

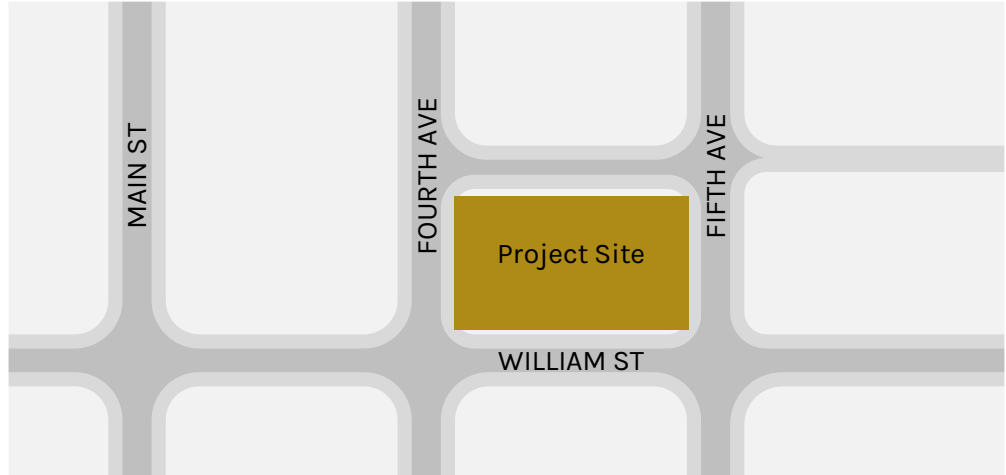
AAHC
350 S. FIFTH AVE

DESIGN REVIEW BOARD SUBMISSION

11/9/2022

PROJECT SUMMARY | CONTENTS

- **Developer:** Ann Arbor Housing Commission (AAHC) + TBD development partner
 - Ann Arbor Housing Commission 727 Miller Ave, Ann Arbor, MI 48103
- **Architect / Engineer:** SmithGroup
 - SmithGroup 500 Griswold St #1700, Detroit, MI 48226
- **Location:** 350 South Fifth Avenue, Ann Arbor, MI
- **Zoning:** D1
- **Character Overlay District:** Midtown
- **Site Area:** 34,928 SF
- **FAR:**
 - Max. = 900%
 - Proposed = 900%
- **Building Height:**
 - Max. = 275'
 - Proposed = 228'-8"
- **Number of stories:** 18
- **Number of dwelling units:** 296 (total)
 - East building = 201
 - West building = 95
- **Off-street parking spaces:**
 - Required = 0
 - Proposed = 0
- **Bicycle Parking:**
 - Class A
 - Required: 129
 - Proposed: 134
 - Class C
 - Required: 1
 - Proposed: 34



BIRDSEYE AERIAL

350 S. FIFTH AVENUE

- A** Federal Building / US Post Office
- B** Blake Transit Center
- C** Ann Arbor District Library
- D** Single-family houses
- E** Townhouse and duplex units
- F** Muehlig Funeral Chapel
- G** Fourth & William Parking Garage
- H** High-rise apartment building
- I** Downtown Ann Arbor - Main Street
- J** High-rise condominiums

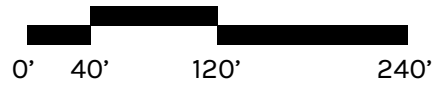
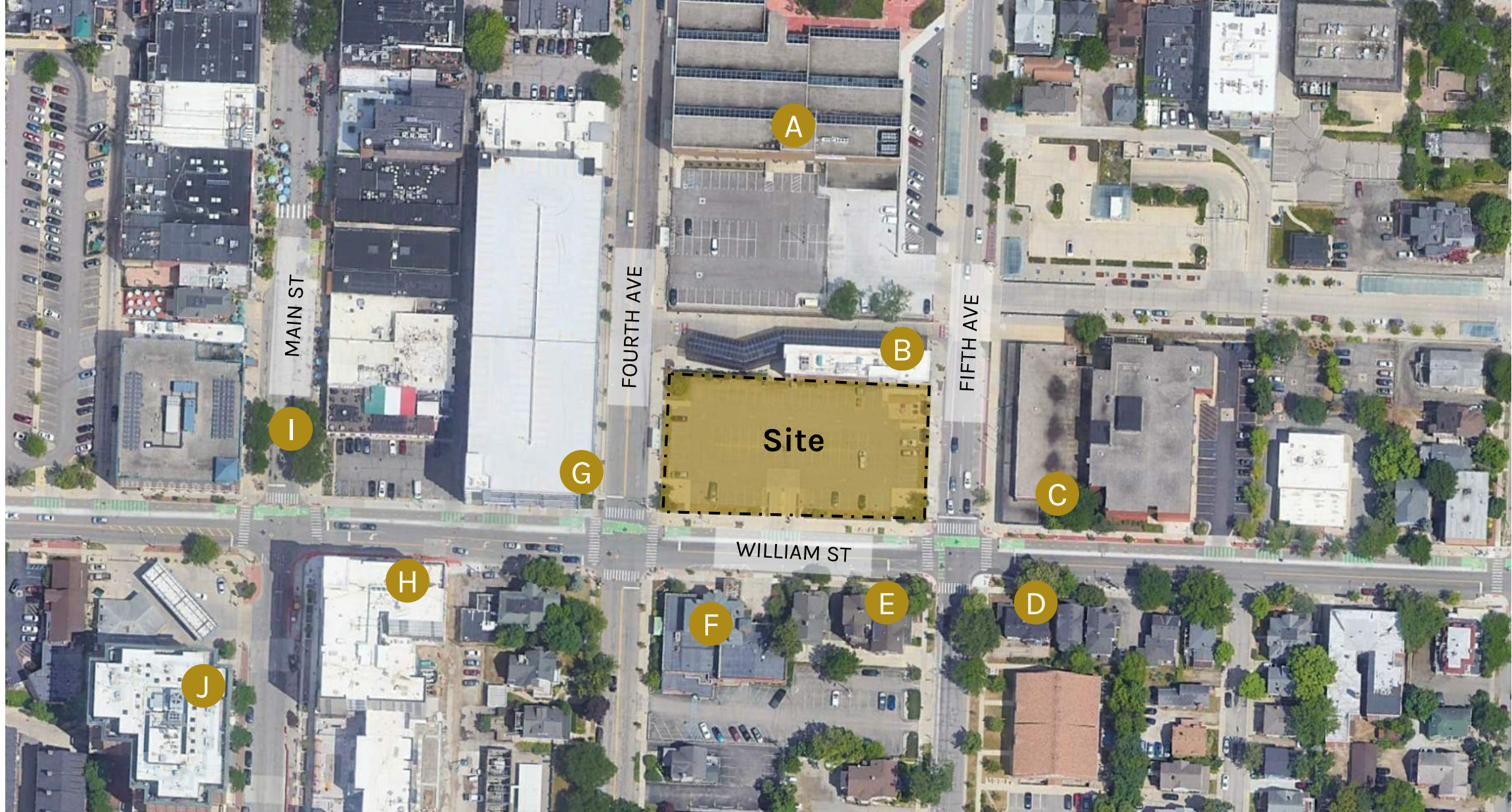


