



OWNER/DEVELOPER



CIVIL ENGINEER



ARCHITECT



REAL ESTATE STRATEGY



- Long Term Holder
- Vertically Integrated Real Estate Company
- Specializes in Acquisition, Development, Management of Premier Market-Rate Housing
- Class A Housing
- \$5.2 Billion of Assets Under Management
- 60+ Properties

BIRD'S EYE VIEW | [SITE LOCATION](#)

HILL
AUDITORIUM

THE DIAG

LAW QUAD

N. UNIVERSITY AVE

WASHTENAW AVE

E. UNIVERSITY AVE

OBSERVATORY ST

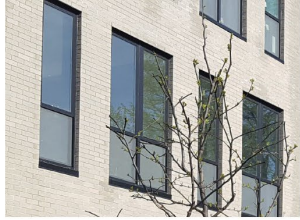
CHURCH ST

WILLARD ST

S. FOREST AVE

S. UNIVERSITY AVE

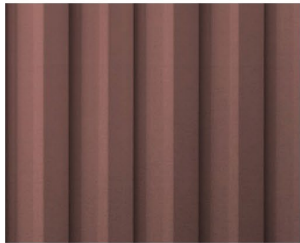




BLACK WINDOW FRAMES -
CLEAR LOW-E GLASS



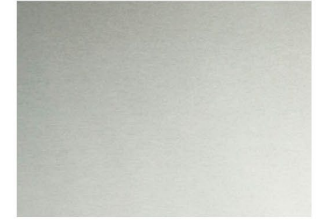
METAL RAILING -
PAINTED TO MATCH BRICK



RIBBED STO PANEL OR EQUAL
COLOR TO MATCH BRICK



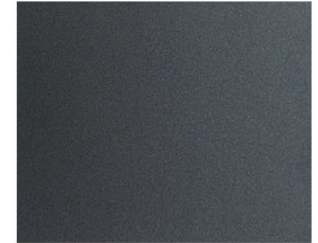
BLACK STOREFRONT FRAMES -
CLEAR LOW-E GLASS



