

ANN ARBOR HISTORIC DISTRICT COMMISSION

APPLICATION FOR DETERMINATION OF APPROPRIATENESS
630 S. Ashley Street , Ann Arbor, MI 48103

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- C1.0 SURVEY
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- A1.1 BASEMENT FLOOR PLAN
- A1.2 FIRST FLOOR PLANS AND DETAILED SITE PLAN
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☐ SOUTH ELEVATION (UNIT B)
Scale: 1/4" = 1'-0" on 24" x 36"
1/8" = 1'-0" on 12" x 18"

1 TITLE PAGE
Scale: 1" = 10'-0" on 24" x 36"
1" = 20'-0" on 12" x 18"

DRAWING INDEX

SHEET TITLE:
REVIEW SET:
BID & PERMIT SET:

00.00.22

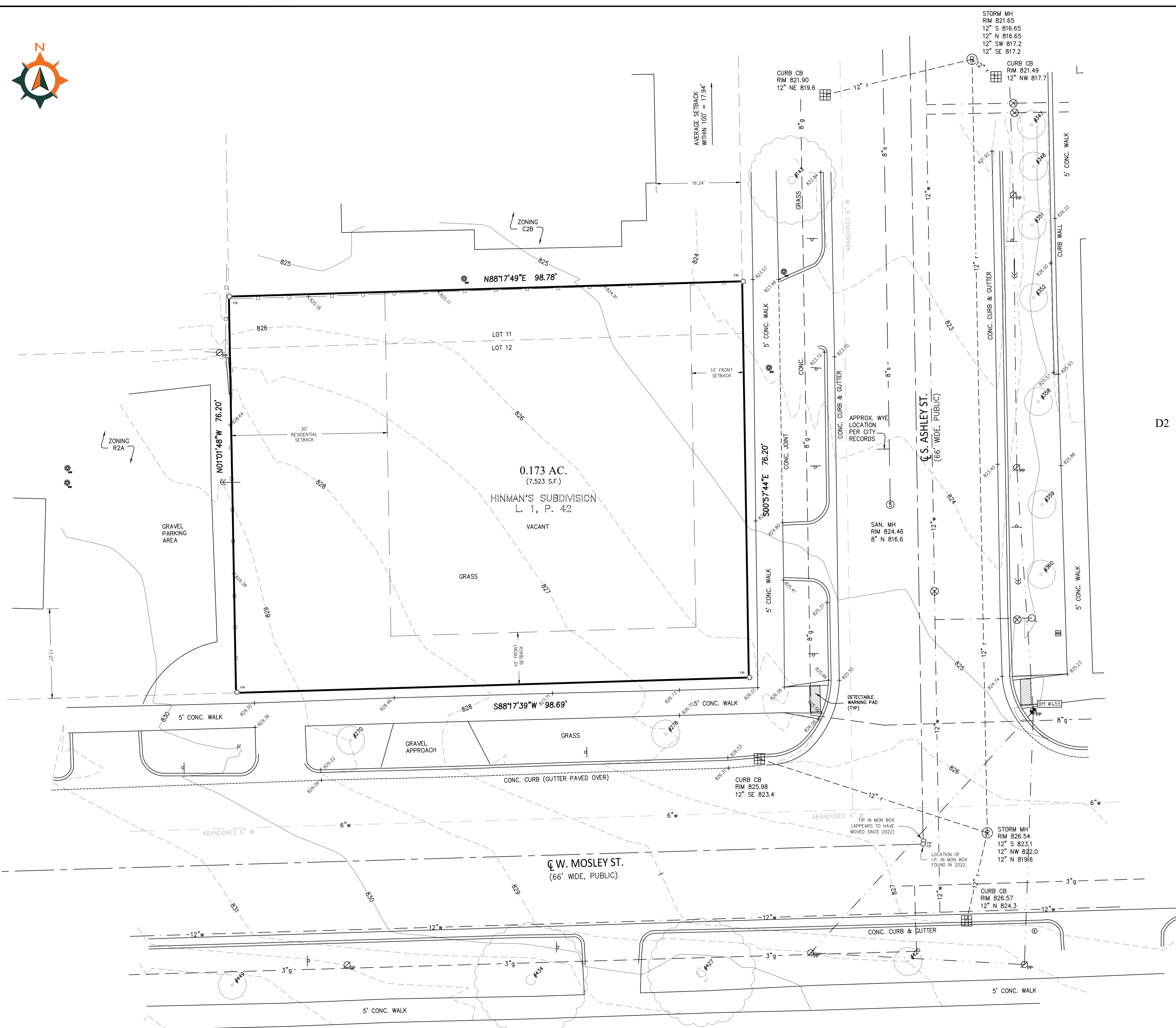
T-1.0

HDC SUBMISSION: 09 20 24
revised : 10 02 24

Proposed Residences at Old Armen Cleaners Site 630 South Ashley St.
Ann Arbor, Michigan 48103

RAA : 00-24

RUETER ASSOCIATES
A R C H I T E C T S
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167



SITE INFORMATION:

OWNER: BHABHRAWALA MOIZ
SITE ADDRESS: 630 S. ASHLEY ST.
ANN ARBOR, MI 48103
ZONING: C2B (BUSINESS SERVICES DISTRICT)
NOTE: SETBACK REGULATIONS CAN BE SUBJECT TO INTERPRETATION. REFER TO CITY OF ANN ARBOR DEVELOPMENT STANDARDS

LEGAL DESCRIPTION:

THE SOUTH 10 FEET OF LOT 11 AND ALL OF LOT 12, "HINMAN'S SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 42, WASHTENAW COUNTY RECORDS.

BENCHMARK:

SET SPIKE IN WEST FACE OF POWER POLE AT THE NE CORNER OF THE INTERSECTION OF S. ASHLEY AND W. MOSLEY STREETS.
ELEV. = 826.39' NAVD88

TREE TABLE

TREE #	SIZE (IN.)	SPECIES
143	17	MAPLE
270	1	LOCUST
278	2	OAK
347	4	ELM
348	4	ELM
351	4	ELM
352	4	ELM
358	4	MULTI ELM
359	4	MULTI ELM
360	4	MULTI ELM
420	1	CHERRY
427	22	MAPLE
434	24	MAPLE
449	5	OAK

FRONT SETBACK AVERAGING

402 W. HOOVER	24' 10"
306 W. HOOVER	24' 10"
200 W. HOOVER	22' 8"
130 W. HOOVER	14' 5"
AVE SETBACK	21' 7"

0 Survey
Scale: 1:52

STRUCTURE LEGEND:

- STORM MARKING
- YARD DRAIN
- BEEHIVE CATCH BASIN
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- STORM MANHOLE
- CULVERT/END SECTION
- DOWN SPOUT
- STORM CLEAN-OUT
- OUTLET CONTROL STRUCTURE
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- SANITARY MARK
- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE & BOX
- WATER SHUT OFF VALVE
- WELL
- POST INDICATOR VALVE
- SPIGOT / HOSE BIB
- SPRINKLER HEAD
- WATER MARKER
- MONITORING WELL
- TUNNEL MARKER
- GAS MANHOLE
- GAS RISER
- GAS METER
- GAS VALVE
- GAS BLOW OFF
- GAS STOP BOX
- GAS MARKING
- TELEPHONE POLE
- COMMUNICATION MARKING
- COMMUNICATION HAND HOLE
- COMMUNICATION MANHOLE
- TELEPHONE POLE
- TELEPHONE RISER
- POLICE/EMERGENCY CALL
- BOLLARD
- ANTENNA
- STATUE / SCULPTURE
- AC UNIT
- PARKING METER
- SIGN
- MAILBOX
- FLAG POLE
- ROCK/BOULDER
- BASKETBALL POST
- BIKE HOOP
- BENCH
- ELECTRIC METER
- ELECTRIC MANHOLE
- GROUND LIGHT
- LIGHT POLE
- GUY POLE
- POWER POLE
- UTILITY POLE
- GUY POLE
- GUY ANCHOR
- ELECTRIC RISER
- TRANSFORMER
- ELECTRIC HAND HOLE
- ELECTRIC MARKING
- TRAFFIC SIGNAL POST



THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY THE SURVEYOR USING THE INFORMATION AND EXISTING DRAWINGS THAT SURVEYOR MAKES NO GUARANTEES THAT THE INFORMATION IS COMPLETE OR ACCURATE. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN OR FOR THE LOCATION OF UTILITIES SHOWN THAT ARE NOT PHYSICALLY LOCATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES SHOWN HEREON.

