

LOT 1 LEGAL DESCRIPTION

Beginning at a point, said point being North 0°11'15" East 1009.87 feet along the 1000 West Street monument line and South 89°49'20" East 454.23 feet from a monument found at the intersection of 1000 West Street and 1700 South Street, said point also beginning also being East 264.00 feet and North 1119.75 feet and South 89°49'20" East 421.23 feet from the Center of Section 14, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 0°11'07" East 53.03 feet;

thence South 89°49'24" East 140.00 feet to the west line of 900 West Street;

thence South 0°11'07" West 53.03 feet along the west line of said 900 West Street;

thence North 89°49'20" West 140.00 feet to the Point of Beginning.

Contains 7,424 sq.ft. 0.170 acres

LOT 2 LEGAL DESCRIPTION

Beginning at a point, said point being North 0°11'15" East 1009.87 feet along the 1000 West Street monument line and South 89°49'20" East 314.23 feet from a monument found at the intersection of 1000 West Street and 1700 South Street, said point also beginning also being East 264.00 feet and North 1119.75 feet and South 89°49'20" East 281.23 feet from the Center of Section 14, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running;

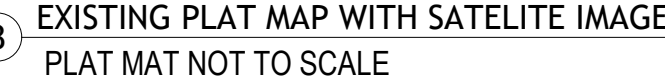
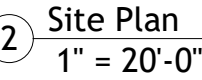
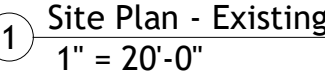
thence North 0°11'07" East 53.03 feet;

thence South 89°49'24" East 140.00 feet;

thence South 0°11'07" West 53.03 feet;

thence North 89°49'20" West 140.00 feet to the Point of Beginning.

Contains 7,424 sq.ft. 0.170 acres.



Scale As indicated



900 W LOT SUBDIVISION

1532 S 900 W, SALT LAKE CITY, UT

| Drawing Sheet Index | |
|---------------------|---------------------|
| Sheet Number | Sheet Name |
| ARCHITECTURAL | |
| A001 | TITLE SHEET |
| A101 | FLOOR PLAN |
| A102 | FLOOR PLAN |
| A103 | ROOF PLAN |
| A201 | BUILDING ELEVATIONS |
| CIVIL | |
| C101 | SITE PLAN |

| CODE SUMMARY |
|--|
| APPLICABLE CODES: 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2021 INTERNATIONAL BUILDING CODE (IRC) 2021 INTERNATIONAL MECHANICAL CODE (IMC) 2021 INTERNATIONAL PLUMBING CODE (IPC) 2021 INTERNATIONAL FIRE CODE (IFC) 2020 NATIONAL ELECTRICAL CODE (NEC) AMERICAN NATIONAL STANDARDS INSTITUTE CODES (ANSI) |

| PROJECT NOTES |
|---|
| THESE DRAWINGS ARE PART OF A SET OF PRELIMINARY CONSTRUCTION DOCUMENTS. THE PRELIMINARY CONSTRUCTION DOCUMENTS CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: PRELIMINARY FLOOR PLANS PRELIMINARY ELEVATIONS SITE PLAN CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS. CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER BY THE DRAFTER AND REVISIONS WILL BE ISSUED BY DRAFTER. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF OWNERSHIP. DISCREPANCIES NOT REPORTED IMMEDIATELY ARE RESPONSIBILITY OF CONTRACTOR. CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING. QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY CONTACTING DRAFTER. |

| PROJECT INFORMATION | |
|----------------------------|---|
| ADDRESS: | 1532 S 900 W SALT LAKE CITY, UT |
| PARCEL RECORD #: | 15142530280000 |
| AUTHORITY W/ JURISDICTION: | SALT LAKE CITY |
| SITE AREA: | .34 ACRES (14,848 SF) |
| ZONING: | RESIDENTIAL |
| EXISTING SITE USE: | RESIDENTIAL |
| CONSTRUCTION TYPE: | WOOD FRAME |
| PROJECT AREA (GROSS SF): | LOWER LEVEL: SF UPPER LEVEL: SF TOTAL: SF |
| PROJECT AREA (NET SF): | LOWER LEVEL: SF UPPER LEVEL: SF TOTAL: SF |



