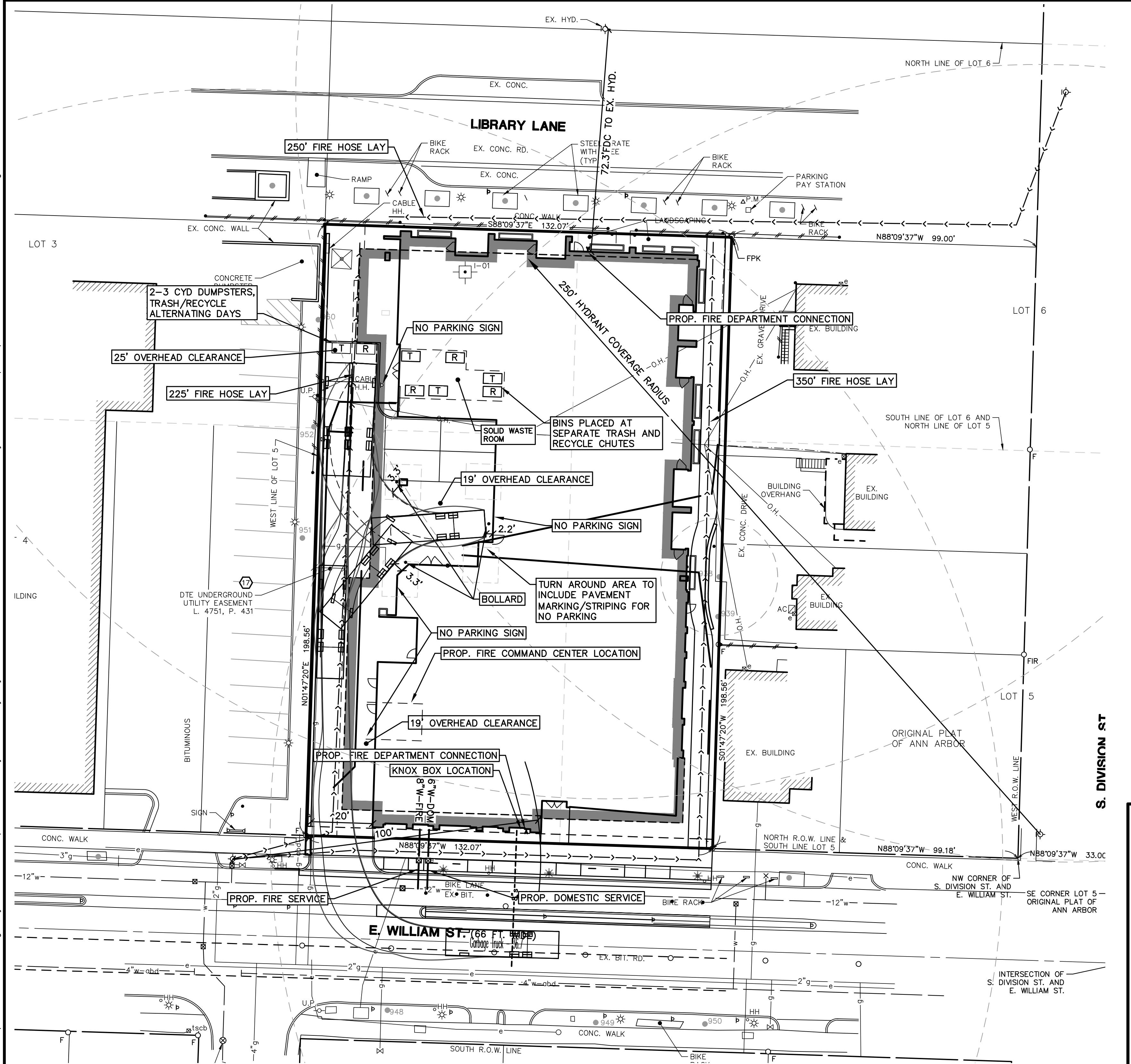
B. Pervious Cover CN From Worksheet 1					
C. S = $(1000 / CN) - 10$					
D. Q = $[(P-25)/2] / (P+0.85)$					
E. Pervious Cover Area from Worksheet 1					
F. V100-per-post = $Q \times (1/12) \times \text{Area}$					

W7 - Impervious Cover Post-Development 100-Year Runoff Calculations (V100-imp-post)					
A. 2 year / 24 hour storm event:					

B. Impervious Cover CN From Worksheet 1					
C. S = $(1000 / CN) - 10$					
D. Q = $[(P-25)/2] / (P+0.85)$					
E. Impervious Cover Area from Worksheet 1					
F. V100-imp-post = $Q \times (1/12) \times \text{Area}$					

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Copyright © 2023 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C. M:\Civi3\Proj\2023\23073\Site Plan\23073FP1.dwg, 12/14/2023 3:00 PM, Jim Ahnert, 10 FIRE PROTECTION AND SOLID WASTE PLAN, MCLLC PDF.pc3

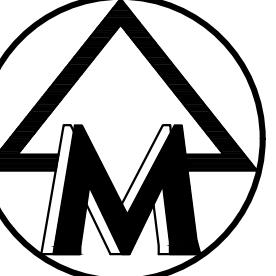


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FIRE PROTECTION PLAN NOTES:

1. Water services are to be separate domestic and fire lines.
2. Addressing: numerics shall be a minimum of 4 inches in height and clearly visible when approaching the building.
3. Flow requirements: flow shall comply with NFPA 13 standards and shall meet 2015 International Fire Code (IFC) standards found in Appendix B, Table B 105.1 of the code.
4. Fire department connections (FDC's) shall be within 100 feet of a hydrant.
5. Fire department connection (FDC): hook-up location is subject to Fire Marshal's approval.
6. FDC's shall be 4 inch Storz connections or (2) 2 1/2 inch NST connections.
7. FDC access shall comply with IFC 912.3.
8. FDC signage shall be provided and shall comply with IFC 912.4.
9. Fire protection alarm and detection system shall be in compliance with all applicable codes adopted by the City of Ann Arbor, including NFPA 72, 2007 edition and all other referenced standards.
 - a. A horn strobe device shall be installed above the FDC and shall activate upon sprinkler water flow.
 - b. Emergency responder radio coverage shall comply with 2015 IFC Section 510.
 - c. Emergency voice/alarm communications system shall comply with 2015 IFC Section 907.6.2.2.
 - d. Occupant notification appliances shall activate throughout the notification zones upon sprinkler water flow.
 - e. Place signage on Fire Suppression System Control Room door (IFC 2015 Section 509.1) if applicable.
10. Knox Box emergency access system with keys to access the building, the Fire Suppression System Control Room (if applicable), an elevator key, and any other keys to areas that may be relevant during emergencies will be required. Knox Box with proper keys shall be in place prior to issuance of Certificates of Occupancy for the buildings.
11. The Knox Box shall be mounted no higher than 6 feet from grade in an approved location on the exterior for emergency access to the building as well as access to the Fire Suppression System Control Rooms if applicable.
12. Construction sequencing
 - a. Hydrants must be in service and approved during construction.
 - b. Hydrants providing protection coverage for the building must be in service and approved by both engineering and fire departments before the fire department will support permit issuance for new construction phase and before combustible materials are placed on the job site.
 - c. Storage areas for construction materials must be approved so as not to interfere with fire/emergency site access.
 - d. If site access is to be restricted during construction, Knox Box locks for gates are to be provided.
13. No firewalls will be constructed within the building.
14. Booster pumps will be provided on the domestic water service and the fire suppression water service leads. The pumps shall meet 2015 IFC standards, Section 914.3.1.2.
15. No separate Fire Suppression System Control Room is required.



SCALE: 1" = 20'



A scale bar consisting of a horizontal line divided into six equal segments. The first segment is black, and the remaining five are white. Below the line, numerical values 0, 20, 40, and 60 are placed at the start and end of the black and white segments respectively, indicating a scale of 1 inch representing 20 feet.

M I D W E S T E R N
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CORE SPACE

33 E. WILLIAM STREET

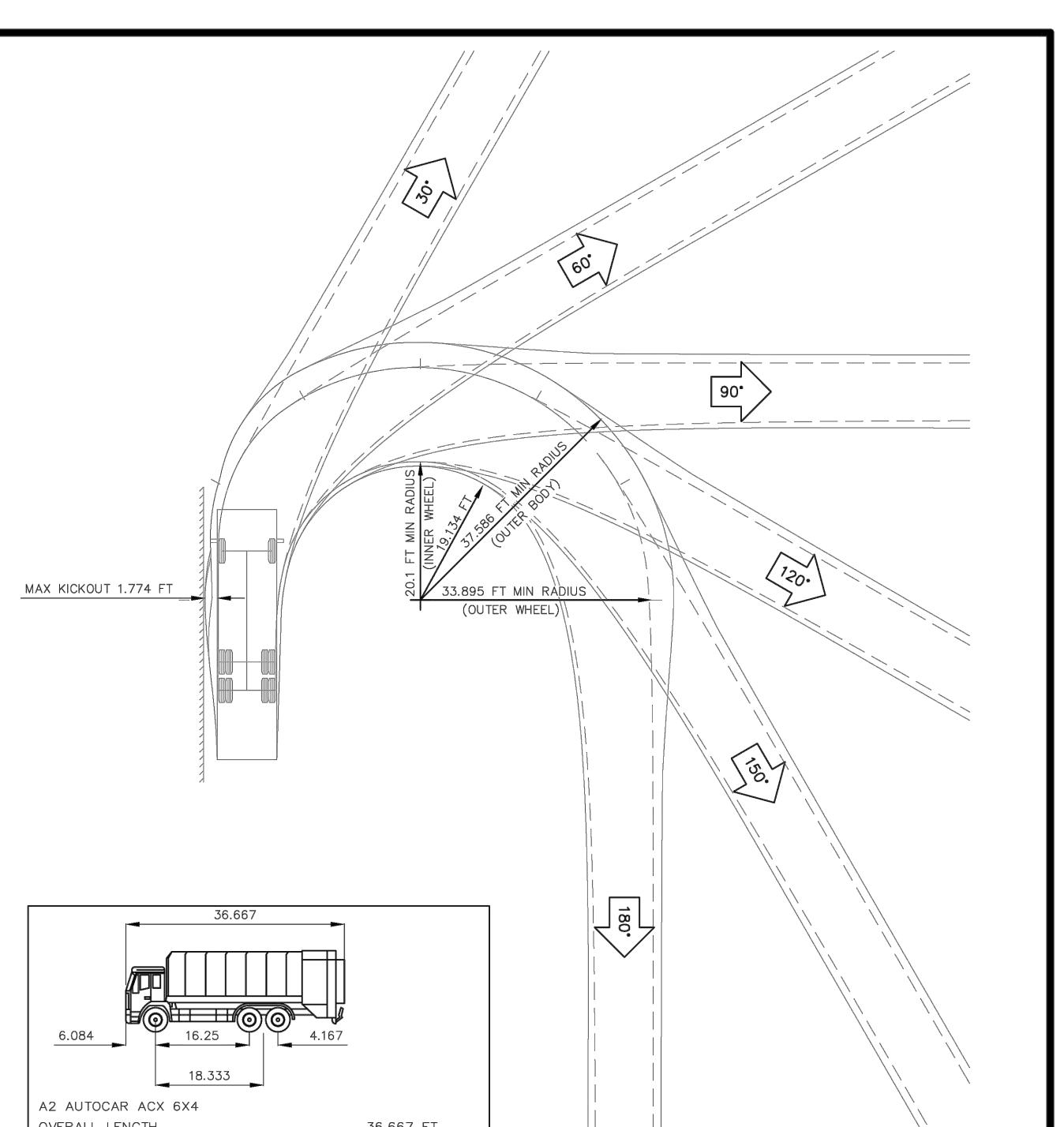
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23073

Design Criteria	Staging & Storage
80% trash / 20% recycling	
Three pounds of trash per person per day	
225lbs per cubic yard of trash. (Recycle Mania Volume to Weight Conversion Chart)	
3lbs/person ÷ 225lbs/cy x 7/days = .093cy/person/week of un-compacted trash.	
Mini-Mac Apartment Compactor with a 4 to 1 compaction ratio	
637 occupants	
80%	
3 lb trash / person / day	1911 lb trash
225 lbs/cyd	8.49 cyd/day
0.093 cyd/person/week	59.45 cyd/week
25% compaction ratio	14.86 compacted cyd
3cyd containers	4.95 containers/week
20%	
0.75 lb recycling / person / day	477.75 lb recyclables
225 lbs/cyd	2.12 cyd/day
0.023 cyd/person/week	14.86 cyd/week
uncompacted	14.86 uncompacted cyd
20% recycling	
0.75 lb recycling / person / day	477.75 lb recyclables
225 lbs/cyd	2.12 cyd/day
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uncompacted	14.86 uncompacted cyd
20% recycling	
0.75 lb recycling / person / day	477.75 lb recyclables
225 lbs/cyd	2.12 cyd/day
0.023 cyd/person/week	14.86 cyd/week
uncompacted	14.86 uncompacted cyd

3cyd containers 4.95 containers/week

TRASH COLLECTION DAYS WILL BE COORDINATED WITH CITY STAFF AND ITS COORDINATED FRANCHISE SOLID WASTE PROVIDER. IT IS ANTICIPATED THAT THREE TRASH AND THREE RECYCLE PICKUPS WILL BE REQUIRED FOR ADEQUATE SERVICE. CITY STAFF MAY DESIGNATE AND MARK STAGING LOCATIONS OF ROLLING DUMPSTERS IF REQUIRED FOR SERVICING.



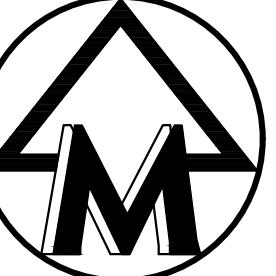
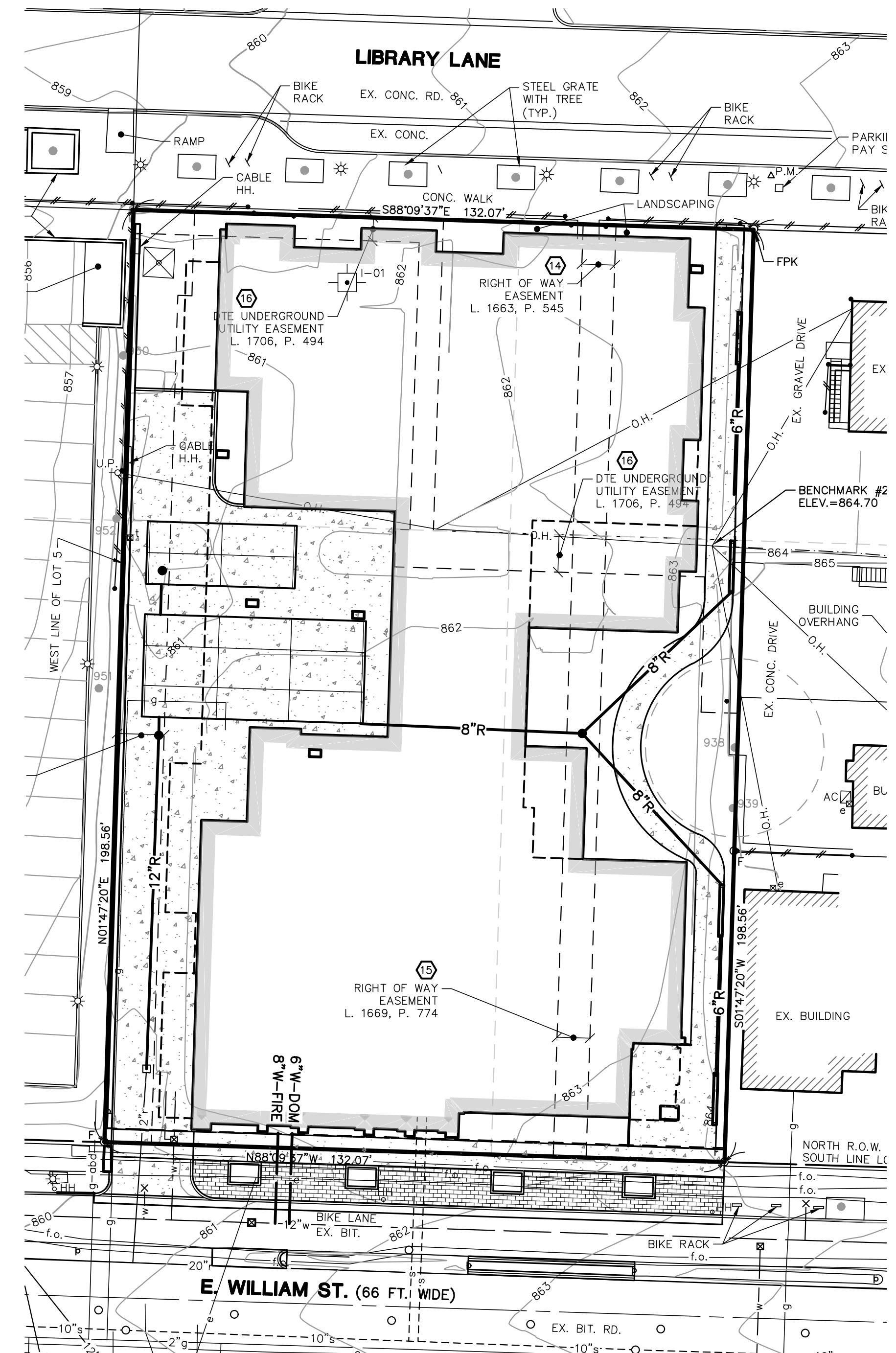
 <p>CITY OF ANN ARBOR FOUNDED 1824 INCORPORATED 1851 MICHIGAN</p>	<p>CITY OF ANN ARBOR PUBLIC SERVICES 301 EAST HURON STREET P.O. BOX 8647 ANN ARBOR, MI 48107-8647 734-794-6410 www.a2gov.org</p>		
	REV. NO.	DATE	DRAWN BY
SWEPT PATH REQUIREMENTS FOR FRONT LOAD SOLID WASTE VEHICLE			
DR. ENG	CH. ENG	DRAWING NO.	
SCALE N.T.S.	DATE 10/1/2022	SD-SW-4	

