



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission
From: Carl Leith
801 535 7758 or Carl.Leith@slcgov.com
Date: August 6, 2015
Re: City and County Building Seismic Upgrade, Stone Remediation & Window Refurbishment
PLNHLC2015-00557

BRIEFING

PROPERTY ADDRESS: City & County Building, 45 S. State Street, Salt Lake City, UT 84114
PARCEL ID: 1606307001
HISTORIC DISTRICT or LANDMARK SITE: Landmark Site
ZONING DISTRICT: PL (Public Lands District)
MASTER PLAN: Central Community Master Plan

REQUEST

Charles Shepherd, VCBO Architecture, on behalf of owner Salt Lake City Corporation, requests a certificate of appropriateness for repair, remediation and upgrade work to the City and County Building, consisting of stone repair & remediation, window refurbishment, and seismic repairs and upgrades to the building. The subject property is used as government offices for Salt Lake City Corporation. The City and County Building is a Landmark Structure on the Salt Lake City Register of Cultural Resources.

RECOMMENDATION

The Commission will be briefed on this application and the proposed work. Staff is recommending that the Commission provide comment, hold a public hearing, then delegate staff the final review of the Certificate of appropriateness.

BACKGROUND AND PROJECT DESCRIPTION

The City and County Building was the subject of extensive seismic upgrades, stone repair and window replacement in the 1980s. Since that time the knowledge of potential seismic activity and dynamics have expanded, prompting consideration of additional seismic event magnitude and measures. Since the repairs of the 1980s, the condition of the stonework has deteriorated to a point where extensive remediation work is required. Repair, stabilization and protection of the stonework are proposed. While scaffolding is in place, the windows will be repaired and refinished.

Summary of Proposed Work

Seismic Upgrade Work

The work to enhance seismic performance in the 1980s involved several parts of the building, including placing the building on base isolators. In recent tests these isolators performed as intended, designed to minimize impact in a 500 year event. Current seismic design however focuses on a larger 2500 year event, with much more extensive movement of the building anticipated in such a scenario. With this degree of movement the existing base isolators are unlikely to cope. Current upgrades are designed to limit the degree of lateral movement to the design maximum of the existing isolators. These include:

- Work within the non-public sub-basement of the building
- Irregular foundation remnants will be removed
- Construction of a series of concrete piers positioned close to the base isolators
- New access route/s will be excavated through modern landscaping and the 1980s concrete moat wall
- Possible at grade access stairs to the sub-basement level
- No publicly-visible view of this seismic work.

Stonework

This can be defined in three main areas.

- Stone remediation work
- Flashing & water proofing work
- Construction access in the form of scaffolding, cranes, platforms and hoists, etc.

Remediation will include work to repair, stabilize and protect the stonework. This involves the replacement of some stone units or the face of the stone, repair of stone profiles, repairs to cracked stone, and general repointing. Flashing and water proofing work will consist of repair to flashing, guttering and metal roofing, with new metal flashings to protect stonework, and replacement of or new waterproof membranes to balconies, etc.

Miscellaneous Work

Windows will be repaired where required, repainted and re-caulked. The windows are not considered to require replacement. Work around the building will affect existing landscaping and planting, which will be reinstated upon completion.

See Attachments A & B of this report for a detailed description of work and plans.

DISCUSSION

The proposed work arises from extensive and detailed review, survey, research and consideration. Proposals will adopt and follow current best practices in these areas.

ATTACHMENTS

- A. Description of Work
- B. Drawings – Repair & Upgrades
- C. Photographs
- D. Public Process and Comments

ATTACHMENT A: DESCRIPTION OF WORK

Salt Lake City and County Building Seismic Upgrade and Stone Remediation

VCBO Architecture

July 2015

Project description

The City and County Building Seismic Upgrade and Stone Remediation project is a substantial project intended to address a serious seismic issue and stone deterioration to better preserve this historic building for many more decades. Although the building was restored and seismically upgraded in the 1980s recent studies have indicated the need for intervention at this time.

Seismic

In addition to some structural upgrades completed in 1986 in various locations throughout the historic building, it was also placed on base isolators to minimize the impact of earthquake forces and movement. A recent investigation by Reaveley Engineers has shown the system performs as designed and the steel/rubber base isolators are in very good functioning condition. Unfortunately, geotechnical investigations and sciences have progressed in the last three decades and we now know the largest expected earthquake is significantly larger than previously expected. This is now also recognized in the building code. Specifically, the existing system is designed to address an earthquake that could occur every 500 years while current seismic design now focuses on the much larger 2500 year event.

During an earthquake a base-isolated building moves laterally, back-and-forth and side-to-side, as the base isolators absorb energy and minimize hard forces being transmitted into the building. In the 500 year event, the building is expected to move as much as 8 in. in any (or all) directions. (A gap about 18 in. wide was created around the building during the 1980s upgrade. This moat is covered by a horizontal steel plate that 'skirts' the full perimeter of the building.) During a much larger 2500 year event the building could move up to 18 in. laterally. The recently identified seismic deficiency is the base isolators will essentially 'roll over' when the building has moved about 14-16 in. If that happened the building would drop into the sub-basement and very significant damage would occur, possibly destruction of the building.

Given the low probability of this very large earthquake, the structural engineers recommended several corrective options and the City has elected to develop an array of reinforced concrete 'shoulder walls' or piers throughout the sub-basement. These short walls will be positioned to the sides of many of the base isolators (about 450 total) and built to within ½ in. of the modern concrete beams that now support the building on the base isolators. In the event of isolator

'roll over' the building will be fully supported on these concrete piers. Future decisions and seismic repairs will then be required but the building should be in a restorable condition.

This seismic upgrade work will be fully within the non-public sub-basement with no extension to any restored floors or areas of the historic building. To construct the concrete piers, irregular foundation remnants will be removed in many locations within the sub-basement to create the even ½ in. gap. Currently the only access to the sub-basement is through one door on the lower level and three floor access hatches (in closets and the café.) It is likely the contractor will excavate new access routes probably flanking the west entry stairs. These excavations would be through modern landscaping and through the modern concrete moat wall. They may be fully 'erased' at the end of the project or covered, at-grade stairwells may be created through the re-landscaped planter area. Overall, there will be essentially no publically visible view of this seismic work.

Stone

The stone repair work being proposed is restorative rather than routine maintenance at a large number of areas. The work can be divided into three main areas:

1. Stone remediation work,
2. Flashing and water proofing work, and
3. Construction access (scaffolding, cranes, platforms, hoists, etc.) while assuring safety of all building users.

The stone remediation will consist of work to repair, stabilize and protect the stonework; to return it to the best possible condition; and take appropriate steps to protect it from further deterioration. This will include the complete replacement of a few stone units or replacement of just the stone face, pinning new matching stone to re-create the historic condition. Repair of stone profile lost through deterioration will use custom patching mortar to match the visual characteristics of the historic stone, adding the patching material to stone faces after appropriate preparation, and tooling to a new surface similar to the historic stone. Stonework with sizeable cracks will receive micro injections to close some cracks. Larger cracks will require epoxy-set stainless steel pins to regain structural integrity. All resulting holes will be patched to blend with the historic stone. In many locations, the existing mortar joints are deteriorated allowing moisture to penetrate into the stone walls. These failed joints will be cleaned ('raked') to the correct depth and new matching mortar placed ('repointed') with final tooling of the new mortar joints to both function properly and match the appropriate historic appearance. General cleaning or chemical treatment ('consolidation') of the historic stone is not proposed as petrographic investigation has shown this would not be effective.

Flashing and waterproofing work will consist of repairing existing damaged flashing, gutters, and metal roofing etc. where possible, and installing new metal flashing in the many locations where this 'positive' protection will be most effective in preventing or greatly reducing deterioration of the soft historic stone. Statuary bases, coping stones, sloped stones above the main cornice, stones below window sills, plinths below column bases, window and transom sills are some of these locations. Sheet metal flashing is essential to prevent moisture from impacting the stone. The flashing installation typically involves use of fasteners and sealants selected to function properly with the stone and sheetmetal as well as blend with other existing work. On several balconies, work would also include removal of existing, failed waterproofing membranes and masonry wearing surfaces where present. Following specific preparation new waterproofing membranes and flashing would be installed, with new stone pavers in public locations. In some tower locations new liquid applied 'walkable' waterproofing system will be installed with durable sheet metal roofing in hard-to-access locations. Old flashing will be repaired or replaced as needed. Specific attention will be given to all 'sky-facing' joints on stone balustrades and similar locations.

Access efficiency and building population protection are twin goals throughout the stone remediation project. Getting the equipment, materials and workers to all areas of the building exterior, including the tower, is essential to appropriately execute the needed repairs. Full protection of all building users from all construction activities, as well as any limited falling debris, is critical. Planning, developing and coordinating construction access and public safety will be a major task for the general contractor.

Miscellaneous Work

While scaffolding is in place the existing wood windows will be repainted and recaulked. Some limited epoxy consolidation of deteriorated wood elements (typically the bottom rail of the lower sash) will likely be needed. These repairs will rebuild any severely deteriorated wood profiles. No window replacement is anticipated.

Use of scaffolding around the building will require removal and replacement of the simple landscaping within the near-building 'ring' sidewalk. Following any repairs needed to the irrigation system it is anticipated a similar landscape treatment of lawn/turf and shrubs will be installed.

Materials to be used

Seismic

- Reinforced concrete
- Paint (matching, for moat cover)

Stone

- Limestone (compatible and best visual match to the historic Kyune sandstone)
- Stainless steel rods, etc. (recessed below the stone surface, ASTM A 276, Type 304)
- Stone epoxy (Anchor™ Engineering Grade Epoxy for Stone by Bonstone)
- Jahn M30 Micro Injection Adhesive or Jahn M30 Micro Injection Adhesive
- Stone patching mortar (Jahn M70 or M160)
- Repointing mortar (Portland cement, hydrated lime and/or Natural hydraulic lime-based mortar)
- Zinc/Tin Alloy-Coated Copper Sheet – Revere FreedomGray
- Lead stone flashing strips
- Single-Component, Nonsag, Neutral-Curing Silicone Joint Sealant: ASTM C 920, Type S, Grade NS, Class 100/50, for Use NT; backer rods, bond breaker tape, etc.
- Stone flooring: Carnelian granite, 'Rub and Sand' finish all visible surfaces, all exposed edges eased. Cold Springs Granite, Cold Spring, MN

Windows

- Abatron WoodEpoxy
- Primer, paint (matching existing)

ATTACHMENT B: DRAWINGS – REPAIRS & UPGRADES

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	F.A.	FIRE ALARM	R.O.	ROUGH OPENING
A.S.	AIR SPACE	FIN.	FINISHED	RM.	ROOM
ASPH.	ASPHALT	F.H.	FIRE HYDRANT	REIN.	REINFORCED
&	AND	F.V.	FIELD VERIFY	REC.	RECESSED
@	AT	G.W.B.	GYPSON WALLBOARD	R.W.	RETAINING WALL
ALUM.	ALUMINUM	GYP.	GYPSON	S.	SCUPPER
ARCH.	ARCHITECTURAL	GA.	GALVE	S.B.U.	STRUCTURAL BRICK UNIT
BLDG.	BUILDING	GALV.	GALVANIZED	SF.	SQUARE FOOT
BTM.	BOTTOM	G.I.	GALVANIZED IRON	STOR.	STORAGE
BD.	BOARD	H.M.	HOLLOW METAL	SIM.	SIMILAR
C.G.	CORNER GUARD	H.C.	HANDICAP	SUSP.	SUSPENDED
CTJ.	CONTRACTION JOINT	H.P.	HIGH POINT	SYS.	SYSTEM
CL.	CENTER LINE	HT.	HEIGHT	SP.	SPECIFICATIONS
CONC.	CONCRETE	HORIZ.	HORIZONTAL	STRG.	STORAGE
C.M.U.	CONCRETE MASONRY UNIT	H.W.	HARDWOOD	STRUC.	STRUCTURAL
CO.	COMPANY	INSUL.	INSULATION	ST.	STEEL
CORR.	CORRIDOR	I.D.	INSIDE DIAMETER	SCH.	SCHEDULE
COL.	COLUMN	K.O.	KNOCK OUT	S.S.	STAINLESS STEEL
COMP.	COMPUTER	KW.	KILOWATTS	S.W.	SOFT WOOD
CONT.	CONTINUOUS	LBS.	POUNDS	SERV.	SERVICE
CLG.	CEILING	MECH.	MECHANICAL	TYP.	TYPICAL
C.S.	CLOSURE STRIP	MEZZ.	MEZZANINE	TRANS.	TRANSFORMER
CLS.	CLOSET	MFR/MFR.	MANUFACTURER	T & B	TOP AND BOTTOM
C.T.	CERAMIC TILE	MGR.	MANAGER	T.O.	TOP OF
CLR.	CLEAR	M.T.	MENS TOILET	T.	TOILET
C.O.	CLEAN OUT	MTL.	METAL	U.O.N./U.N.O.	UNLESS OTHERWISE NOTED
C.O.T.G.	CLEAN OUT TO GRADE	MAX.	MAXIMUM	UR.	URINAL
CI.	CAST IRON	MIN.	MINIMUM	VAR.	VARIES
DEPT.	DEPARTMENT	M.O.	MASONRY OPENING	VEST.	VESTIBULE
DIA.	DIAMETER	M.H.	MANHOLE	VERT.	VERTICAL
D.F.	DRINKING FOUNTAIN	MACH.	MACHINERY	W.C.	WATER CLOSET
DN.	DOWN	M.C.C.	MOTOR CONTROL CENTER	W.H.	WATER HEATER
DISP.	DISPENSER	MISC.	MISCELLANEOUS	W.T.	WOMEN'S TOILET
DIM.	DIMENSION	N.	NORTH	W.	WOOD
DT./DTL./DET.	DETAIL	NO.	NUMBER	WSC.	WAINSCOT
DWG./DRWG.	DRAWING	N.I.C.	NOT IN CONTRACT	W/	WITH
DRN.	DRAIN	NOM.	NOMINAL	W.W.F.	WELDED WIRE FABRIC
EA.	EACH	N.T.S.	NOT TO SCALE		
ELEV./EL.	ELEVATION	OPG.	OPENING		
EXIST./E	EXISTING	O.C.	ON CENTER		
ELECT.	ELECTRICAL	O.H.	OVERHEAD		
EQUIP.	EQUIPMENT	O.D.	OUTSIDE DIAMETER		
E.E.S.	EMERGENCY EYEWASH AND SHOWER	PERM.	PERIMETER		
E.J.	EXPANSION JOINT	PL.	PLATE		
EIIF	EXTERIOR INSULATION SYSTEM	PNTH	PENTHOUSE		
EVAP.	EVAPORATIVE	PTN.	PARTITION		
EXP.	EXPANSION	P.W.	PLYWOOD		
F.G.	FINISH GRADE	P.O.C.	POINT OF CONNECTION		
F.D.	FLOOR DRAIN	P.C.	PORTLAND CEMENT		
FDN/FNDTN.	FOUNDATION	P.NL.	PANEL		
F.E.	FIRE EXTINGUISHER	P.F.H.	PERIMETER FELT JOINT		
FTG.	FOOTING	Q.T.	QUARRY TILE		
FLR.	FLOOR	R.D.	ROOF DRAIN		

PROJECT TEAM

VCBO ARCHITECTURE
SALT LAKE CITY, UTAH

EDI BUILDING
CONSULTANTS, INC.
CLEVELAND, OHIO

REAVELEY ENGINEERS &
ASSOCIATES
SALT LAKE CITY, UTAH

HEATH ENGINEERING
SALT LAKE CITY, UTAH

MGB+A THE GRASSLI
GROUP
SALT LAKE CITY, UTAH

UTILITY CONTACTS

SYMBOL LEGEND

RM NAME XXX	ROOM NAME & NUMBER SYMBOL
FRAME MATERIAL H.M.	DOOR SYMBOL
DOOR TYPE X	
DOOR NUMBER 100A	
HARDWARE GROUP H-X	
◇	WINDOW SYMBOL
△ X AX.XX	BLDG. SECTION
△ X AX.XX	WALL SECTION
NOTE X AX.XX	DETAIL REFERENCE MARK. SEE DETAILS
T.O. CONC. SLAB ELEV. XXX'-X"	ELEVATION MARKER
◇ X AX.XX X	INTERIOR ELEVATION
△ X AX.XX	EXTERIOR ELEVATION

DESIGN DATA

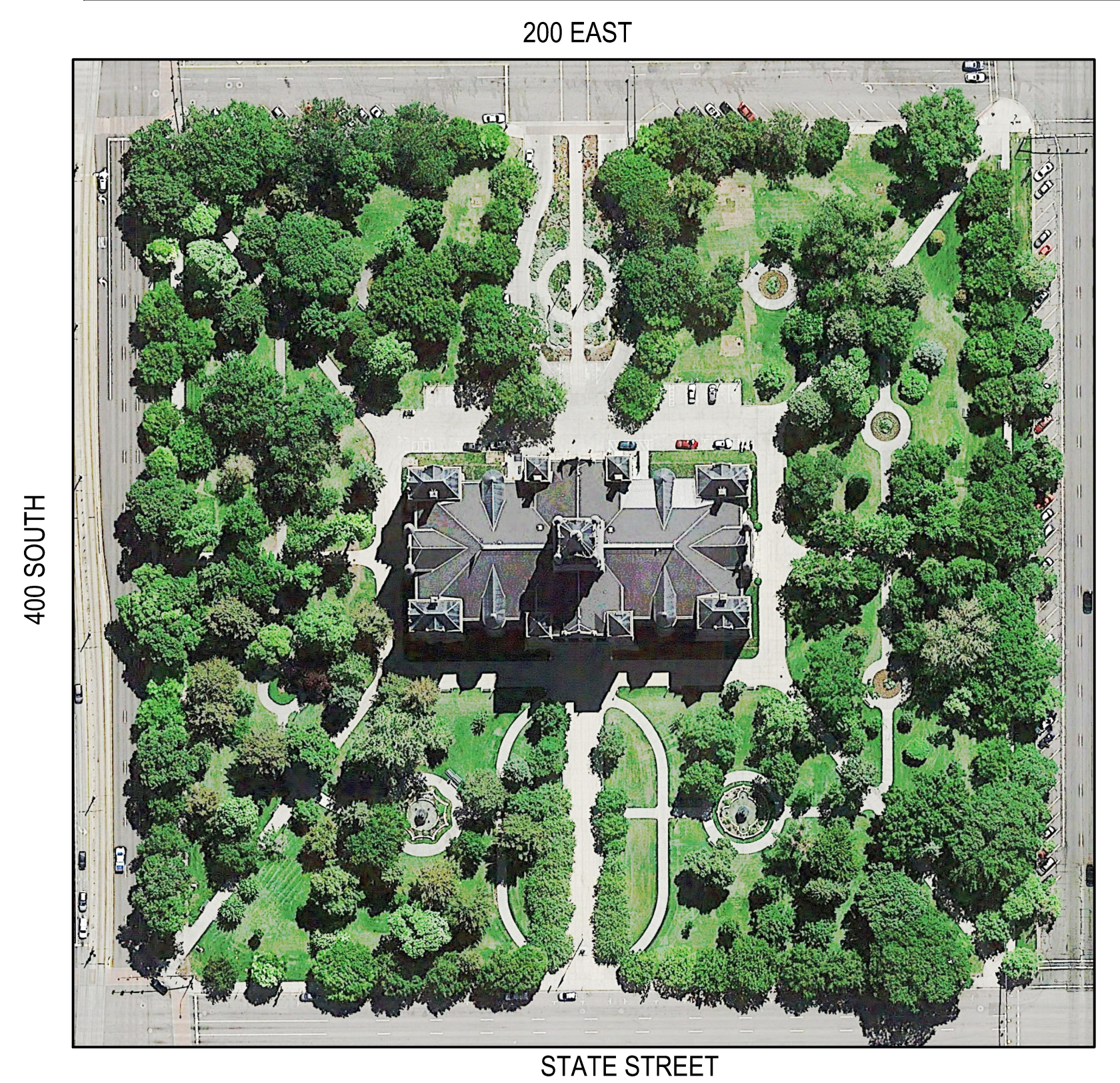
DRAWING INDEX

GENERAL	G000	COVER SHEET
	G001	GENERAL INFORMATION AND INDEX
	G101	GENERAL PHASING PLAN
DEMOLITION	D101	OVERALL SITE DEMOLITION PLAN
	D201	DEMOLITION NORTH AND SOUTH ELEVATIONS
	D202	DEMOLITION EAST ELEVATION
	D203	DEMOLITION WEST ELEVATION
LANDSCAPING	L101	IRRIGATION PLAN
	L201	PLANTING PLAN
ARCHITECTURAL	AS101	OVERALL SITE PLAN
	AS102	ENLARGED SITE PLAN
	A101	SUB BASEMENT FLOOR PLAN
	A201	OVERALL NORTH AND SOUTH ELEVATIONS
	A202	OVERALL EAST ELEVATION
	A203	OVERALL WEST ELEVATION
	A211	PARTIAL NORTH ELEVATIONS
	A212	PARTIAL NORTH ELEVATIONS
	A221	PARTIAL EAST ELEVATIONS
	A222	PARTIAL EAST ELEVATIONS
	A223	PARTIAL EAST ELEVATIONS
	A224	PARTIAL EAST ELEVATIONS
	A231	PARTIAL SOUTH ELEVATIONS
	A232	PARTIAL SOUTH ELEVATIONS
	A241	PARTIAL WEST ELEVATIONS
	A242	PARTIAL WEST ELEVATIONS
	A243	PARTIAL WEST ELEVATIONS
	A244	PARTIAL WEST ELEVATIONS
	A251	CLOCK TOWER NORTH AND EAST ELEVATIONS
	A252	CLOCK TOWER SOUTH AND WEST ELEVATIONS
	A401	ENLARGED ENTRY STAIR PLANS AND ELEVATIONS
	A402	ENLARGED BALCONY PLANS
	A501	EXTERIOR DETAILS
	A502	EXTERIOR DETAILS
	A503	EXTERIOR DETAILS
	A504	EXTERIOR DETAILS
	A505	EXTERIOR DETAILS
	A506	EXTERIOR DETAILS
	A507	EXTERIOR DETAILS
	A508	EXTERIOR DETAILS
	A509	EXTERIOR DETAILS
	A510	EXTERIOR DETAILS
	A601	DOOR AND WINDOW TYPES AND SCHEDULES
	A701	SIGNAGE PLAN AND SCHEDULE

GENERAL NOTES

- THESE CONSTRUCTION DOCUMENTS WERE DEVELOPED USING ELEVATIONS, DETAILS, NOTED CONDITIONS, REPAIRS, ETC. PREPARED BY MUSA ARCHITECTS UNDER PREVIOUS CONTRACT WITH SS CORP. ALL GENERAL NOTES AND OTHER QUALIFICATIONS APPLY.
- BACKGROUND DRAWING BASED ON OWNER-PROVIDED DRAWINGS FROM 1999 BASE BUILDING RESTORATION DOCUMENTS BY THE EHRENKRANTZ GROUP AND BURCH W. BEALL, JR., FAIA. CLARITY OF DRAWINGS HAS BEEN IMPROVED DURING CREATION OF THESE CAD ELEVATIONS BUT ALL CONDITIONS, EXTENTS, DIMENSIONS, ETC. HAVE NOT BEEN VERIFIED.
- EXTERIOR BUILDING GRIDS ADDED FOR CURRENT PROJECT.
- IT IS BEYOND THE SCOPE OF THIS DRAWING TO SHOW EACH AND EVERY DETAIL AND/OR ASPECT OF EXISTING CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND DETERMINE THE EXACT AMOUNT OF WORK, PREPARATION, MATERIALS, ETC. NECESSARY FOR IMPLEMENTING THE COMPLETE SCOPE OF WORK AS PRESENTED IN THE CONSTRUCTION DOCUMENTS.
- REMOVE ALL EXPOSED UNUSED OR REDUNDANT ANCHORS, CONDUIT, BOLTS, ETC. FROM STONE, CONCRETE, ETC. PATCH AND REPAIR ALL ANCHOR OR SIMILAR HOLES AS SPECIFIED.
- ALL EXISTING LEAD-COATED COPPER (LCC) FLASHING TO REMAIN UNLESS NOTED OTHERWISE. REPAIR EXISTING FLASHING AS REQUIRED. REPLACE OR ADD AS NOTED (SEE SPECIFICATIONS). FLASHING NOT TYPICALLY SHOWN FOR CLARITY OF THE MASONRY UNITS. SEE REFERENCED DETAILS.

