

COGS/A2 Montessori

2145 Independence Blvd.
Ann Arbor, MI 48104

Released For: SEU Review - Revision 01

Release Date: 05/01/2021
O\X Project Number: COG-CA220

Project Team

Owner: Church of the Good Shepherd
Contact: Rev. Deborah Dean-Ware
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(734) 971-6133
pastor@cogsaa.org

Architect: Anna Epperson
734 Miller Ave., Ann Arbor, MI 48103
(314) 323-1123
anna@oxstudioinc.com

Tenant: A2 Montessori
Contact: Paula Pfeffer
(734) 353-3646
Paula.Pfeffer@gmail.com

Applicable Codes & Life Safety Summary

Building Code: 2015 Michigan Rehabilitation Code
Alteration Level II

Mechanical Code: 2015 Michigan Mechanical Code
Electrical Code: 2017 National Electrical Code (NEC)
Plumbing Code: 2015 Michigan Plumbing Code
Energy Code: 2015 Michigan Uniform Energy Code

Use Group: A3 (Assembly - Church)
Construction Type: 5B and 3B
Height, Building: 2 Story, 22'-0"
Area, Building: 9,884 SF
Work Area: -
Fire Suppression: No
Fire Alarm: No

Zoning Comparison Chart

Zoning Categories	Permitted/Required	Existing	Proposed
Zoning Classification	R1C	Religious Assembly (E)	Child Care Center (E)
Lot Area	7,200 SF	2.03 Acres [88,434 SF +/-]	Min 7,500 SF of Lot area met
Total Area of All Floors	-	7,598 SF	-
Floor Area	-	3,868 SF	-
Floor Area Ratio	-	.08	-
Open space	-	58,594 SF	-
Active Open Space	-	54,212 SF	-
Required Setback (Ft)			
Front Minimum	25'-0"	25'-0"	-
Side	5'-0"	5'-0"	-
Rear	30'-0"	No Rear Yard	-
Building Height in Feet	30'-0"	22'-0", 2 stories	-
Parking - Automobiles	-	1 Parking spaces per 3 seats 160 seats/3 = 54 Parking spaces required 66 Spaces provided 3 Accessible spaces 1 Van Accessible space	1 Parking space per caregiver 2 drop-off spaces per 1st 20 Children 1 for each additional 20 Children 10 Caregivers/= 10 Parking spaces required 30 Children = 3 Drop-off Spaces Required 13 total Spaces required 66 existing spaces available during operational hours, not overlapping with Worship Services
Parking - Bicycles	-	50 seats per bike, Class C 160 seats/50 = 3.2 4 spaces required 4 spaces provided	1 space per 10 caregivers, Class B 10 caregivers = 1 space 2 spaces provided
Notation of Variances Granted or Proposed, planned project modifications approved or proposed	-	Conditional Use permit granted in 2003 for expansion of Church	Proposed: Special Exception use for Child Care Center

*Open Space: Lot Area - Parking Lot - Floor Area = 88,434 - 22,242 - 7,598 = **58,594**
*Active Open Space: Lot Area - Parking Lot - Detention Basin - Interior Building Area = 88,434 - 22,242 - 4,382 - 7,598 = **54,212**

General Site Notes:

- Auto Parking requirements: 1 off-street space per caregiver required to staff facility at the state licensed capacity, and 2 drop off spaces (off-street or on street within 250 feet of the lot) for the first 20 children that the facility is licensed to care for plus 1 for each additional 20 children.
- Bicycle Parking requirements: 1 space per 10 caregivers, Class B
- Barrier Free parking spaces: See Project Scope Table
- Sidewalks: Per Chapter 49, Section 4:5B of the city code, "All sidewalks are to be kept and maintained in good repair by the owner of the land adjacent to and abutting the same".
- Trash: City provided refuse bins are located on building property and are taken to the curb weekly on city designated pick-up days. Current average refuse quantity is on average 144 Gal per week. Day care refuse quantity is projected to be approx 64 Gal per week.
- Soils: Per Soil Conservation Service maps, soils are MoB Glynwood Loam
- Traffic Impact Study: See attached
- Street Cuts: None required for project

Project Description and History

This site plan is submitted for approval of a Special Exception Use petition to operate a child care center in an existing church located in a residential neighborhood in southeastern Ann Arbor. The child care center will have less than **50 occupants; max 30 children and 10 teachers**. Site work for the project includes adding fencing a new sidewalk, and new bicycle parking to areas indicated in the site plan. This petition includes adding a new use to the existing building.

