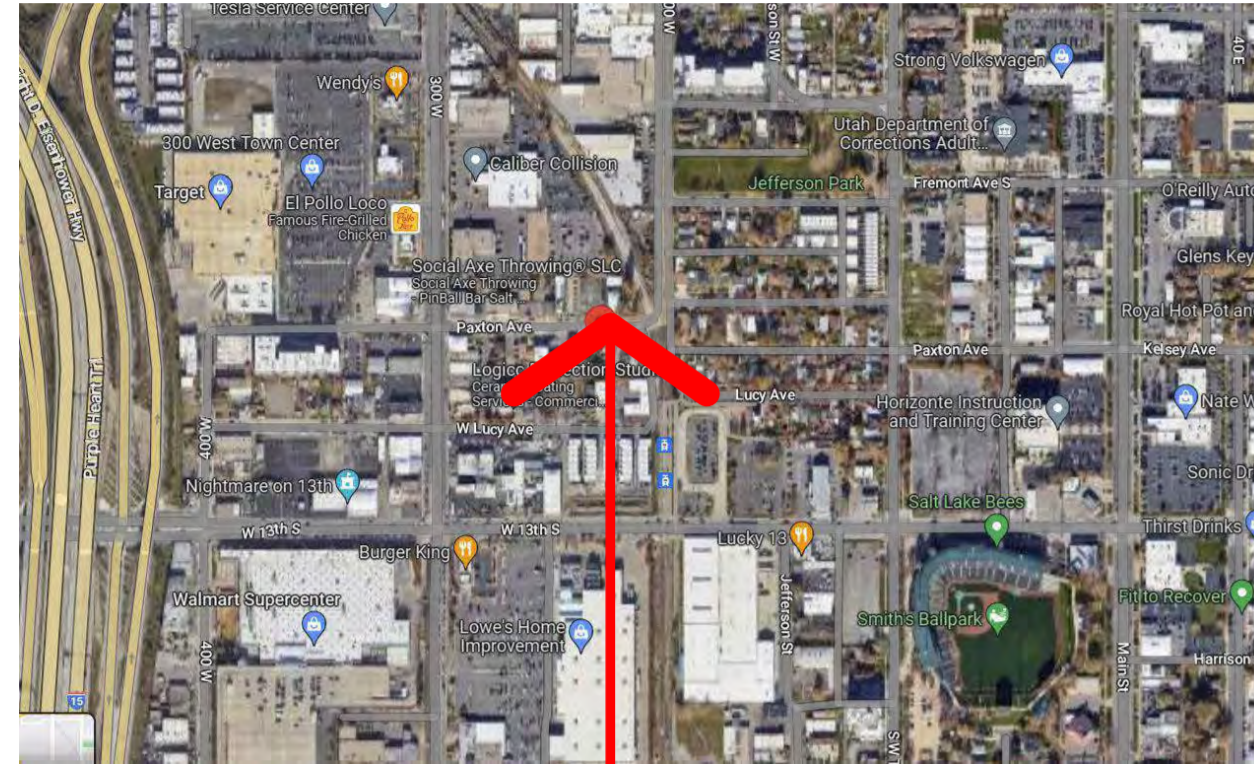


PAXTON PLACE

215 West Paxton Avenue

VICINITY MAP



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- A6.1 BUILDING SCHEDULES
- A7.1 OTHER
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PROJECT DIRECTORY

OWNER

GO WEST INVESTMENTS
3582 S Terra Sol Dr, UT 84115
PH. 801-604-8778

ARCHITECT

JZW ARCHITECTS
ERIC JONES / NICK HAMMER
45 E. CENTER ST, STE 202
NORTH SALT LAKE, UT 84054
(801) 936-1343

CONTRACTOR

CIVIL ENGINEER

STRUCTURAL ENGINEER

MECHANICAL AND PLUMBING ENGINEER

ELECTRICAL ENGINEER

CODE SUMMARY

APPLICABLE CODES:

- 2018 INTERNATIONAL BUILDING CODE, (I.B.C.)
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2017 NATIONAL ELECTRIC CODE

PROJECT INFORMATION

THESE DRAWINGS ARE PART OF A SET OF CONSTRUCTION DOCUMENTS. THE CONSTRUCTION DOCUMENTS CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS:

- CONSTRUCTION DRAWINGS
- SPECIFICATIONS
- STRUCTURAL CALCULATIONS
- CONTRACT FORMS AND CONDITIONS
- ADDENDA
- MODIFICATIONS AND REVISIONS

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 TO JZW ARCHITECTS IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER BY THE ARCHITECT AND REVISIONS WILL BE ISSUED BY ARCHITECT. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF ARCHITECT. 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 ARCHITECT.

PAXTON PLACE

PROJECT NUMBER 00000

ISSUED: FEBRUARY 8, 2023 CURRENT REVISION:



PROJECT DESCRIPTION

215 PAXTON PLACE IS A 5 OVER 2 RESIDENCE WITH 146 UNITS IN CLOSE PROXIMITY TO THE BALLPARK TRAX STATION. DEMAND FOR HOUSING WITHIN THIS AREA IS GREAT ESPECIALLY WITH THE REDESIGN AND COMPLETION OF THE 300 WEST CORRIDOR AND ITS INCREASE OF SERVICES. THE REQUEST FOR GREATER HEIGHT IS TO ALLOW FOR AN ADDITIONAL FLOOR OF UNITS TO MATCH THE MAXIMIZED NUMBER OF PARKING STALLS WE CAN PLACE WITHIN THE FOOTPRINT OF THE LOT ON TWO FLOORS. THE TIMING FOR THE APPLICATION IS TO MEET THE STANDARDS FOR GENERAL CONTEXT PARKING BEFORE THE CHANGE IN REQUIREMENTS FOR 1 STALL FOR EVERY STUDIO AND 1 BEDROOM.

THE BUILDING WILL BE BUILT WITH A CONCRETE POST TENSION FIRST AND SECOND FLOOR, WITH 5 FLOORS OF WOOD FRAMING ABOVE AS A TYPE V-B CONSTRUCTION. THE BUILDING CONSIST OF 4 DIFFERENT MATERIALS AND TEXTURES IN A PASSIVE COLOR TEMPLATE, FROM GRAY CLEAR TO ANTIQUE RED. THE MAIN MATERIALS CONSIST OF EXPOSED NATURAL CONCRETE, BOARD AND BATTEN WOOD GRAY COLOR, CEMENT BOARD WOOD TEXTURE, TEAK COLOR, AND A CLADDING ANTIQUE RED BRICK AND STUCCO FINISH.

PROJECT NARATIVE

THE PROJECT FALLS OUTSIDE OF ANY TRANSIT ORIENTED DISTRICT DESPITE BEING 100' NW OF THE BALLPARK TRAX STATION. IT IS CONSIDERED A PART OF THE GENERAL CONTEXT ZONING. WE FEEL IT MEETS THE CHARACTER OF THE AREA AS IT IS WEST OF THE TRAX LINE BETWEEN TRAX AND THE 300 WEST CORRIDOR. THE STYLE OF THE BUILDING IS A U SHAPE BUILDING WITH AN UPPER GREEN COURTYARD THAT FACES THE NORTH. THE MASSING IS BROKEN UP BOTH VERTICALLY AND HORIZONTALLY TO REFLECT A HUMAN SCALE. THE MATERIALS ARE FAMILIAR AND INDICATIVE OF THE EXISTING CHARACTER OF THE AREA. THE ROOF FORMS COMPLEMENT AND MIMIC THE SURROUNDING AREA AND NEARBY BUILDINGS. SOUTH OF THE PROJECT IS THE RECENTLY COMPLETED CW URBAN PROJECT theLUCY AS WELL AS A 5 STORY RESIDENCE BUILDING. WEST ACROSS 300 WEST IS THE NEWLY COMPLETED PAXTON 365 A 4 OVER 2 MIXED USE BUILDING. ALL ALONG THE TRAX LINE INTO DOWNTOWN ARE AN INCREASING AMOUNT OF 4 OVER 2 AND 5 OVER 2 RESIDENCES TO PROVIDE THE HOUSING WE NEED FOR THE DEVELOPING AREA AND DOWNTOWN.

BUILDING CHARACTERISTICS

ZONE: CG GENERAL COMMERCIAL DISTRICT

SITE AREA: 29,009 S.F. (.67 ACRES)

YARD REQUIREMENTS:
 FRONT: 10'
 CORNER SIDE: 10'
 INTERIOR SIDE: NONE
 REAR: 10'

MAX. BUILDING HEIGHT: 60'.
 MODIFICATION MAY BE GRANTED THROUGH DESIGN REVIEW PROCESS PER PROVISIONS OF CHAPTER 21A.59.
 MAX. ADDITIONAL HEIGHT: 30'
 REQUESTED ADDITIONAL HEIGHT** 14'

