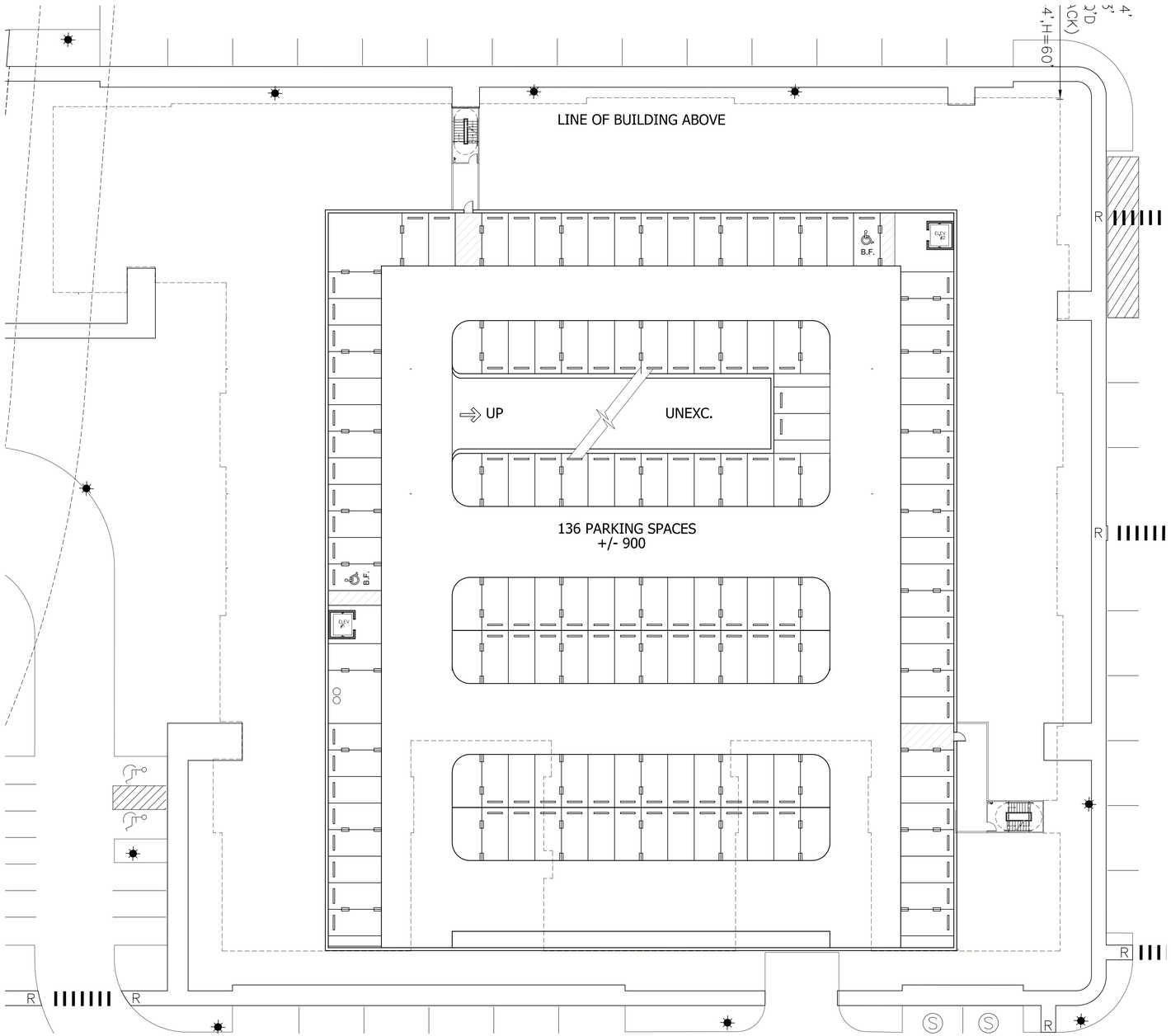
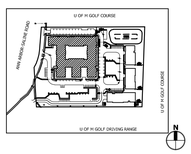


01 LEVEL G3 FLOOR PLAN

SCALE: 1" = 20'-0"

KEY PLAN



DENOTES MATCHLINE

DENOTES FIREWALL

GARAGE BIKE PKNG SUMMARY

BICYCLE PARKING REQUIRED (1:5) = 85 SPACES

CLASS 'A' BICYCLE PARKING PROVIDED:
TOTAL CLASS 'A' AND 'A1' = 128
CLASS 'B' BICYCLE PARKING PROVIDED:
TOTAL CLASS 'B' = 40
CLASS 'C' BICYCLE PARKING PROVIDED:
TOTAL CLASS 'C' = 38
TOTAL BIKE PKNG. @ GARAGE = 208
ADDITIONAL BICYCLE PARKING PROVIDED
BUILDING 9

PARKING LEGEND

B.F.	BARRIER FREE SPACE
B.F.V.	BARRIER FREE VAN SPACE
E.V.	ELEC. VEHICLE CHARGING STATION
M.C.	MOTORCYCLE/ SCOOTER SPACE

HLR ARCHITECTS
ARCHITECT:
HENSLEY LAMKIN RACHEL, INC. ● 14681 QUORUM DR. SUITE 550
DALLAS, TEXAS 75254 ● (972) 726 9400

J BRADLEY MOORE & ASSOCIATES
ARCHITECT CONSULTANT:
J. BRADLEY MOORE & ASSOCIATES ● 4844 JACKSON RD. SUITE 150
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SITE PLAN EXHIBIT: 05/24/19

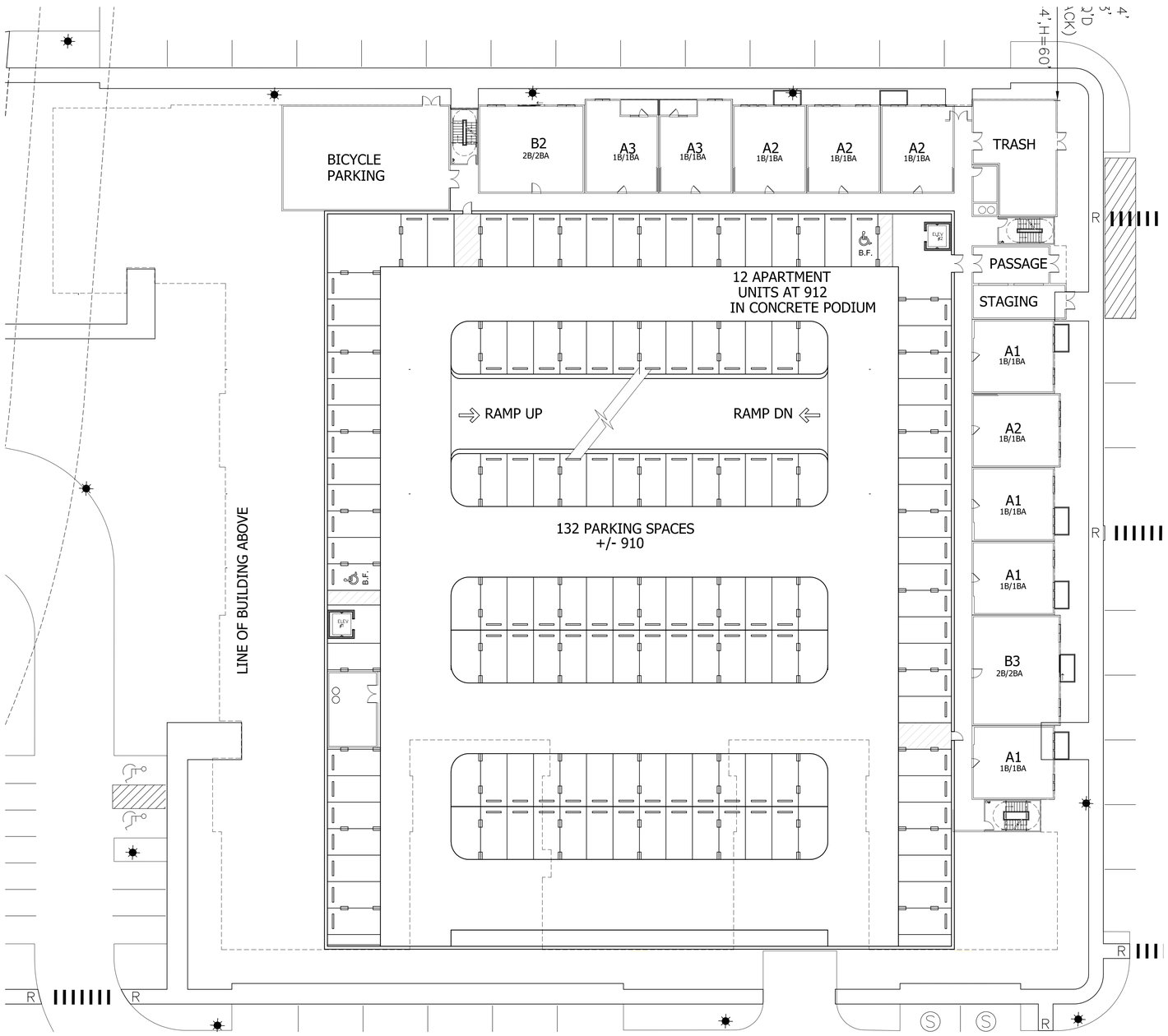
RESUBMITTAL: 09/09/19

HLR PROJECT ID:
18295

DRAWING NO.