Development Program

- A2 Montessori in conjunction with Church of the Good Shepherd is seeking licensure to operate a day care program for children ages 0-6 years. The day care will operate on the lower level of the church building Monday - Friday from 7:30am to 5:30pm. The maximum number of occupants for this use, as listed above will not exceed 50 people, including teachers. Drop off hours range from 7:30am-8:30am, and pick-up hours from 3:30pm-5:30pm.
- Site and building modifications include:
 - New fencing to be installed in areas indicated for outdoor classroom spaces
 - Modification of (3) existing openings to meet egress requirements for accessibility and child care centers. Modifications include:
 - Increase the width of (2) doors and add ramped walks from finished floor to grade.
 - Install (1) accessible egress door at an existing window location.
 - Install a new sidewalk where indicated in drawings to provide an accessible egress path from the building at the new door location.
 - Install (1) bicycle hoop as required (2-spaces).
- Items addressed during a recent fire marshal inspection include:
 - Upgrades to signs, alarms and the ceiling in the furnace room areas to prevent fire spread.
 - Upgrade the door to the nursery and double doors to the lower level classrooms to fire resistant doors.
- The existing parking lot provides adequate capacity for the child care center and daily church functions as is. No modifications are required.

Community Analysis

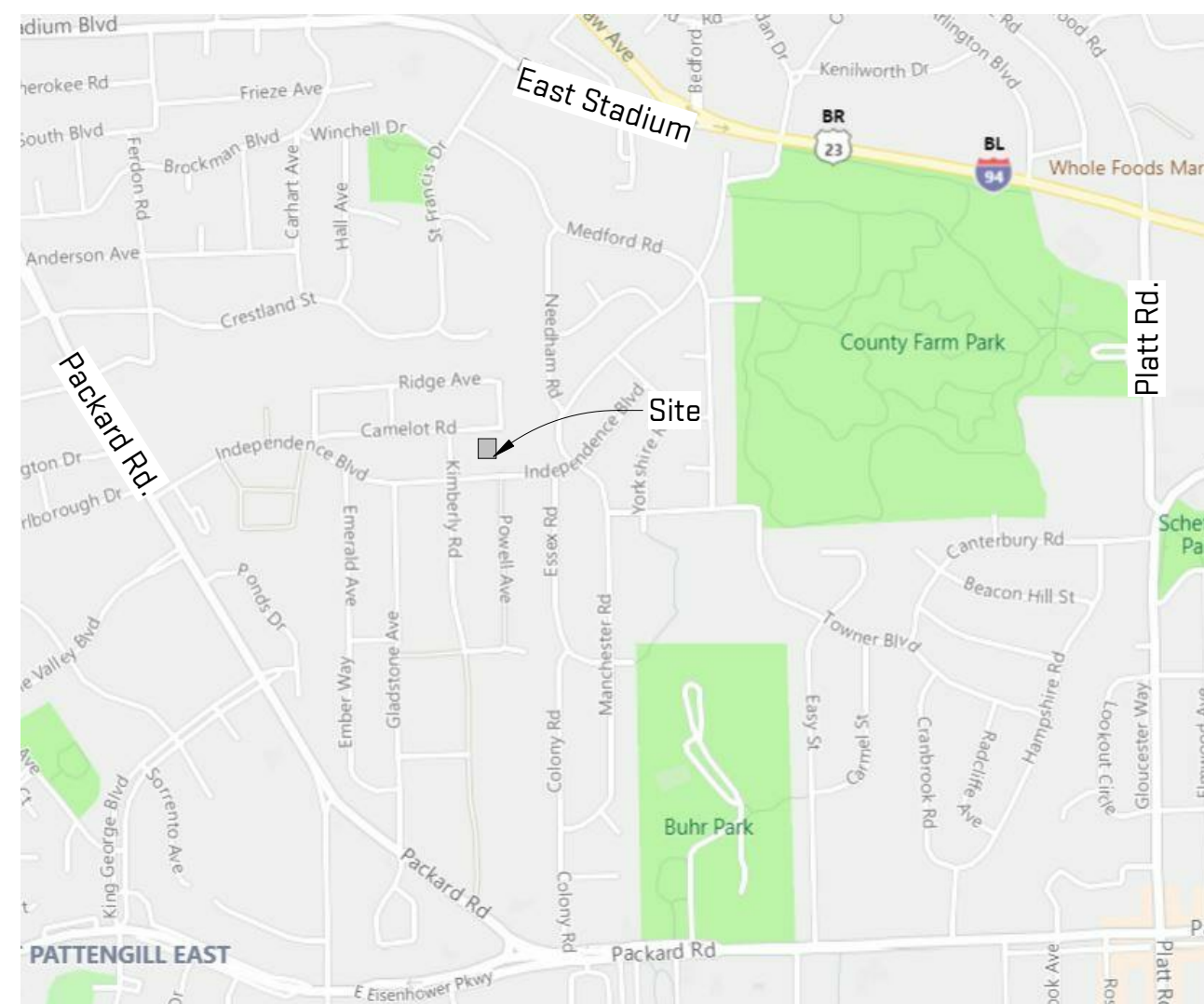
- Impact on Public Schools: None
- Relationship to neighboring uses: Neighbors are private residences. The project will have a minor effect on neighbors.
- Impact of adjacent uses on development: The impact of adjacent uses will be minimal.
- Impact on environment: The project will have minimal effect on existing natural features. The site contains a detention pond with natural growth and several landmark trees. The church and daycare will conduct work in a manner that avoids impact to landmark trees, grading and natural vegetation. One existing tree may need to be removed for clear egress from the building. This tree was planted in 2003 in conjunction with several other trees as Landmark Mitigation Trees. If removed, the tree will be replaced with a tree meeting the criteria outlined on SP-2.
- Impact on historic sites: The property is not located in a historic district and is not on the National Register of Historic Places.

