

MAINTENANCE AGREEMENT

This agreement (this "Agreement") is made and entered into this 4 day of March 2017, by and between the City of Detroit, a Michigan municipal corporation, acting by and through its Department of Public Works (the "City"), and 2801 Russell LLC, a Michigan Limited Liability Corp ("Owner") whose address is 640 N. Old Woodward Birmingham, MI 48009.

NOW THEREFORE, for valuable consideration, including the covenants and undertaking herein contained, it is mutually agreed as follows:

- 1. Purpose of Agreement:** Owner holds title to a certain building described in Exhibit A attached hereto (the "Building"). City owns certain property adjacent to the Building. Inasmuch as persons entering or exiting from the Building may use the City-owned property, and/or to the extent that certain services benefiting the Building (for example, water and sewer) are located in the City-owned property, Owner has agreed to improve and maintain a portion of City-owned property in the location (the "Maintenance Area") and manner detailed in the plan attached as Exhibit B for the Term, as defined herein.
- 2. Financial Responsibility:** It is understood that during the Term, all physical improvements and repairs to the Maintenance Area, as set forth herein, shall be at the sole cost and expense of Owner, subject to any express limitations set forth in this Agreement.
- 3. Indemnification and Hold Harmless:** Owner hereby agrees to indemnify, defend and hold the City harmless from all loss, costs, expense, actions, claims of action, damages and liability (including attorneys' fees and costs) for injury to or death of any person or persons and for the damage to or destruction of property caused by Owner's actions or omissions in the course of or resulting from the maintenance activities contemplated by this Agreement.
- 4. Insurance:** Owner covenants and agrees, at its sole cost and expense, to maintain or cause to be maintained for the mutual benefit of it and the City comprehensive general liability insurance on an occurrence form against claims for bodily injuries (including, but not limited to, death) or property damage (including, but not limited to, destruction) at any time occurring in the course of or resulting from work carried out by Owner upon, in or about the Maintenance Area, at combined single limits of not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) in the aggregate. Such insurance coverage shall name the City of Detroit as an additional insured and shall provide that the same may not be cancelled or materially modified without prior written notice by certified mail to the City to the attention of City of Detroit, Finance Department, Coleman A. Young Municipal Center, Detroit, MI 48226; Attention: Risk Management Division. Said coverage may

be evidenced by a certificate of insurance issued upon so-called “blanket” coverage, or by either a certificate or the original of an insurance policy effecting such coverage. The insurance shall be primary and any such insurance or self-insurance maintained by the City shall be secondary and non-contributory and excess. Owner shall be responsible for payment of all deductibles relating to such insurance. The provisions requiring Owner to carry or cause to be carried such insurance shall not be constructed as waiving or restricting the liability of Owner under this Agreement.

5. **Term:** The term of this Agreement (the “Term”) shall commence on the date of this Agreement and continue for five (5) years thereafter unless terminated or extended pursuant to the following:
 - a. The City may terminate this Agreement prior to the end of the Term in the event the City has designed and has committed to implement a uniform scheme for the improvement of an area of City-owned property that encompasses the Maintenance Area and other adjacent City-owned property. The aforesaid may include widening of streets or sidewalks and relocation of water or sewer facilities.
 - b. Owner may terminate this Agreement prior to the end of the Term if it sells or ground leases the Building or grants a mortgage lien or security interest in the Building or portion thereof.
 - c. In the event a party elects to terminate this Agreement pursuant to Sections 5(a) or 5(b) above, such party shall deliver to the other party written notice of such election at least thirty (30) days prior to the date on which termination shall be effective.
 - d. Following the five-year expiration (but not the early termination) of this Agreement, this Agreement shall automatically continue on month to month basis subject to final termination by either party upon delivery of at least thirty (30) days’ written notice to the other party.
6. **Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.
7. **Entire Agreement:** This Agreement constitutes the entire agreement between the parties. Any prior agreements, negotiations or representations not expressly set forth in this Agreement are of no force or effect. Any amendment to or modification of this Agreement shall be of no force or effect unless it is in writing and signed by an authorized signatory for each of the parties.
8. **Successors and Assigns:** This Agreement is for the exclusive benefit of the parties stated herein and shall not be deemed to give any legal or equitable right, remedy or claim whatsoever to any other person. Notwithstanding the aforesaid, Owner shall have the right, without requiring the City’s consent to assign this Agreement to any purchaser of the Building or any affiliate of Owner; provided that if Owner assigns this Agreement to any unaffiliated third party purchaser of the Building, Owner shall notify the City in

writing no later than thirty (30) days after such assignment, and the City may, by written notice to Owner within forty-five (45) days after receiving such notice from Owner (subject to reasonable extension due to City Council recess), terminate this Agreement. Unless terminated as provided above, this Agreement shall be binding upon the parties' successors and assigns.

9. **Improvement Changes:** Any changes to the Maintenance Area, except as contemplated by this Agreement, are subject to the prior approval of the City. Owner shall not install or construct in the Maintenance Area any structure, fixture, furniture, or equipment (including but not limited to signs, lighting, fixtures, shades, canopies, or awnings) as may obstruct or in any way encroach upon the Maintenance Area except as set forth in Exhibit B or otherwise properly permitted by the City.
10. **Rights of City:** The parties understand that this Agreement in no way limits the property rights of the City with regard to the Maintenance Area.
11. **Certain Maintenance Obligations of Owner:** During the Term, Owner shall be responsible for the improvement and maintenance activities set forth on Exhibit B.

IN WITNESS WHEREOF, the City and the Owner, by and through their authorized officers and representatives, have executed this Agreement as follows:

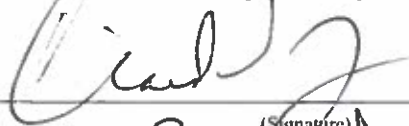
2801 Russell LLC
a Michigan Limited Liability Corp

BY: 
(Signature)

PRINT NAME: Joseph Jonna

ITS: Authorized Representative
(Duly Authorized Representative)

CITY OF DETROIT, through its Department of Public Works - City Engineering Division

BY: 
(Signature)

PRINT NAME: Richard Doherty

ITS: City Engineer

Exhibit A

Building Description 2801 Russell

22 March 2017

Russell Flats is a mixed-use project located at 2801 Russell Street, stretching along Alfred Street from Russel Street to Rivard Street, in Eastern Market area of Detroit, Michigan. This area of Eastern Market is zoned B6 – General Services district. Russell Flats structure respects the existing setback conditions of adjacent buildings along Russell and Rivard Streets, but it sets back from the property line along Alfred by a minimum of 12 feet to accommodate sizable curb-less pedestrian zone along with one-way traffic, on street parking along with requisite loading zones.

