

SITE PLAN SUBMITTAL	3/11/2022
OWNER REVIEW	1/6/2022
DATE ISSUED	
DRAWN BY	
CHECKED BY	

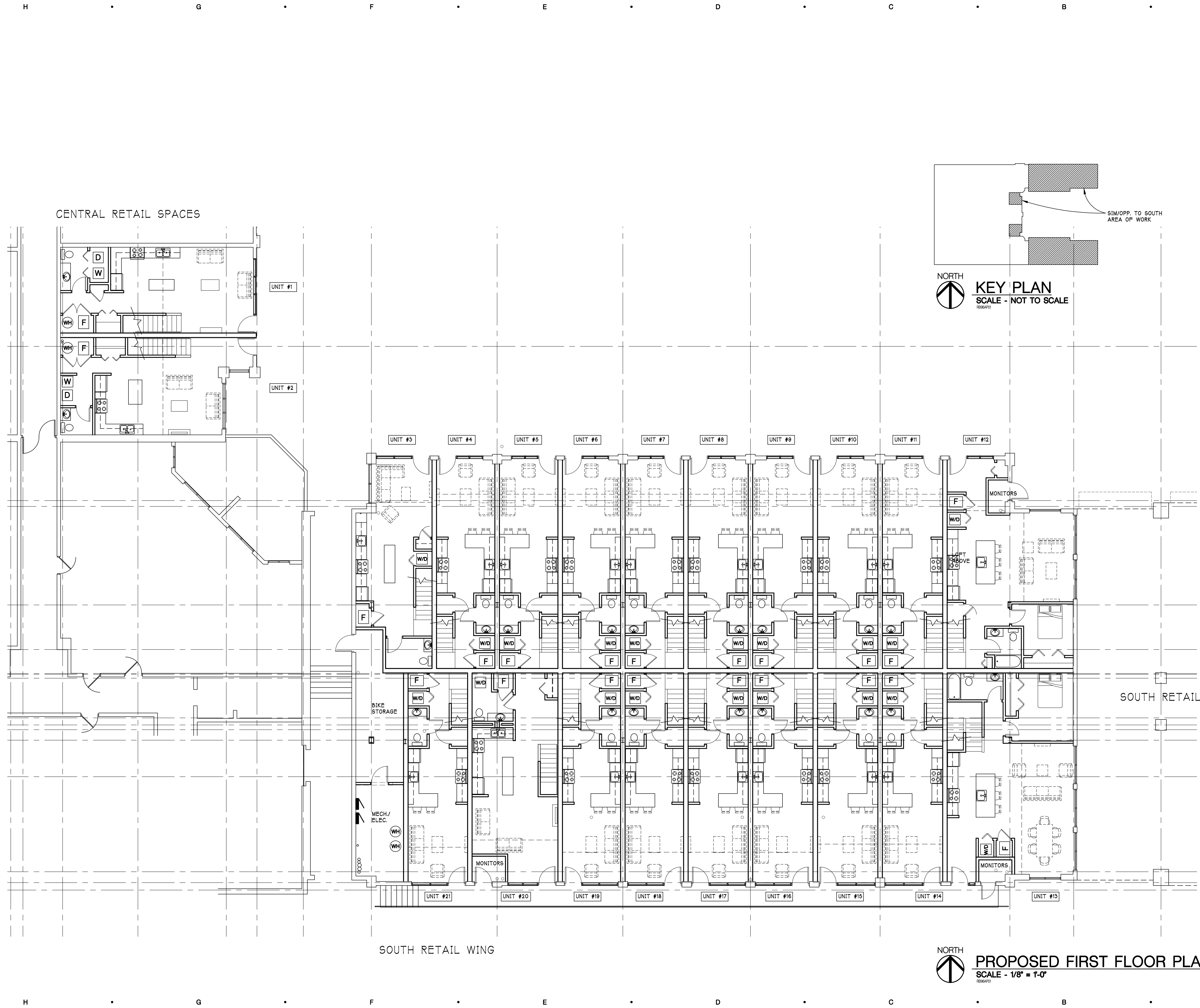
**HOBBS + BLACK**  
 ARCHITECTS  
 100 N. State St.  
 Ann Arbor, MI 48104  
 P.734.663.4189  
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**THE GEORGE**  
 RETAIL TO RESIDENTIAL  
 RENOVATIONS

PROJECT  
 CONSULTANT

**PROPOSED  
 FIRST  
 FLOOR PLAN**

SHEET TITLE  
**21-818**  
 PROJECT NUMBER  
**A-100**  
 SHEET NUMBER



Drawn: P:\2022\102141\B\Drawings\CD\Architectural\21-818-100.dwg  
 Date: Mar 11, 2022, 10:14am Layout: 21-818-100-Layout Plotted by: abuzzelli

**PROPOSED FIRST FLOOR PLAN**  
 SCALE - 1/8" = 1'-0"  
 NORTH

SITE PLAN SUBMITTAL	3/11/2022
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THE GEORGE  
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 RENOVATIONS

