



## **FAIRFIELD INN & SUITES** ANN ARBOR, MICHIGAN **JANUARY 10, 2025**



architecture studio

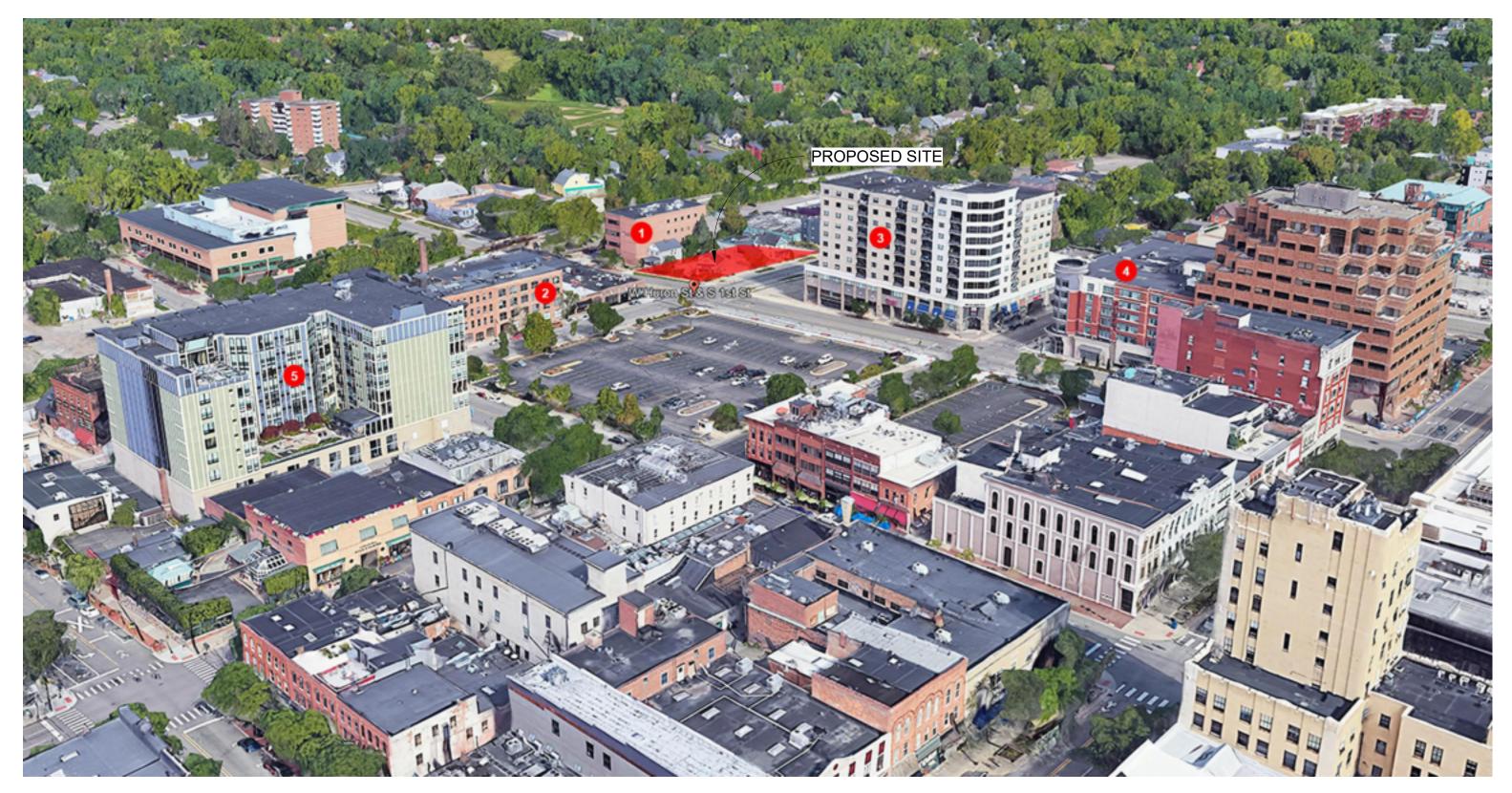




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#### CONTEXT MAP





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### CONTEXT AERIAL





