

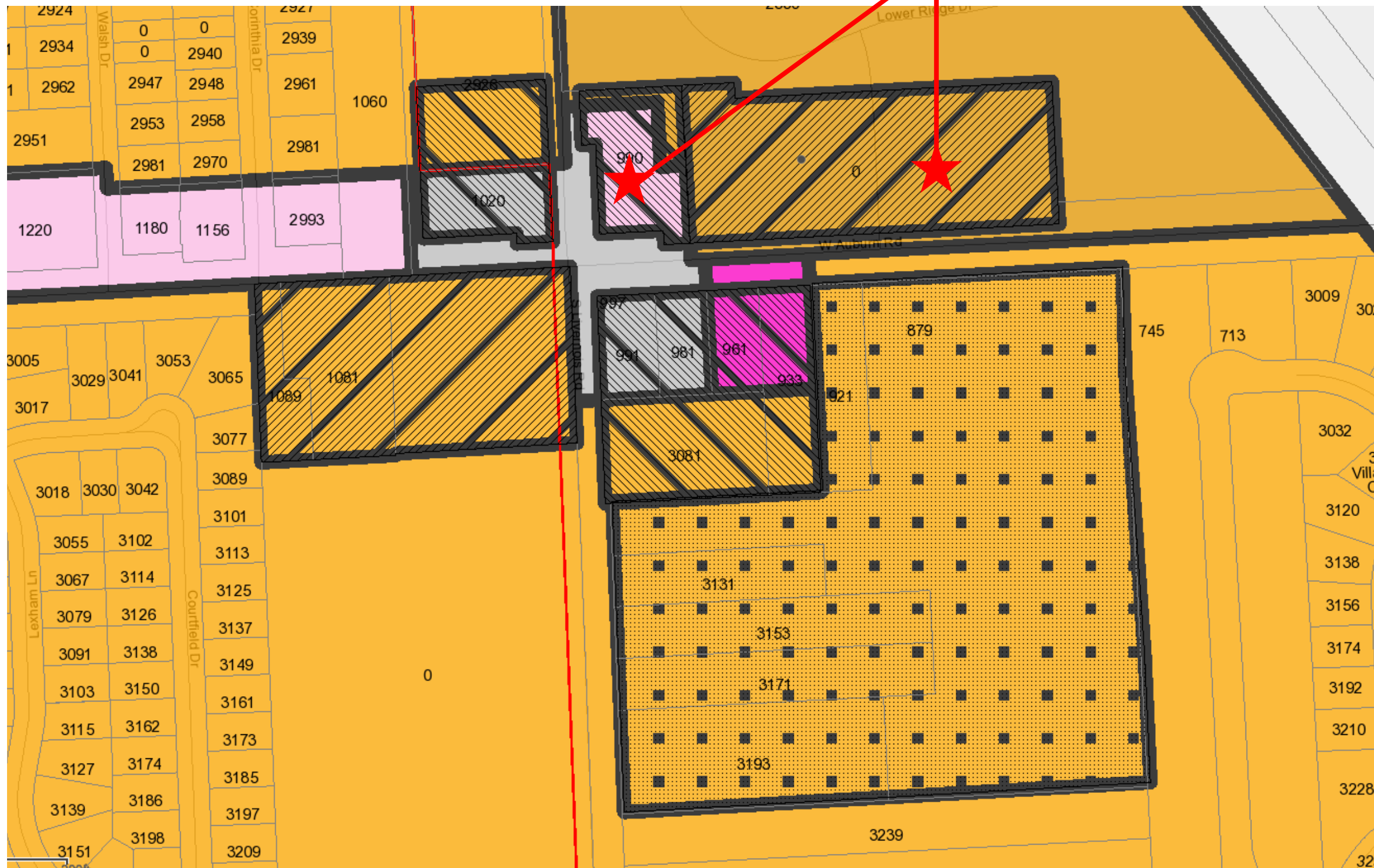


Rochester  
Hills Trio

PUD RESUBMITTAL 5



# SITE LOCATION



**Parcels**

Parcels

**Zip Codes**

Zip Codes

**Zoning**

Zoning

- RE One-Family Residential
- R-1 One-Family Residential
- R-2 One-Family Residential
- R-3 One-Family Residential
- R-4 One-Family Residential
- RCD One-Family Residential Cluster
- RM-1 Multiple-Family Residential
- RMH Manufactured Housing Park
- B-1 Local Business
- B-2 General Business
- B-3 Shopping Center Business
- B-5 Automotive Service Business
- CI Commercial Improvement
- O-1 Office Business
- ORT Office, Research & Technology
- I Industrial
- SP Special Purpose
- REC-W Regional Employment Center - Workplace
- REC-C Regional Employment Center - M-59 Corridor
- REC-I Regional Employment Center - Interchange
- REC-M Regional Employment Center - Mixed Use
- FB-1 Flex Business Overlay
- FB-2 Flex Business Overlay
- FB-3 Flex Business Overlay
- MR Mixed Residential Overlay

At your request I have listed the areas of concerns we raised during the meeting and you gave us your assurance that all of these things had been (or will be addressed) to our satisfaction. I have given this statement to the Site Manager from Pine Ridge (Heidi Jenuwine) so that she may have it placed on the record at the meeting.

- 1) We would want to be sure that the builder prevents and controls any construction traffic cutting through the Pine Ridge Apartments community.
- 2) We would also want it to be clearly defined that the road entering Pine Ridge Apartments from Auburn Road is not to be used for their tenants, employees or customers to cut through to Livernois Rd.
- 3) None of our trash disposal bins should be used for any construction debris.
- 4) All plans are to be followed as described to Mr. Mills as to how they plan on handling any water runoff so that none comes onto our Pine Ridge Apartments property from the land you are developing.

We want to welcome you and your development to the neighborhood and look forward to its completion.

Sincerely,

Sandra Schneider  
Property Manager  
Tel 586.979.4110 x 3107  
Cell 586-615-1100  
Fax 586-979-4790  
36250 Dequindre Rd.  
Suite 100  
Sterling Heights, MI 48310



Connect with Dart Properties:  
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Section 138-7.103.D – Criteria For Qualification

1. This Development provides 54,620 SF of open area, including a variety of new landscaped areas.
- 2a. Remediation and development of contaminated site.
- 2b. Addition of 381 foot long safety path along Auburn Rd that allows safe pedestrian connection from surrounding residential areas to existing public schools, places of worship, and other residential areas.
3. Addition of service uses which are unrelated to the shopping pattern of the citywide or regional shopping centers
4. This development includes 10,532 SF of office, who's perspective client will be of the "STEM" variety.
5. This project does not include historic characteristics, but does provide an outdoor dining area that is located to draw attention to the America's largest Bebb Oak to the south of the site.
6. The uses of this site are concurrent with the adjacent uses and master planned land use of the area.
7. The development transitions the commercial use at the corner of West Auburn and South Livernois to residential uses within and to the north of the site.
8. The Architectural Style of the development does comply with similar style developments within the City of Rochester Hills.

