



Lockwood of Ann Arbor

2195 E. Ellsworth, Ann Arbor, Michigan 48108

<p>VICINITY MAP (NO SCALE)</p>	<p>Sheet Index:</p> <p>A-0.0 COVER SHEET C-1.0 BOUNDARY & TOPOGRAPHICAL SURVEY</p> <p>A-1.0 CONCEPTUAL ARCHITECTURAL SITE PLAN A-1.1 CONCEPTUAL SITE DETAILS</p> <p>A-2.1 CONCEPTUAL COMPOSITE FIRST FLOOR PLAN A-2.2 CONCEPTUAL COMPOSITE SECOND FLOOR PLAN A-2.3 CONCEPTUAL COMPOSITE THIRD FLOOR PLAN A-2.4 CONCEPTUAL COMPOSITE ROOF PLAN</p> <p>A-3.0 CONCEPTUAL COMPOSITE EXTERIOR ELEVATIONS</p>	<p>Owner: Lockwood Companies</p>	<p>Public Benefits of the Lockwood of Ann Arbor PUD:</p> <ol style="list-style-type: none"> Affordable Housing A minimum of 65 apartments will be set aside for residents who qualify for housing. Affordable housing units will be limited to households with income no higher than 60% of the Area Median Income. Building location and density allows large green space buffer areas on the site. Dark Sky Lower Lighting techniques in parking areas – sharp cutoffs. Exterior Building Materials Compatible with Existing Neighborhood. 	<p>applicant:</p> <p>jordan london, aia ra president edmund london & associates, inc. 20750 civic center drive, #610 southfield, michigan 48076 phone: 248-353-4820 email: server@ela-architects.com</p>
<p>Civil Engineer: Washtenaw Engineering Co. Inc. 3526 W. Liberty Suite 400 P.O. Box 1128 Ann Arbor, MI 48106 734-761-8800</p>	<p>Landscape Consultant: GJS Land Planning, LLC 9104 Wildwood Lake Drive Whitmore Lake, MI 48189 734-368-7270</p>	<p>LEGAL DESCRIPTION</p> <p>DESCRIPTION: Land situated in the City of Ann Arbor, County of Washtenaw, State of Michigan described as follows Commencing at the Southwest corner of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan; thence North 87 degrees 54'25" East 832.65 feet (measured North 87 degrees 54'25" East 832.26 feet) along the South line of said Section and the centerline of Ellsworth Road for a Place of Beginning; thence North 0 degrees 53'05" West 687.12 feet; thence North 87 degrees 47' East 502.23 feet (measured as North 87 degrees 47'00" East 502.50 feet); thence South 0 degrees 43'20" East 688.25 feet (measured as South 00 degrees 44'00" East 688.25 feet) along the N & S 1/4 line of the southwest 1/4 of said section (as monumented) and the boundary line of Arbor Oaks Subdivision No. 1 as recorded in Liber 19 of Plats, Page 67 through 71, Washtenaw County Records; thence South 87 degrees 54'25" West 500.25 feet (measured as South 87 degrees 54'25" West 500.66 feet) along the South line of said Section and the centerline of Ellsworth Road to the Place of Beginning. Being a part of the SW 1/4 of Section 10, T3S, R6E Pittsfield Township (now City of Ann Arbor). Washtenaw County, Michigan.</p>	<p>signed: </p>	
<p>GENERAL: Lockwood companies is proposing a single building senior independent living community with 150 residential apartments and common area amenity space for use by all residents. Amenities available to residents include meal services, laundry, cleaning services, transportation services, health care services and resident activities and events. A minimum of 65 of the apartments will be set aside as affordable housing for seniors. The proposed site has not wetlands or natural waterways. Existing on-site trees range from domestic fruit and ornamental varieties to Michigan native species. The size is zoned R1C which would permit 43 single family on the site.</p>		<p>City of Ann Arbor project no.: SP19-00xx</p>	<p>© copyright 2019 / edmund london & associates, inc. / all rights reserved</p>	