A1.1

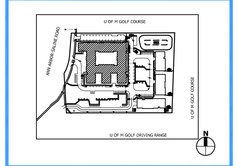
BUILDING 1
LEVEL G3



01 LEVEL G2 FLOOR PLAN

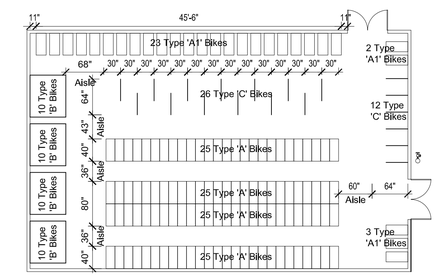
SCALE: 1" = 20'-0"

KEY PLAN



DENOTES MATCHLINE

DENOTES FIREWALL



02 BICYCLE PARKING

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

GARAGE BIKE PKNG SUMMARY

BICYCLE PARKING REQUIRED (1:5) = 85 SPACES

CLASS 'A' BICYCLE PARKING PROVIDED:
TOTAL CLASS 'A' AND 'A1' = 128
CLASS 'B' BICYCLE PARKING PROVIDED:
TOTAL CLASS 'B' = 40
CLASS 'C' BICYCLE PARKING PROVIDED:
TOTAL CLASS 'C' = 38
TOTAL BIKE PKNG. @ GARAGE = 208
ADDITIONAL BICYCLE PARKING PROVIDED
BUILDING 9

PARKING LEGEND

B.F.	BARRIER FREE SPACE
B.F.V.	BARRIER FREE VAN SPACE
E.V.	ELEC. VEHICLE CHARGING STATION
M.C.	MOTORCYCLE/ SCOOTER SPACE

HLR ARCHITECTS

ARCHITECT:
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J BRADLEY MOORE & ASSOCIATES

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SITE PLAN EXHIBIT: 05/24/19

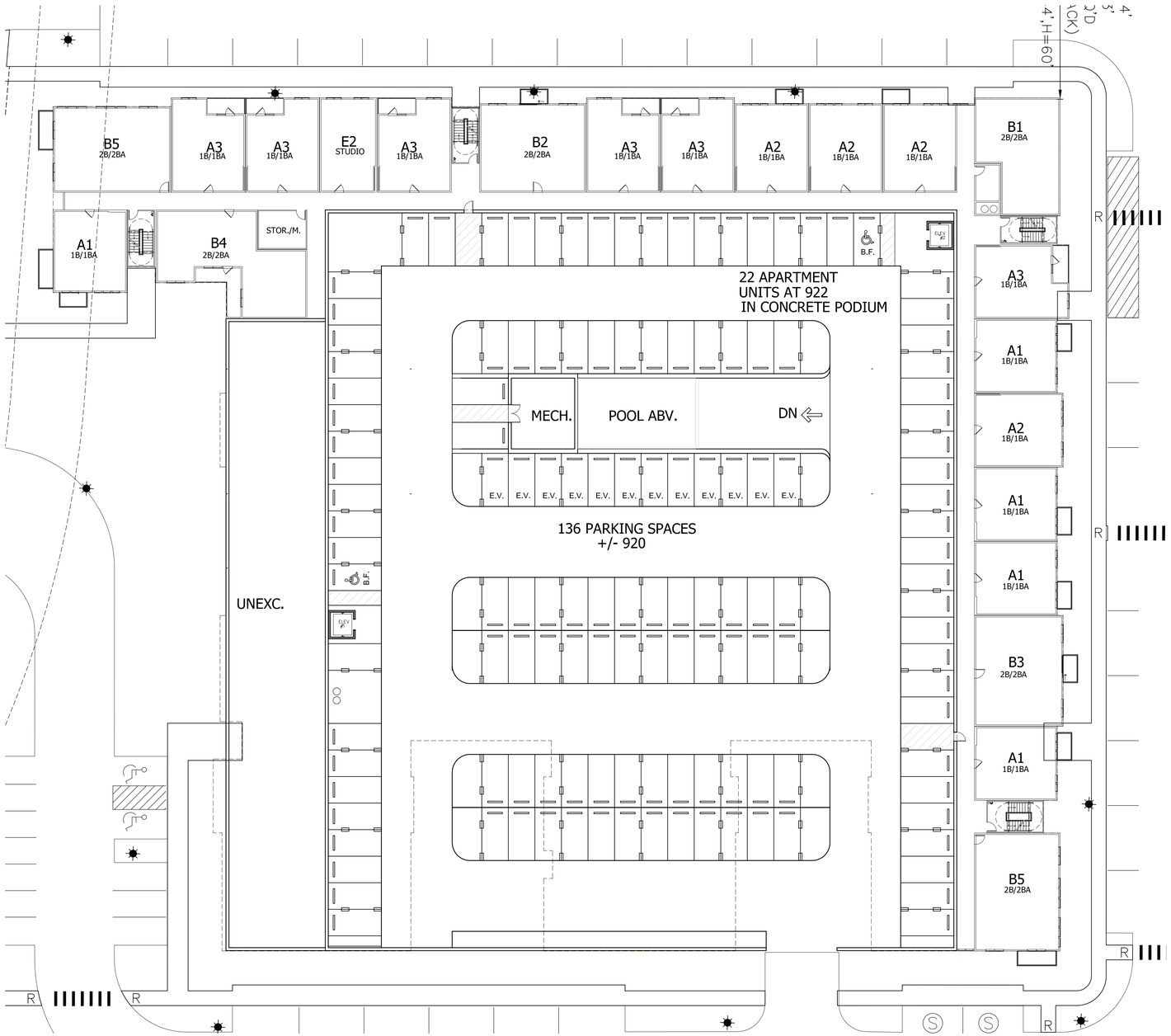
RESUBMITTAL: 09/09/19

HLR PROJECT ID:
18295

DRAWING NO.

A1.2

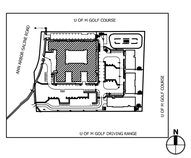
BUILDING 1
LEVEL G2



01 LEVEL G1 FLOOR PLAN

SCALE: 1" = 20'-0"

KEY PLAN



DENOTES MATCHLINE

DENOTES FIREWALL

ARCHITECTS HLR

ARCHITECT:
HENSLEY LAMKIN RACHEL, INC. ● 14681 QUORUM DR. SUITE 550
DALLAS, TEXAS 75254 ● (972) 726 9400

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SITE PLAN EXHIBIT: 05/24/19

RESUBMITTAL: 09/09/19

HLR PROJECT ID:
18295

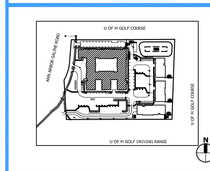
DRAWING NO.

A1.3

BUILDING 1
LEVEL G1

01 LEVEL UL1 FLOOR PLAN
SCALE: 1" = 20'-0"

KEY PLAN



DENOTES MATCHLINE
DENOTES FIREWALL

ARCHITECTS HLR
ARCHITECT:
HENSLEY LAMKIN RACHEL, INC. ● 14681 QUORUM DR. SUITE 550
DALLAS, TEXAS 75254 ● (972) 789 9400

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SITE PLAN EXHIBIT: 05/24/19

RESUBMITTAL: 09/09/19

HLR PROJECT ID:
18295

DRAWING NO.

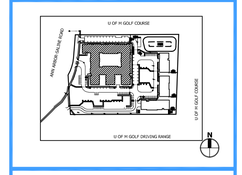
A1.4

BUILDING 1
LEVEL UL1

01 LEVEL UL2 FLOOR PLAN

SCALE: 1" = 20'-0"

KEY PLAN



DENOTES MATCHLINE

DENOTES FIREWALL

ARCHITECTS HLR

ARCHITECT:
HENSLEY LAMKIN RACHEL, INC. ● 14681 QUORUM DR. SUITE 550
DALLAS, TEXAS 75254 ● (972) 726 9400

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SITE PLAN EXHIBIT: 05/24/19

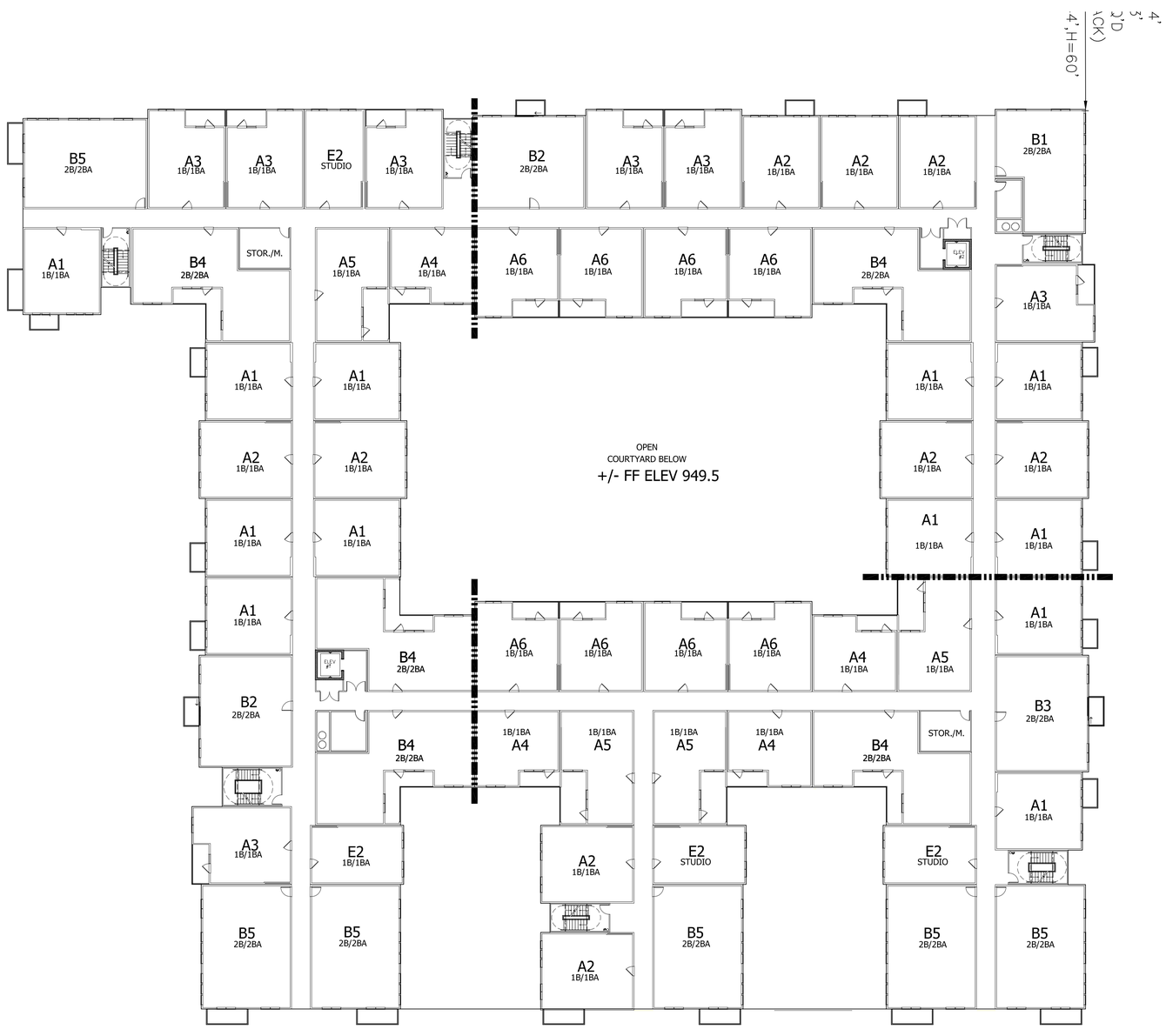
RESUBMITTAL: 09/09/19

HLR PROJECT ID:
18295

DRAWING NO.