- Resident Amenity
- Live / Work and Commercial
- Activated Pedestrian Streetscape

Note: See Letter "Rochester Hills Trio – PUD Criteria For Qualification, Section 138-7.103.D" dated June 20, 2019 for additional information.



RESIDENTIAL DEED RESTRICTION LINE ←



April 17, 2018 – Front (South Façade)



June 12, 2019 – Front (South Façade)



June 12, 2019 – Back (North Façade)

RESIDENTIAL DEED RESTRICTION LINE →





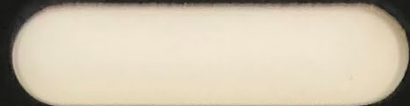












PNL-1



PNL-2



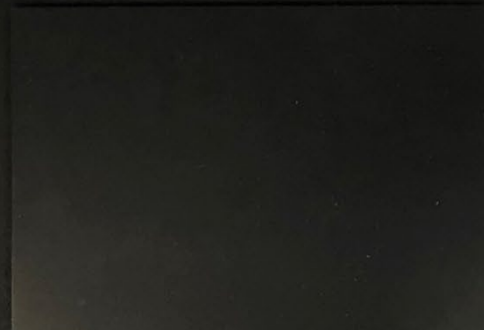
CMU-1



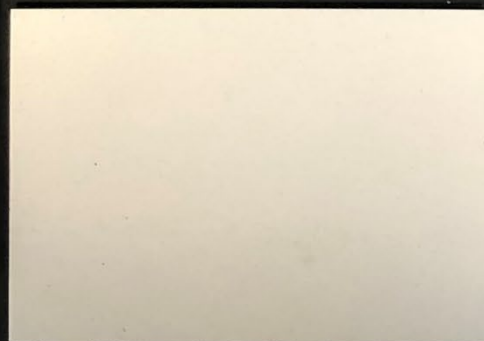
CMU-2



BRK-1



MTL-1



MTL-2



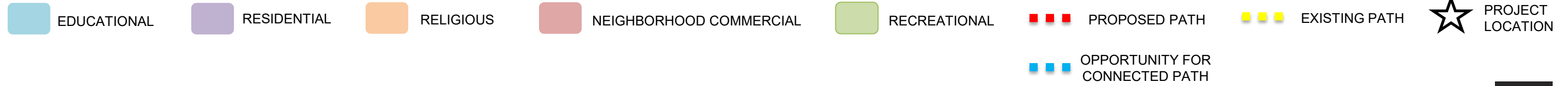
GRT-1

MATERIAL LEGEND	
KEY	SPECIFICATIONS
BRK-1	BRICK-BELDEN BRICK, BLACK DIAMOND VELOUR, STACK BOND
PNL-1	PREFINISHED ALUMINUM PANEL- AL13, V-LINE, 04 SYSTEM WOODS 1402/02 CHERRY
PNL-2	PREFINISHED ALUMINUM PANEL- ATAS, 13 DOVE GREY
MTL-1	PREFINISHED ALUMINUM COPING, CANOPY, FASCIA, AND SOFFIT- ATAS, 02 BLACK
MTL-2	CLEAR ANODIZED ALUMINUM STOREFRONT AND RAILING
CMU-1	LIGHT GRAY CMU RETAINING WALL BLOCK
CMU-2	DARK GRAY CMU RETAINING WALL BLOCK



**ADDITIONAL 8' WIDE SAFETY PATH – 381 FEET LONG**









**Selected Art:**  
13' tall and 6' diameter



**Other Examples**

Designs are unique and hand hammered using dissimilar metals of copper and stainless steel, then fused together generating sculptural symmetry. These elements coupled together create the wind induced motion of the captivating rhythm.



**Carport**



**Split Rail Fence**



Durable, Low Maintenance Aluminum Balconies

- Pre-designed and pre-fabricated to save on engineering, installation and waterproofing costs
- 30% savings when Aluminum vs. Steel materials are used
- Ideal for multi-family housing, office buildings, condos
- Lightweight yet exceptionally durable

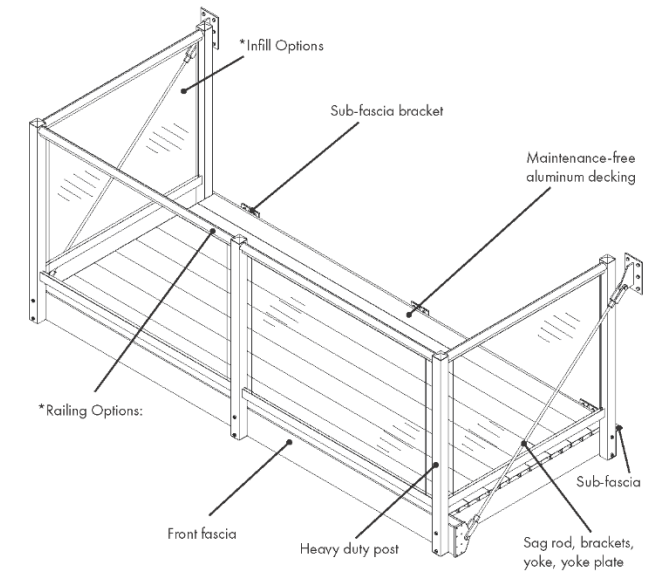


**PRE 3**

PRE-DESIGNED • PRE-ENGINEERED • PRE-FABRICATED  
Aluminum Balconies and Railings

## ALUMINUM DESIGN VS. TRADITIONAL STEEL

	AS&D Aluminum Balcony Systems	Steel
Pre-fabricated and painted for faster installation and easy waterproofing	✓	✗
Lightweight, easy to handle and move on the job site	✓	✗
Uniform factory production	✓	✗
Cost effective delivery options: • Pre-cut extrusions • KD (knock-down) • Pre-assembled • Pre-drilled holes	✓	✗
Choice of baked-on enamel, powder coat, and anodized finishes	✓	✗
Can be modified and assembled on site using standard chop saw and drill	✓	✗
Virtually maintenance free, no rust, rot, swelling, splits or cracking	✓	✗



Units include: decking, railing, infill, swags, mounting hardware.