This development is composed of 11,372 sq. ft. of commercial space, 55,200 sq. ft. of residential space and two levels of parking housing 78 vehicles. Commercial square footage is comprised of one two-story anchor leasable space of 3,400 sq. ft. total and seven smaller 'flex-retail' units. Flex retail units are envisioned to be a complementary use to the market – i.e. Providing a space for market retailers who would like to have a weeklong presence in the market, but cannot afford or do not need large space – and make up the remaining 7,972 sq. ft.

The two levels of parking are inboard in the structure, such that the commercial spaces are the building's street frontage. Additional parking of 76 parking spaces in the municipal parking structure behind Shed 4.

Residential units make up the four-story volume along Alfred Street. Residential portion of the building is held back from Russell Street such that the anchor retail space on the corner of Alfred and Russell streets has use of an inhabitable rooftop. Unit mix is composed of 75% one-bedroom units (650 s.f. average), 10% studio units (520 s.f. average), 5% two bedroom units (800 s.f. average) and 10% premium penthouse units (1100 s.f. average). First residential level along the south side of the building will have private outdoor spaces associated with the units, as well as a large rooftop and indoor common tenant amenity space on the south-west corner of the structure.

JONNA LUXURY HOMES
BIRMINGHAM, MI

RUSSELL FLATS
DETROIT, MI

EXHIBIT A

05 DECEMBER 2016

HAMILTON ANDERSON PROJECT NUMBER: 2015163 00

DEVELOPMENT SUMMARY

ADDRESS
10000 W. BROADWAY
DETROIT, MI 48226

OWNER
JONNA LUXURY HOMES
600 N. OAK WOODWARD
DETROIT, MI 48226

DESIGNER
HAMILTON ANDERSON
1437 W. BROADWAY
DETROIT, MI 48226

DATE
05 DECEMBER 2016

SCALE
AS SHOWN

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE MICHIGAN BUILDING CODE (MBC).

2. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND MBC.

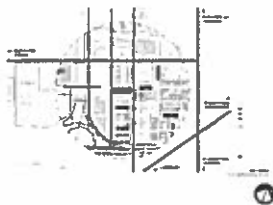
3. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND MBC.

HamiltonAnderson
architecture landscape architecture urban design

DRAWING INDEX

- COVER COVER SHEET
- 1 OF 1 SURVEY
- C1.0 EXISTING CONDITIONS PLAN
- C1.1 DEMOLITION PLAN
- C1.2 SITE PLAN
- C1.3 GRADING PLAN
- C1.4 UTILITY PLAN
- A1.1 FLOOR PLANS
- A1.2 FLOOR PLANS
- A1.3 FLOOR PLANS
- A1.4 ELEVATIONS

LOCATION MAP



PROJECT IMAGE



DESIGN TEAM

OWNER

JONNA LUXURY HOMES
600 N. OAK WOODWARD
DETROIT, MI 48226
P 313 464 8176
www.jonnaluxuryhomes.com

ARCHITECT/
LANDSCAPE ARCHITECT

HAMILTON ANDERSON ASSOCIATES
1437 W. BROADWAY
DETROIT, MI 48226
P 313 464 8176
www.hamilton-anderson.com

CIVIL ENGINEERING

STONFIELD ENGINEERING
2000 WOODWARD
ROYAL OAK, MI 48067
248 247 1116

ALTAINSPS LAND TITLE SURVEY



PARKING

OF THIS SURVEY PROPERTY
AS SHOWN ON PLANS HEREON

PARCEL AREA

ACRES: 0.1000 (4356 S.F.)
SQUARE FEET: 4356
SQUARE FEET: 4356

BASIS OF BEARING

AS SHOWN ON THE SURVEY PLANS
AND THE BEARING OF THE SURVEY LINE IS AS SHOWN ON THE SURVEY PLANS

BENCHMARK

AS SHOWN ON THE SURVEY PLANS
AND THE BEARING OF THE SURVEY LINE IS AS SHOWN ON THE SURVEY PLANS

SURVEYOR'S NOTE

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1908 AND THE SURVEYING REGULATIONS THEREUNDER. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPS OF THE STATE OF CALIFORNIA. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPS OF THE STATE OF CALIFORNIA. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPS OF THE STATE OF CALIFORNIA.

LEGEND

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MANHOLE SCHEDULE

MANHOLE NO.	LOCATION	DEPTH	DIAMETER	CONCRETE	IRON	STEEL	WOOD	OTHER
1	ALFRED STREET	4.00	36"	CONCRETE	IRON	STEEL	WOOD	OTHER
2	ALFRED STREET	4.00	36"	CONCRETE	IRON	STEEL	WOOD	OTHER
3	ALFRED STREET	4.00	36"	CONCRETE	IRON	STEEL	WOOD	OTHER
4	ALFRED STREET	4.00	36"	CONCRETE	IRON	STEEL	WOOD	OTHER
5	ALFRED STREET	4.00	36"	CONCRETE	IRON	STEEL	WOOD	OTHER
6	ALFRED STREET	4.00	36"	CONCRETE	IRON	STEEL	WOOD	OTHER
7	ALFRED STREET	4.00	36"	CONCRETE	IRON	STEEL	WOOD	OTHER
8	ALFRED STREET	4.00	36"	CONCRETE	IRON	STEEL	WOOD	OTHER
9	ALFRED STREET	4.00	36"	CONCRETE	IRON	STEEL	WOOD	OTHER
10	ALFRED STREET	4.00	36"	CONCRETE	IRON	STEEL	WOOD	OTHER

PROPERTY DESCRIPTION

THIS SURVEY IS A PART OF THE SURVEY OF THE TRACT OF LAND IN THE CITY OF ALTAIR, COUNTY OF ALTAIR, STATE OF CALIFORNIA, AS SHOWN ON PLANS HEREON. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPS OF THE STATE OF CALIFORNIA. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPS OF THE STATE OF CALIFORNIA. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPS OF THE STATE OF CALIFORNIA.

TITLE REPORT NOTE

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1908 AND THE SURVEYING REGULATIONS THEREUNDER. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPS OF THE STATE OF CALIFORNIA. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPS OF THE STATE OF CALIFORNIA. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPS OF THE STATE OF CALIFORNIA.

