

the BOOKBINDER Studios on 2nd West

DESIGN REVIEW APPLICATION | 1/12/2021



PROJECT:
the BOOKBINDER on
2nd West
422 SOUTH WEST
SALT LAKE CITY, UT 84101
OWNER:
OZ9 Opportunity
Fund, LLC
1810 West 700 North
LINDON, UT 84042
T: 801.xxx.xxxx

#	DATE	DESCRIPTION
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PROJECT CONTACTS:

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STRUCTURAL ENGINEER:
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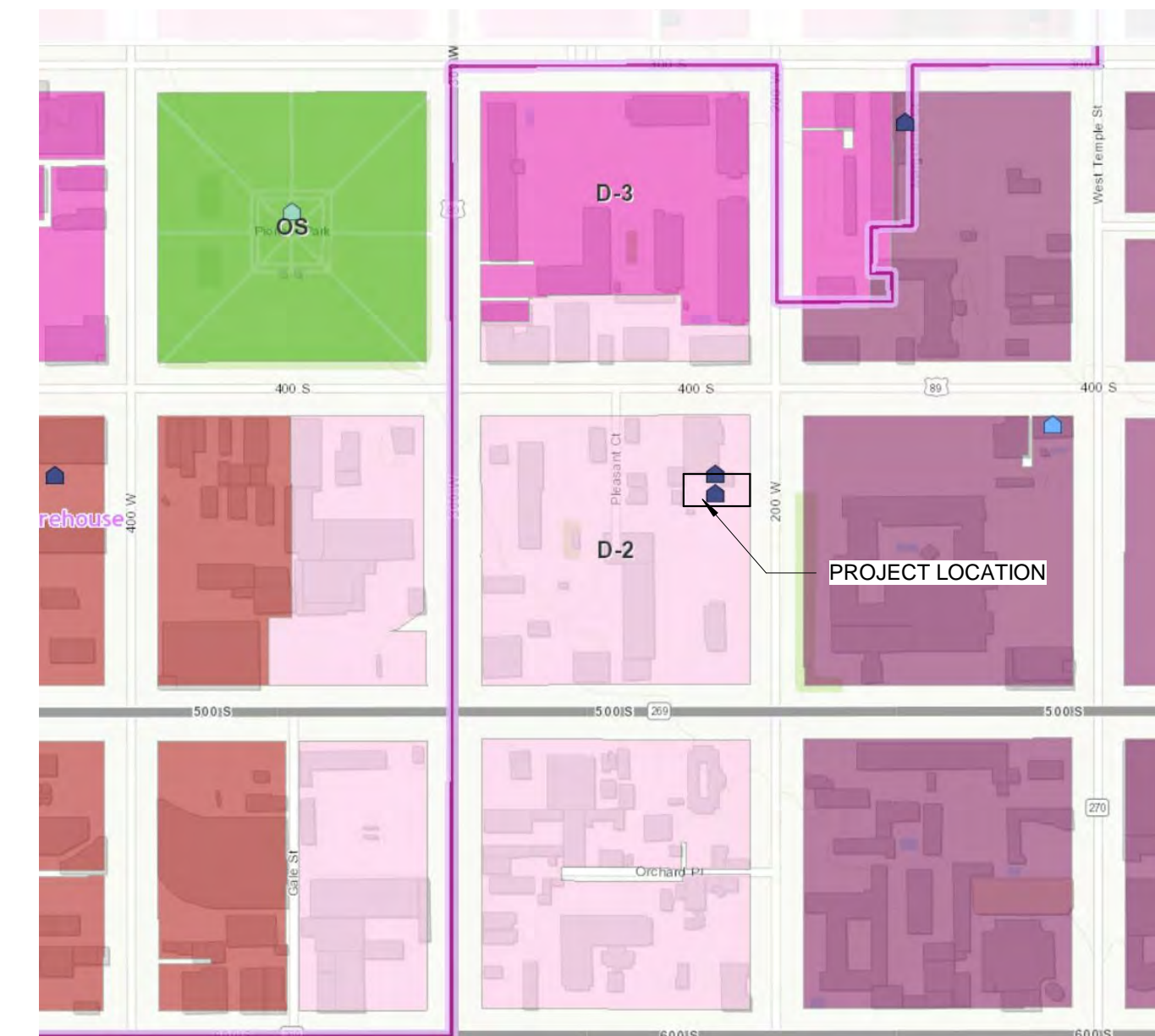
MECHANICAL ENGINEER:
Samantha Koepp | Royal Engineering
samantha.koepp@royaleng.com

ELECTRICAL ENGINEER:
David Swearingen | Royal Engineering
david.swearingen@royaleng.com

CIVIL ENGINEER:
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LANDSCAPE ARCHITECT:
Cory Whiting | In Site Design Group
cwhiting@isdgllc.com

VICINITY MAP



DRAWING INDEX

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COVER

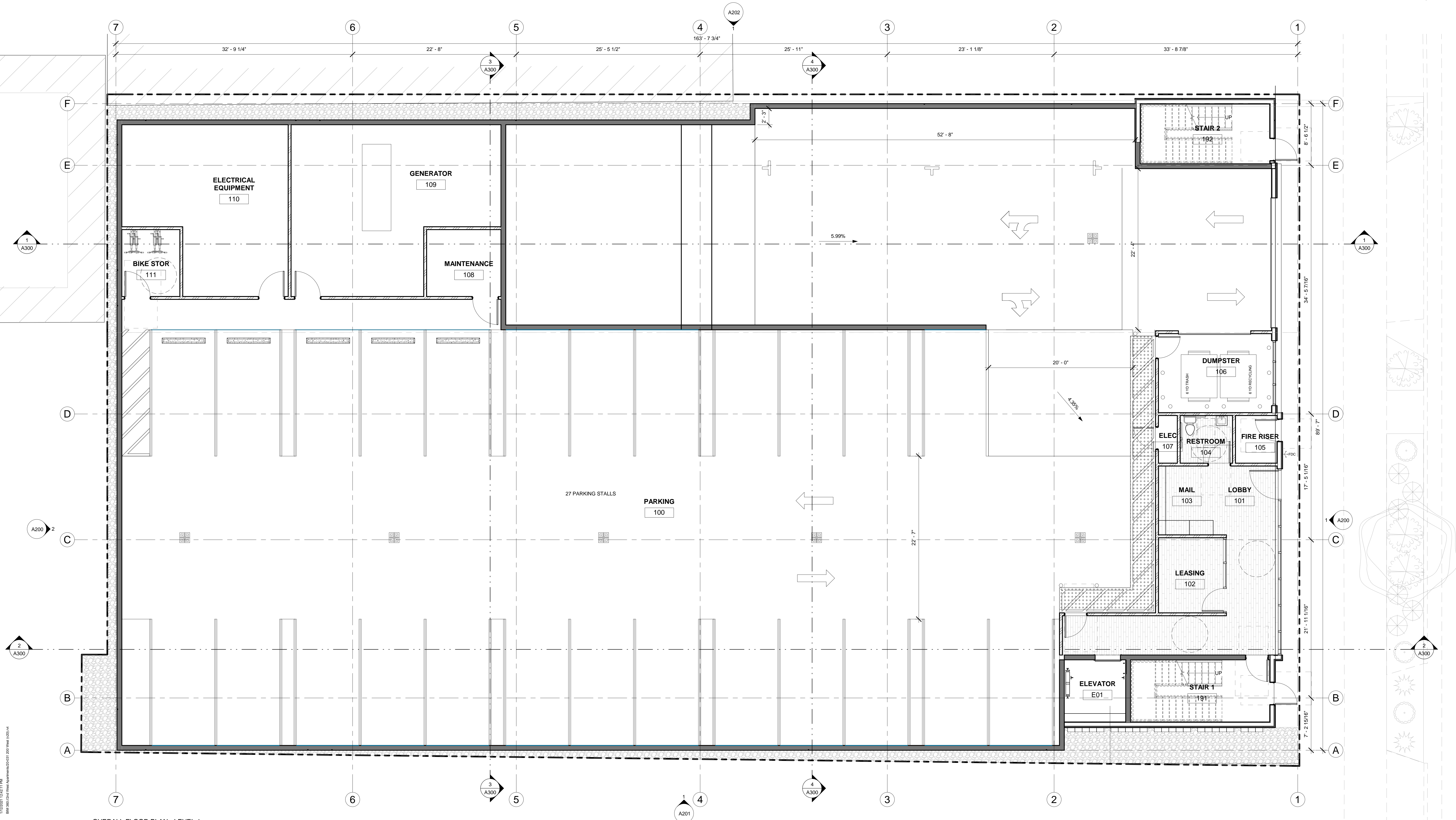
DATE: 3/2/21
PROJECT #: 2020-031
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DESIGN
DEVELOPMENT

A000

BUILDING AREA

MAIN LEVEL:	13,787 SF
LEVEL 2:	10,529 SF
LEVEL 3:	10,348 SF
LEVEL 4:	10,348 SF
LEVEL 5:	10,348 SF
LEVEL 6:	10,348 SF
LEVEL 7:	10,348 SF
TOTAL:	76,236 SF



