

Building 6A

Building 6B

STORY. That part of a building, other than a mezzanine, included between the surface of one floor and the surface of the floor next above, or if there be no floor above, that part of the building which is above the surface of the highest floor thereof. Specifically:

- A. **Top Story Attic.** A half story when the main line of the eaves is not above the middle of the interior height of said story.
- B. **First Story.** The highest story having its interior floor surface not more than four feet above the curb level, or the average elevation of the finished grade along the front of the building were it set back from the street.

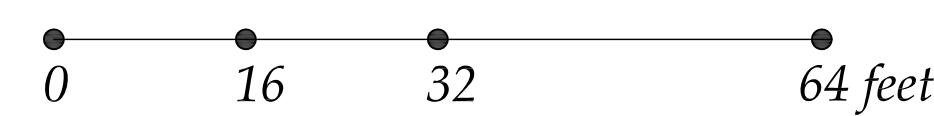
Step In Building



Front Elevation: 1/16" = 1'-0"

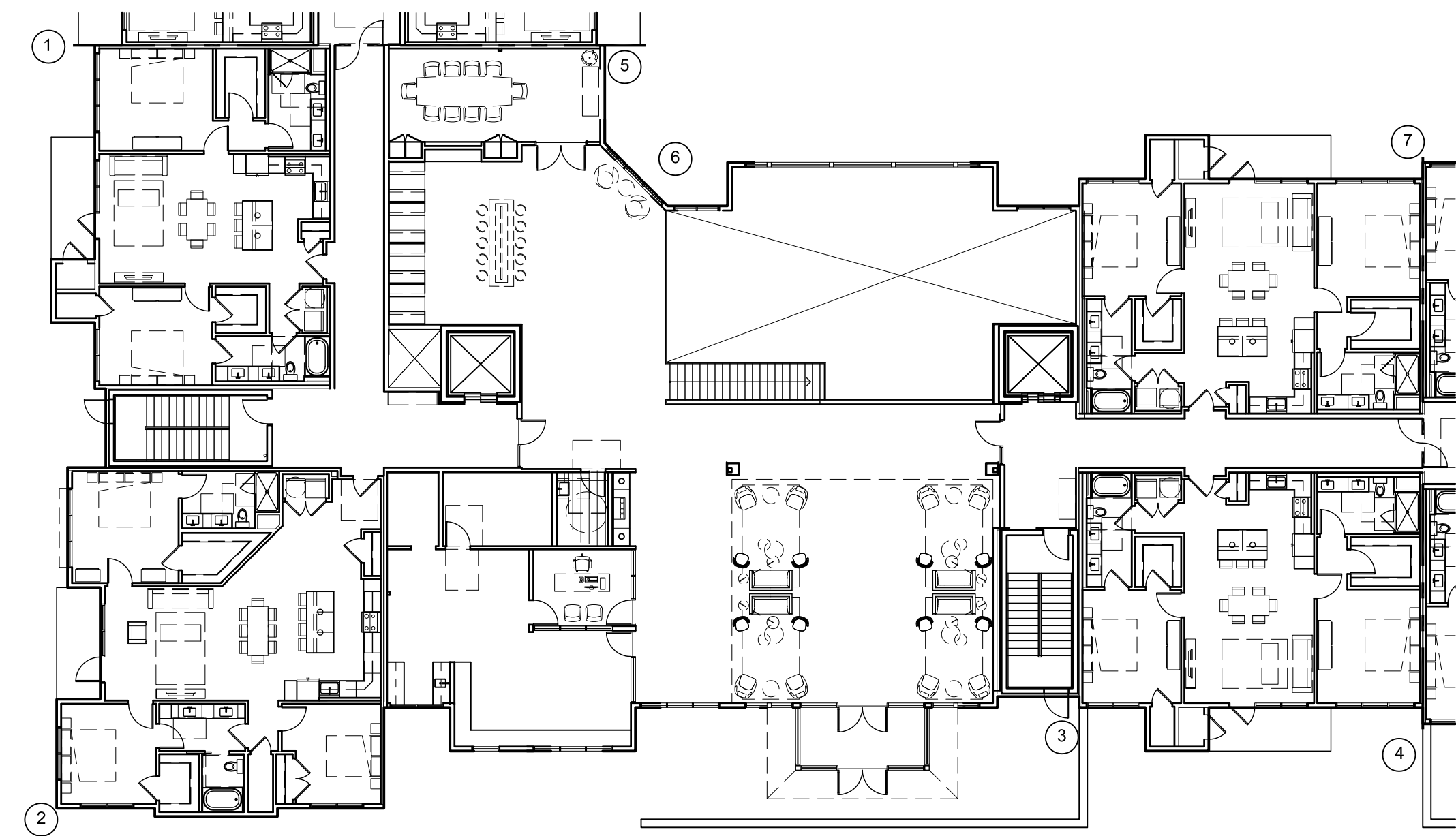
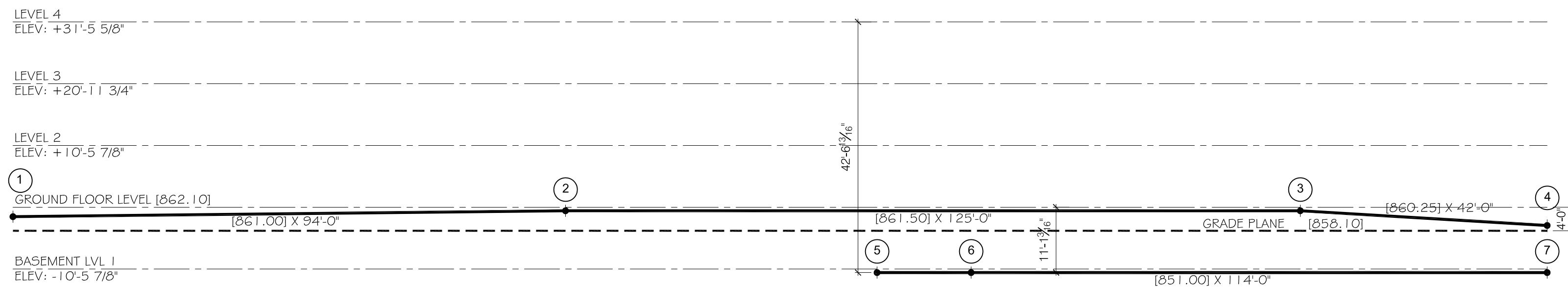
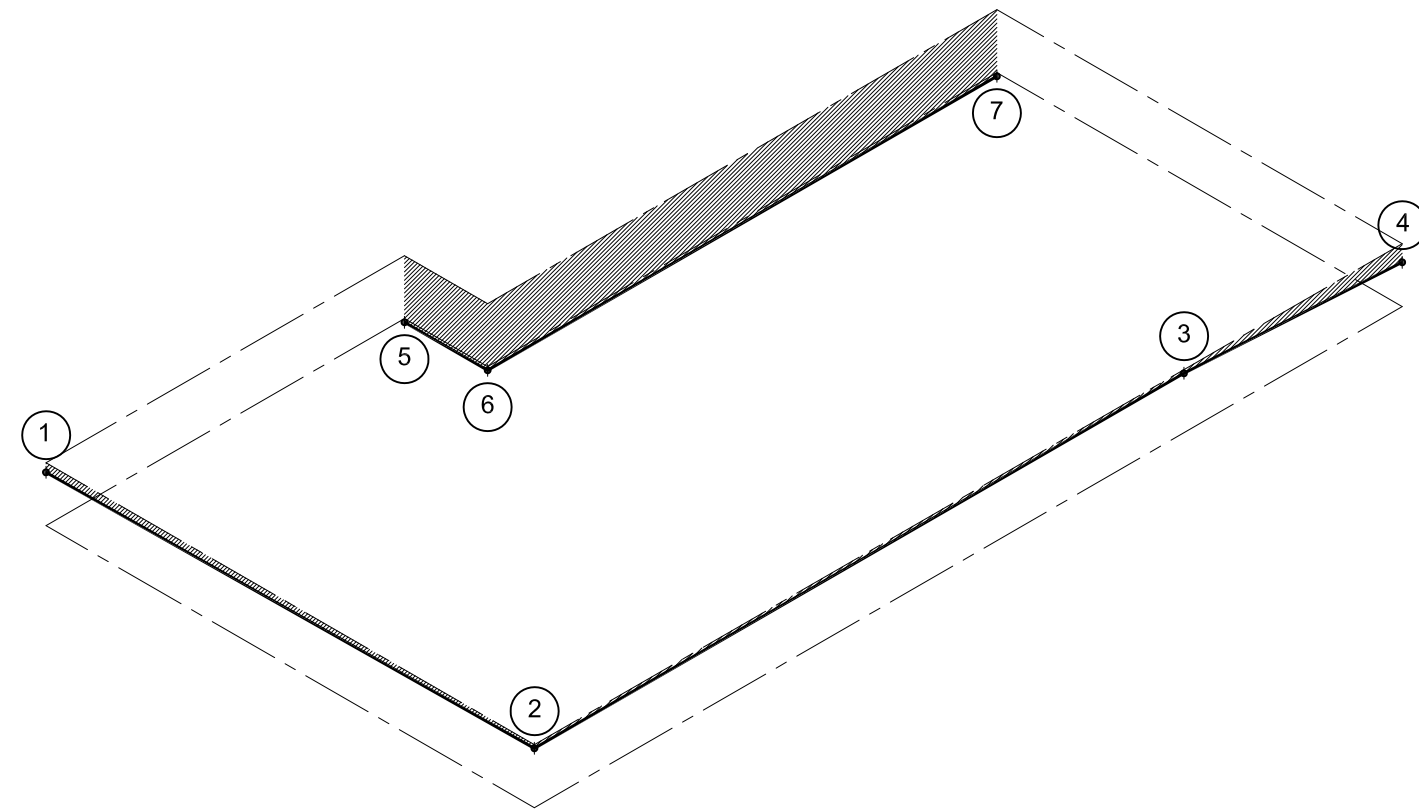
- MEAN HT. OF GABLE
ELEV = +50'-10" AFF
- TRUSS BEARING
ELEV = +41'-6 3/4" AFF
- LEVEL 4
ELEV = +31'-5 5/8" AFF
- 4 LEVEL 3
ELEV = +20'-11 3/4" AFF
- 3 LEVEL 2
ELEV = +10'-5 7/8" AFF
- 2 GROUND LEVEL
ELEV = +0'-0" AFF
- 1 BASEMENT LEVEL 1
ELEV = -10'-5 7/8" AFF