1. MAINTAIN A CLEAR SPACE DIRECTLY IN FRONT OF THE SOLID WASTE ENCLOSURE. THE CLEAR SPACE SHALL BE A MINIMUM OF FIFTY (50) FEET LONG BY THE WIDTH OF THE INSIDE DIMENSION (I.D.) OF THE ENCLOSURE WALLS PLUS FOUR (4) FEET ON EACH SIDE. A MINIMUM VERTICAL CLEARANCE OF AT LEAST TWENTY-FIVE (25) FEET MUST BE PROVIDED ABOVE THIS AREA.
2. INGRESS AND EGRESS ROUTES MUST BE DEVELOPED BASED ON SOLID WASTE SWEEP PATH REQUIREMENTS PER SD-SW-4. A MINIMUM HORIZONTAL CLEARANCE OF FOUR (4) FEET FROM THE EDGE OF THE SWEEP PATH AND A MINIMUM VERTICAL CLEARANCE OF AT LEAST FIFTEEN (15) FEET MUST BE PROVIDED ALONG THE ENTIRE SOLID WASTE COLLECTION ROUTE.
3. PROVIDE TEN (10) FEET MINIMUM HORIZONTAL CLEARANCE FROM SOLID WASTE ENCLOSURE TO MAJOR ELECTRICAL EQUIPMENT, ABOVE GROUND UTILITY SERVICES, AND EDGE OF OVERHEAD OBSTRUCTIONS SUCH AS TREE BRANCHES, BALCONIES, AND OVERHANGS.
4. IF FORWARD ACCESS TO THE PUBLIC STREET IS NOT AVAILABLE FOR THE SOLID WASTE VEHICLE, THE SITE DEVELOPMENT LAYOUT MUST ACCOMMODATE A TURN-AROUND LOCATION MEETING REQUIREMENTS WITHIN SOLID WASTE REFERENCE SPECIFIC TURN-AROUND DETAIL (SD-SW-5) AND ACCEPTABLE TO THE PSAA.
5. FOR SITES THAT CANNOT ACCOMMODATE A TURN-AROUND, THE FOLLOWING ADDITIONAL REQUIREMENTS MUST BE MET:
 - 5.1. SOLID WASTE VEHICLES MUST BE ABLE TO SERVICE DUMPSTERS WITHOUT IMPEDED THE PUBLIC STREET OR SIDEWALK.
 - 5.2. THE COLLECTION LOCATION SHALL BE CLEARLY DELINEATED AND NOT HAVE A SLOPE GREATER THAN 2% IN ANY DIRECTION.
 - 5.3. BOLLARDS OR ADEQUATE CLEAR SPACE MUST BE PROVIDED BEHIND THE LIFT POINT SO THE DUMPSTERS ARE NOT PUSHED INTO ANY BUILDING OR ACCESS ROUTE.
 - 5.4. ALL SWEEP-PATH CLEARANCE AND VERTICAL CLEARANCE REQUIREMENTS PREVIOUSLY IDENTIFIED SHALL BE PROVIDED.
 - 5.5. SOLID WASTE VEHICLE BACK-UP DISTANCES MUST BE LESS THAN 30' ALONG SERVICING ROUTE.
6. GATES ON BIN ENCLOSURES SHALL OPEN A MINIMUM OF 120 DEGREES FROM THE CLOSED POSITION. THE GATES SHALL NOT IMPEDE ON THE REQUIRED BIN ENCLOSURE OPENING WIDTH, SHALL NOT BLOCK ADJACENT PARKING SPOTS, AND NOT BE IMPEDED BY ADJACENT CURBS OR LANDSCAPING.
7. GATES SHALL BE DESIGNED TO BE FREE STANDING WITHOUT CENTER POLE DESIGN. IF CENTER POLE DESIGN IS NECESSARY, 12 INCHES SHALL BE ADDED TO THE MINIMUM INTERIOR WIDTH OF THE ENCLOSURE.
8. GATE DESIGN SHALL INCLUDE A RELIABLE MEANS TO SECURE THE DOOR IN BOTH THE OPEN AND CLOSED POSITIONS.

 <p>CITY OF ANN ARBOR FOUNDED 1824 INCORPORATED 1851 MICHIGAN</p>				
	REV. NO.	DATE	DRAWN BY	CHECKED BY
SOLID WASTE GENERAL NOTES				
DR. ENG	CH. ENG	DRAWING NO. SD-SW-6A		
SCALE: N.T.S.	DATE: 10/1/2022			

9. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF NO PARKING SIGNS ALONG THE SOLID WASTE INGRESS/EGRESS ROUTE TO ENSURE THE ROUTE REMAINS FREE OF VEHICLES.
10. REFER TO ASSOCIATED STANDARD DETAILS SD-SW-1 AND SD-SW-2 FOR REQUIREMENTS ON SINGLE AND DOUBLE WIDE SOLID WASTE BIN ENCLOSURE LAYOUT AND DESIGN CRITERIA. THE CITY SHALL HAVE THE ABILITY TO MODIFY OR INTERPRET THESE DETAILS AS NECESSARY TO ACCOMMODATE THE CITY OR CITY CONTRACTOR'S NEEDS FOR SOLID WASTE PICK-UP.
11. SOLID WASTE EQUIPMENT ACCESS ROADS AND SERVICE AREA SURFACES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF COLLECTION VEHICLES WEIGHING UP TO 66,000 LBS GROSS VEHICLE WEIGHT (GVW) AND SHALL BE PROVIDED WITH AN APPROVED SURFACE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL SNOW AND ICE REMOVAL REQUIRED FOR SAFE ACCESS.
12. FOR SITES THAT CANNOT ACCOMMODATE A STANDARD DUMPSTER ENCLOSURE, THE DUMPSTERS MAY BE ROLLED OUT OF A BUILDING OR ALTERNATE ENCLOSURE BY THE PROPERTY OWNER TO AN APPROVED COLLECTION LOCATION.
13. SOLID WASTE COLLECTION LOCATIONS MUST BE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY

 <p>CITY OF ANN ARBOR FOUNDED 1824 INCORPORATED 1851 MICHIGAN</p>	CITY OF ANN ARBOR PUBLIC SERVICES				
	301 EAST HURON STREET P.O. BOX 8647 ANN ARBOR, MI 48107-8647 734-794-6410 www.a2gov.org	REV. NO.	DATE	DRAWN BY	CHECKED BY
SOLID WASTE GENERAL NOTES					
DR. ENG	CH. ENG	DRAWING NO. SD-SW-6B			
SCALE N.T.S.	DATE 10/1/2022				



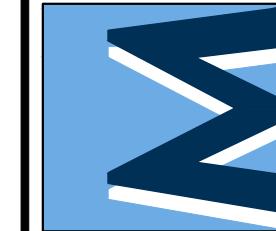
SCALE: 1" = 20'



A scale bar consisting of a horizontal line with tick marks. The line is divided into six equal segments by five tick marks. The first segment is labeled '0' at its left end. The second segment is labeled '20' at its right end. The fourth segment is labeled '40' at its right end. The fifth segment is labeled '60' at its right end. The segments alternate in color between white and black.



**Know what's below.
Call before you dig.**



LEGEND

838	EXIST. CONTOUR
x836.2	PROP. CONTOUR
36.60	EXIST. SPOT ELEVATION
—o U.P.	PROP. SPOT ELEVATION
«	EXIST. UTILITY POLE
OH	GUY WIRE
★	EXIST. OVERHEAD UTILITY LINE
*	EXIST. LIGHT POLE
t	PROP. LIGHT POLE
e	EXIST. TELEPHONE LINE
g	EXIST. ELECTRIC LINE
g	EXIST. GAS LINE
g	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
W	PROP. WATER MAIN
○	EXIST. HYDRANT
●	PROP. HYDRANT
■	EXIST. GATE VALVE IN BOX
■	PROP. GATE VALVE IN BOX
○	EXIST. GATE VALVE IN WELL
○	PROP. GATE VALVE IN WELL
x	EXIST. CURB STOP & BOX
x	PROP. CURB STOP & BOX
FDC	PROP. FIRE DEPARTMENT CONNECTION
r	EXIST. STORM SEWER
R	PROP. STORM SEWER
□	EXIST. CATCH BASIN OR INLET
■	PROP. CATCH BASIN OR INLET
●	EXIST. BEEHIVE INLET
●	PROP. BEEHIVE INLET
RD	PROP. ROOF DRAIN
—	END SECTION
DS	PROP. DOWNSPOUT
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
◎	EXIST. CLEANOUT
◎	PROP. CLEANOUT
þ	SIGN
●	SINGLE TREE
##	FENCE
— · — · —	LIMITS OF DISTURBANCE

222 E WILLIAM STREET

10 of 10

23073
JOB No.

M I D W E S T E R N C O N S U L T I N G

222 E WILLIAM STREET

10 of 10

ALTERNATIVE LAYOUT

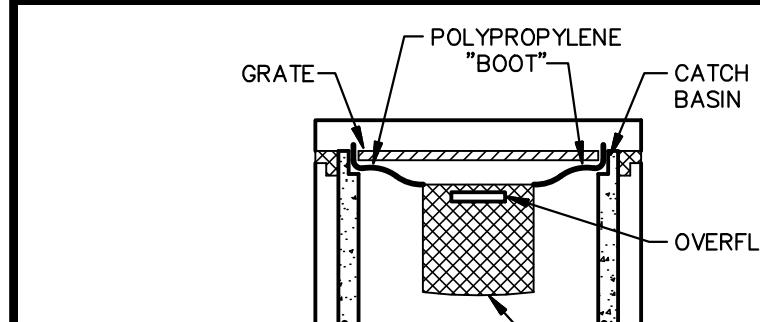
Description: Alternative #1 would provide a cutout in the building to eliminate the building encroaching into the critical root zone of the landmark tree, a 19" sugar maple.

Findings:

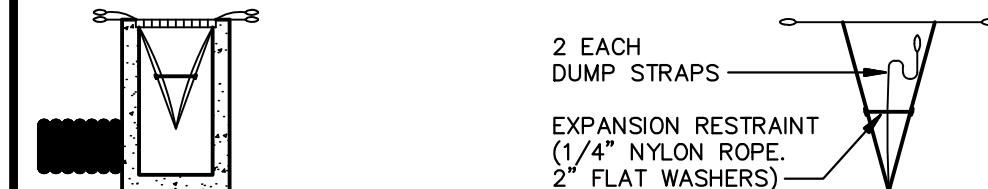
- The tree as it exists has grown in an urban environment. The existing curb and parking area encroaches into the critical root zone of the tree. Maple trees have a very shallow root pattern and likely there are few root under the pavement area.
- This concept would provide fewer units due to inefficient design and use of the land.

Discussion:

- The alternative building will still reduce the amount of afternoon and evening light the tree receives decreasing its chances of survival.
- In an extremely tight D1 area, construction logistics of staying out of the critical root zone will significantly hinder the project.
- It is proposed that the tree remain, but be considered as removed and mitigated accordingly.



NOTE: TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (206-767-0441) OR "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC.; (800-448-3636). CLEAN FILTER AS NEEDED.



INLET FILTER BAG ASSEMBLY

NOTE: TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (206-767-0441) OR "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC.; (800-448-3636). CLEAN FILTER AS NEEDED.



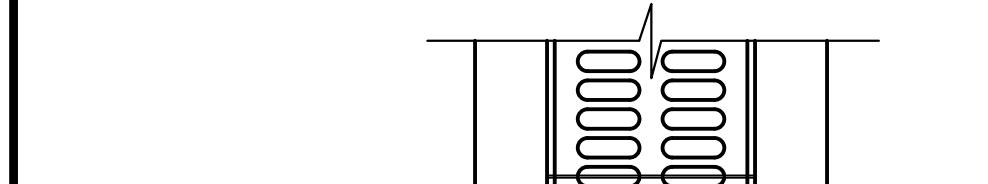
INLET FILTER BAG ASSEMBLY



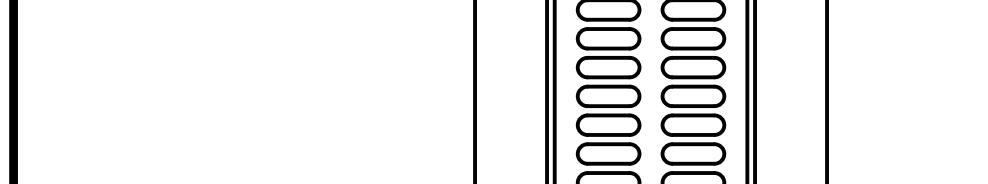
INLET FILTER BAG ASSEMBLY



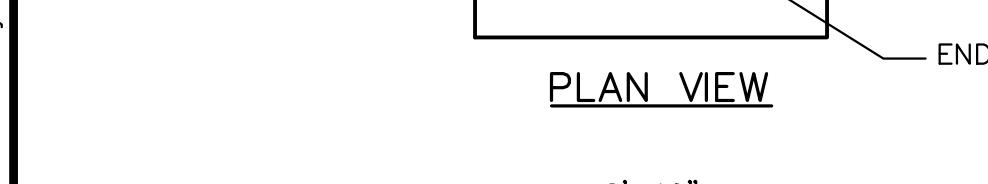
INLET FILTER BAG ASSEMBLY



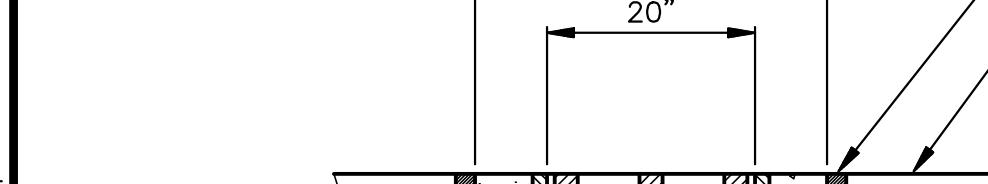
INLET FILTER BAG ASSEMBLY



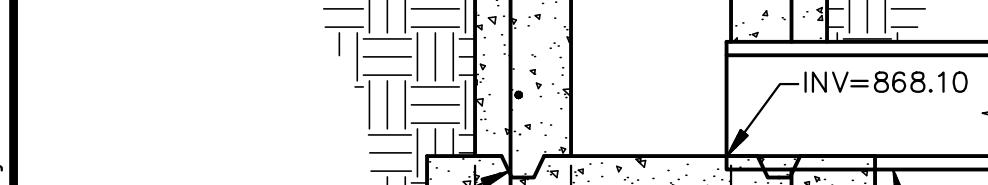
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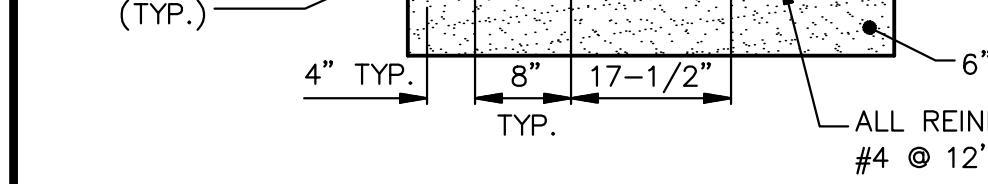
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INLET FILTER BAG ASSEMBLY



INLET FILTER BAG ASSEMBLY



INLET FILTER BAG ASSEMBLY



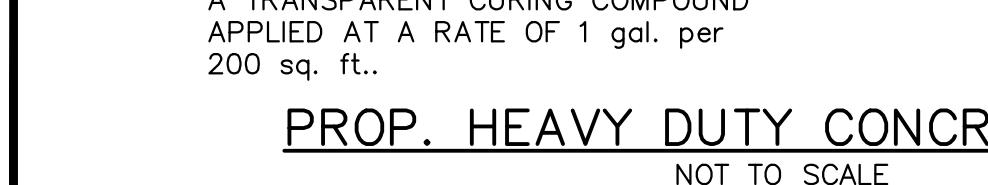
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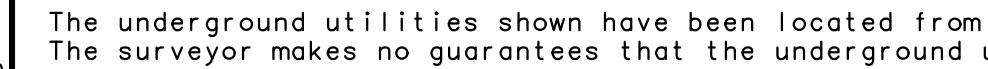
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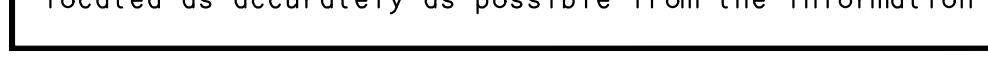
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INLET FILTER BAG ASSEMBLY