1 OVERALL FLOOR PLAN - LEVEL 1
3/16" = 1'-0"

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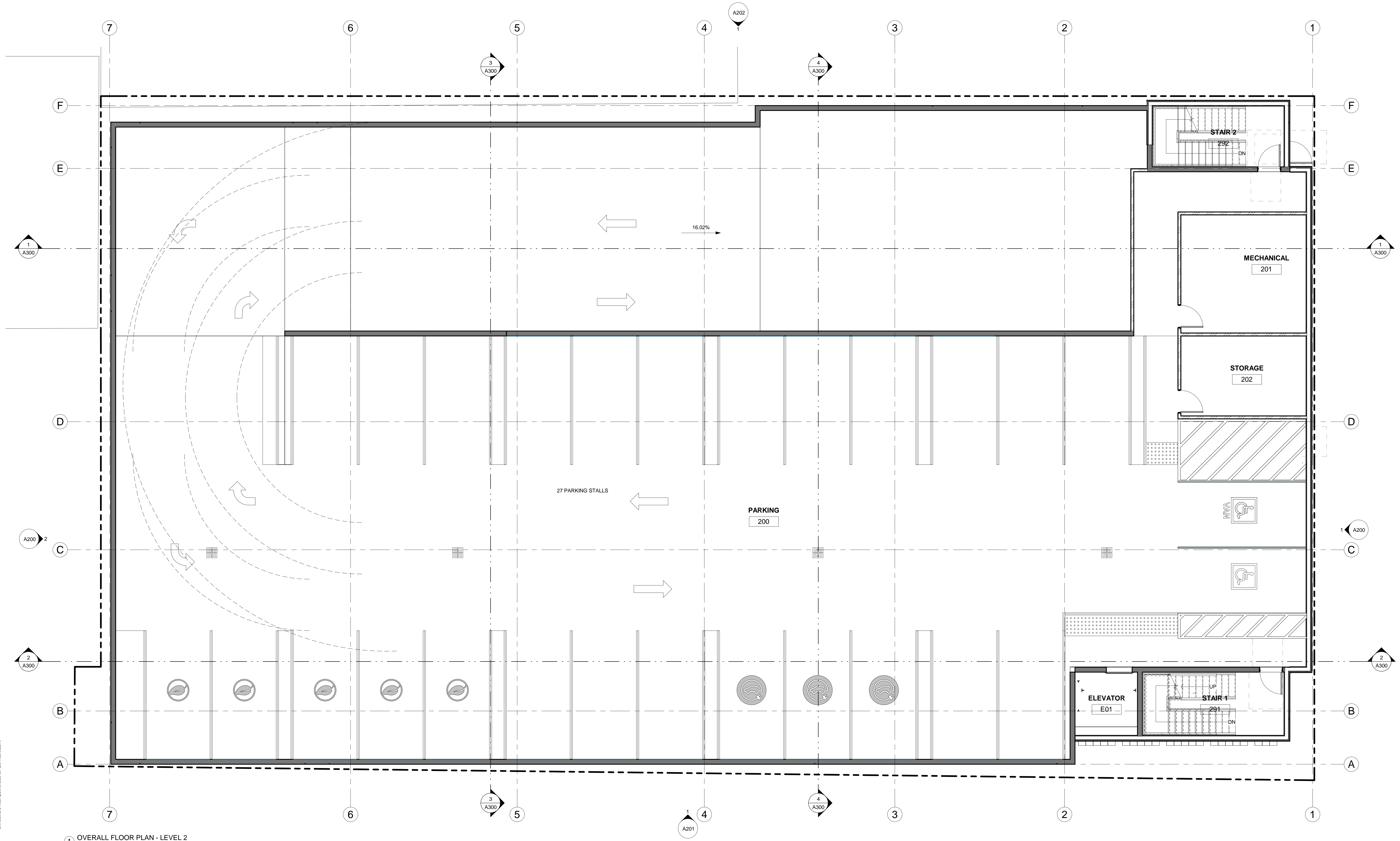
#	DATE	DESCRIPTION

OVERALL FLOOR
PLAN LEVEL 1

DATE: 3/22/21
PROJECT #: 2020-031
DRAWN BY: Author
CHECKED BY: Checker

DESIGN
DEVELOPMENT
A101

14352021.1.02.01.11 PM
 BAK:300/204:3168:4/21/2021 1:00 West 1:00 PM



1 OVERALL FLOOR PLAN - LEVEL 2
3/16" = 1'-0"

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OVERALL FLOOR
PLAN LEVEL 2

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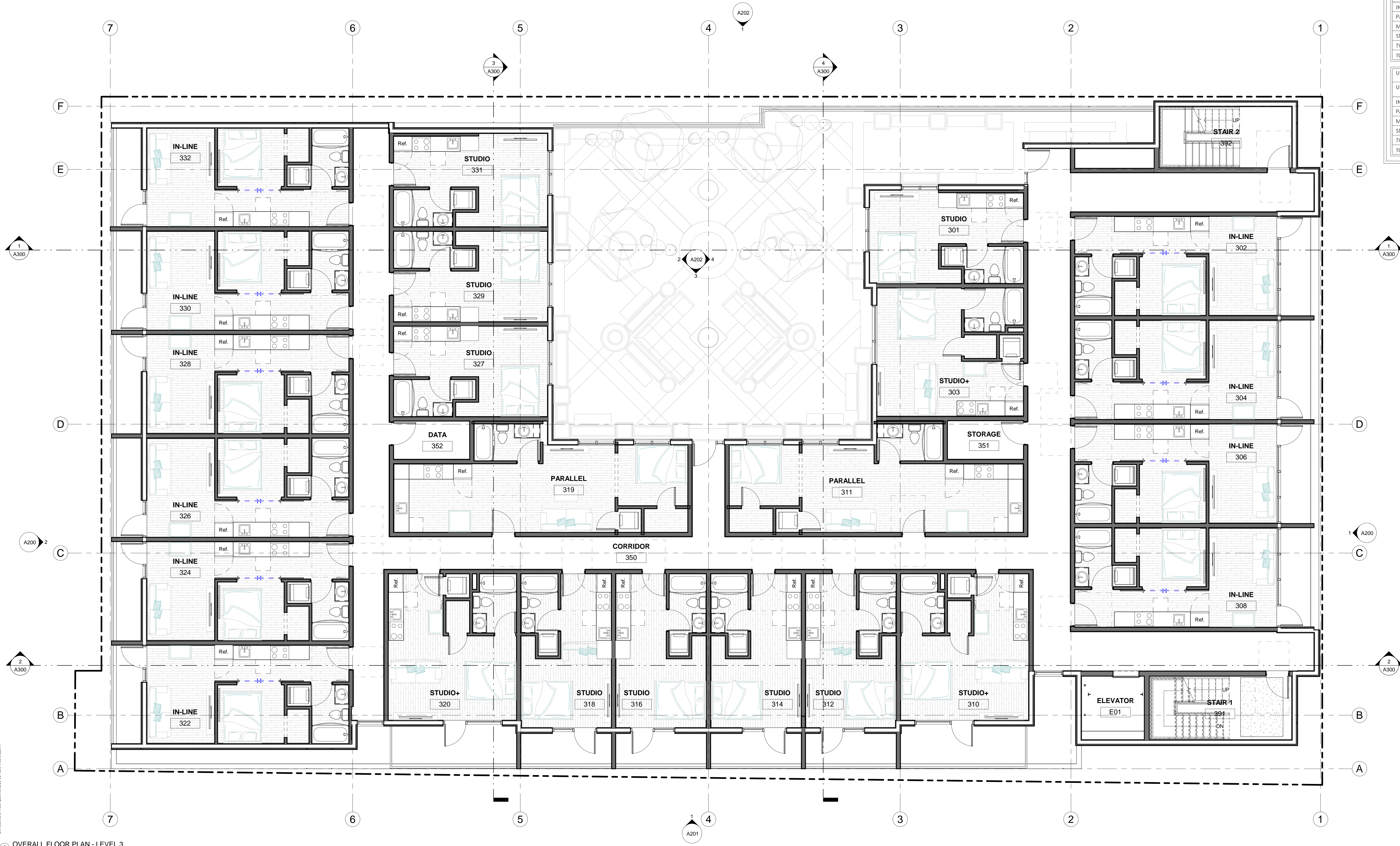
A102

UNIT TYPES		
UNIT TYPE	UNIT COUNTS	NET SQ FT
IN-LINE STUDIO	50 UNITS (43.5%)	371 SF
PARALLEL STUDIO	10 UNITS (8.7%)	468 SF
MICRO STUDIO	40 UNITS (34.8%)	256 SF
STUDIO+	12 UNITS (10.4%)	345 SF
TYPE A STUDIO	3 UNITS (2.6%)	404 SF
TOTAL	115 UNITS (100%)	

ACCESSIBLE DWELLING UNITS (IBC SECTION 1107.6.2)		
TYPE A UNITS	3 UNITS (#403, #503, #603) SEE SHEET A400	
TYPE B UNITS	112 UNITS SEE SHEET A400	
TOTAL	115 UNITS	

UNITS WITH BALCONIES (INCL GROUND FLOOR)		
UNIT TYPE	UNIT COUNT W/ BALCONY	BALCONY SF
IN-LINE STUDIO	44 UNITS	60 SF / 53 SF
PARALLEL STUDIO	8 UNITS	89 SF
MICRO STUDIO	27 UNITS	51 SF
STUDIO+	16 UNITS	90 SF
TYPE A STUDIO	2 UNITS	90 SF
TOTAL	97 UNITS	

UNITS WITHOUT BALCONIES		
UNIT TYPE	UNIT COUNT W/ BALCONY	
IN-LINE STUDIO	6 UNITS	
PARALLEL STUDIO	2 UNITS	
MICRO STUDIO	8 UNITS	
STUDIO+	2 UNITS	
TYPE A STUDIO	0 UNITS	
TOTAL	18 UNITS	



