



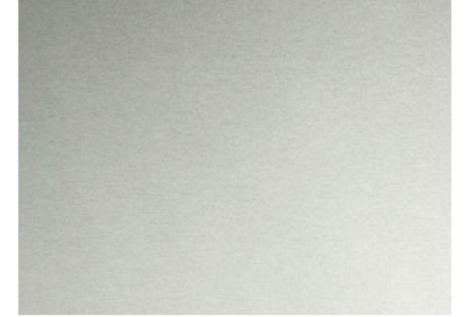
WINDOW WALL SYSTEM
BLACK FRAMES WITH CLEAR
LOW-E GLASS



METAL RAILING (PAINTED TO
MATCH BRICK)



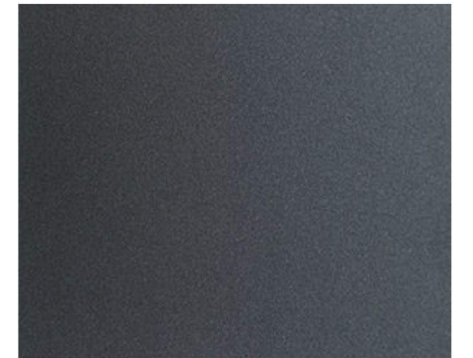
BLACK STOREFRONT FRAMES -
CLEAR LOW-E GLASS



COMPOSITE SILVER METAL
PANEL



COMPOSITE METAL PANEL
(COLOR TO MATCH BRICK)



COMPOSITE CHARCOAL METAL
PANEL OR EQUAL



GLEN-GERY FACE BRICK -
MASON GOLD (LEVELS 1-3)



ANN ARBOR GALLERIA

1208 SOUTH UNIVERSITY AVE

EXTERIOR MATERIALS

12" = 1'-0"

11.11.2024



MYEFSKI
ARCHITECTS
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ANN ARBOR GALLERIA

1208 SOUTH UNIVERSITY AVE

EXTERIOR VIEW OF NORTHWEST

12" = 1'-0"

11.11.2024





ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY AVE

EXTERIOR VIEW OF NORTHEAST
12" = 1'-0"

11.11.2024





ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY AVE

EXTERIOR VIEW OF SOUTHEAST
12" = 1'-0"

11.11.2024





ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY AVE

EXTERIOR VIEW OF SOUTHWEST
12" = 1'-0"

11.11.2024



Development Summary											
Floor	Floor Height	Floor Elev.	Residential	Retail	Leasing Office	Amenity / Lobby	Circulation	Vertical Conveyance*	Mech / Storage	Parking Garage	Gross Area
Level 1	15.50	0.00		5,189	917	4,513	688	821	3,075	14,805	30,008
Level 2	10.67	15.50				1,330	355	877	997	26,060	29,619
Level 3	10.67	26.17	20,610			1,197	2,449	920	926		26,102
Level 4	9.83	36.83	21,111				2,407	920	931		25,369
Level 5	9.83	46.66	21,111				2,407	920	931		25,369
Level 6	9.83	56.49	21,111				2,407	920	931		25,369
Level 7	9.83	66.32	21,111				2,407	920	931		25,369
Level 8	9.83	76.15	21,111				2,407	920	931		25,369
Level 9	9.83	85.98	21,111				2,407	920	931		25,369
Level 10	9.83	95.81	21,111				2,407	920	931		25,369
Level 11	9.83	105.64	21,111				2,407	920	931		25,369
Level 12	9.83	115.47	21,111				2,407	920	931		25,369
Level 13	9.83	125.30	21,111				2,407	920	931		25,369
Level 14	9.83	135.13	21,111				2,407	920	931		25,369
Level 15	9.83	144.96	21,111				2,407	920	931		25,369
Level 16	9.83	154.79	21,111				2,407	920	931		25,369
Level 17	12.67	164.62	19,448				2,466	920	2,523		25,357
Level 18	12.67	177.29	7,532			2,249	1,416	949	1,550		13,696
Roof**		189.96									

Gross Area		322,033	5,189	917	9,289	38,665	16,447	21,174	40,865	454,579
Gross Area FAR*		322,033	5,189	917	9,289	38,665	0	21,174	40,865	438,132

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

Site FAR	
Site Area (estimated)	32,592
Proposed Gross FAR Area	438,132
FAR	1344%

Bicycle Parking	
1 per 2500 sf residential	157
1 per 10,000 sf non-resid.	1
Total Required	158

Vehicle Parking Provided	
Level 1	29
Level 2	54
Total Parking Provided	83

Bicycle Parking Provided	
Level 1 Bike Room	52
Levels 3-17 In-Unit	106 (MINIMUM)
Total Provided	158

ACCESSIBLE BIKE RACKS: PROVIDE DERO - HOOP RACK
NON-ACCESSIBLE BIKE RACKS: PROVIDE DERO - ULTRA SPACE SAVER

Accessible Parking	
Requirement (76-100)	4
Standard	3
Van	1
Total	4
Total Parking Provided	4

(PARKING TO BE PROVIDED AT ADJACENT PARKING GARAGE)

Unit Matrix											
	Studio	1/1	2/2	2/2 D.O.	3-BR	4-BR	4-BR/3BA	5-BR	6-BR	Total	Beds / Floor
Target Area	450	520	850	1025	1050	1250	1215	1540	1735		
Level 1											
Level 2											
Level 3	1	1	2	1	1	4		3	3	16	62
Level 4	1	1	2	1	1	5		4	2	17	65
Level 5	1	1	2	1	1	5		4	2	17	65
Level 6	1	1	2	1	1	5		4	2	17	65
Level 7	1	1	2	1	1	5		4	2	17	65
Level 8	1	1	2	1	1	5		4	2	17	65
Level 9	1	1	2	1	1	5		4	2	17	65
Level 10	1	1	2	1	1	5		4	2	17	65
Level 11	1	1	2	1	1	5		4	2	17	65
Level 12	1	1	2	1	1	5		4	2	17	65
Level 13	1	1	2	1	1	5		4	2	17	65
Level 14	1	1	2	1	1	5		4	2	17	65
Level 15	1	1	2	1	1	5		4	2	17	65
Level 16	1	1	2	1	1	5		4	2	17	65
Level 17	1	1	1	1	2	5	1	2	2	16	60
Level 18			1	1	1	1		1	1	6	24

Total Units	15	15	30	16	17	75	1	58	32	259
Unit Mix	6%	6%	12%	6%	7%	29%	0%	22%	12%	100%

Total Bedrooms										
Total Beds	15	15	60	64	51	300	4	290	192	991
Total Bathrooms	15	15	60	32	51	300	3	290	192	958
Bed Mix	1.5%	1.5%	6.1%	6.5%	5.1%	30.3%	0.4%	29.3%	19.4%	100%
Target Mix	6.9%	1.1%	11.5%	0.0%	2.8%	41.1%	0.0%	19.6%	16.8%	100%

