



FUSCO, SHAFFER & PAPPAS, INC.  
ARCHITECTS AND PLANNERS

09.14.2021

**ADDENDUM #1**

PROJECT: WHITE STATE HENRY – SPA TREE REPLACEMENT  
Ann Arbor, MI

OWNER: ANN ARBOR HOUSING COMMISSION  
Ann Arbor, MI

ARCHITECT: FUSCO, SHAFFER & PAPPAS, INC.  
Ferndale, Michigan

**A. GENERAL**

This Addendum is issued prior to the start of construction and amends the contract drawings and specifications dated 08.15.2021.

Except as otherwise specifically mentioned, the general character of the work required by this Addendum shall be the same as originally specified, and all incidentals required in connection with the work hereinafter described shall be included even though not specifically mentioned. Where an item is mentioned with no additional specifications given, reference shall be made to the original specifications.

**B. REVISIONS, CLARIFICATIONS AND ADDITIONS TO THE CONTRACT DRAWINGS**

**1. SHEET L.302**

- a. Revised sheet to include total dollar amount due to the city of Ann Arbor for 24" of tree listed in landscape data table.

**-- END OF ADDENDUM #1 --**

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	RESUBMIT #2

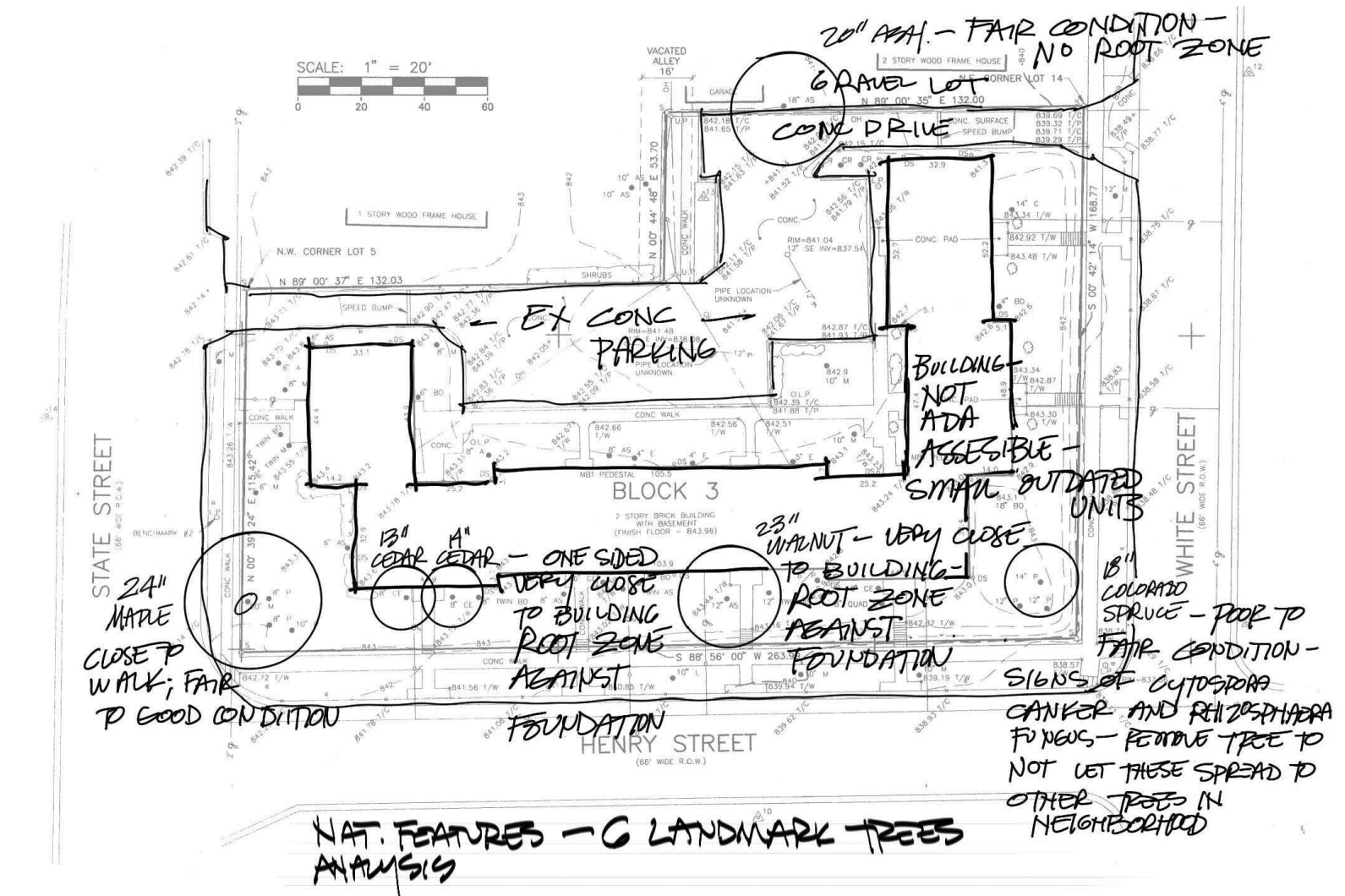
KEY PLAN

FSP PROJECT NO. NDU15.007

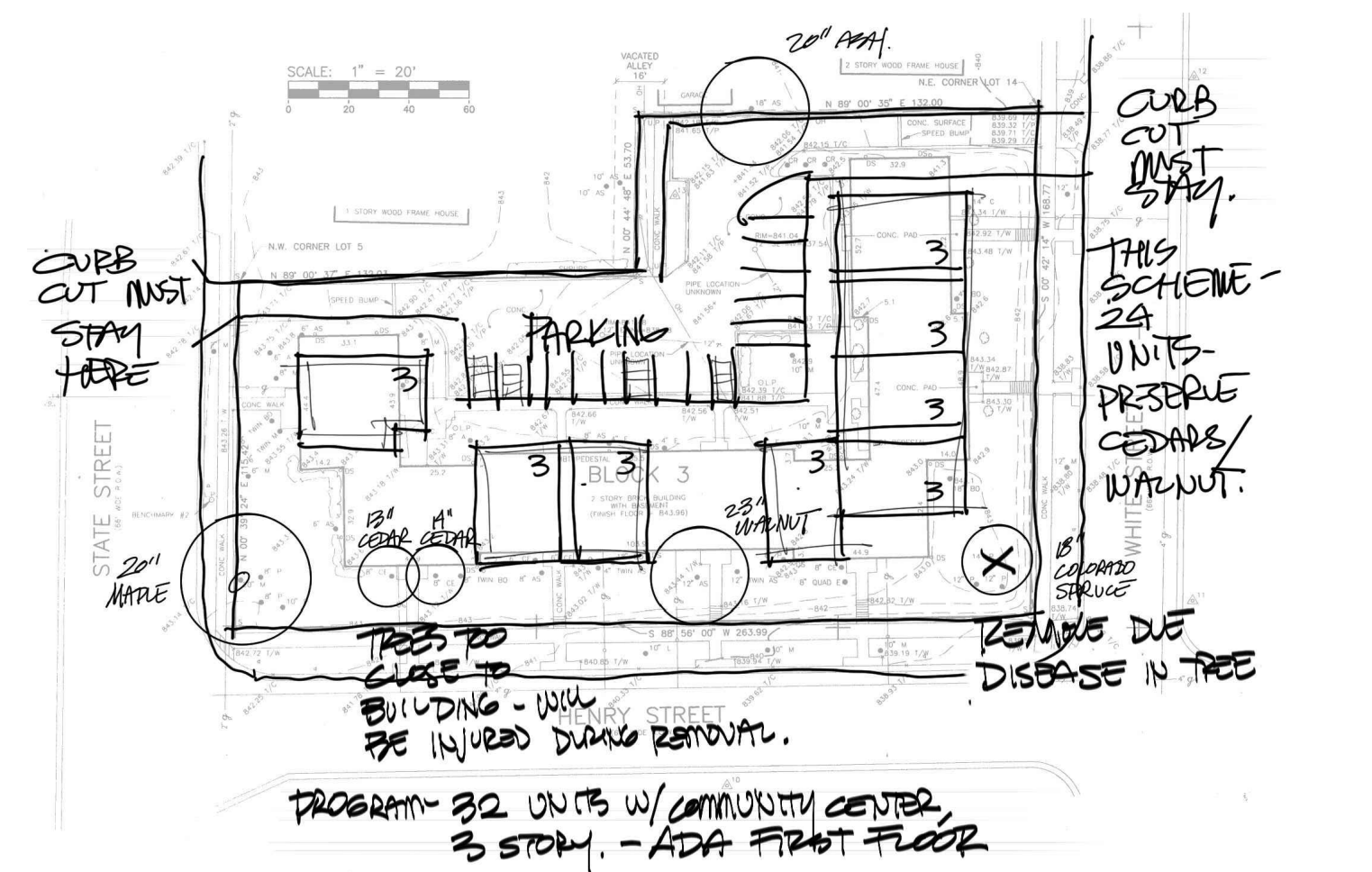
DRAWING TITLE  
 NATURAL FEATURES ALTERNATIVES ANALYSIS

DRAWING NUMBER

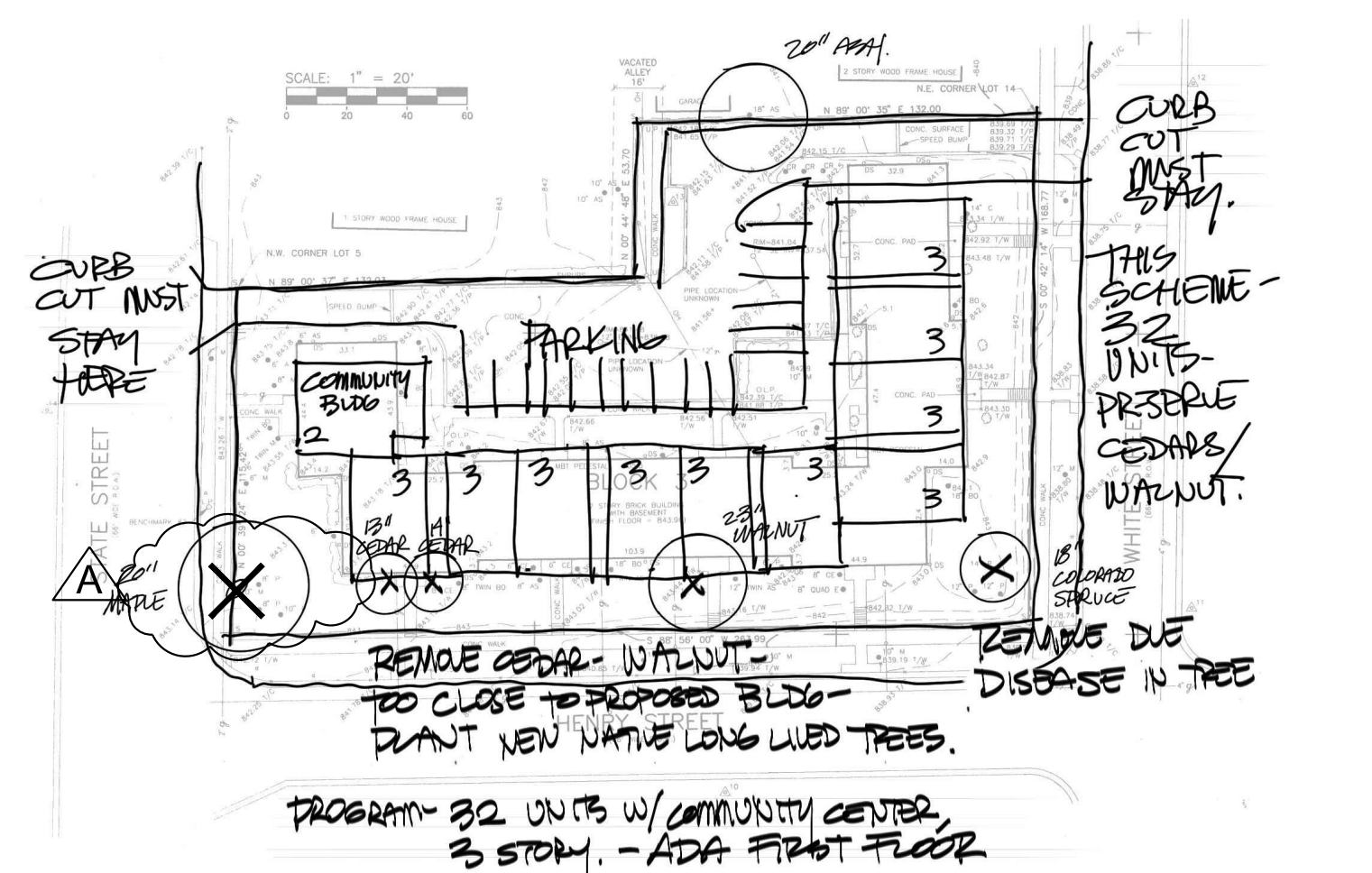
LF1



1 NATURAL FEATURES ANALYSIS  
