

IN THE UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF MICHIGAN

NEW LIFE CHURCH OF ANN ARBOR,  
a Domestic Nonprofit Corporation

Plaintiff,

CASE No. 04-CV- 75014

v.

HON. VICTORIA A. ROBERTS

THE CITY OF ANN ARBOR,  
a Municipal Corporation

Defendant.

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MILLER, CANFIELD, PADDOCK AND STONE, P.L.C.  
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David D. O'Brien (P65532)  
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OFFICE OF THE CITY ATTORNEY  
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Attorneys for Defendant  
P.O. Box 8647  
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**FILED**  
APR 25 2005  
CLERK'S OFFICE  
U.S. DISTRICT COURT  
EASTERN MICHIGAN

**CONSENT JUDGMENT**

This Consent Judgment is presented to the Court pursuant to the stipulation of the parties under the terms of a Settlement Agreement and Release ("Agreement"). This Court has determined that this proposed Consent Judgment is reasonable and just and is fully advised in the premises. Therefore, the Court makes the following findings and order.

## FINDINGS

1. Plaintiff New Life Church of Ann Arbor ("New Life Church") is a nonprofit ecclesiastical corporation organized and existing under the laws of the State of Michigan and operating its ministry in the City of Ann Arbor.

2. Defendant the City of Ann Arbor (the "City") is a municipal corporation operating and existing under the laws of the State of Michigan.

3. On or about August 1, 2002, Great Commission Ministries acquired and leased to New Life Church a parcel of land located at 1541 Washtenaw Avenue consisting of approximately .96 acres and containing an 11,460 square foot structure previously used as a sorority house (the "Property").

4. The Property is located in an R2B zoning district under the City's zoning ordinance. Churches are permitted as a special exception use in an R2B district applying R1C standards, provided that they meet the requirements set forth in Chapter 55, Section 5:104 of the Ann Arbor City Code. During the planning process, the City's Planning Department applied R1C standards.

5. On or about November 10, 2003, New Life Church filed an application with the City seeking a special exception use permit and site plan approval to construct a 12,835 square foot addition to the existing structure with a seating capacity of 670 seats. Through its application, New Life Church sought to use the Property as a place of worship. The application brought by New Life Church sought to preserve the existing building.

6. The application stated the fact that as a campus ministry a substantial majority of the congregation were students and would be walking to the church (or using

University of Michigan or City transportation), rather than using cars, and that anticipated church services would be at 12:00 noon and 5:00 p.m. on Sunday. The application also stated that any required off-site parking could be accommodated by the Forest Avenue Parking Structure which is within 1,250 ft from the Property and has 870 total parking spaces which are available for public use on Sundays at no cost.

7. In anticipation of filing for the special exception use, Great Commission Ministries had petitioned the Zoning Board of Appeals on January 30, 2003 seeking a variance to allow for the Forest Street Parking Structure be used to count toward parking requirements. (Parking within 1000 feet is allowed for this purpose, so a variance of 250 feet was required.)

8. In April, 2003, the Zoning Board of Appeals granted this variance, finding: 1) The majority of the congregation consists of students and non-drivers, 2) The request is mainly for the parking requirements on Sundays when the Forest Street public parking is open to the public, where it is first come, first serve, 3) It has been noted that there is a front setback, 4) This request is in harmony with the general purpose and the intent of the ordinance.

9. The Planning Commission for the City of Ann Arbor ("Planning Commission") held a public hearing on New Life Church's application on January 22, 2004 and expressed concern about the scale and intensity of the proposed use.

10. The Church subsequently submitted a revised application which, among other things, reduced the square footage of the proposed addition to 9,490 square feet and reduced the seating capacity to 550 seats.

11. The City's Planning Commission held public hearings on August 3, 2004, September 8, 2004, and November 16, 2004. There was extensive public commentary on all issues.

12. At its meeting on November 16, 2004, the Planning Commission denied New Life Church's application for a special exception use permit and for site plan approval.

13. On or about December 27, 2004, the Church commenced this lawsuit alleging 1) violation of free exercise of religion, 2) violation of the Religious Land Use and Institutionalized Persons Act ("RLUIPA"), 3) violation of constitutional due process, and 4) violation of constitutional equal protection; the lawsuit sought injunctive, declaratory, and compensatory relief.

14. The City filed an answer to this lawsuit denying all of the allegations.

15. The parties now wish to settle this lawsuit in accordance with the terms and conditions set forth in their Agreement and as set forth below. The parties have agreed to set aside all disagreements about the denial by the Planning Commission and, instead, focus on a modification of the New Life Church's site plan in an effort to address concerns raised during the planning process. The modifications of the site plan, among other things, reduced the length, width, height, seating capacity, and other related dimensions of the site plan.

**ORDER**

THEREFORE, IT IS HEREBY ORDERED:

1. New Life Church is granted a special exception use permit pursuant to Chapter 55, Section 5:104 of the Ann Arbor City Code to construct, maintain, and use a

church on the Property in accordance with the terms of this Consent Judgment and the Agreement.

2. The plans and specifications attached as Exhibit B and made a part of this Consent Judgment (collectively the "Revised Site Plan") are hereby granted final site plan approval. The Revised Site Plan consists of:

A-000	Cover Sheet
A-050	Architectural Site Plan
A-060	Additional Site Info
A-400	Exterior Elevations
COV	Civil Cover Sheet
EX	Existing Conditions
GR1	Grading Plan
UT1	Utility and Grading Plan
UT2	Storm Calculations
LA1	Tree Protection Plan
LA2	Proposed Landscape Plan
SE	Soil Erosion Control Plan, Notes & Details
DT1	Site Details
DT2	Storm Sewer Notes and Details
AL1	Alternate Analysis No. 1
EP-1	Photometric Plan

3. Any necessary variance required by the Revised Site Plan is deemed granted under any provision of the Ann Arbor City Zoning Code. (However, the sign which New Life Church intends to erect on the property, as illustrated on Sheet A-50 of the Revised Site Plan, shall be designed in materials consistent with the building and to meet requirements of all City ordinances.) The City shall not unreasonably withhold approval for the erection of any such sign. For equitable and legal reasons, R1C zoning standards apply to this church on this Property.

4. The City acknowledges that it has reviewed and approved the Revised Site Plan and that it complies with the requirements of the Agreement and this Consent Judgment. Except as otherwise provided in paragraph 9 below, no further review or

approval by the City will be required as to any matters covered by the Revised Site Plan or this Consent Judgment.

5. New Life Church acknowledges that it has modified the site plan which was denied by the Planning Commission in the following significant ways:

- a. The height of the back portion of the roof shall be lowered a minimum of four feet as illustrated on Sheet A-400 of the Revised Site Plan.
- b. The length and width of the building shall be reduced to the dimensions set forth on Sheet A-50 of the Revised Site Plan.
- c. Additional brick work shall be used to simulate windows as illustrated on Sheet A-400 of the Revised Site Plan.
- d. The fixed seating capacity shall be limited to 496 fixed seats as set forth on sheet A-50 of the Revised Site Plan.
- e. The main entrance to the addition shall be located on the north side of the building as set forth on sheet A-400 of the Revised Site Plan.
- f. Other dimensions shall be reduced to the dimensions set forth on sheet A-50 of the Revised Site Plan.

6. The interior of the addition shall contain the elements specified in the Program Statement which is attached as Exhibit C and made a part of this Consent Judgment.

7. Landscaping shall be conducted in accordance with sheet LA-2 of the Revised Plan, which has already been submitted to and approved by the City Planning Department.

8. Exterior lighting shall be provided in accordance with sheet EP-1 of the Revised Site Plan, which has already been submitted to and approved by the City Planning Department.

9. New Life Church shall submit construction drawings for permit review and obtain all necessary building and trade permits and approvals prior to construction. New Life Church agrees to pay any fees associated with these permits and all other approvals. The City agrees to review all submissions and requests by New Life Church in good faith and within a reasonable time, and shall apply and consider only those requirements that are set forth in the City's zoning and regulatory ordinances which are in effect and applicable as of the date of this Consent Judgment. According to the Revised Site Plan, New Life Church will also submit the Revised Site Plan for review to the Michigan Office of Fire Safety for School Review. New Life Church shall make reasonable efforts to comply with any reasonable and timely requirements of that office.

Despite the specifications in the approved Revised Site Plan referring to water pipe diameter on sheets UT1 and UT2, the City retains the ability to require the oversizing of any water main diameter on this Project at the City's expense.

Despite the specifications in the approved Revised Site Plan concerning the placement of water pipes, the City retains the ability to require an alteration of the placement of those pipes in the following situation: If the Ann Arbor Public Schools ("AAPS") consents and provides an easement across the Angell School property, and there is no increase in costs or material delay in time to New Life Church, New Life Church shall amend Sheet UT1 of the Revised Site Plan to provide an eight inch water main connecting from the water main in Washtenaw Avenue, proceeding in a

northeasterly direction through the New Life Church property, through the Angell School driveway on the north side of the New Life Church Property, and ending approximately at the rear of the New Life Church property. For the purposes of determining material delay for this possible alternative water main route, the parties recognize that New Life Church seeks to begin water pipe installation by August 1, 2005 to the extent feasible. New Life Church shall have no obligation to seek or obtain the AAPS's consent to such an easement, but will cooperate to the extent the City can arrange for such consent. If the City is to require this alternative water main route, it shall obtain the requisite easement from the AAPS no later than May 30, 2005.

