

# 220 W Ann St. Renovation

## Released For: Design Review Board Application

Release Date: 07/22/2015

O|X Project Number: WAS15

### Applicable Codes & Site Data

**Building Code:** 2012 Michigan Building Code, with Compliance Alternative per 3412.1x1  
2012 Michigan Rehabilitation Code, Alteration Level II

**Barrier Free:** 2009 Michigan Barrier Free Design Code, ICC/ANSI A117.1 - 2009

**Mechanical Code:** 2012 Michigan Mechanical Code

**Electrical Code:** 2011 Michigan Electrical Code

**Plumbing Code:** 2012 Michigan Plumbing Code

**Energy Code:** 2009 Michigan Uniform Energy Code

**Life Safety:** NFPA 101, Life Safety Code

**Fire Suppression:** No

**Fire Alarm:** No

**Zoning:** D2

**Character District:** Kerrytown

**Frontage Designation:** Front Yard Street

**Use Group:** R-2

**Construction Type:** V-B

**Legal Description:** PARCEL 09-09-29-149-001

**Tax ID:** W 1/2 LOT 1 B2N R2E ORIGINAL PLAT OF ANN ARBOR

**Legal ID:** 81010

**School District:** 81010

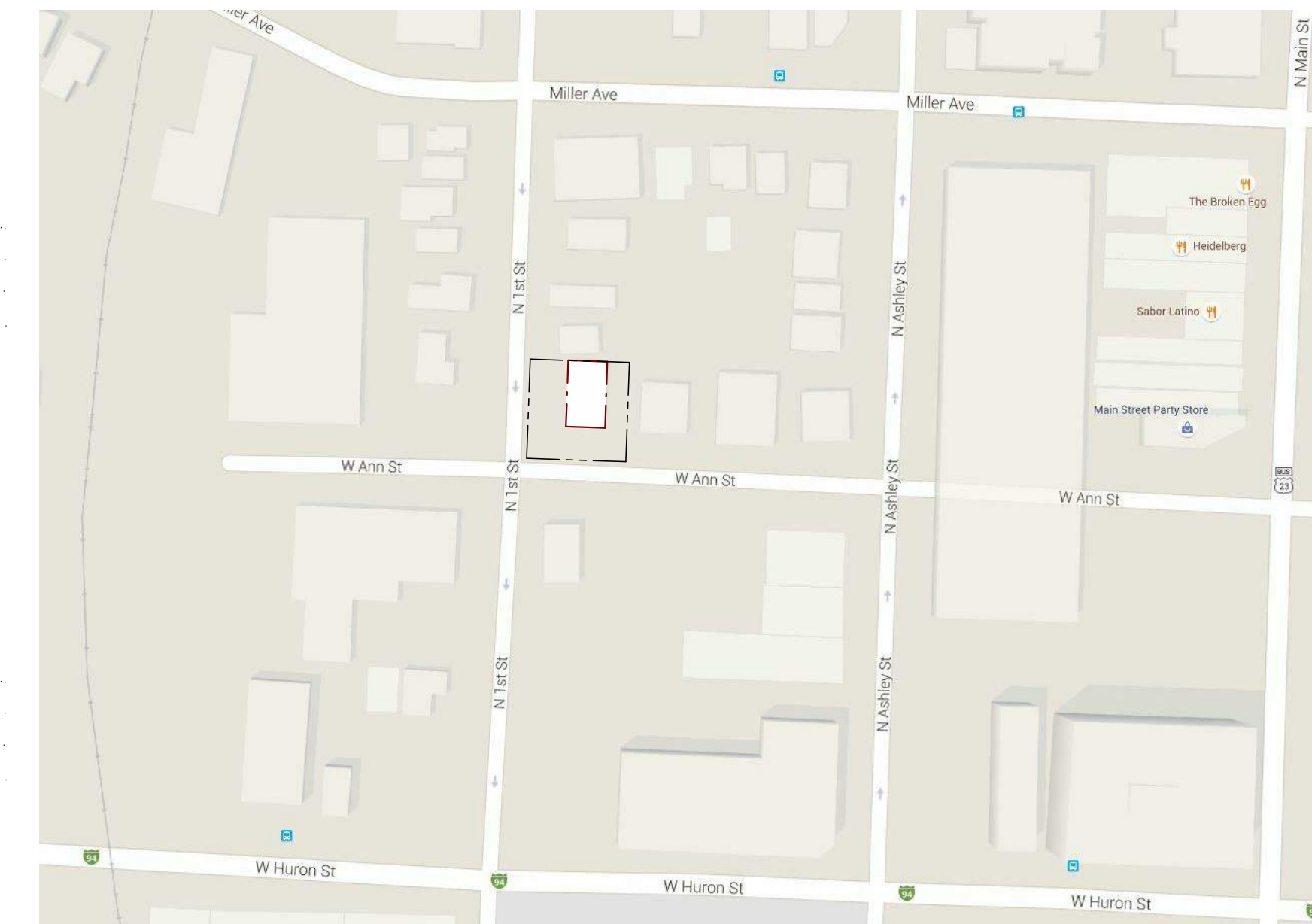
	Existing	Proposed
<b>Uses:</b> Residential	3 units	5 units
<b>Building:</b> Usable SF		
Basement	0 sf	718 sf
First Floor	980 sf	980 sf
Second Floor	781 sf	879 sf
Totals	1761 sf	2577 sf
<b>Property Regulations</b>		
MIN Lot Size: None	4356 sf	4356 sf
MAX Lot Coverage: 80%	60%	64%
MIN Open Space: 10%	40%	36%
MAX Building Ht: 60'-0"	26'-2"	26'-2"
<b>Required Setbacks</b>		
Front:	15'-0"	15'-0"
Corner Lot:	15'-0"	15'-0"
Rear / Side:	0'-0"	0'-0"
<b>Off Street Parking (D2 Parking Exempt)</b>		
Parking Available	4	4
Bike Parking (Class A-50%, C-50%)	1	1

**Owner/Petitioner:**  
Alawi Zaki  
220 W Ann, LLC  
414 Huntington Pl  
Ann Arbor, MI 48104

**Architect:**  
O|X Studio, Inc.  
302 S. State St  
Ann Arbor, MI 48104

**Surveyor:**  
American Landmark Survey  
2125 Glencoe Hills Dr  
Ann Arbor, Michigan 48108

### Vicinity Map



### Drawing List

Sheet Number	Sheet Name	Current Revision Description	Current Revision Date
<b>General</b>			
G-1.0	Title Sheet	Design Review Board Application	07/22/2015
<b>Existing</b>			
X-0.1	Existing Architectural Site Plan	Design Review Board Application	07/22/2015
X-1.0	Existing Floor Plans	Design Review Board Application	07/22/2015
X-2.0	Existing Elevations	Design Review Board Application	07/22/2015
<b>Architectural</b>			
A-0.1	Proposed Architectural Site Plan	Design Review Board Application	07/22/2015
A-1.0	Proposed Floor Plans	Design Review Board Application	07/22/2015
A-2.0	Proposed Site Elevation	Design Review Board Application	07/22/2015
A-2.1	Proposed Elevations	Design Review Board Application	07/22/2015
A-3.0	Perspectives	Design Review Board Application	07/22/2015
A-3.1	Perspectives	Design Review Board Application	07/22/2015
A-3.5	Building Sections	Design Review Board Application	07/22/2015



Scales listed are for 22x34 drawing size



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Job Title:  
220 W Ann St. Renovation

