

**SUNRAY PROPERTIES II- BUSINESS RENTAL SPACE
SITE PLAN
42 WEST 300 NORTH
PLANNING COMMISSION MEETING
NOVEMBER 14, 2019**

ZONING- M-1 Light Manufacturing

UTILITIES- All available near site. They will be brought in from Center street. They will need to obtain a utility easement from Kelton Wilcox.

PARKING & ROADS- Access to the new building will be from two existing accesses. Asphalt will be added as shown.

LIGHTING- See electrical plan

LANDSCAPPING- Already existing at the entrance to this property.

STORMWATER- Some existing as shown. New pond will be added on the north property line.

SIGNAGE- Existing

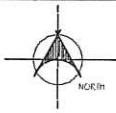
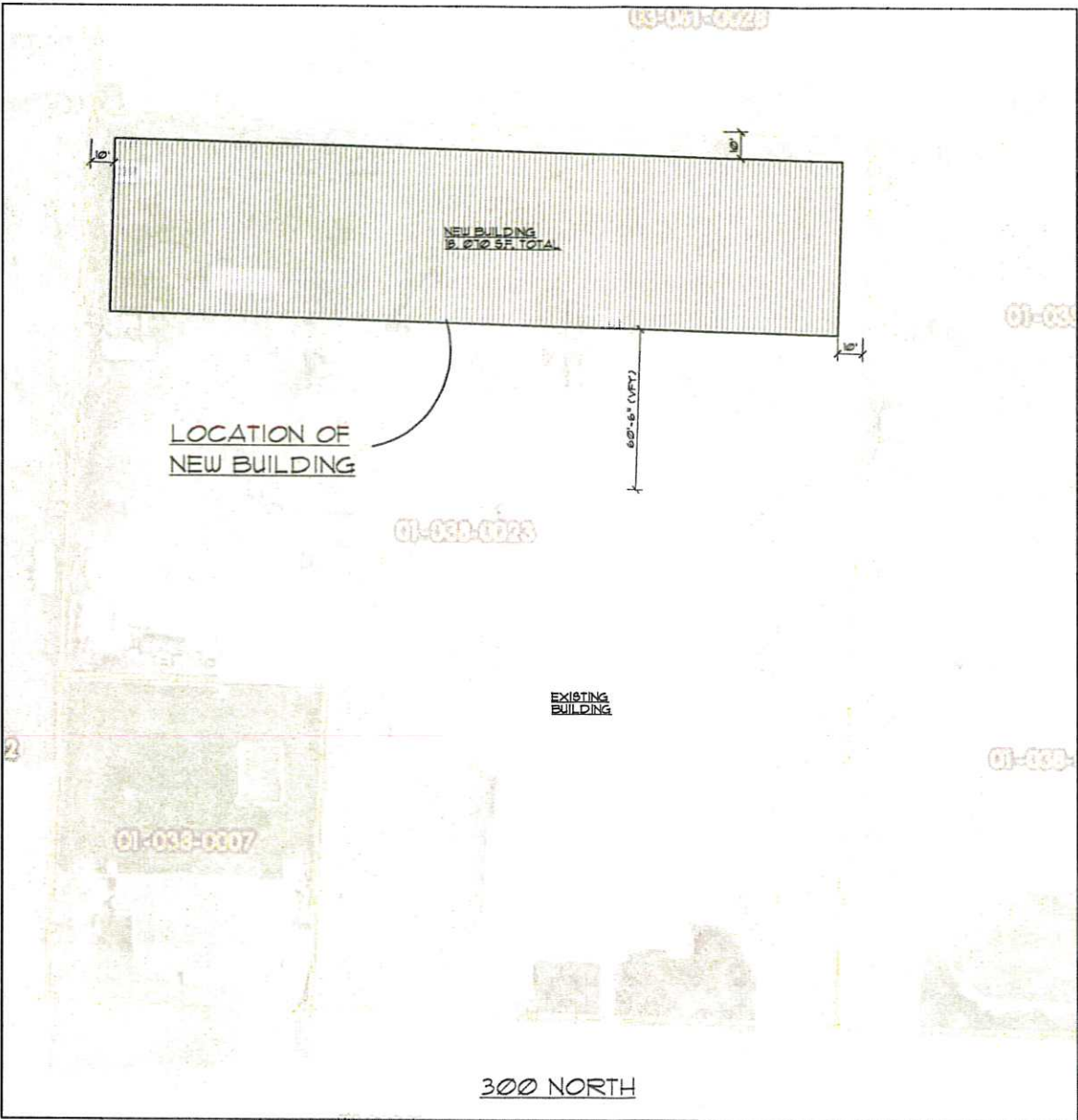
FENCING- Five-foot-tall concrete fencing proposed on the north and east. May want to considering requiring fencing along the west & south sides also, at least by the parking area next to the residential property.

NOTES- They are building this building to provide space for rent for other businesses. This is similar to what they have done with the original building. They have been a great addition to the city and have always kept their property well maintained. Where this property is mostly up against other manufacturing property, this seems like a good location for expansion as long as the residential area is reasonably buffered.

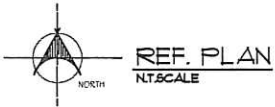
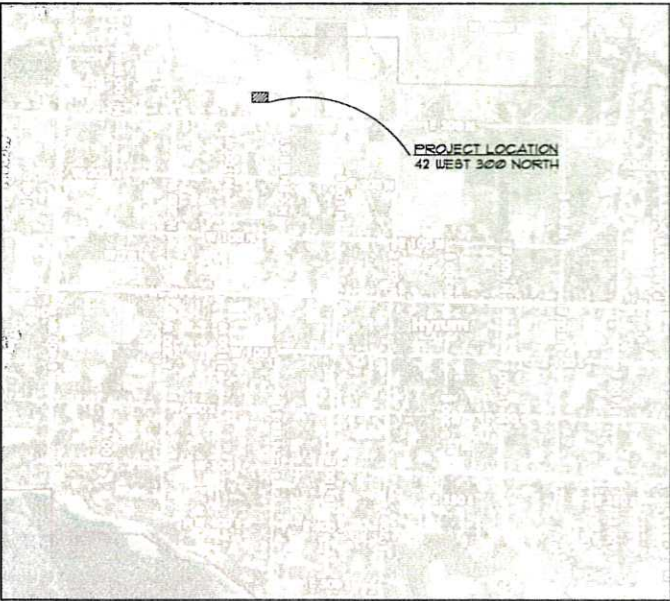
SUNRAY PROPERTIES II
NEW BUILDING PROJECT
42 WEST 300 NORTH
HYRUM , UTAH

