

HISTORIC LANDMARK COMMISSION
STAFF REPORT

TRACY AVIARY FLIGHT CAGE
New Construction & PLNHLC2008-00774
Liberty Park, 589 East 1300 South
November 20, 2008



Planning and Zoning Division
Department of Community and
Economic Development

Applicant: Tim Brown

Staff: Robin Zeigler, 535-7758,
robin.zeigler@slcgov.com

Tax ID: 16-07-427-001

Current Zone: OS

Master Plan Designation:
OS

Council District: 5,
Councilmember Jill Remington
Love

Lot Size:
4356000 square feet or
approximately 100 acres

Current Use: Public Park

Applicable Land Use

Regulations:

- 21A.32.100
- 21A.34.020.G and H

Notification

- Notice mailed on November 11, 2008
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites November 11, 2008

Attachments:

- A. Site Plan & Elevation Drawings.
- B. Photographs

Request

The applicant requests new construction in order to build a storage and work area associated with the existing flight cage at Tracy Aviary and minor alterations associated with the project. The project will require the alteration of existing fencing, pathways, removal of a drinking fountain and the addition of wood fencing. In addition, the applicant proposes to add welded wire mesh vestibules to the entrance of the existing flight cage. The Historic Landmark Commission has final decision making authority on the design of the building and site.

Staff Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project substantially meets the applicable standards and therefore, recommends the Historic Landmark Commission approve the project as presented.



VICINITY MAP

Background

Project Description

The Tracy Aviary, located in the southern portion of Liberty Park, proposes to construct a one-story concrete masonry structure attached to the existing flight cage. The project will require the alteration of existing fencing, pathways, removal of a drinking fountain and the addition of wood fencing. In addition, the applicant proposes to add welded wire mesh vestibules to the entrance of the existing flight cage.

The new building is nine hundred and sixty seven (967) square feet, and eleven feet, nine inches (11' 9") tall. It has a concrete slab foundation, with concrete masonry sides and a concrete "green" planted roof. The building will be attached to the side of the existing flight cage and used as holding and work space for the birds.

The two wire mesh vestibules proposed for opposite side of the existing flight cage will be eight feet by twelve feet (8' x 12') or approximately one hundred square feet and eight feet (8') tall with a concrete slab foundation. The mesh is melted wire attached to two inch by two inch (2" x 2") steel black powder coated pipe. The main entrances will be of the same materials with PVC strip doors leading from the vestibules to the interior of the flight cage and wire mesh doors leading into the vestibules. The purpose of the vestibules is to allow visitors to

enter the flight cage without allowing the birds to exit. The windows and doors vary in size and design and are hollow metal frame with tempered glass.

The concrete walkway that will be reoriented to make room for the new building is not historic but will still retain the same general movement in this area of the park. Likewise the existing chain link and wooden fencing is not historic and will be removed in some locations and added in others in order to accommodate the new building. A non-historic drinking fountain will be removed. Please see attached site plans for exact locations.

Public Comments

No public comments have been submitted. This type of project is not required to be presented to Community Councils.

City Department Comments

This project has not been routed because the Historic Landmark Commission is only reviewing the architectural design of the project. Relevant city departments will provide comments during the building permit review process.

Project Review

In October of 2008, the removal of the wire mesh and replacement of new mesh along with the refurbishment and replacement as necessary of the steel frame of the flight cage was administratively approved. The Planning staff review of the project is described in the Analysis and Findings listed below. In a park some of the standards for new construction (H) are not applicable since they refer to a buildings orientation to the street and the district. Inapplicable standards are noted within the Analysis and Findings below. Minor alterations, which include the reorientation of sidewalks and fencing, the removal of the water foundation, and the vestibules were reviewed using the standards for minor alterations (G) and the new building was reviewed using the standards for new construction (H).

Analysis and Findings

Options

The proposed vestibules and new construction are necessary to the use of the existing flight cage as an area where visitors can experience the birds. If denied, a new purpose for the flight cage will be necessary.

Findings

21A.32.100 OS Open Space District: The purpose of the OS open space district is to preserve and protect areas of public and private open space and exert a greater level of control over any potential redevelopment of existing open space areas.

| | Required | Actual | Meets Ordinance |
|----------|-----------------|------------------------------------|------------------------|
| Lot Area | 10,000 sq. ft. | 967 sq. ft (not including existing | Yes |

| | | | |
|-----------------|-----|-------------------|-----|
| | | flight cage) | |
| Lot Width | 50' | 1451 estimate | Yes |
| Max bldg Height | 35' | 11' 9" | Yes |
| Front Yard | 30' | 2358' | Yes |
| Corner Side | 30' | 471'8" and 979'8" | Yes |
| Rear Yard | 30' | 510' 1" | Yes |
| Landscape Yard | | | Yes |

Finding: The project exceeds all the zoning requirements for the OS zoning district and so substantially meets the ordinance.

G. Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing

Structure: In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;

Finding for Standard 1: This portion of Liberty Park has had multiple uses. The current layout and structures are from when the site was used as a zoo and it is now used as an aviary. An aviary is a similar use to a zoo in that it houses animals for educational use. The property's use will not change so the project meets this standard.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

Finding for Standard 2: The historic character of the property will not change. The sidewalks, fencing, and water fountain that are proposed to be removed are not historic elements and the general public movement through the Aviary will be retained. The vestibules added to the flight cage are small in scale, do not significantly change the appearance of the cage, and do not require the removal of historic material. The project meets this standard.

3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;

4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;

Finding for Standards 3, 4 and 5: The proposed minor alterations are contemporary and so do not create a false sense of history nor do they require the destruction of historic features. The project meets this standard.

6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;

Finding for Standard 6: Portions of sidewalk, fencing and a water foundation are the only features that will be removed and they are not historic. Staff previously approved the replacement of the wire mesh of the flight cage as it was beyond repair and the replacement is similar to the original material. The project meets this standard.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;

Finding for Standard 7: This standard is not applicable since the project does not include cleaning or repair treatments.

8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;

9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;

Finding for Standards 8 and 9: The proposed vestibules to the flight cage are simple in design and small in scale and therefore do not compete with the design of the much larger flight cage. They use the same materials as the existing flight cage. The vestibules may easily be removed, at a future date, without impairing the integrity of the cage. The project meets this standard.

10. Certain building materials are prohibited including the following:

- a. Vinyl or aluminum cladding when applied directly to an original or historic material, and
- b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;

Finding for Standard 10: This standard is not applicable as the project does not include aluminum or vinyl cladding or an imitative material.

11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall

be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, chapter 21A.46 of this title;

Finding for Standard 11: This standard is not applicable since the project does not include signage.

12. Additional design standards adopted by the historic landmark commission and city council.

Finding for Standard 12: This standard is not applicable.

Section 21A.34.020.H Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure: In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the historic landmark commission and city council and is in the best interest of the city:

1. Scale And Form:

a. **Height And Width:** The proposed height and width shall be visually compatible with surrounding structures and streetscape;

b. **Proportion Of Principal Facades:** The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;

c. **Roof Shape:** The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and

d. **Scale Of A Structure:** The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

Finding: The scale and form of historic structures within the park vary greatly depending on their function. The proposed structure will be among the smaller scaled buildings in the park. In terms of height, width, and square footage it will be subordinate in scale to the existing flight cage, similar in scale to nearby structures, and smaller in scale than some historic structures of the park. The building is compatible in scale and massing and so meets this standard.

2. Composition Of Principal Facades:

a. **Proportion Of Openings:** The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;

b. **Rhythm Of Solids To Voids In Facades:** The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;

c. Rhythm Of Entrance Porch And Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and

d. Relationship Of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

Finding: Substandards “a” through “c” are not relevant since park structures do not necessarily have principle facades, a standard rhythm of solids-to-voids or a standard rhythm of projections because of their widely varied functions. The materials proposed, concrete, wire mesh, and a green roof are compatible with Liberty Park since concrete and metal are a common material found on the park’s historic structures and the green roof will help the building to blend into its landscaped environment. This project substantially meets the relevant portion, substandard “d”, of this standard.

3. Relationship To Street:

a. Walls Of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;

b. Rhythm Of Spacing And Structures On Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;

c. Directional Expression Of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and

d. Streetscape Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

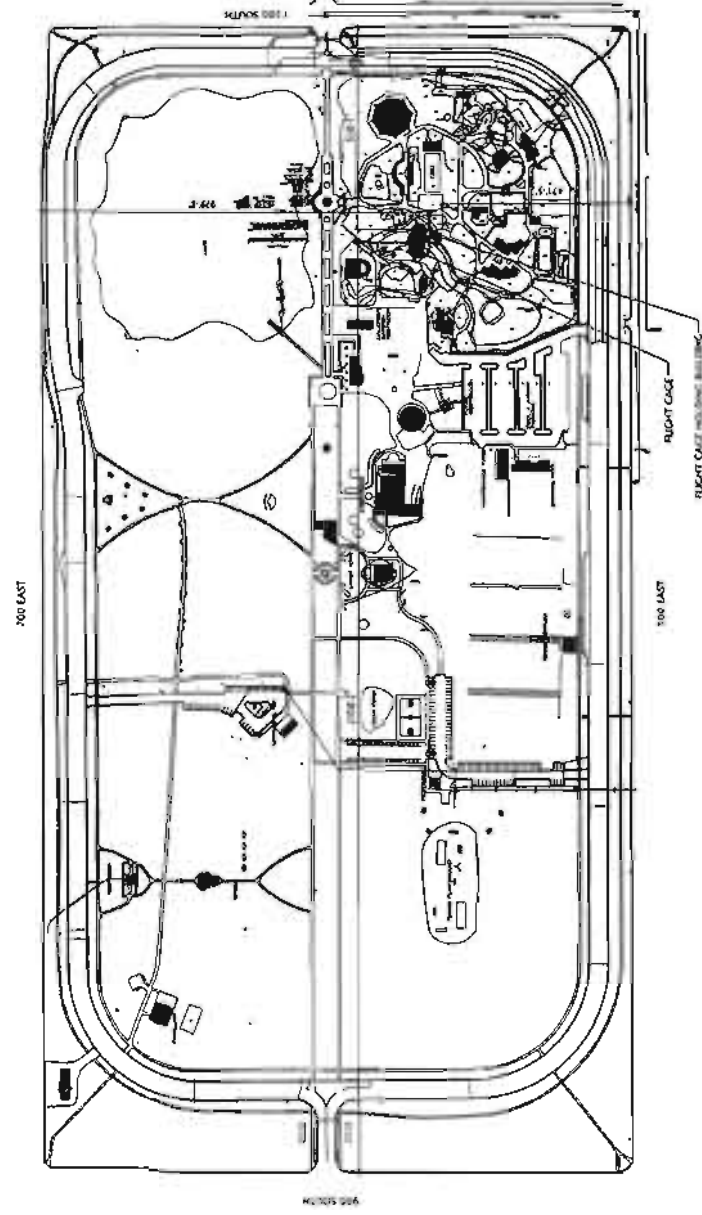
Finding: Substandards “a” through “c” are not relevant as park structures do not relate to the street but to the park itself. The proposed alterations to walkways will not significantly change the pedestrian movement and are only being moved enough to accommodate the new building. The project substantially meets the relevant portion, substandard “d” of this standard.

4. Subdivision Of Lots: The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Finding: This standard is not relevant since a subdivision of lots is not part of the proposed project.

Attachment A
Site Plan and Elevation Drawings

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |
| | | |
| | | |



TRACY AVIARY
FLIGHT CAGE

PROJECT NUMBER:

TRACY AVIARY
588 EAST 1300 SOUTH
SALT LAKE CITY, UT

DATE:

DESIGNED BY:
OWNER PROJECT NO.:

HISTORIC LANDMARKS
COMMISSION REVIEW

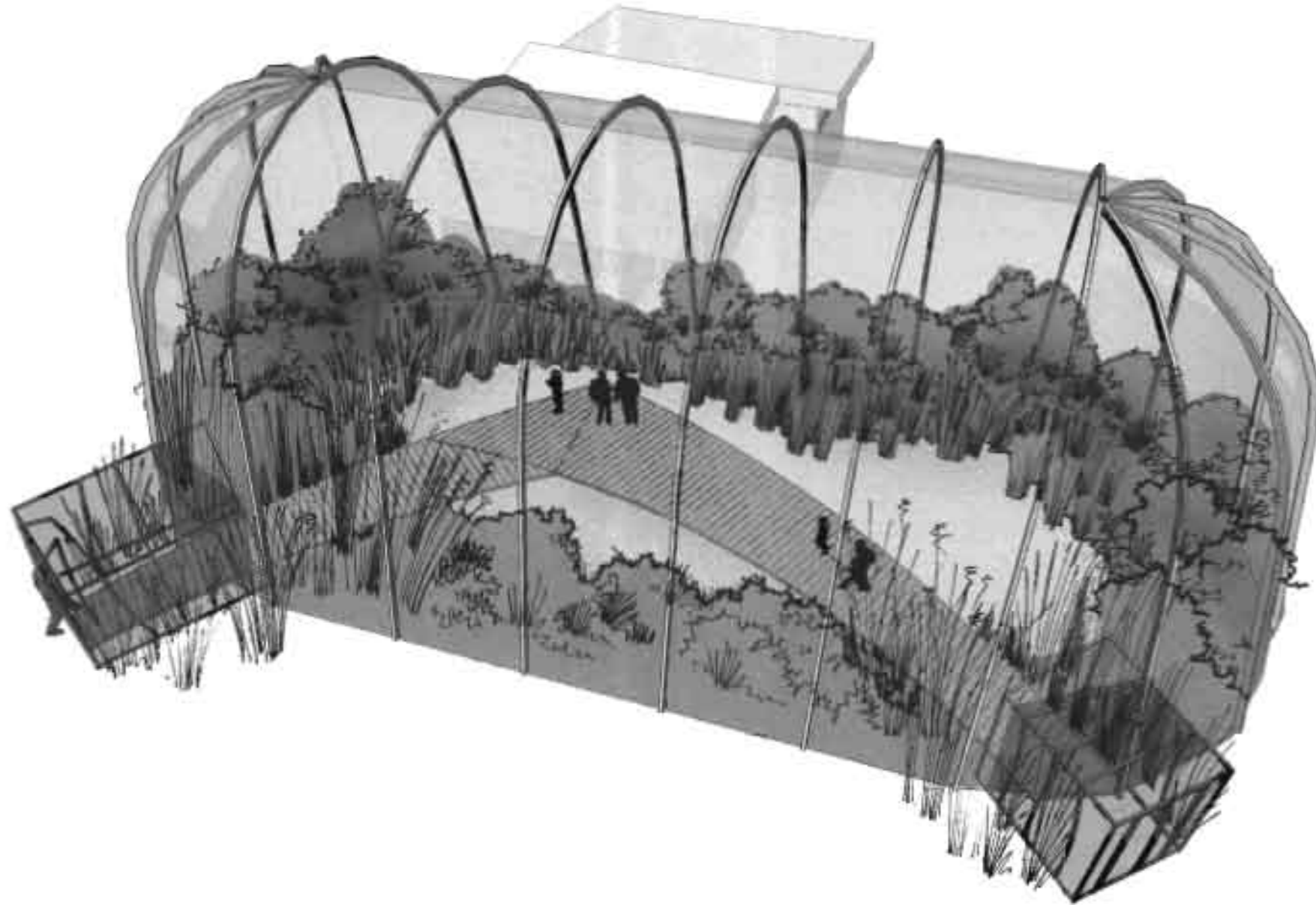
SET BACK DIMENSION PLAN
SCALE: 1" = 110'-0"

HLC-01

Be a Part of the Future



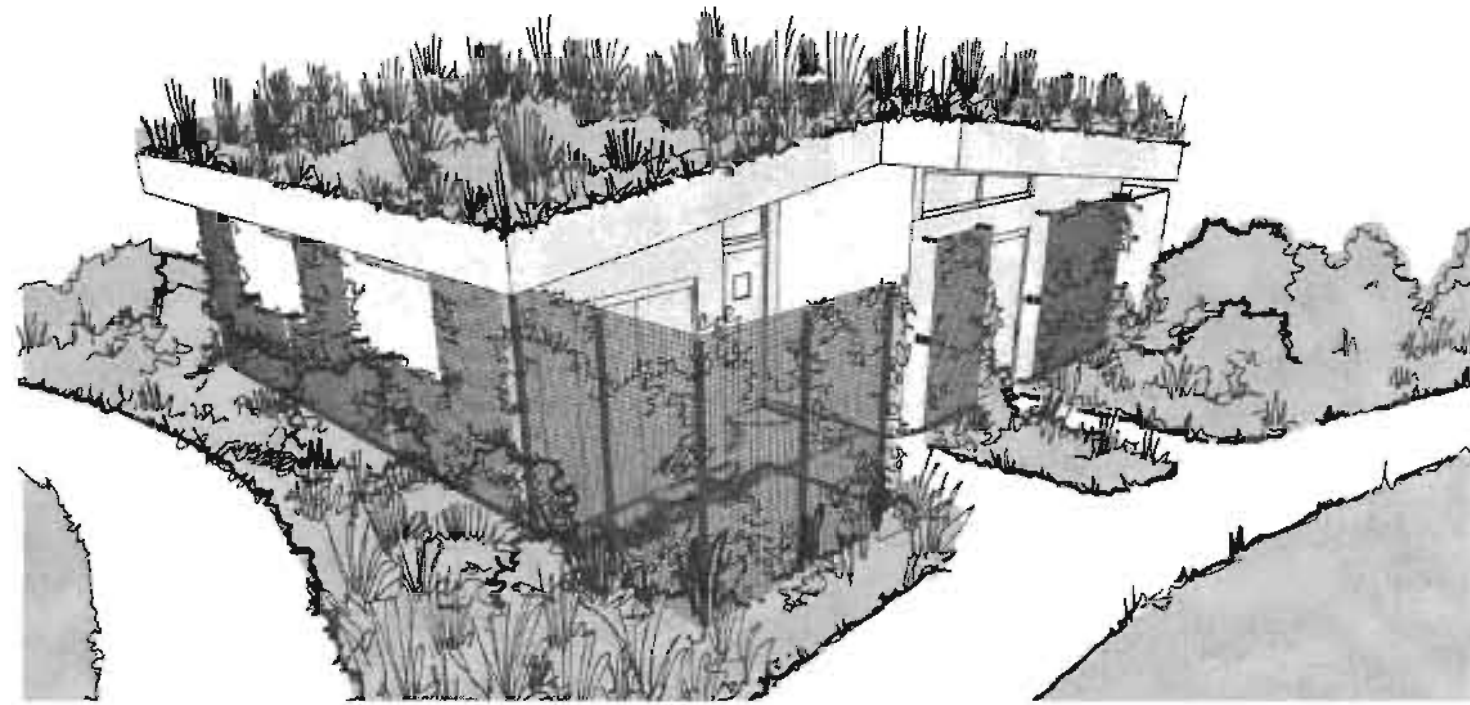
Have a name inscribed on a boardwalk plank. For information email development@tracyaviary.org or call (801) 596-8500



Kennecott Wetland Immersion Exhibit

Fall 2008

TRACY AVIARY FLIGHT CAGE



STRUCTURAL ENGINEERING:

Structural Design Studio
275 East South Temple, Suite 301
Salt Lake City, UT 84111
801.359.2733

MECHANICAL ENGINEERING:

Colvin Engineering Associates Inc.
244 West 300 North, Suite 200
Salt Lake City, UT 84103
801.322.2400

ELECTRICAL ENGINEERING:

BNA Consulting
635 South State Street
Salt Lake City, UT 84111
801.532.2196

TRACY AVIARY FLIGHT CAGE

586 E 1200 S
Salt Lake City, UT 84105

VICINITY MAP



DRAWING INDEX

| SYMBOL KEY | | | ISSUE PURPOSE | | |
|---------------------------------------|-------|---|----------------------------------|-------|--|
| R - DRAWING ISSUED FOR REFERENCE ONLY | | | ISSUE PURPOSE | | |
| C - DRAWING ISSUED FOR CONSTRUCTION | | | DATE | | |
| X - DRAWING ISSUED FOR REVIEW | | | DATE | | |
| DD - DESIGN DEVELOPMENT | | | DATE | | |
| SP - BID PACKAGE | | | DATE | | |
| BO | SHEET | DRAWING NAME | BO | SHEET | DRAWING NAME |
| GENERAL | | | STRUCTURAL | | |
| | | COVER SHEET | S001 | | GENERAL STRUCTURAL NOTES |
| A01 | | DRAWING INDEX, ABBREVIATIONS, LEGENDS & SYMBOLS | S002 | | GENERAL STRUCTURAL NOTES |
| A02 | | CODE SHEET | S101 | | FOOTING, FOUNDATION, AND ROOF FRAMING PLAN |
| LANDSCAPE | | | S301 | | STRUCTURAL SCHEDULES |
| T100 | | TOPOGRAPHIC SURVEY | S501 | | FOOTING/FOUNDATION DETAILS |
| D100 | | DEMOLITION, EROSION CONTROL, AND TREE PROTECTION PLAN | S511 | | ROOF FRAMING DETAILS |
| A100 | | GRADING PLAN | MECHANICAL & PLUMBING | | |
| A110 | | SITE UTILITIES AND DRAINAGE | M0.0 | | LEGEND AND ABBREVIATIONS |
| A120 | | SITE PLAN | M2.1 | | MECHANICAL FLOOR PLAN |
| A130 | | LAYOUT PLAN | M5.0 | | MECHANICAL DETAILS |
| A140 | | FLIGHT CAGE ENLARGED PLAN | M6.0 | | MECHANICAL SCHEDULES |
| A150 | | FLIGHT CAGE VESTIBULE | P2.1 | | PLUMBING FLOOR PLAN |
| A160 | | SITE DETAILS | P5.0 | | PLUMBING DETAILS |
| L100 | | PLANNING AND IRRIGATION PLAN | P6.0 | | PLUMBING SCHEDULES |
| ARCHITECTURAL | | | ELECTRICAL | | |
| A2.1 | | FLOOR PLAN | E001 | | SYMBOLS, SCHEDULES, AND NOTES |
| A2.2 | | WALL TYPES AND FINISH PLAN | E301 | | LIGHTING PLAN |
| A2.3 | | ROOF AND CLERESTORY PLAN | E301 | | POWER PLAN |
| A3.1 | | EXTERIOR ELEVATIONS - BUILDING | E401 | | ONE-LINE DIAGRAM AND PANELBOARD SCHEDULES |
| A3.2 | | EXTERIOR ELEVATIONS - GREEN SCREEN | E501 | | ELECTRICAL DIAGRAMS |
| A3.3 | | BUILDING AND WALL SECTIONS | | | |
| A5.1 | | INTERIOR ELEVATIONS | | | |
| A6.1 | | REFLECTED CEILING PLAN | | | |
| A7.1 | | DOOR AND WINDOW SCHEDULES AND TYPES | | | |
| A8.1 | | EXTERIOR DETAILS | | | |

ABBREVIATIONS

| | | | | | | | |
|----------|--|---------|---|----------|--|--------|--------------------------------|
| # | NUMBER | DTL | DETAIL | HT. | HEIGHT | QTY. | QUANTITY |
| AT | AT | OWCS | DRAWINGS | HWAC | HEATING/VENTILATION/ A/R CONDITIONING | R.D. | ROOF DRAIN |
| CL | CENTER LINE | EA | EACH | HYD | HYDRANT | RAD | RADIUS |
| D | DIAMETER | EJ | EXPANSION JOINT | I.D. | INSIDE DIAMETER | REINF | REINFORCED |
| ∠ | ANGLE | EL | ELEVATION | I.F. | INSIDE FACE | REQD | REQUIRED |
| 3L | THREE LAYERS | EQ. | EQUAL | IN | INCHES | RM | ROOM |
| A.B. | ANCHOR BOLT | ELEV | ELEVATION | INFO. | INFORMATION | R.O. | ROUGH OPENING |
| ABV. | ABOVE | EQ. | EQUAL | INSUL | INSULATION | SCHED | SCHEDULE |
| ADJ. | ADJUSTABLE | E.S. | EACH SIDE EACH WAY | LAV | LAVATORY | S.D.I. | STEEL DECK INSTITUTE |
| A.F.F. | ABOVE FINISH FLOOR | E.W. | EACH WAY | LAV | LAVATORY | SHR | SHOWER |
| A.I.A. | AMERICAN INSTITUTE OF ARCHITECTS | EXIST. | EXISTING | LT. | LIGHT | SHT | SHEET |
| ALUM. | ALUMINUM | EXPAN | EXPANSION | LT. WT. | LIGHT WEIGHT | SM | SIMILAR |
| APPROX. | APPROXIMATE | EXT | EXTERIOR | MANUF. | MANUFACTURER | S.J.I. | STEEL JOIST INSTITUTE |
| ARCH. | ARCHITECTURAL | E.W.C. | ELECTRIC WATER COOLER | MAX | MAXIMUM | SPEC. | SPECIFICATION |
| A.S.T.M. | AMERICAN SOCIETY FOR TESTING MATERIALS | F.D. | FLOOR DRAIN | MAT. | MATERIAL | STC | SOUND TRANSMISSION COEFFICIENT |
| D.B.A. | DEFORMED BAR ANCHOR | FDN. | FOUNDATION | M.C.J. | MASONRY CONTROL JOINT | STD | STANDARD |
| BD | BOARD | FTDN | FIRE EXTINGUISHER | MECH | MECHANICAL | STR | STRUCTURAL |
| BITUM. | BITUMINOUS | F.I. | FIRE EXTINGUISHER CABINET | MFR. | MANUFACTURER | SUSP | SUSPENDED |
| BLDG | BUILDING | F.E.C. | FIRE EXTINGUISHER CABINET | MIN | MINIMUM | THRU | THROUGH |
| B.M. | BENCHMARK | F.F. | FINISH FLOOR | MISC | MISCELLANEOUS | T.O. | TOP OF |
| B.O. | BOTTOM OF | FIN | FINISH | M.O. | MASONRY OPENING | T.O.A. | TOP OF ASPHALT |
| BOT | BOTTOM | FLR. | FLOOR | MTL | METAL | T.O.C | TOP OF CURB |
| B.P. | BASE PLATE | FT | FEET | N.I.C. | NOT IN CONTRACT | T.O.F. | TOP OF FOOTING |
| BRG | BEARING | FTG | FOOTING | NO. | NUMBER | T.O.S. | TOP OF SLAB |
| BTWN | BETWEEN | GA. | GAGE/GAUGE | N.T.S. | NOT TO SCALE | | |
| CER. | CERAMIC | GAL | GALLON | O.C. | ON CENTER | | |
| C.J. | CONSTRUCTION JOINT | GALV | GALVANIZED | O.D. | OUTSIDE DIAMETER | | |
| CLF. | CHAIN LINK FENCE | GFCI | GOVERNMENT FURNISHED CONTRACTOR INSTALLED | O.F. | OVERSIDE FACE | | |
| CLG | CEILING | GFI | GOVERNMENT FURNISHED CONTRACTOR INSTALLED | O.H. | OVERHEAD | | |
| CLR | CLEAR | GFI | GOVERNMENT FURNISHED CONTRACTOR INSTALLED | OHD | OVERHEAD DOOR | | |
| CMU | CONCRETE MASONRY UNIT | G/GI | GOVERNMENT FURNISHED CONTRACTOR INSTALLED | OPP | OPPOSITE | | |
| COL. | COLUMN | GPM | GALLONS PER MINUTE | O.W.S.J. | OPEN WEB STEEL JOIST | VCT | VINYL COMPOSITION TILE |
| CONC. | CONCRETE | GND | GROUND | PART | PARTITION | VERT | VERTICAL |
| CONT. | CONTINUOUS | GOVT | GOVERNMENT | P.C.F. | POUNDS PER CUBIC FOOT | VEST | VESTIBULE |
| CONS. | CONSTRUCTION | GWB. | GYP-SUM WALL BOARD | PERP | PERPENDICULAR | VNR | VENEER |
| COORD. | COORDINATE | CYP. BD | CYPSUM BOARD | PL | PLATE | W/ | WITH |
| C.P. | CAP PLATE | HC | HANDICAPPED | P.L.F. | POUNDS PER LINEAL FOOT | WD | WOOD |
| C.J. | CONSTRUCTION JOINT | HDW | HARDWARE | PNTD. | PAINTED | W.W.F. | WELDED WIRE FABRIC |
| DB. | DOUBLE | H.M. | HOLLOW METAL | PROT | PROTECTION | | |
| DEPT | DEPARTMENT | HORIZ | HORIZONTAL | P.S.F. | POUNDS PER | | |

GRAPHIC SYMBOLS

| | | |
|--|---------------------------|---|
| | GRID | GRID LINES |
| | DETAIL SYMBOL | DETAIL NUMBER SHEET WHERE DETAIL IS DRAWN |
| | BUILDING SECTION SYMBOL | SECTION REFERENCE SHEET WHERE SECTION IS DRAWN |
| | WALL SECTION SYMBOL | SECTION REFERENCE SHEET WHERE SECTION IS DRAWN |
| | INTERIOR ELEVATION SYMBOL | ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN |
| | ELEVATION CONTROL POINT | OR DATUM POINT |
| | A | DOOR NUMBER |
| | W1 | WINDOW OR STOREFRONT NUMBER |
| | 101 | ROOM NUMBER |
| | I | REVISION |

MATERIALS/LEGEND

| | |
|--|-------------------------------|
| | CONCRETE MASONRY UNIT |
| | FACE BRICK |
| | CONCRETE (POURED IN PLACE) |
| | GYP-SUM BOARD OR SETTING BEDS |
| | INSULATION (BATT & BLANKET) |
| | INSULATION (RIGID/SEMI-RIGID) |
| | PLYWOOD |
| | CONTINUOUS ROUGH WOOD |
| | BLOCKING, ROUGH WOOD |
| | METAL (LARGE SCALE) |
| | GRAVEL |
| | EARTH |
| | QUARRY/CERAMIC TILE |

| | | |
|------|----|-----|
| DATE | BY | NO. |
| | | |
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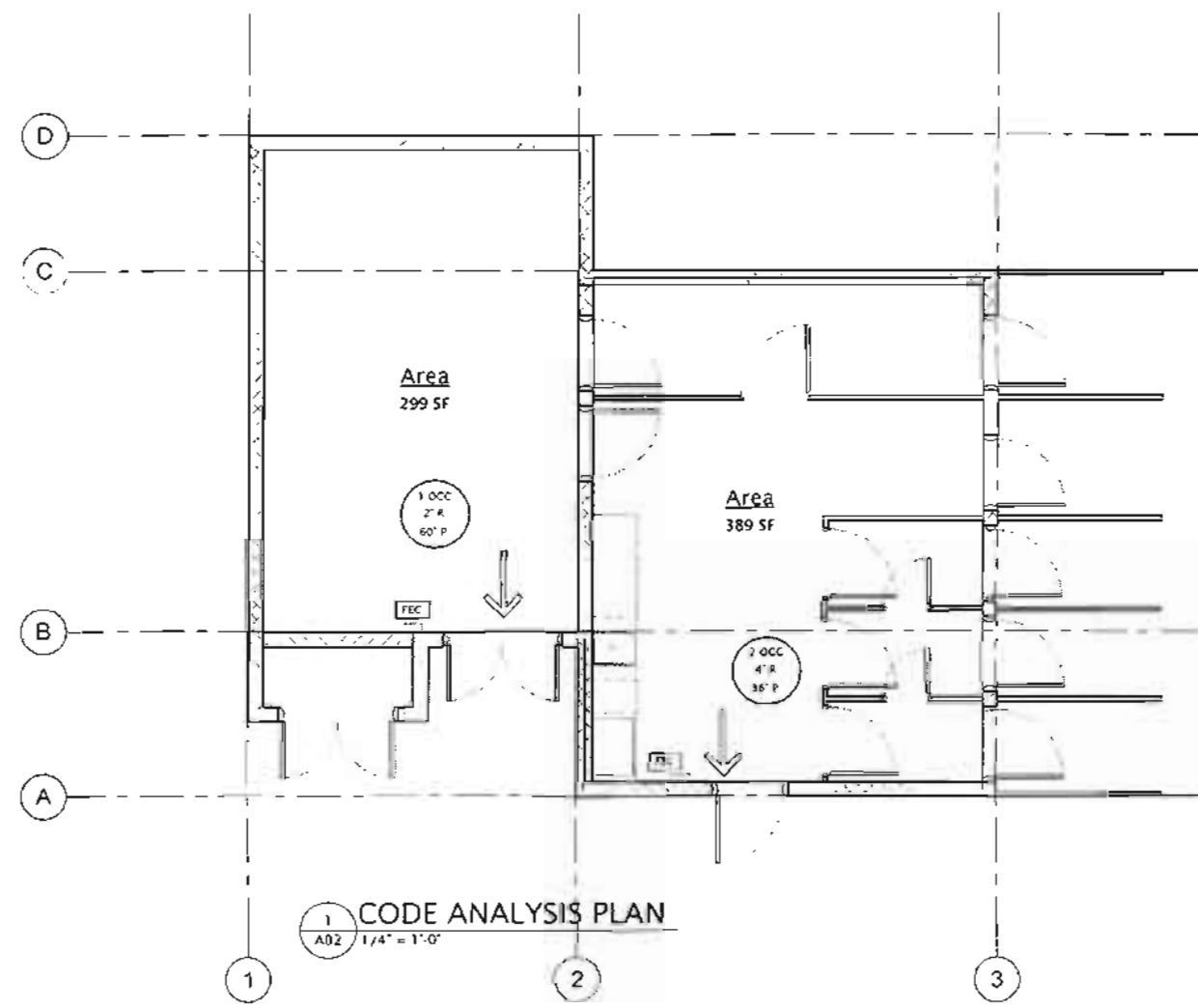
TRACY AVIARY FLIGHT CAGE

589 E 1300 S
 Salt Lake City, UT 84105
 801.588.9200

DRAWN BY: _____ Author
 CHECKED BY: _____ Checker
 OWNER PROJECT NO.: _____
 GSBS PROJECT NO.: 2007-040-00
 ISSUED DATE: 08/28/08

INDEX SHEET

| NO. | REVISION |
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CODE ANALYSIS

| APPLICABLE CODES | | | |
|--|----------|------------------------------|------|
| Code | Year | Code | Year |
| International Building Code | 2006 IBC | National Electrical Code | 2006 |
| International Mechanical Code | 2006 | | |
| International Fuel Gas Code | 2006 | ADA Accessibility Guidelines | |
| International Plumbing Code | 2006 | | |
| International Fire Code | 2006 | | |
| International Energy Conservation Code | 2006 | | |

- A. Occupancy and Group. NEW BUILDING, U
- Change in Use: Yes No Mixed Occupancy: Yes No
Special Use and Occupancy (e.g. High Rise, Covered Mall): _____
- B. Seismic Design Category D Design Wind Speed 90 mph
- C. Type of Construction (circle one):

| | | | | | | | |
|---|---|---|---|---|----|---|---|
| I | A | B | A | B | HT | A | B |
|---|---|---|---|---|----|---|---|
- D. Fire Resistance Rating Requirements for the Exterior Walls based on the fire separation distance (in hours):
North: 0 South: 0 East: 0 West: 0
- E. Mixed Occupancies: _____ Nonseparated Uses: _____
- F. Sprinklers:
Required: NO Provided: _____
Type of Sprinkler System (IBC 903.3.1): _____
- G. Number of Stories: 1 Building Height: 12'-0"
- H. Actual Area per Floor (square feet): 777
- I. Tabular Area (table 503): 2,18,500
- J. Area Modifications:

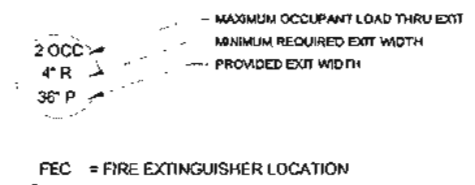
$$A_p = \left\{ A_1 + A_1 \times I_1 + A_1 \times I_2 \right\} \quad I_1 = \left| \frac{F/P - 0.25}{W/30} \right|$$
- b) Sum of the Ratio Calculations for Mixed Occupancies:
Actual Area \leq Allowable Area
- c) Total Allowable Area for:
 1) One Story 8,500
 2) Two Story $A_p(2)$
 3) Three Story $A_p(3)$
- d) Unlimited Area Building: Yes No Code Section: _____

K. Fire Resistance Rating Requirements for Building Elements (hours)

| Element | Hours | Assembly Listing | Element | Hours | Assembly Listing |
|----------------------------|-------|------------------|----------------------------|-------|------------------|
| Exterior Bearing Walls | 0 | | Floors - Ceiling Floors | 0 | |
| Interior Bearing Walls | 0 | | Roofs - Ceiling Roofs | 0 | |
| Exterior Non-Bearing Walls | 0 | | Exterior Doors and Windows | 0 | |
| Structural Frame | 0 | | Shaft Enclosures | 0 | |
| Partitions - Permanent | 0 | | Fire Walls | 0 | |
| Fire Barriers | 0 | | Fire Partitions | 0 | |
| | | | Smoke Partitions | 0 | |

- L. Design Occupant Load: 1 2
Exit Width Required: 2/60 Exit Width Provided: 4/36
- M. Minimum Number of Required Plumbing Facilities:
 a) Water Closets - Required (m) 0 (f) 0 Provided (m) 0 (f) 0
 b) Urinals - Required (m) 0 (f) 0 Provided (m) 0 (f) 0
 c) Lavatories - Required (m) 0 (f) 0 Provided (m) 0 (f) 0
 d) Bath Tubs or Showers: 0
 e) Drinking Fountains: 0 Service Sinks: 1

- FOOTNOTES:
- In case of conflict with the U.S. Department of Justice Federal Registers Parts through ADA Guidelines and specific reference to the International Building Code Accessibility Chapters, the more restrictive requirement shall govern.
 - Additional Code Information shall be provided at the discretion of the Building Official for Complex Buildings. Including, but not limited to:
 - High Rise Requirements.
 - Atriums.
 - Performance Based Criteria.
 - Means of Egress Analysis.
 - Fire Assembly Locator Sheet.
 - Exterior and Interior Accessibility Route.
 - Fire Stopping, including Tested Design Number.