ARCHITECT / APPLICANT / OWNER CONTACT INFORMATION			
CONTACT PERSON (ARCHITECT):	JORDAN LONDON, PRESIDENT AIA EDMUND LONDON & ASSOCIATES 20750 CIVIC CENTER DR., STE. 610 SOUTHFIELD, MI 48076	PH: (248) 353-4820 FAX: (248) 353-4820	LOCKWOOD COMPANIES 27777 Franklin Road, Suite 1410 Southfield, MI 48034 Attn: Steve Gabrys
PROPERTY ADDRESS - 2195 E. Ellsworth	CLIFFORD E. BRYANT ELEMENTARY SCHOOL 2150 SANTA ROSA DR ANN ARBOR PUBLIC SCHOOLS 2555 S. STATE ST ANN ARBOR, MI 48108 ZONED P1 (PUBLIC LAND)	PH: (248) 433-7416	OWNER: Lockwood Companies 27777 Franklin Road, Suite 1410 Southfield, MI 48034 Attn: Steve Gabrys
# OF UNITS (ALL FLOORS)	STUDIOS 1 BEDROOM UNITS 2 BEDROOM UNITS TOTAL	OVERALL SQUARE FOOTAGE (INCLUDING BALCONIES)	OVERALL SQUARE FOOTAGE (EXCLUDING BALCONIES)
= 4 (600 S.F.) = 106 (833 S.F. + 726 S.F.) = 49 (883 S.F. + 1,242 S.F.) = 150 UNITS	1 ST FLOOR = 58,356 S.F. 2 ND FLOOR = 50,682 S.F. 3 RD FLOOR = 58,356 S.F. TOTAL = 171,116 S.F.	1 ST FLOOR = 55,295 S.F. 2 ND FLOOR = 50,682 S.F. 3 RD FLOOR = 55,295 S.F. TOTAL = 161,272 S.F.	
COMPARISON CHART			
ZONING	R1C	R4D	PUD
EXISTING ZONING - R1C (SINGLE FAMILY) PERMITTED USES: SINGLE FAMILY DWELLING	EXISTING ZONING - R1C (SINGLE FAMILY) PERMITTED USES: SINGLE FAMILY DWELLING	PERMITTED USES: MULTIPLE-FAMILY DWELLING INTENDED TO PERMIT HIGHER DENSITY IN THE FORM OF HIGH RISE BUILDINGS ON SUBSTANTIAL TRACTS OF LAND	PROPOSED ZONING - PUD - MULTI-FAMILY/SENIOR LIVING
PERMITTED ACCESSORY USES: ADULT FOSTER CARE, LIBRARY, PUBLIC SCHOOLS	PERMITTED ACCESSORY USES: ADULT FOSTER CARE, LIBRARY, PUBLIC SCHOOLS	PERMITTED USES: SINGLE & MULTI-FAMILY DWELLINGS, GROUP LIVING, LIBRARY, PUBLIC SCHOOL, DAY CARE	
PERMITTED ACCESSORY USES: FAMILY DAY CARE, HOME OCCUPATION, MEDICAL, MARIJUANA HOME OR CULTIVATION	PERMITTED ACCESSORY USES: FAMILY DAY CARE, HOME OCCUPATION, MEDICAL, MARIJUANA HOME OR CULTIVATION	PERMITTED ACCESSORY USES: FAMILY DAY CARE, GROUP HOME, HOME OCCUPATION, MEDICAL, MARIJUANA USE & CULTIVATION	
SPECIAL EXCEPTION USES: ADULT FOSTER CARE, CHILD CARE CENTER, OUTDOOR RECREATION	SPECIAL EXCEPTION USES: ADULT FOSTER CARE, CHILD CARE CENTER, OUTDOOR RECREATION	SPECIAL EXCEPTION USES: FRATERNITIES, CLUB HEADQUARTERS OR COMMUNITY CENTERS	
SITE AREA:	7.92 ACRES (GROSS) (344,832 S.F.) 7.23 ACRES (NET) (314,788.2 S.F.)	7.92 ACRES (GROSS) (344,832 S.F.) 7.23 ACRES (NET) (314,788.2 S.F.)	7.92 ACRES (GROSS) (344,832 S.F.) 7.23 ACRES (NET) (314,788.2 S.F.)
FRONT YARD	25 FT	15 FT MINIMUM 40 FT MAXIMUM	PROPOSED FRONT YARD SETBACK - 25'-0"
SIDE YARD	AT LEAST ONE - 5 FT TOTAL OF TWO - 10 FT	AT LEAST ONE - 30 FT (WITH SETBACK INCREASE BASED ON BUILDING HT ABOVE 35 FT PLUS ADDITIONAL BUILDING HT SETBACK INCREASE ADJACENT TO RESIDENTIAL ZONED LAND.)	PROPOSED SIDE YARD - 5 FT AT LEAST ONE SIDE TOTAL OF BOTH SIDE YARD - 10 FT
REAR YARD	30 FT	30 FT WITH SETBACK INCREASE BASED ON BUILDING HT ABOVE 35 FT PLUS ADDITIONAL BUILDING HT SETBACK INCREASE ADJACENT TO RESIDENTIAL ZONED LAND.)	PROPOSED REAR YARD SETBACK - 30'-0"
ALLOWABLE BUILDING HT.	MAXIMUM HEIGHT ALLOWED - 30 FT	MAXIMUM HEIGHT ALLOWED - 120 FT	PROPOSED HEIGHT - (3) STORIES - 41'-5" (1 TO MID POINT OF GABLE)
UNIT DENSITY PER ACRE	N/A	25 DWELLING UNITS PER ACRE	PROPOSED: 150 DWELLING UNITS/ 7.23 ACRES = 20.75 UNITS PER ACRE
MINIMUM LOT AREA PER DWELLING UNIT	MIN. LOT AREA PER UNIT - 7,200 S.F. (314,788.2 S.F./7,200 S.F.) = 43.7 OF 43 UNITS	MIN. LOT AREA PER UNIT - 1,740 S.F. (314,788.2 S.F./1,740 S.F.) = 180 UNITS	PROPOSED LOT AREA PER UNIT (314,788.2 S.F./180 UNITS) = 2,086.6 S.F. PER UNIT
OPEN SPACE	N/A	50%	7.92 ACRES (344,832 S.F.) (GROSS) 7.23 ACRES (314,788.2 S.F.) (NET)
OVERALL SITE AREA:			
PROPOSED SIDEWALKS & COURTYARD			56,427 S.F. (PARKING LOT)
PROPOSED BUILDING FOOTPRINT (EXCLUDING BALCONIES/PATIOS)			55,295 S.F. (BLDG. W/O PATIO AREAS)
OPEN LAWN AREA:			111,722 S.F. (TOTAL AREA)
TOTAL OPEN SPACE AREA			(111,722/314,788.2) 64.5% OPEN SPACE
ACTIVE OPEN SPACE	N/A	300 S.F. PER UNIT	7.92 ACRES (344,832 S.F.) (GROSS) 7.23 ACRES (314,788.2 S.F.) (NET)
PROPOSED SIDEWALK & COURTYARD			3,261 S.F. (SIDEWALK & COURTYARD)
PROPOSED BUILDING BALCONIES/PATIOS			9,778 S.F. (BALCONIES)
OPEN LAWN AREA:			66,071 S.F. (LAWN AREA)
EXCLUSIONS			79,110 S.F. (TOTAL ACTIVE OPEN AREA)
PARKING LOT, BUILDING FOOTPRINT, WOODLANDS, STORM WATER BASIN, VERTICAL LANDSCAPING ISLANDS OR SCREENING			79,110/150 UNITS = 527.4 S.F. (AREA PER UNIT)
TOTAL ACTIVE OPEN SPACE AREA			
PARKING:	SINGLE FAMILY DWELLING - (1) SPACE PER DWELLING	1.12 SPACES PER DWELLING UNITS	REQUIRED BASED ON R4D - 1.12 SPACES PER DWELLING UNITS 150/112 = 100 SPACES PROPOSED: 112 PARKING SPACE (1 TO MID POINT OF GABLE) REGULAR PARKING 8'x11' - 9 FT x 20 FT PROVIDED 8'x18' w/ 2 FT OVERHANG
BIKE PARKING:	N/A	REQUIRED: 1 SPACE FOR 5 DWELLING UNITS	REQUIRED: 1 SPACE FOR 5 DWELLING UNITS 150 UNITS/ 5 = 30 SPACES REQUIRED 50% TYPE 'A' & 50% TYPE 'C' PROPOSED - 0 CLASS 'A' SPACES PROVIDED 16 CLASS 'C' SPACES PROVIDED
MISC. INFORMATION:	ESTIMATED NUMBER OF EMPLOYEES: 12 to 15 TOTAL (FULL AND PART TIME) MOSTLY DAY AND EVENING TRASH: WILL BE PICKED UP 2 OR 3 TIMES A WEEK DELIVERIES: SYSCO ONCE A WEEK, PRODUCE ONCE A WEEK, AND PERIODIC MISCELLANEOUS DELIVERIES (UPS, FEDEX, ETC) SHUTTLE BUS: THE SHUTTLE CAN HOLD UP TO 12 PEOPLE PLUS A WHEELCHAIR. TYPICAL SCHEDULE: IS 3 TRIPS PER WEEK MONDAYS AND WEDNESDAYS: SHOPPING THURSDAY MORNINGS: DOCTORS RUNS OTHER: SPECIAL OUTINGS TO MOVIES, RESTAURANTS, ETC.		
PRO'S	<ul style="list-style-type: none"> PROVIDED AN AFFORDABLE HOUSING COMPONENT THE PROJECT EXCEEDS THE MINIMUM REQUIRED OPEN SPACE REQUIREMENT FOR A R4D USE EXISTING TREES AND LANDSCAPE BUFFERS ALONG THE NORTH AND EAST PROPERTIES LINES WILL BE PROVIDED AS MUCH AS POSSIBLE WHEN NOT IN DIRECT CONFLICT WITH SITE UTILITIES. PROVIDING A LARGER OPEN SPACE AREA 5' WIDE PUBLIC SIDEWALK PROVIDED IN ELLSWORTH RD. R.O.W. FRONTAGE LARGE FRONT YARD WITH LANDSCAPING PROPOSED LARGE BUFFER AREA PROVIDED TO THE RESIDENTIAL NEIGHBORS TO THE EAST SITE AND NEIGHBORHOOD STORM WATER IMPROVEMENTS SOLID WASTE STORAGE AND DISPOSAL MEETS ALL CITY REQUIREMENTS SITE LAYOUT MEETS ALL EMS AND FIRE DEPARTMENT REQUIREMENTS SITE LIGHTING PROVIDES DARK SKIES WITH MINIMAL LIGHT FOOT CANDLES BUILDING FACADE MATERIALS MATCH BUILDING MATERIALS OF SURROUNDING NEIGHBORHOOD. 		
CON'S	<ul style="list-style-type: none"> DEVELOPMENT IMPACTS EXISTING ON-SITE TREES. DEVELOPMENT WOULD BE A IMPACT FROM THE EXISTING RESIDENTIAL USE. DEVELOPMENT WOULD BE MORE UNITS THAN ALLOWED UNDER THE EXISTING R1C RESIDENTIAL USE. 		

