

# Priya Living

## Rochester Hills, Michigan

### New Independent Living Community

#### DRAWING SCHEDULE

- A-000 | Cover Sheet, General Info, & Site Plan
- A-101 | Floor Plans & Elevations
- A-102 | Floor Plans & Elevations
- A-201 | Enlarged Elevations
- A-301 | Exterior Perspectives

#### PROJECT DATA

##### GENERAL INFORMATION

GROSS FLOOR AREA	219,000 SF
TOTAL UNIT COUNT	172 Units
OCCUPANCY CLASSIFICATION	R-2 (Buildings A & C) A-2 [primary] R-2, A-3 (Building B)
CONSTRUCTION TYPE	Type V-A
SPRINKLER COVERAGE	Fully Sprinklered

##### APPLICABLE BUILDING CODES

BUILDING CODE	MICHIGAN BUILDING CODE 2015
ACCESSIBILITY CODE(S)	ICC ANSI A117.1-2009 ADA 2010 FOR PUBLIC ACCESS AREAS

##### NOTES:

- a. FOOD SERVICE PORTIONS SHALL COMPLY WITH LOCAL ENVIRONMENTAL HEALTH AND SANITATION CODES.
- b. CIVIL & LANDSCAPE DESIGN WILL COMPLY WITH ZONING ORDINANCES & PLAN REVIEW COMMENTS

BUILDINGS A & C	ALLOWABLE	ACTUAL
FIRST FLOOR AREA	44,040 SF MAX.	40,500 SF
SECOND FLOOR AREA	44,040 SF MAX.	40,500 SF
TOTAL FLOOR AREA	88,080 SF MAX.	81,000 SF
BUILDING HEIGHT	70' MAX.	28'

BUILDING B	ALLOWABLE	ACTUAL
FIRST FLOOR AREA	41,285 SF MAX.	40,000 SF
SECOND FLOOR AREA	41,285 SF MAX.	17,000 SF
TOTAL FLOOR AREA	82,570 SF MAX.	57,000 SF
BUILDING HEIGHT	70' MAX.	28'

NOTE: BUILDING HEIGHT ABOVE GRADE FOR ALL BUILDINGS IS 70' MAX.

ALL ROOFTOP MECHANICAL EQUIPMENT TO BE SCREENED FROM VIEWS FROM EXTERIOR OF LOT

##### ALLOWABLE AREA DETERMINATION

506.2.3 SINGLE OCCUPANCY, MULTI STORY BUILDINGS (BUILDINGS A & C)	$A_a = [A + (NS \times h)] \times S_a$ $A_a = [36,000 + (12,000 \times .67)] \times 2$ $A_a = 88,080 SF$
506.2.4 MIXED-OCCUPANCY, NON-SEPARATED MULTI STORY BUILDINGS - PER FLOOR - (BUILDING B)	$A_a = [A + (NS \times h)]$ $A_a = [34,500 + (11,500 \times .59)]$ $A_a = 41,285 SF$

##### NOTES:

- a. FOR MIXED OCCUPANCY MULTI STORY BUILDINGS  
TOTAL ALLOWABLE AREA = 41,860 SF x 2 STORIES = 83,720 SF
- b. SEE FRONTAGE AREA DIAGRAMS FOR  $I_i$  CALCULATION

#### ZONING DATA

FAÇADE TRANSPARENCY	REQUIRED	ACTUAL
GROUND FLOOR RESIDENTIAL USES*	25% MIN.	26.4%
UPPER FLOOR RESIDENTIAL USES	20% MIN.	27.6%

BUILDING MATERIALS	REQUIRED	ACTUAL
PRIMARY BUILDING MATERIALS	60% MIN.	100%
ACCENT BUILDING MATERIALS**	40% MAX.	0%

- \* All spaces in the building are incidental and accessory to the residential use
- \*\* Planning commission to confirm that, being a durable & low maintenance building material, which matches the appearance of natural materials, fiber cement siding may be considered a primary building material.

##### PRIMARY BUILDING MATERIALS

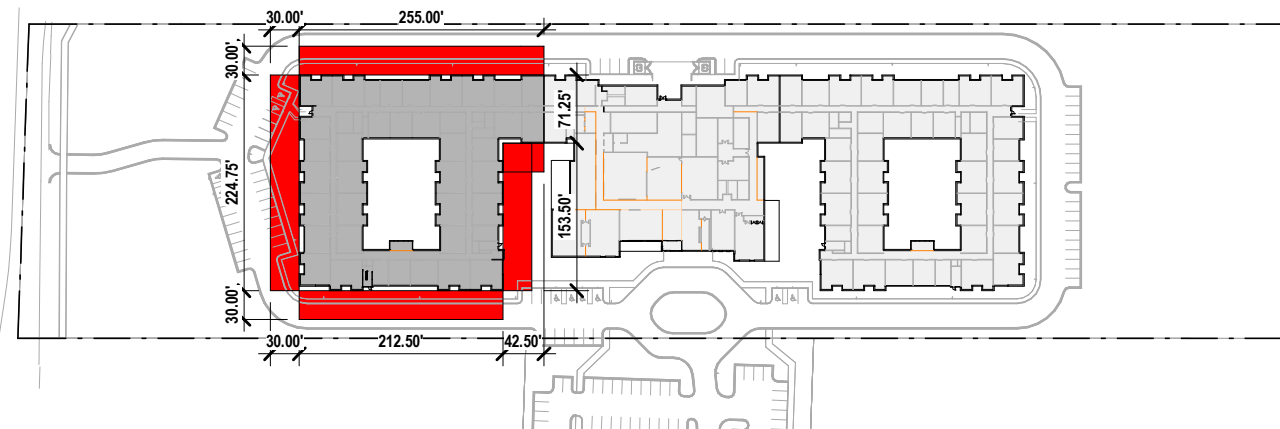
MASONRY	47%
FIBER CEMENT - LAP SIDING	42%
FIBER CEMENT - PANELS	12%

#### 3 FRONTAGE AREA DIAGRAMS

1" = 200'-0"

