

### City Codes of Ordinances Article 9 - Natural Features City of Rochester Hills Architectural Design Standards **SUMMARY:** TAX PARCEL NO. 15-03-476-016 16, 17, 18, 19 SUBDIVISION **AVON HILLS** ZONED FB-1 (FLEXIBLE BUSINESS OVERLAY) LOT AREA 90,605 SQ. FT. (2.08 ACRES) LOT COVERAGE (FOOTPRINT): 4,109 SQ. FT. PROPOSED BUILDING 'A' 4,109 SQ. FT. PROPOSED BUILDING 'B' 4,109 SQ. FT. PROPOSED BUILDING 'C' PROPOSED BUILDING 'D' 4,109 SQ. FT. 4,109 SQ. FT. PROPOSED BUILDING 'E' 20,545 SQ. FT. 20,545 SF / 90,605 SF= **22.67% LOT COVERAGE** MAX. COVERAGE ALLOWABLE: \*NO ORDINANCE STANDARD FOR COMPLIANCE\* **BUILDING HEIGHT:** MAXIMUM BUILDING HEIGHT: 2 STORIES OR 30'-0" PROPOSED BUILDING HEIGHT 30'-0" **BUILDING SEPARATION:** SEPARATION PER ORDINANCE: \*NO ORDINANCE STANDARD FOR COMPLIANCE\* PROPOSED BLDG. SEPARATION 10.0' **SETBACKS:** REQUIRED: 15.0' MIN. / 25.0' MAX. FRONT YARD (OLD ORION) SIDE YARD (MAPLEHILL) 25.0' MAX. SIDE YARD (SOUTH) 25.0' MIN. REAR YARD (WEST) 50.0' MIN. PROPOSED: 15.0' FRONT YARD (OLD ORION) SIDE YARD (MAPLEHILL) 15.0' 77.0' MIN. SIDE YARD (SOUTH) 95.6' MIN. REAR YARD (WEST) \*OLD ORION CT. DETERMINED AS ARTERIAL STREET\* PARKING REQUIREMENTS: 1.5 SPACES PER DWELLING UNIT CLASSIFICATION: RESIDENTIAL PROPOSED # OF UNITS 20 UNITS 1.5 SPACES X 20 UNITS = REQUIRED # OF SPACES 30 PARKING SPACES PROPOSED # OF SPACES 50 TOTAL SPACES 75-90 DEGREES = 10'-0" X 18'-0" / 24'-0" AISLE PARKING SPACE DIMENSIONS REQUIRED 54-74 DEGREES = 10'-0" X 18'-0" / 15'-0" AISLE 30-53 DEGREES = 10'-0" X 18'-0" / 12'-0" AISLE 0-29 DEGREES = 10'-0" X 18'-0" / 12'-0" AISLE PARALLEL = 8'-6" X 22'-0" / 24'-0" AISLE ACCESSIBLE = 8'-0" X 18'-0" 2'-0" OF ADJACENT WALKWAYS & LANDSCAPING MAY BE APART OF REQ'D PARKING SPACE LENGTH NOTE: **PRIVATE FRONTAGE REQUIREMENTS:** Note: REQUIRED FRONTAGE FB OVERALY DISTRICT (SECTION 138-8.500) PROPOSED FRONTAGE LAWN FRONTAGE (D) REQUIREMENTS: SETBACK 15.0' MIN. (UNENCLOSED PORCHES: MIN. 5.0') ENTRY AT GROUND LEVEL & TOWARDS STREET ACCESS & ENTRY MAXIMUM FLOOR PLATE NO MAXIMUM FLOOR PLATE ALONG ARTERIAL ST. PARKING REQUIREMENTS NOT APPLICABLE TO PROJECT **GARAGES** 10.0' MIN. BEHIND PRIMARY ST. FACING FACADE **ENVIRONMENTAL REQUIREMENTS:** NATURAL FEATURES SETBACK: 25.0' MIN. 25.0' PROPOSED SETBACK **LANDSCAPING REQUIREMENTS:** FRONT YARD REQUIREMENTS: 10.0' MINIMUM BUFFER WIDTH DECIDUOUS TREES / 100 LF ORNAMENTAL TREES / 100 LF SHRUBS / 100 LF

Zoning Information (City of Rochester Hills)

**PROJECT ADDRESS:** 

6780 Old Orion Court Rochester Hills, MI 48306

**APPLICABLE ORDINANCES:** 

City of Rochester Hills Zoning Ordinance City of Rochester Hills Zoning Map

architecture interiors consulting 2120 E. 11 Mile Rd. | Royal Oak, MI 48067 P: 248.414.9270 F: 248.414.9275 www.kriegerklatt.com

