

**PARKING LEVEL PLAN**  
Scale: 1/16" = 1'-0" on 24" x 36"

**SOLID WASTE CALCULATIONS**  
Average household waste produced per resident in Ann Arbor per year is 1000(+)- lbs/person.\*  
Waste per household (2 persons/household assumed) = 2 x 1000 lbs. = 2000 lbs. /household/yr.  
2000 lbs. /225\*\* = 8.9 cu. yd./year/household.  
8.9 cu. yd./year/household x 25 = 222.5 cu yd/  
222.5 / 52 weeks = 4.3 cu yd/ week

Use two 4 cu yd dumpsters, one for recycling and one for solid waste

\* City of Ann Arbor Solid waste Study of non student residential waste.  
\*\* EPA analysis of mixed residential solid waste. lbs converted to cu yard.  
\*\*\* Cu yd to gal conversion = 173

**BUILDING AREA CALCULATIONS**

SITE SIZE: 19007 SF

FL	GROSS SF	NET SF
0.	688	
1.	9823	
2.	10,048	
3.	9214	
4.	7972	
	<b>37,618</b>	

9,525.....not incl. in FAR figures below)

**HABITABLE AREA: STAIRWELLS & ATRIUM INCLUDED IN FAR.**

0.	688	
1.	9823	
2.	10,048	
3.	9214	
4.	7972	
	<b>37,618</b>	

33,291 SALEABLE AREA = 88% eff

200% ALLOWABLE FAR = 19,007 SF (LOT AREA) X 2 = 38,014 SF.  
**37,745 / 19007 = 199% (PROPOSED BUILDING AREA FAR)**

\* NET SF INCLUDES OPEN STAIR AREAS IN TWO STORY UNITS

- UNENCLOSED AREA NOT IN FAR
- HABITABLE AREA IN FAR
- PARKING AND NON HABITABLE SPACE NOT IN FAR

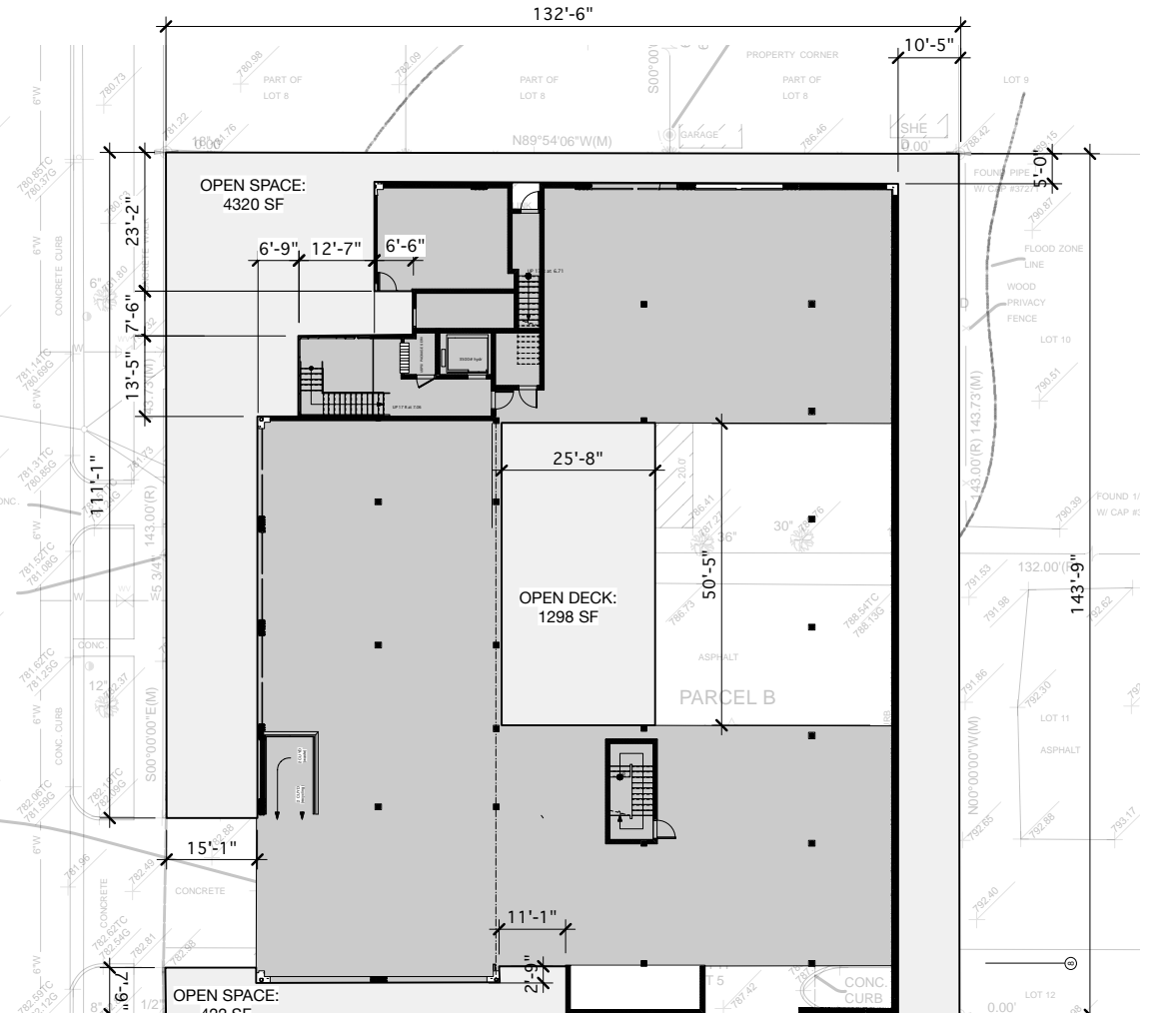
410 North First Street = average grade

Average Finish Grade	Grades
NW to NE	781.2 783.0 786.5 792.4
NE to SE	792.4 792.4 792.4 792.4
SE to SW	792.4 788.4 787.7 783.5
SW to NW	783.0 782.8 781.7 781.2
Average Grade	<b>787.1</b>

