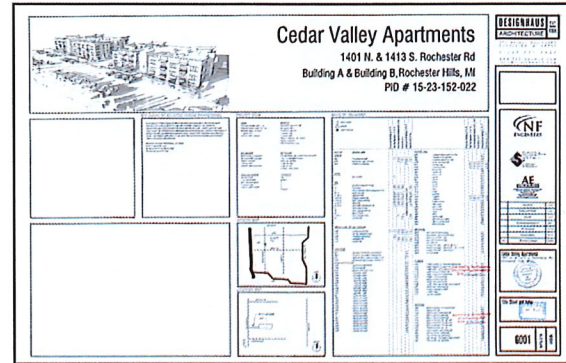


CEDAR VALLEY APARTMENTS // ELEVATION AUDIT

Located at: 1401 S. Rochester Road, Rochester Hills, Michigan (Building A)
 1413 S. Rochester Road, Rochester Hills, Michigan (Building B)

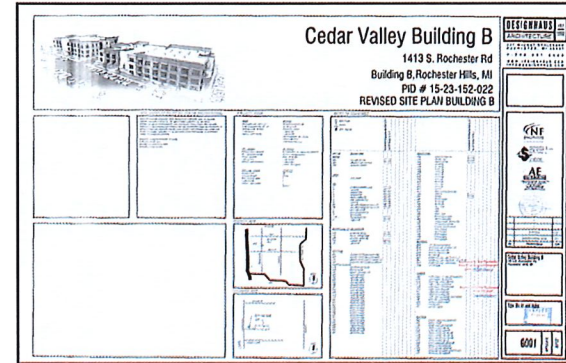
Issue Date: 2018-12-04 | Prepared for: Bret Russell, Inc. | Prepared by: Lindsay Woods

Images not to scale
 *Assumption or calculation



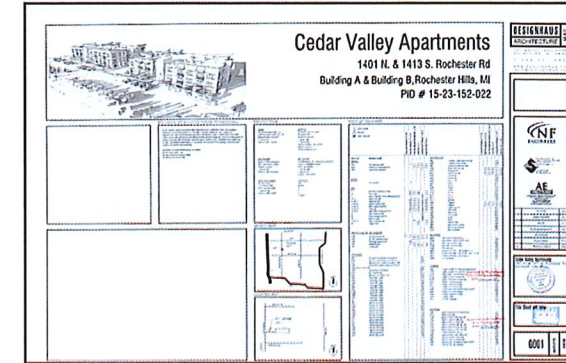
APPROVED BY: ROCHESTER HILLS PLANNING COMMISSION
 2-21-2017

This summary assumes that this is the original approved package. Site plan includes Building A + B, and indicates that each building has the same number of units, 43 per building, 86 total units. Floors plan are submitted for Building A only and include general wall, window and door layouts/configurations. Elevations were submitted as conceptual renderings. Balconies and canopies are present in the conceptual renderings but are not present in the floor plans. Balconies are assumed to be a minimum of 3'-0" wide. All building facades are not present in the package. Assumptions are made about the number of balconies and canopies in the following calculations.



APPROVED BY: ROCHESTER HILLS PLANNING COMMISSION
 9-19-2017

This package includes site plans indicating moving Building B further east, allowing for drive access between both buildings and increasing the footprint of Building B from 43 units to 56 units. Floor plans and updated elevations are not included in the package.



CITY OF ROCHESTER HILLS BUILDING DEPARTMENT REVIEW
 10-27-2017

The provided scanned package from the city includes several cover sheets that reference several updates and submissions. The elevation analysis is presumably taken from the sheets that were reviewed/dated 10.27.17. The package is for Building A permit. Building B is not present except as noted in the site plan for reference. The site plan does not incorporate the approved site plan changes from the 09.19.17 Planning Commission approvals, in which Building B is modified from 43 units to 56 units.

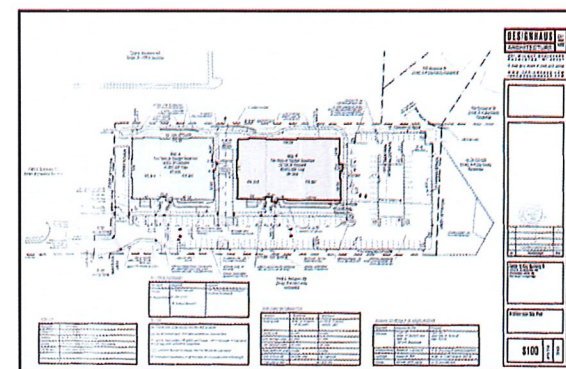
Balconies have been removed from the scope of work and the large windows at the same locations have been reduced to +/- 4' high by +/- 9' wide - previously +/- 8' high by +/- 9' wide. An aesthetic only railing has been provided at these locations with the exterior siding infilling what would have been the remaining opening for balcony access. The number of window types appears to have increased from three to seven.

Siding materials have been defined from the original planning commission submission and appear to in-line with the original submission.

BY THE NUMBERS // GENERAL OUTLINE AS PROVIDED VIA ELEVATIONS:

	Building A	Building B
General		
Total Number of Units	43	43
Project Unit Total	86	
FF Basement	807	801
FF First Floor Plan	819	813
FF Second Floor Plan	831*	825*
Basement FF to First Floor FF Height	12'	12'
First Floor FF to Second Floor FF Height	12*	12*
Components		
Basement - Total Number of Units	9	9*
Direct Walkout Access	0	0
Balcony	0	0
No Exterior Access	9	9
Entry Notes	Canopy not provided at east entry	Canopy not provided at east entry
First Floor - Total Number of Units		
Direct Walkout Access	2	2
Balcony	10	10
No Exterior Access	5	5
Entry Notes	Canopy at south entry	Canopy at south entry
Second Floor - Total Number of Units		
Direct Walkout Access	0	0
Balcony	12	12
No Exterior Access	5	5
Unit Canopy Notes	11 provided*	11 provided*
Materials		
Siding Material 1	Fiber Cement Lap Cladding	Fiber Cement Lap Cladding
Siding Material 1 Copings/Tim	Alum. Faux Rafter Tails	Alum. Faux Rafter Tails
Siding Material 2	Fiber Cement Board & Batten Cladding	Fiber Cement Board & Batten Cladding
Siding Material 2 Copings/Tim	Not Provided	Not Provided
Siding Material 3	Stone Veneer	Stone Veneer
Siding Material 3 Copings/Tim	Not Provided	Not Provided
Balcony	Not Provided	Not Provided
Railings	Not Provided	Not Provided
Windows/Doors	Alum. And Glass Window System	Alum. And Glass Window System
Canopies	Metal Canopy	Metal Canopy

	Building A	Building B
General		
Total Number of Units	43	56
Project Unit Total	22	
FF Basement	807	801
FF First Floor Plan	819	813
FF Second Floor Plan	831*	825*
Basement FF to First Floor FF Height	12*	12*
First Floor FF to Second Floor FF Height	12*	12*
Components		
Elevations and floor plans not provided		



	Building A	Building B
General		
Total Number of Units	43	56
Project Unit Total	35	
FF Basement	807	801
FF First Floor Plan	819	813
FF Second Floor Plan	831*	825*
Basement FF to First Floor FF Height	12'	12'
First Floor FF to Second Floor FF Height	12'	12'
Components		
Basement - Total Number of Units	9	N/A
Direct Walkout Access	0	N/A
Balcony	0	N/A
No Exterior Access	9	N/A
Entry Notes	Canopy not provided at east entry	N/A
First Floor - Total Number of Units		
Direct Walkout Access	0	N/A
Balcony	0	N/A
No Exterior Access	17	N/A
Entry Notes	Canopy at south entry provided	N/A
Second Floor - Total Number of Units		
Direct Walkout Access	0	N/A
Balcony	0	N/A
No Exterior Access	17	N/A
Unit Canopy Notes	Not provided	N/A
Materials		
Siding Material 1	Pre-Finished Alum. Deck Edge Trim, Alum. Siding, 7" Exposure Color Coat	N/A
Siding Material 1 Copings/Tim	Pre-Finished Alum. Wooded Trim Size Color: Charcoal Gray	N/A
Siding Material 2	Pre-Finished Alum. Mason Veneer, Alum. Siding Color: Dove Gray	N/A
Siding Material 2 Copings/Tim	Pre-Finished Metal Coping Alum. Color: Dove Gray	N/A
Siding Material 3	Stone Dressed Faux Stone Color: Aspen	N/A
Siding Material 3 Copings/Tim	Pre-Finished Metal Coping Alum. Color: Dove Gray	N/A
Balcony	Not Provided	N/A
Railings	Pre-Finished 2" Alum. Railing System, Programm. Modern Color - Graphite	N/A
Windows/Doors	Pre-Finished Alum. Wood Windows and Doors Color: Charcoal Gray	N/A
Canopies	Pre-Finished Steel Canopy, Alum. Veneer, Alum. Graphite	N/A

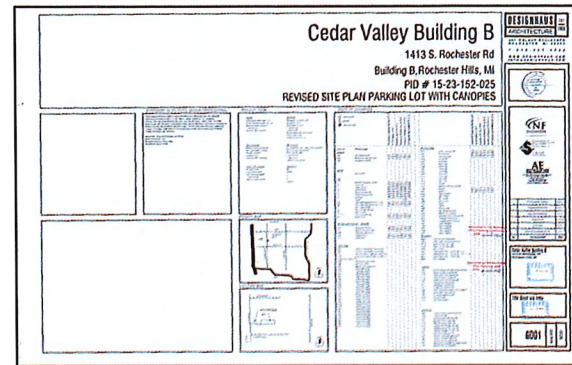
CEDAR VALLEY APARTMENTS // ELEVATION AUDIT CONT.

Located at: 1401 S. Rochester Road, Rochester Hills, Michigan (Building A)

1413 S. Rochester Road, Rochester Hills, Michigan (Building B)

Issue Date: 2018-12-04 | Prepared for: Bret Russell, Inc. | Prepared by: Lindsay Woods

Images not to scale
*Assumption or calculation

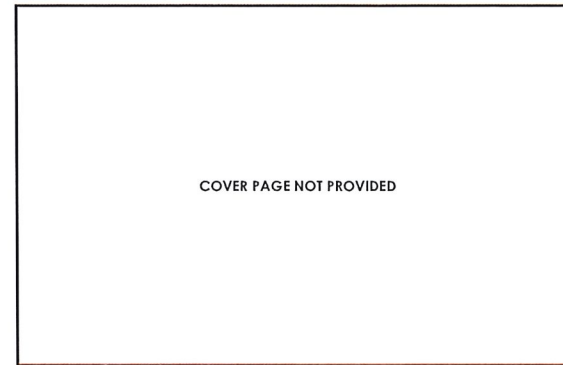


APPROVED BY: ROCHESTER HILLS PLANNING COMMISSION
6-12-2018

This package includes site scope, floor plans and elevations for Buildings A and B. Building B floor plans include general wall window and door layout/configurations. Balconies are provided on the floor plans. Balconies and canopies are provided on the elevations. There are some differences in the counts of balconies from floor plan to elevation. Balconies are noted at 4'-0" per provided elevations. The basement level was not provided in the Building A portion of the package. Floor plans for levels 2 and 3 include balconies. The west elevation does not include two units with direct access to building exterior at level 2 and two balconies from two units at level three as indicated in the floor plans. The site plan indicates Building B shifting plan east with parking incorporated between Buildings A and B and updated finish floor elevations at Building B. *Note: Page 2 and 3 of the provided PDF scans are of another building, not included in the scope of work.

*Exterior material percentages per updated elevation renderings package.