220 W Ann St, Ann Arbor, MI 48104

Sheet Title:  
Title Sheet

Released For: Design Review Board Application

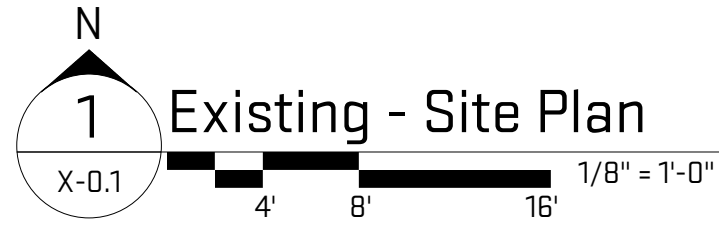
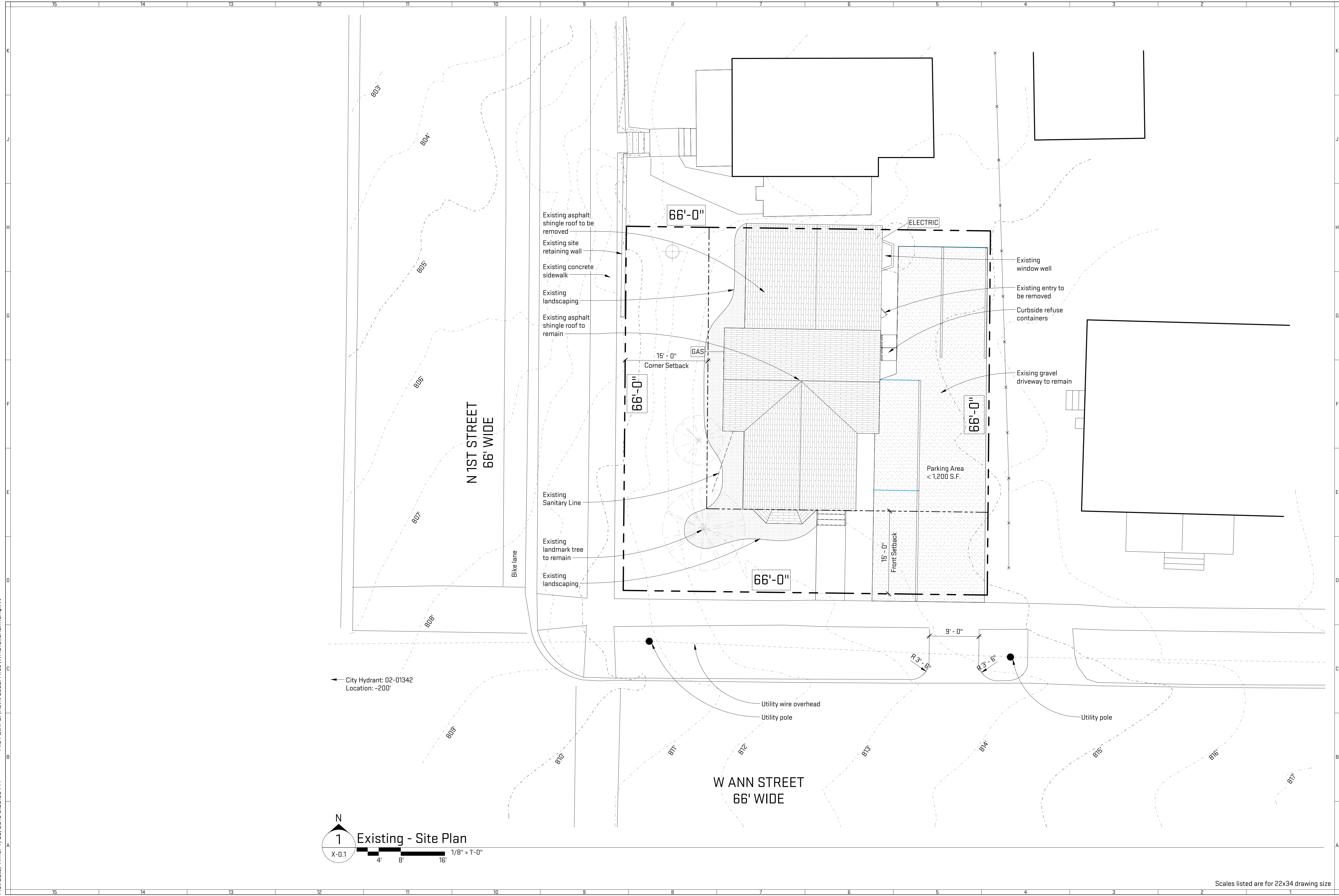
07/22/2015

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G-1.0

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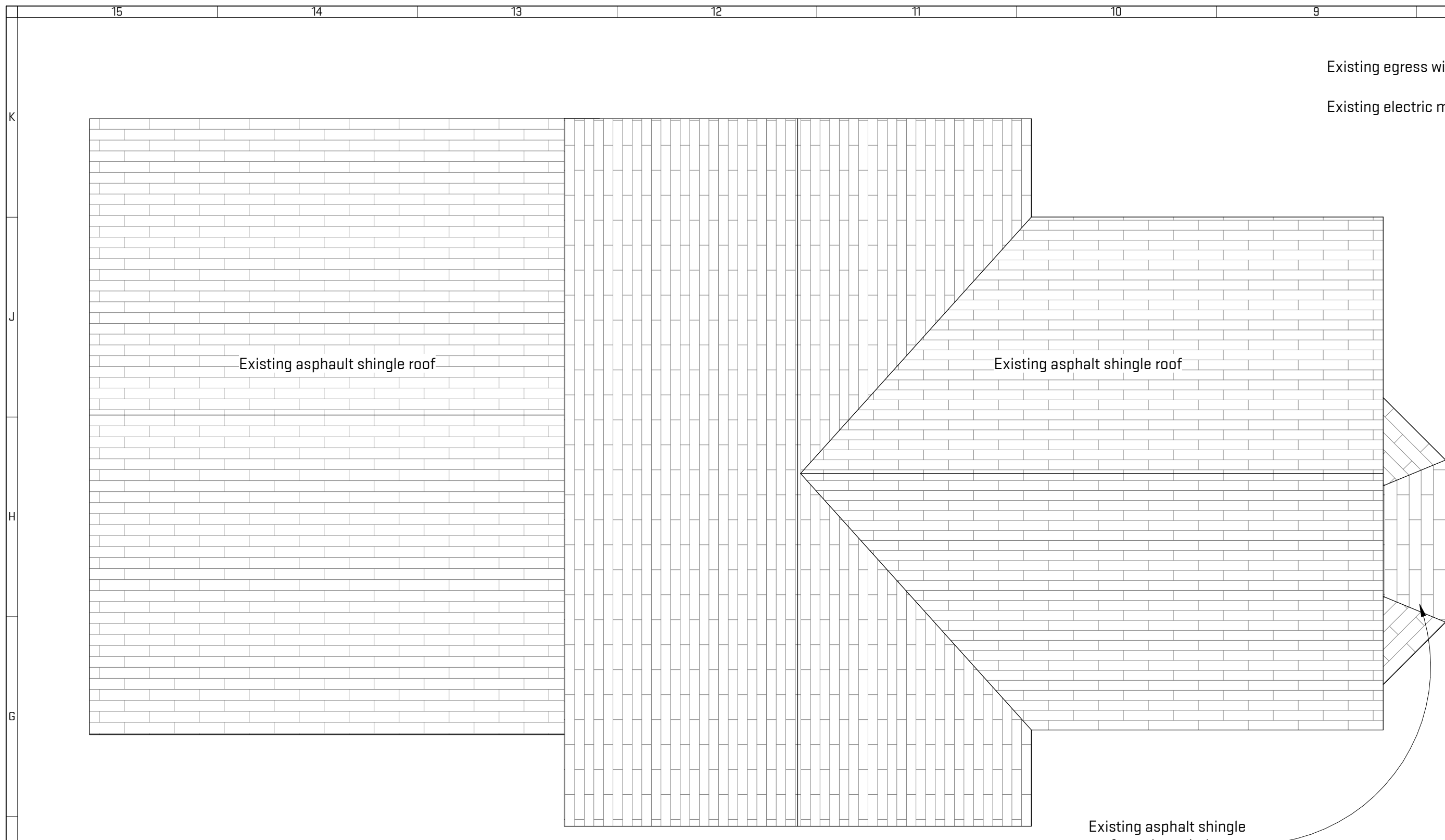
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Job Title:	220 W Ann St. Renovation	220 W Ann St. Ann Arbor, MI 48104
Sheet Title:	Existing Architectural Site Plan	Released For: Design Review Board Application

