

PROJECT:

Tenant Finish for New Brighton Recovery Campus

4905 South, 4911 South, 4915 South, 4925 South, 4931 South, 4953 South 900 East, Salt Lake County, Utah

BUILDING 'E' 4931 South 900 East PARCEL #22081850120000

BUILDING CODE SUMMARY

APPLICABLE CODES

-BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
-MECHANICAL CODE: 2015 IMC
-PLUMBING CODE: 2015 IPC
-ELECTRICAL CODE: 2015 NATIONAL ELECTRICAL CODE
-FIRE CODE: 2015 IFC
-LIFE SAFETY CODE: 2015 NFPA 101
-ACCESSIBILITY CODE: ICC & IBC AGC GUIDELINES

EXISTING BUILDING 'E'

BUILDING PLANNING

OCCUPANCY: RESIDENTIAL OCCUPANCY GROUP R-4 & ASSEMBLY GROUP A-3
MIXED (NON SEPARATED) OCCUPANCY (YES) / NO
REQUIRED FIRE SEPARATION: 30 MINUTE (FIRE SPRINKLER SYSTEM)

TYPE OF CONSTRUCTION

CONSTRUCTION TYPE: VB S1 1 LEVEL: 28,000 SQ. FT. ALLOWED-OCCUPANCY R-4
CONSTRUCTION TYPE: VB S1 1 LEVEL: 24,000 SQ. FT. ALLOWED-OCCUPANCY A-3

RISK CATEGORY

RISK CATEGORY: II

CHANGE OF OCCUPANCY

WORK BEING DONE: WORK AREA METHOD, LEVEL 2

GENERAL BUILDING LIMITATIONS

-HEIGHT OF BUILDING: 28 FEET MAXIMUM NUMBER OF STORIES: 1 STORY

-TOTAL AREA OF BUILDING: 6,000 SQ. FT. - OCCUPANCY 'R-4'

-OCCUPANCY PER PERSON: R-4 OCCUPANCY: 4,711 SQ. FT.; 200 SQ. FT./PERSON

18 IN-HOUSE RESIDENT OCCUPANTS 1 STORY

UP TO 8 STAFF MEMBERS ALLOWED

A-3 OCCUPANCY: 1,288 SQ. FT.; 15 SQ. FT./PERSON= 86 OCCUPANTS

30 MINUTE FIRE RATED WALL SEPARATION BETWEEN A-3 OCCUPANCY AND R-4 OCCUPANCY WITH AN APPROVED NFPA 13 FIRE SPRINKLER SYSTEM

FIRE PROTECTION SYSTEMS

-FIRE EXTINGUISHING SYSTEMS (YES) / NO TYPE: NFPA 13 SPRINKLER SYSTEM

-FIRE ALARM SYSTEM (YES) / NO

GROUP R-4 OCCUPANCIES FIRE AREAS, NOT MORE THAN 4,500 GROSS SQ. FT., AND NOT CONTAINING MORE THAN 16 RESIDENTS, PROVIDED THAT THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED FIRE ALARM SYSTEM THAT IS INTERCONNECTED AND RECEIVES ITS PRIMARY POWER FROM THE BUILDING WIRING AND A COMMERCIAL POWER SYSTEM

GROUP R-4 CONDITION 1: ALL PERSONS RECEIVING CUSTODIAL CARE WHO WITHOUT ANY ASSISTANCE ARE CAPABLE OF RESPONDING TO AN EMERGENCY SITUATION TO COMPLETE BUILDING EVACUATION

GROUP R-4 CONDITION 1: AT LEAST ONE OF THE SLEEPING UNITS SHALL BE AN ACCESSIBLE UNIT

ACCESSIBLE UNITS AND TYPE B UNITS SHALL BE PROVIDED IN GROUP R-4 OCCUPANCIES IN ACCORDANCE WITH SECTIONS 1107.6.4.1 AND 1107.6.4.2. BEDROOMS IN GROUP R-4 FACILITIES SHALL BE COUNTED AS SLEEPING UNITS FOR THE PURPOSE OF DETERMINING THE NUMBER OF UNITS.

IN STRUCTURES WITH FOUR OR MORE SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE, EVERY SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE TYPE B UNIT.

