

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 23, 2014

**SUBJECT: 515 Oxford Rezoning and Area Plan for City Council Approval
(515 Oxford Street)
File Nos. Z13-015 and AP13-001**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 515 Oxford Rezoning from R4A (Multiple-Family Dwelling District) to R2B (Two-Family Dwelling District and Student Housing District) and Area Plan.

STAFF RECOMMENDATION

Staff recommends that the rezoning request be **approved**, because the R2B zoning district's area, height and placement requirements are more consistent with the characteristics of the parcel than the current zoning, and R2B zoning would be a logical extension of the existing district on the west side of Oxford and would be consistent with the adjacent University of Michigan group housing uses.

Staff recommends that the area plan be **approved**, because it complies with applicable local, state and federal laws, ordinances, standards and regulations; limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and does not cause a public or private nuisance and does not have a detrimental effect on the public health, safety or welfare, and the permitted uses under the proposed R2B zoning are compatible with the city's adopted plans and policies.

LOCATION

The site is located on the east side of Oxford Street, directly opposite the east end of South University Avenue (Central Area). This site is located in the Allen Creek watershed.

DESCRIPTION OF PETITION

The petitioner seeks to rezone this parcel from R4A (Multiple-Family Dwelling District) to R2B (Two-Family Dwelling District and Student Dwelling District) and convert the three-unit house into a sorority use. Rezoning is desired because the area and placement standards of the R4A district result in non-conformities that limit renovation of the building as group housing.

Per Chapter 55 (Zoning Ordinance), Section 5:10.4, sororities are permitted in the R2B district as a special exception use pursuant to Section 5:104. The petitioner has applied separately for a special exception use for a sorority with a maximum of 20 occupants. That application will move forward at a later City Planning Commission meeting with a site plan that was submitted subsequent to the area plan and zoning.

Under the proposed R2B zoning, the parcel must have a minimum of 350 square feet of lot size per occupant. This 11,191 square foot parcel would meet the lot size requirement for the proposed 20 occupants, which includes the required resident manager. The area plan indicates expansion of the 3,089 sf building to meet the 5,000 sf minimum structure floor area requirement for a sorority use.

The house has an original one-story wing that is four feet from the north property line. The area plan shows this wing to be removed and rebuilt as a two-story wing that meets the eight foot R2B side yard setback requirement. On the front of the house, stacked first and second floor porches are proposed on the area plan. These may not be located within the 42' front setback, although a patio at grade would be allowed within the front yard setback.

The area plan proposes access to the building via an existing 10-foot wide driveway, which is located entirely off-site on property owned by the University of Michigan. The driveway is located within a permanent access easement of 16.5 feet.

Four automobile parking spaces are shown on the area plan, which is consistent with requirements for a sorority use with 20 occupants (1 space per 5 beds). Ten class A and four class C bicycle parking spaces are shown: this surpasses the requirement for five class A and five class B spaces.

The house is intended to serve as a sorority annex for the Delta Gamma sorority, located about one hundred feet to the southwest across Oxford Road. The structure currently is a registered rental property with one studio, one one-bedroom, and one four-bedroom, and a maximum occupancy of 8 people.

A citizen participation meeting was held on November 15, 2013 at the Delta Gamma sorority house, 626 Oxford Road. Letters were sent to 394 recipients within 1,000 feet of the site. In addition to the project team, there were five attendees, including two representatives of the OxBridge Neighborhood Association. Questions were answered about kitchen facilities, parking, materials, the sorority, infrastructure, and noise.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential (Six-unit multi-family dwelling)	R4A (Multiple-Family Dwelling District)
EAST	University Housing (Oxford Houses)	PL (Public Land)
SOUTH	University Housing (Oxford Houses)	PL (Public Land)
WEST	Residential	R2B (Multiple-Family Dwelling District and Student Dwelling District)

COMPARISON CHART

	EXISTING	PROPOSED	PERMITTED/ REQUIRED (EXISTING ZONING)	PERMITTED/ REQUIRED (PROPOSED ZONING)
Zoning	R4A (Multiple-Family Dwelling District)	R2B (Two-Family Dwelling District and Student Dwelling District)	R4A (Multiple-Family Dwelling District)	R2B (Two-Family Dwelling District and Student Dwelling District)
Gross Lot Area	11,191 sq ft	11,191 sq ft	21,780 sq ft MIN	8,500 sq ft MIN
Lot Area per Dwelling Unit	3,730 sq ft/unit (3 dwelling units)	559 sq ft/occupant (20 occupants)	4,300 sq ft/unit MIN	350 sq ft/occupant MIN
Usable Open Space in % of Lot Area	Unknown	Not applicable	65% MIN	Not applicable
Setback – Front	42 ft	42 ft	40 ft MIN	42 ft MIN (25 ft or established front setback on the date of ordinance adoption, whichever is larger)
Setback – Sides South/North	17 ft 1 in/4 ft	17 ft 1 in/8 ft	20 ft MIN	8 ft MIN
Setback – Rear	43 ft	30 ft	30 ft MIN	30 ft MIN
Building Height	28 ft	30 ft	35 ft, or 45 ft for buildings with parking below at least 35% of the building MAX	30 ft MAX
Parking – Automobile	4 spaces	4 spaces	4 spaces MIN (1 space per 5 beds)	4 spaces MIN (1 space per 5 beds)
Parking – Bicycle	None	10 Class A 4 Class C	5 Class A 5 Class B	5 Class A MIN 5 Class B MIN

HISTORY

This mid-century modern house was designed by George Brigham and built as his own home and architectural studio in 1940. It was originally constructed as a duplex at 515/517 Oxford Road.

PLANNING BACKGROUND

The *Master Plan Land Use Element* recommends multiple-family land uses for this parcel. The abutting parcel to the north is recommended for multiple family uses, and the parcels to the west across Oxford Street are recommended for single and two family/group housing. Institutional uses are proposed for the parcels to the east and south.

