September 8, 2016

Addendum to August 11, 2016 Application

315 S. Main Street
Ann Arbor, Michigan

**Ann Arbor Historic Distric Commission**
City of Ann Arbor
Planning & Development Services

***315 S. Main***
*Summer, 2016*

***Main Street Historic District***

***Developer:***
315 SMS, LLC
Brownstown, Michigan

***Architect:***
Mitchell and Mouat Architects,Inc.
Ann Arbor, Michigan

***Construction Manager:***
Kafaei Building Group
Ann Arbor, Michigan

***Civil Engineer:***
Atwell Engineering
Ann Arbor, Michigan

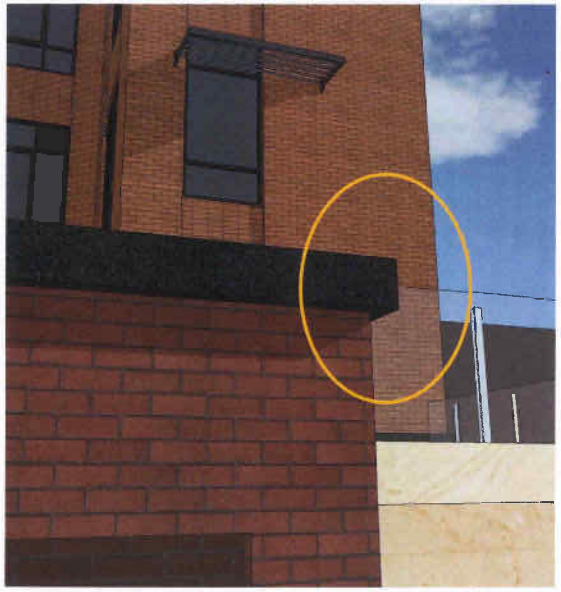
315 South Main
Ann Arbor, Michigan

Addendum to August 11, 2016 Application
**Ann Arbor Historic District Application**
City of Ann Arbor
Planning & Development Services

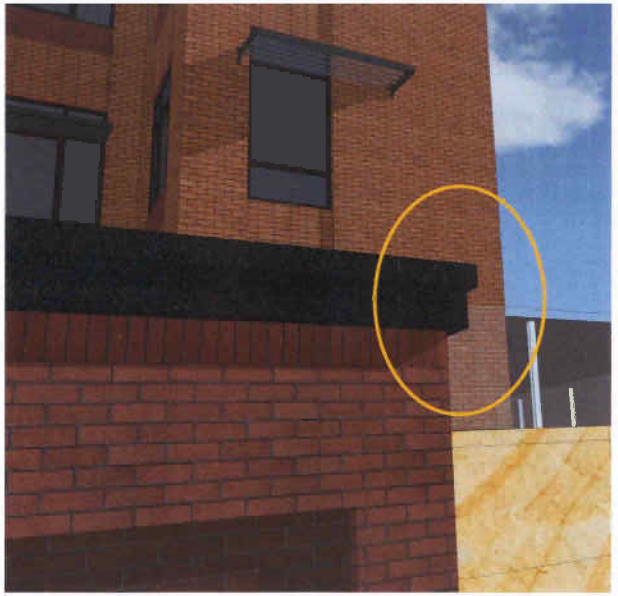
***Summary of Proposed Changes Since the August 11, 2016 HDC Public Hearing:***

**1. Cornice Profile at Level 3:**
It was suggested that the cornice at Level 3 be re-designed to be visually stronger.

***August 11, 2016***
The detail shown below included a simple 6" black granite coping at the top of level three, center and north bays.