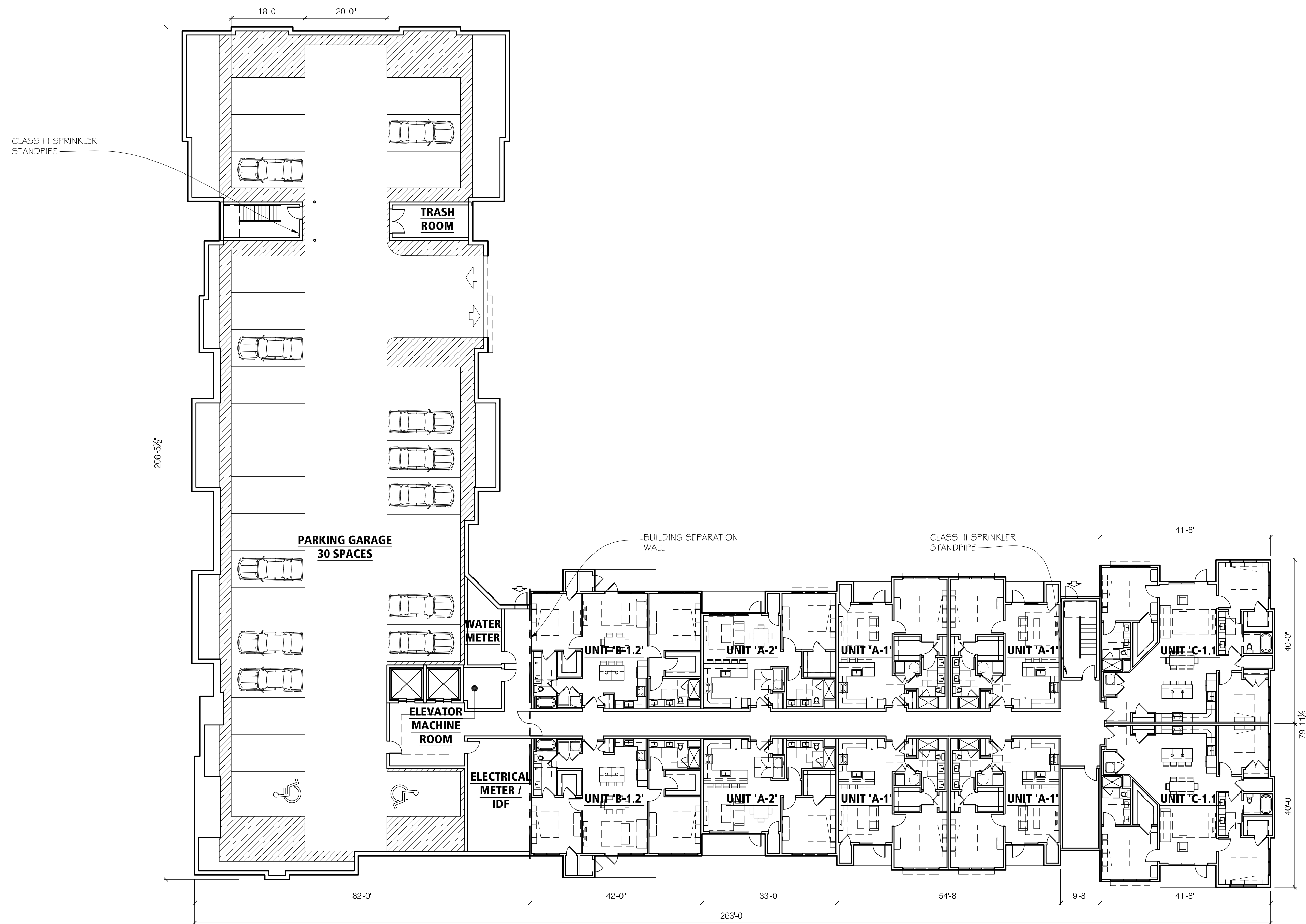
Building 6 | Story Diagram - Zoning Ordinance



MICHIGAN BUILDING CODE

GRADE PLANE CALCULATION:
 $80,934 + 107,667.5 + 36,130.5 + 97,014 =$
 $321,766 / 375' =$
 $858.10'$

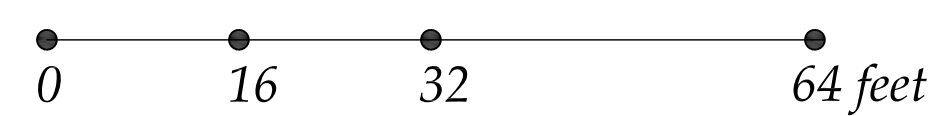
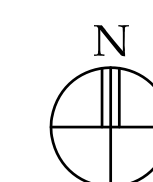




Lower Level Plan

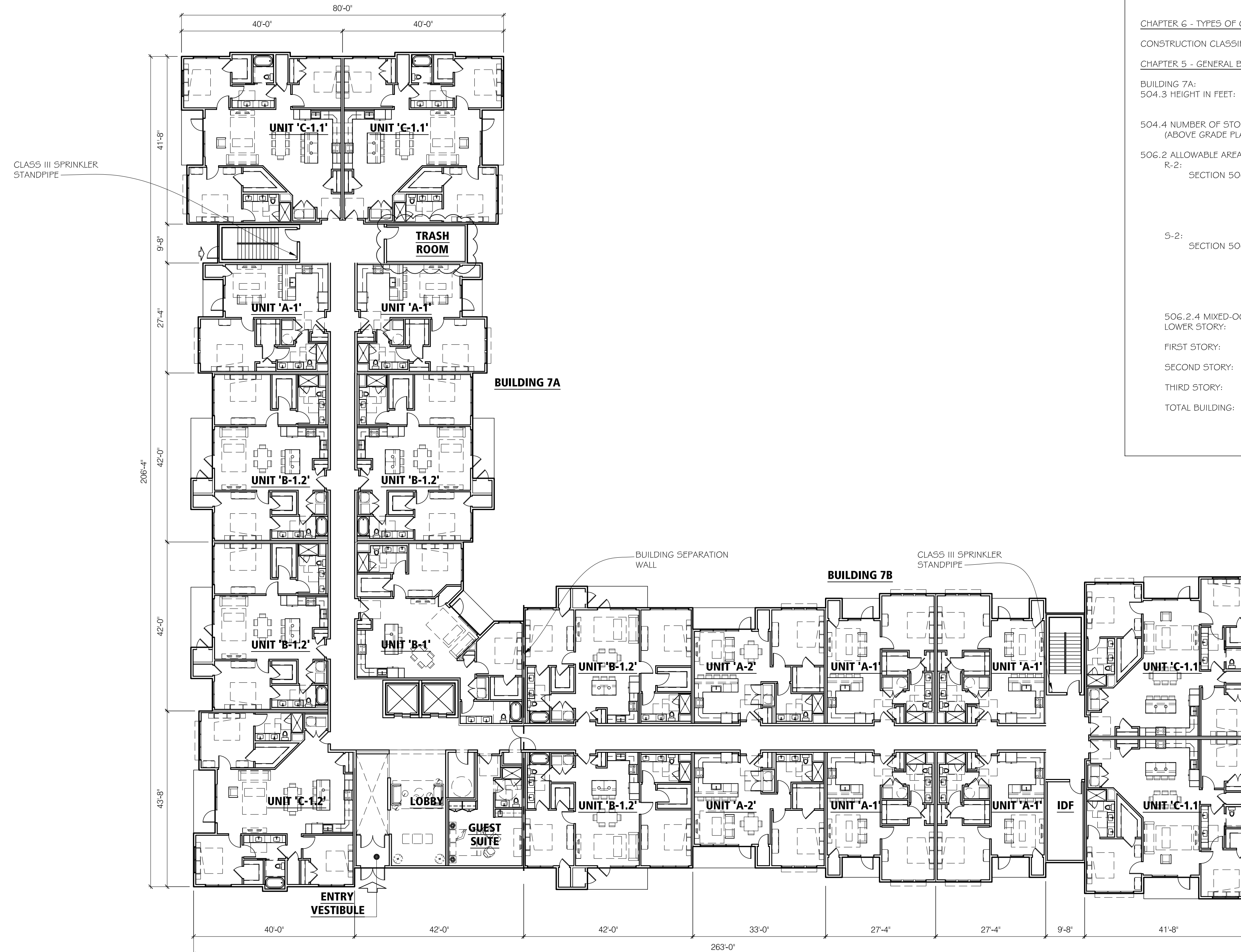
±27,500 GSF
 10 UNITS
 30 PARKING SPACES

Building 7 Lower Level Plan



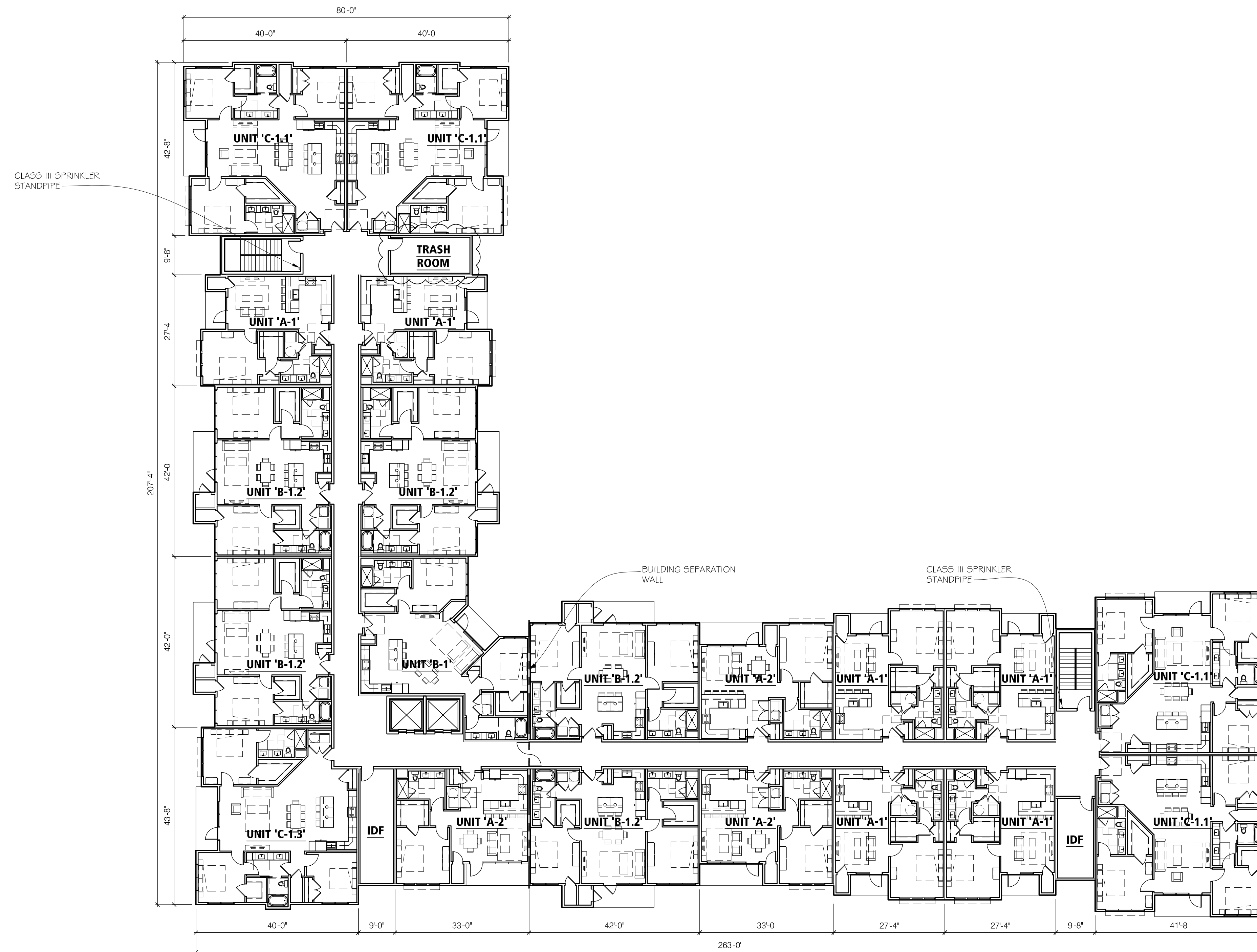
CODE INFORMATION:

