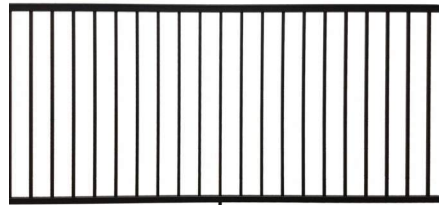




BLACK WINDOW FRAMES -
CLEAR LOW-E GLASS



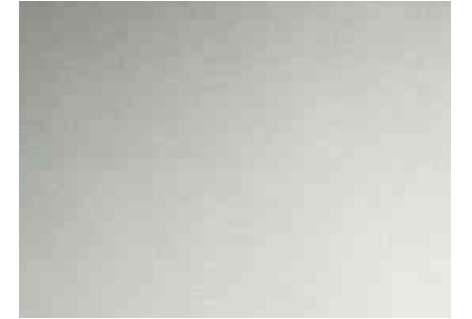
METAL RAILING (PAINTED TO
MATCH BRICK)



RIBBED STO PANEL OR EQUAL
(COLOR TO MATCH BRICK)



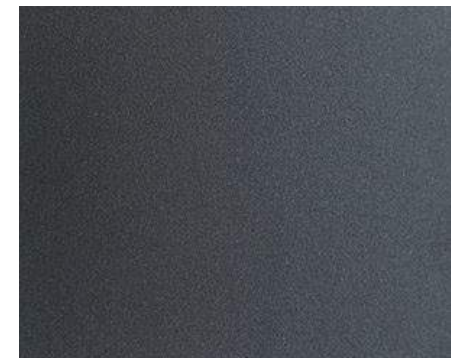
BLACK STOREFRONT FRAMES -
CLEAR LOW-E GLASS



SILVER STO PANEL OR EQUAL



STOCAST BRICK - BORDEAUX



CHARCOAL STO PANEL OR EQUAL



GLEN-GERY FACE BRICK -
MASON GOLD



ANN ARBOR GALLERIA

1208 SOUTH UNIVERSITY AVE

EXTERIOR MATERIALS

11.08.2023



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ARCHITECTS
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ANN ARBOR GALLERIA

1208 SOUTH UNIVERSITY AVE

EXTERIOR VIEW FROM NORTHWEST

11.08.2023





ANN ARBOR GALLERIA

1208 SOUTH UNIVERSITY AVE

EXTERIOR VIEW FROM NORTHEAST

11.08.2023







ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY AVE

EXTERIOR VIEW FROM SOUTHWEST

11.08.2023



Development Summary											
Floor	Floor Height	Floor Elev.	Residential	Retail	Leasing Office	Amenity / Lobby	Circulation	Vertical Conveyance*	Mech / Storage	Parking Garage	Gross Area
Level 1	17.67	0.00		2,000	900	2,321	265	846	4,881	13,912	25,125
Level 2	10.67	17.67	15,672				2,230	935	619		19,456
Level 3	10.67	28.33	16,605				1,575	935	742		19,857
Level 4	10.67	39.00	15,865				1,575	935	742		19,117
Level 5	10.67	49.67	15,865				1,575	935	742		19,117
Level 6	10.67	60.33	15,865				1,575	935	742		19,117
Level 7	10.67	71.00	15,865				1,575	935	742		19,117
Level 8	10.67	81.67	15,865				1,575	935	742		19,117
Level 9	10.67	92.33	15,865				1,575	935	742		19,117
Level 10	10.67	103.00	15,865				1,575	935	742		19,117
Level 11	10.67	113.67	15,865				1,575	935	742		19,117
Level 12	10.67	124.33	15,865				1,575	935	742		19,117
Level 13	10.67	135.00	15,865				1,575	935	742		19,117
Level 14	10.67	145.67	15,865				1,575	935	742		19,117
Level 15	10.67	156.33	15,865				1,575	935	742		19,117
Level 16	12.67	167.00	13,936				1,575	935	2,671		19,117
Level 17	15.33	179.67	5,178			5,115	950	914	1,566		13,723
Roof**		195.00									

Gross Area		241,771	2,000	900	7,436	25,495	15,785	19,383	13,912	326,682
Gross Area FAR*		241,771	2,000	900	7,436	25,495	0	19,383	13,912	310,897

**Max Height = 150' + 30% bonus for sustainability or on-site affordable housing = 195'

Site FAR	
Site Area (estimated)	25,298
Proposed Gross FAR Area	310,897
FAR	1229%

Bicycle Parking	
1 per 2500 sf residential	119
1 per 10,000sf non-res.	1
Total Required	120

Vehicle Parking Provided	
Surface Lot	34
Total Parking Provided	34

0.05 spaces / bedroom
(Dedicated parking to be provided at adjacent parking garage)

