



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



architecture studio

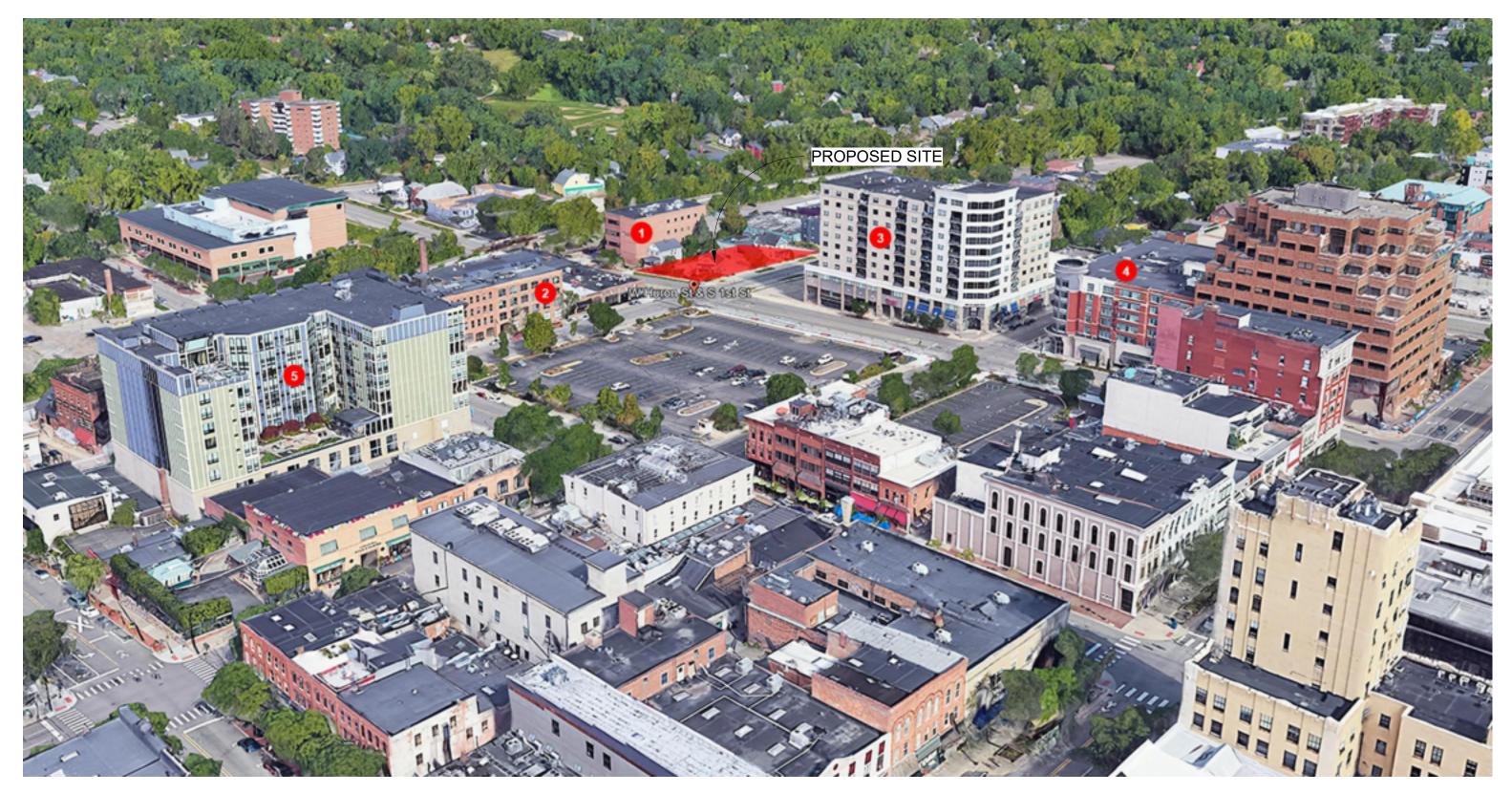




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CONTEXT MAP





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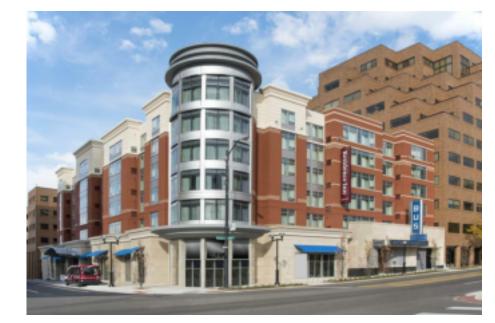
CONTEXT AERIAL