Site Analysis

- Existing land use: The property is currently owned and operated by Church of the Good Shepherd for church services, offices, and community meetings throughout the week.
- Site condition: The site is partially developed with the existing building and paved surface parking lot. The existing open space on the east portion of the property will remain undisturbed.
- Existing structures: See description and drawings.
- Existing and proposed circulation: See drawings
- Utility connections: No change required.
- Drainage patterns: Southeastern quadrant of the site is relatively level with drainage to the detention pond located in the northeast quadrant and toward the west-southwest parking surface to underground reinforced concrete pipes. No change to drainage patterns.

Drawing List

Sheet Number	Sheet Name	Current Revision Description	Current Revision Date
General			
G-100	Title Sheet	SEU Review - Revision 01	05/01/2021
Site			
SP-1	Site Plan - Existing	SEU Review - Revision 01	05/01/2021
SP-2	Site Plan - New	SEU Review - Revision 01	05/01/2021
SP-3	Enlarged Site Plan - New Work	SEU Review - Revision 01	05/01/2021
A-001	Existing Floor Plans	SEU Review - Revision 01	05/01/2021
A-301	Exterior Elevations	Planning Commission Review	01/30/2021



Legal Description

LOTS 71 72 73 & 74 ORCHARD CREST SUB 6 LOTS 165 167 166 & 168 KIMBERLEY HILLS ALSO S 1/2 VACATED CAMELOT RD ADJ LOT 73 ORCHARD CREST SUB ON THE N Split on 10/16/2003 from 09-12-03-206-001 09-12-03-206-004;