INLET FILTER BAG ASSEMBLY



INLET FILTER BAG ASSEMBLY

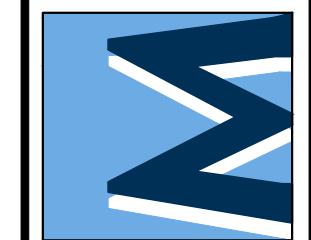
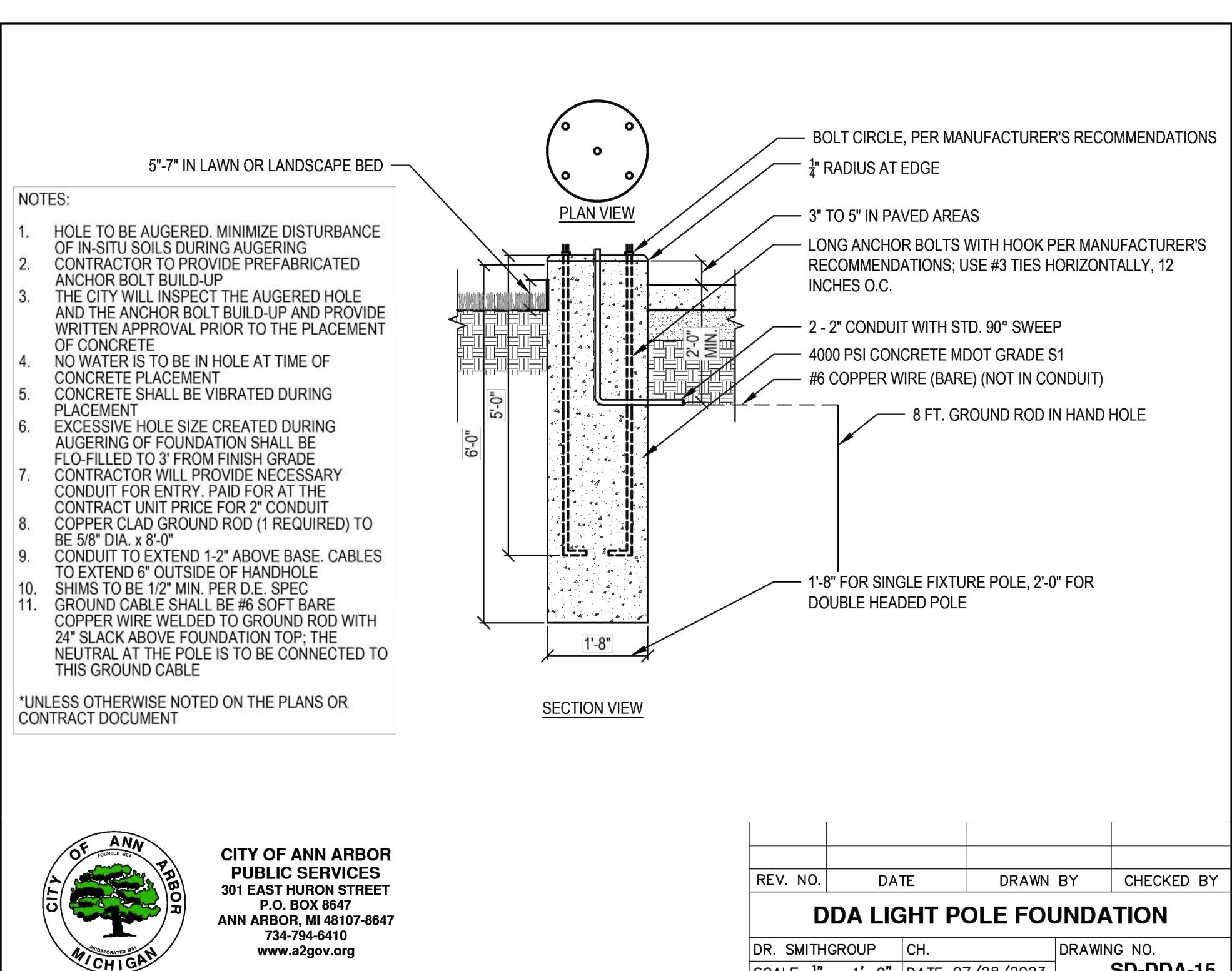
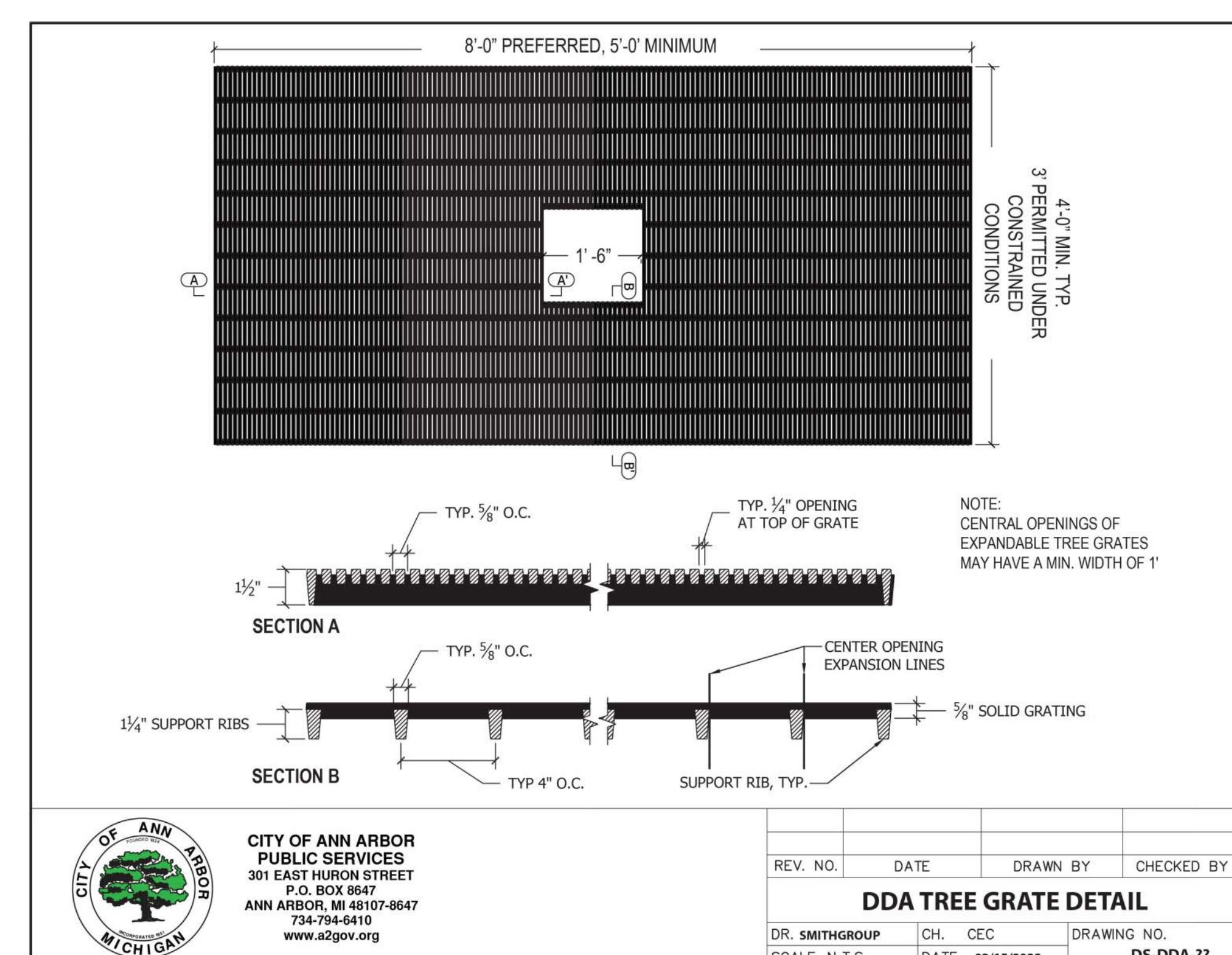
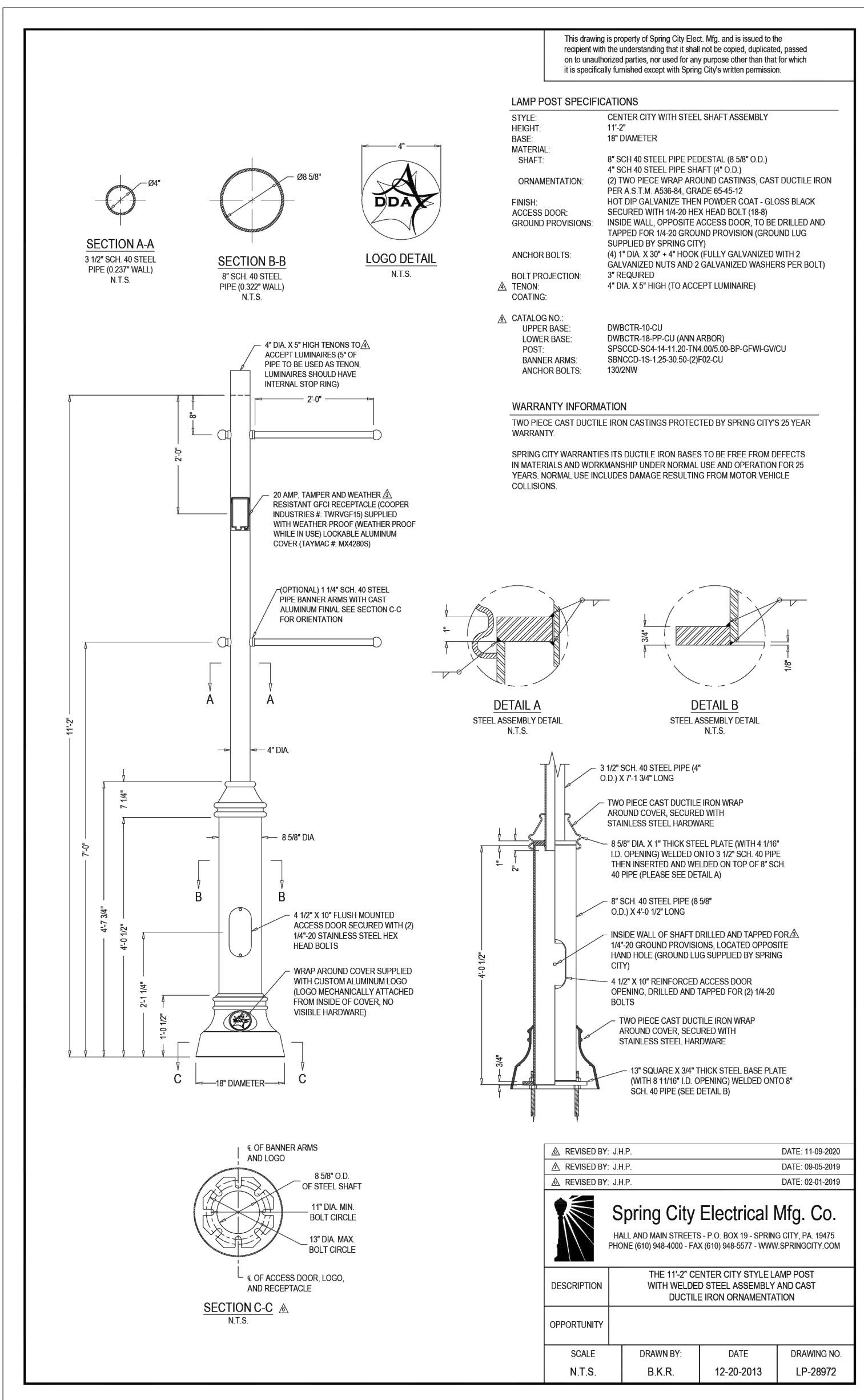
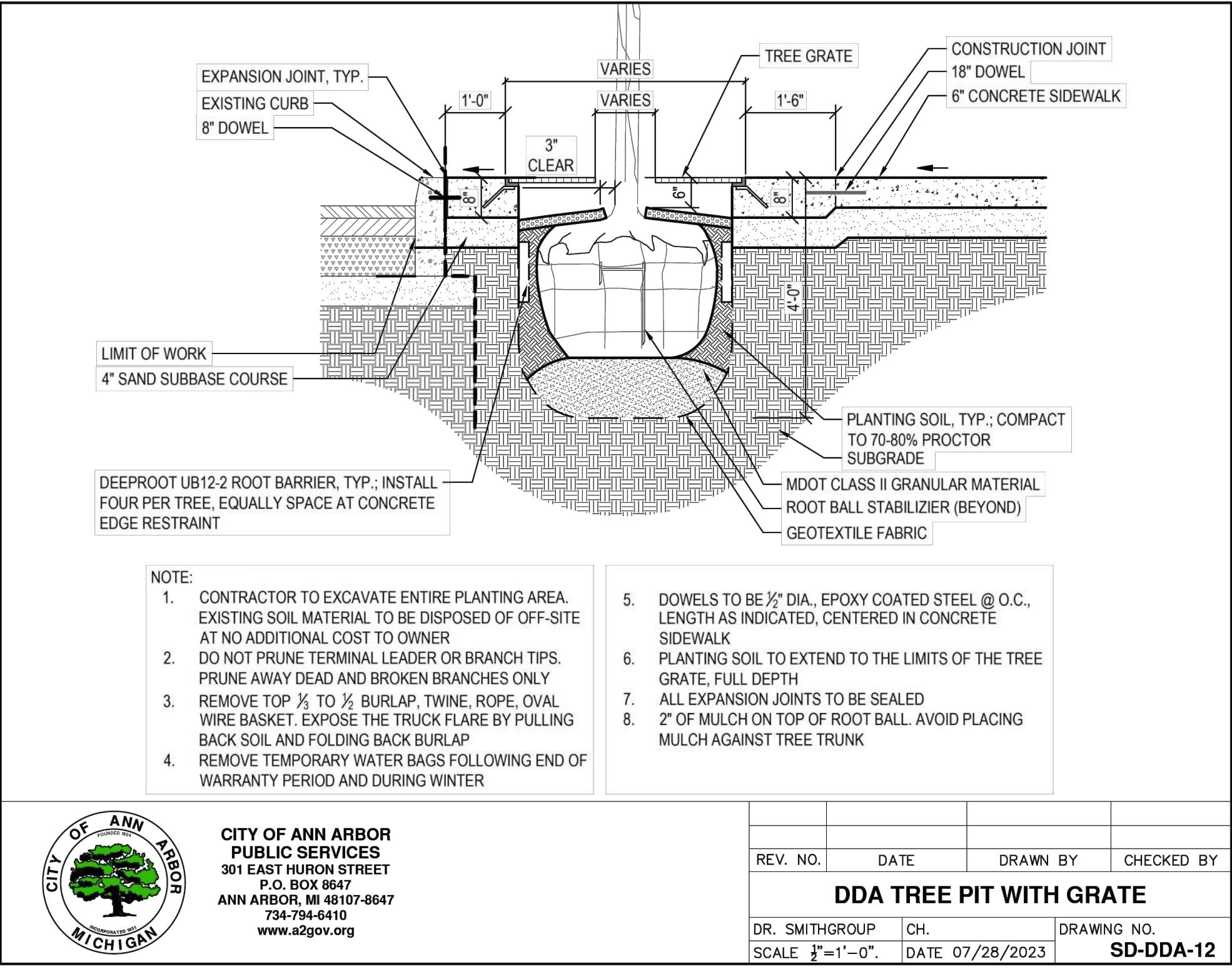
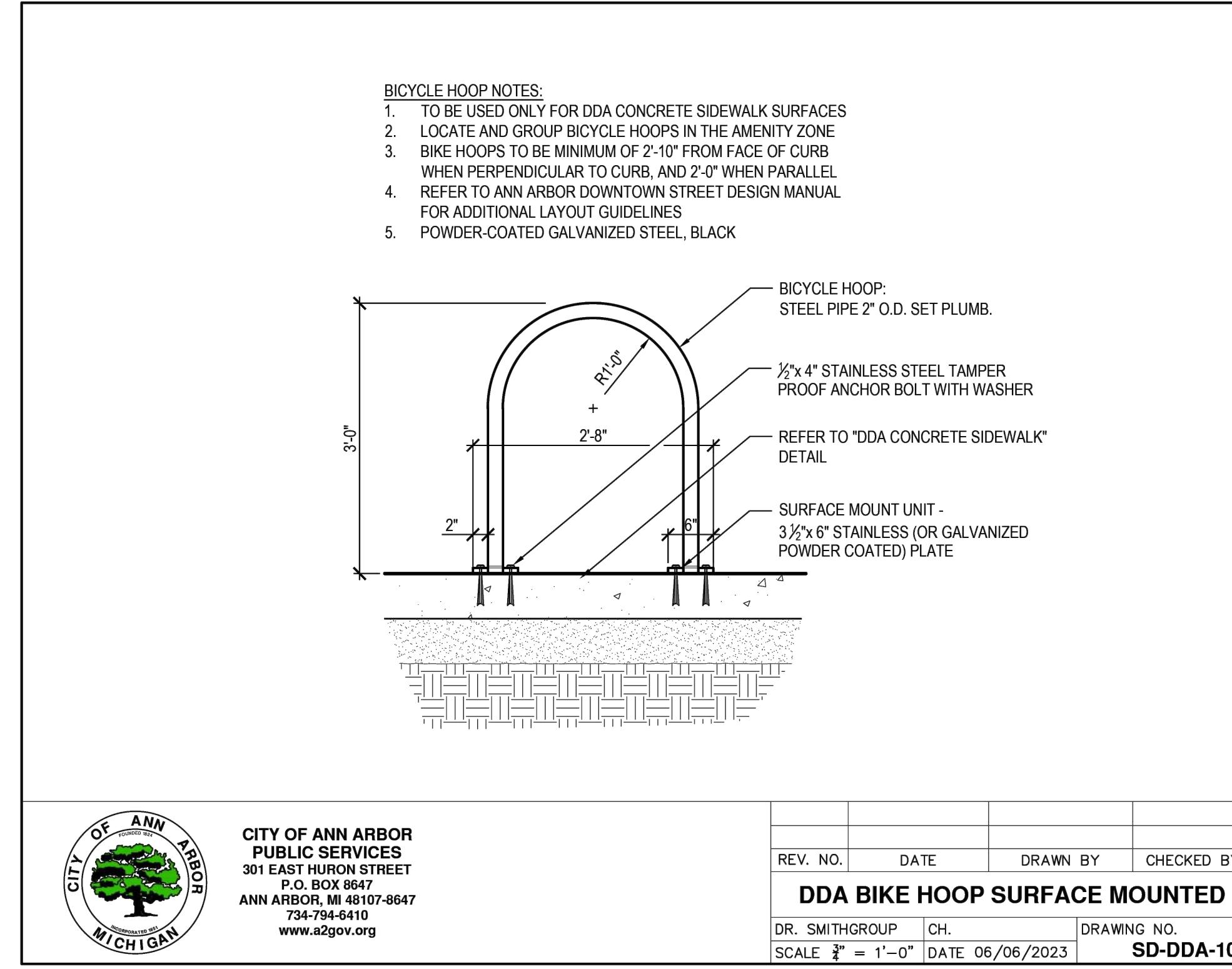
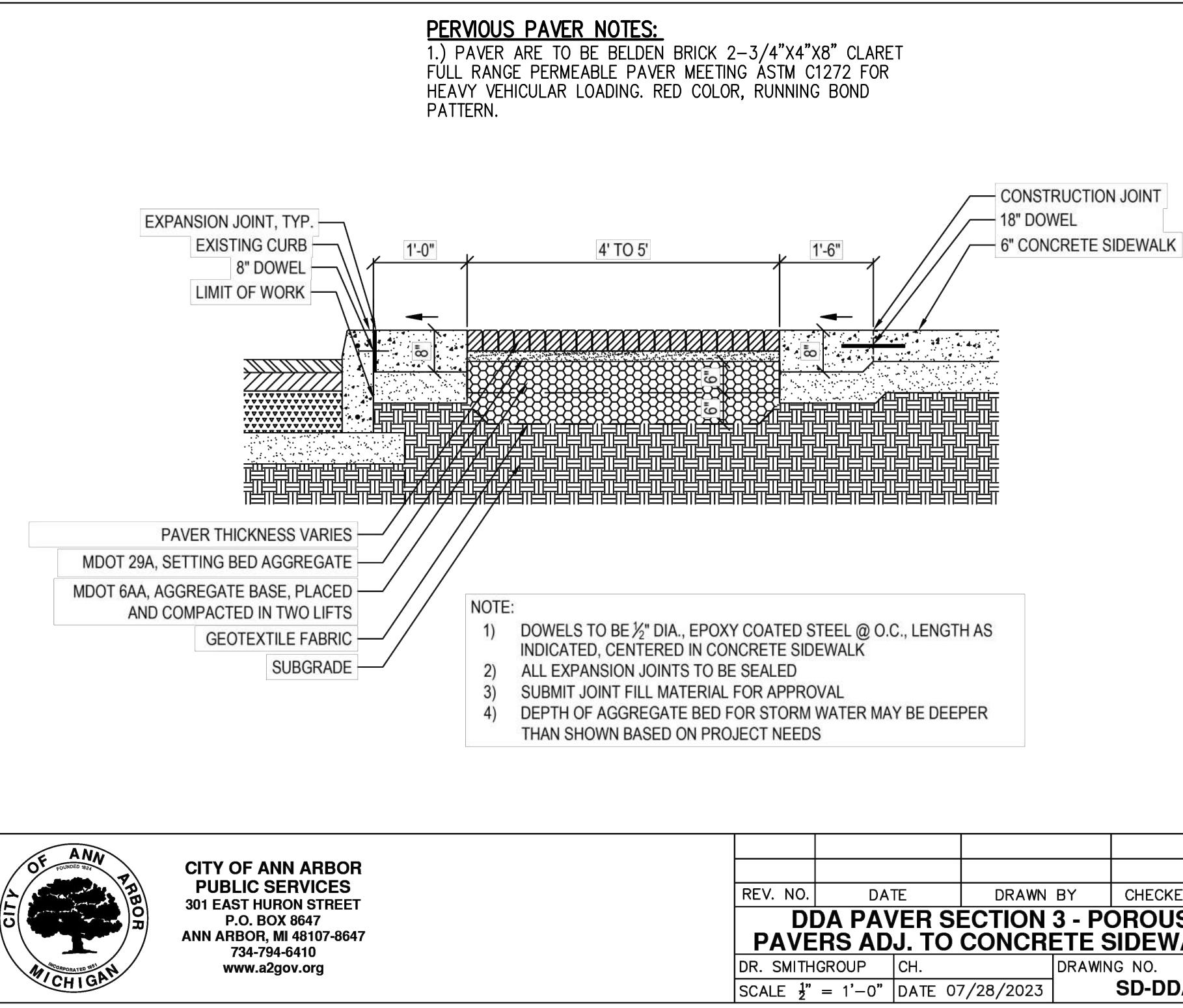


