



West Elevation

CULTURED STONE BASE
PRE-CAST STONE HEAD

PATIO DOOR AND FIXED
SIDELITE
METAL GUARDRAIL WITH
VERTICAL PICKETS
MECHANICAL VENT,
COLOR TO MATCH
ADJACENT MATERIALS

BRICK BASE
COMPOSITE MATERIAL
WINDOWS
CEMENT BOARD SIDING
OR SYNTHETIC STUCCO
SYSTEM

- ROOF PEAK HEIGHT
ELEV = +60'-11" AFF
- MEAN HT. OF GABLE
ELEV = +51'-8 5/8" AFF
- TRUSS BEARING
ELEV = +42'-11 1/2" AFF
- LEVEL 4
ELEV = +31'-5 5/8" AFF
- LEVEL 3
ELEV = +20'-11 3/4" AFF
- LEVEL 2
ELEV = +10'-5 7/8" AFF
- LEVEL 1
ELEV = +0'-0" AFF



South Elevation

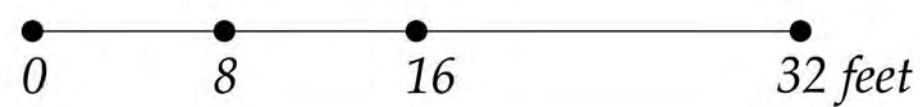
PATIO DOOR AND FIXED
SIDELITE
METAL GUARDRAIL WITH
VERTICAL PICKETS

BRICK BASE
COMPOSITE MATERIAL
WINDOWS
MECHANICAL VENT,
COLOR TO MATCH
ADJACENT MATERIALS

CULTURED STONE BASE
PRE-CAST STONE HEAD

- ROOF PEAK HEIGHT
ELEV = +60'-11" AFF
- MEAN HT. OF GABLE
ELEV = +51'-8 5/8" AFF
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- LEVEL 3
ELEV = +20'-11 3/4" AFF
- LEVEL 2
ELEV = +10'-5 7/8" AFF
- AVE. GRADE
ELEV = +6'-4" AFF
- LEVEL 1
ELEV = +0'-0" AFF

Building 7 Exterior Elevations





East Elevation

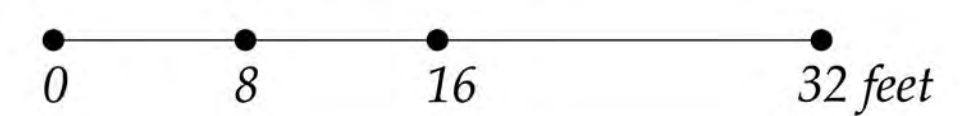
MECHANICAL VENT, COLOR TO MATCH ADJACENT MATERIALS
 BRICK BASE COMPOSITE MATERIAL WINDOWS
 CULTURED STONE BASE PRE-CAST STONE HEAD
 PATIO DOOR AND FIXED SIDELITE
 METAL GUARDRAIL WITH VERTICAL PICKETS