1 - SHELTER ASSOCIATION ANN ARBOR





4 - RESIDENCE INN BY MARIOTT ANN ARBOR







5 - ANN ARBOR CITY CLUB APATMENTS

## **FAIRFIELD INN & SUITES**

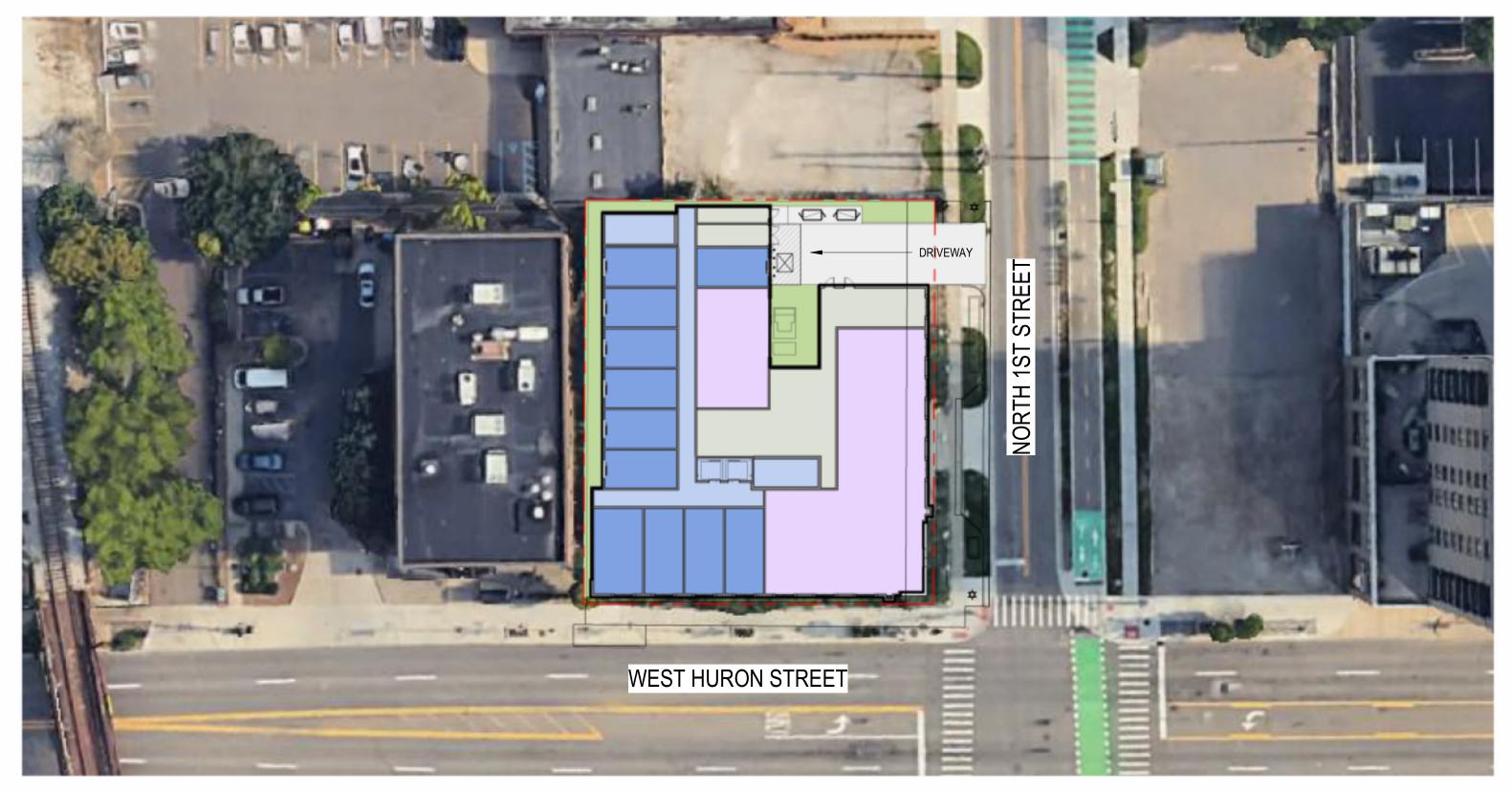
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3 - FLAGSTAR BANK/ RESIDENTIAL