APPLICABLE CODES:		BUILDING 7B:	60 FEET ALLOWABLE 50 FEET PROPOSED
BUILDING:	MICHIGAN BUILDING CODE 2015	504.3 HEIGHT IN FEET:	
MECHANICAL:	MICHIGAN MECHANICAL CODE 2015	504.4 NUMBER OF STORIES: (ABOVE GRADE PLANE)	4 STORIES ALLOWABLE 4 STORIES PROPOSED
PLUMBING:	MICHIGAN PLUMBING CODE 2015	506.2 ALLOWABLE AREA:	
ELECTRICAL:	NATIONAL ELECTRICAL CODE (2014)	R-2:	12,000 SECTION 506.3: *DOES NOT CONSIDER IMAGINARY LOT LINES IF = $(502/644) \cdot (0.25) 30/30$ = 0.65 I = 0.65 = $12,000 + [12,000 \times 0.65]$ = 19,800
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		
CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION:			
RESIDENTIAL:	R-2	SPRINKLERED PER NFPA 13R MAIN OCCUPANCY	
STORAGE:	S-1	SPRINKLERED PER NFPA 13 SECTION 311.1.1 ACCESSORY TO S-2 PER 506.2	
PARKING GARAGES:	S-2	SPRINKLERED PER NFPA 13 MIXED USE SEPARATED PER SECTION 506.4	
CHAPTER 6 - TYPES OF CONSTRUCTION			
CONSTRUCTION CLASSIFICATION: VA			
CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS:			
BUILDING 7A:		504.3 HEIGHT IN FEET:	60 FEET ALLOWABLE 50 FEET PROPOSED
504.4 NUMBER OF STORIES: (ABOVE GRADE PLANE)		506.2 ALLOWABLE AREA:	4 STORIES ALLOWABLE 4 STORIES PROPOSED
506.2 ALLOWABLE AREA:		R-2:	12,000 SECTION 506.3: *DOES NOT CONSIDER IMAGINARY LOT LINES IF = $(600/662) \cdot (0.25) 30/30$ = 0.66 I = 0.66 Aa = $12,000 + [12,000 \times 0.66]$ = 19,920
		S-2:	21,000 SECTION 506.3: *DOES NOT CONSIDER IMAGINARY LOT LINES IF = $(600/662) \cdot (0.25) 30/30$ = 0.66 I = 0.66 Aa = $21,000 + [21,000 \times 0.66]$ = 34,860
506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS			
LOWER STORY:			15,269 ACTUAL < 34,860 ALLOWABLE = 0.44 < 1
FIRST STORY:			14,670 ACTUAL < 19,920 ALLOWABLE = 0.74 < 1
SECOND STORY:			14,670 ACTUAL < 19,920 ALLOWABLE = 0.74 < 1
THIRD STORY:			14,670 ACTUAL < 19,920 ALLOWABLE = 0.74 < 1
TOTAL BUILDING:			0.44 + 0.74 + 0.74 + 0.74 = 2.66 < 4



First Floor Plan
±26,700 GSF
20 UNITS

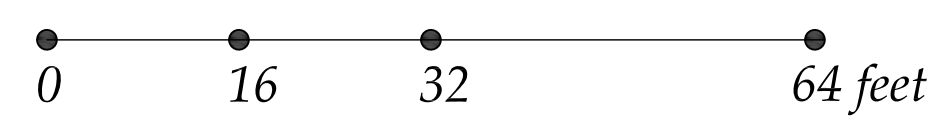
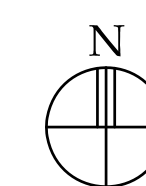