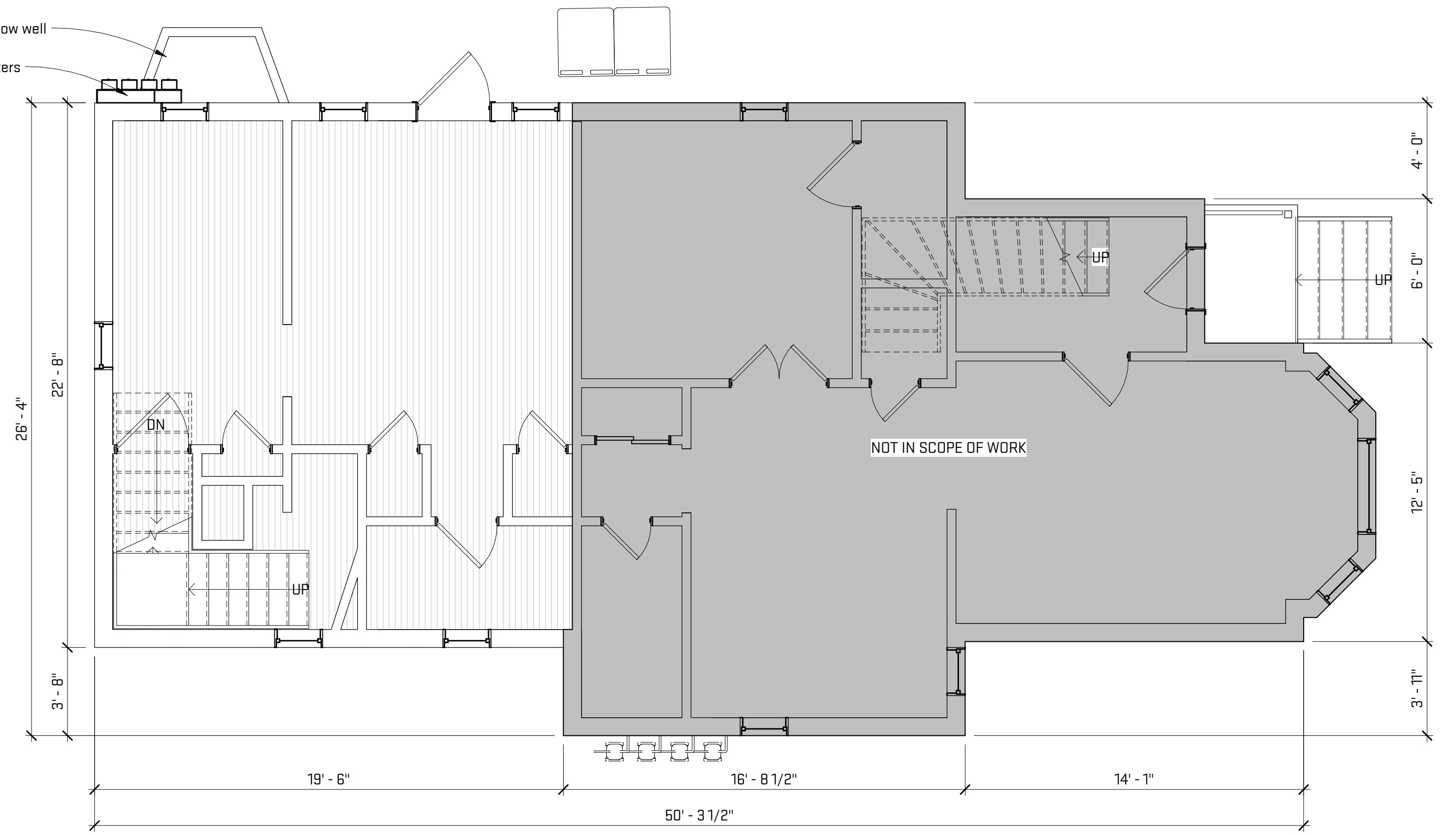
07/22/2015	Project #   Dwg. Date
WAS15	
X-0.1	Drawing #

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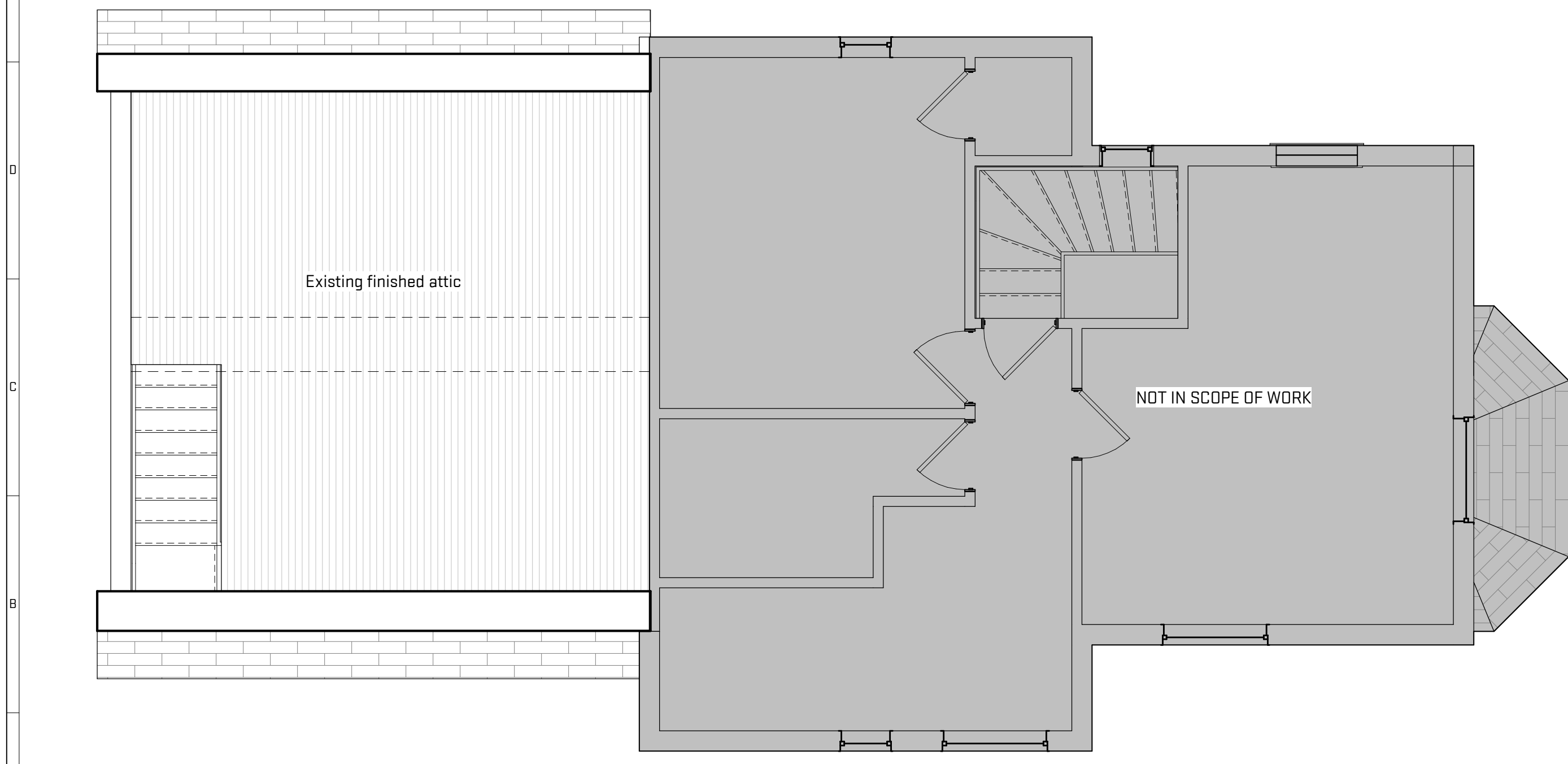
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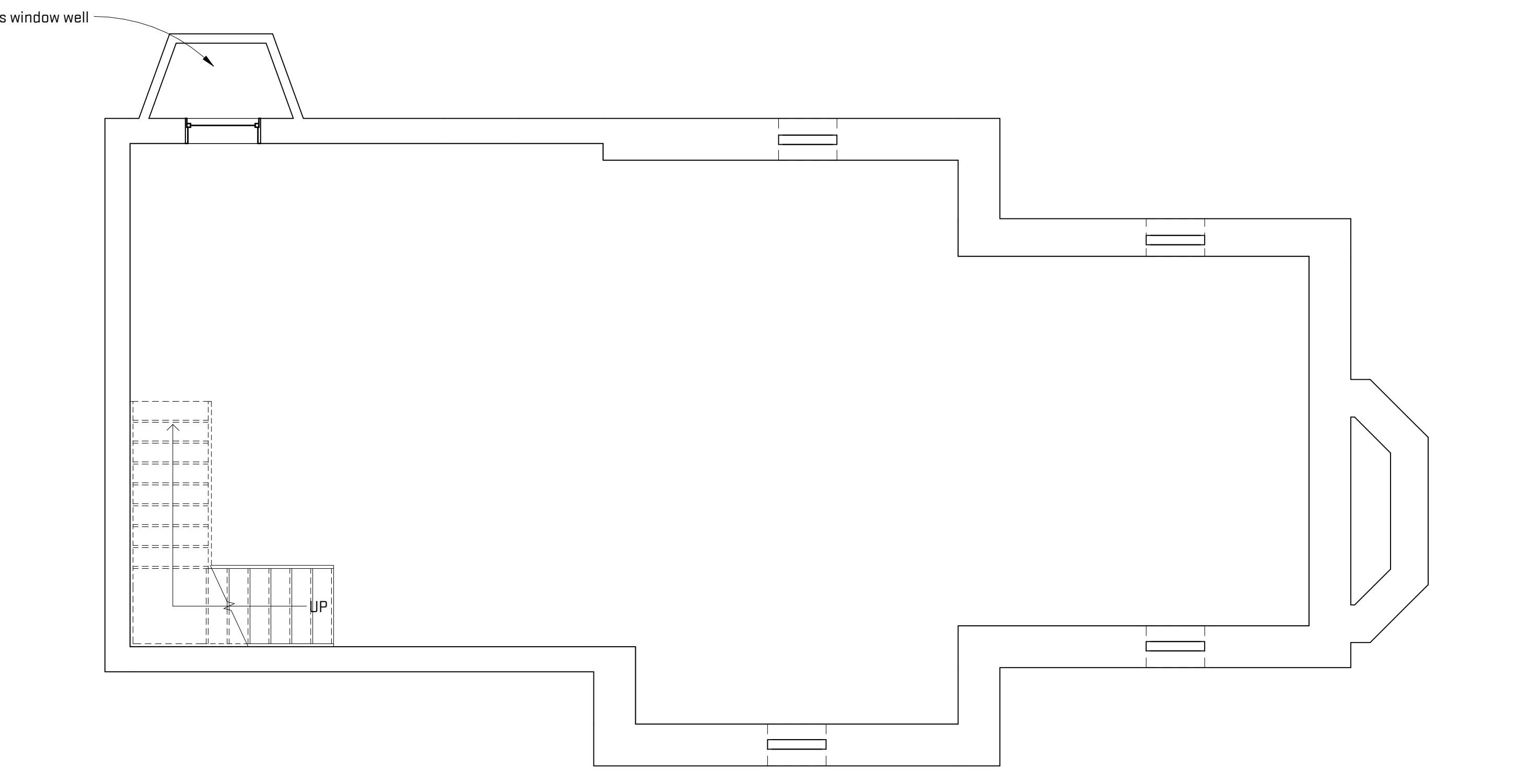
4 Existing - Roof Plan  
X-1.0 1/4" = 1'-0"