UNIT COUNT

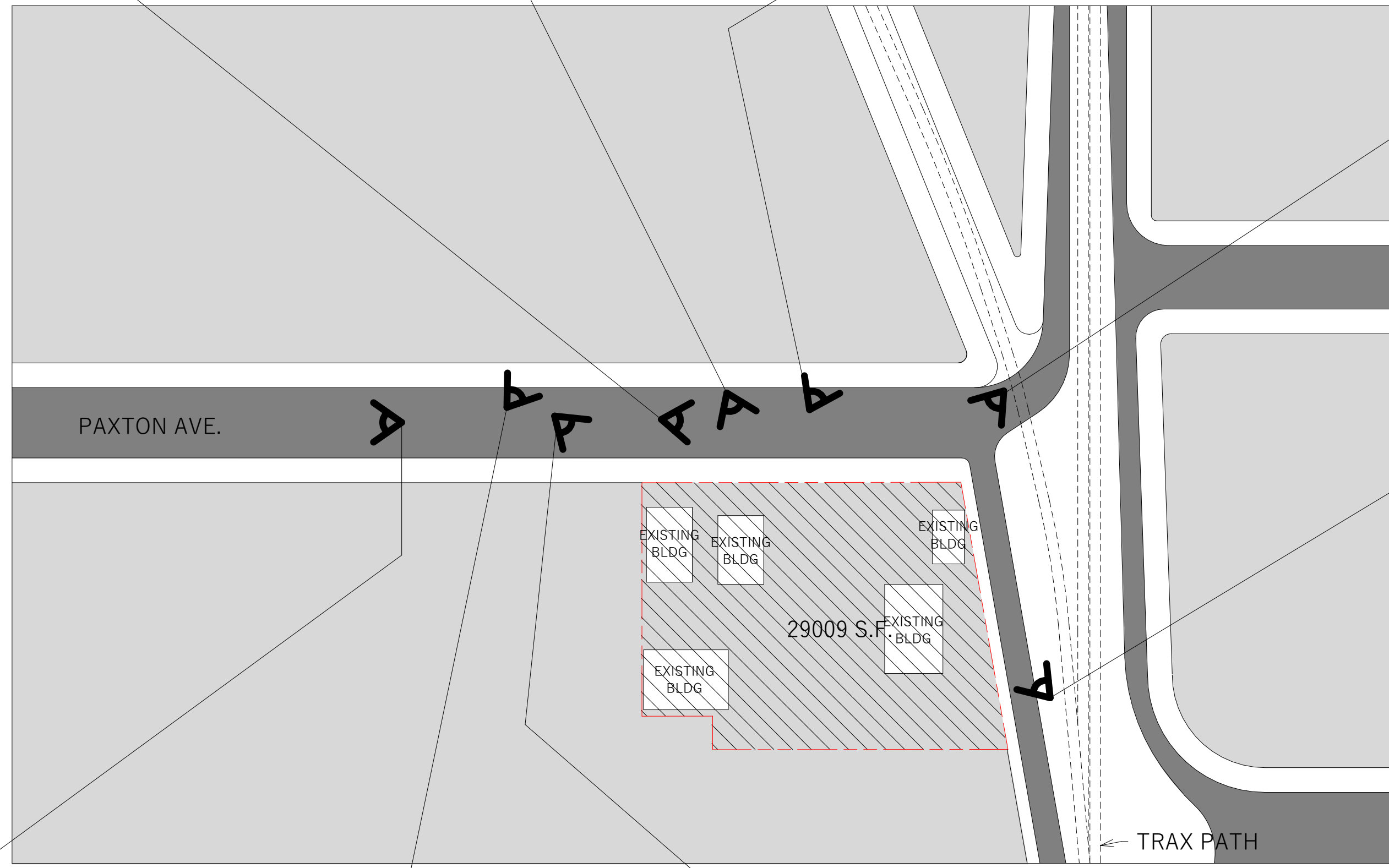
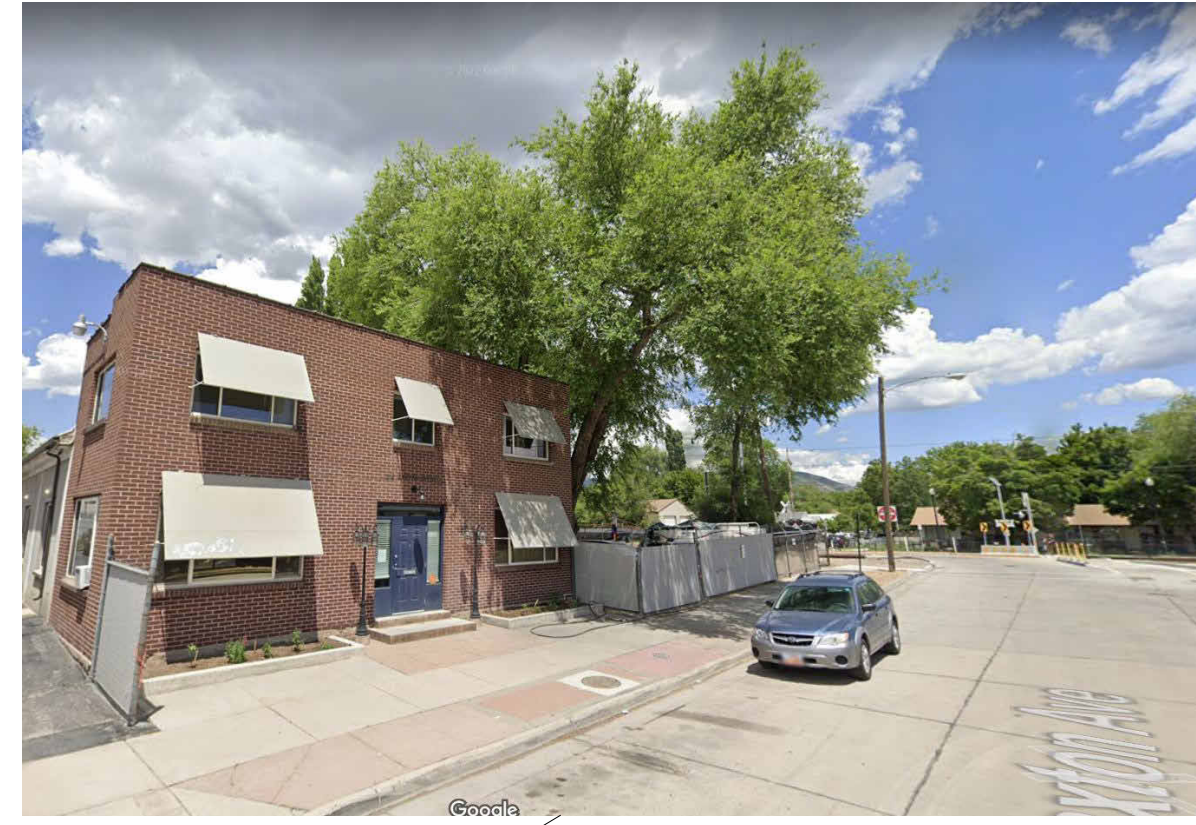
	STUDIO (375 SF)	1-BED (530 SF+)	TOTAL
LEVEL 3	18	8	26
LEVEL 4	18	12	30
LEVEL 5	18	12	30
LEVEL 6	18	12	30
LEVEL 7	18	12	30
TOTAL	90 (62%)	56 (38%)	146

PARKING STALLS REQUIRED:
 STUDIO: 1/2 STALL/UNIT
 1-BED: 1 STALL/UNIT
 2-BED+: 2 STALLS/UNIT

90 x .5 + 56 x 1 = 101 STALLS REQUIRED

PARKING STALLS PROVIDED: 101 STALLS







ZONE: CG GENERAL COMMERCIAL DISTRICT
 SITE AREA: 29,009 S.F. (.67 ACRES)

YARD REQUIREMENTS:
 FRONT: 10'
 CORNER SIDE: 10'
 INTERIOR SIDE: NONE
 REAR: 10'

MAX. BUILDING HEIGHT: 60'
 MODIFICATION MAY BE GRANTED THROUGH DESIGN REVIEW PROCESS PER PROVISIONS OF CHAPTER 21A.59.
 MAX. ADDITIONAL HEIGHT: 30'

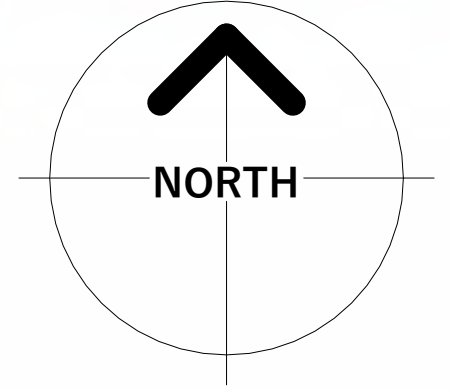
UNIT COUNT

	STUDIO (375 SF)	1-BED (530 SF+)	TOTAL
LEVEL 3	18	8	26
LEVEL 4	18	12	30
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LEVEL 7	18	12	30
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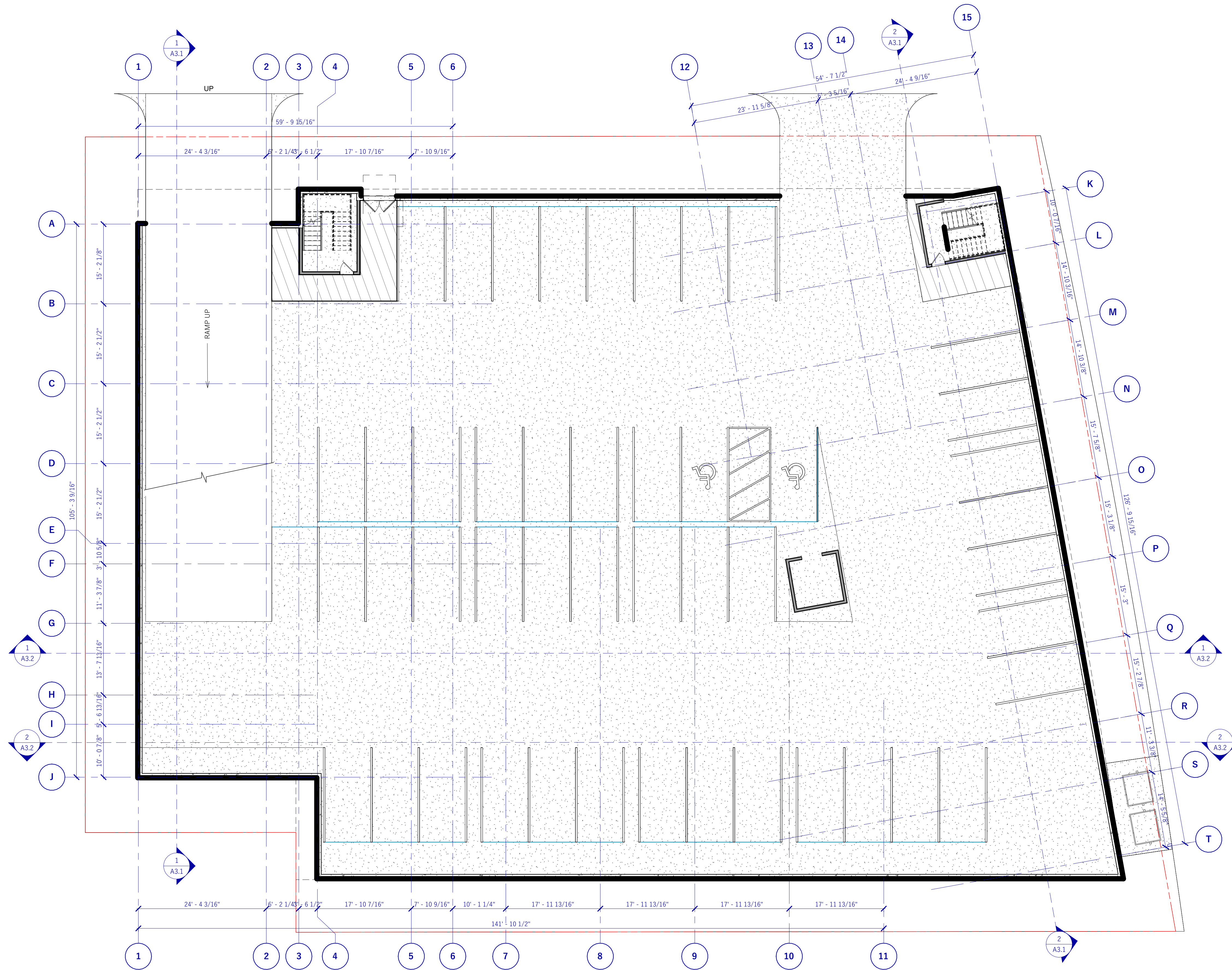
PARKING STALLS REQUIRED:
 STUDIO: 1/2 STALL/UNIT
 1-BED: 1 STALL/UNIT
 2-BED+: 2 STALLS/UNIT
 90 x .5 + 56 x 1 = 101 STALLS REQUIRED