Unit Matrix										
	Studio	1/1	2/2	2/2 D.O.	3-BR	4-BR	5-BR	6-BR	Total	Beds / Floor
Target Area	350	550	800	965	1100	1400	1560	1720		
Level 1										
Level 2	2	1	1	1	1	4	2	1	13	44
Level 3	3	1	1	1		4	2	2	14	48
Level 4	3	1	2			5	2	1	14	44
Level 5	3	1	2			5	2	1	14	44
Level 6	3	1	2			5	2	1	14	44
Level 7	3	1	2			5	2	1	14	44
Level 8	3	1	2			5	2	1	14	44
Level 9	3	1	2			5	2	1	14	44
Level 10	3	1	2			5	2	1	14	44
Level 11	3	1	2			5	2	1	14	44
Level 12	3	1	2			5	2	1	14	44
Level 13	3	1	2			5	2	1	14	44
Level 14	3	1	2			5	2	1	14	44
Level 15	3	1	2			5	2	1	14	44
Level 16	3		2			4	2	1	12	39
Level 17			1			3			4	14

Total Units	44	14	29	2	1	75	30	16	211
Unit Mix	21%	7%	14%	1%	0%	36%	14%	8%	100%

Total Bedrooms										
Total Beds	44	14	58	8	3	300	150	96	673	
Total Bathrooms	44	14	58	4	3	300	150	96	669	
Bed Mix	6.5%	2.1%	8.6%	1.2%	0.4%	44.6%	22.3%	14.3%	100%	
Target Mix	6.9%	1.1%	11.5%	0.0%	2.8%	41.1%	19.6%	16.8%	100%	

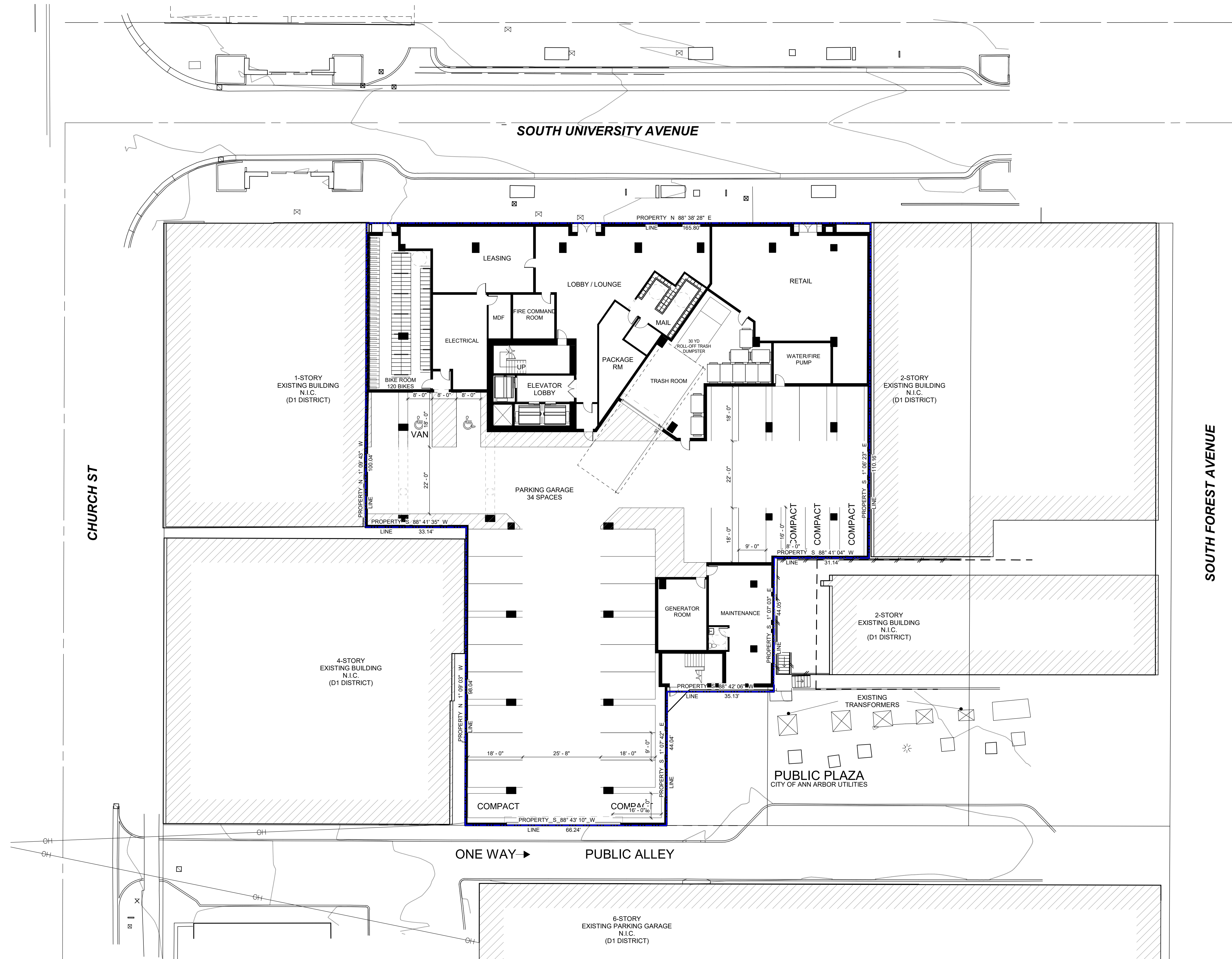


ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY AVE

DEVELOPMENT SUMMARY



11.08.2023



APPROVALS



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 AVE

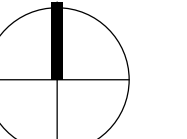
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PROJECT ARCH: JM