1 Existing - Level 1  
X-1.0 1/4" = 1'-0"



2 Existing - Level 2  
X-1.0 1/4" = 1'-0"



3 Existing - Basement  
X-1.0 1/4" = 1'-0"

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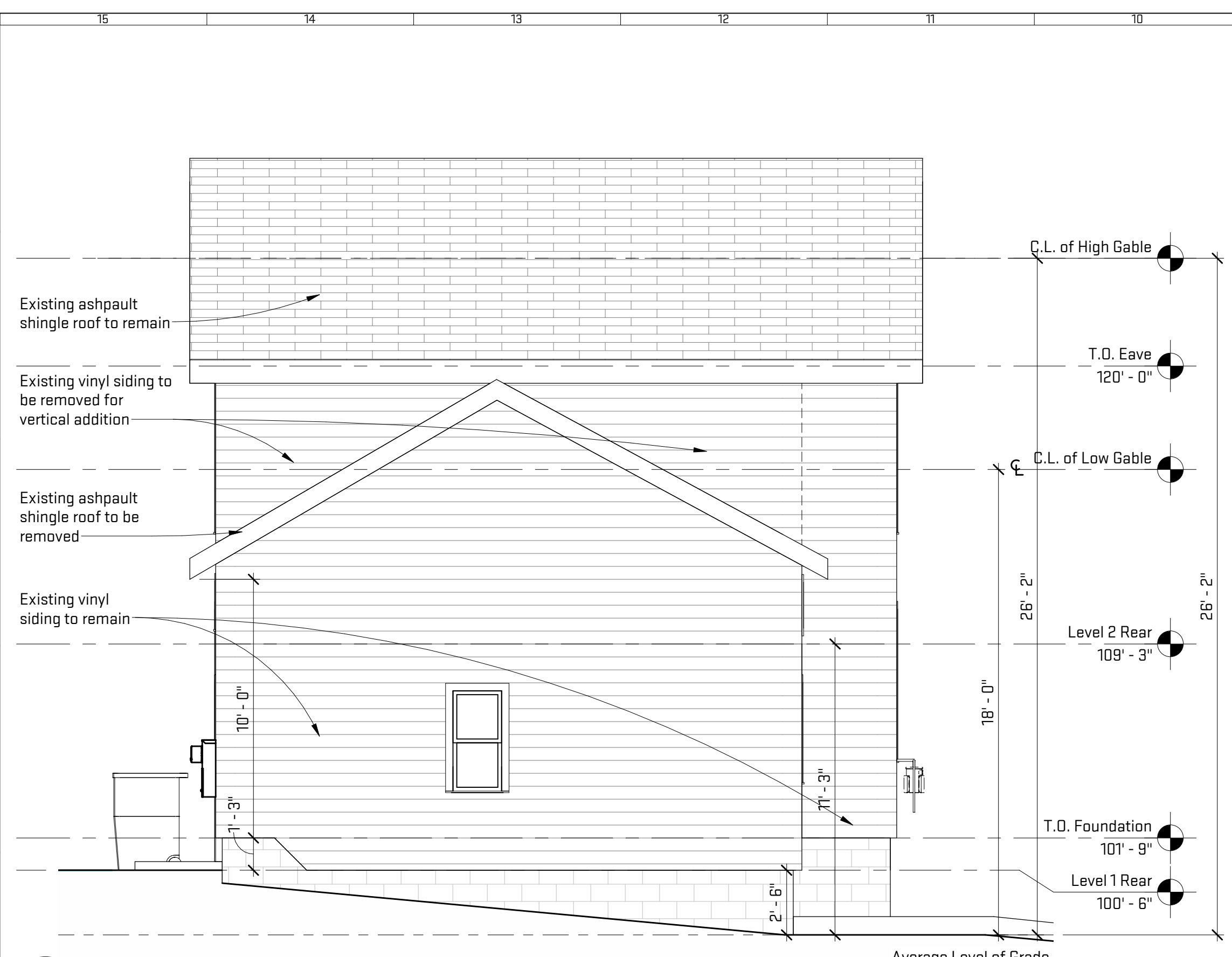
Sheet Title:  
Existing Floor Plans

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X-1.0

Project # | Dwg. Date  
Drawing #

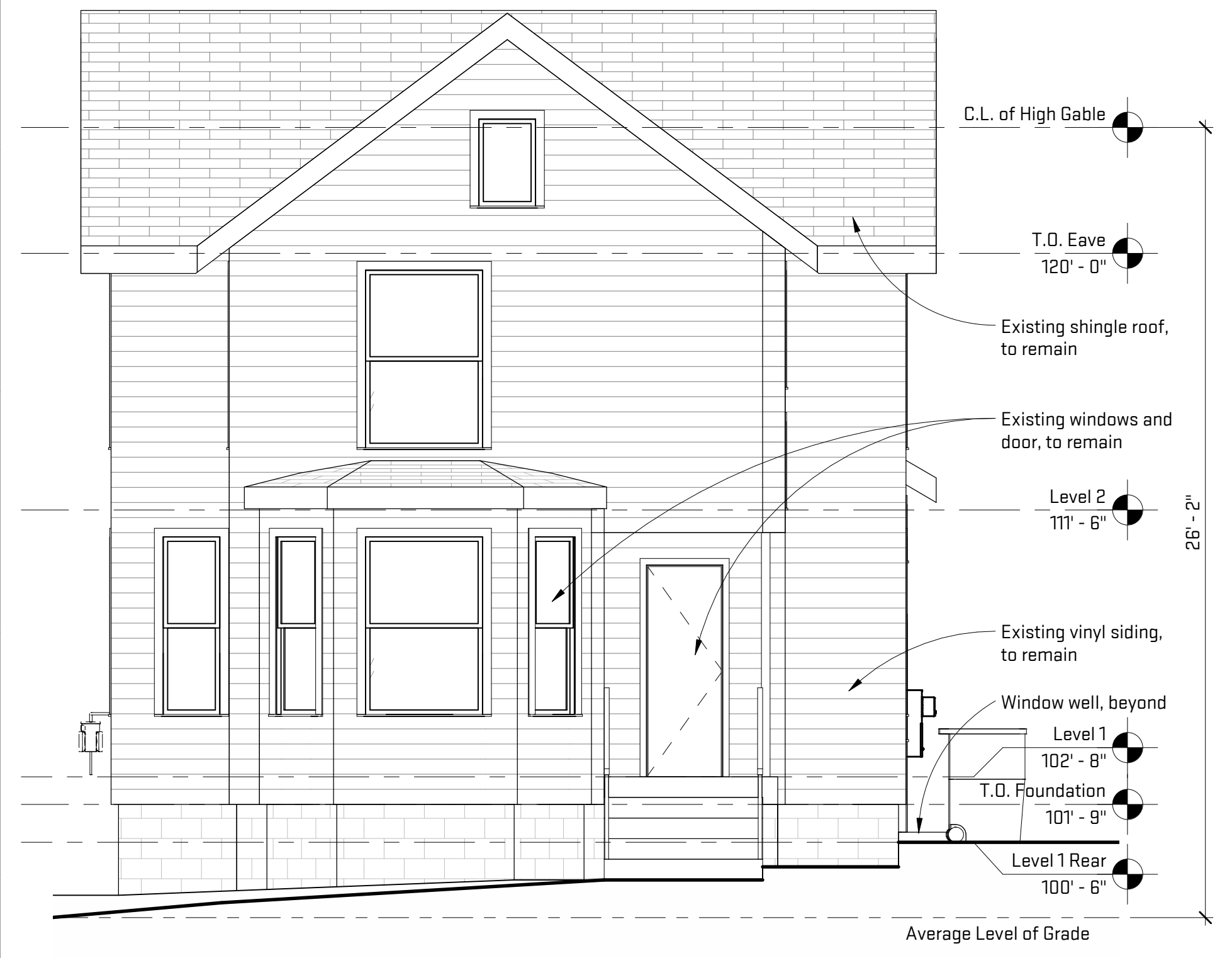
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**3 Existing North Elevation**  
X-2.0 1/4" = 1'-0"