A1.5

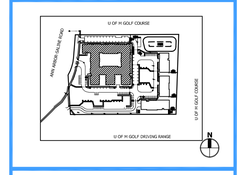
BUILDING 1
LEVEL UL2



01 LEVEL UL3 FLOOR PLAN

SCALE: 1" = 20'-0"

KEY PLAN



DENOTES MATCHLINE

DENOTES FIREWALL

ARCHITECTS HLR

ARCHITECT:
HENSLEY LAMKIN RACHEL, INC. ● 14681 QUORUM DR. SUITE 550
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SITE PLAN EXHIBIT: 05/24/19

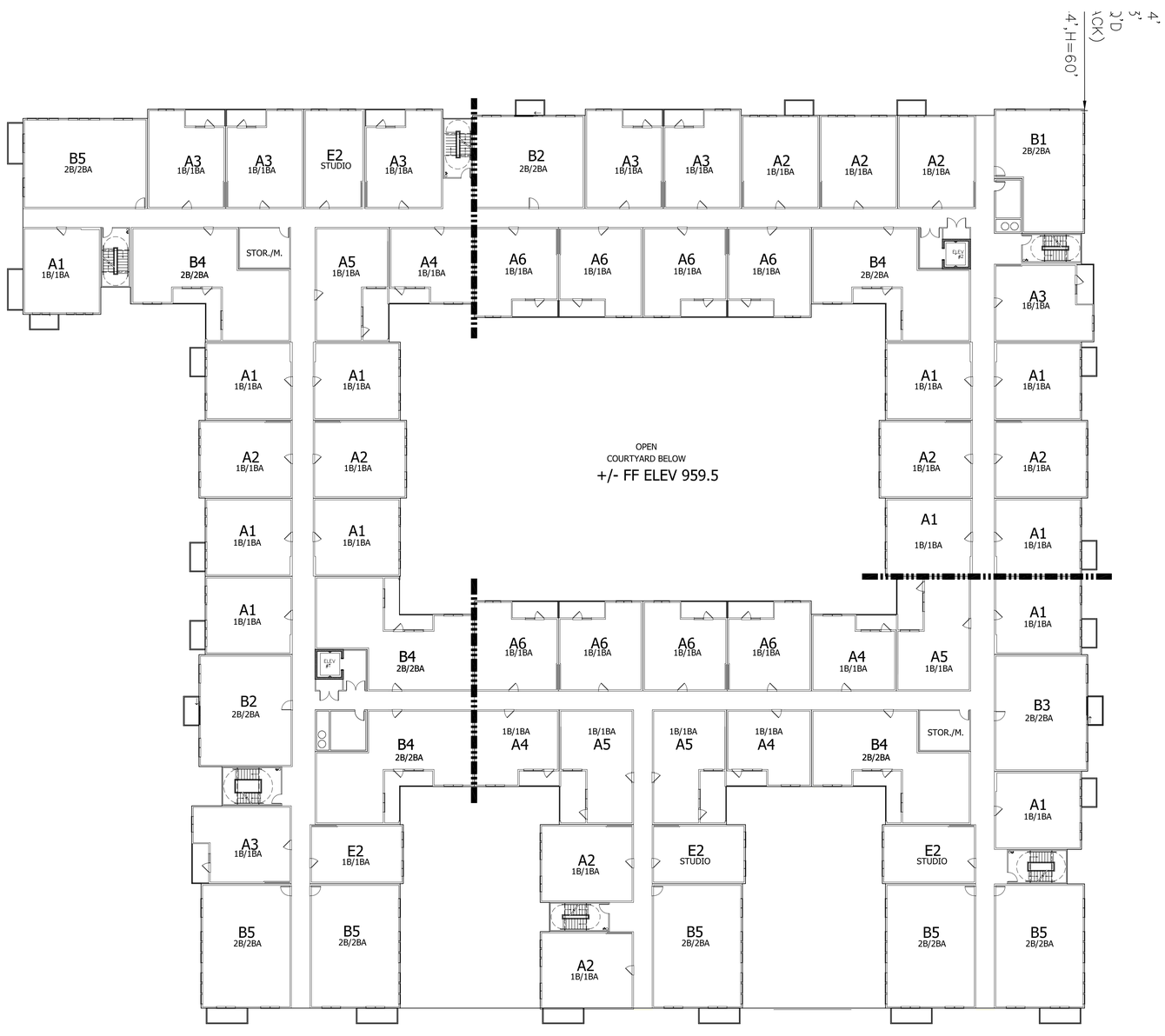
RESUBMITTAL: 09/09/19

HLR PROJECT ID:
18295

DRAWING NO.

A1.6

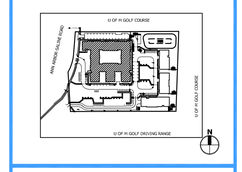
BUILDING 1
LEVEL UL3



01 LEVEL UL4 FLOOR PLAN

SCALE: 1" = 20'-0"

KEY PLAN



DENOTES MATCHLINE

DENOTES FIREWALL

ARCHITECTS HLR

ARCHITECT:
HENSLEY LAMKIN RACHEL, INC. ● 14881 QUORUM DR. SUITE 550
DALLAS, TEXAS 75254 ● (972) 726 9400

J BRADLEY MOORE & ASSOCIATES

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SITE PLAN EXHIBIT: 05/24/19

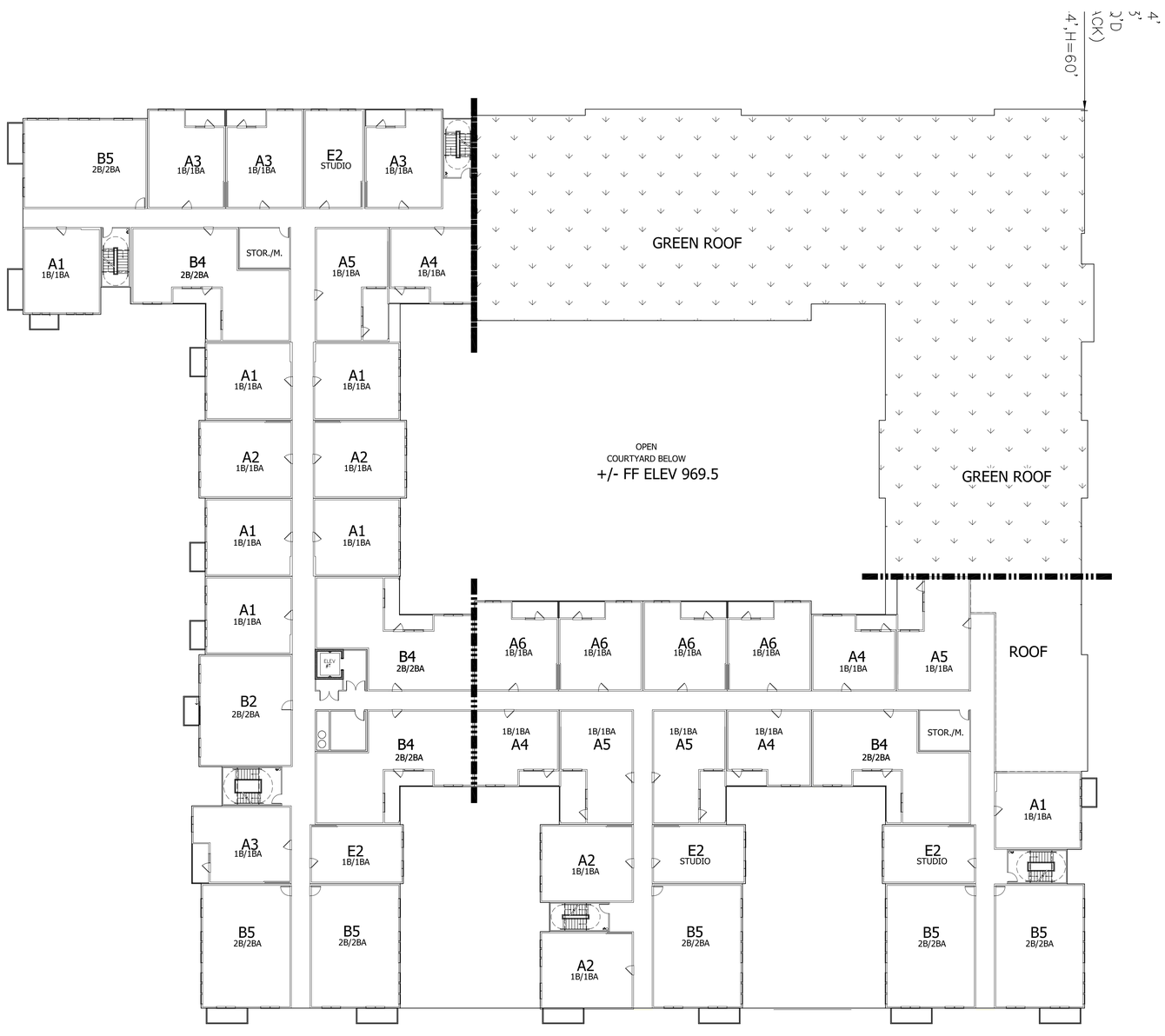
RESUBMITTAL: 09/09/19

HLR PROJECT ID:
18295

DRAWING NO.

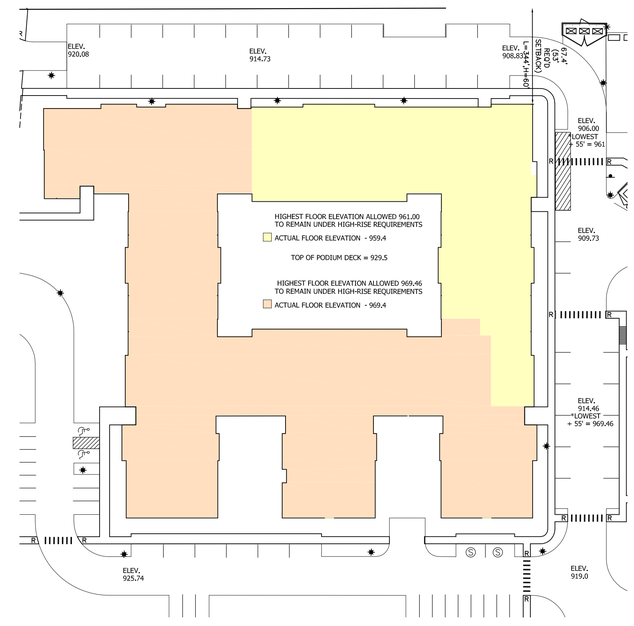
A1.7

BUILDING 1
LEVEL UL4



01 LEVEL UL5 FLOOR PLAN

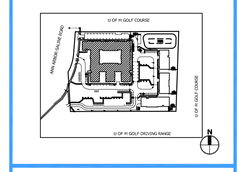
SCALE: 1" = 20'-0"



02 FIRE DIAGRAM

SCALE: 1" = 50'-0"

KEY PLAN



DENOTES MATCHLINE

DENOTES FIREWALL

ARCHITECTS HLR

ARCHITECT:
HENSLEY LAMKIN RACHEL, INC. ● 14881 QUORUM DR. SUITE 550
DALLAS, TEXAS 75254 ● (972) 726 9400

J BRADLEY MOORE & ASSOCIATES

ARCHITECT CONSULTANT:
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ANN ARBOR, MICHIGAN 48103 ● (734) 930-1300