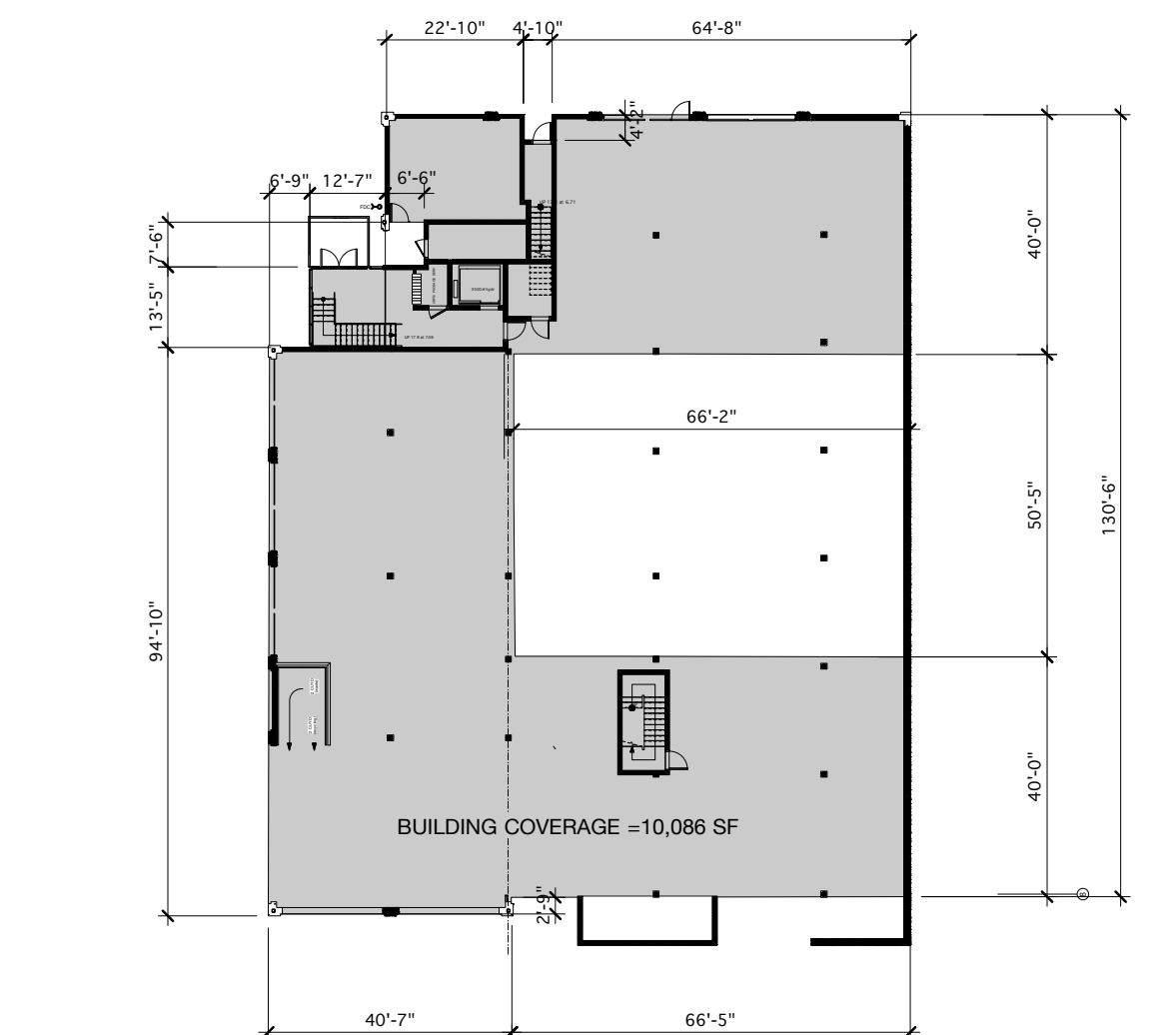
Allowable Maximum ceiling height of garage	8.67	791.68
Ceiling height less than 50% above average grade	4.34	787.3
Zoning Maximum Height 60'	847.09	
Height below allowable zoning	5.34	
Story	Grade	Story Height
Ground Floor Elevation	782.75	10.25
First Floor Elevation	793.00	12.00
Second Floor Elevation	805.00	12.00
Third Floor Elevation	817.00	12.00
Fourth Floor Elevation	829.00	12.75
Roof Parapet Elevation	841.75	