10. Irrespective of the current or any future zoning designation of the Property, the Property may be used in accordance with the terms of this Agreement and Consent Judgment, and Chapter 55, Section 5:104 of the Ann Arbor City Code, and the Property and the structure thereon may continue to be used in perpetuity as a church in accordance with the terms of the Agreement and this Consent Judgment, and Chapter 55, Section 5:104 of the Ann Arbor City Code. In the event of conflict between the terms of the Agreement or this Consent Judgment and the terms contained in the City's zoning or other regulatory ordinances, the terms of the Agreement and this Consent Judgment shall control. However, modifications of the special exception use granted herein shall be in accordance with Chapter 55, Section 5:104(7) of the Ann Arbor City Code, and any discontinuance of the special exception use shall be in accordance with Chapter 5:104(8) of the Ann Arbor City Code.

11. New Life Church shall offer to pay the full cost of snow removal and maintenance with respect to the portion of the driveway located on the south side of the



Property over which the owners of the neighboring parcel at 1547 Washtenaw Avenue currently hold an easement.

12. New Life Church shall offer to erect (at the cost of the New Life Church) a more attractive fence to be paid by New Life Church along the existing fence line located between its property and the neighboring parcel at 1547 Washtenaw Avenue.

13. New Life Church shall offer the use of its auditorium to the Ann Arbor Public Schools (“AAPS”) in a manner agreed to by New Life Church and the AAPS, but with a minimum of access for ten (10) events per year for assemblies, plays, recitals, etc. New Life Church shall not be required to provide access for more than seven (7) of these events between August 15<sup>th</sup> and May 15<sup>th</sup> of each calendar year. Moreover, these events shall not be on Sundays, and shall be arranged by New Life Church and the AAPS on mutually acceptable terms. New Life Church shall be obliged to offer the use of its auditorium to the AAPS only so long as the Angell School parking lot is open to the general public on Sundays.

14. New Life Church shall grant, for no monetary remuneration, a permanent easement to the AAPS for the use of the sidewalk on the north side of the property depicted on the Revised Site Plan. This grant shall be on terms and conditions acceptable to both New Life Church and the AAPS.

15. To minimize on-street parking in the surrounding neighborhood, the New Life Church shall instruct its members and visitors to park in the Forest Street parking lot and in the Angell School parking lot (but only if that parking lot is open to the public for parking.) In any event, New Life Church shall specifically instruct its members and

visitors to refrain from parking in the Angell School parking lot between 7:00 a.m. and 5:00 p.m. during weekdays, and at any other times prohibited by the AAPS.

16. New Life Church with the City shall schedule a meeting, which shall be held within thirty (30) days after entry of the Consent Judgment, to present the Revised Site Plan to any interested neighbors for comment. However, New Life Church shall have no obligation to incorporate any comments or suggestions received at this meeting.

17. New Life Church (and its respective successors, and related entities including Great Commission Ministries, successors and assigns) hereby has released and forever discharged the City (and its other and its respective affiliates, including boards and commissions, council members, successors, predecessors, assigns, officers, directors, trustees, transferees, employees, agents, and attorneys) of and from any and all claims, demands, actions, causes of action, suits, debts, judgments, executions, damages, statutory or other attorney fees, and rights of whatever nature in law, equity or otherwise which now exist or which may subsequently accrue by reason of any acts, events or facts existing on the date of this Consent Judgment, whether known or unknown on that date, including by way of illustration but without limitation any matter arising out of or relating to this lawsuit, the Church's application for special exception use, the denial of the Church's application, and/or any claims or causes of action arising under the Federal and State Constitutions or any federal or state statutes, rules or regulations (collectively, the "Released Claims").

All claims asserted in this case and/or related to this release are dismissed with prejudice. However, nothing in this paragraph seventeen shall bar claims brought to enforce, interpret or otherwise obtain legal or equitable relief under or pursuant to the

Agreement or this Consent Judgment. New Life Church agrees to indemnify the City from and against any and all costs and expenses incurred as a result of any effort by Great Commission Ministries to bring or assert any of the Released Claims against the City.

18. The Agreement and the Consent Judgment is binding upon and shall inure to the benefit of the parties hereto and their heirs, personal representatives, successors, assigns, and transferees. New Life Church may assign its rights or delegate its obligations under the Agreement and this Consent Judgment at its discretion.

19. The parties shall execute any and all documents and/or enter into such agreements and/or take other actions as are necessary or convenient to carry out the intent of this Consent Judgment.

20. This Consent Judgment is declared to be in recordable form, and the covenants contained herein are declared to be covenants running with the Property and all portions or division thereof.

21. This Consent Judgment shall not be taken or construed as an admission on the part of either the City or New Life Church that they, or either of them, have at any time breached any duty or committed any act which gave rise to liability as alleged in the pleadings or otherwise. Similarly, this Consent Judgment shall not be taken or construed as an admission on the part of either the City or New Life Church of the strength or weakness of any parties' claims or defenses.

22. This Court retains jurisdiction to assure compliance with the terms of this Consent Judgment and the Agreement and to grant whatever legal and/or equitable relief or remedies which the Court deems appropriate.

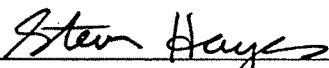
APR 25 2005

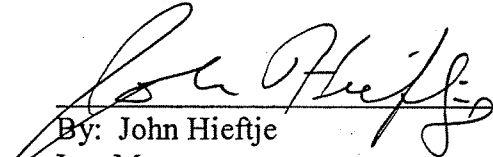
VICTORIA A. ROBERTS

Honorable Victoria A. Roberts

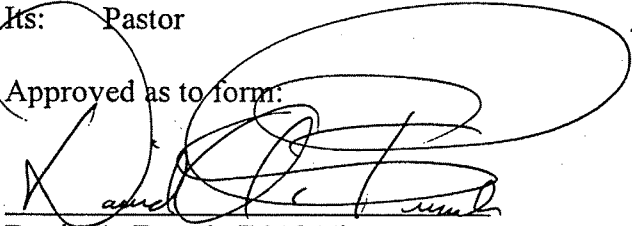
New Life Church of Ann Arbor

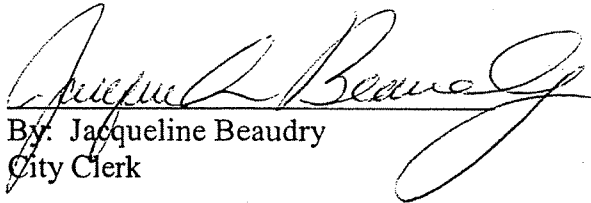
The City of Ann Arbor

  
By: Steven Hayes  
Its: Pastor

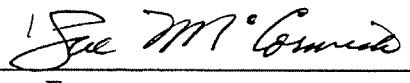
  
By: John Hieftje  
Its: Mayor

Approved as to form:

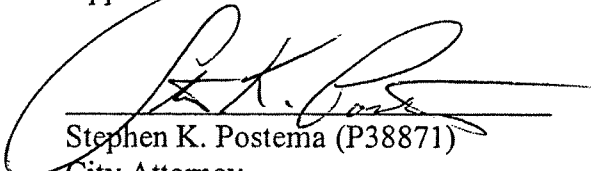
  
David A. French (P31944)  
Attorney for New Life Church


  
By: Jacqueline Beaudry  
City Clerk

Approved as to substance:

  
Roger Fraser  
City Administrator, Acting

Approved as to form:

  
Stephen K. Postema (P38871)  
City Attorney

A TRUE COPY  
CLERK, U.S. DISTRICT COURT  
EASTERN DISTRICT OF MICHIGAN  
BY   
DEPUTY CLERK



### BUILDING DATA

#### CITY ORDINANCE REQUIREMENTS

I ZONING	EXISTING		PROPOSED	
	R-2B	R-2B/R-1C	R-2B	R-2B/R-1C
II BUILDING TYPE	SORORITY	CHURCH	CHURCH	CHURCH
III GROSS LOT AREA	41963 SF.	8500 SF. MIN.	7200 SF. MIN.	41963 SF.
IV LOT AREA PER DWELLING UNIT	41963 SF.	28000 SF. MIN.	7200 SF. MIN.	41963 SF.
V LOT WIDTH	100.3'	60' MIN.	60' MIN.	100.3'
VI BUILDING AREA	EXISTING	NEW	TOTAL	
BASEMENT	3340 SQ. FT.	1000 SQ. FT.	4340 SQ. FT.	
FIRST FLOOR	3400 SQ. FT.	5000 SQ. FT.	8400 SQ. FT.	
THIRD FLOOR	1400 SQ. FT.	1000 SQ. FT.	2400 SQ. FT.	
TOTALS	14140 SQ. FT.	14000 SQ. FT.	28140 SQ. FT.	
VI FLOOR AREA IN % OF LOT AREA	27%	N/A MIN.	N/A MIN.	50%
VII USABLE OPEN SPACE IN % OF LOT AREA	50%	N/A MIN.	N/A MIN.	50%