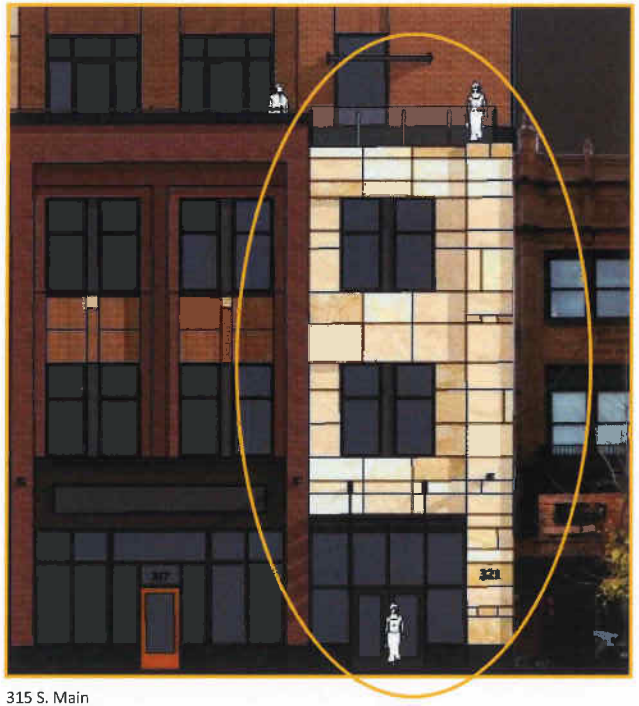


***September 8, 2016***
The proposed revised detail is an approximate 16" stepped granit coping with a full soldier course of face brick below.



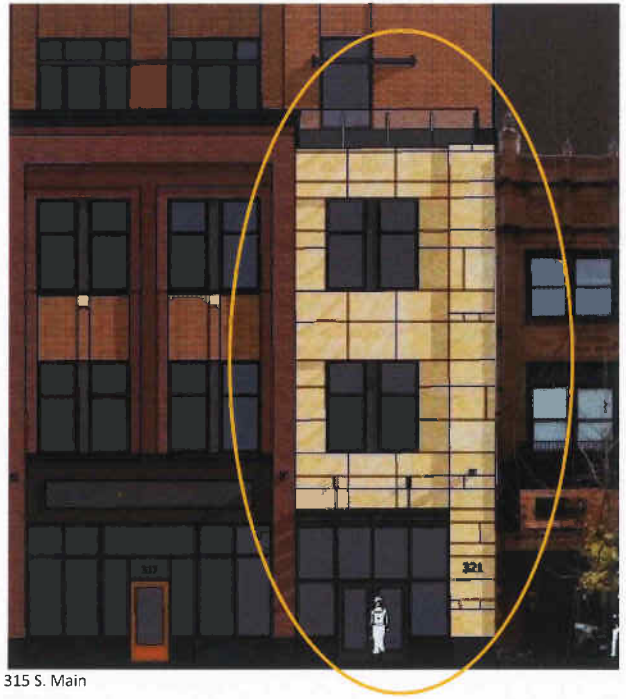
**2. Coloration of Mankato Stone:**
It was suggested that the Mankato stone be more uniform in color from stone to stone.

The proposed Mankato stone is quarried in Minnesota by Kasota Valley Limestone. In conversations with the supplier since the August 11 HDC meeting, we have been informed that a tighter range in coloration is possible.




315 S. Main

***As presented on August 11, 2016:***




315 S. Main

***As proposed on September 8, 2016:***

**3. Window Sizes at Upper Levels:**
It was suggested that the floor-to-ceiling windows on levels 4, 5, and 6 emphasized verticality. Changing the window aspect ratio to square or horizontal might strengthen the horizontal lines of the upper levels

***As presented on August 11, 2016:***

315 S. Main

***As proposed on September 8, 2016:***
The window sills have been raised to two feet above the floors , resulting is a taller, more dominant, brick spandral panel between each window sill and the window head below. We have introduced a darker brick color to maintain visual alignment with contiguous architectural elements.