PARKING STALLS PROVIDED: 101 STALLS

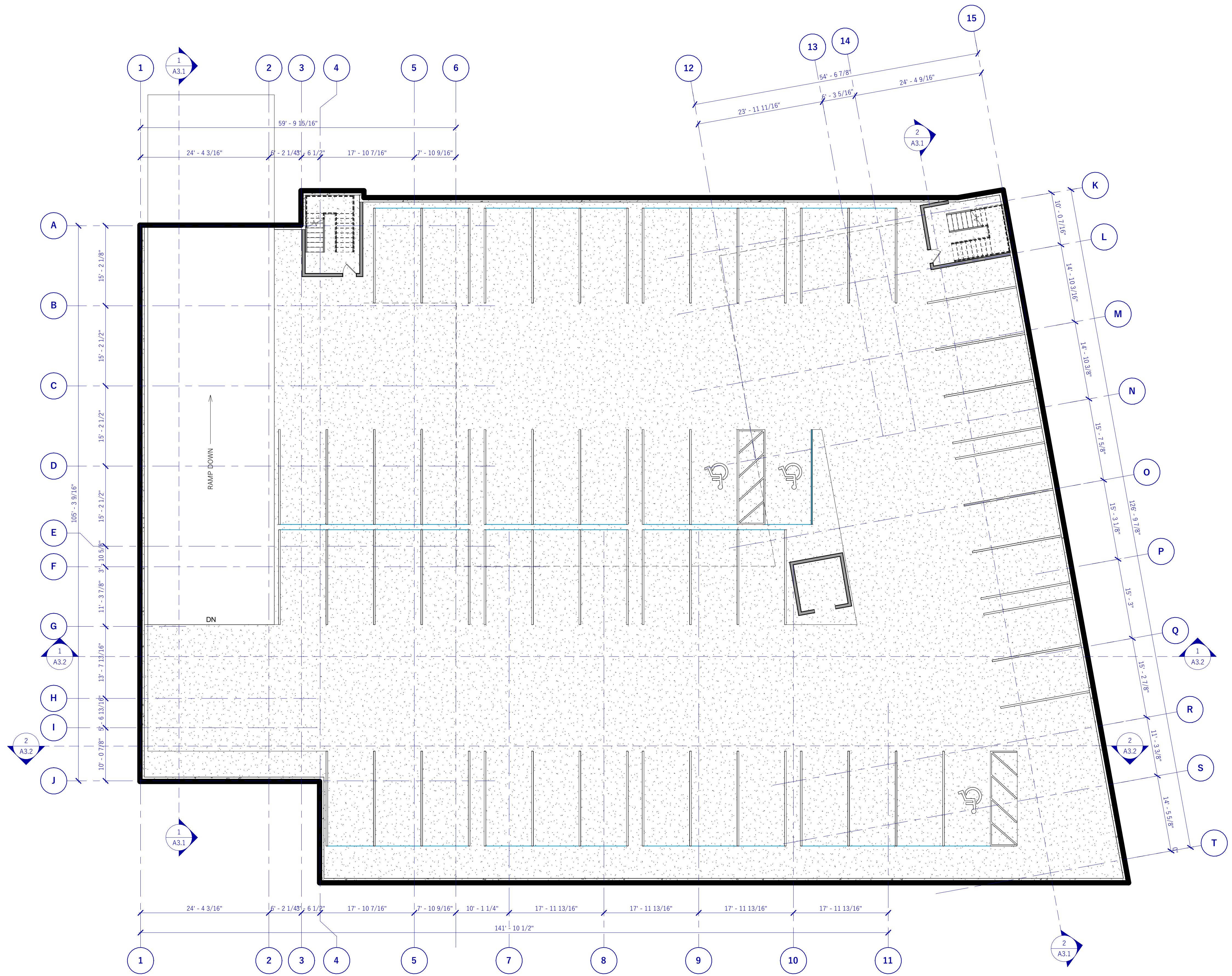
1 BASIC SITE PLAN
 PR1.0 1" = 10'-0"



00000 PAXTON PLACE 215 West Paxton Avenue ISSUED: FEBRUARY 8, 2023 CURRENT REVISION:
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1
A1.1.11 LEVEL 1 PARKING
1" = 10'-0"



1
A1.1.12
LEVEL 2 PARKING
1" = 10'-0"



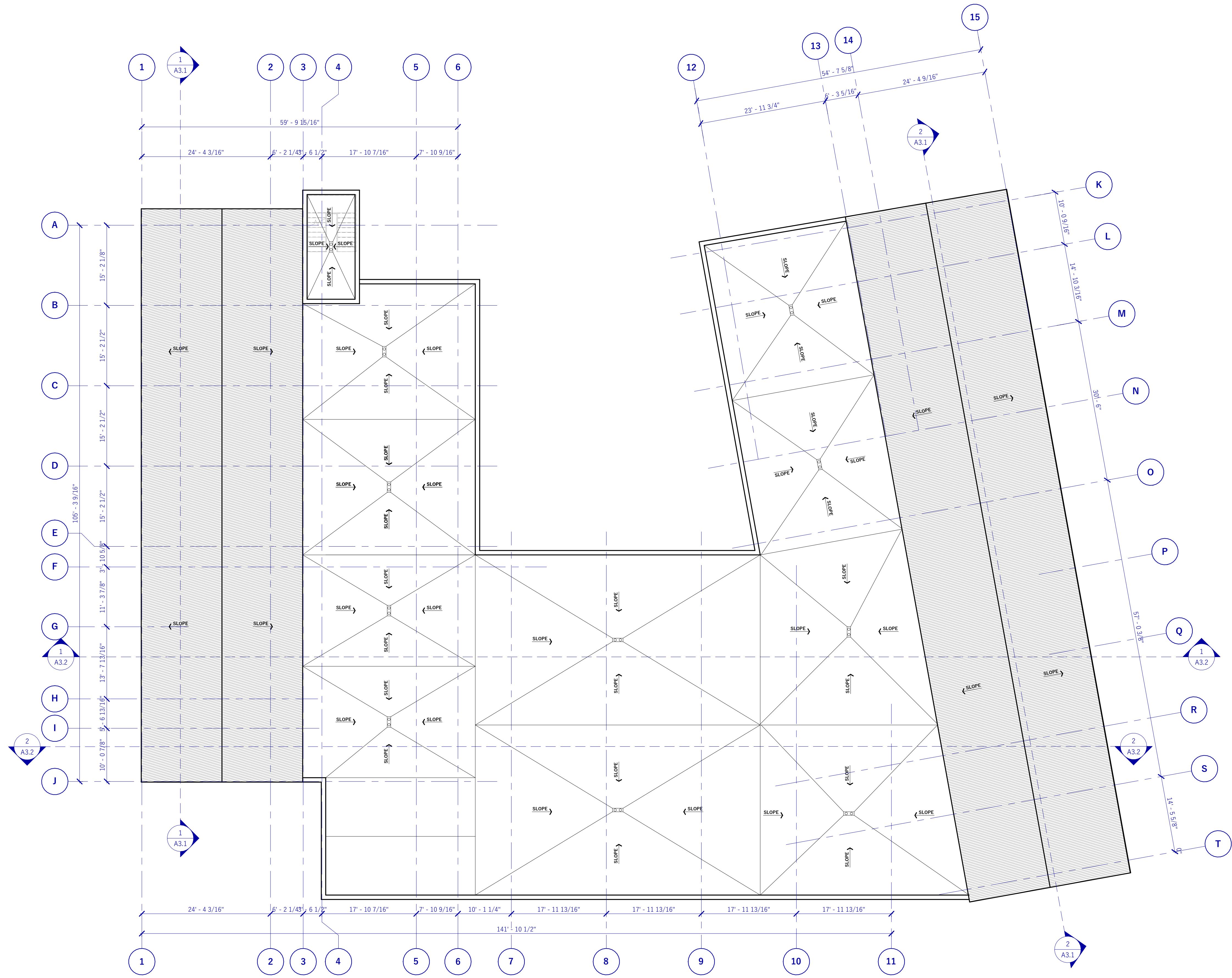
1
A1.1.13

LEVEL 3
1" = 10'-0"



1
A1.1.14

LEVEL 4 / 7
1" = 10'-0"



1
A1.1.17

LEVEL 7
1" = 10'-0"



1
A2.1 NORTH ELEVATION
3/32" = 1'-0"



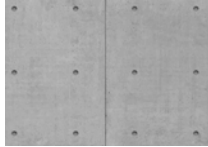
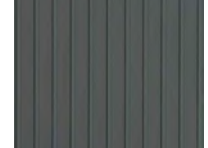
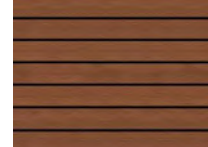

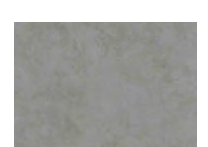
2
A2.1 SOUTH ELEVATION
3/32" = 1'-0"

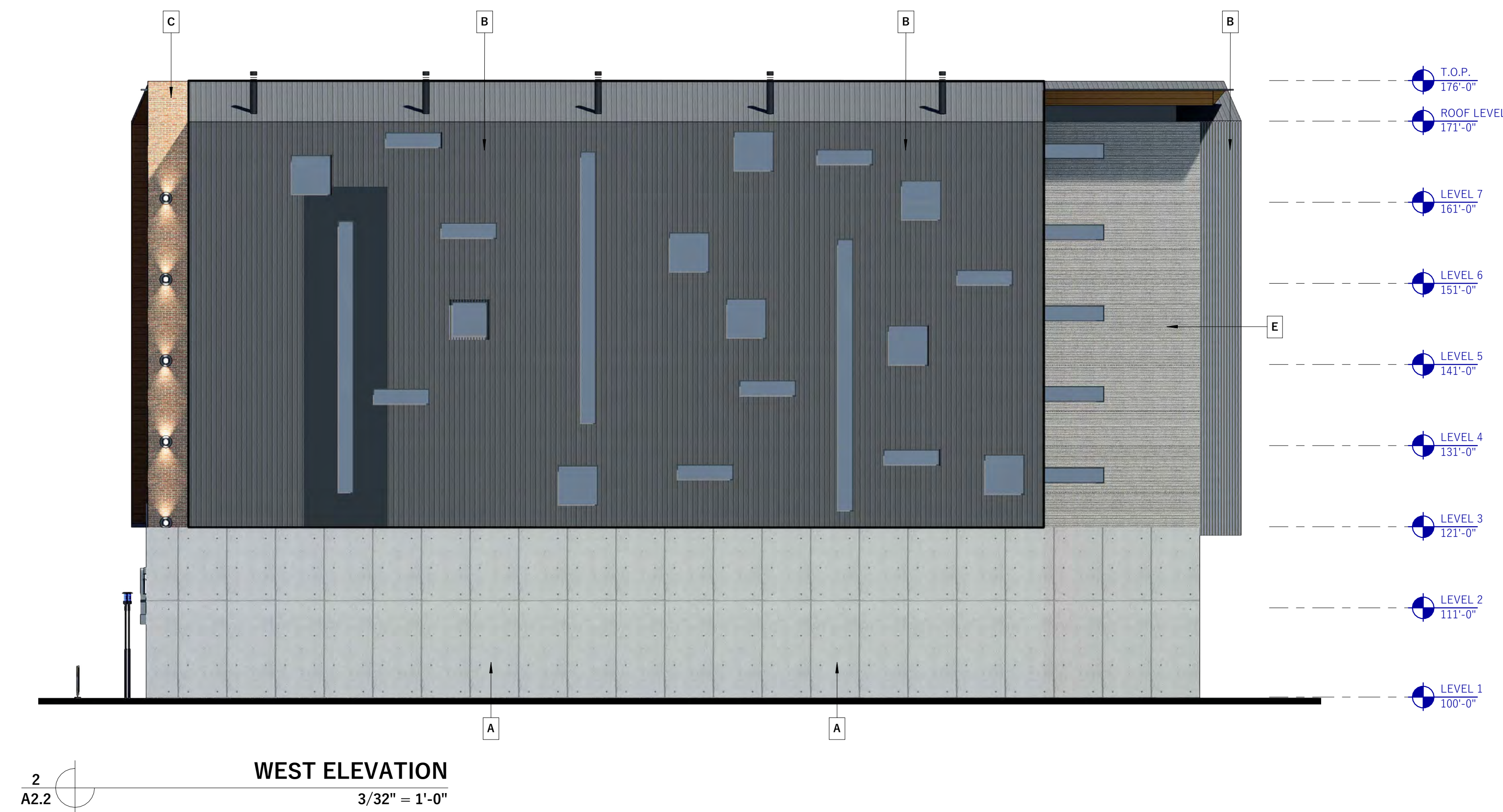
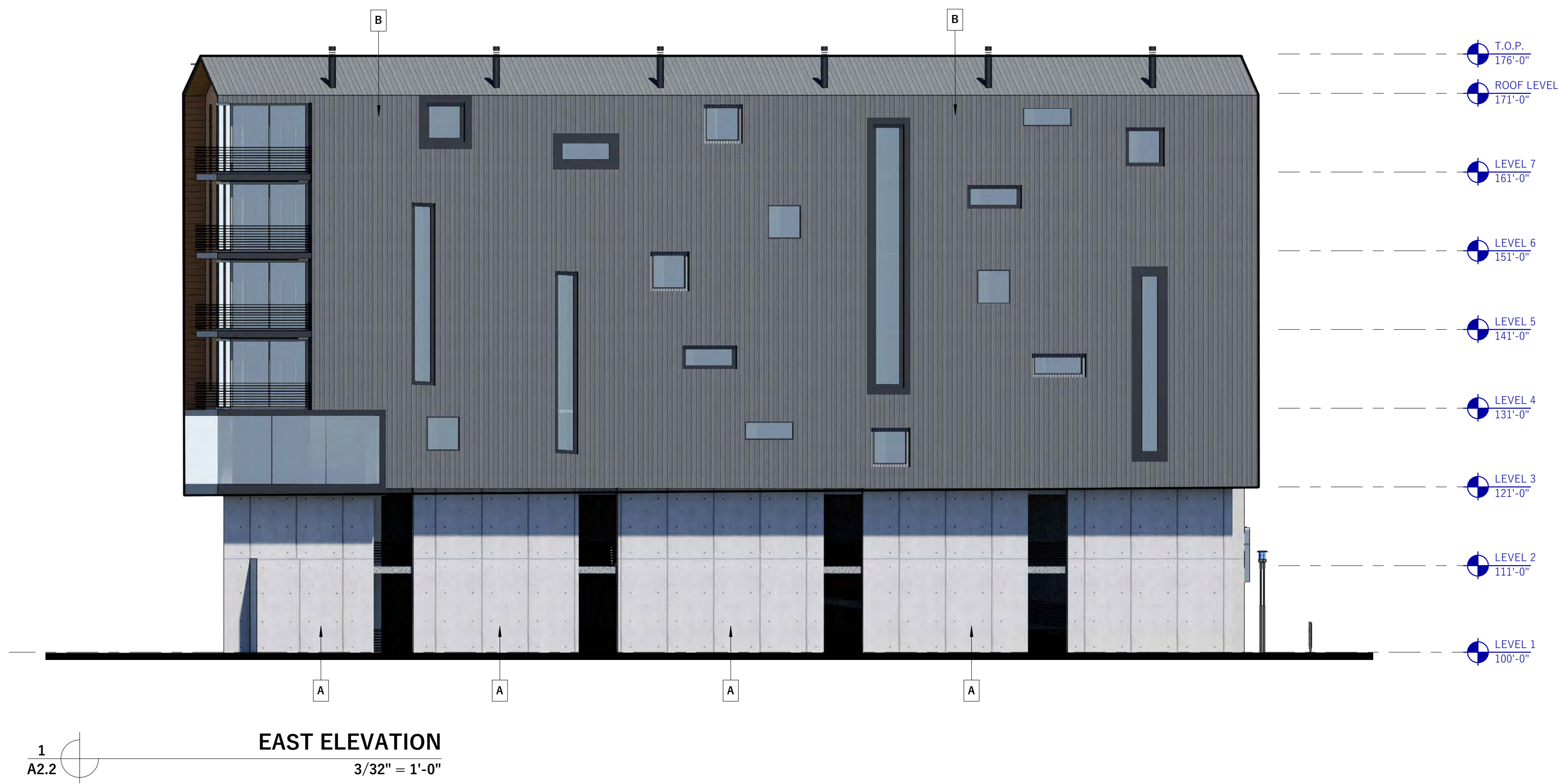
GENERAL NOTES - ELEVATIONS

