

# 526 Detroit Street

526 Detroit Street, Ann Arbor, MI 48104

## Released For: Historic District Commission

Release Date: 10/02/2023

O|X Project Number: RYP-DSR23

### Drawing List

Sheet Number	Sheet Name	Current Revision Description	Current Revision Date
<b>General</b>			
G-100	Title Sheet	Historic District Commission	10/02/2023
<b>Architectural</b>			
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A-002	Exterior Views	Historic District Commission	10/02/2023
A-101	New & Existing Basement Floor Plans	Historic District Commission	10/02/2023
A-102	New & Existing Level 1 Floor Plans	Historic District Commission	10/02/2023
A-103	New & Existing Level 2 Floor Plans	Historic District Commission	10/02/2023
A-104	New & Existing Roof Plans	Historic District Commission	10/02/2023
A-301	New & Existing Exterior Elevations	Historic District Commission	10/02/2023
A-302	New & Existing Exterior Elevations	Historic District Commission	10/02/2023
A-303	New & Existing Exterior Elevations	Historic District Commission	10/02/2023
A-304	New & Existing ADU Elevations	Historic District Commission	10/02/2023
A-305	New & Existing ADU Elevations & Section	Historic District Commission	10/02/2023
A-306	Materials	Historic District Commission	09/21/2023
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A-702	Door and Window Schedule	Historic District Commission	09/21/2023



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### Applicable Codes & Life Safety Summary

<b>Building Code:</b>	2015 Michigan Residential Code
<b>Mechanical Code:</b>	2015 Michigan Mechanical Code
<b>Electrical Code:</b>	2017 National Electrical Code (NEC)
<b>Plumbing Code:</b>	2018 Michigan Plumbing Code
<b>Energy Code:</b>	2015 Michigan Uniform Energy Code
<b>Use Group:</b>	R-3
<b>Construction Type:</b>	V-B
<b>Height, Building:</b>	+/- 19'-4 1/2"
<b>Number of Stories:</b>	2 stories
<b>Area, Building:</b>	1055 SF
<b>Area, New Work:</b>	1055 Existing + 320 Proposed = 1,375

### Project Team

<b>Owner:</b>	511 E. Ann St. LLC rpantaleo1@gmail.com
<b>Architect:</b>	O X Studio, Inc. Contact: Robb Burroughs 2373 Oak Valley Dr., Suite 180, Ann Arbor, MI 48103 (734) 929-9000 robb@oxstudioinc.com
<b>General Contractor:</b>	Snyder Contracting Contact: Daniel Snyder 8650 Huron River Drive, Dexter MI 48130 (734) 545-4840 tdsnydercontracting@gmail.com

### Project Description

Renovation of existing structure with new addition. Existing historic single-family structure to remain single-family. Existing non-contributing garage to be modified into ADU.

ZBA:  
Alteration to Non-Conforming Structure (Lot Size, see site layout)  
Variance to Side Yard Setback [2'-1"]  
Variance to Rear Yard Setback [2'-11"]  
Variance to Rear Yard Setback, Addition [1'-6 1/2"]



Site Map  
NTS

Job Title:  
**526 Detroit Street**

526 Detroit Street, Ann Arbor, MI 48104

Sheet Title:  
**Title Sheet**

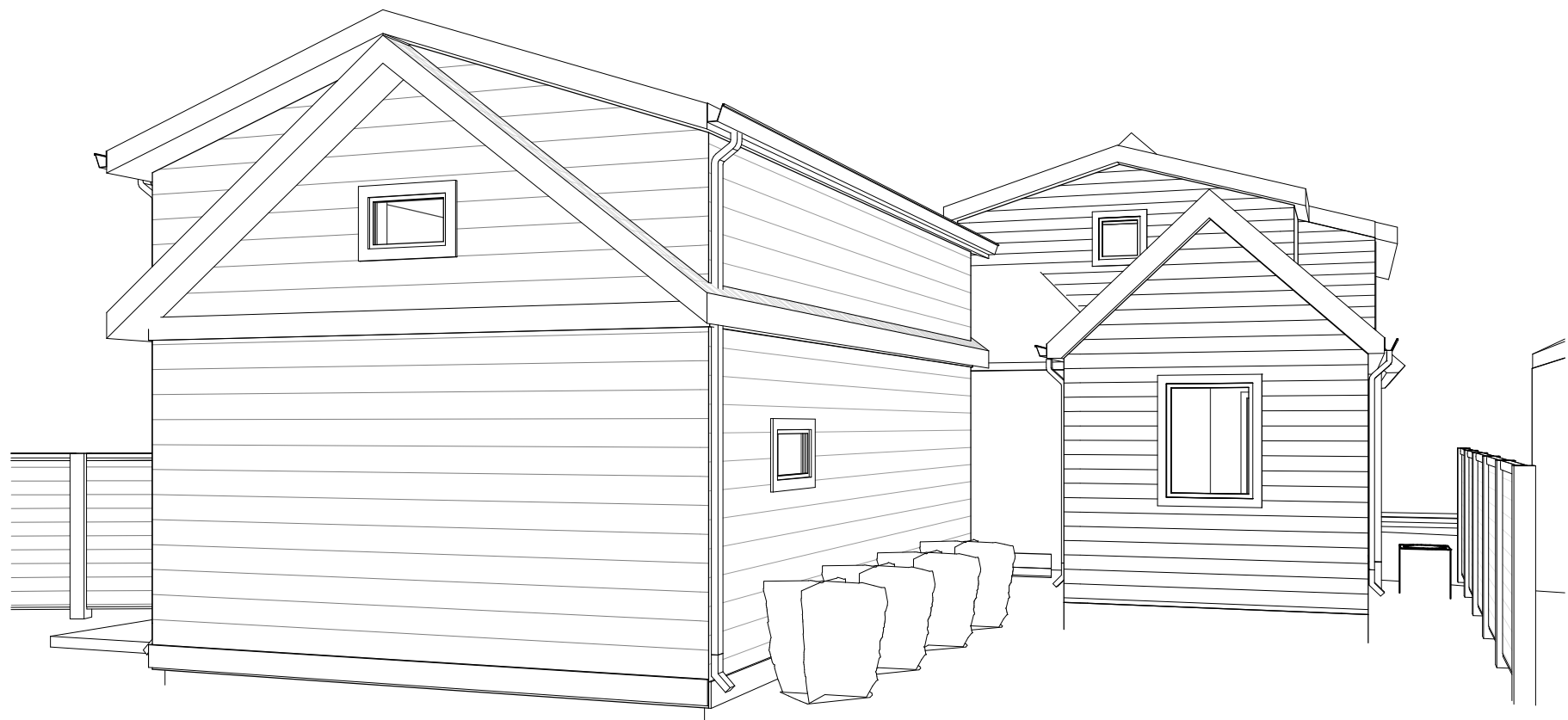
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RYP-DSR23

**G-100**

Scales listed are for 22x34 drawing size

**NOT FOR CONSTRUCTION**



Perspective - Rear Yard



Perspective - Detroit Street North



Perspective - Detroit Street South

Scales listed are for 22x34 drawing size



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526 Detroit Street

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Sheet Title:  
Exterior Views

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10/02/2023

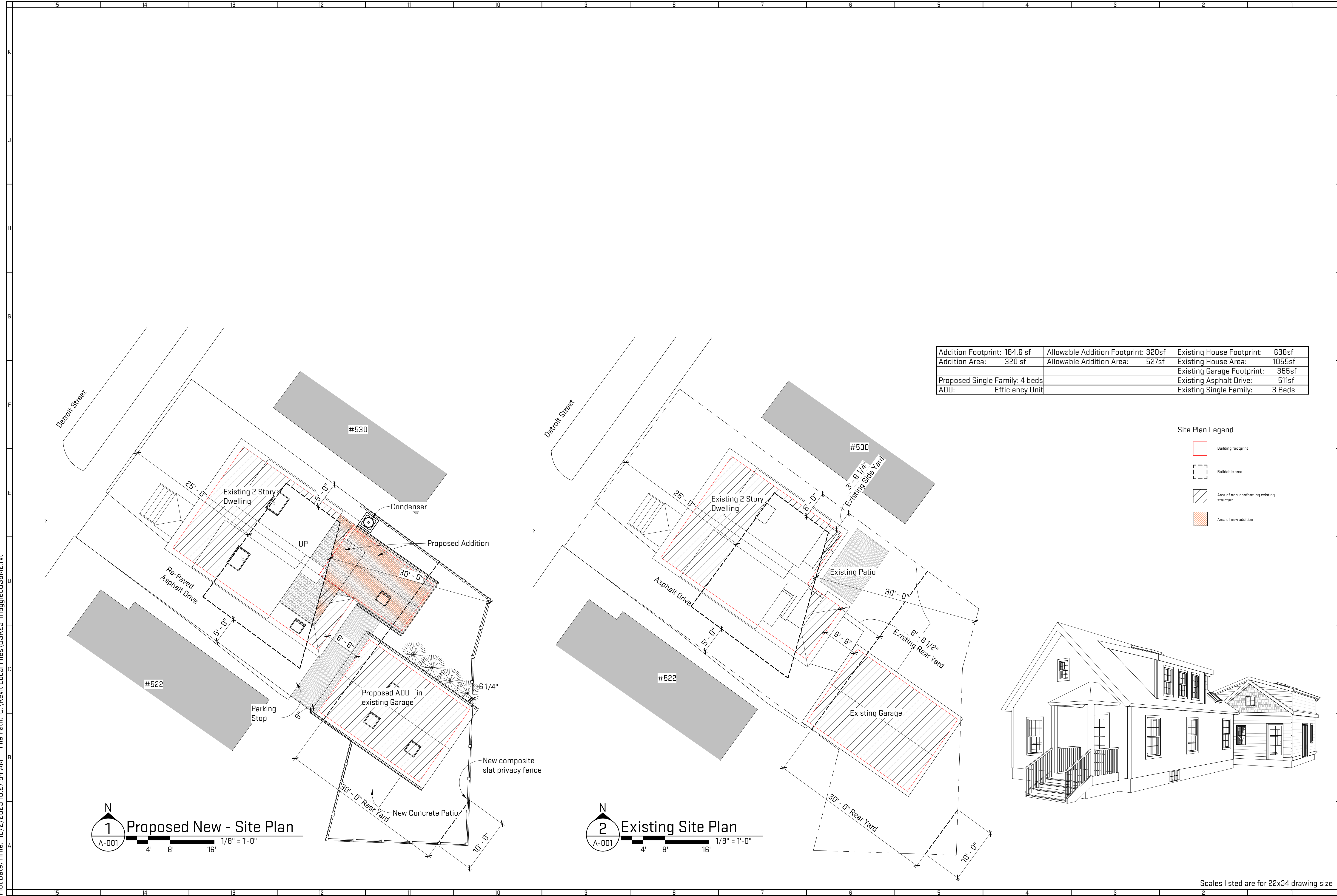
RYP-DSR23

A-002

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Addition Footprint: 184.6 sf	Allowable Addition Footprint: 320sf	Existing House Footprint: 636sf
Addition Area: 320 sf	Allowable Addition Area: 527sf	Existing House Area: 1055sf
Proposed Single Family: 4 beds		Existing Garage Footprint: 355sf
ADU: Efficiency Unit		Existing Asphalt Drive: 511sf
		Existing Single Family: 3 Beds

Site Plan Legend

- Building footprint
- Buildable area
- Area of non-conforming existing structure
- Area of new addition