TRACY AVIARY FLIGHT CAGE

589 E 1300 S
Salt Lake City UT 84105
801.596.6500

DRAWN BY: _____
 CHECKED BY: _____
 OWNER PROJECT NO.: _____
 GSBS PROJECT NO.: _____
 ISSUED DATE: _____
CODE SHEET



BUSH & GUGGELL, INC.
 Engineers - Planners - Surveyors
 200 South 200 East, Salt Lake City, Utah 84111
 (801) 466-1212 Fax (801) 466-1225
 Office: 24 Hours

TOPOGRAPHIC SURVEY OF THE TRACY AVIARY
 589 EAST 1300 SOUTH
 LOCATION: BLOCK 19, S
 ACRE PLAT A
 PREPARED FOR: TRACY AVIARY

LEGEND

NOTE: UTILITY INFORMATION INCLUDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE INFORMATION OBTAINED FROM THE APPLICABLE UTILITY AUTHORITY AND IS FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL LOCATIONS PRIOR TO CONSTRUCTION.

LEGEND

- ⊙ = BOLLARD POST
- ⊙ = CATCH BASIN
- ⊙ = ELECTRIC BOX
- ⊙ = ELECTRIC METER
- ⊙ = FIRE HYDRANT
- ⊙ = GAS METER
- ⊙ = GAS VALVE
- ⊙ = GATE POST
- ⊙ = LIGHT POLE
- ⊙ = POWER POLE
- ⊙ = STORM SWAN CLEANOUT
- ⊙ = SEWER MANHOLE
- ⊙ = TRANSFORMER PAD
- ⊙ = FIRE TREE AND SIZE
- ⊙ = TREE AND SIZE
- ⊙ = WATER MANHOLE
- ⊙ = WATER VALVE
- = BURIED POWER
- = NATURAL GAS
- = STORM SEWER
- = SANITARY SEWER
- = TELEPHONE
- = WATER



TRACY AVIARY FLIGHT CAGE

PROJECT ADDRESS

TRACY AVIARY

DATE: 02/20/06

DRAWN BY:

CHECKED BY:

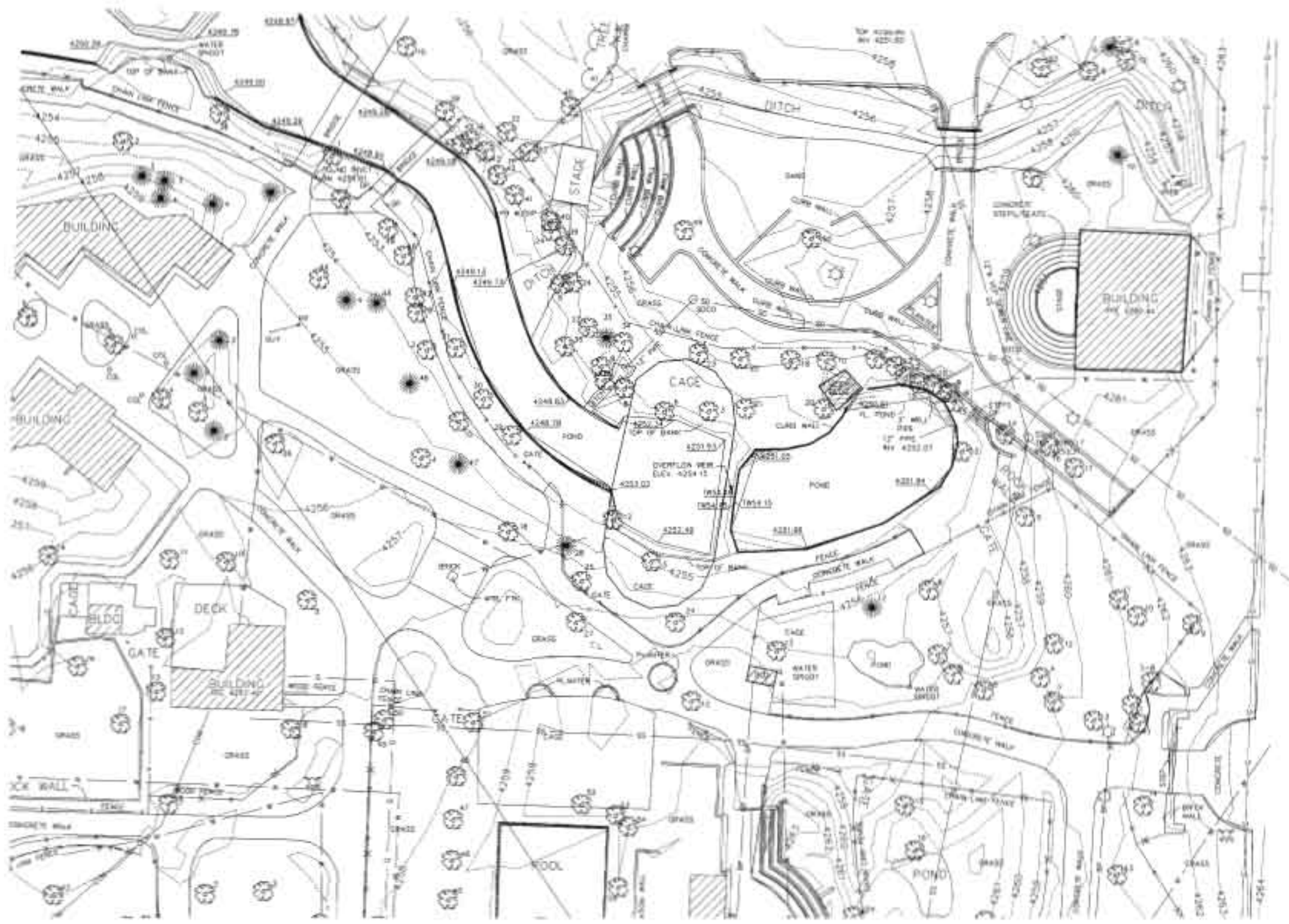
OWNER PROJECT NO.:

ISSUE DATE:

2007-04/20/06

02/20/06

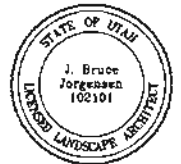
TOPOGRAPHIC SURVEY



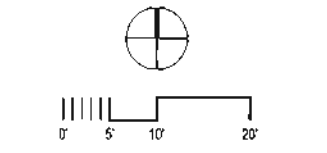
TOPOGRAPHIC SURVEY 1
 SCALE: 1" = 20'-0" T100

NOTE: UTILITY INFORMATION INCLUDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE INFORMATION OBTAINED FROM THE APPLICABLE UTILITY AUTHORITY AND IS FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL LOCATIONS PRIOR TO CONSTRUCTION.

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |



- REMOVALS LEGEND**
- REMOVE EXISTING ASPHALT PAVEMENT AND BASE COMPLETE
 - REMOVE CLF FABRIC
 - REMOVE EXISTING TREE
 - PROVIDE TREE PROTECTION, REFER TO SPECIFICATIONS

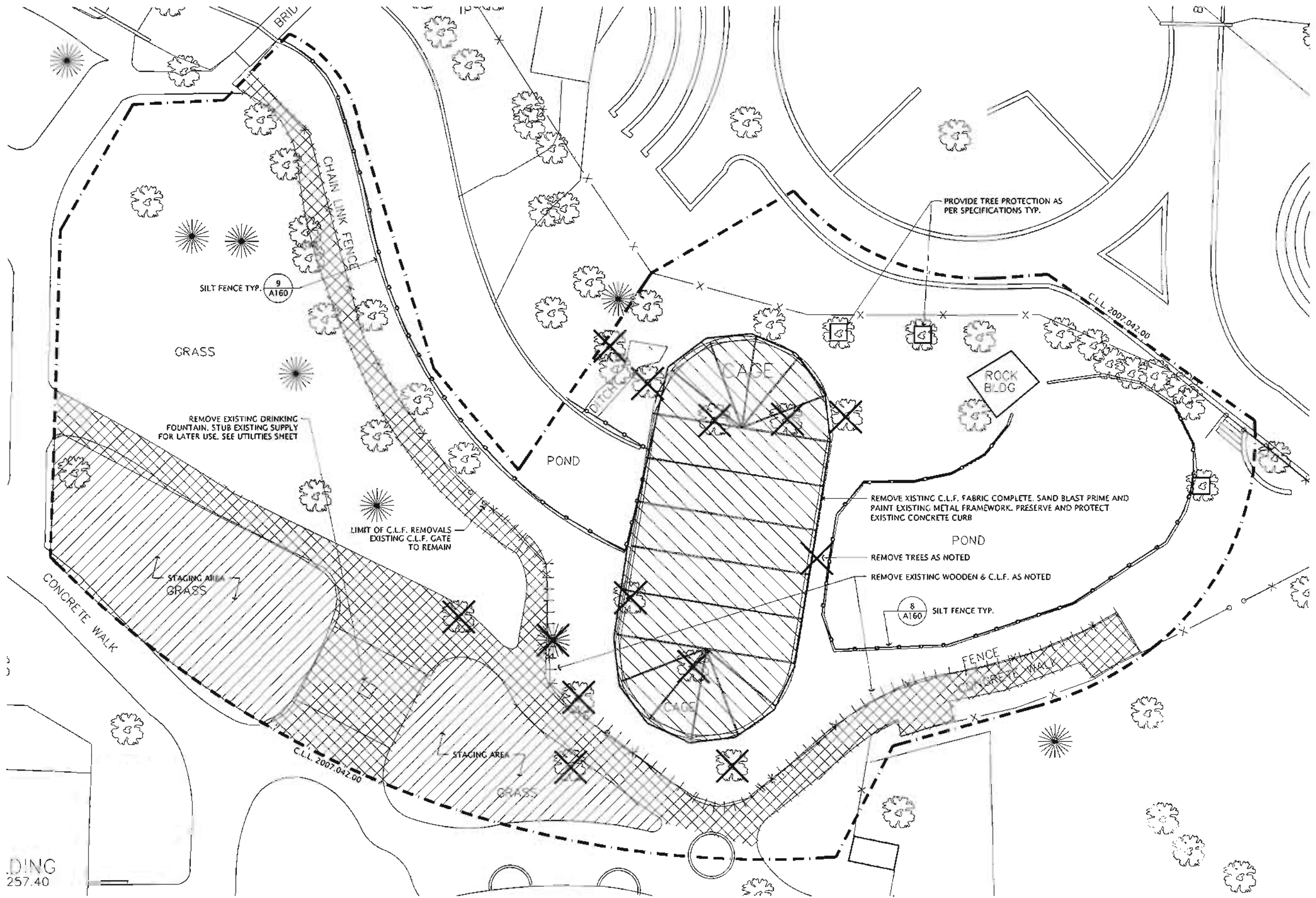


**TRACY AVIARY
FLIGHT CAGE**

Project Address:
TRACY AVIARY

Client Address:
DRAWN BY: RJB
CHECKED BY: RJB
OWNER PROJECT NO.:
GSBS PROJECT NO.: 2007.042.00
ISSUED DATE: 28 MAR 08

DEMOLITION, EROSION CONTROL & TREE REMOVAL PLAN



DING
257.40

DEMOLITION, EROSION CONTROL & TREE REMOVAL PLAN 1
SCALE: 1" = 20'-0" D100

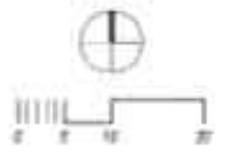
REVISIONS:

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LEGEND

| | |
|-----------|----------------------|
| -4257.00- | EXISTING CONTOUR |
| -57.00- | DESIGN CONTOUR |
| <5% | PROPOSED SLOPE |
| +54.75 | SPOT ELEVATION |
| TW:51.00 | TOP OF WALL ELEV. |
| SW:54.75 | BOTTOM OF WALL ELEV. |
| ET | EXISTING TREE |

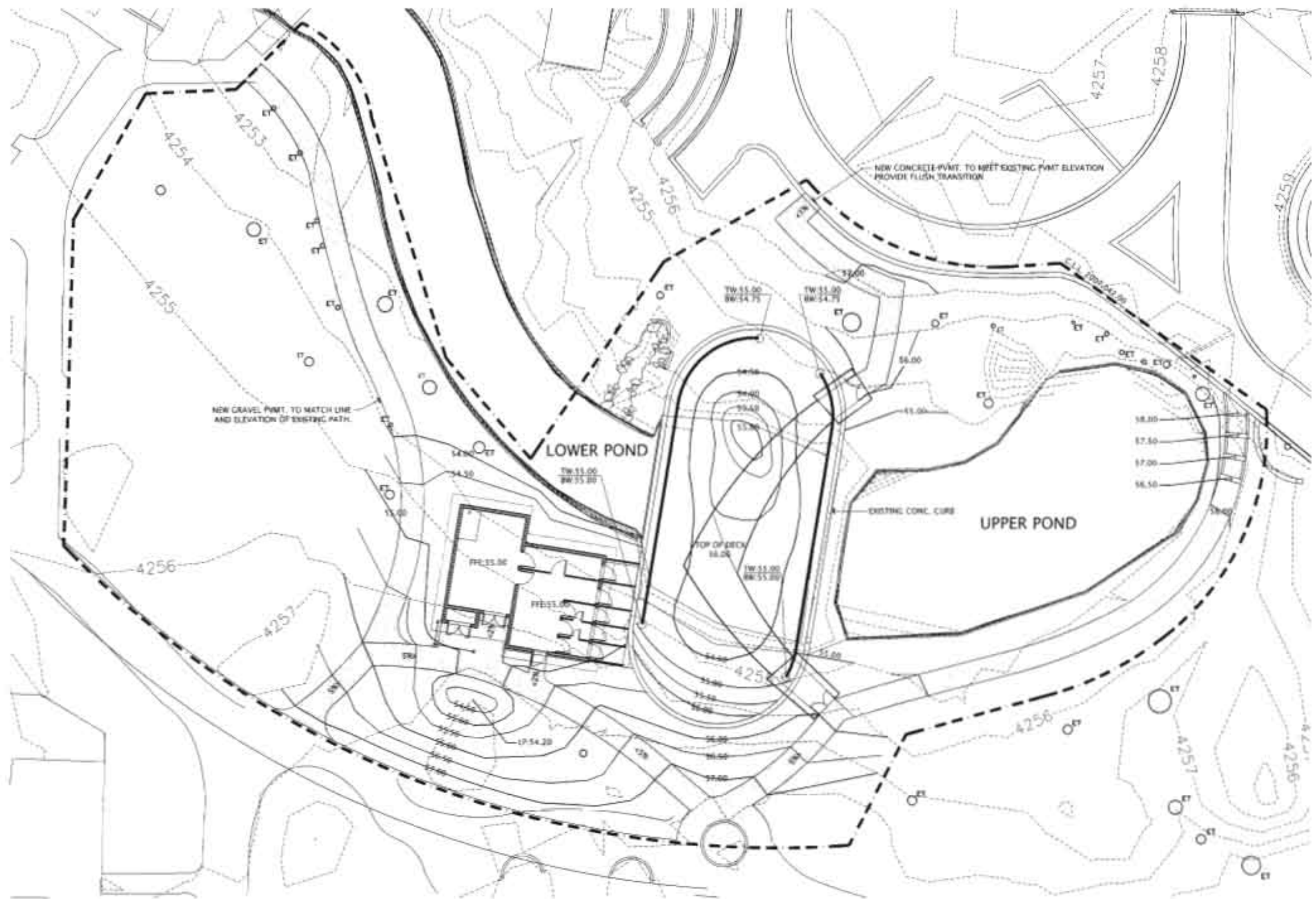


**TRACY AVIARY
FLIGHT CAGE**

Project Name:
TRACY AVIARY

Client Name:
DRAWN BY: JLB
CHECKED BY: JLB
OWNER PROJECT NO.:
GSBS PROJECT NO.: 2011-000001
ISSUE DATE: 28 MAR 18

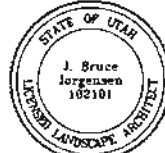
GRADING PLAN



GRADING PLAN
SCALE: 1" = 10'-0"
A100

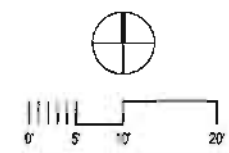
REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |



LEGEND

- C1 OVERFLOW/BOTTOM DRAIN
DETAIL 2 SHEET A160
- C2 PRECAST CONC. STRUCTURE
DETAIL 1 SHEET A160
- G NATURAL GAS LINE
- W WATER
- SS SANITARY SEWER
- POC POINT OF CONNECTION
- BF BACKFLOW PREVENTION DEVICE
- GV GATE VALVE



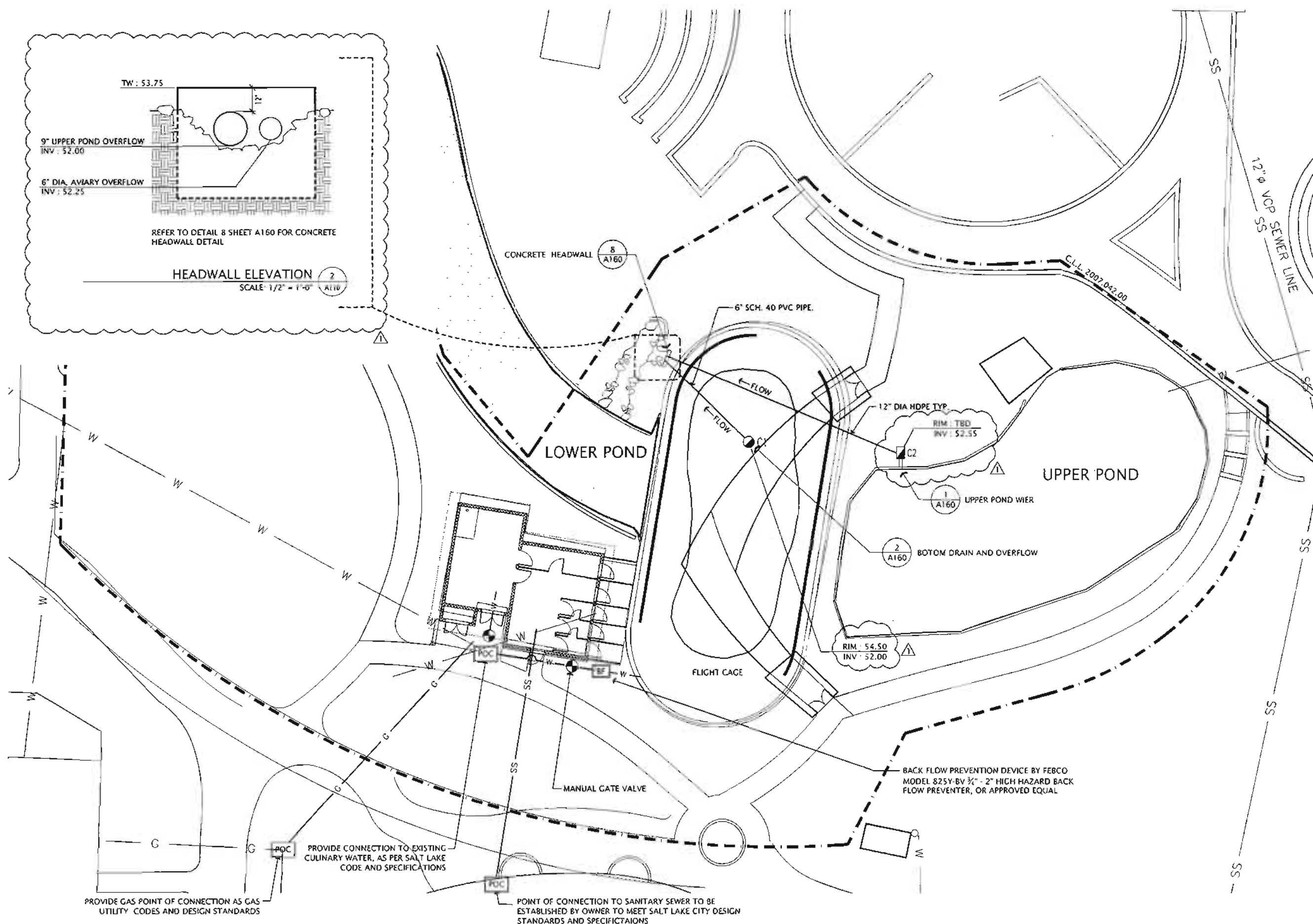
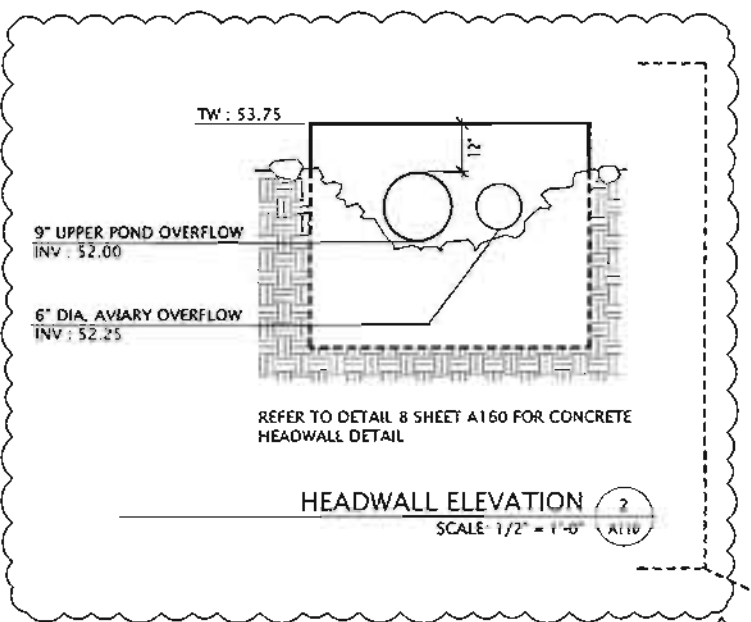
**TRACY AVIARY
FLIGHT CAGE**

Project Address
TRACY AVIARY

Client Address

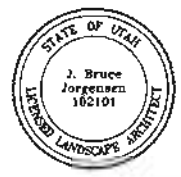
DRAWN BY: PJB
CHECKED BY: RJ
OWNER PROJECT NO.:
GSBS PROJECT NO.: 2007.043.00
ISSUED DATE: 26 MAR 08

SITE UTILITIES & DRAINAGE



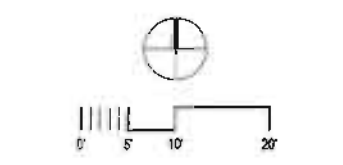
SITE UTILITIES AND DRAINAGE PLAN 1
SCALE: 1" = 10'-0" A110

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
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LEGEND

| | |
|-----|--|
| C1 | OVERFLOW/BOTTOM DRAIN DETAIL 2 SHEET A160 |
| C2 | PRECAST CONC. STRUCTURE DETAIL 1 SHEET A160 |
| G | NATURAL GAS LINE |
| W | WATER |
| SS | SANITARY SEWER |
| POC | POINT OF CONNECTION |
| BF | BACKFLOW PREVENTION DEVICE |
| ⊙ | GATE VALVE |

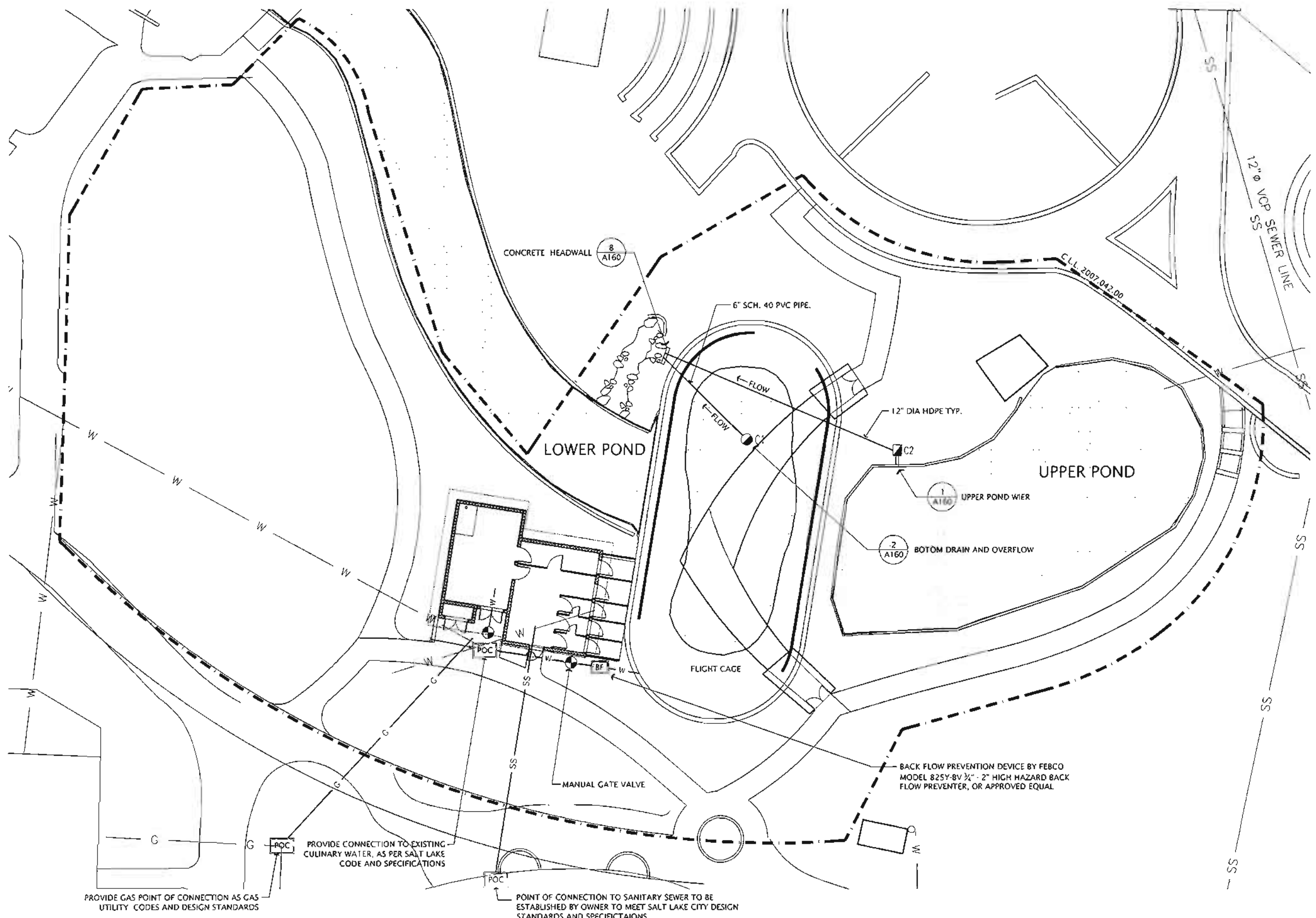


**TRACY AVIARY
FLIGHT CAGE**

Project Address:
TRACY AVIARY

Client Address:
DRAWN BY: PJJ
CHECKED BY: BJ
OWNER PROJECT NO.:
GSBS PROJECT NO.: 2007.042.00
ISSUED DATE: 24 MAR 08

SITE UTILITIES & DRAINAGE



PROVIDE GAS POINT OF CONNECTION AS GAS UTILITY CODES AND DESIGN STANDARDS

PROVIDE CONNECTION TO EXISTING CULINARY WATER, AS PER SALT LAKE CODE AND SPECIFICATIONS

POINT OF CONNECTION TO SANITARY SEWER TO BE ESTABLISHED BY OWNER TO MEET SALT LAKE CITY DESIGN STANDARDS AND SPECIFICATIONS

BACK FLOW PREVENTION DEVICE BY FEBCO MODEL 825Y-BV 3/4" - 2" HIGH HAZARD BACK FLOW PREVENTER, OR APPROVED EQUAL

SITE UTILITIES AND DRAINAGE PLAN
SCALE: 1" = 10'-0" 1
A110

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
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MATERIALS LEGEND

| | |
|----|---|
| 1 | CONCRETE PAVEMENT DETAIL 3 SHEET A160 |
| 2 | GRAVEL PAVEMENT DETAIL 4 SHEET A160 |
| 3 | CONCRETE CURB DETAIL 6 SHEET A160 |
| 4 | CONCRETE STEPS DETAIL 5 SHEET A160 |
| 5 | METAL VESTIBULE SHEET A140 |
| 6 | BOARD WALK SHEET A130 |
| 7 | MASONRY BUILDING SEE ARCHITECTURAL |
| 8 | GREEN ROOF SEE ARCHITECTURAL |
| 9 | CONCRETE HEADBALL DETAIL 8 SHEET A160 |
| 10 | 4" HT. C.L.F. REFER TO SPECIFICATIONS |
| 11 | METAL SCREEN FENCE DETAIL 7 SHEET A160 |
| 12 | RIVER ROCK SMALL DETAIL 8 SHEET A160 |
| ET | EXISTING TREE |



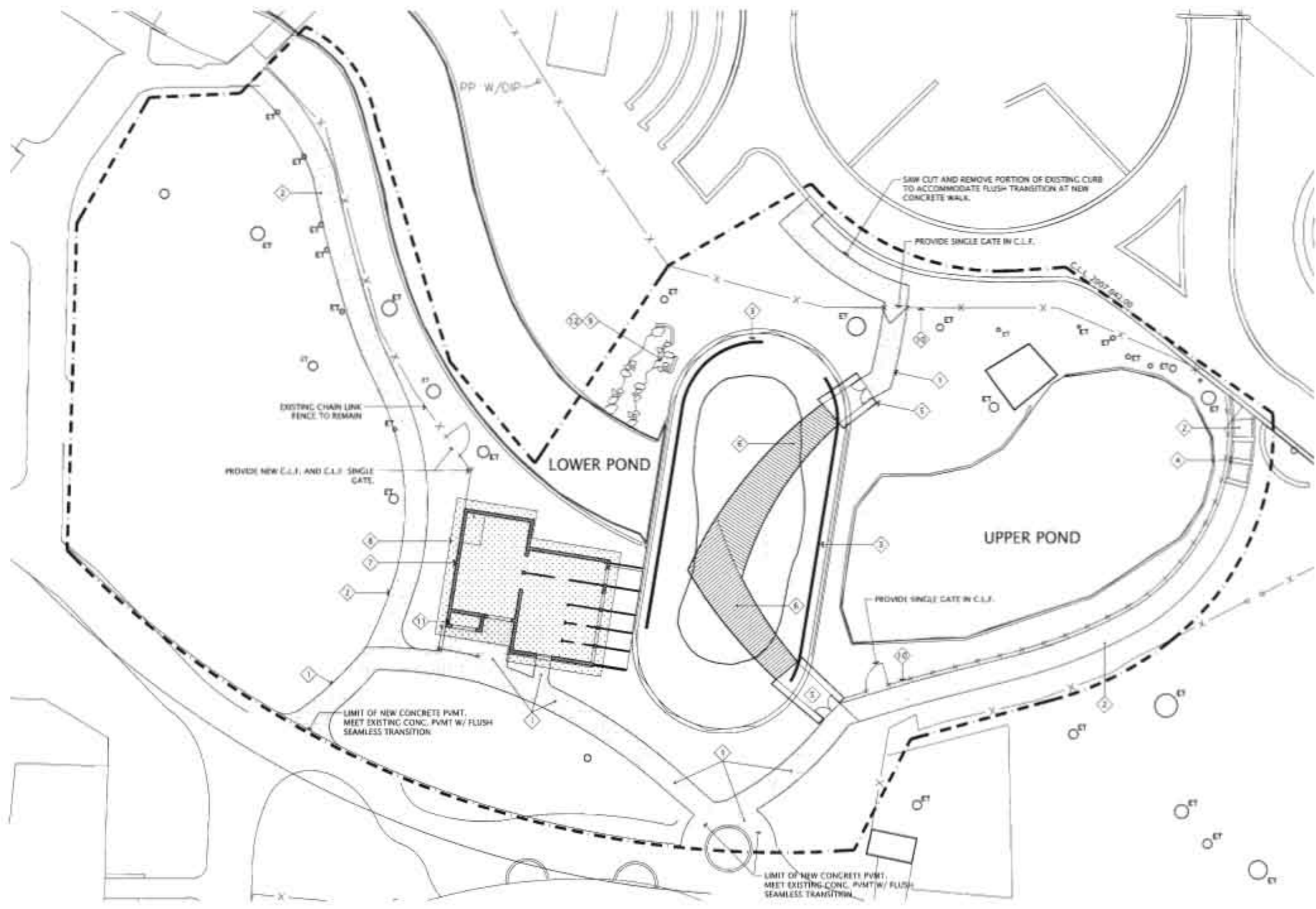
**TRACY AVIARY
FLIGHT CAGE**

Client Name: _____
TRACY AVIARY

Client Address: _____

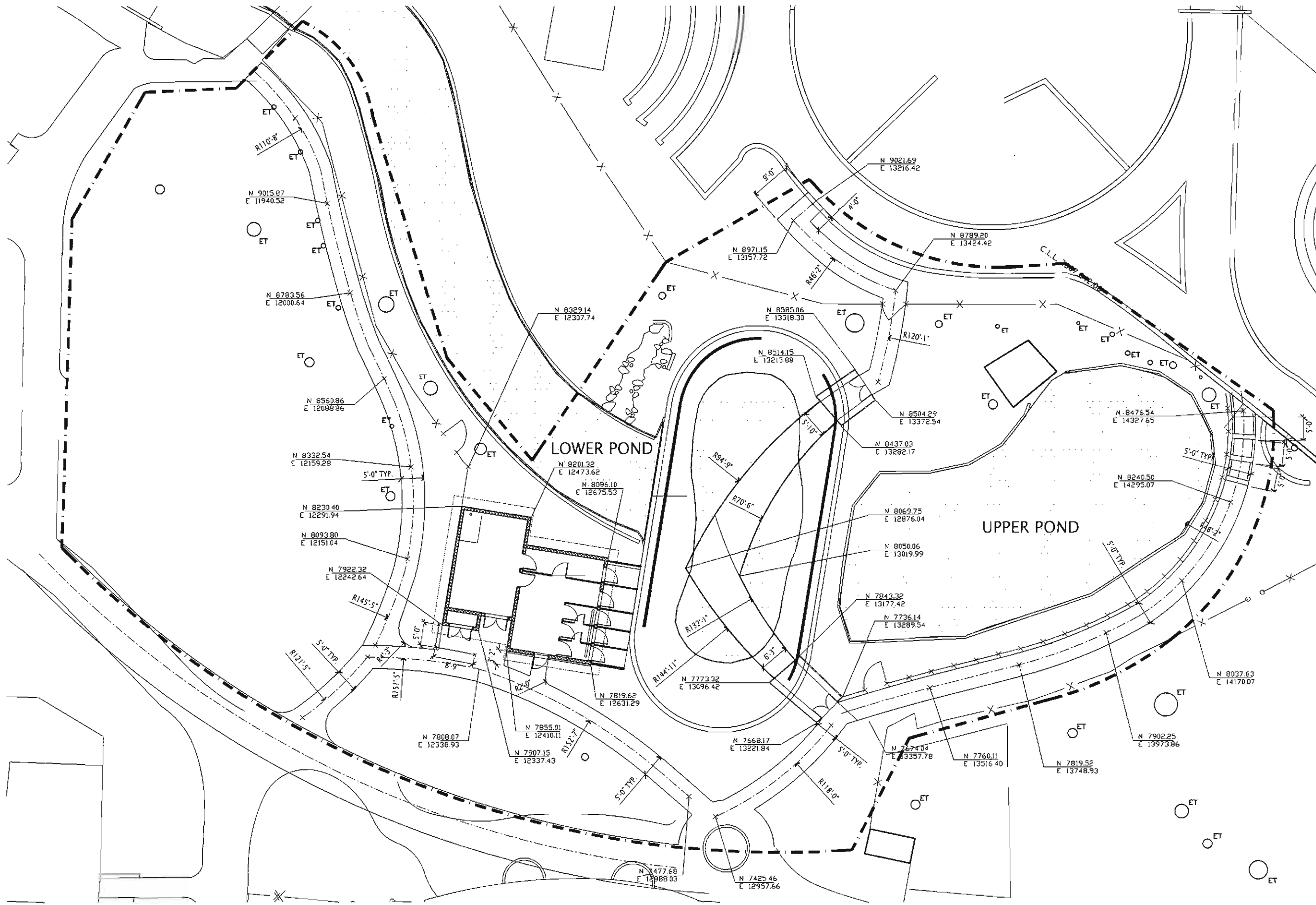
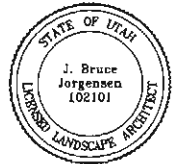
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|--------------------|-------------|
| DRAWN BY: | |
| CHECKED BY: | |
| OWNER PROJECT NO.: | |
| GSBS PROJECT NO.: | 2000-040-00 |
| ISSUED DATE: | 28 MAR 20 |