FIRE RESISTANT CONSTRUCTION / FIREPROOFING SCHEDULE

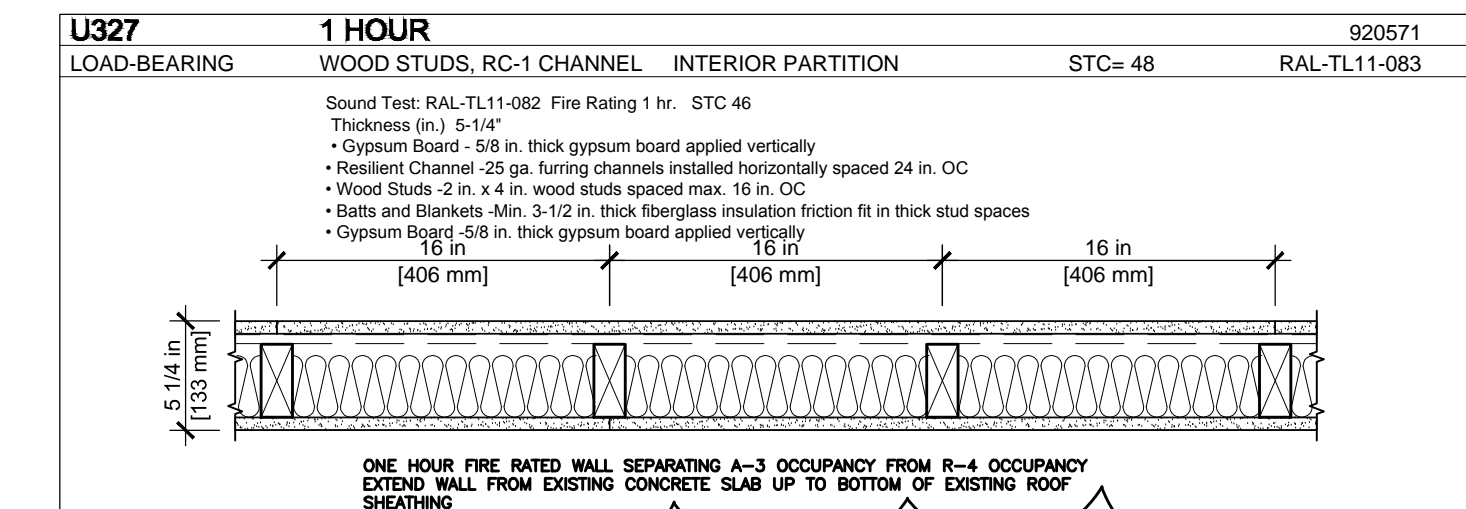
ITEM	REQ'D RATING / HR
-EXTERIOR WALLS: LOAD BEARING	1 HR. (EXISTING WALLS)
NON-LOAD BEARING	0 HR.
-FIRE/PARTY WALLS	1 HOUR (W/ APPROVED FIRE SPRINKLING SYSTEM)
-SHAFTS	N.A.
-INTERIOR WALL: LOAD BEARING	0 HR.
NON-LOAD BEARING	1/2 HR.
-BEAMS	0 HR.
-ROOF/CEILING	1/2 HR.

SEE SHEET A1.1 FOR FIRE RATED WALLS AT EXISTING BUILDINGS ADJACENT TO BREZZEWAYS. ALSO FOR FIRE SPRINKLING SYSTEM AT EXISTING ROOF OVERHANGS AND BREZZEWAY STRUCTURES.

SECTION 602 CONSTRUCTION CLASSIFICATION

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP R
10 ≤ X < 30	VB	0



Section 310.6 Residential Group R-4

Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 310.6.1 or 310.6.2. this group shall include, but not limited to, the following:

Alcohol and drug centers

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.

Section 420 Groups I-1, R-1, R-2, R-3, and R-4

420.2 Separation Walls.

Walls separating dwelling units in the same building, walls separating sleeping units in the same building, and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.

Section 708 Fire Partitions

708.1 General

1 Separation walls as required by Section 420.2 for Groups I-1, R-1, R-2, and R-3.

708.3 Fire-resistance rating

Fire partitions shall have a fire-resistance rating of not less than 1 hour.

