

Project:

Project Name
*Enter address here

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Seal:

Note:

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

North Arrow:



Sheet Title:

Architectural Site Plan

Project Number:

Project Number

Scale:

As indicated

Sheet Number: _____

A.100


$$1'' = 20'-0''$$

Zoning Information

Project Address:

1090 Rochester Rd.
Troy, MI 48083

Current Zoning: Troy - IB (Integrated Industrial & Business)

Parcel Area: 1.63 Acres (71,202 SF)

Zoning Requirements:

	Required	Proposed
Front Setback:	30'-0"	33'-6" (Rochester Rd.) 30'-0" (Rankin St.) 29'-4" (Elmsford St.)
Side Setback:	10'-0" Least 20'-0" Total	N/A
Rear Setback:	20'-0"	135'-4"
Max. Lot Coverage:	40%	19%
Building Hgt.	4-Stories; 50'-0"	4-Stories; 44'-0"

Parking Requirements:

Parking Required		Parking Proposed
Efficiency - 1 Space	24x1 = 24	1 Space per Bedroom
1 & 2-Bed - 2 Spaces	38x2 = 76	Min. 63 Spaces
	100 Spaces	90 Lot Spaces
		10 Angled Spaces
		100 Total Spaces
		0 Space Deficiency

Landscaping Requirements:

Screening Requirements	Screening Provided
Alternative 2 1 tree per 10'-0"	Alternative 2 1 tree per 10'-0"
Parking Lot Requirements	Parking Lot Trees Proposed
1 Tree / 8 Spaces = 8 trees	8 trees
Greenbelt Requirements	Greenbelt Proposed
10'-0" 1 tree per 30'-0"	10'-0"
Min. % Landscape Area	Landscape % Proposed
20% of Site Area = 14,240 SF	16,163 SF (23%)

List of Requested Deviations:

1. Parking within the front setback

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$1/16" = 1'-0"$

Sheet Number:

A.101



Unit Type S.F.		
Name	Number	Area
Unit A1 - Studio	24	589 SF
Unit B1 - 1 Bedroom	27	745 SF
Unit B2 - 1 Bedroom	12	951 SF

Total Rentable SF	
Area	
01 - First Floor	9603 SF
02 - Second Floor	11799 SF
03 - Third Floor	11799 SF
04 - Fourth Floor	11799 SF
	45000 SF

Gross SF	
Area	
01 - First Floor	13122 SF
02 - Second Floor	13915 SF
03 - Third Floor	13915 SF
04 - Fourth Floor	13915 SF
	54867 SF