

SEASIDE™
BLACK BRASS, NICKEL, OLIVE BRONZE, OILY BRONZE OR WHITE FINISH

COORDINATING CEILING FAN
1548R-02 170W Light
1548R-03 170W Light
1548R-04 170W Light
1548R-05 170W Light
1548R-06 170W Light
1548R-07 170W Light
1548R-08 170W Light
1548R-09 170W Light
1548R-10 170W Light
1548R-11 170W Light
1548R-12 170W Light
1548R-13 170W Light
1548R-14 170W Light
1548R-15 170W Light
1548R-16 170W Light
1548R-17 170W Light
1548R-18 170W Light
1548R-19 170W Light
1548R-20 170W Light
1548R-21 170W Light
1548R-22 170W Light
1548R-23 170W Light
1548R-24 170W Light
1548R-25 170W Light
1548R-26 170W Light
1548R-27 170W Light
1548R-28 170W Light
1548R-29 170W Light
1548R-30 170W Light
1548R-31 170W Light
1548R-32 170W Light
1548R-33 170W Light
1548R-34 170W Light
1548R-35 170W Light
1548R-36 170W Light
1548R-37 170W Light
1548R-38 170W Light
1548R-39 170W Light
1548R-40 170W Light
1548R-41 170W Light
1548R-42 170W Light
1548R-43 170W Light
1548R-44 170W Light
1548R-45 170W Light
1548R-46 170W Light
1548R-47 170W Light
1548R-48 170W Light
1548R-49 170W Light
1548R-50 170W Light
1548R-51 170W Light
1548R-52 170W Light
1548R-53 170W Light
1548R-54 170W Light
1548R-55 170W Light
1548R-56 170W Light
1548R-57 170W Light
1548R-58 170W Light
1548R-59 170W Light
1548R-60 170W Light
1548R-61 170W Light
1548R-62 170W Light
1548R-63 170W Light
1548R-64 170W Light
1548R-65 170W Light
1548R-66 170W Light
1548R-67 170W Light
1548R-68 170W Light
1548R-69 170W Light
1548R-70 170W Light
1548R-71 170W Light
1548R-72 170W Light
1548R-73 170W Light
1548R-74 170W Light
1548R-75 170W Light
1548R-76 170W Light
1548R-77 170W Light
1548R-78 170W Light
1548R-79 170W Light
1548R-80 170W Light
1548R-81 170W Light
1548R-82 170W Light
1548R-83 170W Light
1548R-84 170W Light
1548R-85 170W Light
1548R-86 170W Light
1548R-87 170W Light
1548R-88 170W Light
1548R-89 170W Light
1548R-90 170W Light
1548R-91 170W Light
1548R-92 170W Light
1548R-93 170W Light
1548R-94 170W Light
1548R-95 170W Light
1548R-96 170W Light
1548R-97 170W Light
1548R-98 170W Light
1548R-99 170W Light
1548R-100 170W Light