BUILDING DESIGN:
HAS (2) FIRE WALLS

CONCEPTUAL ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

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project no.: SP19-00xx

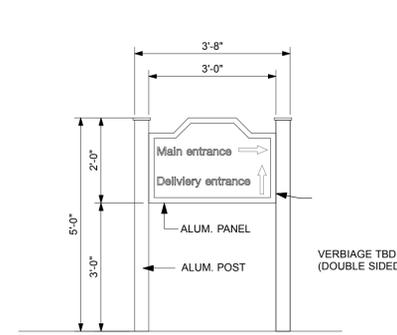
ISSUED: OWNER REVIEW 08/13/19
10/29/19 Owner Review

DRAWN BY: MC
APPROVED BY: JL
JOB NUMBER: 3809
SHEET NUMBER: A-1.0

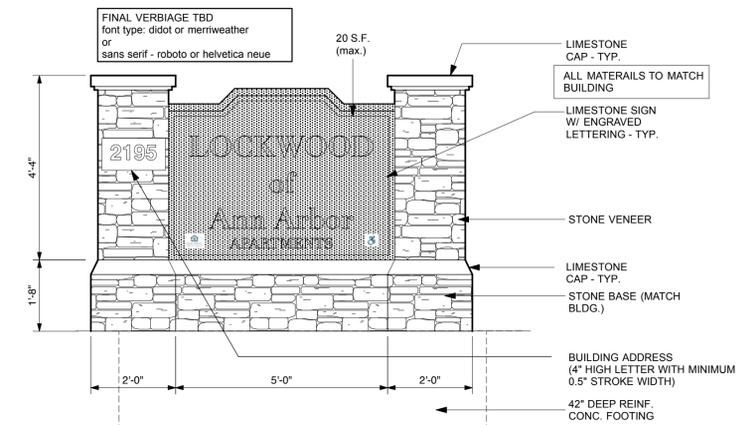
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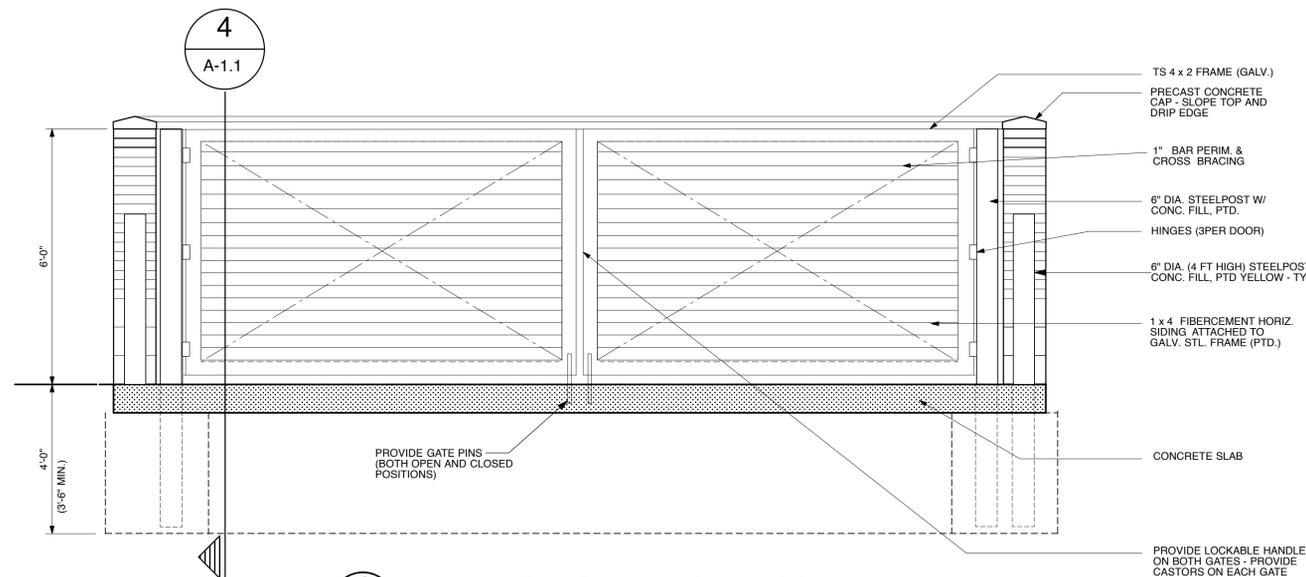
ela
Lockwood of Ann Arbor
Ann Arbor, Michigan
conceptual architectural site plan



