# Rocky River Senior Center

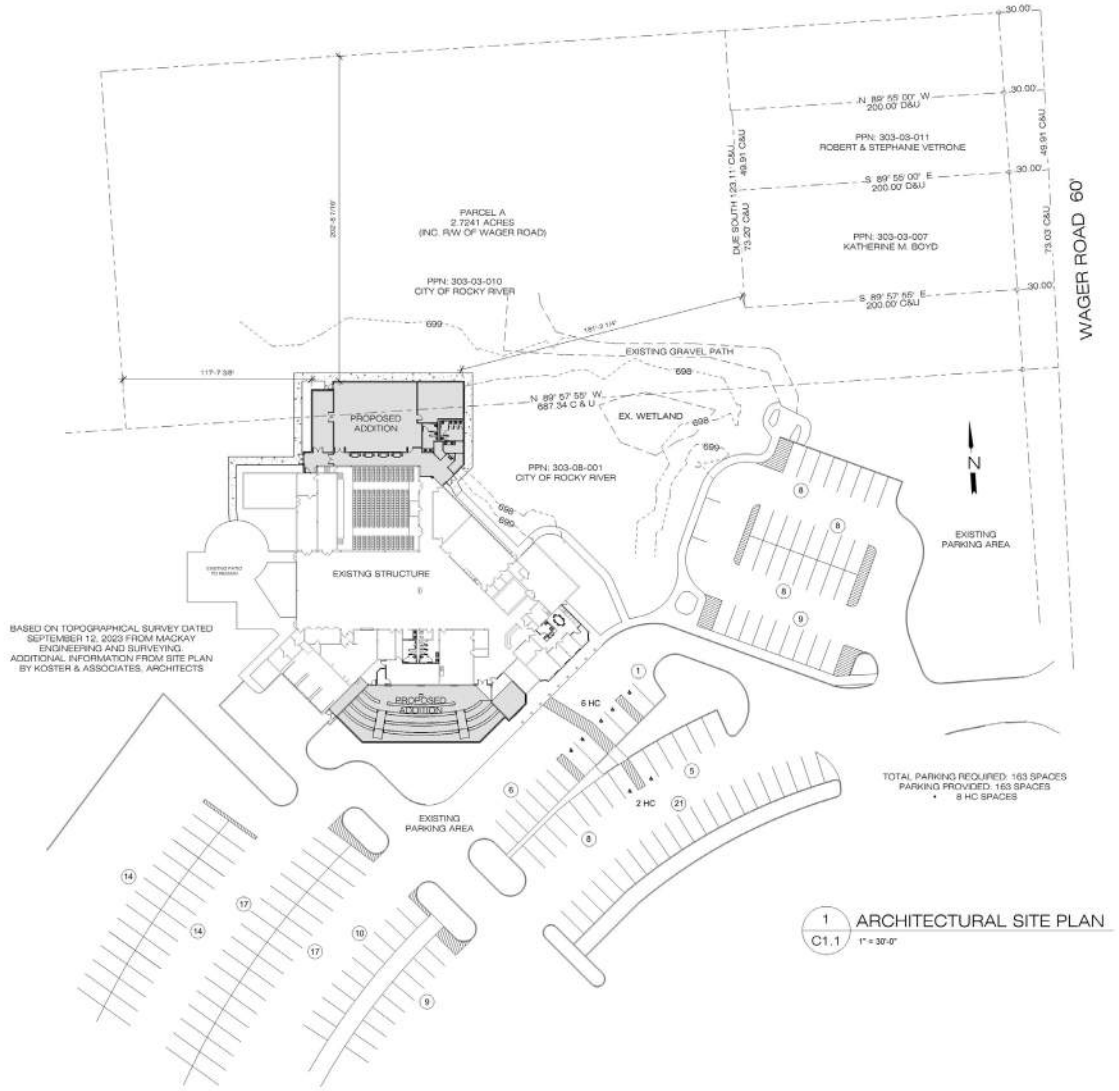
## Gym & Lecture Hall Addition

Planning Commission

March 19, 2024

MAKOVICH & PUSTI ARCHITECTS

ARCHITECTS • INTERIOR DESIGNERS • PLANNERS




1 / C1.1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

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111 FRONT STREET · BEREA OHIO 44017
(440) 891-8910 · www.mpaarc.com

PRELIMINARY
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ADDITION AND UPDATES
ROCKY RIVER SENIOR CENTER
21014 HILLIARD BLVD.
ROCKY RIVER, OHIO 44116