SITE PLAN



SITE PLAN
SCALE: 1" = 10'-0" A120

| | |
|------------|--|
| REVISIONS: | |
| | |
| | |
| | |



**TRACY AVIARY
FLIGHT CAGE**

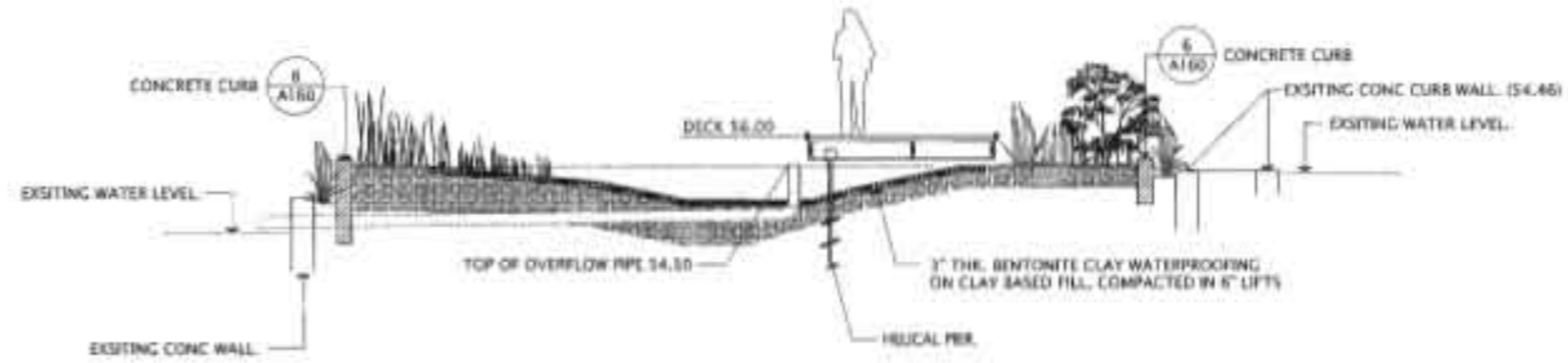
Project Address
TRACY AVIARY

Client Address

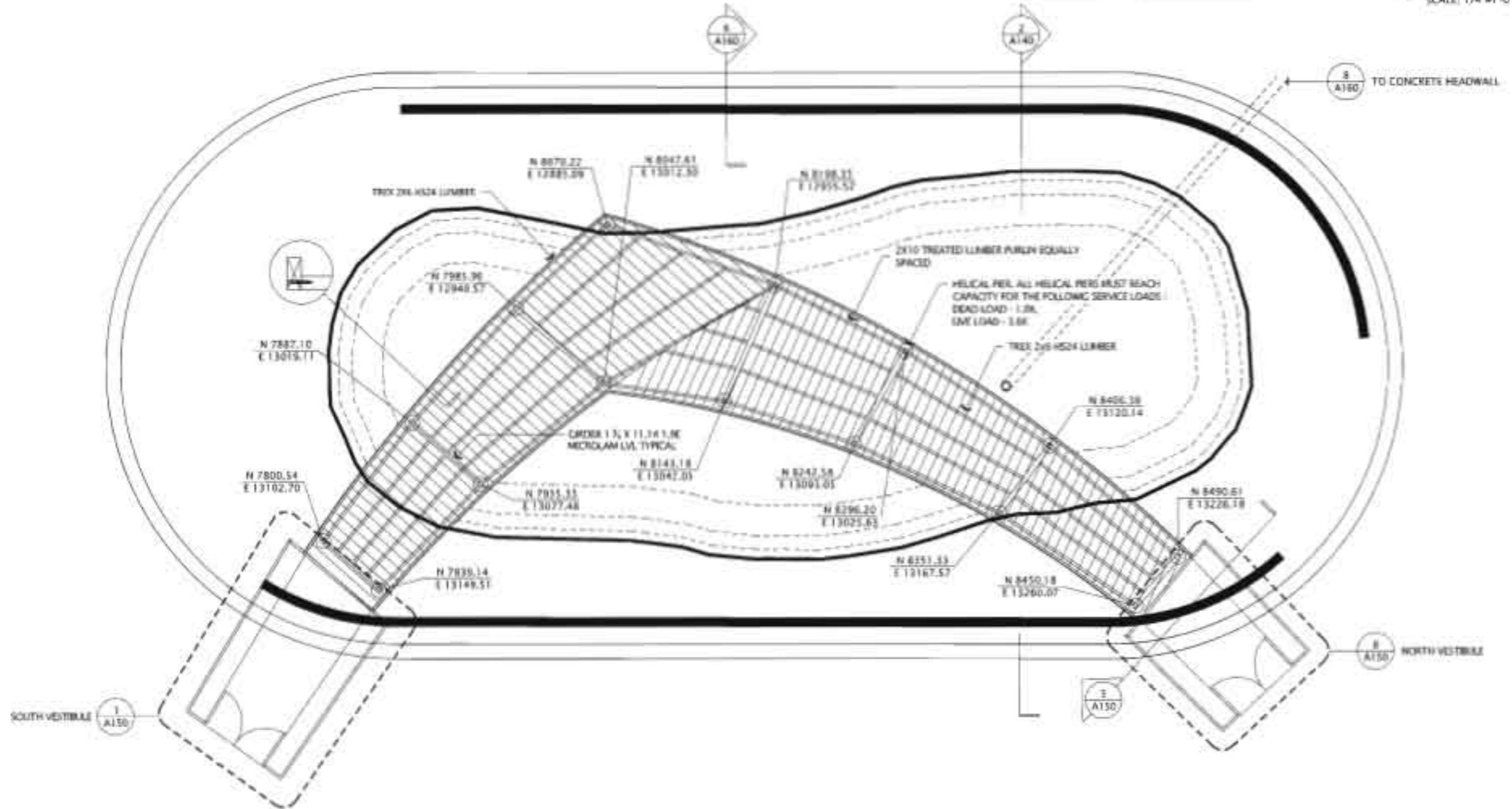
DRAWN BY: PJB
CHECKED BY: BJ
OWNER PROJECT NO.:
GSBS PROJECT NO.: 2007 042 00
ISSUED DATE: 26 MAR 08

LAYOUT PLAN

| | | |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |
| | | |
| | | |



EAST WEST FLIGHT CAGE SECTION
SCALE: 1/4"=1'-0" (A118)



ENLARGED PLAN @ FLIGHT CAGE
SCALE: 1/4"=1'-0" (A131)



**TRACY AVIARY
FLIGHT CAGE**

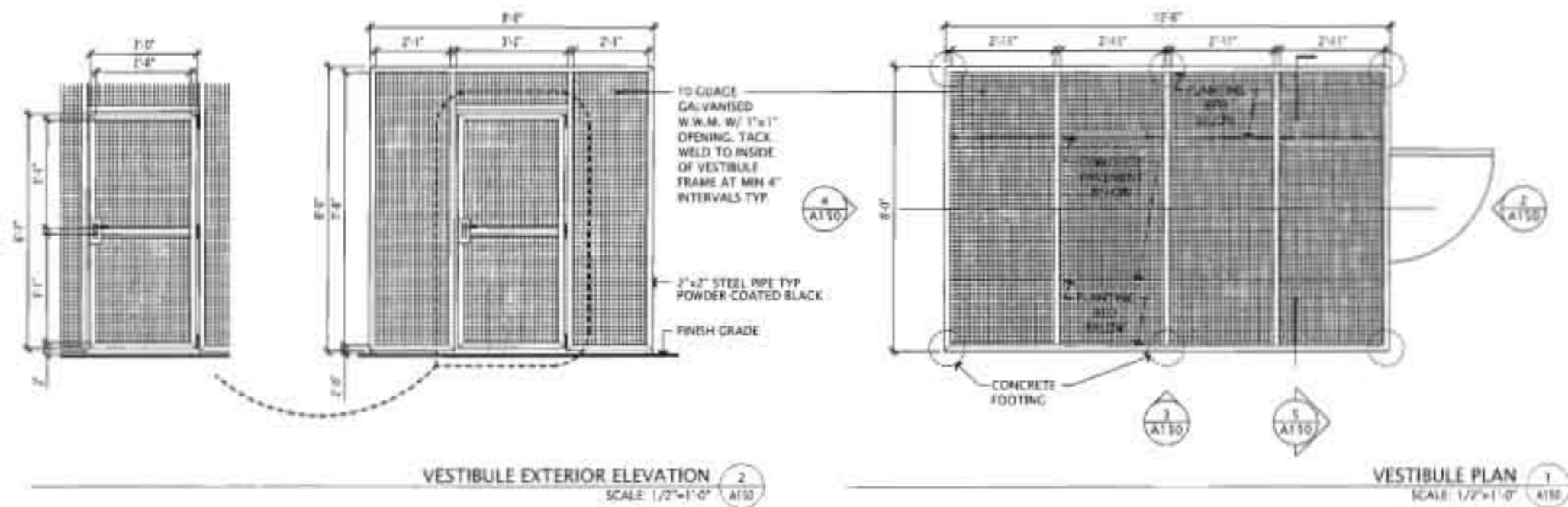
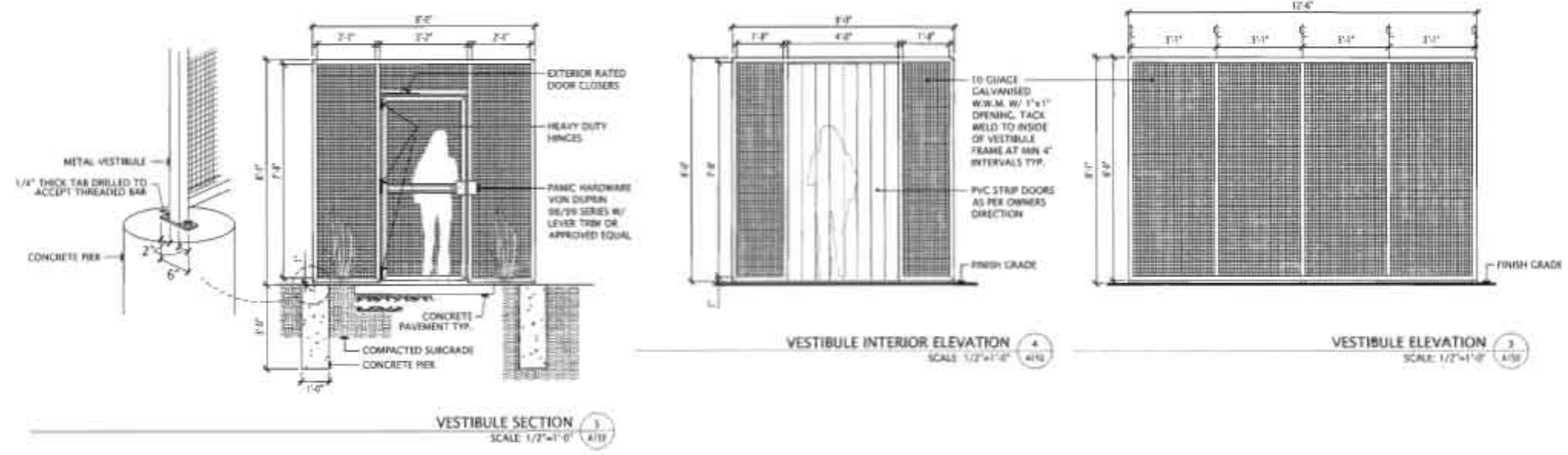
| | |
|-------------------|--------------|
| PROJECT NUMBER | TRACY AVIARY |
| DATE | 08/20/18 |
| DRAWN BY | J. BRUN |
| CHECKED BY | J. BRUN |
| OWNER PROJECT NO. | |
| ARCHITECT NO. | |
| SCALE | AS SHOWN |

FLIGHT CAGE ENLARGED PLAN

| | |
|-----------|--|
| REVISION: | |
| | |
| | |
| | |



- NOTES**
1. PROVIDE EXTERIOR RATED DOOR CLOSERS AT EACH VESTIBULE DOOR TO THE SATISFACTION OF THE OWNER/PROJECT MANAGER.
 2. PROVIDE PVC STRIP DOORS AT FLIGHT CAGE / VESTIBULE TRANSITION TO THE SATISFACTION OF THE OWNER/PROJECT MANAGER.
 3. PROVIDE DEAD BOLT AND LOCKING MECHANISM TO STEEL VESTIBULE DOORS TO THE SATISFACTION OF THE OWNER/PROJECT MANAGER.
 4. SHOP DRAWINGS WILL BE SUBMITTED FOR THE APPROVAL OF THE PROJECT MANAGER PRIOR TO THE BEGINNING OF FABRICATION.



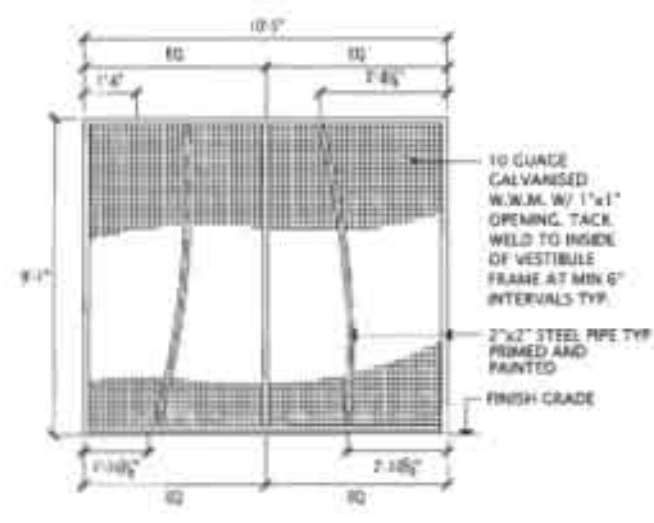
**TRACY AVIARY
FLIGHT CAGE**

Project Name:
TRACY AVIARY

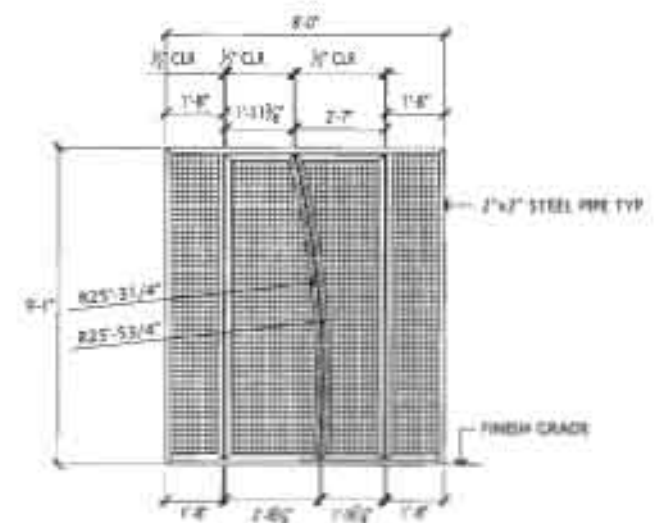
Drawn By: TLO
Checked By: BL
Owner Project No.: 1001010200
GSBS Project No.: 1001010200
Issue Date: 20 MAR 20

FLIGHT CAGE VESTIBULE

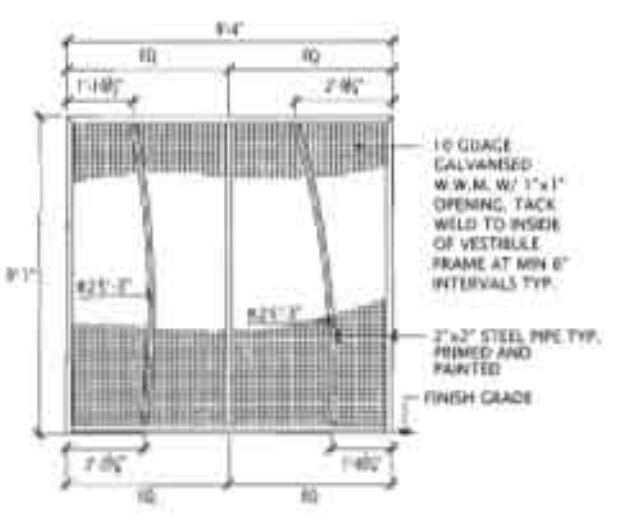
| | | |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |
| | | |
| | | |



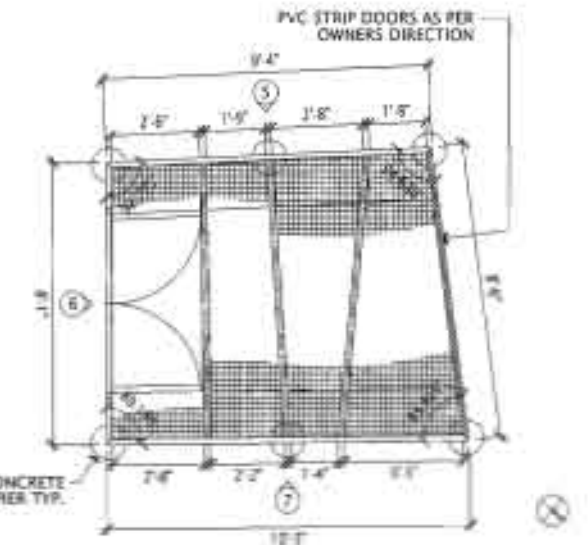
NORTH VESTIBULE NORTH ELEVATION 11
SCALE: 3/8"=1'-0" A150



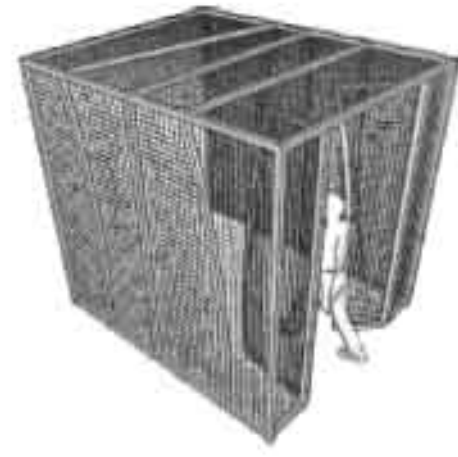
NORTH VESTIBULE EAST ELEVATION 10
SCALE: 3/8"=1'-0" A150



NORTH VESTIBULE SOUTH ELEVATION 9
SCALE: 3/8"=1'-0" A150



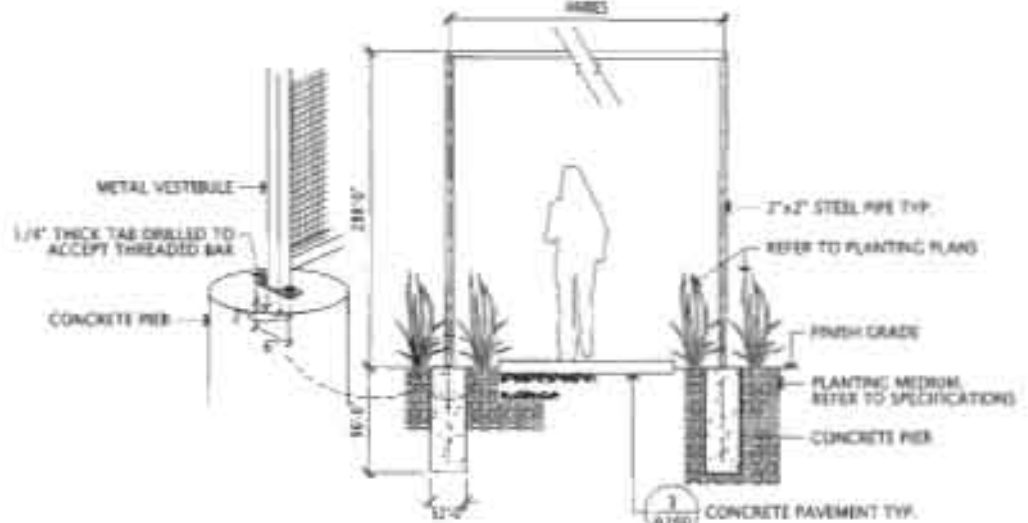
NORTH VESTIBULE PLAN 8
SCALE: 3/8"=1'-0" A150



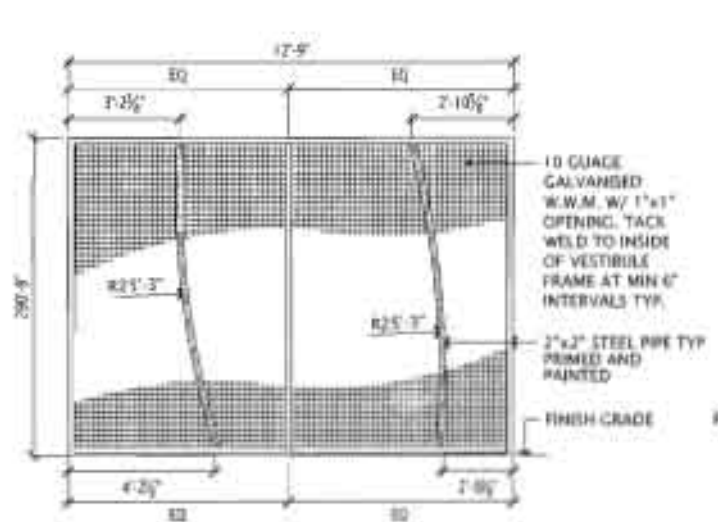
NORTH VESTIBULE PERSPECTIVE 7
SCALE: N.T.S. A150



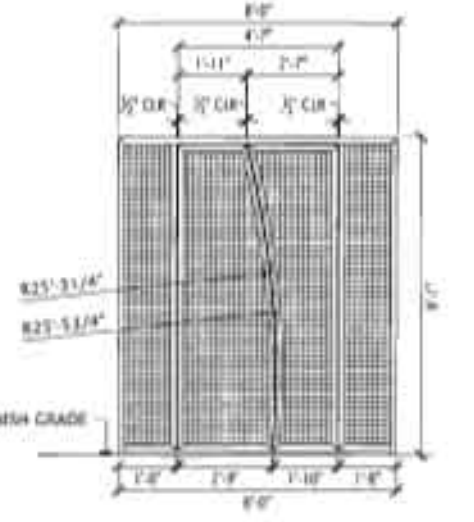
SOUTH VESTIBULE PERSPECTIVE 6
SCALE: N.T.S. A150



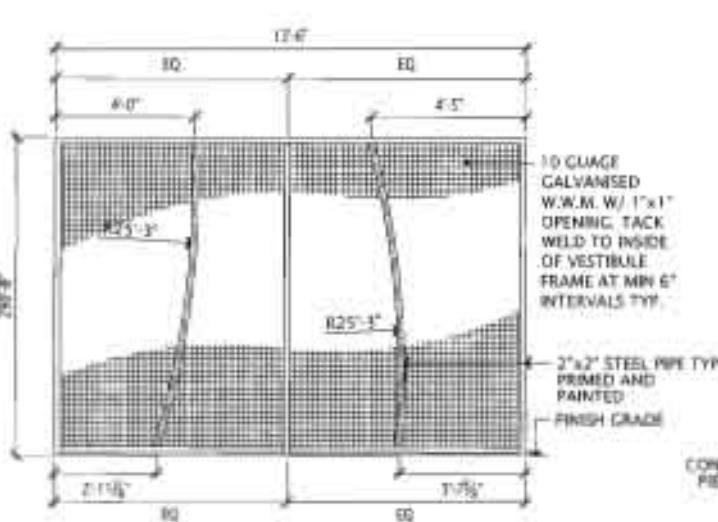
VESTIBULE SECTION TYPICAL 5
SCALE: 1/2"=1'-0" A150



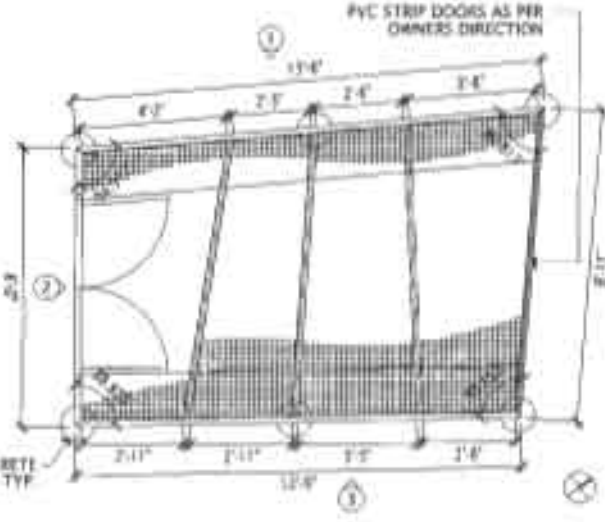
SOUTH VESTIBULE NORTH ELEVATION 4
SCALE: 3/8"=1'-0" A150



SOUTH VESTIBULE EAST ELEVATION 3
SCALE: 3/8"=1'-0" A150



SOUTH VESTIBULE SOUTH ELEVATION 2
SCALE: 3/8"=1'-0" A150



SOUTH VESTIBULE PLAN 1
SCALE: 3/8"=1'-0" A150

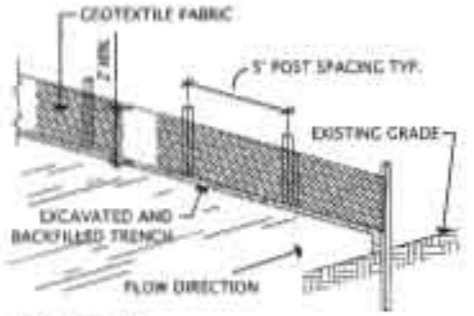
**TRACY AVIARY
FLIGHT CAGE**

Project Address:
TRACY AVIARY

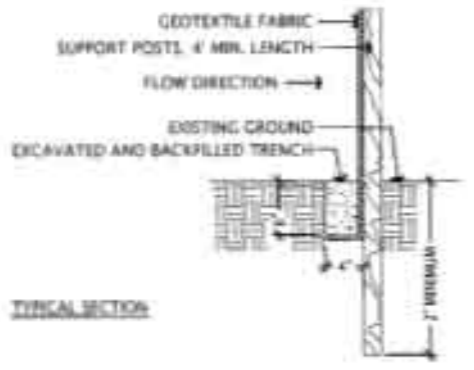
Drawn By:
Checked By:
Owner Project No.:
GSBS Project No.:
Issued Date:

FLIGHT CAGE VESTIBULE

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

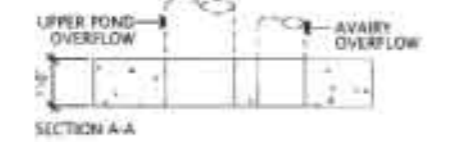
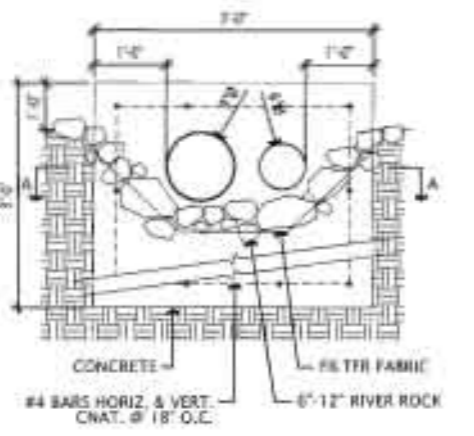


ISOMETRIC VIEW

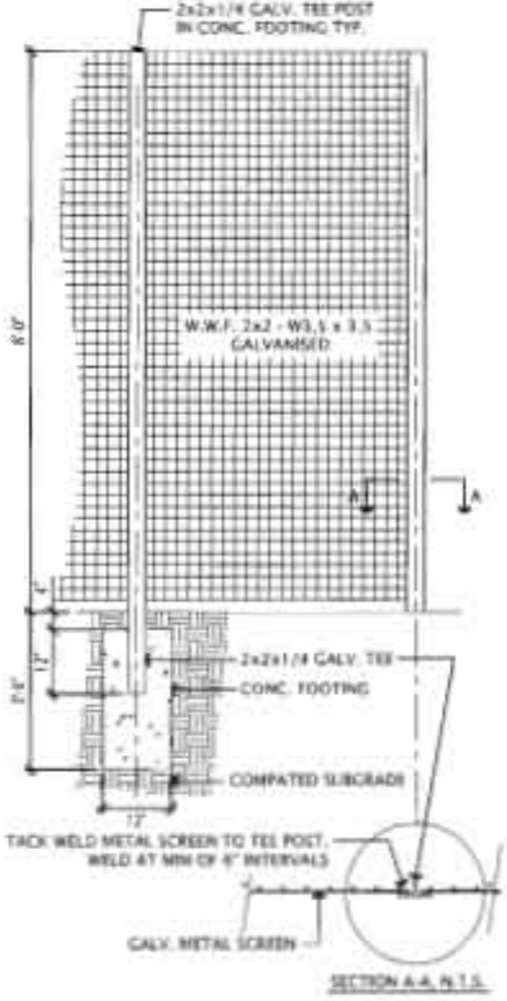


TYPICAL SECTION

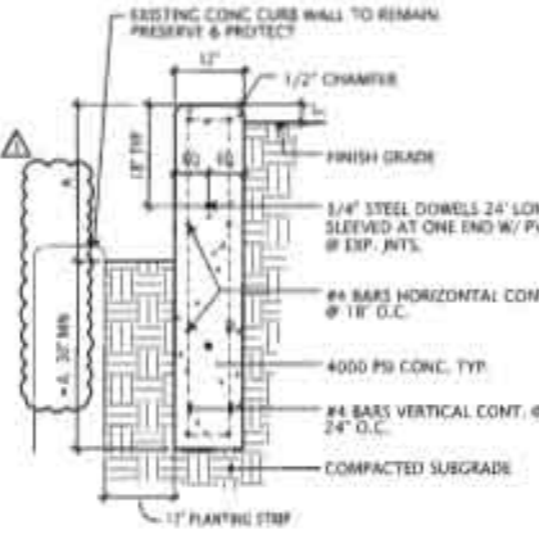
SILT FENCE 5
SCALE: 1/2" = 1'-0" A160



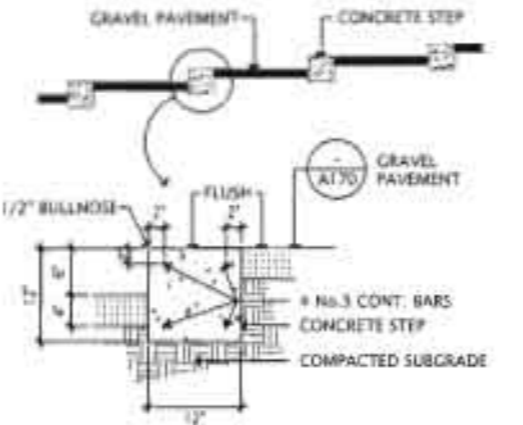
CONCRETE HEADWALL & SWALE 8
SCALE: 1/2" = 1'-0" A160



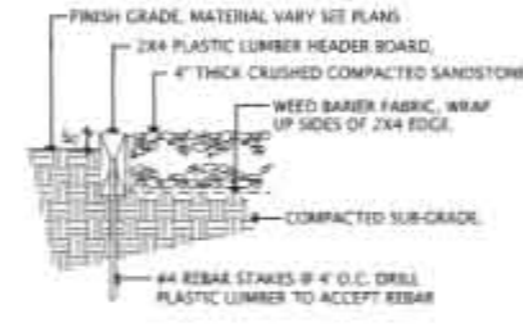
METAL SCREEN FENCE 7
SCALE: 1/4" = 1'-0" A160



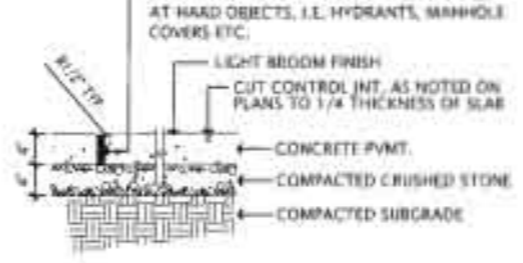
CONCRETE CURB 6
SCALE: 1/4" = 1'-0" A160



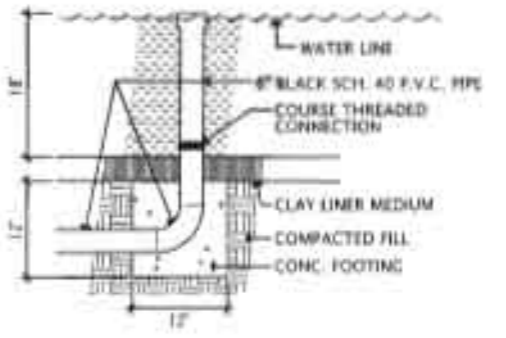
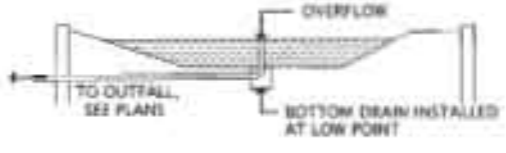
CONCRETE STEPS IN GRADE 1
SCALE: N.T.S. A160



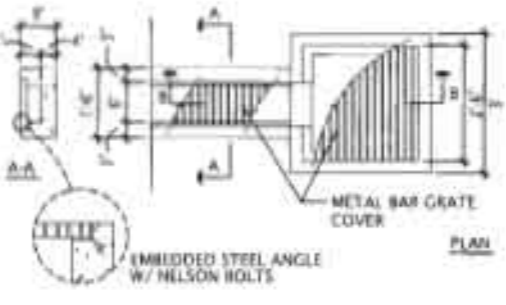
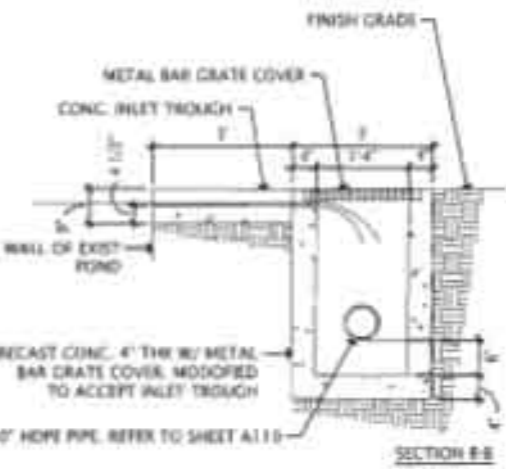
GRAVEL PAVEMENT 4
SCALE: N.T.S. A160



CONCRETE PAVEMENT 3
SCALE: N.T.S. A160



BOTTOM DRAIN & OVERFLOW 2
SCALE: N.T.S. A160



UPPER POND WEIR 1
SCALE: 1/2" = 1'-0" A160

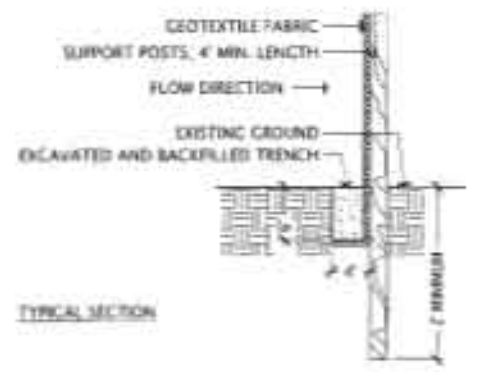
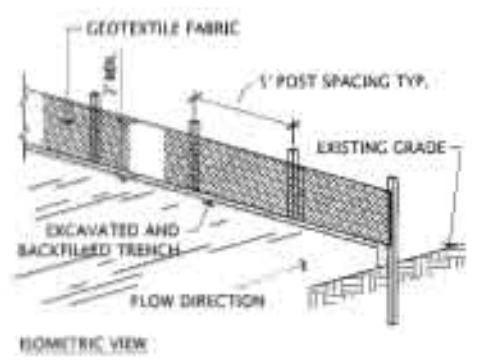
TRACY AVIARY FLIGHT CAGE

Project Address:
TRACY AVIARY

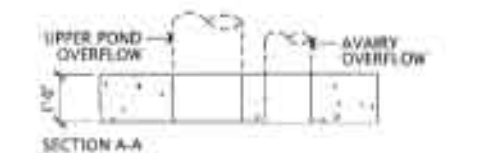
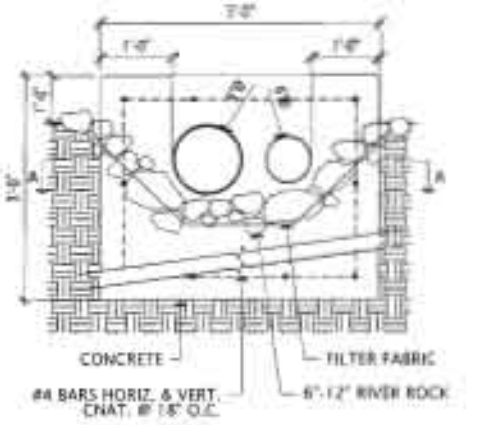
Client Address:
DRAWN BY: TJS
CHECKED BY: JH
OWNER PROJECT NO.:
GSBS PROJECT NO.: 20071002-00
ISSUED DATE: 08-14-09

SITE DETAILS

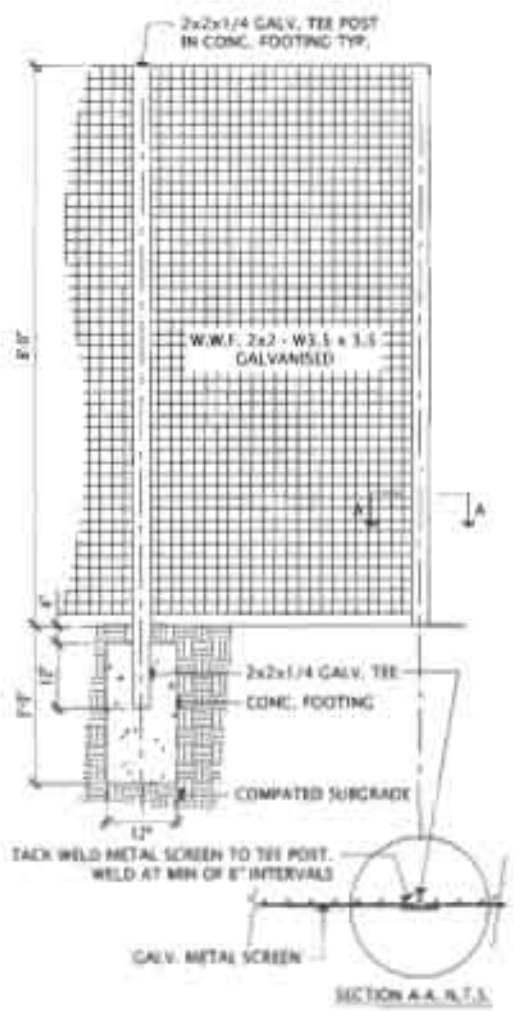
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|-----|-------------|
| NO. | DESCRIPTION |
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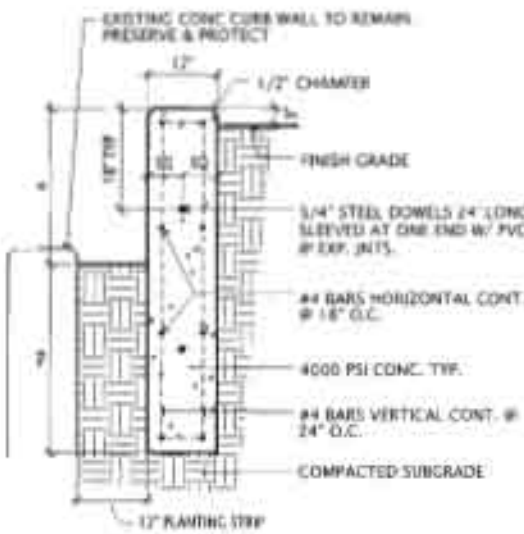
SILT FENCE
SCALE: 1/2" = 1'-0"
A160



