

FINAL PLAT FOR: BLACKSMITH FORK SUBDIVISION

BUSINESS PARK

Hyrum, Cache County, Utah
A PART OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B.M.

GENERAL NOTES:

1. STREET AND UTILITY IMPROVEMENTS ARE TO BE FINANCED BY THE DEVELOPER.
2. BUILDING SETBACK DIMENSIONS TO BE DETERMINED ON A PER LOT BASIS BY HYRUM CITY PLANNING COMMISSION.
3. LANDSCAPE IN THE PARK STRIP WILL BE 500 WITH MIN. (2) 1.5" CAL. TREES PER LOT AND (4) TREES ON CORNER LOTS.
4. ALL PUBLIC UTILITY EASEMENTS ARE 10.00' WIDE, UNLESS NOTED OTHERWISE.
5. THE SECURITY OF PERFORMANCE REQUIREMENT WILL BE SATISFIED BY MEANS OF CREDIT FROM THE CREDIT BANK IN SALT LAKE CITY.
6. LOTS 12 & 16 ARE SUBJECT TO AN EXISTING OVERHEAD POWER EASEMENT.
7. NO BUILDINGS SHALL BE BUILT WITHIN 30.00 FEET FROM THE TOP OF THE SLOPE LOCATED ALONG THE NORTHEAST LINE OF THE SUBDIVISION.
8. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

DEVELOPER: BRUCE BLAINE &
BROOKE STAPLES
80634 HERITAGE
LAQUITA, CA 92253

SUMMARY OF ACREAGE:
ACREAGE IN LOTS:
TOTAL LOTS:
TOTAL R.O.W. ACREAGE:
LANE MILES:

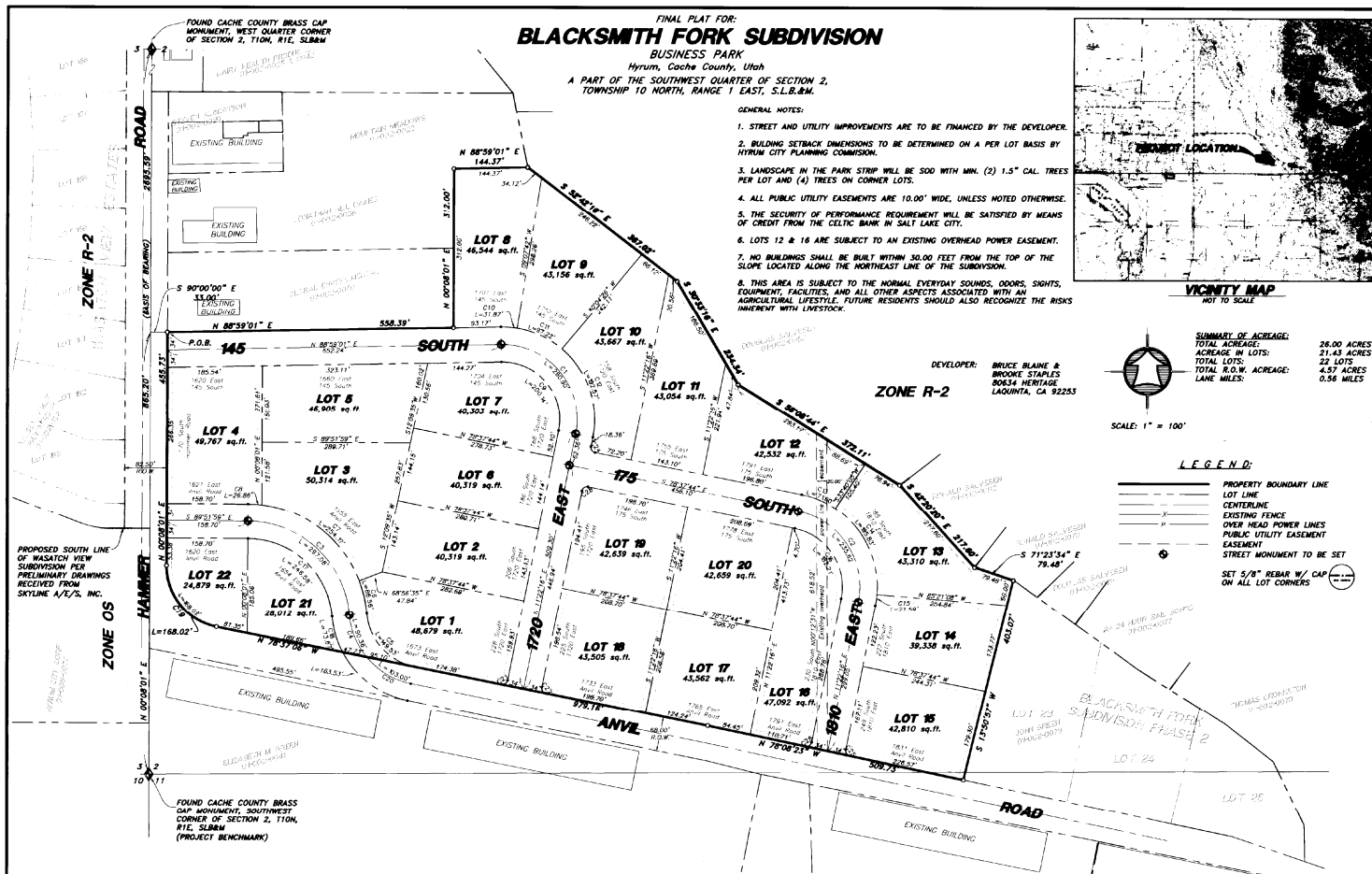
28.00 ACRES
21.43 ACRES
22 LOTS
4.57 MILES
0.56 MILES



SCALE: 1" = 100'

LEGEND:

- PROPERTY BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EXISTING FENCE
- OVER HEAD POWER LINES
- PUBLIC UTILITY EASEMENT
- EASEMENT
- STREET MONUMENT TO BE SET
- SET 1/8" REBAR W/ CAP ON ALL LOT CORNERS



BOUNDARY DESCRIPTIONS

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT LOCATED NORTH 00°00'01" EAST 865.30 FEET ALONG THE WEST LINE OF SAID SECTION AND SOUTH 00°00'00" EAST 33.00 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 88°59'01" EAST 558.39 FEET; THENCE NORTH 00°00'01" EAST 312.60 FEET; THENCE NORTH 88°59'01" EAST 144.37 FEET TO THE BROW OF A HILL; THENCE ALONG SAID BROW THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 52°41'18" EAST 372.02 FEET; (2) SOUTH 30°33'18" EAST 234.34 FEET; (3) SOUTH 58°08'44" EAST 322.11 FEET; (4) SOUTH 42°20'20" EAST 217.60 FEET; (5) SOUTH 71°23'34" EAST 178.48 FEET; THENCE SOUTH 17°50'57" WEST 403.07 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ANVIL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 78°08'23" WEST 306.73 FEET; (2) NORTH 78°27'08" WEST 879.16 FEET; THENCE ALONG THE ARC OF A 123.00 FOOT RADIUS CURVE TO THE RIGHT A LENGTH OF 168.02 FEET; CHORD BEARS NORTH 87°18'21" WEST 155.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF HAMMER ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°00'01" EAST 453.73 FEET TO THE POINT OF BEGINNING, CONTAINING 28.002 ACRES AND 23 LOTS.

SURVEY CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 167819 as prescribed by the Laws of the State of Utah, and that I have made one (1) Survey of the above described land, and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.

K. Greg Hansen
R.L.S. No. 167819

APPROVED: APRIL 16, 2008
DATE

Narrative

The purpose of this survey was to establish and set the property corners of the subdivision as shown and described hereon. The survey was ordered by Bruce Blaine and Brooke Staples. The control used to establish the property corners was the existing Cache County Survey Monumentation surrounding Section 2, T10N, R1E, S188M. The basis of bearing is the West line of the southwest quarter of said Section calculated to bear North 00°00'01" East.

CURVE	DELTA	ARC	LENGTH	TANGENT	CHORD
C1	102°23'12"	148.00'	286.80'	181.54'	S 38°49'23" E 227.55'
C2	80°00'00"	150.00'	235.62'	120.00'	S 33°32'44" E 213.13'
C3	80°00'00"	150.00'	235.62'	120.00'	S 33°32'44" E 213.13'
C4	94°08'58"	150.00'	235.62'	120.00'	S 22°01'00" E 86.00'
C5	72°51'22"	118.00'	148.53'	87.78'	N 41°41'17" W 136.38'
C6	147°14'45"	234.00'	462.56'	129.24'	N 12°04'24" W 84.33'
C7	82°14'04"	234.00'	462.56'	129.24'	N 52°10'22" W 241.86'
C8	08°34'50"	234.00'	462.56'	129.24'	N 86°24'41" W 238.84'
C9	102°23'12"	148.00'	286.80'	181.54'	S 38°49'23" E 227.55'
C10	107°08'41"	180.00'	312.87'	153.86'	N 80°28'38" W 31.83'
C11	30°36'44"	180.00'	312.87'	153.86'	S 62°33'56" E 96.04'
C12	41°17'42"	180.00'	312.87'	153.86'	N 17°16'00" W 183.52'
C13	32°17'48"	184.00'	312.87'	153.86'	N 67°28'30" W 31.13'
C14	08°34'50"	184.00'	312.87'	153.86'	N 25°30'32" W 186.72'
C15	04°14'24"	184.00'	312.87'	153.86'	N 08°00'34" E 21.98'
C16	30°36'44"	118.00'	148.53'	87.78'	S 33°32'44" E 164.00'
C17	80°00'00"	118.00'	148.53'	87.78'	S 47°18'40" E 224.53'
C18	27°28'22"	184.00'	312.87'	153.86'	S 10°15'12" W 73.18'
C19	78°34'28"	122.00'	188.00'	100.40'	N 38°12'21" W 126.00'
C20	30°36'44"	180.00'	312.87'	153.86'	N 58°56'44" W 100.90'
C21	08°34'50"	10.00'	15.71'	10.00'	S 56°22'36" W 14.14'
C22	80°00'00"	10.00'	15.71'	10.00'	S 33°32'44" W 14.14'
C23	80°00'00"	10.00'	15.71'	10.00'	S 33°32'44" W 14.14'
C24	80°00'00"	10.00'	15.71'	10.00'	S 33°32'44" W 14.14'
C25	80°00'00"	10.00'	15.71'	10.00'	S 33°32'44" W 14.14'
C26	80°00'00"	10.00'	15.71'	10.00'	S 33°32'44" W 14.14'
C27	80°00'00"	10.00'	15.71'	10.00'	S 33°32'44" W 14.14'
C28	80°00'00"	10.00'	15.71'	10.00'	S 33°32'44" W 14.14'

HANSEN & ASSOCIATES, INC.