| REV. NO. | PURPOSE | DATE |
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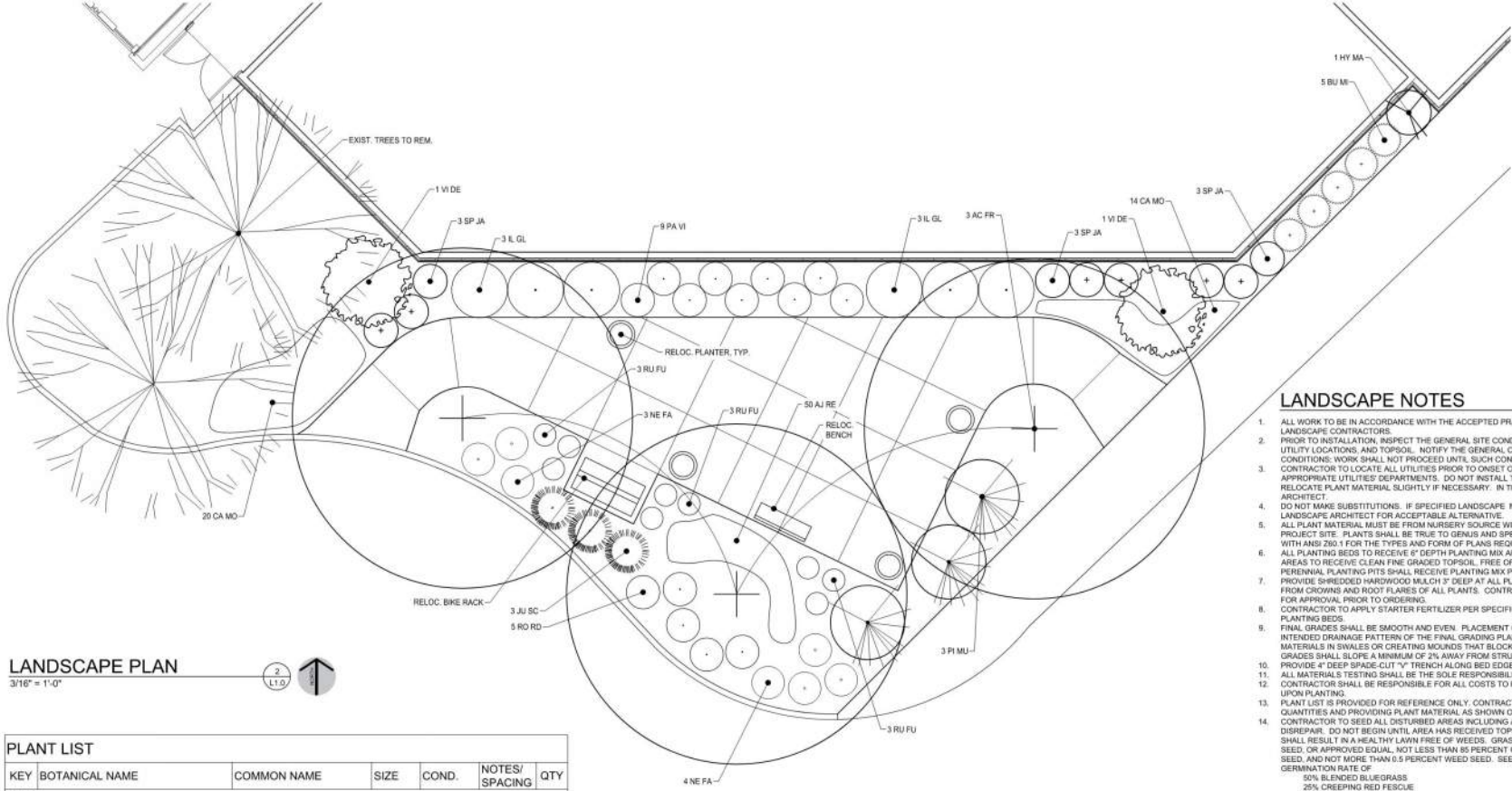
ARCHITECTURAL SITE PLAN

JOB NO. CRR-2023.01

DRAWING NO. C1.1




## LANDSCAPE PLAN

3/16" = 1'-0"

2
L1.0

## LANDSCAPE NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE ACCEPTED PRACTICES OF THE AMERICAN ASSOCIATION OF LANDSCAPE CONTRACTORS.
2. PRIOR TO INSTALLATION, INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATIONS, UTILITY LOCATIONS, AND TOPSOIL. NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS: WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED.
3. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO ONSET OF WORK AND COORDINATE ACCORDINGLY WITH APPROPRIATE UTILITIES' DEPARTMENTS. DO NOT INSTALL TREES WITHIN 4' OF BURIED UTILITY LINES. RELOCATE PLANT MATERIAL SLIGHTLY IF NECESSARY. IN THE CASE OF A CONFLICT, NOTIFY LANDSCAPE ARCHITECT.
4. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT AVAILABLE, CONTACT THE LANDSCAPE ARCHITECT FOR ACCEPTABLE ALTERNATIVE.
5. ALL PLANT MATERIAL MUST BE FROM NURSERY SOURCE WITH A HARDINESS ZONE SIMILAR TO THAT OF THE PROJECT SITE. PLANTS SHALL BE TRUE TO GENUS AND SPECIES AS INDICATED ON THE PLANS, COMPLYING WITH ANSI Z60.1 FOR THE TYPES AND FORM OF PLANS REQUIRED.
6. ALL PLANTING BEDS TO RECEIVE 6" DEPTH PLANTING MIX AFTER FINAL GRADE IS ESTABLISHED. ALL SEEDED AREAS TO RECEIVE CLEAN FINE GRADED TOPSOIL, FREE OF ALL ROCKS AND DELETERIOUS DEBRIS. SHRUB AND PERENNIAL PLANTING PITS SHALL RECEIVE PLANTING MIX PER DETAILS, THIS SHEET.
7. PROVIDE SHREDDED HARDWOOD MULCH 3" DEEP AT ALL PLANTING BEDS, TAKING CARE TO KEEP MULCH AWAY FROM CROWNS AND ROOT FLARES OF ALL PLANTS. CONTRACTOR SHALL SUBMIT MULCH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.
8. CONTRACTOR TO APPLY STARTER FERTILIZER PER SPECIFICATIONS OR APPROVED SIMILAR FOR ALL LAWN AND PLANTING BEDS.
9. FINAL GRADES SHALL BE SMOOTH AND EVEN. PLACEMENT OF PLANTING MATERIALS SHALL NOT AFFECT THE INTENDED DRAINAGE PATTERN OF THE FINAL GRADING PLAN. THIS MAY INCLUDE NOT PLACING PLANT MATERIALS IN SWALES OR CREATING MOUNDS THAT BLOCK THE INTENDED SURFACE DRAINAGE PATTERN. GRADES SHALL SLOPE A MINIMUM OF 2% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED.
10. PROVIDE 4" DEEP SPADE-CUT "V" TRENCH ALONG BED EDGES UNLESS ADJACENT TO PAVEMENT.
11. ALL MATERIALS TESTING SHALL BE THE SOLE RESPONSIBILITY OF CONTRACTOR.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO PROPERLY WATER PLANT MATERIALS IMMEDIATELY UPON PLANTING.
13. PLANT LIST IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND PROVIDING PLANT MATERIAL AS SHOWN ON PLANS.
14. CONTRACTOR TO SEED ALL DISTURBED AREAS INCLUDING ADJACENT EXISTING LAWN AREAS THAT ARE IN DISREPAIR. DO NOT BEGIN UNTIL AREA HAS RECEIVED TOPSOIL AND IS AT FINISHED GRADE. SEEDING WORK SHALL RESULT IN A HEALTHY LAWN FREE OF WEEDS. GRASS SEED SHALL BE FRESH, CLEAN, DRY, NEW-CROP SEED, OR APPROVED EQUAL, NOT LESS THAN 85 PERCENT GERMINATION, NOT LESS THAN 95 PERCENT PURE SEED, AND NOT MORE THAN 0.5 PERCENT WEED SEED. SEED SHALL BE PREMIUM QUALITY MIX WITH QUICK GERMINATION RATE OF
    - 50% BLENDED BLUEGRASS
    - 25% CREEPING RED FESCUE
    - 25% PERENNIAL RYE