PALINDROME
DESIGN BY ANNA EPPERSON
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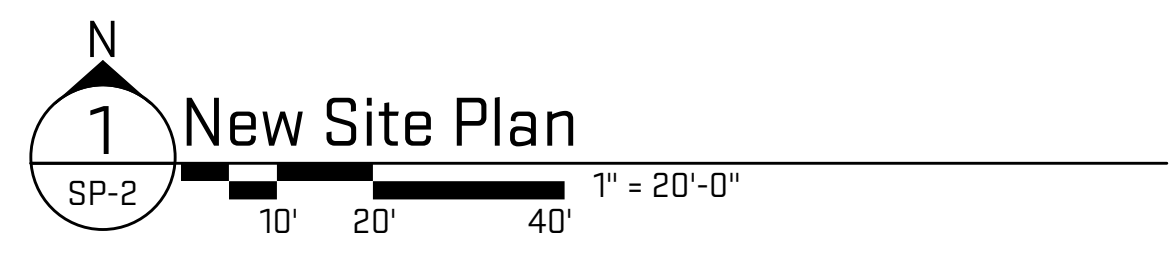
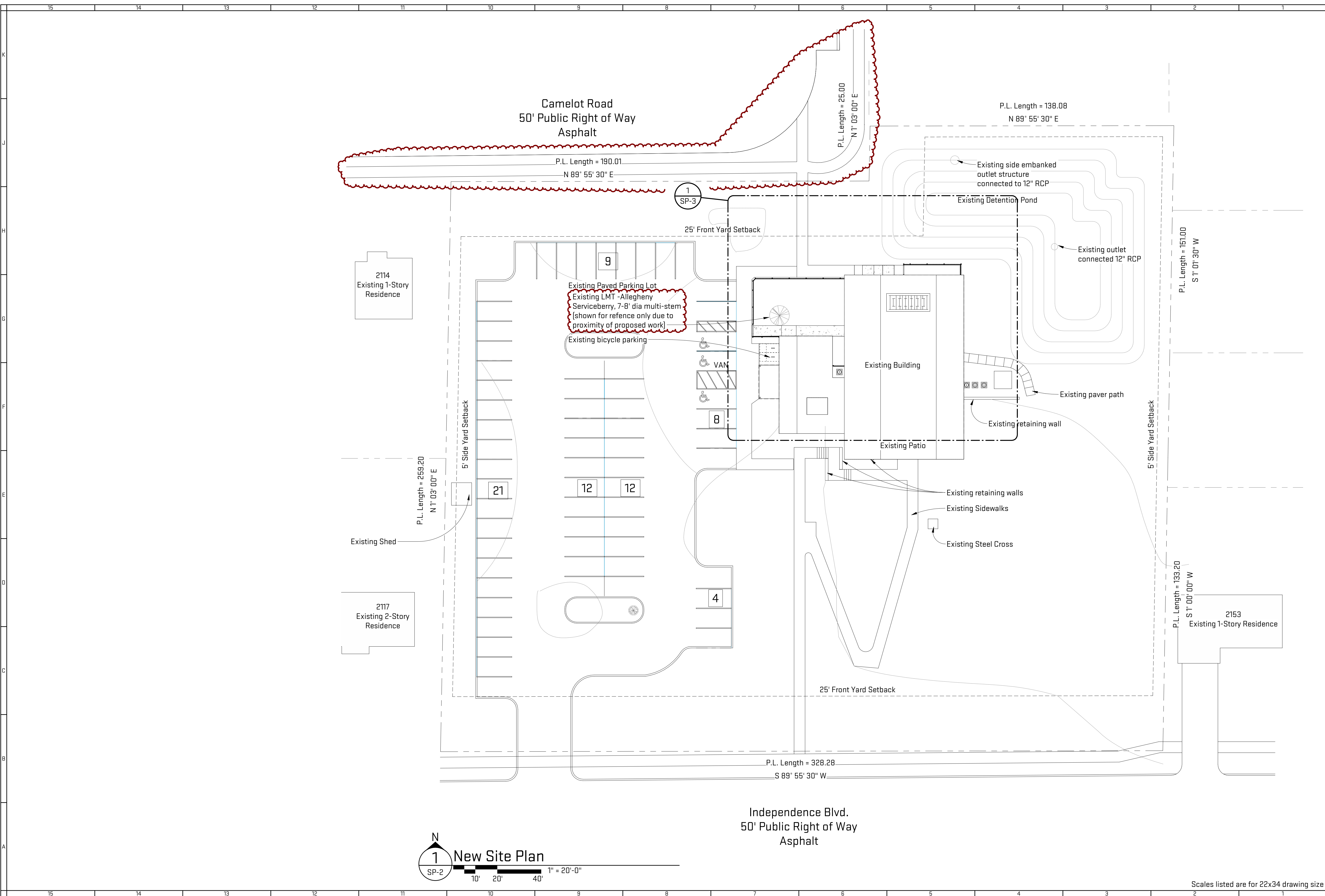
Sheet Title:
Title Sheet
Released For: SEU Review - Revision 01

05/01/2021
COG-CA220
G-100

NOT FOR CONSTRUCTION

Scales listed are for 22x34 drawing size

Plot Date/Time: 5/7/2021 11:22:03 AM File Path: C:\Revit Local Files\CMD20 - annae@oxstudioinc.com.rvt



PALINDROME
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Job Title:
COGS/A2 Montessori
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Sheet Title:
Site Plan - New
 Released For: SEU Review - Revision 01

05/01/2021
 COG-CA220
SP-2

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Plot Date/Time: 5/7/2021 11:26:30 AM File Path: C:\Revit Local Files\CMD20_annaefoxstudioinc.com.rvt

Trash/Recycle/Compost curb side pick-up area

3
A-301

General Sheet Notes:
A. Replacement LMT: Hamamelis virginiana (Witch Hazel) with minimum 3 'stems' that measure at least 1" per stem.
B. Bicycle hoop: Steel hoop bolted to existing concrete walk
C. New replacement door and window system to match existing window and door system.