 NOT TO SCALE

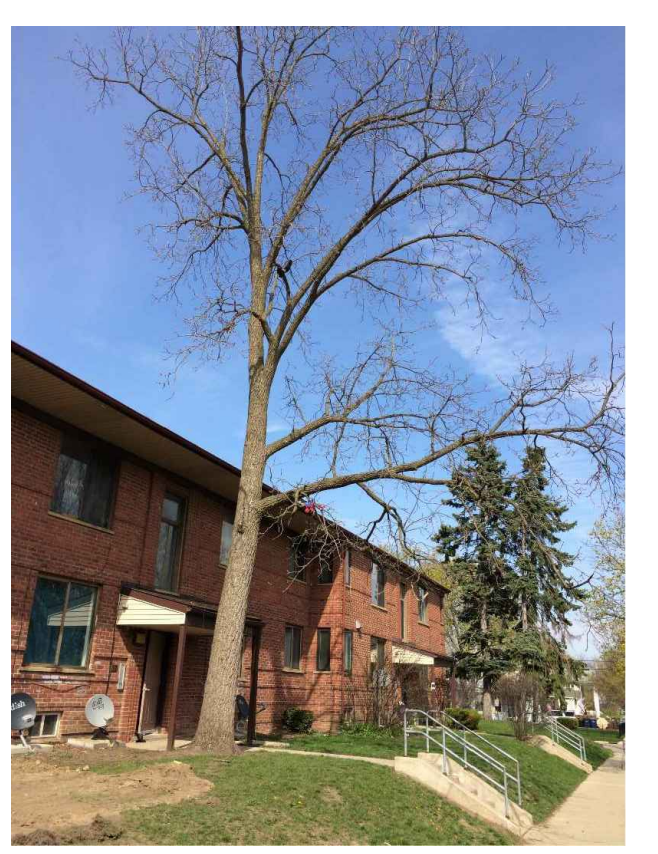


2 NATURAL FEATURES - ALTERNATE "A"  
 NOT TO SCALE



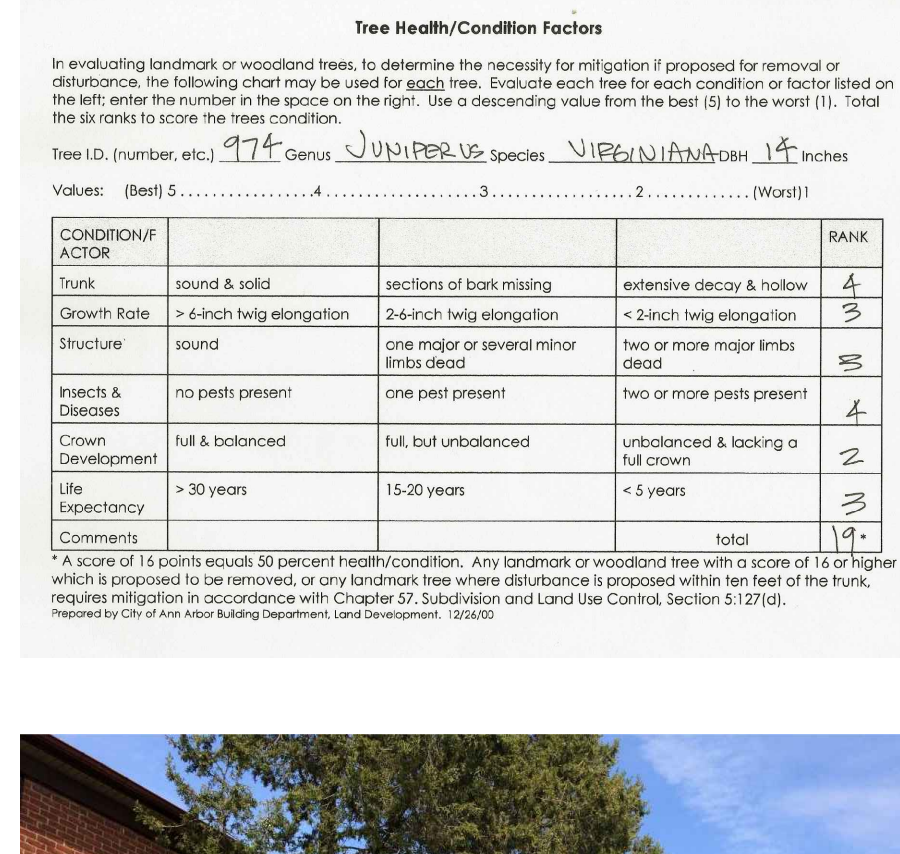
3 NATURAL FEATURES - ALTERNATE "B"  
 NOT TO SCALE

Tree Health/Condition Factors			RANK		
Trunk	sound & solid	sections of bark missing	extensive decay & hollow	3	1
Growth Rate	> 6-inch twig elongation	2-6-inch twig elongation	< 2-inch twig elongation	3	2
Structure	sound	one major or several minor limbs dead	two or more major limbs dead	3	1
Insects & Diseases	no pests present	one pest present	two or more pests present	4	1
Crown Development	full & balanced	full, but unbalanced	unbalanced & lacking a full crown	3	2
Life Expectancy	> 30 years	15-30 years	< 5 years	3	2
Comments			total	13	



A TREE #970 - DIED DURING CONSTRUCTION

Tree Health/Condition Factors			RANK		
Trunk	sound & solid	sections of bark missing	extensive decay & hollow	4	4
Growth Rate	> 6-inch twig elongation	2-6-inch twig elongation	< 2-inch twig elongation	3	3
Structure	sound	one major or several minor limbs dead	two or more major limbs dead	4	1
Insects & Diseases	no pests present	one pest present	two or more pests present	4	1
Crown Development	full & balanced	full, but unbalanced	unbalanced & lacking a full crown	3	2
Life Expectancy	> 30 years	15-30 years	< 5 years	3	3
Comments			total	20	



4 TREES TO BE REMOVED - EVALUATION  
 NOT TO SCALE

Natural Features Statement of Impact

The proposed White State Henry Apartments is designed as an affordable housing development for the Ann Arbor Housing Commission, who owns operates and maintains the existing development. The proposed 32 unit apartment building is a replacement for the existing 28 unit building, non-compliant with the American Disabilities Act. The existing natural features on-site are limited to six existing landmark trees.

Tree ID	Species	Caliper	Notes
970	Maple	24" caliper	growing adjacent to the sidewalk and street, good condition
973	Red Cedar	13" caliper	DIED DURING CONSTRUCTION
974	Red cedar	14" caliper	4' off the building, one sided, poor shape, very limited root zone, fair condition
975	Walnut	23" caliper	growing close to the existing building, limited root zone, un-even crown, fair to good condition
979	Colorado Spruce	18" caliper	diseased - show signs of Cytospora fungus, Rhizosphaera fungus, will spread to other trees in the area, fair to poor condition,
985	Ash	20" caliper	growing between two parking lots, poor crown, very limited root zone, fair condition

2) Site layout Concepts

The Program for the building is for 32 affordable housing units, 10 of which are to be American Disabilities Act compliant. The curb cuts for the entry drives to the parking must stay in the existing locations, and set back requirements require the proposed new building utilize the same general footprint as the current building.

