Site Plan Review for City Council - SP16-075
New Farmers Market Enclosure
at Ann Arbor Farmers Market
315 Detroit Street, Section 29, City of Ann Arbor, Washtenaw County, MI

owner | petitioner
ann arbor parks & recreation services
301 east huron street, ann arbor, mi 48107
contact: amy kuras, park planner | project manager
ph: 734-845-0643  email: akuras@a2gov.org
property is owned by the city.

architect:
kohler architecture inc.
1118 w.front street, monroe, mi 48161
contact: keith kohler, architect | project manager
ph: 734-242-6880  email: kkohler@kohlerarchitect.net

civil engineer:
zeimet wozniak & associates
55800 grand river ave., suite 100, new hudson, mi 48165
contact: julian wargo, engineer | project manager
ph: 248-437.5099  email: jwargo@zeimetwozniak.com

New Farmers Market Enclosure
exterior perspective - view at looking fourth street entry
NEW FARMERS MARKET ENCLOSURE
(50,060 sq. ft. = 4,300 sf.)
F.F. = 243.12'
NEW FARMERS MARKET ENCLOSURE
(50'x80' = 4,000 S.F.)
F.F. = 243.10'

EXISTING FARMERS MARKET OFFICE
F.F. = 99.7'

NEW SCREENED REFUSE | RECYCLING ENCLOSURE WITH 3'-6" SWING GATE AND COMPACTED CRUSHED STONE PAD.

SNOW REMOVAL:
PLEASE NOTE THAT SNOW IS HAULED AWAY AND REMOVED FROM THE SITE.

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NEW RAIN GARDEN - SEE PLANT LIST THIS SHEET AND SHEET CE-9 FOR DETAILS.

EXIST. TREE
LITTLE BLUESTEM
(5) AMERICAN HAZELNUT

EXIST. TREE
(7) GRO-LO SUMAC
(9) SHRUBBY CINQUEFOIL
(4) PRAIRIE DROPSEED WITH WILD STRAWBERRY UNDER
(6) PRAIRIE DROPSEED WITH WILD STRAWBERRY UNDER

EXIST. TREE
(3) PRAIRIE DROPSEED
(5) PRAIRIE DROPSEED WITH WILD STRAWBERRY UNDER
(6) SHRUBBY CINQUEFOIL

NEW SCREENED REFUSE | RECYCLING ENCLOSURE WITH 3'-6" SWING GATE AND COMPACTED CRUSHED STONE PAD.

EXISTING FARMERS MARKET OFFICE
F.F. = 99.7'

TRASH AND RECYCLE CARTS WILL BE MOVED ON PICKUP DAY BY STAFF TO FRONT OF THE FARMERS MARKET OFFICE (NORTH ENTRY WALK) FOR PICKUP AND MOVED BACK BY STAFF.

NOTES:
1. ALL DISTURBED AREAS SHALL BE SEEDED OR PLANTED AS SHOWN.
2. ON-SITE TOPSOIL SHALL BE STRIPPED, STOCKPILED, SCREENED AND RE-USED.
3. PLANTING BEDS SHALL INCLUDE 15" OF PLANT MIX, COMPOSED OF 1/3" SCREENED TOPSOIL, 1/3 CERTIFIED COMPOST AND 1/3 SAND.
4. ALL PLANTINGS OF TREES, PERENNIALS AND BOULDERS SHALL BE FIELD LOCATED AND VERIFIED WITH OWNER AND ARCHITECT PRIOR TO INSTALLING.

