

NORTHPOINT DEVELOPMENT ASSISTED LIVING & MEMORY CARE

ROCHESTER RD.
ROCHESTER HILLS, MI 48307

SCHEMATIC DESIGN

1/20/2016



ARCHITECTURE	CIVIL	LANDSCAPE
PI ARCHITECTS, INC. 3500 JEFFERSON ST., SUITE 303 AUSTIN, TX 78731 T: (512) 231-1910 F: (512) 231-1953	PEA 2433 ROCHESTER COURT, STE. 100 TROY, MI 48063 T: (248) 699-8930 F: (248) 528-7361	PEA 2433 ROCHESTER COURT, STE. 100 TROY, MI 48063 T: (248) 699-8939 F: (248) 528-7361
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architecture • master planning
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Architect Registration
NO. 45398 K0103019740
Date: 12/2/15

Not for regulatory
approval, permitting, or
construction

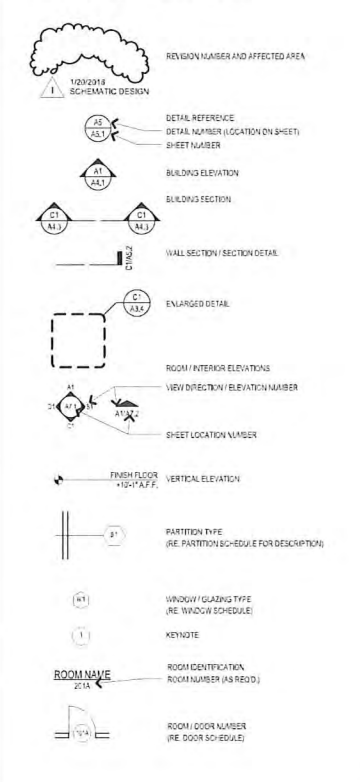
ARCHITECTURAL ABBREVIATIONS

A	ANCHOR BOLT	E	EACH	J	J/ST	JOIST	FR	FIRE	TE	TUBE STEEL	
ABV	ABOVE	EA	EACH	JAN	JANITOR	JD	JOINT	PFGS	PARKING	TTC	TELEPHONE TERMINAL CABINET
ACC	ACCESSIBLE	EDJ	ELECTRIC DRAWING	JT	JOINT	FRCD/PL	FRONT PRECAST	FR	FOUNDATION	TV	TELEVISION
ALUM	ALUMINUM	EAJ	ELECTRIC ANCHOR	K	KITCHEN	FRFL/PL	FRONT FLOOR	FT	FOOTING	TYP	TYPICAL
ACOUS	ACOUSTICAL	EAS	ELECTRIC ANCHOR	K	KITCHEN	FRF	FRONT FINISH	FT	FOOTING	TR	TRAP
ACT	ACTUAL	EEL	ELECTRIC ELEVATOR	L	LENGTH	FEB	FOUND FOOTING	FT	FOOTING	UC	UNDERCUT
ADJ	ADJUSTABLE	ENR	EMERGENCY	L	LENGTH	FP	FOUNDATION	UP	UNDERPINNING	UNF	UNFINISHED
ADR	AREA DRIP	EPL	ELECTRIC PANEL	L	LENGTH	FR	FRONT FINISH	UR	UNDER	UNL	UNLINED
AF	ABOVE FINISH FLOOR	EPM	ELECTRIC PANEL	L	LENGTH	FR	FRONT FINISH	US	UNDER	UR	UNDER
AGG	AGGREGATE	EPR	ELECTRIC PANEL	L	LENGTH	FR	FRONT FINISH	US	UNDER	US	UNDER
ALT	ALTERNATE	EP	ELECTRIC PANEL	L	LENGTH	FR	FRONT FINISH	US	UNDER	US	UNDER
ALU	ALUMINUM	EP	ELECTRIC PANEL	L	LENGTH	FR	FRONT FINISH	US	UNDER	US	UNDER
ANCH	ANCHOR	EP	ELECTRIC PANEL	L	LENGTH	FR	FRONT FINISH	US	UNDER	US	UNDER
ANG	ANGLE	EP	ELECTRIC PANEL	L	LENGTH	FR	FRONT FINISH	US	UNDER	US	UNDER
ANDD	ANODE	EP	ELECTRIC PANEL	L	LENGTH	FR	FRONT FINISH	US	UNDER	US	UNDER
APPX	APPROXIMATE	EP	ELECTRIC PANEL	L	LENGTH	FR	FRONT FINISH	US	UNDER	US	UNDER
APR	ARCHITECT	EP	ELECTRIC PANEL	L	LENGTH	FR	FRONT FINISH	US	UNDER	US	UNDER
AUTO	AUTOMATIC	EP	ELECTRIC PANEL	L	LENGTH	FR	FRONT FINISH	US	UNDER	US	UNDER
AV	AUDIO VISUAL	EP	ELECTRIC PANEL	L	LENGTH	FR	FRONT FINISH	US	UNDER	US	UNDER
AW	AIR CONDITIONING	EP	ELECTRIC PANEL	L	LENGTH	FR	FRONT FINISH	US	UNDER	US	UNDER
B	BULLETIN BOARD	EP	ELECTRIC PANEL	L	LENGTH	FR	FRONT FINISH	US	UNDER	US	UNDER
B	BASIN	EP	ELECTRIC PANEL	L	LENGTH	FR	FRONT FINISH	US	UNDER	US	UNDER
B	BOTH SIDES	EP	ELECTRIC PANEL	L	LENGTH	FR	FRONT FINISH	US	UNDER	US	UNDER
B	BOTH SIDES	EP	ELECTRIC PANEL	L	LENGTH	FR	FRONT FINISH	US	UNDER	US	UNDER
B	BOTH SIDES	EP	ELECTRIC PANEL	L	LENGTH	FR	FRONT FINISH	US	UNDER	US	UNDER

APPLICABLE CODES

- 2012 MICHIGAN BUILDING CODE (IBC)
- 2012 MICHIGAN MECHANICAL CODE
- 2012 MICHIGAN PLUMBING CODE
- 2014 NATIONAL ELECTRIC CODE
- 2012 INTERNATIONAL FIRE CODE (IFC)
- ASHRAE 90.1 2013
- 2009 MICHIGAN UNIFORM ENERGY CODE
- 2012 NFPA LIFE SAFETY CODE
- 2010 NFPA 13