### BUILDING DATA

#### CITY ORDINANCE REQUIREMENTS

IX HEIGHT	EXISTING		PROPOSED	
	3 STORIES	3 STORIES	3 STORIES	3 STORIES
X SETBACKS	EXISTING	PROPOSED	EXISTING	PROPOSED
FRONT YARD	15'-0"	15'-0"	15'-0"	15'-0"
REAR YARD	5'-0"	5'-0"	5'-0"	5'-0"
SIDE YARD	5'-0"	5'-0"	5'-0"	5'-0"
REAR SIDE	5'-0"	5'-0"	5'-0"	5'-0"

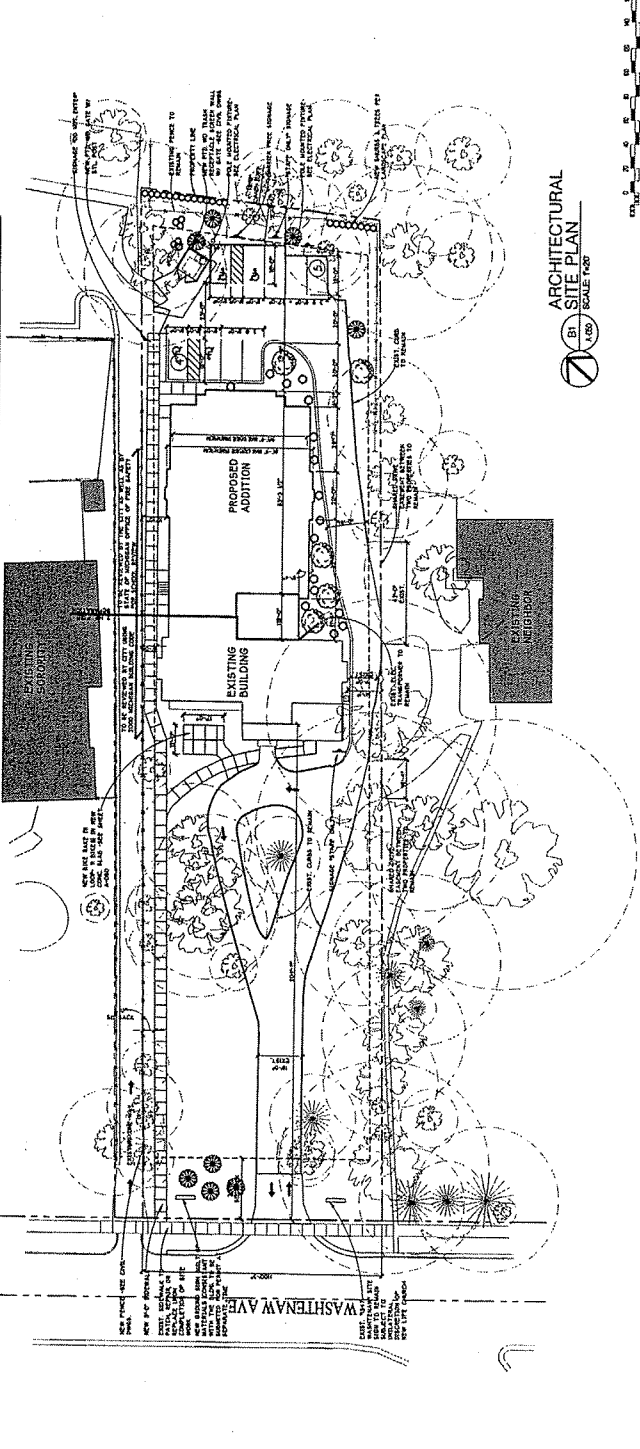
### BUILDING DATA

#### CITY ORDINANCE REQUIREMENTS

XI PARKING VEHICLE	EXISTING		PROPOSED	
	488 PAVED SPOTS	488 PAVED SPOTS	488 PAVED SPOTS	488 PAVED SPOTS
REQUIREMENTS	488 PAVED SPOTS	488 PAVED SPOTS	488 PAVED SPOTS	488 PAVED SPOTS
REQUIREMENTS	488 PAVED SPOTS	488 PAVED SPOTS	488 PAVED SPOTS	488 PAVED SPOTS
REQUIREMENTS	488 PAVED SPOTS	488 PAVED SPOTS	488 PAVED SPOTS	488 PAVED SPOTS

### PROJECT DESCRIPTION

EXISTING 3-STORY CHURCH BUILDING WITH 488 PAVED SPOTS AND 488 PAVED SPOTS. PROPOSED 3-STORY CHURCH BUILDING WITH 488 PAVED SPOTS AND 488 PAVED SPOTS. PROPOSED 3-STORY CHURCH BUILDING WITH 488 PAVED SPOTS AND 488 PAVED SPOTS.



ARCHITECTURAL  
SITE PLAN  
SCALE 1/8\"/>

DATE ISSUED: 02-20-2024  
 PROJECT: 02-915  
 SHEET TITLE: ARCHITECTURAL SITE PLAN  
 SHEET NUMBER: A-050  
 PROJECT NUMBER: 02-915

ANN ARBOR MICHIGAN

RESURGENCE ARCHITECTS

CONTRACTOR: [Blank]

DATE ISSUED: 02-20-2024

PROJECT: 02-915

SHEET TITLE: ARCHITECTURAL SITE PLAN

SHEET NUMBER: A-050

PROJECT NUMBER: 02-915

ESTIMATED DRY WEATHER SANITARY FLOW RATES

CURRENT FACILITY CONDITIONS:  
 FACILITY TYPE: UNIVERSITY, HOUSING, ROOMING HOUSE, INSTITUTIONS  
 CAPACITY: 80 OCCUPANTS  
 TABLE A FLOW RATE: 75 GPD/CAPITA  
 PEAKING FACTOR: 4  
 ESTIMATED EXISTING DRY WEATHER PEAK FLOW: (EFF)  
 = 3490 GPD  
 = 16.67 GPM

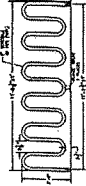
PROPOSED NEW LIFE CHURCH:  
 FACILITY TYPE: CHURCH/AUDITORIUM  
 CAPACITY: ESTIM. 406 FIXED SEAT OCCUPANTS SUNDAY,  
 1000 OCCUPANTS WED-SAT  
 TABLE A FLOW RATE: 5 GPD/CAPITA  
 PEAKING FACTOR: 4  
 ESTIMATED NEW DRY WEATHER PEAK FLOW: (EFF)  
 = 9930 GPD  
 = 6.86 GPM

ESTIMATED REDUCTION IN ESTIMATED DRY WEATHER SANITARY PEAK FLOW RATE:  
 REDUCED ESTIMATED PEAK FLOW RATE = 9.79 GPM

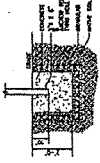
COMMUNITY ANALYSIS

PER CITY ORDINANCE - CHAPTER 57: LAND DEVELOPMENT REGULATIONS 13 (2) b-c  
 a) THE NEW DEVELOPMENT WILL HAVE NO IMPACT ON THE LOCAL PUBLIC SCHOOLS. ANGELL ELEMENTARY MAY BENEFIT BY HAVING THE USE OF THE FACILITY FOR LARGE SCHOOL FUNCTIONS. (SEE LETTER FROM SUPERINTENDENT AND PRINCIPAL-NEGOTIATIONS ARE STILL IN PROCESS)  
 b) THE CHURCH AS A CAMPUS BASED MINISTRY IS CONSISTANT WITH THE NEIGHBORHOOD NEEDS FOR STUDENT BASED HOUSING AND OTHER SERVICES. SEE THE POSITION PAPER ON COLLEGE AND ADDITIONAL INFORMATION.  
 c) MANY CONVERSATIONS AND MEETINGS WITH NEIGHBORS TO MOST OF THEIR CONCERNS. (SEE ADDITIONAL INFORMATION FROM THE MEETINGS ATTACHED) STUDENT BASED HOUSING AND ORGANIZATIONS SURROUNDING THE CHURCH ARE CONSISTANT WITH THE CAMPUS BASED MINISTRY THAT NEW LIFE CHURCH WAS DEVELOPED ON 20 YEARS AGO.  
 d) THE CHURCH IS STRIVING TO PROVIDE A POSITIVE ADDITION TO THE NEIGHBORHOOD AND BE A LEAD EXAMPLE IN ADDITION TO SUPPORTING THE STRONG LOCAL COMMUNITY THAT ALREADY EXISTS.  
 e) A NEW STORM WATER MANAGEMENT SYSTEM WILL PROVIDE MORE EFFICIENT DRAINAGE OF THE SITE. THE IMPERVIOUS AREA IS ONLY SLIGHTLY MORE THAN SEE CIVIL DRAWINGS. SANITARY CALCULATIONS HAVE DOCUMENTED THAT A CHURCH WILL FIT 55% LESS OF A LOAD THAN THE PAST SORORITY HOUSE DID ON THE SYSTEM. ADDITIONAL TREES, LANDSCAPING, AND FULL NATURAL FEATURES EVALUATION WILL BENEFIT THE CURRENT AIR AND WATER QUALITY OF THE AREA.  
 f) 141 WASHTENAW IS NOT WITHIN A HISTORIC DISTRICT OR LISTED ON NATIONAL REGISTER OF HISTORIC PLACES. THE FACADE FACING WASHTENAW WILL BE RESTORED TO ITS ORIGINAL CHARACTER. ANY ADDITIONAL CHANGES OR MATERIALS TO OTHER ELEVATIONS WILL BE IN OR CONSISTANT WITH THE CHARACTER OF THE EXISTING STRUCTURE AND NEIGHBORHOOD.