General	Building A	Building B
Total Number of Units	43	55
Project Unit Total	93	99
FF Basement	807	799
FF First Floor Plan	819	811
FF Second Floor Plan	831*	823*
Basement FF to First Floor FF Height	12'	12'
First Floor FF to Second Floor FF Height	12'	12'
Components		
Basement - Total Number of Units	9	14
Direct Walkout Access	0	0
Balcony	0	0
No Exterior Access	9	14
Entry Notes	Canopy not provided at east entry	Canopy not provided at east entry
First Floor - Total Number of Units	17	21
Direct Walkout Access	5	2
Balcony	9	15
No Exterior Access	3	3
Entry Notes	Canopy at south entry provided	Canopy at south entry provided
Second Floor - Total Number of Units	17	21
Direct Walkout Access	0	0
Balcony	14	20
No Exterior Access	3	3
Unit Canopy Notes	7 provided	16 provided
Materials		
Siding Material 1	Pre-Finished Alura Cedar Fiber Cement Lap Siding, 7" Exposure Color Cedar	Pre-Finished Composite Lap Siding 5" Exposure Color Wood
Siding Material 1 Copings/Trim	Pre-Finished Alum. Wrapped Trim Atlas Color - Charcoal Grey	Pre-Finished Alum. Wrapped Trim Atlas Color - Charcoal Grey
Siding Material 2	Pre-Finished Atlas Metal for Vertical Metal Siding Color Dove Grey	Pre-Finished Vertical Metal for Charcoal Grey
Siding Material 2 Copings/Trim	Pre-Finished Metal Coping Atlas Color Dove Grey	Pre-Finished Metal Coping to Match Metal Siding
Siding Material 3	Boral Dressed Fieldstone Color Aspen	Quartz Stone Limestone
Siding Material 3 Copings/Trim	Pre-Finished Metal Coping Atlas Color Dove Grey	Pre-Finished Alum. Coping to Match Stone
Balcony	Pre-Finished 42" Alum. Railing/Balcony System	Pre-Finished Alum. Balcony System - Color Graphite
Railings	Pre-Finished 42" Alum. Railing/Balcony System	Pre-Finished Alum. Balcony System - Color Graphite
Windows/Doors	Pre-Finished Alum. Wigan Windows and Doors Color Charcoal Grey	Pre-Finished Windows and Doors Color - Charcoal Grey
Canopies	Painted Steel Canopy Benjamin Moore Color Graphite	Painted Steel Canopy Color - Graphite



PROPOSED TO: ROCHESTER HILLS PLANNING COMMISSION
9-24-2018

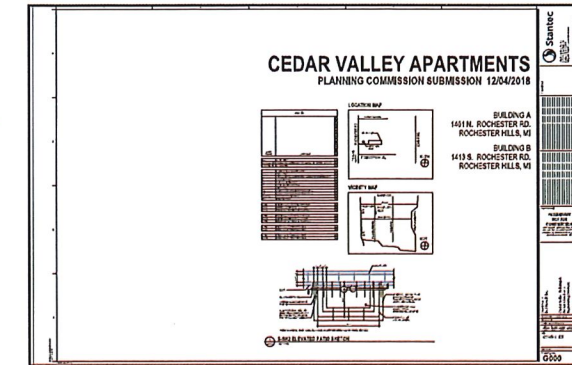
The proposed building package from September 2018 presents its biggest changes and deviation from the previous package with its use of updated exterior siding materials:
 • Siding material 1 has been altered from a 7" horizontal to 6" horizontal band.
 • Siding material 2, a corrugated metal in a vertical orientation, has been changed to a 8" Horizontal band
 • Siding material 3, stone veneer, has been changed to a 12" x 24" thin stone.

The portions and percentage of material 2 and 3 have also been altered (see additional material percent information in updated renderings package.)

The balconies that were removed in the Building A permit package, but present in the later planning commission package from June 2018, have reappeared as a prefabricated 5'-0" wide addition. Final balcony width is estimated at 4'-6".

Exterior lighting, electrical receptacles and fire protection have been added to each balcony and direct access area adjacent to units.

General	Building A	Building B
Total Number of Units	43*	56*
Project Unit Total	99*	99*
FF Basement	807*	799*
FF First Floor Plan	819*	811*
FF Second Floor Plan	831*	823*
Basement FF to First Floor FF Height	12'	12'
First Floor FF to Second Floor FF Height	12'	12'
Components		
Basement - Total Number of Units	9*	14*
Direct Walkout Access	0	0
Balcony	0	0
No Exterior Access	9	14
Entry Notes	Canopy provided at east entry	Canopy provided at east entry
First Floor - Total Number of Units	17*	21*
Direct Walkout Access	5	2
Balcony	9	18
No Exterior Access	3	3*
Entry Notes	Canopy at south entry provided	Canopy at south entry provided
Second Floor - Total Number of Units	17*	21*
Direct Walkout Access	0	0
Balcony	14	20
No Exterior Access	3	3*
Unit Canopy Notes	7 provided	16 provided
Materials		
Siding Material 1	Pre-Finished Alura Lap Siding, 6" Exposure, Color - River Rock	Pre-Finished Alura Lap Siding, 6" Exposure, Color - River Rock
Siding Material 1 Copings	Pre-Finished Alum. Wrapped Trim Color - Dark Bronze to Match Windows	Pre-Finished Alum. Wrapped Trim Color - Dark Bronze to Match Windows
Siding Material 2	Smooth 8" Exposed Stone Lap Siding Painted SW 7003 Toque White	Smooth 8" Exposed Stone Lap Siding Painted SW 7003 Toque White
Siding Material 2 Copings	Pre-Finished Metal Coping	Pre-Finished Metal Coping
Siding Material 3	Artisora 12" x 24" Thin Stone Color - Limestone	Artisora 12" x 24" Thin Stone Color - Limestone
Siding Material 3 Copings	Pre-Finished Alum. Coping	Pre-Finished Alum. Coping
Balcony	Pre-Finished Projection Alum. Balcony Color - Dark Bronze to Match Windows	Pre-Finished Projection Alum. Balcony Color - Dark Bronze to Match Windows
Railings	Color - Dark Bronze to Match Windows	Color - Dark Bronze to Match Windows
Windows/Doors	Pre-Finished Windows and Doors Color - Dark Bronze	Pre-Finished Windows and Doors Color - Dark Bronze
Canopies	Painted Canopy Color - Dark Bronze to Match Windows	Painted Canopy Color - Dark Bronze to Match Windows



ROCHESTER HILLS PLANNING COMMISSION PROPOSAL
12-4-2018

This package includes the following changes from the previous application:

Site/Civil Scope:

Deleted carport at east side of Building A. Added carport (six covered spaces) plan south, west of dumpster enclosure. There is a net reduction of 4 "carport" spaces.

Added retaining wall w/ integral sidewalk and underdrains on east side of Building A to accommodate windows as constructed with revision of nearby boulder wall at southeast corner of Building A.

Added/revised surface swales near southeast corner of Building A with revised grading. Revised grading.

Cont.

General	Building A	Building B
Total Number of Units	43	56
Project Unit Total	99	99
FF Basement	807*	799
FF First Floor Plan	819*	811
FF Second Floor Plan	831*	823*
Basement FF to First Floor FF Height	12'	12'
First Floor FF to Second Floor FF Height	12'	12'
Components		
Basement - Total Number of Units	9*	14*
Direct Walkout Access	0	0
Balcony	0	0
No Exterior Access	9	14
Entry Notes	Canopy provided at east entry	Canopy provided at east entry
First Floor - Total Number of Units	17*	21*
Direct Walkout Access	5	2
Balcony	9	15
No Exterior Access	3	3
Entry Notes	Canopy at south entry provided	Canopy at south entry provided
Second Floor - Total Number of Units	17*	21*
Direct Walkout Access	0	0
Balcony	14	20
No Exterior Access	3	3*
Unit Canopy Notes	7 provided	16 provided
Materials		
Siding Material 1	Pre-Finished Alura Lap Siding, 6" Exposure, Color - River Rock	Pre-Finished Alura Lap Siding, 6" Exposure, Color - River Rock
Siding Material 1 Copings	Pre-Finished Alum. Wrapped Trim Color - Dark Bronze to Match Windows	Pre-Finished Alum. Wrapped Trim Color - Dark Bronze to Match Windows
Siding Material 2	Smooth 8" Exposed Stone Lap Siding Painted SW 7003 Toque White	Smooth 8" Exposed Stone Lap Siding Painted SW 7003 Toque White
Siding Material 2 Copings	Pre-Finished Metal Coping	Pre-Finished Metal Coping
Siding Material 3	Artisora 12" x 24" Thin Stone Color - Limestone	Artisora 12" x 24" Thin Stone Color - Limestone
Siding Material 3 Copings	Pre-Finished Alum. Coping	Pre-Finished Alum. Coping
Balcony	Pre-Finished Projection Alum. Balcony Color - Dark Bronze to Match Windows	Pre-Finished Projection Alum. Balcony Color - Dark Bronze to Match Windows
Railings	Color - Dark Bronze to Match Windows	Color - Dark Bronze to Match Windows
Windows/Doors	Pre-Finished Windows and Doors Color - Dark Bronze	Pre-Finished Windows and Doors Color - Dark Bronze
Canopies	Painted Canopy Color - Dark Bronze to Match Windows	Painted Canopy Color - Dark Bronze to Match Windows

Architectural Scope:

Prefabricated balconies to be 8'-0" by 4'-6", typical for Building A and B.

Tenant canopies to be 9'-8" by 4'-6", typical for Building A and B.

Building A east entry canopy has been revised to 5'-0" by 3'-0".

Building B east entry canopy has been relocated to the correct entry door. The size is indicated at 8'-4" x 4'-0".

Two balconies on the First floor of Building B have been removed – site configuration and grading were key factors to this direction.

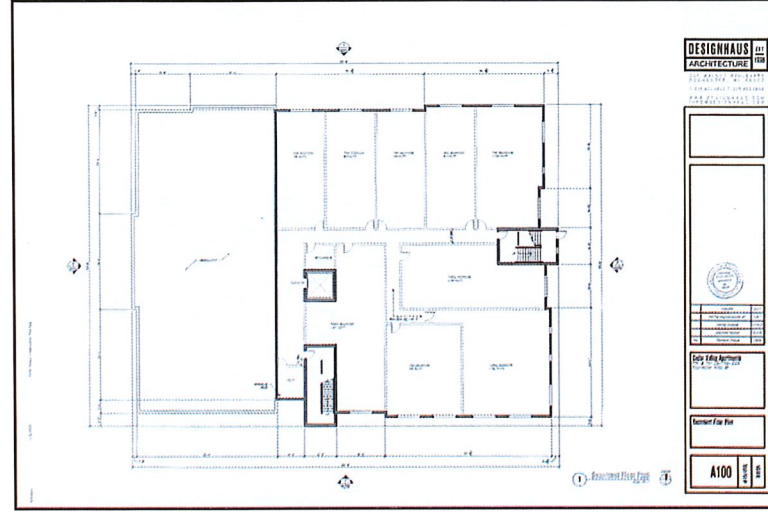
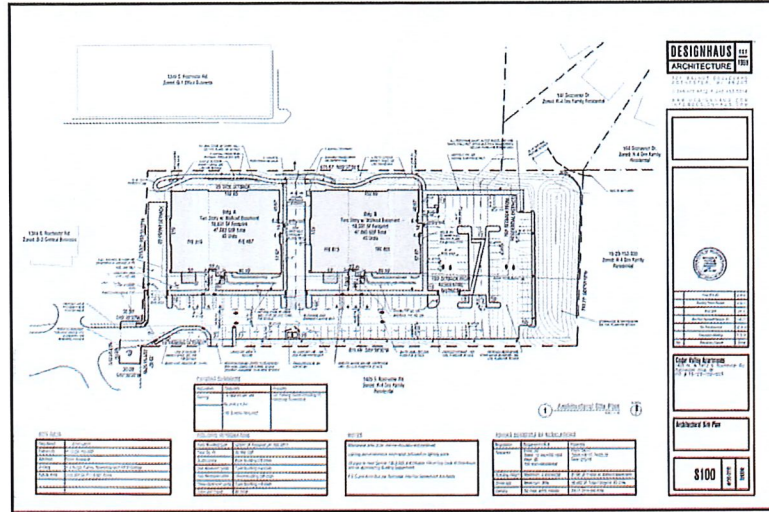
Balconies have updated hardware – final connection hardware to be determined, however color will remain as "Bronze".

The exterior stair door at the east entry of Building B has been removed for clarity. Electrical receptacles at balconies have been revised to the side of the balcony opposite of the door opening.

Sprinkler locations have been revised to align with proposed location – final locations to be determined.

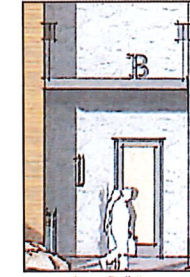
Smooth 8" lap siding has been clarified as "SW 7003 Toque White".