1 - SHELTER ASSOCIATION ANN ARBOR





4 - RESIDENCE INN BY MARIOTT ANN ARBOR







5 - ANN ARBOR CITY CLUB APATMENTS

FAIRFIELD INN & SUITES

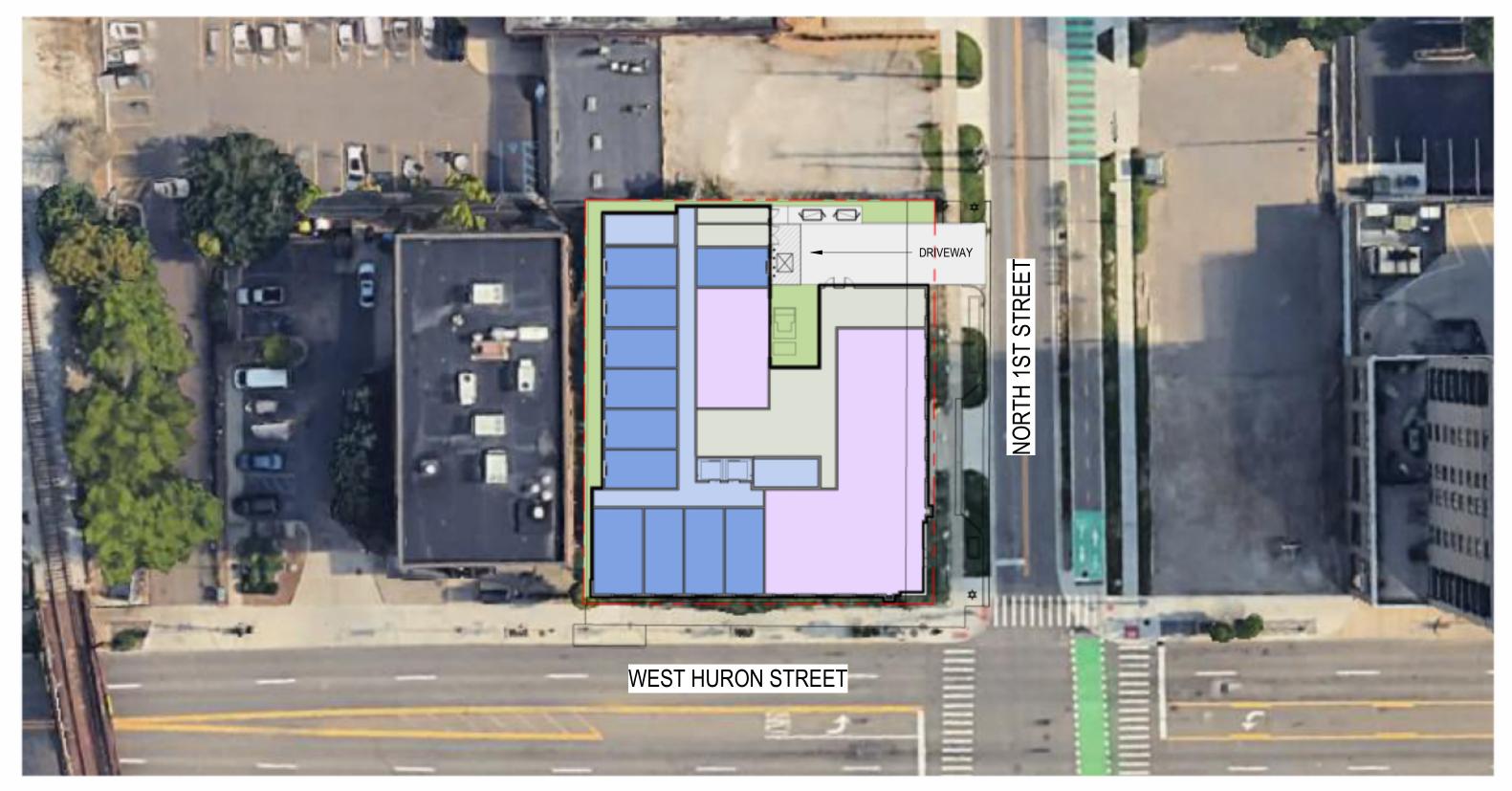
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3 - FLAGSTAR BANK/ RESIDENTIAL

