

Fazio-Patrell Proposed ADU: Variance Request Set

520 Soule Blvd. • Ann Arbor, MI 48103

SITE INFORMATION

PARCEL NUMBER:
09-12-03-306-009

LEGAL INFORMATION:
LOT 14 EBERWHITE FIRST ADDITION, .177 Acres, (Eberwhite Woods Area S. of 7th)

CURRENT ZONING:
R-1D, Residential Single Family

REQUIRED SETBACKS (Corner Lot): Fronts: 25 feet min, Side: 3 feet min, Rear: 20 feet min.

BUILDING CODE REFERENCES

Building Code 2015 Michigan Residential Code
 Plumbing Code 2021 Michigan Plumbing Code
 Mechanical Code 2021 Michigan Mechanical Code
 Electrical Code Michigan Electrical Code Based on 2023 NEC
 Energy Code 2015 Michigan Uniform Energy Code
 Zoning Code 2025 Ann Arbor Zoning Code - Tenth Edition

GENERAL NOTES

- Drawings are intended for a sheet size of 24" x 36". Do not scale drawings. Use written dimensions.
- See specifications for more information pertaining to the work.
- Horizontal dimensions shown indicate centerline of column gridline, face of (F.O.) concrete, F.O. masonry, and F.O. stud - unless otherwise noted. Vertical dimensions shown indicate top of (T.O.) concrete and T.O. wall or bottom of (B.O.) beam - unless otherwise noted.
- Dimensions on Interior Elevations are to finishes, except for plumbing fixtures, which are to rough framing.
- The contractor shall visit the site and be knowledgeable of conditions thereon. Contractor to field verify all existing conditions and all dimensions pertaining to the work prior to commencing construction. Provide written notification to the architect of any discrepancies with the documents. The architect will issue a written directive if further clarification is required.
- Details shown are intended to describe scope and profile. Where details have not been provided, the work is intended to be similar in character to those areas detailed. Where specific dimensions, details, or design intent cannot be determined, consult architect prior to proceeding with the work.
- All work shall comply with all applicable codes and governing authorities, federal and local standards, and shall meet or exceed industry standard for each trade.
- The contractor shall coordinate all slab & wall openings required by plumbing, mechanical & electrical trades before any such work begins.
- All pipes, ducts, risers, and other elements that penetrate floor structures shall be installed in a manner that will preserve fire resistive and structural integrity of the building.
- Contractor shall not proceed with detailing, fabrication or construction of any work connected with or dependant on equipment furnished by "owner" or "other contractors" until he has received certified or approved equipment drawings.
- Should there be any conflict(s) between or within drawings and/or specifications which are not resolved in writing by the architect prior to receipt of bids, that which requires the highest degree of performance quality, quantity, strength, finish, completion, complexity, sophistication, cost, etc., will be required and shall be provided at no increase in contract amount. All such conflicts must be referred to architect immediately upon discovery.
- Contractor is responsible to see that those performing the work (including, but not limited to, his subcontractors) have access to the entire set of drawings and specifications for bidding and construction purposes.

PROJECT TEAM

HOMEOWNERS
Lisa Patrell and Joseph Fazio
520 Soule Blvd.
Ann Arbor, MI 48103

ARCHITECT
Angelini & Associates Architects
200 Huronview Blvd.
Ann Arbor, MI 48103
(734) 998-0735

Theresa Angelini - Project Architect tangelini@angeliniarchitects.com
 Rob Davis - Project Designer rdavis@angeliniarchitects.com