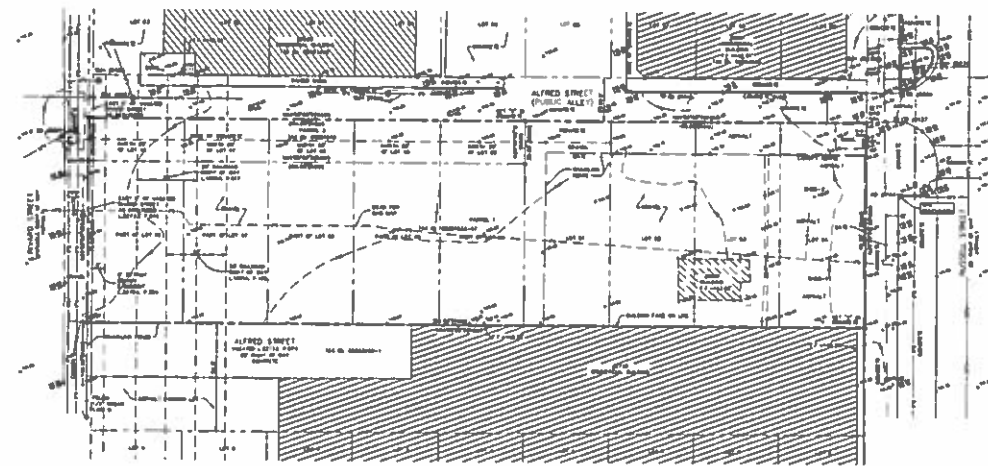
SURVEYOR'S CERTIFICATION

I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF CALIFORNIA AND THAT I HAVE MADE THIS SURVEY IN ACCORDANCE WITH THE SURVEYING ACT OF 1908 AND THE SURVEYING REGULATIONS THEREUNDER. I HAVE BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPS OF THE STATE OF CALIFORNIA. I HAVE BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPS OF THE STATE OF CALIFORNIA. I HAVE BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPS OF THE STATE OF CALIFORNIA.

ENGINEER'S CERTIFICATION

I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED ENGINEER IN THE STATE OF CALIFORNIA AND THAT I HAVE MADE THIS SURVEY IN ACCORDANCE WITH THE SURVEYING ACT OF 1908 AND THE SURVEYING REGULATIONS THEREUNDER. I HAVE BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPS OF THE STATE OF CALIFORNIA. I HAVE BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPS OF THE STATE OF CALIFORNIA. I HAVE BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPS OF THE STATE OF CALIFORNIA.

KEM-TEC & ASSOCIATES
SURVEYING, ENGINEERING & ARCHITECTURE
1000 10th Street, Suite 100, Alhambra, CA 91801
TEL: 626-286-1111 FAX: 626-286-1112
WWW.KEMTEC.COM



SYMBOL	DESCRIPTION
(Symbol: Small circle with dot)	36" DIAMETER WATER MAIN
(Symbol: Small circle with cross)	36" DIAMETER SEWER MAIN
(Symbol: Small circle with star)	36" DIAMETER WATER MAIN
(Symbol: Small circle with vertical lines)	36" DIAMETER WATER MAIN
(Symbol: Small circle with horizontal lines)	36" DIAMETER WATER MAIN
(Symbol: Small circle with diagonal lines)	36" DIAMETER WATER MAIN
(Symbol: Small circle with concentric circles)	36" DIAMETER WATER MAIN
(Symbol: Small circle with cross-hatch)	36" DIAMETER WATER MAIN
(Symbol: Small circle with grid pattern)	36" DIAMETER WATER MAIN
(Symbol: Small circle with dots)	36" DIAMETER WATER MAIN

BENCHMARK

1. [Symbol: Small square with dot]	[Symbol: Small square with dot]
2. [Symbol: Small square with dot]	[Symbol: Small square with dot]
3. [Symbol: Small square with dot]	[Symbol: Small square with dot]
4. [Symbol: Small square with dot]	[Symbol: Small square with dot]
5. [Symbol: Small square with dot]	[Symbol: Small square with dot]

MANHOLES SCHEDULE

(Symbol: Circle with 'M')	12" DIA. MANHOLE	(Symbol: Circle with 'M')	12" DIA. MANHOLE
(Symbol: Circle with 'M')	18" DIA. MANHOLE	(Symbol: Circle with 'M')	24" DIA. MANHOLE
(Symbol: Circle with 'M')	30" DIA. MANHOLE	(Symbol: Circle with 'M')	36" DIA. MANHOLE

PROPERTY DESCRIPTION

This site is located on the south side of Alfred Street, between Howard Street and Alfred Street Public Alley. The property is bounded by Howard Street to the west, Alfred Street to the north, and Alfred Street Public Alley to the east. The area is currently vacant and is to be developed for residential use.

NOTES:

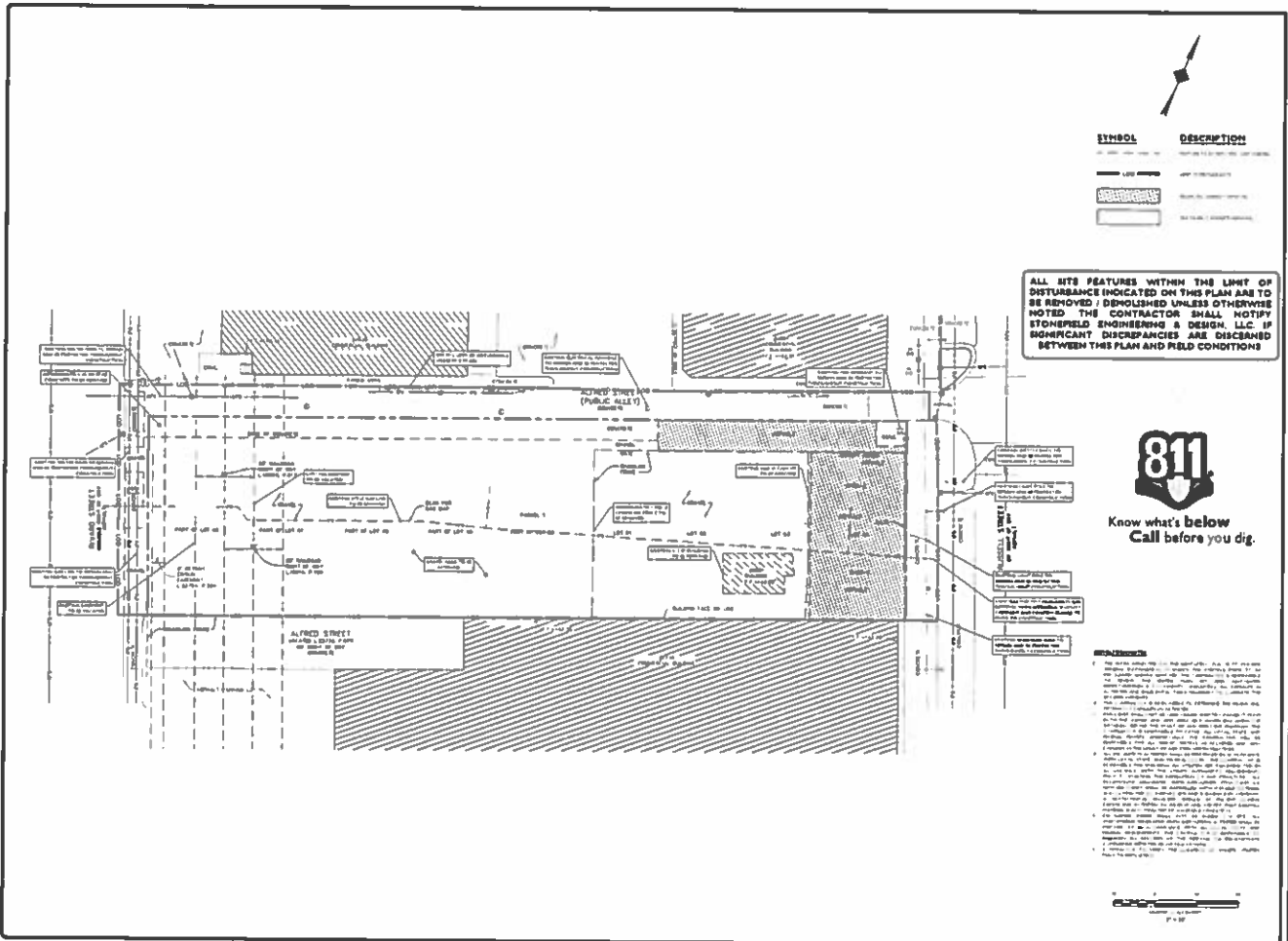
1. SEE SHEET C-1 FOR THE OTHER HALF OF THIS SITE.