ARCHITECTURAL SYMBOLS



GENERAL NOTES

- #### CODES
- 1. CONTRACTOR SHALL FURNISH AND INSTALL ALL REQUIREMENTS OF SAFETY.
 - 2. ALL CONSTRUCTION SHALL MEET ALL APPLICABLE FIRE CODES AND FLAME SPREAD REQUIREMENTS.
- #### DAMAGE
- 1. DURING CONSTRUCTION EACH TRADE SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THEIR WORK.
 - 2. CONTRACTOR SHALL REPAIR PROMPTLY AND REWORK ANY DAMAGED AREA CAUSED BY THE WORK OF THIS CONTRACT TO ANY AREA OUTSIDE CONTRACT LIMITS.
- #### GENERAL CONSTRUCTION
- 1. ALL PLANS ARE DRAWN TO SCALE AS MUCH AS POSSIBLE. BUT ARE NOT INTENDED TO BE SCALED.
 - 2. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL SYMBOLS.
 - 3. ALL MECHANICAL, PLUMBING AND ELECTRICAL ROUGH IN AND FINAL HOOK-UP SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 - 4. GENERAL CONTRACTOR TO PROVIDE COMPLETE SET OF DRAWINGS TO ALL SUBCONTRACTORS FOR COORDINATION WITH OTHER TRADES.
 - 5. CONTRACTOR TO PROVIDE LOCK-UP ROOM FOR EACH RESIDENT ROOM TYPE FOR OWNER AND ARCHITECT'S REVIEW AND APPROVAL.
- #### SHOP DRAWINGS
- 1. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR ALL ITEMS NOTED IN SPECS.
- #### WARRANTY
- 1. GENERAL CONTRACTOR SHALL WARRANT ALL WORK (MATERIAL AND LABOR) BY GENERAL AND SUB-CONTRACTORS FOR A MINIMUM PERIOD OF 1 YEAR. WARRANTY SHALL START ON DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR TO COORDINATE A REVIEW MEETING TYPICALLY AFTER THE DATE OF SUBSTANTIAL COMPLETION TO REVIEW WARRANTY ITEMS.
- #### OTHER
- 1. THE AMERICAN INSTITUTE OF ARCHITECTS STANDARD FORM #A4 DOCUMENT A411, 2017 FIFTEENTH EDITION, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" IS HEREBY MADE A PART OF THESE CONSTRUCTION DOCUMENTS.
 - 2. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VISIT THE SITE PRIOR TO BIDDING AND VERIFY EXISTING CONDITIONS & UTILITY SERVICES AS RELATED TO THEIR SCOPE OF WORK.
 - 3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND INCIDENTAL PARTS AND MATERIALS, EVEN IF NOT SPECIFICALLY NOTED ON THE PLANS FOR A COMPLETE OPERATIVE INSTALLATION.
 - 4. THERE SHALL BE ABSOLUTELY NO SMOKING OR TOBACCO USE IN THE BUILDING.
 - 5. DISPOSAL OF DEBRIS IN ACCORDANCE WITH LOCALLY APPROVED REGULATIONS.

INDEX OF SHEETS

- #### GENERAL
- G1.1 COVER SHEET
 - G2.1 CODE ANALYSIS
- #### ARCHITECTURAL
- A1.1 OVERALL FIRST FLOOR PLAN
 - A2.1 OVERALL SECOND FLOOR PLAN
 - A3.1 BUILDING ELEVATIONS
 - A4.1 BUILDING ELEVATIONS

BUILDING OCCUPANCY

OCCUPANCY GROUP 2 TYPE RA CONSTRUCTION
FULLY AUTOMATIC SPRINKLER PER NFPA 13

BUILDING 1

ALLOWABLE STORY HEIGHT - 2 STORIES
ACTUAL STORY HEIGHT - 2 STORIES

*HEIGHT, FRONTAL AREA AND SPRINKLER INCREASE, PER 2012 MICHIGAN 503.1, 503.2 & 503.3

FRONTAGE AREA INCREASE CALCULATION

A = ALLOWABLE AREA (TABLE 503.1)	15,000 SF
A ₁ = ALLOWABLE AREA INCREASE - FRONTAGE	7,500 SF
A ₂ = ALLOWABLE AREA INCREASE - SPRINKLER	32,000 SF
A_T = TOTAL ALLOWABLE AREA PER STORY:	54,500 SF