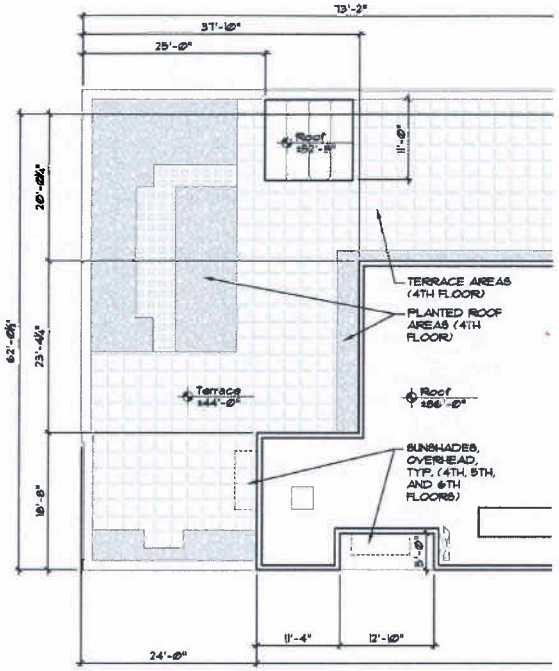
We have also introduced sun shades on the west facing windows of the central bay.

In addition, we changed the Mankato stone on the north bay of level 4 to face frick.

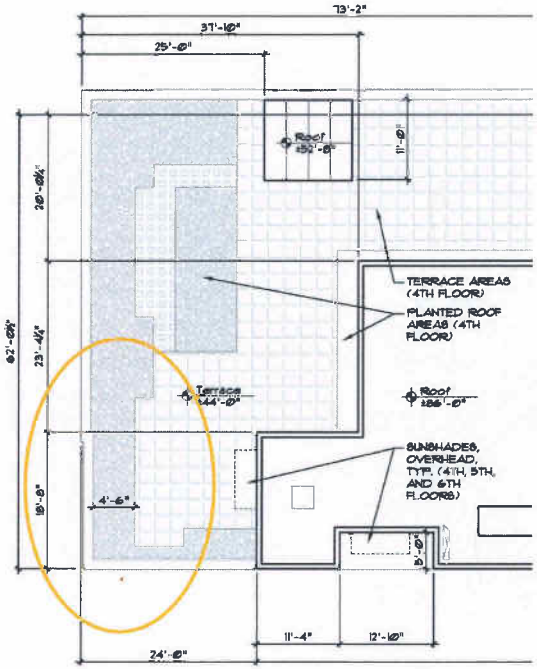
315 S. Main

**4. Setback of Terrace Level Activity:**
It was suggested that active use of a roof-top terrace might be undesirable and the design team was asked to expand the landscaped area of the 4th floor terrace in front of the railing at the west edge of the south bay.