- A SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
- B COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
- C SEE ROOF PLAN FOR ALL ROOF SLOPES

KEYED NOTES

EXTERIOR MATERIAL LEGEND

IMAGE	TAG	DESCRIPTION
	A	ARCHITECTURE CONCRETE
	B	BATTEN WOOD GREY DARK FLAT
	C	CEMENT BOARD WOOD TEXTURE / TEAK COLOR FINISH
	D	CLADDING BRICK / ANTIQUE
	E	STUCCO FINISH



GENERAL NOTES - ELEVATIONS

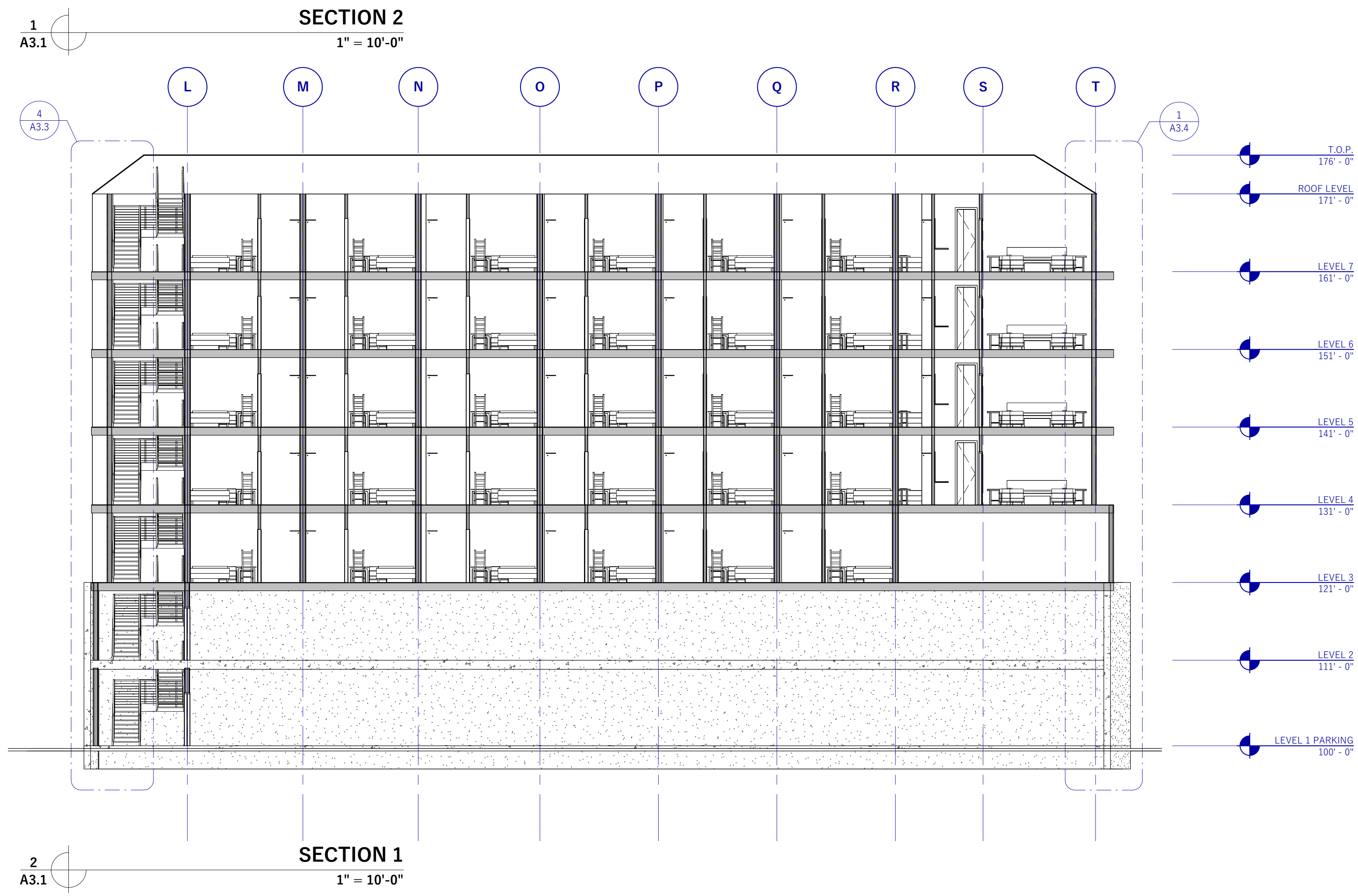
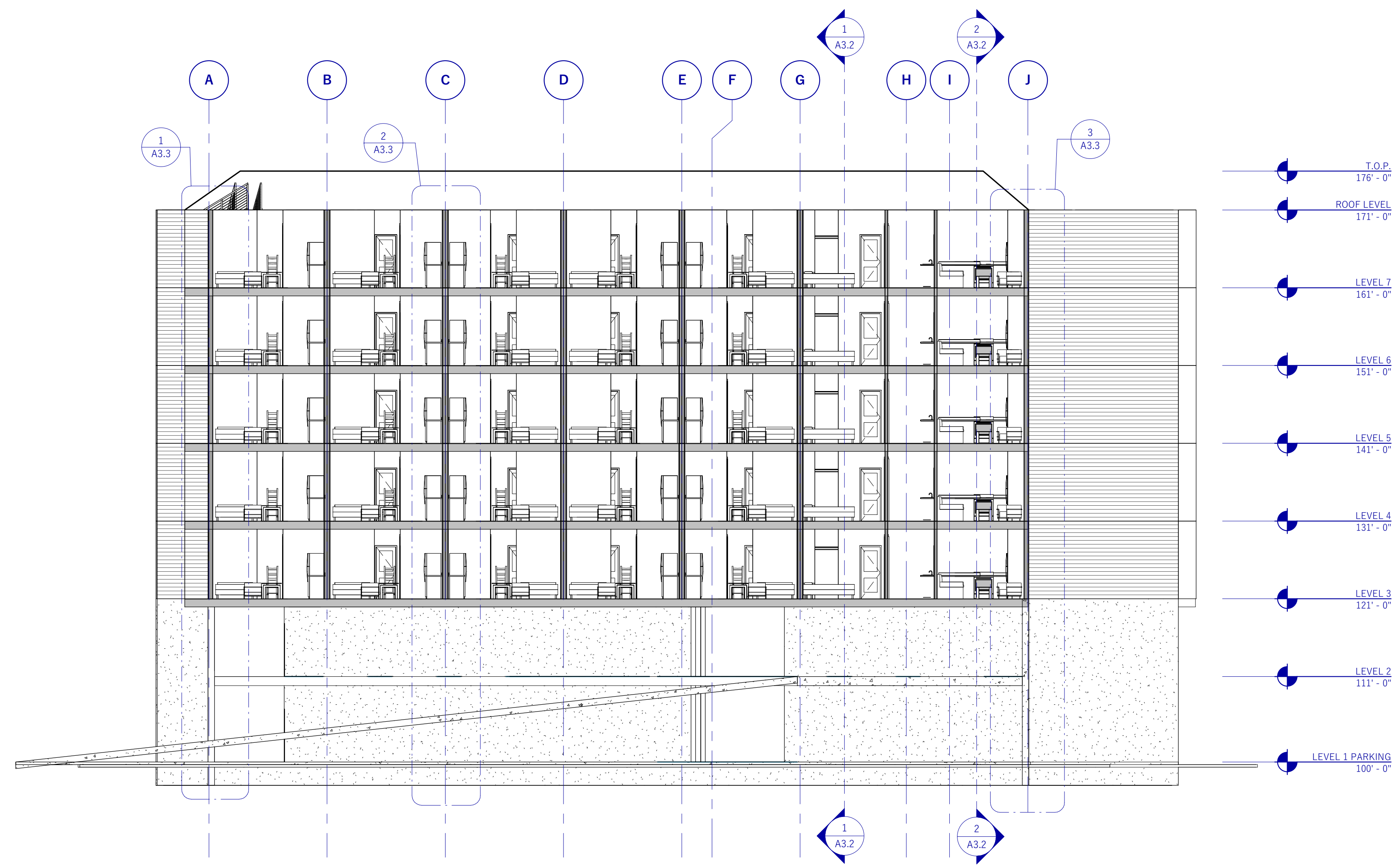
- A SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
- B COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
- C SEE ROOF PLAN FOR ALL ROOF SLOPES