1 OVERALL FLOOR PLAN - LEVEL 3
3/16" = 1'-0"

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OVERALL FLOOR
PLAN LEVEL 3

DATE: 9/22/21
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DEVELOPMENT

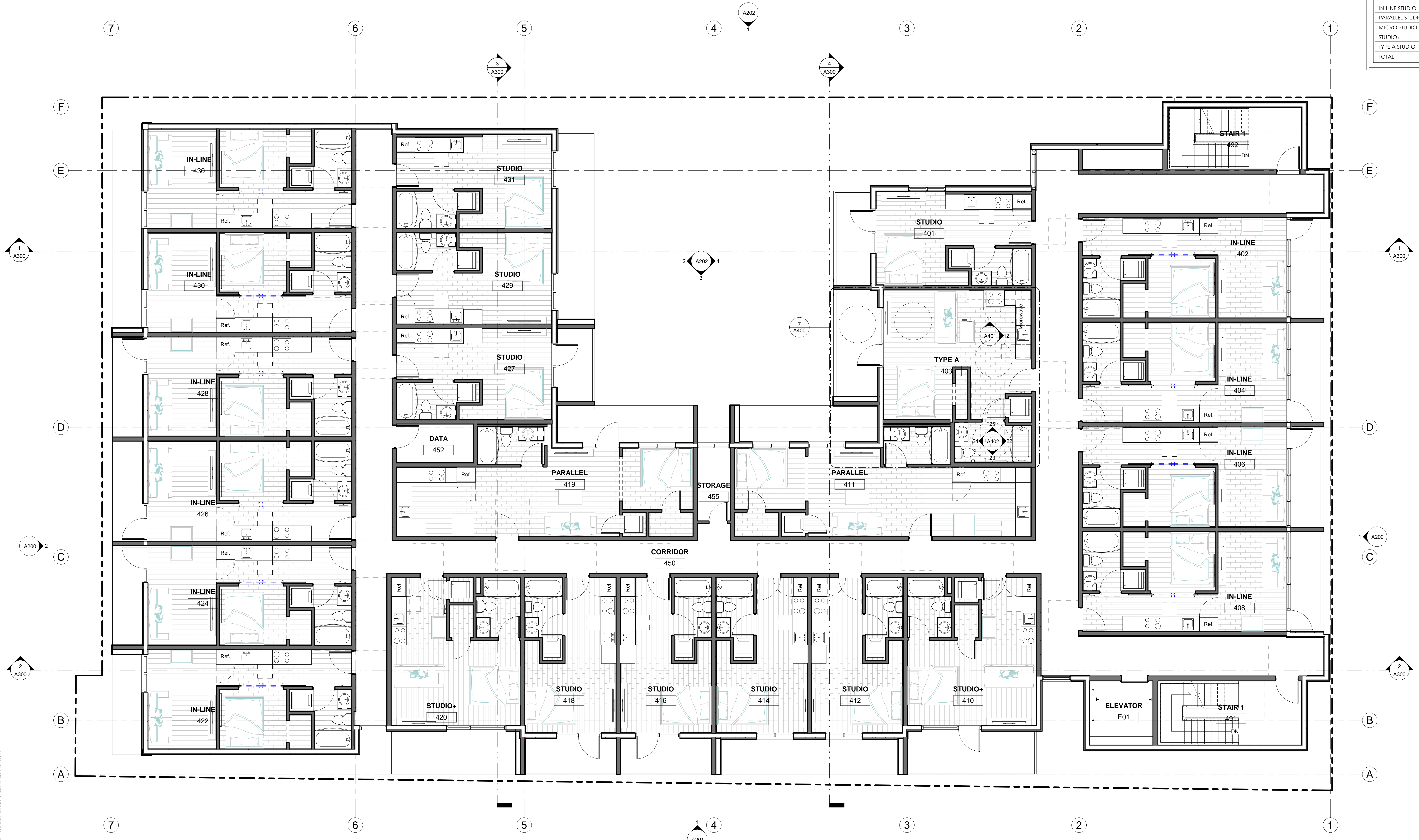
A103

UNIT TYPES		
UNIT TYPE	UNIT COUNTS	NET SQ FT
IN-LINE STUDIO	50 UNITS (43.5%)	371 SF
PARALLEL STUDIO	10 UNITS (8.7%)	468 SF
MICRO STUDIO	40 UNITS (34.8%)	256 SF
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UNITS WITHOUT BALCONIES		
UNIT TYPE	UNIT COUNT W/ BALCONY	
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MICRO STUDIO	8 UNITS	
STUDIO+	2 UNITS	
TYPE A STUDIO	0 UNITS	
TOTAL	18 UNITS	



1 OVERALL FLOOR PLAN - LEVEL 4
3/16" = 1'-0"

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OVERALL FLOOR PLAN LEVEL 4

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DESIGN DEVELOPMENT

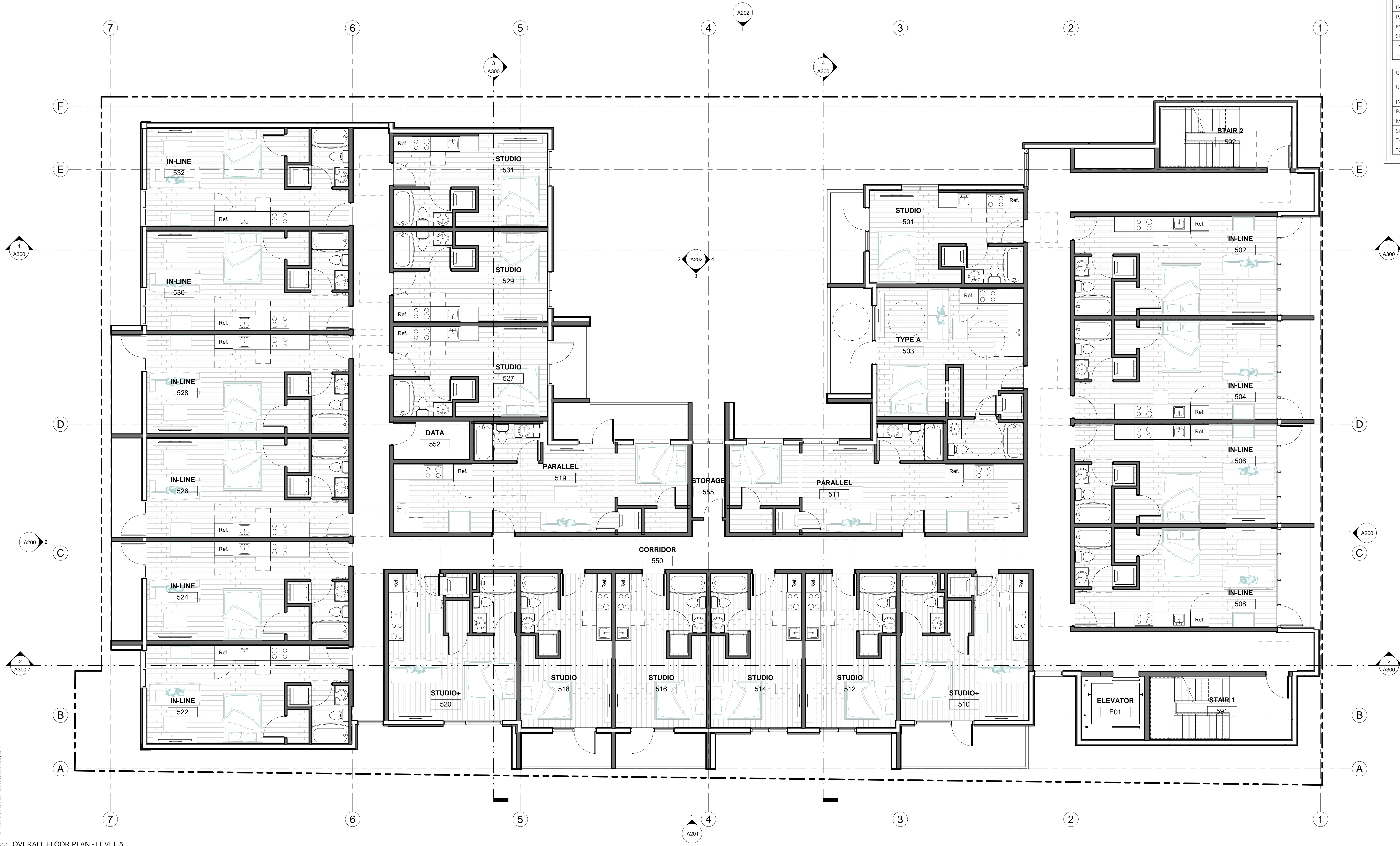
A104

UNIT TYPES		
UNIT TYPE	UNIT COUNTS	NET SQ FT
IN-LINE STUDIO	50 UNITS (43.5%)	371 SF
PARALLEL STUDIO	10 UNITS (8.7%)	468 SF
MICRO STUDIO	40 UNITS (34.8%)	256 SF
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TYPE A STUDIO	2 UNITS	90 SF
TOTAL	97 UNITS	

UNITS WITHOUT BALCONIES	
UNIT TYPE	UNIT COUNT W/ BALCONY
IN-LINE STUDIO	6 UNITS
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MICRO STUDIO	8 UNITS
STUDIO+	2 UNITS
TYPE A STUDIO	0 UNITS
TOTAL	18 UNITS



1 OVERALL FLOOR PLAN - LEVEL 5
3/16" = 1'-0"

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OVERALL FLOOR PLAN LEVEL 5

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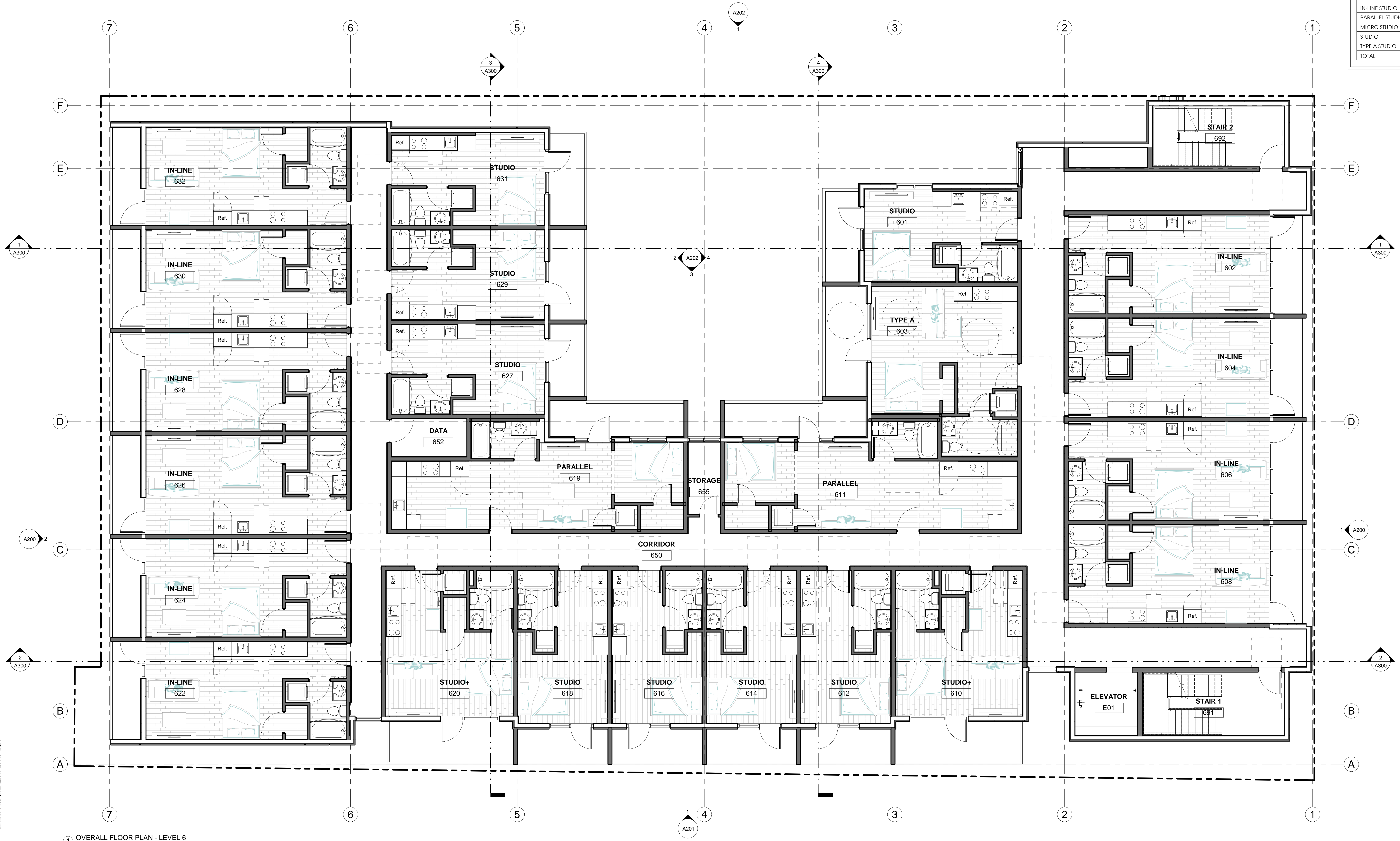
A105

UNIT TYPES		
UNIT TYPE	UNIT COUNTS	NET SQ FT
IN-LINE STUDIO	50 UNITS (43.5%)	371 SF
PARALLEL STUDIO	10 UNITS (8.7%)	468 SF
MICRO STUDIO	40 UNITS (34.8%)	256 SF
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UNIT TYPE	UNIT COUNT W/ BALCONY	BALCONY SF
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PARALLEL STUDIO	8 UNITS	89 SF
MICRO STUDIO	27 UNITS	51 SF
STUDIO+	16 UNITS	90 SF
TYPE A STUDIO	2 UNITS	90 SF
TOTAL	97 UNITS	

UNITS WITHOUT BALCONIES		
UNIT TYPE	UNIT COUNT W/ BALCONY	
IN-LINE STUDIO	6 UNITS	
PARALLEL STUDIO	2 UNITS	
MICRO STUDIO	8 UNITS	
STUDIO+	2 UNITS	
TYPE A STUDIO	0 UNITS	
TOTAL	18 UNITS	



1 OVERALL FLOOR PLAN - LEVEL 6
3/16" = 1'-0"

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OVERALL FLOOR PLAN LEVEL 6

DATE: 3/22/21
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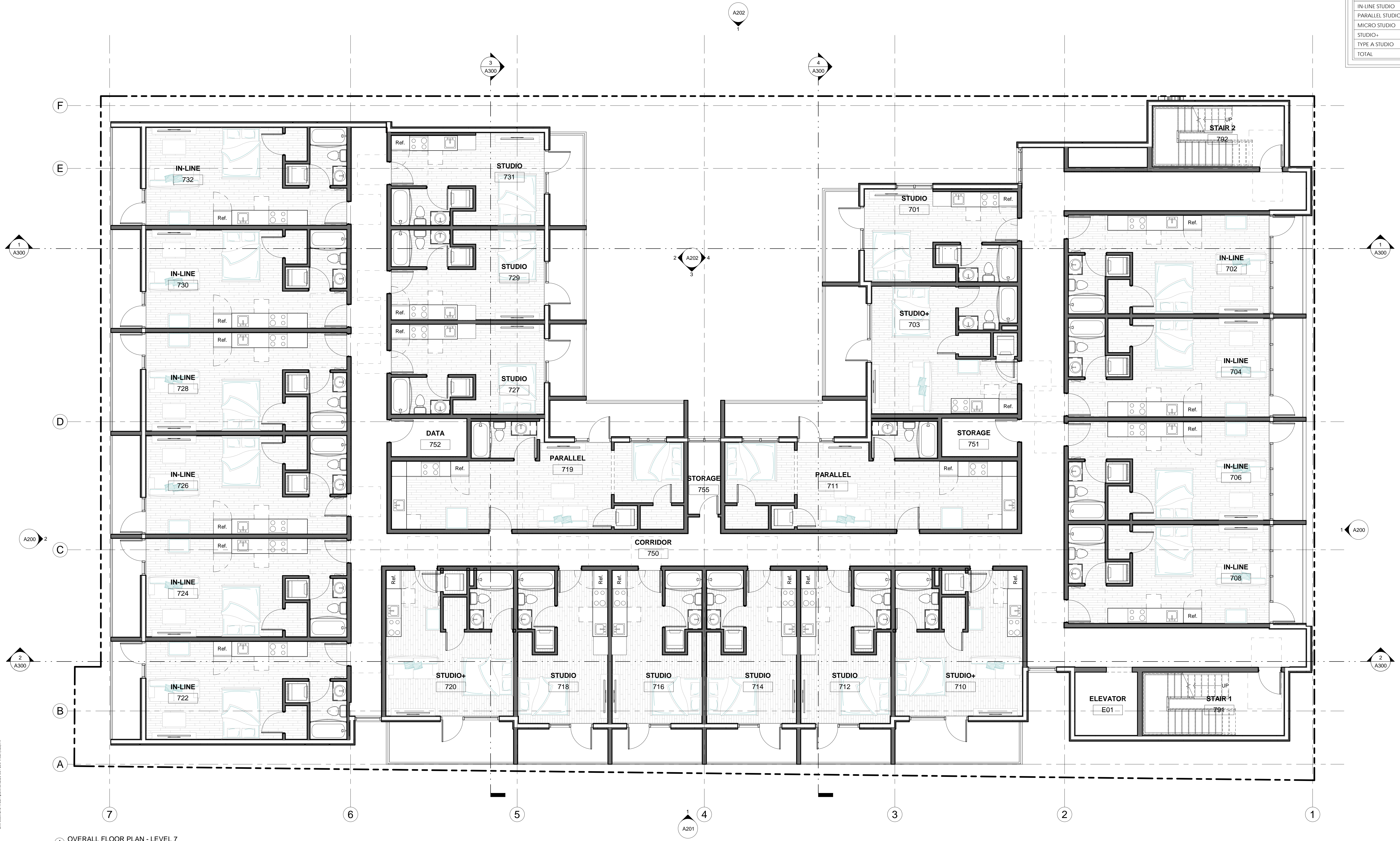
A106

UNIT TYPES		
UNIT TYPE	UNIT COUNTS	NET SQ. FT.
IN-LINE STUDIO	50 UNITS (43.5%)	371 SF
PARALLEL STUDIO	10 UNITS (8.7%)	468 SF
MICRO STUDIO	40 UNITS (34.8%)	256 SF
STUDIO+	12 UNITS (10.4%)	345 SF
TYPE A STUDIO	3 UNITS (2.6%)	404 SF
TOTAL	115 UNITS (100%)	

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TOTAL	115 UNITS

UNITS WITH BALCONIES (INCL GROUND FLOOR)		
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MICRO STUDIO	27 UNITS	51 SF
STUDIO+	16 UNITS	90 SF
TYPE A STUDIO	2 UNITS	90 SF
TOTAL	97 UNITS	

UNITS WITHOUT BALCONIES	
UNIT TYPE	UNIT COUNT W/ BALCONY
IN-LINE STUDIO	6 UNITS
PARALLEL STUDIO	2 UNITS
MICRO STUDIO	8 UNITS
STUDIO+	2 UNITS
TYPE A STUDIO	0 UNITS
TOTAL	18 UNITS