A₁ = 1 + (FP - 2.2) / 0.32
 A₂ = 1 + (1727 / 10) * (4 - 2) / 20
 A₃ = 1 + 0.01 * (400) / 8
 A₄ = 1 + 0.01

ACTUAL BUILDING AREA LEVEL 1: 53,180 SF
 ACTUAL BUILDING AREA LEVEL 2: 27,811 SF

FIRE RATING FOR BUILDING ELEMENTS PER 2012 IBC TABLE 601

NORTHPOINT DEVELOPMENT
ASSISTED LIVING & MEMORY CARE

ISSUE:
SCHEMATIC DESIGN

2015

REVISIONS
12/10/15 CITY COMMENTS
01/23/16 CITY COMMENTS

DATE:
1/20/2016

PROJECT NUMBER:
15019

SHEET TITLE:
COVER SHEET

SHEET:
G1.1

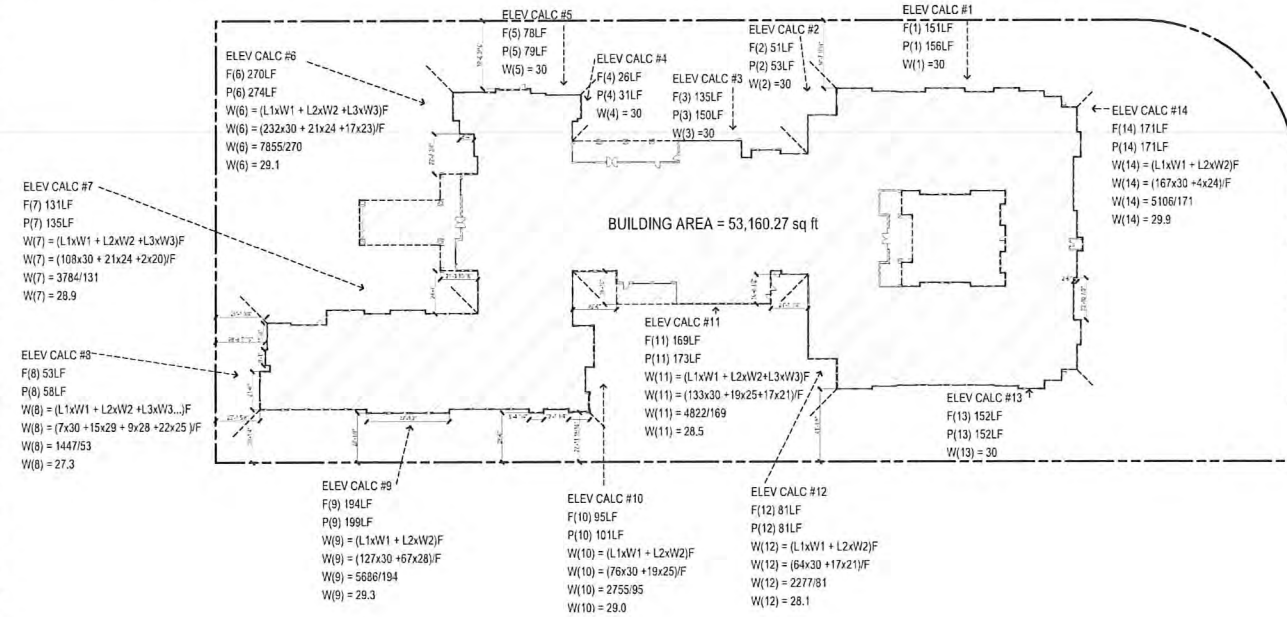
BIM Server: SERVICE2015 - BIM Server - 1/19/2016 NorthPoint Rochester Hills MI | Ver: 1/18/2016 | Wednesday, January 20, 2016 | 1:53 AM

FRONTAGE INCREASE FACTOR CALCULATIONS

Rochester Hills Frontage Increase (Calculation data)

#	F	P	W	W-weighted average
Elevation Calc 1	151	156	30	2.578258395
Elevation Calc 2	51	53	30	0.870802504
Elevation Calc 3	135	150	30	2.305065452
Elevation Calc 4	26	31	30	0.443938532
Elevation Calc 5	78	79	30	1.331815595
Elevation Calc 6	270	274	29.1	4.471826978
Elevation Calc 7	131	135	28.0	2.154752419
Elevation Calc 8	53	58	27.3	0.823505976
Elevation Calc 9	194	199	29.3	3.235173591
Elevation Calc 10	95	101	29	1.56801366
Elevation Calc 11	169	173	28.5	2.741320433
Elevation Calc 12	81	81	28.1	1.295446784
Elevation Calc 13	152	152	30	2.595332954
Elevation Calc 14	171	171	29.9	2.910017075
Total F, P and W	1757	1813		29.32527035

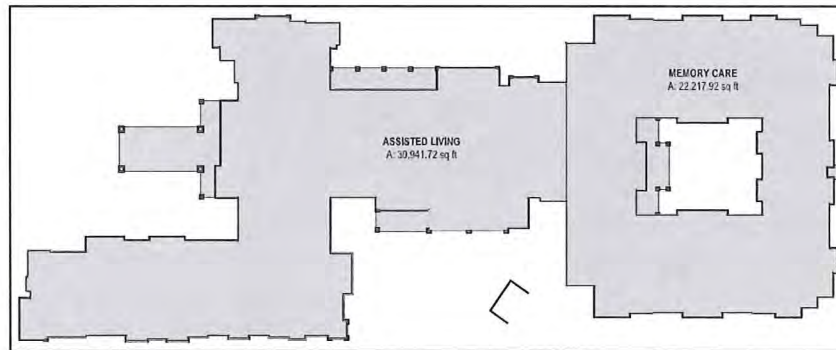
BUILDING AREA AND FRONTAGE CALCS



BUILDING AREA - SECOND FLOOR



BUILDING AREA - FIRST FLOOR



GROSS AREA CALCS

GROSS AREA TOTALS	
FIRST FLOOR	ASSISTED LIVING 30,942
FIRST FLOOR	MEMORY CARE 22,218
SECOND FLOOR	ASSISTED LIVING 27,691
TOTAL:	80,851 sq ft

COMMONS AREAS

ROOM NUMBER	ROOM/SPACE	AREA
AL 123	GREAT ROOM	746
AL 125	CYBER CAFE	844
AL 126	LIVING ROOM	842
AL 127	MESSY ACTIVITY ROOM	423
AL 130	MULTI-PURPOSE ROOM	1,148
AL 217	THEATER	567
AL 218	FAMILY	779
AL 219	EXERCISE	569
MC 305	QUIET ACTIVITY	512
MC 316	ACTIVITY	482
MC 318	SUN ROOM	268
MC 321	LIVING	591
MC 327	LIVING	589
TOTAL:		7,960 sq ft

OCCUPANCY LOAD SCHEDULE - SECOND FLOOR

ROOM NUMBER	ROOM/SPACE	OCCUPANCY TYPE	FACTOR	AREA	QUANTITY	OCCUPANTS
AL 201	AL MANAGER	B	100	126	1	1
AL 202	CHART	B	100	133	1	1
AL 203	MED. ROOM	B	100	107	1	1
AL 204	MECH	S2	300	64	1	1
AL 205	TOIL	B	100	51	1	1
AL 206	TOIL	B	100	51	1	1
AL 207	JANL	S2	300	54	1	1
AL 208	MECH.	S2	300	32	1	1
AL 209	STORAGE	S1	300	128	1	1
AL 210	C.S.	S1	300	89	1	1
AL 211	SPA	B	100	132	1	1
AL 212	LAUNDRY	S2	300	192	1	1
AL 213	S.L.	S1	300	14	1	1
AL 214	C.L.	S1	300	14	1	1
AL 217	THEATER	A2	15	567	1	38
AL 218	FAMILY	A2	15	779	1	52
AL 219	EXERCISE	A2	15	569	1	38
AL 221	SUPP.	B	100	65	1	1
AL 222	SUPP.	B	100	65	1	1
AL 223	STOR	S1	300	23	1	1
AL 224	AVV	S2	300	23	1	1
AL-R	1 BEDROOM DELUXE	I-2	120	5,518	8	46
AL-R	1 BEDROOM	I-2	120	7,548	13	63
AL-R	2 BEDROOM	I-2	120	2,503	3	20
AL-R	STUDIO	I-2	120	3,829	9	31
AL-R	STUDIO DELUXE	I-2	120	1,472	3	12
TOTAL:					318	

