



**NOTICE OF MEETING**  
**Murray City Center District Review Committee Meeting**  
**4646 South 500 West**  
**MURRAY, UT 84123**

Meeting Date: September 29, 2022  
Meeting Place: Public Services Conference Room  
Meeting Time: 5:30 p.m.

This meeting is open to the public. You may attend the meeting in person at the Murray City Public Works Building.

**AGENDA:**

1. Approval of Minutes from July 28, 2022.

**DESIGN REVIEW**

2. Murray Mansion  
4872 South Poplar Street  
Addition to Murray Mansion

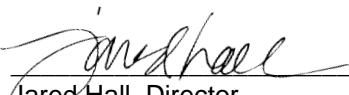
Project #22-145

**OTHER BUSINESS**

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Committee members may choose to participate via telephonic communication or teleconferencing so that all other Committee members and all other persons present in the room will be able to hear all discussions.

On the 22nd day of September 2022 before 5 pm, a copy of the foregoing Notice of Meeting was posted in accordance with Section 10-9a-201 through 209 and Section 52-4-202, U.C.A.

  
\_\_\_\_\_  
Jared Hall, Director  
Community & Economic Development Department

-DRAFT-

Murray City Center District Review Committee Meeting  
4646 South 500 West  
Murray, UT 84123

Meeting Date: July 28, 2022  
Meeting Place: Public Services Conference Room  
Meeting Time: 5:46 p.m.

Attendees: Jared Hall, Ray Beck, Kiersten Davis, Dan Hayes, Darrin Rasmussen, Kim Sorenson, Zach Heslop, Diana Baun

**APPROVAL OF MINUTES**

Ms. Davis motioned to approve the minutes from the April 28, 2022 MCCD meeting, SECONDED by Mr. Hayes.

**DESIGN REVIEW – Murray City Theater – 4959-4963 South State Street – Project #22-122**

Mr. Hall introduced this item, regarding the proposed renovation of the Murray Theater. Kim Sorenson, head of Murray's Parks and Rec Department, is here; that department will be programming the building and running it as part of their cultural arts programming. This is a simple renovation, attempting to bring the building back to the way it used to be. The city has owned the building for a number of years. There was a part of the building that been given a separate address in the past when there was a different business venture operating out of it at the time. The building takes up most of the parcel itself and he discussed access around the building, as well as specific measurement details included in the staff report. This normally would have been considered a minor alteration based on the plans, however any change to historic buildings is considered a major alteration according to the city code. As a result, this has to be brought before the design review committee and the planning commission for approval. The review committee makes a recommendation to the planning commission, and then the planning commission will grant the final design review approval based on this committee's recommendation. Most changes are interior with a few changes to the façade. He shared images from the staff report of the layout inside the theater and noted that it has been altered over the years to have an open floor to allow standing room only.

Mr. Hayes asked if this floor area was elevated.

Mr. Hall responded that it does have two levels right now, however it used to have auditorium seating and the plan is to return to that. The plan is to add fixed seats to the theater, as it originally was, and make some stage improvements with a subfloor and additional restroom space; none of that space is considered usable, so it doesn't generate a need for more parking. They will also be bringing back some of the original lobby and he shared more images from the staff report to show what they are hoping to do. There will be film projection capabilities after the renovation, along with the ability to do live theater and music performances on the stage. They will be restoring the marquee and the sign to be more like they were originally. The

exterior will have ground floor windows to allow a connection to the street. The marquee will hang out over the public sidewalk, which is allowed in the MCCD zone. The goal in this zone is to have a nice area to walk in, and this currently has the 12 feet required. They are hoping to have a setup like the one pictured in the staff report with a furnishing zone and a throughway for the pedestrians to walk on. From the perspective of street trees, this project is a little different. They generally like trees at 30 feet here for people to have an enjoyable pedestrian experience, but this is unique because they do not want to cover up the historic sign. Staff instead recommends planters with landscaping, along with the lights that are already there. People can sit on the planters, without blocking the walkway for pedestrians or the sign.

Ms. Davis said the staff report notes this will trigger requirements for public improvement, and asked if that included the benches being discussed and if they will choose a specific style that would continue down State Street.

Mr. Hall said they already have specs set up for these benches, so when they have projects like this they can purchase the same thing from the manufacturer. There is only 63 feet of street presence here, and they want to soften things. UDOT at some point gave a deceleration lane and entrance to someone for the Jiffy Lube that is very close to Vine Street. That means, when standing in front of the theater, cars are veering over towards you for that deceleration lane to turn on Vine Street or into the Jiffy Lube.

Ms. Davis asked if the benches facing towards the theater would give those in the area a bit of a barrier.

Mr. Hall said he is not sure if the benches are even the best idea, as ideally there would be on-street parking there. The planters will soften the effect of the cars whizzing right by on State Street, and they will be designed the correct height and depth to allow people to sit on them. The benches will be installed facing the theater, not the street.

Mr. Beck noted that the front of the building was described as 63 feet wide, and he asked if that includes the storefronts in addition to the entrance.

Mr. Hall said the storefronts are a part of the theater, and it's all part of that 63 foot measurement.

Mr. Hayes asked if the neighboring buildings are still privately owned.

Mr. Hall said yes, they are privately owned and include Jerk's Bike Shop. He said he would suggest the planters over benches, as this is not a great pedestrian environment as it is, and they definitely need to do something but can't use trees.

Ms. Davis asked how those planters will be watered.

Mr. Hall said they would use water-wise options, so probably just a drip line. There is already a water manhole, there so access to water is not an issue. Staff is recommending that the review committee forward a recommendation of design approval to the commission with the conditions listed in the staff report. He reviewed the parking information in the staff report, including the parking exemptions for existing buildings in the historic downtown area. When the city hall

property is redeveloped in the future, the intent is for the city to maintain those parking spaces, and maybe even add to them.

Ms. Davis asked when the new City Hall property will be done.

Mr. Hall said they are supposed to be in there in February if things keep going smoothly, however it will take time to empty City Hall and get everyone moved over there. The city is working with a real estate firm to market the property and see what kind of interest there is in buying it.

Mr. Beck asked about the plans for the current City Hall. Who are they planning to sell it to, what type of use are they planning it to be sold for.

Mr. Hall said the city doesn't have any plans for the future of the property, they will be working with a real estate firm to see what the possibilities are.

Ms. Davis asked if the city would like the property to be sold for commercial use.

Mr. Hall said the city hall property is actually in the downtown zone, in the MCCD currently. It could go either residential or commercial, or both as mixed use. If it went residential, it would have a significant commercial requirement as retail/commercial is required when doing residential in a mixed use zone. For the purposes of the theater renovation, he is only involving City Hall to provide additional parking that is needed.

Mr. Hayes had concerns about the parking, but those have been addressed. He then asked about ADA parking and those requirements.

Mr. Hall explained that technically, there are no requirements for ADA parking since the parking requirement is zero. However, they are trying to provide some parking behind the theater, and they are working to purchase the land to make that possible. The property there has been vacant for a while, and if they are able to purchase it, there would be at least three ADA spaces, along with some regular parking.

Ms. Davis asked if there would be any bike racks.

Mr. Hall said yes, there will be bike racks. Ideally, they would like to have bike racks out in front, but with the limited space they may only be able to install one rack in the front between planters, and then the rest in the back if they are able to secure the additional parking space. He assumed that in the past when the theater was running, it was during times when the post office had no business and people probably parked there. They can't count on those spaces, and the post office (federal government) doesn't do parking agreements for things like this.

Mr. Beck noted that there are signs that indicate those spaces are for postal employees/patrons only, and wondered if that will make a difference.

Mr. Hall said that after hours, people will park there and there is nothing the city can do about that. Since the theater and post office will be busy at opposite times, any major theater parking would be done outside of the post office's normal business hours.

Mr. Hayes asked if there are any plans to buy the Jerk's building.

Mr. Hall said no. There is a tattoo place right there as well with studio space they rent out to photographers and others who want to use it for photoshoots.

Mr. Hayes asked if they are planning on any Movies in the Park type events in this building.

Mr. Sorenson said there will be a variety of options. They have already hired a company to do a feasibility study on what should go into the theater. They are already thinking about having live plays, movies, concerts, and some local arts. The theater will also be available to the public to rent. He added that the owner of Desert Star, Michael Todd, believes that what is being done here will impact his facility in a positive way. It will bring people into the area for arts and they will discover his theater.

Mr. Hall added that small theaters like this are like restaurants, they are not in competition and want to draw people in because they'll see what else is around there and visit those places in the future. He spoke to someone with The Alamo Draft House Cinema, down in Las Vegas at the shopping center convention. They said they would love to be in Utah, specifically Murray, and somewhere where there are arts and entertainment going on that are not the typical large Cineplex type theaters.

Ms. Davis asked how much it would cost to rent the theater for a night.

Mr. Sorenson said they don't have that information yet, it will be part of the feasibility study; the idea is to make it affordable.

Ms. Davis asked if those renting the space could bring in their own DVDs to play, or if they have to utilize what is already playing.

Mr. Sorenson said the idea is that those renting out the space would be able to choose what they play.

Mr. Beck asked if there will be any food service facilities.

Mr. Sorenson said no, it will just be lobby concessions. There will be an inside area, to the north of the theater, that will be available for things like pizza parties and other food centered gatherings. There will be no food preparation available on site.

Mr. Hayes asked for the seating numbers.

Mr. Hall responded there will be 300 fixed seats.

Mr. Hayes asked who they will be in competition with around the valley when they open this theater.

Mr. Rasmussen said there is a similar theater in Midvale.

Mr. Sorenson noted that the size of this theater is unique, so there really isn't anything else that fits this niche in the valley.

Mr. Hall noted there are concert venues up in Salt Lake that hold similar numbers of people, but they are not fixed seats, and they are not set up for this kind of arrangement.

Mr. Sorenson said there is a theater in Logan that is very similar to this.

Mr. Hall added that having the capability to do film and live performance makes this theater even more unique.

Mr. Hayes asked if this would be accessible for something like the Sundance Film Festival.

Mr. Sorenson said yes, in fact they use The Egyptian Theater in Park City for that. They have contacted Sundance to discuss those possibilities.

Mr. Beck asked if there were any more comments.

Mr. Hall said there were no comments received before the meeting to share.

Mr. Beck loves this, and remembers going here when he was a kid. His sentiment is that he is very concerned about the parking situation, for a few reasons. Legally he thinks they can probably get away with the zero parking requirement based on the circumstances, but he still wonders where people are going to park. He thinks there might still be issues with the post office, and depending on the development of the old Murray City Hall property there could be additional issues. If the city property develops with parking in the back, or some kind of residential, the parking spaces will be more like 500-700 feet away from the theater which will cause a major concern. That will cause a lot more of the pull up and drop off type of situations, which is a public safety concern, along with being a traffic concern, as we do not have any type of space set up for that. Speaking as a developer, if the city is going to impose a 75 parking space imposition on the city hall property and it's residential, they are knocking out 75 apartments; if it is commercial, they will be driving down the value of the old City Hall property for development. He thinks that should be reconfigured in some other fashion, but he sees that as a major hit and a huge detriment to the developer and value of the property. He understands it has to be done, but his concern is that if this is as successful as they hope, on a regular basis they are going to have overcrowding and public safety issues in the front. People will park at the Home 2 Suites and be a burden there, and just make it feel very congested in an area designed for walking around. They will also be driving down values and having people walk from football fields away to get to the location. He doesn't have a solution, but he's looking for input on where he might be wrong.

Mr. Hall said that he's not wrong about this building having no parking. He would like to see what they did in the past, what those numbers for parking were and what they might be able to expect, but there has never been a parking stall associated with this building.

Ms. Davis asked for details on the deceleration lane leading into Jiffy Lube, and if they could have people pull in their lot to drop off and then go around their building to leave.

Mr. Hall said that kind of agreement could be possible, but Jiffy Lube would have to be on board with it.

Ms. Davis said that might be a possibility, to ask them if they would be willing to help alleviate some of the congestion on the street.

Mr. Sorenson has spoken with the post office, and they are open to us using their parking after hours. That is because we lease part of another parking lot to them for their employees. However, he spoke with them around February or March and they told him to expect things to take about a year to get that kind of agreement.

Mr. Hall agreed that demanding that parking on City Hall's property does impact the potential redevelopment of it, and lowers the cost of the land.

Ms. Davis asked about subdividing the city hall property and having parking in a specific area, so they can sell the rest of the property.

The committee and Mr. Hall discussed different options for arranging the parking with potential future development.

Ms. Davis asked if parking was added, and they purchased the land behind the theater, could they create a drop off zone in the back with only ADA parking back there, and possibly a few additional spaces.

Mr. Hall said that part of the easement in the back is access to the rear doors. If they get the rear property, it will need to be site planned to handle whatever goes on and doing a drop off zone is a great idea.

Mr. Sorenson added that performers will also need space in the back to unload and move things into the theater. This parking would still be better than what is available at the Egyptian Theater, he is always parking blocks away but they do have a drop off section.

Mr. Hayes said it's a shame they couldn't have a shared parking agreement with The Vine.

Mr. Hall said that has been discussed, but they barely have enough parking for their residents. This will just be a venue that people will have to be willing to park and walk to, and that's why they want the area to look welcoming. If people are going to have to walk, we want it to look as nice as possible and feel good. As these places are renovated, it is going to get harder to provide parking right where it's needed unless they are fully redeveloping. Surveys have shown interest in renovation of these old buildings, so this is right in line with what people want to see; however, they don't realize that these buildings would require zero parking stalls, and the problems that creates.

Mr. Beck said that if they are recommending approval, he wants to have a substantial concern/caution noted regarding parking, realizing they can't solve all the problems now.

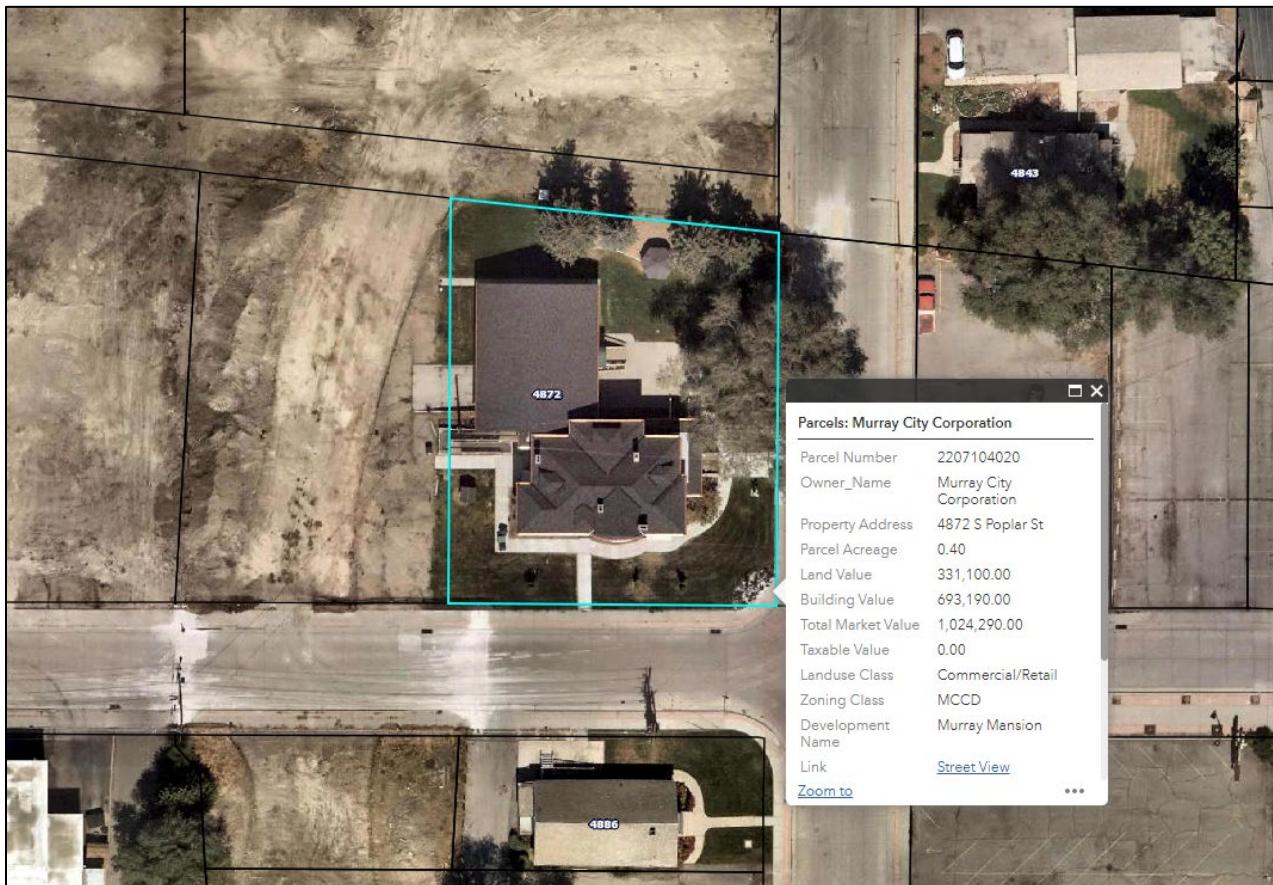
Mr. Hayes moved to forward a recommendation of design review approval to the planning commission, subject to the conditions listed in the staff report and based on the substantial parking concerns noted above. SECONDED by Ms. Davis. A voice vote was made, vote was 3-0 and unanimous in favor.

Meeting adjourned at 6:36 p.m.



## AGENDA ITEM # 2 - Murray Mansion Expansion

<b>ITEM TYPE:</b>	Design Review for an addition to a Historic Structure		
<b>ADDRESS:</b>	4872 South Poplar Street	<b>MEETING DATE:</b>	September 29, 2022
<b>APPLICANT:</b>	Kim Sorenson, Murray City Parks and Recreation	<b>STAFF:</b>	Zachary Smallwood Senior Planner
<b>PARCEL ID:</b>	22-07-104-019	<b>PROJECT NUMBER:</b>	22-145
<b>ZONE:</b>	MCCD, Murray City Center District		
<b>SIZE:</b>	0.40-acre site   1,100 ft <sup>2</sup> addition		
<b>REQUEST:</b>	Murray City is requesting design review approval for the expansion of the Murray Mansion.		



## I. LAND USE ORDINANCE

Section 17.170.040 of the Land Use Ordinance outlines the process for review of applications located within the Murray City Center District (MCCD). Section 17.170.060(C) states that any renovation of all or part of a historically significant building is considered a major alteration under this code. Major alterations are subject to design review approval by the Planning Commission and must first receive a recommendation from the MCCD Review Committee. The Murray Mansion is listed as a historically significant building in the MCCD Zone; therefore, the expansion project is subject to the design review process.

## II. BACKGROUND & MCCD STANDARDS REVIEW

### Project Location

The subject property is located on the north side of Fifth Avenue, just east of Hanauer Street. Murray City plans to build an addition to the historic building to allow it to conform with the Americans with Disabilities Act (ADA) standards.

### Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Future Parking Lot	MCCD
South	Murray Chapel	MCCD
East	Commercial	MCCD
West	New City Hall	MCCD

### Project Description and Review

The Murray Mansion, also known as the Cahoon Mansion was built in 1899 by John P. Cahoon. He used the bricks his company manufactured to build the Mansion. When first built, the home had 33 rooms and at that time, was one of the best examples of “high-style” Victorian architecture in Murray.

The brick home sits on a raised sandstone foundation with brick exterior walls accented with heavy sandstone lintels and sills. Other decorative features included clear and frosted leaded glass in the windows, a heavily paneled front door framed by sidelights. The interior of the house includes twelve-foot-high ceilings, ornate fireplaces, decorative wood baseboards and trim, and cast-iron radiators.

There was an office in the basement, a boiler room, fruit cellar and milk room with a dumb waiter. Mr. Cahoon used a room on the south side to conduct business and office for the Progress Company. The basement also housed a playroom for the kids and a laundry room

with an exit to the back yard. The Cahoons moved out of the mansion in the 1920s and the house was home to many different businesses thereafter.

In 1983 the Mansion was placed on the National Registry for Historic Places. The addition was built that same year by Bill and Susan Wright to accommodate their reception center and ballroom. The Wrights also ran their dance studio out of the home. Some of the rooms on the main floor are named after previous owners (total of 6 owners since 1899). The Wrights named the addition the Christensen Ballroom, after William F. Christensen, who taught ballet there after retiring from Ballet West.

Murray City purchased the Mansion in 2017 with the intention of moving the Murray City Museum into the space as part of the larger city center complex. In order to accomplish this changes were required. Murray City has replaced the roof which was in disrepair and restored the flooring its original natural fir hardwood. Restoration of the windows is in progress and is expected to be complete in 8-9 months. There are a total of 32 windows in the building that will be matched as closely to the originals as possible.

The project that is being considered today is to make sure that everything is up to ADA code. Murray City Parks and Recreation are proposing a 1,100 ft<sup>2</sup> addition that will allow the installation of public restrooms, an elevator and a wheelchair lift so that the building is more accessible. The City has contracted with Paulsen Construction for the design/build. In order to accommodate the design, the mirror wall in the ballroom will be removed as will the stairs which will be moved to the addition.

**Area, Width, Frontage and Yard Regulations.** Section 17.170.050 of the Land Use Ordinance requires that main entries to a building provide a strong connection to the street, with building setbacks measured as distance from the back of curb: no more than between 12 and 25 feet. The Murray Mansion has frontage along both Fifth Avenue and the recently extended Hanauer Street. The Murray Mansion sits approximately thirty feet (30') from the back of curb on Fifth Avenue. The setback on Hanauer Street is between thirty-five and fifty-five feet from the back of curb.

Its original main entry is located on what used to be Poplar Street. The City has since vacated that portion of Poplar and it will be used as an entrance to a parking area that is shared for the Mansion and City Hall. Since this building already exists and is situated as it is Staff is not recommending any changes to the entry area. Staff would suggest that in the future; Parks and Recreation Staff consider utilizing this space as a way to draw people into the mansion through some sort of street activation.

**Public Improvements and Street Character.** Section 17.170.100(A) requires the installation of the MCCD standard public improvements which include adjacent sidewalks, park strips, curb + gutter, lighting, and street furniture for new construction. Those improvements are also required for expansions of existing buildings where the “the cost of improvements or renovations to a property or site exceeds fifty percent (50%) of the assessed value of the buildings on the property.” Staff believes that the proposed expansion project will trigger the requirement for public improvements.

When the City built Hanauer Street the MCCD Standard of five foot (5') park strip and seven foot (7') sidewalk was installed. Staff does not recommend any changes at this time.

The existing 6' 4" sidewalk on Fifth Avenue does not meet the standards of the MCCD Public Improvements. Staff is recommending that since there is approximately 30' between the building and curb that the City install the minimum five foot (5') park strip and seven foot (7') sidewalk. This will have a minimal impact on the overall site and increase the walkability of the area.



Figure 1 – MCCD required improvements include: 7' pedestrian zone, 5' furnishings zone

**Parking Regulations.** The analysis of parking for the Murray Theater should be considered in two parts:

**1) Existing Parking:** Traditionally, the Murray Mansion has not had parking on-site.

**2) Parking Requirement:** Parking requirements in the MCCD Zone are distinct, because it is anticipated that mixed-use development will provide better access to

transit, support more pedestrian activity, and that the long term outcome will be reduced demand for on-site parking over time. Section 17.170.140(B) states: “The required parking numbers correspond to broad categories, not specific uses, in response to this long term emphasis.” There is no category for museums in the table of MCCD parking standards, however; uses that are not listed can be required to provide parking “as determined by the Planning Commission based on comparable standards.” Chapter 17.72 of the Murray City Land Use Ordinance (Parking Requirements) establishes the parking standard for “Assembly Halls without fixed seats” as 1 parking space for each 100 square feet of assembly area of capacity. If this section is used as a comparable standard, the parking requirement for the Murray Mansion at its net usable square footage of 9,452 ft<sup>2</sup> would require 95 spaces.

**3) Parking Provided:** The MCCD Zone allows off-site parking to fill the requirements of a development if approved by the Planning Commission. Off-site parking should be located within 300 feet. The majority of the parking at Murray City Hall is located immediately adjacent to the north, and across the plaza at City Hall that is less than 300’ from the Murray Mansion.

**4) Downtown Parking Exception:** Section 17.72.080(A) of the Murray City Land Use Ordinance provides exceptions for “historic downtown parking” in recognition of the existing buildings that were developed with little or no parking in that area. The area is defined as being bounded by “Poplar Avenue on the west, Center Street on the east, 4800 South on the north, and Vine Street on the South.” The mansion property is located within this area. Subsection A provides an exception to parking requirements for cases like the expansion application, stating that “Expansions that involve construction of a new structure(s) of one thousand (1,000) square feet or more of gross floor area or twenty five percent (25%) or more of the gross floor area of the existing structure must provide motor vehicle parking spaces only for the area of expansion” The mansion expansion project does not include any “net usable” space as it is purely for ADA access it will not increase parking demand of the existing structure. Therefore additional parking should not be required.

**5) Parking Conclusion:** In conclusion, Staff recommends that the Murray Theater expansion application is eligible for the exception in 17.72.080(A) based on the project parameters and location, and in consideration of the city’s plans to provide nearby parking, and to keep that parking available for the mansion in the future.

**Building Design, Scaling, and Density.** Section 17.170.110 outlines requirements for many aspects for new construction in the MCCD. Because this building already exists a

lot of the standards that would be required just cannot be met. 17.170.110(A) states that public buildings may include alternate designs if the Planning Commission finds that there are concerns which cannot be reasonably mitigated. Staff finds that because this expansion is for ADA accessibility locating the entrance closer to ADA parking spaces is prudent in this case.

Murray City Parks and Recreation have proposed a mix of materials with the addition. This includes a brick façade on the front that matches the rest of the mansion and the sides of the building will be faced with a brown metal paneling. The colored elevations have been provided for review. Staff recommends agrees with the architect's choice of materials and does not recommend changes at this time.