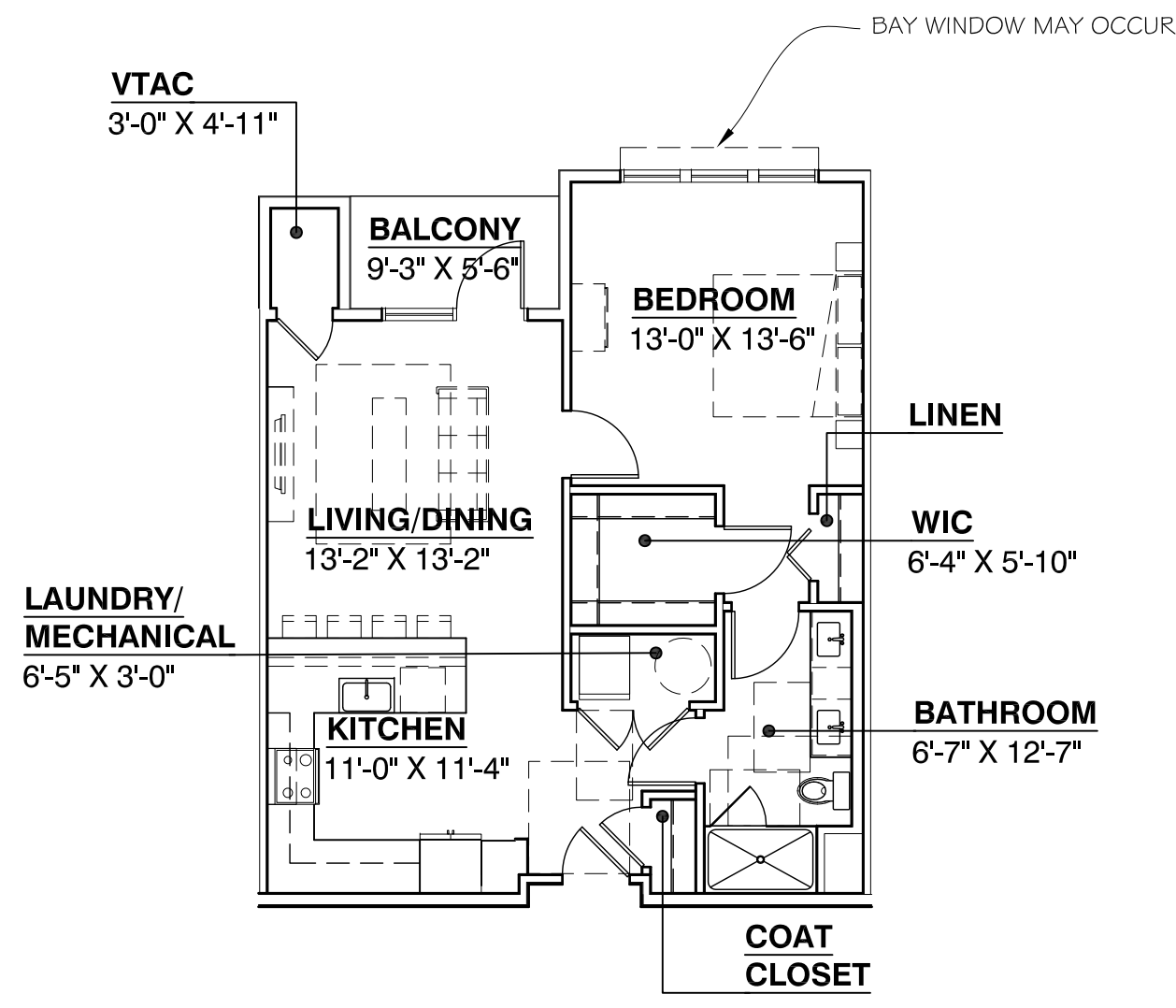


Second & Third Floor Plan

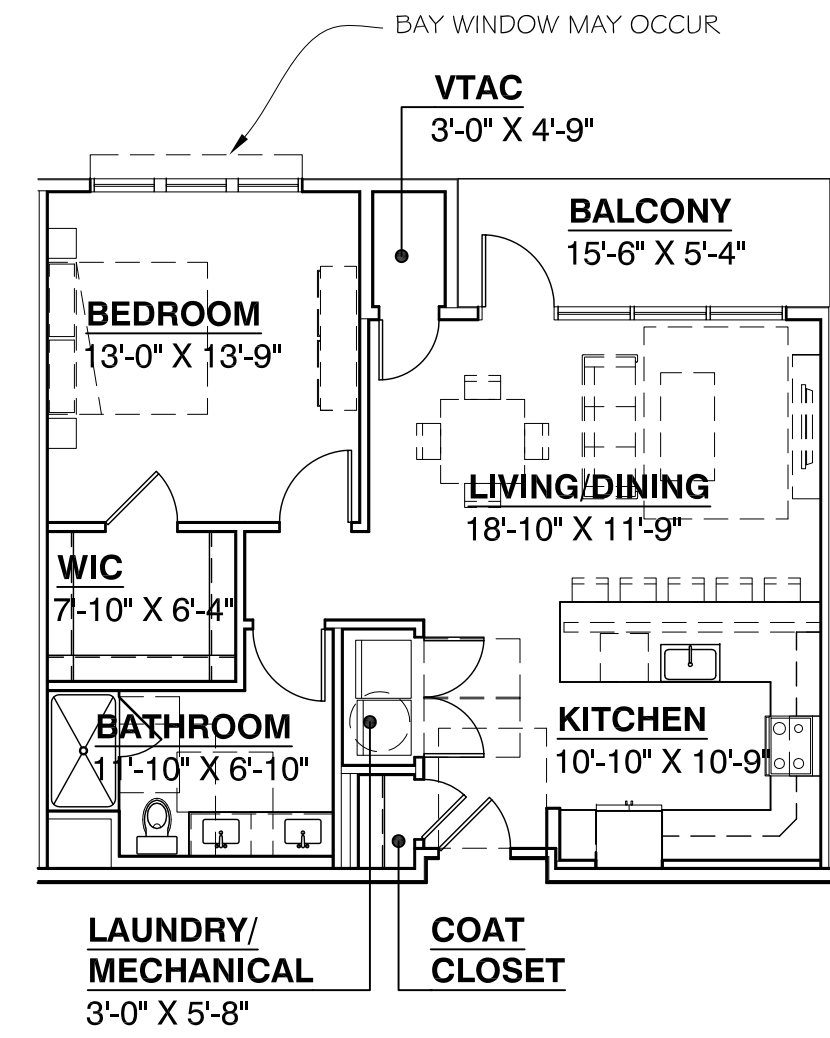
±26,857 GSF
20 UNITS

Building 7 Second & Third Floor Plan

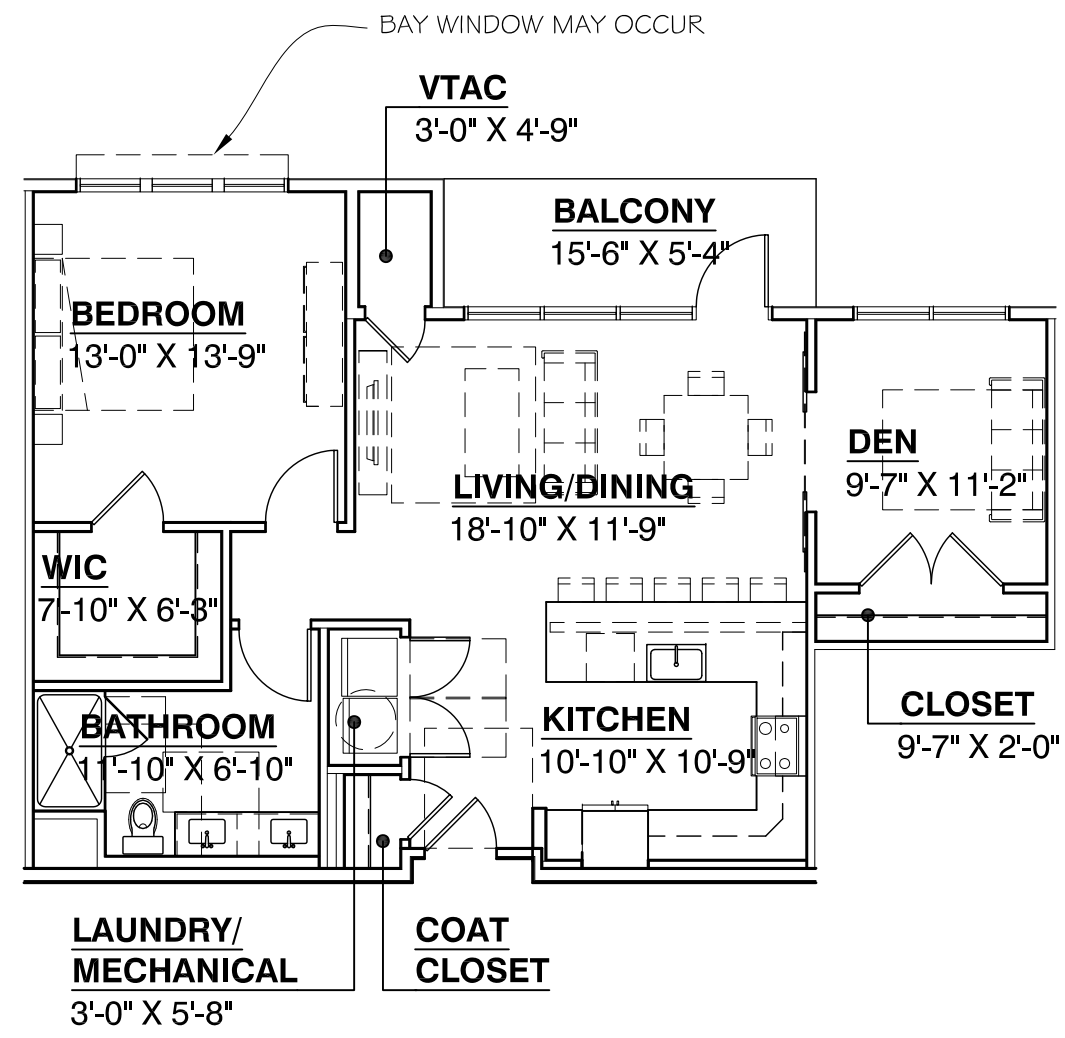




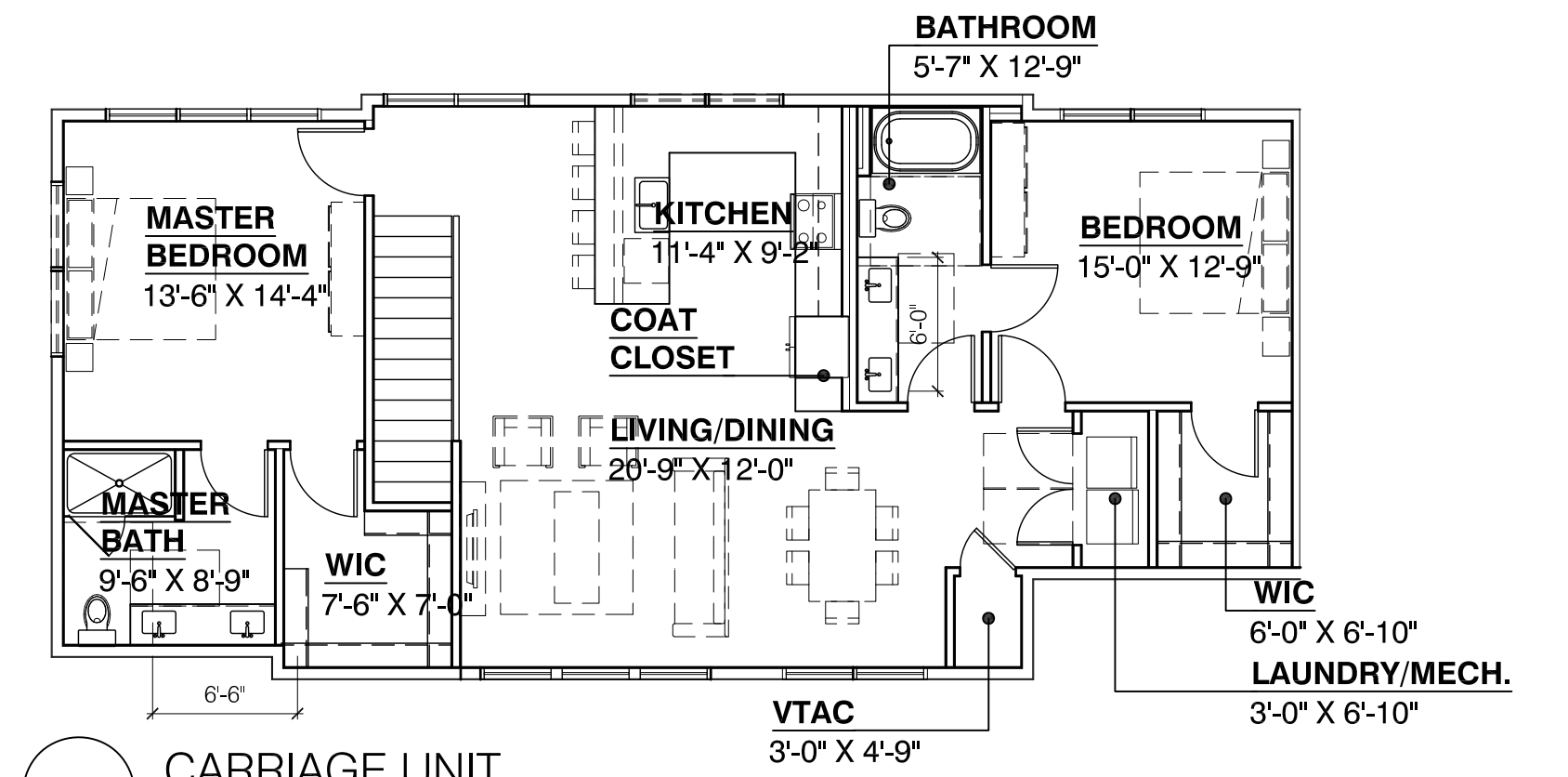
UNIT A-1
SCALE: 1/8" = 1'-0"
1 BR, 1 BA
830 SF
TYPE B
QTY: 60



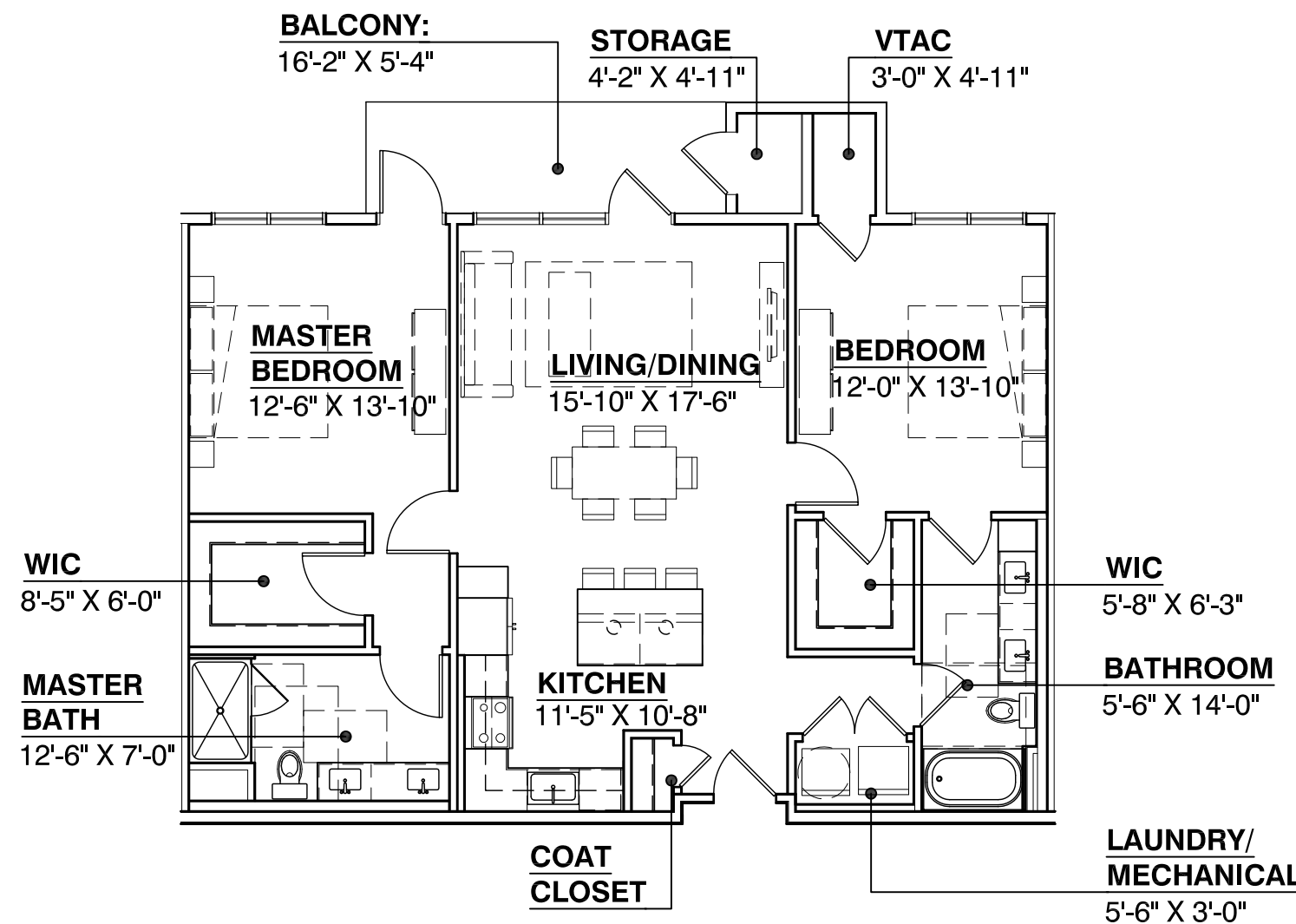
UNIT A-2
SCALE: 1/8" = 1'-0"
1 BR, 1 BA
880 SF
TYPE B
QTY: 73