VICINITY MAP

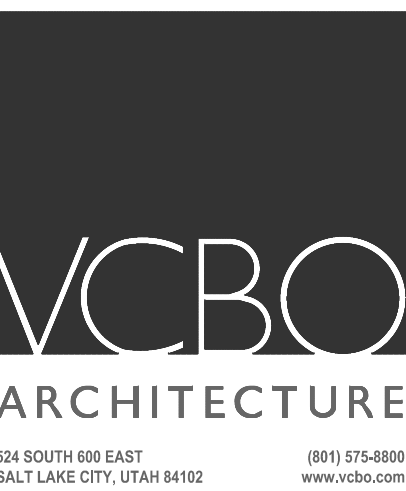


NOTES

THIS SHEET CONTAINS A LIST OF DRAWINGS WHICH COMPRISE A FULL SET OF DRAWINGS FOR THIS PROJECT. ANY CONTRACTOR, SUBCONTRACTOR, VENDOR OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE INFORMATION CONTAINED IN ANY AND ALL SHEETS OF DRAWINGS AND SPECIFICATIONS. IF ANY PERSON, PARTY OR ENTITY ELECTS TO SUBMIT BIDS FOR ANY PORTION, OR ALL OF THIS PROJECT, THAT PERSON, PARTY OR ENTITY SHALL BE RESPONSIBLE FOR ANY AND ALL INFORMATION CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO, ANY SUBSEQUENT ADDENDUMS OR CLARIFICATIONS THAT MAY BE ISSUED.

THESE DOCUMENTS SHOW THE DESIGN INTENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE EVERYTHING SHOWN ON THE DRAWINGS OR SPECIFIED REGARDLESS OF WHERE IT IS SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS. FOR EXAMPLE, SOME MILLWORK DETAILS HAVE STEEL FRAMES WHICH MAY BE PROVIDED BY DIVISION 05 OR WITH THE MILLWORK AT THE CONTRACTOR'S DISCRETION, BUT IT SHALL BE PROVIDED AS PART OF THE CONTRACT.

EVERYTHING CALLED FOR IN THESE DOCUMENTS SHALL BE "NEW" AND PROVIDED BY THE CONTRACTOR, SUBCONTRACTOR, VENDOR OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT UNLESS NOTED OTHERWISE AS EXISTING (EXIST), NOT IN CONTRACT (NIC) OR FOR REFERENCE ONLY. FURNISHINGS SHOWN DASHED SHALL BE FOR REFERENCE ONLY.



REV	DATE	DESCRIPTION

VCBO NUMBER: 15046
CLIENT NUMBER: 650209 & 650207
DATE ISSUED: 08.XX.15

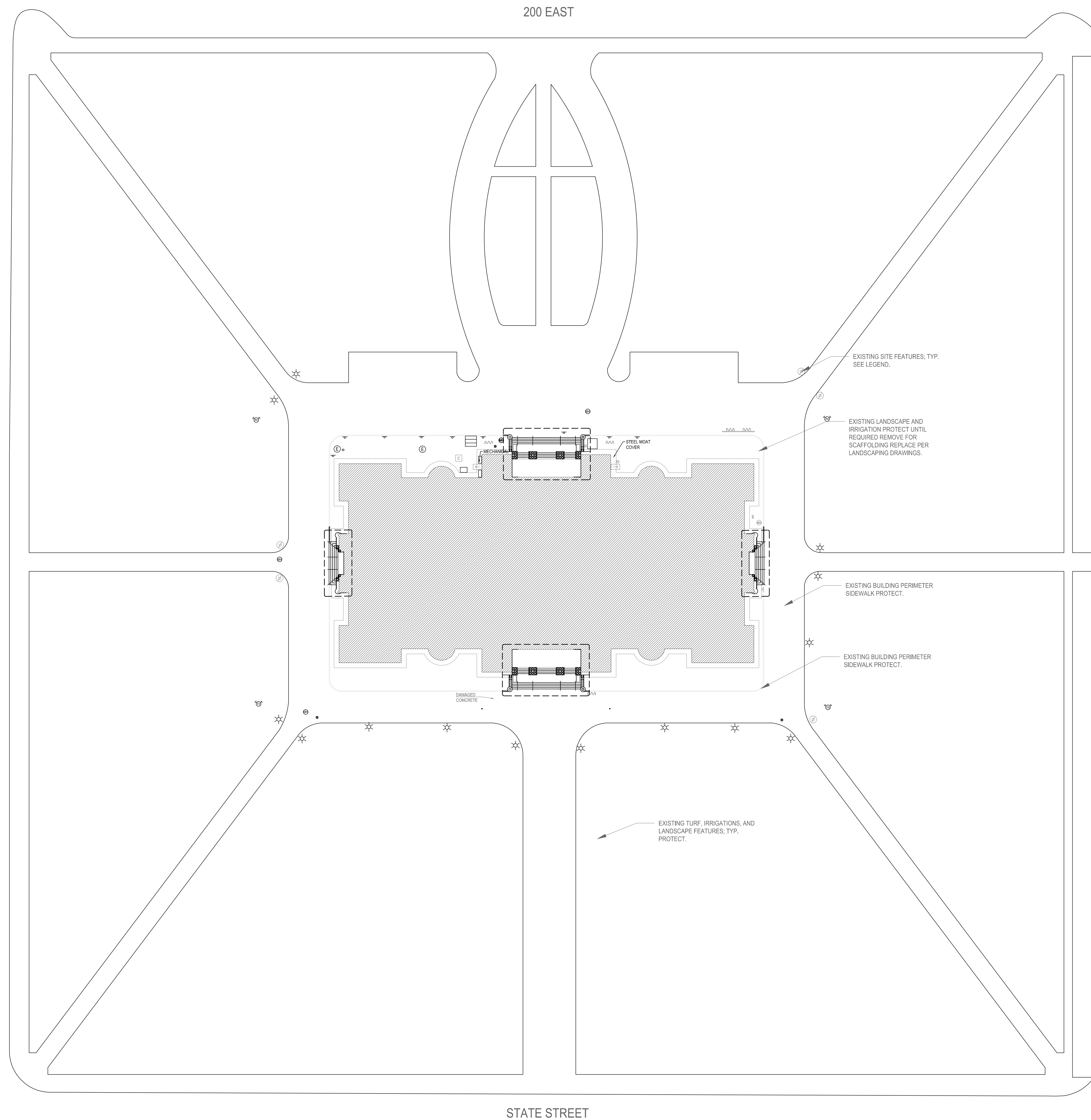
SLCCB Seismic Upgrade & Stone Remediation

Salt Lake City and County Building
451 State Street, Salt Lake City, Utah 84111

DESIGN DEVELOPMENT

GENERAL INFORMATION AND

G001



LEGEND

→	ADA RAMP
⊠	CAMERA
⊞	CARD READER
⌘	BIKE RACK
⌘	BIKE SHARE
⊕	FIRE HYDRANT
⊖	ELECTRIC VAULT
⊛	LIGHT POLE
⊚	LIGHT POLE - MISSING
⊞	MAIL BOX
⊞	MANHOLE
⊞	MECHANICAL
⊞	SIGN
⊞	STORM DRAIN CATCH BASIN
⊞	TRANSMITTER
⊞	WATER VALVE

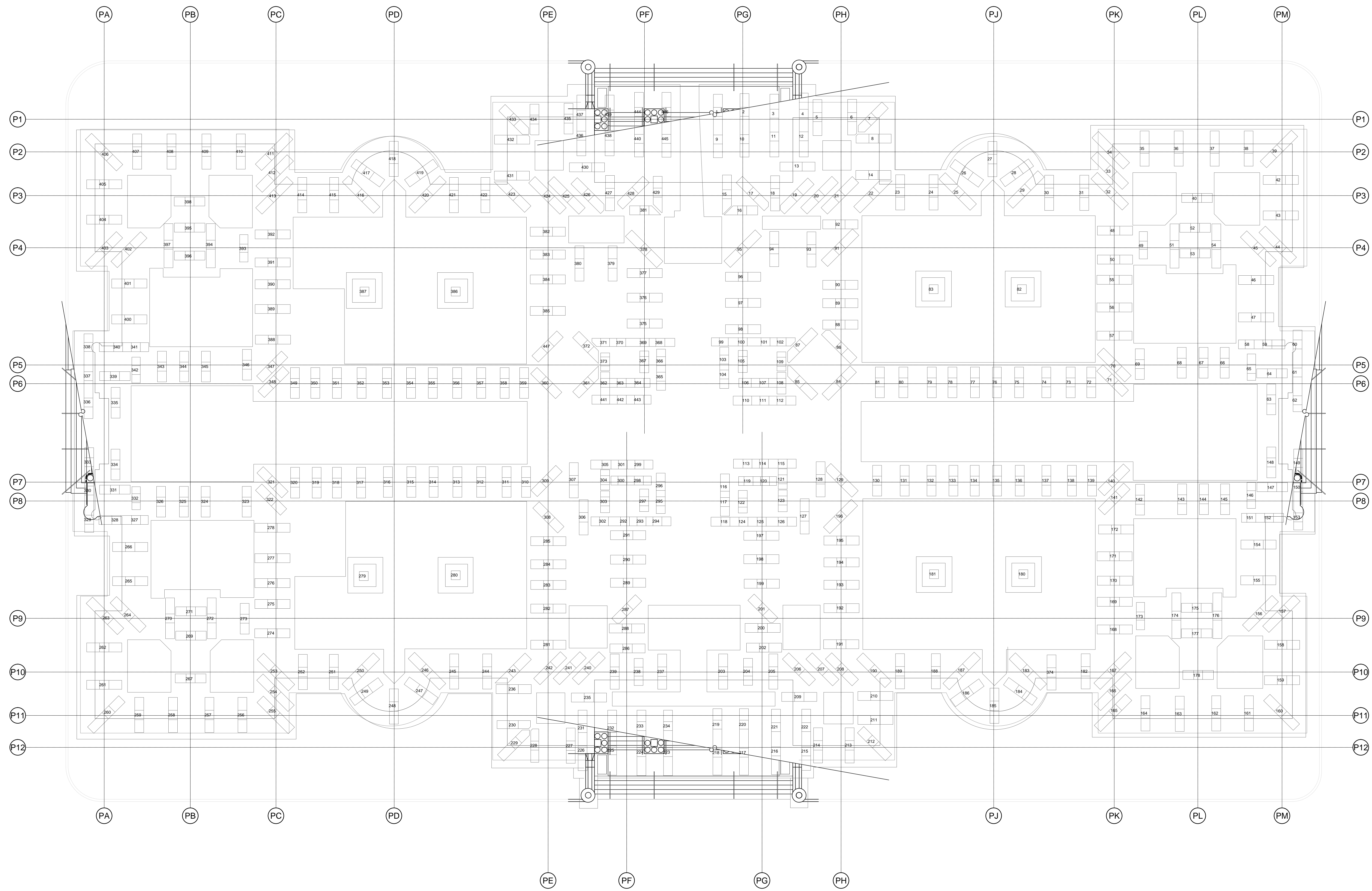
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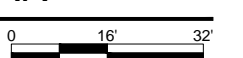
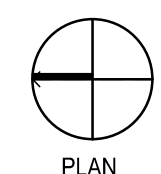
1. THIS SITE PLAN HAS BEEN DEVELOPED FROM OWNER PROVIDED AND OTHER SOURCES. GENERAL CONDITIONS HAVE BEEN CONFIRMED BUT FIELD VERIFICATION BY CONTRACTORS IS RECOMMENDED.

A2 OVERALL SITE PLAN
 AS101 SCALE: 1/32"=1'-0"
 PLAN NORTH

REV	DATE	DESCRIPTION

VCBO NUMBER: 15045
 CLIENT NUMBER: 650208 & 650207
 DATE ISSUED: 08.XX.15



A3 SUB BASEMENT PLAN
A101 SCALE: 1/32"=1'-0"


 PLAN NORTH

REV	DATE	DESCRIPTION

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 DATE ISSUED: 08.XX.15

SLCCB Seismic Upgrade & Stone Remediation
 Salt Lake City and County Building
 451 State Street, Salt Lake City, Utah 84111
 DESIGN DEVELOPMENT

GENERAL NOTES

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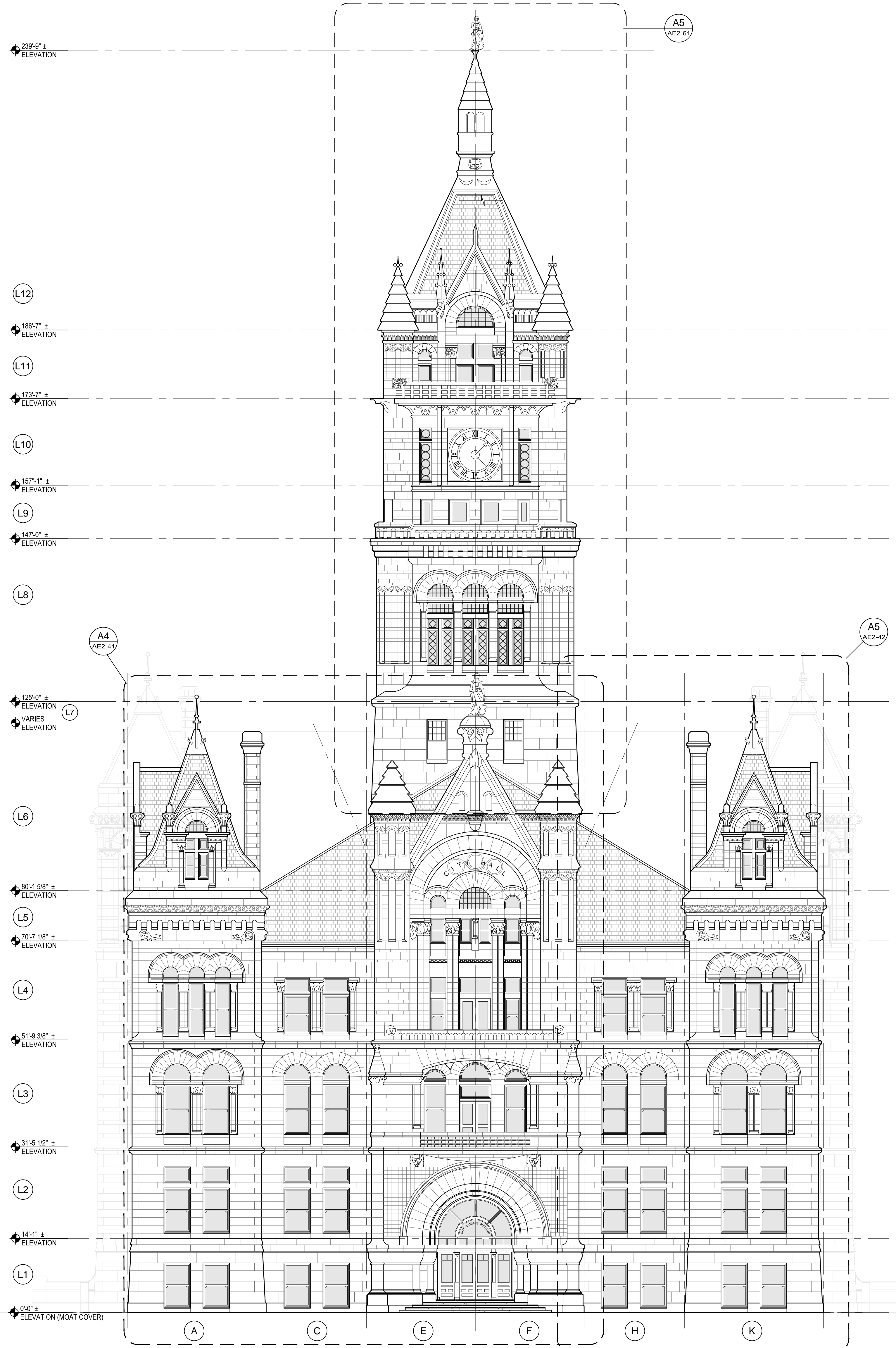
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SLCCB Seismic Upgrade & Stone Remediation

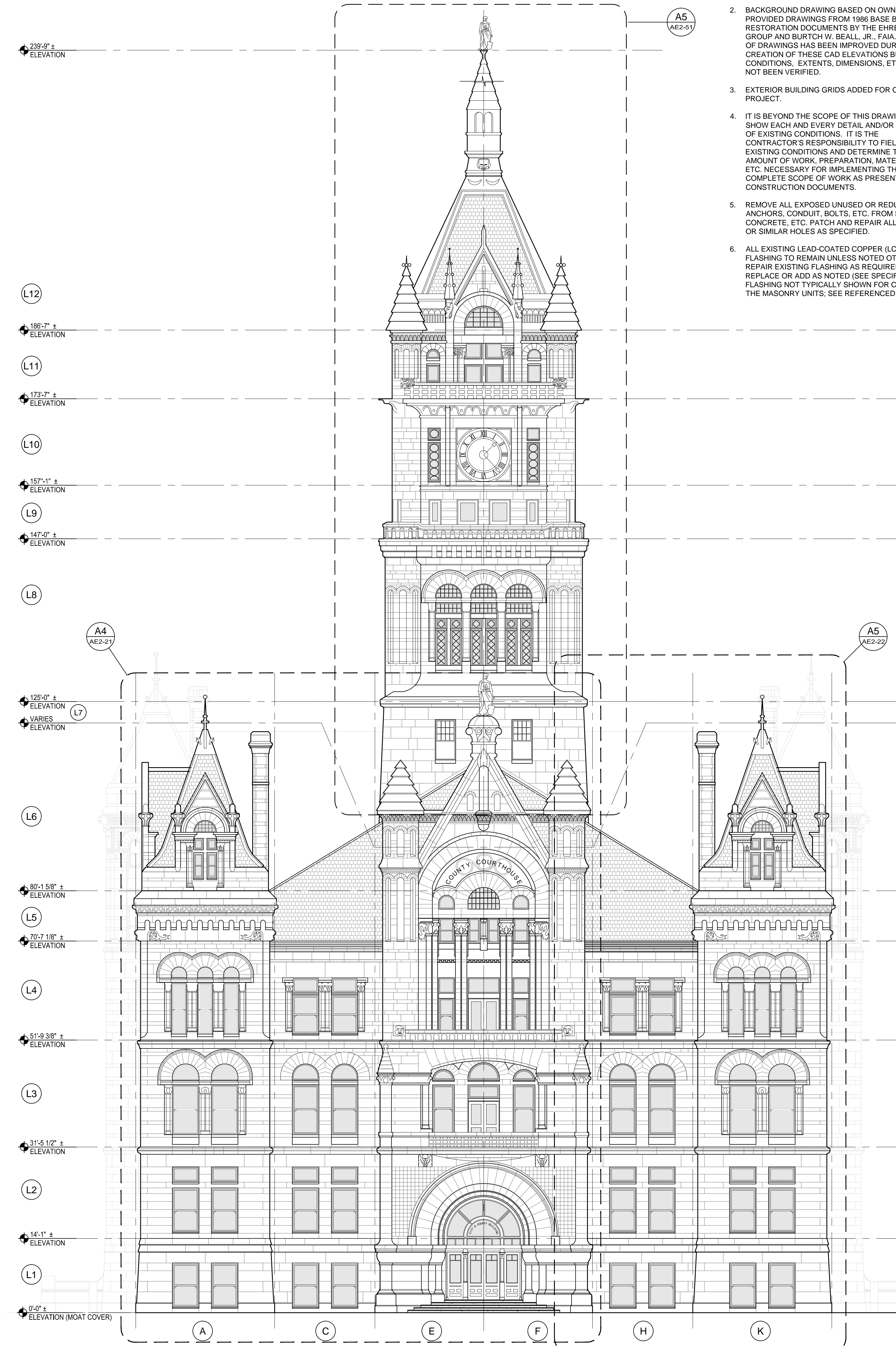
Salt Lake City and County Building
451 State Street, Salt Lake City, Utah 84111

DESIGN DEVELOPMENT

OVERALL NORTH AND SOUTH



A1 NORTH ELEVATION
A2.1 SCALE: 3/32"=1'-0"

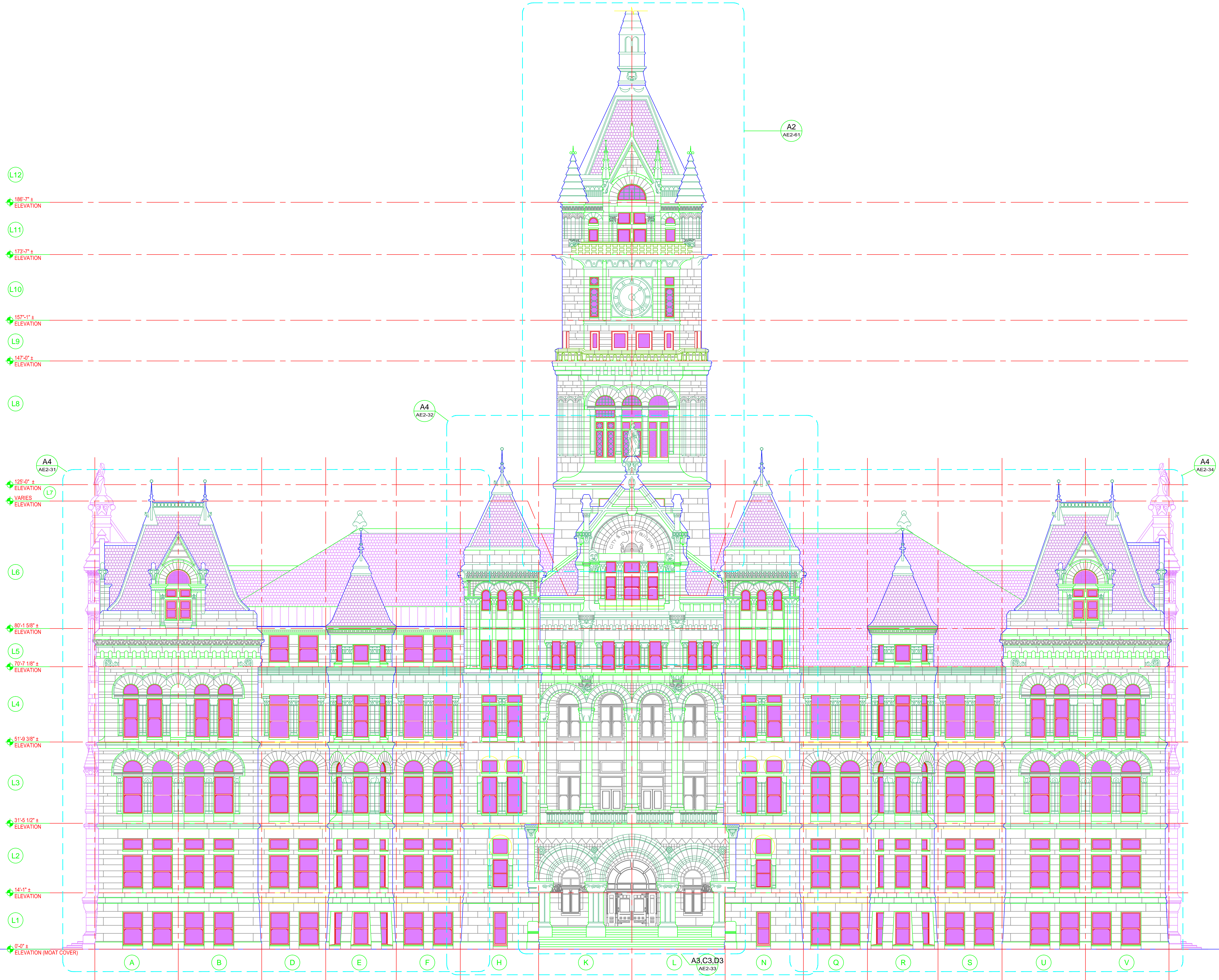


A4 SOUTH ELEVATION
A2.1 SCALE: 3/32"=1'-0"

SLCCB Seismic Upgrade & Stone Remediation

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451 State St, Salt Lake City, UT 84111

DESIGN DEVELOPMENT



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REV	DATE	DESCRIPTION

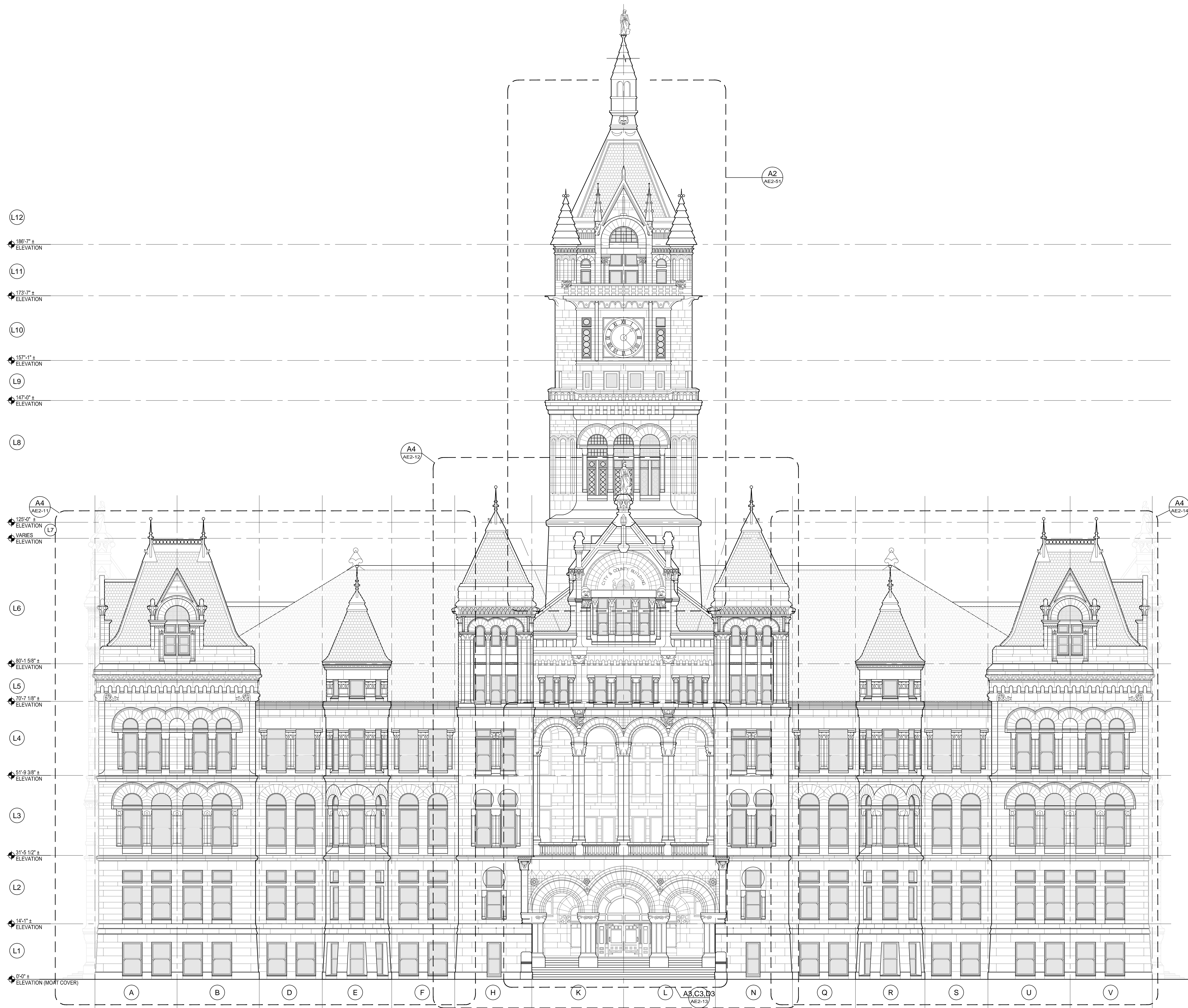
VCBO NUMBER: 15045
CLIENT NUMBER: 650209 & 650207
DATE ISSUED: 08.XX.15

SLCCB Seismic Upgrade & Stone Remediation

Salt Lake City and County Building
451 State Street, Salt Lake City, Utah 84111

DESIGN DEVELOPMENT

OVERALL WEST ELEVATION



A1 WEST ELEVATION
A2.2 SCALE: 3/32"=1'-0"

- KEY NOTES**
- 04.011 REPAIR MORTAR 'WASH' AS NEEDED
 - 07.033 GUTTER
 - 09.002 DOUBLE LINE (GALV. PIPE BRACE) @ 45° TYP @ ALL CORNER CHIMNEYS
 - 09.003 PREP & PAINT STEEL COLLAR & BRACE AS SPEC'D

REMEDIATION LEGEND

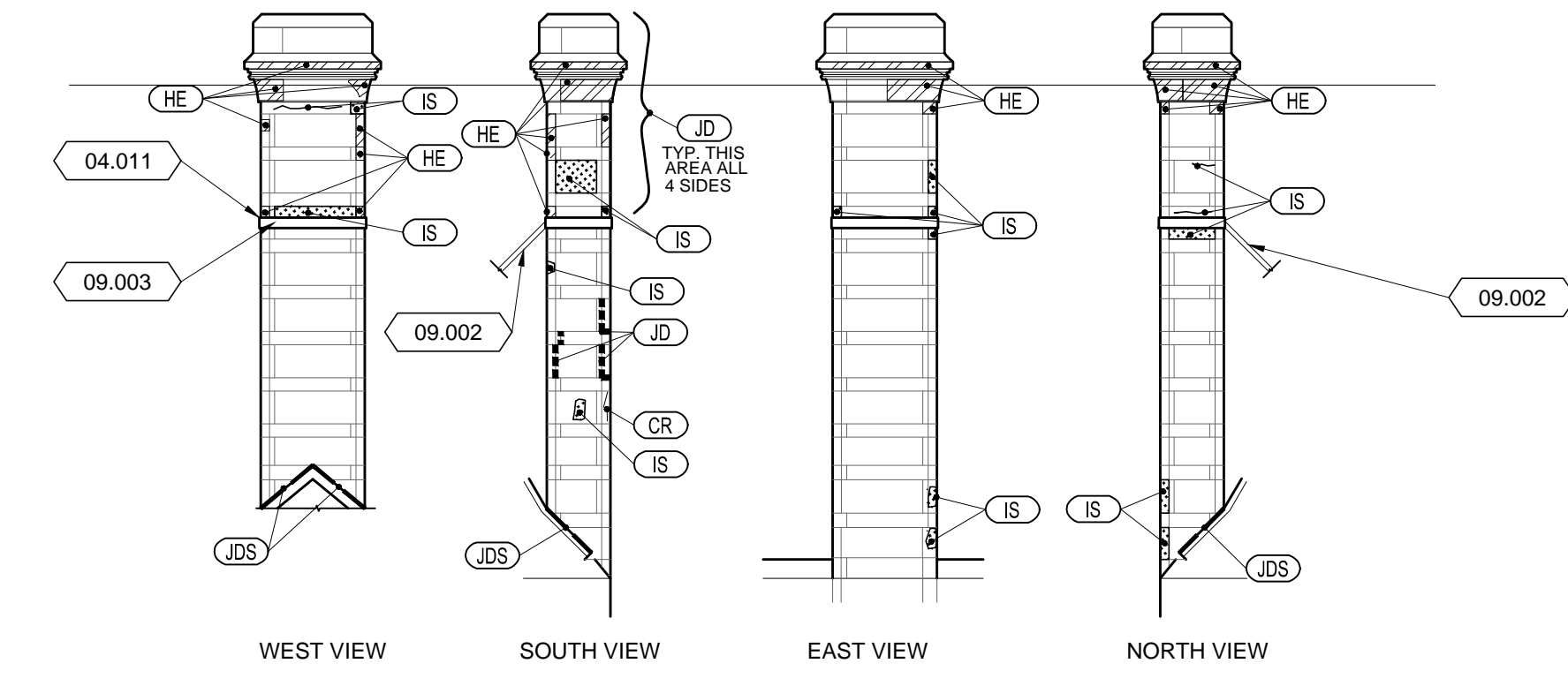
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 - CH CHIP, IMPACT DAMAGE, ETC. - PATCH PER 'PP' BELOW.
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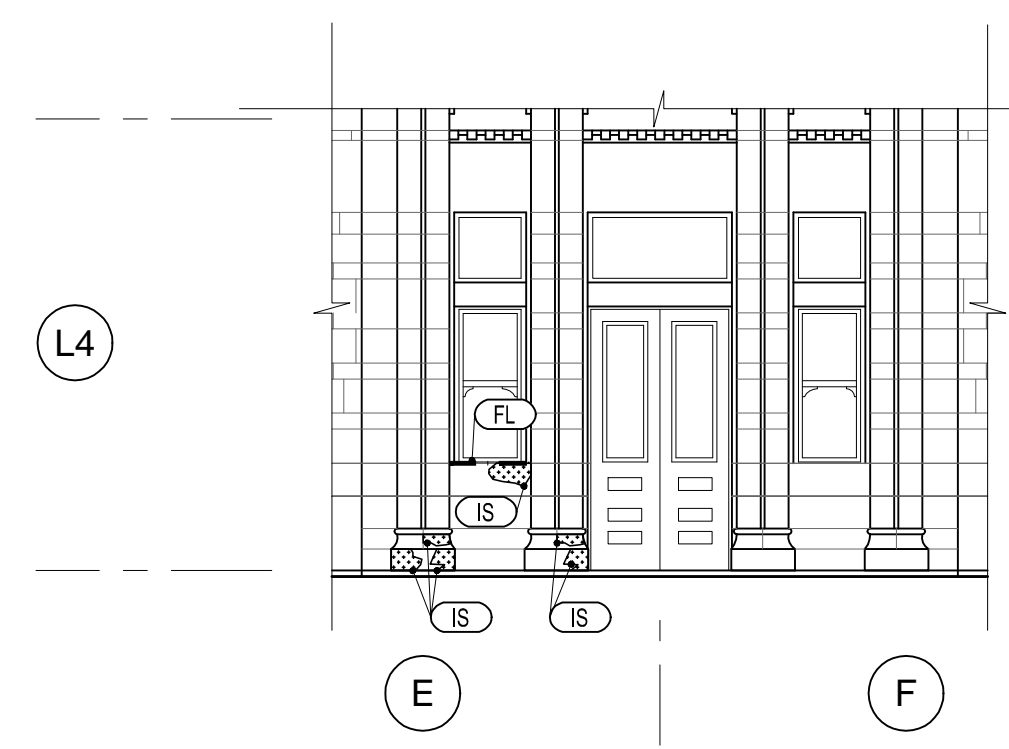
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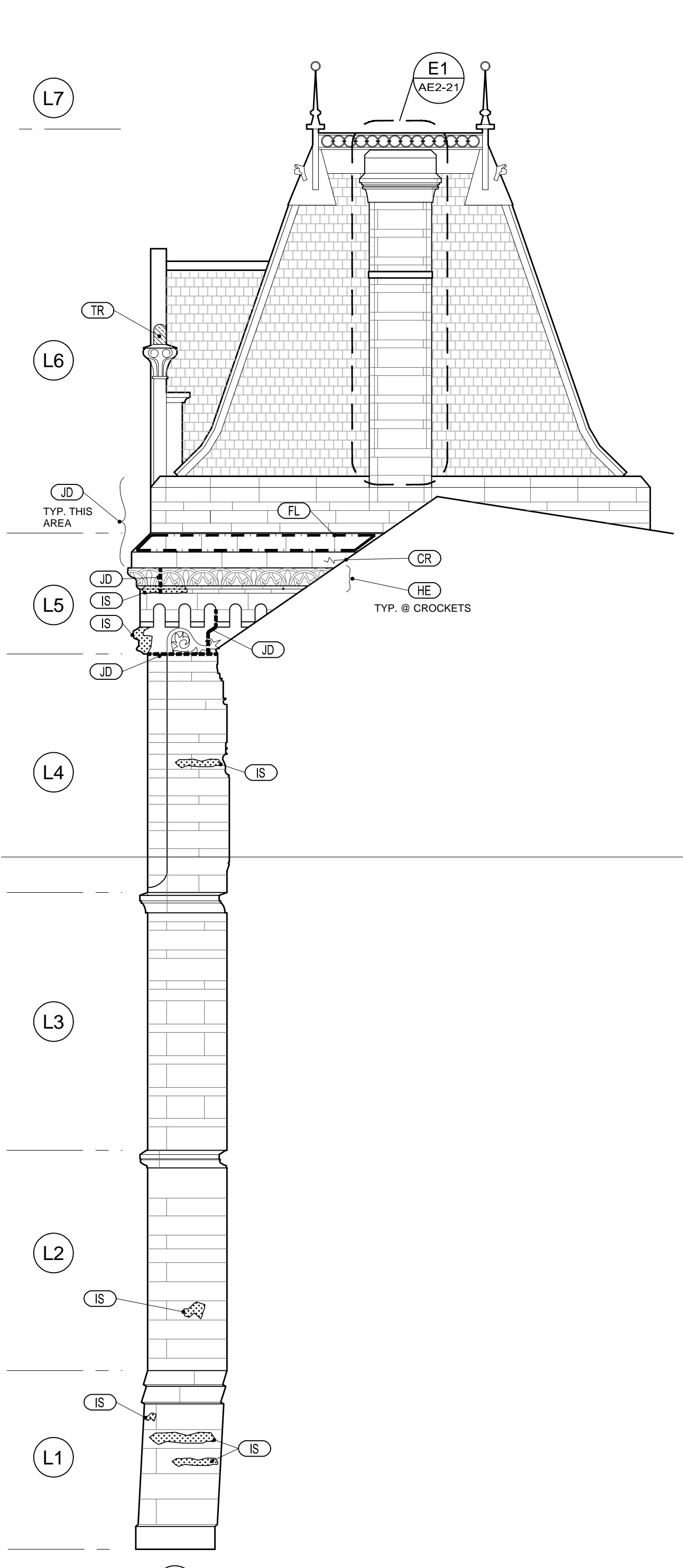
E2 SOUTH WEST CORNER CHIMNEY
SCALE: 1/8"=1'-0"



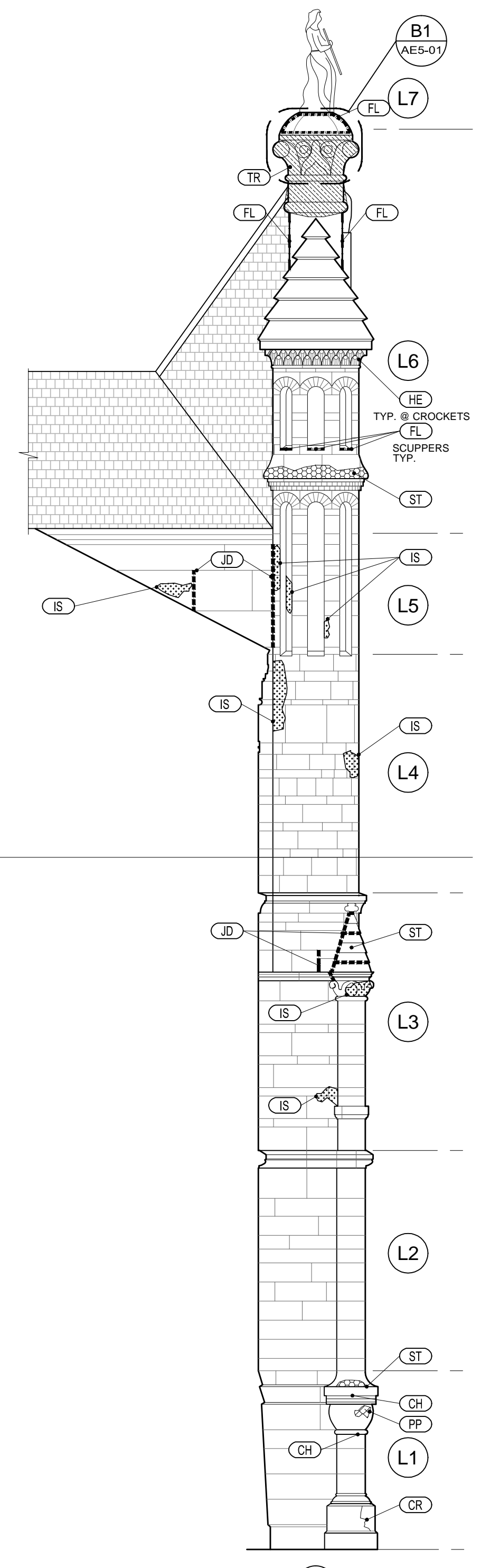
E3 4TH LEVEL BALCONY SOUTH ELEVATION
SCALE: 1/8"=1'-0"



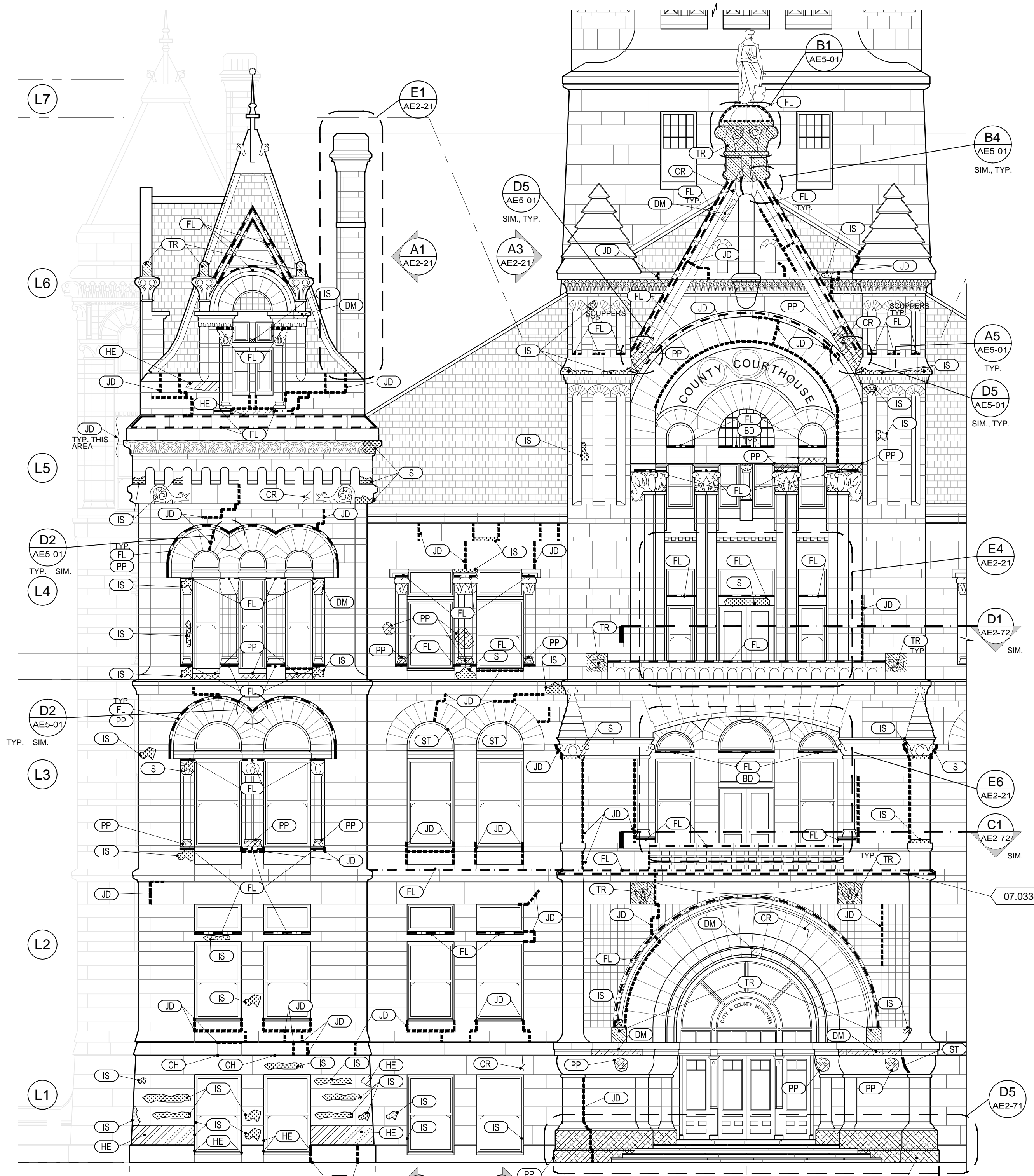
E4 3RD LEVEL BALCONY SOUTH ELEVATION
SCALE: 1/8"=1'-0"



B1 EAST ELEVATION SW CORNER TOWER
SCALE: 1/8"=1'-0"

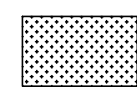
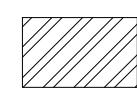
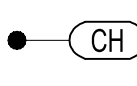
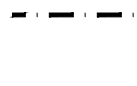
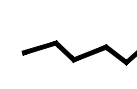

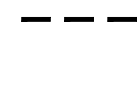
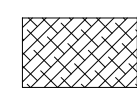


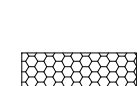




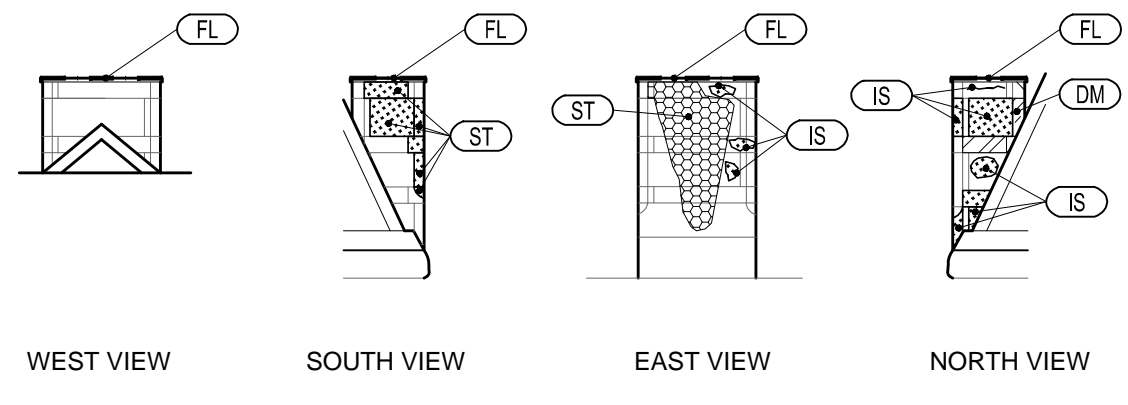
B3 WEST ELEV. WEST ENTRY TURRET SOUTH BLDG. ELEVATION
SCALE: 1/8"=1'-0"