### \*CHOOSE AN TOP RAIL STYLE

Round Top Rail



Elliptical Top Rail



Flat Top Rail



### \*CHOOSE AN INFILL OPTION

Glass Panels



Stainless Steel Cables



Pickets

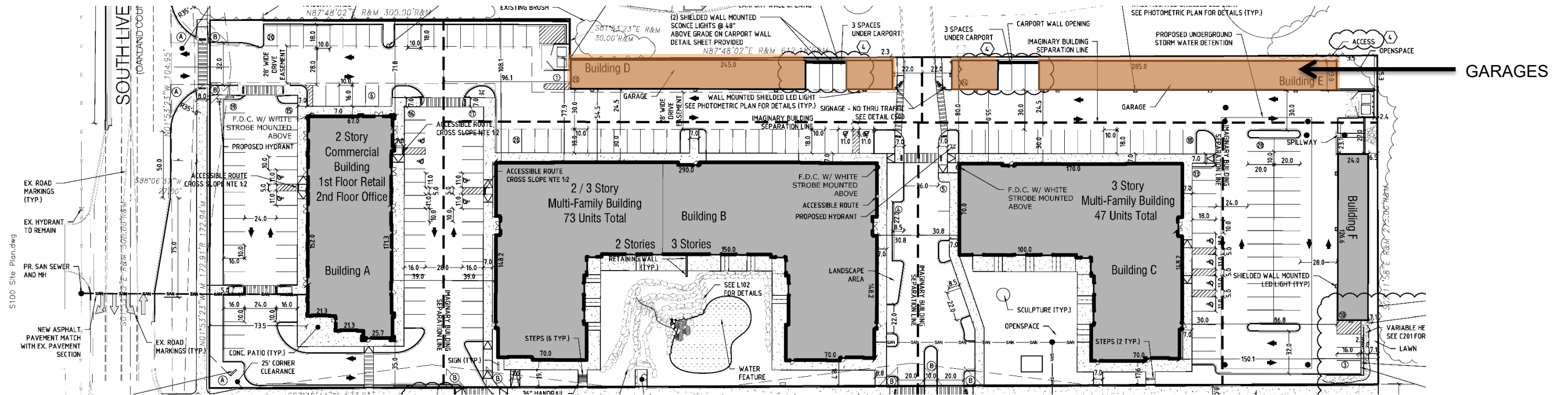


American Structures & Design Inc. - WA  
218 Stewart Rd. SE Pacific, WA 98047  
P: 253-833-4343 F: 253-833-4545

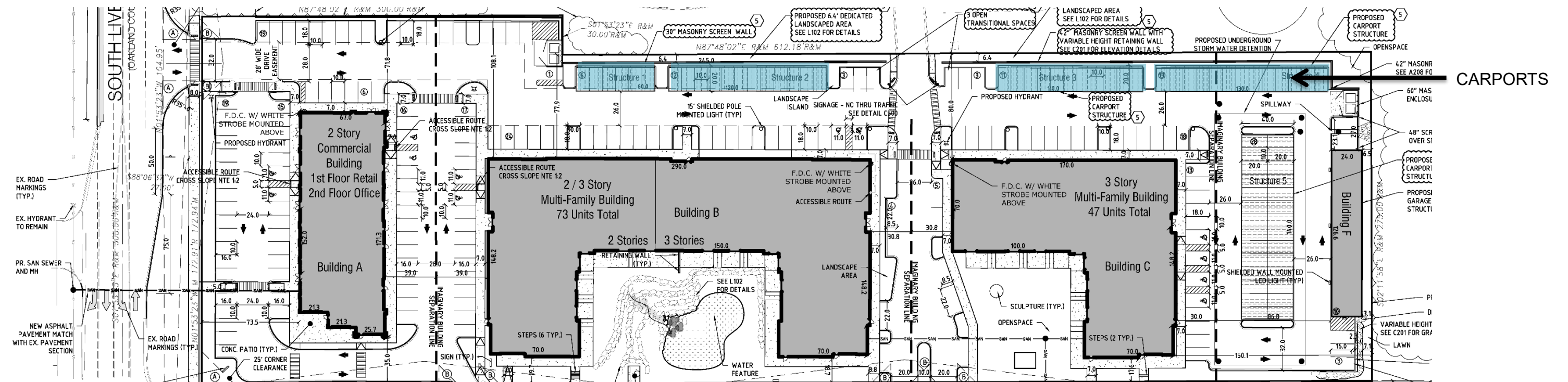
American Structures & Design Inc. - OR  
13444 NE Jarrett St. Portland, OR 97230  
P: 971-645-4201 F: 971-645-4212

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PUD Submittal #4



PUD Submittal #5



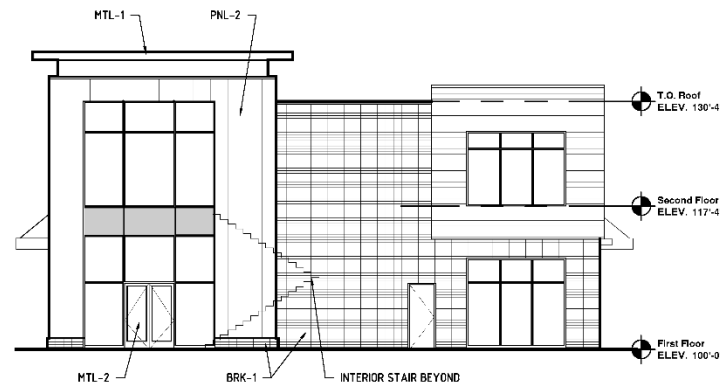
**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

Building A North Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	954 SQ.FT.	70%	BRK-1, PNL-1
ACCENT MATERIAL	403 SQ.FT.	30%	PNL-2
TOTAL	1357 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR	224 SQ.FT.	534 SQ.FT.	42%
SECOND FLOOR	249 SQ.FT.	594 SQ.FT.	42%

NOTE:  
WE ACKNOWLEDGE THE DEFICIENCY IN TRANSPARENCY PERCENTAGE ON THE NORTH ELEVATION OF BUILDING A. DUE TO THE UTILITY ROOM, EGRESS STAIRS AND ELEVATOR LOCATION ALONG THIS ELEVATION OF THE BUILDING, WINDOW SPACE IS SEVERELY LIMITED.