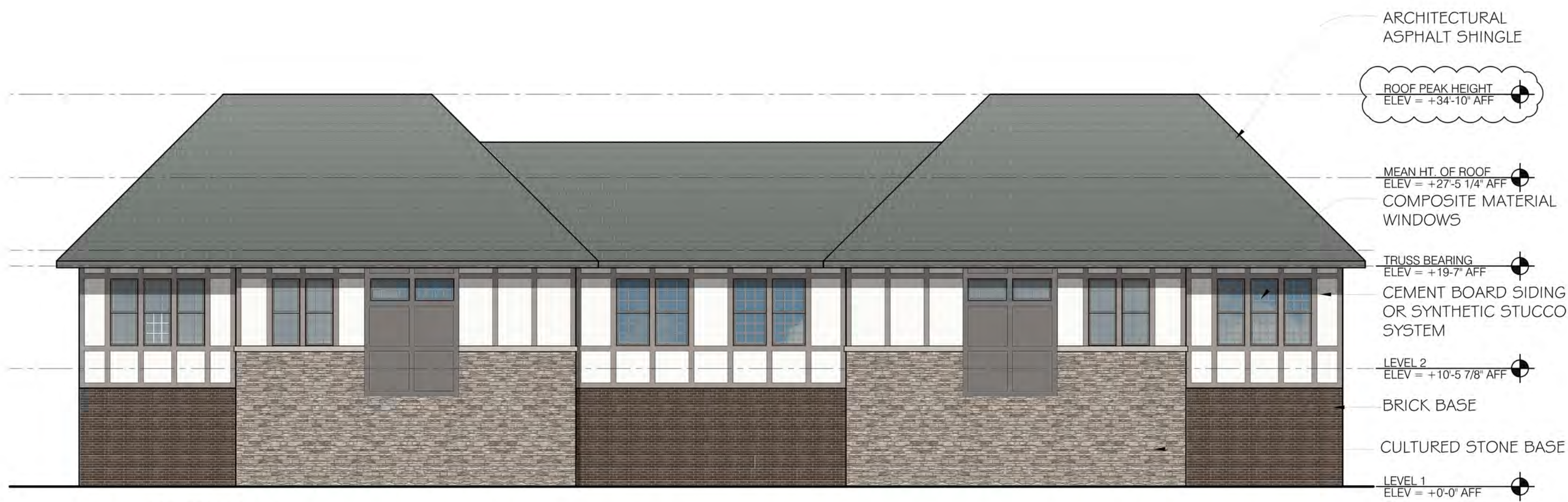


North Elevation

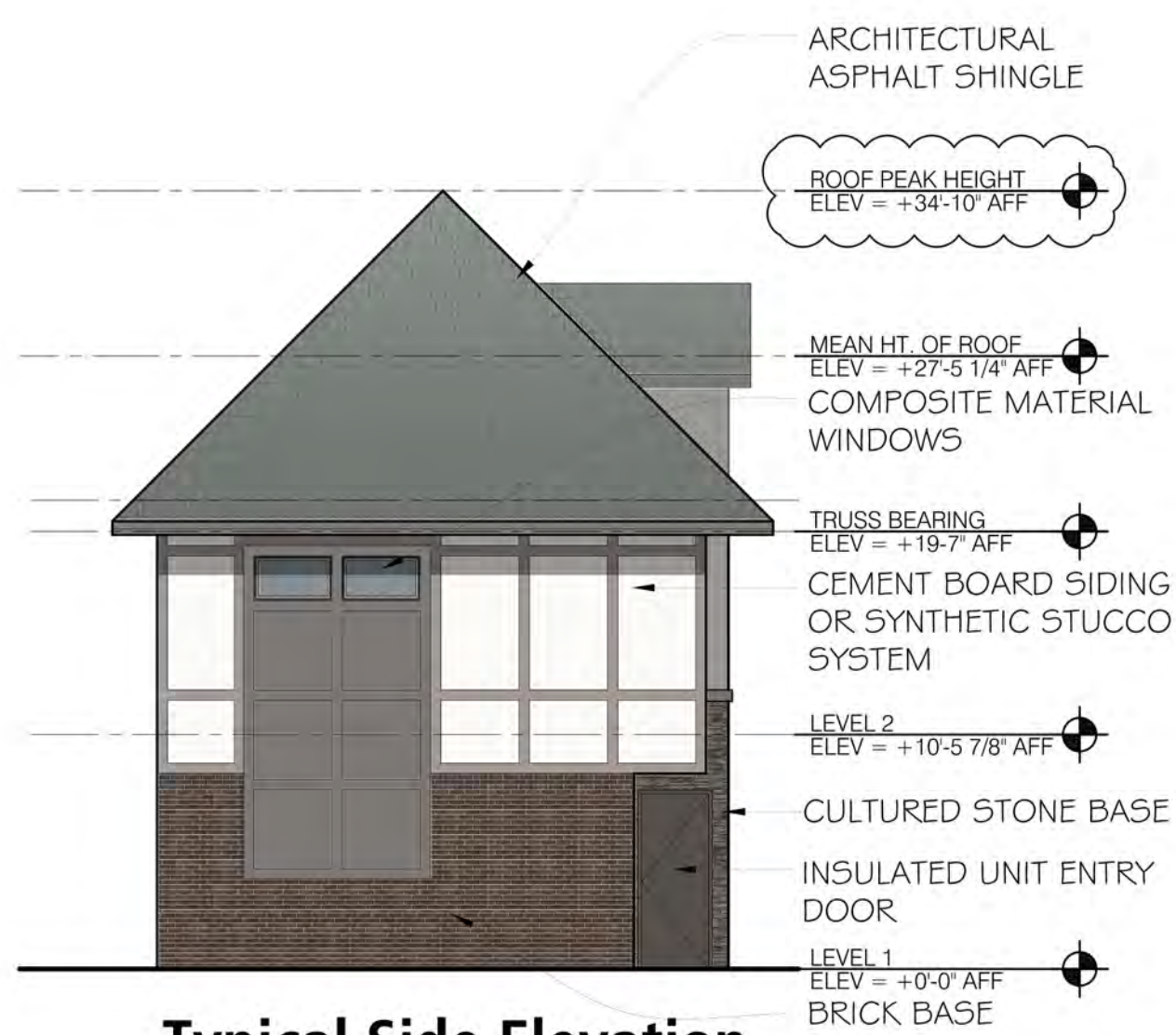
CULTURED STONE BASE PRE-CAST STONE HEAD
 BRICK BASE MECHANICAL VENT, COLOR TO MATCH ADJACENT MATERIALS
 COMPOSITE MATERIAL WINDOWS
 PATIO DOOR AND FIXED SIDELITE
 METAL GUARDRAIL WITH VERTICAL PICKETS

Building 7 Exterior Elevations





Rear Elevation



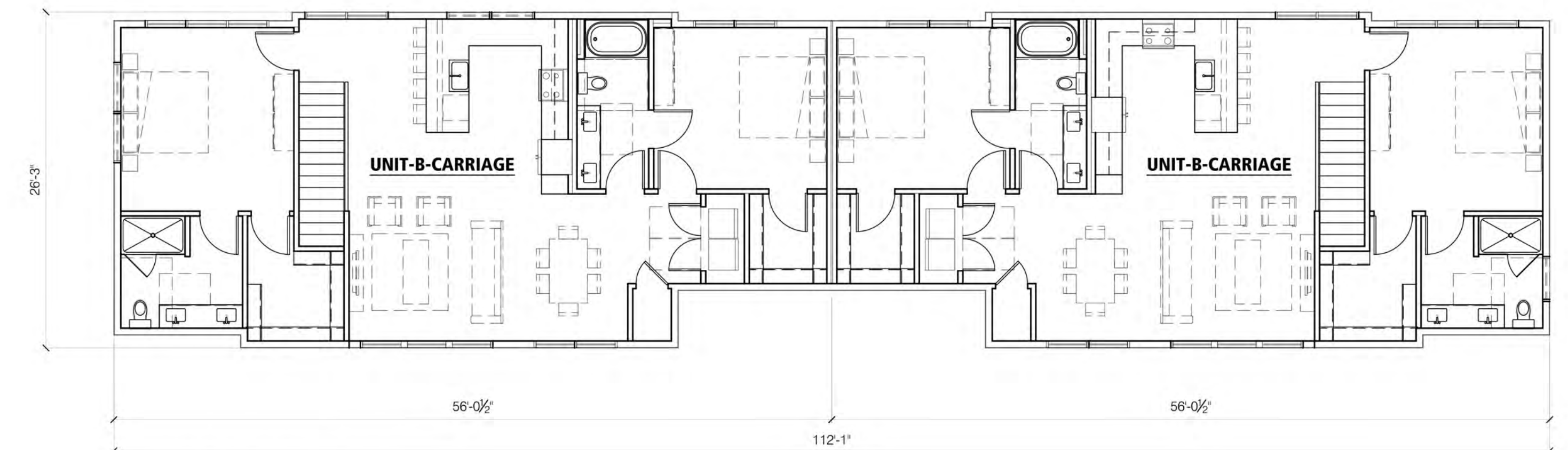
Typical Side Elevation



Front Elevation

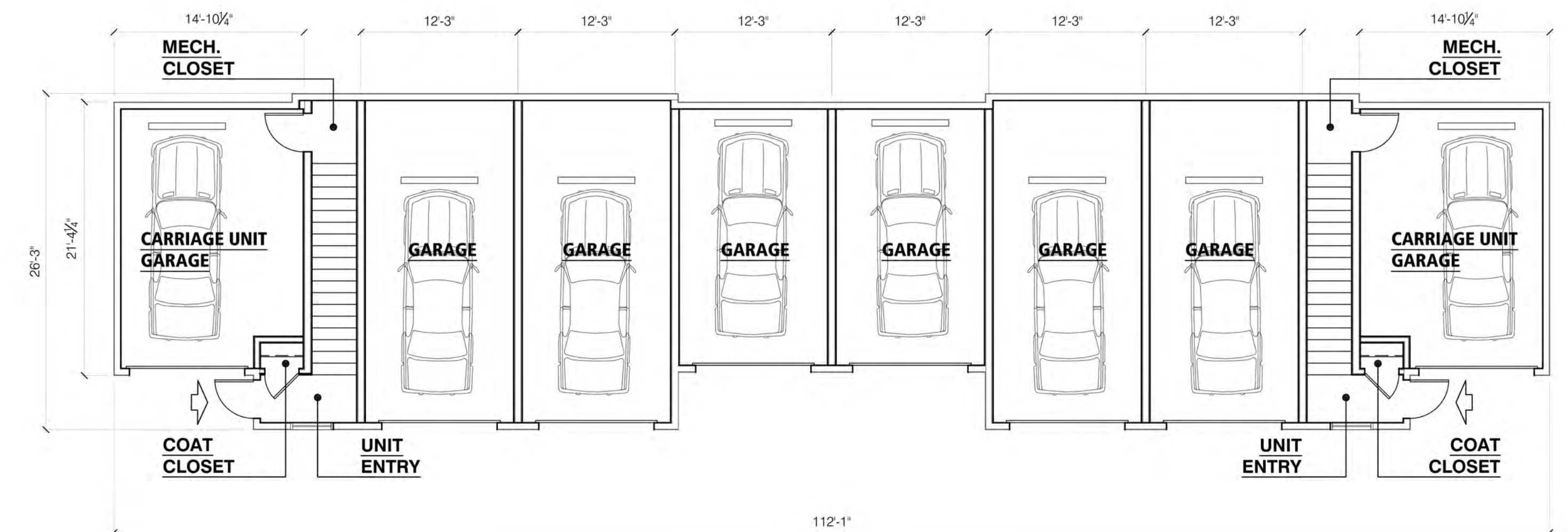
CODE INFORMATION:

APPLICABLE CODES:		506.2 ALLOWABLE AREA:	7,000
BUILDING:	MICHIGAN BUILDING CODE 2015	R-2:	*DOES NOT CONSIDER IMAGINARY LOT LINES
MECHANICAL:	MICHIGAN MECHANICAL CODE 2015	SECTION 506.3:	IF = [200/280 - 0.25] 30/30
PLUMBING:	MICHIGAN PLUMBING CODE 2015		= 0.46 I
ELECTRICAL:	NATIONAL ELECTRICAL CODE (2014)		= 0.46
FIRE CODE:	INTERNATIONAL FIRE CODE 2015	Aa	= 7,000 + [7,000 X 0.46]
FIRE SUPPRESSION:	NFPA 13 (2013) + NFPA 13R (2013)		= 10,220
FIRE ALARM:	NFPA 72 (2013)	U:	SECTION 506.3:
ENERGY CODE:	ASHRAE 90.1 - 2013 + MICHIGAN RESIDENTIAL CODE 2015		*DOES NOT CONSIDER IMAGINARY LOT LINES
CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION:			IF = [200/280 - 0.25] 30/30
RESIDENTIAL:	R-2		= 0.46 I
	SPRINKLERED PER NFPA 13R		= 0.46
	MAIN OCCUPANCY		Aa
			= 5,500 + [5,500 X 0.46]
			= 8,030
PRIVATE GARAGES:	U		506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
	SPRINKLERED PER NFPA 13		ACTUAL AREA / ALLOWABLE AREA
	MIXED USE SEPARATED PER SECTION 508.4		244 / 10,220 + 2,465 / 8,030
	SECTION 406.3 - LIMITED TO 1,000 S.F.		= 0.02 + 0.31
	DWELLING UNIT SEPARATION PER 406.3.4, 1		= 0.33 < 1
	2-HR SEPARATION FROM S-1 PER TABLE 508.4		2,784 ACTUAL < 10,220 ALLOWABLE
CHAPTER 6 - TYPES OF CONSTRUCTION:			CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES:
CONSTRUCTION CLASSIFICATION:	VB	TABLE 705.6	MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTIONS
CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS:			5' TO LESS THAN 10'
504.3 HEIGHT IN FEET:	60 FEET ALLOWABLE		10% ALLOWABLE AREA
	28 FEET PROPOSED		70% ALLOWABLE AREA
504.4 NUMBER OF STORIES:	4 STORIES ALLOWABLE		NO LIMIT
(ABOVE GRADE PLANE)	2 STORIES PROPOSED		



