

ANNETTE FRANCIS

HYRUM, UT USA

PROJECT AREAS	PROJECT DATA	SITE VICINITY MAP	DRAWING INDEX																																																												
<p>SITE DATA:</p> <p>SITE GROSS AREA: < Site Gross Area > SITE PERIMETER: < Site Perimeter ></p> <p>MEASURED AREAS:</p> <p>BLDG FOOTPRINT: < Building Footprint Area > DRIVES: < Driveway Area > HARDSCAPE: < Hardscape Area > LANDSCAPE: < Landscape Area > POOL / SPA: < Pool / Spa Area ></p> <p>ALLOWABLE AREAS:</p> <p>BUILDABLE AREA: < Define Max Footprint > FLOOR AREA RATIO: < F.A.R. > MAX ALLOWABLE: < Max Gross Area > PROPOSED FLOOR AREA: < Building Gross Area > PROPOSED F.A.R.: < Calculated F.A.R.></p> <p>MAX HEIGHT < Maximum Height > STORIES: < Total Stories > ABOVE GR: < Stories Above Grade > BELOW GR: < Stories Below Grade ></p> <p>FIRST FLOOR AREA: < 1st Floor Gross Area > SECOND FLOOR AREA: < 2nd Floor Gross Area > BASEMENT AREA: < Basement Gross Area > COVERED PORCH AREA: < Porch Gross Area > TOTAL BUILDING: < Total Gross Area ></p> <p>GARAGE AREA: < Garage Gross Area ></p>	<p>PROJECT DESCRIPTION:</p> <p><SHORT DESCRIPTION></p> <p>CODE DATA:</p> <p>OCCUPANCY: < Occupancy Type > CONSTRUCTION TYPE: < Constr. Class > FIRE SPRINKLERS: < Sprinklered ? > PARKING: < Parking Stall Count ></p> <p>APPLICABLE CODES:</p> <p>BUILDING CODE: < DEFINE > GREEN CODE: < DEFINE > MECHANICAL CODE: < DEFINE > ELECTRICAL CODE: < DEFINE > PLUMBING CODE: < DEFINE > FIRE CODE: < DEFINE ></p> <p>SITE DATA:</p> <p>ZONE: < Zone Land Use District > PARCEL AREA: < Site Gross Area > SETBACKS: FRONT: < Setback - Front > REAR: < Setback - Rear > SIDES: < Setback - Sides ></p> <p>LEGAL DESCRIPTION:</p> <p>PARCEL NO: < Parcel No > TRACT: < Tract > LOT: < Lot > MAP REFERENCE: < Map Reference ></p>		<table border="1"> <thead> <tr> <th>SHEET</th> <th>NAME</th> <th>Revision Mark</th> <th>Issued Date</th> </tr> </thead> <tbody> <tr> <td colspan="4">A0.0 GENERAL</td> </tr> <tr> <td>A0.01</td> <td>TITLE SHEET</td> <td></td> <td>-</td> </tr> <tr> <td colspan="4">A1.0 ARCHITECTURAL SITEPLAN</td> </tr> <tr> <td>A1.01</td> <td>SITE SURVEY</td> <td></td> <td>-</td> </tr> <tr> <td>A1.02</td> <td>PROPOSED SITE PLAN</td> <td></td> <td>-</td> </tr> <tr> <td>A1.03</td> <td>PARKING ANALYSIS</td> <td></td> <td>-</td> </tr> <tr> <td colspan="4">A2.0 FLOOR PLANS</td> </tr> <tr> <td>A2.01</td> <td>FOUNDATION PLAN</td> <td></td> <td>-</td> </tr> <tr> <td>A2.02</td> <td>MAIN FLOOR OVERALL</td> <td></td> <td>-</td> </tr> <tr> <td>A2.04</td> <td>UPPER FLOOR PLAN</td> <td></td> <td>-</td> </tr> <tr> <td>A2.04</td> <td>ROOF PLAN</td> <td></td> <td>-</td> </tr> <tr> <td colspan="4">A3.0 ELEVATIONS</td> </tr> <tr> <td>A3.01</td> <td>ELEVATIONS</td> <td></td> <td>-</td> </tr> <tr> <td>A3.02</td> <td>PERSPECTIVES</td> <td></td> <td>-</td> </tr> </tbody> </table>	SHEET	NAME	Revision Mark	Issued Date	A0.0 GENERAL				A0.01	TITLE SHEET		-	A1.0 ARCHITECTURAL SITEPLAN				A1.01	SITE SURVEY		-	A1.02	PROPOSED SITE PLAN		-	A1.03	PARKING ANALYSIS		-	A2.0 FLOOR PLANS				A2.01	FOUNDATION PLAN		-	A2.02	MAIN FLOOR OVERALL		-	A2.04	UPPER FLOOR PLAN		-	A2.04	ROOF PLAN		-	A3.0 ELEVATIONS				A3.01	ELEVATIONS		-	A3.02	PERSPECTIVES		-