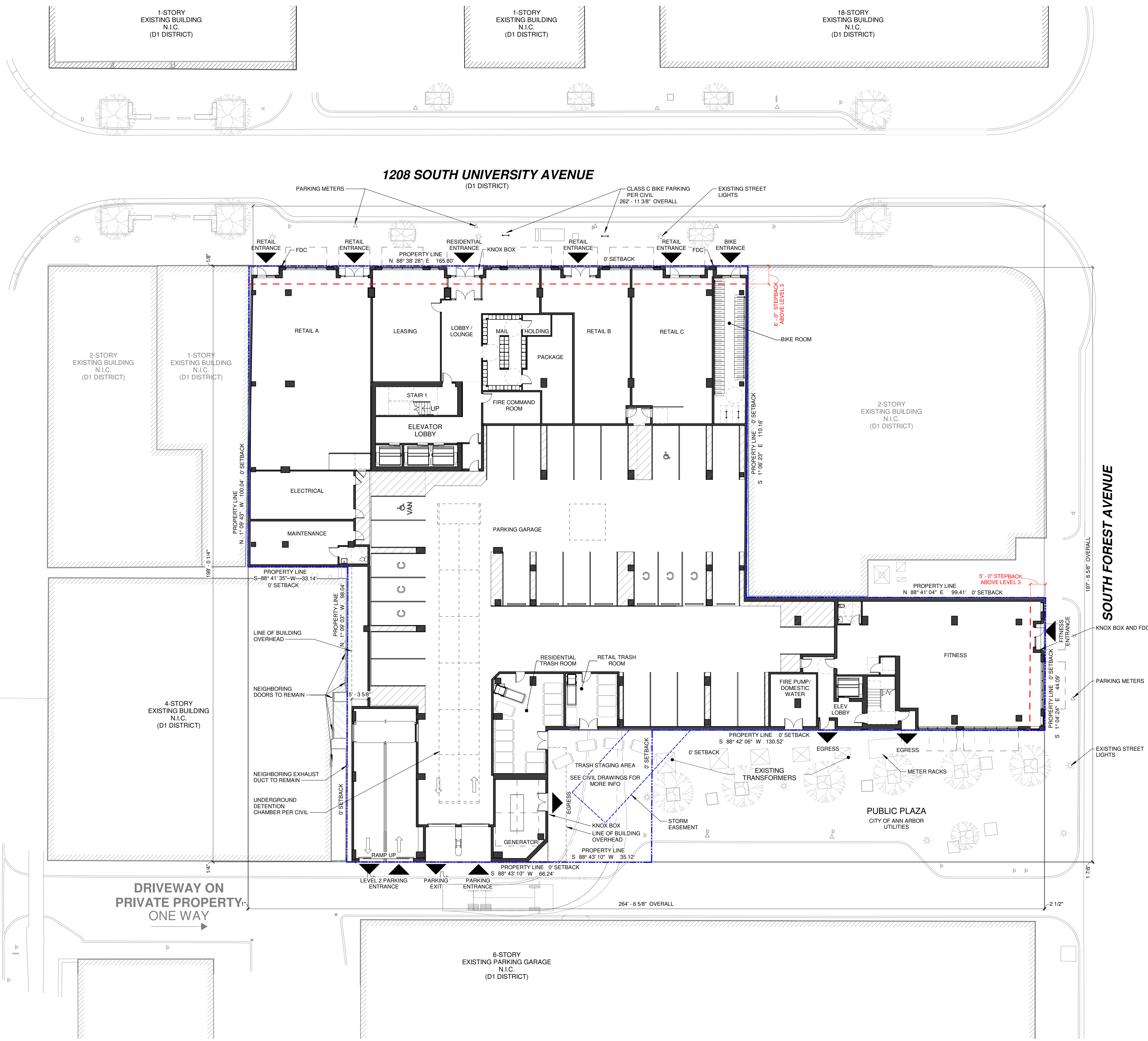


ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY AVE

DEVELOPMENT SUMMARY

11.11.2024





1208 SOUTH UNIVERSITY AVENUE
(D1 DISTRICT)

APPROVALS



11/18/2024 10:46:00 AM

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE USE OF INCORRECT SCALE.

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**PRELIMINARY
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CONSTRUCTION**

ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY
AVE

DRAWN BY	MC/JN/PW
PROJECT ARCHITECT	JD
PEER REVIEWER	
ARCHITECT OF RECORD	JM

NO	DATE	DESCRIPTION
3	02.12.2024	SITE PLAN SUBMITTAL
4	03.25.2024	SITE PLAN RESUBMITTAL
9	11.11.2024	DRB SUBMITTAL-FOREST ADDITION

STEPBACK CALCULATIONS
UNIVERSITY AVENUE (AT LEVEL 4)
118'-8 5/8" x 6" = 712.3 SF
25'-5 1/2" x 8" = 17.0 SF
TOTAL AREA = 729.3 SF
AVERAGE STEPBACK = **5.00'**
FOREST AVENUE (AT LEVEL 3)
AVERAGE STEPBACK = **5'**

NOTE:

- BUILDING TO BE TYPE 1A CONSTRUCTION
- BUILDING TO BE EQUIPPED WITH NFPA 13 FIRE SUPPRESSION SYSTEM THROUGHOUT
- BUILDING TO BE PROVIDED WITH SMOKE REMOVAL SYSTEM
- BUILDING TO BE PROVIDED WITH TYPE 1 (CLASS 1) STANDPIPE SYSTEM FROM THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS WITH ACCESS TO ROOF THROUGH AN ENCLOSED STAIRWAY

JOB NO	22021
DATE	11.11.2024

ARCHITECTURAL SITE PLAN

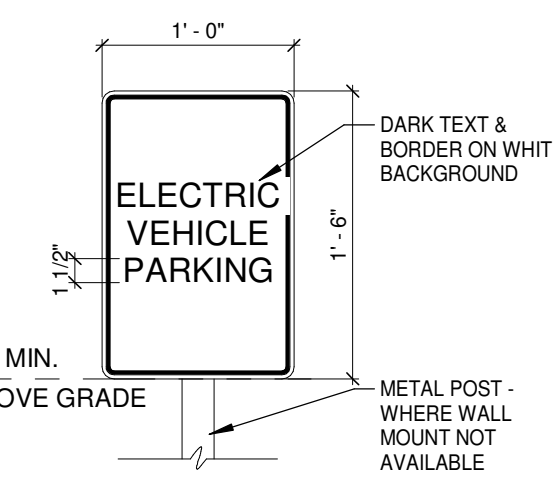
SP-00

1208 SOUTH UNIVERSITY AVENUE

EV PARKING COUNTS

LEVEL	EV-I	EV-C	TOTAL
LEVEL 01	6	23	29
LEVEL 02	3	51	54
TOTAL	9	74	83
% TOTAL	10%	90%	100%

EV-I SPACES INDICATED ON FLOOR PLAN. ALL OTHER SPACES TO BE EV-C. VAN ACCESSIBLE SPACE AND ONE ADDITIONAL ACCESSIBLE SPACE REQUIRED TO BE EV-I.



2 EV PARKING SIGNAGE DETAIL
SP-01 SCALE: 1" = 1'-0"

APPROVALS

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ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY
AVE

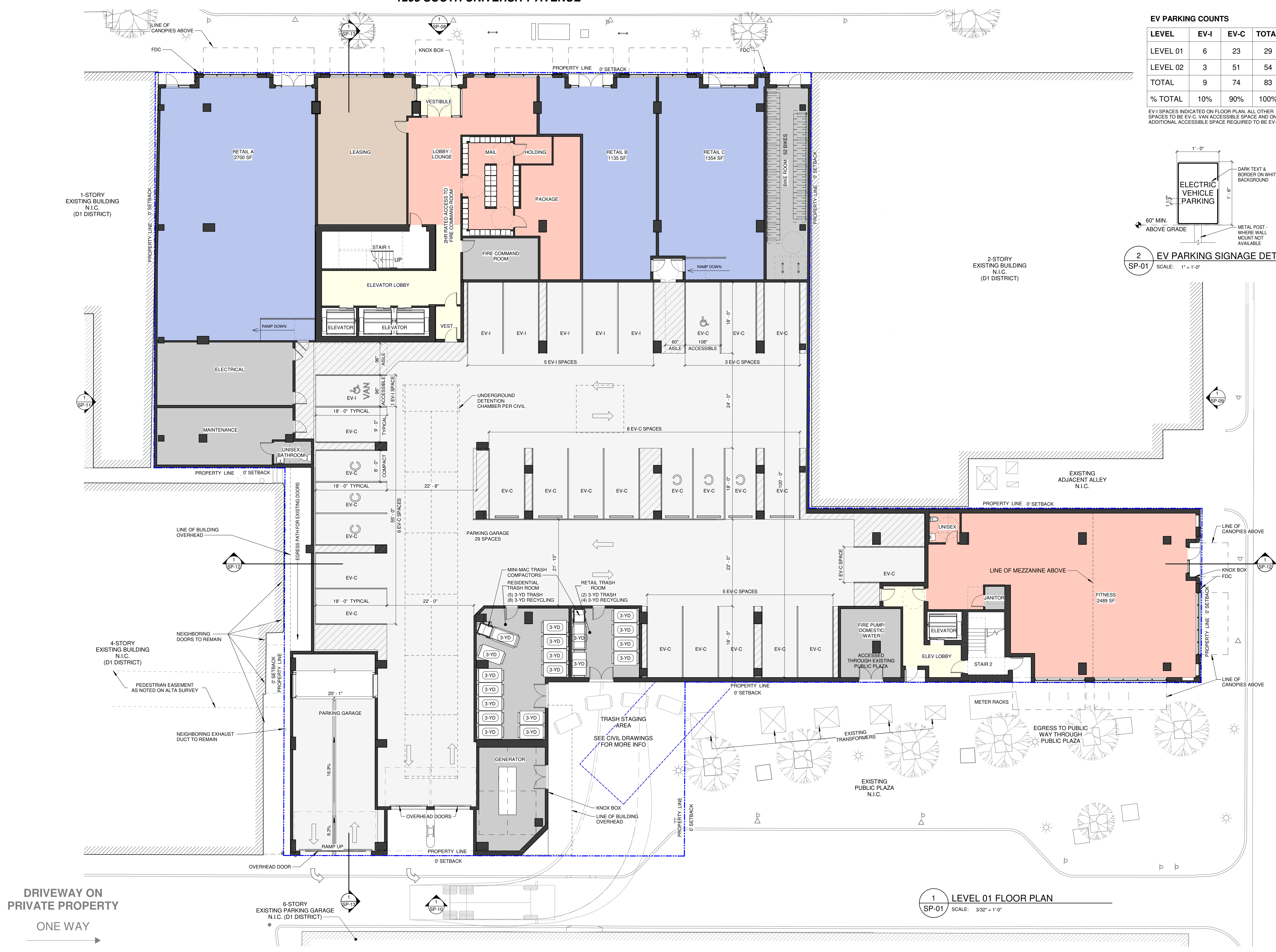
DRAWN BY: MCUN/PW
PROJECT ARCHITECT: JID
ARCHITECT OF RECORD: JIM

NO	DATE	DESCRIPTION
3	02.12.2024	SITE PLAN SUBMITTAL
4	03.25.2024	SITE PLAN RESUBMITTAL
9	11.11.2024	DRB SUBMITTAL-FOREST ADDITION