SILVER STO PANEL OR EQUAL



STOCAST BRICK OR EQUAL -
BORDEAUX



CHARCOAL STO PANEL OR EQUAL



GLEN-GERY FACE BRICK -
MASON GOLD



ANN ARBOR GALLERIA

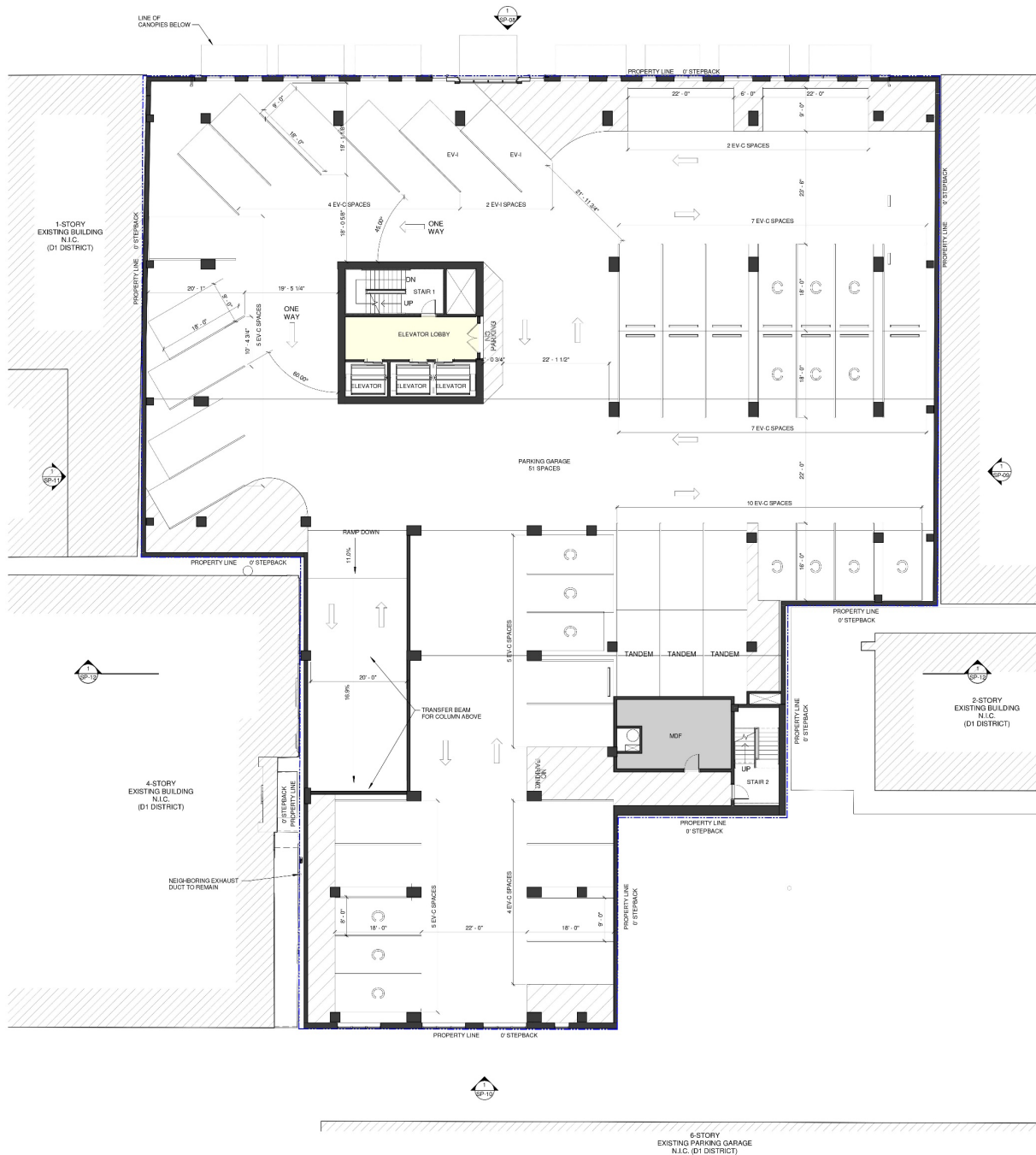
1208 SOUTH UNIVERSITY AVE

EXTERIOR MATERIALS

08.09.2024



1 LEVEL 01 FLOOR PLAN
SP-01 SCALE: 3/32" = 1'-0"



EV PARKING COUNTS

LEVEL	EV-I	EV-C	TOTAL
LEVEL 01	6	20	26
LEVEL 02	2	49	51
TOTAL	8	69	77
% TOTAL	10%	90%	100%

EV-I SPACES INDICATED ON FLOOR PLAN. ALL OTHER SPACES TO BE EV-C

APPROVALS



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PRELIMINARY
NOT FOR CONSTRUCTION

ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY AVE

DRAWN BY MC/CHPW
PROJECT ARCHITECT JD
PROJECT REVIEWER LM
ARCHITECT OF RECORD LM

NO. DATE DESCRIPTION
1 10.12.2024 SITE PLAN SUBMITTAL
2 03.25.2024 SITE PLAN SUBMITTAL

DATE 03.25.2024
DATE 03.25.2024

DATE 03.25.2024
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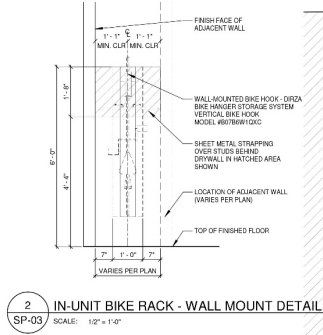
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DATE 03.25.2024
DATE 03.25.2024

DATE 03.25.2024
DATE 03.25.2024



APPROVALS

COMPANY: MYEFSKI ARCHITECTS, INC. 1000 UNIVERSITY AVENUE, SUITE 1000, ANN ARBOR, MI 48106-1500
CONTACT: 734.769.1234
WWW.MYEFSKIARCHITECTS.COM

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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONDITIONS WITH CONSTRUCTION AND ADOPT THE ARCHITECT'S MEASUREMENTS OF ANY DISCREPANCIES OR CONFLICTS.