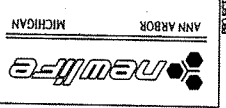
\* SEE SITE SURVEY FOR EXISTING CONDITIONS.



BIKE RACK ELEVATION



BIKE RACK SECTION - TYP.



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 ANN ARBOR, MI 48106  
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 www.newlife-arch.com

ANN ARBOR UNIVERSITY  
 1200 W. WASHINGTON  
 ANN ARBOR, MI 48106  
 734-261-5111  
 www.ann-arbor.edu

CONSULTANT

ADDITIONAL  
 SITE  
 INFORMATION  
 SHEET TITLE

02-915

PROJECT NUMBER

A-060

SHEET NUMBER

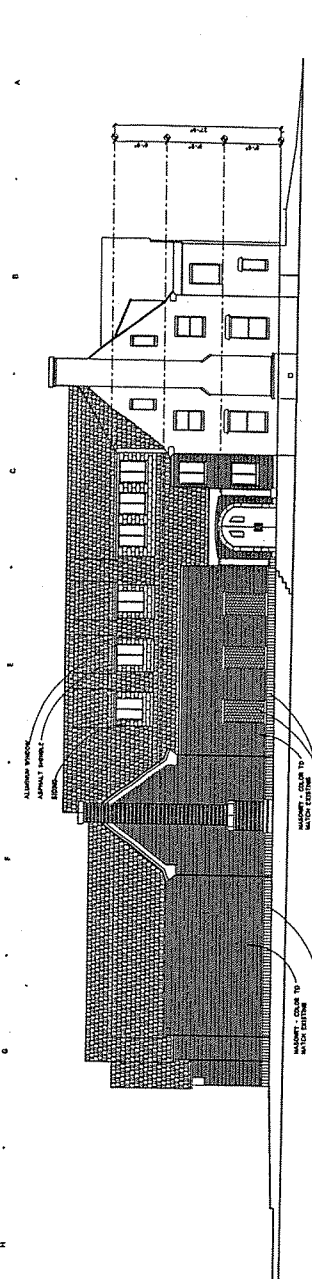
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 10/20/2011 10:10:10 AM C:\Users\j... \Desktop\...

DATE ISSUED: \_\_\_\_\_  
 DATE REVISION: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT: \_\_\_\_\_  
 SHEET NUMBER: \_\_\_\_\_  
 PROJECT NUMBER: \_\_\_\_\_  
 SHEET TITLE: \_\_\_\_\_  
 CONSULTANT: \_\_\_\_\_  
 EXTERIOR ELEVATIONS: \_\_\_\_\_  
 SCALE: 1/8" = 1'-0"  
 PROJECT NUMBER: 02-915  
 SHEET NUMBER: A-400

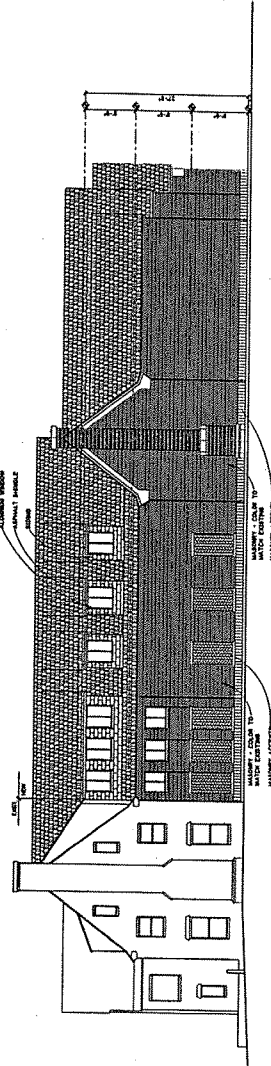
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 SHEET NUMBER: \_\_\_\_\_  
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 SHEET TITLE: \_\_\_\_\_  
 CONSULTANT: \_\_\_\_\_  
 EXTERIOR ELEVATIONS: \_\_\_\_\_  
 SCALE: 1/8" = 1'-0"  
 PROJECT NUMBER: 02-915  
 SHEET NUMBER: A-400



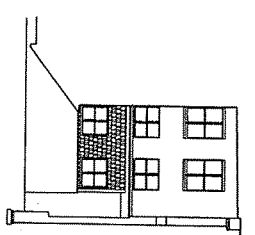
100 N. STATE ST.  
 ANN ARBOR, MI 48106  
 P. 313.761.1170  
 F. 313.761.1179  
 WWW.ROSSBACHARCHITECTS.COM



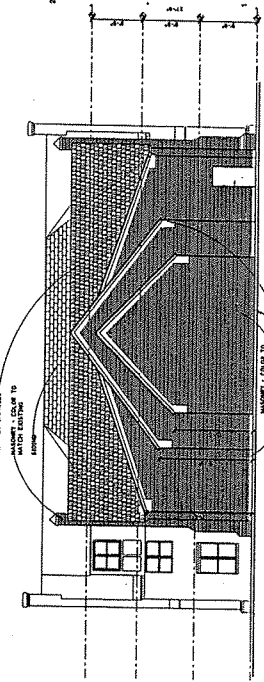
C.S. NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"  
 1/8" = 1'-0"



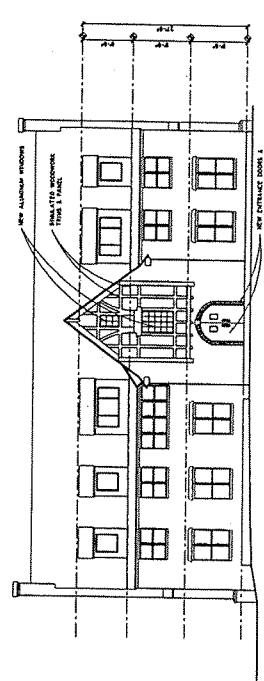
B.S. SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"  
 1/8" = 1'-0"



B.S. PARTIAL EAST ELEVATION  
 SCALE: 1/8" = 1'-0"  
 1/8" = 1'-0"



B.L. EAST ELEVATION  
 SCALE: 1/8" = 1'-0"  
 1/8" = 1'-0"



S.I. WEST ELEVATION  
 SCALE: 1/8" = 1'-0"  
 1/8" = 1'-0"

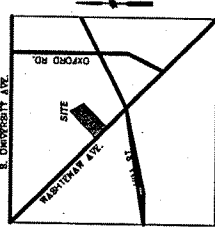
THESE DRAWINGS ARE THE PROPERTY OF ROSSBACH ARCHITECTS. NO PART OF THESE DRAWINGS IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ROSSBACH ARCHITECTS.



# SITE PLAN FOR **NEW LIFE CHURCH**

LOT 18 OF "ASSESSOR'S PLAT No. 18"  
IN THE CITY OF ANN ARBOR  
WASHTENAW COUNTY, MICHIGAN

**LEGAL DESCRIPTION:**  
LOT 18 OF "ASSESSOR'S PLAT No. 18"  
IN THE CITY OF ANN ARBOR, WASHTENAW  
COUNTY, MICHIGAN AS RECORDED IN  
PUBLIC RECORDS OF THE COUNTY OF  
WASHTENAW COUNTY RECORDS.



**LOCATION MAP**  
NO SCALE

### SHEET INDEX

- EX EXISTING CONDITIONS & DEMOLITION PLAN
- GR1 GRADING PLAN
- UT1 UTILITY PLAN
- UT2 STORMWATER CALCULATIONS
- LA1 TREE PROTECTION PLAN
- LA2 PROPOSED LANDSCAPE PLAN
- SE SOIL EROSION CONTROL NOTES AND DETAILS
- DT1 SITE NOTES AND DETAILS
- DT2 STORM NOTES AND DETAILS
- AL1 ALTERNATE ANALYSIS NO. 1

### OWNER/DEVELOPER

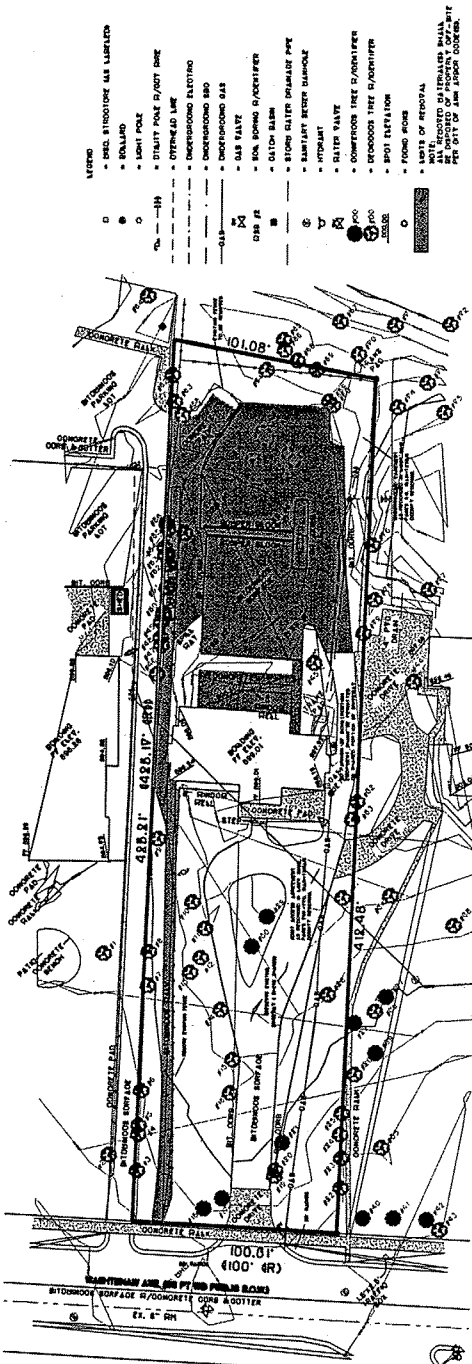
NEW LIFE CHURCH  
1541 WASHTENAW  
ANN ARBOR, MI. 48104

