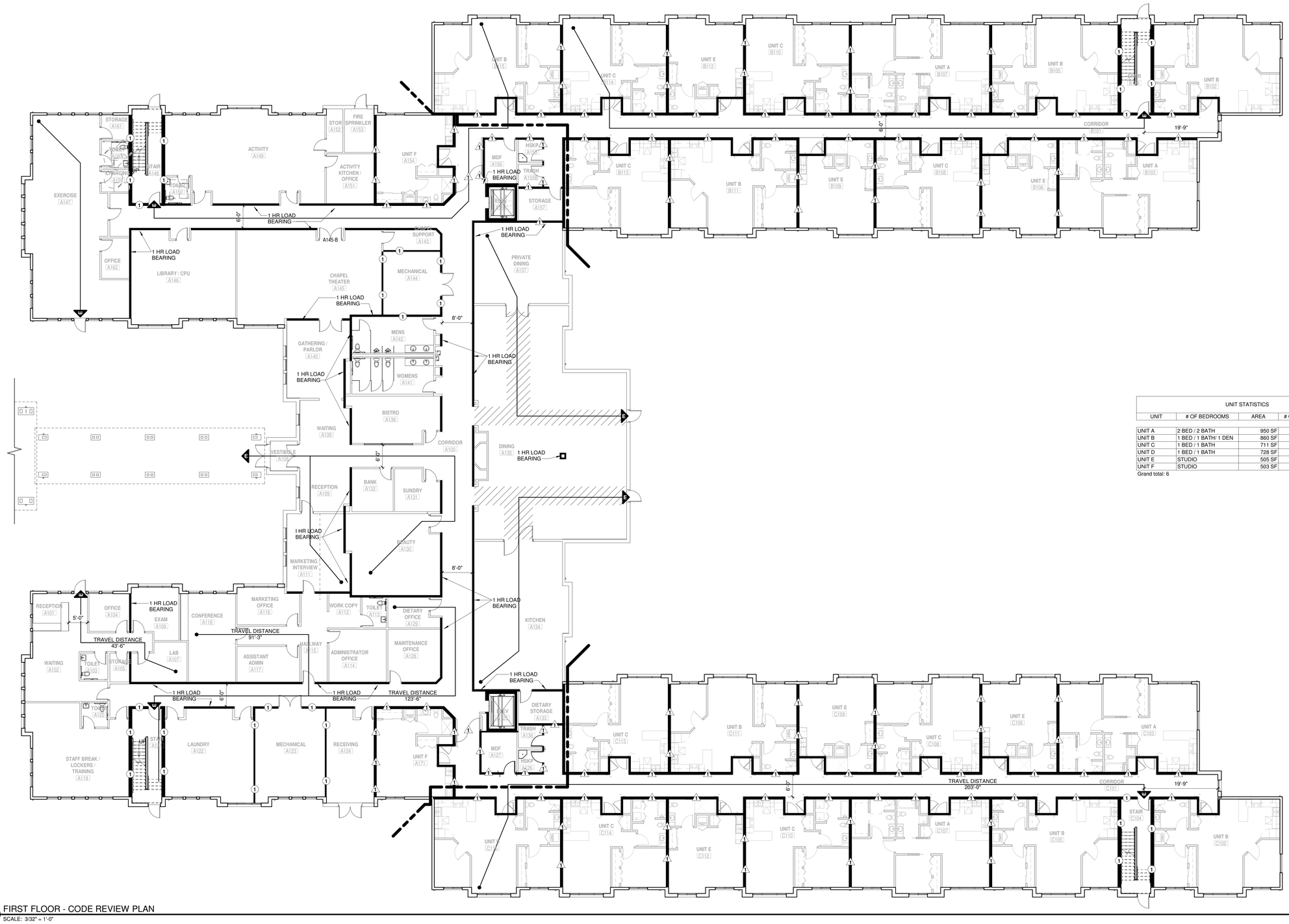

1 FIRST FLOOR - CODE REVIEW PLAN
SCALE: 3/32" = 1'-0"

UNIT STATISTICS				
UNIT	# OF BEDROOMS	AREA	# OF UNITS	TOTAL AREA
UNIT A	2 BED / 2 BATH	950 SF	16	15200 SF
UNIT B	1 BED / 1 BATH/ 1 DEN	860 SF	28	24080 SF
UNIT C	1 BED / 1 BATH	711 SF	44	31273 SF
UNIT D	1 BED / 1 BATH	728 SF	8	5823 SF
UNIT E	STUDIO	505 SF	18	9089 SF
UNIT F	STUDIO	503 SF	6	3021 SF
Grand total: 6			120	88485 SF