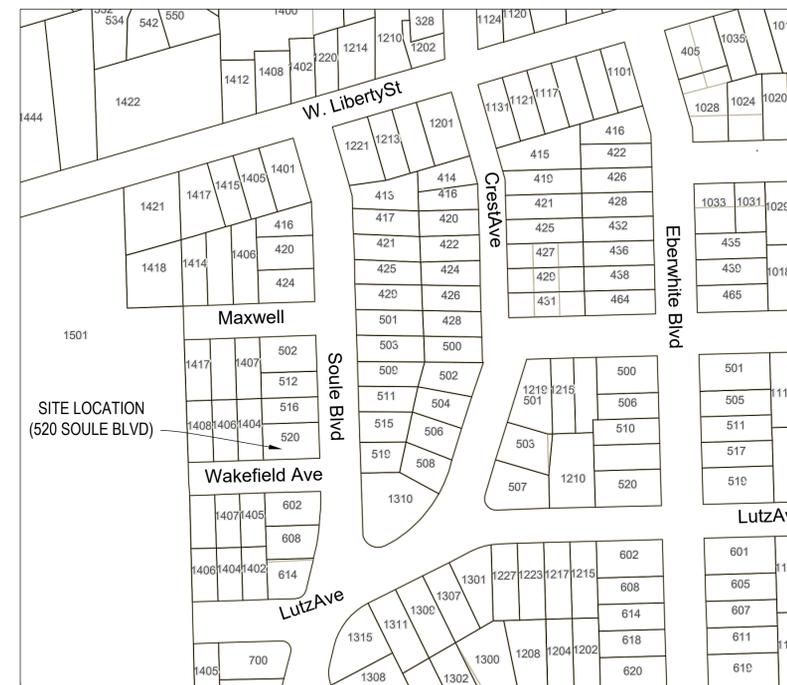
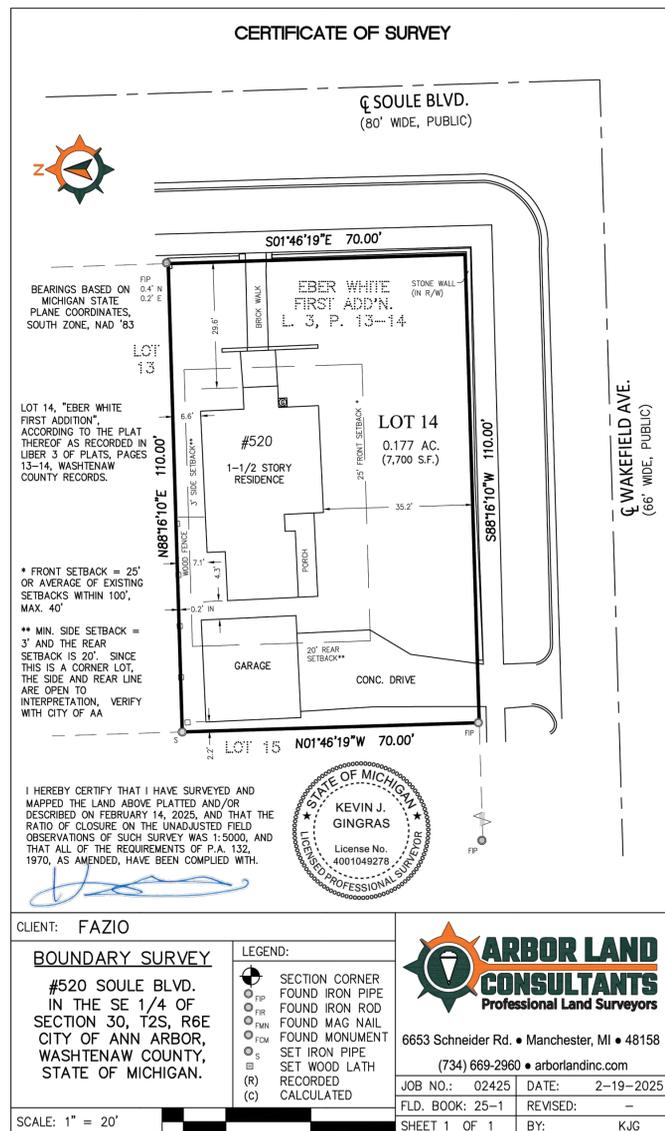
STRUCTURAL ENGINEER
SDI Structures
275 E. Liberty St.
Ann Arbor, MI 48104
(734) 213-6091

Dannels, Paul paul@sdisttructures.com

CONTRACTOR
To be Determined

SHEET INDEX

- G-001 Title Sheet & Site Survey
 G-002 Proposed Site Plan
- A-100 Proposed Garage/ADU Floor Plans
 A-200 Proposed Exterior Elevations
 A-201 Proposed Exterior Elevations (including existing house)