AJ HEALTHY LIFE LLC
900 W LOT SUBDIVISION
1532 S 900 W
Salt Lake City, UT

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

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Sheet Contents

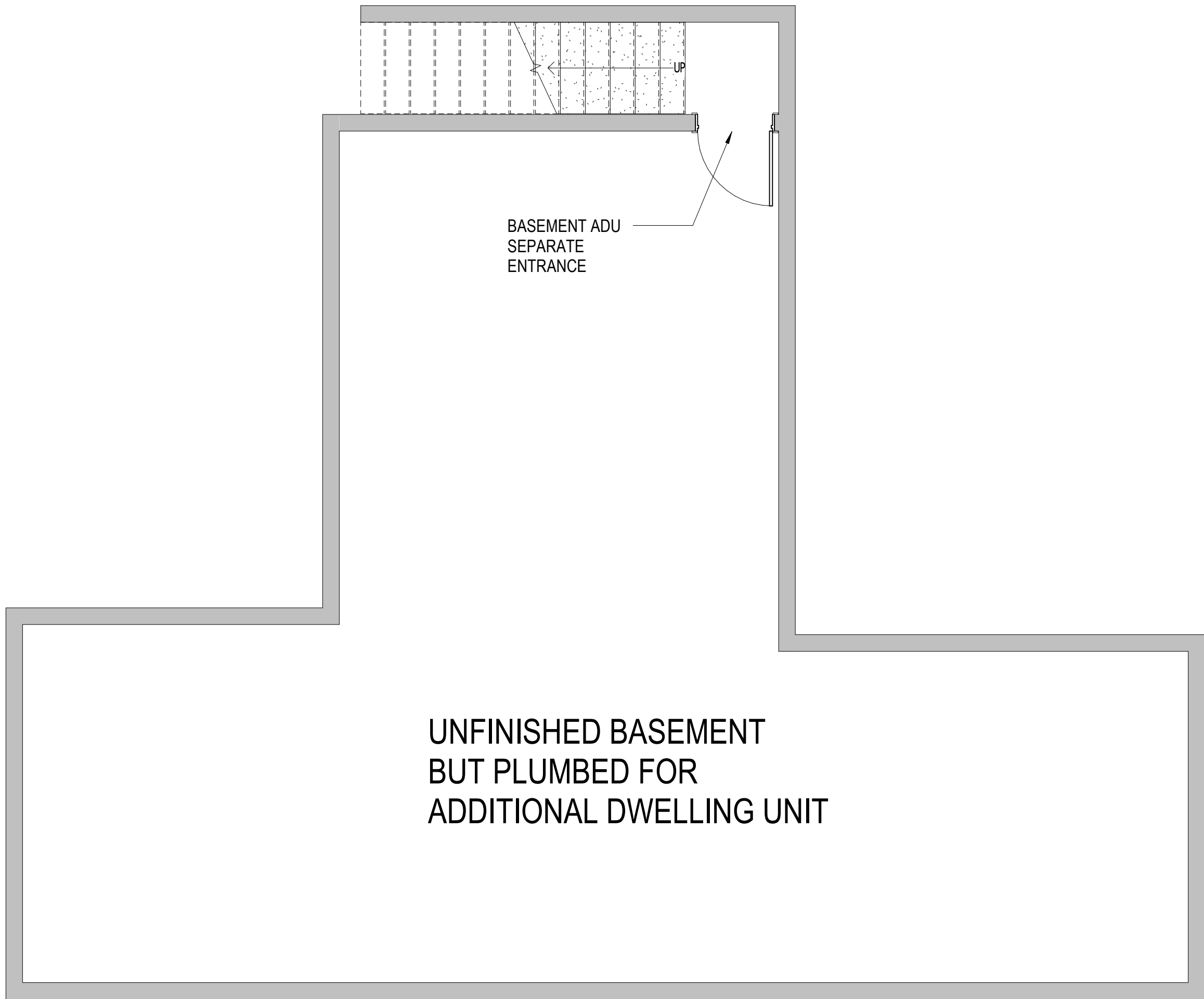
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Sheet Number