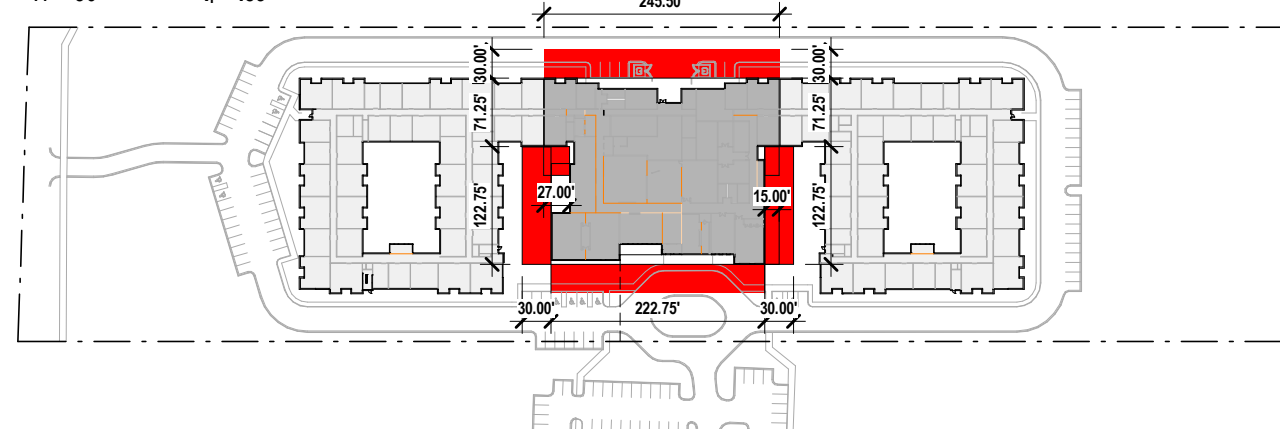
##### BUILDING A

VARIABLES	FRONTAGE INCREASE FACTOR
F = 888.25'	$I_i = [F / P - 25] W / 30$
P = 959.50'	$I_i = [888.25 / 959.50 - 25] 30 / 30$
W = 30'	$I_i = .67$



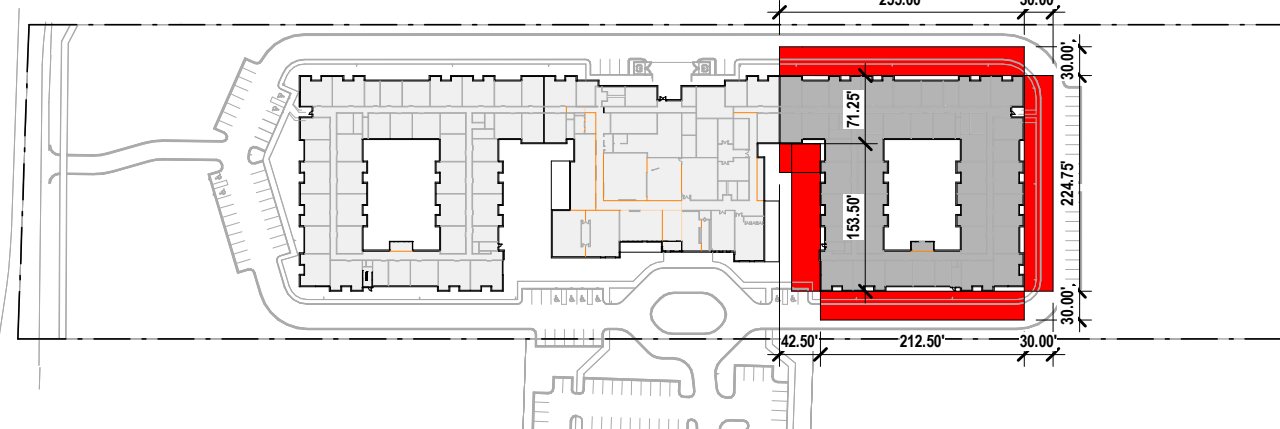
##### BUILDING B

VARIABLES	FRONTAGE INCREASE FACTOR
F = 755.75'	$I_i = [F / P - 25] W / 30$
P = 959.25'	$I_i = [755.75 / 959.25 - 25] 30 / 30$
W = 30'	$I_i = .59$



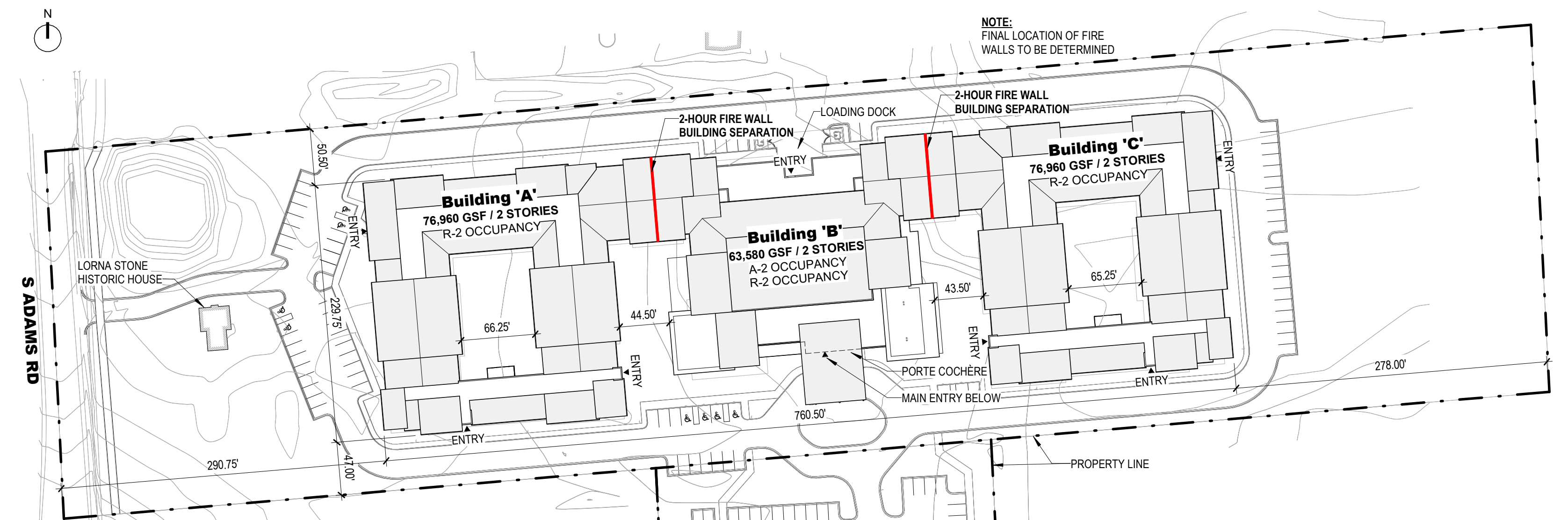
##### BUILDING C

VARIABLES	FRONTAGE INCREASE FACTOR
F = 888.25'	$I_i = [F / P - 25] W / 30$
P = 959.50'	$I_i = [888.25 / 959.50 - 25] 30 / 30$
W = 30'	$I_i = .67$