Job Title:  
**526 Detroit Street**  
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Sheet Title:  
**New & Existing Site Plans**  
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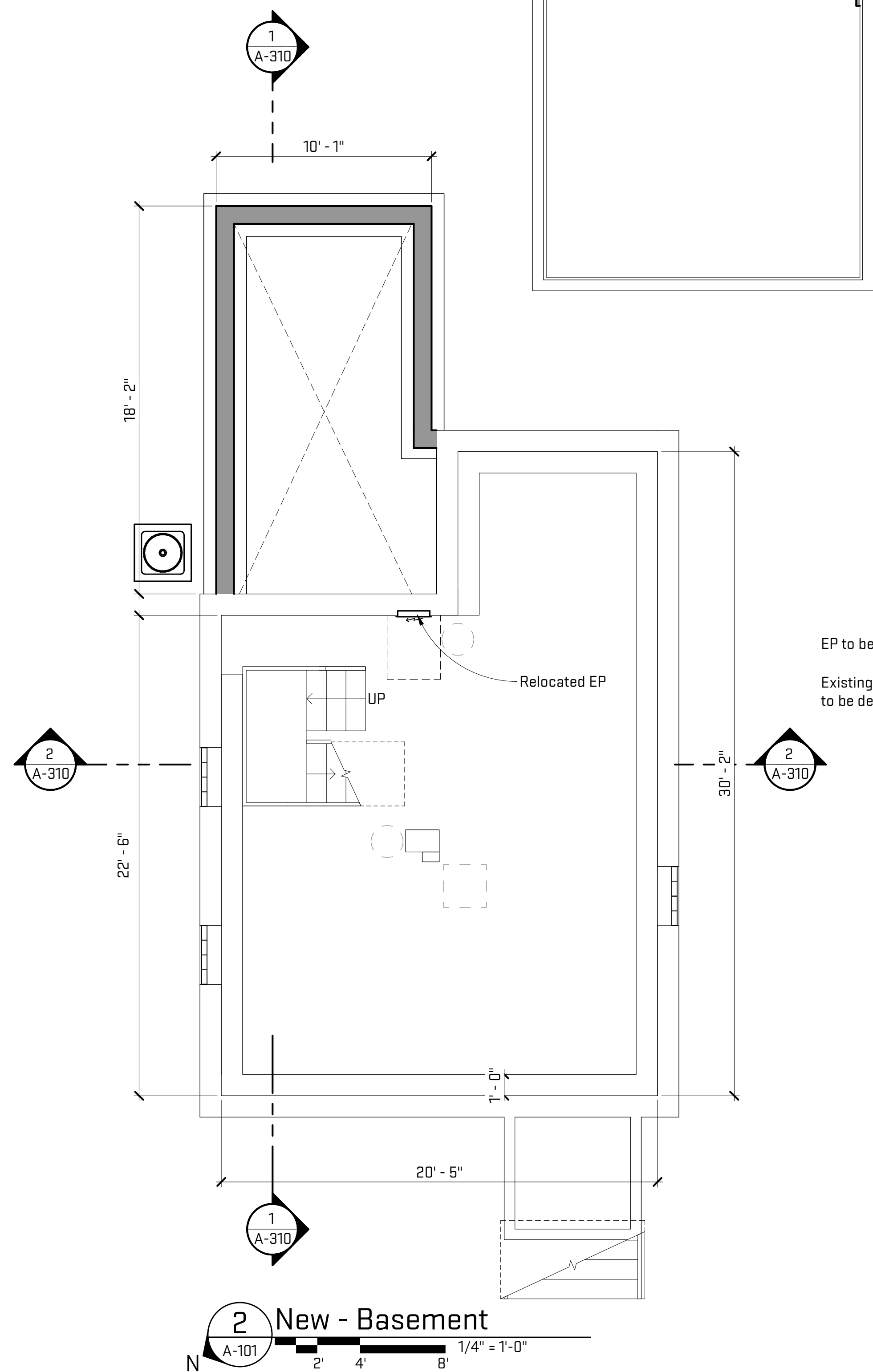
10/02/2023  
 RYP-DSR23

**A-001**

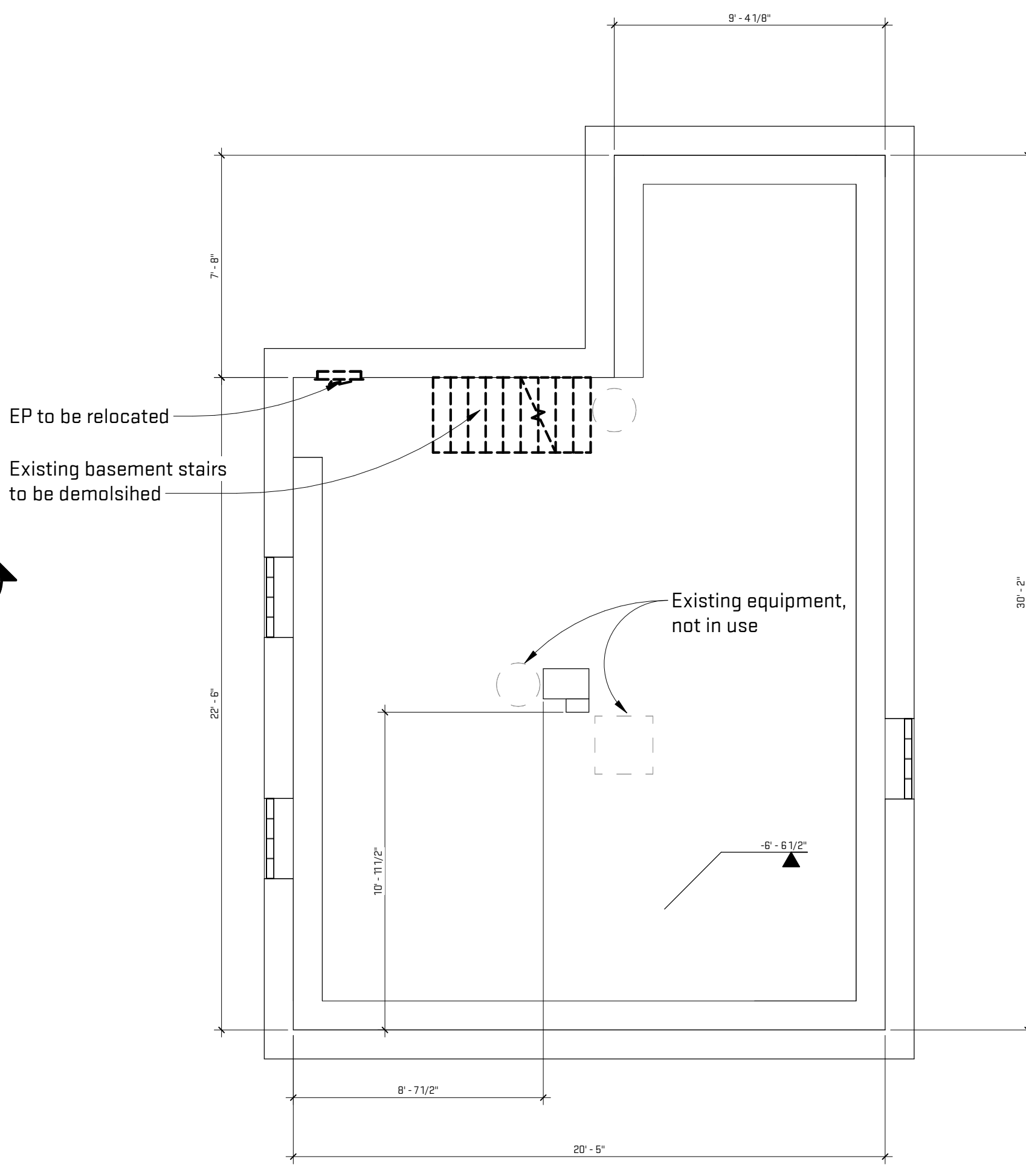
**NOT FOR CONSTRUCTION**

Scales listed are for 22x34 drawing size

Plot Date/Time: 10/2/2023 10:27:54 AM File Path: C:\Revit Local Files\DSR23\_maggiecl\US6M2.rvt



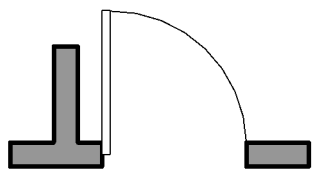
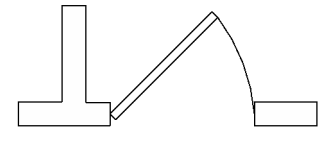
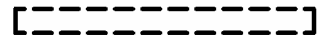
**2 New - Basement**  
 1/4" = 1'-0"  
 2' 4' 8'



**1 Existing - Basement**  
 1/4" = 1'-0"  
 2' 4' 8'

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

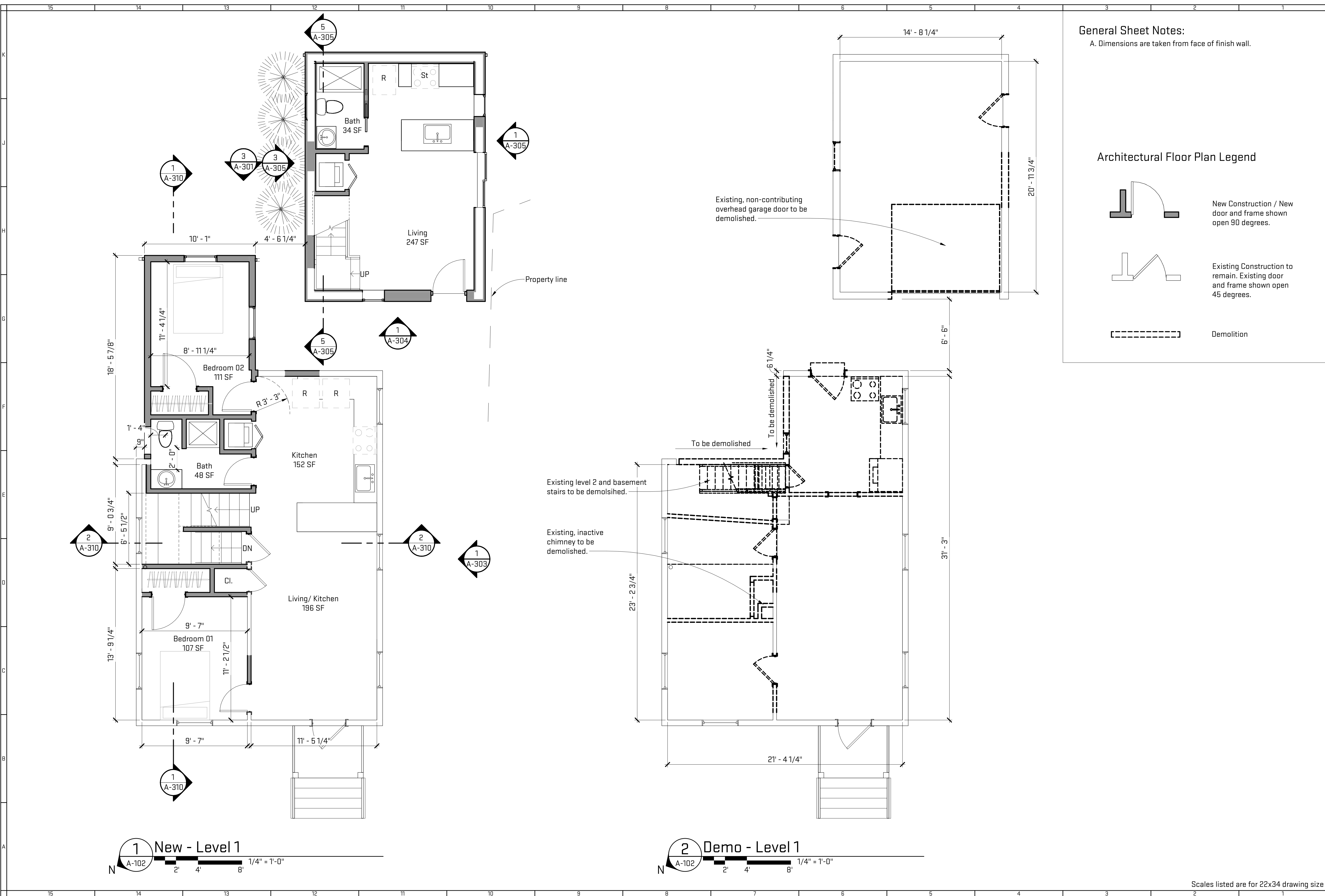
**Architectural Floor Plan Legend**

-  New Construction / New door and frame shown open 90 degrees.
-  Existing Construction to remain. Existing door and frame shown open 45 degrees.
-  Demolition

Scales listed are for 22x34 drawing size

**NOT FOR CONSTRUCTION**

Plot Date/Time: 10/2/2023 10:27:55 AM File Path: C:\Revit Local Files\DSR23\_maggie\US6M2.rvt



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

**Architectural Floor Plan Legend**

- New Construction / New door and frame shown open 90 degrees.
- Existing Construction to remain. Existing door and frame shown open 45 degrees.
- Demolition