JOB NO: 22021
DATE: 11.11.2024

LEVEL 1 PLAN

SP-01



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

DRIVEWAY ON PRIVATE PROPERTY
ONE WAY


SOUTH UNIVERSITY AVENUE

EV PARKING COUNTS

LEVEL	EV-I	EV-C	TOTAL
LEVEL 01	6	23	29
LEVEL 02	3	51	54
TOTAL	9	74	83
% TOTAL	10%	90%	100%

EV-I SPACES INDICATED ON FLOOR PLAN. ALL OTHER SPACES TO BE EV-C. VAN ACCESSIBLE SPACE AND ONE ADDITIONAL ACCESSIBLE SPACE REQUIRED TO BE EV-I.

APPROVALS



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 CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.
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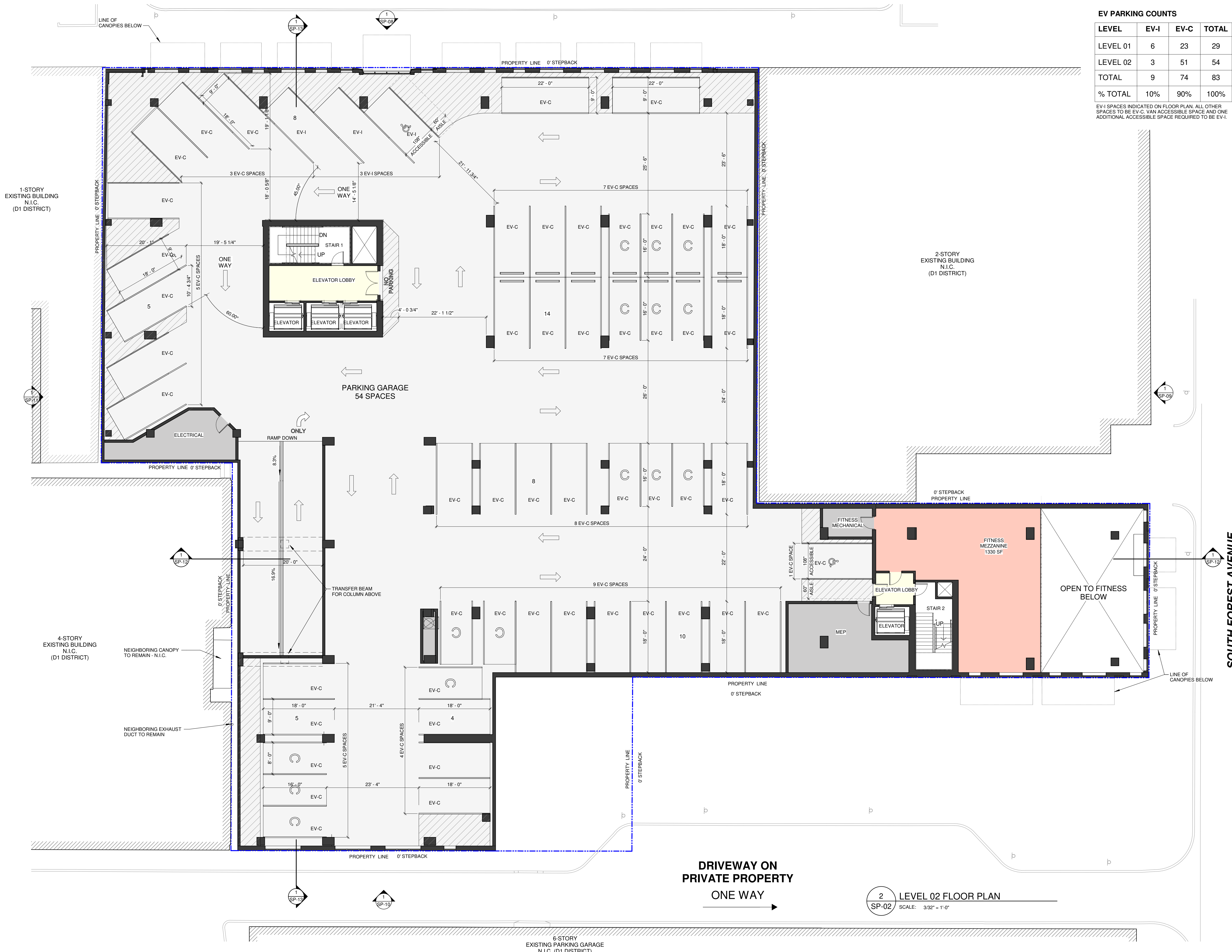
ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY AVE

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PROJECT ARCHITECT	JD	
PEER REVIEWER		
ARCHITECT OF RECORD	JM	
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9	11.11.2024	DRB SUBMITTAL-FOREST ADDITION