APPROVED BY THE ROCHESTER HILLS PLANNING COMMISSION
2-21-2017 | BUILDING A & B



BUILDING A FLOOR PLAN

SOUTH ENTRY CANOPY



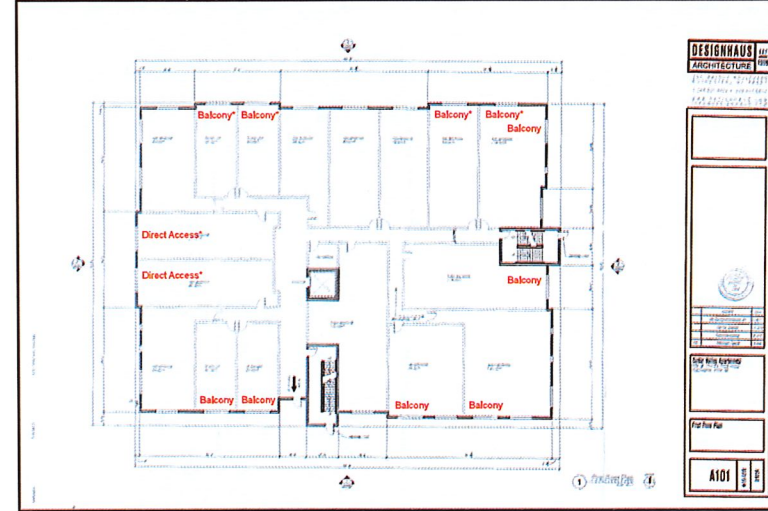
1 per Building:
+/- 10'-0" x 5'-0"

EAST ENTRY CANOPY

Not Provided



BUILDING A



BUILDING A FLOOR PLAN

TENANT CANOPIES



Estimate of 11 per Building:
+/- 9'-8" x 4'-0"

BALCONY/RAILING

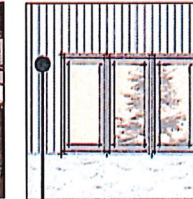


Estimate of 22 per Building:
+/- 9'-8" x 3'-0"

WINDOW TYPES AND COUNTS



Type A
+/- 8'-2" x 4'-4"



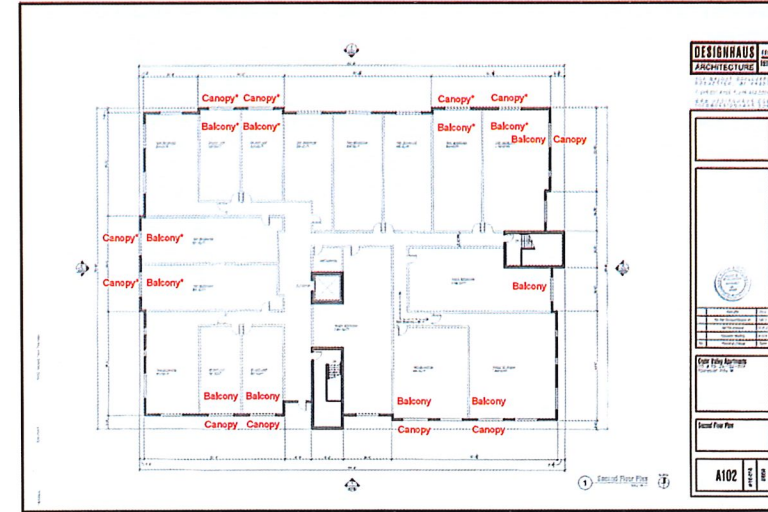
Type C
+/- 8'-2" x 4'-8"



Type E
+/- 9'-8" x 10'-0"

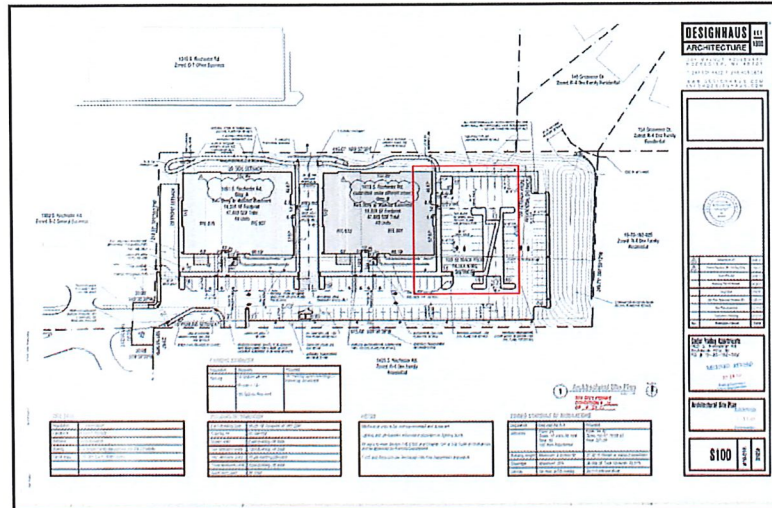


BUILDING A & B

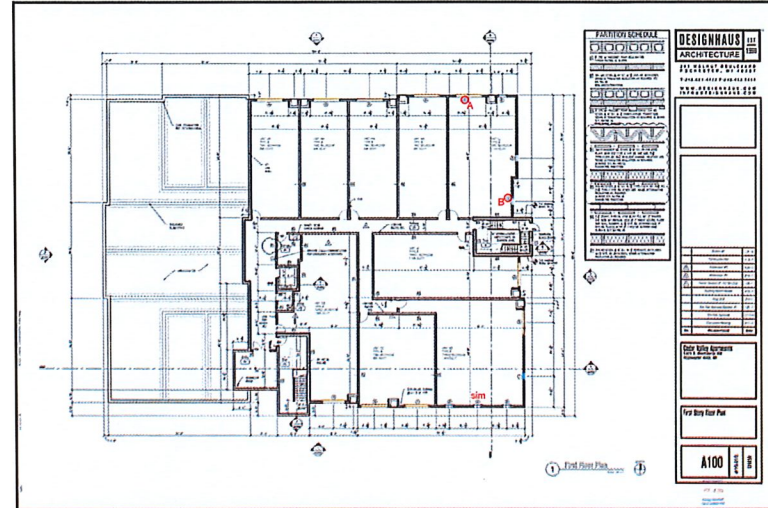


BUILDING A FLOOR PLAN

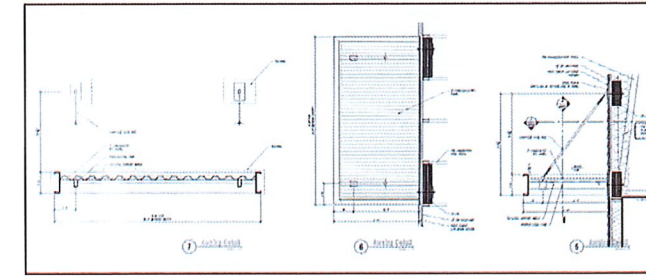
CITY OF ROCHESTER HILLS BUILDING DEPARTMENT REVIEW
10-27-2017 | BUILDING A



Does not reflect 43 to 56 unit and footprint building change as indicated in the "Approved by the Rochester Hills Planning Commission on 9-19-2017" package.

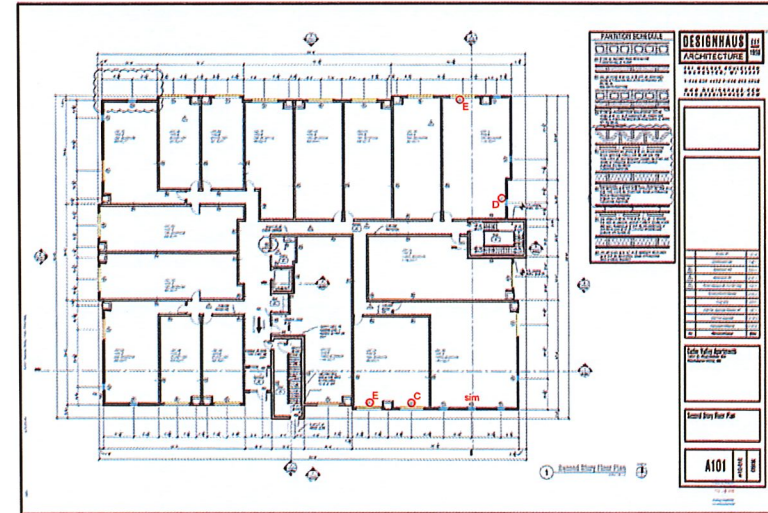
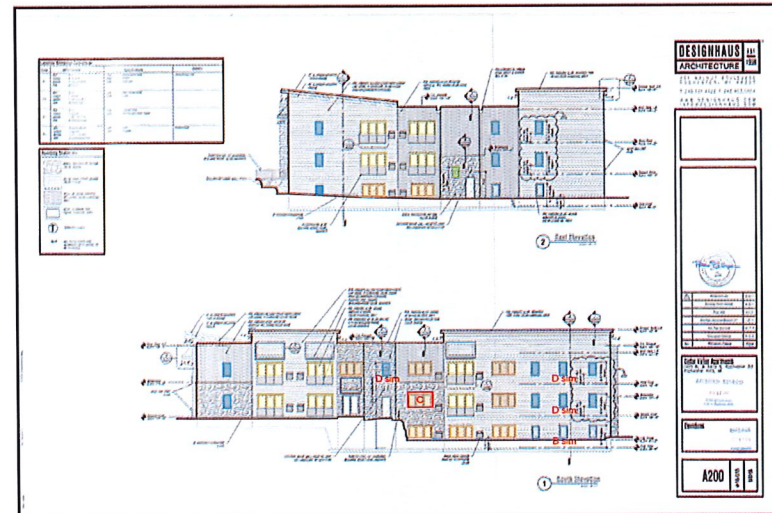


SOUTH ENTRY CANOPY

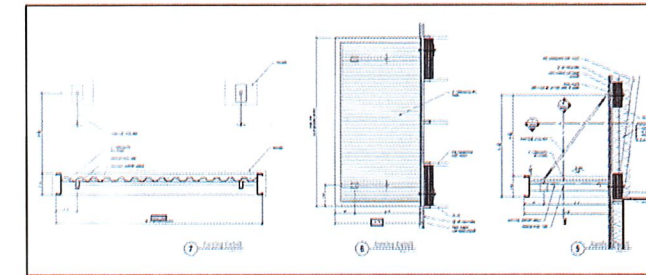


1 Total: 6'-0" x 4'-0"

EAST ENTRY CANOPY
Not Provided

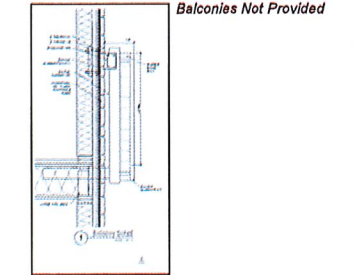


TENANT CANOPIES



7 Total: 9'-8" x 4'-0"

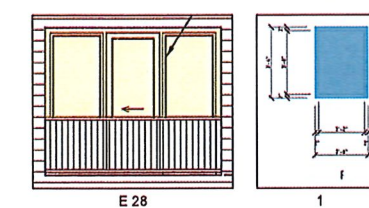
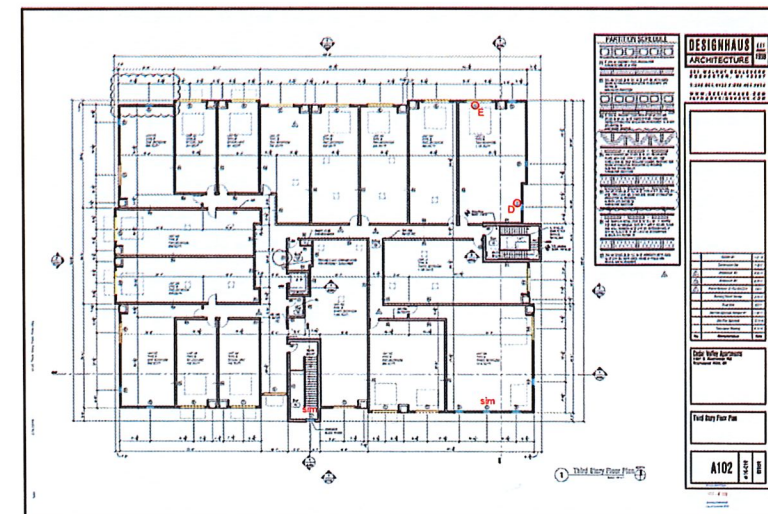
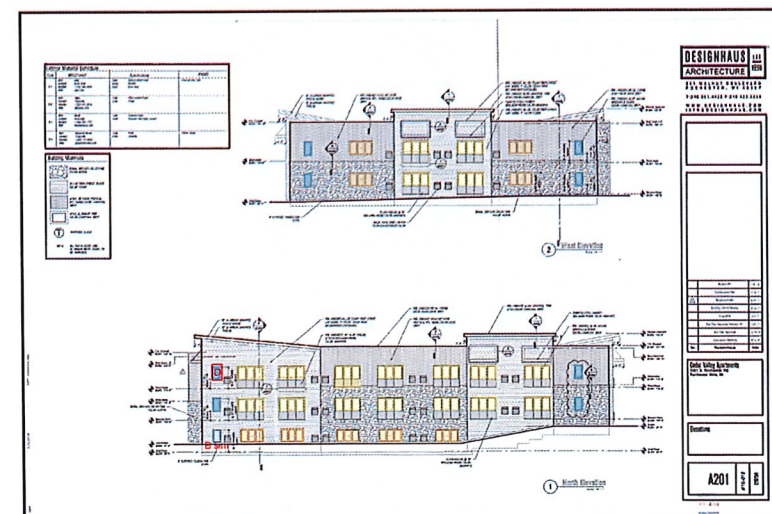
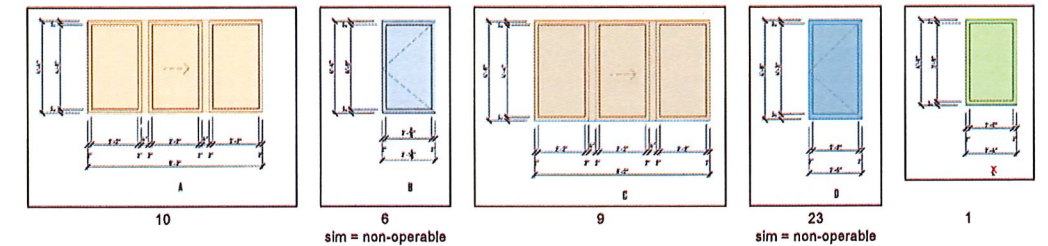
BALCONY/RAILING