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DATE:
08.09.2024

PRELIMINARY
NOT FOR
CONSTRUCTION

ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY
AVE

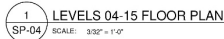
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PROJECT REVIEWER		
ARCHITECT OF RECORD	LM	
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2	09.25.2024	SITE PLAN SUBMITTAL
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JOB NO.
22021
DATE
08.09.2024

LEVEL 3 PLAN

SP-03

1 LEVEL 03 FLOOR PLAN
SP-03 SCALE: 3/32" = 1'-0"





MYEFSKI
ARCHITECTS

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ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY
AVE

DRAWN BY	MC/CM/PW
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PROJECT ARCHITECT	JD
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PEER REVIEWER	
ARCHITECT OF RECORD	JM

NO	DATE	DESCRIP
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3	02.12.2024	SITE PLAN SUBMITTAL
4	03.25.2024	SITE PLAN RESUBMITTAL

	JOB NO 00004
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22/21
DATE

08.09.2024

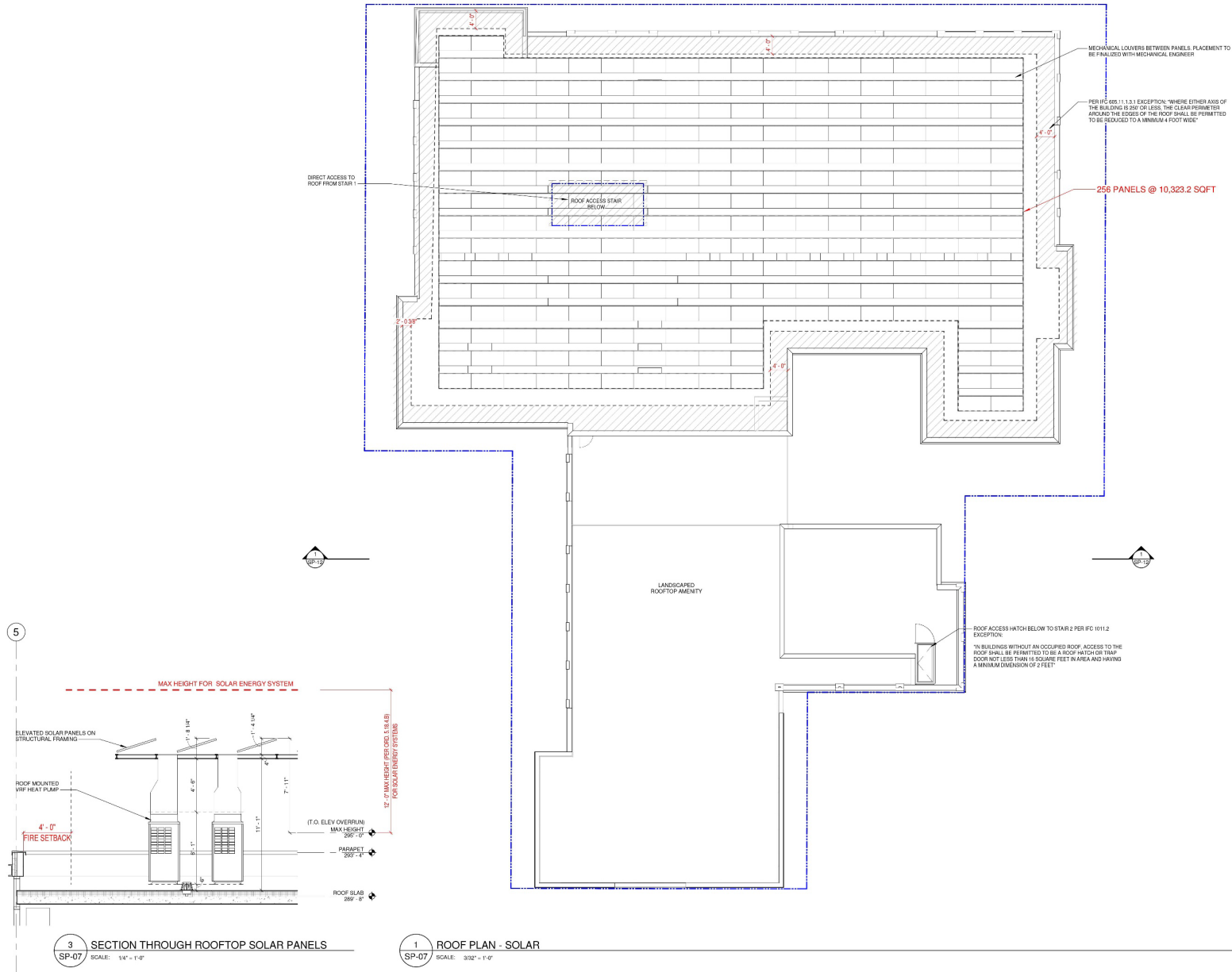
LEVEL 16 PLAN

LEVEL 10 PLAN

SD_05

SP-03





APPROVALS



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PRELIMINARY
NOT FOR
CONSTRUCTION

ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY AVE

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PROJECT ARCHITECT		JD
PEER REVIEWER		
ARCHITECT OF RECORD		JM
NO	DATE	DESCRIPTION
3	02.12.2024	SITE PLAN SUBMITTAL
4	03.25.2024	SITE PLAN RESUBMITTAL



JOB NO.
22021
DATE
08.09.2024

SOLAR ROOF PLAN

SP-07



Development Summary											
