

REDEEMER ANN ARBOR

SITE PLAN FOR

CITY PLANNING COMMISSION APPROVAL

HISTORIC PRESERVATION & ADAPTIVE REUSE OF THE FORMER TREASURE MART BUILDING

521 - 525 DETROIT STREET
ANN ARBOR, MI 48105

A PART OF THE SOUTHEAST 1/4 OF SECTION 29
CITY OF ANN ARBOR, T2S, R6E
WASHTENAW COUNTY, MICHIGAN

GENERAL INFORMATION

THE PROJECT INVOLVES THE PRESERVATION AND ADAPTIVE REUSE OF THE FORMER TREASURE MART BUILDING AT 521-525 DETROIT STREET FOR USE AS A CHURCH BY REDEEMER ANN ARBOR MINISTRY (OWNER) (<http://www.redeemer2.org/>).

REDEEMER ANN ARBOR PROPOSES TO MOVE THEIR PRESENT OPERATION IN THE RENOVATED AND RESTORED FORMER DKE SHANT BUILDING AT 611 1/2 WILLIAMS STREET TO THIS LOCATION. THE FORMER TREASURE MART BUILDING CURRENTLY CONSISTS OF THE ORIGINAL MAIN BUILDING (CONSTRUCTED IN 1861), A REAR STAIR ADDITION, AND A REAR/SIDE OFFICE ADDITION. SUPPLEMENTAL INVESTIGATION CONFIRMS THAT CURRENT ADDITIONS EXISTED AND/OR OCCUPIED THE SAME FOOTPRINT AREA PRIOR TO 1945 AS WELL AS A LARGE, BARN-LIKE WAREHOUSE BUILDING AT THE REAR OF THE SITE, WHICH HAS SINCE BEEN DEMOLISHED.

- THE OWNER PROPOSES TO:
- RESTORE AND ADAPTIVELY RENOVATE THE ORIGINAL MAIN BUILDING TO ITS APPEARANCE WHEN ORIGINALLY CONSTRUCTED IN 1861.
 - RECONSTRUCT THE ORIGINAL UPPER, WOOD CORNICE AT THE FRONT ELEVATION OF THE BUILDING.
 - CONVERT THE FORMER BARN-TYPE DOORS, THAT ARE NOW LARGE WINDOWS, BACK TO DOORS.
 - RESIZE AND REPLACE WINDOWS AND WINDOW TYPES BACK TO THE ORIGINAL OPENINGS AND DOUBLE HUNG 6/6 LITE WINDOWS.
 - REPAIR CHANGES AND DAMAGE TO THE EXISTING BRICK WALLS TO RETURN THE WALLS TO THEIR ORIGINAL STATE.
 - REPAINT THE BUILDING.

THE REAR STAIR ADDITION, REBUILT IN CONCRETE BLOCK IN 1976, WILL BE RETAINED, AND AN ELEVATOR WILL BE ADDED. IN ADDITION, THE BUILDING WILL BE SIDED WITH A PRE-PAINTED, METAL SIDING TO ACCOMMODATE A NEW MAIN ENTRYWAY, WHICH WILL BE CONSTRUCTED FACING DETROIT STREET, THE EXISTING OPEN-AIR CARPORT (NOT ORIGINAL TO THE BUILDING) WILL BE DEMOLISHED, AND ACCESS FROM THE MAIN ENTRY TO A NEW PARKING AREA AT THE REAR OF THE PROPERTY WILL BE PROVIDED. THE OFFICE ADDITION WILL BE COMPLETELY REBUILT FROM WITHIN TO ALIGN THE FLOORS OF THIS ADDITION WITH THE MAIN BUILDING MAKING IT ACCESSIBLE WITHIN THE BUILDING. A NEW SECOND STORY LEVEL WILL BE ADDED TO THIS AREA, AND THE ENTIRE OFFICE ADDITION WILL ALSO BE SIDED WITH A PRE-PAINTED METAL SIDING. TO MEET ENTRY AND EMERGENCY EXISTING REQUIREMENTS, A NEW STAIR LOBBY ADDITION WILL BE CONSTRUCTED ON THE NORTH SIDE OF THE BUILDING, AHEAD OF THE EXISTING OFFICE ADDITION. THIS IS PROPOSED AS A TWO STORY SPACE OFFERING ENTRY TO THE FIRST FLOOR AND EGRESS FROM BOTH THE FIRST AND SECOND FLOORS. A BASEMENT LEVEL WILL BE CONSTRUCTED BELOW IT TO POTENTIALLY PROVIDE BARRIER-FREE TOILETS AT THAT LEVEL.

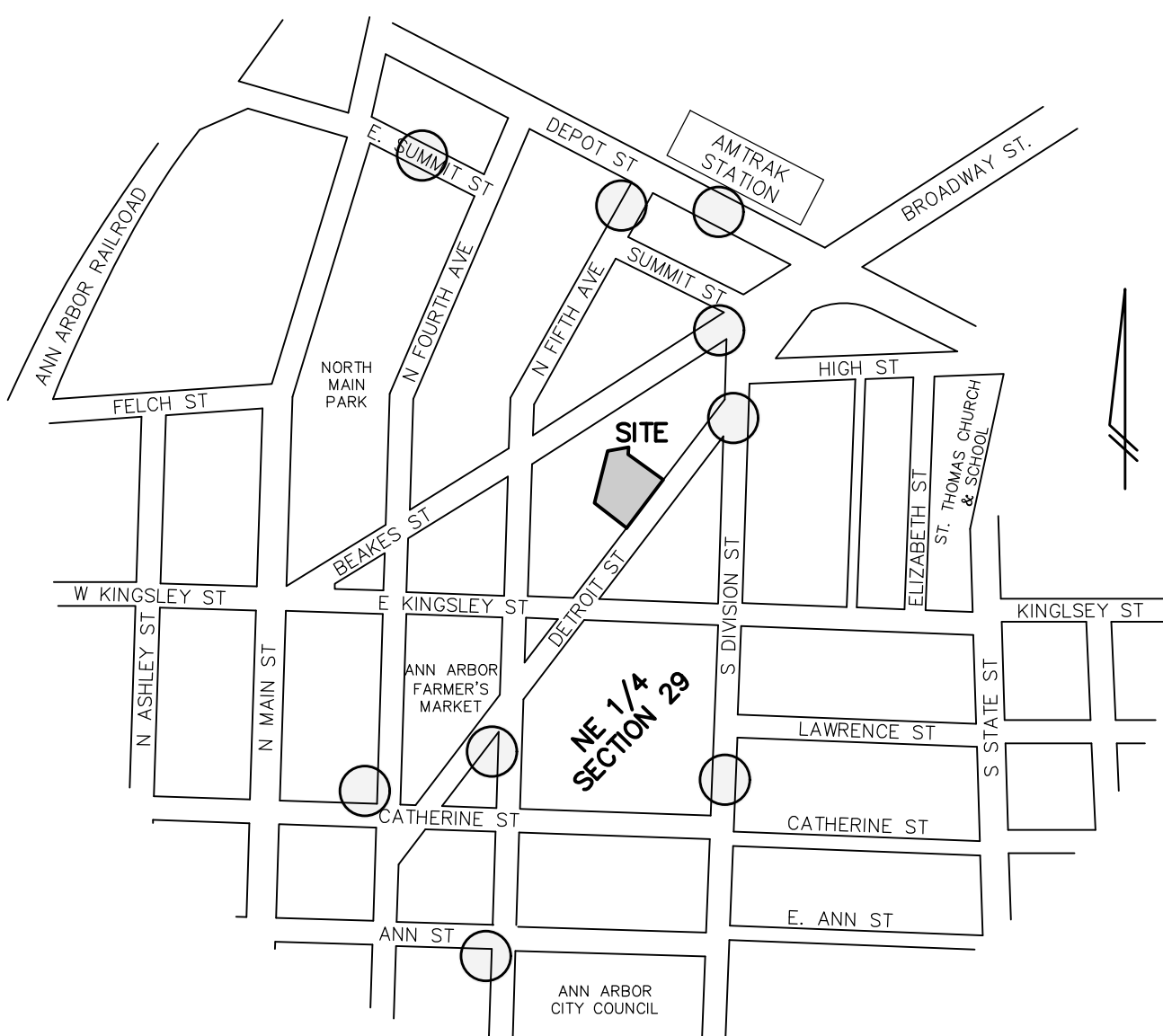
ALONG THE PERIMETER OF THE MAIN BUILDING AND EXISTING GRAVEL PARKING AREA, SEVERAL OLD BLOCK AND TIMBER RETAINING WALLS THAT ARE IN DISREPAIR WILL BE REMOVED AS WILL AN EXISTING PRIVACY FENCE, WHICH IS ALSO IN POOR REPAIR. IMPROVED GRADING OF THE PROPOSED ASPHALT PAVEMENT PARKING LOT AREA, COMPLETE WITH NEW CONCRETE CURB, WILL ELIMINATE THE NEED FOR REPLACING THE OLD WALLS AND IMPROVE THE AESTHETICS OF THE PROPERTY. ADDITIONALLY, A NEW PRIVACY FENCE WILL BE CONSTRUCTED ALONG THE WESTERN PERIMETER OF THE NEW PARKING LOT, AND THAT FENCE WILL BE SOFTENED WITH A VARIETY OF SHRUBS AND TREES. FURTHERMORE, AN ENCLOSED REFUSE CONTAINER STORAGE AREA WILL BE CONSTRUCTED IN THE REAR OF THE PROPERTY, ELIMINATING THE EYEBROW OF THE CURRENT ROLL-UP DUMPSTER.

- THE REDEEMER ANN ARBOR PROJECT WILL EMBRACE SUSTAINABLE DESIGN, SYSTEMS, AND MATERIALS AS PART OF THE ADAPTIVE REUSE OF THE EXISTING BUILDING. IMPROVEMENTS WILL INCLUDE:
- INCORPORATING A BELOW-GRADE INFILTRATION SYSTEM THAT WILL BYPASS THE CITY'S STORM SEWER FOR FIRST FLUSH EVENTS AND REDUCE IMPACT TO THE NEARBY HURON RIVER.
 - ENERGY EFFICIENT BUILDING MATERIALS, INCLUDING NEW WINDOWS.
 - A CHARGING STATION IN THE PARKING AREA FOR ELECTRIC CARS.
 - EXTERIOR BICYCLE PARKING.
 - PROXIMITY TO PUBLIC TRANSPORTATION TO MINIMIZE TRAFFIC AND PERSONAL VEHICLE USE.

THE SINGLE STREET AREA IN THE VICINITY OF EAST KINGSLEY STREET AND NORTH DIVISION STREET IS A MIXTURE OF SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, STUDENT APARTMENTS, AND COMMERCIAL THAT ARE BUFFERED ON EITHER SIDE BY RESIDENTIAL AREAS. RESTORING AND ADAPTING THE ORIGINAL BUILDING WILL IMPROVE THE VISUAL CHARACTER OF THE AREA WHILE MAINTAINING ASPECTS OF THE BUILDING'S ORIGINAL ARCHITECTURAL INTEREST.

COMMUNITY ANALYSIS

- A. THE IMPACT OF THE PROPOSED DEVELOPMENT ON PUBLIC SCHOOLS.
- THE REDEEMER ANN ARBOR MINISTRY IS NOT SPECIFICALLY TARGETING FAMILIES WITH SCHOOL-AGE CHILDREN, BUT IT WILL BE REACHING OUT TO THE COMMUNITY IN GENERAL.
- B. THE RELATIONSHIP OF INTENDED USE TO NEIGHBORING USES.
- THE PROPOSED REDEVELOPMENT PROJECT IS SITUATED AMONG A MIXTURE OF SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL, INCLUDING ON ADJACENT STREETS TO THE WEST AND EAST. TO THE IMMEDIATE SOUTH BEYOND EAST KINGSLEY STREET, LAND USES BECOME MORE COMMERCIAL AND RETAIL, WITH A MIXTURE OF BOUTIQUE SHOPS, RESTAURANTS, SMALL PROFESSIONAL OFFICES, AND A COMMUNITY HIGH SCHOOL. TO THE IMMEDIATE NORTH IS DETROIT STREET, WHICH RUNS PARALLEL TO THE HURON RIVER. THE MASSING OF THE EXISTING BUILDING AND ITS PROPOSED REUSE ARE SUPPORTED BY THE SURROUNDING BUILDINGS, WHICH, THOUGH MAINLY RESIDENTIAL IN NATURE, HAVE A SIMILAR HEIGHT AND SCALE. FURTHER NORTH AND SOUTH ALONG THE SAME BLOCK OF DETROIT STREET, THERE ARE MORE MODERN, SMALL APARTMENT COMPLEXES THAT HAVE A MASSING SIMILAR TO THE EXISTING BUILDING AND ITS PROPOSED REUSE, WITH LARGE BRICK FACES AND RECTANGULAR ELEMENTS AS OPPOSED TO TRADITIONAL SINGLE FAMILY ARCHITECTURAL DESIGN.
 - AS A R4C-ZONED PARCEL, THE PROPOSED REUSE OF THE BUILDING RETAINS THE EXISTING STREETScape AND DEVELOPMENT PATTERN OF THE EXISTING NEIGHBORHOOD, INCLUDING SIZE AND MASSING.
- C. IMPACT OF ADJACENT USES ON THE PROPOSED DEVELOPMENT.
- THE CLOSE PROXIMITY OF RESIDENTS AND UNIVERSITY STUDENTS WILL POSITIVELY IMPACT THE REDEVELOPMENT OF THE EXISTING BUILDING INTO A HOUSE OF WORSHIP BY HAVING A SIGNIFICANT NUMBER OF VISITORS ABLE TO WALK OR BIKE TO THE SITE, WHICH WILL LIMIT THE IMPACT ON PARKING.
- D. IMPACT OF THE PROPOSED DEVELOPMENT ON THE AIR AND WATER QUALITY, AND ON EXISTING NATURAL FEATURES OF THE SITE AND NEIGHBORING SITES.
- HISTORICALLY, THE EXISTING SITE HAS BEEN MOSTLY IMPERVIOUS, WITH A MIXTURE OF ROOF, CONCRETE DRIVEWAY, AND HARD-PACKED GRAVEL PARKING. RAINFALL HAS BEEN PRIMARILY DIRECTED TO THE REAR OF THE SITE, WHERE IT ENTERS STORM SEWERS WITHOUT TREATMENT THAT DISCHARGE INTO CITY STORM SYSTEMS. WHILE THERE ARE MINIMAL POLLUTANTS AT THE EXISTING SITE, CONTAMINATE RUNOFF, THE EXISTING ON-SITE STORM SYSTEM IS OLD AND PROVIDES NO FIRST FLUSH TREATMENT, DETENTION, OR OTHER MECHANISM TO MINIMIZE IMPACT TO THE HURON RIVER. THE PROPOSED DEVELOPMENT WILL COLLECT THE MAJORITY OF THE SITE'S IMPERVIOUS RUNOFF, INCLUDING FROM THE NEW PARKING LOT, AND COLLECT IT WITHIN A NEW STORM SEWER SYSTEM THAT INCLUDES A PRE-TREATMENT STRUCTURE FOR DEBRIS, OIL, AND SEDIMENT. DOWNSTREAM OF THE PRE-TREATMENT STRUCTURE, FIRST FLUSH RUNOFF WILL ENTER A SUBSIDIARY SAND INFILTRATION SYSTEM AND FEED THAT WATER INTO PERFORATED PIPES, WHICH CONNECT HYDRAULICALLY TO A NATIVE SAND AND GRAVEL SEAM IN THE SOIL PROFILE. LARGER STORM EVENTS WILL HAVE THE ABILITY TO OVERFLOW INTO ADJACENT STORM PIPES THAT CONNECT WITH THE EXISTING CITY STORM SEWER SYSTEM IN THE DETROIT STREET RIGHT-OF-WAY. THE PROPOSED SYSTEM WILL IMPROVE STORM WATER PERFORMANCE BY INFILTRATING MOST STORM EVENTS ON-SITE.
 - THE INCLUSION OF NUMEROUS LANDSCAPE TREES AND AT-GRADE SHRUB PLANTINGS WILL SUPPORT AIR QUALITY. THE PROPOSED DEVELOPMENT WILL ALSO PLANTING A STREET TREE ON THE WEST SIDE OF DETROIT STREET TO INFILL A LOCATION WHERE THERE CURRENTLY IS NO TREE. THE PROPOSED LANDSCAPING WILL SUPPORT DETROIT STREET'S EXISTING AESTHETIC, WHICH IS A MIXTURE OF MATURE AND RECENTLY PLANTED TREES.
 - THE ADAPTIVE REUSE DESIGN WILL INCLUDE MULTIPLE ENERGY SAVING FEATURES, WITH AN INTENT TO MINIMIZE THE ENVIRONMENTAL IMPACT OF THE BUILDING. THIS WILL INCLUDE UPGRADING THE EXISTING WINDOWS TO MODERN, ENERGY EFFICIENT MODELS AS WELL AS MORE EFFICIENT HVAC SYSTEMS.
 - THE LOCATION OF THE PROPOSED HOUSE OF WORSHIP IS CONDUCIVE TO WALKING AND BIKING FROM SURROUNDING RESIDENTIAL NEIGHBORHOODS AND THE UNIVERSITY CENTRAL CAMPUS. TO ENCOURAGE THIS, THE PLAN INCLUDES AN AREA FOR BICYCLE PARKING AS WELL AS E/V PARKING. THE PROPOSED DEVELOPMENT IS ALSO LOCATED WITHIN CLOSE PROXIMITY TO BUS STOPS ON BEAKES STREET, NORTH DIVISION STREET, AND DETROIT STREET.
- E. IMPACT OF THE PROPOSED USE ON HISTORIC SITES OF STRUCTURES THAT ARE LOCATED WITHIN A HISTORIC DISTRICT OR LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- THERE ARE BUILDINGS OF HISTORICAL SIGNIFICANCE ON THE SITE. HOWEVER, THE ORIGINAL BUILDING WAS CONSTRUCTED CIRCA 1861, AND ITS ARCHITECTURE AND SCALE WILL BE RESTORED AND IMPROVED TO ENSURE IT CONTINUES TO MAINTAIN CONSISTENCY WITH OTHER BUILDINGS IN THE HISTORIC DISTRICT. THESE INCLUDE THE QUEEN ANNE STYLE HOUSE AT 522 DETROIT ST. AND THE MILLER & REYER'S PLANNING MILL BUILDING AT 525 DETROIT ST. THE REDEEMER ANN ARBOR BUILDING USE WILL PERPETUATE THE BLEND OF HISTORIC AND NON-HISTORIC, COMMERCIAL, AND RESIDENTIAL BUILDINGS IN THE AREA.
- F. ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
- G. NATURAL FEATURES DESCRIPTION
- THE PROPERTY CONTAINS TWO HISTORIC STRUCTURES, A HOME AT 521 DETROIT STREET AND THE TREASURE MART BUILDING 525-525 DETROIT STREET. THE EXISTING NATURAL FEATURES ARE COMPRISED OF DOMESTIC LANDSCAPING WHICH INCLUDES, MOWED COOL SEASON GRASS LAWN, LARGE DECIDUOUS TREES, INCLUDING INVASIVE SPECIES, VARIOUS SHRUBBERY AND PERENNIAL FLOWERS. THERE ARE NO WETLANDS, THREATENED OR ENDANGERED SPECIES, FLOODPLAINS OR WATER COURSES. THE SITE GRADES ACROSS THE DEVELOPED PORTION OF THE SITE IS 2-5% WITH THE EXCEPTION OF A STEEP SLOPE, 20% GRADIENT, OCCUPYING THE NORTH CORNER OF THE SITE.