### **III. MURRAY CITY CENTER DISTRICT DESIGN GUIDELINES REVIEW**

The purpose statement of the Murray City Center District states that "...The regulations and design guidelines of the MCCD are intended to promote mixed-use development, encourage pedestrian oriented design, promote development opportunities, and increase residential and commercial densities. The anticipated development model promotes sustainable, compact, mixed-use, transit-oriented uses with neighborhood oriented commercial, restaurant, civic, cultural, and residential spaces to promote street life and activity".

The adopted Design Guidelines are intended to be consulted by the MCCD Review Committee during the review of proposed developments. Where practical, development should adhere to the objectives and principles of the Design Guidelines. The Murray Theater project will restore the historic building, and to the extent possible meets the intent of the guidelines. The Design Guidelines begin with five stated "Shared Values" that represent principles that every project in the MCCD area should promote and support.

#### **Shared Values (principles)**

**Authentic.** The applicant's proposed expansion will restore the use of a historic, structure in the downtown and compliment surrounding uses.

**Active.** A functioning museum will bring activity to the neighborhood, increasing the area's safety compared to current circumstances.

**Inclusive.** The Murray Mansion was in operation for many decades, spanning several generations of area residents and families. It was used as a home and later on as a business

location, bringing the building into the future to reflect on the history of Murray and its people provide a unique experience that many cities do not have.

**Multi-Modal.** The expansion project is located in the heart of the historic downtown area, and at a scale that will lend itself to walking and biking for the residents both in and around the neighborhood.

**Connected.** The expansion of the mansion has the potential to draw people to the downtown and create opportunities and support for new, unique development.

## IV. REVIEW STANDARDS

Section 17.170.040(2)(c) outlines the following standards of review for Design Review Approval.

**A. The project is in general conformance with the current Murray City General Plan.**

With compliance to city regulations, the proposed use is desirable and will be in conformance with multiple aspects within the current Murray City General Plan.

**B. The project is in general conformance with the specific area plan, if any, adopted for the area.** The Murray Central Station Small Area Plan (MCSSAP) includes the Murray Mansion property within the plan's area of influence. The proposed mansion expansion is in conformance with the goals and objectives of the MCSSAP related to providing pedestrian improvements which can further the connections between available transit and the downtown.

**C. The project conforms to the requirements of the applicable sections of the Land Use Ordinance.**

The project generally complies with the requirements of the MCCD Zone, and other applicable sections of the Land Use Ordinance for parking.

**D. The project does not jeopardize the health, safety, or welfare of the public.**

The proposed building expansion will increase the ability to provide a healthy, safe, and greater welfare of the public.

**E. The Project is in harmony with the purpose of the MCCD zone and adheres to the principles of the design guidelines.**

Staff finds that this project is in harmony with the purpose of the MCCD Zone and will adhere to the principles of the design guidelines.

## **V. FINDINGS**

Based on the analysis of the application, the MCCD regulations and guidelines, and a survey of the surrounding area, staff finds the following:

1. The proposed expansion of the Murray Mansion is allowable in the MCCD Zoning District subject to Design Review by the Murray City Design Review Committee and Planning Commission.
2. With conditions as outlined in the staff report, the expansion and use will comply with the standards of the Murray City Land Use Ordinance and the MCCD Zone.
3. The proposed use is in harmony with the goals and objectives of the Murray City General Plan and the Murray City Center District Zone.

## **V. CONCLUSION & RECOMMENDATION**

Staff recommends that the MCCD Review Committee forward a recommendation of APPROVAL to the Planning Commission for the Design Review application for expansion of the Murray Mansion located at 4872 South Poplar Street, subject to the following:

1. The project shall include the installation of the public improvements along fifth avenue to meet the requirements of Section 17-170-100(A) of the Murray City Land Use Ordinance.
2. The project shall include agreements for shared parking to accommodate up to 95 parking spaces on the new Murray City Hall property located.
3. The applicant shall obtain all necessary building permits and sign permits for the expansion before work begins.

## DESIGN REVIEW APPLICATION

### Project Information

MCCD Major:  MCCD Minor: \_\_\_\_\_ MCMU: \_\_\_\_\_

Project Name: Murray Mansion Addition

Project Address: 4872 South Poplar Street

Parcel Identification (Sidwell) Number: 22-07-104-020

Parcel Area(acres): .40 acres Total Floor Area (square feet): \_\_\_\_\_

### Applicant Information

Name: Kim Sorensen (Murray City Parks & Rec)

Mailing Address: 296 East Murray Park Avenue

City: Murray State: UT ZIP: 84107

Primary Phone #: 801 264 2614 Fax #: \_\_\_\_\_

Email Address: ksorensen@murray.utah.gov

### Property Owner's Information (If different from applicant)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Primary Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Email Address: \_\_\_\_\_

I certify that this information is true and correct to the best of my knowledge. I am aware that only complete applications will be accepted for processing. (complete application requirements are attached.)

Authorized Signature: Kim Sorensen Date: 9/17/2022

### **For Office Use Only**

Project Number: \_\_\_\_\_ Date Accepted: \_\_\_\_\_

Planner Assigned: \_\_\_\_\_

Major or-Minor Alteration: Major

# MURRAY MANSION ADA ADDITION

4872 POPLAR STREET, MURRAY UT 84107

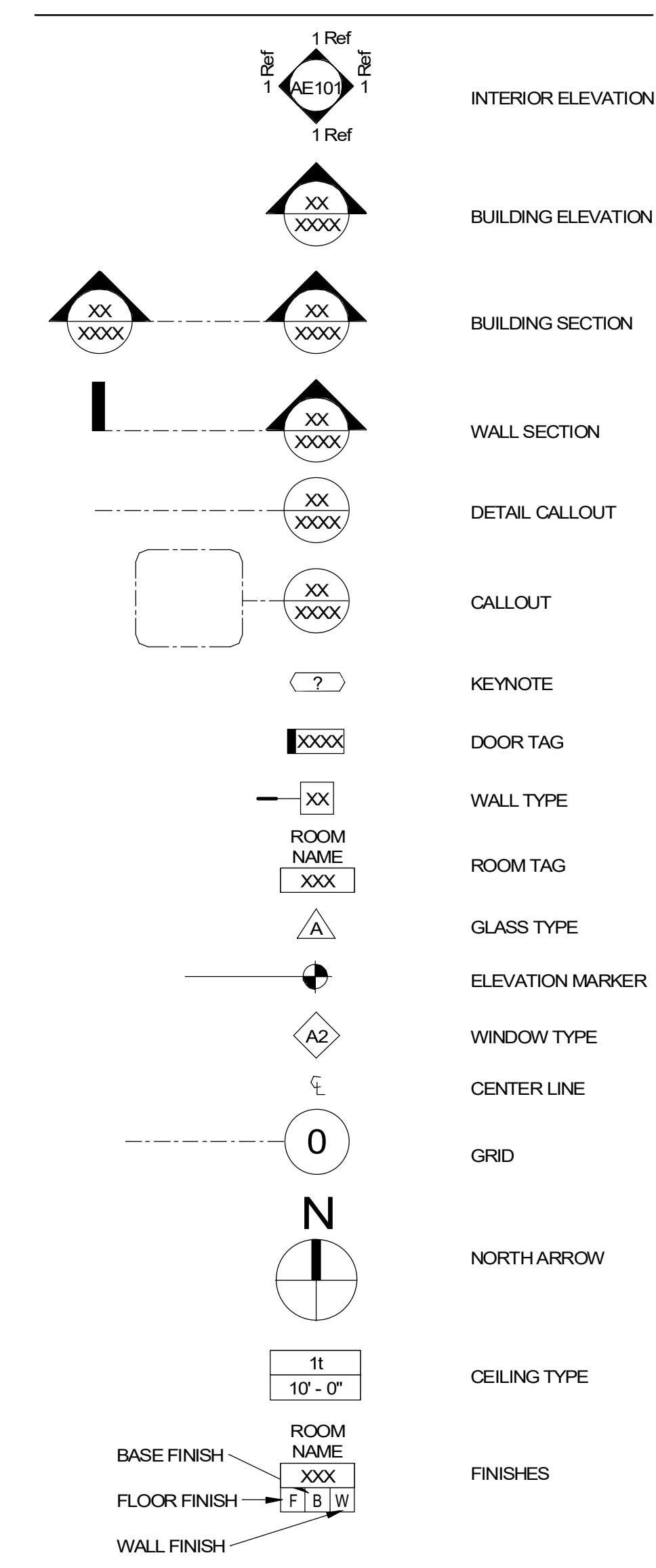
CRSA PROJECT # 22-015



## SHFET INDEX

INFORMATION	
SHEET INDEX	
CODE & ADA MOUNTING HEIGHTS	
G1000	01 CIVIL
	XXXX Unnamed
	02 ARCHITECTURAL
	AS100 ARCHITECTURAL SITE PLAN
	ASD101 ARCHITECTURAL SITE DEMO PLAN
	AD100 DEMO PLANS
	AE001 CONCRETE FOUNDATION & SLAB PLAN
	AE100 BASEMENT FLOOR PLAN & REFLECTED CEILING PLAN
	AE101 MAIN FLOOR PLAN & REFLECTED CEILING PLAN
	AE103 ROOF PLAN
	AE201 EXTERIOR ELEVATIONS
	AE301 BUILDING & WALL SECTIONS
	AE401 ENLARGED PLAN & INTERIOR ELEVATIONS
	AE430 STAIR FLOOR PLANS & SECTIONS
	AE501 WALL AND PARTITION TYPE SCHEDULE
	AE502 BUILDING DETAILS
	AE601 DOOR & WINDOW SCHEDULE
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	AF102 FINISH SCHEDULE
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	SF101 FOOTING & FOUNDATION PLAN
	SF102 MAIN FLOOR FRAMING PLAN
	SF103 ROOF FRAMING PLAN
	SF501 STRUCTURAL DETAILS
	04 MECHANICAL
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	M100 BASEMENT MECHANICAL PLAN
	M101 MAIN LEVEL MECHANICAL PLAN
	M501 MECHANICAL DETAILS
	M601 MECHANICAL SCHEDULES
	05 PLUMBING
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	P100 BASEMENT LEVEL PLUMBING PLAN
	P101 LEVEL 1 PLUMBING PLAN
	P102 ROOF PLUMBING PLAN
	P501 PLUMBING DETAILS
	P601 PLUMBING SCHEDULES
	06 ELECTRICAL
	EE001 SHEET INDEX ABBREVIATIONS AND GENERAL NOTES
	EE002 SYMBOLS LEGEND
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	ES101 ELECTRICAL SITE PLAN
	EP100 BASEMENT POWER PLAN
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	EP615 PANEL SCHEDULES
	EL100 BASEMENT LIGHTING PLAN
	EL101 LEVEL 1 LIGHTING PLAN
	EL601 INTERIOR LIGHTING FIXTURE SCHEDULE
	EL604 LIGHTING CONTROL SCHEDULES

## SYMBOLS LEGEND



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SPECTRUM  
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PAULSEN  
CONSTRUCTION

MURRAY MANSION  
ADA ADDITION  
4872 POPLAR ST  
MURRAY, UT 84107

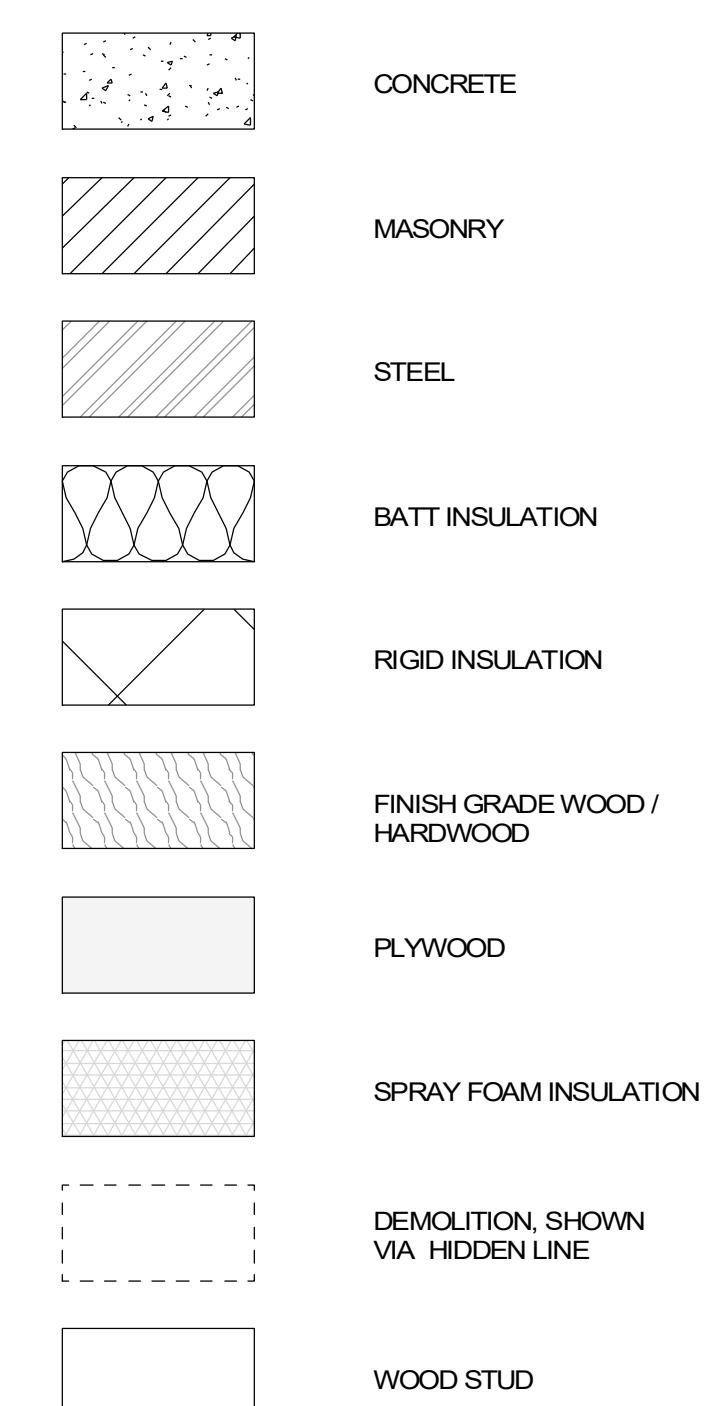
## STAMP



ISSUE TYPE: BID PACKAGE #001 DATE: 2022-09-09

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## MATERIAL LEGEND



COVER SHEET

GI000

## FOOTNOTES:

- 1) In case of conflict with the ADA Accessibility Standards and specific reference to the International Building Code Accessibility Chapters, the more restrictive requirement shall govern.
- 2) Additional Code Information shall be provided at the discretion of the Building Official for Complex Buildings. Including, but not limited to:
  - a) High Rise Requirements.
  - b) Atriums.
  - c) Performance Based Criteria.
  - d) Means or Egress Analysis.
  - e) Fire Assembly Locator Sheet.
  - f) Exterior and Interior Accessibility Route.
  - g) Fire Stopping, Including Tested Design Number.

## EGRESS PATH

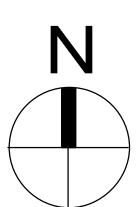
Type	Common Path Length	Exit Access Length
DA - EXIT ACCESS TRAVEL - BASEMENT LEVEL	51' - 9"	51' - 9"
1A - EXIT ACCESS TRAVEL - MAIN LEVEL	59' - 0"	59' - 0"

## OCCUPANT LOAD - BASEMENT LEVEL

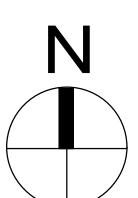
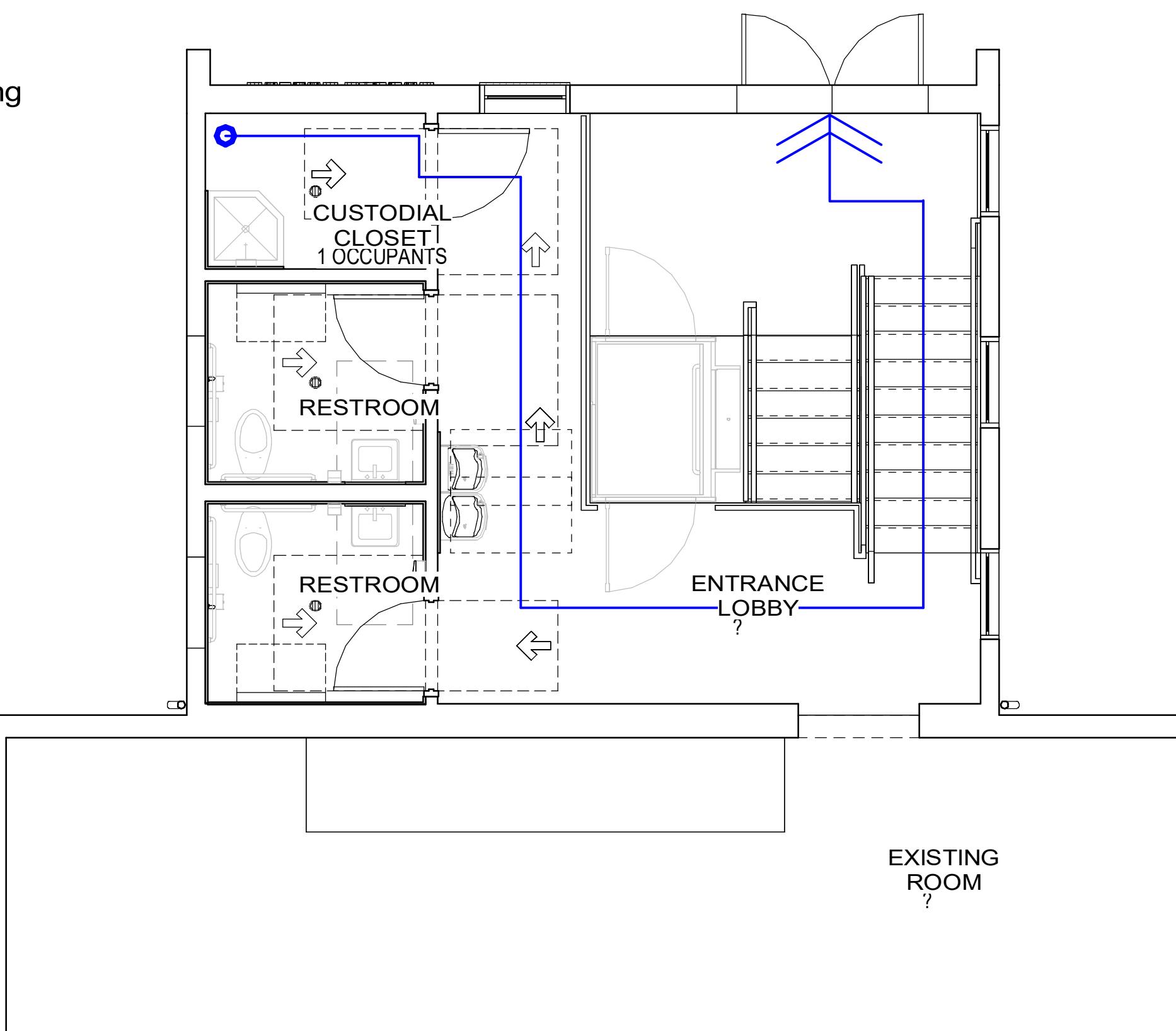
Number	Name	Classification Group (Table 302)	Area	Occupant Load Factor	Occupant Load
101	CUSTODIAL CLOSET	36 SF	300	1	1
102	RESTROOM	49 SF			
103	RESTROOM	49 SF			
104	BASEMENT LOBBY	297 SF			
105	CLOSET	24 SF	300	1	1
OCCUPANT LOAD TOTAL					2

## OCCUPANT LOAD - MAIN LEVEL

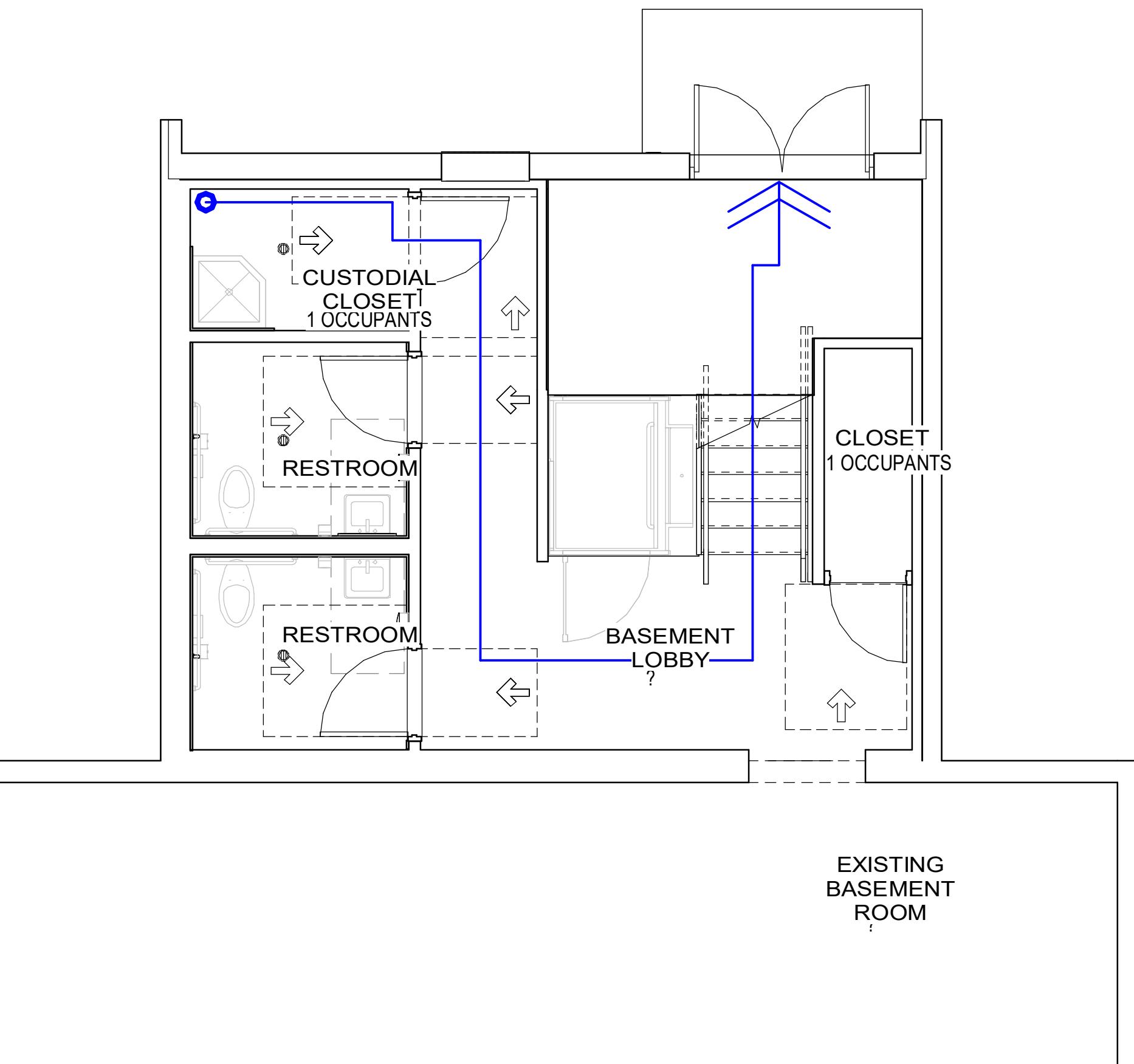
Number	Name	Classification Group (Table 302)	Area	Occupant Load Factor	Occupant Load
201	CUSTODIAL CLOSET	37 SF	300		
202	RESTROOM	47 SF			
203	RESTROOM	47 SF			
204	ENTRANCE LOBBY	352 SF			
TOTAL OCCUPANT LOAD (PER LEVEL)					483 SF
					0



## CODE PLAN - MAIN LEVEL



## CODE PLAN - BASEMENT



2

3

## CODE ANALYSIS

## APPLICABLE CODES

Year	Year
International Building Code 2018	National Electrical Code 2008
International Mechanical Code 2018	Uniform Code for Building Conservation 2018
International Plumbing Code 2018	Building Conservation 2018
International Fire Code 2018	International Energy Conservation Code 2018
International Energy Conservation Code 2018	Accessibility Standard NFPA 101 2018
NFPA 101 2018	ICC-A117.1 2009

A. Occupancy and Group: A-3 B

Change in Use: Yes  No  Mixed Occupancy: Yes  No  Special Use and Occupancy (e.g. High Rise, Covered Mall): None

B. Seismic Design Category D Wind Speed: 110 mph Design Snow Load: 29 PSF GROUND 23 PSF ROOF

C. Type of Construction (circle one): A B A B A B HT V A B

D. Fire Resistance Requirements for the Exterior Walls based on separation distance (in hours): North: 0 South: 0 East: 0 West: 0

E. Mixed Occupancies: Nonseparated Uses:

F. Sprinklers: Required: Provided: Type of Sprinkler System:

G. Number of Stories: Building Height:

H. Actual Area per Floor (square feet):

I. Tabular Area:

J. Area Modifications: IBC 506.2.1: IBC 506.3.3:

$$a) A_a = A + (NS \times I) \quad I_f = [F/P - 0.25]W/30$$

$$A_a = 0 + (0 \times 0) = 0 \quad I_f = [0 - 0.25]0/30 = 0$$

b) Sum of the Ratio Calculations for Mixed Occupancies:

$$\frac{\text{Actual Area}}{\text{Allowable Area}} < 1 \quad 0 \leq 1 \text{ OK}$$

c) Total Allowable Area for:

- 1) One Story:
- 2) Two Story: A (2)
- 3) Three Story: A (3)

d) Unlimited Area Building: Yes No

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

Element	Hours	Assembly	Element	Hours	Assembly
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		
Structural Frame	0		Shaft Enclosures	1	
Partitions - Permanent	0		Fire Walls	N/A	
Fire Barriers	N/A		Fire Partitions	N/A	
			Smoke Partitions	N/A	

L. Design Occupant Load:

Exit Width Required: Exit Width Provided:

M. Minimum Number of Required Plumbing Facilities:

- a) Water Closets - Required (r0) (f) 0 Provided (m) (f) 0
- b) Lavatories - Required (m0) (f) 0 Provided (m) (f) 0
- c) Bath Tubs or Showers 0 Required 0 Provided
- d) Drinking Fountains: Req. 0 Prov. 0