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

CLIENT: MAVEN DEVELOPMENT

TOPOGRAPHIC SURVEY

#630 S. ASHLEY

IN THE S. 1/2 OF SECTION 29

T2S, R6E, CITY OF ANN ARBOR

WASHTENAW COUNTY, MICHIGAN

DATE: 10-18-2024

REVISION: 1

SCALE: 1 INCH = 10 FEET

JOB NO. 26724

SHEET 1 OF 1

DATE: 10-18-2024

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JOB NO. 26724

SHEET 1 OF 1

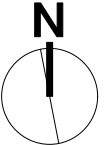
DATE: 10-18-2024



1 SITE PLAN

Scale: 1/4" = 1'-0" on 24" x 36"
1/8" = 1'-0" on 12" x 18"

MOSLEY STREET



SOUTH ASHLEY STREET

HDC SUBMISSION: 09 20 24
revised : 10 02 24

SITE PLAN

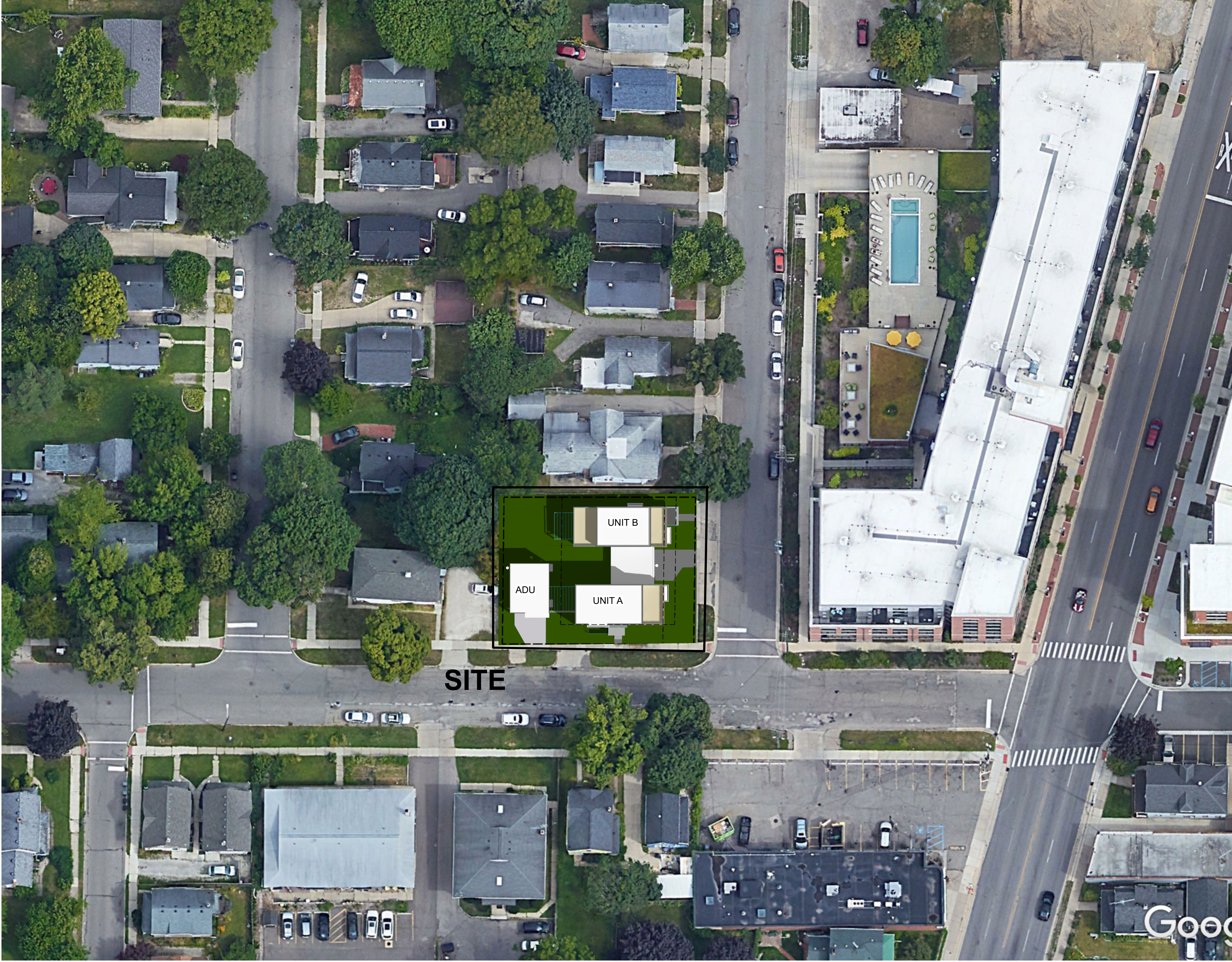
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BID & PERMIT SET:

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Ann Arbor, Michigan 48103

RUETER ASSOCIATES
ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167

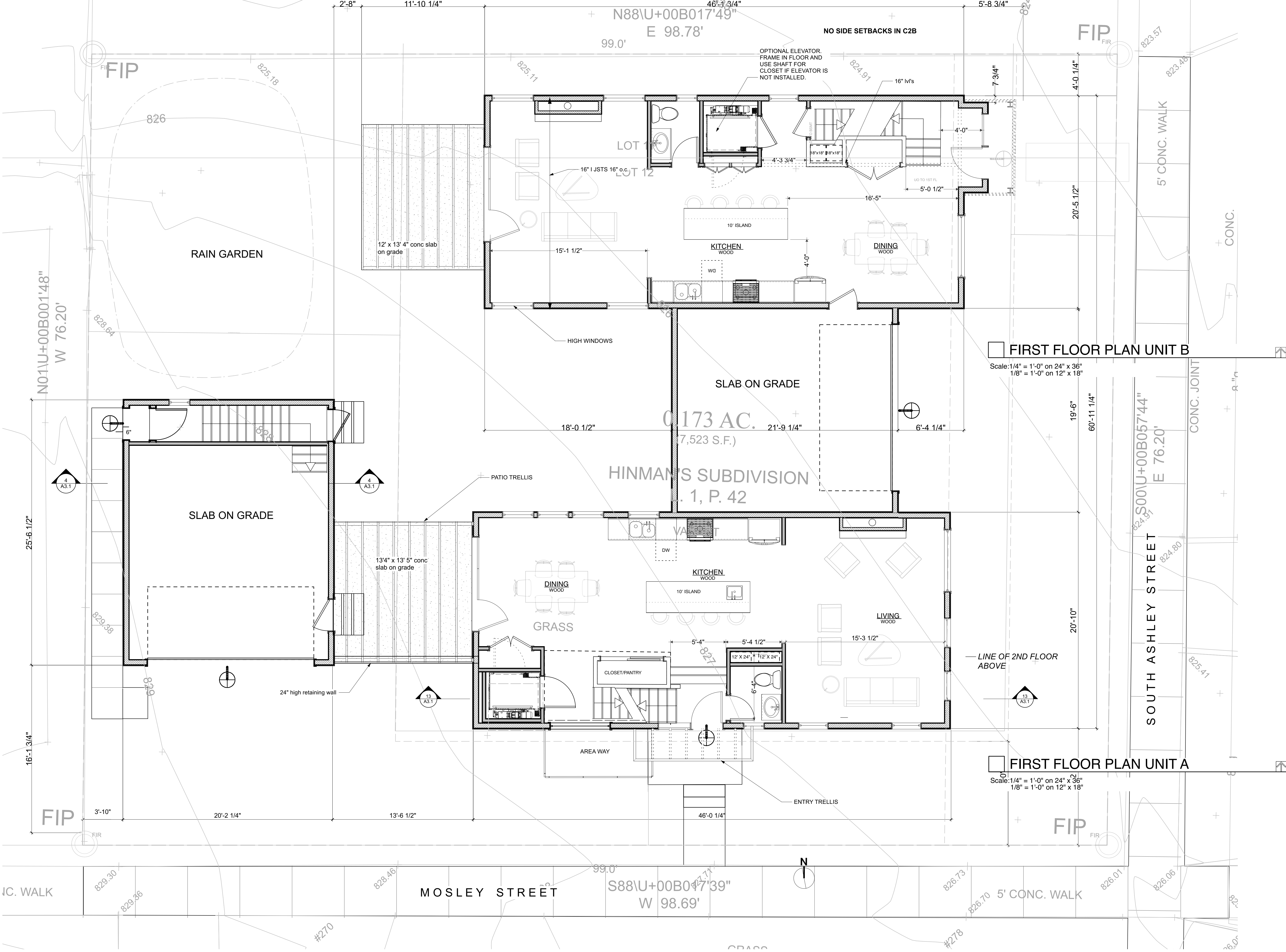
RAA : 00-24

C1.1



CONTEXT ILLUSTRATION

HDC SUBMISSION: 09 20 24
revised : 10 02 24



FIRST FLOOR PLAN UNIT B

Scale: 1/4" = 1'-0" on 24" x 36"
1/8" = 1'-0" on 12" x 18"