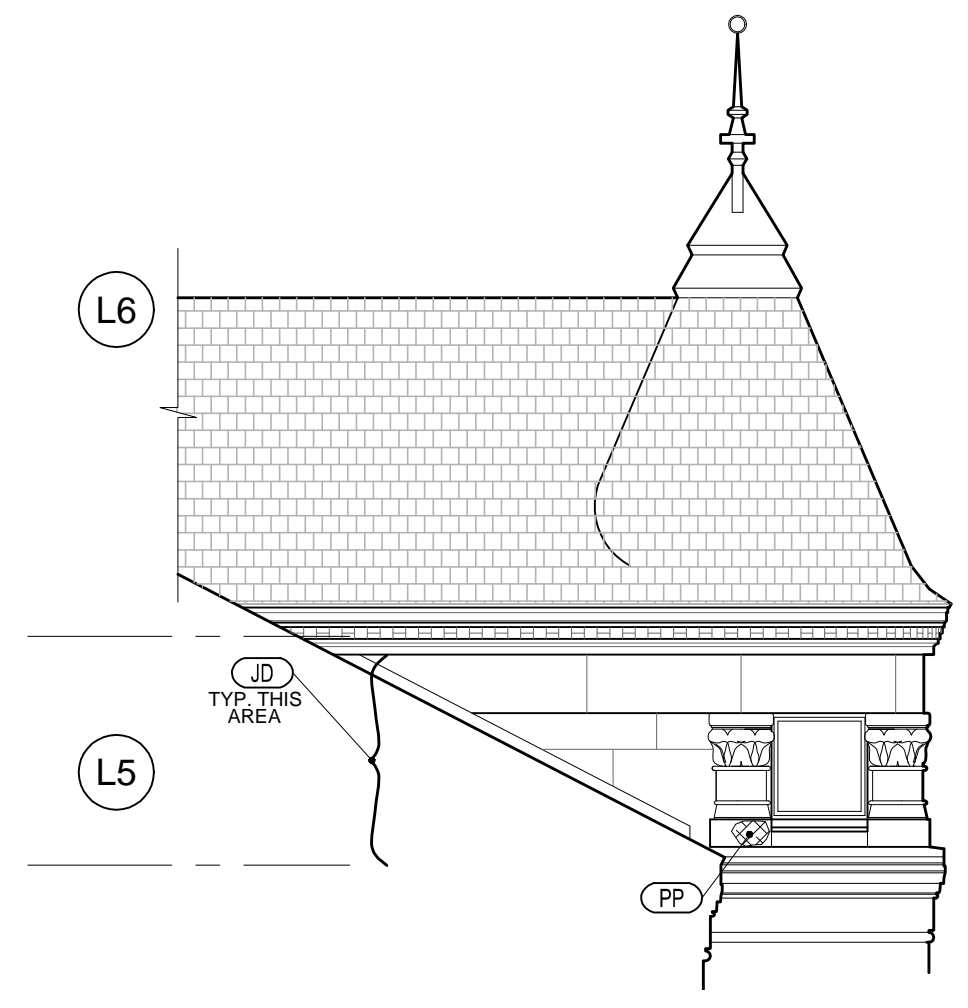
B4 PARTIAL SOUTH ELEVATION - WEST
SCALE: 1/8"=1'-0"

REMEDATION LEGEND

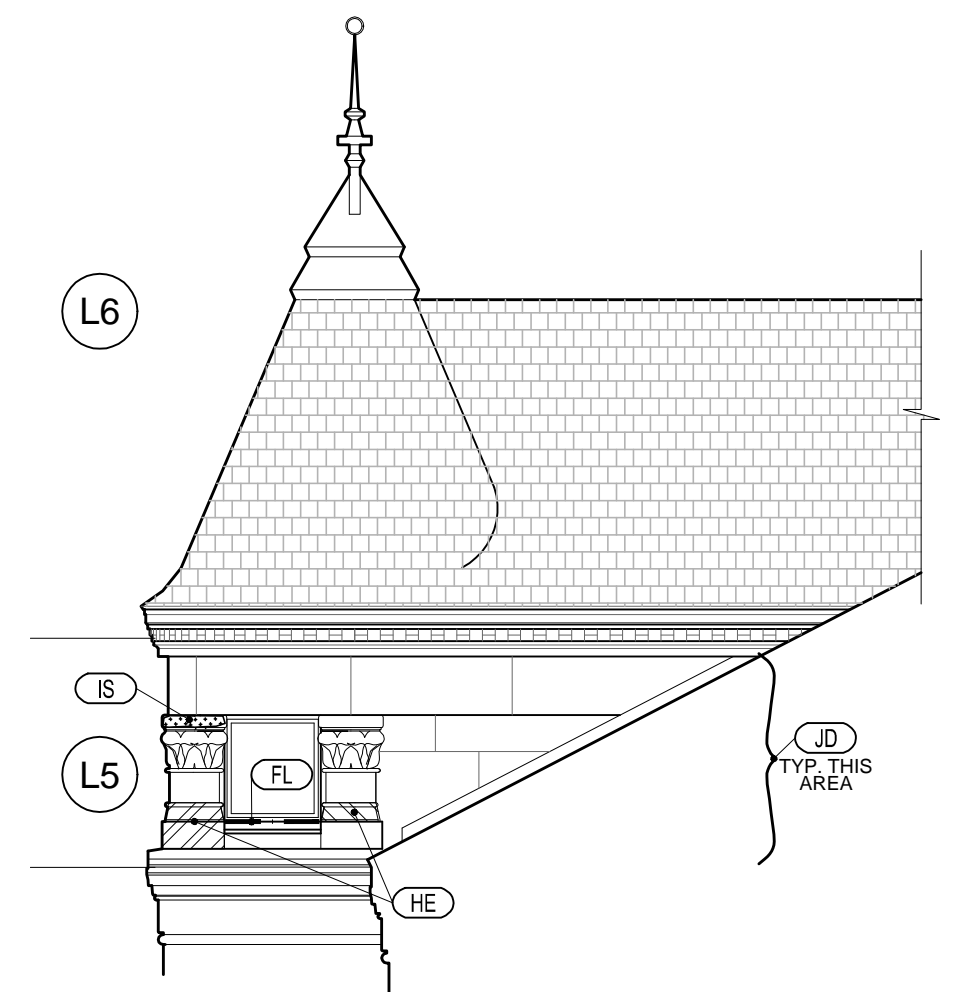
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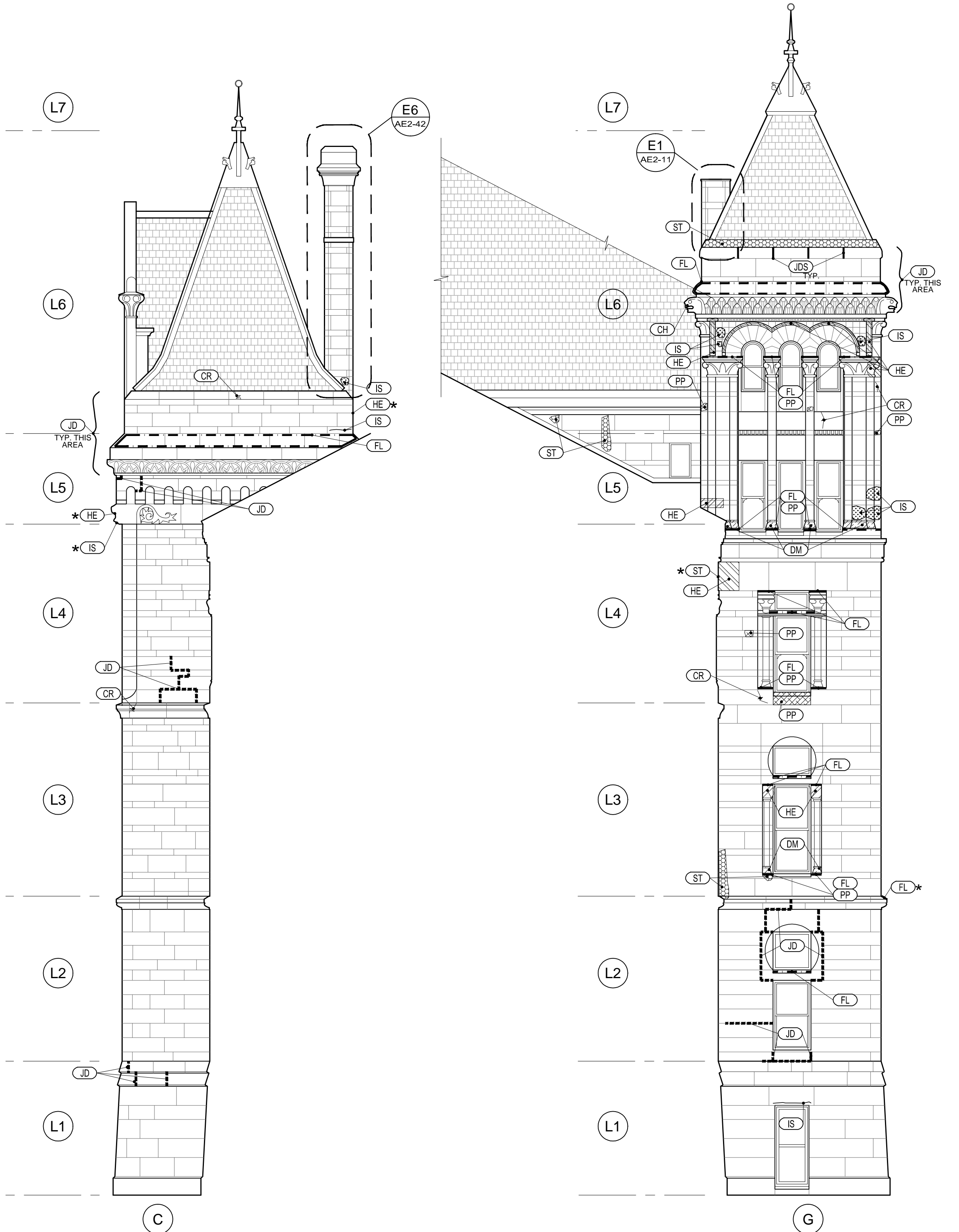
E1 NORTH WEST ENTRY CHIMNEY
A2.4 SCALE: 1/8"=1'-0"



D4 NORTH ELEVATION NORTH WEST TURRET
A2.4 SCALE: 1/8"=1'-0"



D6 SOUTH ELEVATION NORTH WEST TURRET
A2.4 SCALE: 1/8"=1'-0"



B1 SOUTH ELEVATION NW CORNER TOWER
A2.4 SCALE: 1/8"=1'-0"

B2 NORTH ELEV. NORTH ENTRY TOWER WEST BLDG. ELEVATION
A2.4 SCALE: 1/8"=1'-0"



B4 PARTIAL WEST ELEVATION - NORTH
A2.4 SCALE: 1/8"=1'-0"

MATCH LINE
AE2-12

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KEY NOTES

- 01.020 BALUSTRADE NOT SHOWN
- 07.001 LIQUID APPLIED PEDESTRIAN TRAFFIC WATER PROOFING.
- 07.002 LEAD-COATED COPPER ROOFING/FLASHING SYSTEM AS DETAILED. SLOPE AWAY FROM BUILDING
- 09.001 PAINT, TYP.