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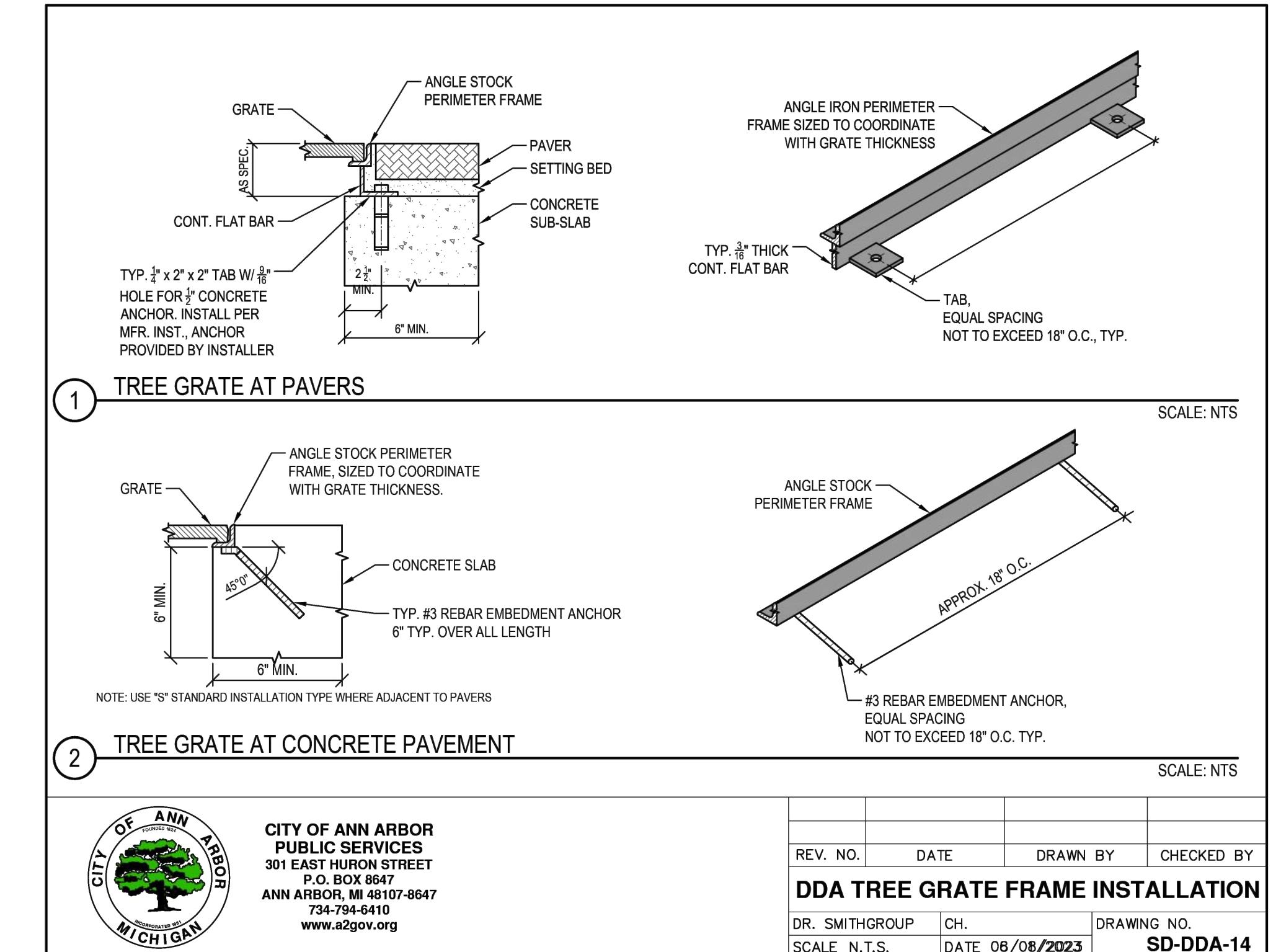
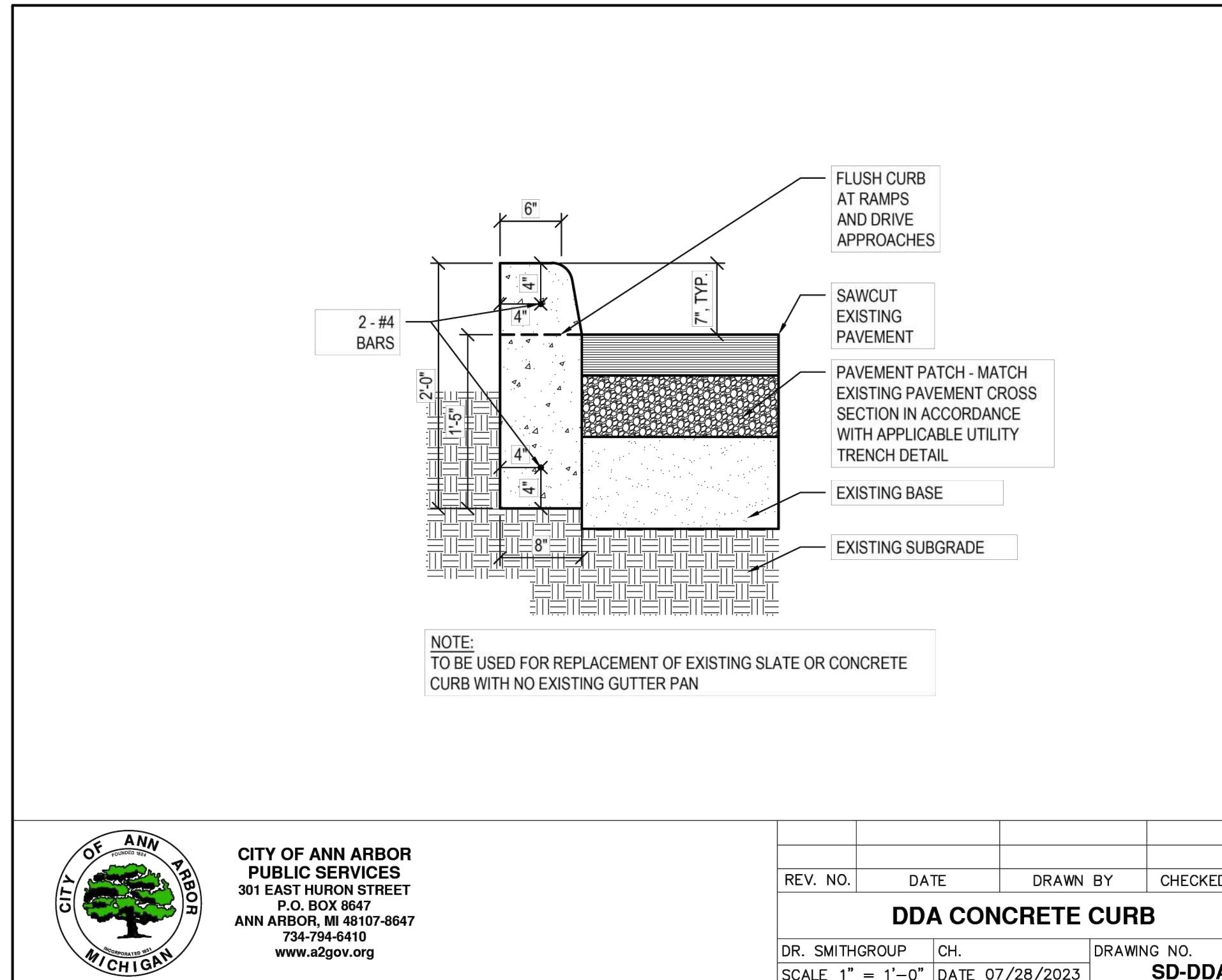
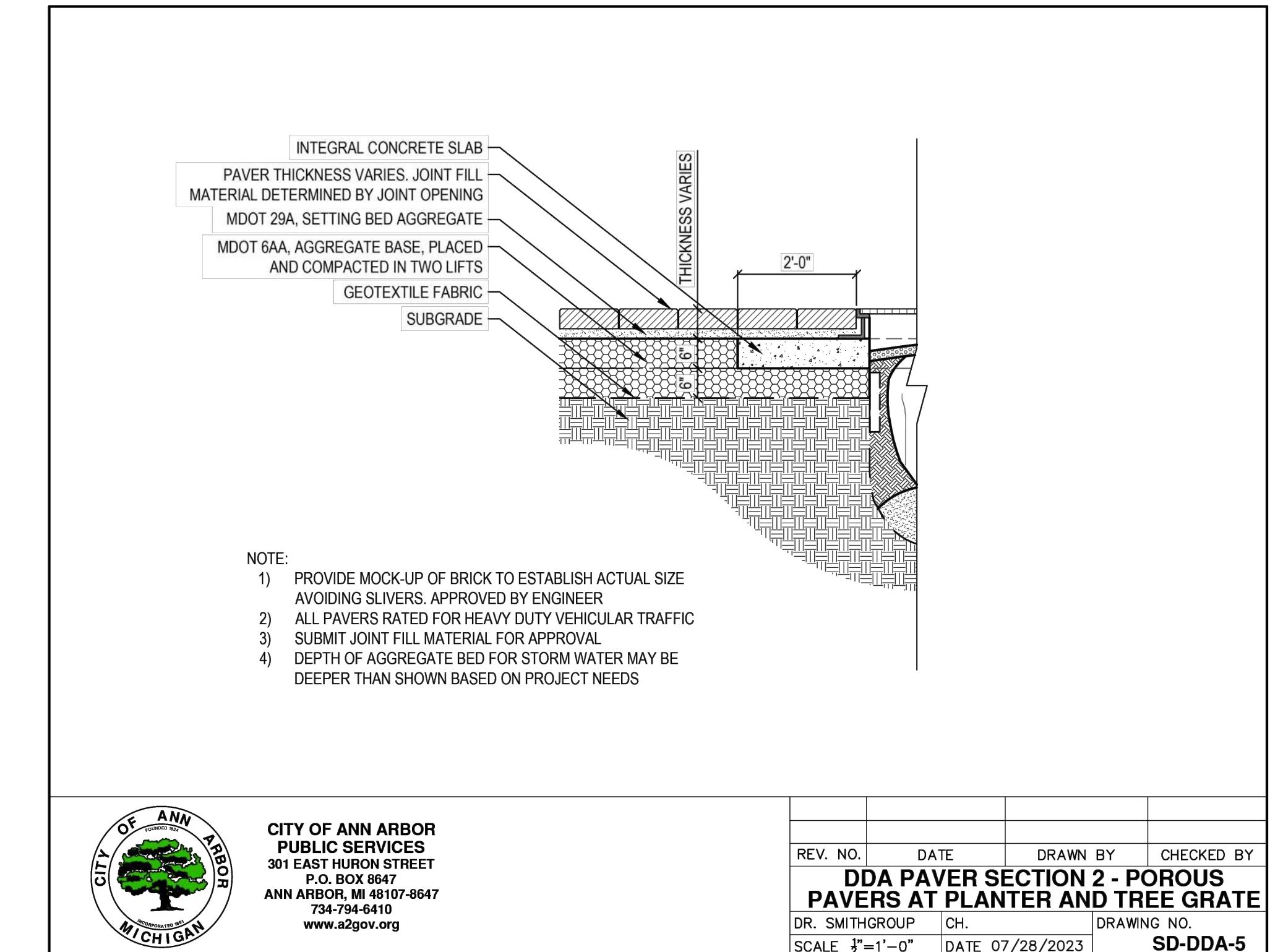
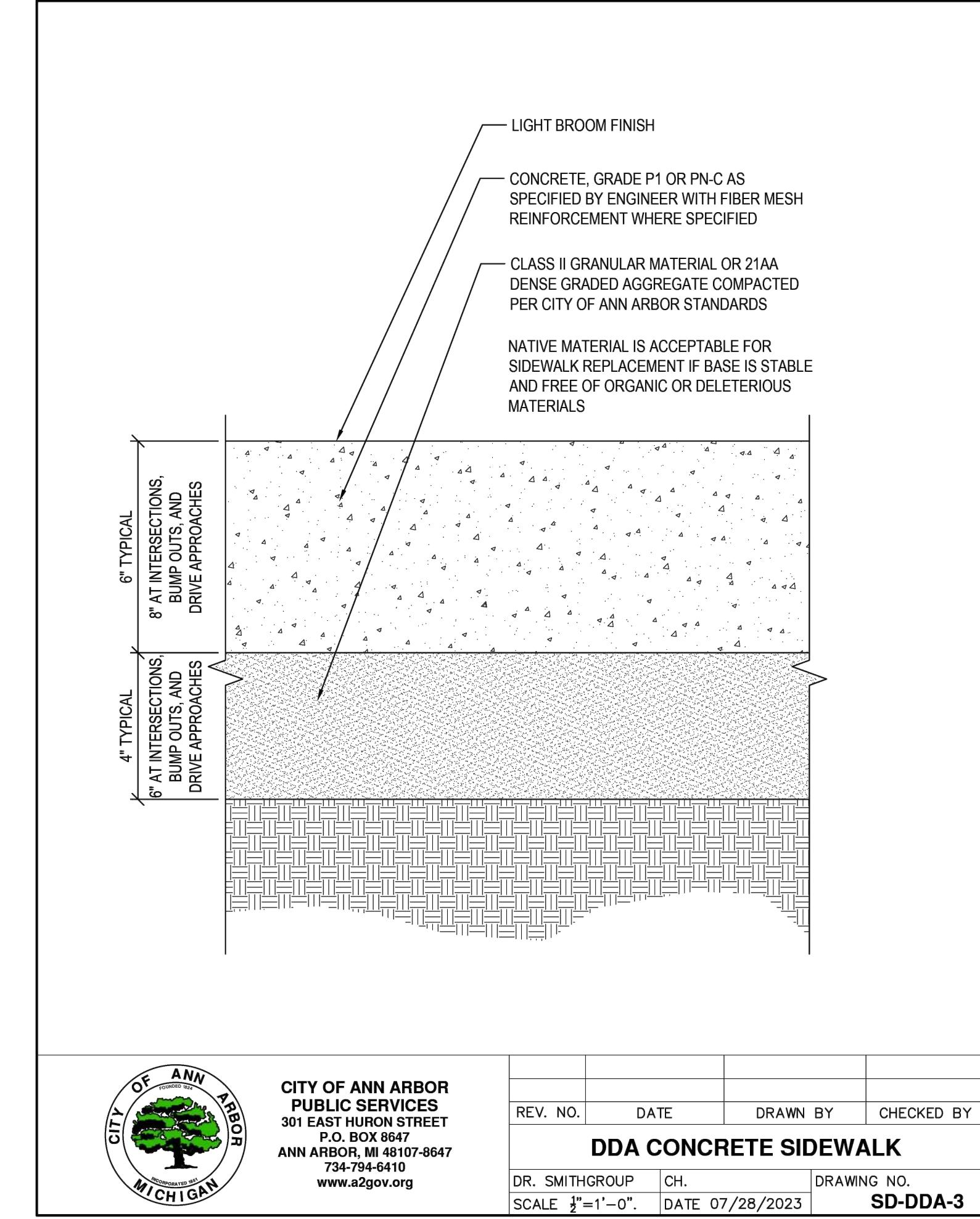
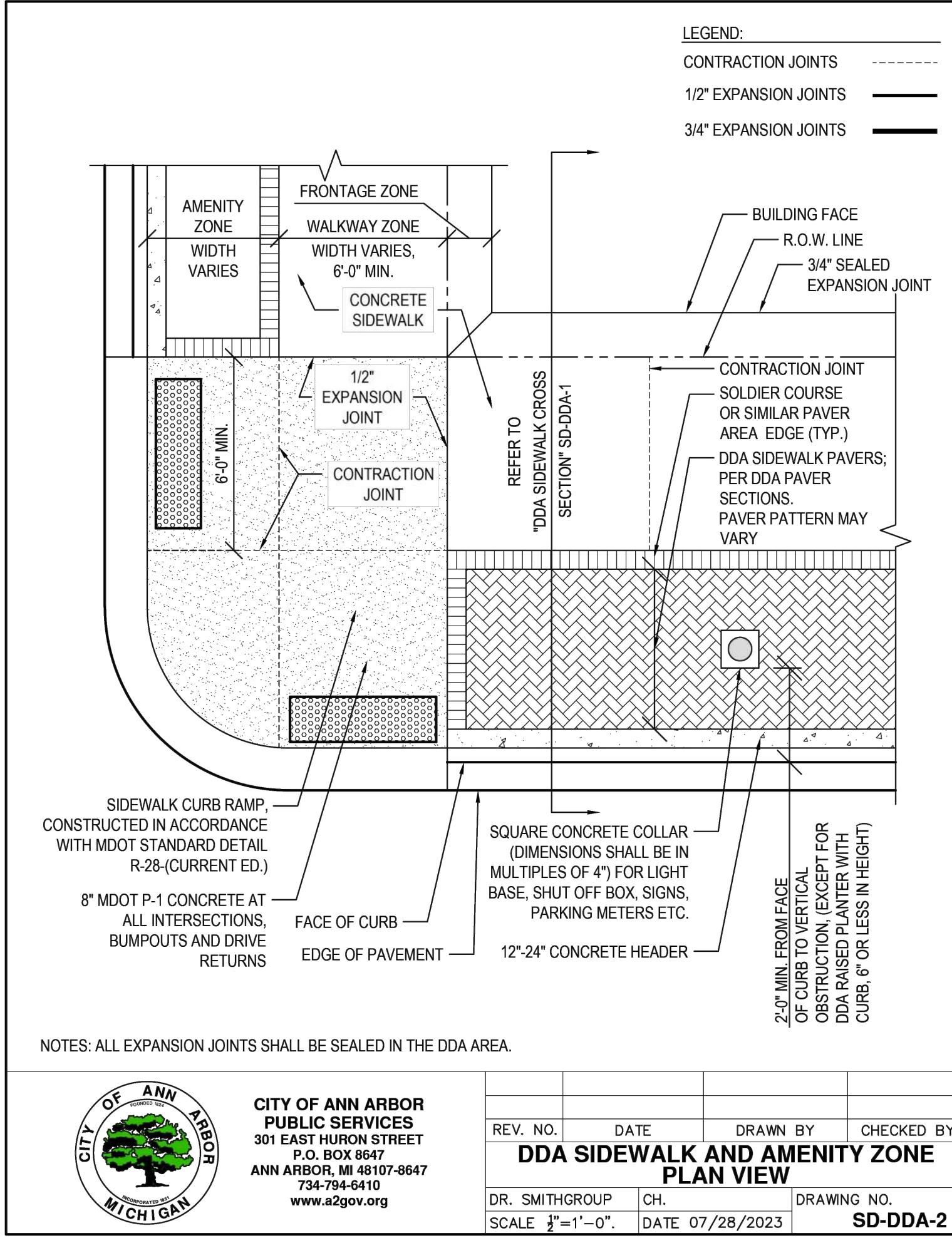
INLET FILTER BAG ASSEMBLY</

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means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



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333 E. WILLIAM STREET

SITE PLAN

DDA STANDARD DETAILS

14

23073 DATE: SHEET 14 OF 14

REV. DATE: 11/17/23

CDID: 11/17/23

ENG: JCA

PM: SWB

TECH: 2307301

JOB No.