Job Title:  
**526 Detroit Street**  
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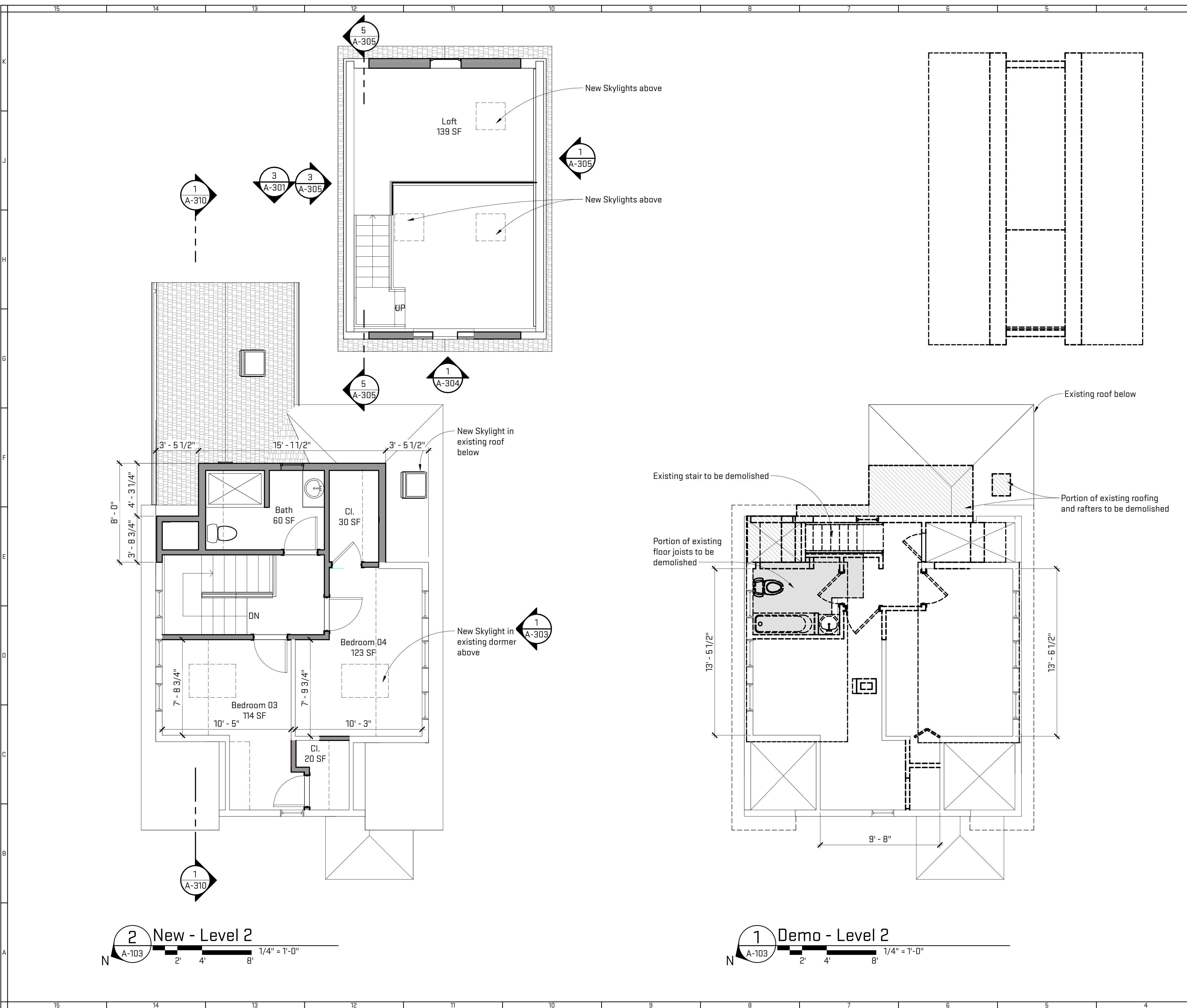
Sheet Title:  
**New & Existing Level 1 Floor Plans**  
 Released For: Historic District Commission

10/02/2023  
 RYP-DSR23  
**A-102**

**NOT FOR CONSTRUCTION**

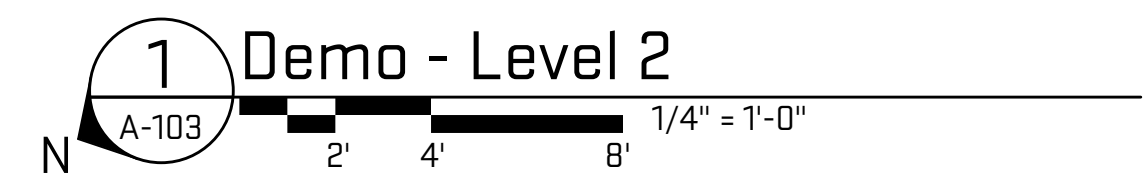
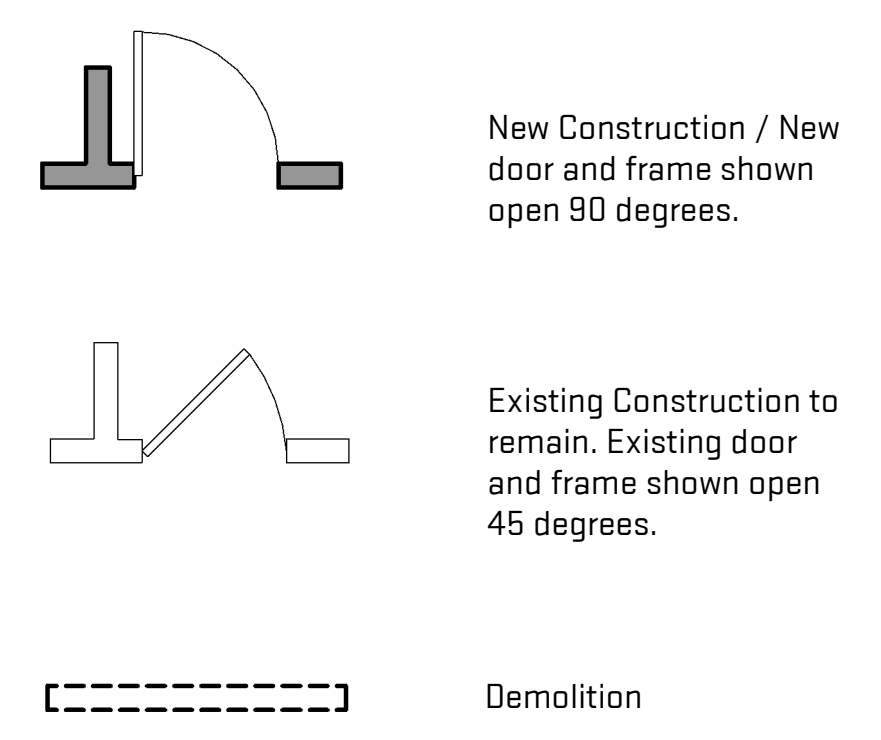
Scales listed are for 22x34 drawing size

Plot Date/Time: 10/2/2023 10:27:56 AM File Path: C:\Revit Local Files\DSR23\_maggiel\US6M2.rvt




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

**Architectural Floor Plan Legend**



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<b>Job Title:</b> 526 Detroit Street	526 Detroit Street, Ann Arbor, MI 48104
<b>Sheet Title:</b> New & Existing Level 2 Floor Plans	Released For: Historic District Commission
10/02/2023	Project #   Date
RYP-DSR23	Drawing #
<b>A-103</b>	

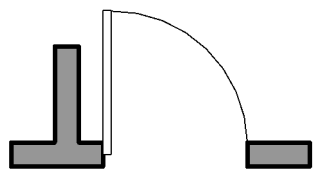
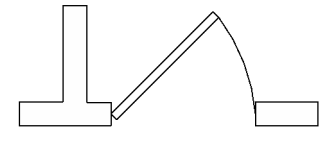
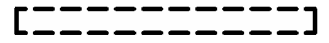
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Plot Date/Time: 10/2/2023 10:27:57 AM File Path: C:\Revit Local Files\DSR23\_maggie\US6M2.rvt



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

**Architectural Floor Plan Legend**

-  New Construction / New door and frame shown open 90 degrees.
-  Existing Construction to remain. Existing door and frame shown open 45 degrees.
-  Demolition

Job Title:  
**526 Detroit Street**  
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Sheet Title:  
**New & Existing Roof Plans**  
 Released For: Historic District Commission

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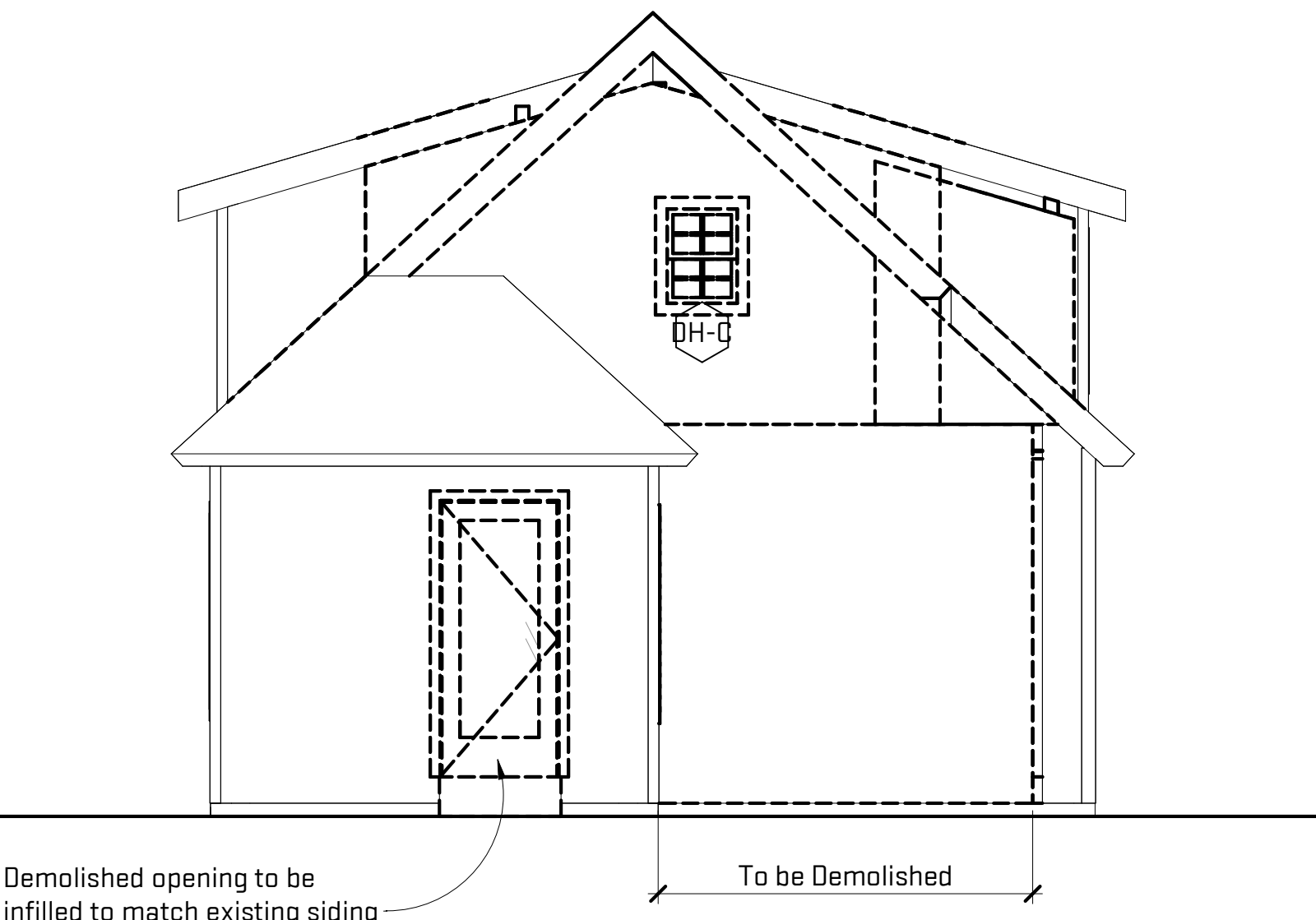
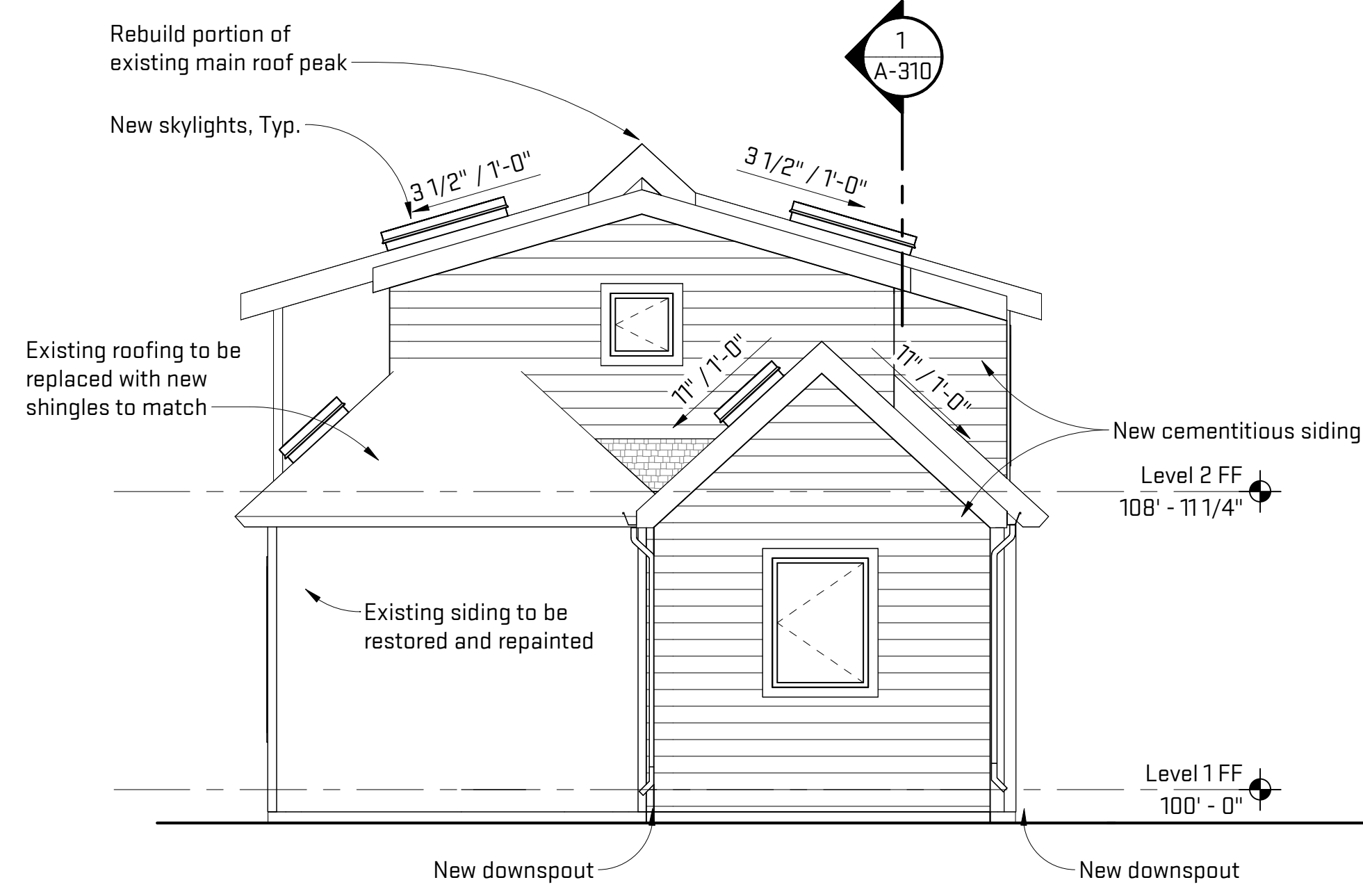
**A-104**