02 Certified Survey
 G-001 SCALE: 1" = 20'-0"

01 Site Location Plan
 G-001 SCALE: NTS

09.25.25 ADU Variance Set

PREPARED FOR: Lisa Patrell & Joseph Fazio

PROJECT #: 25024-05

PROJECT NAME: Fazio-Patrell Residence Remodeling

PROJECT ADDRESS: 520 Soule Blvd • Ann Arbor, MI 48103

CONSULTANT: Angelini & Associates Architects
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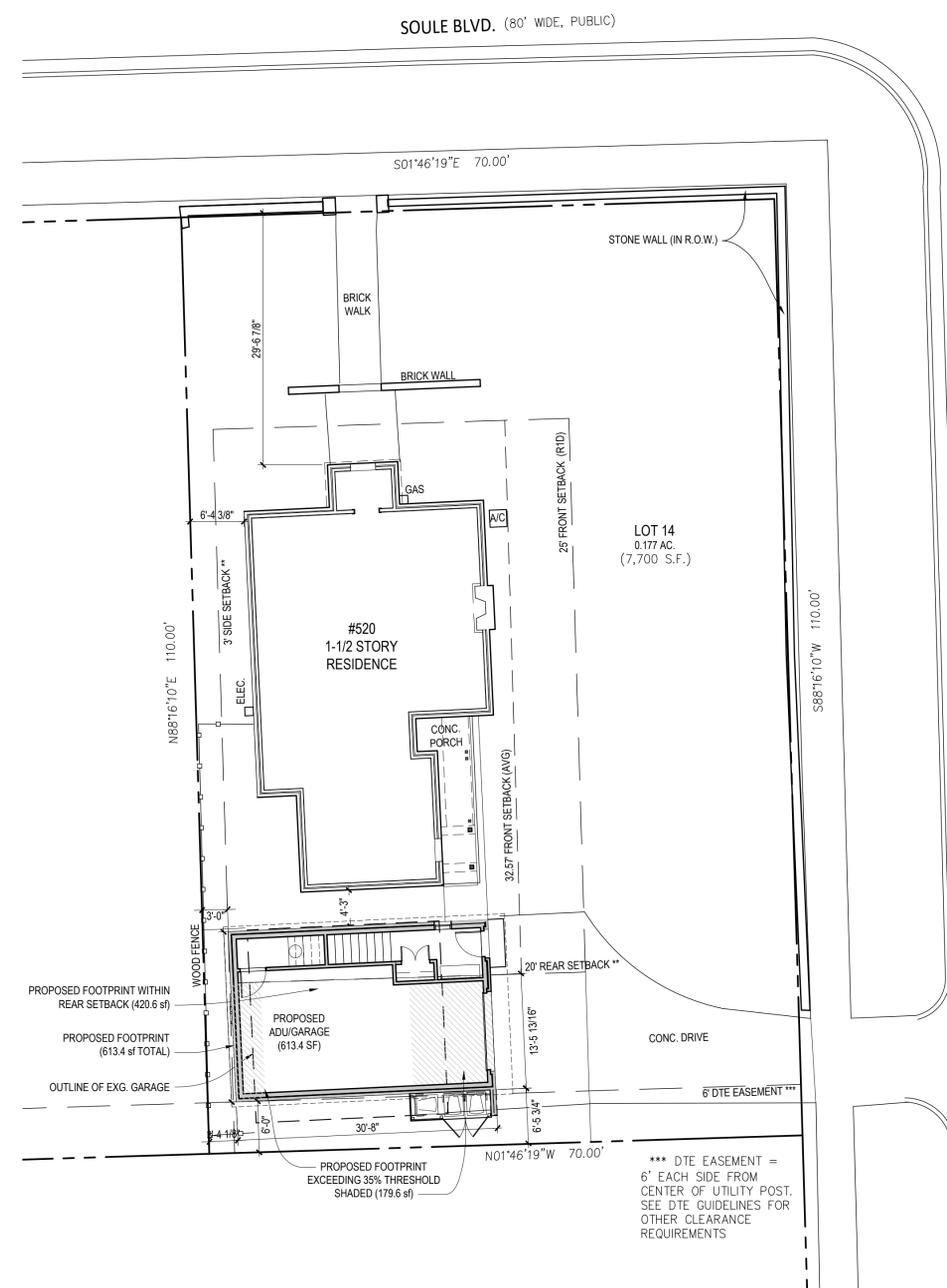
ARCHITECT / ENGINEER SEAL

SHEET TITLE: Title Sheet & Site Survey

SHEET #: G-001



02 Average Setback Diagram
G-002 SCALE: 1" = 10'-0"



01 Proposed Site Plan
G-002 SCALE: 1" = 10'-0"

BUILDABLE AREA & SETBACK CALCULATIONS	
* PROPOSED GARAGE/STORAGE AREA (1ST FLR):	424 SF
PROPOSED ADU FLOOR PLAN (2ND FLR+STAIRWELL):	585 SF
ALLOWABLE ADU FLOOR PLAN:	800 SF
** TOTAL REAR SETBACK AREA:	688.6 SF
BUILDABLE AREA WITHIN REAR SETBACK (688.6x35%):	241.0 SF
EXG. GARAGE FOOTPRINT:	536.1 SF
PROPOSED GARAGE/ADU FOOTPRINT:	613.4 SF
NET CHANGE FOOTPRINT:	+77.3 SF
EXG. GARAGE WITHIN REAR SETBACK:	395.1 SF
PROPOSED GARAGE/ADU WITHIN REAR SETBACK:	420.6 SF
NET CHANGE WITHIN REAR SETBACK:	+25.5 SF
EXG. GARAGE AREA EXCEEDING BUILDABLE AREA:	154.1 SF
PROPOSED GARAGE/ADU EXCEEDING BUILDABLE AREA:	179.6 SF
NET CHANGE EXCEEDING BUILDABLE AREA:	+25.5 SF
ALLOWABLE BUILDABLE AREA WITHIN REAR SETBACK:	241.0 SF
PROPOSED GARAGE/ADU WITHIN REAR SETBACK:	420.6 SF
VARIANCE REQUESTED FOR PROPOSED GARAGE/ADU:	+179.6 SF
* AN ADU FLOOR AREA OF UP TO 800 SF IS ALLOWED ON LOT SIZES GREATER THAN 7,200 SF PER UDC CHAPTER 55, ARTICLE III, SECTION 05.16.6, SUBSECTION A.2.d.	
** PROPOSED FOOTPRINT EXCEEDING THE ALLOWABLE BUILDABLE AREA WITHIN THE REAR SETBACK PER UDC CHAPTER 55, ARTICLE III, SECTION 05.16.6, SUBSECTION D.	