MATCHING LANDSCAPE LIGHTING
1548R-02 170W Light
1548R-03 170W Light
1548R-04 170W Light
1548R-05 170W Light
1548R-06 170W Light
1548R-07 170W Light
1548R-08 170W Light
1548R-09 170W Light
1548R-10 170W Light
1548R-11 170W Light
1548R-12 170W Light
1548R-13 170W Light
1548R-14 170W Light
1548R-15 170W Light
1548R-16 170W Light
1548R-17 170W Light
1548R-18 170W Light
1548R-19 170W Light
1548R-20 170W Light
1548R-21 170W Light
1548R-22 170W Light
1548R-23 170W Light
1548R-24 170W Light
1548R-25 170W Light
1548R-26 170W Light
1548R-27 170W Light
1548R-28 170W Light
1548R-29 170W Light
1548R-30 170W Light
1548R-31 170W Light
1548R-32 170W Light
1548R-33 170W Light
1548R-34 170W Light
1548R-35 170W Light
1548R-36 170W Light
1548R-37 170W Light
1548R-38 170W Light
1548R-39 170W Light
1548R-40 170W Light
1548R-41 170W Light
1548R-42 170W Light
1548R-43 170W Light
1548R-44 170W Light
1548R-45 170W Light
1548R-46 170W Light
1548R-47 170W Light
1548R-48 170W Light
1548R-49 170W Light
1548R-50 170W Light
1548R-51 170W Light
1548R-52 170W Light
1548R-53 170W Light
1548R-54 170W Light
1548R-55 170W Light
1548R-56 170W Light
1548R-57 170W Light
1548R-58 170W Light
1548R-59 170W Light
1548R-60 170W Light
1548R-61 170W Light
1548R-62 170W Light
1548R-63 170W Light
1548R-64 170W Light
1548R-65 170W Light
1548R-66 170W Light
1548R-67 170W Light
1548R-68 170W Light
1548R-69 170W Light
1548R-70 170W Light
1548R-71 170W Light
1548R-72 170W Light
1548R-73 170W Light
1548R-74 170W Light
1548R-75 170W Light
1548R-76 170W Light
1548R-77 170W Light
1548R-78 170W Light
1548R-79 170W Light
1548R-80 170W Light
1548R-81 170W Light
1548R-82 170W Light
1548R-83 170W Light
1548R-84 170W Light
1548R-85 170W Light
1548R-86 170W Light
1548R-87 170W Light
1548R-88 170W Light
1548R-89 170W Light
1548R-90 170W Light
1548R-91 170W Light
1548R-92 170W Light
1548R-93 170W Light
1548R-94 170W Light
1548R-95 170W Light
1548R-96 170W Light
1548R-97 170W Light
1548R-98 170W Light
1548R-99 170W Light
1548R-100 170W Light

fire suppression system note: NFPA 13D SYSTEM

ENTIRE BUILDING TO BE 100% FIRE SUPPRESSED
FIRE PROTECTION CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL

BEFORE THE INSTALLATION OF AN AUTOMATIC SPRINKLER SYSTEM, PLANS SHALL BE SUBMITTED AND APPROVED BY THE FIRE MARSHAL. A LISTING OF THREE (3) SETS OF COMPLETE SPRINKLER PLANS SHALL BE SUBMITTED. TWO (2) SETS WILL BE RETURNED BY THE FIRE DEPARTMENT AND ALL OTHERS WILL BE RETURNED TO THE SPRINKLER CONTRACTOR. THE SPRINKLER SYSTEM SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 13D AND ALL LOCAL ORDINANCES.

note:
FRANK SALAMONE ARCHITECT SHALL ACT AS THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.

note:
FIRE & SMOKE ALARMS TO COMPLY WITH SECTION 907.10

note:
PROVIDE EXTERIOR KICK BOX VERIFY LOCATION W/ FIRE MARSHAL

wall types:

1 DENOTES 2 x 4 WOOD STUD WALLS w/ ONE LAYER OF 1/2" GYPSUM WALL BOARD EA. SIDE

2 DENOTES 2 x 4 WOOD STUD WALLS w/ ONE LAYER OF 1/2" GYPSUM WALL BOARD EA. SIDE

building data

LOCAL AGENCY: CITY OF ROCHESTER HILLS
RECEIVED: 03/29/2020
ROCHESTER HILLS DR
ROCHESTER HILLS MI 48068

REFERENCE CODES:
209 MICHIGAN BUILDING CODE WITH STATE AMENDMENTS
209 MICHIGAN PLUMBING CODE WITH STATE AMENDMENTS
209 MICHIGAN MECHANICAL CODE WITH STATE AMENDMENTS
209 MICHIGAN ELECTRICAL CODE WITH STATE AMENDMENTS
MICHIGAN ENERGY CODE ANR486 2017

BUILDING AREA:
LIVING AREA: 3,360 SQ. FT.
PORCH/PATIO: 534 SQ. FT.
GARAGE: 534 SQ. FT.
TOTAL: 4,428

USE GROUP: (CHAPTER 3)
R-4 (RESIDENTIAL) - CONDITION 1 U (UTILITY) - BATH & GARAGE

PROPOSED USE: GROUP HOME

CONSTRUCTION TYPE (CHAPTER 6):
V8 (NON-COMBUSTIBLE)

OCCUPANT LOAD: (PER TABLE 1004.1)
RESIDENTIAL 1 PER 200 GROSS SQUARE FEET
6,826 / 200 = 34 OCCUPANTS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 3 EXITS