STAFF COMMENTS

Planning

Zoning Request - The current lot and structure are nonconforming in the R4A district: The lot does not meet the minimum size of 12,900 sf for three dwelling units, and the existing structure is too close to both side lot lines. Rezoning the parcel from R4A to R2B eliminates several of the lot and structure nonconformities present on the site. The minimum lot size and minimum lot width would both be conforming in the R2B, and one of the existing side setbacks would conform. As the house stands today, the north side setback would not conform to R2B standards.

Staff supports the rezoning request. The R4A zoning is unusual in this location, since the Intent statement for the district notes that this zoning is most appropriate for perimeter areas of the city. The R2B zoning district's area, height and placement requirements are more consistent with the characteristics of the parcel, and R2B zoning would be a logical extension of the district on the west side of Oxford and would be consistent with the adjacent University of Michigan group housing uses.

Area Plan - An area plan is required for a rezoning request when not accompanied by a site plan. The petitioner decided to pursue the rezoning first, since this is a discretionary decision on the part of City Council. As the rezoning petition proceeds, the petitioner will move forward with a special exception use request and site plan based on the proposed R2B zoning.

Historical Significance - A2modern, a group formed to raise awareness of and appreciation for mid-century modern architecture in Ann Arbor, contacted staff midway through the area plan review process. They shared that the house was designed by local architect George Brigham as his personal home and studio in 1940. A photograph of the house from the 40s or 50s appears on their website, a2modern.org. Brigham arrived in Ann Arbor in 1930 via MIT and CalTech, and introduced modern architecture to the city. He designed more than 40 homes in Ann Arbor and Barton Hills between 1936 and 1958. The house has had cosmetic changes through the decades, but the massing and overarching original design are nearly intact.

Staff met with the petitioner and owner to discuss options to preserve the Brigham home without tearing off the original one-story north wing and other character-changing alterations. This might be accomplished through a planned project that allows a reduced north setback to accommodate the existing house while allowing a smaller rear setback with the open space offset elsewhere on the site. This could allow a two-story addition on the rear of the house that preserves the original streetview and character-defining features, while increasing the habitable space. The petitioner has submitted a site plan in keeping with this area plan, but is considering converting the petition to a planned project that preserves more of the original Brigham home. Staff is in favor of preserving the mid-century modern Brigham home while acknowledging that the house has no historic protection or restrictions such as those found in a local historic district.

Systems Planning and Project Management: The existing drive approach is not wide enough, but may be allowed to remain as an existing nonconforming condition if determined to not be a traffic hazard by the city traffic engineer.

Prepared by Jill Thacher
Reviewed by Wendy Rampson
1/16/14

Attachments: Citizen Participation Meeting Report
Zoning/Parcel Maps
Aerial Photo
Existing Conditions and Topography
Layout Plan
Landscape Plan
New Floor Plans
Exterior Elevations
Building Perspectives

c: Petitioner's Agents: OX Studio
308 ½ S. State St., Suite 20
Ann Arbor, MI 48104

Perimeter Engineering
11425 Boyce Road
Chelsea, MI 48118

Owner: Dan Pampreen
PO Box 4418
Ann Arbor, MI 48106

City Assessor
Systems Planning
File No. Z13-015 and AP13-001

15 November 2013
515 Oxford Renovation and Expansion
CPO Meeting Report

Notice Provided

Letter notices were distributed (see attached) to 394 recipients within 1,000 feet of the site location. This information was provided to the petitioner by the City on October 31, 2013.

Meeting Summary

The meeting was held at the Delta Gamma Sorority house located at 626 Oxford. The meeting started promptly at 7:34. Five (5) attendees were present beyond the project team – two (2) arrived shortly after the formal presentation had begun. Two individuals spoke both for themselves and as executive members of the OxBridge Neighborhood Association. See the attached sign-in sheet for reference.

Representing the project team were:

Mr. Dan Pampreen (Dan's Houses, owner and the formal petitioner)
Mr. Robb Burroughs (OX Studio, project architect)
Ms. Ariel Hurwitz-Greene (DG Alumna rep and project coordinator for the sorority)

A presentation regarding the proposal was provided to the attendees describing the existing conditions of the property, the intended use and the municipal review process, including the individual requests being made of the City.

Presentation Boards

The following materials were presented during the course of the meeting:

Existing Conditions Site Plan
Existing Conditions Site Plan with existing R4A setbacks overlayed
Existing Conditions Image and Plan board
Proposed Architectural Site Plan
Proposed First and Second Floor Plans (including unit layouts)
Proposed Exterior Building Elevations
Proposed Exterior Façade Renderings

Attendee Comments / Questions

Is there a kitchen?

A non-commercial kitchen is being provided for general cooking and storage.

Where will the sorority members eat?

Sorority members living at the annex will be included with the food service plan managed thru the existing house.

Why is there a separate suite?

This is the house mom suite, required by both the sorority and the zoning ordinance.

How many parking spaces are being provided?

6 total parking spaces are being provide, one for every three beds. Two spaces will be in the garage and four will park at grade.

How many parking spaces are there presently at the building?

Where is the parking going to take place?

All parking will be accounted for on site. Overflow parking can be accommodated at the existing sorority as required.

What materials will be used on the exterior facades?

The existing structure is primarily painted wood siding and concrete block. The building will be reclad and the new work composed of painted Hardiboard siding, most likely in varying palette of sizes and siding types.

What are the current number of beds in the existing DG sorority house?

60 sorority members live in the DG house.

What are the current number of bedrooms in the existing house?

8

What happens if the sorority elects to not renew their lease?

The Owner intends to rent this to other sorority users or as a household dedicated for female residential housing.

How many members of the sorority live at the present house?

60

How many members of the sorority will remain after the annex is completed?

42

Will this project impact water pressure in the neighborhood?

The team was not aware of any water pressure issues but new work will comply with municipal standards.

Does the front porch encroach into the setback?

The front porch is in the front yard setback (after adapting the averaged front yard condition) but is not covered and therefore is a conforming addition to the building.