### **EXISTING BUILDINGS**



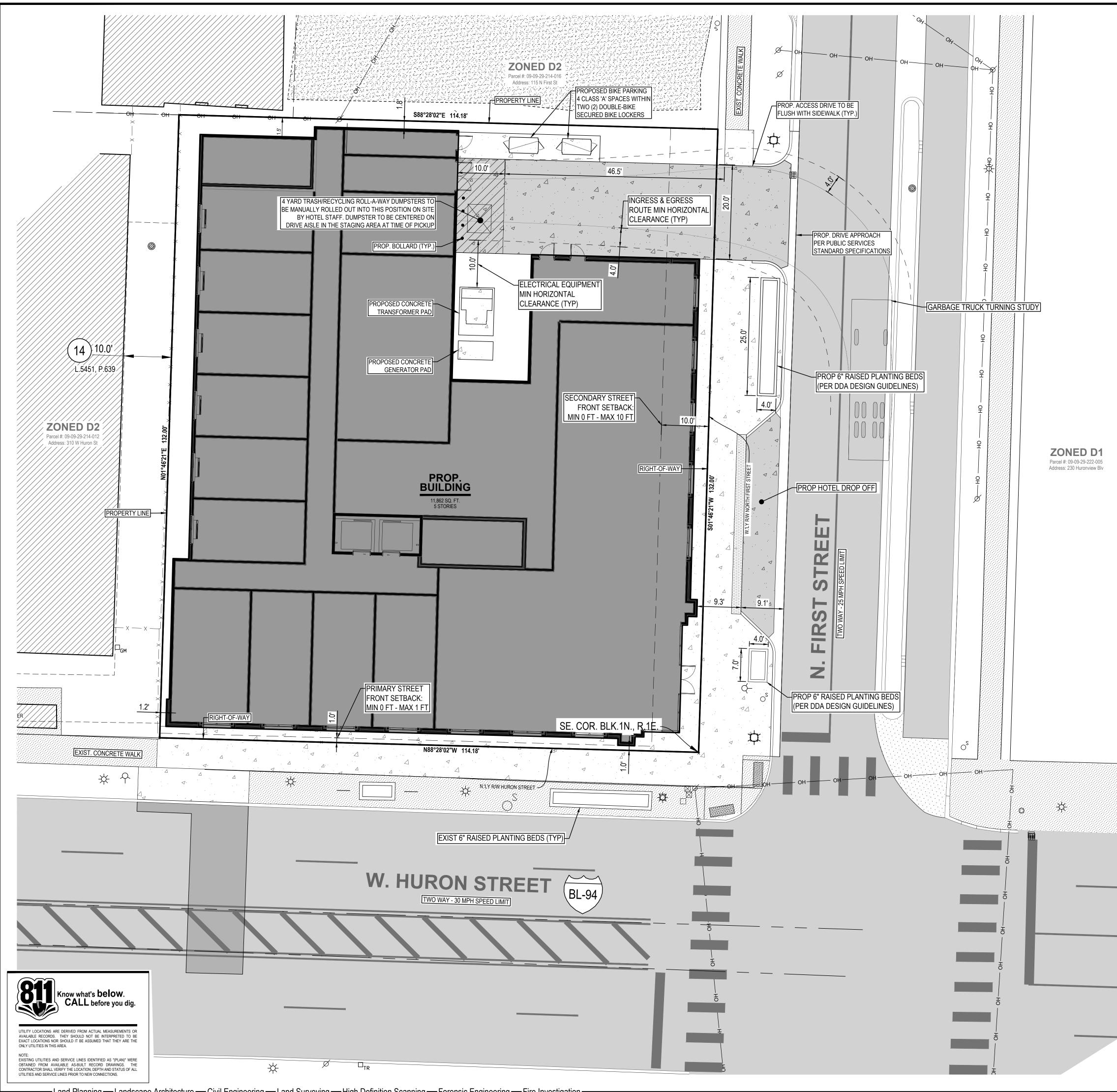




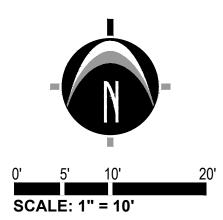
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### SITE PLAN





-Land Planning - Landscape Architecture - Civil Engineering - Land Surveying - High Definition Scanning - Forensic Engineering - Fire Investigation -