Exceptions:

2. Dwelling unit and sleeping unit separations in buildings of Type IIB, Type IIIB, and Type VB construction, shall have fire resistance ratings of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

708.4 Continuity

The supporting construction shall be protected to afford the required fire-resistance rating of the wall supported, except for walls separating tenant spaces in covered and open mall buildings, walls separating dwelling units, walls separating sleeping units and corridor walls, in buildings of Type IIB, IIIB, and VB construction.

Exceptions:

6. Fireblocking or draftstopping is not required at the partition line in buildings, equipped with an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1 or 903.3.1.2, provided that automatic sprinklers are installed in combustible floor/ceiling and roof/ceiling spaces.

MATERIALS / LEGEND

	CONCRETE MASONRY UNIT
	BRICK VENEER
	STONE VENEER
	CONCRETE
	GYPSUM BOARD OR GROUT MORTAR
	BATT INSULATION
	RIGID INSULATION
	PLYWOOD
	ROUGH WOOD-CONTINUOUS
	ROUGH WOOD-BLOCKING
	WOOD TRIM
	STEEL
	GRAVEL
	EARTH
	TILE

INTENT OF PLANS:

IT IS THE INTENT OF THESE DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS TO DESCRIBE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE THE WORK CALLED FOR, INDICATED OR REASONABLY IMPLIED BY THEM, INCLUDING PARTITIONING, MECHANICAL AND ELECTRICAL WORK, AIR CONDITIONING AND ALL OTHER ITEMS DESCRIBED. FAILURE TO SHOW DETAILS OR REPEAT ON ANY DRAWINGS THAT FIGURES, NOTES OR DETAILS GIVEN ON ANOTHER DRAWING SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WORK (AT NO ADDITIONAL COST) AS IF SHOWN ON EACH AND EVERY DRAWING.

ALL WORK SHALL BE IN A FIRST CLASS WORKMANSHIP MANNER, NEAT AND COMPLETE IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS AND THE UNIFORM BUILDING CODE, THE STATE ENERGY EFFICIENCY CODE AND ALL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL ENDEAVOR TO PROTECT THE OWNER'S AND ADJACENT OWNER'S PROPERTY FROM DAMAGE DUE TO THE CONSTRUCTION PROCESS AT ALL TIMES AND REPAIR AT NO COST TO THE OWNER ANY DAMAGE THAT DOES OCCUR.

CONTRACTOR SHALL ARRANGE FOR INSPECTIONS AND TESTS SPECIFIED OR REQUIRED BY THE CITY/COUNTY BUILDING DEPARTMENT AND SHALL PAY ALL FEES AND COSTS FOR THE SAME. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE AND PAY FOR ALL PERMITS AND UPON COMPLETION OF THE WORK (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFIED CERTIFICATE OF OCCUPANCY FROM THE CITY/COUNTY BUILDING AND ZONING DEPARTMENT.

CONTRACTOR SHALL BE REQUIRED TO CARRY COMPREHENSIVE LIABILITY INSURANCE IN THE AMOUNT OF THE CONTRACT AND WORKMAN'S COMPENSATION INSURANCE AT HIS OWN EXPENSE. THE A.I.A. GENERAL CONDITIONS OF THE CONTRACT FORM A201 (LATEST EDITION) ARE HEREBY MADE A PART OF THIS CONTRACT AS IF WRITTEN ON THE DOCUMENTS.