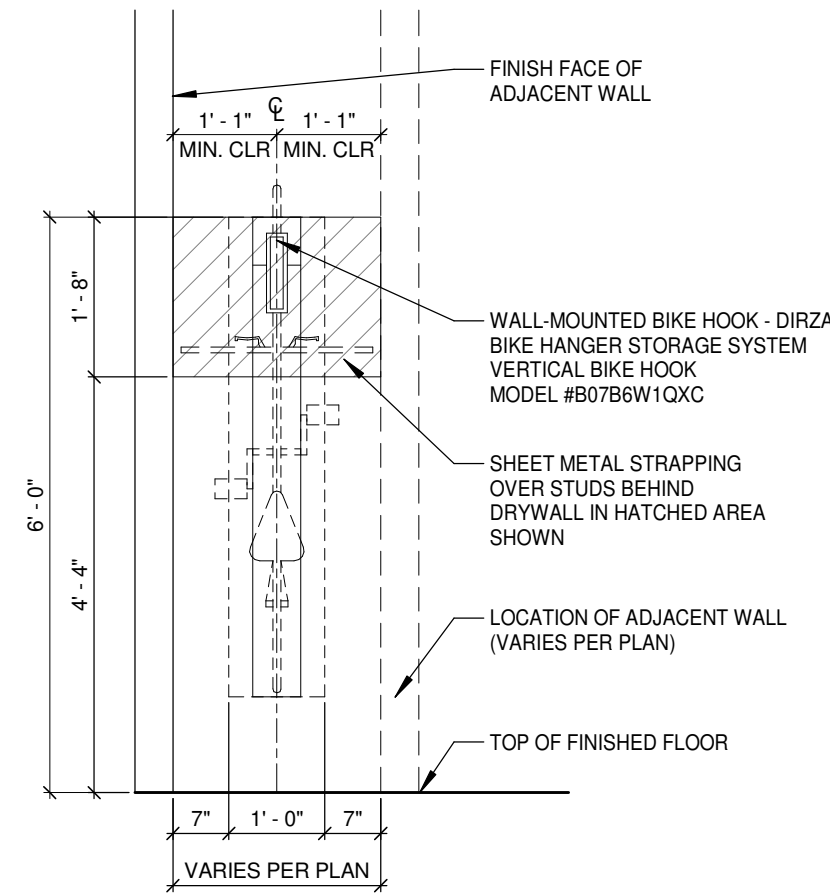
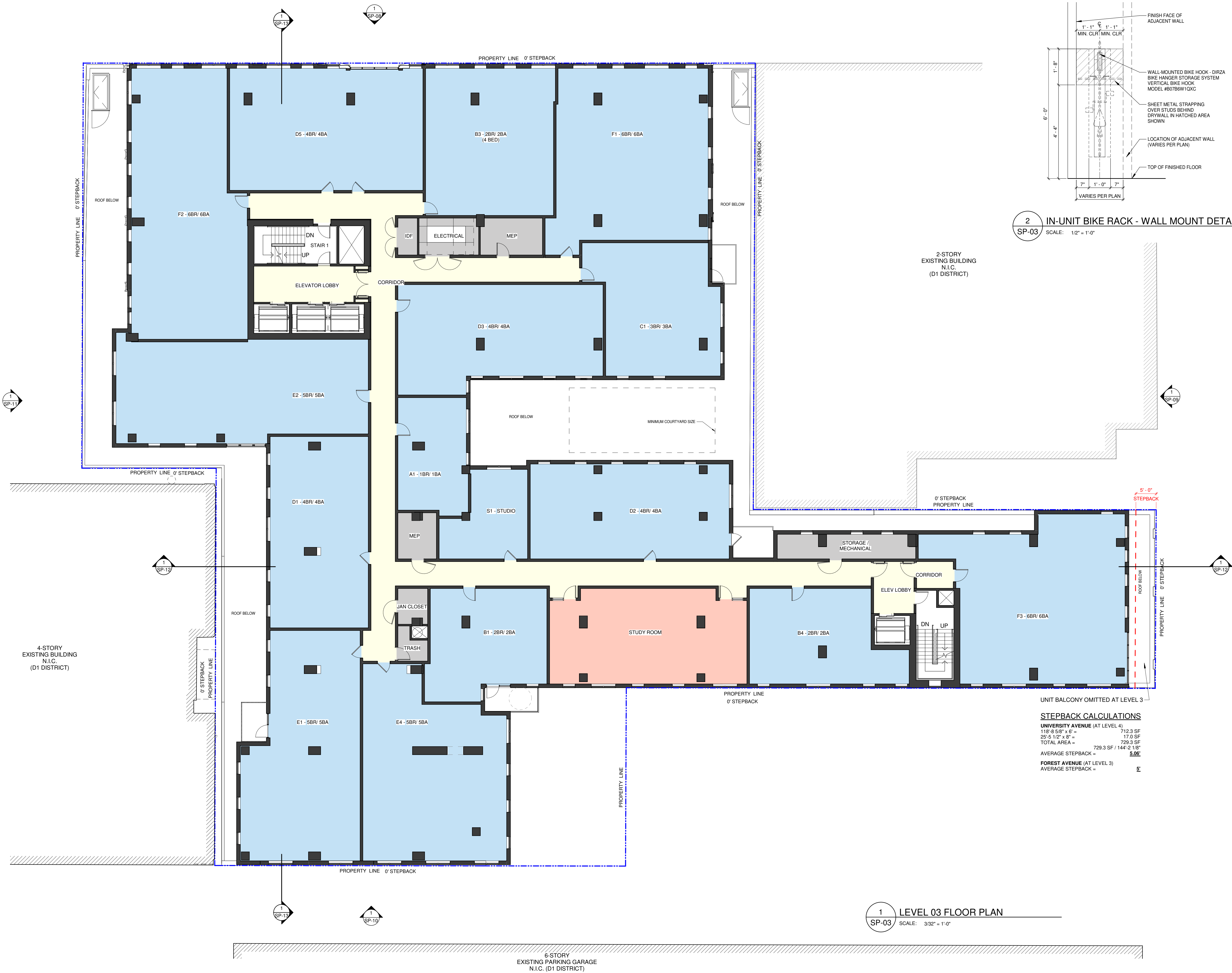
JOB NO: 22021
 DATE: 11.11.2024

LEVEL 2 PLAN

SP-02



2 LEVEL 02 FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 IN-UNIT BIKE RACK - WALL MOUNT DETAIL
 SP-03 SCALE: 1/2" = 1'-0"

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

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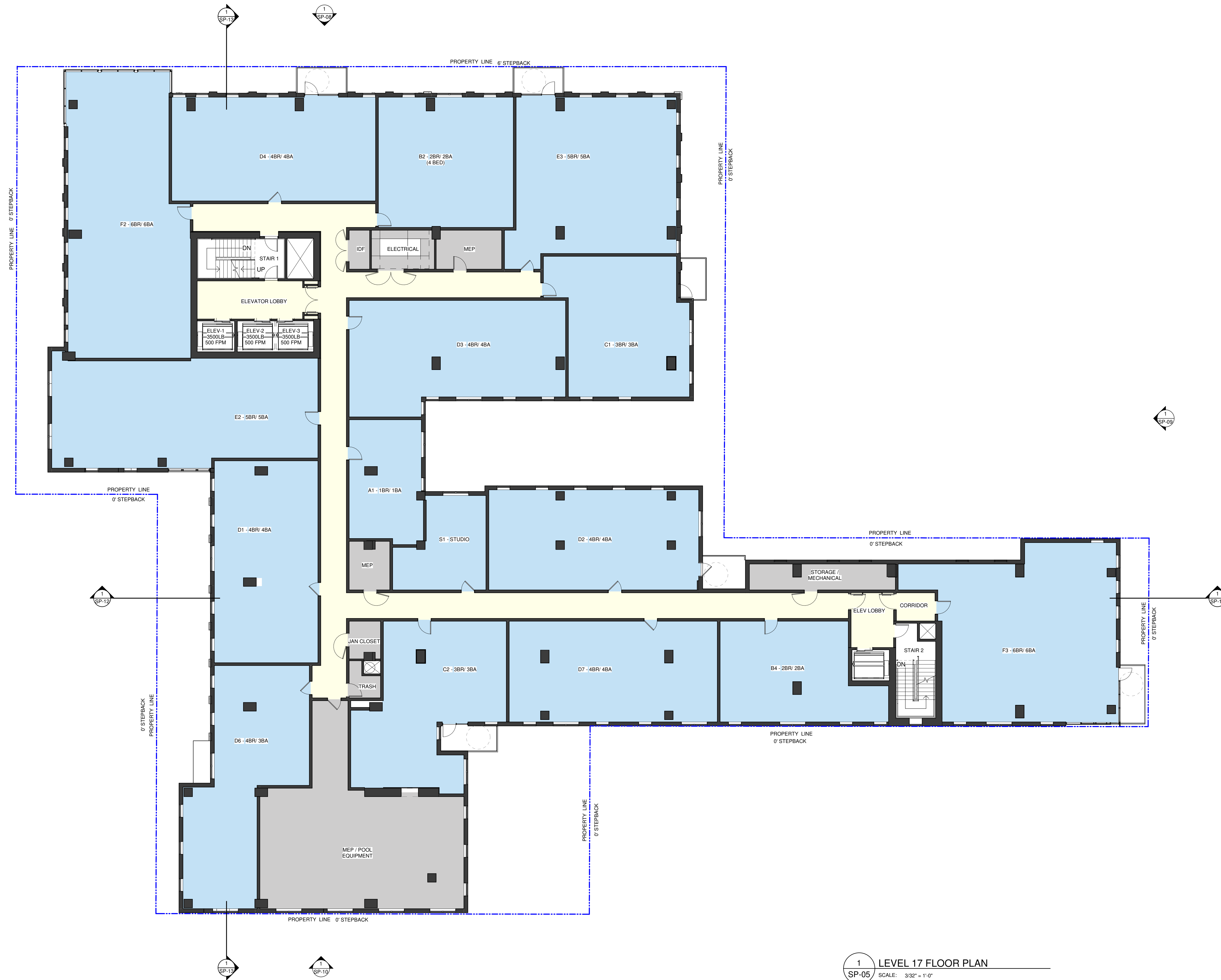
**ANN ARBOR GALLERIA
 1208 SOUTH UNIVERSITY
 AVE**

DRAWN BY	MC/JN/PW	
PROJECT ARCHITECT	JD	
PEER REVIEWER		
ARCHITECT OF RECORD	JM	
NO	DATE	DESCRIPTION
3	02.12.2024	SITE PLAN SUBMITTAL
4	03.25.2024	SITE PLAN RESUBMITTAL
9	11.11.2024	DRB SUBMITTAL-Forest ADDITION

JOB NO	22021
	DATE
DATE	11.11.2024

LEVEL 3 PLAN

SP-03



1 LEVEL 17 FLOOR PLAN
 SP-05 SCALE: 3/32" = 1'-0"

APPROVALS



11/18/2024 10:42 AM

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**PRELIMINARY
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 CONSTRUCTION**