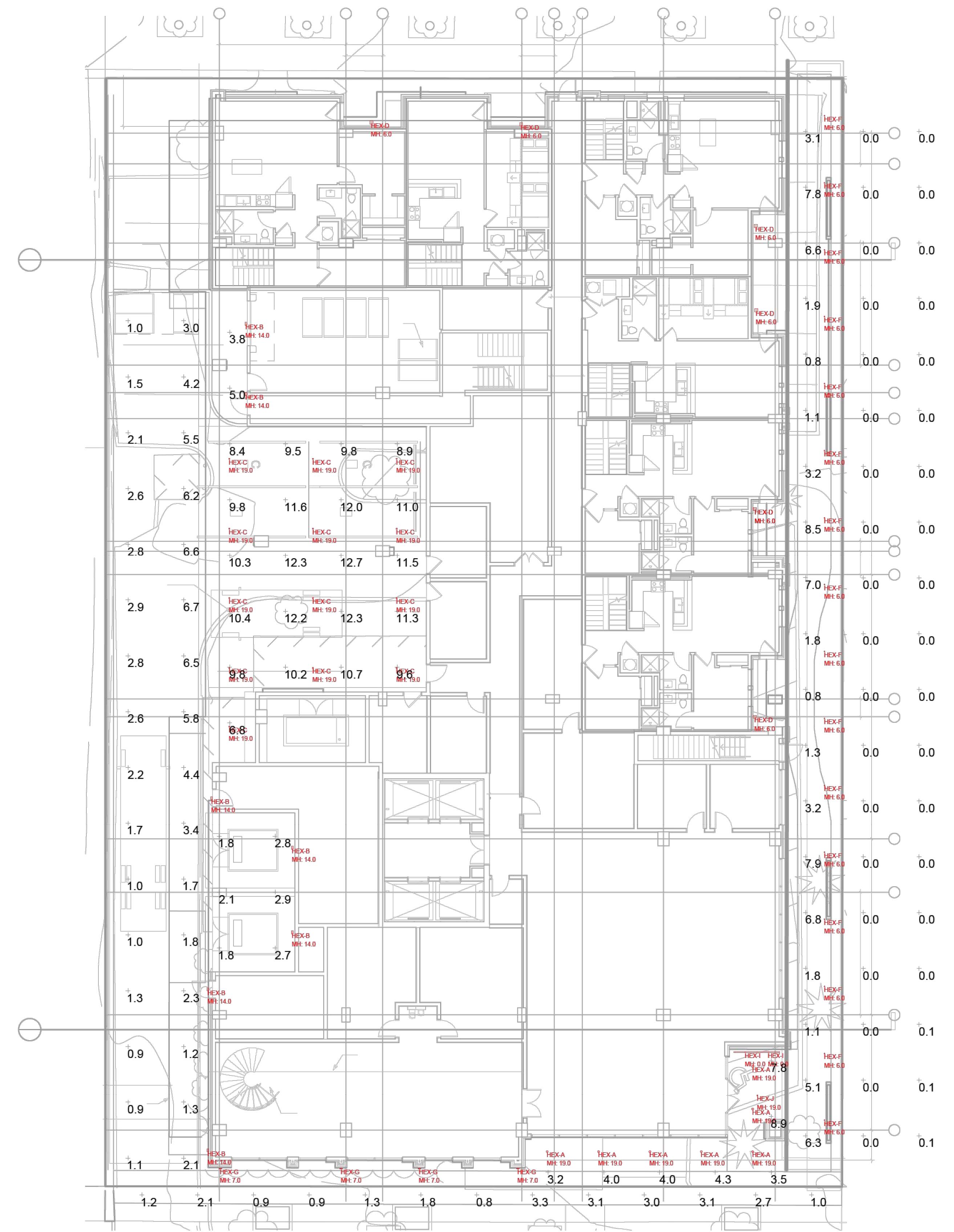
REVISIONS:

FEER CITY: REV. E

MIDWESTERN CONSULTING

345 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com

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1

T 100 1

Luminaire Schedule								
Symbol	Qty	Tag	Description	Luminaire Lumens	Luminaire Watts	Total Watts	LLF	
	7	HEX-A	HEX-A EVO4 30_10 AR MWD LSS	824	8.8	61.6	0.900	
	7	HEX-B	HEX-B LO WDGE1 LED P1 30K 90C	1031	10.0002	70.001	0.900	
	13	HEX-C	HEX-C EC19408-WH - Lamar	2994	36.1	469.3	0.900	
	7	HEX-D	HEX-D LEDWALL-B UP-DOWN	2138	27.3	191.1	0.900	
	16	HEX-F	HEX-F ZXL-11-A-W_IESNA20	676	8.116	129.856	0.900	
	4	HEX-G	HEX-G AT7928-BK - Vesta	1574	31.3	125.2	0.900	
	2	HEX-H	HEX-H JCOR10WG3530L	3646	53	106	0.900	
	1	HEX-J	HEX-J Rosco-Image-Spot-3000K-	479	29.26	29.26	0.900	

GENERAL NOTES:
EXTERIOR LIGHTS HEX-A, B, C, TO BE CONTROLLED VIA
PHOTOCELL TO TURN ON AT DUSK AND OFF AT DAWN.
AFTER SUNRISE.

EXTERIOR LIGHTS HEX-F, G, H, E, J, TO BE CONTROLLED VIA TIMECLOCK TO TURN ON 1 HR BEFORE SUNSET AND TURN OFF AT CURFEW.

TYPE HEX-D UNIT LIGHTING WILL BE CONTROLLED VIA UNIT SWITCHES.

GENERAL CALCULATION NOTES:

AVERAGE REFLECTANCES = 50% GROUND AND 50% WALLS

PROPERTY LINE ILLUMINANCE MEASURED AT GRADE.

90% LUMEN MAINTENANCE.

TYPE HEX-D UNIT ENTRY LIGHTING NOT INCLUDED IN
CALCULATION DUE TO VARIABILITY OF TENANT
CONTROLLED SWITCHING

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
E WILLIAM_SIDEWALK	Illuminance	Fc	1.94	3.3	0.8	2.43	4.13	
LOADING ZONE	Illuminance	Fc	10.00	12.7	3.8	2.63	3.34	
MAIN ENTRY	Illuminance	Fc	5.10	8.9	3.2	1.59	2.78	
PEDESTRIAN WALKWAY	Illuminance	Fc	4.01	8.5	0.8	5.01	10.63	
PROJECT BOUNDARY	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.	
SERVICE ALLEY	Illuminance	Fc	2.85	6.7	0.9	3.17	7.44	
TRANSFORMERS	Illuminance	Fc	2.35	2.9	1.8	1.31	1.61	

CALCULATION DISCLAIMER:

ILLUMINANCE CALCULATIONS ARE INTENDED TO SERVE AS A VERIFICATION TOOL FOR LIGHTING DESIGN, NOT AS A GUARANTEE OF SPECIFIC ILLUMINANCE LEVELS. ALL CALCULATIONS PERFORMED BY HARTRANFT LIGHTING DESIGN, LLC ARE BASED ON STANDARDS AND METHODS APPROVED BY THE IESNA, AND PHOTOMETRY MADE AVAILABLE BY LIGHTING FIXTURE MANUFACTURERS. WHILE ALL NECESSARY STEPS HAVE BEEN TAKEN TO INSURE THE ACCURACY OF THE CALCULATIONS, ALL RESULTS ARE DIRECTLY DEPENDENT ON THE IES FORMAT PHOTOMETRIC FILE USED AS INPUT AND THE POINT-BY-POINT CAULCULATION METHOD USED BY THE SOFTWARE. COMPUTED RESULTS CAN VARY SIGNIFICANTLY (+/-20%) FROM ACTUAL LEVELS AS A RESULT OF FIELD CONDITIONS SUCH AS FINISHES AND ENVIRONMENTAL FACTORS THAT MAY AFFECT THE LIGHTING AS WELL AS HE ACCURACY OF DATA INCLUDED IN THE INPUT FILE. HARTRANFT LIGHTING DESIGN, LLC SHALL NOT BEAR RESPONSIBILITY FOR ANY DISCREPANCY BETWEEN CALCULATED LEVELS AND THOSE ULTIMATELY REALIZED UNDER FIELD CONDITIONS.

Hartranft Lighting Design

Hartranft Lighting Design
401 Hawthorne Ln, Ste.
110-269
Charlotte, NC 28204
(240) 731-1058

No. Date Revision

Seal & Signature

Date
05/17/2023

Scale
NA

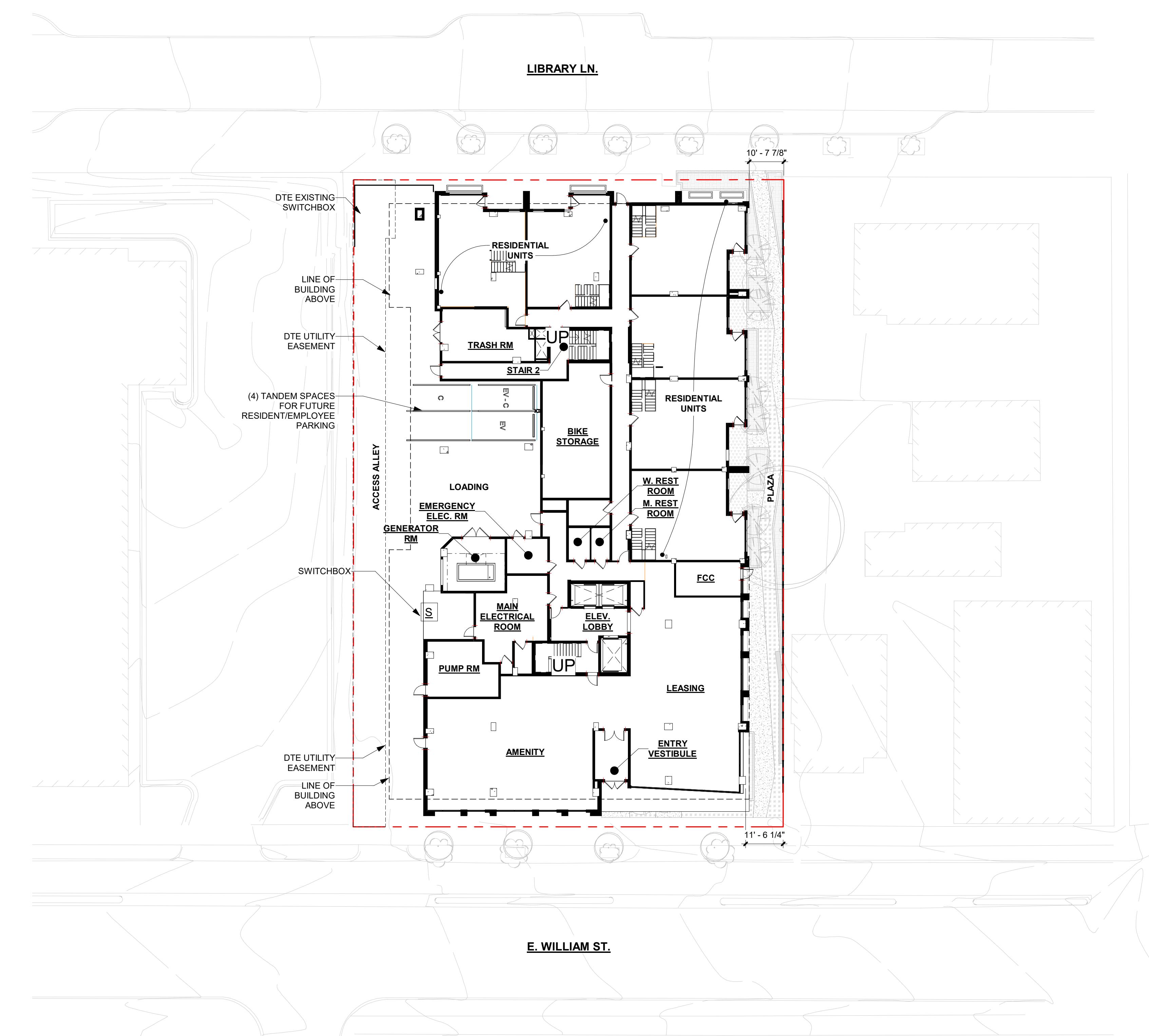
Project No. & Title
CORE HUB ANN ARBOR

Drawn By
KM

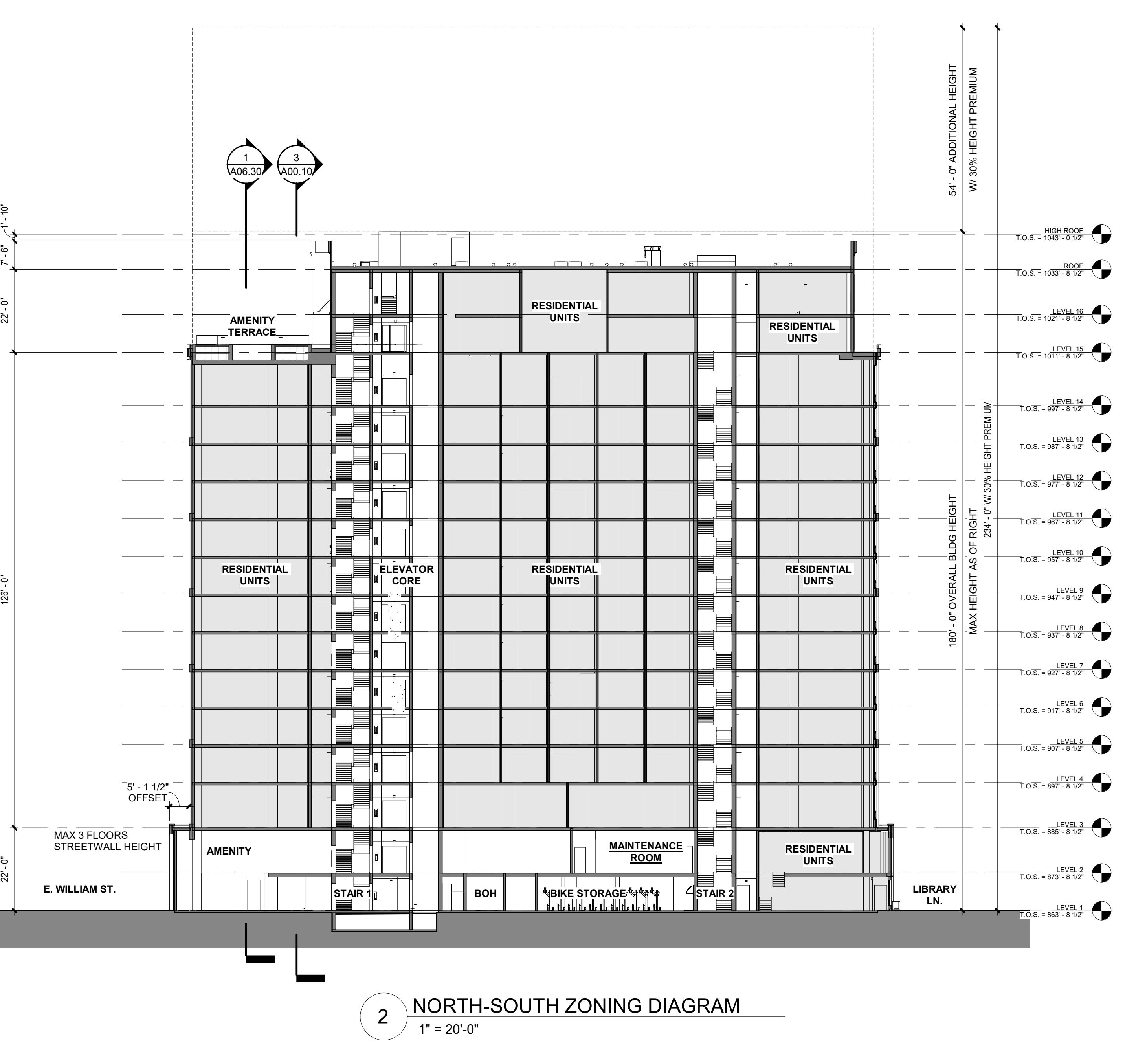
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SITE LIGHTING SCHEDULES