NO DATE DESCRIPTION

11.08.2023 DRB SUBMITTAL



JOB NO: 22021
 DATE: 11.08.2023

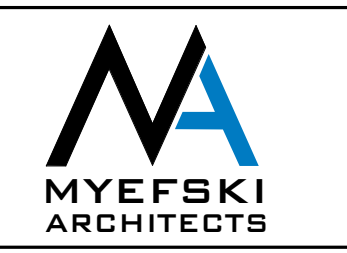
ARCHITECTURAL SITE PLAN

SP-00

1 ARCHITECTURAL SITE PLAN
 SP-00 SCALE: 1/16" = 1'-0"



APPROVALS



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ANN ARBOR GALLERIA
**1208 SOUTH UNIVERSITY
AVE**

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CHECKED BY JD

PROJECT ARCH JM

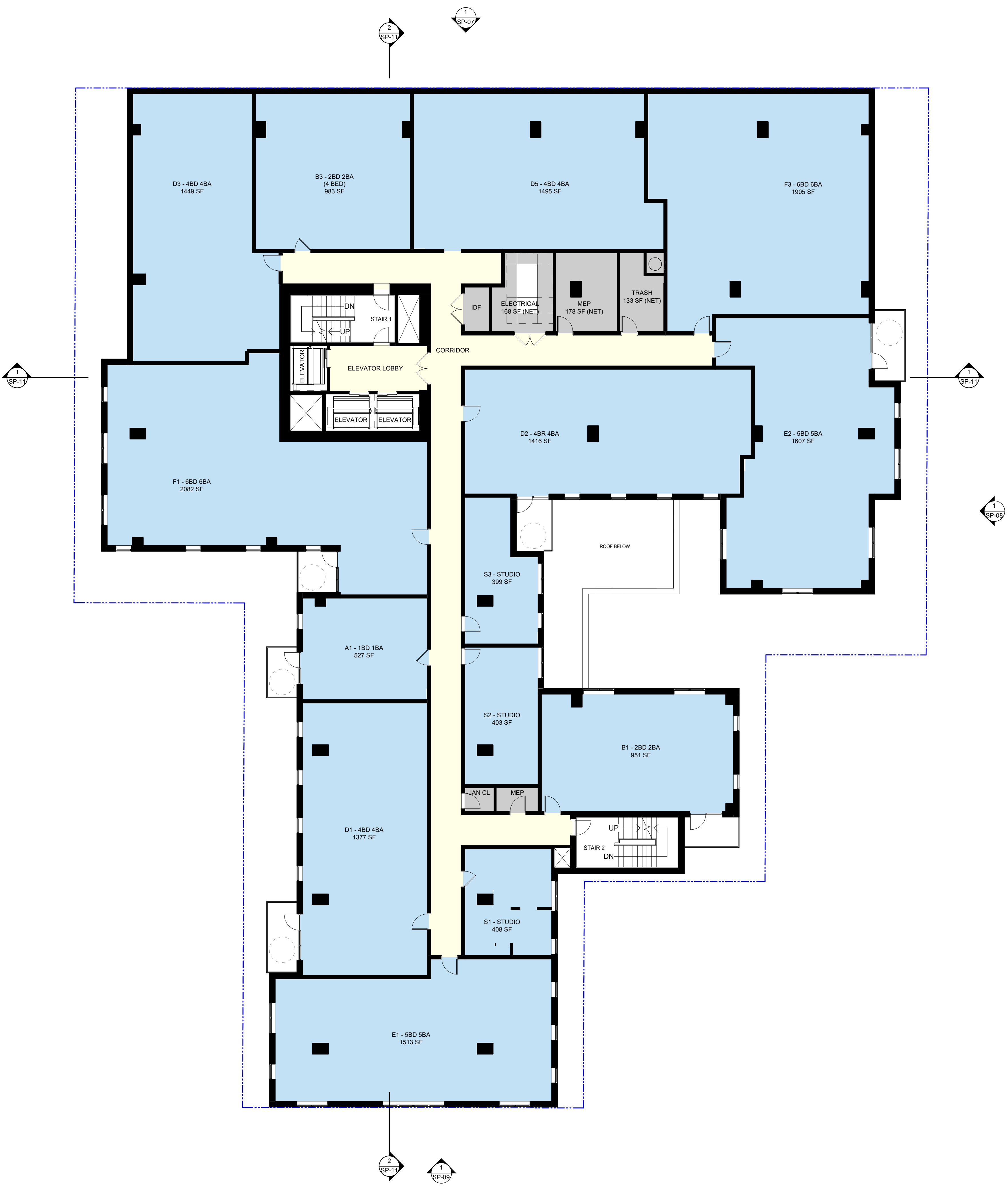
NO	DATE	DESCRIPTION
1	11.08.2023	DRB SUBMITTAL

