

OWNER/DEVELOPER/PETITIONER:
303 DETROIT STREET LLC
MAVD
GREG COPP
2723 SOUTH STATE STREET SUITE 250
ANN ARBOR MICHIGAN 48104
PHONE: 734-930-6700

ARCHITECT
RUETER ASSOCIATES
MARC RUETER & JIM SCRIVENS
515 FIFTH STREET
ANN ARBOR, MI 48103
PHONE: 734-769-0070

CONTRACTOR/DEVELOPER:
HURON CONTRACTING
THOMAS FITZSIMMONS
PO BOX 3783
ANN ARBOR, MI 48106
PHONE: 734-395-0470

SURVEYOR:
KEM-TEC & ASSOCIATES
ANTHONY SYCKO, JR, PS
2255 GRATIOT AVE.
EASTPOINTE, MI 48021
586-772-2222

ENGINEER/PETITIONER'S AGENT:
MACON ENGINEERING, LLC
KATHY KEINATH, P.E.
PO BOX 314
CHELSEA, MI 48118
PHONE: 734-216-9941

STATEMENT OF INTEREST IN LAND

THE PETITIONER IS THE OWNER, DEVELOPER AND MANAGING MEMBER OF THE PROPERTY.

DEVELOPMENT PROGRAM

THE DEVELOPMENT PROGRAM FOR THE PROJECT INCLUDES CONVERTING THE EXISTING COMMERCIAL BUILDING TO A RESIDENTIAL BUILDING. THE PROPOSED IMPROVEMENTS TO THE BUILDING WILL PROVIDE 16 RESIDENTIAL CONDOMINIUMS. THE SITE IS ZONED D2 AND IN THE KERRYTOWN CHARACTER DISTRICT WITH SECONDARY STREET FRONTAGE ON DETROIT STREET, FOURTH AVENUE AND CATHERINE STREET. PARKING WILL ALSO BE PROVIDED BY A PARKING CAROUSEL WITH A TURNTABLE LOCATED IN THE BUILDING. AN ADDITIONAL FLOOR WILL BE ADDED TO THE BUILDING.

THE DEVELOPMENT HAS BEEN PLANNED TO PROVIDE ADEQUATE PARKING, INGRESS AND EGRESS, STORM WATER MANAGEMENT FACILITIES, PEDESTRIAN CONNECTIONS AND ALL OTHER REQUIRED SITE ELEMENTS. THE SITE IS TO BE DEVELOPED IN ONE PHASE. IT IS SCHEDULED TO BEGIN UPON APPROVAL AND BE COMPLETED BY 2026. CONSTRUCTION COST ARE CURRENTLY ESTIMATED TO BE \$20,000,000.

THE PROJECT WAS REVIEWED BY THE DESIGN REVIEW BOARD ON OCTOBER 9, 2024

COMMUNITY ANALYSIS

THE PROPOSED PROJECT SITE IS LOCATED WITH FRONTAGE ON THREE (3) STREETS INCLUDING DETROIT STREET, FOURTH AVENUE AND CATHERINE STREET IN DOWNTOWN ANN ARBOR. THE SITE IS CURRENTLY ZONED D2 . THE EXISTING SITE INCLUDES TWO BUILDINGS. THE FIRST BUILDING WAS CONSTRUCTED IN 1856 AND THE SECOND BUILDING WAS CONSTRUCTED IN 1988. THE PROPERTY TO THE NORTH IS THE FARMER'S MARKET ZONED PL. THE PROPOSED PROJECT HAS BEEN DESIGNED WITH OPEN BALCONIES . THE EXISTING SUNKEN PATIO AREA AND CIRCULAR STAIRS WILL REMAIN.

THE PROPOSED DEVELOPMENT IS NOT ANTICIPATED TO HAVE A NEGATIVE IMPACT ON PUBLIC SCHOOLS, SURROUNDING DEVELOPMENT, AIR OR WATER QUALITY. THERE ARE NO HISTORIC SITES OR STRUCTURES ON THE PROJECT SITE. THERE ARE NO NATURAL FEATURES ON THE SITE.

TRAFFIC IMPACT ANALYSIS

VEHICULAR, PEDESTRIAN AND BICYCLE ROUTES ARE SHOWN ON THE PLANS. TRIP GENERATIONS ARE SHOWN BELOW BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATIONS FOR CONDOMINIUM USES. NO TRAFFIC STUDY IS REQUIRED BASED ON CITY CODE. PLEASE NOTE THAT THE PROJECT ONLY PROPOSES TO PROVIDE 13 PARKING SPACES. THERE WILL BE 12 SPACES PROVIDED BY A PARKING CAROUSEL AND TURN TABLE LOCATED WITHIN THE BUILDING AND 1 ADA ACCESSIBLE SPACE ALSO WITHIN THE BUILDING.

SITE TRIP GENERATION										
				AM Peak Hour			PM Peak Hour			
Land Use	ITE Code	Amount	Units	In	Out	Total	In	Out	Total	
Condominiums	220	14	DU	2	5	7	5	3	8	
Trip Rates taken from ITE Trip Generation manual, 11th Edition										

SOIL EVALUATION

THE SOILS ON THE SITE ARE FOX SERIES F6B BASED ON THE COUNTY SOIL MAPS. INFILTRATION TESTING ON THE SITE WAS NOT PERFORMED AS THE SITE IS COMPLETELY DEVELOPED AND THE EXISTING BUILDINGS ARE PROPOSED TO REMAIN.

303 DETROIT ST

ANN ARBOR, WASHTENAW COUNTY

SITE PLAN

SP24-0026

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
Zoning District	D2	D2	D2
Charater Overlay District	Kerrytown	Kerrytown	Kerrytown
Lot Area	11,613 sf	11,613 sf	N/A
Lot Width	137.02 ft	137.02 ft	N/A
Residential Dwelling Units	0	16	N/A
Commercial Units	8	0	N/A
Total Floor Area	29,977 sf	38,442 sf	N/A
Front Setback Detroit	4.98 ft	4.98 ft	0 ft
Front Setback Fourth	0.78 ft	0.78 ft	0 ft
Front Setback Catherine	10.28 ft	6.03 ft *	0 ft
Side Setback	8.47 ft	0 ft	0 ft
Building Height	59.08 ft	60 ft	Max 60 ft
Streetwall Height	N/A	4 stories	** Min 2 stories, Max 3 stories
Offset at Top of Streetwall	N/A	5 ft	Ave 5 ft
Massing Articulation	N/A ft	60.42 ft	Max 40 ft
Building Coverage	62%	68%	Max 80%
Open Space	38%	25%	*** Min 10%
Bicycle Parking Residential	0	30A	14 A 1/2500 sf usable floor area
Bicycle Parking Nonresidential	0	1C	1 C 1/10,000 sf usable floor area
Vehicular Parking	0	13	0
EV-C Vehicular Parking	0	0	90% of Dwelling Units (11.7)
EV-I Vehicular Parking	0	13	10% of Dwelling Units (1.3)
* From areaway to property line			
** Street Wall Height due to existing building			
*** Not including balconies and areaways			

GENERAL DESCRIPTION OF NATURAL FEATURES

THERE ARE NO WOODLANDS, WETLANDS, LANDMARK TREES, WATERCOURSES, STEEP SLOPES, FLOODPLAINS, OR ENDANGERED SPECIES HABITAT LOCATED ON THE SITE.

NATURAL FEATURES STATEMENT OF IMPACT

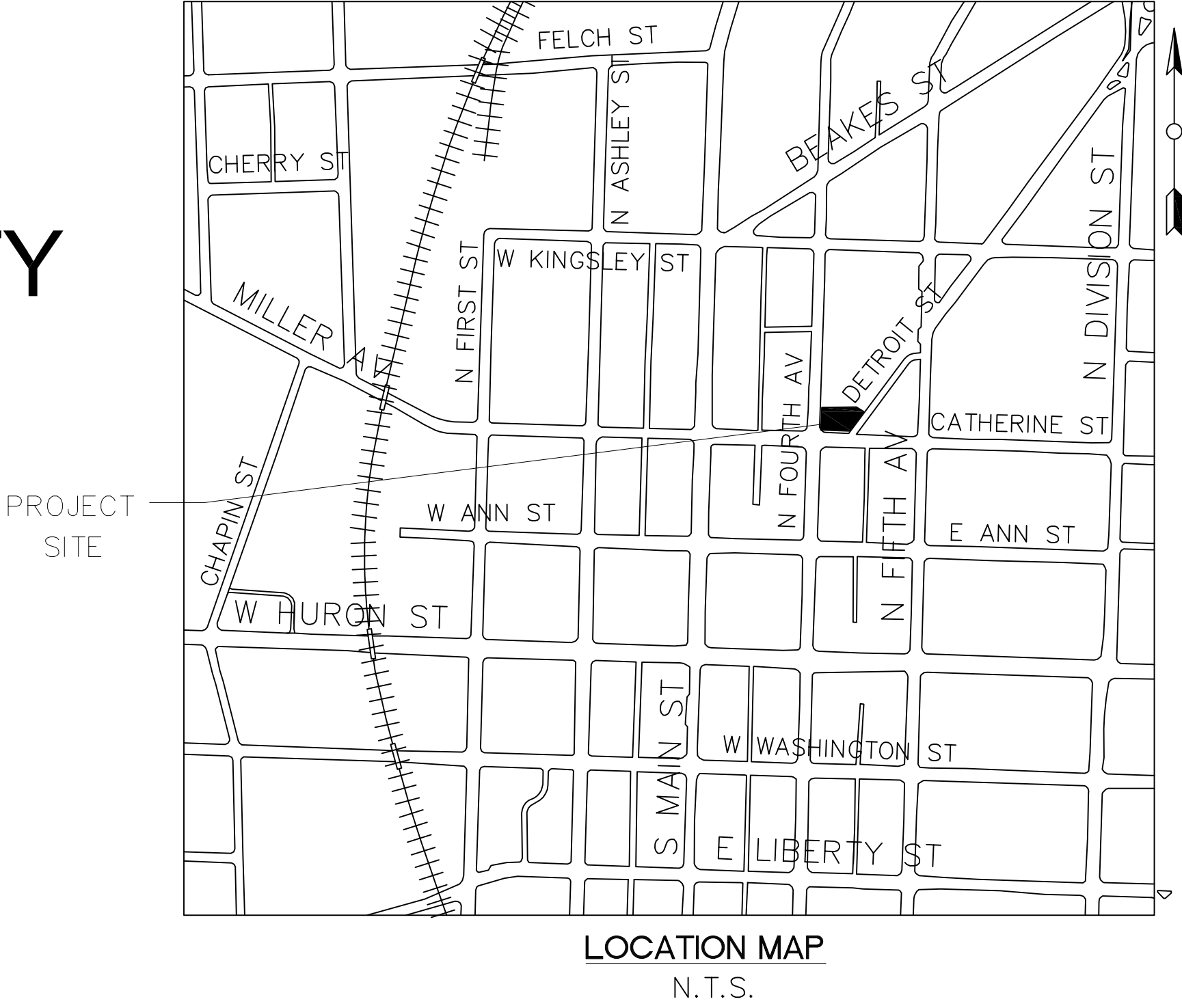
THERE ARE NO NATURAL FEATURES LOCATED ON THE SITE. THERE WILL BE NO IMPACT TO NATURAL FEATURES.

STANDARD SIDEWALK REPAIR AND MAINTENANCE NOTE

ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

SOLID WASTE DISPOSAL PLAN

THE UNIQUENESS OF THE SITE AS WELL AS THE CONFIGURATION OF DETROIT STREET, CATHERINE STREET AND FOURTH AVENUE MAKE ACCESS TO THE SITE FOR SOLID WASTE TRUCKS CHALLENGING. THE DEVELOPMENT CONSIDERED SEVERAL INNOVATIVE SOLUTIONS THAT TOOK INTO ACCOUNT SAFE ACCESS FOR TRUCKS, SAFETY OF PEDESTRIANS AND SAFETY OF MOTOR VEHICLES USING DETROIT STREET AND FOURTH AVENUE. IT WAS DETERMINED THAT THE BEST SOLUTION WAS TO ELIMINATE THE NEED FOR SOLID WASTE VEHICLES TO ENTER AND EXIT THE SITE BY HAVING DUMPSTERS COLLECTED FROM A LOCATION ON FOURTH AVE. A COMPLETE SOLID WASTE MANAGEMENT PLAN IS PROVIDED IN THE PLAN SET TO ADDRESS SOLID WASTE MANAGEMENT.



LEGAL DESCRIPTION

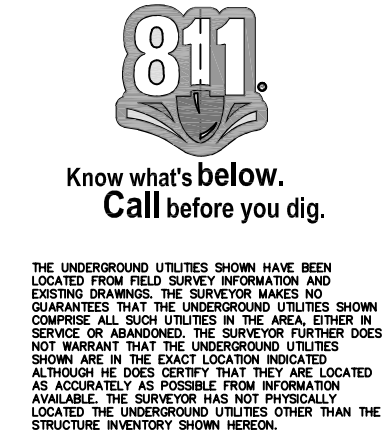
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LOT 77, ASSESSOR'S PLAT NO. 29, AS RECORDED IN LIBER 9 OF PLATS, PAGE 20, WASHTENAW COUNTY RECORDS.

SHEET INDEX

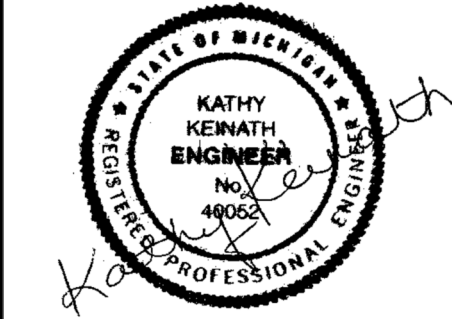
SP-01	COVER	A1	BASEMENT LEVEL
SP-02	EXISTING CONDITIONS	A2	FIRST FLOOR
SP-03	ALTA SURVEY	A3	SECOND FLOOR
SP-04	DEMOLITION PLAN	A4	THIRD FLOOR
SP-05	LAYOUT PLAN	A5	FOURTH FLOOR
SP-06	NATURAL FEATURES	A6	FIFTH FLOOR
SP-07	LANDSCAPE	A7	ROOF PLAN
SP-08	UTILITIES AND FIRE PROTECTION	A8	ELEVATIONS
SP-09	STORM WATER MANAGEMENT, GRADING AND SOIL EROSION CONTROL PLAN	A9	ELEVATIONS
		A10	PERSPECTIVES
SP-10	SOLID WASTE MANAGEMENT PLAN	A11	SECTION
SP-11	SITE DETAILS		
SP-12	DDA DETAILS		
SP-13	PHOTOMETRIC PLAN		

PRELIMINARY
NOT FOR CONSTRUCTION

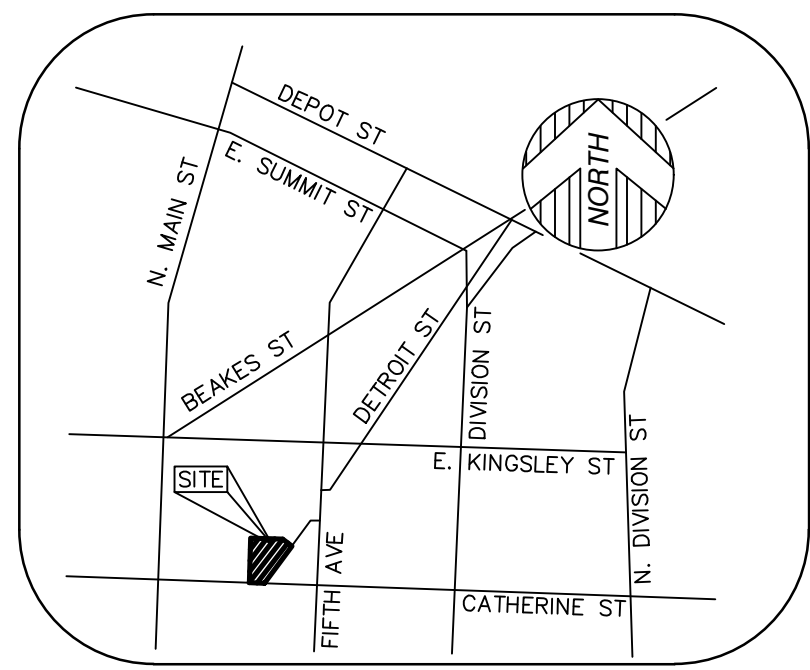


Macon Engineering, LLC.
P.O. Box 314, Chelsea, MI 48118 734-216-9941

303 DETROIT
ANN ARBOR, MI
SITE PLAN
COVER



5-5-25
4-5-25
2-17-25
10-29-24
10-16-24
DATE 10-3-24
SCALE N.T.S.
SHEET NO. SP-01



VICINITY MAP

PARKING

(NOT TO SCALE)
NO MARKED PARKING ON SITE.

PARCEL AREA

11,612± SQUARE FEET = 0.27± ACRES

BASIS OF BEARING

NORTH 85°57'30" WEST, BEING THE CENTER LINE OF CATHERINE STREET, AS PLATTED.

BENCHMARK

SITE BENCHMARK #1

TOP OF EAST BOLT OF FLANGE ON FIRE HYDRANT EAST SIDE OF NORTH FORTH AVE 110'± NORTH OF CATHERINE.
ELEVATION = 826.97' (NAVD 88)

SITE BENCHMARK #2

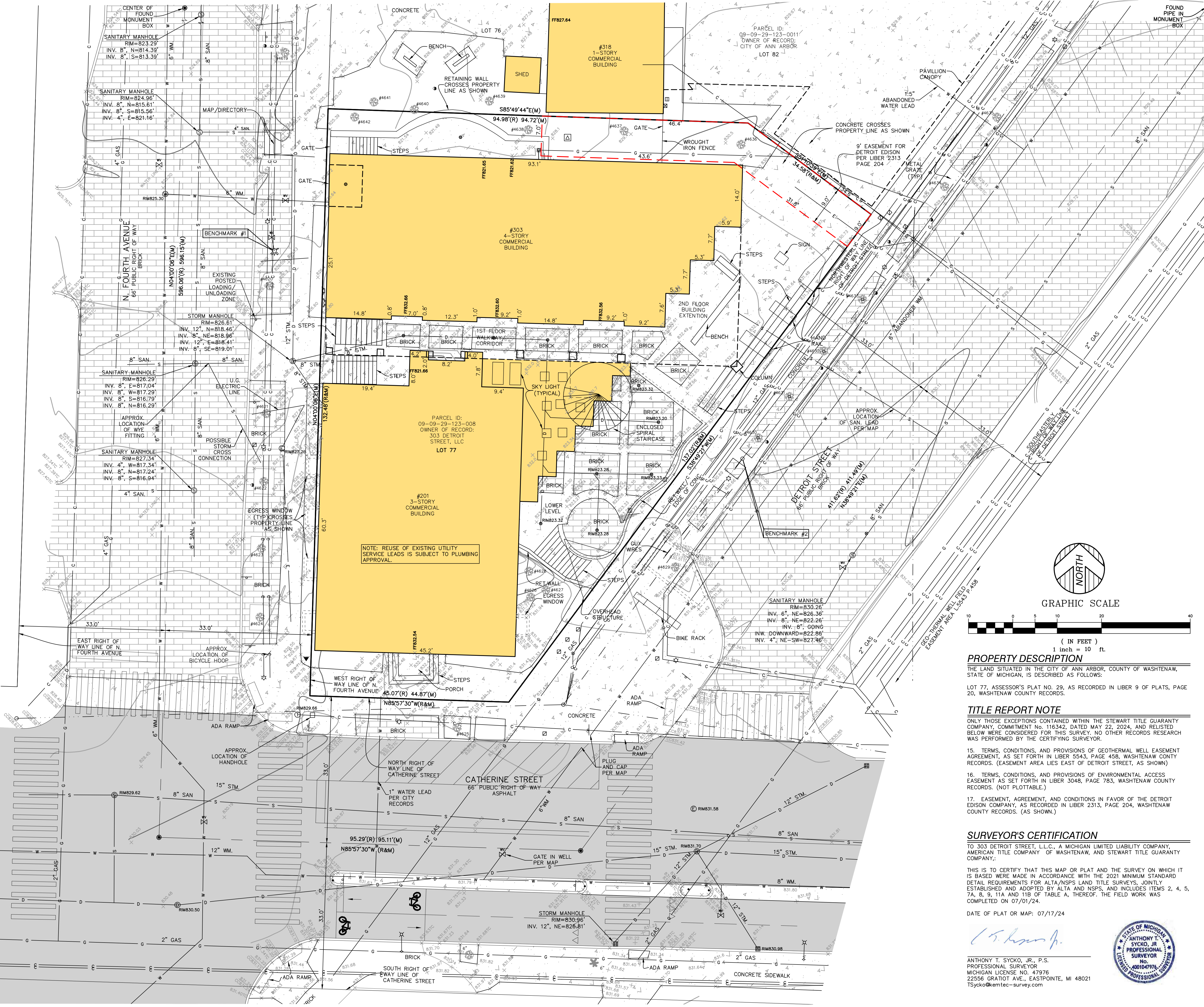
MAG NAIL ON WEST SIDE OF POWER POLE ON THE EAST SIDE OF SITE, 65'± NORTH OF CATHERINE.
ELEVATION = 831.69' (NAVD 88)

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

LEGEND

●	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
0.00	GROUND ELEVATION
⊗	ELECTRIC MANHOLE
⊕	ELECTRIC METER
⊞	ELECTRIC PANEL
⊠	TRANSFORMER
○	UTILITY POLE
⊙	GAS METER
⊗	TELEPHONE MANHOLE
⊕	CABLE TV BOX
⊞	CLEANOUT
⊠	SANITARY MANHOLE
⊙	ROUND CATCH BASIN
⊞	SQUARE CATCH BASIN
⊠	DRAIN
⊙	STORM DRAIN MANHOLE
⊞	FIRE HYDRANT
⊠	FIRE DEPARTMENT CONNECTION
⊙	WATER VALVE
⊞	BOLLARD
⊠	FLOOD LIGHT
⊙	LIGHTPOST/LAMP POST
⊞	PARKING METER
⊠	SINGLE POST SIGN
⊙	TREE (AS NOTED)
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	EASEMENT (AS NOTED)
---	BUILDING
---	BUILDING OVERHANG
---	CENTERLINE ROAD
---	CONCRETE CURB
---	RAISED CONCRETE
---	PARKING
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	EDGE OF BRICK
---	WALL (AS NOTED)
---	OVERHEAD UTILITY LINE
---	ELECTRIC LINE
---	UNDERGROUND CABLE
---	GAS LINE
---	SANITARY LINE
---	STORM LINE
---	WATER LINE
---	WETLAND LIMITS
---	UNDERGROUND PIPE (AS NOTED)
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	BUILDING AREA
---	ASPHALT
---	CONCRETE



PROPERTY DESCRIPTION

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LOT 77, ASSESSOR'S PLAT NO. 29, AS RECORDED IN LIBER 9 OF PLATS, PAGE 20, WASHTENAW COUNTY RECORDS.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE STEWART TITLE GUARANTY COMPANY, COMMITMENT No. 116342, DATED MAY 22, 2024, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

15. TERMS, CONDITIONS, AND PROVISIONS OF GEOTHERMAL WELL EASEMENT AGREEMENT, AS SET FORTH IN LIBER 5543, PAGE 458, WASHTENAW COUNTY RECORDS. (EASEMENT AREA LIES EAST OF DETROIT STREET, AS SHOWN)

16. TERMS, CONDITIONS, AND PROVISIONS OF ENVIRONMENTAL ACCESS EASEMENT AS SET FORTH IN LIBER 3048, PAGE 783, WASHTENAW COUNTY RECORDS. (NOT PLOTTABLE.)