1 OVERALL FLOOR PLAN - LEVEL 7
3/16" = 1'-0"

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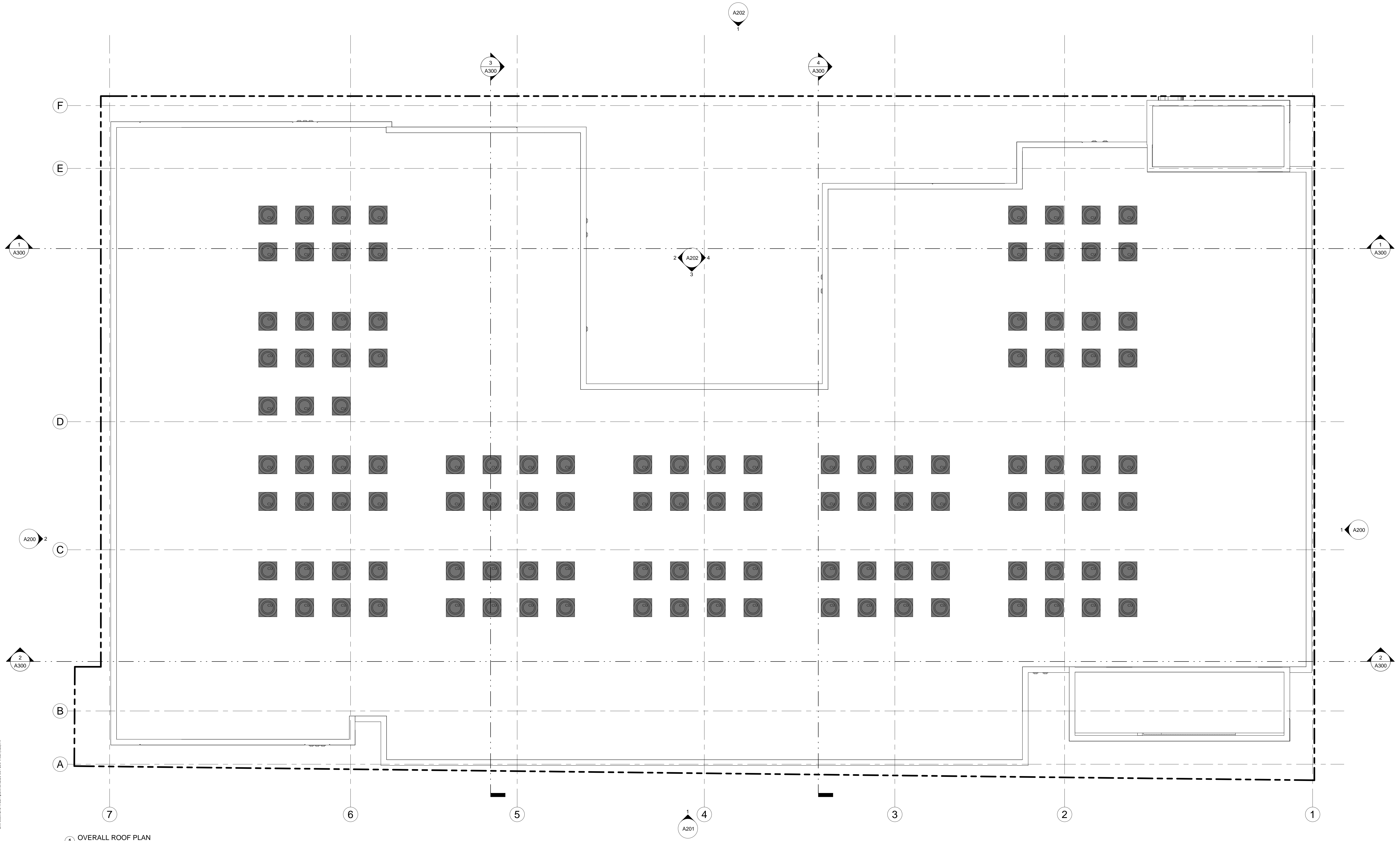
DATE DESCRIPTION

OVERALL FLOOR PLAN LEVEL 7

DATE: 3/22/21
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DESIGN DEVELOPMENT

A107



1 OVERALL ROOF PLAN
3/16" = 1'-0"

PROJECT
the BOOKBINDER on
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OVERALL ROOF
PLAN

DATE: 3/22/21
PROJECT #: 2020-031
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DESIGN
DEVELOPMENT