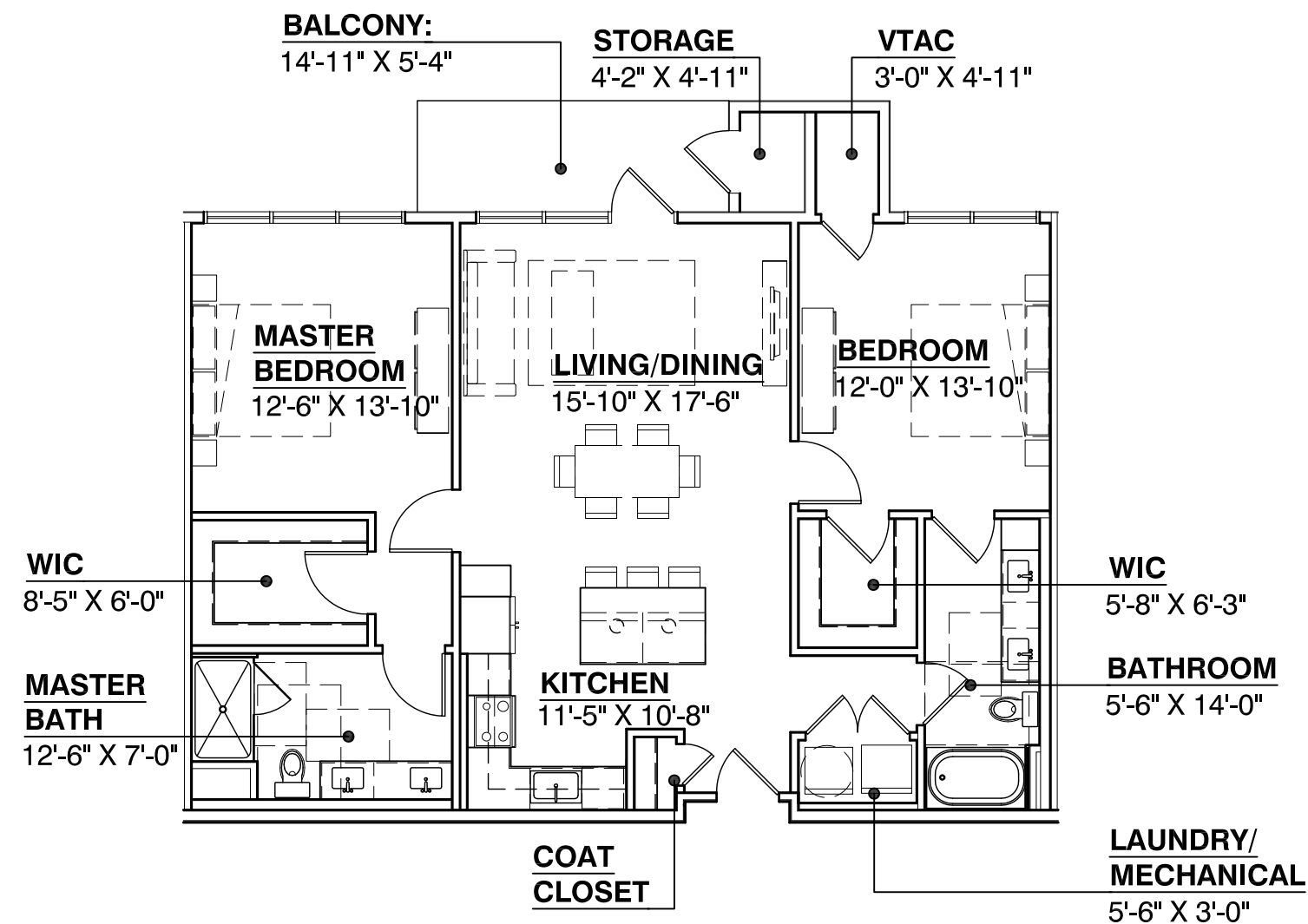
UNIT A-2 DEN
SCALE: 1/8" = 1'-0"
1 BR, 1 BA
1031 SF
TYPE B
QTY: 2



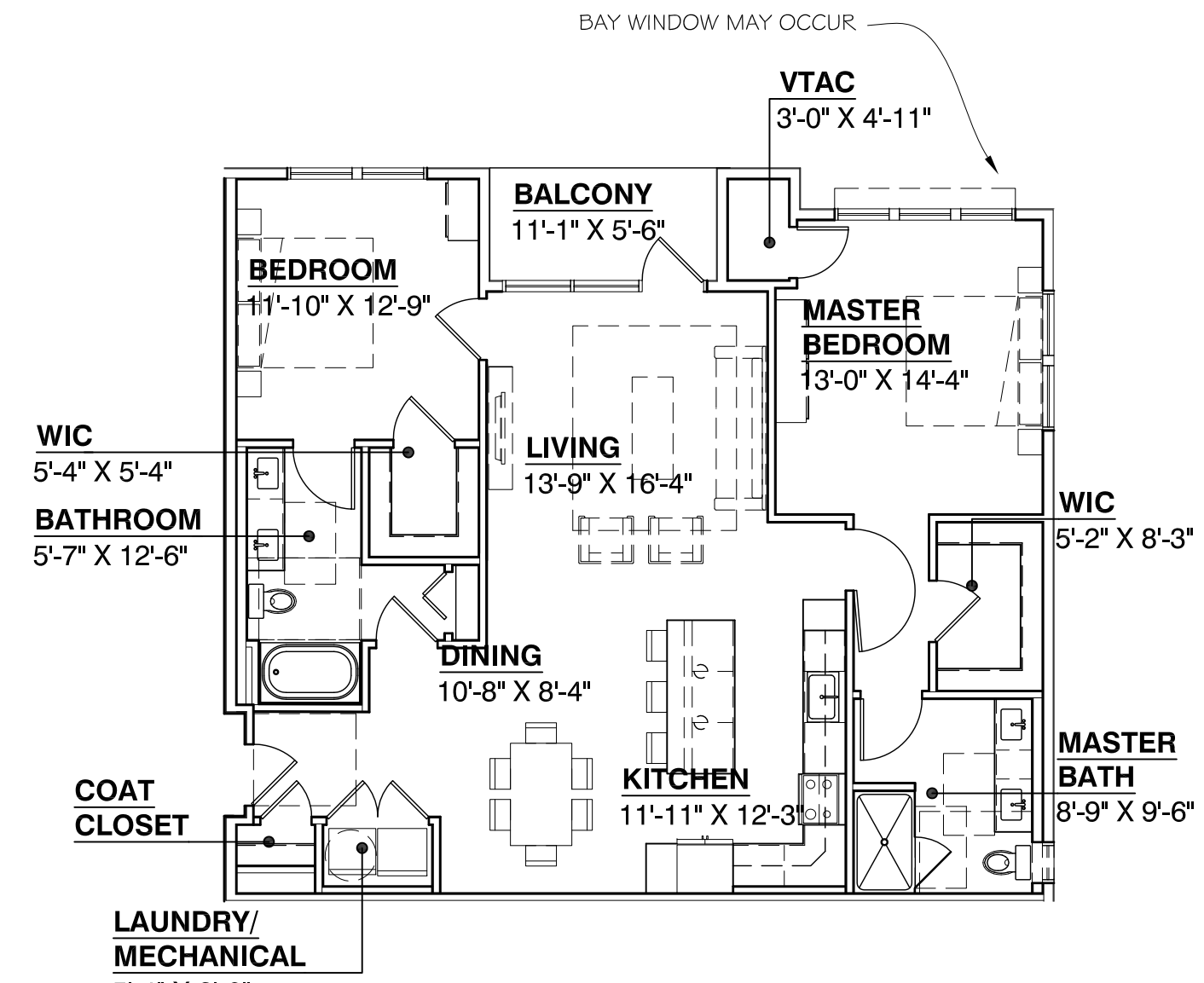
CARRIAGE UNIT
SCALE: 1/8" = 1'-0"
2 BR, 2 BA
1,364 SF
TYPE B
QTY: 6



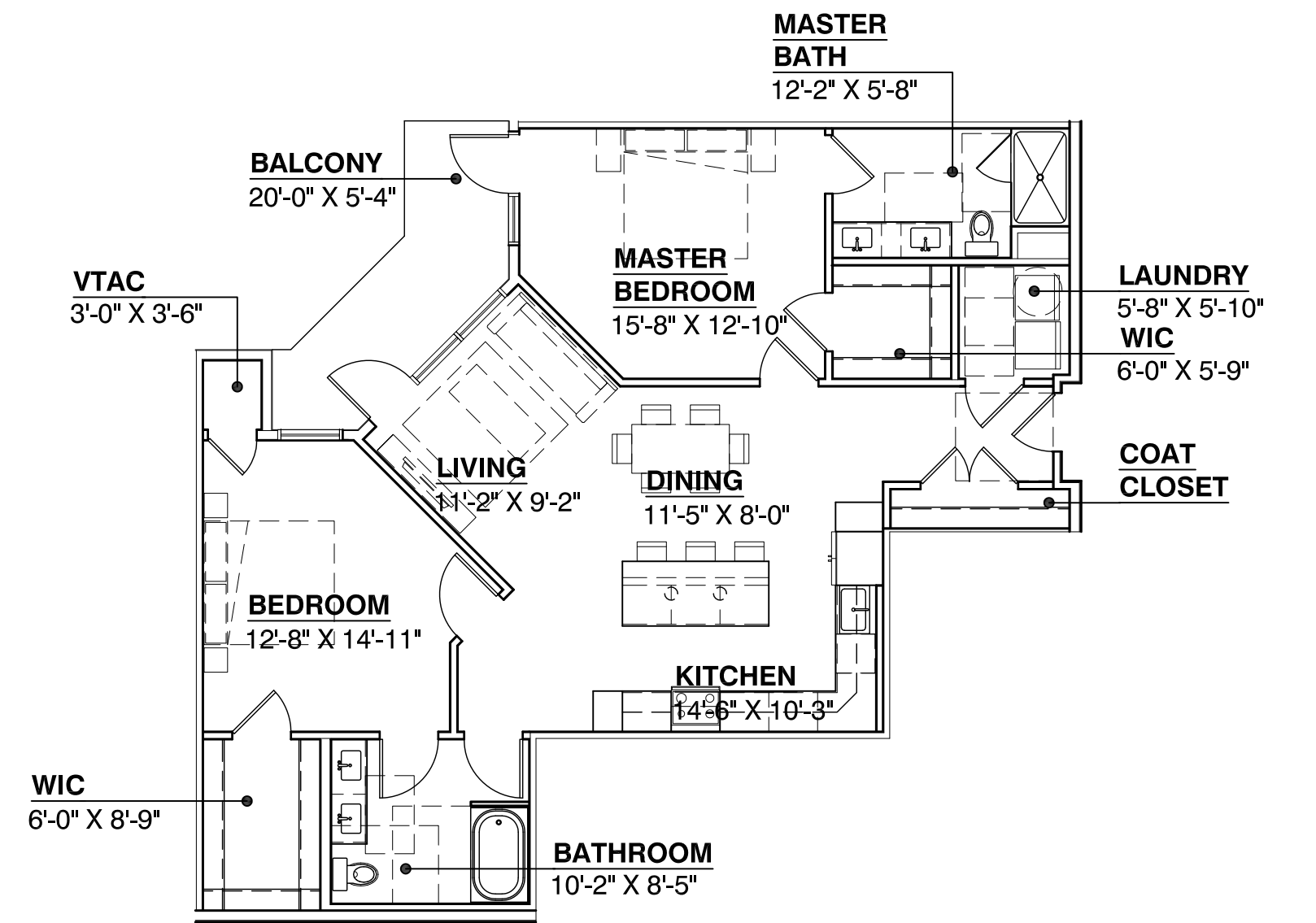
UNIT B-1.1
SCALE: 1/8" = 1'-0"
2 BR, 2 BA
1,268 SF (INCL. STORAGE)