2. ALL DIMENSIONS ARE IN FEET AND INCHES.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.

4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

NOT APPROVED FOR CONSTRUCTION	
STONEFIELD Engineering & Design	1000 N. Dearborn St. Suite 200 Chicago, IL 60610 Phone: (773) 327-1111
RUSSELL FLATS PROPOSED 5-STORY MULTIFAMILY BUILDING WITH RETAIL/RESTAURANT	
	
EXISTING CONDITIONS PLAN SHEET NO. C-2 DATE: 04/15/2014	



ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF SIGNIFICANT DISCREPANCIES ARE DISCOVERED BETWEEN THIS PLAN AND FIELD CONDITIONS.



Know what's below
Call before you dig.

NO.	REVISION	DATE

STONEFIELD
Engineering & Design
Stonefield Engineering & Design, LLC
100 Stonefield Street
New York, NY 10014
Phone: 212-261-1111

RUSSELL FLATS
PROPOSED 3-STORY MULTIFAMILY BUILDING WITH RESTAURANT
100 Stonefield Street
New York, NY 10014

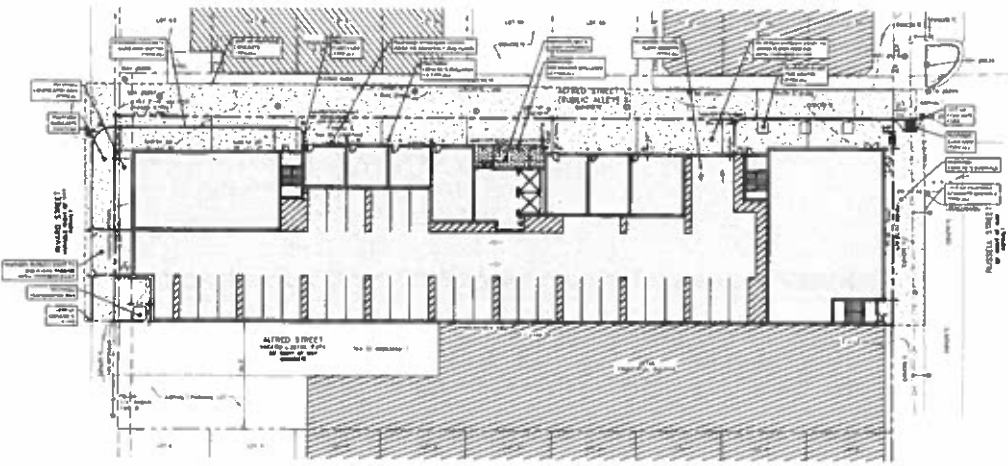


DEMOLITION PLAN
C-3



TABLE OF LAND USE AND ZONING	
Address: 2000 Avenue Road, New York, NY 10001	
ZONING	NYC ZONING RESOLUTION 232 OF 2013
PERMITTED USES	Multiple Dwelling, Office, Professional Office, Retail Sales, Retail Services, Retail Wholesale, and Restaurant.
RESTRICTIONS	See Section 24-207 of the Zoning Resolution for specific restrictions regarding setbacks, height, and other zoning requirements.

SYMBOL	DESCRIPTION
(Symbol: Dotted pattern)	Proposed Building Footprint
(Symbol: Dashed line)	Proposed Building Footprint
(Symbol: Solid line)	Proposed Building Footprint
(Symbol: Diagonal hatching)	Proposed Building Footprint
(Symbol: Another hatching pattern)	Proposed Building Footprint
(Symbol: Another hatching pattern)	Proposed Building Footprint
(Symbol: Another hatching pattern)	Proposed Building Footprint
(Symbol: Another hatching pattern)	Proposed Building Footprint



NOTES

- The proposed building footprint is shown in accordance with the zoning resolution. The building footprint is shown in accordance with the zoning resolution. The building footprint is shown in accordance with the zoning resolution.
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STONEFIELD
 Architectural Design & Construction
 2000 Avenue Road, New York, NY 10001
 Phone: (212) 123-4567
 Fax: (212) 123-4568
 Email: info@stonefield.com
 Website: www.stonefield.com

NOT APPROVED FOR CONSTRUCTION

RUSSELL FLATS
 PROPOSED 3-STORY MULTIFAMILY BUILDING WITH RETAIL/RESTAURANT

2000 AVENUE ROAD, NEW YORK, NY 10001

SITE PLAN

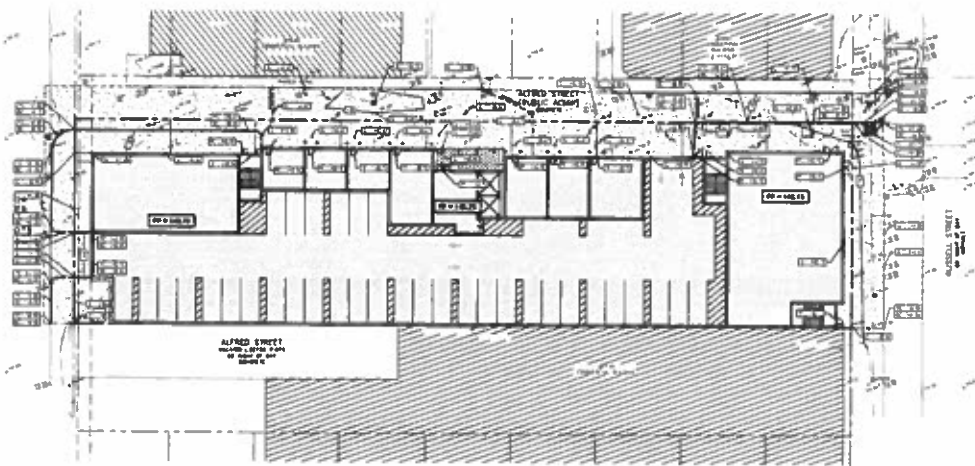
SCALE: 1" = 40'-0"

