

Donald L. Welch
Architect

February 24, 2017 (Revised 04-23-2017)

Salt Lake County
Planning & Development
2001 South State Street
Salt Lake City, Utah 84190

RE: Brighton Recovery Campus
Plan Review Comment Responses
Building 'D'
4925 South 900 East
Salt Lake County, Utah

CODE REVIEW COMMENT RESPONSES:

A1. Sheet A0.1

- A. Please refer to Sheet A0.1, for updated building code summary, concerning Change of Occupancy. Please refer to Sheet A0.1, for Condition 1 requirement clarification. Please refer to sheet A0.1, for Level 2 alteration information.
- B. Please refer to Sheet A0.1 for removal of Occupancy R-4 from information.
- C. Please refer to Sheet A0.1, for note showing the Sprinkler system to be NFPA 13. It is also called out clearly on Sheet P02.
- D. D. Plumbing Fixture Analysis:
Water Closets: 1 per 125 (Occupancy A-3); 1 per 75 (Occupancy A-2); Lavatories: 1 per 200 for both occupancies;
Dinking fountains: 1 per 500; 1 Service Sink:

A2. Sheet A1.1

- A. Please refer to Sheet A1.1 for all property line call-outs.
- B. Please refer to Sheet A1.1 for location of imaginary lines between the existing buildings. The imaginary lines are the property lines around each building. Dimensions are shown on this sheet, showing the approximate distance between the existing buildings, and the approximate distance between the roof overhangs. Parapets are not shown, or required, since these are existing roof conditions.
- C., D., E. & F.. Please refer to sheet A1.1, and item B above for clarification of distance between existing buildings. Please refer to Sheet A1.1, and item B above for clarification of distance between existing roof eaves, and fire rating conditions for all connected structures. Please refer to Sheet A1.1, clouded notes, for new one hour fire rated wall assembly at existing walls located adjacent to other existing buildings, existing building roof overhangs, and existing breezeway roof structures. And Refer to sheet A8.1 for fire rated wall detail at roof, between buildings. Please refer to Sheet A0.1, Title Sheet, and Sheet A1.1, Site Plan, for location of existing breezeways, and clarification notes for fire rated walls, and fire sprinkling systems at

Donald L. Welch
Architect

existing roof overhangs and breezeway structures. Also refer to Sheet A8.1 for fire rated wall detail at roof, between buildings.

- G. I. Please refer to sheet A1.1, Site Plan, for new note stating verification of existing sidewalk, and modifications if required.
 - II. Please refer to Sheet A1.1, Site Plan, showing that the parking spaces and access aisles are designed so that cars and vans, when parked, will not obstruct the required clear width of the adjacent accessible routes.
 - III. There are no locations along the accessible routes where edge protection may be required.
 - H. Please refer to Sheet A1.1 for new accessible route from building complex, to existing sidewalk, adjacent to 900 east street. This existing sidewalk is the route taken to public transportation stops.
 - I. I. Please refer to Sheet A1.1 for calculations concerning percentage of number of ADA accessible stalls within parking lot.
 - a. Please refer to sheet A1.1 for ADA parking stalls below existing parking canopy roof.
 - II. Please refer to Sheet A1.1 for identification of the Van Accessible ADA parking stalls.
 - a. The van parking stalls and the vehicular route to and from the stalls have a clear vertical clearance of 8'-2". Stalls are parked outside, and not within a parking garage.
 - III. Please refer to Sheet A1.1 for dimensions concerning the Van Accessible stalls.
 - IV. Please refer to Sheet A1.1 for access aisle layouts for adjacent accessible parking stalls. Dimensions, and markings meet section 502.4 and ICC a117.1 requirements. Also the access aisles do not overlap the vehicular way, and are located on an accessible route.
 - V. Please refer to Sheet A1.1, and Sheet C100 for relocation of grease interceptor and sampling manhole away from accessible parking stalls.
 - VI. Please refer to Sheet A1.1, for new note concerning required slope at accessible parking stalls and aisles.
 - VII. Please refer to Sheet A1.1, for ADA sign detail. "van accessible" note added to detail.
- A3. Sheet A2.4
- A. Please Refer to Sheet A2.4A and Sheet A8.1, for notes and detail concerning half wall and bench.
 - B. Please refer to Sheet A2.4A and Detail A/A4.6 for counter/bar detail.
 - C. I. Please refer to Sheet A2.4A for location of Tactile Exit signs at all exit doors, Also, please refer to Electrical Sheets for Exit signage.
 - II. Please refer to Sheet A2.4A for location of Tactile Exit signs at Exit doors.
 - III. Please refer to sheet A7.1C for ADA required signage at all restroom doors.
 - IV. Please refer to Sheet A2.4A for location of Occupancy load signage at required rooms, and for building.
 - D. Platform has been eliminated for this building.