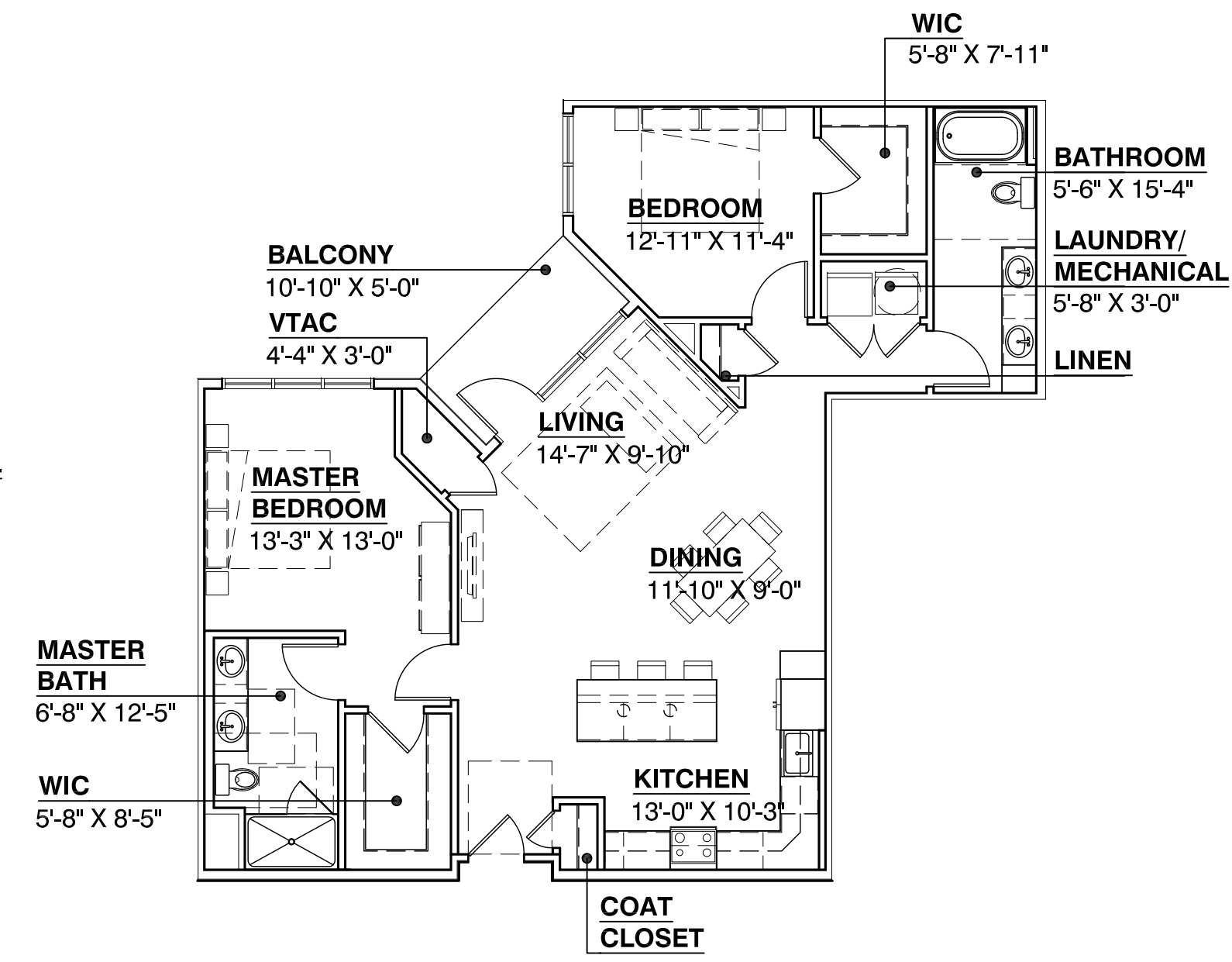
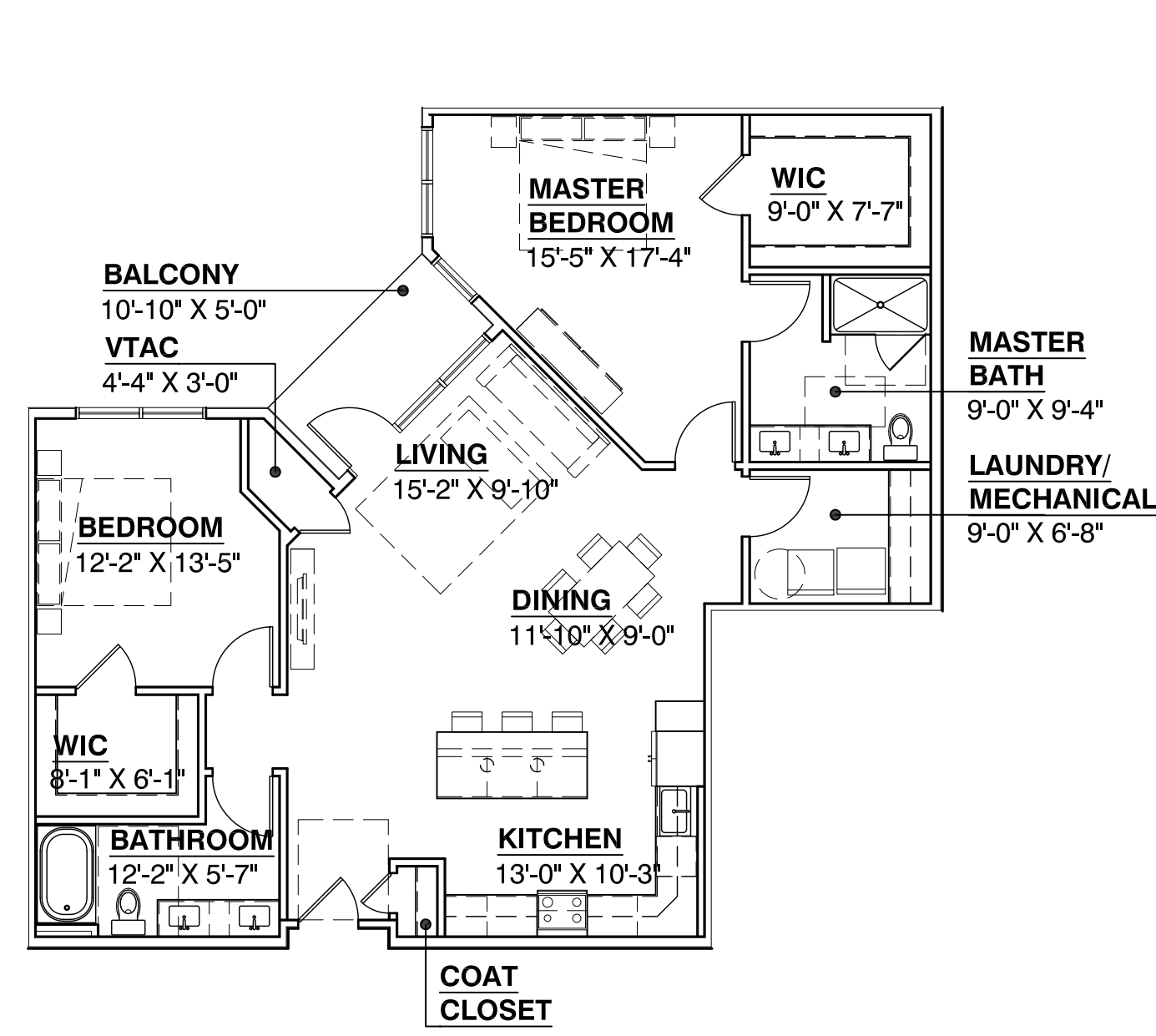
UNIT B-1.2
SCALE: 1/8" = 1'-0"
2 BR, 2 BA
1,268 SF (INCL. STORAGE)