***As presented on August 11, 2016:***

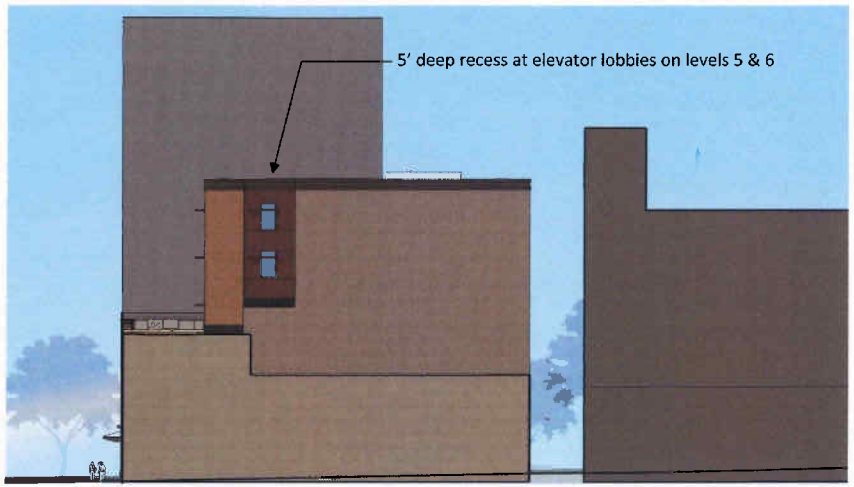


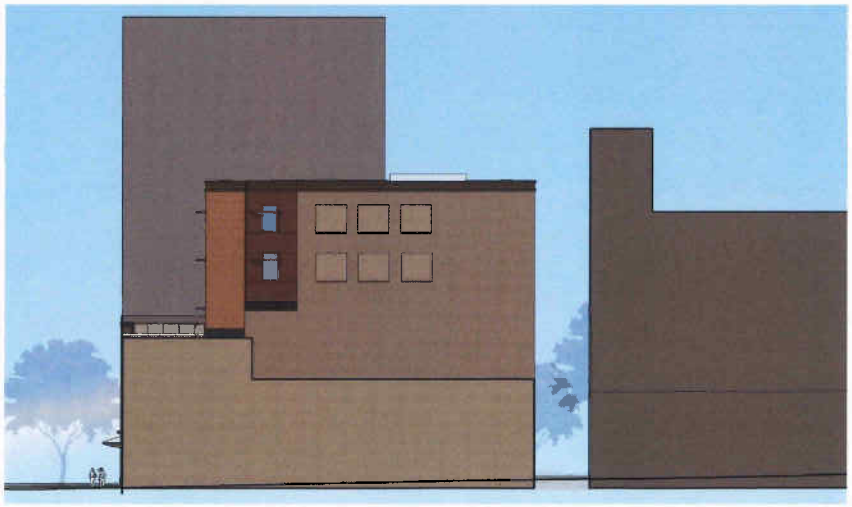

***As proposed on September 8, 2016:***



**5. South Elevation:**

Commissioners generally favored the treatment of the west portion of the upper three south elevation floors, as shown below, due to the addition of a 5' deep recess at the elevator lobbies, offering visual relief to the party wall (this was an earlier suggestion by the HDC). It was suggested that a similar treatment be added to the east portion of the south wall.



***As presented on August 11, 2016:***

Due to earlier advice from the HDC, we were able to create a 5' deep alcove with glazing is the elevator lobby on the 5th and 6th floors.

***As proposed on September 8, 2016:***

Knowing that current zoning in Ann Arbor allows for taller buildings outside the HDC District, to the south of the project site, and also knowing that south light can be severe and difficult to control in office settings, the design team placed all of the generally unoccupied building elements - including two enclosed egress stairs, an elevator, toilet rooms, and mechanical shafts - in the south bay of the building.

As discussed on August 11, openings in party walls (such as the south wall of 315 S. Main) are not allowed unless protected. However, on walls that are set 5' from party walls, up to 25% of the wall surface may be glazed.

Glazing and the setbacks that allow for glazing, were reserved for the north, west, and east exposures that provide the most beneficial daylighting for office use.

Opportunities for additional minimal 5' deep vo ume changes on the south elevat'on that respond to floor plan opportunities were sought, but none materialized.

The lower sketch to the left represents the proposed (revised) south elevation. We have included two rows of three approximatly 8' high X 11' wide recessed panels that align in height with the windows to the west. The surface of the panels are proposed to be placed 2" to 4" inside the main wall surface.

The recessed panels will be burnished or ground face block. The field of the wall will be split face block. The intent is to emphasize the horizontality with alignment of horizontal shadow lines.