IBC 2018

DESCRIPTION	IBC REFERENCE	REMARKS
OCCUPANCY STORAGE MODERATE HAZARD STORAGE	8-1 Chapter 3 SECT NO. 311.2	
BASIC ALLOWABLE BUILDING HEIGHT, FLOOR AREA AND STORY IN HEIGHT MAX HEIGHT IN FEET (ALLOWED) 15-1/2 (MAX ALLOWED) 20' MAXIMUM # OF FLOORS (8-1/2) 2 STORIES ALLOWED	Chapter 5 Table No. 504.3 Table No. 504.4	Provided: PROVIDED HEIGHT = 20' PROVIDED STORIES = 1
8-1 OCCUPANCIES FLOOR AREA (ALLOWED - 8-1/2) 36,000	Table No. 506.3.3	
ALLOWABLE AREA 36,000		10,210 SF PROVIDED
TYPE OF CONSTRUCTION Fire Resistive Requirements Building Element 1. Structural Frame 2. Exterior Bearing Walls 3. Non-Bearing Walls - Exterior 4. Non-Bearing Walls - Interior 5. Floor Construction - Beams and Joists 6. Roof Construction - Beams and Joists	TYPE VB Fire Resistive Rating (in Hours) 0 0 0 0 0 0 Chapter 6 Table No. 601	Comply
INTERIOR FINISHES SPRINKLERED - 8-1 EXIT ENCLOSURES AND PASSAGEWAYS CORRIDORS ROOMS AND ENCLOSED SPACES	Chapter 8 TABLE 803.11 C C C	N/A N/A WILL COMPLY
FIRE PROTECTION AUTOMATIC SPRINKLER SYSTEM - REQUIRED	Chapter 9 SECTION 903.2.1.3	GREATER THAN 10,000 SF (TOTAL BUILDING)
MANUAL FIRE ALARM SYSTEM - NOT REQUIRED	SECTION 907.2.10	
MEANS OF EGRESS ILLUMINATION - REQUIRED	SECTION 1008	PROVIDED
OCCUPANT LOAD OFFICE / CLINIC 3750 SF / 150 SF/OCC - 25 OCCS.	Chapter 10 Table No. 1004.12	TOTAL OCCS - 25
EXITING TWO EXITS REQD PER FLOOR MORE THAN 50 OCCS ACCESSIBLE MEANS OF EGRESS	Chapter 10 TABLE 1006.3.1 SECTION 1007.1	2 EXITS PROVIDED 2 PROVIDED
ACCESSIBILITY GROUP 8-1 OCCUPANCIES WILL BE ACCESSIBLE TO EMPLOYEES WITH DISABILITIES AS REQUIRED. *FURNITURE / RESTROOM LAYOUT SHALL BE ARRANGED TO PROVIDE ACCESSIBILITY THROUGHOUT THE SPACE.	Chapter 11	WILL COMPLY
PLUMBING SYSTEMS 8-1 OCCUPANCY - STORAGE MEN = 30 OCCS WOMEN = 30 OCCS TOTAL = 60 OCCS TOTAL FIXTURES REQUIRED	Chapter 29 TABLE 2902.1 TOILET = 1 LAV = 1 SHUR = 0 TOILET = 1 LAV = 1 SHUR = 0	DRINKING FOUNTAIN = 1 SERVICE SINK = 1
TOTAL FIXTURES PROVIDED	TOILETS = 6 LAV = 6 SHUR = 0	DRINKING FOUNTAIN = 6 SERVICE SINK = 6



REFERENCE SITE PLAN
SCALE: 1" = 30' - 0"
NOTE: THIS PLAN FOR SITE REFERENCE ONLY.



SHEET INDEX

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AARON@NORTHERNSTEEL.NET

MECHANICAL ENGINEERING
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LORIN@MORTENSEN.COMCAST.NET

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FIRE SUPPRESSION
DESIGN / BUILD
FIRE SUPPRESSION CONTRACTOR
T.B.D.

A0.0 COVER SHEET/REF SITE PLAN/CODE REVIEW
A0.1 SITE PLAN UTILITIES/GRADING-DRAINAGE
A1.0 MAIN FLOOR PLAN / WALL TYPES
A1.1 MEZZANINE FLOOR PLAN
A1.2 ROOF PLAN
A1.3 ENLARGED FLOOR PLANS / SECTION
A2.0 EXTERIOR ELEVATIONS
A3.0 SCHEDULES / WINDOW ELEVATIONS

FOUNDATION AND STEEL BUILDING PLANS UNDER SEPARATE COVER

M1.0 MECHANICAL NOTES AND SPEC'S
M2.0 MECHANICAL PLAN
M3.0 MECHANICAL DETAILS AND SCHEDULES
P1.0 PLUMBING NOTES AND SPEC'S
P2.0 PLUMBING PLAN
P3.0 PLUMBING DETAILS AND SCHEDULES

E0.01 GENERAL SHEET
E0.02 ELECTRICAL SPECIFICATIONS
E0.03 ELECTRICAL SCHEDULES
E1.01 ELECTRICAL SITE PLAN
E2.01 LIGHTING PLAN
E3.01 POWER PLAN
E4.01 ELECTRICAL DETAILS
E5.01 ELECTRICAL ONE-LINE DIAGRAM

FIRE SUPPRESSION SYSTEMS TO BE DESIGNED/INSTALLED BY QUALIFIED CONTRACTOR. FIRE SUPPRESSION DRAWINGS TO BE SUBMITTED AS A DEFERRED SUBMITTAL FOR APPROVAL PRIOR TO INSTALLATION.