TABLE 603.3
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY FOR SPRINKLED BUILDINGS

EXIT ENCLOSURES AND EXIT PASSAGEWAYS CLASS A
CORRIDORS CLASS A
OTHER EXITWAYS CLASS B
ROOFS AND ENCLOSED SPACES CLASS B

TABLE 603.4
FIRE RESISTANCE RATINGS OF BUILDING ELEMENTS

STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, AND TRUSSES 0 HOUR
EXTERIOR 0 HOUR
INTERIOR 0 HOUR
NONBEARING WALLS EXTERIOR 0 HOUR
INTERIOR 0 HOUR
FLOOR CONSTRUCTION INCLUDING SUPPORT BEAMS AND JOISTS 0 HOUR
ROOF CONSTRUCTION INCLUDING SUPPORT BEAMS AND JOISTS 0 HOUR

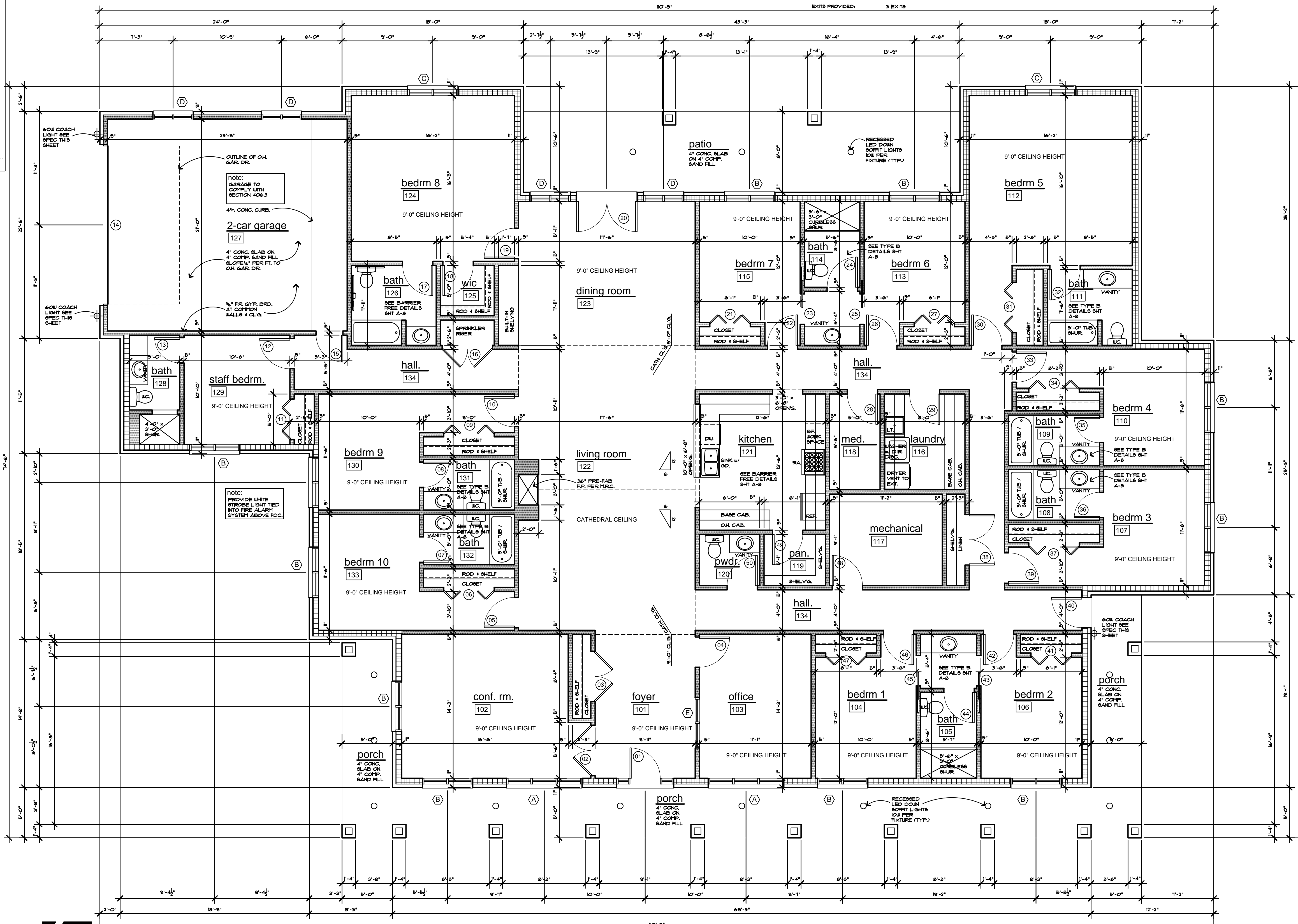
allowable area:

Type VB Construction:
ALLOWABLE AREA PER IBC: TABLE 506.2, 508 - 1,000 SF.
(R-4) Residential Group
ALLOWABLE AREA CALCULATION:
FIRE AREA: 6,216 SQUARE FEET

NOTE:
FIRE AREA IS UNDER ALLOWABLE AREA.

legend

(X) SEE DOOR SCHEDULE SHEET A-1
(XXX) SEE ROOM FINISH SCHEDULE SHEET A-1
(X) SEE WINDOW SCHEDULE SHEET A-1



North
floor plan 6,826 sq. ft.

Frank Salamone Architect
architects
engineers
planners

48701 Hayes rd
shelby, mi 48315
586.532.0091

fsal@frankarchitect.com

Date Issued:

Revised: 09/29/20
Bid Docs: 03/05/20
S.P.A. 11/06/19

Project:
Proposed
Group Home for:
Grace Properties, L.L.C.
184 Crooks Road
Rochester Hills, MI

Client:
Grace Properties, L.L.C.
Walnut Creek Dr.
Macomb Twp., MI 48044
(248) 568-7194

Sheet Title:
FLOOR PLAN

Project Number:
R19-216

Drawn By:
JFN

Checked By:
F.S.

Issue:

□ preliminary
■ construction
□ record

Sheet Number:

PLANT SCHEDULE:

DECIDUOUS TREES				
Code	Qty	Scientific Name	Common Name	Size
AS	3	<i>Acer saccharum</i>	Sugar Maple	2" cal
CO	3	<i>Carya ovata</i>	Shagbark Hickory	2" cal
FG	3	<i>Ficus grandifolia</i>	American Beech	2" cal
LT	2	<i>Liriodendron tulipifera</i>	Tulip Tree	2" cal
QA	2	<i>Quercus alba</i>	White Oak	2" cal
OM	2	<i>Quercus macrocarpa</i>	Bur Oak	2" cal
OP	6	<i>Quercus palustris</i>	Pin Oak	2" cal
TA	2	<i>Tilia americana 'McKsentry'</i>	American Sentry Linden	2" cal

ORNAMENTAL TREES				
Code	Qty	Scientific Name	Common Name	Size
AC	4	<i>Amelanchier canadensis</i>	Serviceberry	6"
CF	4	<i>Cornus florida l. rubra</i>	Pink Flowering Dogwood	2" cal
MJ	3	<i>Malus x 'Red Jewel'</i>	Red Jewel Crabapple	2" cal
MJ3	1	<i>Malus x 'Red Jewel'</i>	Red Jewel Crabapple	3" cal

EVERGREEN TREES				
Code	Qty	Scientific Name	Common Name	Size
JH	6	<i>Juniperus chinensis 'Hetzl Co.'</i>	Columnar Juniper	4'-5'
PS	1	<i>Pinus strobus</i>	White Pine	10'

DECIDUOUS SHRUBS				
Code	Qty	Scientific Name	Common Name	Size
HP	21	<i>Hydrangea paniculata 'SM#PL0F'</i>	Little Quickfire Hydrangea	5 gal.
RA	80	<i>Rhus aromatica 'Gro-low'</i>	Gro-Low Sumac	12"

EVERGREEN SHRUBS				
Code	Qty	Scientific Name	Common Name	Size
BV	34	<i>Buxus 'Green Velvet'</i>	Green Velvet Boxwood	18"
TM	83	<i>Taxus x media 'Hicksii'</i>	Hicks Yew	24"