#### 1 SITE PLAN

1" = 80'-0"

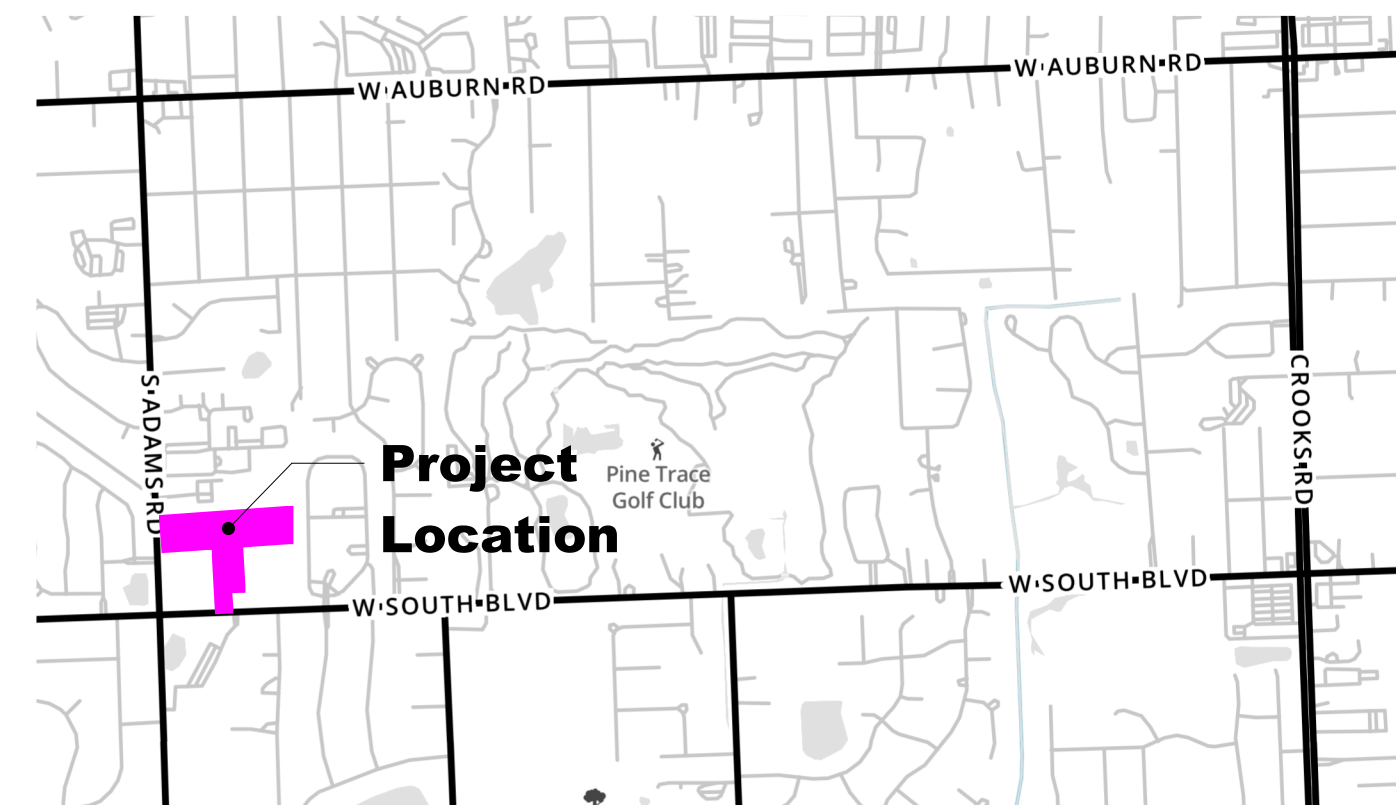


#### UNIT MATRIX

Unit Type	Qty
Studio	13
1 Bed / 1 Bath	36
1 Bed Delux	53
2 Bed / 2 Bath	70
<b>172 Total Units</b>	

#### 2 VICINITY MAP

12" = 1'-0"



PRELIMINARY SUBMISSION: 4/20/2021  
RESUBMISSION: 7/20/2021

**PERKINS — EASTMAN**

The Rookery Building  
209 South LaSalle Street, #400  
Chicago, IL 60604  
T. +1 312.755.1200



PRIYALIVING

SCHEMATIC DESIGN

CITY FILE #21-001, SECTION #31  
NOT FOR CONSTRUCTION



# Priya Living

## Rochester Hills, Michigan

### New Independent Living Community

#### DRAWING SCHEDULE

- A-000 | Cover Sheet, General Info, & Site Plan
- A-101 | Floor Plans & Elevations
- A-102 | Floor Plans & Elevations
- A-201 | Enlarged Elevations
- A-301 | Exterior Perspectives

#### PROJECT DATA

##### GENERAL INFORMATION

GROSS FLOOR AREA	219,000 SF
TOTAL UNIT COUNT	172 Units
OCCUPANCY CLASSIFICATION	R-2 (Buildings A & C) A-2 [primary] R-2, A-3 (Building B)
CONSTRUCTION TYPE	Type V-A
SPRINKLER COVERAGE	Fully Sprinklered

##### APPLICABLE BUILDING CODES

BUILDING CODE	MICHIGAN BUILDING CODE 2015
ACCESSIBILITY CODE(S)	ICC ANSI A117.1-2009 ADA 2010 FOR PUBLIC ACCESS AREAS

##### NOTES:

- a. FOOD SERVICE PORTIONS SHALL COMPLY WITH LOCAL ENVIRONMENTAL HEALTH AND SANITATION CODES.
- b. CIVIL & LANDSCAPE DESIGN WILL COMPLY WITH ZONING ORDINANCES & PLAN REVIEW COMMENTS

BUILDINGS A & C	ALLOWABLE	ACTUAL
FIRST FLOOR AREA	44,040 SF MAX.	40,500 SF
SECOND FLOOR AREA	44,040 SF MAX.	40,500 SF
TOTAL FLOOR AREA	88,080 SF MAX.	81,000 SF
BUILDING HEIGHT	70' MAX.	28'

BUILDING B	ALLOWABLE	ACTUAL
FIRST FLOOR AREA	41,285 SF MAX.	40,000 SF
SECOND FLOOR AREA	41,285 SF MAX.	17,000 SF
TOTAL FLOOR AREA	82,570 SF MAX.	57,000 SF
BUILDING HEIGHT	70' MAX.	28'