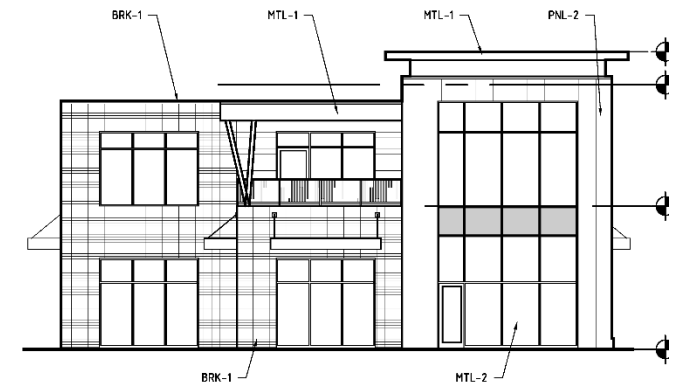
4 Building A- North Elevation  
SCALE: 3/32" = 1'

**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

Building A South Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	441 SQ.FT.	58%	BRK-1, PNL-1
ACCENT MATERIAL	320 SQ.FT.	42%	PNL-2
TOTAL	761 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR	328 SQ.FT.	534 SQ.FT.	61%
SECOND FLOOR	369 SQ.FT.	606 SQ.FT.	61%



3 Building A- South Elevation  
SCALE: 3/32" = 1'

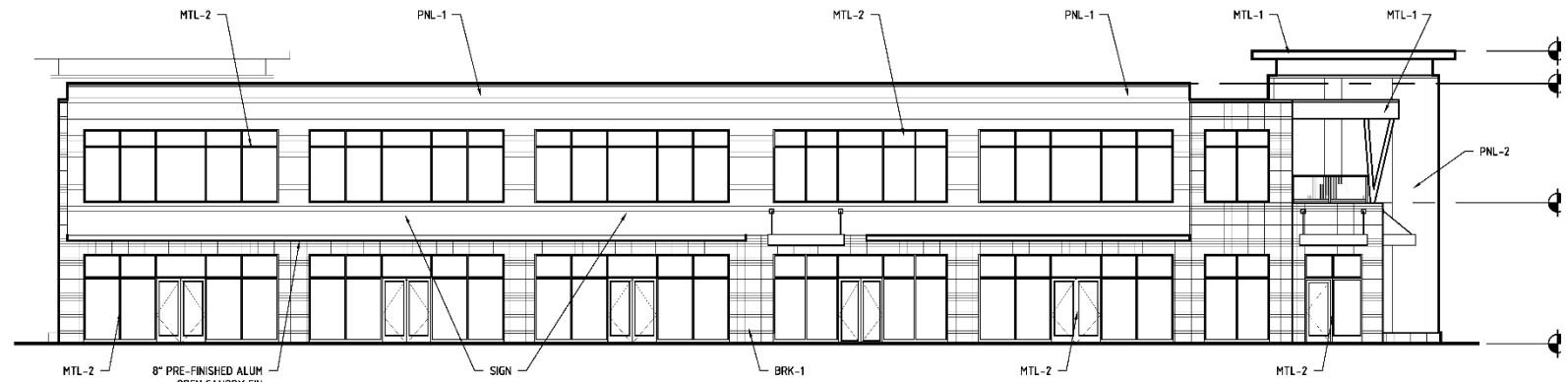
MATERIAL LEGEND	
KEY	SPECIFICATIONS
BRK-1	BRICK-BELDEN BRICK, BLACK DIAMOND VELOUR, STACK BOND
PNL-1	PREFINISHED ALUMINUM PANEL- AL13, V-LINE, 04 SYSTEM WOODS 1 1/2" CHERRY
PNL-2	PREFINISHED ALUMINUM PANEL- ATAS, 13 DOVE GREY
MTL-1	PREFINISHED ALUMINUM COPING, CANOPY, FASCIA, AND SOFFIT- ATAS, 02 BLACK
MTL-2	CLEAR ANODIZED ALUMINUM STOREFRONT AND RAILING

**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

Building A West Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,012 SQ.FT.	87%	BRK-1, PNL-1
ACCENT MATERIAL	312 SQ.FT.	13%	PNL-2
TOTAL	2,324 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR	1,080 SQ.FT.	1,360 SQ.FT.	79%
SECOND FLOOR	1,152 SQ.FT.	1,530 SQ.FT.	75%



2 Building A- West Elevation  
SCALE: 3/32" = 1'

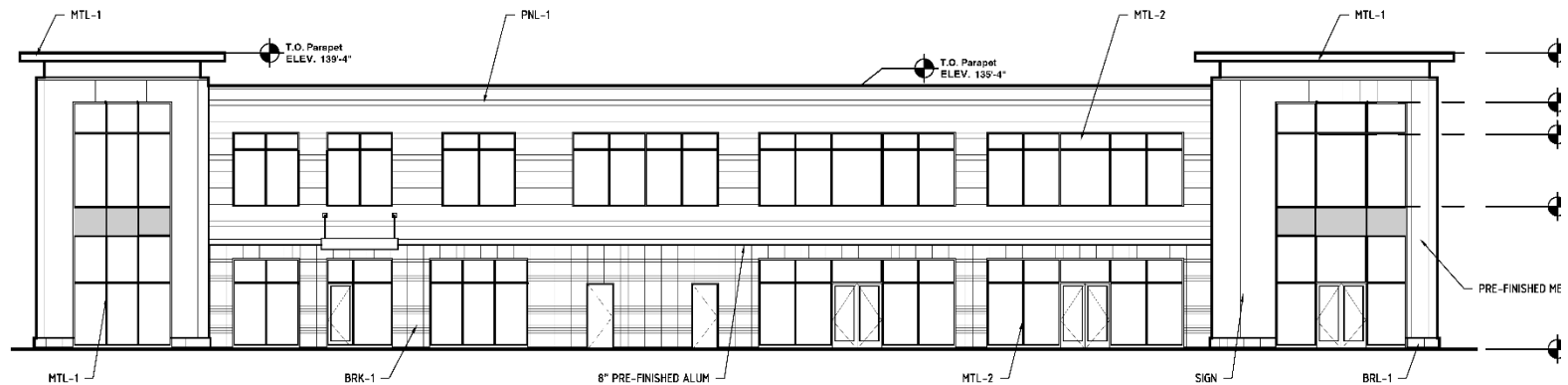
**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

Building A East Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,074 SQ.FT.	74%	BRK-1, PNL-1
ACCENT MATERIAL	717 SQ.FT.	26%	PNL-2
TOTAL	2,791 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR	833 SQ.FT.	1,366 SQ.FT.	61%
SECOND FLOOR	1,055 SQ.FT.	1,508 SQ.FT.	70%

NOTE:  
WE ACKNOWLEDGE THE DEFICIENCY IN TRANSPARENCY PERCENTAGE ON THE NORTH ELEVATION OF BUILDING A. DUE TO THE UTILITY ROOM, EGRESS STAIRS AND ELEVATOR LOCATION ALONG THIS ELEVATION OF THE BUILDING, WINDOW SPACE IS SEVERELY LIMITED.



