

Project Address:
Auburn Anagra Oaks Development - Charlevoix Model Multi-Family Building,
3046 Anagra Drive
Rochester Hills, Michigan 48309

Description of Work:
Proposed new 9 unit, residential apartment (condominium) building.

Reference Standards:
Michigan Building Code (2015) ICC/ANSI A117.1 and Michigan Barrier Free Design Law (2009)
International Energy Code (2015) International Fire Code (2015)
ASHRAE 90.1 (2013) NFPA 13 - Fire Sprinkler Systems (2013)
Michigan Mechanical Code (2015) NFPA 72 - Fire Alarm Code (2013)
Michigan Plumbing Code (2015) Michigan Electrical Code (IEC + Part 8 State amendments) (2017)

Residential (Primary use - dwelling units/ accessory spaces) Use Group R-2
Storage (Low-hazard storage / parking garage) Use Group S-2

Separated Mixed Use: Per Sect. 508.4, requires min. 1 hour fire separation between S and R uses (in building w/ 903.3.1.1 (full NFPA-13) compliant sprinkler system)

Type of Construction: 5B - (2) stories above grade w/ (1) story below grade garage

ALLOWABLE HEIGHT and BUILDING AREAS (per TABLES 504.3, 504.4 & 506.2):

Use Group:	Sprinkler system equipped*	
	Height (Feet)	Height (Stories)
S-2 (Parking garage) @ Type 5B constr'n	60 feet	3 stories
R-2 (Permanent dwelling) @ Type 5B constr'n	60 feet	3 stories
ACTUAL building height in Feet/Stories	29'-11"	2 Stories

*NFPA 13 complying with Section 903.3.1.1 (and NOT NFPA13R 903.3.1.2)

ALLOWABLE BUILDING AREA (per story):

Floor (Use Groups):	Max. Allowed* (sf)	Provided (sf)
Basement (Garage) Level: (S-2)	40,500	5,588
First Floor: (S-2)	21,000	5,700
Second Floor: (R-2)	21,000	5,708
TOTAL ACTUAL BLDG. AREA		16,996

*NFPA 13 complying with Section 903.3.1.1 (and NOT NFPA13R 903.3.1.2)

CHAPTER 9 Fire Protection Systems

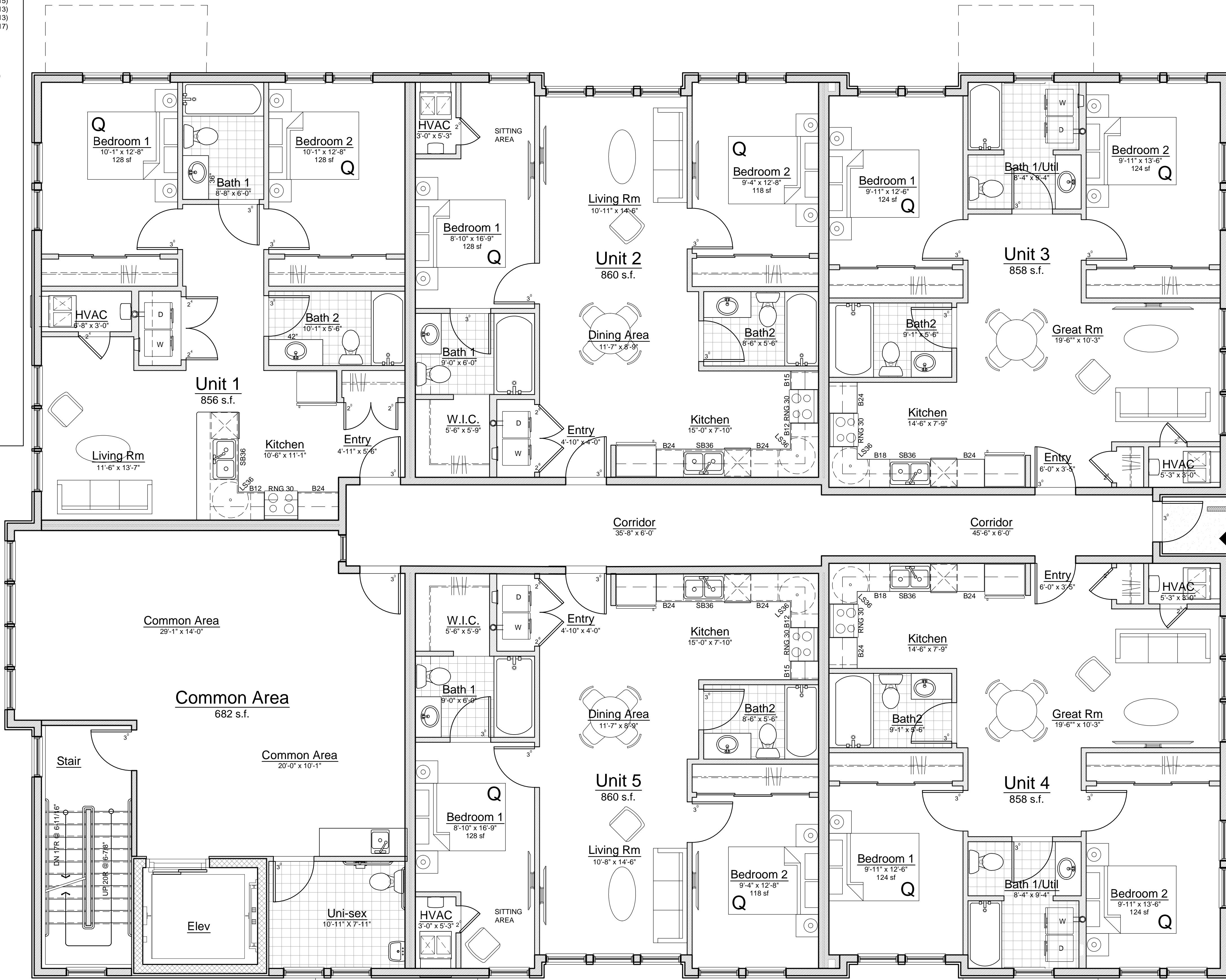
	Yes	X	No	—
(903) Automatic Sprinkler System Fully Sprinkled	Yes	X	No	—
(905) NFPA 13 or 13R	Yes	X	No	—
(907) Standpipe System *	Yes	X	No	—
(907) Alarm System	Yes	X	No	—
Smoke Control System	Yes	X	No	—
Fire Control Room	Yes	X	No	—

* highest floor is 21'-4" = less than 30' above lowest fire vehicle access

Separation of multiple buildings on site per Sect. 503.1.2, 602

Exterior Rating based on Fire Separation Distance per Table 602

	Fire Sep'n Dist. (ft)	Req'd Rating	UL Listing and Notes
North	30' or more	0 hr.	n/a
East	30' or more	0 hr.	n/a
South	30' or more	0 hr.	n/a
West	30' or more	0 hr.	n/a



7" MAX STEP
SECONDARY ACCESSIBLE ENTRY/EXIT STREET FACING @ BLDG A ONLY

1 FIRST FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0" Building Area 5,707 s.f.

PRELIMINARY NOT FOR CONSTRUCTION

Three Oaks Communities
Charlevoix
Auburn Flats
First Floor Plan
Bldg B,C

City Review 07.21.23

First Floor Plan
Bldgs B, C

JBMA Project No.
222051

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