ANN ARBOR GALLERIA
 1208 SOUTH UNIVERSITY
 AVE

DRAWN BY: MC/JN/PW

PROJECT ARCHITECT: JD

PEER REVIEWER: JLM

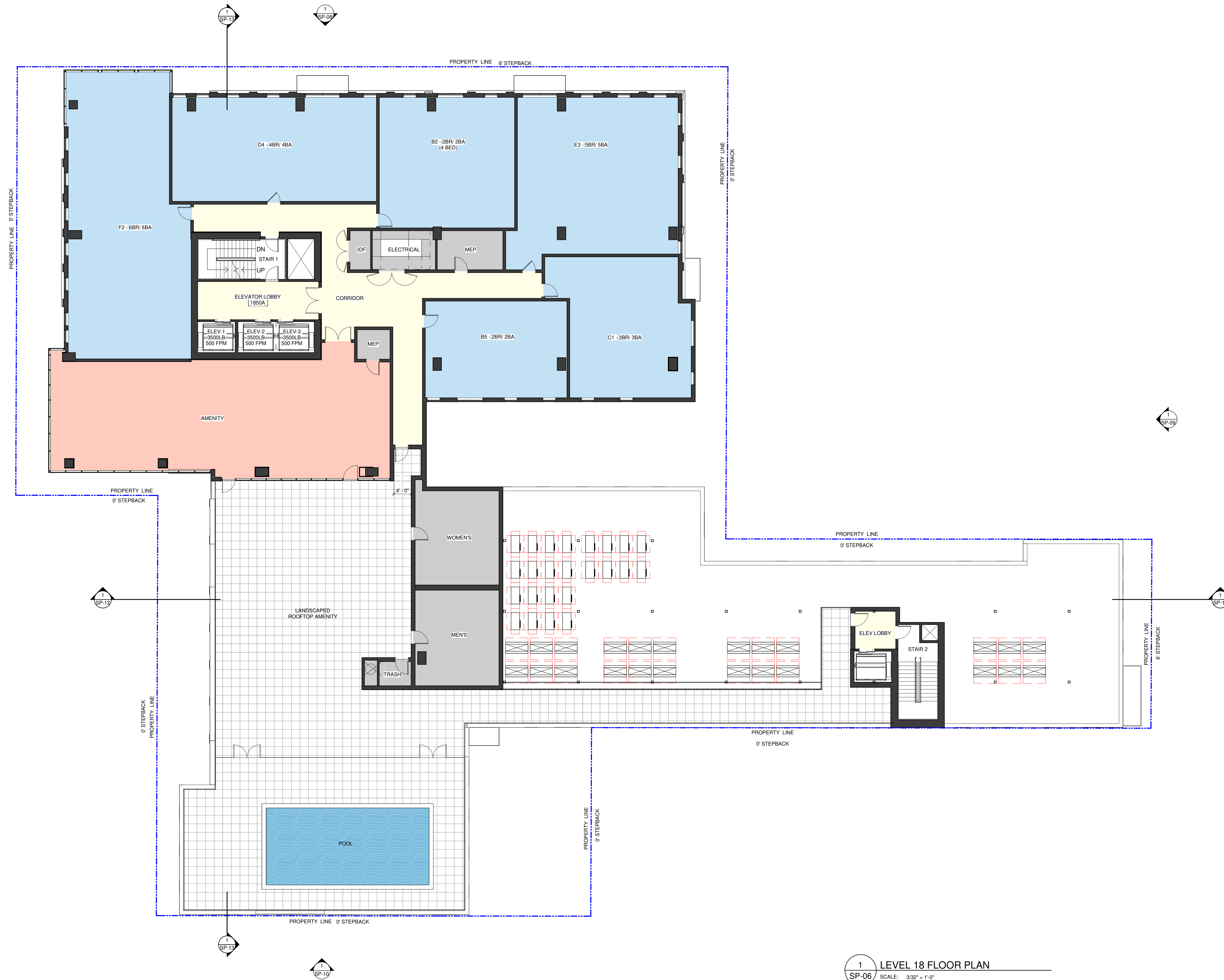
ARCHITECT OF RECORD: JLM

NO	DATE	DESCRIPTION
3	02.12.2024	SITE PLAN SUBMITTAL
4	03.25.2024	SITE PLAN RESUBMITTAL
9	11.11.2024	DRB SUBMITTAL-FOREST ADDITION

JOB NO: 22021
 DATE: 11.11.2024

LEVEL 17 PLAN

SP-05



1 LEVEL 18 FLOOR PLAN
 SP-06 SCALE: 3/32" = 1'-0"

APPROVALS



11/11/2024 10:48 AM

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ANN ARBOR GALLERIA
 1208 SOUTH UNIVERSITY
 AVE

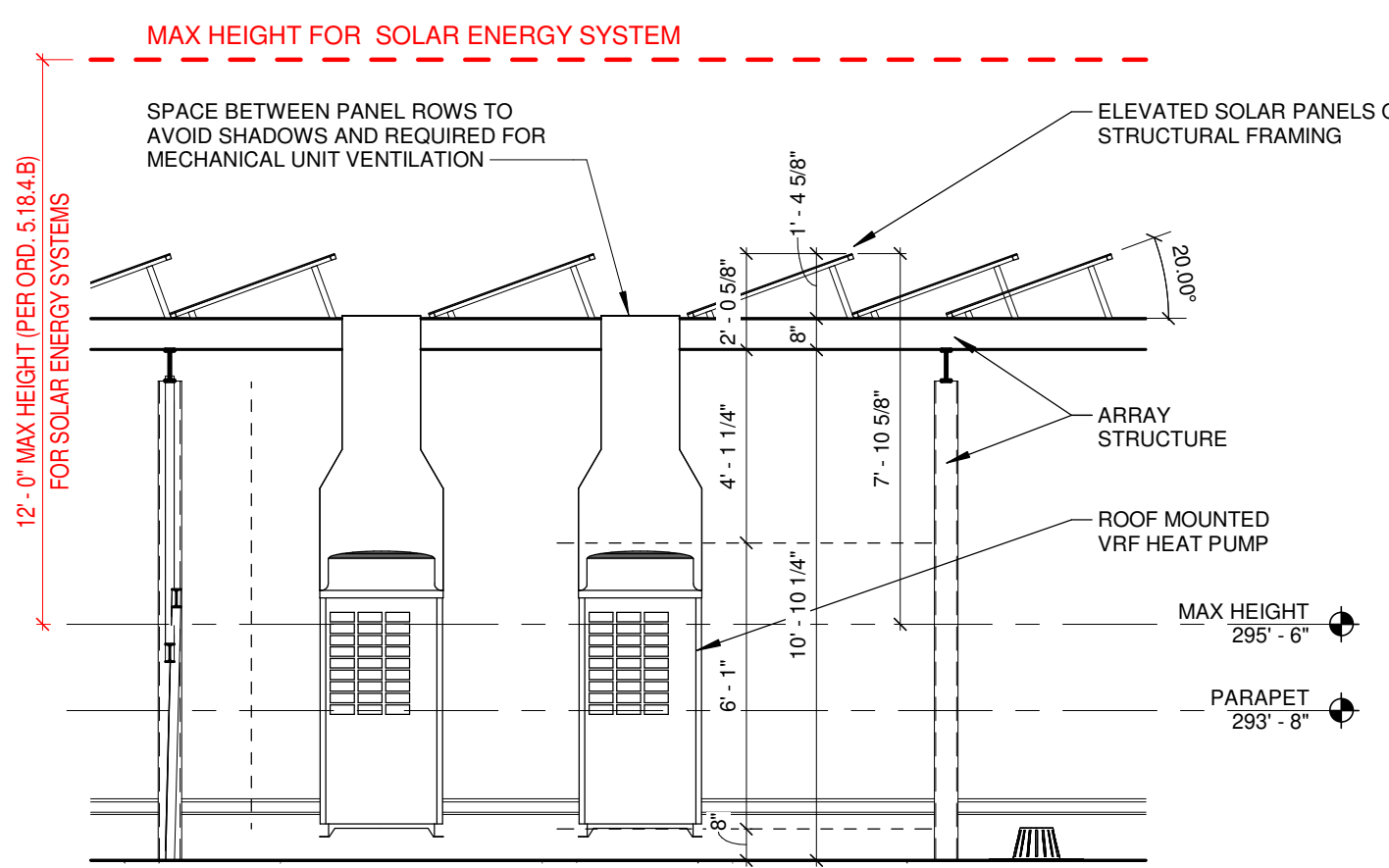
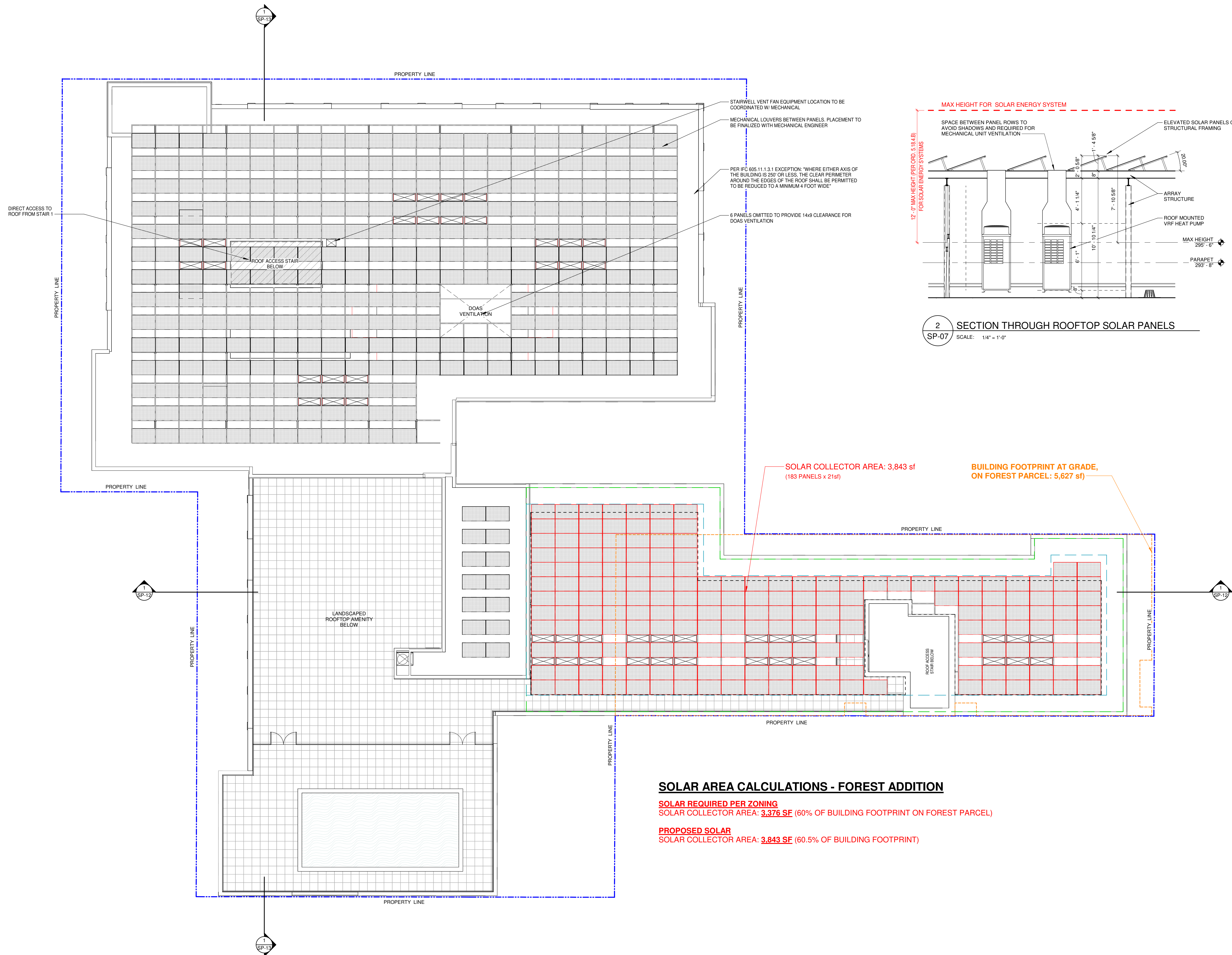
DRAWN BY MC/JN/PW
 PROJECT ARCHITECT JID
 PEER REVIEWER
 ARCHITECT OF RECORD JIM