## Client:

North Row, LLC. 720 Kimberly Drive Troy, MI 48098

# Project:

New Construction 6780 Old Orion Court Rochester Hills, MI 48306

Issued		Ву
04.04.2019	Concept Plan	

Do not scale drawings. Use calculated dimensions only.
Verify existing conditions in field. North Arrow:

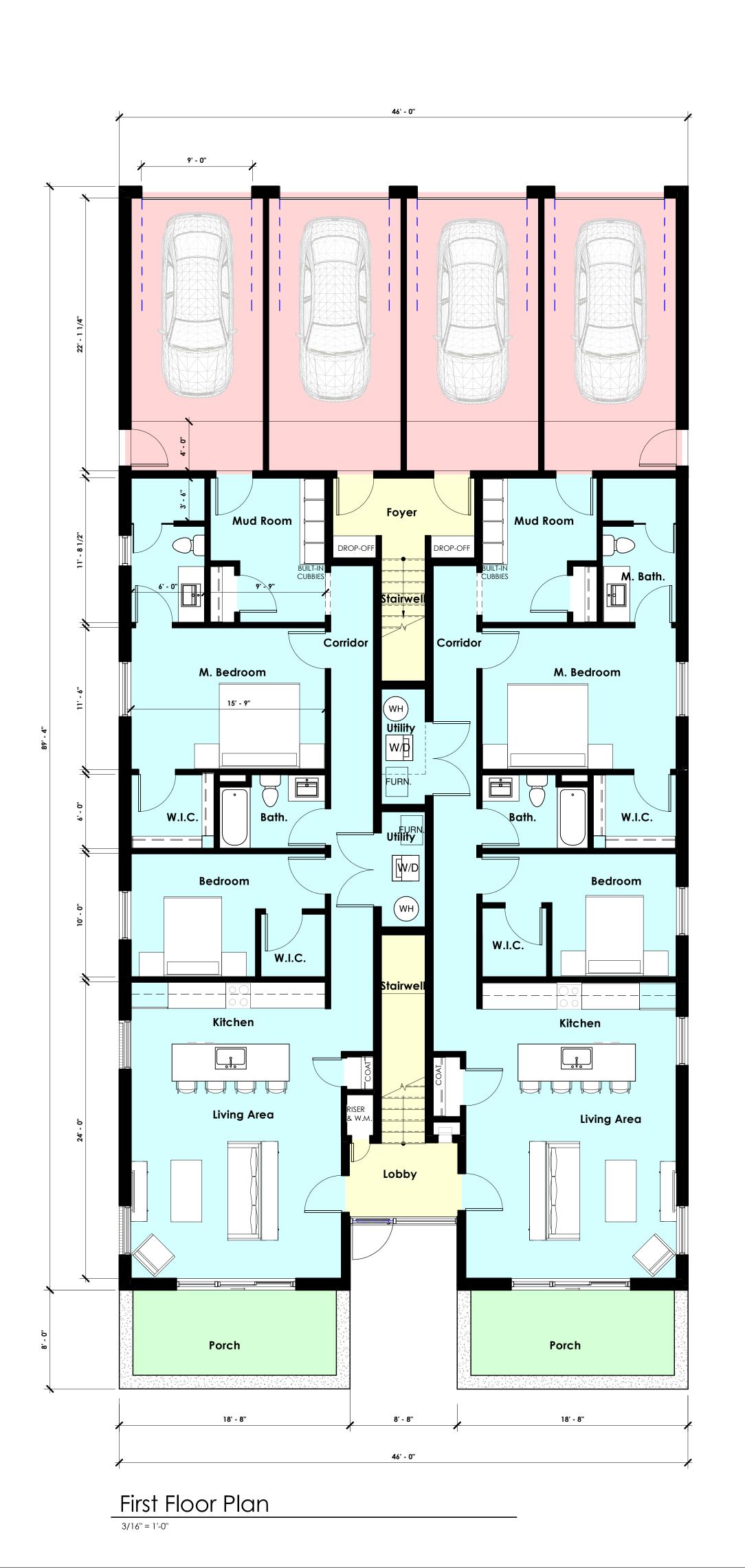


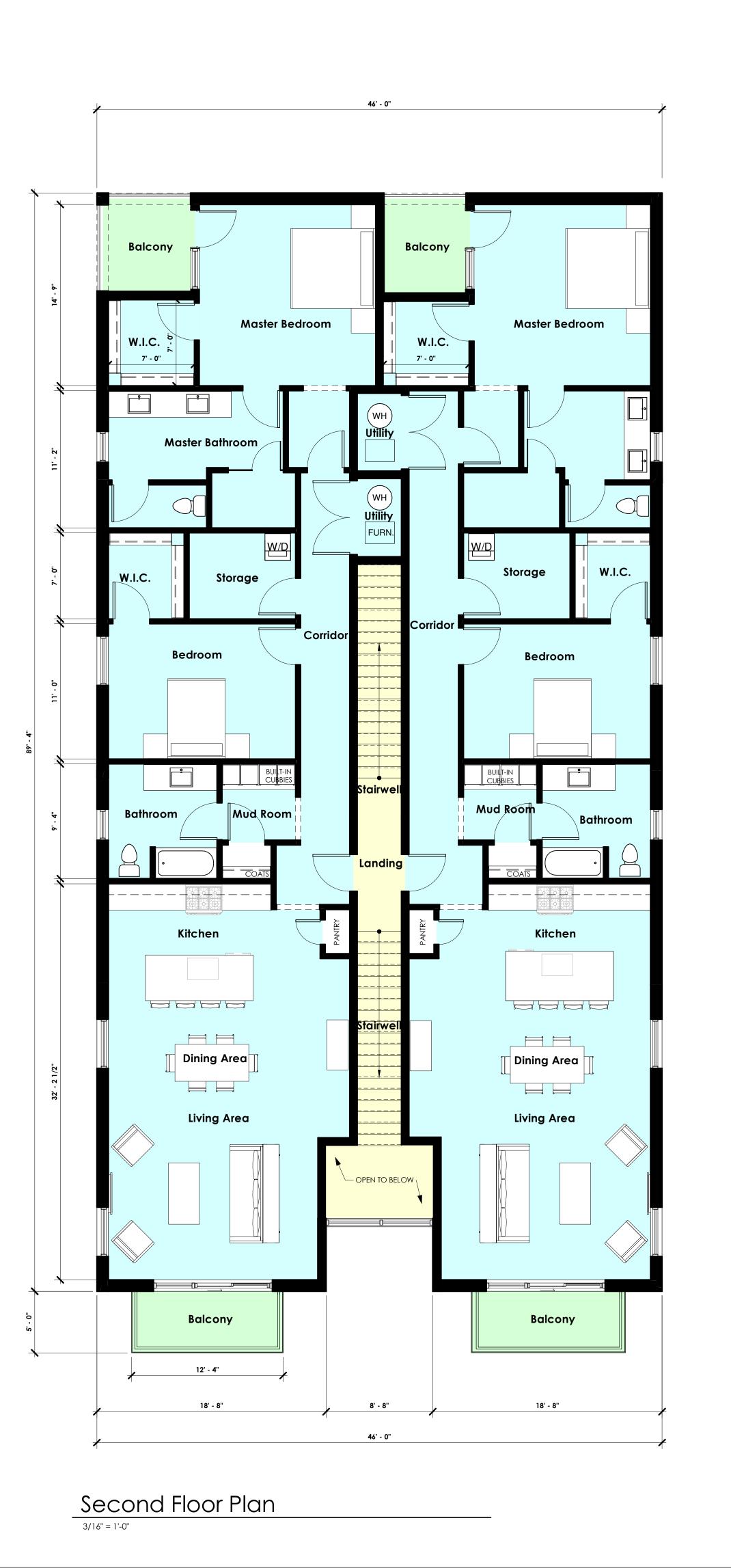
Sheet Title:

Architectural Site Plan

Project Number:

**Sheet Number:** 





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North Row, LLC. 720 Kimberly Drive Troy, MI 48098

Rochester Hills, MI 48306

Project: New Construction

6780 Old Orion Court

Description 11.21.2018 Concept Plan 04.26.2019 PC Discussion Item Seal:

— Note: Do not scale drawings. Use calculated dimensions only.
Verify existing conditions in field.

North Arrow:

Sheet Title:

First & Second Floor Plan

Project Number:

Sheet Number:

17-098

NOTE:
RENDERINGS ARE FOR GRAPHIC ILLUSTRATION PURPOSES ONLY.
THESE RENDERINGS CONVEY THE DESIGN INTENT OF THIS PROJECT AND ARE SUBJECT TO CHANGE UPON FUTURE DEVELOPMENT.



View from Old Orion Ct. (Scheme 2)



View from Old Orion Ct. (Scheme 2)



View from Old Orion Ct. (Scheme 1)



View from Old Orion Ct. (Scheme 1)

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Issued	Description
11.21.2018	Concept Plan
04.26.2019	PC Discussion Item

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Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field. North Arrow:

Sheet Title:

Exterior Renderings

Project Number:

Sheet Number: