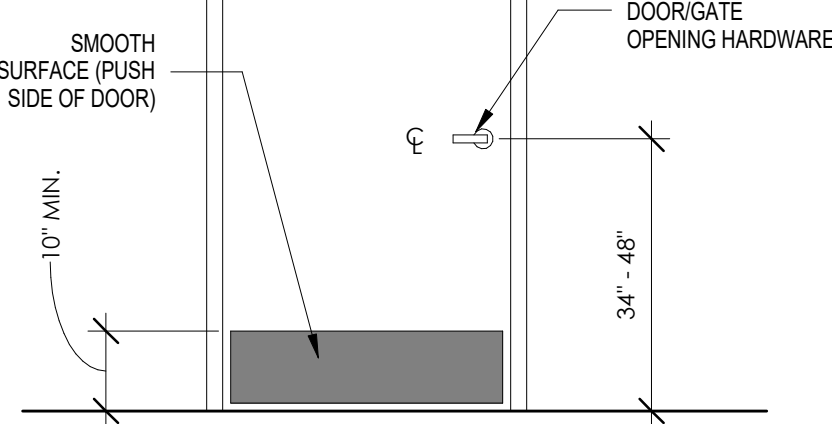
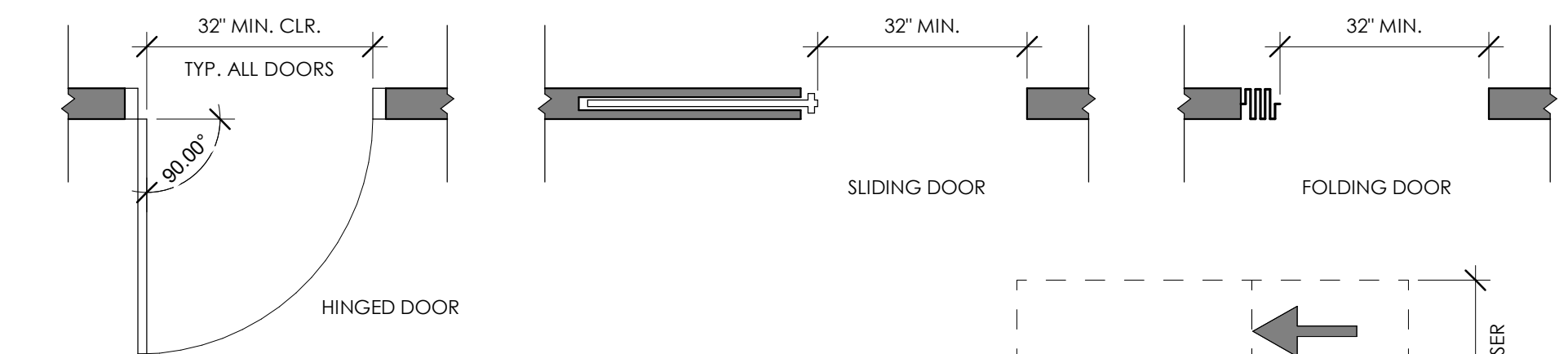


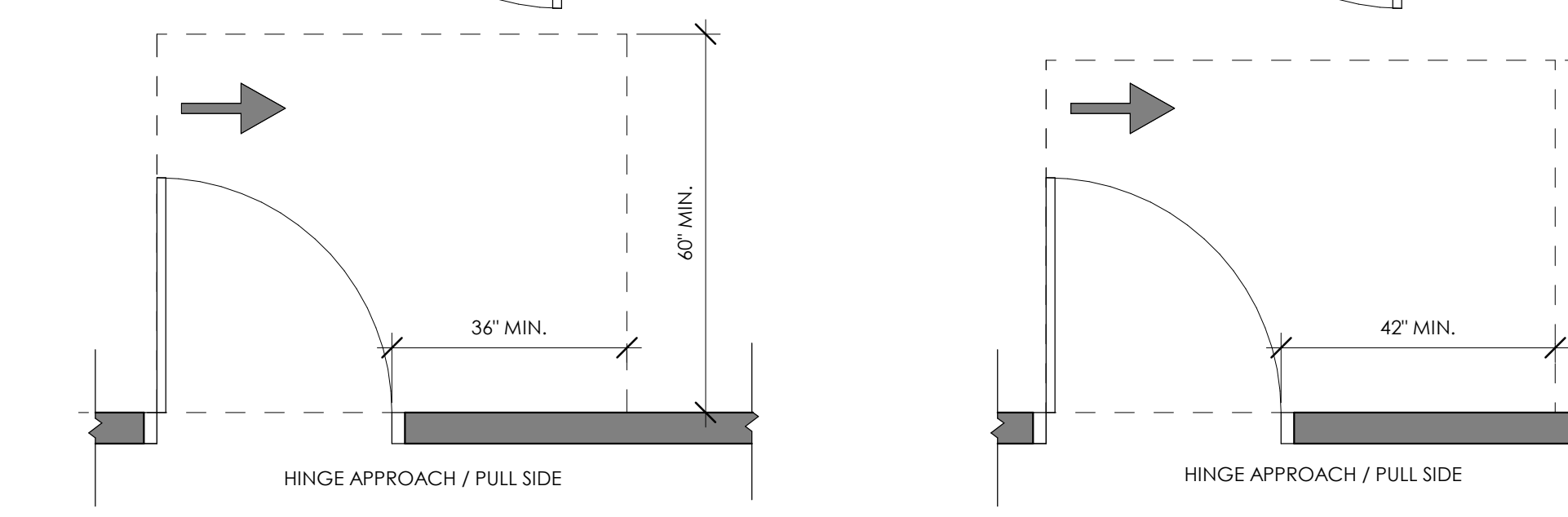
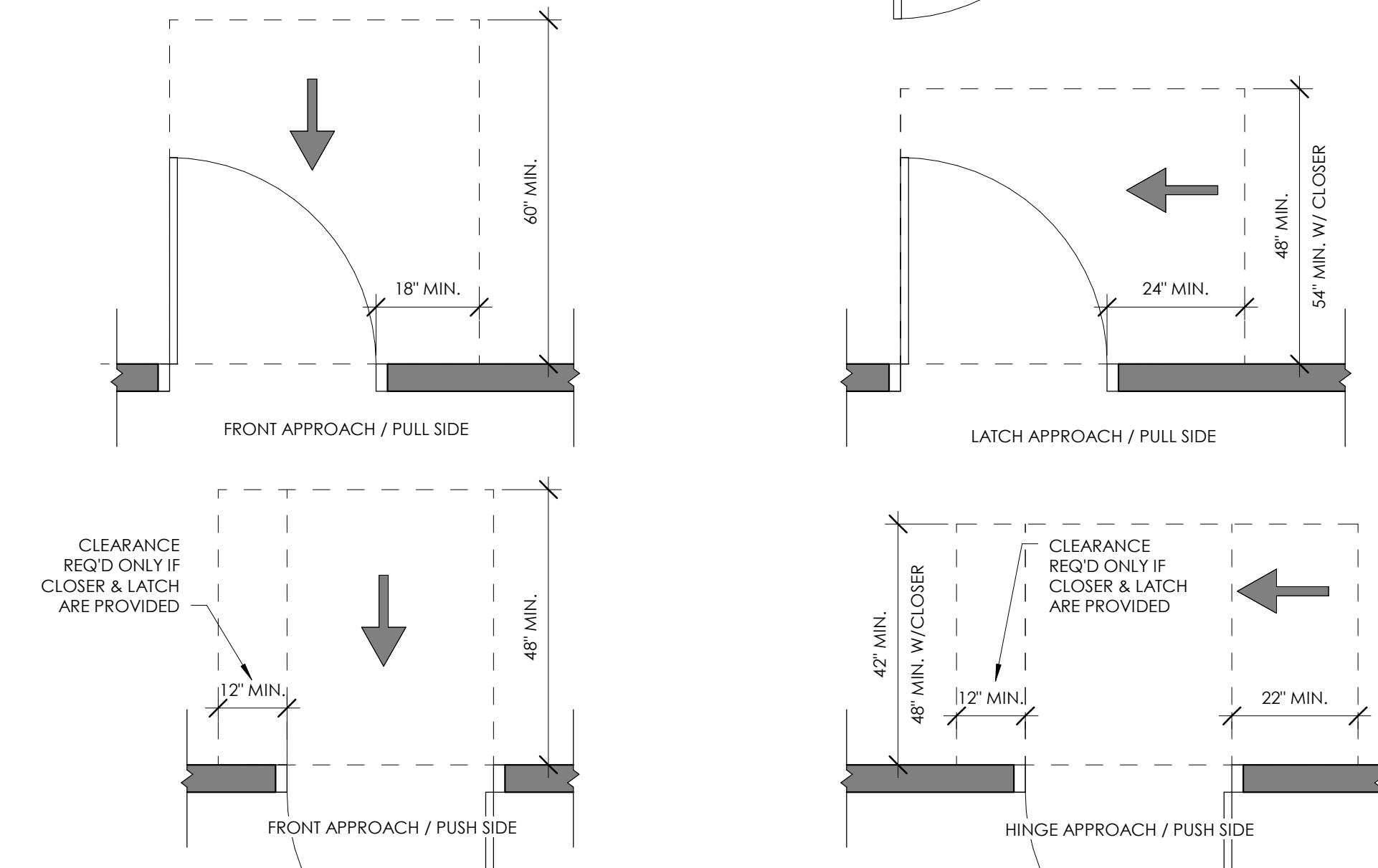
- NOTES:**
- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRIP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
 - DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90°, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12° SHALL BE 5 SECONDS MINIMUM.
 - DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70°, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM, MEASURED UNDER AMBIENT CONDITIONS.
 - FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWED BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE MAXIMUM FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE: INTERIOR HINGED: 5 POUNDS, SLIDING OR FOLDING: 5 POUNDS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.
 - DOOR SURFACES WITHIN 10" OF THE FLOOR SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN SUCH SURFACE SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.



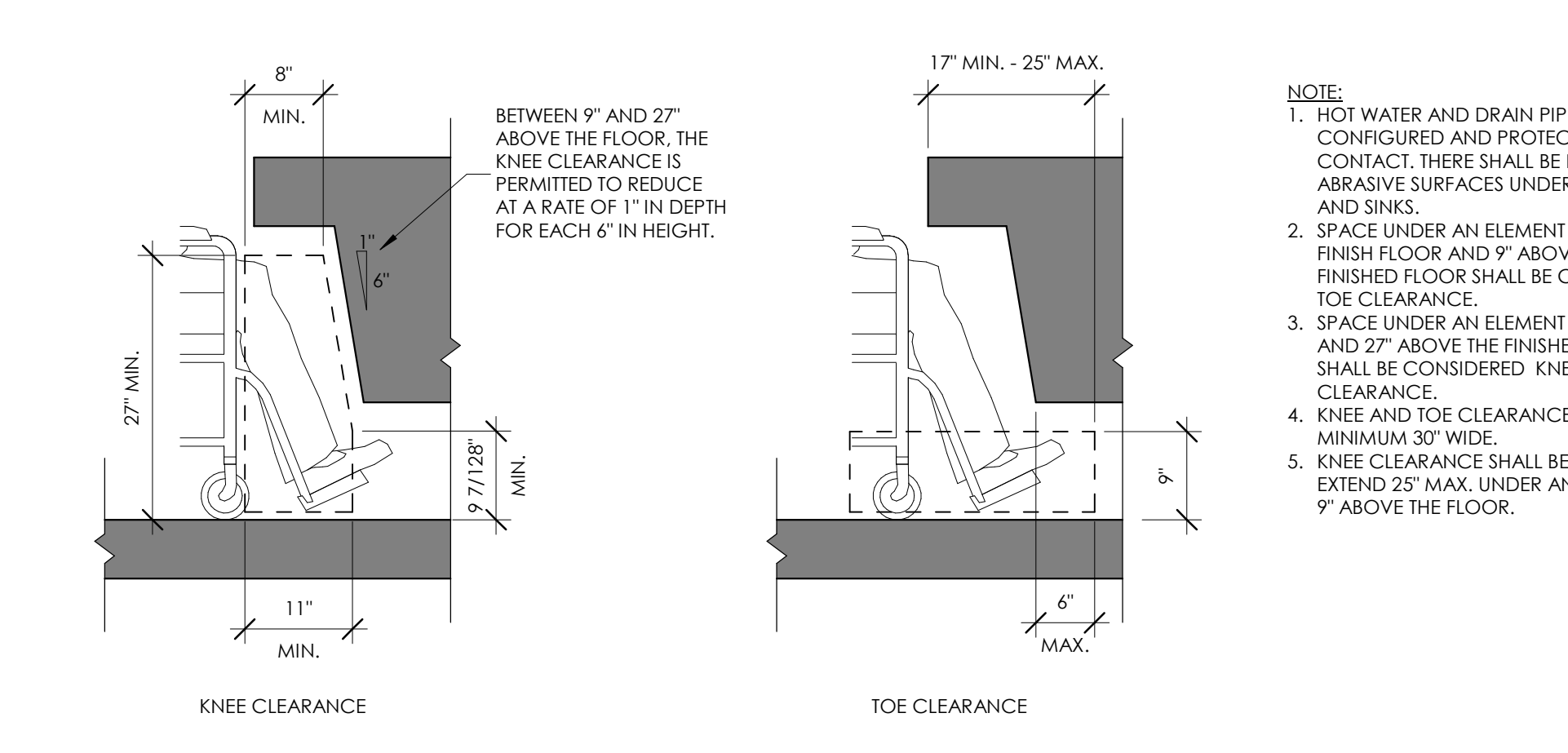
E6 DOOR HARDWARE
1/2" = 1'-0"



- NOTE:**
- MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18" OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8" BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE.
 - THE FLOOR OR GROUND SURFACE WITHIN THE REQUIRED MANEUVERING CLEARANCES SHALL SLOPE NO MORE THAN 1:48 (2%) AND CHANGES IN LEVEL WITHIN THIS AREA ARE NOT PERMITTED.
 - OPENINGS MORE THAN 24" DEEP SHALL PROVIDE A CLEAR OPENING OF 36" MINIMUM.
 - THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 24" ABOVE THE FLOOR. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 24" AND 80" ABOVE THE FLOOR SHALL NOT EXCEED 4".
 - DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78" MINIMUM ABOVE THE FLOOR.

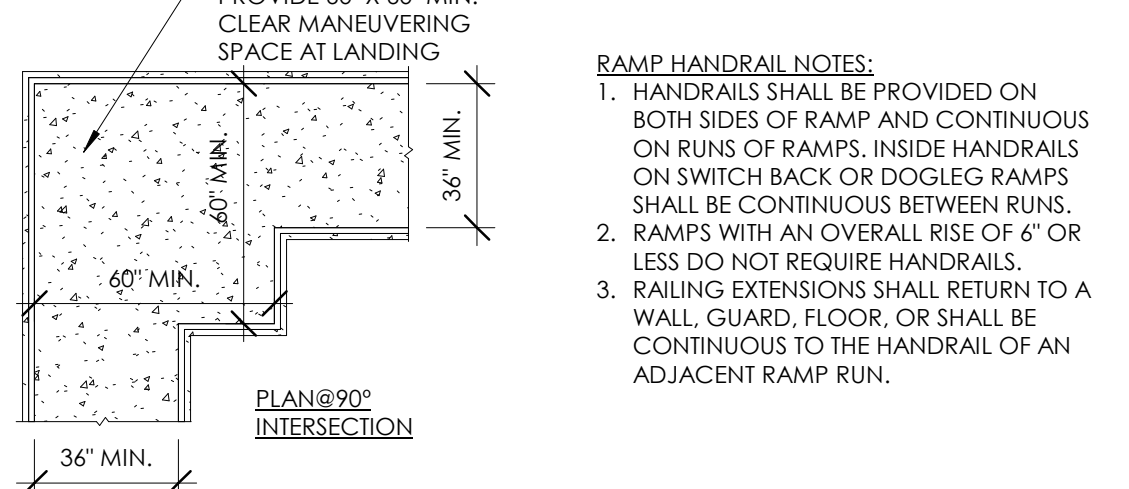
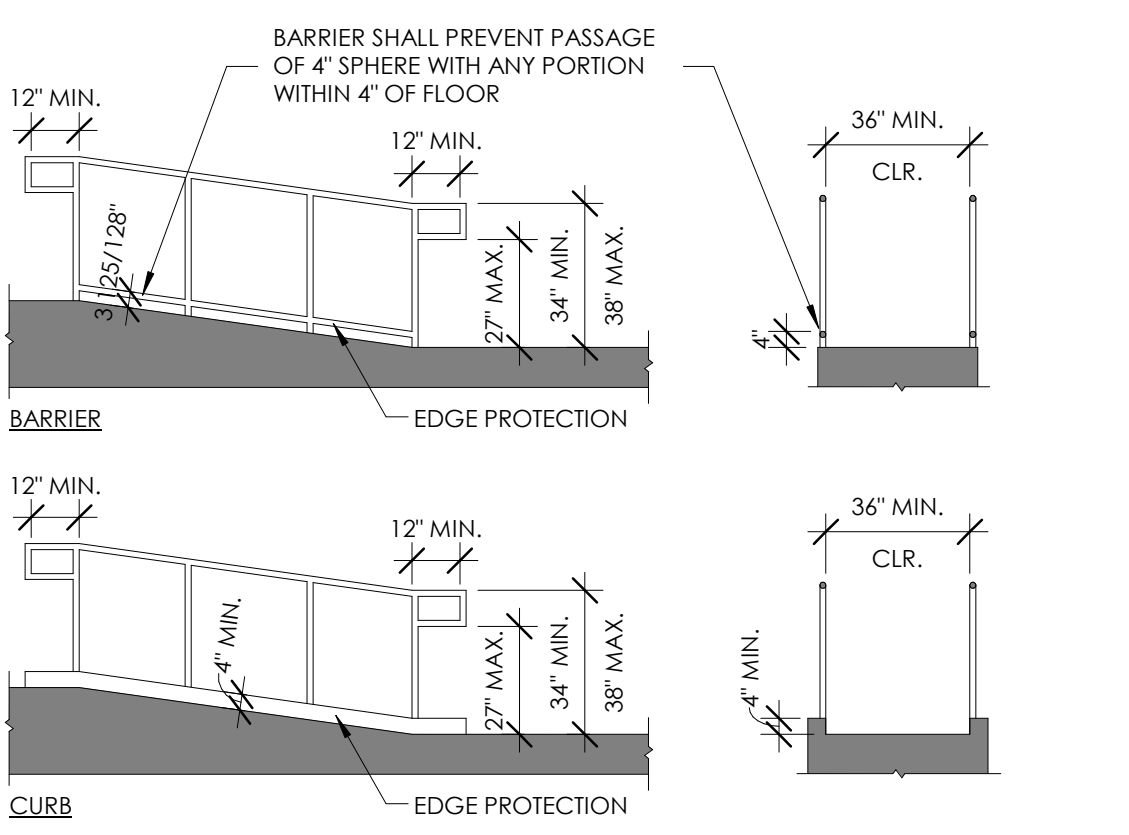
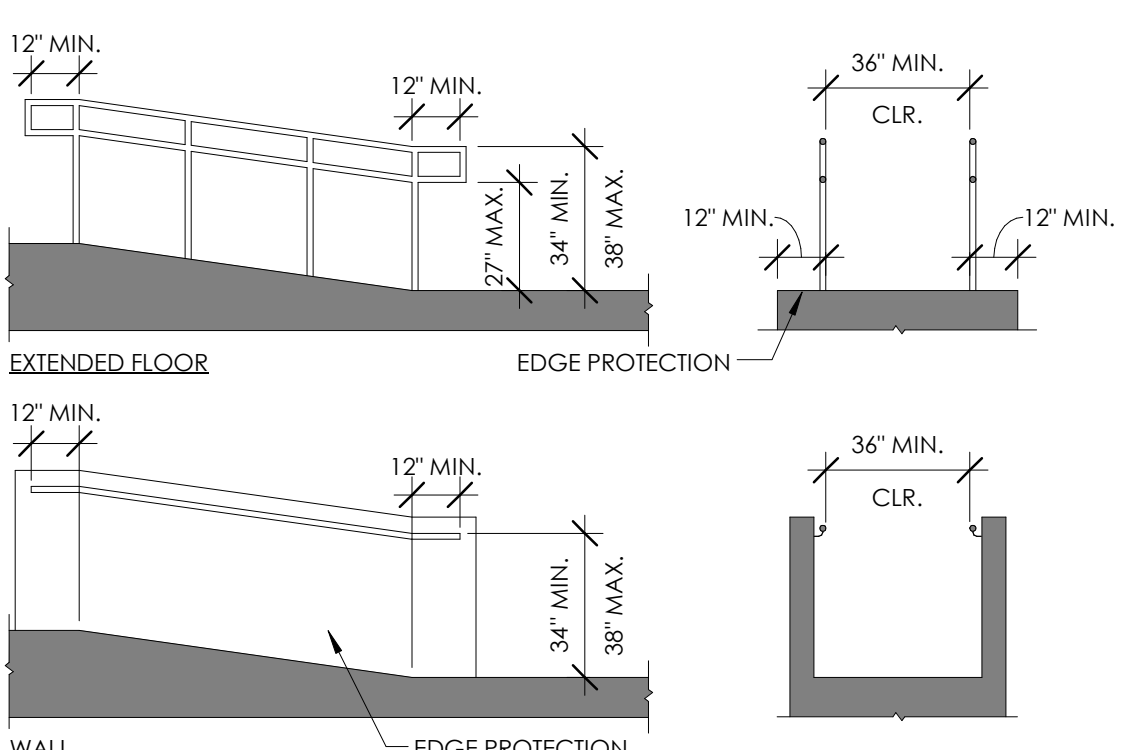


B6 DOORS AND DOORWAYS
1/2" = 1'-0"



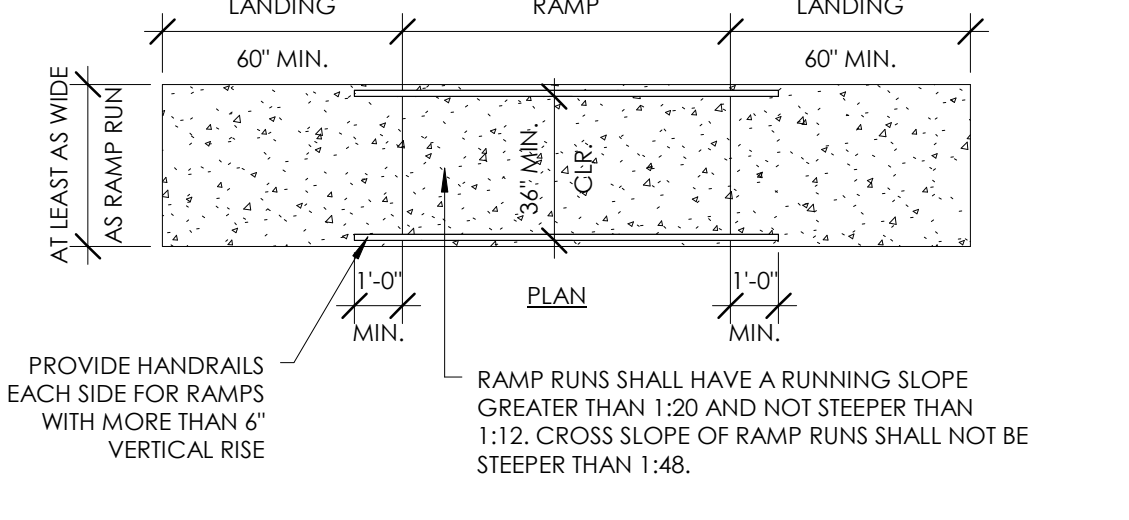
- NOTE:**
- HOT WATER AND DRAIN PIPES MUST BE CONFIGURED AND PROTECTED AGAINST CONTACT. THERE SHALL BE NO SHARP ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
 - SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR AND 9" ABOVE THE FINISHED FLOOR SHALL BE CONSIDERED TOE CLEARANCE.
 - SPACE UNDER AN ELEMENT BETWEEN 9" AND 27" ABOVE THE FINISHED FLOOR SHALL BE CONSIDERED KNEE CLEARANCE.
 - KNEE AND TOE CLEARANCE SHALL BE MINIMUM 30" WIDE.
 - KNEE CLEARANCE SHALL BE PERMITTED TO EXTEND 25" MAX. UNDER AN ELEMENT AT 9" ABOVE THE FLOOR.

A6 KNEE & TOE CLEARANCE
3/4" = 1'-0"

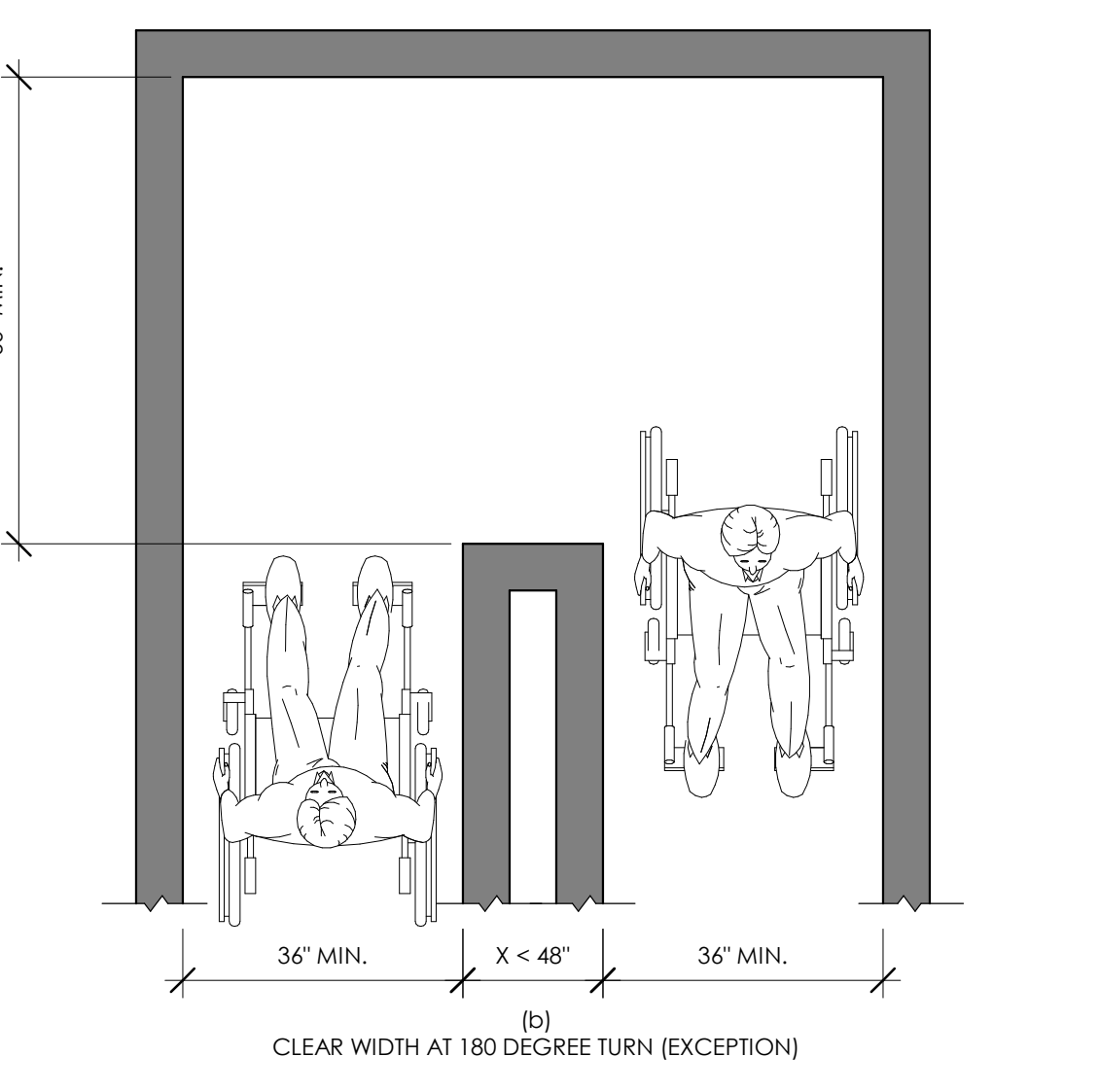
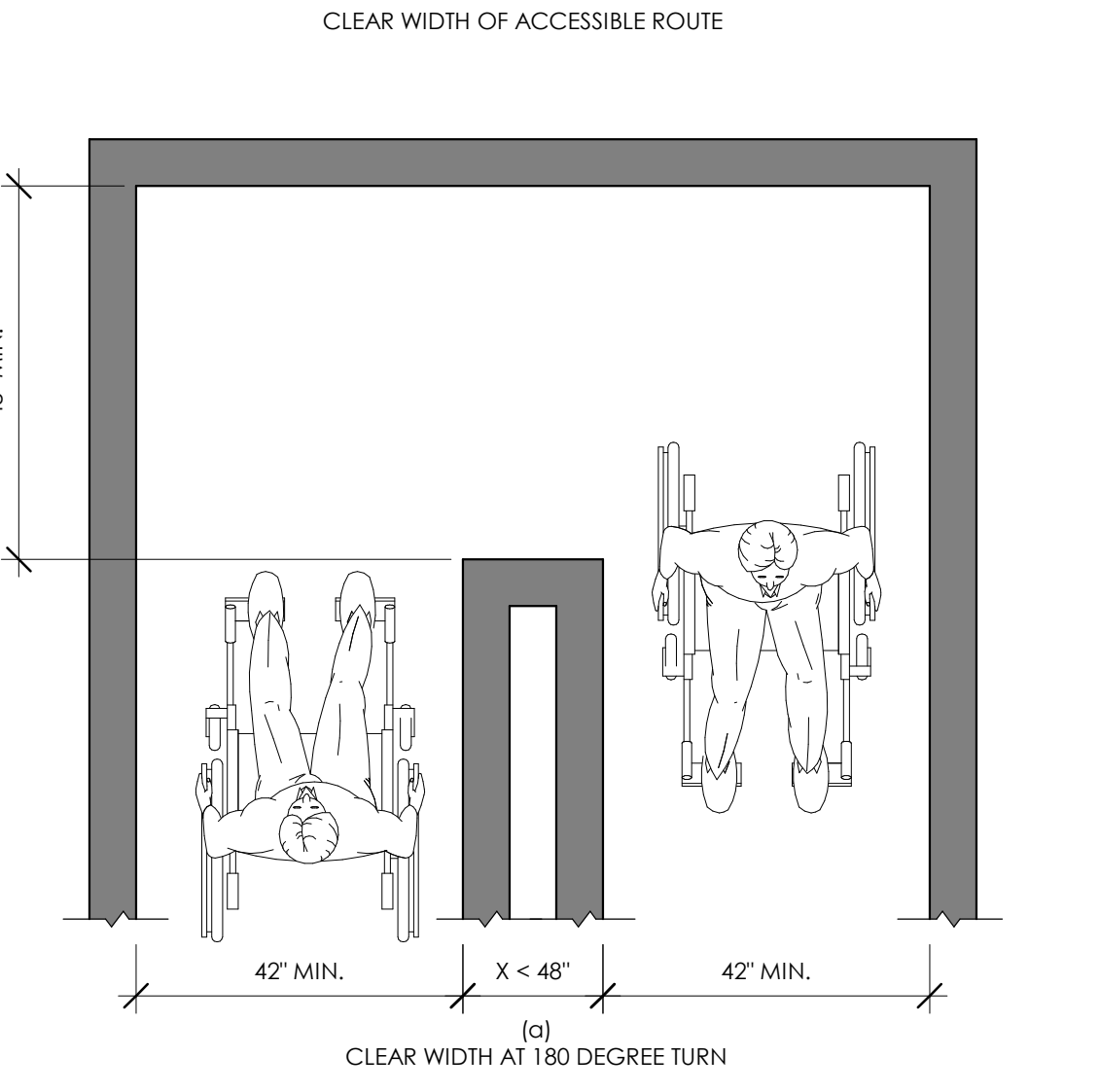
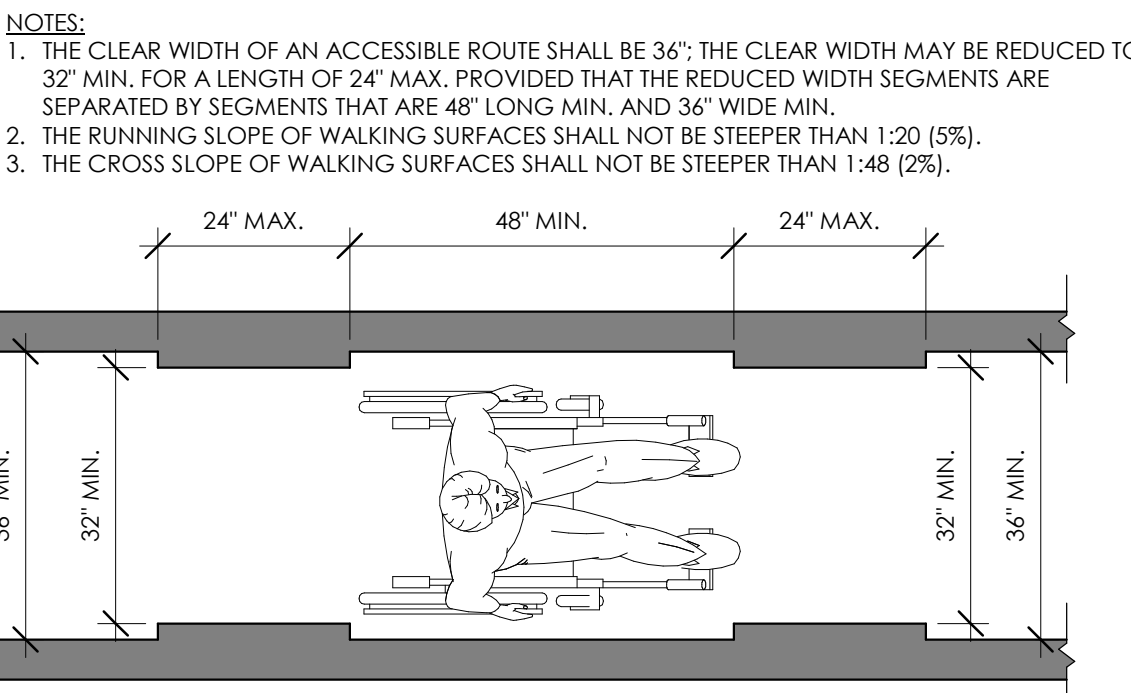


- RAMP HANDRAIL NOTES:**
- HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF RAMP AND CONTINUOUS ON RUNS OF RAMP. INSIDE HANDRAILS ON SWITCH BACK OR DOGLEG RAMP SHALL BE CONTINUOUS BETWEEN RUNS.
 - RAMP WITH AN OVERALL RISE OF 4" OR LESS DO NOT REQUIRE HANDRAILS.
 - WALKING EXTENSIONS SHALL RETURN TO A WALL, GUARD, FLOOR, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.

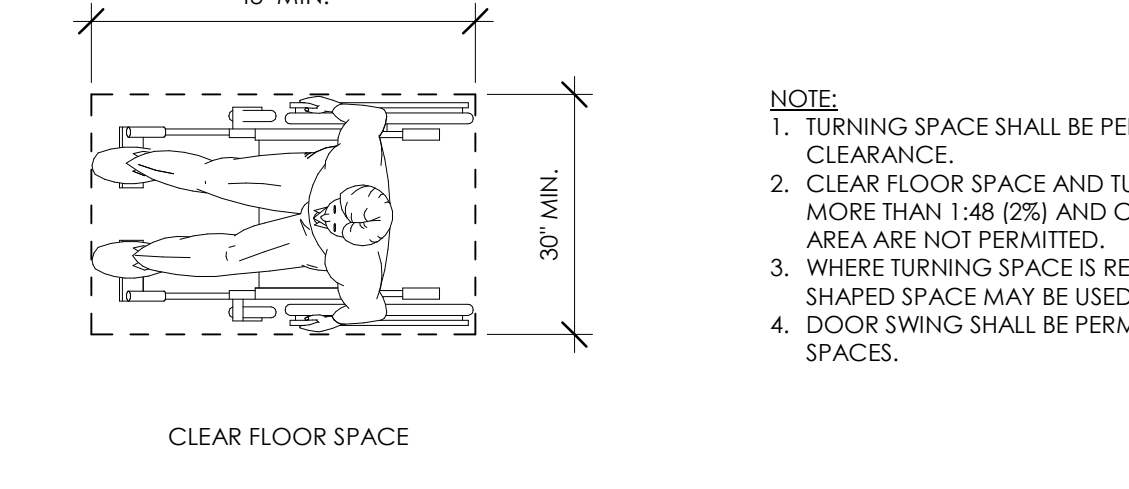
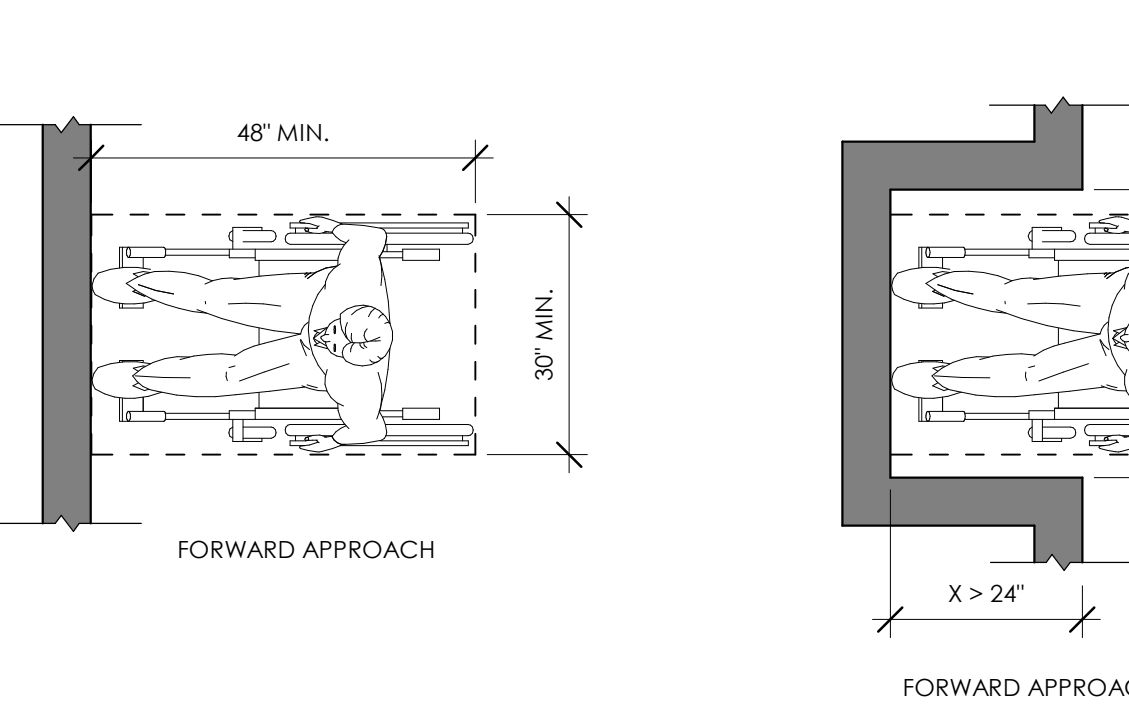
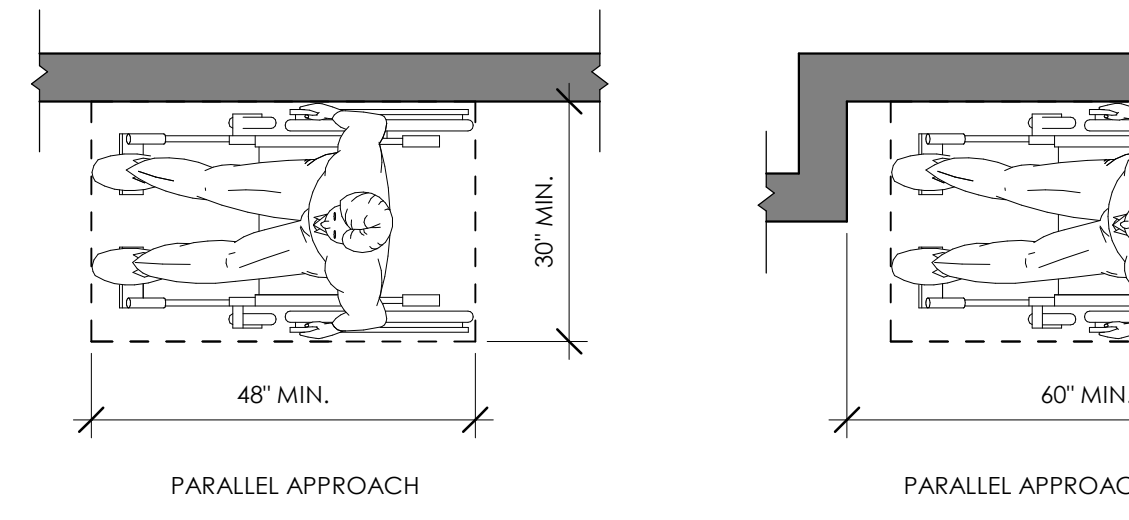
- RAMP NOTES:**
- THE MAXIMUM RISE FOR ANY RAMP IS 30 INCHES.
 - RAMP THAT RISE MORE THAN 30" MUST HAVE INTERMEDIATE LANDINGS AS REQ'D TO MAINTAIN MAXIMUM 30" RISE FOR EACH RAMP.
 - RAMP SHALL HAVE A LANDING AT TOP AND BOTTOM OF EACH RUN.
 - OUTDOOR RAMP AND APPROACHES TO RAMP SHALL NOT ACCUMULATE WATER ON WALKING SURFACES.
 - PROVIDE RAMP SURFACE THAT IS FIRM, STABLE, AND SLIP RESISTANT.
 - CROSS SLOPE OF LANDING NOT TO EXCEED 1:48 (2%) IN ANY DIRECTION AT RAMP LANDINGS (TYP.).
 - EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND LANDINGS.
 - LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT ACCUMULATION OF WATER.