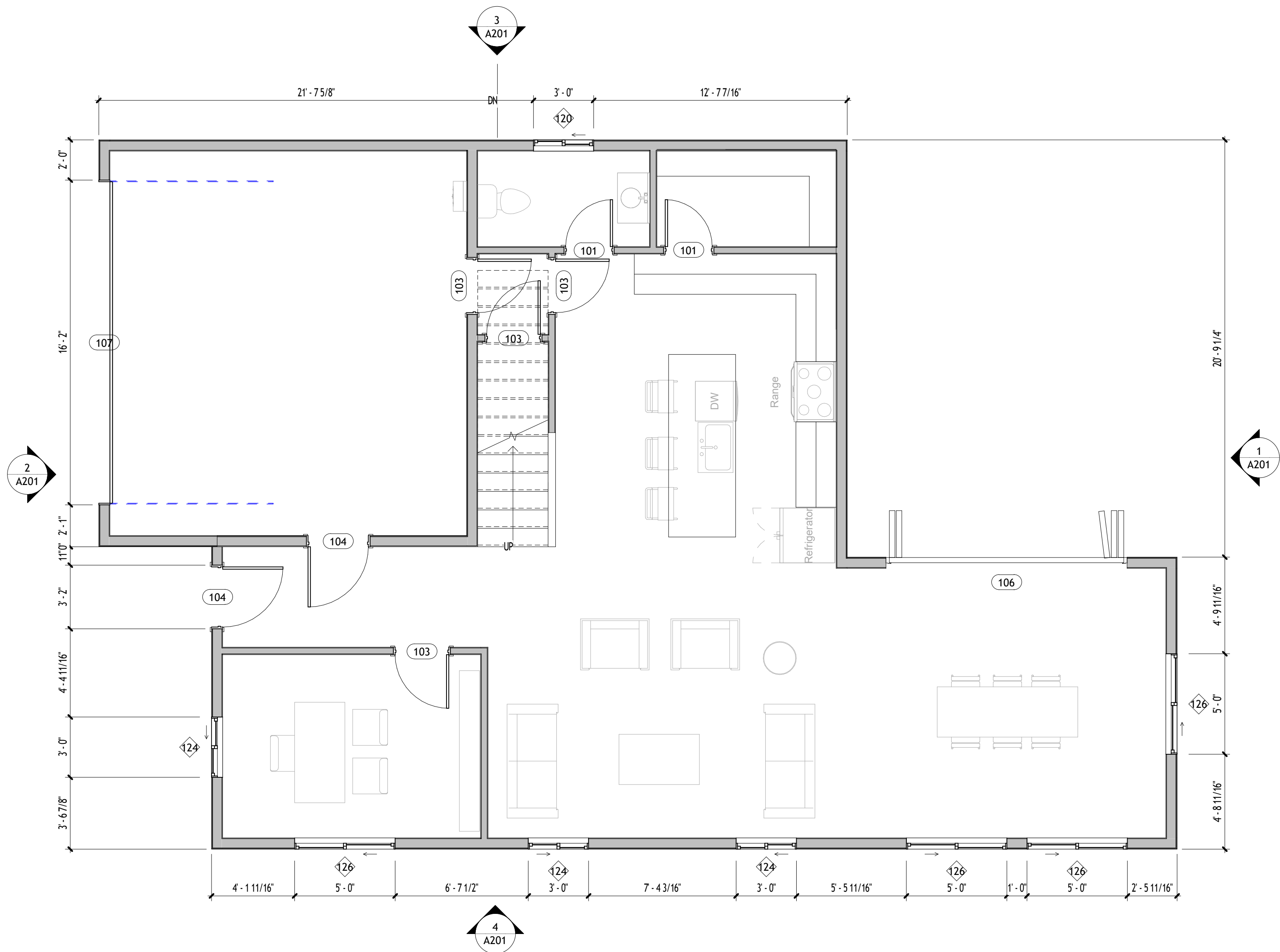
A001

| Door Schedule Main Level | | | |
|--------------------------|----------|---------|-----------------------------------|
| Mark | Door | | Comments |
| | Size | | |
| | Width | Height | |
| 100 | 2' - 0" | 6' - 8" | |
| 101 | 2' - 4" | 6' - 8" | |
| <varies> | 2' - 6" | 6' - 8" | |
| 103 | 2' - 8" | 6' - 8" | |
| <varies> | 3' - 0" | 6' - 8" | |
| 111 | 5' - 8" | 6' - 8" | |
| 105 | 6' - 0" | 6' - 8" | |
| 106 | 12' - 0" | 8' - 0" | Nanawall or multiple stiding door |
| 107 | 16' - 0" | 7' - 0" | |