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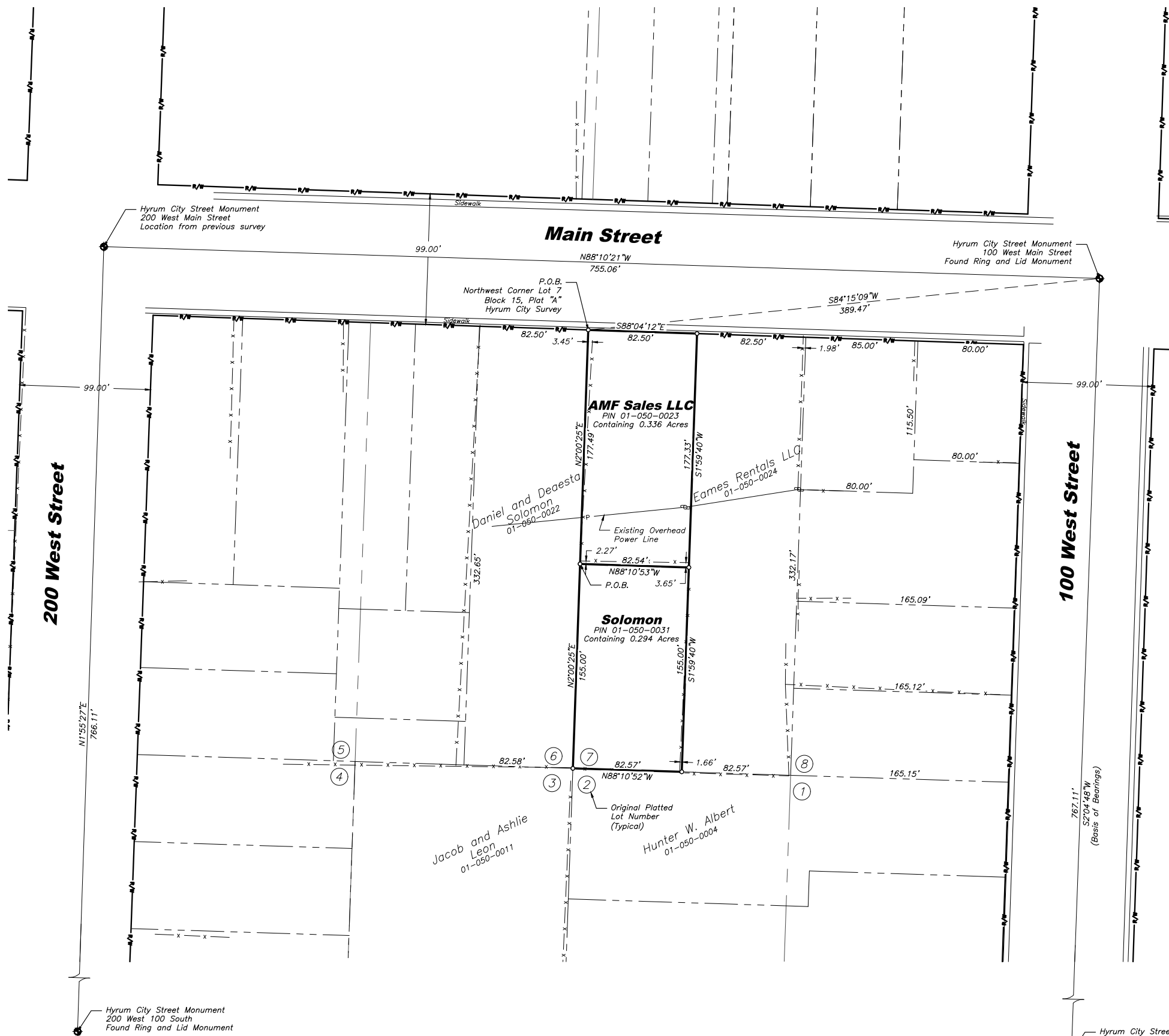
OWNER / DESIGN TEAM	REVIEW AGENCIES	CONSTRUCTION TEAM
<p>OWNER: < CLIENT FIRST > < LAST > CLIENT ADDRESS CITY, STATE ZIP < 000-000-0000 ></p> <p>ARCHITECT < Architect > (FIRM) < Address > < Architect Contact > < Architect Email > < Phone ></p> <p>STRUCTURAL ENG: < Structural Engineer > (FIRM) < Address > < S.E Contact > < S.E Email > < Phone ></p> <p>MECHANICAL ENG: < Mechanical Engineer > (FIRM) < Address > < M.E Contact > < M.E Email > < Phone ></p> <p>CIVIL ENGINEER: < Civil Engineer > (FIRM) < Address > < C.E Contact > < C.E Email > < Phone ></p> <p>ELECTRICAL ENGINEER: < Electrical Engineer > (FIRM) < Address > < E.E Contact > < E.E Email > < Phone ></p> <p>LANDSCAPE: < Landscape Architect > (FIRM) < Address > < Landscape Contact > < Landscape Email > < Phone ></p> <p>CONTRACTOR: < Contractor > (FIRM) < Address > < Contact > < Email > < Phone ></p>	<p>BUILDING & SAFETY < Agency - Building & Safety > < Address > < Contact > <Phone></p> <p>PLANNING < Agency - Planning > < Address > < Contact > <Phone></p> <p>ENGINEERING < Agency - Engineering Dept > < Address > < Contact > <Phone></p> <p>FIRE < Agency - Fire Dept > < Address > < Contact > <Phone></p> <p>UTILITY CONTACT</p> <p>ELECTRICITY < Utility - Electricity > < Address > < Contact > <Phone></p> <p>GAS < Utility - Gas > < Address > < Contact > <Phone></p> <p>WATER / SEWER < Utility - Water/Sewer > < Address > < Contact > <Phone></p> <p>TRASH < Utility - Trash > < Address > < Contact > <Phone></p>	

