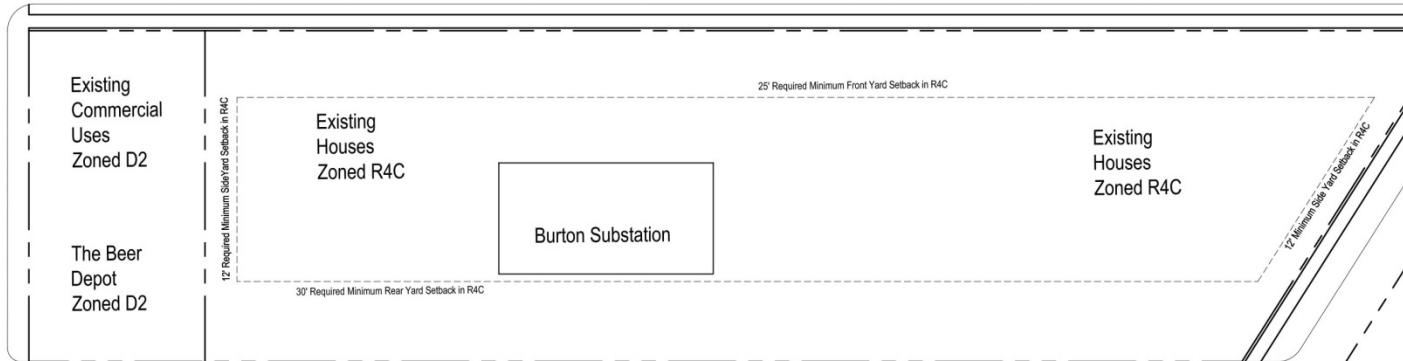


425 South Main Street
Ann Arbor, Michigan

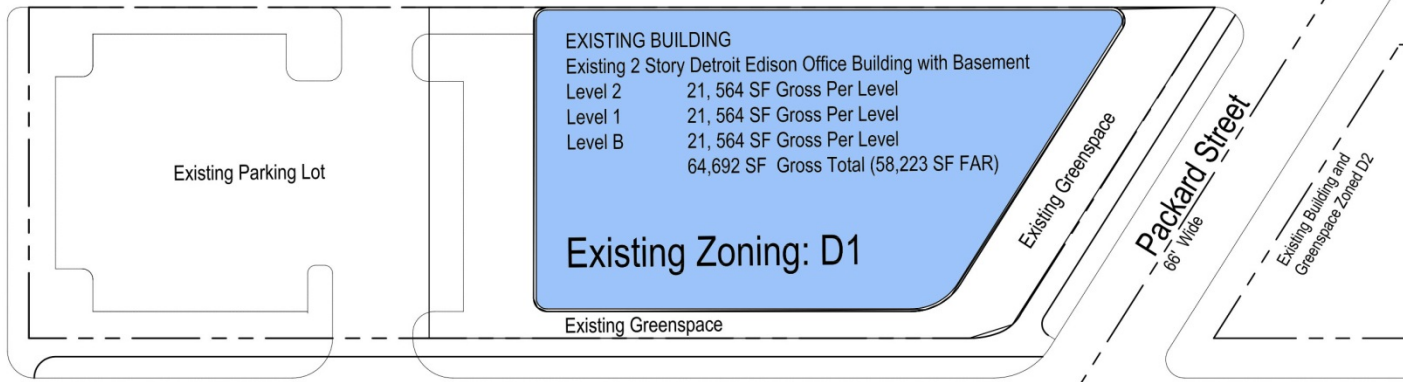
Revisions

Date	08-15-14	■ Preliminary
Drawn	SB	□ Construction
Checked	GC	□ Record
Approved	JS	Do not scale
		Use figured dimensions only
Job Number	2013208	
Title	D2 Rezoning Yeild Analysis Existing Conditions	
Scale:	1" = 20'-0"	
Sheet	C0	

South Fourth Street



Public Alley (16' Wide)



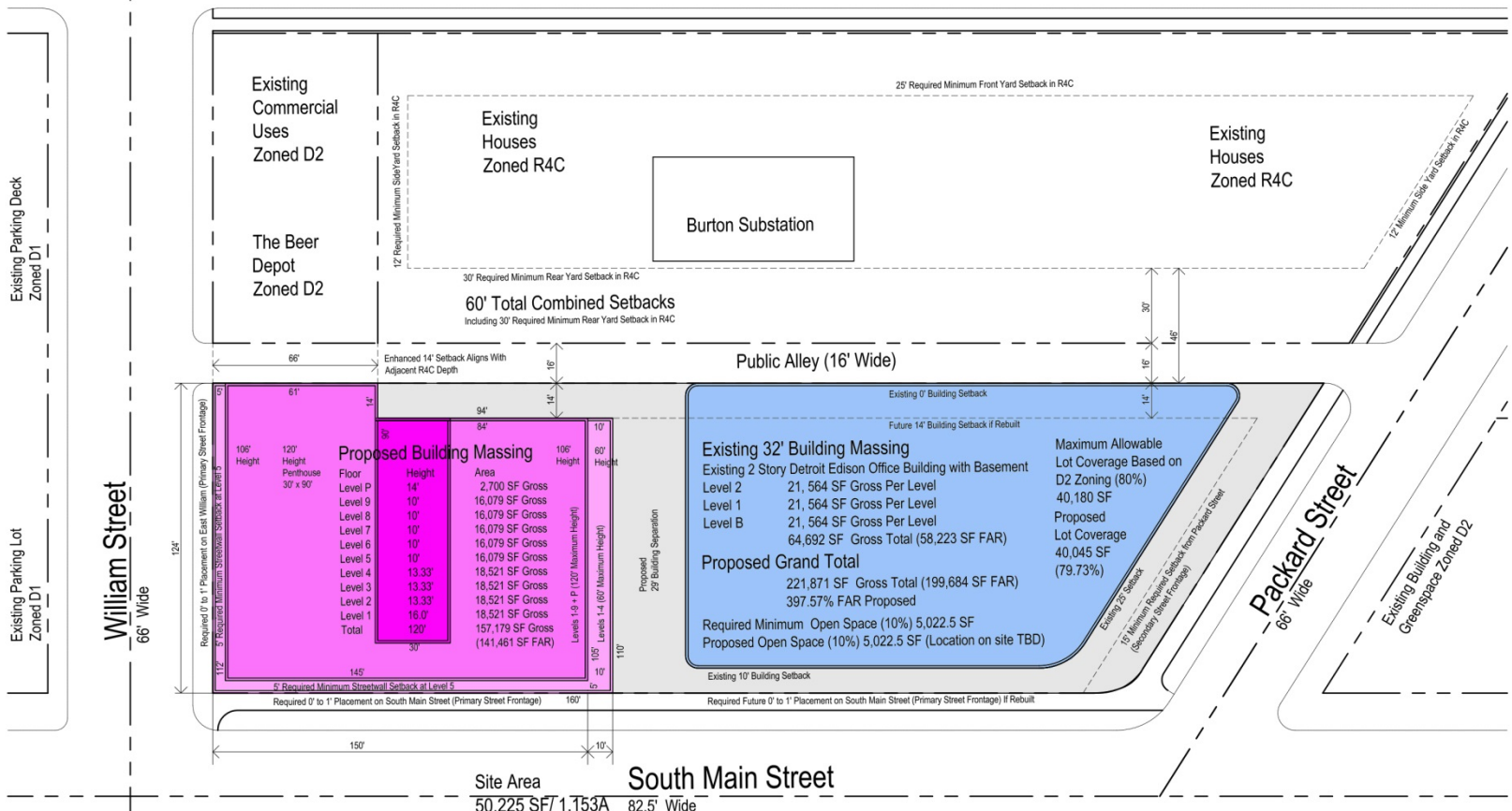
Site Area 50,225 SF / 1.1753A
South Main Street 82.5' Wide



Ashely Mews Zoned D1

P:\2013\2013208 - 425 South Main Street\2013208 - 425 South Main Street\2013208 - 425 South Main Street.dwg, 08/15/14, 10:02:04 AM, User: js, Plot Date: 08/15/14, 10:02:04 AM, Plot Scale: 1/4" = 1'-0", Plot Sheet: C0

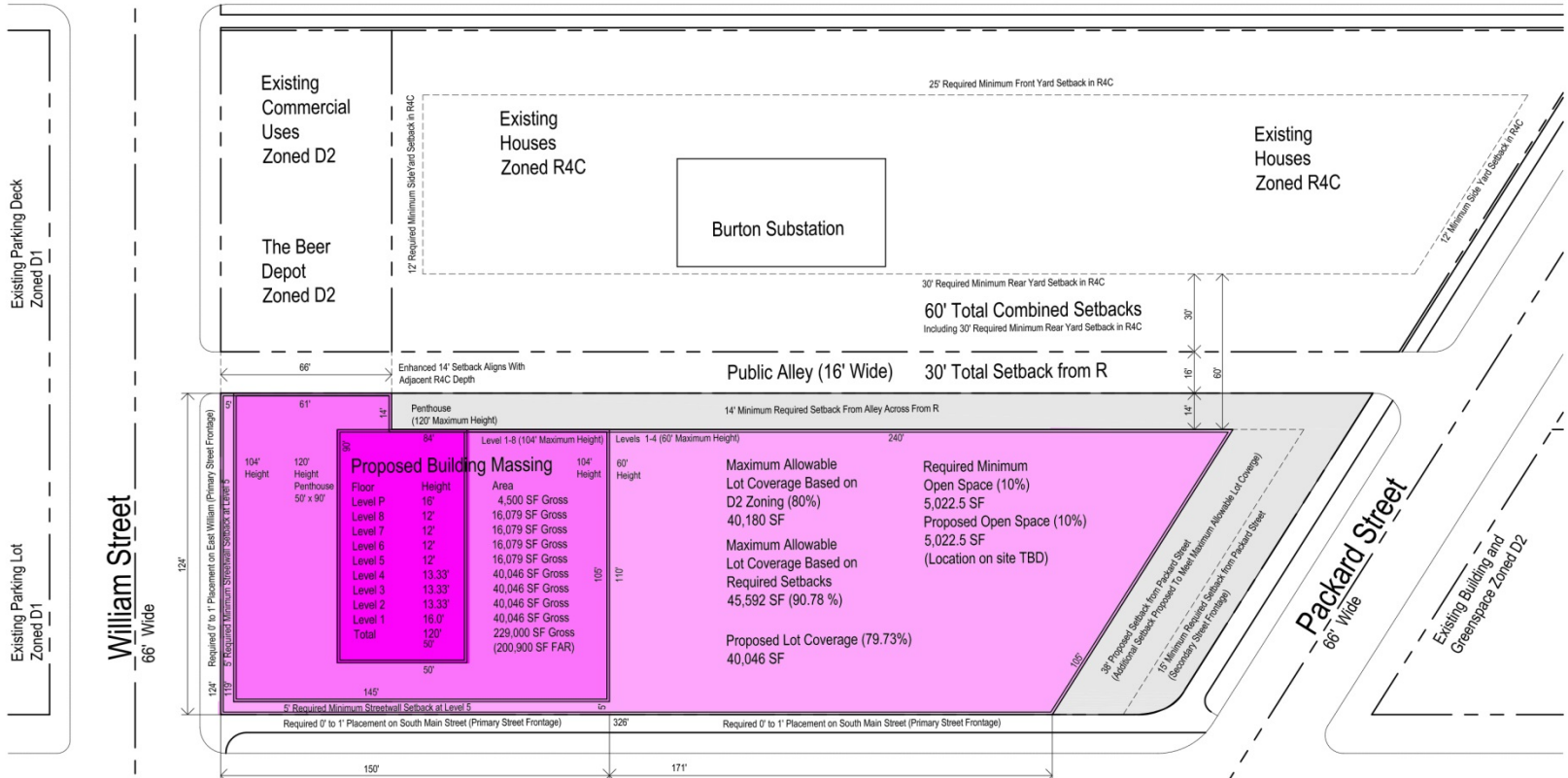
South Fourth Street



Gas Station Zoned D1
Ashely Mews Zoned D1
Site Plan Scheme C4c: Maximum 400% FAR / 120' & 60' Tall Buildings Allowed (Premiums Required)
397.57% FAR / 120', 106' & 60' Tall Proposed Building & 32' Tall Ex. Building
80% Lot Coverage Allowed / 79.73% Lot Coverage Proposed