PROJECT TEAM

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ABBREVIATIONS

NUMBER	E.W.C.	ELECTRIC WATER COOLER	O.D.	OUTSIDE DIAMETER
AT	F.D.	FLOOR DRAIN	O.F.	OUTSIDE FACE
CENTER LINE	FDN.	FOUNDATION	O.H.	OVERHEAD
DIAMETER	FDTN.	FOUNDATION	OH	OVERHEAD DOOR
ANGLE	F.E.	FIRE EXTINGUISHER	OPP.	OPPOSITE
THREE LAYERS	F.E.C.	FIRE EXTINGUISHER CABINET	O.W.S.J.	OPEN WEB STEEL JOIST
ANCHOR BOLT	F.F.	FINISH FLOOR	PART.	PARTITION
ABOVE	FIN.	FINISH	P.C.F.	POUNDS PER CUBIC FOOT
ADJUSTABLE	FLR.	FLOOR	PERP.	PERPENDICULAR
ABOVE FINISH FLOOR	FT.	FEET	PL	PLATE
AMERICAN INSTITUTE	FTG.	FOOTING	P.L.F.	POUNDS PER LINEAL FOOT
OF ARCHITECTS	GA.	GAUGE	PAINT.	PAINTED
ALUMINUM	GAL.	GALLON	PROT.	PROTECTION
APPROX.	GAL.V.	GALVANIZED	P.S.F.	POUNDS PER SQUARE FOOT
ARCH.	ARCHITECT/ARCHITECTURAL	GOVERNMENT FURNISHED	P.S.I.	POUNDS PER SQUARE INCH
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS	GOVERNMENT FURNISHED	QTY.	QUANTITY
D.B.A.	DEFORMED BAR ANCHOR	GOVERNMENT INSTALLED	R.D.	ROOF DRAIN
BD.	BOARD	GALLONS PER MINUTE	RAD.	RADIUS
BITUM.	BITUMINOUS	GROUND	REIN.	REINFORCED
B.D.G.	BENCHMARK	GOVERNMENT	REQ'D	REQUIRED
B.M.	BOTTOM OF	GYPSUM WALL BOARD	RML	ROOM
B.O.	BOTTOM OF	GYPSUM WALL BOARD	R.O.	ROUGH OPENING
BOT.	BOTTOM	HANDICAPPED	SCHED.	SCHEDULE
B.P.	BASE PLATE	HARDWARE	S.D.I.	STEEL DECK INSTITUTE
BRG.	BEARING	HOLLOW METAL	SHR.	SHOWER
BTWN.	BETWEEN	HORIZ.	SHT.	SHEET
CER.	CERAMIC	HOUR	SM.	SIMILAR
C.J.	CONSTRUCTION JOINT	H.S.A.	S.J.J.	STEEL JOIST INSTITUTE
CLG.	CEILING	HT.	SPEC.	SPECIFICATION
CLR.	CLEAR	HEATING/VENTILATION/ AIR CONDITIONING	STC	SOUND TRANSMISSION COEFFICIENT STANDARD
CMU	CONCRETE MASONRY UNIT	HYD.	STD.	STIFFENER
COL.	COLUMN	I.D.	STIFF.	STRUCTURAL
CONC.	CONCRETE	I.F.	STR.	SUPERVISOR
CONT.	CONTINUOUS	IN.	SUSP.	SUSPENDED
CONST.	CONSTRUCTION	INFO.	THRU	THROUGH
COORD.	COORDINATE	INSUL.	T.O.	TOP OF
C.P.	CAP PLATE	LAV.	T.O.A.	TOP OF ASPHALT
C.T.J.	CONTRACTION JOINT	LT.	T.O.C.	TOP OF CURB
DBL.	DOUBLE	LT. WT.	T.O.F.	TOP OF FOOTING
DEPT.	DEPARTMENT	MAINT.	T.O.S.	TOP OF SLAB
DET.	DETAIL	MANUF.	TYP.	TOP OF SIDEWALK
DIA.	DIAMETER	MAT.	T.O.W.	TOP OF WALL
DTL.	DETAIL	M.C.J.	TYP.	TYPICAL
DWGS.	DRAWINGS	MCH.	UN.O.	UNLESS NOTED OTHERWISE
EA.	EACH	MFR.	VCT	VINYL COMPOSITION
E.F.	EACH FACE	MIS.	VERT.	VERTICAL
E.L.	EXPANSION JOINT	M.O.	VEST.	VESTIBULE
ELEV.	ELEVATION	M.T.L.	VNR.	VENEER
EQ.	EQUAL	N.C.	W/	WITH
E.S.	EACH SIDE	N.I.C.	WD.	WOOD
E.W.	EACH WAY	NO.	W.W.F.	WELDED WIRE FABRIC
EXST.	EXISTING	N.T.S.		
EXPAN.	EXPANSION	O.C.		
EXT.	EXTERIOR			

GRAPHIC SYMBOLS

	FLOOR OR POINT ELEVATION
	CENTER LINE
	DIAMETER
	KEY NOTE
	WALL TYPE
	DOOR NUMBER
	WINDOW NUMBER
	FIXTURE TAG
	REVISION TAG
	DETAIL
	BUILDING OR WALL ELEVATION
	WALL SECTION
	BUILDING SECTION
	INTERIOR ELEVATION
	ROOM NAME & NUMBER
	MASTER GRID LINES
	PARKING GRID LINES
	BUILDING GRID LINES