17. EASEMENT, AGREEMENT, AND CONDITIONS IN FAVOR OF THE DETROIT EDISON COMPANY, AS RECORDED IN LIBER 2313, PAGE 204, WASHTENAW COUNTY RECORDS. (AS SHOWN.)

SURVEYOR'S CERTIFICATION

TO 303 DETROIT STREET, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, AMERICAN TITLE COMPANY OF WASHTENAW, AND STEWART TITLE GUARANTY COMPANY.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 7A, 8, 9, 11A AND 11B OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 07/01/24.

DATE OF PLAT OR MAP: 07/17/24

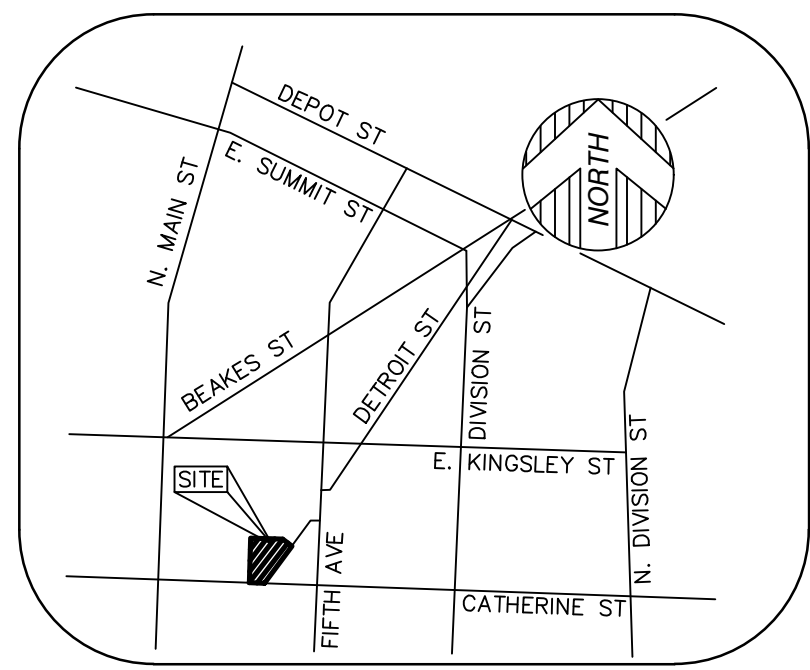
ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemtec-survey.com



EXISTING CONDITIONS
PREPARED FOR: GREG COPP
303 DETROIT ST., ANN ARBOR, MICHIGAN,
PART OF SECTION 29,
TOWN 2 SOUTH, RANGE 6 EAST

PER REVIEW COMMENTS	DATE	BY
ADDED ADDITIONAL TREES AND TREE TAGS	10/9/24	JDM
PER REVIEW COMMENTS	10/2/24	JDM
DESCRIPTION	DATE	BY

MS	07/10/24	AT	07/17/24	MRJ	
DATE	JULY 17, 2024				
PROJECT NO.	24-01300	SCALE	1" = 10'		



VICINITY MAP

PARKING

(NOT TO SCALE)

PARCEL AREA

11,612± SQUARE FEET = 0.27± ACRES

BASIS OF BEARING

NORTH 85°57'30" WEST, BEING THE CENTER LINE OF CATHERINE STREET, AS PLATTED.

BENCHMARK

SITE BENCHMARK #1

TOP OF EAST BOLT OF FLANGE ON FIRE HYDRANT EAST SIDE OF NORTH FORTH AVE 110'± NORTH OF CATHERINE. ELEVATION = 826.97' (NAVD 88)

SITE BENCHMARK #2

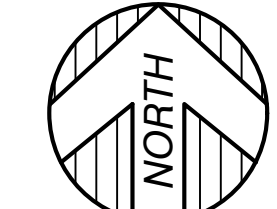
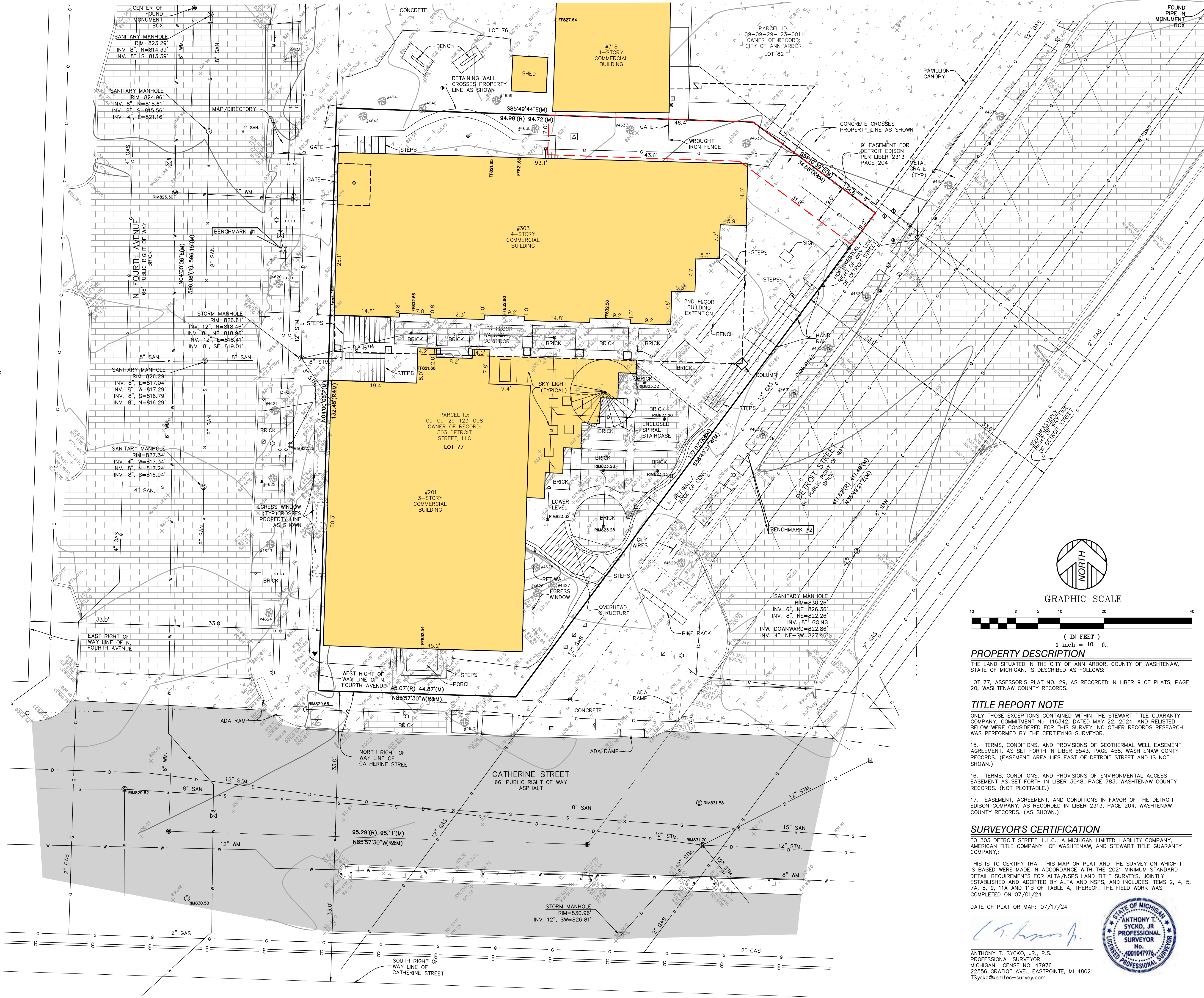
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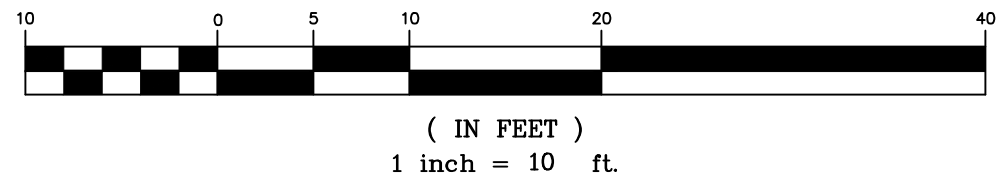
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LEGEND

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- RECORD DIMENSION
- MEASURED DIMENSION
- GROUND ELEVATION
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PANEL
- TRANSFORMER
- UTILITY POLE
- GAS METER
- TELEPHONE MANHOLE
- CABLE TV BOX
- CLEANOUT
- SANITARY MANHOLE
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- DRAIN
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- BOLLARD
- FLOOD LIGHT
- LIGHTPOST/LAMP POST
- PARKING METER
- SINGLE POST SIGN
- TREE (AS NOTED)
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- EASEMENT (AS NOTED)
- BUILDING
- BUILDING OVERHANG
- CENTERLINE ROAD
- CONCRETE CURB
- RAISED CONCRETE
- PARKING
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- EDGE OF BRICK
- WALL (AS NOTED)
- OVERHEAD UTILITY LINE
- ELECTRIC LINE
- UNDERGROUND CABLE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- WETLAND LIMITS
- UNDERGROUND PIPE (AS NOTED)
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- BUILDING AREA
- ASPHALT
- CONCRETE



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

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DATE OF PLAT OR MAP: 07/17/24

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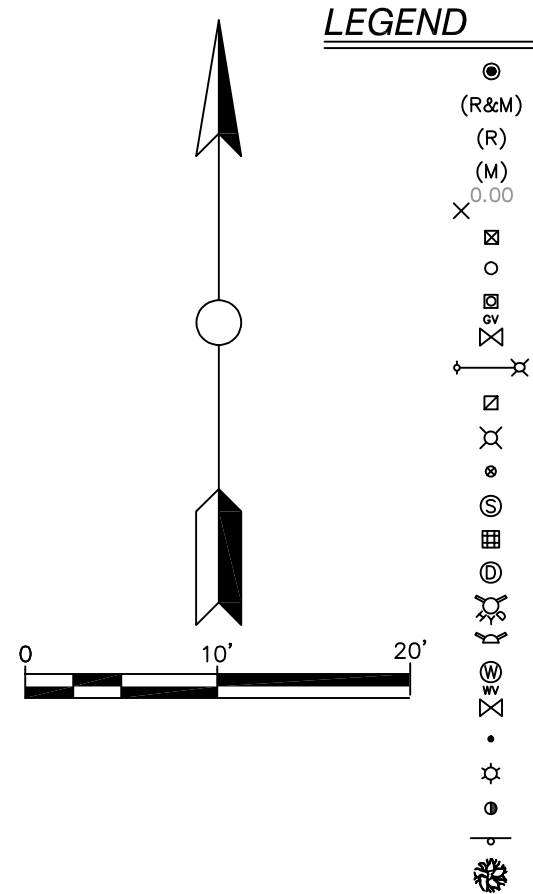
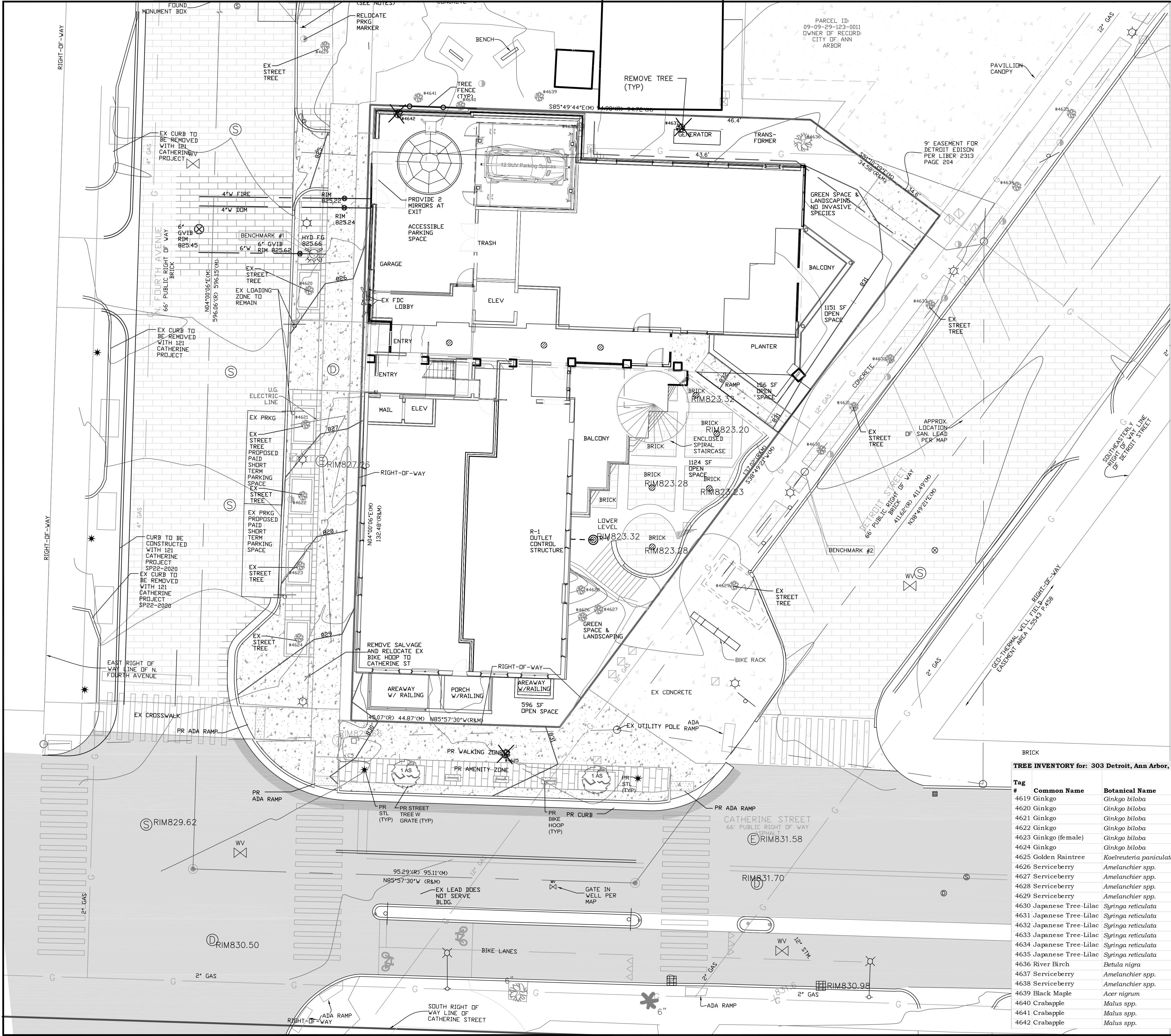


ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR: GREG COPP
303 DETROIT ST., ANN ARBOR, MICHIGAN,
PART OF SECTION 29,
TOWN 2 SOUTH, RANGE 6 EAST

PROFESSIONAL ENGINEERING
SURVEYING & ENVIRONMENTAL
SERVICES
A GROUP OF COMPANIES
KEM-TEC
Eastpointe
(800) 256-7222
Detroit
(313) 758-0877
Ann Arbor
(800) 694-0888
Grand Blanc
(800) 694-0001
www.kemttecgroupofcompanies.com

DATE	BY	REVISION	DESCRIPTION
07/10/24	MS		
07/17/24	ATS		
JULY 17, 2024	DATE	2	ADDED ADDITIONAL TREES AND TREE TAGS
10/2/24	JDM		PER REVIEW COMMENTS
10/2/24	JDM	1	
24-01300	BY		
1"	SCALE		1" = 10'



LEGEND

- FOUND PIPE IN MONUMENT BOX
- RECORD AND MEASURED DIMENSION
- RECORD DIMENSION
- MEASURED DIMENSION
- GROUND ELEVATION
- ELECTRIC METER
- UTILITY POLE
- GAS METER
- GAS VALVE
- LIGHT POLE WITH STREET LAMP
- CABLE TV BOX
- TRAFFIC SIGNAL
- CLEANOUT
- SANITARY MANHOLE
- SQUARE CATCH BASIN
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER GATE MANHOLE
- WATER VALVE
- BOLLARD
- LIGHTPOST/LAMP POST
- PARKING METER
- SINGLE POST SIGN
- DECIDUOUS TREE (AS NOTED)
- SECTION LINE
- CONCRETE CURB
- RAISED CONCRETE OVERHEAD UTILITY LINE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- CONDUIT
- EX CONCRETE
- EX BRICK
- REMOVAL
- REMOVE TREE
- PR STORM SEWER
- PR SILT FENCE
- PR TREE FENCE
- PR INLET FILTER
- PR CONCRETE
- PR BRICK
- PR CURB
- 700 PR CONTOUR LINE
- 700.00 X PR STOUT GRADE

NATURAL FEATURES:
THERE ARE NO NATURAL FEATURES ON THE SITE.
TWO EX TREES ALONG THE NORTH PROPERTY LINE ARE PROPOSED
TO BE REMOVED. NONE OF THE TREES ARE LANDMARK TREES

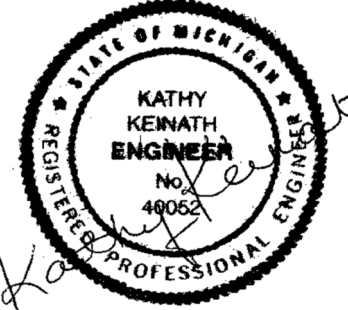
TREE INVENTORY for: 303 Detroit, Ann Arbor, Michigan