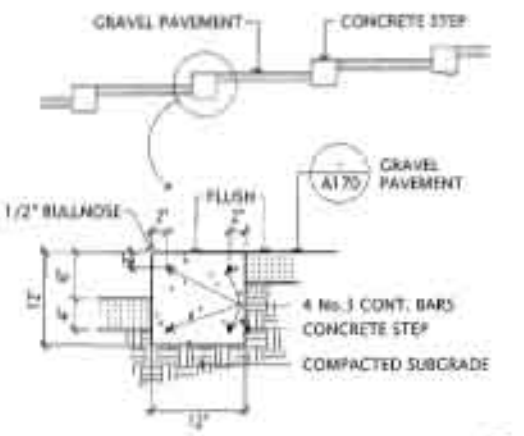
CONCRETE HEADWALL & SWALE
SCALE: 1/2" = 1'-0"
A160



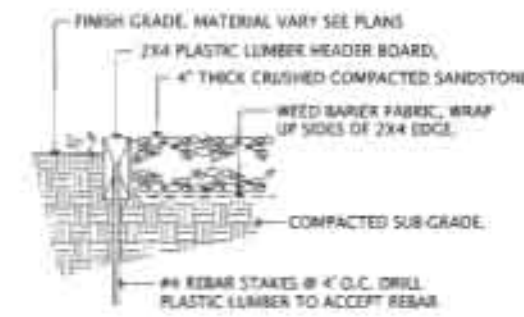
METAL SCREEN FENCE
SCALE: 3/4" = 1'-0"
A160



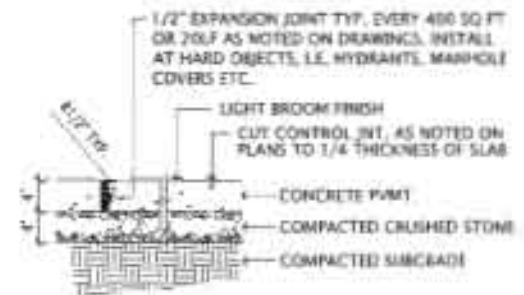
CONCRETE CURB
SCALE: 3/4" = 1'-0"
A160



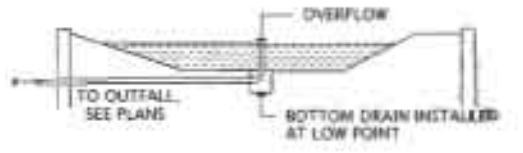
CONCRETE STEPS IN GRADE
SCALE: N.T.S.
A160



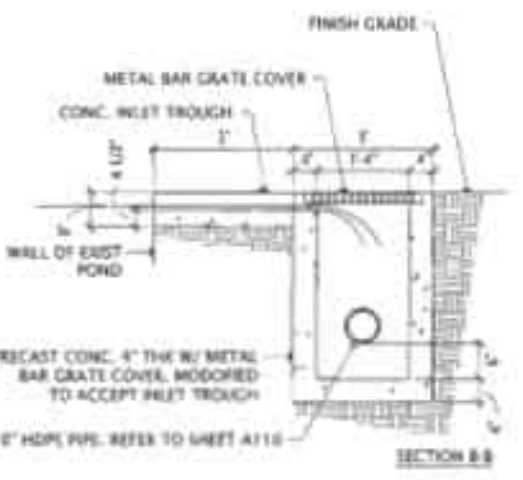
GRAVEL PAVEMENT
SCALE: N.T.S.
A160



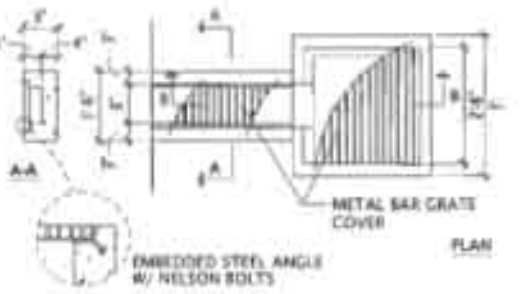
CONCRETE PAVEMENT
SCALE: N.T.S.
A160



BOTTOM DRAIN & OVERFLOW
SCALE: N.T.S.
A160



UPPER POND WEIR
SCALE: 1/2" = 1'-0"
A160



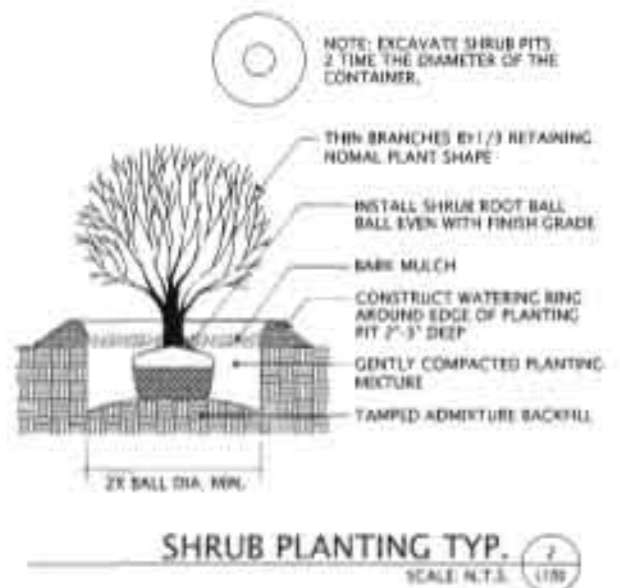
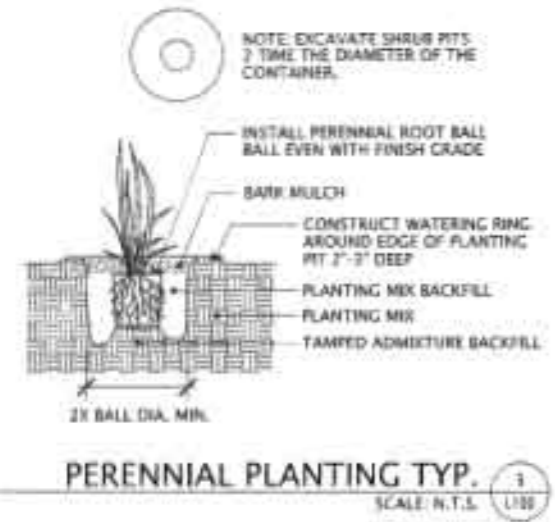
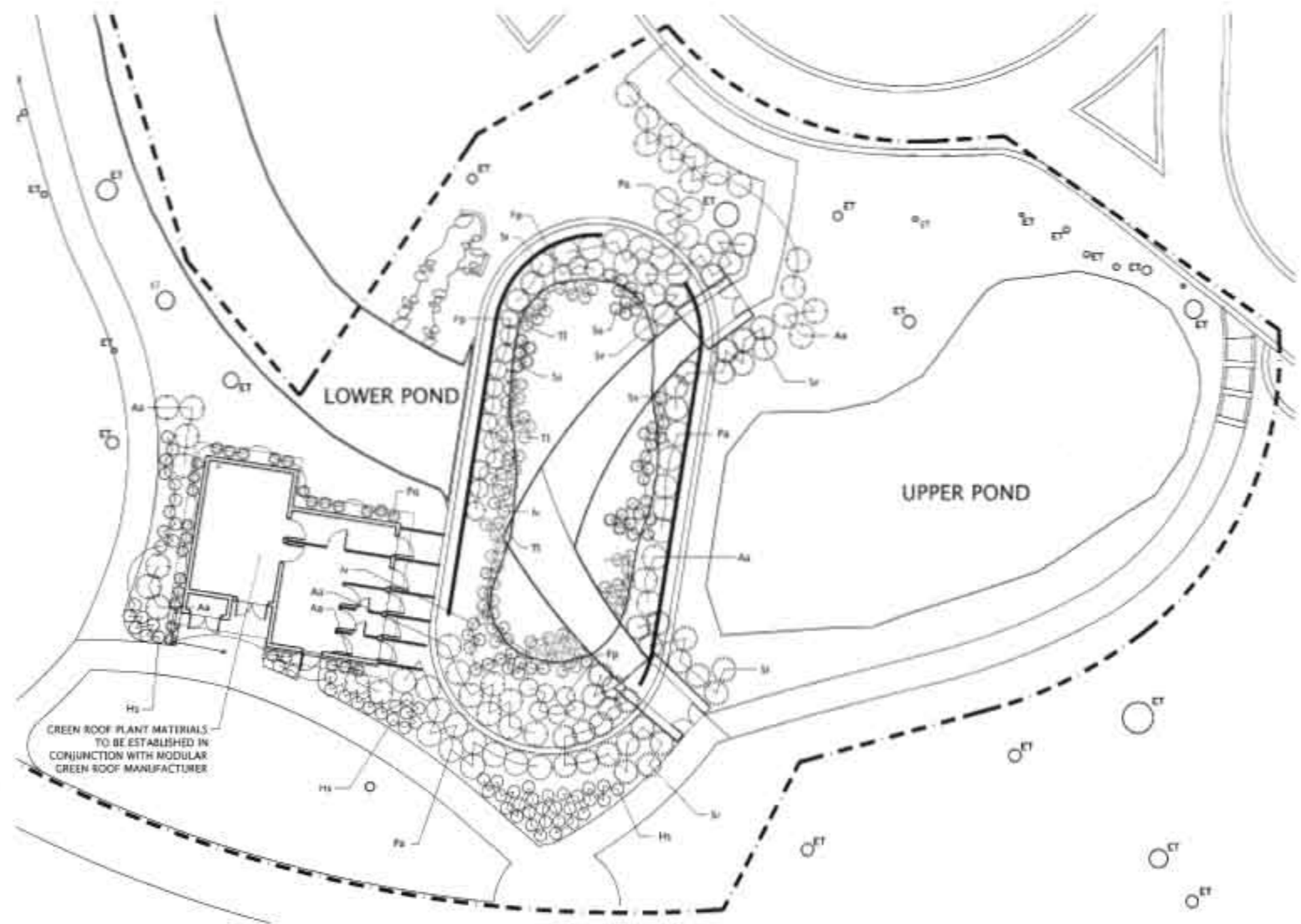
**TRACY AVIARY
FLIGHT CAGE**

TRACY AVIARY

Drawn by: []
Checked by: []
Drawn Project No.: []
Date: []

SITE DETAILS

| NO. | REVISION |
|-----|----------|
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IRRIGATION NOTES

1. LOCATION OF SOURCE, STATIC PRESSURE, SIZE AND PIPE CONDITION OF WATER SERVICE WILL BE ESTABLISHED BY THE OWNER
2. THE IRRIGATION EXECUTION SHOULD BE DESIGN/BUILD WITH THE DESIGN SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL
3. QUICK COUPLING VALVES WILL BE INSTALLED ALONG THE MAIN LINES AT 50' INTERVALS FOR USE BY MAINTENANCE CREWS OR OTHERS, VANDAL RESISTANT DEVICES WILL BE USED AT ALL POSSIBLE OPPORTUNITIES, THE MAIN WATER LINE WILL BE PROTECTED FROM CONTAMINATION BY USING A REDUCED PRESSURE TYPE BACKFLOW PREVENTER.
4. THE GREEN ROOF SHOULD BE SERVED BY AN EXCLUSIVE CONTROL ZONE VALVE
5. IRRIGATED AREAS WILL HAVE A 2" DEPTH OF ORGANIC MULCH TO RETAIN MOISTURE AND REDUCE WEED GROWTH

PLANTING SCHEDULE

| SYM | BOTANICAL NAME | COMMON NAME | CONDITION |
|-----|-----------------------------|------------------------|--------------|
| Aa | AMELANCHIER ALAIFOLIA | SASKATOON SERVICEBERRY | MSB |
| Pa | PEROVSKIA ATRIPLICIFOLIA | RUSSIAN SAGE | 5 GAL. CONT. |
| Sp | SACCHARUM RAVENNAE | HARDY PAMPAS GRASS | 5 GAL. CONT. |
| Fp | FALLOUJA PARADOXA | APACHE PLUME | 5 GAL. CONT. |
| Hs | HELIOTRICHON SEMPERVIBENS | BLUE OAT GRASS | 5 GAL. CONT. |
| Pg | PARTHENOCISSUS QUINQUEFOLIA | VIRGINIA CREEPER | 5 GAL. CONT. |
| Sh | STIPA HYMENODES | INDIAN RICE GRASS | 5 GAL. CONT. |
| Tl | TYPHA LATIFOLIA | CATTAIL | 1 GAL. CONT. |
| Sa | SCIRPUS SP. | BULRUSH | 1 GAL. CONT. |
| Iv | IRIS VIRGINICA | BLUE FLAG | 1 GAL. CONT. |



PLANTING PLAN
SCALE: 1" = 10'-0" 1/16

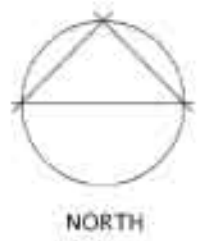
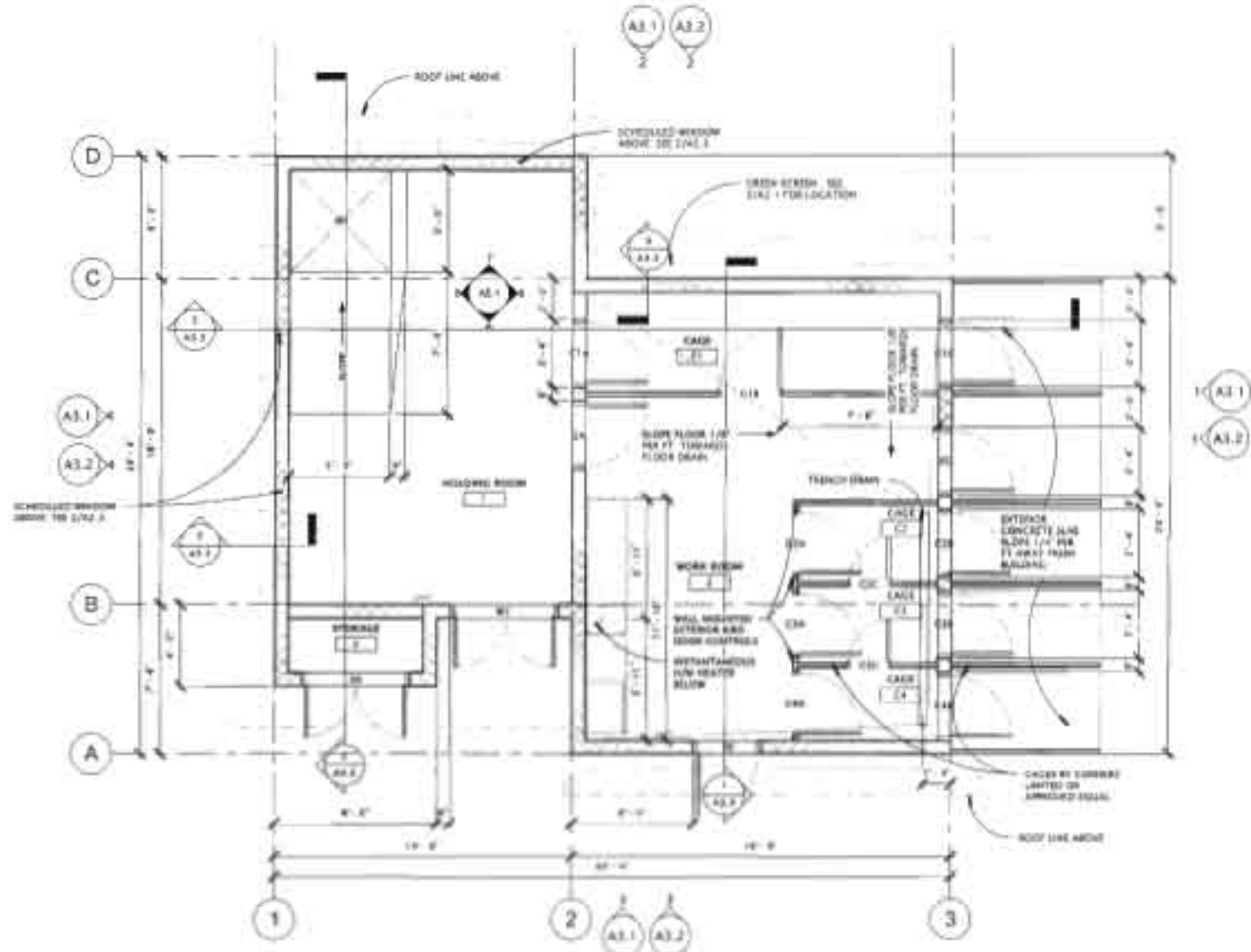
Project Address:
TRACY AVIARY

Client Address:
DRAWN BY: 118
CHECKED BY: 87
OWNER PROJECT NO.:
GSBS PROJECT NO.: 2007-04100
ISSUED DATE: 08/14/08

PLANTING PLAN

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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**TRACY AVIARY
FLIGHT CAGE**

DRW # 100 6
Salt Lake City, UT 84119
801-533-8888

DRAWN BY: ALLEN
CHECKED BY: (initials)
OWNER PROJECT NO.:
GSBS PROJECT NO.: 2003104200
ISSUE DATE: 03/28/08

FLOOR PLAN

FLOOR PLAN
1/4" = 1'-0"

| NO. | DATE | REVISION |
|-----|------|----------|
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NORTH

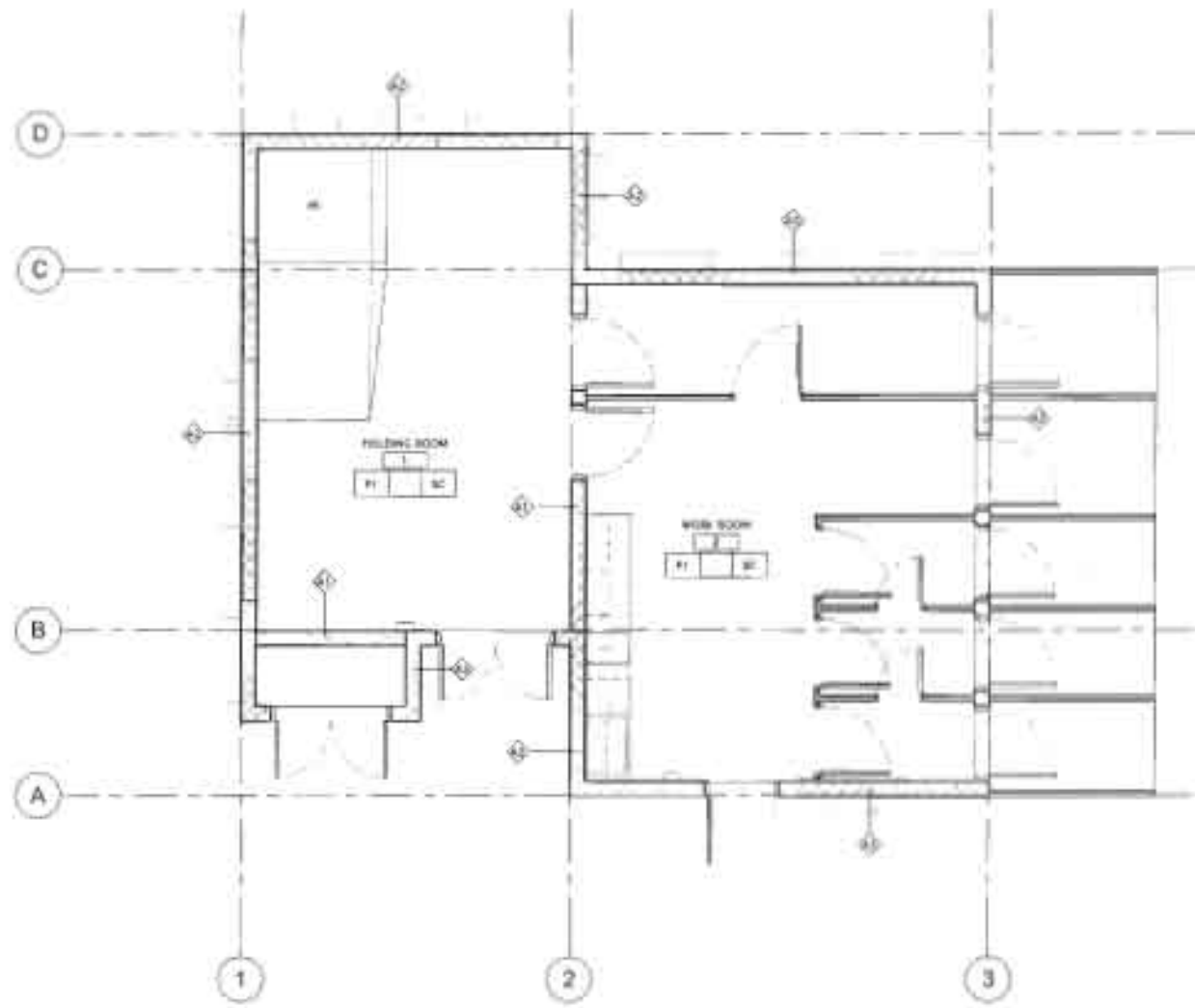
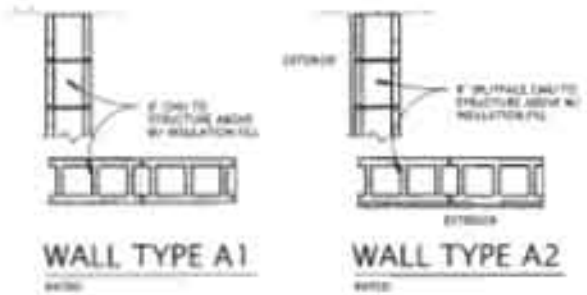
TRACY AVIARY
FLIGHT CAGE

NO E 1200 S
1617 LARSON AVENUE
SAN ANTONIO, TX 78207

| | |
|--------------------|------------|
| DRAWN BY: | Autry |
| CHECKED BY: | Checked |
| OWNER PROJECT NO.: | |
| GSBS PROJECT NO.: | 2007043.01 |
| ISSUED DATE: | 03/28/08 |

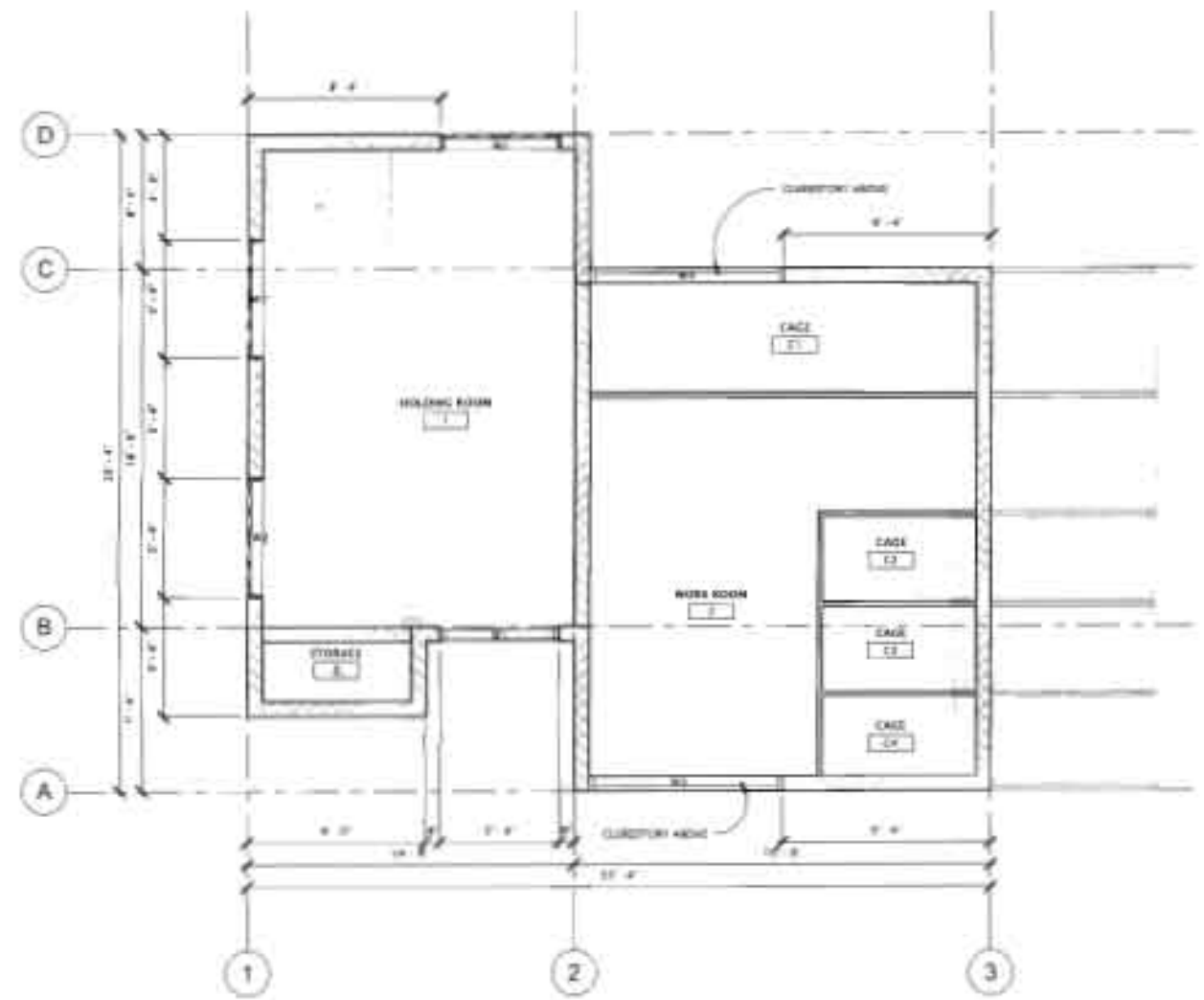
WALL TYPES AND FINISH
PLAN

| FINISH KEY | | WALL | FLOOR |
|----------------------|--|------|-------|
| | | ← | → |
| | | BASE | |
| WALLS | | | |
| PS | PAINTED CONCRETE MASONRY UNIT HIGH PERFORMANCE PAINT AS SELECTED BY OWNER | | |
| BASE | | | |
| | NOT USED | | |
| FLOOR | | | |
| SC | SEALED CONCRETE | | |
| MISCELLANEOUS | | | |
| PL1 | PLASTIC LAMINATE AS SELECTED BY OWNER | | |
| SS1 | SOLID SURFACE COUNTERTOPS AS SELECTED BY OWNER | | |

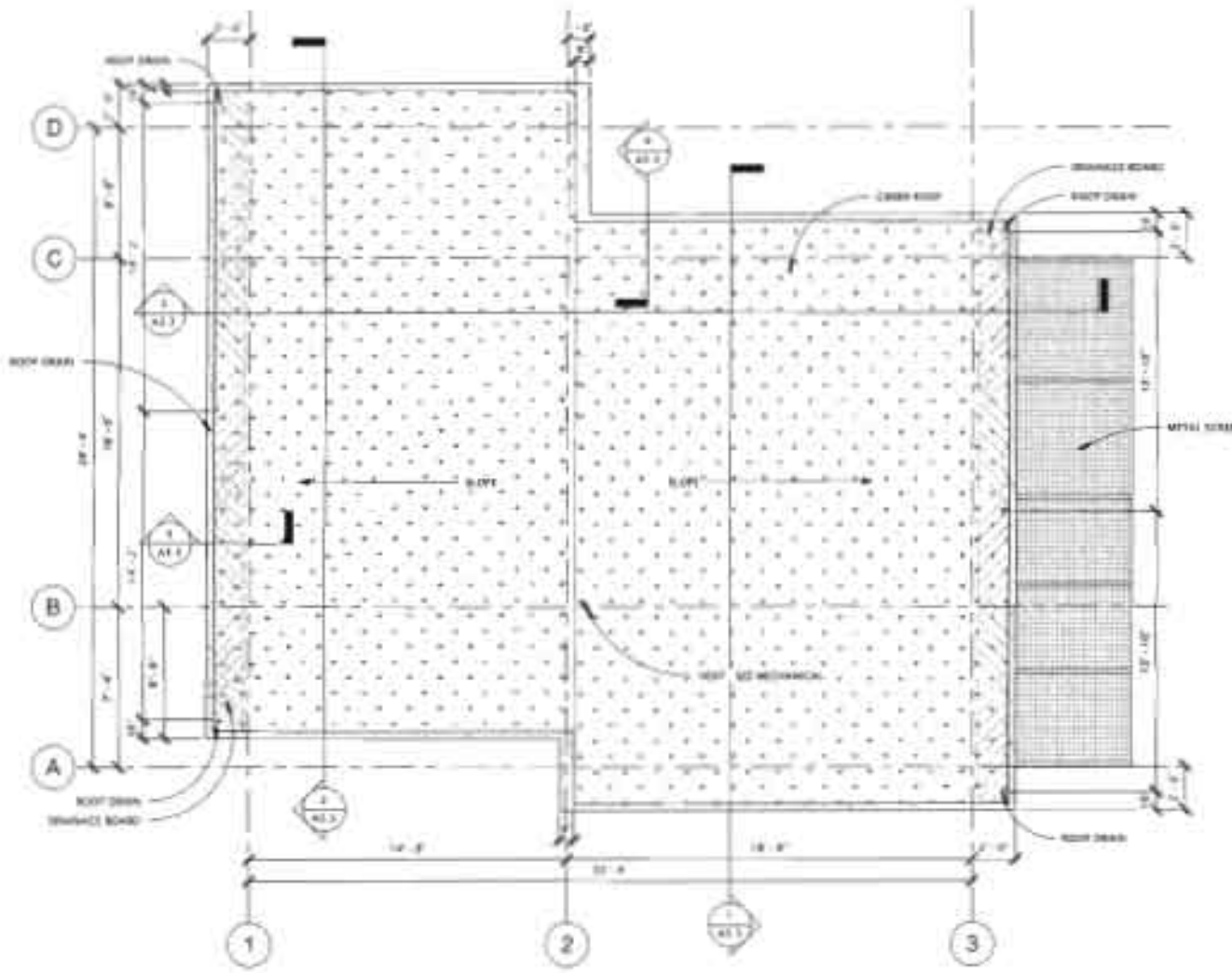


1 WALL TYPES AND FINISH PLAN
A2.2 1/8" = 1'-0"

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CLERESTORY PLAN
A2.3 1/4" = 1'-0"



ROOF PLAN
A2.3 1/4" = 1'-0"



**TRACY AVIARY
FLIGHT CAGE**

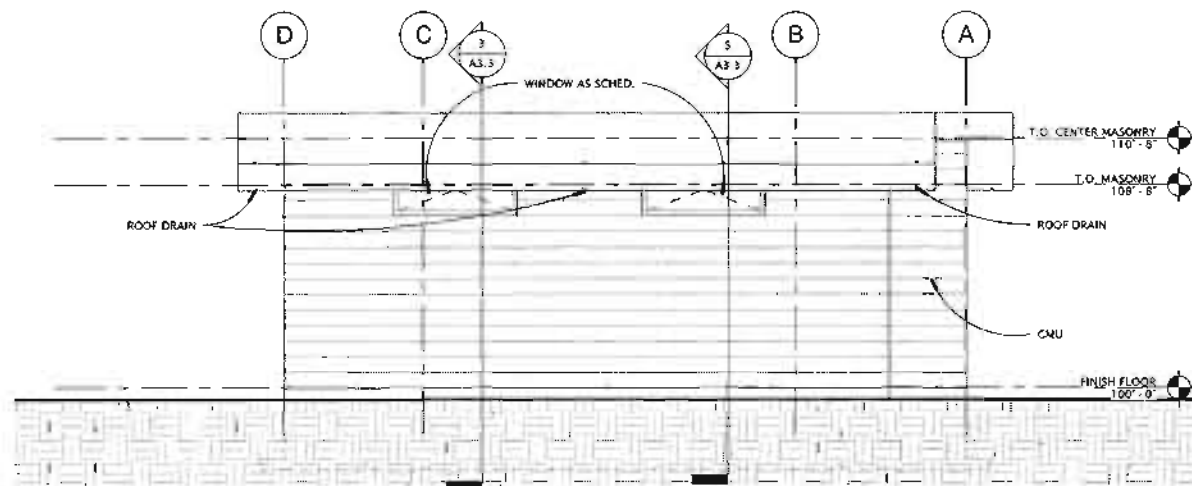
DATE: 10/15/16
DRAWN BY: J. L. HARRIS
CHECKED BY: J. L. HARRIS

DRAWN BY: J. L. HARRIS
CHECKED BY: J. L. HARRIS
OWNER PROJECT NO.: 167 LAKE CITY, UT AVIARY
DATE: 10/15/16
SCALE: 1/4" = 1'-0"

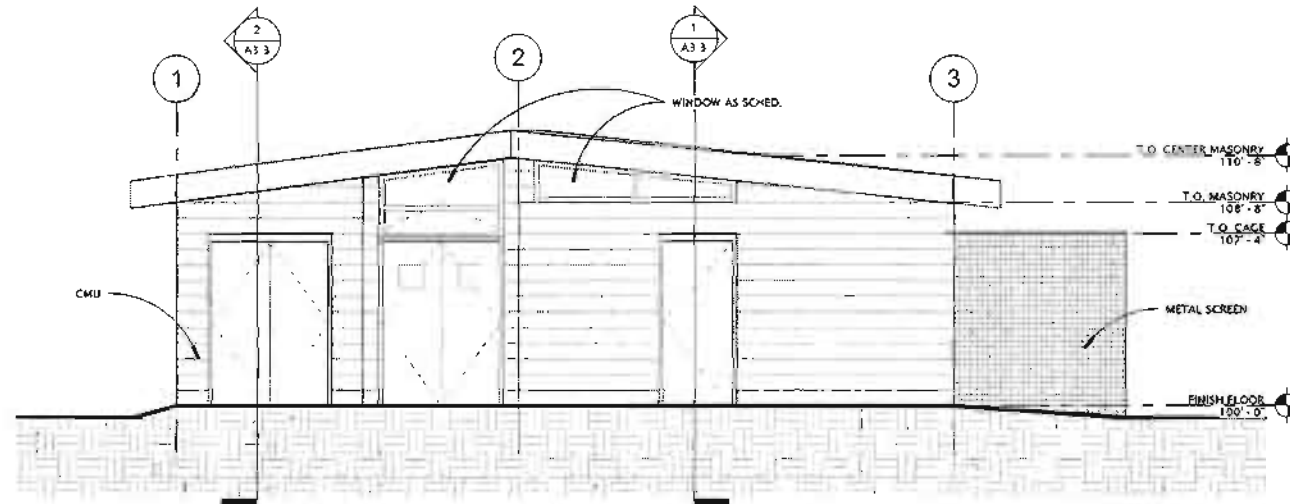
ROOF & CLERESTORY PLAN

REVISIONS

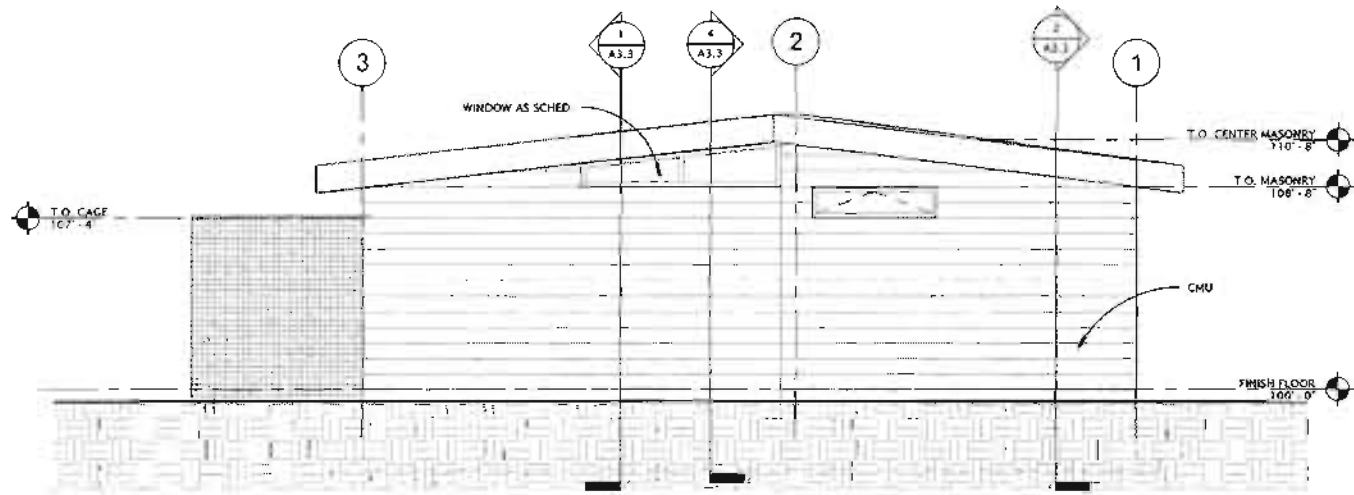
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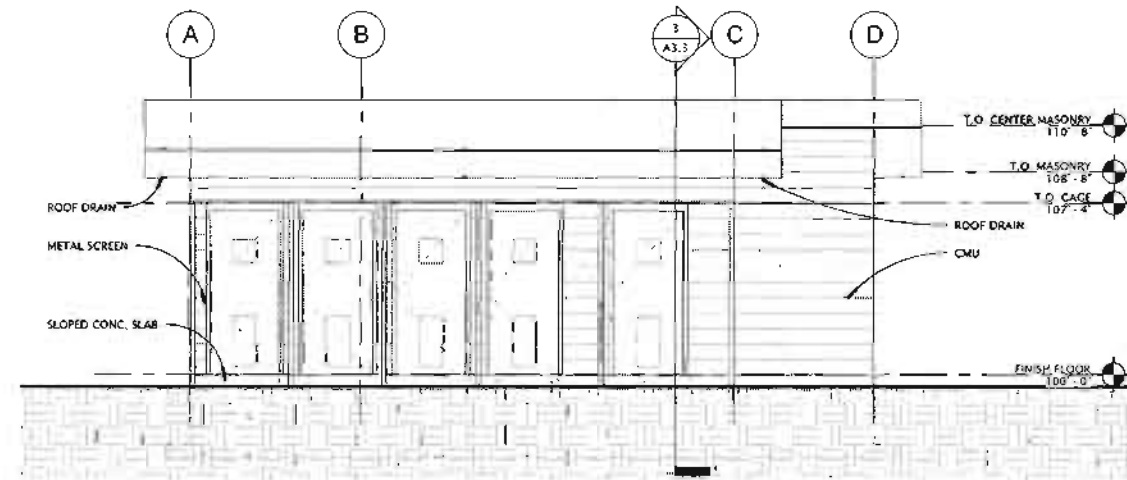
4 WEST ELEVATION
A3.1 1/4" = 1'-0"