**NOT FOR CONSTRUCTION**

Scale listed are for 22x34 drawing size

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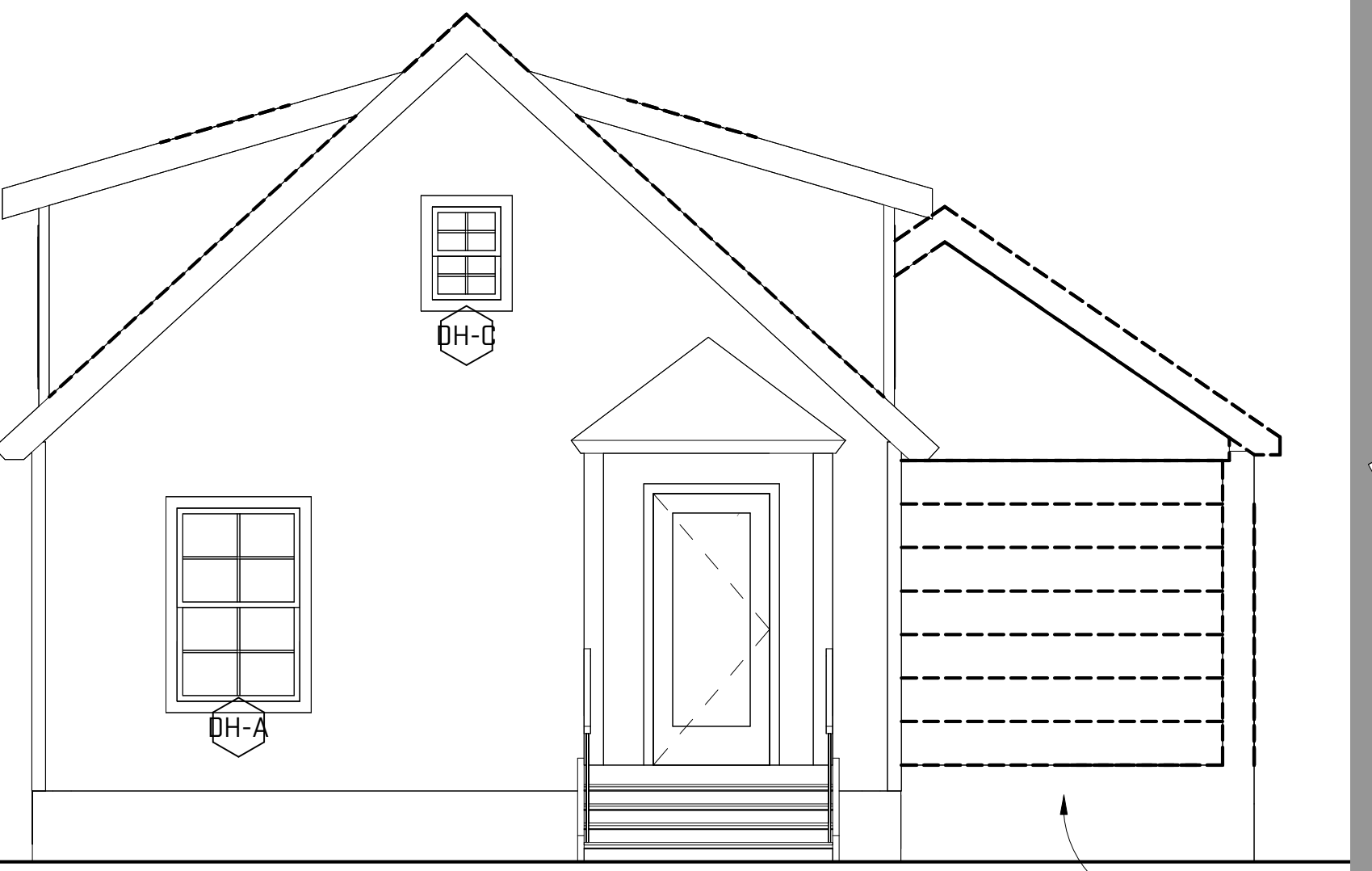
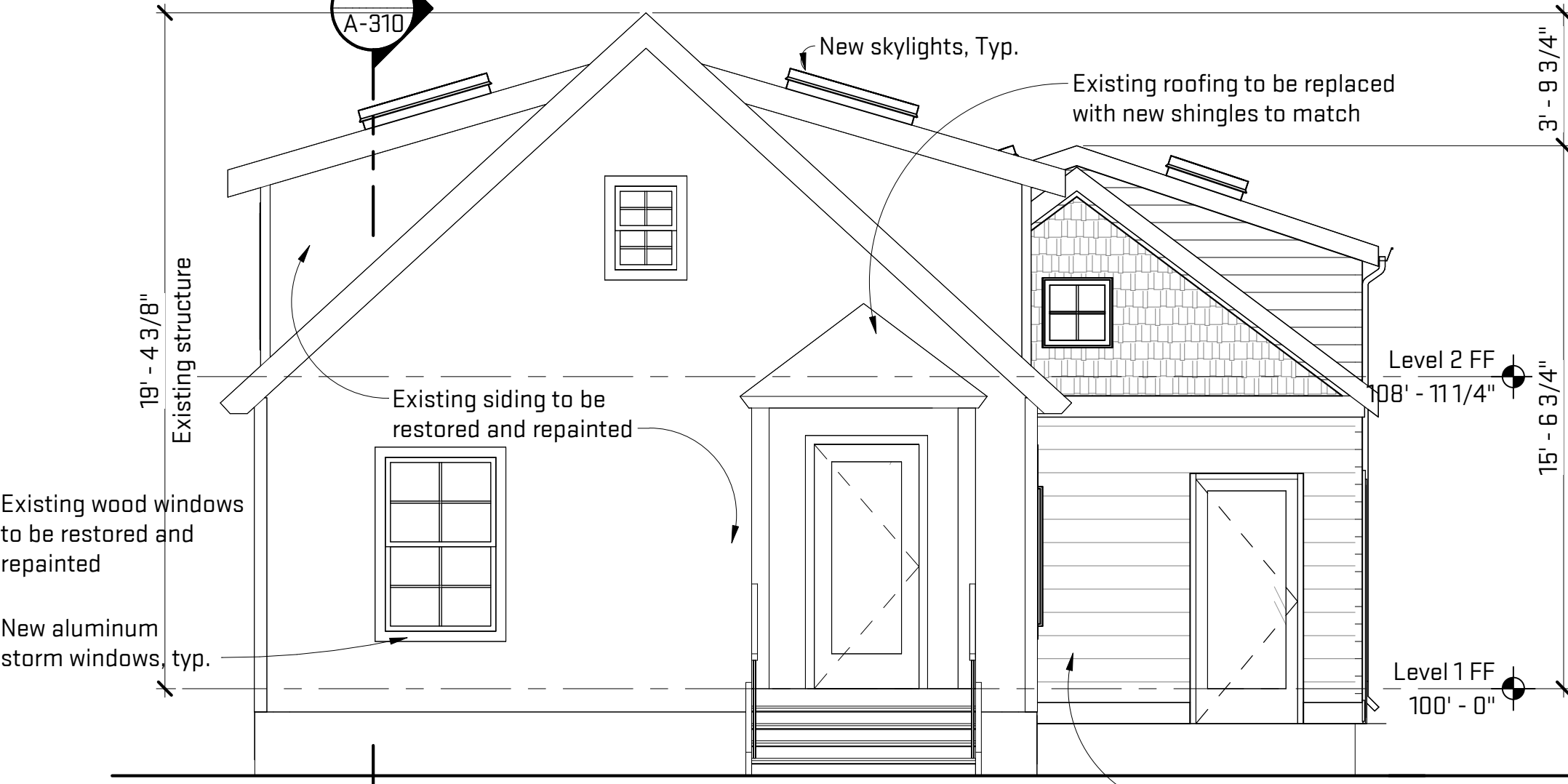
General Sheet Notes:  
None



SE Axon

2 North Elevation

3 Existing North Elevation



NE Axon

1 South Elevation

4 Existing South Elevation

Job Title:  
**526 Detroit Street**

526 Detroit Street, Ann Arbor, MI 48104

Sheet Title:  
**New & Existing Exterior Elevations**

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10/02/2023  
RYP-DSR23

**A-301**

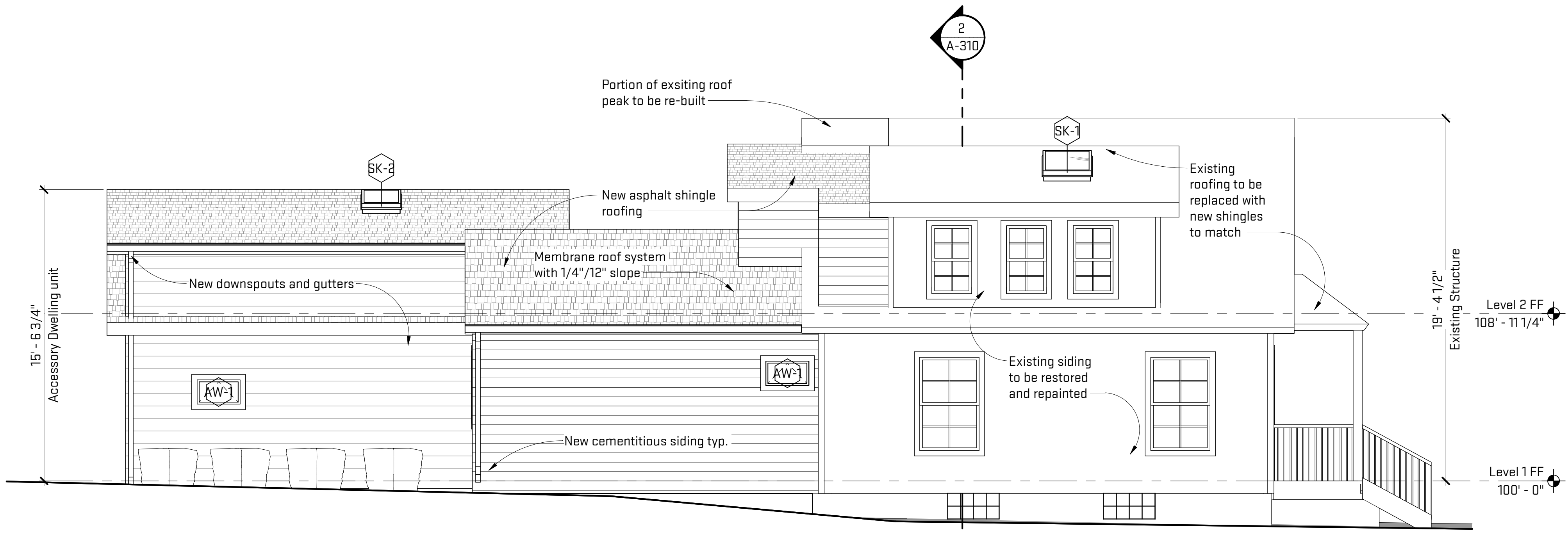
Scales listed are for 22x34 drawing size

**NOT FOR CONSTRUCTION**

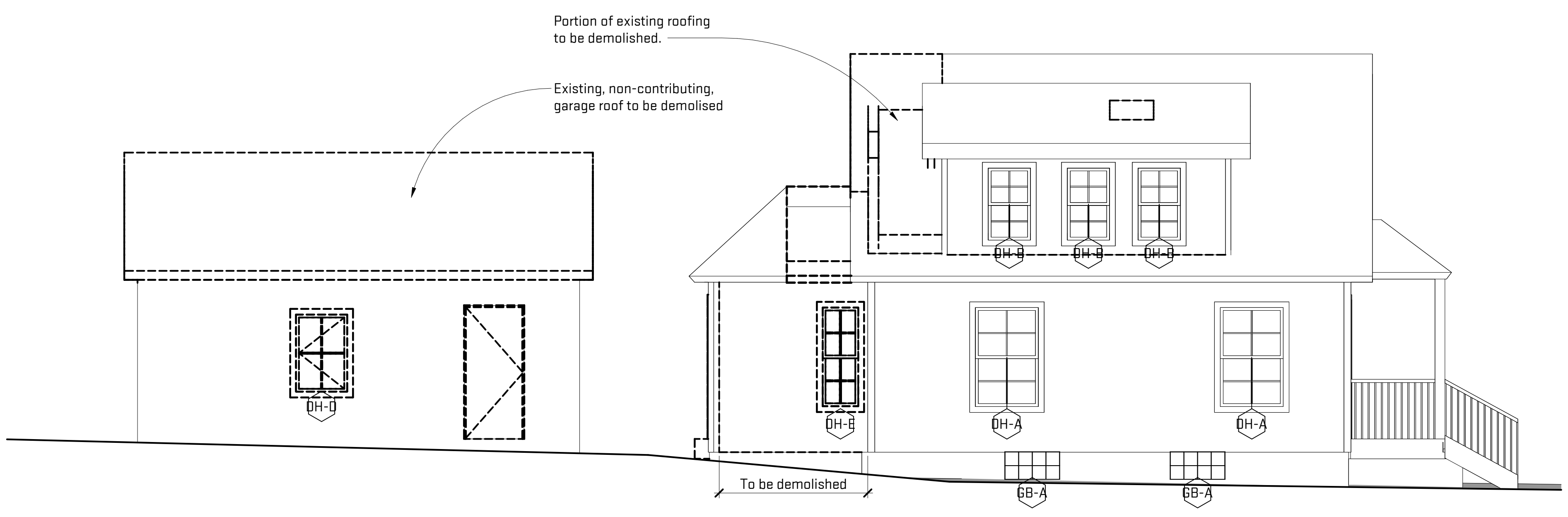


Plot Date/Time: 10/2/2023 10:27:58 AM File Path: C:\Revit Local Files\DSR23\_maggie\cl\US6M2.rvt

**NOT FOR CONSTRUCTION**



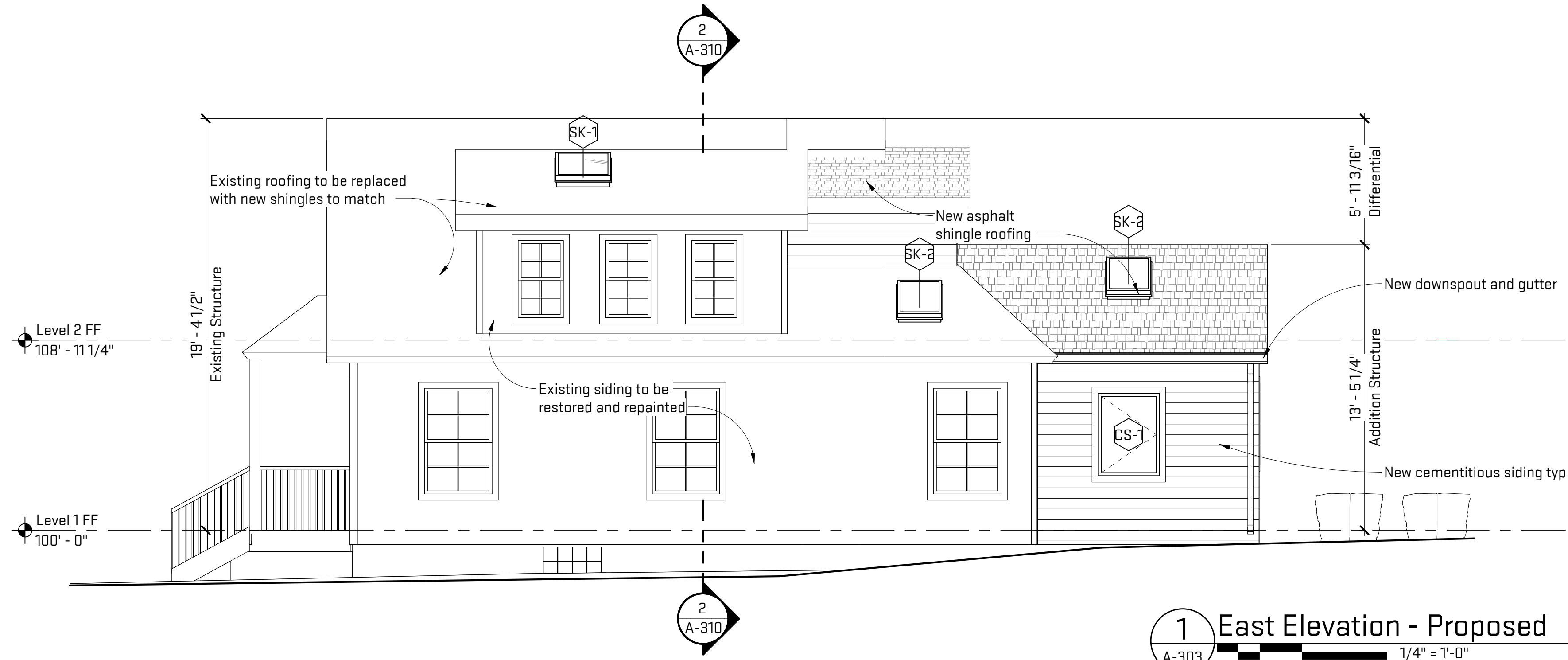
**1 West Elevation - Proposed**  
A-302 1/4" = 1'-0"



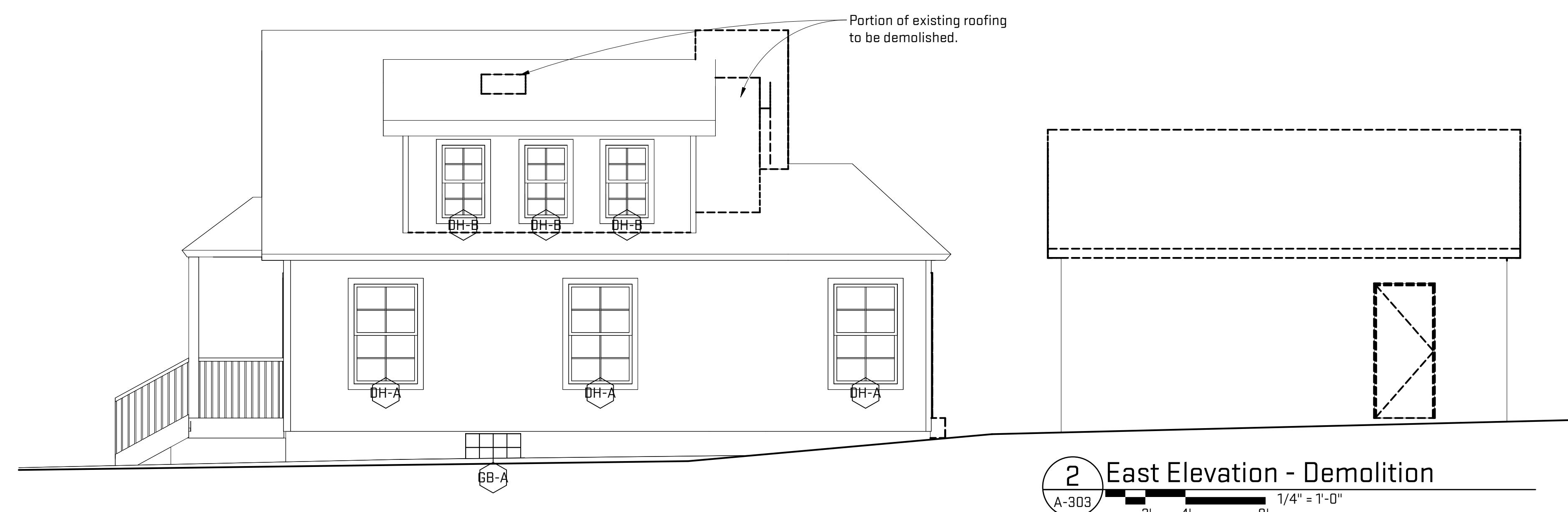
**2 West Elevation - Existing**  
A-302 1/4" = 1'-0"

Scales listed are for 22x34 drawing size

Plot Date/Time: 10/2/2023 10:27:58 AM File Path: C:\Revit Local Files\DSR23\_maggie\US6M2.rvt



**1 East Elevation - Proposed**  
 A-303 1/4" = 1'-0"



**2 East Elevation - Demolition**  
 A-303 1/4" = 1'-0"

Job Title:  
**526 Detroit Street**  
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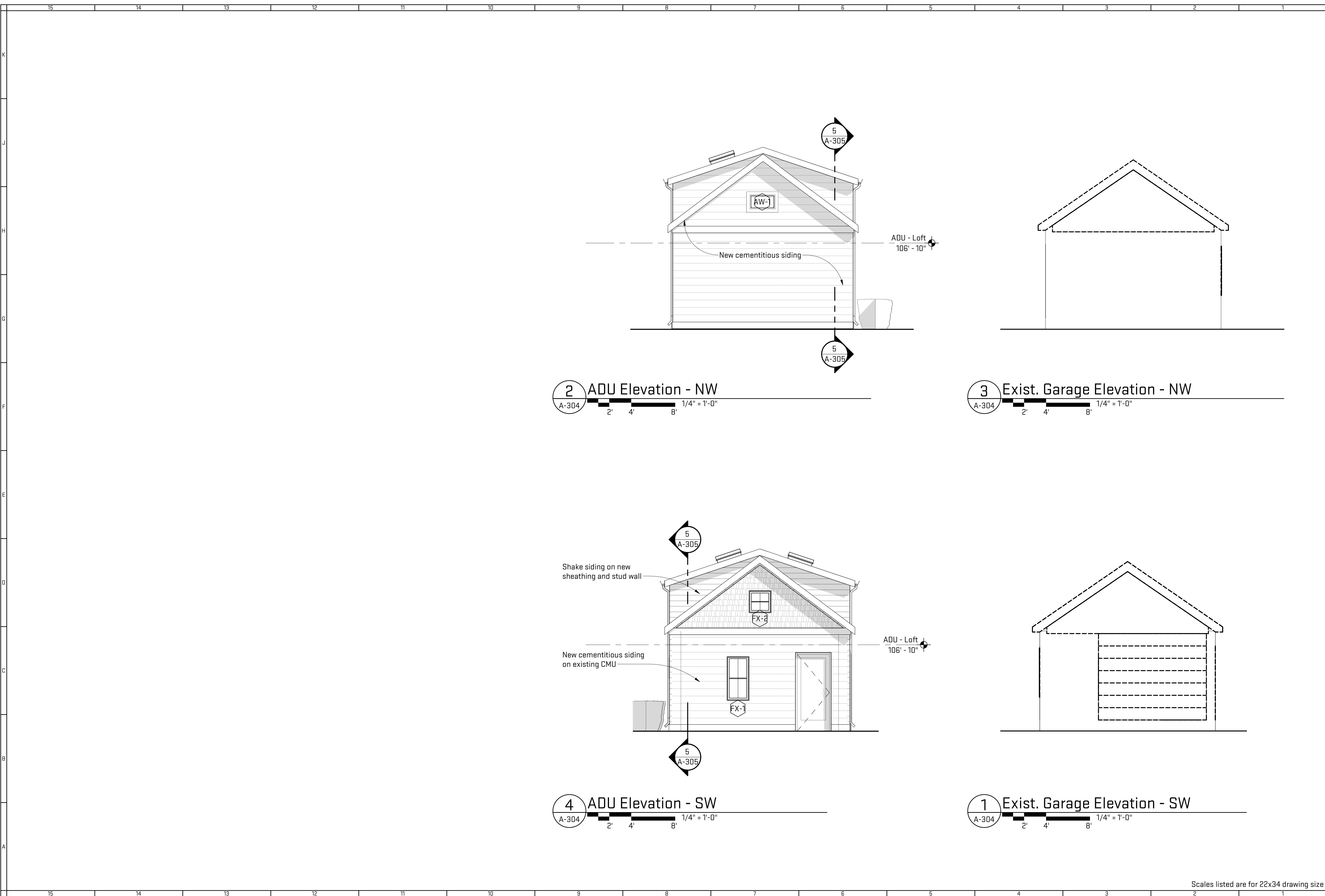
Sheet Title:  
**New & Existing Exterior Elevations**  
 Released For: Historic District Commission

10/02/2023  
 RYP-DSR23  
**A-303**

Scales listed are for 22x34 drawing size

**NOT FOR CONSTRUCTION**

Plot Date/Time: 10/2/2023 10:27:58 AM File Path: C:\Revit Local Files\DSR23\_maggiecl\US6M2.rvt