NORTH

CONTEXTUAL SITE MAP

350 S. FIFTH AVENUE

- A** Federal Building / US Post Office
- B** Blake Transit Center
- C** Ann Arbor District Library
- D** Single-family houses
- E** Townhouse and duplex units
- F** Muehlig Funeral Chapel
- G** Fourth & William Parking Garage
- H** High-rise apartment building
- I** Downtown Ann Arbor - Main Street
- J** High-rise condominiums



STREETVIEWS OF SITE CONTEXT

350 S. FIFTH AVENUE



Federal Building



Blake Transit Center



Ann Arbor District Library



Single-family houses



Townhouse and duplex units



Muehlig Funeral Chapel

STREETVIEWS OF SITE CONTEXT

350 S. FIFTH AVENUE



Fourth & William Parking Garage



High-rise apartment building



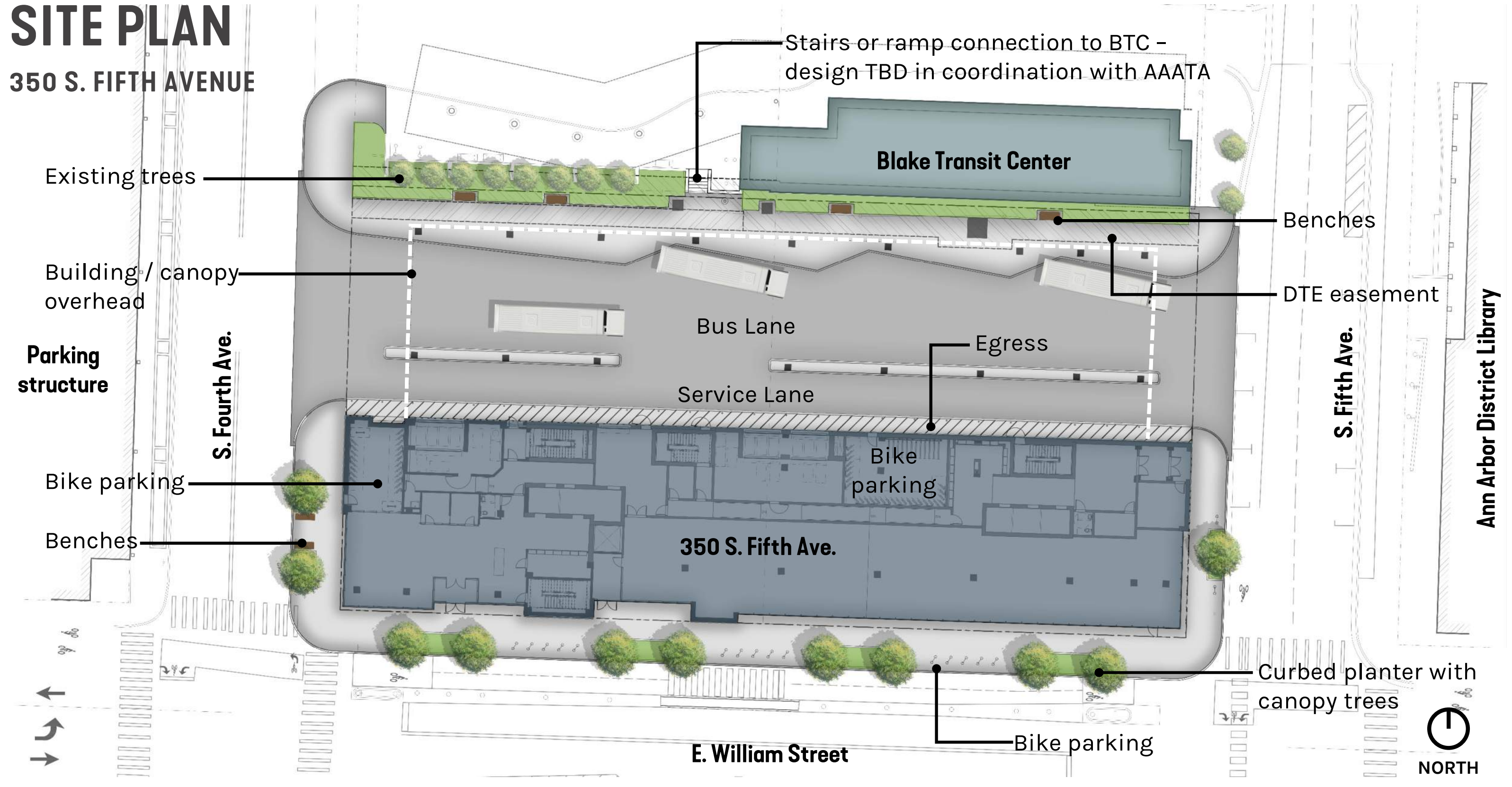
Main Street - Downtown Ann Arbor



High-rise condominium building

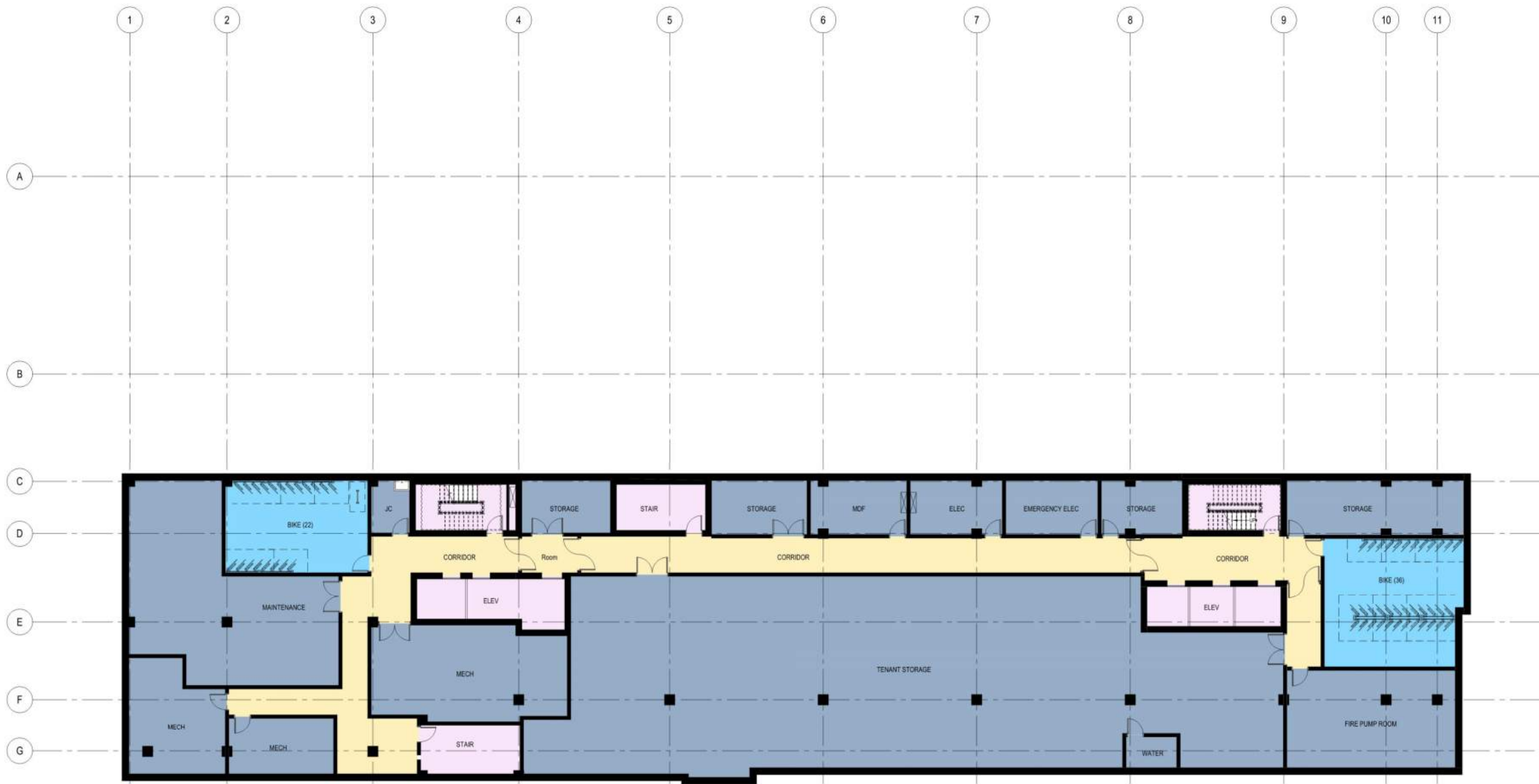
SITE PLAN

350 S. FIFTH AVENUE



FLOOR PLANS

BASEMENT

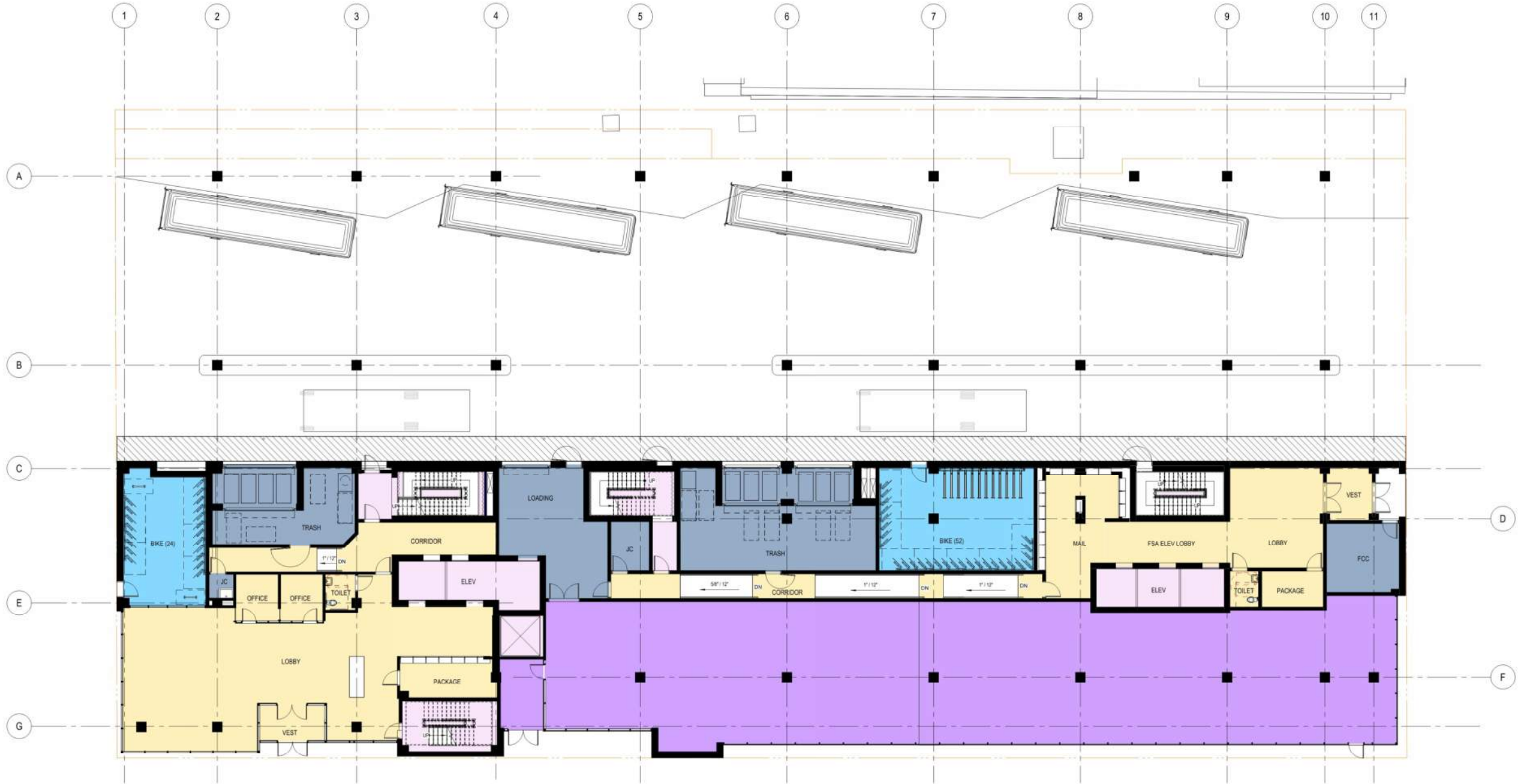


LEGEND

- COMMON AREA
- DWELLING UNIT
- MAJOR VERTICAL PENETRATION
- MECHANICAL / STORAGE
- RETAIL
- TENANT STORAGE

FLOOR PLANS

FLOOR 1



- LEGEND**
- COMMON AREA
 - DWELLING UNIT
 - MAJOR VERTICAL PENETRATION
 - MECHANICAL / STORAGE
 - RETAIL
 - TENANT STORAGE