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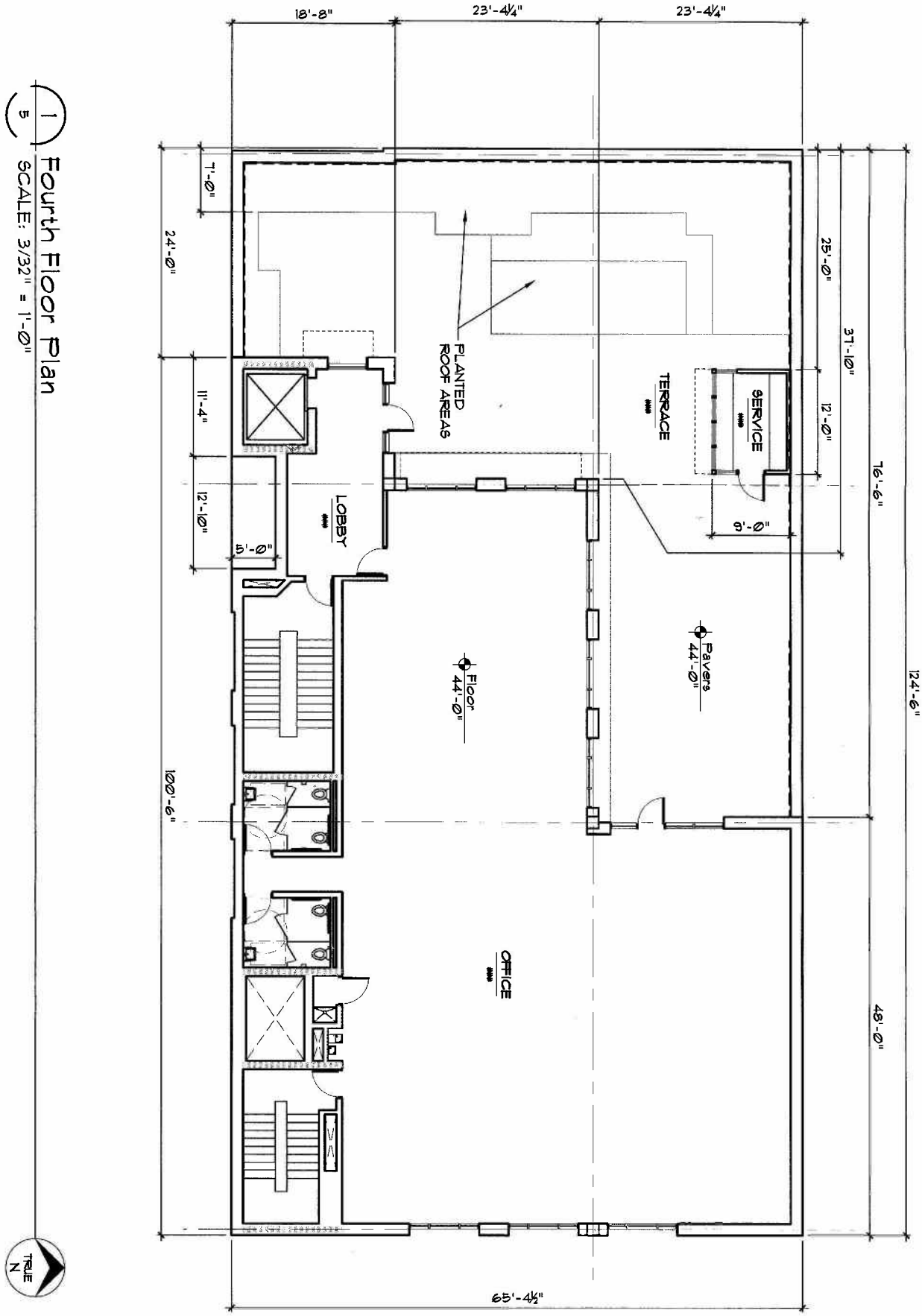


1/5 Fourth Floor Plan

SCALE: 3/32" = 1'-Ø"

5 Fourth Floor Floor Plan

315 South Main Street
Ann Arbor
Michigan
Project Number: 0607

| Date: | Issued For: |
|---|---|
| 08.11.16 | HDC Presentation |
| 09.08.16 | HDC Revisions |

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1/9 West Elevation (Heights)

SCALE: 3/32" = 1'-0"