ANN ARBOR FARMERS MARKET
ARCHITECTURE, INC.
KOHLER
816-481-6000

ANN ARBOR PARKS & RECREATION DEPARTMENT SERVICES
# 1 6 2 7
1000 HILL STREET
ANN ARBOR, MICHIGAN 48103

LANDSCAPE PLAN
SCALE = 1/8" = 1'-0"
ALTERNATE A-1
CLERESTORY ADDITION

SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

LANDSCAPE PLANTER - SEE ELEVATION SHT. A-8
WEEP DRAINAGE THRU SLEEVES BETWEEN SLAB AND WALL
REINFORCED CONCRETE MESH AND LOCKING HARDWARE.
TYPICAL - BOARD FORMED VENDOR SWING GATE WITH WIRE BETWEEN DOORS - TYPICAL - PR. 3' WIDE STEEL DOORS - TYPICAL - 42" HT. MIN.
(TOTAL 4 ON SOUTH ELEVATION)
(TOP OF PAVEMENT)

ROOF FRAMING, WALL / ROOF PANELS AND OTHER BUILDING COMPONENTS, INCLUDING FINAL ENGINEER BUILDING SYSTEM AS REQUIRED TO ERECT BUILDING IN ACCORDANCE WITH THE ANN ARBOR PARKS & RECREATION DEPARTMENT SERVICES AND APPROVED BY THE ARCHITECT / OWNER. METAL BUILDING MANUFACTURER TO ACCEPTANCE OF METAL BUILDING MANUFACTURER AS SELECTED BY SUCCESSFUL BIDDER,

PRIOR TO SHOP DRAWING DRAWING APPROVAL.

DOWNSPOUT RISER DETAIL
# 1 6 2 7
DETAILS, TO BE APPROVED BY THE ARCHITECT AND MANUFACTURERS BUILDING ENGINEER.

KOHLER FRAMING, WALL / ROOF PANELS AND OTHER BUILDING COMPONENTS, INCLUDING FINAL ENGINEER BUILDING SYSTEM AS REQUIRED TO ERECT BUILDING IN ACCORDANCE WITH THE ANN ARBOR PARKS & RECREATION DEPARTMENT SERVICES AND APPROVED BY THE ARCHITECT / OWNER. METAL BUILDING MANUFACTURER TO ACCEPTANCE OF METAL BUILDING MANUFACTURER AS SELECTED BY SUCCESSFUL BIDDER,

PLEASE NOTE: THE DRAWINGS ARE "DESCRIPTIVE" IN PRACTICE, PENDING SUBMITTAL AND ACCEPTANCE OF METAL BUILDING MANUFACTURER AS SELECTED BY SUCCESSFUL BIDDER, AND APPROVED BY THE ARCHITECT / OWNER. METAL BUILDING MANUFACTURER TO COMPLETE AND PERFORM THE GENERAL DESIGN AS INDICATED ON THE DRAWINGS. MODIFICATIONS TO THE STRUCTURAL, FRAMING, WALL / ROOF PANELS AND OTHER BUILDING COMPONENTS, INCLUDING FINAL DETAILS, TO BE APPROVED BY THE ARCHITECT AND MANUFACTURERS BUILDING ENGINEER PRIOR TO SHOP DRAWING DRAWING APPROVAL.

EXTERIOR ELEVATIONS

NEW FARMERS MARKET ENCLOSURE
ANN ARBOR FARMERS MARKET

KOHLER ARCHITECTURE, INC.
NEW FARMERS MARKET ENCLOSURE

ENVELOPE COMPLIANCE CERTIFICATE

[Detailed diagrams and project specifications]
NEW FARMER'S MARKET ENCLOSURE
ANN ARBOR FARMER'S MARKET
ARCHITECTURE, INC.

PERSPECTIVE VIEWS
NO SCALE
LOOKING NORTHWEST

PERSPECTIVE VIEWS
NO SCALE
LOOKING SOUTHEAST

PERSPECTIVE VIEWS
NO SCALE
LOOKING NORTHWEST

PERSPECTIVE VIEWS
NO SCALE
LOOKING WEST

PERSPECTIVE VIEW
NO SCALE
LOOKING SOUTHEAST

PERSPECTIVE VIEW
NO SCALE
LOOKING NORTHEAST

PLEASE NOTE: THE PERSPECTIVE VIEWS ON THIS SHEET ARE FOR
GENERAL MASSING AND DESIGN CONCEPT ONLY. THESE VIEWS
ARE NOT TO BE USED FOR CONSTRUCTION OR DETAIL PURPOSES.
SITE SECTIONS