Floor	Floor Height	Floor Elev.	Residential	Retail	Leasing Office	Amenity / Lobby	Circulation	Vertical Conveyance*	Mech / Storage	Parking Garage	Gross Area
Level 1	15.00	0.00	5,566		316	1,598	508	869	3,551	12,029	24,437
Level 2	10.67	15.00					193	915	370	23,556	25,034
Level 3	10.67	25.67	17,108				1,866	894	539		20,407
Level 4	10.67	36.33	16,373				1,866	894	539		19,672
Level 5	10.67	47.00	16,373				1,866	894	539		19,672
Level 6	10.67	57.67	16,373				1,866	894	539		19,672
Level 7	10.67	68.33	16,373				1,866	894	539		19,672
Level 8	10.67	79.00	16,373				1,866	894	539		19,672
Level 9	10.67	89.67	16,373				1,866	894	539		19,672
Level 10	10.67	100.33	16,373				1,866	894	539		19,672
Level 11	10.67	111.00	16,373				1,866	894	539		19,672
Level 12	10.67	121.67	16,373				1,866	894	539		19,672
Level 13	10.67	132.33	16,373				1,866	894	539		19,672
Level 14	10.67	143.00	16,373				1,866	894	539		19,672
Level 15	10.67	153.67	16,373				1,866	894	539		19,672
Level 16	12.67	164.33	15,201				1,845	894	1,732		19,672
Level 17	17.00	177.00	5,842			4,635	1,297	919	1,502		14,195
Roof**		194.00									

Gross Area		234,627	5,566	316	6,233	28,101	15,219	14,162	35,585	339,809
Gross Area FAR*		234,627	5,566	316	6,233	28,101	0	14,162	35,585	324,590

**Max Height = 150' + 30% bonus for sustainability or on-site affordable housing = 195'

Site FAR	
Site Area (estimated)	25,298
Proposed Gross FAR Area	324,590
FAR	1283%

Bicycle Parking	
1 per 2500 sf residential	113
1 per 10,000 sf non-resid.	1
Total Required	114

Bicycle Parking Provided	
Level 1 Bike Room	50
Levels 3-17 In-Unit	65 (MINIMUM)
Total Provided	115

Vehicle Parking Provided	
Level 1	26
Level 2	51
Total Parking Provided	77

0.11 spaces / bedroom

(parking to be provided at adjacent parking garage)