Consulting Engineers and Land Surveyors
538 North Main Brigham City, Utah 84302
Brigham City Ogden Logan
(435) 733-3481 (801) 590-4905 (435) 733-9197
07-5-34 07-5-3497.dwg 3-07-2008 GCH

CORPORATE ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake
ON THIS 21st DAY OF APRIL, 2008, PERSONALLY APPEARED BEFORE ME, _____, the undersigned Notary Public in and for said State and County, and after being duly sworn acknowledged to me that _____, of said Corporation and that _____, the owner's designation freely, voluntarily and in behalf of said Corporation for the purpose therein mentioned.

My Commission Expires 1-9-2011
NOTARY PUBLIC
RESIDING IN Salt Lake COUNTY, UTAH.



COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

DATE _____ CACHE COUNTY SURVEYOR

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY OF _____, A.D. 2008, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Mayor _____ City Engineer _____

CITY ENGINEER CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE _____ CITY ENGINEER _____

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.

QUESTAR GAS _____ Date _____
HYRUM CITY POWER _____ Date _____
OWEST _____ Date _____
COMCAST _____ Date _____
HYRUM CITY CULINARY WATER AUTHORITY _____ Date _____
HYRUM CITY SANITARY SEWER AUTHORITY _____ Date _____

OWNER'S DEDICATION

THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND DO HEREBY SUBMIT SAID PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: BLACKSMITH FORK SUBDIVISION AND DO HEREBY DEDICATE THE STREETS AND PUBLIC AREAS SHOWN IN THIS PLAT FOR THE PERPETUAL USE OF THE PUBLIC AND DO HEREBY VEST THE FEE TITLE OF SUCH DEDICATED PARCELS IN AND TO HYRUM CITY, CACHE COUNTY, UTAH.

BY: _____, HAVE EXECUTED THIS PLAT AND DEDICATION THE 21st DAY OF APRIL, 2008.
MANAGING MEMBER

STATE OF UTAH, COUNTY RECORDER

COUNTY OF CACHE
THIS PLAT HAS BEEN DULY ACKNOWLEDGED, CERTIFIED, APPROVED AND MAY LAWFULLY BE RECORDED IN CACHE COUNTY, UTAH
FILED AND RECORDED:
FILING NO.: 970620
DATE: 2-11-2008
TIME: 11:50 AM
PAGE: 2008-2310
REQUEST OF: CITY
MICHAEL L. GLEED
CACHE COUNTY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2008 BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

CHAIRPERSON _____

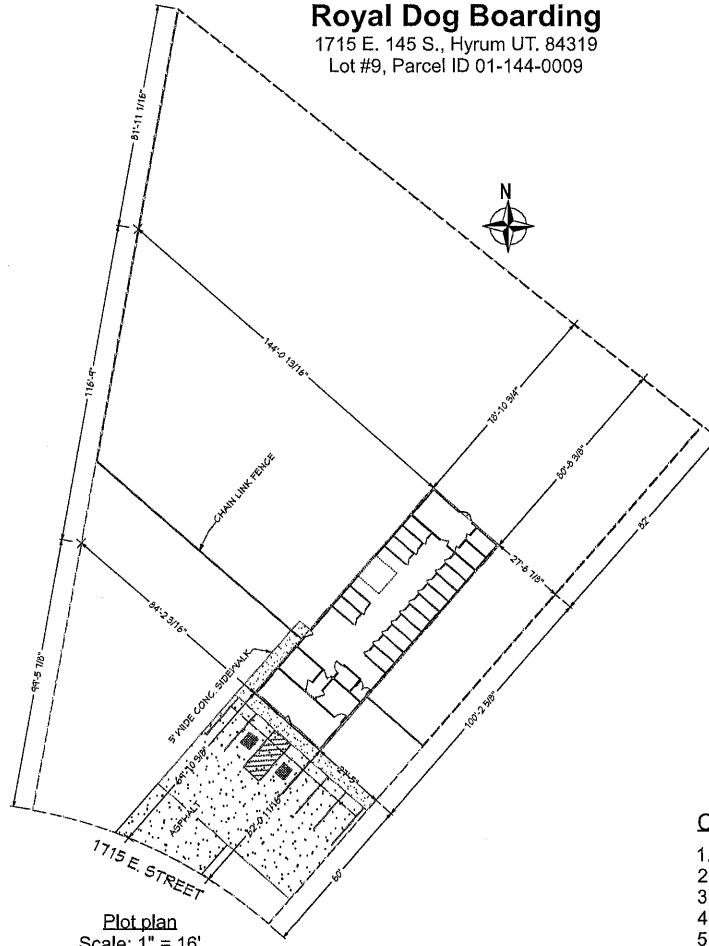
CITY ATTORNEY APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE THIS _____ DAY OF _____, 2008.

DATE _____ CITY ATTORNEY _____

Royal Dog Boarding

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



Plot plan
Scale: 1" = 16'

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2. FOUNDATION & MAIN FLOOR PLAN
3. ELEVATIONS
4. ELECTRICAL PLAN
5. RESTROOM PLAN & DETAILS

MASTER DOOR SCHEDULE			
NUMBER	QTY	DESCRIPTION	UNIT
001	1	DOOR	DOOR
002	1	DOOR	DOOR
003	1	DOOR	DOOR
004	1	DOOR	DOOR
005	1	DOOR	DOOR
006	1	DOOR	DOOR
007	1	DOOR	DOOR
008	1	DOOR	DOOR

MASTER WINDOW SCHEDULE			
NUMBER	QTY	DESCRIPTION	UNIT
001	1	WINDOW	WINDOW
002	1	WINDOW	WINDOW
003	1	WINDOW	WINDOW
004	1	WINDOW	WINDOW
005	1	WINDOW	WINDOW
006	1	WINDOW	WINDOW
007	1	WINDOW	WINDOW
008	1	WINDOW	WINDOW

DO NOT SCALE 11"x17" PRINTS
THEY ARE NOT TO SCALE

OWNER: JAY L. BAIR
PHONE: (435) 770-8636
EMAIL: jlbair@bairdesign.com
WEB: bairdesign.com
336 SUNBURST LN.
RICHMOND, UT 84333

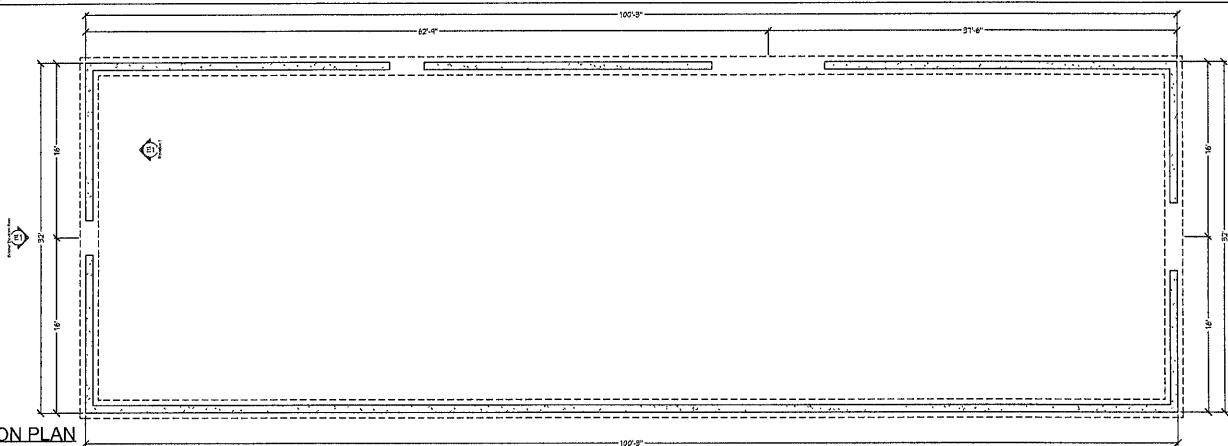
BAIRDESIGN

PROJECT FOR:
Royal Dog Boarding

TITLE:
PLOT PLAN / COVER PAGE

DATE:
11/29/2019

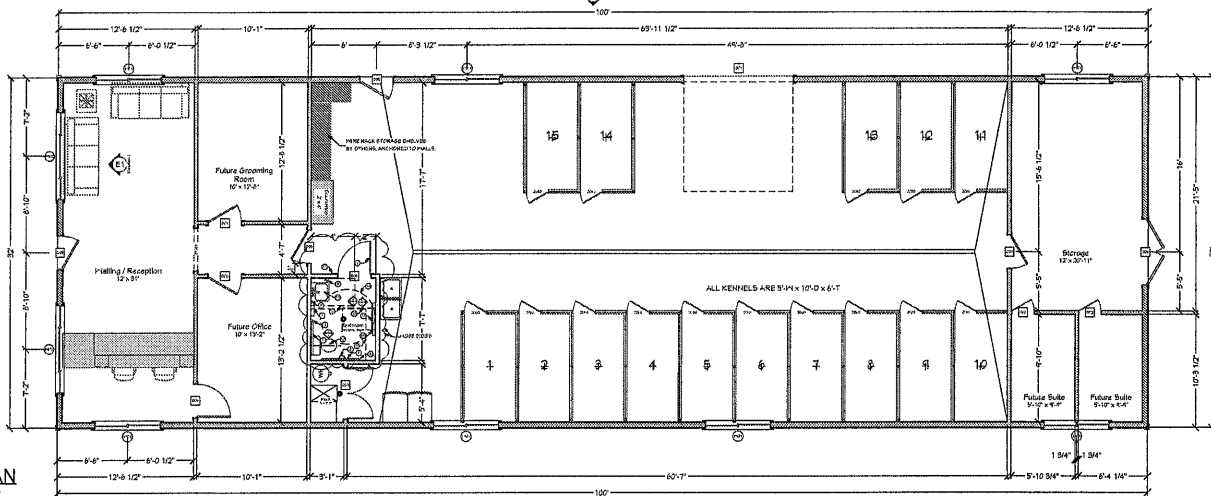
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FOUNDATION PLAN
SCALE: 1/4" = 1'

FLOORS IN WAITING/RECEPTION, FUTURE OFFICE,
& FUTURE GROOMING ROOMS TO BE STAINED CONCRETE.