VICINITY MAP
(NO SCALE)
○ = BUS STOPS

SHEET TITLE

- COVER SHEET
- ALTA SURVEY
- BOUNDARY & TOPOGRAPHICAL SURVEY
- REMOVAL PLAN
- DIMENSIONAL LAYOUT PLAN
- NATURAL FEATURES PLAN
- LANDSCAPE PLAN
- LANDSCAPE DETAILS
- GRADING & UTILITY PLAN
- SOIL EROSION & SEDIMENTATION CONTROL PLAN
- STORM WATER MANAGEMENT DRAINAGE PLANS
- INFILTRATION BASIN CALCULATIONS
- FIRE PROTECTION PLAN
- DETAILS
- BUILDING HEIGHTS

ARCHITECTURAL SHEET

- EXISTING - BASEMENT LEVEL FLOOR PLAN
- EXISTING - FIRST FLOOR PLAN
- EXISTING - SECOND FLOOR PLAN
- EXISTING - BUILDING SECTION 1
- EXISTING - EXTERIOR ELEVATIONS 1
- EXISTING - EXTERIOR ELEVATIONS 2
- BASEMENT LEVEL CONCEPT PLAN
- FIRST FLOOR CONCEPT PLAN
- SECOND FLOOR CONCEPT PLAN
- PROPOSED - EXTERIOR ELEVATIONS 1
- PROPOSED - EXTERIOR ELEVATIONS 2

PHOTOMETRIC

- PHOTOMETRIC PLAN
- PHOTOMETRIC DETAILS

DRAWING

- C0
- ALTA1
- C1
- C2
- C3
- C4
- C5
- C6
- C7
- C8
- C9
- C10
- C11
- C12
- C13

- A.1
- A.2
- A.3
- A.4
- A.5
- A.6
- A.7
- A.8
- A.9
- A.10
- A.11

- P.1
- P.2

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COMPARISON CHART OF REQUIREMENTS

ZONING CLASSIFICATION	EXISTING	REQUIRED	PROPOSED
LOT AREA	R4C 22,160 SF	R4C 8,500 SF	R4C 22,160 SF
RESIDENTIAL UNITS (521 DETROIT ST)	N/A	N/A	4
DENSITY - UNITS PER AC	2.0	20 MAX	2.0
LOT AREA PER UNIT	4,432 SF	2,175 SF MIN.	4,432 SF
OPEN SPACE	6,495 SF (29%)	40% MIN.	9,780 SF (44%)
ACTIVE OPEN SPACE	2,698 SF	N/A	2,279 SF
ACTIVE OPEN SPACE PER UNIT	540 SF	300 SF MIN.	570 SF
GROUND FLOOR AREA (521 DETROIT ST)	1,500 SF	N/A	1,500 SF
GROUND FLOOR COVERAGE (521 DETROIT ST)	6.8%	N/A	6.8%
GROUND FLOOR AREA (525 DETROIT ST)	3,000 SF	N/A	3,224 SF
GROUND FLOOR COVERAGE (525 DETROIT ST)	10.3%	N/A	10.3%
TOTAL FLOOR AREA	10,946 SF	N/A	12,260 SF
FLOOR AREA (521 DETROIT ST)	2,546 SF	N/A	2,546 SF
FLOOR AREA (525 DETROIT ST)	8,400 SF	N/A	9,714 SF
FLOOR AREA RATIO	37.9%	N/A	43.8%
SETBACKS			
FRONT (DETROIT ST)	5.3 FT	25 FT MIN.	5.3 FT
REAR (WEST)	32.5 FT	30.83 FT MIN.	32.5 FT
SIDE (NORTHEAST)	20.1 FT	12.83 FT MIN.	20.1 FT
SIDE (SOUTHWEST)	18.4 FT	12 FT MIN.	18.4 FT
NUMBER OF BUILDINGS	2	N/A	2
WIDTH BETWEEN BUILDINGS	43.7 FT	20 FT MIN.	43.7 FT
HEIGHT (521 DETROIT ST)	170.72 FT	60 FT MIN.	170.72 FT
HEIGHT (525 DETROIT ST)	26'-10" (2 STORY)	30' MAX. OR 2 STORY	26'-10" 2 STORY
HEIGHT (525 DETROIT ST)	24'-8" (2 STORY)	30' MAX. OR 2 STORY	24'-8" 2 STORY
VEHICULAR PARKING	15 TOTAL 190 SEATS W/ 160 OVERFLOW	88 TOTAL 15 REGULAR	17 TOTAL 8 REGULAR
TOTAL 300 SEATS	0 BARRIER FREE	1 SPACE PER 4 SEATS 300 SEATS/4 = 75 SPACES	2 BARRIER FREE
ELECTRIC VEHICLE PARKING	0 ELECTRIC	15% EV-C 10% EV-R 10% EV-1	4 EV-C 2 EV-R 1 EV-1
BICYCLE PARKING			
	NONE	7 TOTAL (CLASS C) 1 SPACE PER 50 SEATS 300 SEATS/50 = 6 SPACES	8 TOTAL (CLASS C)

R4C - MULTIPLE-FAMILY DWELLING
LEGAL DESCRIPTION: LOTS 121 AND 122 OF ASSESSOR'S PLAT NO. 29 ALSO BEING A PART OF THE NORTHEAST 1/4 SECTION 29, T2S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN AS RECORDED IN BOOK 9 OF PLATS, PAGE 20, WASHTENAW COUNTY RECORDS (0.50 AC.).
PROJECT HAS AN EXISTING NON-CONFORMING FRONT YARD SETBACK.
EXISTING CANOPY IS WITHIN SIDE YARD SETBACK - WILL BE REMOVED
SIDE YARD SETBACK OF 12' + 3" FOR EACH FOOT OF BUILDING HEIGHT ABOVE 35 FEET AND 1.5" FOR EACH FOOT OF BUILDING LENGTH OVER 50 FEET.
SIDE YARD SETBACK OF 12' + 1.5" FOR EACH FOOT OF BUILDING LENGTH OVER 50 FEET AND REAR YARD SETBACK OF 30' + 1.5" FOR EACH FOOT OF BUILDING WIDTH OVER 50 FEET.
REAR YARD SETBACK OF 30' + 1.5" FOR EACH FOOT OF BUILDING HEIGHT OVER 35 FEET AND 1.5" FOR EACH FOOT OF BUILDING WIDTH OVER 50 FEET.

SPECIAL EXCEPTION USE PETITION

THE SITE IS LOCATED IN THE R4C (MULTIPLE-FAMILY DWELLING) DISTRICT. THE PROJECT IS SEEKING A SPECIAL EXEMPTION USE FOR A RELIGIOUS ASSEMBLY.

LANDSCAPE MODIFICATION REQUEST

MODIFICATION REQUEST - SECTION 5.20.4 CONFLICTING LAND USE BUFFER
EXPLANATION: THE EXISTING DRIVEWAY ALONG THE NORTH SIDE OF EXISTING HISTORIC BUILDING OCCUPIES THE ENTIRE SPACE UP TO THE NORTH PROPERTY. THE DRIVEWAY IS NECESSARY TO PROVIDE SAFE AND FUNCTIONAL ACCESS THROUGH THE SITE. IN ADDITION, THE NEIGHBORS EXISTING DRIVEWAY ON THE PARCEL TO THE NORTH ENCLOSES ON THE PETITIONER'S SITE AND THAT ENCROACHMENT WILL REMAIN. THESE STATED CONDITIONS MAKE DEVELOPMENT OF A C.L.U.B. ALONG THE NORTH BOUNDARY IMPRACTICAL.

PROJECT HAS RECEIVED CERTIFICATE OF APPROPRIATENESS FROM HDC ON 8/12/2021

GENERAL NOTES

- THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS WHICH ARE INCLUDED BY REFERENCE. THE OMISSION OF ANY CURRENT STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTOR OF THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT PUBLIC SERVICE DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS.
- LINE STOPS SHALL BE INSTALLED WHERE EXISTING WATER MAINS CANNOT BE SUFFICIENTLY ISOLATED TO COMPLETE THE WORK. THE COST OF ANY LINE STOP INSTALLATION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR.
- PAVEMENT MARKINGS DISTURBED AS A RESULT OF PAVEMENT CUTS OR CONSTRUCTION ACTIVITIES SHALL BE REPLACED AS DIRECTED BY PROJECT MANAGEMENT OR THE MICHIGAN DEPARTMENT OF TRANSPORTATION. REPLACEMENT DURING CONSTRUCTION OF THE PROJECT MAY BE CONSIDERED TEMPORARY, WITH FINAL PAVEMENT MARKING RESTORATION TO OCCUR AT THE END OF THE PROJECT.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING PUBLIC ROAD PAVEMENT. DAMAGE TO THE PUBLIC ROAD PAVEMENT DURING THE COURSE OF CONSTRUCTION MAY NECESSITATE RESURFACING OF THE DAMAGED AREAS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- CONFIRM WHERE STAGING WILL OCCUR FOR CONSTRUCTION AND NOTE IF A CRANE WILL BE NEEDED. IF A CRANE WILL BE USED FOR CONSTRUCTION PURPOSES AND IT IS NECESSARY TO LOCATE IT IN THE PUBLIC RIGHT-OF-WAY, A TEMPORARY LICENSE AGREEMENT MAY BE REQUIRED.
- A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ANY AND ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING WORK ON PUBLIC OR PRIVATE UTILITIES.

TRAFFIC IMPACT STATEMENT

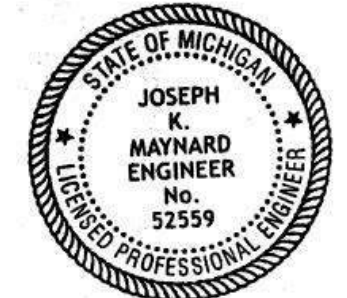
FOR THE EXISTING AND PROPOSED BUILDING USES, TRIP GENERATION WAS ESTIMATED USING STANDARD RATES PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS IN THE TRIP GENERATION MANUAL, 10TH EDITION. FOR THE EXISTING TREASURE MART, WHICH PRIOR TO ITS CLOSURE SOLD A MIXTURE OF ANTIQUES, VINTAGE CLOTHING, AND OTHER SMALL ITEMS, CONSIDERATION WAS GIVEN TO UTILIZING LAND USE LU 876 APPAREL STORE, LU 815 FREE-STANDING DISCOUNT STORE, AND LU 814 VARIETY STORE. HOWEVER, FOR EACH OF THESE LAND USES, THEIR DESCRIPTIONS AND CORRESPONDING TRAFFIC STUDIES REFLECT BIG-BOX STORES THAT ARE SIGNIFICANTLY LARGER AND HAVE CONSIDERABLY MORE SPACE DEDICATED TO EACH ITEM OF MERCHANDISE, WHILE THE TREASURE MART TENDED TO HAVE MANY SMALL ITEMS DISPLAYED IN A MUCH SMALLER SPACE. BECAUSE OF THE SIGNIFICANTLY LARGER BUILDING SIZES OBSERVED IN THE TRAFFIC STUDIES THAT MAKE UP THE ABOVE LAND USE CATEGORIES AND THE MUCH SMALLER NATURE OF THE TREASURE MART, THE TRIP GENERATIONS FROM EACH OF THOSE CATEGORIES MAY REFLECT A MUCH HIGHER ESTIMATION OF VEHICLES IN THE AM AND PM PEAK HOURS THAN WAS EXPERIENCED AT THE SITE AND THEREFORE HAVE NOT BEEN UTILIZED.

THE LU 820 SHOPPING CENTER DATA IS COMPRISED OF NUMEROUS TRAFFIC STUDIES, MANY OF WHICH ARE OF SIMILAR SIZE TO THE TREASURE MART. WHILE LU 820 MAY ENCOMPASS A WIDE VARIETY OF BUILDING USES, INCLUDING SMALL SPECIALTY RETAIL, BANKS, RESTAURANTS, AND SMALL OFFICES, THIS LAND USE DATA WAS DEEMED MOST APPROPRIATE TO APPLY TO THE TREASURE MART. FOR THE PROPOSED BUILDING REUSE FOR REDEEMER ANN ARBOR, LU 560 CHURCH WAS UTILIZED. A COMPARISON OF EXISTING AND PROPOSED TRIP GENERATION DURING WEEKDAY PEAK HOURS AS WELL AS SATURDAY AND SUNDAY PEAK HOUR OF GENERATOR ARE PROVIDED BELOW.