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: [Date]

SHEET NO. C-4



SYMBOL	DESCRIPTION
[Symbol]	Building Footprint
[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Building Footprint - 1st Floor
[Symbol]	Proposed Building Footprint - 2nd Floor
[Symbol]	Proposed Building Footprint - 3rd Floor
[Symbol]	Proposed Building Footprint - 4th Floor
[Symbol]	Proposed Building Footprint - 5th Floor
[Symbol]	Proposed Building Footprint - 6th Floor
[Symbol]	Proposed Building Footprint - 7th Floor
[Symbol]	Proposed Building Footprint - 8th Floor
[Symbol]	Proposed Building Footprint - 9th Floor
[Symbol]	Proposed Building Footprint - 10th Floor
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[Symbol]	Proposed Building Footprint - 18th Floor
[Symbol]	Proposed Building Footprint - 19th Floor
[Symbol]	Proposed Building Footprint - 20th Floor

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
Engineering & Design
1000 West 10th Street, Suite 100
Anchorage, Alaska 99501
Phone: 907.561.1111

RUSSELL FLATS
PROPOSED 5-STORY MULTIFAMILY
BUILDING WITH RETAIL RESTAURANT

APPROVED FOR CONSTRUCTION BY THE CITY OF ANCHORAGE
ON 08/15/2018

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
Engineering & Design
1000 West 10th Street, Suite 100
Anchorage, Alaska 99501
Phone: 907.561.1111

RUSSELL FLATS
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BUILDING WITH RETAIL RESTAURANT

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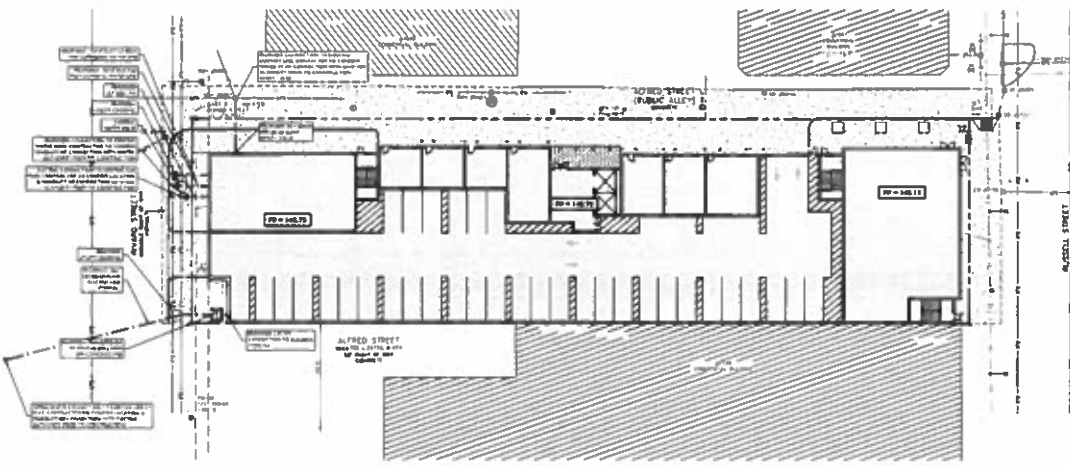
APPROVED FOR CONSTRUCTION BY THE CITY OF ANCHORAGE
ON 08/15/2018

C-5

Exhibit B:

The owner of Russell Flats will maintain Alfred Street from a line even with the property line along Russell Street west to a line even the property line along Rivard. In the north/south direction, Alfred will be maintained between the face of the Russell Flats building north to the north Right of Way line of existing Alfred Street.