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(435) 764-6142



DATE
OCT 7, 2019

PROJECT TITLE
SUNRAY PROPERTIES II
NEW BUILDING PROJECT
42 WEST 300 NORTH
HYRUM, UTAH

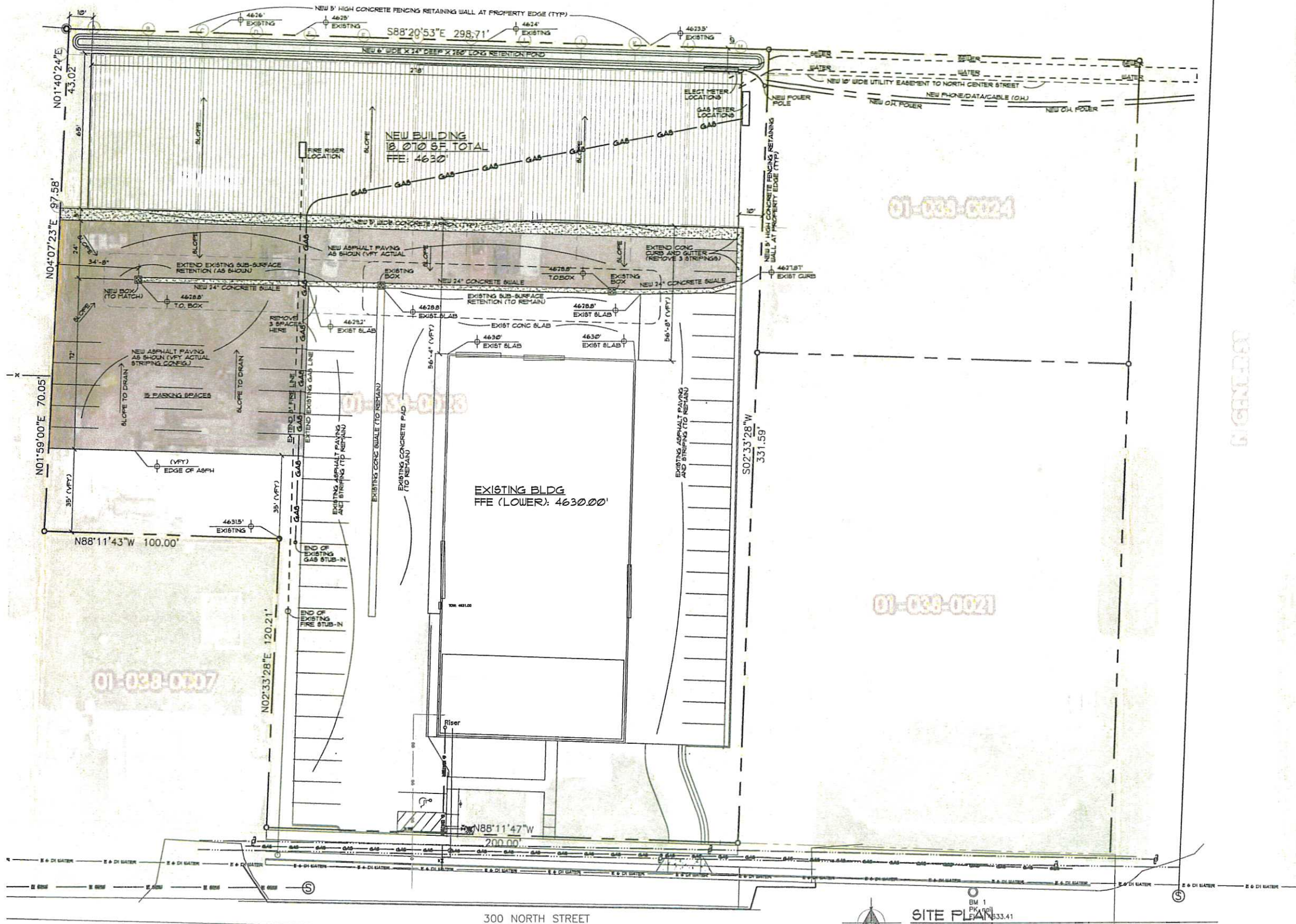
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COVER SHEET
REF SITE PLAN
CODE REVIEW
SHEET INDEX

PROJECT NUMBER

REVISIONS

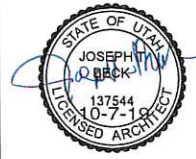
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SITE PLAN
SCALE: 1" = 20' - 0"

JOSEPH T. BECK ARCHITECT, INC.
650 NORTH 400 WEST
SMITHFIELD, UTAH
(435) 764-6742



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SHEET TITLE
SITE PLAN
SITE DRAINAGE
SITE UTILITIES

PROJECT NUMBER

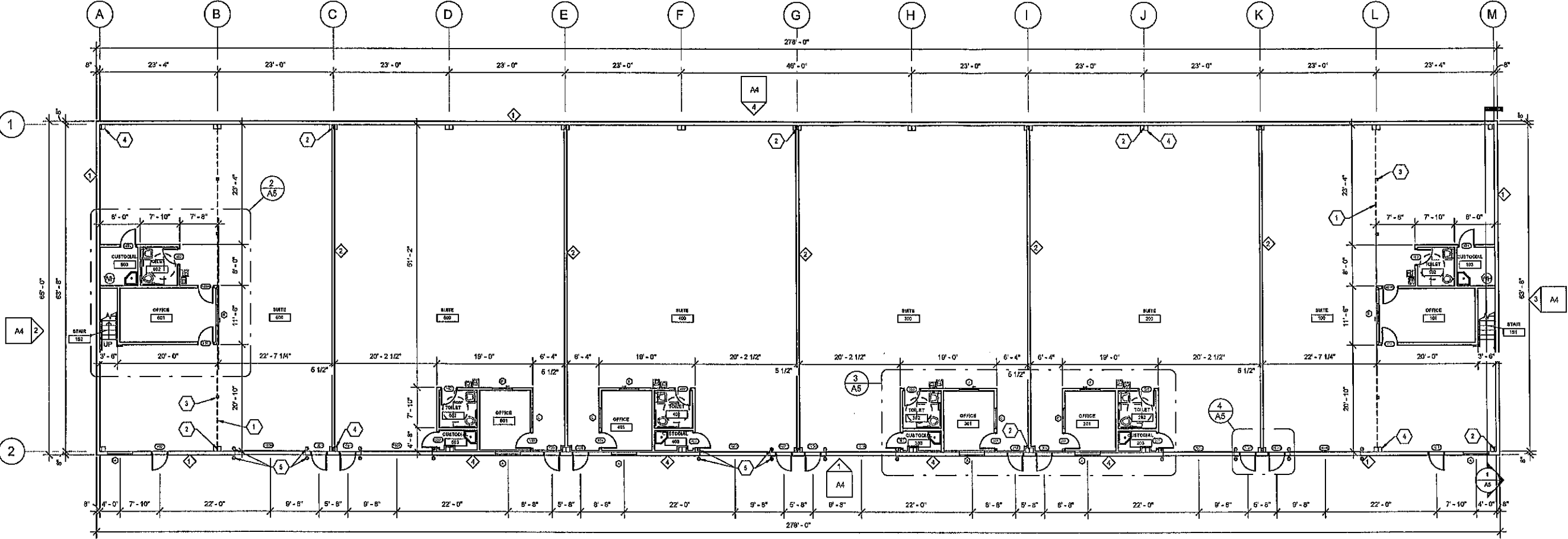
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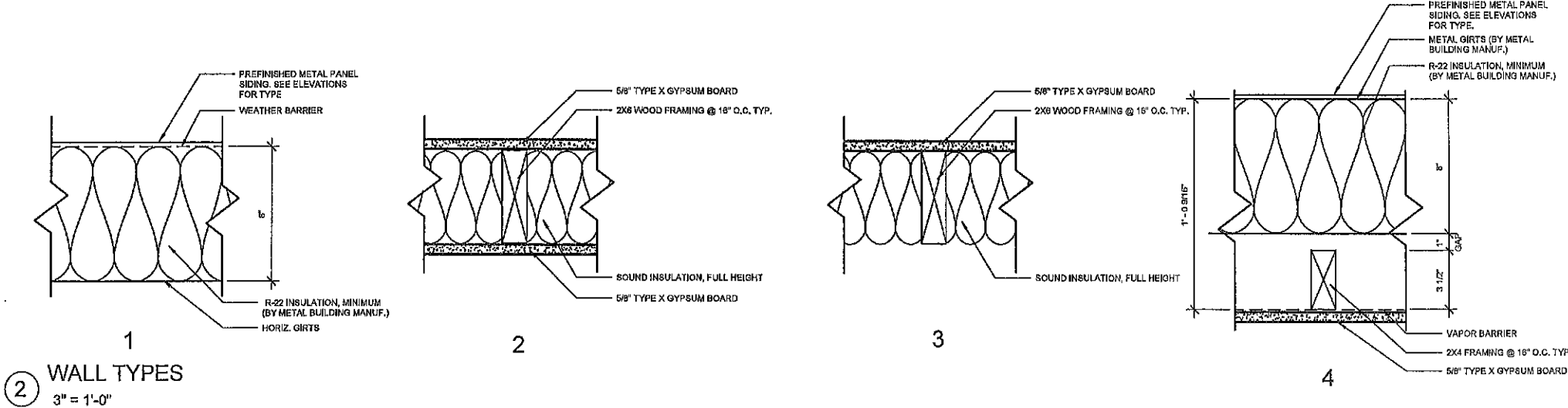
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KEYNOTES