PROJECT

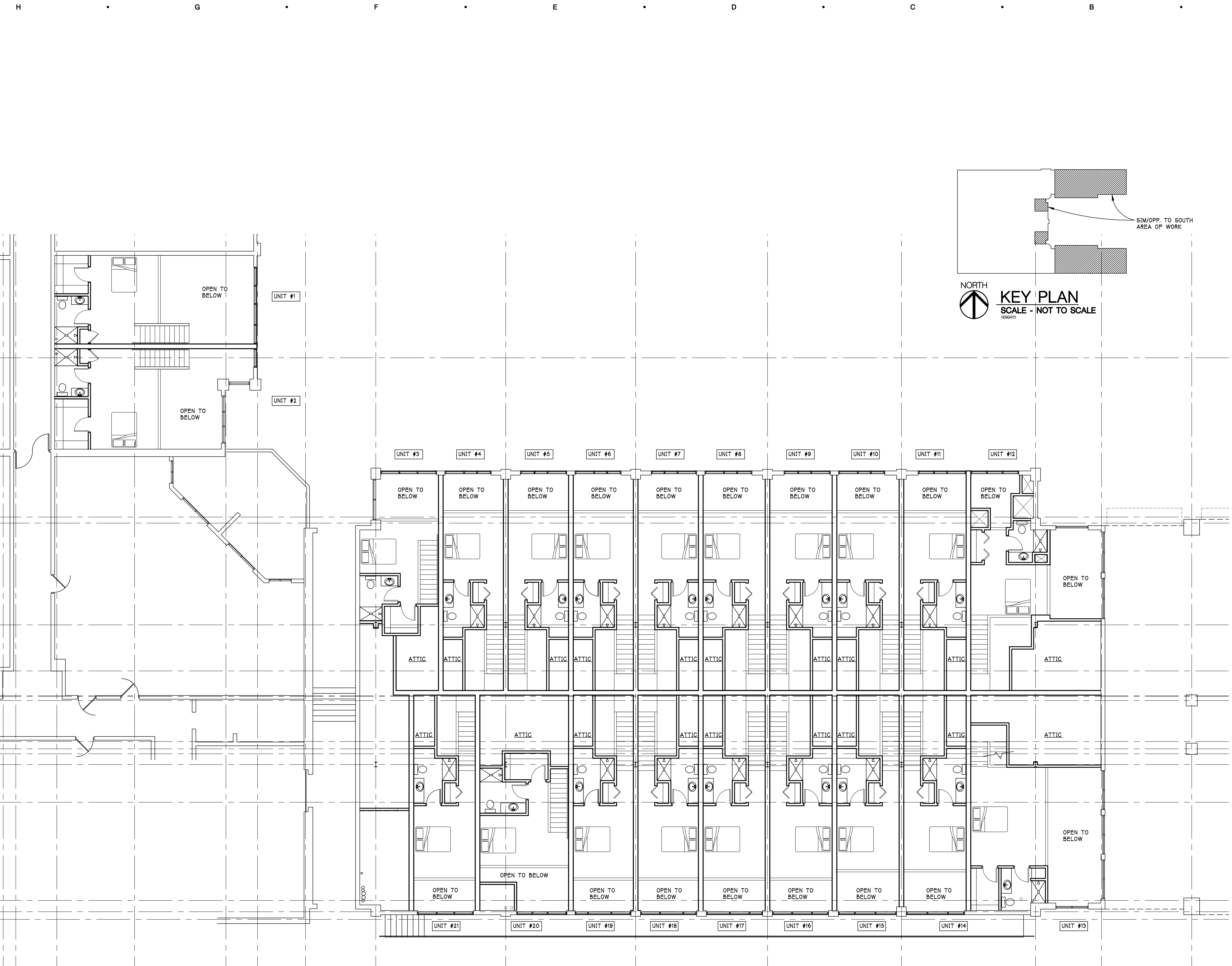
CONSULTANT

PROPOSED LOFT PLAN

SHEET TITLE

21-818  
 PROJECT NUMBER

A-101  
 SHEET NUMBER



NORTH  
 KEY PLAN  
 SCALE - NOT TO SCALE

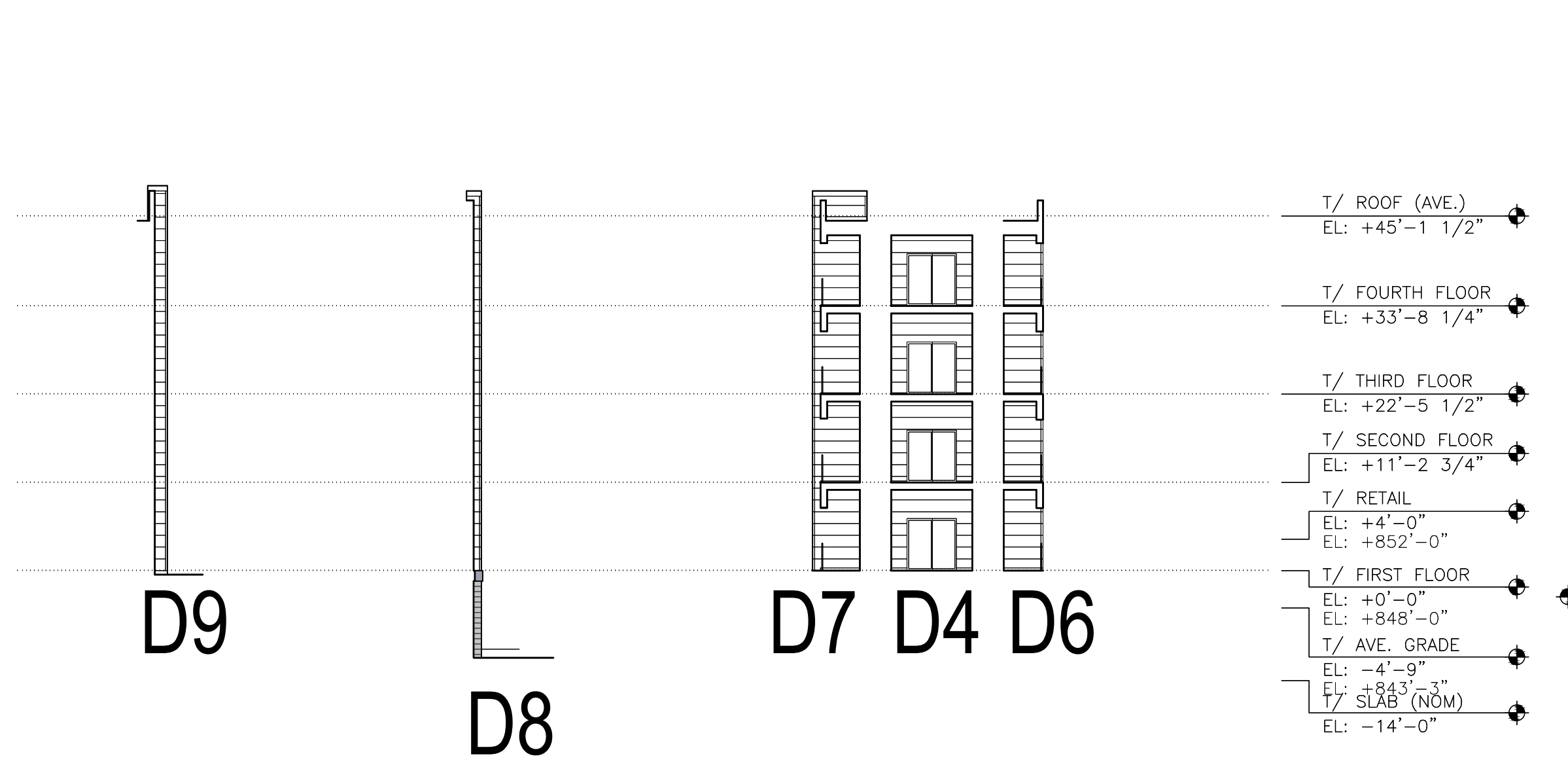
NORTH  
 PROPOSED LOFT PLAN  
 SCALE - 1/8" = 1'-0"

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 Date: Mar 11, 2022, 10:15am Layout: 24x36/Layout Plotted by: abuzzelli



