

SUNRAY PROPERTIES BUILDING II
SITE PLAN APPROVAL
230 NORTH CENTER STREET
CITY COUNCIL MEETING
MARCH 17, 2022

SUMMARY: Sunray Properties is seeking site plan approval for a new 39,200 square foot building at approximately 230 North Center Street. This structure will have approximately eleven bays that will be available for lease to various companies.

ZONING: M-1 Light Industrial

NOTES:

Planning Commission Discussion:

Signage: Signage is to be provided for the complex under a separate application. Individual businesses to apply for signage individually.

ADA: Based on the number of total parking stalls, additional ADA stalls should be provided. These should be spread around the building to provide access to multiple bays/businesses.

Snow Storage: Site plan to be updated to show provisions for snow storage and handling.

Trash Enclosures: Dumpster areas to be provided away from parking stalls. Enclosures should be provided to provide screening from residential areas and help prevent debris from blowing away. Trash collection to be located on the north side of the building away from residences.

Lighting: Lighting should be shown on the site plan. Lighting is to be situated to prevent light from spilling into residential areas.

Landscaping: Landscaping to be provided along all street frontages. Xeriscape is permitted.

Roadway/Driveway: Driveway at southeast corner should be moved to provide minimum ten feet from property line. Drive entrance may be up to 36 feet wide.

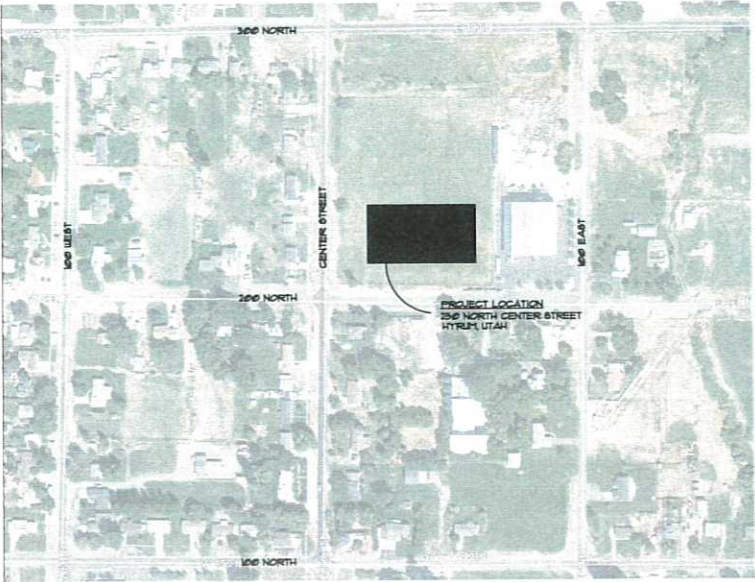
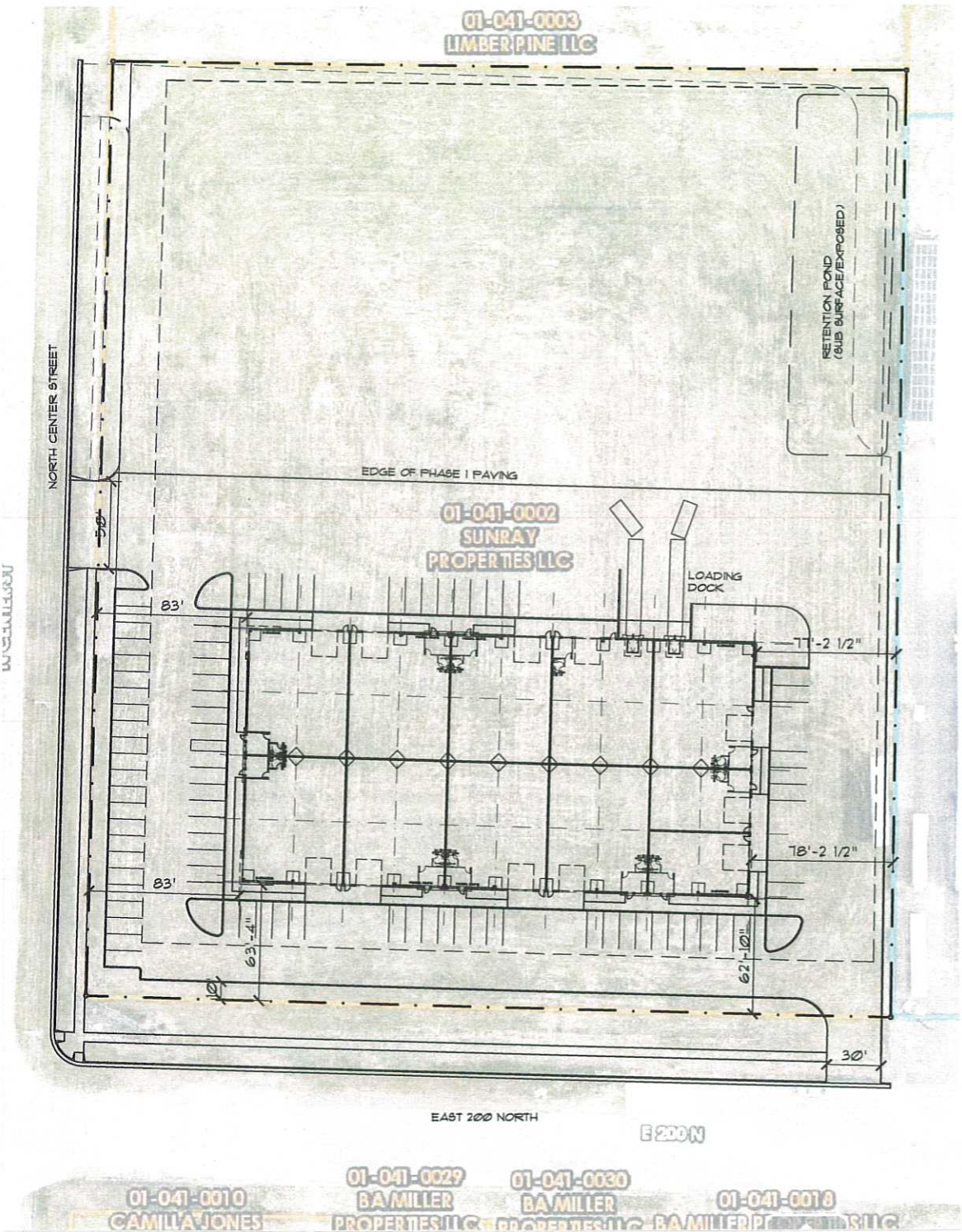
Demand: Space rental is high. Owner has a potential tenant for about half of the building already.