Concept "A" preserves 5 of the 6 landmark trees, the infected Colorado Spruce has been removed to not spread disease to other trees in the area. In preserving the two cedars and the walnut, this layout however provides only 24 units. This building layout is dis-jointed, and not cohesive. Existing building demolition will stress and possibly kill the cedars and walnut tree attempting to be preserved. The preserved one-sided cedars grant little shade for new residents.

The preferred Concept "B" preserves X of the 6 landmark trees - the infected Colorado Spruce has been removed to not spread disease to other trees in the area, and the two cedars and walnut have been removed because they fall inside the edge of the proposed 32 unit building. This layout for the building is cohesive and efficient. Replacement trees proposed for the cedars and walnut are Hackberry, a long lived large shade tree tolerant of urban conditions, and for spring and fall color, native pink flowering Red Bud and white flowering Service Berry ornamental trees. Locations for these proposed trees are in the lawn out from the proposed building, with ample root area for the trees to reach their mature size and form.

No new impact to Landmark tree #985's critical root zone should occur as proposed conditions will be consistent with existing conditions within that zone. Landmark tree #979's critical root zone will have additional impact due to the installation of new underground utilities.

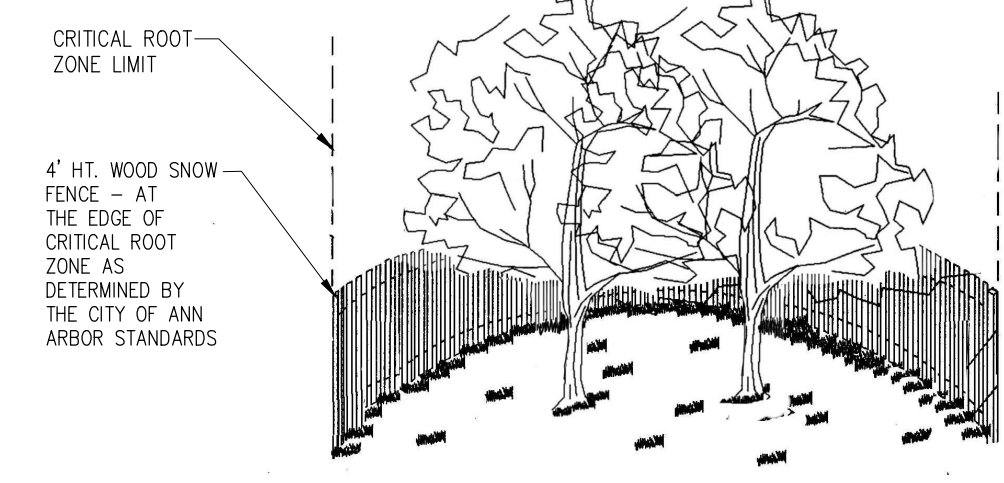
5 NATURAL FEATURES IMPACT STATEMENT  
 NOT TO SCALE

**NOTE:**

4' HT. PROTECTIVE WOOD SNOW FENCE - METAL STAKES 8' O.C. MAXIMUM. PLACE NO CLOSER THAN THE CRITICAL ROOT ZONE EDGE, AS SHOWN ON THE PLAN OF EACH PRESERVED TREE. PLACEMENT OF FENCING, CLOSER TO TREE THAN THE EDGE OF THE CRITICAL ROOT ZONE, IS NOT PERMITTED WITHOUT CITY APPROVAL.

STORE NO MATERIALS WITHIN THE SNOW FENCE AREA. SNOW FENCE TO BE TAKEN DOWN ONLY UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ARCHITECT.