JOB NO
22021
DATE
11.08.2023

LEVEL 1 PLAN

1
SP-01 LEVEL 01 FLOOR PLAN
SCALE: 3/32" = 1'-0"

SP-01



1 LEVEL 03 FLOOR PLAN
 SP-03 SCALE: 3/32" = 1'-0"

APPROVALS



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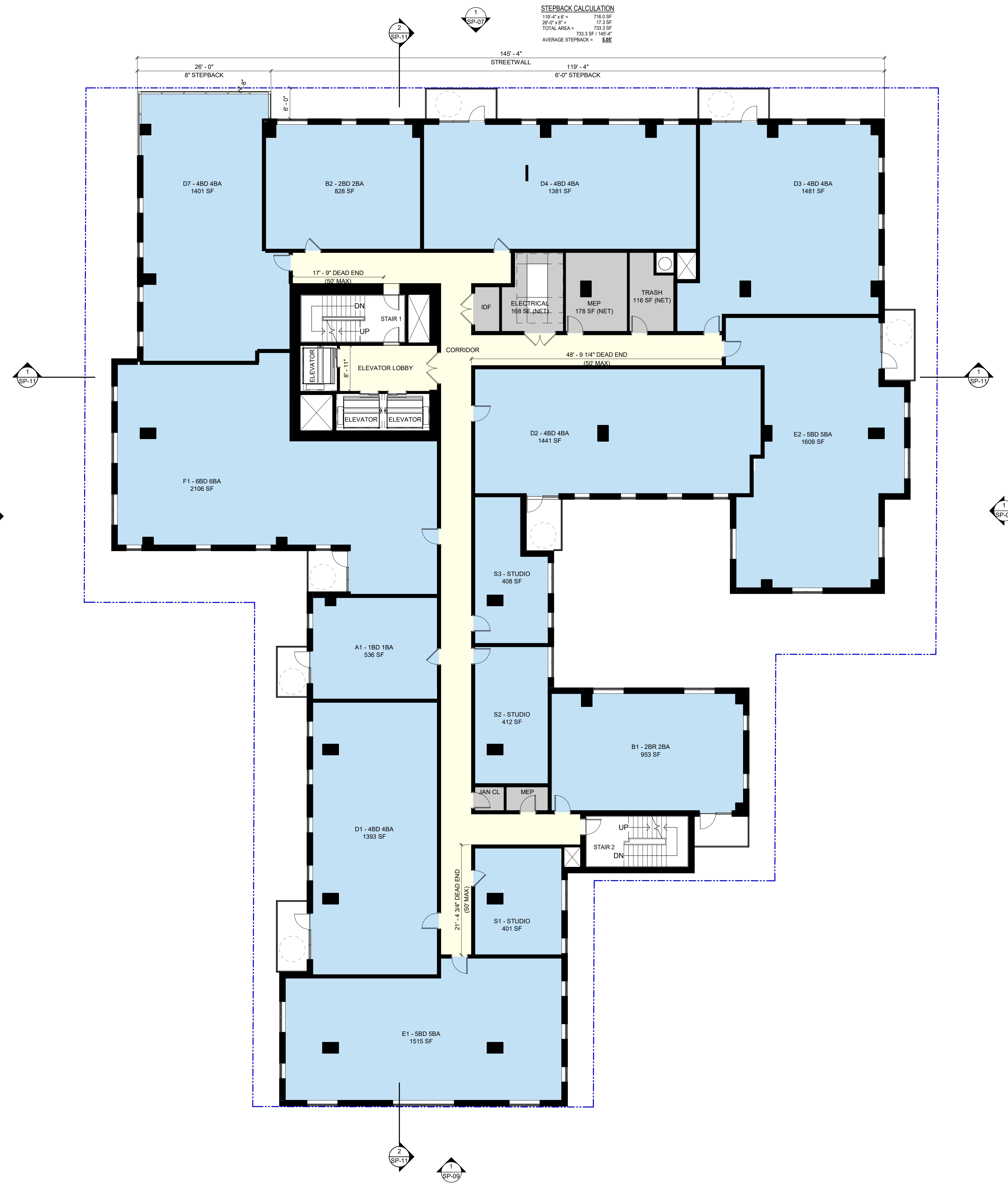
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	JOB NO 22021
	DATE 11.08.2023