LAND USE	UNITS	WEEKDAY AM PEAK HOUR (ADJACENT STREET TRAFFIC)				WEEKDAY PM PEAK HOUR (ADJACENT STREET TRAFFIC)				SATURDAY PEAK HOUR (OF GENERATOR)				SUNDAY PEAK HOUR (OF GENERATOR)				
		RATE	TRIPS	IN	OUT	RATE	TRIPS	IN	OUT	RATE	TRIPS	IN	OUT	RATE	TRIPS	IN	OUT	
EXISTING SHOPPING CENTER	8.4 KSF	0.94	8	5	3	3.81	32	15	17	8.4 KSF	4.50	38	20	18	2.79	24	11	13
PROPOSED CHURCH	9.7 KSF	0.33	3	2	1	0.45	4	2	2	9.7 KSF	2.78	27	16	11	9.99	97	48	49
NET CHANGE (PROPOSED MINUS EXISTING)	+1.3 KSF	-	-5	-3	-2	-	-28	-13	-15	+1.7 KSF	-11	-4	-7	-	73	37	36	-

AS INDICATED IN THE ABOVE TABLE, THE PROPOSED REUSE OF THE BUILDING AS A CHURCH SHOULD RESULT IN SIGNIFICANTLY FEWER NUMBER OF TRIPS TO THE SITE DURING THE WEEKDAY AM AND PM PEAK HOURS AS WELL AS FEWER TRIPS ON SATURDAYS. THE SITE WILL EXPERIENCE A SIGNIFICANT INCREASE IN TRIPS ON SUNDAYS AS A RESULT OF WORSHIP SERVICES, BUT THE NET IMPACT FOR THE SITE WILL BE AN OVERALL REDUCTION IN TRIPS THE OTHER DAYS OF THE WEEK. THE IMPACT OF HEAVY PUBLIC TRANSPORTATION, A SIGNIFICANT RESIDENTIAL AND UNIVERSITY POPULATION WITHIN WALKING DISTANCE OF THE PROPOSED CHURCH, AND THE PROXIMITY OF PUBLIC PARKING AREAS MAY SERVE TO LOWER THE ESTIMATED NUMBER OF VEHICLE TRIPS TO THE SITE ON SUNDAYS.

PREPARED BY JOSEPH K. MAYNARD P.E., MICH. NO. 52559



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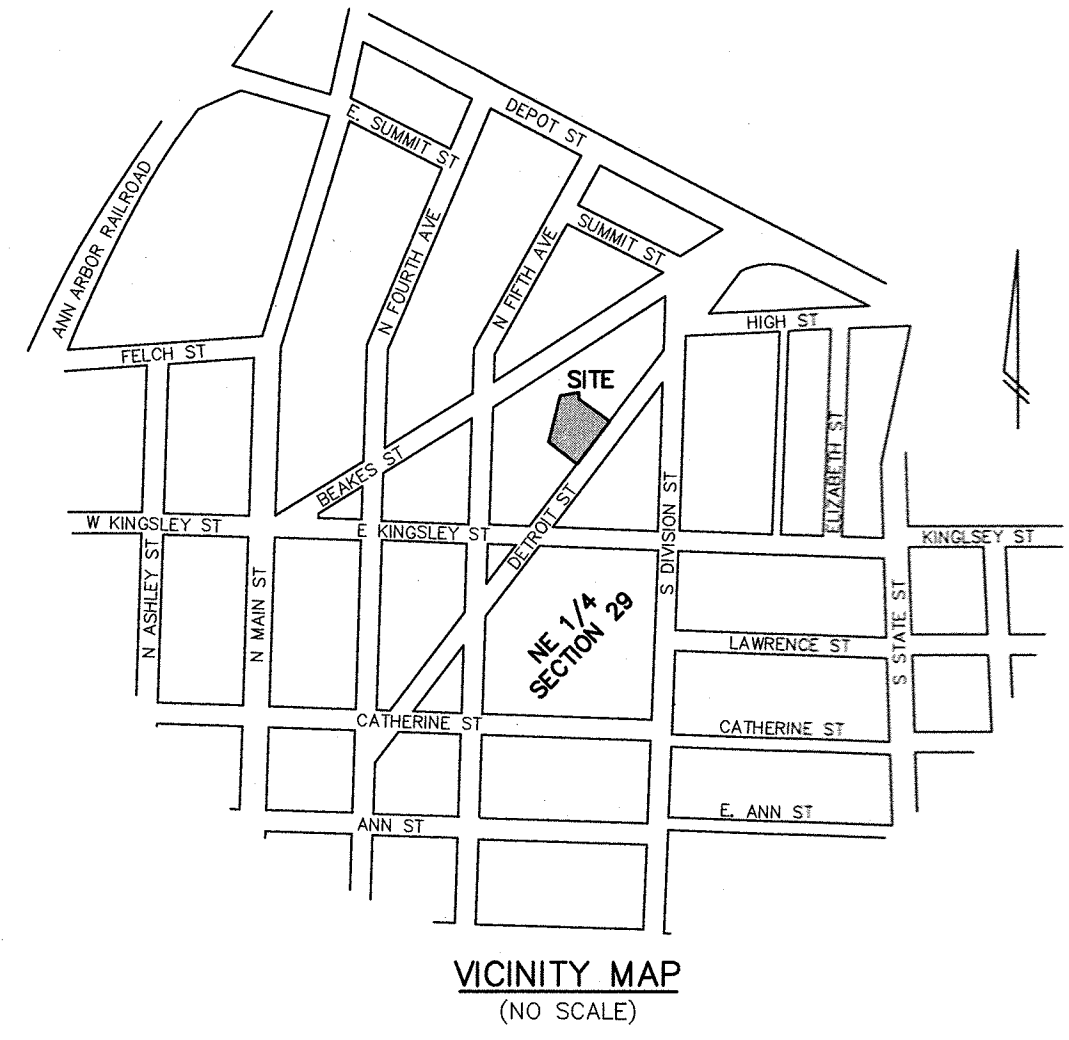
DRAWING
CO

REDEEMER ANN ARBOR SP21-045 & SEU21-006

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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- NOTES:**
- Absolute Title Inc. file no. 89201N* revision 1 dated December 30, 2020 with an effective date of October 1, 2020 was used in the preparation of this survey.
 - An 8" storm sewer running west from the rear parking lot of Lot 122 is without benefit of an easement disclosed within furnished title work. Storm sewer is shown on drawing.
 - Fence of unknown ownership lies east of property line near the southwest corner of Lot 121. See Note 4. Fence is shown on drawing.
 - Owner of Lot 120 disclosed her and her husband had purchased a triangular portion of property from the owner of the Lot 121. Furnished title work does not reflect this boundary adjustment.
 - Stone retaining wall of variable thickness and various state of disrepair along westerly property line. Determination of occupation is not possible without significant effort of excavation and unearthing the easterly line of the top of wall.
 - Chain link fence runs south of north property line. Fence is shown on the drawing.
 - Wood retaining wall along Northern property line is south of property line. Wall is shown on the drawing.
 - Block/stone retaining wall serving parcel (partially in disrepair), extends north of property line 0.3' +/- for approximately 20 feet.
 - South line of gravel driveway along north property line is south of the property line. Gravel drive is shown on the drawing.

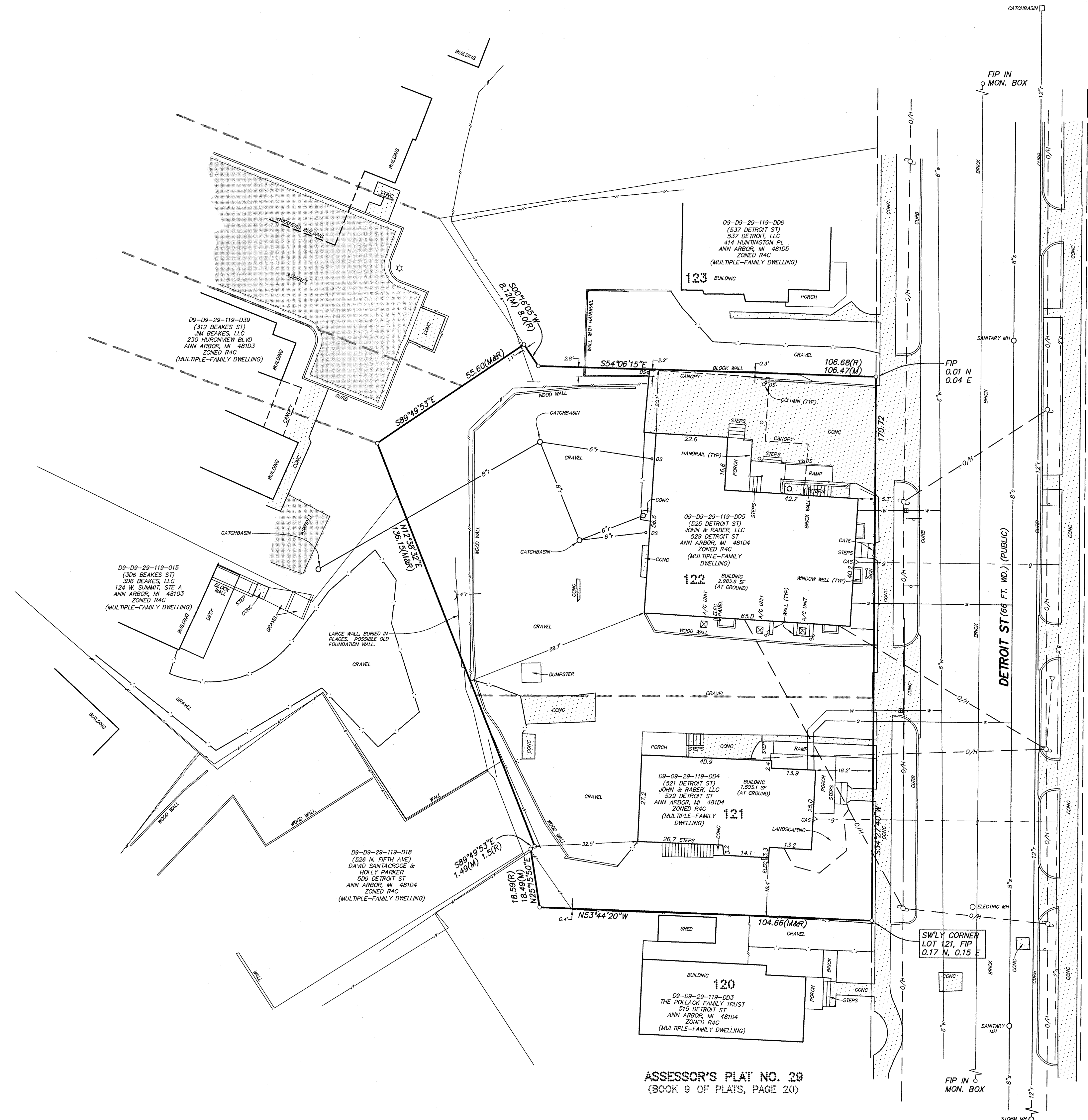
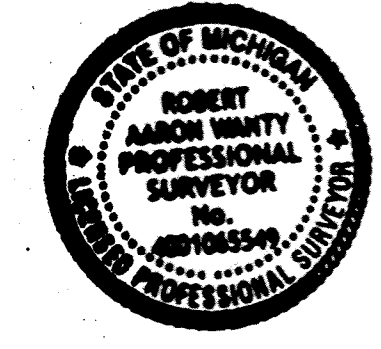
DESCRIPTION
Lots 121 and 122 of Assessor's Plat No. 29 also being a part of the Northeast 1/4 Section 29, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan as recorded in Book 9 of Plats, Page 20, Washtenaw County Records.

CERTIFICATION
To Absolute Title Inc., Perkins Construction, City of Ann Arbor.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and does not contain any items of Table A thereof. The field work was completed on September 15, 2021.

Date of Plat or Map: September 16, 2021

Robert Aaron Winty
Robert Aaron Winty, P.S.
Michigan No. 65549



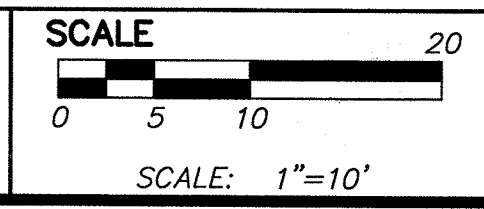
ASSESSOR'S PLAT NO. 29
(BOOK 9 OF PLATS, PAGE 20)

LEGEND

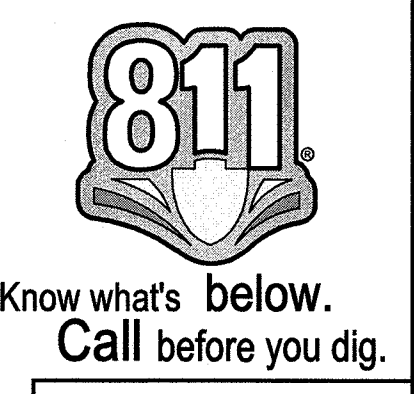
○ = LIGHT POLE	● = SPOT ELEV.	— = TOP OF CURB	— = GRAVEL	— = EXISTING STORM
— = UTILITY POLE	— = POST	— = TOP OF WALL	— = FENCE	— = EXISTING SANITARY
— = GUY ANCHOR	— = GATE VALVE	○ = MANHOLE	— = CONCRETE	— = EXISTING WATER
— = HYDRANT	— = SIGN	— = END SECTION	— = ASPHALT	— = EXISTING GAS
				— = EXISTING ELECTRIC
				— = EXISTING TELEPHONE

BENCHMARK BM1=NAIL IN S'LY FACE OF 12" MAPLE, NEAR NW'LY CORNER OF SITE, ELEV=816.93.
BM2=NAIL IN W'LY FACE OF UTILITY POLE, NEAR NE'LY CORNER OF SITE, ELEV=820.28.
DATUM=NAVD 88

REVISIONS



PREPARED BY: JOSEPH K. MAYNARD P.E., MICH No. 52559



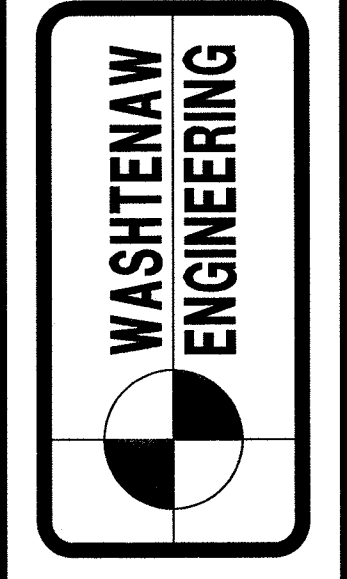
SECTION 29 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTEENAW COUNTY, MICHIGAN
DATE 09/13/2021 JOB NO. 32825
DWG NO. 32825 ALTA FIELD BOOK 648
SHEET
ALTA-1
FILE NO. 10692

**REDEEMER ANN ARBOR
HISTORIC PRESERVATION
& ADAPTIVE REUSE**

SHEET

**ALTA/NSPS LAND
TITLE SURVEY**

**REDEEMER
ANN ARBOR**
611 E. EAST WILLIAMS STREET
ANN ARBOR, MI 48104
TEL: 734-502-3808
WWW.REDEEMER2.ORG



CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD.
SUITE 400
ANN ARBOR, MI 48103
TEL: 734-761-8800
WWW.WASHTEENAWENGINEERING.COM

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE ACCURATELY LOCATED OR THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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LEGEND - EXISTING FEATURES

- 990 --- = EXISTING 5 FT. CONTOUR
- 991 --- = EXISTING 1 FT. CONTOUR
- (wavy) --- = EXISTING TREE LINE
- ⊕ 7123 ⊕ = EXISTING TREE TAG NUMBER
- ☁ = EXISTING DECIDUOUS TREE
- ☀ = EXISTING EVERGREEN TREE

WASHTENAW ENGINEERING

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ANN ARBOR, MI 48104
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BOUNDARY & TOPOGRAPHICAL SURVEY

REDEEMER ANN ARBOR HISTORIC PRESERVATION & ADAPTIVE REUSE



WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION
FoB - FOX SANDY LOAM, 2 TO 6 PERCENT SLOPES
ALL SOILS WITHIN THE SURVEY AREA ARE FoB, AND SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.