Balconies Not Provided

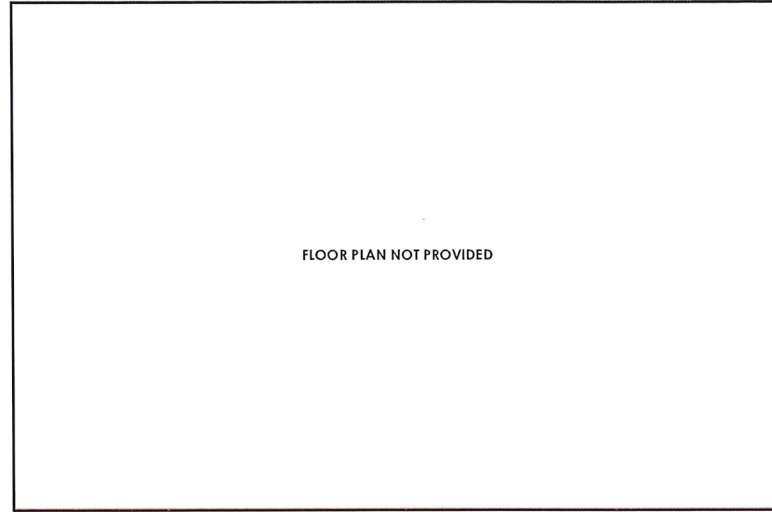
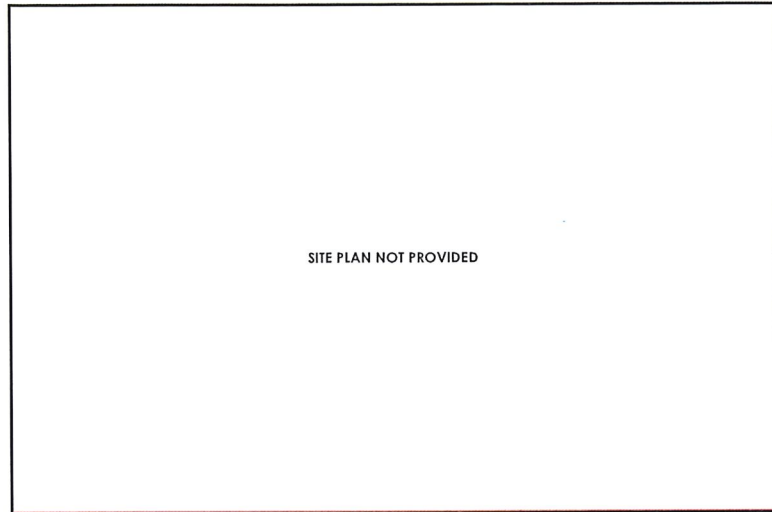
28

WINDOW TYPES AND COUNTS

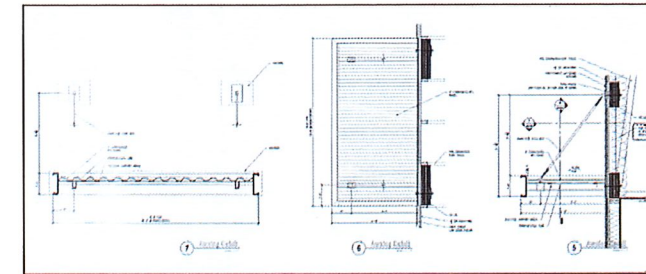


1

APPROVED BY THE ROCHESTER HILLS PLANNING COMMISSION
6-12-2018 | BUILDING A

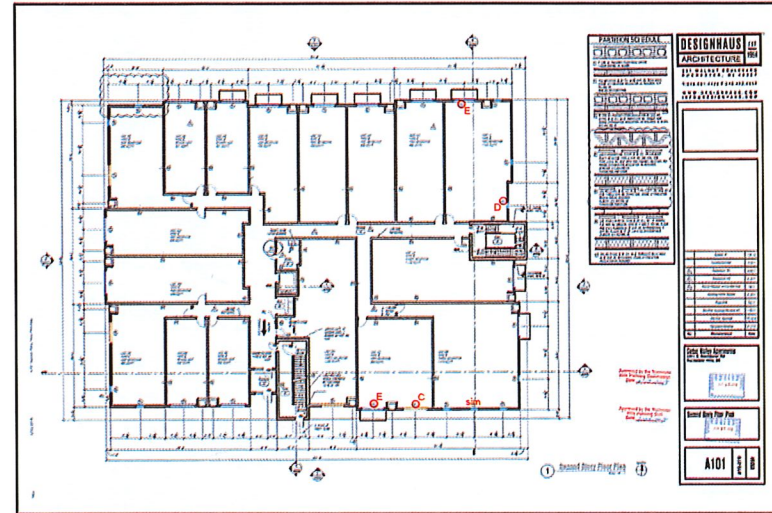
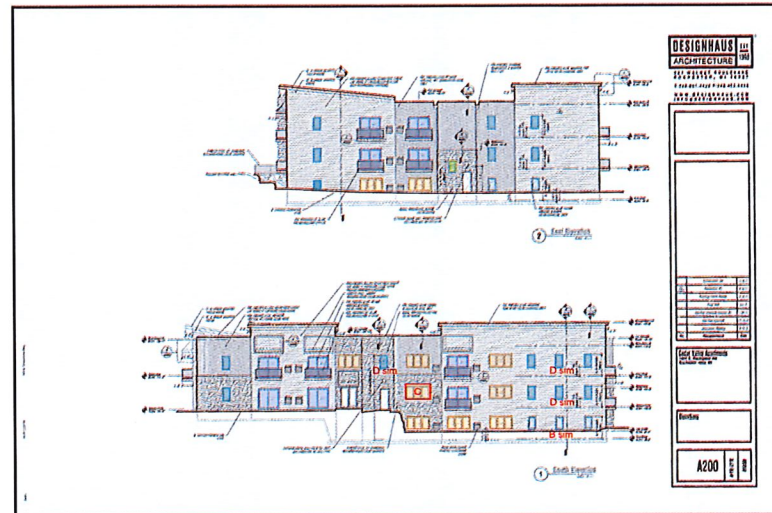


SOUTH ENTRY CANOPY

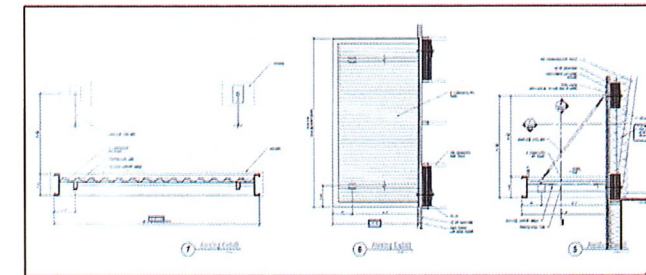


1 Total: 6'-0" x 4'-0"

EAST ENTRY CANOPY
Not Provided

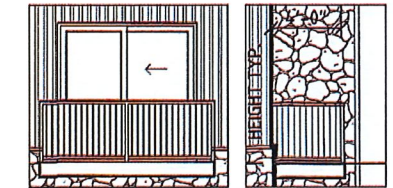


TENANT CANOPIES



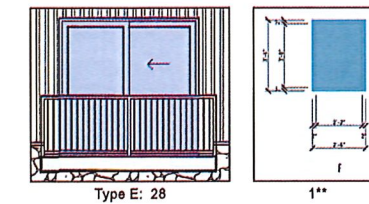
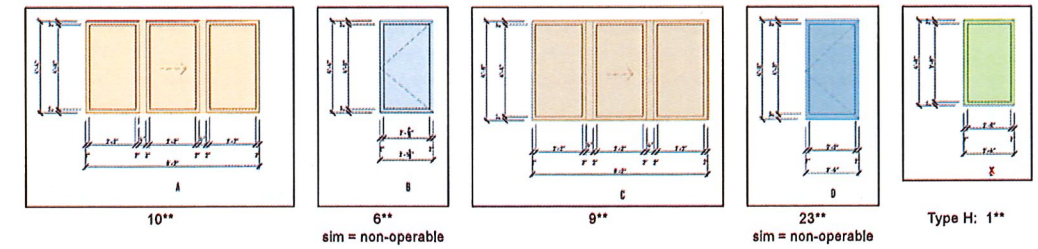
7 Total: 9'-8" x 4'-0"

BALCONY/RAILING

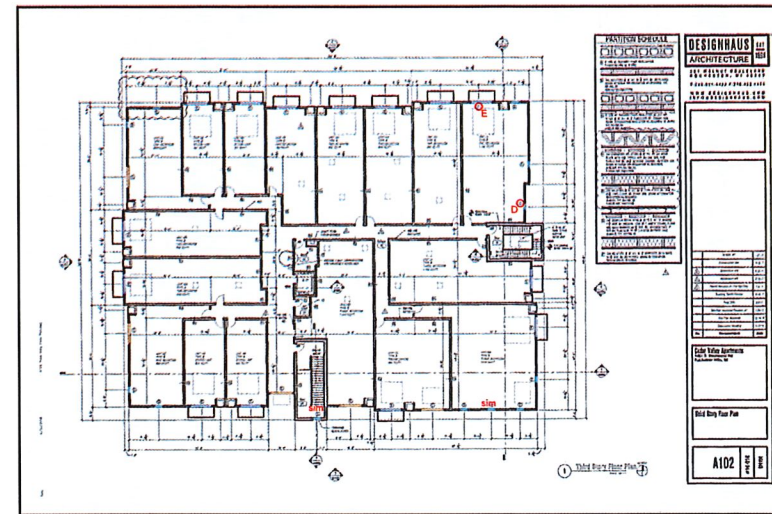
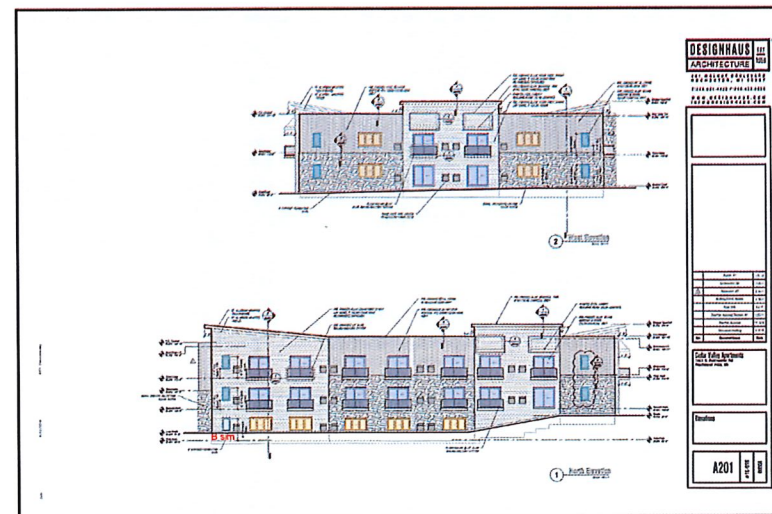


23 Total: +/- 9'-8" x 4'-0"

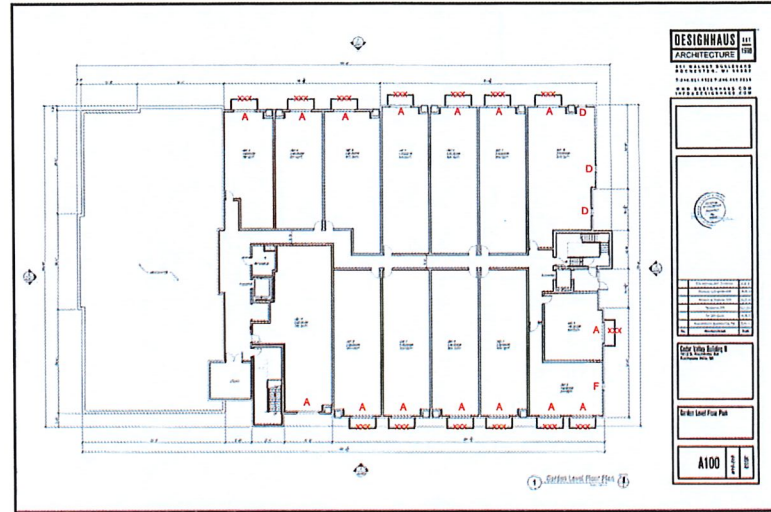
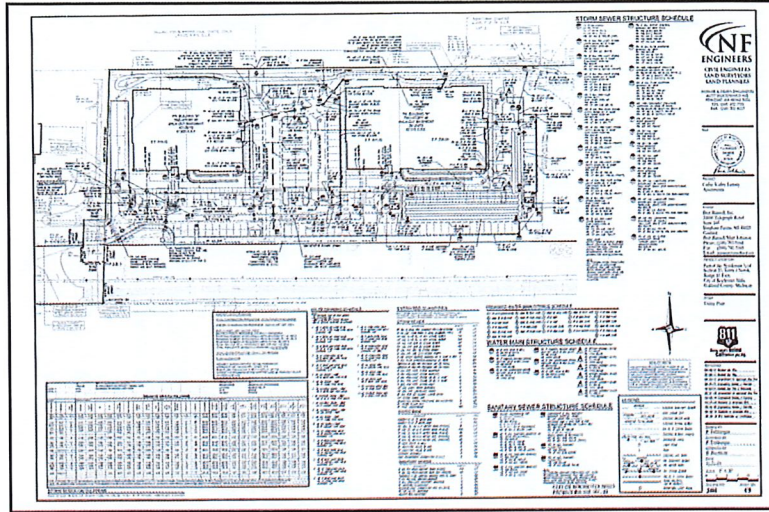
WINDOW TYPES AND COUNTS



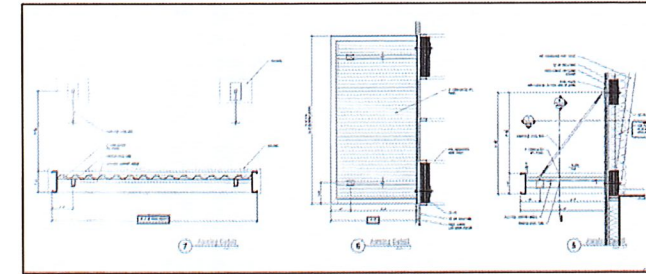
**Assumed dimensions match "City of Rochester Hills Building Department Review 10-27-2017" package.



APPROVED BY THE ROCHESTER HILLS PLANNING COMMISSION
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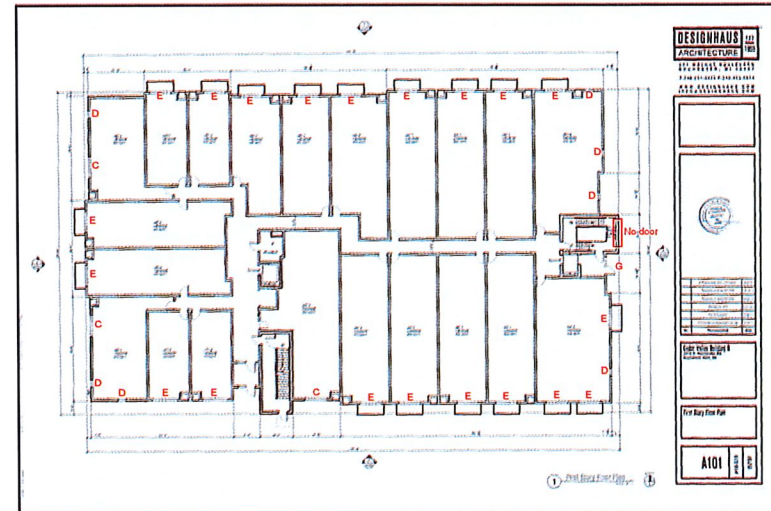
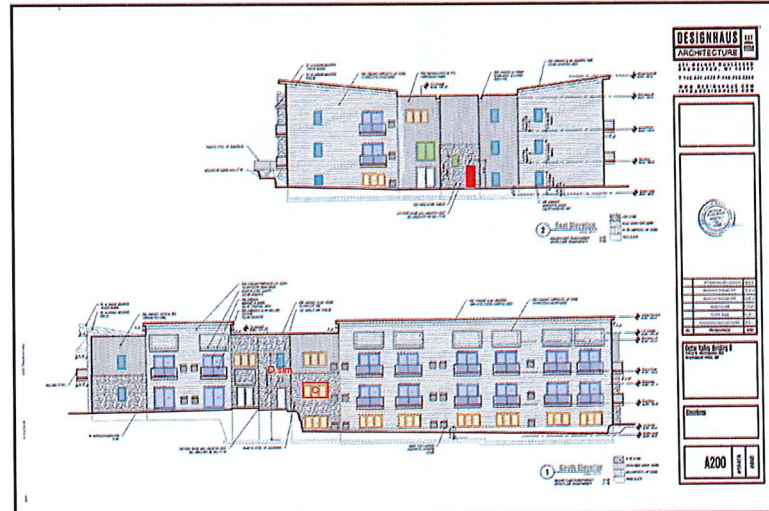
SOUTH ENTRY CANOPY



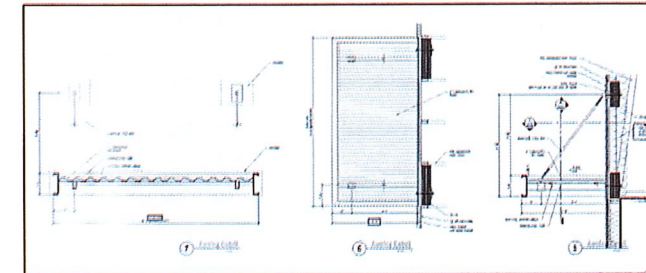
1 Total: 6'-0" x 4'-0"*

EAST ENTRY CANOPY

Not Provided

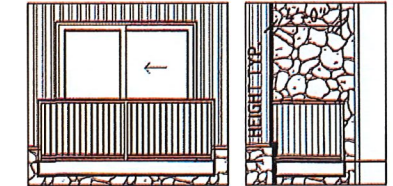


TENANT CANOPIES



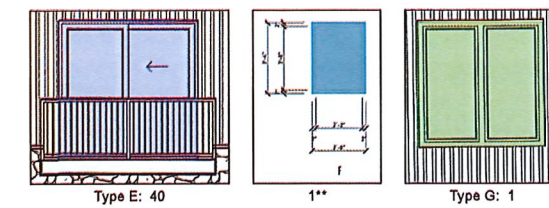
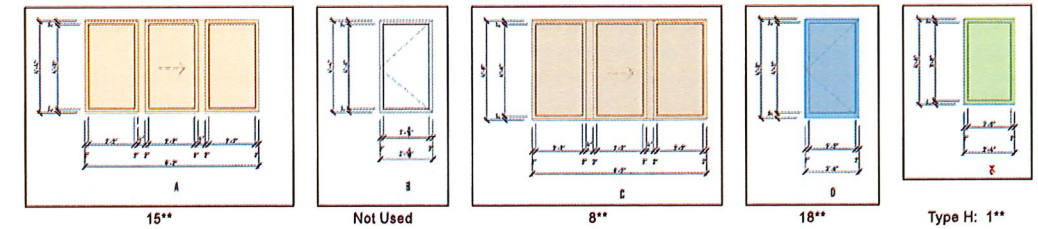
16 Total: 9'-8" x 4'-0"*

BALCONY/RAILING

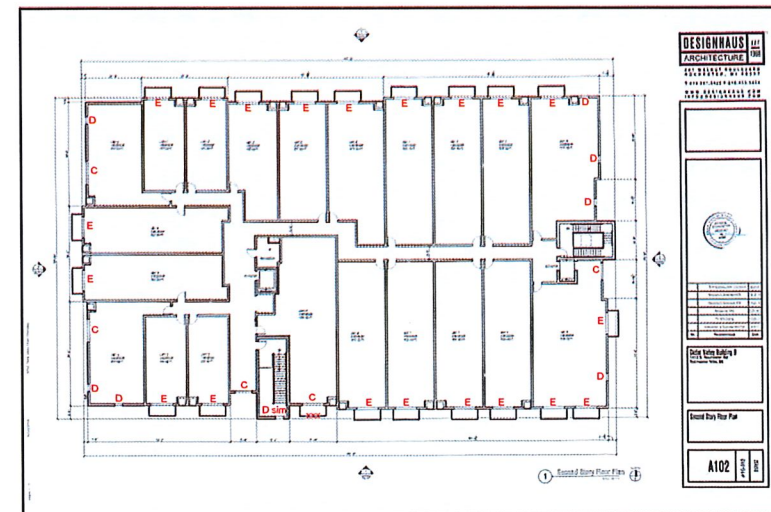
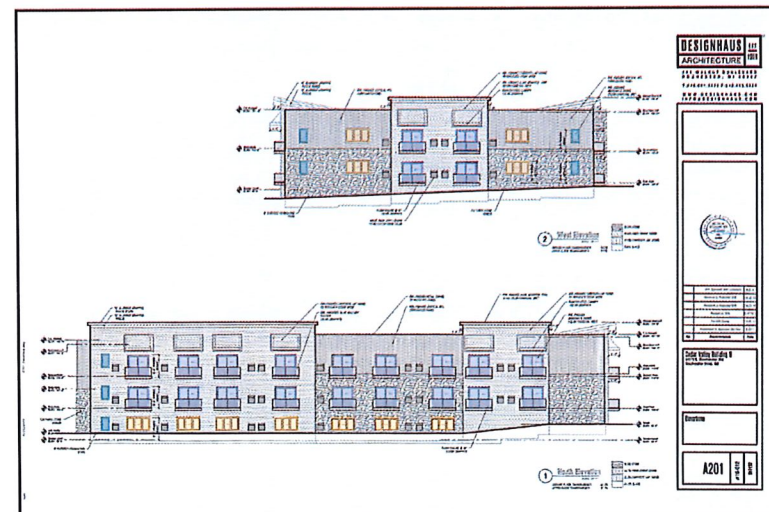


38 Total: +/- 9'-8" x 4'-0"

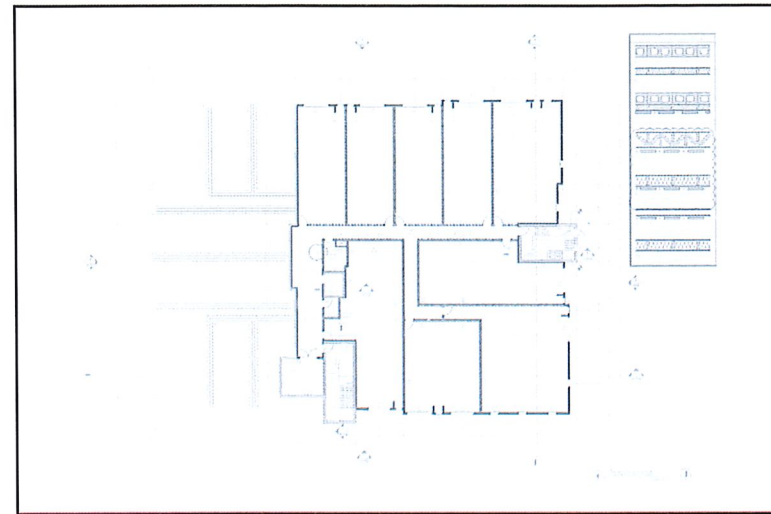
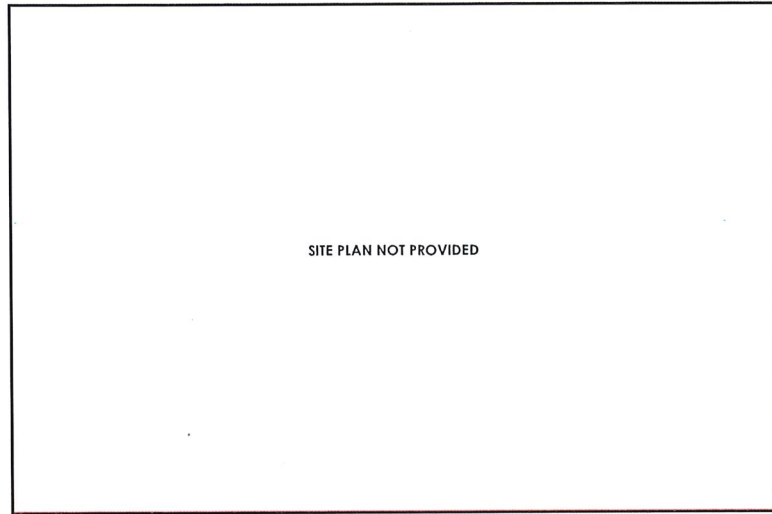
WINDOW TYPES AND COUNTS



**Assumed dimensions match "City of Rochester Hills Building Department Review 10-27-2017" package.



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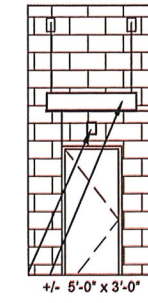