LEVEL 3 PLAN

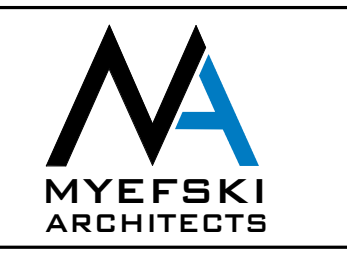
SP-03

STEPBACK CALCULATION
 119'-4" x 8" = 716.3 SF
 28'-0" x 8" = 17.3 SF
 TOTAL AREA = 733.3 SF
 AVERAGE STEPBACK = 6.00'



1 LEVELS 04-15 FLOOR PLAN
 SP-04 SCALE: 3/32" = 1'-0"

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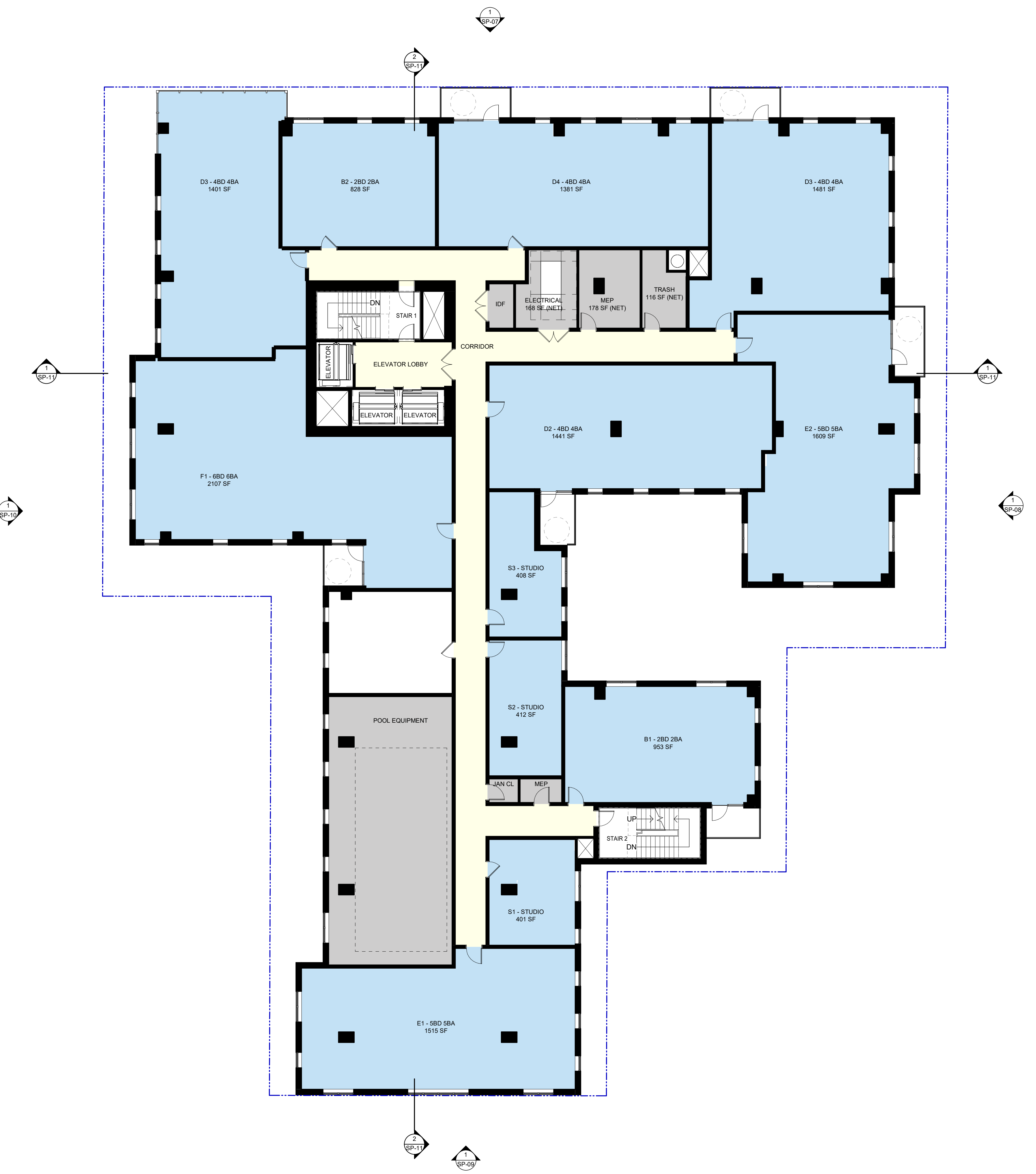
NO. DATE DESCRIPTION

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JOB NO: 22021
 DATE: 11.08.2023

LEVELS 4-15 PLAN

SP-04



1 LEVEL 16 FLOOR PLAN
 SP-05 SCALE: 3/32" = 1'-0"

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 1208 SOUTH UNIVERSITY
 AVE

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PROJECT ARCH JM

NO	DATE	DESCRIPTION
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LEVEL 16 PLAN