NO.	DESCRIPTION	WALL TYPE
1	6" CONCRETE STEM WALL	1
2	CHAIN LINK FENCE	2
3	INTERIOR-4 REQUIRED	3
4	INTERIOR-4, FUTURE	4
5	STEEL EXTERIOR WALL	5



3,200 SQ. FT.
MAIN FLOOR PLAN
SCALE: 1/4" = 1'

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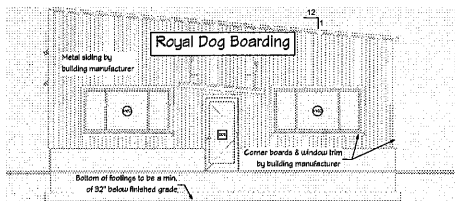
FOUNDATION &
MAIN FLOOR PLANS

DATE:

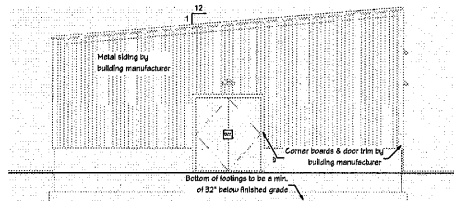
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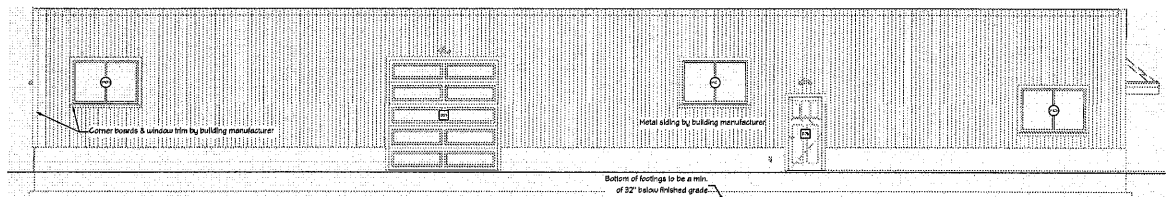
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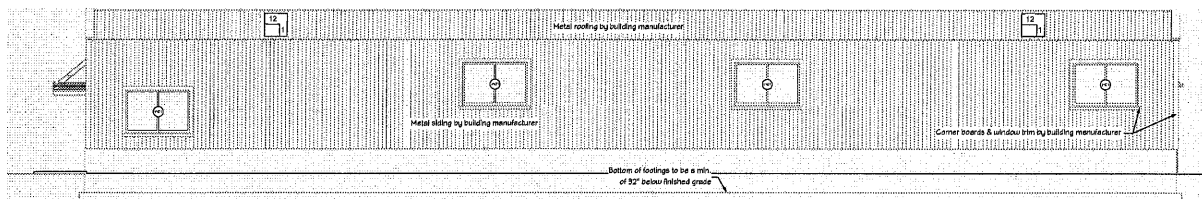
FRONT ELEVATION
SCALE: 1/4" = 1'



REAR ELEVATION
SCALE: 1/4" = 1'



LEFT ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'

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PHONE: (435) 770-8836
EMAIL: jay@bairdesign.com
OWNER: JAY L. BAIR
338 SUNBURST LN.
RICHMOND, UT 84333



PROJECT FOR:

Royal Dog Boarding

TITLE:

ELEVATIONS

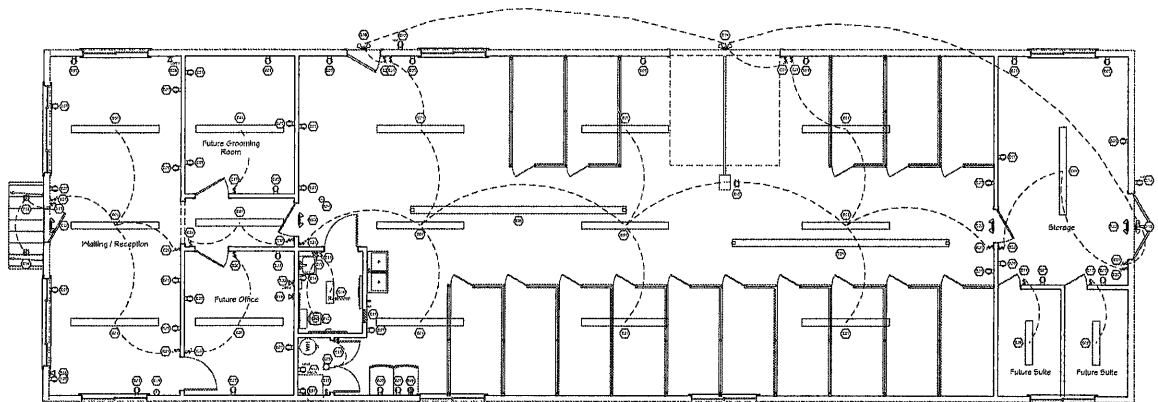
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COORDINATE WITH OWNER THE POSSIBLE
INSTALLATION OF SECURITY SYSTEM, INTERCOM,
CABLE TV, COMPUTER, SPEAKERS, OR OTHER
SPECIALTY ITEMS NOT INDICATED ON THE
DRAWINGS, BUT CURRENT WITH THE INDUSTRY.
ALL OUTLET SPACING IS CONCEPTUAL IN NATURE
AND WILL BE FIELD VERIFIED. ELECTRICIAN
WILL BE RESPONSIBLE FOR PROPER INSTALLATION
OF ALL EXTERIOR PENETRATIONS OF STRUCTURE,
AND FAULT PROTECTION TO BE PROVIDED
AS PER 900.12, AND BE COMBINATION TYPE.
TAMPER RESISTANT OUTLETS ARE TO BE
INSTALLED THROUGHOUT THE ENTIRE PROJECT.
EXTERIOR OUTLETS WILL BE REQUIRED
TO HAVE COVERS OVER THEM TO CONFORM
WITH SECTION E3902.8 THROUGH E3902.10.
OUTLET SPACING MUST CONFORM TO IRC 901.2.1.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
○	LIGHT FIXTURE
○	RECESSED LIGHT
○	EXTERNAL (ROTATED)
○	CEILING FAN (LIGHTS)
○	CHANDLIER
○	FLUORESCENT LIGHTS (SEE PLAN FOR SIZE)
○	WALL MOUNTED
○	EXTENDER LIGHT
○	LIGHT BAR W/RAILWORK
○	LIGHT RAIL WORK
○	BATHROOM EXHAUST FAN
○	SMOKE DETECTOR
○	TELEVISION
○	TELEPHONE
○	CATS w/ TV
○	INTERCOM
○	WIDE POLE SWITCH
○	THREE WAY SWITCH
○	FOUR WAY SWITCH
○	120V DUPLEX OUTLET
○	120V GROUND DUPLEX
○	120V FLOOR DUPLEX OUTLET
○	SPK OUTLET
○	DUPLEX (WEATHERPROOF)
○	220V OUTLET
○	THERMOSTAT
○	SWITCHER PANEL



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

NUMBER	FLOOR ATTACHED TO	DESCRIPTION	NUMBER
101	1	PALL	101
102	1	PALL	102
103	1	PALL	103
104	1	PALL	104
105	1	PALL	105
106	1	PALL	106
107	1	PALL	107
108	1	PALL	108
109	1	PALL	109
110	1	PALL	110
111	1	PALL	111
112	1	PALL	112
113	1	PALL	113
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195	1	PALL	195
196	1	PALL	196
197	1	PALL	197
198	1	PALL	198
199	1	PALL	199
200	1	PALL	200

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ELECTRICAL PLAN

DATE:
11/29/2019

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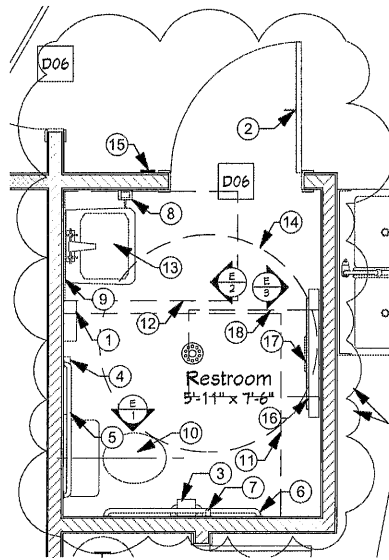
ACCESSIBILITY NOTES:

1. WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH, AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.
2. SURFACES WITH A SLOPE OF LESS THAN 8 PERCENT GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
3. SURFACES WITH A SLOPE OF 6 PERCENT GRADIENT OR GREATER SHALL BE SLIP-RESISTANT.
4. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT.
5. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENING IN GRATINGS SHALL BE LIMITED TO 1/2 INCH IN THE DIRECTION OF TRAFFIC FLOW.
6. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH. WHEN CHANGES IN LEVEL DO OCCUR THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4 INCH MAY BE VERTICAL.
7. FLOOR ON LANDINGS SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. WHEN CHANGES IN LEVELS GREATER THAN 1/2 INCH ARE NECESSARY THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS.
8. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
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 6 FEET 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE 80 MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32 INCHES. ALL DOORS SHALL SWING OUTWARD IN THE PATH OF TRAVEL TO EXIT.
10. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PNUC HAZEL, PUSH-BUTTON, ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
11. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR.
12. DOOR HARDWARE SHALL BE OPEN-ABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
13. BATH-ROOM ACCESSORIES, SUCH AS GRAB BARS, TOWEL BARS, SOAP DISHES, ETC., ON OR WITHIN WALLS SHALL BE SEALED AGAINST MOISTURE, USC 907.1.2.
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 40" 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 ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE.
17. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
18. IDENTIFICATION SYMBOLS ARE TO BE CENTERED ON DOOR 60" ABOVE FLOOR AND ARE TO BE DISTINCTLY DIFFERENT FROM THE DOOR IN COLOR AND CONTRAST.
19. BOTH TITLE 24 SIGNS AND ADA SIGNS ARE REQUIRED IN CALIFORNIA.
20. PROVIDE ROOM IDENTIFICATION SIGN ON LATCH SIDE OF DOOR.
21. LETTERS & NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN. SHALL BE A MIN. OF 5/8" HIGH AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.
22. ADA SIGNAGE PROVIDED BY CUBA.