- 1 MEZZANINE ABOVE
- 2 STEEL STRUCTURE, TYP. - SEE STRUCTURAL DRAWINGS
- 3 COLUMNS, TYP. - SEE STRUCTURAL DRAWINGS
- 4 CONCRETE PIER, TYP. - SEE STRUCTURAL DRAWINGS
- 5 CONCRETE FILLED STEEL BOLLARD AT OVERHEAD DOORS, TYP.



1 MAIN FLOOR
1" = 10'-0"

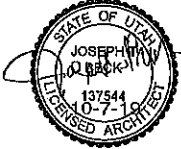


2 WALL TYPES
3" = 1'-0"

GENERAL NOTES

- A. ALL DRYWALL WITHIN 6" OF PLUMBING FIXTURES SHOULD BE MOISTURE-RESISTANT OR PROTECTED BY A HARD, IMPERVIOUS MATERIAL.
- B. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE WALL TYP.

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NEW BUILDING PROJECT
2485 SOUTH 1350 WEST
NIBLEY, UTAH

SHEET TITLE
MAIN FLOOR PLAN
WALL TYPES

PROJECT NUMBER

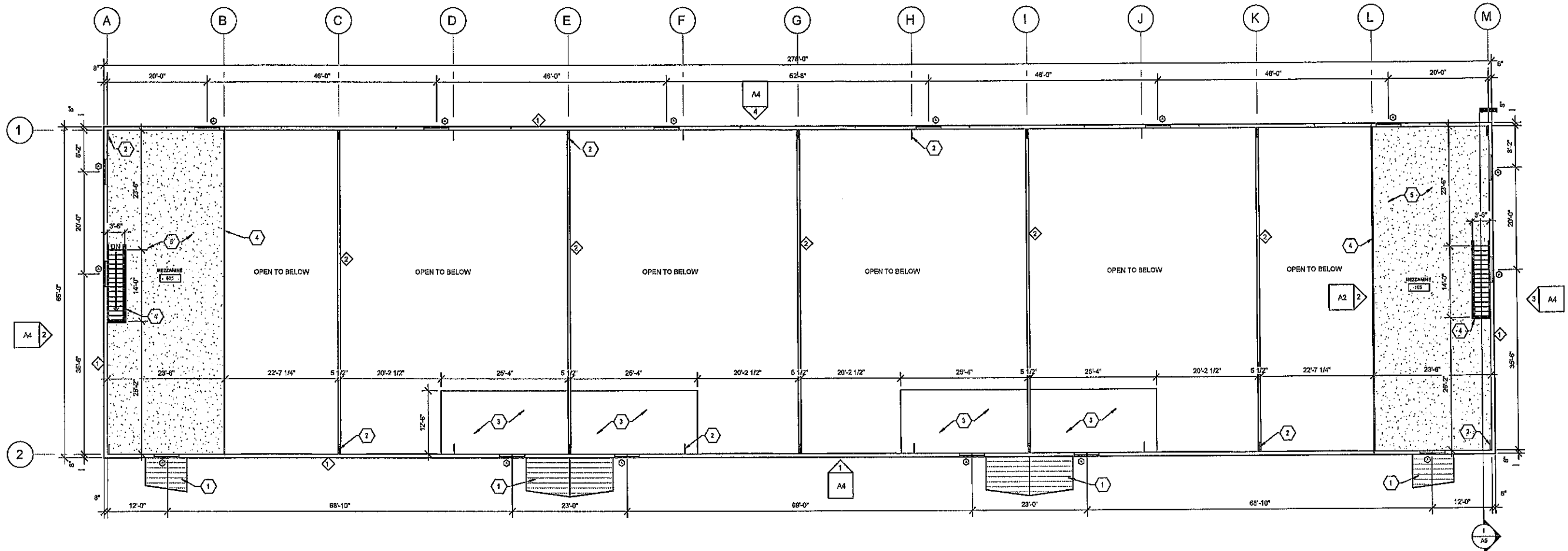
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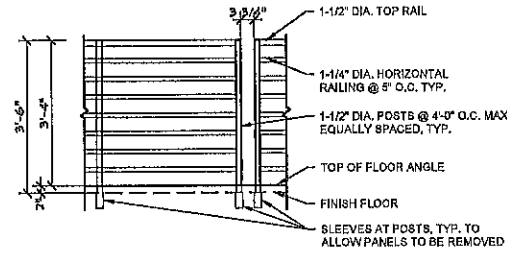
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KEYNOTES

- 1 STANDING SEAM METAL ROOFING BELOW
- 2 STEEL STRUCTURE - SEE STRUCTURAL DRAWINGS, TYP.
- 3 10" JOIST W/ 3/4" PLYWOOD SHEATHING
- 4 42" HIGH METAL GUARDRAIL W/ POSTS @ 4'-0" O.C. TYP. SET POSTS IN SLEEVES TO ALLOW REMOVAL OF INDIVIDUAL PANEL SECTIONS
- 5 CONCRETE FLOOR OVER METAL DECK, TYP. @ MEZZANINES - SEE STRUCTURAL DRAWINGS



1 MEZZANINE
1" = 10'-0"

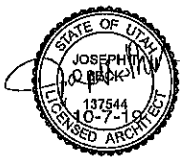


2 RAILING ELEVATION
1/2" = 1'-0"

GENERAL NOTES

- A. ALL DRYWALL WITHIN 6" OF PLUMBING FIXTURES SHOULD BE MOISTURE-RESISTANT OR PROTECTED BY A HARD, IMPERVIOUS MATERIAL
- B. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE WALL TYP.