Service Sinks:

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A. SCOTT CLARK  
198849030  
2022-09-09ISSUE TYPE: BID PACKAGE #001 DATE: 2022-09-09  
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## LINE TYPE LEGEND

— — — — (1 HR) FIRE SEPARATION DISTANCE
→ EGRESS PATH OF TRAVEL

CODE ANALYSIS

GI001



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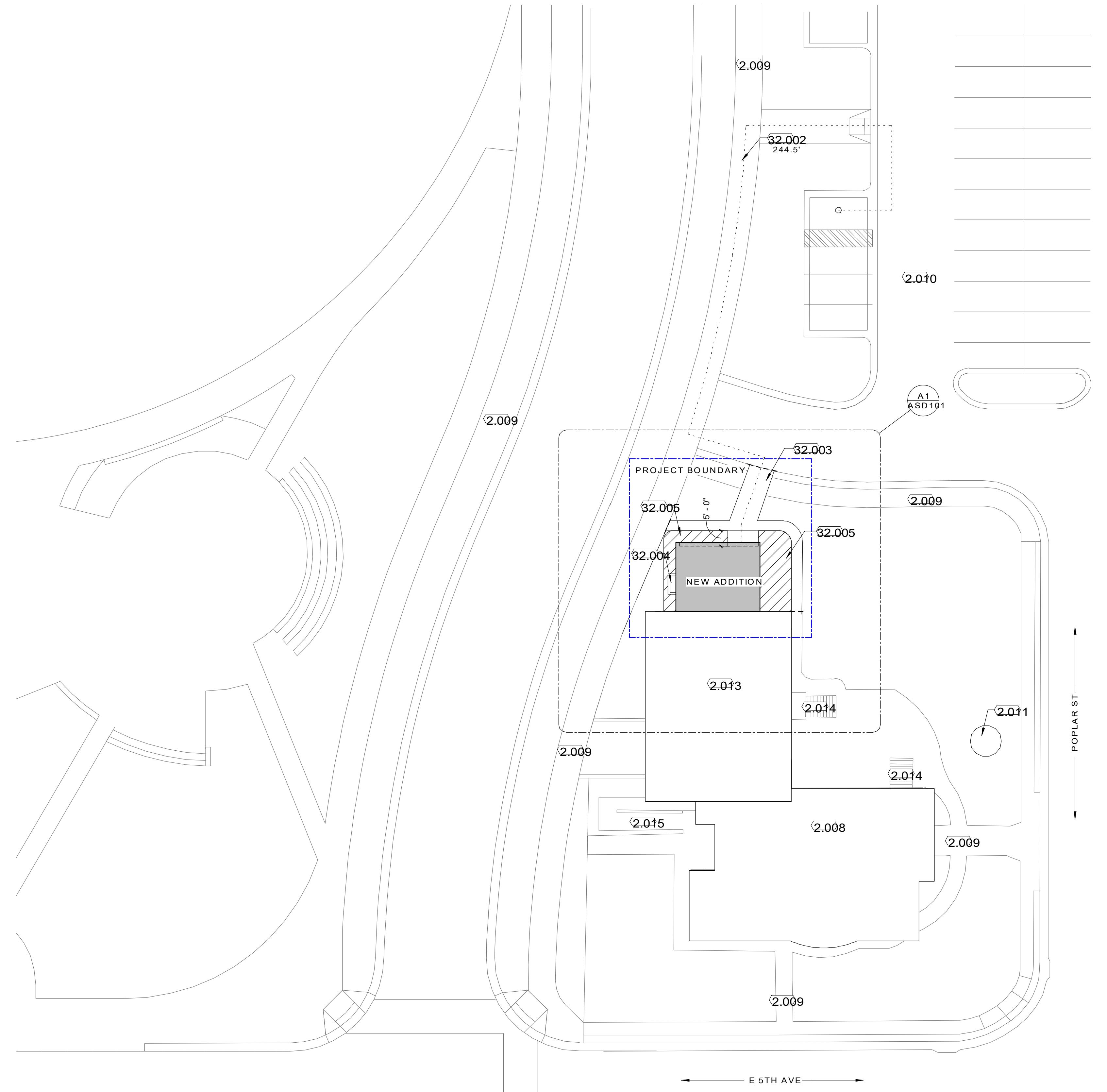
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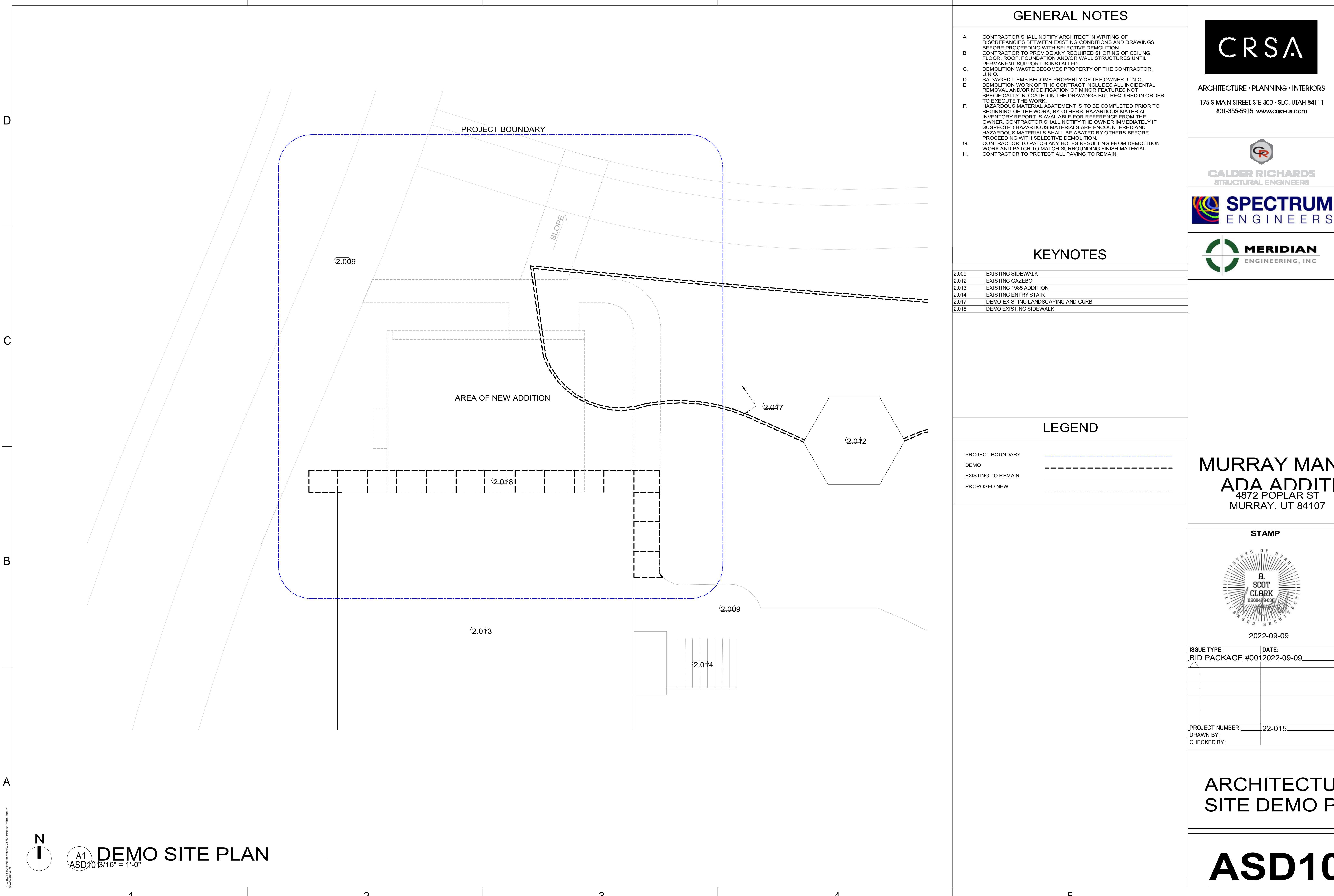
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ENGINEERS

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ENGINEERING, INC

**GENERAL NOTES**

- A. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE BEGGINING ANY WORK. CONTRACTOR SHALL DEMOLISH EXISTING STRUCTURES IN A MANNER THAT ALLOWS CONTRACTOR TO PROVIDE ANY REQUIRED SHORING OF CEILING, FLOOR, ROOF, FOUNDATION AND/OR WALL STRUCTURES UNTIL PERMANENT SUPPORT IS INSTALLED.
- B. DEMOLITION WASTE BECOMES PROPERTY OF THE CONTRACTOR, U.N.C.
- C. SALVAGED ITEMS BECOME PROPERTY OF THE OWNER, U.N.O.
- D. DEMOLITION WORK OF THIS CONTRACT INCLUDES ALL INCIDENTAL REMOVAL AND/OR MODIFICATION OF MINOR FEATURES NOT SPECIFICALLY INDICATED IN THE DRAWINGS BUT REQUIRED IN ORDER TO EXECUTE THE WORK.
- E. HAZARDOUS MATERIAL STATEMENT IS TO BE COMPLETED PRIOR TO BEGINNING OF THE WORK, BY OTHERS. HAZARDOUS MATERIAL INVENTORY REPORT IS AVAILABLE FOR REFERENCE FROM THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED AND HAZARDOUS MATERIALS SHALL BE ABATED BY OTHERS BEFORE PROCEEDING WITH DEMOLITION.
- F. CONTRACTOR TO PATCH ANY HOLES RESULTING FROM DEMOLITION WORK AND PATCH TO MATCH SURROUNDING FINISH MATERIAL.
- G. CONTRACTOR TO PROTECT ALL PAVING TO REMAIN.
- H. CONTRACTOR TO PROTECT ALL PAVING TO REMAIN.





## GENERAL NOTES

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- G. CONTRACTOR TO PATCH ANY HOLES RESULTING FROM DEMOLITION WORK AND PATCH TO MATCH SURROUNDING FINISH MATERIAL.
- H. CONTRACTOR TO PROTECT ALL PAVING TO REMAIN.

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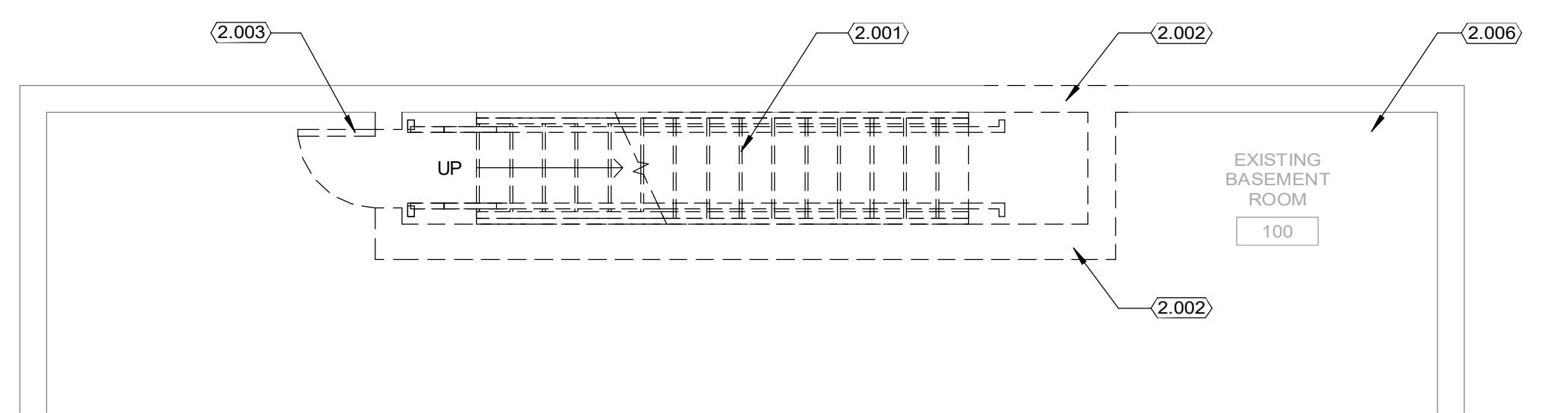
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 **SPECTRUM**  
ENGINEERS

 **MERIDIAN**  
ENGINEERING, INC

## KEYNOTES

2.001	DEMO AND REMOVE EXISTING STAIR
2.002	DEMO AND REMOVE EXISTING WALL
2.003	DEMO AND REMOVE EXISTING DOOR
2.004	DISMANTLE EXISTING & HISTORIC MIRROR
2.006	VERIFY FLOORING & FLOOR FINISH TO REMAIN PER CONTRACTOR DISCOVERY DURING DEMO PROCESS



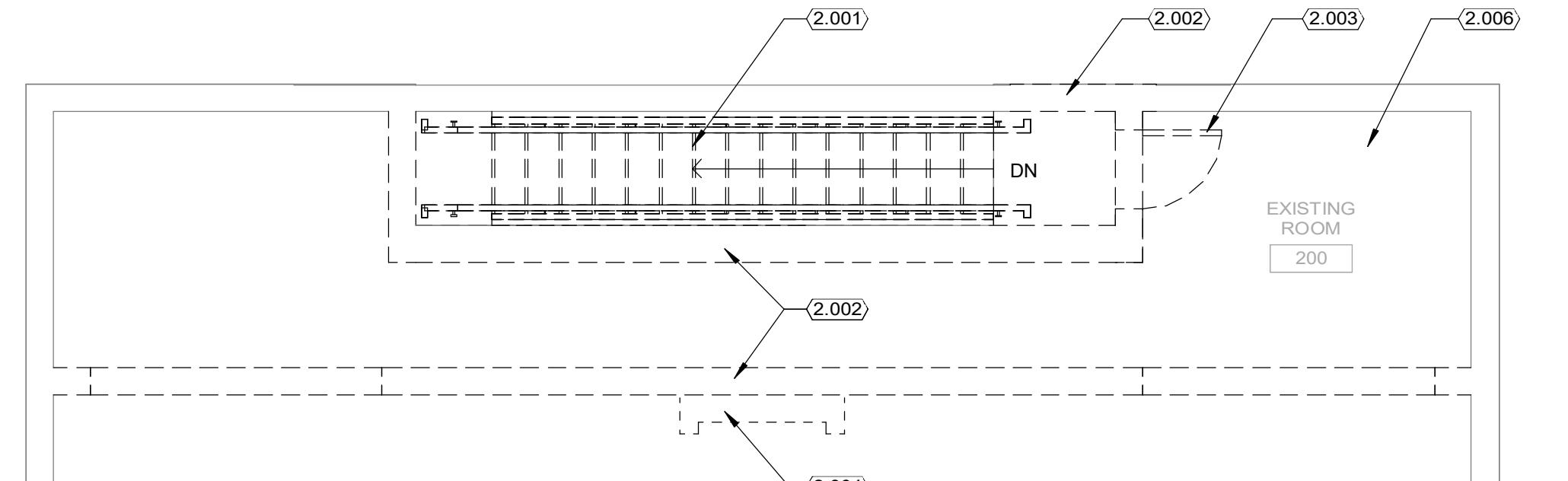
**BASEMENT DEMO PLAN**

C1  
AD100

1/4" = 1'-0"

**MURRAY MANSION**  
ADA ADDITION

4872 POPLAR ST  
MURRAY, UT 84107



**MAIN FLOOR DEMO**

A1  
AD100

1/4" = 1'-0"

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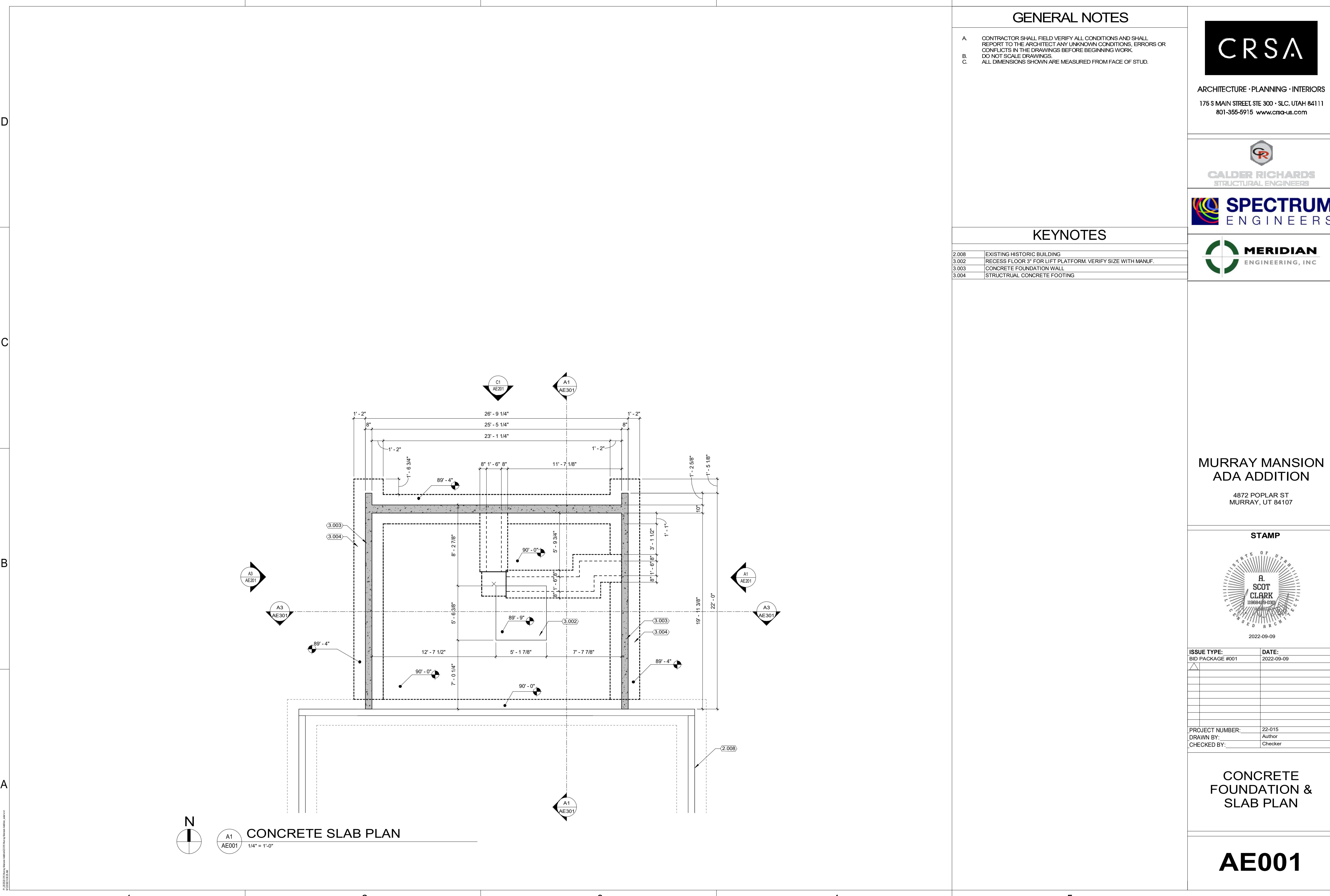
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**DEMO PLANS**

## LEGEND

DEMO	
EXISTING TO REMAIN	
SLAB TO BE DEMOLISHED	

**AD100**



## GENERAL NOTES

- A. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND SHALL REPORT TO THE ARCHITECT ANY UNKNOWN CONDITIONS, ERRORS OR CONFLICTS IN THE DRAWINGS BEFORE BEGINNING WORK.
- B. DO NOT SCALE DRAWINGS.
- C. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF STUD.

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# CALDER RICHARDS STRUCTURAL ENGINEERS



## KEYNOTES

2.008	EXISTING HISTORIC BUILDING
3.002	RECESS FLOOR 3" FOR LIFT PLATFORM. VERIFY SIZE WITH MANUF.
3.003	CONCRETE FOUNDATION WALL
3.004	STRUCTRUAL CONCRETE FOOTING

# MURRAY MANSION ADA ADDITION

4872 POPLAR ST  
MURRAY, UT 84107



SUE TYPE: **DATE:**

PACKAGE #001	2022-09-09

PROJECT NUMBER:	22-015
DRAWN BY:	Author
CHECKED BY:	Checker

# CONCRETE FOUNDATION & SLAB PLAN

# ΛΕΩΝΙ

CONCRETE SLAB PLAN

Dimensions and Column Locations:

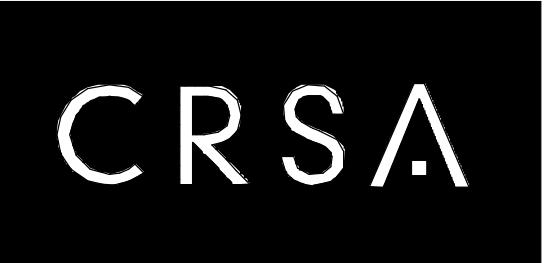
- Top Edge: 1' - 2", 8", 1' - 2", 1' - 6 3/4", 89' - 4", 26' - 9 1/4", 25' - 5 1/4", 23' - 1 1/4", 8", 1' - 6" 8", 11' - 7 1/8", 1' - 2", 8", 1' - 2", 1' - 2 5/8", 1' - 5 1/8"
- Left Edge: 8", 1' - 2", 8", 8' - 2 7/8", 5' - 6 3/8", 89' - 9", 5' - 9 3/4", 8", 1' - 6" 8", 8", 1' - 6" 8", 3' - 1 1/2", 1' - 1", 10", 19' - 11 3/8", 22' - 0"
- Right Edge: 1' - 2", 8", 1' - 2", 1' - 2 5/8", 1' - 5 1/8"
- Bottom Edge: 89' - 4", 12' - 7 1/2", 90' - 0", 7' - 0 1/4", 90' - 0", 7' - 7 7/8", 89' - 4"
- Thicknesses (callouts):
  - 3.003: Top Left, Top Right, Bottom Left, Bottom Right
  - 3.004: Top Left, Top Right, Bottom Left, Bottom Right
  - 3.002: Center Bottom
  - 2.008: Bottom Right
- Column Locations (dashed lines):
  - A1: Top, Bottom, Center
  - A3: Top Left, Top Right, Bottom Left, Bottom Right
  - C1: Top Center

Scale: 1/4" = 1'-0"

The image shows a proton NMR spectrum of 1,3,5-trimethylbenzene. The x-axis represents chemical shift ( $\delta$ ) in ppm, with major ticks at 0, 1, 2, 3, and 4. A sharp singlet peak is observed at  $\delta = 2.2$  ppm. Above the spectrum, the chemical structure of the molecule is shown: a benzene ring with a methyl group ( $\text{CH}_3$ ) attached to each of the three ortho positions relative to the ring plane. The methyl groups are represented by black vertical bars within the hexagonal ring.

# CONCRETE SLAB PLAN

1 2 3 4 5



## GENERAL NOTES

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- C. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF STUD.