AVERAGE SETBACK CALCULATIONS	
PROPERTY ADDRESS*	MEASURED FRONT SETBACK
1408 Wakefield Ave.	30.58'
1406 Wakefield Ave.	35.46'
1404 Wakefield Ave.	31.66'
Combined Total:	97.71'
Average Setback:	97.71' ÷ 3 = 32.57'
*Properties sharing front setback within 100' of project site	
Front Setback for R1D Zoning is 25.0' minimum	

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PROJECT NAME: Fazio-Parnell Residence Remodeling

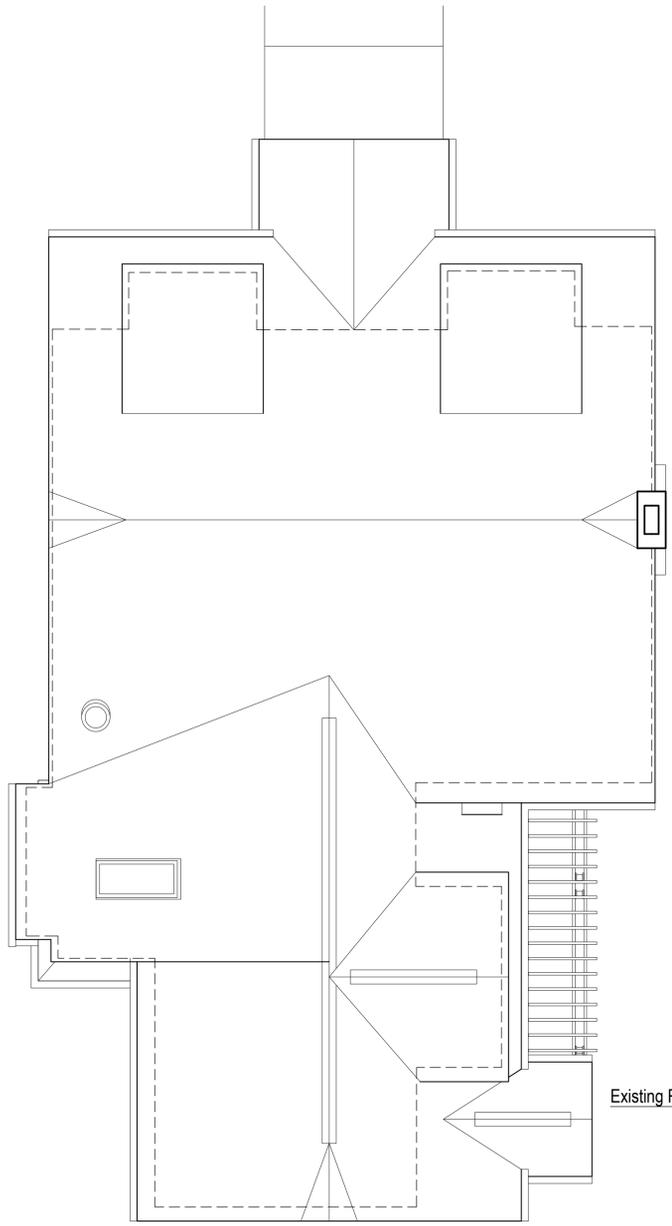
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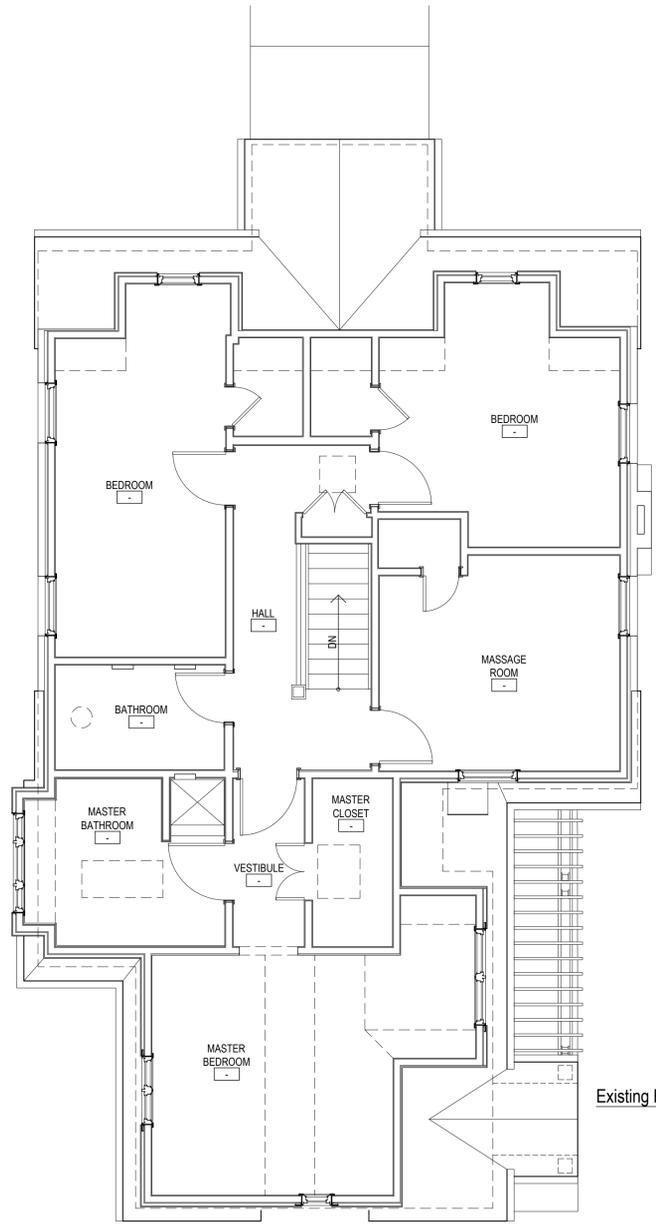
ARCHITECT / ENGINEER SEAL

SHEET TITLE: Proposed Site Plan

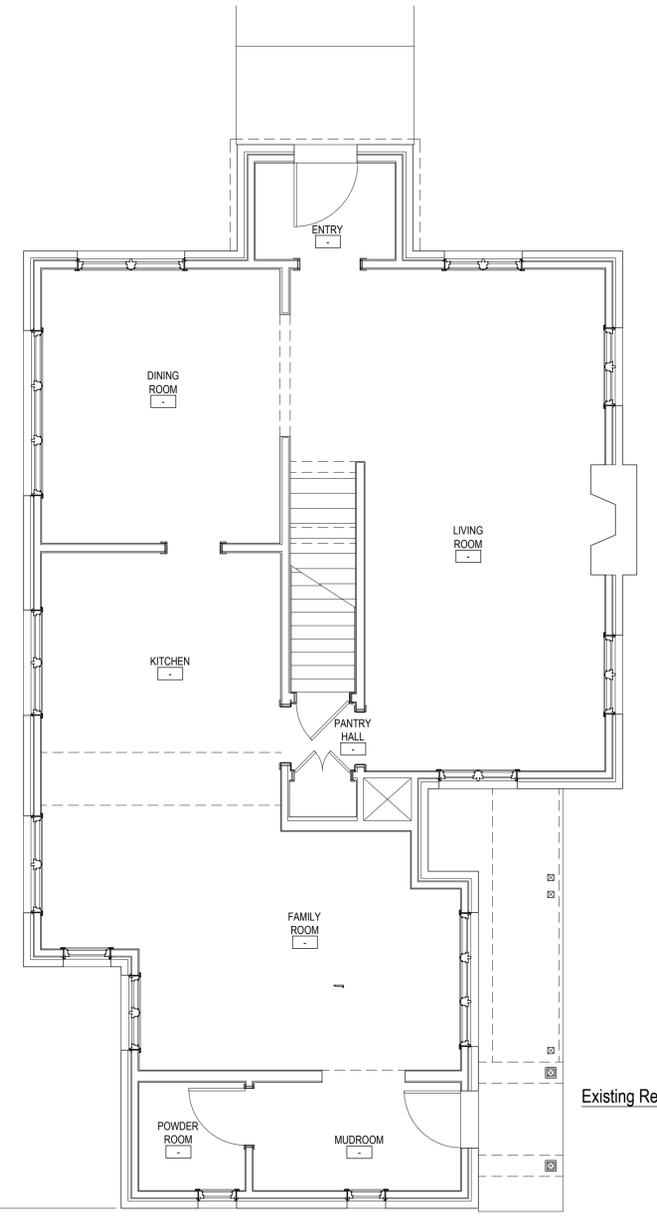
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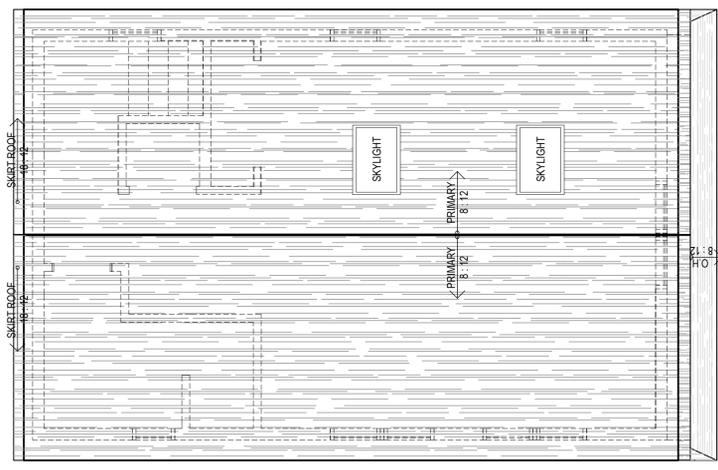
Existing Residence