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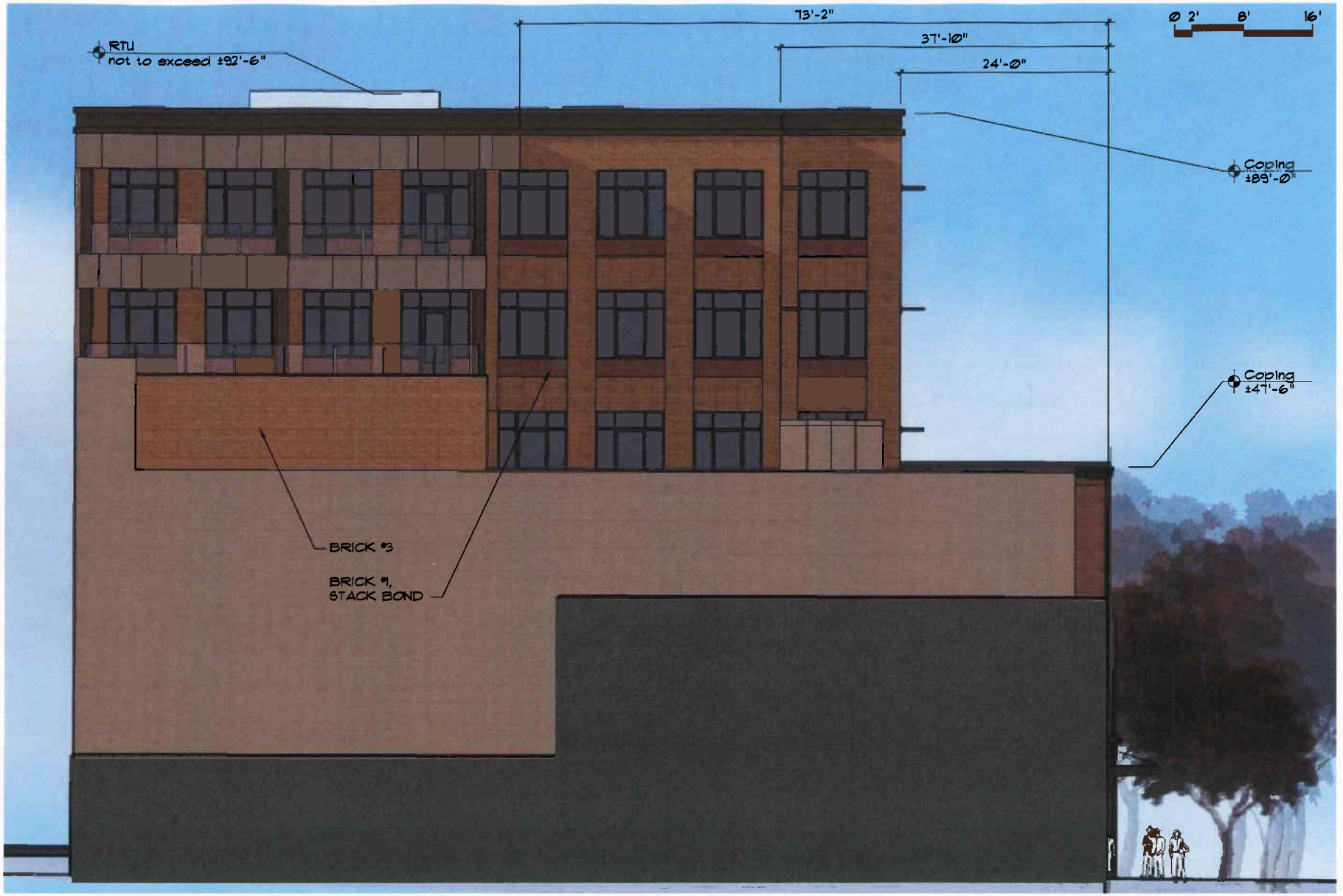
West Elevation (Heights)

9




1/10 North Elevation (Heights)

SCALE: 3/32" = 1'-0"