PREPARED BY *Joseph K. Maynard*
JOSEPH K. MAYNARD P.E., MICH No. 52559

LEGEND

☀	= LIGHT POLE	⊕	= SPOT ELEV.	---	= GRAVEL	---	= EXISTING STORM
⊕	= UTILITY POLE	⊕	= POST	---	= FENCE	---	= EXISTING SANITARY
⊕	= GUY ANCHOR	⊕	= GATE VALVE	---	= CONCRETE	---	= EXISTING WATER
⊕	= HYDRANT	⊕	= SIGN	---	= ASPHALT	---	= EXISTING GAS
		TC	= TOP OF CURB	---		---	= EXISTING ELECTRIC
		TW	= TOP OF WALL	---		---	= EXISTING TELEPHONE
		○	= MANHOLE				
		□	= CATCHBASIN				
		└	= END SECTION				

BENCHMARK BM1=NAIL IN S'LY FACE OF 12" MAPLE, NEAR NW'LY CORNER OF SITE, ELEV=816.93.
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DATUM=NAVD 88

REVISIONS 2-3-2022 PER CITY, 7-25-2022 PER CITY, 8-24-2022 PER CITY.

SCALE
0 5 10 20
SCALE: 1"=10'

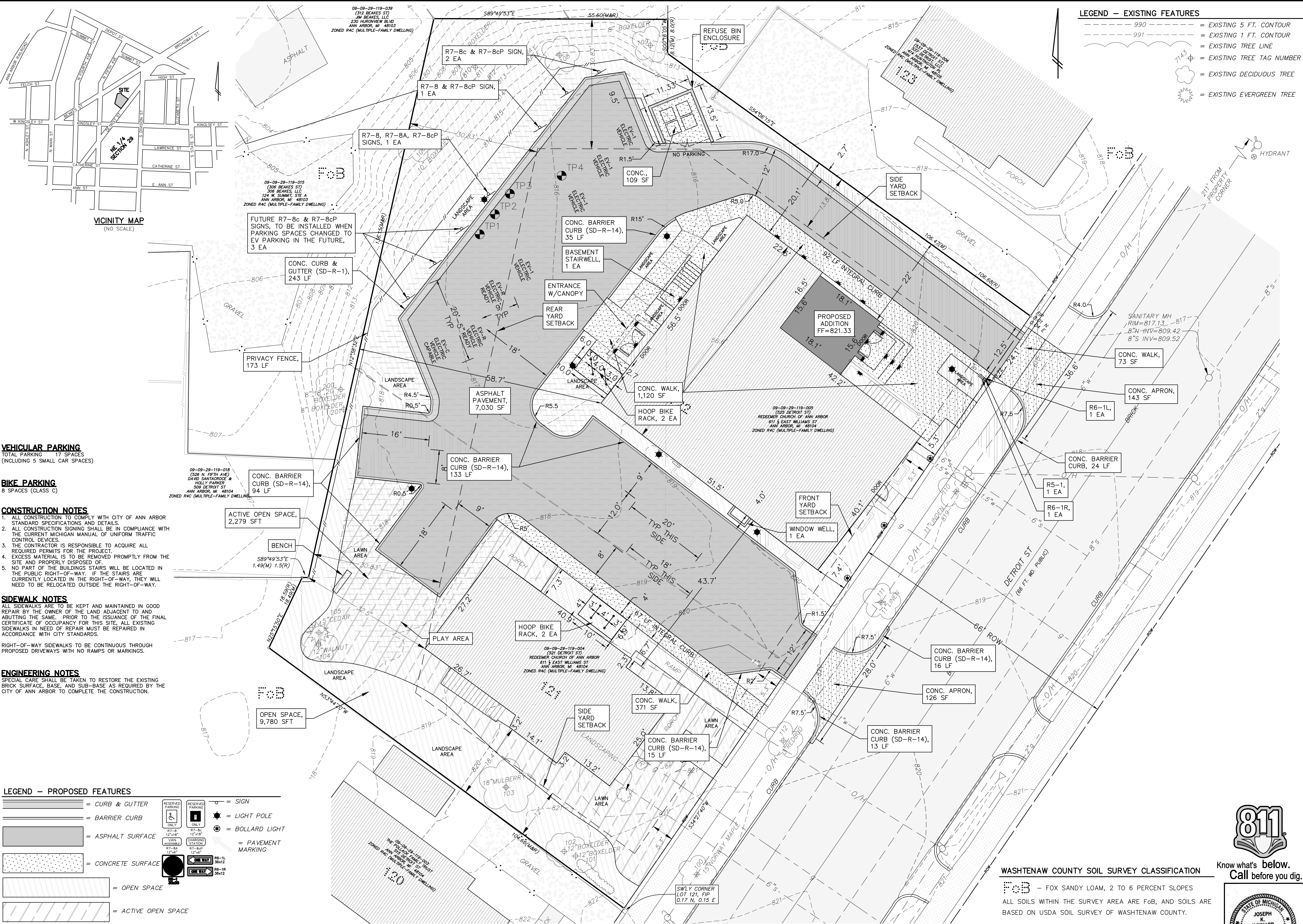
SECTION 29	TOWN 2	SOUTH	RANGE 6	EAST
CITY OF ANN ARBOR				
WASHTENAW COUNTY • MICHIGAN				
DATE 11-15-2021	JOB NO. 32825	JOB NO. 825-03-SP-TOPO		
FILE BOOK 648	FIELD NO. 648	FILE NO. 10692		
C1 DRAWING				

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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REDEEMER ANN ARBOR HISTORIC PRESERVATION & ADAPTIVE REUSE



LEGEND - EXISTING FEATURES

- 990 = EXISTING 5 FT. CONTOUR
- 991 = EXISTING 1 FT. CONTOUR
- (Symbol) = EXISTING TREE LINE
- (Symbol) = EXISTING TREE TAG NUMBER
- (Symbol) = EXISTING DECIDUOUS TREE
- (Symbol) = EXISTING EVERGREEN TREE

VEHICULAR PARKING
TOTAL PARKING 17 SPACES
(INCLUDING 5 SMALL CAR SPACES)

BIKE PARKING
8 SPACES (CLASS C)

CONSTRUCTION NOTES

- ALL CONSTRUCTION TO COMPLY WITH CITY OF ANN ARBOR STANDARD SPECIFICATIONS AND DETAILS.
- ALL CONSTRUCTION SIGNING SHALL BE IN COMPLIANCE WITH THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR IS RESPONSIBLE TO ACQUIRE ALL REQUIRED PERMITS FOR THE PROJECT.
- EXCESS MATERIAL IS TO BE REMOVED PROMPTLY FROM THE SITE AND PROPERLY DISPOSED OF.
- NO PART OF THE BUILDING'S STAIRS WILL BE LOCATED IN THE PUBLIC RIGHT-OF-WAY. IF THE STAIRS ARE CURRENTLY LOCATED IN THE RIGHT-OF-WAY, THEY WILL NEED TO BE RELOCATED OUTSIDE THE RIGHT-OF-WAY.

SIDEWALK NOTES

ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

RIGHT-OF-WAY SIDEWALKS TO BE CONTINUOUS THROUGH PROPOSED DRIVEWAYS WITH NO RAMPS OR MARKINGS.

ENGINEERING NOTES

SPECIAL CARE SHALL BE TAKEN TO RESTORE THE EXISTING BRICK SURFACE, BASE, AND SUB-BASE AS REQUIRED BY THE CITY OF ANN ARBOR TO COMPLETE THE CONSTRUCTION.

LEGEND - PROPOSED FEATURES

(Symbol)	= CURB & GUTTER	(Symbol)	= SIGN
(Symbol)	= BARRIER CURB	(Symbol)	= LIGHT POLE
(Symbol)	= ASPHALT SURFACE	(Symbol)	= BOLLARD LIGHT
(Symbol)	= CONCRETE SURFACE	(Symbol)	= PAVEMENT MARKING
(Symbol)	= OPEN SPACE	(Symbol)	= SPOT ELEV.
(Symbol)	= ACTIVE OPEN SPACE	(Symbol)	= POST
(Symbol)		(Symbol)	= GUY ANCHOR
(Symbol)		(Symbol)	= GATE VALVE
(Symbol)		(Symbol)	= SIGN

BENCHMARK BM1=NAIL IN S'LY FACE OF 12" MAPLE, NEAR NW'LY CORNER OF SITE, ELEV=816.93.
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SCALE: 1"=10'

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION
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ALL SOILS WITHIN THE SURVEY AREA ARE Fob, AND SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

PREPARED BY: *Joseph K. Maynard*
JOSEPH K. MAYNARD P.E., MICH No. 52559

811 Know what's below. Call before you dig.

STATE OF MICHIGAN
JOSEPH K. MAYNARD
REGISTERED PROFESSIONAL ENGINEER
No. 52559

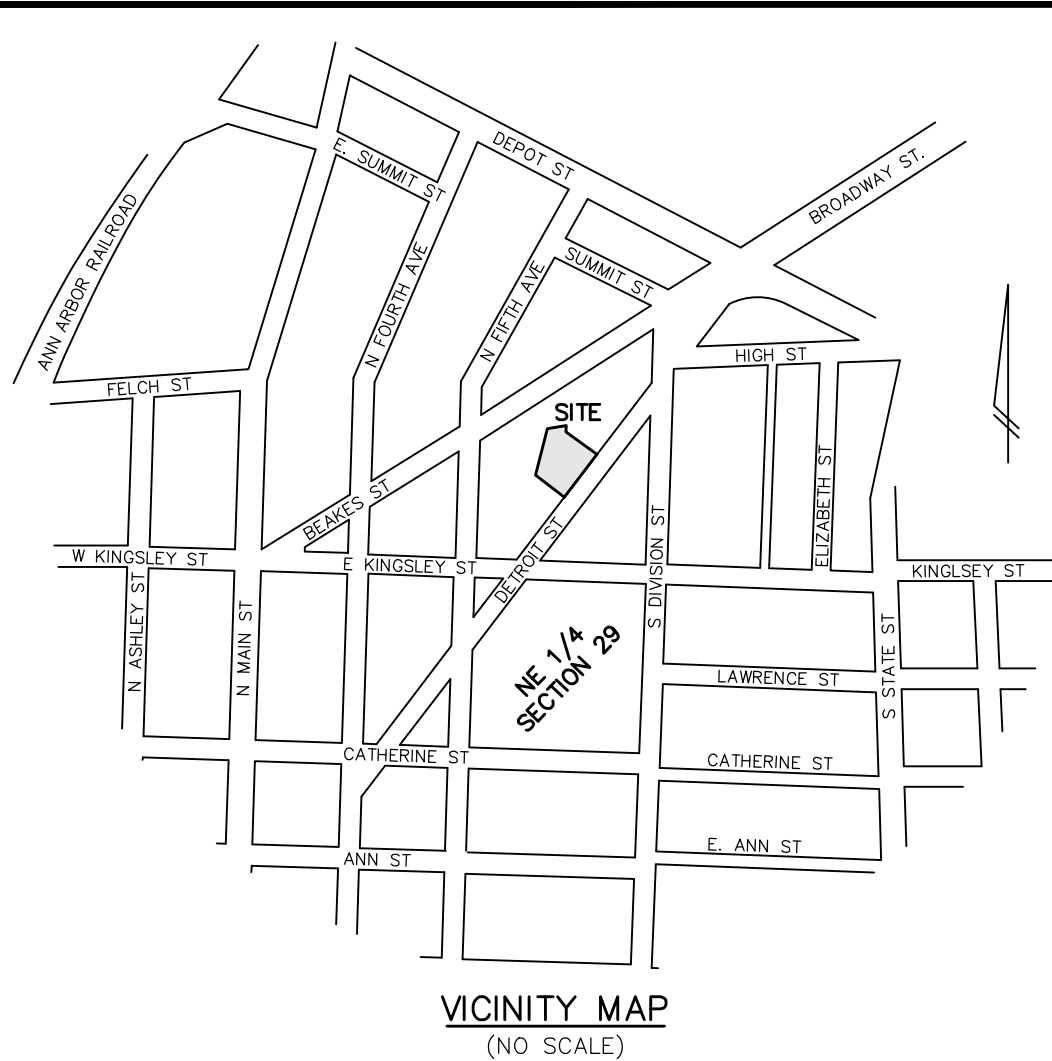
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REDEEMER ANN ARBOR HISTORIC PRESERVATION & ADAPTIVE REUSE

SECTION 29 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY • MICHIGAN
DATE 11-15-2021 JOB NO. 825-06-SP-LAYOUT
FIELD BOOK 648 FILE NO. 10692