GRASSES & PERENNIALS				
Code	Qty	Scientific Name	Common Name	Size
PV	19	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	2 gal.
PA	88	<i>Pennisetum alopecuroides 'Hameln'</i>	Dwarf Fountain Grass	2 gal.
VM	43	<i>Vinca minor</i>	Creeping Myrtle	Flat of 24

TREE REPLACEMENT CALCULATIONS:

REFER TO TREE PLAN BY REICHERT SURVEYING

TOTAL TREES ON SITE	83
TREES WITHIN BUILDING ENVELOPE	3
TREES REMOVED	25
55/80 = 0.688 OR 68.8% SAVED > 40%	
SPECIMEN TREES TO BE REMOVED:	2 MAPLE TREES (68" DBH)
REPLACEMENTS REQUIRED:	50% DBH (34" DBH) = 17 TREES @ 2" Cal
SPECIMEN TREE TO BE SAVED:	3 OAK TREES
TREE CREDITS GRANTED:	3 TREES @ 2" Cal
OTHER TREES TO BE REMOVED:	22 VARYING TREES
REPLACEMENTS REQUIRED:	22 TREES @ 2" Cal
TOTAL NEW TREES REQUIRED:	17 - 3 + 22 = 36 TREES @ 2" Cal

LANDSCAPE & PLANTING NOTES:

ALL TREES TO BE STAKED WITH 6" HARDWOOD OR METAL POSTS PLACED IN UNDISTURBED SOIL. TREE TO BE SECURED TO STAKES WITH GUY CABLE OR ROPE THROUGH 3/4" DIA. HOSE AROUND TRUNK. ALL TREES TO BE FERTILIZED AND MULCHED WITH 4" LAYER OF SHREDDED BARK OVER TREE PIT (DIAMETER 2 TIMES GREATER THAN ROOT BALL).

PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC RIGHT-OF-WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC ROAD. (TREES MUST BE PLANTED AT LEAST 15' AWAY FROM CURB OR ROAD EDGE WHERE THE SPEED LIMIT IS MORE THAN 35 MPH.) SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF

THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY LINES AT A DISTANCE ALONG EACH LINE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION.

ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHADE AND EVERGREEN TREES MUST BE AT LEAST 15' AWAY FROM THE NEAREST OVERHEAD WIRE. TREES MUST BE PLANTED A MINIMUM OF 5' FROM AN UNDERGROUND UTILITY. UNLESS THE CITY'S LANDSCAPE ARCHITECT REQUIRES A GREATER DISTANCE. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY UNIT NEEDS TO INSPECT ALL TREES. EXISTING OR PLANTED. TO IDENTIFY ANY THAT POSE A HAZARD TO THE SAFE USE OF THE PUBLIC RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE, AND POSSIBLY REPLACE, ANY SUCH TREES. THE ABOVE REQUIREMENTS ARE INCORPORATED INTO THE PLAN.