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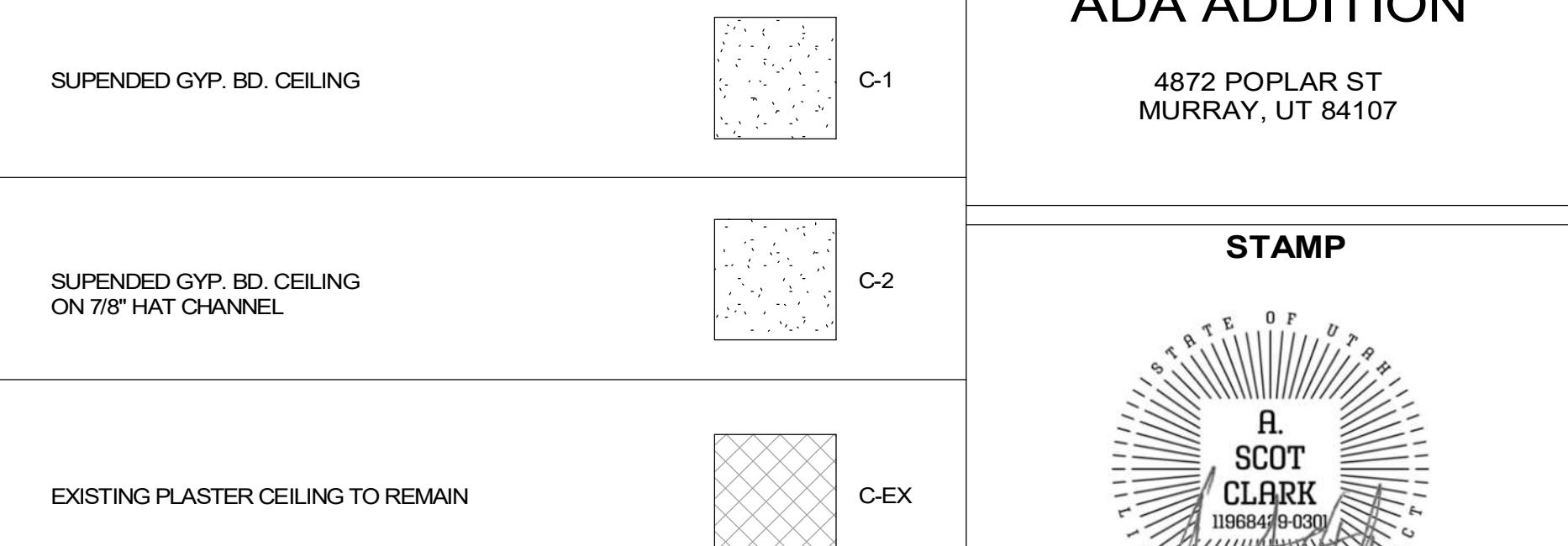
# CALDER RICHARDS STRUCTURAL ENGINEERS



# KEYNOTES

2.007	EXISTING WALL
2.008	EXISTING HISTORIC BUILDING
10.010	RESTROOM SIGN - SEE DETAIL D4 AND D5 ON GI002

## CEILING LEGEND



# MURRAY MANSION ADA ADDITION

872 POPLAR ST  
MURRAY, UT 84107

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## STAMP



**SUITE TYPE:** **DATE:**

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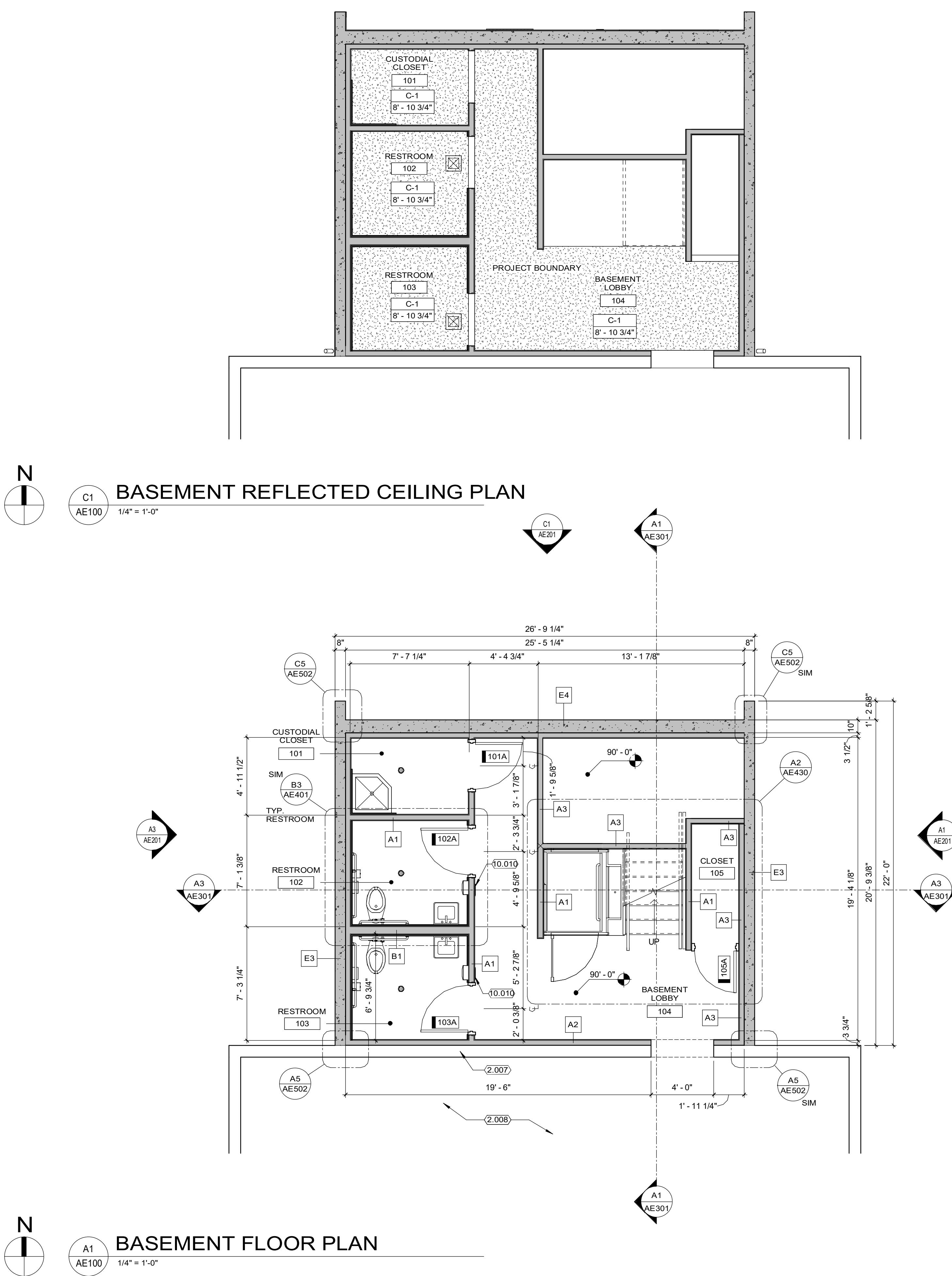
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PROJECT NUMBER: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_

HECKED BY: \_\_\_\_\_

# BASEMENT FLOOR PLAN & REFLECTED CEILING PLAN

# AE100



## GENERAL NOTES

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STRUCTURAL ENGINEERS

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ENGINEERS



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## KEYNOTES

2.007	EXISTING WALL
3.001	CONTRACTOR TO VERIFY EXTENT OF THE NEW FLOORING TO BE INSTALLED WITH ARCHITECT
5.001	GUARD RAIL
5.008	PRE-FINISHED METAL FASCIA PANEL
9.001	NEW FLOOR FINISH TO MATCH EXISTING
10.010	RESTROOM SIGN - SEE DETAIL D4 AND D5 ON GI002

## MURRAY MANSION ADA ADDITION

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MURRAY, UT 84107

### STAMP

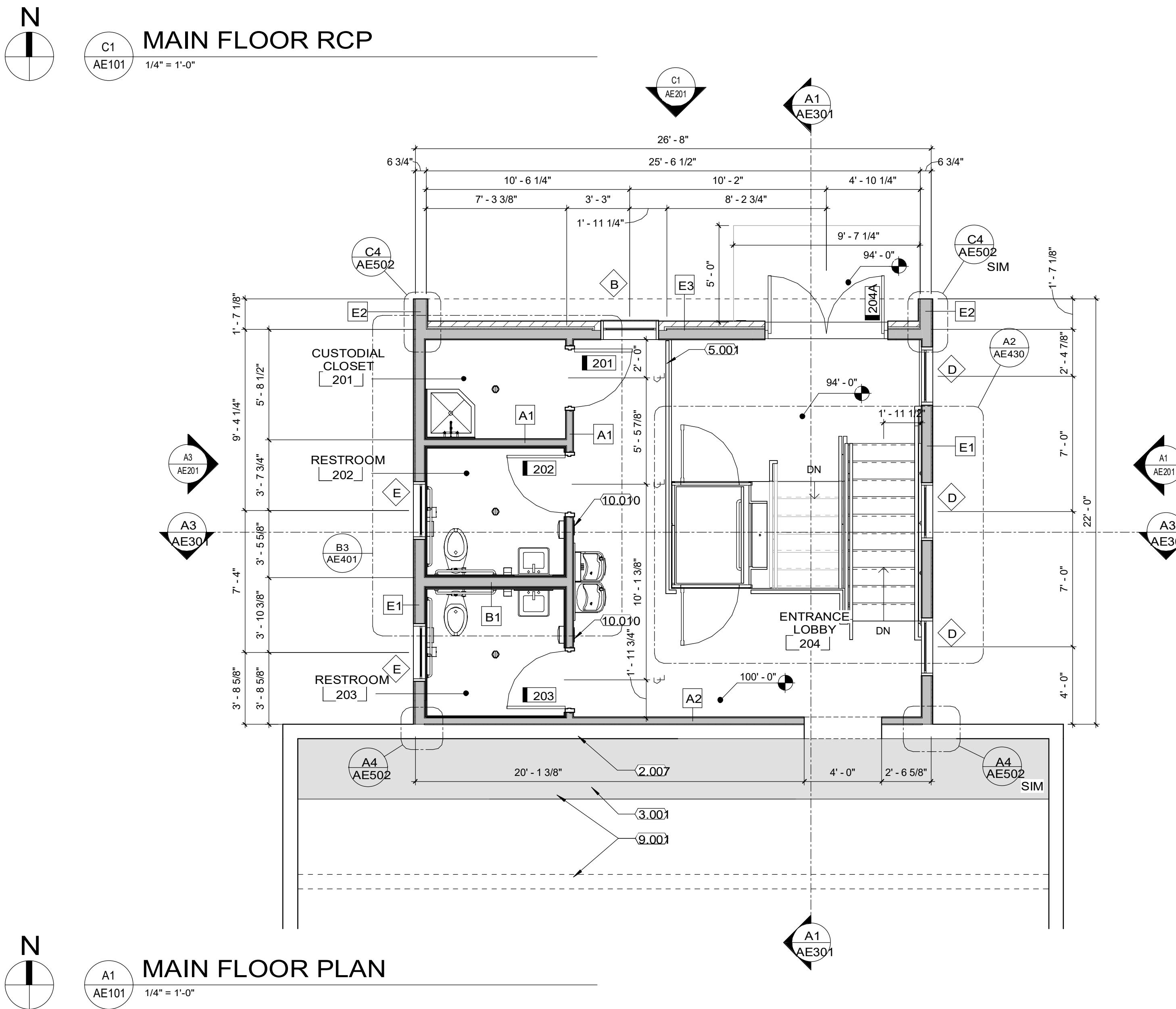


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## MAIN FLOOR PLAN & REFLECTED CEILING PLAN

**AE101**





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## GENERAL NOTES

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- H. CONTRACTOR TO PROTECT ALL PAVING TO REMAIN.

## KEYNOTES

2.005	EXISTING ROOF
2.019	LINE OF EXISTING WALL
5.003	STANDING SEAM METAL PANEL ROOF SYSTEM
5.009	RIDGE CAP
7.001	SNOW FENCE SYSTEM
7.002	PRE-FINISHED METAL GUTTER
7.003	CYLINDRICAL DOWNSPOUT

# MURRAY MANSION ADA ADDITION

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MURRAY, UT 84107



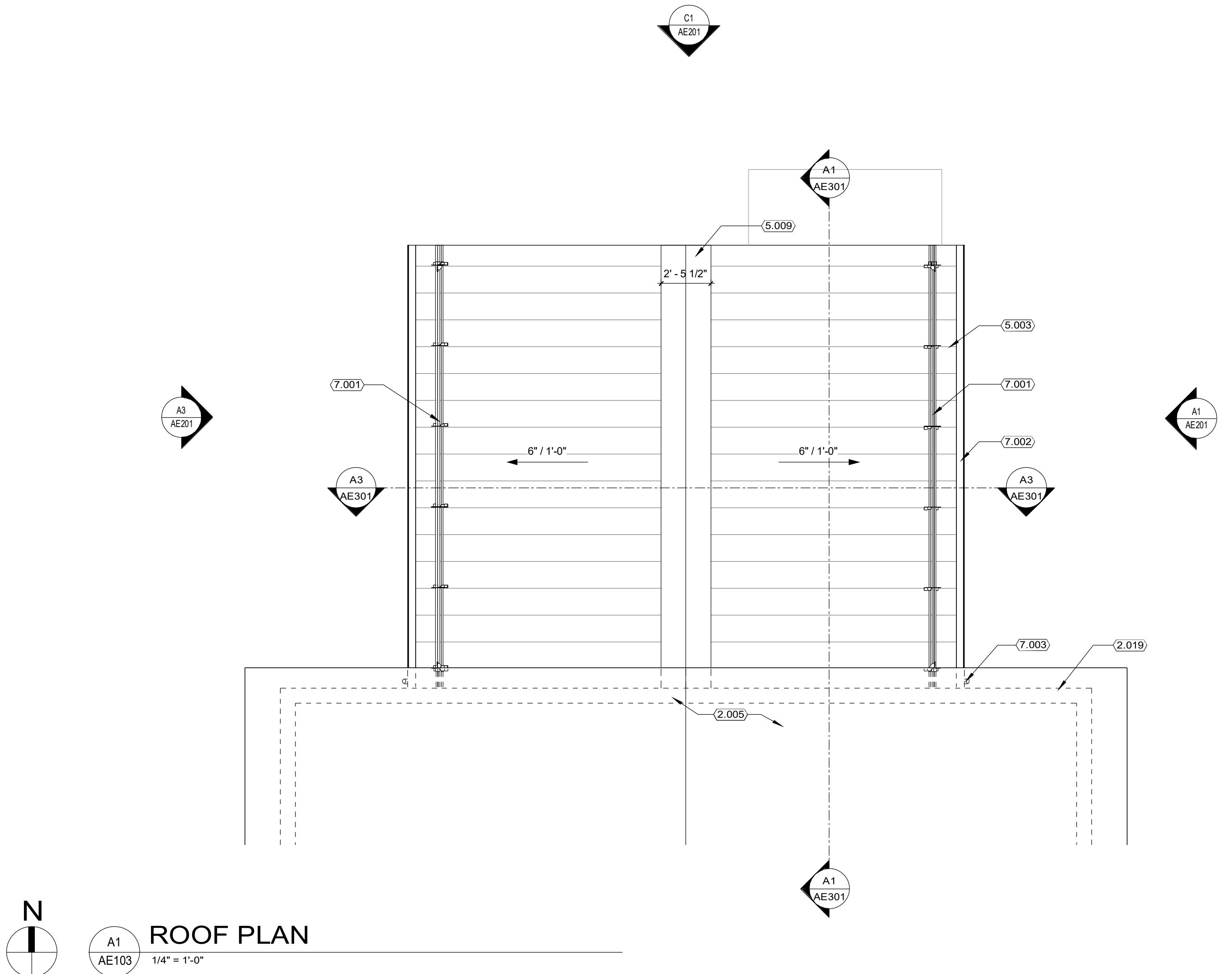
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CHECKED BY:	

## ROOF PLAN

# AE103



P:\\_2022-015 Murray Mansion Addition\22-015 Murray Mansion Addition\_solar.krt

## GENERAL NOTES

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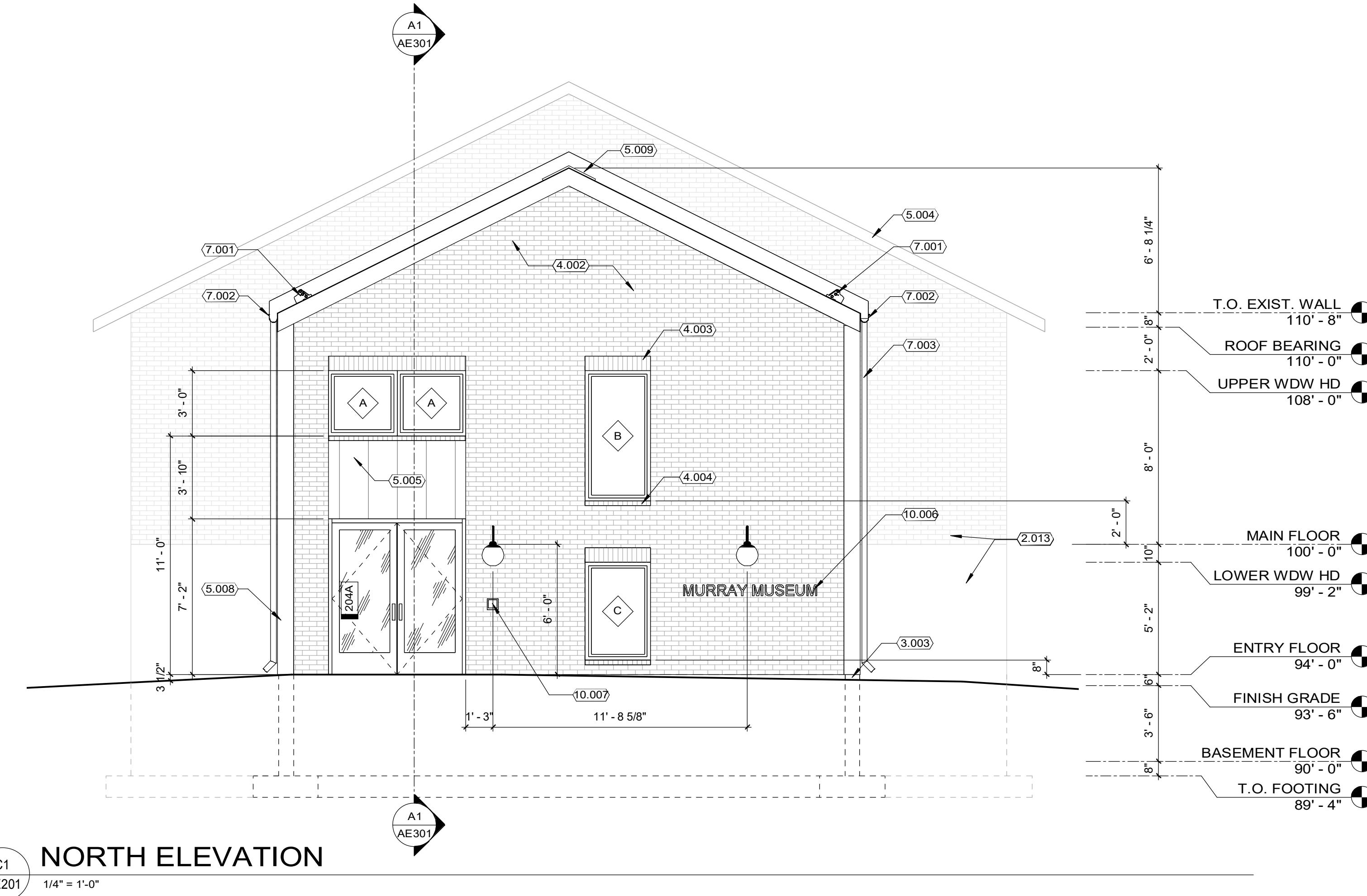


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 **SPECTRUM**  
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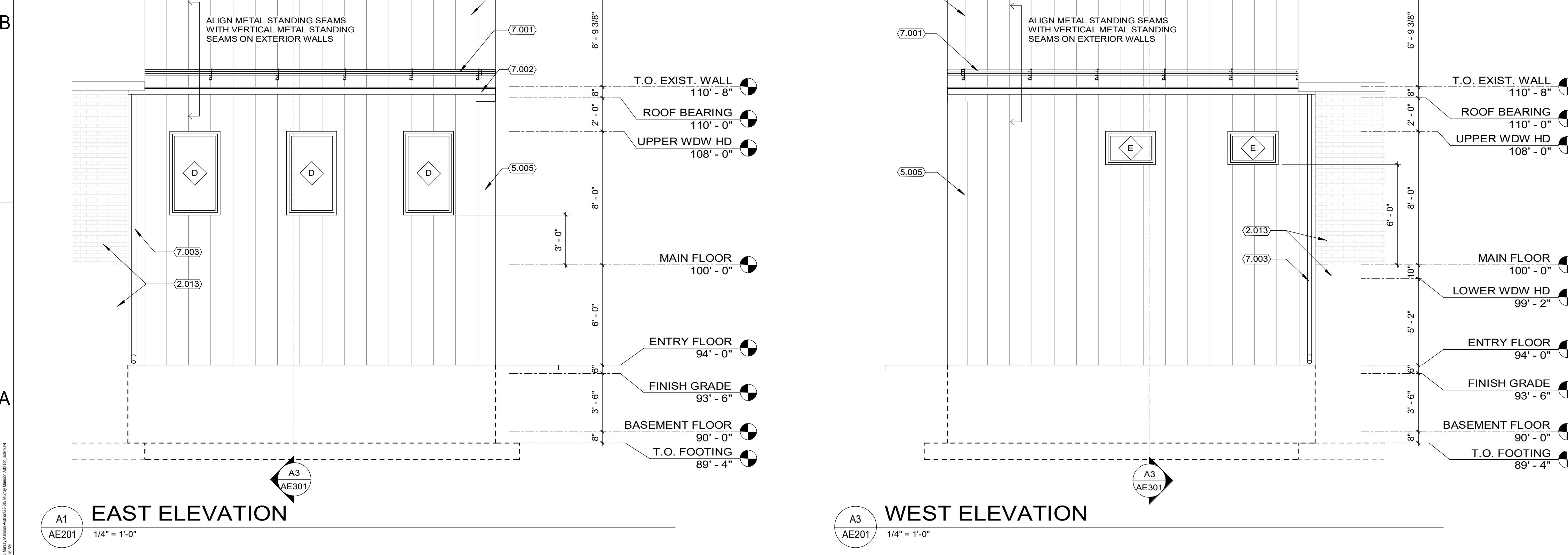


**MERIDIAN**  
 ENGINEERING, INC



## KEYNOTES

2.013	EXISTING 1985 ADDITION
3.003	CONCRETE FOUNDATION WALL
4.002	3 5/8" BRICK VENEER
4.003	BRICK SOLDIER COURSE WINDOW HEADER
4.004	EXTERIOR BRICK SILL
5.003	STANDING SEAM METAL PANEL SYSTEM
5.005	STANDING SEAM METAL PANEL SYSTEM
5.008	PRE-FINISHED METAL FASCIA PANEL
5.009	RIDGE CAP
7.001	SNOW FENCE SYSTEM
7.002	PRE-FINISHED METAL GUTTER
7.003	CYLINDRICAL DOWNSPOUT
10.006	METAL LETTERING
10.007	ADA DOOR OPENER PUSH BUTTON



## MURRAY MANSION ADA ADDITION

4872 POPLAR ST  
 MURRAY, UT 84107

### STAMP

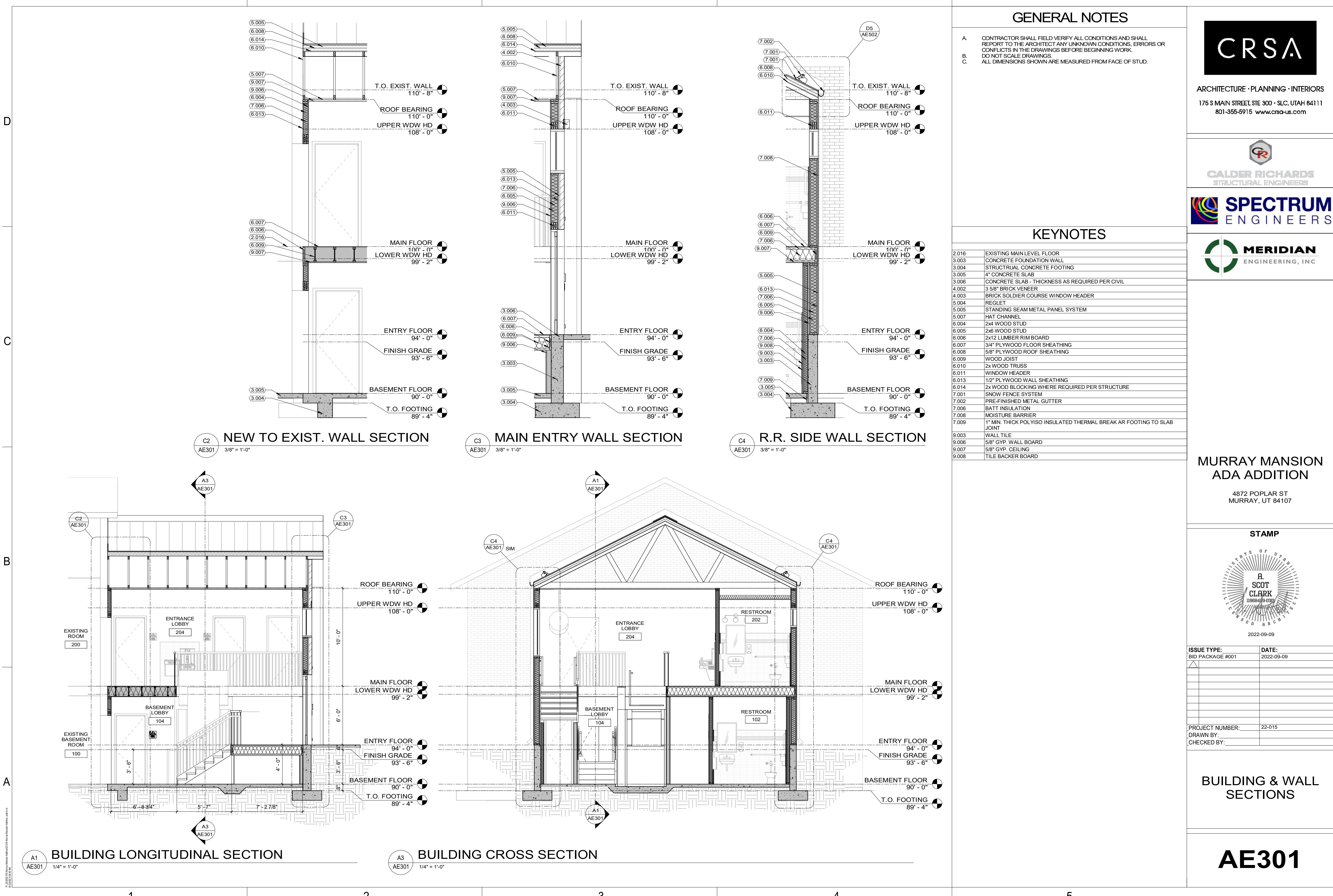


ISSUE TYPE:  BID PACKAGE #001 DATE: 2022-09-09

PROJECT NUMBER: 22-015  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

## EXTERIOR ELEVATIONS

**AE201**



## GENERAL NOTES

- A. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND SHALL REPORT TO THE ARCHITECT ANY UNKNOWN CONDITIONS, ERRORS OR CONFLICTS IN THE DRAWINGS BEFORE BEGINNING WORK.
- B. DO NOT SCALE DRAWINGS.
- C. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF STUD.