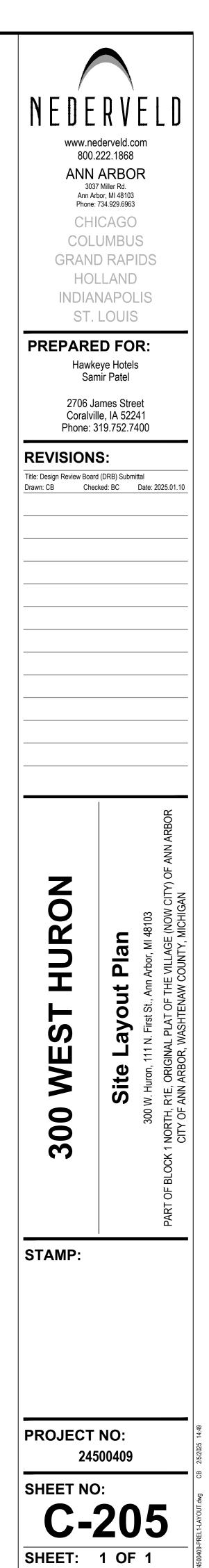
Experience . . . the Difference

LEGEND

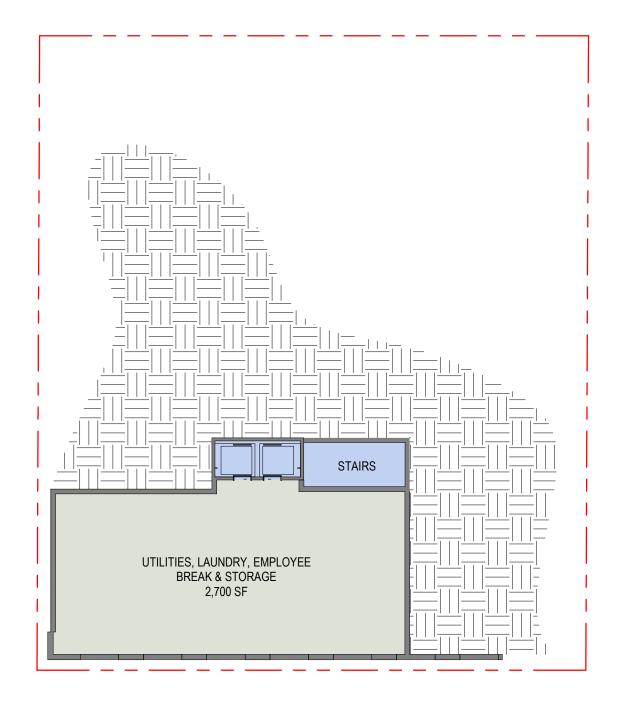
EXISTING BITUMINOUS
EXISTING CONCRETE
PROPOSED BITUMINOUS (STANDARD DUTY)
PROPOSED BITUMINOUS (HEAVY DUTY)
PROPOSED CONCRETE (STANDARD DUTY)
PROPOSED CONCRETE (HEAVY DUTY)

### **GENERAL NOTES**

- 1) ZONING OF PROPERTY: D2 DOWNTOWN DISTRICT, FIRST STREET OVERLAY D2 ZONING REQUIREMENTS
- A) MINIMUM LOT AREA = NONE
- B) MINIMUM LOT WIDTH = NONE
- C) MAXIMUM BUILDING HEIGHT = 60 FT D) MAXIMUM LOT COVERAGE = 80%
- E) OPEN SPACE = 10%
- SETBACKS
- A) FRONT YARD = 0 FT. MIN 1 FT. MAX (PRIMARY STREET) B) FRONT YARD = 0 FT. MIN - 10 FT. MAX (SECONDARY STREET)
- C) SIDE YARD = NONE
- D) REAR YARD = NONE 2) SUMMARY OF LAND USE:
- A) TOTAL ACREAGE = 0.34 ACRES (15,071 SQ.FT.) (EXCLUDING R.O.W.)
- B) AREA OF PROPOSED BUILDING = 11,862 SQ.FT.
- C) BUILDING HEIGHT = 5 STORIES
- D) LOT COVERAGE = 78.7% E) OPEN SPACE = 13.1%
- F) ZONING OF PARCELS TO SOUTH AND WEST = D2
- ZONING OF PARCELS TO NORTH AND EAST = D1 & D2
- 3) NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.



