

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 18, 2017

**SUBJECT: Homewood Suites Planned Project Site Plan for City Council Approval
(2457 South State)
File Nos. SP16-003**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Homewood Suites Planned Project Site Plan subject to preliminary plan approval by the Washtenaw County Water Resources Commissioner.

STAFF RECOMMENDATION

Staff recommends that the planned project site plan be **approved** because it would comply with local, state, and federal laws and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety or welfare. The requested Planned Project modification of increased height is consistent with the standards of Section 5:70 and is a benefit because this proposal provides reduced impervious surface, understructure parking, partial vegetated roof, four bicycles for guests, and takes advantage of public transit by providing bus passes for employees.

LOCATION

The site is located on the east side of South State Street, north of Oakbrook (South Area). This site is located in the Malletts Creek Watershed.

SUMMARY

On May 2, 2017, Planning Commission postponed the Homewood Suites Site Plan to allow the petitioner to address Planning Commission comments regarding building elevations, impervious surface, and planned project benefits. The petitioner has submitted revised plans and staff has completed a review of the plans.

There have been several changes to the site plan in response to Planning Commission concerns. Additional windows have been added to the first floor lobby area of the building, petitioner states that additional windows could not be added to the upper levels due to the floor layout and design that includes locations of mechanical equipment, stairwell structural elements or locations of fixtures. The petitioner has reduced the surface parking area by three parking spaces and has added a mountable landscape island in the center of the ground floor parking turnaround area.

The Planned Project benefits have also been modified with additional elements for consideration by the Planning Commission. The owner will keep four bicycles on premises for use by guests, a dedicated shuttle van will be provided for transportation of guests, employees will be provided AAATA Go passes on a yearly basis, two electric vehicle charging stations will be provided, and solar panels will be incorporated on the roof in order to provided supplemental power. These items will be noted on the site plan and should be included in the motion if Planning Commission recommends approval of the site plan.

At the request of staff and in order to justify the additional height requested, the petitioner has also provided an alternative plan that shows a structure in compliance with the zoning height requirement, which eliminates the underground parking structure. This alternative plan has parking in front of the building as well as an additional surface parking lot in the rear. This would result in significant increase of grading on the site, additional landmark tree removal and a 9.3% increase in the total impervious surface on the site.

All changes have been reviewed and approved by appropriate City Staff.

Prepared by Matt Kowalski

Reviewed by Brett Lenart

Attachments: 5/2/17 Planning Staff Report
Alternative Analysis #3 Plan
Revised Architectural Elevations

c: Petitioner: Stellar Hospitality AA2, LLC
Jimmy Asmar
3282 Northwestern Highway
Farmington Hills, MI 48334

Owner: Fidelity Enterprises, Inc
Richard Whiddon
2457 South State Street
Ann Arbor, MI 48104

Petitioners Representative: Andy Andre, PE
Bud Design & Engineering
10775 South Saginaw Street, Suite B
Grand Blanc, MI 48439

Systems Planning
File No. SP16-003

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 2, 2017

**SUBJECT: Homewood Suites Planned Project Site Plan for City Council Approval
File Nos. SP16-003**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Homewood Suites Planned Project Site Plan subject to preliminary plan approval by the Washtenaw County Water Resources Commissioner.

STAFF RECOMMENDATION

Staff recommends that the planned project site plan be **approved** because it would comply with local, state and federal laws and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety or welfare. The requested planned project modification of increased height is consistent with the standards of Section 5:70 and is a benefit because this proposal provides understructure parking partial vegetated roof, and takes advantage of public transit by providing bus passes for employees.

LOCATION

The site is located on the east side of South State Street, north of Oakbrook (South Area). This site is located in the Malletts Creek Watershed.

DESCRIPTION OF PETITION

The site is currently zoned C3, Fringe Commercial District, and is approximately 2 acres in size. The petitioner proposes demolishing the existing 5,219-square foot building and constructing a five-story, 83,019-square foot hotel with 107 suites and a below grade parking structure. This project is to be constructed in one phase with the total estimated construction cost of \$5,000,000.

Access to the site will be provided through an existing shared driveway off South State Street, which will lead to two driveways on the site. One drive leads to a 29 surface parking spaces for short-term and general hotel use. The other drive leads to the 81 parking spaces located under the structure, for a total of 110 vehicle parking spaces. A total of four Class A enclosed bicycle parking will be provided on the first floor of the hotel and an additional six exterior bicycle parking spaces are proposed at the hotel entrance.

The footprint of the hotel is 19,957 square feet, however the walls of the parking structure extend out for total footprint of 36,857 square feet. The exposed roof area of the parking structure will contain an outdoor patio with fire pit, basketball court and a 6,420-square foot vegetated roof over the remaining portion of the underground parking structure.

A planned project modification is requested for the height of the hotel to exceed the four story, 55 foot maximum to five stories and 71 feet in height. Due to the significant slope on the site, the

height of the building ranges significantly from the front to the back. The height at the front face of the building along State Street is 54 feet 6 inches. However, because of architectural features and roof access, the roof line rises to 63 feet 10 inches, approximately 30 feet from the front face and is the maximum height of 75 feet 10 inches at the rear due to the slope of the land. Building height is calculated as an average of the maximum height including any architectural features.

In exchange for exceeding the maximum height, the petitioner proposes understructure parking, vegetated roof, bus passes for employees, and shared access with an adjacent property to the north.

A Sidewalk link is proposed from South State Street to the hotel is proposed. Internal sidewalks are also proposed around the perimeters of the building.

Currently, there is not storm water detention on site. One hundred year storm detention will be provided underground on the east side of the site behind the parking structure. This site provides infiltration and detention with porous soils and has been designed to the new Rules of the Washtenaw County Water Resource Commissioner.

Removal of two landmark Cottonwood trees located near the rear of the site is proposed, other trees being removed are low quality or listed as invasive species. A total of 34 mitigation trees will be planted around the site. One depressed bioretention island is provided on the western, interior parking lot island near the front entrance.

The petitioner held an informational meeting in compliance with the Citizens Participation Ordinance. There were two members of the public in attendance. At the time this staff report was written, no comments have been received from the public.

COMPARISON CHART

		EXISTING	PROPOSED	PERMITTED/REQUIRED
Zoning		C3 (Fringe Commercial District)	C3	C3
Gross Lot Area		88,862 sq ft	88,862 sq ft	6,000 sq ft MIN
Maximum Useable Floor Area in Percentage of Lot Area		5,219 sq ft (6%)	83,019 sq ft (93.4%)	207,346 sq ft MAX (200%)
Setbacks	Front (west)	107 ft	10 ft	10 ft MIN 25 ft MAX
	Side	6.9 ft north 41.1 ft south	61.8 ft north 5 ft south	None
	Rear (east)	332.8 ft	199 ft	None
Building Height		1 story	71 ft 4 inches (5 stories)*	55 ft (4 stories) MAX
Parking - Automobiles		24	110 spaces – 29 surface, 81 under structure	107 spaces MIN
Parking – Bicycles		None	4 spaces - Class A 6 spaces – Class C	4 spaces MIN - Class A

* Planned project modifications requested.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Self-Storage	C3 (Fringe Commercial District)
EAST	Vacant	C3 (Fringe Commercial District)
SOUTH	Vacant	M1 (Limited Industrial District)
WEST	University	PL (Public Land)

HISTORY

The existing commercial building on the site was constructed in 1992. The site was recently occupied by Computer Medic.

PLANNING BACKGROUND

The South State Street Corridor Plan recommends commercial uses for this site. Retail and hotel uses would be appropriate if located along the South State frontage to encourage pedestrian access. Drive throughs are not appropriate along this gateway portion of South State Street.