EXISTING BUILDINGS



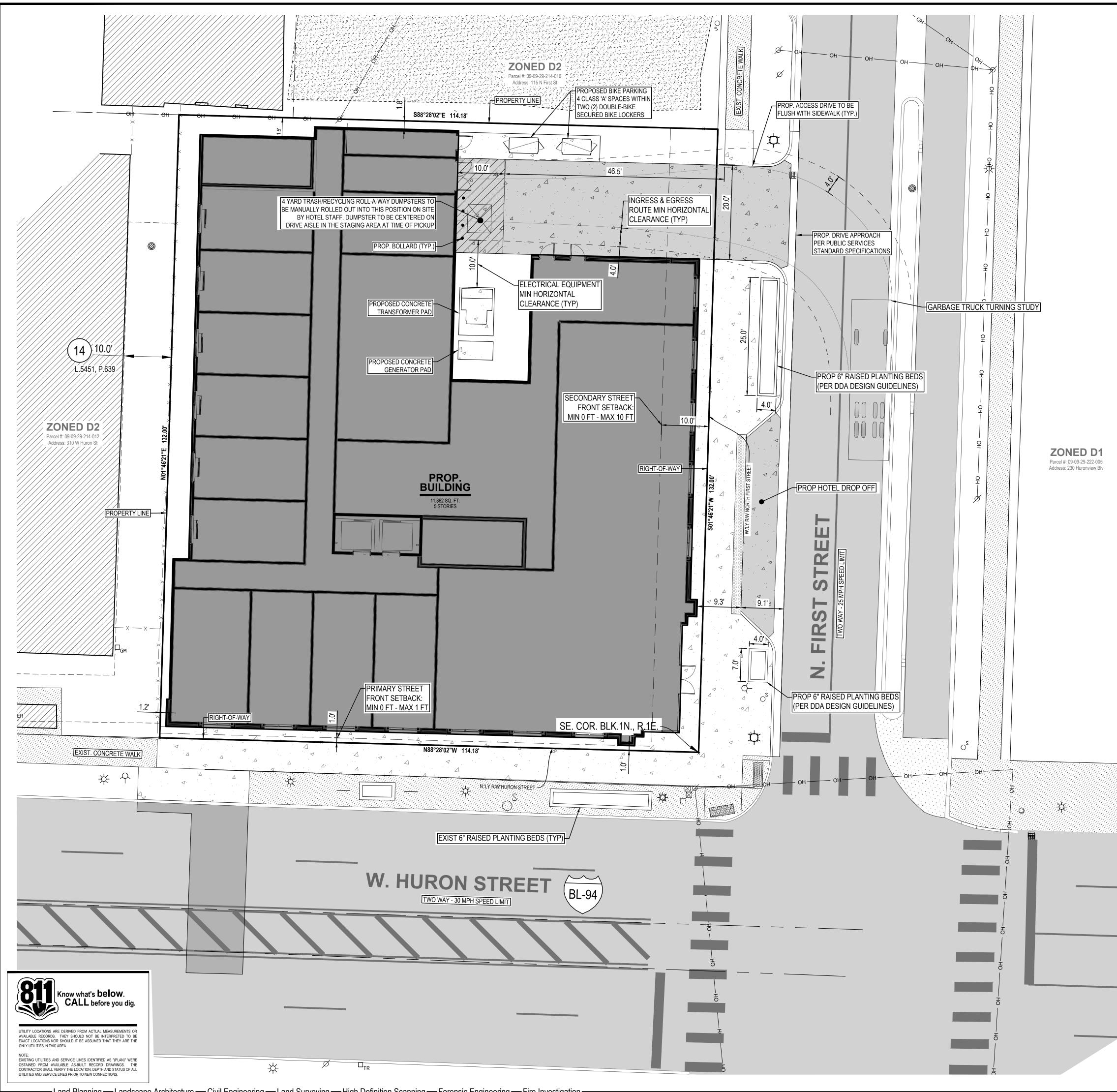




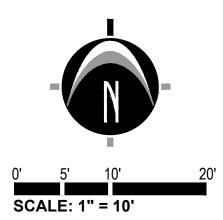
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SITE PLAN