Existing Residence

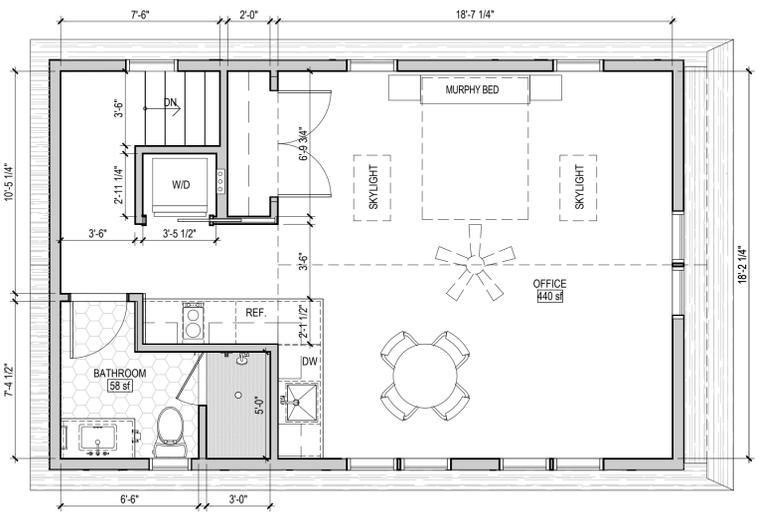


Existing Residence



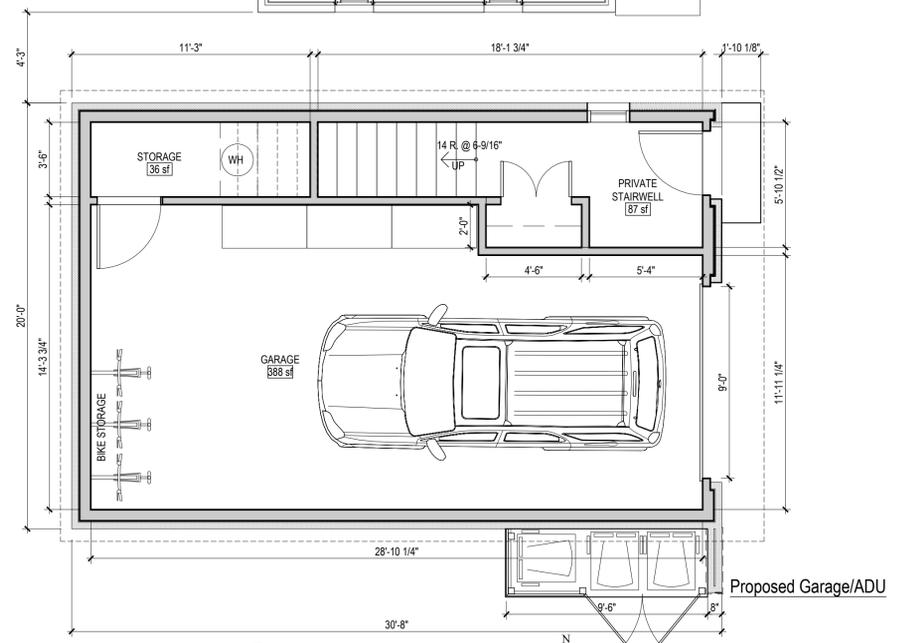
Proposed Garage/ADU

03 Proposed Garage/ADU Roof Plan
SCALE: 1/4" = 1'-0"



Proposed Garage/ADU

02 Proposed Garage/ADU Second Floor Plan
SCALE: 1/4" = 1'-0"



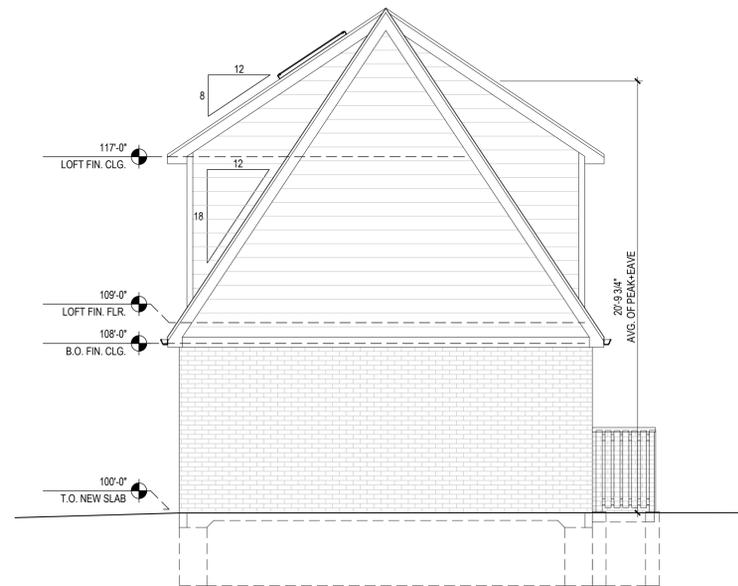
Proposed Garage/ADU

01 Proposed Garage/ADU First Floor Plan