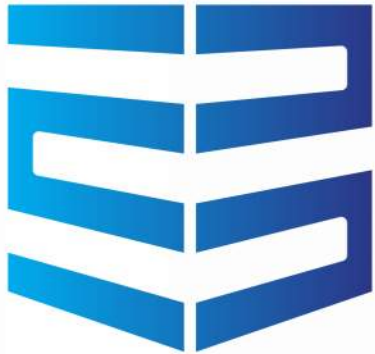
| Window Schedule Main Level | | | | |
|----------------------------|---------|---------|-------------|----------|
| Type Mark | Size | | Sill Height | Comments |
| | Width | Height | | |
| 34 | 2' - 0" | 3' - 0" | 3' - 9" | |
| 114 | 5' - 0" | 3' - 0" | 3' - 9" | |
| 120 | 3' - 0" | 4' - 0" | 3' - 0" | |
| 122 | 5' - 0" | 4' - 0" | 3' - 0" | |
| 124 | 3' - 0" | 5' - 0" | 3' - 0" | |
| 126 | 5' - 0" | 5' - 0" | 3' - 0" | |



② Basement
1/4" = 1'-0"



① First Floor Architectural Plan
1/4" = 1'-0"



FOUR SEASONS
R.E. INVESTMENTS

AJ HEALTHY LIFE LLC
900 W LOT SUBDIVISION
1532 S 900 W
Salt Lake City, UT

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

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Sheet Contents

FLOOR PLAN

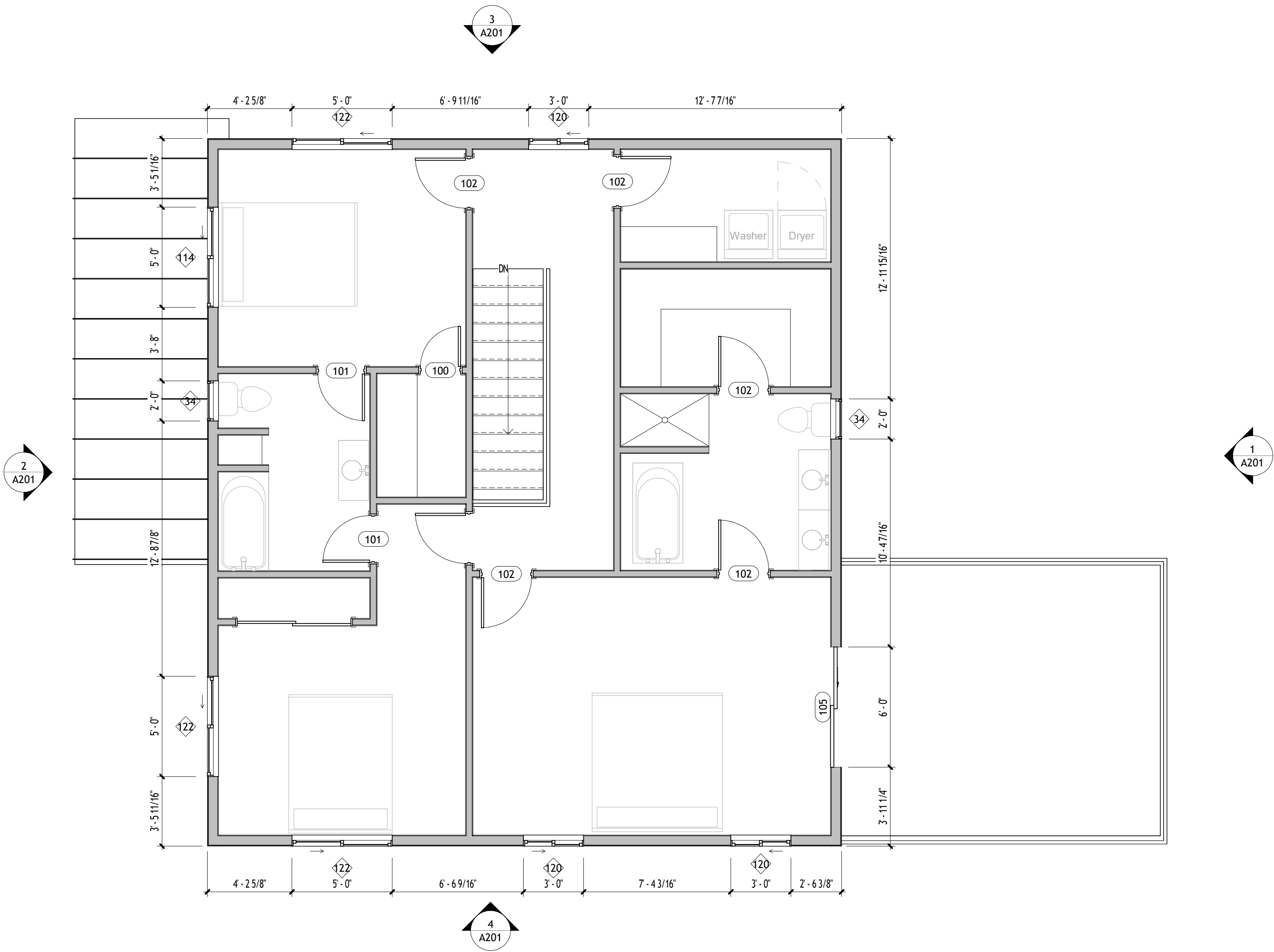
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A101