GRAB BARS:

1. LOCATE GRAB BARS ON EACH SIDE OR ONE SIDE AND BACK OF TOILET. 33" ABOVE AND PARALLEL TO THE FLOOR. EXCEPT WITH A TANK-TYPE TOILET WHICH OBSTRUCTS PLACEMENT. THE GRAB BAR MAY BE AS HIGH AS 38". BARS AT SIDE TO BE 42" LONG WITH FRONT END 20" IN FROM TOILET. BARS IN BACK TO BE 36" LONG. DIAMETER OR WIDTH OF GRIPPING SURFACE IS REQUIRED TO BE 1 1/4" TO 1 1/2" OR SHAPE B 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 1/2".
3. GRAB BARS SHALL NOT ROTATE.
4. GRAB BARS AND ANY SURFACE ADJACENT TO THEM CANNOT HAVE ANY SHARP OR ABRASIVE ELEMENTS. EDGES ARE TO HAVE A MINIMUM RADIUS OF 1/8".
5. GRAB BARS AND MOUNTINGS SHALL WITHSTAND 250 LBS. PROVIDE 2X8 SOLID BLOCKING IN WALLS @ WALL MOUNTED ACCESSORIES (TYP)

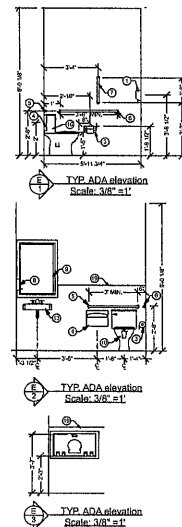
NOTE: PROVIDE ADEQUATE BLOCKING FOR GRAB BARS, HANDRAILS AND ALL OTHER WALL MOUNTED FIXTURES.



RESTROOM PLAN
SCALE: 1" = 1'

ADA BATHROOM KEYNOTES

ITEM	QTY.
1 PAPER TOWEL DISPENSER (48" A.F.F.)	QTY. 1
2 COAT HOOK (48" A.F.F.)	QTY. 1
3 TOILET TISSUE DISPENSER SURFACE MOUNTED	QTY. 1
4 TOILET SEAT COVER DISPENSER (48" A.F.F.)	QTY. 1
5 HORIZONTAL GRAB BARS- 36", MOUNTED 33"-38" FROM THE FLOOR	QTY. 1
6 HORIZONTAL GRAB BARS- 42" MOUNTED 33"-38" FROM THE FLOOR	QTY. 1
7 VERTICAL GRAB BARS- 18"	QTY. 1
8 SOAP DISPENSER (48" A.F.F.)	QTY. 1
9 MIRROR- FULL WIDTH X42" H. X1/4" THK. CLIP MOUNTED, FRAMESLESS W/LL MOLD AT BOTTOM. (18" A.F.F.)	QTY. 1
10 ADA COMPLIANT TOILET	QTY. 1
11 ADA COMPLIANT UNISEX RESTROOM SIGN AT STRIKE SIDE OF DOOR. SIGN TO BE INSTALLED AT 40" AFF. SIGNAGE TO HAVE BRAILLE & CONTRASTING RAISED LETTERING.	QTY. 3
12 30" x 48" CLEAR FLOOR SPACE AT LAVATORY	QTY. 1
13 WALL MOUNTED SINK (42" x 34" A.F.F.)	QTY. 1
14 60" WHEELCHAIR TURNING SPACE	QTY. 1
15 ADA COMPLIANT UNISEX RESTROOM SIGN AT STRIKE SIDE OF DOOR. SIGN TO BE INSTALLED AT 40" AFF. SIGNAGE TO HAVE BRAILLE & CONTRASTING RAISED LETTERING.	QTY. 1
16 INFANT CHANGING TABLE AMERICAN INFANT CARE PRODUCTS CORP. "DIAPER DECK" SUPPLIED BY OPERATOR	QTY. 1
17 DIAPER DISPOSAL AMERICAN INFANT CARE PRODUCTS CORP. "DIAPER DISPOSAL" SUPPLIED BY OPERATOR	QTY. 1
18 24" x 36" CLEAR FLOOR SPACE AT CHANGING TABLE	QTY. 1
19 FRITILE WALL COVERING @ 48" TO TOP WITH 4" RUBBER BASE	QTY. 1



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PROJECT FOR:
Royal Dog Boarding

TITLE:
RESTROOM PLAN & DETAILS

DATE:
11/29/2019
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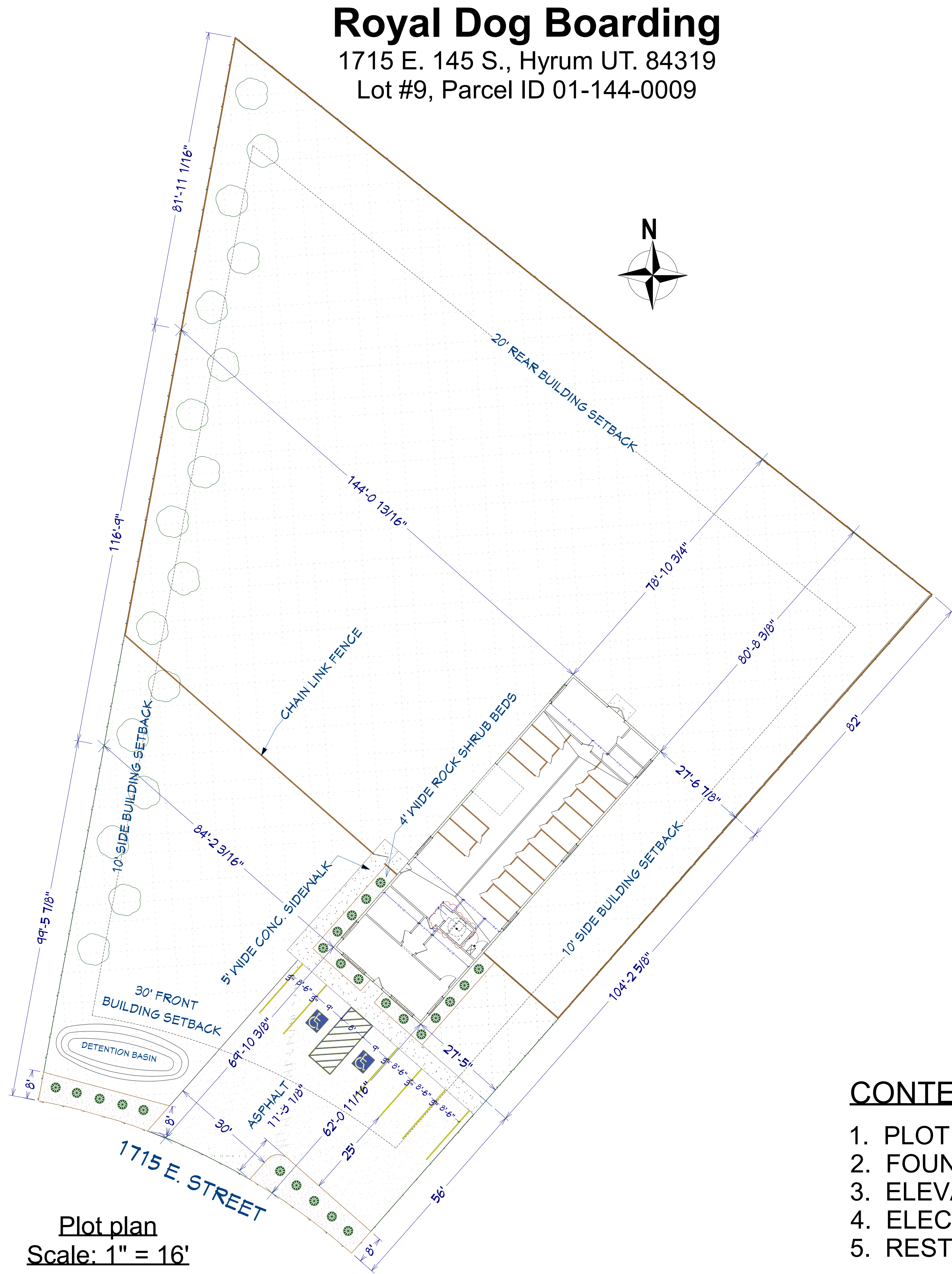
DO NOT SCALE 11"x17" PRINTS
THEY ARE NOT TO SCALE