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SITE PLAN EXHIBIT: 05/24/19

RESUBMITTAL: 09/09/19

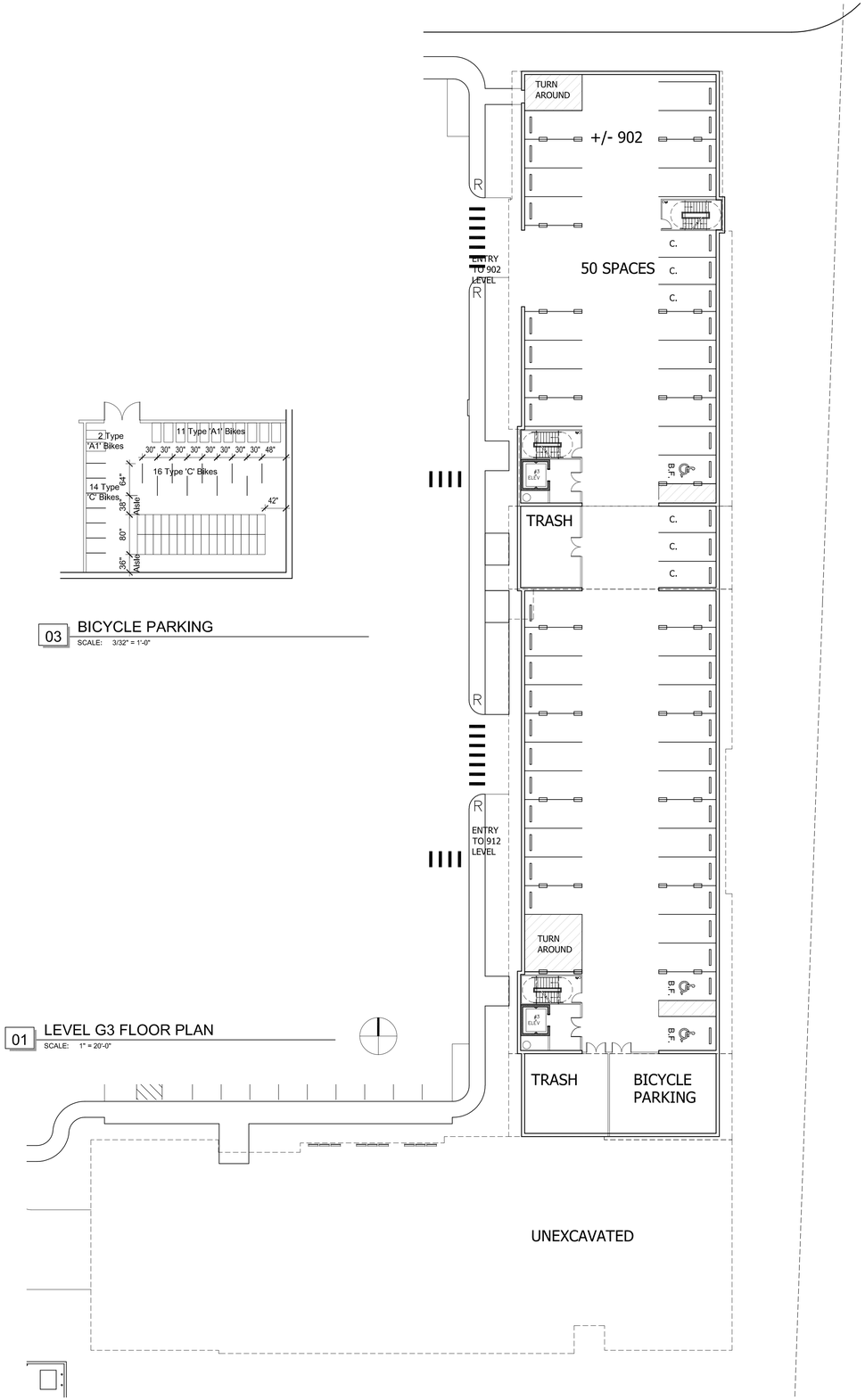
HLR PROJECT ID:
18295

DRAWING NO.

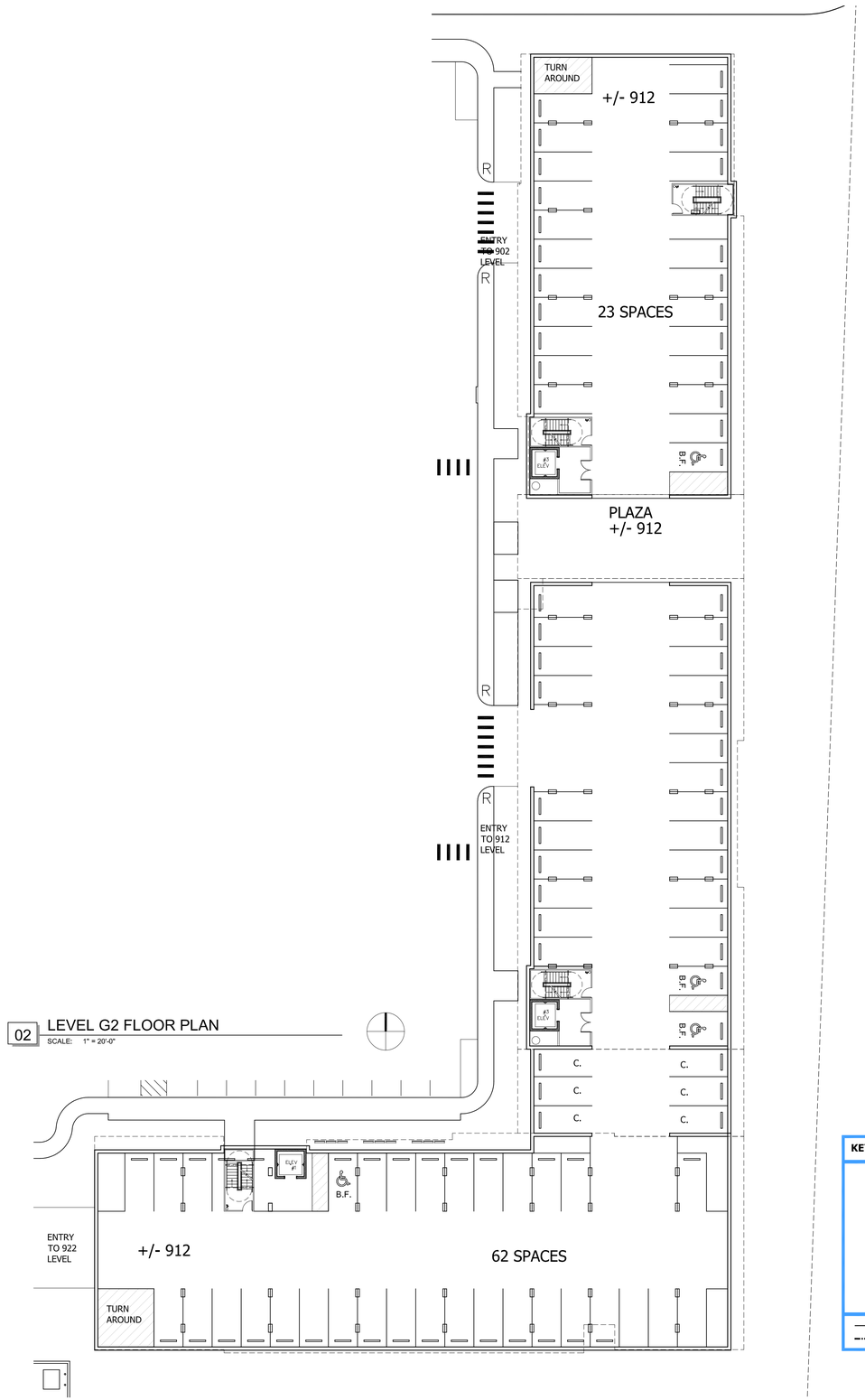
A1.8

BUILDING 1
LEVEL UL5

03 BICYCLE PARKING
SCALE: 3/32" = 1'-0"

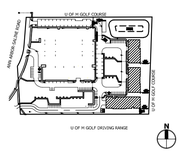


01 LEVEL G3 FLOOR PLAN
SCALE: 1" = 20'-0"



02 LEVEL G2 FLOOR PLAN
SCALE: 1" = 20'-0"

KEY PLAN



DENOTES MATCHLINE
DENOTES FIREWALL

HLR ARCHITECTS
ARCHITECT:
HENSLEY LAMKIN RACHEL, INC. ● 14681 QUORUM DR. SUITE 550
DALLAS, TEXAS 75254 ● (972) 726 9400

J BRADLEY MOORE & ASSOCIATES
ARCHITECT CONSULTANT:
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SITE PLAN EXHIBIT: 05/24/19