Electrical component delays for equipment not already ordered are estimated to be 2.5 years.

SUNRAY PROPERTIES BUILDING II
APPROX 250 NORTH CENTER STREET
HYRUM, UTAH

CODE REVIEW I.B.C. 2018

DESCRIPTION	IBC REFERENCE	REMARKS
OCCUPANCY STORAGE MEDIUM HAZARD STORAGE	5-1 Chapter 3 SECTION NO. 3112	
BASIC ALLOWABLE BUILDING HEIGHT, FLOOR AREA AND STORY IN HEIGHT MAX HEIGHT IN FEET (ALLOWED 15'-0" / 15' MAX ALLOWED) MAXIMUM # OF FLOORS (5-1/5/11B) 2 STORY ALLOWED 5-1 OCCUPANCIES BASIC FLOOR AREA (ALLOWED - 5-1/5/11B) 10,000 SF. ALLOWABLE AREA 10,000 SF.	Chapter 5 Table No. 504.3 Table No. 504.4 Table No. 506.2 SECTION NO. 106	Provided: PROVIDED HT = 30'-2" PROVIDED STORIES = 1 ACTUAL SF. = 39,413
TYPE OF CONSTRUCTION Fire Resistive Requirements Building Element 1. Structural Frame 2. Exterior Bearing Walls 3. Interior Bearing Walls 4. Non-Bearing Walls - Exterior 5. Non-Bearing Walls - Interior 6. Floor Construction - Beams and Joists 7. Roof Construction - Beams and Joists	Chapter 6 Table No. 601 Type 5/11B Fire Resistive Rating (in Hours) 0 0 0 0 0 0	Comply
INTERIOR FINISHES SPRINKLERED - 5-1 EXIT ENCLOSURES AND PASSAGEWAYS CORRIDORS ROOMS AND ENCLOSED SPACES	Chapter 8 TABLE 803.3 C C C	WILL COMPLY WILL COMPLY WILL COMPLY
FIRE PROTECTION AUTOMATIC SPRINKLER SYSTEM - REQUIRED (FIRE AREA IS GREATER THAN 12,000 SF) FIRE ALARM SYSTEM - NOT REQUIRED MEANS OF EGRESS ILLUMINATION	Chapter 9 SECTION 903.2.9 SECTION 907.2 SECTION 1006.3	NOT REQUIRED 5-1 OCC'S EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT
OCCUPANT LOAD MEDIUM HAZARD STORAGE - 5-1 WAREHOUSE - 39,413 SF / 500/OCC. = 79 OCCUPANTS	Chapter 10 Table No. 1004.5	TOTAL OCCUPANTS = 79
EXITING TWO EXITS REQ'D PER FLOOR GREATER THAN 49 OCC'S (5-1) ACCESSIBLE MEANS OF EGRESS	Chapter 10 TABLE 1004.5 SECTION 1007.1	26 EXITS PROVIDED 26 ACCESSIBLE = 100%
ACCESSIBILITY GROUP 5-1 GOODS AND SERVICES WILL BE ACCESSIBLE TO PERSONS WITH DISABILITIES FURNITURE LAYOUT SHALL BE PLACED TO PROVIDE ACCESSIBILITY THROUGHOUT THE SPACE.	Chapter 11	COMPLY
PLUMBING SYSTEMS 5-1 OCCUPANCIES - WAREHOUSE MALE = 40 OCCUPANTS FEMALE = 40 OCCUPANTS TOTAL FIXTURES REQUIRED	Chapter 29 TABLE 2902.1 TOILET = 1 LAV = 1 TOILET = 2 LAV = 2	SERVICE SINK = 1 DRAINAGE = 1 SERVICE SINK = 1 DRAINAGE = 1
TOTAL FIXTURES PROVIDED	TOILETS = 11 LAV = 11	



SHEET INDEX

ARCHITECT JOSEPH T. BECK ARCHITECT, INC. 491 EAST 520 SOUTH SMITHFIELD, UTAH 84335 435-164-6742 JTBARCHITECT@GMAIL.COM	A0.0 COVER SHEET/SITE PLAN/CODE REVIEW A1.0 OVERALL FLOOR PLAN A1.1 ENLARGED PLAN/COLUMN DETAILS/DOCK DOOR ELEV A2.0 EXTERIOR ELEVATIONS A2.1 INTERIOR ELEVATIONS/SCHEDULES/GLAZING/RATED WALL SECTION A3.0 SECTIONS
CIVIL / LANDSCAPE ENGINEERING CACHE LANDMARK ENGINEERING 1011 WEST 400 NORTH, SUITE 130 LOGAN, UTAH 84321 435-113-0099	C-0.1 GENERAL NOTES AND LEGEND C-1.0 SITE / UTILITY PLAN C-2.0 DRAINAGE / GRADING PLAN C-3.0 DETAIL SHEET C-4.0 DETAIL SHEET C-5.1 EROSION CONTROL PLAN
STRUCTURAL ENGINEERING	"DEFERRED SUBMITTAL" (UNDER SEPARATE COVER)
MECHANICAL ENGINEERING MORTENSEN ENGINEERING, INC. 251 SOUTH 830 EAST SMITHFIELD, UTAH 84335 435-1160-9934 LORIN.MORTENSEN@COMCAST.NET	M1.0 MECHANICAL NOTES / SPECIFICATIONS M1.1 MECHANICAL PLAN M2.0 TYP MECHANICAL PLANS/DETAILS/SCHEDULES P1.0 PLUMBING NOTES AND SPECIFICATIONS P1.1 PLUMBING PLAN P1.2 PLUMBING DETAILS AND SCHEDULES
ELECTRICAL ENGINEERING SINE SOURCE ENGINEERING 95 WEST GOLF COURSE RD, SUITE 102 LOGAN, UTAH 84321 435-181-1445 WWW.SINESOURCE.COM	E0.01 ABBREVS, GPN, LEGEND, SHEET INDEX E0.02 SPECIFICATIONS E0.03 ELECTRICAL SITE PLAN E1.01 LIGHTING PLAN E2.01 POWER PLAN E3.01 ELECTRICAL DETAILS E4.01 ELECTRICAL ONE-LINE DIAGRAM
FIRE SUPPRESSION ENGINEERING	"DEFERRED SUBMITTAL" (UNDER SEPARATE COVER)