FLOOR PLAN - REF ONLY

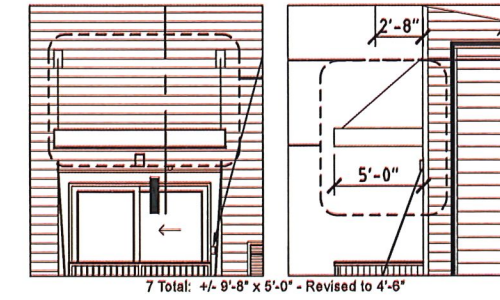
SOUTH ENTRY CANOPY



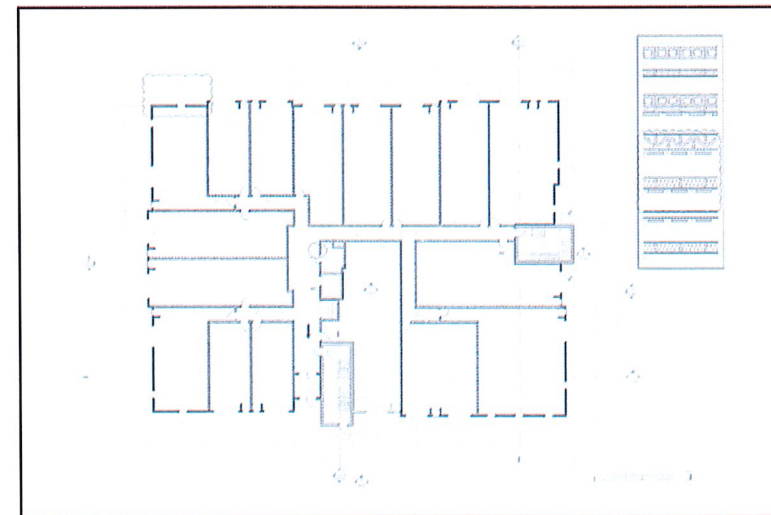
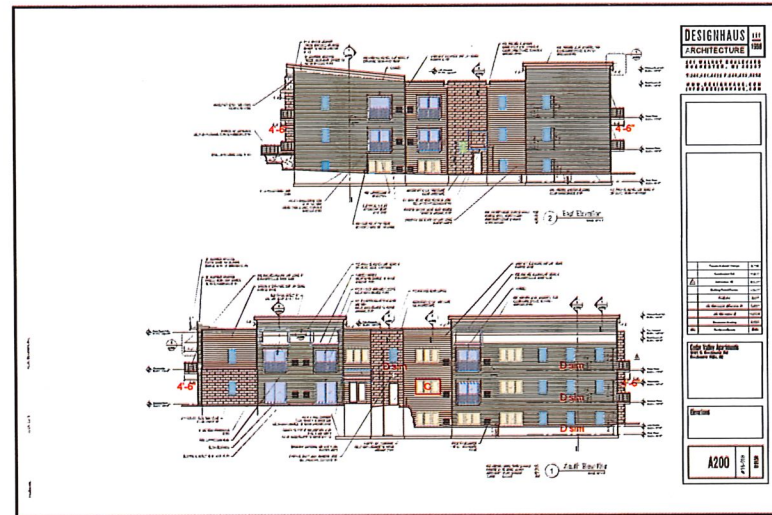
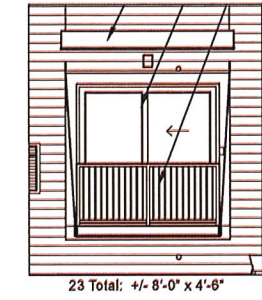
EAST ENTRY CANOPY



TENANT CANOPIES

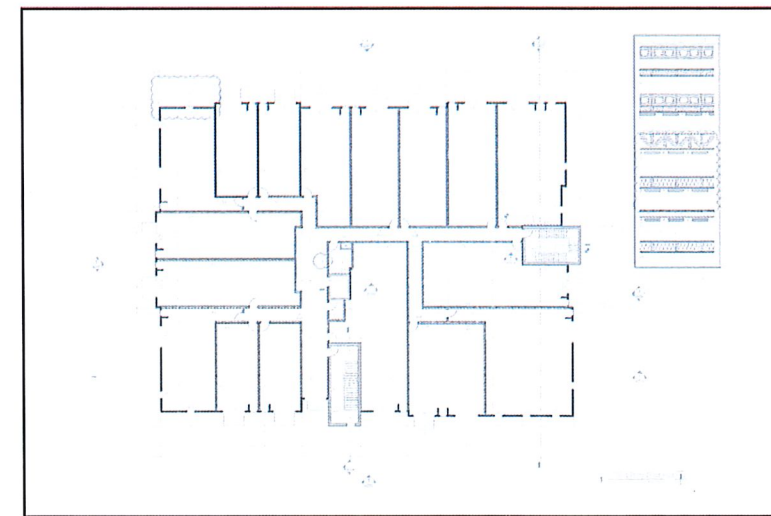
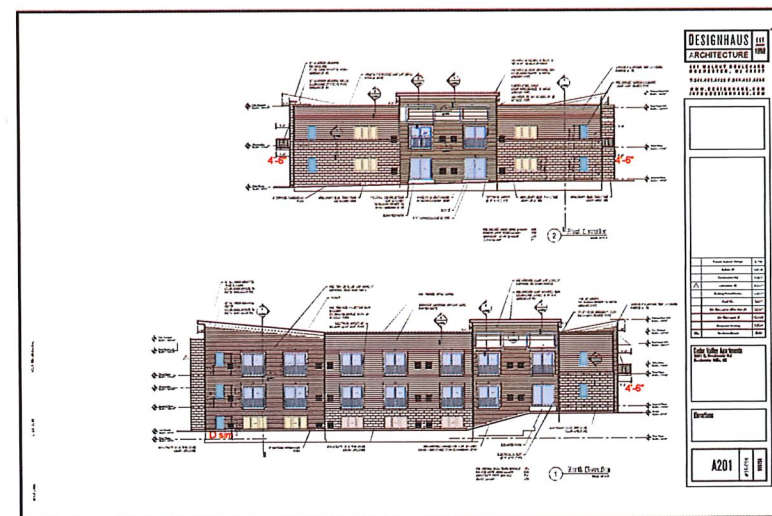
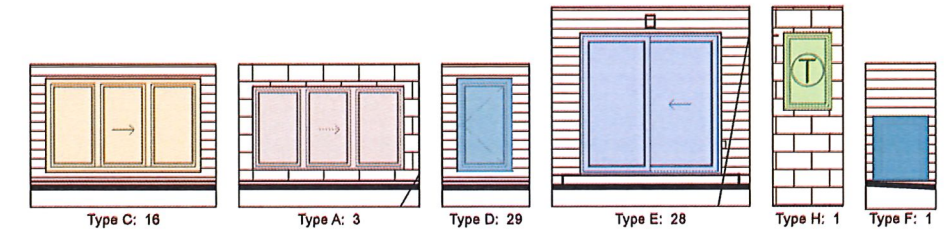


BALCONY/RAILING



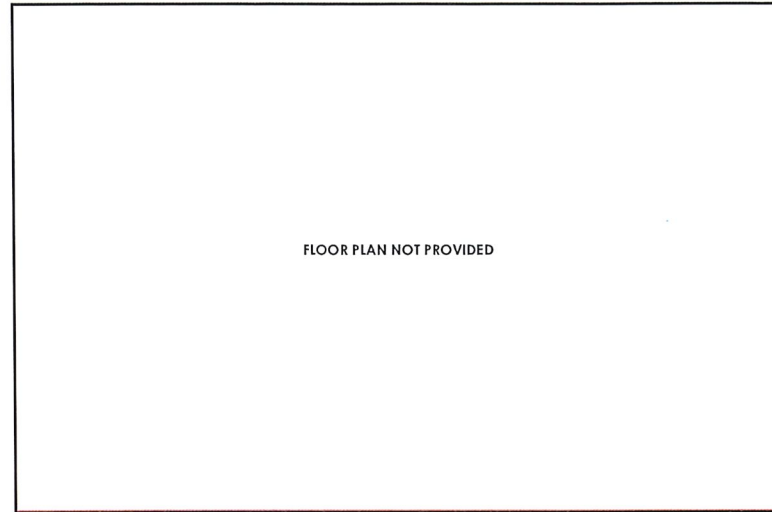
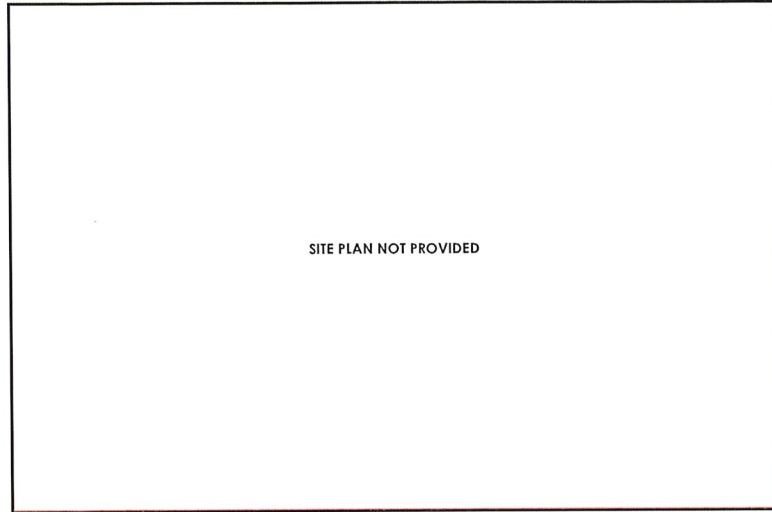
FLOOR PLAN - REF ONLY

WINDOW TYPES AND COUNTS

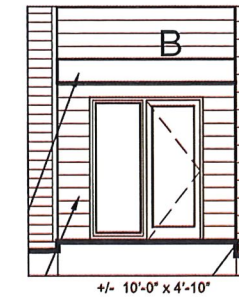


FLOOR PLAN - REF ONLY

PROPOSED TO ROCHESTER HILLS PLANNING COMMISSION
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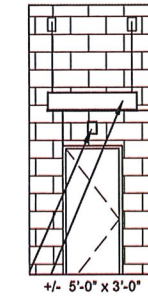


SOUTH ENTRY CANOPY



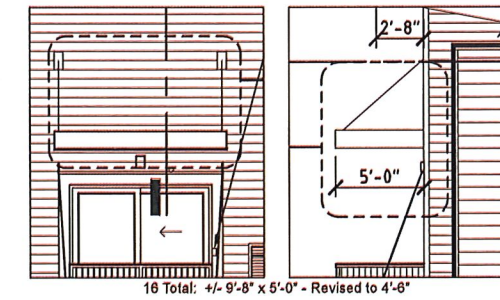
+/- 10'-0" x 4'-10"

EAST ENTRY CANOPY



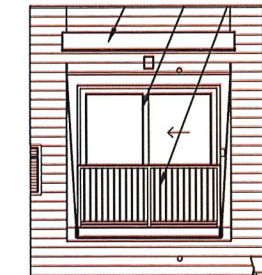
+/- 5'-0" x 3'-0"

TENANT CANOPIES

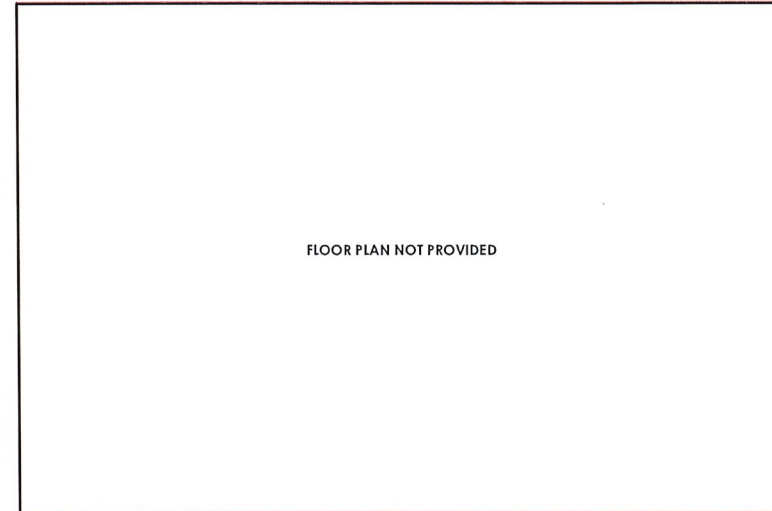
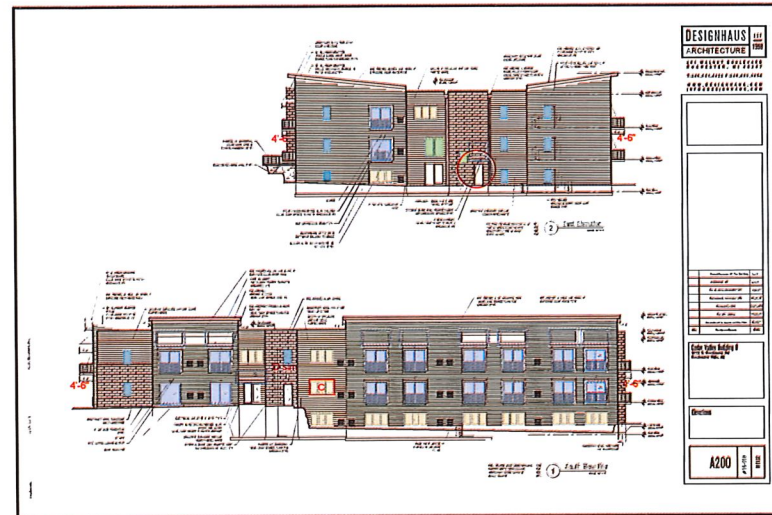