Sheet Keynotes


PALINDROME
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Sheet Title:
Enlarged Site Plan - New Work
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05/01/2021
COG-CA220
SP-3

NOT FOR CONSTRUCTION

New Surface Mounted Bicycle Hoop

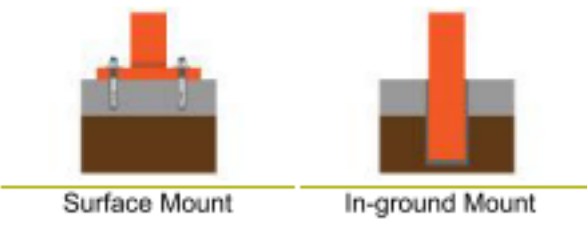
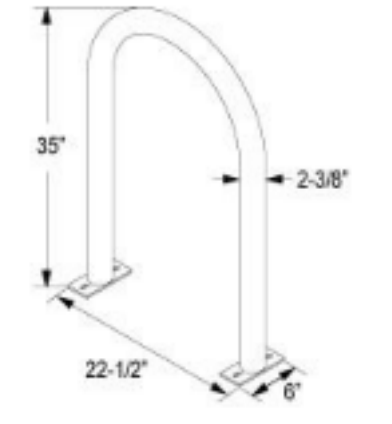
Heavy Duty Hoop Rack

Bolder & Stronger

Popular and highly recognized, the Heavy Duty Hoop Rack offers bicycle riders the ultimate in bike parking stability and security. Designed to be bolder and stronger, this Heavy Duty Hoop Rack is constructed with extra thick, 2.375" O.D. schedule 40 commercial grade steel pipe.