3 SOUTH ELEVATION
A3.1 1/4" = 1'-0"



2 NORTH ELEVATION
A3.1 1/4" = 1'-0"



1 EAST ELEVATION
A3.1 1/4" = 1'-0"

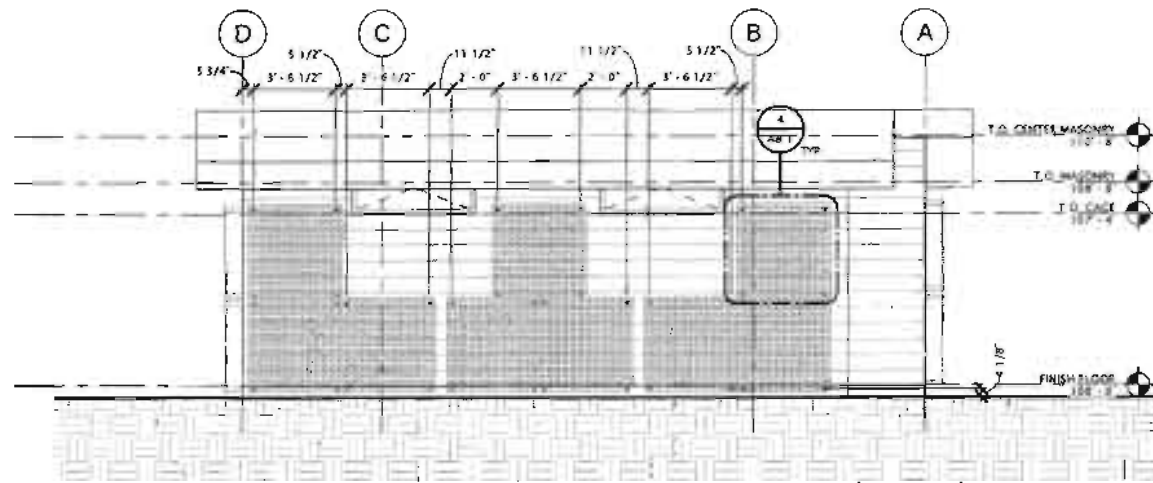
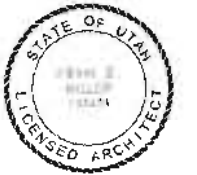
TRACY AVIARY
FLIGHT CAGE

589 E 1300 S
Salt Lake City, UT 84105
801 596.8500

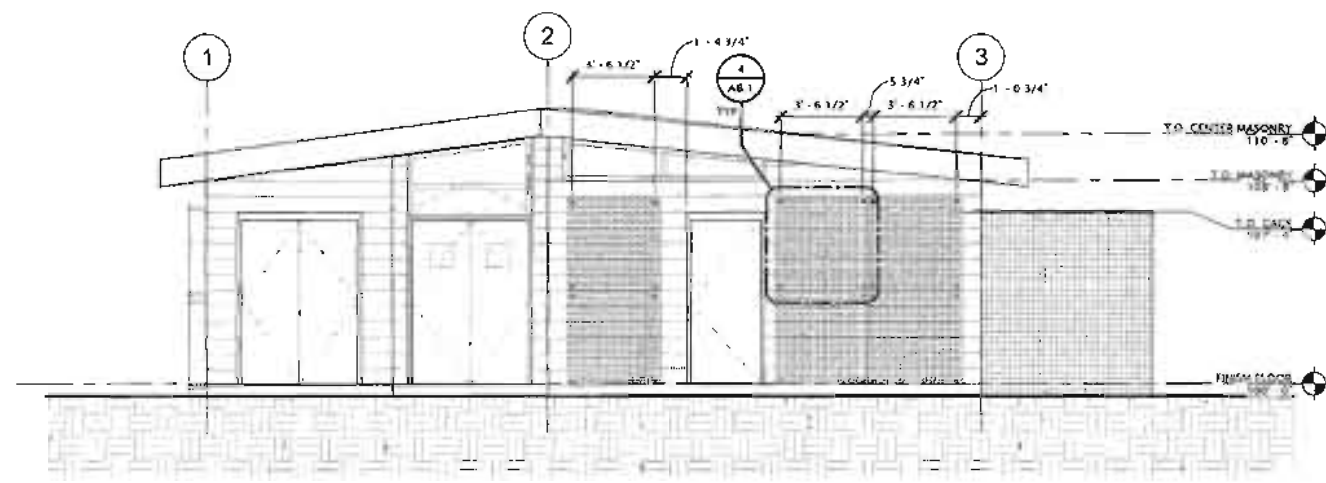
DRAWN BY: Author
CHECKED BY: Checker
OWNER PROJECT NO.: GSBS PROJECT NO.: 2007 042.00
ISSUED DATE: 03/28/08

EXTERIOR ELEVATIONS

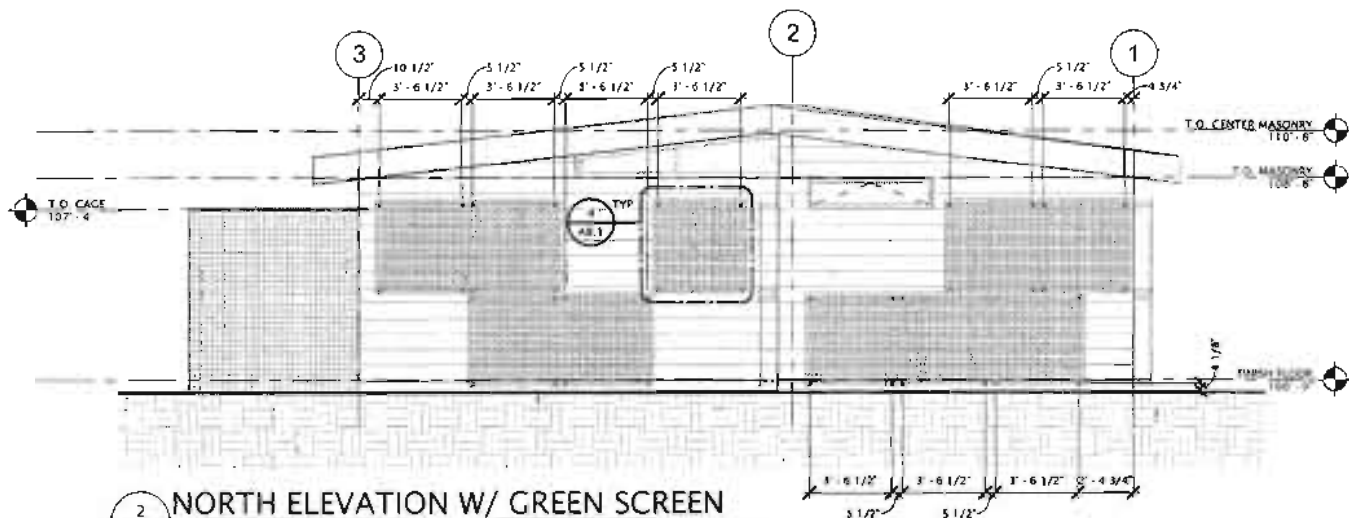
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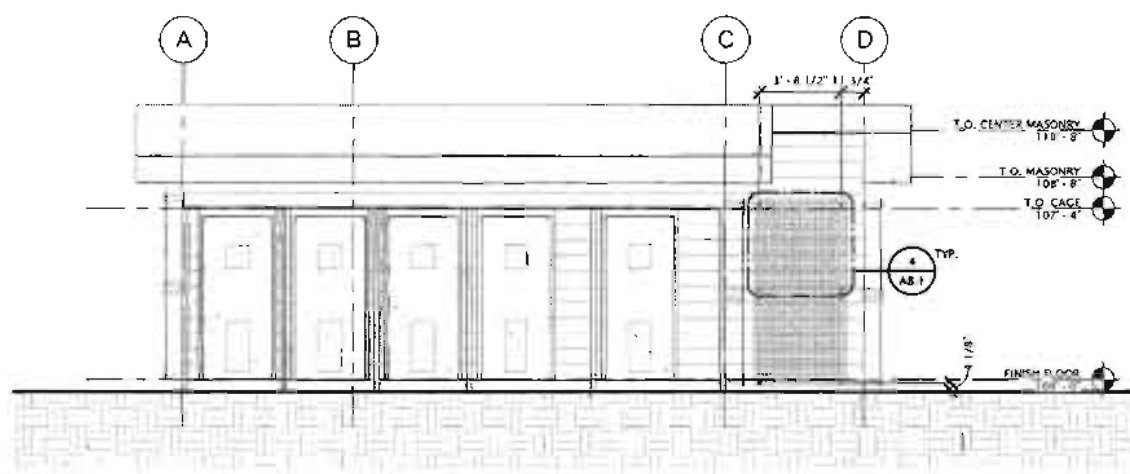
4 WEST ELEVATION W/ GREEN SCREEN
A3.2 1/4" = 1'-0"



3 SOUTH ELEVATION W/ GREEN SCREEN
A3.2 1/4" = 1'-0"



2 NORTH ELEVATION W/ GREEN SCREEN
A3.2 1/4" = 1'-0"



1 EAST ELEVATION W/ GREEN SCREEN
A3.2 1/4" = 1'-0"

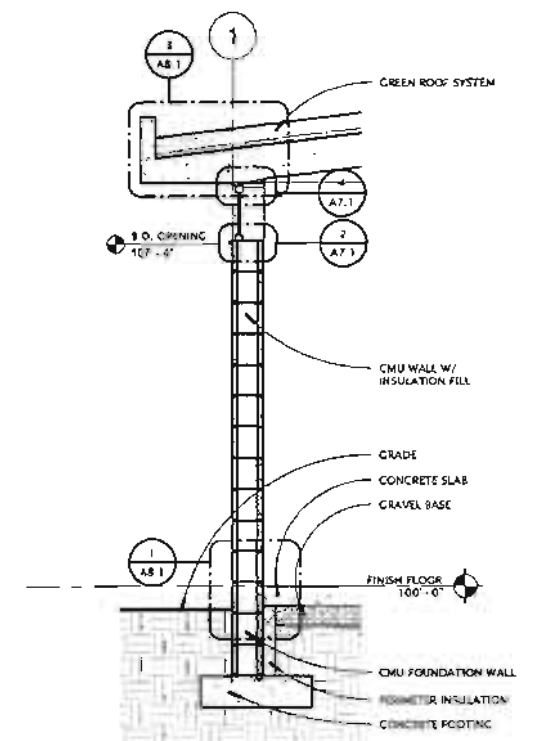
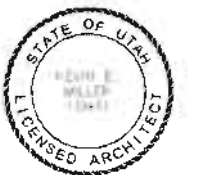
TRACY AVIARY
FLIGHT CAGE

880 E 1300 S
Salt Lake City, UT 84105
801.588.6500

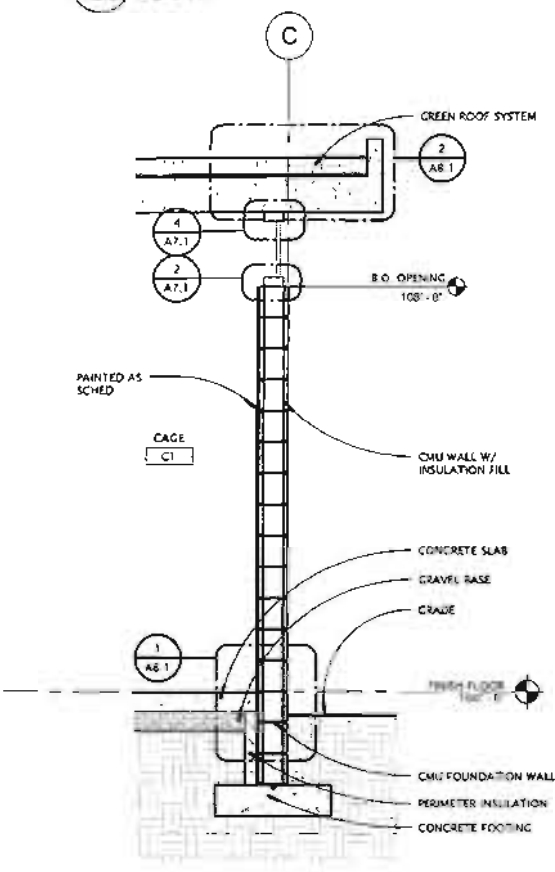
DRAWN BY: *Author*
CHECKED BY: *Checker*
OWNER PROJECT NO.: 2007.042.00
ISSUED DATE: 03/28/08

EXTERIOR ELEVATIONS -
GREEN SCREEN

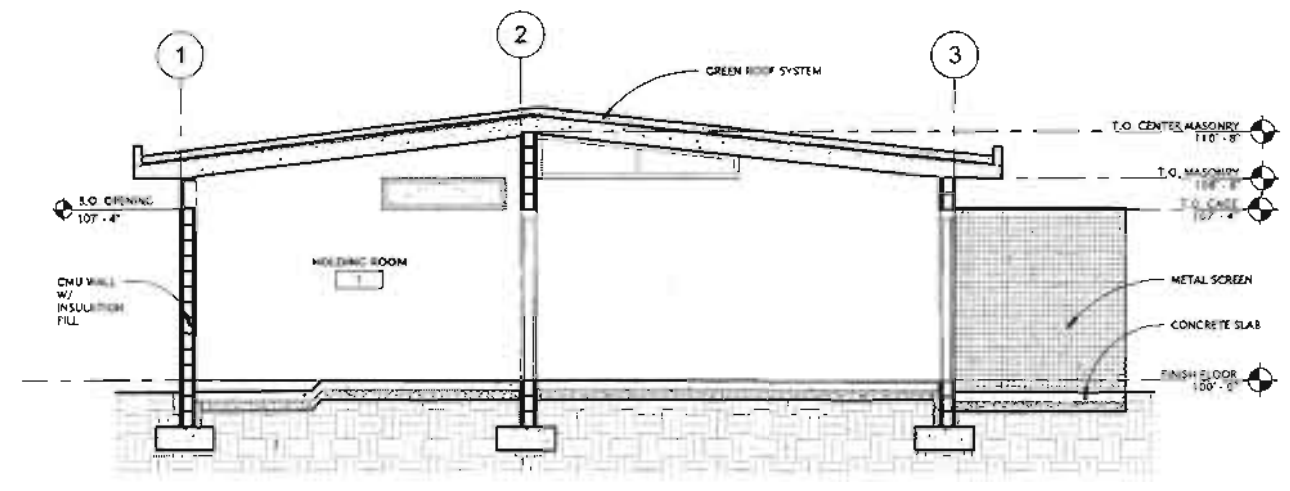
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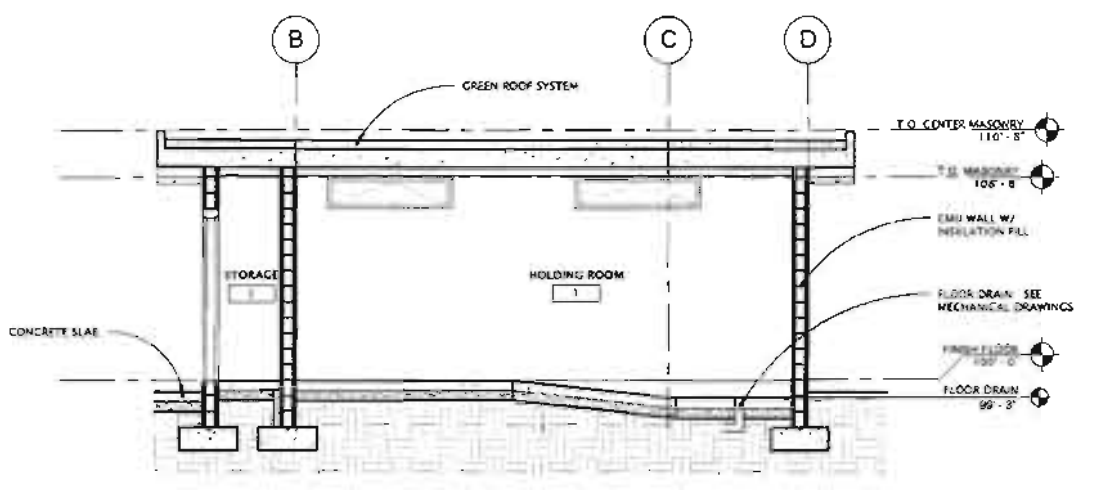
3 WALL SECTION
A3.3 1/2" = 1'-0"



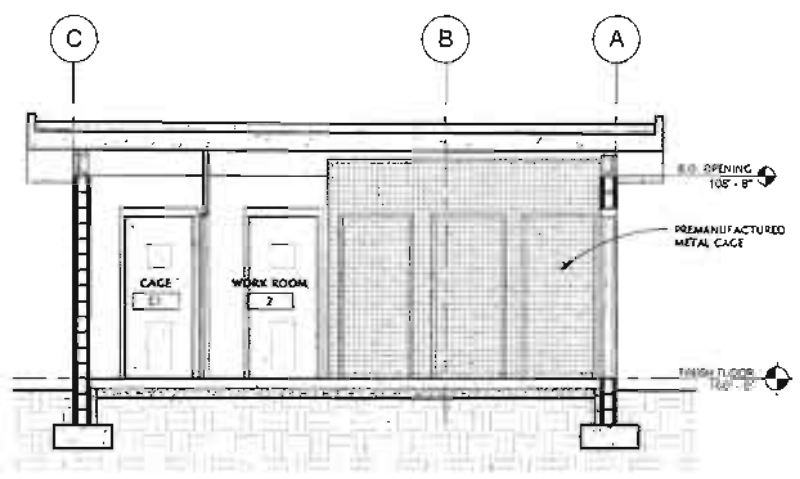
4 WALL SECTION
A3.3 1/2" = 1'-0"



3 BUILDING SECTION
A3.3 1/4" = 1'-0"



2 BUILDING SECTION
A3.3 1/4" = 1'-0"



1 BUILDING SECTION
A3.3 1/4" = 1'-0"

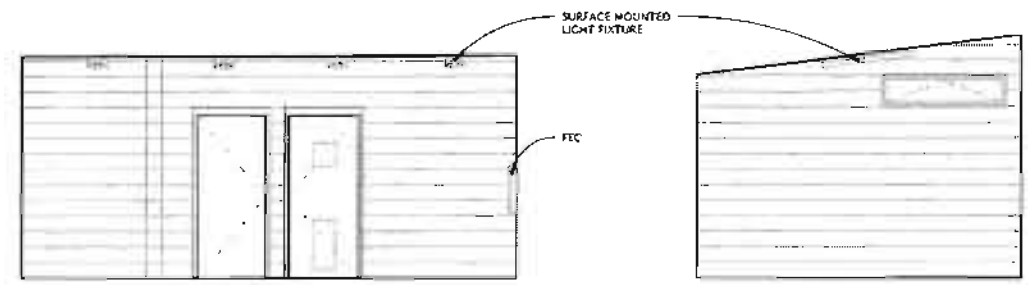
**TRACY AVIARY
FLIGHT CAGE**

589 E 1300 S
Salt Lake City, UT 84105
801.224.8899

DRAWN BY: Author
CHECKED BY: Checker
OWNER PROJECT NO.:
GSBS PROJECT NO.: 20070401.00
ISSUED DATE: 06/28/08

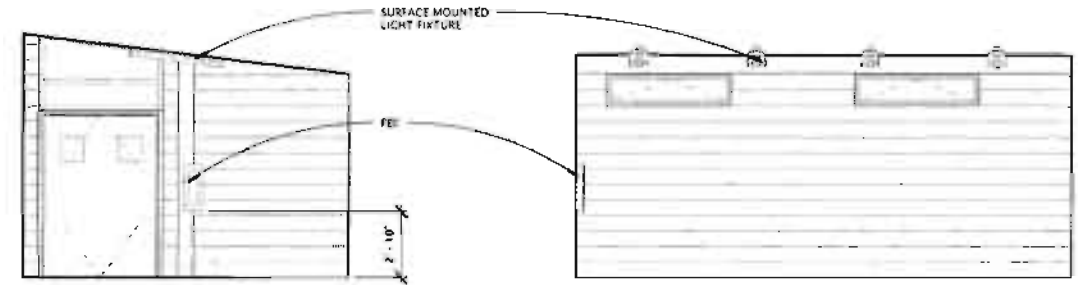
**BUILDING AND WALL
SECTIONS**

| | | |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
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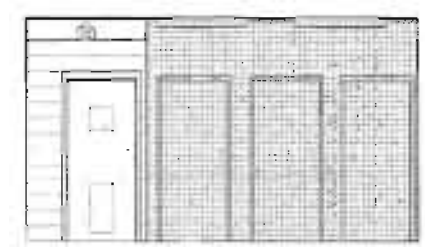
8 HOLDING ROOM 1 EAST
AS.1 1/4" = 1'-0"

7 HOLDING ROOM 1 NORTH
AS.1 1/4" = 1'-0"

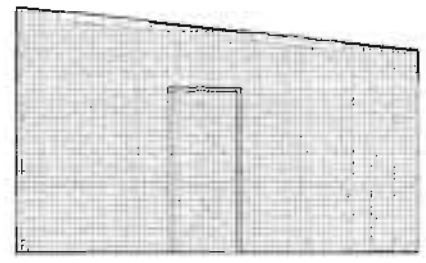


6 HOLDING ROOM 1 SOUTH
AS.1 1/4" = 1'-0"

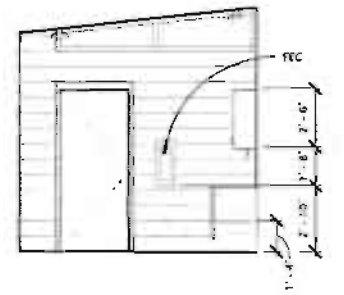
5 HOLDING ROOM 1 WEST
AS.1 1/4" = 1'-0"



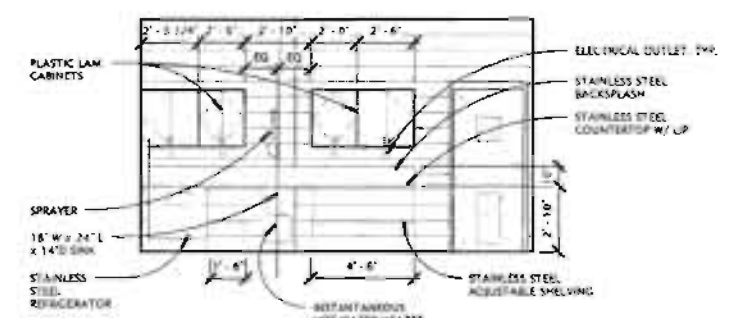
4 HOLDING ROOM 2 EAST
AS.1 1/4" = 1'-0"



3 HOLDING ROOM 2 NORTH
AS.1 1/4" = 1'-0"



2 HOLDING ROOM 2 SOUTH
AS.1 1/4" = 1'-0"



1 HOLDING ROOM 2 WEST
AS.1 1/4" = 1'-0"

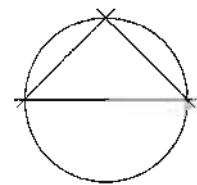
TRACY AVIARY
FLIGHT CAGE

580 E. 1300 S.
Salt Lake City, UT 84105
801-246-9500

DRAWN BY: Author
CHECKED BY: Checker
OWNER PROJECT NO.: 2007.042.00
GSBS PROJECT NO.: 03/28/08
ISSUED DATE:

INTERIOR ELEVATIONS

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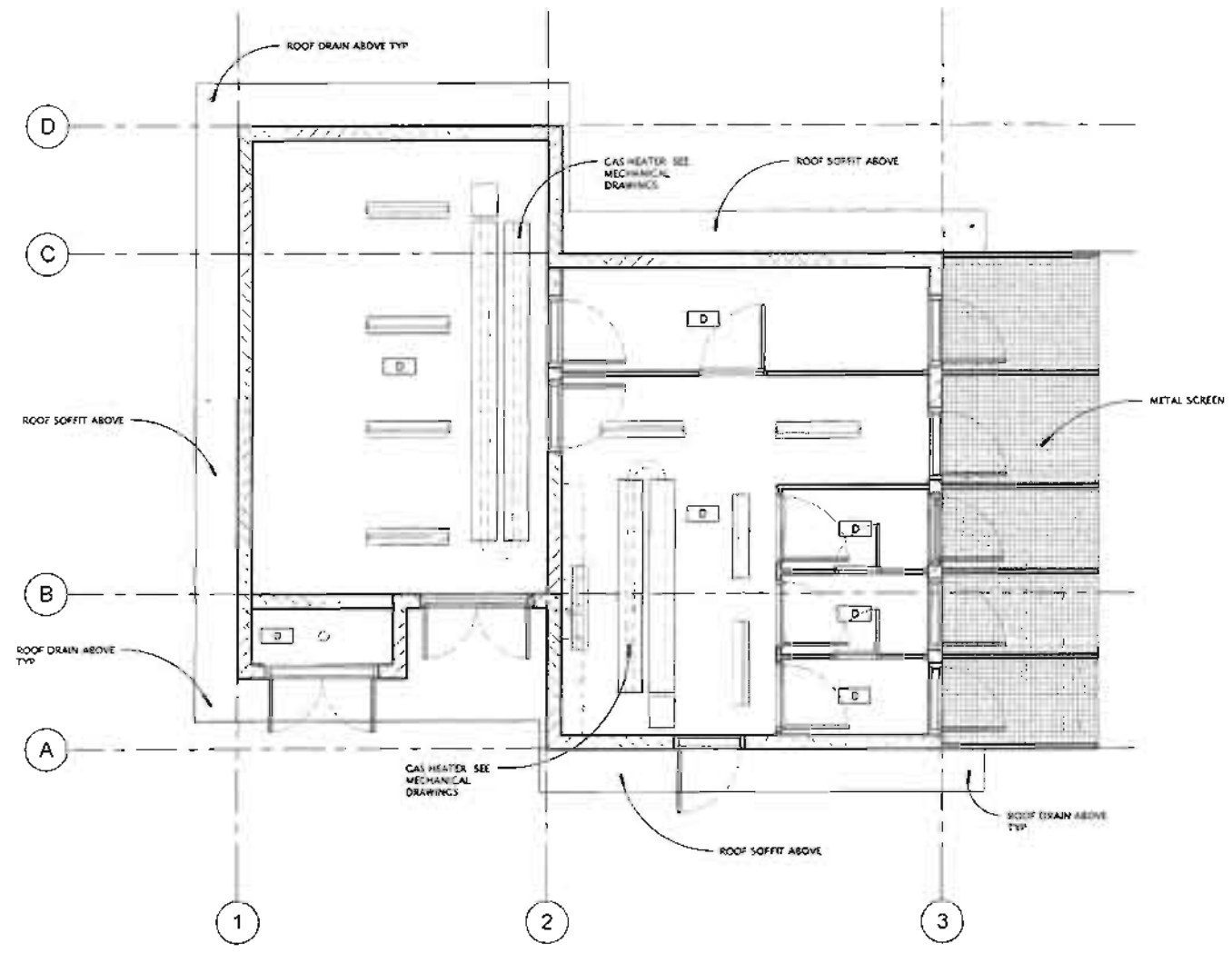
NORTH

**TRACY AVIARY
FLIGHT CAGE**

589 E 1300 S
Salt Lake City, UT 84105
801.598.8500

DRAWN BY: *[Signature]* Author
CHECKED BY: *[Signature]* Checker
OWNER PROJECT NO.: 2017.042.00
GSBS PROJECT NO.: 2017.042.00
ISSUED DATE: 01/26/18

REFLECTED CEILING PLAN



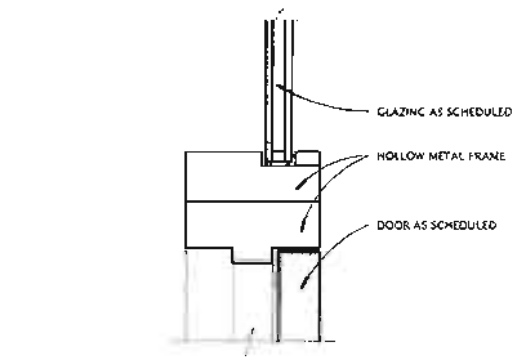
| PLAN LEGEND | |
|-------------|--|
| TYPE A | NOT USED |
| TYPE B | NOT USED |
| TYPE C | NOT USED |
| TYPE D | PAINTED STRUCTURE NIGHT PERFORMANCE PLANT AS SELECTED BY OWNER |

| SYMBOL LEGEND | |
|---------------|---|
| | Lay-in Light Fixture |
| | Suspended or Surface Mounted Linear Light |
| | Recessed Light Fixture |
| | Mechanical Diffuser - Supply |
| | Mechanical Diffuser - Return |

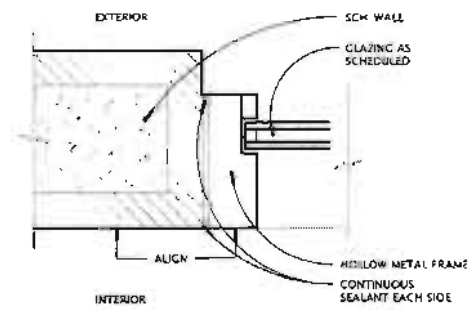
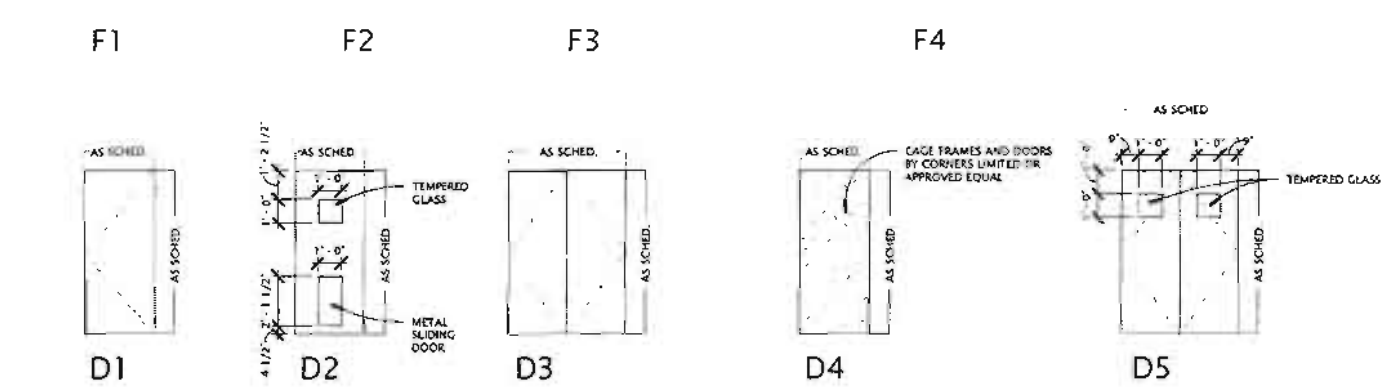
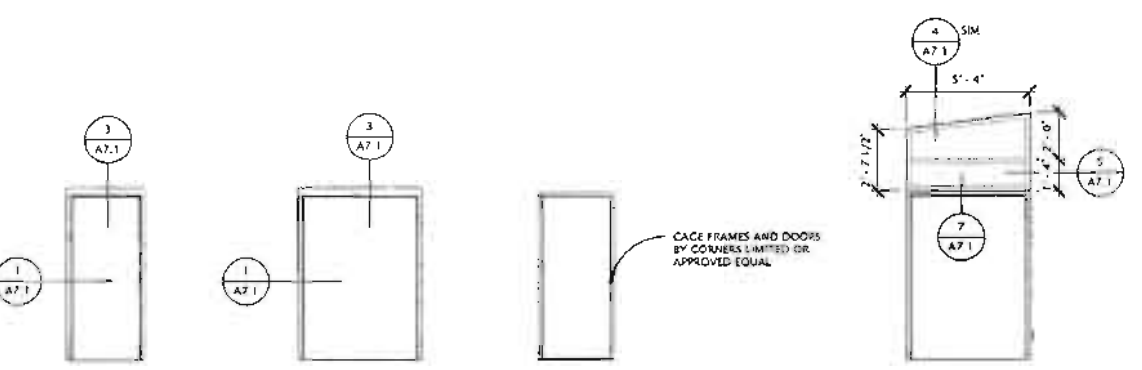
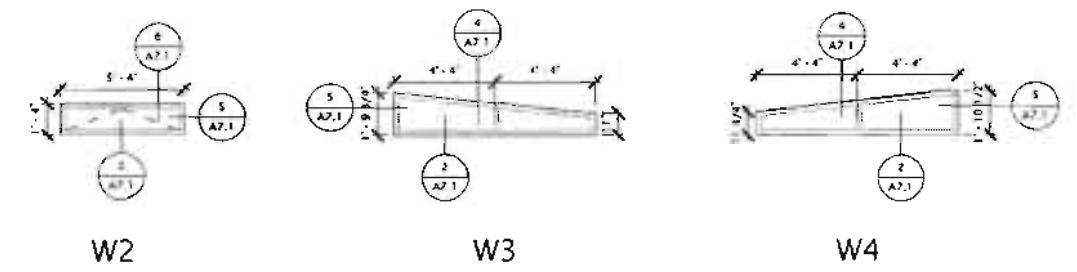
NOTE: MECHANICAL AND ELECTRICAL DATA SHOWN FOR GENERAL INFORMATION ONLY. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL DETAILS.