UNIT B-2
SCALE: 1/8" = 1'-0"
2 BR, 2 BA
1,363 SF



UNIT B-C5
SCALE: 1/8" = 1'-0"
2 BR, 2 BA
1,285 SF

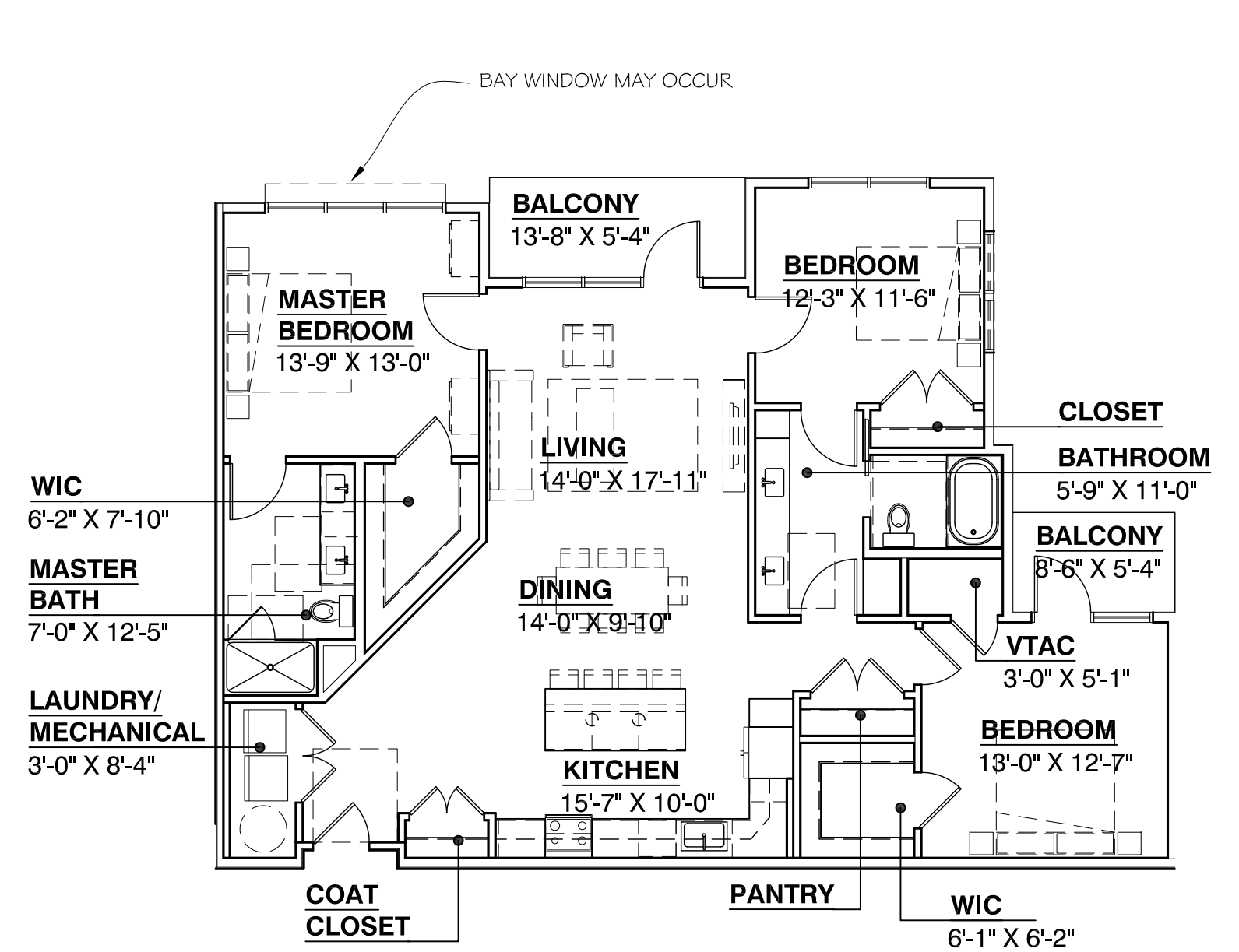
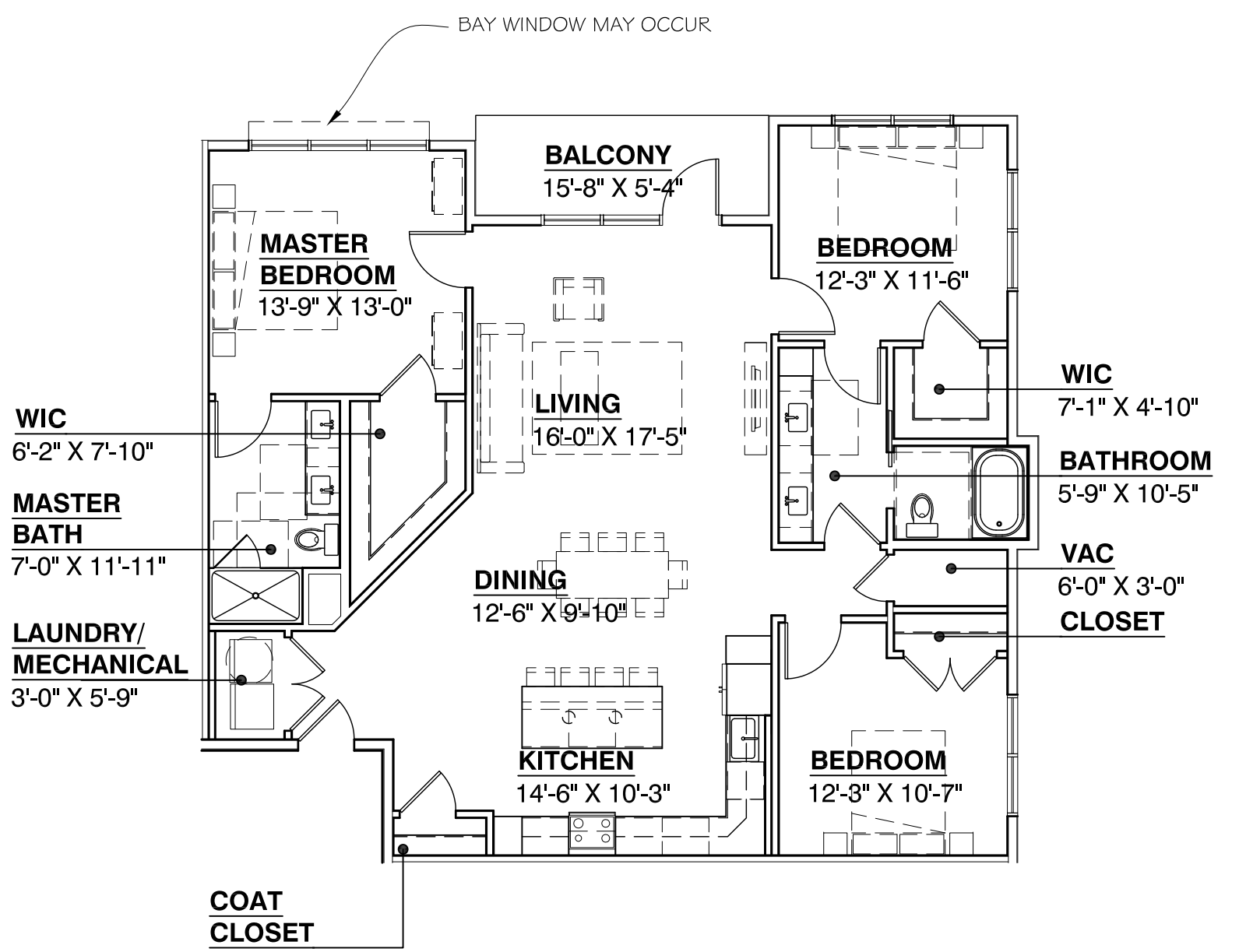
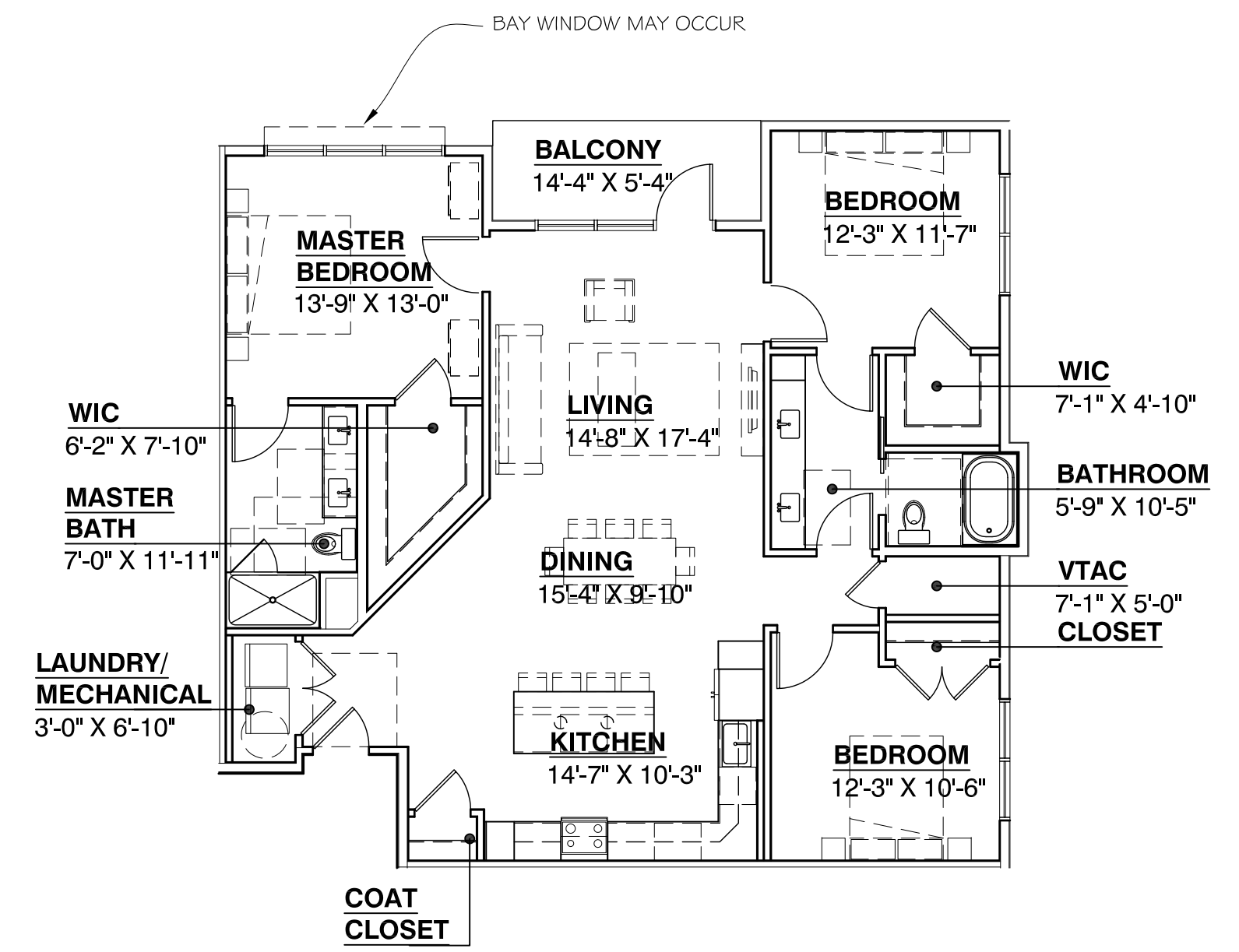
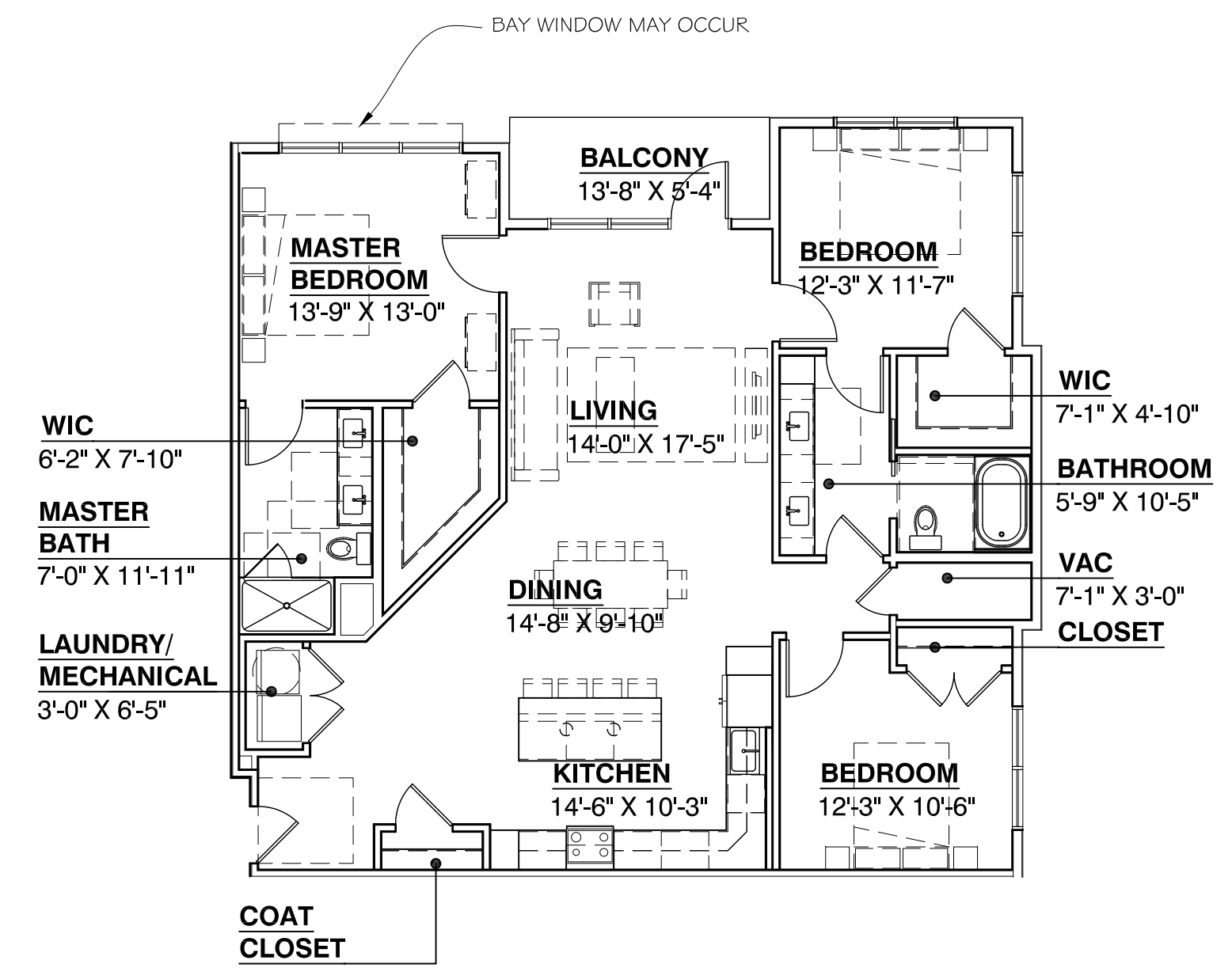


UNIT B-C6
SCALE: 1/8" = 1'-0"

2 BR, 2 BA
1,400 SF

UNIT B-C7
SCALE: 1/8" = 1'-0"

2 BR, 2 BA
1,296 SF



UNIT C-1.1
SCALE: 1/8" = 1'-0"

3 BR, 2 BA
1,580 SF

UNIT C-1.2
SCALE: 1/8" = 1'-0"