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

STATE OF UTAH
JOSEPH T. BECK
137544
LICENSED ARCHITECT

DATE
DEC 29, 2021

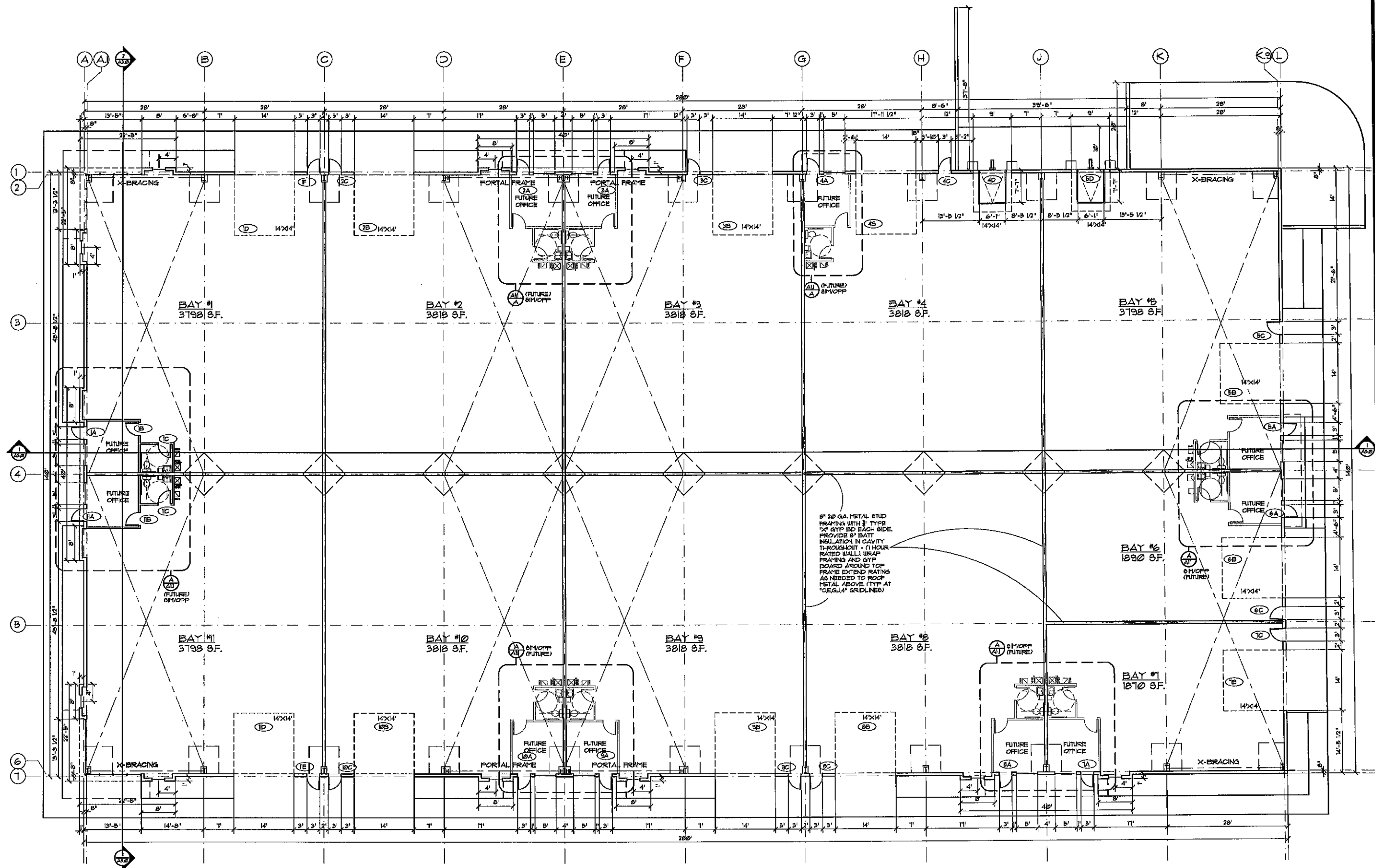
PROJECT TITLE
SUNRAY PROPERTIES II
250 NORTH CENTER STREET
HYRUM, UTAH

SHEET TITLE
REF. SITE PLAN
CODE REVIEW
SHEET LEGEND

PROJECT NUMBER
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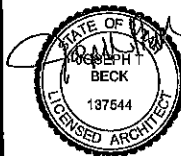
REVISIONS

SHEET NUMBER
A0.0



FLOOR PLAN
SCALE: 1" = 10' - 0"
39,418 S.F.