1 Building A- East Elevation  
SCALE: 3/32" = 1'



**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

Building B North Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	6,474 SQ.FT.	89%	BRK-1, PNL-1
ACCENT MATERIAL	809 SQ.FT.	11%	PNL-2
TOTAL	7,283 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR	558 SQ.FT.	976 SQ.FT.	57%
SECOND FLOOR	822 SQ.FT.	3,018 SQ.FT.	27%
THIRD FLOOR	436 SQ.FT.	3,471 SQ.FT.	13%

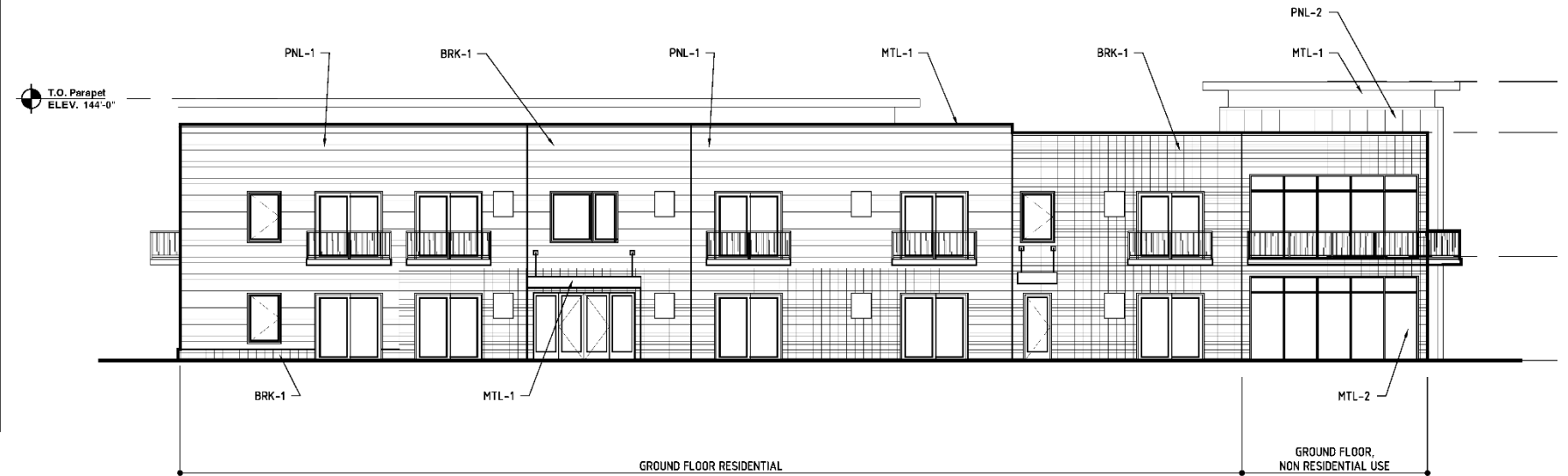
**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

Building B West Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,593 SQ.FT.	96%	BRK-1, PNL-1
ACCENT MATERIAL	113 SQ.FT.	4%	PNL-2
TOTAL	2,709 SQ.FT.		

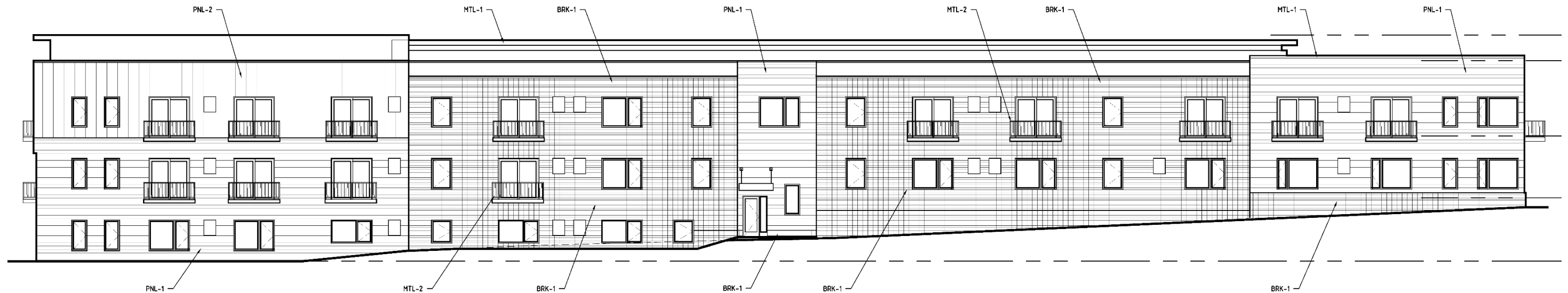
  

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	356 SQ.FT.	757 SQ.FT.	47%
GROUND FLOOR, NON-RESIDENTIAL	120 SQ.FT.	132 SQ.FT.	92%
SECOND FLOOR	616 SQ.FT.	1,471 SQ.FT.	42%

MATERIAL LEGEND	
KEY	SPECIFICATIONS
BRK-1	BRICK-BELDEN BRICK, BLACK DIAMOND VELOUR, STACK BOND
PNL-1	PREFINISHED ALUMINUM PANEL- AL13, V-LINE, 04 SYSTEM WOODS <sup>1402</sup> / <sub>02</sub> CHERRY
PNL-2	PREFINISHED ALUMINUM PANEL- ATAS, 13 DOVE GREY
MTL-1	PREFINISHED ALUMINUM COPING, CANOPY, FASCIA, AND SOFFIT- ATAS, 02 BLACK
MTL-2	CLEAR ANODIZED ALUMINUM STOREFRONT AND RAILING



2 West Elevation  
SCALE: 3/32" = 1"



1 North Elevation  
SCALE: 3/32" = 1"



**BUILDING MATERIAL AND FACADE  
TRANSPARENCY CALCULATIONS**

Building B South Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,550 SQ.FT.	68%	BRK-1, PNL-1
ACCENT MATERIAL	1,207 SQ.FT.	32%	PNL-2
TOTAL	3,757 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	372 SQ.FT.	900 SQ.FT.	41%
GROUND FLOOR, NON-RESIDENTIAL	592 SQ.FT.	840 SQ.FT.	70%
SECOND FLOOR	1392 SQ.FT.	2,900 SQ.FT.	48%
THIRD FLOOR	674 SQ.FT.	1,452 SQ.FT.	46%

**BUILDING MATERIAL AND FACADE  
TRANSPARENCY CALCULATIONS**

Building B East Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,386 SQ.FT.	47%	BRK-1, PNL-1
ACCENT MATERIAL	2,652 SQ.FT.	53%	PNL-2
TOTAL	5,038 SQ.FT.		

