

ALLOWABLE BUILDING AREA AND HEIGHT

IBC CODE ANALYSIS: TYPE V-A CONSTRUCTION (w/ SPRINKLERS) / 3 STORY

GROUPS (MIXED):

A-2	(ASSEMBLY - IBC 303.3)
B	(BUSINESS / OFFICE - IBC 304)
I-1	(ASSISTED LIVING "MANOR" - IBC 308.3)
I-2	(MEMORY CARE "COTTAGE" - IBC 308.4)

OCCUPANCY SEPARATIONS:

I-2: A-2 = 1 HR	(IBC TABLE 508.4)	A-2: I-2 = 2 HR	(IBC TABLE 508.4)
I-2: B = 2 HR	(IBC TABLE 508.4)	A-2: I-1 = 1 HR	(IBC TABLE 508.4)
I-2: I-1 = 2 HR	(IBC TABLE 508.4)	A-2: B = 1 HR	(IBC TABLE 508.4)

BUILDING TYPE: TYPE V-A (w/ SPRINKLERS)

ALLOWABLE HEIGHT:

A-2	2 STORIES	50 FEET	(TABLE 503 - TYPE V-A)
B	3 STORIES	50 FEET	(TABLE 503 - TYPE V-A)
I-1	3 STORIES	50 FEET	(TABLE 503 - TYPE V-A)
I-2	1 STORY	50 FEET	(TABLE 503 - TYPE V-A)

BUILDING AREA AND USE:

FLOOR	BUILDING AREA	A-2	B	I-1	I-2	TOTAL AREA
1	33,315	11,391	1,106	8,869	11,949	
2	31,666	5,430	794	25,442	0	
3	23,831	0	0	23,831	0	
TOTAL	88,812	16,821	1,900	58,142	11,949	TOTAL AREA
	100.0%	18.9%	2.1%	65.5%	13.5%	% TOTAL

ALLOWABLE AREA (S.F.) PER IBC 508.4:

FLOOR	A-2	B	I-1	I-2	TOTAL
1	11,500	18,000	10,500	9,500	PER FLOOR
2	8,625	13,500	7,875	7,125	PER FLOOR
3	23,000	36,000	21,000	19,000	PER FLOOR
	43,125	67,500	39,375	35,625	PER FLOOR
	86,250	202,500	118,125	35,625	TOTAL
	16,821	1,900	58,142	11,949	TOTAL AREA = 88,812
	19.5%	0.9%	49.2%	33.5%	TOTAL
					% TOTAL AREA / ALLOWABLE AREA

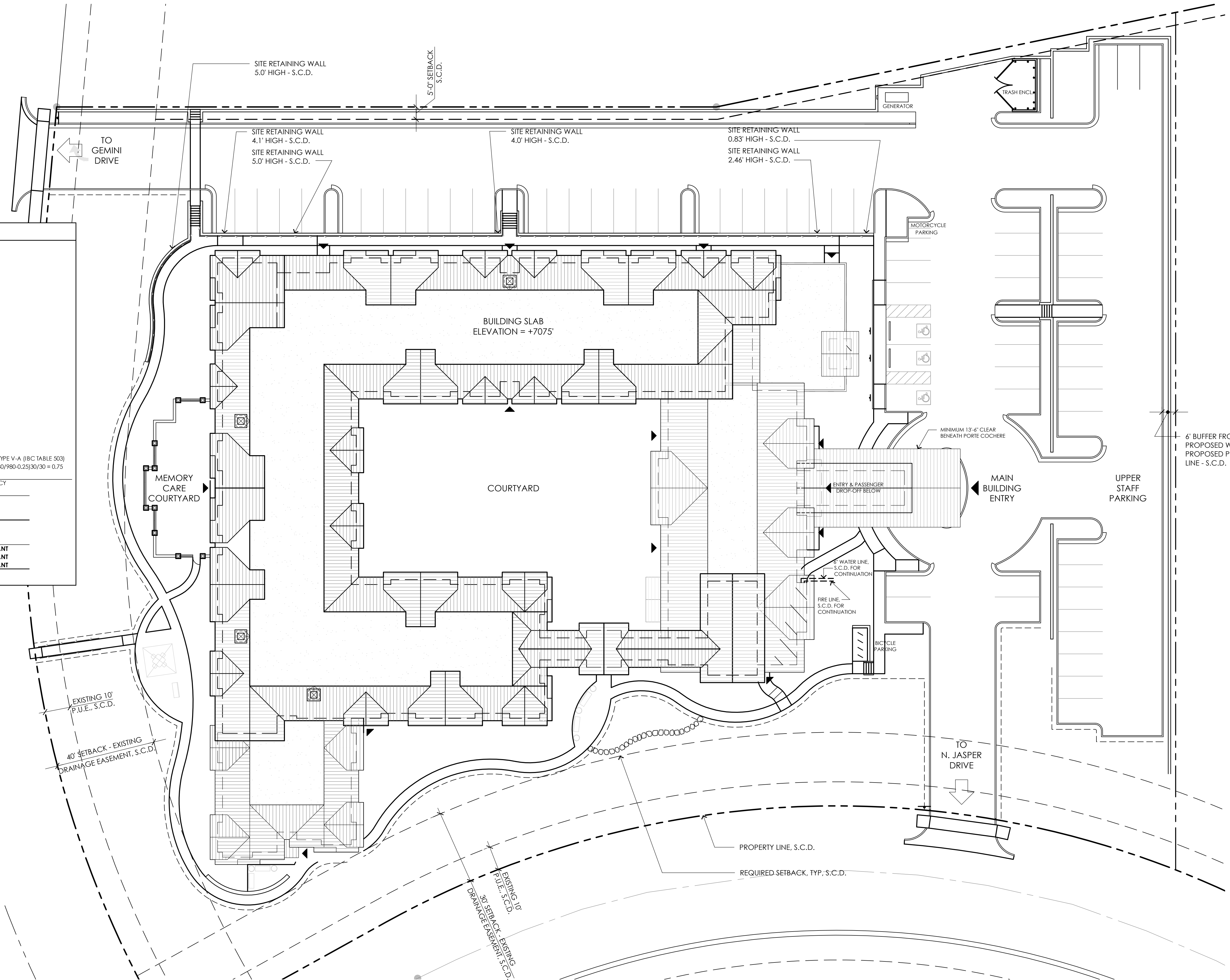
RATIO OF BUILDING AREA TO ALLOWABLE AREA PER FLOOR PER IBC 508.4.2

FLOOR	A-2	B	I-1	I-2	TOTALS
1	0.26	0.02	0.23	0.34	0.84 < 1 - CODE COMPLIANT
2	0.13	0.01	0.65	0.00	0.78 < 1 - CODE COMPLIANT
3	0.00	0.00	0.61	0.00	0.61 < 1 - CODE COMPLIANT

UNIT TYPE ACCESSIBILITY MATRIX

UNIT TYPE	ACCESSIBILITY	NUMBER OF UNIT TYPE	
COTTAGE	UNIT CP-A	FULLY ACCESSIBLE	3
	UNIT CP-B	FULLY ACCESSIBLE	3
	UNIT CP-C	FULLY ACCESSIBLE	2
	UNIT CC	TYPE B	3
	UNIT CSP	TYPE B	7
UNIT CSP w/ BAY	FULLY ACCESSIBLE	2	
TOTAL COTTAGE UNITS (I-2 OCC.)		10/20 UNITS = 50% (50% per 1107.5.2)	20
MANOR	UNIT 1-A	1 FULLY ACCESSIBLE	11
	UNIT 1-B	10 TYPE B	2
	UNIT 1-C	TYPE B	1
	UNIT 1-S	TYPE B	14
	UNIT 1-S w/ BAY	TYPE B	4
	UNIT 1-M	1 FULLY ACCESSIBLE	8
	UNIT 1-L	TYPE B	10
	UNIT 1-L w/ BAY	TYPE B	4
	UNIT 2	TYPE B	4
	UNIT 2 w/ BAY	1 FULLY ACCESSIBLE	2
TOTAL MANOR UNITS (I-1 OCC.)		3/60 UNITS = 5% (4% per 1107.5.1)	60
TOTAL NUMBER OF UNITS			80

NOTES:



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ARCHITECTURAL SITE PLAN

A1

SCALE: 1" = 20'
 DATE: FEBRUARY 26, 2019
 TWM NO: 17-108
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FIRE SEPARATION LEGEND:

- 2 HOUR FIRE WALL OR FIRE BARRIER @ OCCUPANCY SEPARATION
- - - 1 HOUR FIRE WALL OR FIRE BARRIER @ OCCUPANCY SEPARATION

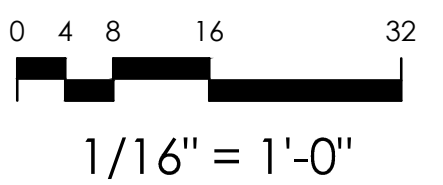
MIXED OCCUPANCY LEGEND:

SYMBOL	OCC
	A-2
	B
	I-1
	I-2

NOTE:
1-HR FIRE RESISTIVE ASSEMBLIES OCCUR @ UNIT PARTY WALLS, CORR. WALLS, & STAIR ENCL.
ALL ASSEMBLIES INCL. WALL, FLOOR-CEILING, & ROOF ARE 1-HR RATED, U.O.N.

NOTE:
2-HR FIRE RESISTIVE HORIZONTAL ASSEMBLY REQ'D @ FLR/CEILING & ALL SUPPORTING WALLS BTWN I-2 @ COITAGE & I-1 @ MANOR.

1 FIRST FLOOR PLAN
 FINISH FLOOR ELEV. = +7075'
 DATUM ELEV. = +0'-0"
 1/16" = 1'-0" NORTH



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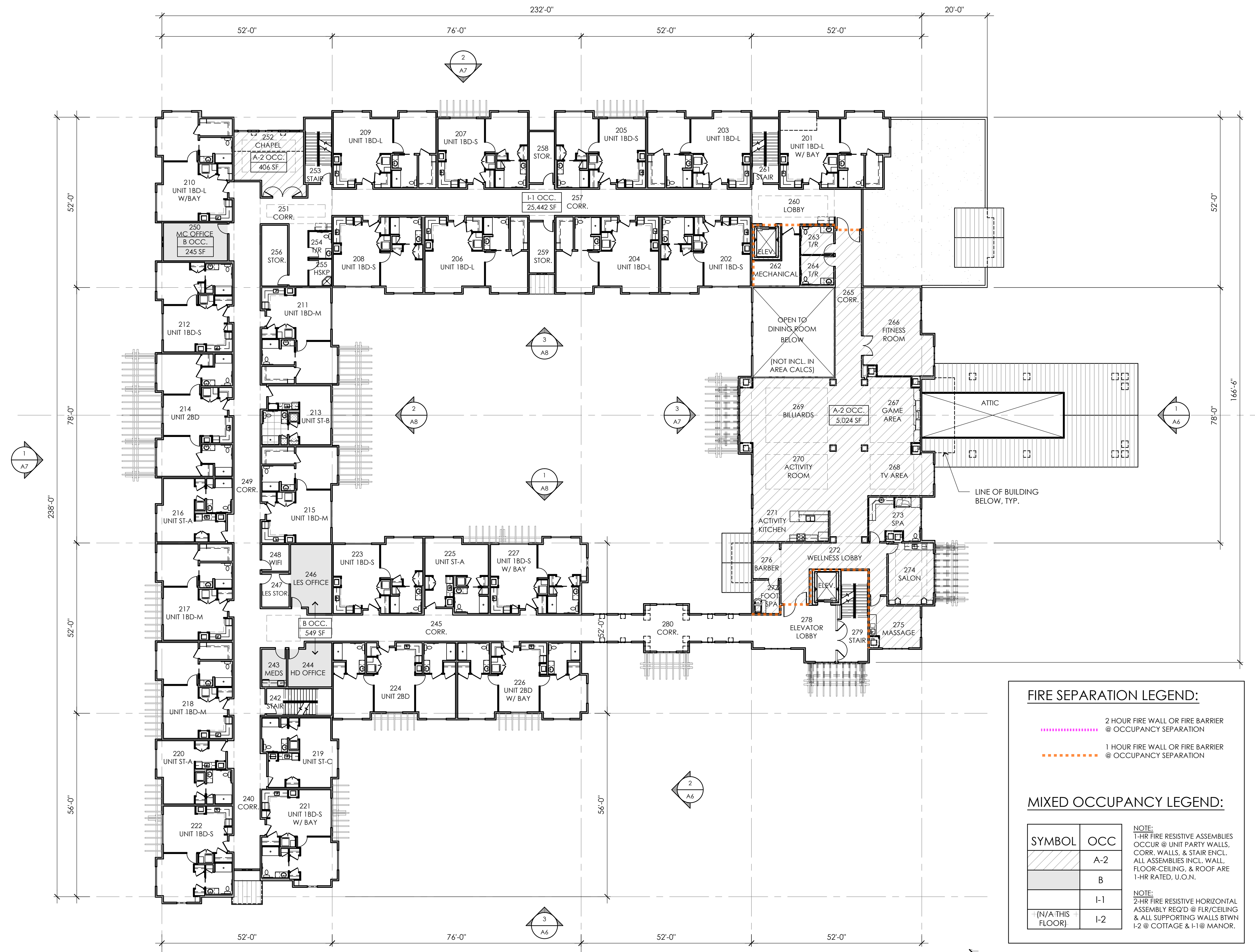
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FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"
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- 1 HOUR FIRE WALL OR FIRE BARRIER @ OCCUPANCY SEPARATION

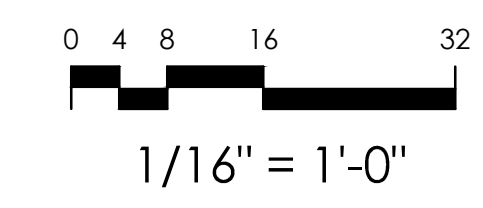
MIXED OCCUPANCY LEGEND:

SYMBOL	OCC
	A-2
	B
	I-1
	I-2

NOTE:
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NOTE:
2-HR FIRE RESISTIVE HORIZONTAL ASSEMBLY REQ'D @ FLR/CEILING & ALL SUPPORTING WALLS BTWN I-2 @ COTTAGE & I-1 @ MANOR.

1 SECOND FLOOR PLAN
 FINISH FLOOR ELEV. = +7086'
 DATUM ELEV. = +11'-0"
 1/16" = 1'-0" NORTH



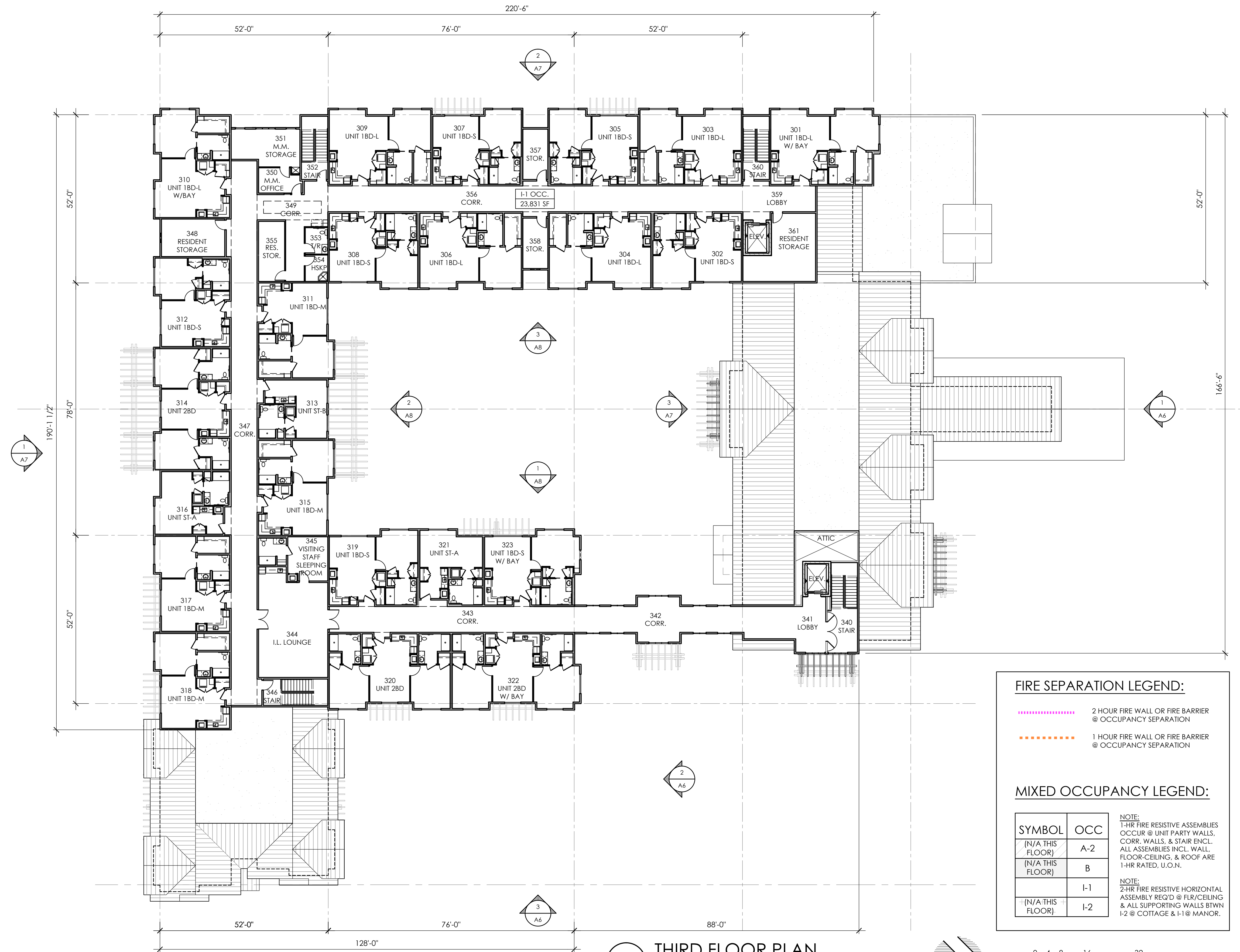
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SECOND FLOOR PLAN



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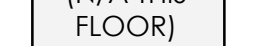



1 THIRD FLOOR PLAN
 FINISH FLOOR ELEV. = +7096.08' 1/16" = 1'-0"
 DATUM ELEV. = +21'-1" 

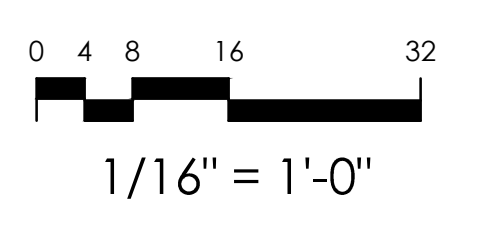
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-  2 HOUR FIRE WALL OR FIRE BARRIER @ OCCUPANCY SEPARATION
-  1 HOUR FIRE WALL OR FIRE BARRIER @ OCCUPANCY SEPARATION

MIXED OCCUPANCY LEGEND:

SYMBOL	OCC
	A-2
	B
	I-1
	I-2

NOTE:
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 NOTE:
 2-HR FIRE RESISTIVE HORIZONTAL ASSEMBLY REQ'D @ FLR/CEILING & ALL SUPPORTING WALLS BTWN I-2 @ COTTAGE & I-1 @ MANOR.



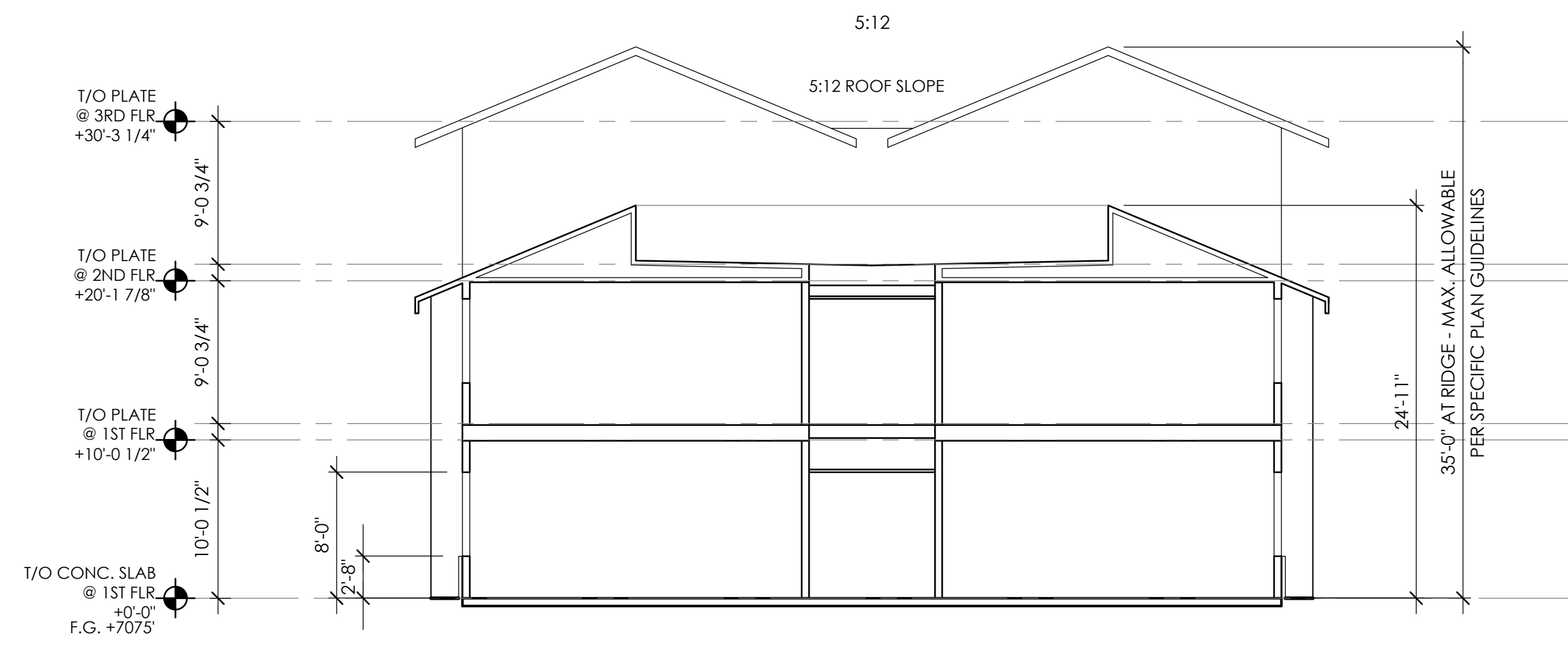
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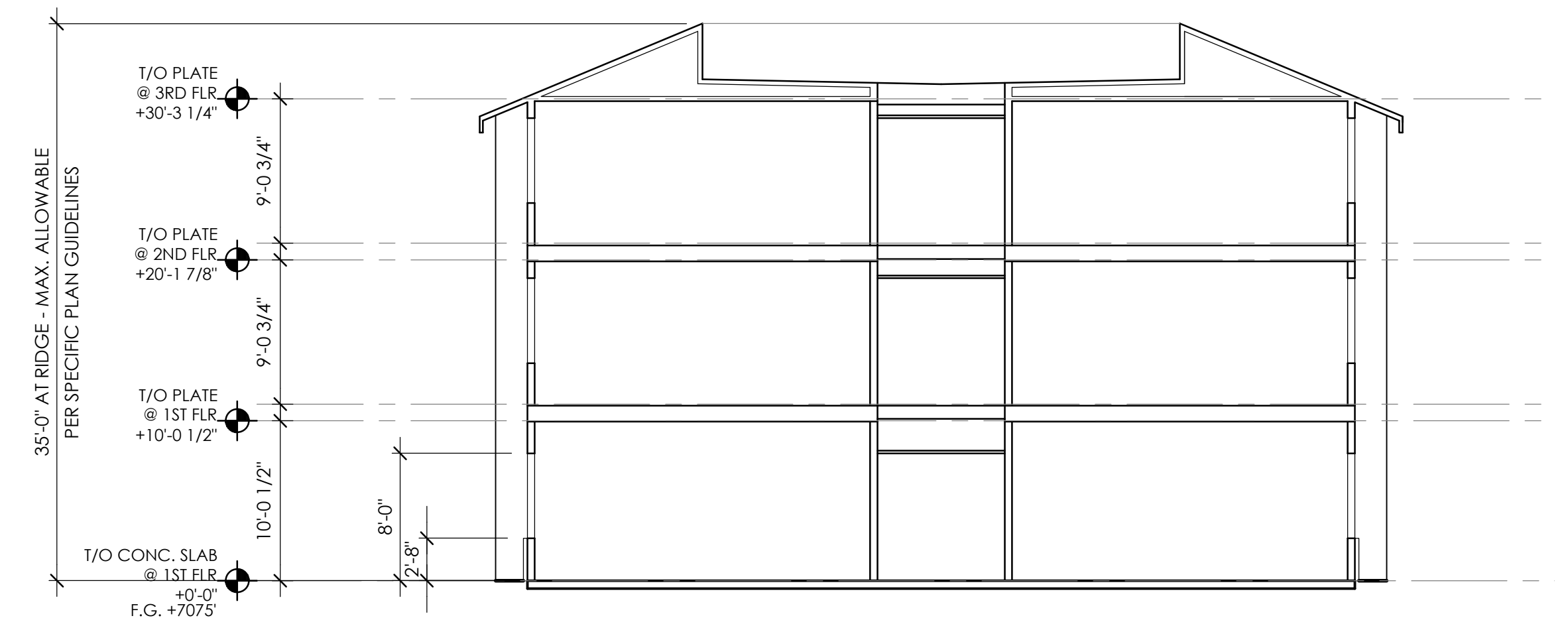
THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"
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4 BUILDING SECTION 2
1/8" = 1'-0"



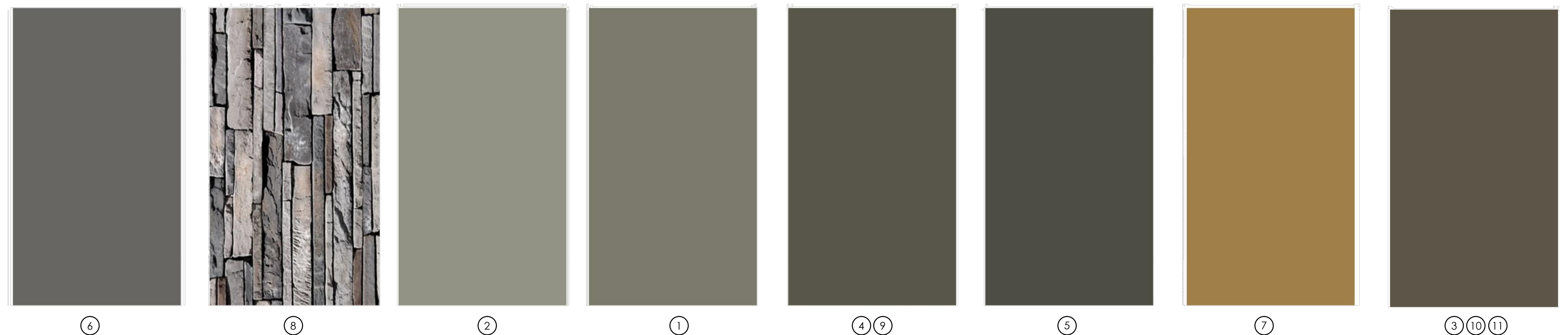
3 BUILDING SECTION 1
1/8" = 1'-0"



2 NORTH ELEVATION SKETCH
1/8" = 1'-0"

MATERIAL SCHEDULE	
MARK	MATERIAL
1	WALL FIELD - SHINGLE MNF: KELLY-MOORE PAINT COLOR: MOUNT TAM - LRV 21
2	WALL @ BAYS - BOARD & BATTEN SIDING MNF: KELLY-MOORE PAINT COLOR: VENETIAN WALL - LRV 32
3	VINYL WINDOWS MNF: TBD - PENDING SELECTION COLOR: MNF BRONZE, LRV ± 11
4	WINDOW TRIM MNF: KELLY-MOORE PAINT COLOR: FERN GULLY - LRV 11
5	FASCIA / RAKE PAINTED TRIM/ GUTTER MNF: KELLY-MOORE PAINT COLOR: RUSKIN BRONZE - LRV 9
6	STANDING SEAM METAL ROOF MNF: AEP SPAN COLOR: COOL ZINC GRAY - LRV 20
7	STAINED WOOD ENTRY DOORS PENDING SPECIES AND STAIN SELECTION, LRV TO BE LESS THAN 50 PER CODE.
8	STONE BASE & COLUMNS MNF: CORONADO STONE PRODUCTS COLOR: CORONADO HONEY LEDGE - HURON, LRV 23
9	TRELLIS - WOOD MEMBERS, PAINTED MNF: KELLY-MOORE PAINT COLOR: FERN GULLY - LRV 11
10	METAL FENCE & GATE MNF: TBD - PENDING SELECTION COLOR: BRONZE, MATCH WINDOW FINISH, LRV ± 11
11	ALUMINUM FRAMED GLAZING MNF: TBD - PENDING SELECTION COLOR: BRONZE, MATCH WINDOW FINISH, LRV ± 11

NOTE: FOR MORE INFORMATION REGARDING COLOR AND MATERIAL SELECTIONS, SEE A5



1 MATERIALS & COLORS BOARD



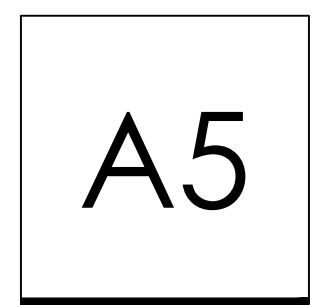
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BUILDING SECTIONS & MATERIALS

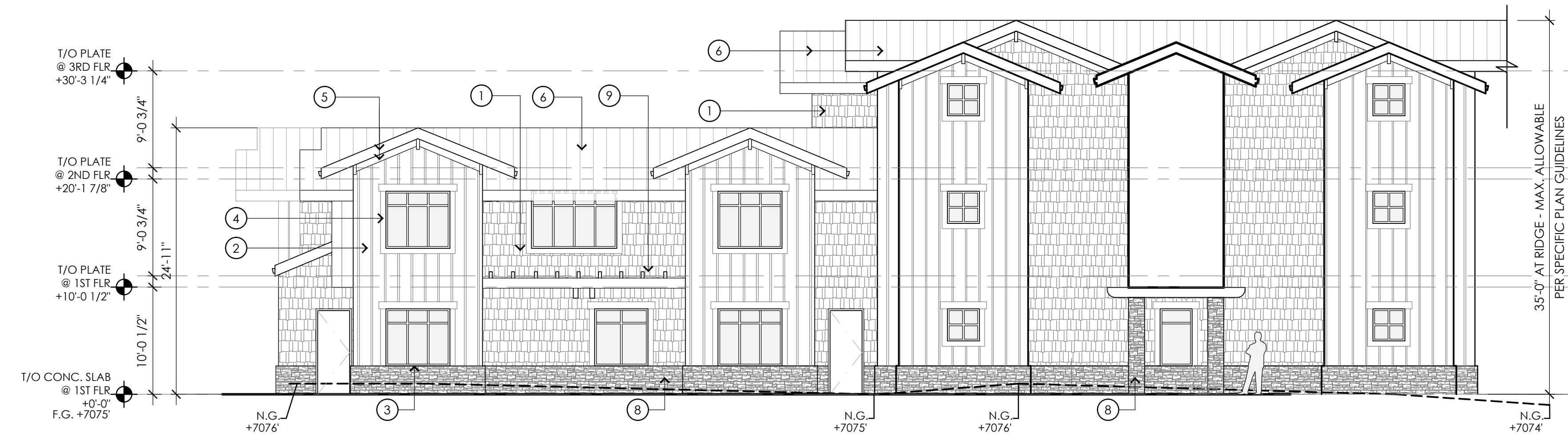
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3 EAST ELEVATION
1/8" = 1'-0"



2 SECONDARY NORTH ELEV.
1/8" = 1'-0"

MATERIAL SCHEDULE	
MARK	MATERIAL
1	WALL FIELD - SHINGLE MNF: KELLY-MOORE PAINT COLOR: MOUNTAIN TAN - LRV 21
2	WALL @ BAYS - BOARD & BATTEN SIDING MNF: KELLY-MOORE PAINT COLOR: VERDEAN WALL - LRV 32
3	VINYL WINDOWS MNF: TBD - PENDING SELECTION COLOR: MNF BRONZE LRV ± 11
4	WINDOW TRIM MNF: KELLY-MOORE PAINT COLOR: FERN GULLY - LRV 11
5	FASCIA / RAKE PAINTED TRIM/ GUTTER MNF: KELLY-MOORE PAINT COLOR: RUSSIN BRONZE - LRV 9
6	STANDING SEAM METAL ROOF MNF: AEP SPAN COLOR: COOL ZINC GRAY - LRV 20
7	STAINED WOOD ENTRY DOORS PENDING SPECIES AND STAIN SELECTION, LRV TO BE LESS THAN 50 PER CODE.
8	STONE BASE & COLUMNS MNF: CORONADO STONE PRODUCTS COLOR: CORONADO HONEY LEDGE - HURON, LRV 23
9	TRELLIS - WOOD MEMBERS, PAINTED MNF: KELLY-MOORE PAINT COLOR: FERN GULLY - LRV 11
10	METAL FENCE & GATE MNF: TBD - PENDING SELECTION COLOR: BRONZE, MATCH WINDOW FINISH, LRV ± 11
11	ALUMINUM FRAMED GLAZING MNF: TBD - PENDING SELECTION COLOR: BRONZE, MATCH WINDOW FINISH, LRV ± 11

NOTE: FOR MORE INFORMATION REGARDING COLOR AND MATERIAL SELECTIONS, SEE A5



1 NORTH ELEVATION
1/8" = 1'-0"



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EXTERIOR BUILDING ELEVATIONS

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3 EAST ELEVATION
1/8" = 1'-0"



2 SECONDARY NORTH ELEV.
1/8" = 1'-0"

MATERIAL SCHEDULE	
MARK	MATERIAL
1	WALL FIELD - SHINGLE
2	WALL @ BAYS - BOARD & BATTEN SIDING
3	VINYL WINDOWS
4	WINDOW TRIM
5	FASCIA / RAKE PAINTED TRIM / GUTTER
6	STANDING SEAM METAL ROOF
7	STAINED WOOD ENTRY DOORS
8	STONE BASE & COLUMNS
9	TRELLIS - WOOD MEMBERS, PAINTED
10	METAL FENCE & GATE
11	ALUMINUM FRAMED GLAZING

NOTE: FOR MORE INFORMATION REGARDING COLOR AND MATERIAL SELECTIONS, SEE A5



1 NORTH ELEVATION
1/8" = 1'-0"



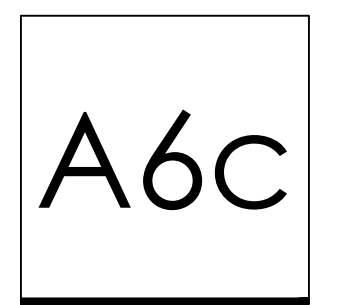
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MARK	MATERIAL	
1	WALL FIELD - SHINGLE	MNF: KELLY-MOORE PAINT COLOR: MOUNT TAM - LRV 21
2	WALL @ BAYS - BOARD & BATTEN SIDING	MNF: KELLY-MOORE PAINT COLOR: VENETIAN WALL - LRV 32
3	VINYL WINDOWS	MNF: TBD - PENDING SELECTION COLOR: MNF BRONZE - LRV ± 11
4	WINDOW TRIM	MNF: KELLY-MOORE PAINT COLOR: FERN GULLY - LRV 11
5	FASCIA / RAKE PAINTED TRIM/ GUTTER	MNF: KELLY-MOORE PAINT COLOR: RUSSON BRONZE - LRV 9
6	STANDING SEAM METAL ROOF	MNF: AEP SPAN COLOR: COOL BNC GRAY - LRV 20
7	STAINED WOOD ENTRY DOORS	PENDING SPECIES AND STAIN SELECTION. LRV TO BE LESS THAN 50 PER CODE.
8	STONE BASE & COLUMNS	MNF: CORONADO STONE PRODUCTS COLOR: CORONADO HONEY LEDGE - HURON - LRV 23
9	TRELLIS - WOOD MEMBERS, PAINTED	MNF: KELLY-MOORE PAINT COLOR: FERN GULLY - LRV 11
10	METAL FENCE & GATE	MNF: TBD - PENDING SELECTION COLOR: BRONZE, MATCH WINDOW FINISH, LRV ± 11
11	ALUMINUM FRAMED GLAZING	MNF: TBD - PENDING SELECTION COLOR: BRONZE, MATCH WINDOW FINISH, LRV ± 11

NOTE: FOR MORE INFORMATION REGARDING COLOR AND MATERIAL SELECTIONS, SEE A5

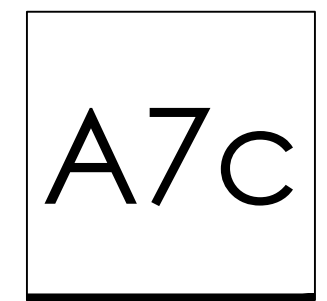


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3 EAST ELEVATION @ COURTYARD
1/8" = 1'-0"



2 NORTH ELEVATION @ COURTYARD
1/8" = 1'-0"



1 WEST ELEVATION @ COURTYARD
1/8" = 1'-0"

MATERIAL SCHEDULE	
MARK	MATERIAL
1	WALL FIELD - SHINGLE
2	WALL @ BAYS - BOARD & BATTEN SIDING
3	VINYL WINDOWS
4	WINDOW TRIM
5	FASCIA / RAKE PAINTED TRIM/ GUTTER
6	STANDING SEAM METAL ROOF
7	STAINED WOOD ENTRY DOORS
8	STONE BASE & COLUMNS
9	TRELLIS - WOOD MEMBERS, PAINTED
10	METAL FENCE & GATE
11	ALUMINUM FRAMED GLAZING

NOTE: FOR MORE INFORMATION REGARDING COLOR AND MATERIAL SELECTIONS, SEE A5



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3 EAST ELEVATION @ COURTYARD
1/8" = 1'-0"



2 NORTH ELEVATION @ COURTYARD
1/8" = 1'-0"



1 WEST ELEVATION @ COURTYARD
1/8" = 1'-0"

MATERIAL SCHEDULE		
MARK	MATERIAL	
1	WALL FIELD - SHINGLE	MNF: KELLY-MOORE PAINT COLOR: MOUNTAIN - LRV 21
2	WALL @ BAYS - BOARD & BATTEN SIDING	MNF: KELLY-MOORE PAINT COLOR: VERDEWALL - LRV 32
3	VINYL WINDOWS	MNF: TBD - PENDING SELECTION COLOR: MNF BRONZE LRV ± 11
4	WINDOW TRIM	MNF: KELLY-MOORE PAINT COLOR: FERR GULLY - LRV 11
5	FASCIA / RAKE PAINTED TRIM / GUTTER	MNF: KELLY-MOORE PAINT COLOR: RUSKIN BRONZE - LRV 9
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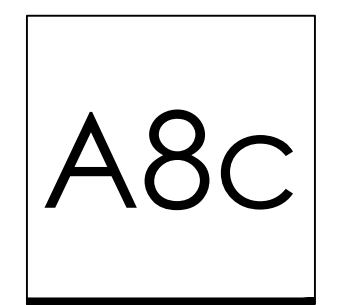


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