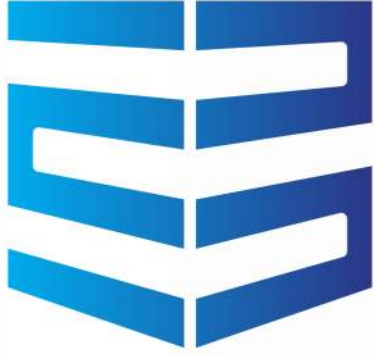
Scale 1/4" = 1'-0"

| Door Schedule | | | |
|---------------|----------|---------|-----------------------------------|
| Mark | Door | | Comments |
| | Size | | |
| | Width | Height | |
| 100 | 2' - 0" | 6' - 8" | |
| 101 | 2' - 4" | 6' - 8" | |
| <varies> | 2' - 6" | 6' - 8" | |
| 103 | 2' - 8" | 6' - 8" | |
| <varies> | 3' - 0" | 6' - 8" | |
| 111 | 5' - 8" | 6' - 8" | |
| 105 | 6' - 0" | 6' - 8" | |
| 106 | 12' - 0" | 8' - 0" | Nanawall or multiple sliding door |
| 107 | 16' - 0" | 7' - 0" | |

| Window Schedule | | | | |
|-----------------|---------|---------|-------------|----------|
| Type Mark | Size | | Sill Height | Comments |
| | Width | Height | | |
| 34 | 2' - 0" | 3' - 0" | 3' - 9" | |
| 114 | 5' - 0" | 3' - 0" | 3' - 9" | |
| 120 | 3' - 0" | 4' - 0" | 3' - 0" | |
| 122 | 5' - 0" | 4' - 0" | 3' - 0" | |
| 124 | 3' - 0" | 5' - 0" | 3' - 0" | |
| 126 | 5' - 0" | 5' - 0" | 3' - 0" | |