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



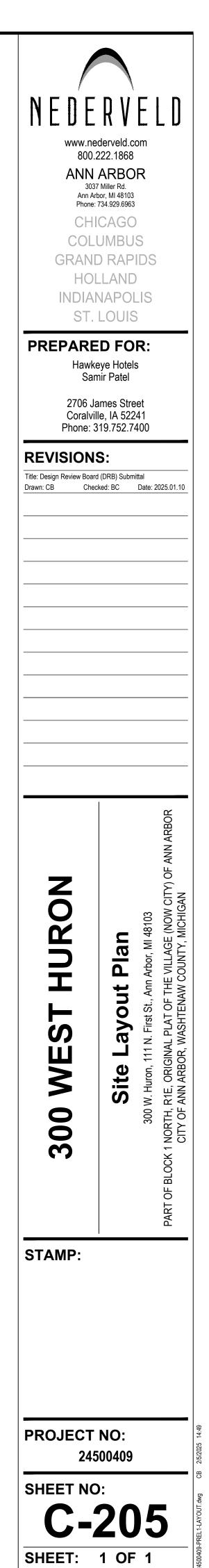
Experience . . . the Difference

LEGEND

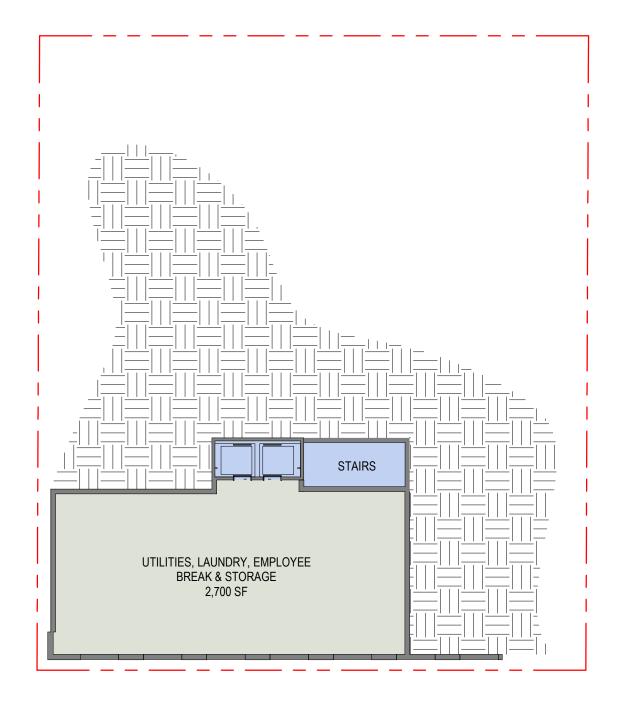
| EXISTING BITUMINOUS |
|--|
| EXISTING CONCRETE |
| PROPOSED BITUMINOUS (STANDARD DUTY) |
| PROPOSED BITUMINOUS (HEAVY DUTY) |
| PROPOSED CONCRETE (STANDARD DUTY) |
| PROPOSED CONCRETE (HEAVY DUTY) |