**NOTE:**  
\*BUILDING HEIGHT ABOVE GRADE PLANE IS 70' PER TABLE 504.3, AND 30' PER ZONING

ALL ROOFTOP MECHANICAL EQUIPMENT TO BE SCREENED FROM VIEWS FROM EXTERIOR OF LOT

##### ALLOWABLE AREA DETERMINATION

506.2.3 SINGLE OCCUPANCY, MULTI STORY BUILDINGS (BUILDINGS A & C)

$$A_a = [A_s + (NS \times h)] \times S_a$$

$$A_a = [36,000 + (12,000 \times .67)] \times 2$$

$$A_a = 88,080 \text{ SF}$$

506.2.4 MIXED-OCCUPANCY, NON-SEPARATED MULTI STORY BUILDINGS - PER FLOOR - (BUILDING B)

$$A_a = [A_s + (NS \times h)]$$

$$A_a = [34,500 + (11,500 \times .59)]$$

$$A_a = 41,285 \text{ SF}$$

##### NOTES:

- a. FOR MIXED OCCUPANCY MULTI STORY BUILDINGS  
TOTAL ALLOWABLE AREA = 41,860 SF x 2 STORIES = 83,720 SF
- b. SEE FRONTAGE AREA DIAGRAMS FOR  $I_i$  CALCULATION

#### ZONING DATA

FAÇADE TRANSPARENCY	REQUIRED	ACTUAL
GROUND FLOOR RESIDENTIAL USES*	25% MIN.	26.4%
UPPER FLOOR RESIDENTIAL USES	20% MIN.	27.6%
BUILDING MATERIALS	REQUIRED	ACTUAL
PRIMARY BUILDING MATERIALS	60% MIN.	100%
ACCENT BUILDING MATERIALS**	40% MAX.	0%

\* All spaces in the building are incidental and accessory to the residential use

\*\* Planning commission to confirm that, being a durable & low maintenance building material, which matches the appearance of natural materials, fiber cement siding may be considered a primary building material.

##### PRIMARY BUILDING MATERIALS

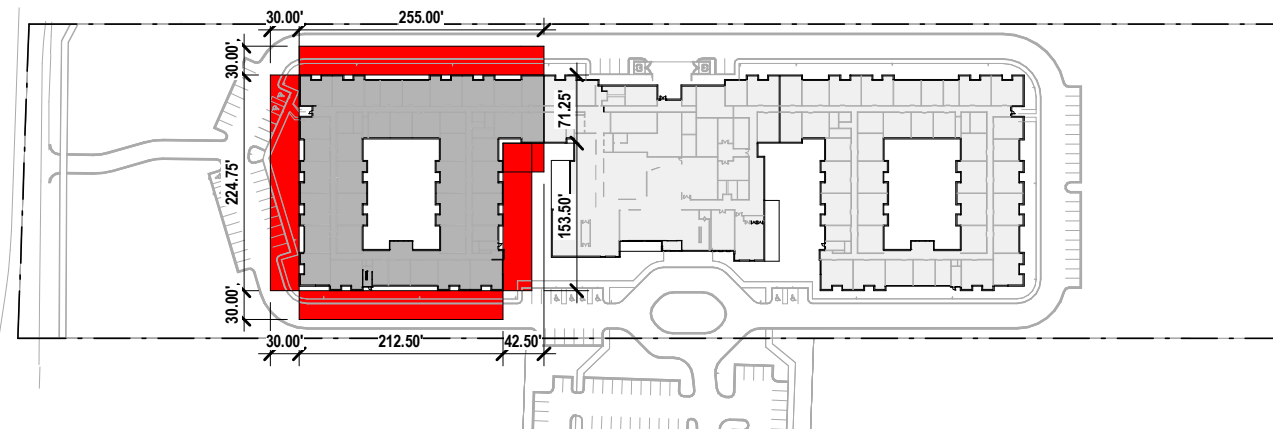
MASONRY	47%
FIBER CEMENT - LAP SIDING	42%
FIBER CEMENT - PANELS	12%

#### 3 FRONTAGE AREA DIAGRAMS

1" = 200'-0"

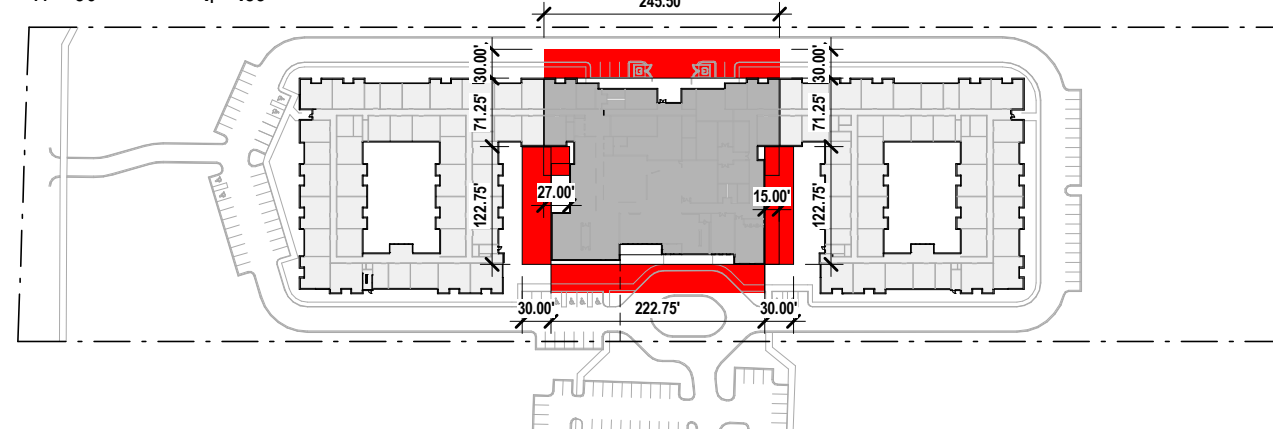
##### BUILDING A

VARIABLES	FRONTAGE INCREASE FACTOR
F = 888.25'	$I_i = [F / P - 25] W / 30$
P = 959.50'	$I_i = [888.25 / 959.50 - 25] 30 / 30$
W = 30'	$I_i = .67$



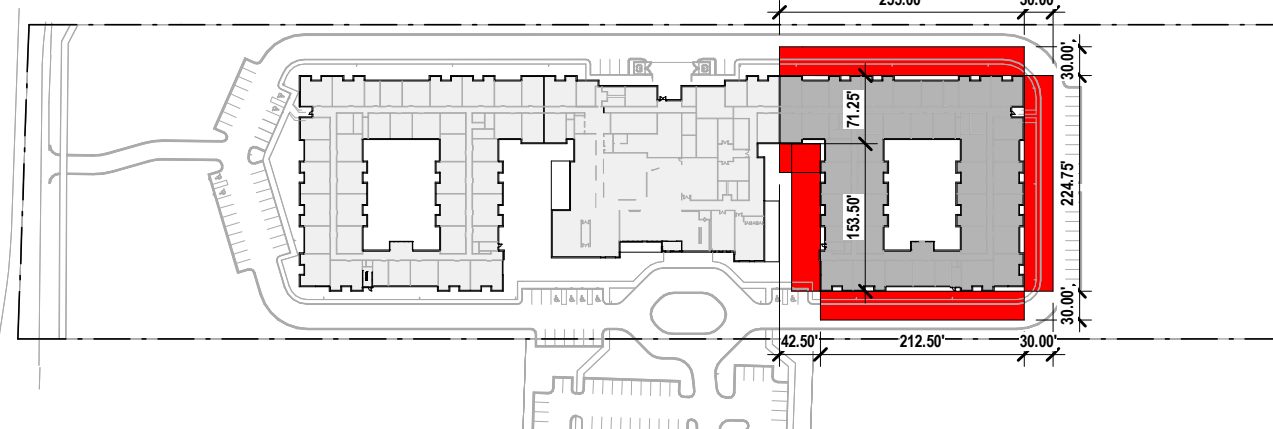
##### BUILDING B

VARIABLES	FRONTAGE INCREASE FACTOR
F = 755.75'	$I_i = [F / P - 25] W / 30$
P = 959.25'	$I_i = [755.75 / 959.25 - 25] 30 / 30$
W = 30'	$I_i = .59$



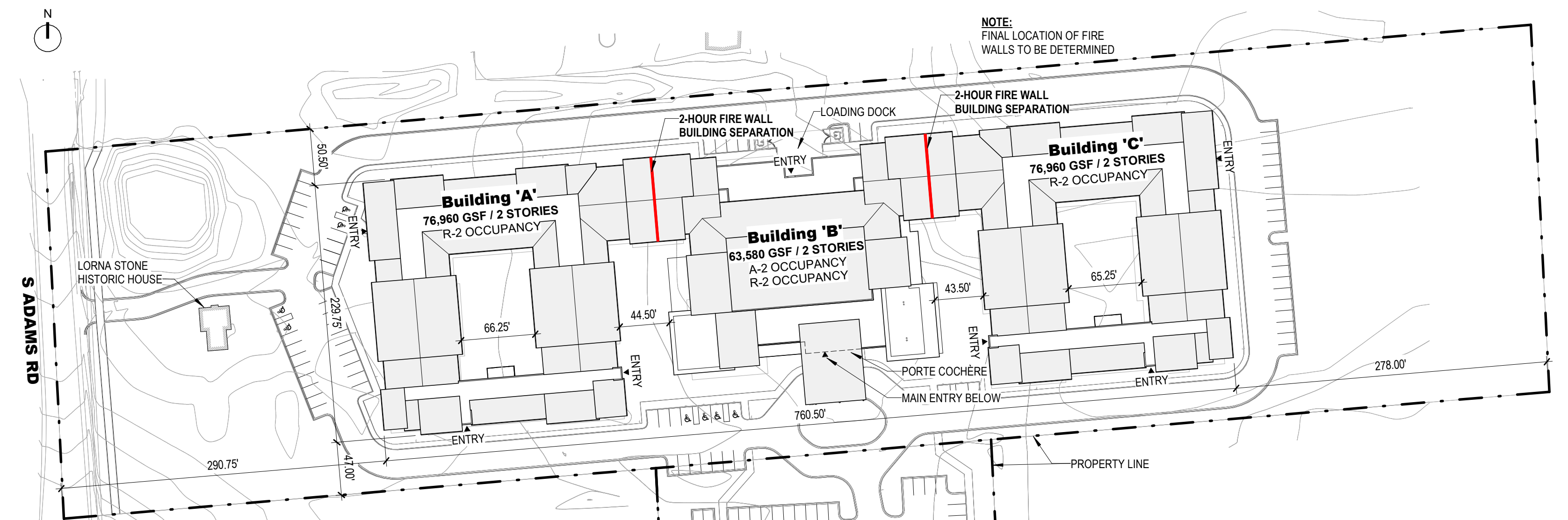
##### BUILDING C

VARIABLES	FRONTAGE INCREASE FACTOR
F = 888.25'	$I_i = [F / P - 25] W / 30$
P = 959.50'	$I_i = [888.25 / 959.50 - 25] 30 / 30$
W = 30'	$I_i = .67$



#### 1 SITE PLAN

1" = 80'-0"