**2 Existing East Elevation**  
X-2.0 1/4" = 1'-0"



**4 Existing South Elevation**  
X-2.0 1/4" = 1'-0"



**1 Existing West Elevation**  
X-2.0 1/4" = 1'-0"

Job Title:  
**220 W Ann St. Renovation**

220 W Ann St. Ann Arbor, MI 48104

Sheet Title:  
**Existing Elevations**

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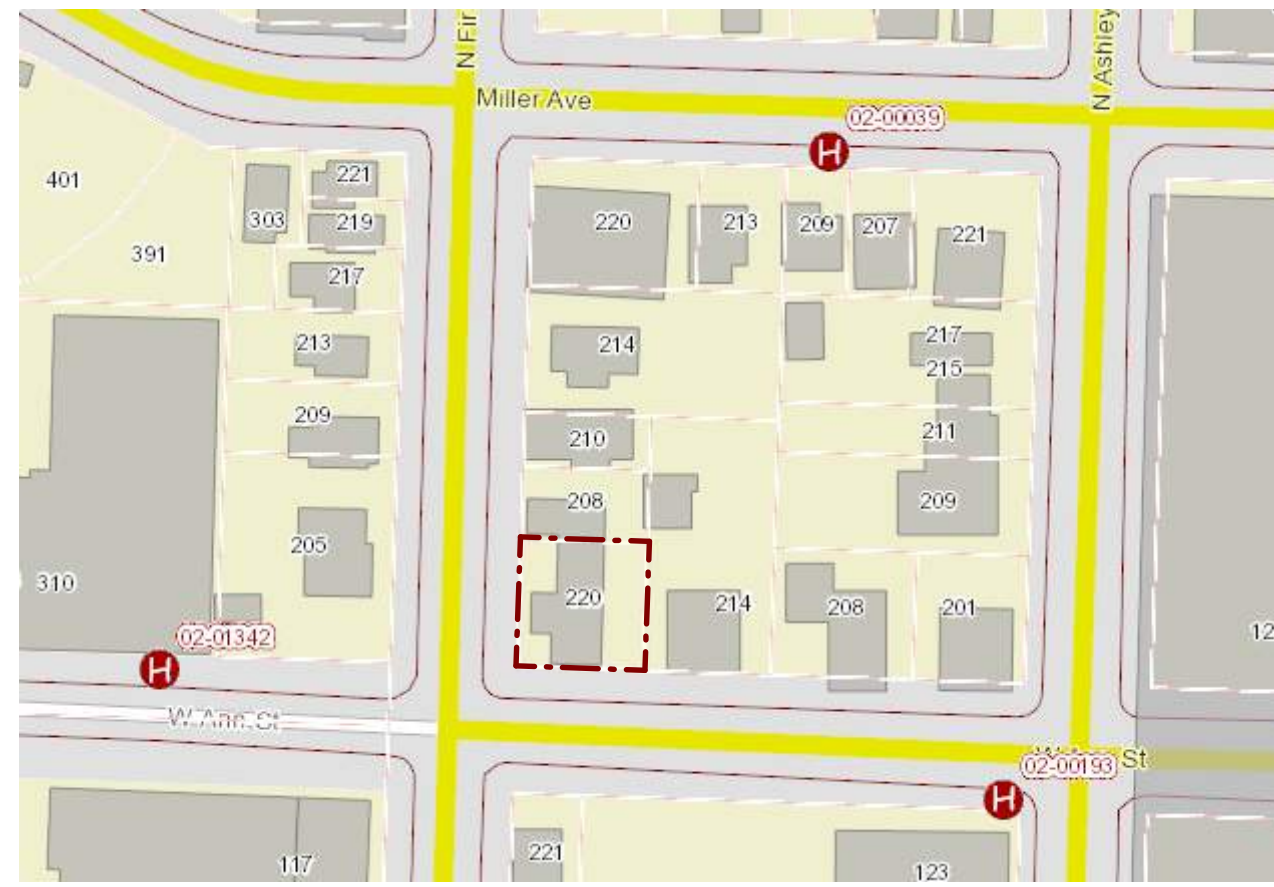
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X-2.0

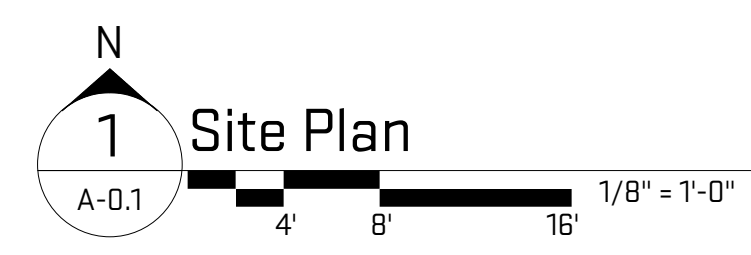
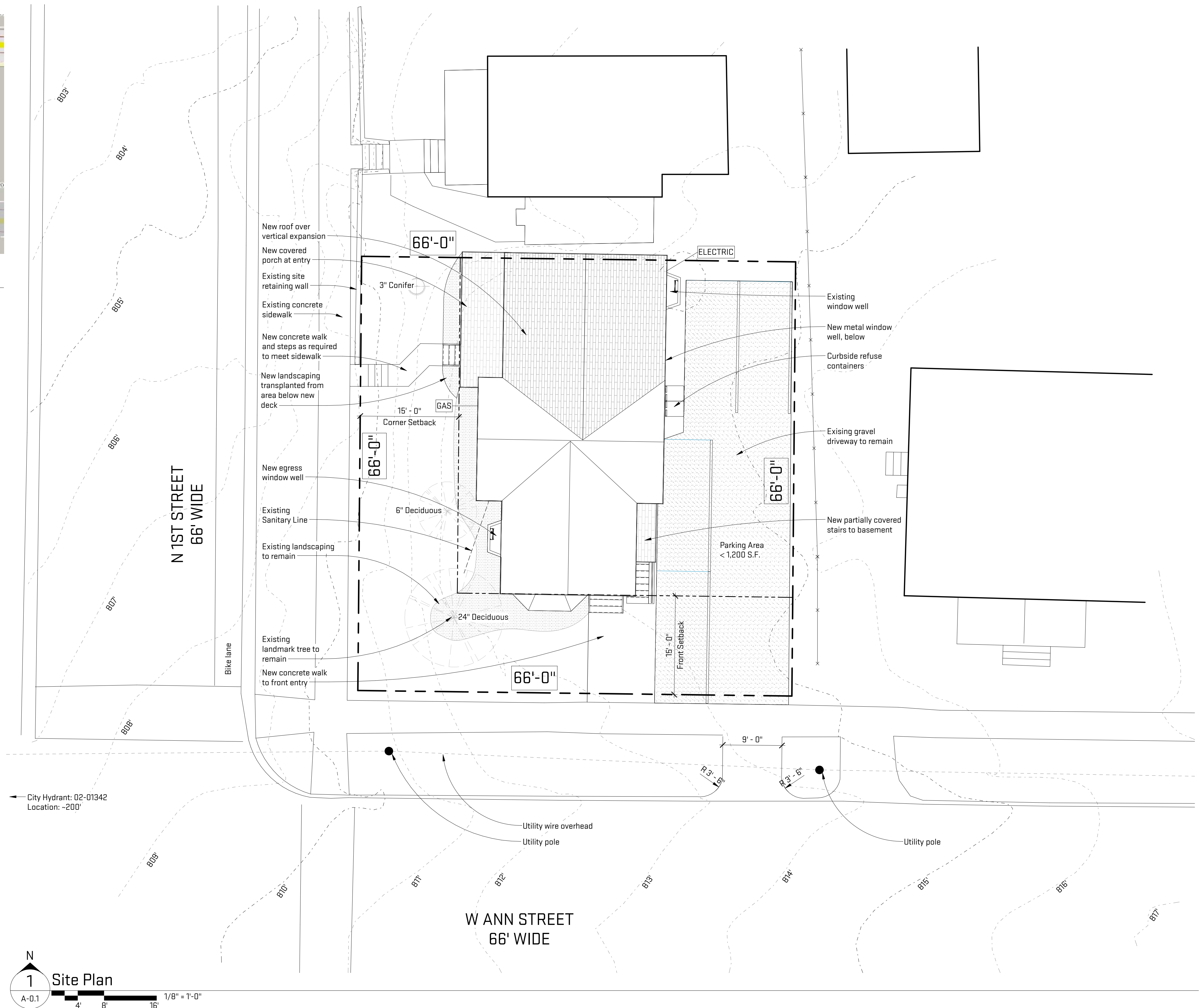
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Fire Hydrant Map