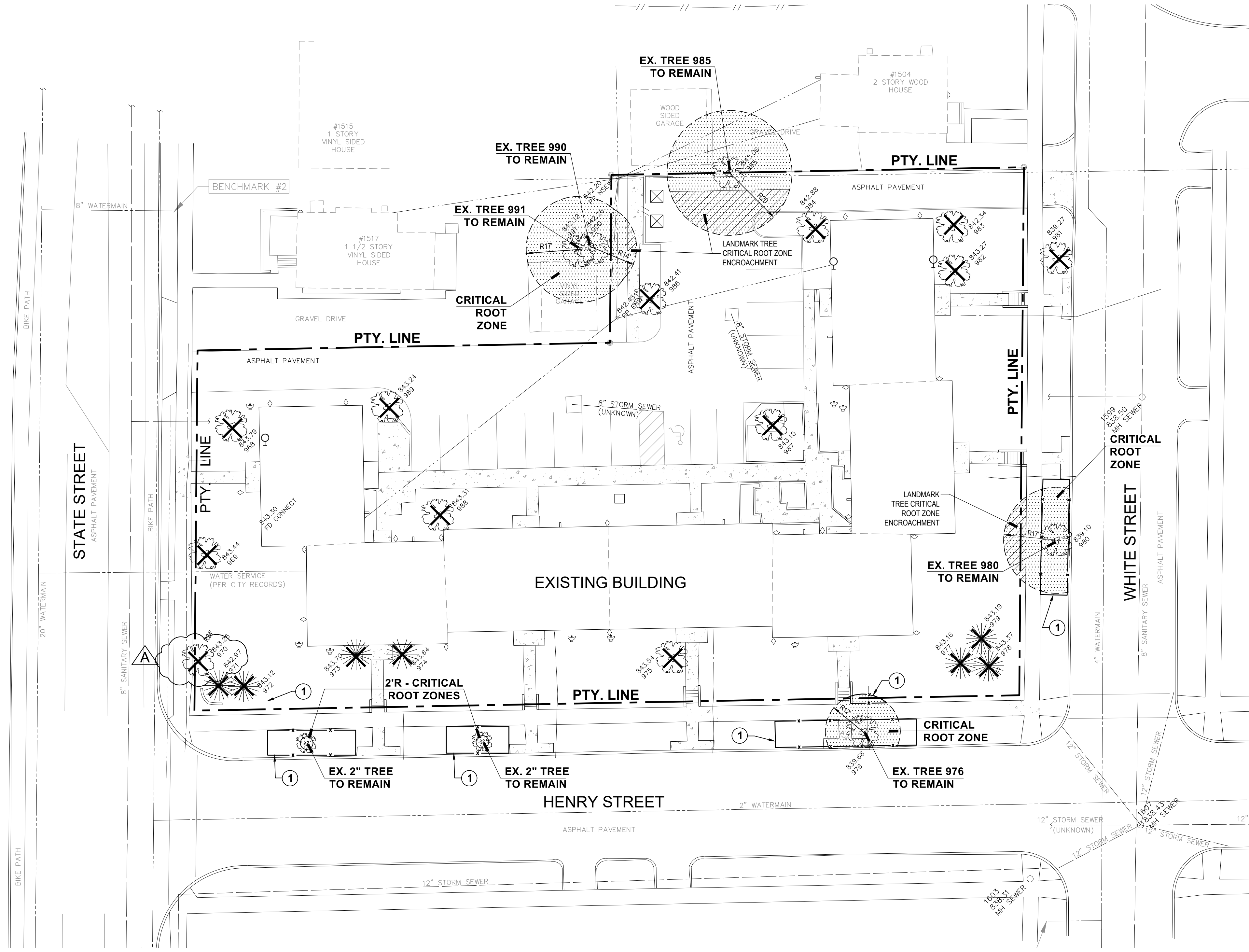
**WOOD SNOW FENCE - TREE PROTECTION**



**2 TREE PROTECTION DETAIL**  
L.300 NOT TO SCALE

**NOTE KEY:** ① SNOW FENCE - TREE PROTECTION FENCE - SEE SHEET 2/L.300

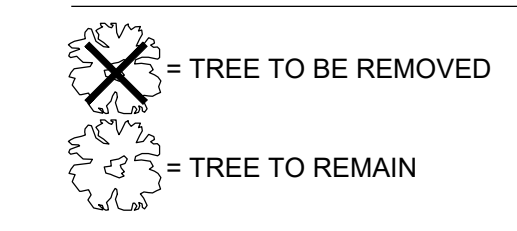
**SWIFT LANE APARTMENTS -  
WHITE STATE HENRY**  
ANN ARBOR MICHIGAN



**1 EXISTING SITE - TREE REMOVAL PLAN**  
L.300 SCALE 1" = 20'



**TREE LEGEND**



**TREE LIST**

TAG NO.	DBH	TYPE	LANDMARK TREE
R-966	7"	PEAR	NO
R-969	14"	ASH	NO
R-970	24"	MAPLE	YES
R-971	10"	COLORADO SPRUCE	NO
R-972	11"	COLORADO SPRUCE	NO
R-973	13"	CEDAR	YES
R-974	14"	CEDAR	YES
R-975	23"	WALNUT	YES
R-976	12"	NORWAY MAPLE	NO
R-977	12"	COLORADO SPRUCE	NO
R-978	12"	COLORADO SPRUCE	NO
R-979	16"	COLORADO SPRUCE	YES
R-980	17"	NORWAY MAPLE	NO
R-981	14"	NORWAY MAPLE	NO
R-982	14"	BLACK LOCUST	NO
R-983	9"	WALNUT	NO
R-984	5"	CRABAPPLE	NO
R-985	20"	ASH	YES
R-986	10"	NORWAY MAPLE	NO
R-987	15"	MAPLE	NO
R-988	11"	CRABAPPLE	NO
R-989	11"	MAPLE	NO
R-990	14"	ASH	NO
R-991	17"	ASH	NO

NOTE: ONLY TREES 6" DBH OR LARGER HAVE BEEN IDENTIFIED IN ACCORDANCE WITH CITY REQUIREMENTS. THERE MAY BE SMALLER TREES PRESENT THAT MAY NOT BE APPEAR ON THIS SURVEY.

CRITICAL ROOT ZONE (CRZ) = 1 RADIAL FOOT PER CALIPER INCH AT DBH (IE 14" TREE = 14'R CRZ)

