

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 'F' 4953 South 900 East PARCEL #22081850130000

## 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 & NFPA 101 GUIDELINES

### EXISTING BUILDING 'F'

#### BUILDING PLANNING

OCCUPANCY: RESIDENTIAL OCCUPANCY GROUP R-4  
MIXED (NON SEPARATED) OCCUPANCY YES / NO  
REQUIRED FIRE SEPARATION: 30 MIN. (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 NUMBER OF STORIES: 1 STORY

-TOTAL AREA OF BUILDING: 4,800 SQ. FT. - OCCUPANCY 'R-4'

-OCCUPANCY PER PERSON: 4,800 SQ. FT.; 200 SQ. FT./PERSON = 24 OCCUPANTS

16 IN-HOUSE RESIDENT OCCUPANTS

UP TO 8 STAFF MEMBERS ALLOWED

#### FIRE PROTECTION SYSTEMS

-FIRE EXTINGUISHING SYSTEM: 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	30 MIN. (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 902 CONSTRUCTION CLASSIFICATION  
TABLE 902 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 ½ 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		ABBREVIATIONS				GRAPHIC SYMBOLS		DRAWING INDEX					
Project Architect													
Donald L. Welch Architect		#	NUMBER	E.W.C.	ELECTRIC WATER COOLER	+	FLOOR OR POINT ELEVATION	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
7533 Sandy Land Lane Midvale, Utah 84047-2799		AT	AT CENTER LINE	F.D.	FLOOR DRAIN	<	CENTER LINE	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
801-548-6391 dwelech5977@msn.com		L	DIAMETER	FDN.	FOUNDATION	~	DIAMETER	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
Civil Engineers		J.L.	ANGLE	F.D.N.	FIRE EXTINGUISHER	Ⓢ	KEY NOTE	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
David Jenkins, PE, SE		A.B.	THREE LAYERS	F.E.C.	FIRE EXTINGUISHER CABINET	Ⓢ	WALL TYPE	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
45 West 10000 South, Suite 500 Sandy, UT 84070		ABV.	ANCHOR BOLT	F.F.	FINISH FLOOR	Ⓢ	DOOR NUMBER	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
Phone: 801-255-0529		ADJ.	ADJUSTABLE	FIN.	FINISH FLOOR	Ⓢ	WINDOW NUMBER	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
Fax: 801-255-4449		A.F.F.	ABOVE	FLR.	FLOOR	Ⓢ	FIXTURE TAG	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
Mechanical/Plumbing/ Electrical Engineers		A.I.A.	ABOVE FINISH FLOOR	FT.	FEET	Ⓢ	REVISION TAG	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
Benjamin J. Schlup -Mechanical/Plumbing Engineer		ALUM.	AMERICAN INSTITUTE	FTG.	FOOTING	Ⓢ	DETAIL	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
Peter E. Johansen, P.E. - Electrical Engineer		ARCH.	OF ARCHITECTS	GAL.	GAGE/GAUGE	Ⓢ	BUILDING OR WALL ELEVATION	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
324 South State Street, Suite 400 Salt Lake City, UT 84111		A.S.T.M.	ALUMINUM	GALV.	GALLON	Ⓢ	WALL SECTION	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
[p] 801-328-5151 info@spectrum-engineers.com		D.B.A.	APPROXIMATE	GND.	GALLONIZED	Ⓢ	BUILDING SECTION	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		BD.	ARCHITECT/ARCHITECTURAL	GOVT.	GOVERNMENT FURNISHED	Ⓢ	INTERIOR ELEVATION	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		BITUM.	AMERICAN SOCIETY FOR	GOVT.	GOVERNMENT FURNISHED	Ⓢ	ROOM NAME & NUMBER	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		BLDG.	TESTING MATERIALS	GOVT.	GOVERNMENT FURNISHED	Ⓢ	MASTER GRID LINES	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		B.M.	DEFORMED BAR ANCHOR	GOVT.	GOVERNMENT FURNISHED	Ⓢ	PARKING GRID LINES	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		B.O.	BOARD	GOVT.	GOVERNMENT FURNISHED	Ⓢ	BUILDING GRID LINES	INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		B.P.	BUTIMINOUS	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		BTWN.	BENCHMARK	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		CER.	BOTTOM OF	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		C.J.	CONSTRUCTION JOINT	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		CLG.	CEILING	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		CLR.	CONCRETE MASONRY UNIT	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		CUL.	CONCRETE	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		CONC.	CONTINUOUS	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		CONST.	CONSTRUCTION	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		COORD.	COORDINATE	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		C.P.	CAP PLATE	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		C.T.J.	CONTRACTION JOINT	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		DBL.	DOUBLE	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		DEPT.	DEPARTMENT	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		DET.	DETAIL	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		DIA.	DIAMETER	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		DTL.	DETAIL	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		DWGS.	DRAWINGS	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		E.A.	EACH	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		E.F.	EACH FACE	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		E.L.	EXPANSION JOINT	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		ELEV.	ELEVATION	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		E.Q.	EQUAL	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		E.S.	EACH SIDE	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		E.W.	EACH WAY	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		EXT.	EXISTING	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		EXPAN.	EXPANSION	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE
		EXT.	EXTERIOR	GOVT.	GOVERNMENT FURNISHED	Ⓢ		INC.	SHEET	SHEET TITLE	INC.	SHEET	SHEET TITLE

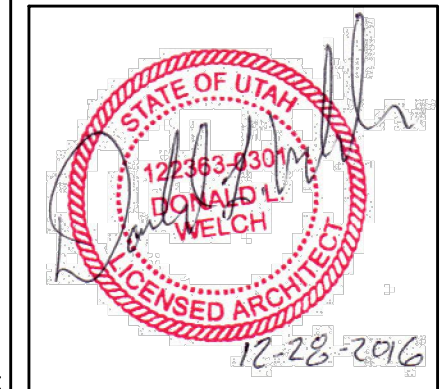
Donald L. Welch  
Architect

7533 Sandy Land Lane  
midvale utah 84047  
801-548-6391 dwelech5977@msn.com

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THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS CONSULTANTS, CONTRACTORS, GOVERNMENT AGENCIES, VENDORS, AND OFFICE PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.

consultant:



project:  
Tenant Finish  
for  
Brighton Recovery  
Campus  
4905, 4911, 4915, 4925,  
4931, 4953 South 900 East  
Salt Lake County, Utah

date  
DECEMBER 28, 2016

revisions  
JANUARY 3, 2017  
SECOND SUBMITTAL FOR  
EACH SEPERATE BUILDING PARCEL  
JANUARY 6, 2017  
ADDENDUM #2-BUILDING 'C'  
JANUARY 17, 2017  
ADDENDUM #4-BUILDING 'B'  
FEBRUARY 24, 2017  
ADDENDUM #7-BUILDING 'A'  
MARCH 20, 2017  
ADDENDUM #8-BUILDING 'A'

data  
project no:  
drawn by:  
checked by:  
title

TITLE SHEET

sheet

A0 1

BUILDING 'F' 4953 South 900 East PARCEL #22081850130000