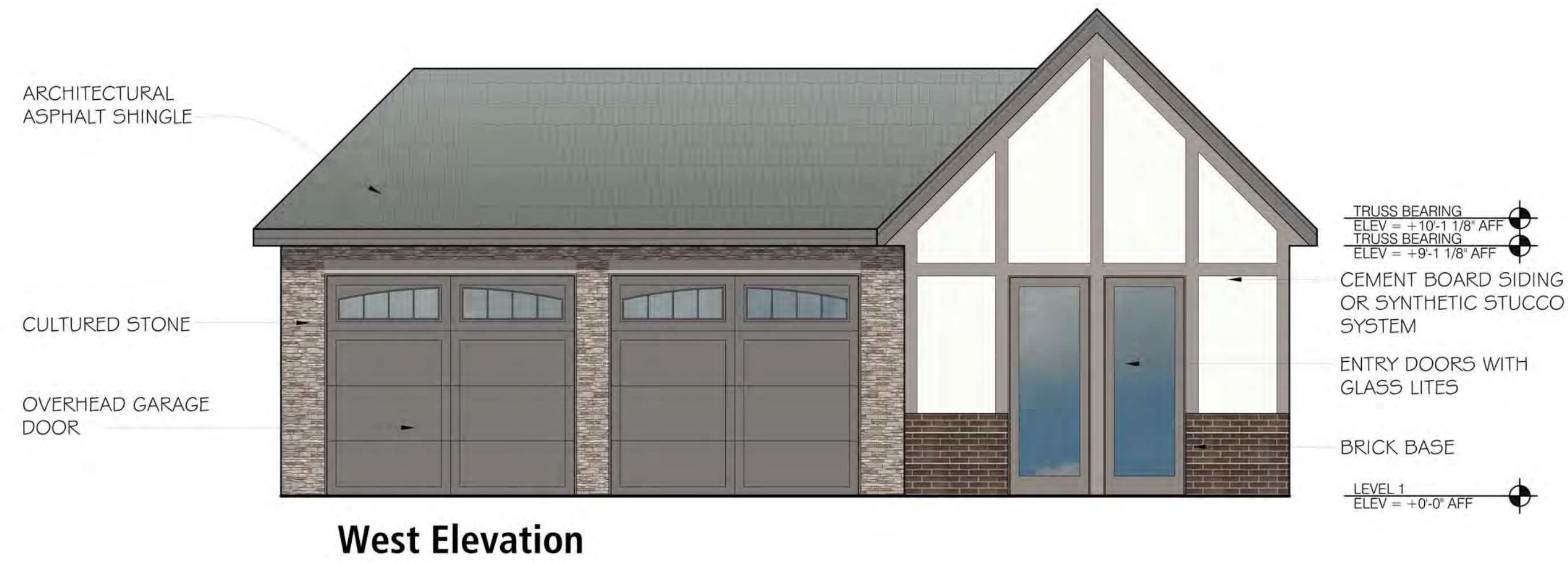
Second Floor Plan

+/-2,780 SF
2 UNITS



First Floor Plan

+/-2,708 SF
8 GARAGES



West Elevation



South Elevation



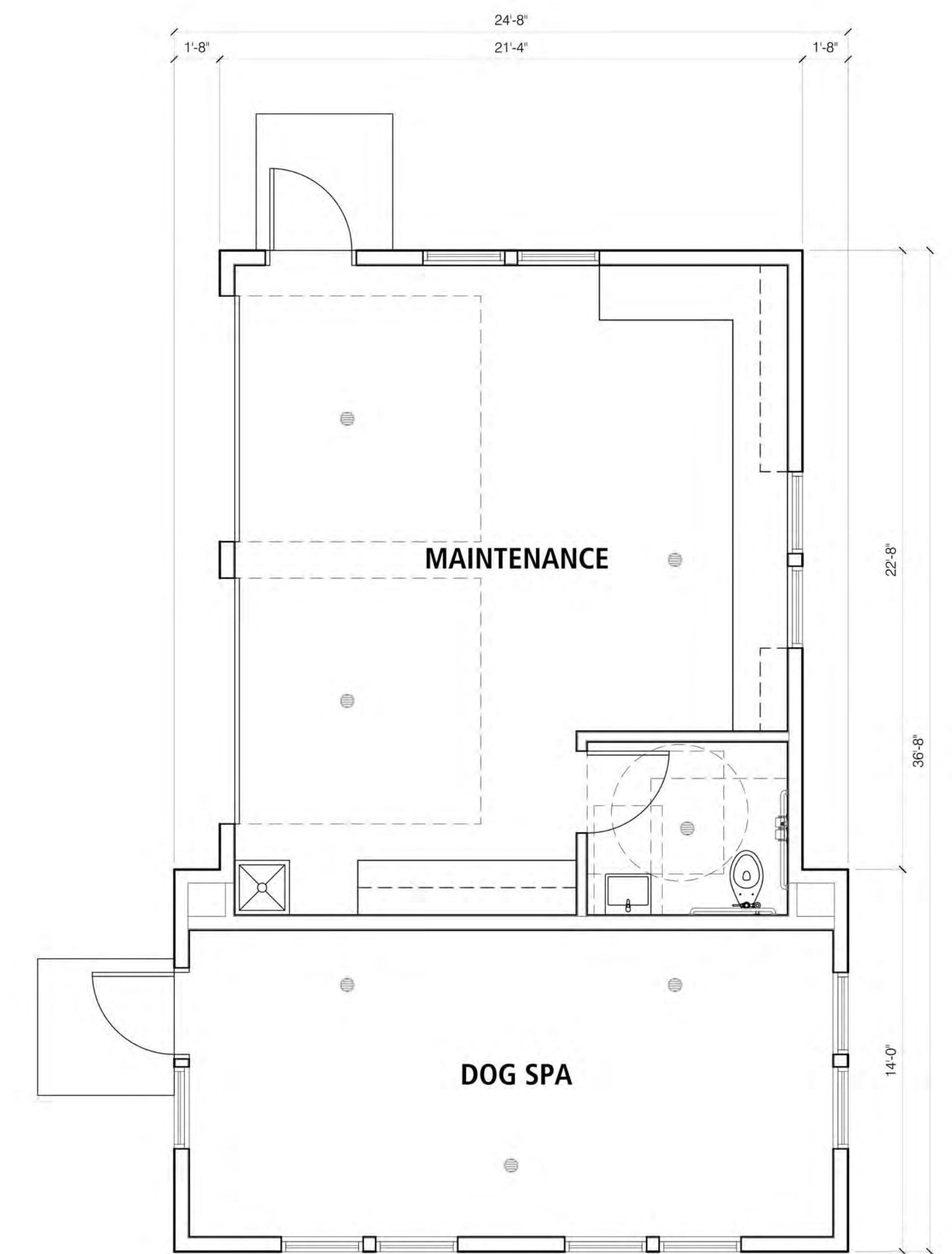
North Elevation



East Elevation

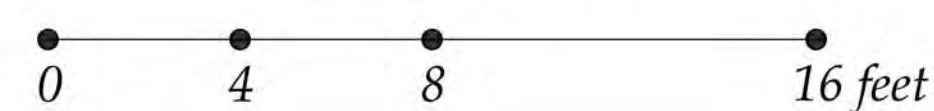
CODE INFORMATION:

APPLICABLE CODES:		506.2 ALLOWABLE AREA:
BUILDING:	MICHIGAN BUILDING CODE 2015	9,000
MECHANICAL:	MICHIGAN MECHANICAL CODE 2015	5-1: SECTION 506.3: *DOES NOT CONSIDER IMAGINARY LOT LINES
PLUMBING:	MICHIGAN PLUMBING CODE 2015	If = [124/124' - 0.25] 30/30'
ELECTRICAL:	NATIONAL ELECTRICAL CODE (2014)	= 0.75
FIRE CODE:	INTERNATIONAL FIRE CODE 2015	A _s = 9,000 + [9,000 X 0.75]
FIRE SUPPRESSION:	NFPA 13 (2013) + NFPA 13R (2013)	= 15,750
FIRE ALARM:	NFPA 72 (2013)	
ENERGY CODE:	ASHRAE 90.1 - 2013 + MICHIGAN RESIDENTIAL CODE 2015	829 ACTUAL < 15,750 ALLOWABLE
CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION:		CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES:
STORAGE:	S-1 NON-SPRINKLERED	TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTIONS
CHAPTER 6 - TYPES OF CONSTRUCTION		30' OR GREATER NO LIMIT
CONSTRUCTION CLASSIFICATION: VB		
CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS:		
504.3 HEIGHT IN FEET:	40 FEET ALLOWABLE 15 FEET PROPOSED	
504.4 NUMBER OF STORIES: (ABOVE GRADE PLANE)	1 STORIES ALLOWABLE 1 STORIES PROPOSED	



Floor Plan

Maintenance Building Floor Plan & Exterior Elevations



CODE INFORMATION:

APPLICABLE CODES:
 BUILDING: MICHIGAN BUILDING CODE 2015
 MECHANICAL: MICHIGAN MECHANICAL CODE 2015
 PLUMBING: MICHIGAN PLUMBING CODE 2015
 ELECTRICAL: NATIONAL ELECTRICAL CODE (2014)
 FIRE CODE: INTERNATIONAL FIRE CODE 2015
 FIRE SUPPRESSION: NFPA 13 (2013) + NFPA 13R (2013)
 FIRE ALARM: NFPA 72 (2013)
 ENERGY CODE: ASHRAE 90.1 - 2013 + MICHIGAN RESIDENTIAL CODE 2015

506.2 ALLOWABLE AREA:
 5-1: 9,000
 SECTION 506.3: *DOES NOT CONSIDER IMAGINARY LOT LINES
 IF = $(81/81' - 0.25) 30/30'$
 = $(0.75) 1$
 = 0.75
 Aa = $9,000 + (9,000 \times 0.75)$
 = 15,750

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION:
 STORAGE: 5-1 NON-SPRINKLERED