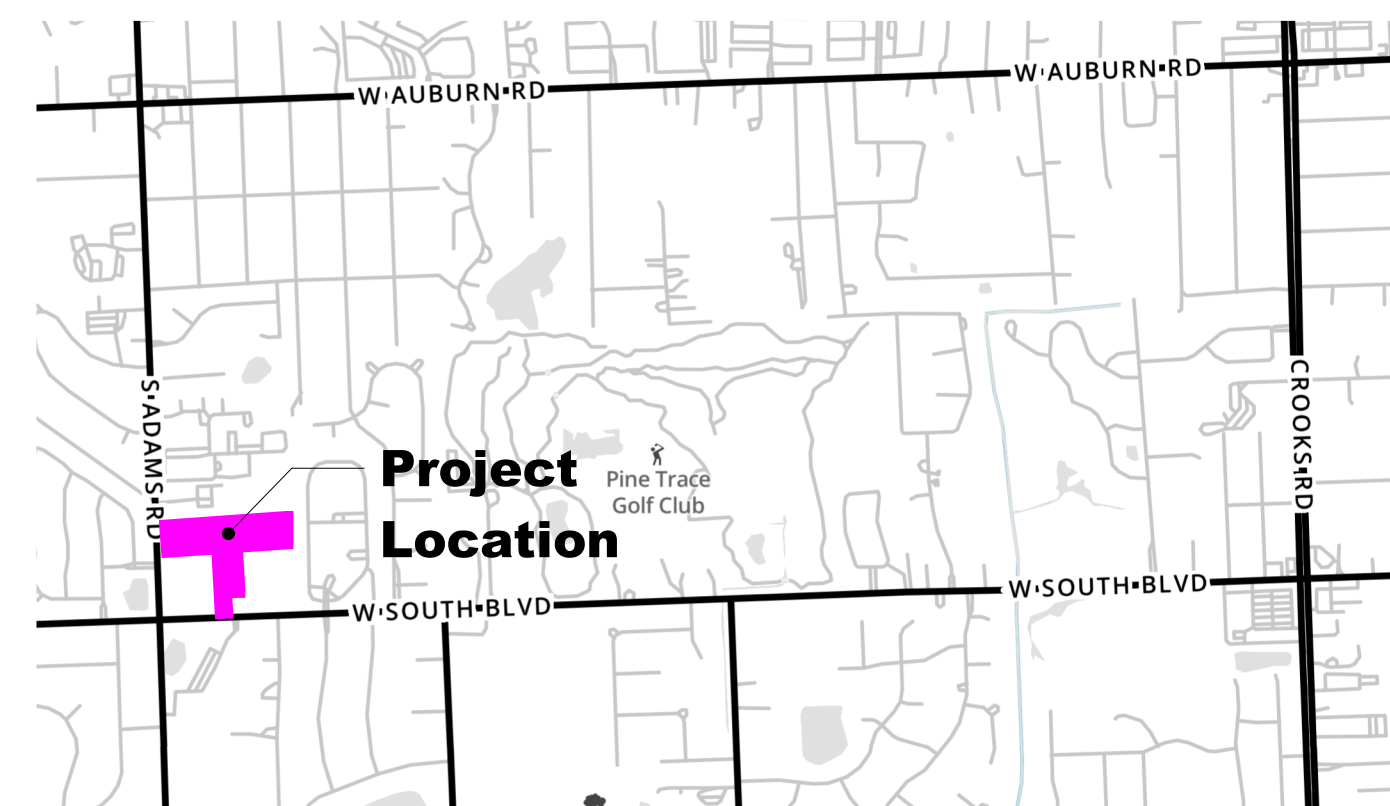


#### UNIT MATRIX

Unit Type	Qty
Studio	13
1 Bed / 1 Bath	36
1 Bed Delux	53
2 Bed / 2 Bath	70
<b>172 Total Units</b>	

#### 2 VICINITY MAP

12" = 1'-0"



PRELIMINARY SUBMISSION: 4/20/2021  
RESUBMISSION: 7/20/2021

**PERKINS — EASTMAN**

The Rookery Building  
209 South LaSalle Street, #400  
Chicago, IL 60604  
T. +1 312.755.1200

SCHEMATIC DESIGN



PRIYALIVING

CITY FILE #21-001, SECTION #31  
NOT FOR CONSTRUCTION





**PRIYALIVING**

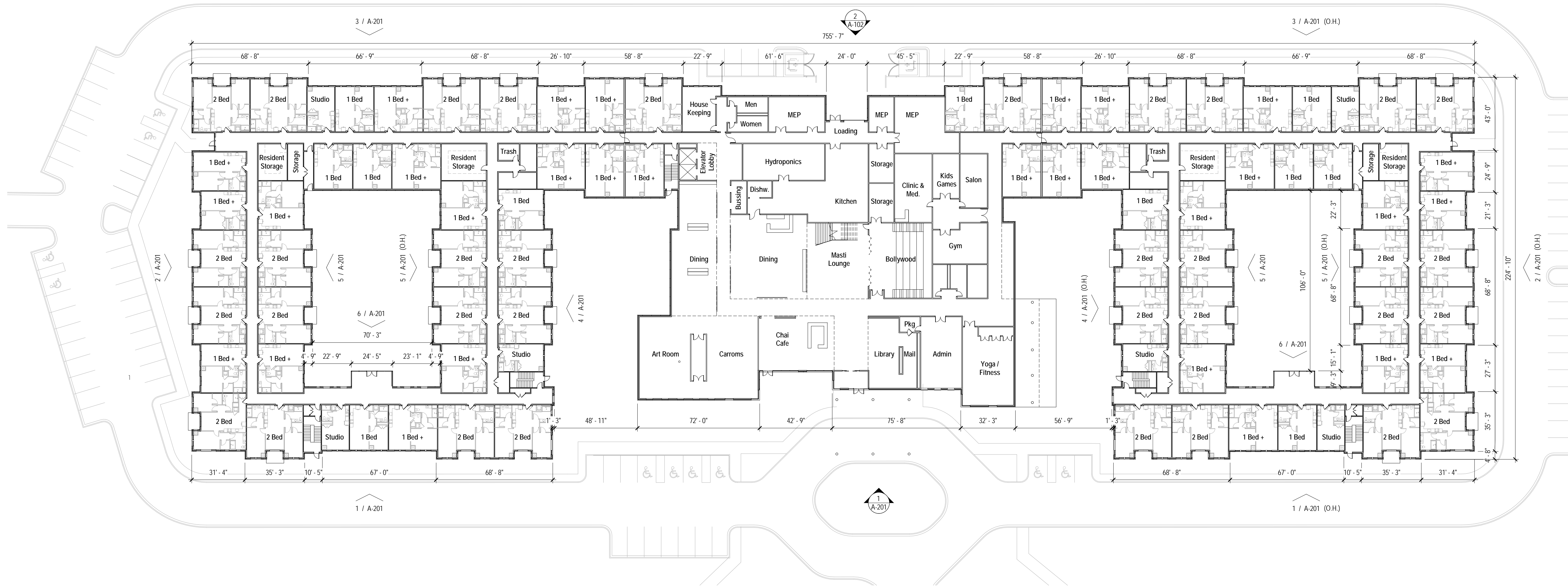
ROCHESTER HILLS, MI

REVISION SCHEDULE:  
PRELIMINARY SUBMISSION: 4/20/2021  
RESUBMISSION: 7/20/2021



2 | SOUTH ELEVATION

1/32" = 1'-0"



1 | FIRST FLOOR PLAN

1/32" = 1'-0"

**FLOOR PLANS & ELEVATIONS**  
SCHEMATIC DESIGN

7/20/2021

PROJECT No: 88140

**A-101**

SCALE: 1/32" = 1'-0"

