

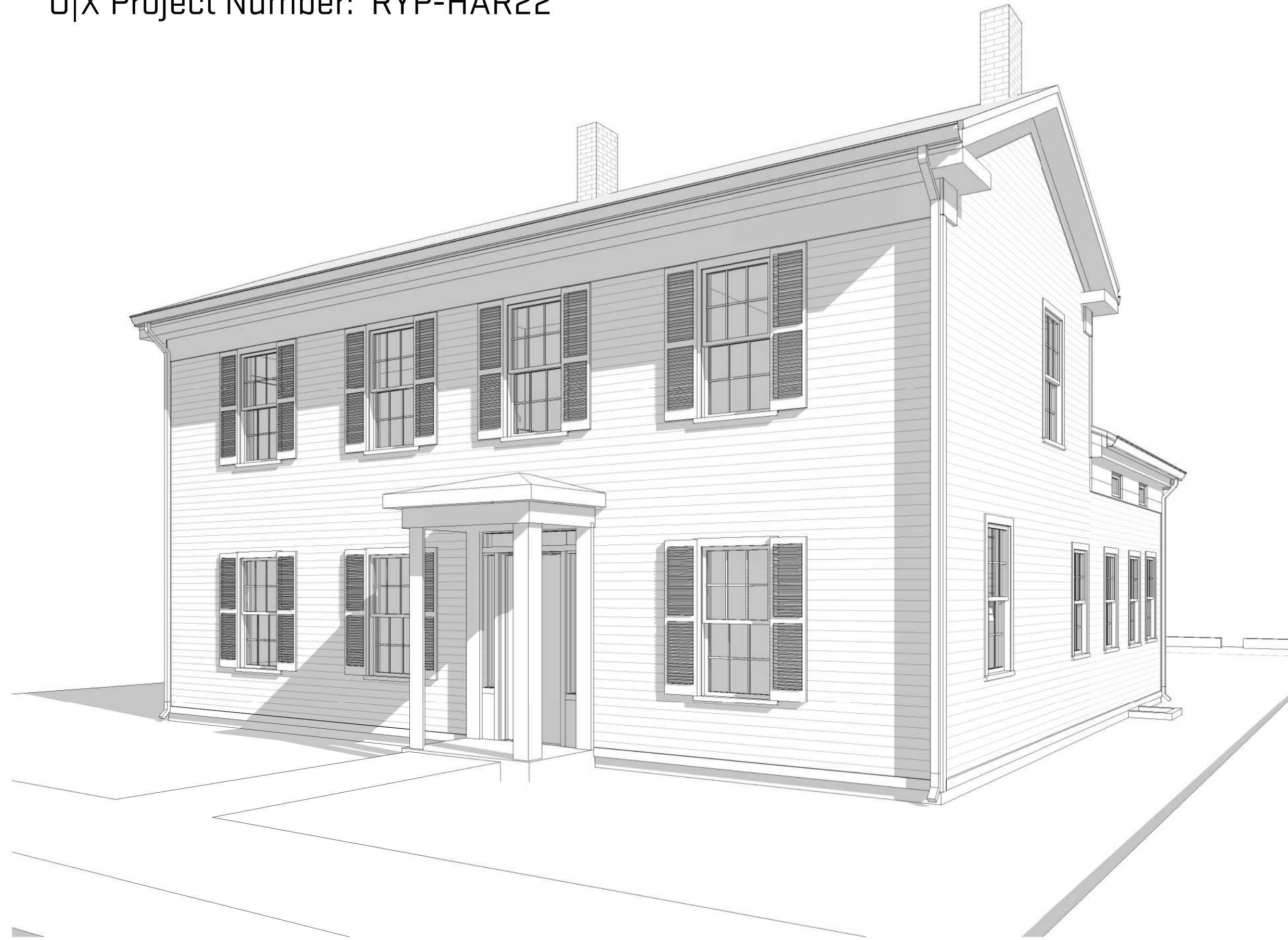
511 E. Ann Street Renovation

511 E. Ann Street

Released For: Historic District Commission

Release Date: 12/20/2022

O|X Project Number: RYP-HAR22



Drawing List

Sheet Number	Sheet Name	Current Revision Description	Current Revision Date
General			
G-100	Title Sheet	Historic District Commission	12/20/2022
Architectural			
A-001	Site Plan - Existing and New	Historic District Commission	12/21/2022
A-002	Aerials and Photos	Historic District Commission	12/21/2022
A-101	Basement Floor Plans	Historic District Commission	12/21/2022
A-102	Level 1 Floor Plans	Historic District Commission	12/21/2022
A-103	Level 2 Floor Plans	Historic District Commission	12/21/2022
A-104	Roof Plans	Historic District Commission	12/21/2022
A-301	Exterior Elevations	Historic District Commission	12/21/2022
A-302	Exterior Elevations	Historic District Commission	12/21/2022
A-303	Exterior Elevations	Historic District Commission	12/21/2022
A-304	Exterior Elevations	Historic District Commission	12/21/2022
A-305	Materials	Historic District Commission	12/21/2022
A-310	Building Sections	Historic District Commission	12/21/2022
A-702	Window and Door Legends	Historic District Commission	12/21/2022

Applicable Codes & Life Safety Summary

Building Code: 2015 Michigan Residential Code (Alteration Level 3)

Mechanical Code: 2015 Michigan Mechanical Code
Electrical Code: 2017 National Electrical Code (NEC)
Plumbing Code: 2018 Michigan Plumbing Code
Energy Code: 2015 Michigan Uniform Energy Code

Use Group: R-2
Zoning: R4C
Construction Type: Type V
Height, Building: +/- 25'-1"
Number of Stories: 2 stories
Area, Building: 1,708 sf
Work Area:
Fire Suppression: Yes
Fire Alarm: Yes

Project Team

Owner: Ryan Pantaleo
 rpantaleo1@gmail.com

Architect: O|X Studio, Inc.
 Contact: Robb Burroughs
 2373 Oak Valley Dr., Suite 180, Ann Arbor, MI 48103
 (734) 929-9000
 robb@oxstudioinc.com

General Contractor: Jones Properties
 Contact: Noah Gray
 1309 Wilmot St., Suite B, Ann Arbor, MI 48104
 (734) 668-1118
 amaze.grays@gmail.com



Job Title:
 511 E. Ann Street Renovation
 511 E. Ann Street

Sheet Title:
 Title Sheet
 Released For: Historic District Commission

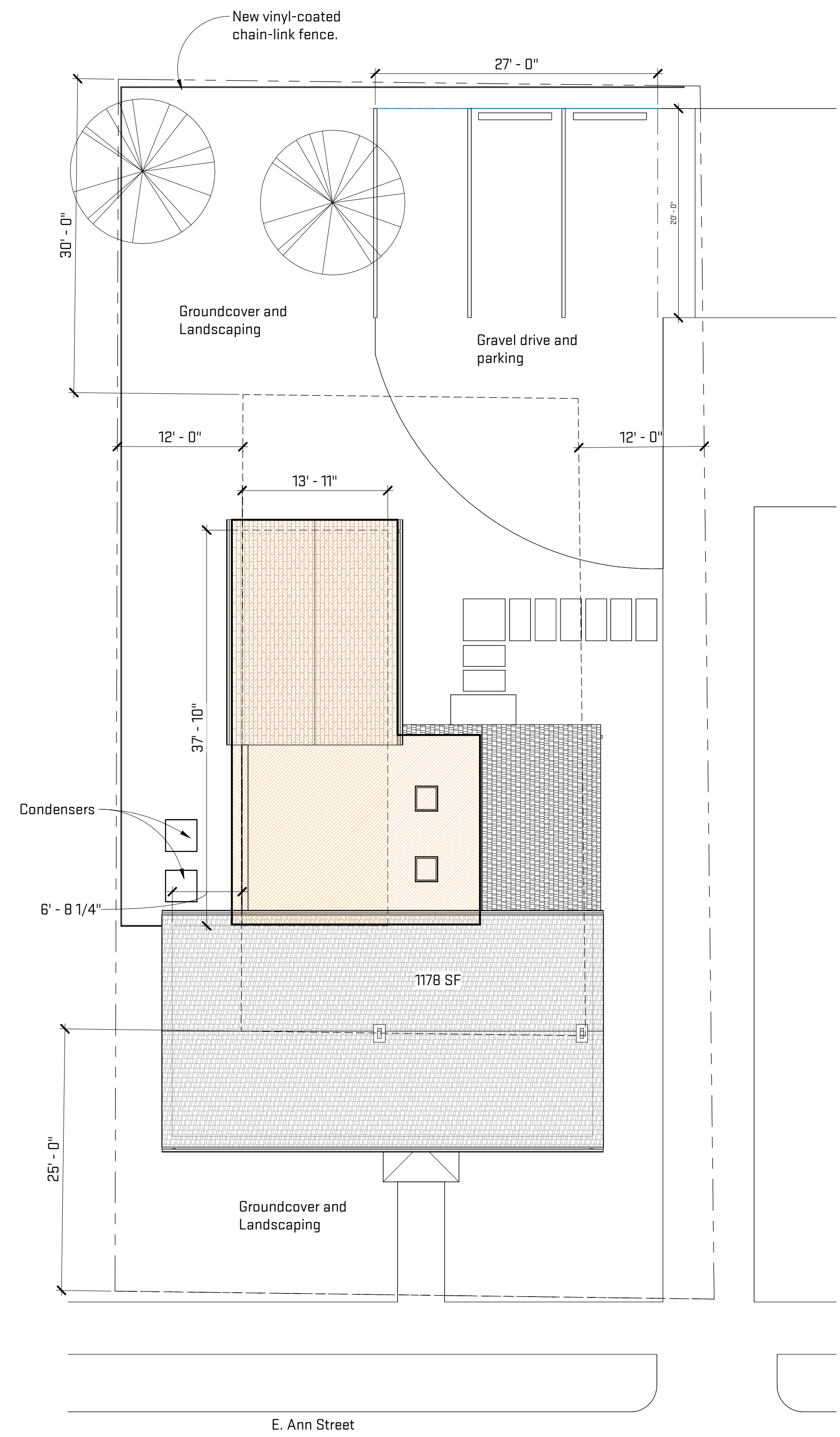
12/21/2022
 RYP-HAR22
 G-100

Scales listed are for 22x34 drawing size

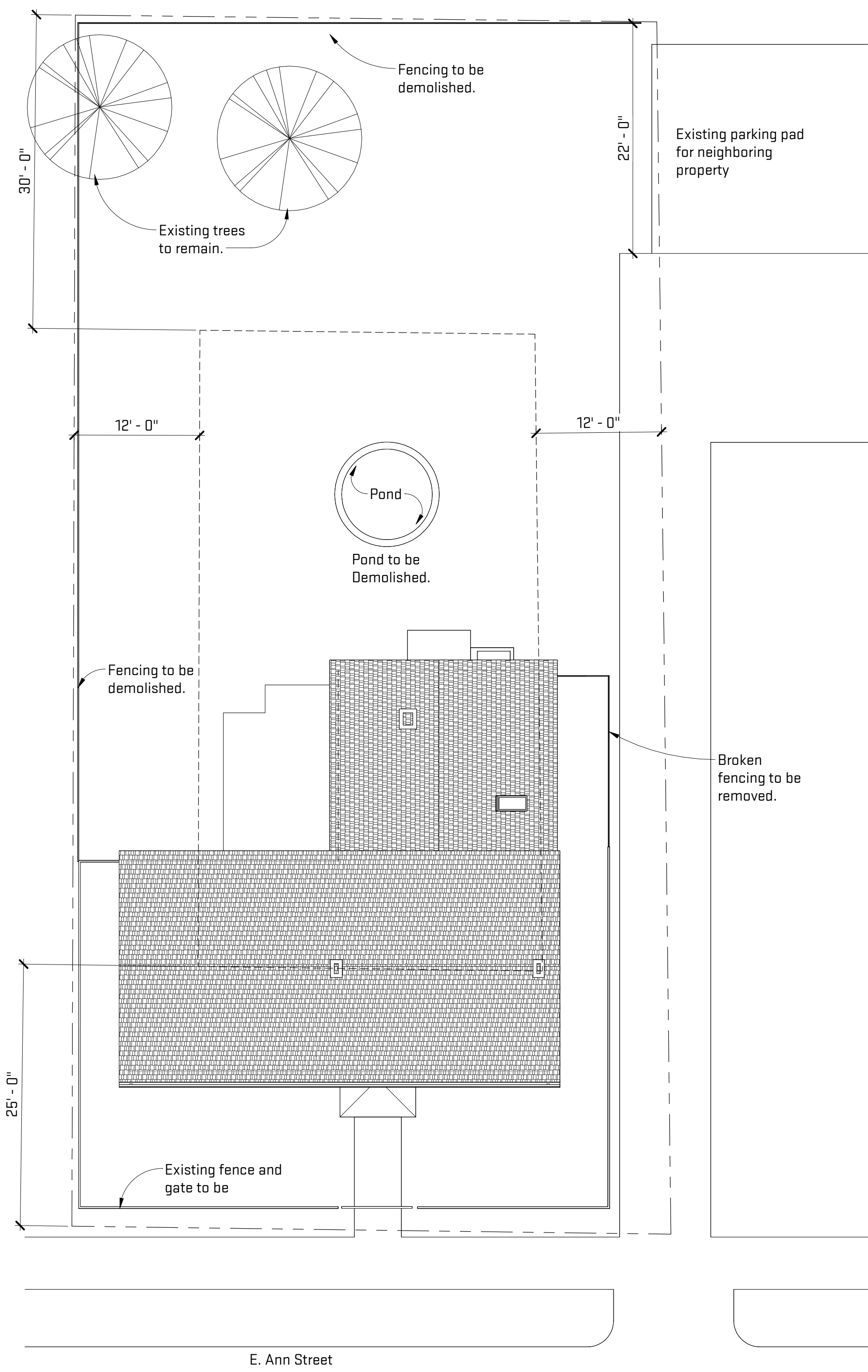
NOT FOR CONSTRUCTION

Plot Date/Time: 12/20/2022 2:31:58 PM File Path: C:\Users\maggiac\Documents\HAR22_maggiac\56M2.rvt