Unit Matrix											
	Studio	1/1	2/2	2/2 D.O.	3-BR	4-BR	4-BR/3BA	5-BR	6-BR	Total	Beds / Floor
Target Area	460	500	860	1030	1100	1255	1215	1540	1735		
Level 1											
Level 2											
Level 3	2	0	1	1		4		3	2	13	51
Level 4	2	0	1	1		4		4	1	13	50
Level 5	2	0	1	1		4		4	1	13	50
Level 6	2	0	1	1		4		4	1	13	50
Level 7	2	0	1	1		4		4	1	13	50
Level 8	2	0	1	1		4		4	1	13	50
Level 9	2	0	1	1		4		4	1	13	50
Level 10	2	0	1	1		4		4	1	13	50
Level 11	2	0	1	1		4		4	1	13	50
Level 12	2	0	1	1		4		4	1	13	50
Level 13	2	0	1	1		4		4	1	13	50
Level 14	2	0	1	1		4		4	1	13	50
Level 15	2	0	1	1		4		4	1	13	50
Level 16	3	0	1	1		3	1	3	1	13	46
Level 17				1		1		1	1	4	19

Total Units	29	0	14	15	0	56	1	55	16	186
Unit Mix	16%	0%	8%	8%	0%	30%	1%	30%	9%	100%

Total Bedrooms										
Total Beds	29	0	28	60	0	224	4	275	96	716
Total Bathrooms	29	0	28	30	0	224	3	275	96	685
Bed Mix	4.1%	0.0%	3.9%	8.4%	0.0%	31.3%	0.6%	38.4%	13.4%	100%