GENERAL NOTES:
1. ALL CONSTRUCTION AND DETAILS SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE AND STATE AND LOCAL CODES.
2.CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE ANY WORK PROCEEDS.
3. GAS/PROPANE FORCED AIR HEAT THRU-OUT. SUBCONTRACTOR TO SUPPLY GENERAL CONTRACTOR WITH COMPLETE SHOP DRAWINGS AND HEAT LOSS CALCULATIONS. ALL WARM AIR DUCTS AND COLD AIR RETURNS SHOWN ARE FOR REFERENCE ONLY.
4. FLOOR JOISTS ARE TO BE AS PER FRAMING PLAN OR COMPATIBLE. FLOOR DEFLECTION MUST BE L/480 OR BETTER.
5. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONSTRUCTION DETAILS.
6. 5/8" TYPE "X" SHEET ROCK AT GARAGE WALLS CEILING AND BEARING WALLS COMMON TO HOUSE. INSULATE HOUSE WALLS.
7. WIRE FOR TELEPHONE AND TELEVISION JACKS (UL LISTED) GENERAL CONTRACTOR TO COORDINATE LOCATIONS WITH OWNER. ALL ELECTRICAL PARTS SHOWN ARE FOR REFERENCE ONLY. CHECK WITH OWNER FOR EXACT LOCATION.
8. CONTRACTOR SHALL VERIFY ALL BEAM AND JOISTS SIZES AND SPACING.
9. GENERAL CONTRACTOR TO VERIFY WITH OWNER ON ALL EXTERIOR DOOR AND WINDOW TYPES AND MANUFACTURER PRIOR TO THE STARTING OF ANY FRAMING.
10. SEE FOUNDATION PLAN FOR LOCATIONS OF FOUNDATION STRAPS.
11. ALL HEADERS & BEAMS ARE TO BE 2X10 DF #2 BTR UNLESS NOTED OTHER WISE.
12. ALL WINDOWS TO BE DOUBLE PANE LOW-E GRADE
13. ALL EXTERIOR BASEMENT WALLS TO HAVE A MINIMUM OF R-11 INSULATIONS
14. ALL EXTERIOR ABOVE GRADE WALLS TO HAVE A MINIMUM OF R-21 INSULATION UNLESS NOTED OTHER WISE.
15. ALL ATTIC SPACES TO HAVE A MINIMUM OF R-50 INSULATION UNLESS NOTED OTHER
16. ALL DOORS SEPARATING GARAGE FROM LIVING SPACE AND FURNACE ROOM TO MEET OR EXCEED CODE R302.5.1. (20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.)
17. COMBUSTION AIR FOR FURNACE AND WATER HEATERS TO MEET OR EXCEED G2407
18. CLOTHES DRYER EXHAUST VENTS TO MEET OR EXCEED M1502 (VENTING CANNOT PENETRATE FIRE RATED CONSTRUCTION MATERIALS).
19. ARC FAULT PROTECTION TO BE PROVIDED AS PER 3802.12, AND BE COMBINATION TYPE.
20. TAMPER RESISTANT OUTLETS ARE TO BE INSTALLED THROUGHOUT THE ENTIRE PROJECT.
21. EXTERIOR OUTLETS WILL BE REQUIRED TO HAVE COVERS OVER THEM TO CONFORM WITH SECTION E3902.8 THROUGH E3902.10

SOLID WASTE FOR THIS BUSINESS IS AT OR BELOW THAT OF A RESIDENTIAL DWELLING. (1) 90 GALLON GARBAGE CAN & (1) 90 GALLON RECYCLING CONTAINER WILL BE SUFFICIENT.

MASTER DOOR SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	NUMBER
D01	1	1	100100	120"x120"x1 3/4"	D01
D02	2	1	2060	L IN 24"xT2"x1/2" L IN	D02
D03	1	1	4060	L IN 48"xT2"x1 3/8" L IN	D03
D04	2	1	3068	L IN 36"x80"x1 3/8" L IN	D04
D05	2	1	3068	R EX 36"x80"x1 3/4" R EX	D05
D06	4	1	3068	R IN 36"x80"x1 3/8" R IN	D06
D07	1	1	4868	L/R IN (2) 28"x80"x1 3/8" L/R IN	D07
D08	1	1	6068	L/R EX (2) 36"x80"x1 3/4" L/R EX	D08

MASTER WINDOW SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	TEMPERED	QTY
W01	7	1	6040LS	72"X48"LS		7
W02	2	1	8040TS	96"X48"TS		2



Plot plan
Scale: 1" = 16'

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

CONTENTS:

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

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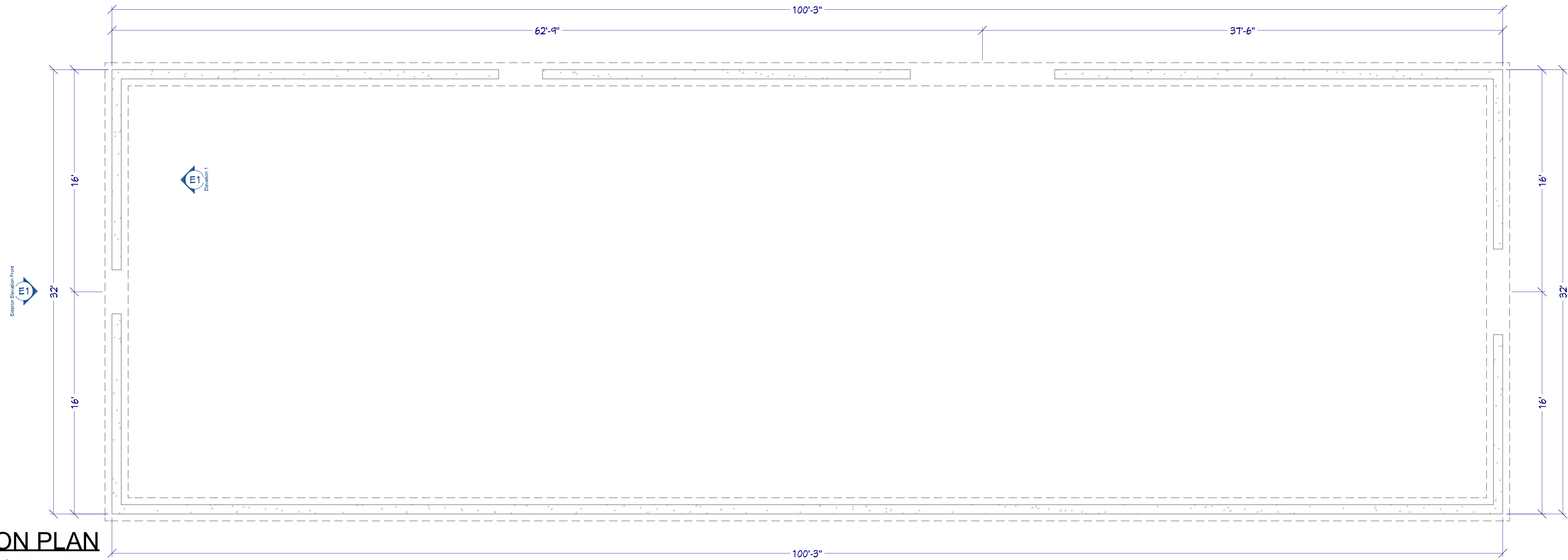


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Royal Dog Boarding

TITLE:
PLOT PLAN / COVER PAGE

DATE:
12/6/2019

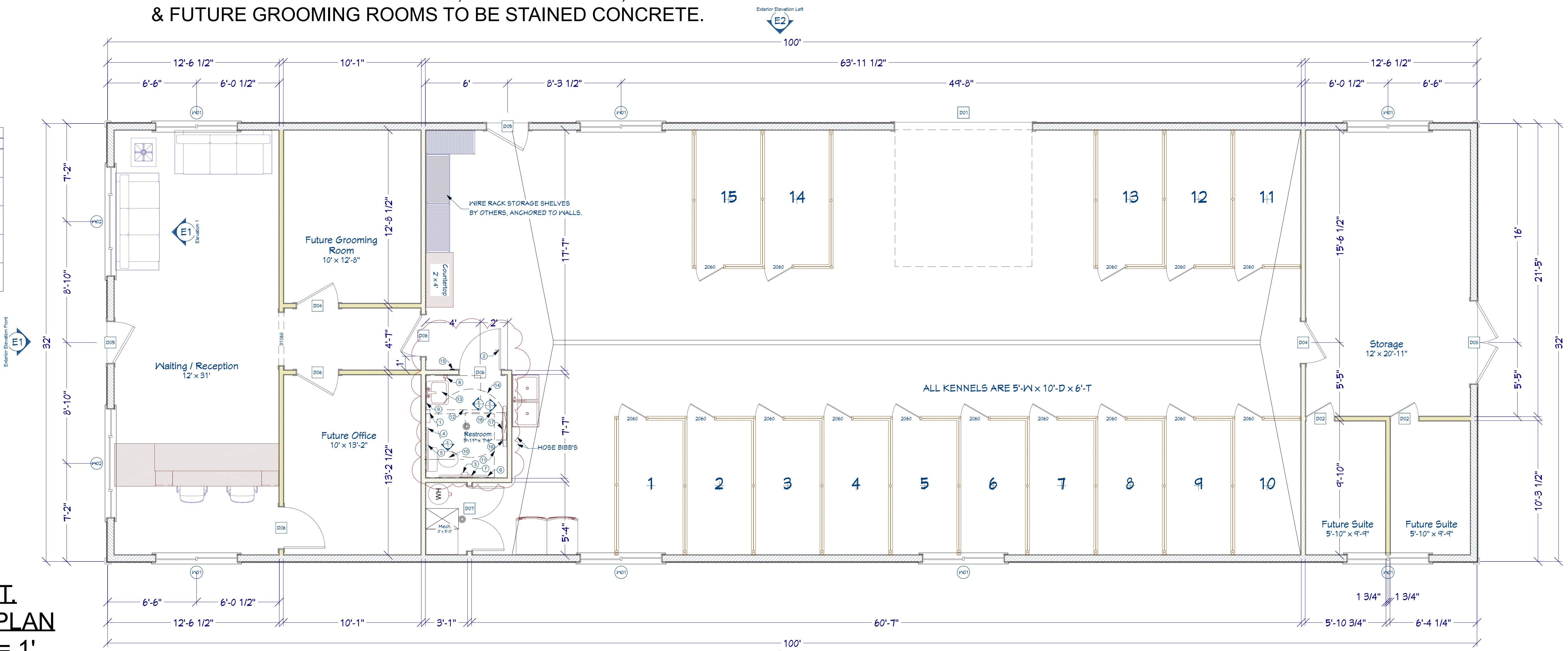
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FOUNDATION PLAN
SCALE: 1/4" = 1'

FLOORS IN WAITING/RECEPTION, FUTURE OFFICE,
& FUTURE GROOMING ROOMS TO BE STAINED CONCRETE.