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 **SPECTRUM**  
ENGINEERS

 **MERIDIAN**  
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## KEYNOTES

1.001	TEXT
1.002	GUARD RAIL
8.001	WHERE OCCURS
9.003	WALL TILE
9.004	PAINTED GYP. BOARD
9.005	TILE BASE
10.001	GRAB BARS
10.002	TOILET PAPER DISPENSER
10.003	COMBINED PAPER TOWEL DISPENSER AND TRASH DISPOSAL
10.004	SOAP DISPENSER
10.005	SANITARY NAPKIN DISPOSAL
10.008	MIRROR: MOUNT BOTTOM OF GLAZED SURFACE AT 40° AFF
10.009	DIAPER CHANGING STATION
10.010	RESTROOM SIGN - SEE DETAIL D4 AND D5 ON GI002
10.011	
10.012	
10.013	
22.001	MOP SINK
22.002	SINK
22.003	TOILET
22.004	DRINKING FOUNTAIN WITH BOTTLE FILLER
22.005	FLOOR DRAIN
22.006	MOP SINK FAUCET LOCATED ON INTERIOR PARTITION WALL

**MURRAY MANSION**  
ADA ADDITION

4872 POPLAR ST  
MURRAY, UT 84107

## STAMP

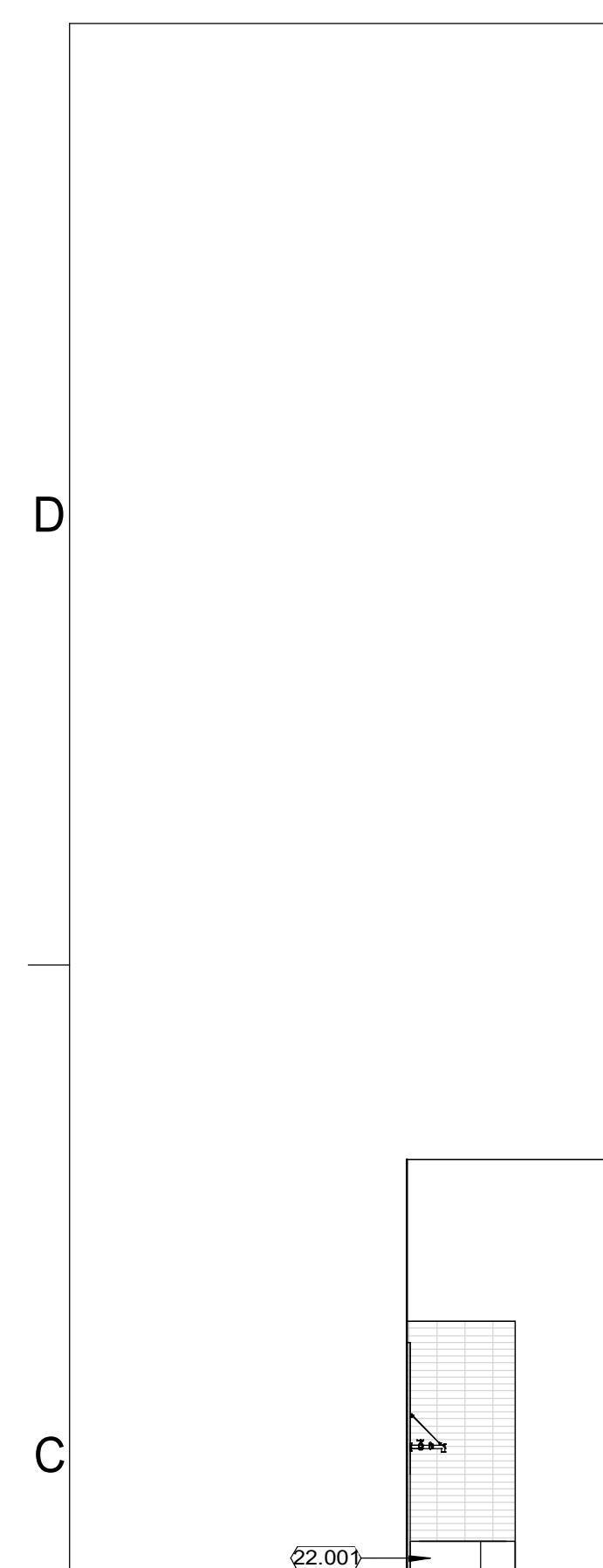


ISSUE TYPE: **BID PACKAGE #001** DATE: **2022-09-09**

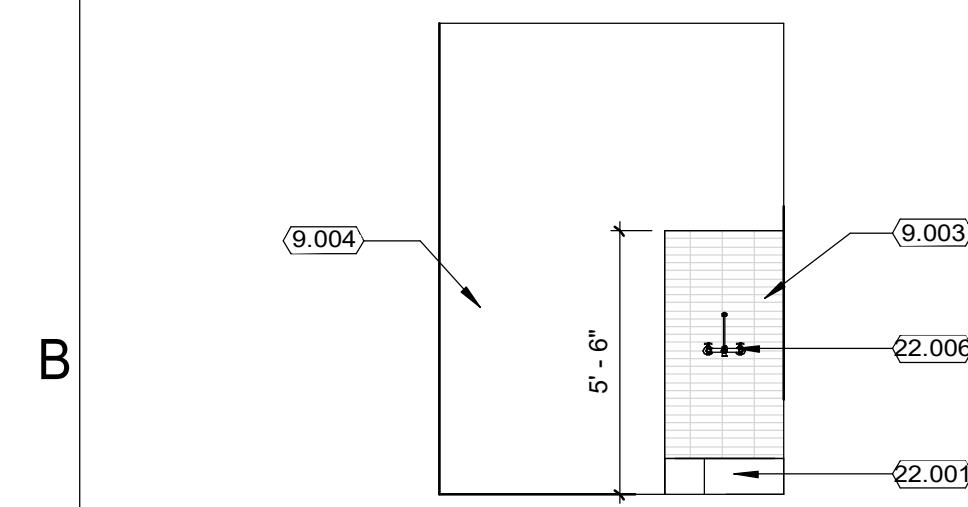
PROJECT NUMBER: **22-015**  
DRAWN BY: **Author**  
CHECKED BY: **Checker**

**ENLARGED PLAN & INTERIOR ELEVATIONS**

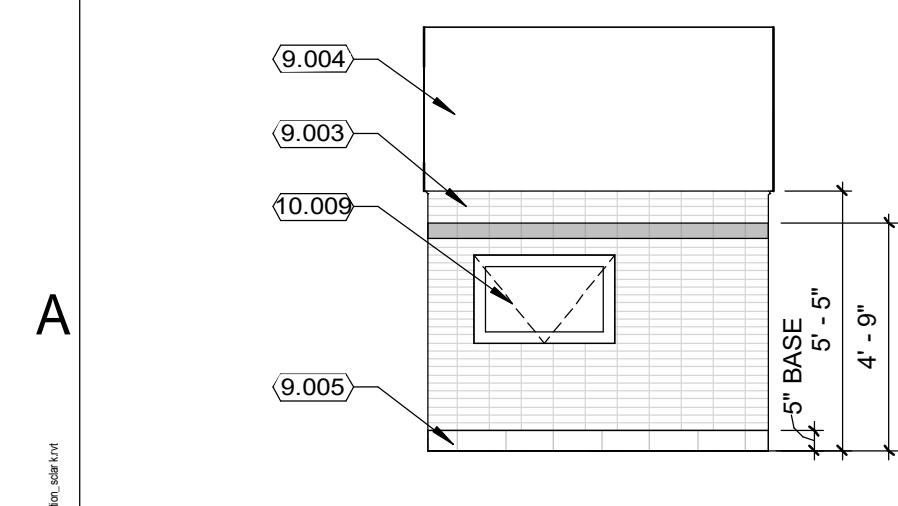
**AE401**



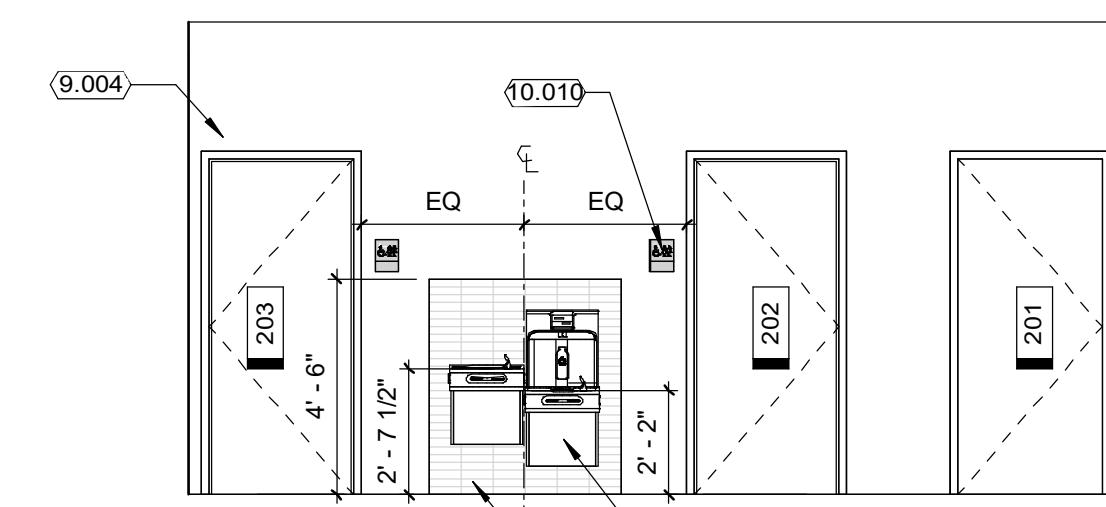
**CUST. CLOSET 201 WEST**



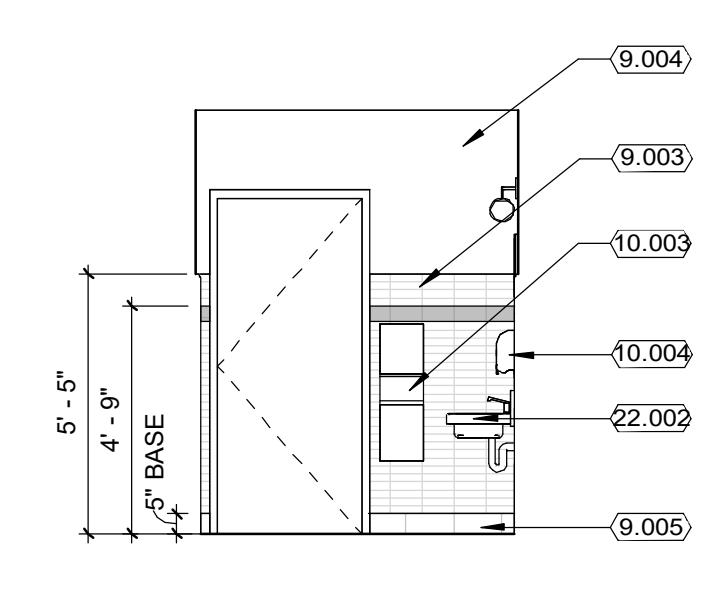
**CUST. CLOSET 201 SOUTH**



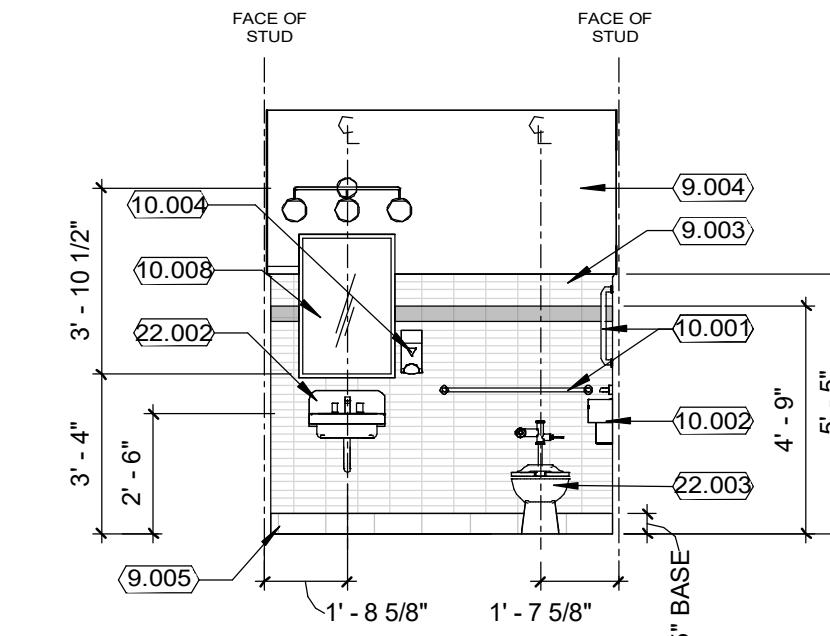
**UNISEX OPP. WALL**



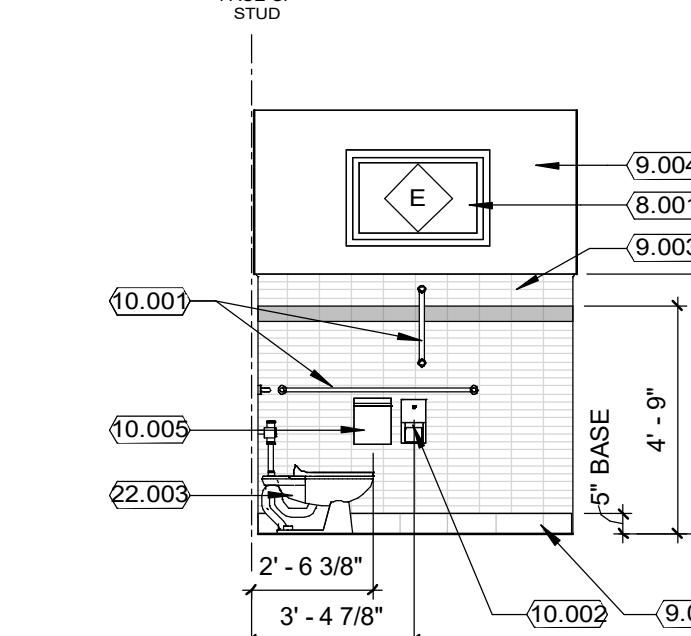
**ENTRANCE LOBBY 204 WEST**



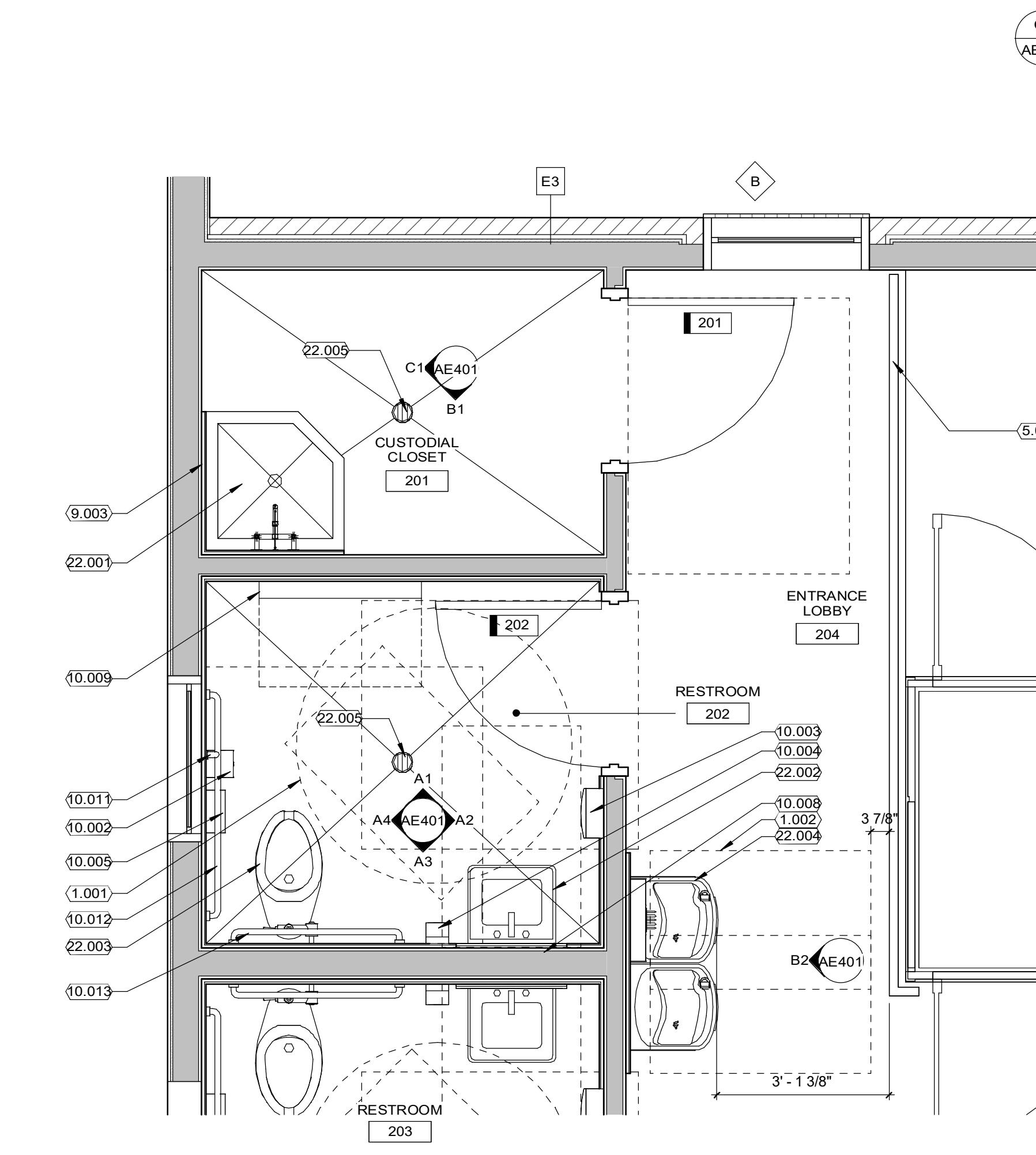
**UNISEX DOOR SIDE WALL**



**UNISEX FIXTURE WALL**



**UNISEX OPP. SIDE WALL**



**RESTROOM FLOOR PLAN**

## GENERAL NOTES

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 B. DO NOT SCALE DRAWINGS.  
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## MURRAY MANSION ADA ADDITION

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### STAMP



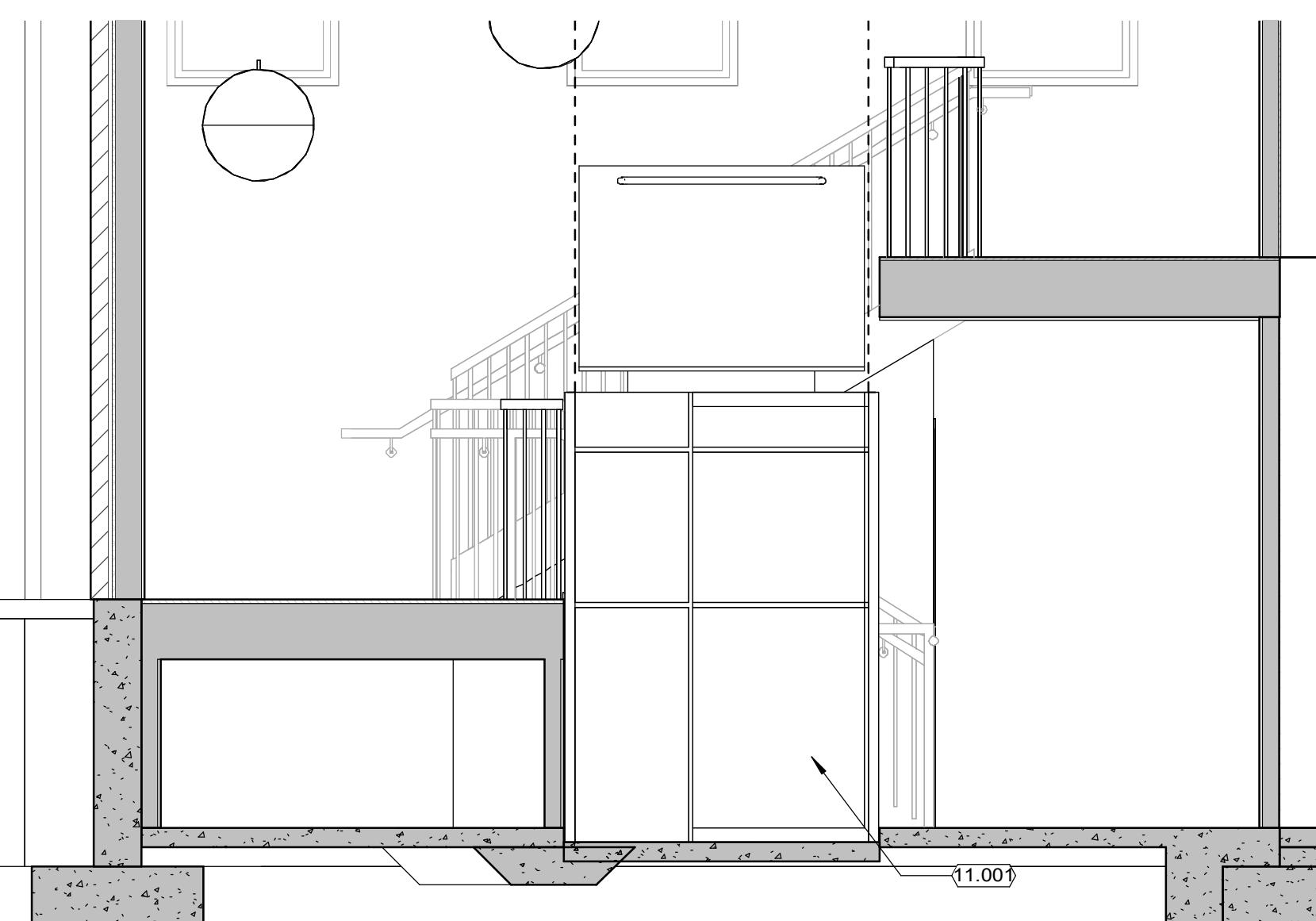
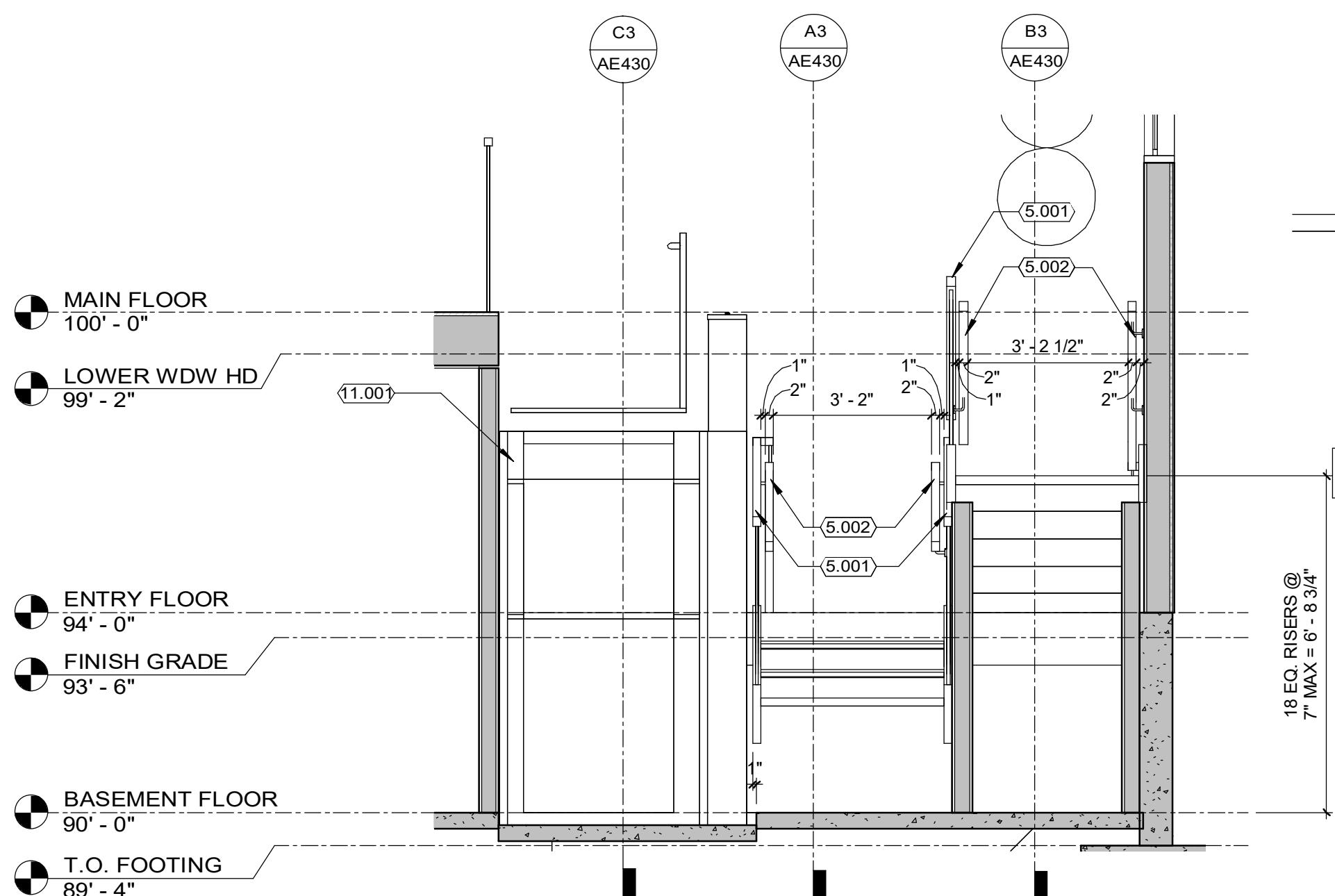
ISSUE TYPE: BID PACKAGE #001 DATE: 2022-09-09

PROJECT NUMBER: 22-015  
 DRAWN BY: CHECKED BY:

## STAIR FLOOR PLANS & SECTIONS

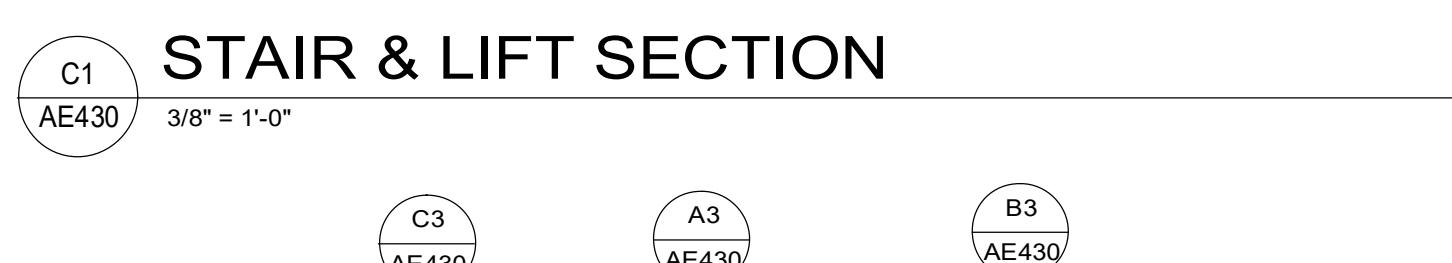
**AE430**

D

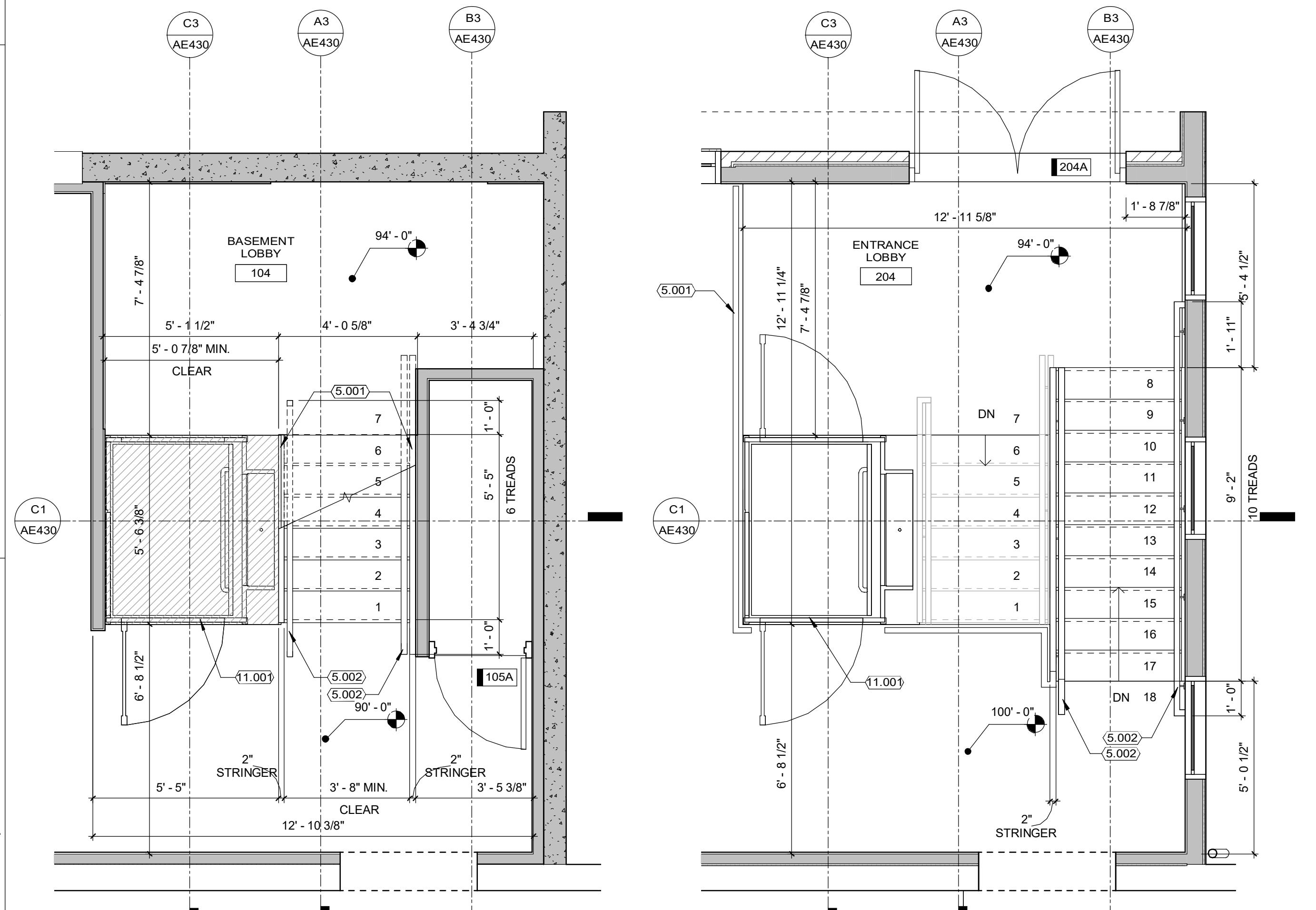


LIFT SECTION

C

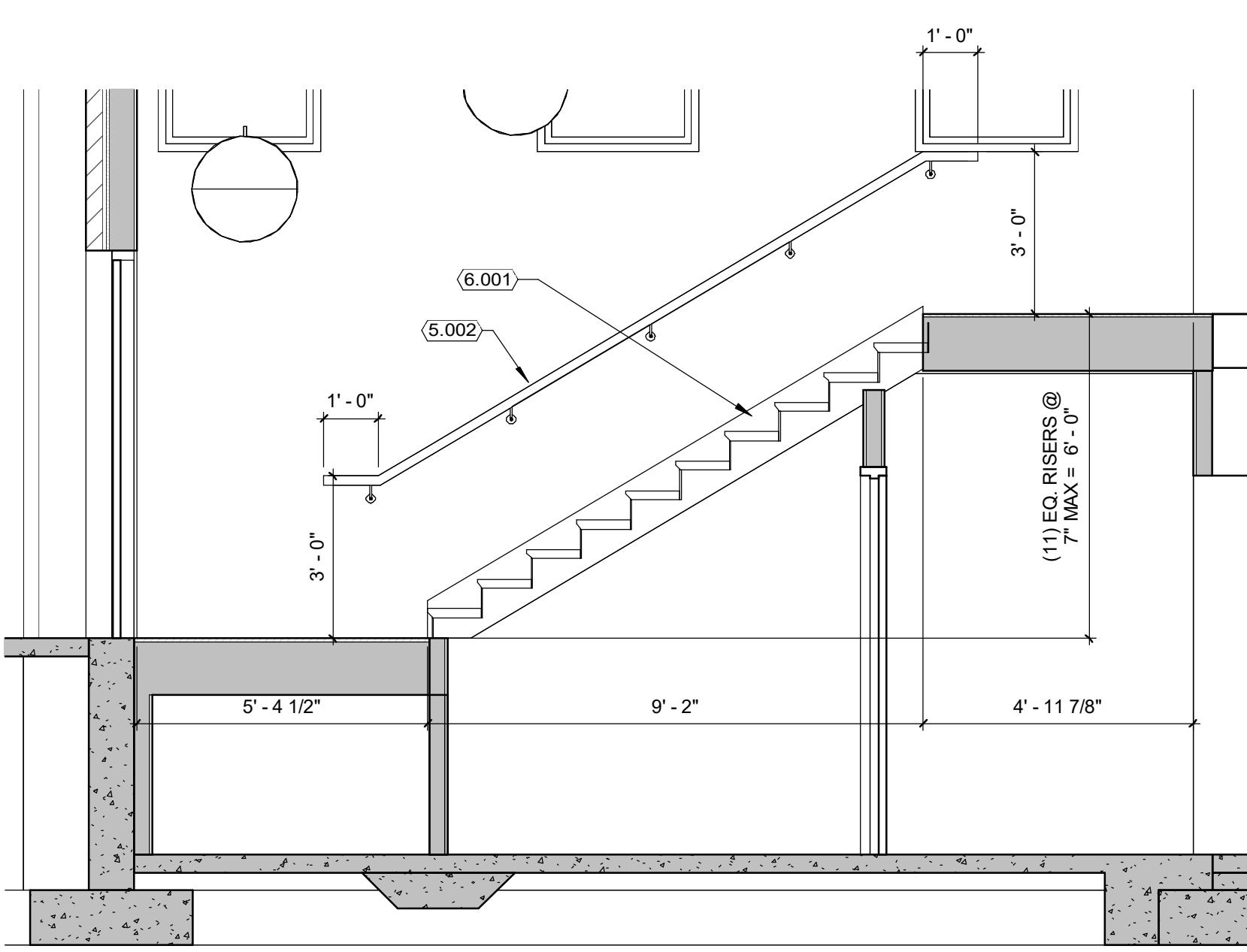


B

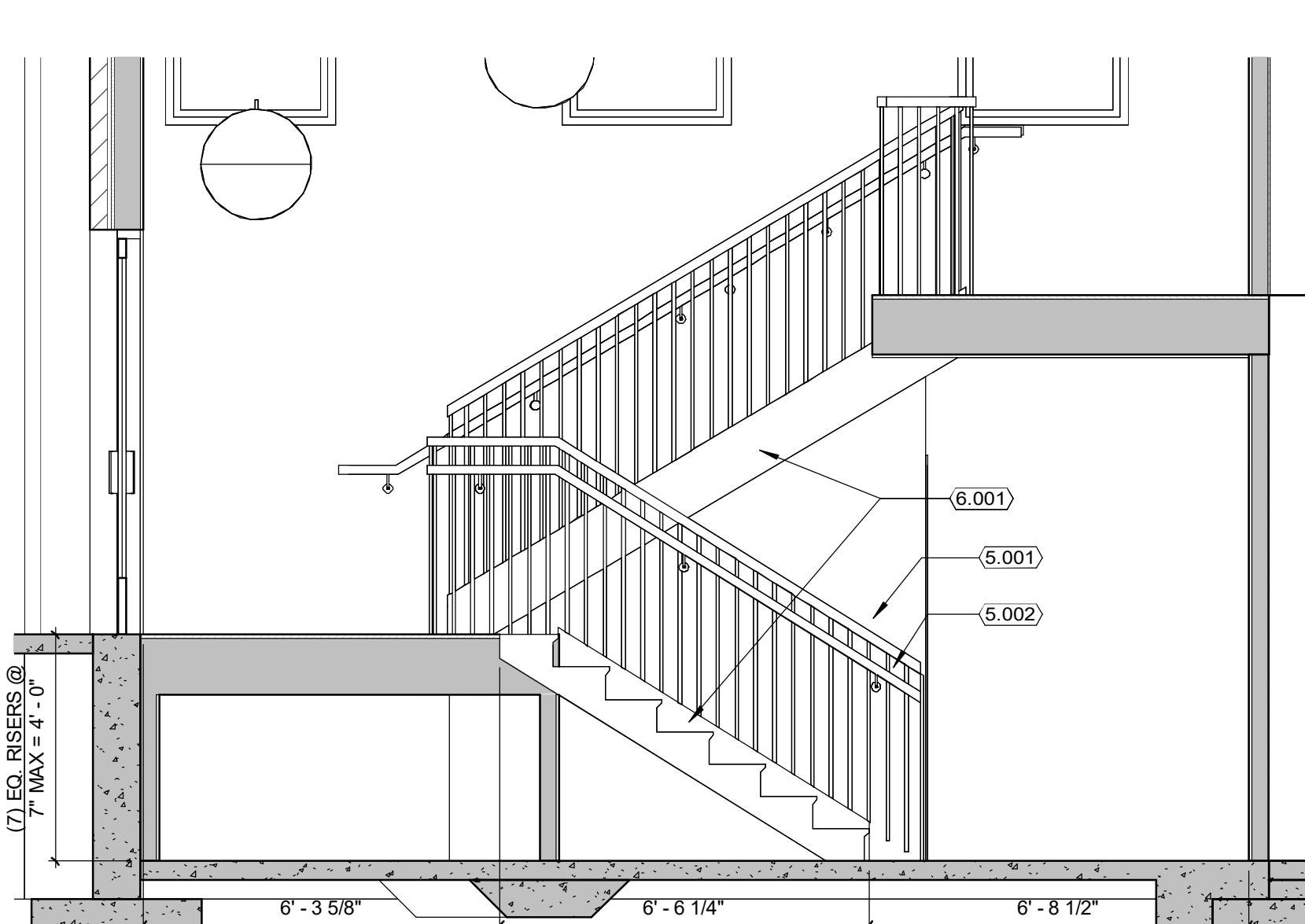


ENLARGED STAIR & LIFT PLAN

A



UPPER STAIR SECTION



LOWER STAIR SECTION

1

2

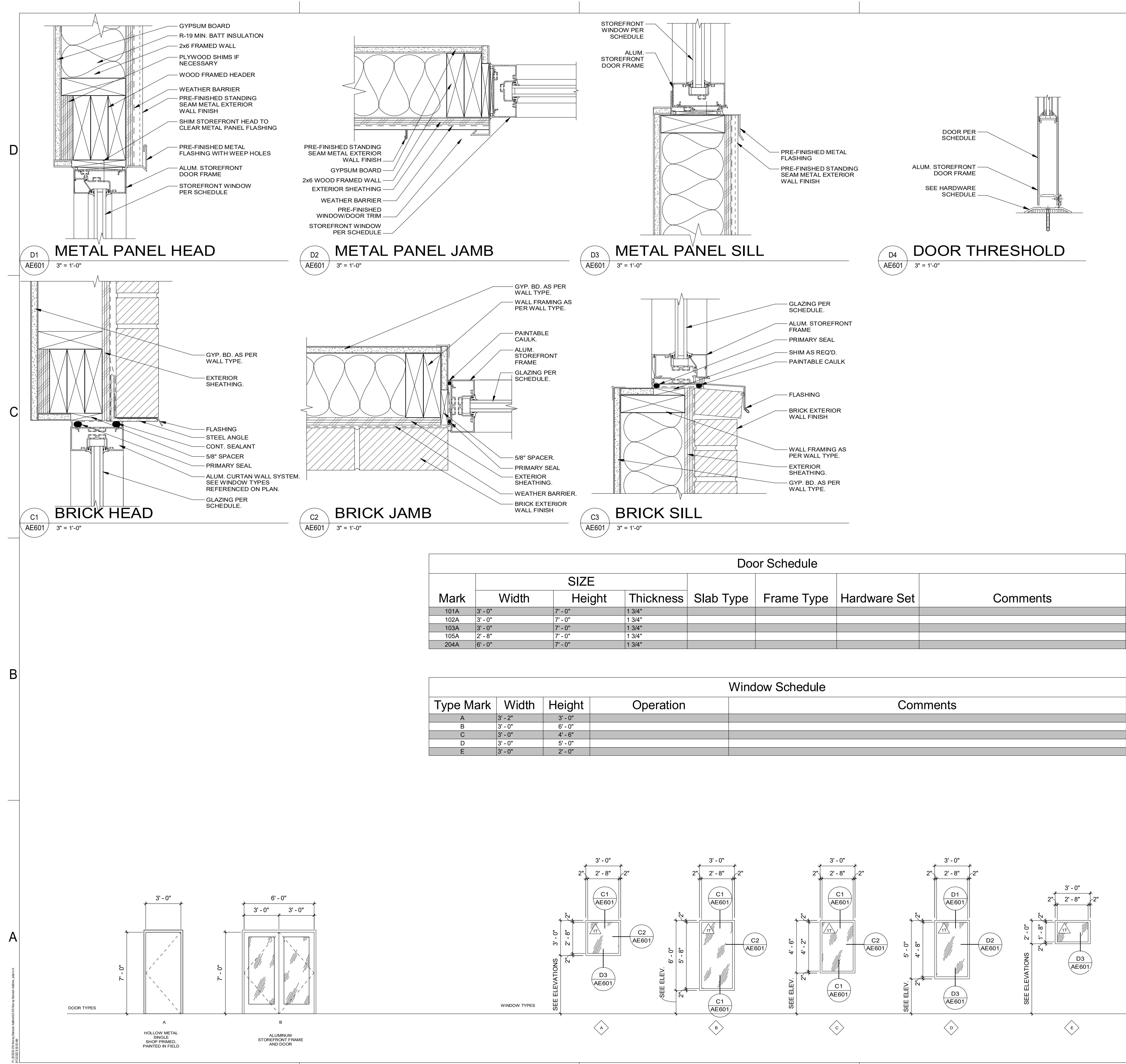
3

4

5

Project Name: Murray Mansion ADA Addition  
 Drawing No.: AE430  
 Date: 2022-09-09  
 Scale: 1/8" = 1'-0"

A3  
 AE430  
 3/8" = 1'-0"



## GLASS TYPE LEGEND

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**MURRAY MANSION**  
ADA ADDITION

4872 POPLAR ST  
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## STAMP



2022-09-09

ISSUE TYPE: DATE:  
BID PACKAGE #001 2022-09-09

PROJECT NUMBER: 22-015  
DRAWN BY: CHECKED BY:

**DOOR & WINDOW SCHEDULE**

**AE601**

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## MURRAY MANSION ADA ADDITION

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### FINISH PLAN LEGEND

TILE BASE: DALTILE, ARTICULO, FEATURE BEIGE BULLNOSE

**B1**

TILE COVE BASE: DALTILE, NATURAL HUES, FLAT TOP

**B2**

TILE BASE: DALTILE, MODERNIST, BULLNOSE

**B3**

EXISTING FLOOR

**FE**

TILE: DALTILE, ARTICULO, FEATURE BEIG

**F1**

TILE: DALTILE, MODERNIST

**F2**

STAIR TREAD: URBAN SURFACES, BOARDWALK

**F3**

GROUT-1: CUSTOM #185

**F4**

GROUT-2: CUSTOM #541

**F5**

WALL PAINT: SHERWIN WILLIAMS, STEAMED MILK, SATIN

**W1**

WALL TILE: DALTILE NATURAL HUES, PEARL WHITE

**W2**

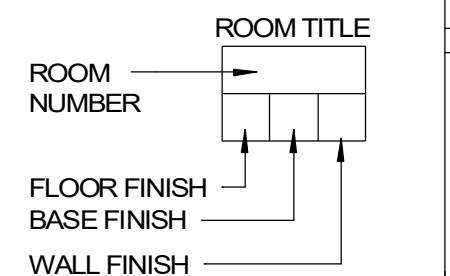
WALL TILE ACCENT: DALTILE COLOR WHEEL LINEAR, CHALKBOARD

**W3**

WALL FINISH: EXPOSED CMU

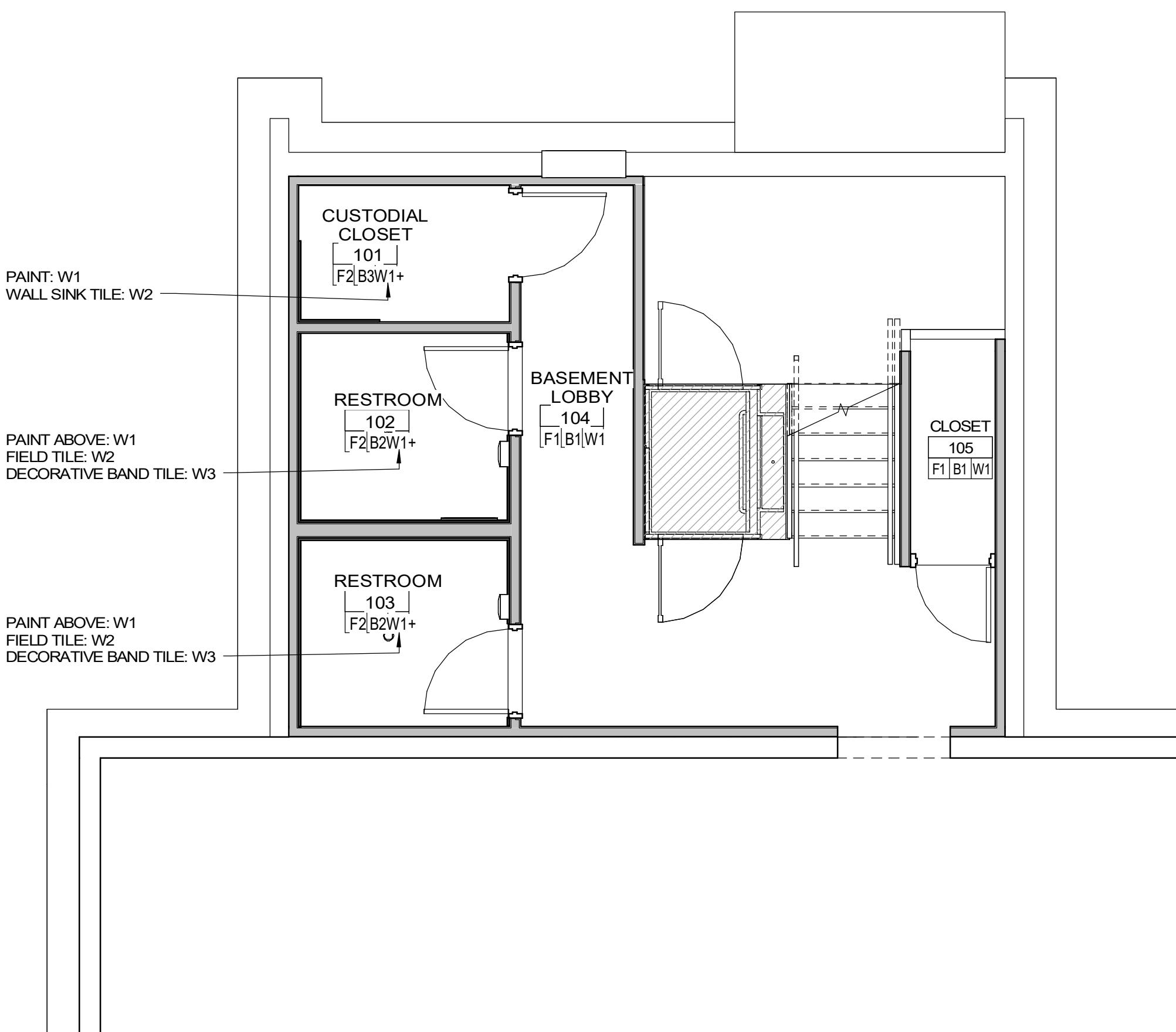
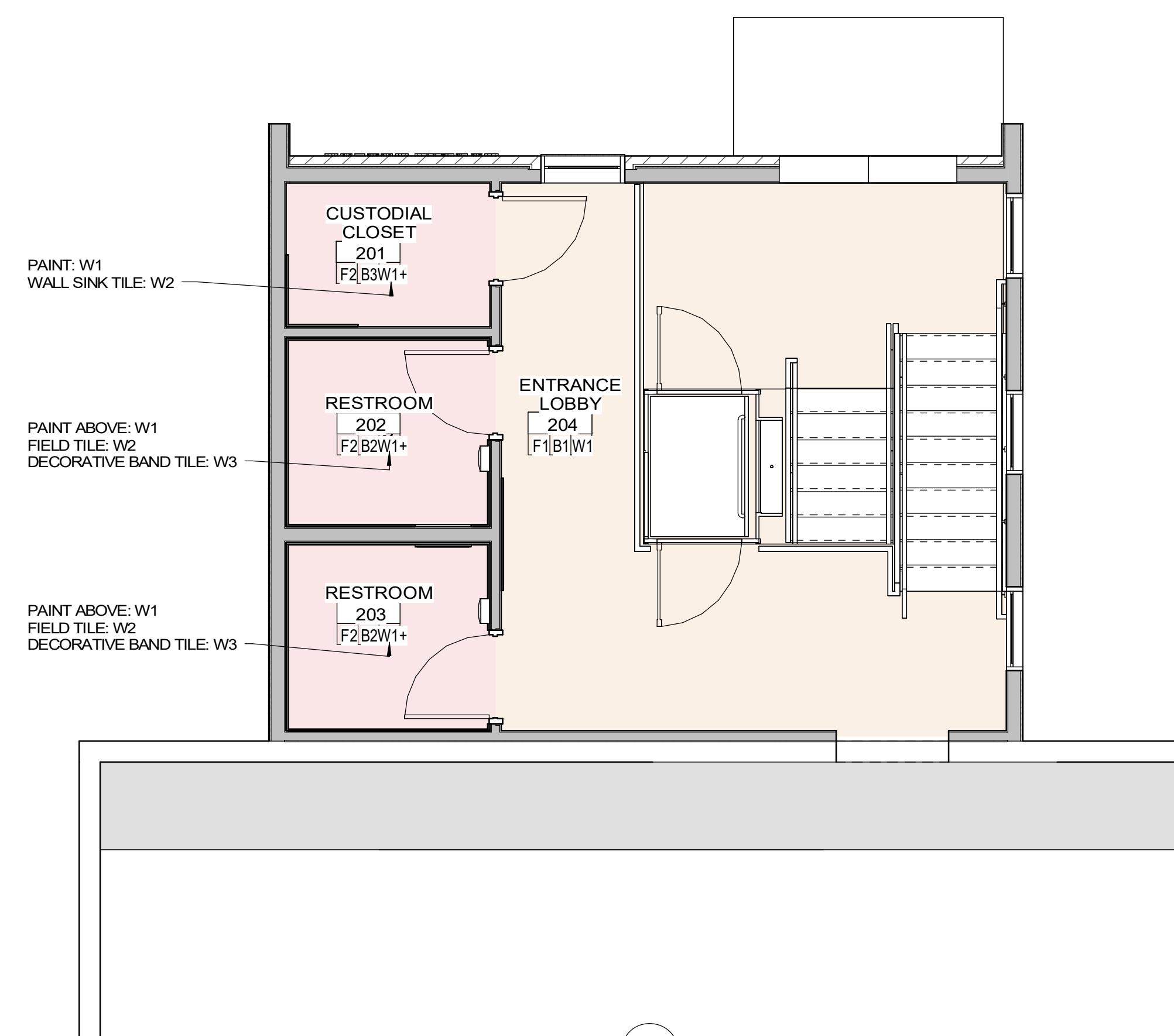
**W7**

### FINISH KEY



### FINISH PLANS

**AF101**



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## MURRAY MANSION ADA ADDITION

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ROOM FINISH SCHEDULE										
NUMBER	NAME	AREA	FLOOR FINISH	BASE FINISH	WALL NORTH	WALL EAST	WALL SOUTH	WALL WEST	WALL FINISHES	COMMENTS
101	CUSTODIAL CLOSET	36 SF	F2	B3	W1	W1	W1/W2	W1/W2	W1+	
102	RESTROOM	49 SF	F2	B2	W1/W2/W3	W1/W2/W3	W1/W2/W3	W1/W2/W3	W1+	SEE RESTROOM DETAIL FOR ACCENT TILE
103	RESTROOM	49 SF	F2	B2	W1/W2/W3	W1/W2/W3	W1/W2/W3	W1/W2/W3	W1+	SEE RESTROOM DETAIL FOR ACCENT TILE
201	CUSTODIAL CLOSET	37 SF	F2	B3	W1	W1	W1/W2	W1/W2	W1+	
202	RESTROOM	47 SF	F2	B2	W1/W2/W3	W1/W2/W3	W1/W2/W3	W1/W2/W3	W1+	SEE RESTROOM DETAIL FOR ACCENT TILE
203	RESTROOM	47 SF	F2	B2	W1/W2/W3	W1/W2/W3	W1/W2/W3	W1/W2/W3	W1+	SEE RESTROOM DETAIL FOR ACCENT TILE
204	ENTRANCE LOBBY	352 SF	F1	B1	W1	W1	W1	W1	W1	
104	BASEMENT LOBBY	297 SF	F1	B1	W1	W1	W1	W1	W1	
105	CLOSET	24 SF	F1	B1	W1	W1	W1	W1	W1	
200	EXISTING ROOM	1848 SF								
100	EXISTING BASEMENT ROOM	1848 SF								