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SHEET TITLE
UPPER FLOOR PLAN
RAILING DETAIL

PROJECT NUMBER

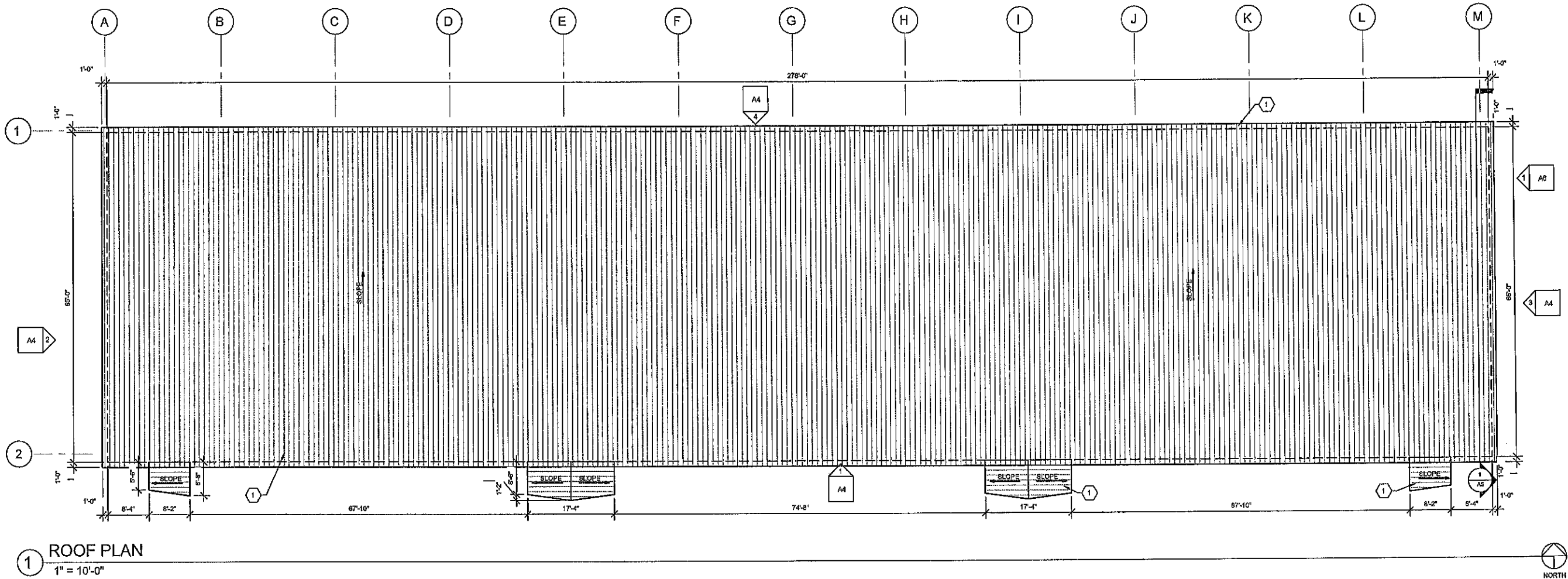
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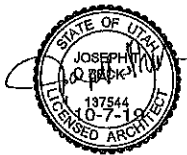
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KEYNOTES

1 PREFINISHED STANDING SEAM METAL ROOFING



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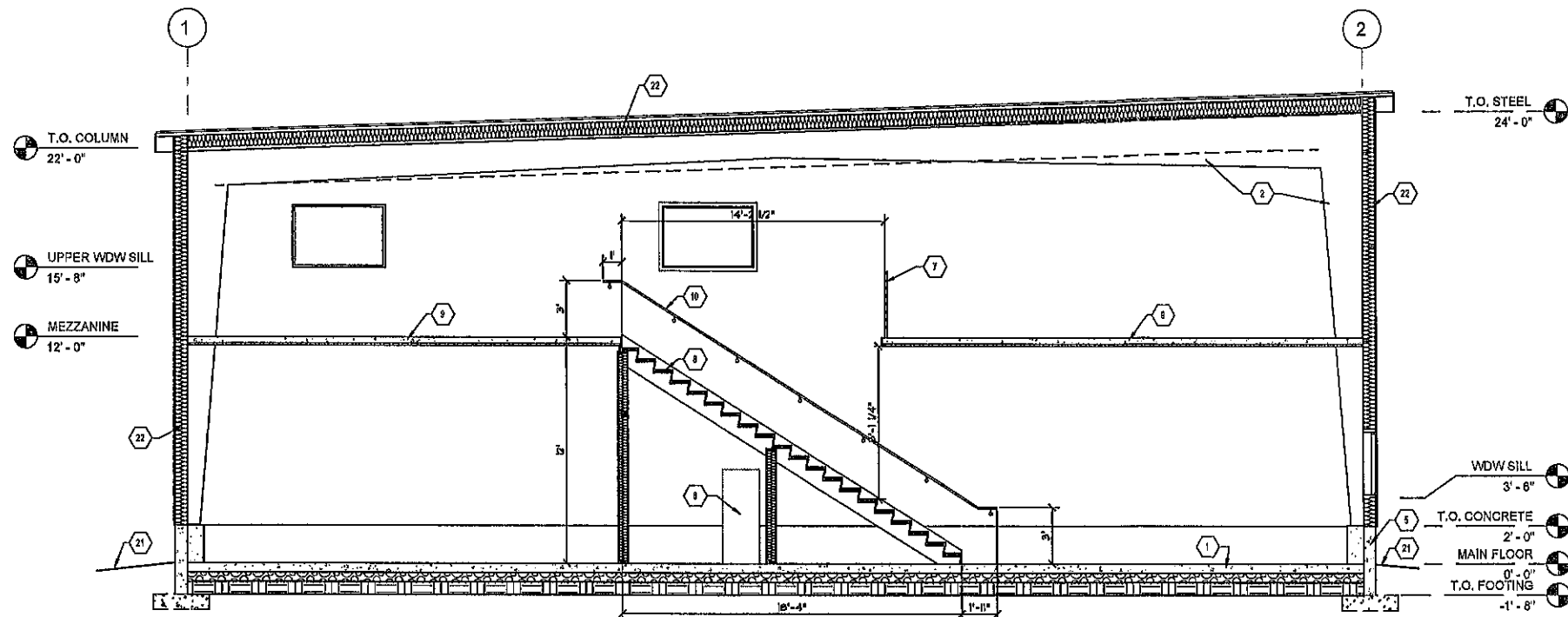
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ROOF PLAN

