

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 'B' 4911 South 900 East PARCEL #22081850090000

## 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: IRC & IFB ACC. GUIDELINES

### EXISTING BUILDING 'B'

#### BUILDING PLANNING

OCCUPANCY: RESIDENTIAL OCCUPANCY GROUP R-4

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

#### RISK CATEGORY

RISK CATEGORY: II

#### CHANGE OF OCCUPANCY

WORK BEING DONE:

WORK AREA METHOD, LEVEL 2

#### GENERAL BUILDING LIMITATIONS

-HEIGHT OF BUILDING: 25 FEET MAXIMUM

-TOTAL AREA OF BUILDING: 3,600 SQ. FT. - OCCUPANCY "R-4"

-OCCUPANCY PER PERSON: R-4 OCCUPANCY: 3,600 SQ. FT.; 200 SQ. FT./PERSON

12 IN-HOUSE RESIDENT OCCUPANTS

UP TO 6 STAFF MEMBERS ALLOWED

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### FIRE RESISTANT CONSTRUCTION / FIREPROOFING SCHEDULE

ITEM	REQ'D RATING / HR
-EXTERIOR WALLS: LOAD BEARING	0 HR.
NON-LOAD BEARING	0 HR.
-FIRE/PARTY WALLS	30 MIN. (W/ APPROVED FIRE SPRINKLING SYSTEM)
-SHAFTS	N/A.
-INTERIOR WALL: LOAD BEARING	0 HR.
NON-LOAD BEARING	0 HR.
-BEAMS	0 HR.
-ROOF/CEILING	0 HR.

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

SECTION 602 CONSTRUCTION CLASSIFICATION  
TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR CORRIDOR 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:




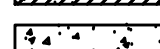
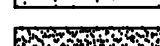

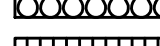


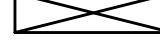
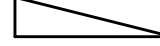




2. Dwelling unit and sleeping unit separations in buildings of Type IIB, Type IIIB, and Type VB construction, shall have fire resistance ratings of not less than ¾ hour in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

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	INTENT OF PLANS:
 CONCRETE MASONRY UNIT	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.
 BRICK VENEER	
 STONE VENEER	
 CONCRETE	
 GYPSUM BOARD OR GROUT MORTAR	
 BATT INSULATION	
 RIGID INSULATION	
 PLYWOOD	
 ROUGH WOOD--CONTINUOUS	
 ROUGH WOOD--BLOCKING	
 WOOD TRIM	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.
 STEEL	
 GRAVEL	
 EARTH	
 TILE	
	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		ABBREVIATIONS		GRAPHIC SYMBOLS		DRAWING INDEX					
Project Architect						INC. SHEET SHEET TITLE		INC. SHEET SHEET TITLE		INC. SHEET SHEET TITLE	
Donald L. Welch Architect						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		MP1A MECH/PLUMB ROOF PLAN-BUILDING 'A'			
						A1.1 EXISTING SITE PLAN		M1A MECHANICAL PLAN-BUILDING 'A'			
						D2.1 EXISTING DEMOLITION FLR. PLAN-BUILDING 'A'		P1A PLUMBING PLAN-BUILDING 'A'			
						D3.1 EXISTING DEMO. ELEVATIONS-BLDG'S. 'A' & 'B'		ELECTRICAL			
						A2.1 REMODELED DIMENSION FLR. PLAN-BLDG. 'A'		EE001 SYMBOL SCHEDULE, SHEET INDEX			
						A2.1A REMODELED FLOOR PLAN-BLDG. 'A'		ES101 SITE PLAN			
						A2.1B REMODELED REFLECTED CLG. PLAN-BLDG. 'A'		EP11A POWER PLAN-BUILDING 'A'			
						A2.1C EXISTING ROOF PLAN-BLDG. 'A'		EP401 TYPICAL POWER PLANS			
						A3.1 EXIST'G. REMODELED ELEV'S.-BLDG'S. 'A' & 'B'		EP501 DETAILS			
						A4.1 ENLARGED PLANS-BUILDING 'A'		EP502 DETAILS			
						A4.6 CABINET DETAILS		EP503 DETAILS			
						A4.7 EQUIPMENT KEYED NOTES		EP601 ONE-LINE DIAGRAM			
						A6.1A FINISH SCHEDULE		EP602 PANEL SCHEDULES			
						A7.1A DOOR SCHEDULE		EP603 PANEL SCHEDULES			
						A7.1C DOOR HARDWARE SCHEDULE		EL11A LIGHTING PLAN-BUILDING 'A'			
						A8.1 ARCHITECTURAL DETAILS		EL601 LIGHTING FIXTURE SCHEDULE			
						A8.2 ACCESSIBLE AND FIRE PENETRATION DETAILS		EY11A AUXILIARY PLAN-BUILDING 'A'			
						MECHANICAL/PLUMBING		FA11A FIRE ALARM PLAN - BUILDING 'A'			
						M01 MECHANICAL GENERAL NOTES & LEGENDS					
						M02 MECHANICAL EQUIPMENT SPECIFICATIONS					
						M11 MECHANICAL SCHEDULES & DETAILS					
						M12 MECHANICAL DETAILS					
						M13 MECHANICAL DETAILS					