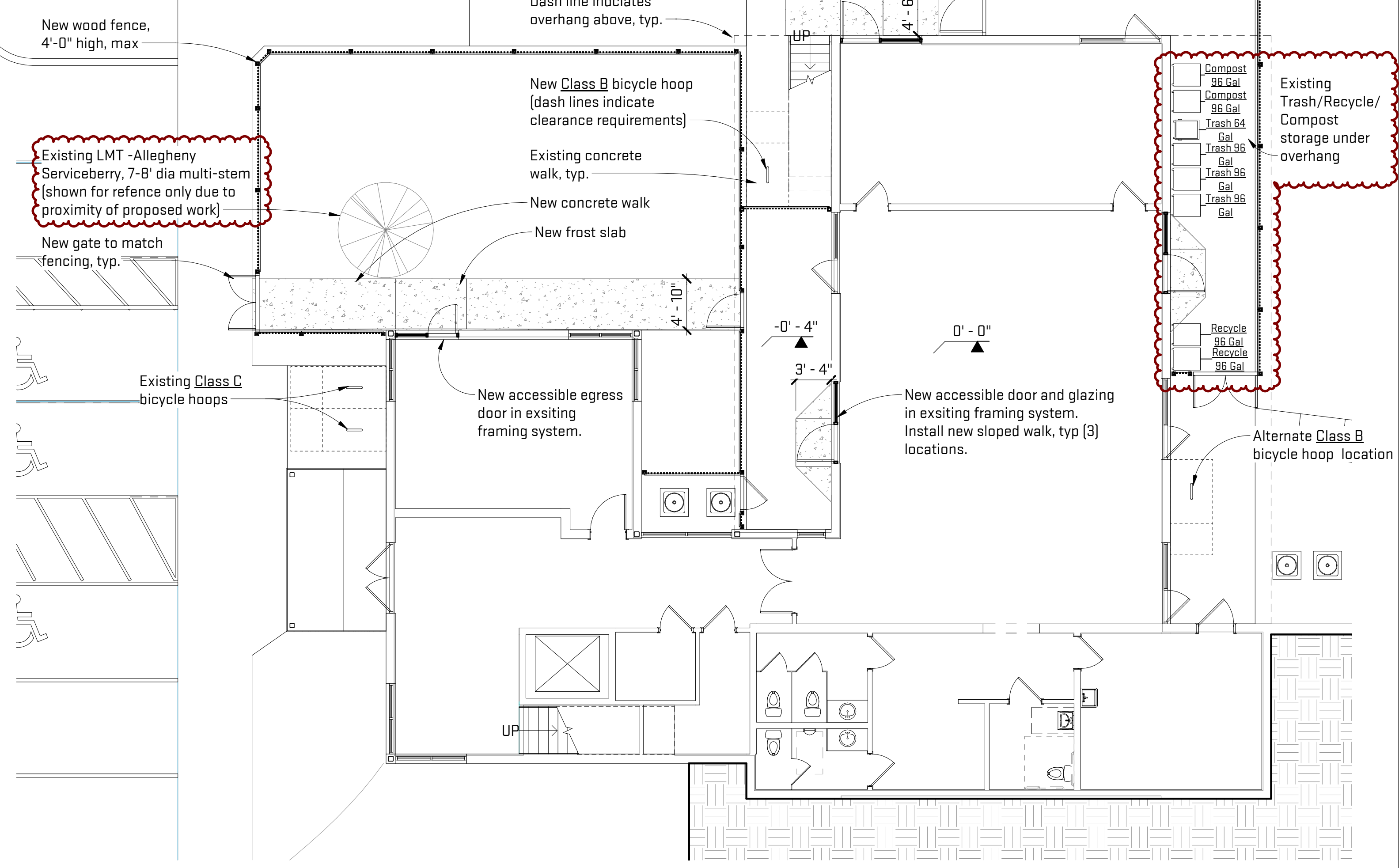


Model HRHD-FT-EPX



Galvanized Finish
The hot dip galvanizing process results in an effective corrosion resistant surface with multi-varied spangle appearance.

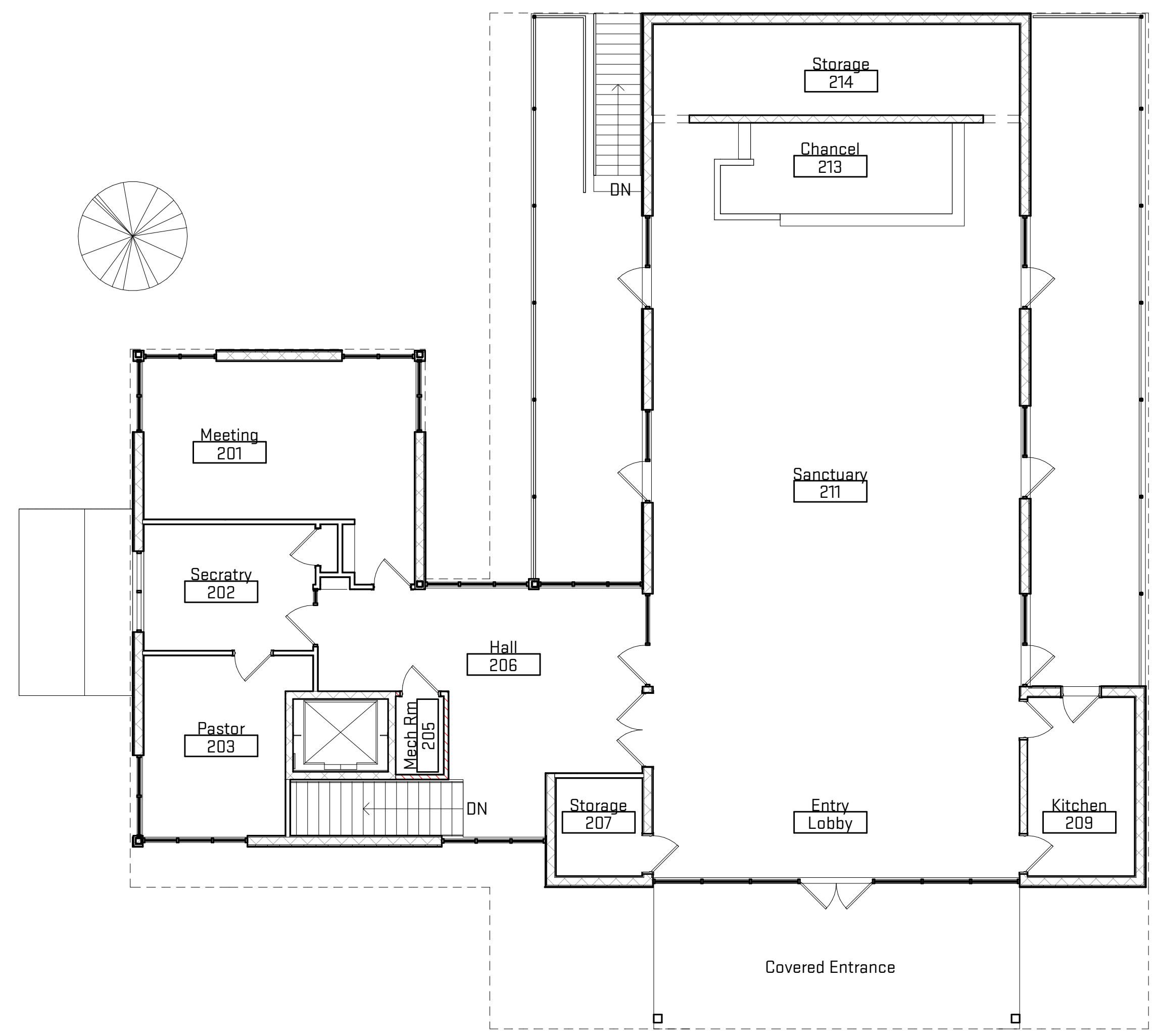
Each Heavy Duty Hoop Rack provides secure, supportive bike parking for 2 bikes and is universally compatible with all types of bike locks. This trusted and reliable bike rack is ready for just about any streetscape and is available in galvanized or powder-coated finishes.