PROJECT NUMBER

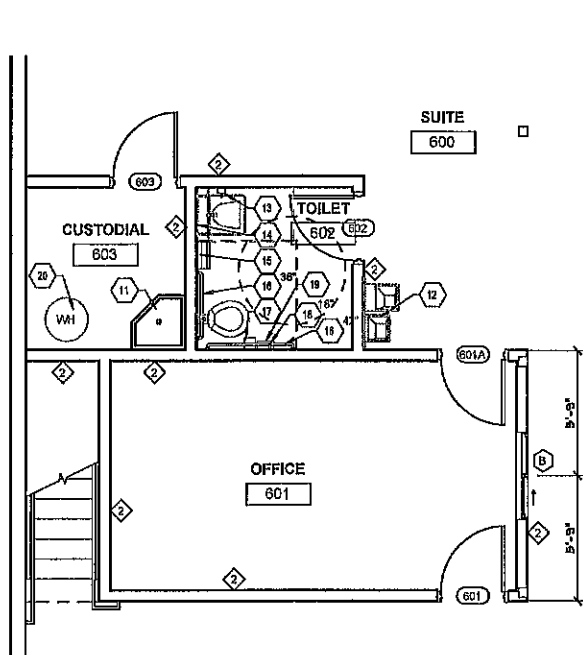
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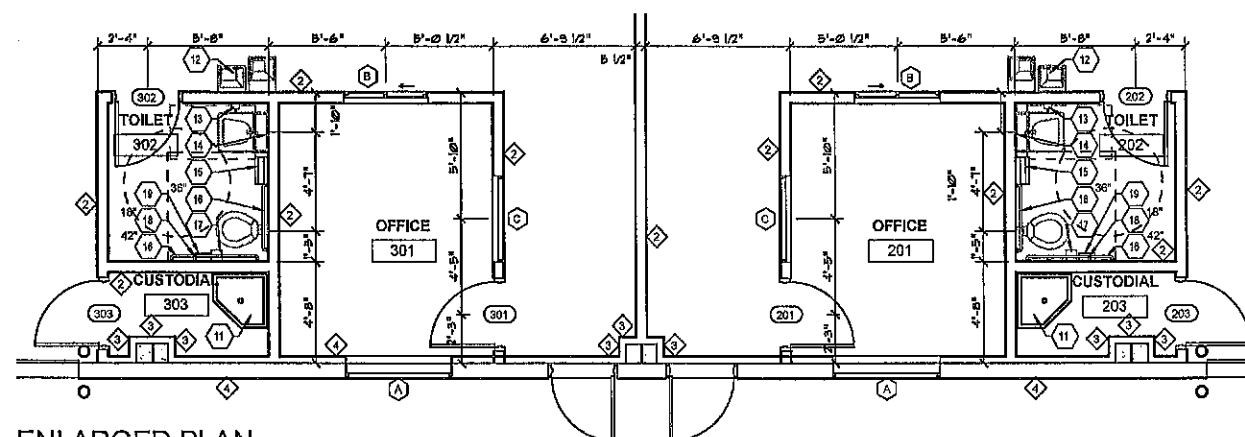
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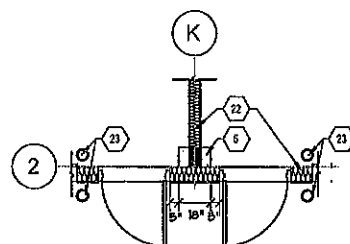
1 BUILDING SECTION
1/4" = 1'-0"



2 ENLARGED PLAN
1/4" = 1'-0"



3 ENLARGED PLAN
1/4" = 1'-0"

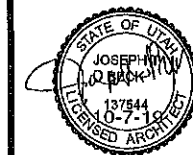


4 ENLARGED PLAN
1/4" = 1'-0"

KEYNOTES

- 1 6" CONCRETE FLOOR OVER VAPOR RETARDER ON 8" COMPACTED GRAVEL
- 2 STEEL STRUCTURE - SEE STRUCTURAL DRAWINGS
- 3 10" JOIST W/ 3/4" PLYWOOD SHEATHING
- 4 2X4 WOOD STUDS W/ 5/8" GYPSUM BOARD ONE SIDE
- 5 CONCRETE FOUNDATION - SEE STRUCTURAL DRAWINGS
- 6 WATER HEATER
- 7 42" METAL GUARDRAIL W/ POSTS @ 4'-0" O.C. TYP.
- 8 PAINTED STEEL PAN STAIR WITH CONCRETE TREADS
- 9 CONCRETE ON METAL DECK - SEE STRUCTURAL DRAWINGS
- 10 METAL HANDRAIL W/ SUPPORTS @ 4'-0" O.C. TYP.
- 11 MOP SINK
- 12 DRINKING FOUNTAIN
- 13 SOAP DISPENSER
- 14 MIRROR
- 15 PAPER TOWEL DISPENSER
- 16 HORIZONTAL GRAB BAR - SEE SIZE ON PLAN
- 17 TOILET TISSUE DISPENSER
- 18 VERTICAL GRAB BAR - SEE SIZE ON PLAN
- 19 SANITARY NAPKIN DISPOSAL
- 20 WATER HEATER
- 21 FINISH GRADE - SLOPE AWAY FROM BUILDING, TYP.
- 22 INSULATION BY METAL BUILDING MANUFACTURER
- 23 CONCRETE FILLED STEEL BOLLARD AT OVERHEAD DOORS, TYP.