C4 RAMP
1/4" = 1'-0"

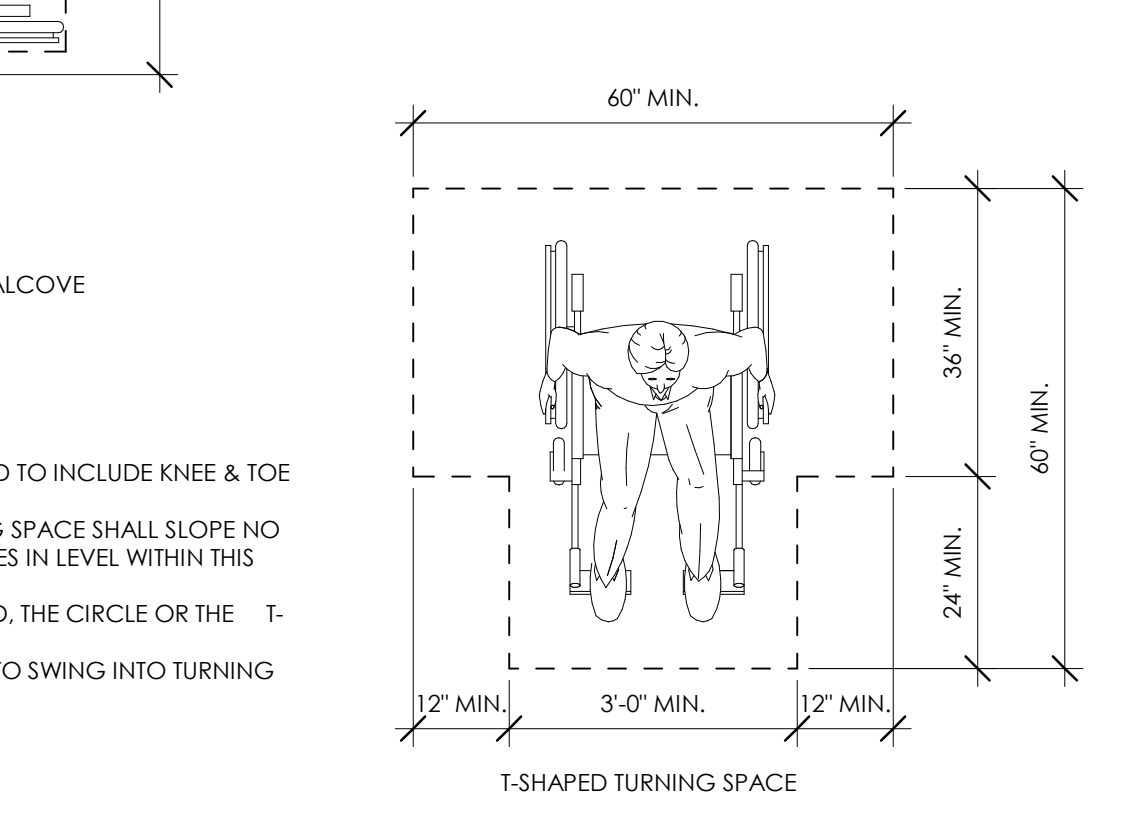
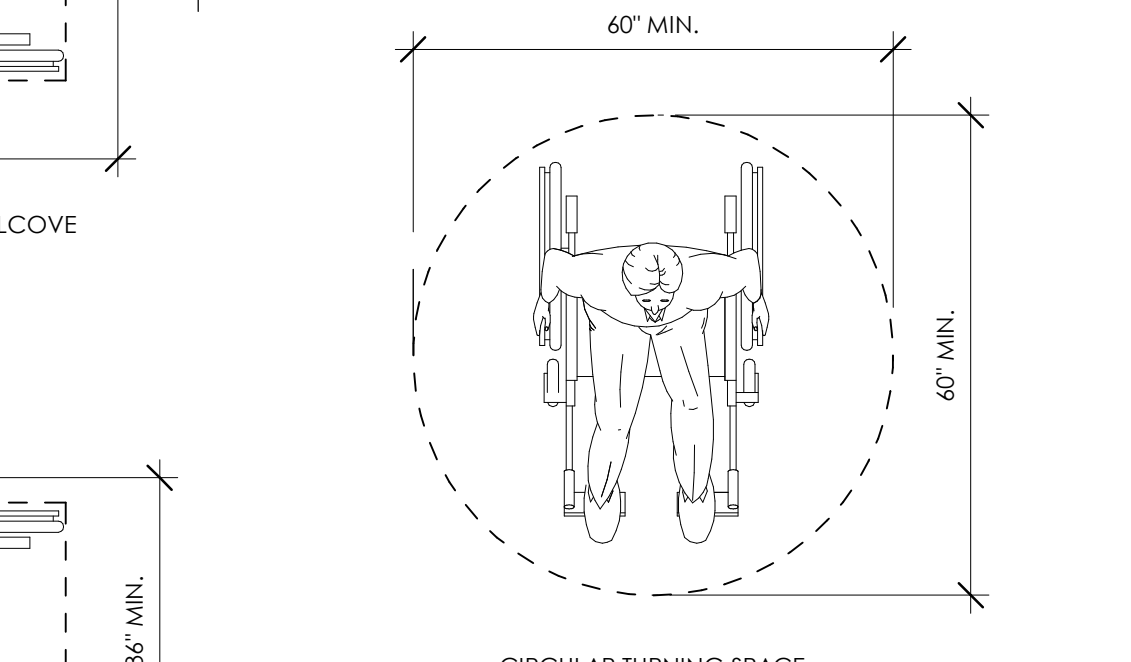


C3 ACCESSIBLE ROUTES
1/2" = 1'-0"

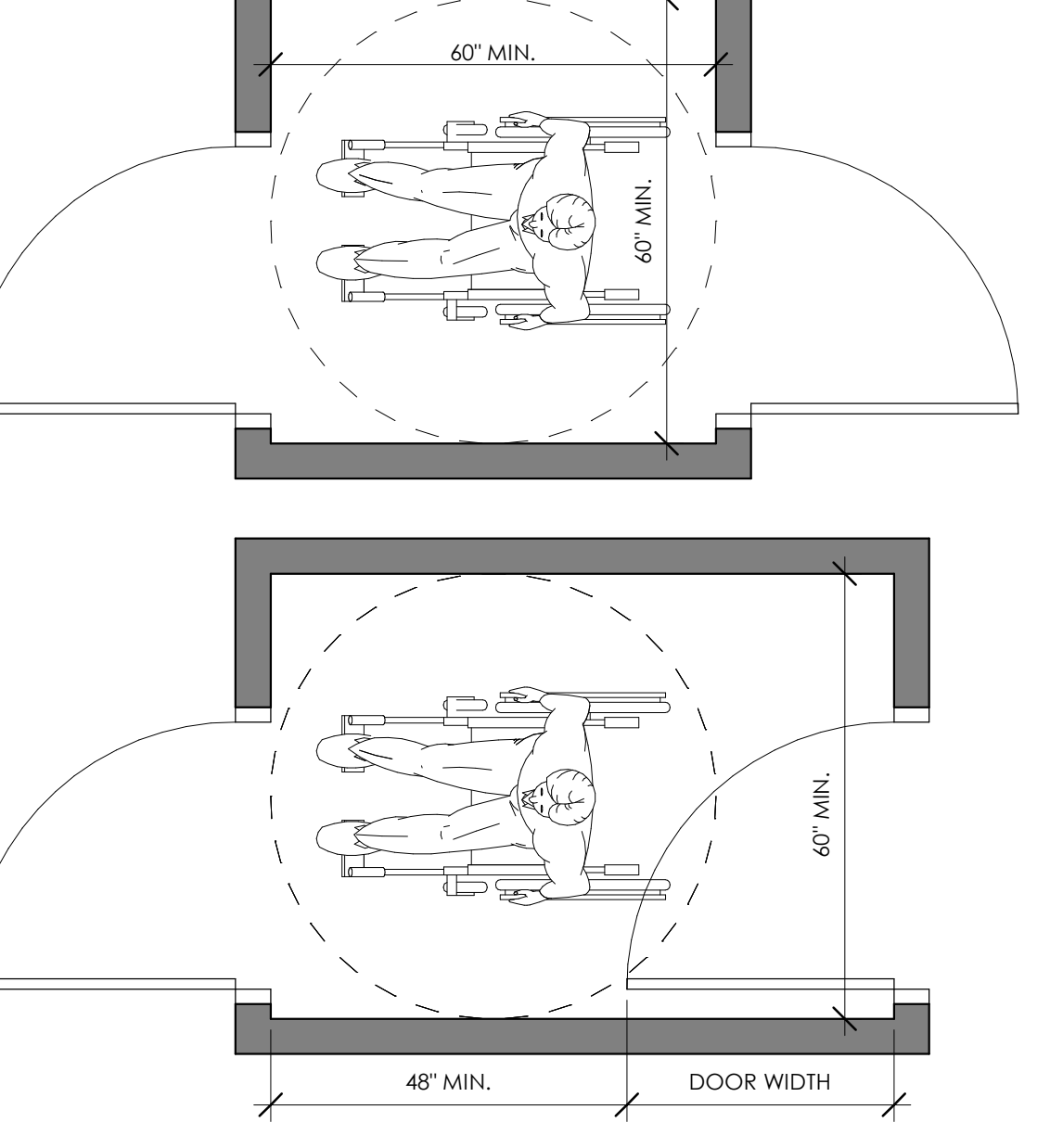
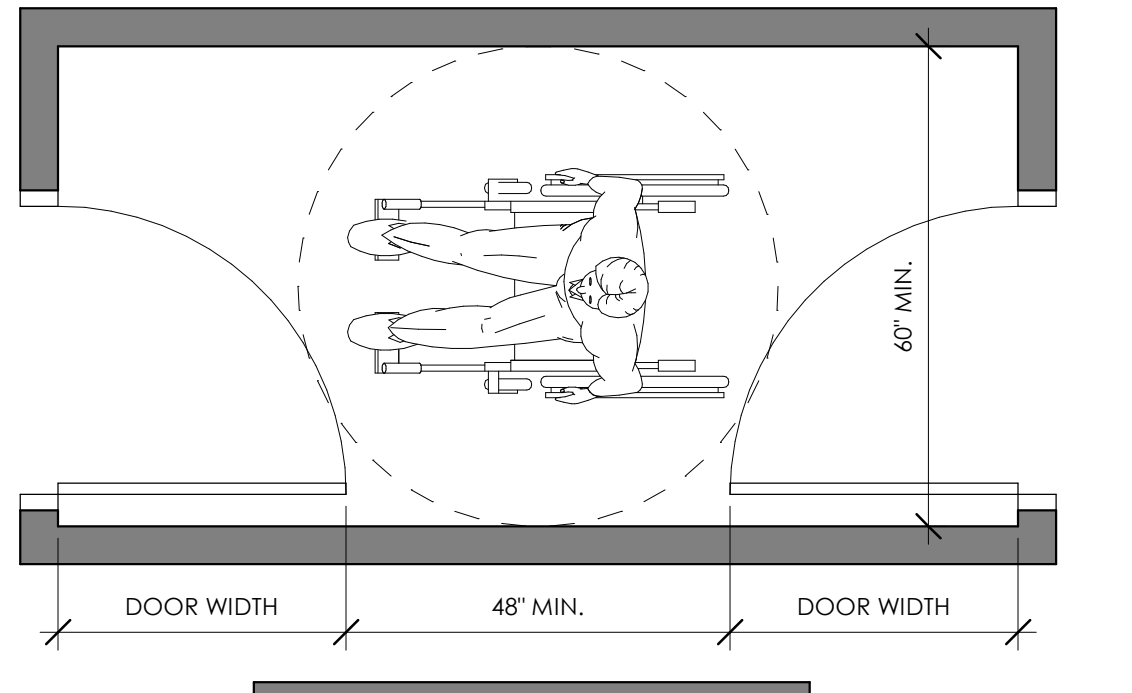


A4 CLEAR FLOOR & TURNING SPACE
1/2" = 1'-0"

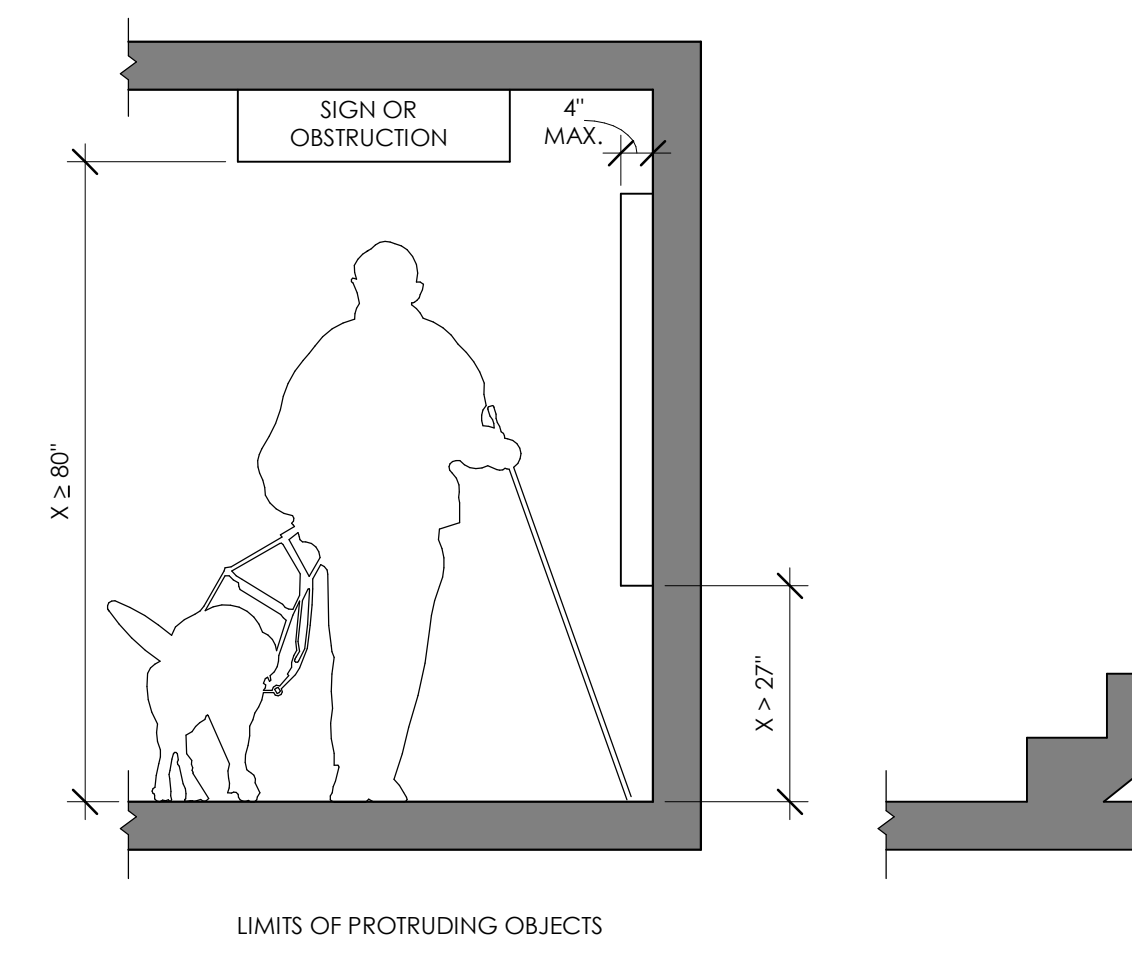
- NOTE:**
- TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE & TOE CLEARANCE.
 - CLEAR FLOOR SPACE AND TURNING SPACE SHALL SLOPE NO MORE THAN 1:48 (2%) AND CHANGES IN LEVEL WITHIN THIS AREA ARE NOT PERMITTED.
 - WHERE TURNING SPACE IS REQUIRED, THE CIRCLE OR THE T-SHAPED SPACE MAY BE USED.
 - DOOR SWING SHALL BE PERMITTED TO SWING INTO TURNING SPACES.



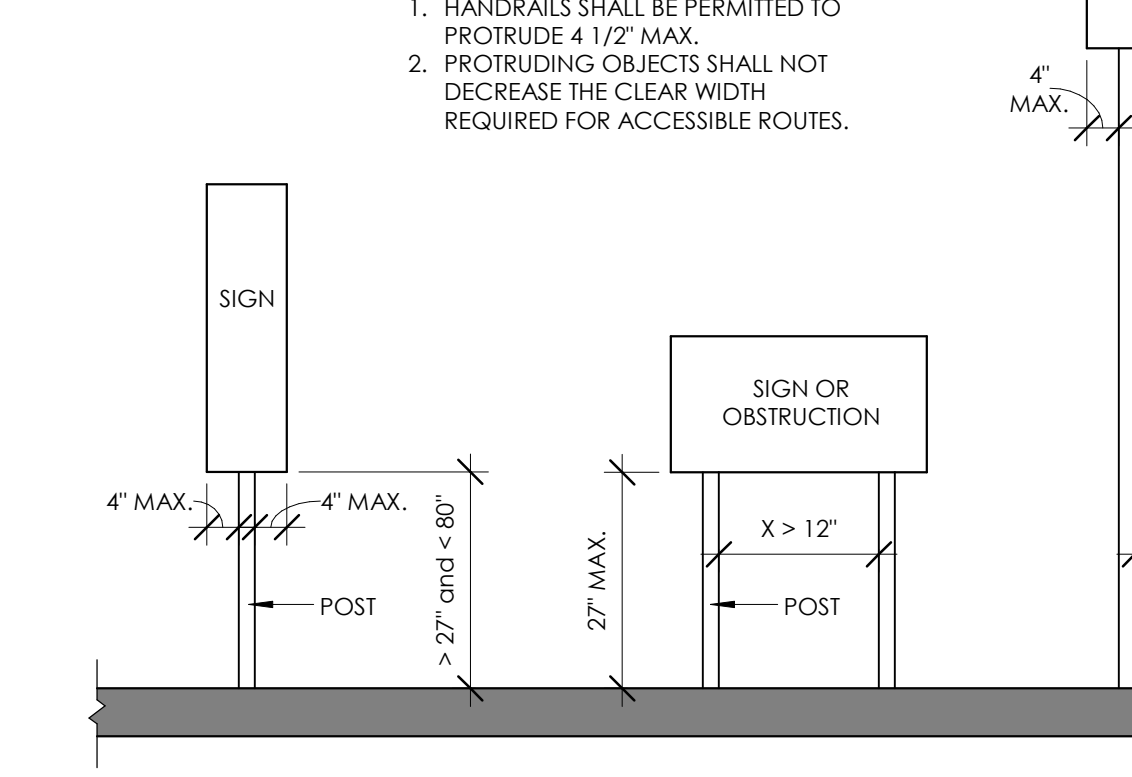
A2 OPENINGS
1 1/2" = 1'-0"