**PERKINS — EASTMAN**





**PRIYALIVING**

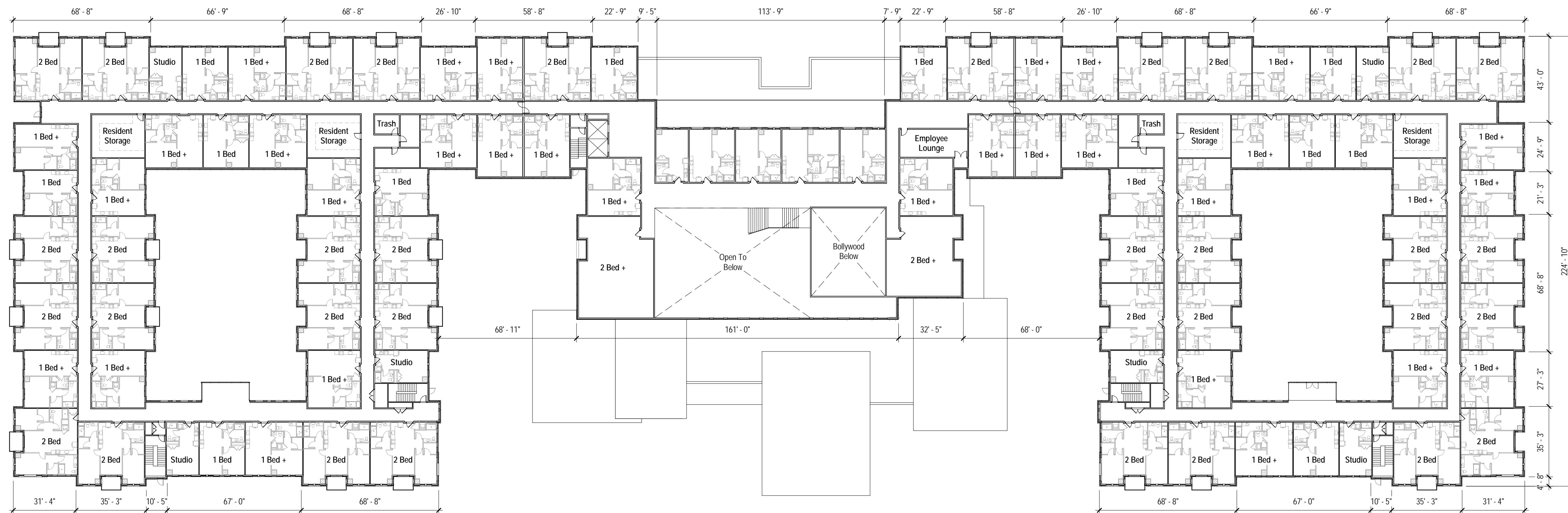
ROCHESTER HILLS, MI

REVISION SCHEDULE:  
PRELIMINARY SUBMISSION: 4/20/2021  
RESUBMISSION: 7/20/2021



2 | NORTH ELEVATION

1/32" = 1'-0"



1 | SECOND FLOOR PLAN

1/32" = 1'-0"

**FLOOR PLANS & ELEVATIONS**  
SCHEMATIC DESIGN

7/20/2021

PROJECT No: 88140

**A-102**

SCALE: 1/32" = 1'-0"