PLEASE NOTE: THE SITE SECTIONS ON THIS SHEET ARE FOR GENERAL MASSING AND DESIGN CONCEPT ONLY. THESE VIEWS ARE NOT TO BE USED FOR CONSTRUCTION OR DETAIL PURPOSES.
ENLARGED ENTRY FRAME ELEVATION
SCALE: 1" = 1'-0"

ENLARGED WALL SECTION
SCALE: 1" = 1'-0"

SIGN ELEVATION
SCALE: 1" = 1'-0"

SIGN SECTION
SCALE: 1" = 1'-0"
14'-0" MIN. CLEARANCE
EXISTING VENDOR CANOPY
ROOF FRAMING AND ROOF TO REMAIN
EXISTING VENDOR CANOPY COLUMN / FOOTING TO REMAIN
SAW CUT AND REMOVE EXISTING VENDOR CANOPY
ROOF FRAMING AND ROOF.
CLOSE END WITH METAL TO MATCH.
TYP. AT BOTH ENDS - CLOSE WITH METAL TO MATCH
5'-0"
5'-0"
2'-0"
MIN.

TYP. (BR-II) METAL ROOFING OVER P.E.M.B. STRUCTURAL FRAMING
3'-6" MIN.
SCALE: 1/4" = 1'-0"
CANOPY SECTION
NEW METAL BUILDING CANOPY SHALL BE DESIGNED TO ACCOMMODATE FUTURE SIDE WALLS (SUCH AS EVENT TENT SIDE CURTAINS) ON ALL (4) SIDES ENTIRE PERIMETER APPROX. 14' HT.
ALL GUTTERS, FASCIA, EAVES AND CLOSURES BY METAL BLDG. MFR.
ALL EXPOSED STEEL FRAMING TO BE GALVANIZED - TYP.
INSTALL FULL DEPTH EXPANSION JOINT MATERIAL - TYP.
SEE STRUCTURAL DRAWINGS FOR FOOTING DETAILS
INSTALL DOWNSPOUT RISER WITH CLEAN OUT AT GRADE.
TYP. AT BOTH ENDS - CLOSE WITH METAL TO MATCH NEW (BR-II) METAL ROOFING
SEE GRADING PLAN (SHEET CE-5) FOR CONCRETE WALK AND PAVING FINISH GRADES.

NEW DRIVE THRU VENDOR CANOPY ROOF ABOVE
EXISTING VENDOR CANOPY COLUMNS AND ROOF TO REMAIN
NEW DRIVE THRU VENDOR CANOPY ROOF ABOVE
6'-0"
7'-0"
5'-3"
12'-0"
5'-3"
6'-9"
2'-0"
13'-0"
1204x2141
245.10
245.10
2'-0"
R1'-0"
Ø2'-0"
Ø2'-0"
Ø2'-0"
19'-7 1/2"
R35'-0"
R35'-0"
1196x2001
1340x1610
1318x1657
2'-0"
R1'-0"
22'-0"
1383x1834
2' DIA. COLUMN PIERS - TYP. OF (4)
TYP. - NEW CONCRETE PAVEMENT SEE GRADING PLAN SHT. CE-5 FOR FINISH GRADES
NEW CONC. APRON W/ FULL FROST FOOTING - TYP. ENTIRE LENGTH OF BLDG.
MAINTAIN 2' - 0" CLEARANCE BETWEEN NEW AND EXISTING COLUMN FOUNDATIONS
EXISTING CONC. WALK
EXIST. CONC. WALK
D.S.
D.S.
N
1'-0"
1'-0"
1'-0"
R1'-0"
1'-0"
R35'-0"
1200x2410
1302x1568
2'-0"
1324x1325
1339x1324
1328x1323
Saw cut at nearest steel truss / rafter and remove exist. metal roof framing and roof. Clad exposed end of roof with new metal fascia and trim to match.

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PLUMBING SPECIFICATIONS

PLUMBING FIXTURE SCHEDULE

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PARTIAL PLUMBING PLAN