FLOOR PLANS

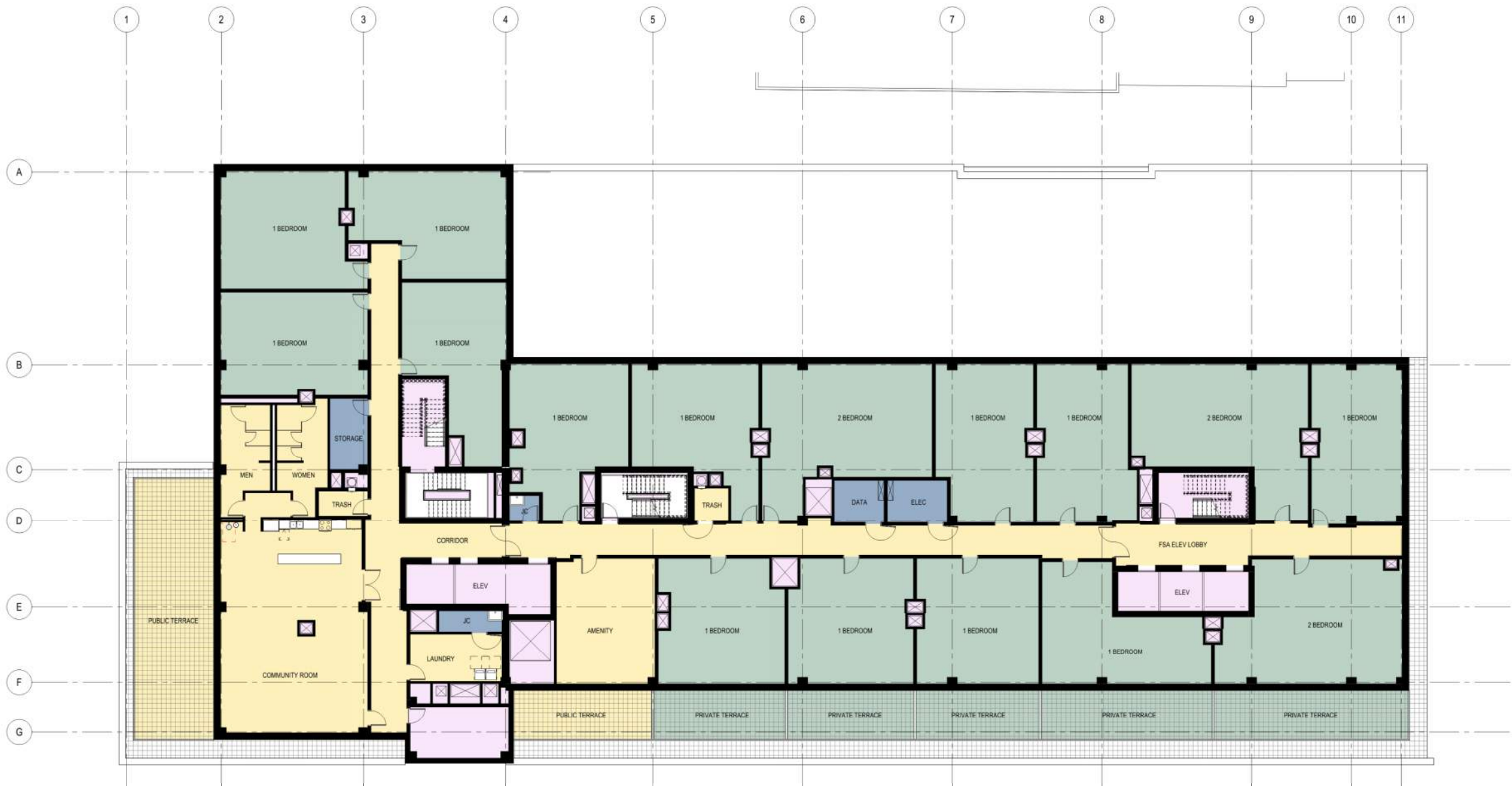
FLOOR 2



- LEGEND**
- COMMON AREA
 - DWELLING UNIT
 - MAJOR VERTICAL PENETRATION
 - MECHANICAL / STORAGE
 - RETAIL
 - TENANT STORAGE

FLOOR PLANS

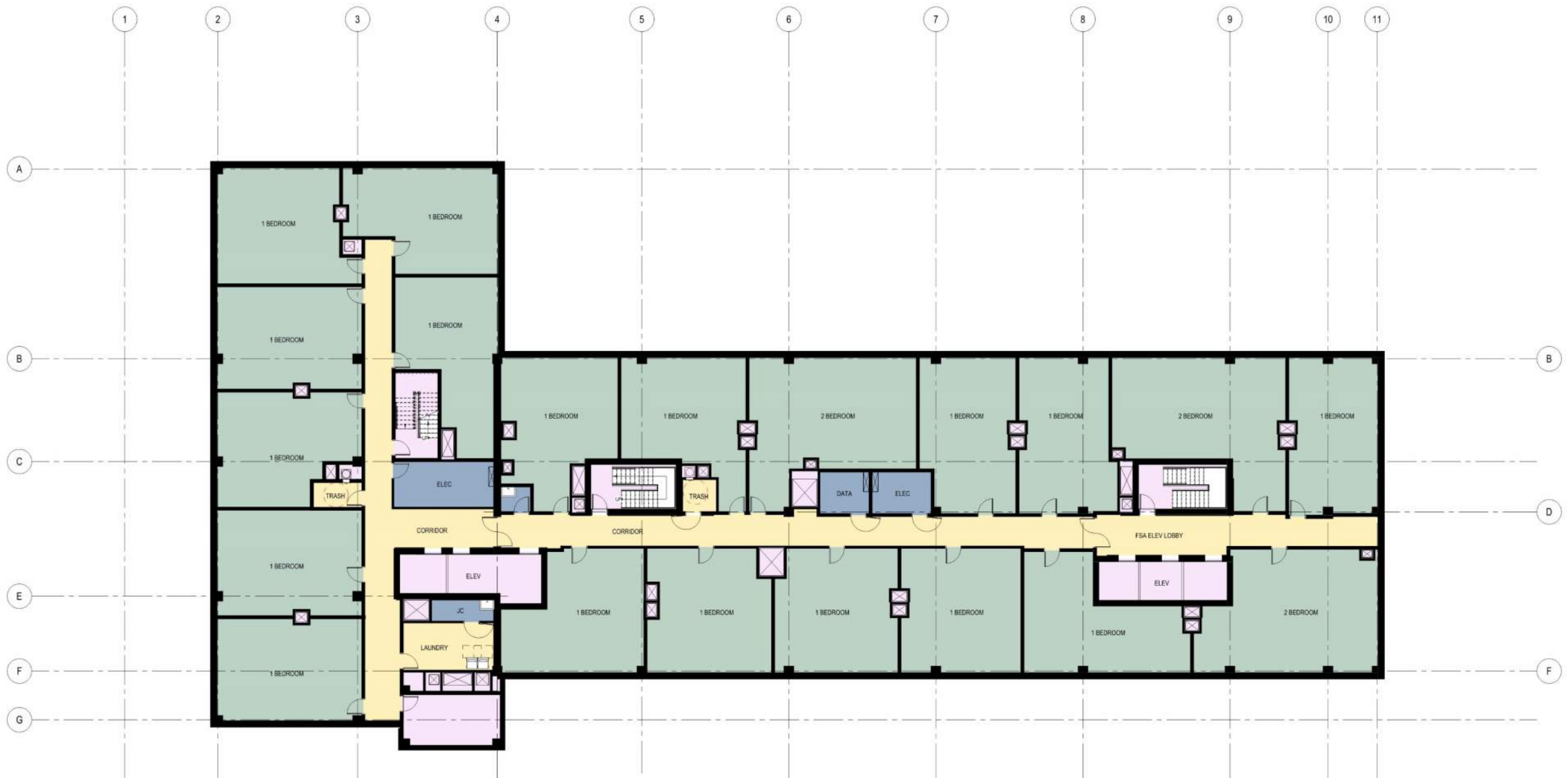
FLOOR 3



- LEGEND**
- COMMON AREA
 - DWELLING UNIT
 - MAJOR VERTICAL PENETRATION
 - MECHANICAL / STORAGE
 - RETAIL
 - TENANT STORAGE