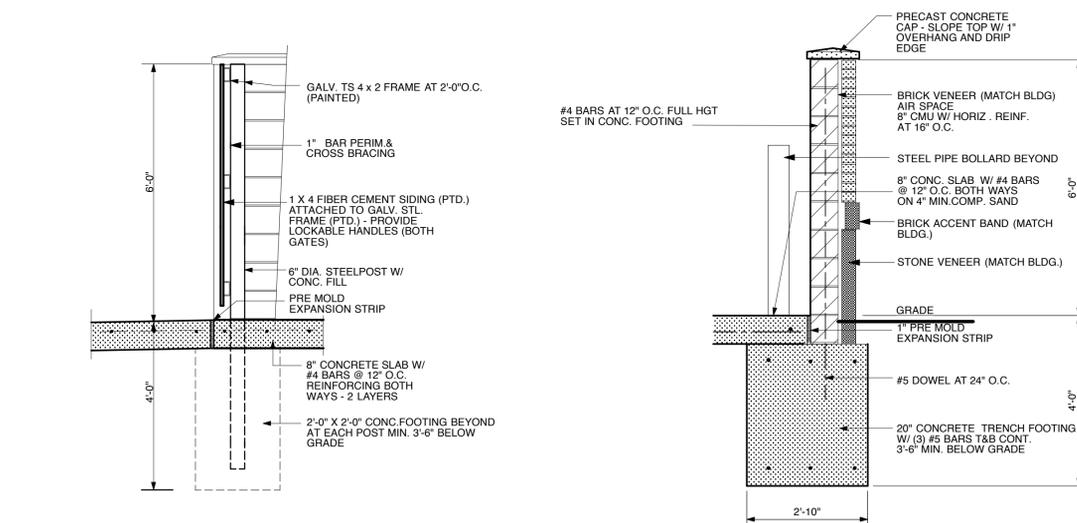
6 DIRECTIONAL SIGN (QTY. 4)
A-1.0 SCALE: 1/2" = 1'-0" 6 S.F.



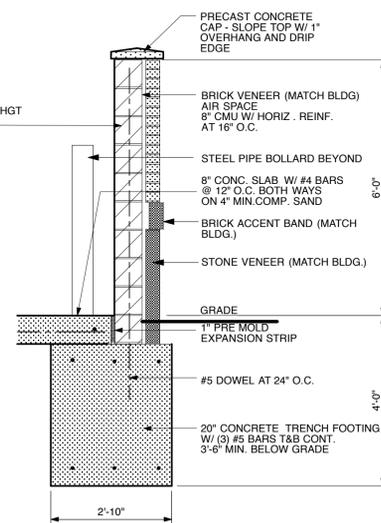
5 PROPOSED GROUND SIGN @ PROPERTY ENTRANCE
A-1.0 SCALE: 1/2" = 1'-0"



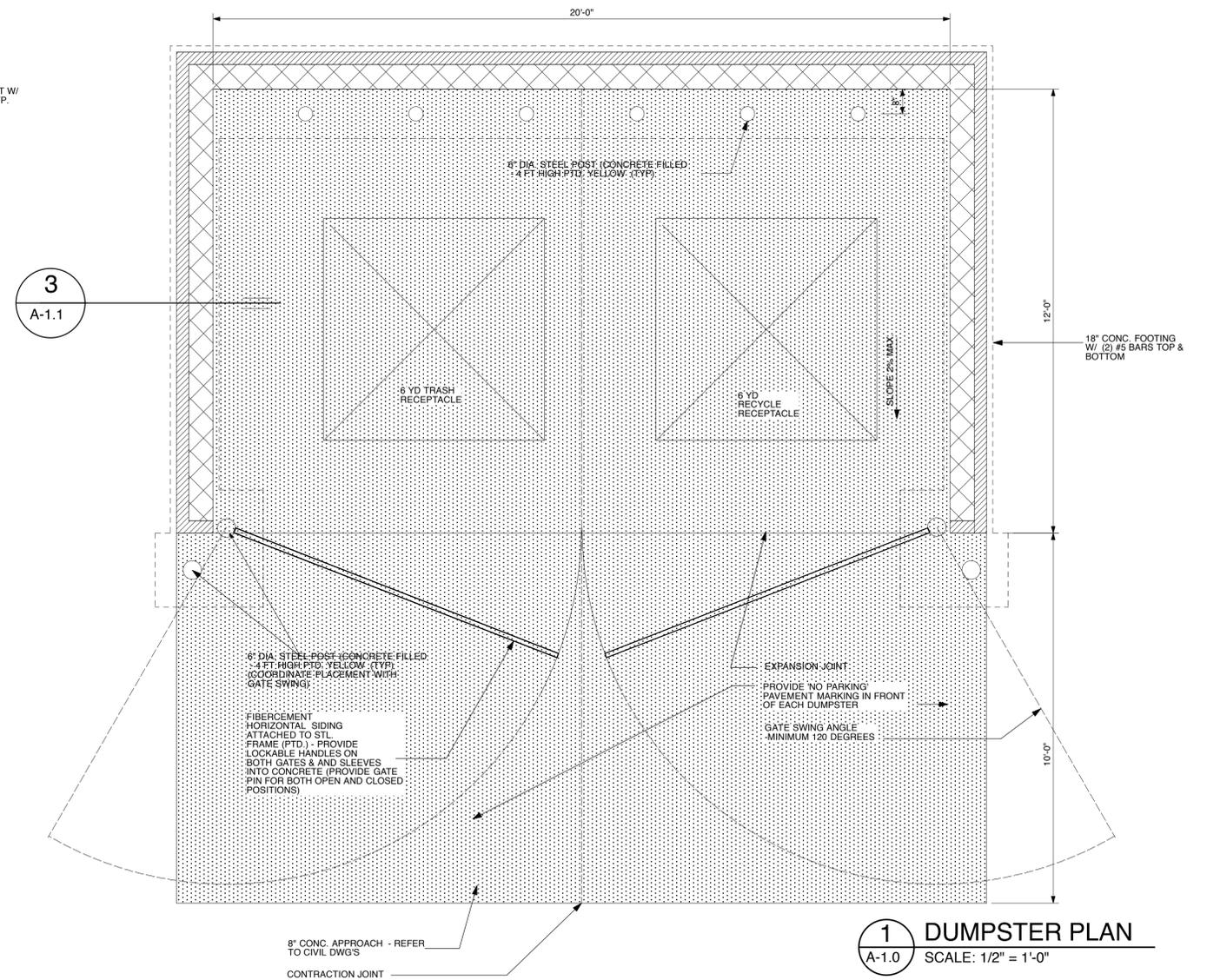
2 ELEVATION @ DUMPSTER SCREEN
A-1.1 SCALE: 1/2" = 1'-0"