FIRST FLOOR PLAN UNIT A

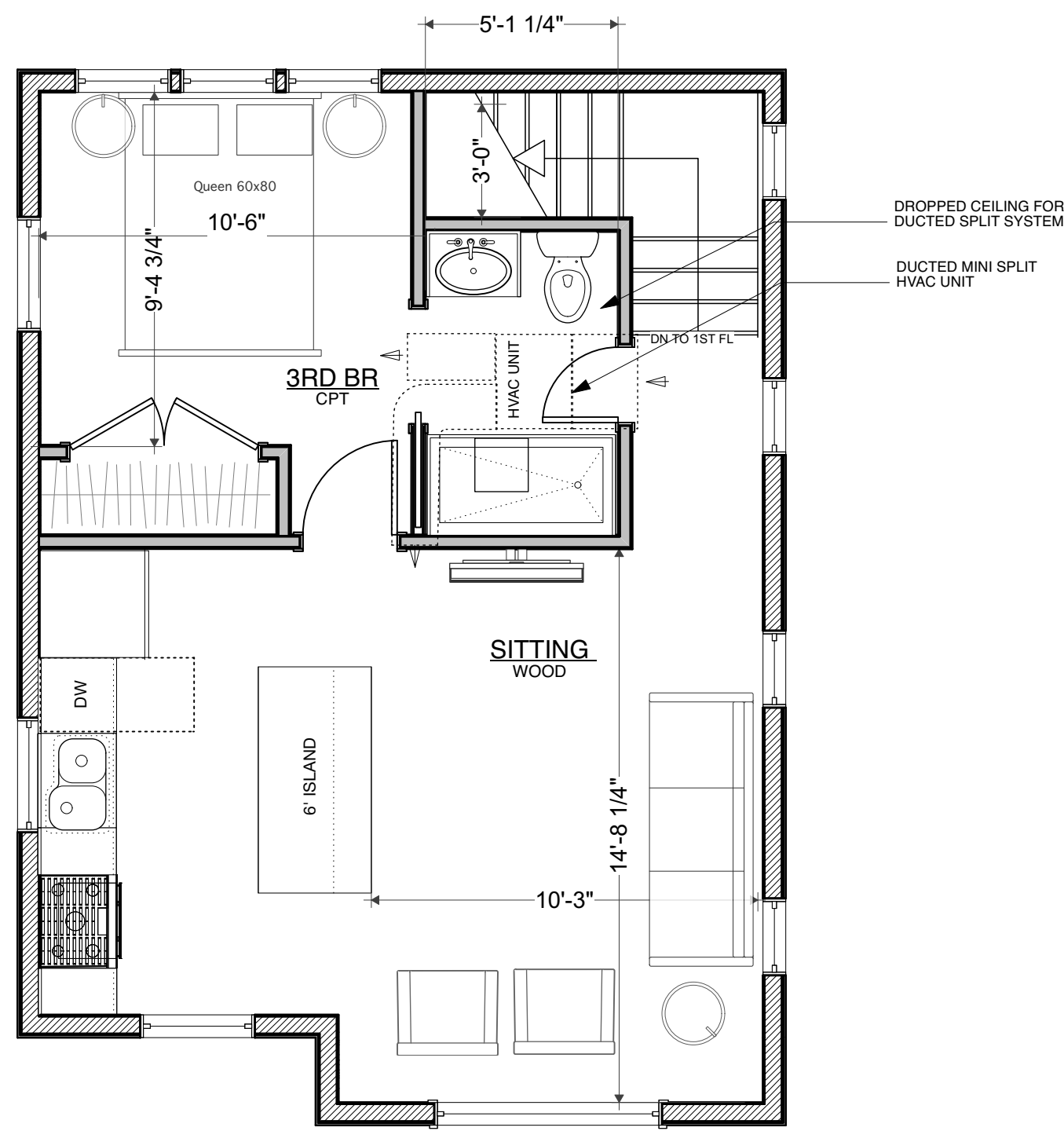
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revised : 10 02 24

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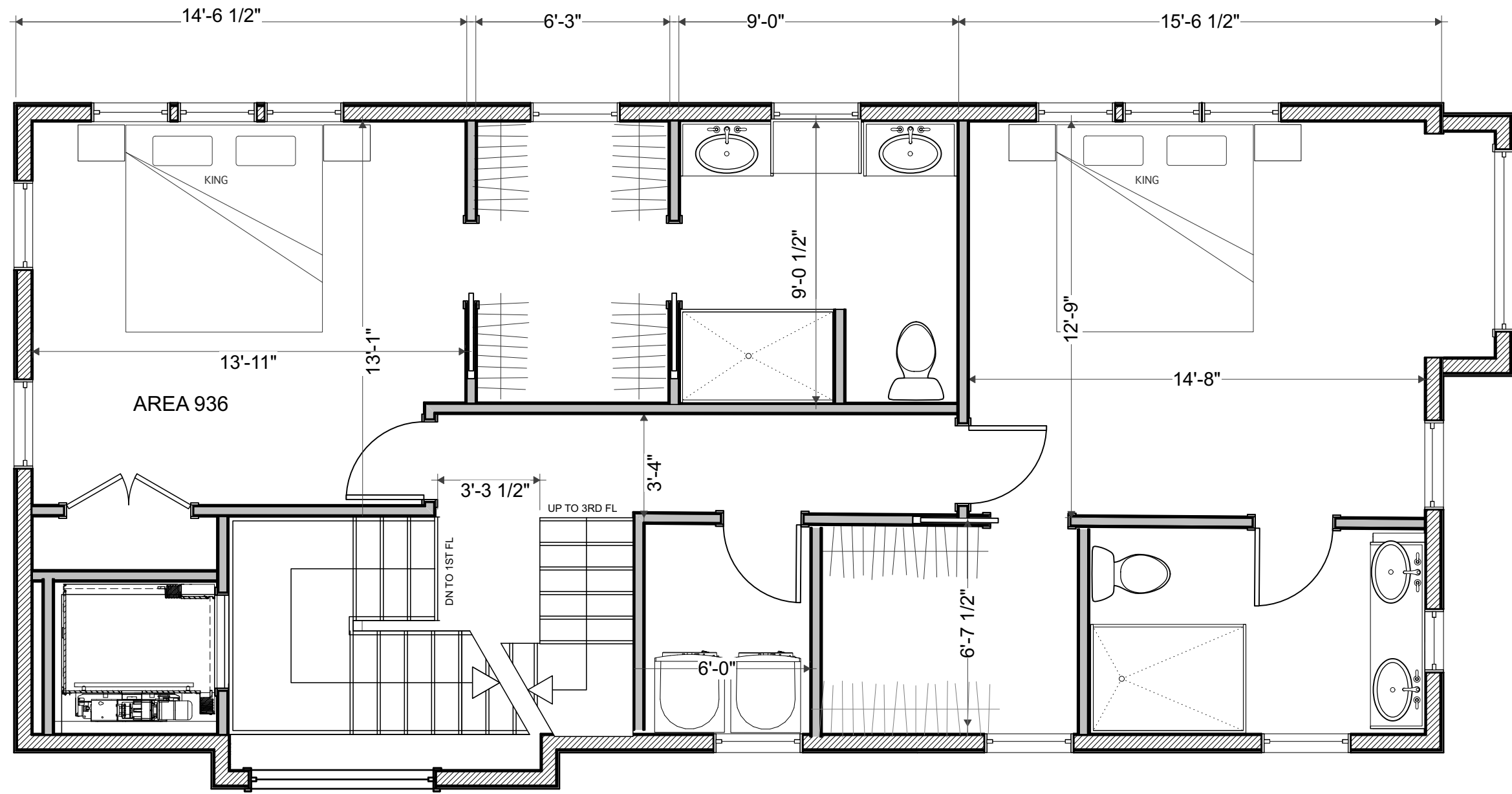
SECOND FLOOR PLAN ADU (544 SQ FT)

Scale: 1/4" = 1'-0" on 24" x 36"
1/8" = 1'-0" on 12" x 18"