FLOOR PLANS

FLOOR 4-16



- LEGEND**
- COMMON AREA
 - DWELLING UNIT
 - MAJOR VERTICAL PENETRATION
 - MECHANICAL / STORAGE
 - RETAIL
 - TENANT STORAGE

FLOOR PLANS

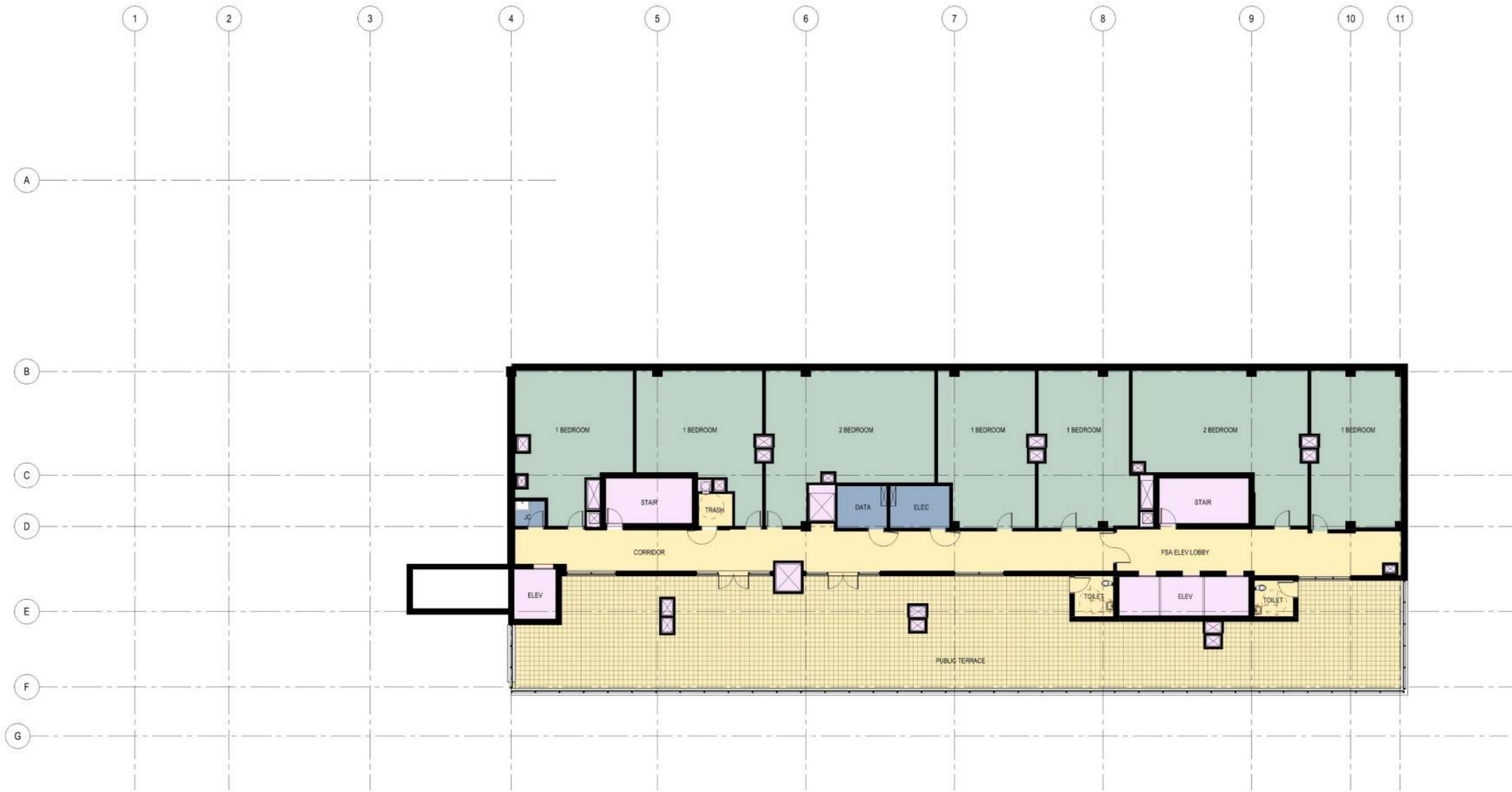
FLOOR 17



- LEGEND**
- COMMON AREA
 - DWELLING UNIT
 - MAJOR VERTICAL PENETRATION
 - MECHANICAL / STORAGE
 - RETAIL
 - TENANT STORAGE