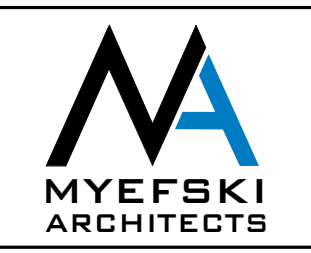
SP-05

11/08/2023 10:51:18 AM



1 LEVEL 17 FLOOR PLAN
 SP-06 SCALE: 3/32" = 1'-0"

APPROVALS



11/23/2023 10:52 PM

11/23/2023 10:52 PM

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PROJECT ARCH	JM	
NO	DATE	DESCRIPTION
	11.08.2023	DRB SUBMITTAL

JOB NO
 22021
 DATE
 11.08.2023

LEVEL 17 PLAN
SP-06



1 NORTH EXTERIOR ELEVATION
 SP-07 SCALE: 3/32" = 1'-0"

APPROVALS



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MEP ENGINEER
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INTERIOR DESIGNER
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 CONSTRUCTION**

ANN ARBOR GALLERIA
 1208 SOUTH UNIVERSITY
 AVE

DRAWN BY: MC/CM

CHECKED BY: JD

PROJECT ARCH: JM

NO	DATE	DESCRIPTION
1	11.08.2023	DRB SUBMITTAL

NO. DATE DESCRIPTION

11.08.2023 DRB SUBMITTAL

JOB NO: 22021
 DATE: 11.08.2023

NORTH EXTERIOR ELEVATION

SP-07



APPROVALS



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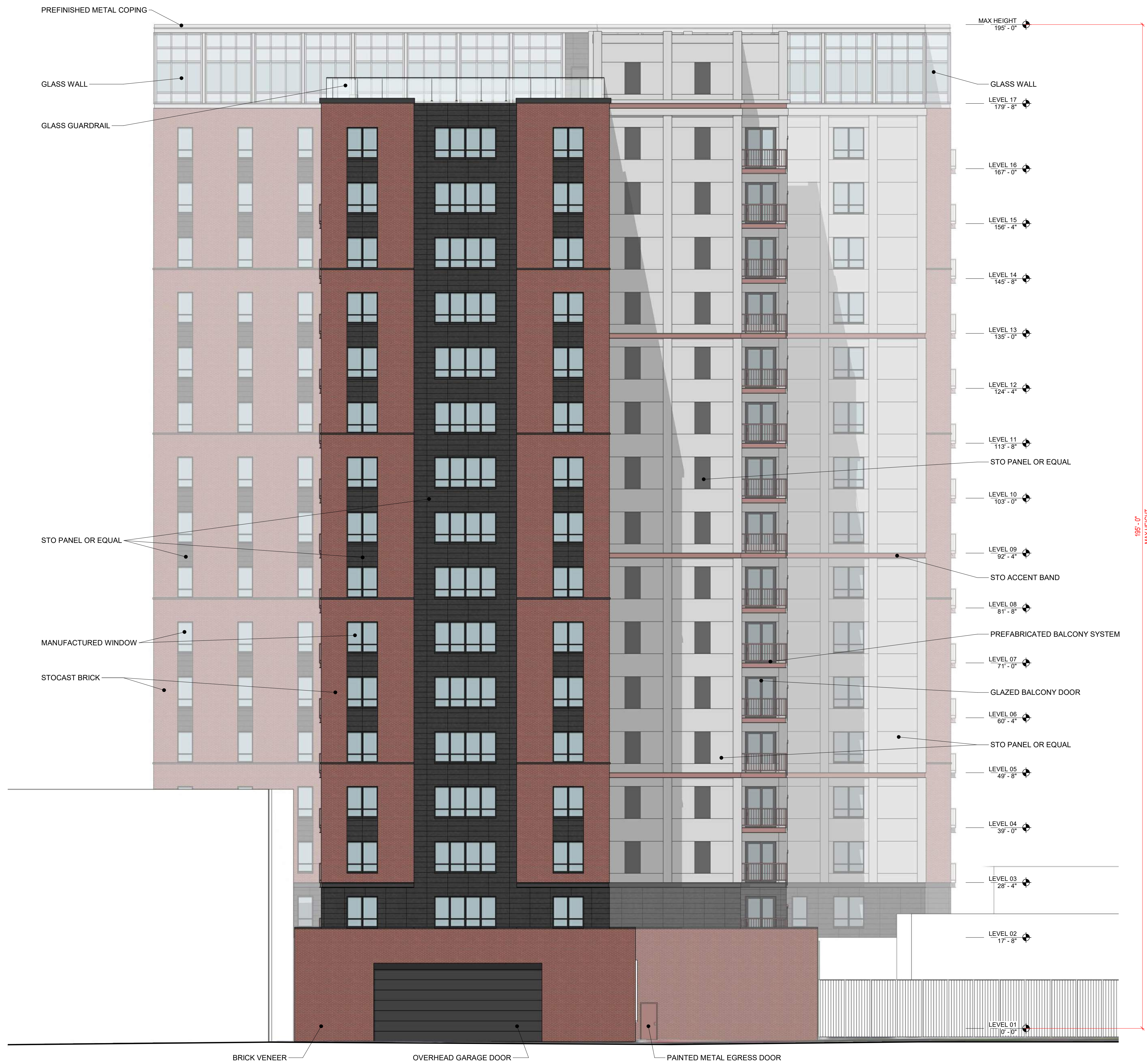
NO	DATE	DESCRIPTION
11.08.2023	DRB SUBMITTAL	