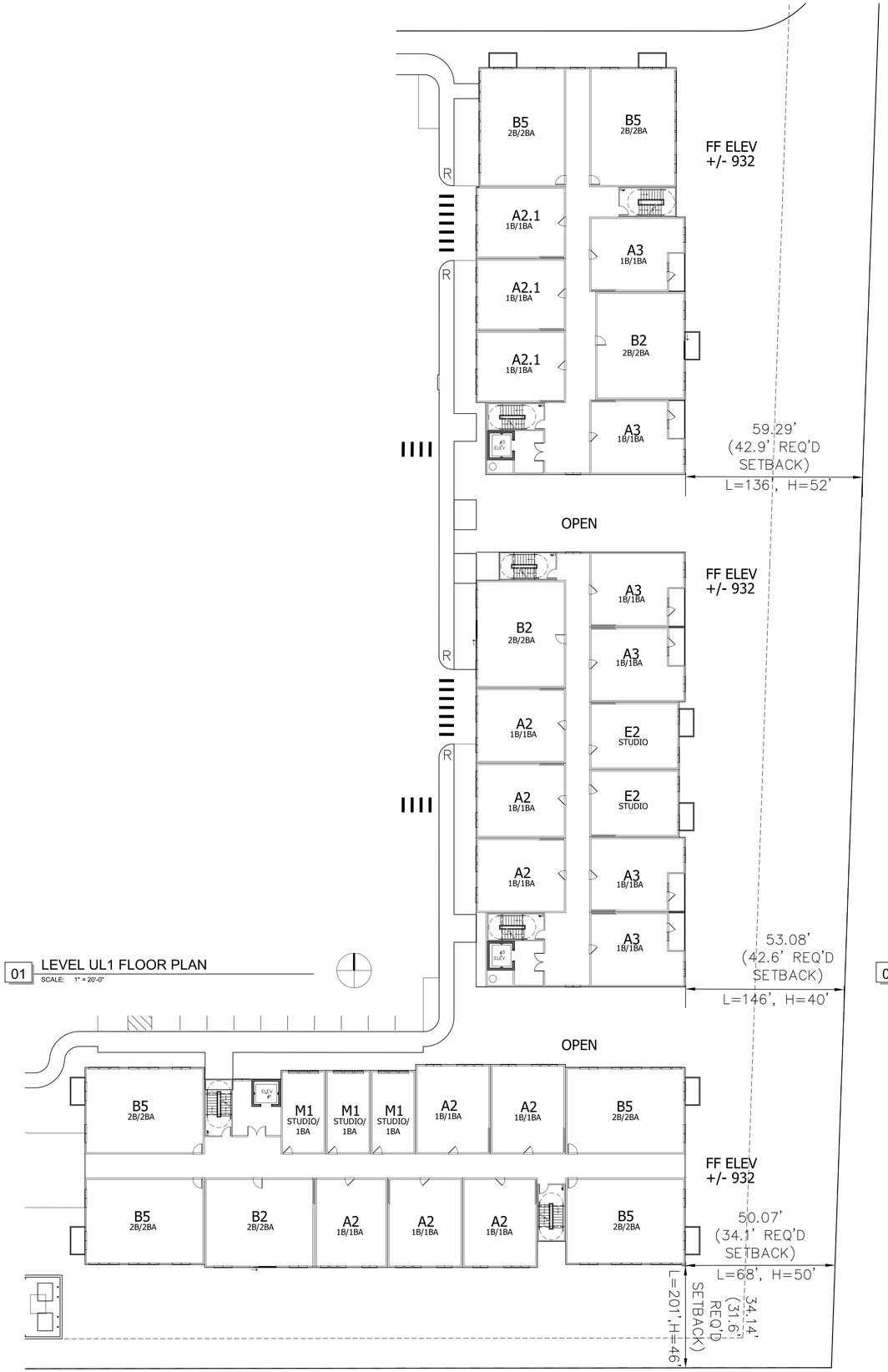
RESUBMITTAL: 09/09/19

HLR PROJECT ID:
18295

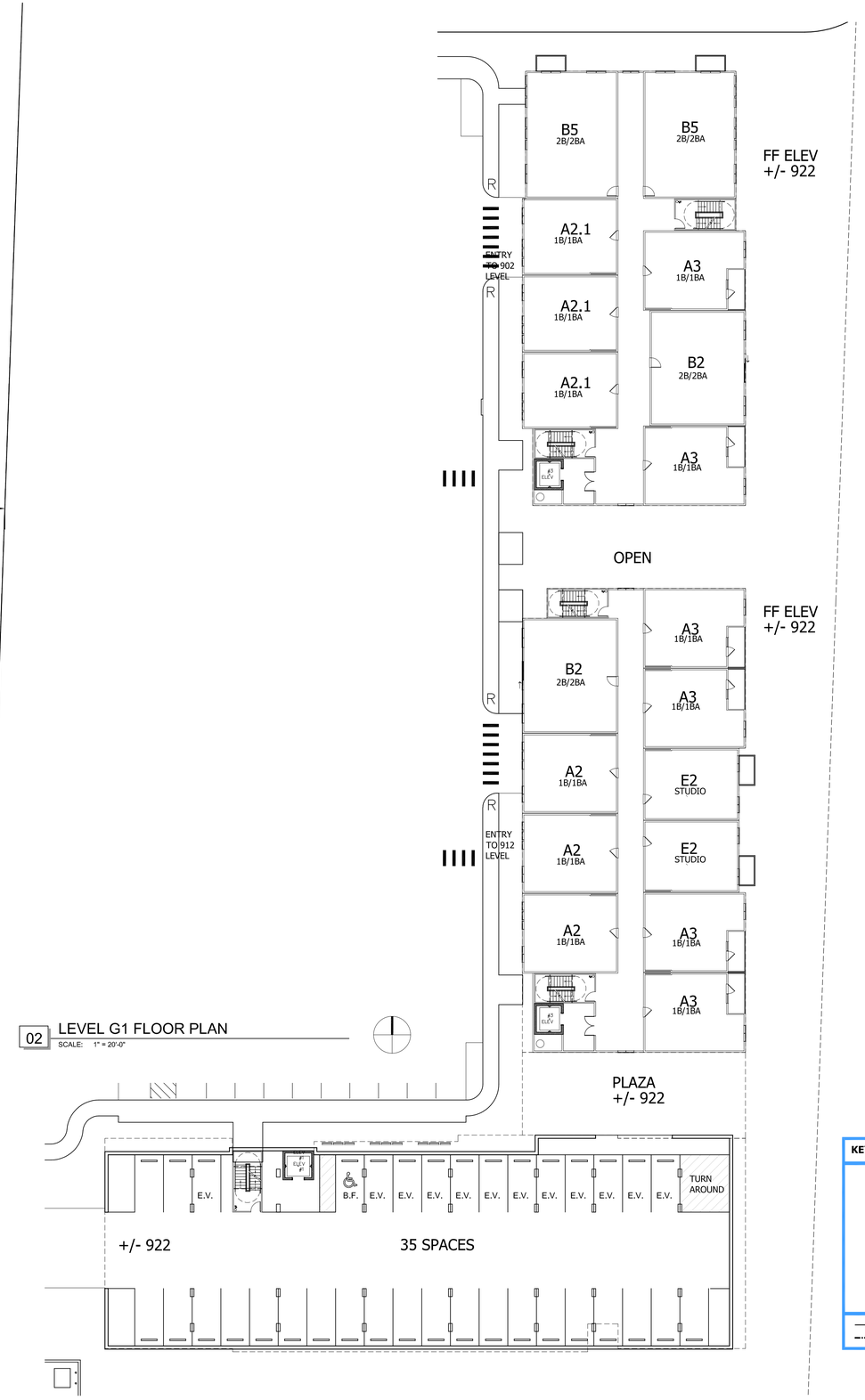
DRAWING NO.

A1.9

BUILDING 9
LEVELS G2, G3

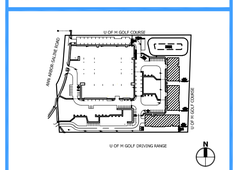


01 LEVEL UL1 FLOOR PLAN
SCALE: 1" = 20'-0"



02 LEVEL G1 FLOOR PLAN
SCALE: 1" = 20'-0"

KEY PLAN



DENOTES MATCHLINE
DENOTES FIREWALL

HLR ARCHITECTS
ARCHITECT:
HENSLEY LAMKIN RACHEL, INC. ● 14681 QUORUM DR. SUITE 550
DALLAS, TEXAS 75254 ● (972) 726 9400

J BRADLEY MOORE & ASSOCIATES
ARCHITECT CONSULTANT:
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SITE PLAN EXHIBIT: 05/24/19

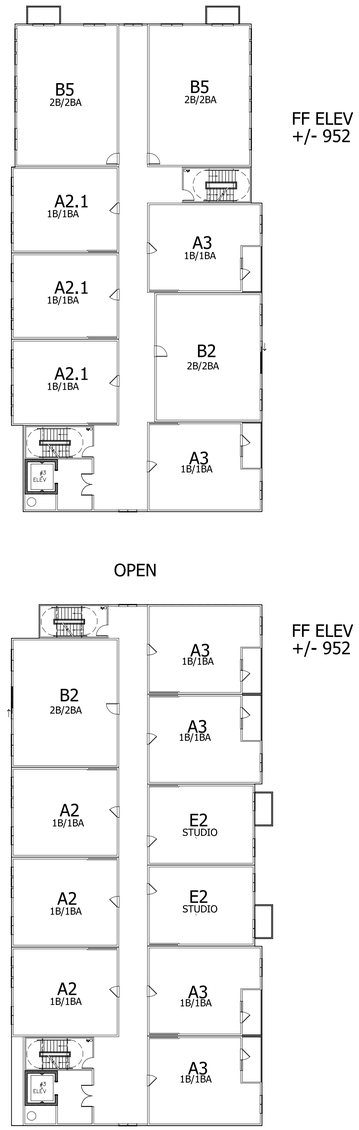
RESUBMITTAL: 09/09/19

HLR PROJECT ID:
18295

DRAWING NO.

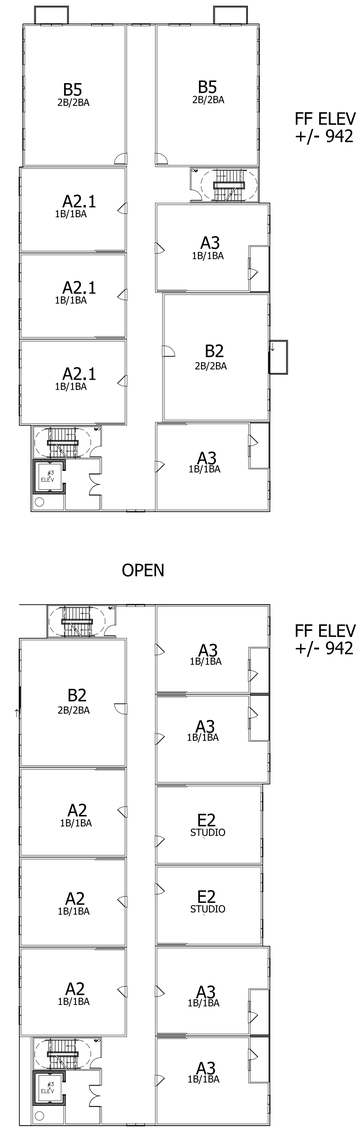
A1.10

BUILDING 9
LEVELS G1, UL1



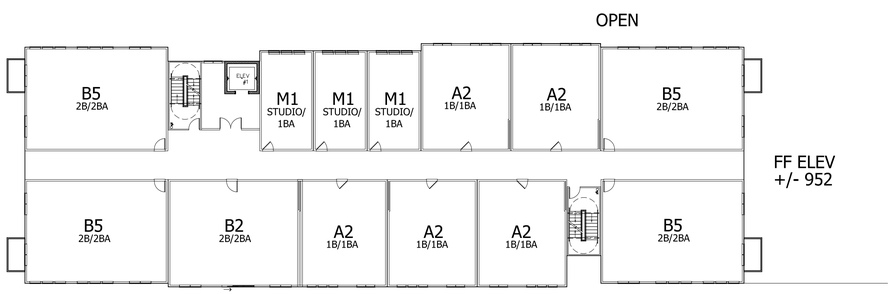
01 LEVEL UL3 FLOOR PLAN

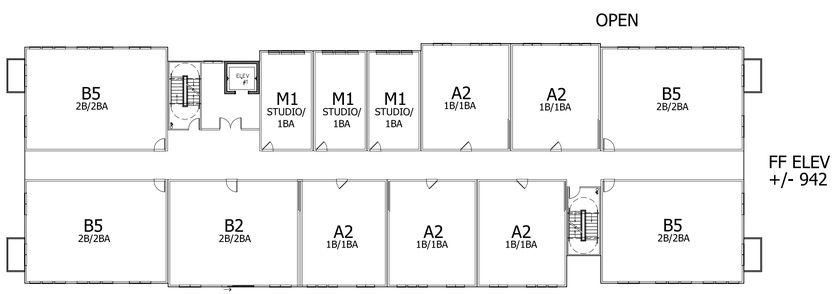
SCALE: 1" = 20'-0"