NOTE: UNLESS NOTED OTHERWISE, ALL ROOMS/SPACES NOT LISTED AS 'I-2' OCCUPANCY TYPE, ARE 'NON-SEPARATED' USES TO THOSE I-2 OCCUPANCIES.

OCCUPANCY LOAD SCHEDULE - FIRST FLOOR

ROOM NUMBER	ROOM/SPACE	OCCUPANCY TYPE	FACTOR	AREA	QUANTITY	OCCUPANTS
AL 101	VESTIBULE	A2	15	91	1	8
AL 102	DISCOVERY	A2	15	277	1	18
AL 103	EXEC. DIR.	B	100	160	1	2
AL 104	MARKETING	B	100	114	1	1
AL 105	WRK. ROOM	B	100	99	1	1
AL 106	RECEP.	B	100	63	1	1
AL 108	TOIL	B	100	73	1	1
AL 109	TOIL	B	100	73	1	1
AL 110	BUSINESS OFFICE	B	100	118	1	1
AL 111	STORAGE	S1	300	92	1	1
AL 112	C.S.	S1	300	61	1	1
AL 113	STORAGE	S1	300	143	1	1
AL 114	JANL	S2	300	54	1	1
AL 115	MECH.	S2	300	32	1	1
AL 117	LAUNDRY	S2	300	192	1	1
AL 118	S.L.	S1	300	14	1	1
AL 119	C.L.	S1	300	14	1	1
AL 120	AL DIRECTOR	B	100	122	1	1
AL 121	CHART	B	100	108	1	1
AL 122	MED. Rm	B	100	143	1	1
AL 123	GREAT ROOM	A2	15	746	1	50
AL 125	CYBER CAFE	A2	15	844	1	43
AL 126	LIVING ROOM	A2	15	842	1	43
AL 127	MESSY ACTIVITY ROOM	A2	15	423	1	23
AL 128	ACTIVITY DIR.	B	100	104	1	1
AL 129	STORAGE	S1	300	112	1	1
AL 130	MULTI-PURPOSE ROOM	A2	15	1,148	1	77
AL 131	AL BEAUTY	B	100	149	1	3
AL 132	STORAGE	S1	300	419	1	1
AL 134	LAUNDRY	S2	300	348	1	1
AL 135	RISER	S2	300	81	1	1
AL 136	MECH/ELEC.	S2	300	87	1	1
AL 137	MAINTENANCE	S2	300	141	1	1
AL 138	STAFF TOIL.	B	100	47	1	1
AL 139	HOUSEKEEPING	B	100	50	1	1
AL 140	STAFF BREAK	B	100	64	1	1
AL 141	L.T.	S2	300	64	1	1
AL 142	TOIL	B	100	67	1	1
AL 143	TOIL	B	100	67	1	1
AL 144	WALK STOR.	S1	300	87	1	1
AL 145	KITCHEN	AS	300	1,753	1	6
AL 146	DINING	A2	15	2,150	1	143
AL 147	PRIVATE DINING	A2	15	385	1	26
AL-R	STUDIO	I-2	120	2,911	2	7
AL-R	1 BEDROOM DELUXE	I-2	120	2,553	4	21
AL-R	1 BEDROOM	I-2	120	5,142	9	43
AL-R	2 BEDROOM	I-2	120	2,493	3	20
AL-R	STUDIO DELUXE	I-2	120	437	1	4
MC 301	EXIT CORRIDOR	B	100	116	1	1
MC 302	C.S.	S1	300	62	1	1
MC 303	STORAGE	S1	300	101	1	1
MC 304	MECH	S2	300	84	1	1
MC 305	QUIET ACTIVITY	A2	15	812	1	34
MC 306	S.L.	S1	300	11	1	1
MC 307	C.L.	S1	300	19	1	1
MC 308	JANL	S2	300	23	1	1
MC 309	LAUNDRY	S2	300	103	1	1
MC 310	OFFICE	B	100	97	1	1
MC 311	MED. RIGDM	B	100	98	1	1
MC 312	ATTEND.	B	100	98	1	1
MC 314	MC BEAUTY	B	100	154	1	2
MC 315	CTRL. VEST.	B	100	136	1	1
MC 316	ACTIVITY	A2	15	482	1	32
MC 317	MECH	S2	300	84	1	1
MC 318	SUN ROOM	A2	15	268	1	18
MC 319	QUIET CON.	A2	15	136	1	9
MC 320	LINEN	S1	300	48	1	1
MC 321	LIVING	A2	15	591	1	39
MC 322	DINING ROOM	A2	15	591	1	39
MC 323	WARMING KITCHEN	AS	300	253	1	1
MC 324	PAINTRY	S2	300	72	1	1
MC 325	ENTRANCE PARLOR	A2	15	484	1	32
MC 326	DINING ROOM	A2	15	601	1	40
MC 327	LIVING	A2	15	589	1	39
MC 328	JANL	S2	300	43	1	1
MC 329	SPA	B	100	137	1	1
MC-R	SEMI-PRIVATE	I-2	120	5,030	10	6
MC-R	PRIVATE	I-2	120	7,825	22	65
TOTAL:					948	