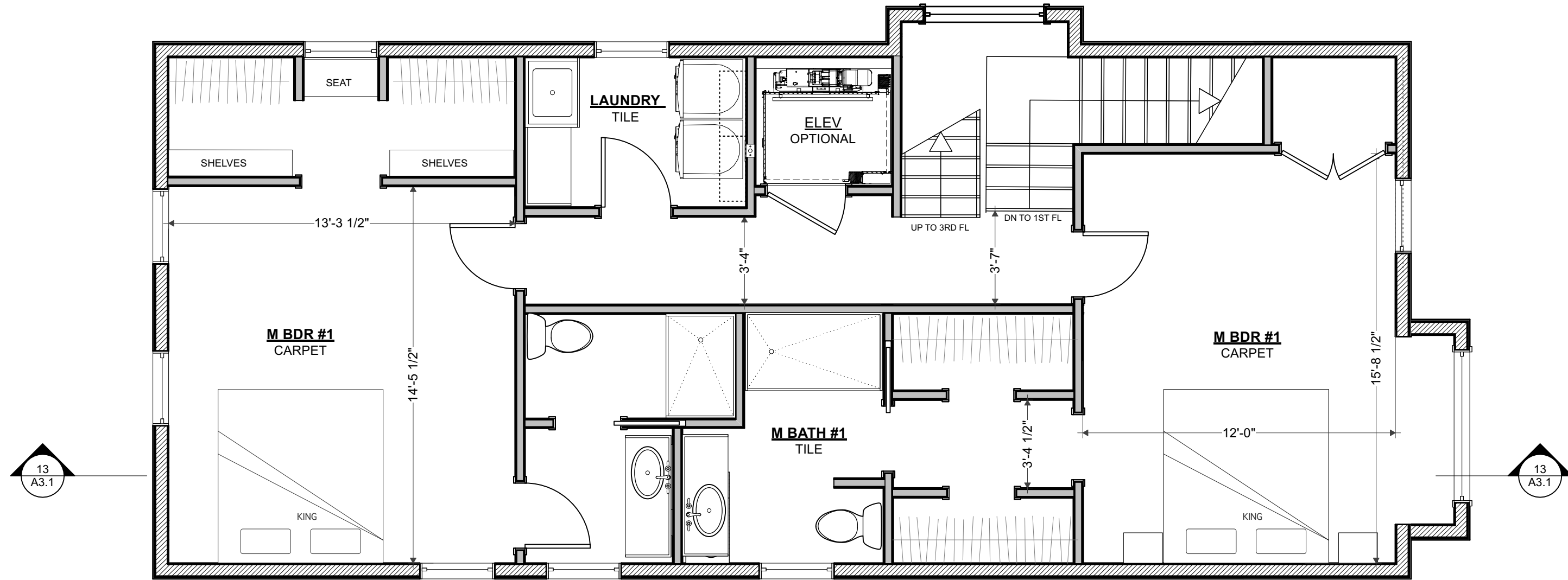
SECOND FLOOR PLAN UNIT A

Scale: 1/4" = 1'-0" on 24" x 36"
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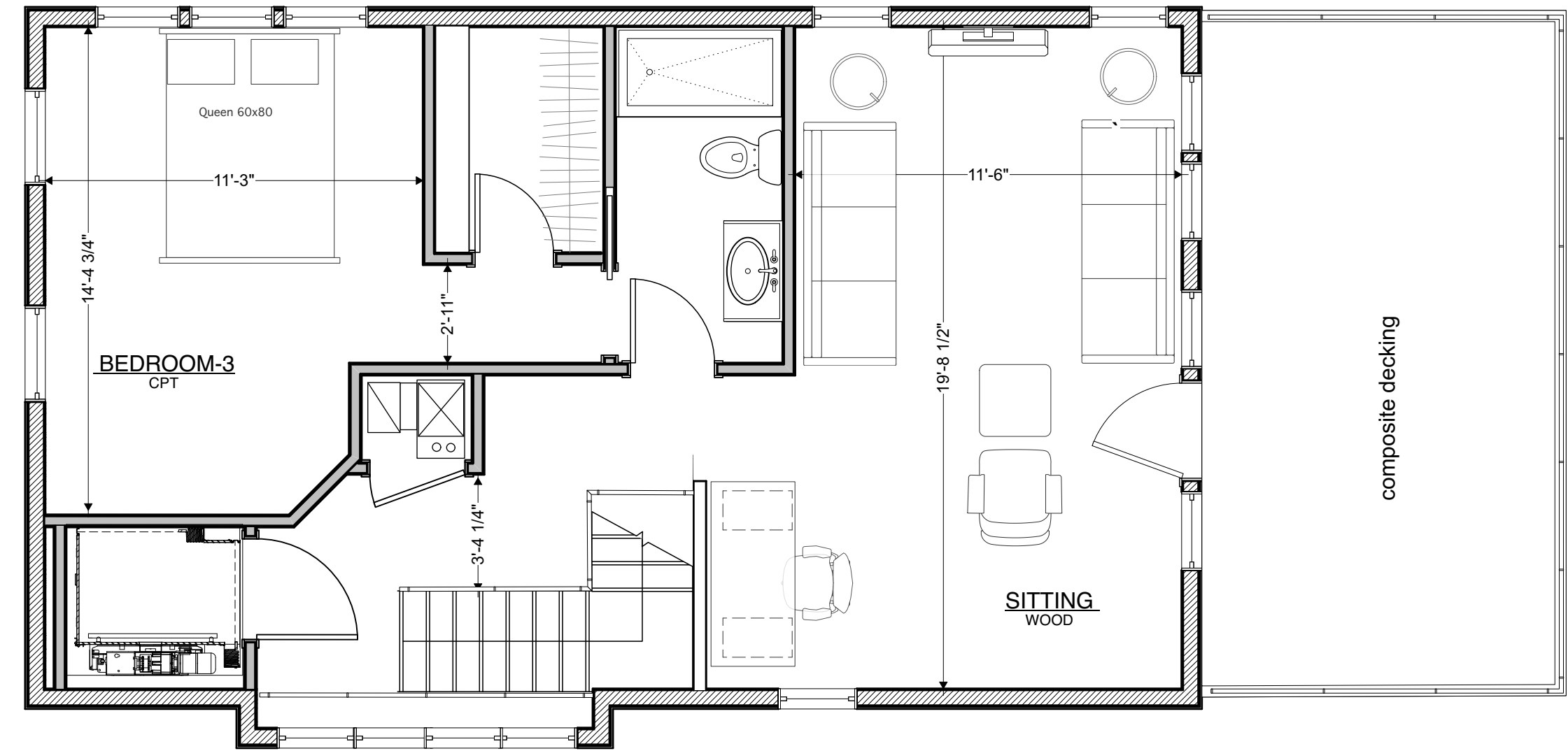


SECOND FLOOR PLAN UNIT B

Scale: 1/4" = 1'-0" on 24" x 36"
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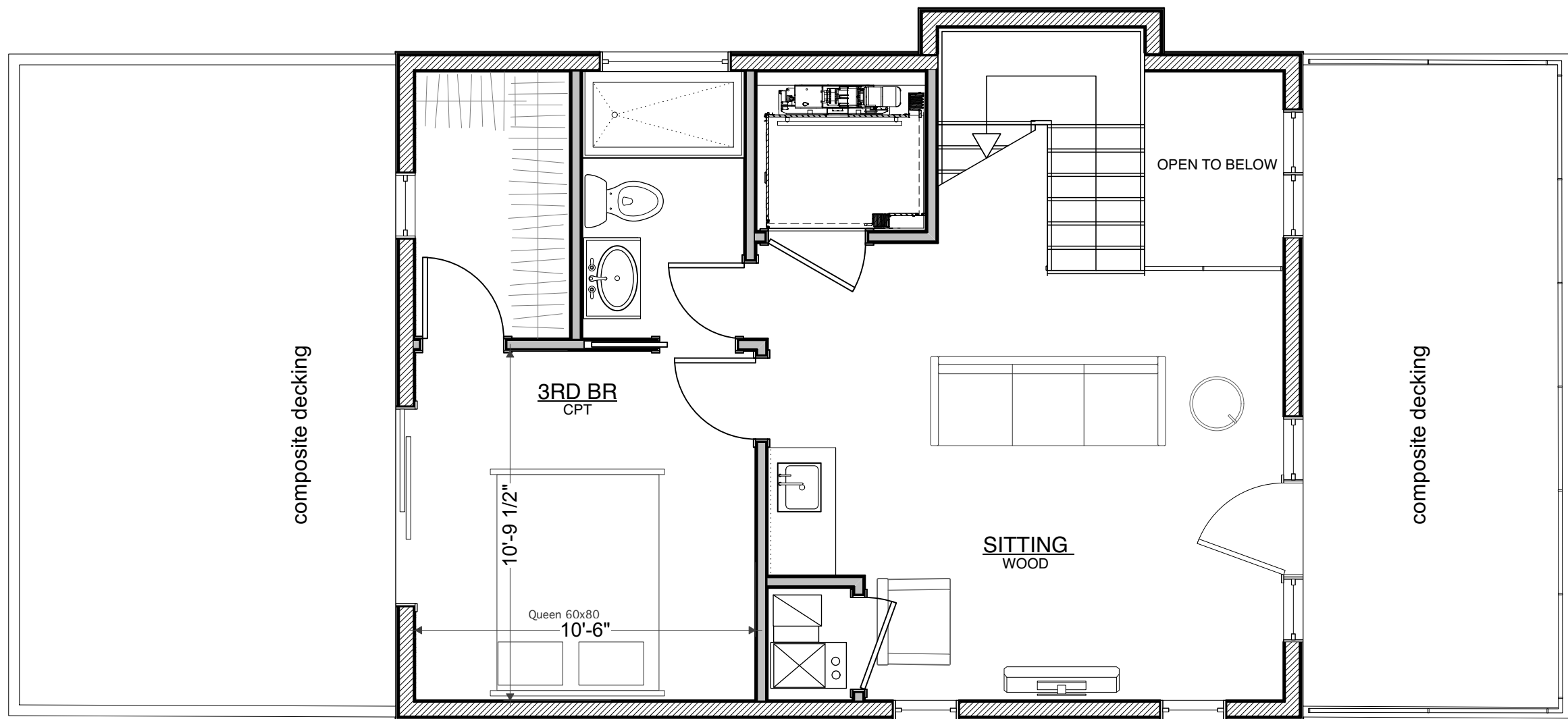