JOB NO: 22021
 DATE: 11.08.2023

EAST EXTERIOR ELEVATION

SP-08

1 EAST EXTERIOR ELEVATION
 SP-08 SCALE: 3/32" = 1'-0"



1 SOUTH EXTERIOR ELEVATION
 SP-09 SCALE: 3/32" = 1'-0"

APPROVALS



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PROJECT ARCH JM

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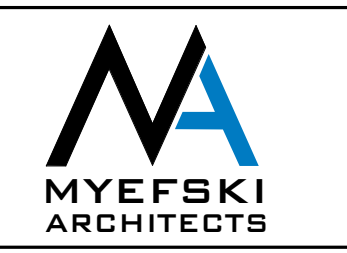
JOB NO
 22021
 DATE
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SOUTH EXTERIOR ELEVATION

SP-09



APPROVALS



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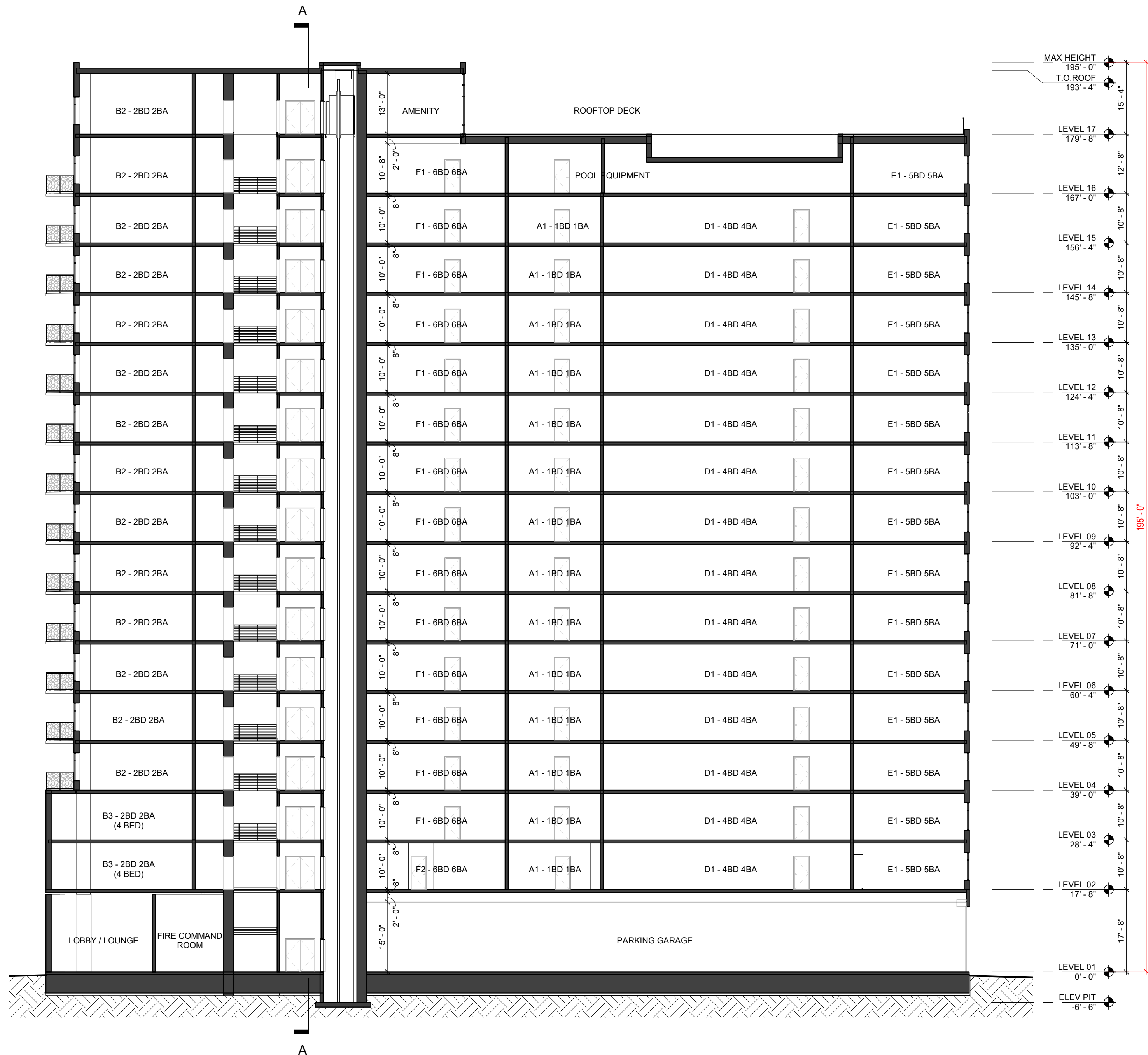
JOB NO: 22021