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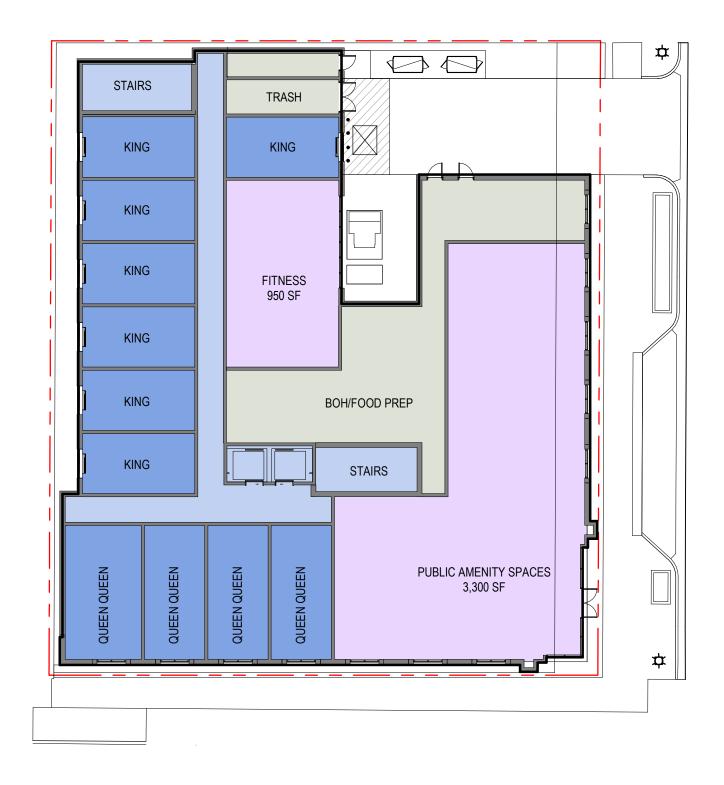
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| AREA SCHEDULE | | | | |
|-----------------------|-----------|--|--|--|
| Name | Area | | | |
| BOH | 5,255 SF | | | |
| CIRCULATION | 10,250 SF | | | |
| GUESTROOMS | 38,104 SF | | | |
| PUBLIC AMENITY SPACES | 4,271 SF | | | |
| TOTAL | 57,879 SF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

GUESTROOMS: 111

BASEMENT LEVEL







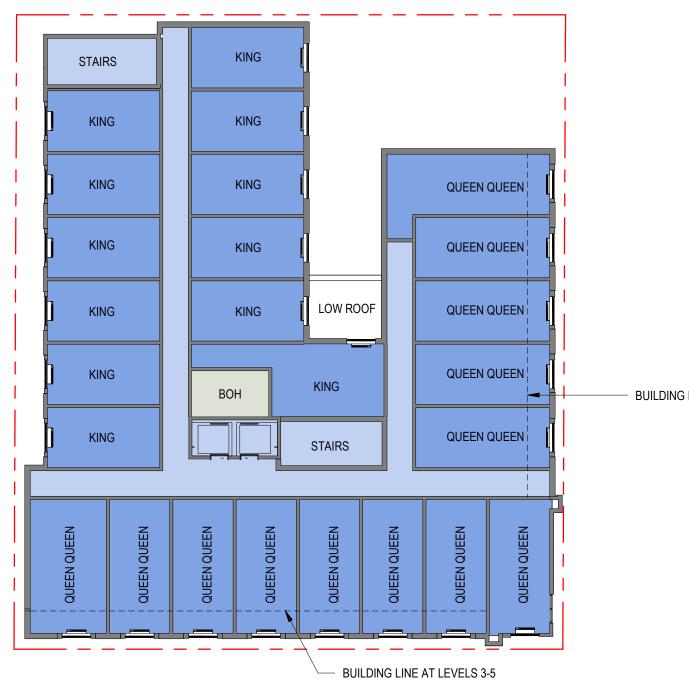
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LEVEL 01