Plot Date/Time: 12/20/2022 2:35:13 PM File Path: C:\Users\magjiec\Documents\HAR22_magjiec\J6M2.rvt



2 Site Plan - New
A-001
1/8" = 1'-0"
4' 8' 16'



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

General Sheet Notes:

A. None

Footprint and Floor Area

Pre-1945 Footprint:	1178 sf
New Footprint Area:	530 sf
Proposed Footprint:	1,708 sf
% Increase of Footprint:	45%
Pre-1945 Floor Area:	2,356 sf
New Floor Area:	1,060 sf
Proposed Floor Area:	3,416 sf
% Increase in Floor Area:	45%

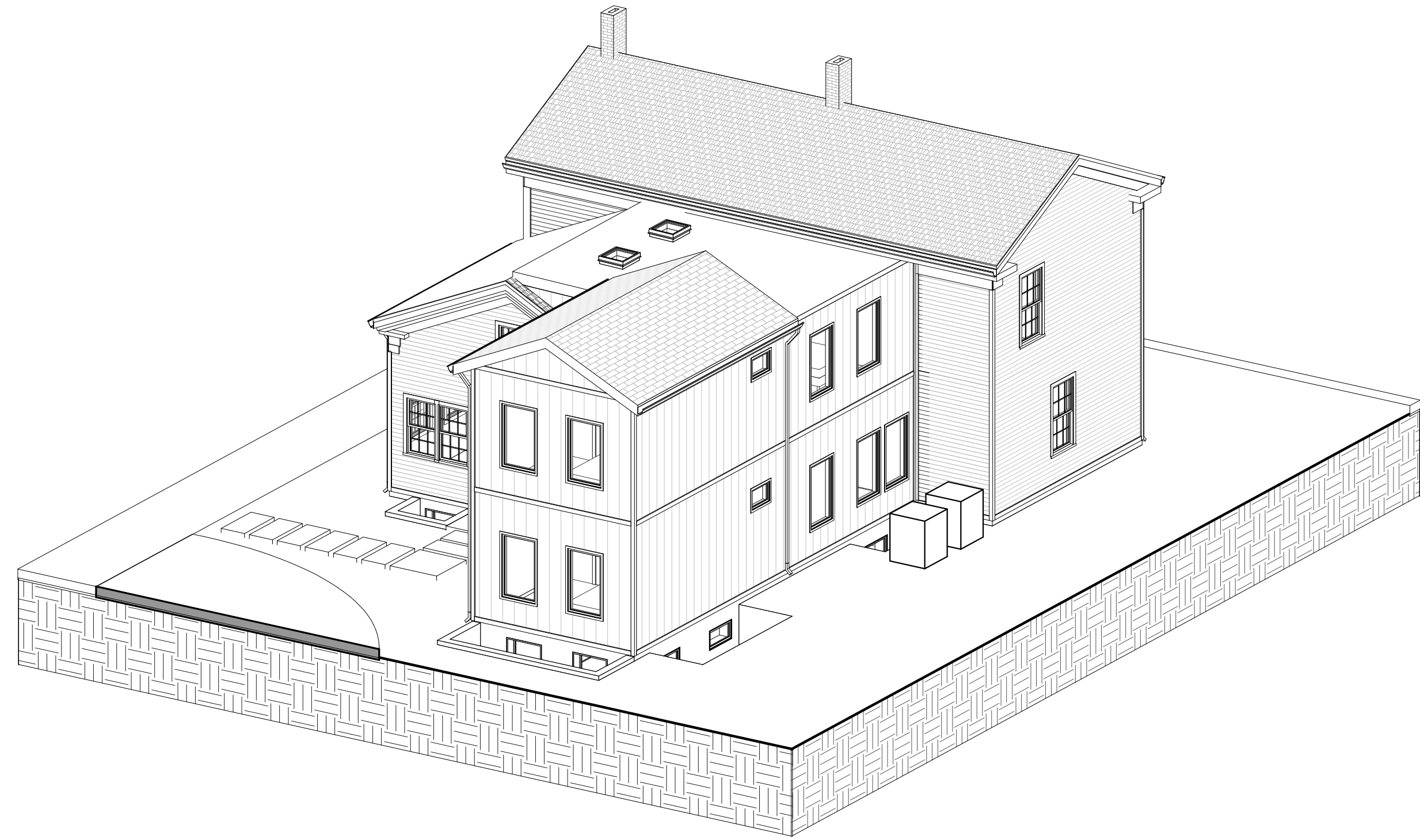


Job Title:	511 E. Ann Street Renovation	511 E. Ann Street
Sheet Title:	Site Plan - Existing and New	Released For: Historic District Commission

12/21/2022	Project # Date
RYP-HAR22	
A-001	Drawing #

Scales listed are for 22x34 drawing size

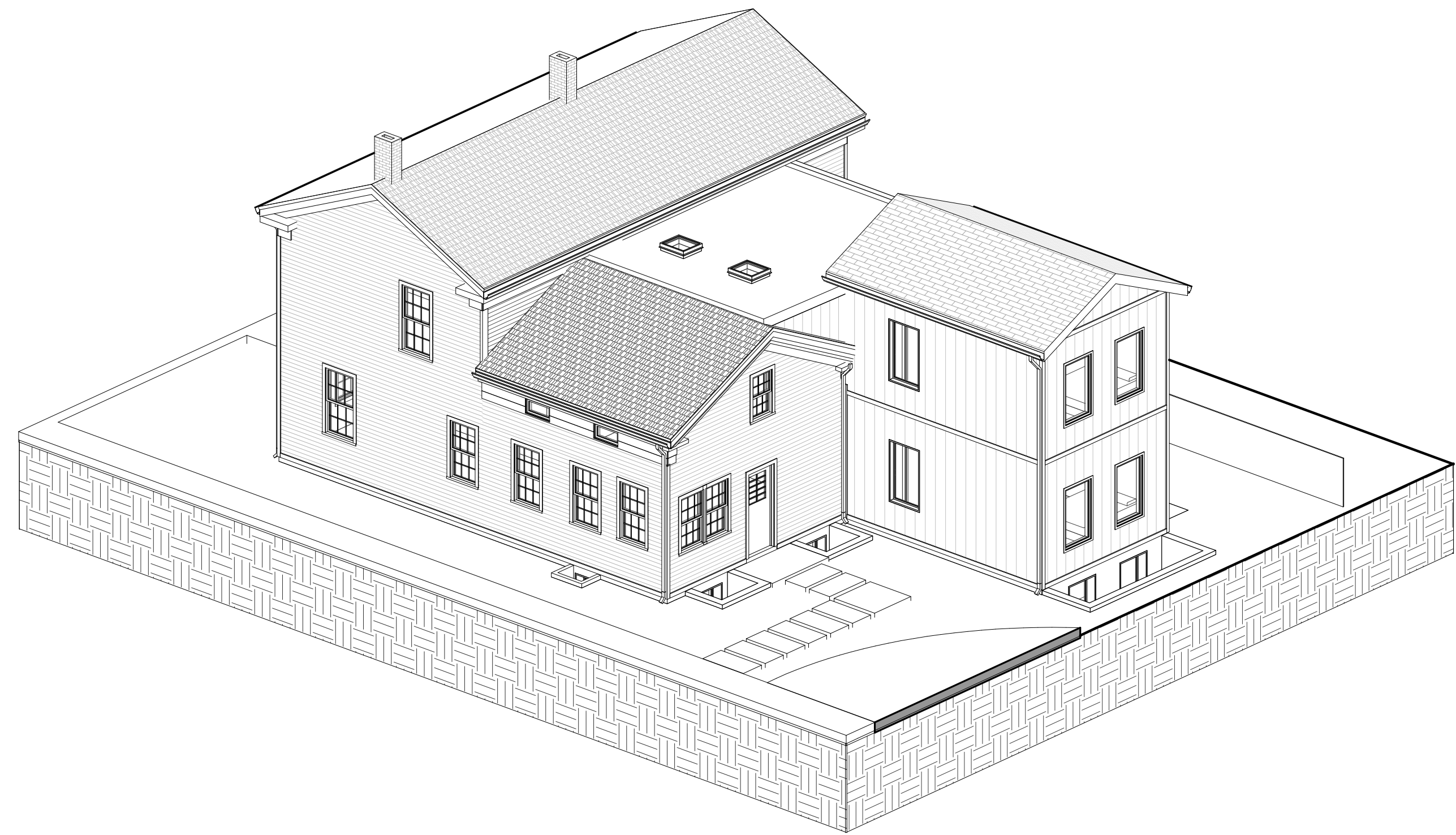
NOT FOR CONSTRUCTION



2 Northwest Schematic Aerial
A-002



Views of backyard



1 Northeast Schematic Aerial
A-002



Falling perimeter fence.

Job Title:
**511 E. Ann Street
Renovation**

511 E. Ann Street

Sheet Title:
Aerials and Photos

Released For: Historic District
Commission

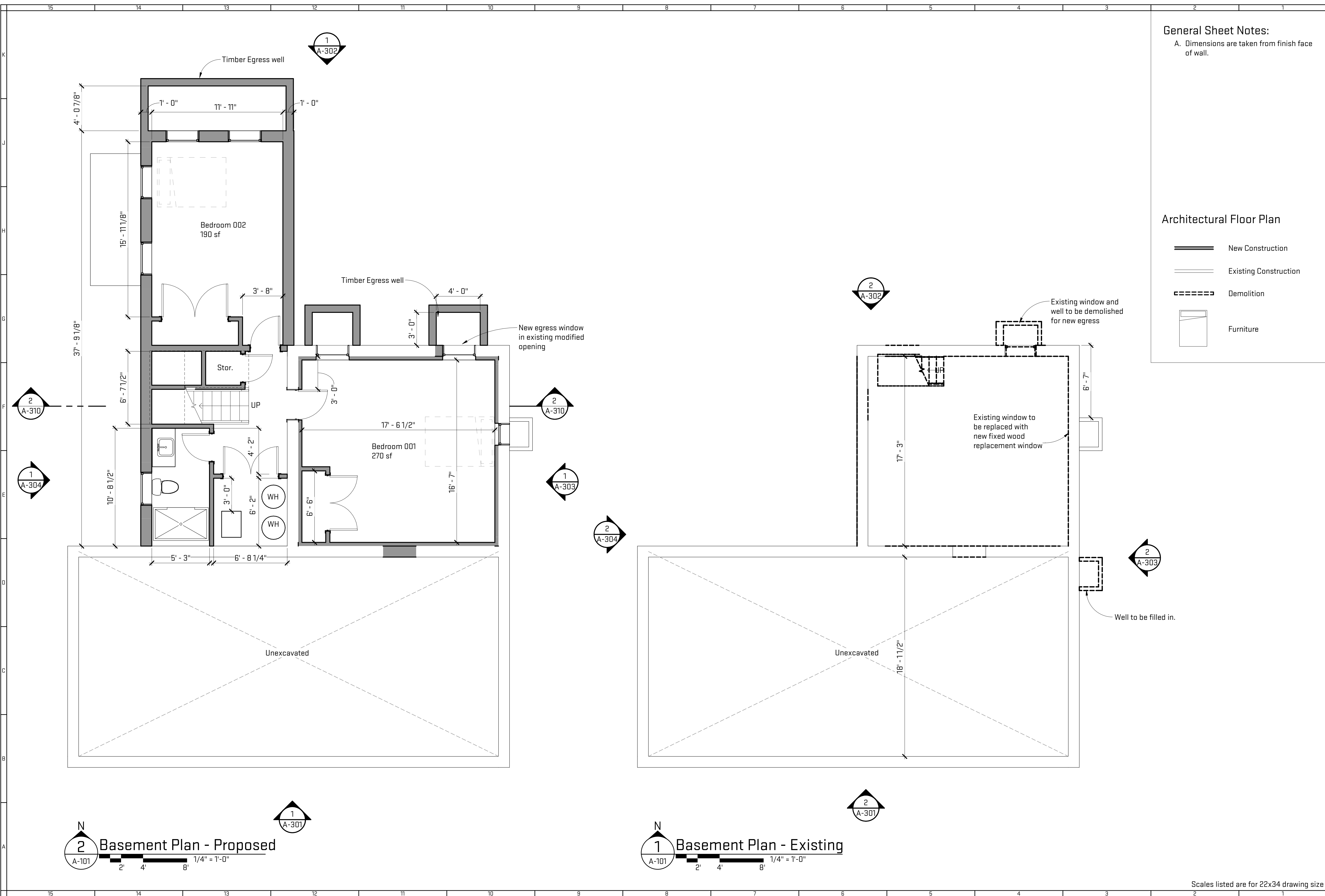
12/21/2022

RYP-HAR22

A-002




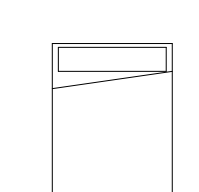
NOT FOR CONSTRUCTION

Plot Date/Time: 12/20/2022 2:31:59 PM File Path: C:\Users\maggie\Documents\HAR22_maggiel\56M2.rvt



General Sheet Notes:
 A. Dimensions are taken from finish face of wall.