1 REFLECTED CEILING PLAN
A6.1 1/4" = 1'-0"

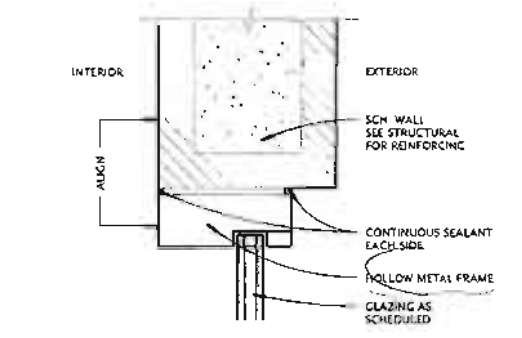
| | |
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| REVISION | |
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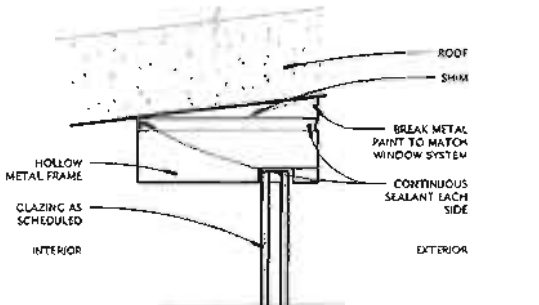
7
A7.1 3" = 1'-0"



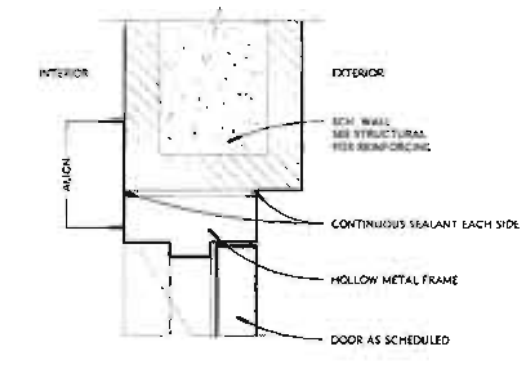
5
A7.1 3" = 1'-0"



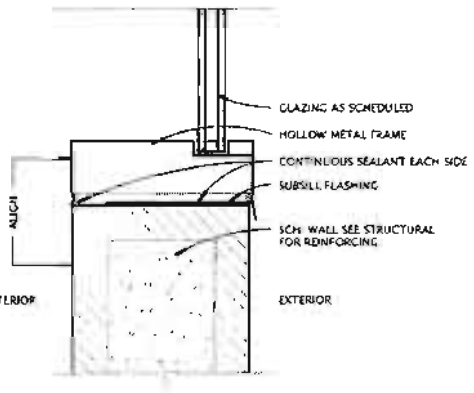
6
A7.1 3" = 1'-0"



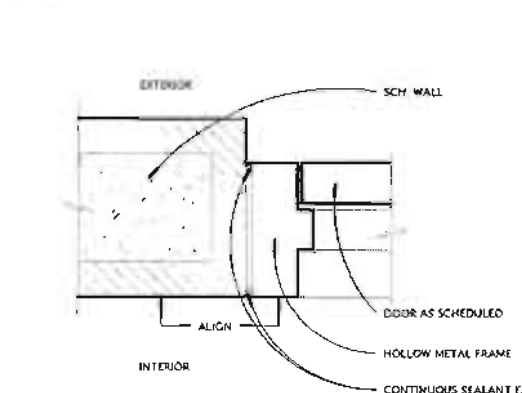
4
A7.1 3" = 1'-0"



3
A7.1 3" = 1'-0"



2
A7.1 3" = 1'-0"



1
A7.1 3" = 1'-0"

| DOOR SCHEDULE | | | | | | | | | | | | | | | | | |
|---------------|-------|--------|-----------|-------------|-----------|----------|---------|--------|----------|------------|-------------|----------------|--------------|-------------|---------|--------|----------------|
| Door Number | Width | Height | Thickness | Fire Rating | Door Type | Material | Glazing | Finish | Hardware | Frame Type | Head Height | Frame Material | Frame Rating | Frame Depth | Glazing | Finish | Remarks |
| 2A | 3'-0" | 7'-0" | 1 3/4" | | D2 | HM | | PNT | | F1 | 4" | HM | | 7 3/4" | | PNT | |
| 2B | 3'-0" | 7'-0" | 1 3/4" | | D1 | HM | | PNT | | F1 | 4" | HM | | 7 3/4" | | PNT | |
| 2C | 3'-0" | 7'-0" | 1 3/4" | | D2 | HM | | PNT | | F1 | 4" | HM | | 7 3/4" | | PNT | |
| 3A | 5'-0" | 7'-0" | 1 3/4" | | D3 | HM | | PNT | | F2 | 6" | HM | | 7 3/4" | | PNT | |
| C1A | 3'-0" | 7'-0" | 1 3/4" | | D2 | HM | | PNT | | F1 | 4" | HM | | 7 3/4" | | PNT | |
| C1B | 3'-0" | 7'-0" | 1 3/4" | | D4 | WM | | PNT | | F3 | 1" | STL | | 7 3/4" | | PNT | BY CAGE MANUF. |
| C1C | 3'-0" | 7'-0" | 1 3/4" | | D2 | HM | | PNT | | F1 | 4" | HM | | 7 3/4" | | PNT | |
| C2A | 3'-0" | 7'-0" | 1 3/4" | | D4 | WM | | PNT | | F3 | 1" | STL | | 7 3/4" | | PNT | BY CAGE MANUF. |
| C2B | 3'-0" | 7'-0" | 1 3/4" | | D2 | HM | | PNT | | F1 | 4" | HM | | 4 5/8" | | PNT | |
| C2C | 2'-0" | 7'-0" | 1 3/4" | | D4 | WM | | PNT | | F3 | 1" | STL | | 7 3/4" | | PNT | |
| C3A | 3'-0" | 7'-0" | 1 3/4" | | D4 | WM | | PNT | | F3 | 1" | STL | | 7 3/4" | | PNT | BY CAGE MANUF. |
| C3B | 3'-0" | 7'-0" | 1 3/4" | | D2 | HM | | PNT | | F1 | 4" | HM | | 7 3/4" | | PNT | |
| C3C | 2'-0" | 7'-0" | 1 3/4" | | D4 | WM | | PNT | | F3 | 1" | STL | | 7 3/4" | | PNT | |
| C4A | 3'-0" | 7'-0" | 1 3/4" | | D4 | WM | | PNT | | F1 | 1" | HM | | 7 3/4" | | PNT | BY CAGE MANUF. |
| C4B | 3'-0" | 7'-0" | 1 3/4" | | D2 | HM | | PNT | | F1 | 4" | HM | | 7 3/4" | | PNT | |
| W1 | 5'-0" | 7'-0" | 1 3/4" | | D5 | HM | | PNT | | F2 | 2" | HM | | 5 3/4" | | PNT | |

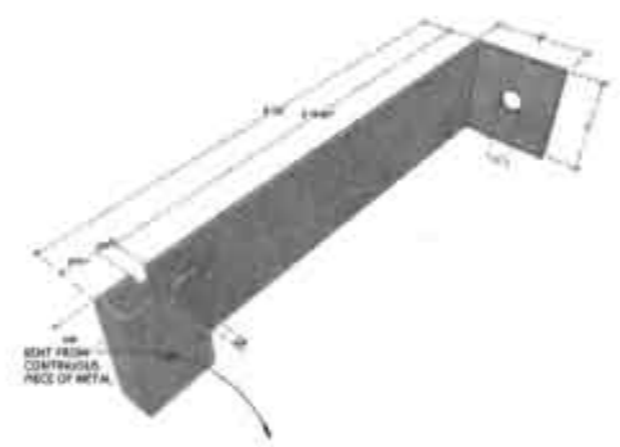
**TRACY AVIARY
FLIGHT CAGE**

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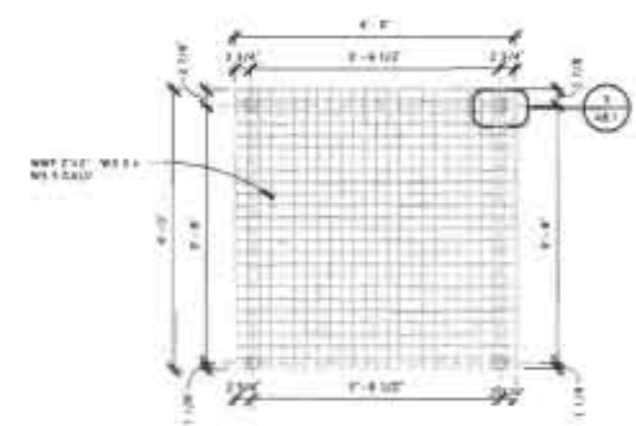
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GSBS PROJECT NO.: 2007-042-00
ISSUED DATE: 05/28/08

**DOOR SCHEDULE AND
TYPES**

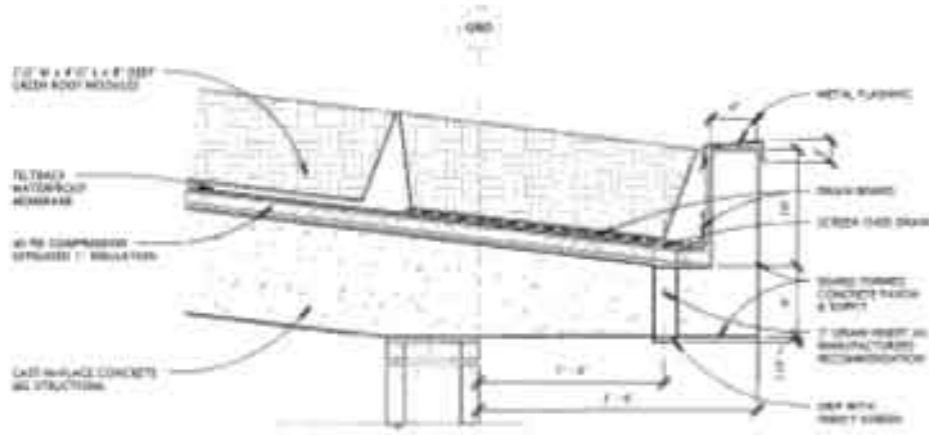
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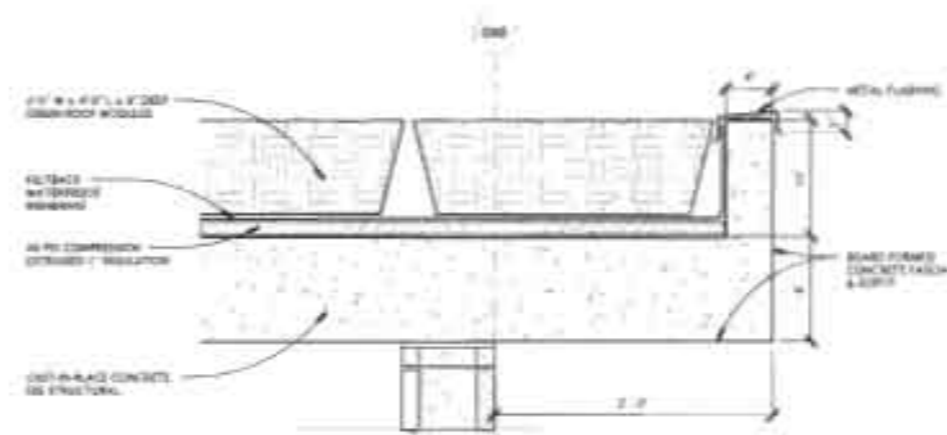
5 GREEN SCREEN SUPPORT
AS 1 NTS



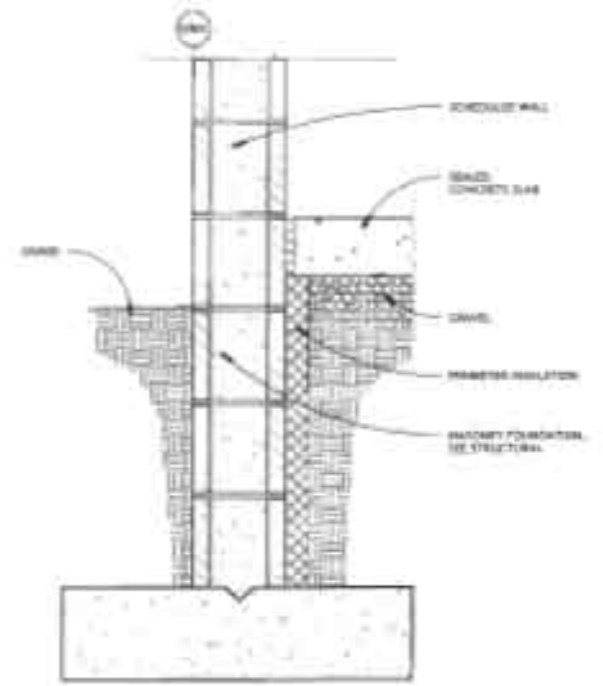
6 GREEN SCREEN ELEVATION
AS 1 3/4\"/>



1 GREEN ROOF DETAIL
AS 1 1/2\"/>



2 GREEN ROOF DETAIL
AS 1 1/2\"/>



1 TYP. FOUNDATION WALL DETAIL
AS 1 1/2\"/>

**TRACY AVIARY
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ISSUE 1001-0
SALT LAKE CITY, UT 84115
301386-0000

DRAWN BY: Author
CHECKED BY: Checker
OWNER PROJECT NO.: 300104200
ISSUE DATE: 03/28/06

EXTERIOR DETAILS

STRUCTURAL DESIGN CRITERIA

- Governing Building Code: 2006 International Building Code (IBC)
- Roof Live Loading:
 - 2.1. Roof Live Load: 20 psf
 - 2.2. Roof Snow Load: 43 psf + Drift per IBC
 - Ground Snow Load, Pg: 43 psf
 - Snow Exposure Factor, Ce: 1.20
 - Importance Factor, IS: 1.00
 - Thermal Factor, Ct: 1.10
- Seismic Design Criteria:
 - 3.1. Occupancy Category: Category II
 - 3.2. Seismic Design Category: Category-D
 - 3.3. Spectral Response Accelerations:
 - SS = 1.69 g
 - SI = 0.68 g
 - SDS = 1.12 g
 - SD1 = 0.58 g
 - 3.4. Soil Site Class: Site Class-D
 - Fa = 1.00
 - Fv = 1.50
 - 3.5. Basic Seismic-Force-Resisting System: Special Reinforced Masonry Shear Wall
 - R = 5.00
 - Cd = 3.50
 - Omega = 2.50
 - 3.6. Importance Factor, IE: 1.0
 - 3.7. Design Base Shear: 0.225W kips
 - 3.8. Analysis Procedure: Equivalent Lateral Force (Static)
- Wind Design Criteria:
 - 4.1. Basic Wind Speed (3-second gust): 90 mph
 - 4.2. Importance Factor, IW: 1.0
 - 4.3. Exposure Category: C-Open Terrain
 - 4.4. Internal Pressure Coefficient, GCp1: 0.18
 - 4.5. Topographic Factor, Kzt: 1.0
- Foundation Design:
 - 5.1. Subsurface Conditions: Soils report and log of borings was not obtained by the Owner for the Engineer's use in the design of the foundation, and is not a part of the Contract Documents. By not engaging a soils engineer for site investigation, the owner takes on all risks associated with the soils condition, and assumed design parameters. We encourage the owner to engage a qualified geotechnical engineer to assess the soil conditions.
 - Assumed Soil Bearing Pressure: 2000 psf, on Compacted Fill, or properly prepared native soils.
 - 5.2. Seismic/Wind Increase: 50 percent
 - 5.3. Sliding Coefficient of Friction: 0.35

EARTHWORK

- Clearing: The entire building footprint area shall be scraped to remove the top 4 inches of soil, including all vegetation and debris.
- Do not place any footing on unsuitable material. Remove all unsuitable material below footings and replace it with compacted structural fill as specified below. Remove on area that is twice the width of the footing and down to the native soils.
- Proof rolling: The natural undisturbed soil below all footings shall be proof rolled and tested prior to placing concrete. Remove any soft spots and replace with compacted structural fill.
- Compacted structural fill: All fill material shall be a well-graded granular material with a maximum size less than 4 inches and with not more than 10 percent passing a No. 200 sieve. It shall be compacted to 95 percent of the maximum laboratory density as determined by ASTM D1557. All fill shall be tested (See Specifications and the Quality Assurance section of the GSN).

CONCRETE ELEMENTS

- All materials shall comply with the standards specified in American Concrete Institute (ACI) 318-05, "Building Code Requirements for Structural Concrete."
- 28 Day Compressive strengths of concrete shall be as follows:
 - 2.1. Footings: 3000 psi
 - 2.2. Slabs on Grade: 3000 psi
 - 2.3. Joists, Beams and Suspended Slabs: 4000 psi
 - 2.4. All other Site Cast Concrete: 4000 psi
- Concrete Density (Maximum Air Dry Weight):
 - 3.1. Normal weight concrete shall be approximately 145 to 155 pounds per cubic foot.
- Reinforcement steel:
 - 4.1. ASTM A615 Grade 60, fy = 60,000 psi min. unless noted otherwise.
- Admixtures:
 - 5.1. Air-entraining admixtures, comply with ASTM C 260.
 - 5.2. Any admixtures that contain any calcium chloride shall not be added to the concrete mix.
- Only one type of concrete mix design shall be poured on the site at any given time.
- The wires and chairs shall be used to support reinforcing bars, tie bars and tendons.
- Formwork shall comply with ACI Standards Publication 347 and the project specifications. The contractor shall be responsible for the design, detailing, care, placement and removal of the formwork and shores.
 - 8.1. Precamber forms and screeds with a camber of 1/4" per every 10'-0" of span to compensate for dead load deflection, unless noted otherwise.
- Concrete cover requirements for deformed bar reinforcing steel shall comply with ACI 318, "Building Code Requirements for Structural Concrete".
 - 9.1. Cast-in-place Concrete: Clear Cover
 - 9.1.1. Cast against and permanently exposed to earth: 3"
 - 9.1.2. Formed concrete exposed to earth or weather: #6 thru #18 bars: 2"
 - #5 and smaller bars: 1 1/2"
 - 9.1.3. Concrete not exposed to weather or in contact with ground: Slabs, Walls, Joists, #11 bars and smaller: 3/4"
 - Beams, Columns: Primary Reinf., Ties, Stirrups, Spirals: 1 1/2"
- Construction Joints and Control Joints:
 - 10.1. Provide a continuous 2 X 4 keyway or a surface intentionally roughened to a full amplitude of approximately in all wall footings. Adjust the keyway as necessary to provide for proper bar placement.
 - 10.2. All horizontal and vertical construction joints shall have a continuous 2 X 4 keyway along the joint or joints shall be intentionally roughened to a full amplitude of approximately, unless noted otherwise.
 - 10.3. Provide reinforcement dowels to match the member reinforcement across the joint.
 - 10.4. Slabs on grade shall have construction or control joints spaced not to exceed 30 times the slab thickness in any direction. All discontinuous control or construction joints shall be reinforced with 2

- #4 x 48". See structural details. Construction joints shall not exceed a distance of 125'-0" o.c. in any direction.
- 10.5. Control joints shall be installed in slabs on grade so the length to width ratio of the slab is no more than 1.25:1. Control joints shall be completed within 12 hours of concrete placement. Control joints may be installed by:
 - Saw cut a depth of 1/4 the thickness of the slab
 - Tooled joints a depth of 1/4 the thickness of the slab
- 10.6. Reinforcing shall be continuous through control and construction joints, unless noted otherwise.
- 11. Detailing: All reinforcing, including WWF, shall be detailed, bolted & supported to comply with ACI 315, "Details and Detailing of Concrete Reinforcement" and the Concrete Reinforcing Steel Institute (CRSI) recommendations. Reinforcing bars shall not be welded unless specifically shown on drawings.
 - 11.1. Lap splice lengths shall be detailed to comply with the "Reinforcing Bar Lap Splice Schedule" contained within the contract drawings. Splices may be made with mechanical splices capable of 125% tension capacity of the bar being spliced. Mechanical splices shall be the positive connecting type coupler. They shall be covered by a current ICC Code Evaluation Report. Use "Cadmold" splice sleeves with ferrous filler, "Lanton" taper threaded rebar splices, "Bar-Lock" lockshear bolt coupling sleeves, or approved equivalent. If mechanical splices are used, splices or couplers on adjacent bars shall be staggered a minimum of 24" apart along the longitudinal axis of the reinforcing bars.
 - 11.2. All embedments and dowels shall be securely tied to formwork or to adjacent reinforcing prior to the placement of concrete.
 - 11.3. Use chairs or other support devices recommended by the CRSI to support and the reinforcement bars and WWF prior to placing concrete. WWF shall be continuously supported at 36" o.c. maximum.
 - 11.4. All vertical reinforcing shall be doweled to footings, or to the structure below. Dowels shall be the same size and at the same spacing as the vertical reinforcing scheduled (or detailed) for the element above. Lap splice lengths shall comply as noted above or as shown in the drawings. Dowels extending into footings shall terminate with a 90 degree standard ACI hook and shall extend to within 4" of the bottom of the footing. Footing dowels (#5 bars and smaller) with hooks need not extend more than 20" into footings.
 - 11.5. Contractor shall coordinate placement of all openings, curbs, dowels, sleeves, conduits, bolts, inserts and other embedded items prior to concrete placement.
 - 11.6. All reinforcement shall be bent cold, and shall be bent only once at the same location. All reinforcement shall be shop bent, unless otherwise permitted by the engineer.
- 12. No aluminum conduit or product containing aluminum or any other material injurious to concrete shall be embedded in concrete.
- 13. Unless otherwise noted, all slabs on grade shall be 4" thick.

MASONRY

- Materials, unless noted otherwise:
 - 1.1. Concrete Masonry Unit: Lightweight Grade N, Type 1 (minimum unit strength of 1900 psi) or better. (fm = 1500 psi)
 - 1.2. Mortar: Use Type "S" according to IBC Section 2103.7, and tested according to ASTM C270. Admixtures shall not be added to the mortar mix. (1500 psi minimum compressive strength).
 - 1.3. Grout: Conform to IBC Table 2103.10 or ASTM C476. Proportioned according to IBC Section 2103.10 and tested according to ASTM C1019. Grout shall attain a minimum compressive strength of 2000 psi at 28 days.
 - 1.4. Reinforcing: Grade 60 reinforcing steel shall comply with ASTM A615. Wire joint reinforcing shall comply with ASTM A951.
 - 1.5. Anchor Bolts (AB): ASTM A307 with ASTM A563 heavy hex nuts and hardened washers, Grade A, unless noted otherwise.
- Construction Requirements:
 - 2.1. Mortar Joints: Joints shall be "concave", "V-joint" or "weathered raked" for structural members unless noted otherwise on architectural drawings.
 - 2.2. Masonry walls, beams and columns shall be constructed with running bond, unless noted otherwise.
 - 2.3. Grouting Requirements: Comply with IBC Section 2104 and ACI 530.1/ASCE 6/TMS 602. Grout shall be mechanically consolidated and mechanically reconsolidated according to ACI 530.1/ASCE 6/TMS 602 Section 3.5 E.
 - 2.4. Reinforcing Bars shall not be welded unless specifically shown on drawings. In such cases, use only AWS standards. Do not substitute reinforcing bars for DBAs or HSAs.
 - 2.5. Control Joints: Spacing shall not exceed 40'-0". See architectural drawings for locations.
 - 2.6. Grout all beam and joist pockets solid after installation of beams and joists.
- Detailing Requirements:
 - 3.1. Standards: Reinforcing detailing shall comply with American Concrete Institute (ACI) Standard 315, "Details and Detailing of Concrete Reinforcement."
 - 3.2. Reinforcement Protection (cover):
 - 3.2.1. Joint reinforcement shall have not less than 5/8" mortar coverage from the exposed face.
 - 3.2.2. Other reinforcement shall have a minimum coverage of one bar diameter over all the bars, but not less than 3/4". When masonry is exposed to soil, minimum coverage shall be 1.5".
 - 3.3. Vertical steel reinforcement shall be placed and secured against displacement prior to grouting by wire positioners or other suitable devices, at intervals not exceeding 112 bar diameters, at the grout lift heights, or at bar splice locations, whichever is less. Vertical reinforcing shall be located at the center of the wall, unless noted otherwise.
 - 3.4. Lap Splice Lengths: Lap all masonry reinforcing bars per the Masonry Reinforcing Bar Lap Splice Schedule. Joint reinforcement shall lap a minimum of 8".
 - 3.5. Corner Bars: Horizontal reinforcement shall be continuous at all corners and at intersecting walls. Provide corner bars with the required lap splice length.
 - 3.6. Dowels: All vertical reinforcing shall be doweled to the foundation wall, footing (structure below) and to the structure above with the same size dowel, spacing (and in the same core) as the vertical wall reinforcing unless noted otherwise.
 - 3.7. Wall Openings 24" wide and wider: Provide reinforced masonry lintels per Masonry Lintel Schedule over the top of, and 2 - #5 bars, in grouted spaces, on all sides and adjacent to every unscheduled opening, unless noted otherwise. Bars for all openings shall extend a minimum of 48 bar diameters beyond the corners of the opening. Vertical bars shall extend from floor level below to the floor, or roof, level above. Where a 48 bar diameter extension is not possible, extend bars as far beyond the opening as possible and terminate them with a 90 degree standard ACI hook.
 - 3.8. Horizontal wall reinforcing shall be continuous through joining concrete walls, masonry walls, columns, and pilasters. Provide a key between the wall and the column or pilaster. Horizontal wall reinforcing shall be placed inside the column vertical reinforcing.
 - 3.9. Anchor bolts and headed stud anchors shall be set in a grouted cell. Anchor bolts and headed stud anchors shall have 1" grout surrounding the shank at its penetration. Grout shall be flush with the face or top of the masonry.
 - 3.10. The exposed face of all embed plates shall be set flush with the face of masonry wall or column.
- Minimum Reinforcing:
 - 4.1. All masonry walls shall be reinforced as follows, unless shown otherwise on the drawings. Reinforcing shall be placed in grouted cells.

| Wall Thickness | Horizontal Reinf. | Vertical Reinf. |
|----------------|-------------------|-----------------|
| 6" | #4 @ 48" o.c. | #5 @ 32" o.c. |
| 8" | #5 @ 48" o.c. | #5 @ 32" o.c. |
| 10" | #6 @ 48" o.c. | #6 @ 32" o.c. |
| 12" | 2 - #5 @ 48" o.c. | #6 @ 32" o.c. |

PROJECT SPECIAL INSTRUCTIONS

- The project specifications are not superseded by the General Structural Notes but are intended to be complementary to them. Consult the specifications for additional requirements in each section. Notes and specific details on the drawings shall take precedence over General Structural Notes and typical details.
- The architectural drawings are the prime contract drawings. Consultant drawings by other disciplines are supplementary to the architectural drawings. All omissions or conflicts, including dimensions, between the various elements of the consultants' drawings and/or specifications shall be brought to the attention of the Architect before proceeding with any work involved. In case of conflict, follow the most stringent requirement as directed by the Architect without additional cost to the owner. Any work done by the contractor after discovery of such discrepancy shall be done at the contractor's risk.
- The structural drawings shall be used in conjunction with the architectural drawings. Primary structural elements and overall structural layout are indicated within the structural plans and details. Some secondary elements, architectural layouts, alcoves, elevations, slopes, depressions, curbs, mechanical equipment and electrical equipment, are not indicated within the structural drawings. Detailing and shop drawing production for structural elements will require information (including dimensions) contained in the architectural, structural and/or other consultants' drawings.
- Shoring and Bracing Requirements:
 - 4.1. Floor and Roof Structures -- The General Contractor is responsible for the method and sequence of all structural erection. He shall provide temporary shoring and bracing as his method of erection requires to provide adequate vertical and lateral support. Shoring and bracing shall remain in place as the chosen method requires until all permanent members are in place and all final connections are completed, including all roof and floor attachments. The building shall not be considered stable until all connections are complete.
 - 4.2. Foundation walls must be braced until the complete floor or roof systems is completed. Do not backfill until floor or roof systems are in place.
 - 4.3. Walls above grade shall be braced until the structural system is complete. Walls shall not be considered to be self supporting.
- Submittals: A copy of all shop drawings that have been submitted for review must be kept at the construction site for reference. These drawings must bear the appropriate review stamps. The shop drawing review shall not relieve the contractor of the responsibility of completing the project according to the contract documents. The general contractor shall review and mark all shop drawings prior to submitting them to the Architect for his review. Shop Drawings made from reproductions of (these) contract drawings will be rejected.
- Project Coordination: It shall be the responsibility of the general contractor to coordinate with all trades any and all items that are to be integrated into the structural system. Openings or penetrations through, or attachments to the structural system that are not indicated on these drawings shall be the responsibility of the general contractor and shall be coordinated with the Architect/Engineers. The order of construction is the responsibility of the general contractor. It is the contractor's obligation to provide all items necessary for his chosen procedure.
- Contractor shall field verify all dimensions, and conditions. If the contract drawings do not represent actual conditions, contractor shall notify architect/engineer prior to fabrication or construction within that area.
- Notice of Copyright: The structural drawings, plans, schedules, notes and details are hereby copyrighted by Structural Design Studio, Inc., All Rights reserved. Submission or distribution of documents to meet official regulatory requirements or for similar purposes in connection with the project is not to be construed as publication in derogation of Structural Design Studio, Inc.'s reserved rights. The documents defining the structure are instruments of service prepared by Structural Design Studio, Inc. for one use only. Furthermore, these documents shall not be reproduced, or copied, in whole or in part by the contractor or his subcontractors for preparation of shop drawings or other submittals.



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100%
CONSTRUCTION DOCUMENTS

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| DRAWN BY: | SDS |
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| SDS PROJECT NO.: | DT27 |
| GSBS PROJECT NO. | 2007.042.00 |
| ISSUED DATE: | 7 MARCH 08 |

GENERAL
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CONSULTANTS:



ABBREVIATIONS

| | | | |
|--------|--|-------|------------------------------------|
| AB | ANCHOR BOLT(S) | X | KIP(S) = 1000 POUNDS |
| ABV | ABOVE | KLF | KIPS PER LINEAL FOOT |
| ALT | ALTERNATE | KSF | KIPS PER SQUARE FOOT |
| APPROX | APPROXIMATE | KSI | KIPS PER SQUARE INCH |
| ARCH | ARCHITECT(URAL) | LBS | POUNDS |
| BLDG | BUILDING | LF | LINEAL FOOT |
| BLW | BELOW | LLH | LONG LEG HORIZONTAL |
| BM | BEAM | LLV | LONG LEG VERTICAL |
| BOT | BOTTOM | MAS | MASONRY |
| BRG | BEARING | MAX | MAXIMUM |
| BTWN | BETWEEN | MC- | MASONRY COLUMN (SEE SCHEDULE) |
| C.J. | CONTROL OR CONSTRUCTION JOINT | MCJ | MASONRY CONTROL JOINT |
| CJ- | CONCRETE JOIST (SEE SCHEDULE) | MECH | MECHANICAL |
| CJ-C | CONCRETE JAMB COLUMN (SEE SCHEDULE) | MFR | MANUFACTURER |
| CJP | COMPLETE JOINT PENETRATION | MIN | MINIMUM |
| CMU | CONCRETE MASONRY UNIT | MISC | MISCELLANEOUS |
| COL | COLUMN | MJC- | MASONRY JAMB COLUMN (SEE SCHEDULE) |
| CONC | CONCRETE | ML- | MASONRY LINTEL (SEE SCHEDULE) |
| CONST | CONSTRUCTION | MSW- | MASONRY SHEARWALL (SEE SCHEDULE) |
| CONT | CONTINUOUS | MSW | MASONRY WALL (SEE SCHEDULE) |
| CONTR | CONTRACTOR | NIC | NOT IN CONTRACT |
| CRW- | CONCRETE RETAINING WALL (SEE SCHEDULE) | NTS | NOT TO SCALE |
| CSW- | CONCRETE SHEARWALL (SEE SCHEDULE) | O.C. | ON CENTER |
| CTOC | CENTER TO CENTER | O.F. | OUTSIDE FACE |
| CTR | CENTER | OPP | OPPOSITE |
| CW- | CONCRETE WALL (SEE SCHEDULE) | OWSJ | OPEN WEB STEEL JOIST |
| DB | DECK BEARING | PCF | POUNDS PER CUBIC FOOT |
| DBA | DEFORMED BAR ANCHOR | PL | PLATE |
| DBL | DOUBLE | PLF | POUNDS PER LINEAL FOOT |
| DET | DETAIL | PSF | POUND PER SQUARE FOOT |
| DIA | DIAMETER | PSI | POUND PER SQUARE INCH |
| DM | DIMENSION | PT | POINT |
| DN | DOWN | R.D. | ROOF DRAIN |
| DWG | DRAWING | REINF | REINFORCING |
| E.F. | EACH FACE | REQD | REQUIRED |
| E.J. | EXPANSION JOINT (SEISMIC ISOLATION JOINT) | SBP- | STEEL BASE PLATE (SEE SCHEDULE) |
| E.W. | EACH WAY | SC- | STEEL COLUMN (SEE SCHEDULE) |
| EA | EACH | SCP- | STEEL CAP PLATE (SEE SCHEDULE) |
| ELEC | ELECTRICAL | SHT | SHEET |
| ELEV | ELEVATION | SM | SIMILAR |
| EQ | EQUAL | SOG | SLAB ON GRADE |
| EQUIP | EQUIPMENT | SO | SQUARE |
| EXIST | EXISTING | STAG | STAGGERED |
| EXP | EXPANSION | STD | STANDARD |
| EXT | EXTERIOR | STFF | STIFFENER |
| F.D. | FLOOR DRAIN | STL | STEEL |
| F.F. | FINISH FLOOR | STR | STRUCTURAL |
| FC- | CONTINUOUS FOOTING (SEE SCHEDULE) | T&B | TOP AND BOTTOM |
| FDN | FOUNDATION | T.O. | TOP OF |
| FM | FINISH | TEMP | TEMPERATURE |
| FL | FLOOR | TOC | TOP OF CONCRETE |
| FS- | SPOT FOOTING (SEE SCHEDULE) | TDF | TOP OF FOOTING |
| FT | FOOT | TOS | TOP OF SLAB |
| FTG | FOOTING | TOW | TOP OF WALL |
| FTS- | THICKENED SLAB FOOTING (SEE SCHEDULE) | TYP | TYPICAL |
| GA | GAUGE | UNO | UNLESS NOTED OTHERWISE |
| GALV | GALVANIZED | VERT | VERTICAL |
| GLB | GALVANIZED | W/ | WITH |
| GR | GRADE | WC- | WOOD COLUMN (SEE SCHEDULE) |
| GSN | GENERAL STRUCTURAL NOTES | WJ- | WOOD JOIST (SEE SCHEDULE) |
| HAS | HEADED STUD ANCHOR | WSW- | WOOD SHEARWALL (SEE SCHEDULE) |
| HB | HORIZONTAL BRIDGING | WWF | WELDED WIRE FABRIC |
| HORIZ | HORIZONTAL | | |
| HT | HEIGHT | | |
| I.F. | INSIDE FACE | | |
| IBC | INTERNATIONAL BUILDING CODE | | |
| ICBO | INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS | | |
| ICC | INTERNATIONAL CODES COUNCIL | | |
| IN. | INCH | | |
| INSUL | INSULATION | | |
| INT | INTERIOR | | |
| JT | JOINT | | |

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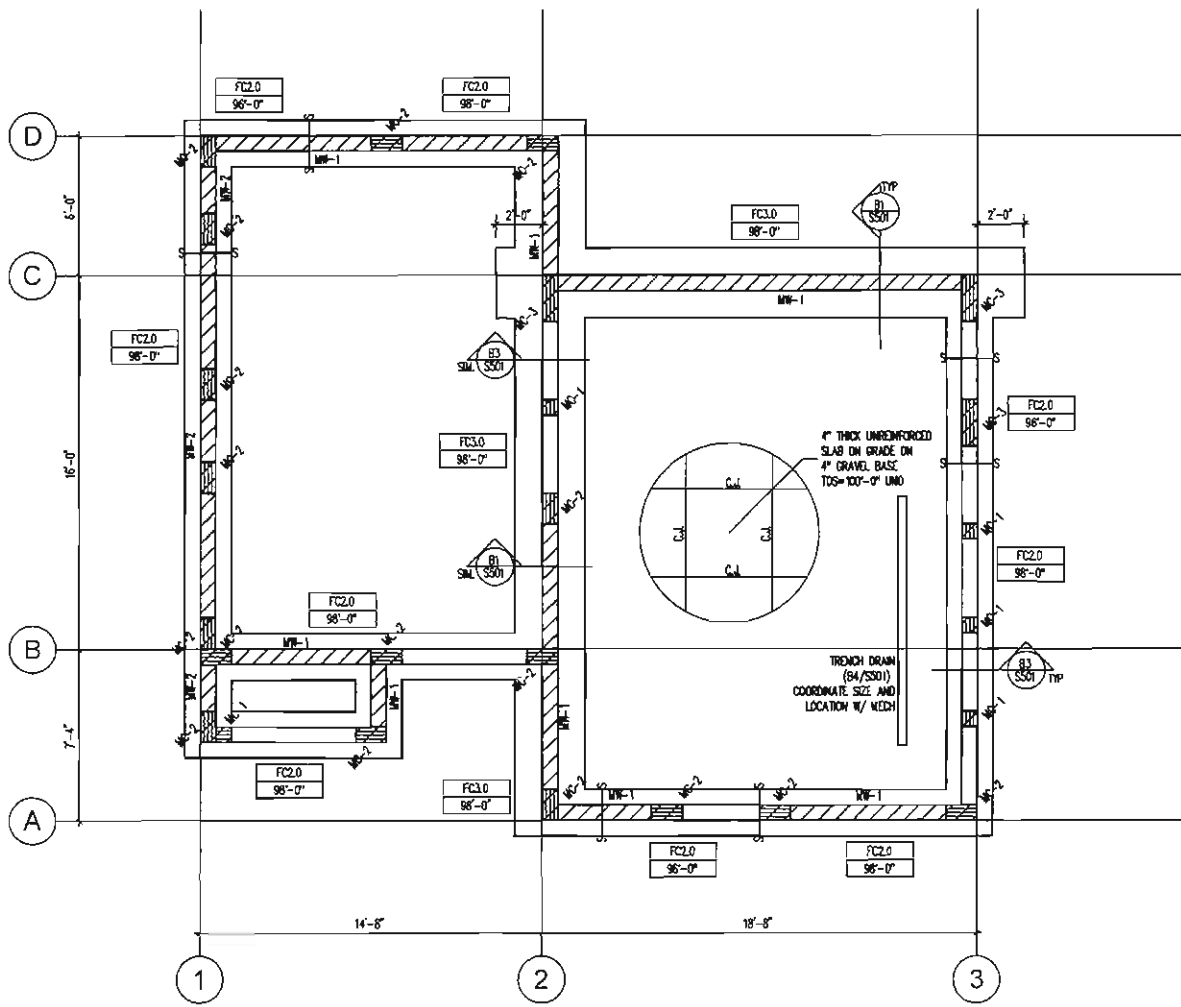
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GSBS PROJECT NO.: 2007.042.00
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GENERAL
STRUCTURAL NOTES

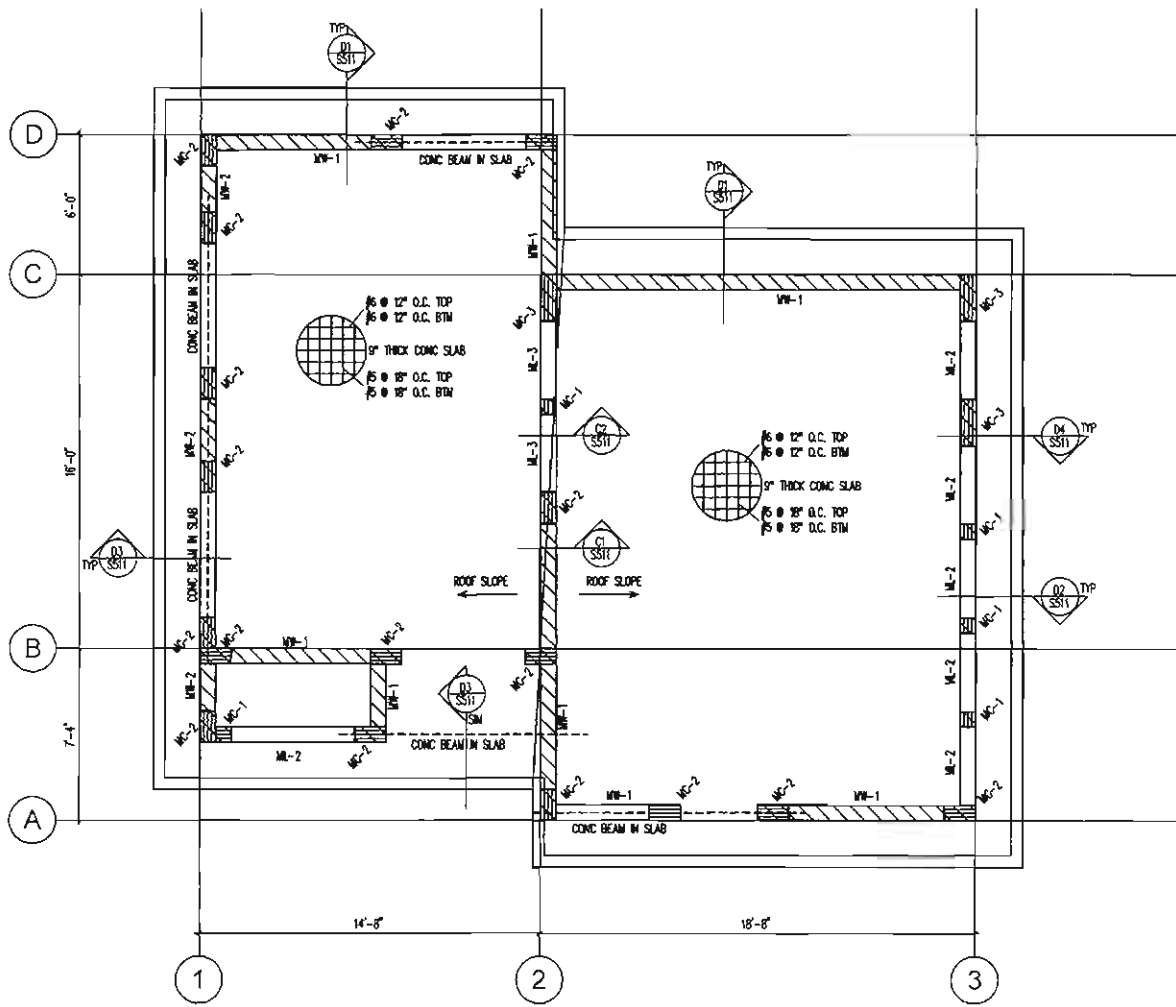
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CONSULTANTS:



FOOTING + FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

- FOOTING, FOUNDATION, AND FRAMING PLAN NOTES**
1. See Architectural, Civil, and Landscape drawings for exterior concrete work of doors, sidewalks, etc.
 2. Dimensions shown are for general information. Coordinate all dimensions with Architectural drawings.
 3. See Architectural drawings for slab elevations and slopes to drains, etc.
 4. See Architectural, Civil, and Landscape drawings for additional exterior concrete site walls not shown on the structural drawings.
 5. Coordinate all control/construction joints with architectural drawings.
 6. Unless noted otherwise all foundation walls shall be centered on a continuous wall footing.
 7. Contractor is responsible for construction sequence. All elements must be shored until construction is complete.
- TYPICAL DETAILS**
1. Refer to Sheet SS01 for all typical Masonry foundation and wall construction details.
 2. Refer to Sheet SS01 for all typical Concrete footing details.
 3. Refer to Sheet SS01 for all typical Concrete slab on grade construction details.
 4. Refer to Sheet SS01 for all structural schedules.
 5. Refer to Sheet SS11 for all concrete slab and roof connection details.
 6. Refer to Sheet SS01 for typical footing step details.