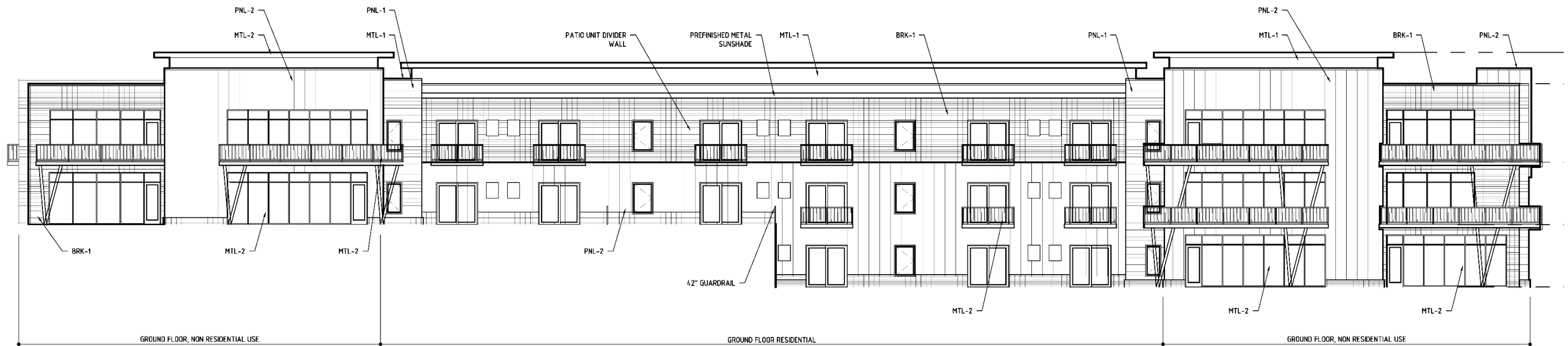
  

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	377 SQ.FT.	762 SQ.FT.	49%
GROUND FLOOR, NON-RESIDENTIAL	96 SQ.FT.	142 SQ.FT.	68%
SECOND FLOOR	576 SQ.FT.	1,489 SQ.FT.	39%
THIRD FLOOR	576 SQ.FT.	1,489 SQ.FT.	39%

MATERIAL LEGEND	
KEY	SPECIFICATIONS
BRK-1	BRICK-BELDEN BRICK, BLACK DIAMOND VELOUR, STACK BOND
PNL-1	PREFINISHED ALUMINUM PANEL- AL13, V-LINE, 04 SYSTEM WOODS 1402 CHERRY
PNL-2	PREFINISHED ALUMINUM PANEL- ATAS, 13 DOVE GREY
MTL-1	PREFINISHED ALUMINUM COPING, CANOPY, FASCIA, AND SOFFIT- ATAS, 02 BLACK
MTL-2	CLEAR ANODIZED ALUMINUM STOREFRONT AND RAILING



2 East Elevation  
SCALE: 3/32" = 1"



1 South Elevation  
SCALE: 3/32" = 1"



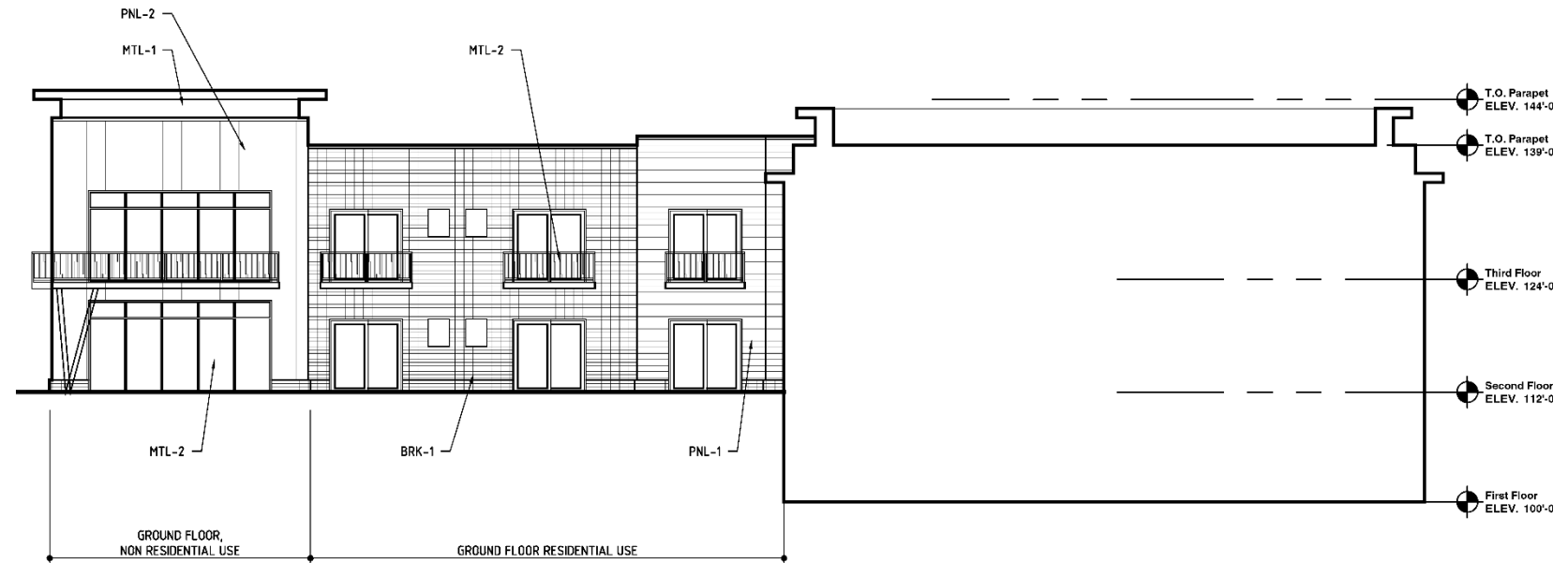
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MTL-2	CLEAR ANODIZED ALUMINUM STOREFRONT AND RAILING

**BUILDING MATERIAL AND FACADE  
TRANSPARENCY CALCULATIONS**

Building B East Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	960 SQ.FT.	70%	BRK-1, PNL-1
ACCENT MATERIAL	420 SQ.FT.	30%	PNL-2
TOTAL	1,380 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	144 SQ.FT.	312 SQ.FT.	46%
GROUND FLOOR, NON-RESIDENTIAL	120 SQ.FT.	168 SQ.FT.	72%
SECOND FLOOR	392 SQ.FT.	827 SQ.FT.	47%



**2 East Elevation**  
SCALE: 3/32" = 1'

**BUILDING MATERIAL AND FACADE  
TRANSPARENCY CALCULATIONS**

Building B West Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	1,521 SQ.FT.	73%	BRK-1, PNL-1
ACCENT MATERIAL	544 SQ.FT.	26%	PNL-2
TOTAL	2,075 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	120 SQ.FT.	312 SQ.FT.	38%
GROUND FLOOR, NON-RESIDENTIAL	120 SQ.FT.	168 SQ.FT.	71%
SECOND FLOOR	352 SQ.FT.	800 SQ.FT.	44%
THIRD FLOOR	352 SQ.FT.	800 SQ.FT.	44%