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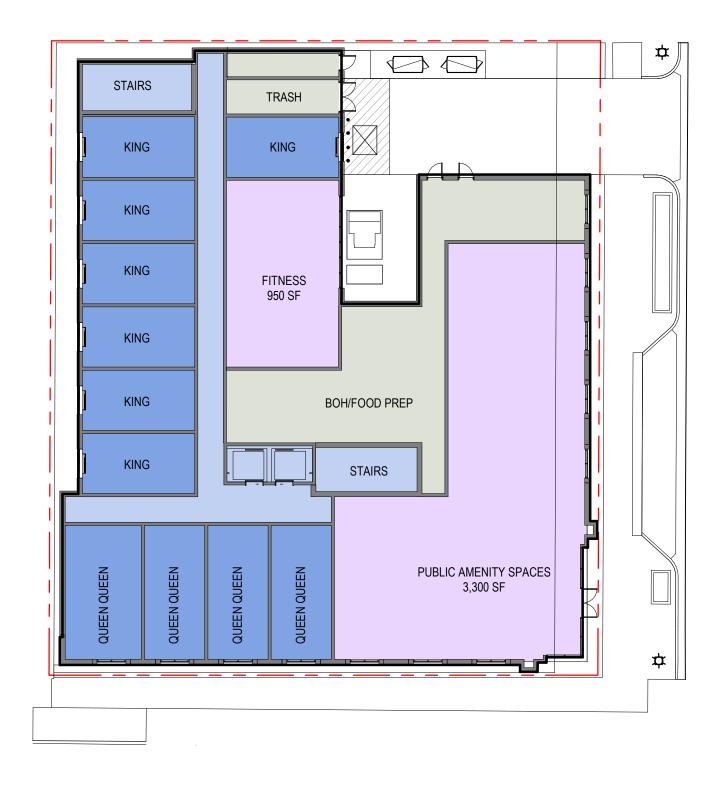
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AREA SCHEDULE				
Name	Area			
BOH	5,255 SF			
CIRCULATION	10,250 SF			
GUESTROOMS	38,104 SF			
PUBLIC AMENITY SPACES	4,271 SF			
TOTAL	57,879 SF			

GUESTROOMS: 111

### **BASEMENT LEVEL**







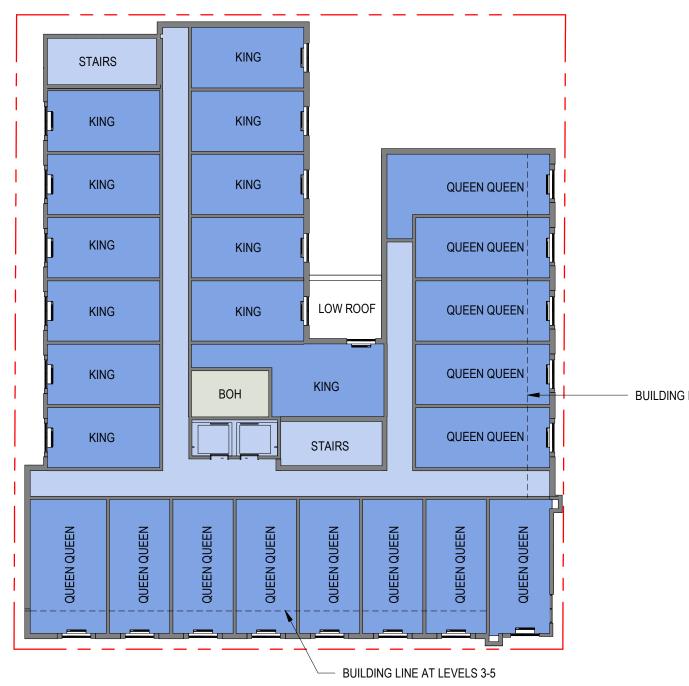
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LEVEL 01





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BUILDING LINE AT LEVELS 3-5

**TYPICAL LEVEL** 





# Hawkeyehotels

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### NORTH 1ST STREET ELEVATION