This area is an important hospitality district, with lodging and restaurant options located within walking distance of each other. New uses should be designed to encourage convenient non-motorized and transit access and connect driveways and sidewalks to adjacent sites. Additional drive openings onto South State Street are discouraged.

The Master Plan: Land Use Element recommends commercial uses for this site.

The Non-Motorized Plan recommends bicycle lanes and sidewalks on both sides of the street for South State Street.

PLANNED PROJECT STANDARDS

According to Section 5:70 of the Zoning Ordinance, the City Planning Commission may recommend approval, and City Council may approve modifications of the area, height and placement regulations of the Zoning Chapter in the form of a planned project site plan, based on the following standards (Petitioner's responses in regular type, staff comments in *italic type*).

- (a) The lot or lots included in the planned project must meet the minimum gross lot size requirement of the zoning district in which they are located. In residential zoning districts, the minimum gross lot size shall be the combined total of the minimum gross lot sizes for each dwelling on a parcel. However, the minimum gross lot size and width requirements may be reduced as part of a planned project for a zero lot line duplex or townhouse development which provides affordable housing for lower income households. For purposes of this section, zero lot line duplex or townhouse development shall mean a development containing attached single-family units on individual lots. In no case may the gross lot size be reduced below the minimum lot area per dwelling unit requirement for the dwelling unit type proposed.**

The property meets the minimum size.

This lot exceeds the minimum lot size required for C3 zoning.

(b) The proposed modifications of zoning requirements must provide one or more of the following:

1. Usable open space in excess of the minimum requirement.
2. Building or parking setback(s) in excess of the minimum requirement.
3. Preservation of natural features.
4. Preservation of historical or architectural features.
5. Solar orientation or energy conservation design.
6. An arrangement of buildings that provides a public benefit, such as transit access, pedestrian orientation, or a reduced need for infrastructure.
7. Affordable housing for lower income households.

The increase in the building height will provide for greater density for the project. Being able to maximize the developable footprint allows the incorporation of underground parking to coincide with the topographic features of the property. Reduction of impervious surface is planned with the use of a vegetative roof system over the underground parking. Another benefit that is planned to be incorporated with the project is being able to capitalize on the location of the property in relation to public transportation routes. S. State St. is along the full-time service route of bus service. Bus passes for workers is planned as part of the development.

The 6,420 square foot vegetated roof reduces water runoff and helps reduce the heat island effect from an impervious roof. While there is no open space requirement for the C3 district, under structure parking helps reduce overall impervious surfaces on the site allowing for more open space. The reduced setback results in improved pedestrian orientation because it reduces the distance between the building and nearby transit stops and public sidewalk

(c) The planned project shall be designed in such a manner that traffic to and from the site will not be hazardous to adjacent properties.

The proposed ingress-egress for the property will be via an existing driveway approach on S. State St. There is an existing driveway and cross-access agreement for vehicular access

Traffic information and access was reviewed and approved by the traffic engineer.

(d) The proposed modifications shall be consistent with the proper development and use of adjacent land and buildings.

The proposed use will serve to support surrounding properties and businesses by providing an extended stay property to Ann Arbor travelers. The proposed use will be harmonious with adjacent land and buildings

While it will be higher than adjacent buildings, the front of the building complies with the maximum height for the C3 District, buildings of similar height could be constructed on the adjacent parcel. The proposed use will be harmonious with adjacent land uses and buildings. The project is consistent with the South State Street Corridor Plan recommendation.

(e) Required off-street parking and landscaping must be provided in accordance with the provisions of Chapters 59 and 62.

he minimum standards of off-street parking and landscaping are provided for in the proposed development. The use of a vegetative roof is proposed.

The minimum standards of off-street parking for both vehicles and bicycles are provided. Parking and landscaping requirements are being met per City standards.

(f) The standards of density, allowable floor area and required usable open space for the zoning district(s) in which the project is located must be met.

The standards have all been met or exceeded for these requirements.

The project is consistent with the proposed C3 zoning district requirements.

(g) There shall be no uses within the proposed project which are not permitted uses in the zoning district(s) in which the proposed project is to be located.

The proposed uses are consistent with the Master Plan and are permitted uses in C-3 zoning district

The proposed uses are consistent with the Master Plan and permitted uses in the C3 zoning district.

STAFF COMMENTS

Public Services - Engineering - Sanitary sewer mitigation calculations require revisions. This will need to be completed before the project is scheduled for City Council.

Storm Water Management – This site did not previously contain storm water detention. The storm water management system is under the jurisdiction of the Washtenaw County Water Resources Commissioner's office. Preliminary plan approval is needed before the site plan is considered by City Council.

Planning – Staff supports this proposal and the Planned Project request, benefits proposed justify the modifications proposed. The Planned Project approval is requested in order to exceed the maximum height of 55 feet. There is a significant slope on the site with a grade decrease of approximately 30 feet from the front of the site to the rear. While the maximum height of the building will be 75 feet in the rear with the exposed foundation of the parking garage, the front façade along State Street will comply with the maximum height of 55 feet. The finished floor elevation of the entire hotel structure to the top of the roof deck is 52 feet; however architectural features, slope, and the parking structure increase the maximum height measurements. The tallest part of the structure will be located away from State Street and is not located close to any residential, but adjacent to a vacant C3 zoned parcel and the Ann Arbor Public Schools bus storage and maintenance facility. The increase in height allows for a decreased footprint of the building which provides area for the outdoor amenities and the 6,420 square foot vegetated roof. Understructure parking also results in less surface parking and overall decrease in impervious surface. The project does meet the use recommendation as supported in the South State Street Corridor Plan.

Prepared by Matt Kowalski
Reviewed by Brett Lenart
/mg
4/24/17

Attachments: 5/28/15 Citizen Participation Meeting Summary
Zoning/Parcel Maps
Aerial Photo

Site Plan
Underground Parking Plan
Landscape Plan
Elevations

c: Petitioner: Stellar Hospitality AA2, LLC
Jimmy Asmar
3282 Northwestern Highway
Farmington Hills, MI 48334

Owner: Fidelity Enterprises, Inc
Richard Whiddon
2457 South State Street
Ann Arbor, MI 48104

Petitioners Representative: Andy Andre, PE
Bud Design & Engineering
10775 South Saginaw Street, Suite B
Grand Blanc, MI 48439

Systems Planning
File No. SP16-003



Bud Design & Engineering Services, Inc.

10775 S. Saginaw St. Suite B | Grand Blanc, MI 48439 | Ph: 810.695.0793 | Fax: 810.695.0569 | www.buddesign.com

May 29, 2015

**RE: Stellar Hospitality AA2, LLC
Homewood Suites / 2457 S. Sate St.
Citizen Participation Report**

The Citizen Participation meeting was held at the Ann Arbor District Library Downtown Library Conference Room A on May 28, 2015 beginning at 7:00pm. A total of eighty-six (86) property owners were sent notices of the meeting via the United States Postal Service.

There were two (2) attendees at the meeting. The development team opened the meeting at 7:00. A brief summary of the proposed site development was provided. The discussion was then opened to the citizens to ask questions and voice their comments and concerns about this project. Attached to this letter is a summary of the items that were discussed.

1. How many rooms are proposed?

ANSWER: Petitioner proposes 108-118 units, depending on local approvals.

2. When will application be made to the city?

ANSWER: We hope to make application within 30-days.

3. When will construction commence?

ANSWER: As soon as we receive all governmental approvals.

Sincerely,
BUD DESIGN & ENGINEERING SERVICES, INC.

A handwritten signature in dark ink, appearing to read 'Andrew Andre', is written over a horizontal line.