Architectural Floor Plan

-  New Construction
-  Existing Construction
-  Demolition
-  Furniture

Job Title:
511 E. Ann Street Renovation
 511 E. Ann Street

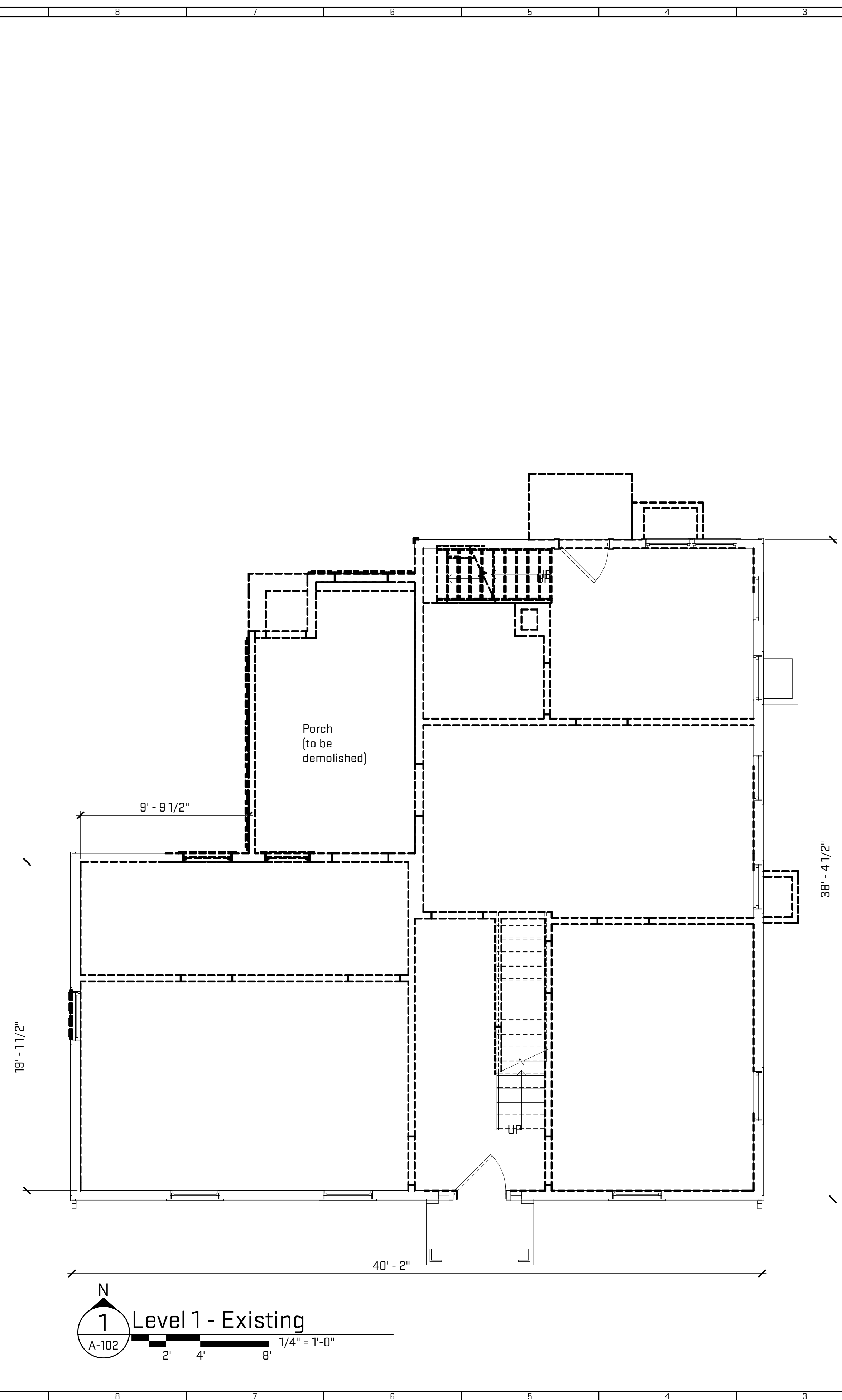
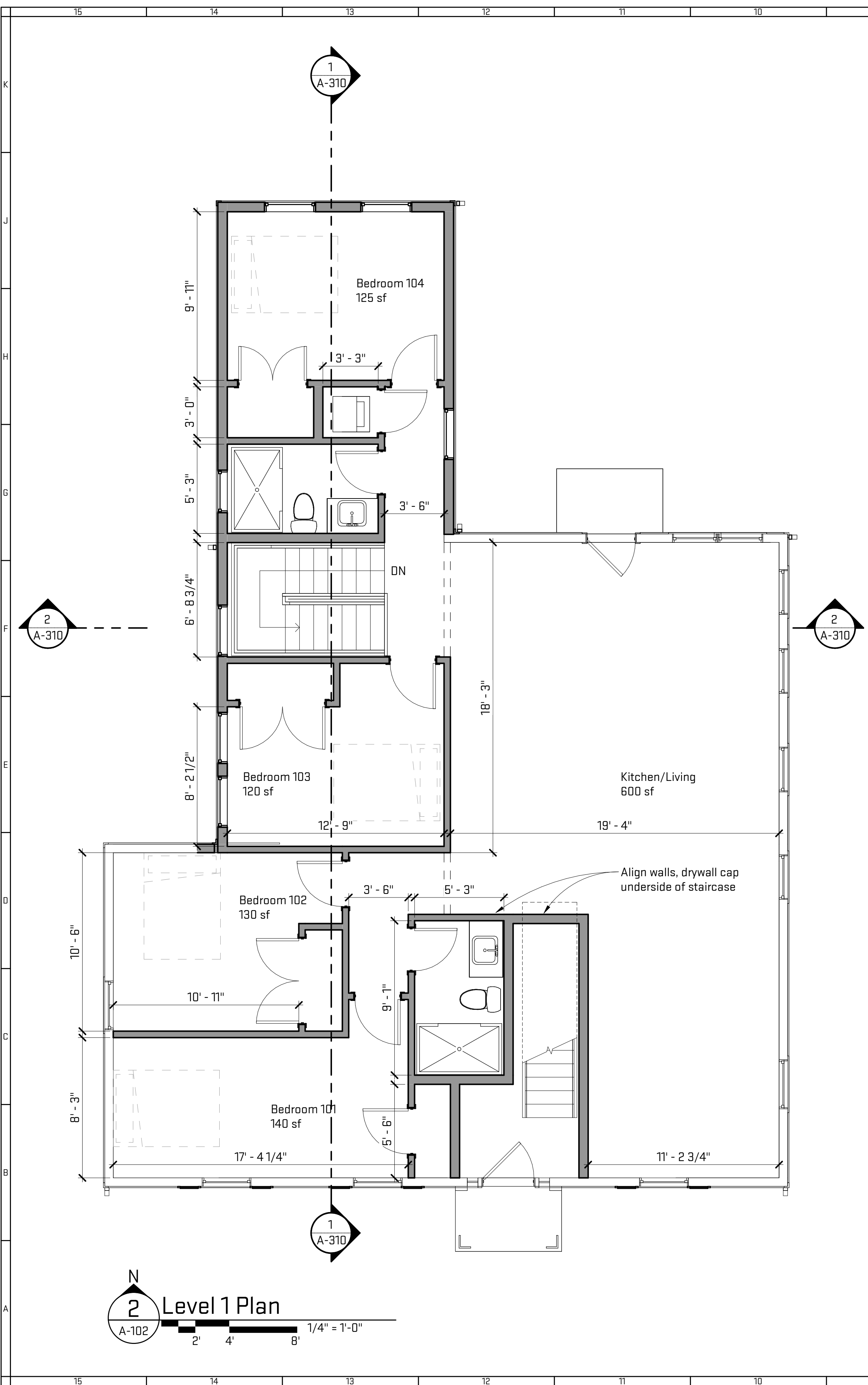
Sheet Title:
Basement Floor Plans
 Released For: Historic District Commission

12/21/2022
 RYP-HAR22
A-101

NOT FOR CONSTRUCTION

Scales listed are for 22x34 drawing size

Plot Date/Time: 12/20/2022 2:31:59 PM File Path: C:\Users\magjic\Documents\HAR22_magjic\US6M2.rvt



General Sheet Notes:
A. Dimensions are taken from finish face of wall.

Architectural Floor Plan

- New Construction
- Existing Construction
- Demolition
- Furniture

Job Title:
511 E. Ann Street Renovation
 511 E. Ann Street

Sheet Title:
Level 1 Floor Plans
 Released For: Historic District Commission

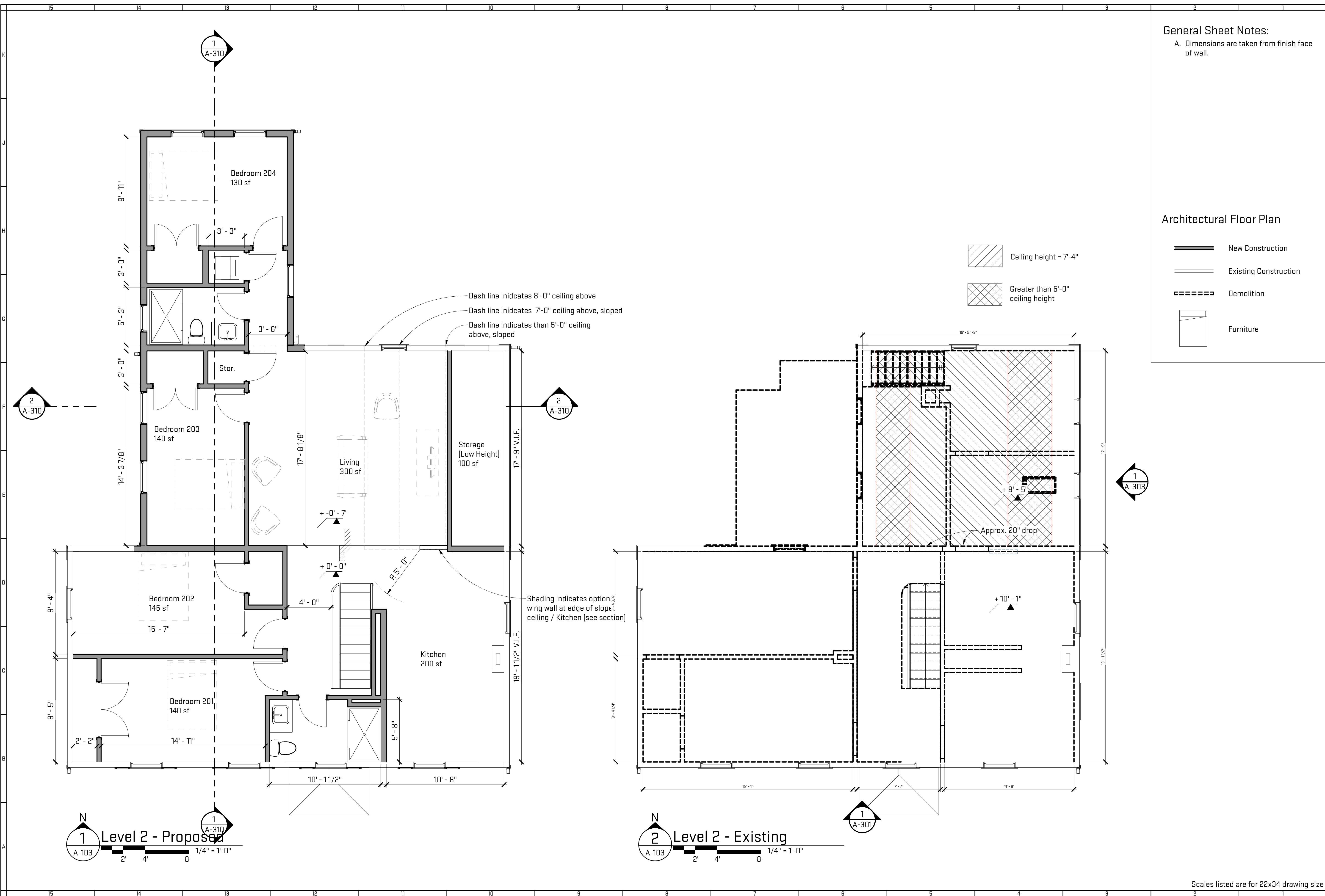
12/21/2022
 RYP-HAR22

A-102

Scales listed are for 22x34 drawing size

NOT FOR CONSTRUCTION

Plot Date/Time: 12/20/2022 2:31:48 PM File Path: C:\Users\magjicac\Documents\HAR22_magjicac\USM2.rvt



General Sheet Notes:
A. Dimensions are taken from finish face of wall.