REMIEDIATION LEGEND

SYMBOL: **RE**

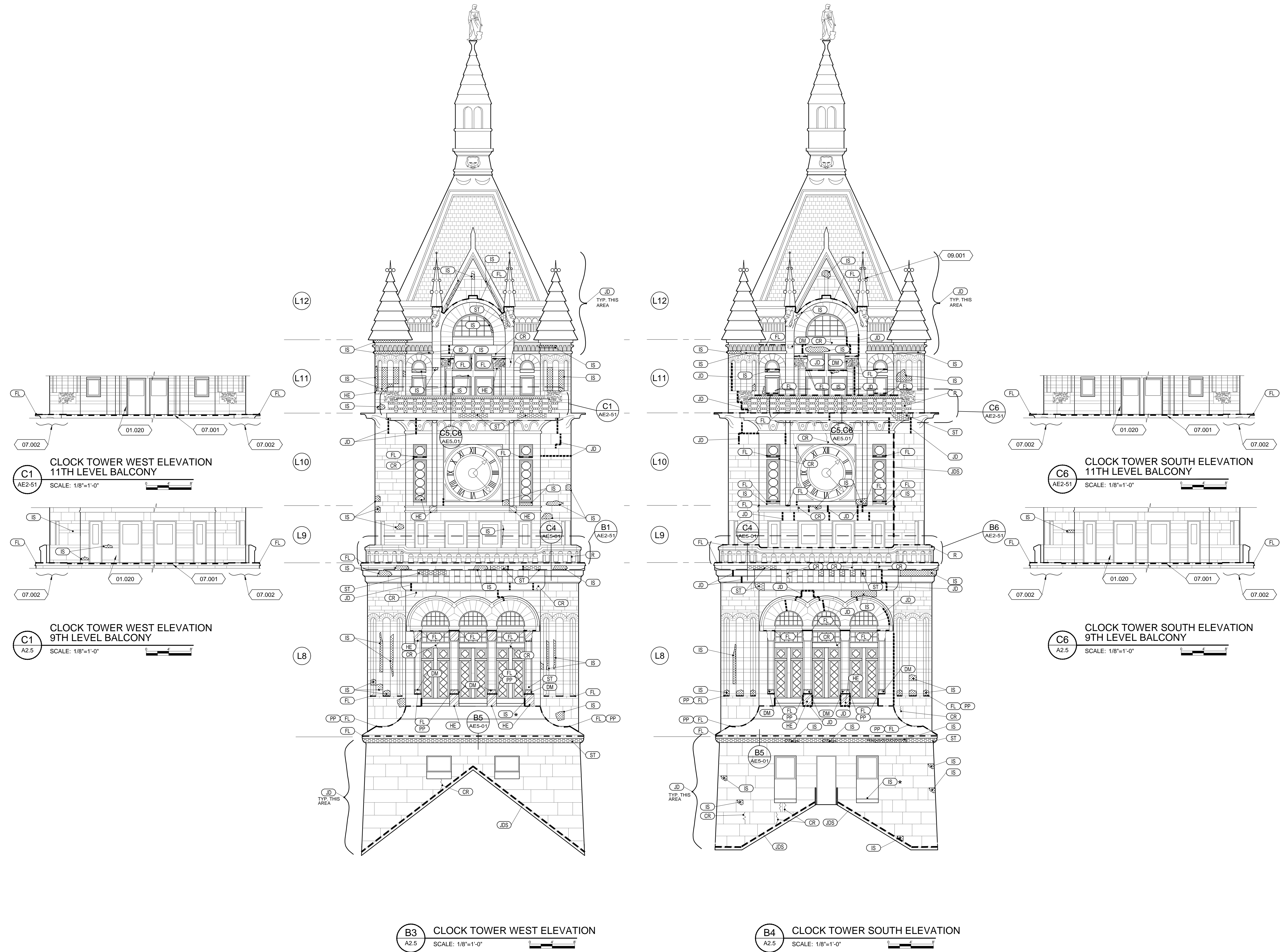
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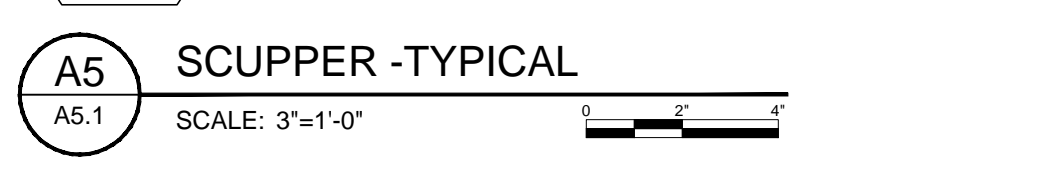
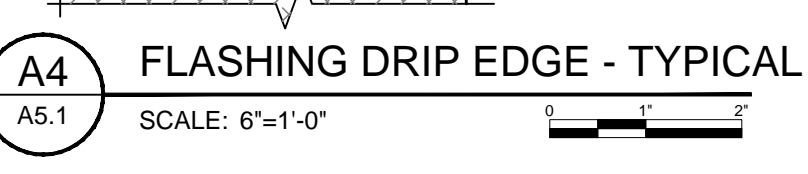
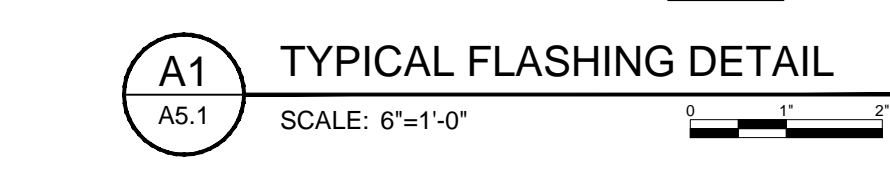
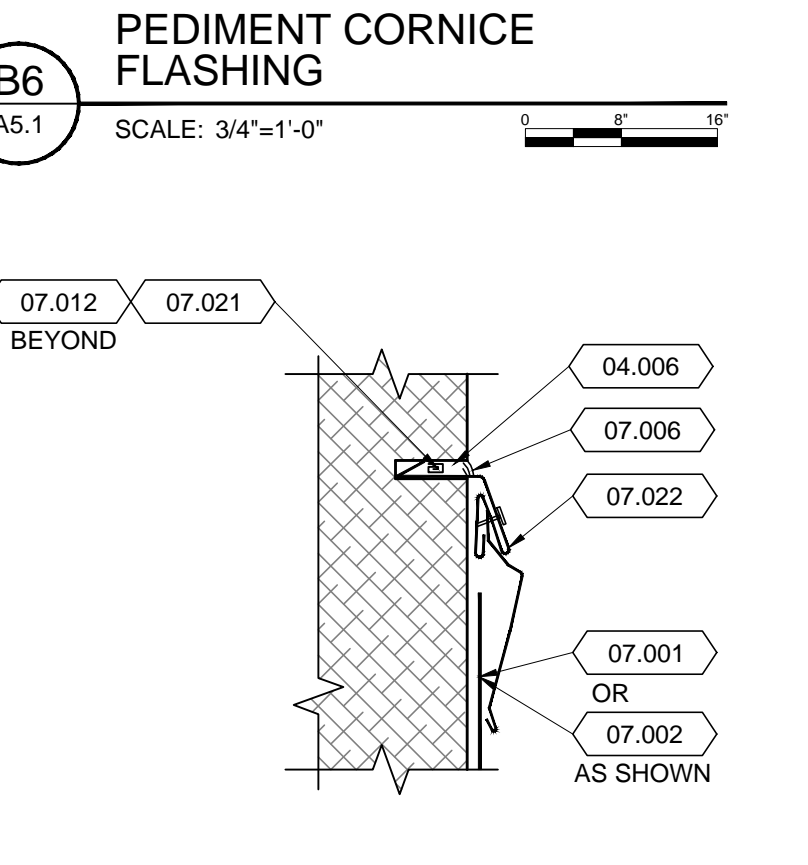
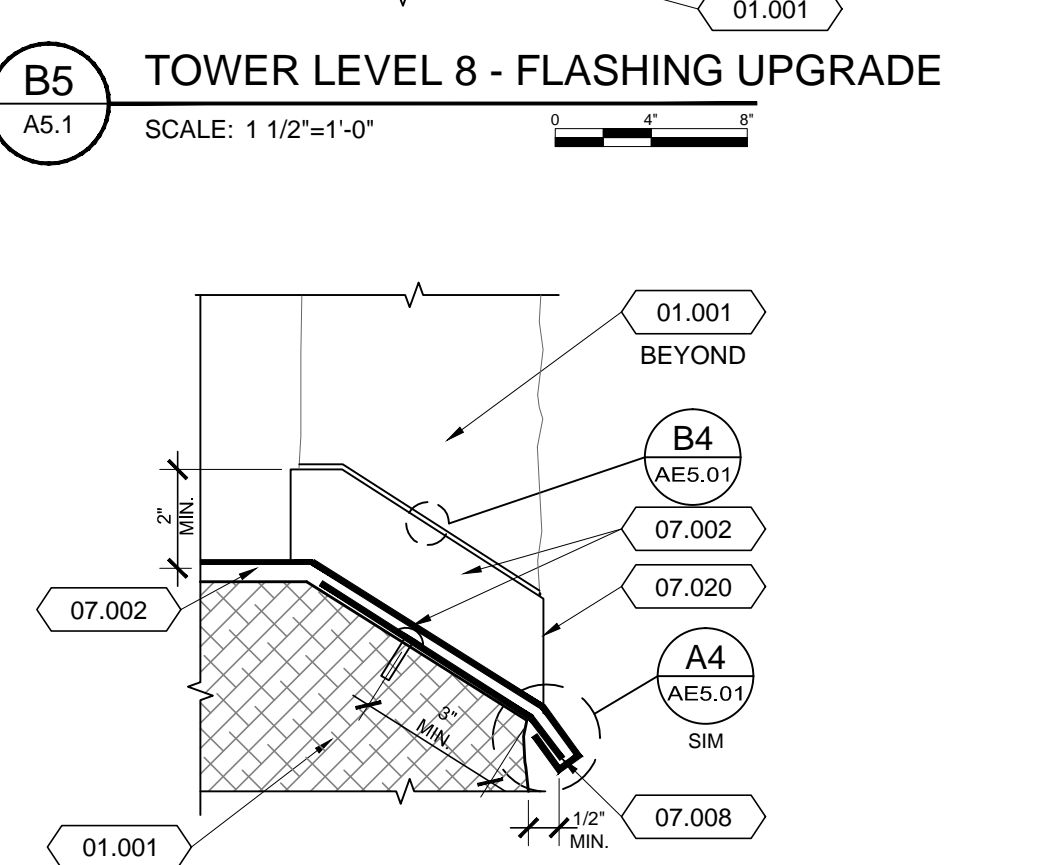
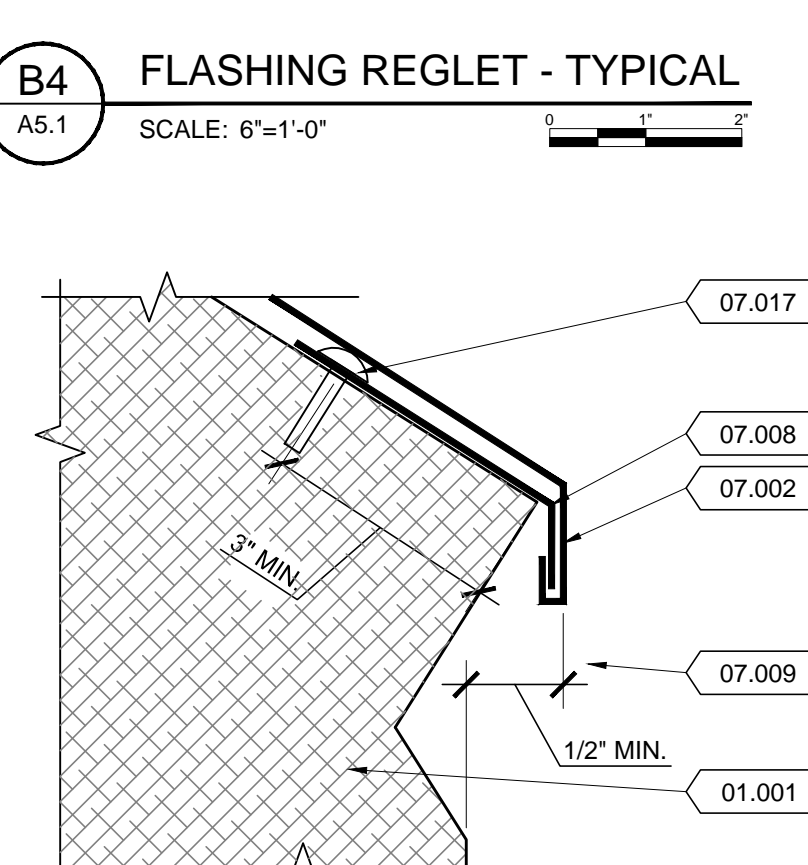
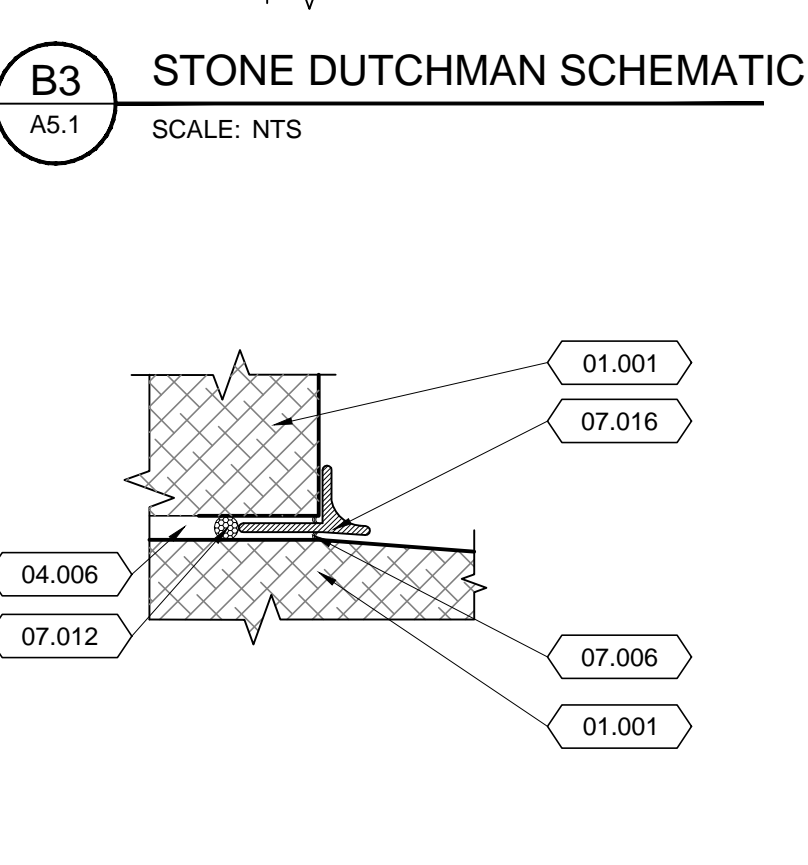
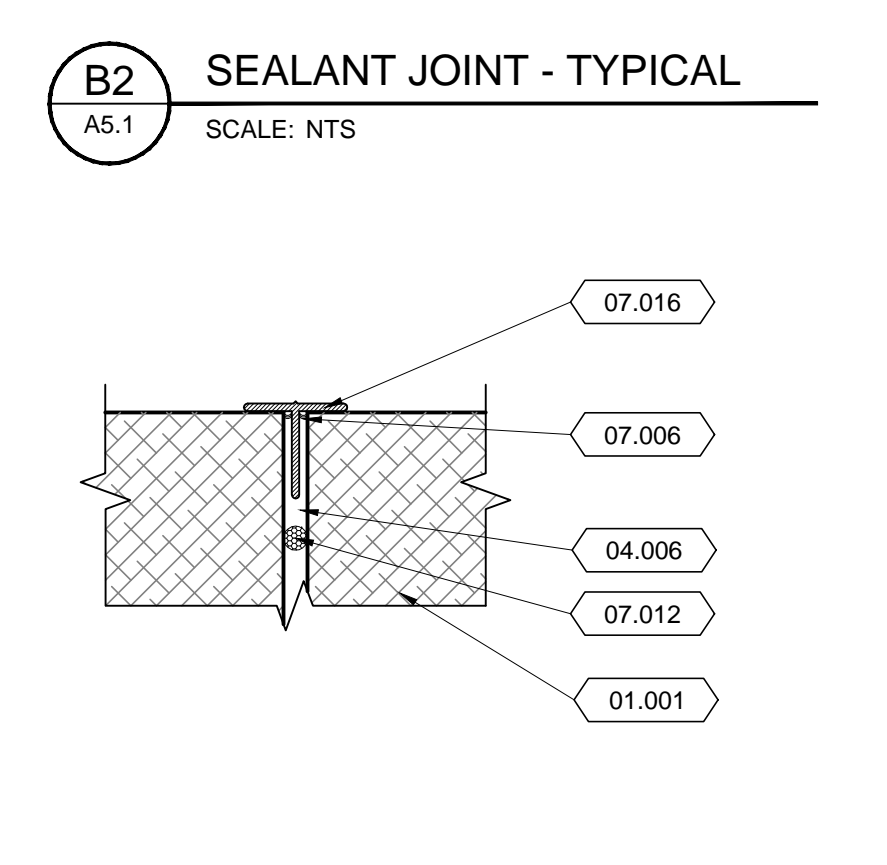
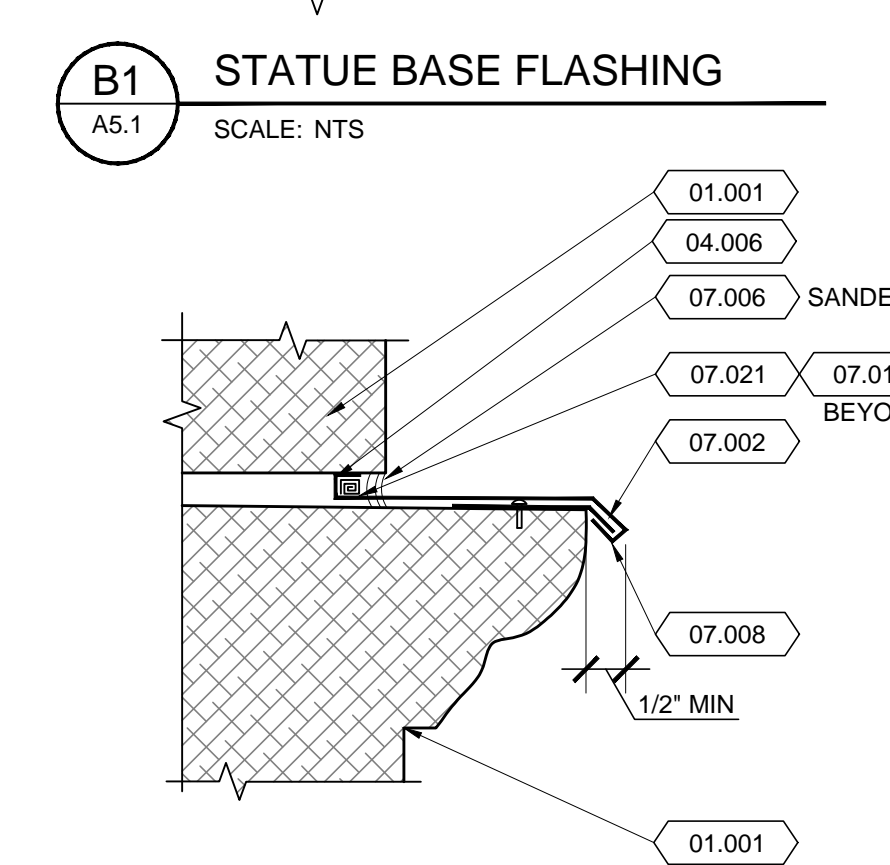
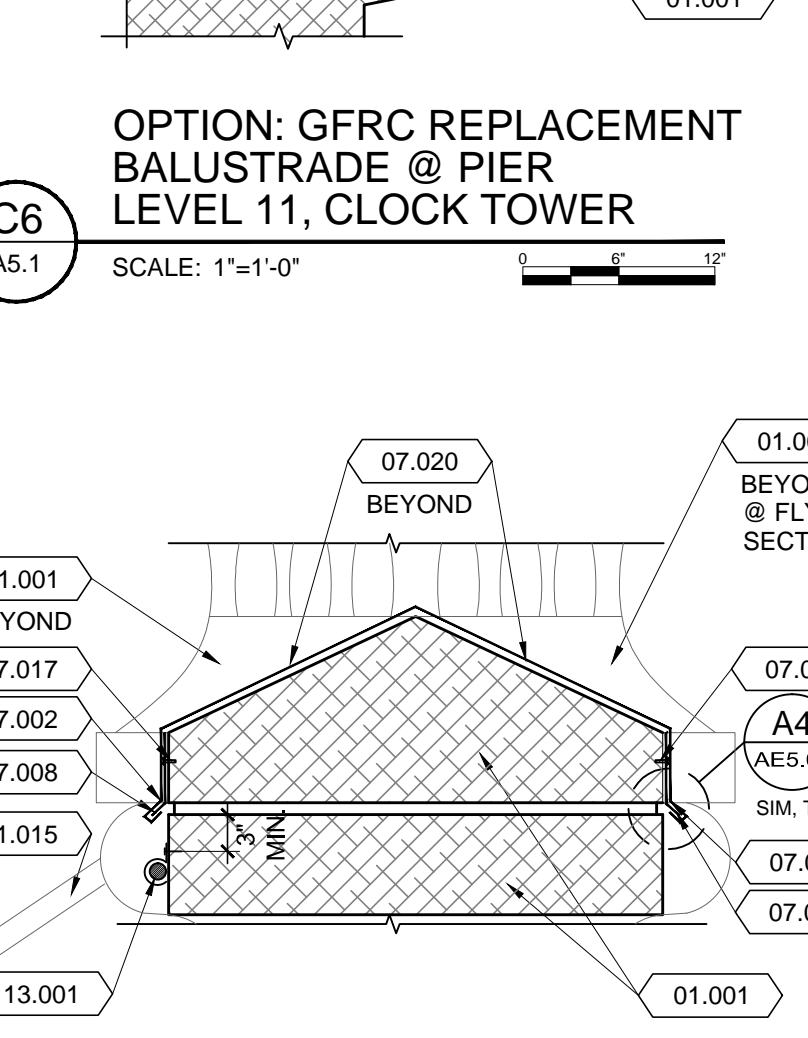
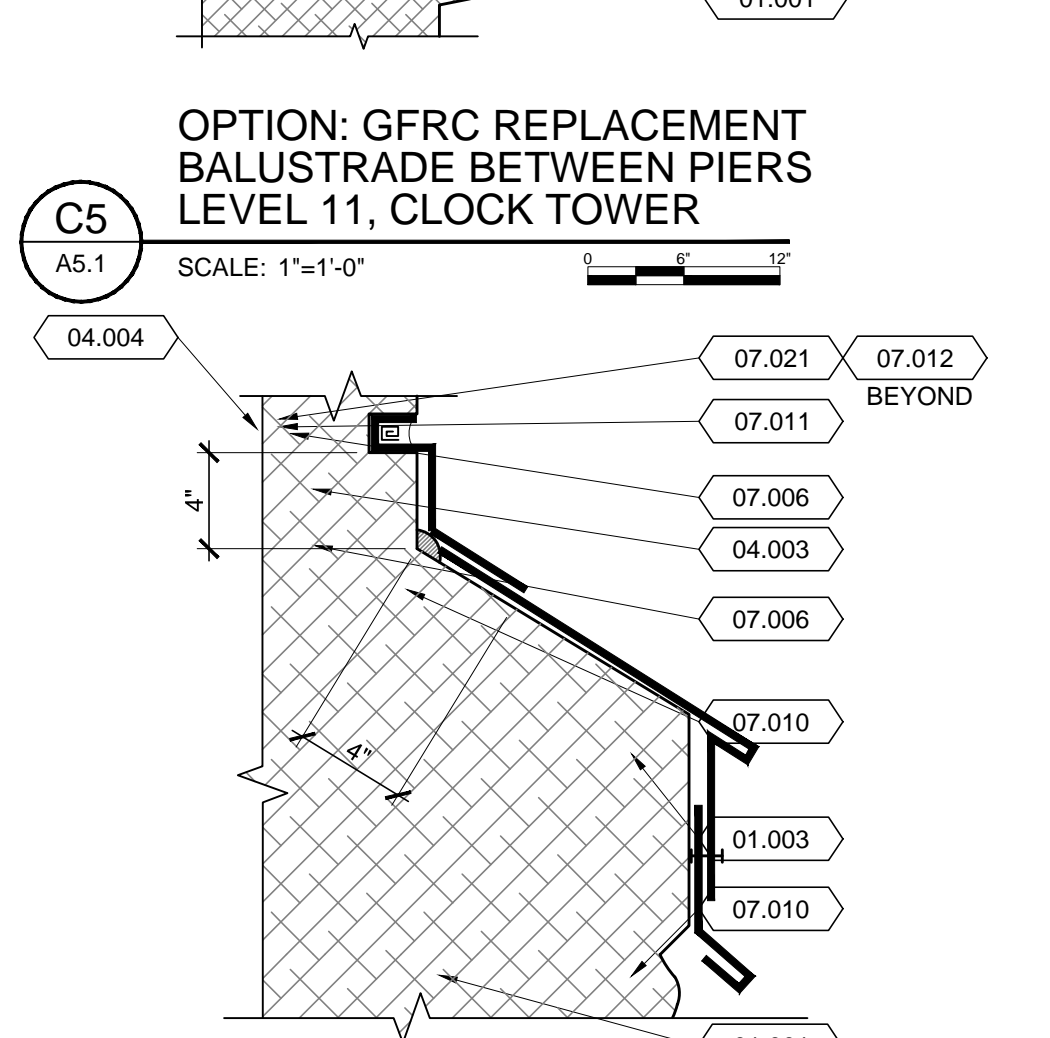
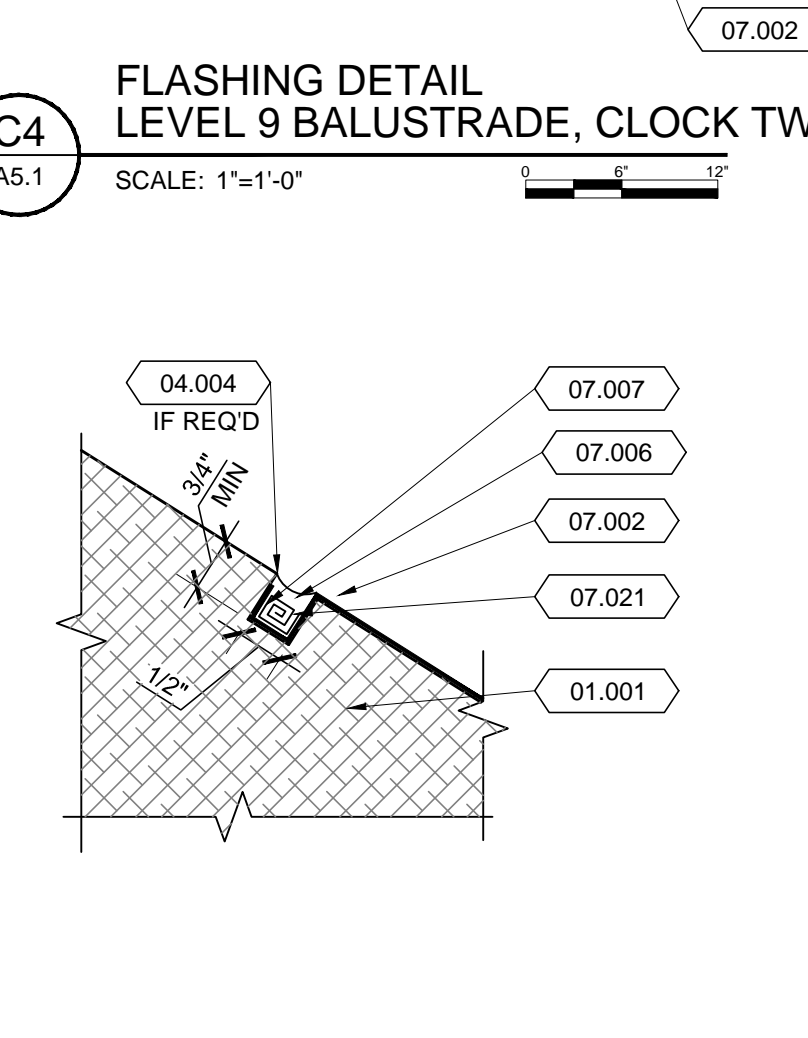
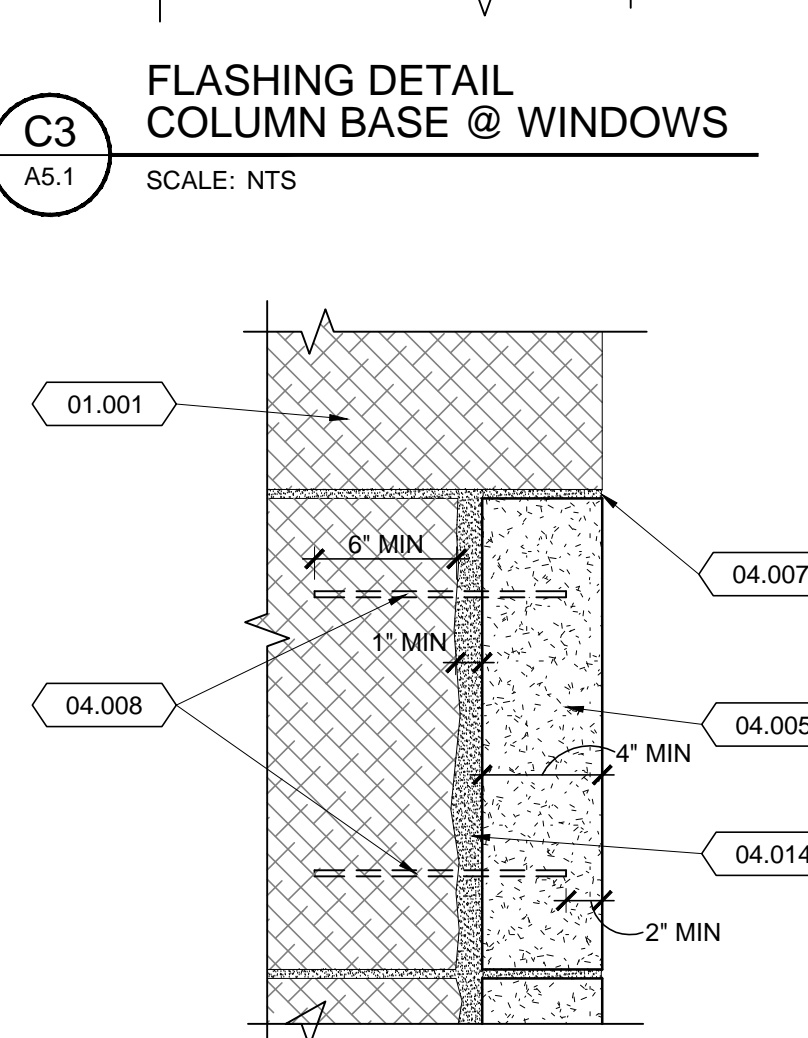
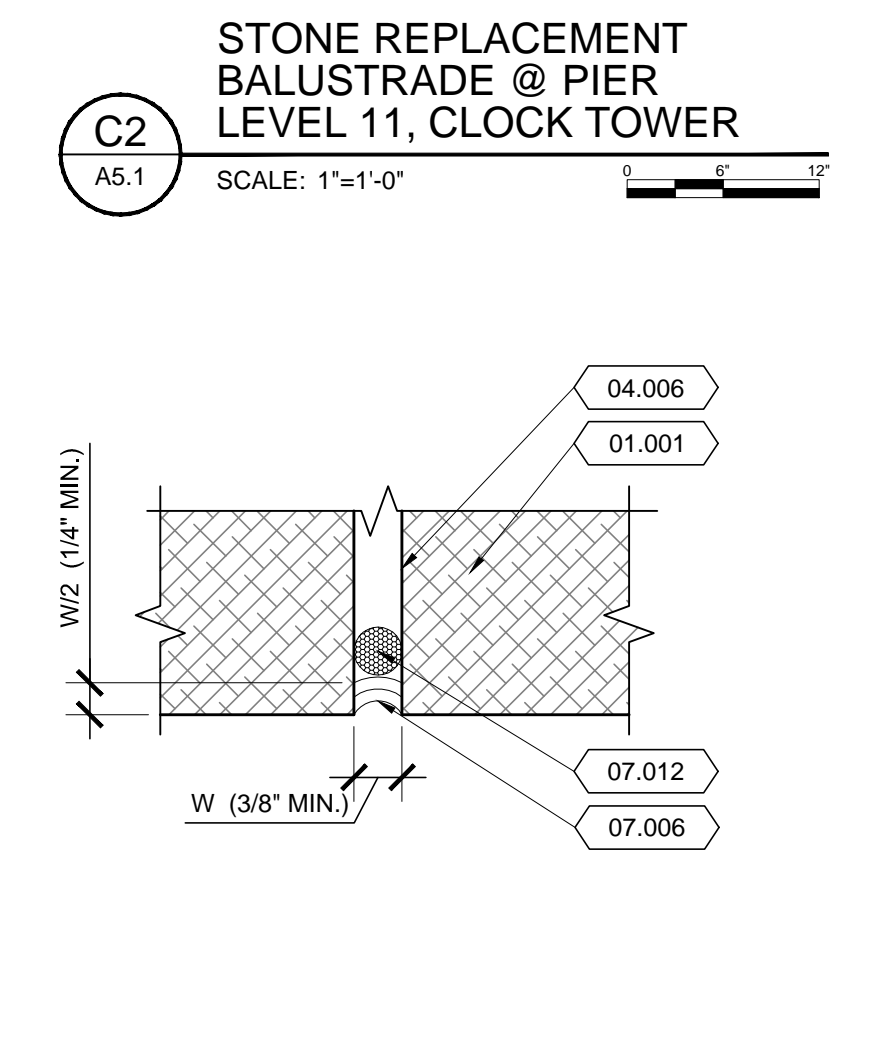
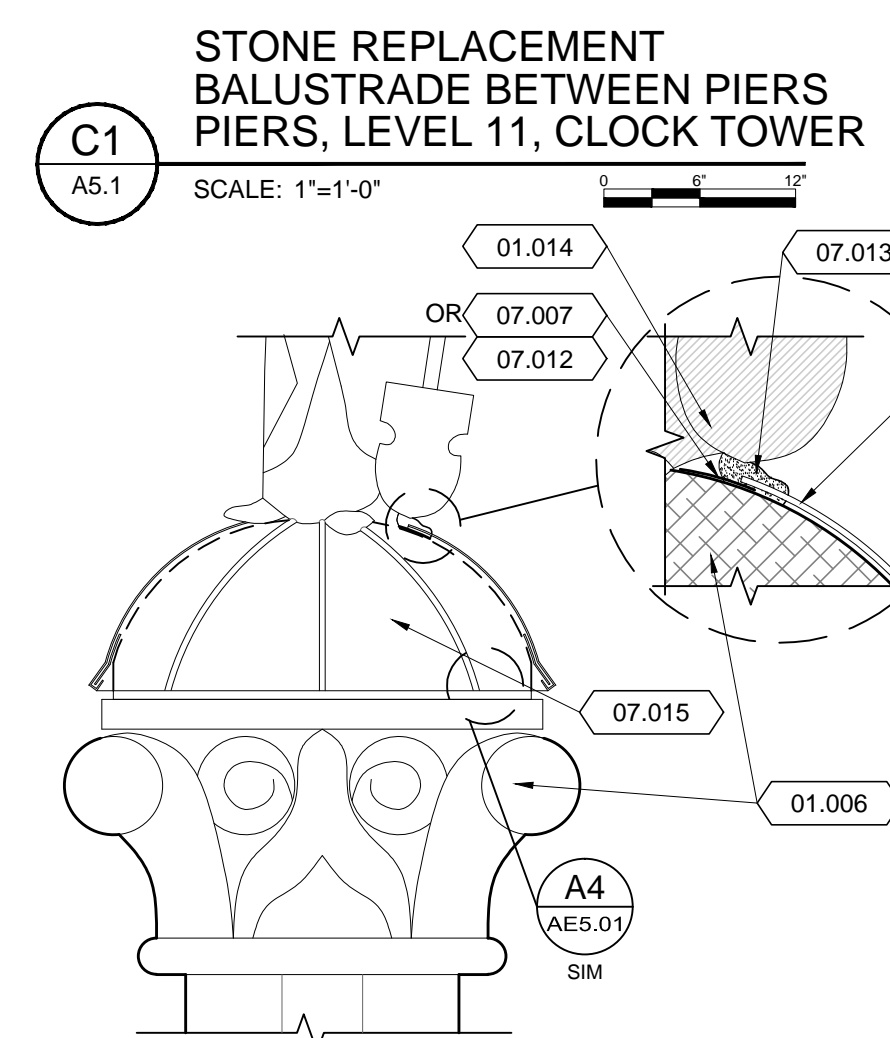
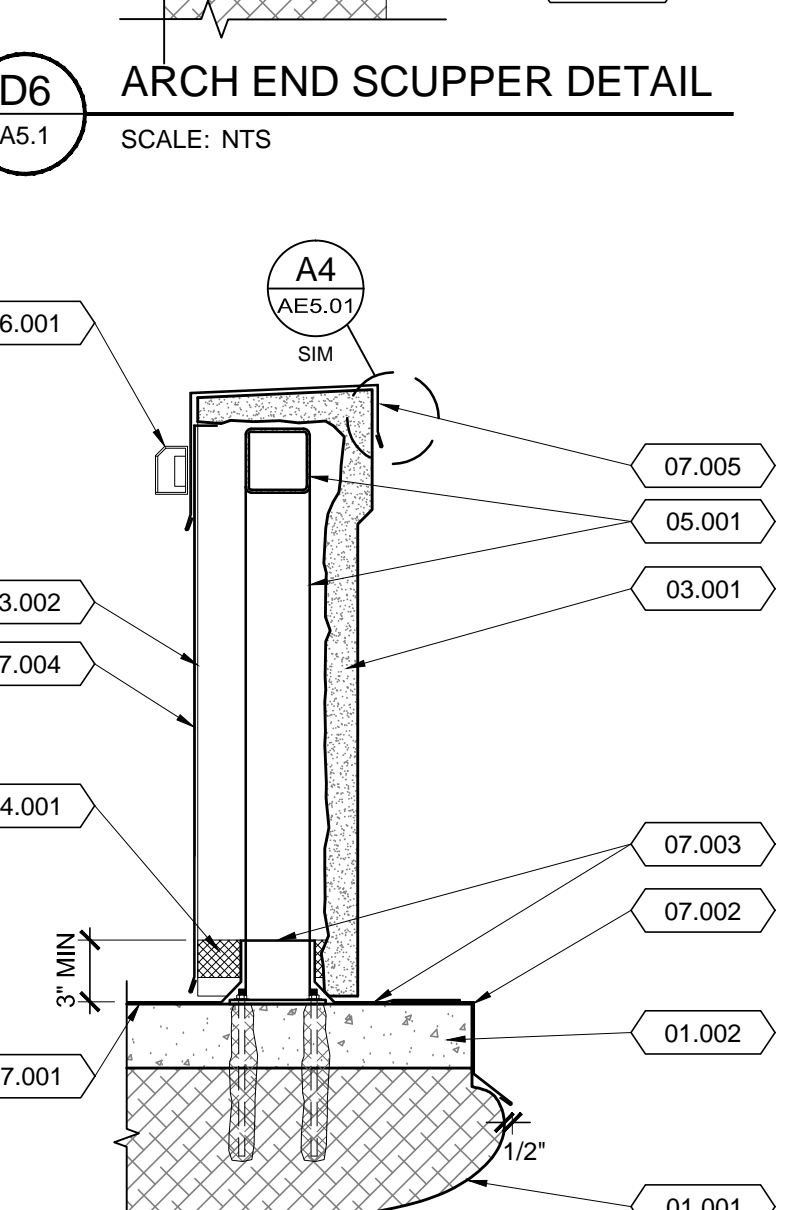
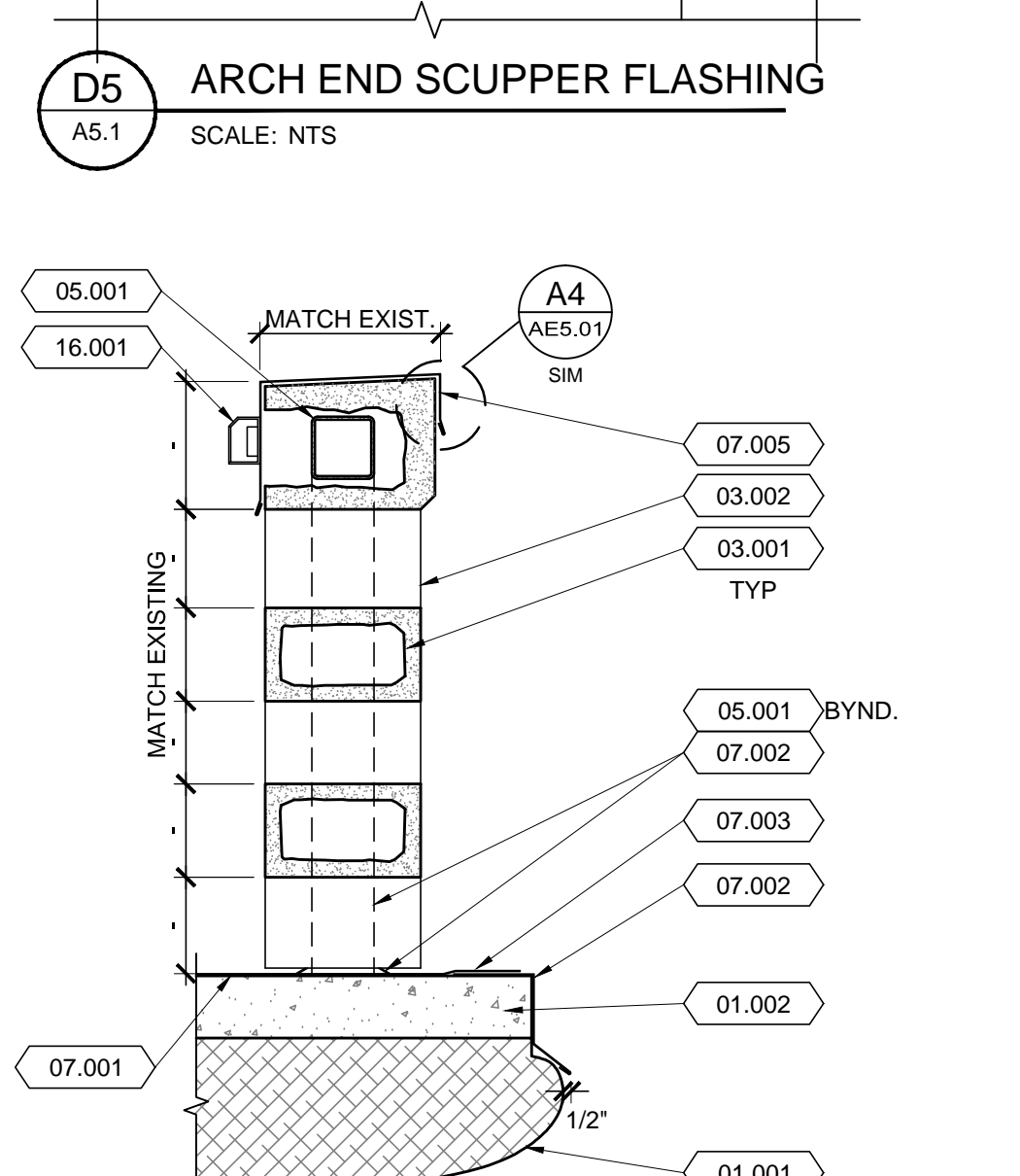
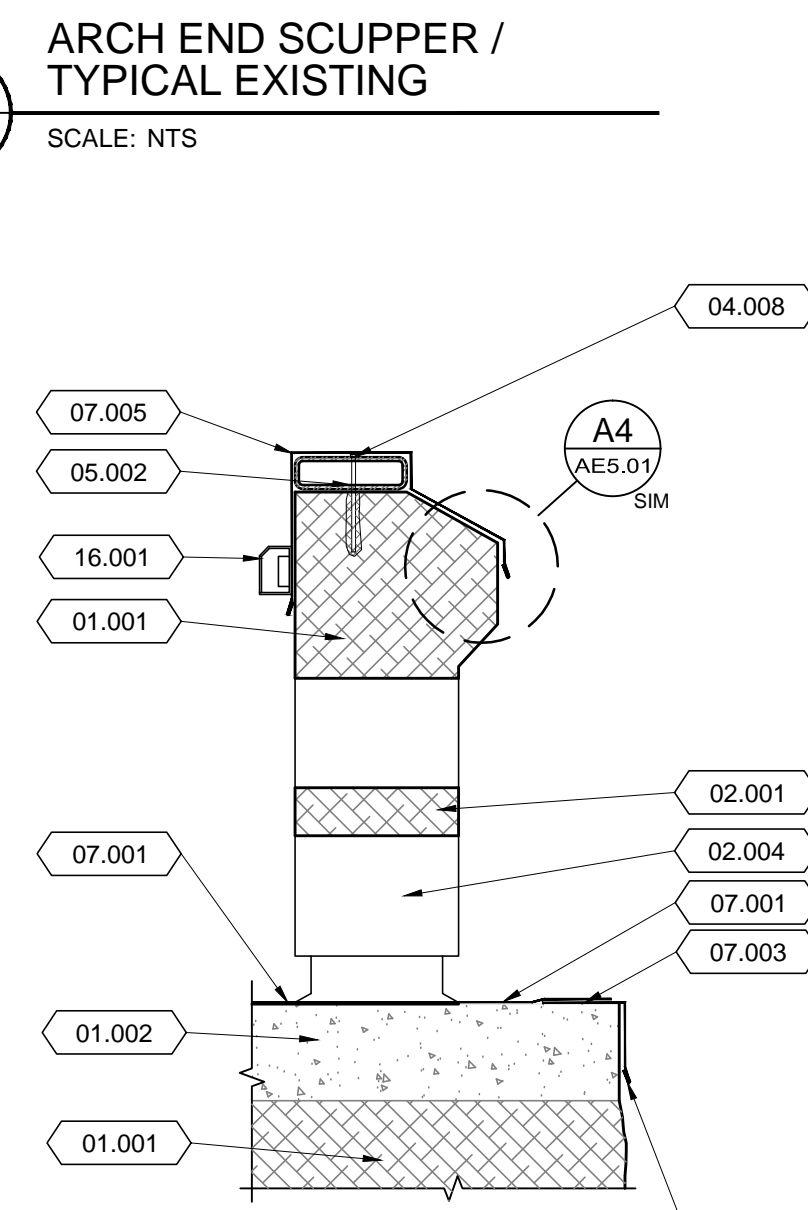
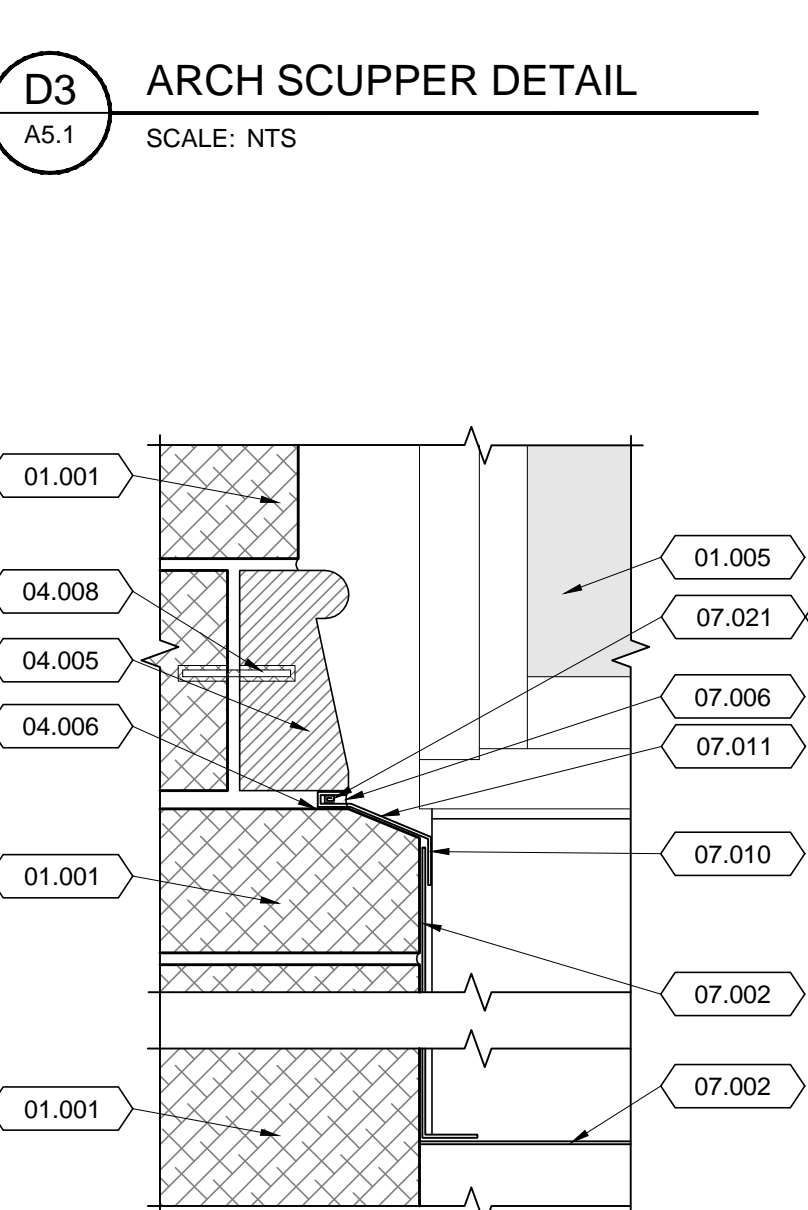
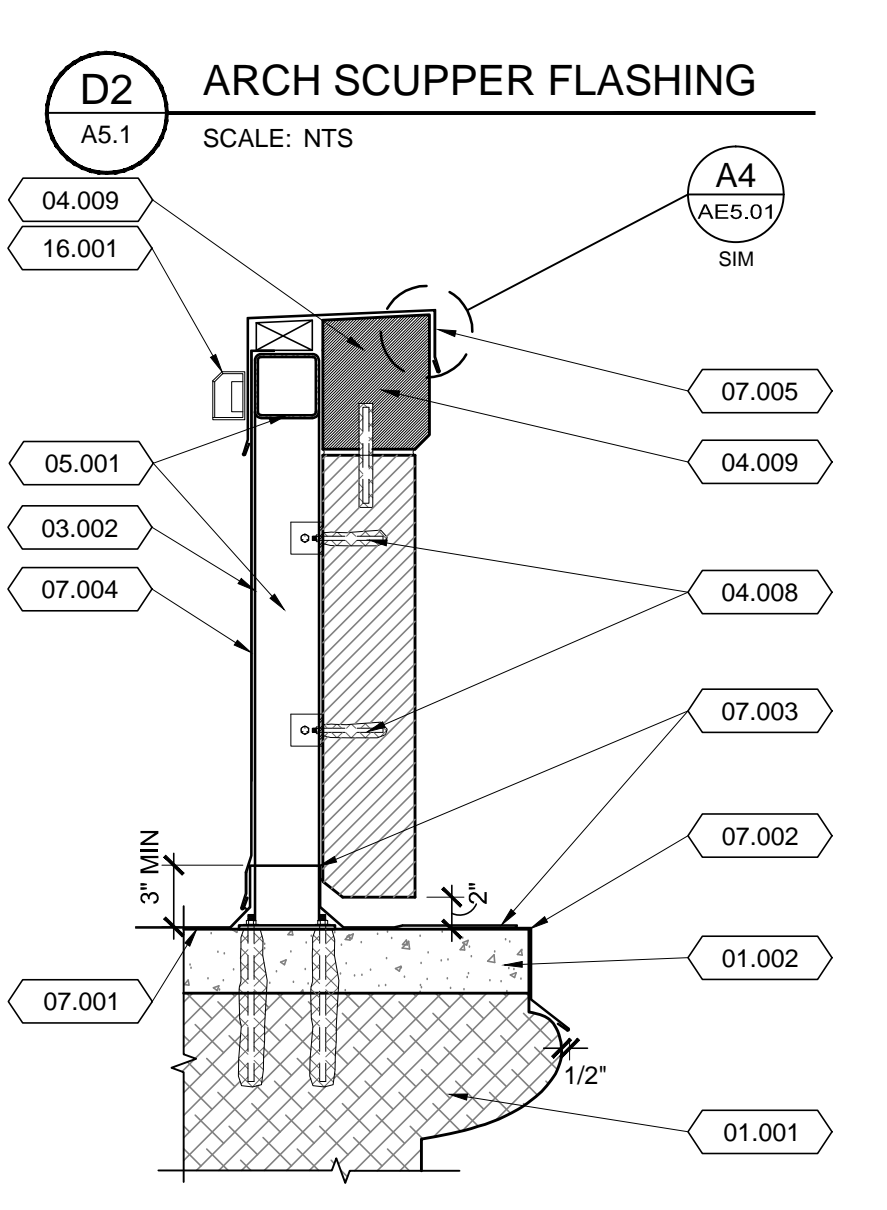
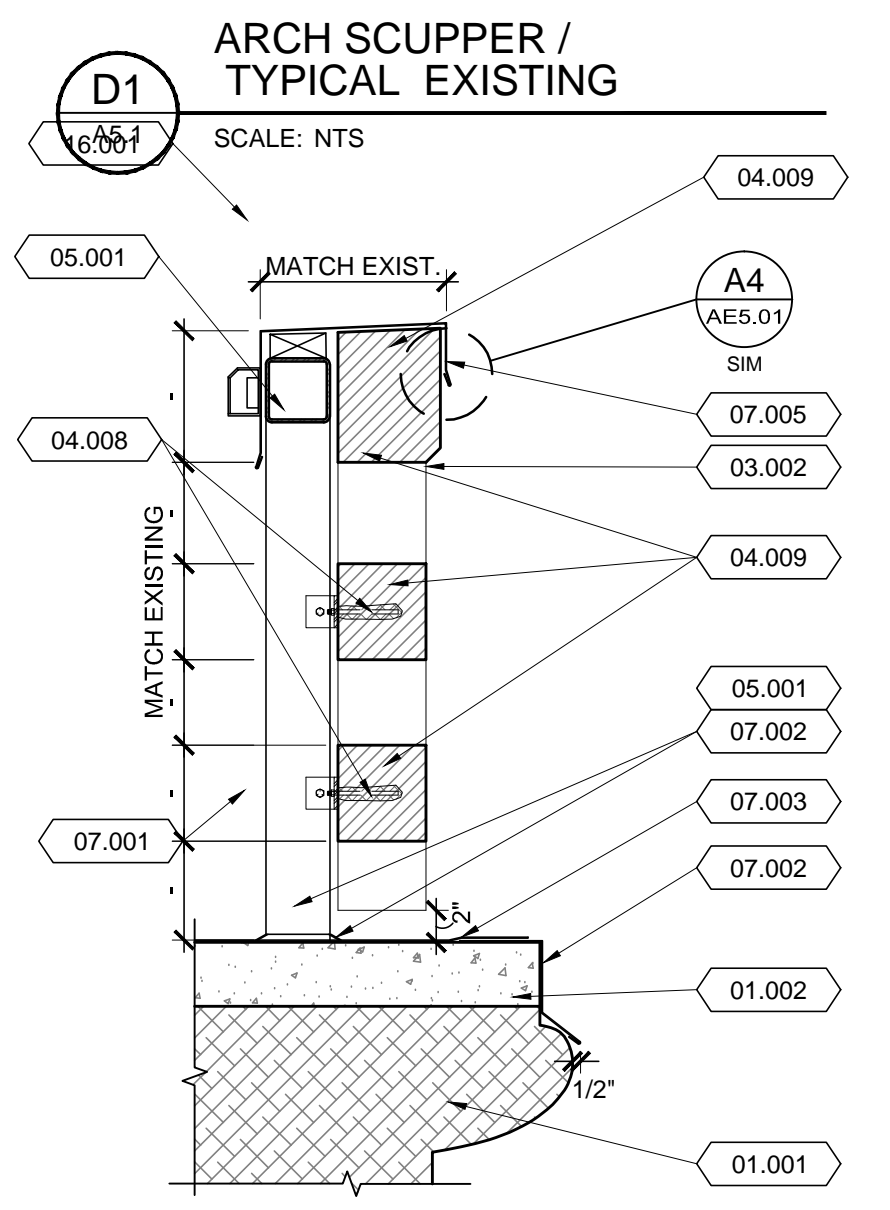
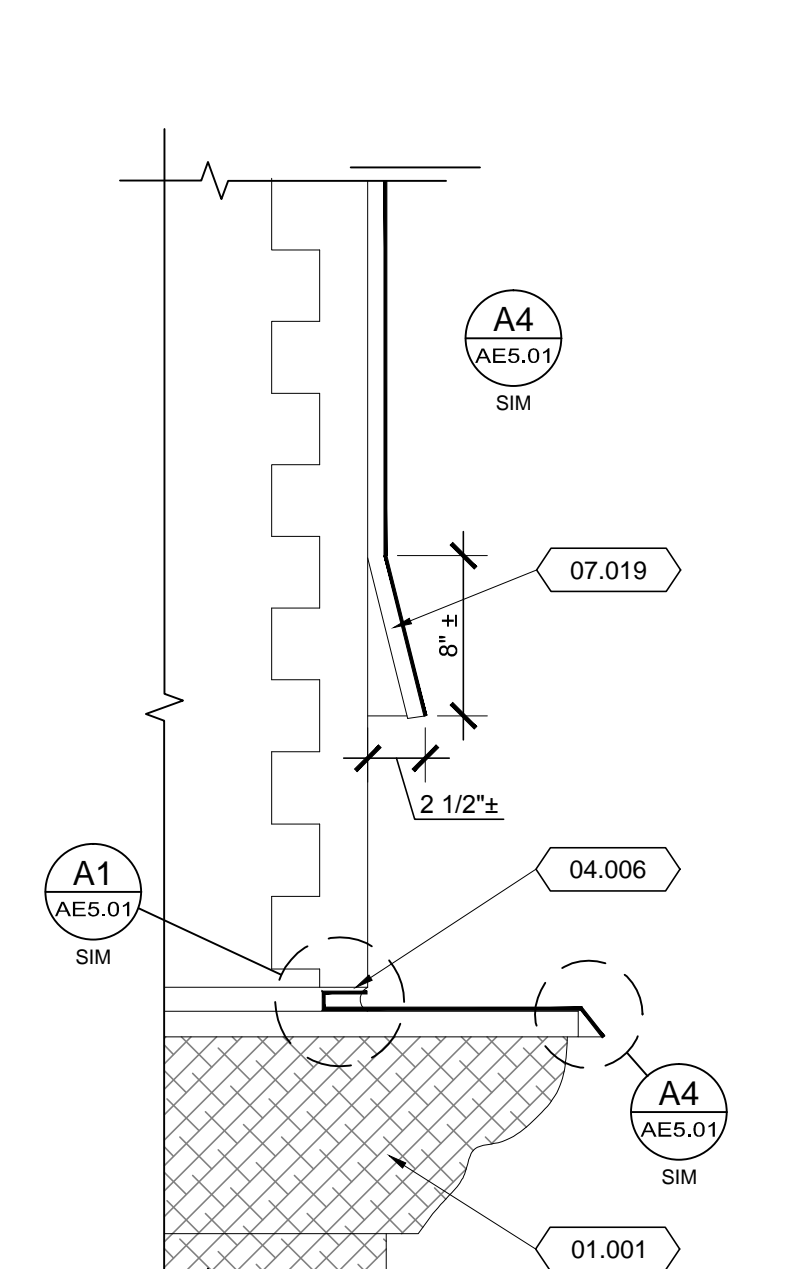
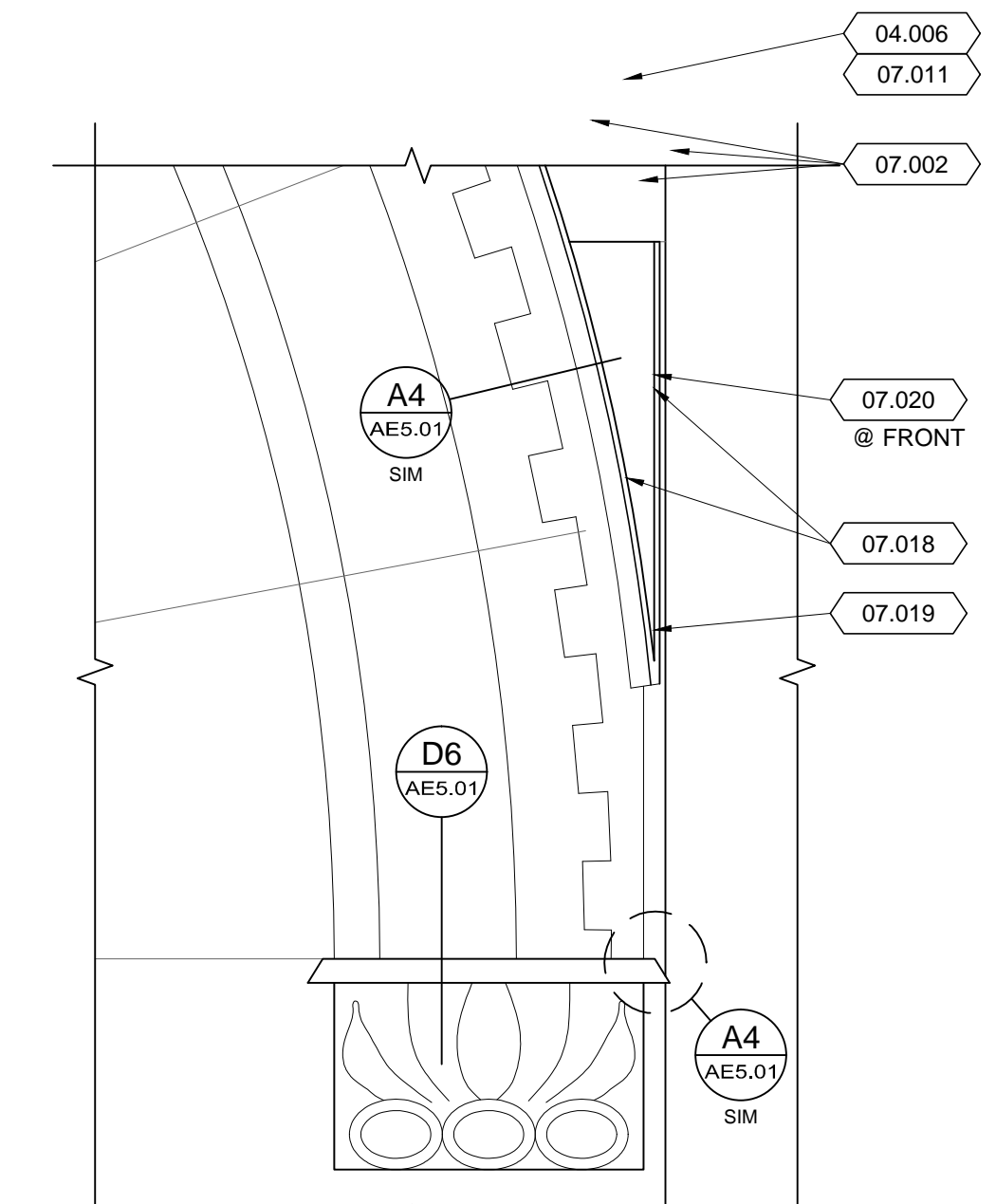
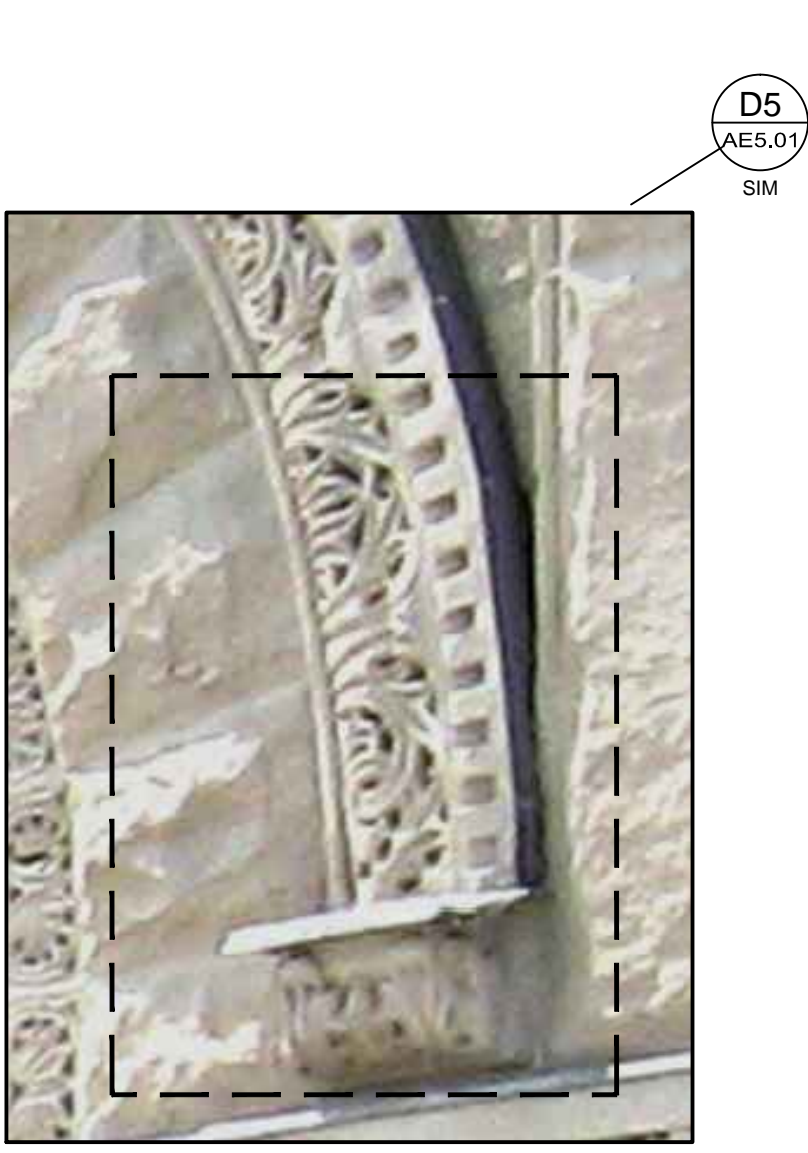
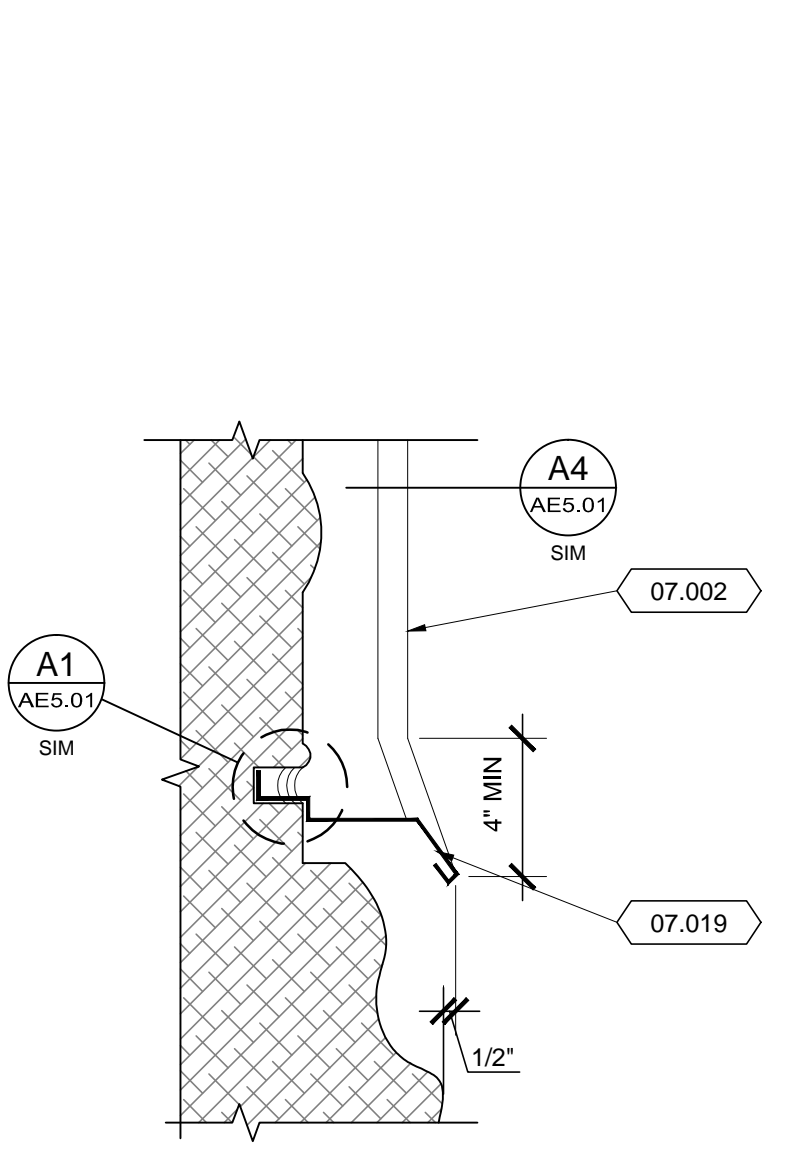
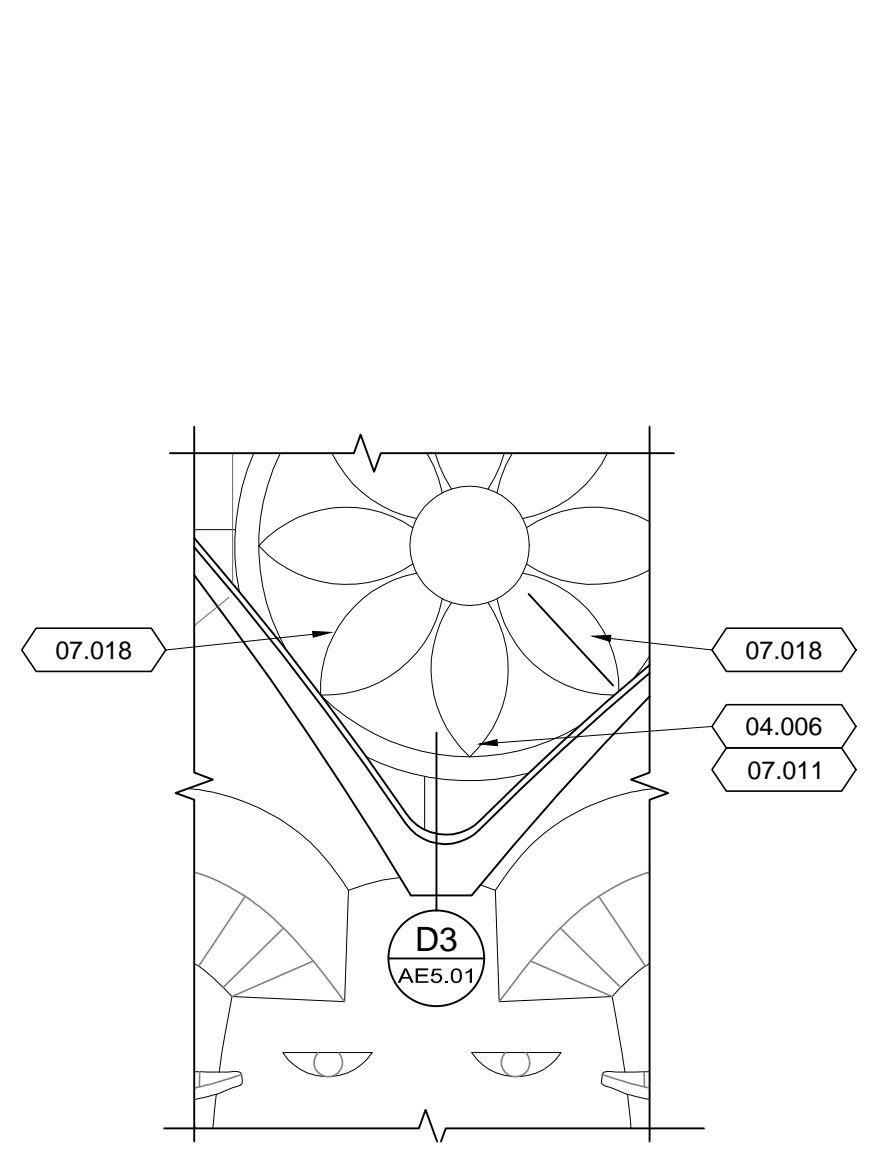
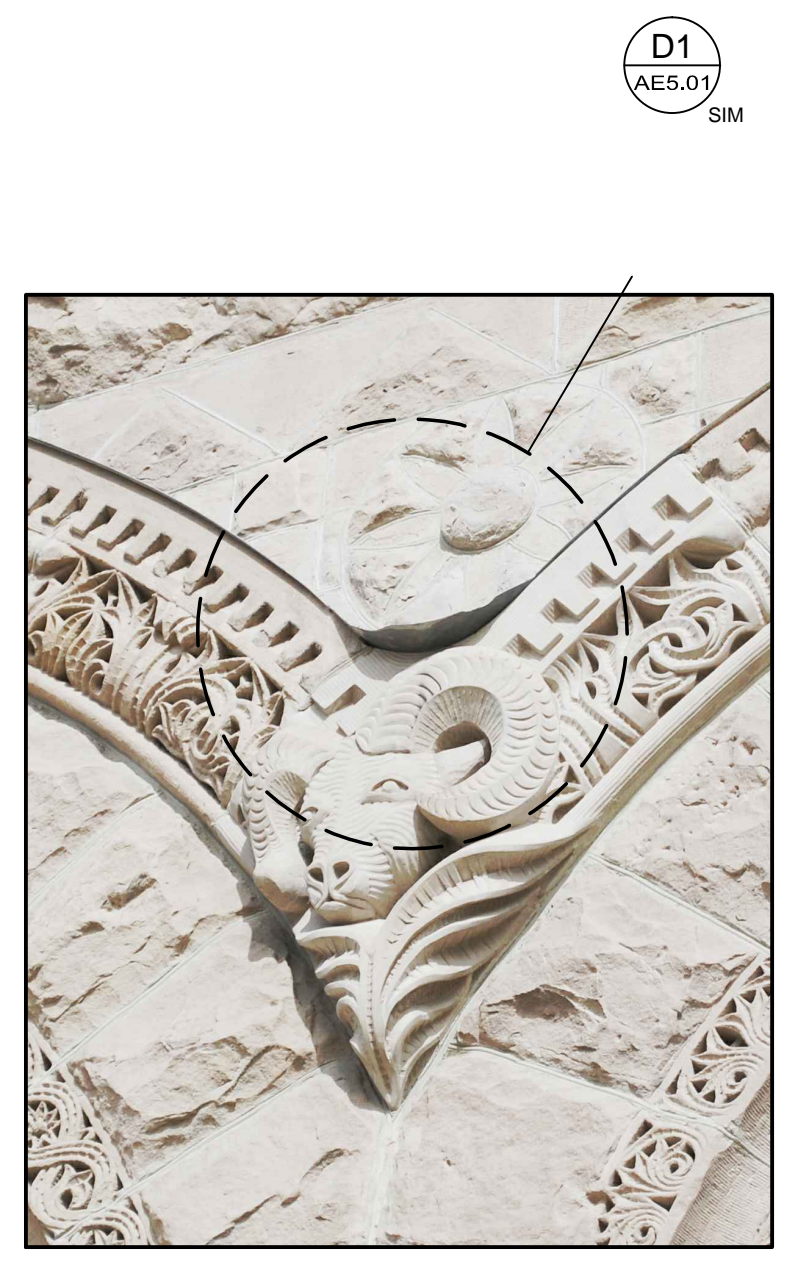
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- KEY NOTES**
- 01.001 EXISTING KYLINE SANDSTONE - JOINTS NOT TYPICALLY SHOWN
 - 01.002 EXISTING CONCRETE
 - 01.003 EXISTING FLASHING TO REMAIN
 - 01.004 BALUSTRADE BEYOND
 - 01.005 EXISTING WINDOW BEYOND
 - 01.006 EXISTING STONE STATUE BASE
 - 01.014 EXISTING STATUE
 - 01.015 EXISTING ROOF, FLASHING, ETC. CONDITION VARY.
 - 03.001 GFRC BALUSTRADE - MATCH EXIST. PROFILE. SHIM/SET/SECURE TO STRUCTURAL FRAME (ANCHORING NOT SHOWN)
 - 03.002 GFRC BEYOND
 - 04.001 INSECT EXCLUSION MESH