Specific concerns of neighbors:

Noise (bad boys from fraternities)

Parking

Demand on existing neighborhood infrastructure

Water Pressure

"Love the architecture – it's a great improvement"

Comments Received via Email or Telephone

Telephone:

Florence Arnold – 1502 Geddes (call received 11/13)

Ms. Arnold inquired into the nature of the project. After hearing what was being proposed, she stated that she had no problems with the proposal.

Email:

Ms. Lana Hawkins

Attachments

The following referenced documents are attached as follows:

CPO Notification Letter and Site Plan

Attendee Sign In Sheet

Presentation Boards (as listed above)

End of Memo

Dear Property Owner,

In accordance with the City of Ann Arbor's Citizen Participation Ordinance (CPO), we are inviting you to a public meeting in regards to the property located at 515 Oxford Road. Your property is within 1000 feet of this development and as such we are sending you this letter to notify you of the development and the opportunity to give us your input. The purpose of this meeting is to address questions and concerns that you may have about this proposed development and also garner your input as a neighborhood resident and promote effective citizen participation in the project development process. This is a way for all of the neighbors to be involved in the design and development process and allow the developers a chance to hear your concerns and ideas so that the design team can try to incorporate these into the overall design as possible.

After this meeting is conducted the design team will comb through the ideas and suggestions to finish the site plan design for submittal to the City of Ann Arbor by the November 25th submittal deadline. Once these plans are submitted, City staff will have a chance to review the plans for its conformance with the city zoning requirements and site development standards. The first possible Site Plan Meeting for this project to be heard will be at the January 23rd Planning Commission Meeting. This meeting, and any subsequent meetings including City Council, will be open to the public.

Petition for Site Plan Review

The project is intended to adaptively re-use, renovate and expand the existing multi-family residential structure to accommodate future use as a boarding house. The boarding house function would accommodate provisions to make the building an annex for the Delta Gamma sorority, likewise located on Oxford Street. This process will include application for Rezoning, Special Exception Use (required for boarding house function) and Site Plan Approval to the City Planning Commission.

Due to the limitations of the existing R4A Multiple Family Dwelling district and its unique application in this area of the city, the property is being proposed for rezoning from R4A to R2B Two-Family Dwelling and Student Housing district. This would allow zoning compliance both for the majority of the existing site, building and proposed use, something the current zoning classification does not afford. In addition, this district is the predominant district within this area and would allow this property to match the surrounding zoning classifications, and in many cases the similar uses, of the neighboring properties.

The project will include 17 beds distributed amongst one- and two-bedroom units and arranged between the first and second floors of the structure along with commons bathrooms and gathering spaces. In addition, a resident manager suite (including one additional bed) will be provided per ordinance requirements. The existing building envelope is presently two-stories in height – the new building area will match the approximate overall height. Parking provisions will be accommodated on the site, with two (2) garage parking stalls and four (4) exterior parking stalls.

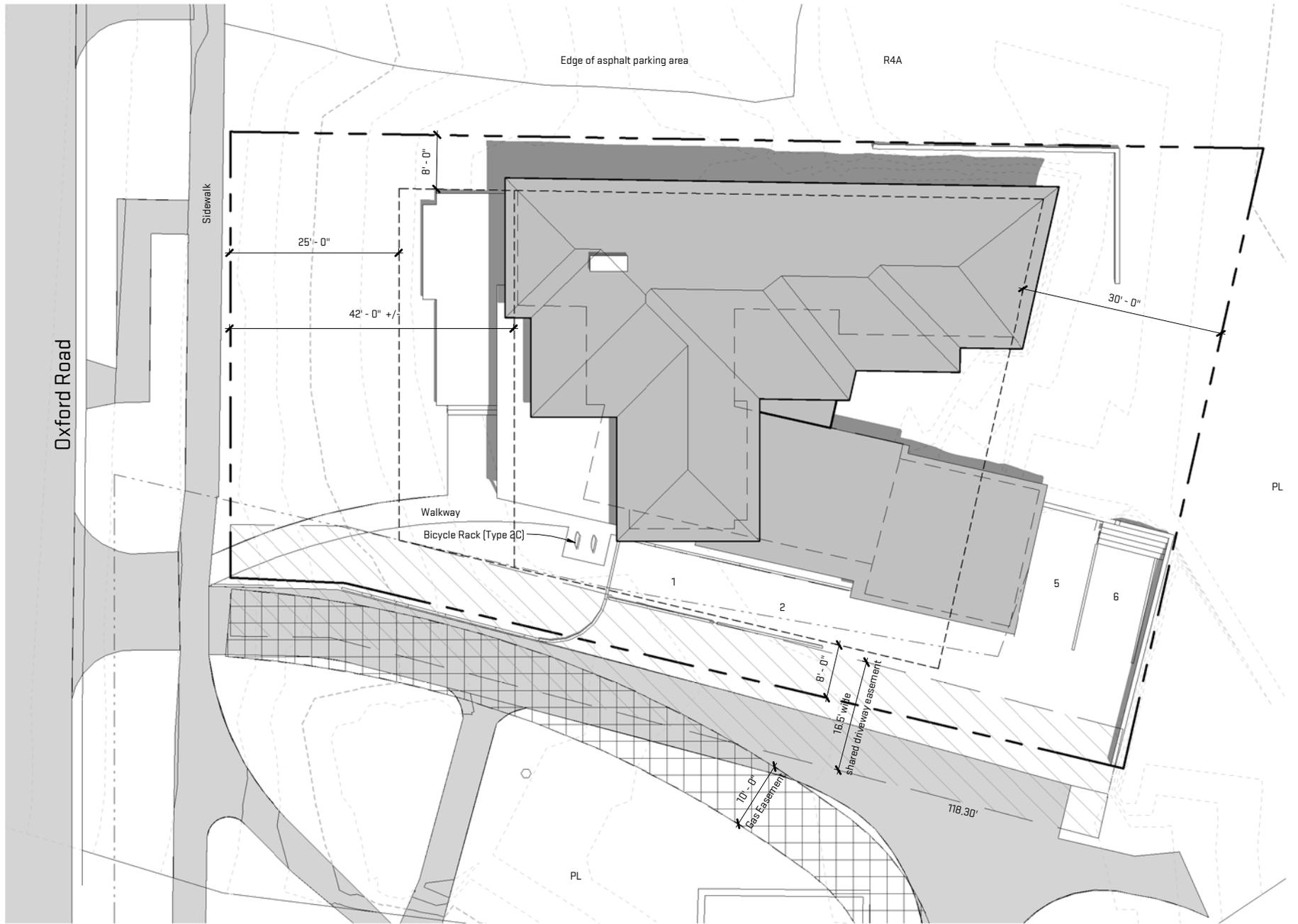
Meeting Logistics

Date: Thursday November 14, 2013
Time: 7:30 – 8:30PM
Location: Delta Gamma Sorority House
626 Oxford Road
Ann Arbor, MI 48104