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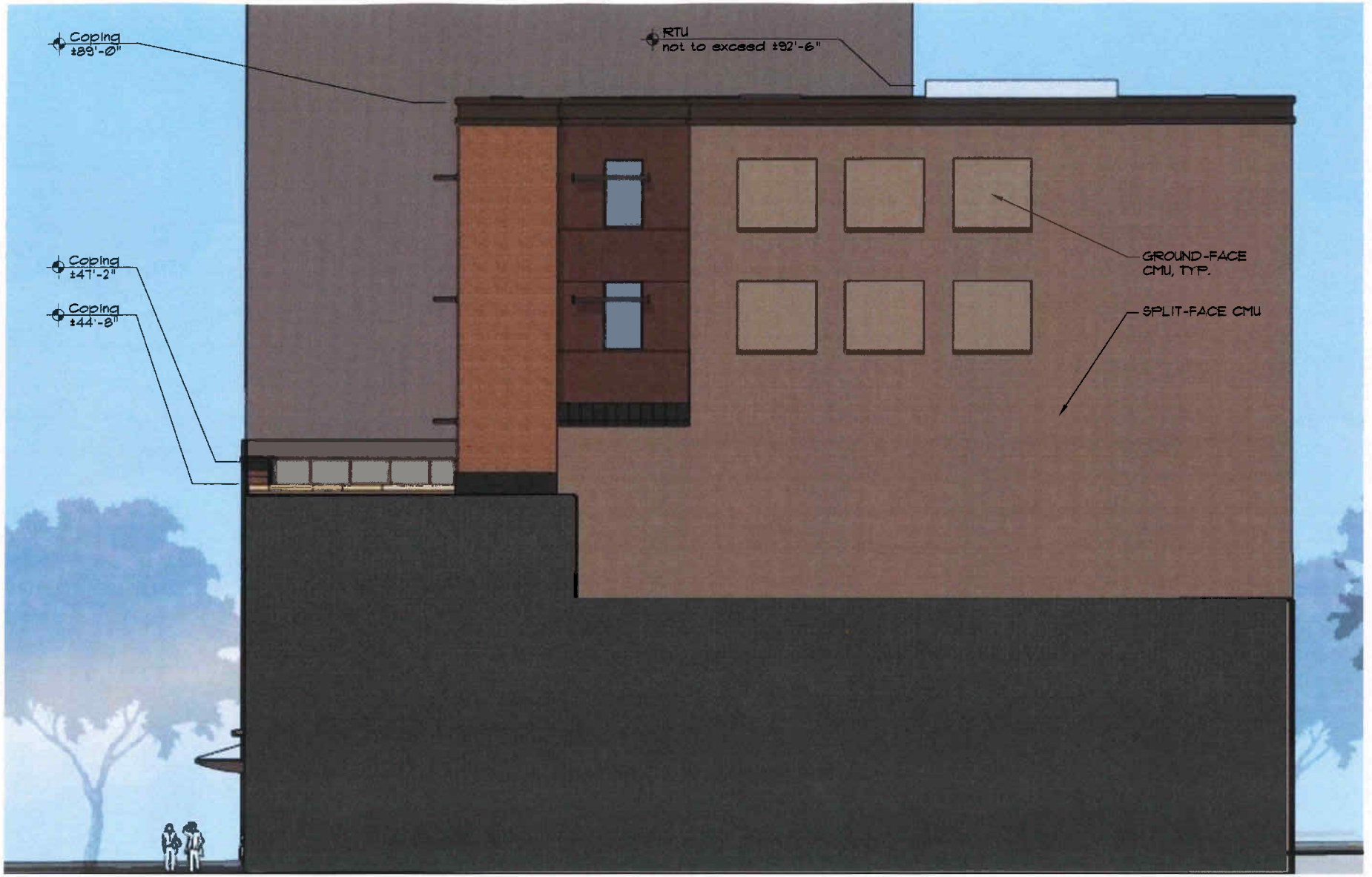
North Elevation (Heights)

10




0 2' 8' 16'

1/12 South Elevation (Heights)

SCALE: 3/32" = 1'-0"