Date: 11-21-14
 Status: Preliminary, Construction, Record
 Checked by: SB
 Approved by: GC
 Do not scale. Use figured dimensions only.
 JS
 Job Number: 2013208
 Title: D2 Rezoning Yield Analysis Scheme C4c
 Scale: 1" = 20'-0"
 Sheet: C4c

South Fourth Street



Proposed Building Massing

Floor	Height	Area
Level P	16'	4,500 SF Gross
Level 8	12'	16,079 SF Gross
Level 7	12'	16,079 SF Gross
Level 6	12'	16,079 SF Gross
Level 5	12'	16,079 SF Gross
Level 4	13.33'	40,046 SF Gross
Level 3	13.33'	40,046 SF Gross
Level 2	13.33'	40,046 SF Gross
Level 1	16.0'	40,046 SF Gross
Total	120'	229,000 SF Gross (200,900 SF FAR)

Maximum Allowable Lot Coverage Based on D2 Zoning (80%)
40,180 SF

Required Minimum Open Space (10%)
5,022.5 SF

Proposed Open Space (10%)
5,022.5 SF (Location on site TBD)

Maximum Allowable Lot Coverage Based on Required Setbacks
45,592 SF (90.78%)

Proposed Lot Coverage (79.73%)
40,046 SF

Site Area
50,225 SF/
1.153A

South Main Street

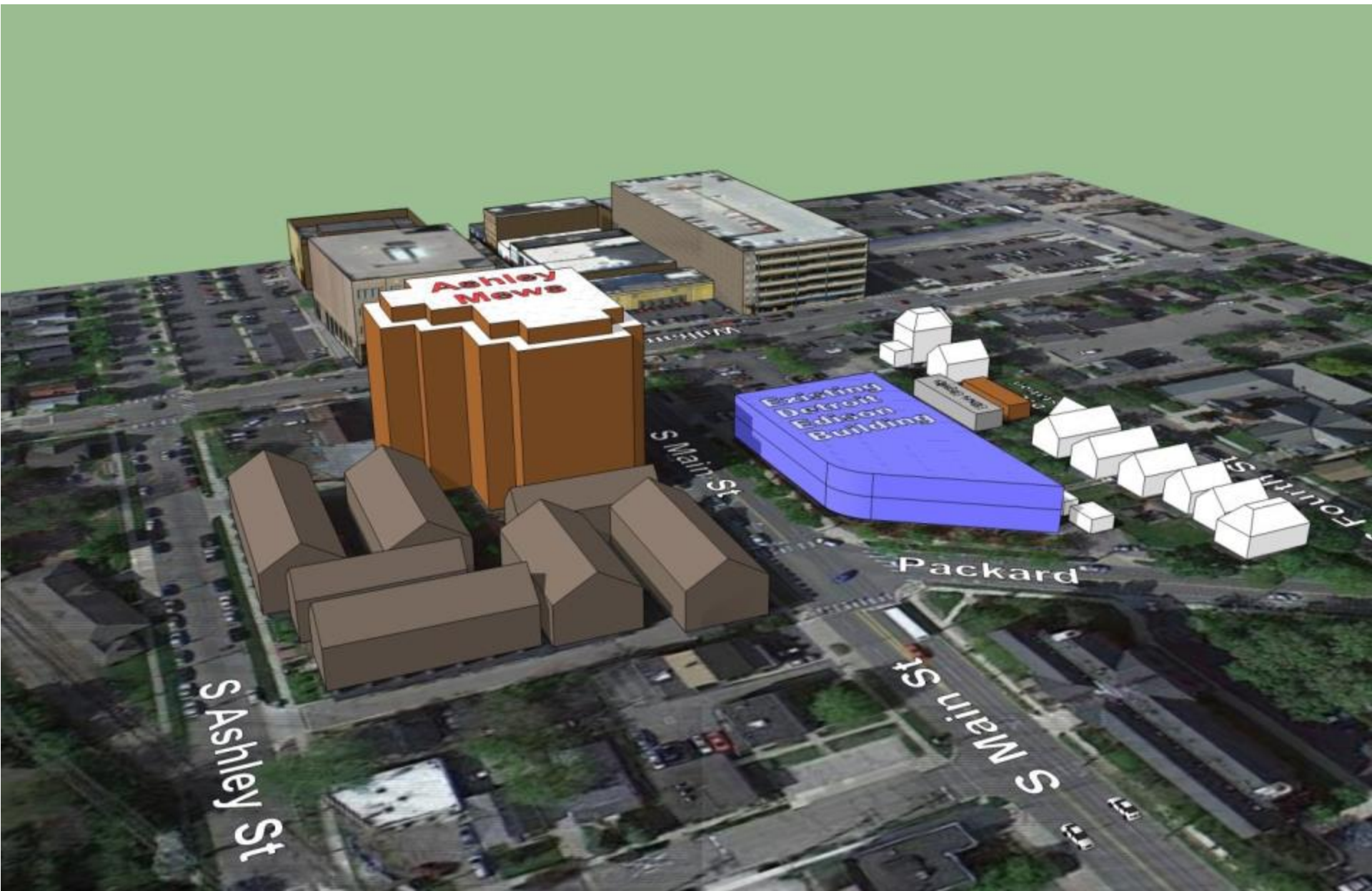
Ashely Mews Zoned D1

Site Plan Scheme C4d: Maximum 400% FAR / 120' & 60' Tall Buildings Allowed (Premiums Required)
400% FAR / 120', 104' & 60' Tall Proposed Building
80% Lot Coverage Allowed / 80% Lot Coverage Proposed