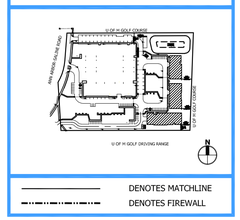
02 LEVEL UL2 FLOOR PLAN

SCALE: 1" = 20'-0"





KEY PLAN



DENOTES MATCHLINE

DENOTES FIREWALL

HLR ARCHITECTS

ARCHITECT:
HENSLEY LAMKIN RACHEL, INC. ● 14681 QUORUM DR. SUITE 550
DALLAS, TEXAS 75254 ● (972) 726 9400

J BRADLEY MOORE & ASSOCIATES

ARCHITECT CONSULTANT:
J. BRADLEY MOORE & ASSOCIATES ● 4844 JACKSON RD. SUITE 150
ANN ARBOR, MICHIGAN 48103 ● (734) 930-1300

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ANN ARBOR, MICHIGAN

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SITE PLAN EXHIBIT: 05/24/19

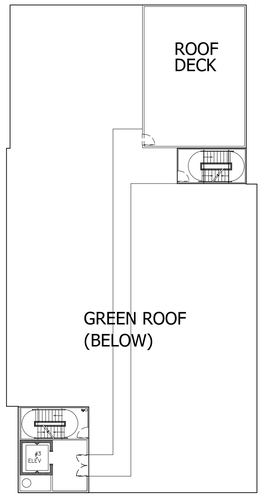
RESUBMITTAL: 09/09/19

HLR PROJECT ID:
18295

DRAWING NO.

A1.11

BUILDING 9
LEVELS UL2, UL3



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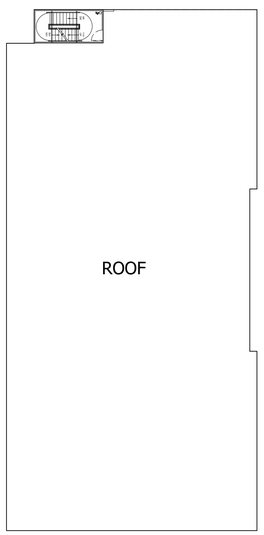
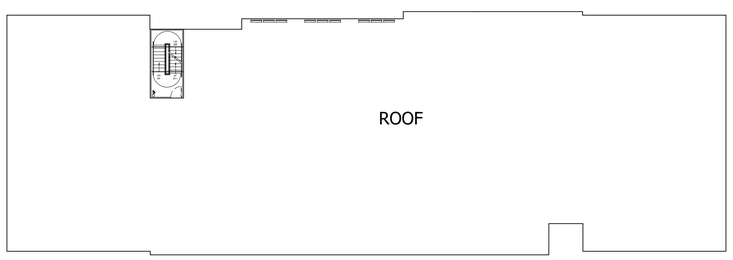
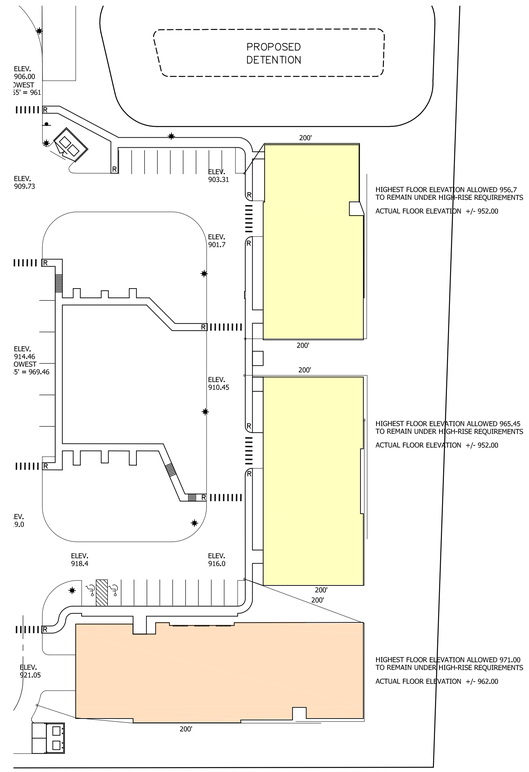


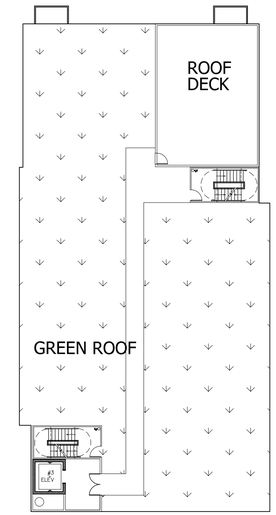
01 LEVEL ROOF PLAN
SCALE: 1" = 20'-0"

OPEN





03 FIRE DIAGRAM
SCALE: 1" = 50'-0"



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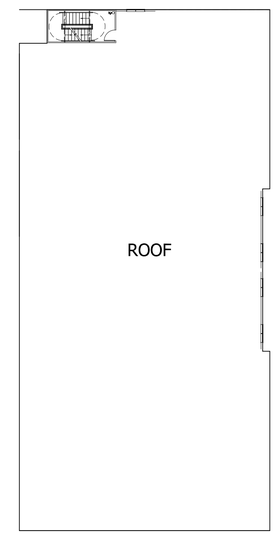
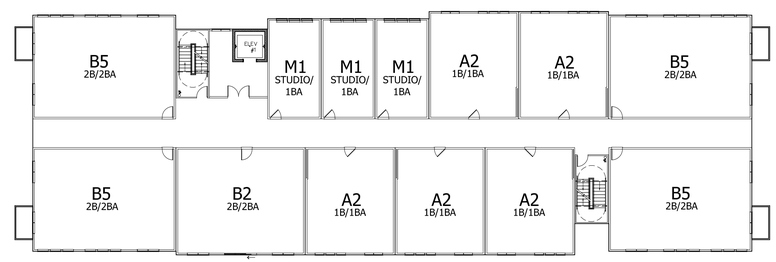


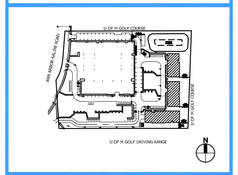
02 LEVEL UL4 FLOOR PLAN
SCALE: 1" = 20'-0"

OPEN



FF ELEV
+/- 962

KEY PLAN



DENOTES MATCHLINE
DENOTES FIREWALL

ARCHITECT:
HENSLEY LAMKIN RACHEL, INC. ● 14881 QUORUM DR. SUITE 550
DALLAS, TEXAS 75254 ● (972) 726 9400

ARCHITECT CONSULTANT:
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ANN ARBOR, MICHIGAN 48103 ● (734) 930-1300

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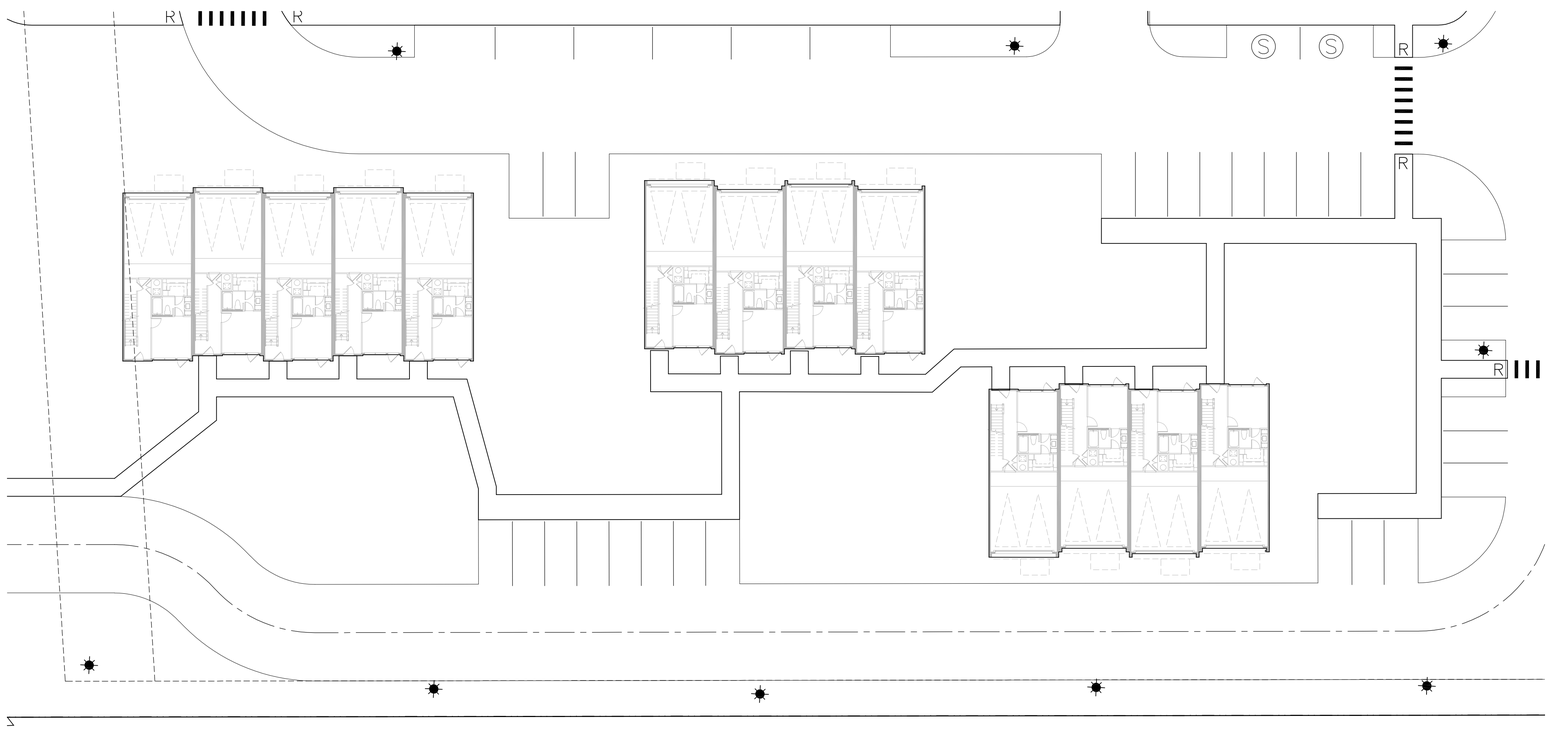
RESUBMITTAL: 09/09/19

HLR PROJECT ID:
18295

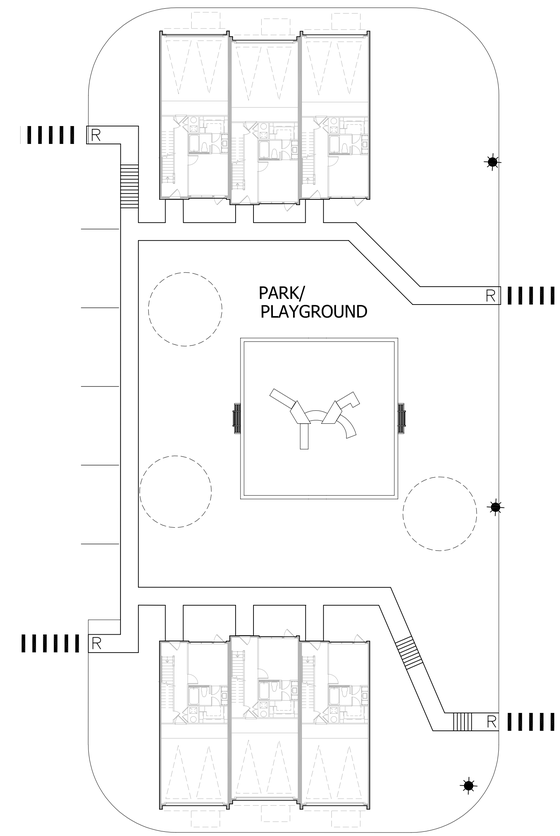
DRAWING NO.

A1.12

BUILDING 9
LEVELS UL4, ROOF

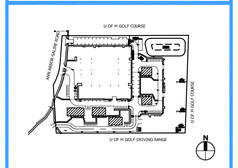


01 SOUTHERN TOWNHOMES
SCALE: 1" = 20'-0"



01 PARK TOWNHOMES
SCALE: 1" = 20'-0"

KEY PLAN



DENOTES MATCHLINE
DENOTES FIREWALL

HLR ARCHITECTS
ARCHITECT:
HENSLEY LAMKIN RACHEL, INC. ● 14881 QUORUM DR. SUITE 550
DALLAS, TEXAS 75254 ● (972) 726-9400

J BRADLEY MOORE & ASSOCIATES
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SITE PLAN EXHIBIT: 05/24/19
RESUBMITTAL: 09/09/19

HLR PROJECT ID:
18295

DRAWING NO.
A1.13

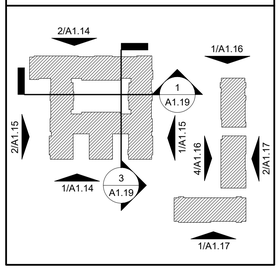
BUILDINGS 2-8
LEVEL UL1

MATERIAL LEGEND

PRELIMINARY EXTERIOR FINISHES:

01	MANUFACTURED MASONRY
02	FACE BRICK
03	STUCCO (ALTERNATE FACE BRICK PENDING COST)
04	CEMENTITIOUS LAP SIDING (WOOD-LOOK)
05	METAL PANEL
06	VINYL WINDOW/DOOR ASSEMBLY
07	STOREFRONT GLAZING SYSTEM
08	PAINTED METAL RAILINGS/CANOPIES/BALCONIES

KEY PLAN



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

HLR ARCHITECTS

ARCHITECT:
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DALLAS • HOUSTON • SEATTLE
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PH: 972.726.9400

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ARCHITECTURAL CONSULTANT:
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4844 JACKSON RD, SUITE 150
ANN ARBOR, MICHIGAN 48103
PH: 734.930.1500

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Project Title:

Valhalla Ann Arbor

CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

Site Plan Exhibit:	**09 Sept 2019**
DD Issue:	**--/--/--**
Permit Issue:	
CD Issue:	
Project ID:	**18295**

Sheet No.

A1.14

EXTERIOR ELEVATIONS COURTYARD BLDG

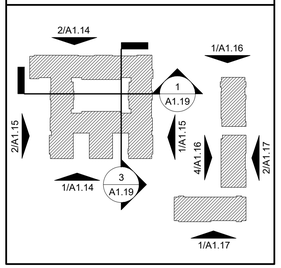
9/13/2019 9:00:44 AM

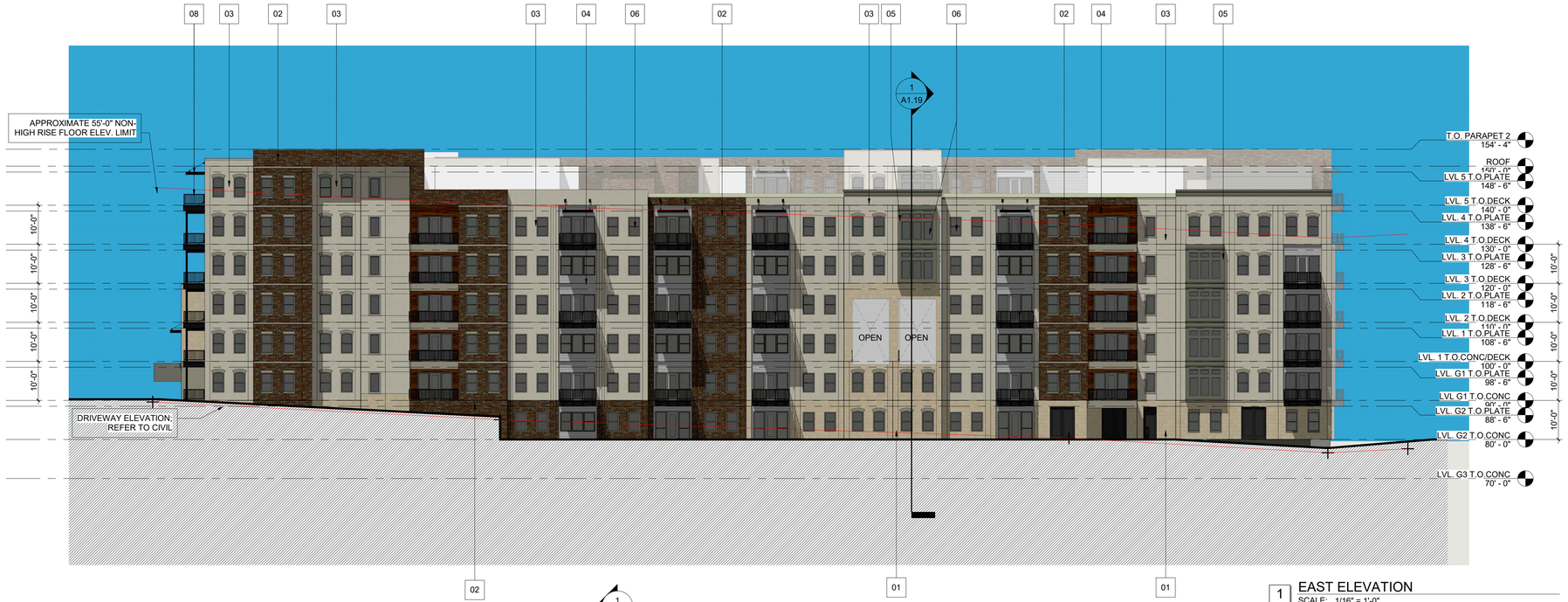
MATERIAL LEGEND

PRELIMINARY EXTERIOR FINISHES:

01	MANUFACTURED MASONRY
02	FACE BRICK
03	STUCCO (ALTERNATE FACE BRICK PENDING COST)
04	CEMENTITIOUS LAP SIDING (WOOD-LOOK)
05	METAL PANEL
06	VINYL WINDOW/DOOR ASSEMBLY
07	STOREFRONT GLAZING SYSTEM
08	PAINTED METAL RAILINGS/CANOPIES/BALCONIES

KEY PLAN





1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

2 WEST ELEVATION
SCALE: 1/16" = 1'-0"

HLR ARCHITECTS

ARCHITECT:
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Project Title:

Valhalla Ann Arbor

CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

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CD Issue:	

Project ID: 18295

Sheet No.

A1.15

EXTERIOR ELEVATIONS
COURTYARD BLDG

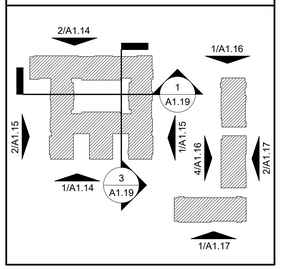
9/13/2019 9:00:57 AM
R:\18295.rvt

MATERIAL LEGEND

PRELIMINARY EXTERIOR FINISHES:

01	MANUFACTURED MASONRY
02	FACE BRICK
03	STUCCO (ALTERNATE FACE BRICK PENDING COST)
04	CEMENTITIOUS LAP SIDING (WOOD-LOOK)
05	METAL PANEL
06	VINYL WINDOW/DOOR ASSEMBLY
07	STOREFRONT GLAZING SYSTEM
08	PAINTED METAL RAILINGS/CANOPIES/BALCONIES

KEY PLAN



1 L NORTH ELEVATION
SCALE: 1/16" = 1'-0"

4 L WEST ELEVATION
SCALE: N.T.S.

8/13/2019 9:01:12 AM
8:12AM

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ARCHITECTURAL CONSULTANT:

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ANN ARBOR, MICHIGAN 48103

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Project Title:

Valhalla Ann Arbor

CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

Site Plan Exhibit:	**09 Sept 2019**
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CD Issue:	
Project ID:	**18295**

Sheet No.