Tag #	Common Name	Botanical Name	Condition	Health Score	c. = caliper (inches) d. = d.b.h. (inches) h. = height (feet)	Landmark (L)	Comments	Removal
4619	Ginkgo	Ginkgo biloba	good		4.9' d.			Save
4620	Ginkgo	Ginkgo biloba	fair		4.7' d.		- Sparse canopy	Save
4621	Ginkgo	Ginkgo biloba	good		4.7' c.			Save
4622	Ginkgo	Ginkgo biloba	good		3.8' c.			Save
4623	Ginkgo (female)	Ginkgo biloba	fair		3.7' c.		- Dead/missing main leader	Save
4624	Ginkgo	Ginkgo biloba	good		5.5' c.			Save
4625	Golden Raintree	Koelreuteria paniculata	good		4.9' d.			Remove
4626	Serviceberry	Amelanchier spp.	fair		112 ft. h.		- Rot in trunk	Save
4627	Serviceberry	Amelanchier spp.	fair		3.2' c.		- Possible disease	Save
4628	Serviceberry	Amelanchier spp.	poor	43.3%	4.6' c.		- Extensive rot & dead branches	Save
4629	Serviceberry	Amelanchier spp.	fair		2.3' c.		- Dead branch(es)	Save
4630	Japanese Tree-Lilac	Syringa reticulata	fair		3.6' c.		- Scarred trunk	Save
4631	Japanese Tree-Lilac	Syringa reticulata	good		2.8' c.			Save
4632	Japanese Tree-Lilac	Syringa reticulata	good		3.7' c.			Save
4633	Japanese Tree-Lilac	Syringa reticulata	good		3.6' c.			Save
4634	Japanese Tree-Lilac	Syringa reticulata	poor	20.0%	3.1' c.		- 75% or more dead	Save
4635	Japanese Tree-Lilac	Syringa reticulata	good		3.8' c.			Save
4636	River Birch	Betula nigra	fair		6' / 5' / 5' / 4' d.		- Bent/crooked/bowed leader	Save
4637	Serviceberry	Amelanchier spp.	fair		5' / 4' / 3' d.		- Contorted crown	Remove
4638	Serviceberry	Amelanchier spp.	fair		4' / 4' / 4' d.		- Vine-choked	Save
4639	Black Maple	Acer nigrum	fair		13' d.		- Dead branch(es)	Save
4640	Crabapple	Malus spp.	fair		4' / 4' d.		- Contorted crown	Save
4641	Crabapple	Malus spp.	poor	46.7%	6' / 3' d.		- 50% or more dead	Save
4642	Crabapple	Malus spp.	fair		4' / 3' / 3' d.		- Dead branch(es)	Remove

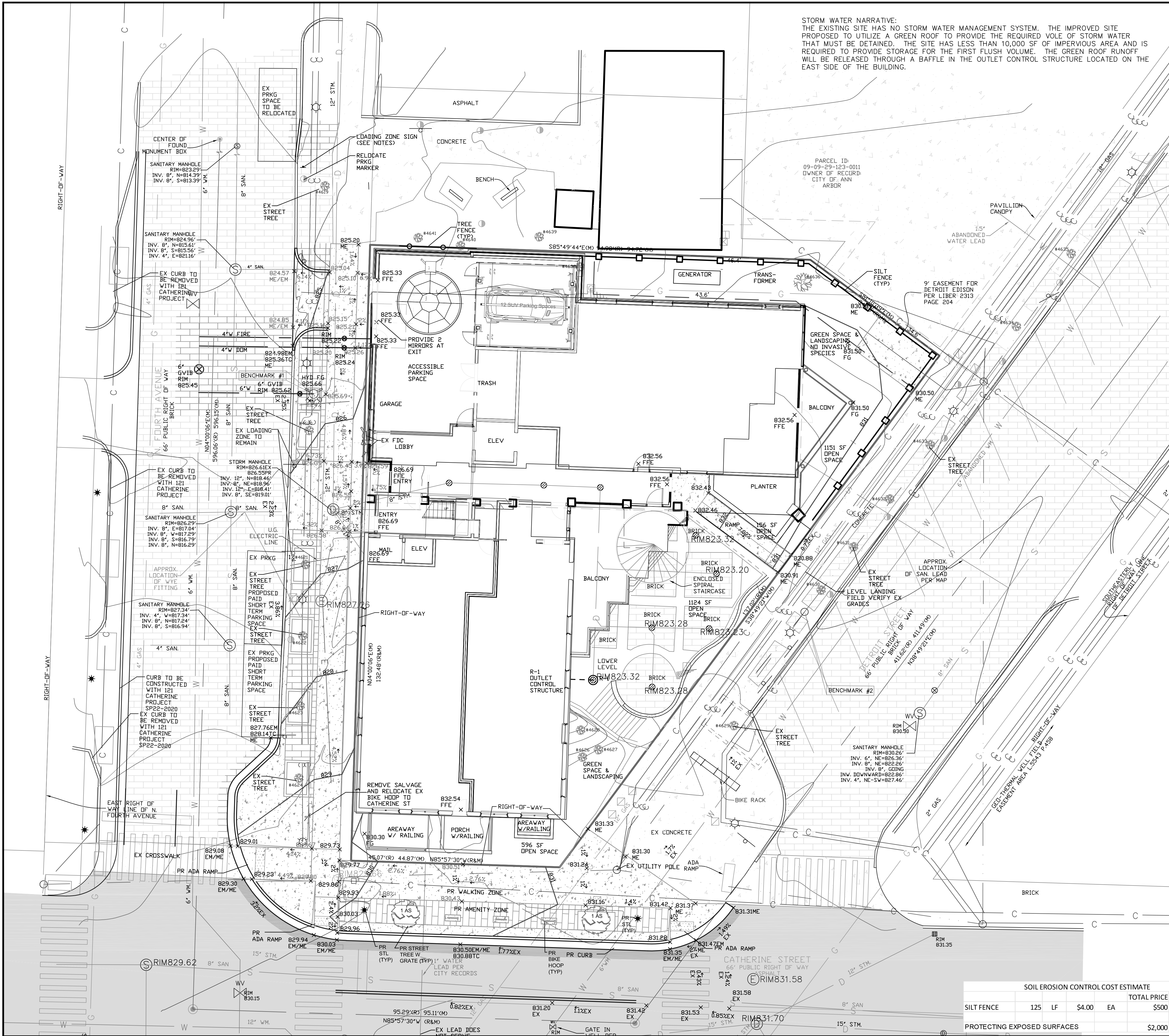


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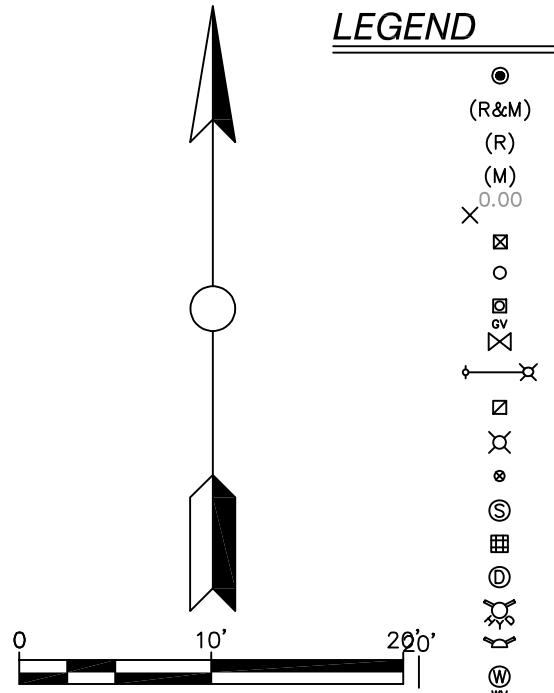
303 DETROIT ST
SITE PLAN
NATURAL
FEATURES



DATE 10-3-24
SCALE 1"=10'
SHEET NO. SP-06



STORM WATER NARRATIVE:
THE EXISTING SITE HAS NO STORM WATER MANAGEMENT SYSTEM. THE IMPROVED SITE PROPOSED TO UTILIZE A GREEN ROOF TO PROVIDE THE REQUIRED VOLUME OF STORM WATER THAT MUST BE DETAINED. THE SITE HAS LESS THAN 10,000 SF OF IMPERVIOUS AREA AND IS REQUIRED TO PROVIDE STORAGE FOR THE FIRST FLUSH VOLUME. THE GREEN ROOF RUNOFF WILL BE RELEASED THROUGH A BAFFLE IN THE OUTLET CONTROL STRUCTURE LOCATED ON THE EAST SIDE OF THE BUILDING.



LEGEND

- FOUND PIPE IN MONUMENT BOX
- RECORD AND MEASURED DIMENSION
- RECORD DIMENSION
- MEASURED DIMENSION
- GROUND ELEVATION
- ELECTRIC METER
- UTILITY POLE
- GAS METER
- GAS VALVE
- LIGHT POLE WITH STREET LAMP
- CABLE TV BOX
- TRAFFIC SIGNAL
- CLEANOUT
- SANITARY MANHOLE
- SQUARE CATCH BASIN
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER GATE MANHOLE
- WATER VALVE
- BOLLARD
- LIGHTPOST/LAMP POST
- PARKING METER
- SINGLE POST SIGN
- DECIDUOUS TREE (AS NOTED)
- SECTION LINE
- RAISED CONCRETE CURB
- OVERHEAD UTILITY LINE
- G LINE
- S SANITARY LINE
- D STORM LINE
- W WATER LINE
- C CONDUIT
- EX CONCRETE
- EX BRICK
- REMOVAL
- REMOVE TREE
- PR STORM SEWER
- PR SILT FENCE
- PR TREE FENCE
- PR INLET FILTER
- PR CONCRETE
- PR BRICK
- PR CURB
- PR CONTOUR LINE
- 700.00 X
- PR SPOT GRADE

- SEQUENCE OF CONSTRUCTION
1. SOIL EROSION CONTROL KICK OFF MEETING WITH CITY 1 DAY
 2. REMOVE EXISTING CONCRETE 1 WEEKS
 3. INSTALL SILT FENCE 1 DAY
 4. BUILDING CONSTRUCTION. 12 MONTHS
 5. MAINTAIN SOIL EROSION CONTROL MEASURES AS NECESSARY. ONGOING
 6. CONSTRUCT DRIVES AND SIDEWALKS. 2 WEEKS
 7. REPLACE SILT FENCE AS REQUIRED. ONGOING
 8. COMPLETE CONSTRUCTION OF BUILDINGS.
 9. REMOVE TEMPORARY EROSION CONTROLS. 1 DAY

- NOTES:
1. STREETS WILL BE CLEANED OF ANY TRACKED MUD IMMEDIATELY FOLLOWING EACH MUD-TRACKING OCCURRENCE.
 2. NO SOIL WILL BE STOCKPILED ON-SITE.
 3. PERMANENT SOIL EROSION CONTROLS ARE TO BE IN PLACE FIVE (5) DAYS AFTER FINAL GRADING.
 4. SEE ARCHITECTURAL ROOF PLAN FOR GREEN ROOF LAYOUT.

PROPOSED STORM WATER MANAGEMENT (GREEN ROOF)					
Total Project Area :		0.27 ac	11613 sf		
Total Site Area Excluding "Self-Crediting" BMPs =		0.27 ac			
W1: POST DEVELOPMENT COVER TYPES, AREAS, CURVE NUMBERS AND RUNOFF COEFFICIENTS					
Rational Method Variables					
Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coefficient (c)	C/(Area)
Building	B	4,496	0.103	0.95	0.10
Concrete	B	2,097	0.048	0.95	0.05
Green Roof	B	3,355	0.077	0.40	0.03
Pervious	B	1,665	0.038	0.30	0.01
		11,613 Total = Sum (C)/A			
		Area Total = Sum A (ac)			
		Weighted C = Sum (C)/A / Area Total			
W2: STANDARD METHOD RUNOFF VOLUME CALCULATIONS					
First Flush Runoff Calculations (Vff)					
Vff=(1")/(1"/12")[(43560sf/1ac)AC=			Vff = 740 cf		
Green Roof Bioret System					
Based on BioRoof System					
Required Volume		739.85 cf			
Required Volume		5,534.12 gallons			
Water Retention Total System		1.65 gal/sf			
Media depth provided		4 in			
Required Green Roof Area =		3,354 sf			
Green Roof Provided (Min) =		3,355 sf			
OUTLET STRUCTURE					
Xo =	819.00	Vo =	0 cf		
Xfull =	821.00	Vfull =	13 cf		
Top of Baffle		821.00 ft			
Qa =		0.040 cfs	Qa = 0.15 cfs/acre * 0.27 acres		
have =		1.000 ft			
A =		0.0080 sf			
Use:		2	0.75 in diameter holes		
Qnew =		0.031 cfs	< Qa		
		Aff = 0.0061 sf @ 819.00			

SOIL EROSION CONTROL COST ESTIMATE					TOTAL PRICE
SILT FENCE	125	LF	\$4.00	EA	\$500
PROTECTING EXPOSED SURFACES					\$2,000

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM THE CITY OF ANN ARBOR RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION LOCATED. A WARNING: THE CITY OF ANN ARBOR DOES NOT GUARANTEE THE ACCURACY OF THE UTILITIES SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES SHOWN. OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

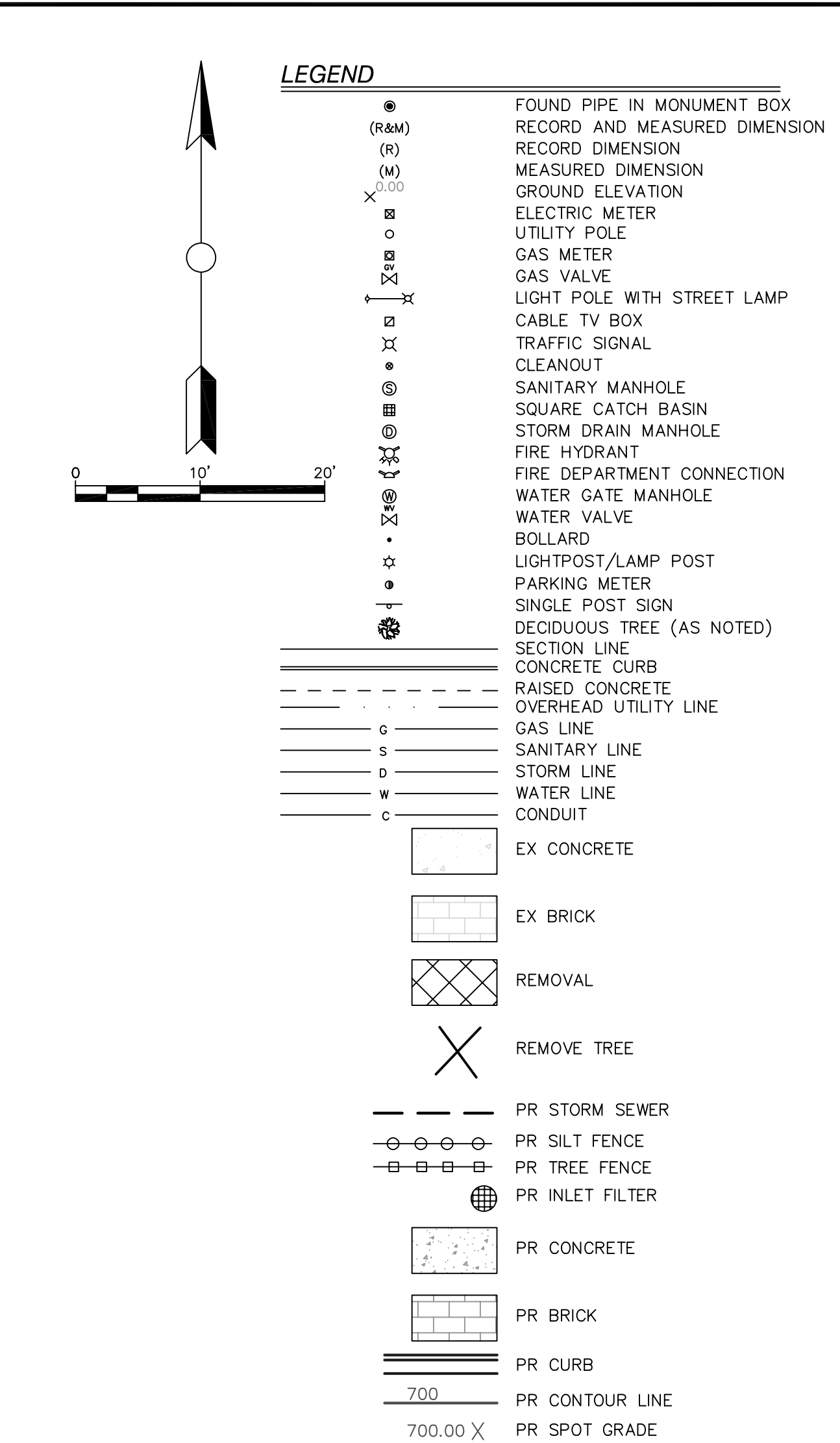
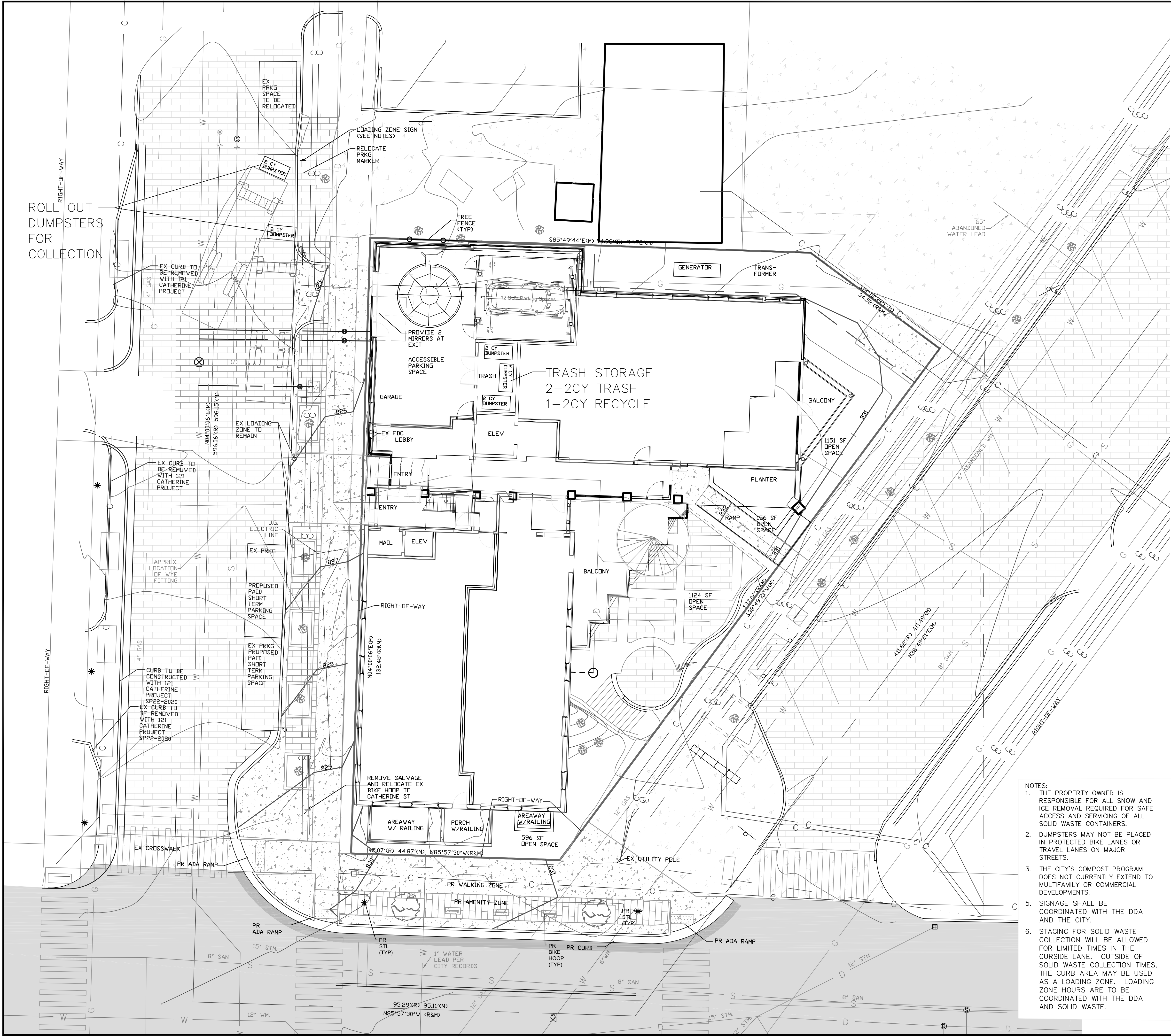
Macon Engineering, LLC.

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303 DETROIT ST
SITE PLAN

GRADING, SOIL EROSION
CONTROL &
STORMWATER
MANAGEMENT

DATE	5-5-25
SCALE	1"=10'
SHEET NO.	SP-09



SOLID WASTE MANAGEMENT PLAN:
THE 303 DETROIT STREET PROJECT IS LOCATED ON A CHALLENGING, IRREGULAR PARCEL DOWNTOWN. ACCESS TO THE SITE FOR TRUCKS IS DIFFICULT AND SPACE IS LIMITED. THERE IS LIMITED FRONTAGE ON DETROIT STREET, CATHERINE STREET AND FOURTH AVE. DETROIT STREET IS A ONE-WAY STREET WITH PARKING FOR THE FARMER'S MARKET ALONG THE PROPERTY FRONTAGE. THIS PROJECT PROPOSES TO KEEP THE EXISTING BUILDING THAT COVERS THE MAJORITY OF THE SITE. THE EXISTING BUILDING IS SERVED BY CARTS THAT ARE COLLECTED CURB SIDE.