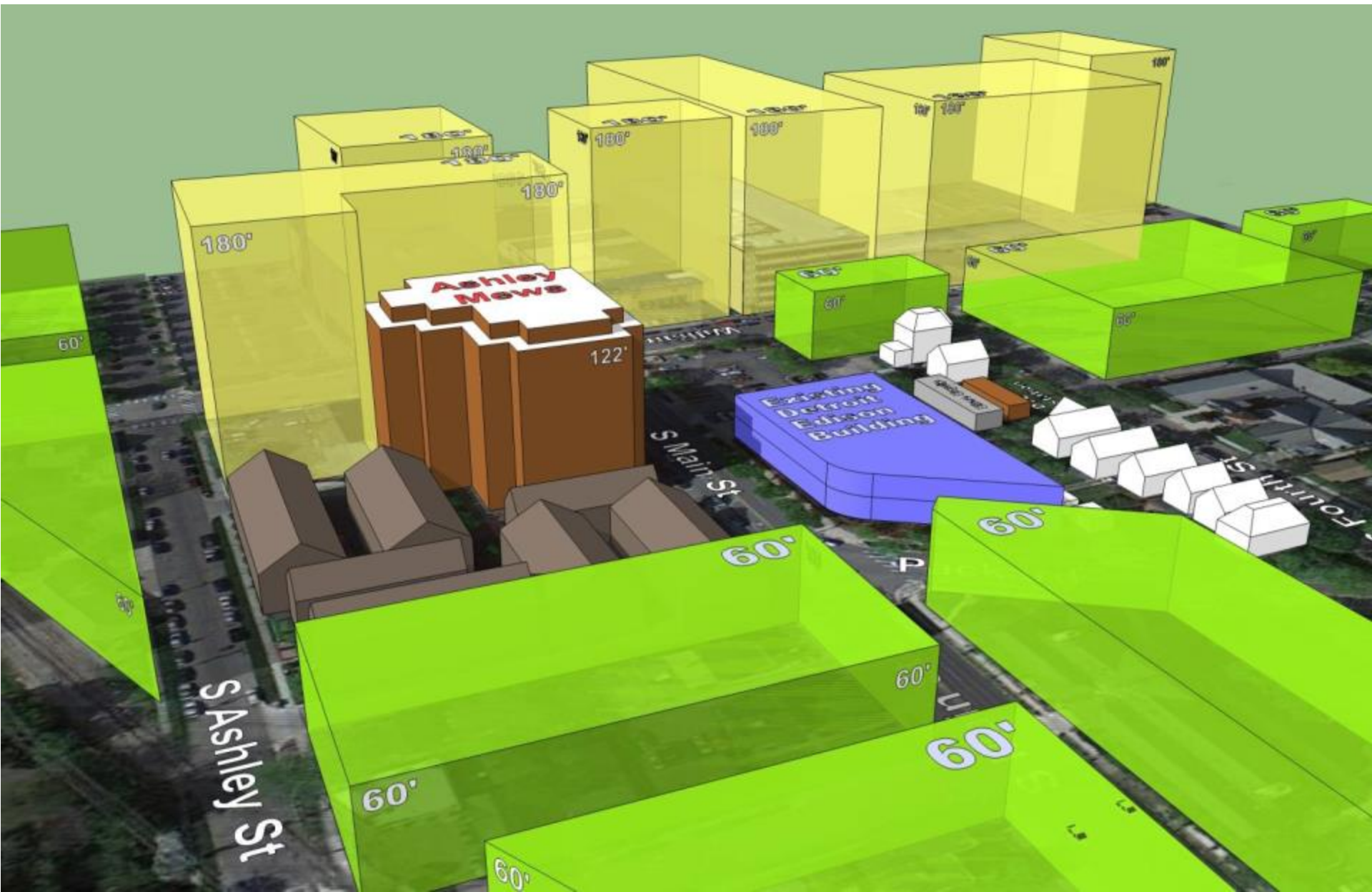


Revisions

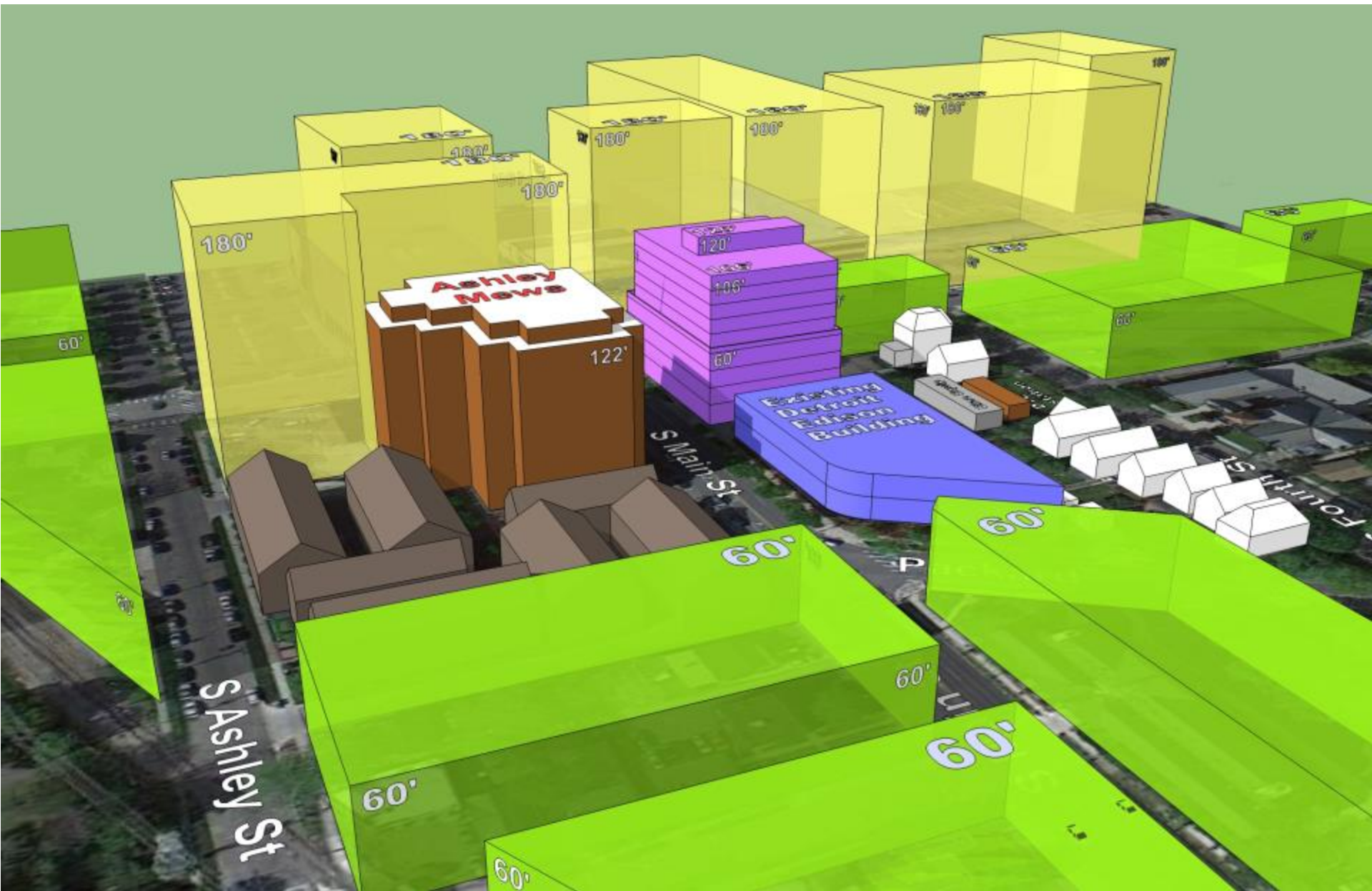
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 Status: Preliminary, Construction, Record
 Checked: SB
 Approved: GC
 JS
 Job Number: 2013208
 Title: D2 Rezoning Yield Analysis Scheme C4d
 Scale: 1"= 20'-0"
 Sheet: C4d



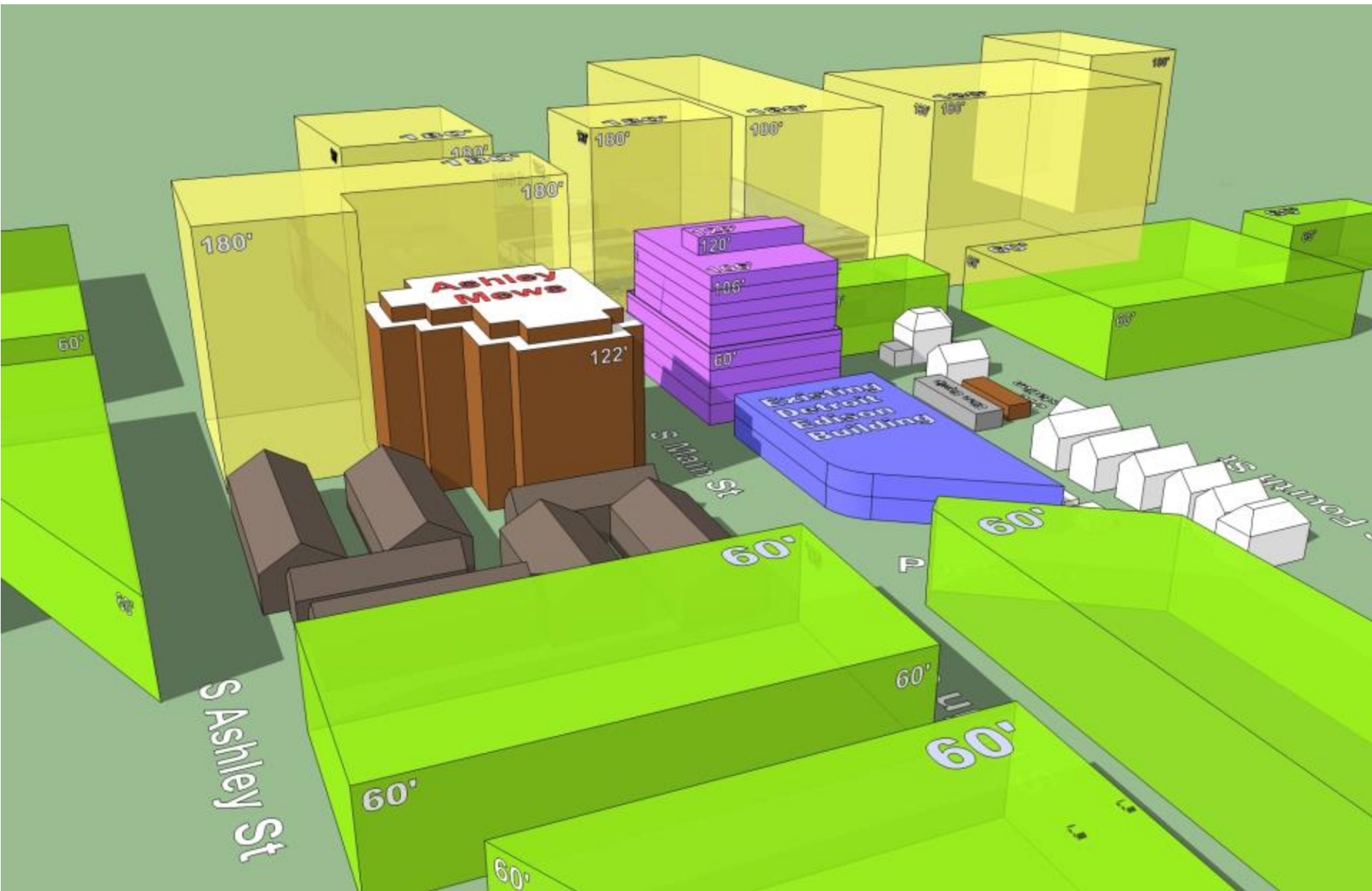
Existing Aerial View looking **Northeast**



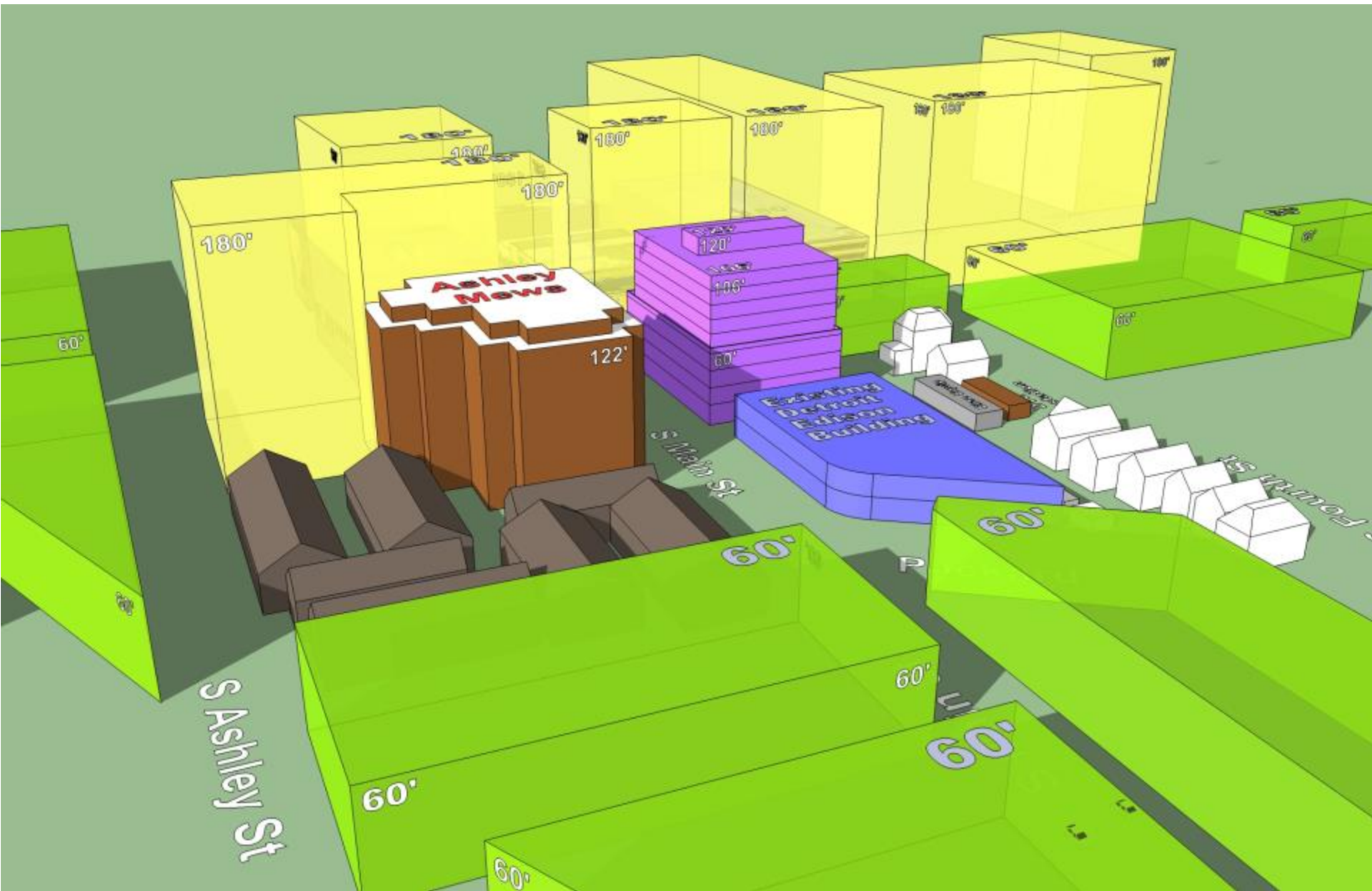
Existing Aerial View looking **Northeast** showing **Allowable Neighboring D1-180' and D2-60' Heights**