### ENGINEER

DESINE INC.  
CIVIL ENGINEERS /  
LAND SURVEYORS  
2183 PLESS DRIVE  
BRIGHTON, MICHIGAN, 48114  
(810) 227-9533

*DESINE INC.*

DESIGNER  
DATE: 07/24/03  
SCALE: AS SHOWN  
PROJECT NO.: 03-014  
DRAWN BY: JLD  
CHECKED BY: JLD  
DATE: 07/24/03



- LEGEND**
- REEL STRUCTURE GAS LABELER
  - BALLARD
  - LIGHT POLE
  - STAINI POLE R/ROOT PIPE
  - OFFER-LO LINE
  - CONCRETE SLAB
  - CONCRETE BRG
  - CONCRETE GAS
  - GAS VALVE
  - SOL BOMBO R/CONCRETE
  - SLICH SLAM
  - STONY SLICH BRASSICE PIPE
  - BRASSICE PIPE BRASSICE
  - PROPLANT
  - WATER VALVE
  - COMPRESSOR TREE R/CONCRETE
  - CONCRETE TREE R/CONCRETE
  - SPOT ELEVATION
  - FOUND POLE
  - MARKS OF REMOVAL
  - ALL REMOVED OR IMPROVED SHALL BE SHOWN BY A SHADY AREA PER CITY OF SAN JOSE CODES.

**NOTES**

1. ALL EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. ALL UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN.
3. ALL UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN.
4. ALL UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN.
5. ALL UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN.



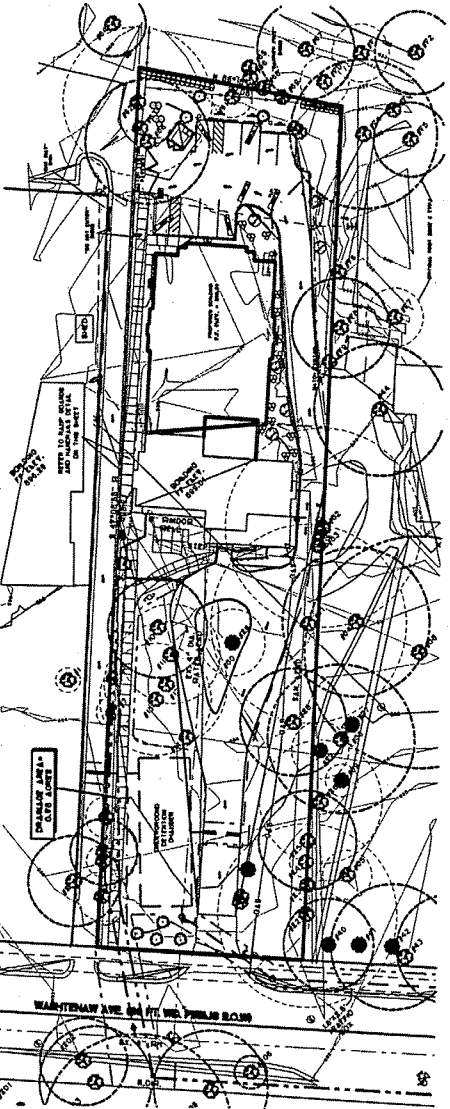
DATE	REVISION/DESCRIPTION	DATE	REVISION/DESCRIPTION
10/10/00	ISSUED FOR PERMITS		
10/10/00	REVISED PER PERMITS		
10/10/00	REVISED PER PERMITS		
10/10/00	REVISED PER PERMITS		

**EXISTING CONDITIONS & DEMOLITION PLAN**

**NEW LIFE CHURCH**

SCALE: 1" = 10'  
 PROJECT NO.: 2000  
 SHEET NO.: 2042  
 DATE: 10/10/00





**LEGEND**

- 1. Proposed Building Footprint
- 2. Proposed Parking Areas
- 3. Proposed Driveways
- 4. Proposed Sidewalks
- 5. Proposed Landscaping
- 6. Proposed Grading Contours
- 7. Proposed Utility Lines
- 8. Proposed Street Right-of-Way
- 9. Proposed Easements
- 10. Proposed Survey Points
- 11. Proposed Survey Lines
- 12. Proposed Survey Bearings
- 13. Proposed Survey Distances
- 14. Proposed Survey Area
- 15. Proposed Survey Date
- 16. Proposed Surveyor Name
- 17. Proposed Survey License No.
- 18. Proposed Survey Stationing
- 19. Proposed Survey Reference
- 20. Proposed Survey Notes



DATE: 10/1/00  
 PROJECT: NEW LIFE CHURCH  
 SHEET NO.: 101  
 SCALE: AS SHOWN

GRADING PLAN

NEW LIFE CHURCH  
 111 WASHINGTON AVE.  
 WARREN, MI 48090

DATE	DESCRIPTION	BY	CHECKED BY
10/1/00	PRELIMINARY GRADING PLAN	GJM	

DESIGNED BY: GJM  
 DRAWN BY: GJM  
 CHECKED BY: GJM



**Design Chapter 6 Snow Loads**

Project Name: \_\_\_\_\_  
 Project No.: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Designer: \_\_\_\_\_  
 Checker: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Plot Date: \_\_\_\_\_

**STORM WIND VELOCITY CALCULATION**

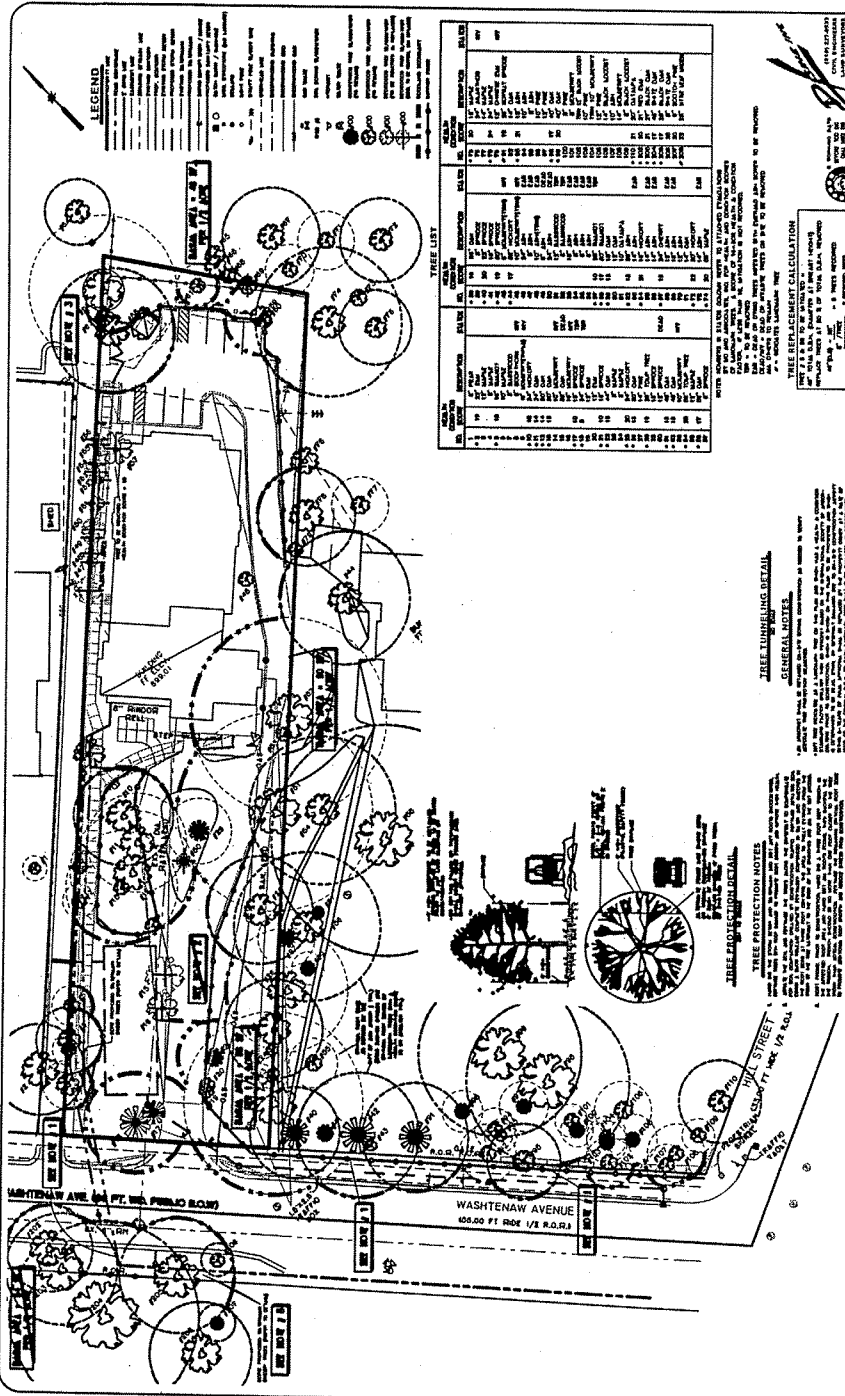
Project Name: \_\_\_\_\_  
 Project No.: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Designer: \_\_\_\_\_  
 Checker: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Plot Date: \_\_\_\_\_