THE SITE IS SMALL AND THERE IS NO ACCESSIBLE SPACE ON THE SITE TO ACCOMMODATE CONSTRUCTION OF A DUMPSTER ENCLOSURE THAT WOULD BE ACCESSIBLE FOR TRASH TRUCKS FROM A PUBLIC STREET NOR IS THERE SPACE TO ACCOMMODATE A TURN-AROUND PROVIDING 50 FT OF CLEAR SPACE IN FRONT OF THE DUMPSTER. THE SITE IS NOT LARGE ENOUGH TO CONSTRUCT A DUMPSTER THAT WOULD MEET THE CITY'S STANDARDS.

THE ALTERNATIVE OF ROLLING DUMPSTERS OUT TO A COLLECTION LOCATION OUTSIDE OF THE BUILDING IS PROPOSED. THE DUMPSTERS WOULD BE STORED INSIDE OF THE BUILDING. ON COLLECTION DAY THE DUMPSTERS WOULD BE ROLLED OUT TO FOURTH AVENUE BY MAINTENANCE STAFF THROUGH THE GARAGE. TRASH AND RECYCLE WILL NOT BE COLLECTED ON THE SAME DAY RESULTING IN A MAXIMUM OF TWO DUMPSTERS BEING ROLLED OUT WITH ONE PLACED ON EITHER SIDE OF THE PROPOSED DRIVE APPROACH. DUMPSTER WILL BE DEPLOYED IN EARLY HOURS AND REMOVED FROM THE STREET IMMEDIATELY AFTER SERVICE AS THE SOLID WASTE COLLECTION IS PERFORMED EARLIER THAN TYPICAL CURB SIDE RESIDENTIAL COLLECTION.

THE CALCULATIONS SHOW THAT TWO 2 CY DUMPSTERS WOULD BE REQUIRED FOR TRASH AND ONE 2 CY DUMPSTER IS REQUIRED FOR RECYCLE.

Solid Waste Generation	
Office	1 lb/day per 100 sq ft Wastecare Corporation Industry Standards/National Solid Waste Management Association
Residential (Apartment) 4 lbs/unit	Wastecare Corporation Industry Standards/National Solid Waste Management Association
Approximately 20% of waste is recycled from USEPA data	

Proposed Residential		
Building	Units	Waste per Day
330 Detroit	16 ea	64 lbs/day
Total Waste		448 lbs/week
Trash Generated		358 lbs/week
Recycle Generated		90 lbs/week


Totals		
Total Waste		448 lbs/week
Trash Generated		358 lbs/week
Recycle Generated		90 lbs/week

Conversion Factors		
1 cy = 202 gallons		
96 gal waste cart =	336 lbs	max capacity from City of Ann Arbor's website
1 gal waste =	3.5 lbs	
2 cy dumpster hold	400 lbs	Waste Management Capacity
2 cy dumpster hold	267 lbs	max capacity w/ 1.5 factor of safety

Dumpsters Required	
Trash Dumpsters =	1.344 dumpsters per week
Recycle Dumpsters =	0.336 dumpsters per week

Dumpsters Provided	
Trash Dumpsters	2 2cy dumpster
Recycle Dumpster	1 2 cy recycle dumpsters

- NOTES:
1. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL SNOW AND ICE REMOVAL REQUIRED FOR SAFE ACCESS AND SERVICING OF ALL SOLID WASTE CONTAINERS.
 2. DUMPSTERS MAY NOT BE PLACED IN PROTECTED BIKE LANES OR TRAVEL LANES ON MAJOR STREETS.
 3. THE CITY'S COMPOST PROGRAM DOES NOT CURRENTLY EXTEND TO MULTIFAMILY OR COMMERCIAL DEVELOPMENTS.
 4. SIGNAGE SHALL BE COORDINATED WITH THE DDA AND THE CITY.
 5. STAGING FOR SOLID WASTE COLLECTION WILL BE ALLOWED FOR LIMITED TIMES IN THE CURBSIDE LANE. OUTSIDE OF SOLID WASTE COLLECTION TIMES, THE CURB AREA MAY BE USED AS A LOADING ZONE. LOADING ZONE HOURS ARE TO BE COORDINATED WITH THE DDA AND SOLID WASTE.



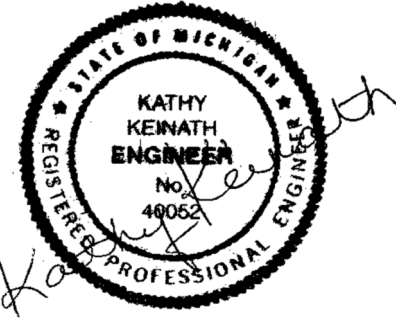
Know what's below.
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THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURFACE RECORDS AND FIELD SURVEY. THE SURVEYOR MAKES NO GUARANTEE, THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED. NO GUARANTEE IS MADE FOR THE LOCATION OF UTILITIES NOT SHOWN. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE UTILITIES SHOWN. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE UTILITIES SHOWN. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE UTILITIES SHOWN.

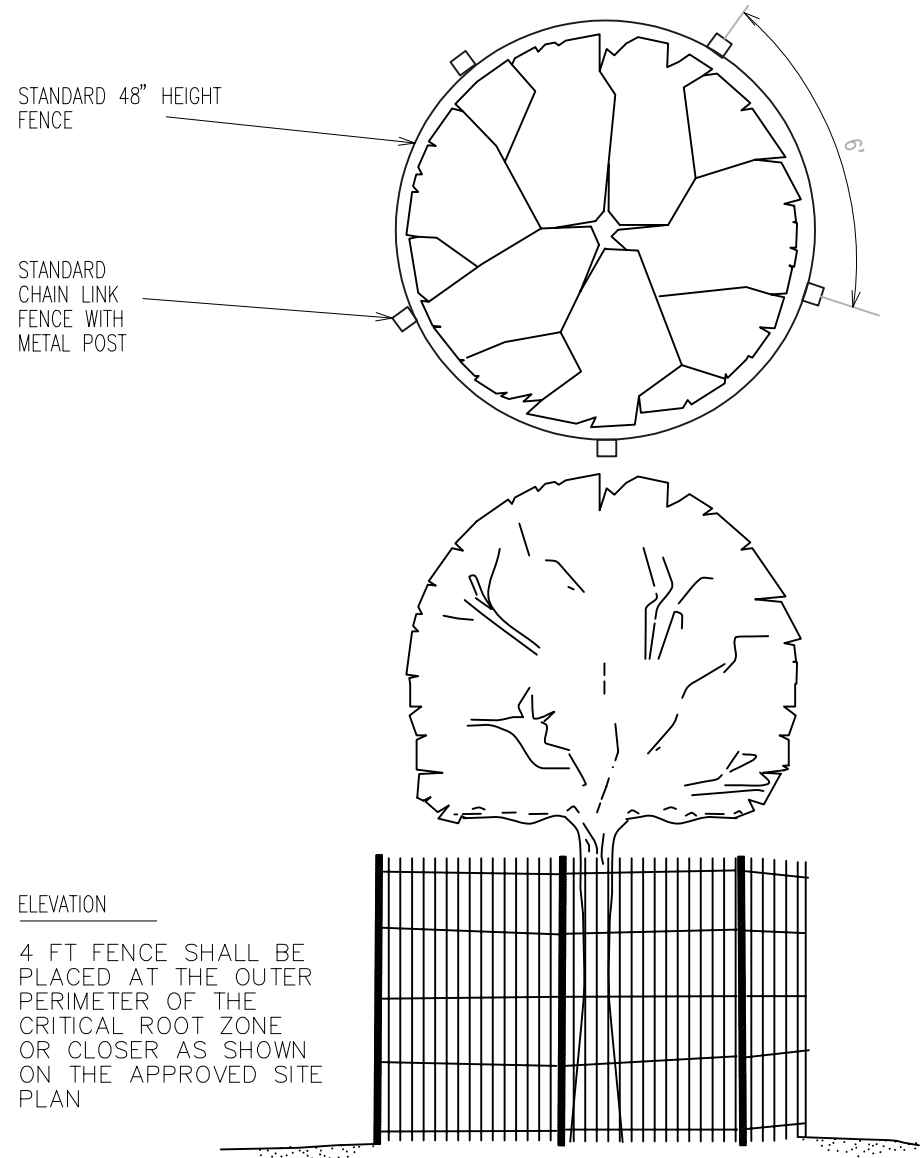
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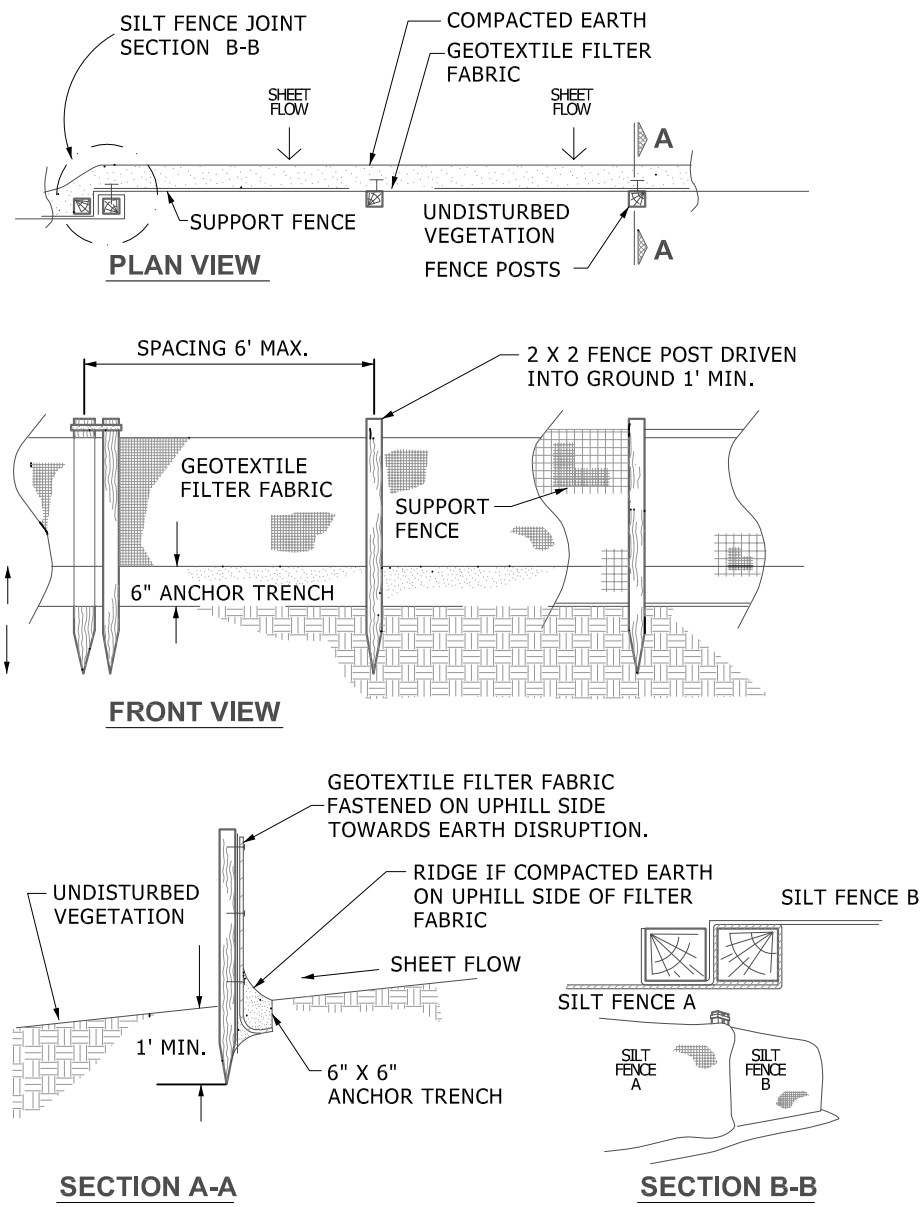
303 DETROIT ST
SITE PLAN
SOLID WASTE
MANAGEMENT



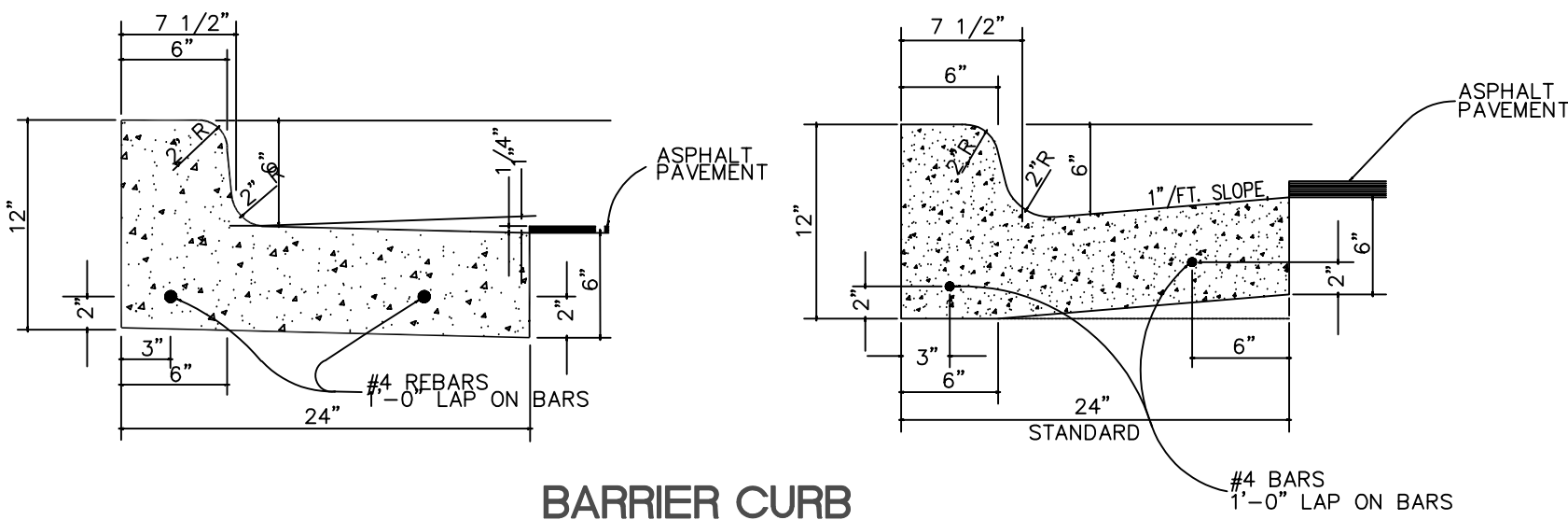
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4-5-25
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10-16-24
DATE 10-3-24
SCALE 1"=10'
SHEET NO. SP-10



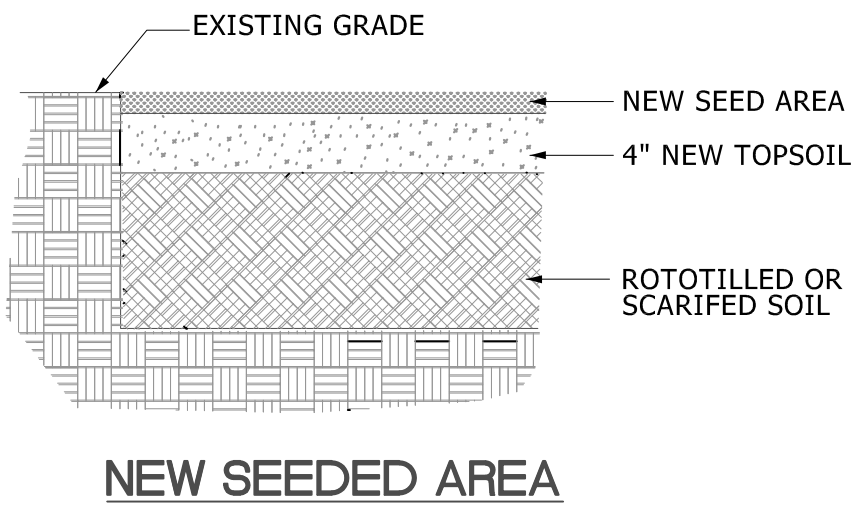
TREE PROTECTION DETAIL



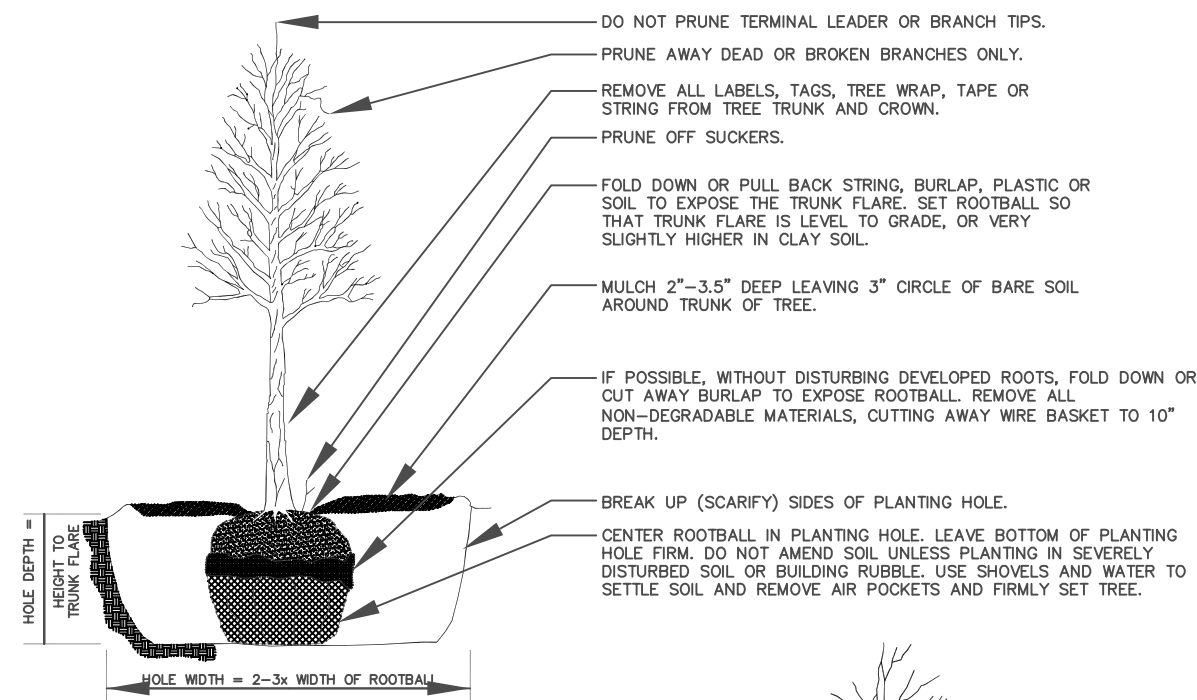
SILT FENCE DETAIL



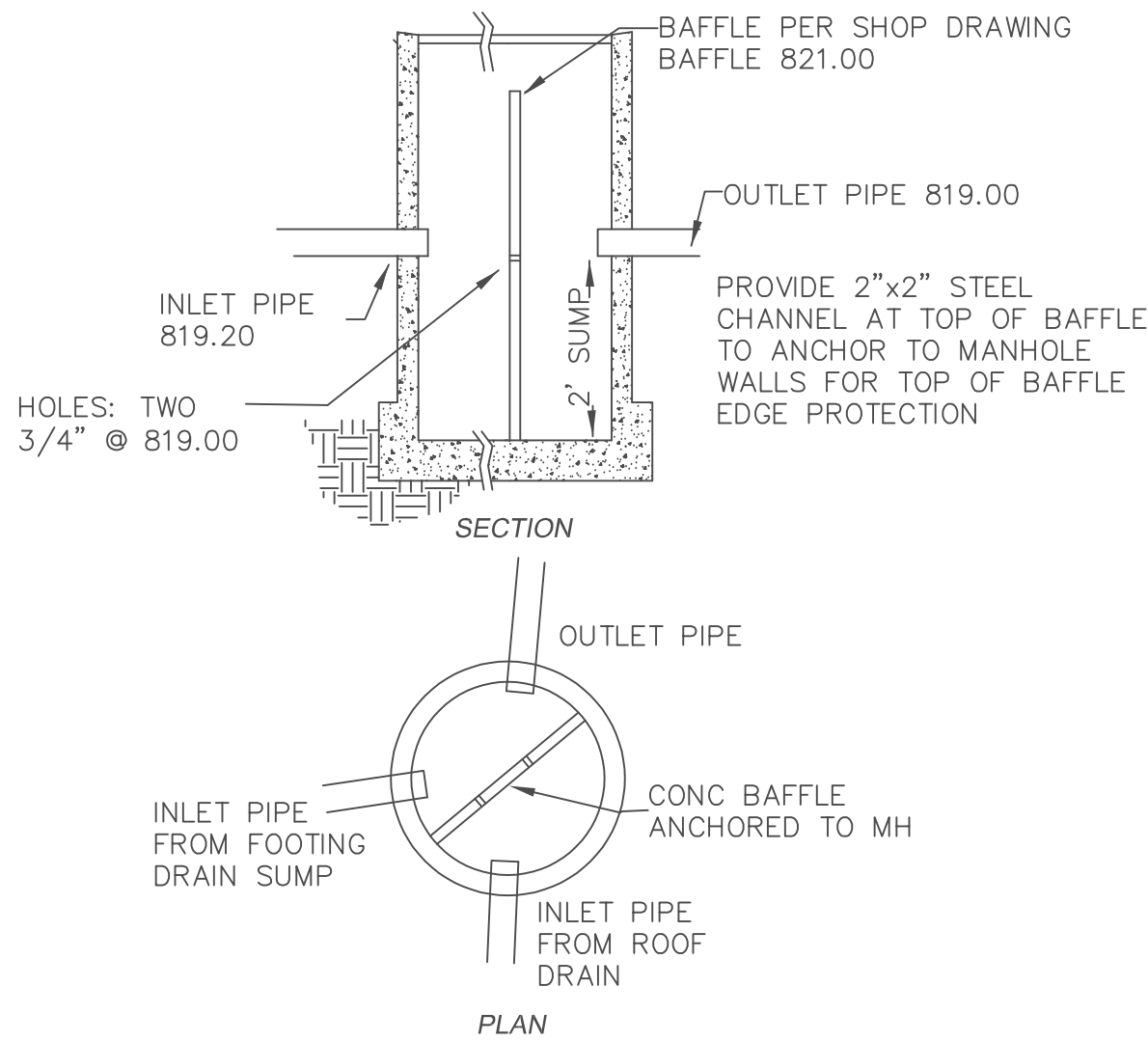
BARRIER CURB



EROSION CONTROL BLANKETS SHALL BE PLACED ON ALL NEWLY SEEDDED AREAS WITH SLOPES OF 1V TO 3H OR STEEPER. THE BLANKETS SHALL BE HIGH VELOCITY EXCELSTOR MULCH BLANKETS OR HIGH VELOCITY STRAW MULCH BLANKETS. NET ANCHORS SHALL BE PLACED AT MINIMUM INTERVALS OF 30 INCHES ALONG ALL JOINTS UNLESS MANUFACTURER'S RECOMMENDATIONS REQUIRE CLOSER SPACING.