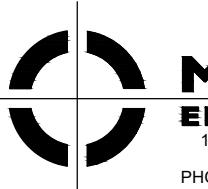
FINISH SCHEDULE								
KEY	DESCRIPTION	MANUFACTURER	STYLE/PATTERN	COLOR/FINISH	SIZE	NOTES	Finish Category - MAIN	ORDER
-	EXISTING TO REMAIN							
FLOOR FINISHES								
F1	TILE-1	DALTILE	ARTICULO	FEATURE BEIGE AR07, FINISH: MATTE	12"X24"	LOCATION: ENTRY	FLOOR FINISHES	1
F2	TILE-2	DALTILE	MODERNIST	SORIANO CLAY MD87	24"X24"	LOCATION: RESTROOM	FLOOR FINISHES	1
F3	STAIR TREAD	URBAN SURFACES	BOARDWALK #9503 ALL IN ONE STAIR TREAD	WATERPROOF FLOATING FLOOR COLLECTION			FLOOR FINISHES	1
F4	GROUT-1	CUSTOM	#185	NEW TAUPE		LOCATION: ENTRY FLOOR	FLOOR FINISHES	1
F5	GROUT-2	CUSTOM	#541	WALNUT		LOCATION: RESTROOM FLOOR	FLOOR FINISHES	1
T1	TRANSITION STRIP	SCHLUTER SYSTEMS	DILEX-BWS/BWS100GS	BLACK/NOIR	3/8"	TRANSITION BETWEEN FLOOR	FLOOR FINISHES	1
BASE FINISHES								
B1	TILE BASE	DALTILE	ARTICULO BULLNOSE P43F9	FEATURE BEIGE AR07, FINISH: MATTE	3"X24"	LOCATION: ENTRY	BASE FINISHES	2
B2	TILE BASE	DALTILE	NATURAL HUES Q36126 COVE BASE FLAT TOP	PEARL WHITE	5"X12"	LOCATION: RESTROOM	BASE FINISHES	2
B3	TILE BASE	DALTILE	MODERNIST BULLNOSE P43F9	SORIANO CLAY MD87	3"X24"	LOCATION: COSTUDIAL	BASE FINISHES	2
WALL FINISHES								
W1	WALL PAINT	SHERWIN WILLIAMS	SW 7554	STEAMED MILK, FINISH: SATIN		THROUGHOUT WALLS	WALL FINISHES	3
W2	WALL TILE	DALTILE	NATURAL HUES QH63	PEARL WHITE	2"X8"		WALL FINISHES	3
W3	WALL ACCENT TILE	DALTILE	COLOR WHEEL LINEAR GLAZED PORCELAIN	CHALKBOARD 0180	4"X12"		WALL FINISHES	3
W4	TILE SURFACE BULLNOSE RUNNER	DALTILE	TILE SURFACE BULLNOSE RUNNER Q1285	PEARL WHITE	2"X8"		WALL FINISHES	3
W5	GROUT-3	CUSTOM	#640	ARCTIC WHITE		WALL TILE GROUT	WALL FINISHES	3
CEILING								
C1	CEILING, PAINTED GYP	SHERWIN WILLIAMS	SW 7005	PURE WHITE		THROUGHOUT CEILING	CEILING	4
MISC								
P1	PAINT - DOOR, FRAME, STAIR RISER, STAIR RAILING/STRINGER	SHERWIN WILLIAMS	SW 6073	PERFECT GREIGE, FINISH: SEMI-GLOSS			MISC	6

FINISH SCHEDULE

AF102

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1628 WEST 1110 SOUTH, SUITE 102  
SOUTH JORDAN, UTAH 84095  
PHONE (801) 989-1315 FAX (801) 989-1319

**E**  
GENERAL NOTES  
SPECIAL PROJECT NOTE:

- ALL CONSTRUCTION ACTIVITY WITHIN STREET ROW AND FOR SITE WATER LINES AND SEWER LINES SHALL CONFORM TO INSERT CITY STANDARD PLANS AND APWA MANUAL OF STANDARD PLANS (LATEST EDITION) AND THE DEVELOPMENT GUIDELINES AND SPECIFICATIONS. CONTRACTOR SHALL OBTAIN COPIES OF SAID CITY STANDARDS AND APWA STANDARDS PRIOR TO CONSTRUCTION.

**F**  
GENERAL

- ANY MODIFICATION TO THIS CONSTRUCTION PACKAGE SHALL BE APPROVED BY THE OWNER. PRIOR TO SAID APPROVAL, ALL IMPROVEMENT DRAWINGS SHALL BE RESUBMITTED AND APPROVED BY THE CITY ENGINEER.

- THE CONTRACTOR SHALL LOCATE, RETAIN AND PROTECT ALL EXISTING UTILITIES UNLESS OTHERWISE DIRECTED BY THE OWNER. EXISTING GAS, TELEPHONE, POWER, OR WATERLINES WHICH MUST BE RELOCATED OR LOWERED BY NEW GRAVITY LINES WILL BE COMPLETED BY THE CONTRACTOR TO THE UTILITY COMPANY SPECIFICATIONS.

- ALL SUITABLE EXCAVATION MATERIAL MAY BE STOCKPILED ON LANDSCAPE AREAS (NOT OVER 3' DEEP) AND SURFACE TO DRAIN. EXCESS TOPSOIL SHALL BE REMOVED AND STORED AS INDICATED ON THE LANDSCAPE PLANS. SURFACE TO DRAIN IS DEFINED AS THE GEOTECHNICAL REPORT PROVIDED FOR THE PROJECT AS WELL AS CITY EARTHWORK SPECIFICATIONS. ALL EARTHWORK SHALL BE COORDINATE WITH THESE DOCUMENTS. IF SPECIFICATIONS AND THE GEOTECHNICAL REPORT ARE IN CONFLICT REFER TO THE CITY ENGINEER FOR DIRECTION ON WHICH REQUIREMENTS MUST BE FOLLOWED IN THE FIELD.

- TRACER TAPE SHALL BE PLACED ABOVE ALL SEWER, PVC ROOF DRAIN LINES, WATER AND SECONDARY WATER LINES PER CITY AND DISTRICT STANDARD SPECIFICATIONS. TRACER TAPE SHALL BE INSTALLED OVER THE WATER LINES.

- ALL EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION. CONTRACTOR SHALL POTHOLE AND FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL UTILITY CONFLICTS UPON DISCOVERY.

**D**

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER BACKFILLING, COMPACTING, AND PAVEMENT RESTORATION WHERE NECESSARY TO INSTALL NEW UTILITIES OR NEW IMPROVEMENTS PER CITY STANDARDS IN EXISTING ROADWAYS.

- CONTRACTOR SHALL PROVIDE CITY INSPECTOR WITH CONSTRUCTION SCHEDULE AFTER SAID SCHEDULE HAS BEEN APPROVED BY OWNER.

- CONTRACTOR SHALL COORDINATE CONSTRUCTION DEMOLITION AND INSTALLATION OF ELECTRICAL, AND COMMUNICATION SERVICES WITH THE UTILITY COMPANY. OWNER SHALL PAY ALL ASSOCIATED UTILITY COMPANY FEES. CONTRACTOR TO PROVIDE ELECTRICAL AND COMMUNICATIONS DRAWS AND BACKFILL COORDINATE LOCATION WITH UTILITY AND COMMUNICATION COMPANIES. ALL DEMOLITION OF EXISTING AND NEW SITE ELECTRICAL EQUIPMENT STRUCTURES AND LINES SHOWN ON CIV. PLANS ARE SCHEMATICALLY SHOWN ONLY AS A COORDINATION BETWEEN ELECTRICAL AND CIVIL. PLEASE REFER DIRECTLY TO ELECTRICAL PLANS FOR THE LAYOUT AND DETAILS OF ALL SITE ELECTRICAL EQUIPMENT AND LINES.

- CONTRACTOR TO KEEP A SET OF NEAT PLANS ON WHICH ALL CHANGES HAVE BEEN CLEARLY SHOWN. THIS SET OF REVISIONS SHALL BE TURNED INTO THE ARCHITECT.

- CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY PRIOR TO ANY WORK.

- ALL UTILITY STRUCTURES WITHIN PAVEMENT SHALL BE RAISED TO ACCURATE FINISHED GRADE WITH A CONCRETE COLLAR. SEE DETAIL ON THIS SHEET.

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS, BONDS, AND APPROVALS HAVE BEEN OBTAINED. ALL PERMIT AND BOND FEES ARE TO BE PAID BY THE OWNER.

- NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED, AND THOROUGHLY REVIEWED, ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE CURRENT REQUIREMENTS AND DEVELOPMENT STANDARDS OF THE CITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND SHALL TAKE PRECEDENCE IN CASE OF CONFLICT UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND PLANS ETC.

- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST AND EROSION CONTROL, CLEANING STREET AND OTHER SWP REGULATIONS.

- ALL EXISTING ASPHALT TO REMAIN SHALL BE SAW CUT IN NEAT, STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

- NO CHANGE IN DESIGN LOCATIONS OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ENGINEER.

- CONTRACTOR SHALL NOT ALLOW ANY GROUND WATER, SURFACE WATER, ANIMALS, OR DEBRIS TO ENTER NEW PIPING DURING CONSTRUCTION.

- CONTRACTOR SHALL TAKE NECESSARY MEASURES TO PROTECT ALL NEW FACILITIES DURING THE CONSTRUCTION PERIOD UNTIL THE DESIGN GRADE AND COVER HAVE BEEN REACHED AND WORK HAS BEEN ACCEPTED BY OWNER.

- CONTRACTOR IS TO REMAIN WITHIN THE CONTRACT LIMITS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS DURING CONSTRUCTION.

**B**

- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETLEMENT OF, OR DAMAGE TO, EXISTING AND NEW UTILITIES AND FACILITIES, INCLUDING WORK DONE WITHIN THE WARRANTY PERIOD.

- ALL ON SITE PAVEMENT SECTIONS, GRADING, EXCAVATION, BACKFILL, AND OTHER EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS PREPARED FOR THIS PROJECT. STRUCTURAL FILING, IMPORTED BACKFILL, GRANULAR SUBGRADE, BASE COURSE AND ASPHALT CONCRETE MATERIALS SHALL MEET THE REQUIREMENTS OUTLINED IN THE PROJECT SPECIFICATIONS. ALL EARTHWORK AND PAVING IN CITY R.O.W. SHALL MEET CITY SPEC'S.

- COORDINATE GAS INSTALLATION WITH THE GAS COMPANY. GAS COMPANY WILL ROUTE GAS TO THE METER LOCATION SHOWN ON THE PLANS. ACCOMMODATE GAS COMPANY CONTRACTOR ON SITE DURING GAS LINE INSTALLATION.

- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING THAT MAY BE NEEDED TO COMPLETE THE JOB. SITE SURVEY PROVIDED BY ENGN ENGINEERING, "MURRAY CITY HALL ALTA-MIDS LAND TITLE & TOPOGRAPHIC SURVEY", DATED 6/11/19.

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND TRAFFIC PERMITS AND TRAFFIC CONTROL PLANS FOR ALL WORK IN CITY R.O.W. (EXISTING AND NEW ROADWAYS) PRIOR TO BEGINNING WORK.

- CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS, AND SERVICES WITH THE UTILITY COMPANY. ASSOCIATED UTILITY COMPANY FEES WILL BE PAID AS OUTLINED IN CONTRACT GENERAL CONDITIONS. CONTRACTOR TO PROVIDE ELECTRICAL AND TELEPHONE LINE TRENCHING AND BACKFILL COORDINATE LOCATIONS WITH ROCKY MOUNTAIN POWER AND CENTURY LINK. COORDINATE AND SCHEDULE UTILITY COMPANY FOR ALL NEW CONSTRUCTION. COORDINATE WITH THESE UTILITIES TO EXTEND THESE UTILITIES TO THE NEW BUILDING. GAS, TELEPHONE, AND POWER ALL MUST BE EXTENDED TO THE SITE FROM THE NEW DEVELOPMENT IN THE AREA. COORDINATE WITH THESE UTILITIES FOR LOCATION OF THESE NEW EXTENSIONS.

**A**

- THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.

- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.

- CONTACT FOR UTILITY COORDINATION INCLUDE:

- SEWER - MT OLYMPUS - 801.362.290
- WATER - MURRAY CITY - 801.270.2440
- STORM - MURRAY CITY - 801.270.2440
- GAS - DOMINION ENERGY - 801.324.3878
- POWER - ROCKY MOUNTAIN POWER - 1.800.469.3981

- ALL SUITABLE EXCAVATION MATERIAL MAY BE STOCKPILED ON LANDSCAPE AREAS (NOT OVER 3' DEEP) AND SURFACE TO DRAIN. EXCESS TOPSOIL SHALL BE REMOVED AND STORED AS INDICATED ON THE LANDSCAPE PLANS. SURFACE TO DRAIN IS DEFINED AS THE GEOTECHNICAL REPORT PROVIDED FOR THE PROJECT AS WELL AS CITY EARTHWORK SPECIFICATIONS. ALL EARTHWORK SHALL BE COORDINATE WITH THESE DOCUMENTS. IF SPECIFICATIONS AND THE GEOTECHNICAL REPORT ARE IN CONFLICT REFER TO THE CITY ENGINEER FOR DIRECTION ON WHICH REQUIREMENTS MUST BE FOLLOWED IN THE FIELD.

- TRACER TAPE SHALL BE PLACED ABOVE ALL SEWER, PVC ROOF DRAIN LINES, WATER AND SECONDARY WATER LINES PER CITY AND DISTRICT STANDARD SPECIFICATIONS. TRACER TAPE SHALL BE INSTALLED OVER THE WATER LINES.

- ALL EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION. CONTRACTOR SHALL POTHOLE AND FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL UTILITY CONFLICTS UPON DISCOVERY.

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER BACKFILLING, COMPACTING, AND PAVEMENT RESTORATION WHERE NECESSARY TO INSTALL NEW UTILITIES OR NEW IMPROVEMENTS PER CITY STANDARDS IN EXISTING ROADWAYS.

- CONTRACTOR SHALL PROVIDE CITY INSPECTOR WITH CONSTRUCTION SCHEDULE AFTER SAID SCHEDULE HAS BEEN APPROVED BY OWNER.

- CONTRACTOR SHALL COORDINATE CONSTRUCTION DEMOLITION AND INSTALLATION OF ELECTRICAL, AND COMMUNICATION SERVICES WITH THE UTILITY COMPANY. OWNER SHALL PAY ALL ASSOCIATED UTILITY COMPANY FEES. CONTRACTOR TO PROVIDE ELECTRICAL AND COMMUNICATIONS DRAWS AND BACKFILL COORDINATE LOCATION WITH UTILITY AND COMMUNICATION COMPANIES. ALL DEMOLITION OF EXISTING AND NEW SITE ELECTRICAL EQUIPMENT STRUCTURES AND LINES SHOWN ON CIV. PLANS ARE SCHEMATICALLY SHOWN ONLY AS A COORDINATION BETWEEN ELECTRICAL AND CIVIL. PLEASE REFER DIRECTLY TO ELECTRICAL PLANS FOR THE LAYOUT AND DETAILS OF ALL SITE ELECTRICAL EQUIPMENT AND LINES.

- CONTRACTOR TO KEEP A SET OF NEAT PLANS ON WHICH ALL CHANGES HAVE BEEN CLEARLY SHOWN. THIS SET OF REVISIONS SHALL BE TURNED INTO THE ARCHITECT.

- CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY PRIOR TO ANY WORK.

- ALL UTILITY STRUCTURES WITHIN PAVEMENT SHALL BE RAISED TO ACCURATE FINISHED GRADE WITH A CONCRETE COLLAR. SEE DETAIL ON THIS SHEET.

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS, BONDS, AND APPROVALS HAVE BEEN OBTAINED. ALL PERMIT AND BOND FEES ARE TO BE PAID BY THE OWNER.

- NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED, AND THOROUGHLY REVIEWED, ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE CURRENT REQUIREMENTS AND DEVELOPMENT STANDARDS OF THE CITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND SHALL TAKE PRECEDENCE IN CASE OF CONFLICT UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND PLANS ETC.

- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST AND EROSION CONTROL, CLEANING STREET AND OTHER SWP REGULATIONS.

- ALL EXISTING ASPHALT TO REMAIN SHALL BE SAW CUT IN NEAT, STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

- NO CHANGE IN DESIGN LOCATIONS OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ENGINEER.

- CONTRACTOR SHALL NOT ALLOW ANY GROUND WATER, SURFACE WATER, ANIMALS, OR DEBRIS TO ENTER NEW PIPING DURING CONSTRUCTION.

- CONTRACTOR SHALL TAKE NECESSARY MEASURES TO PROTECT ALL NEW FACILITIES DURING THE CONSTRUCTION PERIOD UNTIL THE DESIGN GRADE AND COVER HAVE BEEN REACHED AND WORK HAS BEEN ACCEPTED BY OWNER.

- CONTRACTOR IS TO REMAIN WITHIN THE CONTRACT LIMITS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS DURING CONSTRUCTION.

- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETLEMENT OF, OR DAMAGE TO, EXISTING AND NEW UTILITIES AND FACILITIES, INCLUDING WORK DONE WITHIN THE WARRANTY PERIOD.

- ALL ON SITE PAVEMENT SECTIONS, GRADING, EXCAVATION, BACKFILL, AND OTHER EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS PREPARED FOR THIS PROJECT. STRUCTURAL FILING, IMPORTED BACKFILL, GRANULAR SUBGRADE, BASE COURSE AND ASPHALT CONCRETE MATERIALS SHALL MEET THE REQUIREMENTS OUTLINED IN THE PROJECT SPECIFICATIONS. ALL EARTHWORK AND PAVING IN CITY R.O.W. SHALL MEET CITY SPEC'S.

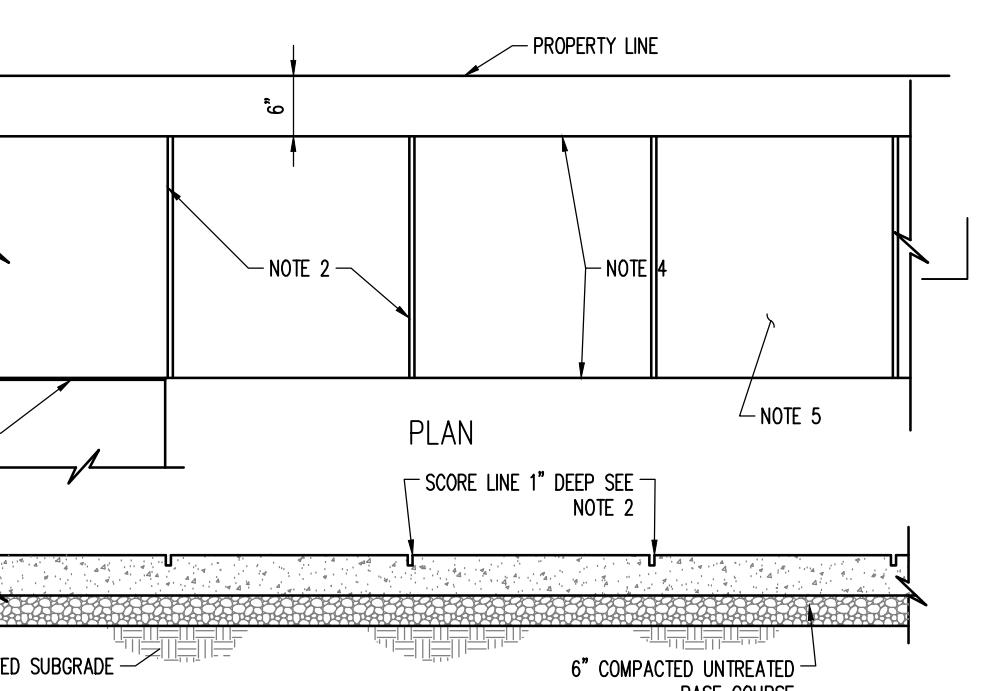
- COORDINATE GAS INSTALLATION WITH THE GAS COMPANY. GAS COMPANY WILL ROUTE GAS TO THE METER LOCATION SHOWN ON THE PLANS. ACCOMMODATE GAS COMPANY CONTRACTOR ON SITE DURING GAS LINE INSTALLATION.

- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING THAT MAY BE NEEDED TO COMPLETE THE JOB. SITE SURVEY PROVIDED BY ENGN ENGINEERING, "MURRAY CITY HALL ALTA-MIDS LAND TITLE & TOPOGRAPHIC SURVEY", DATED 6/11/19.

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND TRAFFIC PERMITS AND TRAFFIC CONTROL PLANS FOR ALL WORK IN CITY R.O.W. (EXISTING AND NEW ROADWAYS) PRIOR TO BEGINNING WORK.

- CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS, AND SERVICES WITH THE UTILITY COMPANY. ASSOCIATED UTILITY COMPANY FEES WILL BE PAID AS OUTLINED IN CONTRACT GENERAL CONDITIONS. CONTRACTOR TO PROVIDE ELECTRICAL AND TELEPHONE LINE TRENCHING AND BACKFILL COORDINATE LOCATIONS WITH ROCKY MOUNTAIN POWER AND CENTURY LINK. COORDINATE AND SCHEDULE UTILITY COMPANY FOR ALL NEW CONSTRUCTION. COORDINATE WITH THESE UTILITIES TO EXTEND THESE UTILITIES TO THE NEW BUILDING. GAS, TELEPHONE, AND POWER ALL MUST BE EXTENDED TO THE SITE FROM THE NEW DEVELOPMENT IN THE AREA. COORDINATE WITH THESE UTILITIES FOR LOCATION OF THESE NEW EXTENSIONS.

- THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.



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GENERAL UTILITY NOTES:

1. ALTHOUGH ALL INTERIOR AND EXTERIOR UTILITIES SITE UTILITY CONTRACTOR TO COORDINATE PLACEMENT HORIZONTALLY AND VERTICALLY WITH BUILDING PLUMBING CONTRACTOR, SITE INTERFACE LINE BETWEEN THE BUILDING PLUMBING CONTRACTOR AND THE SITE UTILITY CONTRACTOR WILL BE AT 5' FROM THE BUILDING AND A CLEAN OUT WILL BE INSTALLED BY THE PLUMBING CONTRACTOR APPROXIMATELY 5' FROM THE BUILDING FOR STORM DRAIN AND SEWER LINES. CONNECTION TO BUILDING PIPING AND ALL PIPING BEYOND THIS INTERFACE SHALL BE THE SITE UTILITY CONTRACTOR'S RESPONSIBILITY. PROVIDE REDUCERS, ADAPTERS, OR OTHER FITTINGS AS REQUIRED AT THE INTERFACE TO CONNECT TO BUILDING PIPE. COLLECT ROOF DRAIN LINES AS SHOWN AND ROUTE TO NEW CATCH BASINS OR CLEAN OUTS ON SITE. PREFERRED SLOPES, APPROXIMATE DISTANCES, AND INVERTS OF GRAVITY PIPES ARE SHOWN ON THE PLAN. MAY REQUIRE ADJUSTMENT TO CONNECT TO BUILDING ROOF OR SEWER DRAIN LINES. MANTAIN 2% SLOP FOR 4" DIAMETER SMALLER PIPES, 1% FOR 6" AND 0.5% FOR 8" DIAMETER PIPES.
2. SITE CONTRACTOR SHALL COORDINATE WITH MURRAY CITY OFFICIALS WHEN COMPLETING THE SEWER CONNECTION.
3. SITE CONTRACTOR SHALL COORDINATE WITH MURRAY CITY OFFICIALS INSPECTOR WHEN COMPLETING WATER CONNECTIONS IN CITY STREETS OR ON SITE WHERE REQUIRED.
4. ALL CONSTRUCTION IN THE CULINARY WATERLINE AND SANITARY SEWER LINE PIPE ZONE SHALL COMPLY WITH ALL MURRAY CITY AND MOUNT OLYMPUS IMPROVEMENT DISTRICT SPECIFICATIONS AND REQUIREMENTS. SEE GENERAL NOTES ON SHEET C100.
5. ALL CONSTRUCTION, PIPING MATERIALS AND INSTALLATION TO BE:

WATER LINES:  
- 1-1/2" PIPE TO CONFORM TO MURRAY CITY STANDARD PER SERVICE LINE.

SEWER LINES, MANHOLES, AND CLEANOUTS:  
- 4" PVC (SDR 35) WITH DISTRICT STANDARD FITTINGS AND CLEANOUTS.

6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION. ANY NEW BACKFLOW DEVICES AND THE STOP AND WASTE VALVE ARE SHOWN ON THE LANDSCAPE DRAWINGS.

7. INSPECTION AND APPROVAL FOR THE SEWER/WATER LINE CROSSINGS ON SITE SHALL BE REVIEWED AND APPROVED BY MURRAY CITY PRIOR TO CONSTRUCTION OF THE CROSSING. MOUNT OLYMPUS IMPROVEMENT DISTRICT SHALL ALSO INSPECT THE CROSSING PRIOR TO BACKFILL.

8. TEMPORARY PUMPING OF SANITARY SEWER MAY BE REQUIRED AS PORTIONS OF THE SYSTEM ARE REPLACED. BACKUP PUMPS AND POWER WILL BE REQUIRED WHERE PUMPING IS NECESSARY TO MAINTAIN SERVICE TO THE EXISTING BUILDING AT ALL TIMES DURING CONSTRUCTION.

9. ALL WATER LINES SHALL HAVE 48" OF MINIMUM COVER.

10. POTHOLE ALL EXISTING UTILITY CROSSINGS PRIOR TO ROUTING ANY NEW UTILITIES. ALL NEW SEWER, DRAINAGE, OR OTHER GRAVITY LINES SHALL BE COMPLETED PRIOR TO ROUTING ANY PRESSURE LINES. WHERE EXISTING UTILITIES CONFLICT WITH NEW GRAVITY LINES, RAISE OR LOWER EXISTING UTILITIES TO ACCOMMODATE NEW GRAVITY LINES. PROVIDE 12" MIN. CLEARANCE BETWEEN WATER AND OTHER UTILITIES. WATER LINES SHALL NOT BE PLACED UNDER SEWER LINES AND SHALL HAVE A MINIMUM OF 18" CLEARANCE OF SEWER.