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KEY PLAN

FSP PROJECT NO. NDU15.007

DRAWING TITLE  
EXISTING SITE - TREE REMOVAL PLAN

DRAWING NUMBER

**L.300**





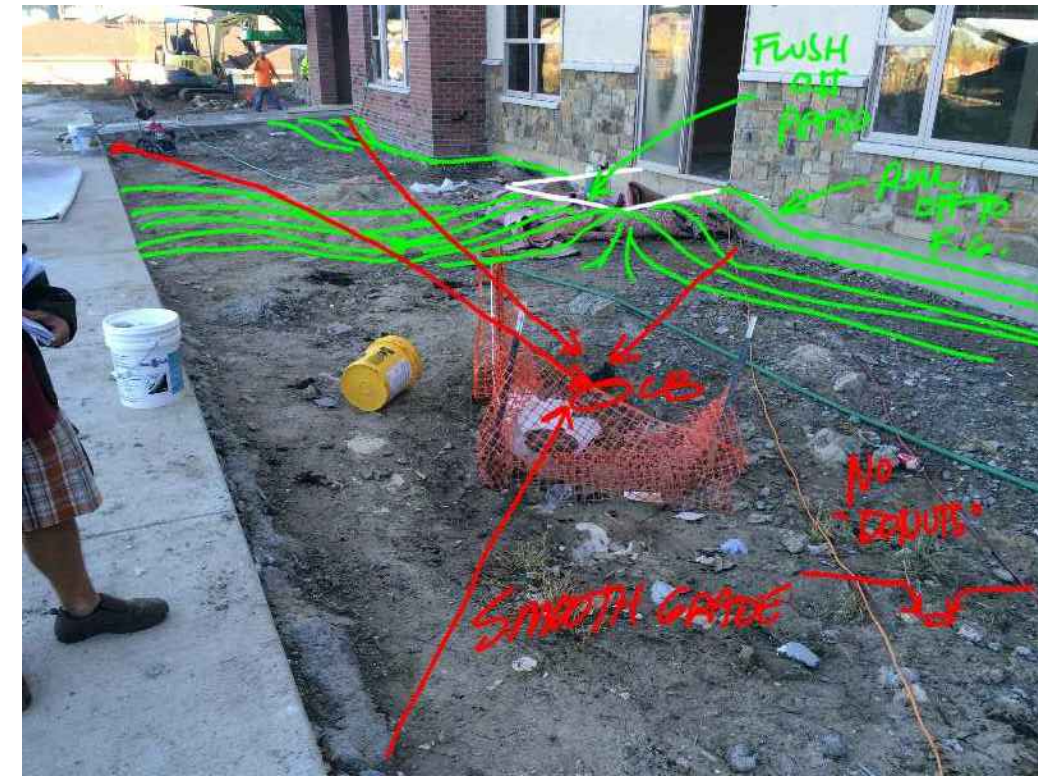




SWIFT LANE APARTMENTS - WHITE STATE HENRY - ANN ARBOR MICHIGAN



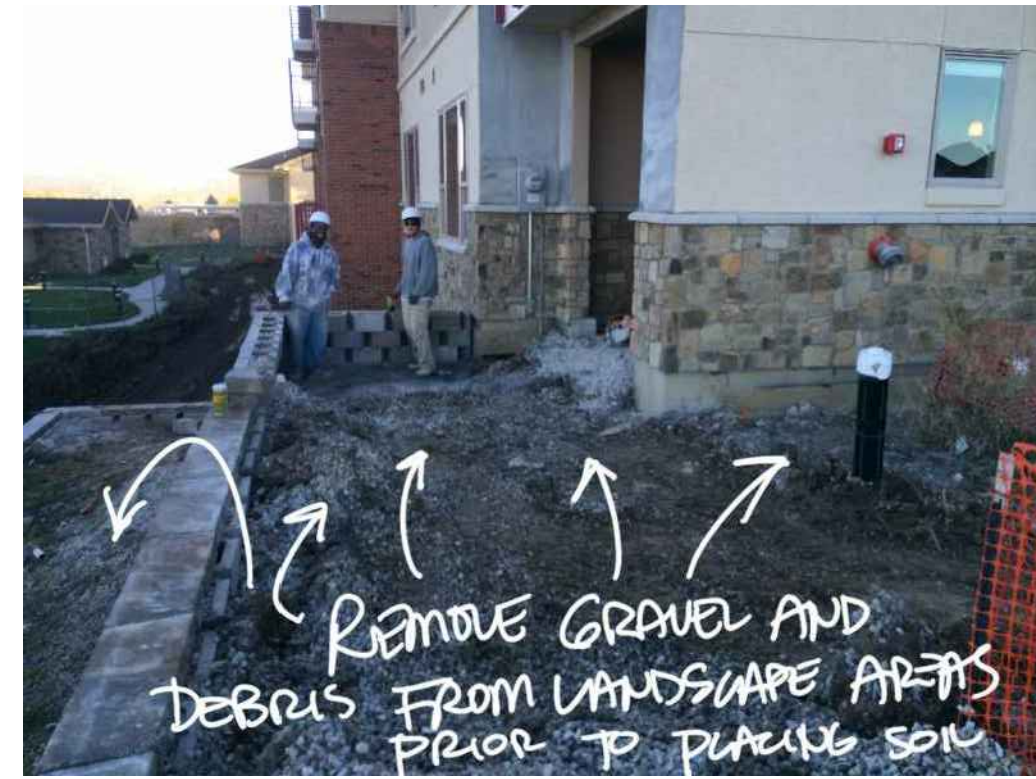
PRIOR TO TOPSOIL BEING INSTALLED IN LAWN AREAS



STANDARD - ROLL GRADE DOWN FROM PATIO TO FINISH GRADE ALONG BUILDING. INSTALL SOIL FOR SMOOTH SHEET DRAINAGE ACROSS LAWN TO RIM OF CATCH BASIN



STANDARD - EXCAVATE COMPACTED CONSTRUCTION SOIL FROM PLANTING BED AREAS, TO DEPTH STATED ON PLANTING DETAILS, IN PREPARATION FOR PLANT MIX INSTALLATION.



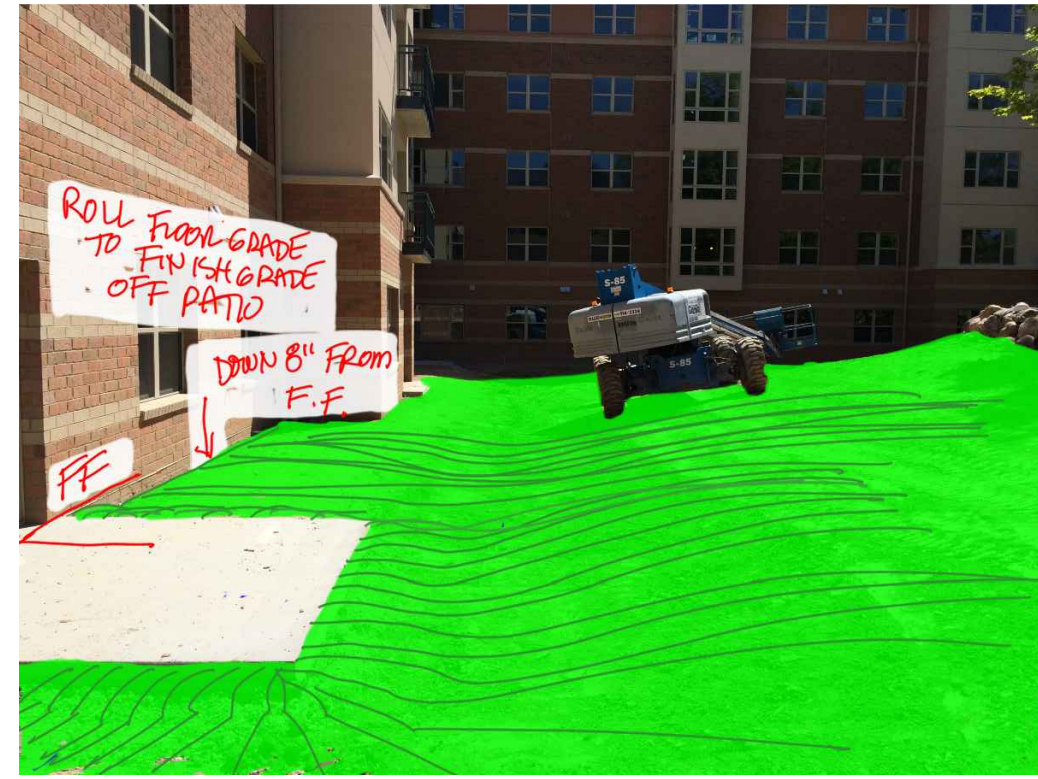
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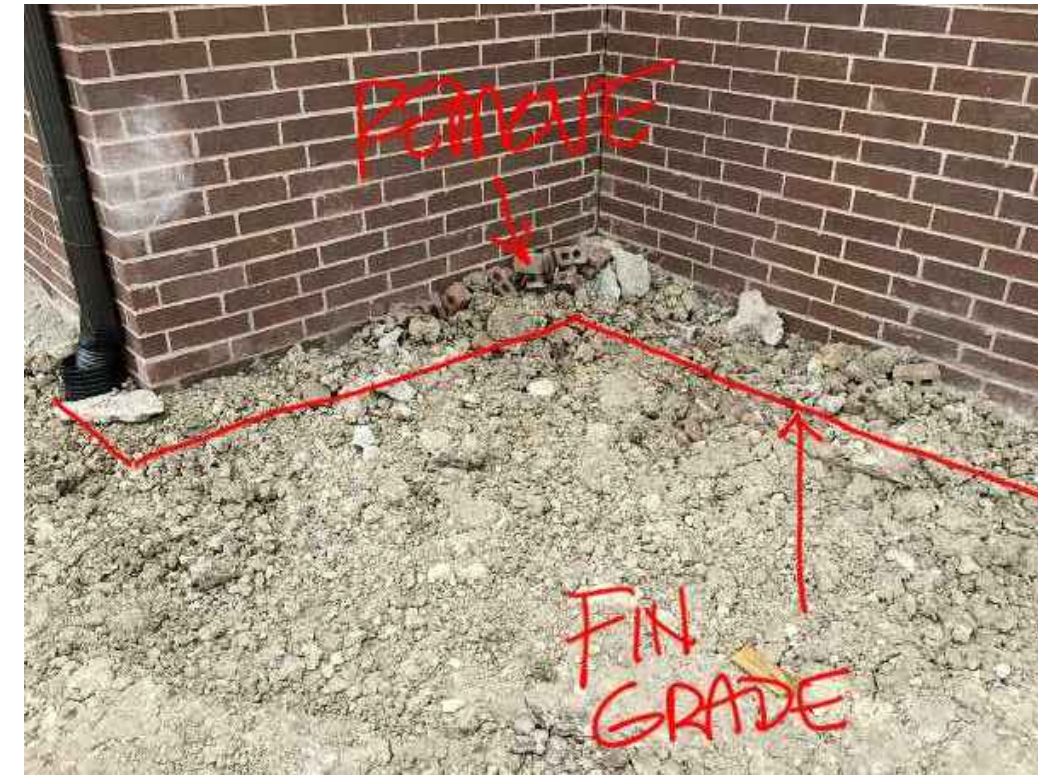
NOT STANDARD - IRRIGATION VALVE LIDS TO BE FLUSH WITH ADJACENT LAWN AREAS