SYMBOL	DESCRIPTION
[Symbol]	10' DIA. 15' DEPT.
[Symbol]	12' DIA. 18' DEPT.
[Symbol]	18' DIA. 24' DEPT.
[Symbol]	24' DIA. 30' DEPT.
[Symbol]	30' DIA. 36' DEPT.
[Symbol]	36' DIA. 42' DEPT.
[Symbol]	42' DIA. 48' DEPT.
[Symbol]	48' DIA. 54' DEPT.
[Symbol]	54' DIA. 60' DEPT.
[Symbol]	60' DIA. 66' DEPT.
[Symbol]	66' DIA. 72' DEPT.
[Symbol]	72' DIA. 78' DEPT.
[Symbol]	78' DIA. 84' DEPT.
[Symbol]	84' DIA. 90' DEPT.
[Symbol]	90' DIA. 96' DEPT.
[Symbol]	96' DIA. 102' DEPT.
[Symbol]	102' DIA. 108' DEPT.
[Symbol]	108' DIA. 114' DEPT.
[Symbol]	114' DIA. 120' DEPT.
[Symbol]	120' DIA. 126' DEPT.
[Symbol]	126' DIA. 132' DEPT.
[Symbol]	132' DIA. 138' DEPT.
[Symbol]	138' DIA. 144' DEPT.
[Symbol]	144' DIA. 150' DEPT.
[Symbol]	150' DIA. 156' DEPT.
[Symbol]	156' DIA. 162' DEPT.
[Symbol]	162' DIA. 168' DEPT.
[Symbol]	168' DIA. 174' DEPT.
[Symbol]	174' DIA. 180' DEPT.
[Symbol]	180' DIA. 186' DEPT.
[Symbol]	186' DIA. 192' DEPT.
[Symbol]	192' DIA. 198' DEPT.
[Symbol]	198' DIA. 204' DEPT.
[Symbol]	204' DIA. 210' DEPT.
[Symbol]	210' DIA. 216' DEPT.
[Symbol]	216' DIA. 222' DEPT.
[Symbol]	222' DIA. 228' DEPT.
[Symbol]	228' DIA. 234' DEPT.
[Symbol]	234' DIA. 240' DEPT.
[Symbol]	240' DIA. 246' DEPT.
[Symbol]	246' DIA. 252' DEPT.
[Symbol]	252' DIA. 258' DEPT.
[Symbol]	258' DIA. 264' DEPT.
[Symbol]	264' DIA. 270' DEPT.
[Symbol]	270' DIA. 276' DEPT.
[Symbol]	276' DIA. 282' DEPT.
[Symbol]	282' DIA. 288' DEPT.
[Symbol]	288' DIA. 294' DEPT.
[Symbol]	294' DIA. 300' DEPT.
[Symbol]	300' DIA. 306' DEPT.
[Symbol]	306' DIA. 312' DEPT.
[Symbol]	312' DIA. 318' DEPT.
[Symbol]	318' DIA. 324' DEPT.
[Symbol]	324' DIA. 330' DEPT.
[Symbol]	330' DIA. 336' DEPT.
[Symbol]	336' DIA. 342' DEPT.
[Symbol]	342' DIA. 348' DEPT.
[Symbol]	348' DIA. 354' DEPT.
[Symbol]	354' DIA. 360' DEPT.
[Symbol]	360' DIA. 366' DEPT.
[Symbol]	366' DIA. 372' DEPT.
[Symbol]	372' DIA. 378' DEPT.
[Symbol]	378' DIA. 384' DEPT.
[Symbol]	384' DIA. 390' DEPT.
[Symbol]	390' DIA. 396' DEPT.
[Symbol]	396' DIA. 402' DEPT.
[Symbol]	402' DIA. 408' DEPT.
[Symbol]	408' DIA. 414' DEPT.
[Symbol]	414' DIA. 420' DEPT.
[Symbol]	420' DIA. 426' DEPT.
[Symbol]	426' DIA. 432' DEPT.
[Symbol]	432' DIA. 438' DEPT.
[Symbol]	438' DIA. 444' DEPT.
[Symbol]	444' DIA. 450' DEPT.
[Symbol]	450' DIA. 456' DEPT.
[Symbol]	456' DIA. 462' DEPT.
[Symbol]	462' DIA. 468' DEPT.
[Symbol]	468' DIA. 474' DEPT.
[Symbol]	474' DIA. 480' DEPT.
[Symbol]	480' DIA. 486' DEPT.
[Symbol]	486' DIA. 492' DEPT.
[Symbol]	492' DIA. 498' DEPT.
[Symbol]	498' DIA. 504' DEPT.
[Symbol]	504' DIA. 510' DEPT.
[Symbol]	510' DIA. 516' DEPT.
[Symbol]	516' DIA. 522' DEPT.
[Symbol]	522' DIA. 528' DEPT.
[Symbol]	528' DIA. 534' DEPT.
[Symbol]	534' DIA. 540' DEPT.
[Symbol]	540' DIA. 546' DEPT.
[Symbol]	546' DIA. 552' DEPT.
[Symbol]	552' DIA. 558' DEPT.
[Symbol]	558' DIA. 564' DEPT.
[Symbol]	564' DIA. 570' DEPT.
[Symbol]	570' DIA. 576' DEPT.
[Symbol]	576' DIA. 582' DEPT.
[Symbol]	582' DIA. 588' DEPT.
[Symbol]	588' DIA. 594' DEPT.
[Symbol]	594' DIA. 600' DEPT.
[Symbol]	600' DIA. 606' DEPT.
[Symbol]	606' DIA. 612' DEPT.
[Symbol]	612' DIA. 618' DEPT.
[Symbol]	618' DIA. 624' DEPT.
[Symbol]	624' DIA. 630' DEPT.
[Symbol]	630' DIA. 636' DEPT.
[Symbol]	636' DIA. 642' DEPT.
[Symbol]	642' DIA. 648' DEPT.
[Symbol]	648' DIA. 654' DEPT.
[Symbol]	654' DIA. 660' DEPT.
[Symbol]	660' DIA. 666' DEPT.
[Symbol]	666' DIA. 672' DEPT.
[Symbol]	672' DIA. 678' DEPT.
[Symbol]	678' DIA. 684' DEPT.
[Symbol]	684' DIA. 690' DEPT.
[Symbol]	690' DIA. 696' DEPT.
[Symbol]	696' DIA. 702' DEPT.
[Symbol]	702' DIA. 708' DEPT.
[Symbol]	708' DIA. 714' DEPT.
[Symbol]	714' DIA. 720' DEPT.
[Symbol]	720' DIA. 726' DEPT.
[Symbol]	726' DIA. 732' DEPT.
[Symbol]	732' DIA. 738' DEPT.
[Symbol]	738' DIA. 744' DEPT.
[Symbol]	744' DIA. 750' DEPT.
[Symbol]	750' DIA. 756' DEPT.
[Symbol]	756' DIA. 762' DEPT.
[Symbol]	762' DIA. 768' DEPT.
[Symbol]	768' DIA. 774' DEPT.
[Symbol]	774' DIA. 780' DEPT.
[Symbol]	780' DIA. 786' DEPT.
[Symbol]	786' DIA. 792' DEPT.
[Symbol]	792' DIA. 798' DEPT.
[Symbol]	798' DIA. 804' DEPT.
[Symbol]	804' DIA. 810' DEPT.
[Symbol]	810' DIA. 816' DEPT.
[Symbol]	816' DIA. 822' DEPT.
[Symbol]	822' DIA. 828' DEPT.
[Symbol]	828' DIA. 834' DEPT.
[Symbol]	834' DIA. 840' DEPT.
[Symbol]	840' DIA. 846' DEPT.
[Symbol]	846' DIA. 852' DEPT.
[Symbol]	852' DIA. 858' DEPT.
[Symbol]	858' DIA. 864' DEPT.
[Symbol]	864' DIA. 870' DEPT.
[Symbol]	870' DIA. 876' DEPT.
[Symbol]	876' DIA. 882' DEPT.
[Symbol]	882' DIA. 888' DEPT.
[Symbol]	888' DIA. 894' DEPT.
[Symbol]	894' DIA. 900' DEPT.
[Symbol]	900' DIA. 906' DEPT.
[Symbol]	906' DIA. 912' DEPT.
[Symbol]	912' DIA. 918' DEPT.
[Symbol]	918' DIA. 924' DEPT.
[Symbol]	924' DIA. 930' DEPT.
[Symbol]	930' DIA. 936' DEPT.
[Symbol]	936' DIA. 942' DEPT.
[Symbol]	942' DIA. 948' DEPT.
[Symbol]	948' DIA. 954' DEPT.
[Symbol]	954' DIA. 960' DEPT.
[Symbol]	960' DIA. 966' DEPT.
[Symbol]	966' DIA. 972' DEPT.
[Symbol]	972' DIA. 978' DEPT.
[Symbol]	978' DIA. 984' DEPT.
[Symbol]	984' DIA. 990' DEPT.
[Symbol]	990' DIA. 996' DEPT.
[Symbol]	996' DIA. 1002' DEPT.
[Symbol]	1002' DIA. 1008' DEPT.
[Symbol]	1008' DIA. 1014' DEPT.
[Symbol]	1014' DIA. 1020' DEPT.
[Symbol]	1020' DIA. 1026' DEPT.
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[Symbol]	1170' DIA. 1176' DEPT.
[Symbol]	1176' DIA. 1182' DEPT.
[Symbol]	1182' DIA. 1188' DEPT.
[Symbol]	1188' DIA. 1194' DEPT.
[Symbol]	1194' DIA. 1200' DEPT.



