

Statement of Architectural Intent:
The Architectural Intent for the Refuge Center is to be a physical manifestation of the organization's mission and values, which is to be "a refuge from the storm and a shelter from the rain." The building itself is a 15,200 square foot 2-story lodge-like facility that is in keeping with the scale and design of single-family residential present along Long Lane. The intent for the project is to function as a transitional element from higher density development along the I-65 corridor and the existing Williamson County Agricultural Exposition Center on the West to low density development and single-family residential to the East and North.

Utilizing the natural topography of the land, the building will be nestled into the hillside around an entry courtyard to the East facing the parking area. The building will present as two-story from the Eastern approach and one-story from the Western approach due to the existing topography. A covered back porch to the West will take advantage of views to the HHO Conservation Overlay area. Views of the project will be obscured from neighboring properties by landscape buffers (i.e. berms, vegetation, existing tree line, etc.).

The site will include a number of outdoor amenities that are critical the Refuge Center's vision for the property, including walking trails, a prayer labyrinth, an open-air prayer chapel, picnic pavilion, water feature, fire pit, outdoor play structure, celebration and memorial gardens, as well as multiple informal contemplation spaces. Parking spaces are anticipated to be kept to the minimum required, broken into smaller parking 'trays' by landscaping, bioswales, etc.

The building will utilize a stone base along the perimeter of the building. Residential-type vertical board and batten siding will be used for a majority of the exterior walls with aluminum-clad wood windows to further articulate the residential and human scale for the project. The collection of gabled roof forms will be standing seam metal and are intended to break down the scale of the building into residential proportions.

Description of Design Concepts and Design Standards:
The project will be in compliance with the Regional Commerce Design Concept and the Goose Creek Character Overlay District. This is primarily achieved by the residential scale and aesthetic of the project and it's unique position as a transitional element between commercial and residential densities. The intended use as Professional Office is in compliance with the proposed Design Concepts and Standards. The building is sited to utilize natural topography and respond to the context of the surrounding natural environment, which also demonstrates compliance with the standards identified.

Preliminary Codes Analysis:

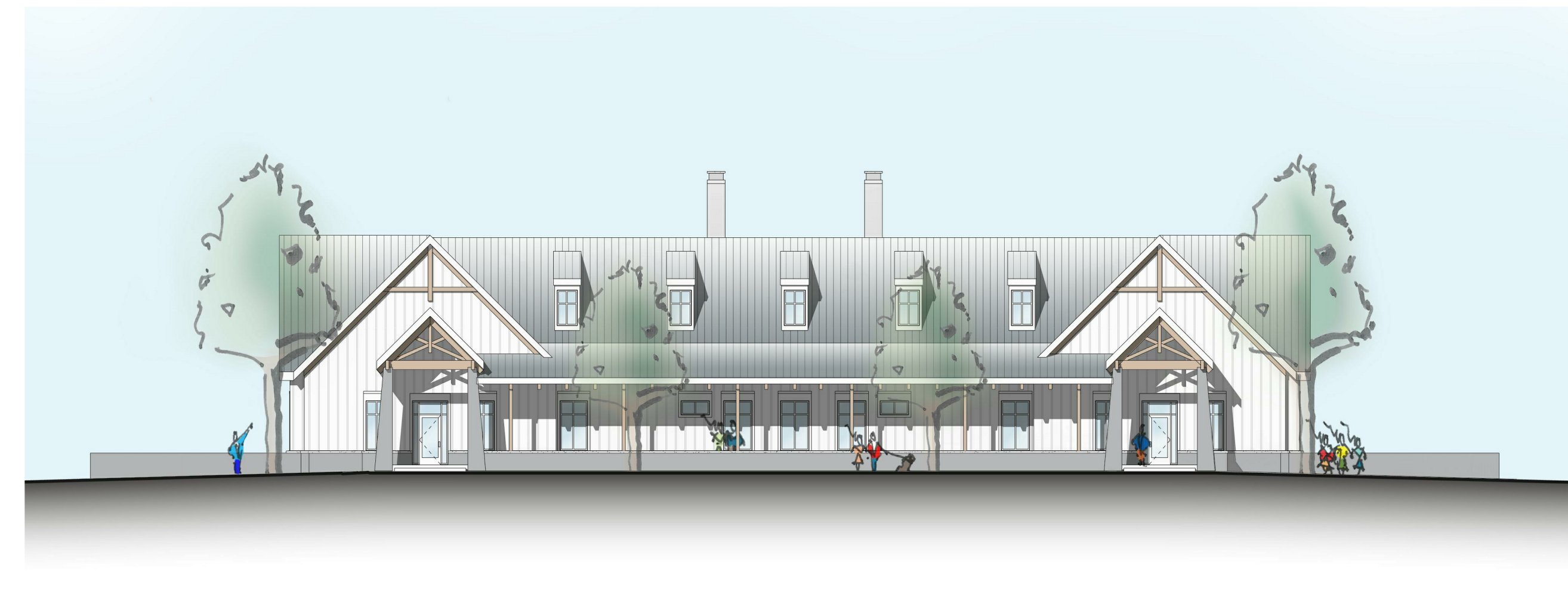
I. APPLICABLE CODES AND REGULATIONS
Local (City of Franklin)

International Building Code (IBC)	2018
International Fuel Gas Code (IFGC)	2018
International Mechanical Code (IMC)	2018
International Plumbing Code (IPC)	2018
International Property Maintenance Code (IPMC)	2018
International Fire Code (IFC)	2018
International Energy Conservation Code (IECC)	2018
International Existing Building Code (IEBC)	2018
NFPA 101 Life Safety Code	2018
National Electric Code	2017
ICC A117.1 Access. and Useable Bldg and Facilities	2017

II. OCCUPANCY CLASSIFICATION
Project Type: New Construction
Occupancy Type: Business (B)

III. CONSTRUCTION TYPE
Construction Type: VB (Protected)

IV. AREA + HEIGHT CALCULATIONS
Maximum Allowable Height: 40 feet + 20 feet (Protected)
Actual Height: 38' - 6"
Maximum Allowable Stories: 2 + 1 (Protected)
Actual Stories: 2
Allowable Building Area per Floor: 9,000 sf
Actual Maximum Area per floor: 7,700 sf



16005



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