APPLICABLE CODES

- ALL WORK TO CONFORM WITH ALL APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION
- 2012 MICHIGAN BUILDING CODE (IBC)
- 2012 MICHIGAN MECHANICAL CODE
- 2012 MICHIGAN PLUMBING CODE
- 2012 NATIONAL ELECTRIC CODE
- ASHRAE 62.1-2017
- 2012 INTERNATIONAL FIRE CODE (IFC)
- ASHRAE 90.1-2017
- 2012 MICHIGAN ENERGY CODE
- 2012 NFPA LIFE SAFETY CODE
- 2013 NFPA 13

BUILDING OCCUPANCY

OCCUPANCY GROUP: TYPE I-A CONSTRUCTION FULLY AUTOMATIC SPRINKLER PER MFPA 13

STORY HEIGHT
ALLOWABLE STORY HEIGHT PER 2012 IBC TABLE 510: 2 STORIES
ACTUAL STORY HEIGHT: 2 STORIES

FRONTAGE AREA INCREASE CALCULATION
HEIGHT, FRONTAGE AND SPRINKLER INCREASE PER 2012 IBC TABLE 510.2 & 510.3

FRONTAGE AREA INCREASE CALCULATION
 $I = \frac{F + P + W}{2}$
 $I = \frac{1757 + 1813 + 29.3}{2} = 1794.65$
 $I = 1.79$

BUILDING AREA INCREASE CALCULATION
 $A_a = A_s \cdot I$
 $A_a = 53,160.27 \cdot 1.79 = 94,146.88$ SF

ACTUAL BUILDING AREA
ACTUAL BUILDING AREA - LEVEL 1: 53,160 SF
ACTUAL BUILDING AREA - LEVEL 2: 27,691 SF

PRE-RATING FOR BUILDING ELEMENTS PER 2012 IBC TABLE 510

CONSTRUCTION TYPE
NFPA 101 LIFE SAFETY CODE
TYPE I(A) (MULTI-FAMILY)
EXTERIOR AND INTERIOR BEARING WALLS SHALL PER IBC 1010.5

CEILING ROOF ASSEMBLY SHALL PER IBC 710.7
2019 IBC, TYPE I(A) AHR



Architect Registration
NO. 8315313131313
Date: 1/20/2016

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SCHEMATIC DESIGN

REVISIONS:
12/10/15
CITY COMMENTS
01/20/16
CITY COMMENTS

DATE:
1/20/2016
PROJECT NUMBER:
15019
SHEET TITLE:
CODE ANALYSIS

SHEET:
G2.1

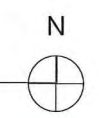
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(L.7198, P.187)



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A1 OVERALL FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



CITY FILE NUMBER
#15-019

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ROCHESTER HILLS, MI 48307

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DATE:
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15019
SHEET TITLE:
OVERALL FIRST
FLOOR PLAN

SHEET:
SK0

75' ROW PER LEGAL I
(L-12925, P.029-035 &

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A1 OVERALL SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

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Architect Registration
2015-2018 #191222742
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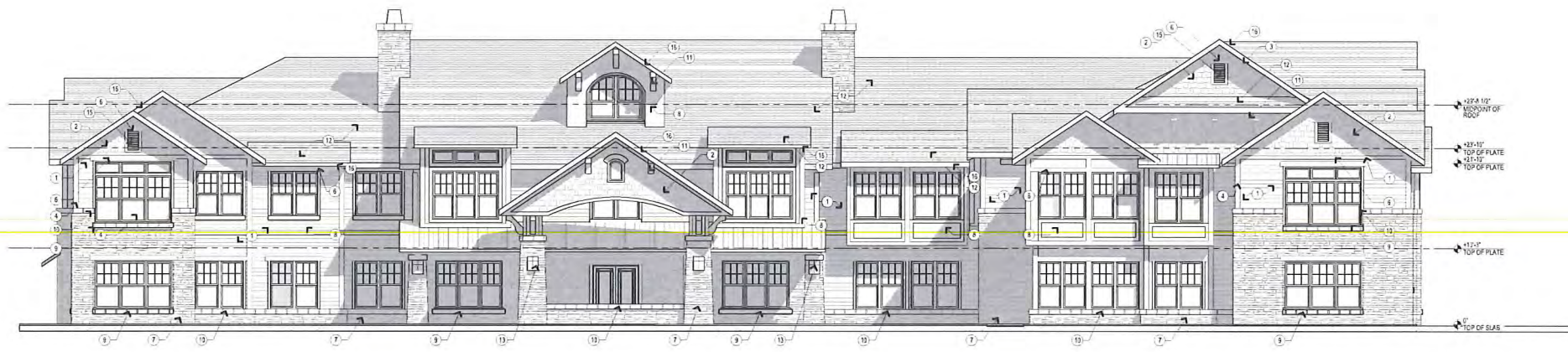
2015

REVISIONS	DATE	COMMENTS
△	12/10/15	CITY COMMENTS
△	01/20/16	CITY COMMENTS

DATE:
1/20/2016
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15019
SHEET TITLE:
OVERALL SECOND
FLOOR PLAN

SHEET:
SK1

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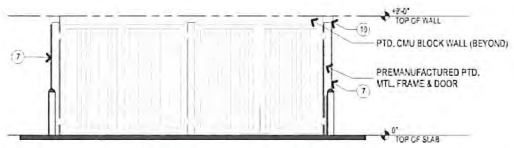
D1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



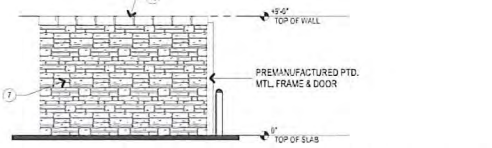
C1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 DUMPSTER ENCLOSER FRONT ELEV.
SCALE: 3/16" = 1'-0"



A2 DUMPSTER ENCLOSURE SIDE ELEV.
SCALE: 3/16" = 1'-0"