FLOOR PLANS

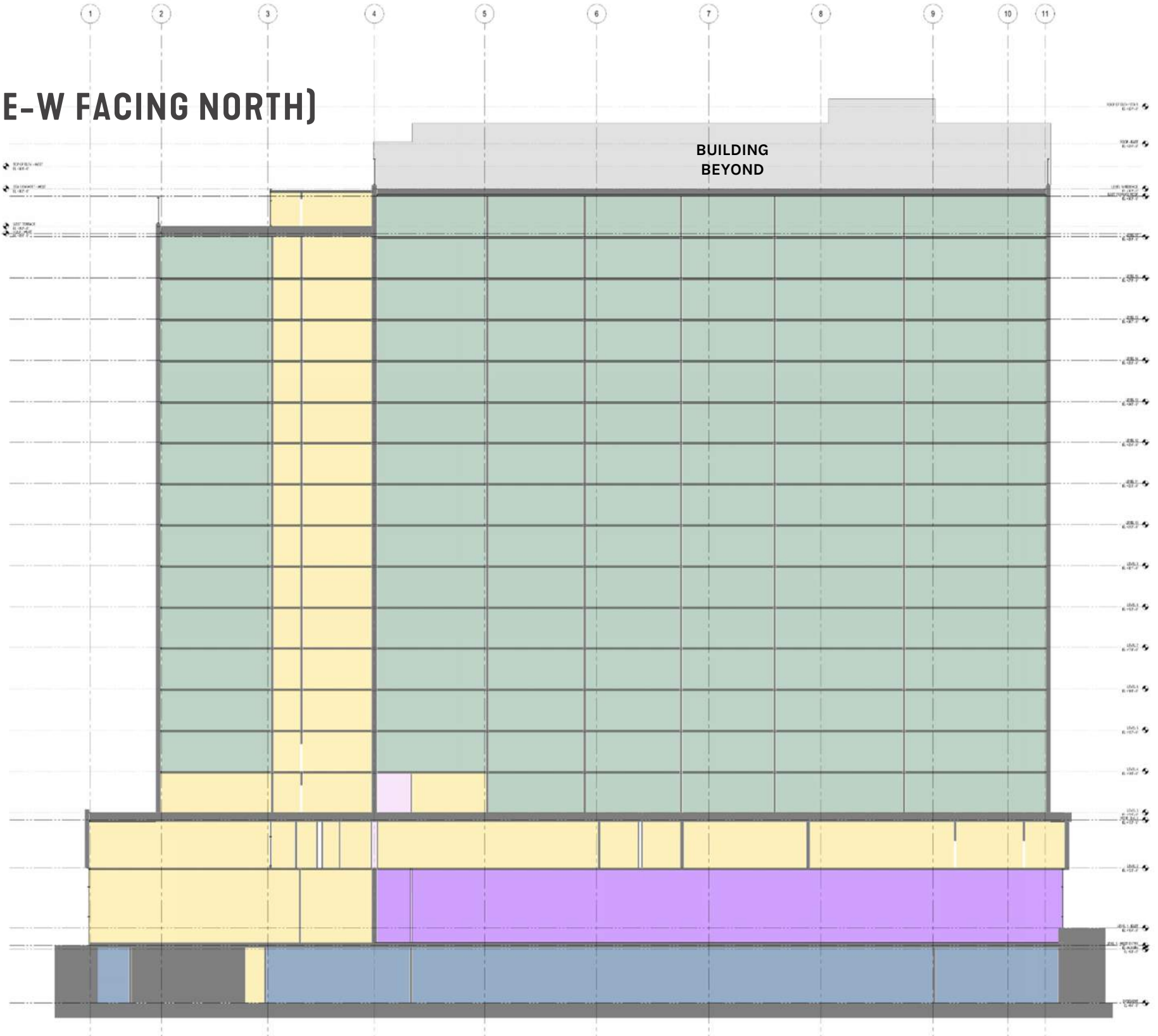
FLOOR 18



- LEGEND**
- COMMON AREA
 - DWELLING UNIT
 - MAJOR VERTICAL PENETRATION
 - MECHANICAL / STORAGE
 - RETAIL
 - TENANT STORAGE

SECTIONS

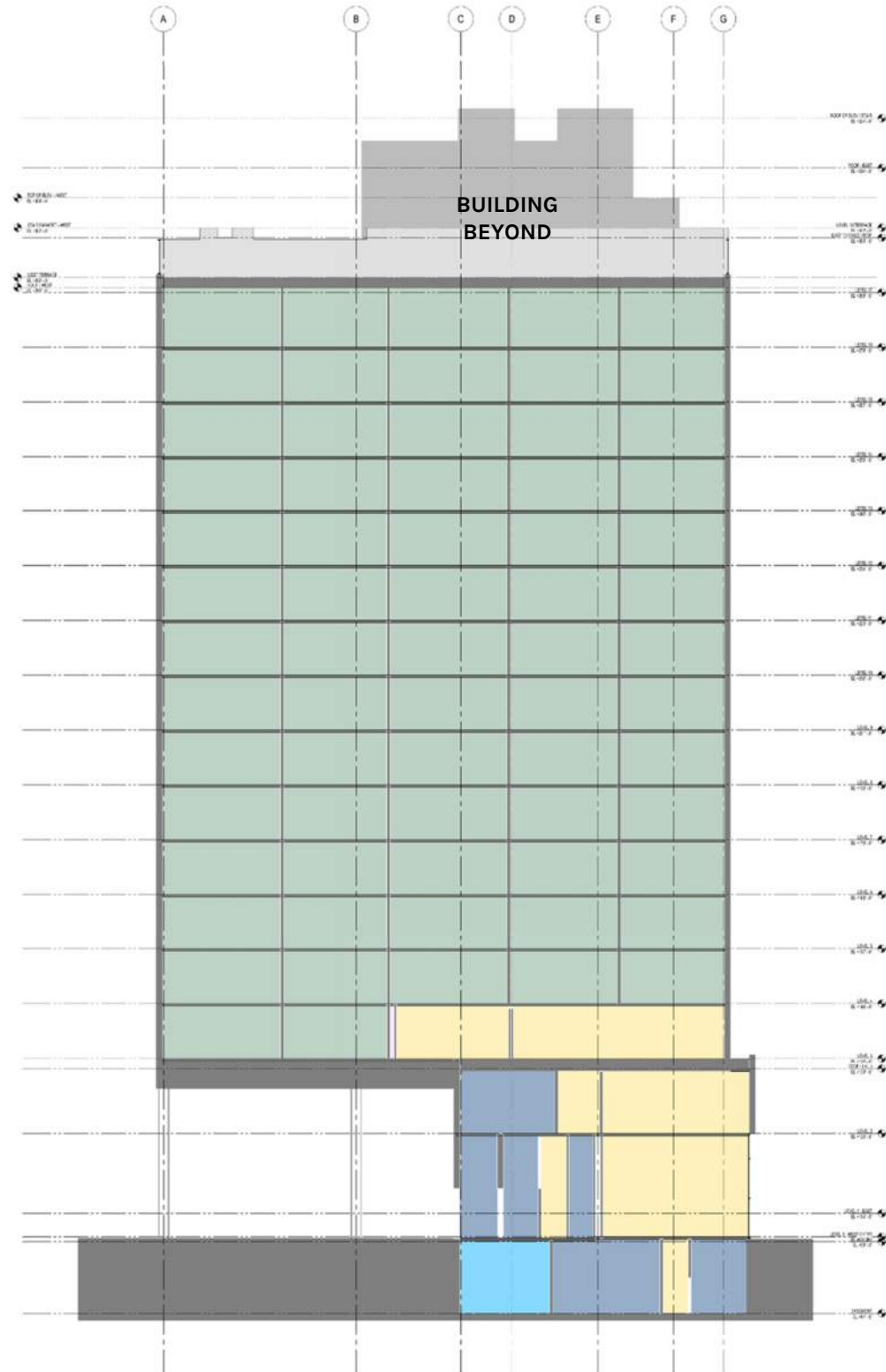
LONGITUIDNAL SECTION (E-W FACING NORTH)