CHAPTER 6 - TYPES OF CONSTRUCTION
 CONSTRUCTION CLASSIFICATION: VB

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS:
 504.3 HEIGHT IN FEET: 40 FEET ALLOWABLE
 15 FEET PROPOSED

504.4 NUMBER OF STORIES:
 (ABOVE GRADE PLANE) 1 STORIES ALLOWABLE
 1 STORIES PROPOSED

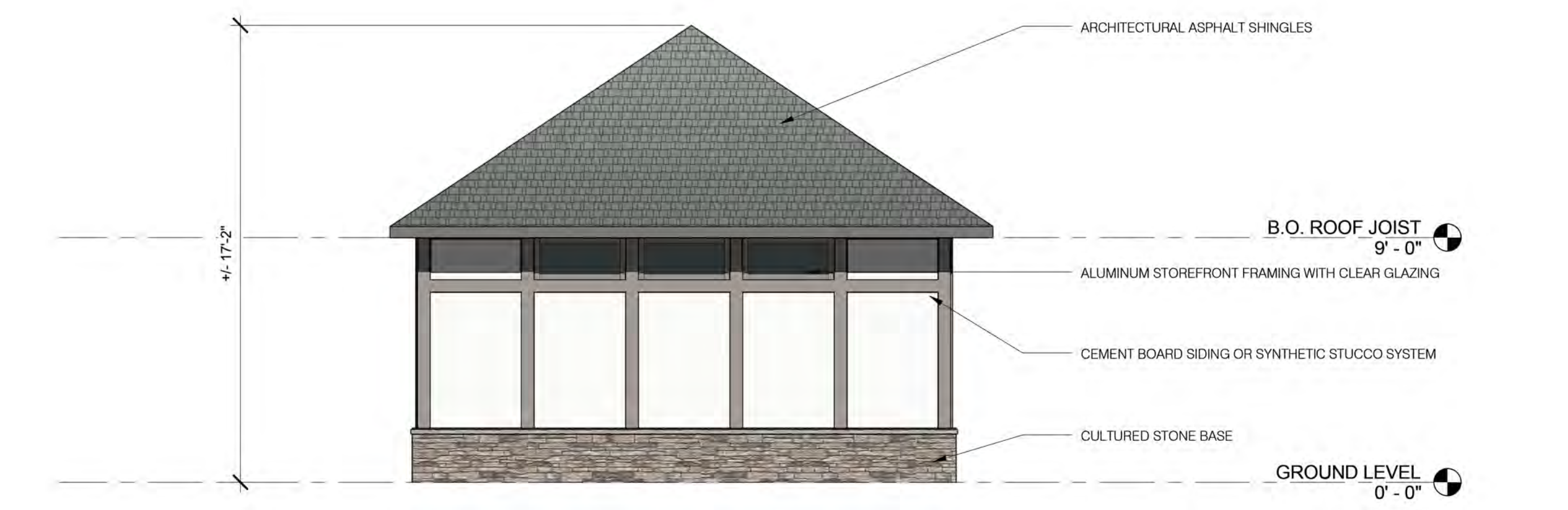
CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES:
 TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTIONS
 30' OR GREATER NO LIMIT



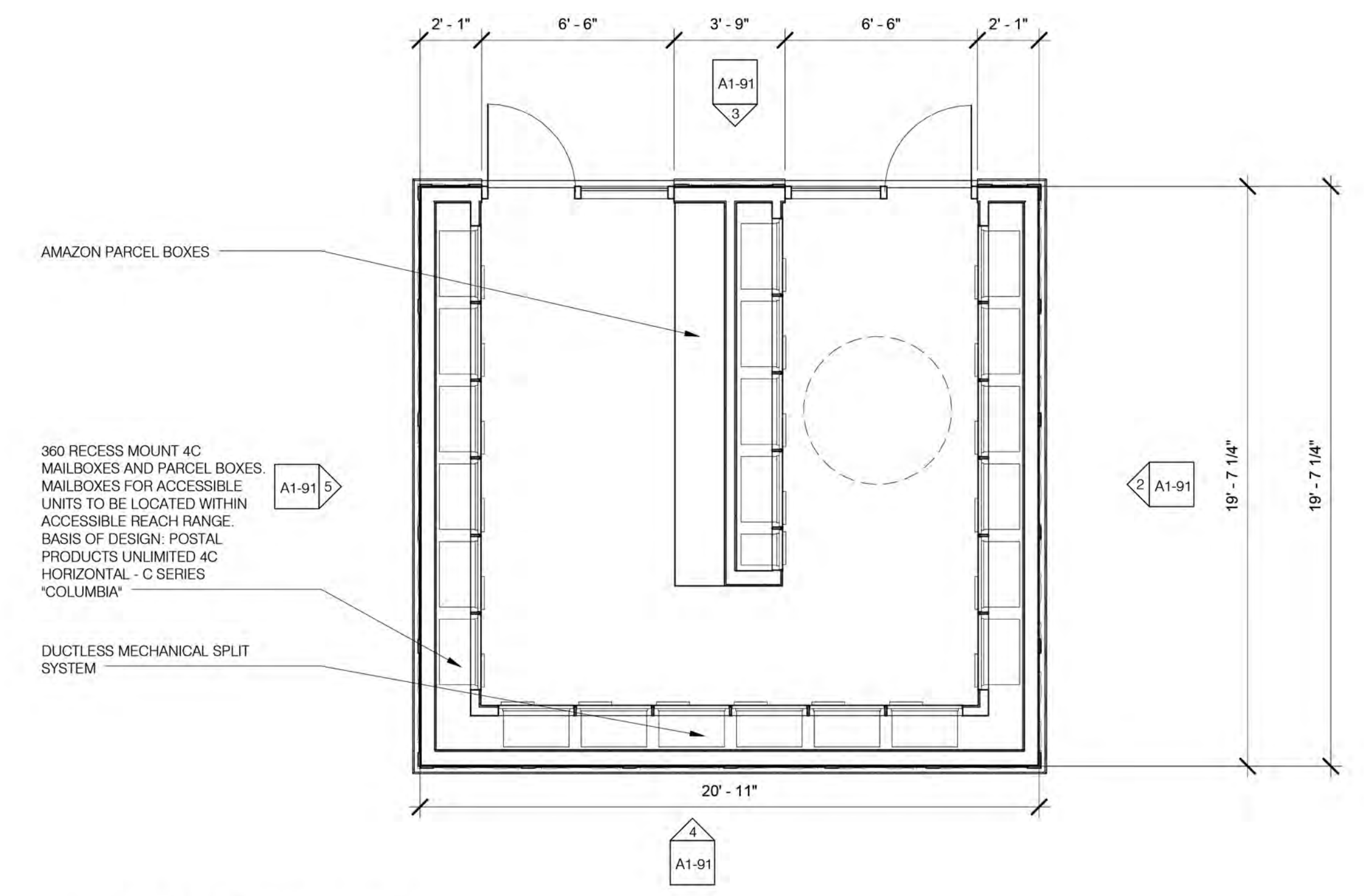
3 NORTH
 A1-91 SCALE: 1/4" = 1'-0"