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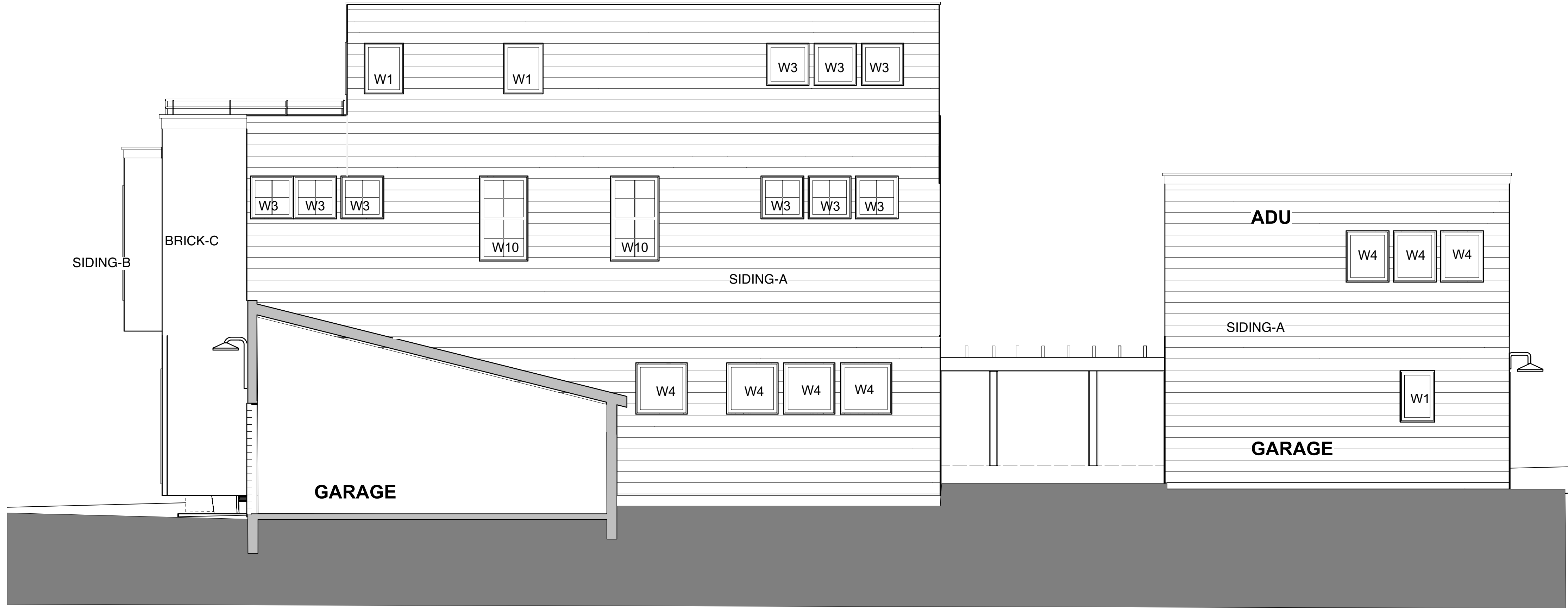
THIRD FLOOR PLAN UNIT A

Scale: 1/4" = 1'-0" on 24" x 36"
1/8" = 1'-0" on 12" x 18"



THIRD FLOOR PLAN UNIT B

Scale: 1/4" = 1'-0" on 24" x 36"
1/8" = 1'-0" on 12" x 18"



NORTH ELEVATION (UNIT A)
Scale: 1/4" = 1'-0" on 24" x 36"
1/8" = 1'-0" on 12" x 18"



SOUTH ELEVATION (UNIT B)
Scale: 1/4" = 1'-0" on 24" x 36"
1/8" = 1'-0" on 12" x 18"

WINDOW SCHEDULE						
ID	Qty.	Jeldwin No.				
			Type	Unit Size	Material	Notes
W-1		SWC 2436	Csmt	24 x 36	Clad Wood	
W-2		SWC3636	Csmt	36" x 36"	Clad Wood	
W-3		SWC3030	Csmt	30" x 30"	Clad Wood	
W-4		RESERVED				
W-5		SWA2448	Awning	24" x 48"	Clad Wood	
W-6		SWA2636	Awning	26 x 36	Clad Wood	
W-7		SWC2424	Csmt	24" x 24"	Clad Wood	
W-8		SWC2848	Csmt	35 3/8" x 60	Clad Wood	
W-9		SWC3642	Csmt	36" x 42"	Clad Wood	
W-10		SWC3260	Csmt	32" x 60	Clad Wood	Simulated double hung egress Egress
W-11			Picture direct set	72" x 80		
W-12			Picture direct set	72" x 60		
W-13			Picture direct set	36" x 60		
W-14			Picture direct set	56" x 84		

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ELEVATIONS

SHEET TITLE:
REVIEW SET:
BID & PERMIT SET:

A-2.0

Proposed Residences at Old Armen Cleaners Site 630 South Ashley St.

Ann Arbor, Michigan 48103

RUETER ASSOCIATES

A R C H I T E C T S

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RAA : 00-24

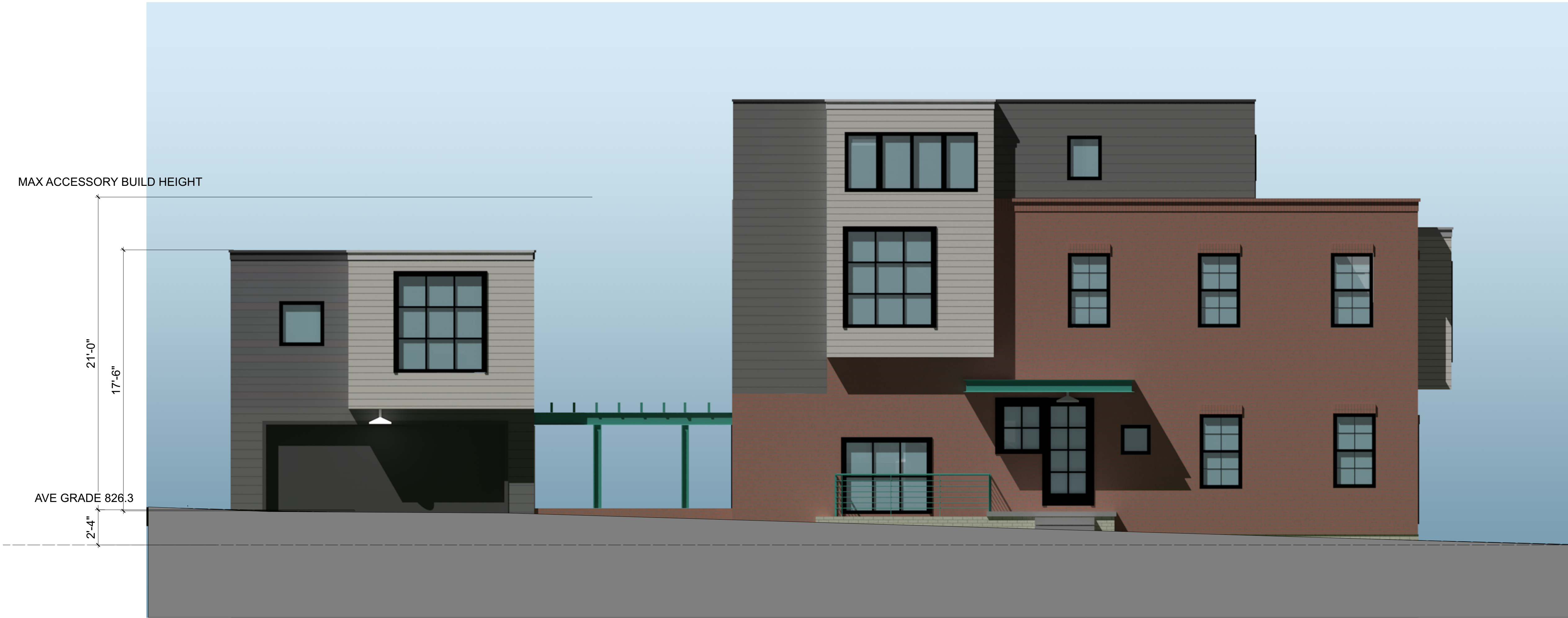


EAST ELEVATION

Scale: 1/4" = 1'-0" on 24" x 36"
1/8" = 1'-0" on 12" x 18"

WINDOW SCHEDULE							
ID	Qty.	Jeldwin No.	Type	Unit Size	Material	Notes	
W-1		SWC 2436	Camt	24 x 36	Clad Wood		
W-2		SWC3636	Camt	36" x 36"	Clad Wood		
W-3		SWC3030	Camt	30" x 30"	Clad Wood		
W-4		RESERVED					
W-5		SWA2448	Awning	24" x 48"	Clad Wood		
W-6		SWA2836	Awning	28 x 36	Clad Wood		
W-7		SWC2424	Camt	24"x 24"	Clad Wood		
W-8		SWC2848	Camt	35 3/8"x 60	Clad Wood		
W-9		SWC3642	Camt	36"x 42"	Clad Wood		
W-10		SWC3260	Csmt	32"x 60	Clad Wood	Simulated double hung	egress Egress
W-11			Picture direct set	72"x 80			
W-12			Picture direct set	72"x 60			
W-13			Picture direct set	36"x 60			
W-14			Picture direct set	56"x 84			

EXTERIOR DOOR SCHEDULE							
ID	Qty.	Jeldwin No.	Type	Unit Size	Material	Notes	
D-1			Entry + Sidelite	36" x 80"x 36" S.L.	Clad Wood	Full Lite	
D-2			Entry	36" x 80"	Clad Wood	Full Lite	
D-3			Steel Entry	36" x 80"	Insul Steel prehung		
D-4			XXO French	108" x 84"	Clad Wood	Full Lite	
OHD-4				108" x 84"	insul Steel	Include opener	



SOUTH ELEVATION

Scale: 1/4" = 1'-0" on 24" x 36"
1/8" = 1'-0" on 12" x 18"



WINDOW SCHEDULE							
ID	Qty.	Jeldwin No.	Type	Unit Size	Material	Notes	
W-1		SWC 2436	Camt	24 x 36	Clad Wood		
W-2		SWC3636	Camt	36" x 36"	Clad Wood		
W-3		SWC3030	Camt	30" x 30"	Clad Wood		
W-4		RESERVED					
W-5		SWA2448	Awning	24" x 48"	Clad Wood		
W-6		SWA2836	Awning	28 x 36	Clad Wood		
W-7		SWC2424	Camt	24"x 24"	Clad Wood		
W-8		SWC2848	Camt	35 3/8"x 60	Clad Wood		
W-9		SWC3642	Camt	36"x 42"	Clad Wood		
W-10		SWC3260	Camt	32"x 60	Clad Wood	Simulated double hung	egress Egress
W-11			Picture direct set	72"x 80			
W-12			Picture direct set	72"x 60			
W-13			Picture direct set	36"x 60			
W-14			Picture direct set	56"x 84			

EXTERIOR DOOR SCHEDULE							
ID	Qty.	Jeldwin No.	Type	Unit Size	Material	Notes	
D-1			Entry + Sidelite	36" x 80"x 36" S.L.	Clad Wood	Full Lite	
D-2			Entry	36" x 80"	Clad Wood	Full Lite	
D-3			Steel Entry	36" x 80"	Insul Steel prehung		
D-4			XXO French	108" x 84"	Clad Wood	Full Lite	
OHD-4				108" x 84"	insul Steel	Include opener	

NOTE:
ALL WINDOWS SHALL BE SET
WITH HEADS AT 7'0" UNO.

WINDOW SUPPLIER SHALL
VERIFY UNIT DIMENSIONS AND
ROUGH OPENINGS SHOWN ON
DRAWINGS

1 EAST ELEVATION

Scale: 1/4" = 1'-0" on 24" x 36"
1/8" = 1'-0" on 12" x 18"



4 SOUTH ELEVATION

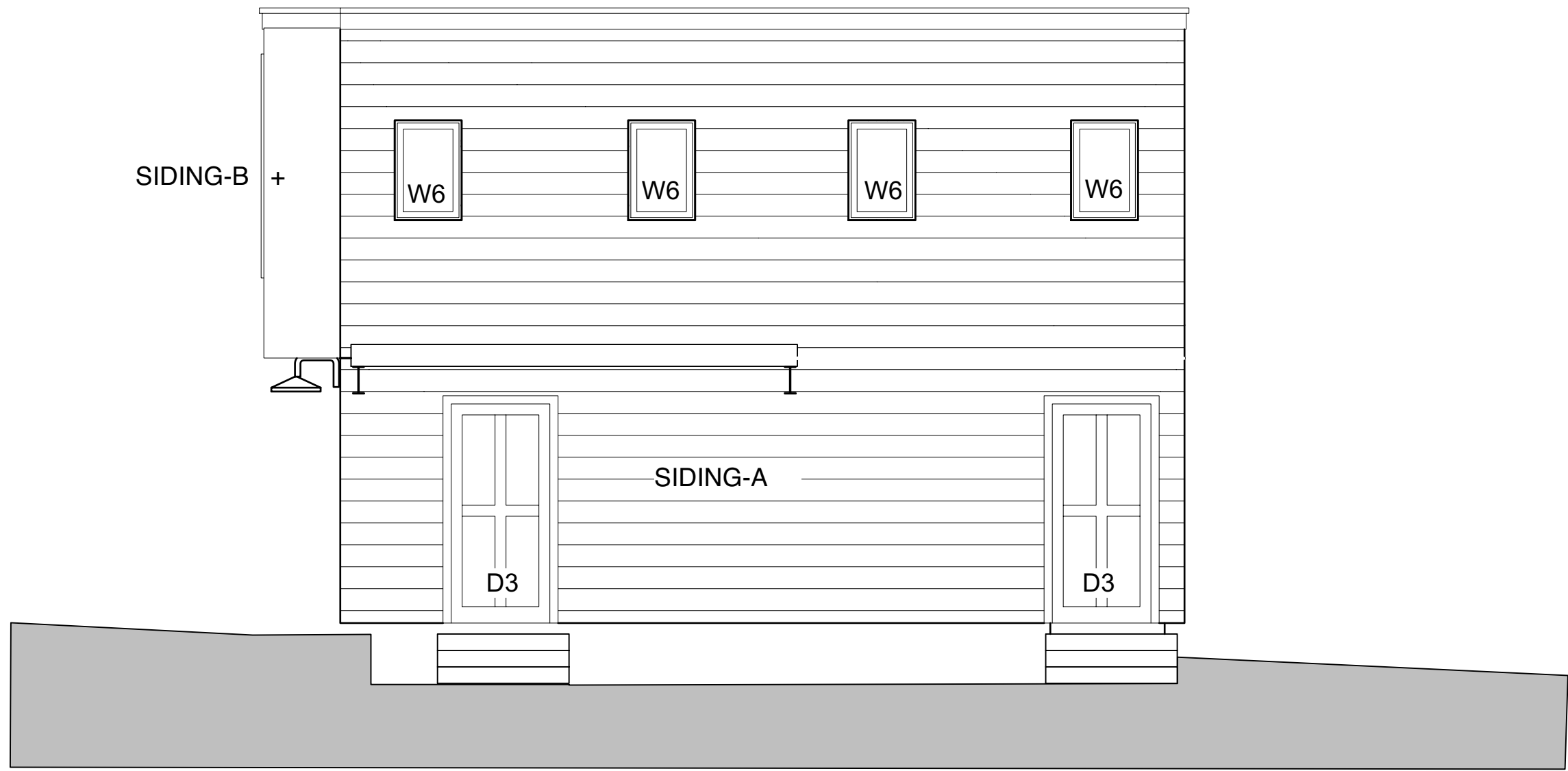
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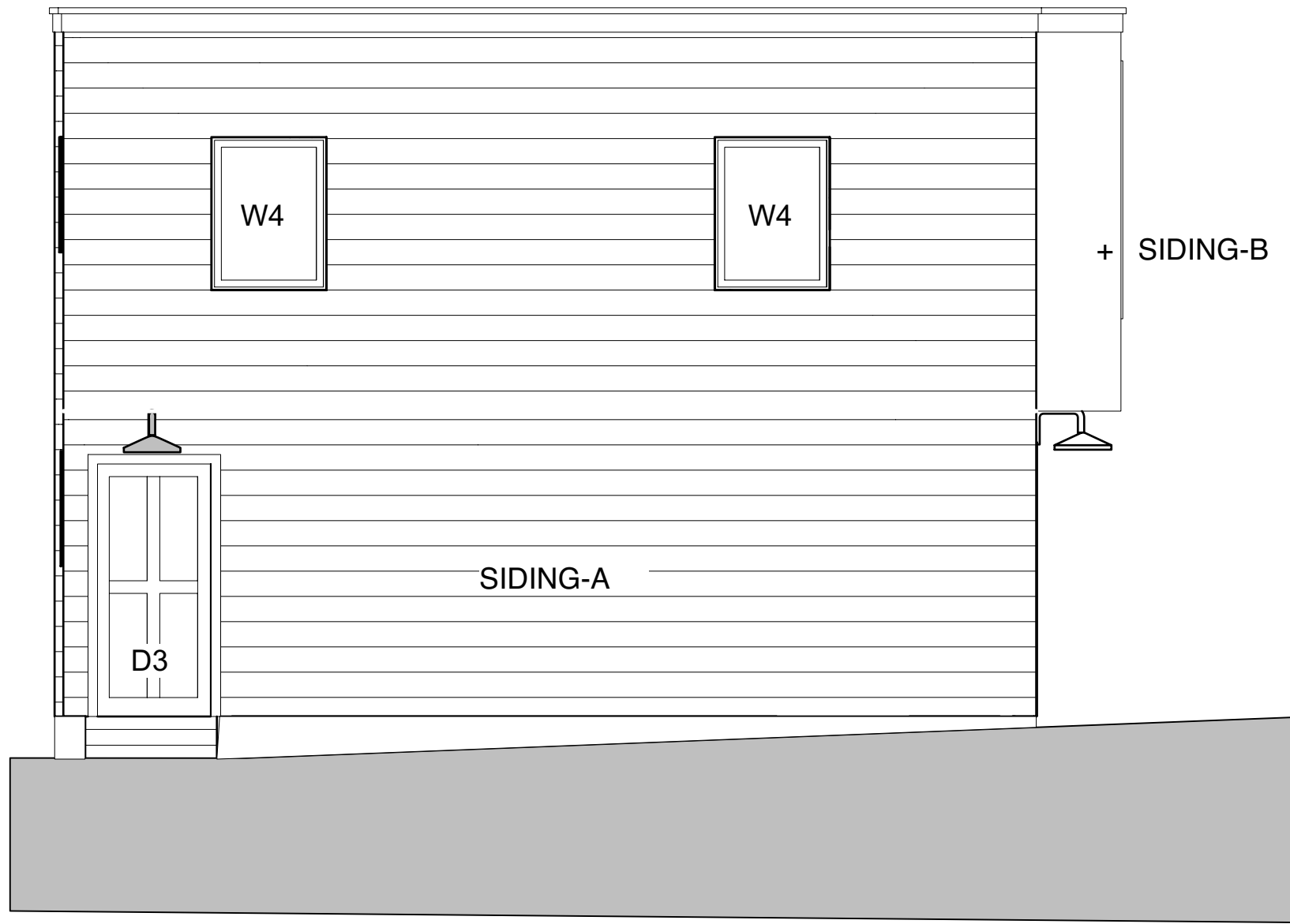
WEST ELEVATION W / NO GARAGE

Scale: 1/4" = 1'-0" on 24" x 36"
1/8" = 1'-0" on 12" x 18"



EAST GARAGE ELEVATION

Scale: 1/4" = 1'-0" on 24" x 36"
1/8" = 1'-0" on 12" x 18"