Architectural Floor Plan

- New Construction
- Existing Construction
- Demolition
- Furniture

Job Title:
511 E. Ann Street Renovation
 511 E. Ann Street

Sheet Title:
Level 2 Floor Plans
 Released For: Historic District Commission

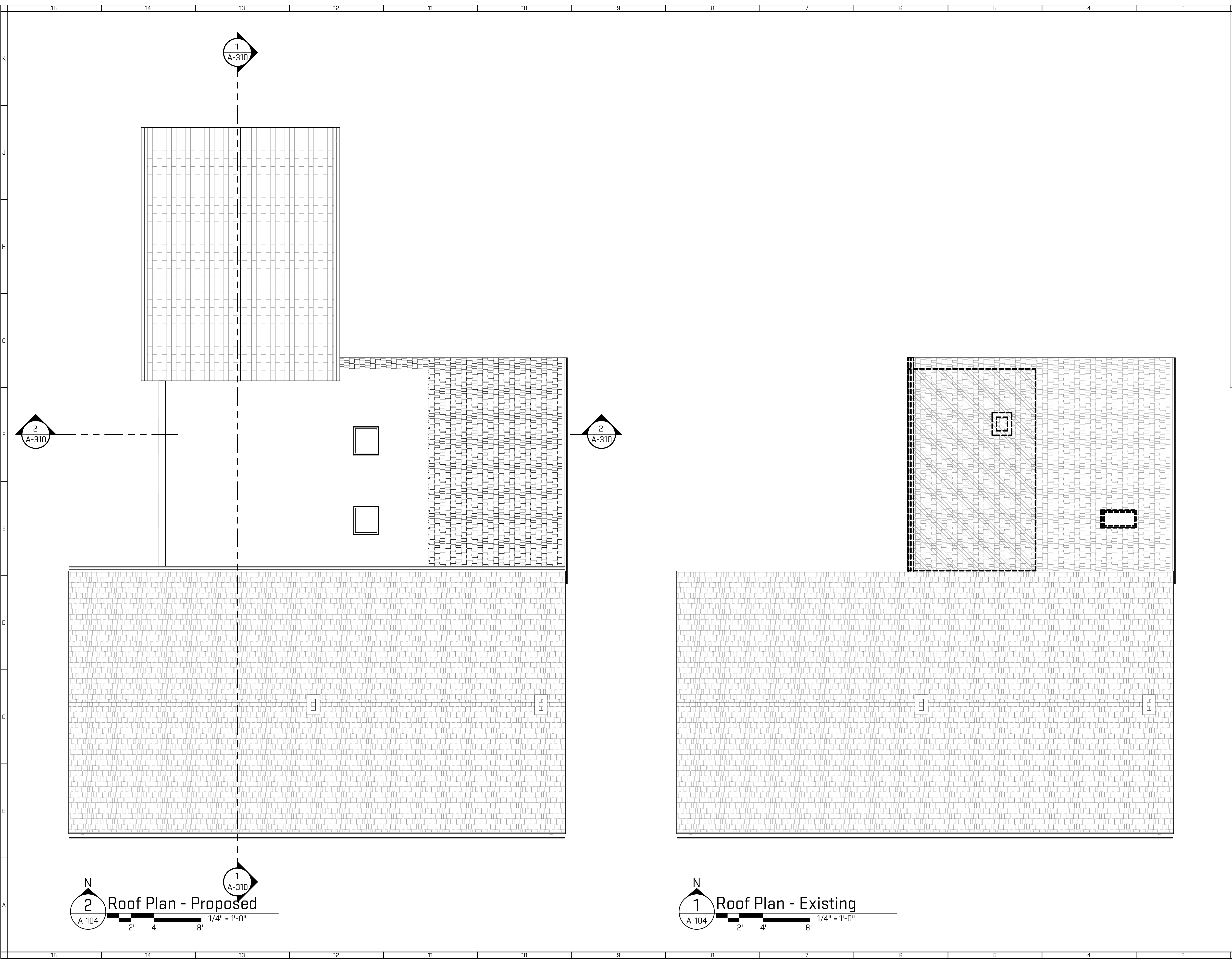
12/21/2022
 RYP-HAR22

A-103

NOT FOR CONSTRUCTION

Scales listed are for 22x34 drawing size

Plot Date/Time: 12/20/2022 2:31:49 PM File Path: C:\Users\maggiec\Documents\HAR22_maggielc\US6M2.rvt




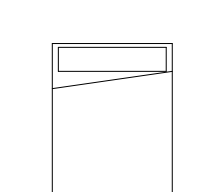


2 Roof Plan - Proposed
 A-104 1/4" = 1'-0"

1 Roof Plan - Existing
 A-104 1/4" = 1'-0"

General Sheet Notes:
 A. Dimensions are taken from finish face of wall.

Architectural Floor Plan

-  New Construction
-  Existing Construction
-  Demolition
-  Furniture

Job Title:
**511 E. Ann Street
 Renovation**
 511 E. Ann Street

Sheet Title:
Roof Plans
 Released For: Historic District
 Commission

12/21/2022
 RYP-HAR22

A-104

Scales listed are for 22x34 drawing size

NOT FOR CONSTRUCTION



View of Existing South Elevation

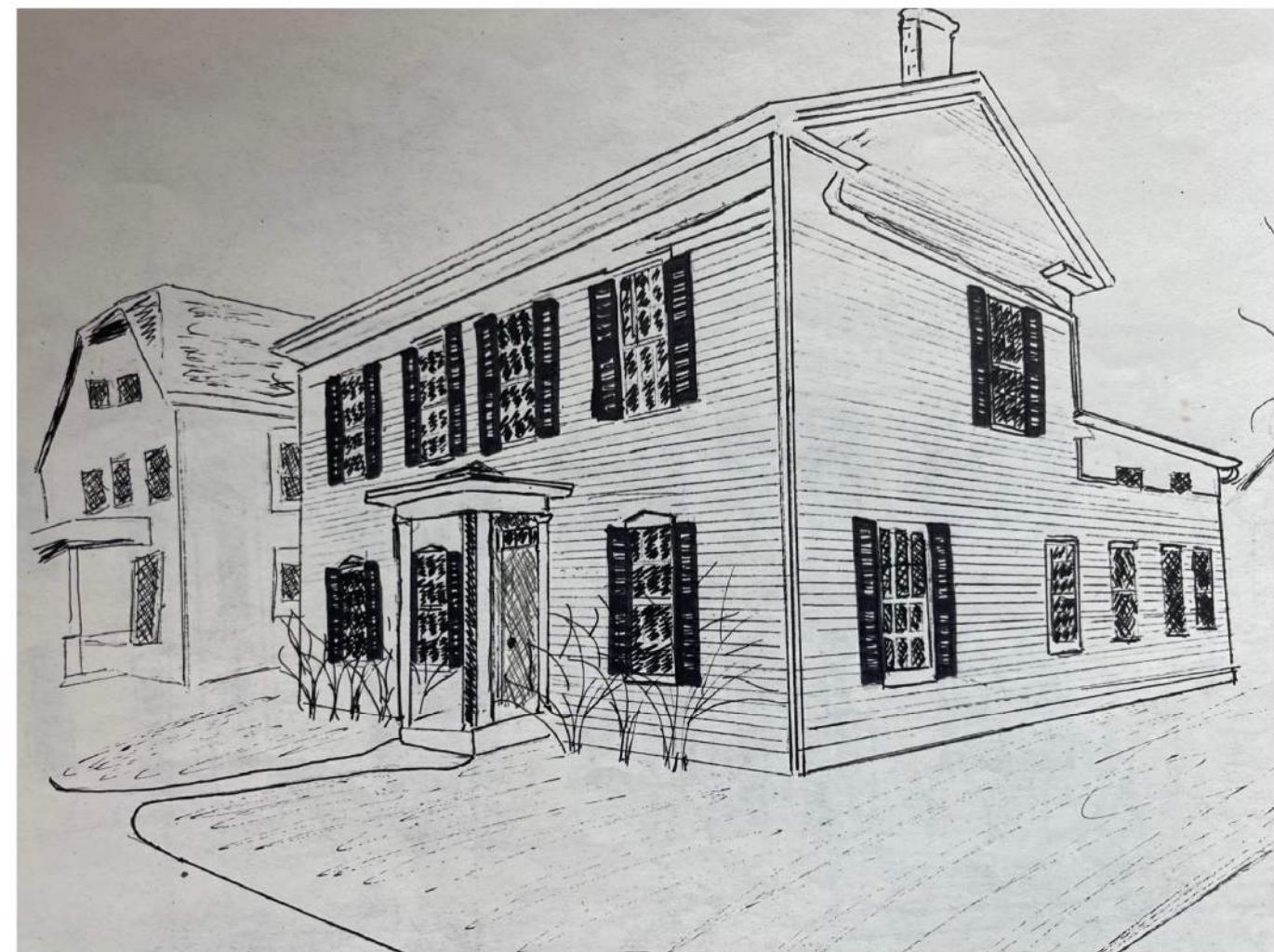
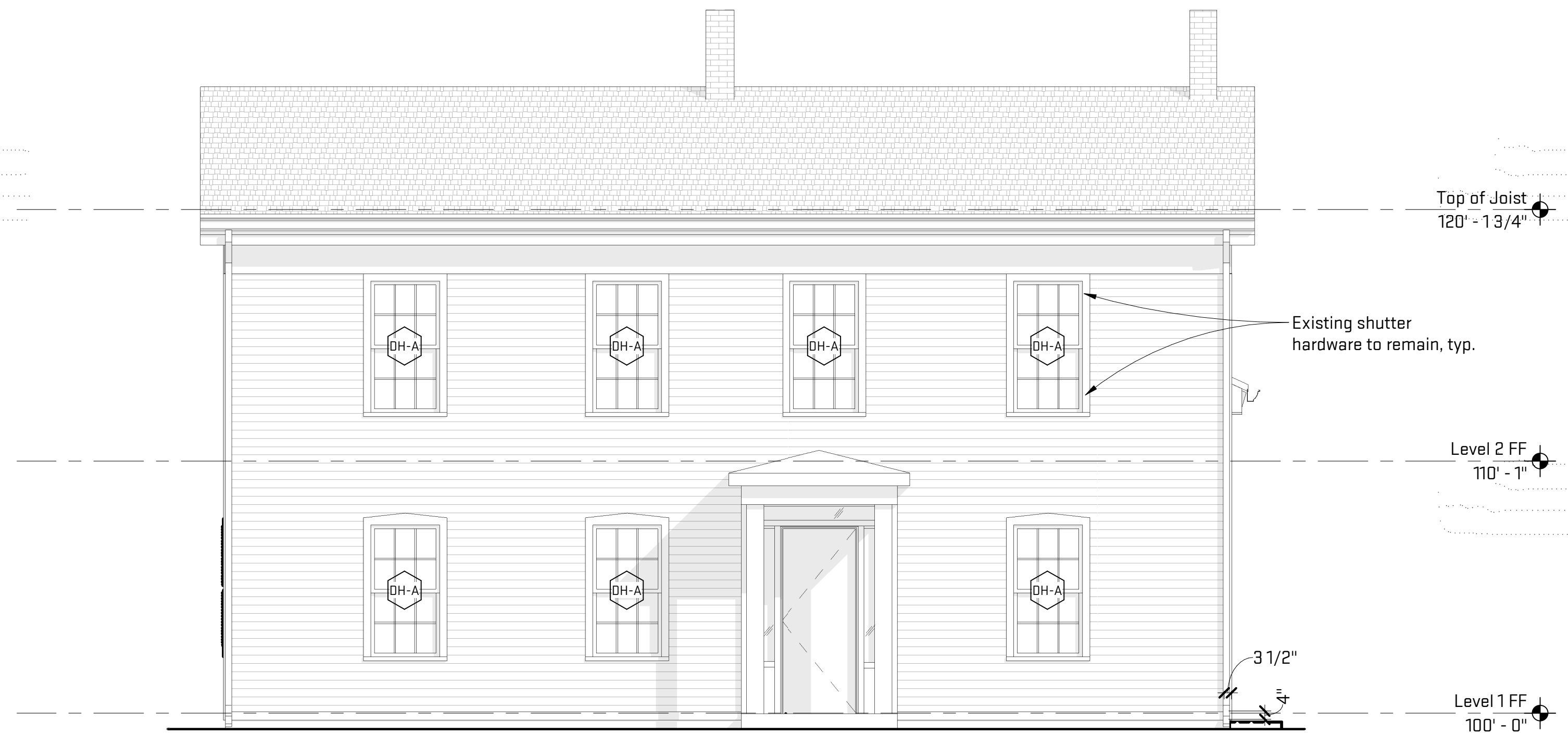
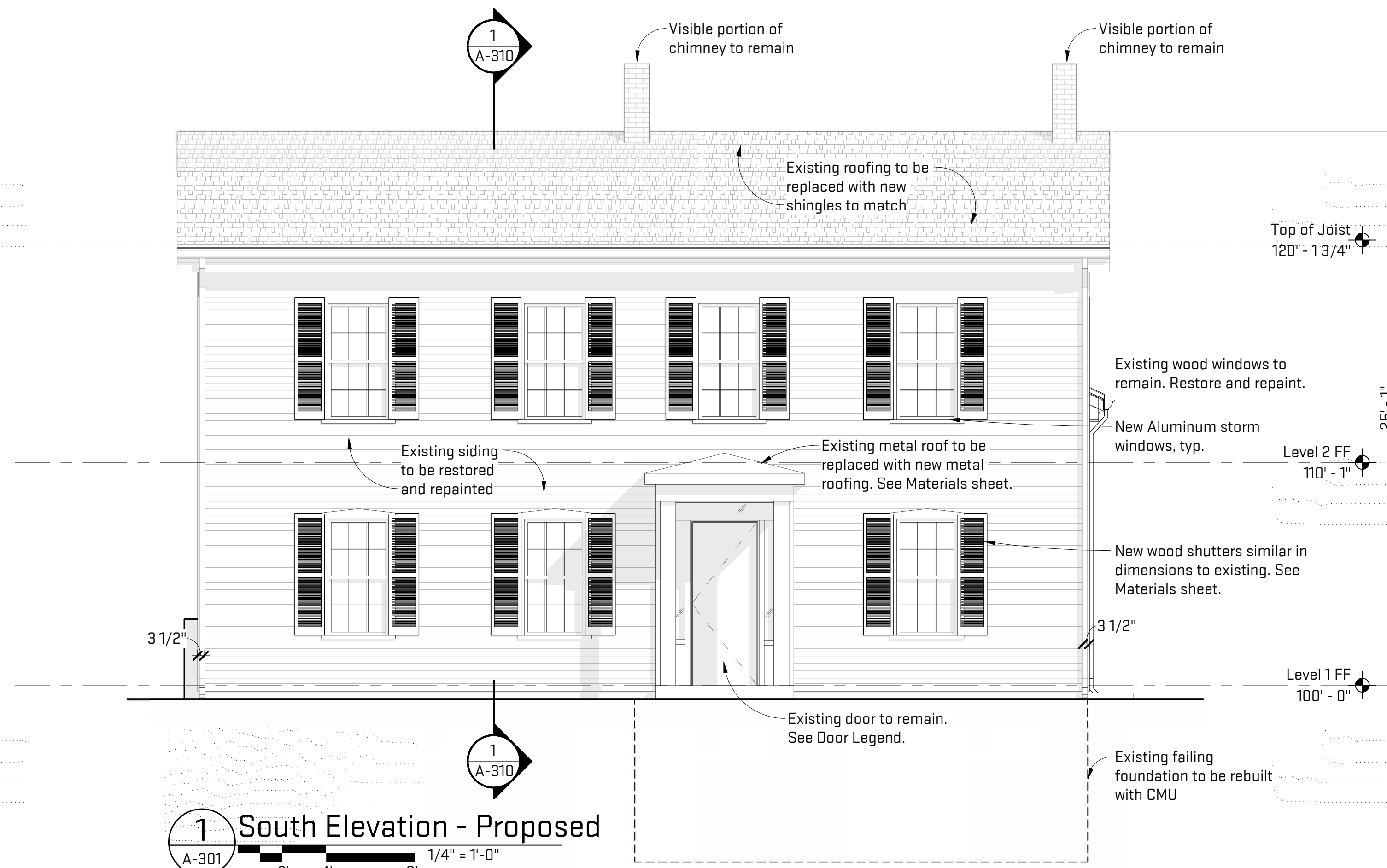


Illustration including shutters



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



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

General Sheet Notes:
A. Refer to Sheet A-702 Window Legend & Details for window types and descriptions.

Architectural Elevation

- Demolished
- ===== Existing Construction
- ⬡ Window Tag



Job Title:
511 E. Ann Street Renovation
511 E. Ann Street

Sheet Title:
Exterior Elevations
Released For: Historic District Commission

12/21/2022
RYP-HAR22
A-301

Scales listed are for 22x34 drawing size

NOT FOR CONSTRUCTION

Plot Date/Time: 12/20/2022 2:31:50 PM File Path: C:\Users\maggiac\Documents\HAR22_maggiac\JSM2.rvt



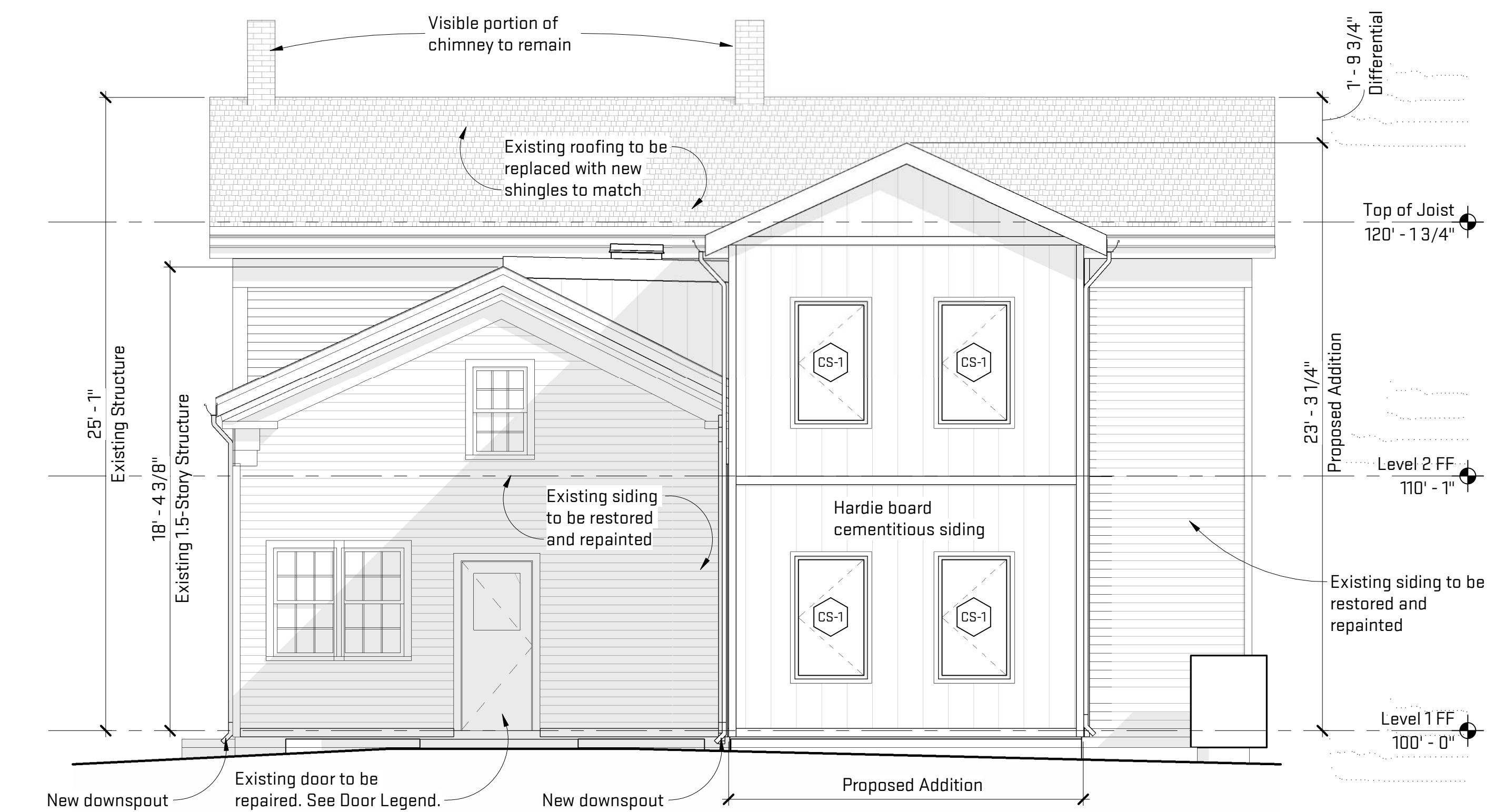
View of Existing North Elevation



View of Existing North Elevation



2 North Elevation - Existing
A-302 1/4" = 1'-0"



1 North Elevation - Proposed
A-302 1/4" = 1'-0"

General Sheet Notes:
None

Architectural Elevation

- Demolished
- Existing Construction
- Window Tag

Job Title:
**511 E. Ann Street
Renovation**
511 E. Ann Street

Sheet Title:
Exterior Elevations
Released For: Historic District
Commission

12/21/2022
RYP-HAR22
A-302

Scales listed are for 22x34 drawing size

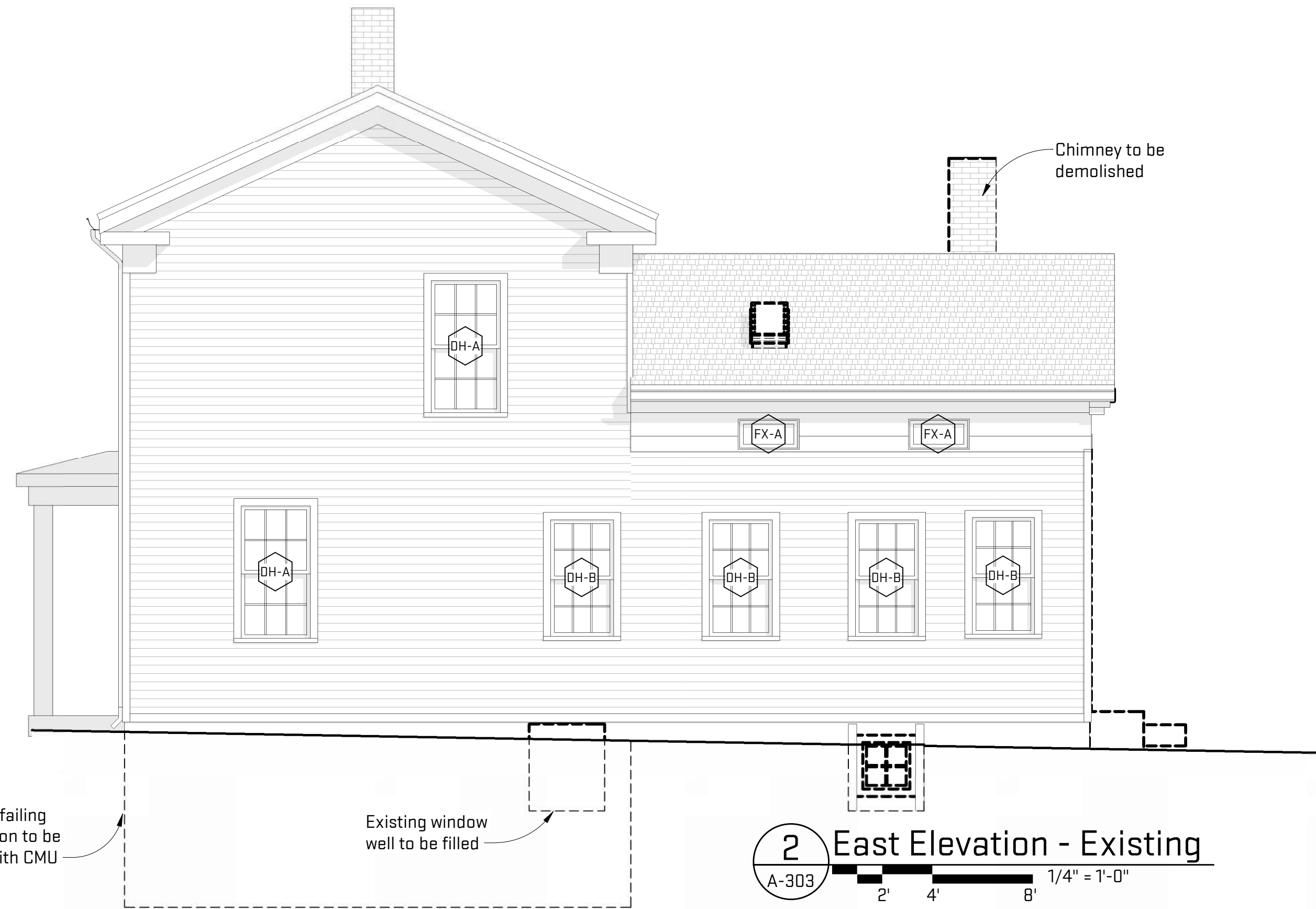
NOT FOR CONSTRUCTION



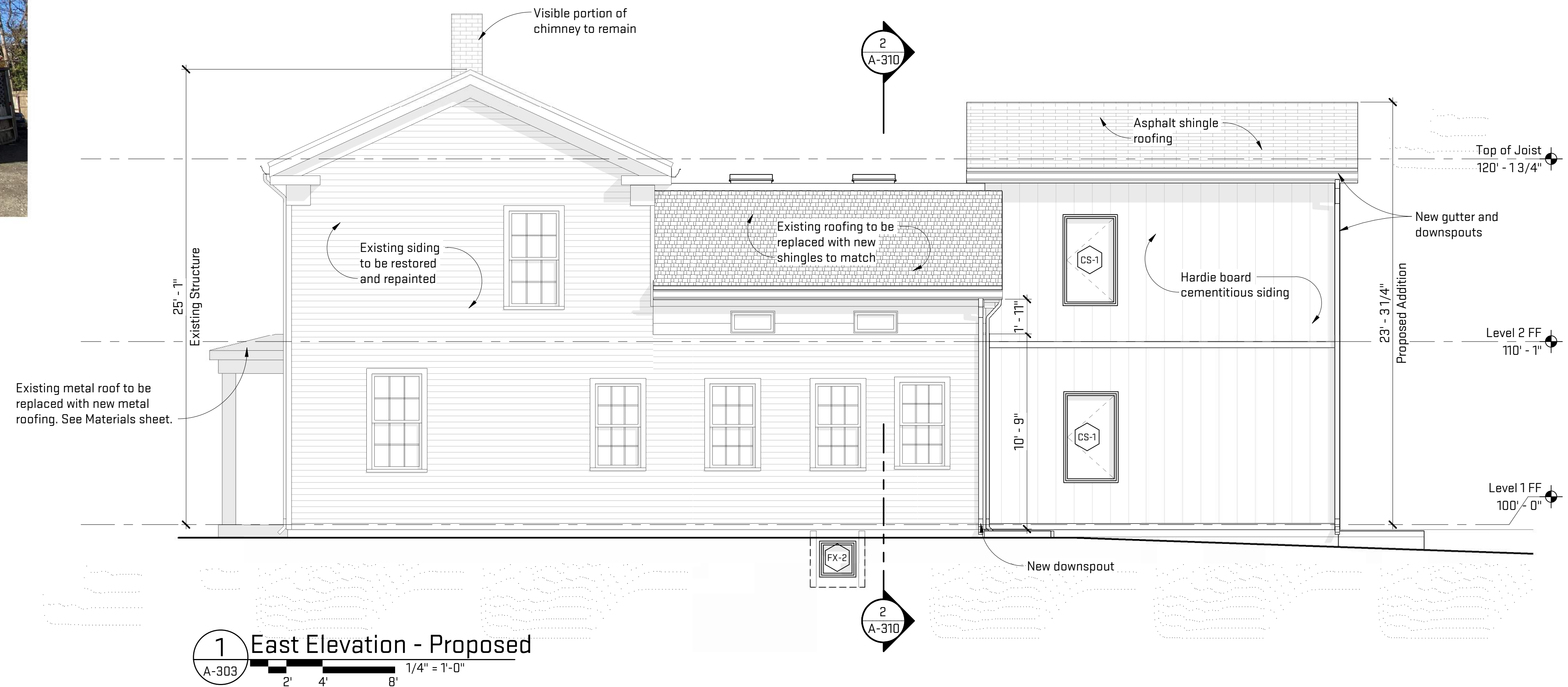
View of Existing East Elevation



View of Existing East Elevation



2 East Elevation - Existing



1 East Elevation - Proposed

General Sheet Notes:

None

Architectural Elevation

- Demolished
- Existing Construction
- Window Tag

Job Title:

511 E. Ann Street
Renovation

511 E. Ann Street

Sheet Title:

Exterior Elevations

Released For: Historic District
Commission

12/21/2022

RYP-HAR22

A-303

NOT FOR CONSTRUCTION

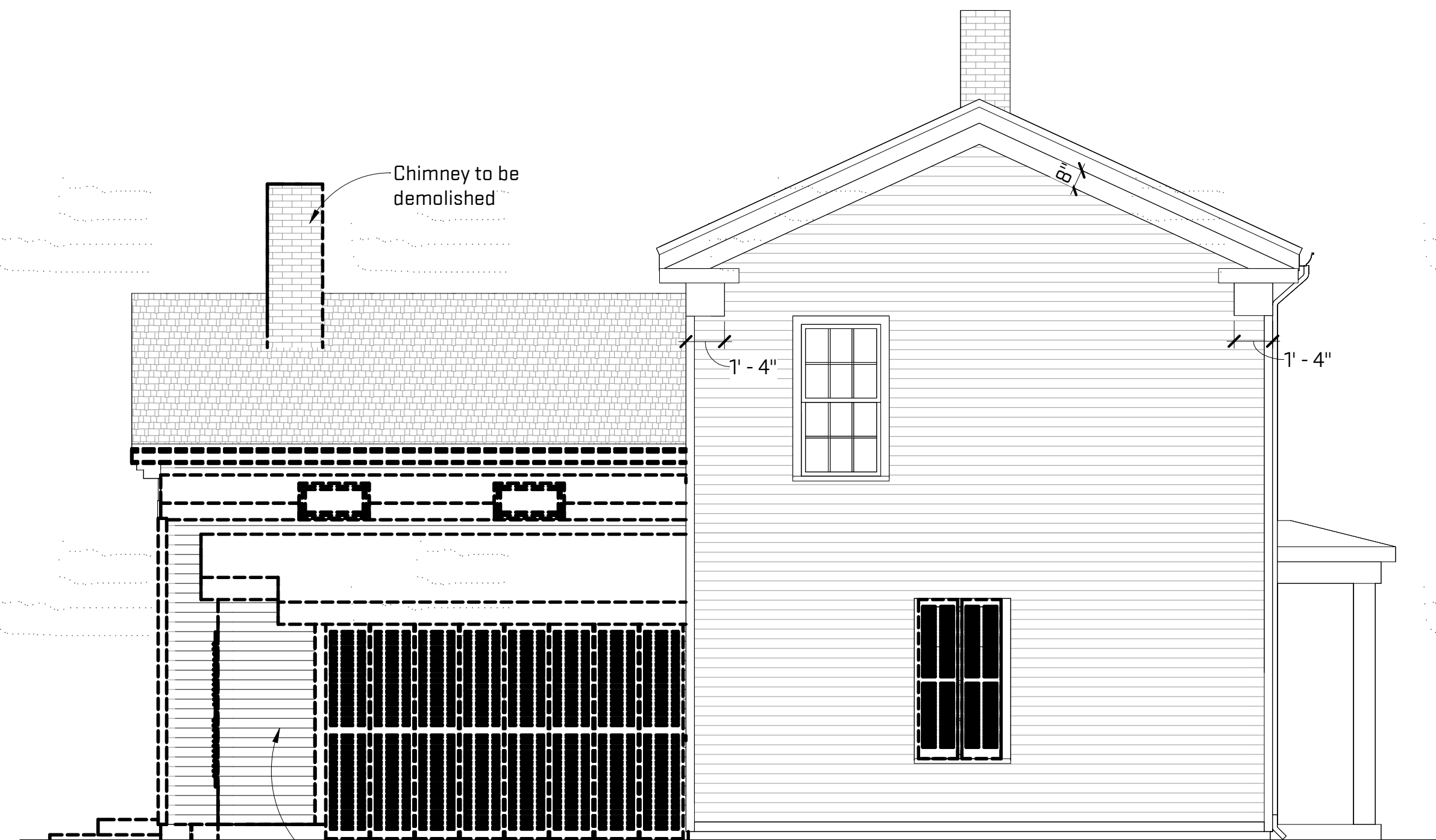
Scales listed are for 22x34 drawing size



View of existing non-contributing porch

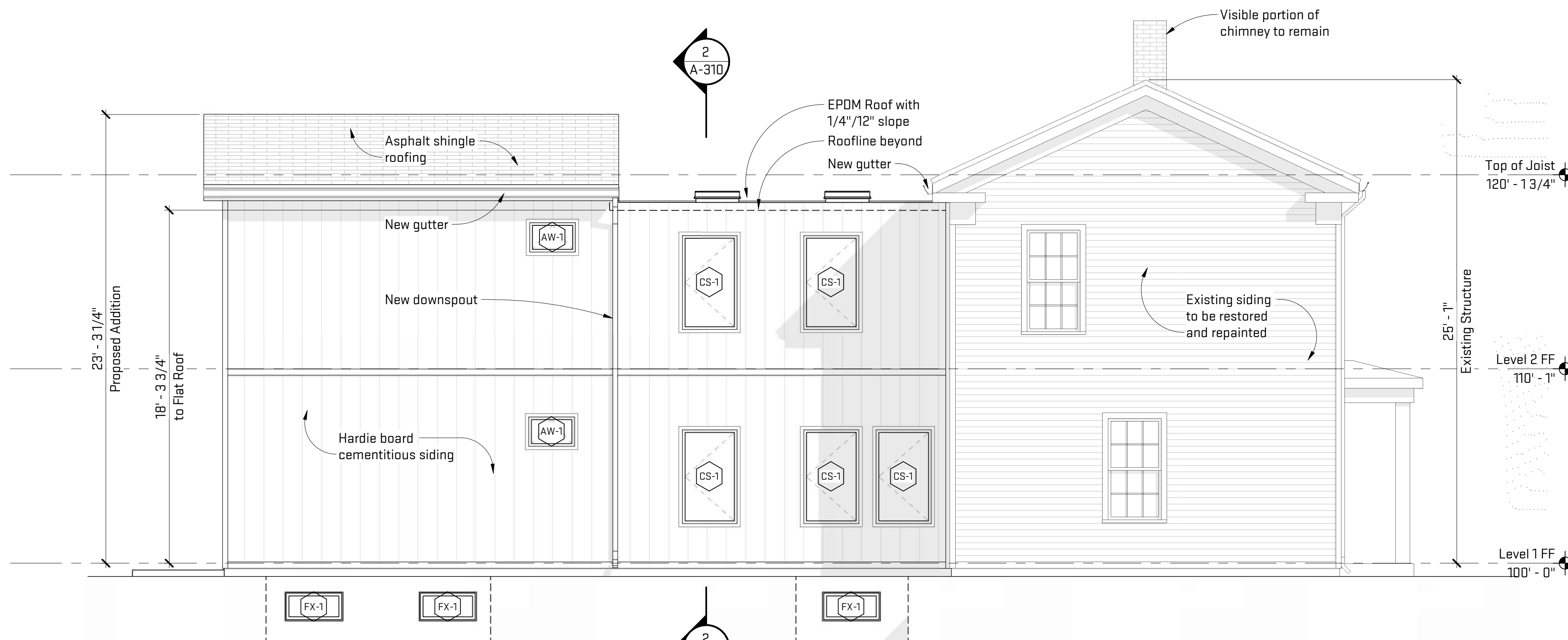


View of West elevation



Existing non-contributing porch to be demolished.
Shutters on this elevation to be demolished.
Existing windows to be salvaged for reuse / repair of windows to remain.

2 West Elevation
A-304 1/4" = 1'-0"



1 West Elevation - Proposed
A-304 1/4" = 1'-0"

General Sheet Notes:
None

Architectural Elevation

- Demolished
- Existing Construction
- Window Tag

Job Title:

511 E. Ann Street
Renovation

511 E. Ann Street

Sheet Title:

Exterior Elevations

Released For: Historic District
Commission

12/21/2022

RYP-HAR22

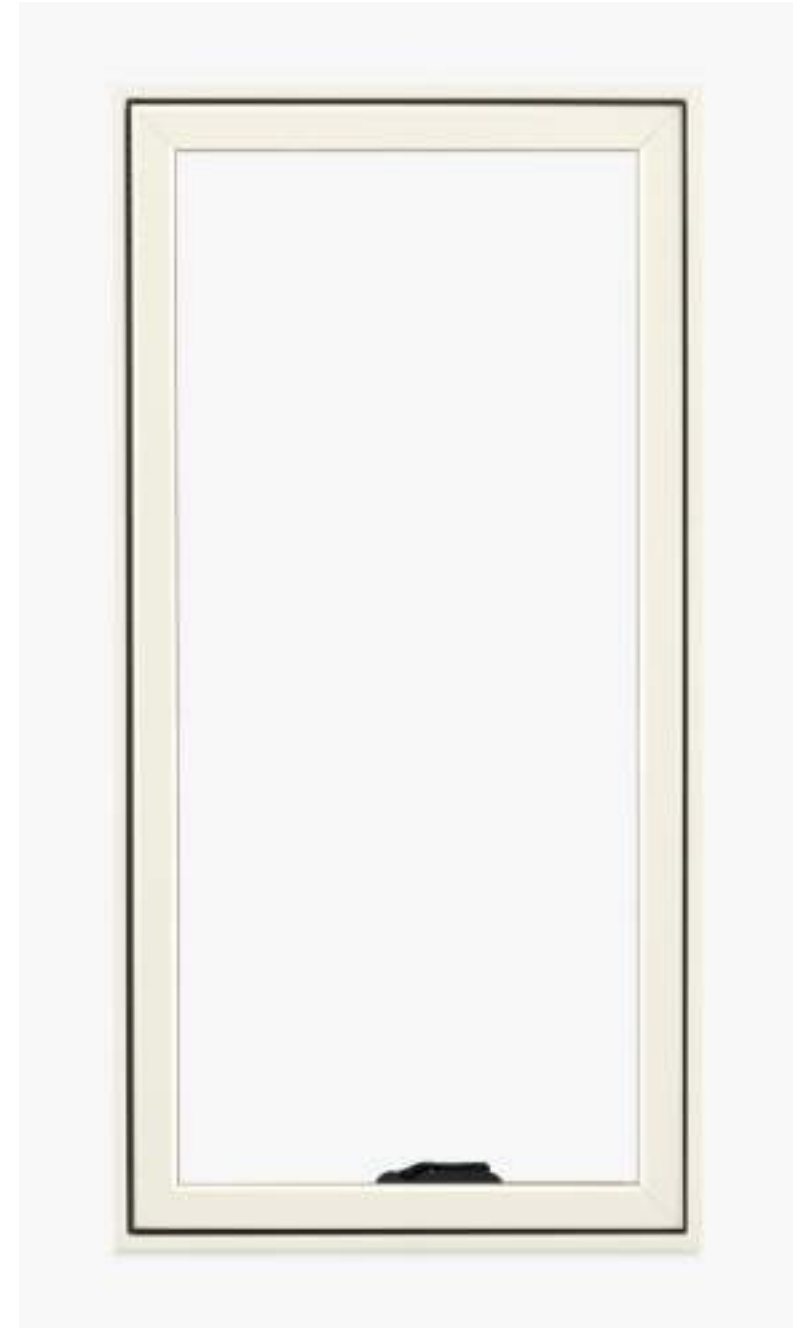
A-304

NOT FOR CONSTRUCTION

Scales listed are for 22x34 drawing size

Plot Date/Time: 12/20/2022 2:31:54 PM File Path: C:\Users\maggieac\Documents\HAR22_maggieac\56M2.rvt

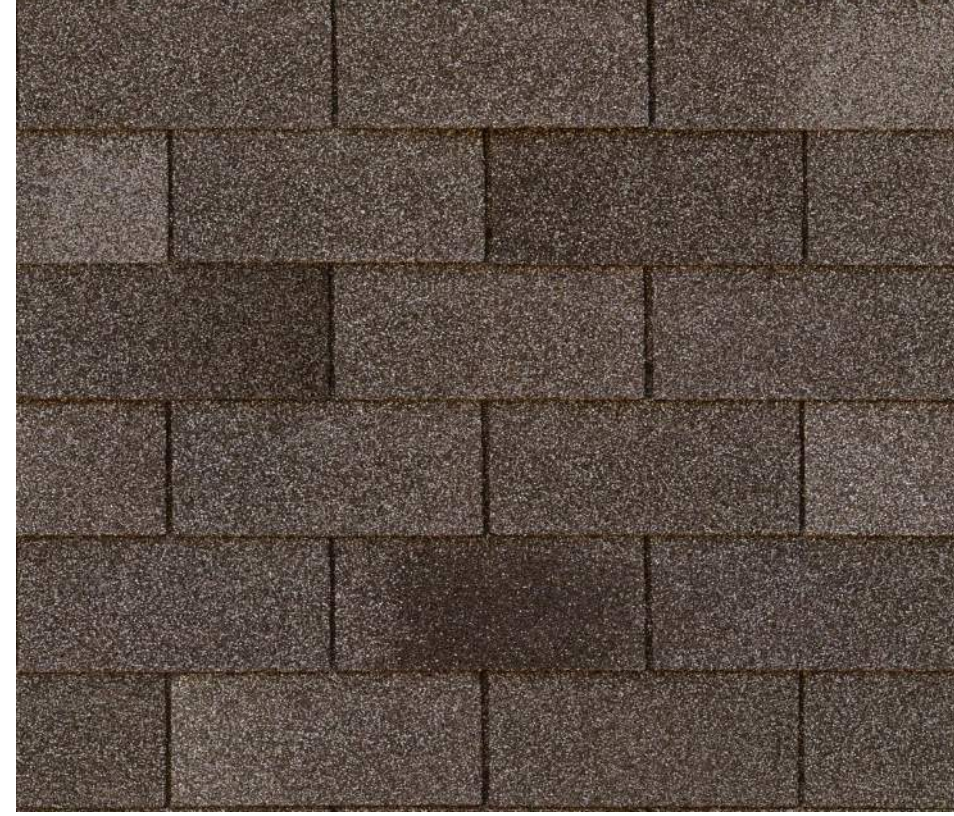
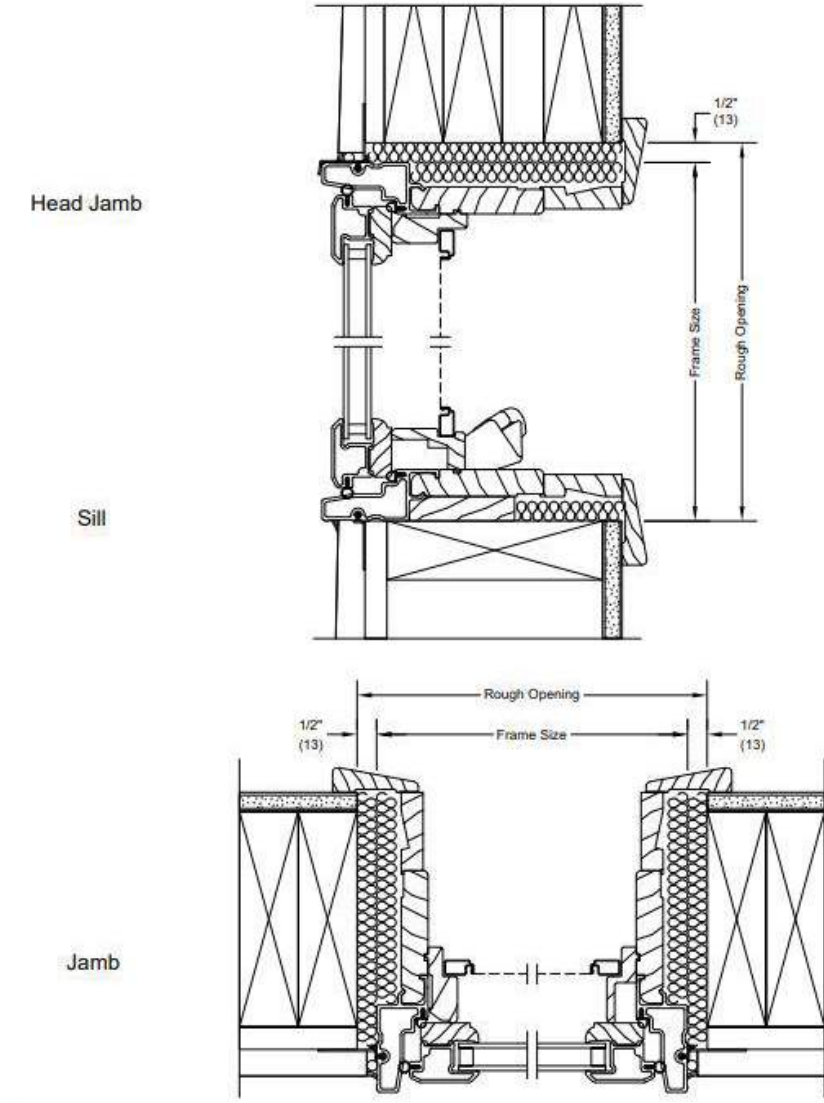
Plot Date/Time: 12/20/2022 2:31:55 PM File Path: C:\Users\maggiejac\Documents\HAR22_maggieljac\56M2.rvt