Anticipated City Review Schedule

▪ Citizen Participation Meeting	11/14/2013
▪ Submittal of petition to Ann Arbor Planning Department	11/25/2013
▪ Ann Arbor Planning Commission/Council Meetings	01-04/2013

Persons with disabilities are encouraged to participate in public meetings. Accommodations, including sign language interpreters, may be arranged by contacting Robb Burroughs at OX Studio during regular business hours at (734) 929-9014 or email at robb@oxstudioinc.com. Requests need to be made at least 72 hours in advance of the meeting.



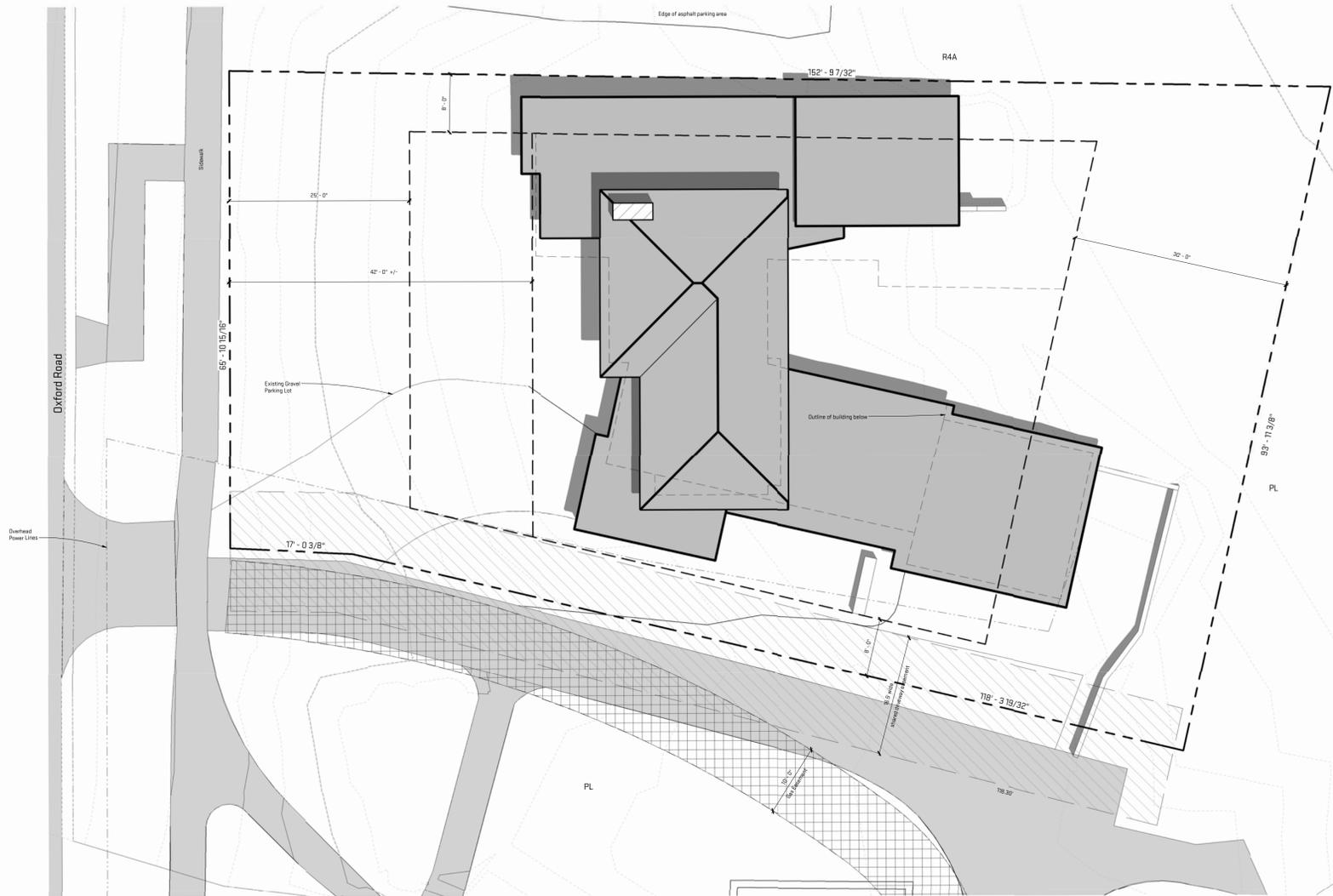
1 Site Plan
 D-0.3 Scale: 1" = 20'-0"