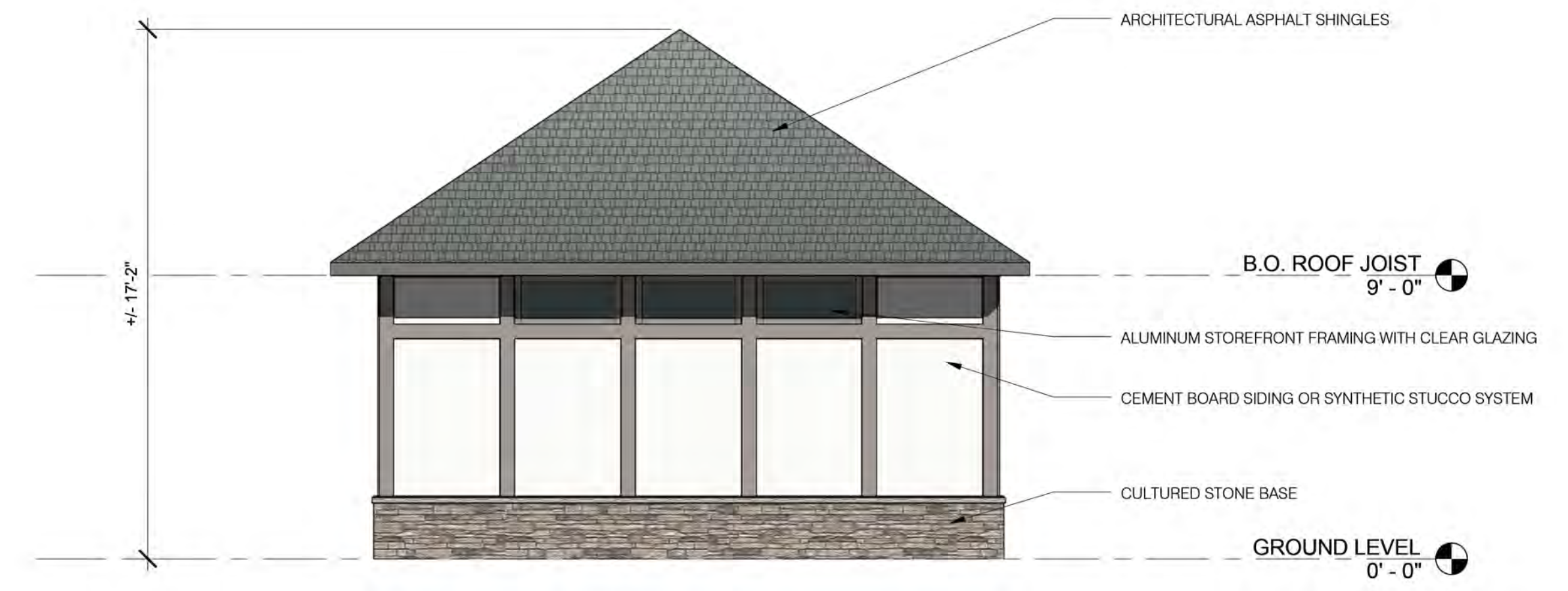
4 SOUTH
 A1-91 SCALE: 1/4" = 1'-0"



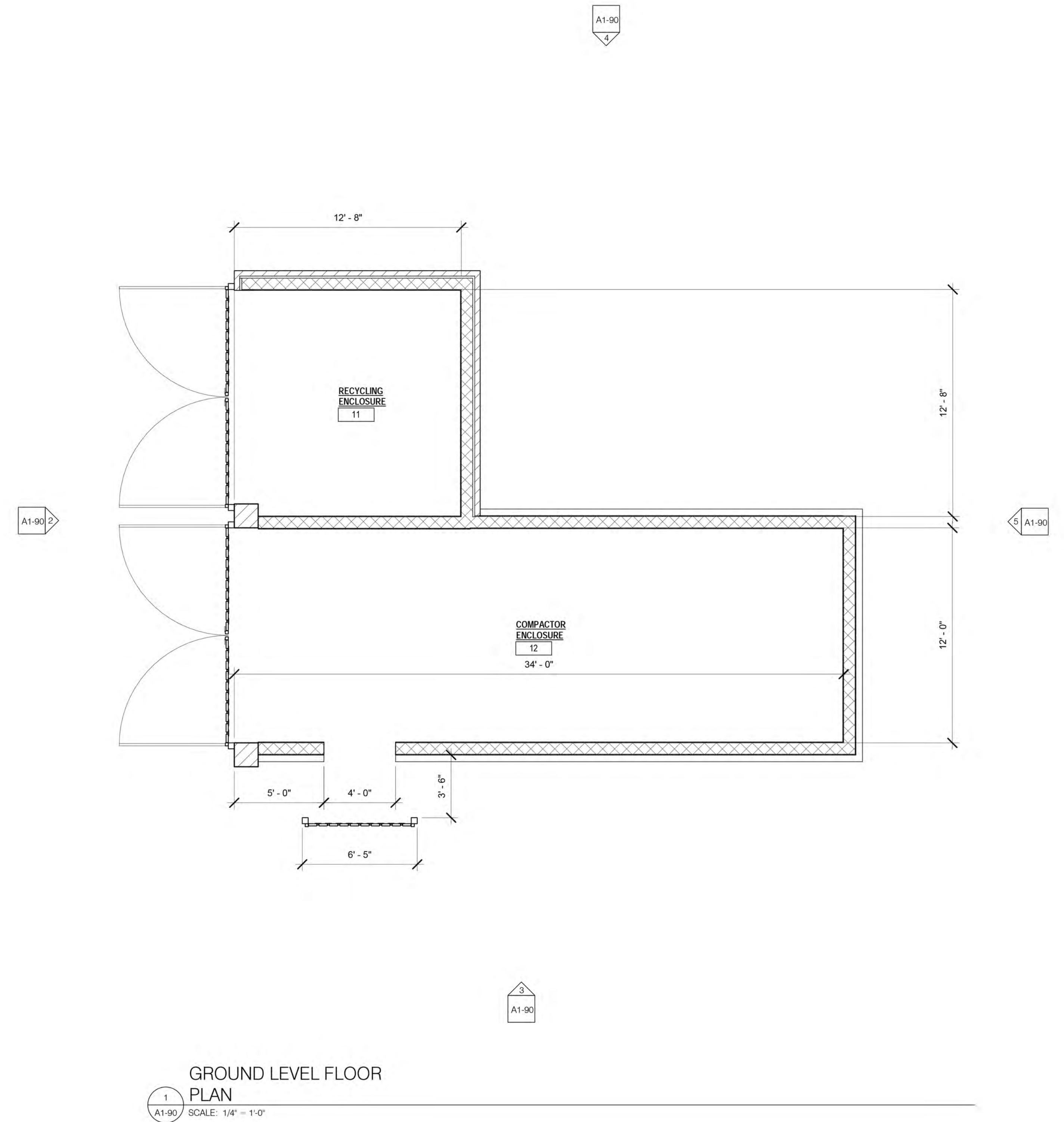
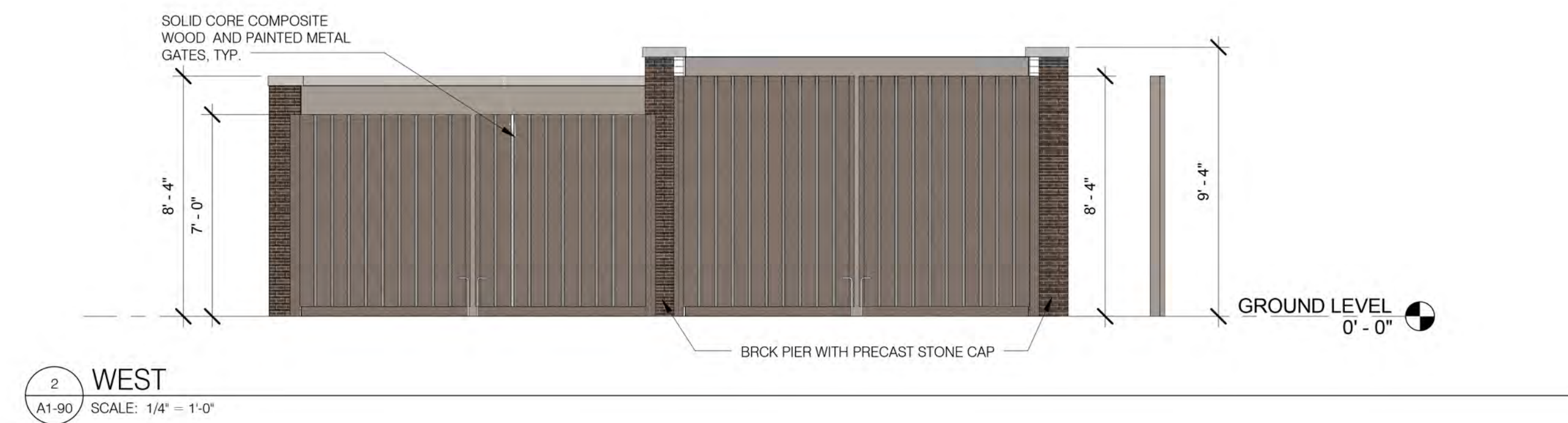
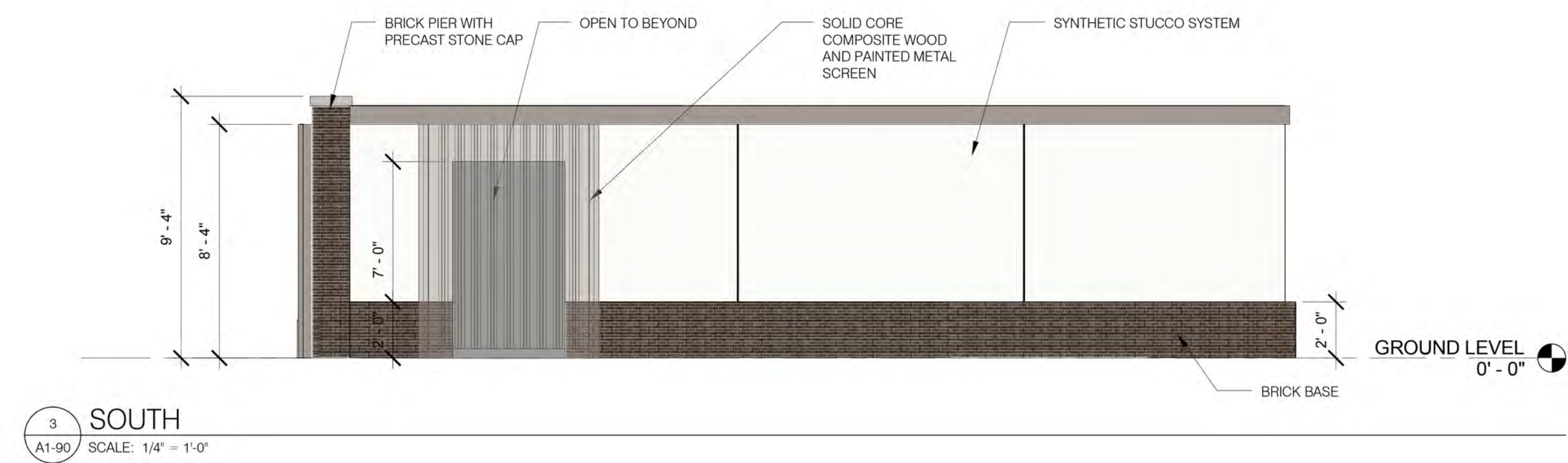
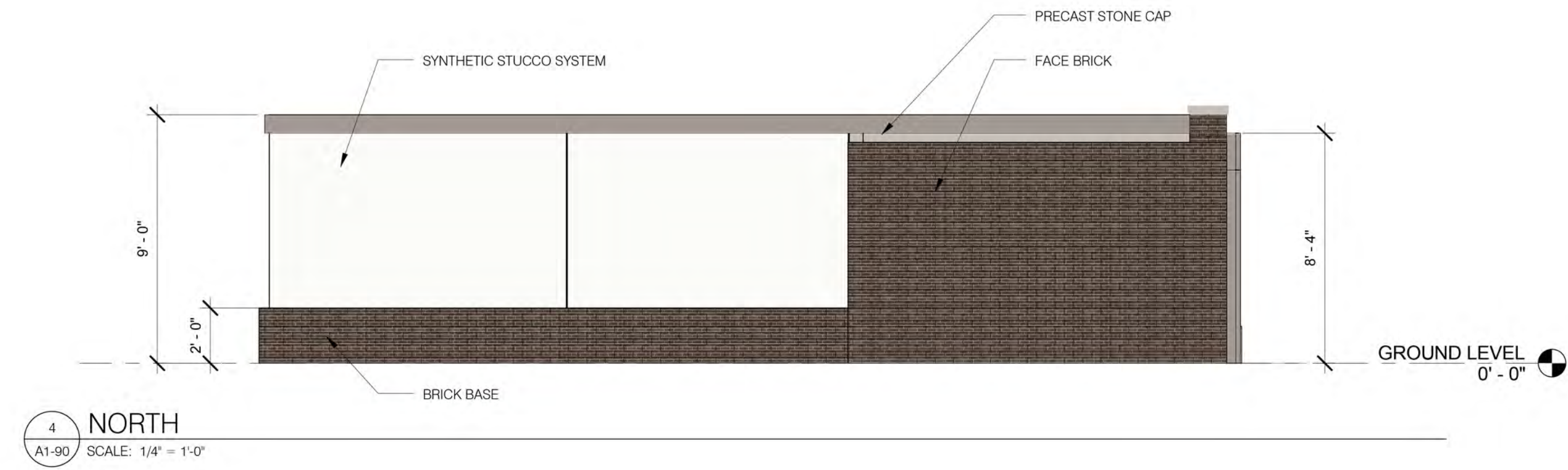
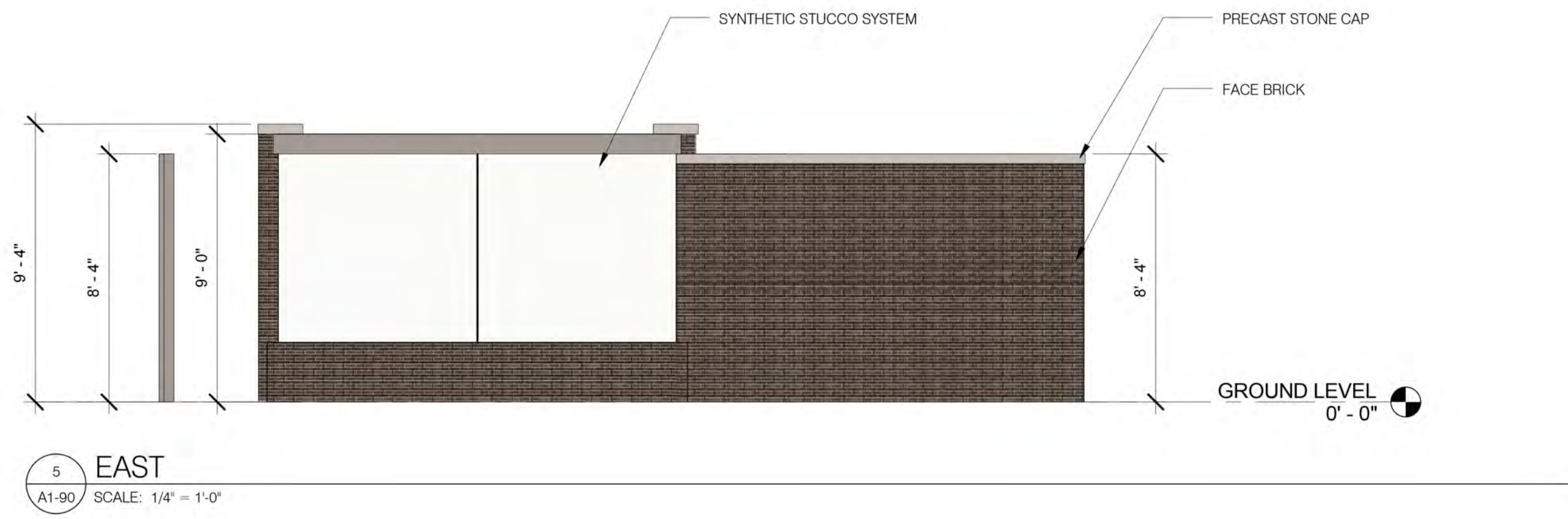
5 WEST
 A1-91 SCALE: 1/4" = 1'-0"