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2485 SOUTH 1350 WEST
NIBLEY, UTAH

SHEET TITLE
ENLARGED PLANS
SECTION

PROJECT NUMBER

REVISIONS

SHEET NUMBER

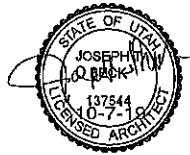
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GENERAL NOTES

KEYNOTES

- 1 PREFINISHED METAL SIDING
- 2 PREFINISHED METAL FASCIA
- 3 PAINTED BOLLARD
- 4 FINISH GRADE - SLOPE AWAY FROM BUILDING
- 5 METAL CANOPY SUPPORTS, TYP.
- 6 CONCRETE FOUNDATION - RUBBED FINISH AT EXPOSED WALL
- 7 INSULATED OVERHEAD DOOR
- 8 STANDING SEAM METAL ROOFING

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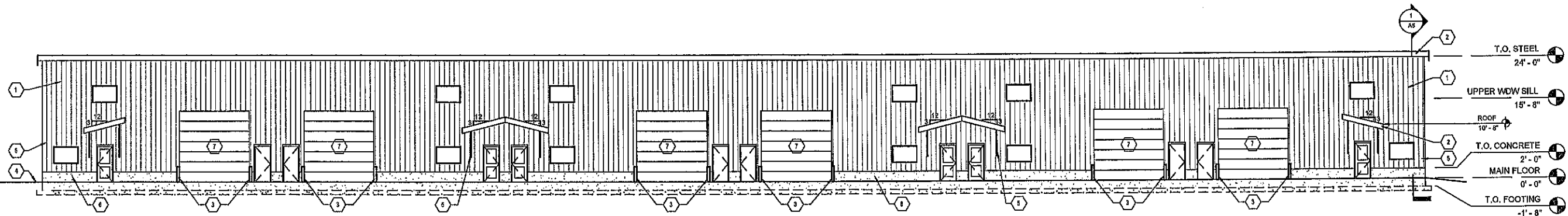
SHEET TITLE
EXT ELEVATIONS

PROJECT NUMBER
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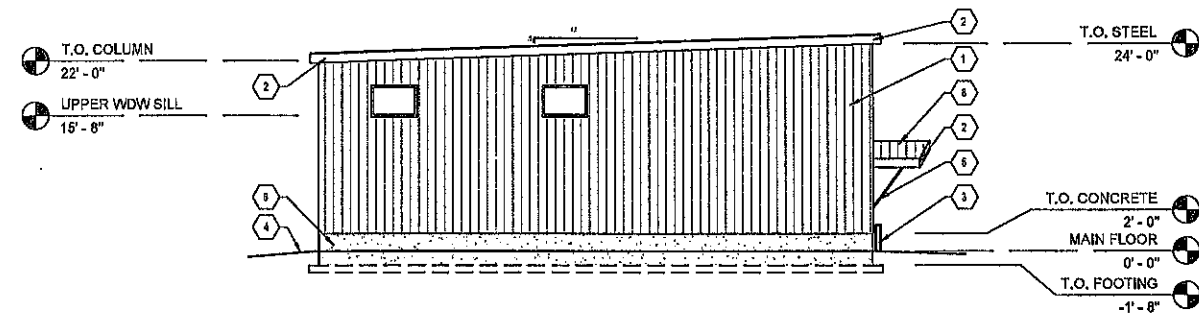
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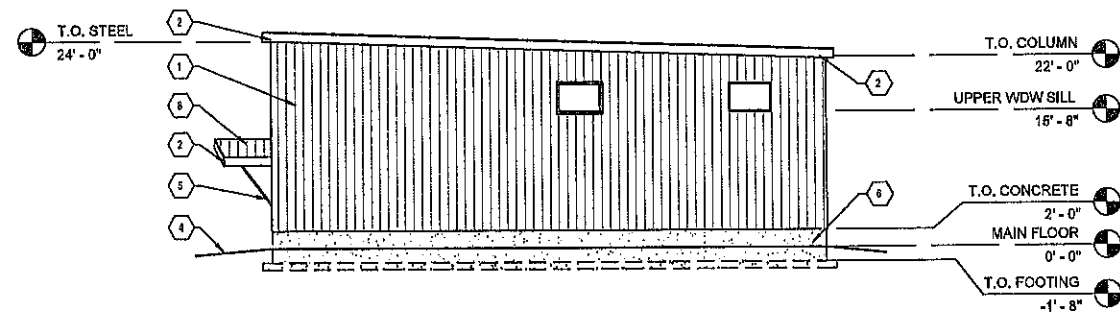
1 NORTH ELEVATION

1" = 10'-0"



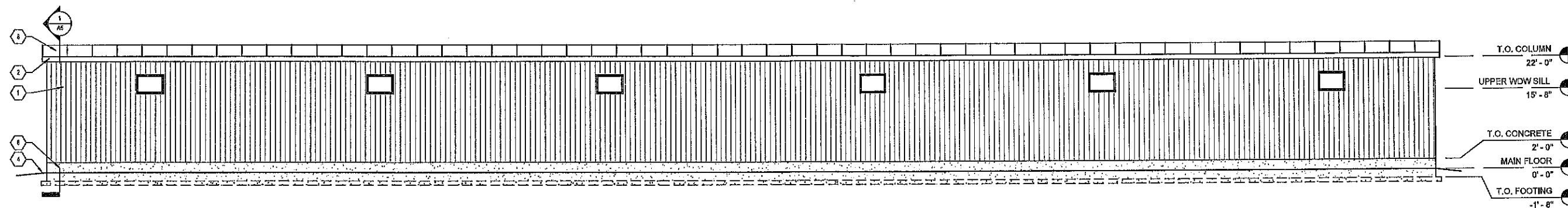
2 EAST ELEVATION

1" = 10'-0"



3 WEST ELEVATION

1" = 10'-0"



4 SOUTH ELEVATION

1" = 10'-0"

GENERAL SHEET NOTES

1. CONTRACTOR TO FURNISH OCCUPANCY SENSORS WITH COVERAGE PATTERNS APPROPRIATE FOR THEIR INSTALLED LOCATIONS. COORDINATE WITH EQUIPMENT SUPPLIER PRIOR TO BID.
2. CONNECT OCCUPANCY SENSORS TO ENABLE ALL SWITCHES IN CONTROLLED SPACE.
3. CONNECT OCCUPANCY SENSORS, BATTERY BALLASTS, EXIT SIGNS, ETC. TO UNSWITCHED SOURCE CONDUCTOR.
4. SEE POWER PLAN FOR ELECTRICAL DISTRIBUTION, EQUIPMENT AND LIGHTING RELAY PANEL LOCATIONS.
5. ALL NEW LIGHTING CONTROLS (SWITCH, OCCUPANCY SENSORS, DIMMERS, ETC.) SHALL BE LITHONIA-N-LIGHT, WATTSTOPPER DLM, DOUGLASS DIALOG OR OTHER SIMILAR SYSTEM THAT ALLOWS SWITCHES AND SENSORS TO COMMUNICATE TO MEET MANUAL ON, AUTO OFF REQUIREMENTS OF ENERGY CODE.