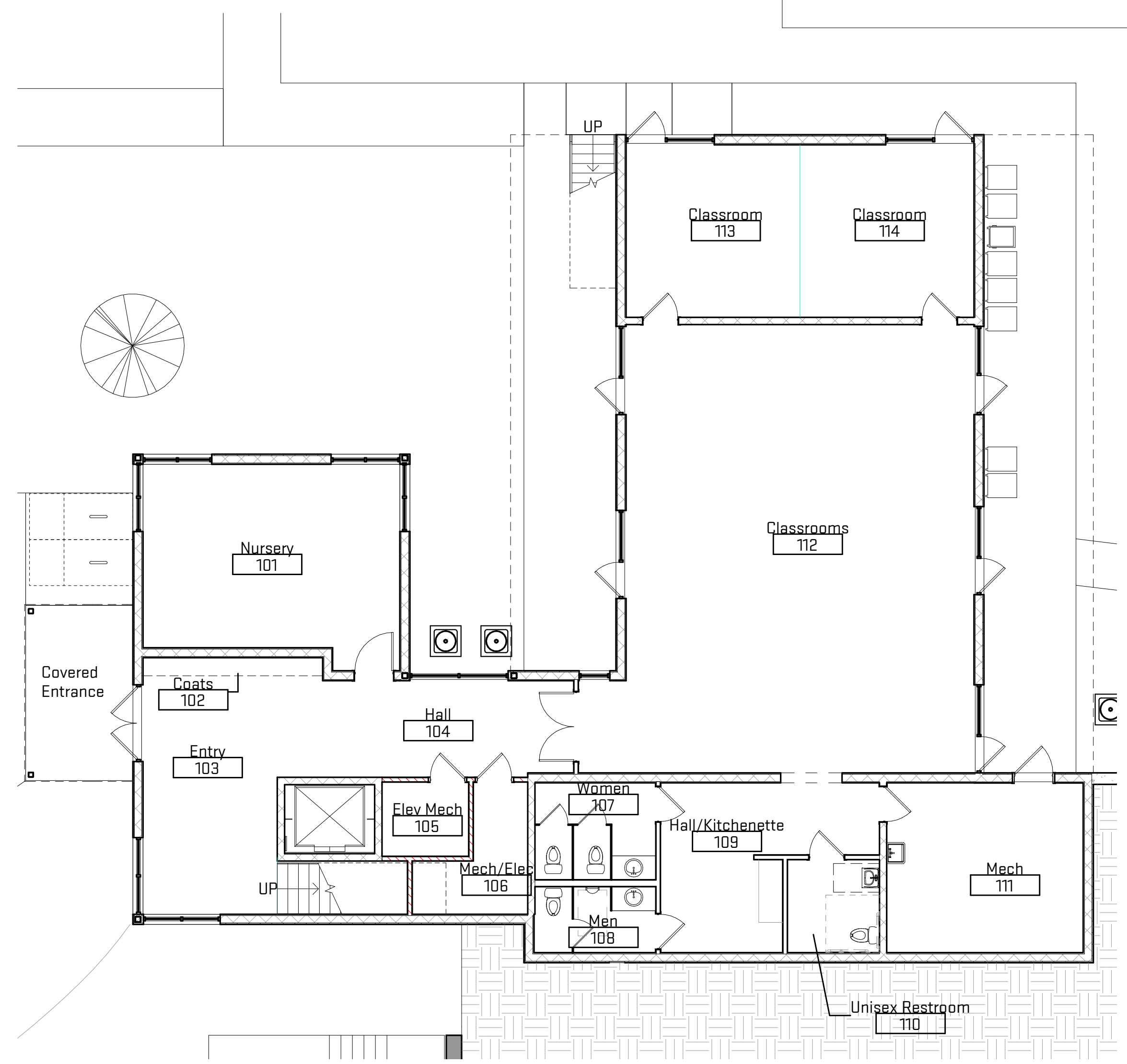
1 New - Level 1 & Enlarged Site features Plan
SP-3
2' 4' 8' 1/8" = 1'-0"

Scales listed are for 22x34 drawing size

Plot Date/Time: 5/7/2021 11:21:59 AM File Path: C:\Revit Local Files\CMD20_annaefoxstudioinc.com.rvt



2 Existing Level 2 Floor Plan
 A-001 1/8" = 1'-0"
 4' 8' 16'



1 Existing Level 1 Floor Plan
 A-001 1/8" = 1'-0"
 4' 8' 16'

General Sheet Notes:
 A. Fire Walls: There are no existing firewalls. No new firewalls will be constructed.