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	8" CONCRETE STEM WALL
	CHAIN LINK FENCE
	INTERIOR-4 REQUIRED
	INTERIOR-4, FUTURE
	STEEL EXTERIOR WALL



3,200 SQ.FT.
MAIN FLOOR PLAN
SCALE: 1/4" = 1'

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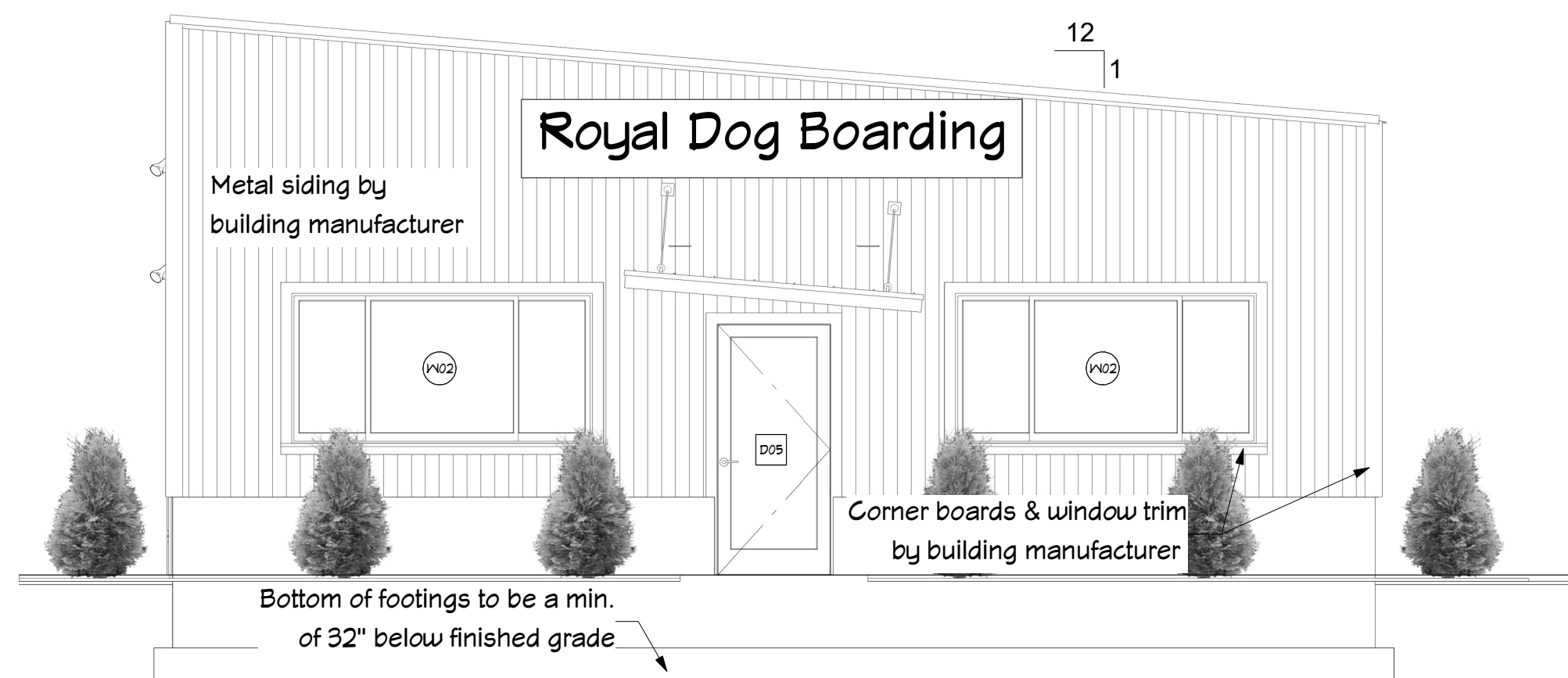


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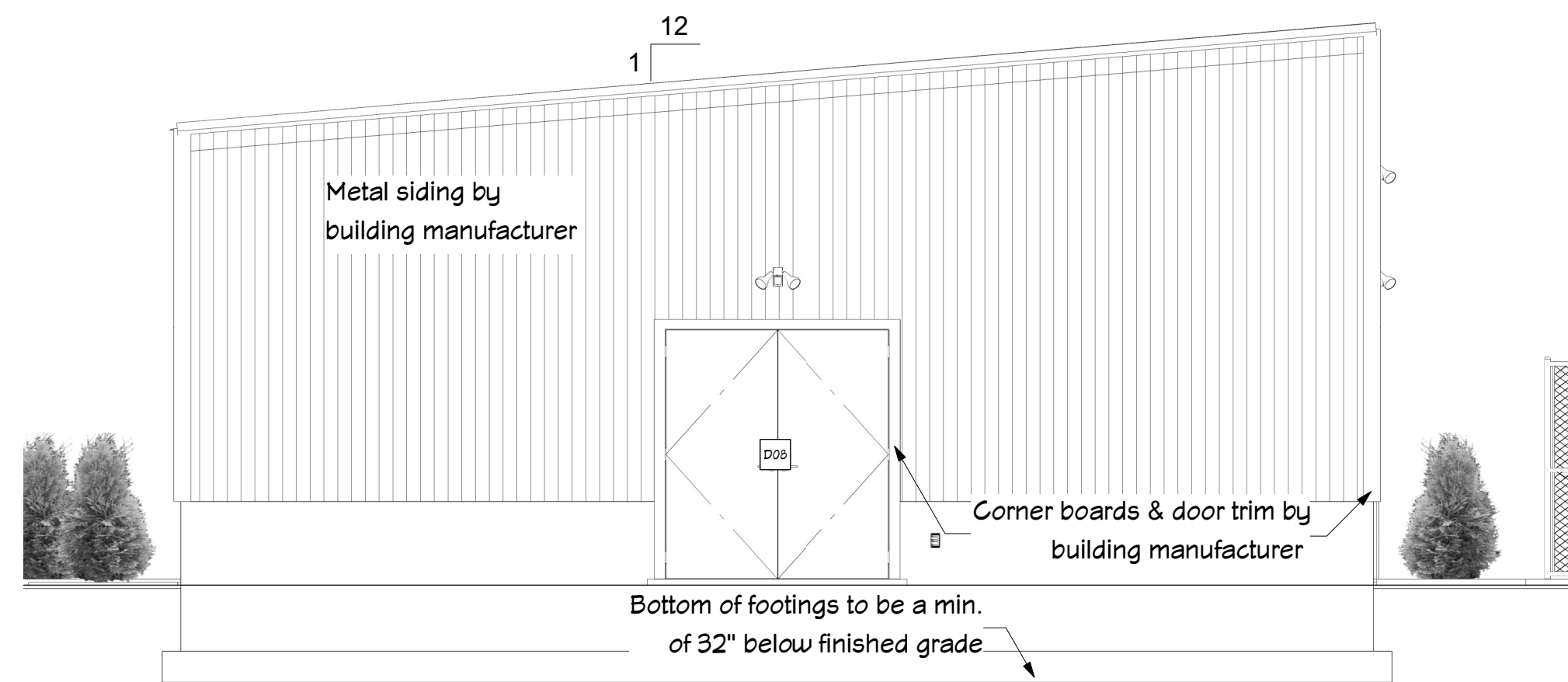
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MAIN FLOOR PLANS

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12/6/2019

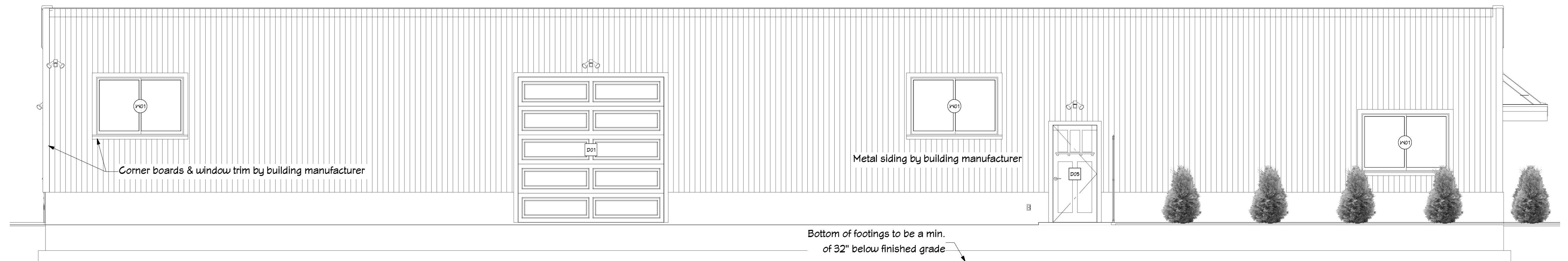
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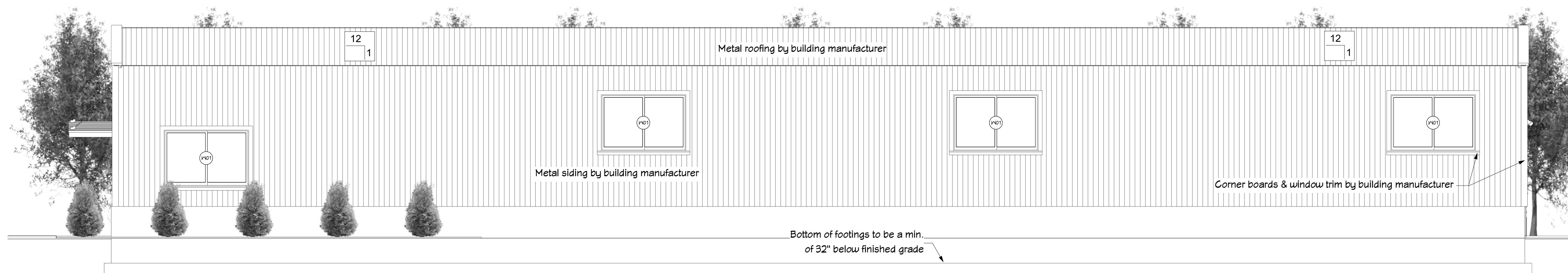
FRONT ELEVATION
SCALE: 1/4" = 1'