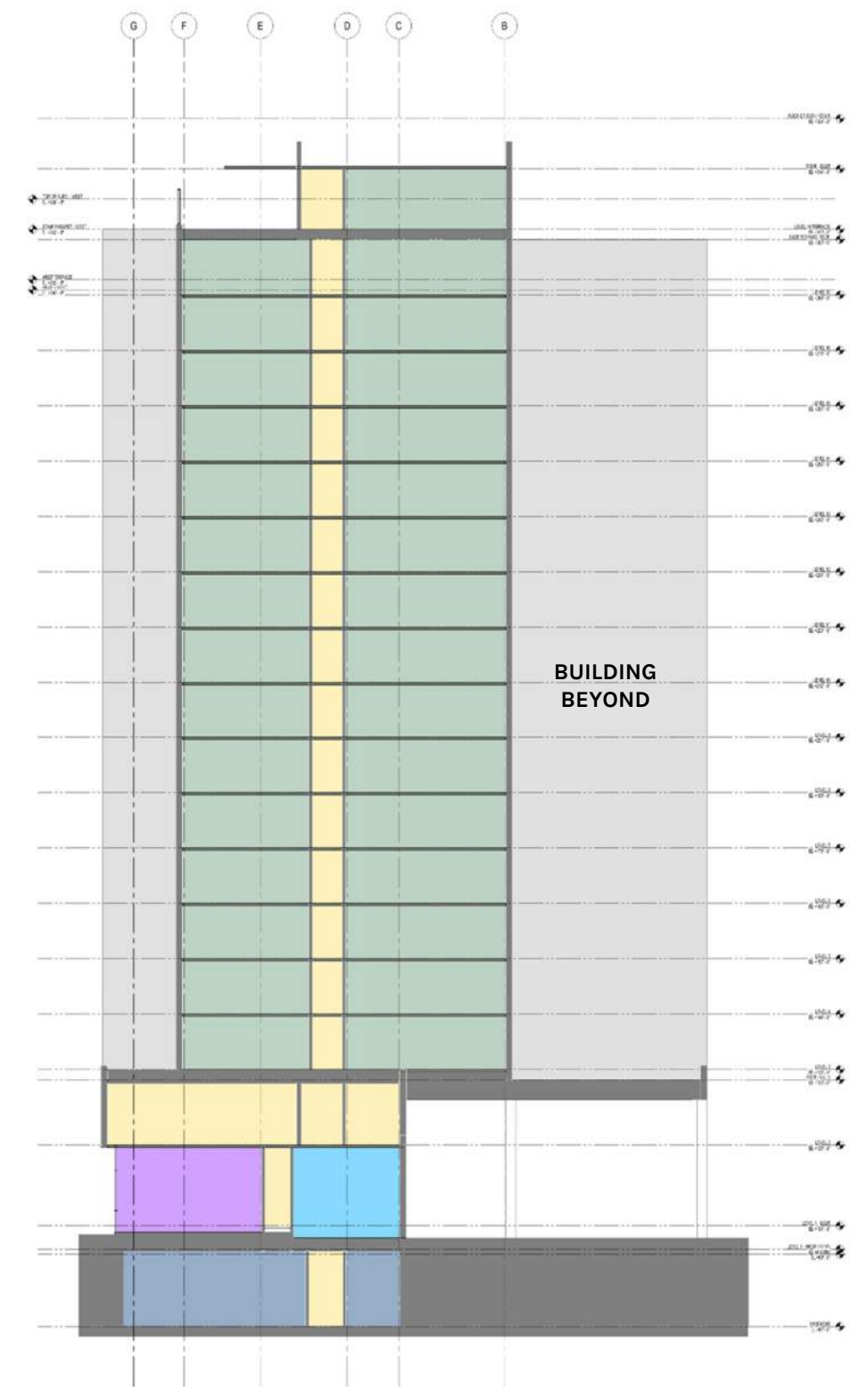
- LEGEND**
- COMMON AREA
 - DWELLING UNIT
 - MAJOR VERTICAL PENETRATION
 - MECHANICAL / STORAGE
 - RETAIL
 - TENANT STORAGE

SECTIONS

TRANSVERSE SECTION (N-S FACING EAST)



TRANSVERSE SECTION (N-S FACING WEST)



LEGEND

- COMMON AREA
- DWELLING UNIT
- MAJOR VERTICAL PENETRATION
- MECHANICAL / STORAGE
- RETAIL
- TENANT STORAGE

ELEVATIONS

SOUTH (WILLIAM STREET)



Time of Day
Fall Equinox @ 2pm

General Note: Architectural floor elevations begin at 100'-0"

ELEVATIONS

NORTH (FROM BLAKE TRANSIT CENTER)

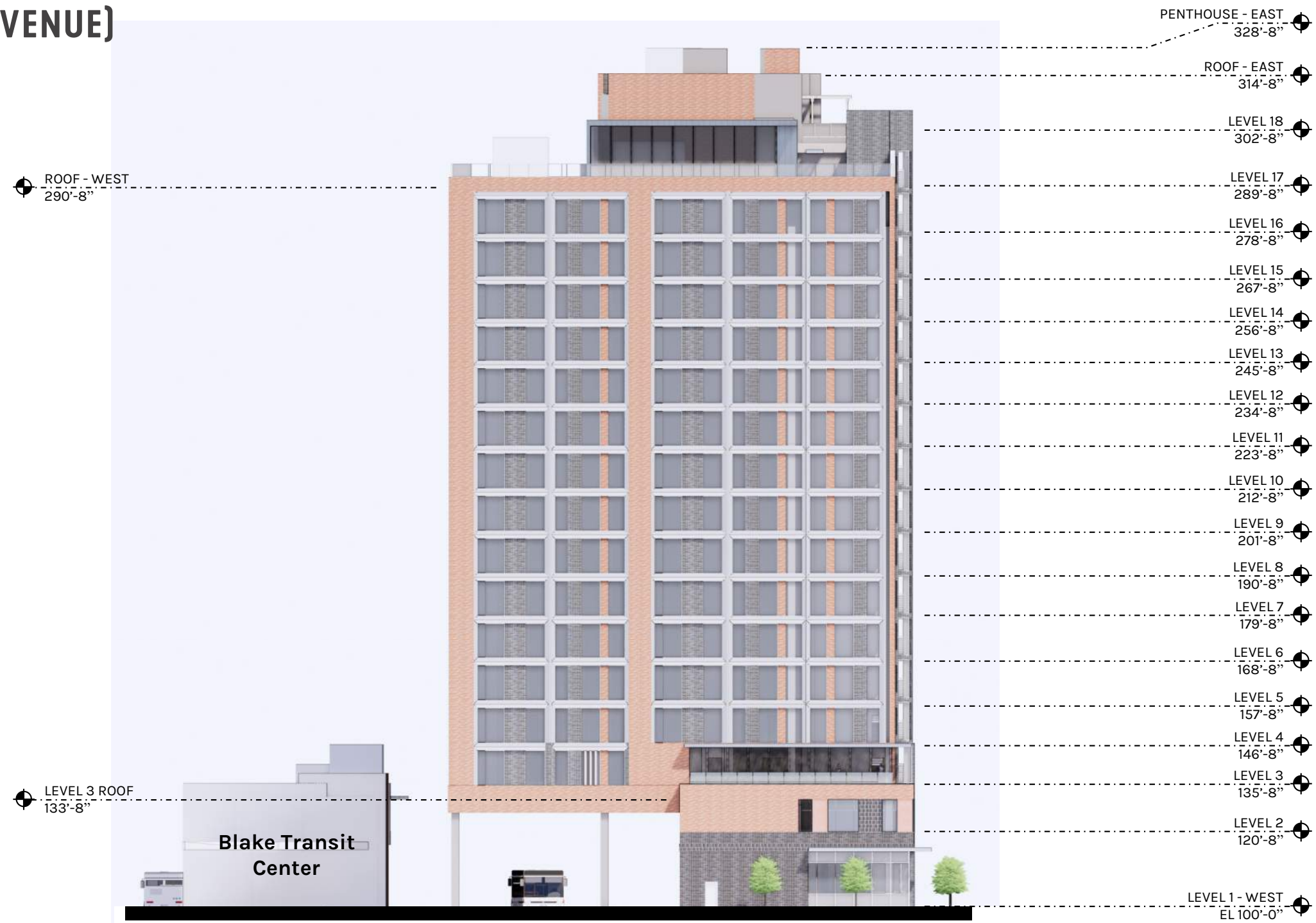


Time of Day
Fall Equinox @ 4pm

General Note: Architectural floor elevations begin at 100'-0"