**B8 NORTH ELEVATION**  
SCALE: 1/16"=1'-0"

SEE SHEET A-323 FOR REVISED ELEVATION



**D4, D6~D9 NICHHA CLADDED BALCONIES AND SMALL PROJECTIONS**  
SCALE: 1/16"=1'-0"

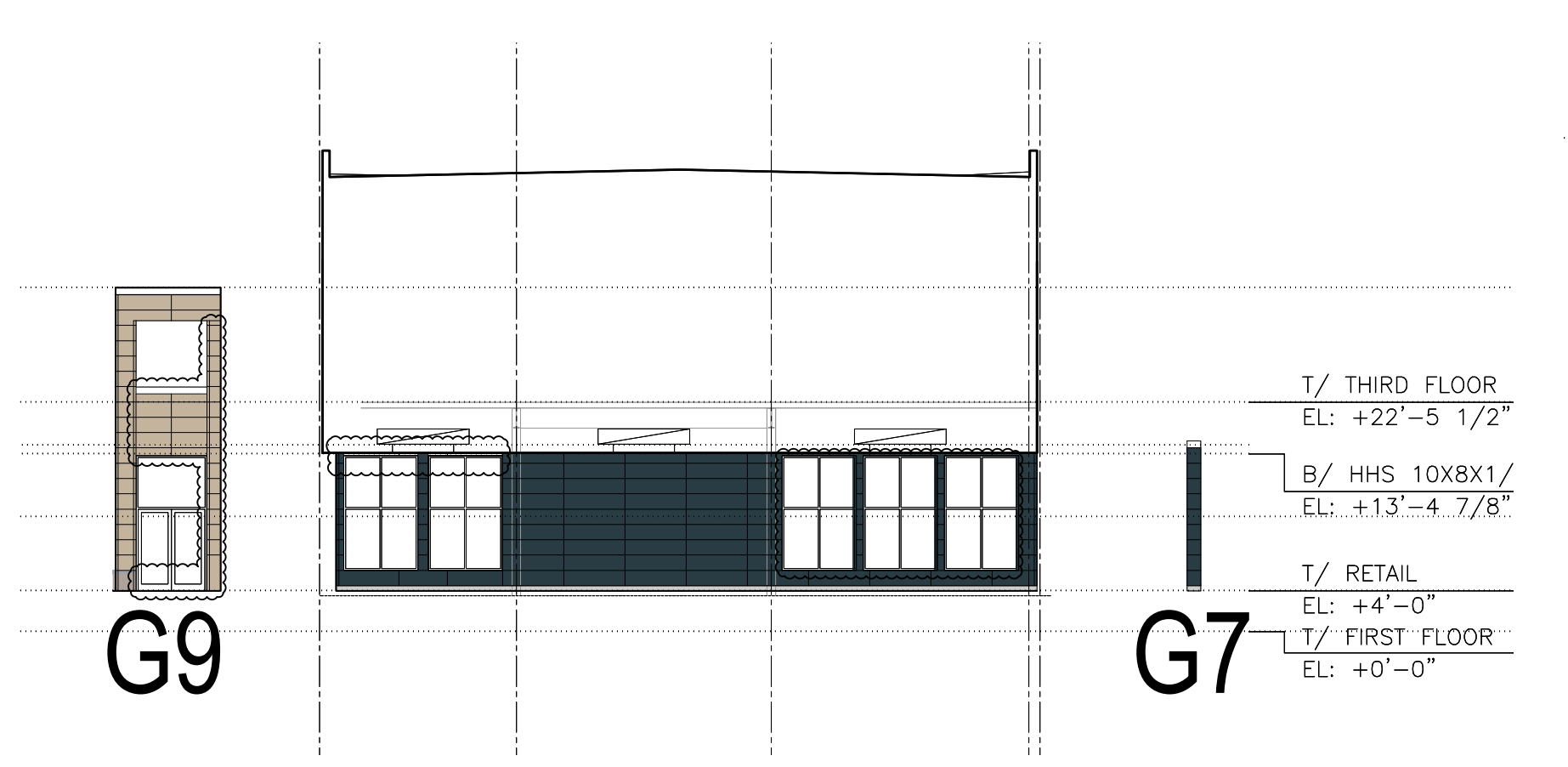


**D5 WEST ELEVATION**  
SCALE: 1/16"=1'-0"

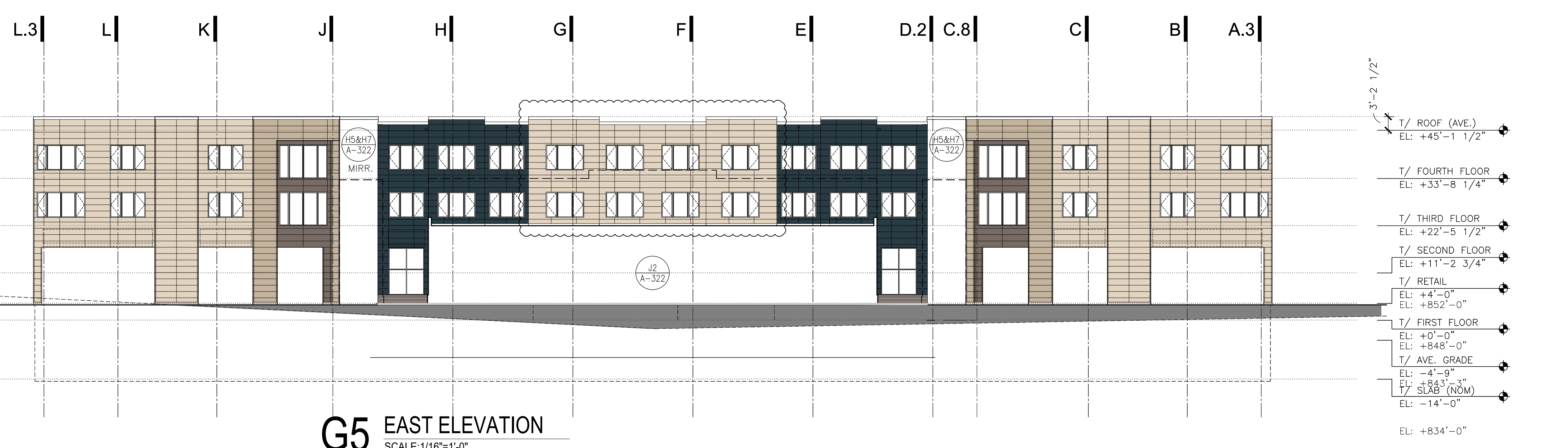


**F8 SOUTH ELEVATION**  
SCALE: 1/16"=1'-0"

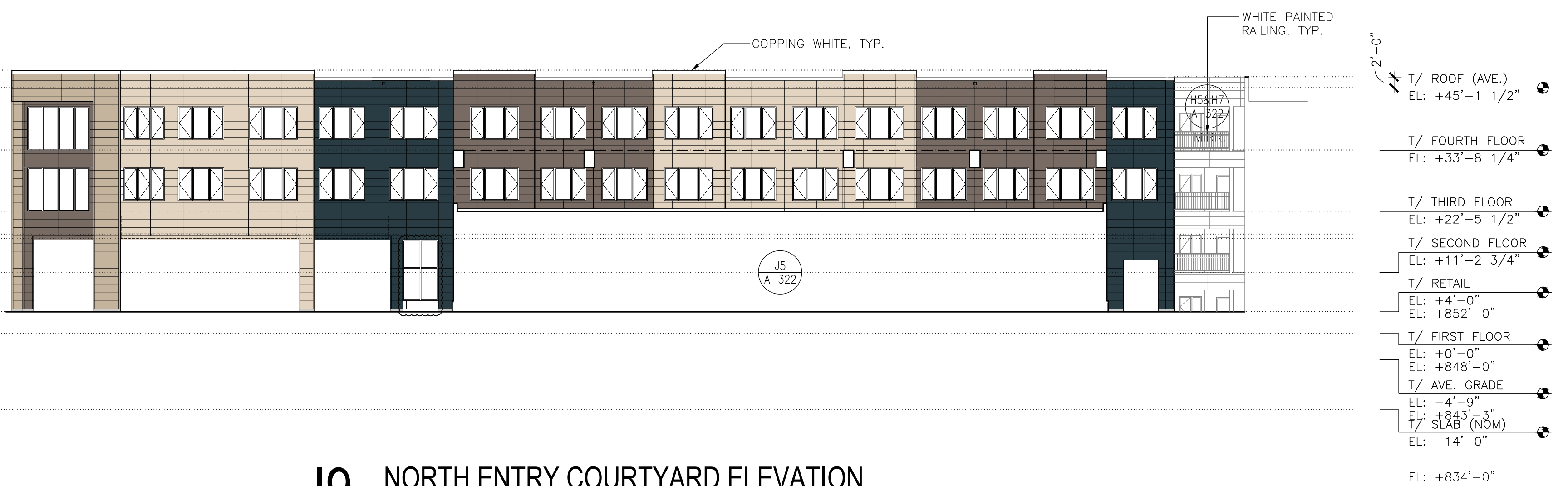
SEE SHEET A-323 FOR REVISED ELEVATION



**G8 EAST ELEV @ DRIVEWAY PASS THROUGH**  
SCALE: 1/16"=1'-0"



**G5 EAST ELEVATION**  
SCALE: 1/16"=1'-0"



**J9 NORTH ENTRY COURTYARD ELEVATION**  
SCALE: 1/16"=1'-0"



**J5 SOUTH ELEVATION COURTYARD ELEVATION**  
SCALE: 1/16"=1'-0"

- GENERAL NOTES:**
- GRADING NEXT TO FOUNDATION WALL TO BE 6" MINIMUM BELOW TOP OF FOUNDATION
  - REFER TO SHEET A07 FOR RANGREEN CLADDING SYSTEM GENERIC DETAILS. ADDITIONAL WALL SECTION GENERAL NOTES AND EXTERIOR DETAIL GENERAL NOTES
  - STUD LAYOUT IN EXTERIOR WALLS BEHIND THE RANGREEN CLADDING SYSTEM TO BE DICTATED BY PANEL REVEAL AND FASTENER LAYOUT. REFER TO GENERIC RANGREEN DETAILS ON SHEET A07.
  - ALL EXTERIOR MATERIALS' COLOR ARE TO BE REVIEWED AND APPROVED BY ARCHITECT, TYP.
  - SEE A301 AND A302 WINDOW AND DOOR TAGS. A305 ARE FOR CITY'S REVIEW. A305 ARE FOR CONSTRUCTION. PLEASE REFER TO A305 FOR NICHHA COLOR PANELS AND TWO VINYL SIDING LOCATIONS IN ELEVATIONS AND PLANS.
  - WINDOWS MOVE 3" LOWER AT UNIT 3A & 3B OUTSIDE CORNERS PER ON SITE ADJUSTMENT

- EXTERIOR MATERIALS**
- FIBER CEMENT PANEL (SW-7555)
  - FIBER CEMENT PANEL (SW-7530)
  - FIBER CEMENT PANEL (SW-6040)
  - FIBER CEMENT PANEL (SW-6237)
  - NOT USED
  - NOT USED
  - VINYL LAP SIDING - VERTICAL
  - VINYL LAP SIDING - HORIZONTAL
  - CMU W/ SPLIT FACE FINISH, CMU-1
  - CMU W/ SMOOTH FINISH, CMU-2
  - STACK BOND (RUNNING BOND AS ALTERNATE)
  - CAST STONE BAND W/MATCHING GROUT
  - UTILITY FACE BRICK - STACK BOND, BR-1
  - VINYL WINDOWS AND DOORS, FACTORY FINISH WHITE, ANDERSON WINDOWS SILVERLINE
  - HOLLOW METAL DOORS AND FRAMES, PTD.
  - ALUM. STOREFRONT SYSTEM, ANODIZED
  - ALUM. STOREFRONT SYSTEM, ANODIZED
  - METAL RAILING SYSTEM, PRE-FINISHED, WHITE
  - METAL COPPING, PRE-FINISHED, WHITE
  - METAL LOUVER, PRE-FINISHED
  - FABRIC AWNINGS, COLORS TBD BY OWNER
  - OVERFLOW SCUPPER: PRE-FINISHED ALUMINUM (WHITE AT COURTYARD ONLY)
  - ARCHITECTURAL EXTERIOR BUILDING LIGHTING
  - RETAIL SIGNAGE BY TENANT
  - ALUM. COILING GRILLE DOOR, ANODIZED
  - STEEL WIRE MESH SCREEN W/FRAME AND GALV. FINISH

**OWNER / DEVELOPER**  
**Packard Square LLC**  
1900 S. Telegraph Road  
Bloomfield Hills, MI

NUMBER	ISSUED FOR	DATE
3	SITE PLAN SUBMISSION	03.11.2020
2	Revision For City Review	01.04.2017
1	For City Review	10.18.2015
	ISSUED FOR	DATE

**ARCHITECT OF RECORD**  
**BUILT FORM**  
908 West Chestnut, Suite 920  
Chicago, IL 60642

**LOCAL ARCHITECT**  
**NSA Architects**  
23761 Research Drive  
Farmington Hills, MI

**CIVIL ENGINEER / LANDSCAPE ARCHITECT**  
**Nowak & Fraus Engineers**  
4877 Woodward Avenue  
Plymouth, MI

**STRUCTURAL ENGINEER**  
**Shymanski & Associates, LLC**  
3050 Northwood Hwy, Suite 300  
Farmington Hills, MI

**MECHANICAL - ELECTRICAL - PLUMBING ENGINEER**  
**MA Engineering**  
205 E. State Street  
Birmingham, MI

**INTERIOR DESIGN**  
**Thiel and Thiel, Inc.**  
6234 Coleville Blvd, Suite A  
Colleyville, TX 76034

**PROJECT**  
**Packard Square**  
Ann Arbor, Michigan

**SHEET TITLE**  
**Colored Building Elevations**  
For City Review

**PROJECT NO.**  
10-146

**DATE**  
10.19.2012

**A321**

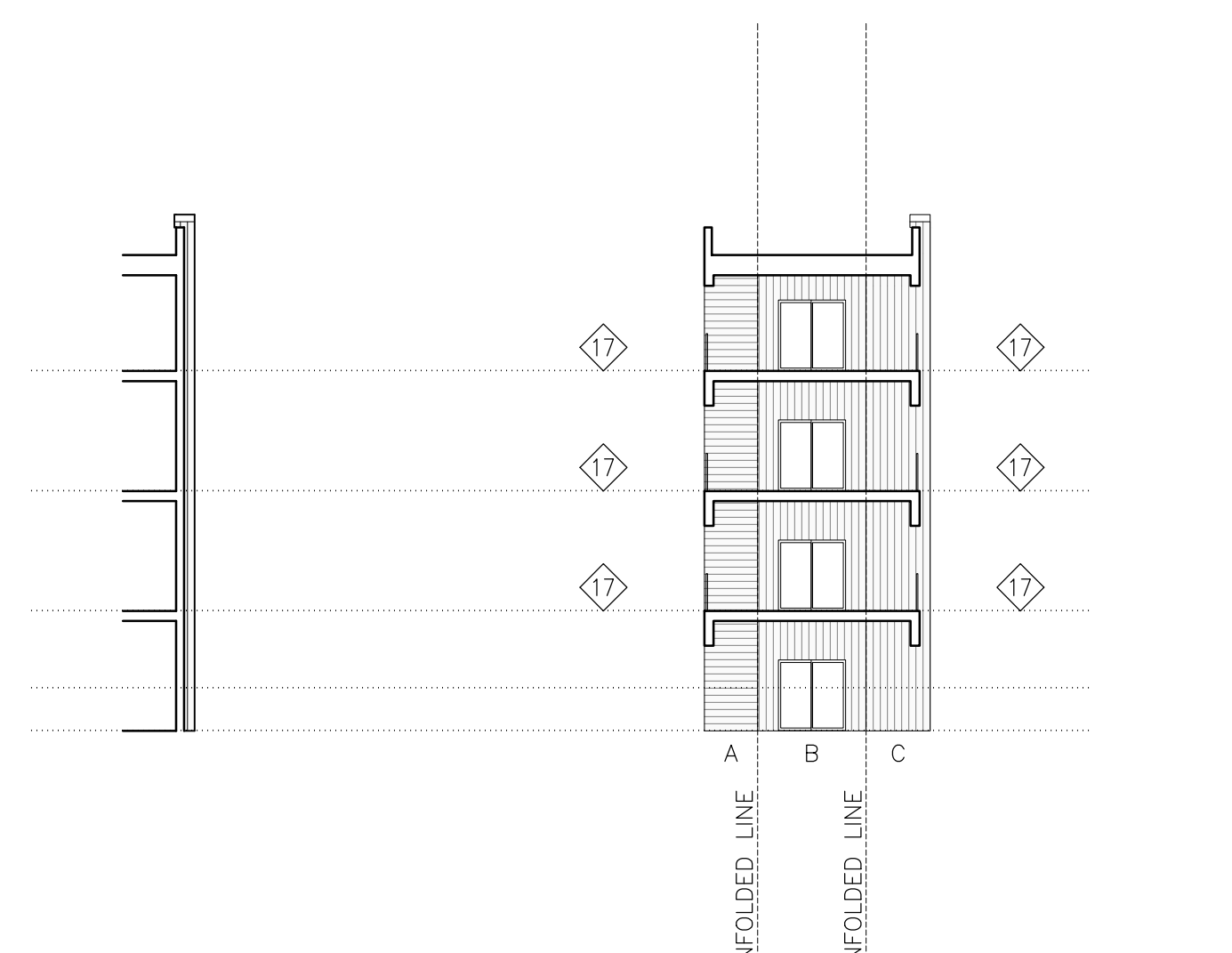
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**GENERAL NOTES:**

1. GRADING NEXT TO FOUNDATION WALL TO BE 6" MINIMUM BELOW TOP OF FOUNDATION.
2. REFER TO SHEET A07 FOR RANGREEN CLADDING SYSTEM GENERIC DETAILS. ADDITIONAL WALL SECTION GENERAL NOTES AND EXTERIOR DETAIL GENERAL NOTES.
3. STUD LAYOUT IN EXTERIOR WALLS BEHIND THE RANGREEN CLADDING SYSTEM TO BE DICTATED BY PANEL REVEAL AND FASTENER LAYOUT. REFER TO GENERIC RANGREEN DETAILS ON SHEET A407.
4. ALL EXTERIOR MATERIALS COLOR ARE TO BE REVIEWED AND APPROVED BY ARCHITECT, TYP.
5. SEE A301 AND A302 WINDOW AND DOOR TAGS. A305 ARE FOR CITY REVIEW. A305 ARE FOR CONSTRUCTION. PLEASE REFER TO A305 FOR NICHIA COLOR PANELS AND TWO VINYL SIDING LOCATIONS IN ELEVATION PLANS.
6. WINDOWS MOVE 3" LOWER AT UNIT 2A & 2B OUTSIDE CORNERS PER SITE ADJUSTMENT.