16 Total: +/- 9'-8" x 5'-0" - Revised to 4'-6"

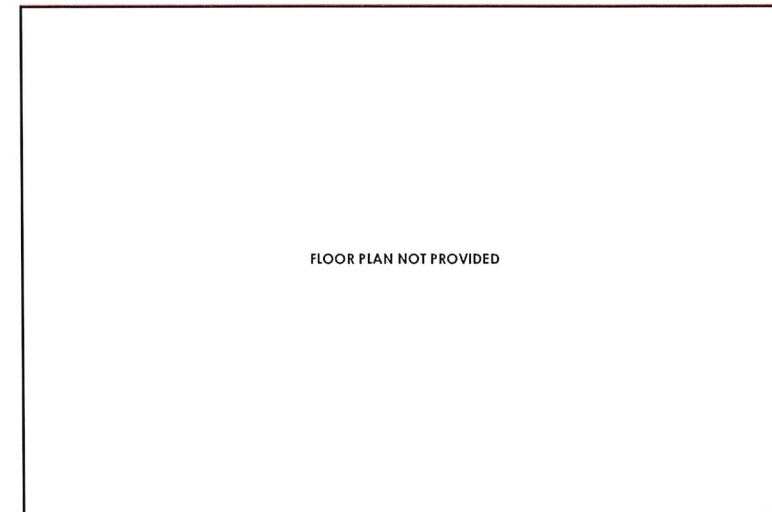
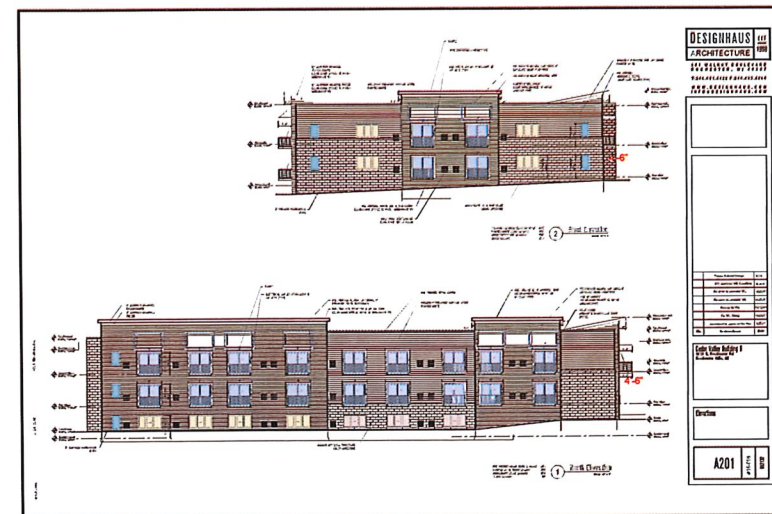
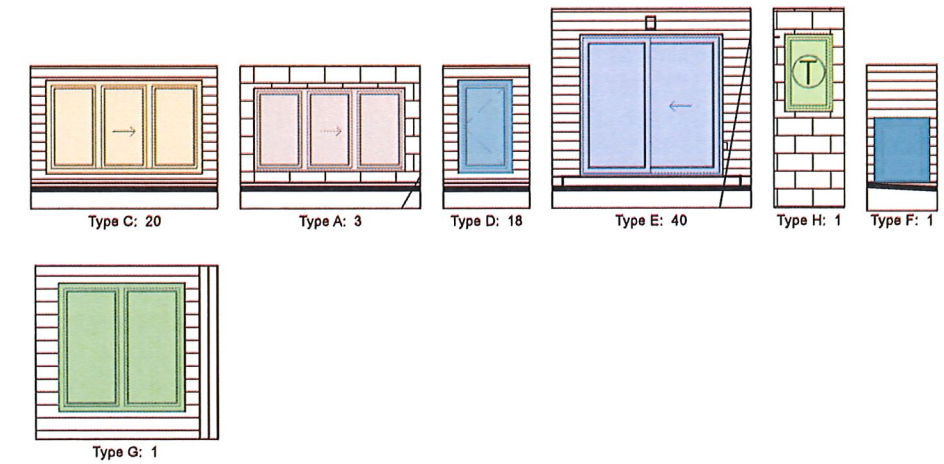
BALCONY/RAILING



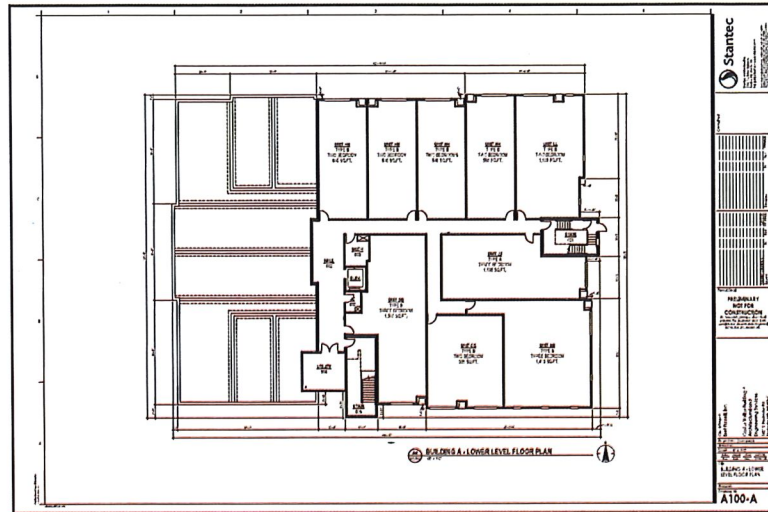
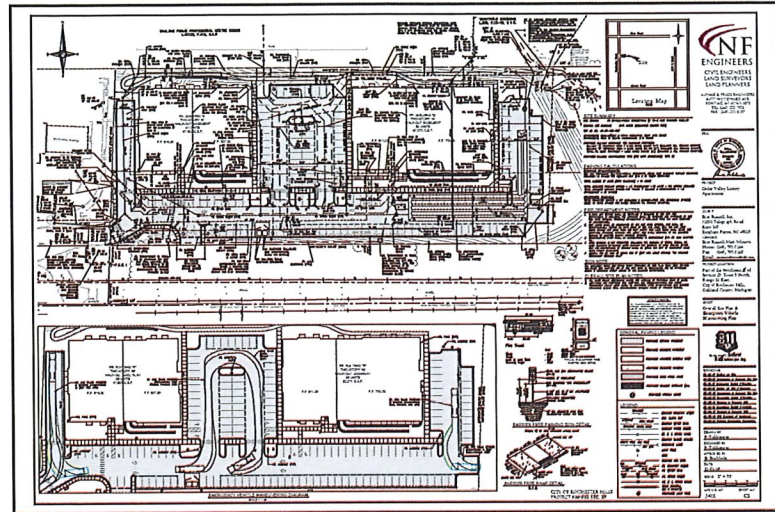
38 Total: +/- 8'-0" x 4'-6"



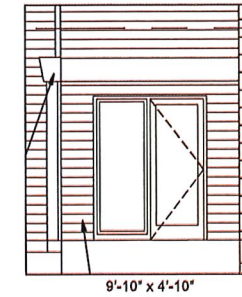
WINDOW TYPES AND COUNTS



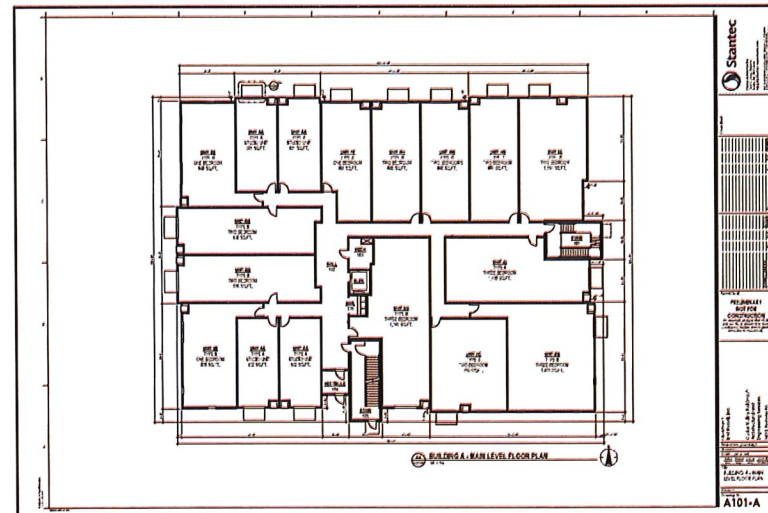
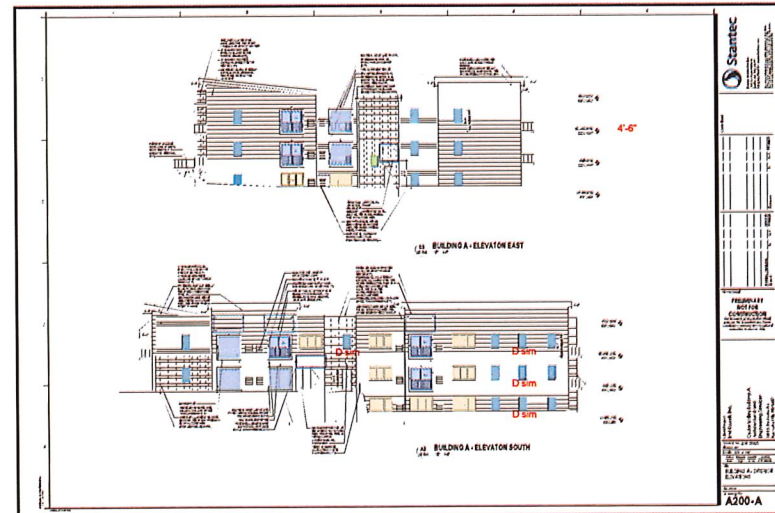
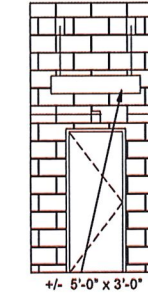
ROCHESTER HILLS PLANNING COMMISSION PROPOSAL
12-4-2018 | BUILDING A