Andrew Andre, PE
President

Attachments: Notice of Citizen Participation Meeting
Signage Notification
Library Room Confirmation
Sign-In Sheet
Meeting Summary

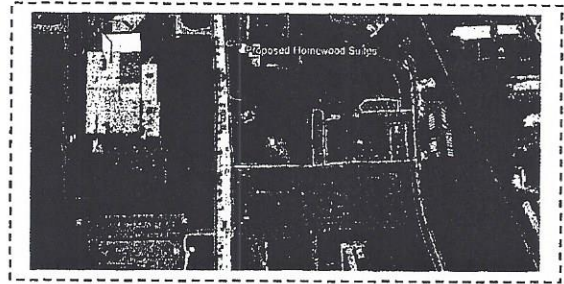
CITIZEN PARTICIPATION MEETING: Homewood Suites, by Hilton

Thursday, May 28th, 2015 – 7:00pm

Ann Arbor Library: Downtown 343 S. 5th Avenue, Ann Arbor, MI Conference Room: A

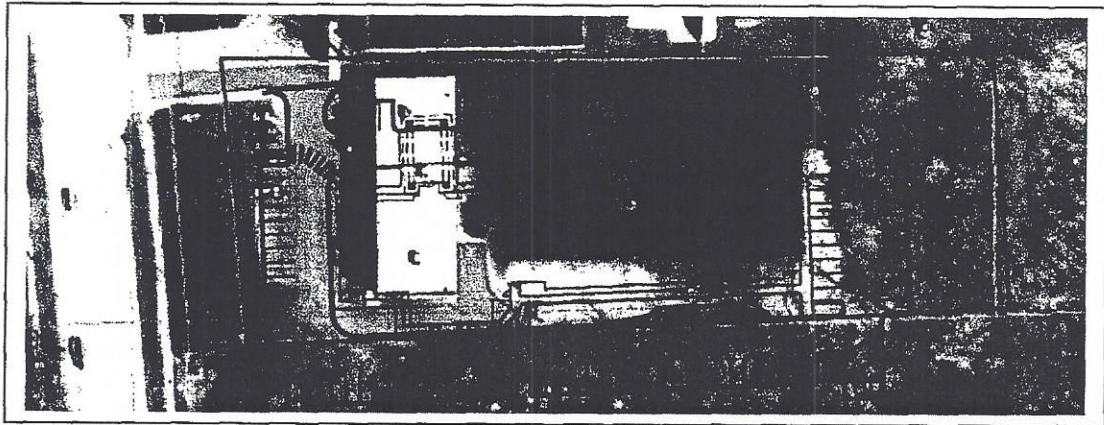
Citizen Participation Meeting

Postcards are being sent to all property owners within 1,000 ft of the project site to give notice that a development petition will be submitted to the City of Ann Arbor Mid-Summer. A citizen participation meeting will be held to give you an opportunity to review plans, ask questions, and provide comments that will be considered by the developer to finalize plans and then incorporated into a report for the City Planning Commission.



Proposed: Homewood Suites; for site plan Review

In accordance with the City of Ann Arbor's Citizen Participation Ordinance, you are being notified that a Proposal for **Homewood Suites** will be submitted to the City of Ann Arbor's Planning Department. Details about a citizen participation meeting designed for you to learn about this project are described on the opposite side of this card. Visit www.a2gov.org/participation for more information about citizen participation in Ann Arbor.



Project Description: Petitioner proposes to redevelop the existing retail building located at 2457 South State Street, Ann Arbor MI 48108 into a 108-unit Luxury Extended Stay hotel licensed by Hilton Hotels. The structure will be 5-stories tall with underground parking.

NOTES:

CITIZEN PARTICIPATION

MEETING: Homewood

Suites, by Hilton

Conference Room: A

Jimmy Asmar

From: Karen Wilson <wilsonk@aadl.org>
Sent: Wednesday, May 20, 2015 11:16 AM
To: Jimmy Asmar
Subject: 5/28/15 Downtown Conf A Rental Confirmation
Attachments: 5-28-15 Downtown Conf A rental.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Jimmy,

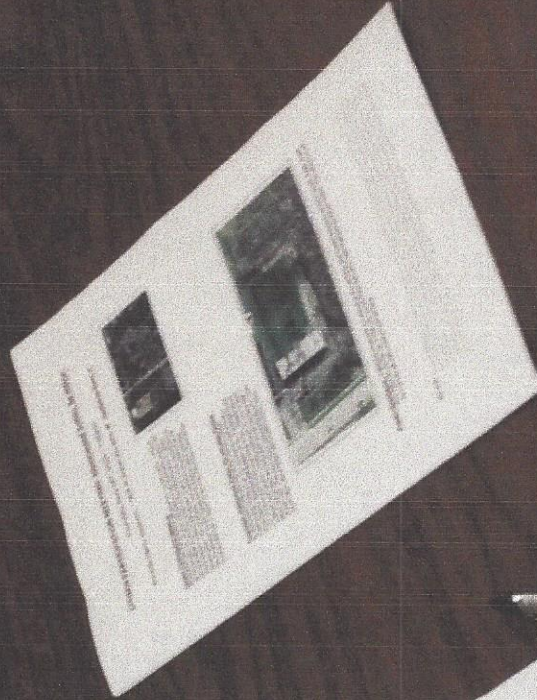
Please find attached confirmation of your room rental at the Downtown Library, Conference Room A (4th floor) on May 28, 2015.

Karen

Karen L. Wilson
Administrative Assistant
Ann Arbor District Library
343 S. Fifth Avenue
Ann Arbor, MI 48104
Phone: (734) 327-8311
Fax: (734) 327-8309
wilsonk@aadl.org



**CITIZEN PARTICIPATION
MEETING: Homewood
Suites, by Hilton
Conference Room: A**



CITIZEN PARTICIPATION MEETING: Homewood Suites, by Hilton Conference Room: A

DATE: _____

TIME: _____

LOCATION: _____

NAME: _____

PHONE: _____

EMAIL: _____

COMPANY: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

COUNTRY: _____

Comments: _____





Ann Arbor District Library
343 S. Fifth Avenue
Ann Arbor, MI 48104

FOR OFFICE USE ONLY

Rental date:

5-28-15

Security notified:

Applicant confirmation:

5-20-15

Downtown Library Room Rental Application

Name of Applicant/Organization:		
Stellar Hospitality / Jimmy Asmar		
Full Address:	City:	Zip:
32825 Northwestern Highway	Farmington Hills	48334
Daytime Phone:	Email:	
(248) 892-4050	Jimmy@ASMARCapital.com	
Name of person/officer financially responsible (If different from above):		
Jimmy Asmar		
Daytime Phone:	Email:	
(248) 892-4050	Jimmy@ASMARCapital.com	
Name of on-site representative for this function:		
Jimmy Asmar		
Daytime Phone:	Email:	
(248) 892-4050	Jimmy@ASMARCapital.com	
NOTE: On-site representative must be familiar with the terms of signed license and regulations (attached).		
Description of Business/Purpose of applicant/organization and proposed function:		
Citizen Participation Meeting For New Homewood Suites		
Meeting title for Library lobby signage:		
Citizen Participation Meeting For "Homewood Suites by Hilton"		
Date of rental event:	Anticipated attendance:	
May 28th	10 - People	
Start time of rental event:	Meeting room to be occupied at:	
6:00 A.M./P.M.	6:00 A.M./P.M. and cleared by: 8:00 A.M./P.M.	
NOTE: There is no access to meeting rooms prior to Library open hours. All rental programs must end 15 minutes prior to Library closing. For current hours visit: http://www.aadl.org/.		
A SIGNED APPLICATION AND LICENSE AGREEMENT, ALONG WITH PAYMENT, MUST BE RECEIVED BY THE LIBRARY AT LEAST TWO WEEKS PRIOR TO THE RENTAL DATE. ONLY WHEN ALL OF THESE ITEMS ARE RECEIVED IS THE ROOM CONSIDERED RESERVED.		