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BUILDING LINE AT LEVELS 3-5

TYPICAL LEVEL





Hawkeyehotels

FAIRFIELD INN & SUITES

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NORTH 1ST STREET ELEVATION

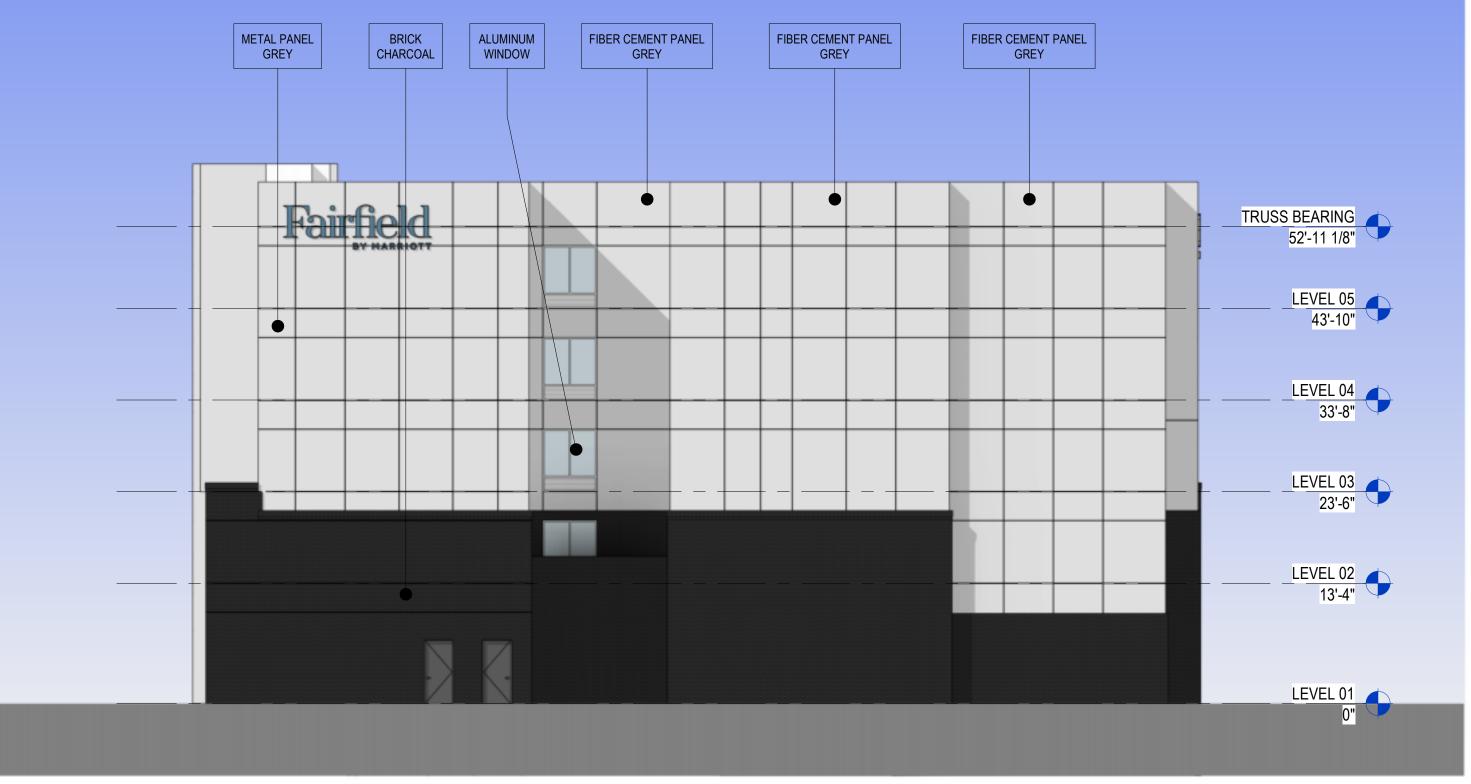