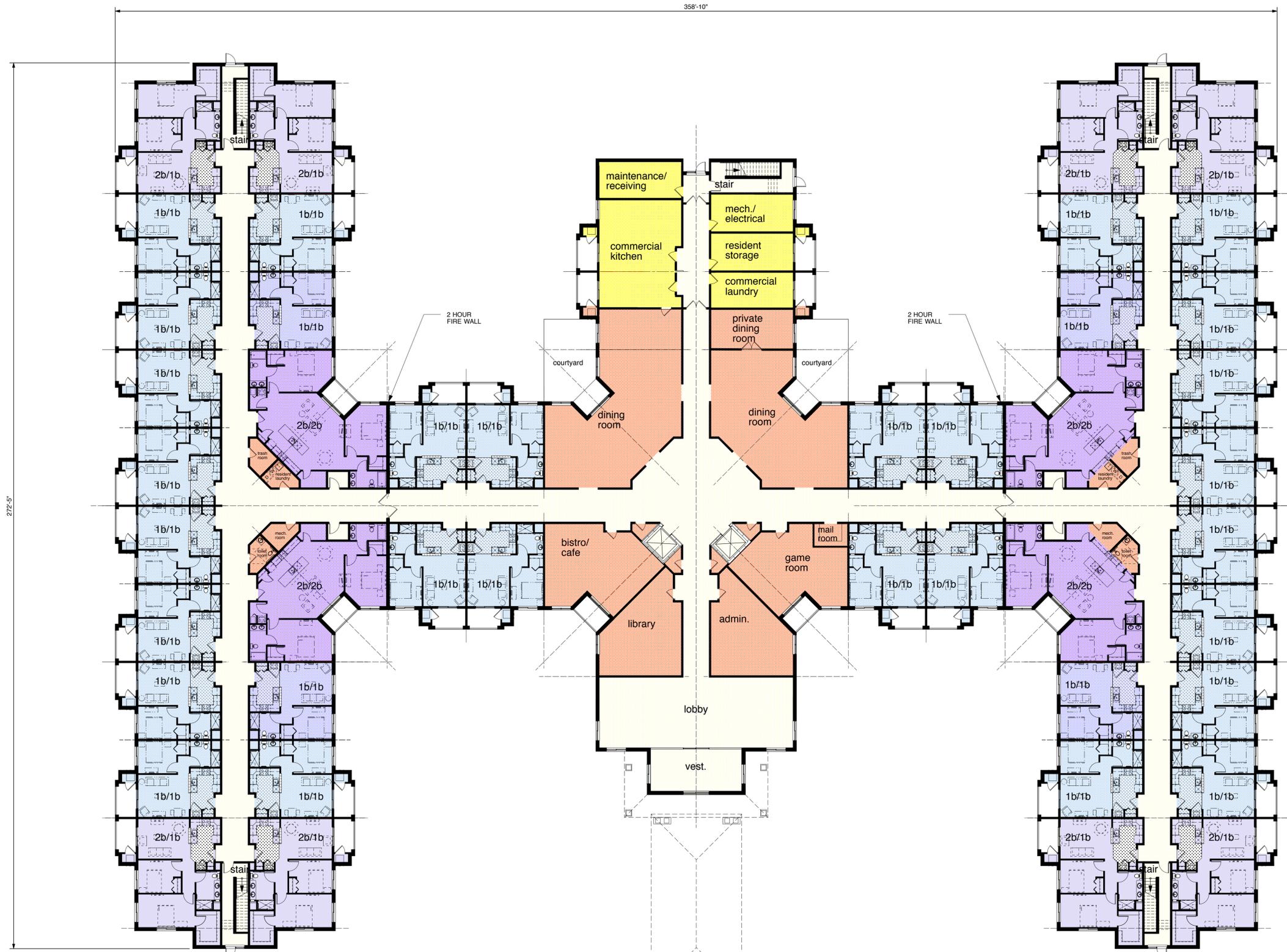
4 DUMPSTER DOOR DETAIL
A-1.1 SCALE: 1/2" = 1'-0"



3 SECTION @ DUMPSTER SCREEN
A-1.1 SCALE: 1/2" = 1'-0"



1 DUMPSTER PLAN
A-1.0 SCALE: 1/2" = 1'-0"



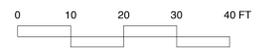
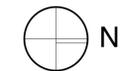
272'-5"

358'-10"

UNIT COUNTS (1ST FLOOR)	UNIT COUNTS (ALL FLOORS)
(0) STUDIO	(4) STUDIOS
(32) ONE BEDROOM UNITS	(106) ONE BEDROOM UNITS
(12) TWO BEDROOM UNITS	(40) TWO BEDROOM UNITS
44 TOTAL UNITS	150 TOTAL UNITS (ALL FLOORS)
Overall S.F. (w/o balconies)	55,295 S.F.
Overall S.F. (with balconies)	58,556 S.F.

**CONCEPTUAL
COMPOSITE
FIRST FLOOR PLAN -**

SCALE: 1/16" = 1'-0"



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358'-10"

272'-5"

UNIT COUNTS (2ND FLOOR)
 (2) STUDIOS
 (37) ONE BEDROOM UNITS
 (13) TWO BEDROOM UNITS
 52 TOTAL UNITS

Overall S.F. (w/o balconies) 50,682 S.F.
 Overall S.F. (with balconies) 54,004 S.F.