11. WATER VALVES, AND OTHER SURFACE UTILITY ACCESSORIES SHALL BE RAISED AND SLOPED TO ACCURATE FINISH SURFACE BY A CONCRETE GRADE COLLAR IN PAVEMENT. COLLAR SHALL BE A 12" WIDE AROUND THE UTILITY APPARATUS AND 8" MINIMUM THICKNESS. PLACE 2 #4 REBAR HOOPS IN COLLAR. REFER TO DETAIL ON SHEET C100. CONCRETE COLLARS TO BE USED IN ONLY ASPHALT PAVEMENT AREAS OR PAVER AREAS.

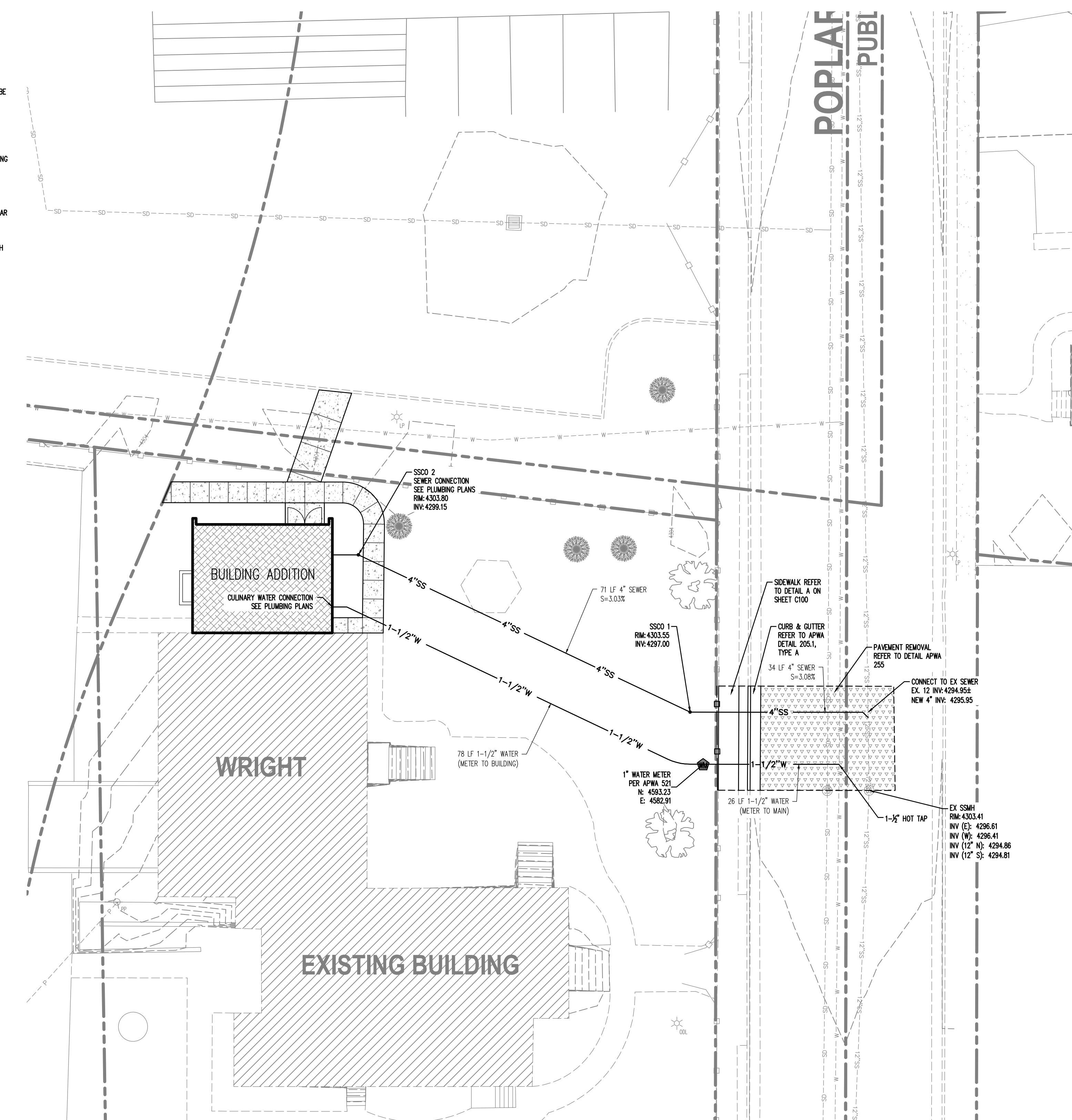
12. REPAIR PAVEMENT, AS WELL AS CURB AND GUTTER, AND SIDEWALKS WHERE UTILITIES CROSS INTO PUBLIC R.O.W. TO MAINTAIN TRAFFIC THROUGH THESE AREAS. ALL REPAIR IN PUBLIC R.O.W. TO MEET APWA AND CITY STANDARDS.

13. CONTRACTOR RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTIONS WHILE WORKING IN THE PUBLIC RIGHT OF WAY.

14. PROJECT LOCATED IN FEMA FLOOD PLAIN ZONE X.

15. VALVES ATTACH DIRECTLY TO TEE FITTINGS. "FL" INDICATES FLANGE FITTING AND "MJ" INDICATED MECHANICAL JOINT FITTING. ALL VALVING WILL CONNECT TO MAIN LINE PIPE WITH FLANGE FITTING. MAIN LINE FITTINGS CONNECTING TO VALVES WILL ALSO BE FLANGE FITTINGS. WRAP AND GREASE ALL FITTINGS PER SPECIFICATIONS AND NOTES.

16. THE CONTRACTOR SHALL MAINTAIN 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND CULINARY WATER LINES. FOLLOW CITY STANDARDS FOR ALL WATER/SEWER CROSSINGS.



UTILITY PLAN

CU300

CRSA

ARCHITECTURE • PLANNING • INTERIORS  
649 E SOUTH TEMPLE  
SALT LAKE CITY, UT 84102  
801.355.5915 • www.crsa-us.com

MERIDIAN  
ENGINEERING, INC.  
1628 WEST 11910 SOUTH, SUITE 102  
SOUTH JORDAN, UTAH 84095  
PHONE (801) 989-1315 FAX (801) 989-1319





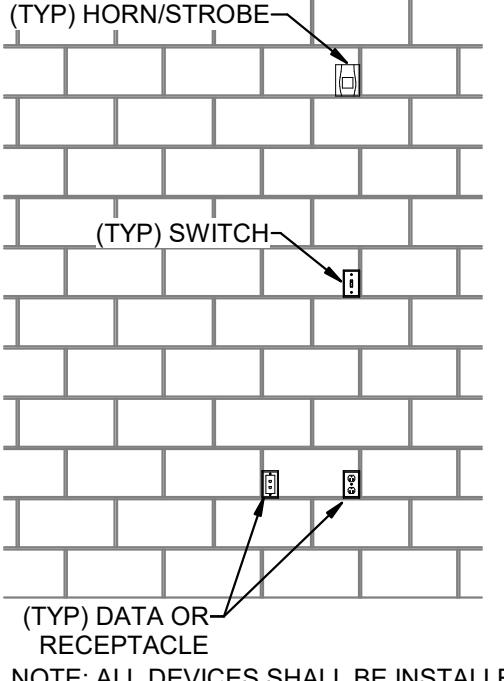


## GENERAL SHEET NOTES

- DETERMINE MOUNTING HEIGHTS OF ELECTRICAL AND ELECTRONIC EQUIPMENT IN THE FOLLOWING ORDER OF PRIORITY:
  - ELEVATIONS (ARCHITECTURAL, ELECTRICAL, MECHANICAL, ETC).
  - EQUIPMENT SHOP DRAWINGS.
  - FIELD INSTRUCTIONS.
- LOCATE RECEPTACLES SERVING THE SAME TYPE OF USE AT A UNIFORM HEIGHT UNLESS DIRECTED OTHERWISE.
- MECHANICAL, ELECTRICAL, AND COMMUNICATION ROOMS: COORDINATE LOCATION OF LIGHTING AND POWER RECEPTACLES WITH EQUIPMENT, PIPING, AND DUCTWORK. DO NOT INSTALL RECEPTACLES BEHIND EQUIPMENT OR WHERE OTHERWISE INACCESSIBLE. POSITION LIGHTING REGARDLESS OF WHERE SHOWN ON DRAWING TO PROVIDE PROPER ILLUMINATION.
- MOUNT RECEPTACLE BOXES FOR SWITCHES AND RECEPTACLES WITH LONG AXIS OF THE DEVICE VERTICAL UNLESS OTHERWISE INDICATED.
- SET BOXES WITH PLASTER RINGS FLUSH WITH FINISHED SURFACE.
- LOCATE BOX COVERS OR DEVICE PLATES SO THEY WILL NOT SPAN DIFFERENT TYPES OF BUILDING FINISHES EITHER VERTICALLY OR HORIZONTALLY.
- VERIFY ALL DOOR CONDITIONS ON ARCHITECTURAL DRAWINGS PRIOR TO INSTALLING SWITCHES.
- LOCATE WIRING DEVICES WHICH ARE ADJACENT AND ARE COMPATIBLE VOLTAGES IN ONE PLATE.
- WHERE DEVICES ARE LOCATED IN CLOSE PROXIMITY OF THE SAME VERTICAL PLANE, ALIGN DEVICES VERTICALLY PER THE TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL, UNLESS OTHERWISE INDICATED.

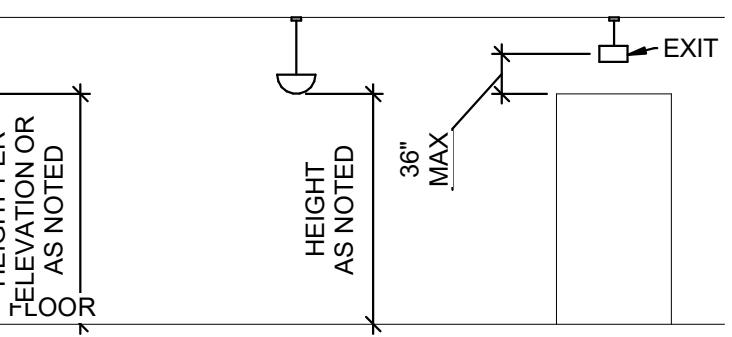
## E2 RECEPTACLE MOUNTING DETAILS

SCALE: NTS



## CMU DEVICE MOUNTING ALIGNMENT DETAIL

C1 SCALE: NTS

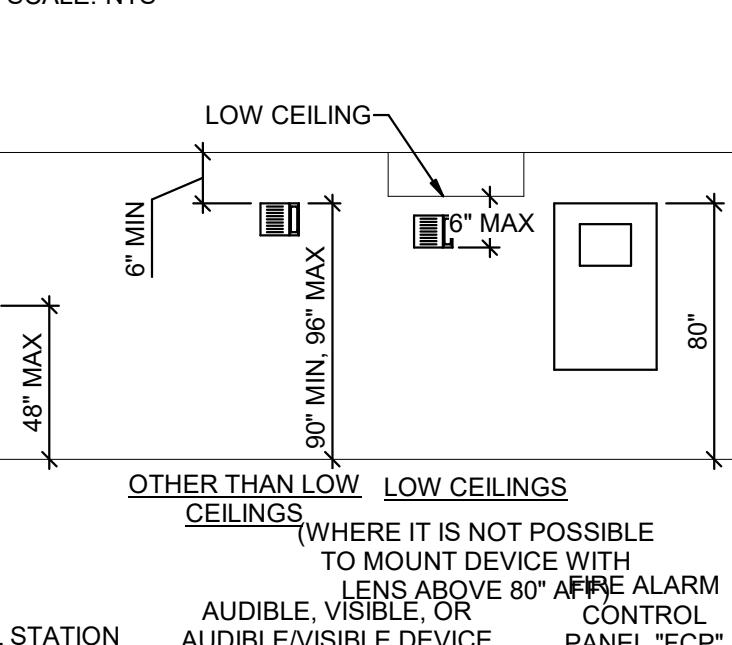


## D2 ADA DETAIL

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## C2 LIGHTING MOUNTING DETAILS

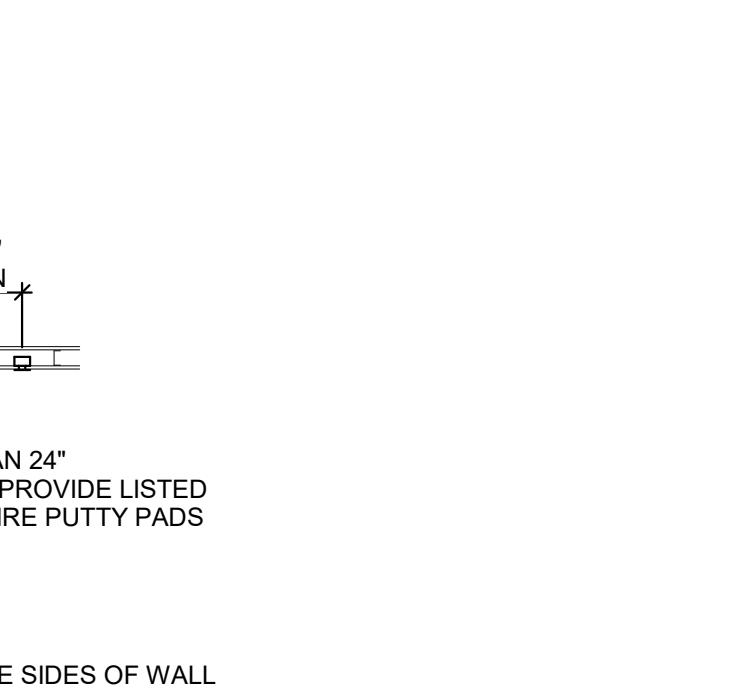
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WALL MOUNTED LIGHT FIXTURE PENDANT LIGHT FIXTURE PENDANT EXIT SIGNS

## B1 FIRE ALARM MOUNTING DETAILS

SCALE: NTS



BOXES ON OPPOSITE SIDES OF WALL

1

A1 BOX MOUNTING DETAILS

SCALE: NTS

2

A2 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL

SCALE: NTS

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A3 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL

SCALE: NTS

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A4 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL

SCALE: NTS

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A5 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL

SCALE: NTS

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A6 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL

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A7 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL

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A8 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL

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A9 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL

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A10 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL

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A11 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL

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A12 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL

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A13 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL

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A14 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL

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A54 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL

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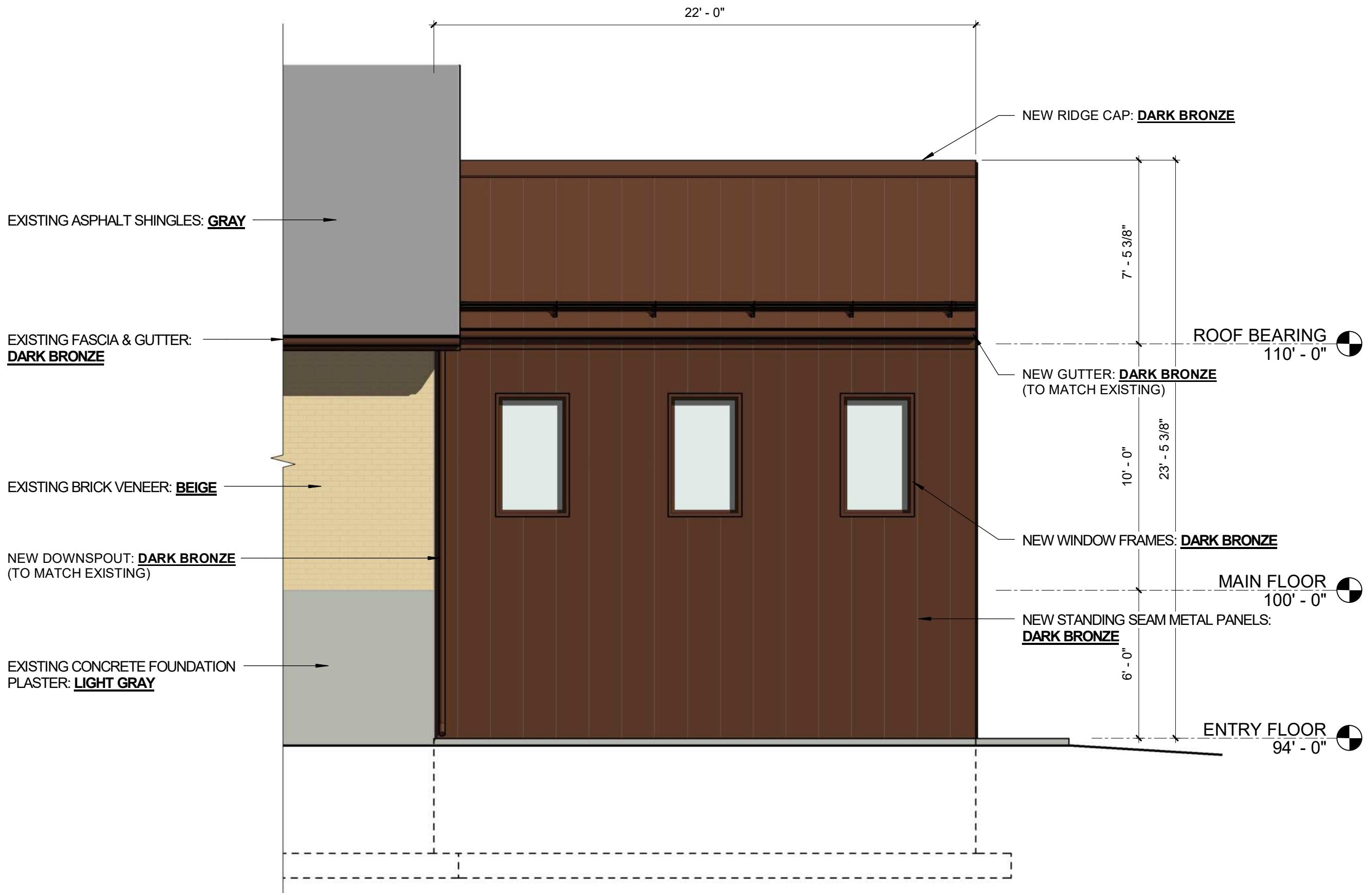
A55 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL

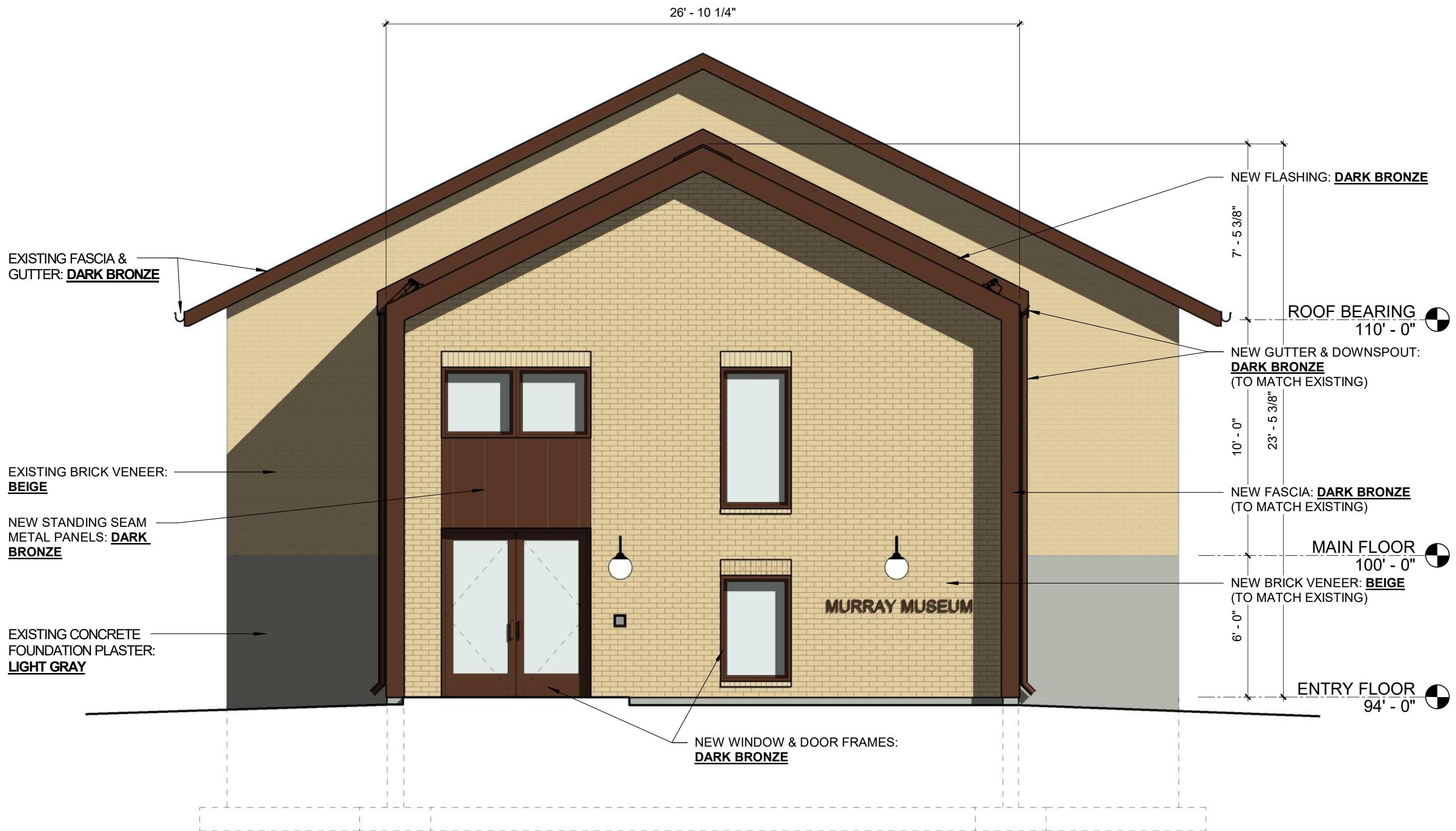
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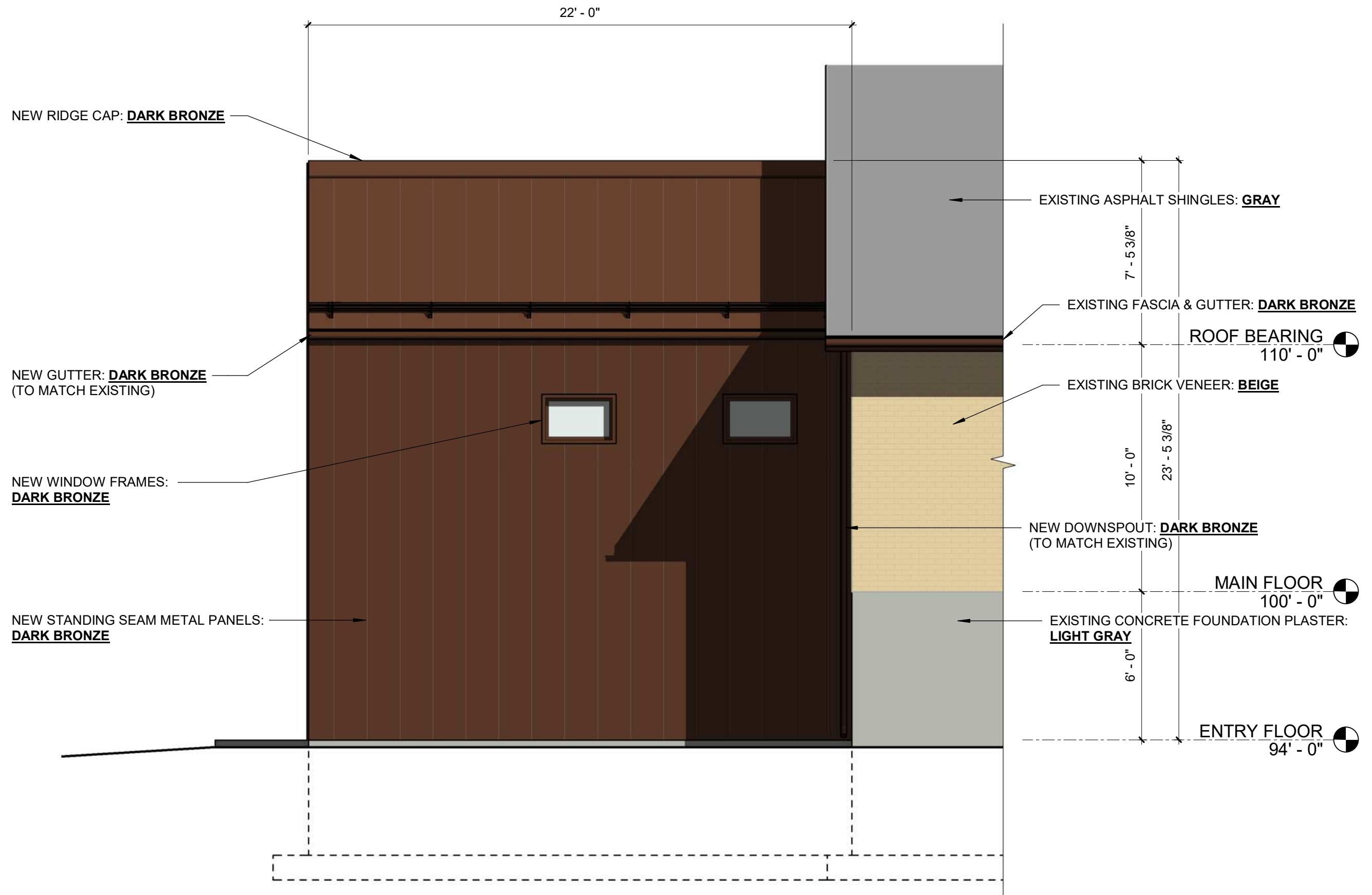
A56 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL

SCALE





MURRAY MANSION ADDITION - NORTH ELEVATION



MURRAY MANSION ADDITION - WEST ELEVATION