MARK	DATE	DESCRIPTION

DATE: 7/25/24 10:45 AM

SHEET TITLE
TITLE SHEET

A0.01



Record Legal Descriptions

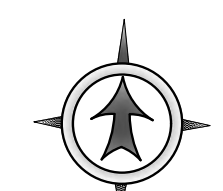
Parcel 01-050-0023
 W/2 LOT 7 BLK 15 PLAT A HYRUM CITY SVY SE/4 SEC 5 T 10N R 1E
 LESS THE SOUTH 155 FEET OF THE WEST HALF OF LOT 7, BLOCK 15, PLAT "A" HYRUM CITY SURVEY
 AND FURTHER DESCRIBED AS SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

Parcel 01-050-0031
 THE SOUTH 155 FEET OF THE WEST HALF OF LOT 7, BLOCK 15, PLAT "A" HYRUM CITY SURVEY
 AND FURTHER DESCRIBED AS SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

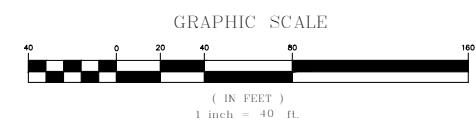
As-Surveyed Descriptions

PARCEL 01-050-0023
 A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. ALSO BEING A PART OF LOT 7, BLOCK 15, PLAT "A" OF THE HYRUM CITY SURVEY. BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF MAIN STREET SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 7 AND RUNNING THENCE SOUTH 88°04'12" EAST, A DISTANCE OF 82.50 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 01°59'40" WEST, A DISTANCE OF 177.49 FEET; THENCE NORTH 88°10'53" WEST, A DISTANCE OF 82.54 FEET TO THE WEST LINE OF SAID LOT 7; THENCE NORTH 02°00'25" EAST, A DISTANCE OF 177.49 FEET ALONG THE SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINING 0.336 ACRES.

PARCEL 01-050-0031
 A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. ALSO BEING A PART OF LOT 7, BLOCK 15, PLAT "A" OF THE HYRUM CITY SURVEY. BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 7 LOCATED SOUTH 02°00'25" WEST, A DISTANCE OF 177.49 FEET FROM THE NORTHWEST CORNER OF SAID LOT 7 AND RUNNING THENCE SOUTH 88°10'53" EAST, A DISTANCE OF 82.54 FEET; THENCE SOUTH 01°59'40" WEST, A DISTANCE OF 155.00 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE NORTH 88°10'52" WEST, A DISTANCE OF 82.57 FEET ALONG THE SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 02°00'25" EAST, A DISTANCE OF 155.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINING 0.294 ACRES.



March 05, 2024

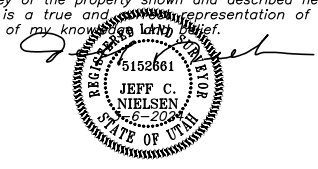


LEGEND:

—	PROPERTY LINE
- - -	ADJACENT PROPERTY CENTERLINE
x x x	FENCE LINE
- - -	CURB
- - -	EDGE OF PAVEMENT
⊙	FOUND REBAR
⊙	STREET MONUMENT
⊙	SET 3/4" REBAR W/CAP

SURVEY CERTIFICATE

I, Jeff C. Nielsen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 5152861 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.



Survey Narrative

The purpose of this survey was to establish the boundary lines and set the property corners for parcel 01-050-0023 and 01-050-0031. The survey was ordered by Annette Francis. The control used to establish the property corners was the existing survey monumentation, occupation lines and fence lines found in the area. The basis of bearings for this survey was the line between the monuments found on 100 West Street between Main Street and 100 South Street which was assumed to bear South 02°04'48" West.