**CONCEPTUAL
 COMPOSITE
 SECOND FLOOR PLAN**

SCALE: 1/16" = 1'-0"



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272'-5"

358'-10"

2 HOUR FIRE WALL

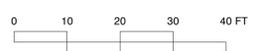
2 HOUR FIRE WALL

UNIT COUNTS (3RD FLOOR)
 (2) STUDIO
 (37) ONE BEDROOM UNITS
 (15) TWO BEDROOM UNITS
 54 TOTAL UNITS

Overall S.F. (w/o balconies) 55,295 S.F.
 Overall S.F. (with balconies) 58,556 S.F.

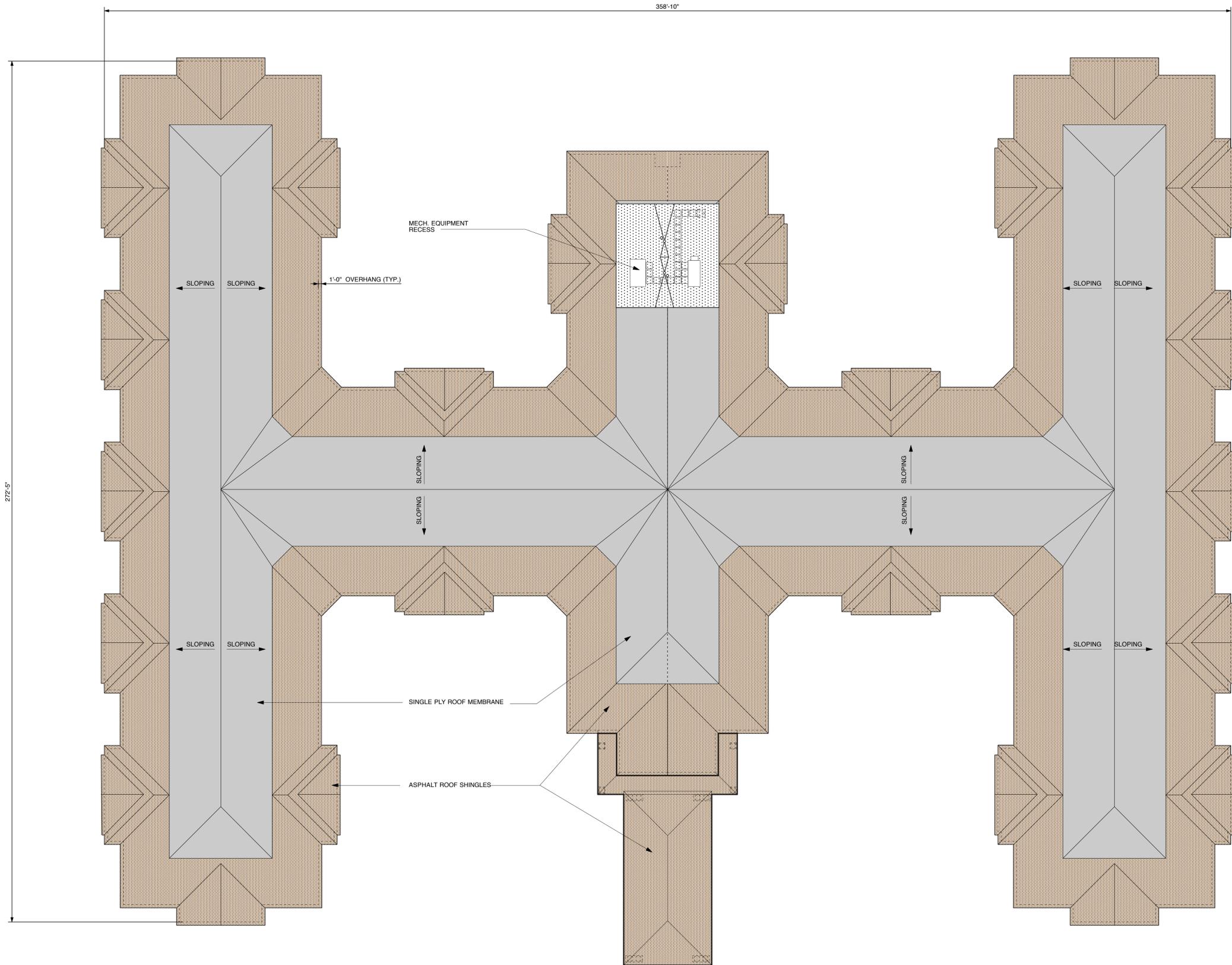
**CONCEPTUAL
 COMPOSITE
 THIRD FLOOR PLAN**

SCALE: 1/16" = 1'-0"



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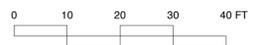
272'-5"

358'-10"



**CONCEPTUAL
COMPOSITE
ROOF PLAN**

SCALE: 1/16" = 1'-0"



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4 south elevation
A-3.0 scale: 1/16" = 1'-0"



3 north elevation
A-3.0 scale: 1/16" = 1'-0"



2 east elevation
A-3.0 scale: 1/16" = 1'-0"