Exterior elevation of Marvin Elevate casement

MARVIN Elevate Casement / Awning
 Section Details: Installation Suggestion - Wood Siding With 2x6 Frame Construction

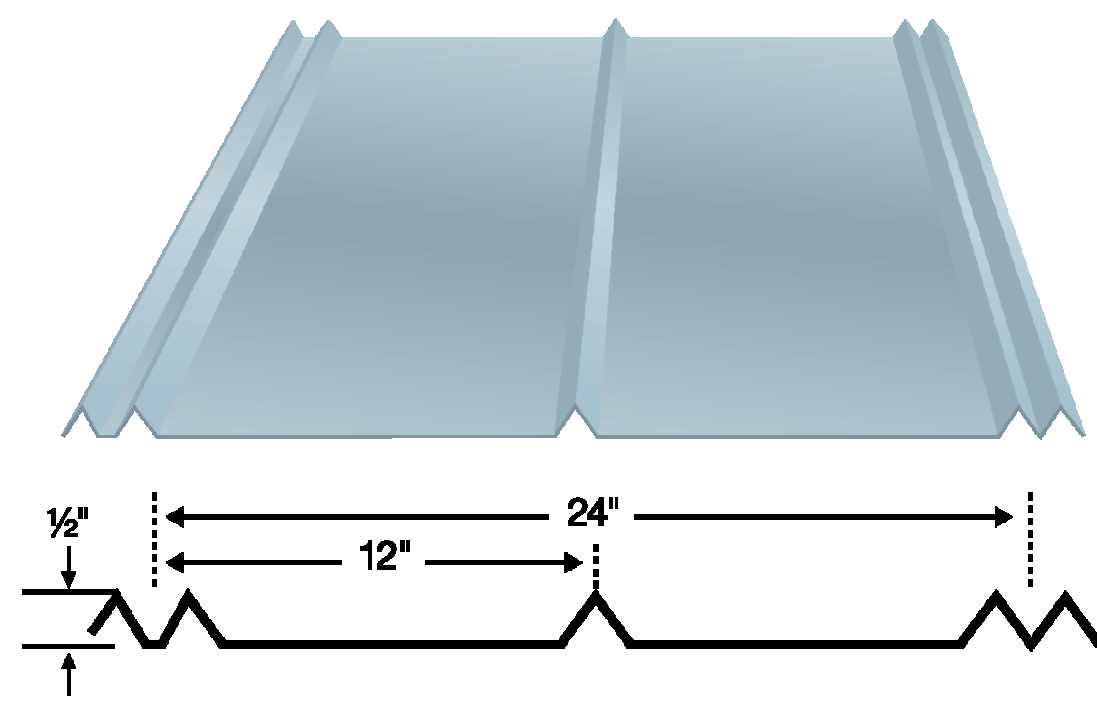
Scale: 1 1/2" = 1'-0"



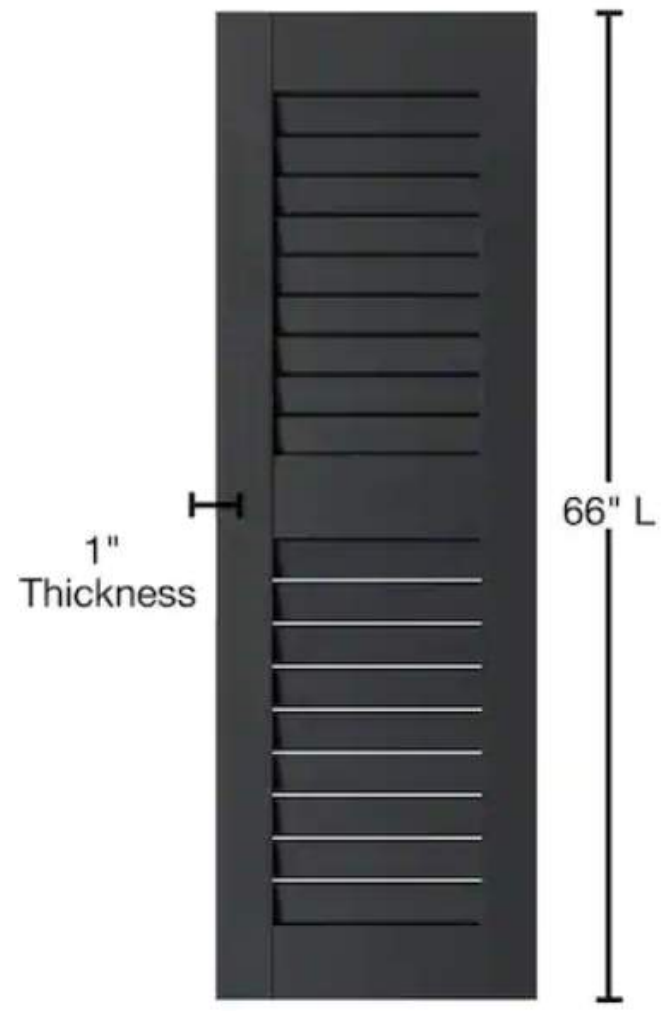
Dark asphalt shingle



White board-and-batten vertical siding

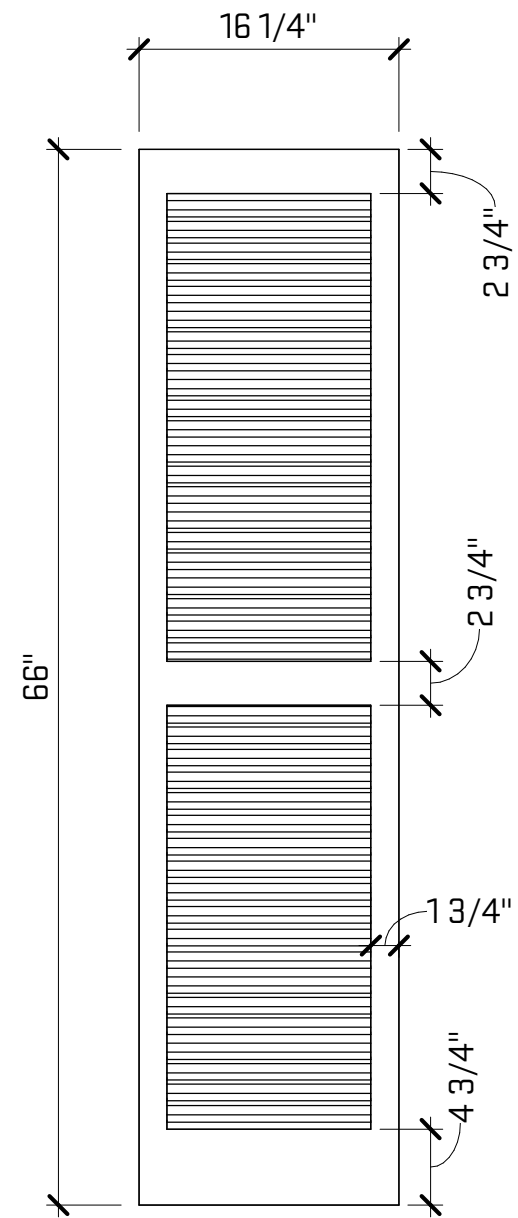


Proposed metal roofing over front entry, to be black.



Hover Image to Zoom

Proposed wooden shutters by Ekena Millwork
 (Image not to scale)



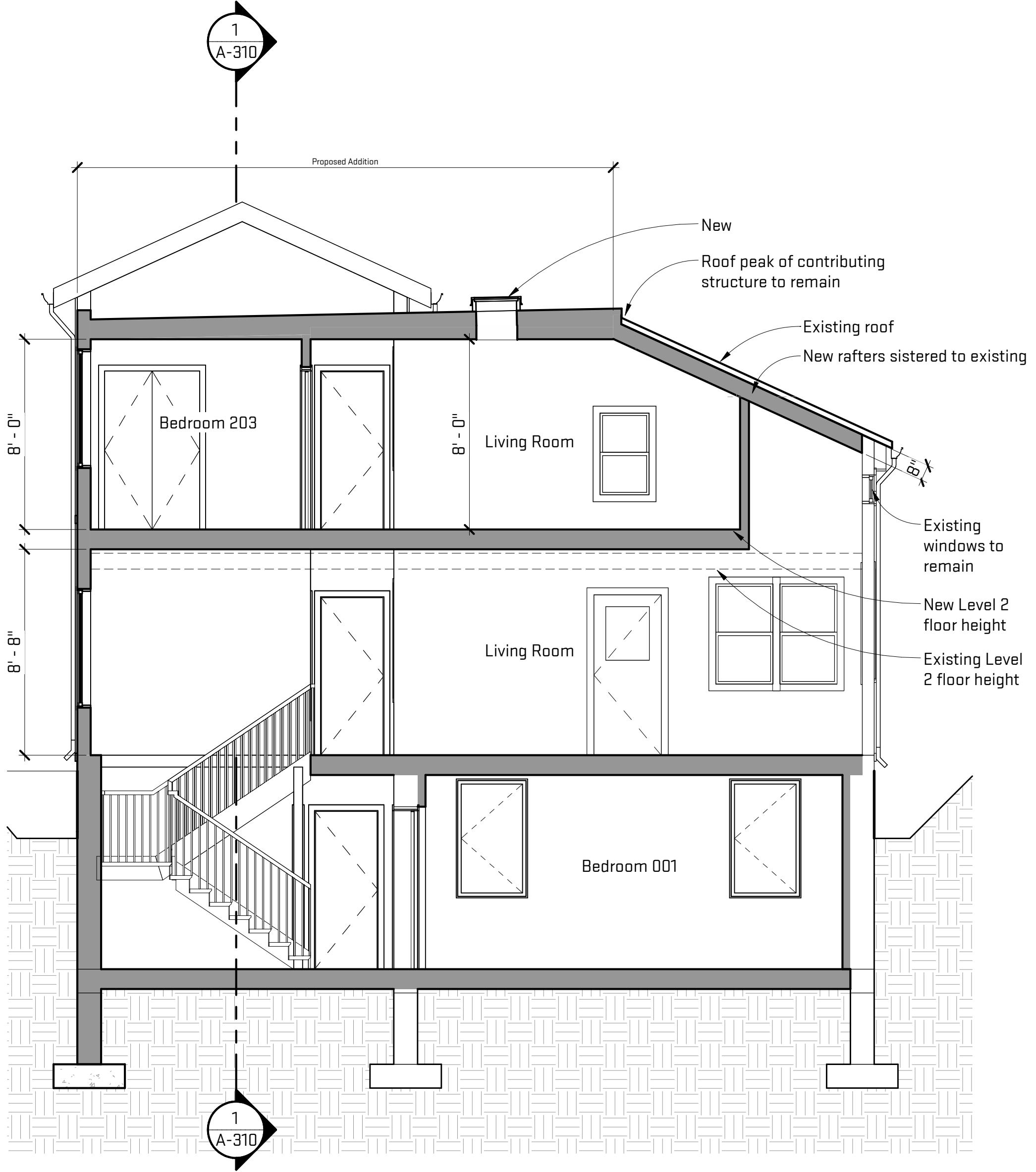
Existing Shutter Dimensions
 1" = 1'-0"



