

**ROYAL DOG BOARDING
SITE PLAN
BLACKSMITH FORK INDUSTRIAL PARK
1715 EAST 145 SOUTH
PLANNING COMMISSION MEETING
DECEMBER 12, 2019**

ZONING: M-2, Permitted, Rear of lot abuts R-2 Zone

UTILITIES: Available

PARKING: Asphalt concrete as shown. Parking does not adjoin residential lots.

FENCING: Chain link

LANDSCAPING: Trees, grass, and possible turf in fenced dog yard.

LIGHTING: To be determined

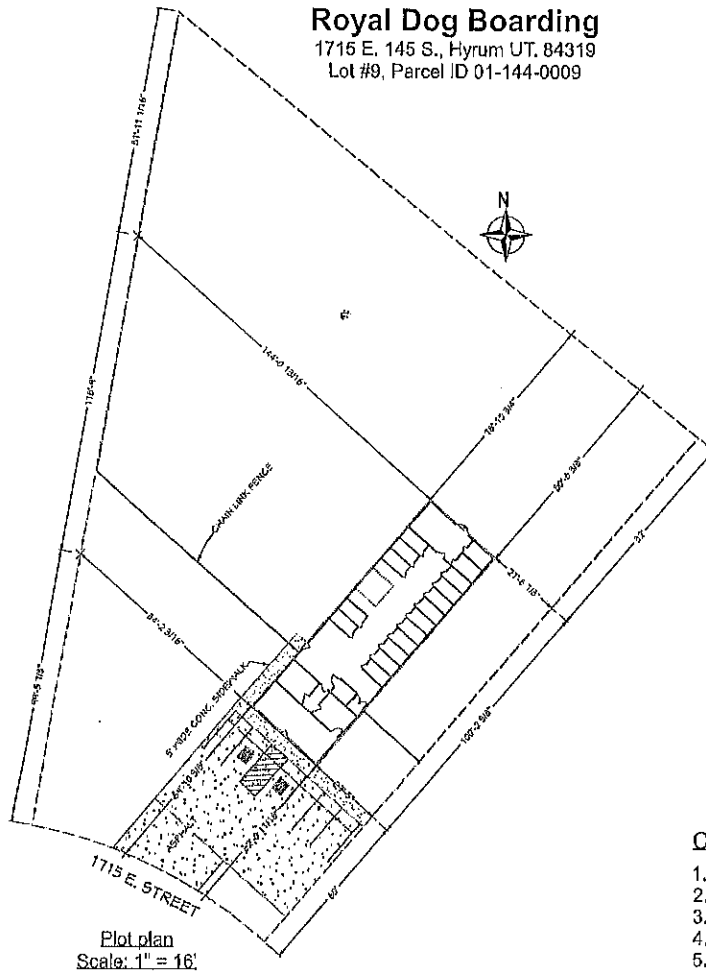
FIRE OFFICIAL REQUIREMENTS: Per Building Department review

STORMWATER: To be determined

SIGNAGE: To be determined

NOTES: Project proposes a 15 kennel dog boarding facility on Lot 9 of the Blacksmith Fork Industrial Park.

Royal Dog Boarding
 1715 E. 145 S., Hyrum UT, 84319
 Lot #9, Parcel ID 01-144-0009



Plot plan
 Scale: 1" = 16'

CONTENTS:

1. PLOT PLAN & COVER PAGE
2. FOUNDATION & MAIN FLOOR PLAN
3. ELEVATIONS
4. ELECTRICAL PLAN
5. RESTROOM PLAN & DETAILS

NOTAR RECORDS SCHEDULE			
SUBJECT CITY	ZONE	REQUIREMENT	NUMBER
01	1	1410	001
02	2	1410	002
03	3	1410	003
04	4	1410	004
05	5	1410	005
06	6	1410	006
07	7	1410	007
08	8	1410	008
09	9	1410	009
10	10	1410	010