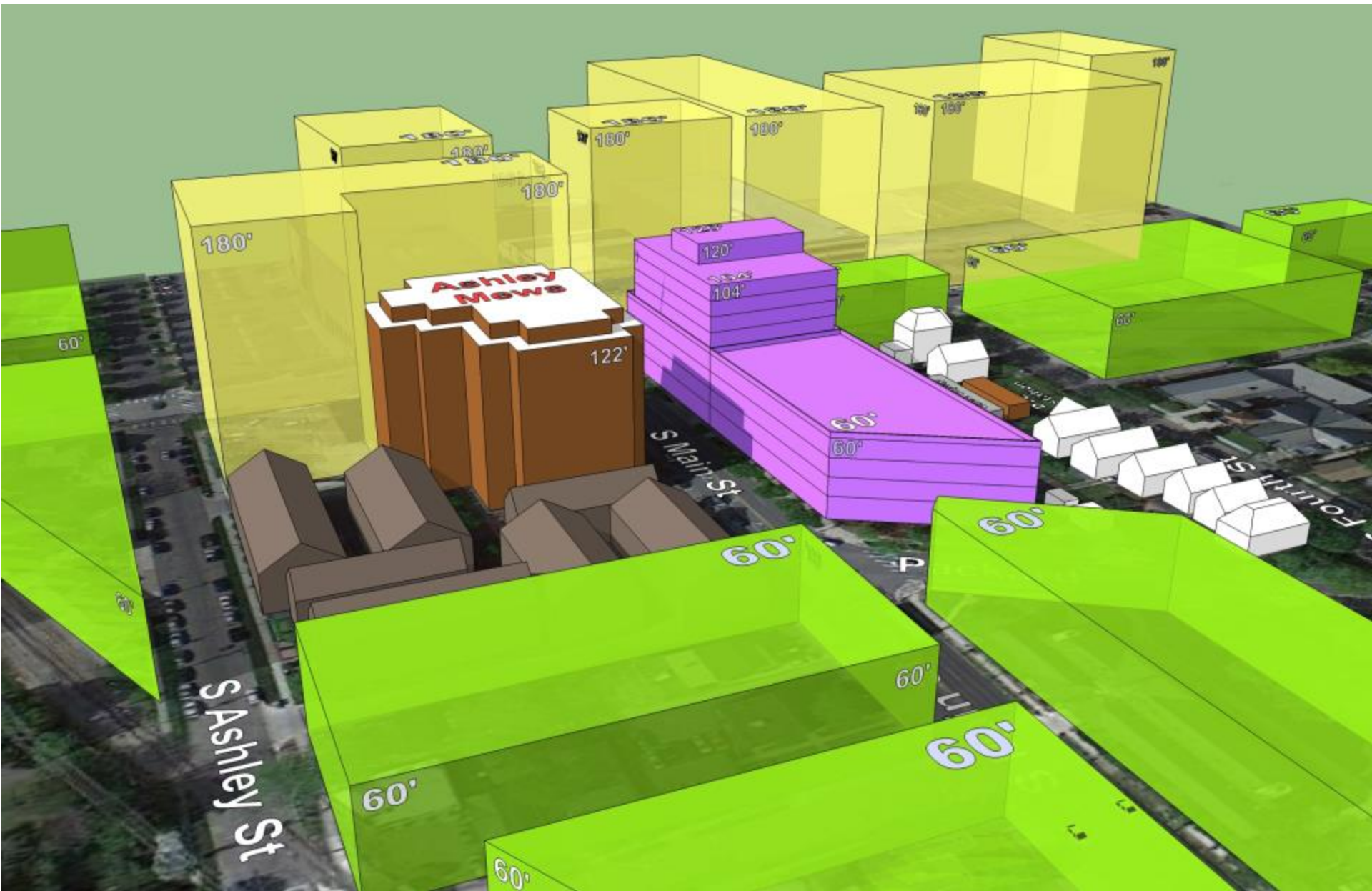
Scheme C4c Aerial View looking **Northeast** showing **Proposed 120', 106' & 60' Building & Exist. 32' Building**



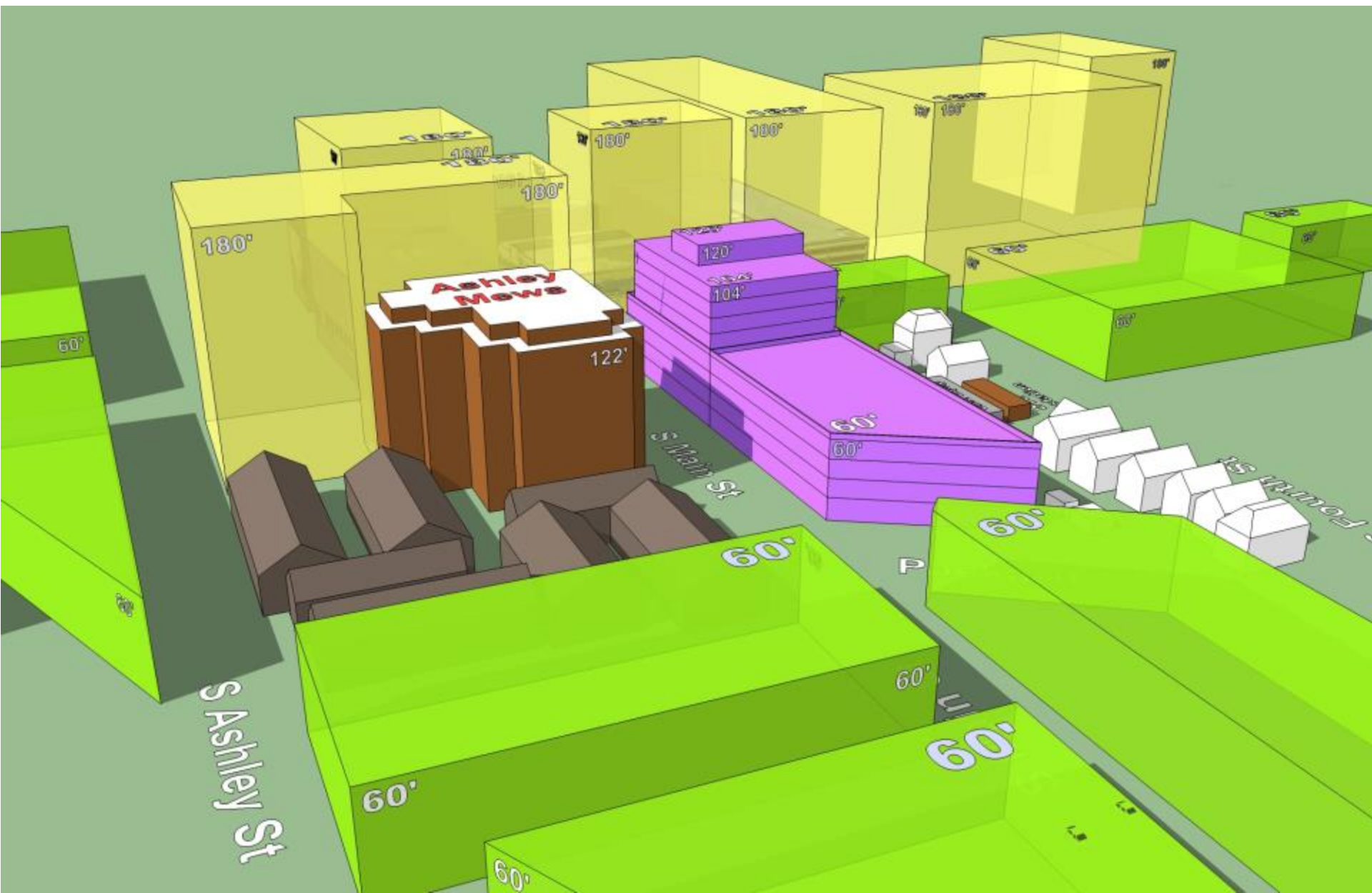
Scheme C4c Aerial View looking **Northeast** showing **Shadow Study** at 07-24 3PM