**1 West Elevation**  
SCALE: 3/32" = 1'





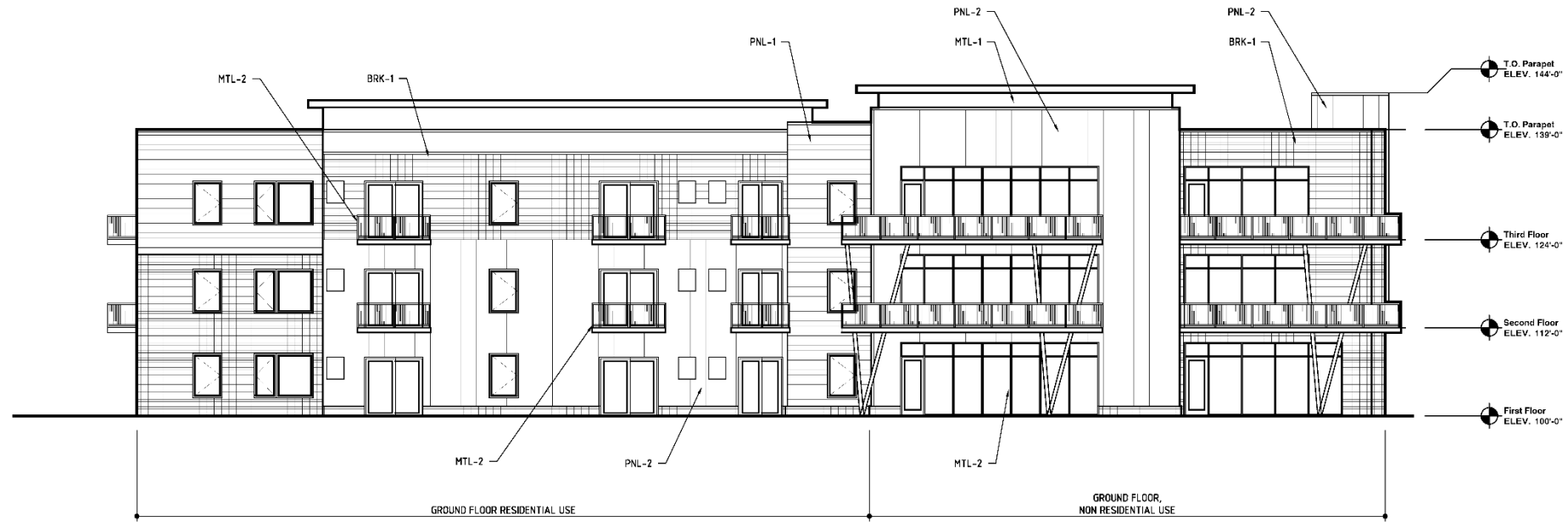
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PNL-2	PREFINISHED ALUMINUM PANEL- ATAS, 13 DOVE GREY
MTL-1	PREFINISHED ALUMINUM COPING, CANOPY, FASCIA, AND SOFFIT- ATAS, 02 BLACK
MTL-2	CLEAR ANODIZED ALUMINUM STOREFRONT AND RAILING

**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

Building C South Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,080 SQ.FT.	54%	BRK-1, PNL-1
ACCENT MATERIAL	1,804 SQ.FT.	46%	PNL-2
TOTAL	3,884 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	242 SQ.FT.	600 SQ.FT.	40%
GROUND FLOOR NON-RESIDENTIAL	291 SQ.FT.	420 SQ.FT.	69%
SECOND FLOOR	736 SQ.FT.	1,705 SQ.FT.	43%
THIRD FLOOR	736 SQ.FT.	1,700 SQ.FT.	43%



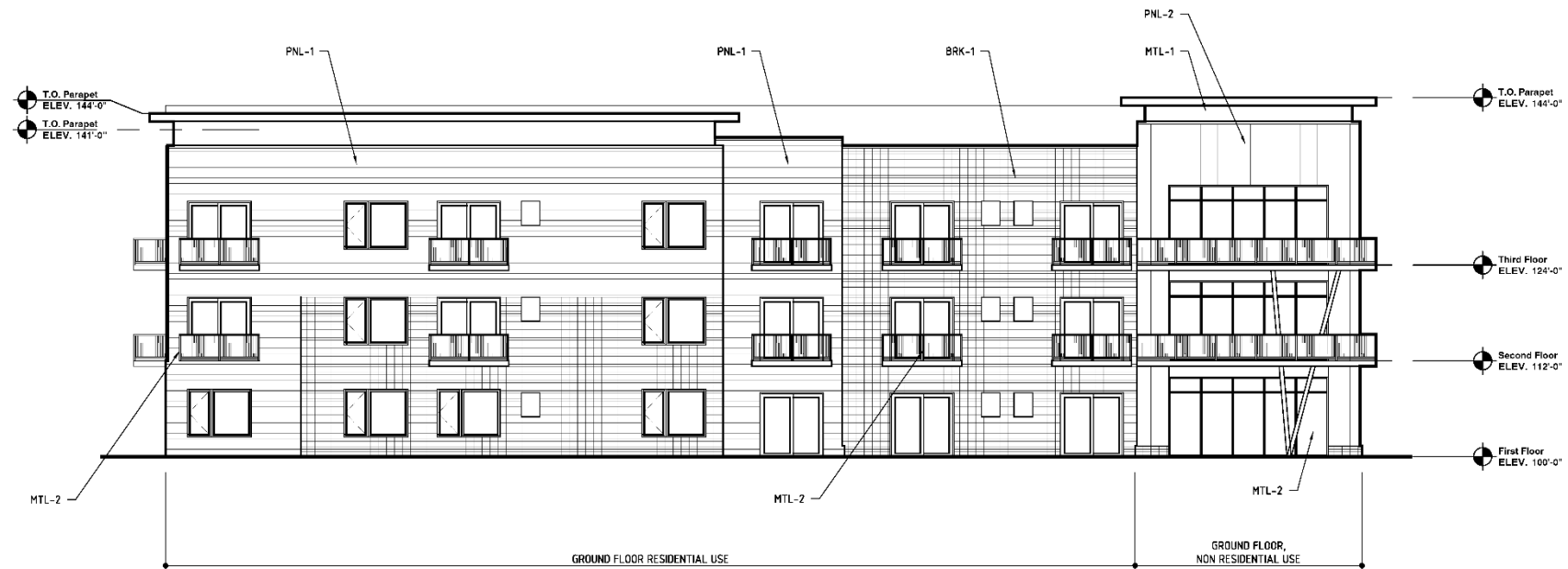
**2 South Elevation**  
SCALE: 3/32" = 1"