NOTAR RECORDS SCHEDULE			
SUBJECT CITY	ZONE	REQUIREMENT	NUMBER
01	1	1410	001
02	2	1410	002

OWNER: JAY L. BAIR
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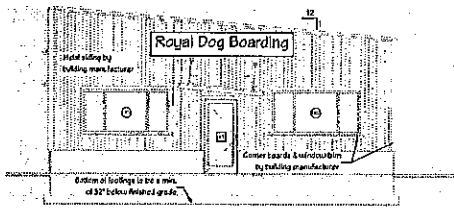
PROJECT JOB: Royal Dog Boarding

TITLE: PLOT PLAN / COVER PAGE

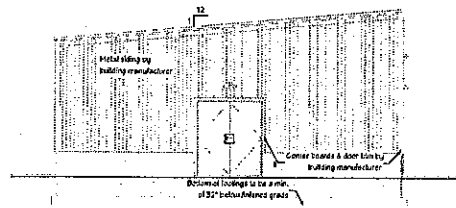
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PAGE # 1

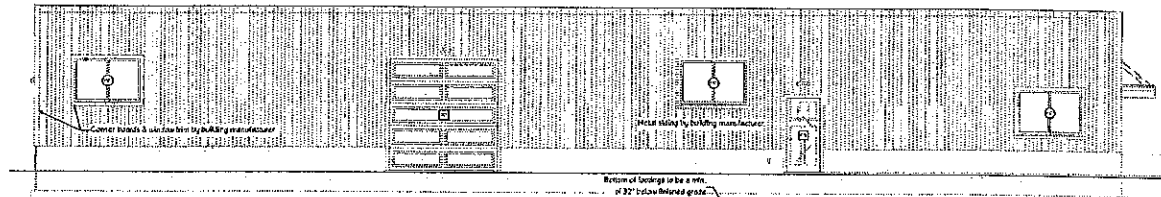
DO NOT SCALE 1/4" = 16' DRAWING
 THEY ARE NOT TO SCALE



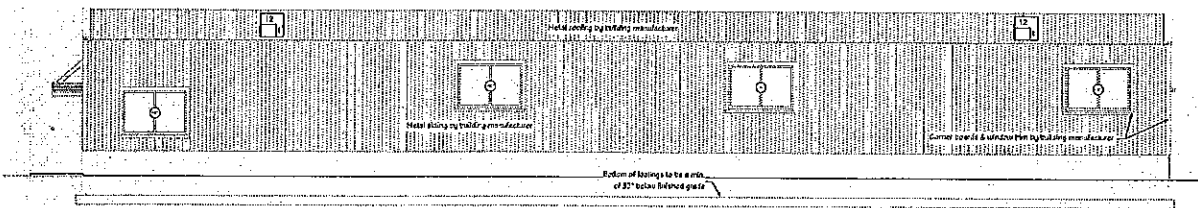
FRONT ELEVATION
SCALE: 1/4" = 1'



REAR ELEVATION
SCALE: 1/4" = 1'



LEFT ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'

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PROJECT FOR: Royal Dog Boarding

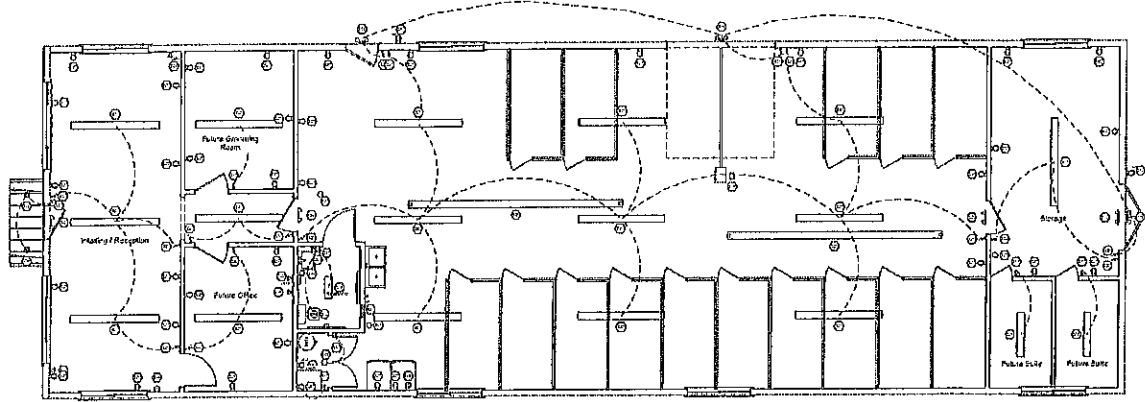
TITLE: ELEVATIONS
 DATE: 11/29/2019
 PAGE # 3