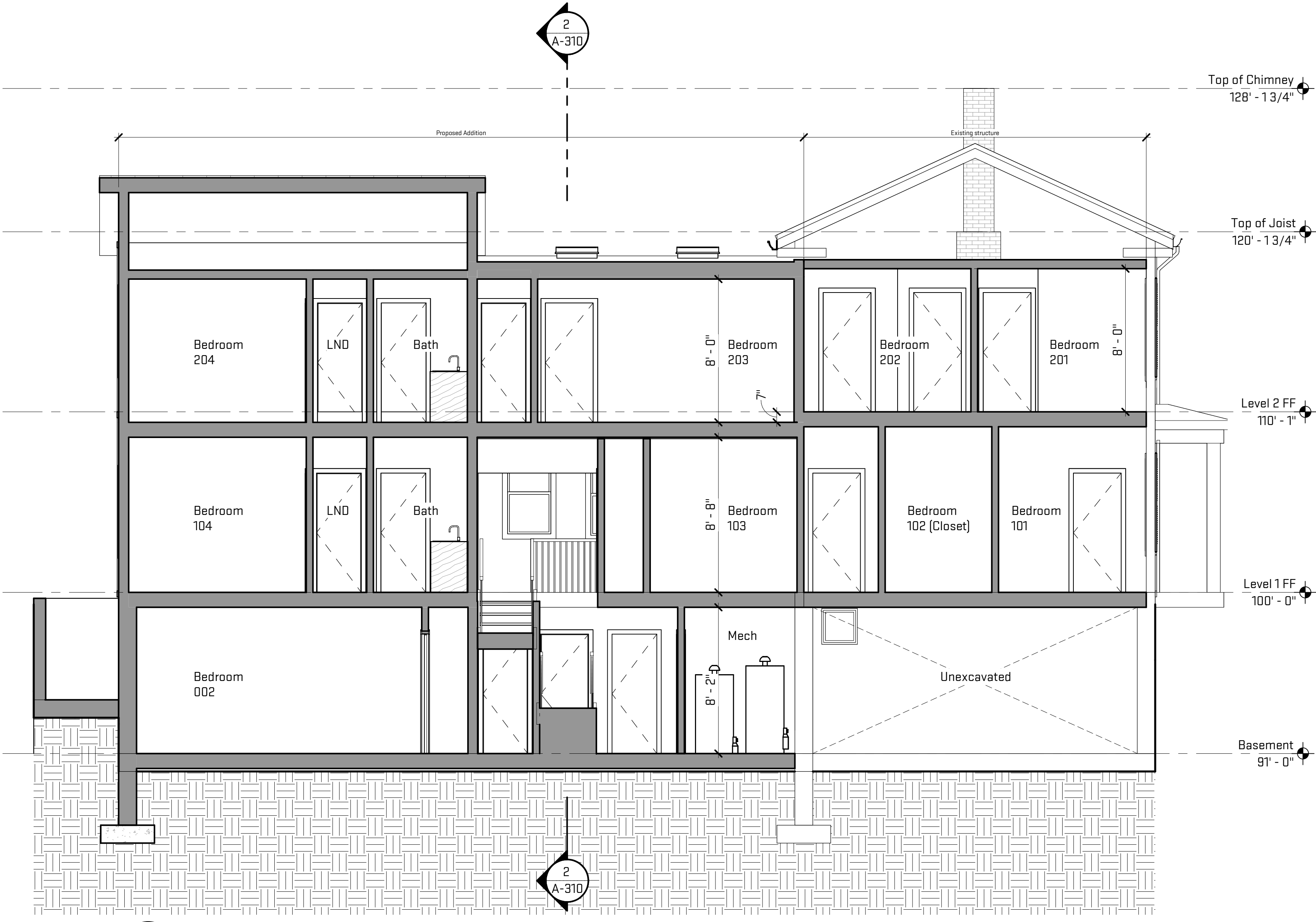
White Street Renovation by O|X Studio - Design inspiration for Addition

Plot Date/Time: 12/20/2022 2:31:55 PM File Path: C:\Users\maggiac\Documents\HAR22_maggiac\56M2.rvt

General Sheet Notes:
 A. Dimensions are taken from finish face of existing wall and from face of stud on new walls.



2 E-W Existing to New
 A-310 1/4" = 1'-0"



1 N-S Existing to New
 A-310 1/4" = 1'-0"

Scales listed are for 22x34 drawing size

Job Title:	511 E. Ann Street Renovation
Sheet Title:	Building Sections
Released For:	Historic District Commission

12/21/2022	Project # Eng. Date
RYP-HAR22	Project # Eng. Date
A-310	Project # Eng. Date

NOT FOR CONSTRUCTION

Window Schedule											
ID	R.O.		Type Elevation	Manufacturer	Model	Glazing		Frame		Exterior Trim	Comments
	Width	Height				Thickness	Type	Material	Finish		
Existing											
DH-A	2' - 10 1/2"	5' - 4 1/2"	DH			EXIST		WD	PT	WD, PT	Original windows on Main House. To receive Robertson exterior aluminum storm windows.
DH-B	2' - 7 1/2"	4' - 9"	DH			EXIST		WD	PT	WD, PT	Windows on 1.5 story Addition. To receive Robertson exterior aluminum storm windows.
DH-C	2' - 7 1/2"	4' - 5"	DH			EXIST		WD	PT	WD, PT	Windows on 1.5 story Addition. To receive Robertson exterior aluminum storm windows.
DH-D	2' - 3 1/4"	3' - 7 3/4"	DH			EXIST		WD	PT	WD, PT	Windows on 1.5 story Addition. To receive Robertson exterior aluminum storm windows.
FX-A	2' - 5"	1' - 2 1/2"	FX			EXIST		WD	PT	WD, PT	Windows on 1.5 story Addition. To receive Robertson exterior aluminum storm windows.
Construction											
AW-1	2' - 6"	1' - 8"	AW	Marvin	Elevate Awning	3/8" Min	Frost	Wood and Fiberglass	Ebony	None	New Bathroom Windows
CS-1	3' - 0"	5' - 0"	CS	Marvin	Elevate Casement	3/8" Min	Clear	Wood and Fiberglass	Ebony	None	New Addition Windows
FX-1	3' - 0"	1' - 6"	FX	Marvin	Elevate Picture	3/8" Min	Clear	Wood and Fiberglass	Ebony	None	New Addition Basement Windows
FX-2	2' - 0"	2' - 0"	FX	Marvin	Elevate Picture	3/8" Min	Clear	Wood and Fiberglass	Ebony	None	New Addition Basement Windows

General Sheet Notes:
 A. Existing windows will be repaired or replaced like for like, except for windows demolished for the construction of the addition.
 B. Existing doors to be repaired. Should their condition prove unsuitable for occupation, they will be replaced like for like.

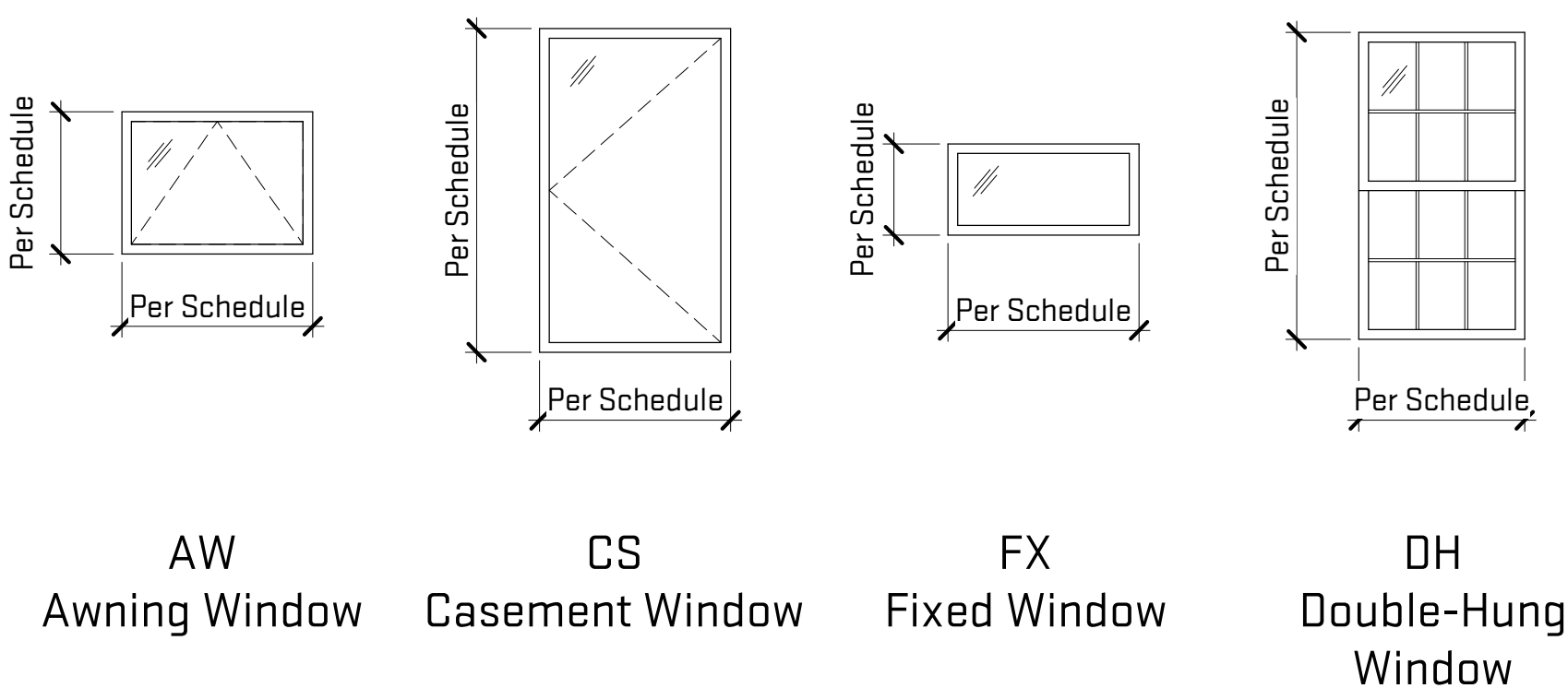


Existing window - DH-A



Existing Windows - FX-A and DH-B

Window Legend

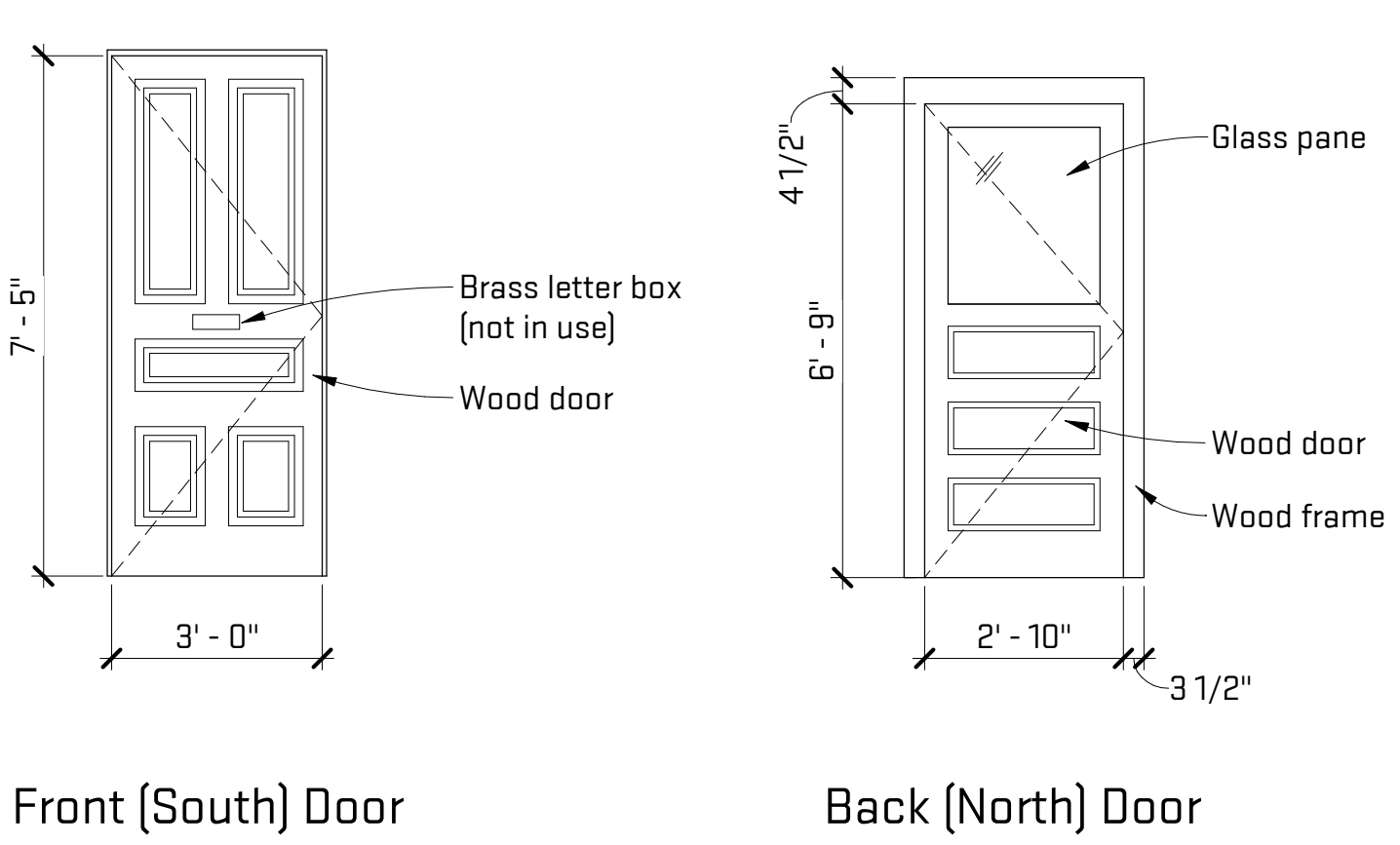


Existing front door



Existing back door - suspected not to be of historic significance

Existing Door Legend



Job Title:
 511 E. Ann Street
 Renovation
 511 E. Ann Street

Sheet Title:
 Window and Door
 Legends
 Released For: Historic District
 Commission

12/21/2022
 RYP-HAR22
 A-702

Scales listed are for 22x34 drawing size

NOT FOR CONSTRUCTION

Plot Date/Time: 12/20/2022 2:31:57 PM File Path: C:\Users\maggie\Documents\HAR22_maggie\US6M2.rvt