JOSEPH T. BECK ARCHITECT, INC.
650 NORTH 400 WEST
SMITHFIELD, UTAH
(435) 784-6742



DATE
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PROJECT TITLE
SUNRAY PROPERTIES II
250 NORTH CENTER STREET
HYRUM, UTAH

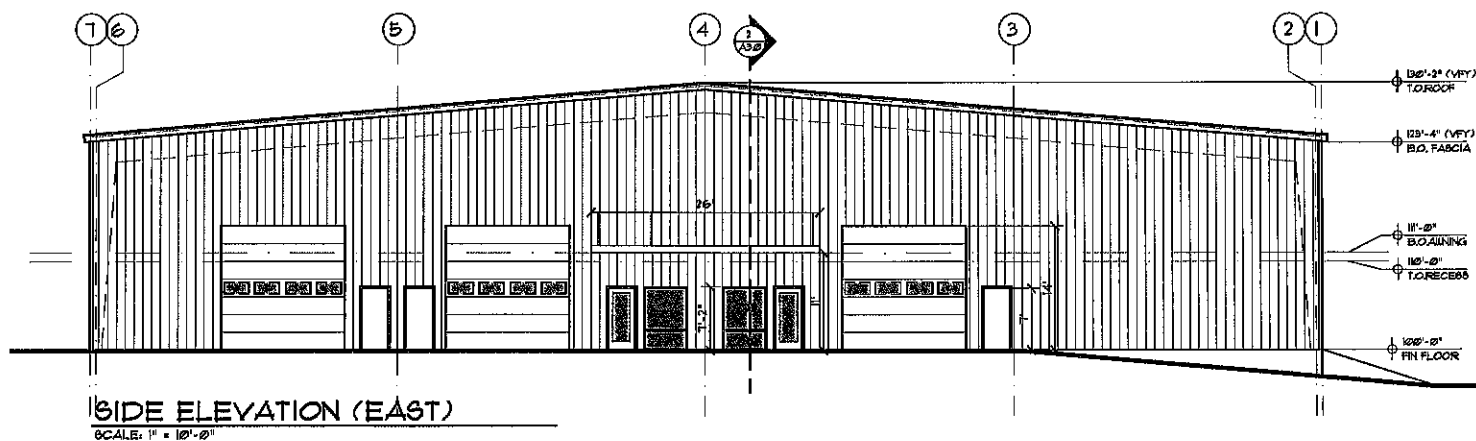
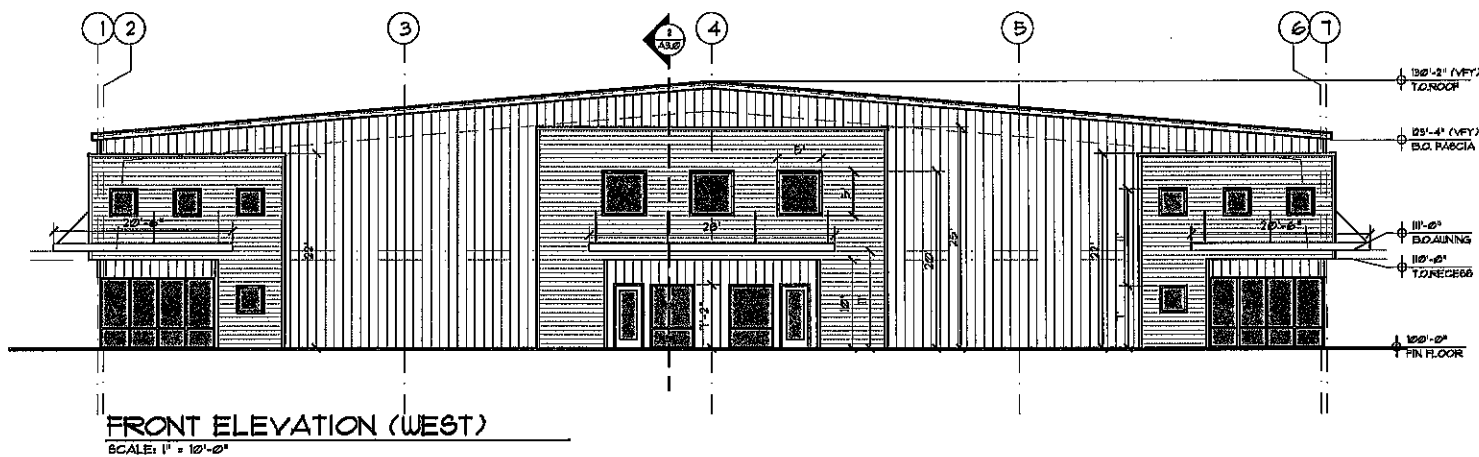
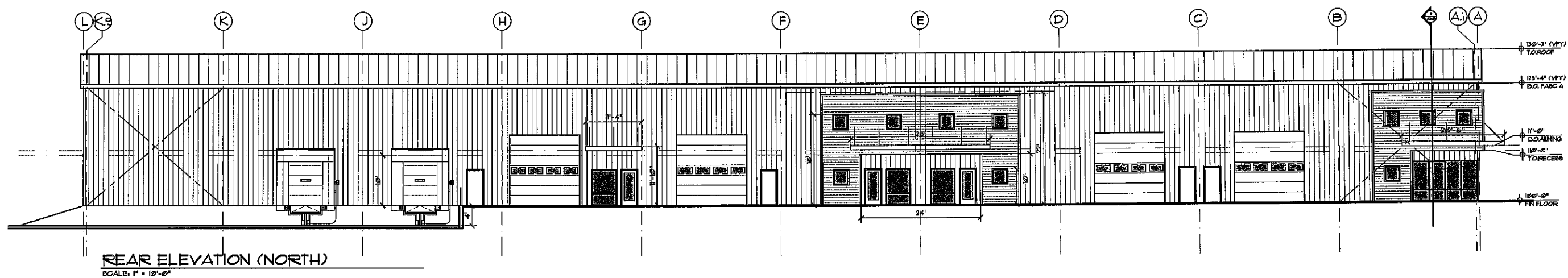
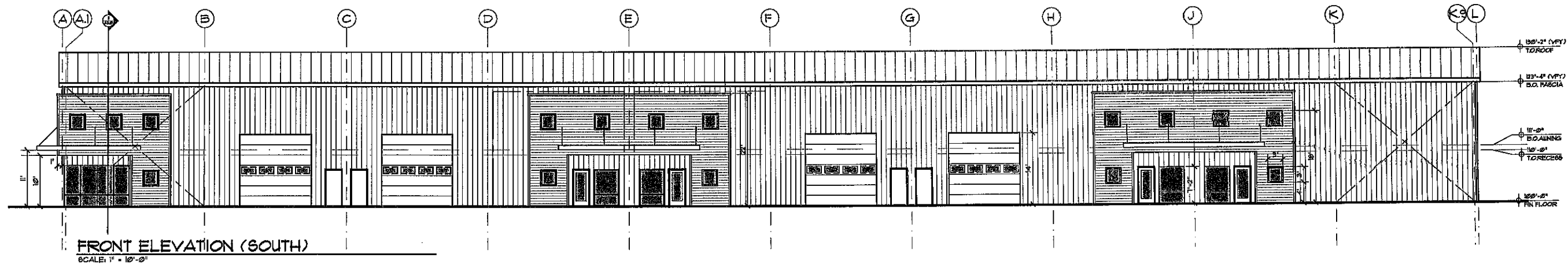
SHEET TITLE
FLOOR PLAN