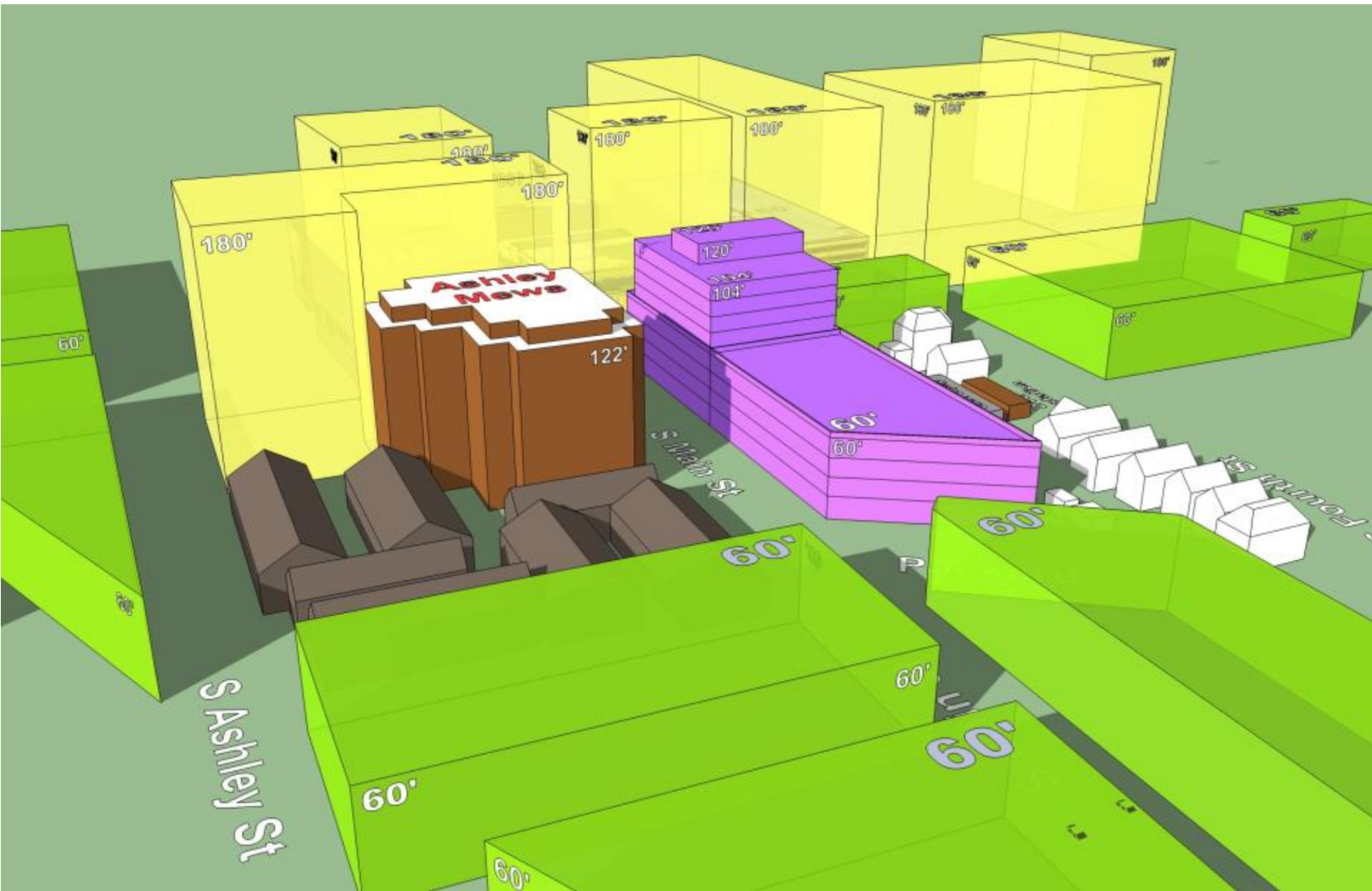
Scheme C4c Aerial View looking **Northeast** showing **Shadow Study** at 03-21 3PM and 09-21 3PM



Scheme C4d Aerial View looking **Northeast** showing **Proposed 120', 104' & 60' Building**



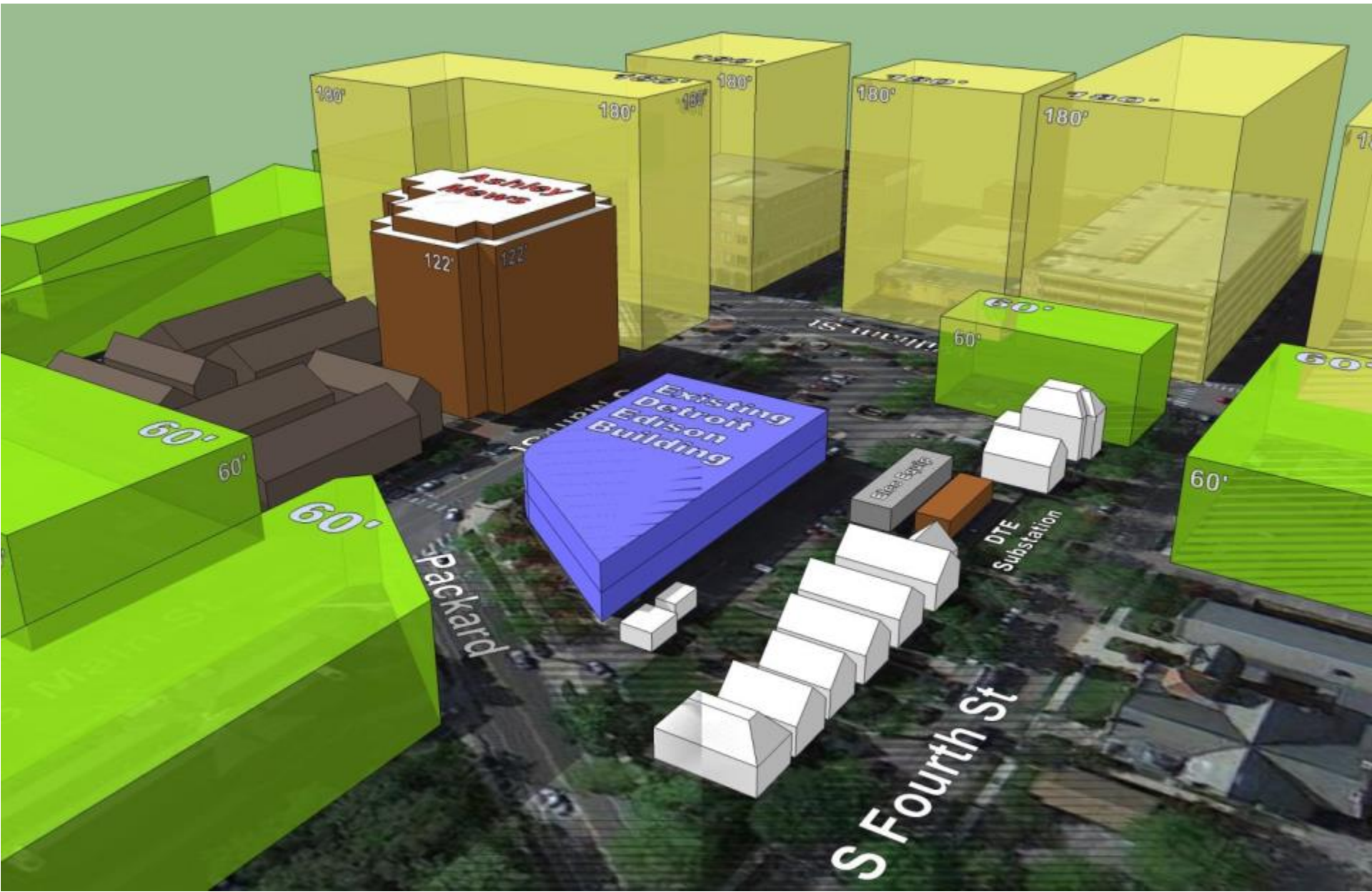
Scheme C4d Aerial View looking **Northeast** showing **Shadow Study** at 07-24 3PM



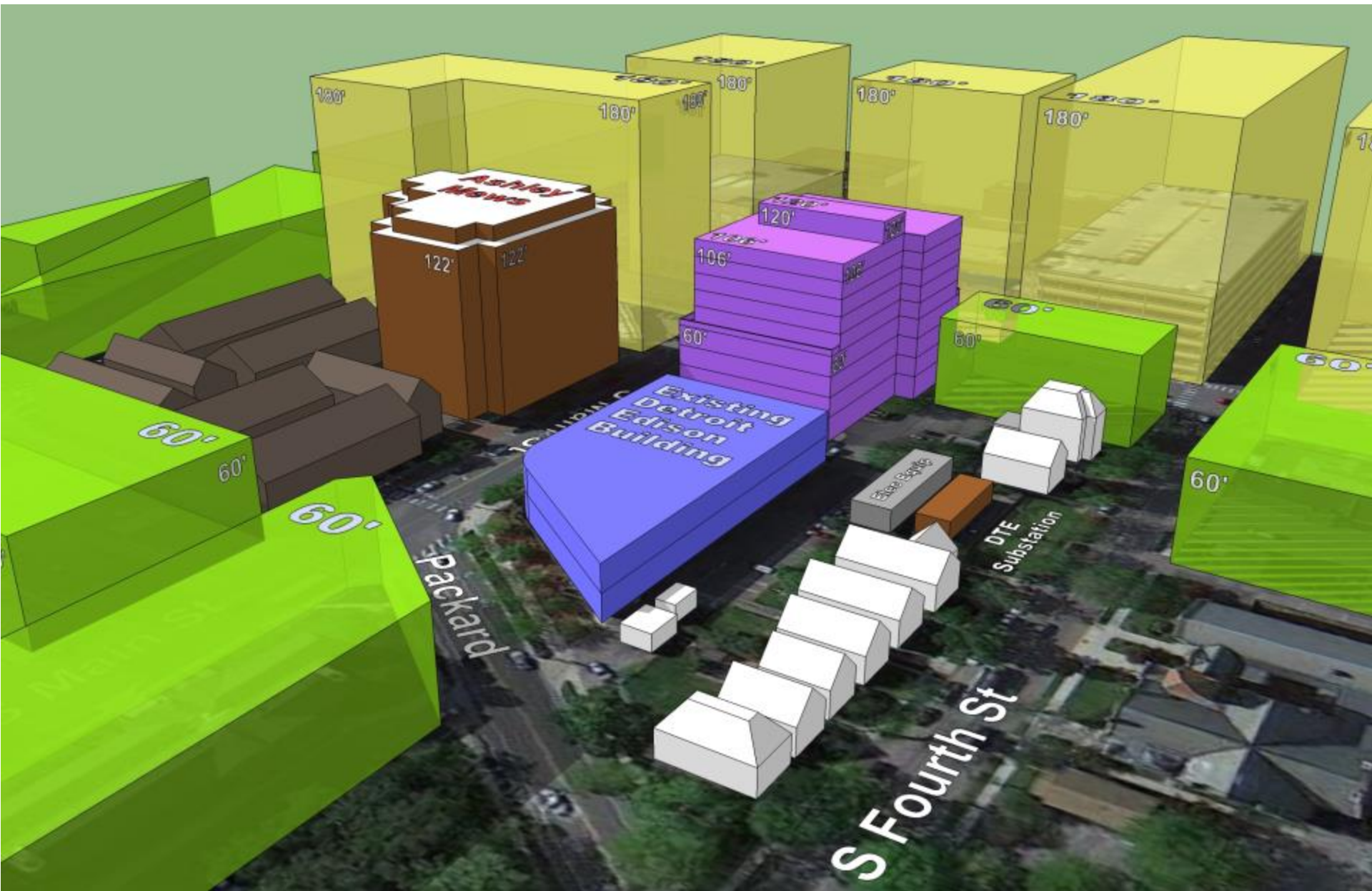
Scheme C4d Aerial View looking **Northeast** showing **Shadow Study 03-21 3PM and 09-21 3PM**