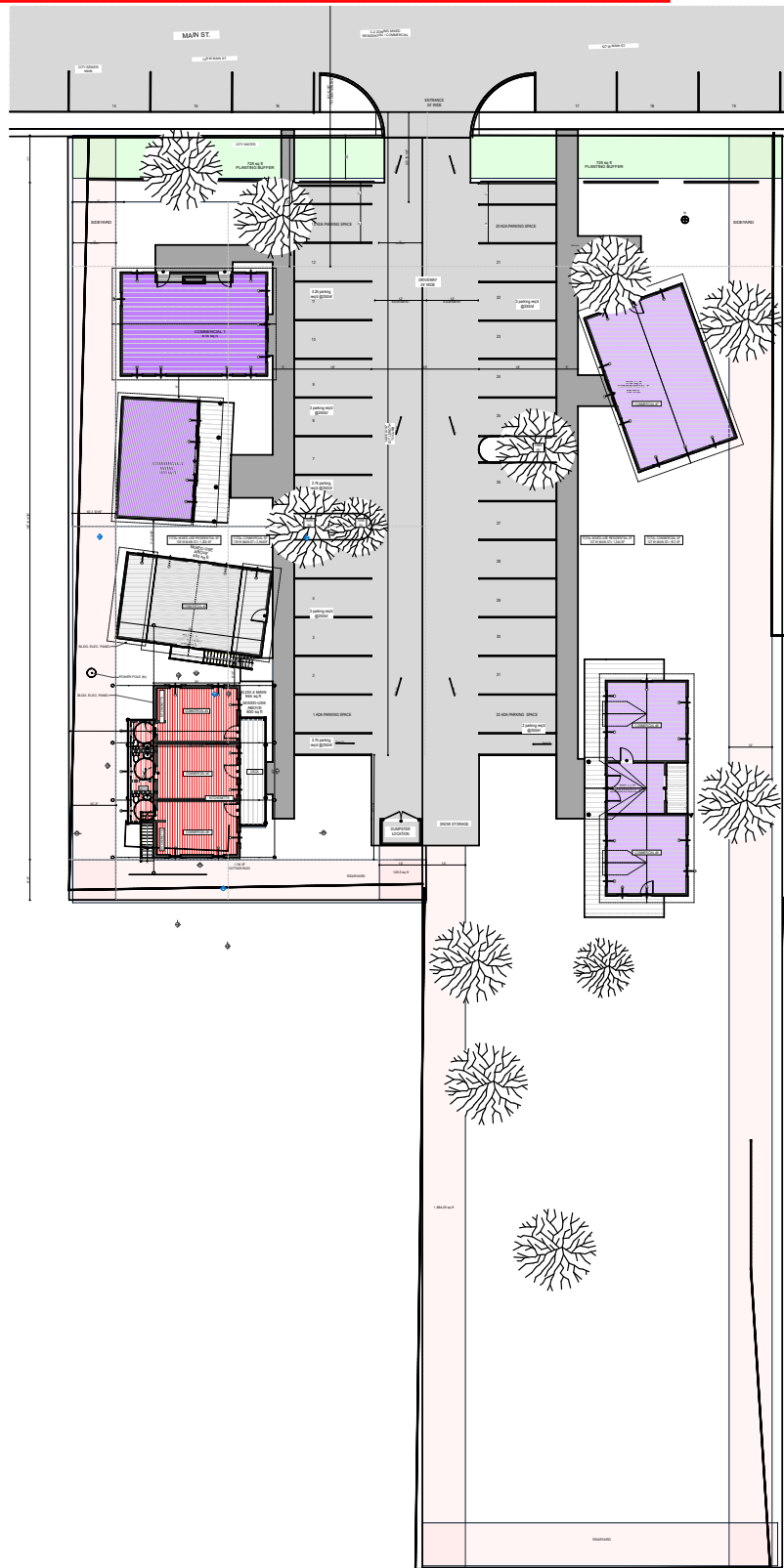
FORESIGHT LAND SURVEYING
 2005 North 600 West, Logan, Utah
 435-753-1910

AMF Sales LLC
 139 West Main Street
 Hyrum, Cache County, Utah
 A PART OF THE SOUTHEAST QUARTER OF SECTION 5,
 TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B. & M.