SHEET KEYED NOTES

1. PROVIDE EM BATTERY BALLAST IN FIXTURES NOTED. CONNECT BATTERY TO UNSWITCHED CIRCUIT CONDUCTOR OF CIRCUIT SERVING FIXTURE. CONNECT LAMPS TO OPERATE WITH SWITCH(S) IN NORMAL MODE.
2. PROVIDE COLD-WEATHER OR REMOTE EM BATTERY BACKUP FOR FIXTURES NOTED. CONNECT BATTERY TO UNSWITCHED CIRCUIT CONDUCTOR OF CIRCUIT SERVING FIXTURE. CONNECT LAMPS TO OPERATE WITH SWITCH(S) IN NORMAL MODE.
3. PROVIDE CEILING MOUNTED J-BOX FOR FUTURE LED HIGH BAY FIXTURE.
4. ROUTE CIRCUIT SERVING RECESSED CANS THROUGH PHOTOCELL.

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SHEET TITLE
LIGHTING PLAN

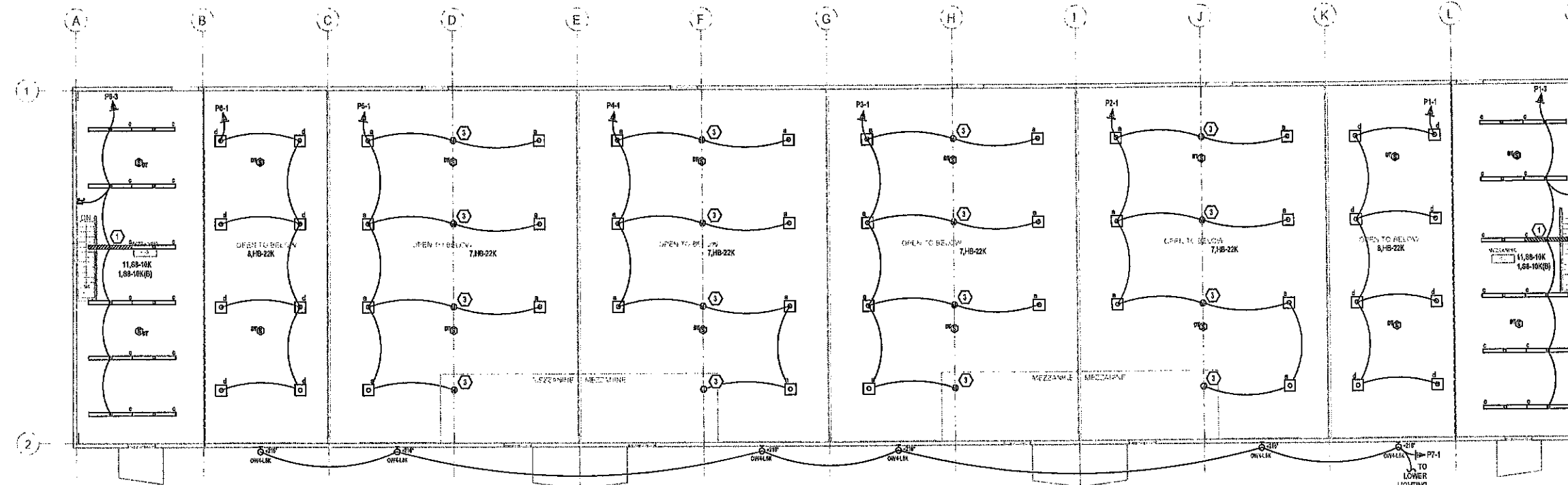
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SSE# 2019046

REVISIONS

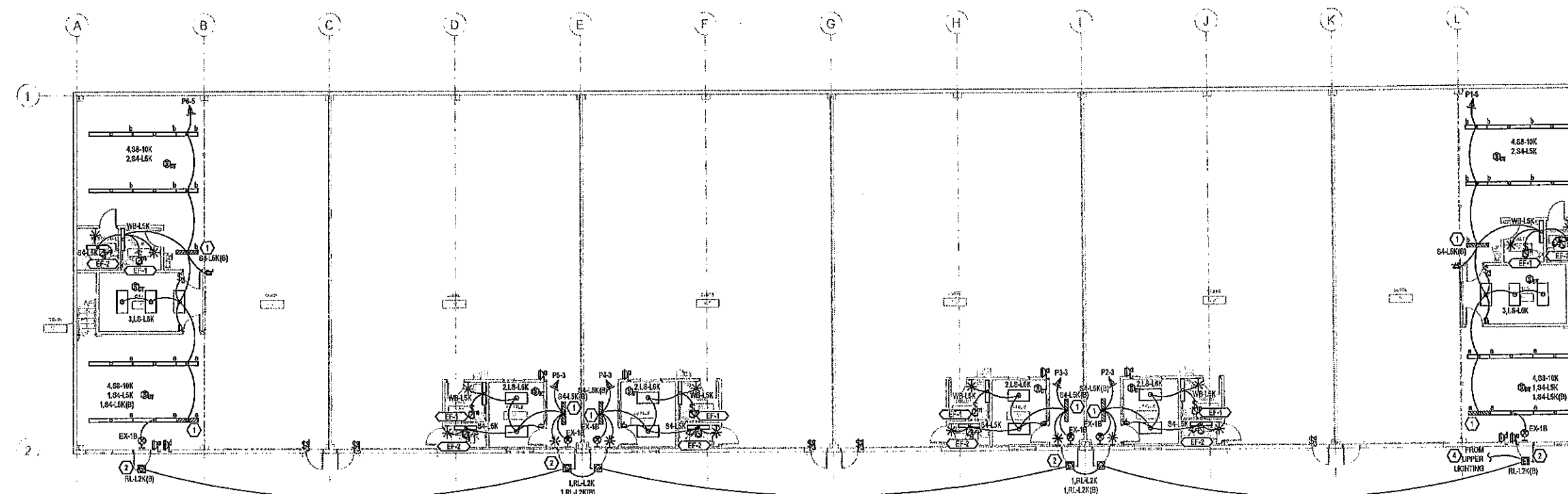
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E201

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2 LIGHTING PLAN: MEZZANINE LEVEL
Scale: 3/32"=1'-0"



1 LIGHTING PLAN: MAIN LEVEL
Scale: 3/32"=1'-0"