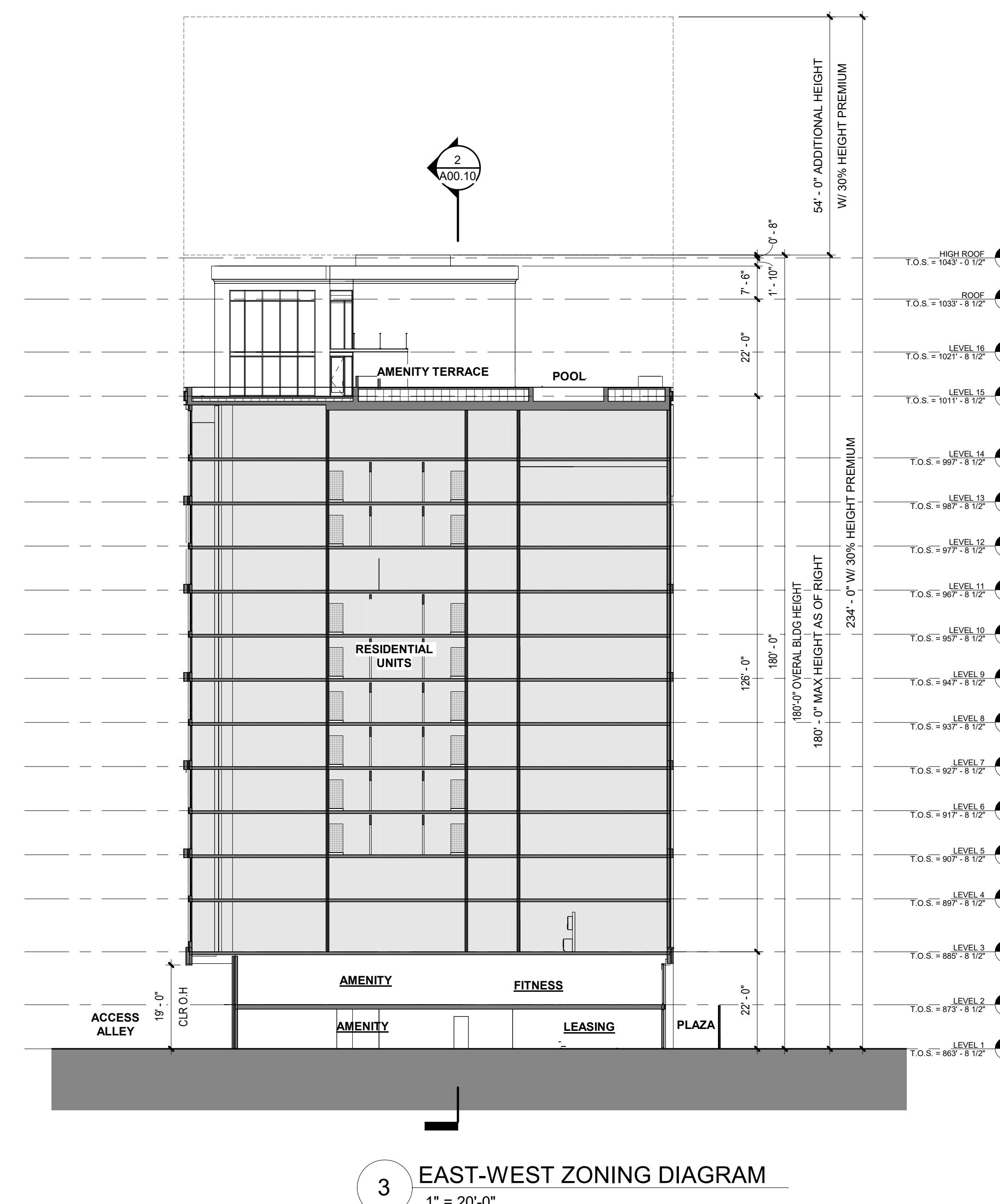
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1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



2 NORTH-SOUTH ZONING DIAGRAM
1" = 20'-0"



3 EAST-WEST ZONING DIAGRAM
1" = 20'-0"



1280 HIGHTOWER TRAIL
ATLANTA, GA 30350
PHONE: 770.864.1035
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333 E WILLIAM ST.

333 E WILLIAM ST, ANN ARBOR, MI 48104

FAR AREAS - CURRENT PLANS

ROOF	ROOF
LEVEL 16	5,809
LEVEL 15	8,053
LEVEL 14	15,995
LEVEL 13	15,995
LEVEL 12	15,995
LEVEL 11	15,995
LEVEL 10	15,995
LEVEL 9	15,995
LEVEL 8	15,995
LEVEL 7	15,995
LEVEL 6	15,995
LEVEL 5	15,995
LEVEL 4	15,995
LEVEL 3	15,995
LEVEL 2	11,084
LEVEL 1	12,902
TOTALS	229,788
LAND AREA	26,136
FAR TOTAL	8.792011019

*townhome stairs not included
*townhome stairs not included

*bike storage not included, townhome stairs not included
*stair egress corridor not included, townhome stairs not included

****THIS TABLE EXCLUDES STAIR &
ELEVATOR SHAFTS, TRASH CHUTE SHAFTS,
MECH. SHAFTS, POOL BOX, EXTERIOR
AMENITY TERRACES & BALCONIES, BIKE
STORAGE/PARKING FROM THE FAR**

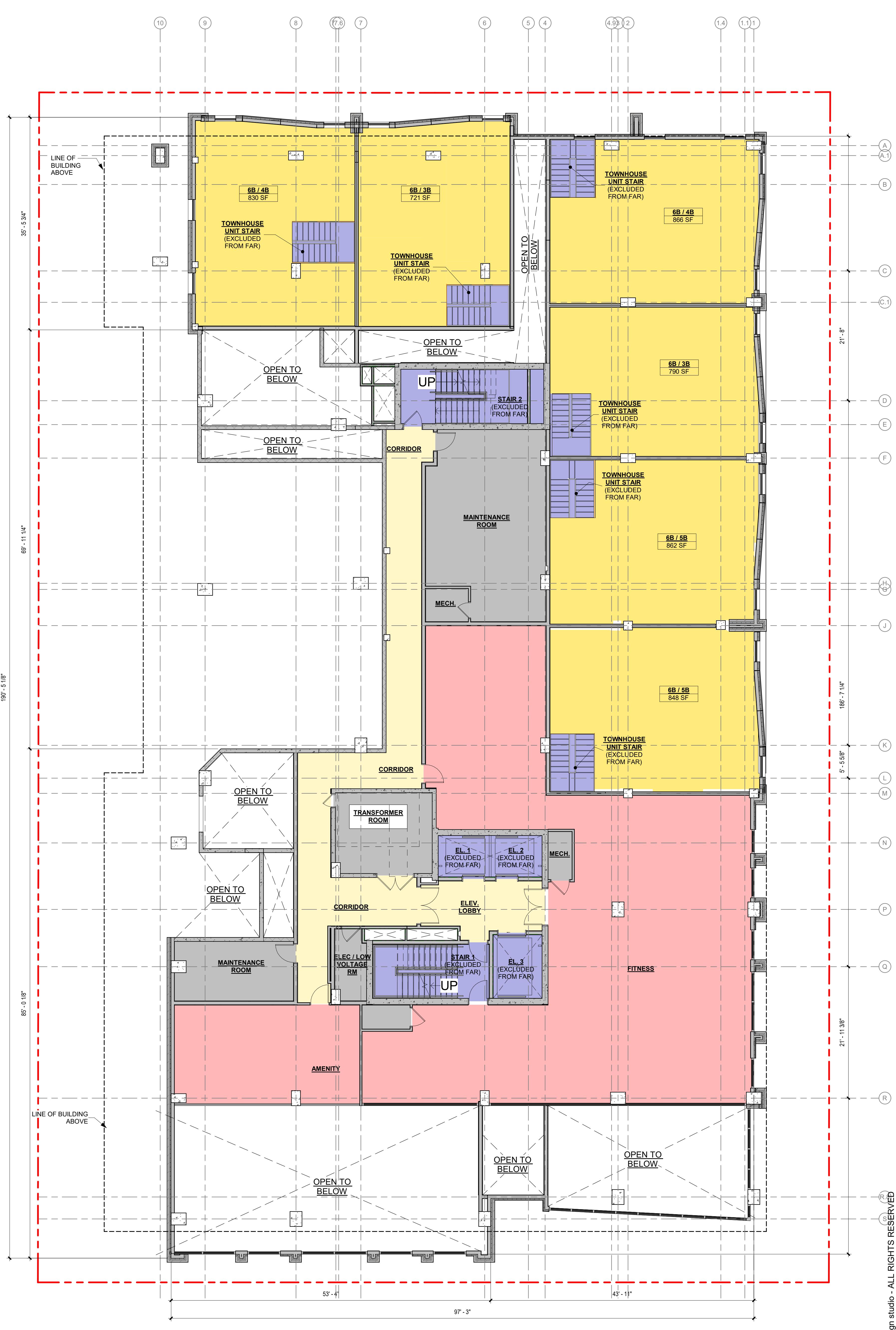
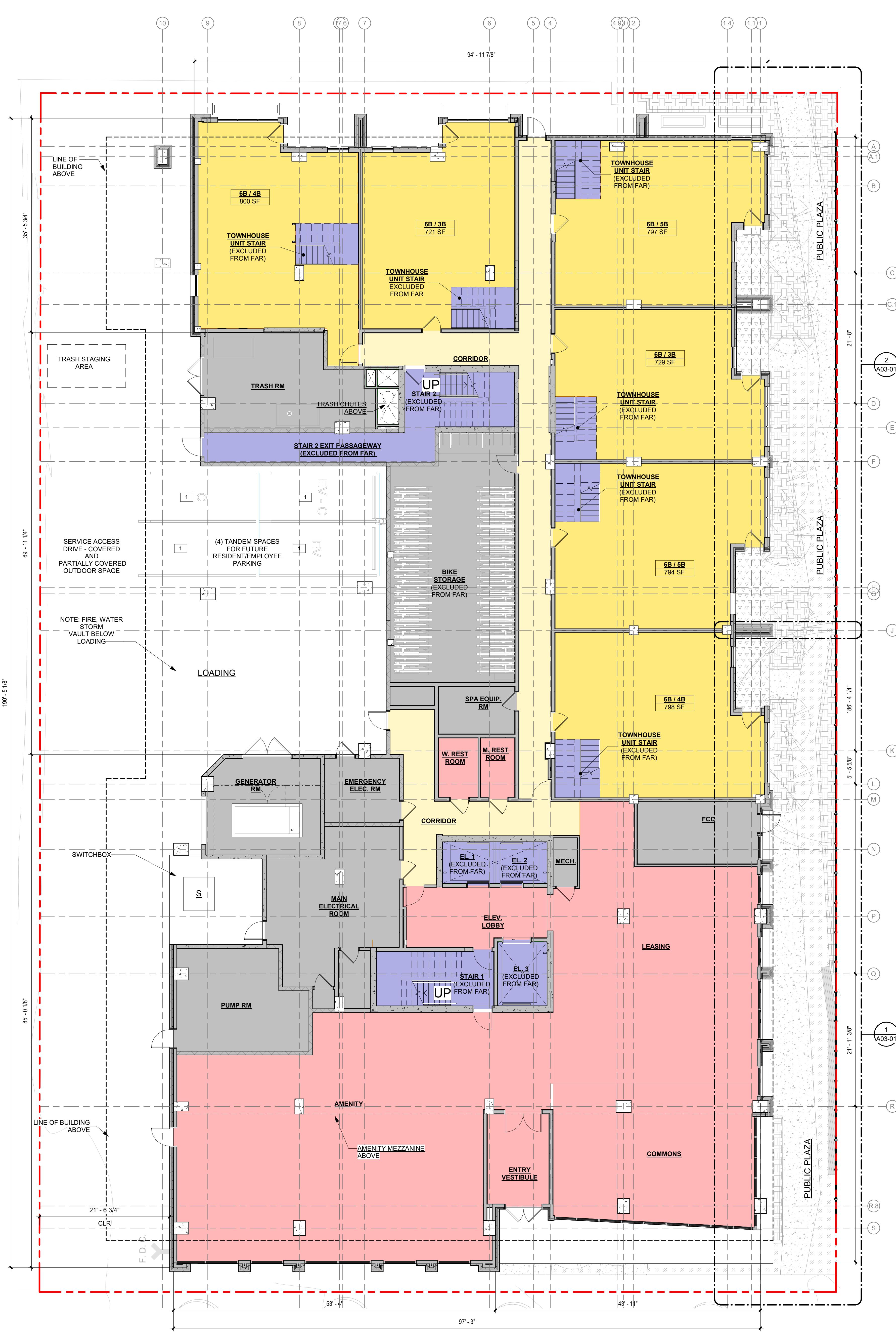
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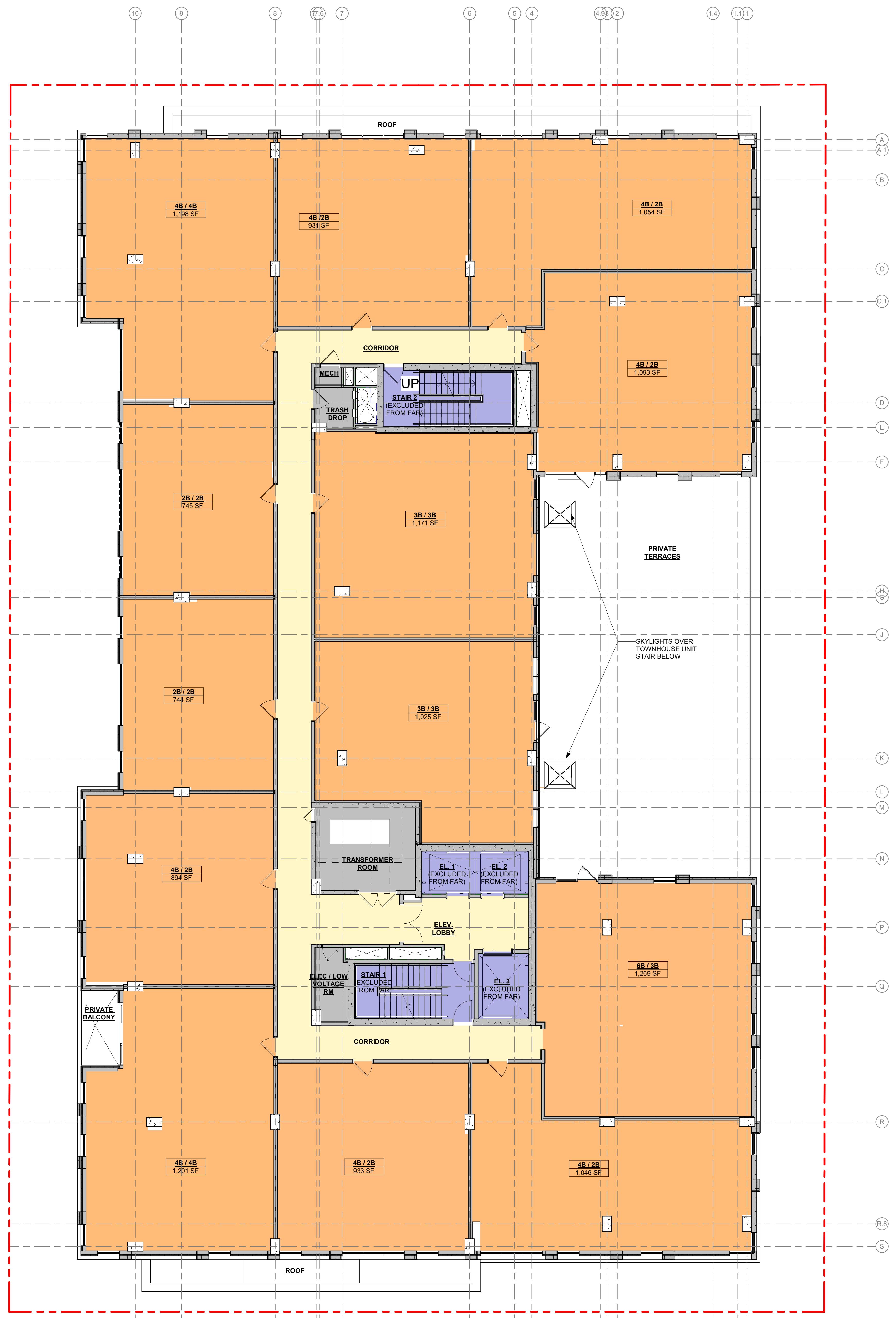
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FAR TABLE