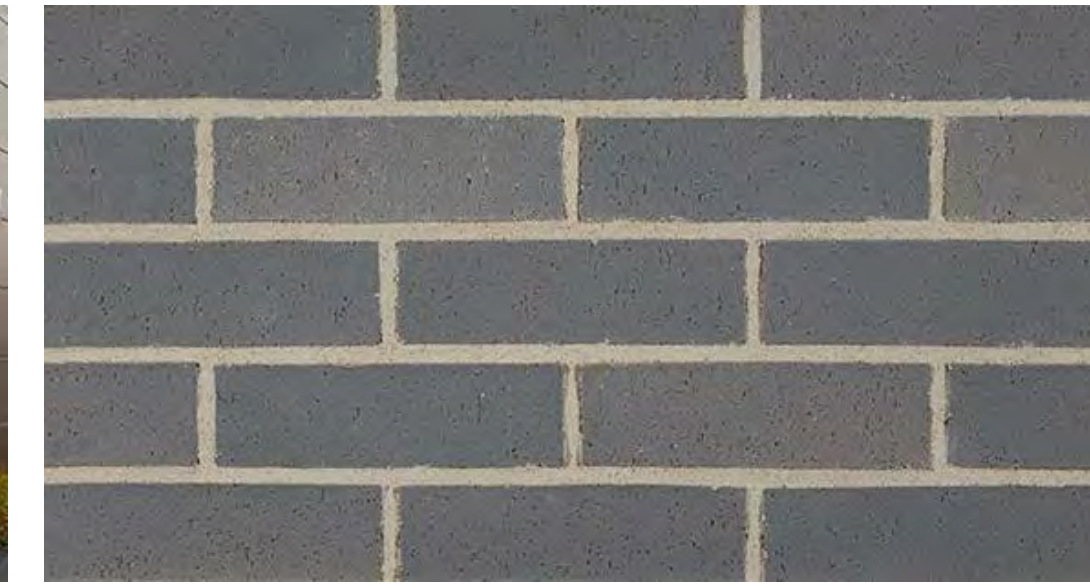
EIFS
Dryvit, Finesse



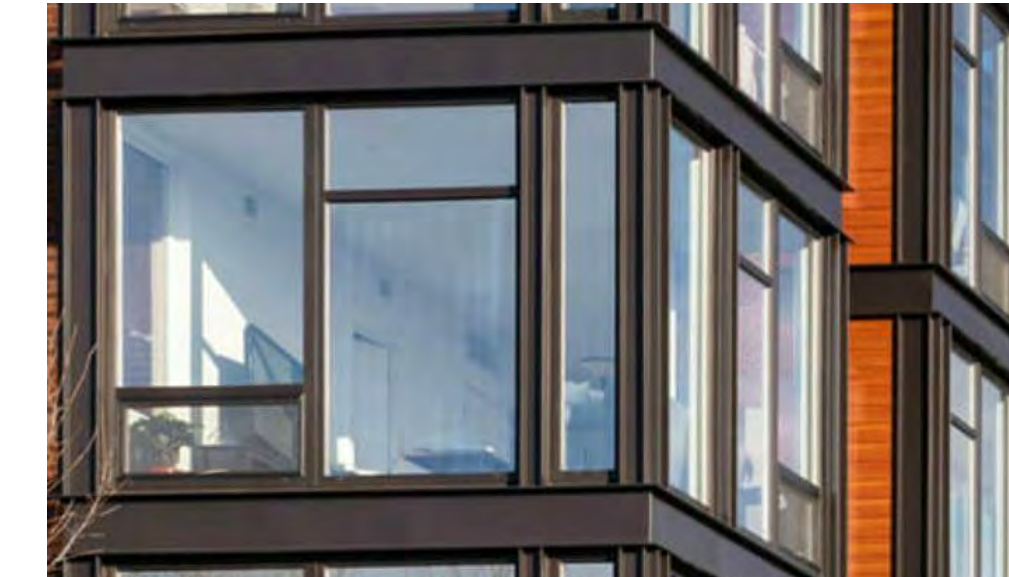
EIFS
Dryvit, Reflectit



BRICK
Norman Brick, Stack Bond, Titanium Gray



WINDOWS
Intus, Black Smooth

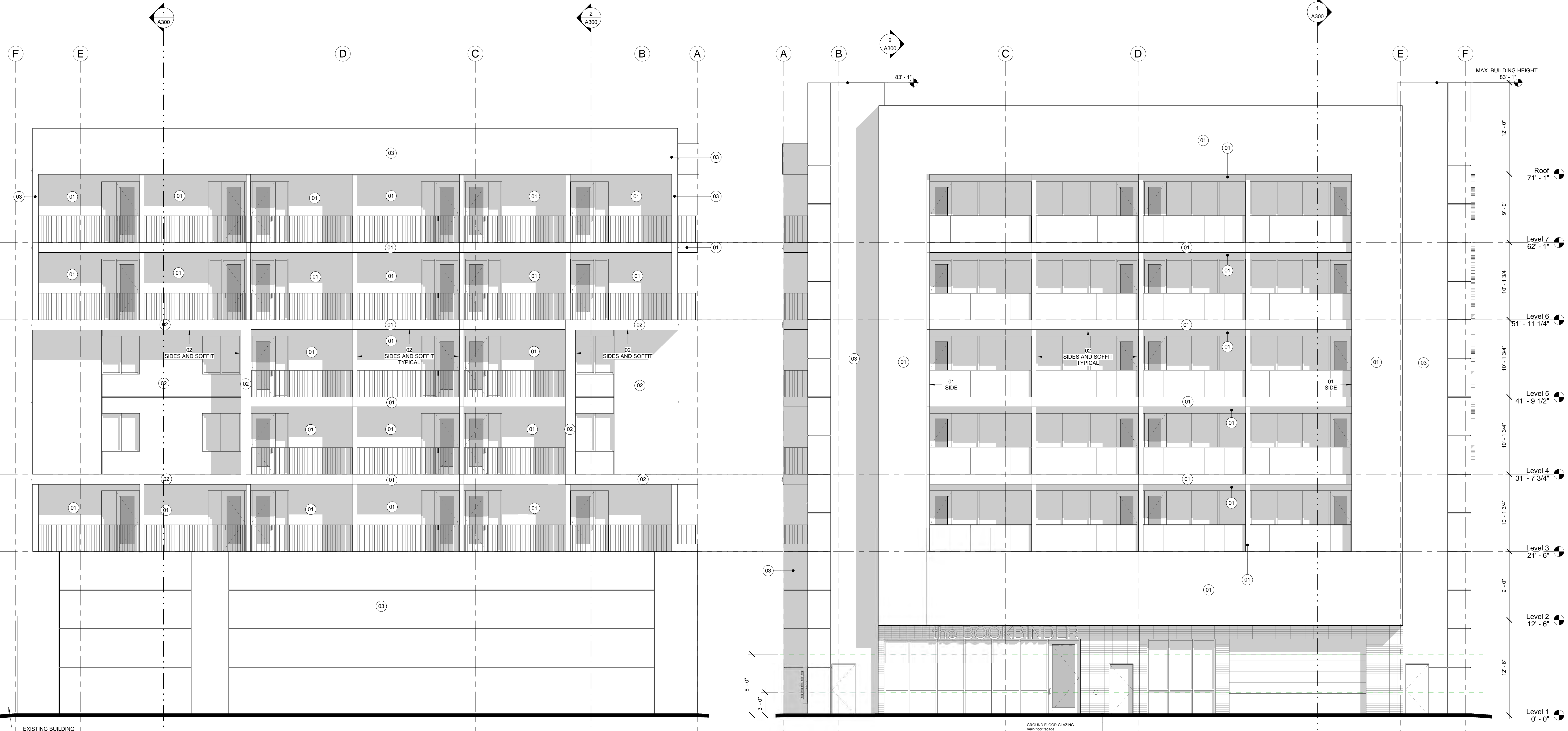


Vertical Steel Rail



EXTERIOR FINISH LEGEND

- 01 EIFS: Dryvit Reflectit
Color: Mountain Peak White
Benjamin Moore 2148-70
- 02 EIFS: Dryvit - Painted
Color: Butterscotch
Benjamin Moore 2157-30
- 03 EIFS: Dryvit Reflectit
Color: Bracken Slate
Benjamin Moore CW-690
- 04 Brick: Norman, Stack Bond
Color: Titanium Gray



2 WEST ELEVATION1
3/16" = 1'-0"

1 EAST ELEVATION1
3/16" = 1'-0"

GROUND FLOOR GLAZING
main face facade
between 3' and 8' above grade = 430sf
47% ground floor glass required = 175sf
17% glass provided as shown

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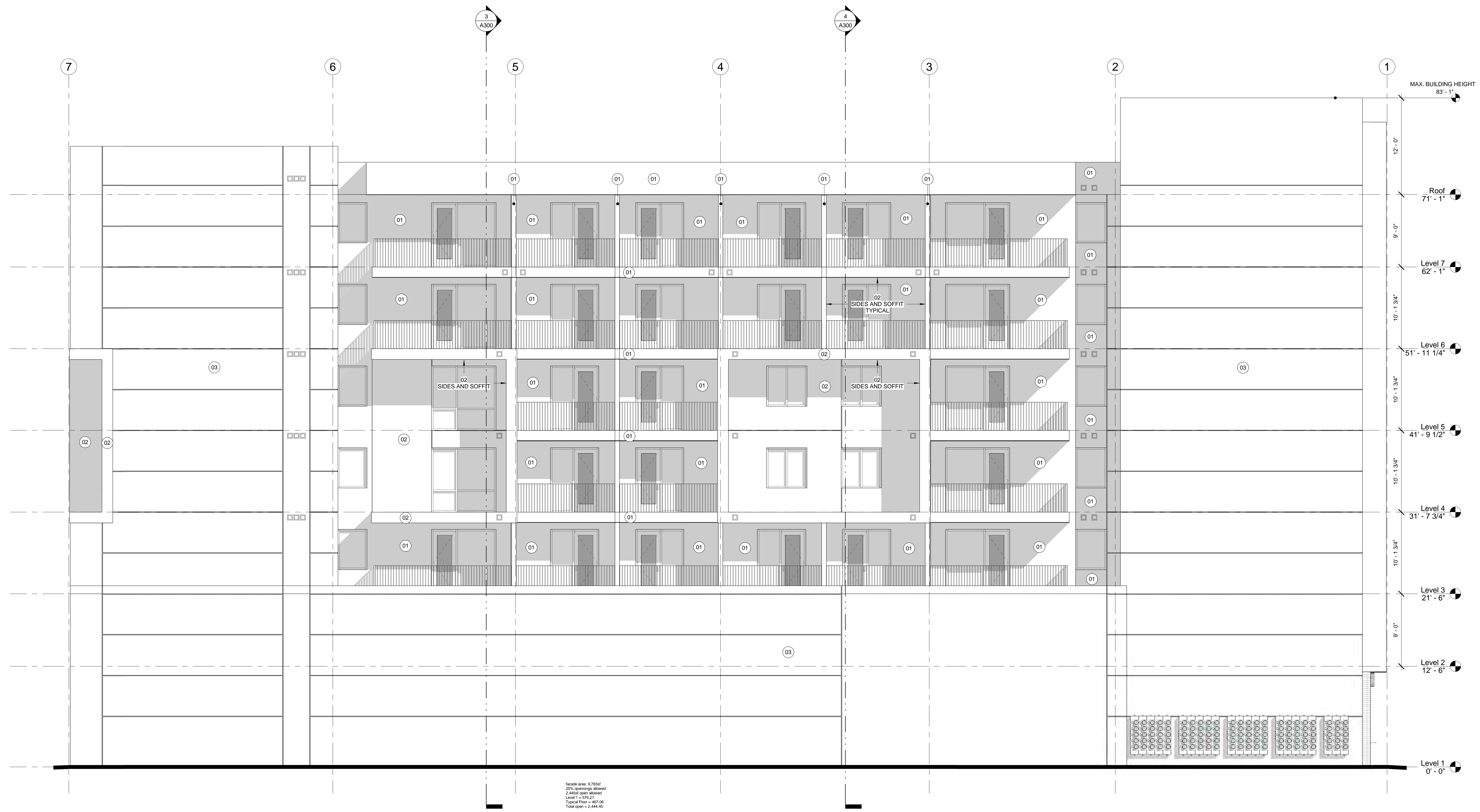
EXTERIOR
ELEVATIONS

DATE: 3/22/21
PROJECT #: 2020-031
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CHECKED BY: Checker

DESIGN
DEVELOPMENT

A200

- EXTERIOR FINISH LEGEND**
- 01 EIFS: Dryvit Reflectit
Color: Mountain Peak White
Benjamin Moore 2148-70
 - 02 EIFS: Dryvit - Painted
Color: Butterscotch
Benjamin Moore 2157-30
 - 03 EIFS: Dryvit Reflectit
Color: Bracken Slate
Benjamin Moore CW-690
 - 04 Brick: Norman, Stack Bond
Color: Titanium Gray



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EXTERIOR ELEVATIONS

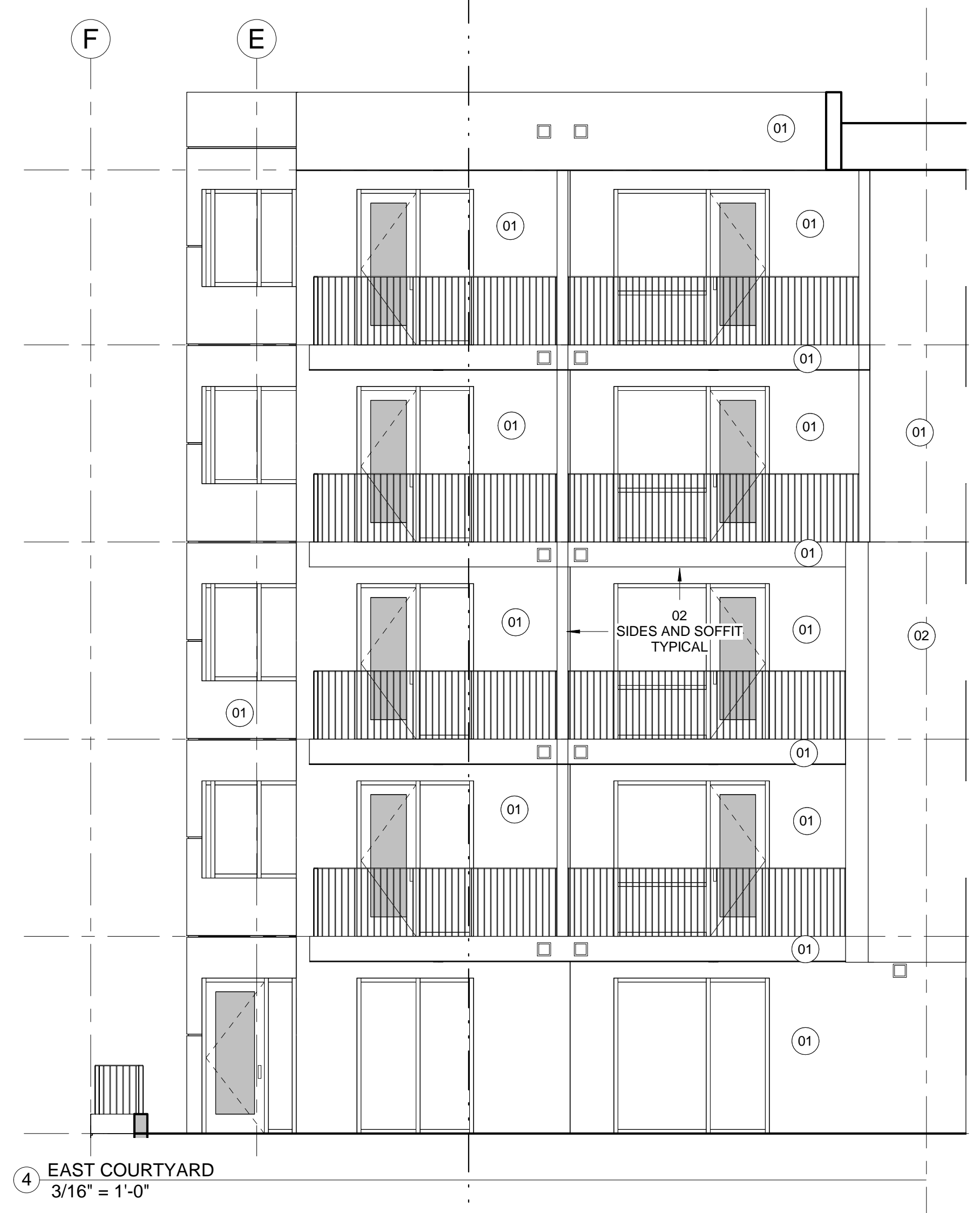
DATE: 3/22/21
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CHECKED BY: Checker