TREE PLANTING



4" DIAMETER OUTLET STRUCTURE

Bio-Chamber with lockable lid centered over roof drain (375 mm x 375 mm x 152 mm),

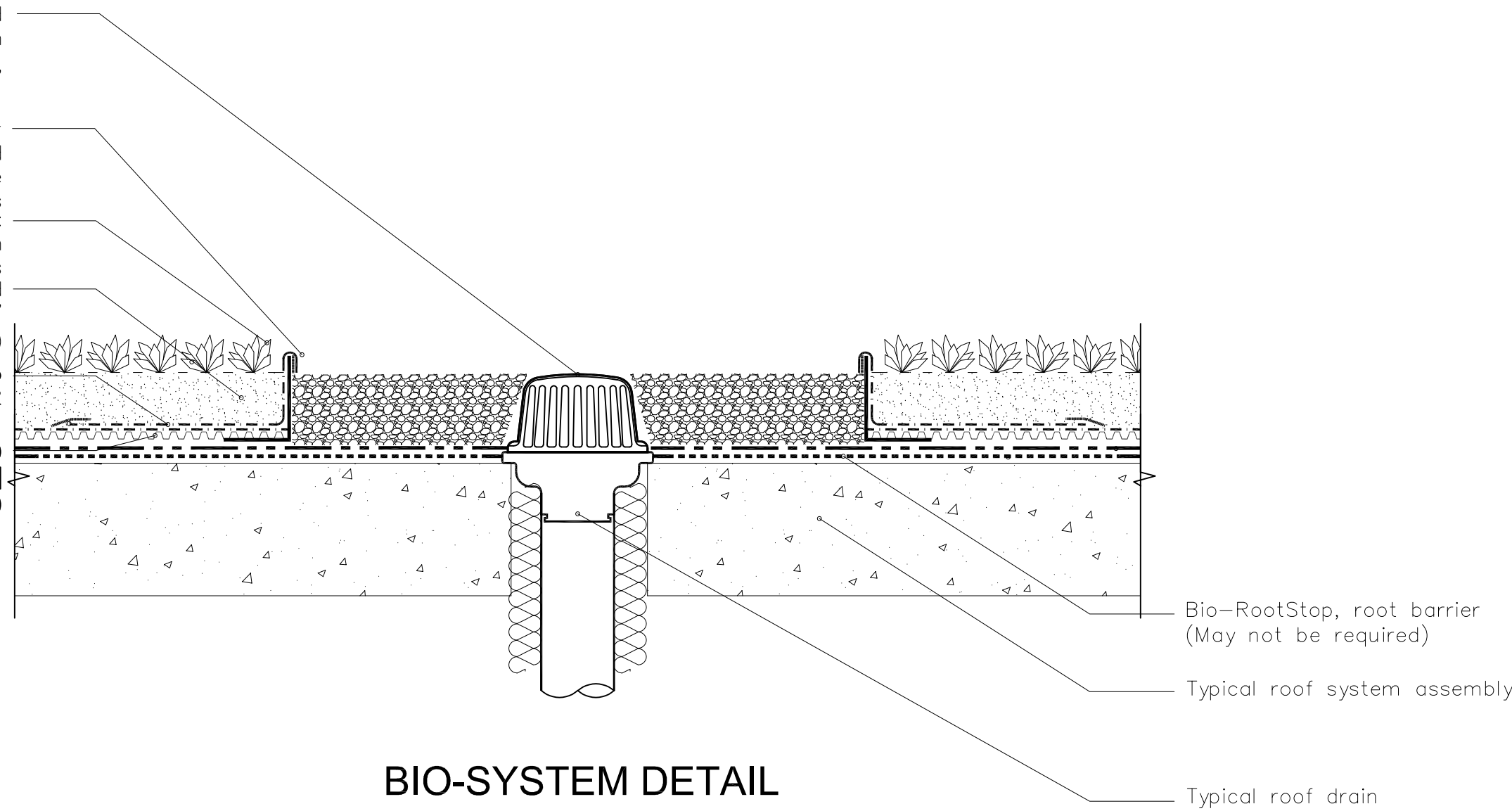
Bio-Filter Fabric to wrap up over top edge of Bio-Chamber and sealed with Bio-Tape F2 to inside walls

Vegetation Options:

Standard and custom sedum blends
Bio-Mix Euro-Blend 2", 3", or 4" (50 mm, 75 mm, or 100 mm)

Bio-Filter Fabric secured to drainage layer with Bio-Tape S2

Bio-Void FF50 [or Bio-Retention Panel 0.40] 0.40" depth (10 mm)



BIO-SYSTEM DETAIL

ALL DRAWINGS ARE THE PROPERTY OF BIOROOF SYSTEMS COPYRIGHT 2021

GREEN ROOF MAINTENANCE SCHEDULE

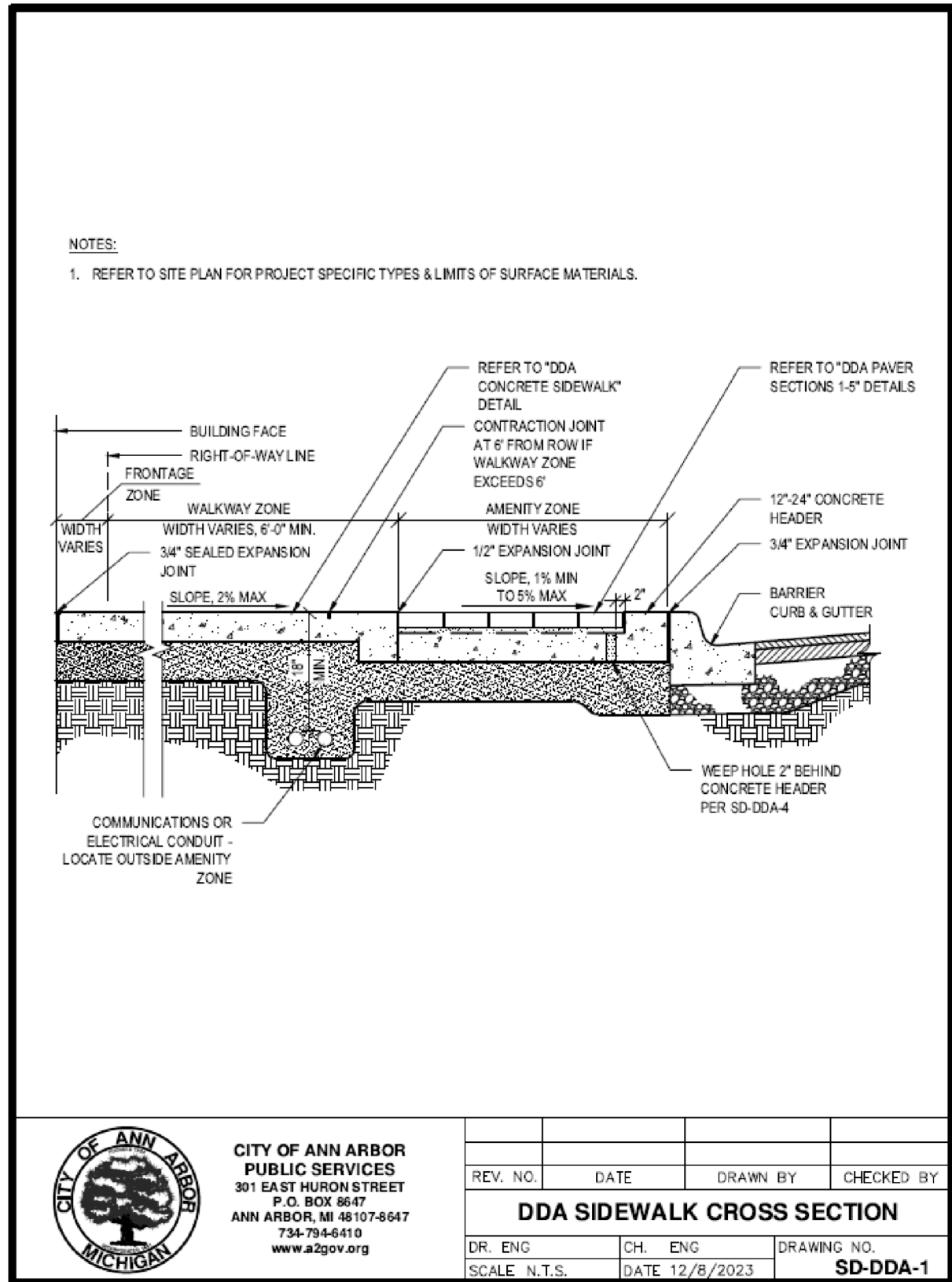
TASK	FREQUENCY	TIMING
PERFORM SOIL TEST	ANNUAL	MARCH
WEED	2/MONTH	APRIL - OCTOBER
FERTILIZE*	ANNUAL	APRIL
CHECK FOR DISPLACED SOIL	MONTHLY	APRIL - OCTOBER
INSPECT DRAINS	2/MONTH	APRIL - OCTOBER
PEST CONTROL	MONTHLY	APRIL - OCTOBER
IRRIGATION	AS NEEDED	APRIL - OCTOBER

*APPLICATIONS OF FERTILIZER SHALL BE A FERTILIZER WITH NO PHOSPHORUS.

LONG TERM STORM WATER MAINTENANCE PLAN BUDGET

TASK	ANNUAL COST
PERFORM SOIL TEST	\$250
WEED	\$1,000
FERTILIZE	\$250
REPAIR DISPLACED SOIL	\$500
INSPECT DRAINS	\$100
PEST CONTROL	\$250
REMOVE DEBRIS	\$250
RECORD KEEPING	\$100
MAINTAIN VEGETATION	\$500

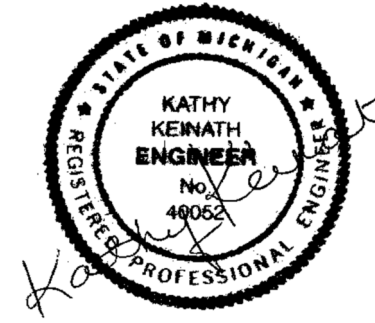
THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM.



THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. IN THE AREA, THERE IS A RISK OF DAMAGE TO THE UNDERGROUND UTILITIES SHOWN. ALL UTILITIES LOCATED IN THE AREA, PRIOR TO ANY EXCAVATION, THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A WARNING IS NOT GIVEN THAT THE INFORMATION AVAILABLE TO THE SURVEYOR HAS NOT PREVIOUSLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

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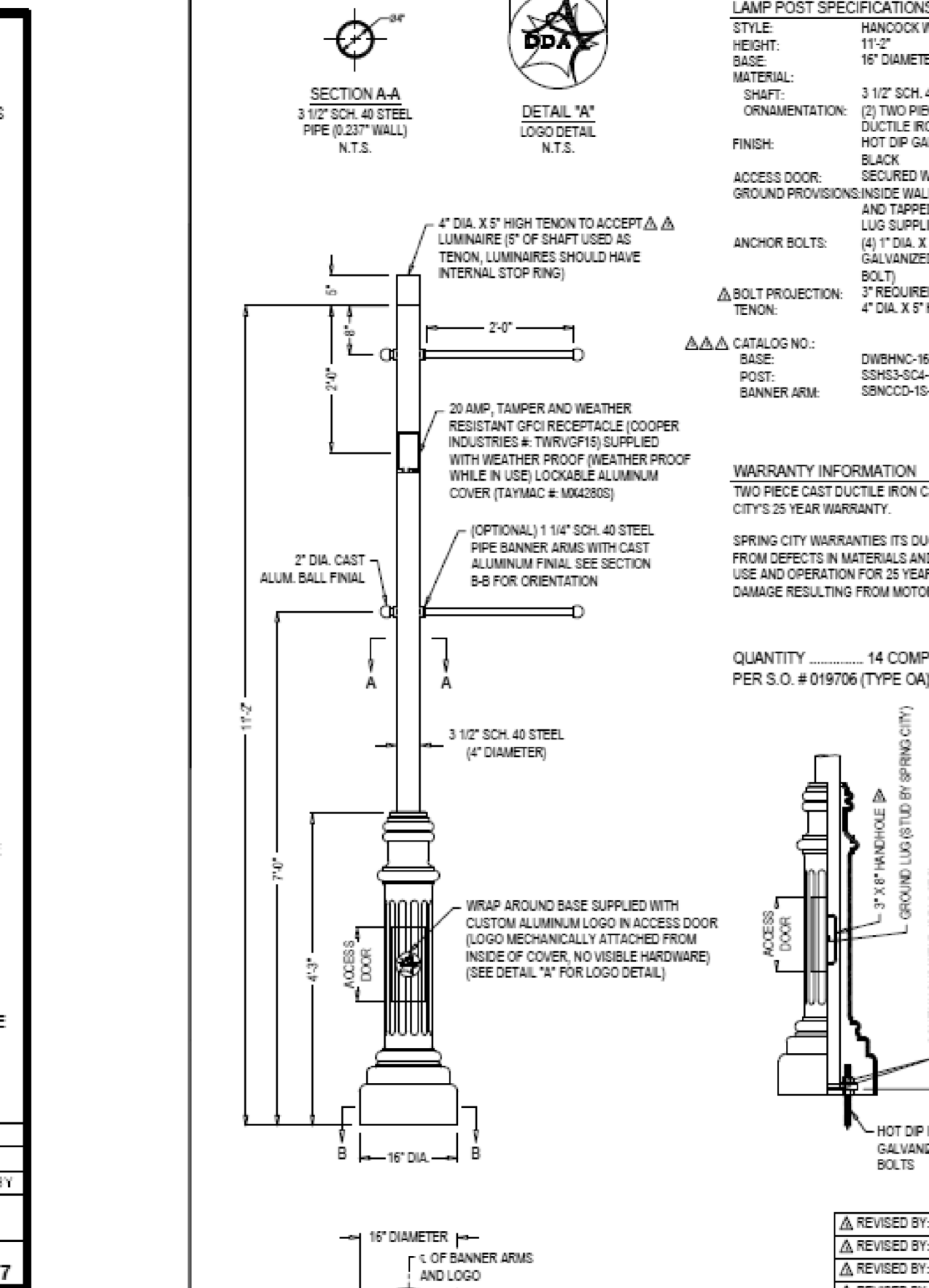
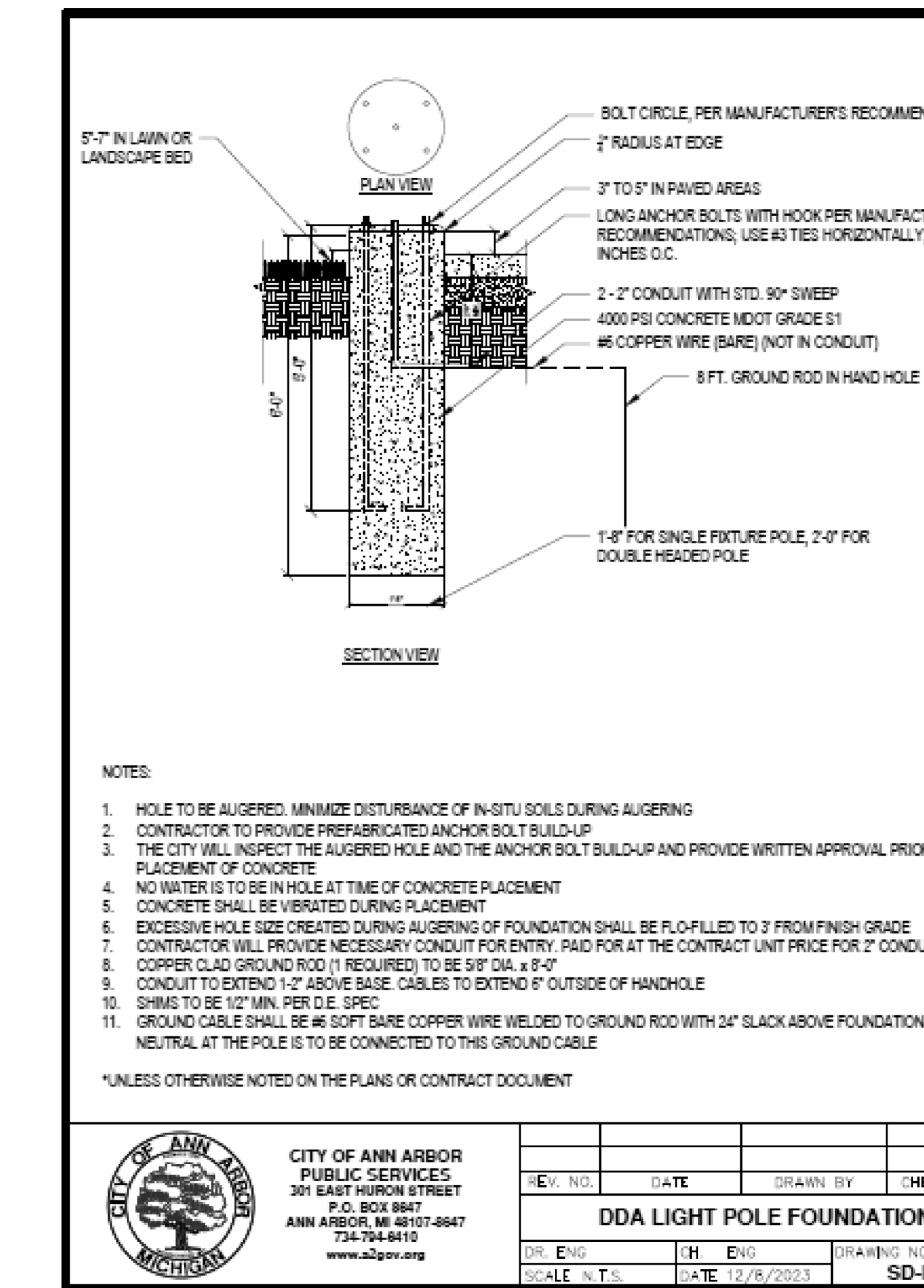
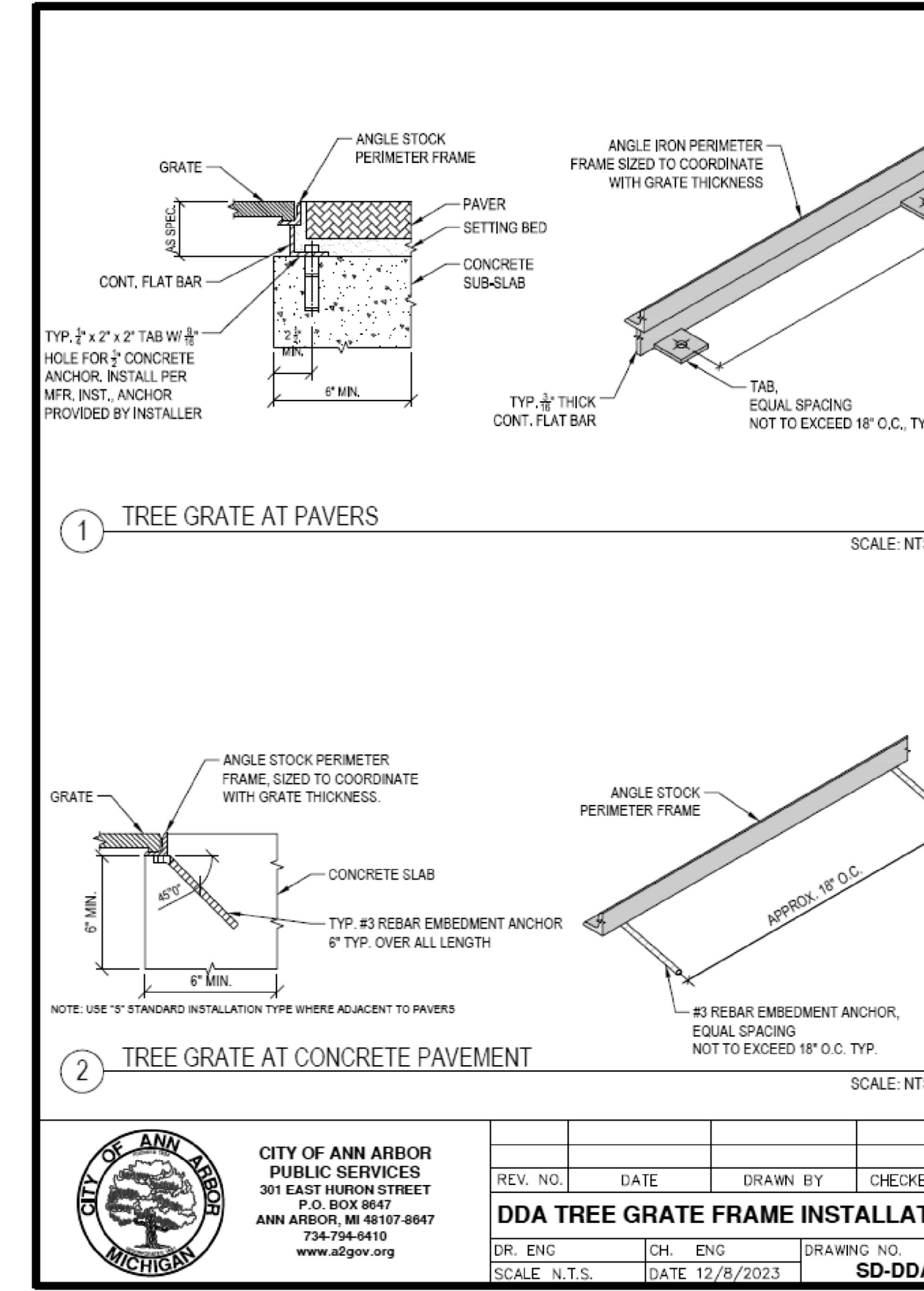
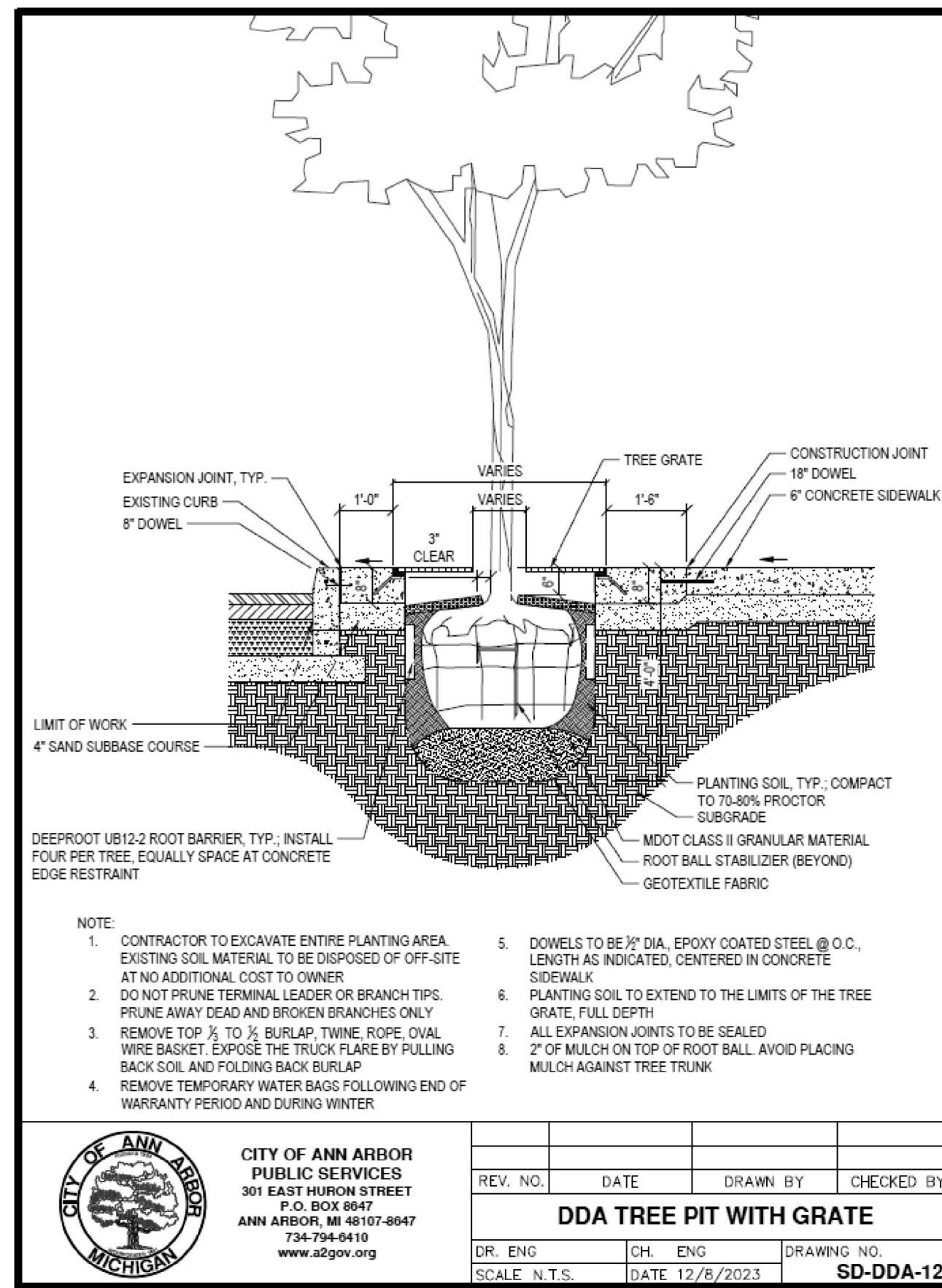
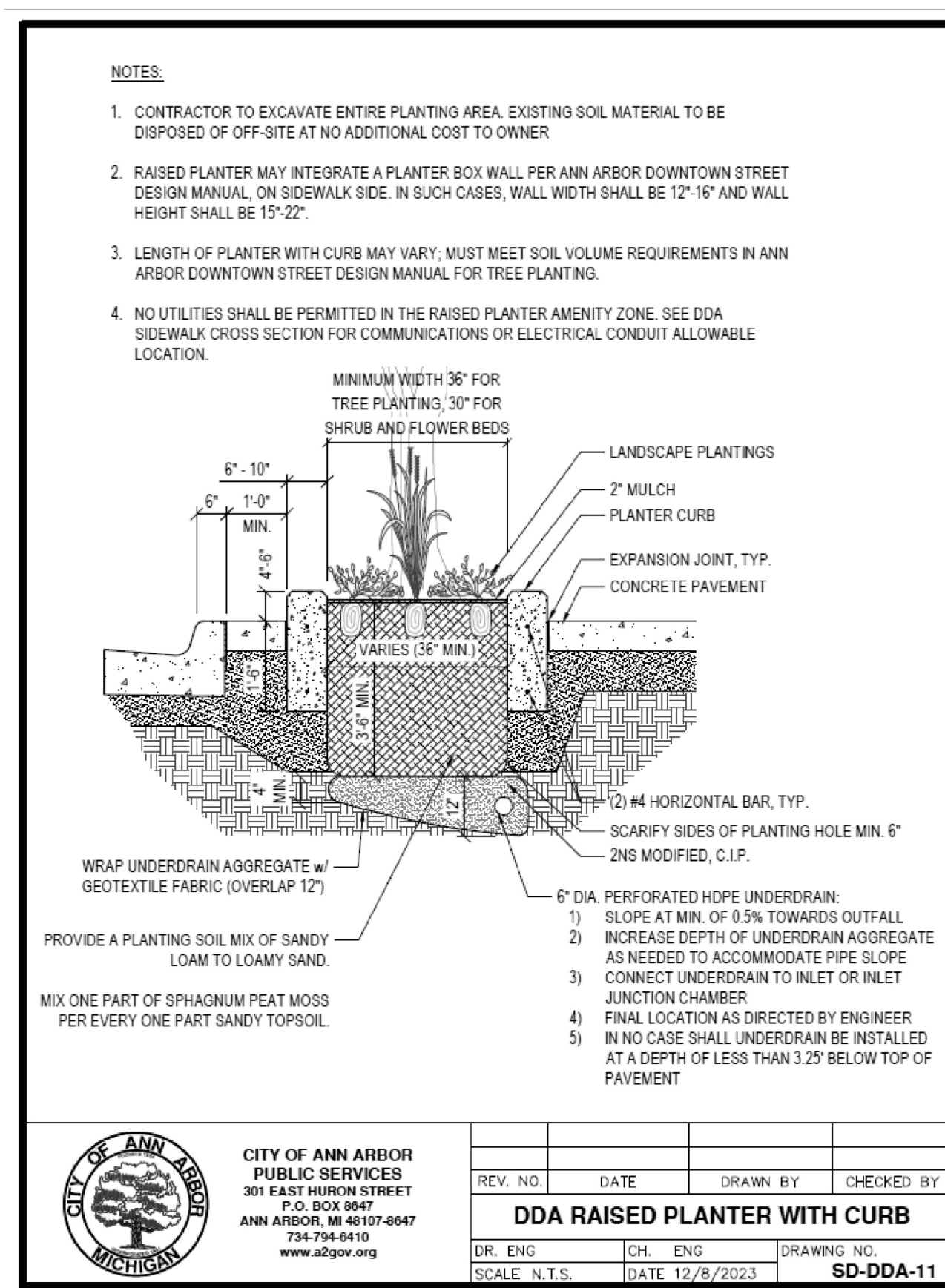
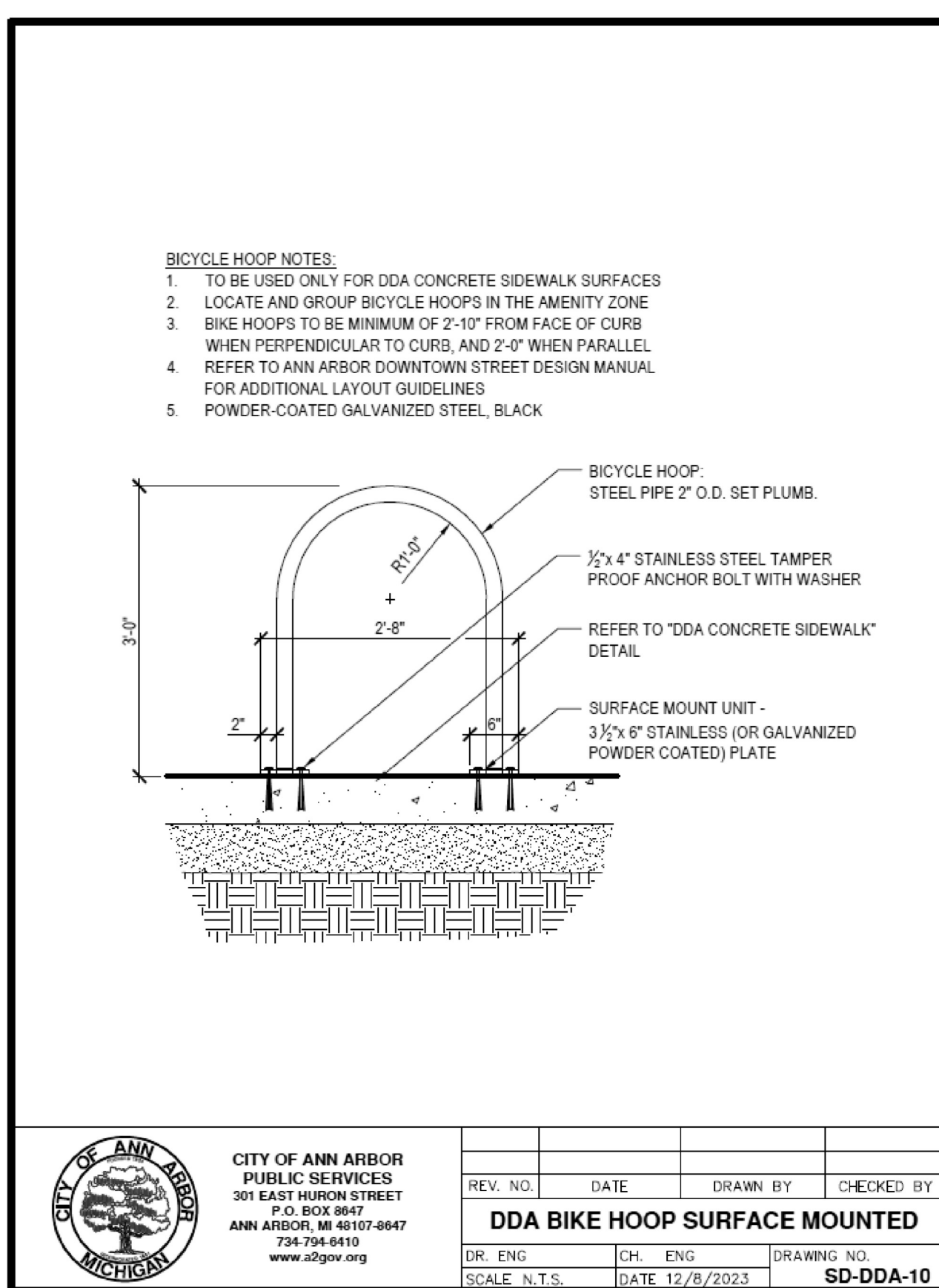
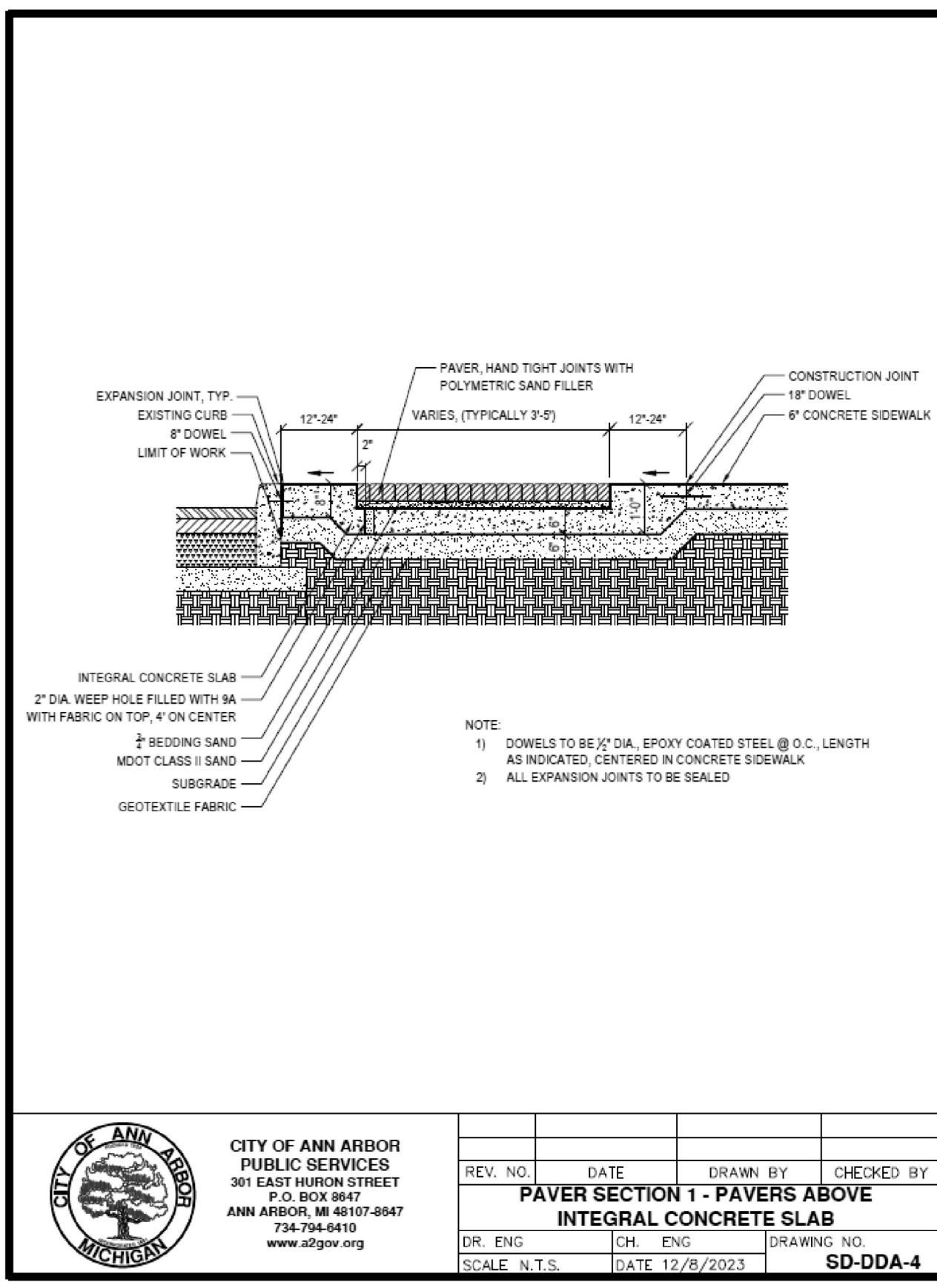
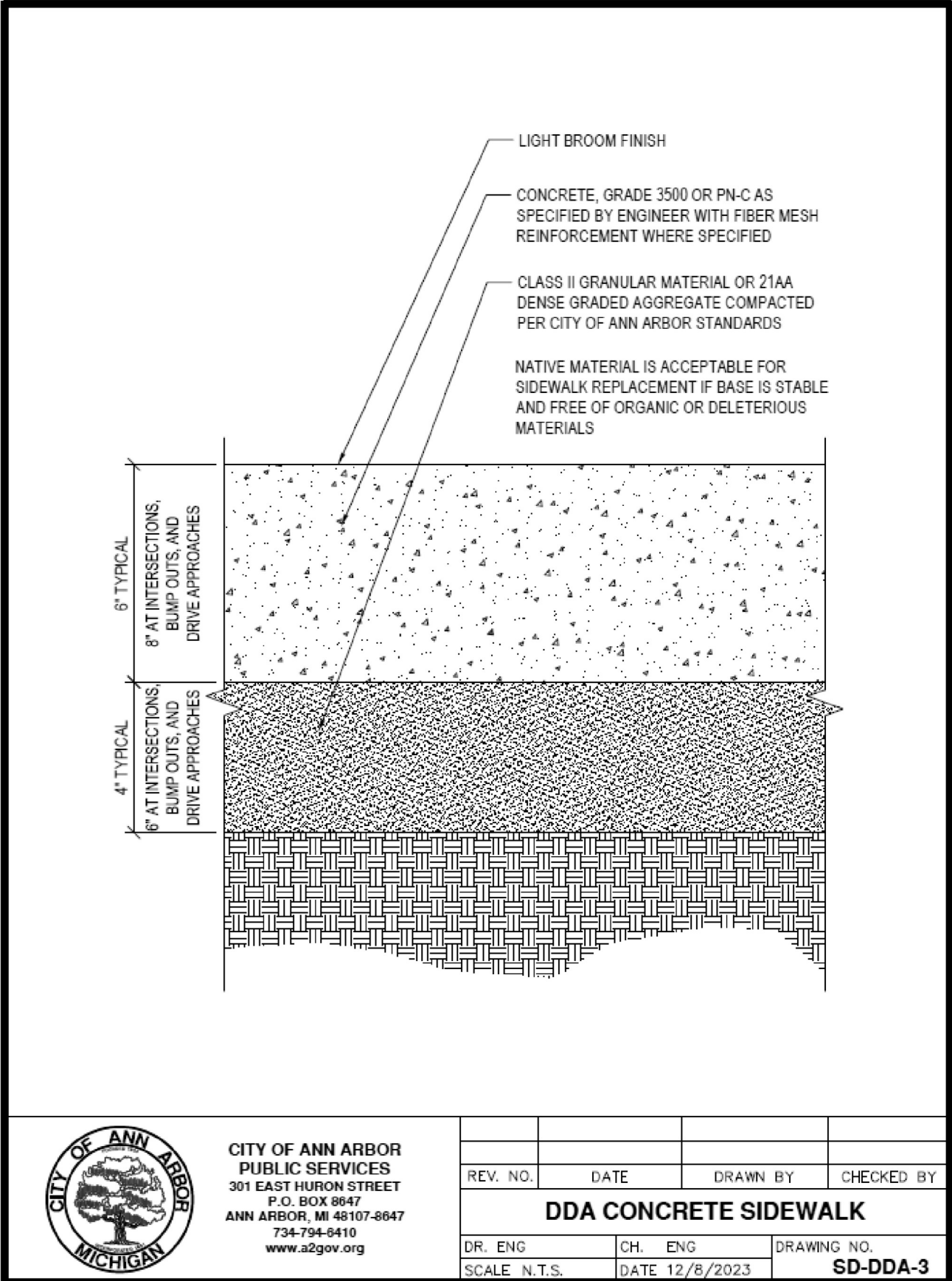
303 DETROIT STREET
ANN ARBOR, MI
SITE PLAN
DETAILS



5-5-25
4-5-25
2-17-25
10-29-24
10-16-24
10-3-24
DATE
SCALE
SHEET NO.

SP-11

NOT FOR CONSTRUCTION



811
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THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM THE CITY OF ANN ARBOR RECORDS AND FIELD SURVEYS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION. THE CITY OF ANN ARBOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR PERSONS OR PROPERTY CAUSED BY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR PERSONS OR PROPERTY CAUSED BY EXCAVATION.

Macon Engineering, LLC.
P.O. Box 314, Chelsea, MI 48118
734-216-9941

**303 DETROIT STREET
ANN ARBOR, MI**

**SITE PLAN
DDA DETAILS**

**KATHY KENWORTH
ENGINEER
NO. 48003
MICHIGAN PROFESSIONAL ENGINEER**

5-5-25
DATE 4-5-25
SCALE N.T.S.
SHEET NO. SP-12

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	A-1	2	VISUAL COMFORT GROUP	7000WBX	BOXIE LG FLUSH	905	0.9	25
	A-2	22	N/A	XY 15DB29-06	TR1264 Pitch 30W	916	0.9	23.5
	R-1	4	Gotham Architectural Lighting	EVO6 TUWH PROP/50 MD AR LD MVOLT NLT E10WCPR @5000K	EVO 6IN TUNABLE DOWNLIGHT, RHYTHM RANGE, 5000LM, MEDIUM DIST, CLEAR SPECULAR, CRI80, 5000K	5193	0.9	50.12
	E-1	5	LUMECON LLC	L35W-2-1-OW-B	DECORATIVE POST TOP	3921	0.9	54.1
	E-1 2	3	LUMECON LLC	L35W-2-1-OW-B	DECORATIVE POST TOP	3921	0.9	108.2
	E-2	4	Hydrel	IGF4 P1 80CRI 30K MVOLT WWD	IGF4 P1 80CRI 3000K 120-277V WWD No Tilt No Internal Accessory	303	0.9	4.79
	F-1	2	Hydrel	8100 LED RGB MFL	12"L. X 10"W. X 5"H. LED LUMINAIRE	1883	0.9	96.55

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
F1 Balcony	+	2.6 fc	8.9 fc	0.1 fc	89.0:1	26.0:1
F2 Balcony	+	2.8 fc	12.9 fc	0.1 fc	129.0:1	28.0:1
F3 Balcony	+	2.2 fc	6.7 fc	0.1 fc	67.0:1	22.0:1
Lower Terrace	+	1.3 fc	7.6 fc	0.1 fc	76.0:1	13.0:1
Overall/Grade	+	1.2 fc	39.8 fc	0.0 fc	N/A	N/A
Exist Stair	+	51.4 fc	62.9 fc	28.5 fc	2.2:1	1.8:1

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE OR OBJECTS SURFACE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

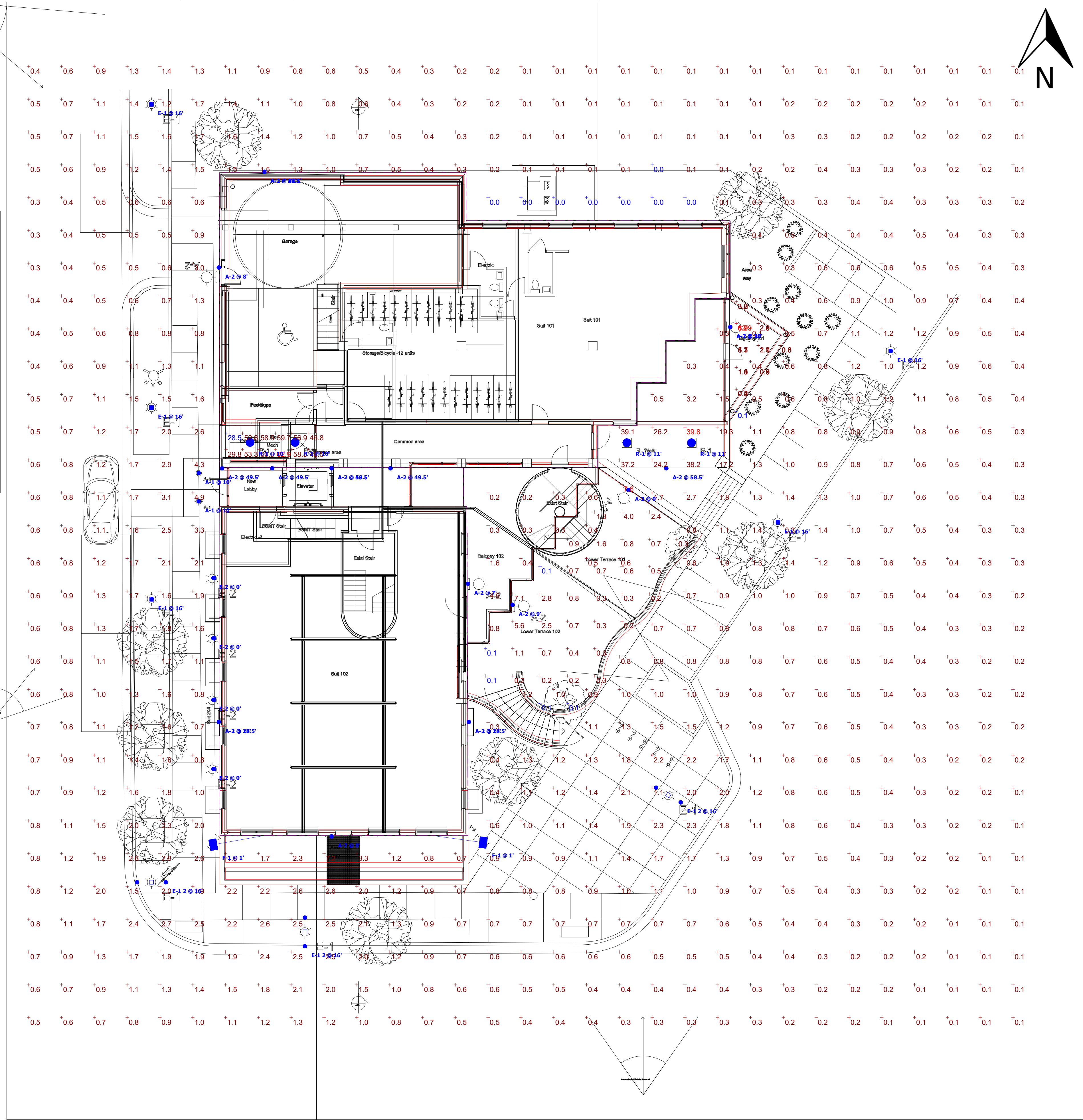
THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.
Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

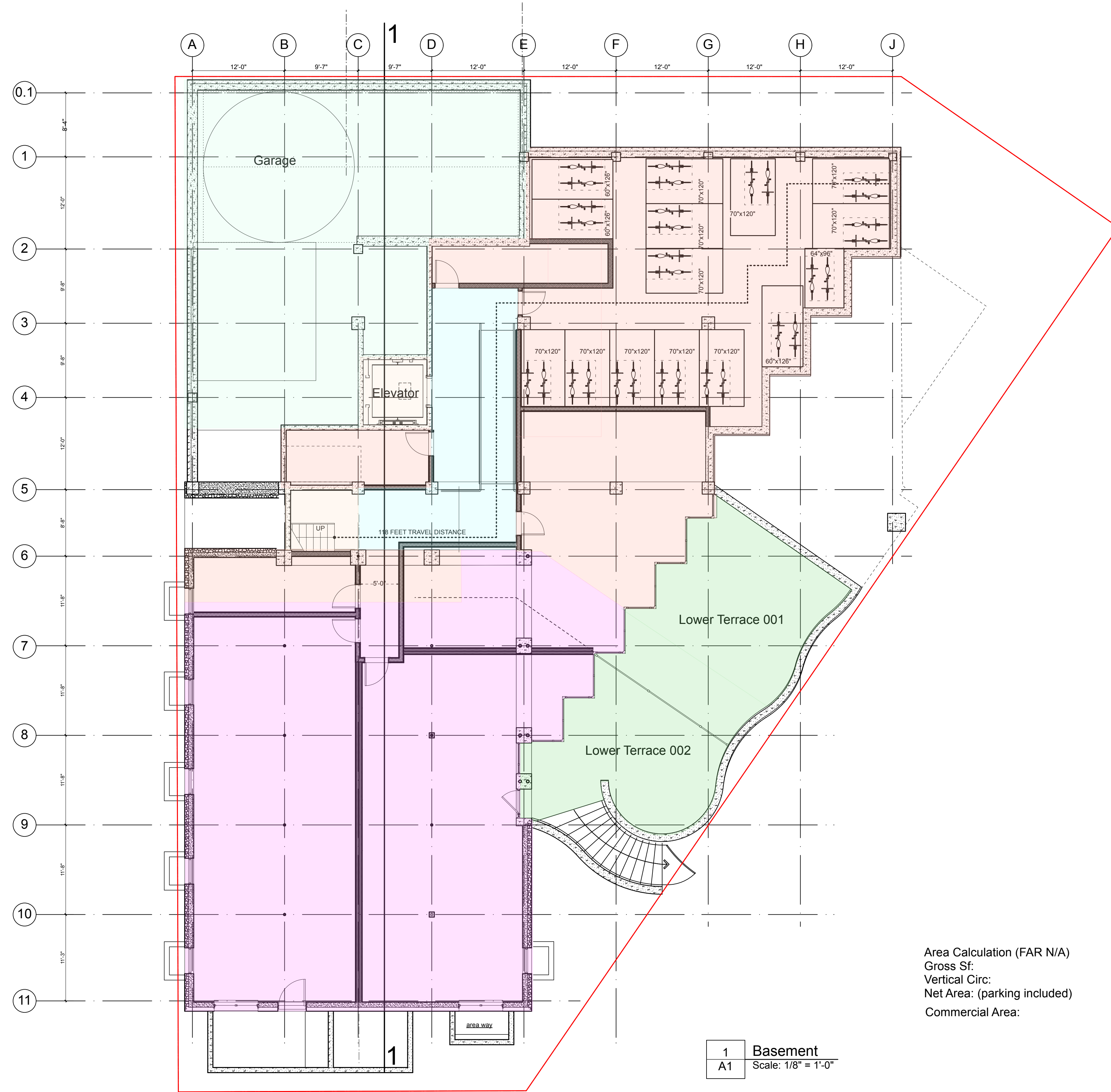


Plan View
Scale - 1" = 10ft



303 DETROIT ST.
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
10/07/2024
Scale
Not to Scale
Drawing No.
#24-34539



LEGEND

VERTICAL CIRCULATION

HORIZONTAL CIRCULATION

TENANT

PARKING

COMMON SPACE/MECH.

BALCONY

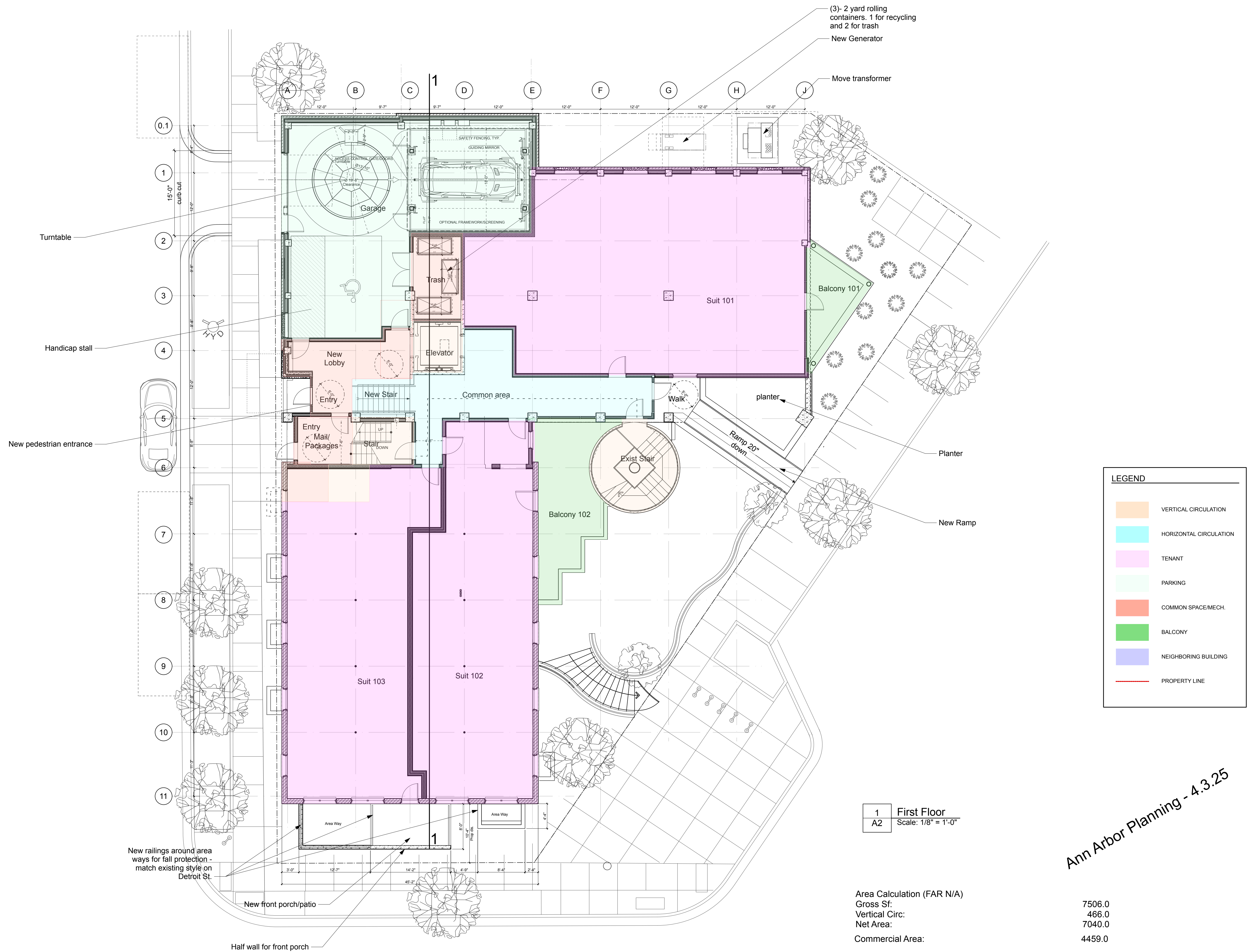
NEIGHBORING BUILDING

PROPERTY LINE

Area Calculation (FAR N/A)
Gross Sf: 7,448.0
Vertical Circ: 244.0
Net Area: (parking included) 7204.0
Commercial Area: 2590.0

Ann Arbor Planning - 3.17.25

1 Basement
A1 Scale: 1/8" = 1'-0"



Ann Arbor Planning - 4.3.25

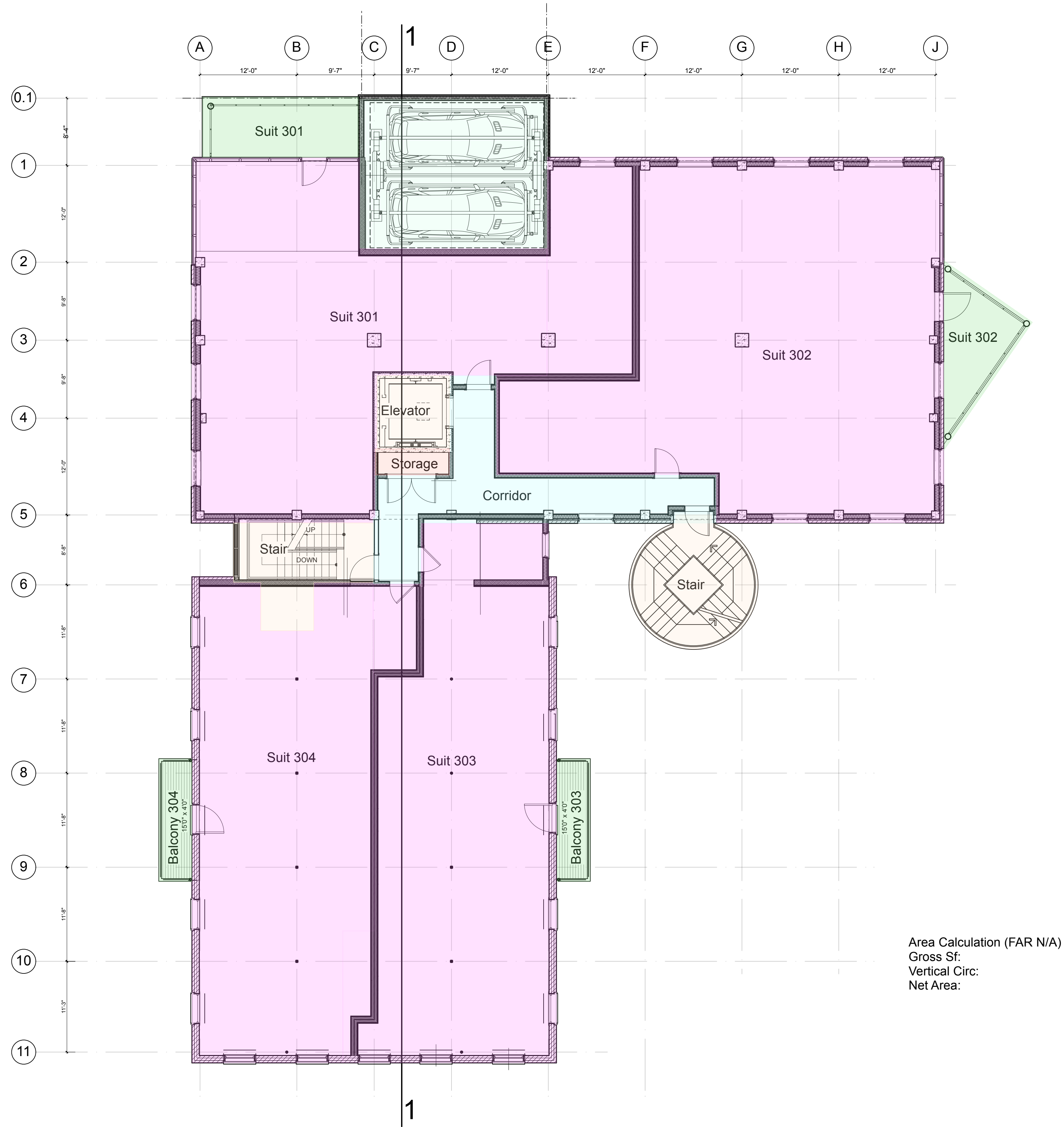


LEGEND	
	VERTICAL CIRCULATION
	HORIZONTAL CIRCULATION
	TENANT
	PARKING
	COMMON SPACE/MECH.
	BALCONY
	NEIGHBORING BUILDING
	PROPERTY LINE