JOB NUMBER
2246102

DRAWN BY
Author 11/17/23

A00-11

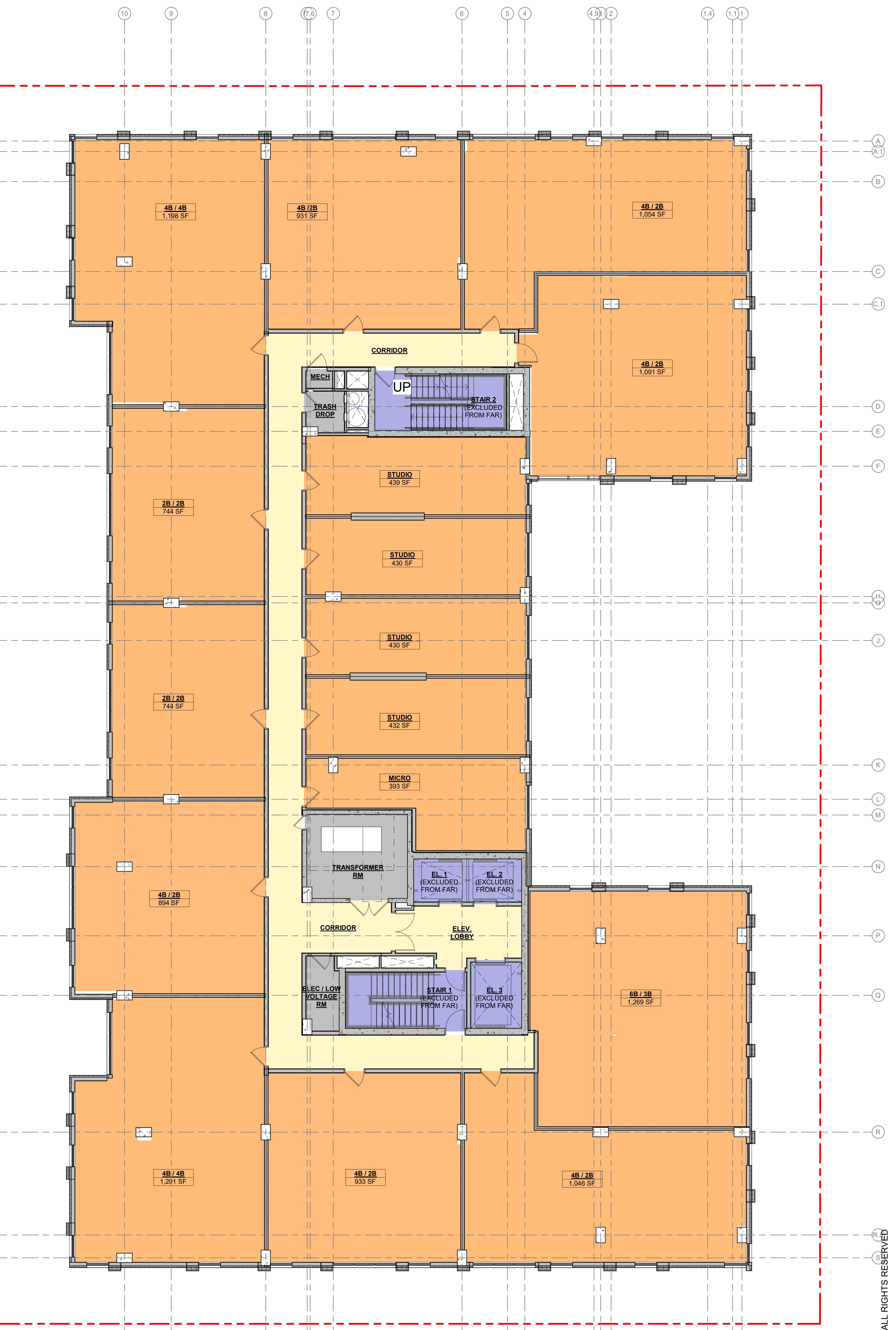




1 OVERALL FLOOR PLAN - LEVEL 3

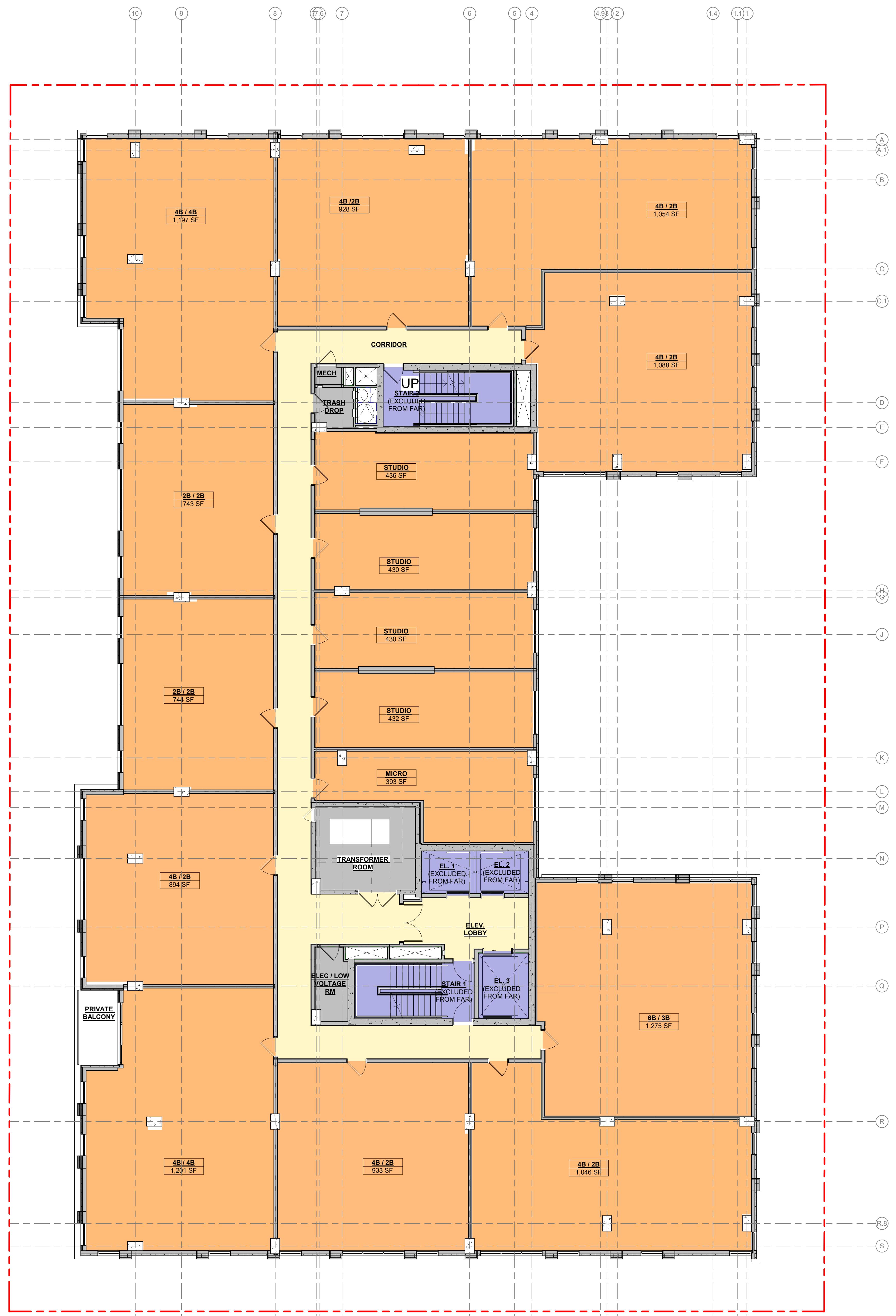
1/8" = 1'-0"

$$78 = 1 - 0$$

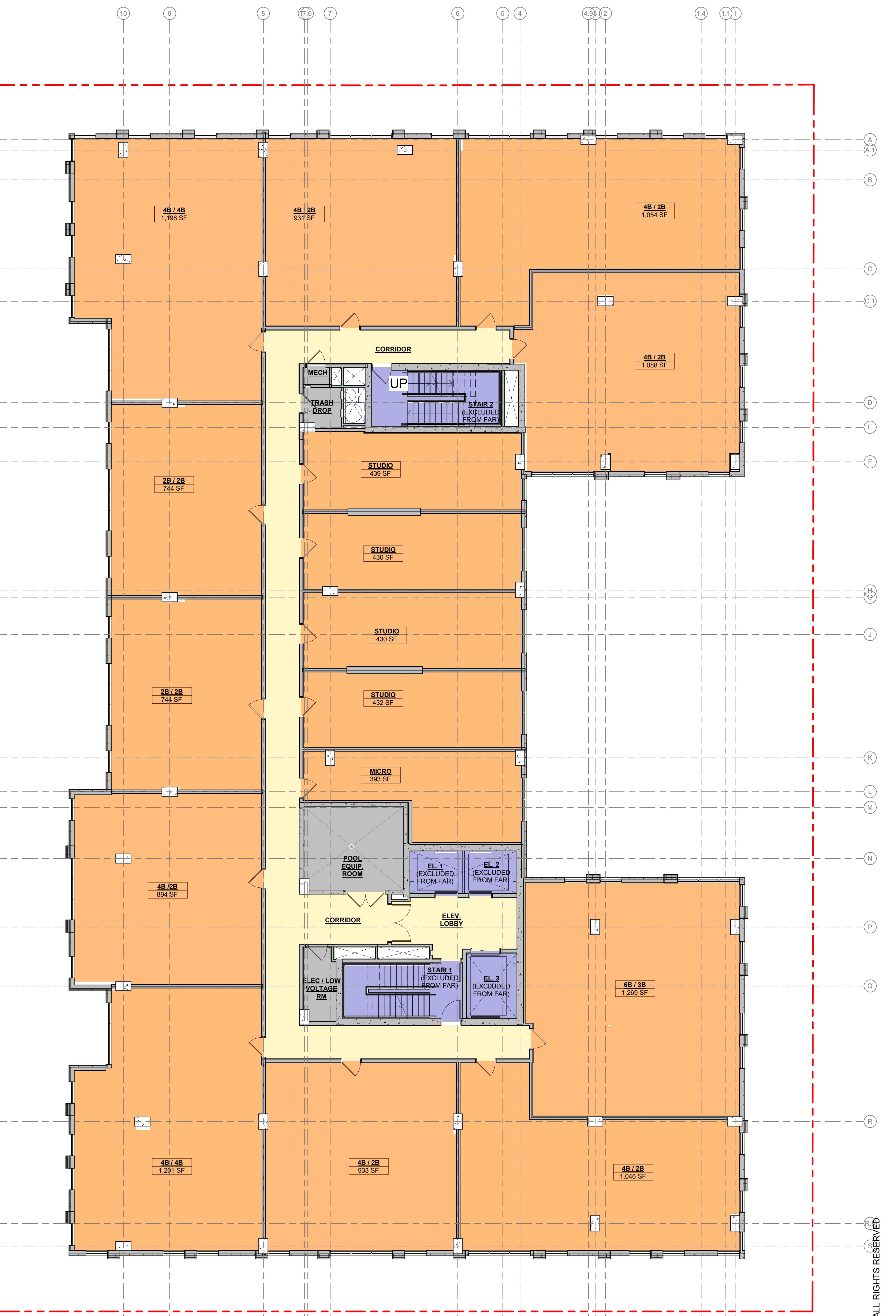


OVERALL FLOOR PLAN - LEVEL 4

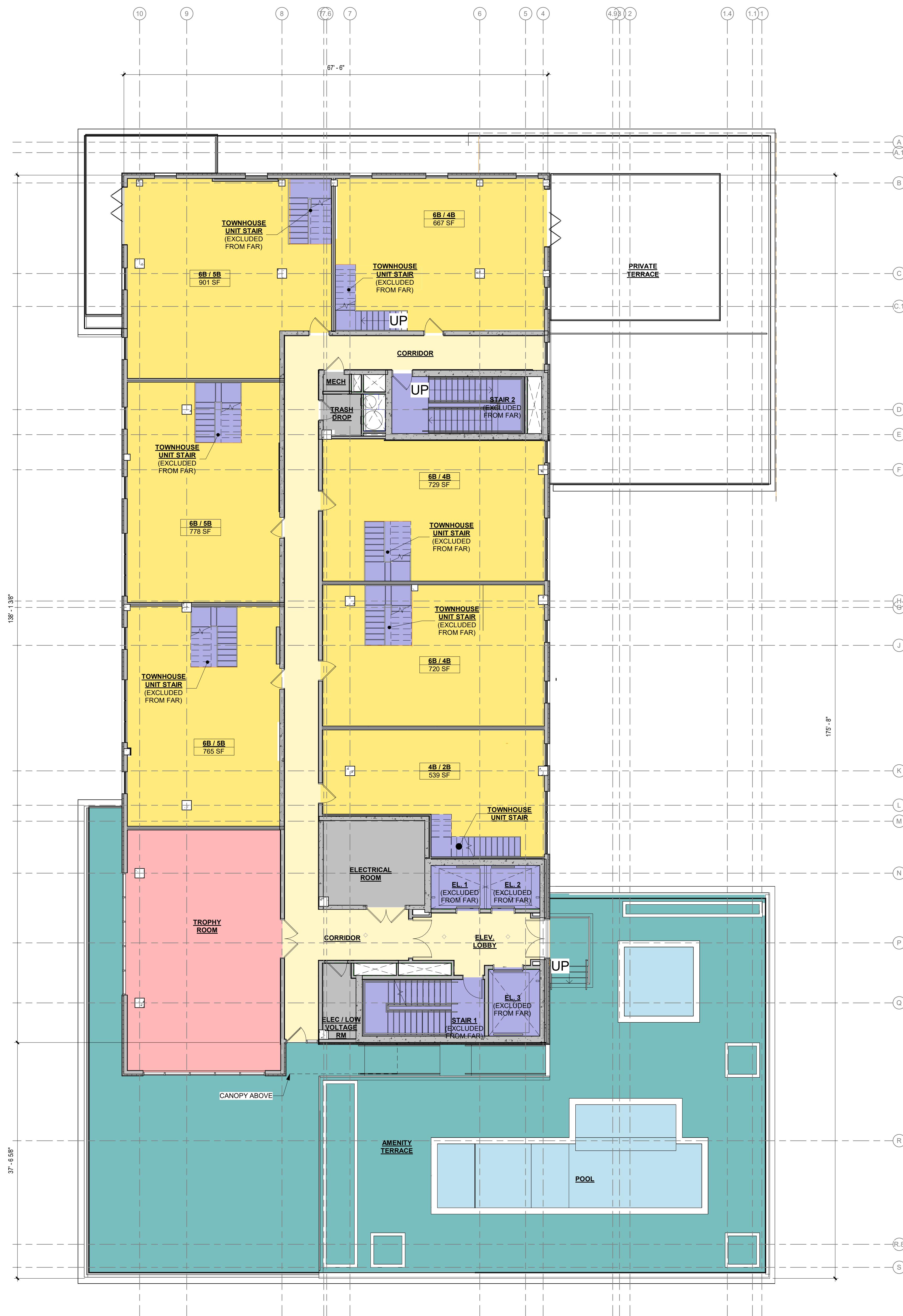
$$1/8 = 1 - 0$$



1 OVERALL FLOOR PLAN - LEVEL 5 - 13
1/8" = 1'-0"



2 OVERALL FLOOR PLAN - LEVEL 14
1/8" = 1'-0"



1 OVERALL FLOOR PLAN - LEVEL 15
1/8" = 1'-0"



2 OVERALL FLOOR PLAN - LEVEL 16
1/8" = 1'-0"

ISSUE	DATE	DESCRIPTION	INCLUDE
01	05/19/2023	SNS SCHEMATIC DESIGN SET	
02	06/19/2023	SITE PLAN SUBMISSION	X
03	07/20/2023	PERMIT SUBMISSION	
04	09/28/2023	DESIGN DEVELOPMENT	
05	11/17/2023	SITE PLAN SUBMISSION	X

REVISION	DATE	DESCRIPTION	REV



OVERALL
BUILDING PLAN
- ROOF

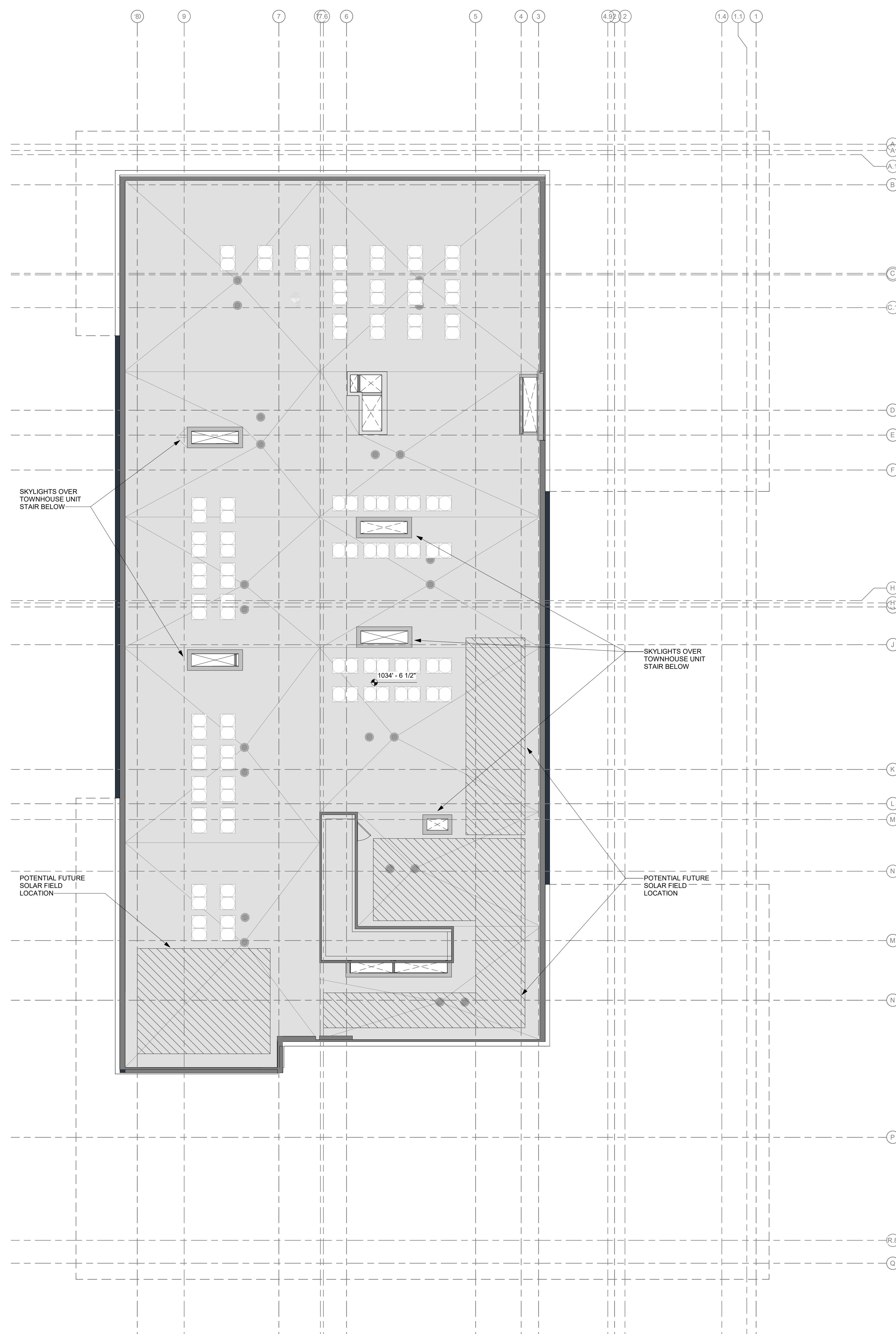
11/17/2023 SITE PLAN SUBMISSION

JOB NUMBER: 2246102

DRAWN BY: Author
CHECKED BY: Checker

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1 OVERALL FLOOR PLAN - ROOF
1/8" = 1'-0"