Wind Direction	Basic Wind Speed (V)	Exposure Category	Directionality Factor (K <sub>d</sub> )	Topography Factor (K <sub>t</sub> )	Wind Tunnel Emphasis Factor (K <sub>e</sub> )	Wind Directionality Factor (K <sub>d</sub> )	Exposure Category	Directionality Factor (K <sub>d</sub> )	Topography Factor (K <sub>t</sub> )	Wind Tunnel Emphasis Factor (K <sub>e</sub> )	Final Wind Speed (V <sub>f</sub> )
North	115	B	1.0	1.0	1.0	1.0	B	1.0	1.0	1.0	115
North-Northwest	115	B	0.85	1.0	1.0	0.85	B	1.0	1.0	1.0	97.75
Northwest	115	B	0.7	1.0	1.0	0.7	B	1.0	1.0	1.0	80.5
West-Northwest	115	B	0.55	1.0	1.0	0.55	B	1.0	1.0	1.0	63.25
West	115	B	0.4	1.0	1.0	0.4	B	1.0	1.0	1.0	46.0
West-Southwest	115	B	0.25	1.0	1.0	0.25	B	1.0	1.0	1.0	28.75
Southwest	115	B	0.1	1.0	1.0	0.1	B	1.0	1.0	1.0	11.5
South-Southwest	115	B	0.05	1.0	1.0	0.05	B	1.0	1.0	1.0	5.75
South	115	B	0.05	1.0	1.0	0.05	B	1.0	1.0	1.0	5.75
South-Southeast	115	B	0.05	1.0	1.0	0.05	B	1.0	1.0	1.0	5.75
Southeast	115	B	0.1	1.0	1.0	0.1	B	1.0	1.0	1.0	11.5
East-Southeast	115	B	0.25	1.0	1.0	0.25	B	1.0	1.0	1.0	28.75
East	115	B	0.4	1.0	1.0	0.4	B	1.0	1.0	1.0	46.0
East-Northeast	115	B	0.55	1.0	1.0	0.55	B	1.0	1.0	1.0	63.25
Northeast	115	B	0.7	1.0	1.0	0.7	B	1.0	1.0	1.0	80.5
North-Northeast	115	B	0.85	1.0	1.0	0.85	B	1.0	1.0	1.0	97.75
North	115	B	1.0	1.0	1.0	1.0	B	1.0	1.0	1.0	115

Wind Direction	Basic Wind Speed (V)	Exposure Category	Directionality Factor (K <sub>d</sub> )	Topography Factor (K <sub>t</sub> )	Wind Tunnel Emphasis Factor (K <sub>e</sub> )	Final Wind Speed (V <sub>f</sub> )
North	115	B	1.0	1.0	1.0	115
North-Northwest	115	B	0.85	1.0	1.0	97.75
Northwest	115	B	0.7	1.0	1.0	80.5
West-Northwest	115	B	0.55	1.0	1.0	63.25
West	115	B	0.4	1.0	1.0	46.0
West-Southwest	115	B	0.25	1.0	1.0	28.75
Southwest	115	B	0.1	1.0	1.0	11.5
South-Southwest	115	B	0.05	1.0	1.0	5.75
South	115	B	0.05	1.0	1.0	5.75
South-Southeast	115	B	0.05	1.0	1.0	5.75
Southeast	115	B	0.1	1.0	1.0	11.5
East-Southeast	115	B	0.25	1.0	1.0	28.75
East	115	B	0.4	1.0	1.0	46.0
East-Northeast	115	B	0.55	1.0	1.0	63.25
Northeast	115	B	0.7	1.0	1.0	80.5
North-Northeast	115	B	0.85	1.0	1.0	97.75
North	115	B	1.0	1.0	1.0	115

CLIENT: NEW LIFE CHURCH PROJECT NO.: 2024-001 SCALE: 1/8" = 1'-0"	DATE: _____ DRAWN BY: _____ CHECKED BY: _____	TITLE: STORM WIND VELOCITY CALCULATION	PROJECT NO.: 2024-001 SCALE: 1/8" = 1'-0"
NEW LIFE CHURCH 1000 W. 10th Street, Suite 100 Oklahoma City, Oklahoma 73106		<b>STORM WIND VELOCITY CALCULATION</b>	
NEW LIFE CHURCH		STORM WIND VELOCITY CALCULATION	





**LEGEND**

- Existing Tree
- Proposed Tree
- Tree Protection Zone
- Tree Tumbling Zone
- Tree Removal Zone
- Tree to be Retained
- Tree to be Removed
- Tree to be Planted
- Tree to be Replaced
- Tree to be Transplanted
- Tree to be Pruned
- Tree to be Staked
- Tree to be Fenced
- Tree to be Mulched
- Tree to be Watered
- Tree to be Fertilized
- Tree to be Insulated
- Tree to be Protected
- Tree to be Monitored
- Tree to be Documented
- Tree to be Photographed
- Tree to be Measured
- Tree to be Tagged
- Tree to be Identified
- Tree to be Labeled
- Tree to be Recorded
- Tree to be Archived
- Tree to be Preserved
- Tree to be Conserved
- Tree to be Sustained
- Tree to be Nurtured
- Tree to be Cared for
- Tree to be Tended
- Tree to be Maintained
- Tree to be Managed
- Tree to be Protected
- Tree to be Preserved
- Tree to be Sustained
- Tree to be Nurtured
- Tree to be Cared for
- Tree to be Tended
- Tree to be Maintained
- Tree to be Managed

**TREE LIST**

NO.	DATE	DESCRIPTION	STATUS	REMARKS
1	10/15/04	Maple	Existing	12" DBH
2	10/15/04	Oak	Existing	10" DBH
3	10/15/04	Red Maple	Existing	8" DBH
4	10/15/04	White Birch	Existing	6" DBH
5	10/15/04	Black Birch	Existing	4" DBH
6	10/15/04	Red Pine	Existing	14" DBH
7	10/15/04	White Pine	Existing	12" DBH
8	10/15/04	Black Pine	Existing	10" DBH
9	10/15/04	White Spruce	Existing	8" DBH
10	10/15/04	Black Spruce	Existing	6" DBH
11	10/15/04	White Fir	Existing	4" DBH
12	10/15/04	Black Fir	Existing	3" DBH
13	10/15/04	White Cedar	Existing	2" DBH
14	10/15/04	Black Cedar	Existing	1" DBH
15	10/15/04	White Juniper	Existing	1" DBH
16	10/15/04	Black Juniper	Existing	1" DBH
17	10/15/04	White Yew	Existing	1" DBH
18	10/15/04	Black Yew	Existing	1" DBH
19	10/15/04	White Cypress	Existing	1" DBH
20	10/15/04	Black Cypress	Existing	1" DBH
21	10/15/04	White Palm	Existing	1" DBH
22	10/15/04	Black Palm	Existing	1" DBH
23	10/15/04	White Bamboo	Existing	1" DBH
24	10/15/04	Black Bamboo	Existing	1" DBH
25	10/15/04	White Fern	Existing	1" DBH
26	10/15/04	Black Fern	Existing	1" DBH
27	10/15/04	White Moss	Existing	1" DBH
28	10/15/04	Black Moss	Existing	1" DBH
29	10/15/04	White Lichen	Existing	1" DBH
30	10/15/04	Black Lichen	Existing	1" DBH

**TREE TUMBLING DETAIL**

GENERAL NOTES:

- 1. ALL TREES TO BE TUMBLED SHALL BE TUMBLED IN THE DIRECTION OF THE WIND.
- 2. ALL TREES TO BE TUMBLED SHALL BE TUMBLED IN THE DIRECTION OF THE WIND.
- 3. ALL TREES TO BE TUMBLED SHALL BE TUMBLED IN THE DIRECTION OF THE WIND.
- 4. ALL TREES TO BE TUMBLED SHALL BE TUMBLED IN THE DIRECTION OF THE WIND.
- 5. ALL TREES TO BE TUMBLED SHALL BE TUMBLED IN THE DIRECTION OF THE WIND.
- 6. ALL TREES TO BE TUMBLED SHALL BE TUMBLED IN THE DIRECTION OF THE WIND.
- 7. ALL TREES TO BE TUMBLED SHALL BE TUMBLED IN THE DIRECTION OF THE WIND.
- 8. ALL TREES TO BE TUMBLED SHALL BE TUMBLED IN THE DIRECTION OF THE WIND.
- 9. ALL TREES TO BE TUMBLED SHALL BE TUMBLED IN THE DIRECTION OF THE WIND.
- 10. ALL TREES TO BE TUMBLED SHALL BE TUMBLED IN THE DIRECTION OF THE WIND.

**TREE PROTECTION NOTES**

GENERAL NOTES:

- 1. ALL TREES TO BE PROTECTED SHALL BE PROTECTED BY A TREE PROTECTION ZONE.
- 2. ALL TREES TO BE PROTECTED SHALL BE PROTECTED BY A TREE PROTECTION ZONE.
- 3. ALL TREES TO BE PROTECTED SHALL BE PROTECTED BY A TREE PROTECTION ZONE.
- 4. ALL TREES TO BE PROTECTED SHALL BE PROTECTED BY A TREE PROTECTION ZONE.
- 5. ALL TREES TO BE PROTECTED SHALL BE PROTECTED BY A TREE PROTECTION ZONE.
- 6. ALL TREES TO BE PROTECTED SHALL BE PROTECTED BY A TREE PROTECTION ZONE.
- 7. ALL TREES TO BE PROTECTED SHALL BE PROTECTED BY A TREE PROTECTION ZONE.
- 8. ALL TREES TO BE PROTECTED SHALL BE PROTECTED BY A TREE PROTECTION ZONE.
- 9. ALL TREES TO BE PROTECTED SHALL BE PROTECTED BY A TREE PROTECTION ZONE.
- 10. ALL TREES TO BE PROTECTED SHALL BE PROTECTED BY A TREE PROTECTION ZONE.

**TREE REMOVAL CALCULATION**

GENERAL NOTES:

- 1. ALL TREES TO BE REMOVED SHALL BE REMOVED BY A TREE REMOVAL CONTRACTOR.
- 2. ALL TREES TO BE REMOVED SHALL BE REMOVED BY A TREE REMOVAL CONTRACTOR.
- 3. ALL TREES TO BE REMOVED SHALL BE REMOVED BY A TREE REMOVAL CONTRACTOR.
- 4. ALL TREES TO BE REMOVED SHALL BE REMOVED BY A TREE REMOVAL CONTRACTOR.
- 5. ALL TREES TO BE REMOVED SHALL BE REMOVED BY A TREE REMOVAL CONTRACTOR.
- 6. ALL TREES TO BE REMOVED SHALL BE REMOVED BY A TREE REMOVAL CONTRACTOR.
- 7. ALL TREES TO BE REMOVED SHALL BE REMOVED BY A TREE REMOVAL CONTRACTOR.
- 8. ALL TREES TO BE REMOVED SHALL BE REMOVED BY A TREE REMOVAL CONTRACTOR.
- 9. ALL TREES TO BE REMOVED SHALL BE REMOVED BY A TREE REMOVAL CONTRACTOR.
- 10. ALL TREES TO BE REMOVED SHALL BE REMOVED BY A TREE REMOVAL CONTRACTOR.

**NEW LIFE CHURCH TREE PROTECTION PLAN**

DATE: 10/15/04

PROJECT: NEW LIFE CHURCH

SCALE: 1" = 20'

DESIGNER: [Signature]

CLIENT: NEW LIFE CHURCH

PROJECT NO.: 2004

DATE: 10/15/04

SCALE: 1" = 20'

DESIGNER: [Signature]

CLIENT: NEW LIFE CHURCH

PROJECT NO.: 2004

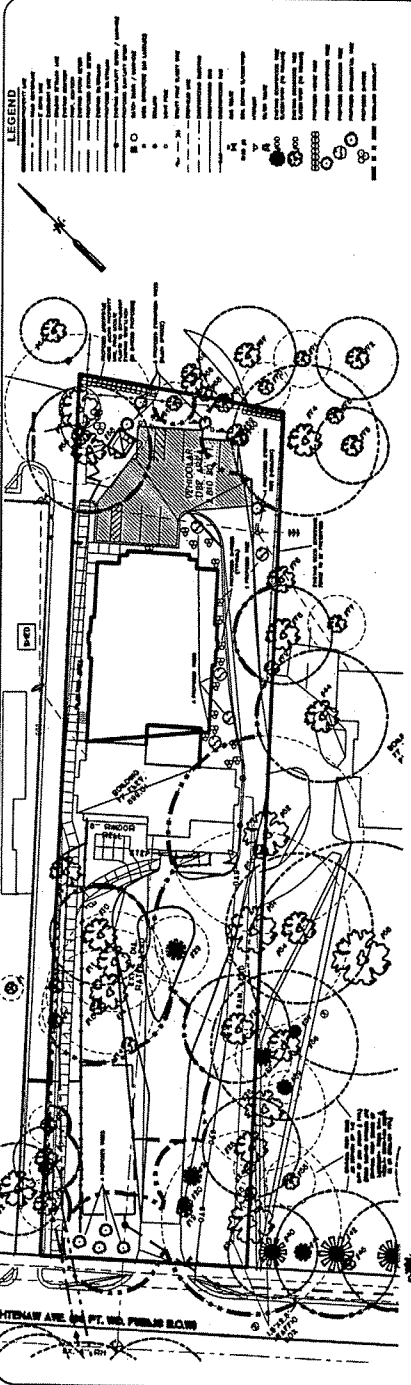
DATE: 10/15/04

SCALE: 1" = 20'

DESIGNER: [Signature]

CLIENT: NEW LIFE CHURCH

PROJECT NO.: 2004



**TREE LIST**

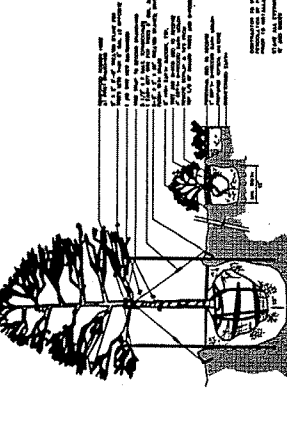
NO.	SYMBOL	PLANTING	REPLACEMENT	REMARKS
1	(Symbol)	...	...	...
2	(Symbol)	...	...	...
...	...	...	...	...
10	(Symbol)	...	...	...

**PLANTING OPTIONS**

NO.	SYMBOL	PLANTING	REPLACEMENT	REMARKS
1	(Symbol)	...	...	...
2	(Symbol)	...	...	...
...	...	...	...	...
10	(Symbol)	...	...	...

**LANDSCAPING & SCREENING**

NO.	SYMBOL	PLANTING	REPLACEMENT	REMARKS
1	(Symbol)	...	...	...
2	(Symbol)	...	...	...
...	...	...	...	...
10	(Symbol)	...	...	...



**TREE REPLACEMENT CALCULATION**

...

...

**GENERAL NOTES**

...

...



**PROPOSED LANDSCAPE PLAN**

**NEW LIFE CHURCH**

DATE: ...

PROJECT: ...

SCALE: ...

DRAWN BY: ...

CHECKED BY: ...

APPROVED BY: ...

DATE: ...

PROJECT: ...

SCALE: ...

DRAWN BY: ...

CHECKED BY: ...

APPROVED BY: ...

**LAP**

...







1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THESE PLANS.

2. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.

3. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR WATER SUPPLY CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.

4. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWERAGE AND SANITATION CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.

5. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR RAILROAD CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.

6. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR AIRPORT CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.

7. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR MARINE CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.

8. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CANAL CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.

9. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR IRRIGATION CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.

10. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR POWER CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.

11. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR TELEPHONE AND TELEGRAPH CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.

12. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR RAILROAD SIGNALING CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.

13. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR RAILROAD PASSENGER AND FREIGHT STATION CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.

14. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR RAILROAD BRIDGE CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.

15. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR RAILROAD TUNNEL CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.

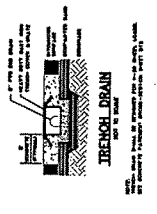
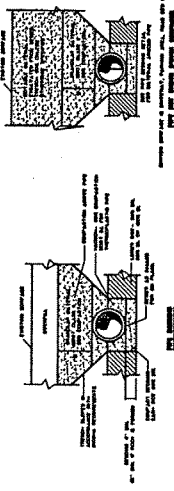
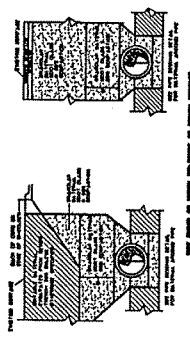
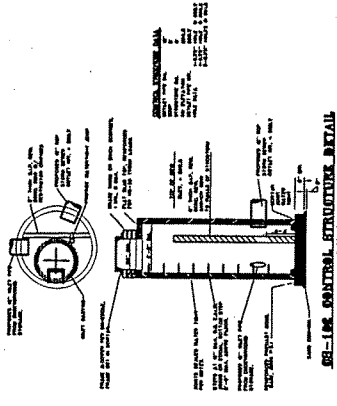
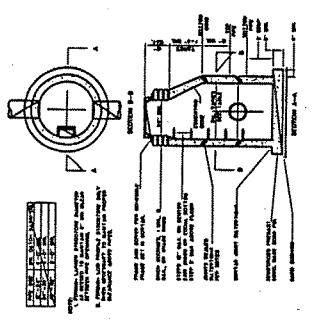
16. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR RAILROAD WATER TOWER CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.

17. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR RAILROAD CONDENSER CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.

18. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR RAILROAD ELECTRIC POWER CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.

19. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR RAILROAD SIGNALING AND TELEGRAPH CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.

20. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR RAILROAD PASSENGER AND FREIGHT STATION CONSTRUCTION, AS PUBLISHED BY THE MISSOURI DEPARTMENT OF HIGHWAY TRANSPORTATION.



DESIGNED BY	DATE	REVISIONS	SCALE	PROJECT NO.	PROJECT NAME	DATE	DISTRICT
NEW LIFE CHURCH	1924	1	1" = 10'	100	STORM SEWER	1924	10
CHECKED BY	DATE	REVISIONS	SCALE	PROJECT NO.	PROJECT NAME	DATE	DISTRICT
					NOTES & DETAILS		
APPROVED BY	DATE	REVISIONS	SCALE	PROJECT NO.	PROJECT NAME	DATE	DISTRICT



NO. DATE PLAN	DATE	DESCRIPTION
1	02-09-15	CONCEPT
2	02-09-15	SCHEMATIC
3	02-09-15	PRELIMINARY
4	02-09-15	PERMIT
5	02-09-15	FINAL
6	02-09-15	AS-BUILT
7	02-09-15	AS-BUILT
8	02-09-15	AS-BUILT
9	02-09-15	AS-BUILT
10	02-09-15	AS-BUILT
11	02-09-15	AS-BUILT
12	02-09-15	AS-BUILT
13	02-09-15	AS-BUILT
14	02-09-15	AS-BUILT
15	02-09-15	AS-BUILT
16	02-09-15	AS-BUILT
17	02-09-15	AS-BUILT
18	02-09-15	AS-BUILT
19	02-09-15	AS-BUILT
20	02-09-15	AS-BUILT
21	02-09-15	AS-BUILT
22	02-09-15	AS-BUILT
23	02-09-15	AS-BUILT
24	02-09-15	AS-BUILT
25	02-09-15	AS-BUILT
26	02-09-15	AS-BUILT
27	02-09-15	AS-BUILT
28	02-09-15	AS-BUILT
29	02-09-15	AS-BUILT
30	02-09-15	AS-BUILT
31	02-09-15	AS-BUILT
32	02-09-15	AS-BUILT
33	02-09-15	AS-BUILT
34	02-09-15	AS-BUILT
35	02-09-15	AS-BUILT
36	02-09-15	AS-BUILT
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38	02-09-15	AS-BUILT
39	02-09-15	AS-BUILT
40	02-09-15	AS-BUILT
41	02-09-15	AS-BUILT
42	02-09-15	AS-BUILT
43	02-09-15	AS-BUILT
44	02-09-15	AS-BUILT
45	02-09-15	AS-BUILT
46	02-09-15	AS-BUILT
47	02-09-15	AS-BUILT
48	02-09-15	AS-BUILT
49	02-09-15	AS-BUILT
50	02-09-15	AS-BUILT

ANN ARBOR MICHIGAN  
**newlife**  
 PROJECT

HOUSSEAGE ARCHITECTS  
 2000 University Ave. #200  
 Ann Arbor, MI 48106  
 P: 734.763.1776  
 F: 734.763.1778  
 www.housseage.com

CONCEPT  
 LIGHTING PLAN  
 SHEET TITLE

02-915  
 PROJECT NUMBER

EP-01  
 SHEET NUMBER

LEASING SCHEDULE

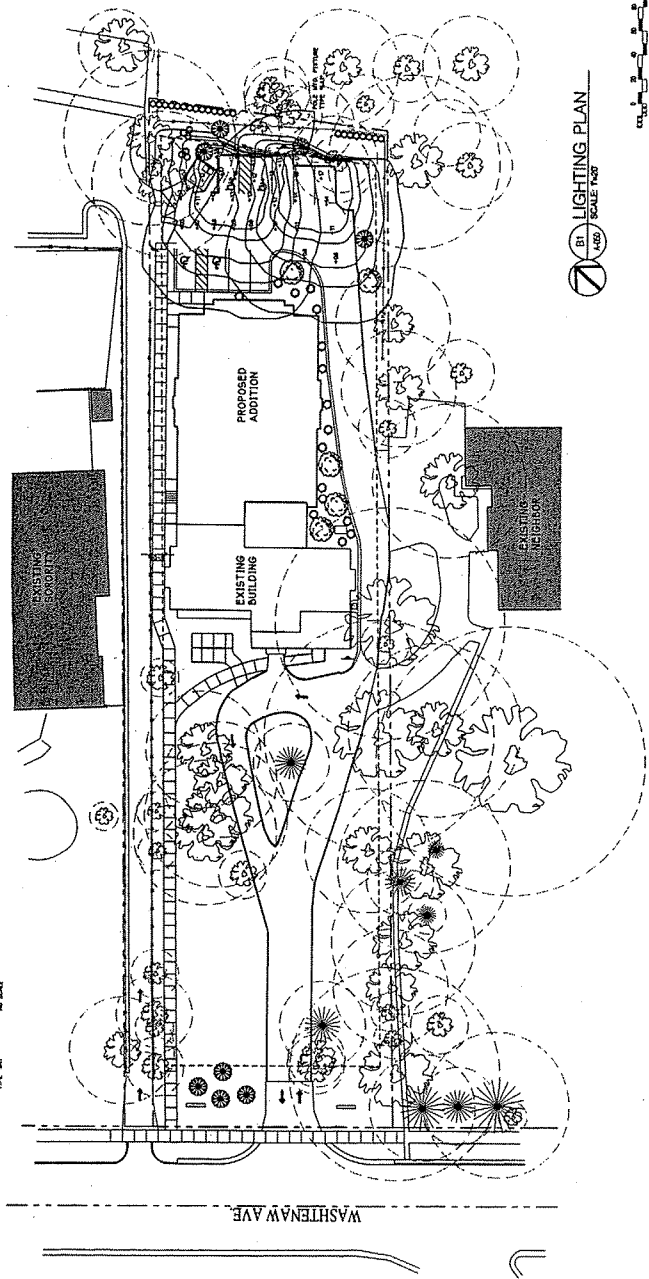
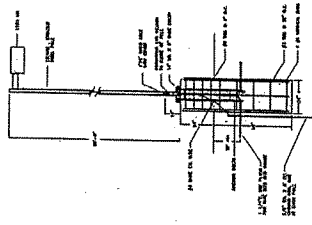
Room	Area	Start	End	Notes
1	100	01/01/16	12/31/16	
2	200	01/01/16	12/31/16	
3	300	01/01/16	12/31/16	
4	400	01/01/16	12/31/16	
5	500	01/01/16	12/31/16	
6	600	01/01/16	12/31/16	
7	700	01/01/16	12/31/16	
8	800	01/01/16	12/31/16	
9	900	01/01/16	12/31/16	
10	1000	01/01/16	12/31/16	

STATISTICS

Item	Quantity	Unit	Notes
1	100	sq ft	
2	200	sq ft	
3	300	sq ft	
4	400	sq ft	
5	500	sq ft	
6	600	sq ft	
7	700	sq ft	
8	800	sq ft	
9	900	sq ft	
10	1000	sq ft	

NOTES

1. All lighting fixtures shall be of the type and quantity specified on the drawings.
2. All lighting fixtures shall be of the type and quantity specified on the drawings.
3. All lighting fixtures shall be of the type and quantity specified on the drawings.
4. All lighting fixtures shall be of the type and quantity specified on the drawings.
5. All lighting fixtures shall be of the type and quantity specified on the drawings.
6. All lighting fixtures shall be of the type and quantity specified on the drawings.
7. All lighting fixtures shall be of the type and quantity specified on the drawings.
8. All lighting fixtures shall be of the type and quantity specified on the drawings.
9. All lighting fixtures shall be of the type and quantity specified on the drawings.
10. All lighting fixtures shall be of the type and quantity specified on the drawings.



BL LIGHTING PLAN  
 SCALE 1/8\"/>

Drawn by: [Name] Date: [Date]

**NEW LIFE CHURCH'S PROGRAM STATEMENT  
FOR THE PROPOSED ADDITION TO THE 1541 WASHTENAW PROPERTY**

**I. Partial Basement**

- A. Storage
- B. Christian Education Classrooms
- C. Toilet rooms as may be required
- D. Stairs as may be required.

**II. Main Level**

- A. Auditorium and stage (339 maximum fixed seats)
- B. Wall and doors separating Auditorium and Gathering/Multi Purpose Space (running north/south; located east of entry doors on north side of addition)
- C. Gathering/multipurpose space (no fixed seats)
- D. Stairs as may be required
- E. Toilet rooms as may be required
- F. Storage

**III. Balcony Level**

- A. Auditorium Balcony Seating (157 maximum fixed seats)
- B. Wall separating Auditorium and Gathering/Multi Purpose Space (running north/south; located approx. above wall on main level)
- C. Gathering/multipurpose space (no fixed seats)
- D. Stairs as may be required
- E. Toilet rooms as may be required