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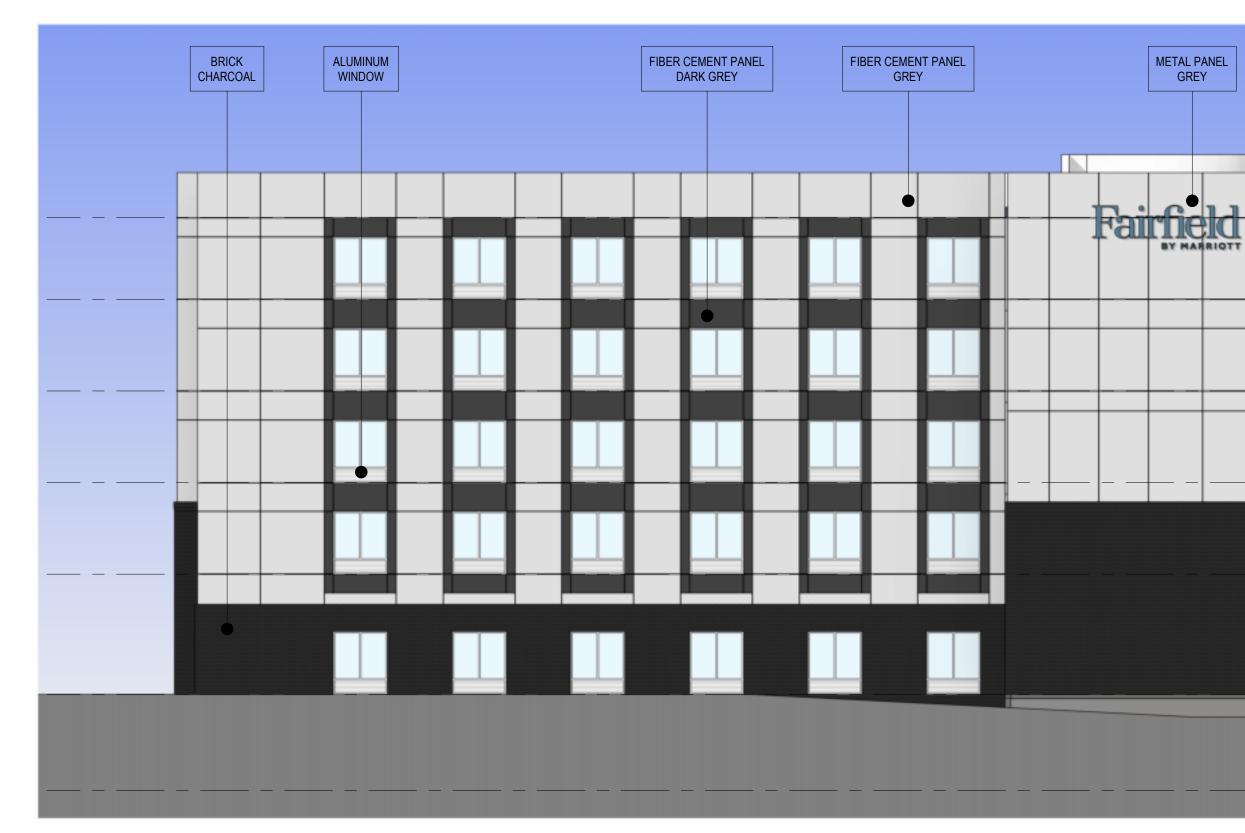




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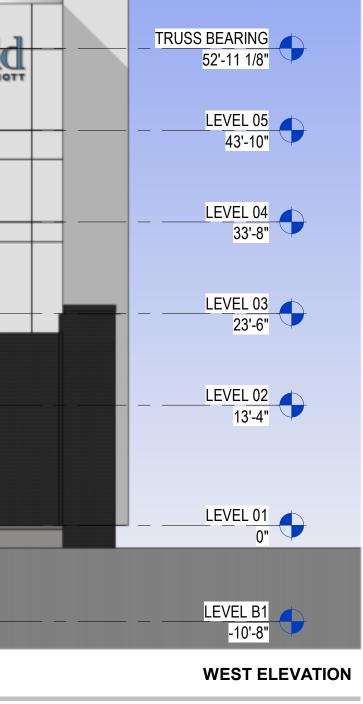
NORTH ELEVATION







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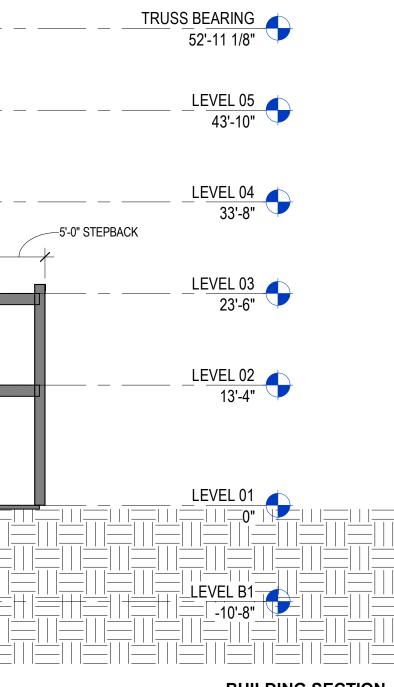