- PERCENT FACADE TRANSPARENCY**
- NORTH ELEVATION**
27%
 - WEST ELEVATION (ROCHESTER RD.)**
26%
 - SOUTH ELEVATION**
26%
 - EAST OVERALL ELEVATION**
25%
- ELEVATION KEYED NOTES**
- 1" EXPOSURE FIBER CEMENT SIDING, PTD.
 - FIBER CEMENT SHAKE
 - 5" FIBER CEMENT TRIM SOFFIT TRIM, PTD, TYP.
 - 1" FIBER CEMENT TRIM AT CORNERS, PTD, TYP.
 - 1" FIBER CEMENT TRIM EXTERIOR SILL CASING, PTD, TYP.
 - 5" FIBER CEMENT TRIM HEADER, TYP. AT EXTERIOR, PTD.
 - CULTURED STONE
 - FIBER CEMENT PANEL WITH CEDAR MILL TEXTURE
 - LEDGE STONE WOOD/SILL, SLOPED, TYP.
 - 1" LEDGE STONE CAP
 - PTD. WOOD DECORATIVE BRACKET
 - ASPHALT SHINGLE ROOF
 - LEIGH SCOVILLE
 - METAL RAILING
 - LOUVERED VENT
 - FIBER CEMENT FASCIA BOARD

BUILDING MATERIAL PERCENTAGES

WEST ELEVATION (ROCHESTER RD.)	
PRIMARY:	
FIBER CEMENT SIDING & TRIM "CEDAR MILL"	31%
FIBER CEMENT SHAKE	11%
CULTURED STONE + CAPS & SILLS	84%
% SUBTOTAL:	76%
SECONDARY:	
FIBER CEMENT PANEL "SMOOTH"	24%
NORTH ELEVATION	
PRIMARY:	
FIBER CEMENT SIDING & TRIM "CEDAR MILL"	40%
FIBER CEMENT SHAKE	12%
CULTURED STONE + CAPS & SILLS	36%
% SUBTOTAL:	88%
SECONDARY:	
FIBER CEMENT PANEL "SMOOTH"	12%
EAST ELEVATION (BACK)	
PRIMARY:	
FIBER CEMENT SIDING & TRIM "CEDAR MILL"	36%
FIBER CEMENT SHAKE	21%
CULTURED STONE + CAPS & SILLS	41%
% SUBTOTAL:	97%
SECONDARY:	
FIBER CEMENT PANEL "SMOOTH"	3%
SOUTH ELEVATION	
PRIMARY:	
FIBER CEMENT SIDING & TRIM "CEDAR MILL"	47%
FIBER CEMENT SHAKE	16%
CULTURED STONE + CAPS & SILLS	36%
% SUBTOTAL:	99%
SECONDARY:	
FIBER CEMENT PANEL "SMOOTH"	1%

BIM Server: SERVER2015 - BIM Server: 18/15019 NorthPoint Rochester Hills MI | Ver. 18.0011 | Wednesday, January 20, 2016 | 1:53 AM

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Fax: 477-2445
www.nsa.com
Established 1978

Architect Registration
802 S. MAIN #133333742
Date: 12/22/16
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approval, permitting, or
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**NORTHPOINT DEVELOPMENT
ASSISTED LIVING & MEMORY CARE**
ROCHESTER RD.
ROCHESTER HILLS, MI 48307

ISSUE:
**SCHEMATIC
DESIGN**

DATE:
12/10/15
CITY COMMENTS
01/20/16
CITY COMMENTS

DATE:
1/20/2016
PROJECT NUMBER:
15019
SHEET TITLE:
BUILDING
ELEVATIONS

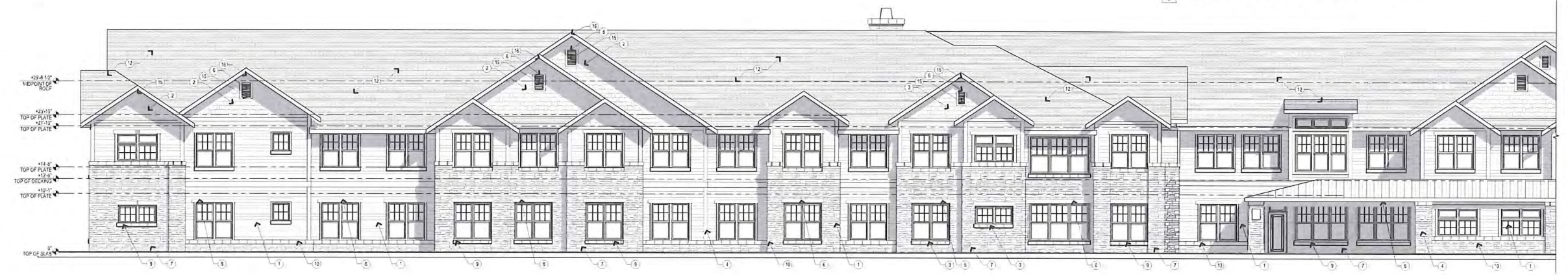
SHEET:
SK6

CITY FILE NUMBER
#15-019

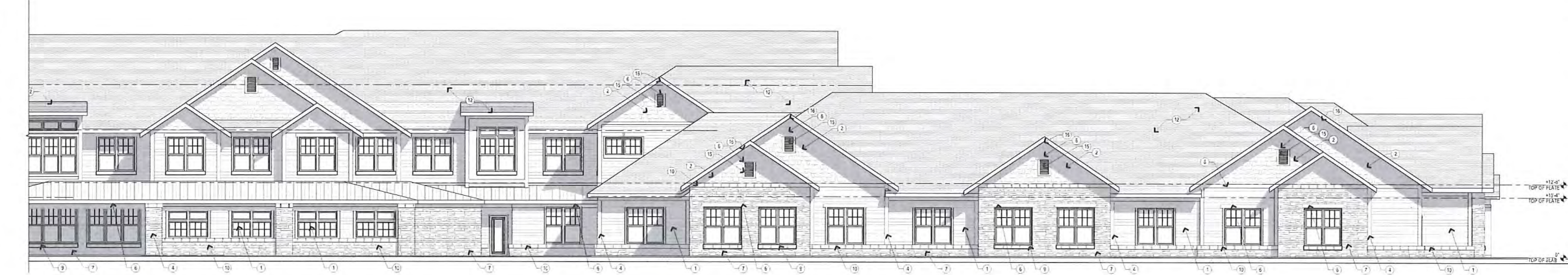
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D1 MC EAST ELEVATION
SCALE: 1/8" = 1'-0"