DO NOT SCALE FROM PRINTS
 THEY ARE NOT TO SCALE

COORDINATE WITH OWNER THE POSSIBLE INSTALLATION OF SECURITY SYSTEMS, INTERCOM, CABLE TV, COMPUTER, SPEAKERS, OR OTHER SPECIALTY ITEMS NOT INDICATED ON THE DRAWINGS, BUT CURRENT WITH THE INDUSTRY. ALL OUTLET SPACING IN CONCEPTUAL, PRELIMINARY AND FINAL PLANS SHALL BE PROVIDED AS PER SHALL BE OF CONSTRUCTION TYPE. TAMPER RESISTANT OUTLETS ARE TO BE INSTALLED THROUGHOUT THE ENTIRE PROJECT. EXTERIOR OUTLETS WILL BE REQUIRED TO HAVE GROUNDING OTHER TO CONFORM WITH SECTION 8302.1 THROUGH 8302.13. OUTLET SPACING MUST CONFORM TO IRC 8301.1.1

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
○	LIGHT FIXTURE
□	NEEDED IDENT.
○	EXTERIOR LIGHT
○	CEILING FAN/LIGHTS
○	CHANDLER
○	FLUORESCENT LIGHTS (SEE PLAN FOR SIZE)
○	DUAL SPOTLIGHT
○	EXTERIOR LIGHT
○	LIGHT FOR WINDOW
○	LIGHT HALF CIRCLE
○	WINDSHIELD WIPER MOTOR
○	SWITCH/RECEPTACLE
○	TELEVISION
○	TELEPHONE
○	CABLE TV
○	INTERCOM
○	SINGLE POINT SWITCH
○	FIRE ALARM/NOTIFY
○	FORGIVE SWITCH
○	TRAY SUPER OUTLET
○	TRAY GROUNDING
○	TRAY FLOOR BOX/EX. OUTLET
○	SPACE OUTLET
○	CONCRETE/STAINLESS STEEL
○	CONCRETE
○	EMERGENCY
○	BREAKER PANEL



Main floor electrical plan
Scale: 1/4" = 1'

NUMBER	REV	DATE	BY	DESCRIPTION	REVISION
001	1			REVISION: ALL SYMBOLS INDICATED IN THIS PLAN	001
002	1			REVISION: CHANGE LIGHT SIZE	002
003	1			REVISION: ADD SWITCHES TO ALL RECEPTACLES	003
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PROJECT FOR:
Royal Dog Boarding

TITLE:
ELECTRICAL PLAN

DATE:
1/29/2019
PAGE #
4

DO NOT SCALE DIMENSIONS
THEY ARE NOT TO SCALE

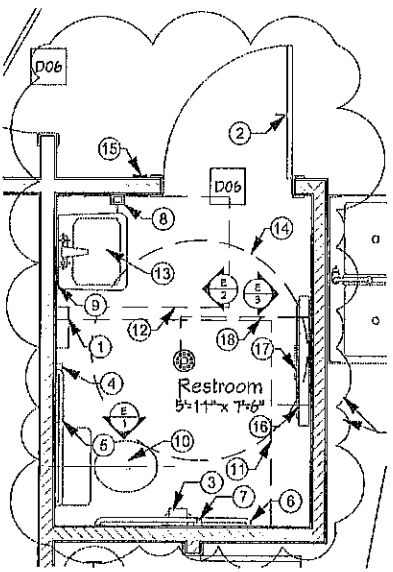
ACCESSIBILITY NOTES:

1. WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CONTINUOUS CONCRETE SURFACE AND NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4" INCH, AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.
2. SURFACES WITH A SLOPE OF LESS THAN 4 PERCENT GRADE SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED OR A RESIN BLENDED POLISH.
3. SURFACES WITH A SLOPE OF 4 PERCENT GRADE OR GREATER SHALL BE SLIP-RESISTANT.
4. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" INCH PER FOOT.
5. WALKS, SIDEWALKS AND PEDESTRIANWAYS SHALL BE FREE OF GRABBINGS WHENEVER POSSIBLE. FOR GRABBINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, USED EITHER IN OR OUTSIDE OF THE BUILDING, THE MAXIMUM HEIGHT OF TRAFFIC FLOW.
6. ABRUPT CHANGES IN LEVEL, INCLUDING ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" INCH, UNLESS CHANGES IN LEVEL DO OCCUR THEY SHALL BE BEVELLED WITH A SLOPE NO GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" INCH MAY BE VERTICAL.
7. FLOOR OR LAUNDRY SHALL NOT BE LOWER THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. WHEN CHANGES IN LEVEL IS GREATER THAN 1/2" INCH, NECESSARY THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMP.
8. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGN AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIANWAYS.
9. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 80 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 36 INCHES. ALL DOORS SHALL SWING OUTWARD IN THE DIRECTION OF TRAVEL TO EXIT.
10. LATCHING AND LOCKING DEVICES THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE FINGER BY LEVER TYPE MECHANISM, PUSH-BUTTON, PUSH-BUTTON ACTUATOR, OR OTHER MECHANISM DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPERATING MECHANISM.
11. HAND ACTIVATED DOOR OPERATING MECHANISMS SHALL BE CENTERED BETWEEN 36 INCHES AND 48 INCHES ABOVE THE FLOOR.
12. DOOR HARDWARE SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
13. BATHROOM ACCESSORIES, SUCH AS DRAIN BARS, TOWEL BARS, SOAP DISHES, ETC., ON OR NEAR WALLS SHALL BE SEALED AGAINST MOISTURE USE 907.12.
14. THE TOP OF THE ACCESSIBLE WATER CLOSET SEAT SHALL BE WITHIN 17"-19" ABOVE FLOOR. FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREA AND WITHIN 48" OF THE FLOOR. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL NOT EXCEED 5 POUNDS.
15. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
16. FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL NOT EXCEED 5 POUNDS. LEVER-OPERATED, PUSH-TYPE AND ELECTROMAGNETICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE.
17. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
18. IDENTIFICATION SYMBOLS ARE TO BE CENTERED ON DOOR 48" ABOVE FLOOR AND ARE TO BE DISTINCTLY DIFFERENT FROM THE DOOR BY COLOR AND CONTRAST.
19. BOTH TITLE PLATE SIGNS AND ADA SIGNS ARE REQUIRED BY CALIFORNIA.
20. PROVIDE ROOM IDENTIFICATION SIGN ON LATCH SIDE OF DOOR.
21. LETTERS & NUMBERS ON SIGNS SHALL BE RAISED 3/32" MIN. SHALL BE A MIN. OF 5/8" HEIGHT AND SHALL BE SAND-BLASTED IMPRASS CHARACTER ACCOMPANIED BY GRADE 2 BRILLE.
22. ADA SIGNAGE PROVIDED BY IUSA.