    OR APPROVED EQUAL. APPLY AT A RATE OF 5 LBS./1000 SF.

## PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | COND. | NOTES/ SPACING | QTY |
|---|---|---|---|---|---|---|
| TREES | | | | | | |
| AC FR | ACER x FREEMANII 'AUTUMN BLAZE' | AUTUMN BLAZE MAPLE | 2" CAL. | B&B | FULL, MATCHING HEADS | 3 |
| SHRUBS | | | | | | |
| HY MA | HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' | ENDLESS SUMMER HYDRANGEA | 18" HT. | NO. 5 CONT. | 48" O.C. | 1 |
| IL GL | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY HOLLY | 36" HT. | B&B | 60" O.C. | 6 |
| JU SC | JUNIPERUS SCOPULORUM 'BLUE ARROW' | BLUE ARROW JUNIPER | 3' HT. | B&B | | 3 |
| PI MU | PINUS MUGO | MUGHO PINE | 18" HT. | NO.5 CONT. | | 3 |
| RO RD | ROSA 'RED DRIFT' | RED DRIFT ROSE | 15" HT. | NO. 3 CONT. | 36" O.C. | 5 |
| SP JA | SPIRAEA JAPONICA 'GOLDMOUND' | GOLDMOUND JAPANESE SPIRAEA | 12" HT. | NO. 3 CONT. | 30" O.C. | 9 |
| VI DE | VIBURNUM DENTATUM CHICAGO LUSTRE | CHICAGO LUSTRE VIBURNUM | 30" HT. | NO. 5 CONT. | | 2 |
| PERENNIALS AND GRASSES | | | | | | |
| AJ RE | AJUGA REPTANS 'BRONZE BEAUTY' | BRONZE BEAUTY BUGLEWEED | 8" SQUAT | CONT. | 12" O.C. | 50 |
| CA MO | CAREX MORROWII 'ICE DANCE' | ICE DANCE SEDGE | CLUMP | NO. 2 CONT. | 24" O.C. | 34 |
| NE FA | NEPETA X FAASSENII 'WALKER'S LAW' | WALKER'S LAW CANTMINT | CLUMP | NO. 2 CONT. | | 7 |
| PA VI | PANICUM VIRGATUM 'HEAVY METAL' | HEAVY METAL SWITCH GRASS | CLUMP | NO. 2 CONT. | 30" O.C. | 9 |
| RU FU | RUDBECKIA FULGIDA GOLDSTURM | BLACK EYED SUSAN | CLUMP | NO.2 CONT. | | 9 |

RED DRIFT ROSE

MUGO PINE

ENDLESS SUMMER HYDRANGEA

ICE DANCE SEDGE

WALKER'S LOW CATMINT

GOLDMOUND SPIRAEA

INKBERRY HOLLY

CHICAGO LUSTRE VIBURNUM

AUTUMN BLAZE MAPLE

BLUE ARROW JUNIPER

BLACKEYED SUSAN

HEAVY METAL SWITCHGRASS

BRONZE BEAUTY BUGLEWEED

ISSUE:

ROCKY RIVER SENIOR CENTER

21014 Hilliard Boulevard
Rocky River, Ohio 44116

BOULEVARD STUDIOS LLC
LANDSCAPE ARCHITECTURE • LAND PLANNING

592 VALLEY BROOK LANE
MACEDONIA, OH 44056
TEL 440-821-7704

www.boulevard-studios.com

BSLLC PROJECT NO.
23008

SHEET NO.

L1.0

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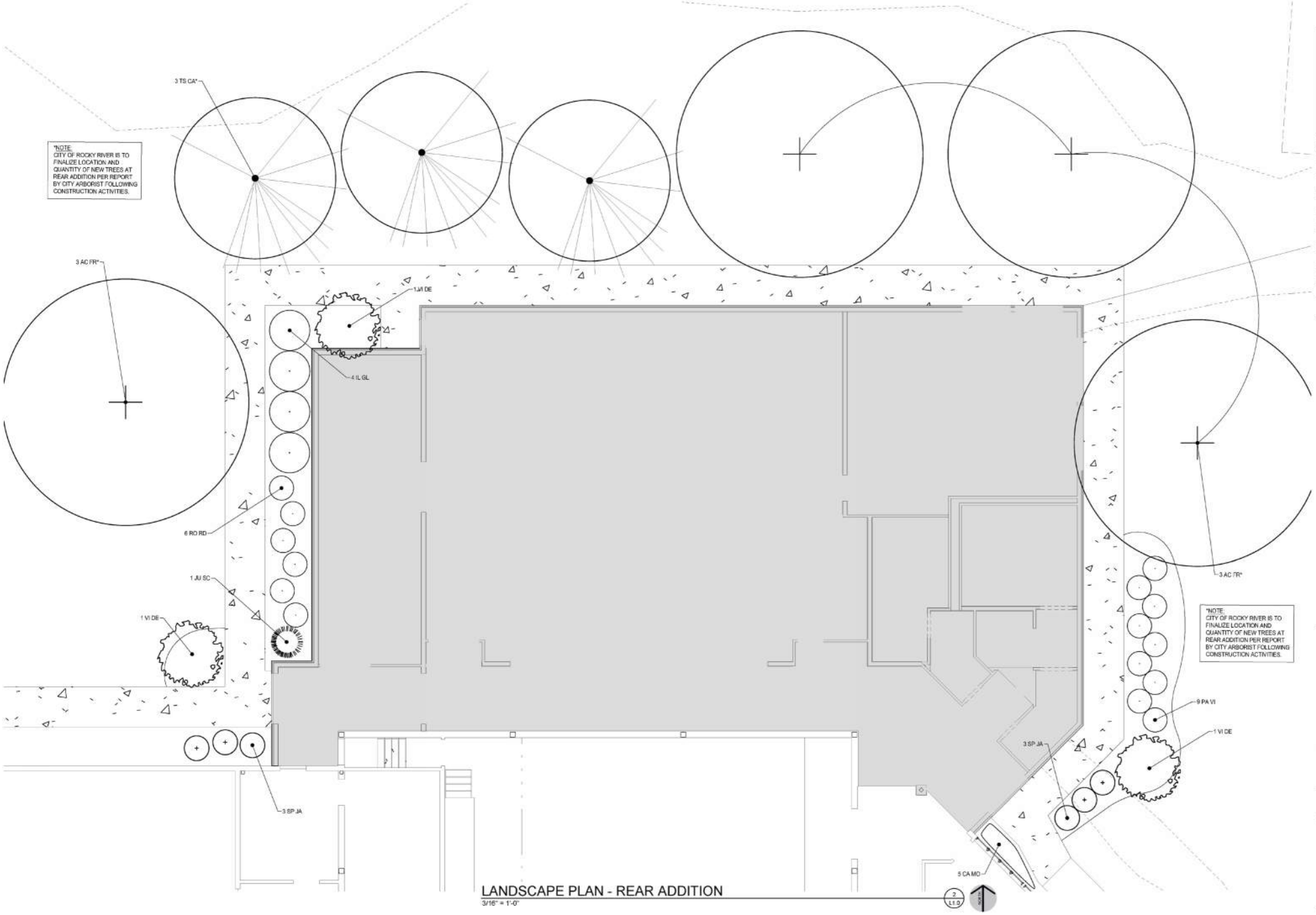


LANDSCAPE PLAN - REAR ADDITION

3/16" = 1'-0"

ISSUE: 2024-03-08 CITY REVIEW

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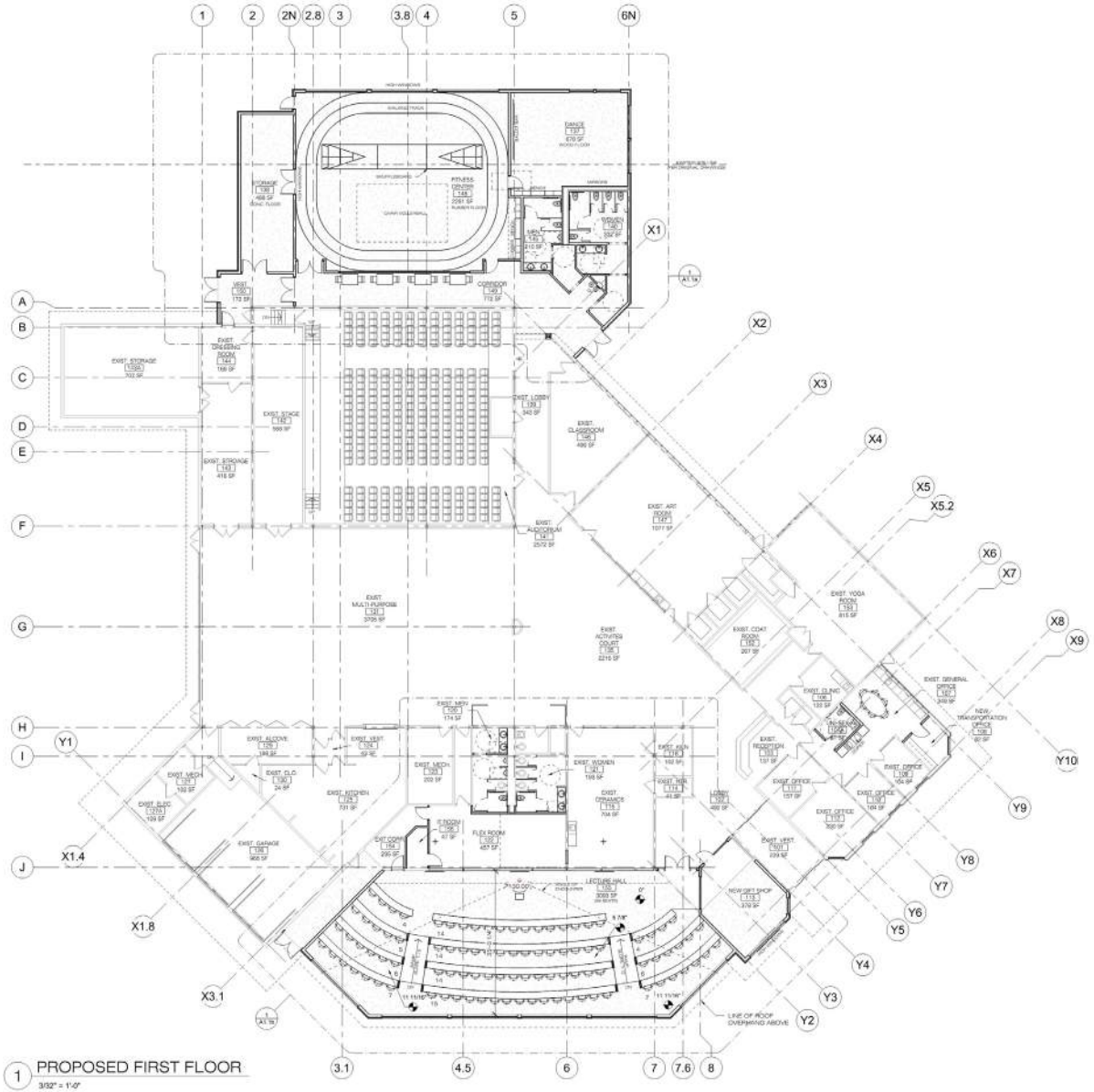

1 PROPOSED FIRST FLOOR
3/32" = 1'-0"

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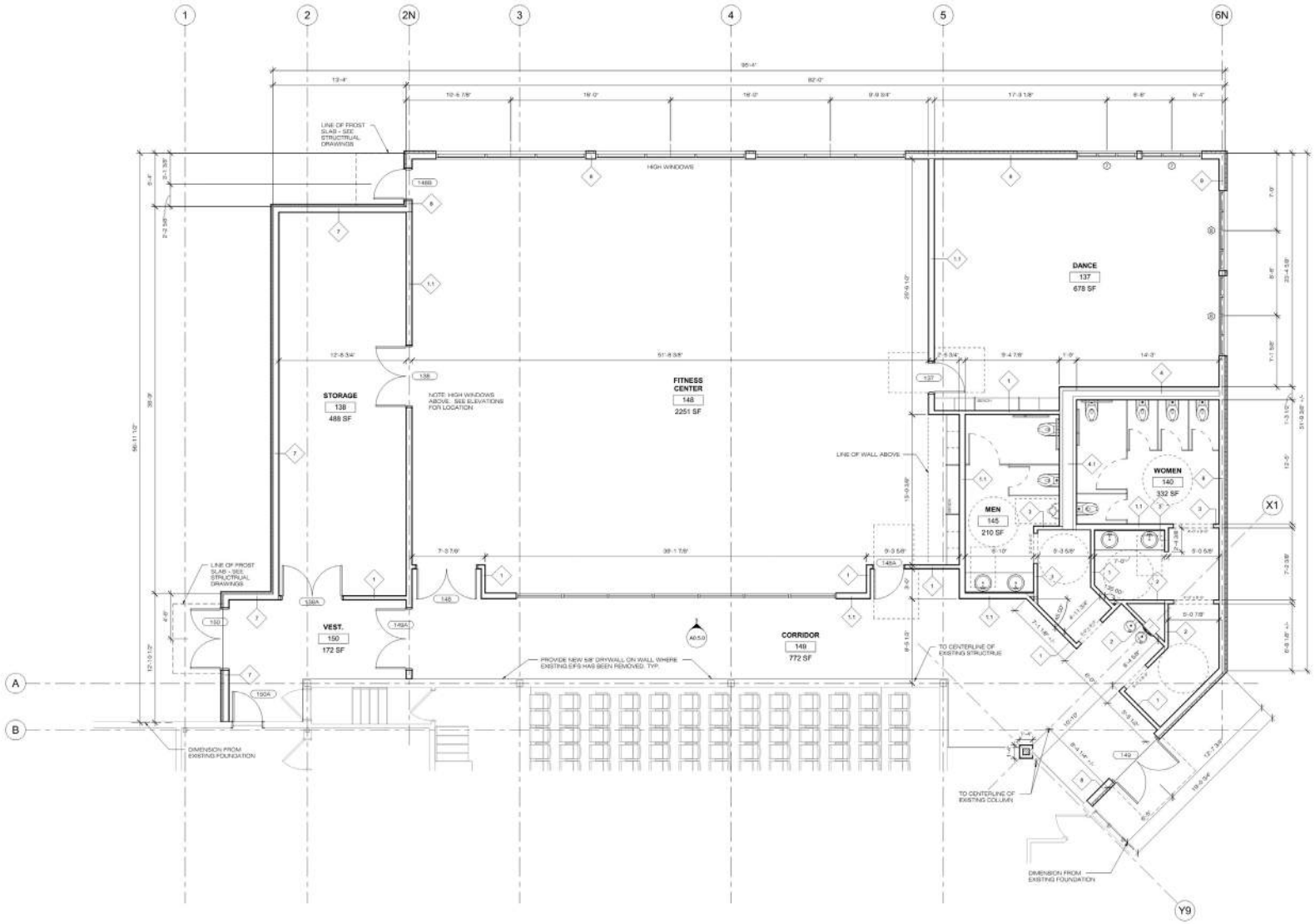
PROPOSED FIRST FLOOR PLAN

JOB NO. CRR-2023.01

DRAWING NO. A1.1




1 FIRST FLOOR - ENLARGED FITNESS
1/8" = 1'-0"

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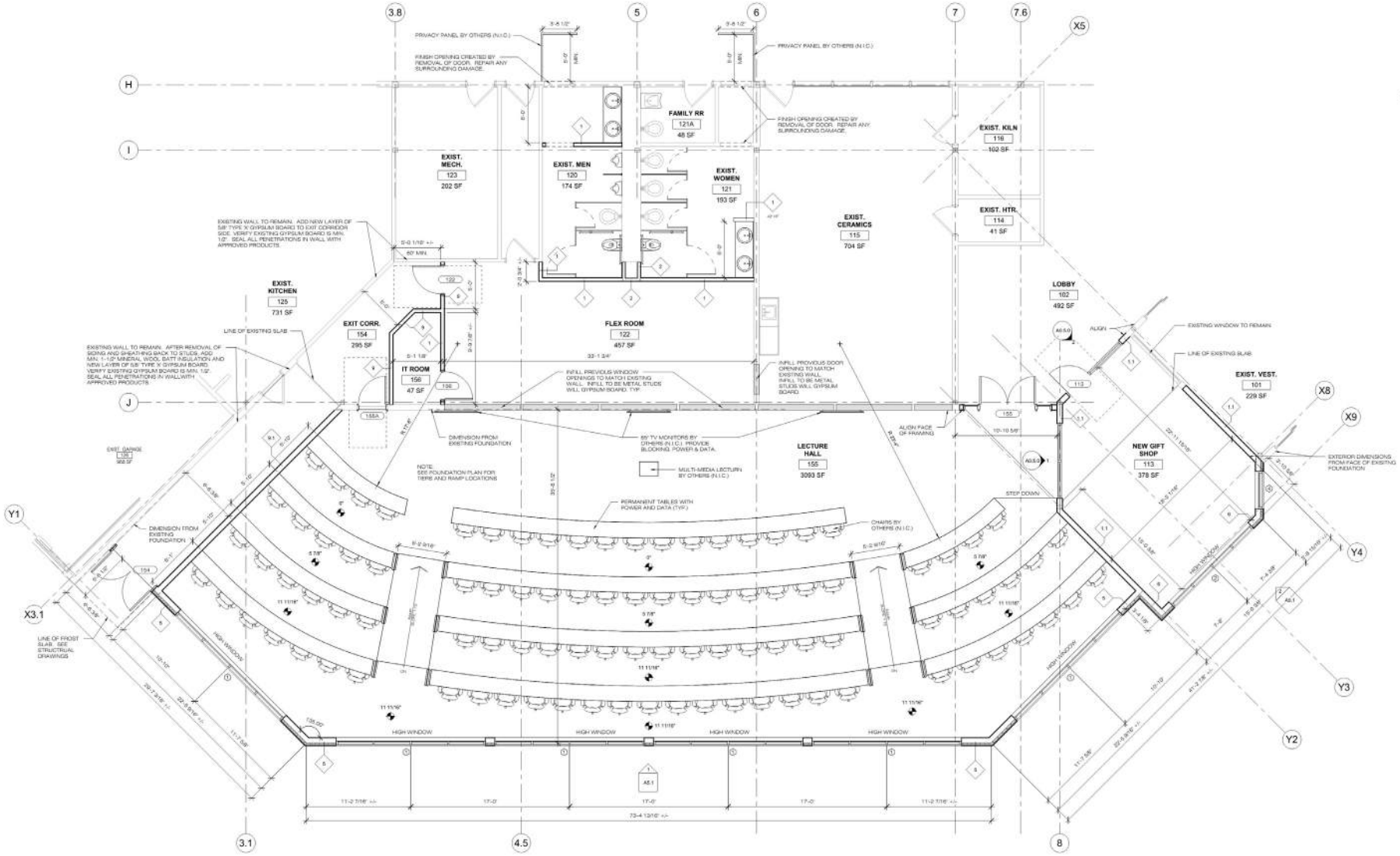
FIRST FLOOR PLAN
ENLARGED FITNESS CENTER

JOB NO. CRR-2023.01

A1.1a




1 FIRST FLOOR - ENLARGED LECTURE HALL

1/4" = 1'-0"

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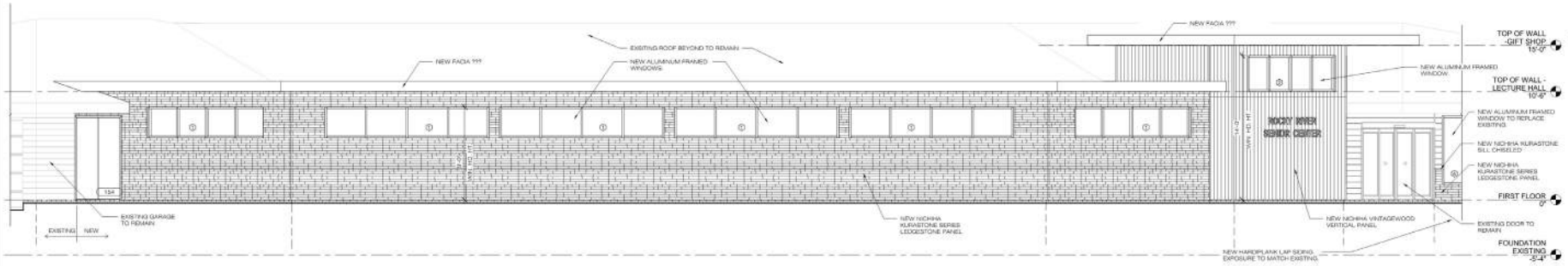
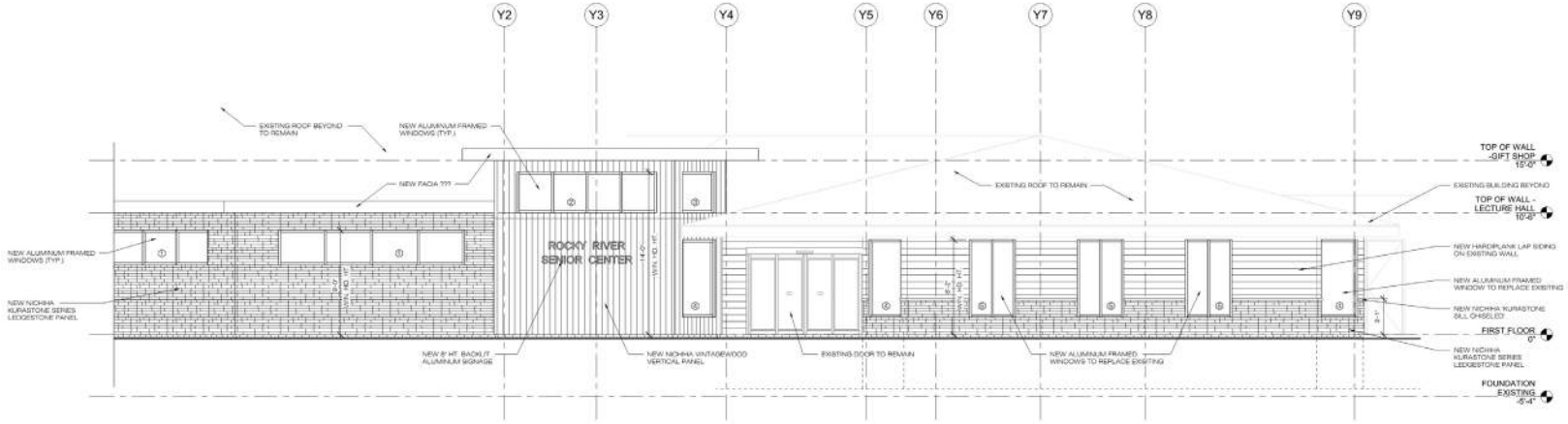
FIRST FLOOR PLAN
ENLARGED LECTURE HALL

JOB NO. CRR-2023.01

A1.1b




1 A5.1 SOUTH ELEVATION - LECTURE HALL
1/4" = 1'-0"




2 A5.1 SOUTHEAST ELEVATION - LECTURE HALL
1/4" = 1'-0"

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EXTERIOR ELEVATIONS - LECTURE HALL