Downtown Library - 343 S. Fifth Avenue**Room Options ("License Area") and Rental Charges:****CONFERENCE ROOM A (4th Floor)**

Maximum capacity is 24 around a single conference table. Seating is limited by fire regulations. A screen and dry-erase white board are available for use.

<input checked="" type="checkbox"/>	Regular 4-hour rental rate \$75
<input type="checkbox"/>	Non-refundable food surcharge \$25 (in addition to the rental fee)

MULTI-PURPOSE ROOM (Lower-Level) Seating is limited by fire regulations. A screen is available for use.

<input type="checkbox"/>	Regular 4-hour rental rate \$125
<input type="checkbox"/>	Non-refundable food surcharge \$75 (in addition to the rental fee)

Room Set-up (check one):

<input type="checkbox"/>	Theater style with 135 chairs (Option A)
<input type="checkbox"/>	Classroom style (tables w/chairs) seating for 38 (Option B)
<input type="checkbox"/>	No set-up (Option C)

Additional Set-up (check if applicable):

<input type="checkbox"/>	Podium
<input type="checkbox"/>	# of Table(s) for registration/equipment
<input type="checkbox"/>	# of Table(s) for food
<input type="checkbox"/>	Projection Screen lowered for use

NOTE: Changes to room setup cannot be accommodated on day of rental. No additional Library equipment or services are provided. This includes office supplies, audio-visual equipment, easels, extension cords, kitchen access, and any other equipment or services.

\$ 75.00	Room Rental Charge
\$	Food/Drink Surcharge (non-refundable)
\$ 75.00	Total Amount Due

Ann Arbor District Library meeting rooms are available for rental use by individuals and non-profit or for-profit groups four times per calendar year under procedures and fees established by Library Administration. Permission for use in no way implies library endorsement of goals or activities of any organization renting meeting room space. The Library meeting rooms are not available for religious services or social events. Rental groups may not charge admission, raise money, offer items for sale or interfere with normal Library operations. Parking is not allowed in the Downtown Library staff parking lot; vehicles parked without a staff permit are towed at owner's expense.

Questions may be directed to wilsonk@aadl.org or (734) 327-8311.

The applicant understands and agrees that the Ann Arbor District Library shall have the right to exercise its discretion to grant or deny applicant permission to utilize the space herein requested, subject to the requirements herein set forth or subsequently accepted by the Library, and the provisions of the License Agreement, a copy of which has been reviewed and signed by applicant. Applicant agrees to provide the Library with all information, documents and other items required by the Library pursuant to the License Agreement; this application shall not be deemed complete nor the License Agreement binding upon the Library, if such information, documents and items are not provided the Library pursuant to the requirements of the License Agreement.

This Application and the License Agreement (including Exhibit II) must be signed and approved, and payment must be received at least two weeks prior to the rental date.

I have read and agree to all conditions and regulations set forth in this application and the attached license agreement and rules and regulations. I declare that I am an authorized representative of the organization applying for room rental.

Applicant's signature: _____

Date: 5/12/2015

Applicant's printed name: _____

Title: Authorized Agent

Submit completed, signed Application, License Agreement (including Exhibit II) and payment (made payable to Ann Arbor District Library) to:

**Administration: Room Rentals
Ann Arbor District Library
343 South Fifth Avenue
Ann Arbor, MI 48104**

FOR OFFICE USE ONLY			
Application approved:	<u>5-20-15</u>	Room Reserved:	<u>5-12-15</u>
Application denied:	_____	Applicant notified:	<u>5-20-15</u>
Payment received:	<u>Yes/No</u>	Check #:	<u>1002</u> Date: <u>5-12-15</u>
Library representative:	<u>Karen L. Wilson</u>	Date:	<u>5-20-15</u>

Thursday, May 28th, 2015 – 7:00pm

Ann Arbor Library: Downtown 343 S. 5th Avenue, Ann Arbor, MI Conference Room: A

Sign in Sheet

[illegible]

CITIZEN PARTICIPATION MEETING: Homewood Suites, by Hilton

Thursday, May 28th, 2015 – 7:00pm

Ann Arbor Library: Downtown 343 S. 5th Avenue, Ann Arbor, MI Conference Room: A

Question: How many rooms are proposed?

Answer: Petitioner proposes 108-118 units, depending on local approvals

Question: When will application be made to the city?

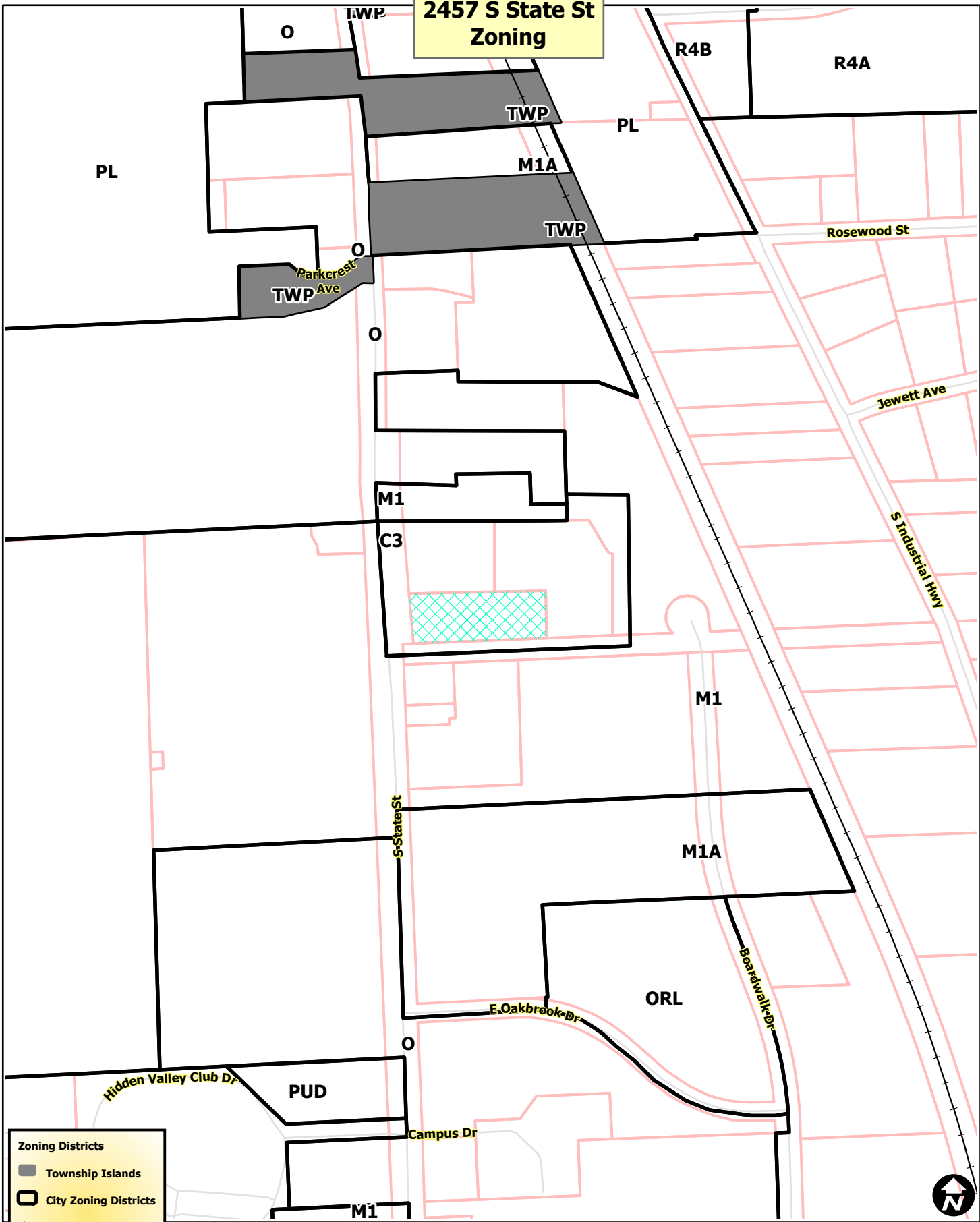
Answer: We hope to make application within 30-days

Question: When will construction commence?