WEST GARAGE ELEVATION

Scale: 1/4" = 1'-0" on 24" x 36"
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WINDOW SCHEDULE							
ID	Qty.	Jeldwin No.	Type	Unit Size	Material	Notes	
W-1		SWC 2436	Csmt	24 x 36	Clad Wood		
W-2		SWC3636	Csmt	36" x 36"	Clad Wood		
W-3		SWC3030	Csmt	30" x 30"	Clad Wood		
W-4		RESERVED					
W-5		SWA2448	Awning	24" x 48"	Clad Wood		
W-6		SWA2836	Awning	28 x 36	Clad Wood		
W-7		SWC2424	Csmt	24"x 24"	Clad Wood		
W-8		SWC2848	Csmt	35 3/8"x 60	Clad Wood		
W-9		SWC3642	Csmt	36"x 42"	Clad Wood		
W-10		SWC3260	Csmt	32"x 60	Clad Wood	Simulated double hung	egress Egress
W-11			Picture direct set	72"x 80			
W-12			Picture direct set	72"x 60			
W-13			Picture direct set	36"x 60			
W-14			Picture direct set	56"x 84			

EXTERIOR DOOR SCHEDULE							
ID	Qty.	Jeldwin No.	Type	Unit Size	Material	Notes	
D-1			Entry + Sidelite	36" x 80" + 36" S.L.	Clad Wood	Full Lite	
D-2			Entry	36" x 80"	Clad Wood	Full Lite	
D-3			Steel Entry	36" x 80"	Insul Steel prehung		
D-4			XXO French	108" x 84"	Clad Wood	Full Lite	
OHD-4				108" x 84"	Insul Steel	Include opener	

- WINDOW NOTES**
- Jeldwin's numbers indicate a standard window size manufactured by Jeldwin Windows and Doors.
 - It is the responsibility of the General Contractor to verify any changes, including dimensional changes, required by the use of any other windows. Substitutions are to be approved by the architect prior to construction.
 - Refer to building elevations and floor plan for window configurations and locations.
 - Window muntins, where indicated on building elevations, are to be SDL with spacer bar. Vertical muntins on craftsman style units are 7/8" beads. Horizontal muntins on simulated divided lites are 1 3/8" bead.
 - Provide charcoal aluminum screens at all operable windows, wood frames on all interior screens surrounds.
 - Verify all dimensions in field prior to fabrication of windows.
 - Window exteriors are to be alum vlad with owner selected standard color. Interiors are to be factory primed and field painted.
 - Window head heights are to be as shown on the drawings. Adjust sill heights as required.
 - Center windows in the rough openings shown on the plans. Report any discrepancies or conflicts to the architect.
 - Rough opening unit heights shown above do not include a sub sill. If a sub sill is required, add 1 3/32s to all height measurements.
 - Provide tempered glass per 2015 MRC and as shown on elevations
 - Provide shop drawings of all windows for review by the architects prior to fabrication.
 - All hardware - sash locks and lifts are to be a selected standard color by Owner.
 - Exterior casings are to 5/4" x 4" wide.

HDC SUBMISSION: 09 20 24
revised : 10 02 24

ELEVATIONS

00.00.22

SHEET TITLE:

REVIEW SET:

BID & PERMIT SET:

Proposed Residences at Old Armen Cleaners Site 630 South Ashley St.

Ann Arbor, Michigan 48103

RAA : 00-24

KUTER ASSOCIATES
ARCHITECTS

515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167



PORTICO ELEVATION

Scale: 1" = 1'-0" on 24" x 36"
1/2" = 1'-0" on 12" x 18"

MATERIAL DESCRIPTION:

ROOF:
Laminated asphalt shingles -
and EPDM membrane

FASCIA:
5/4"X 6" ptd wd board

GUTTERS:
5" K style alum gutters

FRIEZE BD
5/4' / 8"ptd wd

SOFFITS:
3/4" perf 5/16" cement board

PATIO AND SOUTH ENTRY
TRELLIS:
Painted 2 x 10 cedar or
Composite material on 6" x
12' composite clad beams
supported by 8" x 8" "H"
shaped columns composed of
2 x 6 painted cedar

EAST ENTRY PORTICO:
Painted 2 x10 Faux steel "H"
sections supported by 8" x 8"
"H" shaped columns
composed of 2 x 6 painted
cedar

CORNER BOARDS"
5/4 " x 3 1/2" ptd wood

BAND BOARD:
3/4" x 9 1/4" ptd wood

SIDING-A
5/16" x 6" Cement Board with 5"
exposure Dark Colored Horizontal

SIDING-B
5/16" x 6" Cement Board with 5"
exposure Light Colored Horizontal

BRICK VENEER-C

EXPOSED FOUNDATION:
Poured Concrete

WINDOW CASING:
5/4" X 3 1/2" ptd wood

DOOR CASING:
5/4" X 3 1/2" ptd wood

EXTERIOR STAIR LANDINGS
5x4" t & g coomposite decking

EXTERIOR RAILINGS
1-1/4" round horizontal guard rails
spaced 4" with 1-1/2" diam top rail
supported by 1/2" x 2" stanchions 4'
o.c.

WINDOW SCHEDULE								
ID	Qty.	Jeldwin No.	Type	Unit Size	Material	Notes		
W-1		SWC 2436	Csmt	24 x 36	Clad Wood			
W-2		SWC3636	Csmt	36" x 36"	Clad Wood			
W-3		SWC3030	Csmt	30" x 30"	Clad Wood			
W-4		RESERVED						
W-5		SWA2448	Awning	24" x 48"	Clad Wood			
W-6		SWA2836	Awning	28 x 36	Clad Wood			
W-7		SWC2424	Csmt	24"x 24"	Clad Wood			
W-8		SWC2848	Csmt	35 3/8"x 60	Clad Wood			
W-9		SWC3642	Csmt	36"x 42"	Clad Wood			
W-10		SWC3260	Csmt	32"x 60	Clad Wood	Simulated double hung	egress	Egress
W-11			Picture direct set	72"x 80				
W-12			Picture direct set	72"x 60				
W-13			Picture direct set	36"x 60				
W-14			Picture direct set	56"x 84				

EXTERIOR DOOR SCHEDULE							
ID	Qty.	Jeldwin No.	Type	Unit Size	Material	Notes	
D-1			Entry + Sidelite	36" x 80" + 36" S.L.	Clad Wood	Full Lite	
D-2			Entry	36" x 80"	Clad Wood	Full Lite	
D-3			Steel Entry	36" x 80"	Insul Steel prehung		
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NORTH ELEVATION UNIT B

Scale: 1/4" = 1'-0" on 24" x 36"
1/8" = 1'-0" on 12" x 18"

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RAA : 00-24



VIEW OF SITE LOOKING NORTH



VIEW OF SITE LOOKING WEST



635 FIRST STREET
21'4" TO UNDER SIDE OF SOFFIT



PROPOSED 630 ASHLEY STREET



628 ASHLEY STREET
21'8" TO UNDER SIDE OF SOFFIT

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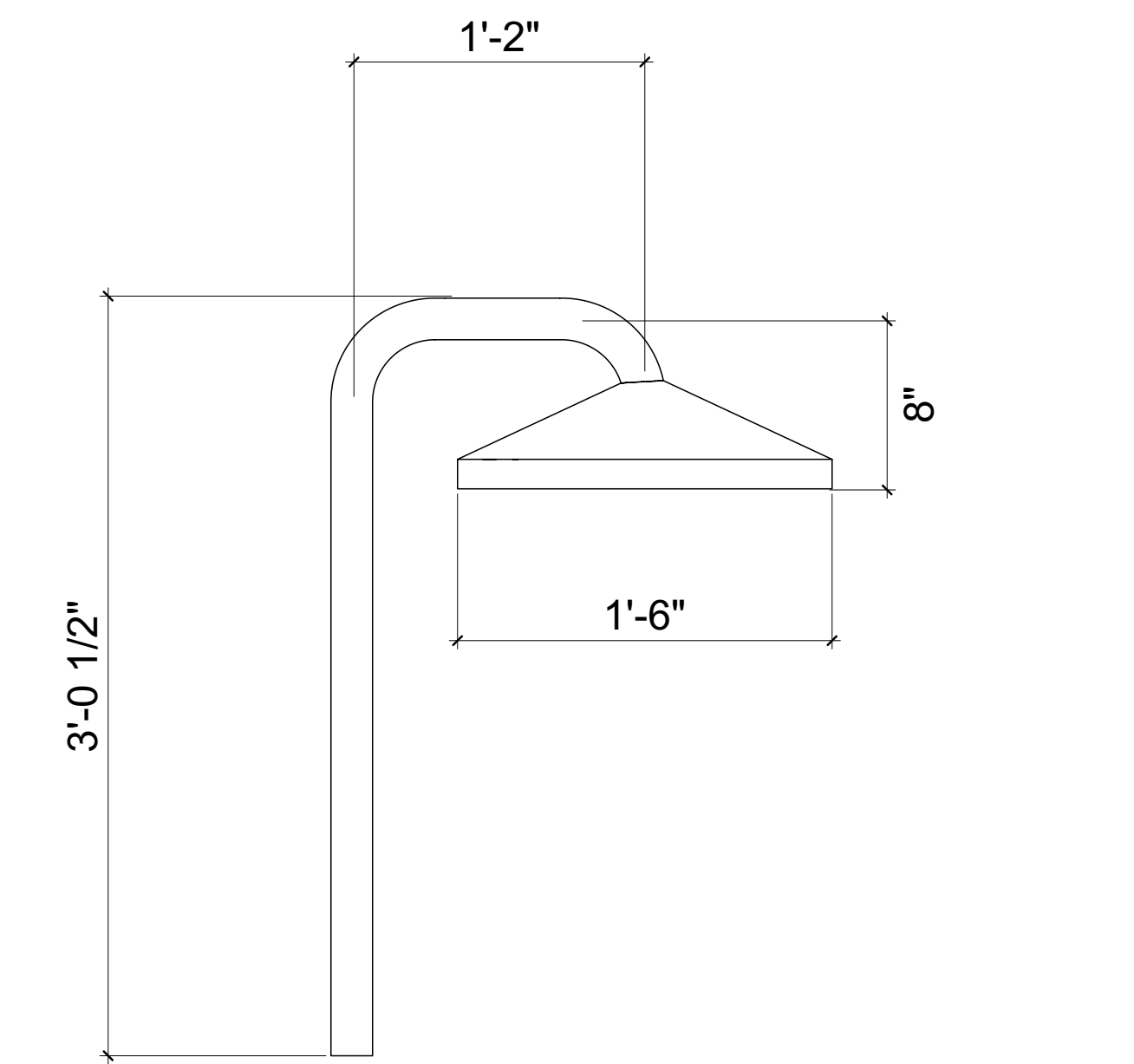
ELEVATIONS