1 SOUTH ELEVATION1
3/16" = 1'-0"

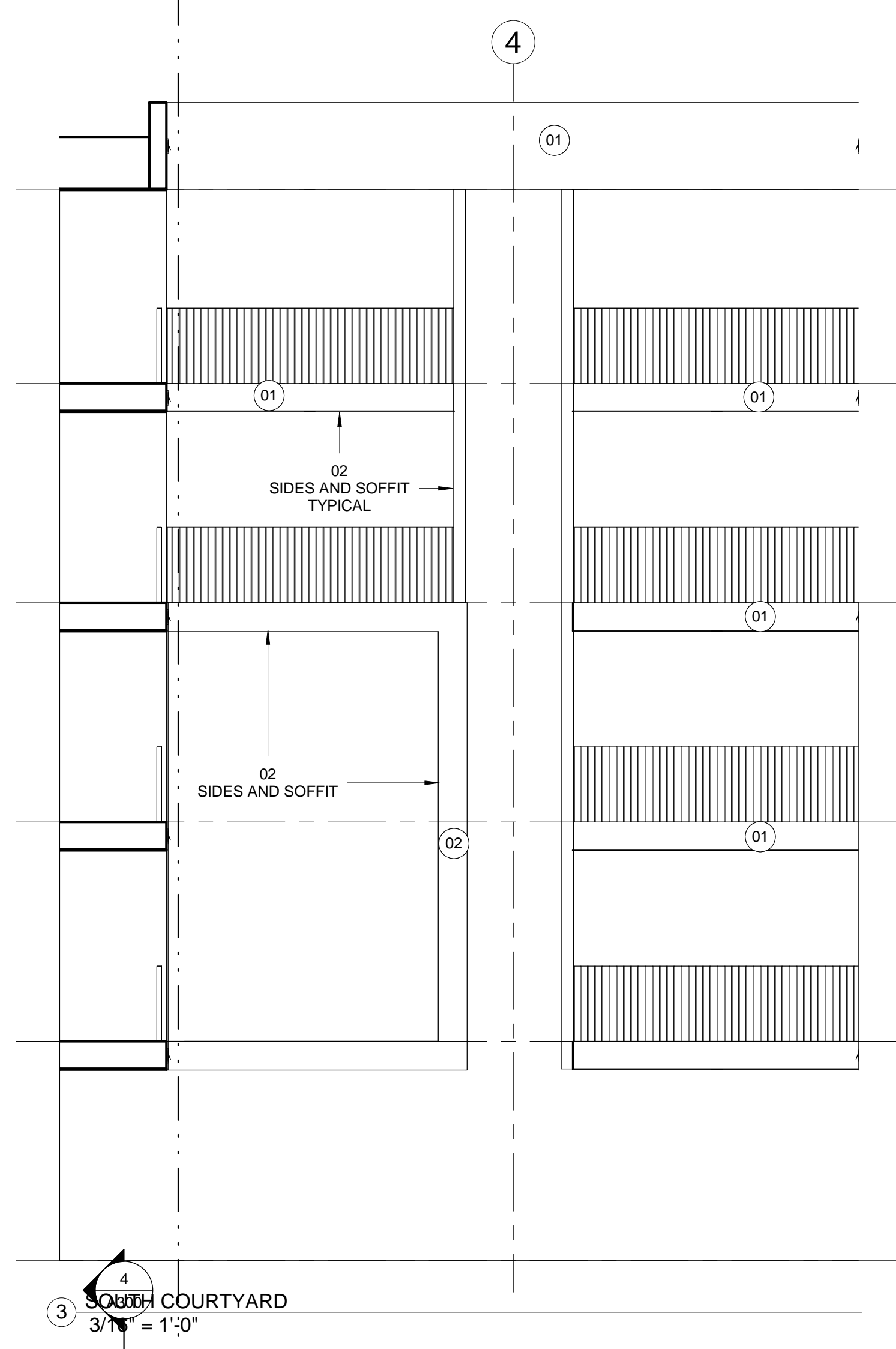
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EXTERIOR FINISH LEGEND

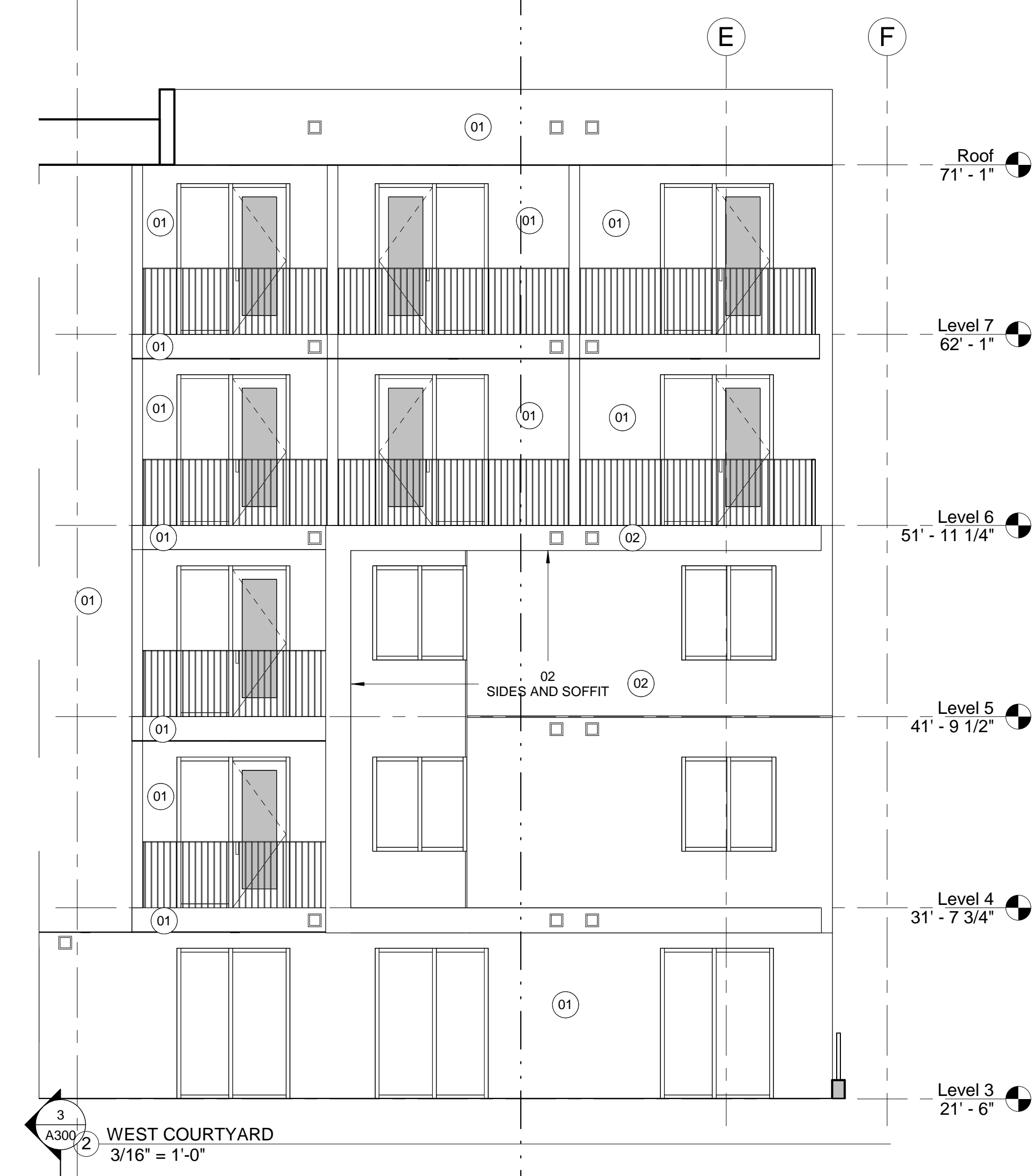
- 01 EIFS: Dryvit Reflectit
Color: Mountain Peak White
Benjamin Moore 2148-70
- 02 EIFS: Dryvit - Painted
Color: Butterscotch
Benjamin Moore 2157-30
- 03 EIFS: Dryvit Reflectit
Color: Bracken Slate
Benjamin Moore CW-690
- 04 Brick: Norman, Stack Bond
Color: Titanium Gray