DRAWING LEGEND

| | | | |
|--|---------------------------------|--|---|
| | CONCRETE SPOT FOOTING | | FOOTING STEP |
| | CONCRETE CONTINUOUS FOOTING | | MOMENT FRAME CONNECTION |
| | CONCRETE WALL | | DOUBLE SHEAR CONNECTION (SEE SCHEDULE) |
| | MASONRY WALL | | DRAG STRUT CONNECTION (SEE SCHEDULE) |
| | MASONRY COLUMN | | FOOTING MARK - DESIGNATION (SEE SCHEDULE) |
| | CONCRETE COLUMN | | FOOTING MARK - TOP OF FOOTING ELEVATION |
| | SLAB CONTROL/CONSTRUCTION JOINT | | CONCRETE OVER METAL DECK |
| | STEEL COLUMN | | METAL ROOF DECK |
| | STEEL BEAM | | CHANGE IN ELEVATION MARK |
| | STEEL OPEN WEB JOIST | | |

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CHECKED BY: JBA
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GSBS PROJECT NO.: 2007.043.00
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**FOOTING,
FOUNDATION, AND
ROOF FRAMING PLAN**

| CONCRETE REINFORCING BAR LAP SPLICE SCHEDULE | | | | | | | | | | | | | | | | | |
|--|------------|---------------------------|------|-----------|------|---------------------------|-----|-----------|------|---------------------------|-----|-----------|-----|-----|-----|-----|-----|
| BAR SIZE | COMP. BARS | EXAGON BARS | | | | | | | | | | | | | | | |
| | | F _c = 3000 PSI | | | | F _c = 4000 PSI | | | | F _c = 5000 PSI | | | | | | | |
| | | REGULAR CLASS | | TOP CLASS | | REGULAR CLASS | | TOP CLASS | | REGULAR CLASS | | TOP CLASS | | | | | |
| | | A | B | A | B | A | B | A | B | A | B | A | B | | | | |
| #3 | 12" | 17" | 22" | 22" | 28" | 15" | 18" | 18" | 25" | 12" | 17" | 17" | 22" | 12" | 16" | 16" | 20" |
| #4 | 22" | 22" | 28" | 28" | 38" | 18" | 22" | 22" | 33" | 17" | 23" | 23" | 28" | 18" | 21" | 21" | 27" |
| #5 | 18" | 26" | 36" | 36" | 47" | 24" | 31" | 31" | 41" | 22" | 28" | 28" | 36" | 22" | 26" | 26" | 33" |
| #6 | 23" | 33" | 43" | 43" | 56" | 29" | 37" | 37" | 49" | 26" | 34" | 34" | 44" | 24" | 31" | 31" | 40" |
| #7 | 27" | 40" | 53" | 53" | 67" | 34" | 44" | 44" | 57" | 30" | 40" | 40" | 51" | 34" | 43" | 43" | 50" |
| #8 | 30" | 59" | 72" | 72" | 92" | 40" | 52" | 52" | 67" | 37" | 50" | 50" | 61" | 39" | 51" | 51" | 60" |
| #9 | 34" | 57" | 81" | 81" | 102" | 46" | 60" | 60" | 77" | 43" | 58" | 58" | 71" | 44" | 57" | 57" | 74" |
| #10 | 38" | 79" | 97" | 97" | 124" | 54" | 70" | 70" | 89" | 51" | 67" | 67" | 82" | 50" | 64" | 64" | 84" |
| #11 | 42" | 78" | 108" | 108" | 137" | 57" | 75" | 75" | 104" | 55" | 74" | 74" | 91" | 55" | 73" | 73" | 93" |

NOTES:
 1. TOP BARS ARE HORIZONTAL BARS. SPLICES SO THAT 12" OR MORE OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE REINFORCING BAR.
 2. CLASS A SPLICES MAY BE USED ONLY WHEN SIX OR LESS OF THE BARS ARE SPLICED WITHIN THE LAP SPLICE LENGTH.
 3. CLASS B SPLICES SHALL BE USED FOR ALL SPLICES IN BEAMS, SLABS, JOISTS, WALLS, JAMB COLUMNS, AND MOMENT RESISTING FRAMES.

| CONCRETE FOOTING SCHEDULE | | | | | | | | | | | | |
|---------------------------|-------|--------|-------|-----------------------|------|--------|------------------------|------|--------|---------|--|--|
| MARK | WIDTH | LENGTH | THICK | CROSSWISE REINFORCING | | | LENGTHWISE REINFORCING | | | REMARKS | | |
| | | | | NO. | SIZE | LENGTH | NO. | SIZE | LENGTH | | | |
| FC-0 | 2'-0" | CONT. | 12" | --- | --- | --- | 3 | #5 | CONT. | 8 | | |
| FC-0 | 3'-0" | CONT. | 12" | --- | --- | --- | 4 | #5 | CONT. | 10 | | |

NOTES:
 1. PLACE ALL FOOTING REINFORCING IN BOTTOM OF FOOTING WITH 3" CLEAR CONCRETE COVER.
 2. TOP REINFORCING WHERE SPECIFIED, SHALL BE PLACED IN THE TOP OF THE FOOTING WITH 2" CLEAR CONCRETE COVER.
 3. SPOT FOOTING SHALL BE CENTERED UNDER COLUMNS AND CONTINUOUS FOOTINGS SHALL BE COVERED UNDER WALLS, UNLESS NOTED OTHERWISE.
 4. ALL FOOTINGS SHALL BE FORMED. FOOTINGS SHALL NOT BE EARTH FORMED OR OVERSIZED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

CONCRETE

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |




| MASONRY REINFORCING LAP SPLICE SCHEDULE | | | | | | | | | | |
|---|---------------------------|-----|---------------|-----|---------------|-----|---------------------------|-----|----------------|-----|
| BAR SIZE | F _m = 1500 psi | | | | | | F _m = 2500 psi | | | |
| | 8" CMU CLASS | | 10" CMU CLASS | | 12" CMU CLASS | | 8" ABLAS CLASS | | 8" ABLAS CLASS | |
| | A | B | A | B | A | B | A | B | A | B |
| | #3 | 16" | 16" | 16" | 16" | 16" | 16" | 16" | 15" | 15" |
| #4 | 25" | 25" | 30" | 25" | 25" | 25" | 25" | 20" | 20" | 24" |
| #5 | 38" | 31" | 48" | 31" | 45" | 31" | 45" | 31" | 24" | 40" |
| #6 | 51" | 57" | XX | 57" | 52" | 52" | 64" | 45" | 45" | 57" |
| #7 | --- | 79" | XX | 87" | XX | 87" | XX | --- | 63" | XX |
| #8 | --- | XX | XX | 87" | XX | 75" | XX | --- | 88" | XX |
| #9 | --- | --- | --- | XX | XX | 90" | XX | --- | --- | --- |

NOTES:
 1. CLASS A SPLICES MAY BE USED WHEN ONLY ONE BAR IS CONTINUOUS IN THE MASONRY CELL OR COURSE.
 2. CLASS B SPLICES SHALL BE USED WHEN TWO BARS ARE CONTINUOUS IN THE MASONRY CELL OR COURSE.
 3. XX INDICATES THAT A LAP SPLICE IS NOT ALLOWED AND MECHANICAL BAR COUPLERS ARE REQUIRED TO MAKE ANY REINFORCING SPLICE.
 4. WHERE VERTICAL BARS HAVE A REQUIRED LAP SPLICE GREATER THAN THE HEIGHT OF THE GROUT POUR, THE BAR SPLICE SHALL BE MADE WITH A MECHANICAL BAR COUPLER. WHERE THE HEIGHT OF THE GROUT POUR EXCEEDS 60 INCHES, FROM LEFT GROUTING PROCEDURES SHALL BE FOLLOWED.
 5. WHERE MECHANICAL BAR COUPLERS ARE USED, THE CONNECTION SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE BAR.

| MASONRY WALL SCHEDULE | | | | | |
|-----------------------|------|-------|---------------|---------------|----------------------|
| MARK | TYPE | WIDTH | REINFORCING | | NOTES |
| | | | HORIZONTAL | VERTICAL | |
| MW-1 | CMU | 8 | #5 @ 24" O.C. | #5 @ 32" O.C. | CENTERED. SEE NOTE 2 |
| MW-2 | CMU | 8 | #5 @ 24" O.C. | #5 @ 24" O.C. | CENTERED. SEE NOTE 3 |

NOTES:
 1. ALL HORIZONTAL REINFORCING SHALL TERMINATE WITH A STANDARD 90 DEG HOOK ENGAGING THE LAST VERTICAL BAR.
 2. IF NOT SHOWN ON PLANS, INSTALL AN MW-1 COLUMN AT EACH END OF THIS WALL.
 3. IF NOT SHOWN ON PLANS, INSTALL AN MW-2 COLUMN AT EACH END OF THIS WALL.

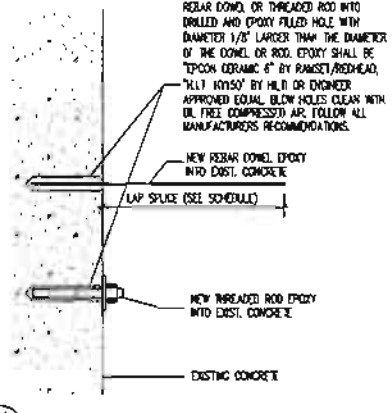
| MASONRY BEAM/LINTEL SCHEDULE | | | | | | |
|------------------------------|------|-------|-------|------------------|--------------|---------|
| MARK | TYPE | WIDTH | DEPTH | REINFORCING | | REMARKS |
| | | | | HORIZONTAL | STIRRUPS | |
| M-2 | CMU | 8" | 16" | (1) #5 CONT. 1+0 | #3 @ 8" O.C. | None |
| M-3 | CMU | 8" | 24" | (1) #5 CONT. 1+0 | #1 @ 8" O.C. | None |

Notes:


| MASONRY COLUMN SCHEDULE | | | | | | |
|-------------------------|------|-------|-------|-------------|-----|---------|
| MARK | TYPE | WIDTH | DEPTH | REINFORCING | | REMARKS |
| | | | | VERTICAL | HEL | |
| M-1 | CMU | 8" | 8" | (1) #5 | --- | None |
| M-2 | CMU | 8" | 8" | (1) #5 | --- | None |
| M-3 | CMU | 24" | 8" | (3) #5 | --- | None |

Notes:

MASONRY



REAR CONE OR THREADED ROD INTO DRILLED AND EPOXY FILLED HOLE WITH DIAMETER 1/8" LARGER THAN THE DIAMETER OF THE CONE OR ROD. EPOXY SHALL BE TYPON CERAMIC 6" BY RAMJET/ARHEAD. "MIL MIX" BY HILL OR ENGINEER APPROVED. EQUAL BLOW HOLES CLEAN WITH OR FREE COMPRESSED AIR. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS.

NEW REAR CONE, EPOXY INTO EXIST. CONCRETE

LAP SPLICE (SEE SCHEDULE)

NEW THREADED ROD EPOXY INTO EXIST. CONCRETE

EXISTING CONCRETE

| EPOXY ANCHORING SCHEDULE | | |
|--------------------------|-----------------------|------------------|
| REAR CONE SIZE | THREADED ROD DIAMETER | EMBEDMENT LENGTH |
| #3 | 3/8" | 4 1/2" |
| #4 | 1/2" | 6 1/2" |
| #5 | 5/8" | 7 1/2" |
| #6 | 3/4" | 10" |
| #7 | 7/8" | 12" |
| #8 | 1" | 15" |
| #9 | 1 1/8" | 18" |
| #10 | 1 1/4" | 21" |
| #11 | 1 3/8" | 24" |

NOTES:
 1. EMBEDMENT LENGTHS SPECIFIED ON PLANS OR DETAILS TAKE PRECEDENCE OVER EMBEDMENT LENGTHS IN THIS SCHEDULE.
 2. EMBEDMENT LENGTHS SHALL BE ADJUSTED WHEN EXISTING CONCRETE IS OF EQUAL OR LESS THICKNESS THAN SCHEDULE REQUIRES. IN THESE CASES THE EMBEDMENT LENGTH SHALL BE THE CONCRETE THICKNESS MINUS THE CLEAR COVER REQUIRES. SEE CON.
 3. CONTINUOUS SPECIAL INSPECTION REQUIRED DURING INSTALLATION FOR ALL CONES AND THREADED RODS.

TYPICAL DRILL + EPOXY SCHEDULE AND DETAIL
NO SCALE

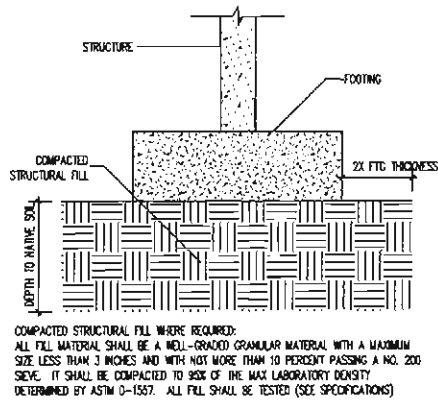
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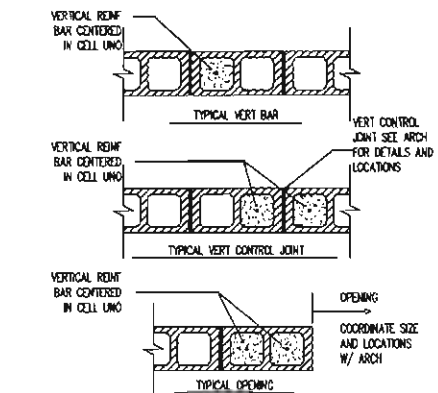
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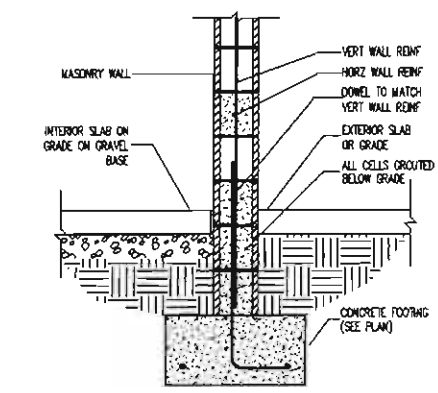
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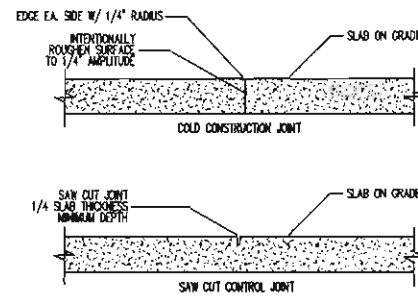
D1 TYPICAL COMPACTED STRUCTURAL FILL
NO SCALE



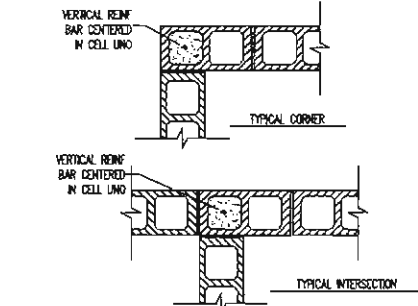
C1 TYPICAL VERTICAL MASONRY REINFORCING DETAILS
NO SCALE



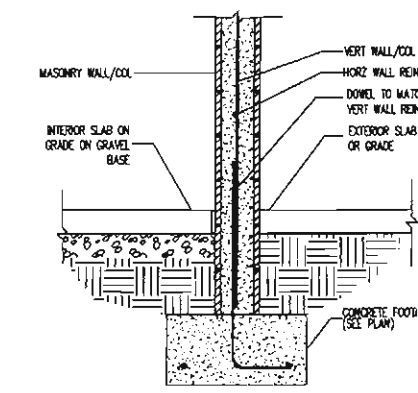
B1 TYPICAL MASONRY WALL ON FOOTING
NO SCALE



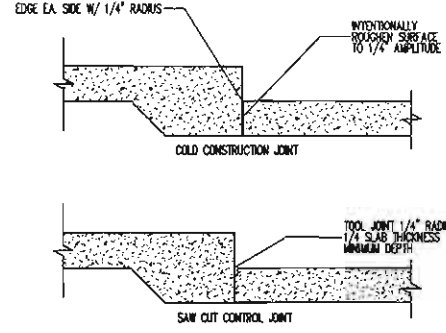
D2 TYPICAL SLAB ON GRADE JOINT DETAILS
NO SCALE



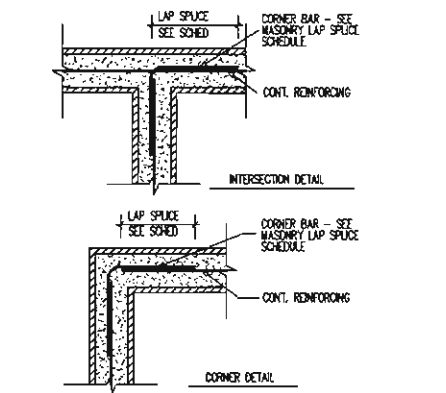
C2 TYPICAL VERTICAL MASONRY REINFORCING DETAILS
NO SCALE



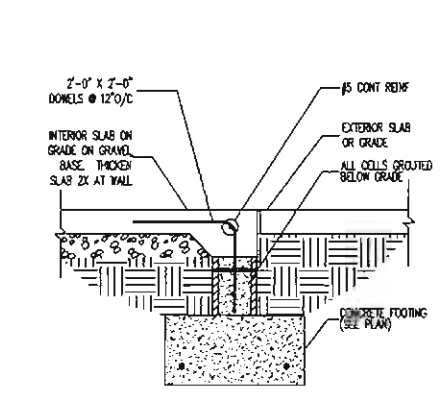
B2 TYP GROUTED MASONRY WALL ON FOOTING
NO SCALE



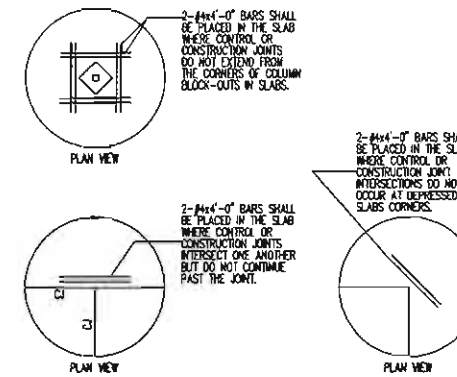
D3 TYPICAL RECESSED SLAB ON GRADE DETAILS
NO SCALE



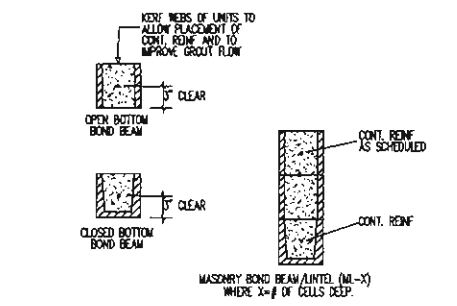
C3 TYPICAL BOND BEAM REINFORCING DETAILS
NO SCALE



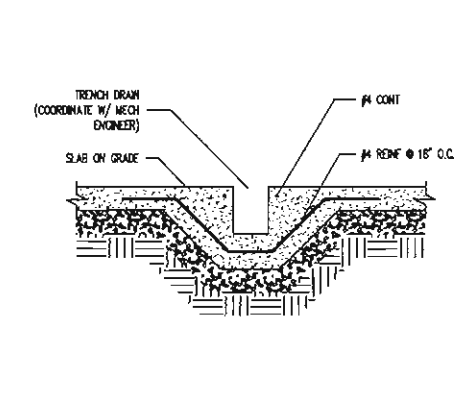
B3 TYPICAL OPENING IN EXTERIOR WALL
NO SCALE



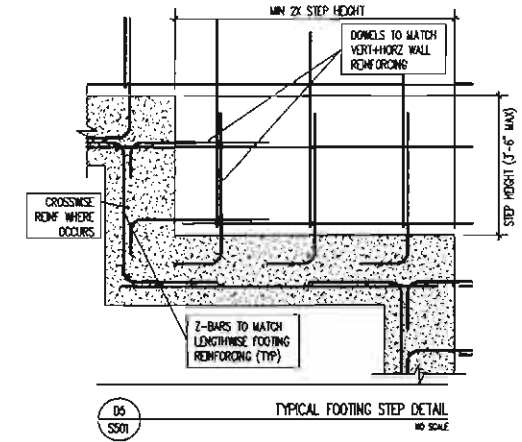
D4 TYPICAL SLAB REINF @ DISCONTINUOUS SLAB JOINTS
NO SCALE



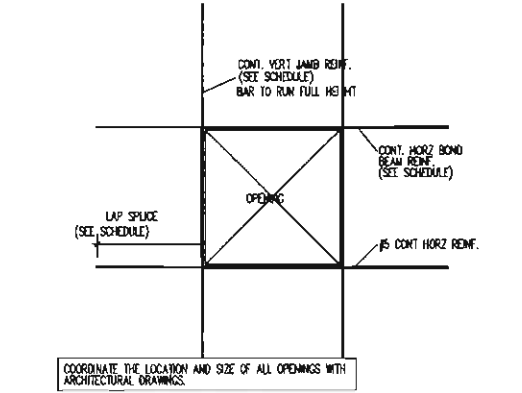
C4 TYPICAL BOND BEAM REINFORCING DETAILS
NO SCALE



B4 TYPICAL TRENCH DRAIN DETAIL
NO SCALE



D5 TYPICAL FOOTING STEP DETAIL
NO SCALE



C5 TYPICAL WALL OPENING DETAIL
NO SCALE

| NO. | REVISIONS |
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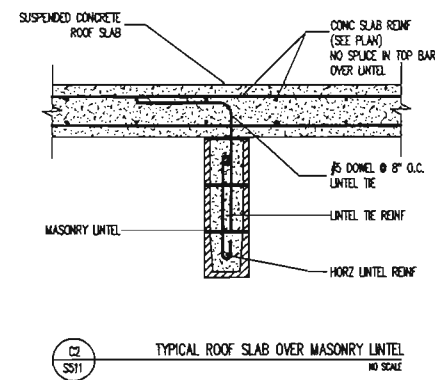
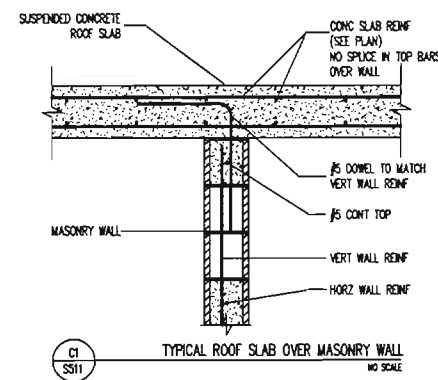
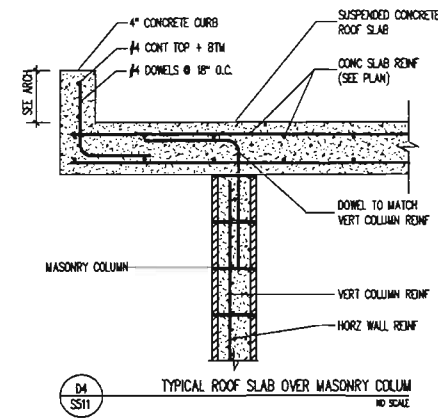
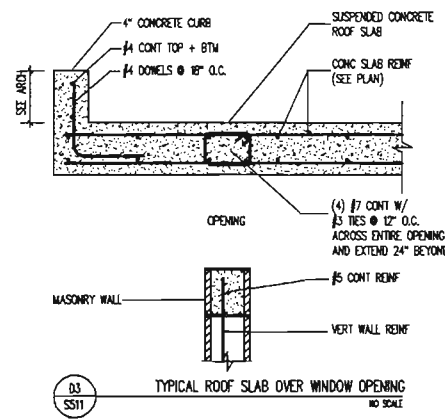
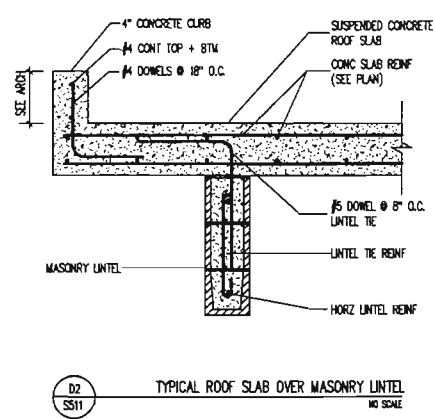
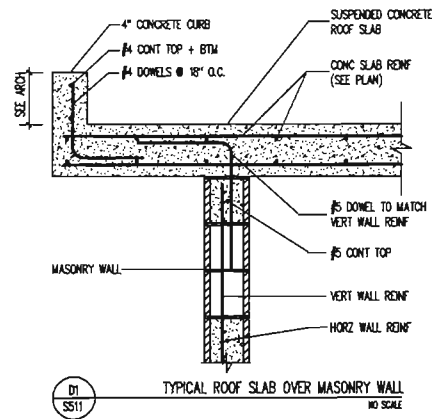
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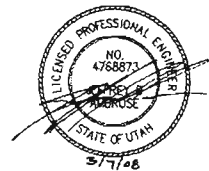


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ROOF FRAMING
DETAILS

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| DRAWINGS INDEX | | REVISIONS | | | |
|----------------|--------------------------|-----------|---|---|---|
| SHEET NUMBER | SHEET TITLE | - | - | - | - |
| M0.0 | LEGEND AND ABBREVIATIONS | | | | |
| M2.1 | MECHANICAL FLOOR PLAN | | | | |
| M5.0 | MECHANICAL DETAILS | | | | |
| M6.0 | MECHANICAL SCHEDULES | | | | |
| P2.1 | PLUMBING FLOOR PLAN | | | | |
| P5.0 | PLUMBING DETAILS | | | | |
| P6.0 | PLUMBING SCHEDULES | | | | |

| ABBREVIATIONS | | | |
|---------------|--------------------------------|-------|---------------------------------------|
| # | ROUND OR DIAMETER | LWT | LEAVING WATER TEMPERATURE |
| AD | ACCESS DOOR | MAX | MAXIMUM |
| AF | AIRFOIL | MBH | THOUSAND BRITISH THERMAL UNITS/HOUR |
| AFF | ABOVE FINISHED FLOOR | MECH | MECHANICAL |
| ALT | ALTERNATE | MIN | MINIMUM |
| BI | BACKWARD INCLINED | NC | NOISE CRITERIA OR NORMALLY CLOSED |
| BOD | BOTTOM OF DUCT | NIC | NOT IN CONTRACT |
| BOP | BOTTOM OF PIPE | NO | NUMBER |
| BTU/H | BRITISH THERMAL UNITS PER HOUR | NOM | NOMINAL |
| CAP | CAPACITY | NTS | NOT TO SCALE |
| CFM | CUBIC FEET PER MINUTE | OA | OUTSIDE AIR |
| CV | CONSTANT VOLUME | ODB | OPPOSED BLADE DAMPER |
| DB | DRY BULB | OD | OVERFLOW DRAIN |
| DIA | DIAMETER | OFI | OWNER FURNISHED, CONTRACTOR INSTALLED |
| DN | DOWN | OFI | OWNER FURNISHED, OWNER INSTALLED |
| DSN | DOWN SPOUT NOZZLE | PD | PRESSURE DROP |
| DW | DISHWASHER | POC | POINT OF CONNECTION |
| (E) | EXISTING | PRV | PRESSURE REDUCING VALVE |
| EA | EXHAUST AIR | PSI | POUNDS PER SQUARE INCH |
| EAT | ENTERING AIR TEMPERATURE | PSIG | POUNDS PER SQUARE INCH GAUGE |
| EFF | EFFICIENCY | RA | RETURN AIR |
| ELEV | ELEVATION | RAD | RADIUS |
| ENCL | ENCLOSURE | RD | ROOF DRAIN |
| ESP | EXTERNAL STATIC PRESSURE | RBPB | REDUCED PRESSURE BACKFLOW PREVENTER |
| ET | EXPANSION TANK | SA | SUPPLY AIR |
| EWG | ELECTRIC WATER COOLER | SEN | SENSIBLE |
| EWT | ENTERING WATER TEMPERATURE | SIM | SIMILAR |
| FCO | FLOOR CLEANOUT | SL | SEA LEVEL |
| FD | FLOOR DRAIN | SP | STATIC PRESSURE |
| FO | FLAT OVAL | SQ FT | SQUARE FEET |
| FS | FLOOR SINK | SS | SERVICE SINK OR STAINLESS STEEL |
| FT | FEET | TOD | TOP OF DUCT |
| FV | FACE VELOCITY | TSP | TOTAL STATIC PRESSURE |
| GA | GAUGE | U | URNAL |
| GAL | GALLON | VAV | VARIABLE AIR VOLUME |
| GD | GARAGE DRAIN | VD | VOLUME DAMPER |
| GPM | GALLONS PER MINUTE | VFD | VARIABLE FREQUENCY DRIVE |
| HP | HORSEPOWER | VOL | VOLUME |
| HR | HOUR | VTR | VENT THROUGH ROOF |
| HT | HEIGHT | W/ | WITH |
| IN | INCH | W/O | WITHOUT |
| INWC | INCHES OF WATER COLUMN | WB | WET BULB |
| INWG | INCHES OF WATER GAUGE | WC | WATER CLOSET |
| IPG | INHIBITED PROPYLENE GLYCOL | MVD | MANUAL VOLUME DAMPER |
| L | LAVATORY OR LOUVER | WCO | WALL CLEANOUT |
| LAT | LEAVING AIR TEMPERATURE | WPD | WATER PRESSURE DROP |
| LBS | POUNDS | WT | WEIGHT |

| MECHANICAL LEGEND | | | |
|--|--|--|-------|
| NOTE: ALL ITEMS MAY NOT APPEAR ON DRAWINGS | | | |
| GATE VALVE | | DEIONIZED WATER | DI |
| OS & Y PATTERN GATE VALVE | | DEIONIZED WATER RETURN | DIR |
| BALL VALVE | | HEAT TRACING | |
| BUTTERFLY VALVE | | CHILLED WATER SUPPLY | CHS |
| MOTORIZED VALVE OPERATOR | | CHILLED WATER RETURN | CHR |
| GAS COCK | | CONDENSER WATER SUPPLY | CS |
| PLUG VALVE | | CONDENSER WATER RETURN | CR |
| CHECK VALVE (SWING OR LIFT AS REQ'D) | | HEATING WATER SUPPLY | HWS |
| SOLENOID VALVE | | HEATING WATER RETURN | HWR |
| AUTOMATIC CONTROL VALVE (2-WAY) | | RADIANT FLOOR SUPPLY | RFS |
| AUTOMATIC CONTROL VALVE (3-WAY) | | RADIANT FLOOR RETURN | RFR |
| PRESSURE REDUCING VALVE | | STEAM | S |
| P & T RELIEF VALVE | | STEAM CONDENSATE RETURN | SCR |
| AIR VENT (AUTOMATIC) | | WATER TREATMENT | WT |
| CURB COCK | | FUEL OIL SUPPLY | FOS |
| THERMAL EXPANSION VALVE | | FUEL OIL RETURN | FOR |
| STRAINER | | REFRIGERANT LIQUID | RL |
| CALIBRATED BALANCE VALVE | | REFRIGERANT SUCTION | RS |
| VENTURI FLOW METER | | HOT GAS | HG |
| REDUCER | | HOT GAS BYPASS | HGBP |
| PET COCK OR GAUGE COCK | | VACUUM | V |
| PRESSURE GAUGE W/GAUGE COCK | | MEDICAL AIR | MA |
| THERMOMETER | | OXYGEN | O2 |
| TEMPERATURE & PRESSURE TEST PLUG | | NITROUS OXIDE | N2O |
| IN-LINE PUMP | | NITROGEN | N |
| FLOW SWITCH | | HYDROGEN | H |
| AQUASTAT | | HELIUM | HE |
| TEMPERATURE SENSING WELL | | CARBON DIOXIDE | CO2 |
| HOSE BIBB OR SILCOCK | | ARGON | AR |
| YARD HYDRANT | | DUCT SIZE (IN), FIRST FIGURE IS SIDE SHOWN | 18/12 |
| FLOOR DRAIN | | BURIED OR UNDERFLOOR DUCT | |
| FLOOR SINK | | DUCT W/ ACOUSTICAL LINING | |
| MANHOLE | | FLEXIBLE DUCT (HELICAL) | |
| WALL CLEANOUT | | SPIN-IN FITTING W/ MVD | |
| FLOOR OR GRADE CLEANOUT | | FLEXIBLE DUCT CONNECTION | |
| GRADE CLEANOUT W/ CONCRETE PAD | | SUPPLY SLOT DIFFUSER | |
| VENT THROUGH ROOF | | SUPPLY DIFFUSER | |
| POST TYPE FDC CONNECTION | | RETURN GRILLE | |
| WALL TYPE FDC CONNECTION | | RADIAL SUPPLY DIFFUSERS | |
| FIRE HOSE CABINET | | RETURN AIR DUCT SECTION | |
| FIRE DEPT. HORN & LIGHT | | RETURN AIR DUCT UP | |
| EXPANSION JOINT | | RETURN AIR DUCT DOWN | |
| FLEXIBLE PIPE CONNECTION | | SUPPLY AIR DUCT SECTION | |
| REDUCED PRESSURE BACKFLOW PREVENTER | | SUPPLY AIR DUCT UP | |
| DIRECTION OF FLOW | | SUPPLY AIR DUCT DOWN | |
| ELBOW DOWN | | EXHAUST AIR DUCT SECTION | |
| ELBOW UP | | EXHAUST AIR DUCT UP | |
| PIPE CAP | | EXHAUST AIR DUCT DOWN | |
| TEE DOWN | | ACCESS PANEL | |
| UNION | | MANUAL VOLUME DAMPER | |
| DOMESTIC COLD WATER | | GRAVITY BACKDRAFT DAMPER | |
| DOMESTIC HOT WATER | | MOTORIZED DAMPER | |
| HOT WATER CIRC. | | AIR FLOW STATION | |
| TEMPERED WATER | | FIRE DAMPER | |
| SANITARY (PLBG) VENT | | SMOKE DAMPER | |
| SANITARY SEWER ABOVE GRADE | | COMBINATION FIRE/SMOKE DAMPER | |
| SANITARY SEWER BELOW GRADE | | DUCT TRANSITION | |
| GREASE WASTE ABOVE GRADE | | ELBOW W/ TURNING VANES | |
| GREASE WASTE BELOW GRADE | | TEE W/ 45° ENTRY | |
| DRAIN | | WYE W/ 45° ENTRY | |
| ROOF DRAIN | | THERMOSTAT OR TEMP SENSOR | |
| OVERFLOW DRAIN | | HUMIDISTAT OR HUMIDITY SENSOR | |
| STORM DRAIN ABOVE GRADE | | POINT OF REMOVAL FROM EXISTING | |
| STORM DRAIN BELOW GRADE | | POINT OF CONNECTION TO EXISTING | |
| FIRE SERVICE | | DETAIL TAG | |
| NATURAL GAS | | KEYED NOTE | |
| PROPANE | | SECTION NO. | |
| COMPRESSED AIR | | DRAWING NO. | |
| INDUSTRIAL WATER (NON-POTABLE) | | SECTION CUT LINE | |

| REVISIONS | |
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| CONSULTANTS | |
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**TRACY AVIARY
FLIGHT CAGE**