#	NUMBER	E.W.C.	ELECTRIC WATER COOLER	O.D.	OUTSIDE DIAMETER
Ø	AT	F.D.	FLOOR DRAIN	O.F.	OUTSIDE FACE
Ø	CENTER LINE	FDN.	FOUNDATION	O.H.	OVERHEAD
L	ANGLE	FDTN.	FOUNDATION	OHD	OVERHEAD DOOR
J.L.	THREE LAYERS	F.E.	FIRE EXTINGUISHER	OPP.	OPPOSITE
A.B.	ANCHOR BOLT	F.E.C.	FIRE EXTINGUISHER CABINET	O.P.	OPEN WEB STEEL JOIST
ABV.	ABOVE	F.F.	FINISH FLOOR	PART.	PARTITION
ADJ.	ADJUSTABLE	FIN.	FINISH	P.C.F.	POUNDS PER CUBIC FOOT
A.F.F.	ABOVE FINISH FLOOR	FLR.	FLOOR	PERP.	PERPENDICULAR
A.I.A.	AMERICAN INSTITUTE OF ARCHITECTS	FT.	FEET	PL	PLATE
ALUM.	ALUMINUM	FTG.	FOOTING	P.L.F.	POUNDS PER LINEAL FOOT
APPROX.	APPROXIMATE	GAL.	GAGE/GAUGE	PNTD.	PAINTED
ARCH.	ARCHITECT/ARCHITECTURAL	GALV.	GALLON	PROT.	PROTECTION
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS	GFCI	GALVANIZED	P.S.F.	POUNDS PER SQUARE FOOT
D.B.A.	DEFORMED BAR ANCHOR	GFI	GOVERNMENT FURNISHED	P.S.I.	POUNDS PER SQUARE INCH
BD.	BOARD	CPM	GOVERNMENT INSTALLED	QTY.	QUANTITY
BTUM.	BITUMINOUS	GND.	GROUND	R.D.	ROOF DRAIN
BLDG.	BUILDING	GOVT.	GOVERNMENT	RAD.	RADIUS
B.M.	BENCHMARK	GWB.	GYPSUM WALL BOARD	REIN.	REINFORCED
B.O.	BOTTOM OF	GYP. BD.	GYPSUM WALL BOARD	REQD.	REQUIRED
BOT.	BOTTOM	H.C.	HANDICAPPED	RM.	ROOM
B.P.	BASE PLATE	HDW.	HARDWARE	R.O.	ROUGH OPENING
BRG.	BETWEEN	H.M.	HOLLOW METAL	SCHED.	SCHEDULE
BTWN.	BETWEEN	HORIZ.	HORIZONTAL	S.D.I.	STEEL DECK INSTITUTE
CER.	CERAMIC	HR.	HOUR	SHR.	SHOWER
C.J.	CONSTRUCTION JOINT	H.S.A.	HEADED STUD ANCHOR	SHT.	SHEET
CLG.	CEILING	HT.	HEIGHT	SIM.	SIMILAR
CLR.	CLEAR	HVAC	HEATING/VENTILATION/	S.J.I.	STEEL JOIST INSTITUTE
CMU	CONCRETE MASONRY UNIT	HYD.	AIR CONDITIONING	SPEC.	SPECIFICATION
COL.	COLUMN	HYD.	HYDRANT	STD.	STANDARD
CONC.	CONCRETE	I.D.	INSIDE DIAMETER	STIFF.	STIFFENER
CONT.	CONTINUOUS	I.F.	INSIDE FACE	STR.	STRUCTURAL
CONST.	CONSTRUCTION	IN.	INCHES	SUPER.	SUPERVISOR
COORD.	COORDINATE	INFO.	INFORMATION	SUSP.	SUSPENDED
C.P.	CAP PLATE	INSUL.	INSULATION	THRU	THROUGH
C.T.J.	CONTRACTION JOINT	LAV.	LAVATORY	T.O.	TOP OF
DBL.	DOUBLE	L.T.	LIGHT	T.O.A.	TOP OF ASPHALT
DEPT.	DEPARTMENT	LT. WT.	LIGHT WEIGHT	T.O.C.	TOP OF CURB
DET.	DETAIL	MAINT.	MAINTENANCE	T.O.F.	TOP OF FOOTING
DIA.	DIAMETER	MANUF.	MANUFACTURER	T.O.S.	TOP OF SLAB
DTL.	DETAIL	MAX.	MAXIMUM	TOP OF	OR SIDEWALK
DWGS.	DRAWINGS	MAT.	MATERIAL	T.O.W.	TOP OF WALL
EA.	EACH	M.C.J.	MASONRY CONTROL JOINT	TYP.	TYPICAL
E.F.	EACH FACE	M.E.C.	MECHANICAL EQUIPMENT	U.N.O.	UNLESS NOTED
E.J.	EXPANSION JOINT	MFR.	MANUFACTURER	OTHERWISE	OTHERWISE
EL.	ELEVATION	MIN.	MINIMUM	VCT	VINYL COMPOSITION
ELEV.	ELEVATION	MISC.	MISCELLANEOUS	TILE	TILE
EQ.	EQUAL	M.O.	MASONRY OPENING	VERT.	VERTICAL
E.S.	EACH SIDE	MTL.	METAL	VEST.	VESTIBULE
E.W.	EACH WAY	N.I.C.	NOT IN CONTRACT	VNR.	VENEER
EXIST.	EXISTING	NO.	NUMBER	W/	WITH
EXPAN.	EXPANSION	N.T.S.	NOT TO SCALE	WO.	WOOD
EXT.	EXTERIOR	O.C.	ON CENTER	W.W.F.	WELDED WIRE FABRIC

⬆	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
ENTRY 101	ROOM NAME & NUMBER
1	MASTER GRID LINES
1	PARKING GRID LINES
1	BUILDING GRID LINES