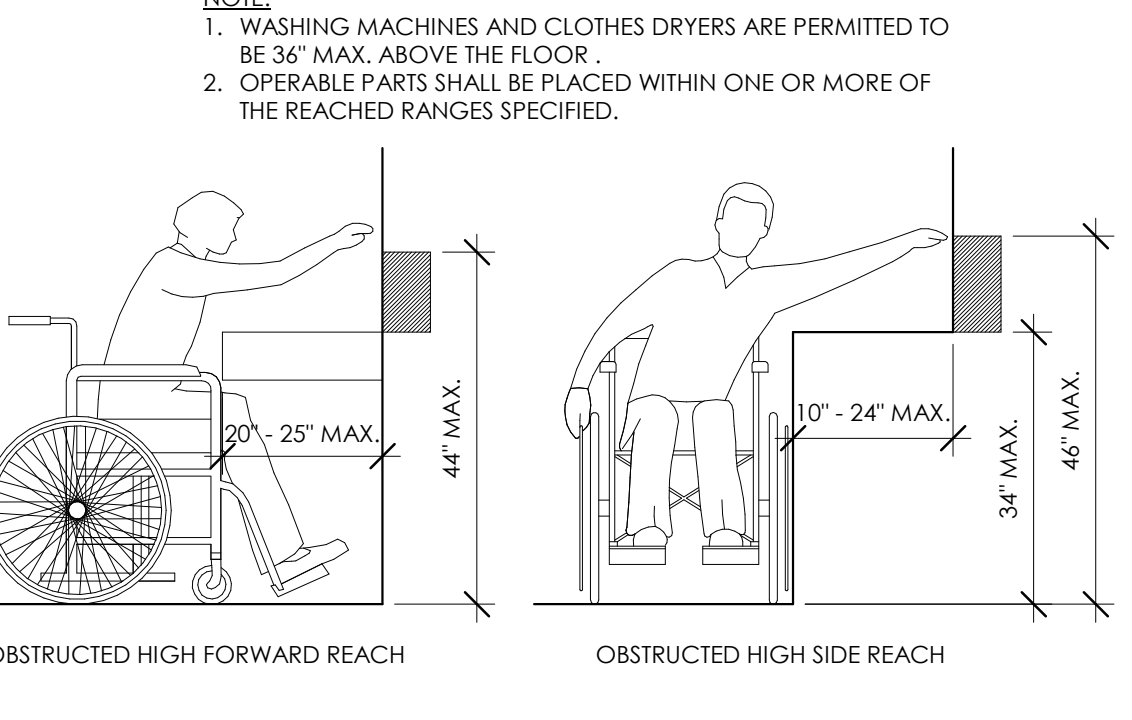
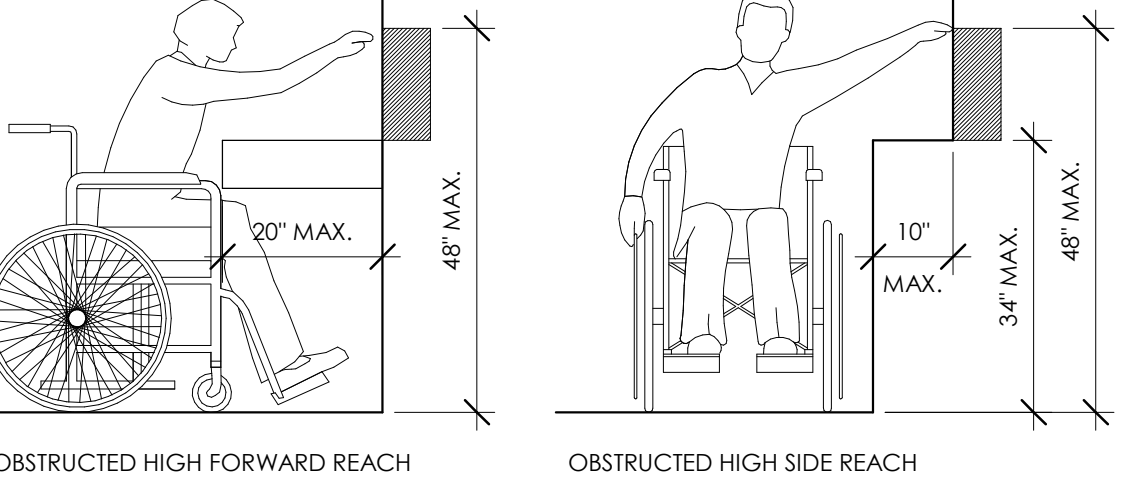
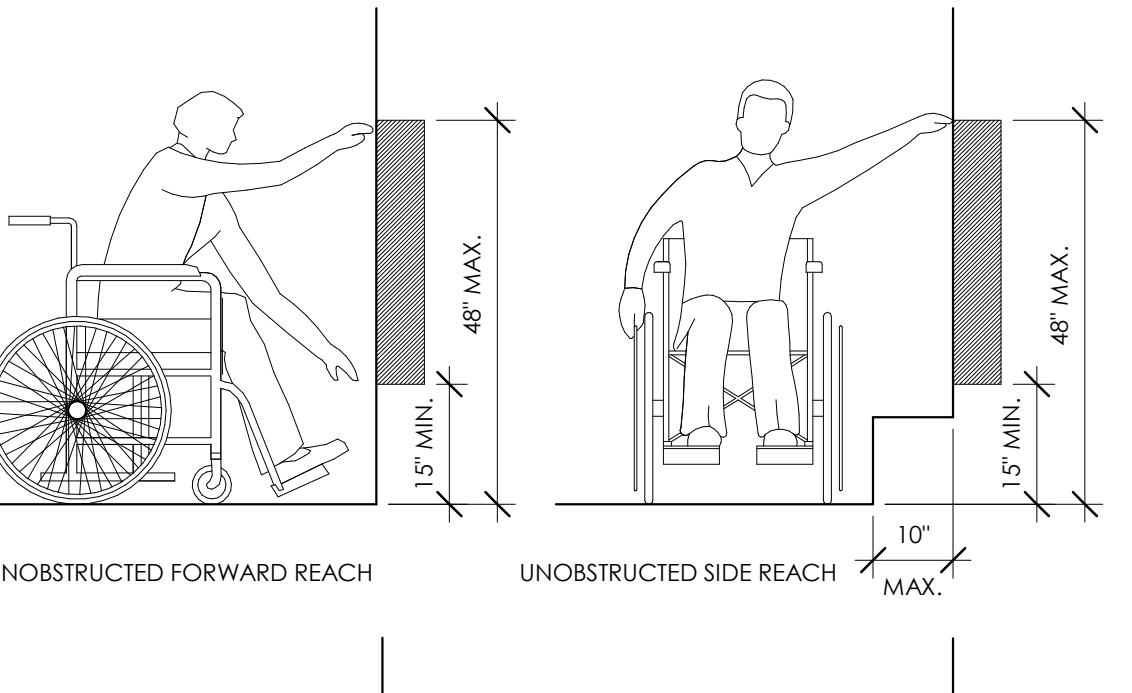
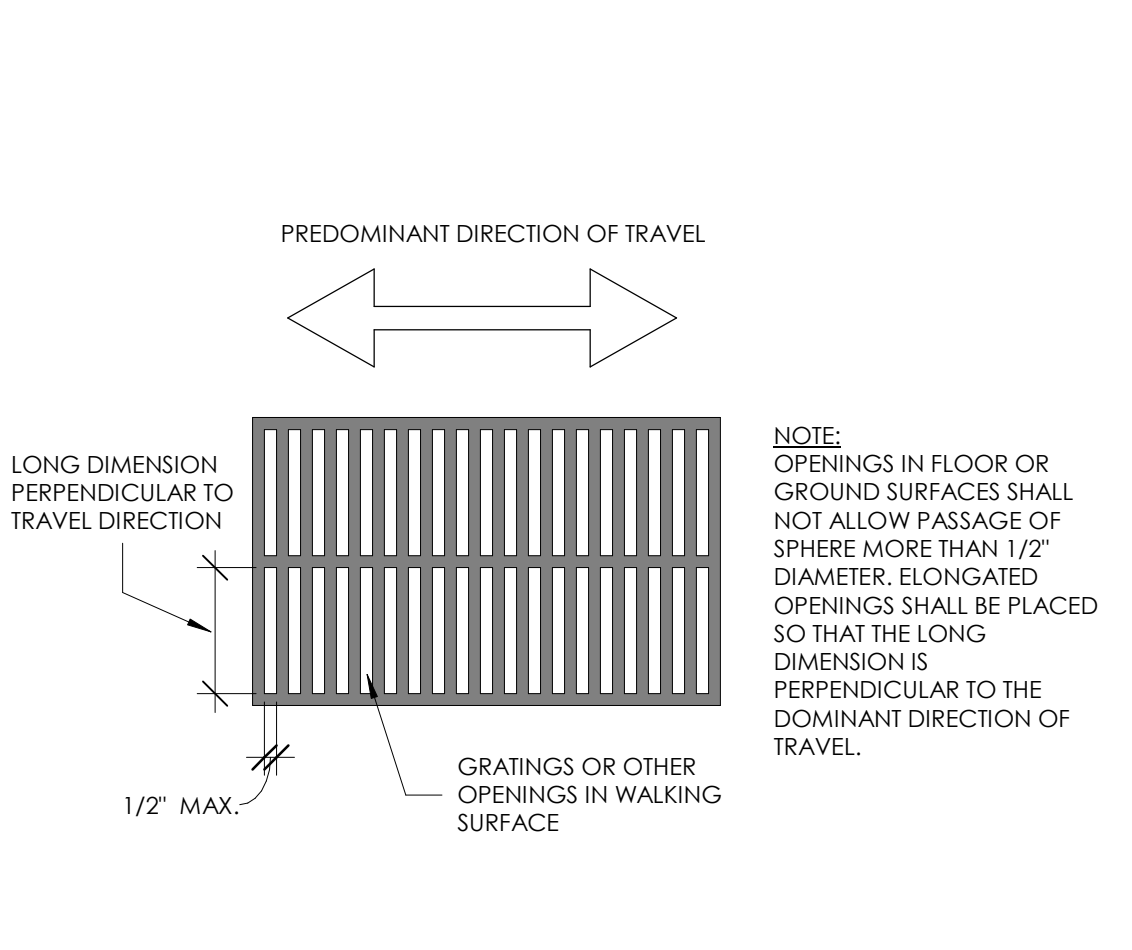
D2 TWO DOORS IN SERIES
1/2" = 1'-0"



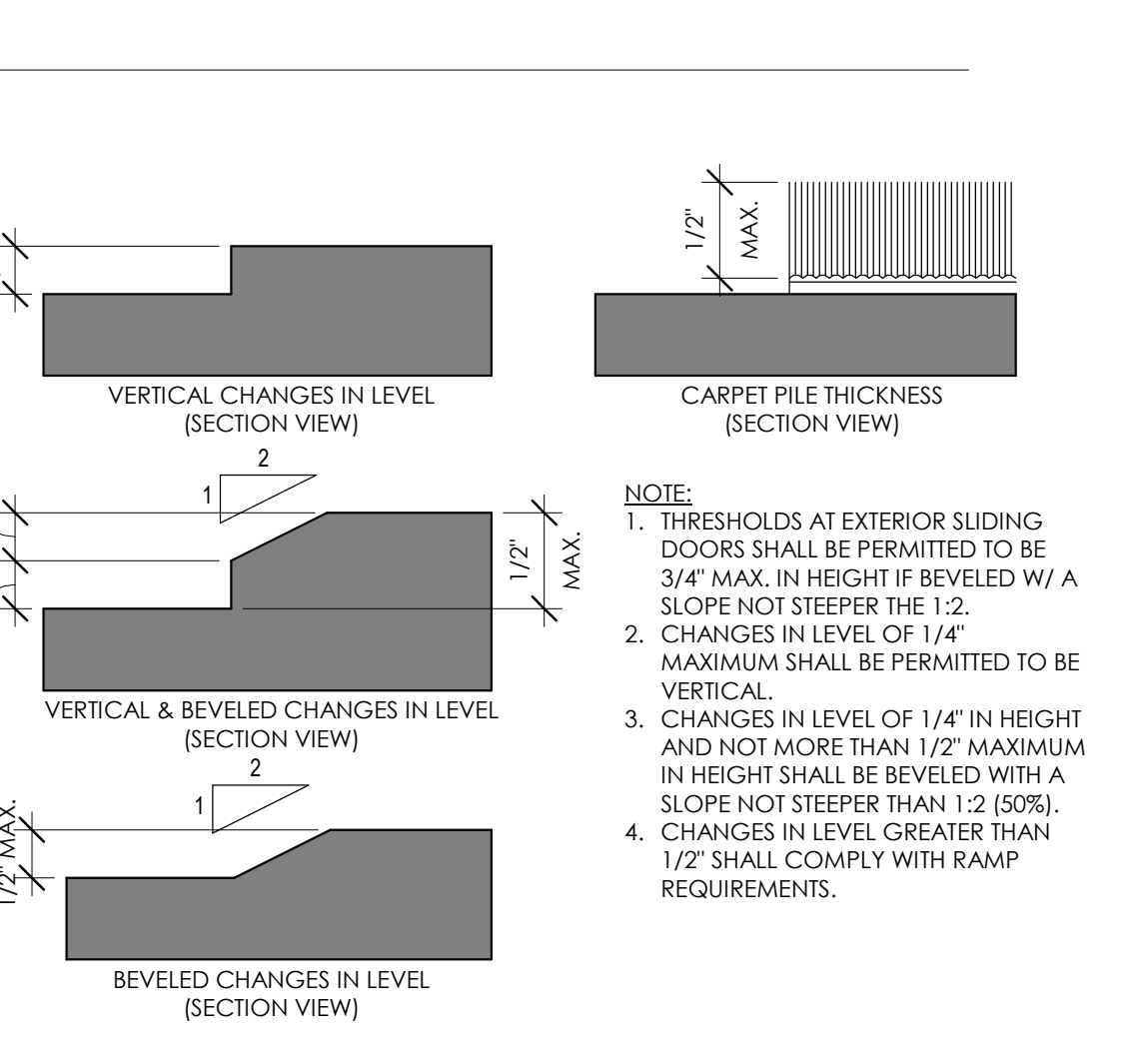
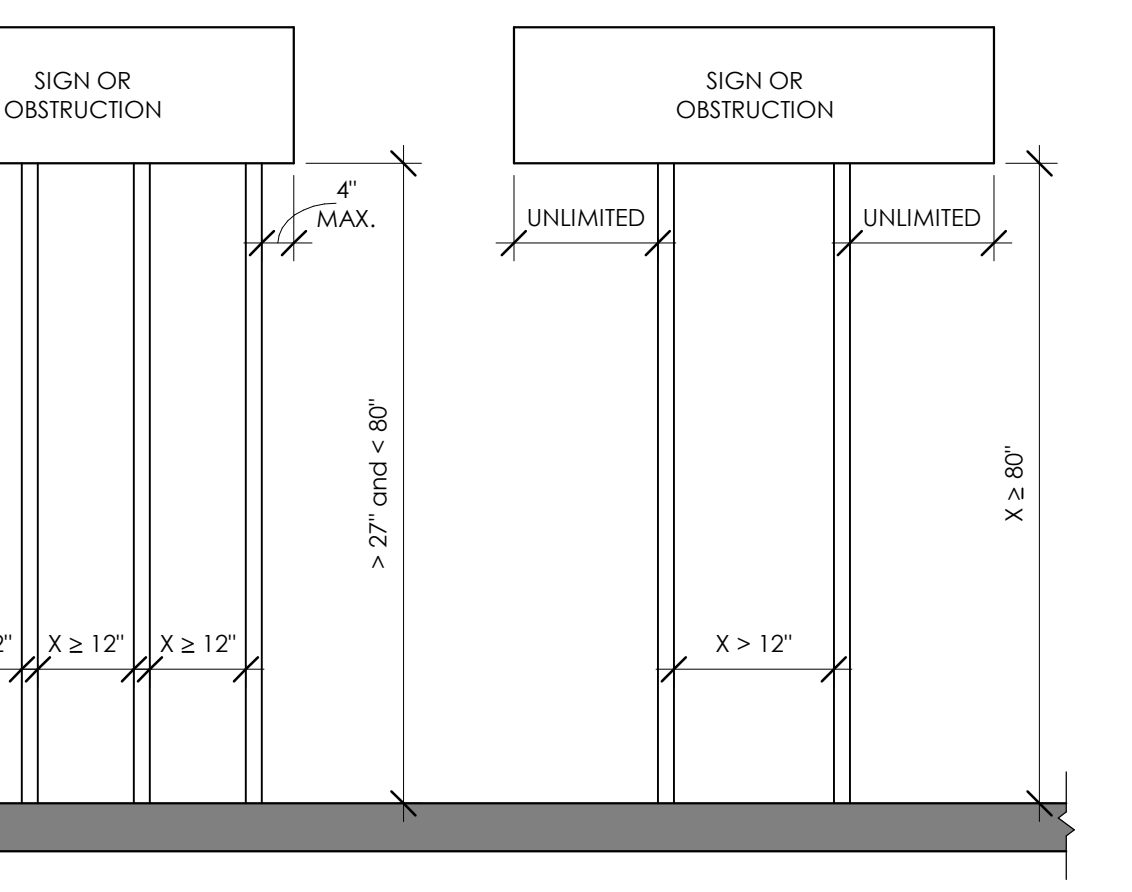
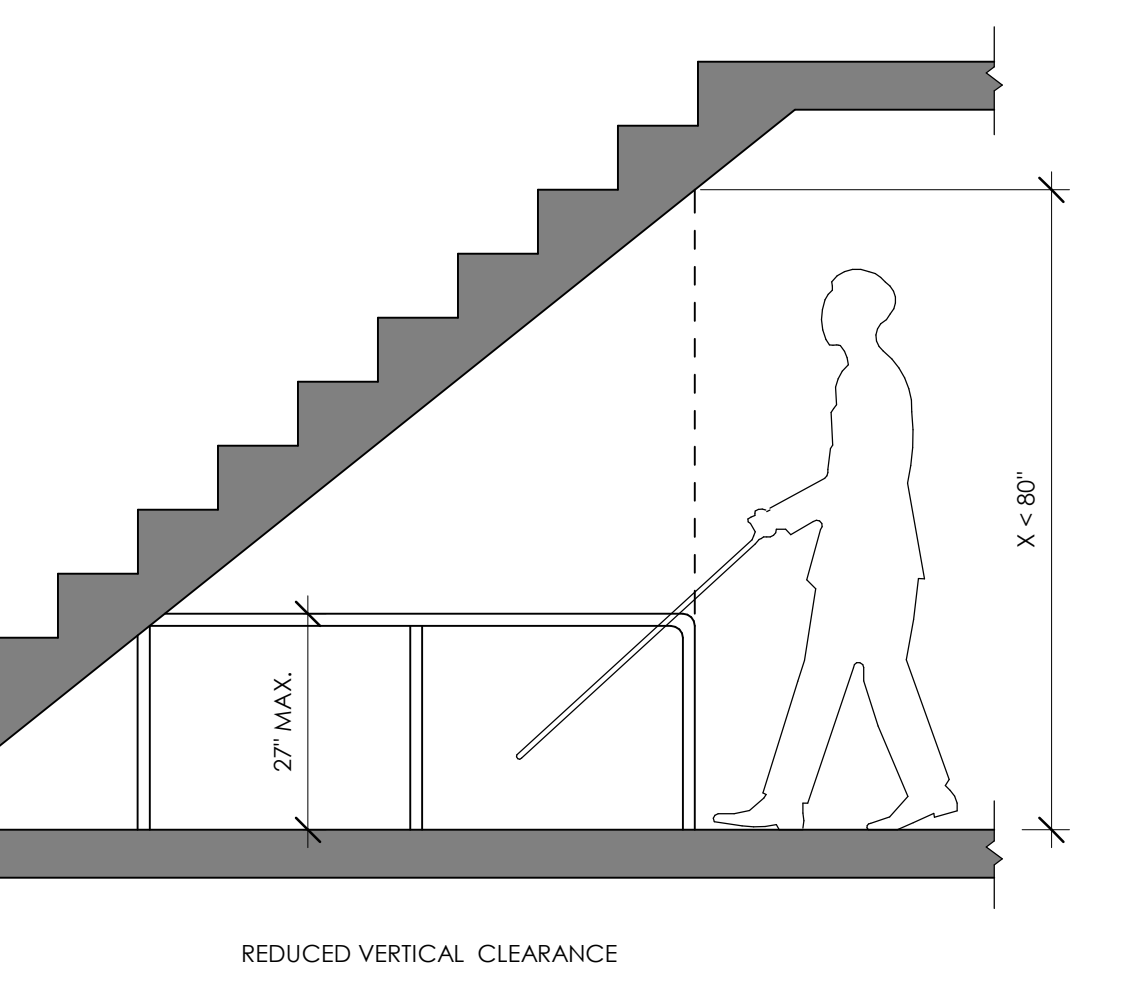
B2 PROTRUDING OBJECTS
1/2" = 1'-0"



A1 CHANGES IN LEVEL
12" = 1'-0"



D1 REACH RANGES
1/2" = 1'-0"



A1 CHANGES IN LEVEL
12" = 1'-0"

- NOTE:**
- THRESHOLDS AT EXTERIOR SLIDING DOORS SHALL BE PERMITTED TO BE 3/4" MAX. IN HEIGHT IF BEVELED W/ A SLOPE NOT STEEPER THAN 1:2.
 - CHANGES IN LEVEL OF 1/4" MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.
 - CHANGES IN LEVEL OF 1/4" IN HEIGHT AND NOT MORE THAN 1/2" MAXIMUM IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 (50%).
 - CHANGES IN LEVEL GREATER THAN 1/2" SHALL COMPLY WITH RAMP REQUIREMENTS.

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ARCHITECT
JEFFREY BYERS
No. 272345
STATE OF UTAH

Sept. 23, 2016

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CONSULTANT:

T.C. ENTERPRISE

OWNER:

PROJECT:

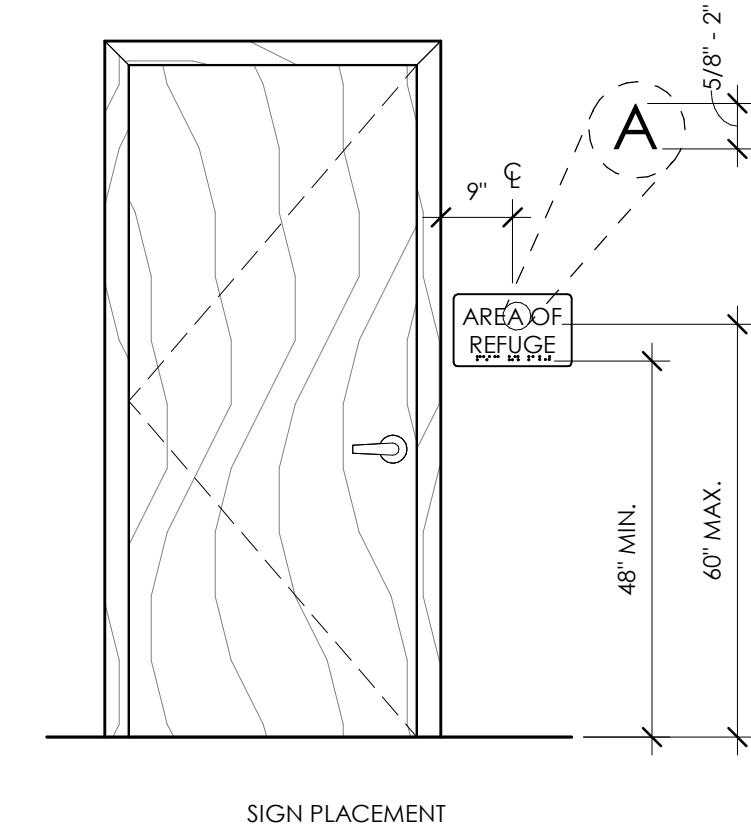
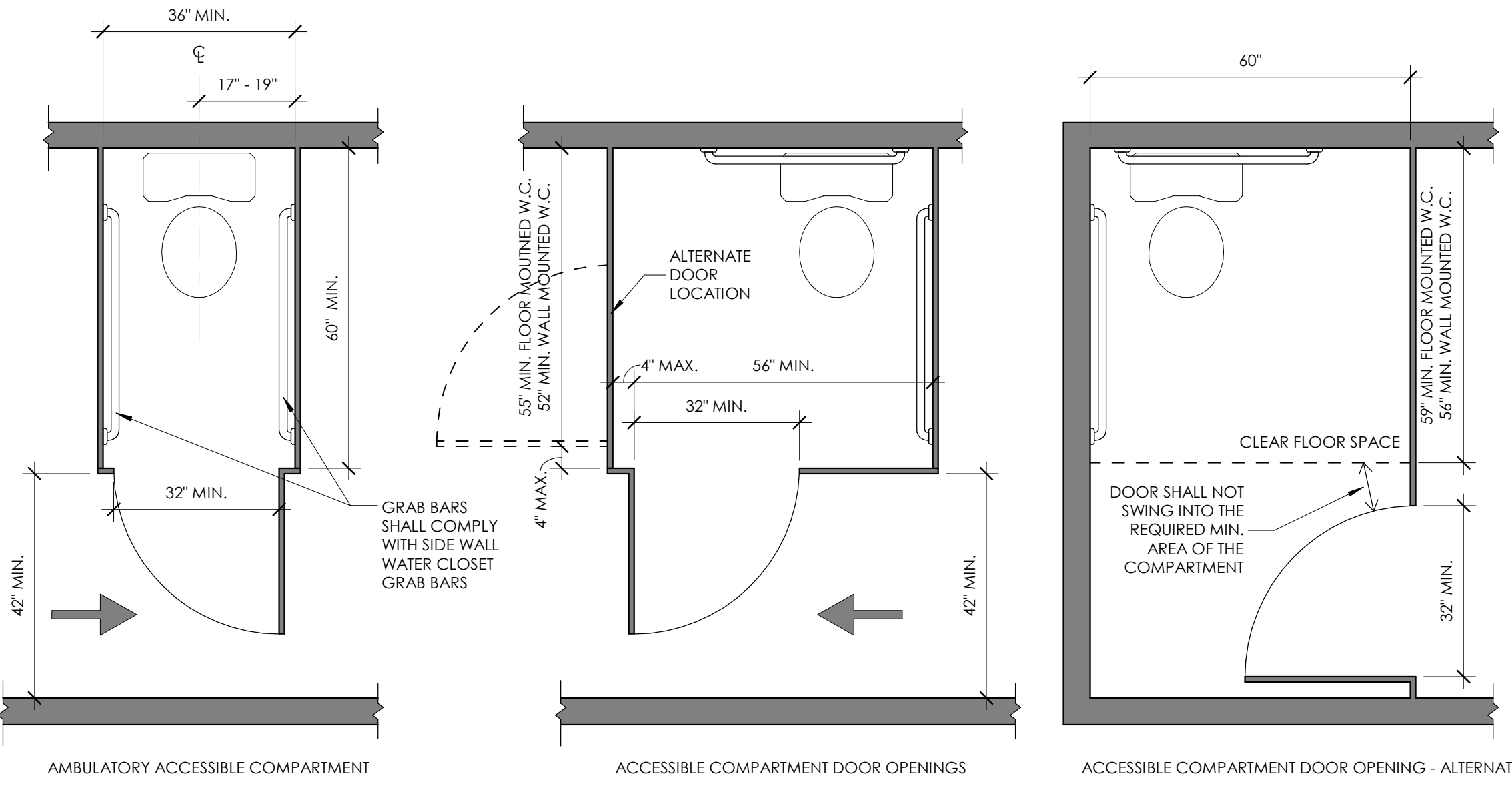
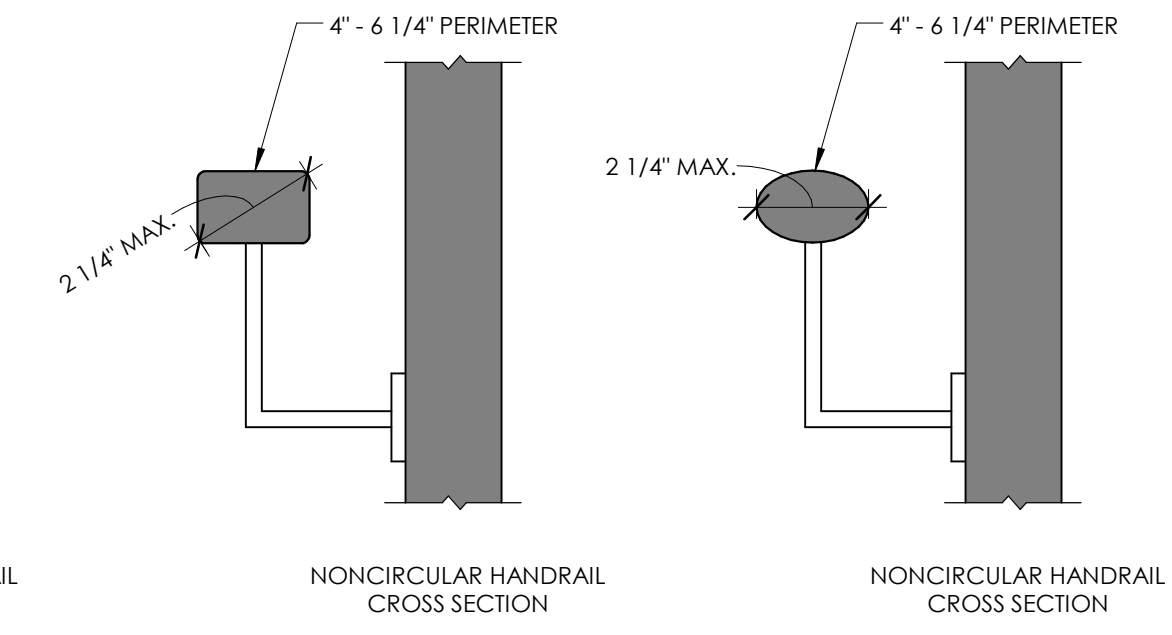
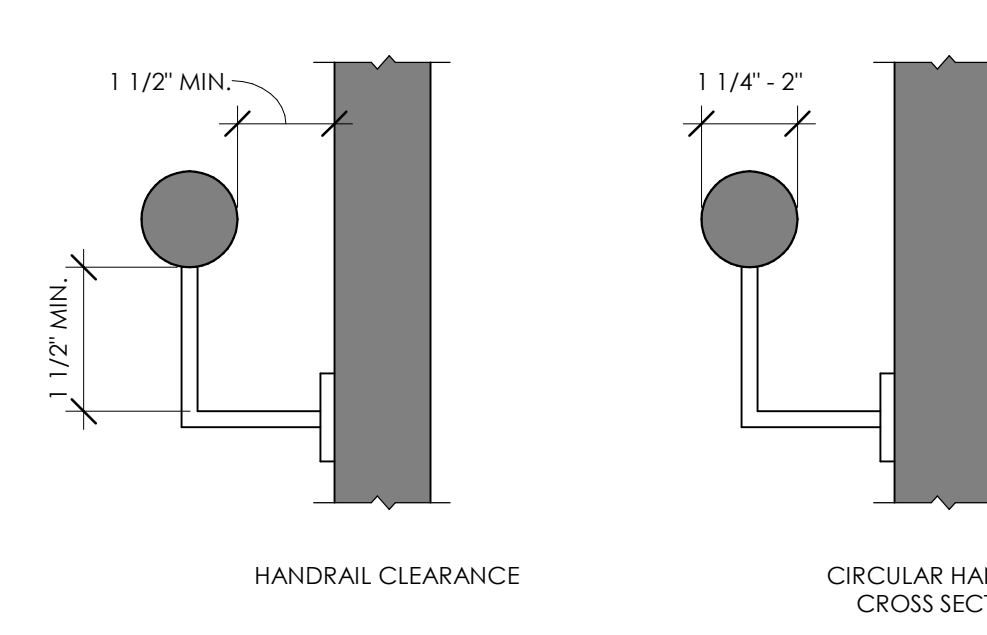
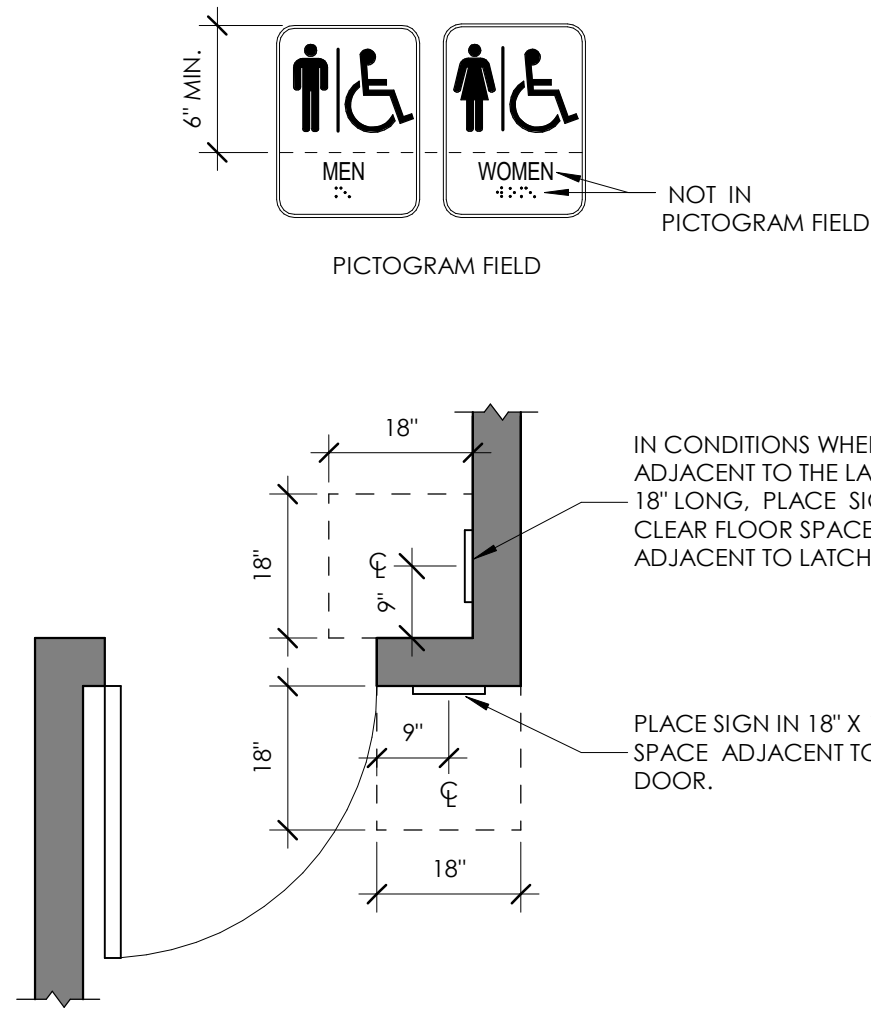
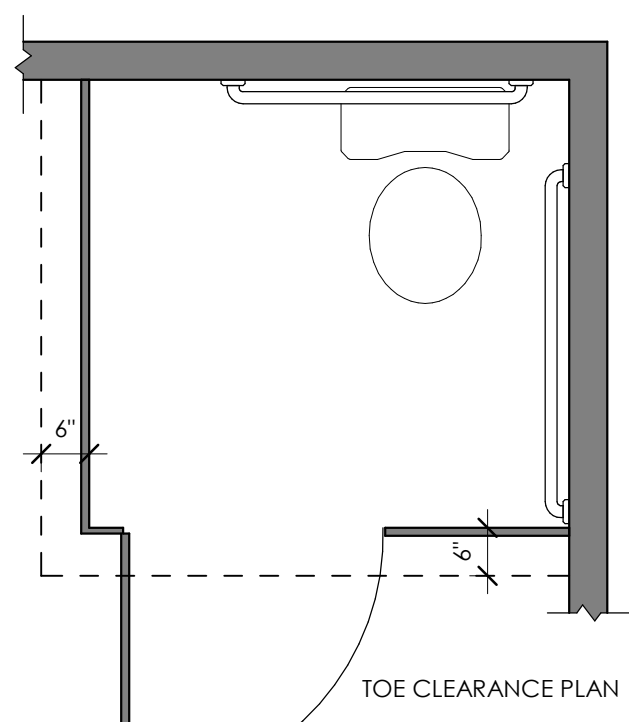
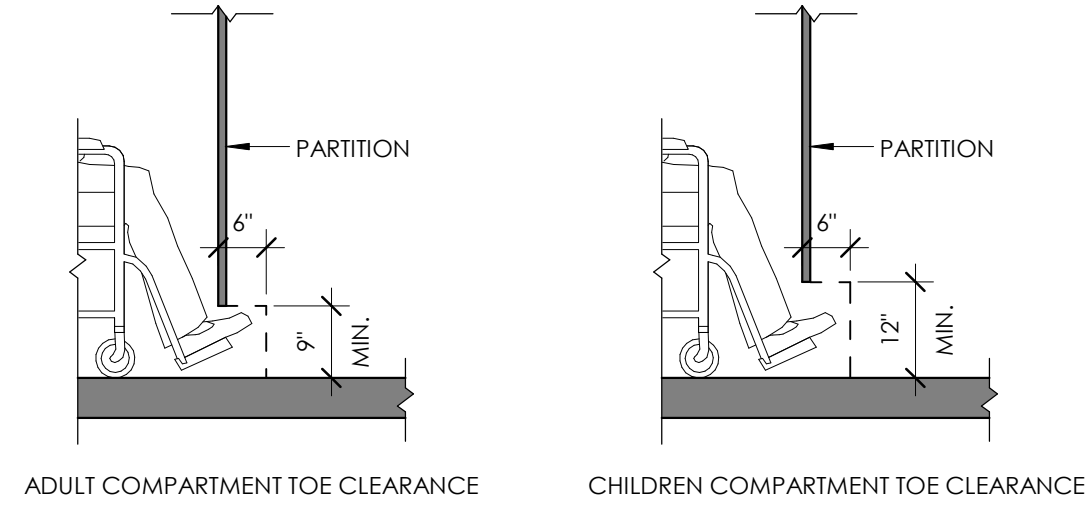
DATE: 6/29/2016
CITY SUBMITTAL: 9/7/2016
DESCRIPTION: CITY COMMENTS

PARDOE ASSISTED LIVING - MIDVALE
6948 SOUTH 700 WEST
MIDVALE, UTAH 84095

TYPICAL ADA / ANSI DETAILS

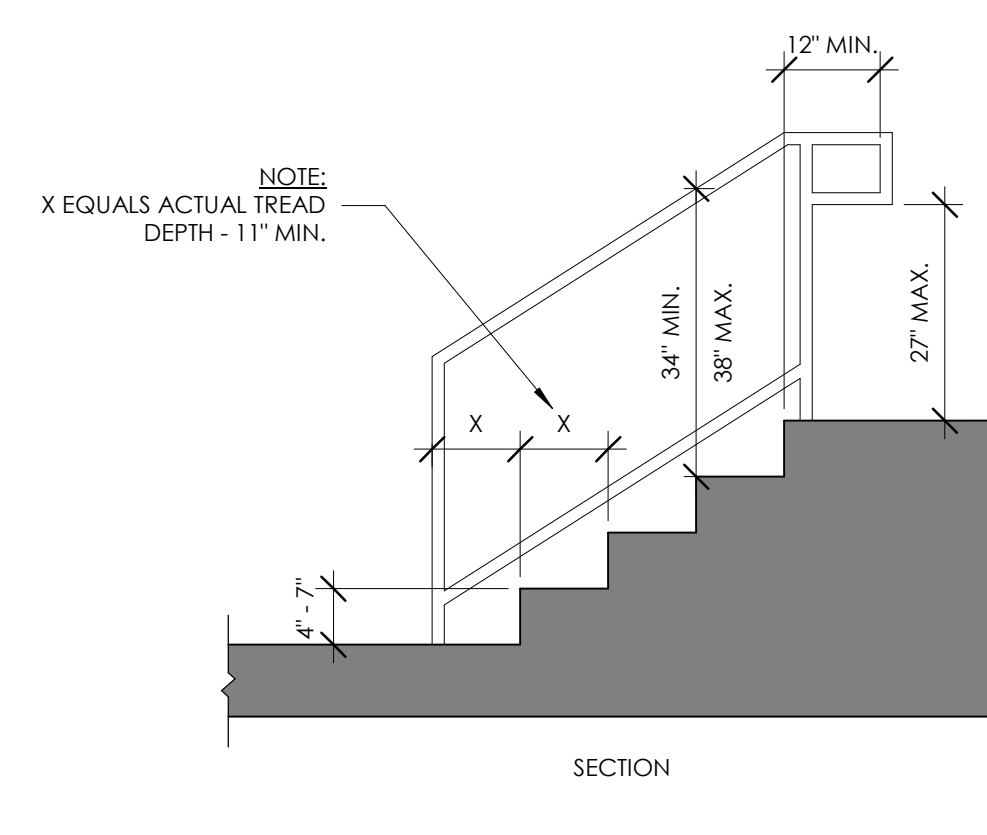
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PROJECT NO. 16800
DRAWN BY: ABBY
CHECKED BY: CHERRY
SHEET #



- NOTES:**
- TACTILE SIGNS SHALL CONTAIN BOTH RAISED CHARACTERS AND BRAILLE.
 - WHERE SIGNS WITH BOTH VISUAL AND RAISED CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND RAISED CHARACTERS, OR TWO SIGNS, ONE WITH VISUAL, AND ONE WITH RAISED CHARACTERS, SHALL BE PROVIDED.
 - CHARACTERS SHALL BE SANS SERIF, CHARACTERS SHALL BE UPPER CASE, CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
 - MOUNTING HEIGHTS: BRAILLE SHALL BE 48" MINIMUM ABOVE THE FLOOR, MEASURED TO THE BASELINE OF THE BRAILLE CELLS. RAISED CHARACTERS SHALL BE 60" MAXIMUM ABOVE THE FLOOR, MEASURED TO THE BASELINE OF THE CHARACTERS.
 - DOOR MOUNTED SIGNS SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD OPEN DEVICES.
 - PICTOGRAM FIELD SHALL BE 6" MINIMUM IN HEIGHT (BRAILLE SHALL NOT BE IN PICTOGRAM FIELD), FINISH SHALL BE NON-GLARE WITH A CONTRAST IN PICTOGRAM AND FIELD.
 - MINIMUM CHARACTER HEIGHT OF 5/8" FOR VISUAL SIGN ACCOMPANIED BY GRADE II BRAILLE WITH DOMED OR ROUNDED SHAPES, THERE SHALL BE 3/8" SEPARATION FROM OTHER CHARACTERS OR RAISED ELEMENTS OR BORDERS OF THE SIGN OF THE BRAILLE CHARACTERS.
 - RAISED CHARACTERS SHALL BE 48 INCHES MINIMUM ABOVE THE FLOOR, MEASURED TO THE BASELINE OF THE LOWEST RAISED CHARACTER AND 60 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE BASELINE TO THE HIGHEST RAISED CHARACTER.

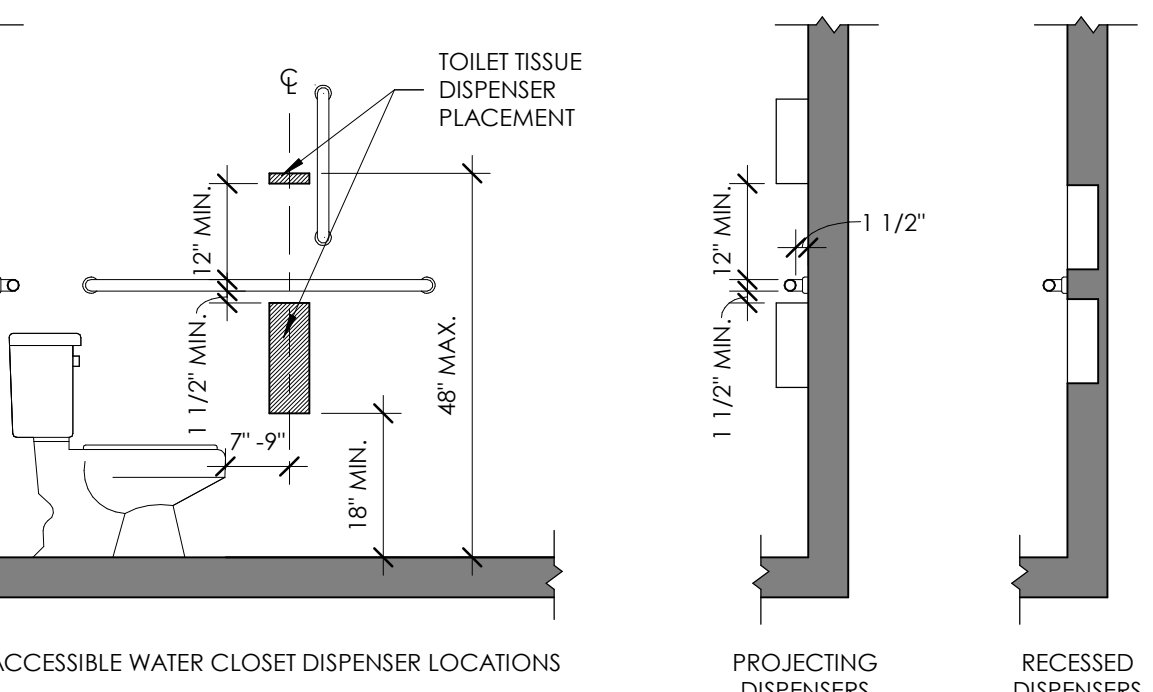
D4 SIGNAGE REQUIREMENTS
 1/2" = 1'-0"