**EXTERIOR MATERIALS**

- FIBER CEMENT PANEL (SW-7555)
- FIBER CEMENT PANEL (SW-7530)
- FIBER CEMENT PANEL (SW-6040)
- FIBER CEMENT PANEL (SW-6237)
- NOT USED
- NOT USED
- VINYL LAP SIDING - VERTICAL
- VINYL LAP SIDING - HORIZONTAL
- CMU W/ SPLIT FACE FINISH, CMU-1
- STACK BOND (RUNNING BOND AS ALTERNATE)
- CAST STONE BAND W/MATCHING GROUT
- UTILITY FACE BRICK - STACK BOND, BR-1
- VINYL WINDOWS AND DOORS, FACTORY FINISH WHITE, ANDERSON WINDOWS SILVERLINE
- HOLLOW METAL DOORS AND FRAMES, PTD.
- ALUM. STOREFRONT SYSTEM, ANODIZED
- ALUM. STOREFRONT SYSTEM, ANODIZED
- METAL RAILING SYSTEM, PRE-FINISHED, WHITE
- METAL COPPING, PRE-FINISHED, WHITE
- METAL LOUVER, PRE-FINISHED
- FABRIC AWNINGS; COLORS TBD BY OWNER
- OVERFLOW SCUPPER: PRE-FINISHED ALUMINUM (WHITE AT COURTYARD ONLY)
- ARCHITECTURAL EXTERIOR BUILDING LIGHTING
- RETAIL SIGNAGE BY TENANT
- ALUM. COILING GRILLE DOOR, ANODIZED
- STEEL WIRE MESH SCREEN W/FRAME AND GALV. FINISH



**B9 B8 UNFOLDED BALCONY**  
SCALE: 1/16"=1'-0"



**B7 NORTH COURTYARD ELEVATION**  
SCALE: 1/16"=1'-0"



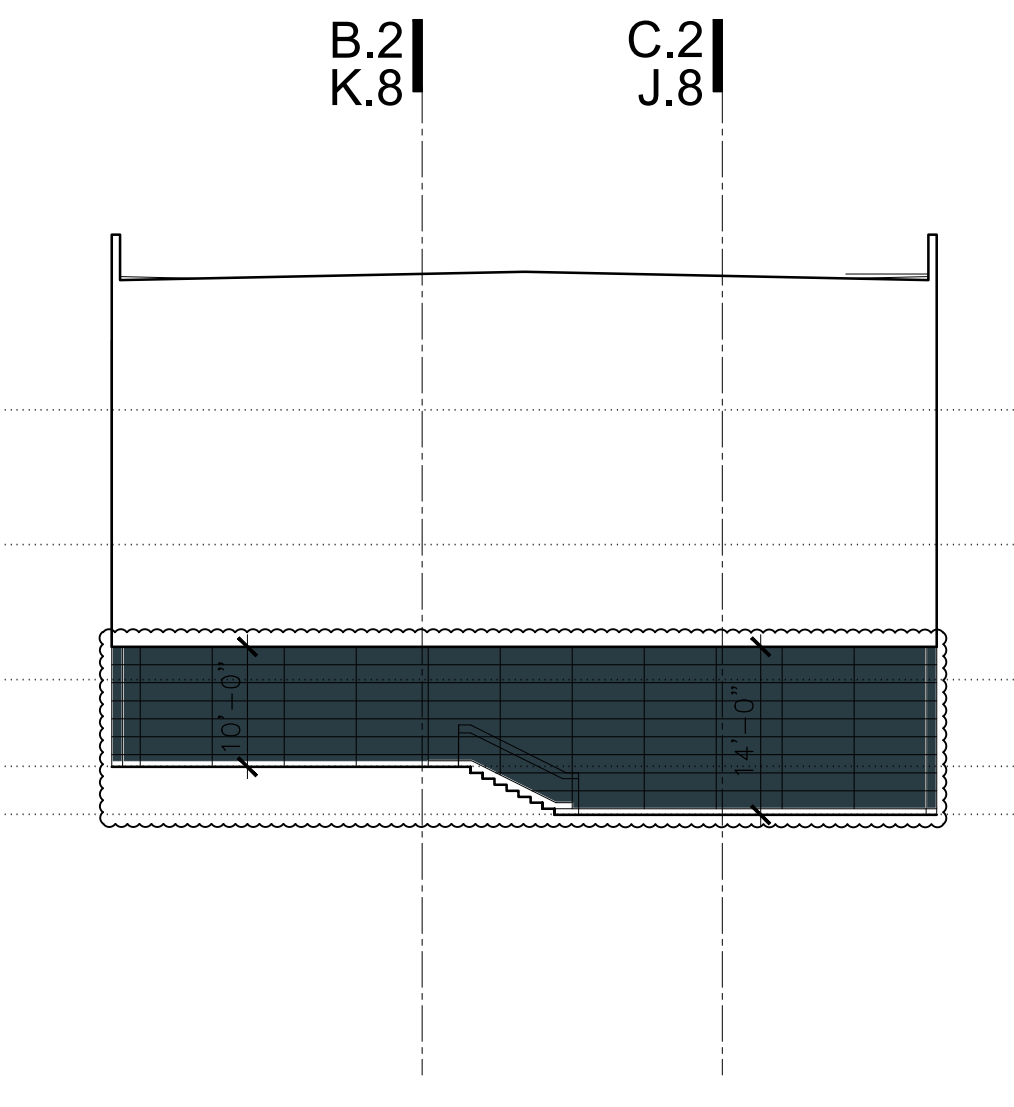
**B3 WEST COURTYARD ELEVATION**  
SCALE: 1/16"=1'-0"



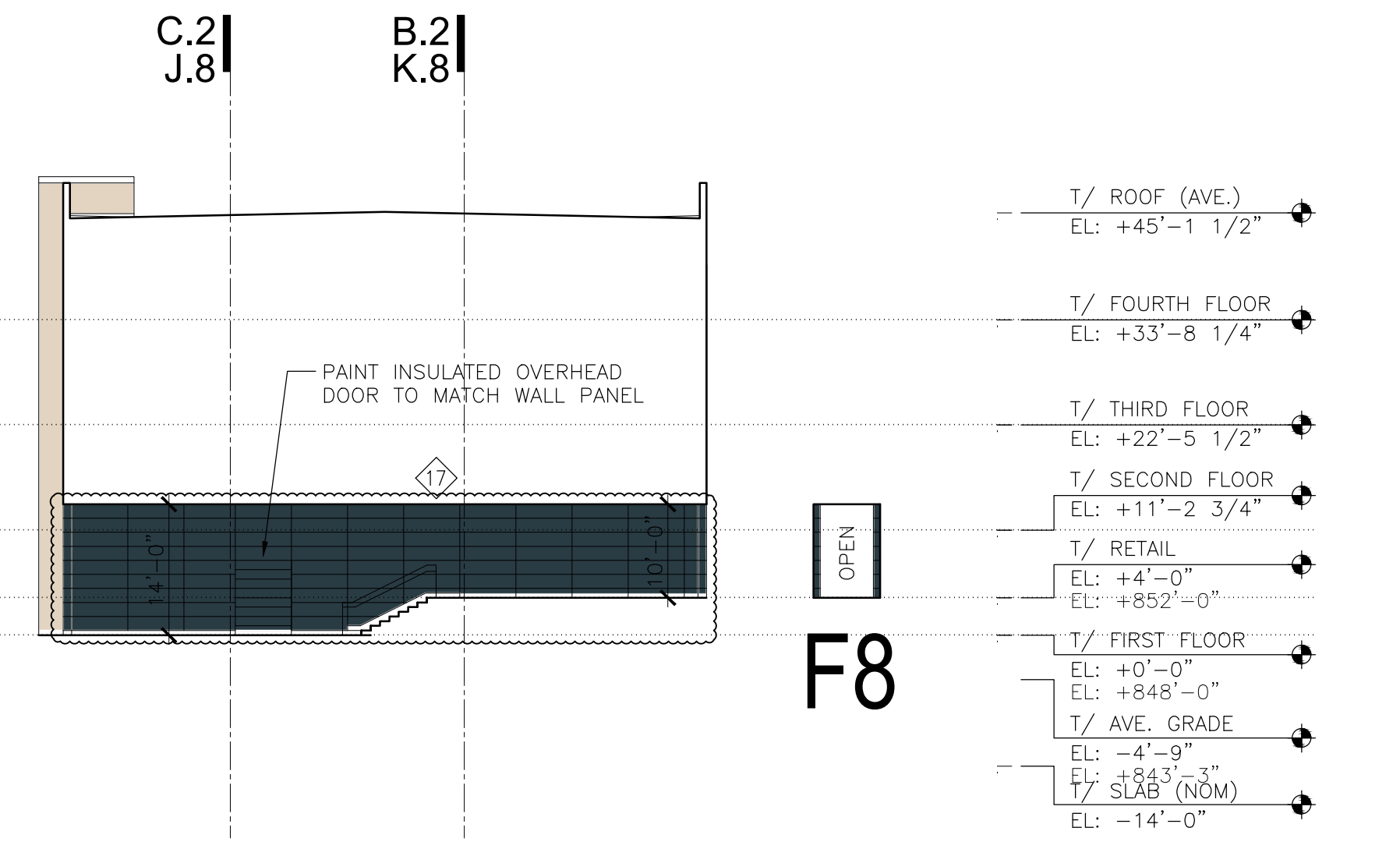
**D7 SOUTH COURTYARD ELEVATION**  
SCALE: 1/16"=1'-0"