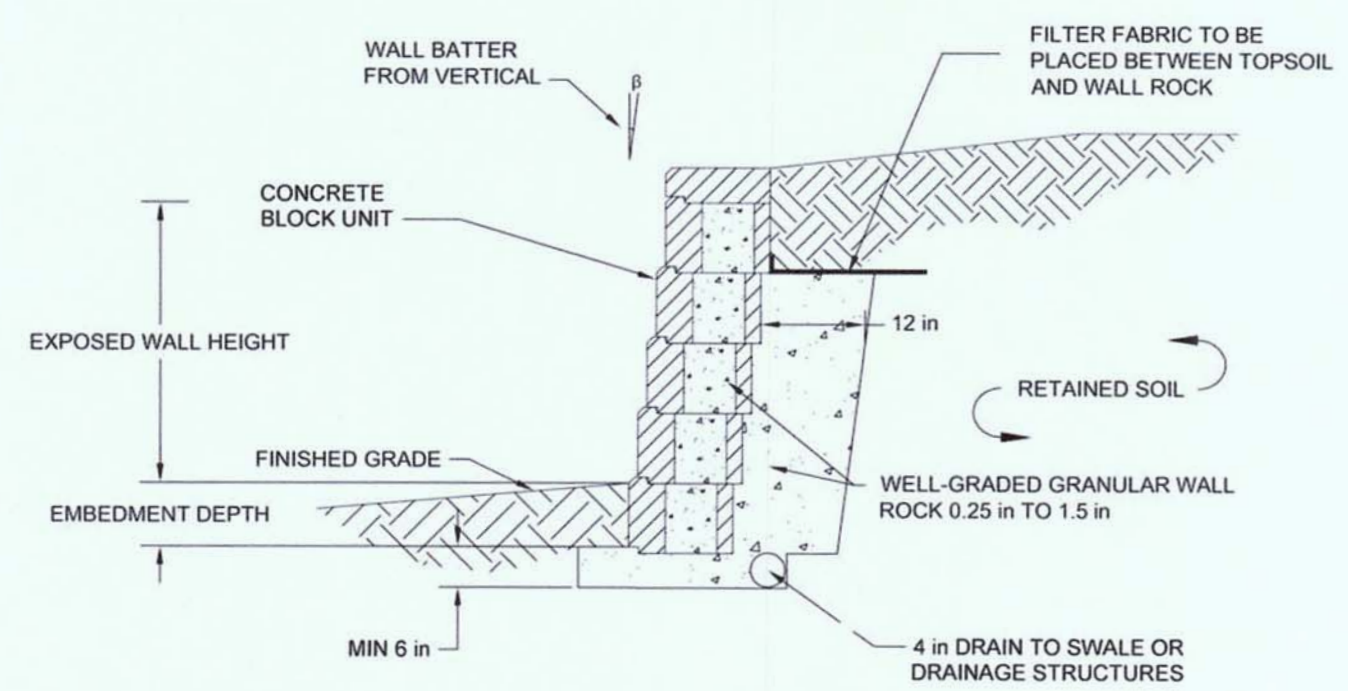
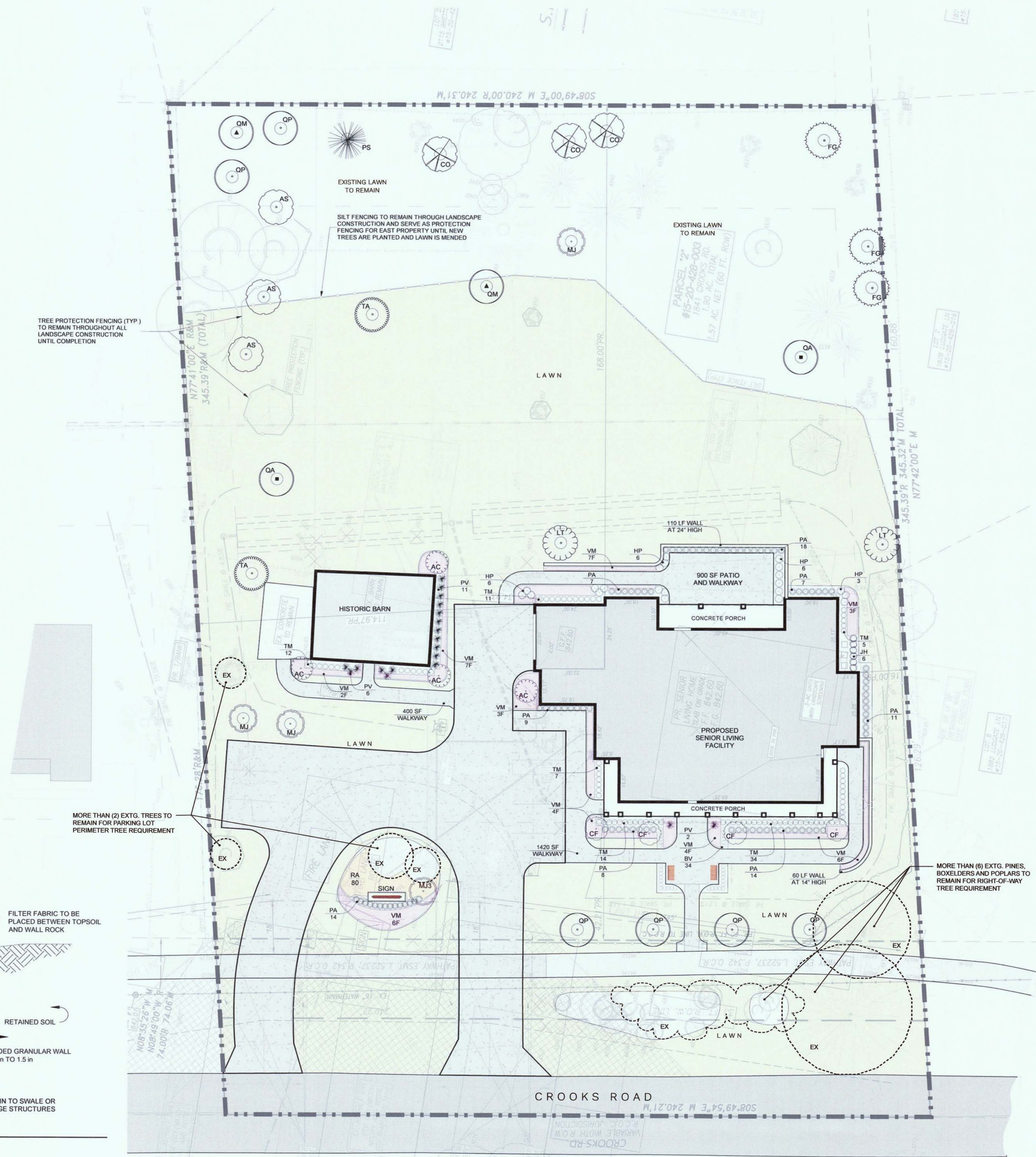
PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPE PLANTINGS.