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

3 Exist. Garage Elevation - NW  
A-304 1/4" = 1'-0"

4 ADU Elevation - SW  
A-304 1/4" = 1'-0"

1 Exist. Garage Elevation - SW  
A-304 1/4" = 1'-0"

Job Title:  
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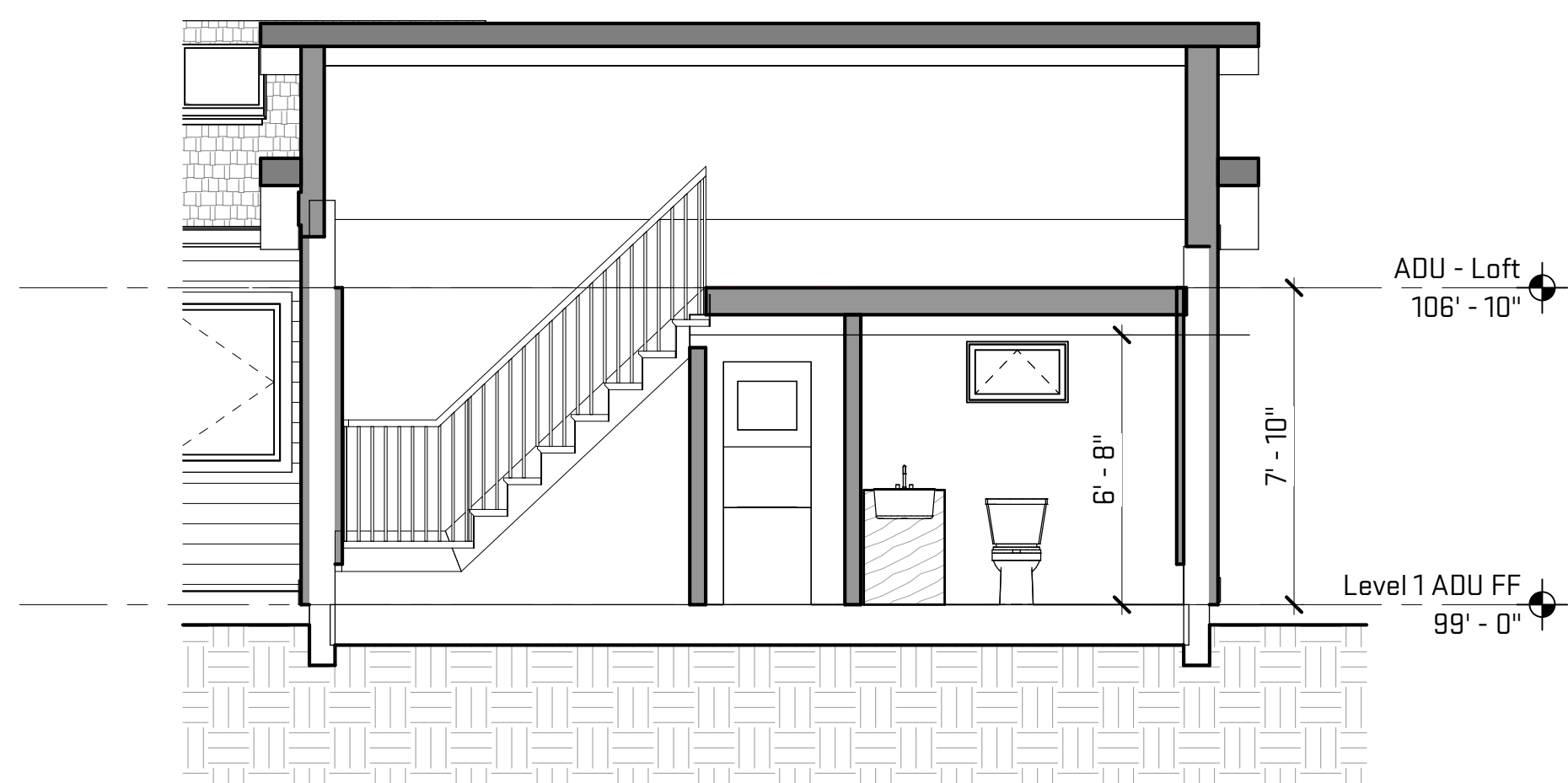
Sheet Title:  
**New & Existing ADU Elevations**  
Released For: Historic District Commission

10/02/2023  
RYP-DSR23  
**A-304**

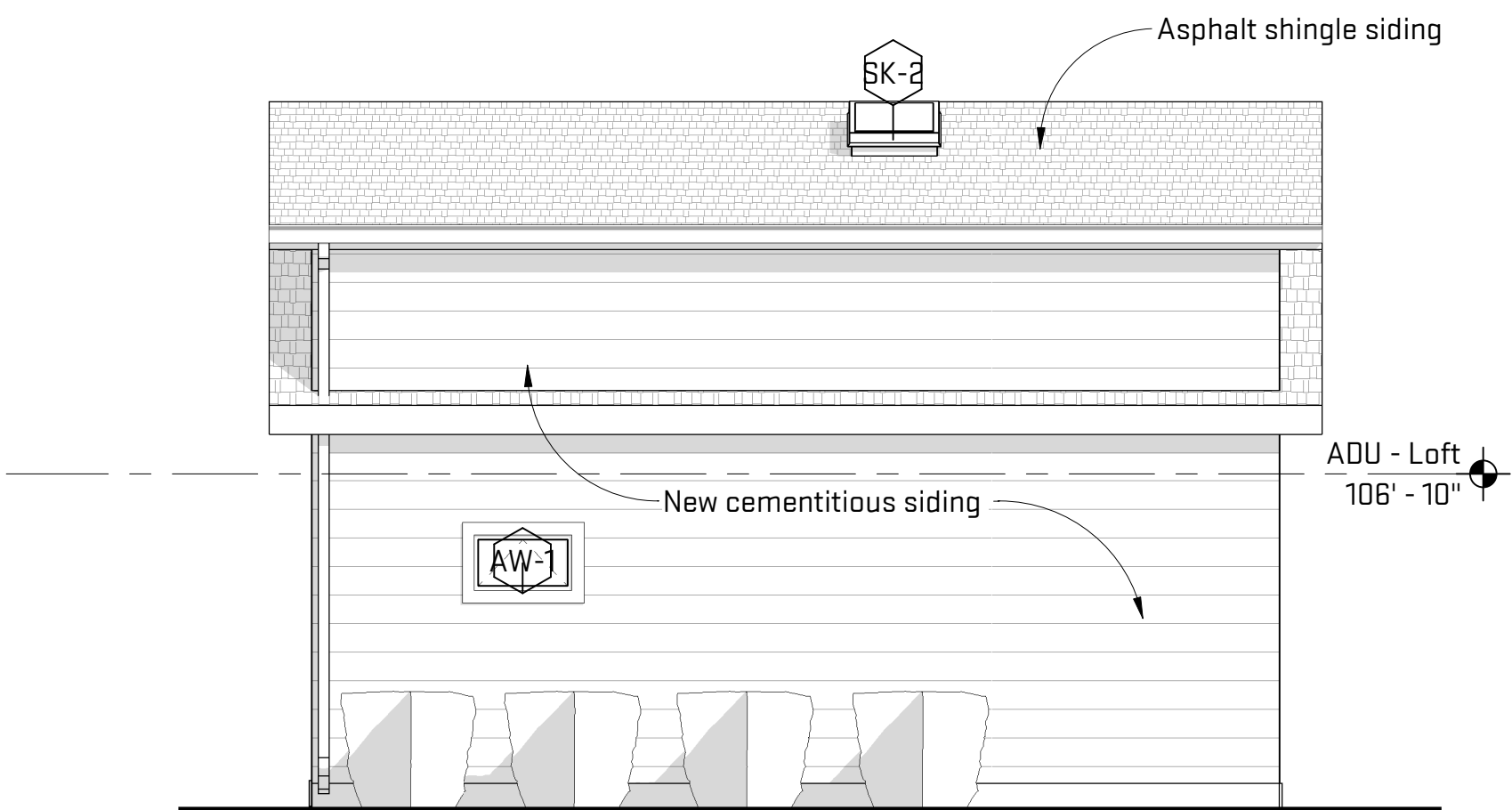
Scales listed are for 22x34 drawing size

**NOT FOR CONSTRUCTION**

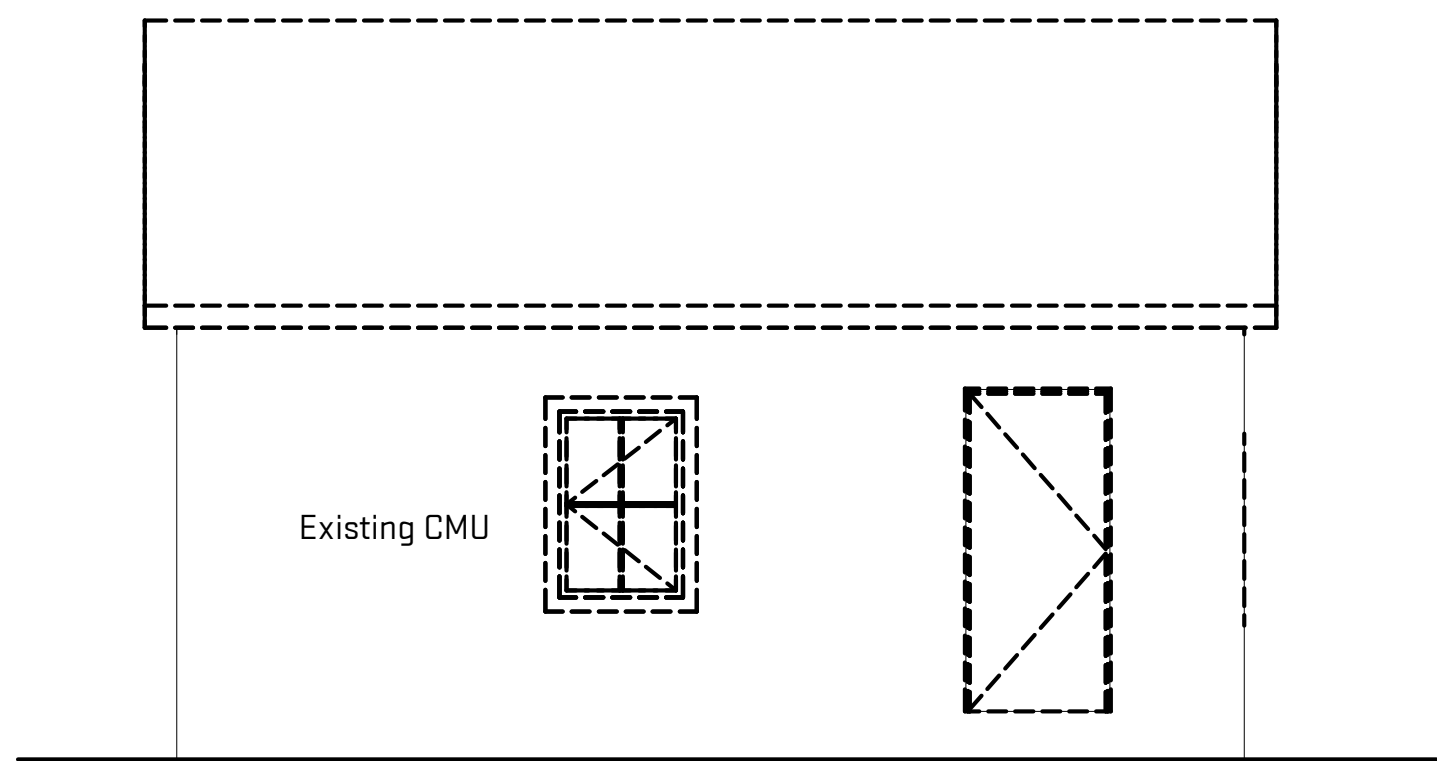
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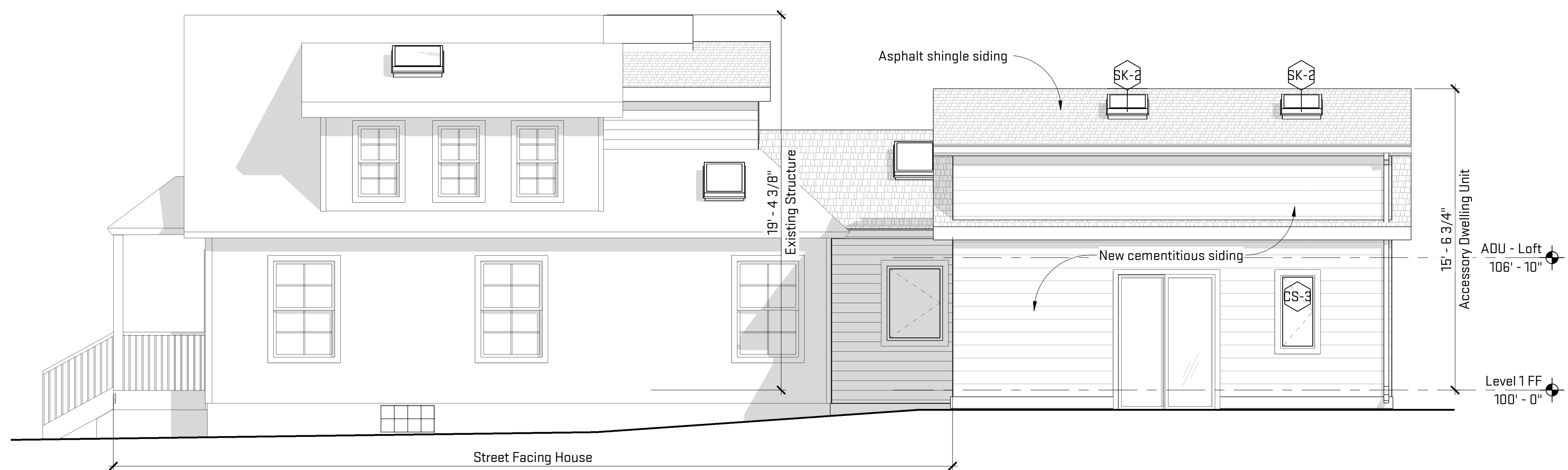
5 New - Section - ADU  
A-305 1/4" = 1'-0"