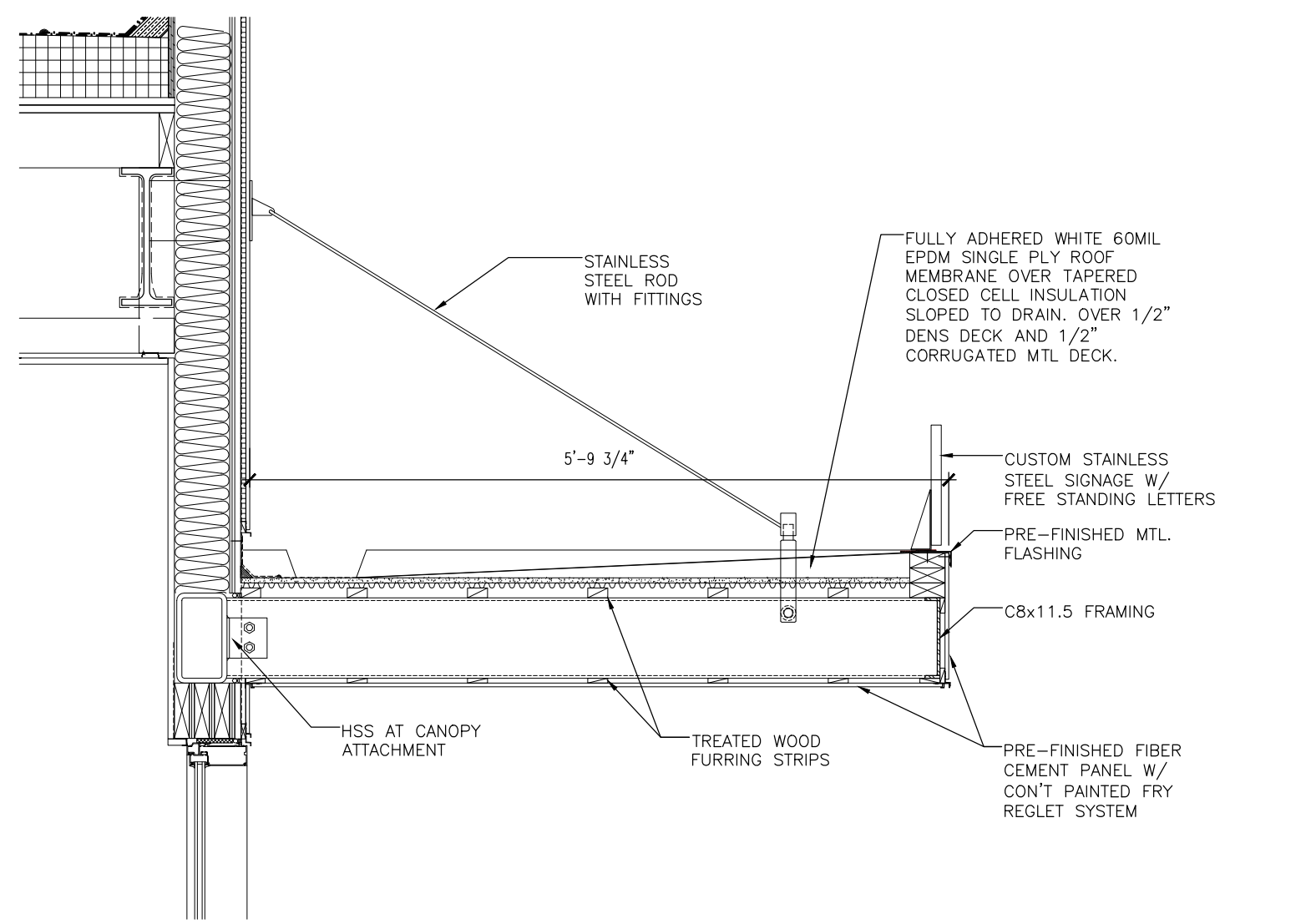
**D3 EAST COURTYARD ELEVATION**  
SCALE: 1/16"=1'-0"



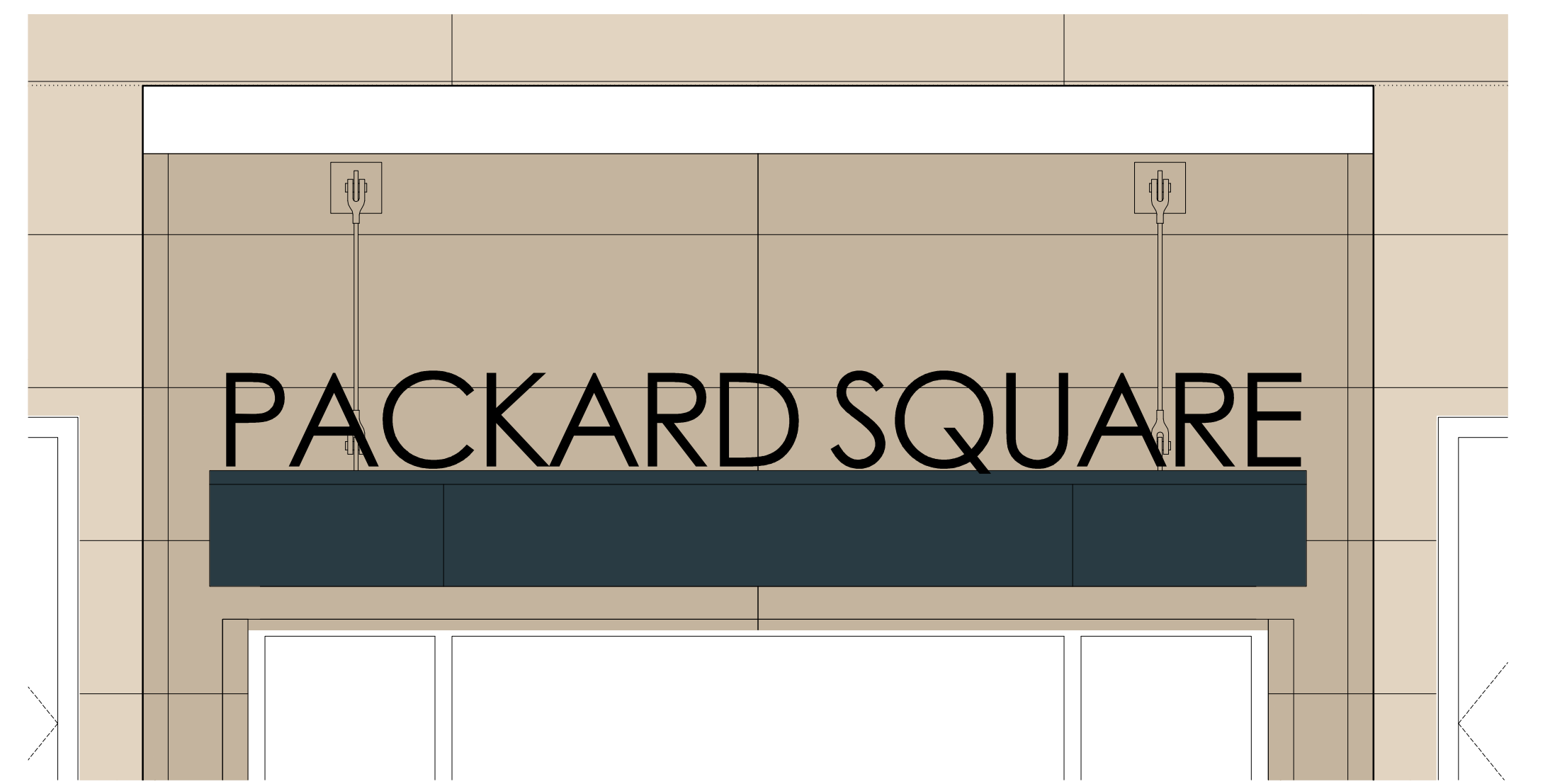
**F9 EAST ELEV @ PEDESTRIAN PASS THROUGH**  
SCALE: 1/16"=1'-0"



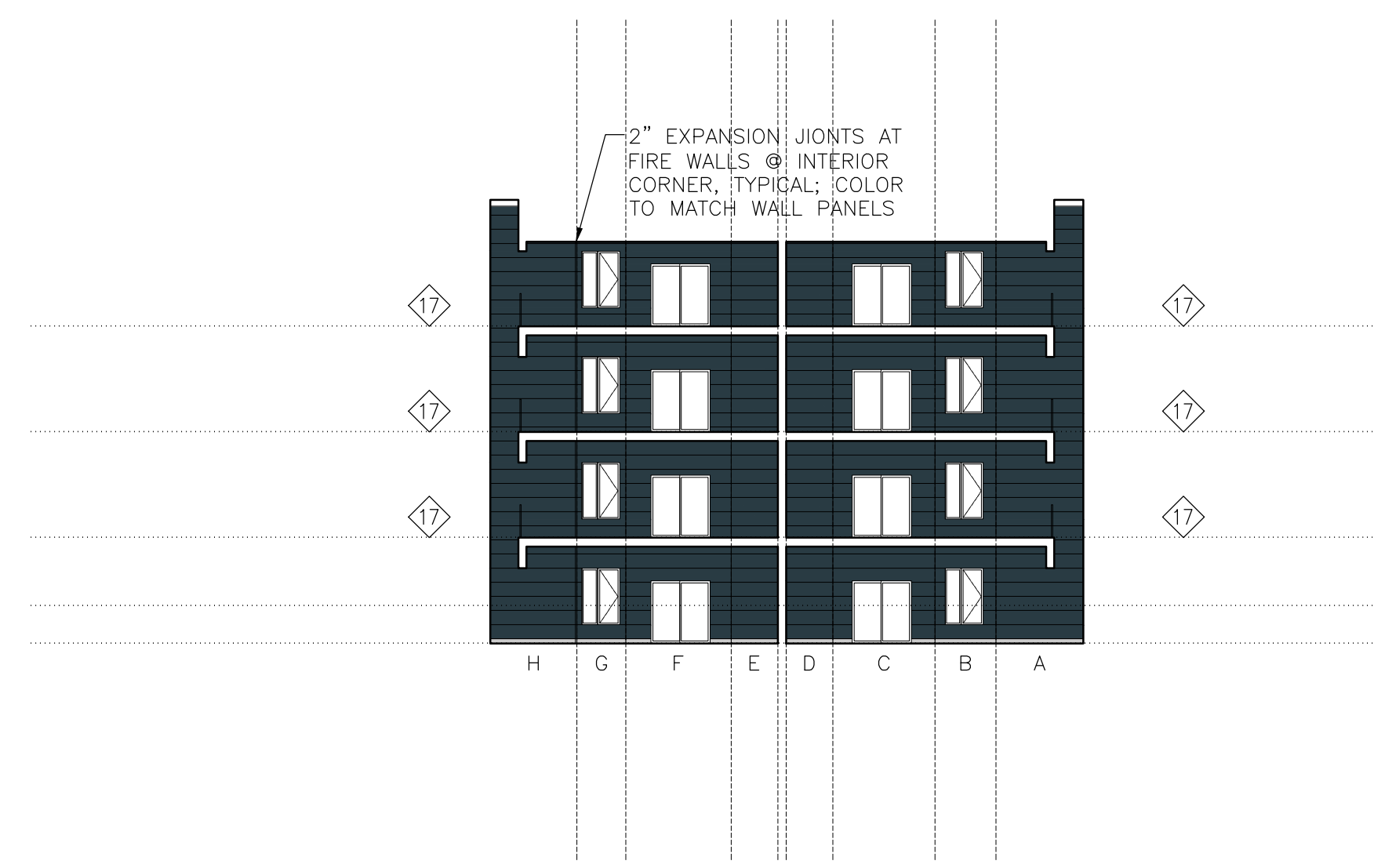
**F7 WEST ELEV @ PEDESTRIAN PASS THROUGH**  
SCALE: 1/16"=1'-0"