Answer: As soon as we receive all governmental approvals

NOTES: _____

2457 S State St Zoning



Zoning Districts

- Township Islands
- City Zoning Districts
- Railroads
- Parcels
- Huron River



Map date 4/17/2015
Terms of use: www.a2gov.org/terms



2457 S State St Aerial



- ~ Railroads
- Parcels
- Huron River



Map date 4/17/2015
Terms of use: www.a2gov.org/terms

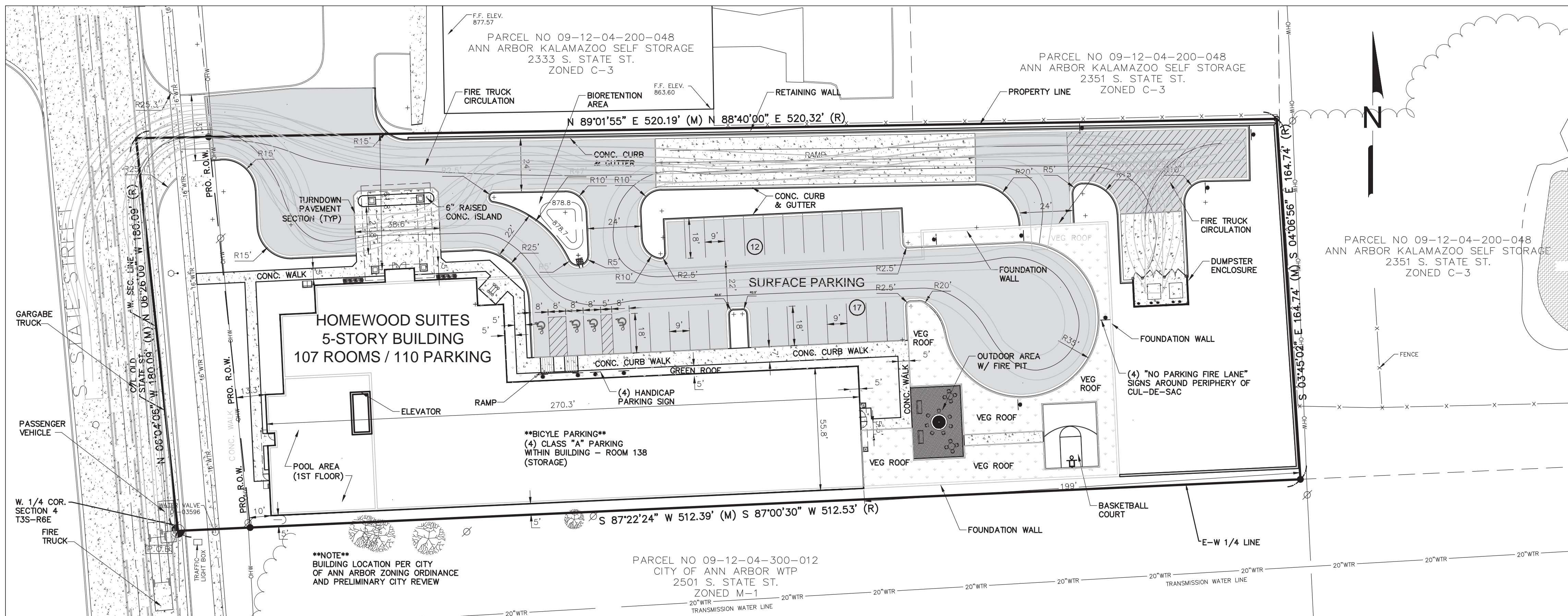
2457 S State St
Aerial



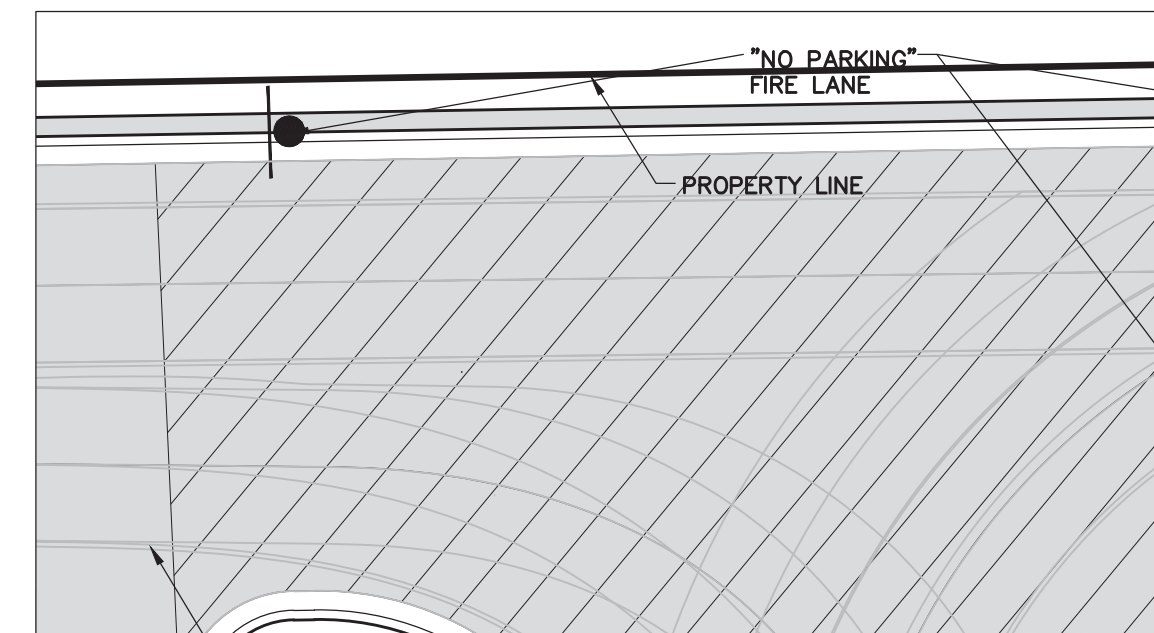
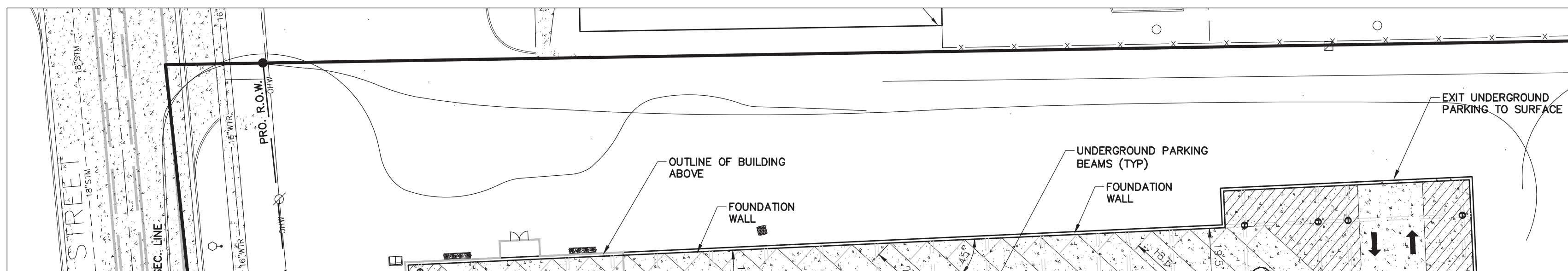
- ~ Railroads
- Parcels
- Huron River