PROJECT NUMBER
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REVISIONS

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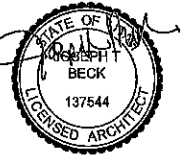
A1.0



ELEVATIONS NOTES:

1. 2 COLORS OF EXTERIOR METAL PANELING TO BE SELECTED BY OWNER. TRIM METAL COLOR TO COMPLEMENT THE ADJACENT PANEL COLORS.
2. NOTE SUGGESTED PANEL ORIENTATIONS SHOWN. REPLICATE THIS APPEARANCE WITH MANUFACTURERS STANDARD MATERIALS AVAILABLE TO ACHIEVE THE LOOK DESIRED.
3. SEE SHEET A2.1 FOR GLAZING INFORMATION.
4. STEEL ALUING TO BE FABRICATED WITH MANUF. STANDARD CONNECTIONS, JOINTS. SHADES TO BE PAINTED A COMPLIMENTARY COLOR TBD.

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



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PROJECT TITLE
**SUNRAY PROPERTIES II
250 NORTH CENTER STREET
HYRUM, UTAH**

SHEET TITLE
**EXTERIOR
ELEVATIONS**

PROJECT NUMBER
-

REVISIONS

SHEET NUMBER

A2.0

PLOTTED December 30, 2021 BY Matt Rigby FILE 2\2021 PROJECTS\666-2102 SUNRAY SITE DEVELOPMENT - HYRUM, UT\A\CONSTRUCTION DOCUMENTS\666-2102 C-2.0 SITE PLAN.DWG

SITE GENERAL NOTES

1. ALL DIMENSIONS AND RADII ARE MEASURED TO TOP BACK OF CURB - UNLESS OTHERWISE NOTED OR WHEN NO CURB IS PRESENT.
2. ALL CONCRETE JOINTING AND SCORING SHALL MEET HYRUM CITY STANDARDS AND SPECIFICATIONS FOR CONCRETE PAVING.
3. CONTRACTOR TO REFER TO GRADING PLAN FOR ALL FINISH GRADE ELEVATIONS.

SITE CONSTRUCTION NOTES

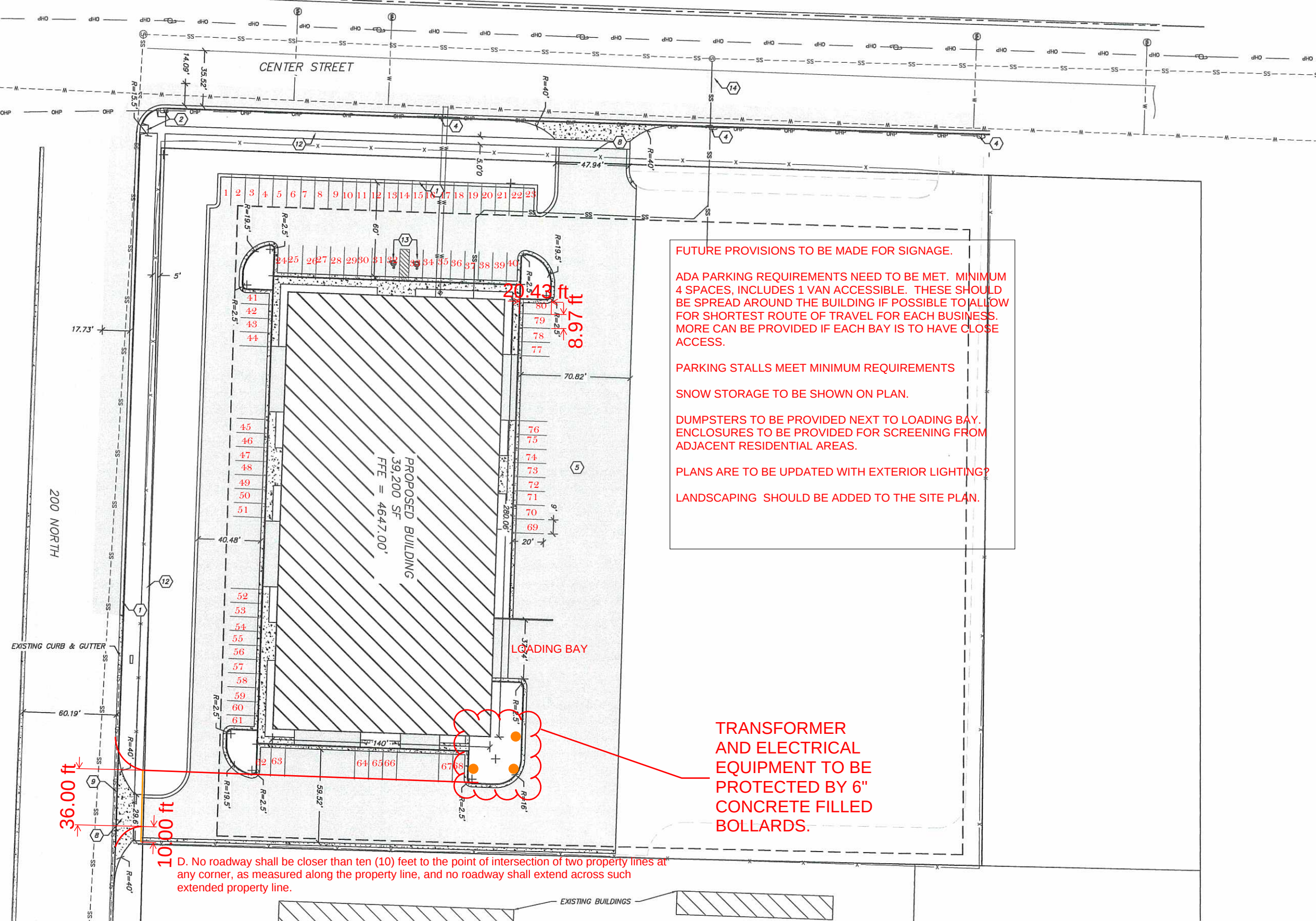
1. CONSTRUCT STANDARD CURB AND GUTTER. SEE SHEET C-5.0/DETAIL 1. HATCH INDICATES SPILL-TYPE GUTTER.
2. CONSTRUCT ADA RAMP. SEE SHEET C-5.0/DETAIL 2.
3. CONSTRUCT 24" RIBBON CURB. SEE SHEET C-5.0/DETAIL 3.
4. RELOCATE EXISTING OVERHEAD POWER POLE TO PARKSTRIP AS REQUIRED.
5. INSTALL STANDARD ASPHALT SECTION. SEE SHEET C-5.1/DETAIL 7.
6. INSTALL STANDARD 6" CONCRETE SECTION. SEE SHEET C-5.1/DETAIL 8.