Target Mix 6.9% 1.1% 11.5% 0.0% 2.8% 41.1% 0.0% 19.6% 16.8% 100%



ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY AVE

DEVELOPMENT SUMMARY



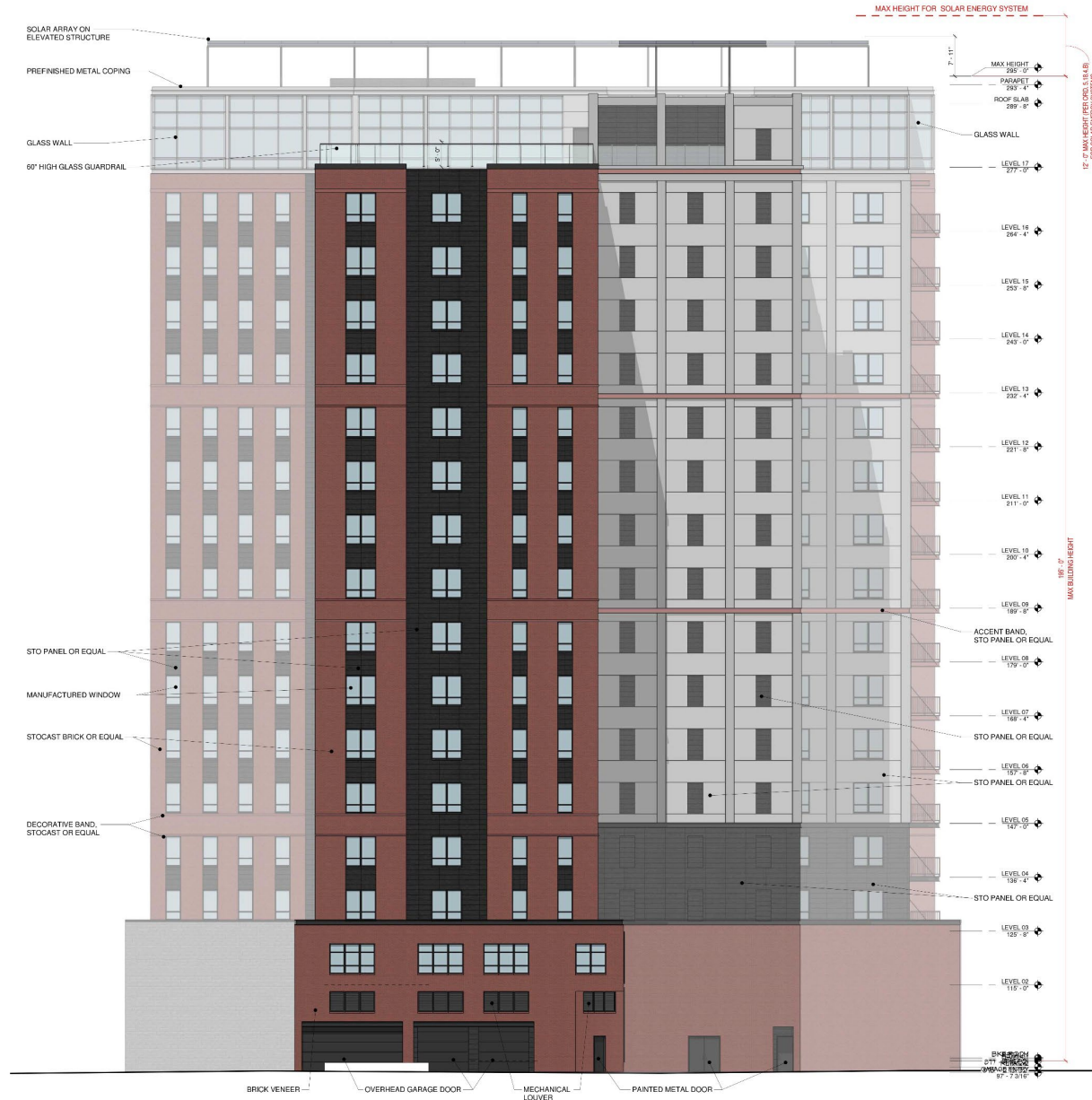
08.09.2024





1208 SOUTH U

COFFEE SHOP



1
SP-10
SOUTH EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

APPROVALS



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CONTRACT NO. 2021-001
PROJECT: ANN ARBOR GALLERIA
SHEET: 12 OF 12
DATE: 03.25.2024

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PHONE: 734.769.1234

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ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY AVE

DRAWN BY: MC/CPW
PROJECT ARCHITECT: JD
PROJECT REVIEWER: LM
ARCHITECT OF RECORD: LM

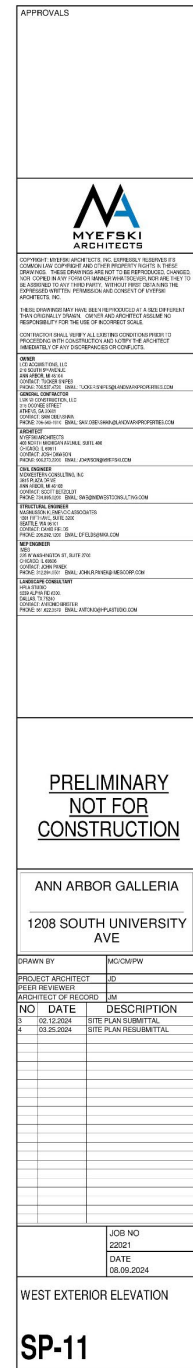
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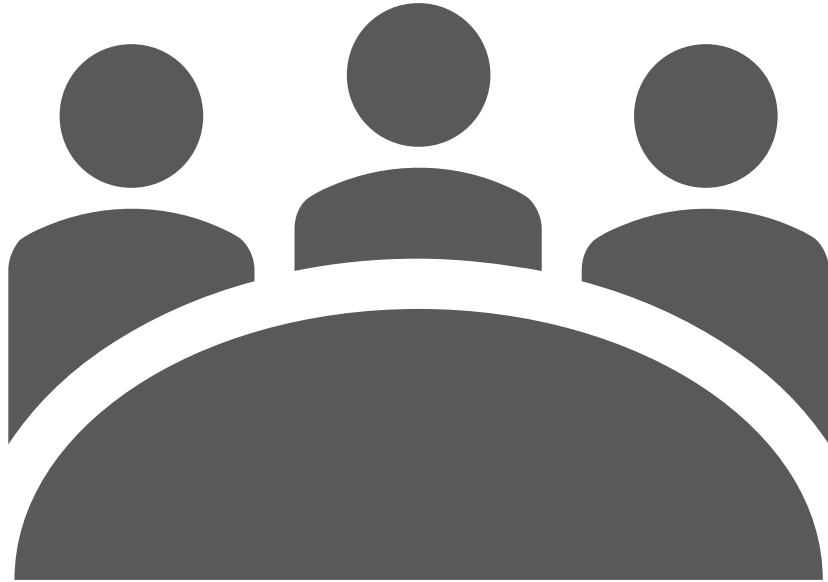
JOB NO.
2021