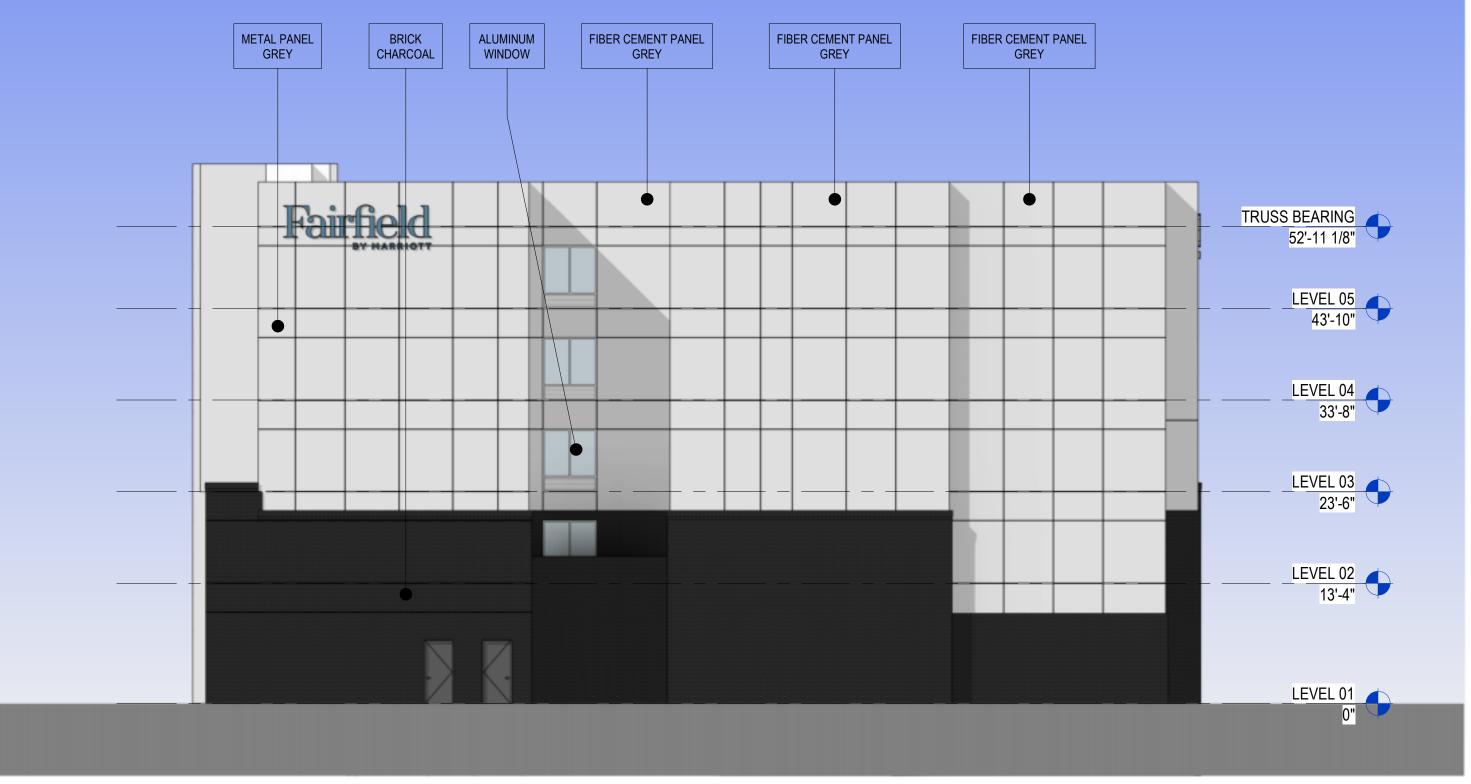




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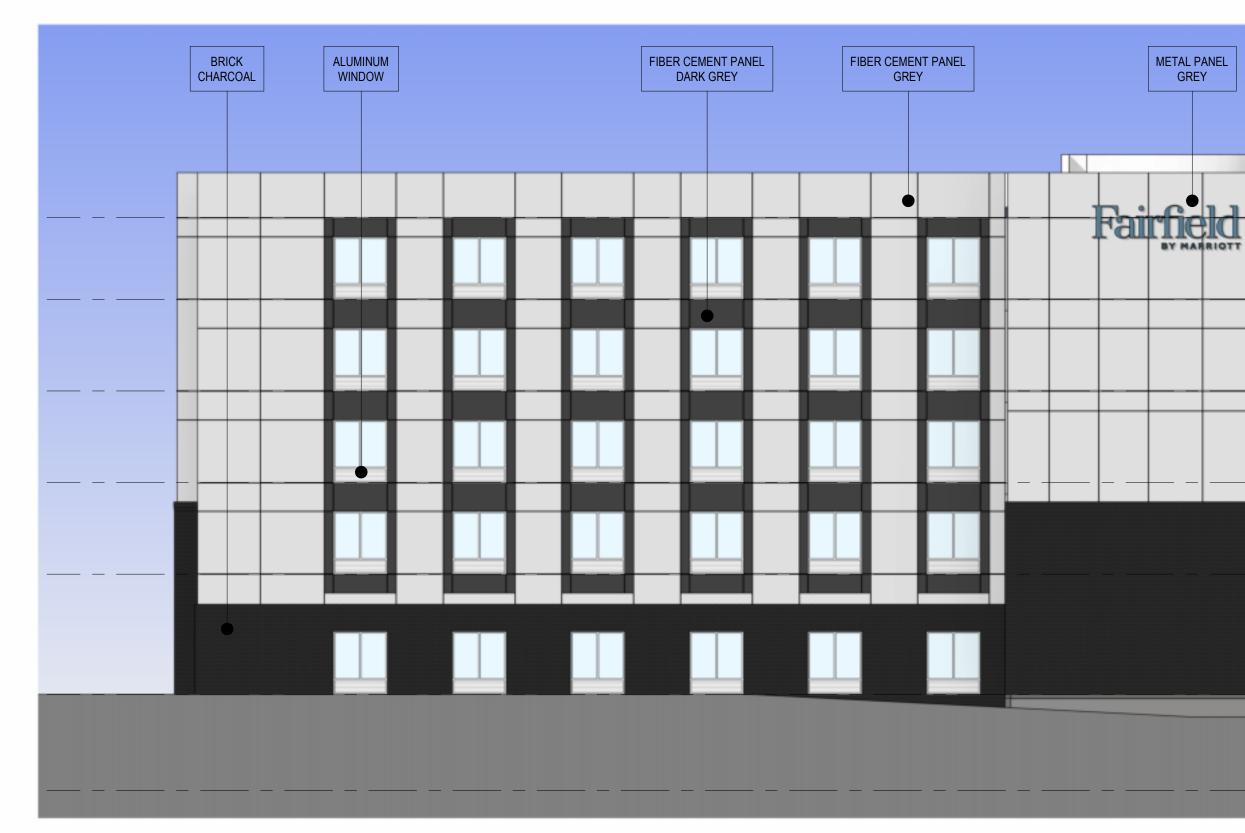




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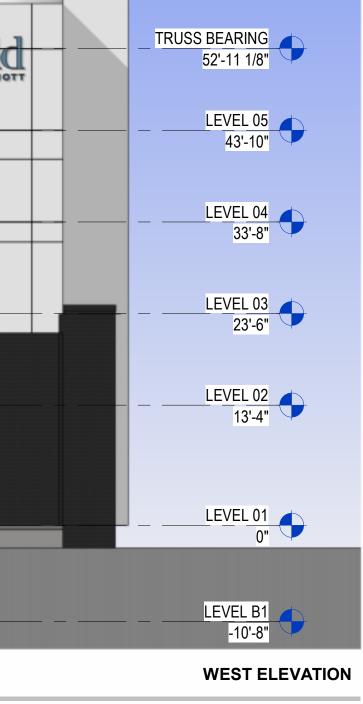
### NORTH ELEVATION







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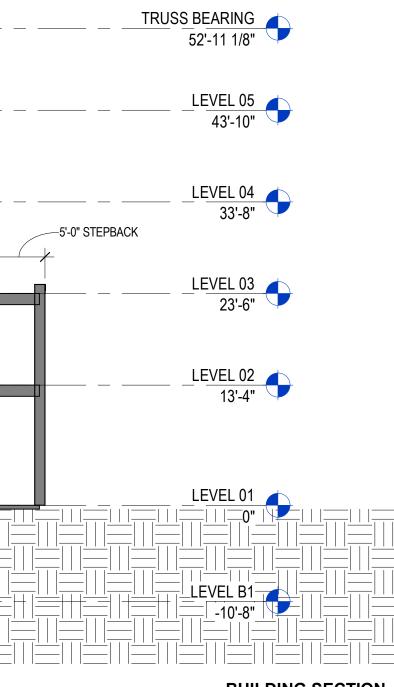




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	GUESTROOM		STAIRS	GUESTROOM
	GUESTROOM		STAIRS	GUESTROOM
	BASEMENT BOH		STAIRS	
			<u>       </u>     <u></u>     <u>_</u>      	



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### **BUILDING SECTION**

architecture studio



BRICK VENEER CHARCOAL



BRICK VENEER TAN



FIBER CEMENT & METAL PANEL GREY



FIBER CEMENT & METAL PANEL DARK GREY



METAL CANOPY



ALUMINIUM STOREFRONT BLACK



ALUMINIUM WINDOWS COLOR TO MATCH SW9175



METAL COPING COLOR TO MATCH SW6993

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METAL PANEL WHITE



LOUVER COLOR TO MATCH SW9175

MATERIAL BOARD







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### RENDERING