NO	DATE	DESCRIPTION
3	02.12.2024	SITE PLAN SUBMITTAL
4	03.25.2024	SITE PLAN RESUBMITTAL
9	11.11.2024	DRB SUBMITTAL-FOREST ADDITION

JOB NO
 22021
 DATE
 11.11.2024

LEVEL 18 PLAN

SP-06



2 SECTION THROUGH ROOFTOP SOLAR PANELS
SCALE: 1/4" = 1'-0"

SOLAR AREA CALCULATIONS - FOREST ADDITION

SOLAR REQUIRED PER ZONING
SOLAR COLLECTOR AREA: **3,376 SF** (60% OF BUILDING FOOTPRINT ON FOREST PARCEL)

PROPOSED SOLAR
SOLAR COLLECTOR AREA: **3,843 SF** (60.5% OF BUILDING FOOTPRINT)

APPROVALS



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**PRELIMINARY
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**ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY
AVE**

DRAWN BY: MC/JN/PW

PROJECT ARCHITECT: JID

PEER REVIEWER: JIM

ARCHITECT OF RECORD: JIM

NO	DATE	DESCRIPTION
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9	11.11.2024	DRB SUBMITTAL-FOREST ADDITION

NO. DATE DESCRIPTION

3 02.12.2024 SITE PLAN SUBMITTAL

4 03.25.2024 SITE PLAN RESUBMITTAL

9 11.11.2024 DRB SUBMITTAL-FOREST ADDITION



SOUTH FOREST AVENUE 1220 SOUTH UNIVERSITY AVENUE
2-STORY EXISTING BUILDING N.I.C.

METAL PANEL MECHANICAL LOUVERS METAL PANEL ALUMINUM ENTRANCE METAL CANOPY GLASS WALL SUBJECT PROPERTY 1208 SOUTH UNIVERSITY AVENUE METAL PANEL ALUMINUM ENTRANCE ALUMINUM STOREFRONT TILE

1204 SOUTH UNIVERSITY AVENUE
1-STORY EXISTING BUILDING N.I.C.

APPROVALS



12'-0" MAX HEIGHT (PER ORD. S. 8 & 4) FOR SOLAR ENERGY SYSTEMS

186'-6" MAX BUILDING HEIGHT

MAX HEIGHT 295'-8"
PARAPET 293'-8"
ROOF SLAB 290'-0"
LEVEL 18 277'-4"
LEVEL 17 264'-8"
LEVEL 16 254'-10"
LEVEL 15 245'-0"
LEVEL 14 235'-2"
LEVEL 13 225'-4"
LEVEL 12 215'-6"
LEVEL 11 205'-8"
LEVEL 10 195'-10"
LEVEL 09 186'-0"
LEVEL 08 176'-2"
LEVEL 07 166'-4"
LEVEL 06 156'-6"
LEVEL 05 146'-8"
LEVEL 04 136'-10"
LEVEL 03 126'-2"
LEVEL 02 115'-6"
LEVEL 01 100'-0"

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AVE

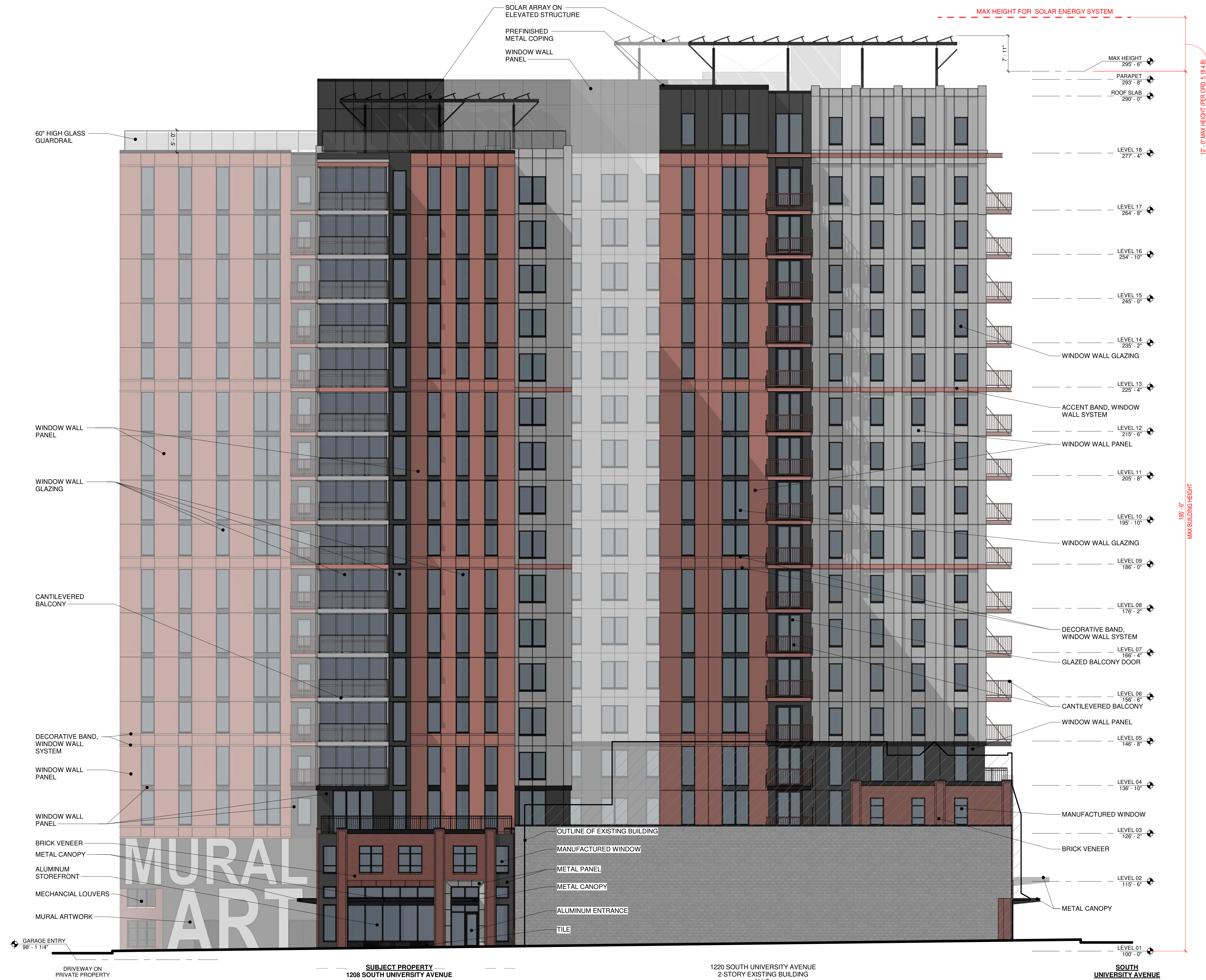
DRAWN BY MC/JN/PW
PROJECT ARCHITECT JD
PEER REVIEWER JM
ARCHITECT OF RECORD JM

NO	DATE	DESCRIPTION
3	02.12.2024	SITE PLAN SUBMITTAL
4	03.25.2024	SITE PLAN RESUBMITTAL
9	11.11.2024	DRB SUBMITTAL-FOREST ADDITION

JOB NO	22021
DATE	11.11.2024

NORTH EXTERIOR ELEVATION

SP-08



APPROVALS



11/18/2024 10:42 AM

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ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY AVENUE

DRAWN BY: JMC/JN/PW

PROJECT ARCHITECT: JID

PEER REVIEWER:

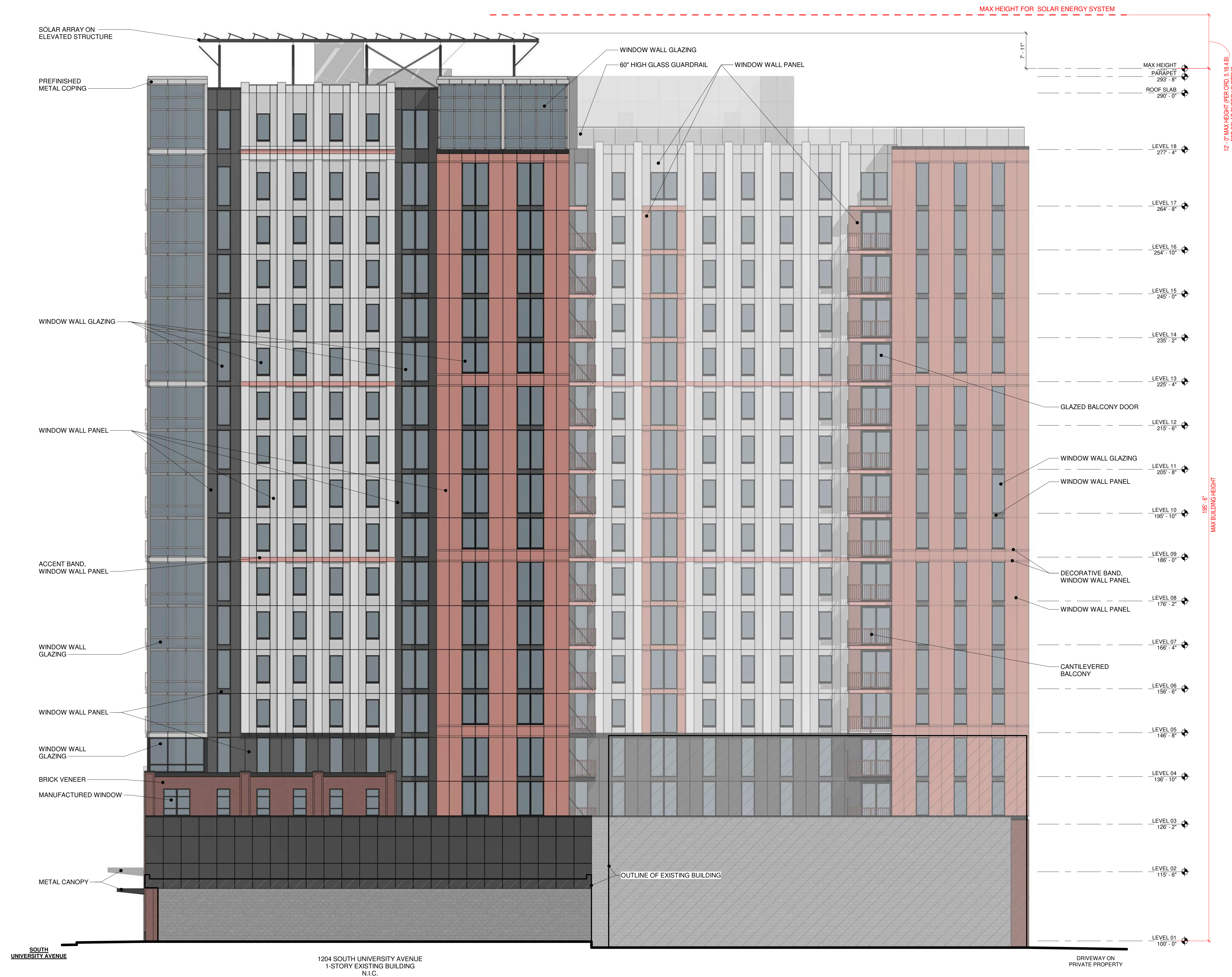
ARCHITECT OF RECORD: JLM

NO	DATE	DESCRIPTION
3	02.12.2024	SITE PLAN SUBMITTAL
4	03.25.2024	SITE PLAN RESUBMITTAL
9	11.11.2024	DRB SUBMITTAL-FOREST ADDITION

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

JOB NO:
22021
DATE:
11.11.2024

SP-09



APPROVALS



11/11/2024 10:48 AM

12' MAX HEIGHT (PER ORD. 5 (B) 4(B) FOR SOLAR ENERGY SYSTEMS)

195'-6" MAX BUILDING HEIGHT

MAX HEIGHT FOR SOLAR ENERGY SYSTEM
297'-0"

PARAPET
293'-8"

ROOF SLAB
290'-0"

LEVEL 18
277'-4"

LEVEL 17
264'-8"

LEVEL 16
254'-10"

LEVEL 15
245'-0"

LEVEL 14
235'-2"

LEVEL 13
225'-4"

LEVEL 12
215'-6"

LEVEL 11
205'-8"

LEVEL 10
195'-10"

LEVEL 09
186'-0"

LEVEL 08
176'-2"

LEVEL 07
166'-4"

LEVEL 06
156'-6"

LEVEL 05
146'-8"

LEVEL 04
136'-10"

LEVEL 03
126'-2"

LEVEL 02
115'-6"

LEVEL 01
100'-0"

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ANN ARBOR GALLERIA
**1208 SOUTH UNIVERSITY
AVE**

DRAWN BY: MC/JN/PW
PROJECT ARCHITECT: JD
PEER REVIEWER: JM
ARCHITECT OF RECORD: JM

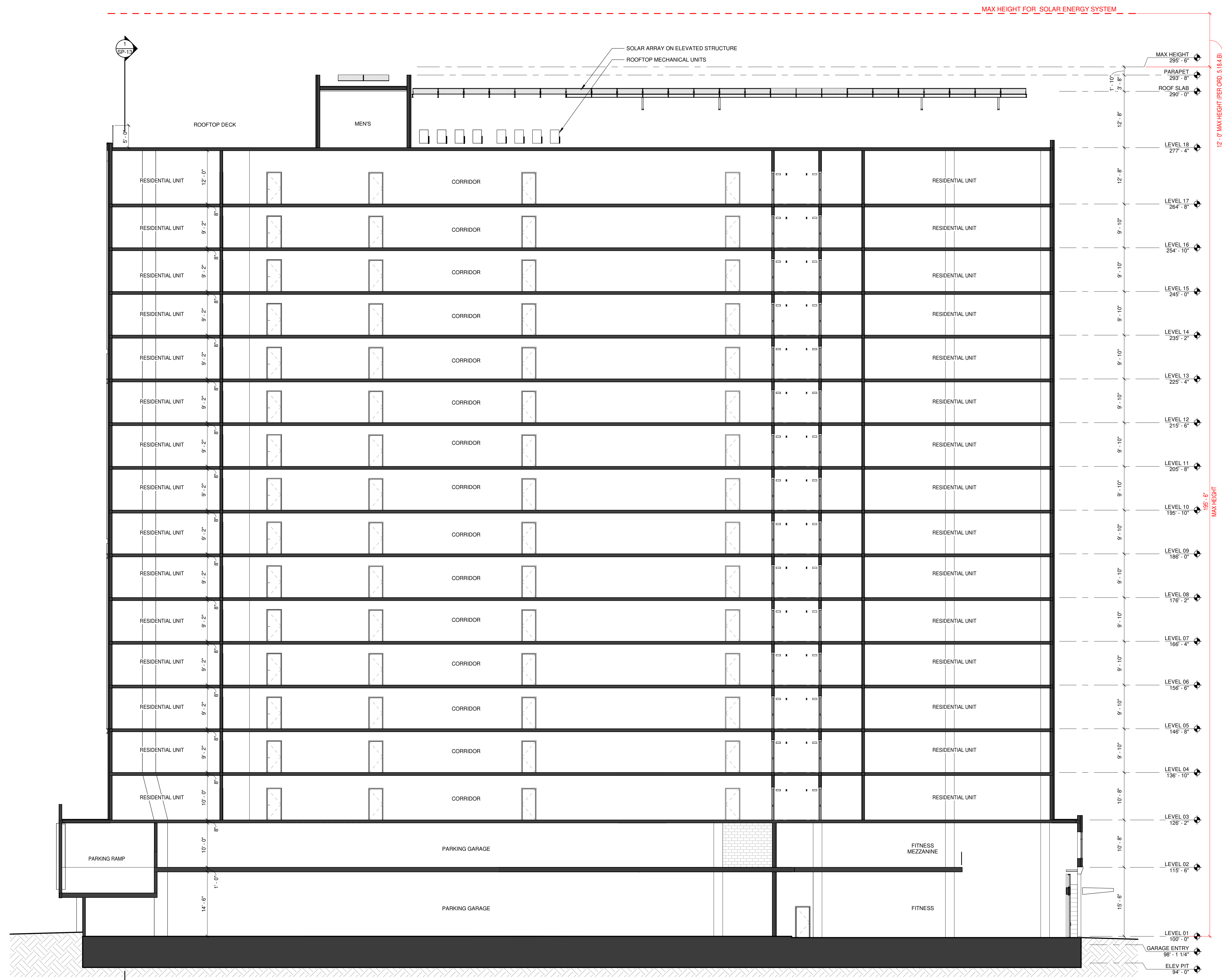
NO	DATE	DESCRIPTION
3	02.12.2024	SITE PLAN SUBMITTAL
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JOB NO: 22021
DATE: 11.11.2024

WEST EXTERIOR ELEVATION

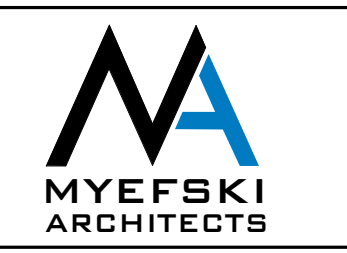
SP-11

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



1
SP-12
1
SP-12
SCALE: 3/32" = 1'-0"

APPROVALS



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 AVE**

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PEER REVIEWER: JM

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NO	DATE	DESCRIPTION
3	02.12.2024	SITE PLAN SUBMITTAL
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9	11.11.2024	DRB SUBMITTAL-FOREST ADDITION

NO

DATE

DESCRIPTION

3 02.12.2024 SITE PLAN SUBMITTAL

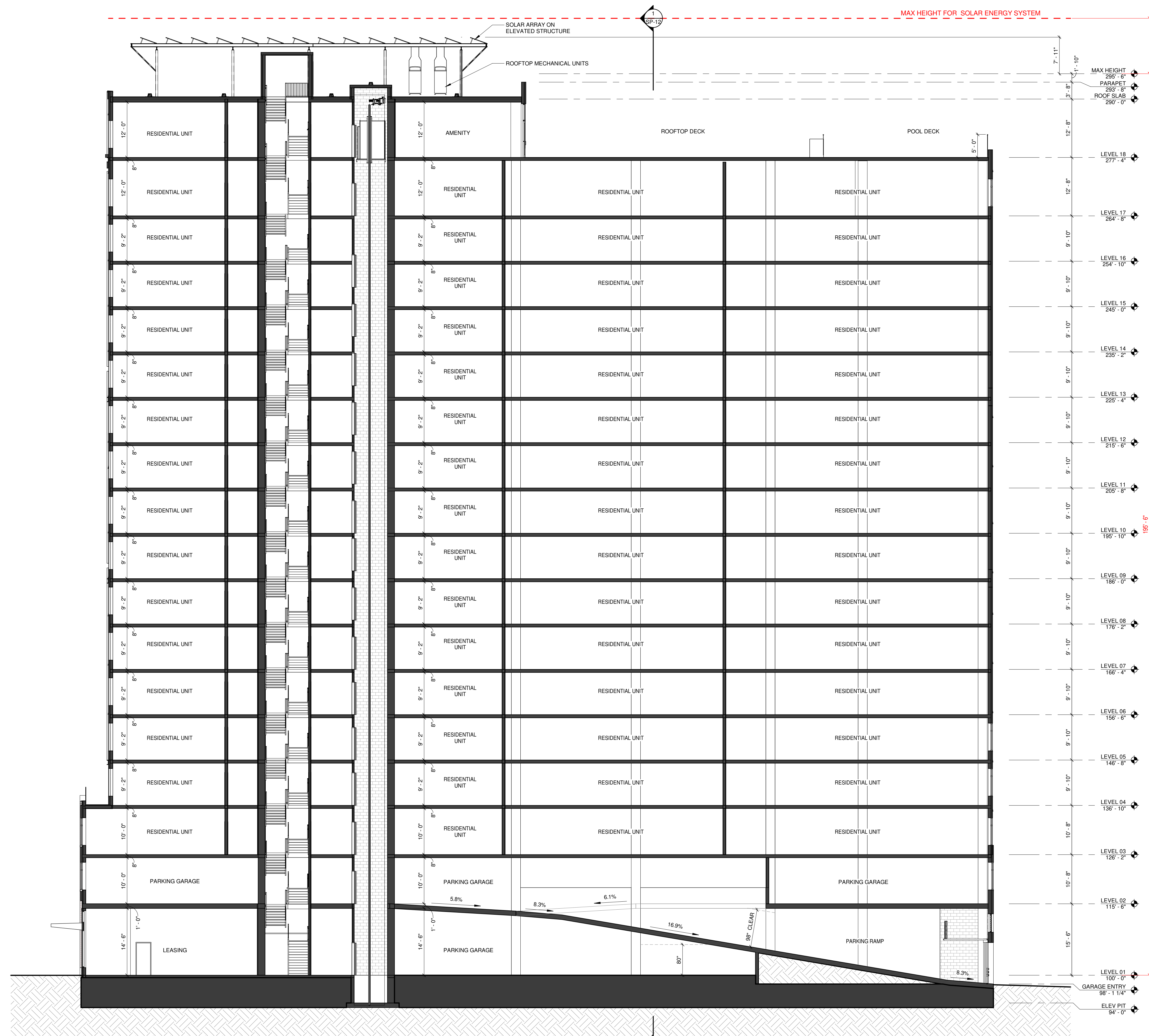
4 03.25.2024 SITE PLAN RESUBMITTAL

9 11.11.2024 DRB SUBMITTAL-FOREST ADDITION

JOB NO
22021
DATE
11.11.2024

BUILDING SECTIONS

SP-12



12'-0" MAX HEIGHT PER ORD. 5.18.4.B FOR SOLAR ENERGY SYSTEMS

APPROVALS



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JOB NO: 22021
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BUILDING SECTIONS

SP-13

1 LONGITUDINAL SECTION - LOOKING EAST
 SP-13 SCALE: 3/32" = 1'-0"