 - 04.003 GRIND STONE, PLASTIC PATCH AS NEEDED
 - 04.004 GRIND REGLET IN STONE
 - 04.005 STONE DUTCHMAN
 - 04.006 GRIND/PREP JOINT AS SPECIFIED
 - 04.007 REPOINT AS SPECIFIED
 - 04.008 EPOXY-SET STAINLESS STEEL ALL-THREAD DOWELS SIZED/INSTALLED AS SPECIFIED
 - 04.009 REPLACEMENT STONE AS SPEC'D. MATCH EXISTING PROFILES
 - 04.014 GROUT SOLID BEHIND DUCHMAN
 - 05.001 STAINLESS STEEL FRAME - SIZE AND DETAILING PER FUTURE STRUCTURAL ENGINEERING
 - 05.002 SEISMIC STAINLESS STEEL REINFORCING, DETAILING AND ANCHORAGE TO BE DETERMINED BY FUTURE STRUCTURAL ENGINEERING
 - 07.001 LIQUID APPLIED PEDESTRIAN TRAFFIC WATER PROOFING.
 - 07.002 LEAD-COATED COPPER ROOFING/FLASHING SYSTEM AS DETAILED: SLOPE AWAY FROM BUILDING
 - 07.003 EXTEND WATERPROOFING, AS SHOWN
 - 07.004 SHEET METAL CAP AT BACK OF BALUSTRADE PIER (TINZINC - COATED COPPER)
 - 07.005 CAP FLASHING - TINZINC COATED COPPER
 - 07.006 CONT. SEALANT AS DETAILED/SPECIFIED. SANDED AT ALL VISIBLE STONE JOINTS OR REGLETS
 - 07.007 BOND BREAKER TAPE
 - 07.008 24 GA. CONT. STAINLESS STEEL CLEAT AS SPECIFIED
 - 07.009 EXTEND DRIP EDGE TO 1/2" BEYOND STONE PROJECTIONS BELOW
 - 07.010 FLASHING - SECURE WITH RIVETS
 - 07.011 FLASHING REGLET
 - 07.012 BACKER ROD
 - 07.013 SEALANT FILLET
 - 07.015 6 FLASHING SEGMENT, FLAT SEAM JOINTS
 - 07.016 MANUFACTURED SEALANT-SET LEAD WEATHERCAP OR COVER STRIP AS SPECIFIED
 - 07.017 HILTI HIT ANCHOR 3/16" DIA X 7/8" @ 8" O.C., STAINLESS STEEL
 - 07.018 SOLDERED JOINTS
 - 07.019 LEAD COATED COPPER SCUPPER AS DETAILED
 - 07.020 HEMMED EDGE
 - 07.021 HAMMERED LEAD WEDGE @ 12" O.C.
 - 07.022 LEAD COATED COPPER REGLET & COUNTER STEP FLASHING WITH RIVET CONNECTION
 - 13.001 RELOCATE EXISTING LIGHTNING PROTECTION AS NEEDED
 - 16.001 CONT. STRIP LIGHTING FIXTURE (NIC)