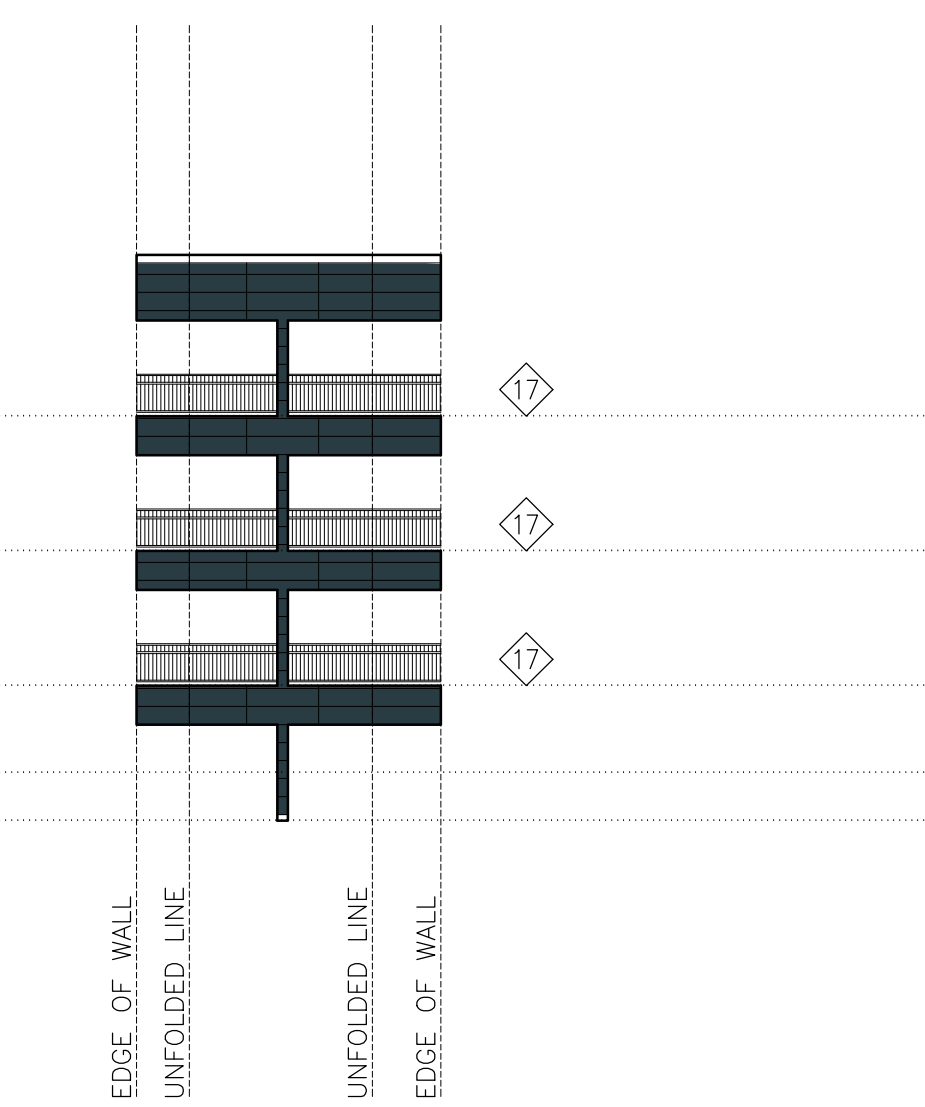
**F5 MAIN ENTRY CANOPY ENLARGED SECTION**  
SCALE: 3/4"=1'-0"



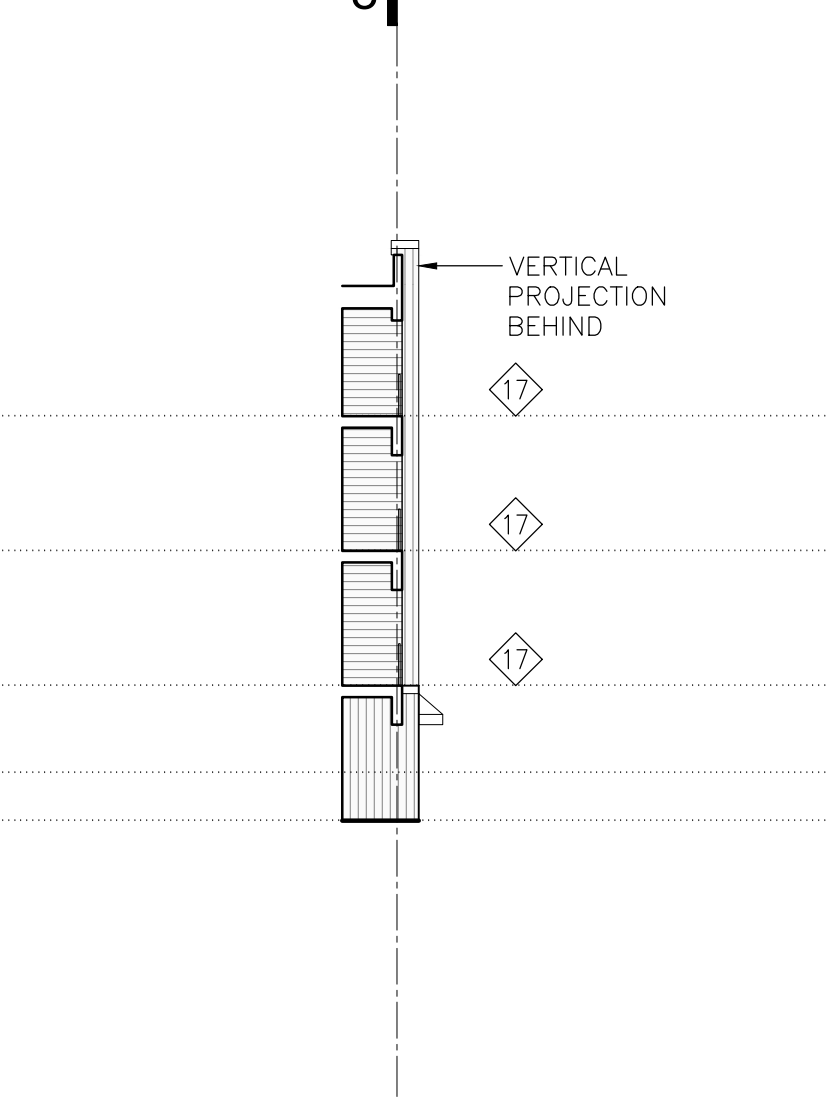
**F2 MAIN ENTRY CANOPY ENLARGED ELEVATION**  
SCALE: 3/4"=1'-0"



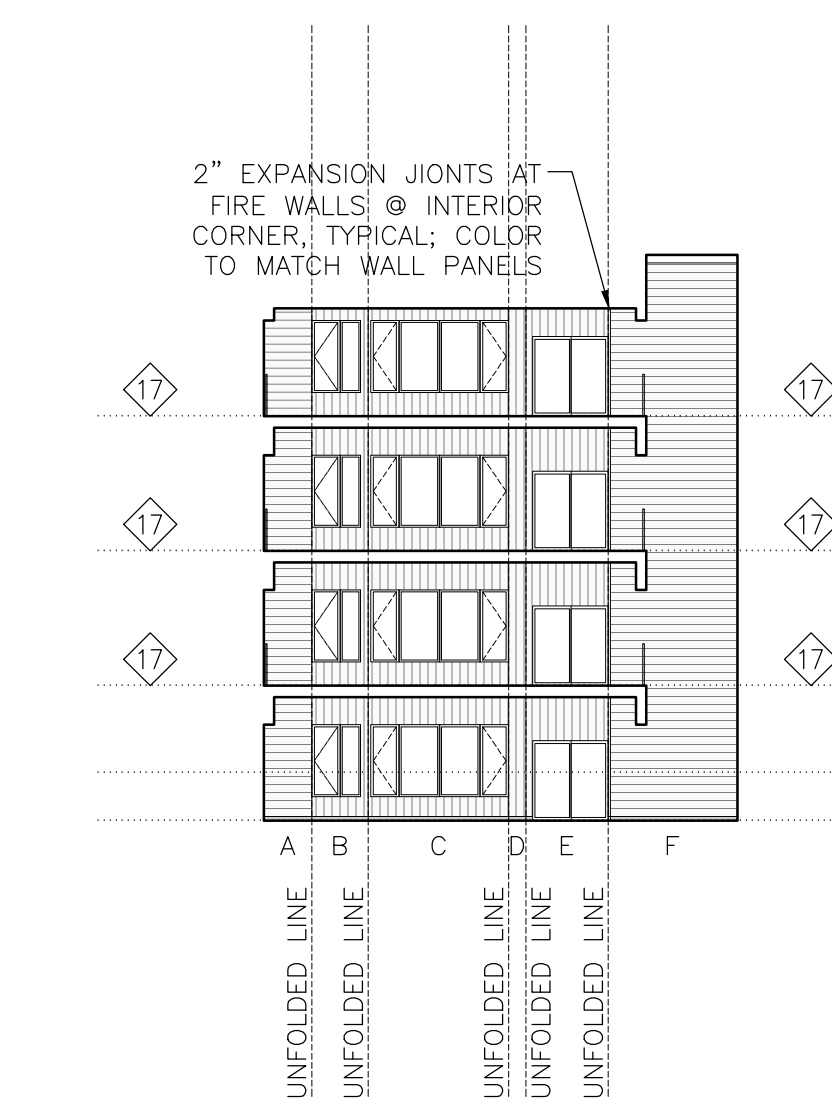
**H7 UNFOLDED ELEVATIONS @ UNIT 1C&1D**  
SCALE: 1/16"=1'-0"