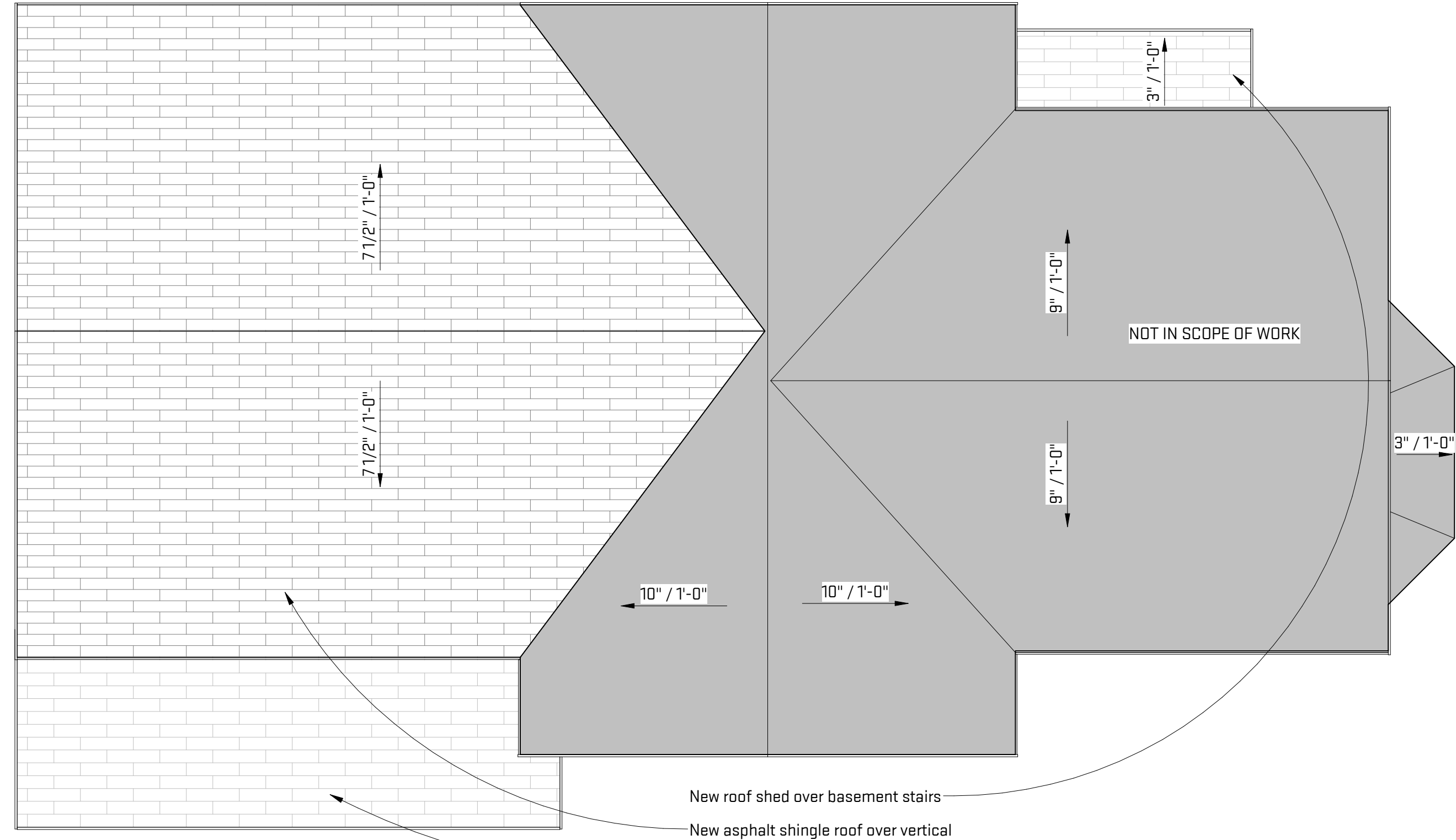
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Job Title:	220 W Ann St. Renovation	220 W Ann St. Ann Arbor, MI 48104
Sheet Title:	Proposed Architectural Site Plan	Released For: Design Review Board Application

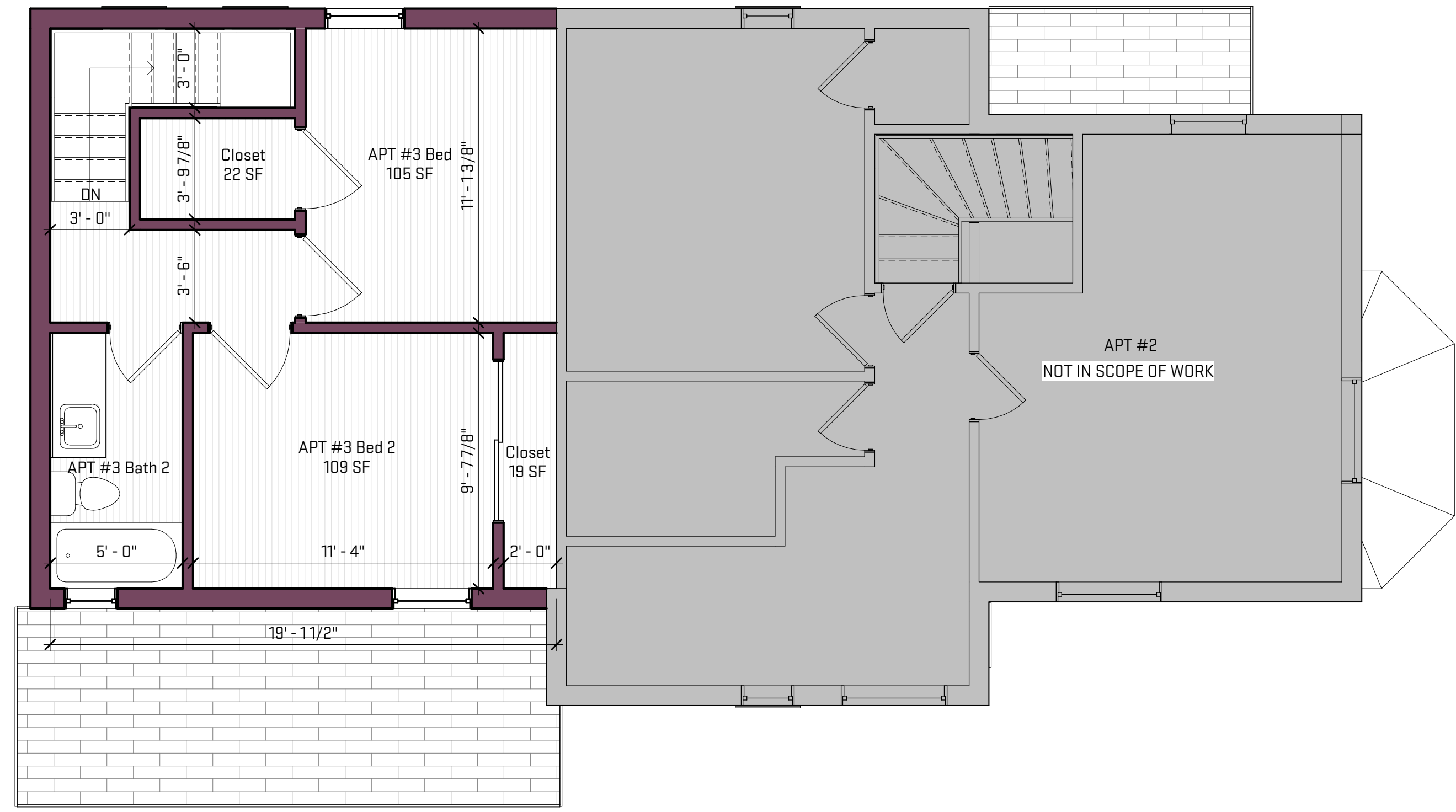
07/22/2015	Project #   Dwg. Date
WAS15	
A-0.1	Drawing #