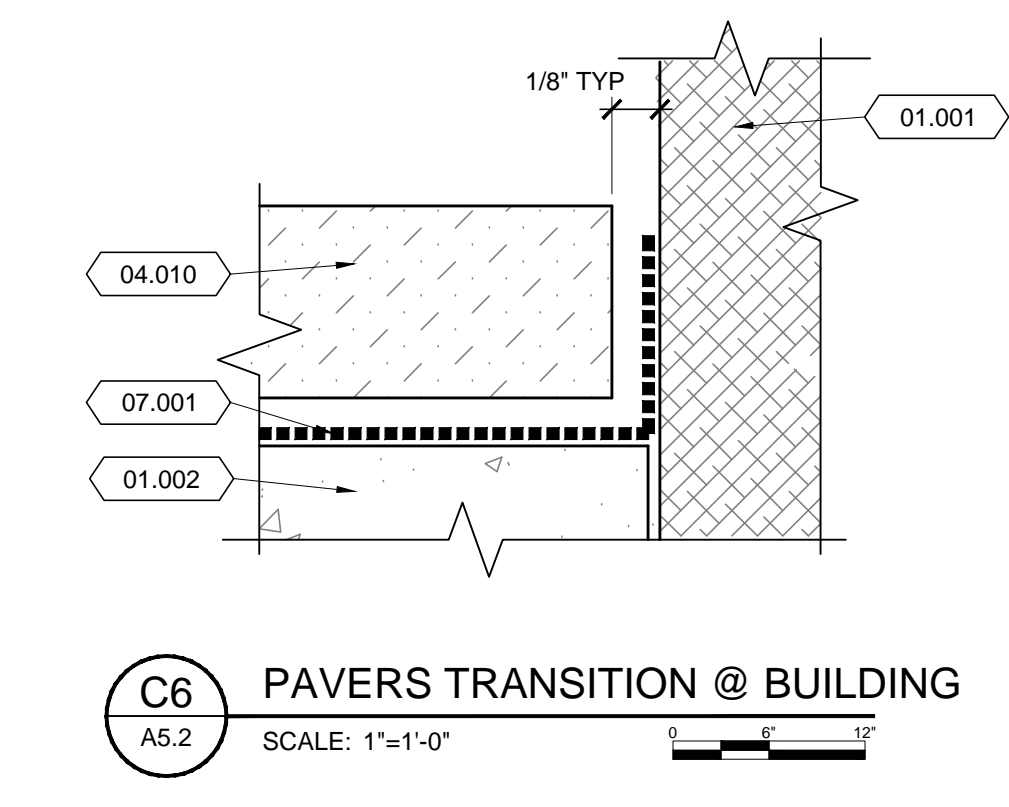
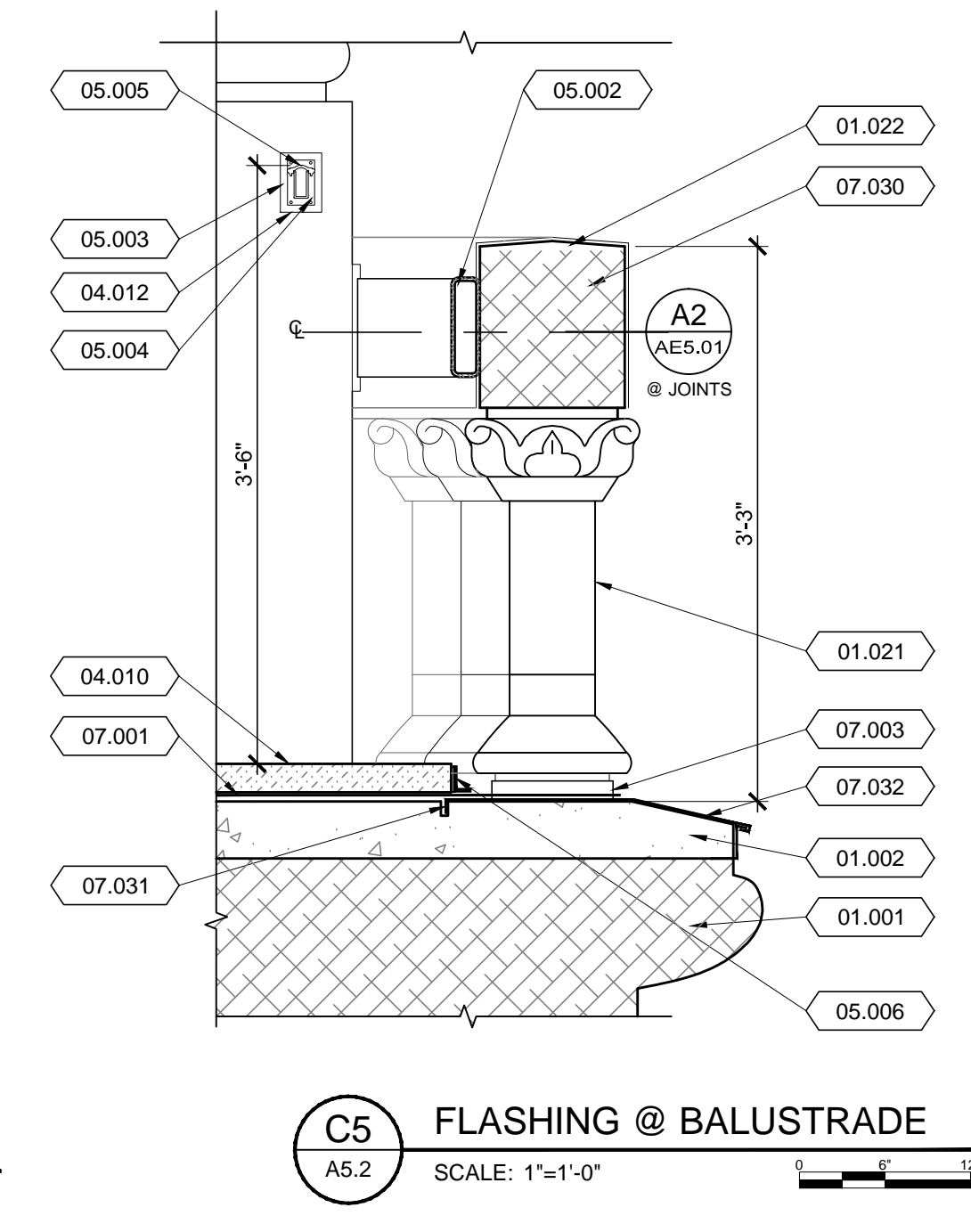
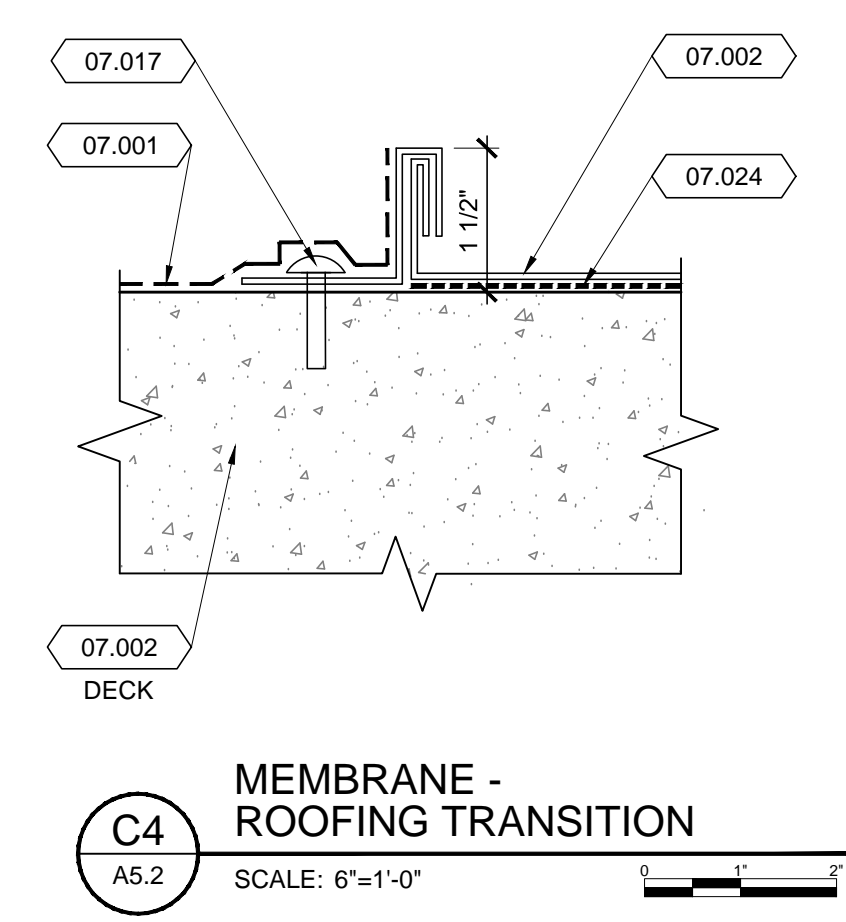
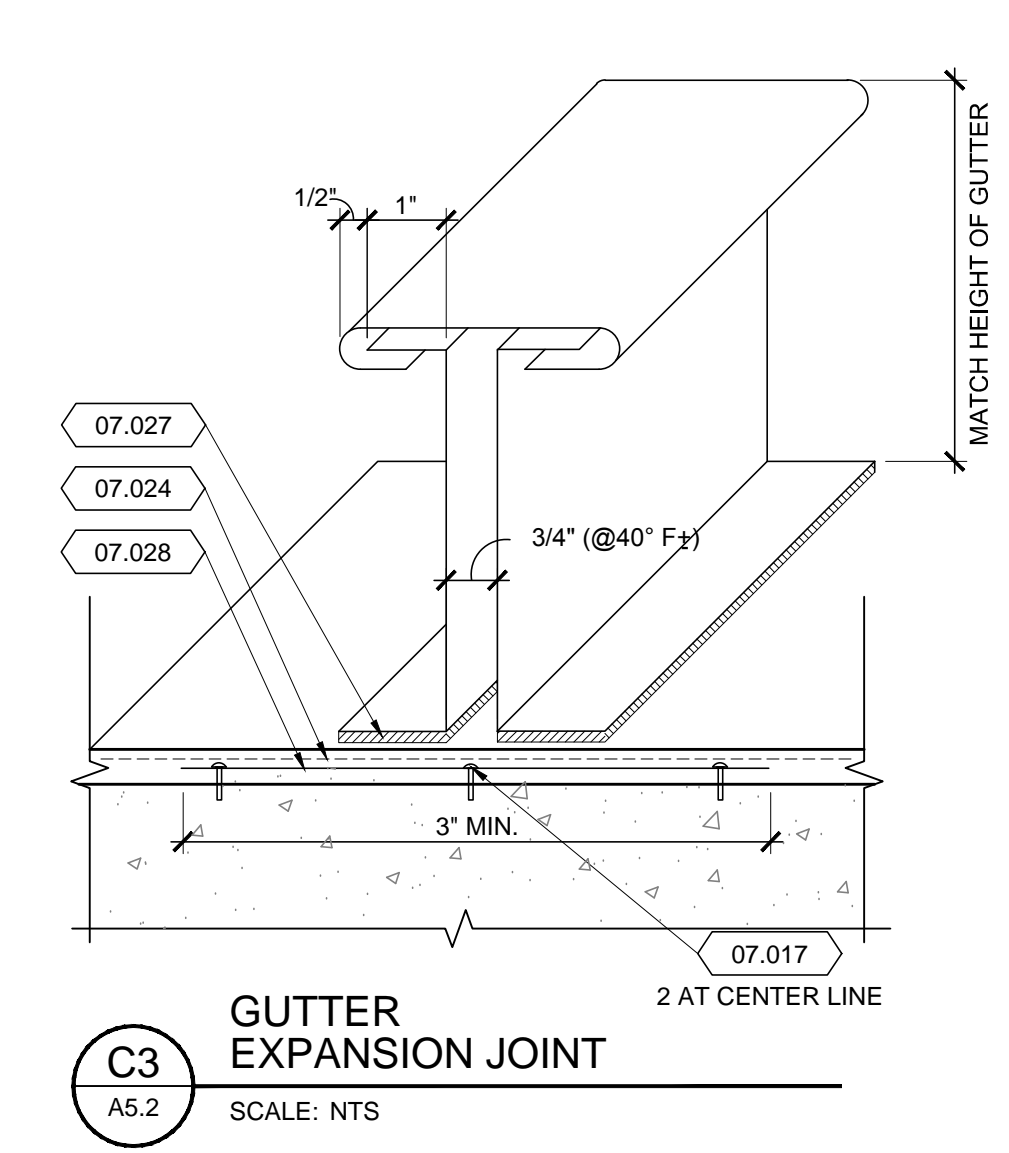
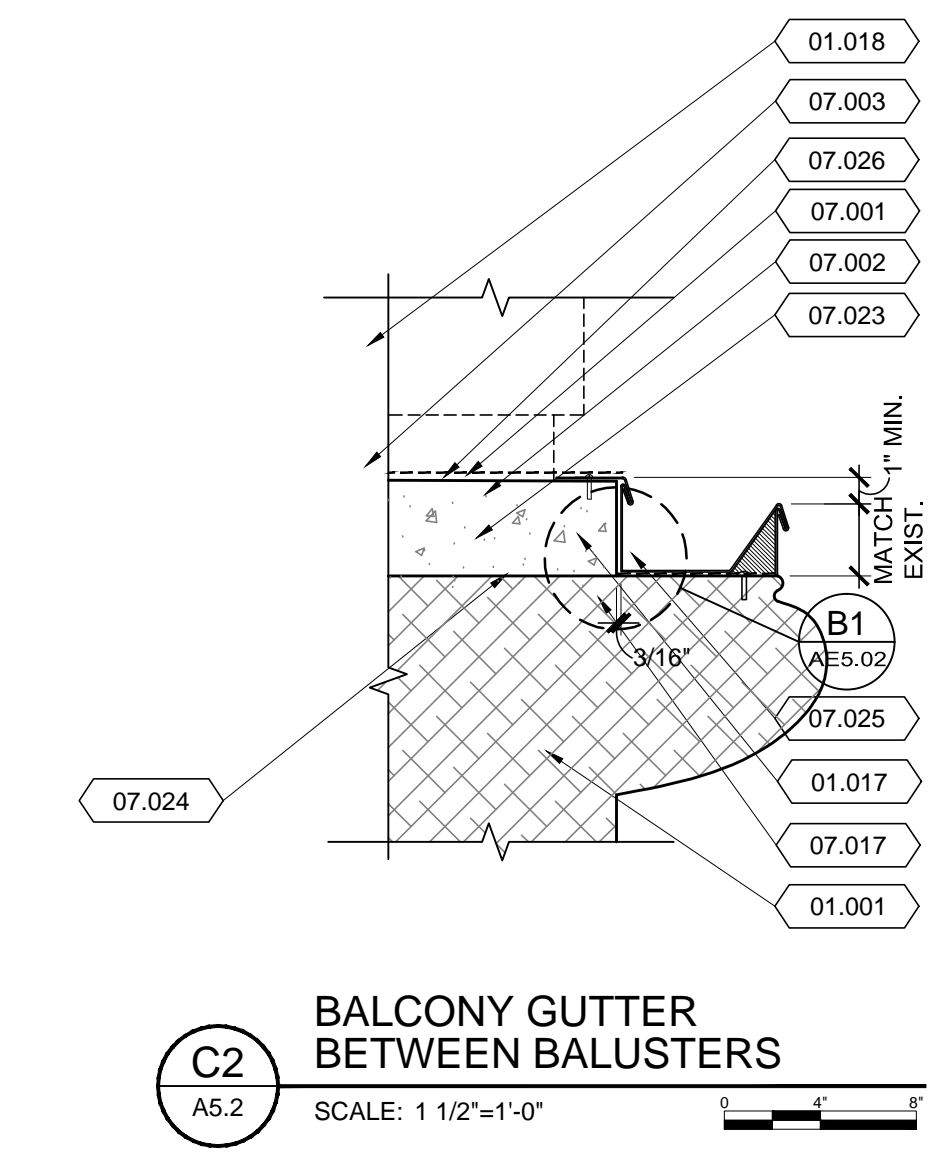
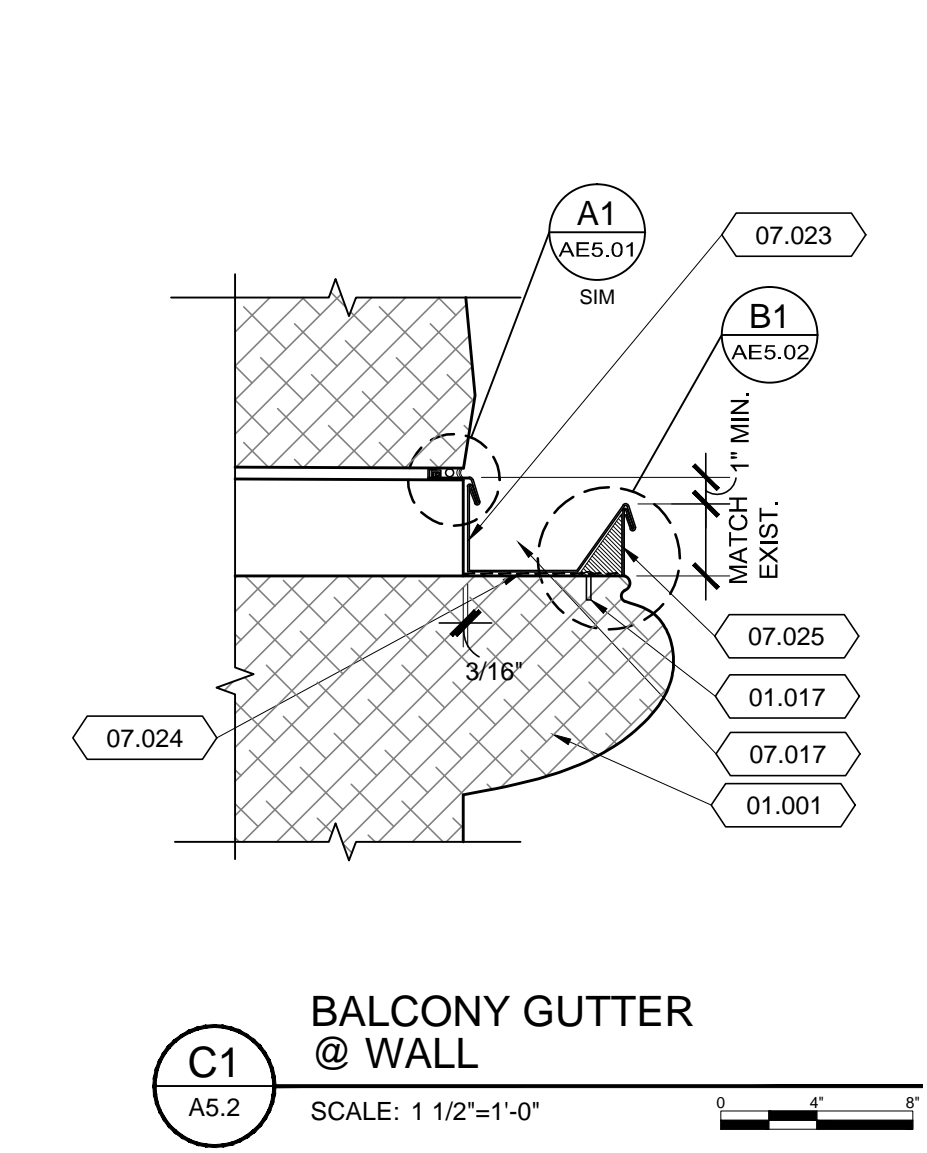
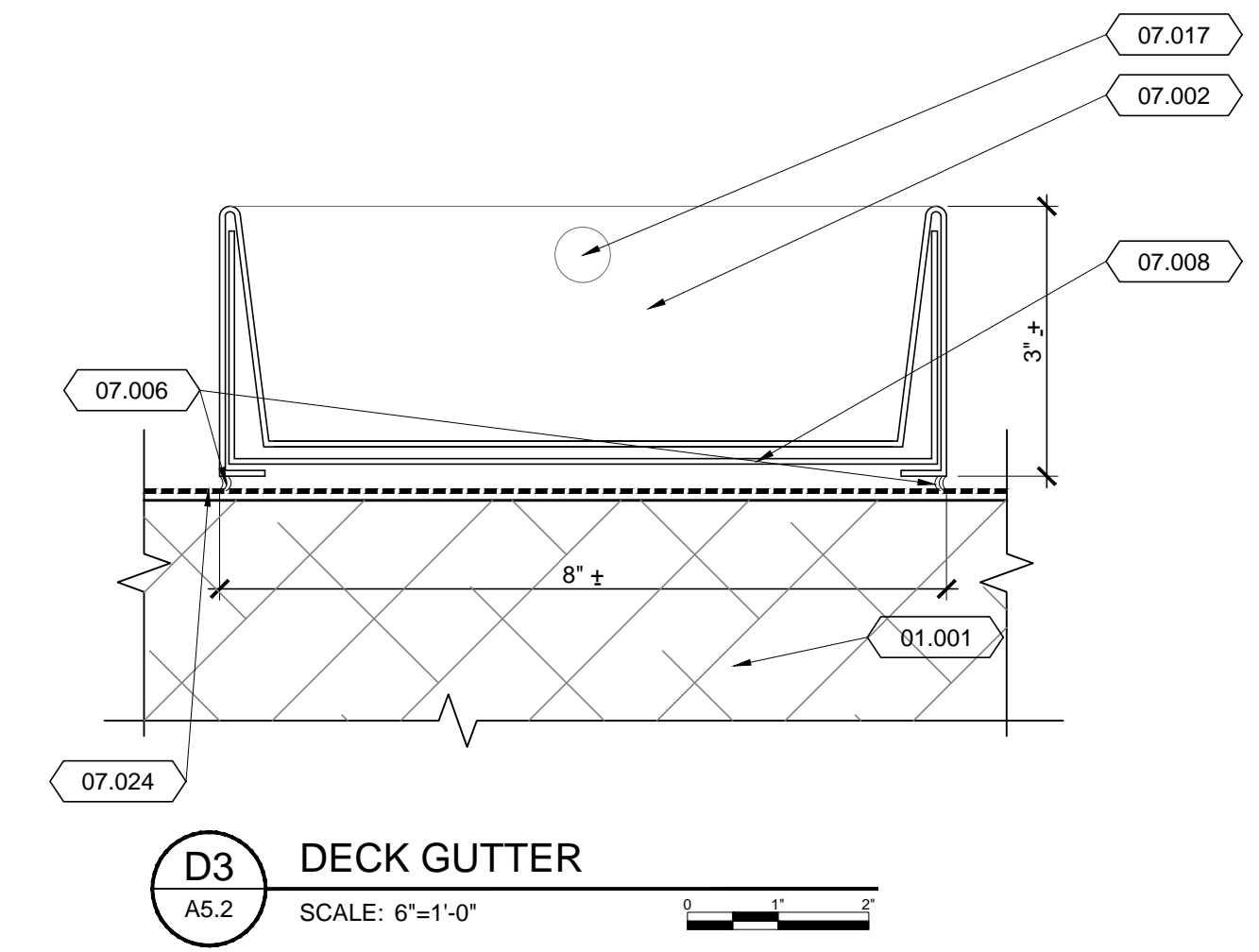
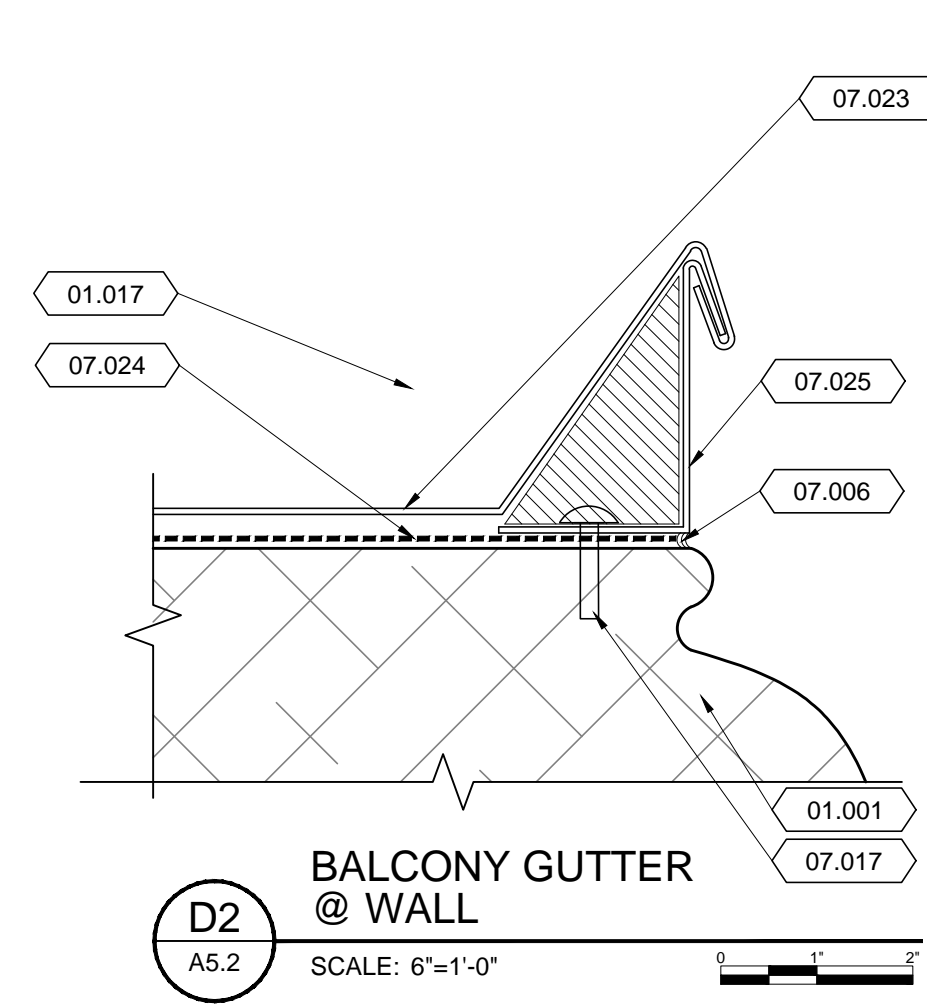
REV	DATE	DESCRIPTION