SCALE: 1/4" = 1'-0"

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SHEET TITLE Proposed Garage/ADU Floor Plans	PROJECT ADDRESS 520 Soule Blvd • Ann Arbor, MI 48103	PROJECT # 25024-05
SHEET # A-100	PROJECT NAME Fazio-Parnell Residence Remodeling	PREPARED FOR Lisa Parnell & Joseph Fazio



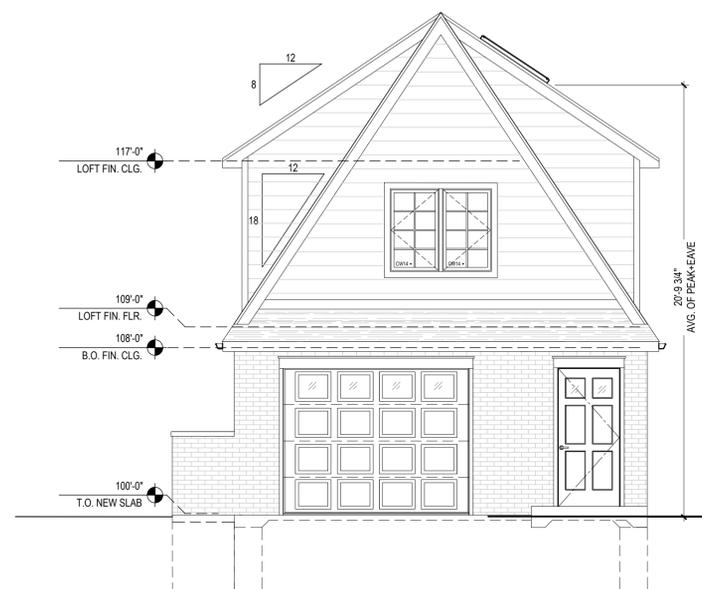
04 Proposed East Exterior Elevation
SCALE: 1/4" = 1'-0"



03 Proposed North Exterior Elevation
SCALE: 1/4" = 1'-0"



02 Proposed West Exterior Elevation
SCALE: 1/4" = 1'-0"



01 Proposed South Exterior Elevation
SCALE: 1/4" = 1'-0"

09.25.25 ADU Variance Set

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Joseph Fazio

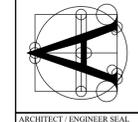
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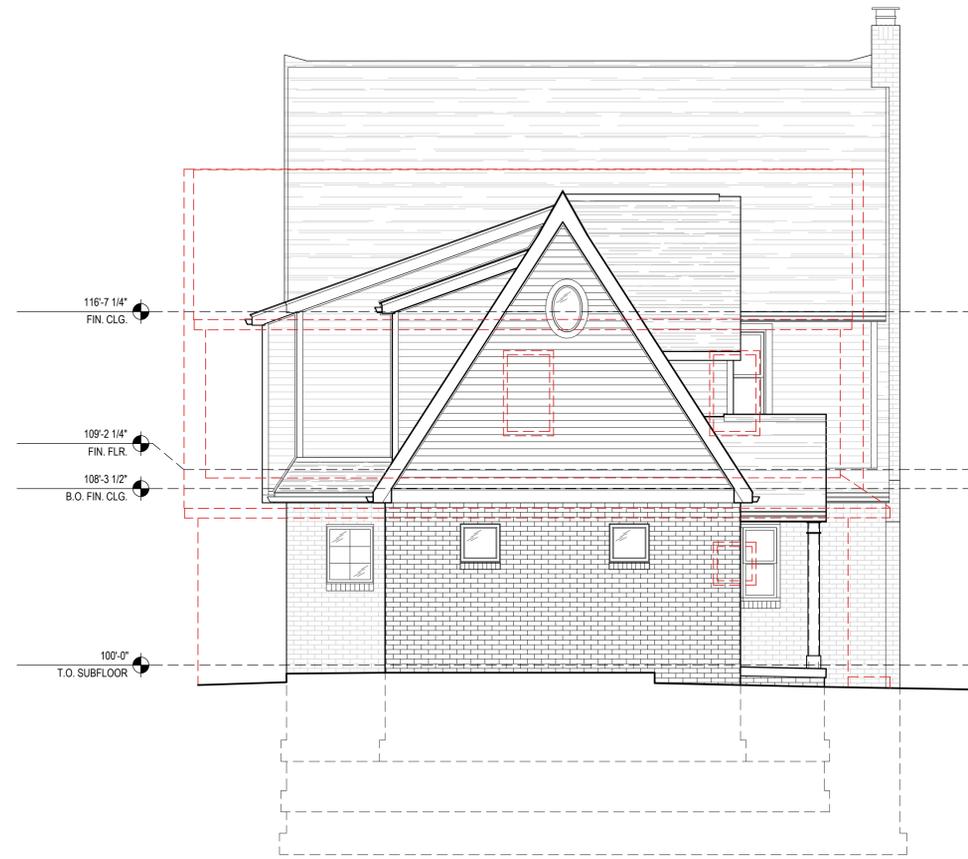
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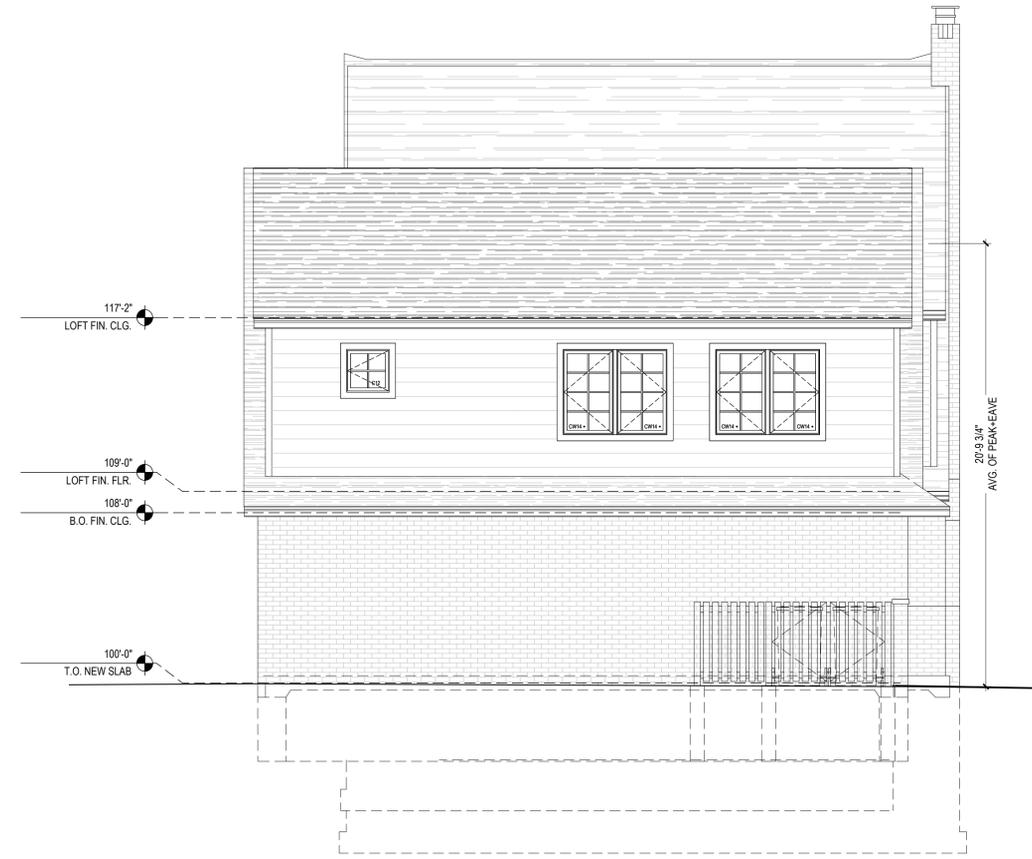
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SHEET TITLE
Proposed
ADU
Exterior
Elevations

SHEET #
A-200



03 West Exterior Elevation - Overlay Diagram
A-201 SCALE: 1/4" = 1'-0"



02 Proposed West Exterior Elevation (ADU + House)
A-201 SCALE: 1/4" = 1'-0"



01 Proposed South Exterior Elevation (ADU + House)
A-201 SCALE: 1/4" = 1'-0"

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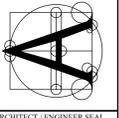
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ARCHITECT / ENGINEER SEAL

SHEET TITLE
**Proposed
Exterior
Elevations**

SHEET #
A-201