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|---|--------------|--|--|-----------|
| | GUESTROOM | | STAIRS | GUESTROOM |
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| | GUESTROOM | $\begin{array}{ c c c c c c c c c c c c c c c c c c c$ | STAIRS | GUESTROOM |
| | GUESTROOM | | STAIRS | 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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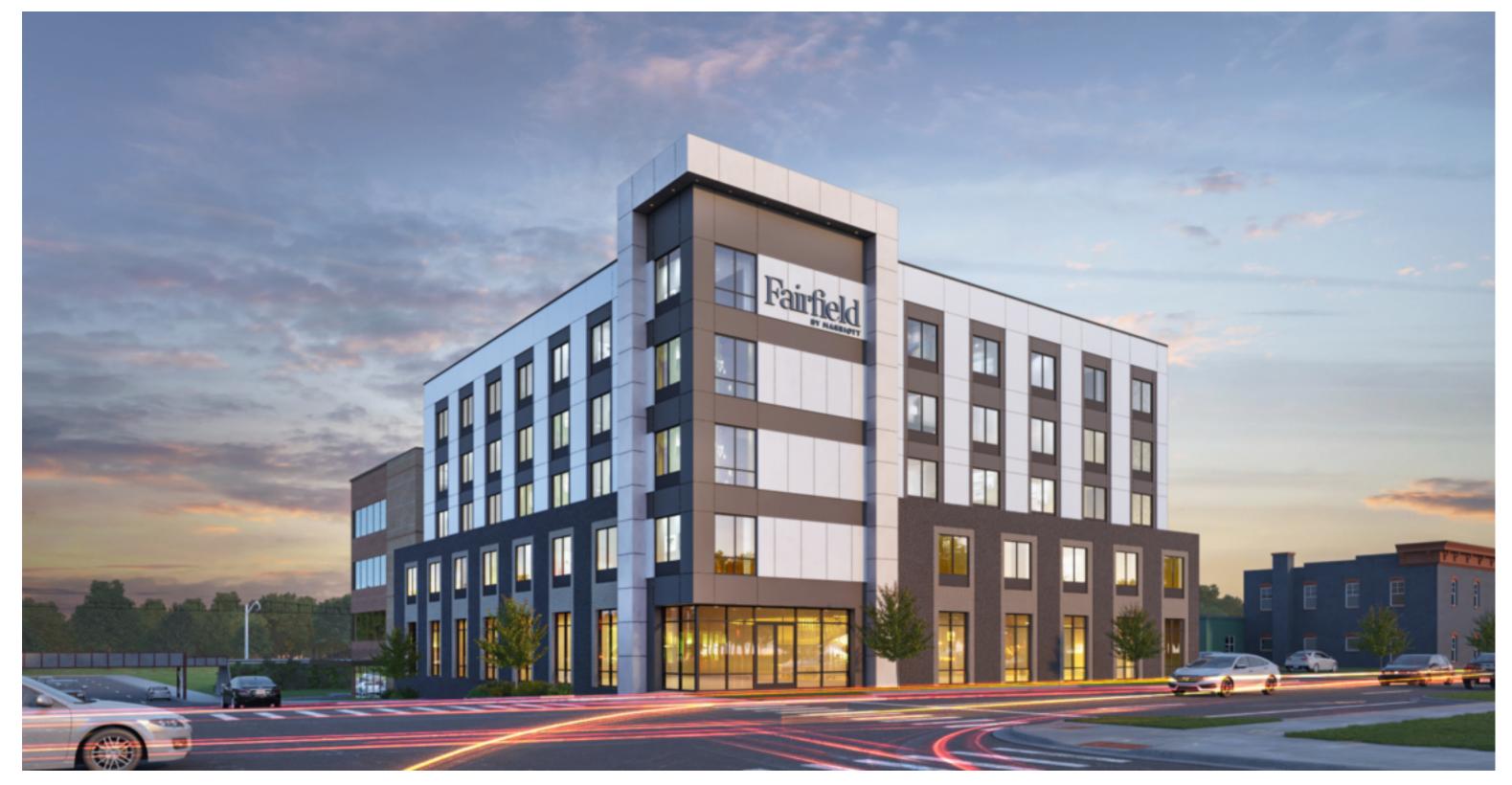
METAL PANEL WHITE



LOUVER COLOR TO MATCH SW9175

MATERIAL BOARD







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RENDERING