ELEVATIONS

WEST (FROM FOURTH AVENUE)



Time of Day
Fall Equinox @ 2pm

General Note: Architectural floor elevations begin at 100'-0"

ELEVATIONS

EAST (FROM FIFTH AVENUE)



Time of Day
Fall Equinox @ 11am

General Note: Architectural floor elevations begin at 100'-0"

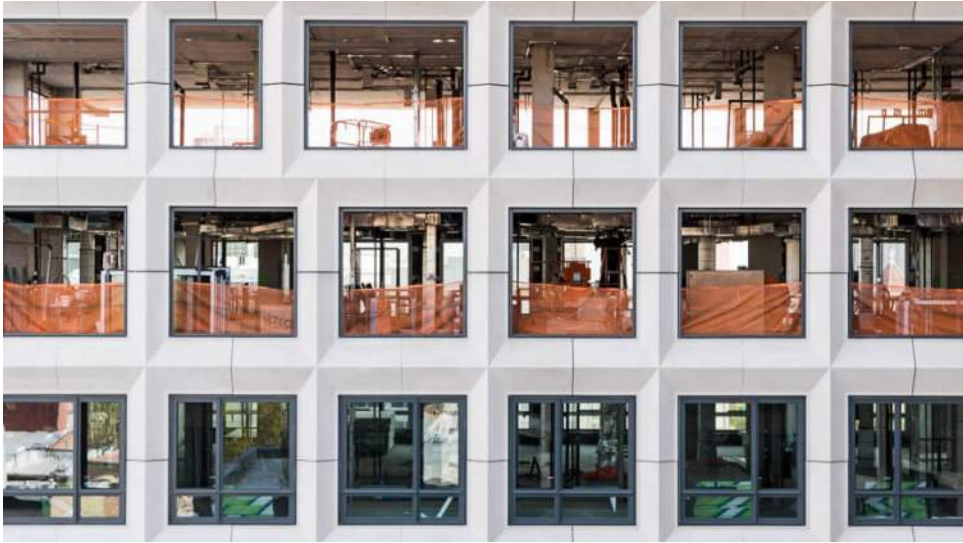
MATERIALS

PRIMARY

Brick



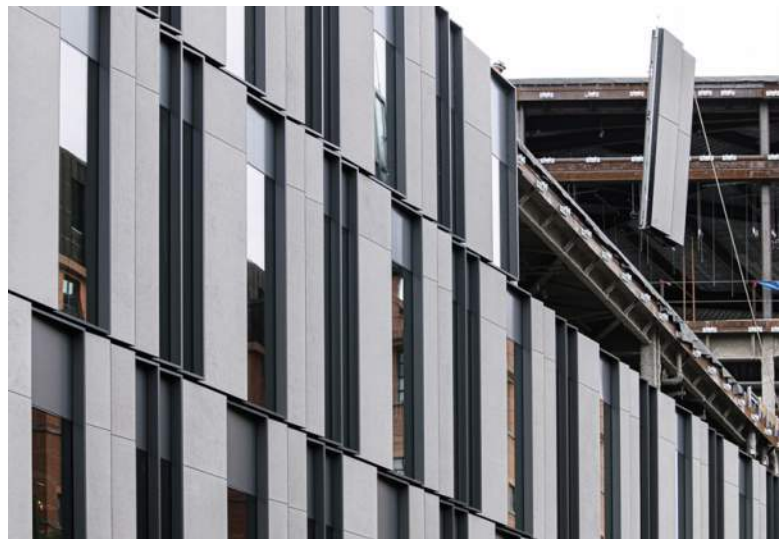
Precast Concrete



MATERIALS

SECONDARY

Concrete Panel / Terra Cotta Rainscreen



Aluminum Storefront with metal frame canopy



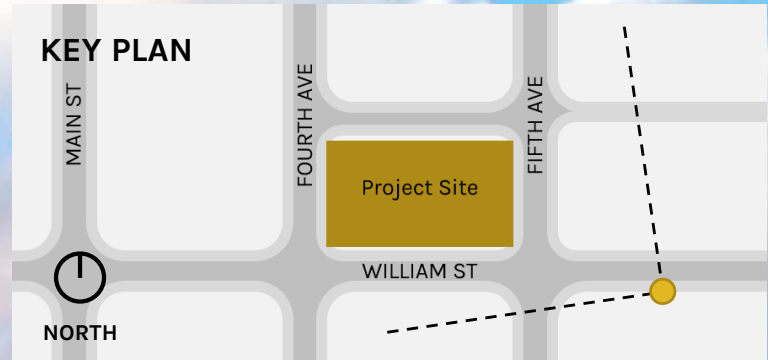
PERSPECTIVES

SOUTHEAST FACING NORTHWEST



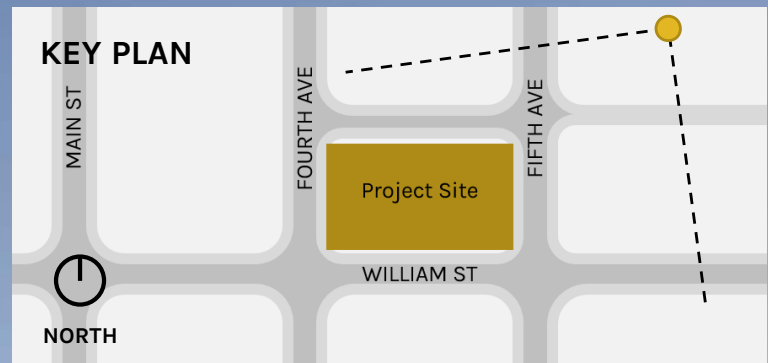
PERSPECTIVES

SOUTHEAST FACING NORTHWEST



PERSPECTIVES

NORTHEAST FACING SOUTHWEST



PERSPECTIVES

NORTHWEST FACING SOUTHEAST



PERSPECTIVES

SOUTHWEST FACING NORTHEAST



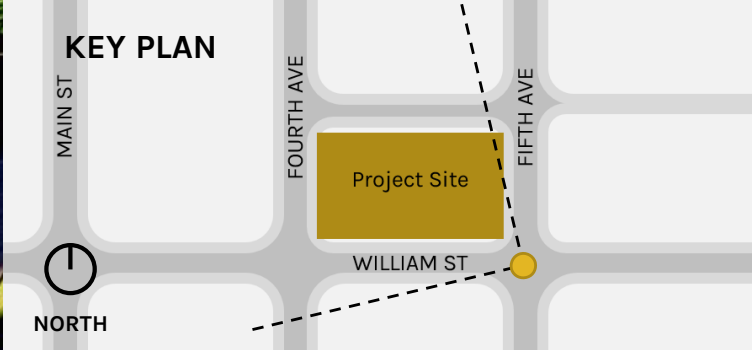
PERSPECTIVES

PODIUM AMENITY



PERSPECTIVES

PODIUM AMENITY



PERSPECTIVES

ROOFTOP AMENITY