REAR ELEVATION
SCALE: 1/4" = 1'



LEFT ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'

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ELEVATIONS

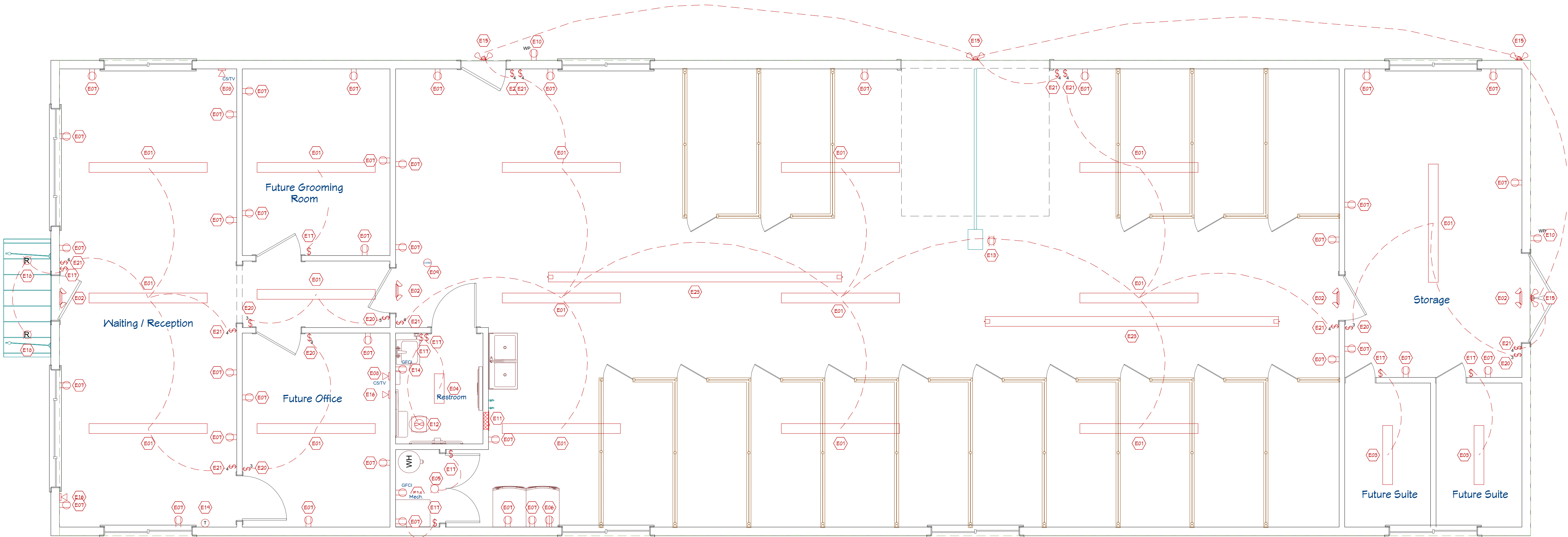
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COORDINATE WITH OWNER THE POSSIBLE INSTALLATION OF SECURITY SYSTEMS, INTERCOM, CABLE TV, COMPUTER, SPEAKERS, OR OTHER SPECIALTY ITEMS NOT INDICATED ON THE DRAWINGS, BUT CURRENT WITH THE INDUSTRY. ALL OUTLET SPACING IS CONCEPTUAL IN NATURE AND WILL BE FIELD VERIFIED. ELECTRICIAN WILL BE RESPONSIBLE FOR PROPER INSTILLATION OF ALL EXTERIOR PENETRATIONS OF STRUCTURE. ARC FAULT PROTECTION TO BE PROVIDED AS PER 3802.12, AND BE COMBINATION TYPE. TAMPER RESISTANT OUTLETS ARE TO BE INSTALLED THROUGHOUT THE ENTIRE PROJECT. EXTERIOR OUTLETS WILL BE REQUIRED TO HAVE COVERS OVER THEM TO CONFORM WITH SECTION E3902.8 THROUGH E3902.10 OUTLET SPACING MUST CONFORM TO IRC 3901.2.1

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	LIGHT FIXTURE
	RECESSED LIGHT
	EYEBALL (ROTATED)
	CEILING FAN (LIGHTS)
	CHANDELIER
	FLUORESCENT LIGHTS (SEE PLAN FOR SIZE)
	DUAL SPOTLIGHT
	EXTERIOR LIGHT
	LIGHT BAR W/MIRROR
	LIGHT HALF CONE
	BATHROOM EXHAUST FAN
	SMOKE DETECTOR
	TELEVISION
	TELEPHONE
	CAT5 w/ TV
	INTERCOM
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	110V /DUPLEX OUTLET
	110V /QUADRUPLEX
	110V /FLOOR DUPLEX OUTLET
	GFCI OUTLET
	DUPLEX (WEATHERPROOF)
	220V OUTLET
	THERMOSTAT
	BREAKER PANEL



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

ELECTRICAL SCHEDULE						
NUMBER	QTY	FLOOR	ATTACHED TO	DESCRIPTION	NUMBER	
E01	16	1	CEILING	96" SURFACE MOUNTED [96W49D]	E01	
E02	4	1	WALL	EMERGENCY LIGHT & EXIT	E02	
E03	2	1	CEILING	48" SURFACE MOUNTED [48W49D]	E03	
E04	1	1	CEILING	24" SURFACE MOUNTED [24W49D]	E04	
E05	1	1	CEILING	BARE BULB	E05	
E06	1	1	WALL	220V	E06	
E07	38	1	WALL	DUPLEX	E07	
E08	2	1	WALL	CAT5 W/ TV	E08	
E09	1	1	CEILING	CO/SMOKE DETECTOR	E09	
E10	2	1	WALL	DUPLEX (WEATHERPROOF)	E10	
E11	1	1	WALL	ELECTRICAL PANEL	E11	
E12	1	1	CEILING	EXHAUST	E12	
E13	1	1	CEILING	CEILING DUPLEX	E13	
E14	2	1	WALL	GFCI	E14	
E15	4	1	WALL	SPOTLIGHT 2 MOTION SENSOR	E15	
E16	2	1	WALL	TELEPHONE JACK	E16	
E17	8	1	WALL	SINGLE POLE	E17	
E18	2	1	CEILING	RECESSED DOWN LIGHT	E18	
E19	1	1	WALL	THERMOSTAT	E19	
E20	6	1	WALL	THREE WAY	E20	
E21	10	1	WALL	FOUR WAY	E21	
E23	2	1	CEILING	INFRARED GAS TUBE HEATER, INDOOR, OUTDOOR, NG, 100,000 BTUH, 40 FT. RADIANT PIPE	E23	

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ELECTRICAL PLAN

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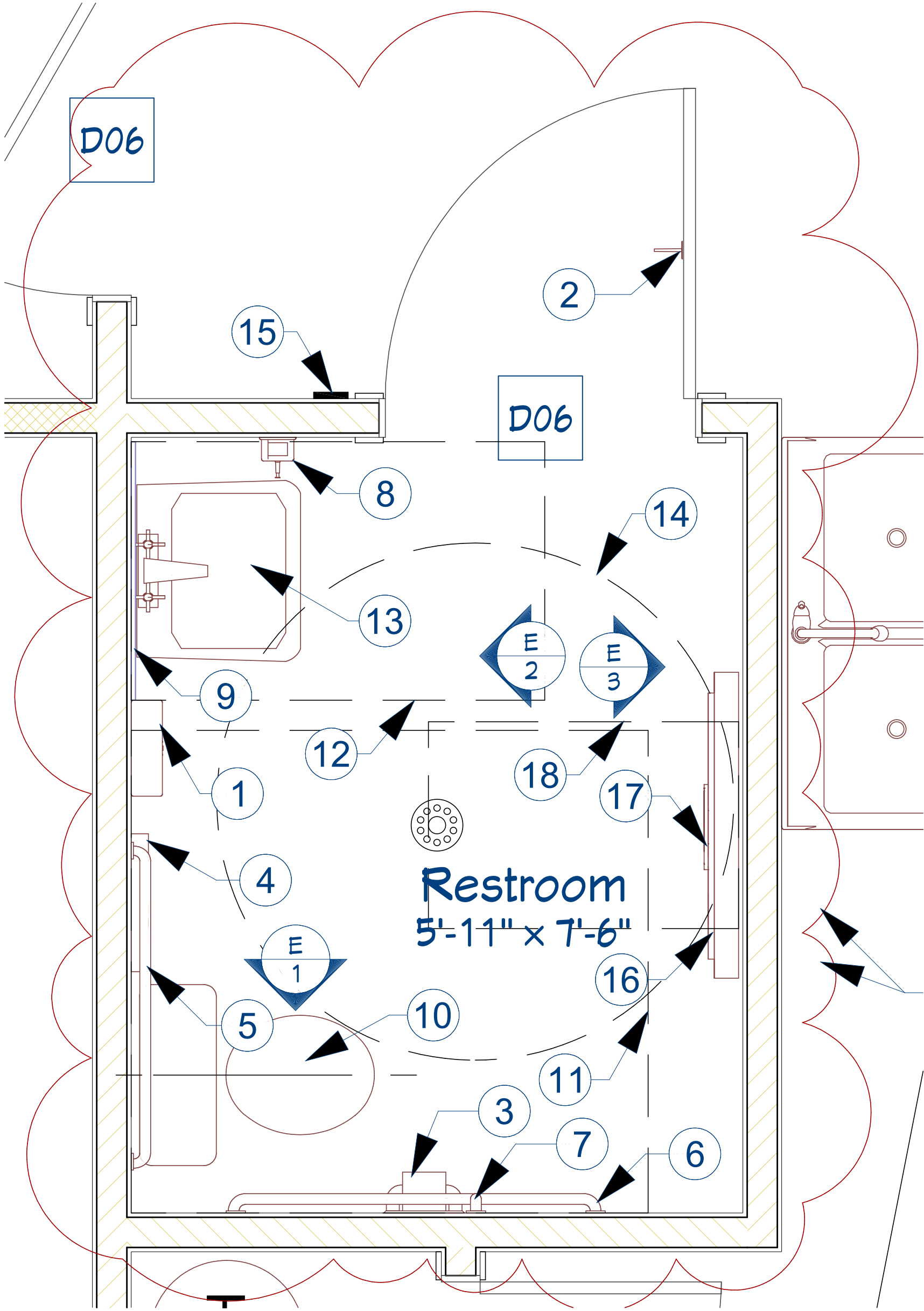
ACCESSIBILITY NOTES:

1. WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH, AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.
2. SURFACES WITH A SLOPE OF LESS THAN 6 PERCENT GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
3. SURFACES WITH A SLOPE OF 6 PERCENT GRADIENT OR GREATER SHALL BE SLIP-RESISTANT.
4. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT.
5. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENING IN GRATINGS SHALL BE LIMITED TO 1/2 INCH IN THE DIRECTION OF TRAFFIC FLOW.
6. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH. WHEN CHANGES IN LEVEL DO OCCUR THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4 INCH MAY BE VERTICAL.
7. FLOOR ON LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOOR WAY. WHEN CHANGES IN LEVELS GREATER THAN 1/2 INCH ARE NECESSARY THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS.
8. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED. VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
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 6 FEET, 8 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 32 INCHES. ALL DOORS SHALL SWING OUTWARD IN THE PATH OF TRAVEL TO EXIT.
10. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
11. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR.
12. DOOR HARDWARE SHALL BE OPEN-ABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
13. BATHROOM ACCESSORIES, SUCH AS GRAB BARS, TOWEL BARS, SOAP DISHES, ETC, ON OR WITHIN WALLS SHALL BE SEALED AGAINST MOISTURE. UBC 807.1.2.
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 40" 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 ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE.
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19. BOTH TITLE 24 SIGNS AND ADA SIGNS ARE REQUIRED IN CALIFORNIA.
20. PROVIDE ROOM IDENTIFICATION SIGN ON LATCH SIDE OF DOOR.
20. LETTERS & NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN. SHALL BE A MIN. OF 5/8" HIGH AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.
21. ADA SIGNAGE PROVIDED BY CUSA.

GRAB BARS:

1. LOCATE GRAB BARS ON EACH SIDE OR ONE SIDE AND BACK OF TOILET, 33" ABOVE AND PARALLEL TO THE FLOOR, EXCEPT WITH A TANK-TYPE TOILET WHICH OBSTRUCTS PLACEMENT, THE GRAB BAR MAY BE AS HIGH AS 36". BARS AT SIDE TO BE 42" LONG WITH FRONT END 24" IN FROM TOILET. BARS IN BACK TO BE 36" LONG. DIAMETER OR WIDTH OF GRIPPING SURFACE IS REQUIRED TO BE 1 1/4" TO 1 1/2", 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 1/2".
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4. GRAB BARS AND ANY SURFACE ADJACENT TO THEM CANNOT HAVE ANY SHARP OR ABRASIVE ELEMENTS. EDGES ARE TO HAVE A MINIMUM RADIUS OF 1/8"
5. GRAB BARS AND MOUNTINGS SHALL WITHSTAND 250 LBS. PROVIDE 2X8 SOLID BLOCKING IN WALLS @ WALL MOUNTED ACCESSORIES (TYP)

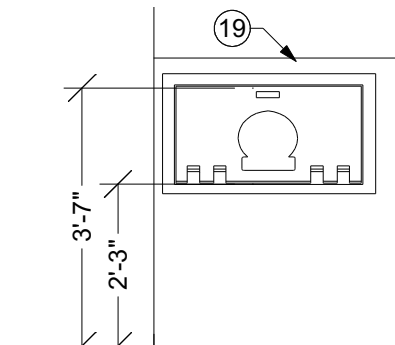
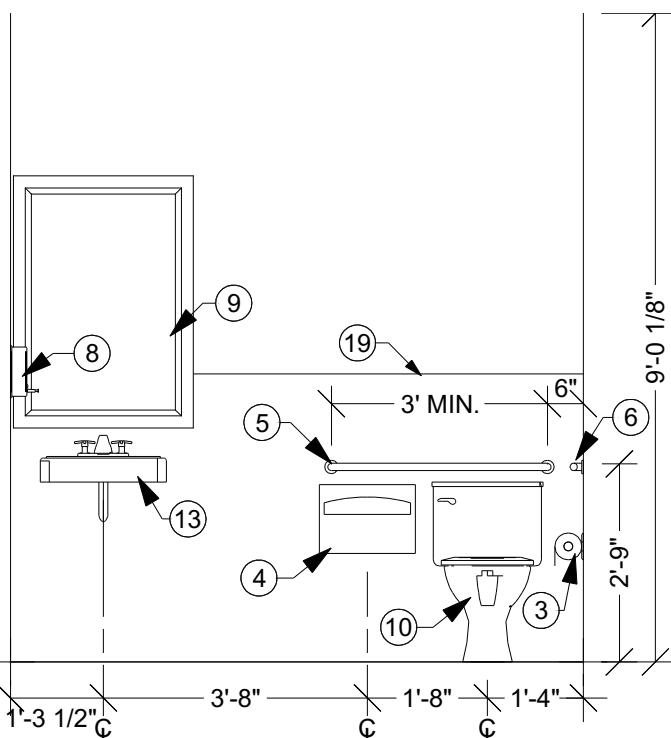
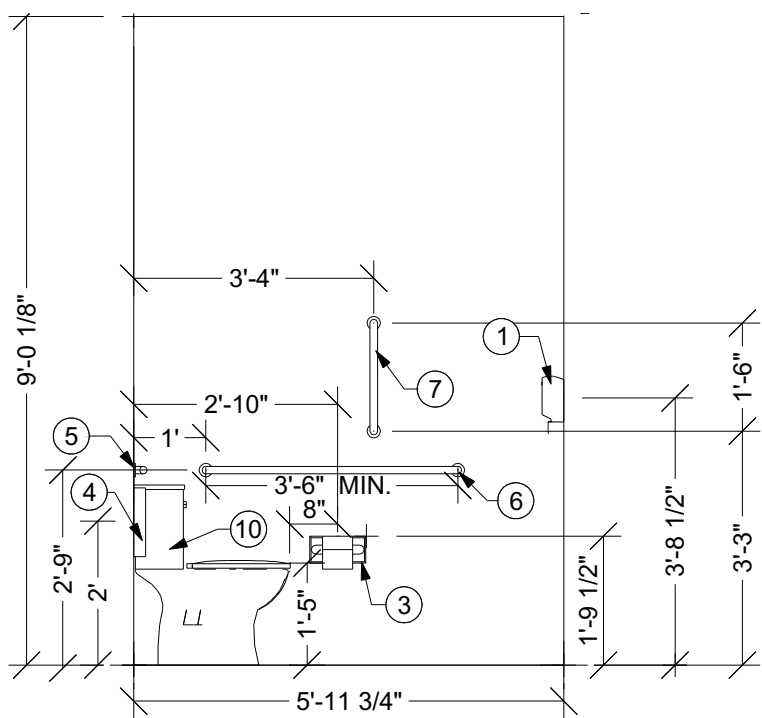
NOTE: PROVIDE ADEQUATE BLOCKING FOR GRAB BARS, HANDRAILS AND ALL OTHER WALL MOUNTED FIXTURES.



RESTROOM PLAN
SCALE: 1" = 1'

ADA BATHROOM KEYNOTES

ITEM	QTY.
① PAPER TOWEL DISPENSER (48" A.F.F.)	QTY. 1
② COAT HOOK (48" A.F.F.)	QTY. 1
③ TOILET TISSUE DISPENSER SURFACE MOUNTED	QTY. 1
④ TOILET SEAT COVER DISPENSER (48" A.F.F.)	QTY. 1
⑤ HORIZONTAL GRAB BARS- 36", MOUNTED 33"-36" FROM THE FLOOR	QTY. 1
⑥ HORIZONTAL GRAB BARS- 42" MOUNTED 33"-36" FROM THE FLOOR	QTY. 1
⑦ VERTICAL GRAB BARS- 18"	QTY. 1
⑧ SOAP DISPENSER (48" A.F.F.)	QTY. 1
⑨ MIRROR FULL WIDTH X42" H. X1/4" THK. CLIP MOUNTED, FRAME-LESS W/J. MOLD AT BOTTOM. (+38" A.F.F.)	QTY. 1
⑩ ADA COMPLIANT TOILET	QTY. 1
⑪ 56" x 60" CLEAR FLOOR SPACE AT TOILET	
⑫ 30" x 48" CLEAR FLOOR SPACE AT LAVATORY	
⑬ WALL MOUNTED SINK (+32" -+ 34" A.F.F.)	QTY. 1
⑭ 60" WHEELCHAIR TURNING SPACE	
⑮ ADA COMPLIANT UNISEX RESTROOM SIGN AT STRIKE SIDE OF DOOR. SIGN TO BE INSTALLED AT +50" AFF. SIGNAGE TO HAVE BRAILLE & CONTRASTING RAISED LETTERING.	QTY. 3
⑯ INFANT CHANGING TABLE AMERICAN INFANT CARE PRODUCTS CORP. "DIAPER DECK" SUPPLIED BY OPERATOR	QTY. 1
⑰ DIAPER DISPOSAL AMERICAN INFANT CARE PRODUCTS CORP. "DIAPER DUMPER" SUPPLIED BY OPERATOR	QTY. 1
⑱ 24" x 36" CLEAR FLOOR SPACE AT CHANGING TABLE	
⑲ FRP/TILE WALL COVERING @ 48" TO TOP WITH 4" RUBBER BASE	



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