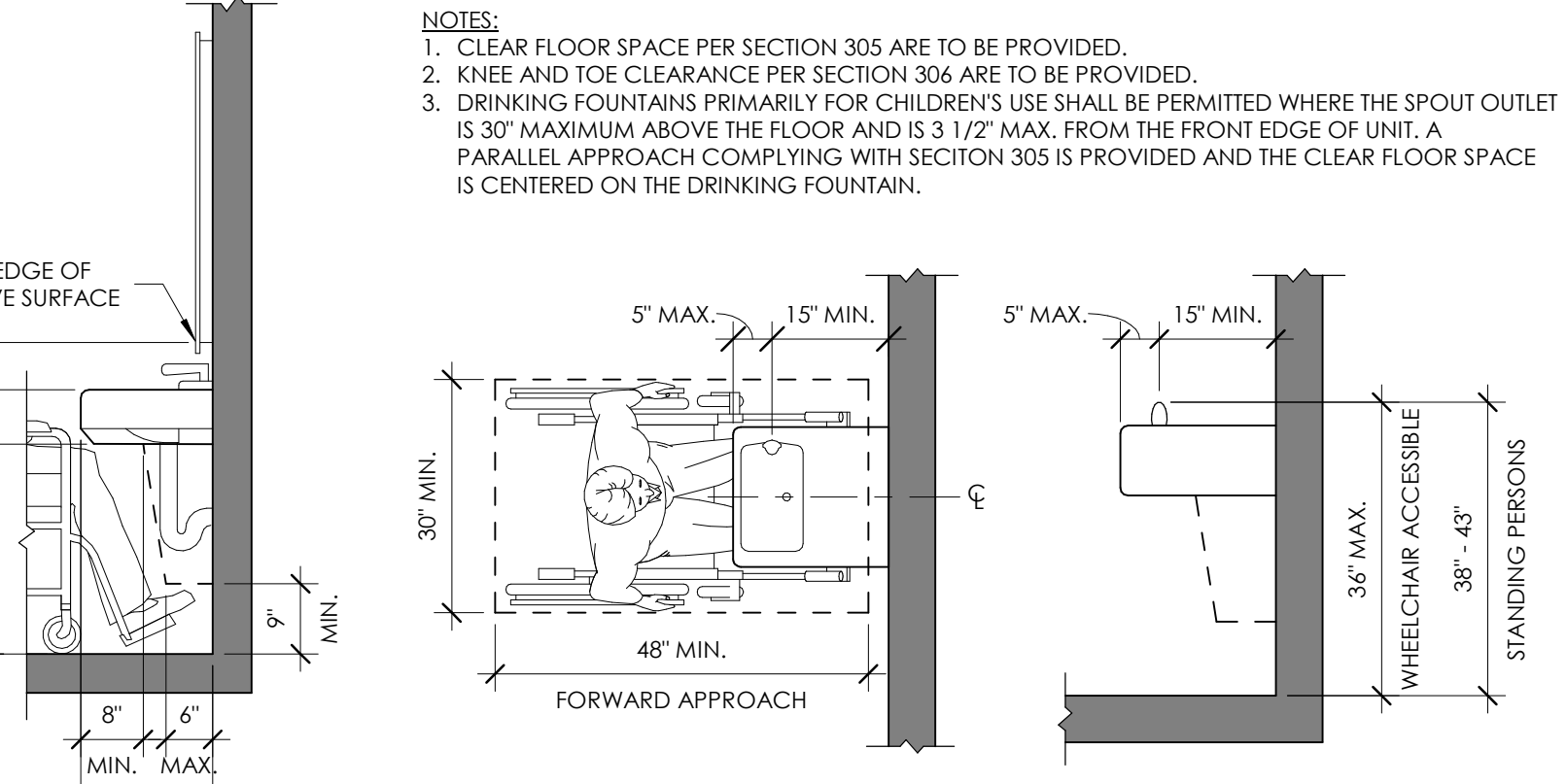
- NOTES:**
- ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND TREAD DEPTHS.
 - OPEN RISERS SHALL NOT BE PERMITTED.
 - RADIUS OF CURVATURE OF THE LANDING EDGE TREAD SHALL BE 1/2" MAX. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAX. FROM THE VERTICAL, THE PERMITTED PROJECTION OF THE NOSING SHALL BE 1 1/2" MAX. BEYOND THE TREAD BELOW.
 - THE LEADING 2" OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FOR THE REMAINDER OF THE TREAD.
 - STAIR TREADS AND LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT WATER ACCUMULATION.
 - HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS.
 - HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT.
 - HANDRAILS SHALL BE A CONSISTENT HEIGHT ABOVE STAIR NOSING.
 - AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. SUCH EXTENSION SHALL CONTINUE WITH A HORIZONTAL EXTENSION OR SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE.
 - HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
 - RAISED ISLANDS IN CROSSINGS SHALL HAVE A CUT-THROUGH OR HAVE A CURB RAMP AT BOTH SIDES.

D2 STAIRS & HANDRAILS
 1/2" = 1'-0"

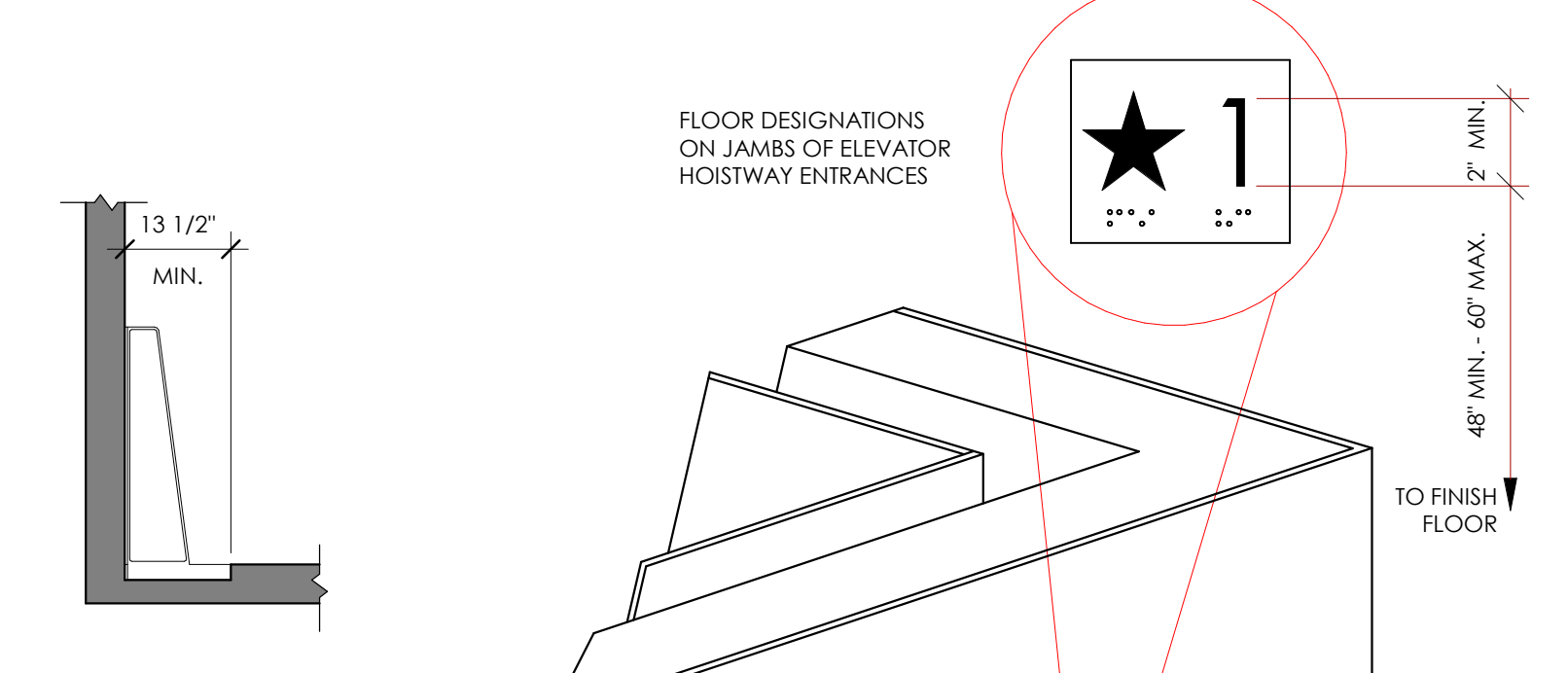
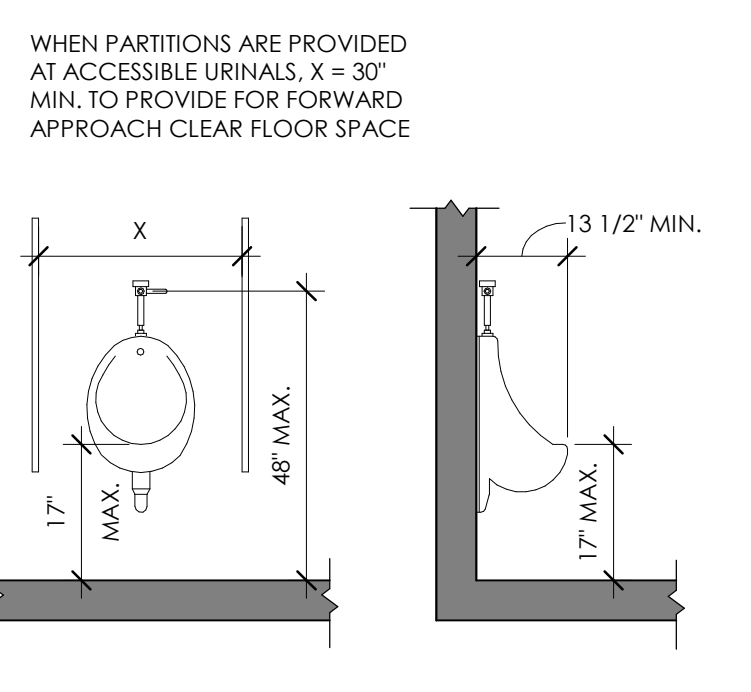
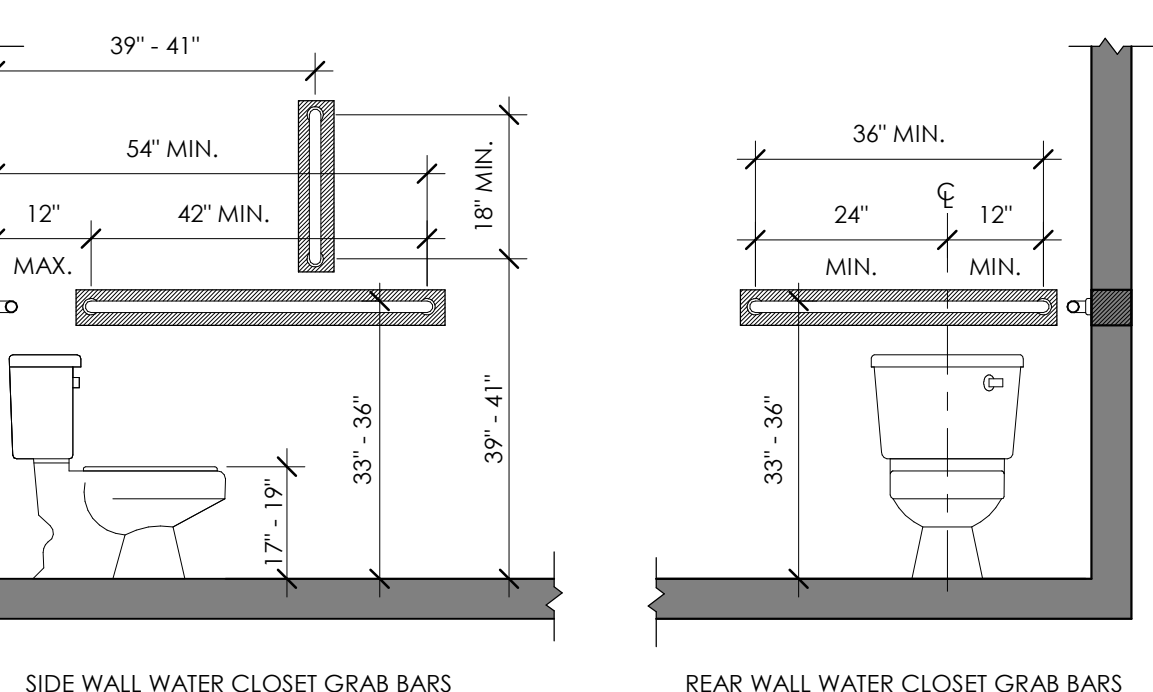
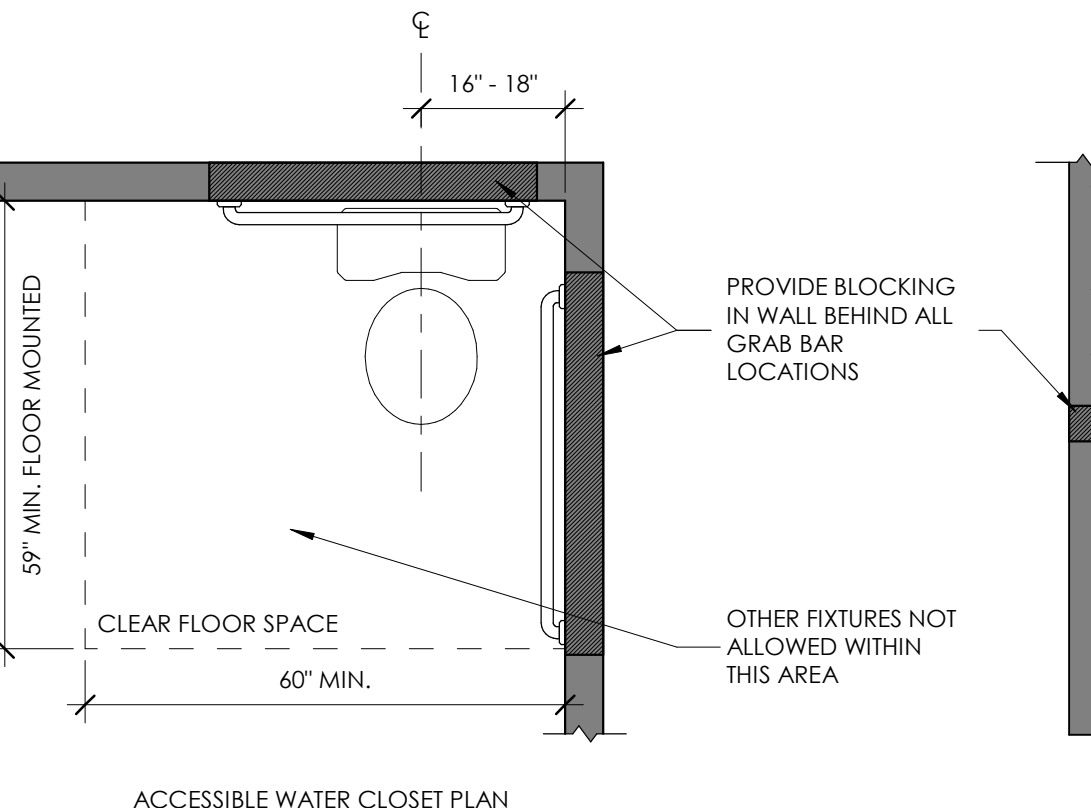
- NOTES:**
- TURNING SPACE PER SECTION 304 SHALL BE PROVIDED WITHIN TOILET AND BATHING ROOMS.
 - DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE FOR ANY FIXTURE WITHIN TOILET AND BATHING ROOMS. EXCEPTION: WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE (30" X 48") IS PROVIDED BEYOND THE ARC OF THE DOOR SWING.
 - WHERE MIRRORS ARE LOCATED ABOVE AN ACCESSIBLE LAVATORY OR COUNTER, THE BOTTOM EDGE OF THE REFLECTIVE SURFACE SHALL BE MOUNTED 40" MAX. ABOVE THE FLOOR.
 - FLUSH CONTROLS MAY BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
 - GRAB BARS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4" MIN. AND 2" MAX.
 - GRAB BARS WITH A NONCIRCULAR CROSS SECTION SHALL HAVE A CROSS SECTION OF 2" MAX. AND A PERIMETER DIMENSION OF 4" MIN. - 4.8" MAX.
 - THE SPACE BETWEEN THE GRAB BAR AND THE WALL SHALL BE 1 1/2". THE SPACE BETWEEN THE GRAB BAR AND PROTRUDING OBJECT BELOW AND AT THE ENDS OF THE GRAB BAR SHALL BE 1 1/2". THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE THE GRAB BAR SHALL BE 12" MIN.
 - THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE 9" MIN. TOE CLEARANCE ABOVE THE FLOOR AND EXTEND 6" BEYOND THE COMPARTMENT SIDE FACE OF THE PARTITION.
 - ALL DIMENSIONS TO WALL/FLOOR/CEILING ARE TO FACE OF FINISH.



- NOTES:**
- A CLEAR FLOOR SPACE (30" X 48") POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED.
 - KNEE AND TOE CLEARANCE SHALL BE PROVIDED. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCE.
 - FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
 - HAND-OPERATED METERING FACETS SHALL REMAIN OPEN FOR 10 SECONDS MIN.
 - WATER SUPPLY AND DRAINPIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.
 - IF SOAP OR TOWEL DISPENSERS ARE PROVIDED, THEY MUST BE LOCATED WITHIN THE REACH RANGES IN 308 AND MUST BE PLACED CONVENIENTLY TO THE PERSON AT THE ACCESSIBLE LAVATORY.

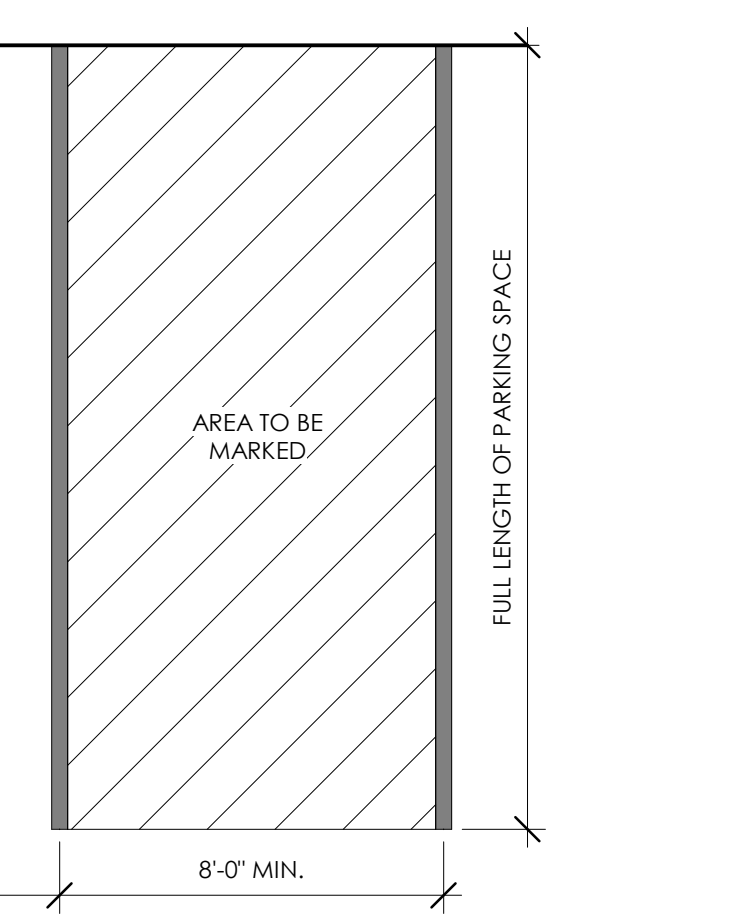
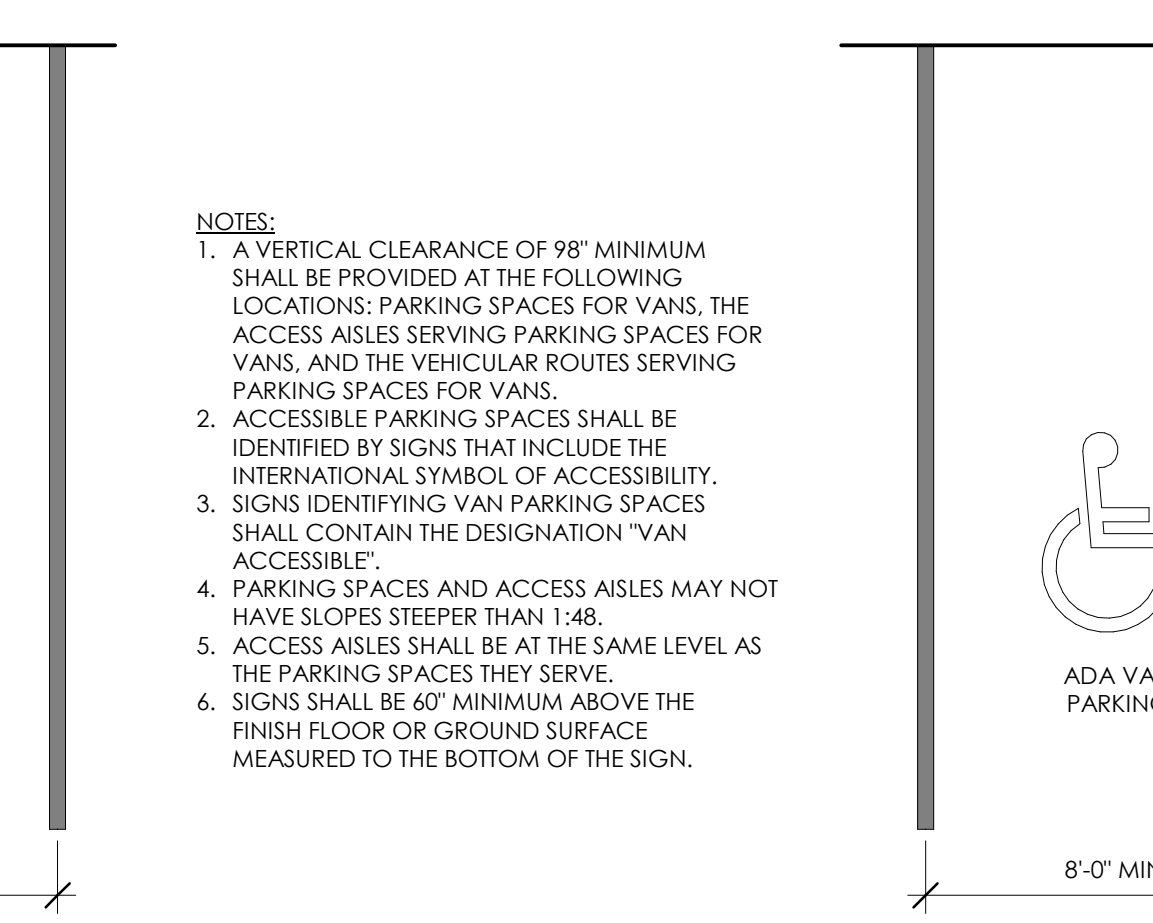
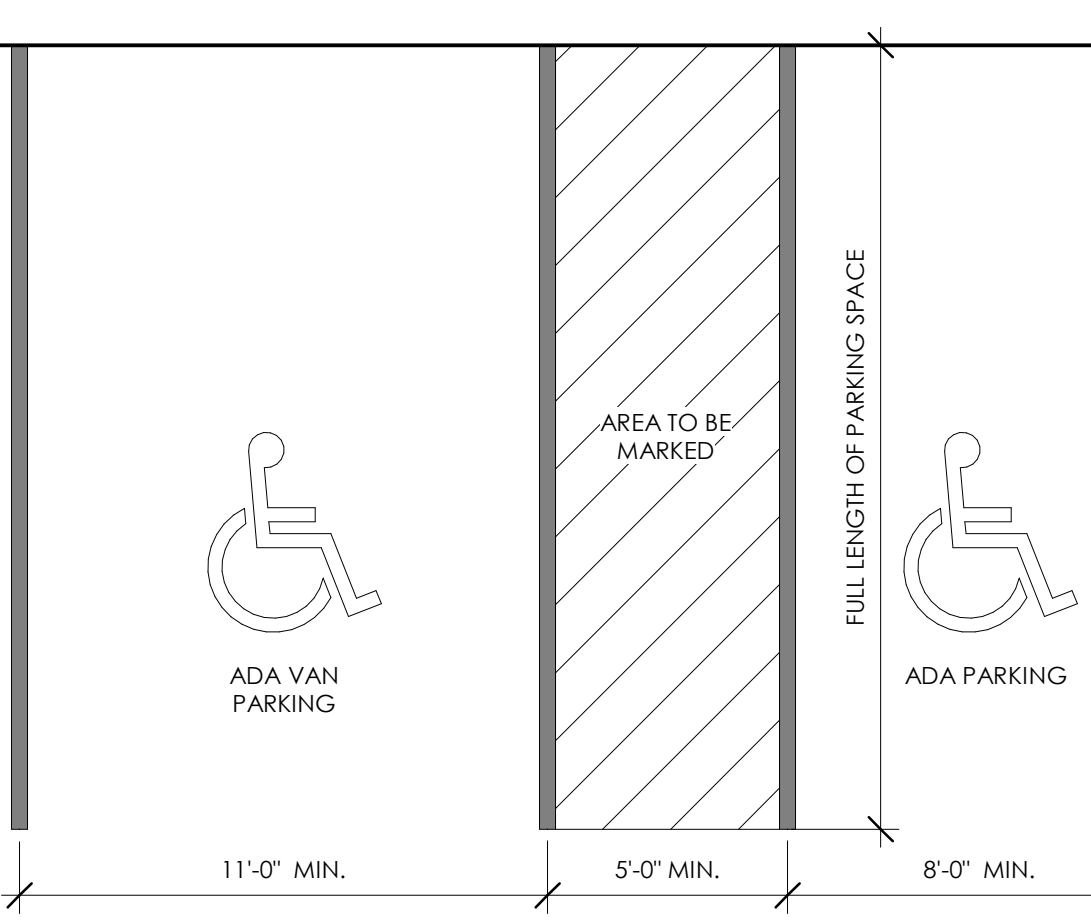