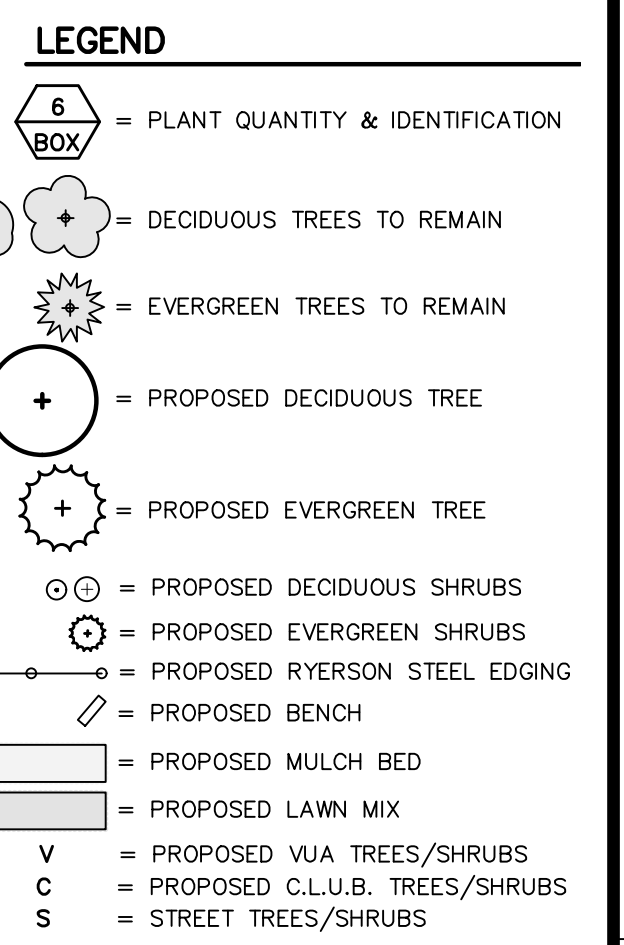
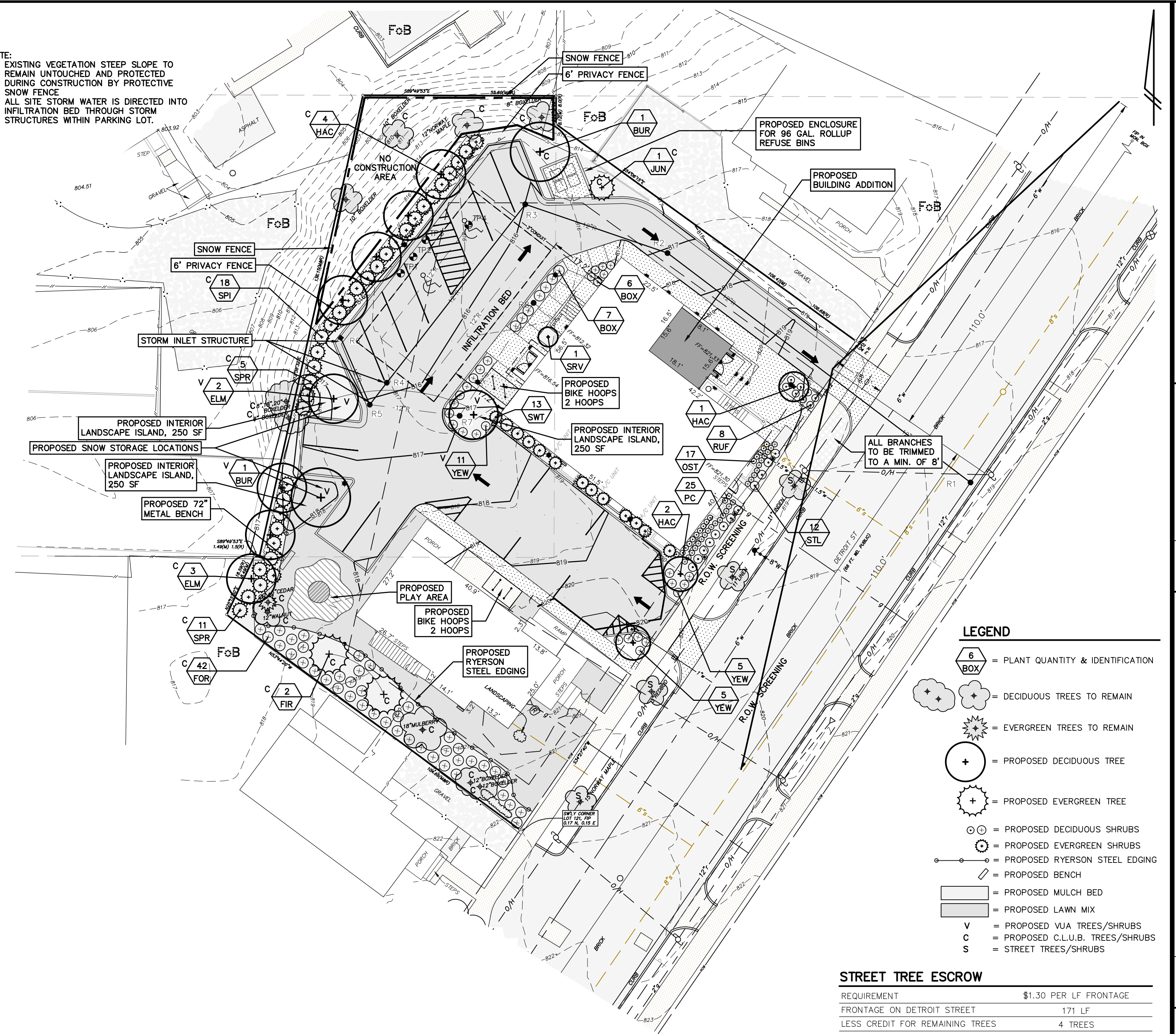
C3 DRAWING

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LANDSCAPING AND SCREENING REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
5.20.3.B VEHICULAR USE AREA (VUA)			
VUA SIZE (SQ. FT.)	N/A	6,722	5,884
SQUARE FEET OF INTERIOR LANDSCAPE ISLAND	750 SF	0	750 SF
SQUARE FEET OF DEPRESSED BIO-RETENTION INTERIOR LANDSCAPE ISLANDS (BIO-RETENTION ISLANDS REQUIRED IF THE INTERIOR LANDSCAPE ISLAND REQUIREMENT IS GREATER THAN 750)	N/A	N/A	N/A
NUMBER OF INTERIOR LANDSCAPE ISLANDS TREES	3 TREES	0	3 TREES
SQ. FT. / 250 SQ. FT. = OR TREES			
VUA INTERIOR ISLAND AND BIO-RETENTION ISLAND CALCULATION	882 SF	0 SF	INFILTRATION BED 1,540
SQ. FT. X 15% = SQ. FT. VUA ISLANDS			
DEPRESSED BIO-RETENTION ISLAND CALCULATIONS	375 SF	0 SF	INFILTRATION BED 1,540
SQ. FT. X 50% = SQ. FT.			
5.20.4 CONFLICTING LAND USE BUFFER (CLUB)			
NORTH PROPERTY LINE			
LENGTH OF CONFLICTION LAND USE BUFFER	0	162'	162'
WIDTH OF CONFLICTING USE BUFFER	15 FT. MIN	N/A	VARIES
CLUB TREES (1 TREE FOR EVERY 15 LINEAR FT OF CLUB; 50% MUST BE EVERGREEN)	8	3	2
HEDGE, LANDFORM BERM, WALL, FENCE OR COMBINATION IF HEDGE/SHRUBS USED, NUMBER OR SHRUBS	FENCE	0	6' FENCE
WEST PROPERTY LINE			
LENGTH OF CONFLICTION LAND USE BUFFER	0	155'	155'
WIDTH OF CONFLICTING USE BUFFER	15 FT. MIN	15'	VARIES
CLUB TREES (1 TREE FOR EVERY 15 LINEAR FT OF CLUB; 50% MUST BE EVERGREEN)	11	4	7
HEDGE, LANDFORM BERM, WALL, FENCE OR COMBINATION IF HEDGE/SHRUBS USED, NUMBER OR SHRUBS	6' FENCE	0	34 SHRUBS
SOUTH PROPERTY LINE			
LENGTH OF CONFLICTION LAND USE BUFFER	0	105'	105'
WIDTH OF CONFLICTING USE BUFFER	15 FT. MIN	15'	15'
CLUB TREES (1 TREE FOR EVERY 15 LINEAR FT OF CLUB; 50% MUST BE EVERGREEN)	7	5	2
HEDGE, LANDFORM BERM, WALL, FENCE OR COMBINATION IF HEDGE/SHRUBS USED, NUMBER OR SHRUBS	42 SHRUBS	0	42

NOTE:
 • EXISTING VEGETATION STEEP SLOPE TO REMAIN UNTOUCHED AND PROTECTED DURING CONSTRUCTION BY PROTECTIVE SNOW FENCE.
 • ALL SITE STORM WATER IS DIRECTED INTO INFILTRATION BED THROUGH STORM STRUCTURES WITHIN PARKING LOT.



STREET TREE ESCROW	
REQUIREMENT	\$1.30 PER LF FRONTAGE
FRONTAGE ON DETROIT STREET	171 LF
LESS CREDIT FOR REMAINING TREES	4 TREES
45 FEET PER EXISTING TREE	180 LF
TOTAL REQUIRED ESCROW	\$0.00

NOTE: THERE ARE TWO (2) EXISTING ACCESS DRIVES ON THE DETROIT STREET FRONTAGE.

GENERAL LANDSCAPE NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO CITY OF ANN ARBOR STANDARDS AND SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE SIZES AND MEASUREMENTS CONFORMING TO THE USA STANDARD FOR NURSERY STOCK. ALL PLANT MATERIAL SHALL BE OF SELECTED SPECIMEN QUALITY AND HAVE A NORMAL HABIT OF GROWTH. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED STOCK OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT AND SECURELY WRAPPED AND BOUND.
- ALL PLANT BEDS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND OTHER EXTRANEUS OBJECTS AND POOR SOILS TO A MINIMUM DEPTH OF TWELVE INCHES (12") AND ALL BACKFILLED TO GRADE WITH PLANTING MIX (SEE BELOW).
- PLANTING GROWTH MEDIA SHALL BE 33% COMPOSTED LEAF MOLD & 67% FRIABLE LOAM SOIL. INCLUDE 'MYKE' BRAND ROOT STIMULATOR PER MANUFACTURERS DIRECTIONS.
- ALL PLANT BEDS AND INDIVIDUAL PLANTS SHALL BE MULCHED WITH A THREE INCH (3") LAYER OF SHREDDED BARK MULCH. MULCH SHALL CONFORM TO 2012 M.D.O.T. SPECIFICATION 917.14.
- C.L.U.B. AREAS ALONG THE NORTH BOUNDARY IS OCCUPIED BY EXISTING BUILDING AND EXISTING DRIVEWAY. THE NORTHWEST CORNER OF THE SITE IS A STEEP GRADIENT OF 40% AND IS VEGETATED WITH EXISTING TREES AND VOLUNTEER GROUND COVERS OF DOMESTIC SPECIES. THIS AREA WILL REMAIN UNTOUCHED AND A 6' HIGH PRIVACY FENCE WITH BE INSTALLED AT THE TOP OF THE SLOPE.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD OF TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING AND AT THE END OF A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL REQUIREMENTS.
- EDGING, WHERE NOTED ON THE PLANS, SHALL BE RYERSON STEEL EDGING .3/16" X 4". INSTALL PER MANUFACTURER'S INSTRUCTIONS. ALL EDGING SHALL BE INSTALLED IN STRAIGHT, TRUE LINES WITHOUT IRREGULARITIES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RESEEDED AND SUCH RESEEDING SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDED AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.
- ALL AREAS OF THE SITE SCHEDULED FOR SEEDING SHALL BE DISCED AND GRADED IN CONFORMANCE WITH THE EROSION SHALL BE REPAIRED BY THE CONTRACTOR, GRADING PLAN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THE UTILITIES, BOTH ABOVE AND UNDERGROUND PRIOR TO LANDSCAPING. ANY CONFLICTS BETWEEN UTILITIES AND PLANT MATERIAL SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
- ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ANN ARBOR ZONING ORDINANCE AND BY THE END OF THE FOLLOWING PLANTING SEASON, AS A CONTINUING OBLIGATION FOR THE DURATION OF THE SITE.
- MULCH ALL SHRUB BEDS AND TREE PLANTING TO RECEIVE 3" DEPTH OF HARDWOOD SHREDDED BARK MULCH UNDER ENTRY CANOPY SHALL RECEIVE 5"-6" SIZE WASHED COBBLE STONE ON GEO-FABRIC. ALL CURB AREAS TO RECEIVE 3" DEPTH OF HARDWOOD SHREDDED BARK MULCH.
- TREATMENT OF COMPACTED SOILS ROOT ZONE SOILS AROUND EXISTING, REMAINING TREES SHALL BE PROTECTED FROM CONSTRUCTION VEHICLES BY CONSTRUCTION MATS. ANY SOIL COMPACTED BY CONSTRUCTION IN EXCESS OF 83% PROCTOR SHALL BE AERATED MECHANICALLY USING A DISC, ROTO-TILLER AND/OR SURFACE AERATOR IMPLEMENT.
- LANDSCAPE MAINTENANCE TREE PLANTING, SHALL BE WATERED AT TIME OF PLANTING AND RECEIVE 20-GALLON TREE WATERING BAGS TO MAINTAIN ADEQUATE MOISTURE THROUGHOUT THE GROWING SEASON. BAGS WILL BE FILLED WEEKLY BY INSTALLATION CONTRACTOR. SHRUB, FLOWER BEDS, SHALL BE WATERED VIA AUTOMATIC IRRIGATION SYSTEM. PLANT HEALTH WILL BE MONITORED AND CARED TO BY THE INSTALLATION CONTRACTOR FOR THE 1ST GROWING SEASON. LAWN AREAS, SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. FERTILIZATION WILL BE APPLIED 3X PER SEASON USING 'A', NO PHOSPHORUS FERTILIZER. MOWING WILL BE CONDUCTED WEEKLY IN THE 1ST GROWING SEASON. LAWN HEIGHT WILL BE MAINTAINED 2.25 INCHES.
- BIO-SWALES PLANTING WILL BE MONITORED MONTHLY DURING THE 1ST GROWING SEASON. WEED CONTROL SUPPLEMENT WATER AND CLEARING MISCELLANEOUS DEBRIS WILL BE ATTENDED TO IN THE 1ST GROWING SEASON.
- THE CITY OF ANN ARBOR HAS ADOPTED AN ORDINANCE LIMITING PHOSPHORUS IN FERTILIZERS. THE PROPERTY DEVELOPER WILL RESTRICT THE APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING AND SHALL BE A FERTILIZER COMPOSITION WITH NO PHOSPHORUS.
- THERE WILL NOT BE FALL PLANTINGS OF EVERGREEN TREES, AUG 1ST THRU MARCH 15TH.
- SNOW STORAGE SHALL NOT BE PUSHED ONTO INTERIOR LANDSCAPE ISLANDS UNLESS DESIGNED FOR SNOW STORAGE.
- NO PLANTING SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE CITY OF ANN ARBOR.

EXISTING TREE SURVEY & MITIGATION SUMMARY

TOTAL SURVEYED TREES	13	139" DBH
TOTAL DEAD TREES	0	0" DBH
TOTAL INVASIVE TREES	0	0 DBH
TOTAL FRUIT TREES	0	0" DBH
TOTAL LANDMARK TREES	0	0" DBH
LANDMARK TREES TO BE REMOVED	0	0" DBH
REGULATED TREES REMOVED FOR CONSTRUCTION	0	0" DBH
INCHES OF TREE MITIGATION REQUIRED		
LANDMARK	= 0"	
REGULATED	= 0"	
TOTAL INCHES OF MITIGATION REQUIRED	= 0"	
0" X 50%	= 0"	
0" / 2.5"	= 0"	
TOTAL INCHES OF MITIGATED ON-SITE	= 0"	
REMAINING MITIGATION FOR OFF-SITE	= 0"	
CASH CONTRIBUTION TO CITY FUND (\$200 EA.)	= \$0.00	

LAWN MIX

30% KY BLUEGRASS
 25% TURF TYPE PRE. RYE
 25% CR. RED FESCUE
 10% BARON KY. BLUE
 10% KENBLUE KY. BLUE

SPREAD RATE: 3LBS PER 1,000 SF
 SPREAD FERTILIZER 15-30-15 AT 5.75LBS PER 1,000 SF
 SPREAD EZ STRAW MULCH

GREENSPACE PROVIDED

TOTAL SITE (MINUS ROW)	22,160 SF
IMPERVIOUS AREA	15,211 SF
OPEN SPACE PROVIDED	15%
OPEN LAWN SPACE PROVIDED	1,100 SF
ACTIVE OPEN SPACE	600 SF

INTERIOR LANDSCAPE TABLE

TREES	N/A
SHRUBS	N/A
INTERIOR OPEN SPACE	N/A (SF)

ANNUAL MAINTENANCE

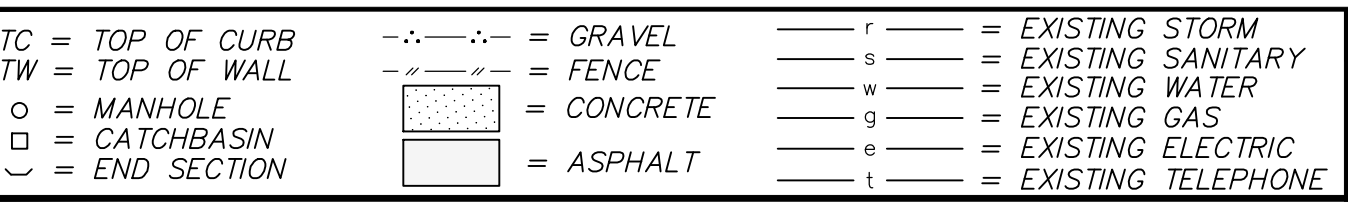
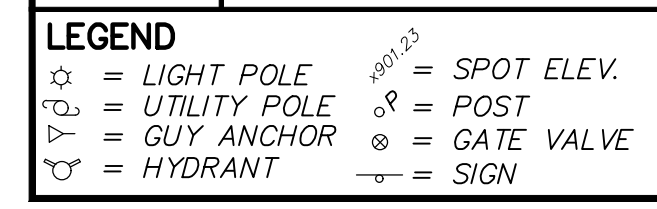
- WEED REMOVAL (HERBICIDE APPLICATION UPON NEED)
- PROPER TRIMMING OF TREES AND SHRUBS
- BED EDGES MAINTAINED
- DEADHEADING TO ENCOURAGE RE-BLOOM
- SPRING PERENNIAL CUT DOWN AND POST-WINTER GARDEN CLEANUP
- FALL CLEANUP AND ANTI-DESICCANT SPRAY TO EVERGREENS
- MULCH APPLIED EACH YEAR (FINE HARDWOOD BARK OR OWNERS CHOICE)
- COMPOST BLENDED INTO MULCH TO AID SOIL STRUCTURE.
- SLOW RELEASE FERTILIZER CUSTOM FORMULATED GARDEN
- LAWN MOWING TO MAINTAIN 2" HEIGHT