DRAWING INDEX

INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
ARCHITECTURAL/CIVIL			MECHANICAL/PLUMBING CONTINUED								
■	A0.1	COVER SHEET	■	P01	PLUMBING GENERAL NOTES & LEGEND						
■	A0.2	SPECIFICATIONS	■	P02	PLUMBING EQUIPMENT SPECIFICATIONS						
■	A0.3	SPECIFICATIONS	■	P11	PLUMBING SCHEDULES						
■	A0.4	SPECIFICATIONS	■	P12	PLUMBING DETAILS						
■	C100	UTILITIES PLAN	■	P13	PLUMBING DETAILS						
■	C200	DETAILS	■	MP1E	MECH/PLUMB ROOF PLAN-BUILDING 'E'						
■	A1.1	EXISTING SITE PLAN	■	M1E	MECHANICAL PLAN-BUILDING 'E'						
■	A1.2	SPECIFICATIONS & GENERAL NOTES	■	P1E	PLUMBING PLAN-BUILDING 'E'						
■	D2.1	EXISTING DEMOLITION FLR. PLAN-BUILDING 'A'	ELECTRICAL								
■	D3.1	EXISTING DEMO. ELEVATIONS-BLDG'S. 'A' & 'B'	■	EE001	SYMBOL SCHEDULE, SHEET INDEX						
■	A2.1	REMODELED DIMENSION FLR. PLAN-BLDG. 'A'	■	ES101	SITE PLAN						
■	A2.1A	REMODELED FLOOR PLAN-BLDG. 'A'	■	EP11E	POWER PLAN-BUILDING 'E'						
■	A2.1B	REMODELED REFLECTED CLG. PLAN-BLDG. 'A'	■	EP401	TYPICAL POWER PLANS						
■	A2.1C	EXISTING ROOF PLAN-BLDG. 'A'	■	EP501	DETAILS						
■	A3.1	EXIST'G. REMODELED ELEV'S.-BLDG'S. 'A' & 'B'	■	EP502	DETAILS						
■	A4.1	ENLARGED PLANS-BUILDING 'A'	■	EP503	DETAILS						
■	A4.6	ENLARGED PLANS-MISC. PLANS	■	EP601	ONE-LINE DIAGRAM						
■	A4.7	EQUIPMENT KEYED NOTES	■	EP602	PANEL SCHEDULES						
■	A6.1A	FINISH SCHEDULE	■	EP603	PANEL SCHEDULES						
■	A7.1A	DOOR SCHEDULE	■	EL11E	LIGHTING PLAN-BUILDING 'E'						
■	A7.1C	DOOR HARDWARE SCHEDULE	■	EL601	LIGHTING FIXTURE SCHEDULE						
■	A8.1	ARCHITECTURAL DETAILS	■	EY11E	AUXILIARY PLAN-BUILDING 'E'						
■	A8.2	ACCESSIBLE AND FIRE PENETRATION DETAILS	■	FA11E	FIRE ALARM PLAN - BUILDING 'E'						
MECHANICAL/PLUMBING											
■	M01	MECHANICAL GENERAL NOTES & LEGENDS									
■	M02	MECHANICAL EQUIPMENT SPECIFICATIONS									
■	M11	MECHANICAL SCHEDULES & DETAILS									
■	M12	MECHANICAL DETAILS									
■	M13	MECHANICAL DETAILS									

Donald L. Welch
Architect

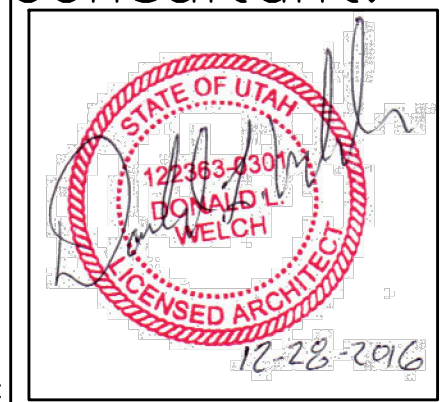
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consultant:



project:
Tenant Finish
for