Sheet Keynotes

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Sheet Title:
Existing Floor Plans
 Released For: SEU Review - Revision 01

05/01/2021
 COG-CA220
A-001

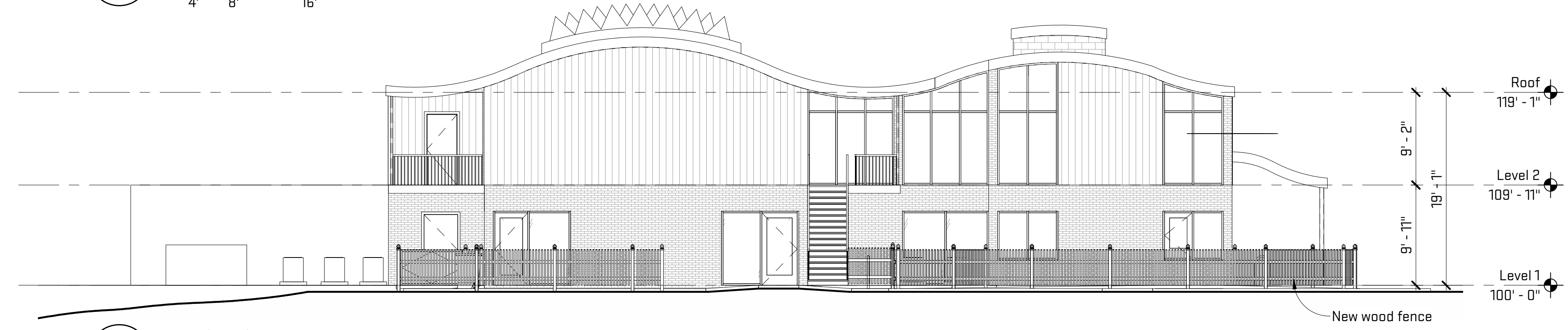
Scales listed are for 22x34 drawing size

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Plot Date/Time: 5/7/2021 11:22:02 AM File Path: C:\Revit Local Files\CMD20 - annae@oxstudioinc.com.rvt



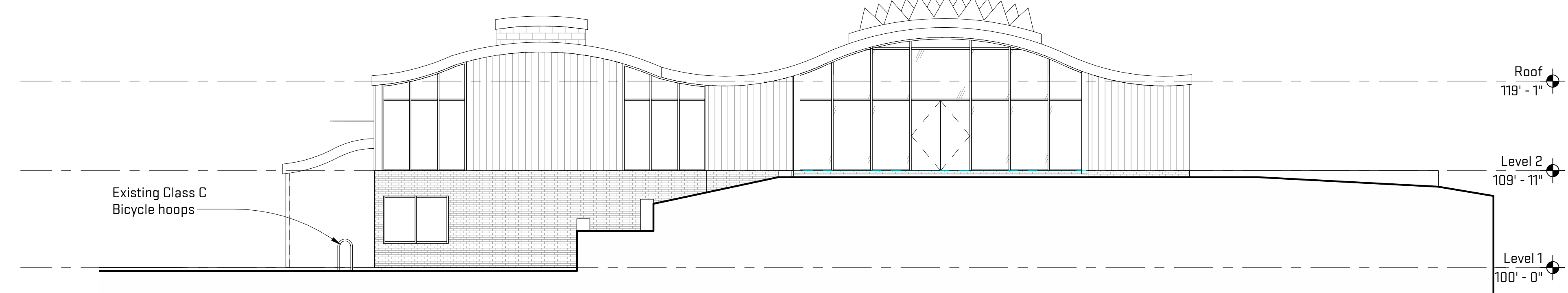
4 West Elevation
A-301 1/8" = 1'-0"
4' 8' 16'



3 North Elevation
A-301 1/8" = 1'-0"
4' 8' 16'



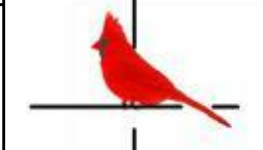
2 East Elevation
A-301 1/8" = 1'-0"
4' 8' 16'



1 South Elevation
A-301 1/8" = 1'-0"
2' 4' 8'

General Sheet Notes:
None

Sheet Keynotes



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Sheet Title:

Exterior Elevations

Released For: Planning Commission
Review

01/30/2021

COG-CA220

A-301

Scales listed are for 22x34 drawing size

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