KEYED NOTES

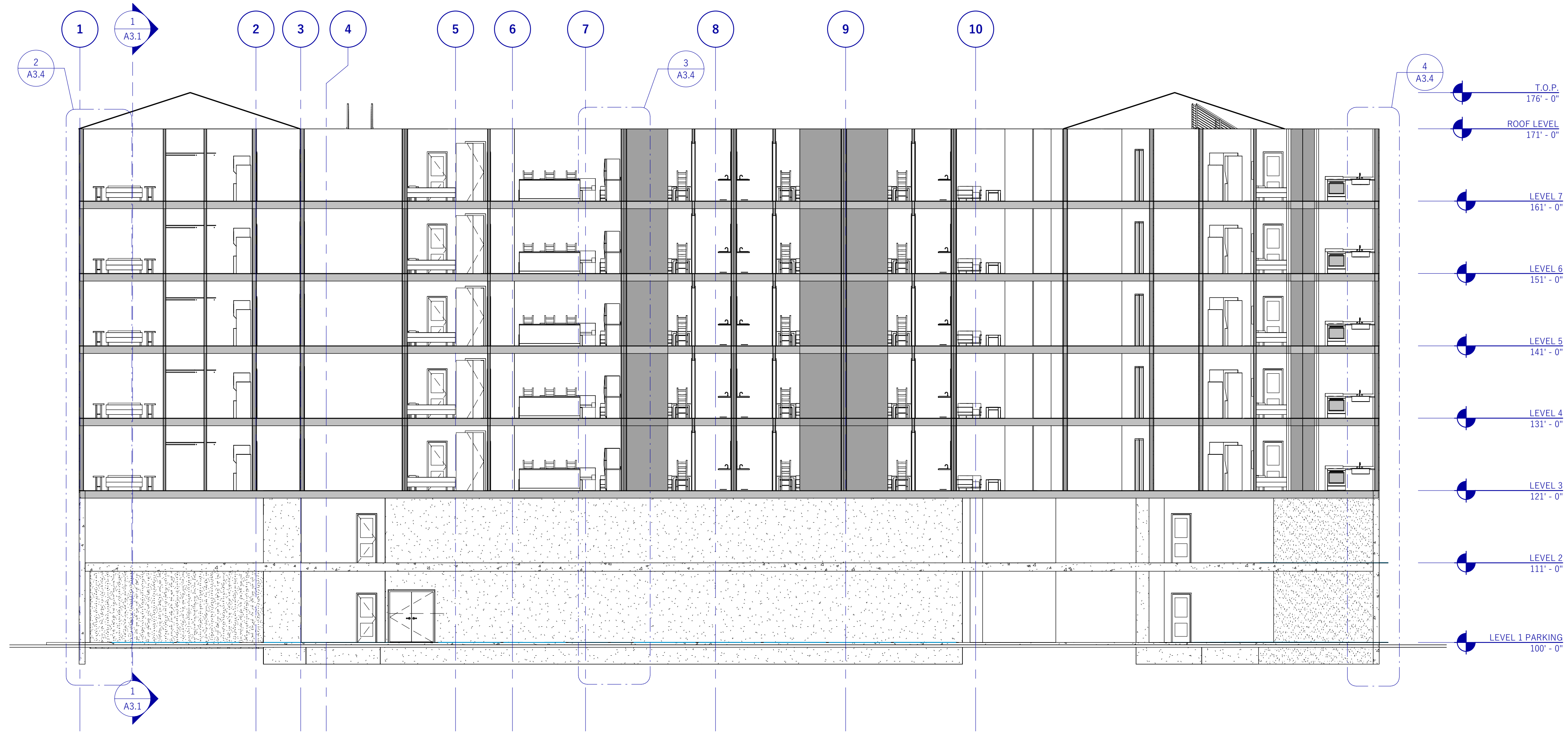
EXTERIOR MATERIAL LEGEND

IMAGE	TAG	DESCRIPTION
	A	ARCHITECTURE CONCRETE
	B	BATTEN WOOD GREY DARK FLAT
	C	CEMENT BOARD WOOD TEXTURE / TEAK COLOR FINISH
	D	CLADDING BRICK / ANTIQUE
	E	STUCCO FINISH

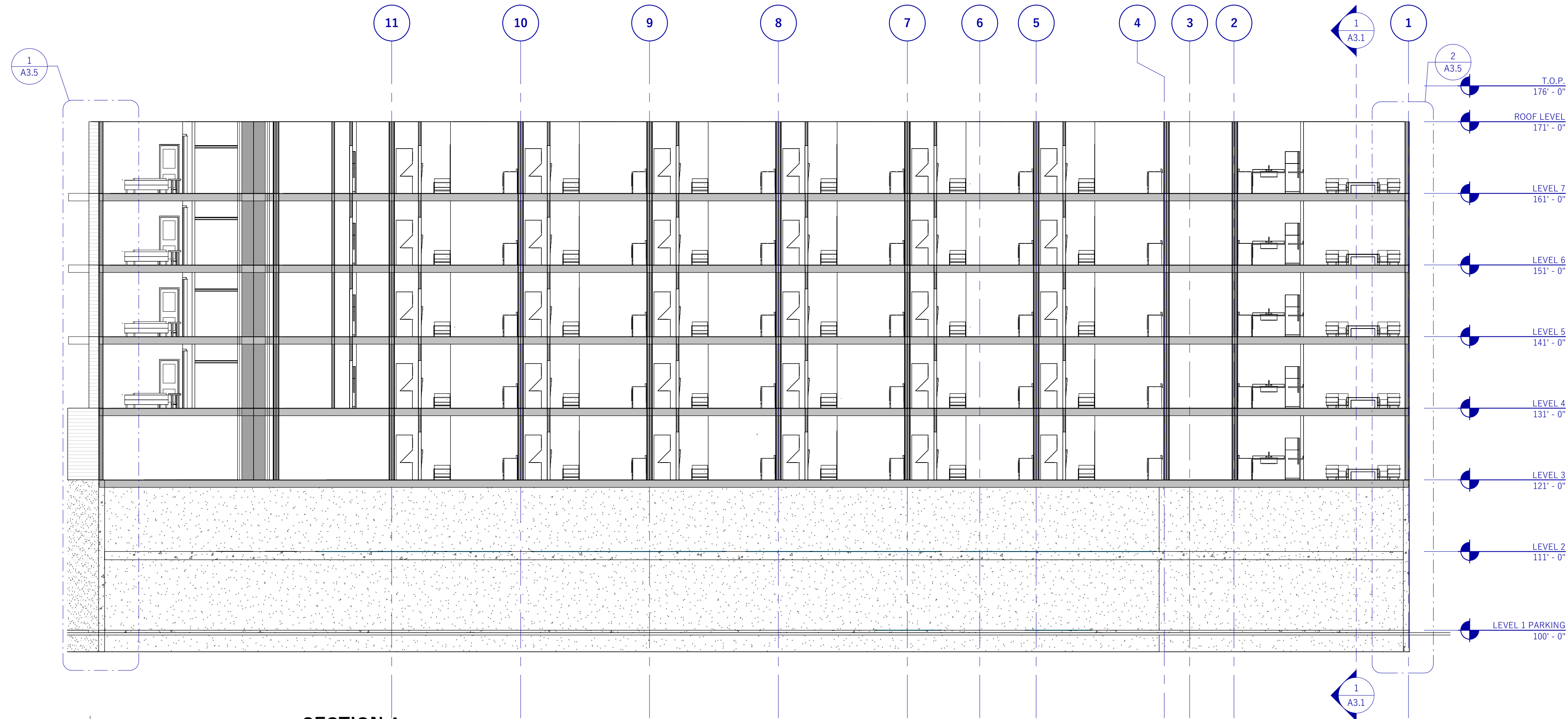
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A2.2



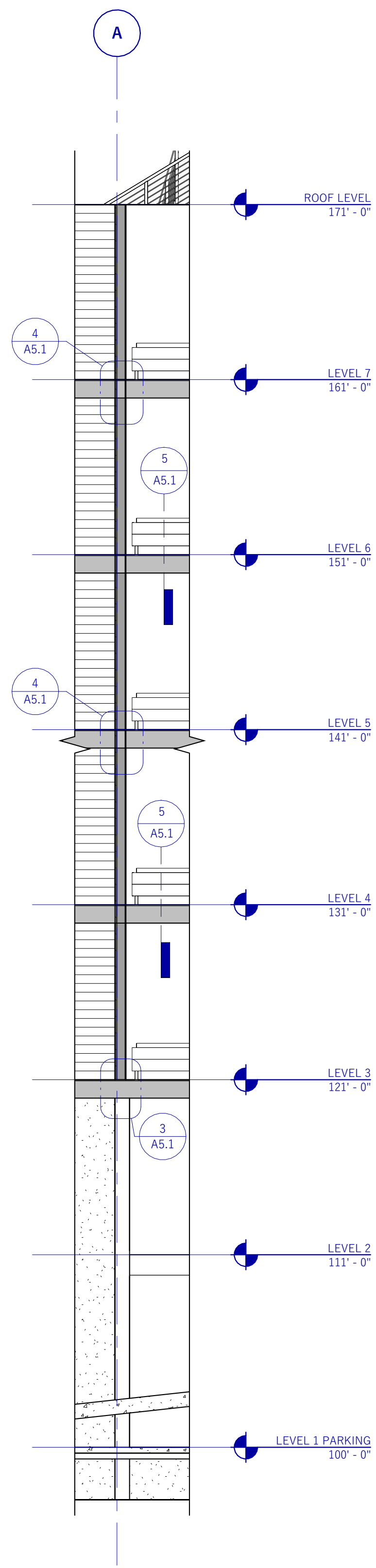
- GENERAL NOTES - SECTIONS**
- A SEE GENERAL NOTES ON SHEET G1.1 FOR ADDITIONAL REQUIREMENTS.
 - B REVIEW ALL STRUCTURAL PLANS AND SPECIFICATIONS AS WELL AS STRUCTURAL CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS
 - C REFER TO ELEVATION DRAWINGS FOR ALL EXTERIOR FINISHES
 - D ALL WINDOWS AND DOORS TO BE AS INDICATED IN FLOOR PLANS AND WINDOW/DOOR SCHEDULES.
 - E ALL INSULATION, VAPOR BARRIERS, BUILDING PAPER, ETC. AS INDICATED IN GENERAL NOTES



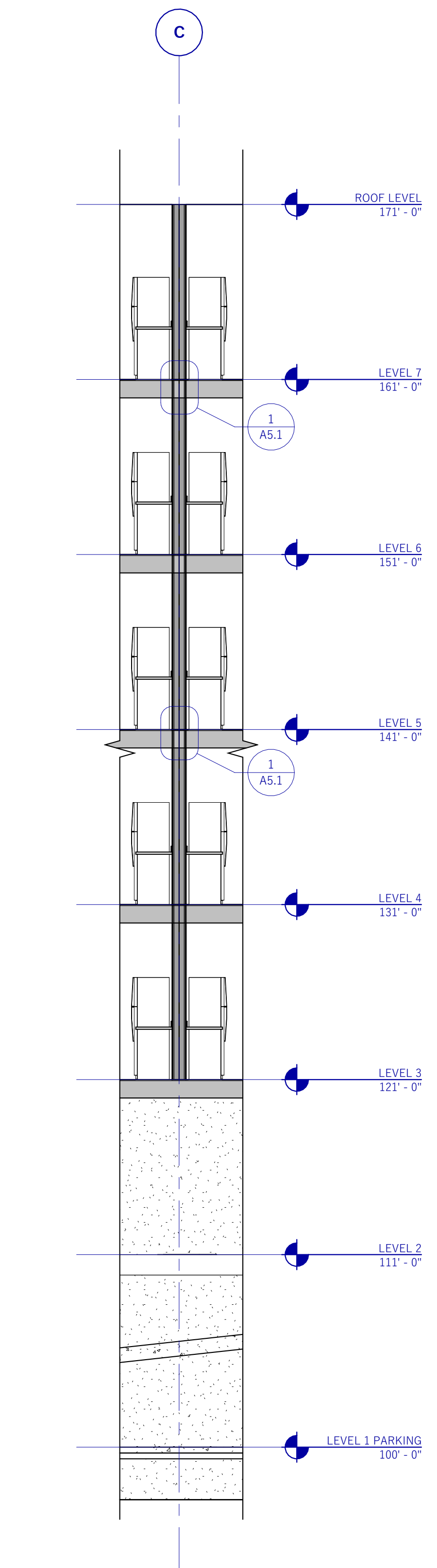
SECTION 3
1" = 10'-0"