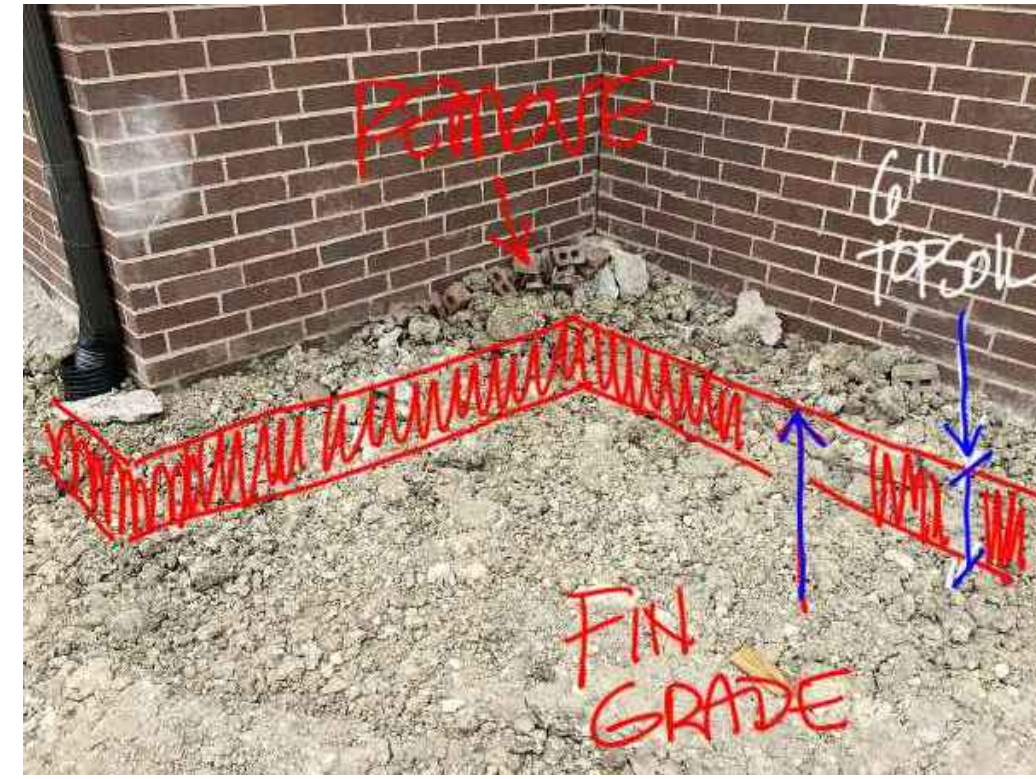
PRIOR TO TOPSOIL BEING INSTALLED IN LAWN AREAS



STANDARD - ROLL GRADE DOWN FROM PATIO TO FINISH GRADE ALONG BUILDING. INSTALL SOIL FOR SMOOTH SHEET DRAINAGE ACROSS LAWN TO SWALES. FINISH GRADE ALONG BUILDING TO BE AS SHOWN ON CIVIL PLANS.



NOT STANDARD - SOIL TOO HIGH ALONG BUILDING - EXCAVATE COMPACTED CONSTRUCTION SOIL FROM PLANTING BED AREAS AND LAWNS, TO CORRECT SUB-GRADE IN PREPARATION FOR 6" DEEP TOPSOIL IN LAWN AREAS AND 12" DEEP PLANT MIX IN PLANTING BEDS. FINISH GRADES NOTED ON CIVIL PLANS.



STANDARD - FINISH GRADE TO BE AS SHOWN ON CIVIL PLANS. EXCAVATE COMPACTED CONSTRUCTION SOIL FROM PLANTING BED AREAS AND LAWNS TO SUB-GRADE, IN PREPARATION FOR 6" DEEP TOPSOIL IN LAWN AREAS AND 12" DEEP PLANT MIX IN PLANTING BEDS.



NOT STANDARD - METAL EDGING TO BE FLUSH WITH ADJACENT LAWN AREAS



NOT STANDARD / NOT ACCEPTABLE - FLAT GRADE IN LAWN AREA, THEN DROPPING ABRUPTLY AT CATCH BASIN



STANDARD - FROM BUILDING OR WALK, PROVIDE A SMOOTH EVEN 2% MINIMUM GRADE TO THE RIM OF THE DRAIN INLET OR CATCH BASIN



NOT STANDARD - TOO MUCH COMPACTED CONSTRUCTION SOIL IN BEDS.



STANDARD - EXCAVATE COMPACTED CONSTRUCTION SOIL FROM PLANTING BED AREAS IN PREPARATION FOR 12" DEEP PLANT MIX IN PLANTING BEDS. FINISH GRADE TO BE AS SHOWN ON CIVIL PLANS



NOT STANDARD - FINISH GRADE TO BE FLUSH WITH EDGE OF WALKS AT LAWN AND PLANTING BED AREAS, TO AVOID TRIP HAZARD FOR RESIDENTS AND VISITORS



NOT STANDARD - FINISH GRADE TO BE AS SHOWN ON CIVIL PLANS



NOT STANDARD - TOO MUCH COMPACTED CONSTRUCTION SOIL IN BEDS.