VCBO NUMBER: 15045
CLIENT NUMBER: 650209 & 650207
DATE ISSUED: 08.XX.15



KEY NOTES

- 01.001 EXISTING KYLNE SANDSTONE - JOINTS NOT TYPICALLY SHOWN
- 01.002 EXISTING CONCRETE
- 01.017 REMOVE EXISTING FLASHING AND GUTTER
- 01.018 EXISTING BALUSTERS BEYOND
- 01.021 EXISTING BALUSTRADE TO REMAIN
- 01.022 REMOVE CAP FLASHING ON RAILING AT WEST SIDE BALCONY
- 04.010 BROWNS CANYON SANDSTONE PAVER ON SETTING/ALIGNMENT SHIMS (NOT SHOWN; MIN. HEIGHT)
- 04.012 GRIND STONE TO SEAT RECEIVER
- 05.002 SEISMIC STAINLESS STEEL REINFORCING, DETAILING AND ANCHORAGE TO BE DETERMINED BY FUTURE STRUCTURAL ENGINEERING
- 05.003 BRONZE (DARK/STATUARY) GUARDRAIL RECEIVER
- 05.004 BRONZE (DARK/STATUARY) GUARDRAIL CHANNEL
- 05.005 BRONZE GUARDRAIL CAP JULIUS BLUM #4530 OR SIM.
- 05.006 STAINLESS STEEL RETAINER ANGLE, SHIM AT CONNECTIONS TO DECK TO ALLOW WATER FLOW
- 07.001 LIQUID APPLIED PEDESTRIAN TRAFFIC WATER PROOFING
- 07.002 LEAD-COATED COPPER ROOFING/FLASHING SYSTEM AS DETAILED. SLOPE AWAY FROM BUILDING
- 07.003 EXTEND WATERPROOFING, AS SHOWN
- 07.006 CONT. SEALANT AS DETAILED/SPECIFIED; SANDED AT ALL VISIBLE STONE JOINTS OR REGLETS
- 07.008 24 GA. CONT. STAINLESS STEEL CLEAT AS SPECIFIED
- 07.017 HILTI HIT ANCHOR 3/16" DIA X 7/8" @ 8" O.C., STAINLESS STEEL
- 07.023 LCC GUTTER LINER W/ SINGLE LOCK SOLDERED SEAM, FASTENED TO STONE ONLY WHERE INDICATED ON PLAN. SECURE W/ CONTINUOUS CEAT'S AS SHOWN.
- 07.024 RED ROSIN PAPER
- 07.025 GUTTER COVER WITH STIFFENERS @ 12" O.C.
- 07.026 CONTINUOUS COUNTER FLASHING FASTENED WITH 2 MASONRY SCREW ANCHORS BETWEEN EACH BALUSTER
- 07.027 SOLDERED LAP JOINTS
- 07.028 FULL WIDTH LEAD COATED COPPER STRIP, SECURE @ CENTER LINE
- 07.030 LEAD "T" WEATHERCAP - TYP. ALL JOINTS
- 07.031 FOLLOW MANUFACTURER'S REQUIREMENTS FOR BRIDGING ACTIVE JOINT
- 07.032 REPAIR EXISTING FLASHING. ADD EXPANSION JOINTS @ C.L. PIERS



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ATTACHMENT C: PHOTOGRAPHS











ATTACHMENT D: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing

- Notice mailed on July 23, 2015
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on July 23, 2015

Planning Division Open House

The proposals are on the agenda for public review for the Open House meeting on August 20, 2015