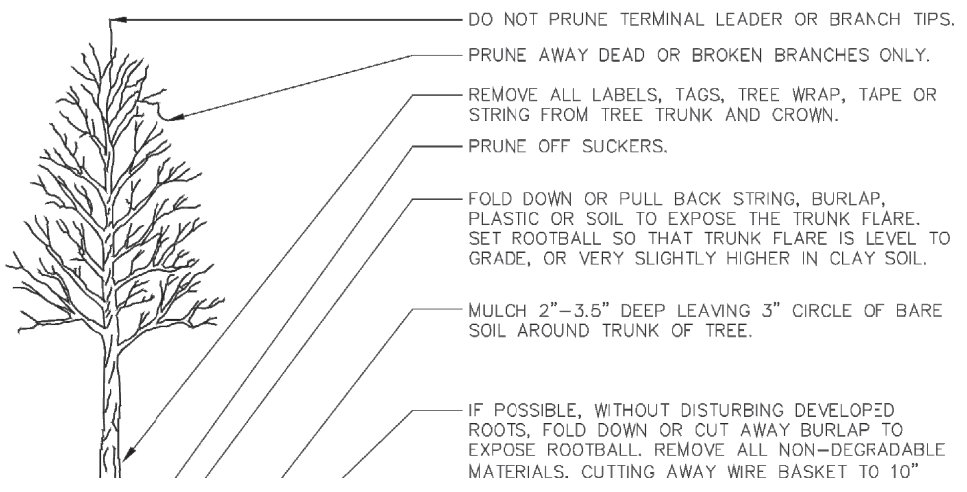
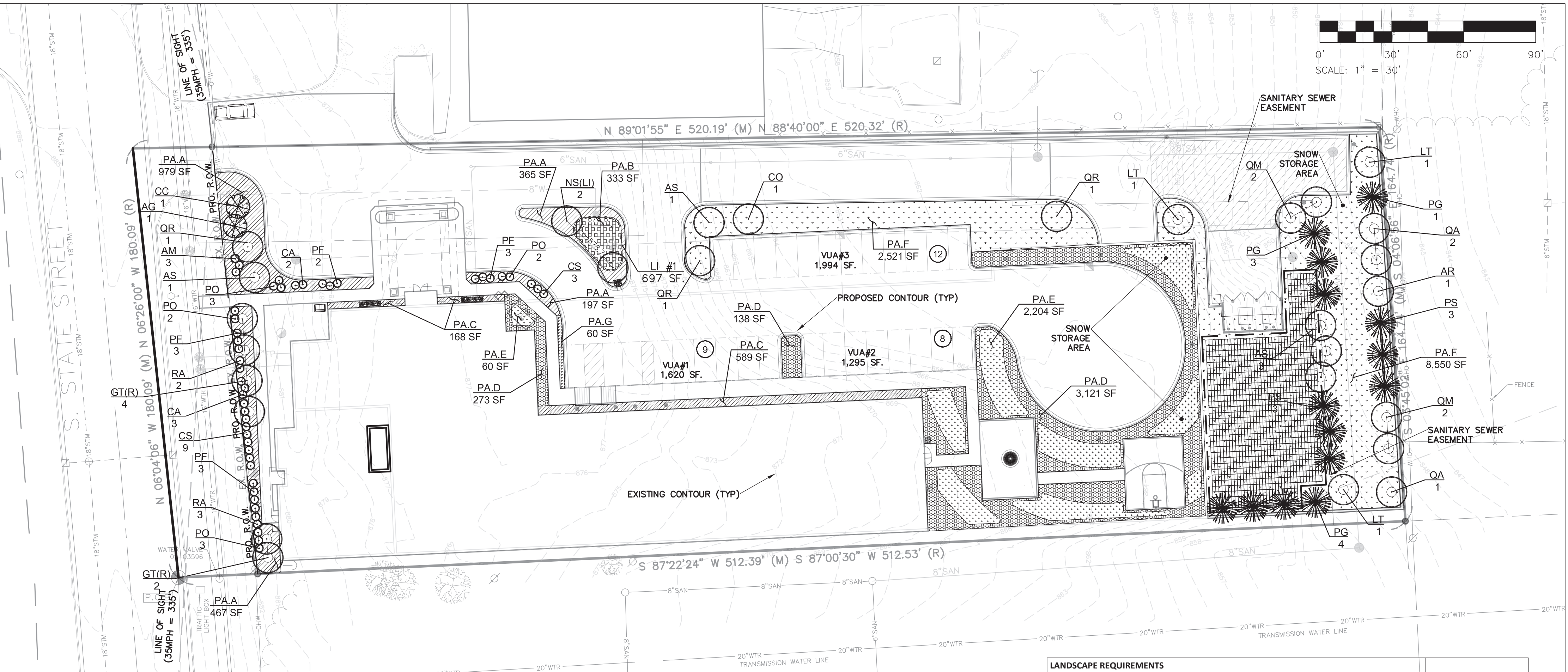


Map date 4/17/2015
Terms of use: www.a2gov.org/terms



NOTE: SPECIAL RESTORATION METHODS IN ACCORDANCE WITH CITY CODE ARE REQUIRED FOR WORK ASSOCIATED IN S. STATE STREET





- DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS.
- PRUNE AWAY DEAD OR BROKEN BRANCHES ONLY.
- REMOVE ALL LABELS, TAGS, TREE WRAP, TAPE OR STRING FROM TREE TRUNK AND CROWN.
- PRUNE OFF SUCKERS.
- FOLD DOWN OR PULL BACK STRING, BURLAP, PLASTIC OR SOIL TO EXPOSE THE TRUNK FLARE. SET ROOTBALL SO THAT TRUNK FLARE IS LEVEL TO GRADE, OR VERY SLIGHTLY HIGHER IN CLAY SOIL.
- MULCH 2"-3.5" DEEP LEAVING 3" CIRCLE OF BARE SOIL AROUND TRUNK OF TREE.
- IF POSSIBLE, WITHOUT DISTURBING DEVELOPED ROOTS, FOLD DOWN OR CUT AWAY BURLAP TO EXPOSE ROOTBALL. REMOVE ALL NON-DEGRADABLE MATERIALS. CUTTING AWAY WIRE BASKET TO 10"

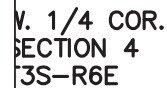
aga advanced green architecture®

AGAs Built in Place System

Rooted in Research®

LANDSCAPE REQUIREMENTS	
Right-of-Way Screening (ROW)	
Size of ROW buffer strip (minimum 10 feet)	6'-30'
Number of ROW screening trees required (1 tree for every 30' or fraction thereof of public ROW street frontage of the vehicular use area; 180.0 L.F. / 30 = 6 trees)	6
Number of ROW screening trees provided (rw)	6
Hedge, shrubs, berm and/or wall provided in ROW buffer strip?	Shrubs
If shrubs used, number of shrubs required (1 shrub for every 4 lineal feet)	30
*VUS is not directly adjacent to State Street ROW so standard shrub screen does not apply	
Vehicular Use Area (VUA)	
VUA Size (sq. ft.)	4,909

SCALE: 1" = 30'



SCALE: 1" = 30'

IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION, OR ENSURE THAT ALL REQUIRED PERMITS AND BONDS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING MISS-DIG AT 1-800-482-7171 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.

THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE LOCATED BY HAND DIGGING.

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.



GENERAL NOTES:

- 1) RE: IE: ALL SIGHTLINES AROUND PROPER LOCATING ROOFTOP EQUIPMENT: I.E. RE: IE: EQUIPMENT IS ABOVE: I.E. SCREENED.
- 2) DO NOT EXCEED (S) STRUCTURAL BARS: INTRODUCING A VERTICAL ELEMENT (IE: OFFSET) PLASTER ETC.
- 3) ALL EXTERIOR ENTRANCES: MECHANICAL AND EXTERIOR HOLLOW METAL DOORS TO MATCH ADJACENT EXTERIOR MATERIALS.

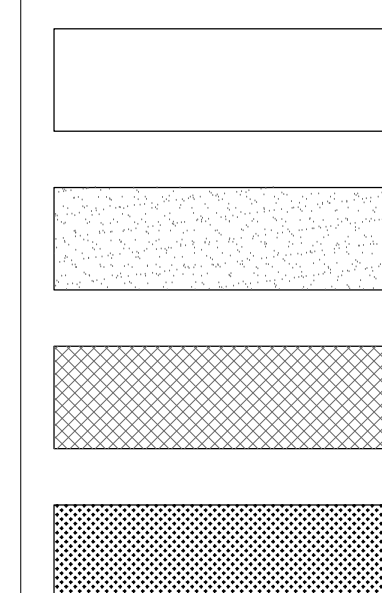
KEY: NOTES:

- 1) EMERGENCY: OVERFLOW: ROOF SCUPPER
- 2) CONTROL: LOCATE PERMITS REQUIRED
- 3) COORDINATE ELECTRICAL REQUIREMENTS: SIGNAGE - REFER ALSO TO BUILDING SIGNAGE
- 4) ELECTRICAL: ERRORS
- 5) PRE-FINISHED ALUMINUM: INDOR: SAND
- 6) ALUMINUM STOREFRONT
- 7) PARAPET AT LO: ROOF
- 8) AUTOMATIC SLIDING DOORS
- 9) CLEARANCE SIGN
- 10) INSULATED HOLLOW METAL DOOR AND FRAME
- 11) COLORED SECONDARY: ENTRY
- 12) EXTERIOR: ALL SCENES

BUILDING SIGNAGE

- 1) ALL SIGNAGE INDICATED FOR ILLUSTRATION ONLY: LOCATION: SIGNAGE: TO BE DETERMINED BY THE PROJECT BASIS.
- 2) MINIMUM 3" PL: 1" OOD BACKERBOARD: SIGN LOCATIONS: AREA SHOULD COVER SIGN LENGTH AND HEIGHT OF FASCIA OR SPACE FOR SIGN.
- 3) ELECTRICAL AND FINAL CONNECTIONS: CONTRACTOR: ELECTRICAL REQUIREMENTS: OBTAINED FROM SIGN COMPANY: I.E. PICAL: RE: URGENT.
- 4) RACE: A S/I: IRE: A S ARE NOT ALLOWED
- 5) PERMANENT ACCESS DOORS TO INTERIOR: PARAPETS: HERE SIGNS ARE LOCATED: PROJECTED BY: CONTRACTOR: CONTRACTOR: FURNISH AND CONNECT PRIMARY ELECTRICAL: INSIDE PARAPET: ALL: GUESTROOMS OR PUBLIC SPACES: WITH SIGNAGE: EXTERIOR: ALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFER COORDINATED AND/OR INSTALLED PRIOR UP THE: ALL PENETRATION LA: OUT MATERIALS: OBTAINED FROM SIGN COMPANY: I

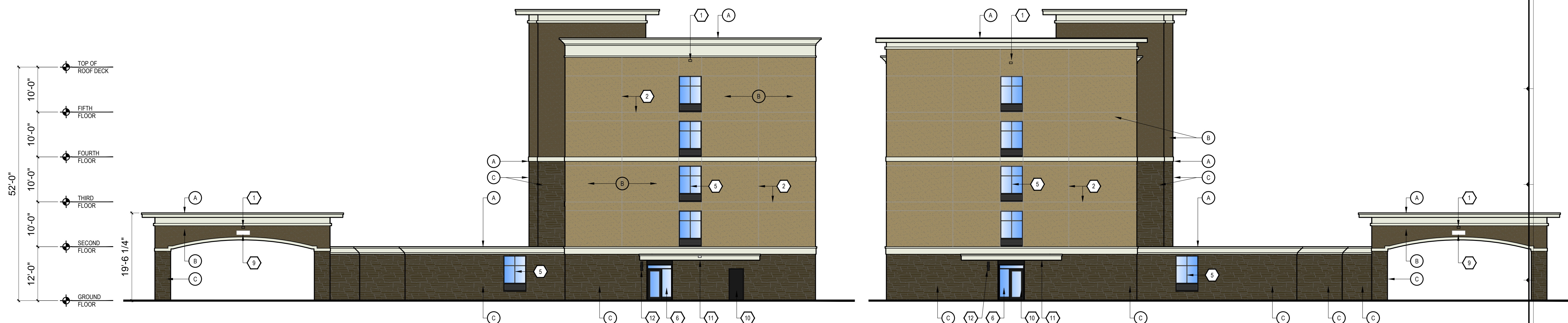
EXTERIOR MATERIAL LEGEND



REFERENCE: HOMWOOD STANDARDS
EXTERIOR DESIGN GUIDELINES FOR APPROVED MATERIAL OPTIONS



1 NORTH ELEVATION
A1.09 SCALE: 3/32" = 1'-0"



1 WEST ELEVATION
A1.09 SCALE: 3/32" = 1'-0"

1 EAST ELEVATION
A1.09 SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION
A1.09 SCALE: 3/32" = 1'-0"

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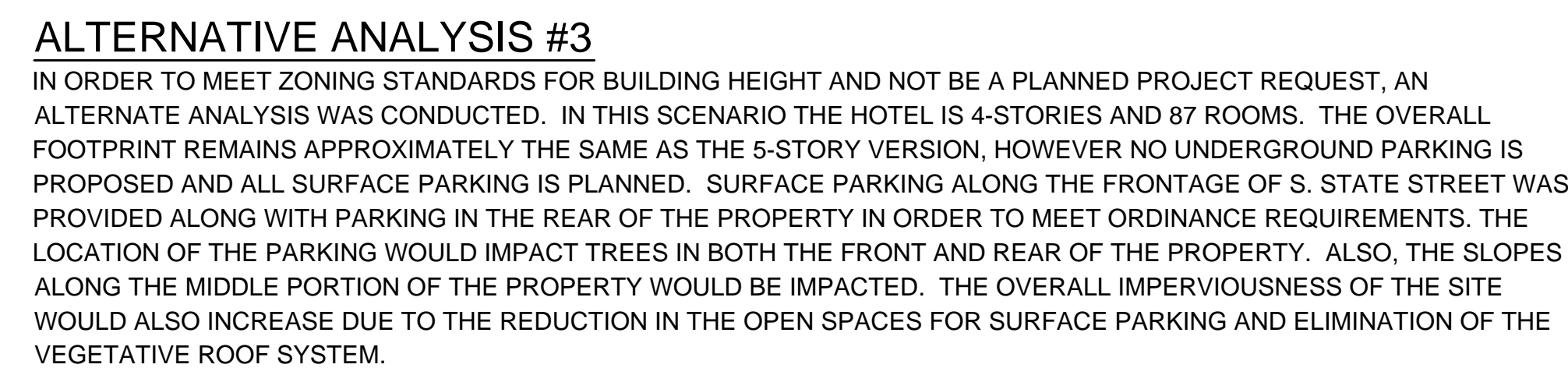
DATE ,
DRAWN , ACA
CHECKED , JT
SCALE , 1"=30'
JOB NO , BD-15-139
SHEET TITLE , ALTERNATIVE ANALYSIS SHEET

811[®]

**Know what's below.
Call before you dig.**

0' 30' 60' 90'

SCALE: 1" = 30'



OPTION	IMPERVIOUS RATIO	Cw
PLAN SELECTION	67.4%	0.73
ALTERNATIVE ANALYSIS #3	76.7%	0.80

GENERAL NOTES:

1. REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
2. DO NOT EXCEED (5) STRUCTURAL BAYS WITHOUT INTRODUCING A VERTICAL ELEMENT (I.E. BUILDING OFFSET, PILASTER, ETC.)
3. ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.