**PERKINS — EASTMAN**

CITY FILE #21-001, SECTION #31  
NOT FOR CONSTRUCTION

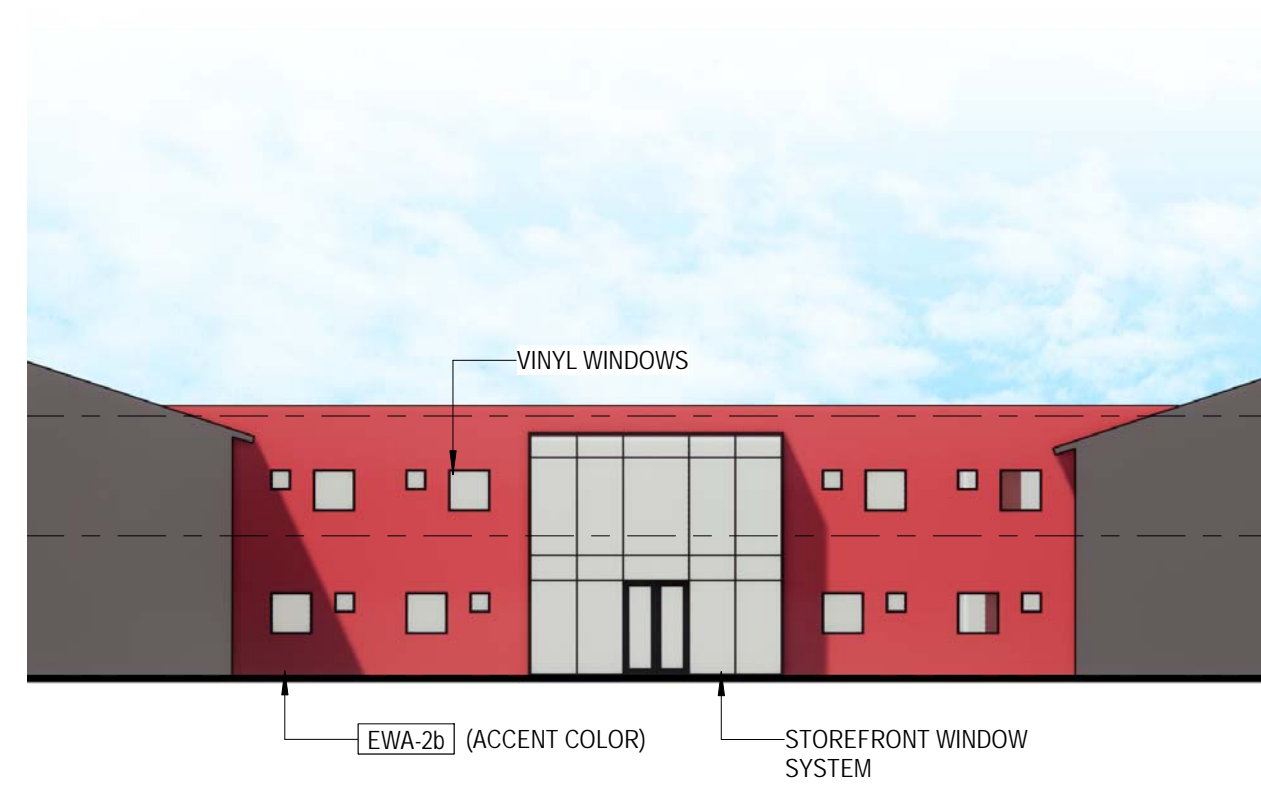




**PRIYALIVING**

ROCHESTER HILLS, MI

REVISION SCHEDULE:  
PRELIMINARY SUBMISSION: 4/20/2021  
RESUBMISSION: 7/20/2021



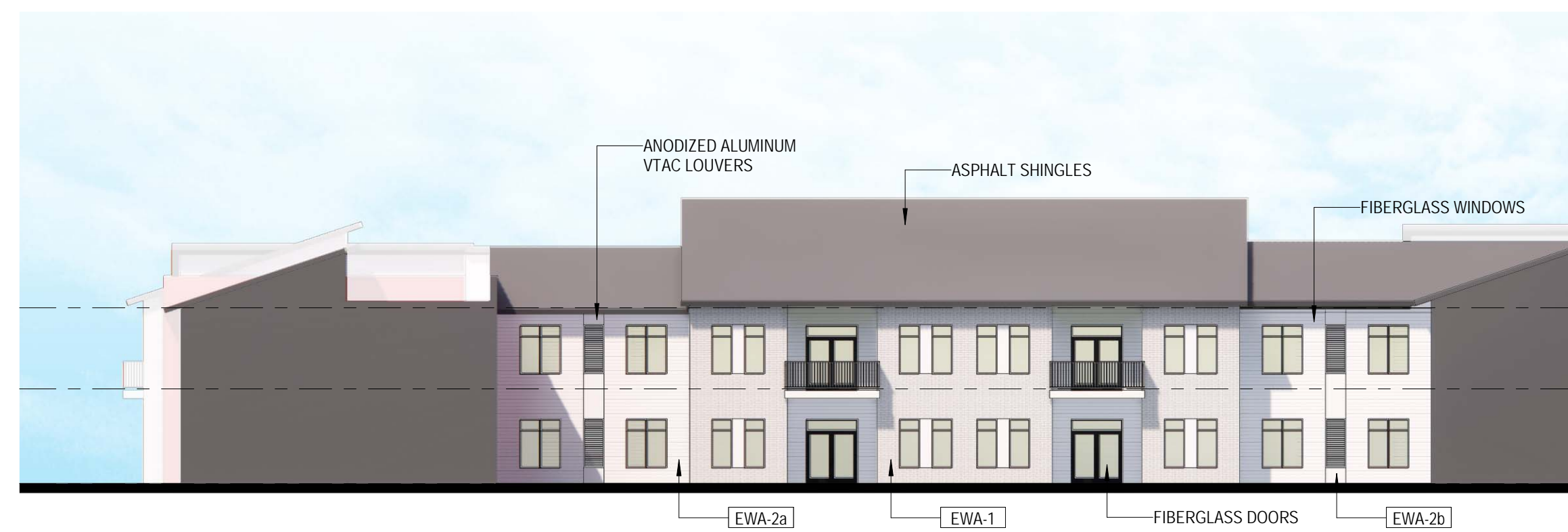
6 | ENCLOSED COURTYARD - ELEVATION 'B'

1/16" = 1'-0"



3 | ENLARGED NORTH ELEVATION

1/16" = 1'-0"



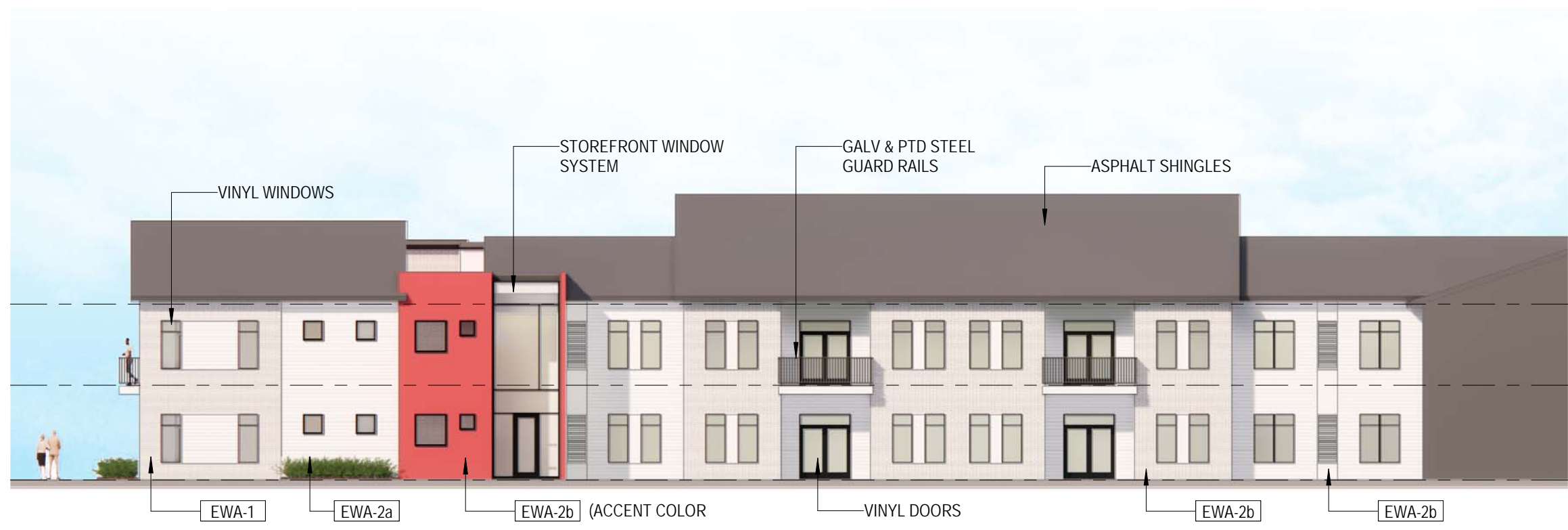
5 | ENCLOSED COURTYARD - ELEVATION 'A'

1/16" = 1'-0"



2 | ENLARGED WEST ELEVATION (EAST ELEVATION OPPOSITE HAND)

1/16" = 1'-0"



4 | OPEN COURTYARD - ELEVATION 'A'

1/16" = 1'-0"



1 | ENLARGED SOUTH ELEVATION

1/16" = 1'-0"

ENLARGED ELEVATIONS  
SCHEMATIC DESIGN

7/20/2021

PROJECT No: 88140

A-201

SCALE: 1/16" = 1'-0"

**PERKINS — EASTMAN**

CITY FILE #21-001, SECTION #31  
NOT FOR CONSTRUCTION





**PRIYALIVING**

ROCHESTER HILLS, MI

REVISION SCHEDULE:  
PRELIMINARY SUBMISSION: 4/20/2021  
RESUBMISSION: 7/20/2021

**EXTERIOR PERSPECTIVES**  
SCHEMATIC DESIGN



4 | EXTERIOR PERSPECTIVE - RESIDENTIAL VIEW



3 | EXTERIOR PERSPECTIVE - DRIVEWAY VIEW



2 | EXTERIOR PERSPECTIVE - COURTYARD VIEW

1/2" = 1'-0"



1 | EXTERIOR PERSPECTIVE - PEDESTRIAN VIEW

7/20/2021

PROJECT No: 88140

**A-301**

SCALE: 1/2" = 1'-0"

**PERKINS — EASTMAN**