DATE
06.09.2024

SOUTH EXTERIOR ELEVATION

SP-10





NEIGHBORHOOD / CITIZEN PARTICIPATION MEETINGS

- November 7, 2023
- December 5, 2023
- May 15, 2024

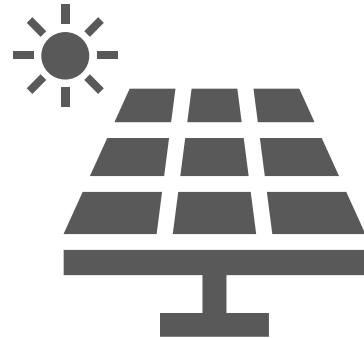
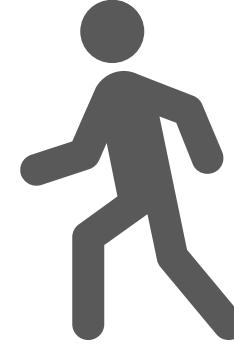
DESIGN REVIEW BOARD

- December 12, 2023

CITY PLANNING COMMISSION

- August 20, 2024

- Ideally situated with exceptional walkability, offering easy, pedestrian-friendly access to the university campus
- Access to local transit
- Designed to meet LEED Gold Certified equivalent
- Rooftop solar array
- All electric building
- Stormwater detention with permeable storage tank
- Contribution to City Parks



- 50 bike parking spaces are provided in the bike room, directly accessible from University Ave
- An additional 65 bike spaces are located within the units for a total of 115 bike parking spaces
- Under building parking
- Eight (8) electric vehicle charging stations with 69 future-proof spaces
- Green construction materials
- Energy-efficient Energy Star appliances





Thank You

APPENDIX



ROOF DECK

Legend

- A** Swimming Pool | 608 S.F.
- B** Sunshelf
- C** Pool stairs, ladders and handrail
- D** 2'x2' Porcelain pavers, multi toned
- E** Pole lights
- F** String lights
- G** Outdoor shower
- H** Artificial turf
- I** Jumbotron
- J** Lounge seating
- K** Soft seating
- L** Pre-fab pots and planters
- M** In-pool Bench
- N** Large pre-fab fire pit
- O** Accent kinetic wall
- P** Floating bench
- Q** Cornhole
- R** Shade structure w/ hanging fabric
- S** Decorative rock
- T** Tables and chairs
- U** Double sided fire place
- V** Triangular cabanas
- W** Custom shade structure w/ illuminated beams
- X** Bean bags
- Y** Bistro seating w/ pre-fab bench
- Z** BBQ station w/ bar seating
- 1** Trash receptacle
- 2** 4' Tall glass fence
- 3** Bromic heaters
- 4** 4' Tall pre-fab planter













ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY AVE

EXTERIOR VIEW FROM NORTHWEST

11.08.2023





ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY AVE

EXTERIOR VIEW FROM NORTHEAST

11.08.2023





ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY AVE

EXTERIOR VIEW FROM SOUTHEAST

11.08.2023





ANN ARBOR GALLERIA
1208 SOUTH UNIVERSITY AVE

EXTERIOR VIEW FROM SOUTHWEST

11.08.2023