**BIKE CALCULATIONS:**  
REQUIRED CLASS A BIKE SPACES: 1 SPACE PER 2500 SQUARE FEET OF USEABLE SPACE.

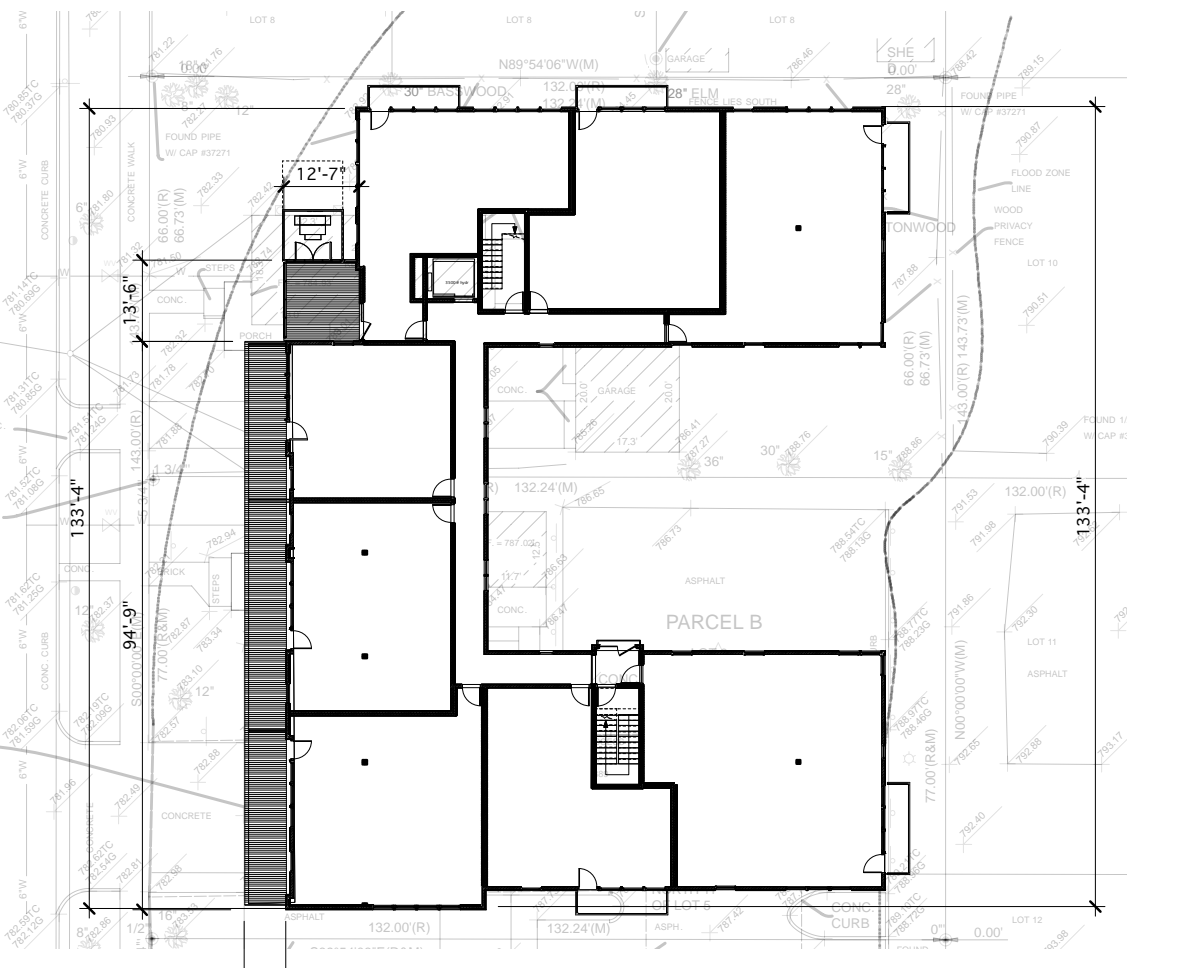
33,291 SQUARE FEET OF USEABLE SPACE / 2500 = 13.3 OR 14 SPACES. 19 SPACES OF ENCLOSED CLASS (A) PARKING IS PROVIDED



**OPEN SPACE**  
Scale: 1/32" = 1'-0" on 24" x 36"



**BUILDING COVERAGE**  
Scale: 1/32" = 1'-0" on 24" x 36"



**AVERAGE SETBACK REQUIRED:** 5.0 x 133.3 = 667 SF  
**SETBACK PROVIDED:** 7.0 x 94.8 = 664 SF  
12.6 x 13.5 = 170 SF  
**TOTAL PROVIDED = 834 SF**

**AVERAGE STREETWALL SETBACK**  
Scale: 1/32" = 1'-0" on 24" x 36"

**410 FIRST STREET**

408 - 412 North First Street Ann Arbor, Michigan 48104

**RUETER ASSOCIATES**  
ARCHITECTS  
515 Fifth Street, Ann Arbor, Michigan 48103  
phone: (734) 769-0070, fax: (734) 769-0167

SHEET TITLE: 00.00.15  
REVIEW SET: 00.00.15  
BID & PERMIT SET:

**A 1.1**