DATE: 11.08.2023

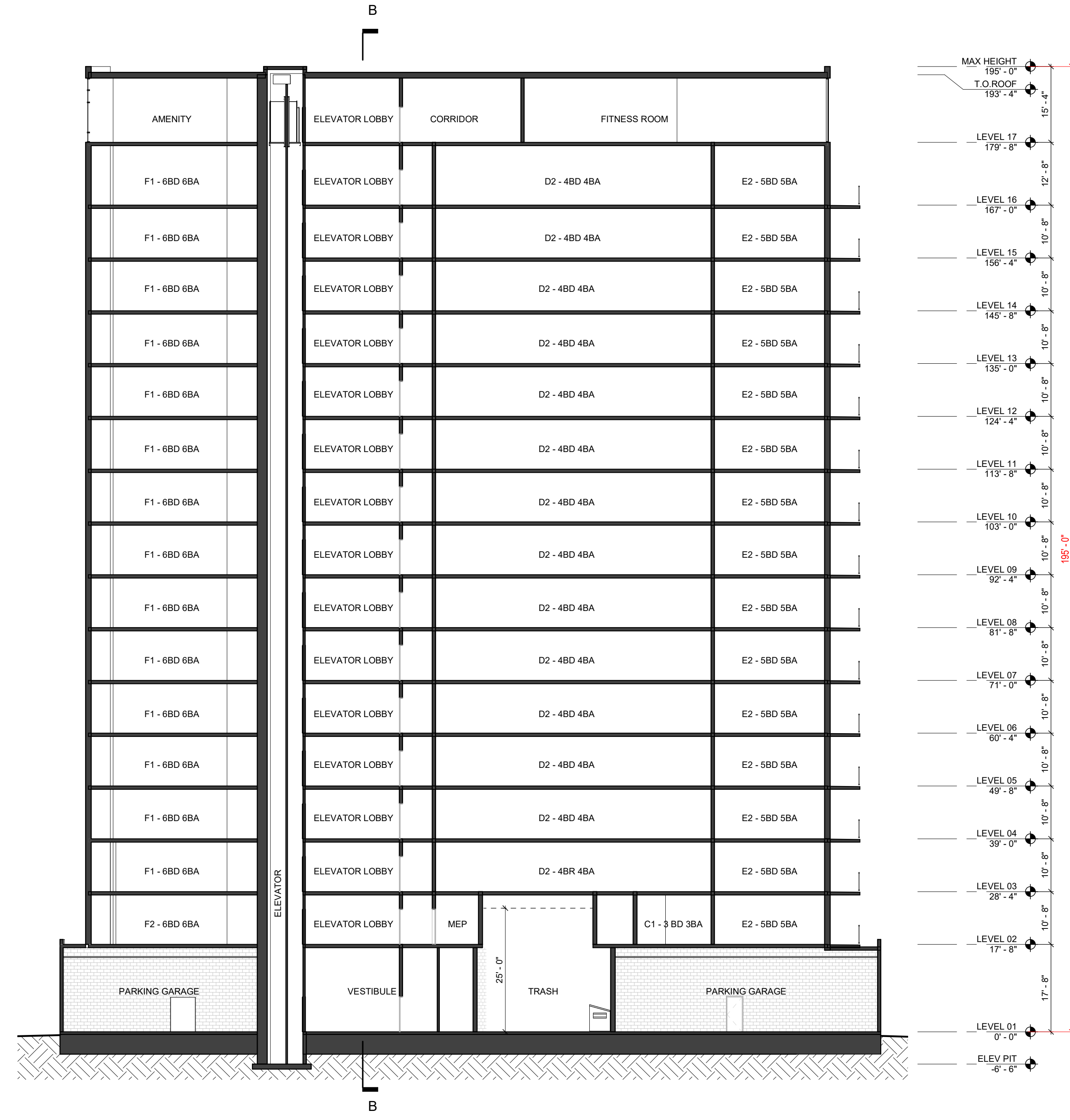
WEST EXTERIOR ELEVATION

SP-10

1 WEST EXTERIOR ELEVATION
 SP-10 SCALE: 3/32" = 1'-0"



2 SECTION B - LOOKING EAST
 SP-11 SCALE: 1/16" = 1'-0"



1 SECTION A - LOOKING NORTH
 SP-11 SCALE: 1/16" = 1'-0"

APPROVALS



11/20/2023 10:30 AM

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JOB NO 22021

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BUILDING SECTIONS

SP-11