Donald L. Welch
Architect

- E. I. Please refer to sheet A2.4 and A2.4A for new corridor showing extra exit from building, meeting egress requirements.
- A4. Sheet A4.2A (should be A2.4A)
- A. Please refer to Sheet A2.4A for accessible seating areas for 5% of the dining surfaces for for seating and standing spaces..
 - B. Please refer to sheet A2.4A and A8.2 for dimensions of the accessible toilet compartments and toilet compartment swinging doors.
 - C. Please refer to sheet A2.4A and A4.3 for clear floor space in front of lavatories and urinals.
 - D. Please refer to sheet A2.4A and A4.3, for Reception counter clearance information.
 - E. Please refer to sheet A2.4A for clearances around workout equipment.
 - F. Please refer to Locker room notes on sheet A2.4A for employee locker room turning space, 5% of lockers are accessible in each locker room, clear floor space in front of accessible lockers, accessible reach ranges of lockers (sheet A8.2), operable parts for lockers are accessible. Also for Bench requirement notes for clear floor space for parallel approach, dimensions, back support, and structural strength of benches.
 - G. Please refer to sheet A2.4A for for adequate maneuvering clearance for doors D105 and D117.
 - H. Please refer to sheet A2.4, A2.4A, and A4.3 for family/assisted-use restroom.
 - I. Please refer to Sheet A2.4A for clear floor spaces for forward approach for each type of gaming table provided.
- A5. Sheet A4.3: Please refer to Sheet A4.3, for Revised detail A, and deleted details B and C.
- A6. Sheet A4.6: Please refer to sheet A4.6 for deleted details not associated with this project.
- A7. Sheet A4.7: Please refer to sheet A4.7 for deleted toilet room details. Please refer to sheet A8.2 for all details associated with dimensions for toilet tissue dispenser, grab bar requirements, toilet flush controls, water closet compartment requirements, and drinking fountain information.
- A8. Please refer to Sheet A8.1 for interior wall construction and connections to floor and ceiling.
- A9. Please refer to sheet A8.1 for R-value of attic insulation.
- A10. Sheet A3.1: The address for each building is already existing on the exterior face of each building.

Mechanical Review Comments:

Please refer to attached Mechanical drawings, for information concerning Mechanical review comments.

Plumbing Review Comments:

Please refer to attached Plumbing drawings, for information concerning Plumbing review comments.

7533 SANDY LAND LANE
MIDVALE, UTAH 84047

Donald L. Welch
Architect

Electrical Review Comments:

Please refer to attached Electrical drawings, for information concerning Electrical review comments.

Energy Review Comments:

N1. Please refer to RESCheck, attached to the end of the Mechanical/Plumbing pdf files, for extent of thermal envelope and corresponding R-values, and the energy compliance.

N2. Please refer to Electrical drawings for this comment.

N3. Please refer to Mechanical drawings for this comment.

N4. Please refer to Plumbing drawings for this comment.

N5, N6, N7, N8. Please refer to Electrical drawings for these comments.

Structural Comments:

General:

S1. Sheets D2.3 and D3.2:

- A. Please refer to attached written verification letter, submitted by a Utah licensed structural engineer (attached at the end of this letter), verifying the proposed demolition is not affecting the structural integrity of the building.
- B. Please refer to attached written verification letter, submitted by a Utah licensed structural engineer (attached at the end of this letter), showing structural support information for new openings in exterior walls.

S2. Please refer to attached written verification letter, and details, submitted by a Utah licensed structural engineer (attached at the end of this letter), verifying information for the mounting of the new make-up air unit on the roof.

S3. Please refer to Mechanical drawings, and the attached structural information for hood support information.

Thank you.

Donald L. Welch
Architect

7533 SANDY LAND LANE
MIDVALE, UTAH 84047