B1 OVERALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 OVERALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL PERCENTAGES

WEST ELEVATION (ROCHESTER RD.)	
PRIMARY:	
FIBER CEMENT SIDING & TRIM "CEDAR MILL"	31%
FIBER CEMENT SHAKE	11%
CULTURED STONE + CAPS & SILLS	34%
% SUBTOTAL:	76%
SECONDARY:	
FIBER CEMENT PANEL "SMOOTH"	24%
NORTH ELEVATION	
PRIMARY:	
FIBER CEMENT SIDING & TRIM "CEDAR MILL"	40%
FIBER CEMENT SHAKE	12%
CULTURED STONE + CAPS & SILLS	36%
% SUBTOTAL:	88%
SECONDARY:	
FIBER CEMENT PANEL "SMOOTH"	12%
EAST ELEVATION (BACK)	
PRIMARY:	
FIBER CEMENT SIDING & TRIM "CEDAR MILL"	36%
FIBER CEMENT SHAKE	21%
CULTURED STONE + CAPS & SILLS	41%
% SUBTOTAL:	97%
SECONDARY:	
FIBER CEMENT PANEL "SMOOTH"	3%
SOUTH ELEVATION	
PRIMARY:	
FIBER CEMENT SIDING & TRIM "CEDAR MILL"	47%
FIBER CEMENT SHAKE	16%
CULTURED STONE + CAPS & SILLS	36%
% SUBTOTAL:	99%
SECONDARY:	
FIBER CEMENT PANEL "SMOOTH"	1%

ELEVATION KEYED NOTES

- 1) 7" EXPOSURE FIBER CEMENT SIDING, PTD.
- 2) FIBER CEMENT SHAKE
- 3) 5" FIBER CEMENT TRIM SCOFF TRIM PTD, TYP.
- 4) 8" FIBER CEMENT TRIM AT CORNERS, PTD, TYP.
- 5) 6" FIBER CEMENT TRIM EXTENDED SILL CASING, PTD, TYP.
- 6) 8" FIBER CEMENT TRIM HEADER, TYP. AT EXTERIOR, PTD.
- 7) CULTURED STONE
- 8) FIBER CEMENT PANEL WITH CEDAR MILL TEXTURE
- 9) LEDGE STONE WINDOW SILL, SLOPED, TYP.
- 10) 8" LEDGE STONE CAP
- 11) PTD. WOOD DECORATIVE BRACKET
- 12) ASPHALT SHINGLE ROOF
- 13) LIGHT SCANCE
- 14) METAL RAILING
- 15) LOUVERED VENT
- 16) FIBER CEMENT FACED BOARD

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Architect Registration:
MICHIGAN #13103122
Date: 12-2016
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**NORTHPOINT DEVELOPMENT
ASSISTED LIVING & MEMORY CARE**
ROCHESTER RD.
ROCHESTER HILLS, MI 48307

ISSUE:
**SCHEMATIC
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CITY COMMENTS
01/20/16
CITY COMMENTS

DATE:
1/20/2016
PROJECT NUMBER:
15019
SHEET TITLE:
BUILDING
ELEVATIONS

SHEET:
SK7

PRELIMINARY SITE PLANS FOR STONECREST AT ROCHESTER HILLS

PART OF THE SW 1/4 SECTION 23, T.3N., R.11 E.,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

OWNER:

G&V PROPERTIES, LLC
CONTACT: CORNELL G. VENNETILLI, MEMBER
990 E. SOUTH BOULEVARD
TROY, MICHIGAN 48085
PHONE: (248) 760-0424

APPLICANT/DEVELOPER:

NP SENIOR LIVING DEVELOPMENT, LLC
5105 NW CANAL ST, STE 200
RIVERSIDE, MO 64150
CONTACT: MARK POMERENKE
PHONE: (816) 888-7380

ARCHITECT:

PI ARCHITECTS
3500 JEFFERSON ST, STE 303
AUSTIN, TX 78731
CONTACT: GREG HUNTEMAN, AIA
PHONE: (512) 231-1910

CIVIL ENGINEER:

PEA, Inc.
2430 ROCHESTER CT, STE 100
TROY, MI 48083-1872
CONTACT: EMIL S. BUNEK III, PE
PROJECT ENGINEER
PHONE: (248) 689-9090
FAX: (248) 689-1044

LANDSCAPE ARCHITECT:

PEA, Inc.
2900 E. GRAND RIVER AVENUE
HOWELL, MI 48843
CONTACT: JANET EVANS, LLA
LANDSCAPE ARCHITECT
PHONE: (517) 546-8583
FAX: (517) 546-8973



LOCATION MAP
1" = 2,000'

INDEX OF DRAWINGS:

- C-0.0 COVER SHEET
- C-1.0 TOPOGRAPHIC SURVEY
- C-2.0 PRELIMINARY DIMENSION PLAN
- AC-2.0a PRELIMINARY DIMENSION PLAN-ALT**
- C-2.1 OVERALL PLAN
- C-2.3 FIRE PROTECTION PLAN
- C-3.0 PRELIMINARY GRADING AND UTILITY PLAN

- L-1 PRELIMINARY LANDSCAPE PLAN
- T-1 TREE PRESERVATION PLAN

- 1 of 1 SITE LIGHTING AND PHOTOMETRIC PLAN

NO.	DATE	BY	DESCRIPTION	DATE
1	11/04/15	ESB	ISSUE FOR PERMITS	
2	11/04/15	DN	ISSUE FOR PERMITS	
3	11/04/15	DN	ISSUE FOR PERMITS	
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50	11/04/15	DN	ISSUE FOR PERMITS	



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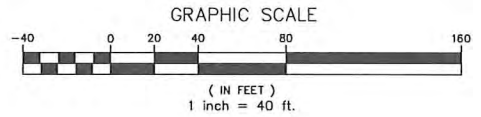
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CITY FILE #15-019
NORTHPOINT DEVELOPMENT
5015 NW CANAL STREET, SUITE 200
RIVERSIDE, MO 64150
COVER SHEET
STONECREST AT ROCHESTER HILLS
PART OF THE SW 1/4 SECTION 23, T.3N., R.11 E.,
CITY OF ROCHESTER HILLS OAKLAND COUNTY, MICHIGAN
DES: ESB DN ESB SUR: JW P.M. DNH

ORIGINAL ISSUE DATE:
NOVEMBER 4, 2015
PEA JOB NO. 2015-233
SCALE: 1" = 2,000'
DRAWING NUMBER:
C-0.0

FLOOD NOTE:
 BY GRAPHICAL PLOTTING, THE SUBJECT PARCEL LIES WITHIN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) PER NON-PRINTED FEMA FLOOD INSURANCE RATE MAP 26125C-0394F, EFFECTIVE SEPTEMBER 29, 2006.