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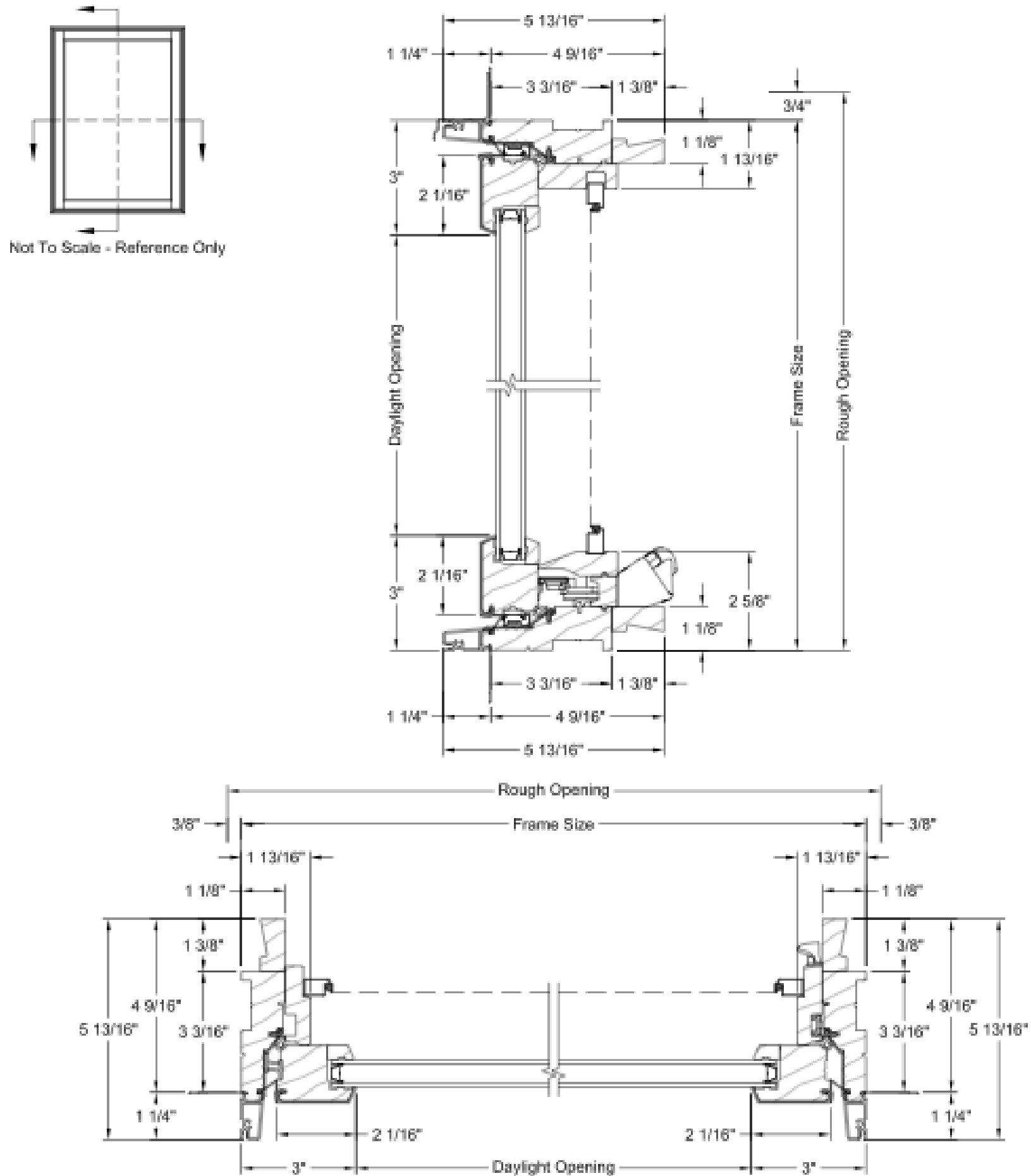


☐ "GOOSE NECK" INDUSTRIAL LIGHTING
FIXTURE



SITELINE®
CLAD-WOOD WINDOW
CASEMENT

OPERATOR SECTIONS



Architectural Design Manual
April 2019

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

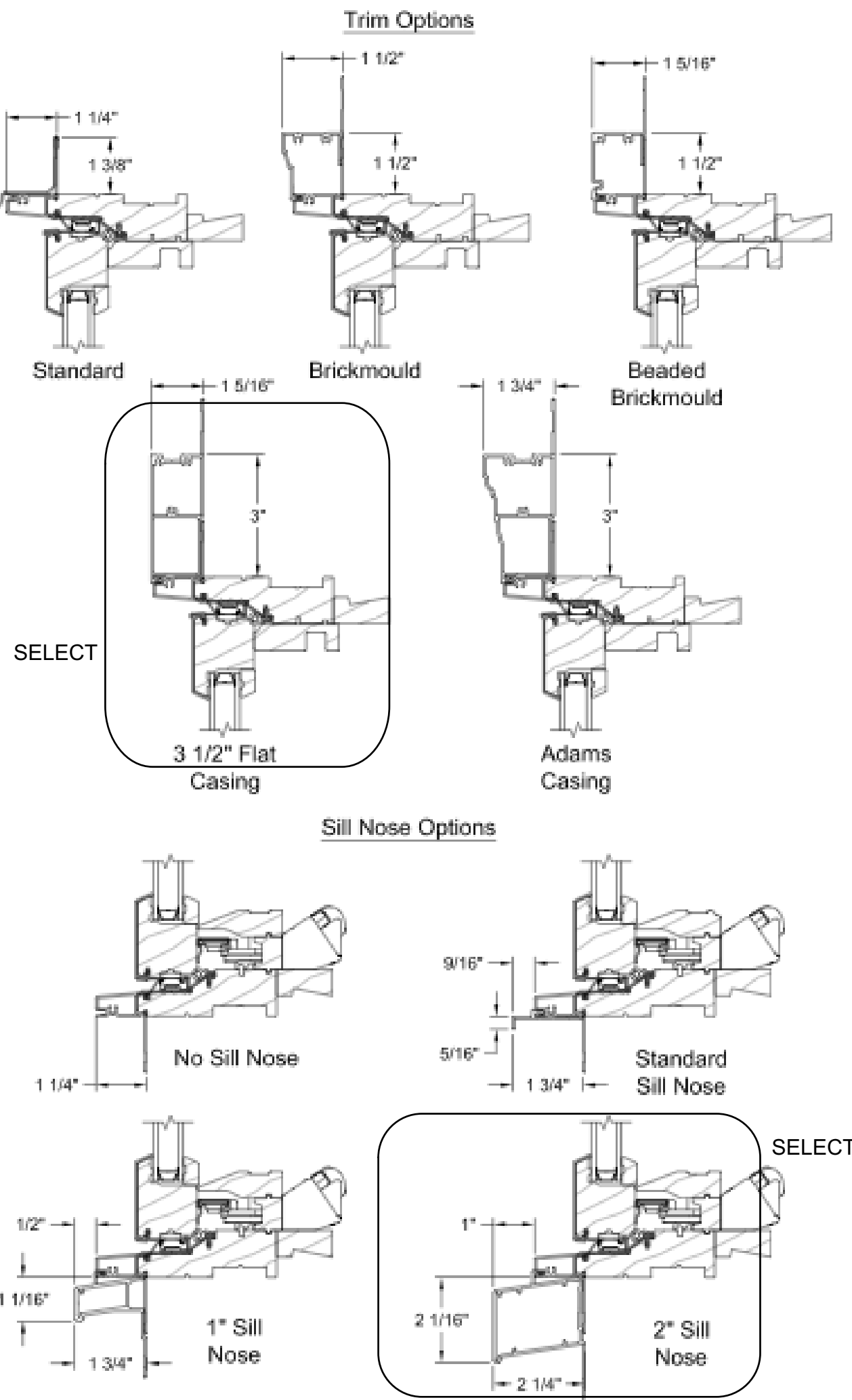
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10

☐ WINDOW PROFILES AND DETAILS



SITELINE®
CLAD-WOOD WINDOW
CASEMENT

TRIM & SILL NOSE OPTIONS



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6

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