A1.16

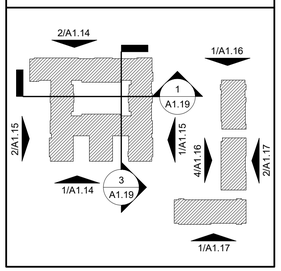
EXTERIOR ELEVATIONS
L-SHAPE BUILDING

MATERIAL LEGEND

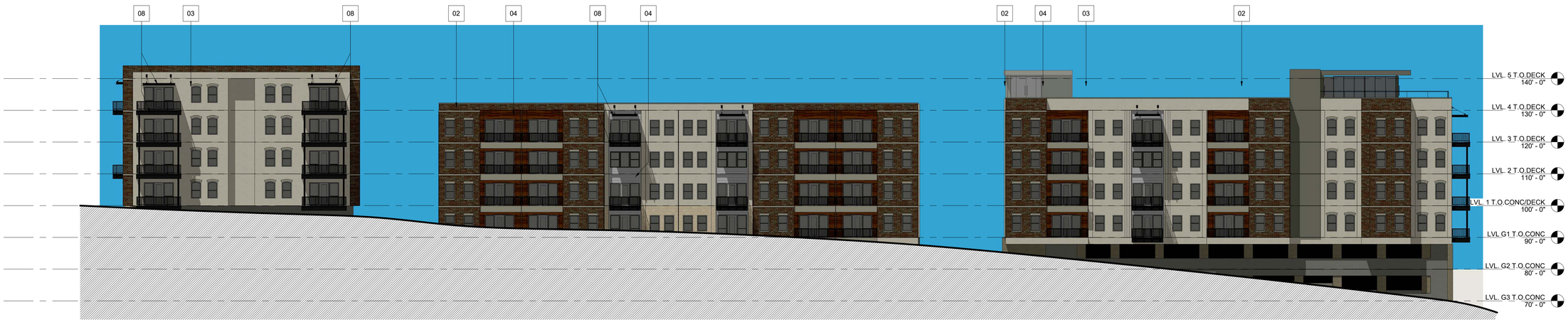
PRELIMINARY EXTERIOR FINISHES:

01	MANUFACTURED MASONRY
02	FACE BRICK
03	STUCCO (ALTERNATE FACE BRICK PENDING COST)
04	CEMENTITIOUS LAP SIDING (WOOD-LOOK)
05	METAL PANEL
06	VINYL WINDOW/DOOR ASSEMBLY
07	STOREFRONT GLAZING SYSTEM
08	PAINTED METAL RAILINGS/CANOPIES/BALCONIES

KEY PLAN



1 L SOUTH ELEVATION
SCALE: N.T.S.



2 L EAST ELEVATION
SCALE: N.T.S.

9/13/2019 9:01:24 AM

HLR ARCHITECTS

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ARCHITECTURAL CONSULTANT:

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Project Title:

Valhalla Ann Arbor

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WASHTENAW COUNTY, MICHIGAN

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CD Issue:	

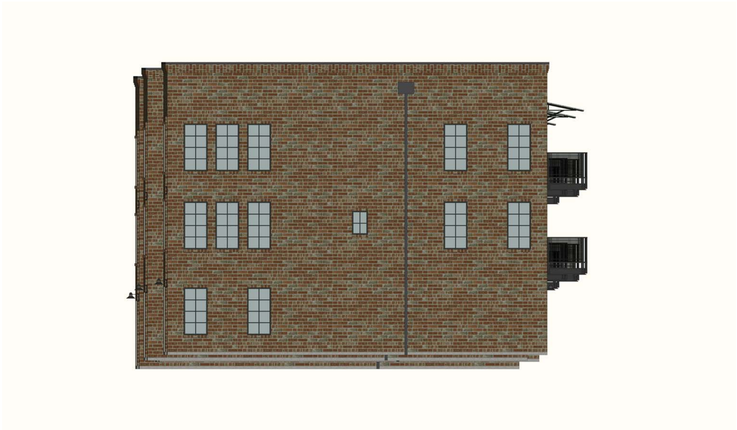
Project ID: 18295

Sheet No.

A1.17

EXTERIOR ELEVATIONS
L-SHAPE BUILDING

NOTE TOWNHOMES VARY IN UNIT COUNT AND CONFIGURATION SLIGHTLY FROM LOCATION TO LOCATION.
THE BELOW ELEVATIONS ARE REPRESENTATIVE OF THE GROUP.



REPRESENTATIVE TOWNHOME ELEVATION 04

REPRESENTATIVE TOWNHOME ELEVATION 02

REPRESENTATIVE TOWNHOME ELEVATION 03

REPRESENTATIVE TOWNHOME ELEVATION 01

9/13/2019 9:01:36 AM

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ARCHITECTURAL CONSULTANT:

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Project Title:

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CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

Site Plan Exhibit: 09 Sept 2019

DD Issue: --/--/--

Permit Issue:

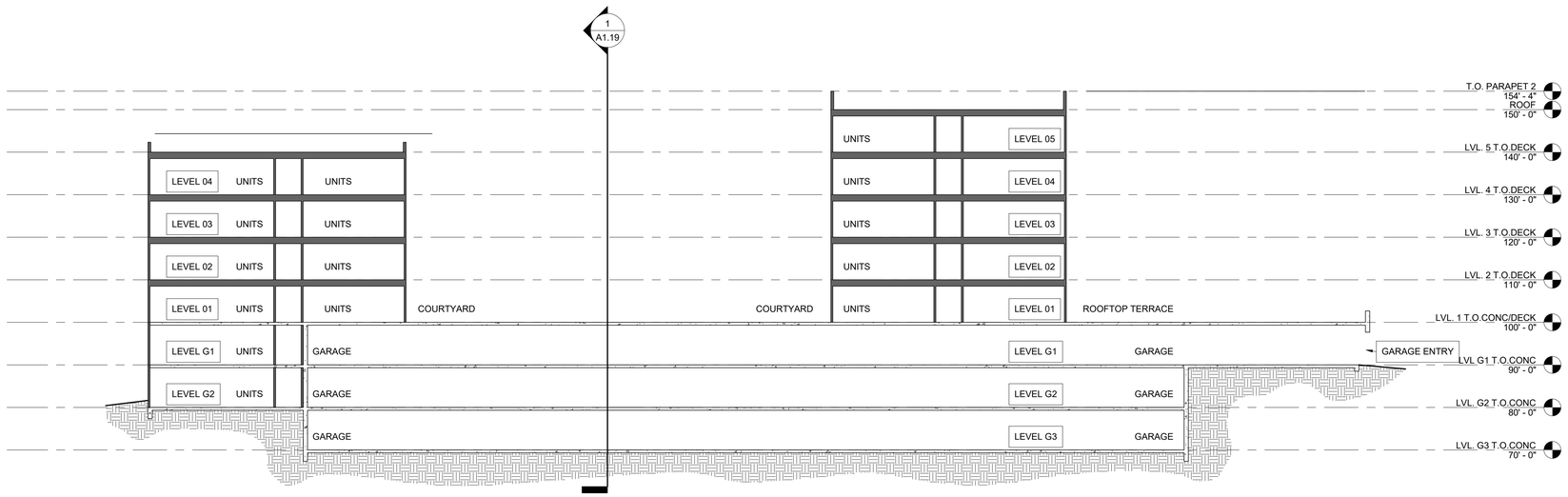
CD Issue:

Project ID: 18295

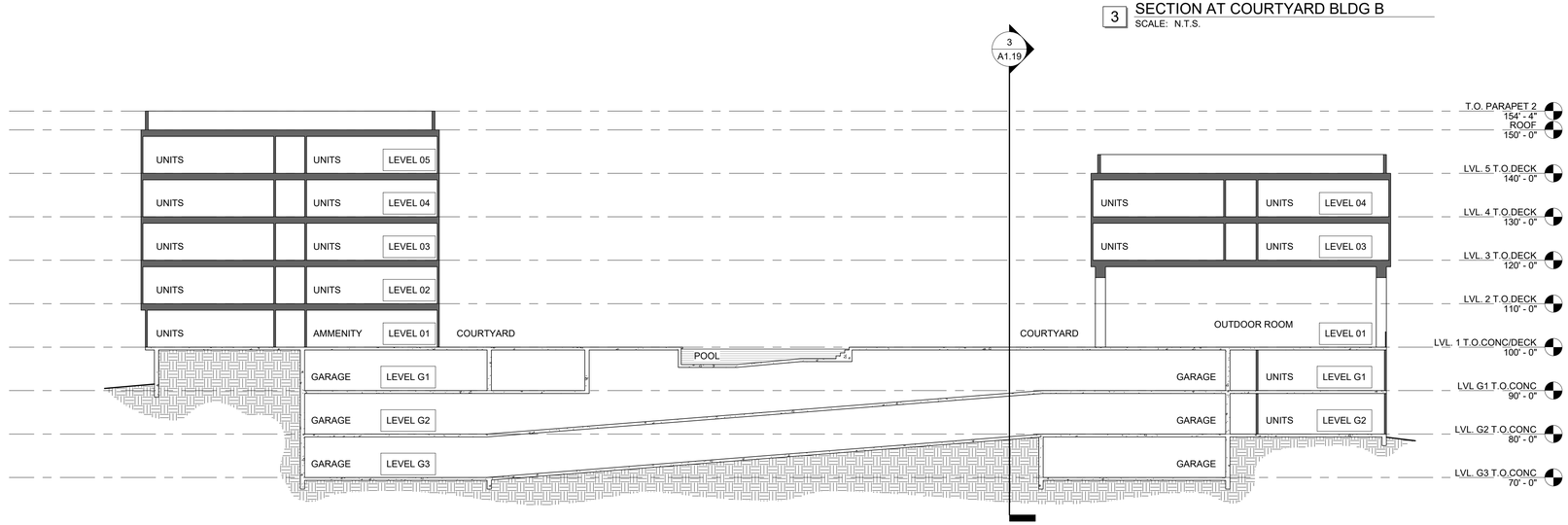
Sheet No.

A1.18

EXTERIOR ELEVATION - SAMPLE TOWNHOMES

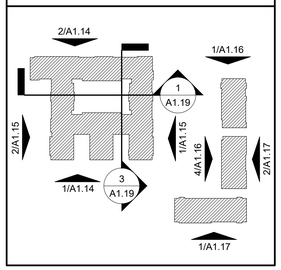


3 SECTION AT COURTYARD BLDG B
SCALE: N.T.S.



1 SECTION AT COURTYARD BLDG A
SCALE: 1/16" = 1'-0"

KEY PLAN



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ARCHITECT:

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CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

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Permit Issue:

CD Issue:

Project ID: 18295

Sheet No.

A1.19

BUILDING SECTIONS

9/13/2019 9:01:39 AM

2 SOUTHWEST AERIAL PERSPECTIVE
SCALE: N.T.S.

3 LEASING AREA
SCALE: N.T.S.

1 TOWNHOME ALLEY
SCALE: N.T.S.

4 NORTHEAST AERIAL PERSPECTIVE
SCALE: N.T.S.

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Project ID: **18295**

Sheet No.

A1.20

PERSPECTIVE VIEWS

9/13/2019 9:01:51 AM

1 NORTHEAST VIEW FROM GOLF COURSE
SCALE: N.T.S.

2 NORTH ELEVATION PERSPECTIVE
SCALE: N.T.S.

3 VIEW ON APPROACH S. MAIN ST.
SCALE: N.T.S.

4 AERIAL OF PARK CONCEPT AND ROOFTOP AMMENITY
SCALE: N.T.S.

HLR ARCHITECTS

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Revisions

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Project Title:

Valhalla Ann Arbor

CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

Site Plan Exhibit: 09 Sept 2019
DD Issue: --/--/--
Permit Issue:
CD Issue:

Project ID: 18295

Sheet No.

A1.21

PERSPECTIVE VIEWS

8/13/2019 9:02:02 AM