7. INSTALL HEAVY-DUTY 8" CONCRETE SECTION. SEE SHEET C-5.1/DETAIL 8.
8. INSTALL CONCRETE DRIVEWAY. SEE SHEET C-5.1/DETAIL 9.
9. REMOVE AND REPLACE CURB AND GUTTER TO MEET DRIVEWAY REQUIREMENTS. REPLACE WITH APWA TYPE A CURB AND GUTTER ACCORDING TO HYRUM CITY STANDARDS. SEE SHEET C-5.1/DETAIL 10.
11. INSTALL FIRE HYDRANT PER HYRUM CITY STANDARDS. USE 6" BURY FOR FREEZE PREVENTION.
12. INSTALL STANDARD SIDEWALK/FLATWORK PER HYRUM CITY STANDARDS. SEE SHEET C-5.1/DETAIL 11.
13. ADA PARKING STALL.
14. SAWCUT AND REMOVE ASPHALT PAVEMENT FOR SEWER LATERAL. RE-PAVE AS REQUIRED.

0 15' 30' 60'
GRAPHIC SCALE 1"= 30'



SITE PLAN
SCALE: 1"= 30'



FUTURE PROVISIONS TO BE MADE FOR SIGNAGE.

ADA PARKING REQUIREMENTS NEED TO BE MET. MINIMUM 4 SPACES, INCLUDES 1 VAN ACCESSIBLE. THESE SHOULD BE SPREAD AROUND THE BUILDING IF POSSIBLE TO ALLOW FOR SHORTEST ROUTE OF TRAVEL FOR EACH BUSINESS. MORE CAN BE PROVIDED IF EACH BAY IS TO HAVE CLOSE ACCESS.

PARKING STALLS MEET MINIMUM REQUIREMENTS

SNOW STORAGE TO BE SHOWN ON PLAN.

DUMPSTERS TO BE PROVIDED NEXT TO LOADING BAY. ENCLOSURES TO BE PROVIDED FOR SCREENING FROM ADJACENT RESIDENTIAL AREAS.

PLANS ARE TO BE UPDATED WITH EXTERIOR LIGHTING?

LANDSCAPING SHOULD BE ADDED TO THE SITE PLAN.

TRANSFORMER AND ELECTRICAL EQUIPMENT TO BE PROTECTED BY 6" CONCRETE FILLED BOLLARDS.

SUNRAY PROPERTIES
BUILDING II
200 N CENTER STREET
HYRUM, UTAH, 84319



Cache • Landmark
Engineers
Surveyors
Planners

95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 12/30/2021

SCALE: 1"=10'

DESIGN BY: M. RIGBY

CHECKED BY: L. ANDERSON

APPROVED BY: L. ANDERSON

PROJECT NUMBER: 566-2102

SHEET:

C-2.0

SITE
PLAN

SHEET DESCRIPTION:

NO. DATE:

DESCRIPTION: