



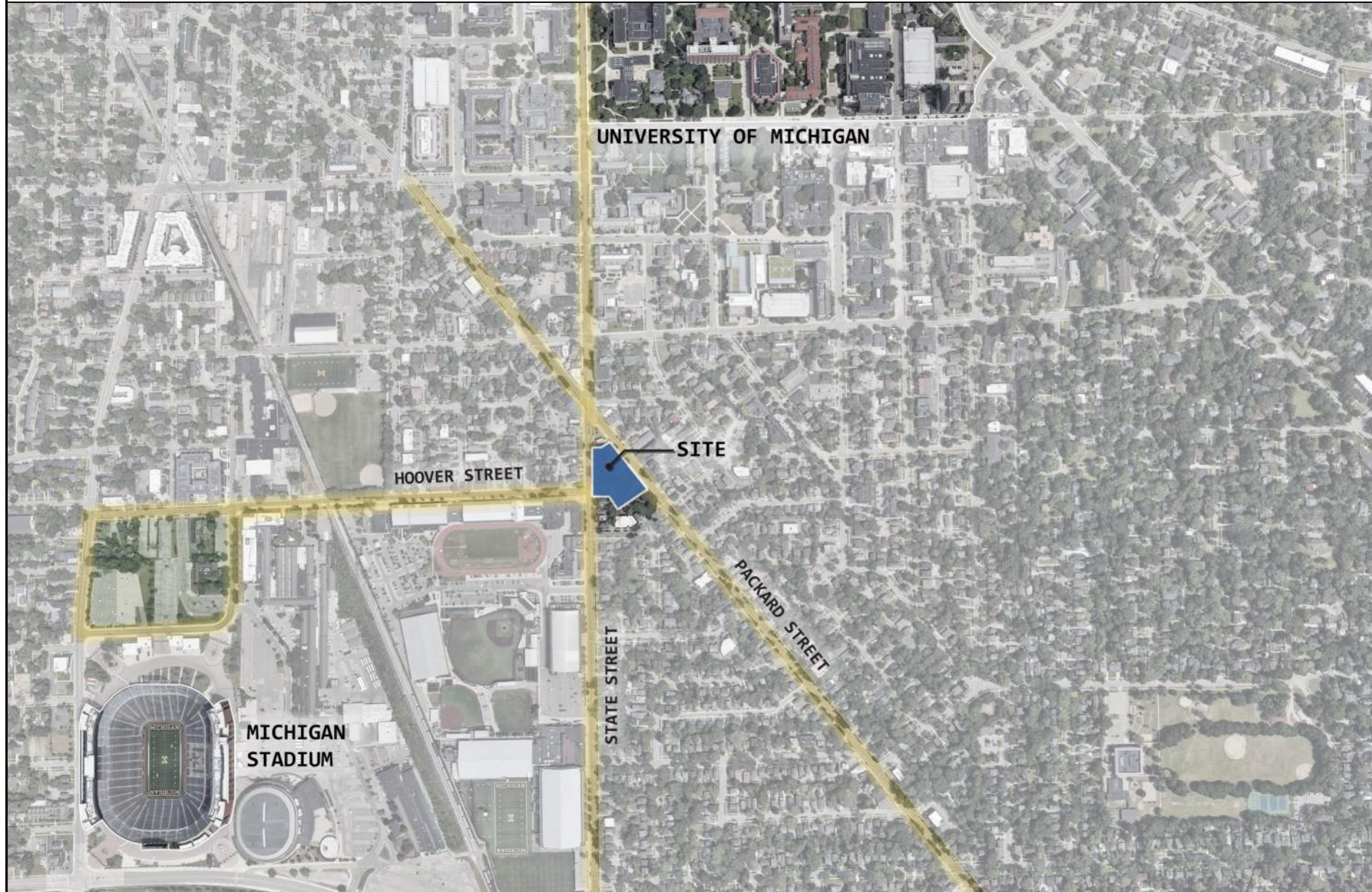
FIVE CORNERS ANN ARBOR

**SITE PLAN AND
REZONING SUBMISSION**

**PACKARD & STATE STREETS
ANN ARBOR, MI 48104**

JANUARY 31, 2024

VICINITY PLAN



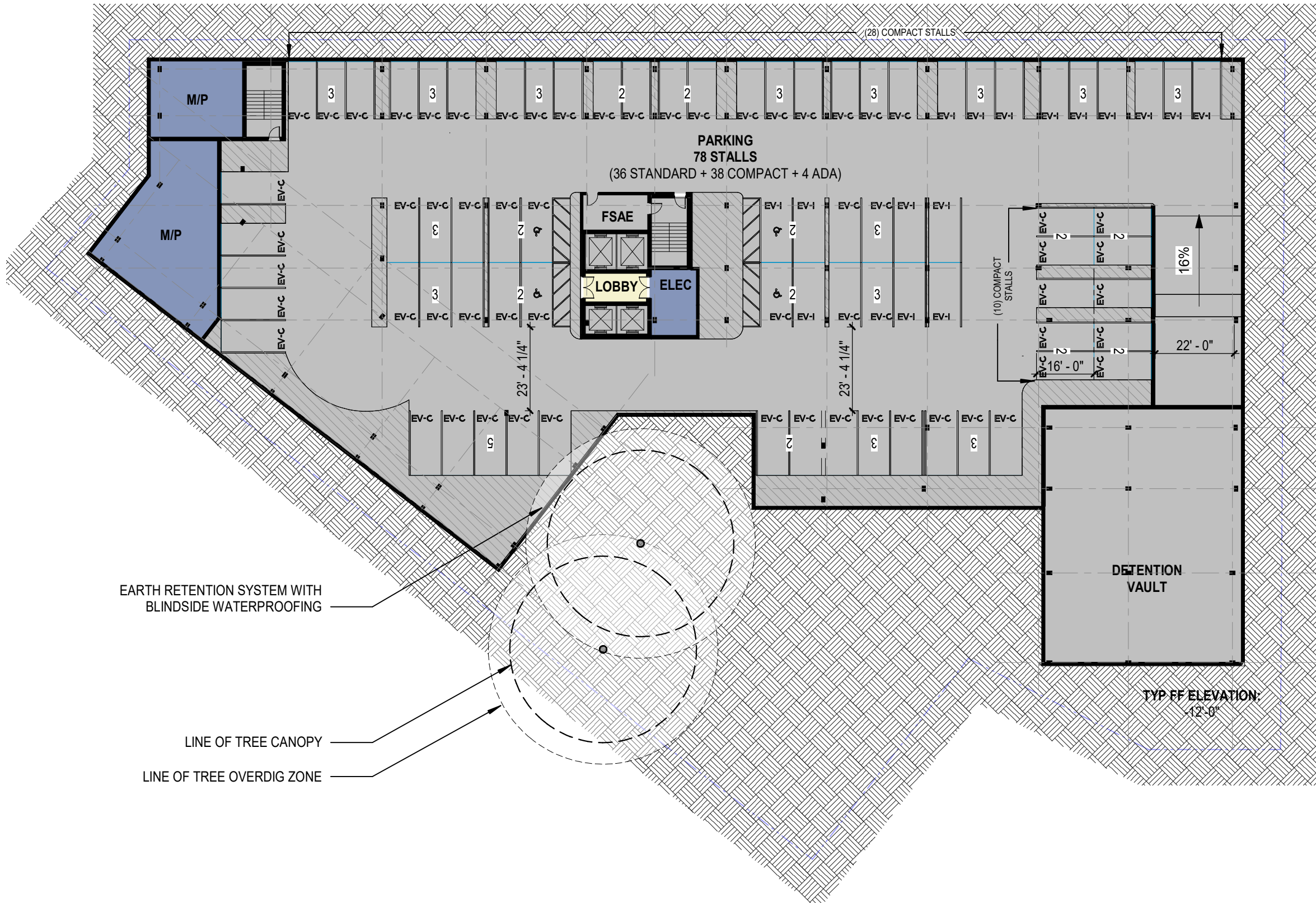
Unit Summary	
Type	Count
Micro	30
Studio	54
1BR	17
2BR	151
3BR	14
4BR	66
5BR	35
TH - 3BR	4
TH - 5BR	13
TH - 6BR	3
TOTAL	387

Area Summary			
Level	Gross SF	FAR Exclusions*	FAR Area
Roof (MEP Area)	2,664 sf	855 sf	1,809 sf
14	17,910 sf	1,408 sf	16,502 sf
13	28,972 sf	1,408 sf	27,564 sf
12	29,862 sf	1,408 sf	28,454 sf
11	29,862 sf	1,408 sf	28,454 sf
10	29,893 sf	1,408 sf	28,485 sf
9	33,777 sf	1,408 sf	32,369 sf
8	33,777 sf	1,408 sf	32,369 sf
7	33,777 sf	1,408 sf	32,369 sf
6	33,320 sf	1,408 sf	31,912 sf
5	33,320 sf	1,408 sf	31,912 sf
4	33,320 sf	1,408 sf	31,912 sf
3	33,432 sf	1,408 sf	32,024 sf
2	33,429 sf	1,405 sf	32,024 sf
M1	21,836 sf	1,747 sf	20,089 sf
1	31,394 sf	4,973 sf	26,421 sf
B1	36,858 sf	30,431 sf	6,427 sf
TOTAL	497,403 sf	56,307 sf	441,096 sf

794.67%

* excludes stairwells (including landings), escalators, elevator shafts, ramps, vertical chases or chutes, and attics - as well as below grade parking per the Unified Development Code of the City of Ann Arbor

EV-I	EV INSTALLED
EV-C	EV COMPATIBLE

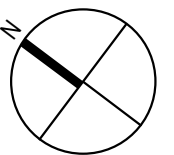


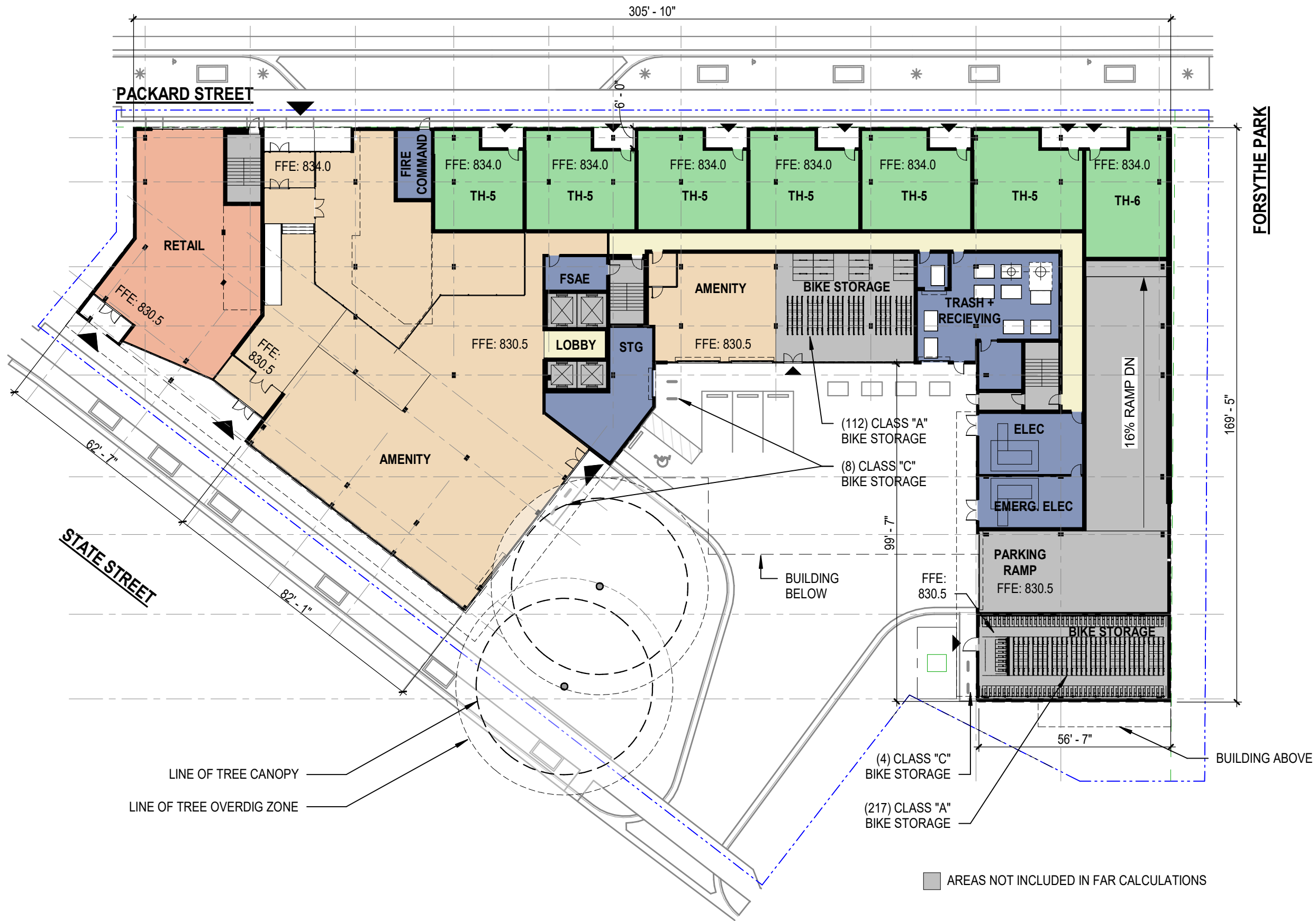
EARTH RETENTION SYSTEM WITH
BLINDSIDE WATERPROOFING

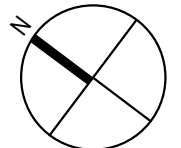
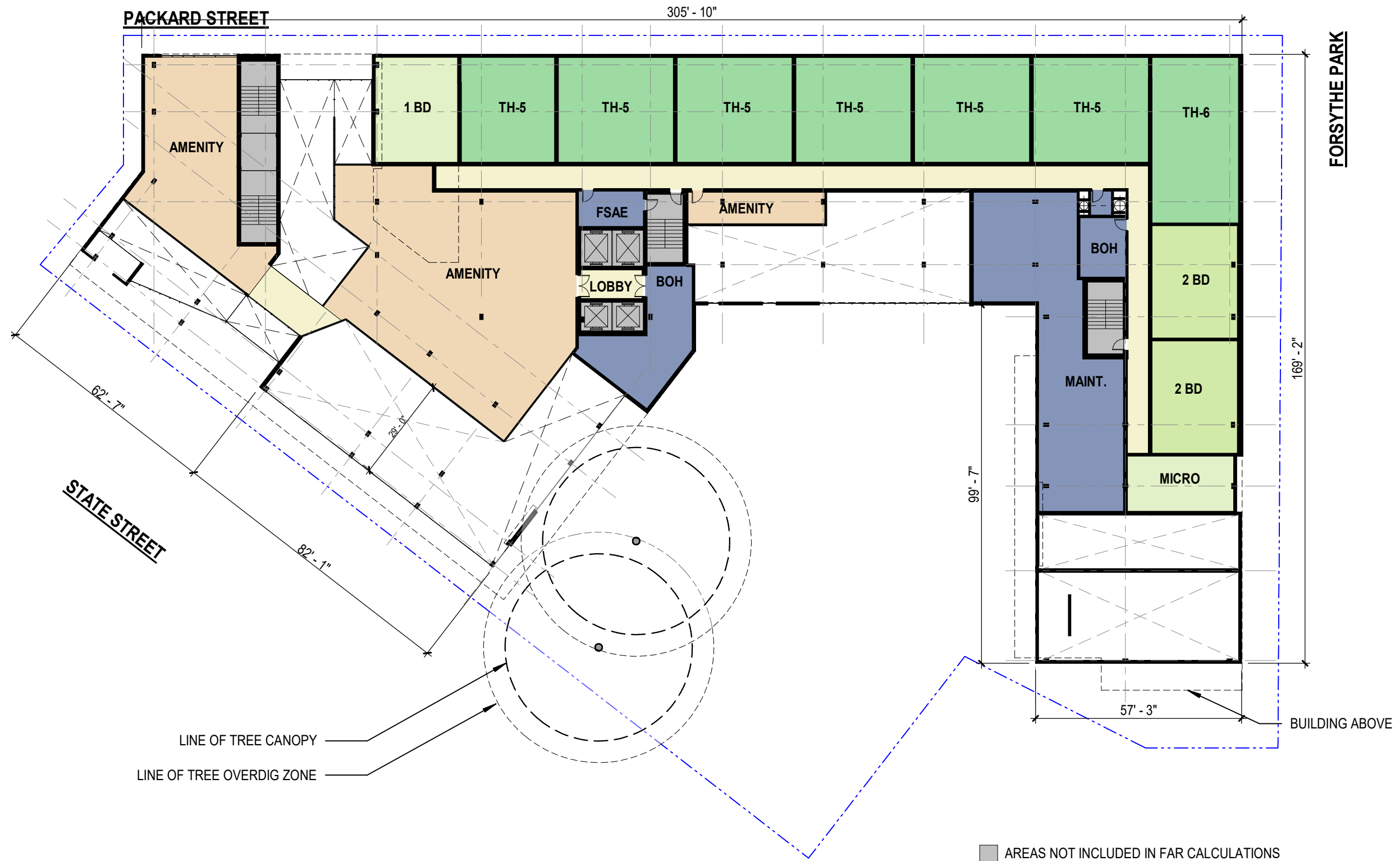
LINE OF TREE CANOPY

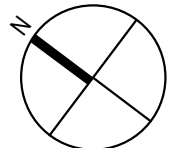
LINE OF TREE OVERDIG ZONE

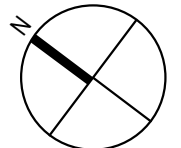
TYP FF ELEVATION
12'-0"

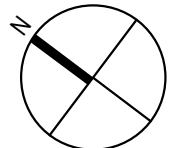












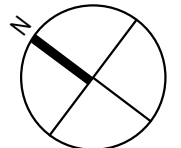


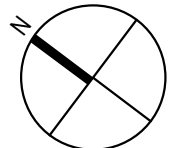
FORSYTHE PARK

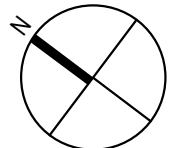
PACKARD STREET

STATE STREET

AREAS NOT INCLUDED IN FAR CALCULATIONS







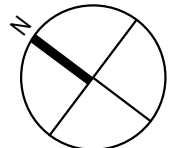


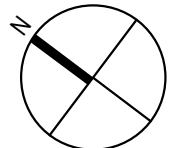
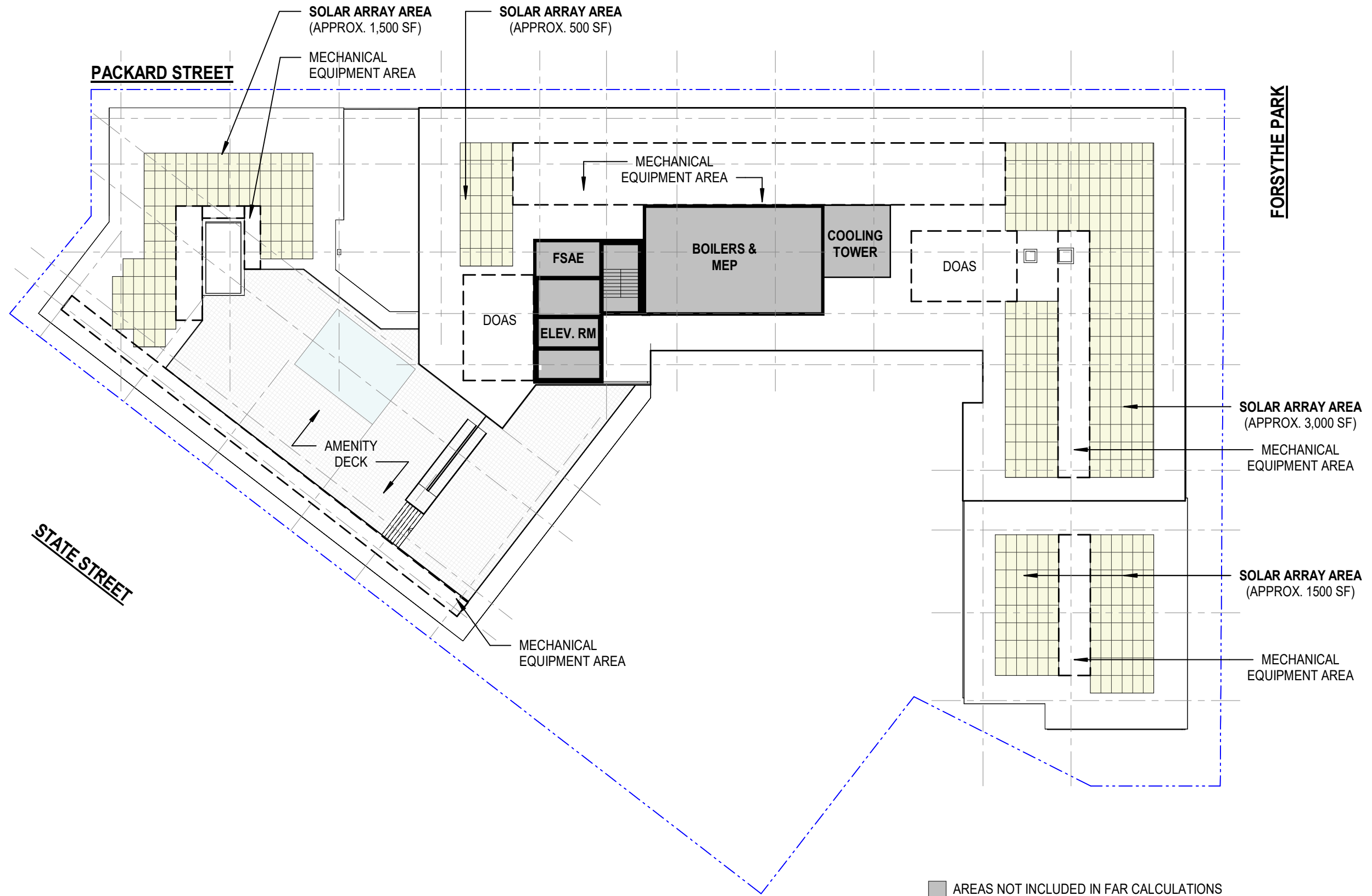
FORSYTHE PARK

PACKARD STREET

STATE STREET

AREAS NOT INCLUDED IN FAR CALCULATIONS





EXTERIOR MATERIALS	
AL-01	ALUMINUM & GLASS WINDOW SYSTEM
CM-01	CEMENTITIOUS CLADDING
MR-01	PUBLIC ART, TBD
MS-01	MASONRY
MT-01	WOOD LOOK METAL PANEL
MT-02	METAL PANEL SYSTEM



1 EXTERIOR BUILDING ELEVATION - EAST
 P3.1 SCALE: 1" = 30'-0"

EXTERIOR MATERIALS	
AL-01	ALUMINUM & GLASS WINDOW SYSTEM
CM-01	CEMENTITIOUS CLADDING
MR-01	PUBLIC ART, TBD
MS-01	MASONRY
MT-01	WOOD LOOK METAL PANEL
MT-02	METAL PANEL SYSTEM



1 EXTERIOR BUILDING ELEVATION - WEST
 P3.2 SCALE: 1" = 30'-0"

EXTERIOR MATERIALS	
AL-01	ALUMINUM & GLASS WINDOW SYSTEM
CM-01	CEMENTITIOUS CLADDING
MR-01	PUBLIC ART, TBD
MS-01	MASONRY
MT-01	WOOD LOOK METAL PANEL
MT-02	METAL PANEL SYSTEM



1 EXTERIOR BUILDING ELEVATION - NORTH
 P3.3 SCALE: 1" = 30'-0"

EXTERIOR MATERIALS	
AL-01	ALUMINUM & GLASS WINDOW SYSTEM
CM-01	CEMENTITIOUS CLADDING
MR-01	PUBLIC ART, TBD
MS-01	MASONRY
MT-01	WOOD LOOK METAL PANEL
MT-02	METAL PANEL SYSTEM



1 EXTERIOR BUILDING ELEVATION - SOUTH
 P3.4 SCALE: 1" = 30'-0"



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CORE

J BRADLEY MOORE
& ASSOCIATES

S
R
Schenk Realty

P5.1

24-23106-00
01.31.2024

PERSPECTIVE - VIEW LOOKING SOUTH ON PACKARD
FIVE CORNERS - ANN ARBOR
PACKARD & STATE STREET





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PERSPECTIVE - VIEW LOOKING NORTH ON PACKARD
FIVE CORNERS - ANN ARBOR
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PERSPECTIVE - VIEW LOOKING SOUTH ON STATE
FIVE CORNERS - ANN ARBOR
PACKARD & STATE STREET