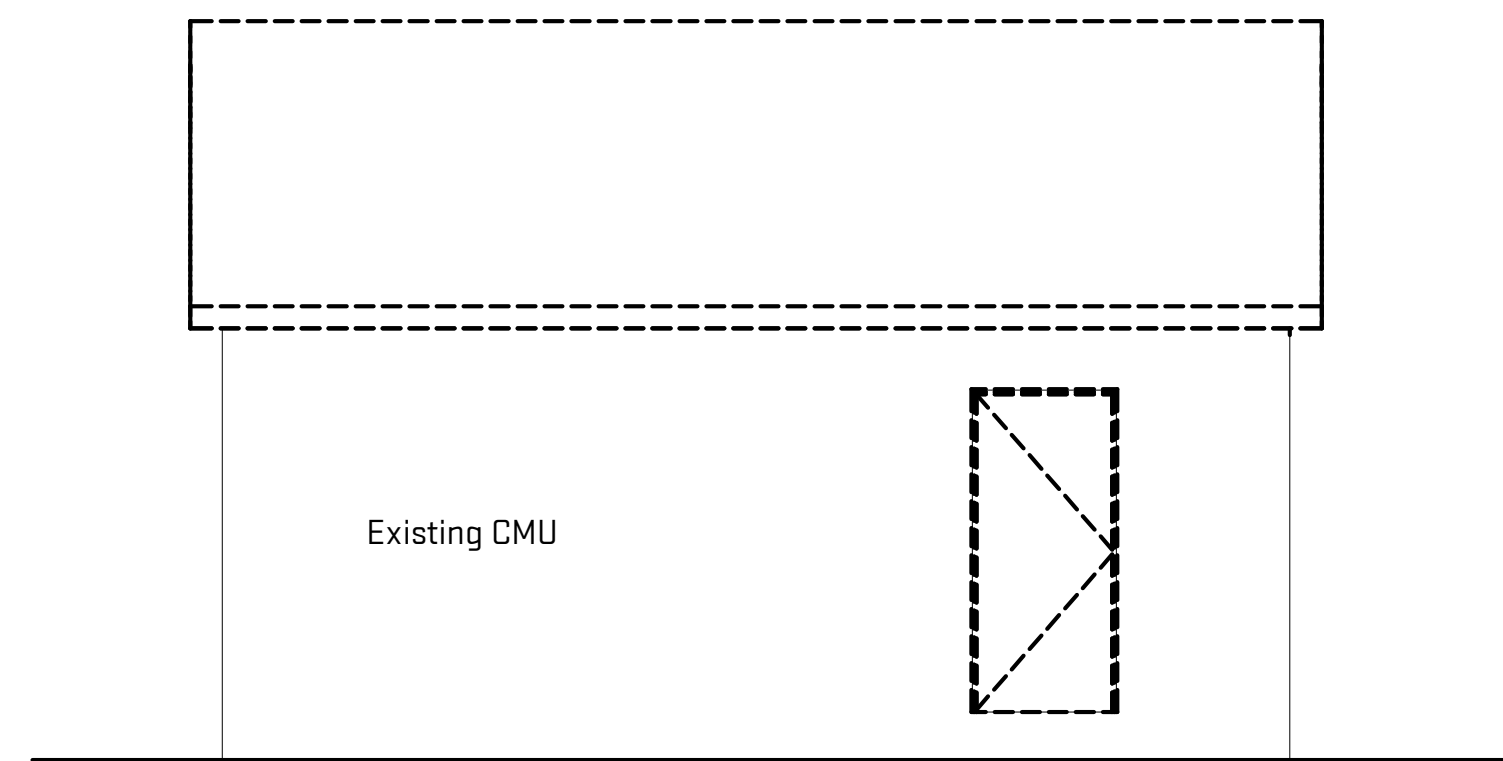
2 ADU Elevation - SE  
A-305 1/4" = 1'-0"



3 Exist. Garage Elevation - SE  
A-305 1/4" = 1'-0"



4 ADU Elevation - NE  
A-305 1/4" = 1'-0"



1 Exist. Garage Elevation - NE  
A-305 1/4" = 1'-0"

Scales listed are for 22x34 drawing size

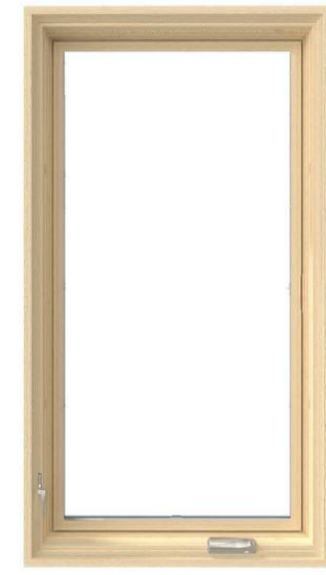
**NOT FOR CONSTRUCTION**

### Velux Fixed Skylight

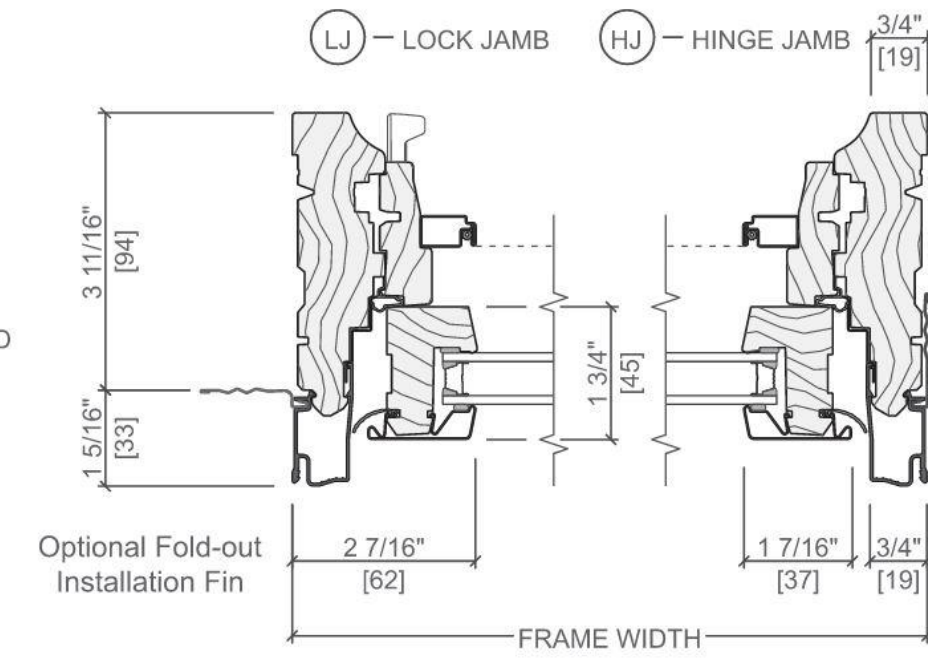
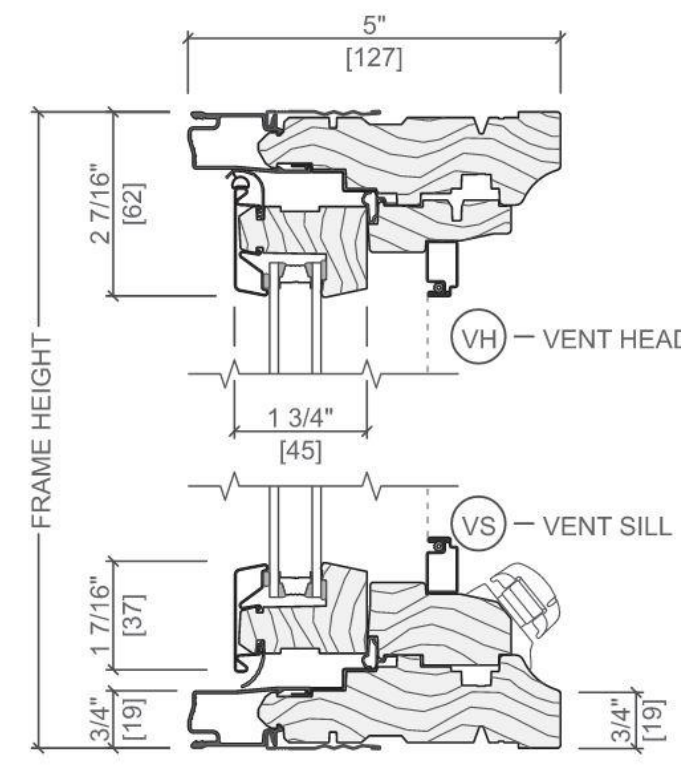
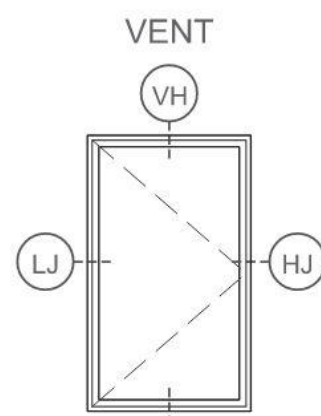
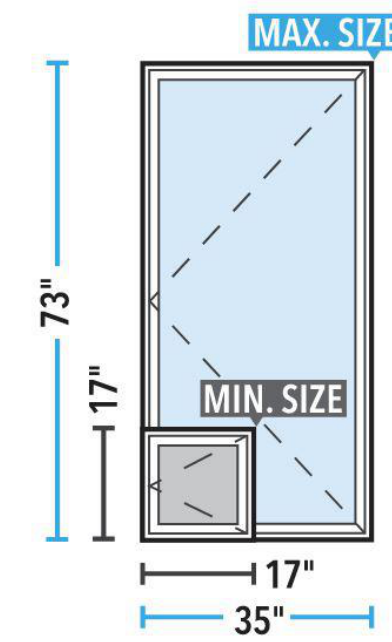
Design intent



### Pella "Lifestyle" Windows



#### Dual-Pane



### Materials Palette



Asphalt Shingle



Cementitious Shake - front of ADU. Color: White.



Privacy Fence Design Intent. Color TBD.



Cementitious 6" Lap Siding on ADU and Addition. Color: White.