3 BR, 2 BA
1,559 SF

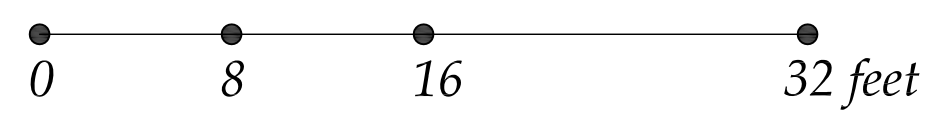
UNIT C-1.3
SCALE: 1/8" = 1'-0"

3 BR, 2 BA
1,598 SF

UNIT C-2
SCALE: 1/8" = 1'-0"

3 BR, 2 BA
1,586 SF

Unit Plans





North Elevation



West Elevation

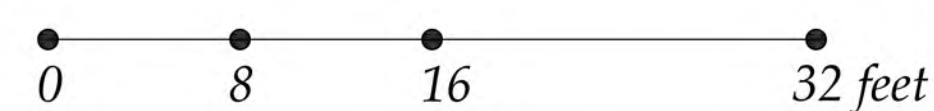


East Elevation



South Elevation

Buildings 1-4 Exterior Elevations





East Elevation



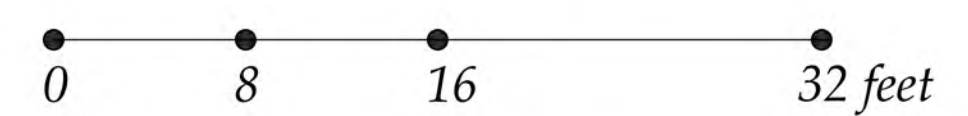
East Elevation

CULTURED STONE
PRE-CAST STONE HEAD

INSULATED OVERHEAD
GARAGE DOOR

PATIO DOOR AND FIXED
SIDELITE
METAL GUARDRAIL WITH
VERTICAL PICKETS

Building 5 Exterior Elevations



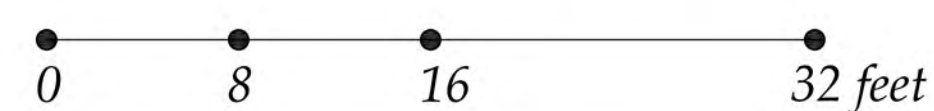


North Elevation



South Elevation

Building 5 Exterior Elevations



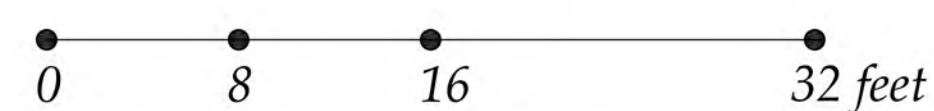


West Elevation



West Elevation

Building 5 Exterior Elevations



- ROOF PEAK HEIGHT
ELEV = +60'-2" AFF
- MEAN HT. OF GABLE
ELEV = +50'-10" AFF
- TRUSS BEARING
ELEV = +41'-6 3/4" 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
- GROUND LEVEL
ELEV = +0'-0" AFF
- BASEMENT LEVEL 1
ELEV = -10'-5 7/8" AFF



Complete South Elevation: NTS



MECHANICAL VENT,
COLOR TO MATCH
ADJACENT MATERIALS

ARCHITECTURAL
ASPHALT SHINGLE

CEMENT BOARD SIDING
OR SYNTHETIC STUCCO
SYSTEM

South Elevation

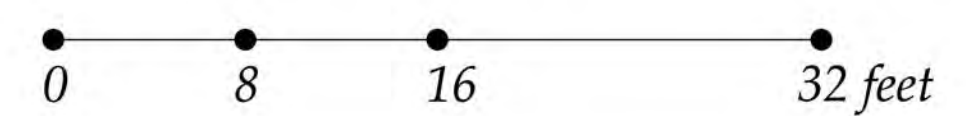
ENTRY DOORS WITH
GLASS LITES

PATIO DOOR AND FIXED
SIDELITE
METAL GUARDRAIL WITH
VERTICAL PICKETS

CULTURED STONE BASE
PRE-CAST STONE HEAD

BRICK BASE
COMPOSITE MATERIAL
WINDOWS

Building 6 Exterior Elevations





West Elevation

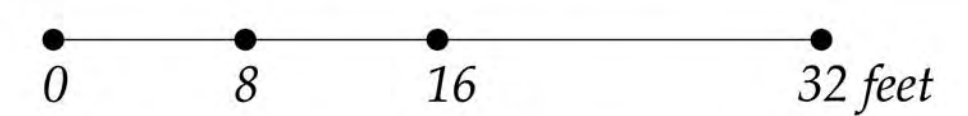
- CEMENT BOARD SIDING OR SYNTHETIC STUCCO SYSTEM
- ARCHITECTURAL ASPHALT SHINGLE
- CULTURED STONE BASE
- PRE-CAST STONE HEAD
- PATIO DOOR AND FIXED SIDELITE
- METAL GUARDRAIL WITH VERTICAL PICKETS
- BRICK BASE
- COMPOSITE MATERIAL WINDOWS



South Elevation

- ARCHITECTURAL ASPHALT SHINGLE
- CEMENT BOARD SIDING OR SYNTHETIC STUCCO SYSTEM
- MECHANICAL VENT, COLOR TO MATCH ADJACENT MATERIALS
- CULTURED STONE BASE
- PRE-CAST STONE HEAD
- PATIO DOOR AND FIXED SIDELITE
- METAL GUARDRAIL WITH VERTICAL PICKETS
- BRICK BASE
- COMPOSITE MATERIAL WINDOWS

Building 6 Exterior Elevations





West Courtyard Elevation

CULTURED STONE BASE
PRE-CAST STONE HEAD

PATIO DOOR AND FIXED
SIDELITE
METAL GUARDRAIL WITH
VERTICAL PICKETS

BRICK BASE
COMPOSITE MATERIAL
WINDOWS

LEVEL 4
ELEV = +31'-5 5/8\"/>

LEVEL 3
ELEV = +20'-11 3/4\"/>

LEVEL 2
ELEV = +10'-5 7/8\"/>

GROUND LEVEL
ELEV = +0'-0\"/>

BASEMENT LEVEL 1
ELEV = -10'-5 7/8\"/>

BASEMENT LEVEL 2
ELEV = -20'-11 3/4\"/>



East Elevation

CULTURED STONE BASE
PRE-CAST STONE HEAD

PATIO DOOR AND FIXED
SIDELITE
METAL GUARDRAIL WITH
VERTICAL PICKETS

BRICK BASE
COMPOSITE MATERIAL
WINDOWS

MECHANICAL VENT,
COLOR TO MATCH
ADJACENT MATERIALS

MEAN HT. OF GABLE
ELEV = +50'-10\"/>

TRUSS BEARING
ELEV = +41'-6 3/4\"/>

LEVEL 4
ELEV = +31'-5 5/8\"/>

LEVEL 3
ELEV = +20'-11 3/4\"/>

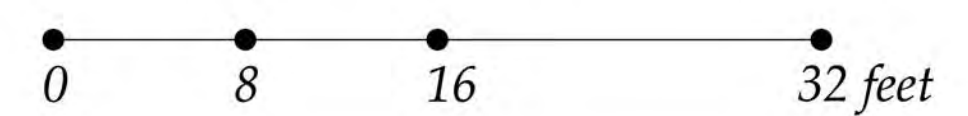
LEVEL 2
ELEV = +10'-5 7/8\"/>

GROUND LEVEL
ELEV = +0'-0\"/>

BASEMENT LEVEL 1
ELEV = -10'-5 7/8\"/>

BASEMENT LEVEL 2
ELEV = -20'-11 3/4\"/>

Building 6 Exterior Elevations



- ROOF PEAK HEIGHT
ELEV = +60'-2" AFF
- MEAN HT. OF GABLE
ELEV = +50'-10" AFF
- TRUSS BEARING
ELEV = +41'-6 3/4" 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
- GROUND LEVEL
ELEV = +0'-0" AFF
- BASEMENT LEVEL 1
ELEV = -10'-5 7/8" AFF
- BASEMENT LEVEL 2
ELEV = -20'-11 3/4" AFF



Complete North Elevation: NTS



MECHANICAL VENT,
COLOR TO MATCH
ADJACENT MATERIALS

ARCHITECTURAL
ASPHALT SHINGLE

CEMENT BOARD SIDING
OR SYNTHETIC STUCCO
SYSTEM

PATIO DOOR AND FIXED
SIDELITE
METAL GUARDRAIL WITH
VERTICAL PICKETS

BRICK BASE
COMPOSITE MATERIAL
WINDOWS

CULTURED STONE BASE
PRE-CAST STONE HEAD

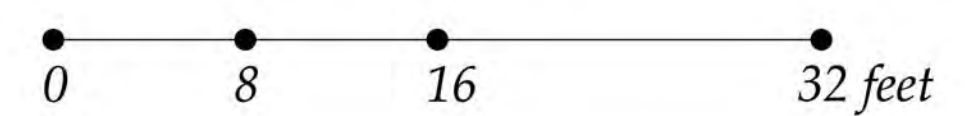
ENTRY DOORS WITH
GLASS LITES

North Elevation

LEGACY | ROCHESTER HILLS
APARTMENTS

Rochester Hills, Michigan

Building 6 Exterior Elevations



No Revisions January 25, 2019
DIMIT ARCHITECTS
architecture + interiors + urban design
City File #17-043 Section number 29





Courtyard East Elevation

CULTURED STONE BASE
MECHANICAL VENT, COLOR TO
MATCH ADJACENT MATERIALS

PATIO DOOR AND FIXED
SIDELITE
CEMENT BOARD SIDING
OR SYNTHETIC STUCCO
SYSTEM

BRICK BASE
COMPOSITE MATERIAL
WINDOWS



North Elevation

PATIO DOOR AND FIXED
SIDELITE
METAL GUARDRAIL WITH
VERTICAL PICKETS

BRICK BASE
COMPOSITE MATERIAL
WINDOWS

CULTURED STONE BASE
PRE-CAST STONE HEAD

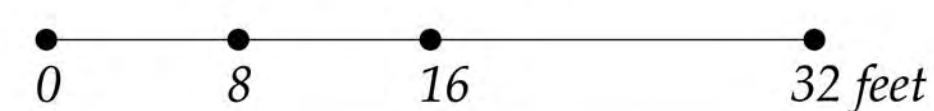
ENTRY DOORS WITH
GLASS LITES

CEMENT BOARD SIDING
OR SYNTHETIC STUCCO
SYSTEM

MECHANICAL VENT,
COLOR TO MATCH
ADJACENT MATERIALS

ARCHITECTURAL
ASPHALT SHINGLE

Building 6 Exterior Elevations





- ROOF PEAK HEIGHT
ELEV = +60'-2" AFF
- MEAN HT. OF GABLE
ELEV = +50'-10" AFF
- TRUSS BEARING
ELEV = +41'-6 3/4" 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
- GROUND LEVEL
ELEV = +0'-0" AFF
- BASEMENT LEVEL 1
ELEV = -10'-5 7/8" AFF

Complete West Elevation: NTS



CEMENT BOARD SIDING
OR SYNTHETIC STUCCO
SYSTEM

ARCHITECTURAL
ASPHALT SHINGLE

West Elevation

PATIO DOOR AND FIXED
SIDELITE
METAL GUARDRAIL WITH
VERTICAL PICKETS

CULTURED STONE BASE
PRE-CAST STONE HEAD

BRICK BASE
COMPOSITE MATERIAL
WINDOWS

Building 6 Exterior Elevations