CODE SUMMARY

APPLICABLE CODES		**EXTERIOR WALL OPENING LIMITS :**	- -		**FIRE SEPARATION ASSEMBLIES**		
BUILDING :	2018 IBC	**DRAFTSTOPS :**	NA		EXITS	1	UL
ACCESSIBILITY :	2010 ADA	**FIRE PROTECTIVE SYSTEMS**			SHAFTS / HOISTWAYS	1	UL
LIFE SAFETY :	2009 NFPA 101	AUTO FIRE SUPPRESSION :	NFPA 13		**DWELLING UNIT SEPARATIONS**	1	UL
ENERGY :	2009 IECC	STANDPIPE :	NA		**INTERIOR LOAD BEARING WALLS, COLUMNS, FRAMING**	1	UL
MECHANICAL :	2018 IMC	FIRE ALARM SYSTEM :	NFPA 72				
PLUMBING :	2015 UPC	AUTO FIRE DETECTION :	NFPA 13		**FLOOR CONSTRUCTION**	1	UL
ELECTRICAL :	2017 NEC	SMOKE DETECTION :	NFPA 72		**ROOF CONSTRUCTION**	1	UL
OCCUPANCY GROUP :	R-2	**FIRE RESISTANCE OF STRUCTURAL ELEMENTS**	**RATING (HOURS)**	**DESIGN NUMBER**	**FIRE WALLS**	1	UL
TYPE OF CONSTRUCTION :	VA				**CALCULATIONS**		
HEIGHT AND AREA LIMITS		**EXTERIOR WALLS**			DOOR	0.2" / OCC	
MAXIMUM ALLOWED HEIGHT	35'-0"	LOAD BEARING WALLS	1	UL	STAIR	0.3" / OCC	
MAXIMUM ALLOWED AREA	135,000	NON-LOAD BEARING WALLS	0	UL			
MIXED USE SEPARATIONS :	NONSEPARATED						

ZONING SUMMARY

CONDITIONAL OR SPECIAL USE		**SETBACKS**	
DISTRICT :		FRONT YARD :	
LOT AREA :		SIDE YARD :	
MAXIMUM ALLOWED HEIGHT :	35'-0"	REAR YARD :	
ACTUAL HEIGHT :	35'-0"	**OFF - STREET PARKING REQUIREMENTS**	
MAX ALLOWED BUILDING COVERAGE :	35'-0"	MIN REQUIRED STANDARD SPACES :	
ACTUAL BUILDING COVERAGE :	35'-0"	MIN REQUIRED HANDICAP SPACES :	
MAX ALLOWED IMPERVIOUS COVERAGE :		MIN REQUIRED LOADING SPACES :	
ACTUAL IMPERVIOUS COVERAGE :		**OFF - STREET PARKING PROVIDED**	
LANDSCAPING AND SCREENING		STANDARD SPACES:	
BUFFER YARD :		HANDICAP SPACES:	
		LOADING SPACES:	
		SIGNAGE :	
		FLOOD PLAIN :	

BUILDING AREA	
LEVEL	AREA
FIRST FLOOR	45211 SF
SECOND FLOOR	43224 SF
THIRD FLOOR	43224 SF
	131659 SF

CODE COMPLIANCE LEGEND

- FIRE BARRIER (X HOURS)
- FIRE PARTITION (X HOURS)
- SMOKE BARRIER (X HOURS)
- SMOKE PARTITION (X HOURS)
- BUILDING SEPARATION (X HOURS)

101 - ROOM NAME | FUNCTION OF SPACE | OCC TYPE | 150 SF | # OF OCC | 50 SF/OCC

- FUNCTION OF SPACE
- ROOM NUMBER & ROOM NAME
- OCCUPANCY TYPE
- NUMBER OF OCCUPANTS
- ROOM AREA
- OCCUPANT LOAD FACTOR

36" | 180 | 9 | 90"

- DOOR RATING (MIN)
- ANTICIPATED LOAD
- EXIT CAPACITY
- DOOR WIDTH (IN)

36" | 180 | 9

- ANTICIPATED LOAD
- EXIT CAPACITY
- STAIR WIDTH (IN)

TRAVEL DISTANCE XXX'-XX"

EXIT LOCATION SYMBOL

COMMON PATH DISTANCE XXX'-XX"

DEAD-END DISTANCE XXX'-XX"

75' NEW FIRE EXTINGUISHER-INSIDE RECESSED CABINET -(FE1)

NOTES:

- CONTRACTOR SHALL PROVIDE PERMANENT SIGNAGE OR STENCILING WITHIN CEILING PLENUM AT ALL FIRE RATED WALLS, SMOKE BARRIERS & SMOKE PARTITIONS. LETTERING SHALL BE AT LEAST 1/2" IN HEIGHT WITH THE WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS:. REPEAT AT INTERVALS NOT EXCEEDING 30'-0" MEASURED HORIZONTALLY ALONG THE PARTITION WALL.
- SEAL PENETRATIONS IN FIRE RATED SMOKE BARRIERS, FIRE RATED BARRIERS & SMOKE BARRIERS.

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker

ISSUE DATE: 11/26/2019
REVISIONS:
No.: DATE: BY: DESCRIPTION:

THIS DRAWING IS BEING MADE AVAILABLE BY SCHEMMER FOR USE BY THE OWNER IN ACCORDANCE WITH THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN SCHEMMER AND THE OWNER. ANY OTHER USE OR REUSE OF THIS DRAWING BY ANY OTHER THAN THE OWNER IS UNAUTHORIZED AND IS NOT IN ACCORDANCE WITH THE AGREEMENT.

DD - NOT FOR CONSTRUCTION

SCHEMMER
Design with Purpose. Build with Confidence.

TETRAD PROPERTY GROUP
GOLDENROD KEARNEY SENIOR LIVING
22ND AVENUE,
KEARNEY, NE 68845

ARCHITECTURAL CODE COMPLIANCE

PROJECT NO.: 07435.002

ACC01

C:\Users\kfleenor\Documents\Revit_temp\07435002_ARCH_R19_MAIN BUILDING_kfleenor@schemmer.com.rvt
11/22/2019 1:43:38 PM

Project Number w/out "." for PDF numbering- 0-ARCHITECTURAL CODE COMPLIANCE