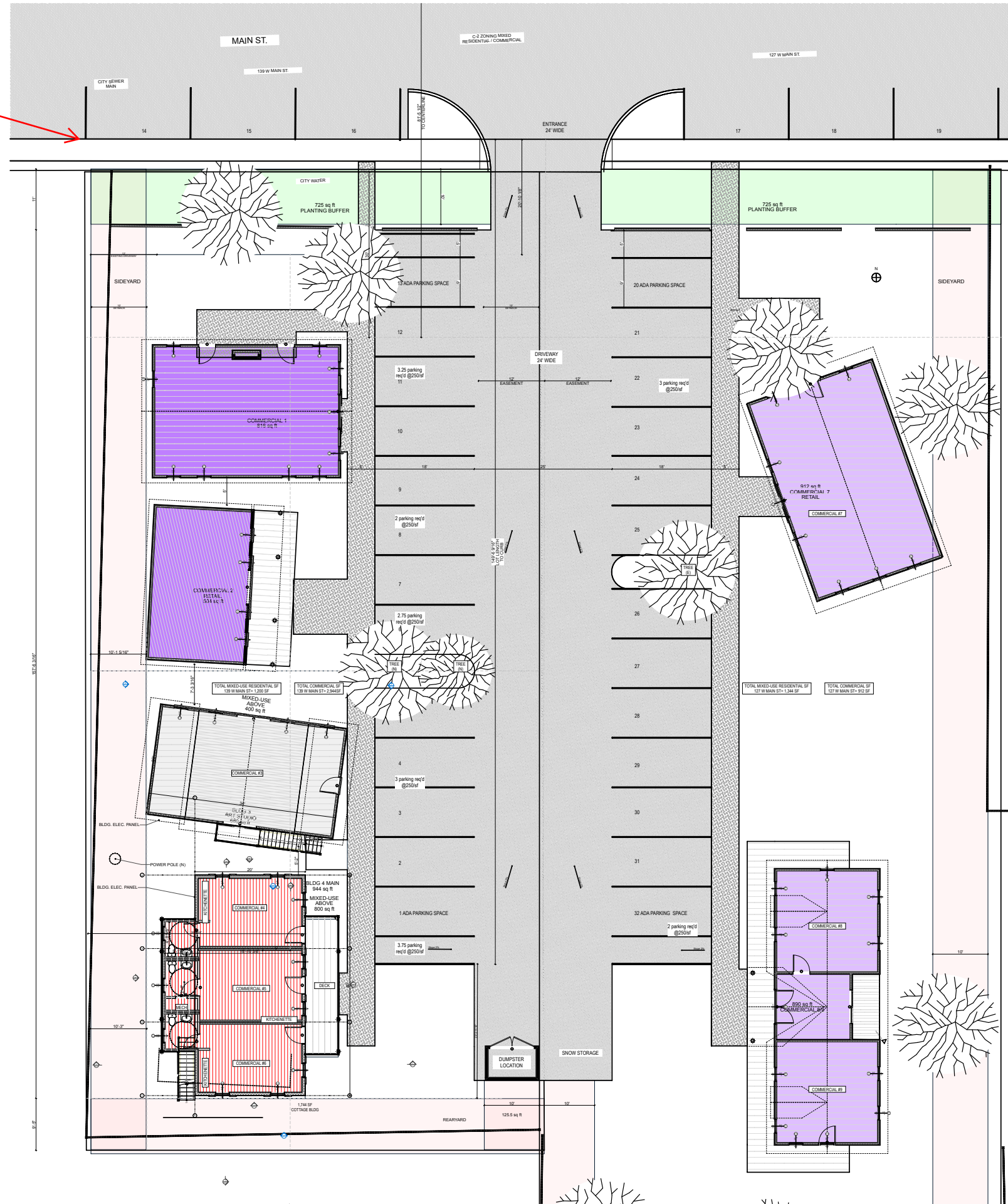
Job Number: 24-022
Drawn By: JN
Date: 3/5/2024
Scale: 1"=40'
Title: 24-022.dwg

No.	Date	By	Revision

UDOT HAS STATED THIS IS THEIR PREFERRED LOCATION FOR ACCESS. ACCESS AT THIS POINT WILL NOT SATISFY THE REQUIREMENTS OF THE ZONING ORDINANCE FOR PARKING AND SETBACK REQUIREMENTS. CODE REQUIRES THE ENTRANCE TO BE 10 FEET FROM PROPERTY LINE AND THE AISLE TO BE 1.5 FEET FROM PROP. LINE. A LIGHTPROOF FENCE/HEDGE IS REQUIRED ALONG RESIDENTIAL.