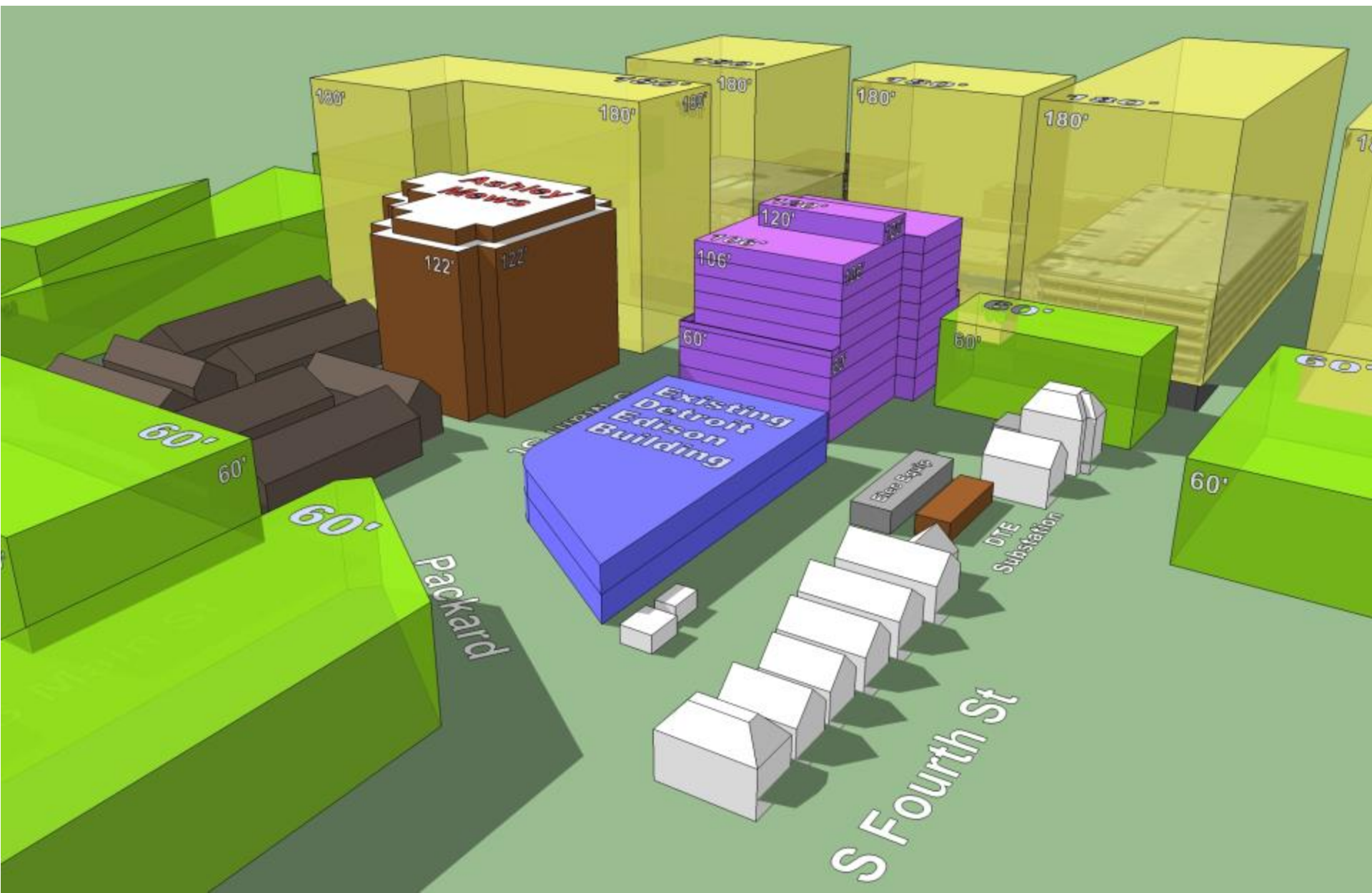
Existing Aerial View looking Northwest



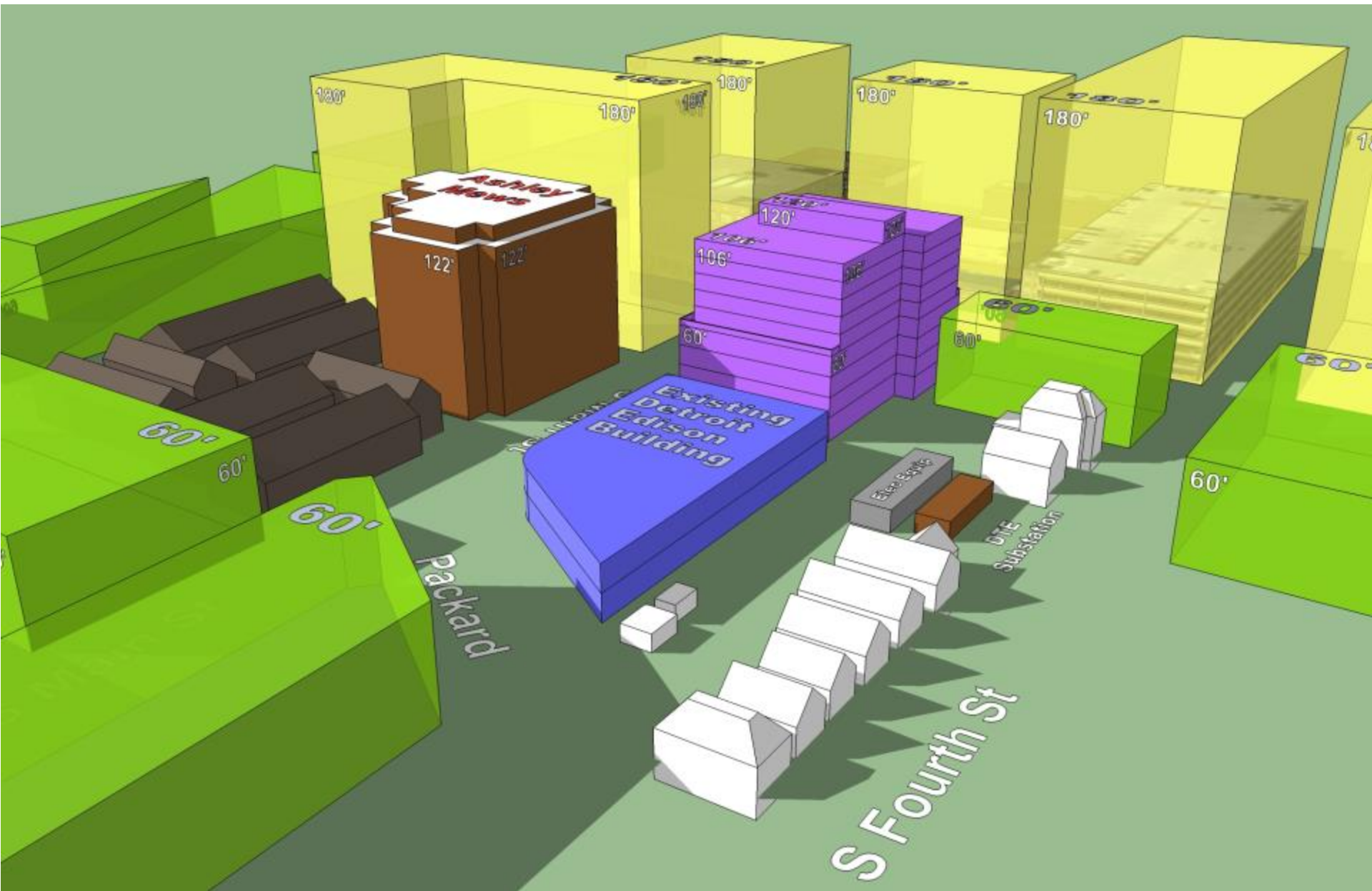
Existing Aerial View looking Northwest showing Allowable Neighboring D1-180' and D2- 60' Heights



Scheme C4c Aerial View looking Northwest showing **120', 106' & 60' Building & Exist. 32' Bldg.**



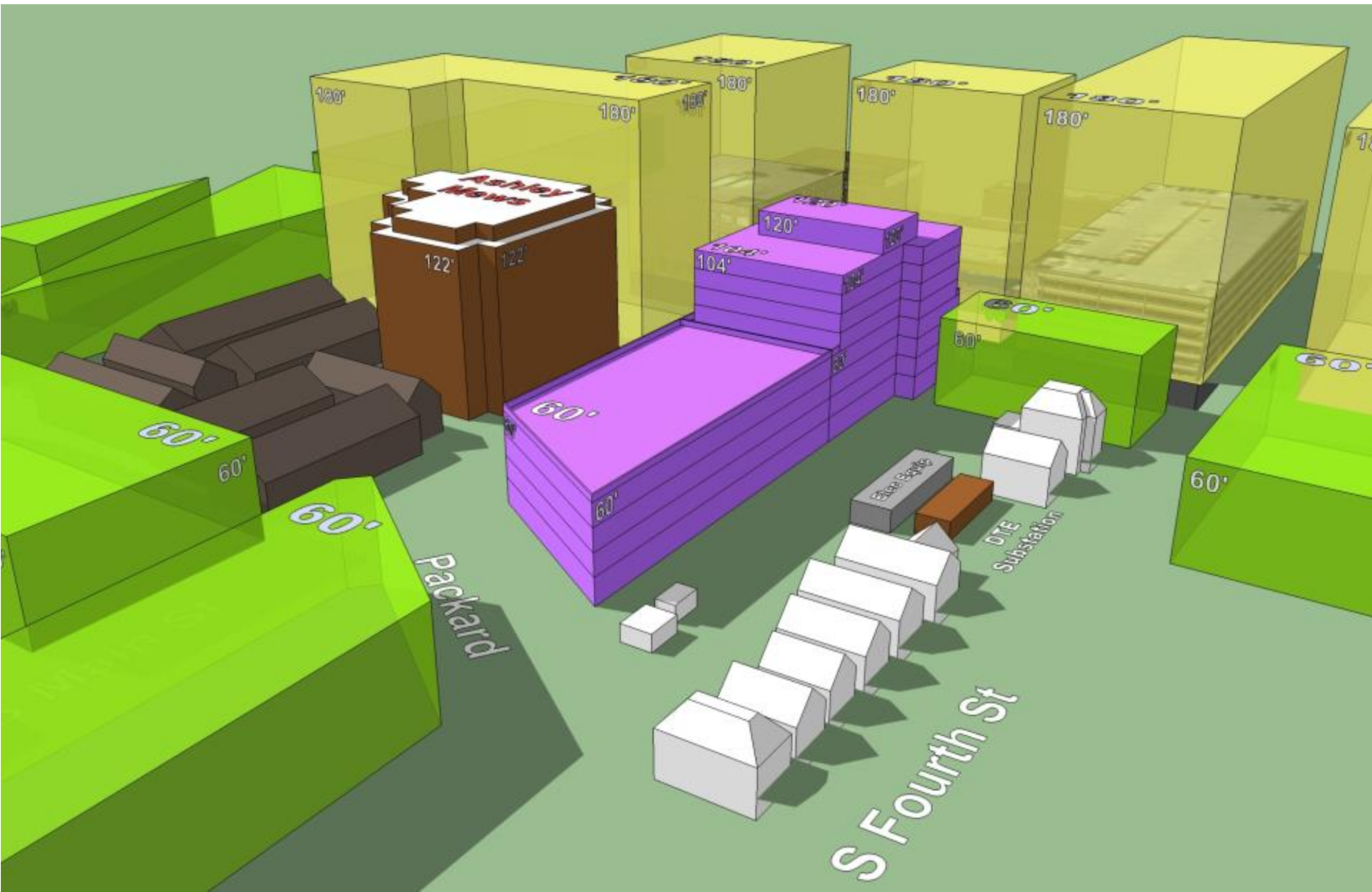
Scheme C4c Aerial View looking Northwest showing **Shadow Study 07-24 3PM**