GRAB BARS:

1. LOCATE GRAB BARS ON EACH SIDE ON ONE SIDE AND BACK OF TOILET, 33" ABOVE AND PARALLEL TO THE FLOOR, EXCEPT WITH A TANK-TYPE TOILET WHICH OBSERVED PLACEMENT. THE GRAB BARS SHALL BE 1 1/2" DIA. BARS AT ONE TO BE 1/4" FROM FRONT END OF WATERSHED TABLE. BARS IN BACK TO BE 1/4" DIA. DIA. MINOR OR WIDTH OF GRIPPING SURFACE IS REQUIRED TO BE 1 1/2" TO 1 3/4", OR SHAPE IS TO PROVIDE AN EQUIVALENT GRIPPING SURFACE.
2. IF GRAB BARS ARE MOUNTED ADJACENT TO WALL THE SPACE BETWEEN WALL AND BAR IS TO BE 1" MIN.
3. GRAB BARS SHALL NOT ROTATE.
4. GRAB BARS AND ANY SURFACE ADJACENT TO THEM SHOULD HAVE ANY SHARP OR ABRASIVE ELEMENTS. EDGES ARE TO HAVE A MINIMUM RADIUS OF 1/8" MIN.
5. GRAB BARS AND MOUNTINGS SHALL WITHSTAND 250 LBS. PROVIDE 2x6 SOLID BLOCKING IN WALLS @ WALL MOUNTED ACCESSORIES (TYP)

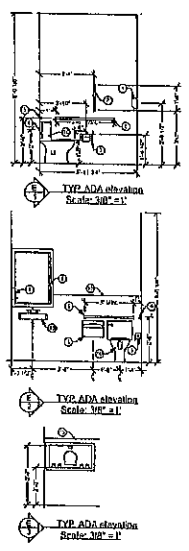
NOTE: PROVIDE ADEQUATE BLOCKING FOR GRAB BARS, HANDRAILS AND ALL OTHER WALL MOUNTED FIXTURES.



**RESTROOM PLAN
SCALE: 1" = 1'**

ADA BATHROOM KEYNOTES

ITEM	QTY.
1 PAPER TOWEL DISPENSER (18" A.F.F.)	01X.1
2 COAT HOOK (18" A.F.F.)	01X.1
3 TOILET TISSUE DISPENSER SURFACE MOUNTED	01X.1
4 TOILET SEAT COVER DISPENSER (18" A.F.F.)	01X.1
5 HORIZONTAL GRAB BARS-36" MOUNTED 33" ON" FROM THE FLOOR	01X.1
6 HORIZONTAL GRAB BARS-12" MOUNTED 33" ON" FROM THE FLOOR	01X.1
7 VERTICAL GRAB BARS-18"	01X.1
8 SOAP DISPENSER (18" A.F.F.)	01X.1
9 DISH OR RACK WITHIN 18" X 18" TYP. CLIP MOUNTED. FRAMES SHALL BE MOUNTED AT 48" ON" (18" A.F.F.)	01X.1
10 ADA COMPLAINT TOWEL	01X.1
11 54" x 60" CLEAR FLOOR SPACE AT TOILET	01X.1
12 30" x 48" CLEAR FLOOR SPACE AT LAVATORY	01X.1
13 WALL MOUNTED SWIRL (13" x 14" A.F.F.)	01X.1
14 12" WHEELCHAIR TURNING SPACE	01X.1
15 ADA COMPLAINT UNISEX RESTROOM SIGN AT STRIKE SIDE OF DOOR. SIGN TO BE INSTALLED AT 54" HIG. SIGNAGE TO HAVE BRILLE A CONTRASTING RAISED LETTERING.	01X.1
16 INFANT CHANGING TABLE AMERICAN INFANT CARE PRODUCTS CORP. "RAMPER DECK" SUPPLIED BY OPERATOR	01X.1
17 GATEWAY INFANT AMERICAN INFANT CARE PRODUCTS CORP. "WAPER CLIMBER" SUPPLIED BY OPERATOR	01X.1
18 31" x 36" CLEAR FLOOR SPACE AT CHANGING TABLE	01X.1
19 PAPER TISSUE COVERING @ 48" TO TOP WITH 4" RUBBER BASE	01X.1



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PROJECT LEAD: **Royal Dog Boarding**

TITLE: **RESTROOM PLAN & DETAILS**

DATE: **11/29/2019**

PAGE # **5**

DR. 10 SCALE 11" X 17" PRINTS
THEY EXPAND TO SCALE