1 GROUND LEVEL FLOOR PLAN
 A1-91 SCALE: 1/4" = 1'-0"

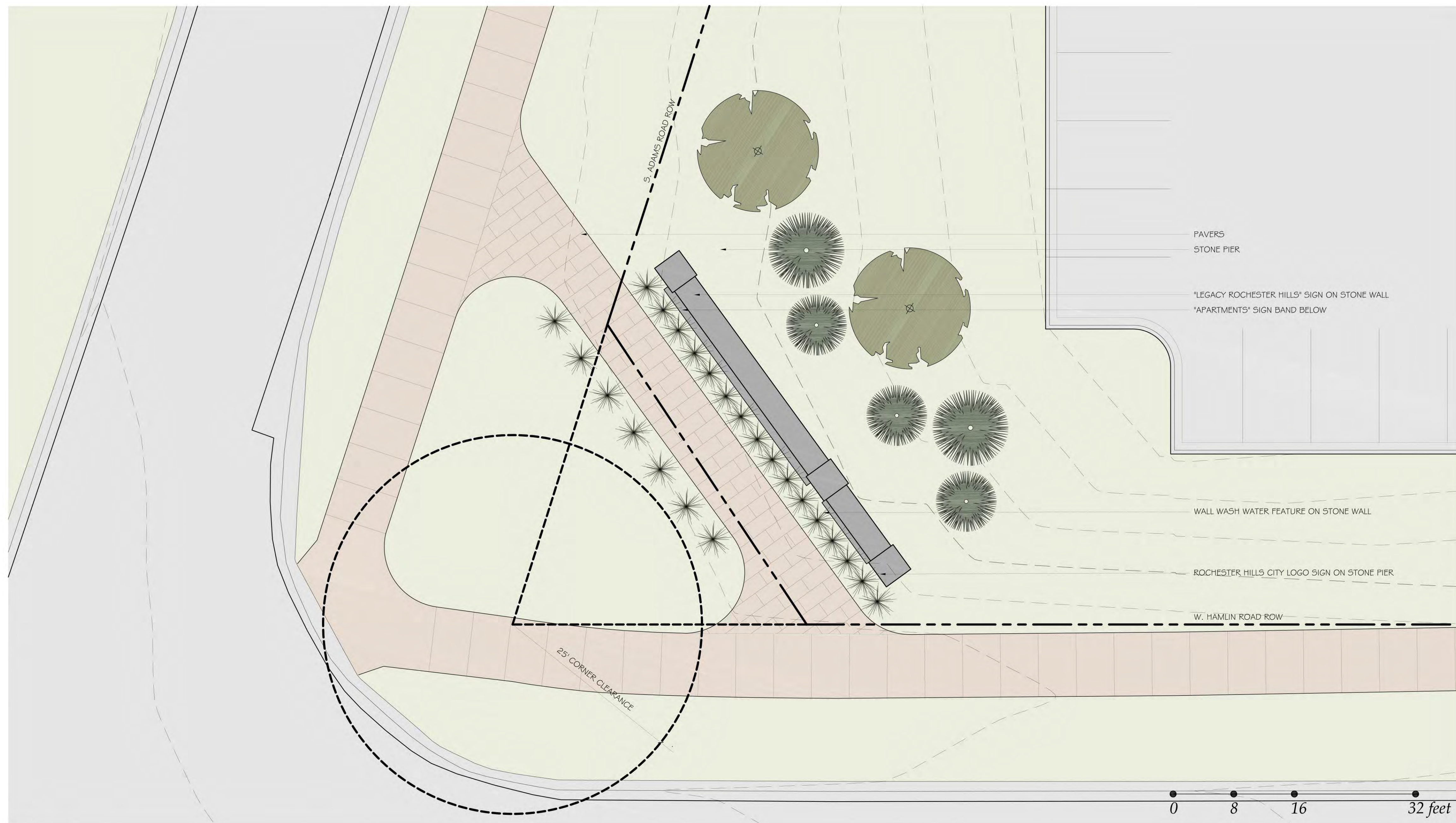


2 EAST
 A1-91 SCALE: 1/4" = 1'-0"





Elevation



Plan

Gateway Feature



LEGACY | ROCHESTER
HILLS
APARTMENTS

Rochester Hills, Michigan

3D View of Building 1-4

01.25.2019

DIMITARCHITECTS
architecture + interiors + urban design





LEGACY | ROCHESTER HILLS
APARTMENTS

Rochester Hills, Michigan

3D View of Building 5

01.25.2019

DIMITARCHITECTS
architecture + interiors + urban design





LEGACY | ROCHESTER
HILLS
APARTMENTS

Rochester Hills, Michigan

3D View of Building 6

01.25.2019

DIMITARCHITECTS
architecture + interiors + urban design