2 SITE OVERALL
SCALE: 1" = 20'



1 SITE PLAN
SCALE: 1" = 10'

MIXED USE COMMERCIAL
PROJECT
195 W MAIN ST HYRUM UT, 84319
Parcel # 01-050-0023

MARK	DATE	DESCRIPTION

DATE: 7/25/24 10:47 AM

SHEET TITLE
PROPOSED SITE PLAN

MIXED USE COMMERCIAL
PROJECT
195 W MAIN ST HYRUM UT, 84319
Parcel # 01-050-0023

PARKING REQUIRED:
TOTAL COMMERCIAL SF 3,856 SF @250/SF = STALLS 15.5
TOTAL RESIDENTIAL SF 2,544 SF @250/SF = STALLS 10



1 PARKING LOT LAYOUT
SCALE: 1" = 10'

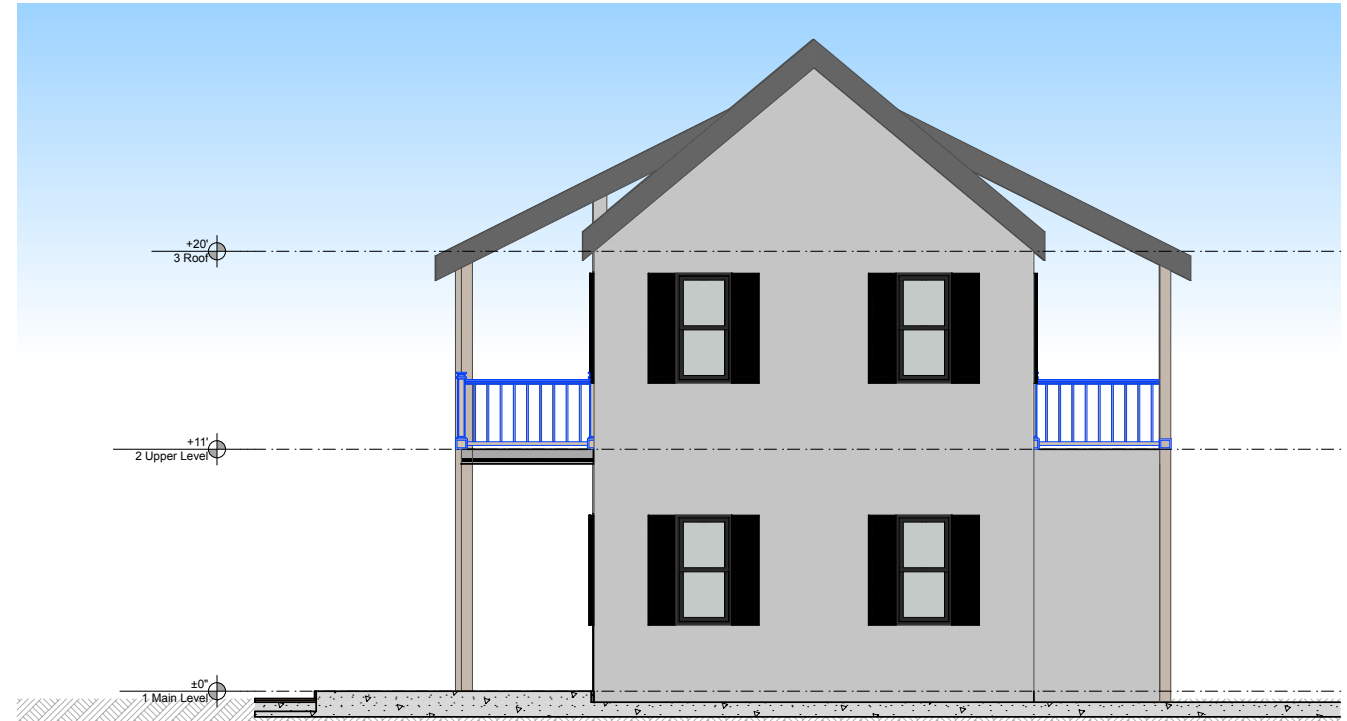
MARK	DATE	DESCRIPTION

DATE: 7/25/24 10:48 AM

SHEET TITLE
PARKING ANALYSIS



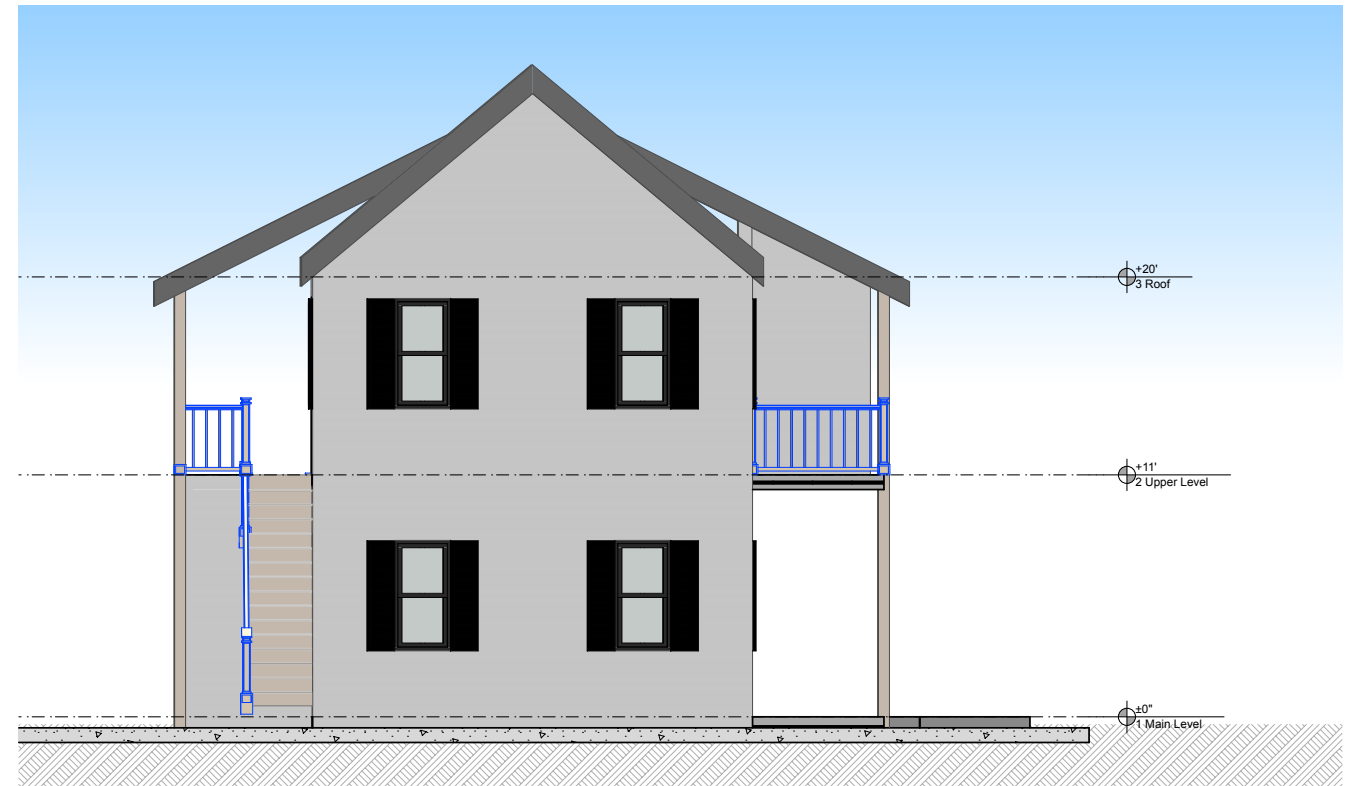
4 BLDG WEST
SCALE: 1/4" = 1'-0"



2 BLDG NORTH (1)
SCALE: 1/4" = 1'-0"



3 BLDG EAST (1)
SCALE: 1/4" = 1'-0"



1 BLDG SOUTH
SCALE: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION

DATE: 7/25/24 10:48 AM

SHEET TITLE
ELEVATIONS

CONTACT:

**Republic of
Rational Design**

279 Willow Court Francis
Utah 84036 USA

nik@rofrd.com
702-630-3849
www.rofrd.com

CLIENT:

ANNETTE FRANCIS
195 W MAIN ST HYRUM UT,
84319 Parcel # 01-050-0023

MIXED USE COMMERCIAL
PROJECT

195 W MAIN ST HYRUM UT, 84319
Parcel # 01-050-0023

MARK	DATE	DESCRIPTION

DATE: 7/25/24 10:51 AM

SHEET TITLE
PERSPECTIVES