LANDSCAPE MAINTENANCE REQUIREMENTS:

ROCHESTER HILLS ZONING ORDINANCE | SECTION 138-12.109

THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING, AS FOLLOWS:

- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
- PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION. ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
- ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.
- THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFORESAID PROCEDURES ANY REVISIONS TO OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 138-12.109 WILL PLACE THE PARCEL IN NON-COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THIS ORDINANCE.
- IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.



TYP. RETAINING WALL DETAIL
NOT TO SCALE



Irrigation

Symbol	Description	Pressure	Flow	Radius
Sprinklers				
●	Rain Bird 10H - 1804	30 psi	0.79 gpm	10 ft
●	Rain Bird 10H - 1812	30 psi	0.79 gpm	10 ft
●	Rain Bird 10Q	30 psi	0.39 gpm	10 ft
●	Rain Bird 10-VAN 180 - 1804	30 psi	1.45 gpm	10 ft
●	Rain Bird 15H - 1804	30 psi	1.85 gpm	15 ft
●	Rain Bird 15Q - 1804	30 psi	0.92 gpm	15 ft
■	Rain Bird 15SST - 1804	30 psi	1.21 gpm	30 x 4 ft
●	Rain Bird 5000-MPR-30-H - 5004-PL-PC	45 psi	2.96 gpm	30 ft
●	Rain Bird 5000-MPR-30-Q - 5004-PL-PC	45 psi	1.4 gpm	30 ft
●	Rain Bird 5000-MPR-35-F - 5004-PL-FC	45 psi	7.58 gpm	35 ft
●	Rain Bird 5000-MPR-35-H - 5004-PL-PC	45 psi	3.81 gpm	35 ft
●	Rain Bird 5000-MPR-35-Q - 5004-PL-PC	45 psi	1.92 gpm	35 ft

Meters/Pumps

■ 1 inch meter

Backflow Assemblies

⊙ Wilkins 720A - 1"

Irrigation Accessories

▲ Rain Bird ESP-4Me (13 Stations)

Sleeving

— Class 160 2"

— Class 160 2 1/2"

Notes per Rochester Hills ordinances:

Watering to occur between 12am and 5am.

Irrigation spray is not prohibited over or on public pathways.

Green Giant Services
52759 Lembke Drive
Shelby Twp., MI 48315
1-888-411-LAWN



SHEET DESCRIPTION:
Irrigation Design

PROJECT:
Barns Senior Living

REVISIONS:
2/2/2021

DATE: 12/22/2020

JOB NUMBER:
122220

DRAWN BY:
P.B.

CHECKED BY:
P.B.

SCALE:
1" = 20'

SHEET:
1 of 1