STANDARD - EXCAVATE COMPACTED CONSTRUCTION SOIL FROM PLANTING BED AREAS IN PREPARATION FOR 12" DEEP PLANT MIX IN PLANTING BEDS. FINISH GRADE TO BE AS SHOWN ON CIVIL PLANS

LANDSCAPE STANDARDS

THESE IMAGES ARE A VISUAL REPRESENTATION OF THE DESIGN INTENT AND REQUIREMENTS GIVEN IN THE PLANS AND SPECIFICATIONS

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KEY PLAN



FSP PROJECT NO. NDU15.007

DRAWING TITLE  
LANDSCAPE STANDARDS

DRAWING NUMBER

L.603





NOT STANDARD - NO MULCH VOLCANOES!!! - THIS CREATES ROT ON THE TRUNK AND KILLS THE TREE. INSTALL TREE PER DETAILS.



STANDARD - SOIL REMOVED FROM ROOT FLARE - TREE AT PROPER GRADE, 4" ONLY MULCH, LOW SAUCER 3" MAXIMUM HEIGHT.



STANDARD - SOIL REMOVED FROM ROOT FLARE - TREE AT PROPER GRADE, 4" ONLY MULCH, LOW SAUCER 3" MAXIMUM HEIGHT.



NOT STANDARD - DOWNSPOUT BOOT TOO HIGH, SHOWING ABOVE GRADE



NOT STANDARD - INCORRECT JOINTING ON CONCRETE WALKS



NOT STANDARD - NO MULCH VOLCANOES!!! - THIS CREATES ROT ON THE TRUNK AND KILLS THE TREE. INSTALL TREE PER DETAILS.



STANDARD - SOIL REMOVED FROM ROOT FLARE - TREE AT PROPER GRADE, 4" ONLY MULCH, LOW SAUCER 3" MAXIMUM HEIGHT.



STANDARD - SOIL REMOVED FROM ROOT FLARE - TREE AT PROPER GRADE, 4" ONLY MULCH, LOW SAUCER 3" MAXIMUM HEIGHT.



STANDARD - TOP OF DOWNSPOUT BOOT FLUSH WITH FINISH GRADE



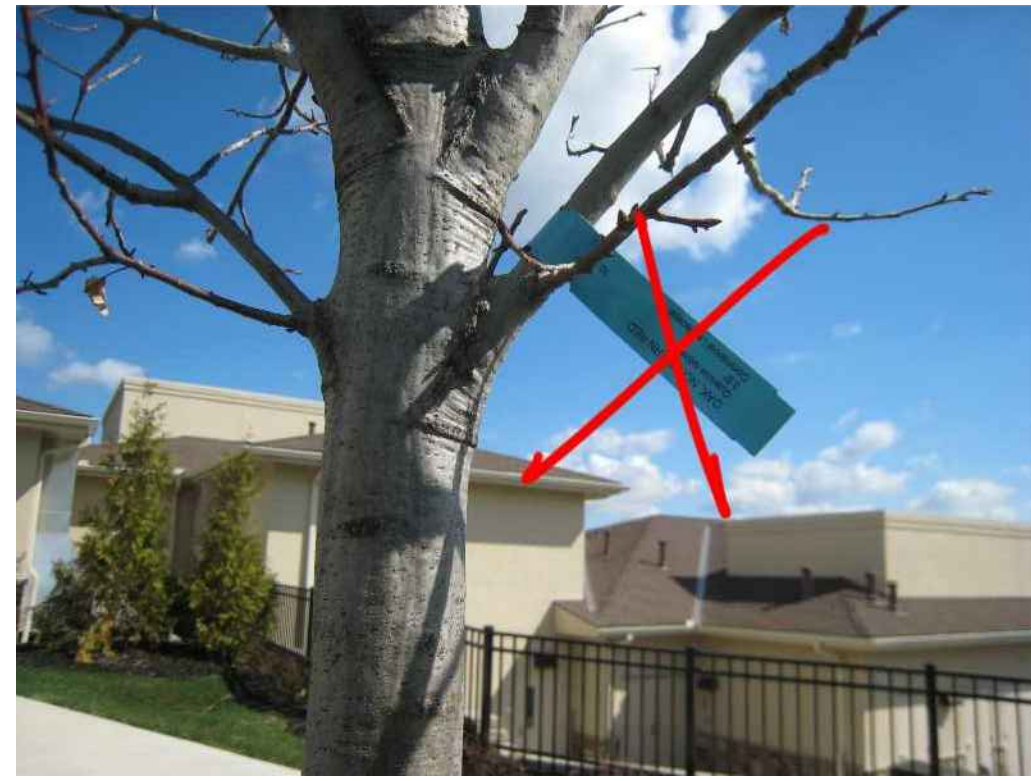
NOT STANDARD - CONCRETE WALKS WITH INCORRECT JOINTING THAT WILL CRACK, AND CAUSE A TRIP HAZARD FOR RESIDENTS AND VISITORS



NOT STANDARD - DO NOT BURY TOPS OF SHRUBS IN MULCH!! THIS CREATES ROT ON THE TRUNK AND KILLS THE SHRUB. INSTALL PLANT PER DETAILS.



NOT STANDARD - NO MULCH VOLCANOES!!! - THIS CREATES ROT ON THE TRUNK AND KILLS THE TREE. INSTALL TREE PER DETAILS.



NOT STANDARD - REMOVE TAGS AND LABELS, TRIM OFF DEAD TWIGS AND BRANCHES

2 STANDARDS FOR DOWNSPOUTS  
L101 NOT TO SCALE



STANDARD - INSTALL CONCRETE WALKS WITH CORRECT JOINTING PER LAYOUT PLANS



NOT STANDARD - TRIM OFF DEAD TWIGS AND BRANCHES



NOT STANDARD - TRIM OFF CROSSING TWIGS AND BRANCHES



NOT STANDARD - TRIM OFF CROSSING TWIGS AND BRANCHES



NOT STANDARD - CROOKED PLANTS. INSTALL TREES AND SHRUBS PLUMB, AND DO NOT BURY TRUNKS WITH EXCESSIVE MULCH

1 STANDARDS FOR PLANTING  
L101 NOT TO SCALE

3 STANDARDS FOR WALKS  
L101 NOT TO SCALE

3 STANDARDS FOR WALKS  
L101 NOT TO SCALE

LANDSCAPE STANDARDS  
THESE IMAGES ARE A VISUAL REPRESENTATION OF THE DESIGN INTENT AND REQUIREMENTS GIVEN IN THE PLANS AND SPECIFICATIONS

NO REVISIONS THIS SHEET

SWIFT LANE APARTMENTS - WHITE STATE HENRY - ANN ARBOR MICHIGAN

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DRAWING TITLE  
LANDSCAPE STANDARDS

DRAWING NUMBER

L.604