BENCHMARKS
 (GPS DERIVED - NAVD88)
BM#300
 SPIKE IN WEST SIDE OF UTILITY POLE ±58' EAST OF CL OF ROCHESTER ROAD AND ±137' SOUTH OF CL OF SANDALWOOD DRIVE. ELEV. - 810.94
BM#301
 ARROW ON HYDRANT ±263' NORTH OF CL OF SANDALWOOD DRIVE AND ±37' WEST OF CL OF ROCHESTER ROAD ELEV. - 809.95

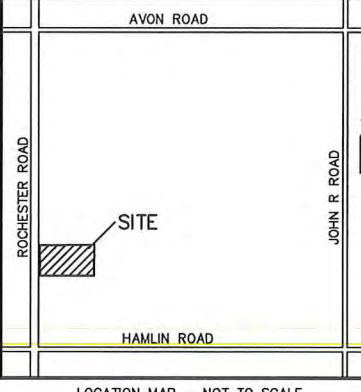


LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊙ MONUMENT FOUND	⊗ RECORDED
⊗ NAIL FOUND	⊙ MONUMENT SET	⊗ MEASURED
⊗ NAIL & CAP SET		⊗ CALCULATED

EXISTING

—OH-ELEC—W—C—	ELEC. PHONE OR CABLE TV ON LINE, POLE & GUY WIRE
—UG-CATV—	UNDERGROUND CABLE TV, CATV FEEDLINE
—UG-PHONE—	TELEPHONE U.S. CABLE, FIBERGLASS & MANHOLE
—UG-ELEC—	ELECTRIC U.S. CABLE, MANHOLE, METER & METER BOX
—GAS—	GAS MAIN VALVE & GAS LINE MARKER
—WATER—	WATERMAIN, HYD. GATE VALVE, TAPPING SLAVE & VALVE
—SEWER—	SEWER MAIN, CLEANOUT & MANHOLE
—STORM—	STORM SEWER, CLEANOUT & MANHOLE
—SEWER—	COMBINED SEWER & MANHOLE
—CATCH—	CATCH BASIN, INLET, YARD DRAIN
—POST—	POST INDICATOR VALVE
—WATER—	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
—METER—	METER BOX, TRANSFORMER, REGULATOR CONTROL VALVE
—UNLOC—	UNLOCATED STRUCTURE
—SPOT—	SPOT ELEVATION
—CONTOUR—	CONTOUR LINE
—FENCE—	FENCE
—RAIL—	RAILROAD
—STREET—	STREET LIGHT
—BOX—	BOX



REVISIONS

NO.	DATE	BY	DESCRIPTION

REFERENCE DRAWINGS
 "ALTA/ACSM TITLE SURVEY BORDERS" PEA PROJECT NO. 2006-131, DATED 3-12-07
 TOPOGRAPHIC SURVEY, KEPT SURVEYING, PROJECT NO. 2006-131, DATED 3-5-07



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LEGAL DESCRIPTION - PARCEL "A":
 (Per Seaver Title Agency, File No.: 63-15437283-SCM, Rev. 1, Effective Date: August 20, 2015)

Part of the Southwest 1/4 of Section 23, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is North 01 degrees 48 minutes 43 seconds West 250.00 feet; thence North 01 degrees 48 minutes 43 seconds West 250.00 feet; thence North 01 degrees 48 minutes 43 seconds West 250.00 feet; thence South 01 degrees 48 minutes 43 seconds West 250.00 feet; thence South 01 degrees 48 minutes 43 seconds West 250.00 feet to the point of beginning.

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TOPOGRAPHIC SURVEY
STONECREST AT ROCHESTER HILLS
 PART OF THE SW 1/4 SECTION 23, T.3N., R.11E
 CITY OF ROCHESTER HILLS OAKLAND COUNTY, MICHIGAN

DES.	ESB	DN	ESB	SUR.	JW	P.M.	DNH
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ORIGINAL ISSUE DATE:
 NOVEMBER 4, 2015
 PEA JOB NO. 2015-233
 SCALE: 1" = 40'
 DRAWING NUMBER:
C-1.0

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT
1	EE	14	Siberian Elm	Ulmus pumila	GOOD	
2	BE	10	Box elder	Acer negundo	GOOD	X3
3	BX	8	Box elder	Acer negundo	GOOD	X2
4	BX	7	Box elder	Acer negundo	GOOD	X6
5	BW	9	Black Walnut	Juglans nigra	GOOD	
6	AP	7	Domestic Apple	Malus sylvestris	POOR	X2
7	E	7	American Elm	Ulmus americana	GOOD	
8	NM	9	Norway Maple	Acer platanoides	GOOD	X2
9	BW	14	Black Walnut	Juglans nigra	GOOD	X3
10	BX	12	Box elder	Acer negundo	GOOD	X2
11	BW	12	Black Walnut	Juglans nigra	FAIR	X3
12	BW	12	Black Walnut	Juglans nigra	GOOD	
13	BW	15	Black Walnut	Juglans nigra	GOOD	X2
14	BX	7	Box elder	Acer negundo	FAIR	
15	BW	12	Black Walnut	Juglans nigra	GOOD	
16	BW	11	Black Walnut	Juglans nigra	GOOD	
17	BW	15	Black Walnut	Juglans nigra	GOOD	

NOT TO BE USED AS CONSTRUCTION DRAWINGS

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 REF: S:\PROJ\2015\2015233\060\CONSTRUCTIONVA-TBL-15233.DWG