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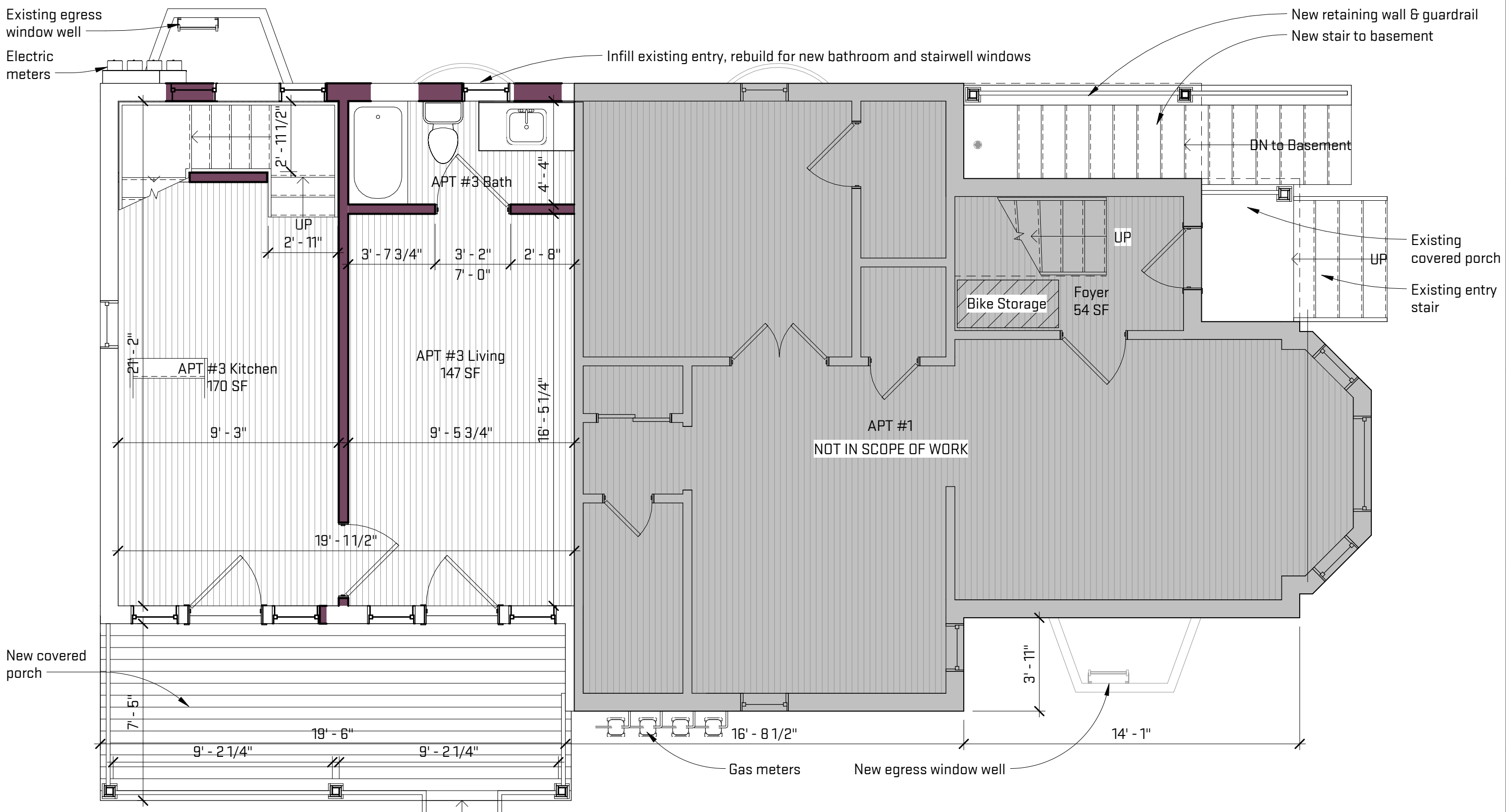
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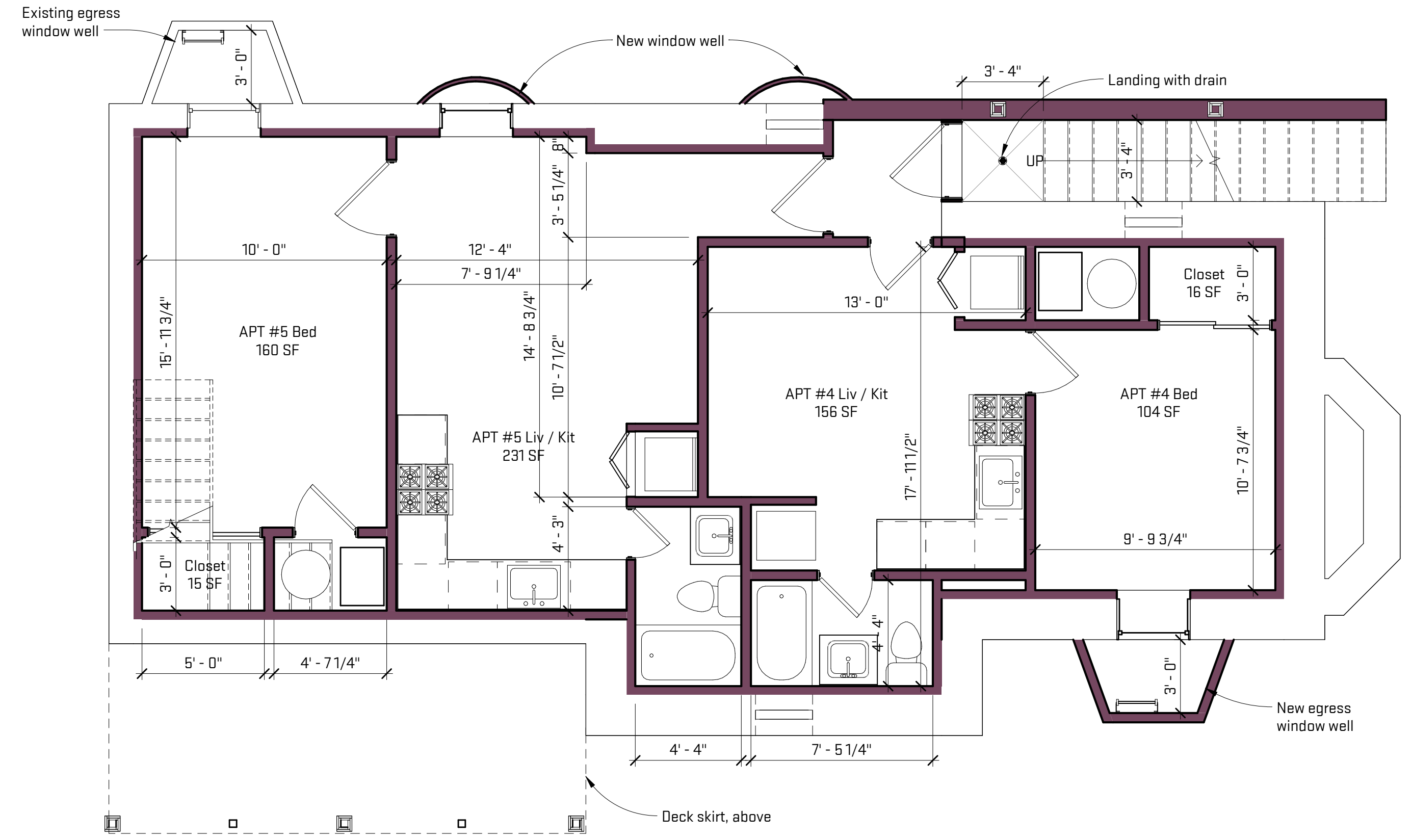
**4 Roof Plan**  
A-1.0 1/4" = 1'-0"



**3 Level 2 Floor Plan**  
A-1.0 1/4" = 1'-0"



**2 New - Level 1**  
A-1.0 1/4" = 1'-0"



**1 New - Basement**  
A-1.0 1/4" = 1'-0"



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**220 W Ann St. Renovation**

220 W Ann St. Ann Arbor, MI 48104

Sheet Title:  
**Proposed Floor Plans**

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**A-1.0**

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**1** Site Elevation - South  
 A-2.0 1/4" = 1'-0"