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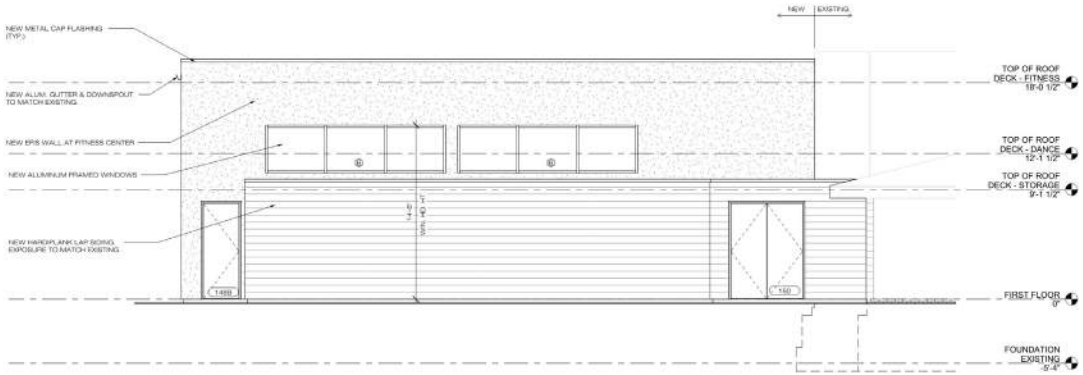
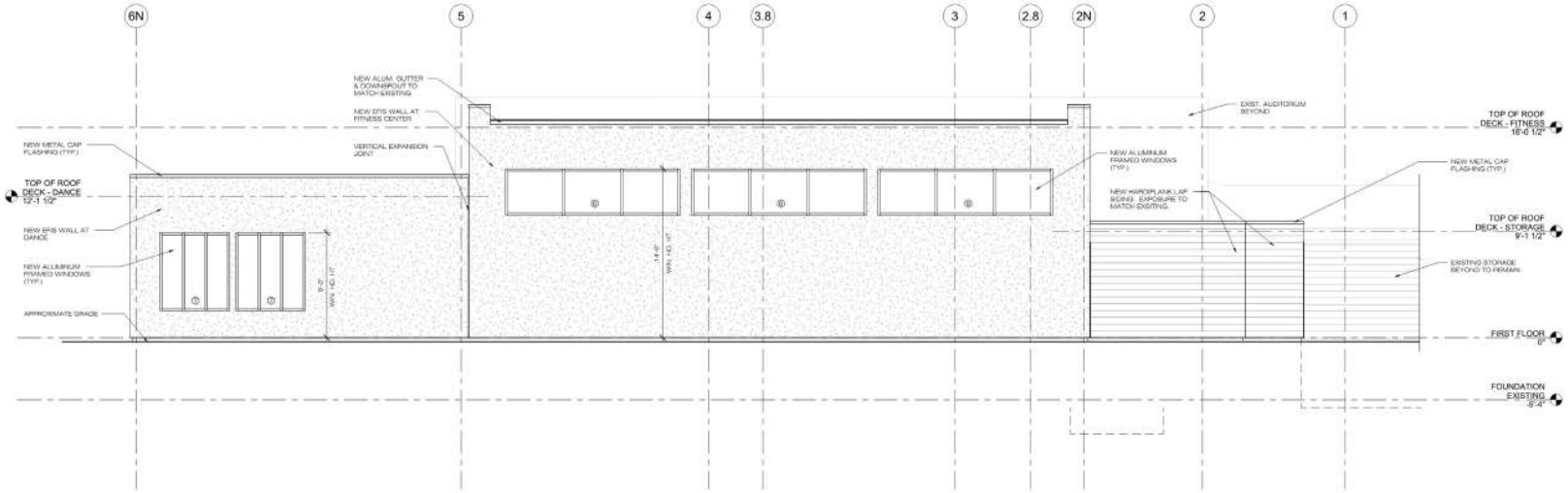
DRAWING NO. A5.1




1 A5.2 WEST ELEVATION - FITNESS
1/4" = 1'-0"




2 A5.2 NORTH ELEVATION - FITNESS
1/4" = 1'-0"

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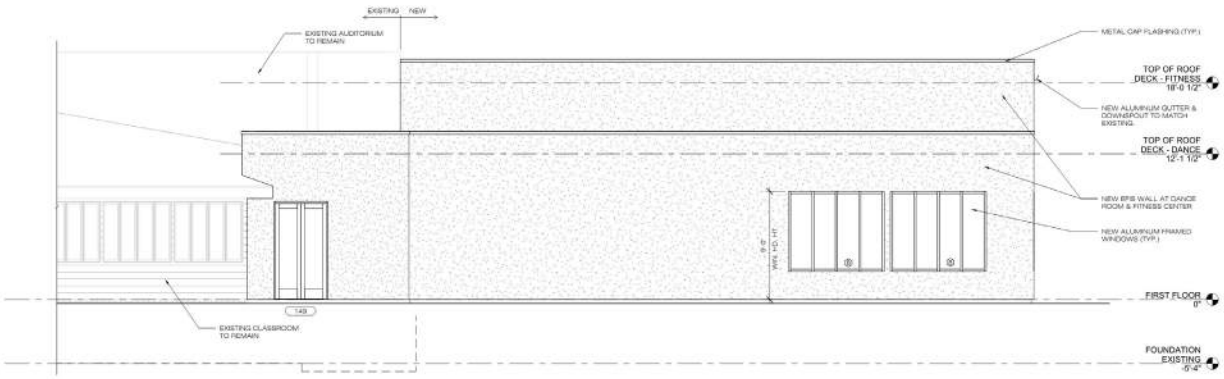
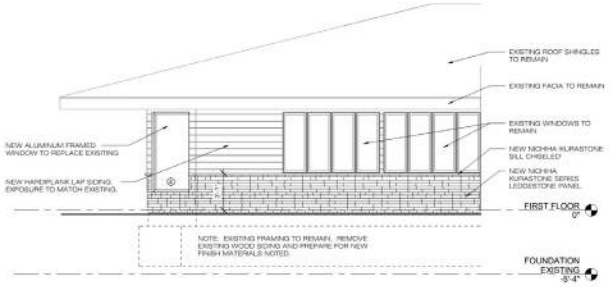
ELEVATIONS - FITNESS CENTER

JOB NO. CRR-2023.01

A5.2




1 A5.3 EAST ELEVATION - FITNESS
1/4" = 1'-0"




2 A5.3 EAST ELEVATION - OFFICE
1/4" = 1'-0"

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TITLE:
ELEVATIONS - FITNESS CENTER & OFFICE

JOB NO.: CRR-2023.01

DRAWING NO.: A5.3

## BEFORE

## AFTER

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SENIOR CENTER

ROCKY RIVER
SENIOR CENTER

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