D3 DRINKING FOUNTAINS
 1/2" = 1'-0"



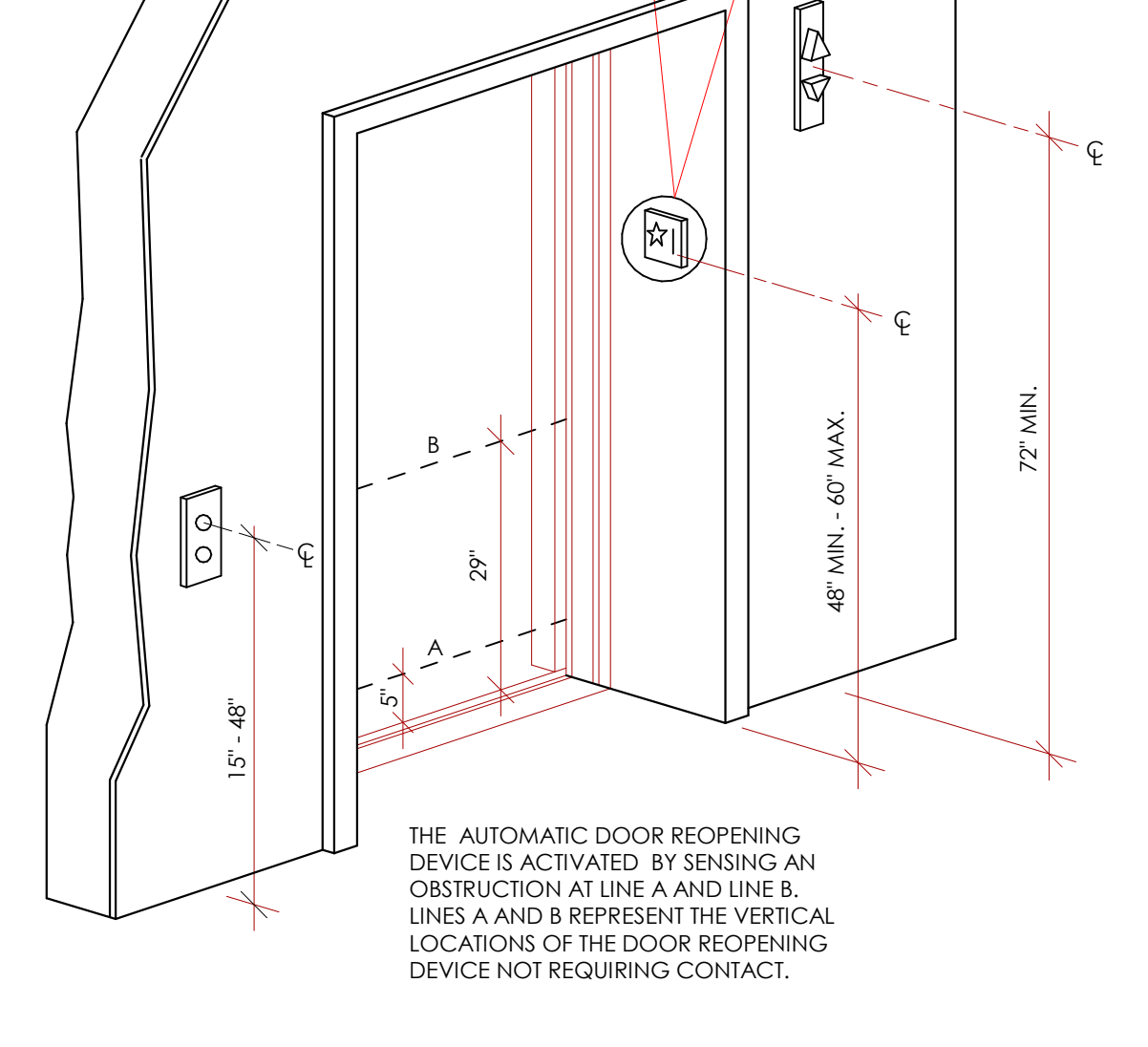
D4 URINALS
 1/2" = 1'-0"

WATER CLOSETS AND TOILET COMPARTMENTS
 1/2" = 1'-0"

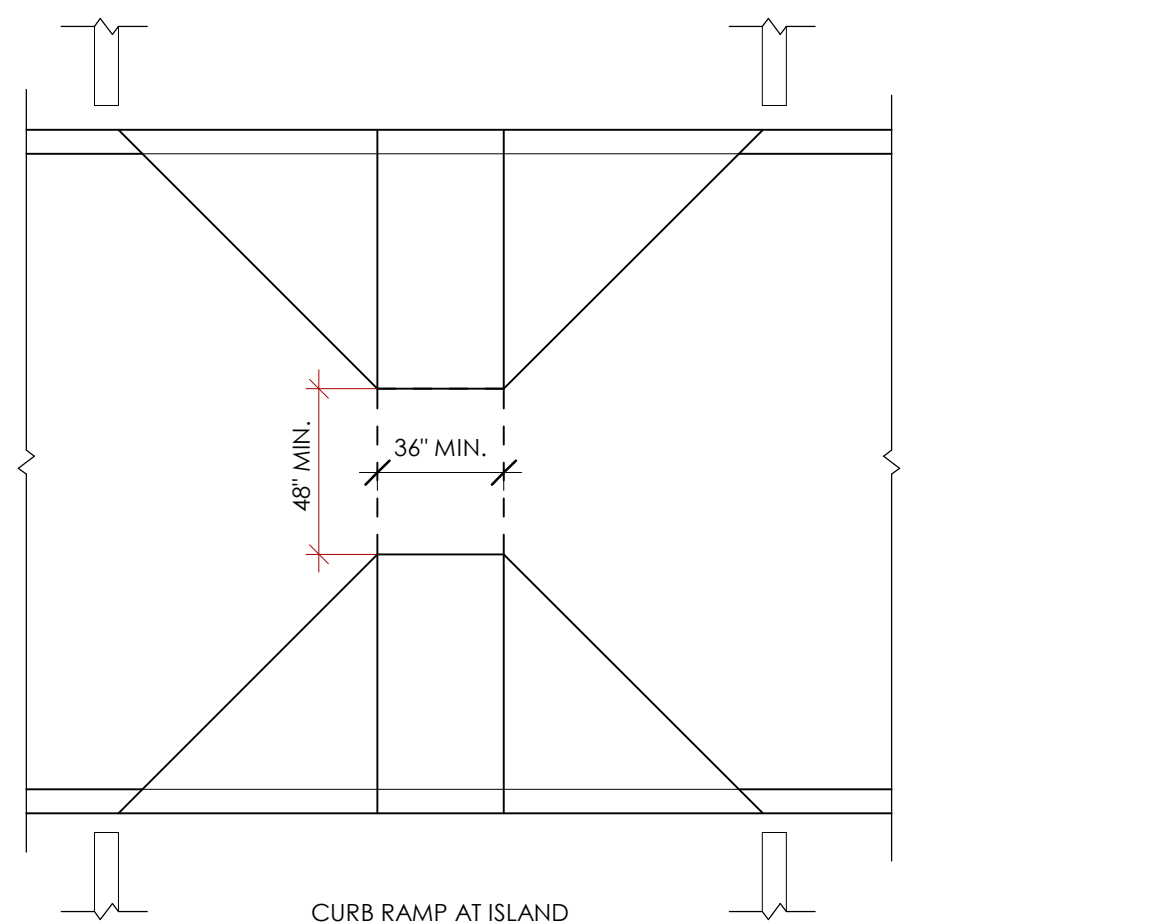
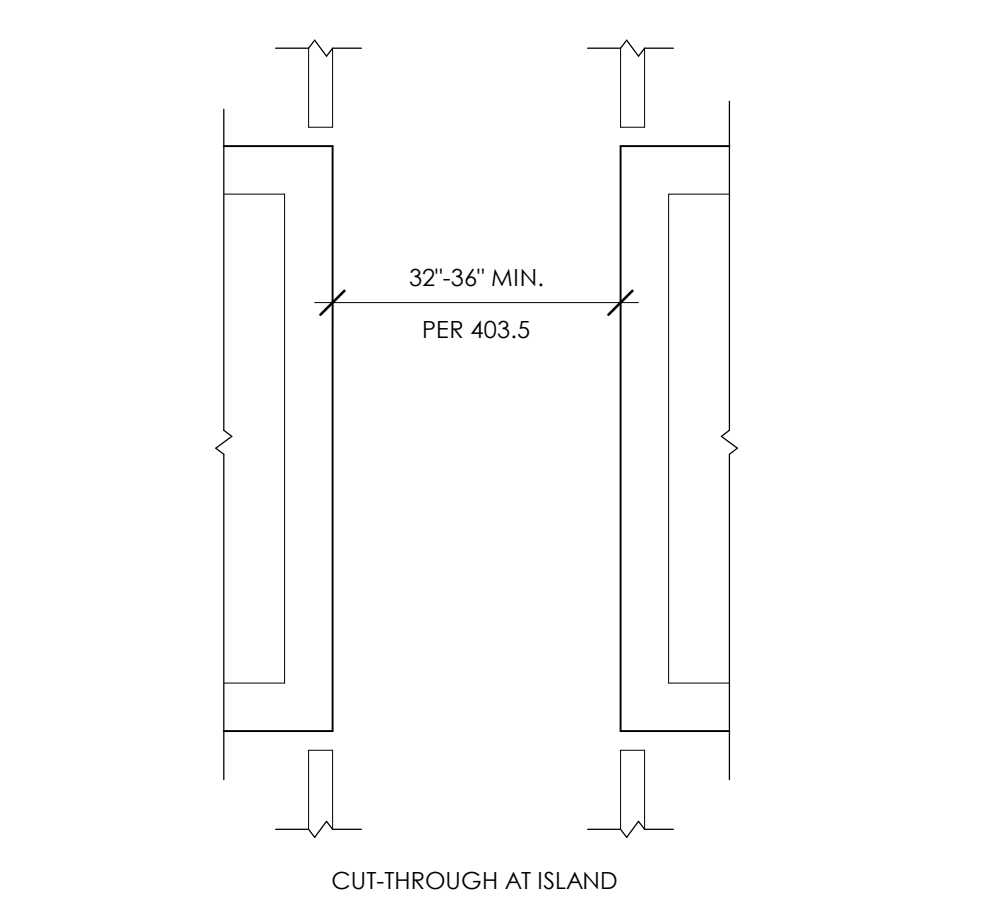


A6 PARKING SPACES
 1/4" = 1'-0"

- NOTES:**
- A VERTICAL CLEARANCE OF 98" MINIMUM SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS: PARKING SPACES FOR VANS, THE ACCESS AISLES SERVING PARKING SPACES FOR VANS, AND THE VEHICULAR ROUTES SERVING PARKING SPACES FOR VANS.
 - ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY SIGNS THAT INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
 - SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE".
 - PARKING SPACES AND ACCESS AISLES MAY NOT HAVE SLOPES STEEPER THAN 1:48.
 - ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
 - SIGNS SHALL BE 60" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.



A3 ELEVATOR
 1/2" = 1'-0"



A2 CURB RAMPS
 1/2" = 1'-0"

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ARCHITECT
 JEFFREY NIELSEN BYERS
 No. 72765
 STATE OF UTAH

Sept. 23, 2016

CONSULTANT:

T.C. ENTERPRISE

OWNER:

PARDOE ASSISTED LIVING - MIDVALE
 6968 SOUTH 700 WEST
 MIDVALE, UTAH 84095

DATE	DESCRIPTION
6/29/2016	CITY SUBMITTAL
9/7/2016	CITY COMMENTS

TYPICAL ADA / ANSI DETAILS

G003

PROJECT: H. HARRIS
 DRAWN BY: ABBY
 CHECKED BY: CHESTER

SHEET #

PROJECT & CODE DATA

APPLICABLE CODES:

BUILDING CODE	2012 IBC
PLUMBING CODE	2012 IPC
MECHANICAL CODE	2012 IMC
FIRE CODE	2012 IFC
ELECTRICAL CODE	2011 NEC
ENERGY CODE	2012 IECC
ADA COMPLIANCE	ICC/ANSI A-117.1-2009/ADAAG 2010
UTAH ADMINISTRATIVE CODE	R432-6 HEALTH, ASSISTED LIVING FACILITY GENERAL CONSTRUCTION
UTAH ADMINISTRATIVE CODE	R710-3 FIRE MARSHAL RULES, ASSISTED LIVING

BUILDING DESCRIPTION:

THE PROJECT IS A 2-STORY WOOD CONSTRUCTION STRUCTURE APPROXIMATELY 30,630 SQ. FT. TYPE II ASSISTED LIVING FACILITY LOCATED IN MIDVALE, UTAH. THE FACILITY WILL INCLUDE APPROXIMATELY 46 RESIDENTIAL LIVING BEDS WITH COMMON AREA, ADMINISTRATION SPACE, BACK OF HOUSE, AND SUPPORT AREAS. COMMON SPACES WILL INCLUDE VARIOUS ACTIVITY ROOMS, LARGE DINING ROOM, AND COMMERCIAL KITCHEN. BACK OF HOUSE WILL INCLUDE, BUT NOT LIMITED TO, RESIDENT LAUNDRY ROOMS, MANAGER OFFICES, CUSTODIAL SPACES, ETC. THE PROJECT REQUIRES 28 PARKING STALLS FOR PATRONS AND STAFF. STAFF WILL BE ON SITE 24 HOURS A DAY TO PROVIDE PATIENT CARE.

THIS FACILITY WILL BE FOR SENIORS THAT REQUIRE SOME ASSISTANCE WITH ACTIVITIES OF DAILY LIVING AND WISH TO LIVE AS INDEPENDENTLY AS POSSIBLE. THIS FACILITY WILL PROVIDE PERSONAL CARE ASSISTANCE WITH BATHING, DRESSING, GROOMING, HYGIENE, AMBULATING AND MEDICATIONS, MEALS, TRANSPORTATION, LAUNDRY, AND HOUSEKEEPING ARE PROVIDED ALONG WITH TWENTY-FOUR HOUR SUPPORTIVE SERVICE AND SUPERVISION. THIS FACILITY WILL NOT PROVIDE MEMORY CARE. SITE IMPROVEMENTS INCLUDE NEW PARKING AREAS WITH CURBS GUTTERS AND DRAINAGE SWALES. LANDSCAPE IMPROVEMENTS MEET CITY STANDARDS FOR LANDSCAPE DESIGN AND ADD SUBSTANTIALLY TO THE VISUAL AESTHETIC OF THE SITE IN COMBINATION WITH A WELL CONSTRUCTED BUILDING WITH PORTE COCHERE, STONE, AND HARDIE BOARD SIDING.

THE 2 STORY FACILITY WILL BE AT SUCH A SCALE AS TO NOT OVERWHELM ADJACENT PROPERTIES. THE HIGHEST POINT OF THE ROOF IS 38'-6". THE ZONE FOR THIS PARCEL IS COMMERCIAL.

CHAPTER 3 USE & OCCUPANCY CLASSIFICATION:

INSTITUTION I-2 _____ TYPE II ASSISTED LIVING

CHAPTER 4 SPECIAL DETAIL REQUIREMENTS:

CORRIDOR WALL TO BE SMOKE PARTITIONS (407.3)

CORRIDOR DOORS (407.3.1)
 NOT FIRE RATED
 NO CLOSERS
 SMOKE SEAL
 POSITIVE LATCHING

SMOKE BARRIERS (407.4)
 EACH FLOOR SUBDIVIDED INTO 2 OR MORE SMOKE COMPARTMENTS
 MAX AREA: 22,500 S.F.
 MAX TRAVEL DISTANCE TO SMOKE BARRIER DOOR: 200 FT.

CHAPTER 5 GENERAL BUILDING HEIGHTS & AREAS:

SECTION 501.1.4 ADDRESS NUMBERS AND LETTER SHALL BE VISIBLE FROM THE STREET.
 SECTION 502.1 BUILDING AREA IS THE AREA INCLUDED WITHIN THE SURROUNDING EXTERIOR WALLS, EXCLUSIVE OF VENT OF VENT SHAFTS AND COURTS.

TABLE 503 ALLOWABLE BUILDING HEIGHTS AND AREAS

BUILDING HEIGHT FOR GROUP I-2 - TYPE 5A CONSTRUCTION
 TABULAR ALLOWABLE HEIGHT _____ 50'-0", (1) STORY, 9,500 S.F.
 SPRINKLER (NFPA 13); EXCEPTION 1 _____ 0'-0"
 TOTAL ALLOWABLE ABOVE GRADE PER TABLE 503 _____ 50'-0"
ACTUAL BUILDING STORY ALLOW BY STATE AMENDMENT _____ 2-STORY
ACTUAL BUILDING HEIGHT ALLOW BY C ZONING _____ UNLIMITED

BUILDINGS GROSS AREA (S.F.):

	BLDG S.F.
MAIN LEVEL	15,308
SECOND LEVEL	14,650
TOTAL	29,958

SECTION 506 - BUILDING AREA MODIFICATIONS:

EQUATION 5-1

$$A_a = [A_t + [A_t \times I]] + [A_t \times I_s]$$

$$= 9,500 + [9,500 \times 0.4334] + [9,500 \times 3]$$

$$= 9,500 + (4,117) + (28,500)$$

$$= 42,117 \text{ SQ. FT. ALLOW FOR A ONE-STORY}$$

NOT WITHSTANDING THE EXCEPTIONS TO SECTION 504.2, GROUP I-2 ASSISTED LIVING FACILITIES SHALL BE ALLOWED TO BE TWO STORIES OF THE TYPE VA CONSTRUCTION WHEN ALL OF THE FOLLOWING APPLY:

- ALL SECURED UNITS ARE LOCATED AT THE LEVEL OF EXIT DISCHARGE IN COMPLIANCE WITH SECTION 1008.1.9.3 AS AMENDED.
- THE TOTAL COMBINED AREA OF BOTH STORIES SHALL NOT EXCEED THE TOTAL ALLOWABLE AREA FOR A ONE-STORY BUILDING; AND
- ALL OTHER PROVISIONS THAT APPLY IN SECTION 407 HAVE PROVIDED.