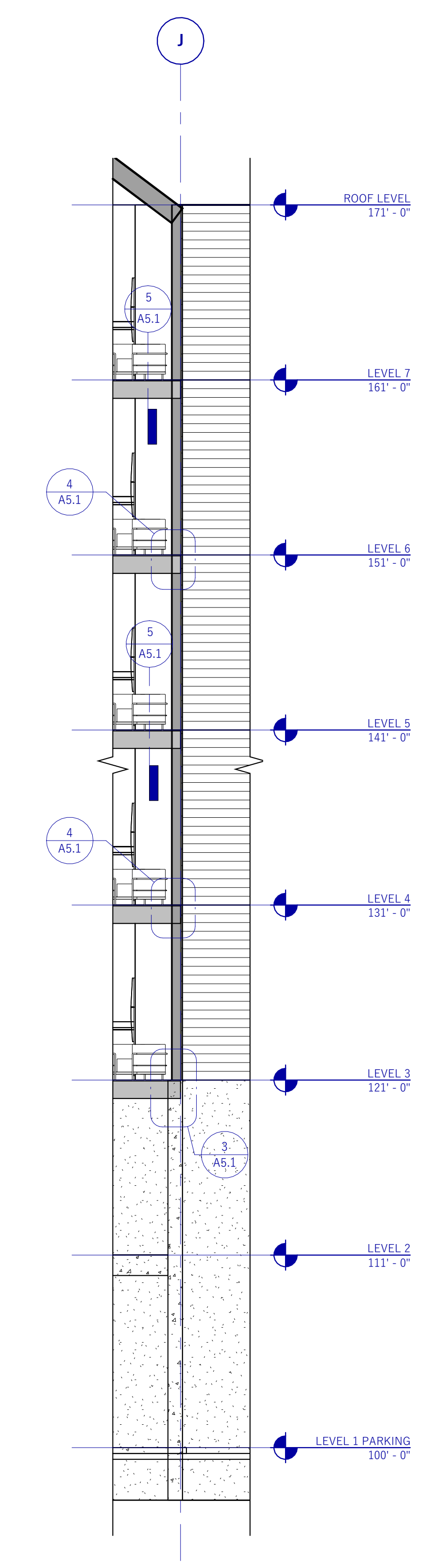
SECTION 4
1" = 10'-0"



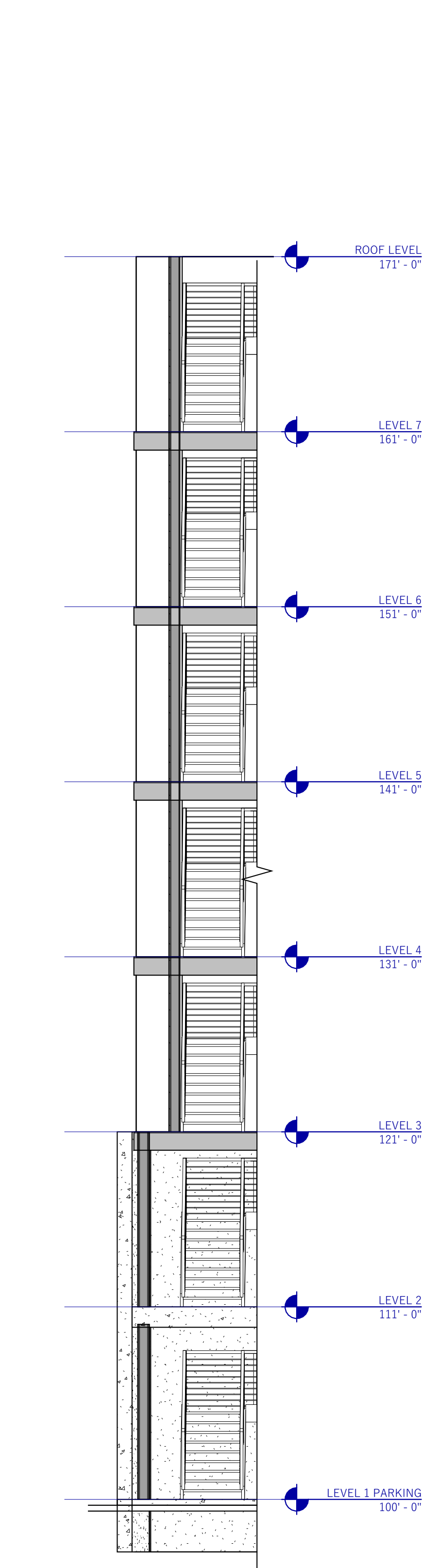
1
A3.3 WALL SECTION 1
3/16" = 1'-0"



2
A3.3 WALL SECTION 2
3/16" = 1'-0"

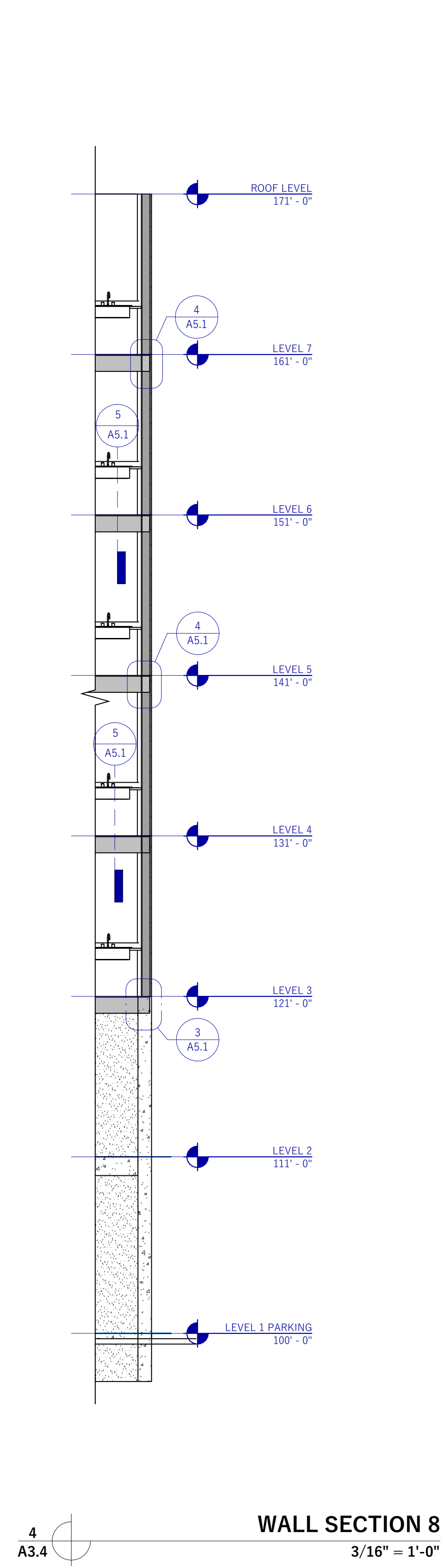
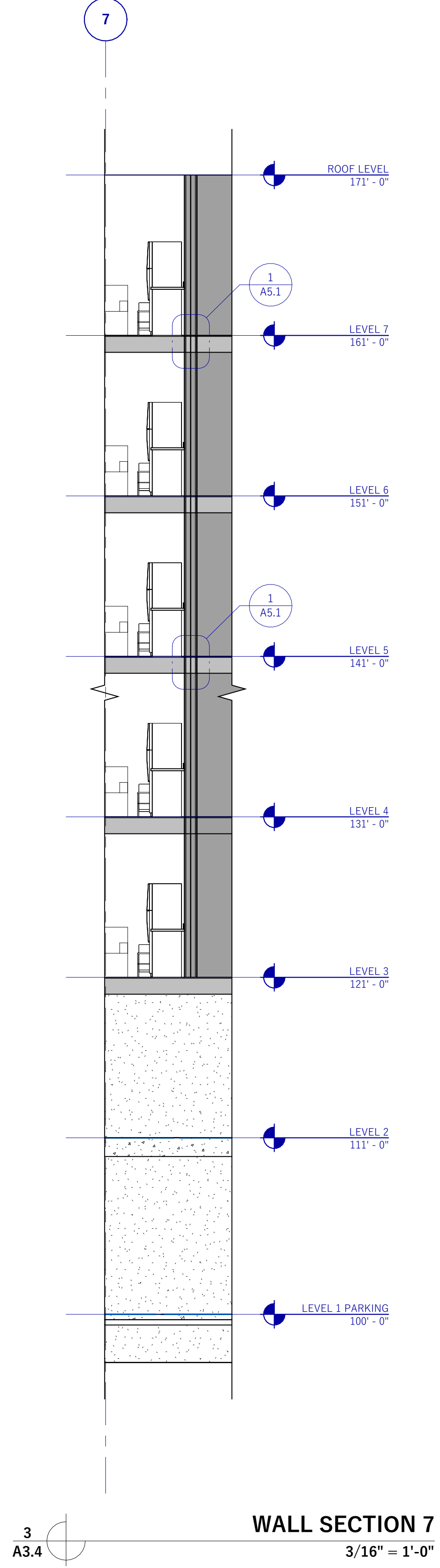
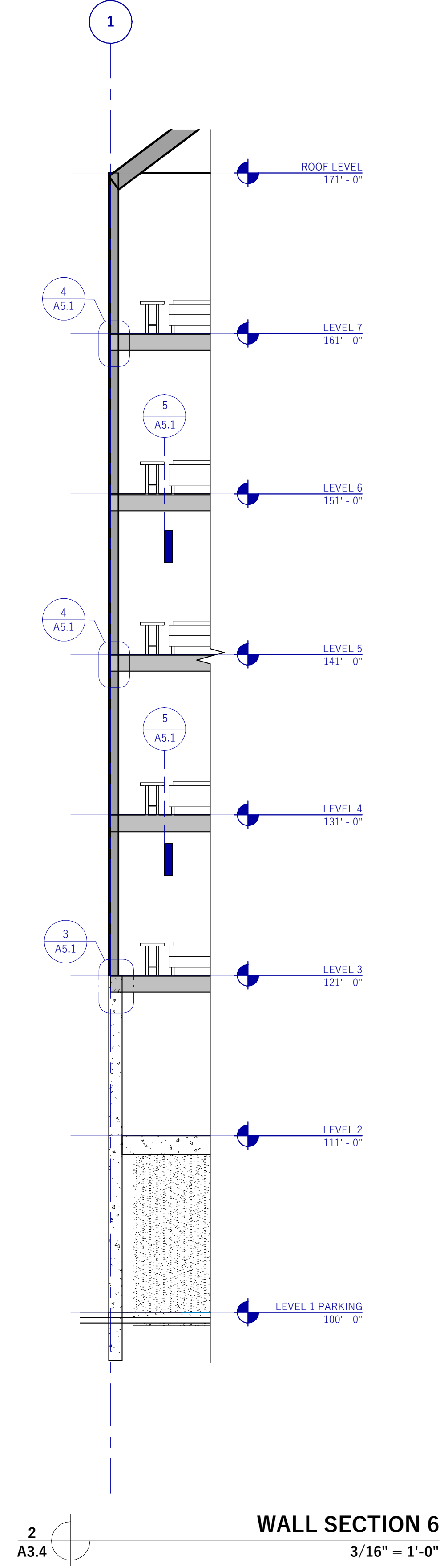
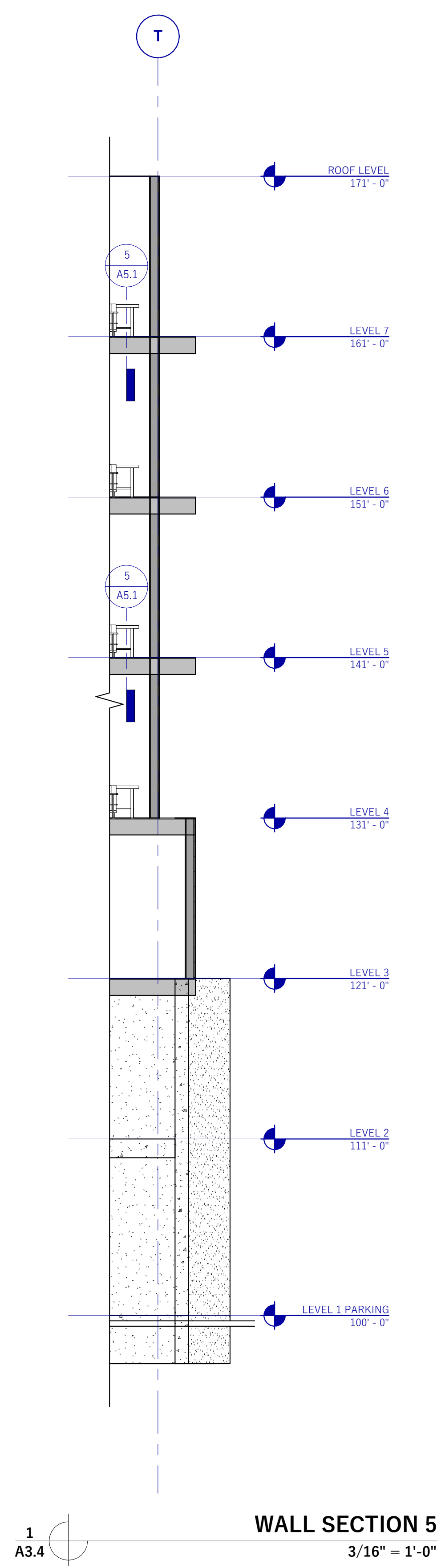