**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

Building C West Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	3,286 SQ.FT.	88%	BRK-1, PNL-1
ACCENT MATERIAL	450 SQ.FT.	12%	PNL-2
TOTAL	3,736 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	321 SQ.FT.	732 SQ.FT.	44%
GROUND FLOOR NON-RESIDENTIAL	120 SQ.FT.	168 SQ.FT.	71%
SECOND FLOOR	614 SQ.FT.	1,547 SQ.FT.	40%
THIRD FLOOR	614 SQ.FT.	1,498 SQ.FT.	41%



**1 West Elevation**  
SCALE: 3/32" = 1"



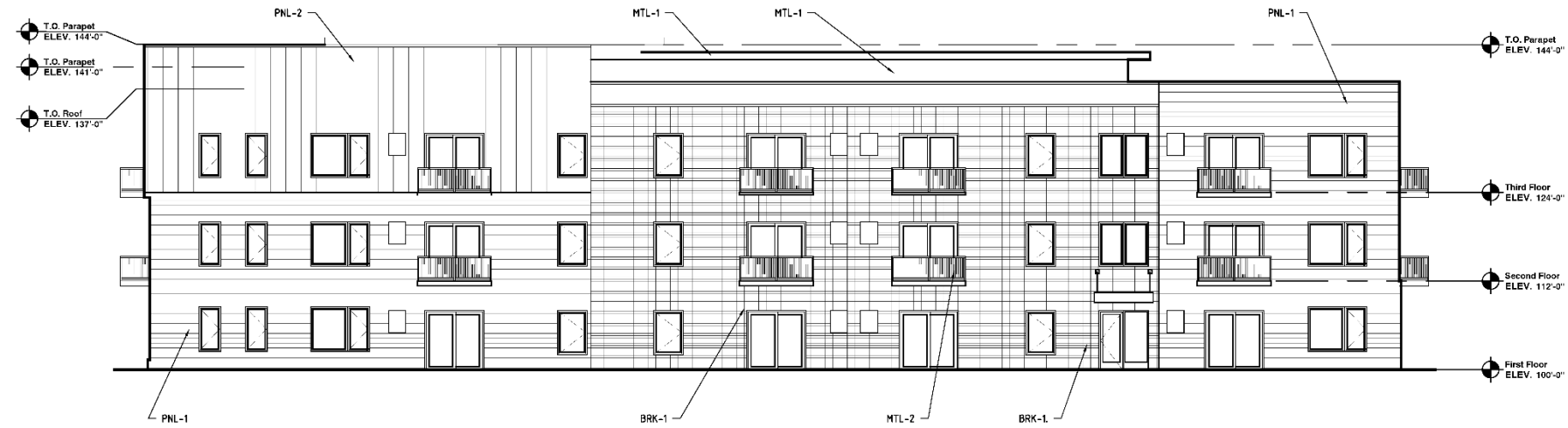
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MTL-2	CLEAR ANODIZED ALUMINUM STOREFRONT AND RAILING

**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

Building C North Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	3,946 SQ.FT.	80%	BRK-1, PNL-1
ACCENT MATERIAL	1,006 SQ.FT.	20%	PNL-2
TOTAL	4,952 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR	425 SQ.FT.	1,019 SQ.FT.	42%
SECOND FLOOR	527 SQ.FT.	1,695 SQ.FT.	31%
THIRD FLOOR	527 SQ.FT.	1,703 SQ.FT.	31%



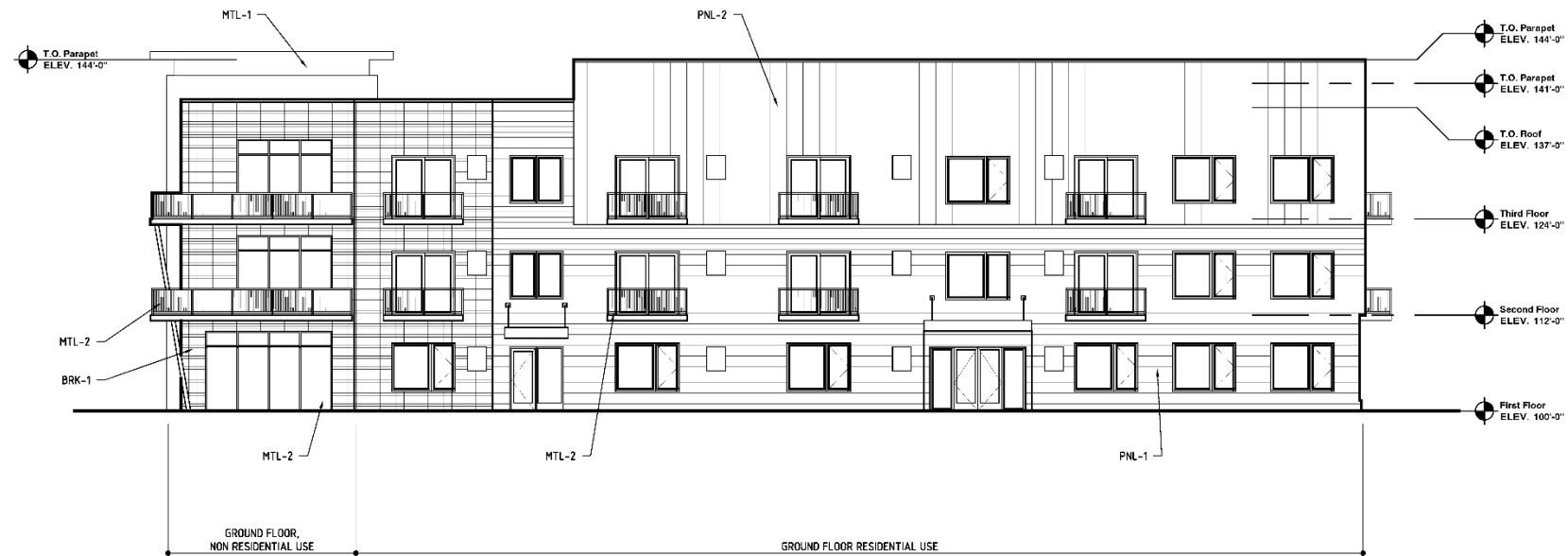
2 North Elevation  
SCALE: 3/32" = 1'

**BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS**

Building C East Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,579 SQ.FT.	61%	BRK-1, PNL-1
ACCENT MATERIAL	1,624 SQ.FT.	39%	PNL-2
TOTAL	4,203 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	377 SQ.FT.	757 SQ.FT.	50%
GROUND FLOOR NON-RESIDENTIAL	96 SQ.FT.	130 SQ.FT.	74%
SECOND FLOOR	560 SQ.FT.	1,487 SQ.FT.	38%
THIRD FLOOR	560 SQ.FT.	1,487 SQ.FT.	38%



1 East Elevation  
SCALE: 3/32" = 1'