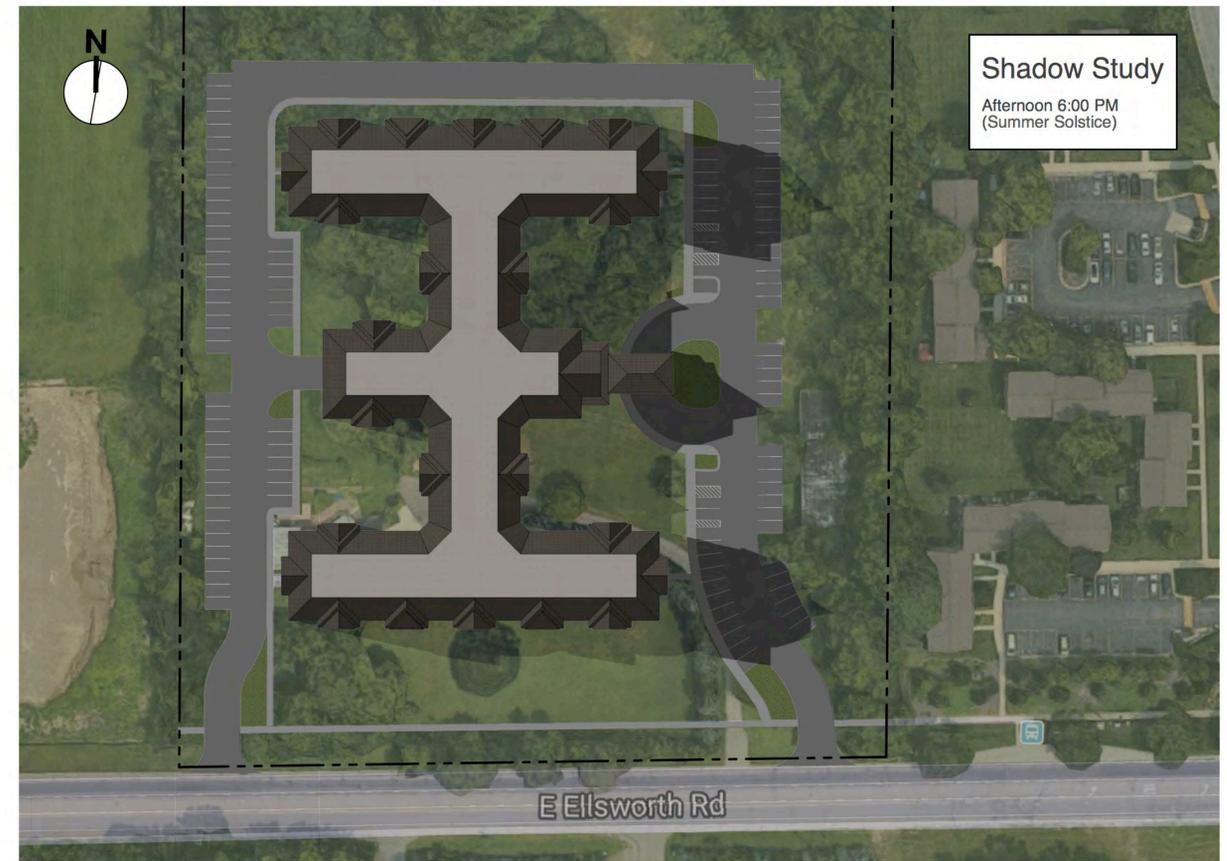
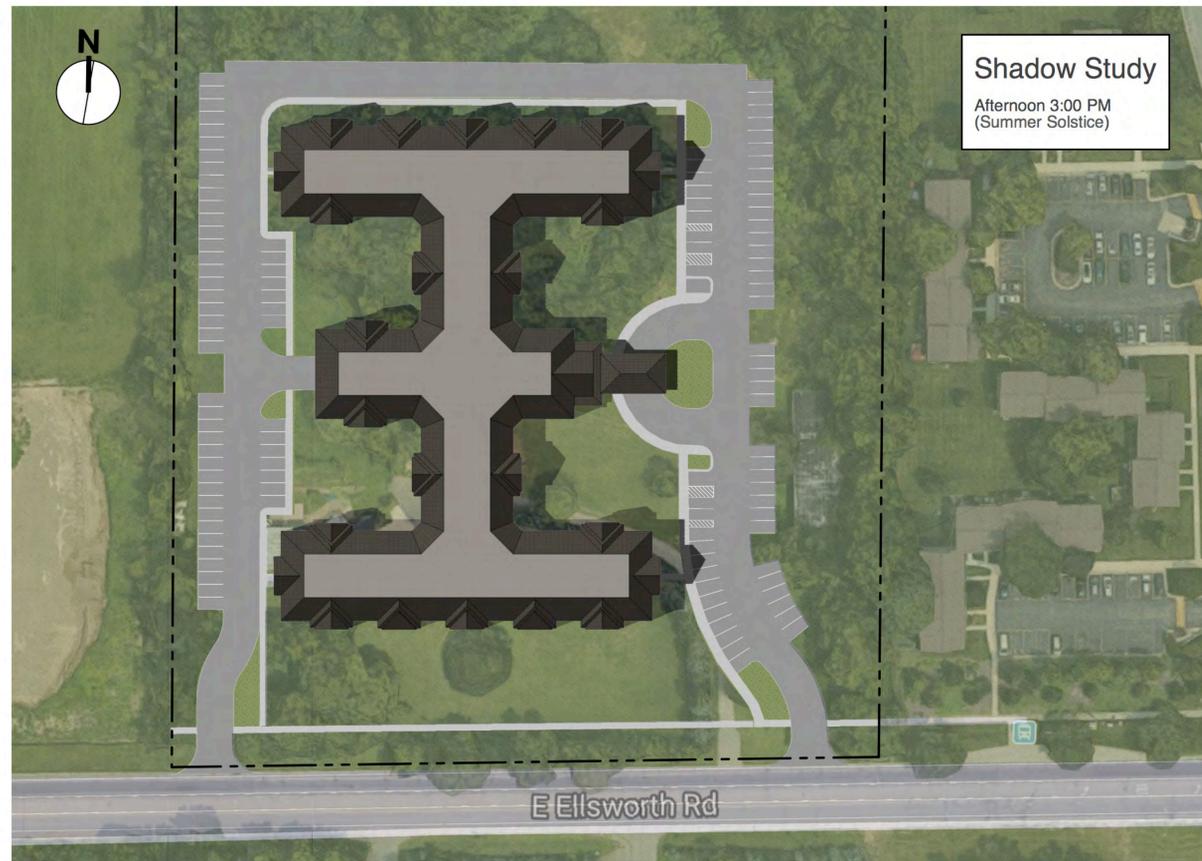
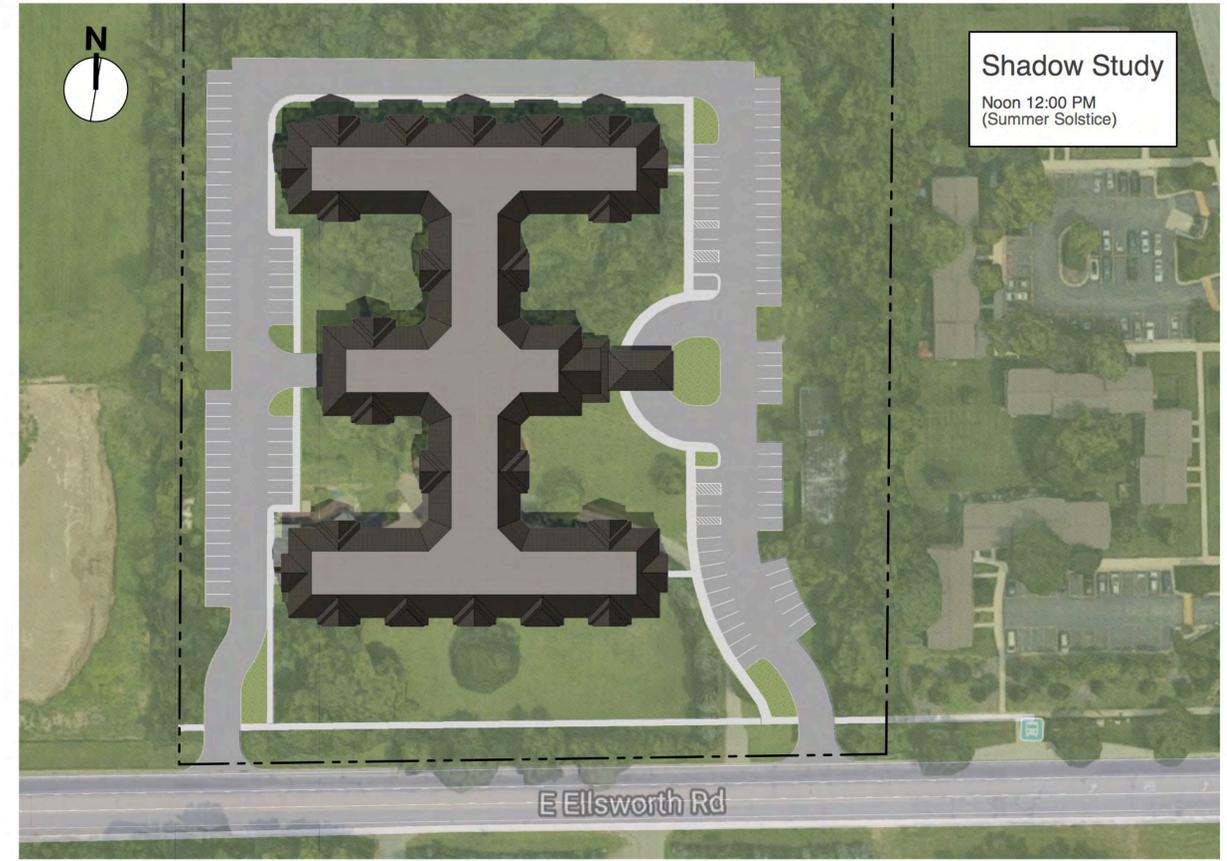
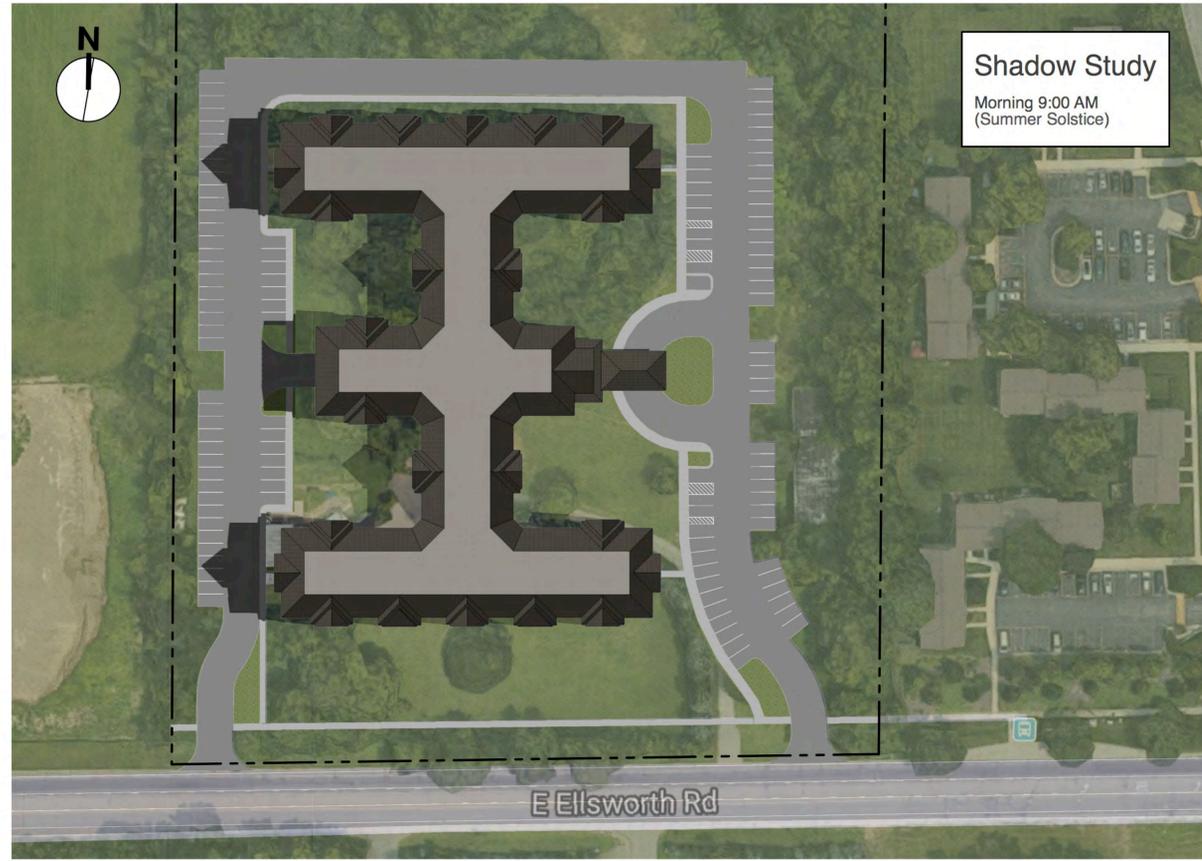
1 west elevation
A-3.0 scale: 1/16" = 1'-0"



edmund london & associates, inc. 
architects & planners

LOCKWOOD SENIOR LIVING COMMUNITY

ANN ARBOR, MICHIGAN



ISSUED:

DRAWN BY:
XC

APPROVED BY:
JL

JOB NUMBER

3809

SHEET NUMBER

A-X.0