CHAPTER 6 TYPES OF CONSTRUCTION

CONSTRUCTION TYPE: _____
 ENTIRE BUILDING _____ 5A

TABLE 601 & 602 FIRE RESISTIVE RATING REQUIREMENTS TYPE 5A

SPRINKLER (IN ACCORDANCE WITH NFPA 13)	YES
EXTERIOR BEARING WALLS	1HR
INTERIOR BEARING WALLS	1HR
PRIMARY STRUCTURAL FRAME	1HR
EXTERIOR NON-BEARING WALLS	0 HR
INTERIOR NON-BEARING WALLS	0HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	1HR
ROOF CONSTRUCTION AND SECONDARY MEMBERS	1 HR
SHAFT ENCLOSURE _____	1 HR (PER IBC 713.4)

CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES

FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING, IN ACCORDANCE WITH IBC 703.6

FIRE (BLDG. SEPARATION) WALL (SECT. 706)(706.4 SPRINKLER EXCEPTION) _____	2-HR
(SECT. 706.5 HORIZONTAL CONTINUITY EXCEPTIONS 1-3)	
FIRE BARRIER (SECT. 707) _____	1-HR
FIRE PARTITION (SECT. 708) _____	1-HR
SMOKE BARRIER (SECT. 709) _____	1-HR
SMOKE PARTITION (SECT.710) _____	0-HR

TABLE 705.6 MAXIMUM AREA OF EXTERIOR WALL OPENINGS FIRE SEPARATION DISTANCE >30'-NO LIMIT ON OPENING

708.4 SHAFT ENCLOSURE _____	1 HOURS
708.14.1 ELEVATOR LOBBY _____	NOT REQUIRED
709.3 CORRIDOR WALLS _____	NOT REQUIRED

CHAPTER 8 INTERIOR FINISHES

803.9 INTERIOR WALL AND CEILING FINISH REQUIREMENTS I-2 OCCUPANCY	
EXIT ENCLOSURE/ PASSAGEWAYS _____	CLASS B
CORRIDORS _____	CLASS B
ROOMS AND ENCLOSED SPACES _____	CLASS B
ADMINISTRATIVE SPACES _____	CLASS C

NFPA GENERAL NOTES

- FLOOR CARPET SHALL BE TESTED IN ACCORDANCE TO NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 253 AND BE CLASS I IN CORRIDORS, EXIT ENCLOSURES AND CLASS II IN ALL ROOMS.
- THERMAL AND SOUND INSULATION AND COVERING THAT ARE INSTALLED IN CONCEALED AND EXPOSED SPACES AND AS COVERING OVER POPE AND TUBING SHALL BE TESTED IN ACCORDANCE WITH ASTM E 84 AND HAVE FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.
- THERMAL AND SOUND INSULATION AND COVERING OVER PIPE AND TUBING THAT ARE INSTALLED IN CONCEALED PLENUM SPACES SHALL BE TESTED IN ACCORDANCE WITH ASTM E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.
- ACOUSTICAL CEILING PANELS SHALL BE TESTED IN ACCORDANCE WITH ASTM E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450. UNLESS THE CEILING PANELS ARE A PART OF ENVIRONMENTAL AIR THEY SHALL BE NON-COMBUSTIBLE CONSTRUCTION OR HAVE A FLAME SPREAD RATING OF 0-25 AND SMOKE INDEX OF 0-50 WHEN TESTED IN ACCORDANCE TO ASTM E 84.

CHAPTER 9 FIRE PROTECTION

905 REFER TO MECHANICAL FOR STAND PIPE PROVISIONS

906 PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WITH A MAXIMUM TRAVEL DISTANCE OF 75' (TABLE 906.3)

907 REFER TO ELECTRICAL DRAWINGS FOR FIRE ALARM AND DETECTION SYSTEM.

911 FIRE COMMAND CENTER IS NOT REQUIRED

THE FIRE PROTECTION SYSTEM SHALL MEET THE REQUIREMENTS STATED IN SECTION 903.3.1.1 NFPA 13 OF THE IBC.

CHAPTER 10 MEANS OF EGRESS

1003.3 STRUCTURAL ELEMENTS OR FIXTURES SHALL NOT PROTRUDE MORE THAN 4" OVER WALKABLE SURFACE BETWEEN 27" AND 80" AFF.

CHAPTER 10 MEANS OF EGRESS continued

SECTION 1007 ACCESSIBLE MEANS OF EGRESS

1007.2.1 ELEVATOR NOT REQUIRED AS AN ACCESSIBLE MEANS OF EGRESS IN A 2-STORY BUILDING

1007.3; EXCEPTION 1, CLEAR WIDTH OF 48" NOT REQUIRED WHEN EQUIPPED WITH FIRE SPRINKLERS.
 1007.3; EXCEPTION 2, AREAS OF REFUGE NOT REQUIRED FOR EXIT STAIRWAYS IN BUILDING EQUIPPED WITH AUTOMATIC SPRINKLERS

1007.8 TWO-WAY COMMUNICATION - A TWO-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE.

1007.8.1 SYSTEM REQUIREMENTS. TWO-WAY COMMUNICATION SYSTEMS SHALL PROVIDE COMMUNICATION BETWEEN EACH REQUIRED LOCATION AND THE FIRE COMMAND CENTER OR A CENTRAL CONTROL POINT LOCATION APPROVED BY THE FIRE DEPARTMENT. WHERE THE CENTRAL CONTROL POINT IS NOT CONSTANTLY ATTENDED, A TWO-WAY COMMUNICATION SYSTEM SHALL HAVE A TIMED AUTOMATIC TELEPHONE DIAL-OUT CAPABILITY TO A MONITORING LOCATION OR 9-1-1. THE TWO-WAY COMMUNICATION SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISIBLE SIGNALS. 1007.8.2 DIRECTIONS. DIRECTIONS FOR THE USE OF THE TWO-WAY COMMUNICATION SYSTEM. INSTRUCTIONS FOR SUMMONING ASSISTANCE VIA THE TWO-WAY COMMUNICATION SYSTEM AND WRITTEN IDENTIFICATION OF THE LOCATION SHALL BE POSTED ADJACENT TO THE TWO-WAY COMMUNICATION SYSTEM.

1009.4.2 STAIR RISER HEIGHT SHALL BE 7 INCHES MAX, 4" MIN. STAIR TREADS SHALL BE 11" MIN.

1009.5 STAIR LANDING WIDTH SHALL MATCH THE WIDTH OF THE STAIR. STAIR LANDING DEPTH SHALL MATCH THE DEPTH OF THE STAIR, BUT NEED NOT EXCEED 48".

SECTION 1011 EXIT SIGNS

1011.1 EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET

SECTION 1012 HANDRAILS

1012.2 HANDRAILS SHALL BE PROVIDED BETWEEN 34" AND 38" ABOVE STAIR NOSING, 11/4" TO 2" IN DIAMETER.

1012.5 HANDRAIL ENDS SHALL RETURN TO A WALL, GUARD, OR WALKING SURFACE. 1012.8 INTERMEDIATE HANDRAILS SHALL BE LOCATED SO THAT ALL PORTIONS OF THE STAIRWAY WIDTH REQUIRED FOR EGRESS CAPACITY ARE WITHIN 30" OF A HANDRAIL. ON MONUMENTAL STAIRS, HANDRAILS SHALL BE ALONG THE MOST DIRECT PATH OF EGRESS TRAVEL.

SECTION 1013 GUARDS

1013.1 GUARDS ARE REQUIRED ALONG WALKING SURFACES, STAIRWAYS AND LANDINGS MORE THAN 30" ABOVE ADJOINING FINISH GRADE. EXCEPTION: LOADING DOCKS
 1013.2 GUARDS SHALL BE MIN. 42" HIGH.
 1013.3 IN GENERAL, SPACE BALUSTERS TO PROHIBIT PASSAGE OF A 4" DIAMETER SPHERE IN AREAS OPEN TO THE PUBLIC, AND A 6" DIAMETER SPHERE AT THE TRIANGULAR OPENINGS BETWEEN RISER, TREAD AND BOTTOM RAILS
 1013.5 GUARDS ARE REQUIRED AROUND ANY ROOF HATCHES OR MECHANICAL EQUIPMENT LOCATED WITHIN 10 FEET OF THE EDGE OF THE ROOF.

SECTION 1014 EXIT ACCESS

1014.3 COMMON PATH OF EGRESS IS LIMITED TO 75 FEET.

SECTION 1015 EXIT AND EXIST ACCESS DOORWAYS

1015.1 TWO EXITS ARE REQUIRED FOR SPACES WITH MORE THAN 10 OCCUPANTS FOR I-2 OCCUPANCY TYPE. FOR ACCESSORY OCCUPANCIES ABOVE 50 OCCUPANTS REQUIRES 2 EXITS , SPACE AT NOT LESS THAN 1/3 OF THE MAX DIAGONAL DISTANCE OF THE AREA SERVED (ENTIRE BUILDING IS FULL SPRINKLED)

1015.3 BOILER & FURNACE ROOMS EXCEEDING 500 S.F. OR WITH FUEL FIRED EQUIPMENT OVER 400,000 BTUS SHALL HAVE TWO EXITS

SECTION 1016 EXIT ACCESS TRAVEL DISTANCE

1016.1 TABLE TRAVEL DISTANCE WITH SPRINKLERS
 I-2 OCCUPANCY _____ <200'

SECTION 1018 CORRIDORS

1018.1 CORRIDOR FIRE-RESISTANCE RATING WITH SPRINKLERS
 I-2 OCCUPANCY _____ 0

SECTION 1020 EXITS

1020.2.2 EXTERIOR EXIT DOORS SHALL LEAD DIRECTLY TO THE EXIT DISCHARGE OR THE PUBLIC WAY

SECTION 1021 NUMBER OF EXITS AND CONTINUITY

1021.1 TABLE MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD
 1-500 OCC _____ 2 EXITS PER STORY
 501-1,000 _____ 3 EXITS PER STORY
 > 1,000 _____ 4 EXITS PER STORY

SECTION 1022 EXIT ENCLOSURES

1022.7 DISCHARGE IDENTIFICATION. A STAIRWAY IN AN EXIT ENCLOSURE SHALL NOT CONTINUE BELOW ITS LEVEL OF EXIT DISCHARGE UNLESS AN APPROVED BARRIER IS PROVIDED AT THE LEVEL OF EXIT DISCHARGE TO PREVENT PERSONS FROM UNINTENTIONALLY CONTINUING INTO LEVELS BELOW.

SECTION 1027

1027.1 GENERAL. EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE

CHAPTER 11 ACCESSIBILITY

1104.2AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS AND FACILITIES ON THE SITE.

1104.4AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT FLOORS AND SPACES OF THE BUILDING.

1105.1AT LEAST 60% OF PUBLIC ENTRANCES SHALL BE ACCESSIBLE.

1106.1TWO PERCENT OF PARKING STALLS SHALL BE ACCESSIBLE - (2) ADA STALLS PROVIDED, (1) VAN STALL PROVIDED.

1106.5 ONE OUT OF EVERY SIX ACCESSIBLE STALLS SHALL BE VAN ACCESSIBLE.

1107.5.2 GROUP I-2 NURSING HOME - AT LEAST 50% OF DWELLING UNITS SHALL BE ACCESSIBLE UNITS. REMAINING DWELLING UNITS TO BE TYPE B' UNITS.
 PROVIDED; ALL DWELLING UNITS ARE ACCESSIBLE UNITS

CHAPTER 12 INTERIOR ENVIRONMENT

1209.2 ACCESS TO ATTIC REQUIRED THROUGH CEILING WITHIN EACH COMPARTMENT AND OPENINGS WITHIN DRAFT STOPS.

CHAPTER 29 PLUMBING SYSTEMS

PLUMBING (LEVEL 1 AND LEVEL 2)

WATER CLOSET REQUIRED FOR GROUP I-2 PER IBC TABLE 2902.1

1 PER PATIENT ROOM REQUIRED; 1 PROVIDED

WATER CLOSET REQUIRED FOR EMPLOYEES (1/25): 15 MAX. ADMINISTRATION STAFF ASSUME (1/25) - 1 EMPLOYEE RESTROOM PROVIDED

WATER CLOSET REQUIRED FOR VISITORS: ESTIMATED 46 MAX VISITORS

(1/75) MALE = 1 (60% CAN BE URINAL) & (1/75) FEMALE = 1

WATER CLOSET PROVIDED: UNISEX = 2 (TOTAL PROVIDED = 2)

URINAL PROVIDED: 0

SECTION 2902.2.1 WHERE A BUILDING OR TENANT SPACE REQUIRES A SEPARATE TOILET FACILITY FOR EACH SEX AND EACH TOILET FACILITY IS REQUIRED TO HAVE ONLY ONE WATER CLOSET, TWO FAMILY/ASSISTED-USE TOILET FACILITIES SHALL BE PERMITTED TO SERVE AS THE REQUIRED SEPARATE FACILITIES.

LAVATORIES REQUIRED FOR GROUP I-2:

1 PER PATIENT ROOM REQUIRED; 1 PROVIDED

1 PER 35 REQUIRED FOR EMPLOYEES; 1 PROVIDED

1 PER 100 VISITORS REQUIRED

LAVATORIES PROVIDED: UNISEX = 2 (MALE = 1, FEMALE = 1)

DRINKING FOUNTAIN REQUIRED FOR GROUP I-2 (1 PER 100); (1) REQUIRED

TOTAL DRINKING FOUNTAIN PROVIDED: 2

SERVICE SINK REQUIRED: 2

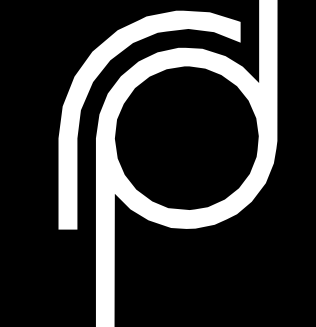
SERVICE SINK PROVIDED: 2

CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS

3002.3 POST A SIGN NEXT TO ELEVATOR STATING, "IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.

3002.4 AT LEAST ONE ELEVATOR SHALL ACCOMMODATE AN AMBULANCE STRETCHER (24"x84").

3004.1.1 HOISTWAY IS NOT REQUIRED TO HAVE VENTS FOR A 2-STORY BUILDING.



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Sept. 23, 2016

THE GRAPHIC CONTENT AND PRESENTATION OF THIS SHEET ARE HEREBY CERTIFIED TO BE ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF UTAH AND I HEREBY CERTIFY THAT I AM THE ARCHITECT OF RECORD FOR THIS PROJECT. I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OF RECORD.

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CONSULTANT:

OWNER:

PROJECT:

DATE DESCRIPTION

6/29/2016 CITY SUBMITTAL

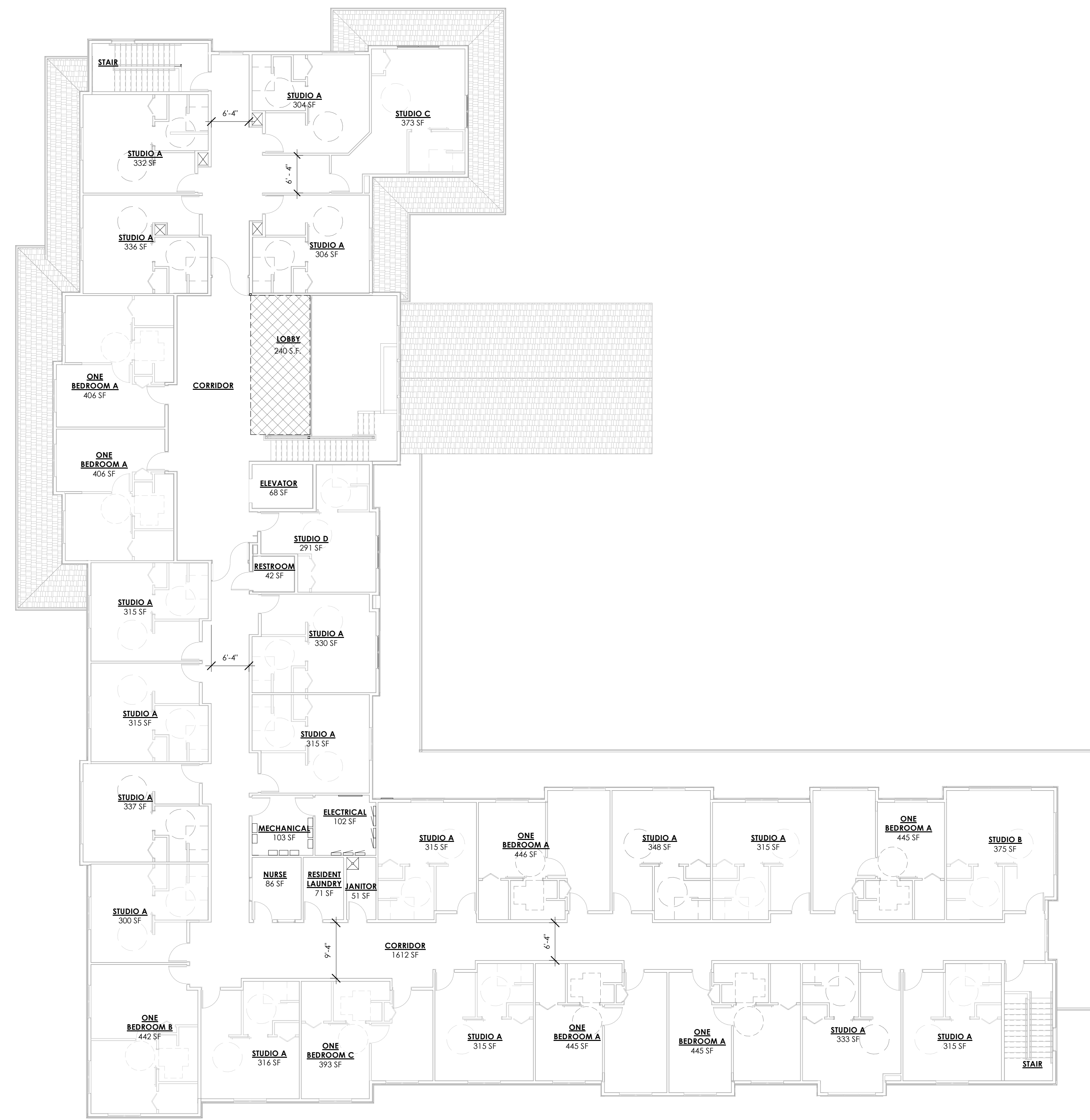
9/7/2016 CITY COMMENTS

PROJECT # _____
 DRAWN BY: _____
 CHECKED BY: _____
 SHEET # _____

CODE ANALYSIS
G005</

ACTIVITY LEGEND	
	DINING ACTIVITY SPACE
	RECREATIONAL ACTIVITY SPACE
	PRIVATE LIVING
	OUTDOOR RECREATIONAL ACTIVITY SPACE

UTAH DEPARTMENT OF HEALTH			
UTAH DEPARTMENT OF HEALTH R 432-6			
LICENSURE: -PROPOSED FACILITY: TYPE 2 (LARGE) 45 BEDS (45 APARTMENTS)			
R 432-6-203	STUDIO LIVING UNITS:	REQUIREMENT:	PROPOSED:
	-SINGLE OCCUPANT MIN. AREA:	120 SF	
	-DOUBLE OCCUPANT AREA:	200 SF	
	STUDIO A		170 SF
	STUDIO B		223 SF
	STUDIO C		207 SF
	STUDIO D		147 SF
R 432-6-203	ONE BEDROOM LIVING UNITS:	REQUIREMENT:	PROPOSED:
	-SINGLE OCCUPANT MIN. AREA:	120 SF	
	-DOUBLE OCCUPANT AREA:	160 SF	
	ONE BEDROOM A		145 SF
	ONE BEDROOM B		137 SF
R 432-6-204	TOILET & BATHING FACILITIES:	REQUIREMENT:	PROPOSED:
	-ADAAG COMPLIANT:	50%	100% (45 OF 45)
	-ASSISTED BATHING ROOMS:	1 PER 10 RESIDENTS	N/A
R 432-6-205	COMMON AREAS:	REQUIREMENT:	PROPOSED:
	-RECREATION:	20 SF (45 BEDS) = 900 SF MIN.	1,158 SF
	-DINING:	15 SF (45 BEDS) = 675 SF MIN.	1,656 SF
	-OUTDOOR RECREATION:	10 SF (45 BEDS) = 450 SF MIN.	754 SF
	-PRIVATE LIVING:	110 SF MIN.	214 SF



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JEFFREY NIELSEN BYERS
No. 727245
STATE OF UTAH
SEPT. 23, 2016

CONSULTANT:

T.C. ENTERPRISE

OWNER:

PROJECT:

PARDOE ASSISTED LIVING - MIDVALE

69 68 SOUTH 700 WEST
MIDVALE, UTAH 84095

DATE	DESCRIPTION
6/29/2016	CITY SUBMITTAL
9/7/2016	CITY COMMENTS

HEALTH DEPARTMENT INFO PLANS

PROJECT #: 16800
DRAWN BY: Alex
CHECKED BY: Chas
SHEET #

G007