2 Existing Second Floor Plan
CPO-8 Scale: 1/8" = 1'-0"

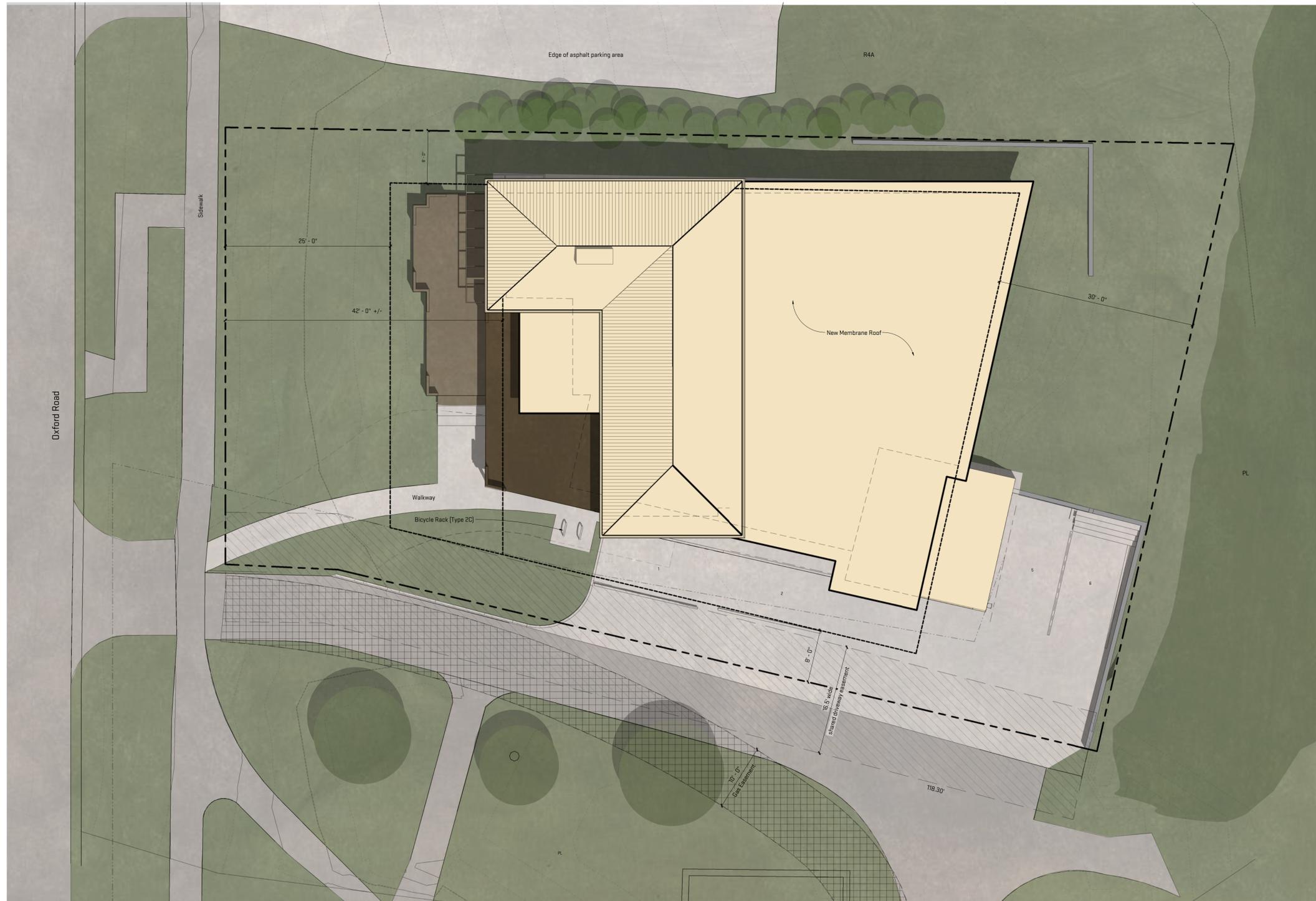


1 Existing First Floor Plan
CPO-8 Scale: 1/8" = 1'-0"



3 Existing Site Plan
CPO-8 Scale: 1" = 10'-0"





Site Plan
Scale: 1/8" = 1'-0"





SECOND FLOOR AREA: 3,305 S.F.

3 Second Floor Plan
 CPD-2 Scale: 1/8"=1'-0"



FIRST FLOOR AREA: 3,354 S.F.
 GARAGE S.F. AREA: 223 S.F.

2 First Floor Plan
 CPD-2 Scale: 1/8"=1'-0"

- Room Legend**
- 1 Bedroom Suite
 - Bathroom
 - Bedroom
 - Common Space
 - Corridor
 - Kitchen
 - Storage