PROPOSED PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
FIR	2	Pseudotsuga menziesii	DOUGLAS FIR	7' HT	B & B
JUN	1	Juniperus chinensis	HETZLI COLUMNARIS	6' HT	B & B
BUR	2	Quercus macrocarpa	BUR OAK	2.5" CAL	B & B
HAC	7	Celtis occidentalis	HACKBERRY	2.5" CAL	B & B
ELM	5	Ulmus americana 'princeton'	PRINCETON ELM	2.5" CAL	B & B
SPR	16	Taxus cuspidata	SPREADING YEW	24"	CONTAINER
FOR	42	Forsythia suspense	WEeping FORSYTHIA	36"	CONTAINER
SPI	18	Spirea prunifolia	BRIDAL WREATH SPIREA	36"	CONTAINER
YEW	21	Taxus x media 'Wardii'	WARDS YEW	24"	CONTAINER
RUF	8	SWEET WOODRUFF	Buxus microphylla 'koreana'	24"	CONTAINER
BOX	13	Galium odoratum	GREEN GEM BOXWOOD	18"	CONTAINER
STL	12	Hemerocallis Stella D Oro	STELLA DORO DAYLILY	#3	POT
OST	17	Matteuccia struthiopteris	OSTRICH FERN	#3	POT
PC	25	Echinacea purpurea	PURPLE CONFLOWER	#1	POT
SWT	13	Panicum virgatum	SWITCHGRASS	#1	POT

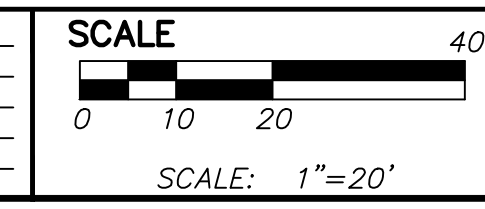
PLANTING SCHEDULE

- EVERGREEN TREES AND SHRUBS
 - MAY 15, THRU AUGUST 1.
 - NO FALL PLANTING ALLOWED.
 - TREAT ALL EVERGREENS WITH ANTI-DESCANT IN SEPTEMBER
- DECIDUOUS TREES AND SHRUBS
 - MARCH 15, THRU AUGUST 1.
 - SEPTEMBER 5, THRU NOVEMBER 1.



BENCHMARK BM1=NAIL IN S'LY FACE OF 12" MAPLE, NEAR NW'LY CORNER OF SITE, ELEV=816.93.
 BM2=NAIL IN W'LY FACE OF UTILITY POLE, NEAR NE'LY CORNER OF SITE, ELEV=820.28.
 DATUM=NAVD 88

REVISIONS 2-3-2022 PER CITY, 7-25-2022 PER CITY, 8-24-2022 PER CITY.



PREPARED BY: *Gerald J. Sosnowski*
 GERALD J. SOSNOWSKI RLA, MICH No. 982



CIVIL ENGINEERS
 PLANNERS • SURVEYORS
 LANDSCAPE ARCHITECTS
 3526 W. LIBERTY RD
 SUITE 400
 ANN ARBOR, MI 48103
 TEL 734-761-9530
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 WWW.WASHTENAWENGINEERING.COM

WASHTENAW ENGINEERING

CLIENT: **REDEEMER ANN ARBOR**
 611 1/2 EAST WILLIAMS STREET
 ANN ARBOR, MI 48104
 WWW.REDEEMER2.ORG

LANDSCAPE PLAN

SHEET: 6 EAST

PROJECT: **REDEEMER ANN ARBOR HISTORIC PRESERVATION & ADAPTIVE REUSE**

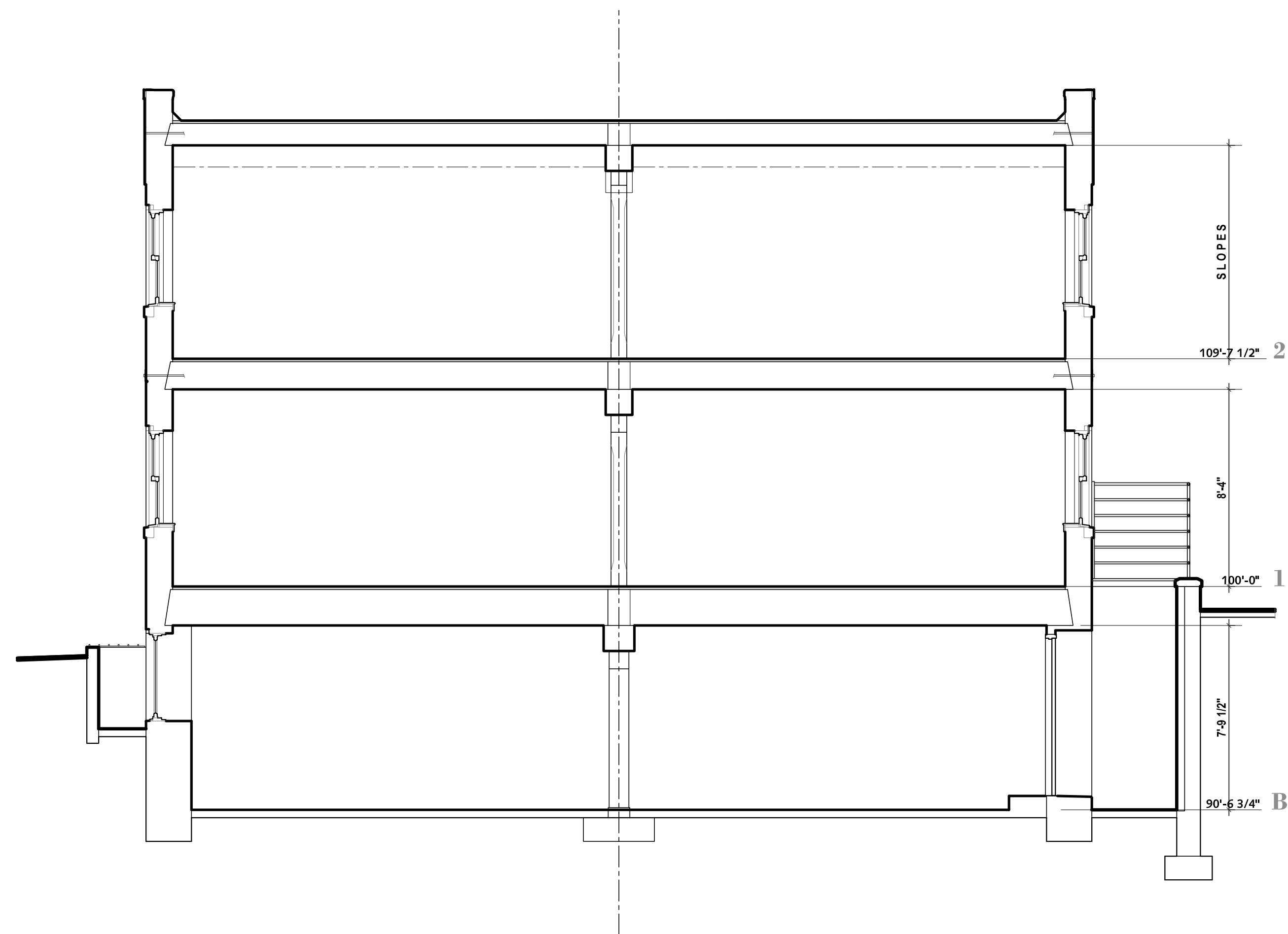
SECTION: 29 TOWN: 2 SOUTH: 6 EAST

CITY OF ANN ARBOR
 WASHTENAW COUNTY • MICHIGAN
 DATE: 7-15-2021
 JOB NO. 32825
 DWG NO. 825-09-SP-LAND
 FIELD BOOK: 648
 FILE NO. 10692

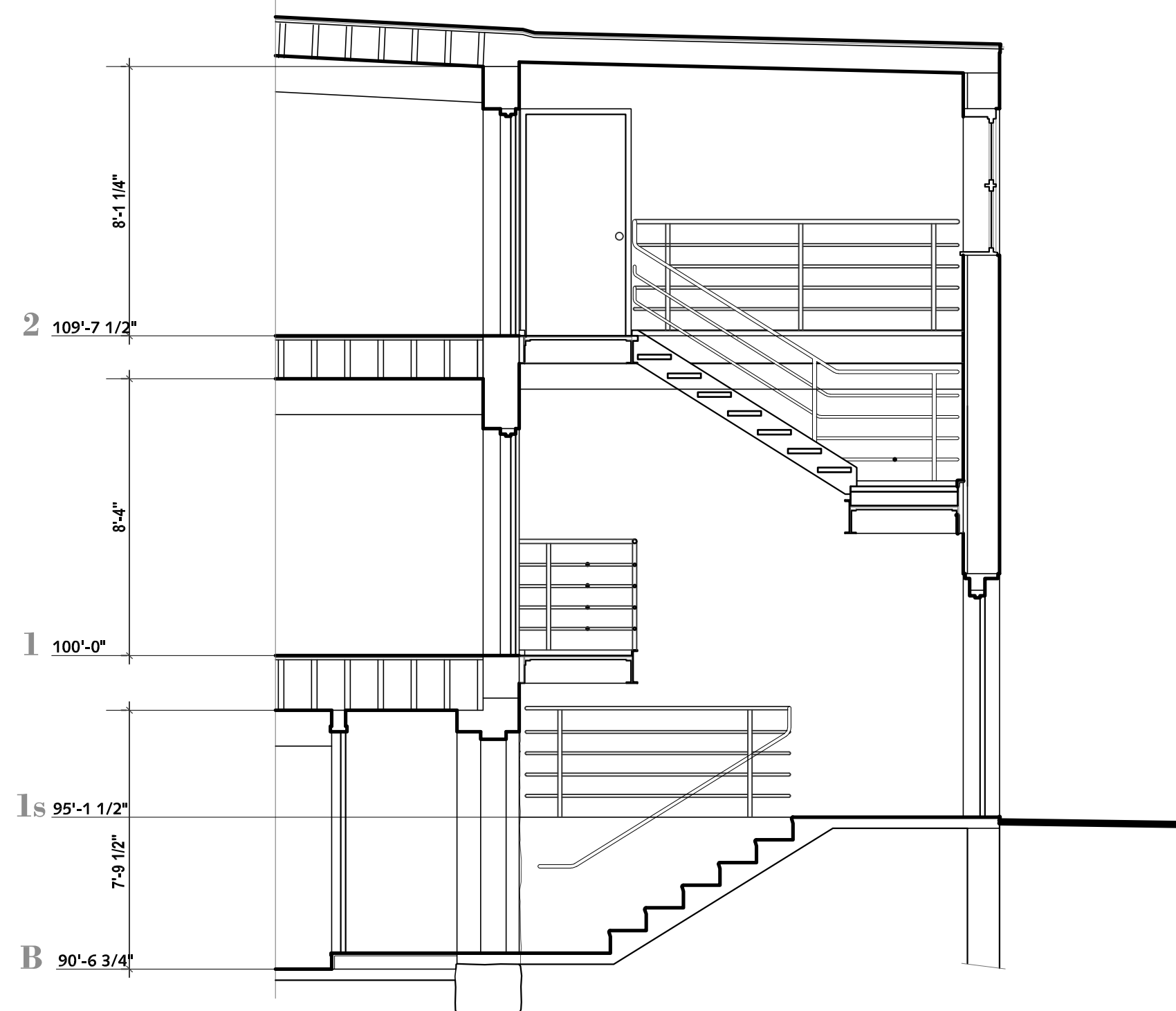
C5 DRAWING



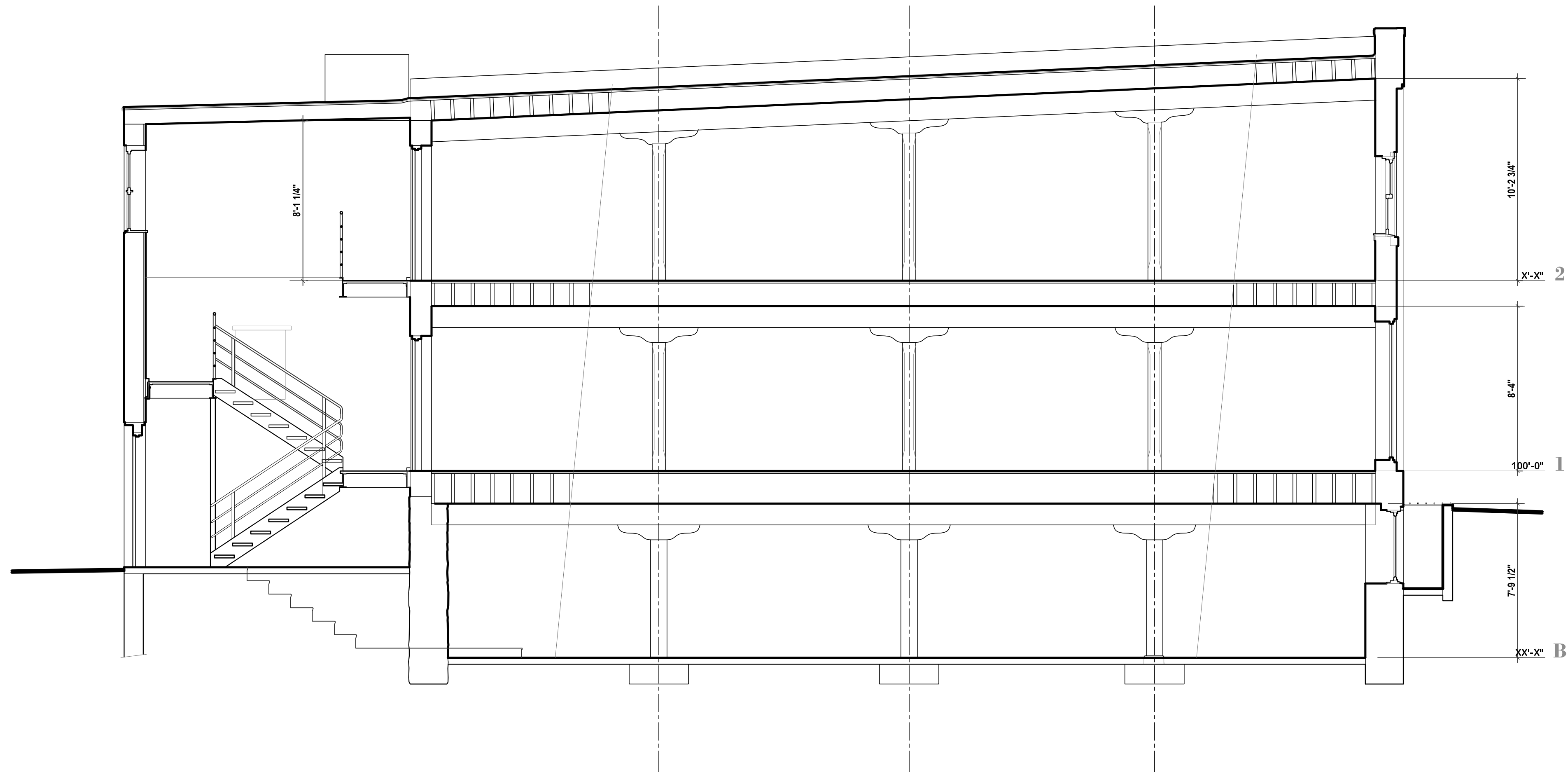
4
A.X
EXISTING
NORTH - SOUTH SECTION
@ STAIR ADDITION
LOOKING EAST
SCALE 1/4" = 1'-0"