1 Second Floor Architectural Plan
1/4" = 1'-0"



FOUR SEASONS
R.E. INVESTMENTS

AJ HEALTHY LIFE LLC
900 W LOT SUBDIVISION
1532 S 900 W
Salt Lake City, UT

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

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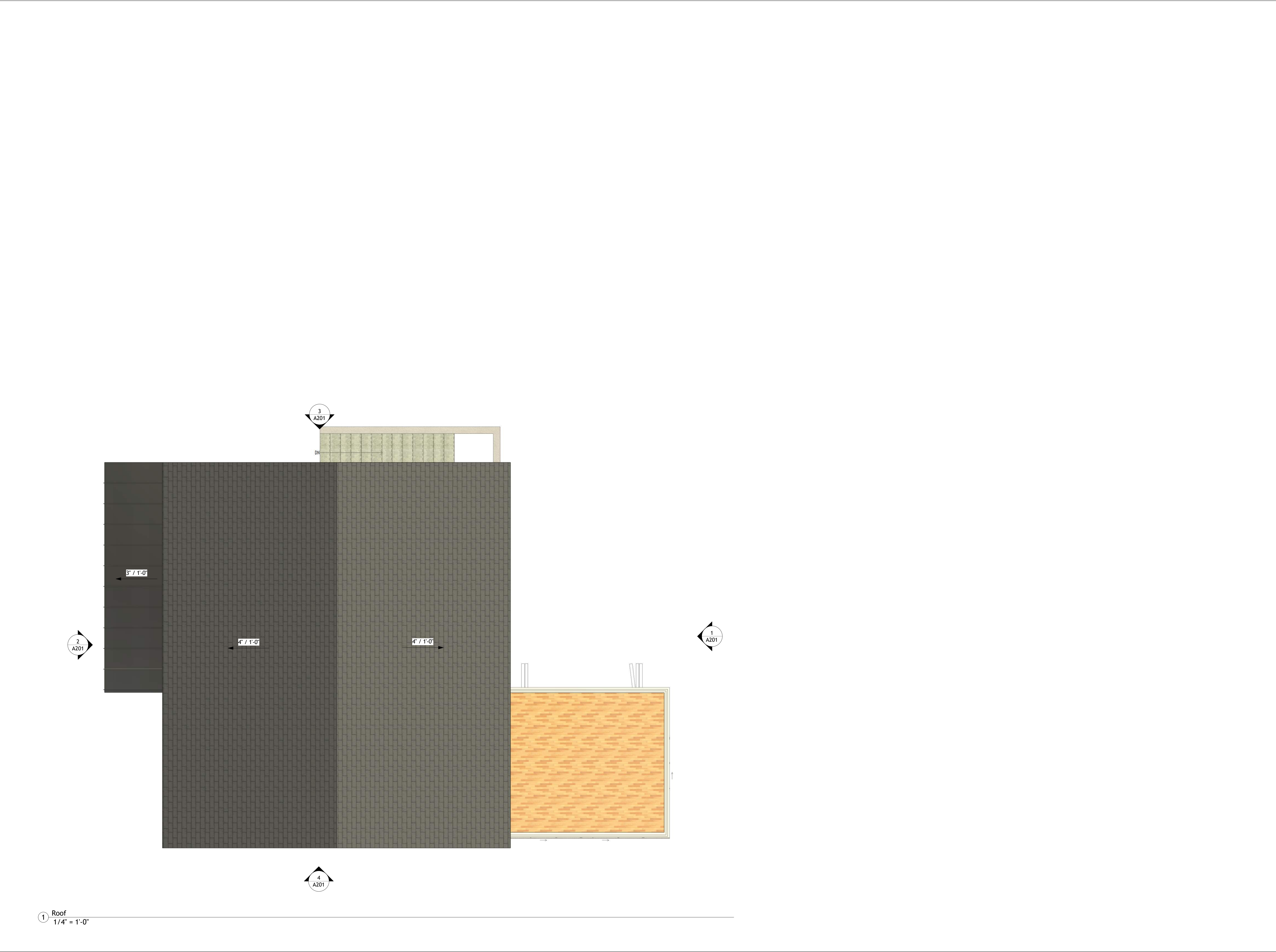
Sheet Contents

FLOOR PLAN

Sheet Number

A102

Scale 1/4" = 1'-0"



AJ HEALTHY LIFE LLC

900 W LOT SUBDIVISION

1532 S 900 W

Salt Lake City, UT

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

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Sheet Contents

ROOF PLAN

FRONT (WEST) FACADE MATERIALS

- 1. BOARD AND BATTEN SIDING (WHITE SECTION)
- 2. ACCENT WALL AROUND GARAGE (WOOD SIDING)
- 3. ROOF ABOVE GARAGE - METAL STANDING SEAM (BLACK)
- 4. MAIN ROOF MATERIAL - ARCHITECTURAL ROOF SHINGLES

REAR (EAST) FACADE MATERIALS

- 1. CEMENT STUCCO (WHITE SECTION)
- 2. METAL RAILING ABOVE MASTER DECK
- 3. MAIN ROOF MATERIAL - ARCHITECTURAL ROOF SHINGLES



② West Architectural Building Elevation
1/4" = 1'-0"

SIDE (NORTH AND SOUTH) FACADE MATERIALS

- 1. LAP SIDING (WHITE SECTION)
- 2. ACCENT WALL AROUND GARAGE (WOOD SIDING)
- 3. METAL RAILING ABOVE MASTER DECK
- 4. ROOF ABOVE GARAGE - METAL STANDING SEAM (BLACK)
- 5. MAIN ROOF MATERIAL - ARCHITECTURAL ROOF SHINGLES

PLANNED CONSTRUCTION MATERIALS

- 1. FOOTINGS AND FOUNDATION WALLS - CONCRETE CONSTRUCTION
- 2. EXTERIOR WALLS - 2x6 DF#2 WALLS
- 3. INTERIOR WALLS - 2x4 WALLS
- 4. EXTERIOR AND ROOF COVERING - OSB SHEATHING



③ North Architectural Building Elevation
1/4" = 1'-0"



① East Architectural Building Elevation
1/4" = 1'-0"



④ South Architectural Building Elevation
1/4" = 1'-0"



BALLPARK
ENGINEERING

www.ballparkengineering.net

AJ HEALTHY LIFE LLC
900 W LOT SUBDIVISION
1532 S 900 W
Salt Lake City, UT

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

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Sheet Contents

BUILDING ELEVATIONS

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A201

Scale 1/4" = 1'-0"