### General Sheet Notes:

A. Materials serve as basis of design.



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Job Title:  
**526 Detroit Street**

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Sheet Title:  
**Materials**

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09/21/2023

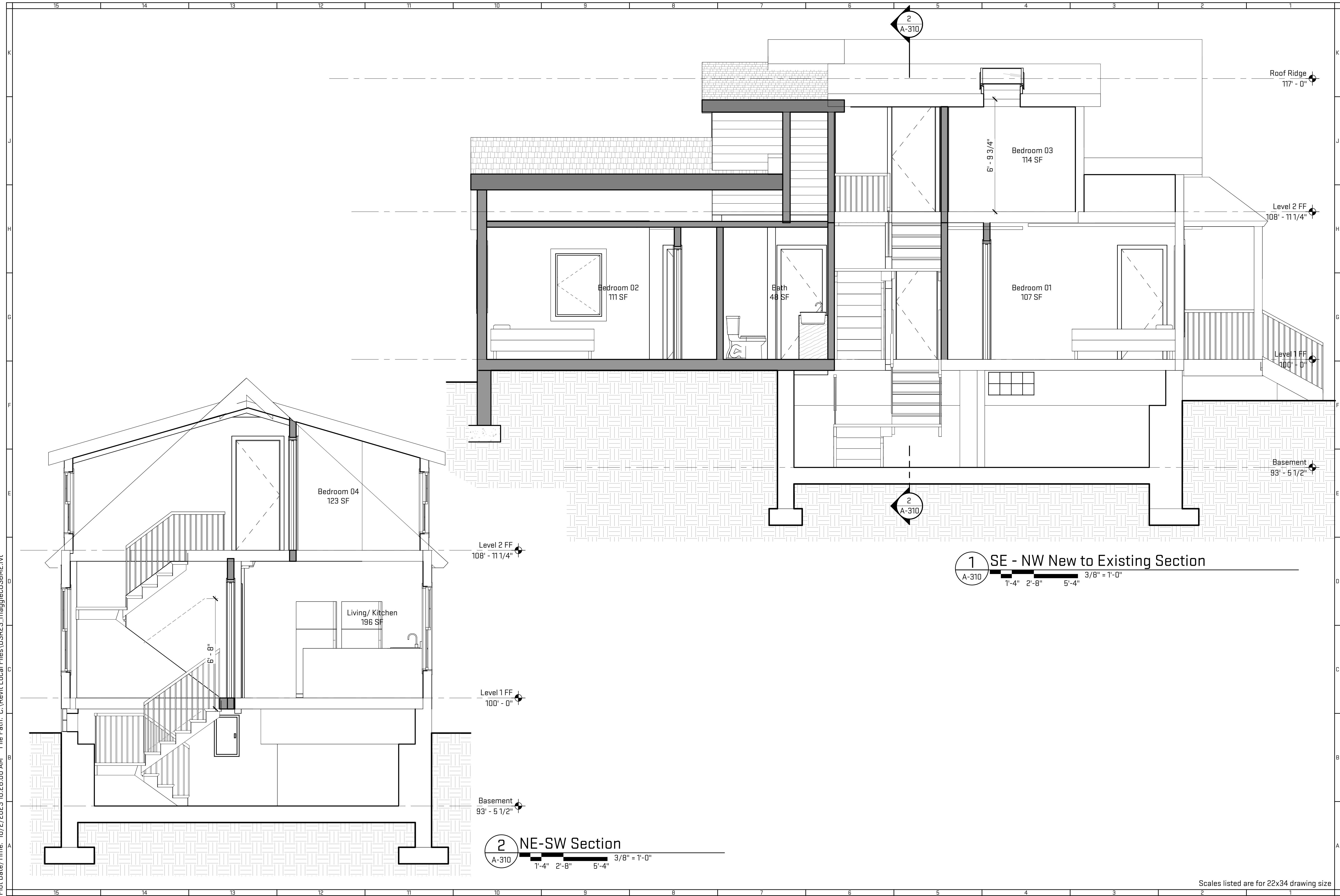
RYP-DSR23

**A-306**

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 526 Detroit Street

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Building Sections

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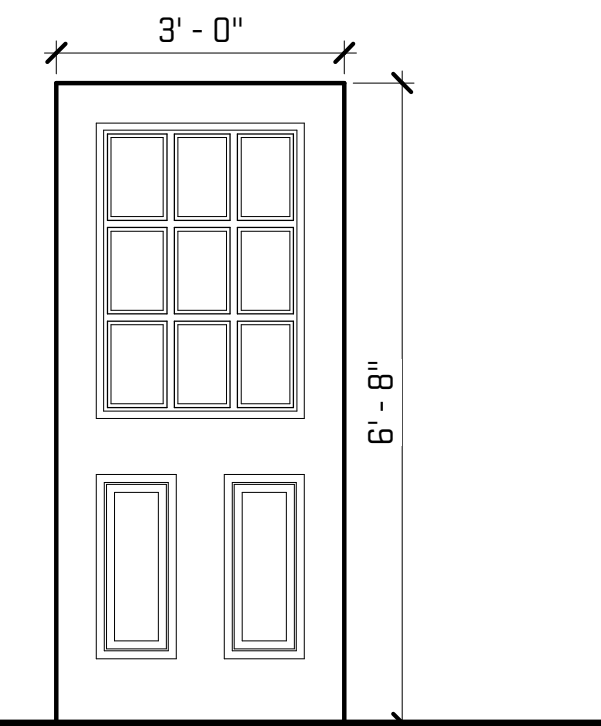
A-310

Project # | Date  
 Drawing #

Scales listed are for 22x34 drawing size

NOT FOR CONSTRUCTION

### Existing Door Type Legend



Existing front door

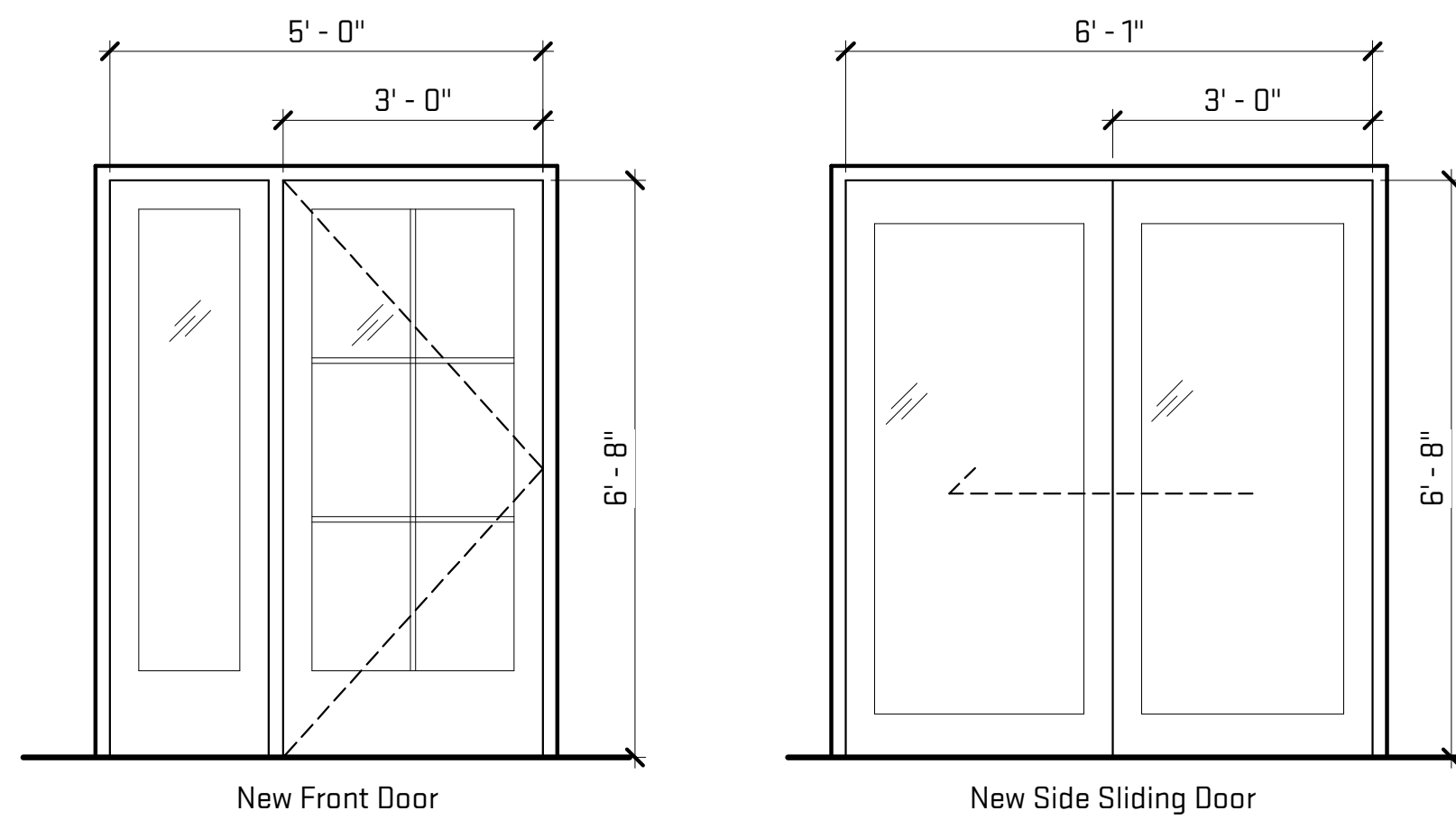


Existing front door



Existing back door - TO BE REMOVED AND INFILLED

### ADU New Door Type Legend



New Front Door

New Side Sliding Door

### Window Schedule

ID	R.O.		Type Elevation	Manufacturer	Model	Glazing		Frame		Comments
	Width	Height				Thickness	Type	Material	Finish	
Existing										
DH-A	3' - 3 1/2"	5' - 11 1/4"	DH			EXIST	EXIST	WD	PT	
DH-B	2' - 3"	3' - 9"	DH			EXIST	EXIST	WD	PT	
DH-C	1' - 10 3/4"	2' - 6 1/4"	DH			EXIST	EXIST	WD	PT	
GB-A	2' - 9 1/4"	1' - 4 3/4"	GB			EXIST	EXIST	WD	PT	
Demolished										
DH-D	2' - 8 3/8"	4' - 0"	DH			EXIST	EXIST	WD	PT	
DH-E	1' - 11"	5' - 1"	DH			EXIST	EXIST	WD	PT	
Construction										
AW-1	2' - 6"	1' - 6"	AW	Pella	Lifestyle	3/8" Min	Clear			
CS-1	3' - 0"	4' - 0"	CS	Pella	Lifestyle	3/8" Min	Clear			
CS-3	2' - 0"	4' - 0"	CS	Pella	Lifestyle	3/8" Min	Clear			
FX-1	2' - 0"	4' - 0"	FX	Pella	Lifestyle	3/8" Min	Clear			
FX-2	2' - 0"	2' - 0"				3/8" Min	Clear			
SK-1	2' - 6"	3' - 9"	SK	Velux		Per Manufacturer	Clear			
SK-2	2' - 0"	2' - 3"	SK	Velux		Per Manufacturer	Clear			

### 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 - GB-A



Existing window - DH-C

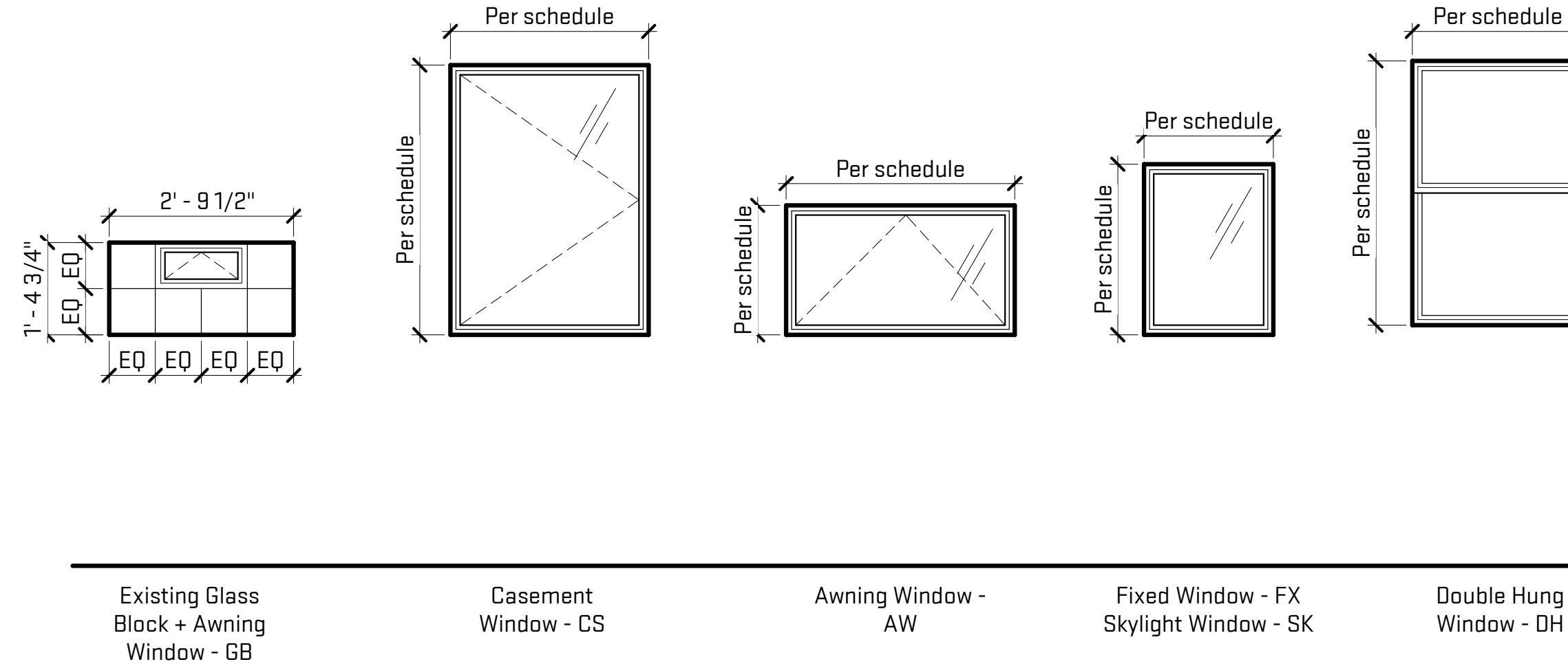


Existing window - DH-A



Existing window - DH-B

### Window Type Legend



Existing Glass Block + Awning Window - GB

Casement Window - CS

Awning Window - AW

Fixed Window - FX  
Skylight Window - SK

Double Hung Window - DH