1
A.X
EXISTING
NORTH - SOUTH SECTION
LOOKING WEST
SCALE 1/4" = 1'-0"



3
A.X
EXISTING
EAST - WEST SECTION
@ STAIR ADDITION
LOOKING SOUTH
SCALE 1/4" = 1'-0"



2
A.X
EXISTING
EAST - WEST SECTION
LOOKING NORTH
SCALE 1/4" = 1'-0"

COOPER DESIGN

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Redeemer Church of Ann Arbor
HISTORIC PRESERVATION
AND
ADAPTIVE REUSE
OF THE FORMER
TREASURE MART
BUILDING
521 & 525 Detroit Street
Ann Arbor, Michigan 48104

Project
Project Number 202110
Sheet Title
EXISTING - BUILDING SECTIONS 1

Scale As Shown

Drawn By GLC

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A.4



VIEW OF A PORTION OF THE EXISTING NORTH ELEVATION



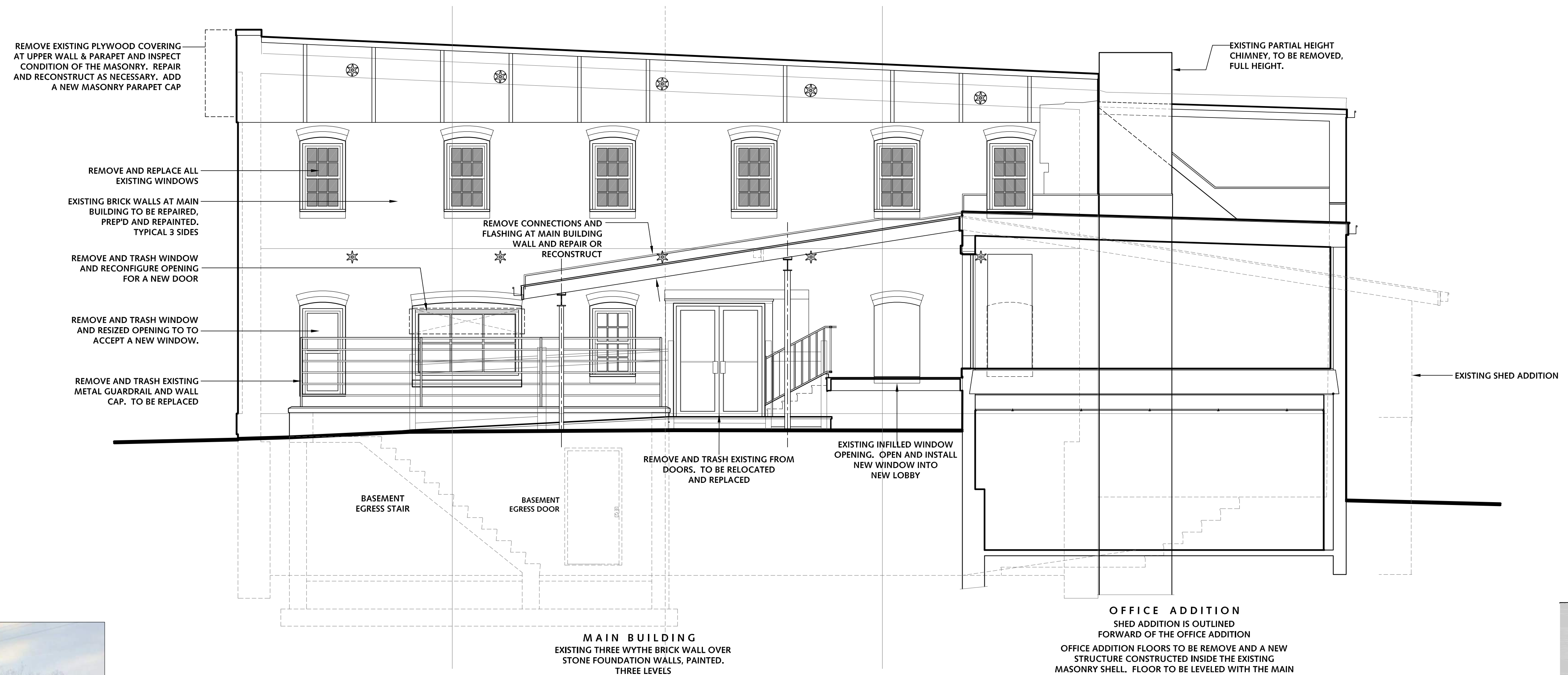
VIEW OF EXISTING NORTH ELEVATION, UNDER SHED ADDITION



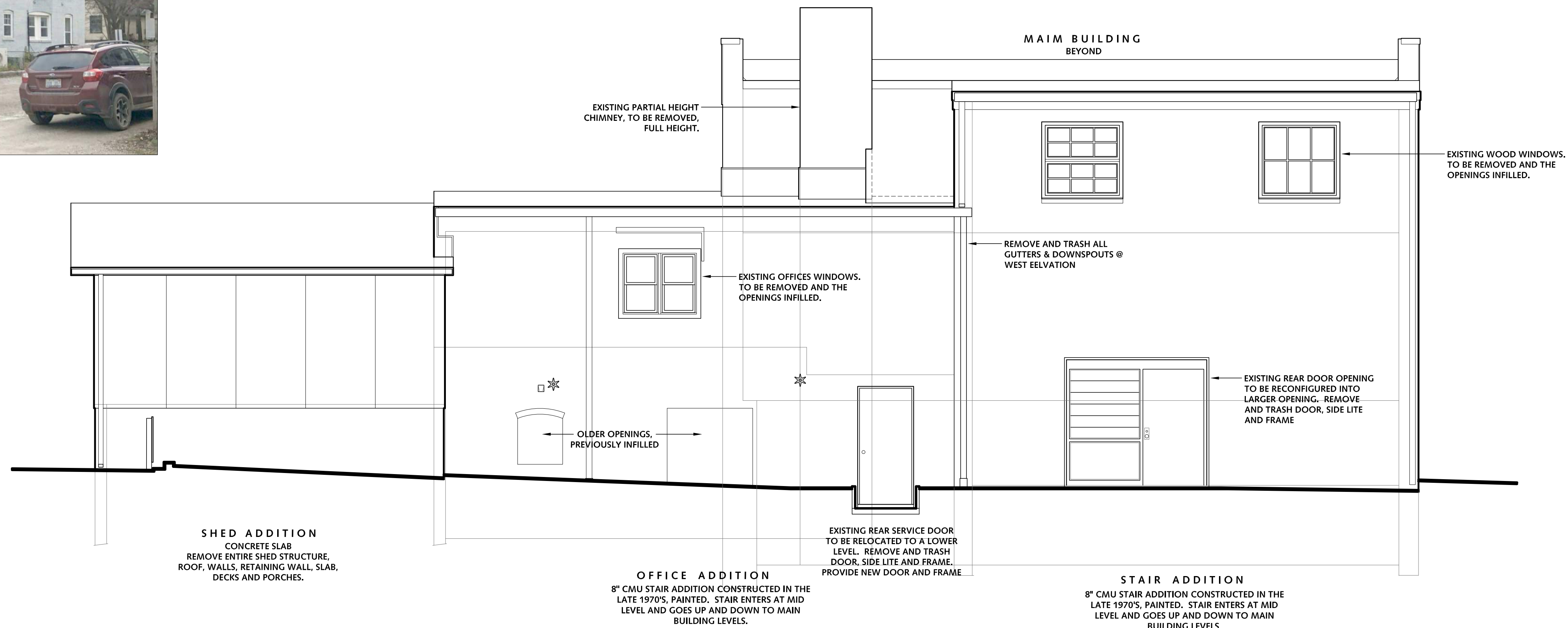
VIEW OF WEST & SOUTH ELEVATIONS FROM THE SOUTHWEST - 1



VIEW OF EXISTING WEST ELEVATION FROM THE SOUTH WEST - 2



2
A.X
EXISTING NORTH SECTION - ELEVATION
SCALE 1/4" = 1'-0"



1
A.X
EXISTING WEST ELEVATION
SCALE 1/4" = 1'-0"

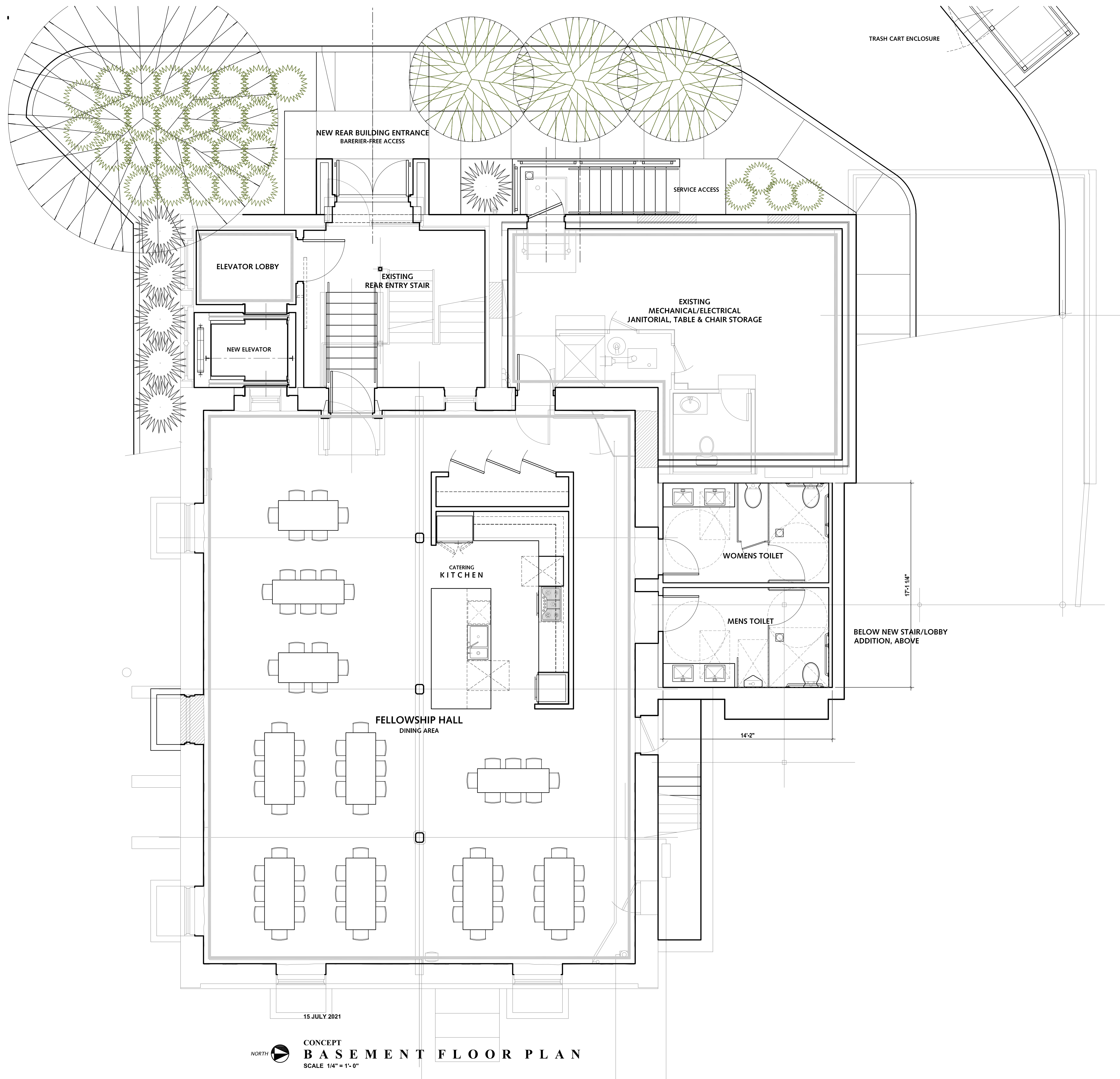
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Project
Project Number **202110**
Sheet Title
EXISTING - EXTERIOR ELEVATIONS 2
Scale **As Shown**
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Project
Project Number **202110**
Sheet Title
BASEMENT LEVEL - CONCEPT PLAN

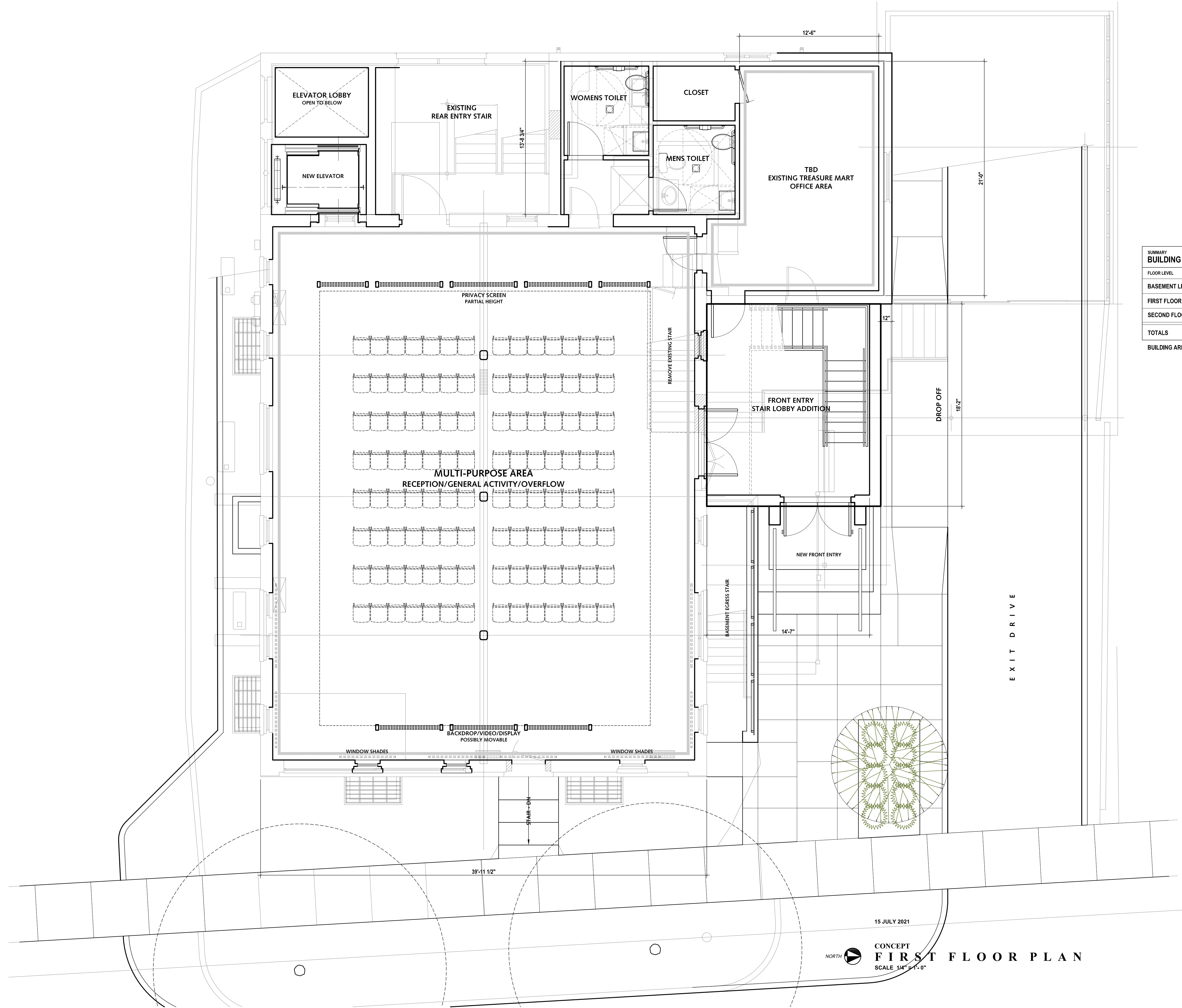
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Revisions

Sheet No.