MANHOLE SCHEDULE

MANHOLE NO.	DIAMETER	DEPTH	LOCATION
MH-101	30"	36"	...
MH-102	30"	36"	...
MH-103	30"	36"	...
MH-104	30"	36"	...
MH-105	30"	36"	...
MH-106	30"	36"	...
MH-107	30"	36"	...
MH-108	30"	36"	...
MH-109	30"	36"	...
MH-110	30"	36"	...

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Professional Engineer, License No. 14 8882
 Registered Professional Engineer, License No. 14 8882
 Registered Professional Engineer, License No. 14 8882

RUSSELL FLATS
PROPOSED 3-STORY MULTI-FAMILY
BUILDING WITH RETAIL/RESTAURANT

SCALE: 1" = 10'-0"

DATE: 11/15/2023

PROJECT: RUSSELL FLATS

CLIENT: ...

DESIGNER: ...

DATE: 11/15/2023

SCALE: 1" = 10'-0"

DATE: 11/15/2023

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Professional Engineer, License No. 14 8882
 Registered Professional Engineer, License No. 14 8882
 Registered Professional Engineer, License No. 14 8882

RUSSELL FLATS
PROPOSED 3-STORY MULTI-FAMILY
BUILDING WITH RETAIL/RESTAURANT

SCALE: 1" = 10'-0"

DATE: 11/15/2023

PROJECT: RUSSELL FLATS

CLIENT: ...

DESIGNER: ...

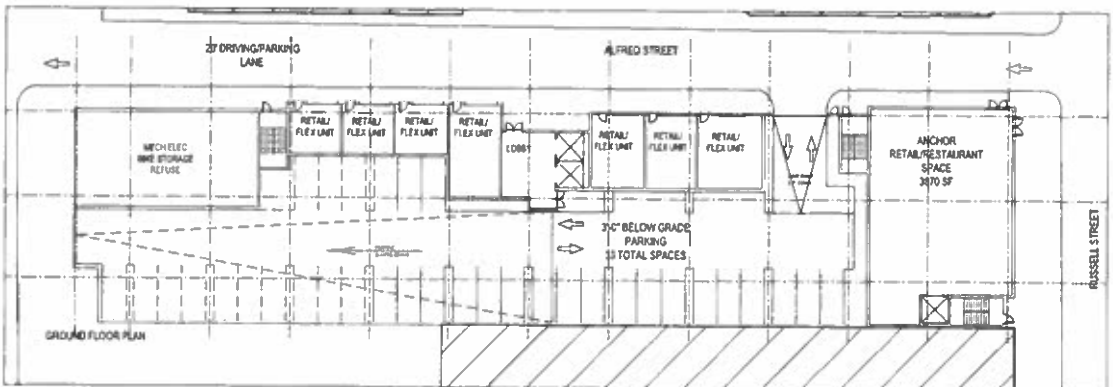
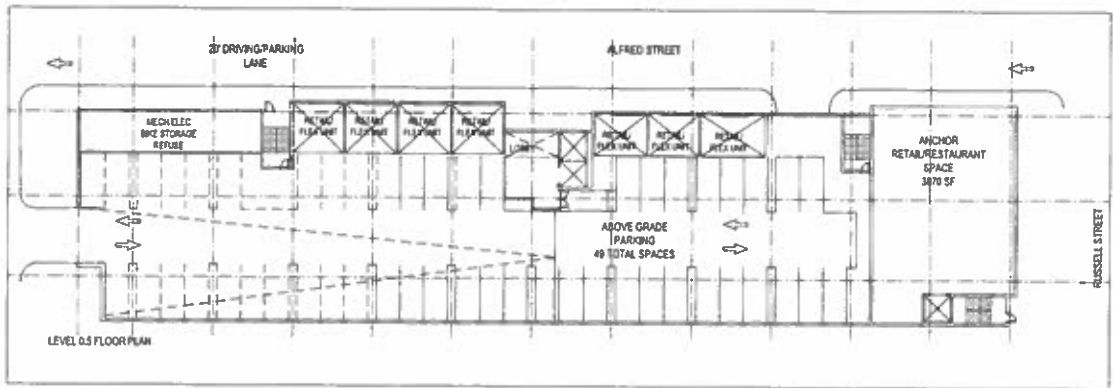
DATE: 11/15/2023

SCALE: 1" = 10'-0"

DATE: 11/15/2023

UTILITY PLAN

C-6



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 urban planning and engineering
 interior design graphic design

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 www.hamiltonanderson.com

JONNA LUXURY HOMES
 640 N Old Woodward
 Birmingham, MI 48009

RUSSELL FLATS
 FLOOR PLANS

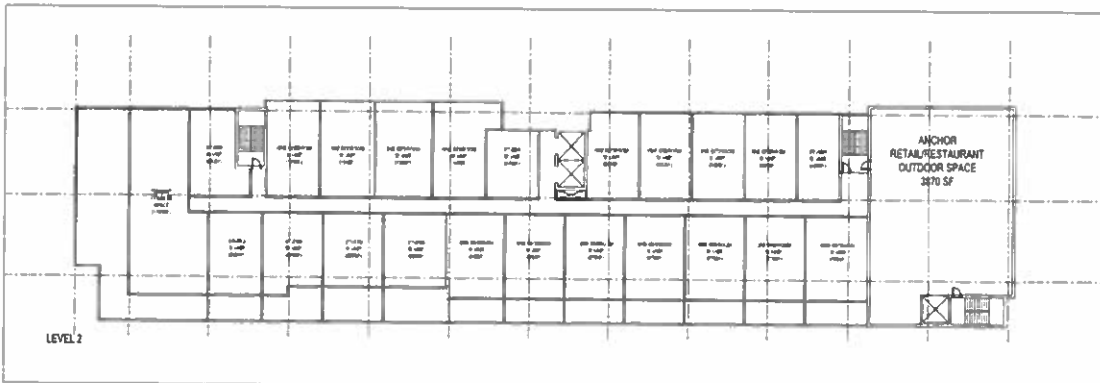
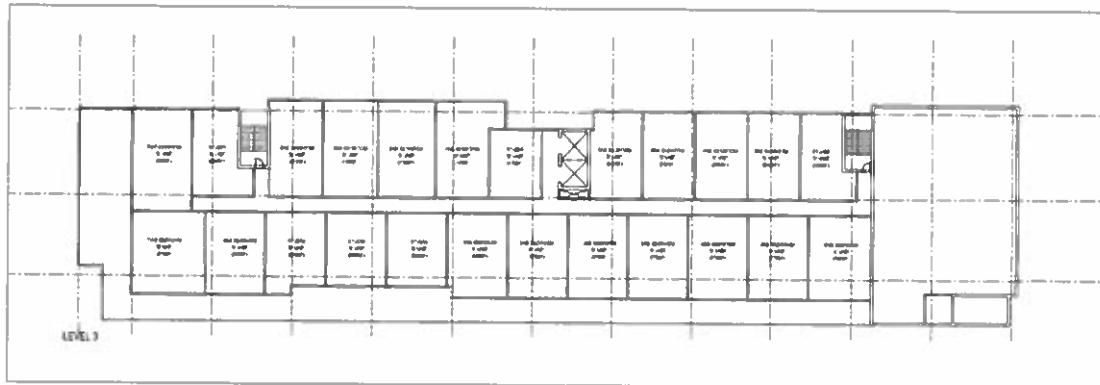
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urban planning civil engineering
interior design graphic design