4 EAST COURTYARD
3/16" = 1'-0"

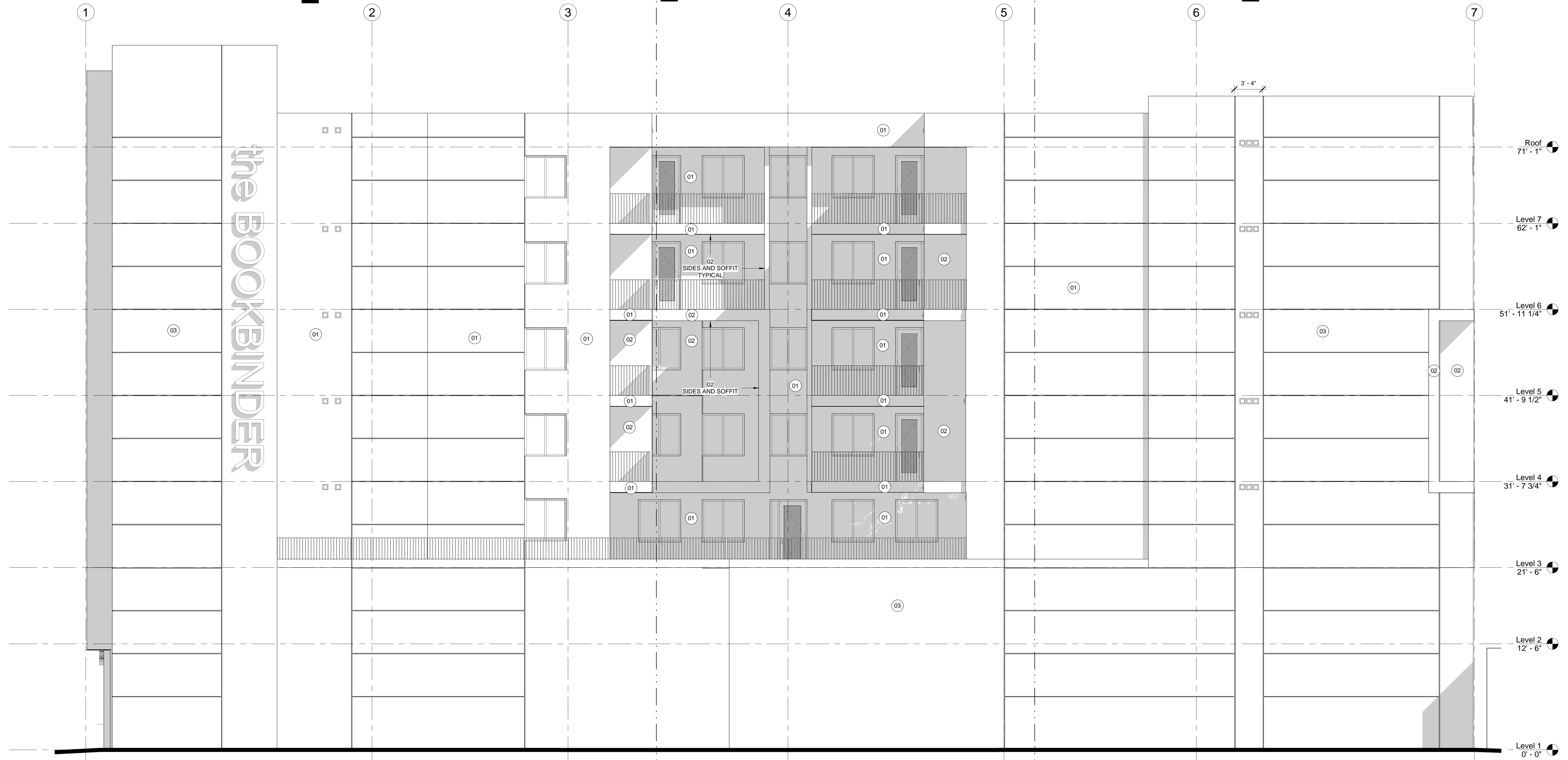


3 SOUTH COURTYARD
3/16" = 1'-0"



3 WEST COURTYARD
3/16" = 1'-0"

- Roof 71' - 1"
- Level 7 62' - 1"
- Level 6 51' - 11 1/4"
- Level 5 41' - 9 1/2"
- Level 4 31' - 7 3/4"
- Level 3 21' - 6"



1 NORTH ELEVATION
3/16" = 1'-0"

- Roof 71' - 1"
- Level 7 62' - 1"
- Level 6 51' - 11 1/4"
- Level 5 41' - 9 1/2"
- Level 4 31' - 7 3/4"
- Level 3 21' - 6"
- Level 2 12' - 6"
- Level 1 0' - 0"

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**EXTERIOR
ELEVATIONS**

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**DESIGN
DEVELOPMENT**

- EXTERIOR FINISH LEGEND
- 01 EIFS: Dryvit Reflectit
Color: Mountain Peak White
Benjamin Moore 2148-70
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Color: Butterscotch
Benjamin Moore 2157-30
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Color: Bracken Slate
Benjamin Moore CW-690
 - 04 Brick: Norman, Stack Bond
Color: Titanium Gray



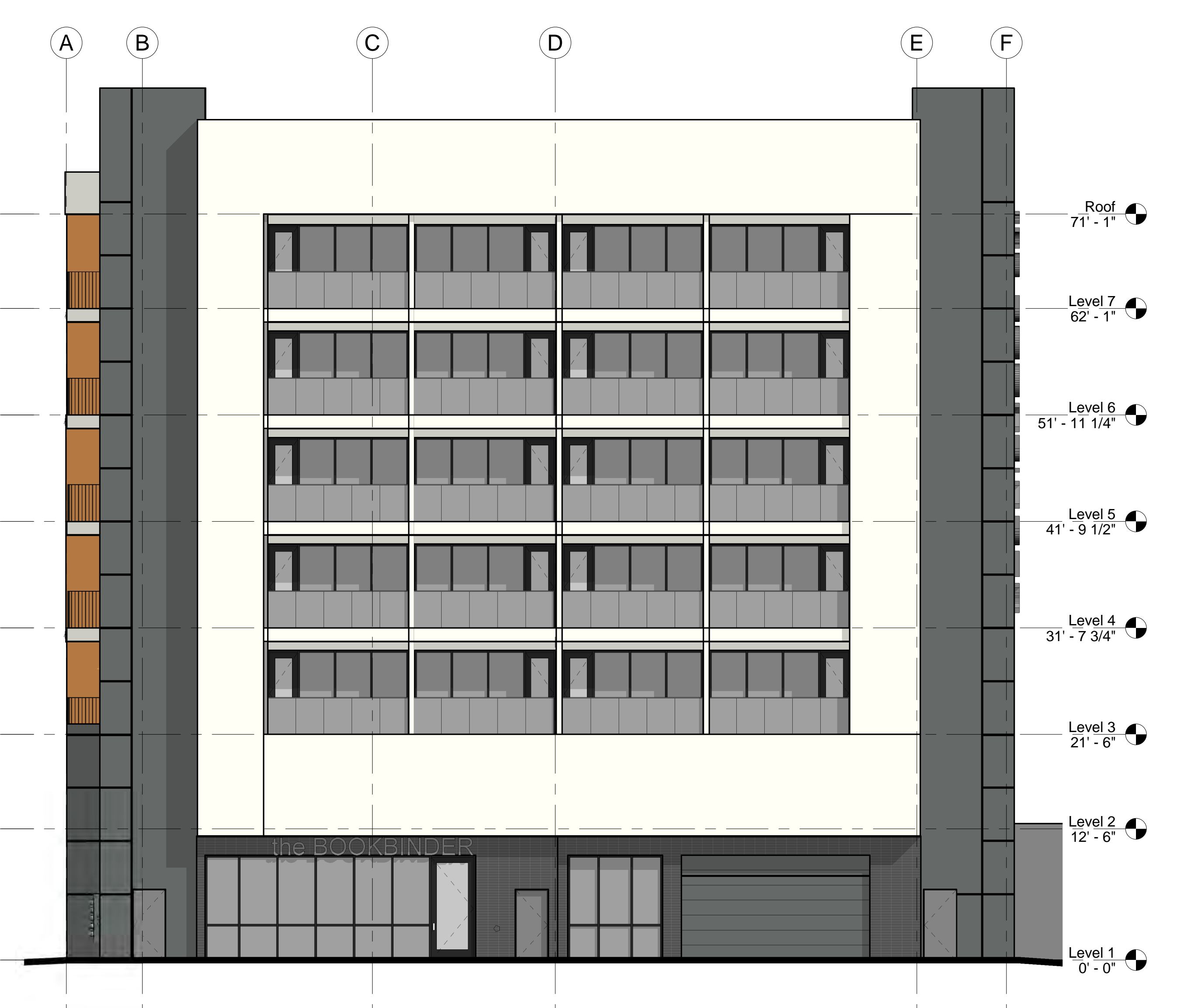
4 SOUTH ELEVATION - COLOR
1/8" = 1'-0"



3 WEST ELEVATION - COLOR
1/8" = 1'-0"



2 NORTH ELEVATION - COLOR
1/8" = 1'-0"



1 EAST ELEVATION - COLOR
1/8" = 1'-0"

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COLOR
ELEVATIONS

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A210



4 NORTHWEST VIEW



3 SOUTHWEST VIEW



2 SOUTHEAST VIEW



1 NORTHEAST VIEW

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3D VIEWS

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DESIGN
DEVELOPMENT

A250