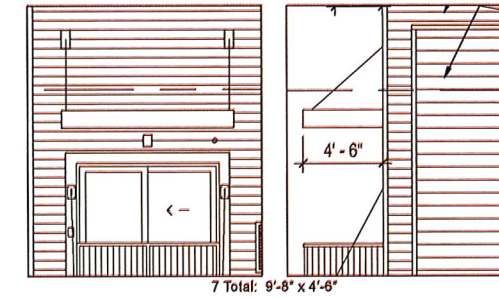
SOUTH ENTRY CANOPY



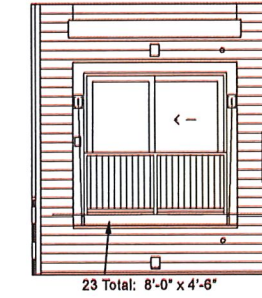
EAST ENTRY CANOPY



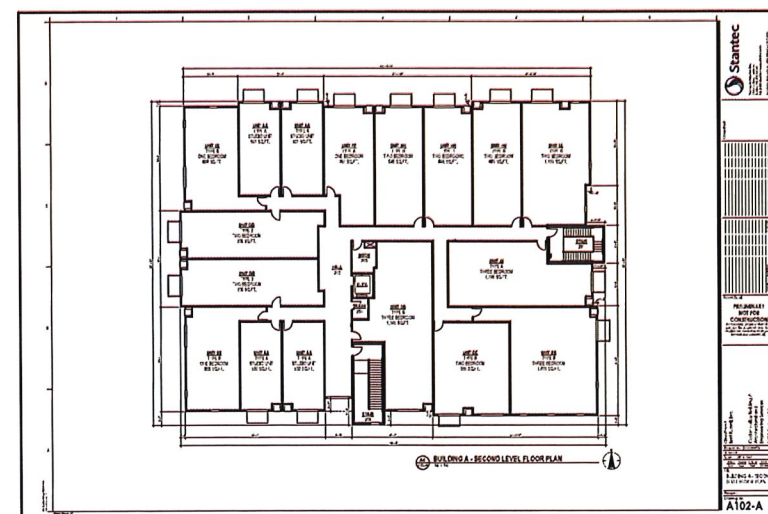
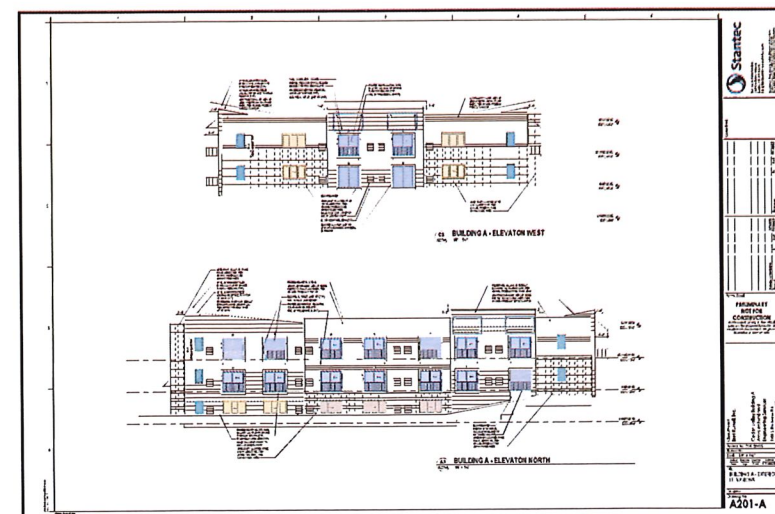
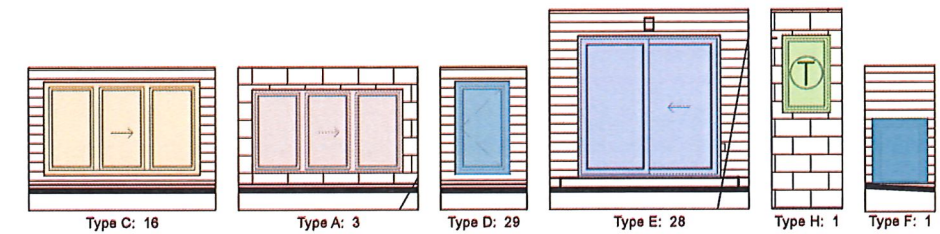
TENANT CANOPIES



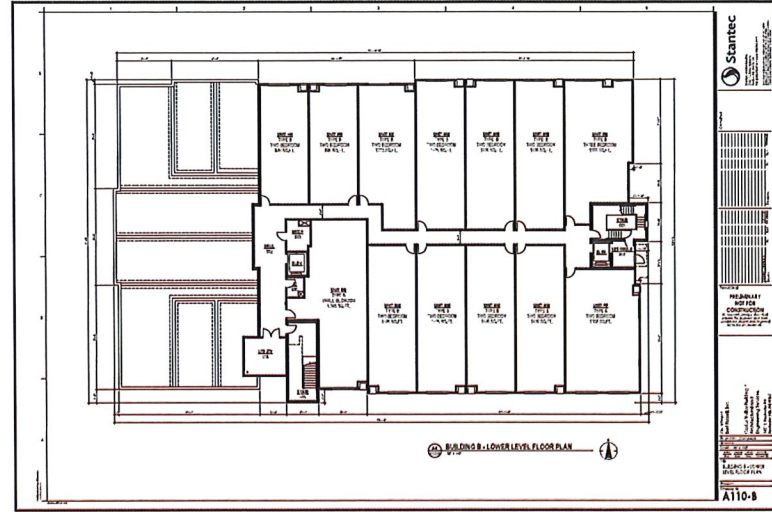
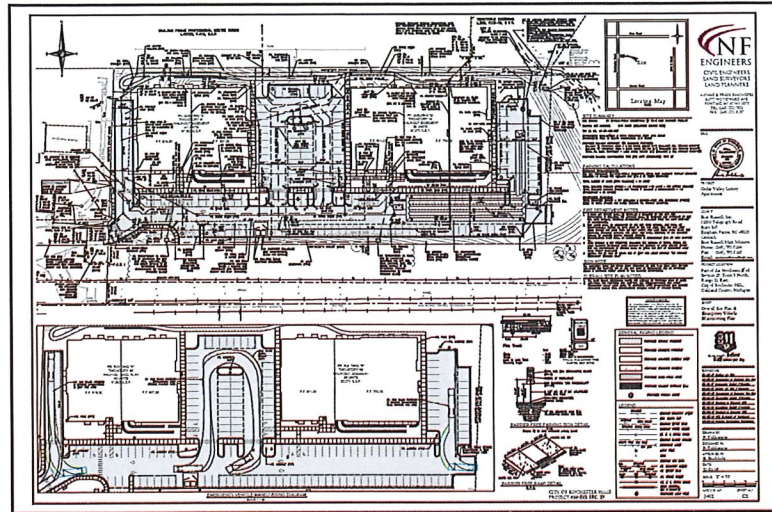
BALCONY/RAILING



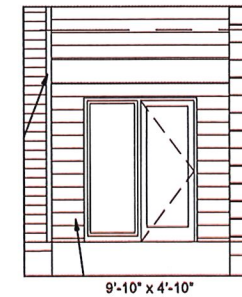
WINDOW TYPES AND COUNTS



ROCHESTER HILLS PLANNING COMMISSION PROPOSAL
12-4-2018 | BUILDING B

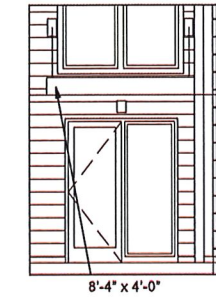


SOUTH ENTRY CANOPY

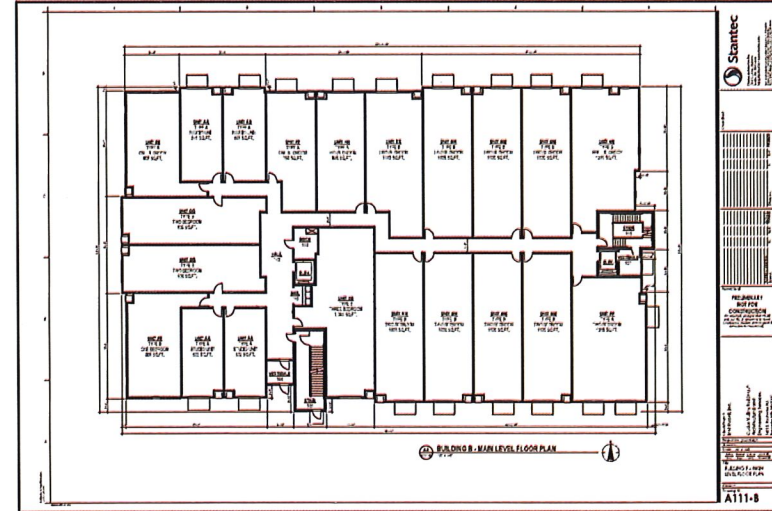
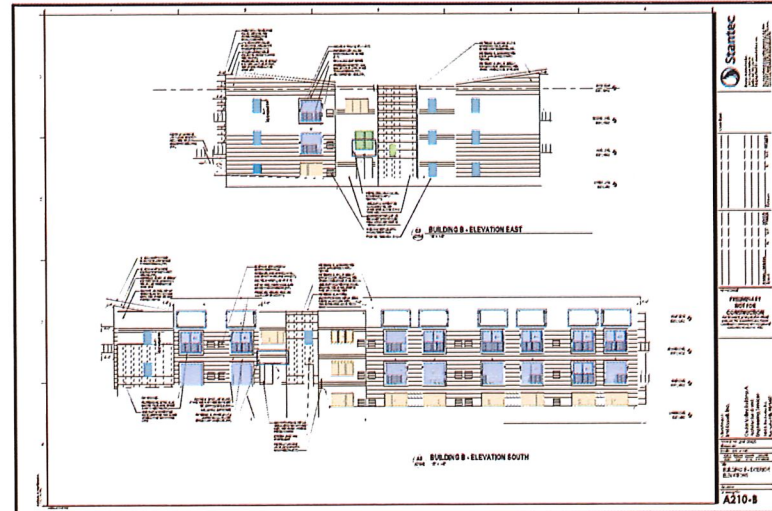


9'-10" x 4'-10"

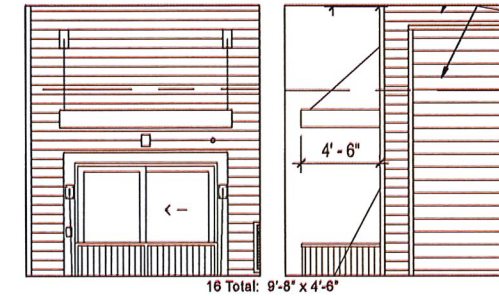
EAST ENTRY CANOPY



8'-4" x 4'-0"

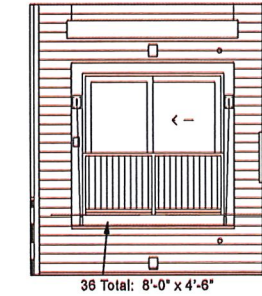


TENANT CANOPIES



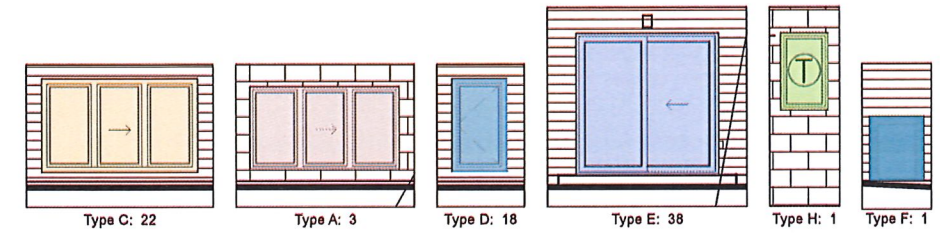
16 Total: 9'-8" x 4'-6"

BALCONY/RAILING



36 Total: 8'-0" x 4'-6"

WINDOW TYPES AND COUNTS



Type C: 22

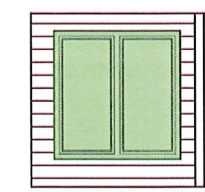
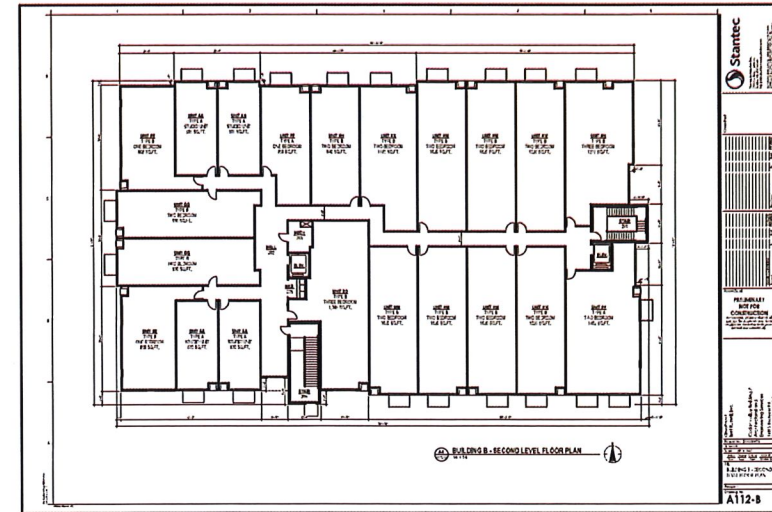
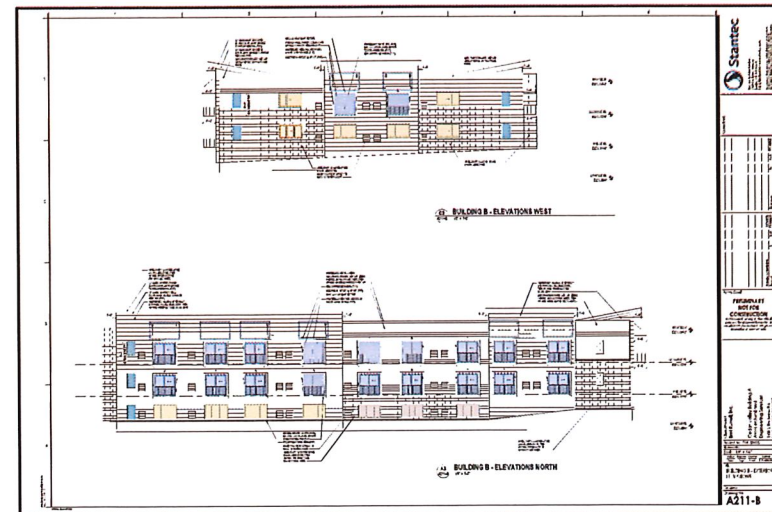
Type A: 3

Type D: 18

Type E: 38

Type H: 1

Type F: 1



Type G: 1