Hamilton Anderson Associates
1415 Southside Bldg 200
Atlanta, Georgia 30338
404.524.2270 | 313.994.6176
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Project location: 640 N Old Woodward
Birmingham, AL 35209
Date: 01/14/2015



JONNA LUXURY HOMES
640 N Old Woodward
Birmingham, MI 48009

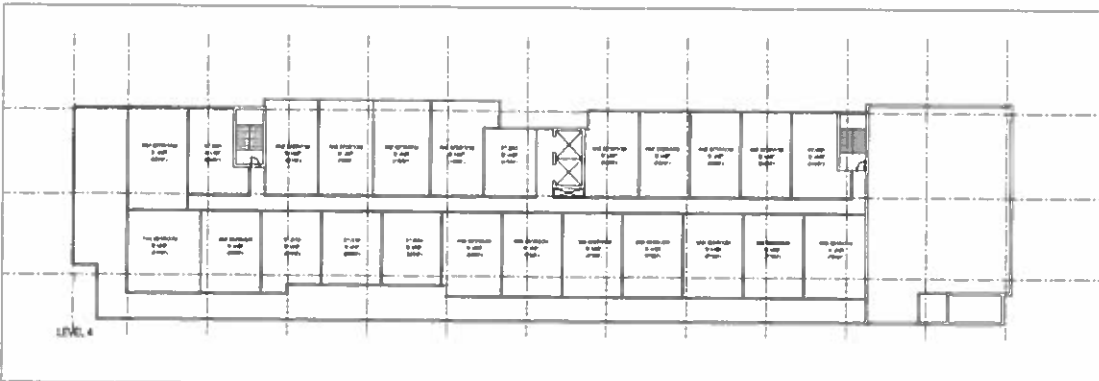
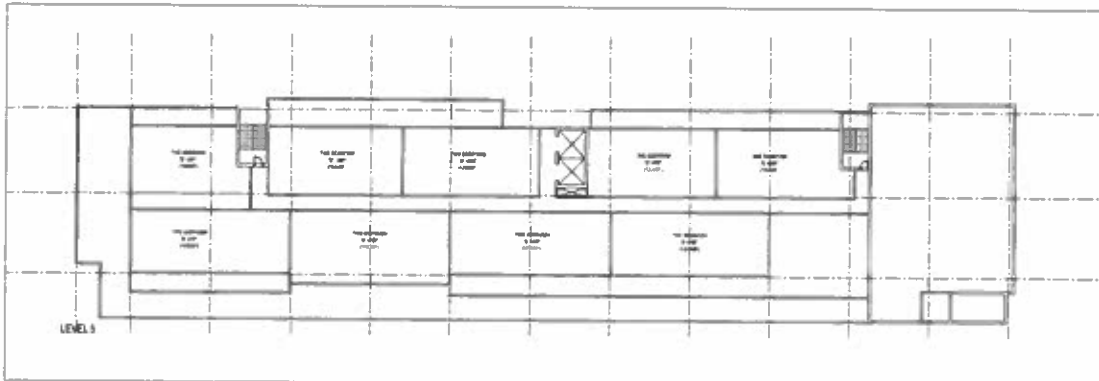
RUSSELL FLATS

FLOOR PLANS

Project Name:	Russell Flats
Client:	Jonna Luxury Homes
Architect:	Hamilton Anderson Associates
Date:	01/14/2015
Scale:	1/8" = 14'-0"

Sheet No.

A1.2



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architects interior architects
urban planning civil engineering
interior design graphic design

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Project Location: 640 N Old Woodward
Ann Arbor, Michigan
Scale: 1/8" = 1'-0"
Date: 04/11/11

JONNA LUXURY HOMES
640 N Old Woodward
Birmingham, MI 48009

Approved for:

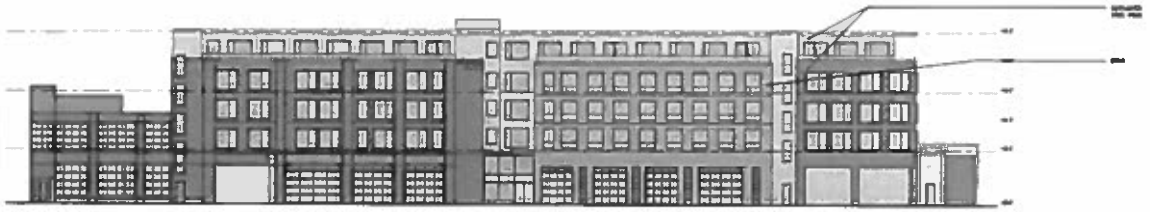
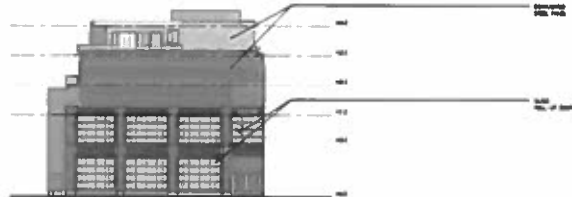
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NO. 30	FLOOR PLAN	30.01

RUSSELL FLATS

FLOOR PLANS

NO. 01	FLOOR PLAN	01.01
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NO. 03	FLOOR PLAN	03.01
NO. 04	FLOOR PLAN	04.01
NO. 05	FLOOR PLAN	05.01
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NO. 29	FLOOR PLAN	29.01
NO. 30	FLOOR PLAN	30.01

A1.3



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 interior design studio group

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Project Manager: [Name] | Project Architect: [Name]
 Designer: [Name] | Interior Designer: [Name]

JONNA LUXURY HOMES
 640 N Old Woodward
 Birmingham, MI 48009

Architect: [Name]
RUSSELL PLATS

ELEVATIONS

A3.0