A.7

**CONCEPT
BASEMENT FLOOR PLAN**
SCALE 1/4" = 1'-0"



SUMMARY BUILDING FLOOR AREAS

FLOOR LEVEL	EXISTING AREAS, GSF	PROPOSED AREAS, GSF	PROPOSED INCREASE, GSF
BASEMENT LEVEL	3,000	3,256	256
FIRST FLOOR LEVEL	3,000	3,244	244
SECOND FLOOR LEVEL	3,400	3,214	814
TOTALS	8,400	9,714	1,314

BUILDING AREA ADDED AS A PERCENTAGE OF THE EXISTING AREA = 15.6%

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Sheet Title
FIRST FLOOR CONCEPT PLAN

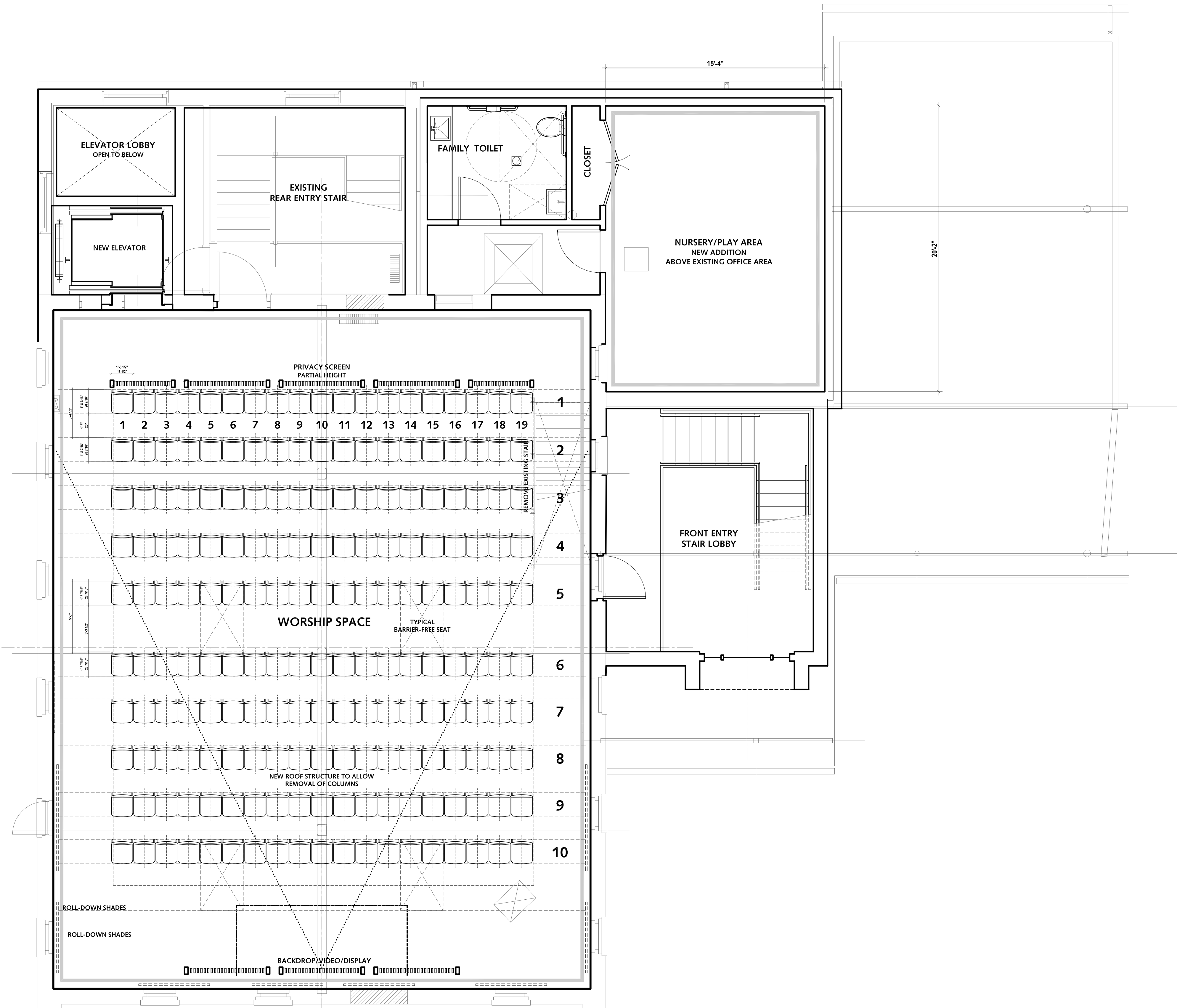
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Sheet No.

15 JULY 2021
NORTH
CONCEPT FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

A.8



SEATING CAPACITY / MAXIMUM OCCUPANCY
 10 ROWS X 19 SEATS PER ROW = 190 SEATS, MAX
 WITH 4 BARRIER FREE SEATS = TOTAL SEATING OF 186 MAX
 OVERFLOW SEATING AT FIRST FLOOR = ASSUME 150 MAX

15 JULY 2021

CONCEPT
FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"

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 Sheet Title
SECOND FLOOR CONCEPT PLAN

Scale **As Shown**
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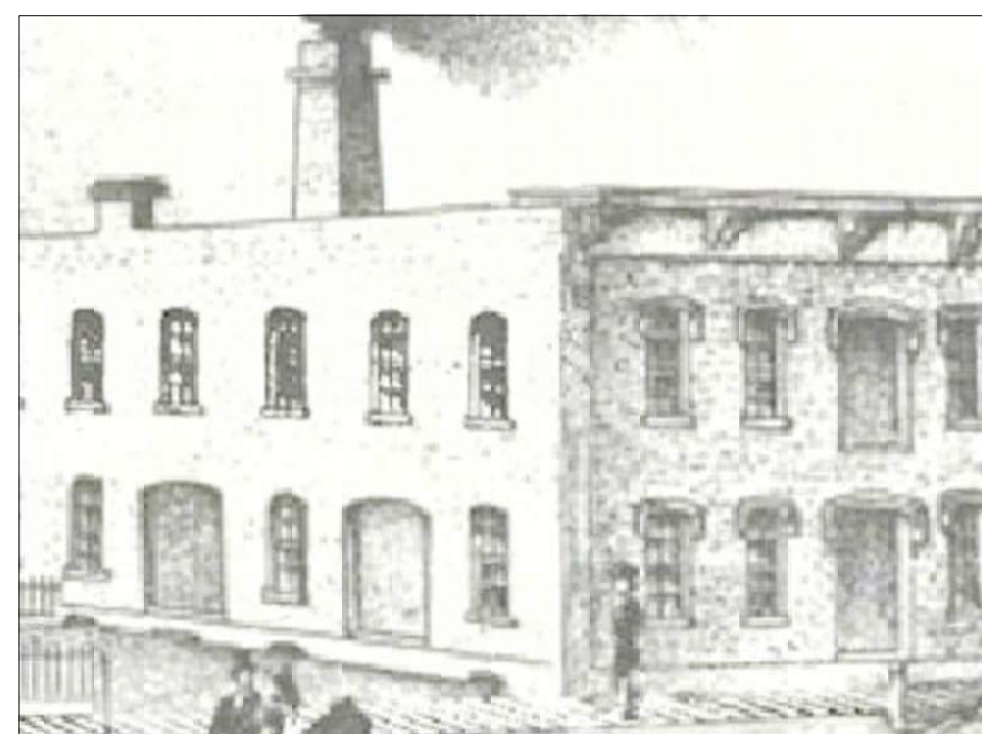
Revisions

Sheet No.

A.9.2



PROPOSED VIEW FROM DETROIT STREET, SOUTHEAST



EARLY ILLUSTRATION FROM THE 1800'S, ENLARGED



HISTORIC PHOTO - 1936.



PROPOSED EAST ELEVATION SCALE 1/4" = 1'-0"

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Sheet Title
EXISTING - EXTERIOR ELEVATIONS 1

Scale As Shown
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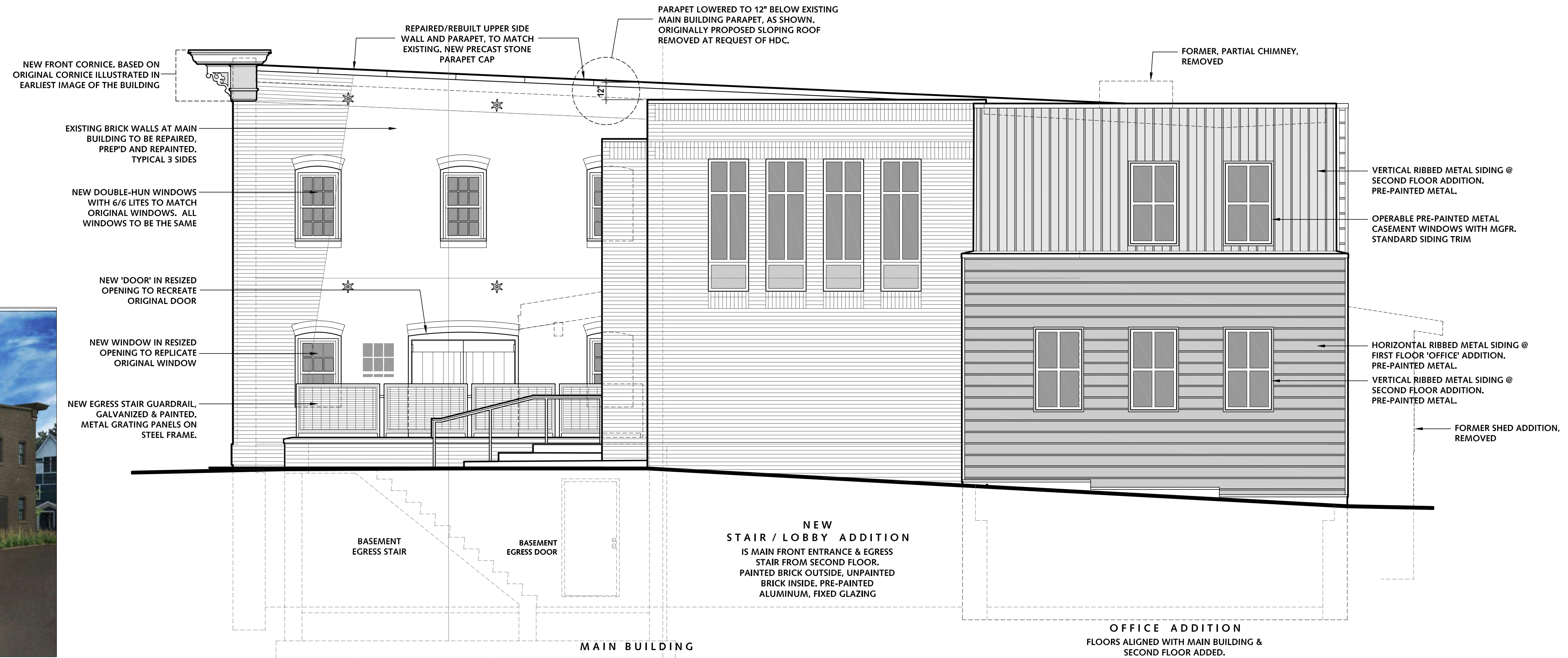
Revisions
18 July 2021 HDC REVISIONS

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A.10 R



PROPOSED VIEW FROM THE PARKING AREA, SOUTHWEST



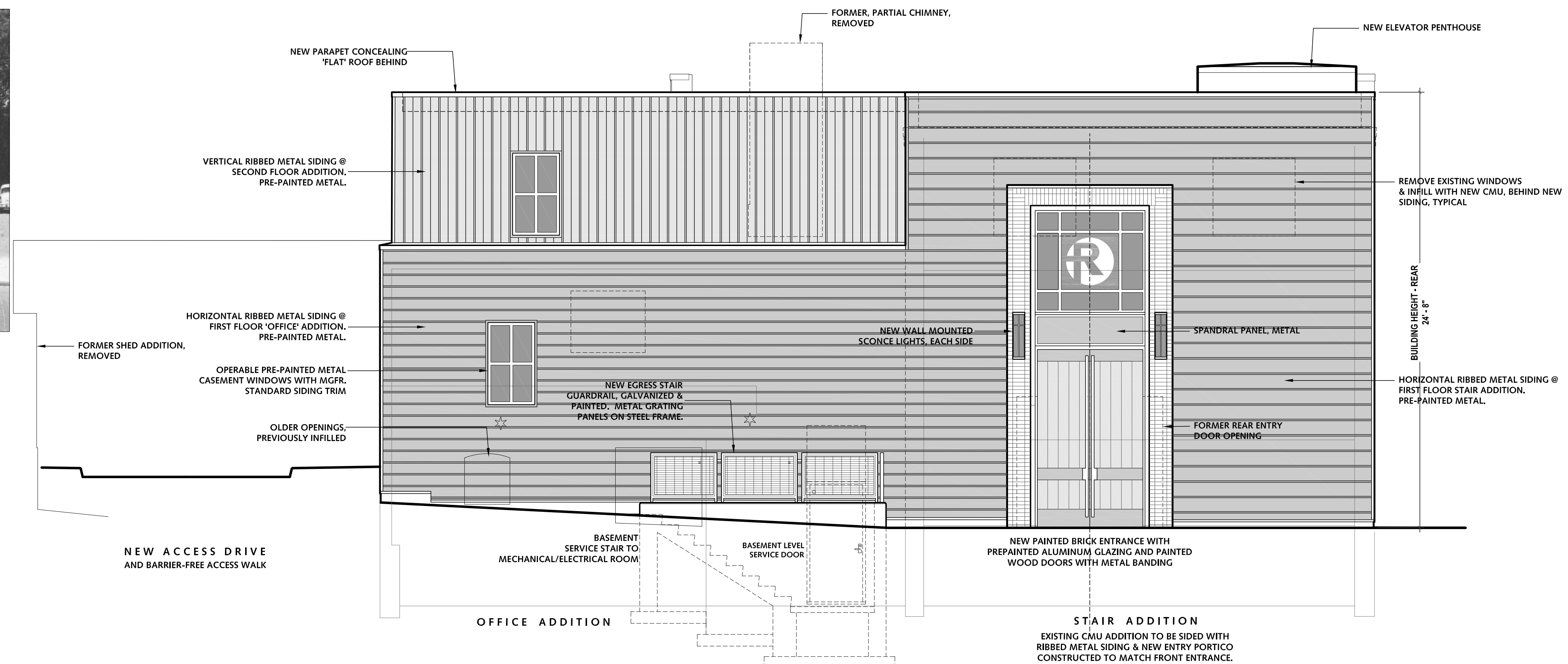
2
A.X
PROPOSED NORTH SECTION - ELEVATION
SCALE 1/4" = 1'-0"



HISTORIC PHOTO - 1980'S.



HISTORIC PHOTO - 1960'S.



1
A.X
PROPOSED WEST ELEVATION
SCALE 1/4" = 1'-0"

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Sheet Title
PROPOSED - EXTERIOR ELEVATIONS 2

Scale As Shown

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A.I.I.R