KEY NOTES:

1. EMERGENCY OVERFLOW ROOF SCUPPER
2. CONTROL JOINT-LOCATE PER MFR'S RECOMMENDATION
3. COORDINATE ELECTRICAL REQUIREMENTS FOR SIGNAGE - REFER ALSO TO 'BUILDING SIGNAGE' BEL
4. ELEVATOR OVERRUN
5. PRE-FINISHED ALUMINUM WINDOWS AND LOUVERS
6. ALUMINUM STOREFRONT
7. PARAPET AT LOW ROOF
8. AUTOMATIC SLIDING DOORS
9. CLEARANCE SIGN
10. INSULATED HOLLOW METAL DOOR AND FRAME
11. COVERED SECONDARY ENTRY
12. EXTERIOR WALL SCIENCE

BUILDING SIGNAGE

1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC., TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
2. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED. AT SIGN LOCATIONS, AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE. AVAILABLE FOR SIGN ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL 120V REQUIREMENT.
4. RACEWAYS / WIREWAYS ARE NOT ALLOWED PERMANENT ACCESS DOORS TO INTERIOR OF ALL
5. PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
6. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

EXTERIOR MATERIAL LEGEND

MATERIAL 'A':

ELF.S FACADE
MAKE: StoTherm E.L.F.S.
FINISH: SMOOTH / LIMESTONE
COLOR: EGGWHITE SW 6364

MATERIAL 'B':

ELF.S FACADE
MAKE: StoTherm E.L.F.S.
FINISH: SMOOTH / LIMESTONE
COLOR: LATTE SW 6108

MATERIAL 'C':

STONE FACADE
MAKE: ELDORADO STONE
STYLE: CLIFFSTONE
COLOR: MANZANITA

MATERIAL 'D':

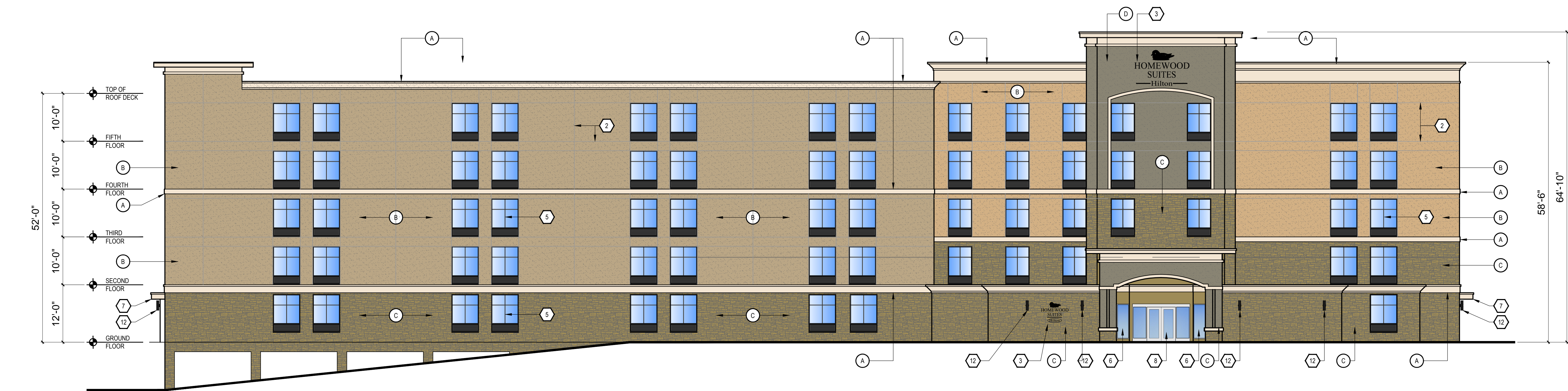
ELF.S FACADE
MAKE: StoTherm E.L.F.S.
FINISH: SMOOTH / LIMESTONE
COLOR: CONNECTED GRAY SW 6145

MATERIAL 'E':

ELF.S FACADE
MAKE: StoTherm E.L.F.S.
FINISH: SMOOTH / LIMESTONE
COLOR: RESTRAINED GOLD SW 6129

MATERIAL 'F':

PRE-FIN. BREAK METAL CAP AND FLASHING
(COLOR IS TO MATCH ADJ. MATERIAL)



1 NORTH ELEVATION

A1.09 SCALE: 3/32" = 1'-0"

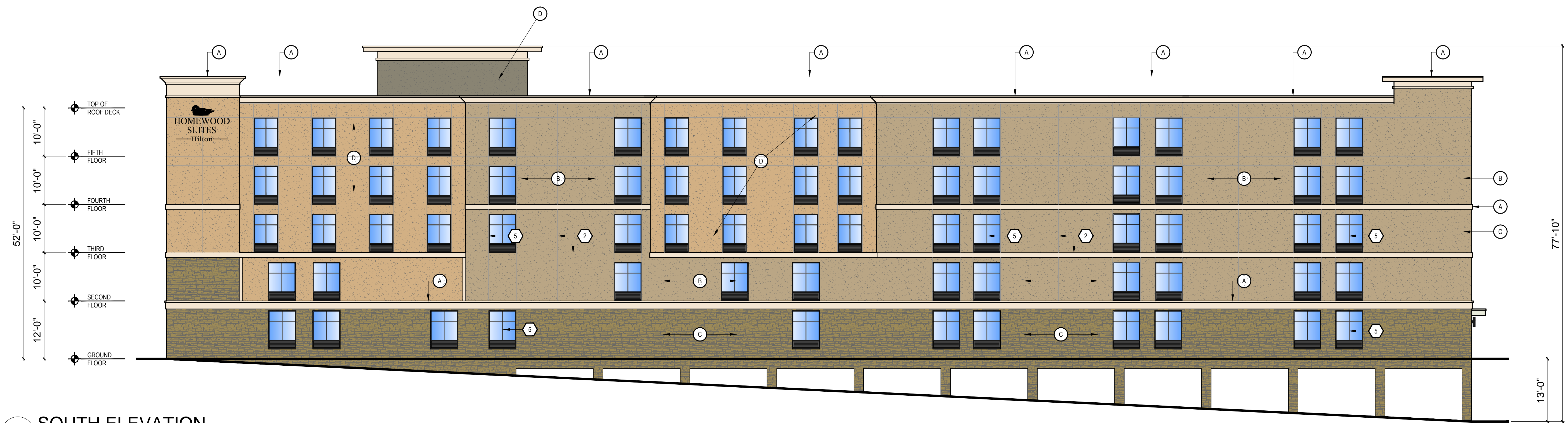


1 WEST ELEVATION

A1.09 SCALE: 3/32" = 1'-0"

1 EAST ELEVATION

A1.09 SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION

A1.09 SCALE: 3/32" = 1'-0"