4 Exterior Elevation - East
CRD-3 | Scale: 3/16" = 1'-0"



3 Exterior Elevation - South
CRD-3 | Scale: 3/16" = 1'-0"



2 Exterior Elevation - North
CRD-3 | Scale: 3/16" = 1'-0"

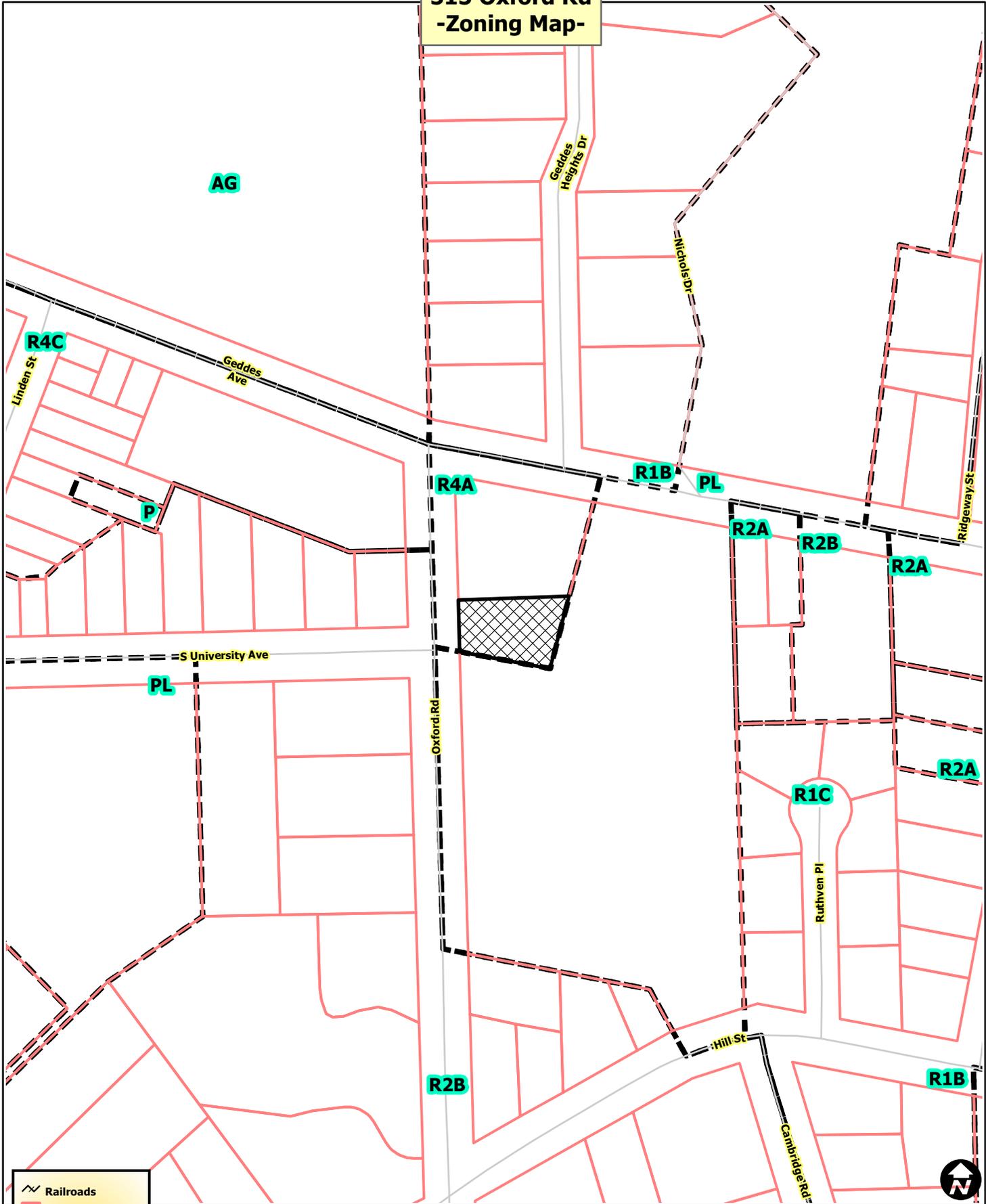


1 Exterior Elevation - West
CRD-3 | Scale: 3/16" = 1'-0"





515 Oxford Rd -Zoning Map-



Legend

- Railroads
- Parcels
- Zoning**
- Township Islands
- Zoning Districts



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 Map Created: 10/31/2013

515 Oxford Rd -Aerial Map-

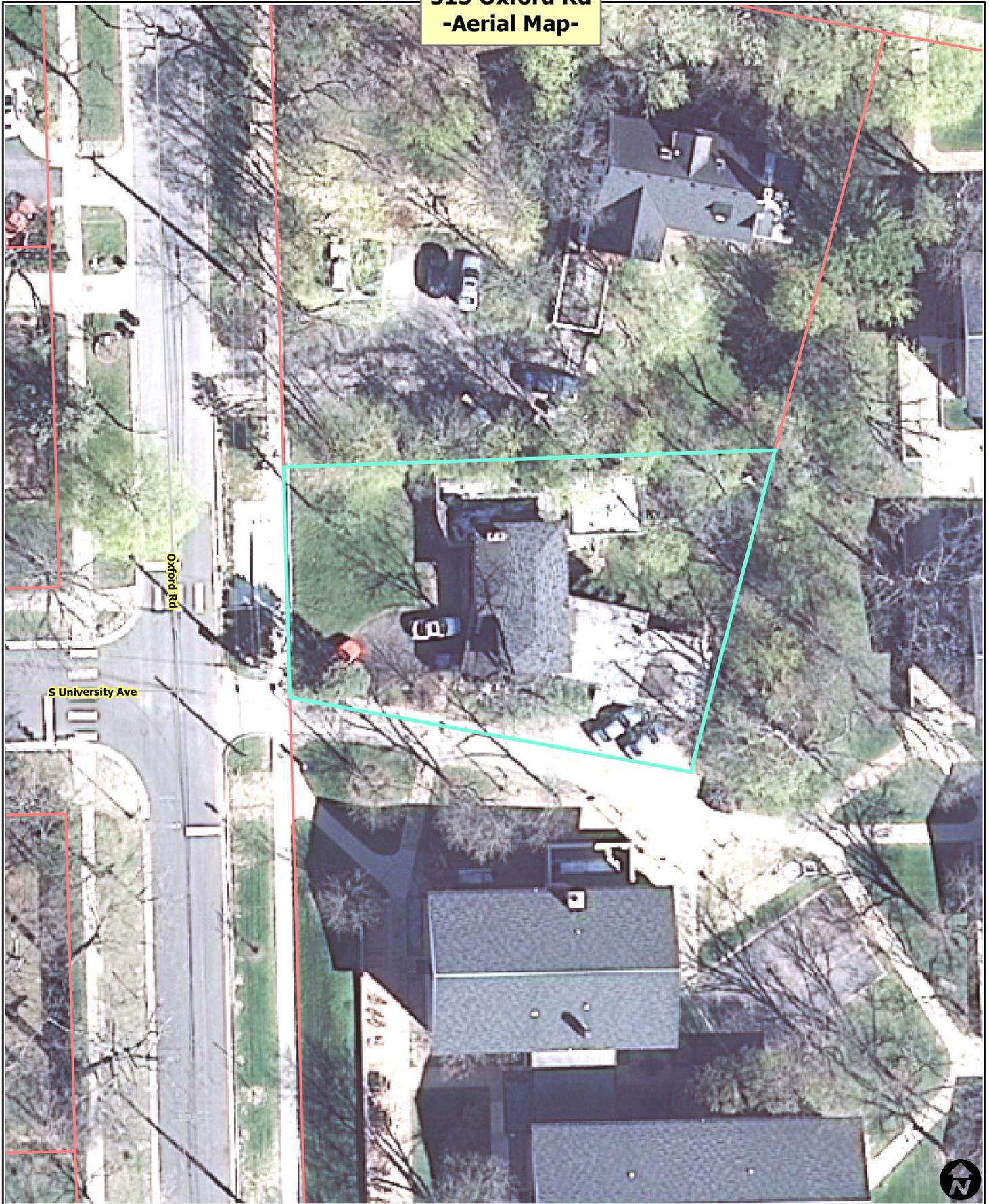


 Railroads
 Parcels



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515 Oxford Rd -Aerial Map-



 Railroads
 Parcels

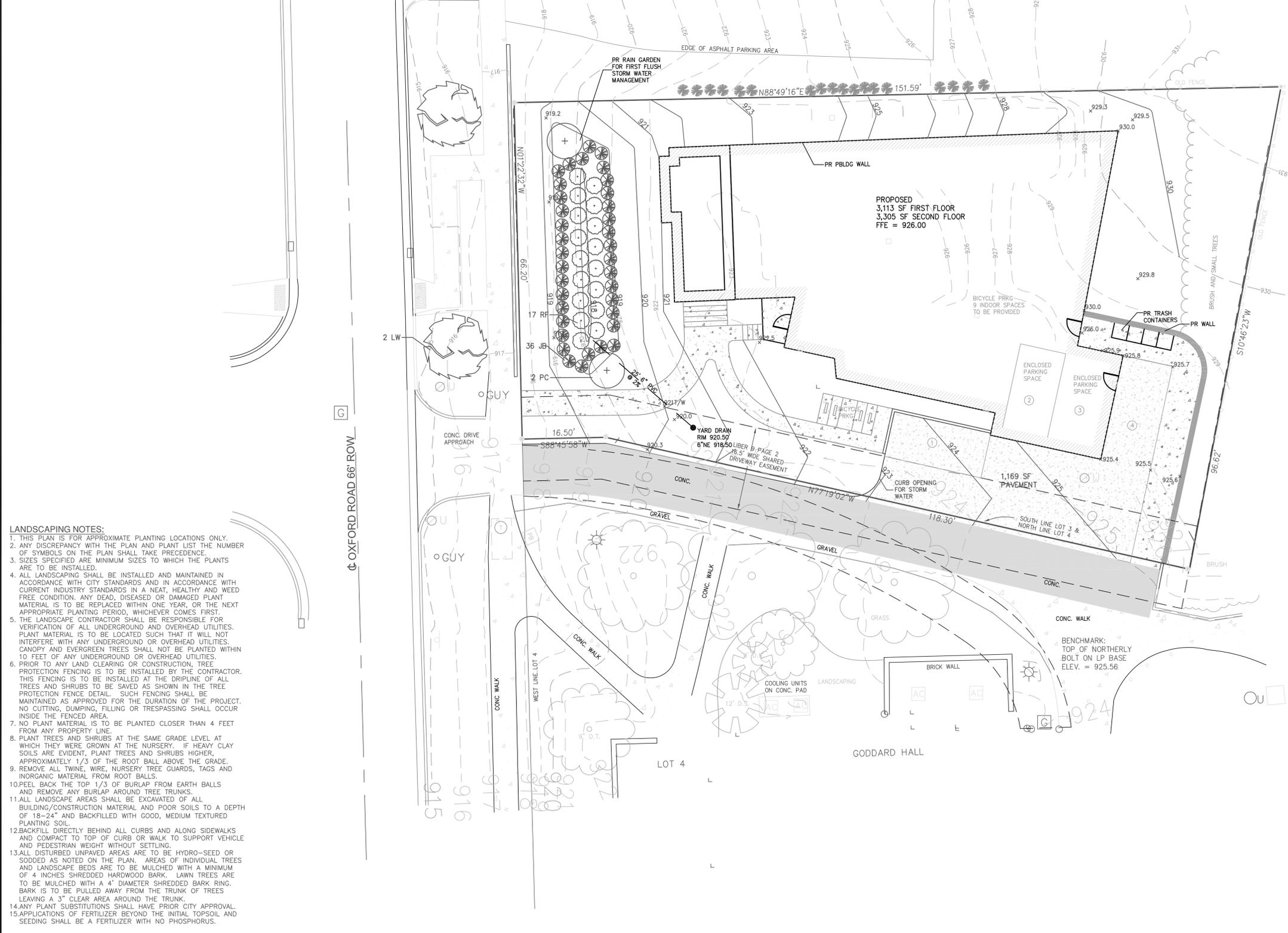


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Map Created: 10/31/2013

LANDSCAPE REQUIREMENT CHART

INTERIOR LANDSCAPE AREAS PERTAINING TO VEHICLE USE AREA (V.U.A.)	Required	Provided	Existing
No interior landscape areas required due to less than 5 open space parking spots			