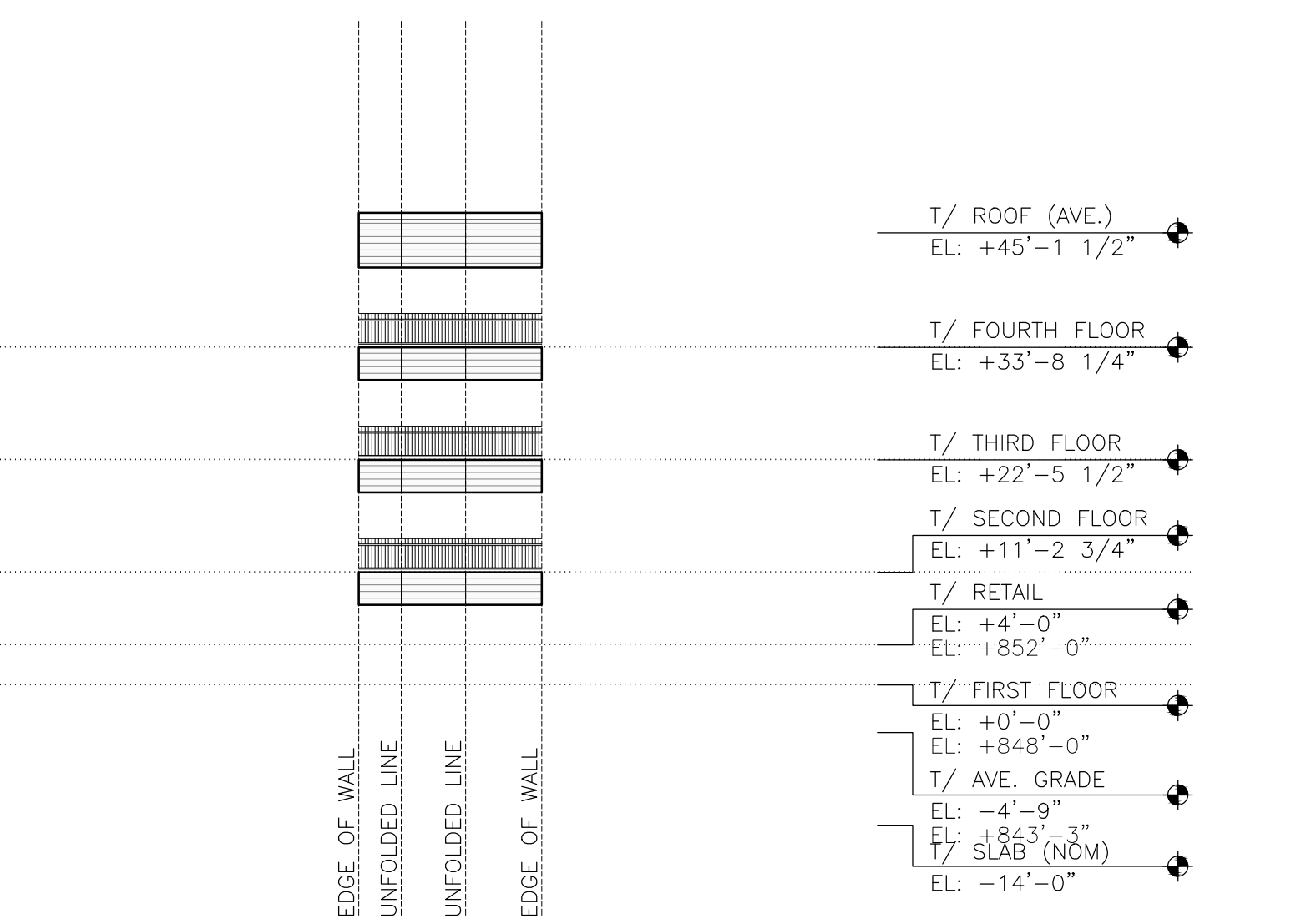
**H5 BALCONY @ UNIT 1C&1D**  
SCALE: 3/4"=1'-0"



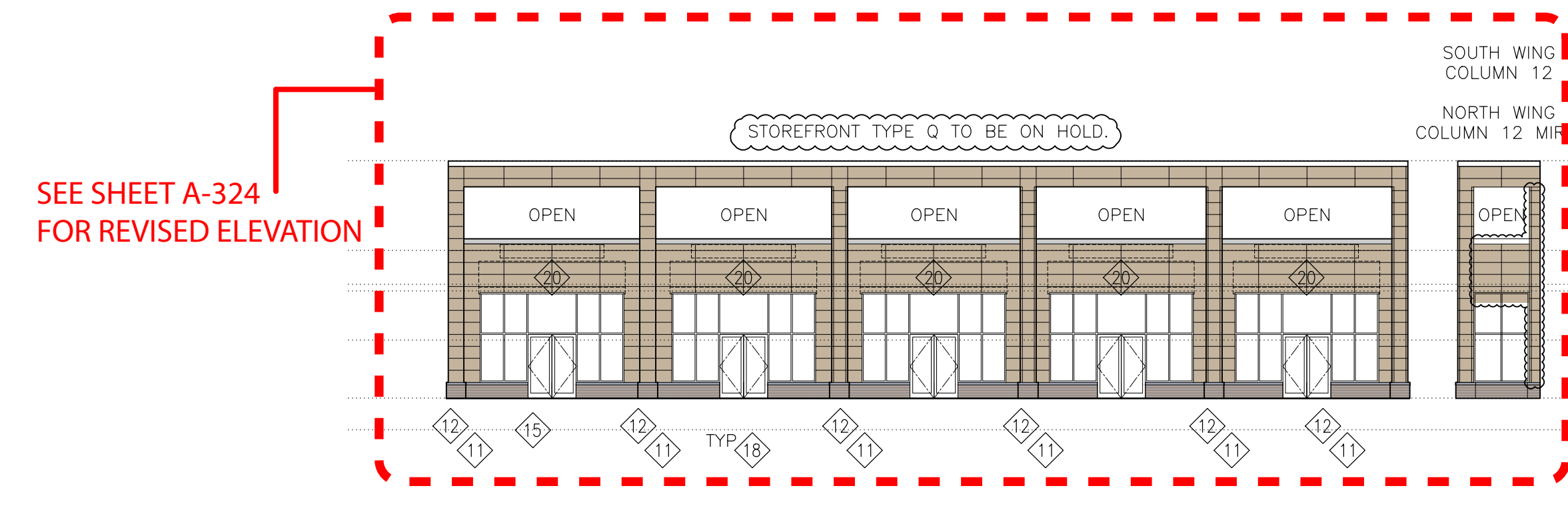
**H4 AMENITY ENTRANCE**  
SCALE: 3/4"=1'-0"



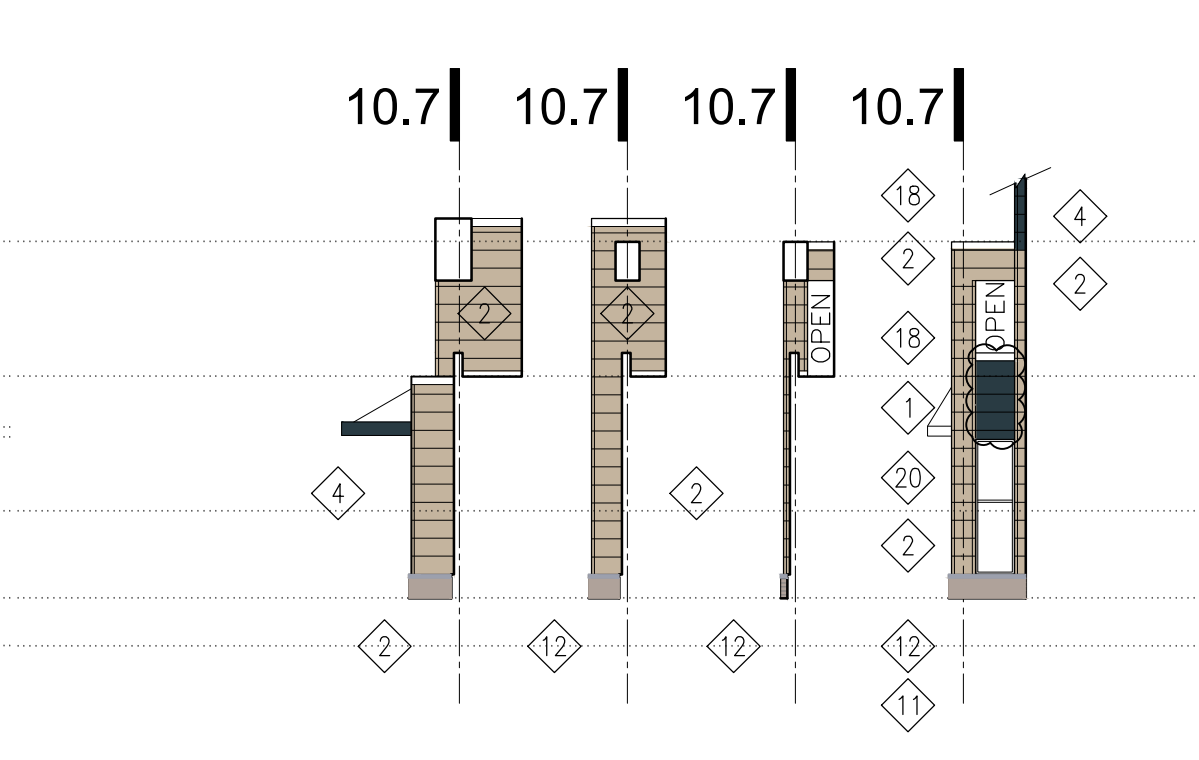
**H3 UNFOLDED ELEVATIONS @ UNIT 2D**  
SCALE: 3/4"=1'-0"