A02-04

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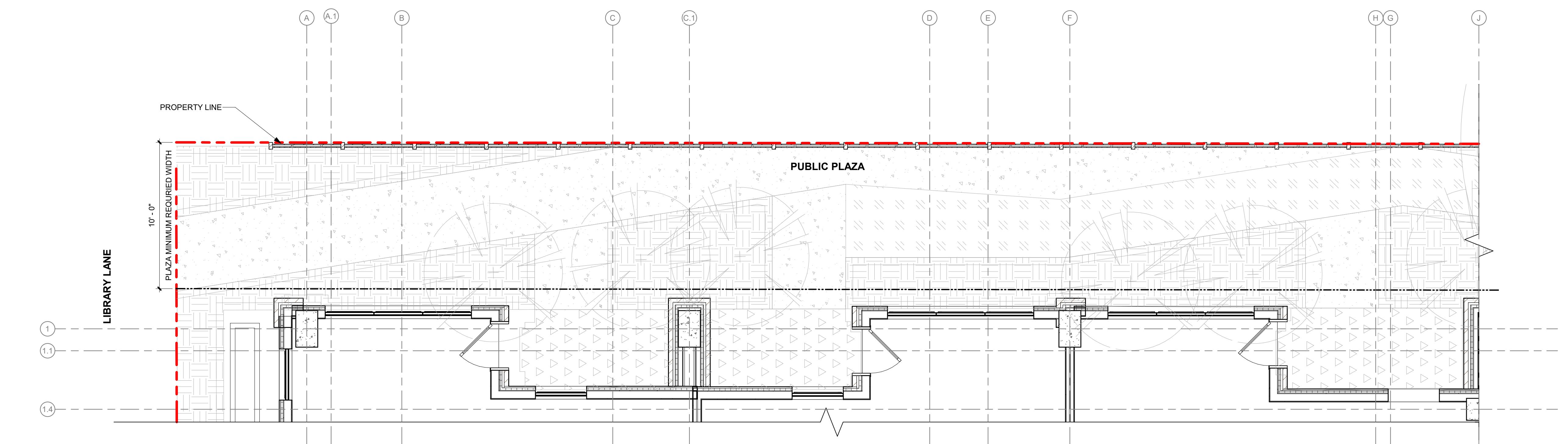
OVERALL
BUILDING PLAN
- ROOF

11/17/2023 SITE PLAN SUBMISSION

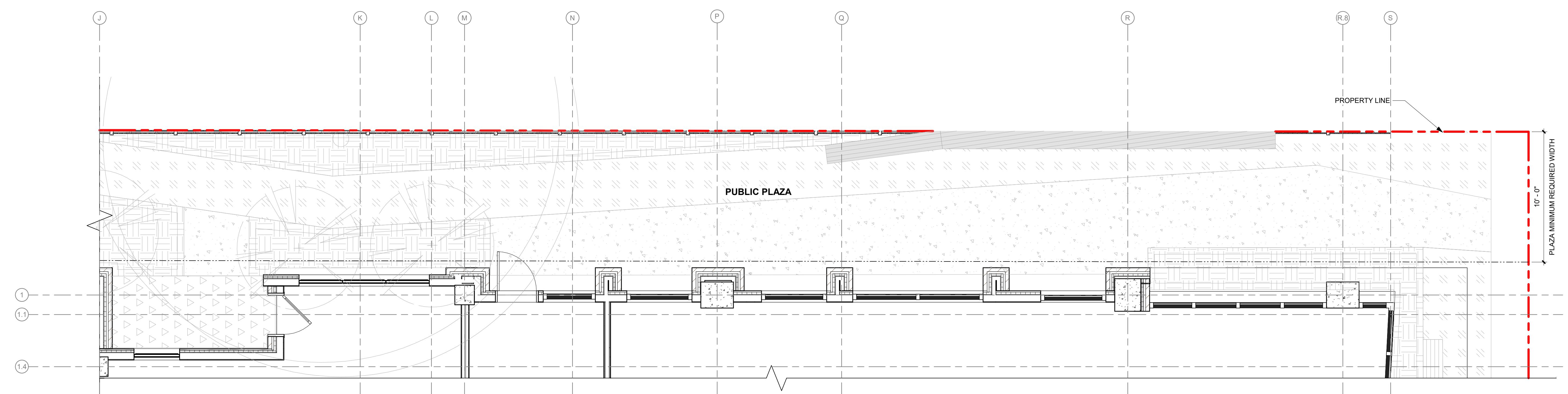
JOB NUMBER: 2246102

DRAWN BY: Author
CHECKED BY: Checker

11/16/2023 8:43:22 PM



2 ENLARGED PLAN - LEVEL 1 PUBLIC PLAZA - NORTH
1/4" = 1'-0"



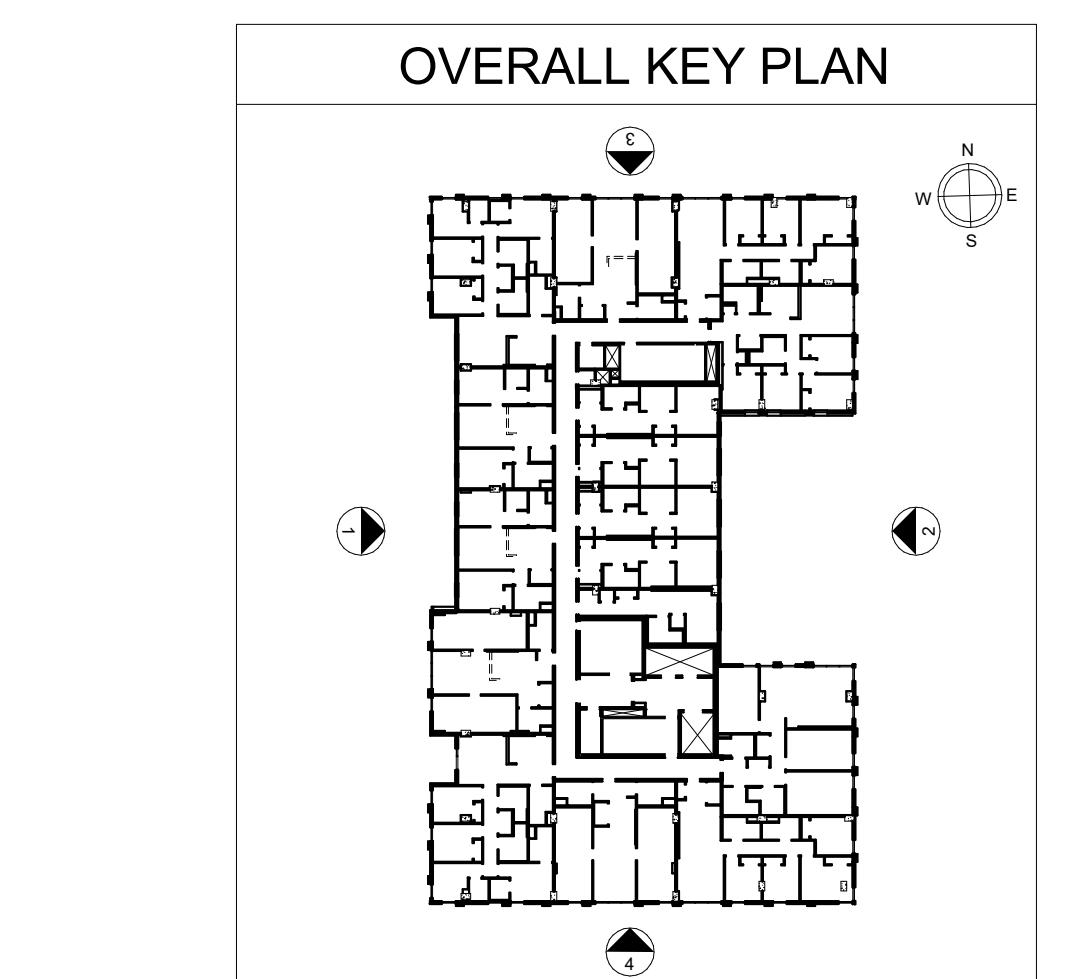
1 ENLARGED PLAN - LEVEL 1 PUBLIC PLAZA - SOUTH
1/4" = 1'-0"

333 E WILLIAM ST.

333 E WILLIAM ST, ANN ARBOR, MI 48104

A DEVELOPMENT FOR
CORE
SPACES

NOTES:
1. SEE SHEET A5-00 FOR FINISHED MATERIAL KEY



1 OVERALL BUILDING ELEVATION - WEST
1/8" = 1'-0"

11/17/2023 SITE PLAN SUBMISSION
JOB NUMBER: 2246102
DRAWN BY Author
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A05.01

OVERALL
BUILDING
ELEVATION

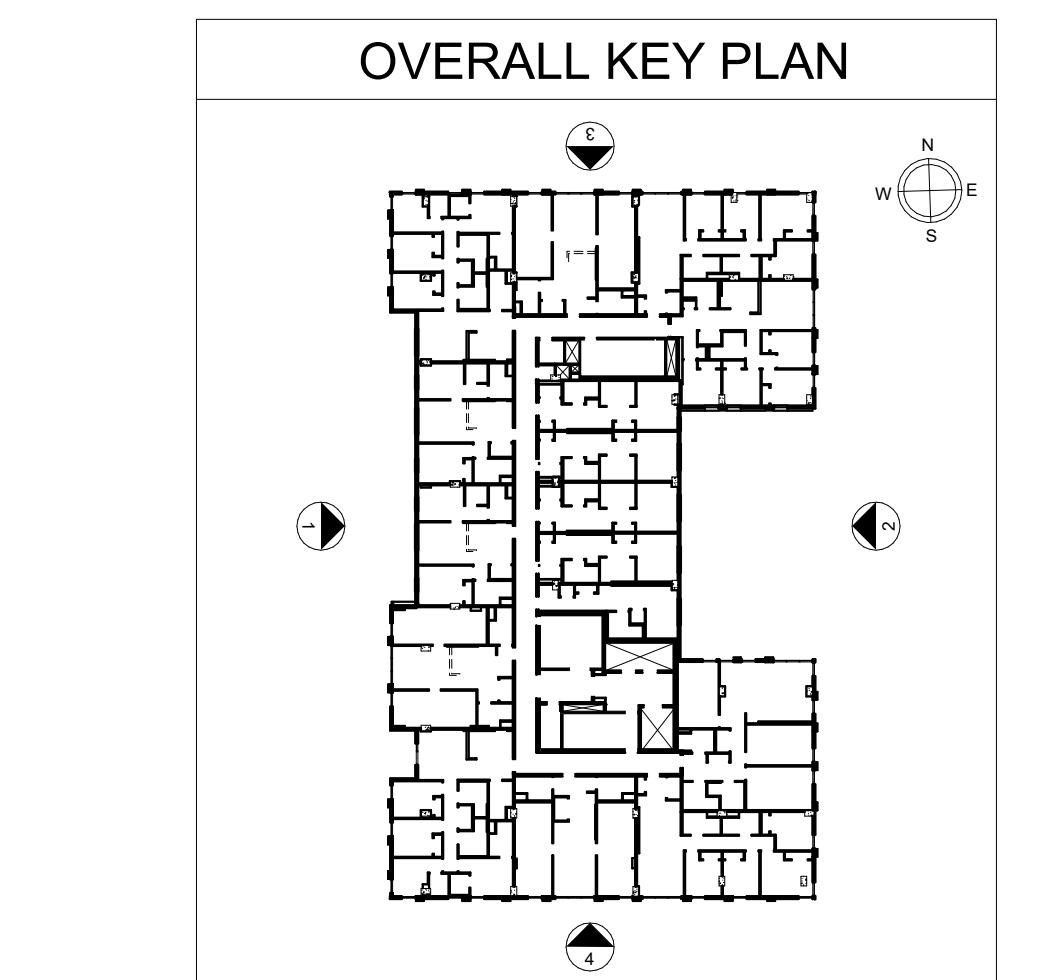
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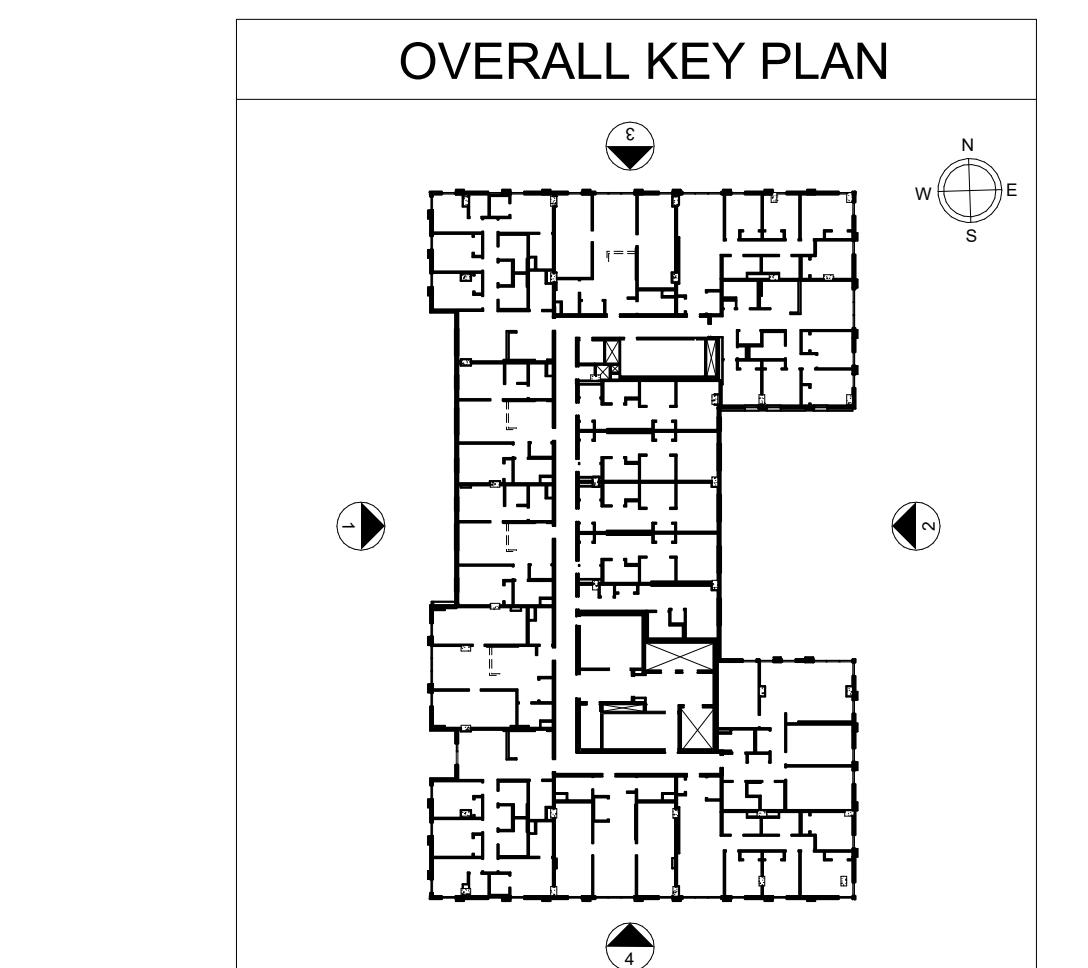
NOTES:
1. SEE SHEET A5-00 FOR FINISHED MATERIAL KEY



1 OVERALL BUILDING ELEVATION - EAST
1/8" = 1'-0"

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JOB NUMBER: 2246102
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A05.02

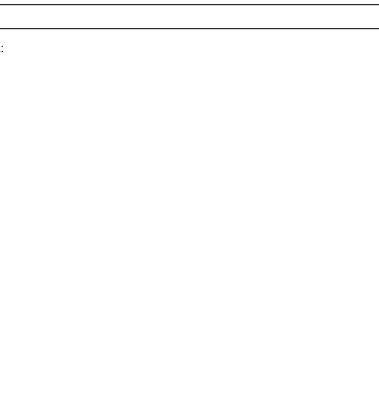
NOTES:
1. SEE SHEET A5-00 FOR FINISHED MATERIAL KEY



1 **OVERALL BUILDING ELEVATION - NORTH**
1/8" = 1'-0"

ISSUE	DATE	DESCRIPTION	INCLUDES
05/19/2023	05/19/2023	50% SCHEMATIC DESIGN SET	X
06/19/2023	06/19/2023	SITE PLAN SUBMISSION	X
08/22/2023	08/22/2023	3D REVIEWS	X
09/28/2023	09/28/2023	DESIGN DEVELOPMENT	X
11/17/2023	11/17/2023	SITE PLAN SUBMISSION	X

REVISION	DATE	DESCRIPTION	REV



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SHEET NAME: OVERALL
BUILDING ELEVATION
11/17/2023 SITE PLAN SUBMISSION

JOB NUMBER: 2246102
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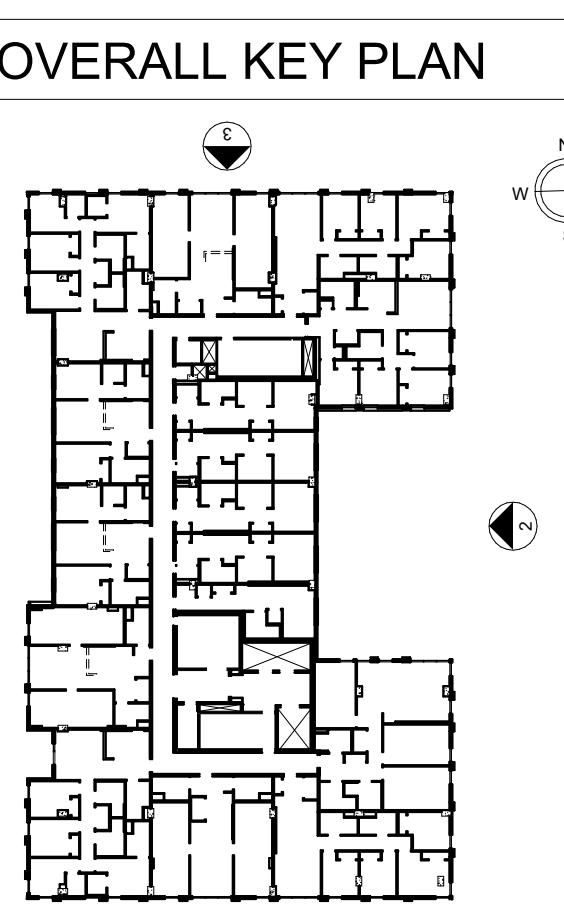
1/8" = 1'-0"

A05.04



1 OVERALL BUILDING ELEVATION - SOUTH

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1 OVERALL BUILDING ELEVATION - SOUTH

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EAST WILLIAM STREET - PERSPECTIVE



PLAZA PERSPECTIVE



EAST WILLIAM STREET - ENTRANCE