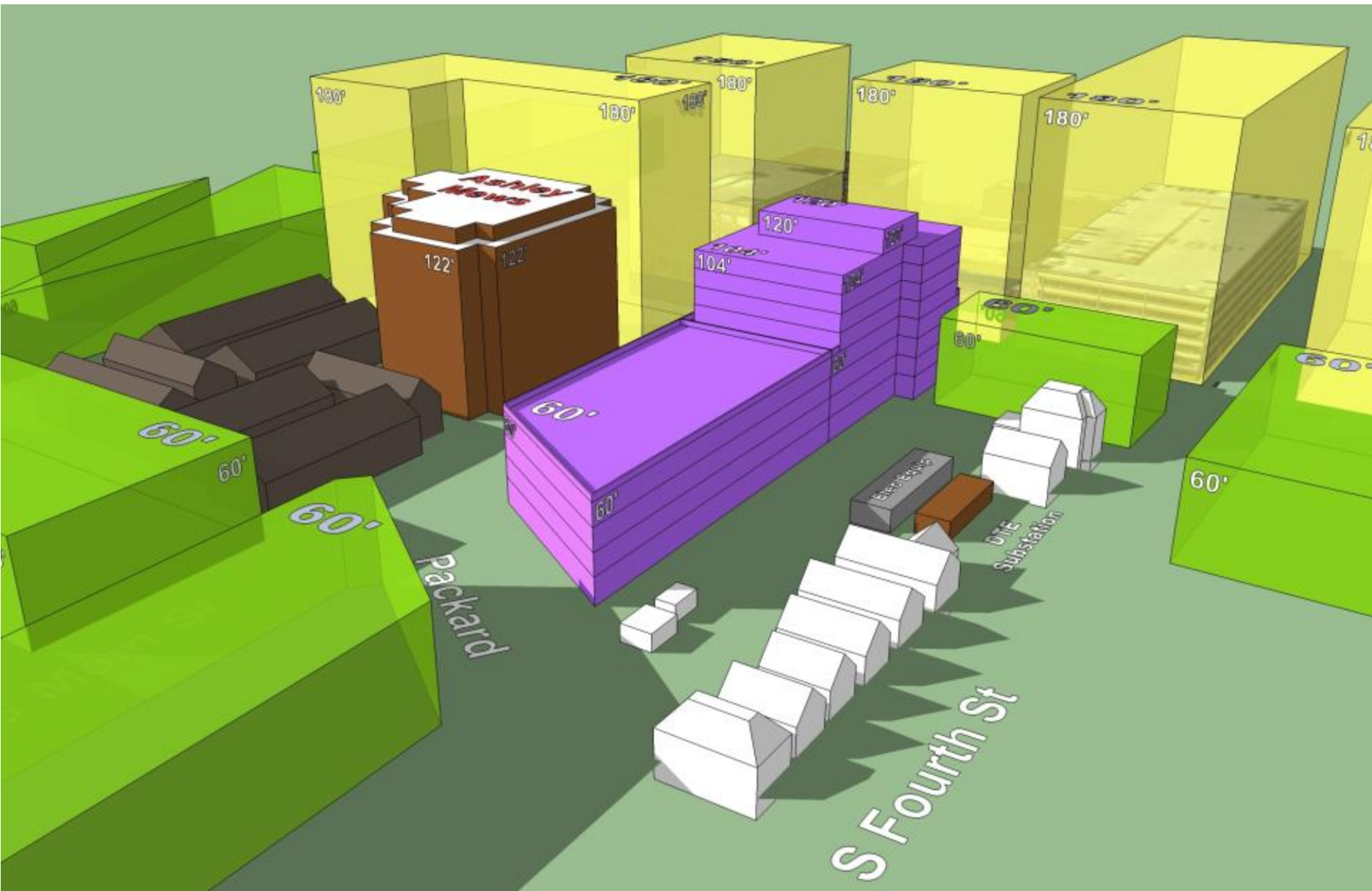
Scheme C4c Aerial View looking Northwest showing Shadow Study at 03-21 3PM and 09-21 3PM



Scheme C4c Aerial View looking Northwest showing **Proposed 120', 104' & 60' Building**



Scheme C4d Aerial View looking Northwest showing Shadow Study 07-24 3PM



Scheme C4d Aerial View looking Northwest showing **Shadow Study** at 03-21 3PM and 09-21 3PM



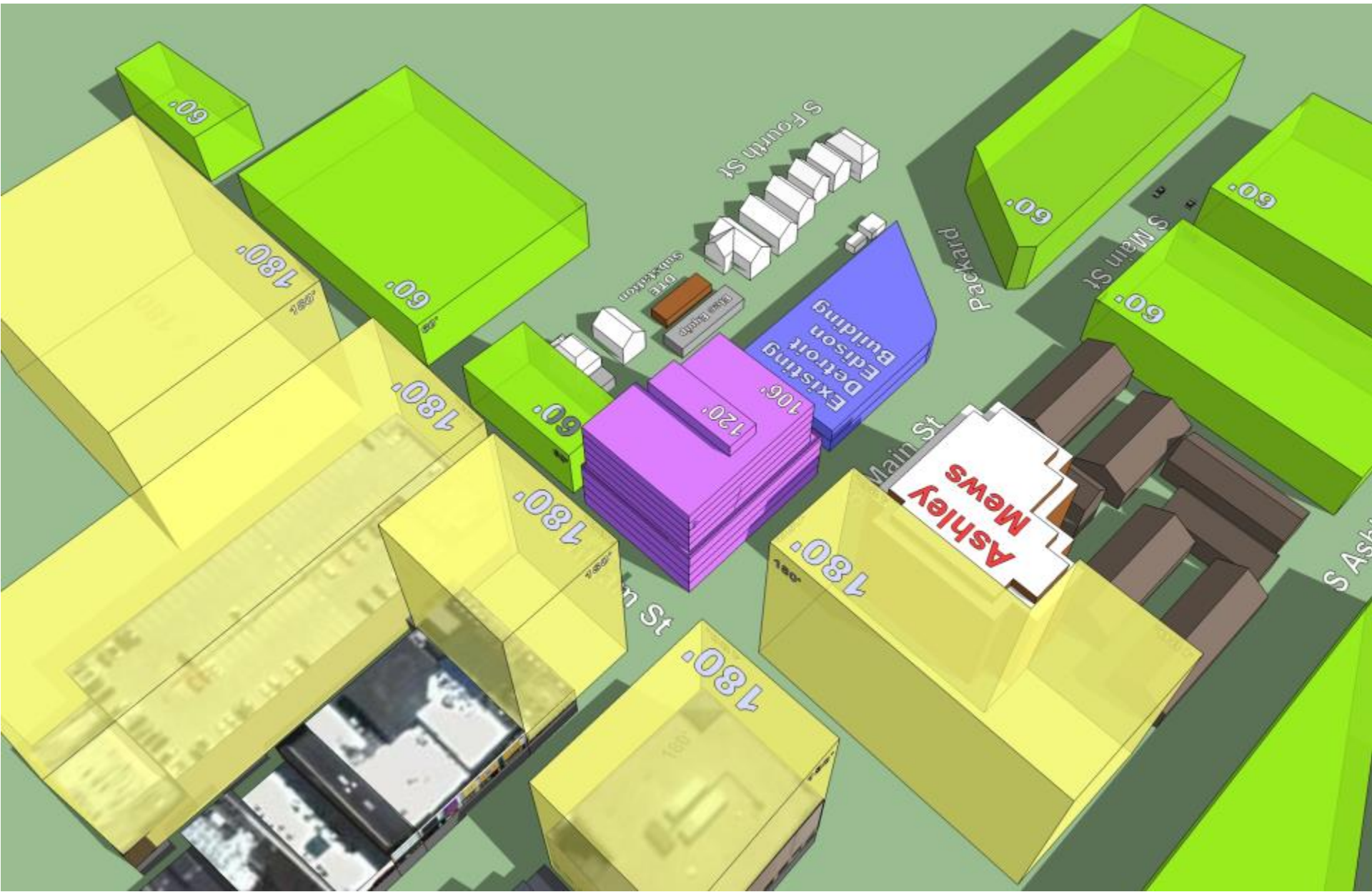
Existing Aerial View looking Southeast



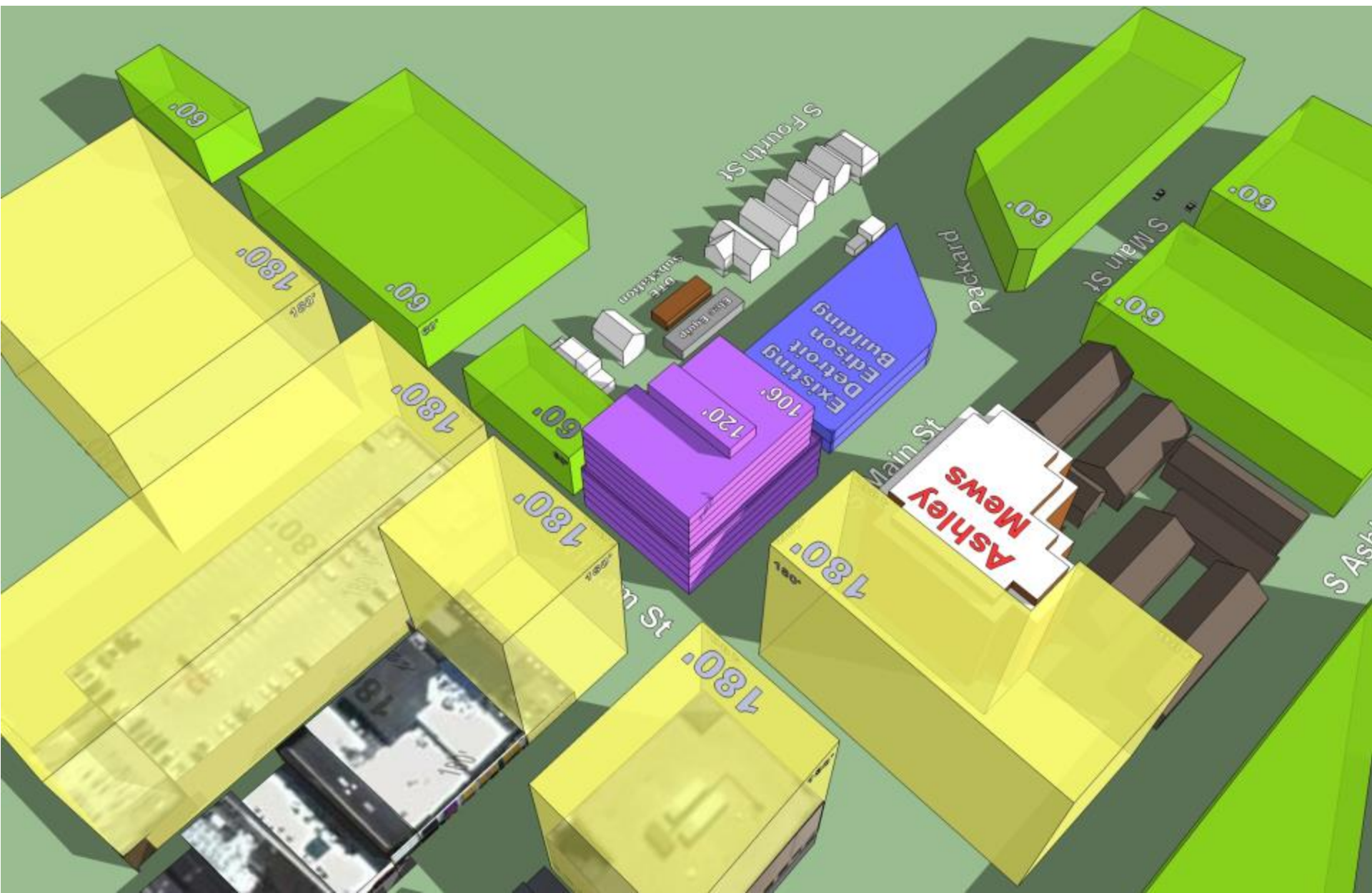
Existing Aerial View looking Southeast showing Allowable Neighboring D1-180' and D2- 60' Heights