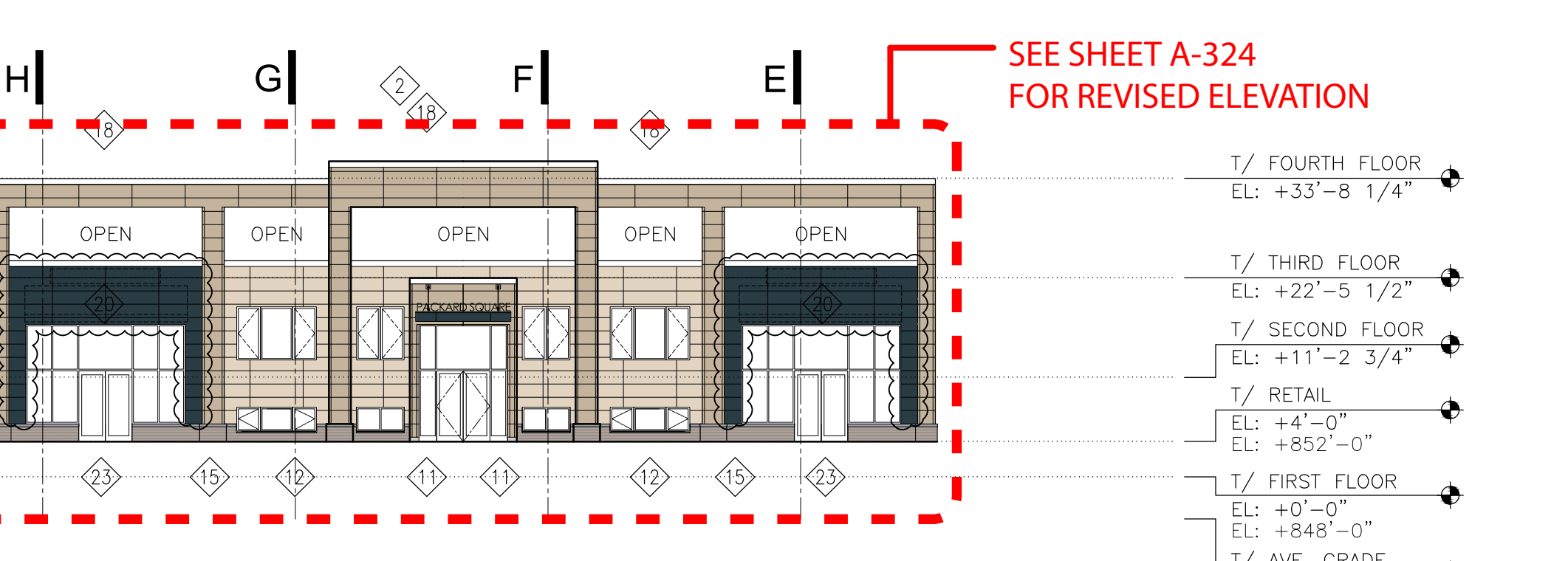
**H1 BALCONY @ UNIT 2D**  
SCALE: 3/4"=1'-0"



**J8 RETAIL ENTRY ELEVATION AT COURTYARD (NORTH)**  
SCALE: 3/4"=1'-0"



**J7 J6 J5 J4**



**J2 RESIDENTIAL MAIN RETAIL ELEVATION (EAST)**  
SCALE: 3/4"=1'-0"

**OWNER / DEVELOPER**  
Packard Square LLC  
1900 S. Telegraph Road  
Bloomfield Hills, MI

NUMBER	ISSUED FOR	DATE
3	SITE PLAN SUBMISSION	03/11/2020
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**ARCHITECT OF RECORD**  
**BUILT FORM**  
908 West Chestnut, Suite 920  
Chicago, IL 60642

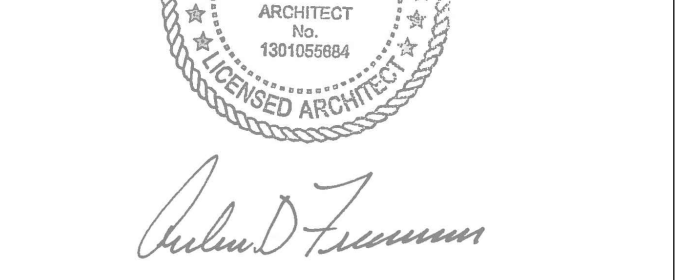
**LOCAL ARCHITECT**  
**NSA Architects**  
23761 Research Drive  
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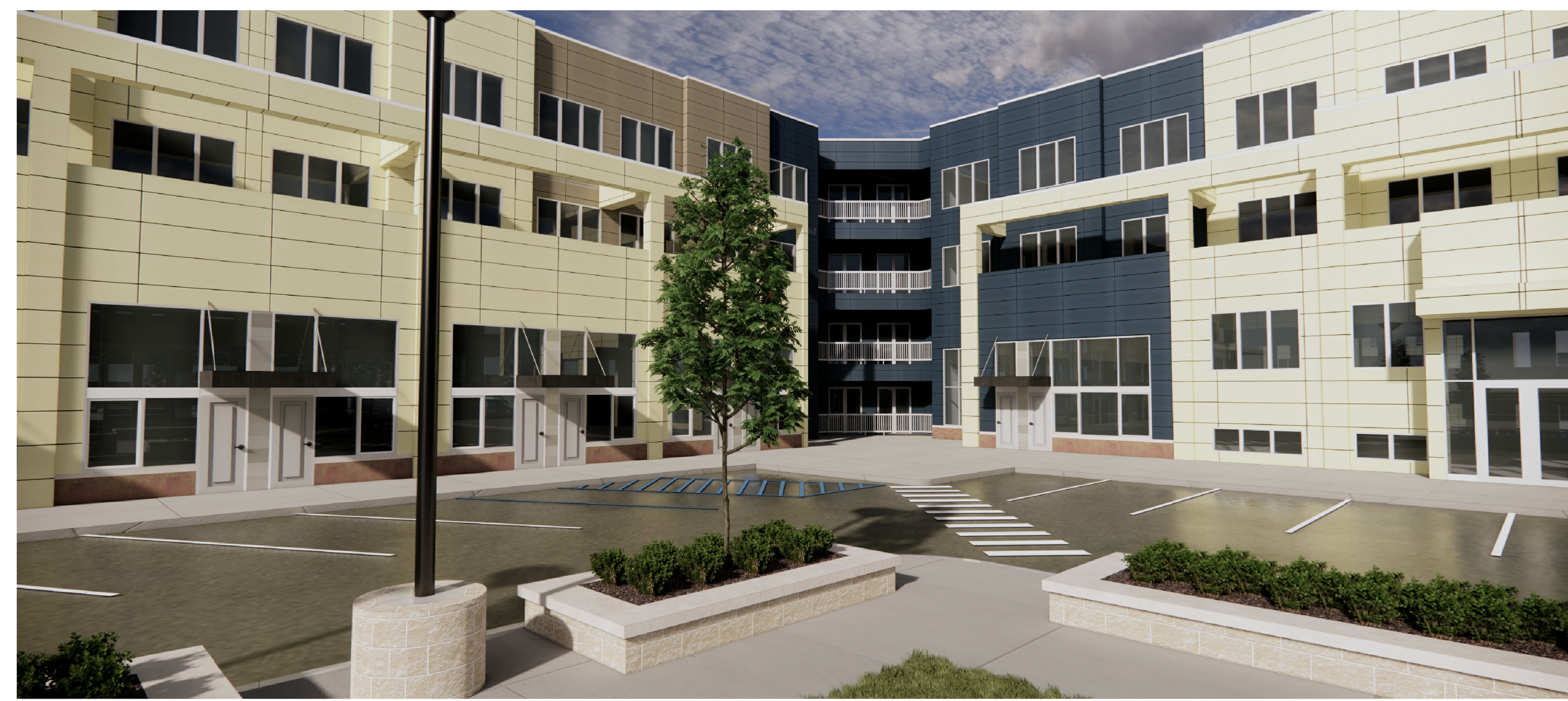
**PROJECT**  
Packard Square  
Ann Arbor, Michigan

**SHEET TITLE**  
Colored Building Elevations  
For City Review

**PROJECT NO.** 10-146  
**DATE** 10.19.2012  
**A322**  
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**1 SOUTH/NORTH ELEVATION (OPP.)**  
 SCALE - 1/8" = 1'-0"  
RELMWE



**2 COURTYARD RENDERING**  
 SCALE - 1/8" = 1'-0"  
RELMWE

SITE PLAN SUBMITTAL	03/11/2022
OWNER REVIEW	02/28/2022
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**HOBBS + BLACK**  
 ARCHITECTS  
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 Andover, MA 01810  
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**THE GEORGE**  
 APARTMENT RENOVATIONS  
 RETAIL TO RESIDENTIAL  
 CONVERSION

PROJECT

CONSULTANT

**PARTIAL BUILDING ELEVATIONS**

SHEET TITLE

**20-815**  
 PROJECT NUMBER

**A-323**  
 SHEET NUMBER

SITE PLAN SUBMISSION	03/11/2022
OWNER REVIEW	02/28/2022
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**THE GEORGE**  
 APARTMENT RENOVATIONS  
 RETAIL TO RESIDENTIAL  
 CONVERSION

PROJECT  
 CONSULTANT

**PARTIAL BUILDING ELEVATIONS**

SHEET TITLE  
**20-815**  
 PROJECT NUMBER  
**A-324**  
 SHEET NUMBER



**1 COURTYARD EAST ELEVATION**  
 SCALE - 1/8" = 1'-0"  
 REVIEW



**2 COURTYARD NORTH/SOUTH - ELEVATION**  
 SCALE - 1/8" = 1'-0"  
 REVIEW

Drawing: P:\2020\20815\150\wsp\Design\150-24-24-2020\202020 ELEVATION.dwg  
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