589 East 1300 South
Salt Lake City, UT 84105
801.596.8500

**100%
CONSTRUCTION DOCUMENTS**

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| DRAWN BY: | TCF |
| CHECKED BY: | BRC |
| OWNER PROJECT NO.: | 2007-121.00 |
| GSBS PROJECT NO.: | 2007.042.00 |
| ISSUED DATE: | 7 MARCH 08 |

**LEGEND AND
ABBREVIATIONS**

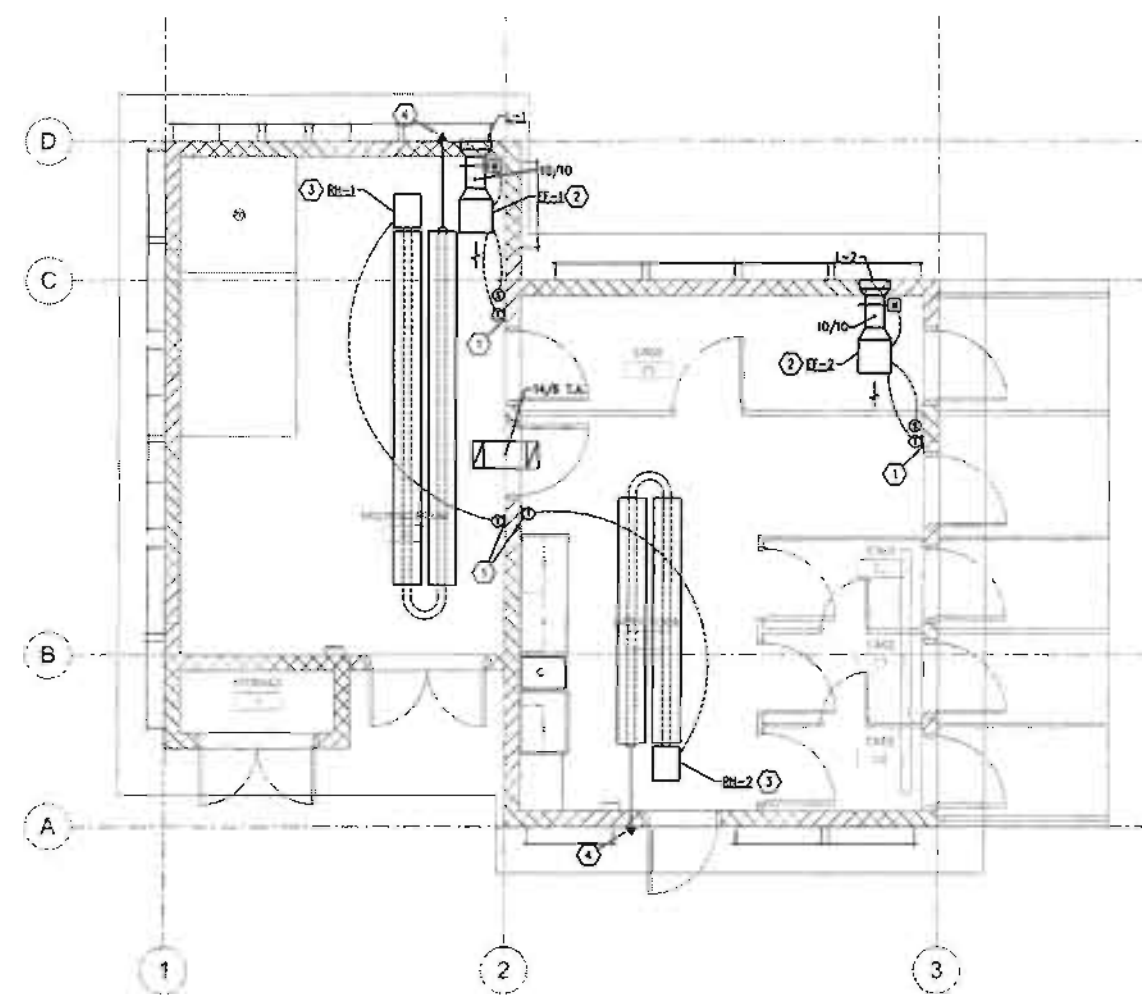
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244 West 300 North Suite 200
Salt Lake City, Utah 84103
Phone: 801.522-2400 / Fax: 801.522-2416

KEYED NOTES

- ① INSULATED BASE
- ② HANG EXHAUST FAN FROM STRUCTURE WITH ALL THREAD ROD AND SPRING VIBRATION ISOLATORS. PROVIDE 1/4" SCREEN OVER INLET OF FAN.
- ③ INSTALL RADIANT HEAT TO STRUCTURE ABOVE AS REQUIRED PER MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE EXACT LOCATION WITH OWNER.
- ④ FLUE TERMINATION

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① MECHANICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"



**TRACY AVIARY
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Salt Lake City, UT 84105
801.536.8500

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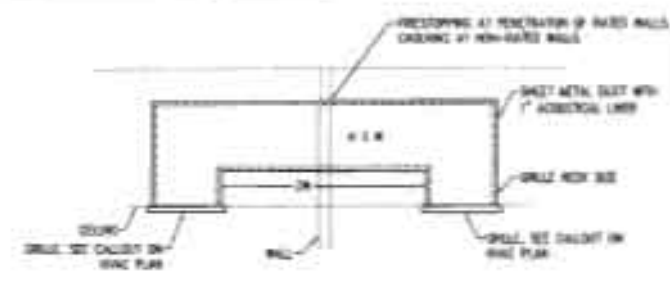
MECHANICAL FLOOR PLAN

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244 West 200 North Suite 200
Salt Lake City, Utah 84105
Phone: 801.536.8500 / Fax: 801.536.8448

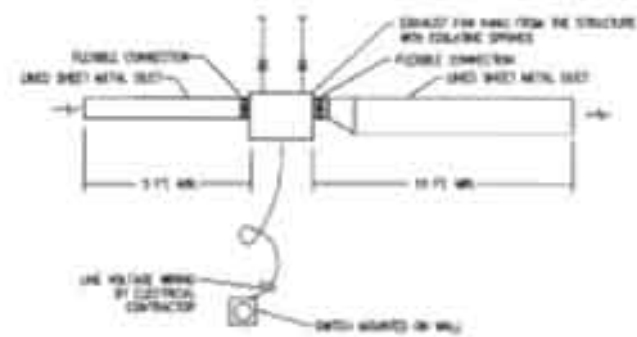
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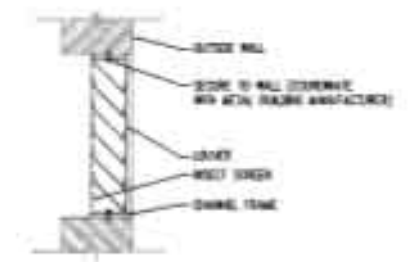
| SIZE | GRILLE HEIGHT (INCH) | W (IN) | H (IN) | MAX. TRANSFER (CFM) | APPROX. QP (INCH) |
|------|----------------------|--------|--------|---------------------|-------------------|
| A | 22 X 10 | 22 | 8 | 300 | 0.12 |
| B | 22 X 22 | 22 | 12 | 650 | 0.12 |



1 TRANSFER AIR DUCT (GRILLE/GRILLE)
NO SCALE



2 INLINE EXHAUST FAN DETAIL
NO SCALE



3 LOUVER DETAIL
NO SCALE

4 NO SCALE

5 NO SCALE

6 NO SCALE

7 NO SCALE

8 NO SCALE

9 NO SCALE



**TRACY AVIARY
FLIGHT CAGE**

885 East 800 South
Salt Lake City, UT 84111
801.462.1111

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CHECKED BY: SMC
OWNER PROJECT NO.: 2007-0100
GSBS PROJECT NO.: 1007-04-001
ISSUED DATE: 7/14/2008

MECHANICAL DETAILS



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CONSULTANTS:

| PLAN CODE | AREA SERVED | TYPE | CFM @ ELEV. | ESP (Ø ELEV.) | FAN RPM | MOTOR | | SONES | DAMPER (GRAVITY OR MOTOR) | METHOD OF CONTROL | OPENING SIZE (IN) | DIMENSIONS | | | MAX. OPERATING WT. (LBS.) | MANUFACTURER / MODEL | REMARKS |
|-----------|--------------|--------------------|-------------|---------------|---------|-------|-----------------|-------|---------------------------|---------------------|-------------------|------------|--------|--------|---------------------------|----------------------|---------|
| | | | | | | H.P. | VOLTAGE & PHASE | | | | | L (IN) | W (IN) | H (IN) | | | |
| EF-1 | HOLDING ROOM | CENTRIFUGAL INLINE | 200 | 0.50 | 1490 | 1/6 | 115/1 | 6.5 | GRAVITY | THERMOSTAT & SWITCH | 12 x 12 | 17 | 17 | 16 | 120 | COOK 90SQM12D | |
| EF-2 | WORK ROOM | CENTRIFUGAL INLINE | 200 | 0.50 | 1490 | 1/6 | 115/1 | 6.5 | GRAVITY | THERMOSTAT & SWITCH | 12 x 12 | 17 | 17 | 16 | 120 | COOK 90SQM12D | |

① INLET SCREEN 1/4" OPENINGS.

| PLAN CODE | AREA SERVED | BURNER | | | DIMENSIONS | | | | MANUFACTURER & MODEL NO. | REMARKS |
|-----------|--------------|-----------|------------|-----|---------------|---------------|------------|------------------|--------------------------|---------|
| | | INPUT MBH | VOLT/PHASE | RLA | TUBE DIA (IN) | FLUE DIA (IN) | WEIGHT LBS | TUBE LENGTH (FT) | | |
| RH-1 | HOLDING ROOM | 80 | 120/1 | 1.0 | 4 | 4 | 179 | 30 | ROBERTS GORDON CH2-80 | ① ② ③ ④ |
| RH-2 | WORK ROOM | 80 | 120/1 | 1.0 | 4 | 4 | 145 | 20 | ROBERTS GORDON CH2-80 | ① ② ③ ④ |

- ① NATURAL GAS, ALUMINUM REFLECTORS, HEAT TREATED ALUMINIZED TUBING, HOT SURFACE IGNITION.
- ② PROVIDE 24 VOLT THERMOSTAT.
- ③ SIDE WALL VENTED.
- ④ MINIMUM 6" MOUNTING HEIGHT FROM STRUCTURE.

| PLAN CODE | CFM | VELOCITY FPM | FREE AREA SQ. FT. | MAX. DIMENSIONS (W x H) (IN) | MANUFACTURER & MODEL NO. |
|-----------|-----|--------------|-------------------|------------------------------|--------------------------|
| L-1 | 200 | 285 | 0.70 | 24 x 12 | AIRLOUPE K6776 ① |
| L-2 | 200 | 285 | 0.70 | 24 x 12 | AIRLOUPE K6776 |

① BIRD SCREEN.

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801.596.8500

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CHECKED BY: BRC
OWNER PROJECT NO.: 2007-121.00
GSBS PROJECT NO.: 2007.042.00
ISSUED DATE: 7 MARCH 08

MECHANICAL SCHEDULES

**Colvin
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244 West 300 North Suite 200
Salt Lake City, Utah 84103
Phone: 801-322-9400 / Fax: 801-322-9416

M6.0

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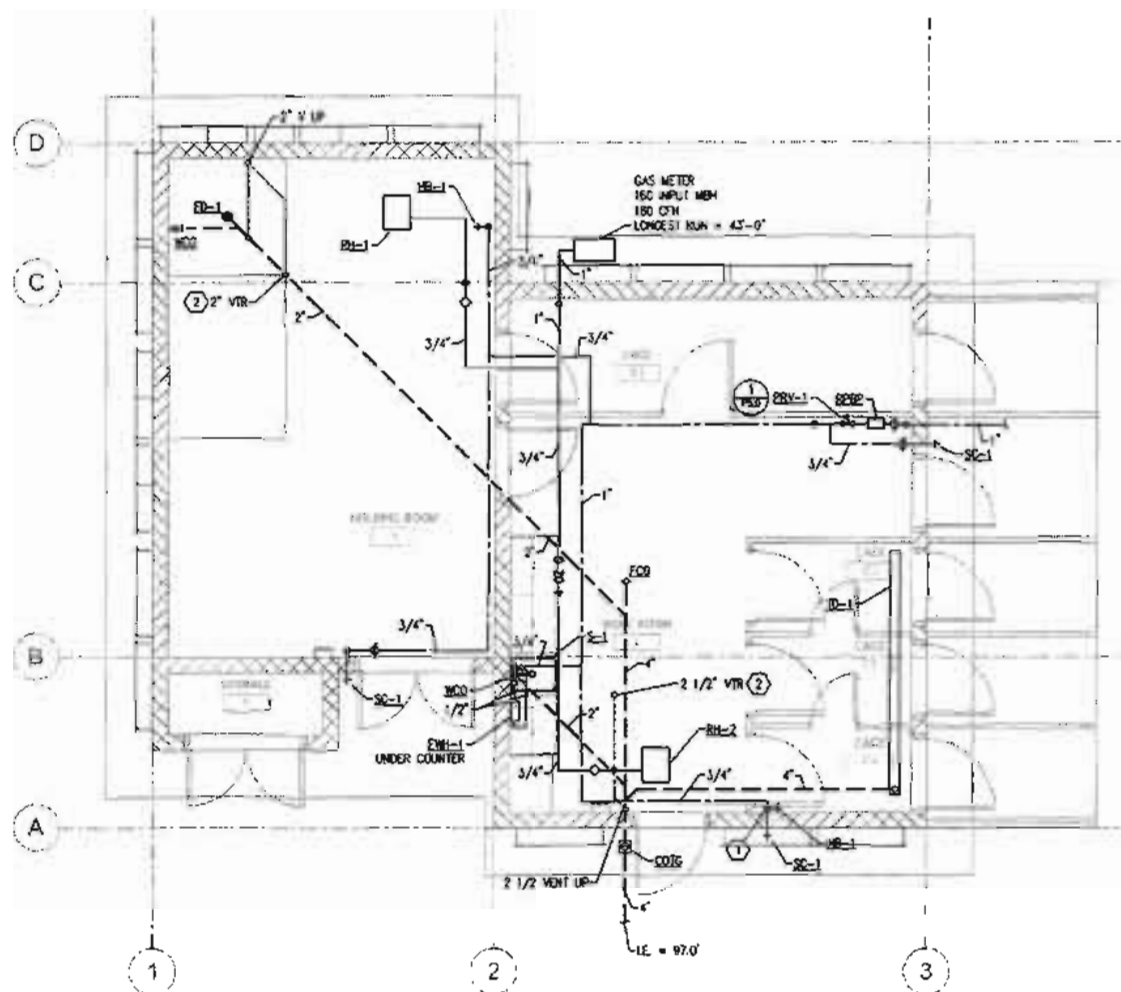
KEYED NOTES

- ① INSTALL BALL VALVE DOWN STREAM OF RB-1 TO ISOLATE SC-1
- ② OFFSET VENT BACK 5'-0" BEFORE PENETRATING ROOF.

REVISIONS:

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CONSULTANTS:



① **PLUMBING FLOOR PLAN**
SCALE: 1/4" = 1'-0"



**TRACY AVIARY
FLIGHT CAGE**

589 East 1500 South
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408.8500

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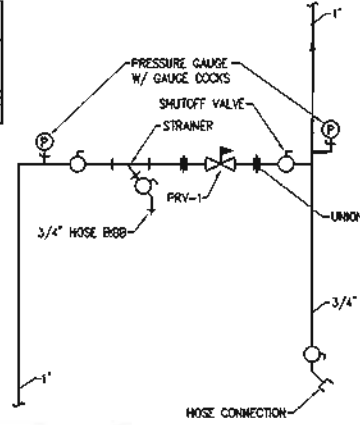
PLUMBING FLOOR PLAN

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Phone: 801.322-0400 / Fax: 801.322-0410

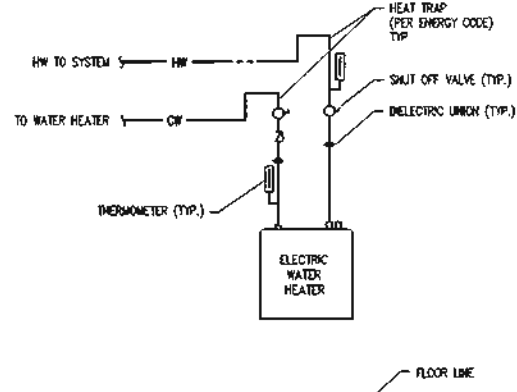
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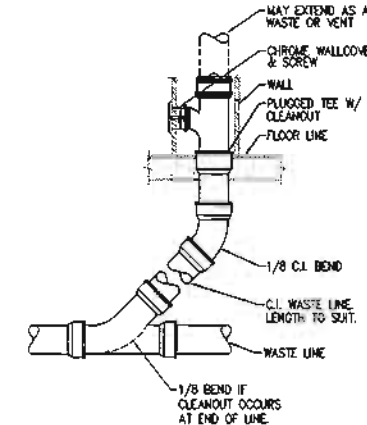
| PRV SCHEDULE | | | | |
|--------------|------|-------------------|-------------------------|------------------------------|
| PLAN CODE | SIZE | MAX. GPM @ 10 PSI | PRESSURE SETTING (PSIG) | MANUFACTURER & MODEL NO. |
| PRV-1 | 3/4" | 20 | 70 | WATTS REGULATOR SERIES 22-3S |



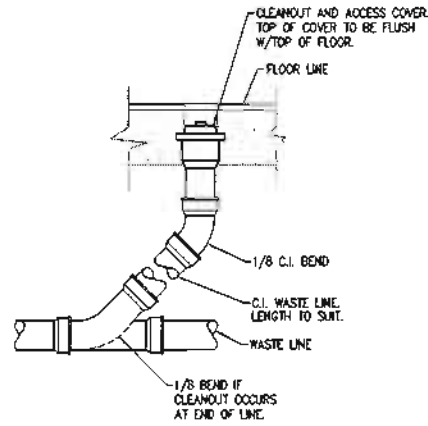
1 PRV STATION DETAIL
NO SCALE



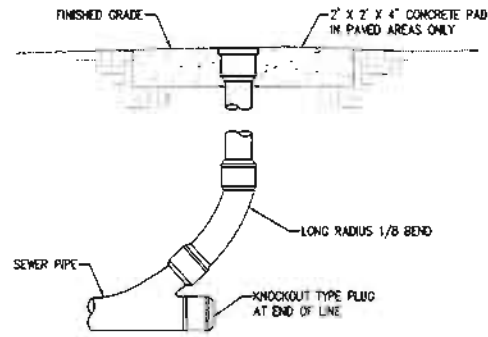
2 ELECTRIC INSTANT HOT WATER DETAIL
NO SCALE



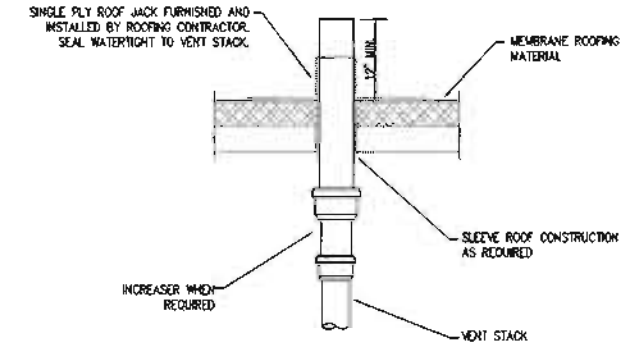
3 WALL CLEANOUT DETAIL
NO SCALE



4 FLOOR CLEANOUT DETAIL
NO SCALE



5 SURFACE CLEANOUT DETAIL
NO SCALE



6 VENT THROUGH ROOF DETAIL
NO SCALE

7 NO SCALE

8 NO SCALE

9 NO SCALE



TRACY AVIARY
FLIGHT CAGE

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Salt Lake City, UT 84103
801.581.8300

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ISSUED DATE: 7 MARCH 08

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CONSULTANTS:

| PLAN CODE | DESCRIPTION | ROUGH-IN SIZE | | | | | | MANUFACTURE |
|-----------|--|---------------|------|----------|--------|-----------|-------|--|
| | | C.W. | H.W. | TEMPERED | WASTE | VENT | STORM | |
| S-1 | SINGLE COMPARTMENT, RECTANGULAR STAINLESS STEEL COUNTER MOUNT SINK, GOOSENECK SWING SPOUT WITH SPRAYER AND WING HANDLES, 18 GA., 0.5 GPM AERATOR | 1/2" | 1/2" | - | 1 1/2" | 1 1/4" | - | BOWL: ELKAY LRAD 172055 (2 HOLE CONFIGURATION 4" ON CENTER AND 6" DEEP BOWL) FAUCET: T&S PRE-RINSE UNIT WITH SPRAYER AND WALL BRACKET #B-2338 STRAINER: ELKAY LK-35 OR EQUAL |
| TP-1 | TRAP PRIMER | 1/2" | - | - | - | - | - | PRECISION PLUMBING PRODUCTS INC. PR-500. PR-500 WITH DISTRIBUTION SYSTEM DU-2 OR EQUAL |
| WCO | WALL CLEANOUT | - | - | - | - | SEE PLANS | - | J.R. SMITH MANUFACTURING COMPANY SERIES 4530, CAST IRON CLEANOUT TEE, ABS PLUG, STAINLESS STEEL COVER WITH VANDAL PROOF SECURITY SCREWS, OR EQUAL. |
| SC-1 | SILCOCK (OUTDOOR FREEZE PROOF USE) | 3/4" | - | - | - | - | - | WOODFORD MANUFACTURING CO. MODEL 65 (OR EQUAL) WALL MOUNTED ANTI-SIPHON AUTOMATIC DRAINING FREEZELESS WALL HYDRANT. WALL HYDRANT SHALL BE PROVIDED WITH LOOSE KEY SHUTOFF, 3/4" INLET AND 3/4" MALE HOSE THREAD OUTLET. EXTERIOR FINISH SHALL BE CHROME PLATED. OR EQUAL |
| HB-1 | HOSE BIBB - WALL MOUNTED (INDOOR FINISHED AREA USE) | 3/4" | - | - | - | - | - | CHICAGO FAUCETS MODEL 952.0P, BRASS CONSTRUCTION HOSE BIB, CHROME PLATED FINISH, VACUUM BREAKER, 3/4" HOSE THREAD, WALL FLANGE, LOOSE KEY OPERATOR. OR EQUAL |
| FD-1 | FLOOR DRAIN (INDOOR FINISHED AREA USE) | - | - | - | 2" | 1 1/2" | - | J.R. SMITH MANUFACTURING COMPANY FIG. 2005Y-B-P050-NB DUCO CAST IRON FLOOR DRAIN. DRAIN TO BE PROVIDED WITH 2" OUTLET, SQUARE NICKEL BRONZE STRAINER HEAD, TRAP PRIMER CONNECTION AND VANDAL PROOF SCREWS. STRAINER HEAD MUST BE HEEL PROOF, DEEP SEAL TRAP. OR EQUAL. |
| TD-1 | TRENCH DRAIN | - | - | - | 4" | SEE PLANS | - | J.R. SMITH MANUFACTURING COMPANY SERIES 9931-G, CAST IRON, DUCTILE IRON COVER, 10'-6" LENGTH SLOPED TO END. OR EQUAL |

| ELECTRIC WATER HEATER SCHEDULE (EWH) | | | | | | | | | | | | | |
|--------------------------------------|--------------|------|--------------|------------|---------------|----------|---------|-----------------|------------|-------------|-----------------------------|--------------------------------|---------|
| PLAN CODE | VOLT & PHASE | AMPS | INPUT BTU/HR | INPUT (KW) | TEMP. RISE °F | | | MAX. DIMENSIONS | | | MAX. OPERATING WEIGHT (LBS) | MANUFACTURER & MODEL NO. | REMARKS |
| | | | | | 0.5 GPM | 0.75 GPM | 1.0 GPM | WIDTH (IN) | DEPTH (IN) | HEIGHT (IN) | | | |
| EWH-1 | 240/1 | 27.0 | 22,178 | 6.5 | 88 | 59 | 44 | 5 | 2 | 10 | 5 | BRADFORD WHITE ETC-6500-4-5-10 | - |

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**TRACY AVIARY
FLIGHT CAGE**

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PLUMBING SCHEDULES

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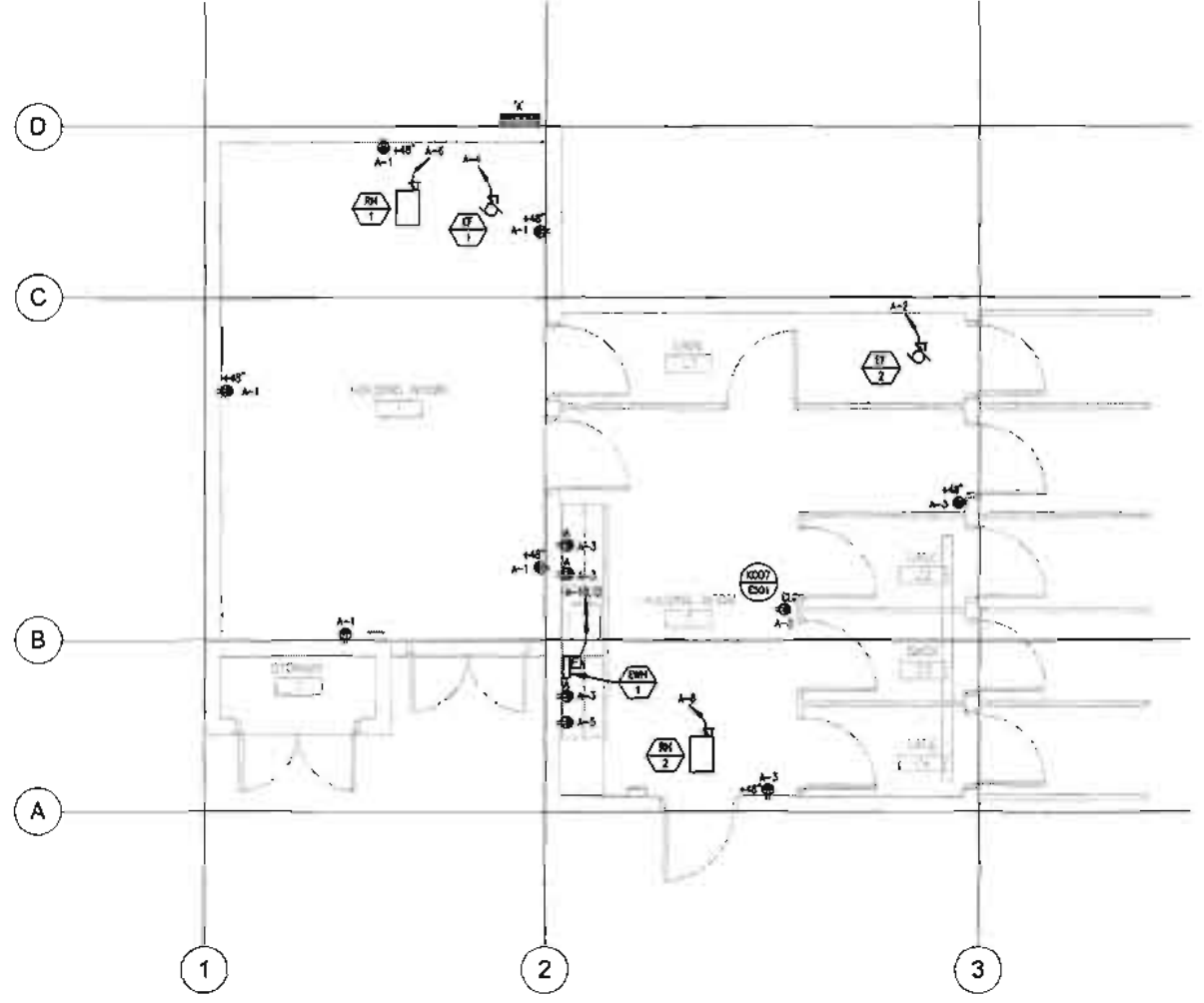
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**POWER
PLAN**

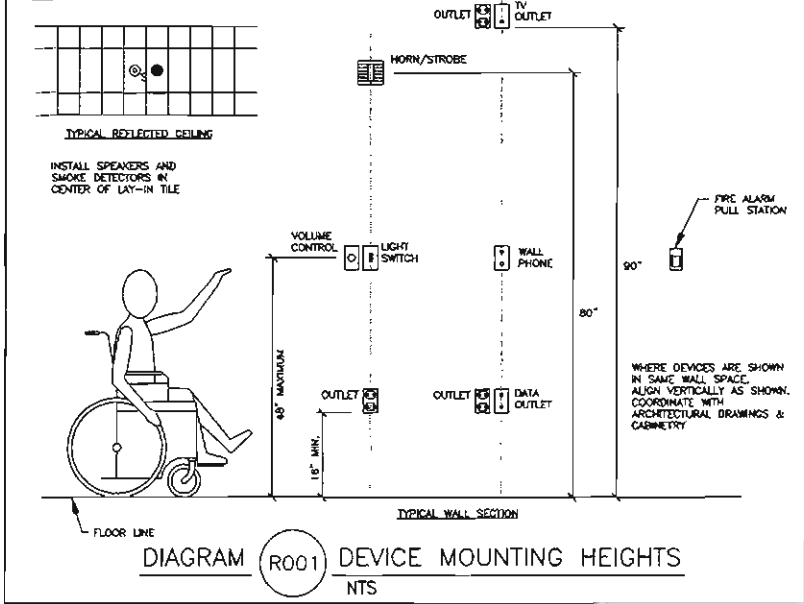
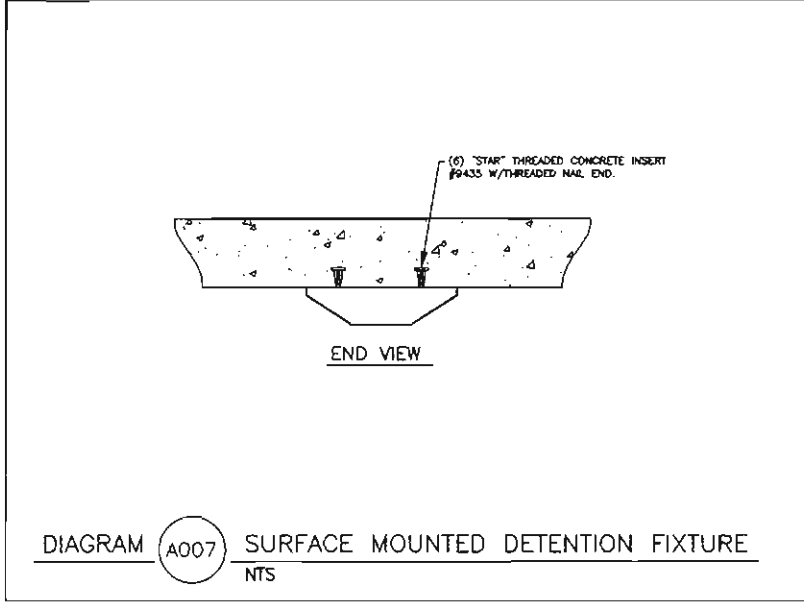
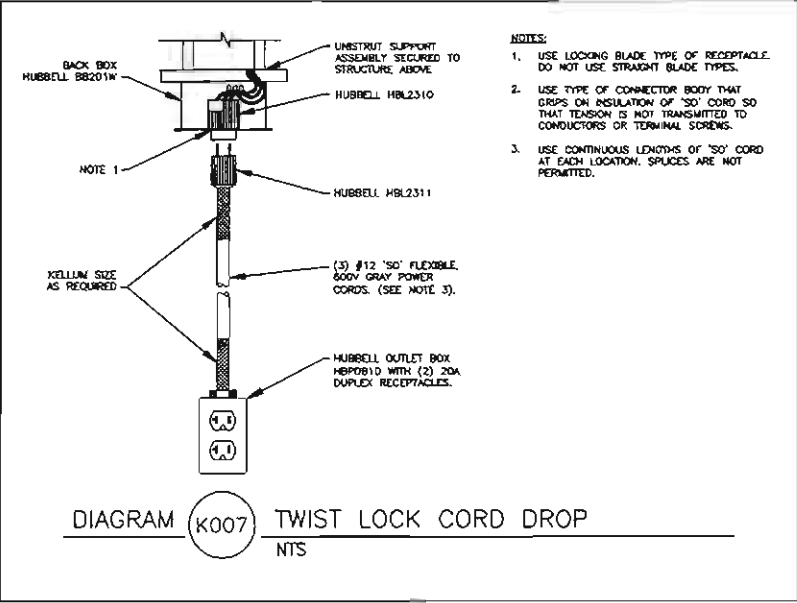
E301



PLAN NORTH
POWER PLAN
1/4" = 1'-0"
0 2' 4' 6'

Dr. 0804 Jul 05 2008 - 1:45pm
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SHEET KEYNOTES

① MOUNT IN 50YH ABOVE THE DOOR

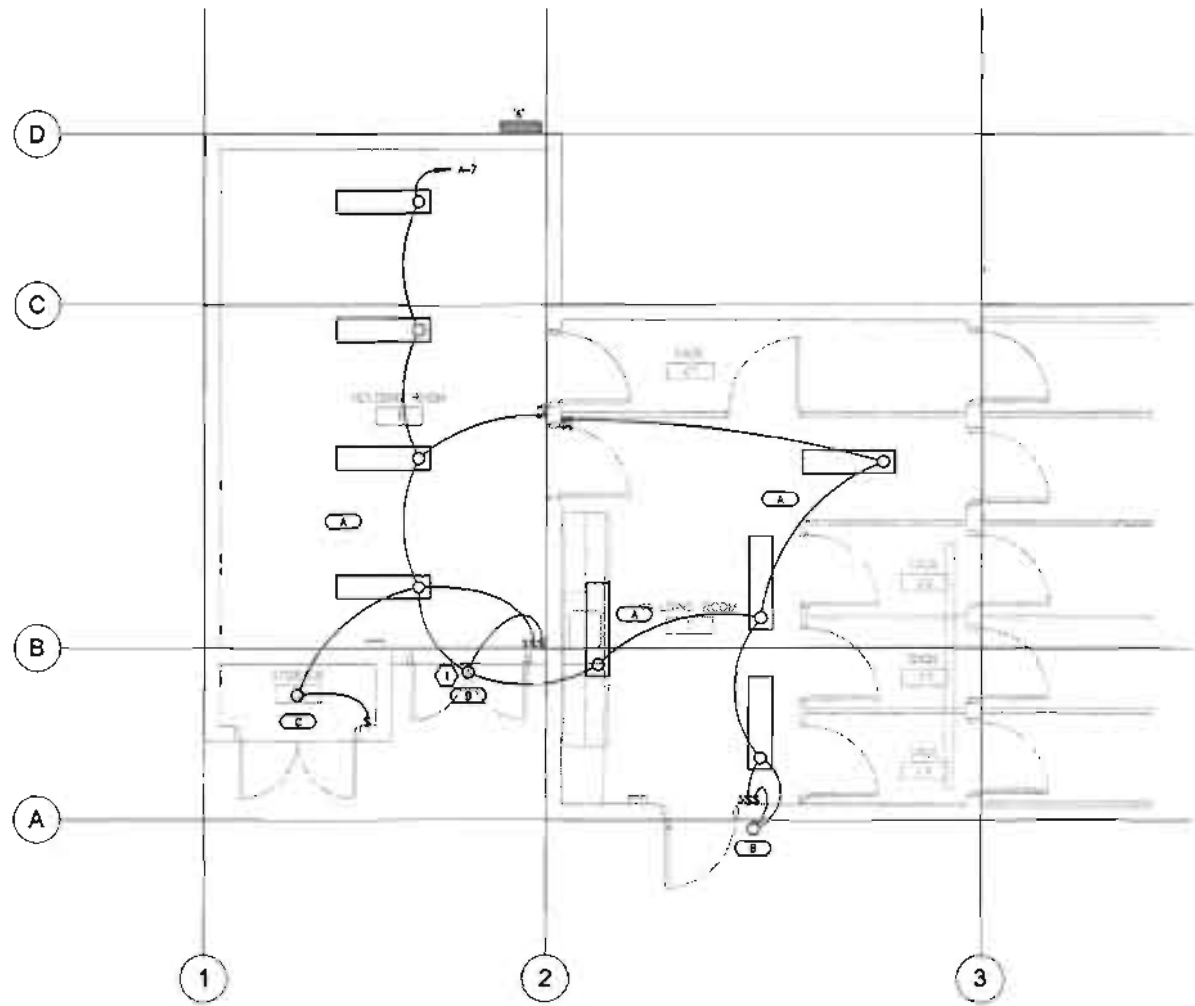


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PLAN NORTH
LIGHTING PLAN
1/4" = 1'-0"
0 2' 4' 8'

TRACY AVIARY
FLIGHT CAGE

888 East 1300 South
Salt Lake City, UT 84106
BNA CONSULTING

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DESIGNED BY: BNA
CHECKED BY: JQH
OWNER PROJECT NO.: Project #
BNA PROJECT NO.: 2007.04.2.00
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LIGHTING
PLAN

E201

By: jshah on 03-07-08 1:42pm
C:\projects\tracy\tracy-e201.dwg

Attachment B

Photographs



Proposed building will be located to the left of the flight cage





Proposed building will be approximately the opposite side of this view.



Proposed building will be to the right.



Existing Flight Cage during rehab



Approximate location of proposed building.