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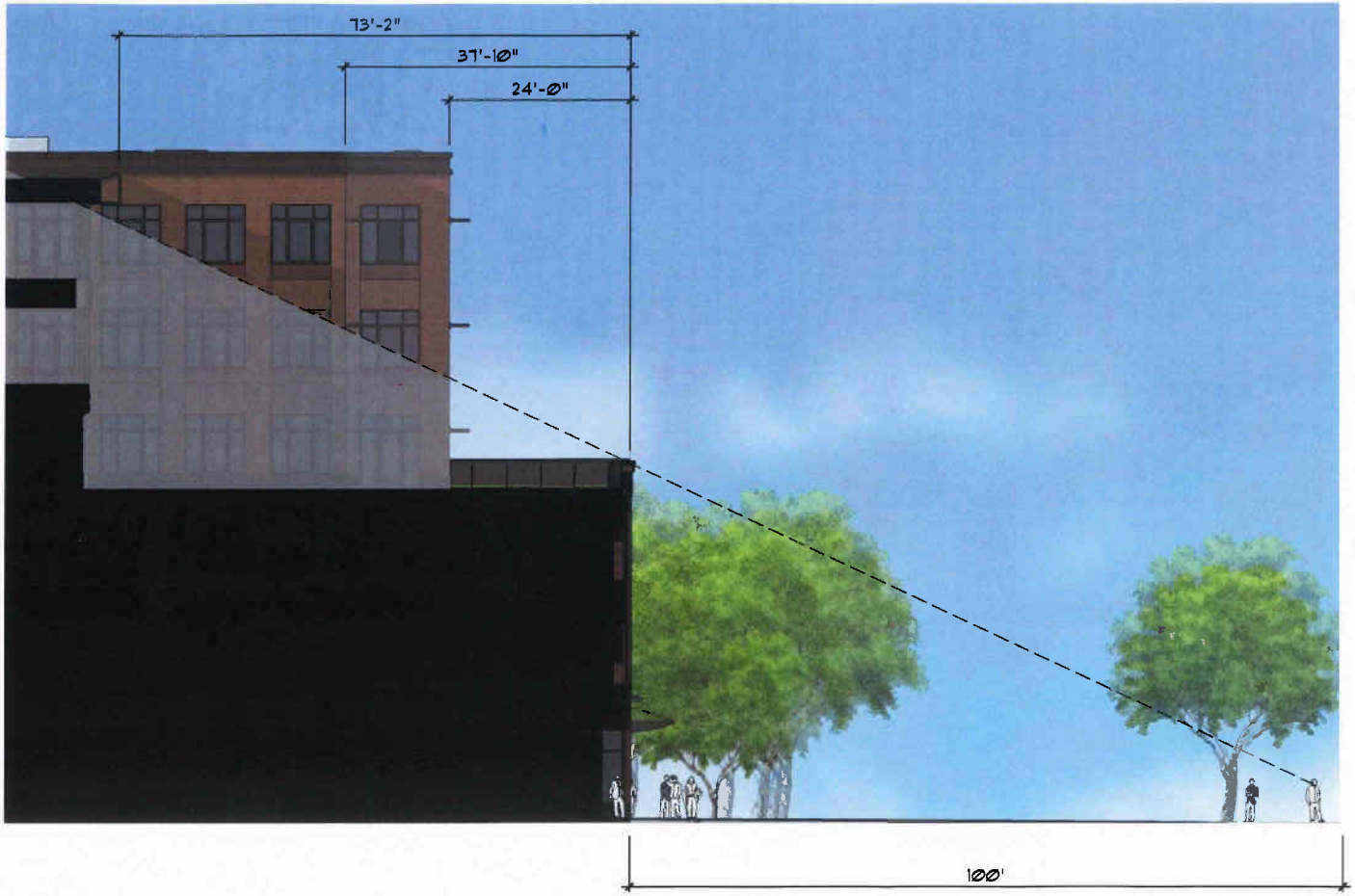
South Elevation (Heights)

12




0 2' 8' 16'

1/13 Street Wall Section
SCALE: 1/16" = 1'-0"

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Stret Wall Section

13

1/15 3D Image from Pretzel Bell, Summer (Actual)

SCALE: nts

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Project Number: 0607

3D Image from Pretzel Bell (Summer)

1
15
3D Image from Starbucks, Summer (Actual)
SCALE: nts

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| 06.08.15 | HDC Revisions |

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3D Image from Starbucks (Summer)

16

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1
17

3D Image from the Ark
SCALE: nts

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3D Image from the Ark

1 / 18A 3D Image from Across Main

SCALE: nts

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3D Image from Across Main

18A