1 Second Floor
A3 Scale: 1/8" = 1'-0"

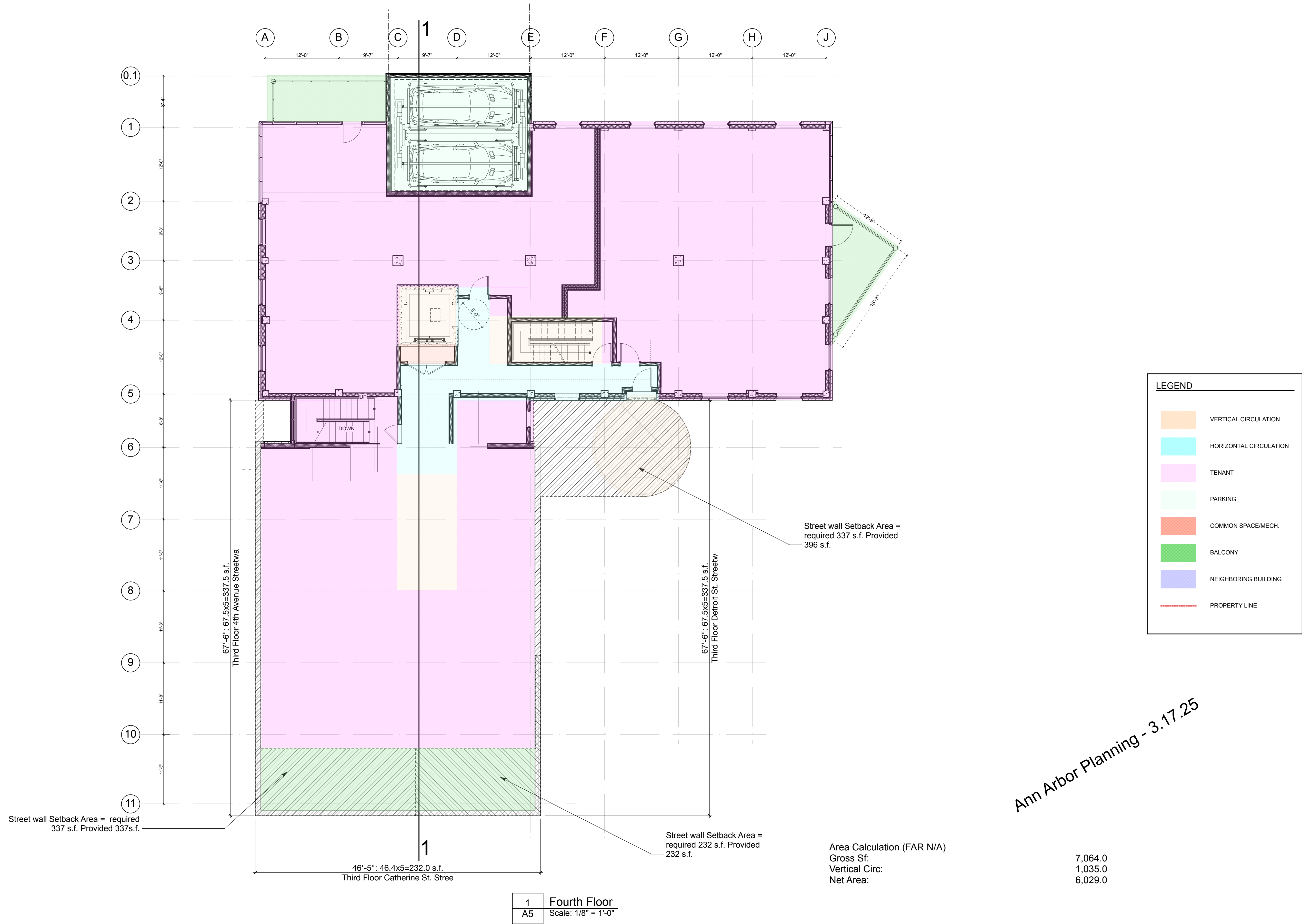
Area Calculation (FAR N/A)
Gross Sf: 7598.0
Vertical Circ: 893.0
Net Area: 6705.0

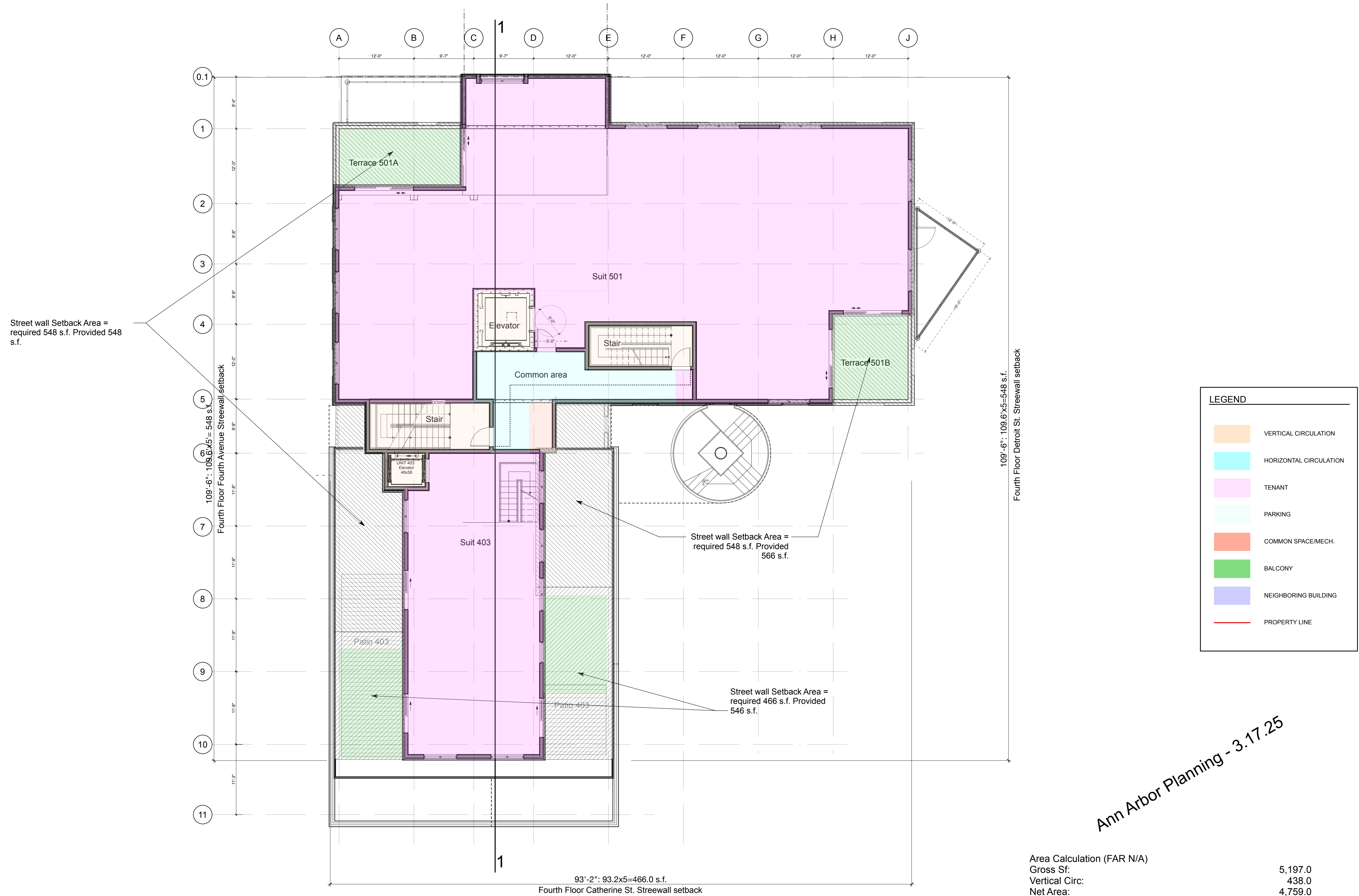
Ann Arbor Planning - 3.17.25



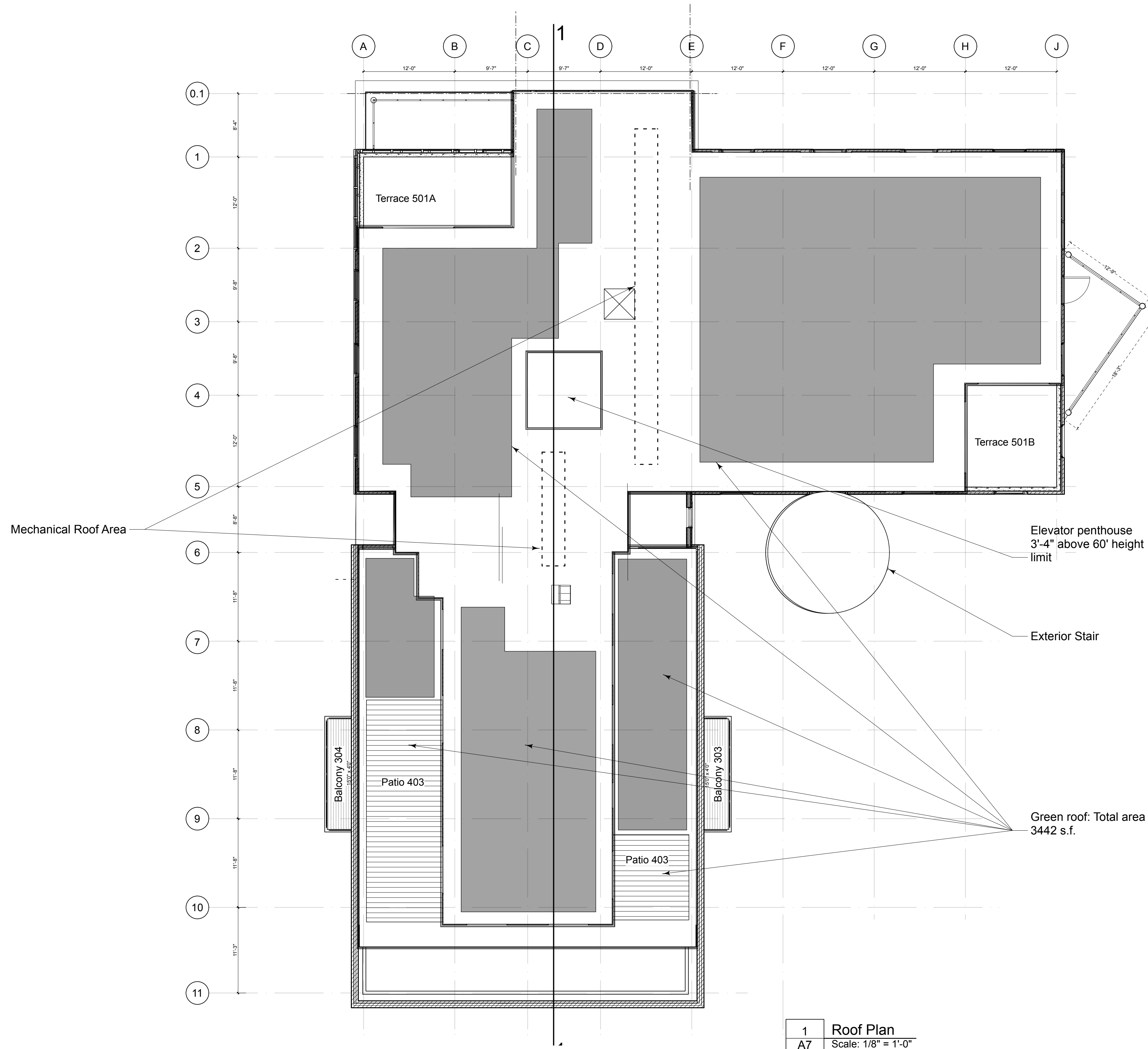
1 Third Floor
A4 Scale: 1/8" = 1'-0"

Ann Arbor Planning - 3.17.25





1 Fifth Floor
A6 Scale: 1/8" = 1'-0"

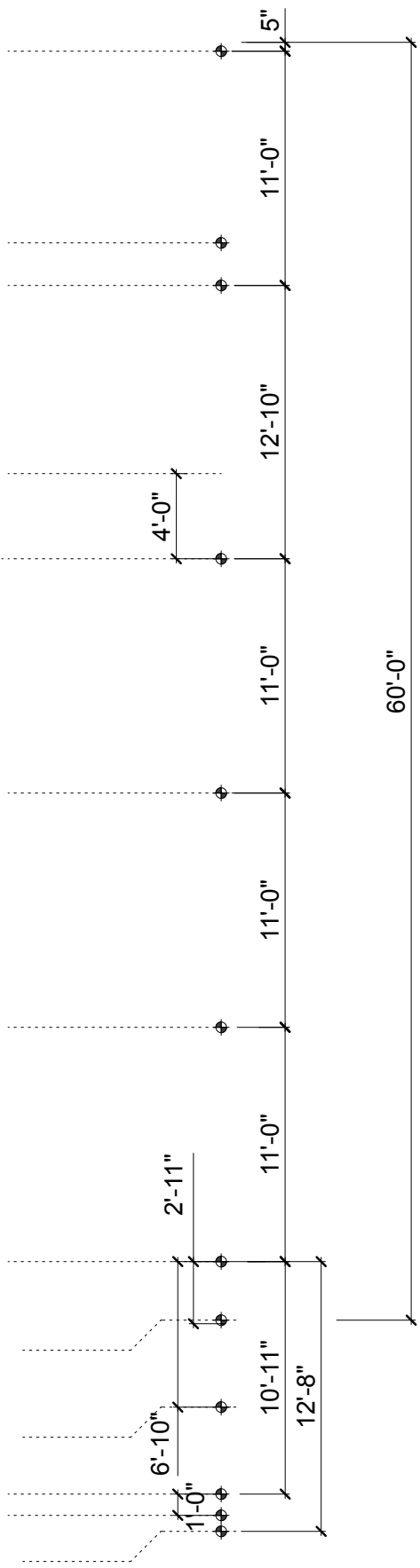


1
A7 Roof Plan
Scale: 1/8" = 1'-0"

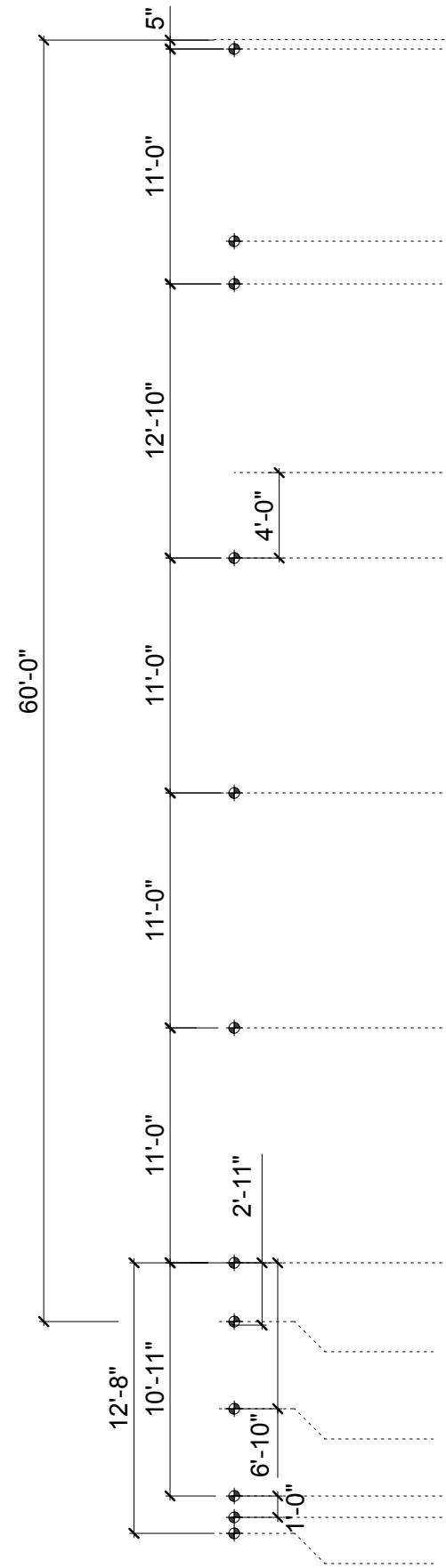
Ann Arbor Planning - 3.17.25



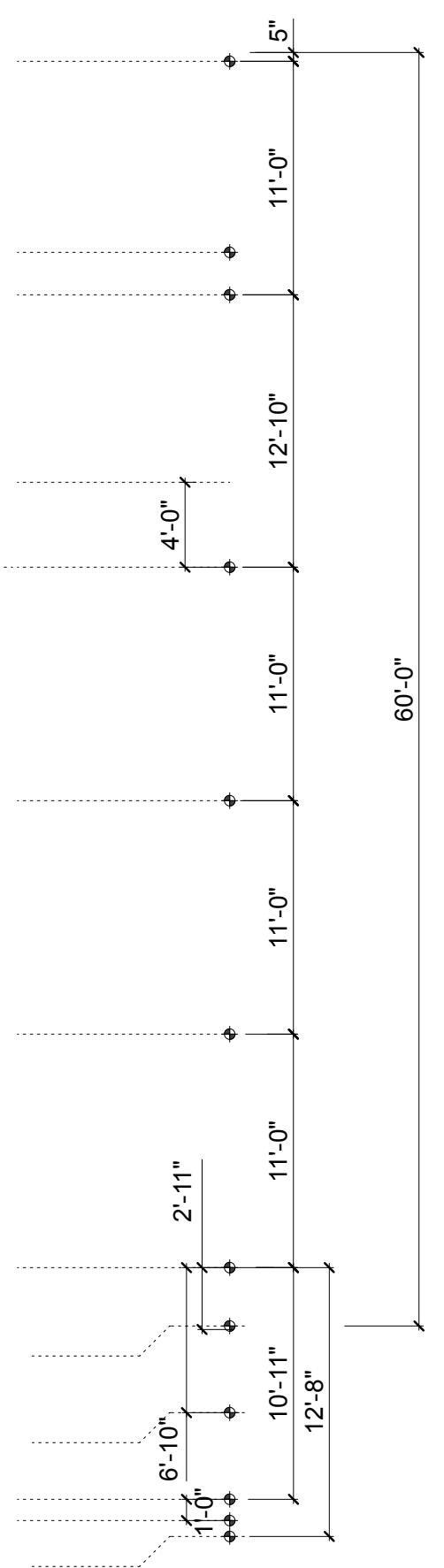
3 East Elevation
A8 Scale: 1/8" = 1'-0"



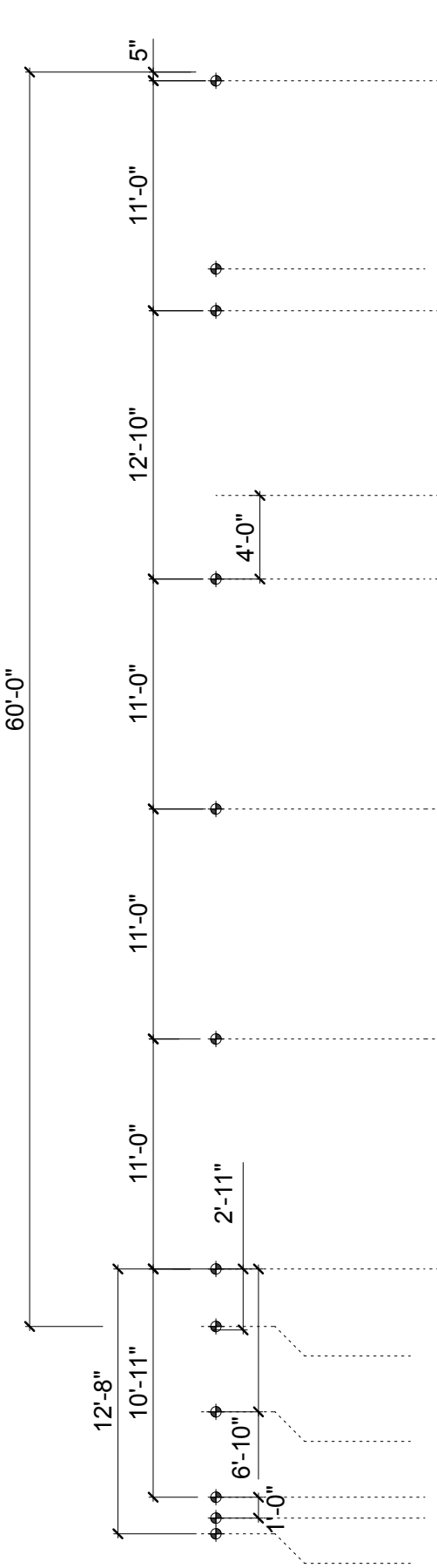
1 South Elevation
A8 Scale: 1/8" = 1'-0"



Ann Arbor Planning - 4.3.25



2 North Elevation
A9 Scale: 1/8" = 1'-0"



1 West Elevation
A9 Scale: 1/8" = 1'-0"

Ann Arbor Planning - 4.3.25



4	Looking west
A10	Scale: 3/4" = 1'-0"

Ann Arbor Planning - 3.17.25



Ann Arbor Planning - 3.17.25