Scales listed are for 22x34 drawing size

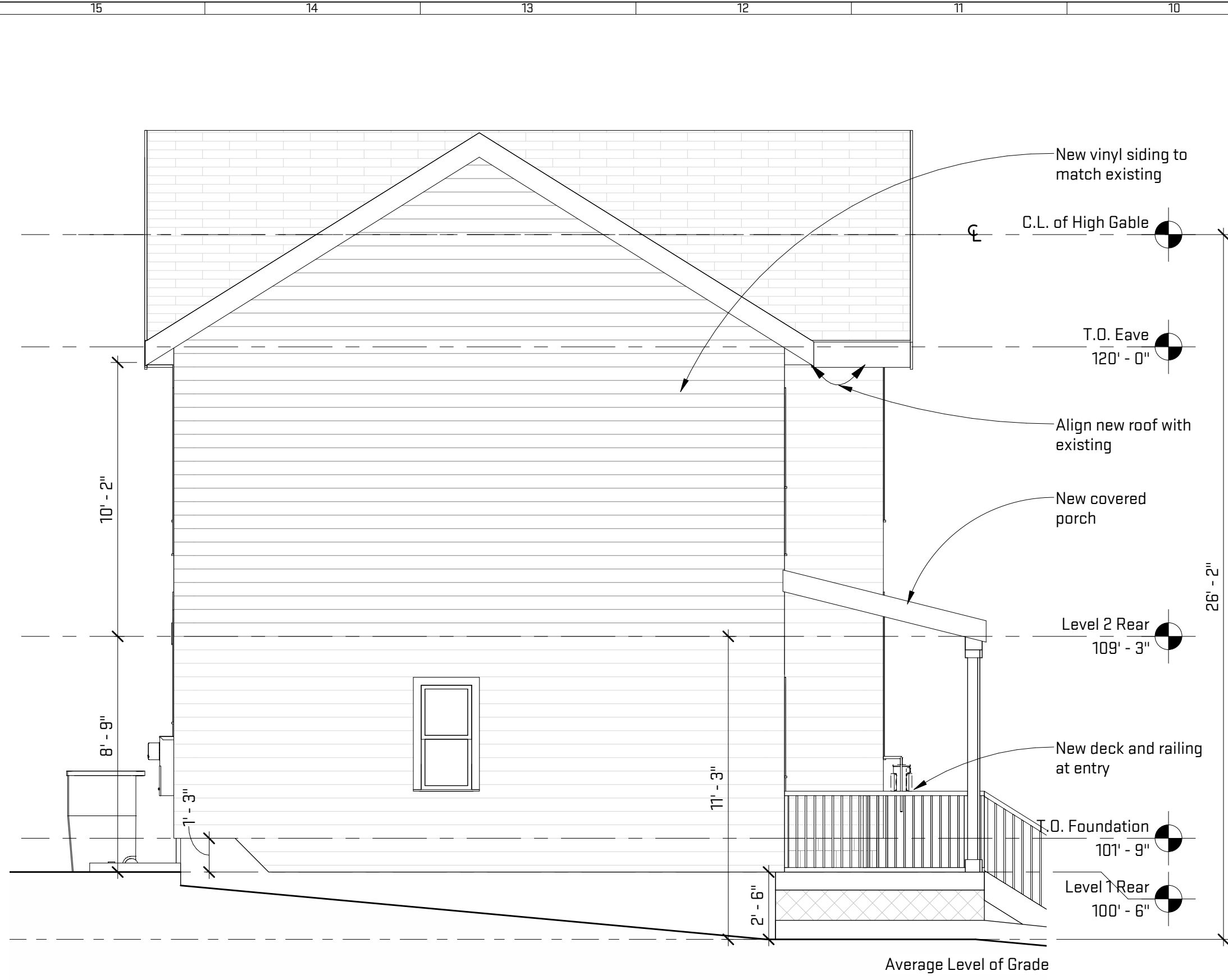


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Job Title:	220 W Ann St. Renovation	220 W Ann St. Ann Arbor, MI 48104
Sheet Title:	Proposed Site Elevation	Released For: Design Review Board Application

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WAS15	Dwg. Date
A-2.0	Drawing #

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**3 New North Elevation**  
A-2.1 1/4" = 1'-0"



**2 New East Elevation**  
A-2.1 1/4" = 1'-0"



**1 New West Elevation**  
A-2.1 1/4" = 1'-0"

Scales listed are for 22x34 drawing size

Job Title:  
**220 W Ann St. Renovation**

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Sheet Title:  
**Proposed Elevations**

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**A-2.1**

Project # | Dwg. Date  
Drawing #

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Photo - N First St Context



Photo - W Ann St Context



Persp - SW



Persp - NW

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Job Title:  
220 W Ann St. Renovation

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Sheet Title:  
Perspectives

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A-3.0

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Photo - Existing Driveway



Photo - Existing Entry



Persp - Existing Entry



Persp - NE



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Sheet Title:  
Perspectives

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A-3.1

Scales listed are for 22x34 drawing size

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File Path: C:\Revit Local Files\WAS15-Shannon\U.rvt

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Job Title:  
**220 W Ann St. Renovation**

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Sheet Title:  
**Building Sections**  
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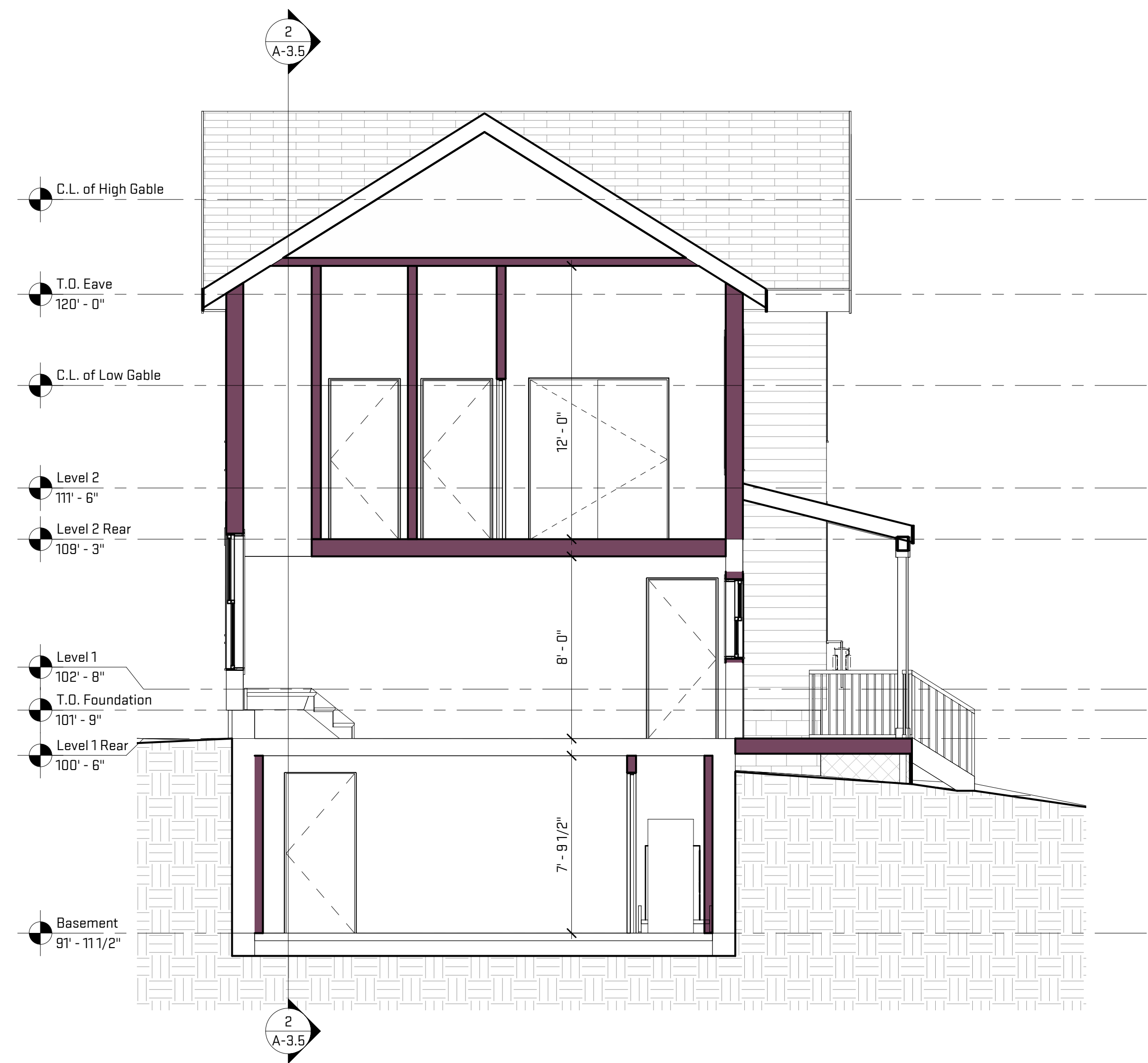
WAS15

**A-3.5**

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**2** Long Section Through Basement Entry  
A-3.5 1/4" = 1'-0"



**1** Cross Section Through Addition  
A-3.5 1/4" = 1'-0"

Scales listed are for 22x34 drawing size