Scheme C4c Aerial View looking **Southeast** showing **Proposed 120', 106' & 60' Building** and **Exist. 32' Bldg.**



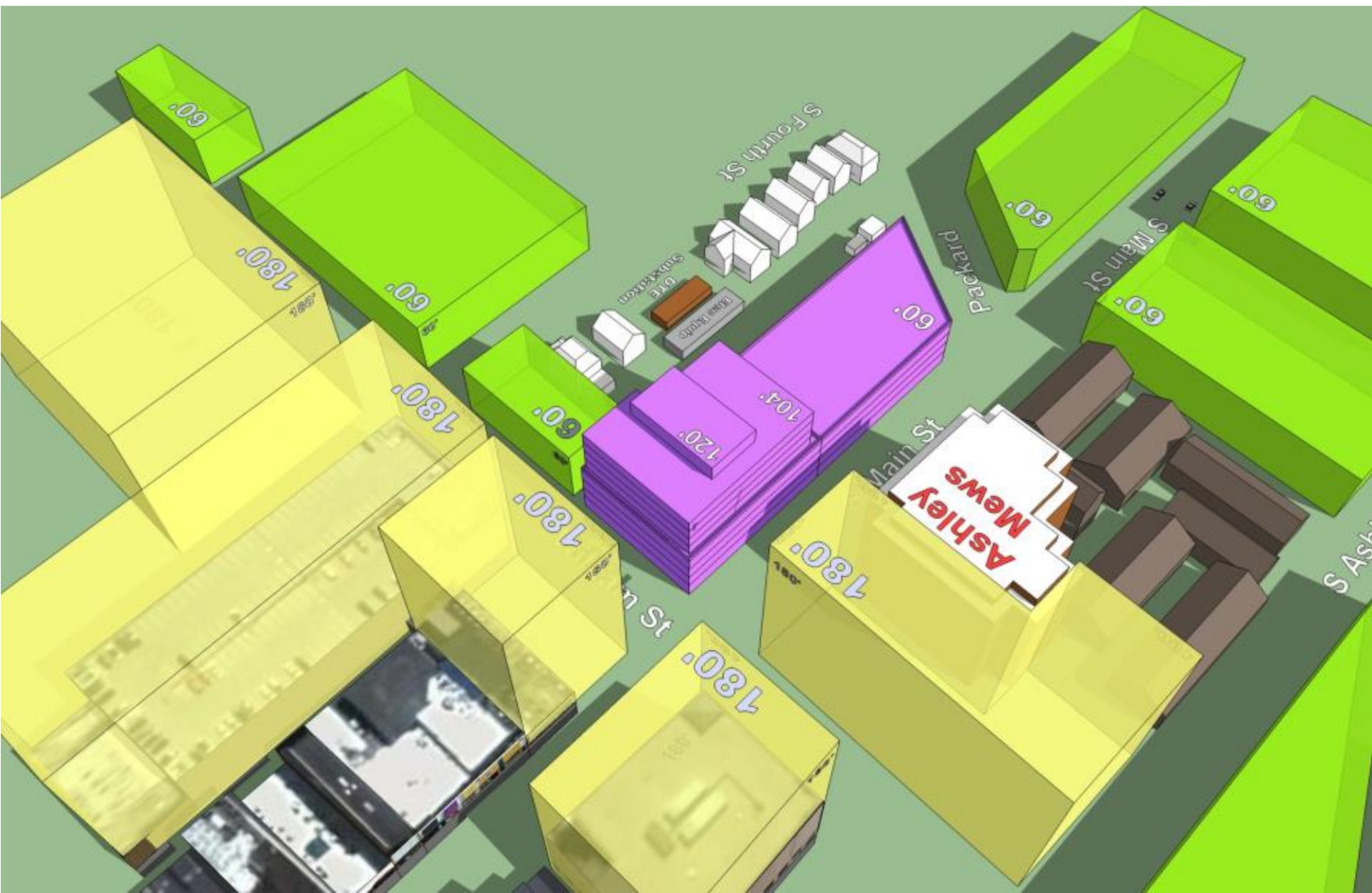
Scheme C4a Aerial View looking Southeast showing Shadow Study 07-24 3PM



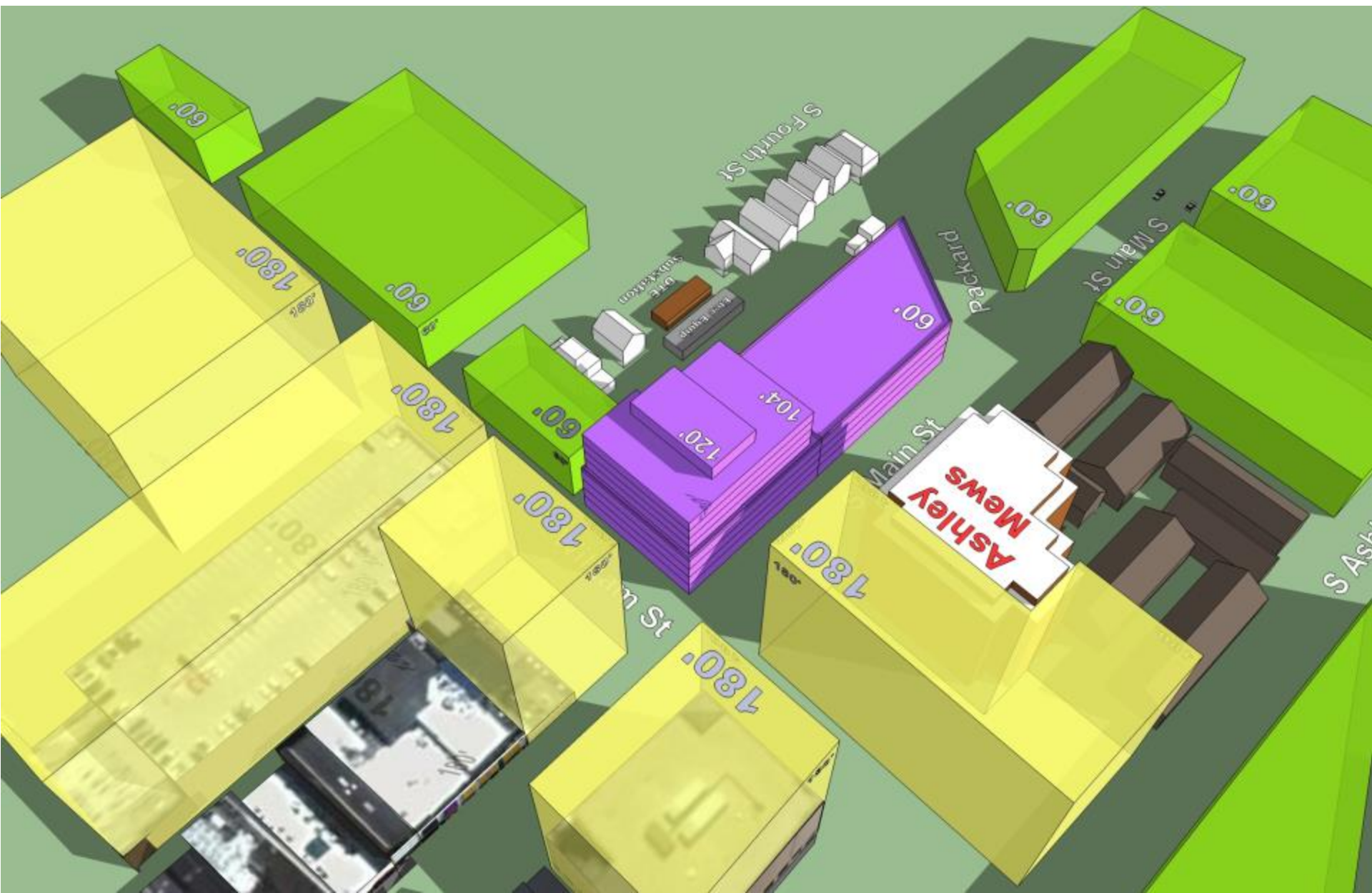
Scheme C4a Aerial View looking **Southeast** showing **Shadow Study** at 03-21 3PM and 09-21 3PM



Scheme C4d Aerial View looking **Southeast** showing **Proposed 120', 104' & 60' Height**



Scheme C4d Aerial View looking **Southeast** showing **Shadow Study 07-24 3PM**



Scheme C4d Aerial View looking **Southeast** showing **Shadow Study** at 03-21 3PM and 09-21 3PM



Existing Aerial View looking **West**



Existing Aerial View looking **West** showing **Allowable Neighboring D1-180'** and **D2- 60'** Heights



Scheme C4c Aerial View looking **West** showing **Proposed 120', 106' & 60' Building** and **Exist. 32' Bldg.**



Scheme C4c Aerial View looking **West** showing **Shadow Study 07-24 3PM**



Scheme C4c Aerial View looking **West** showing **Shadow Study** at 03-21 3PM and 09-21 3PM



Scheme C4d Aerial View looking **West** showing **Proposed 120', 104' & 60' Height**



Scheme C4d Aerial View looking West showing Shadow Study 07-24 3PM



Scheme C4d Aerial View looking West showing Shadow Study at 03-21 3PM and 09-21 3PM