STREET TREE REQUIREMENTS			
Street frontage	66.20 l.f.	2	2
Rate is 1 tree per 45' l.f.		2	0

PLANT LIST				
COUNT	CODE	SIZE	COMMON NAME	SCIENTIFIC NAME
2	LW	2.5" B&B	GOLDEN CHAIN TREE	Laburnum Watereri
2	PC	5 gal	COPPERTINA NINEBARK	Physocarpus 'Coppertina'
36	JB	2 gal	JAPANESE BLOOD GRASS	Imperata 'Red Barron'
17	RF	2 gal	BLACK-EYED SUSAN	Rubeckia fulgida 'Goldstrum'



LEGEND

	SECTION CORNER		WATER MANHOLE
	FOUND IRON PIPE		FIRE HYDRANT
	FOUND IRON ROD		GATE VALVE
	SET IRON PIPE		BEEHIVE CATCH BASIN
	SET MAG NAIL		CURB CATCH BASIN
	FOUND MAG NAIL		STORM MANHOLE
	CONTROL POINT		CULVERT / END SECTION
	MEASURED DIMENSION		SANITARY MANHOLE
	RECORDED DIMENSION		LIGHT POLE
	SURFACE FLOW		UTILITY POLE
	ENTRANCE DOOR		TELEPHONE RISER
			GAS MAIN RISER
			ELECTRIC LINE
			GAS MAIN
			WATER MAIN
			STORM LINE
			SANITARY LINE
			CABLE TV LINE
			PHONE LINE
			CHAIN LINK FENCE
			WOOD FENCE
			BARBED WIRE FENCE
			EX CONC PAVEMENT
			PROP CONC WALK
			PROP PAVEMENT

- LANDSCAPING NOTES:**
- THIS PLAN IS FOR APPROXIMATE PLANTING LOCATIONS ONLY.
 - ANY DISCREPANCY WITH THE PLAN AND PLANT LIST THE NUMBER OF SYMBOLS ON THE PLAN SHALL TAKE PRECEDENCE.
 - SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
 - ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIAL IS TO BE REPLACED WITHIN ONE YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES. CANOPY AND EVERGREEN TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND OR OVERHEAD UTILITIES.
 - PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING IS TO BE INSTALLED AT THE DRIPLINE OF ALL TREES AND SHRUBS TO BE SAVED AS SHOWN IN THE TREE PROTECTION FENCE DETAIL. SUCH FENCING SHALL BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, DUMPING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREA.
 - NO PLANT MATERIAL IS TO BE PLANTED CLOSER THAN 4 FEET FROM ANY PROPERTY LINE.
 - PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROXIMATELY 1/3 OF THE ROOT BALL ABOVE THE GRADE.
 - REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS.
 - PEEL BACK THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE ANY BURLAP AROUND TREE TRUNKS.
 - ALL LANDSCAPE AREAS SHALL BE EXCAVATED OF ALL BUILDING/CONSTRUCTION MATERIAL AND POOR SOILS TO A DEPTH OF 18"-24" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL.
 - BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
 - ALL DISTURBED UNPAVED AREAS ARE TO BE HYDRO-SEED OR SODDED AS NOTED ON THE PLAN. AREAS OF INDIVIDUAL TREES AND LANDSCAPE BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES SHREDDED HARDWOOD BARK. LAWN TREES ARE TO BE MULCHED WITH A 4" DIAMETER SHREDDED BARK RING. BARK IS TO BE PULLED AWAY FROM THE TRUNK OF TREES LEAVING A 3" CLEAR AREA AROUND THE TRUNK.
 - ANY PLANT SUBSTITUTIONS SHALL HAVE PRIOR CITY APPROVAL.
 - APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.

LEGAL DESCRIPTION...

The Southerly part, Lot 3, of Assessor's Plat No. 18, as recorded in Liber 9 of Plats, Page 2, Washtenaw County Records. Reserving the right of way over a strip of land 1/2 rod in width along the Southerly portion of the land above described; also conveying a right of way over a strip of land 1/2 rod in width adjoining the premises above described on the South; said driveway to be used in common for the joint use of the owners of the premises above described and the owners of the land adjoining the same on the South, which is more particularly described as: Commencing at the intersection of the middle lines of South University Avenue and Oxford Road; thence Northerly along the middle of Oxford Road 66 feet; thence Easterly along a line parallel to the middle line of South University Avenue extended 184.66 feet; thence Southerly on a line at right angles to Geddes Avenue 96.62 feet; thence Westerly deflecting 91°56' to the right 118.49 feet to the intersection of such line with the middle line of South University Avenue; thence Westerly along the middle line of South University Avenue extended about 3 rods to the Place of Beginning, being a part of the East half of the Southeast quarter of Section 28, T2S, R6E, l'ing South of Geddes Avenue

PERIMETER ENGINEERING LLC
11245 BOYCE ROAD
CHELSEA, MI 48118
734-216-9941

PERIMETER

Notice: The safety is the sole responsibility of the CONTRACTOR. Neither the owner nor the engineer shall be liable for the safety of any person engaged in the work, or any nearby structures, or of any other persons.

SECTION 28
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY

CLIENT: DAN'S HOUSES
515 OXFORD
LANDSCAPE PLAN

DATE: 1-13-14
12-30-13
SCALE: 1"=10'
DR. K.K. CH. K.K.
P.M.
BOOK
SHEET NO.
SHEET NO.
AP-08



SECOND FLOOR AREA: 3,305 S.F.

3 Second Floor Plan
AP-5 Scale: 1/8" = 1'-0"



FIRST FLOOR AREA: 3,113 S.F.
GARAGE S.F. AREA: 414 S.F.

2 First Floor Plan
AP-5 Scale: 1/8" = 1'-0"

Job Name: **515 Oxford St. Renovation**
Owner (Client): **Dan Pampren**

OIX Job #:

PAM13

Job Address: 515 Oxford Rd.
Ann Arbor, MI 48104

Sheet Title: **New Floor Plans**

Print Scale: 2 Inches = 1'-0"

Scale Factors on this sheet are accurate only when Print Scale dimension is correct.

Latest Revision: 11/25/2013

Original Issue: 11/25/2013

Drawing Number:

AP - 5

Plot Date/Time: 11/25/2013 10:24:44 AM File Path: C:\Users\jons\Revit\Locals\APAM13_jons.rvt



Job Name: 515 Oxford St. Renovation
 Owner (Client): Dan Pampreen
 Job Address: 515 Oxford Rd.
 Ann Arbor, MI 48104
 OX Job #: PAM13

Sheet Title: Exterior Elevations
 Scale Factors on this sheet are accurate only when Print Scale: 2 Inches = 1 Foot. Scale dimension is correct.
 Latest Revision: 11/25/2013
 Original Issue: 11/25/2013
 Drawing Number: AP - 6

Area Plan Submittal



Job Name: **515 Oxford St. Renovation**
 Owner (Client): **Dan Pampreen**
 Job Address: 515 Oxford Rd.
 Ann Arbor, MI 48104

OX Job #:
PAMI3

Sheet Title: **Building Perspectives**
 Scale Factors on this sheet are accurate only when Print Scale: 2 Inches = 1 Foot. Scale dimension is correct.

Latest Revision: 11/25/2013
 Original Issue: 11/25/2013
 Drawing Number: **AP - 7**