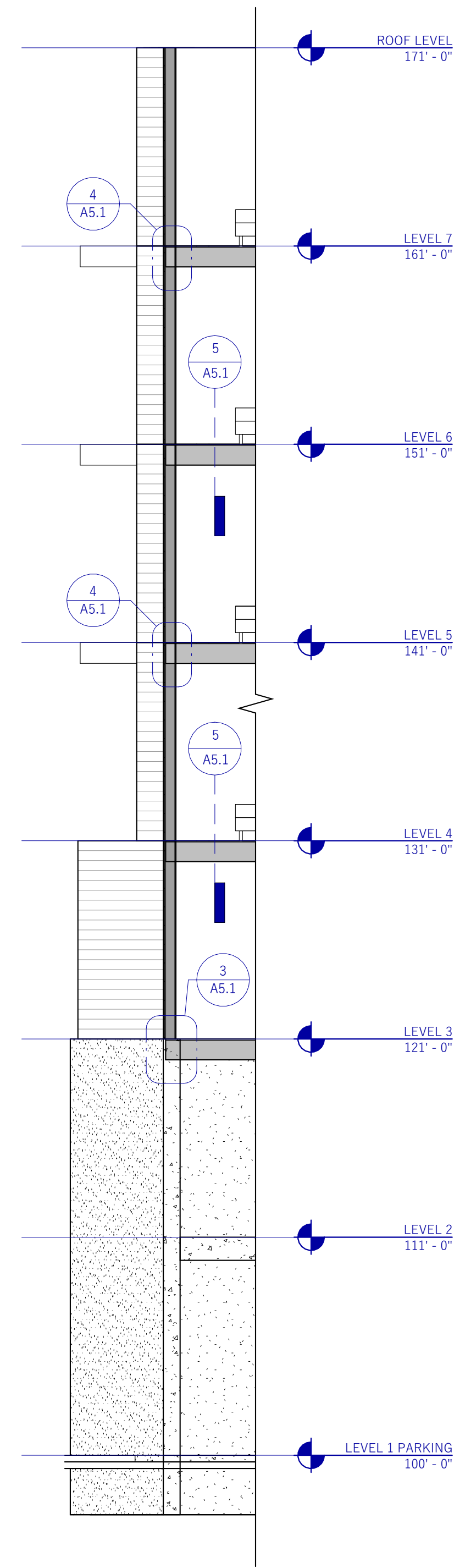
3
A3.3 WALL SECTION 3
3/16" = 1'-0"



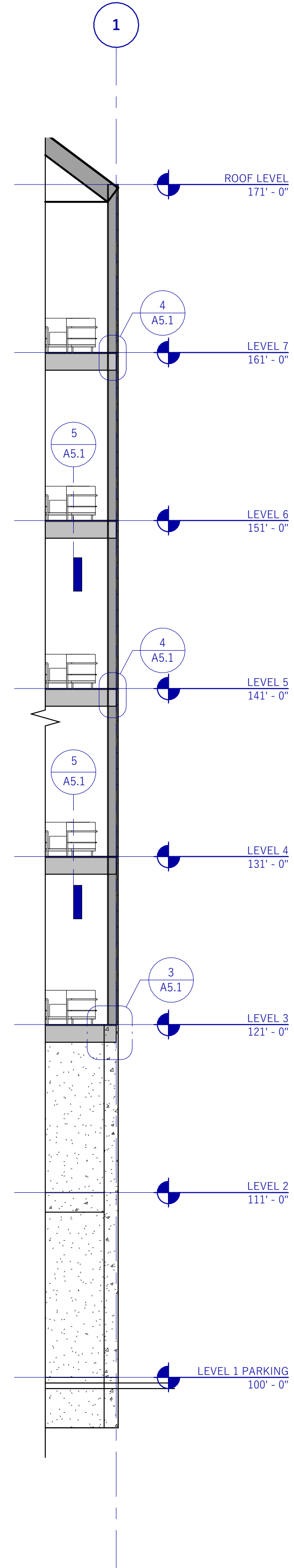
4
A3.3 WALL SECTION 4
3/16" = 1'-0"





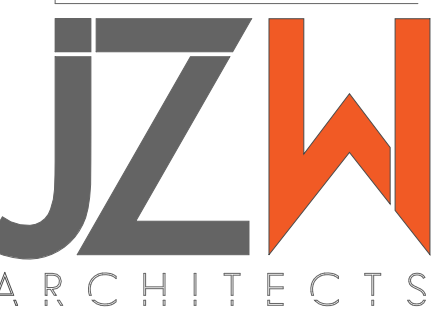


1
A3.5
WALL SECTION 9
3/16" = 1'-0"



2
A3.5
WALL SECTION 10
3/16" = 1'-0"

WALL SECTIONS
A3.5



00000

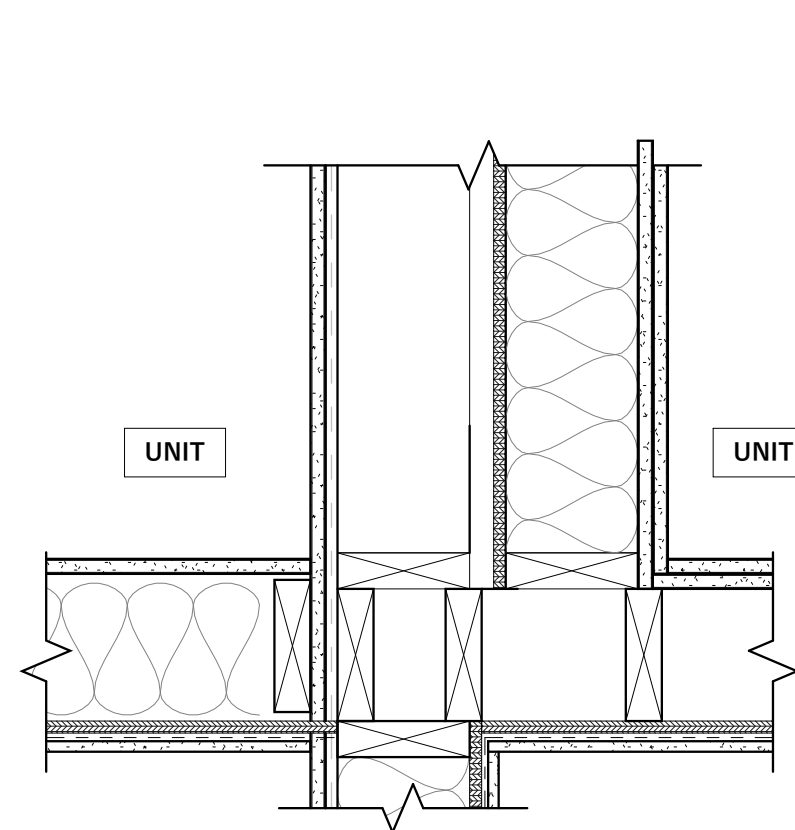
PAXTON PLACE

215 West Paxton Avenue

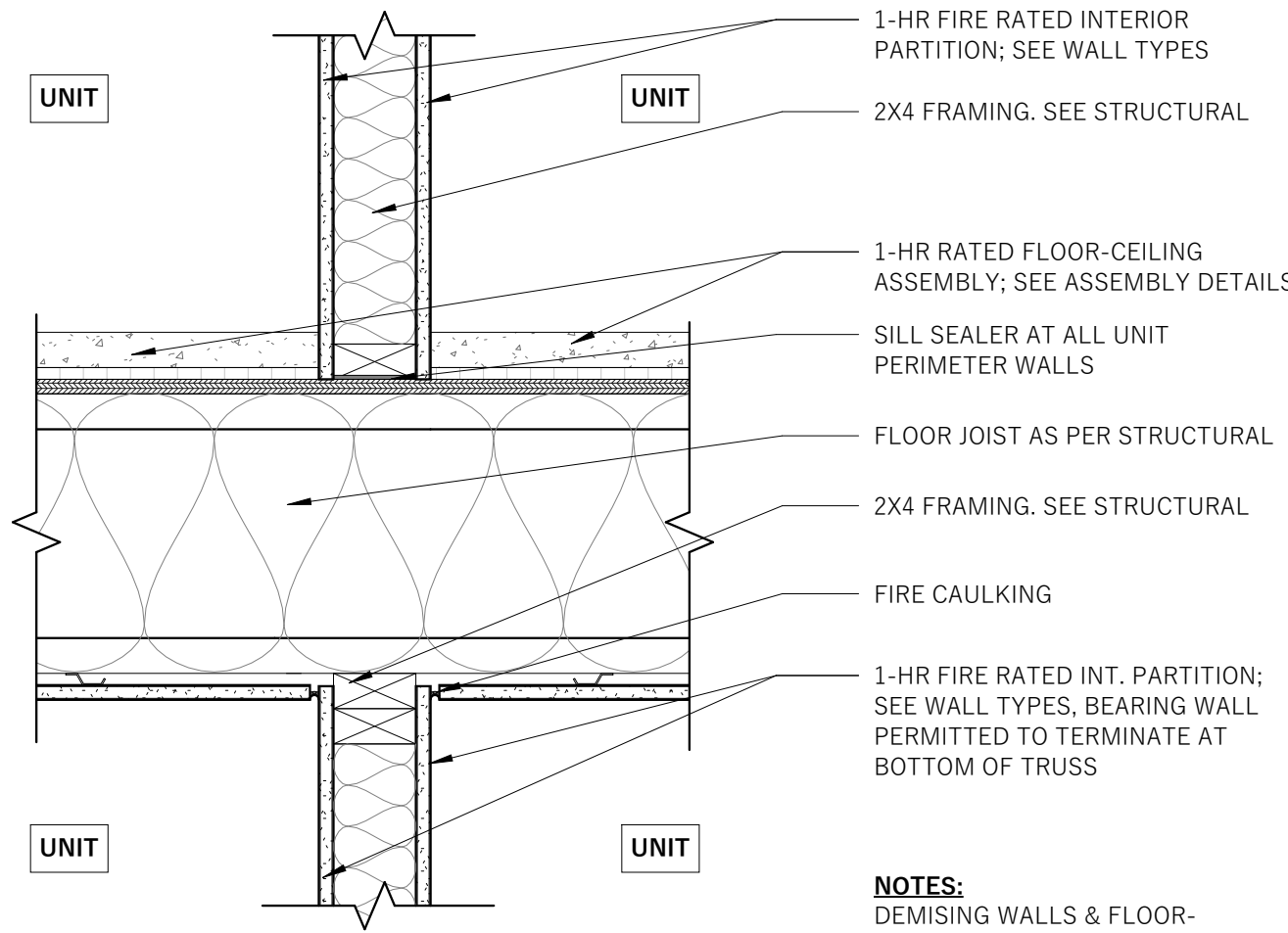
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CURRENT REVISION:

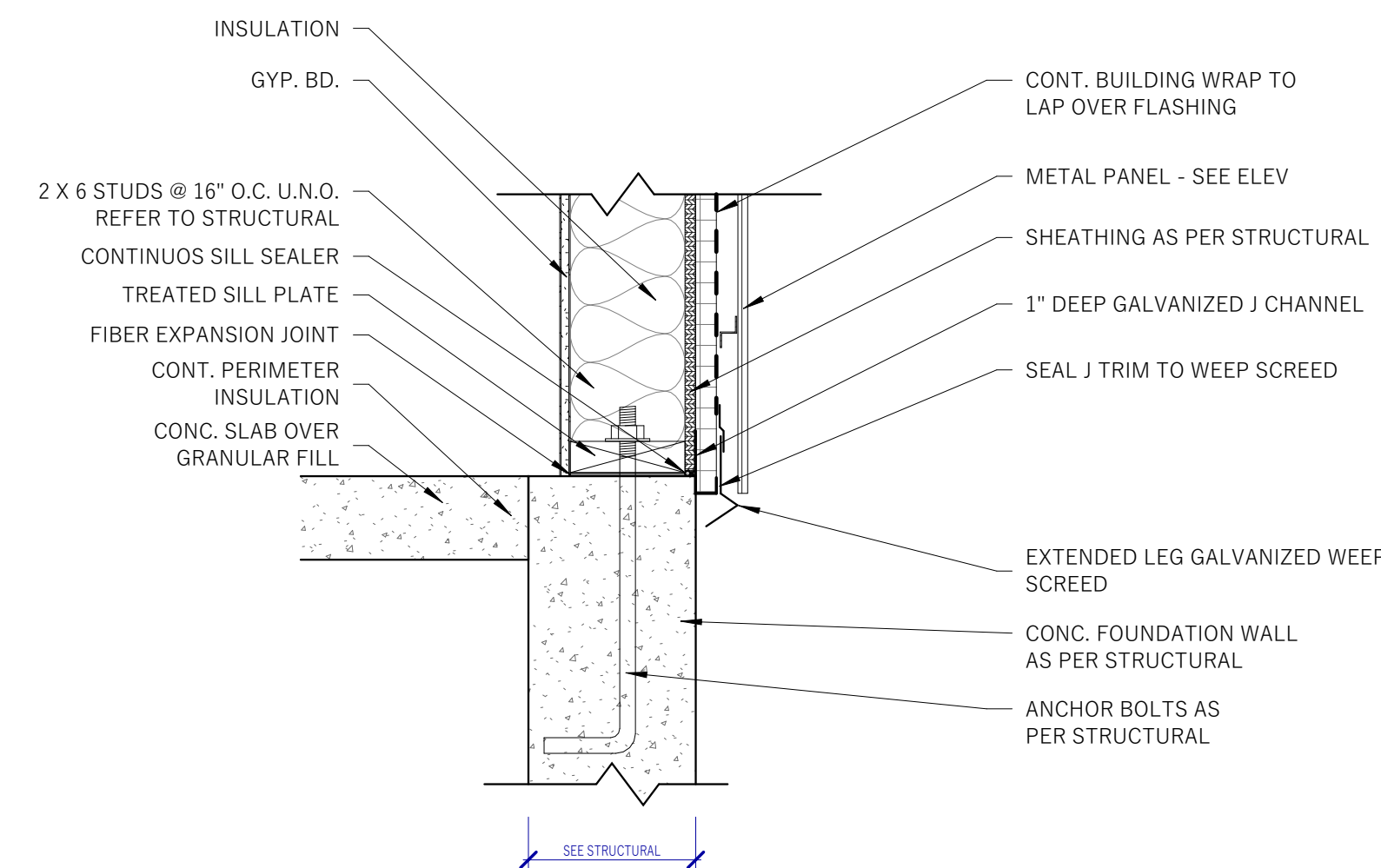
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1
A5.1 **1 HR DEMISSING WALL**
1 1/2" = 1'-0"



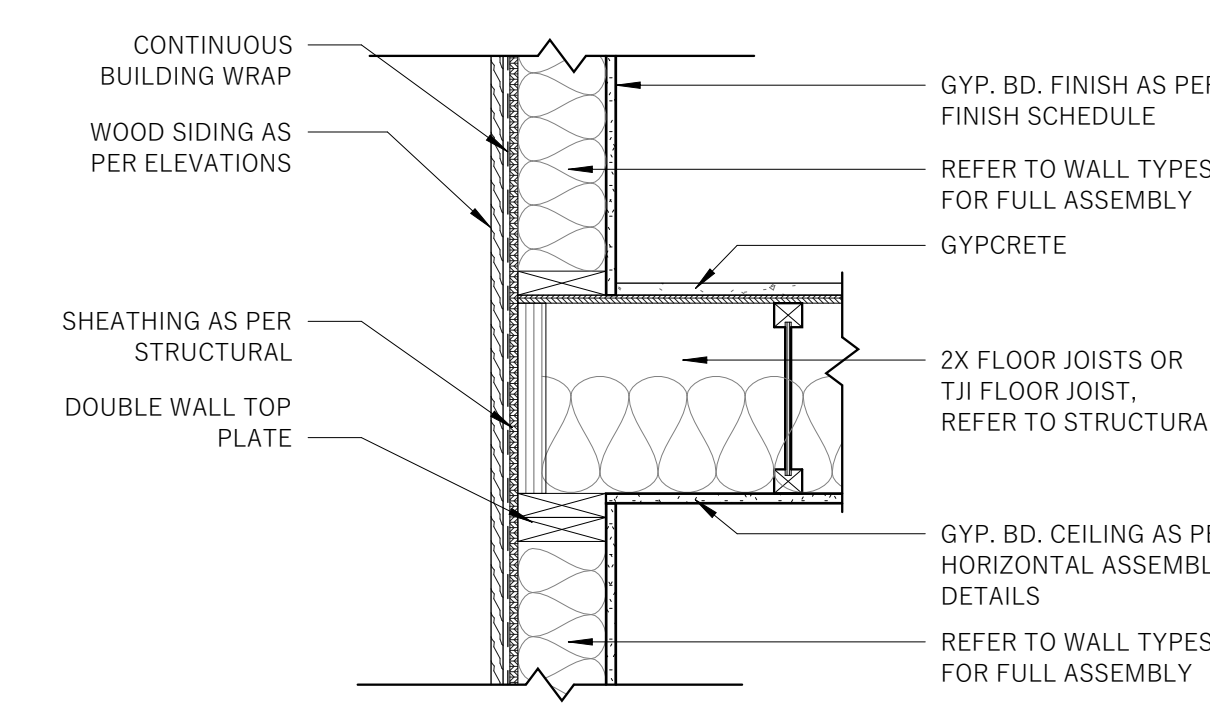
2
A5.1 **1 HR CONTINUITY BEARING WALL**
1 1/2" = 1'-0"



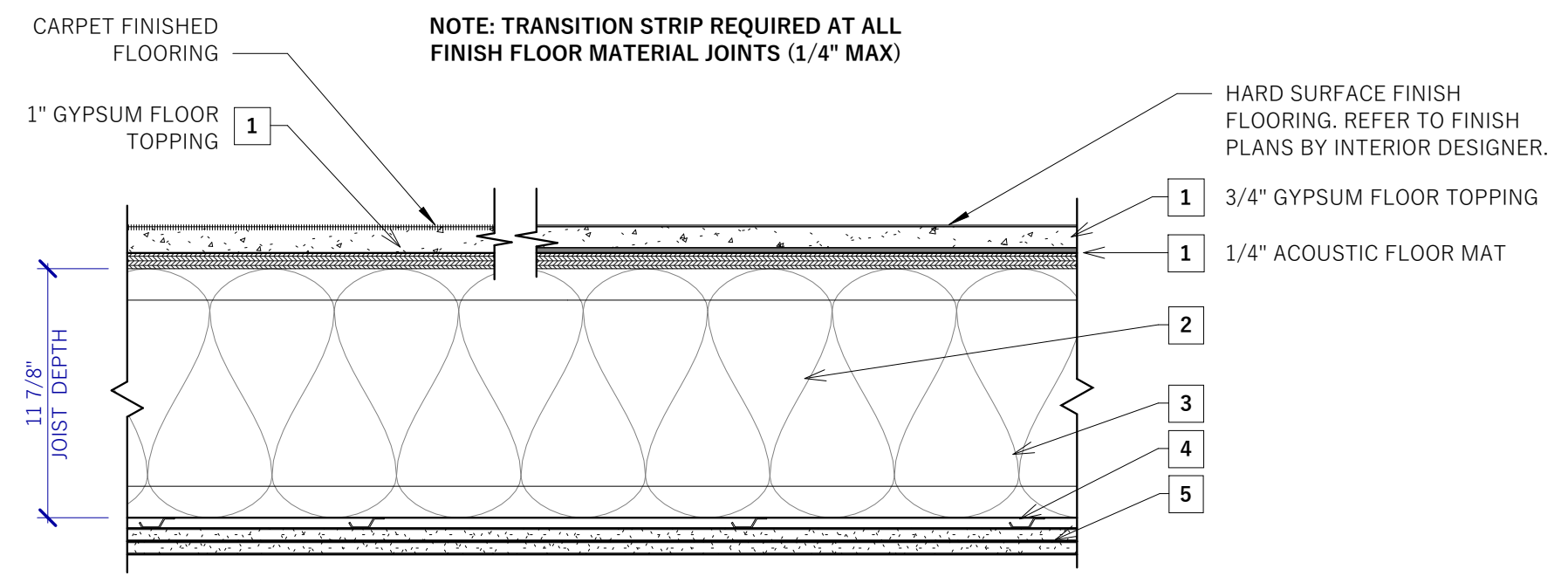
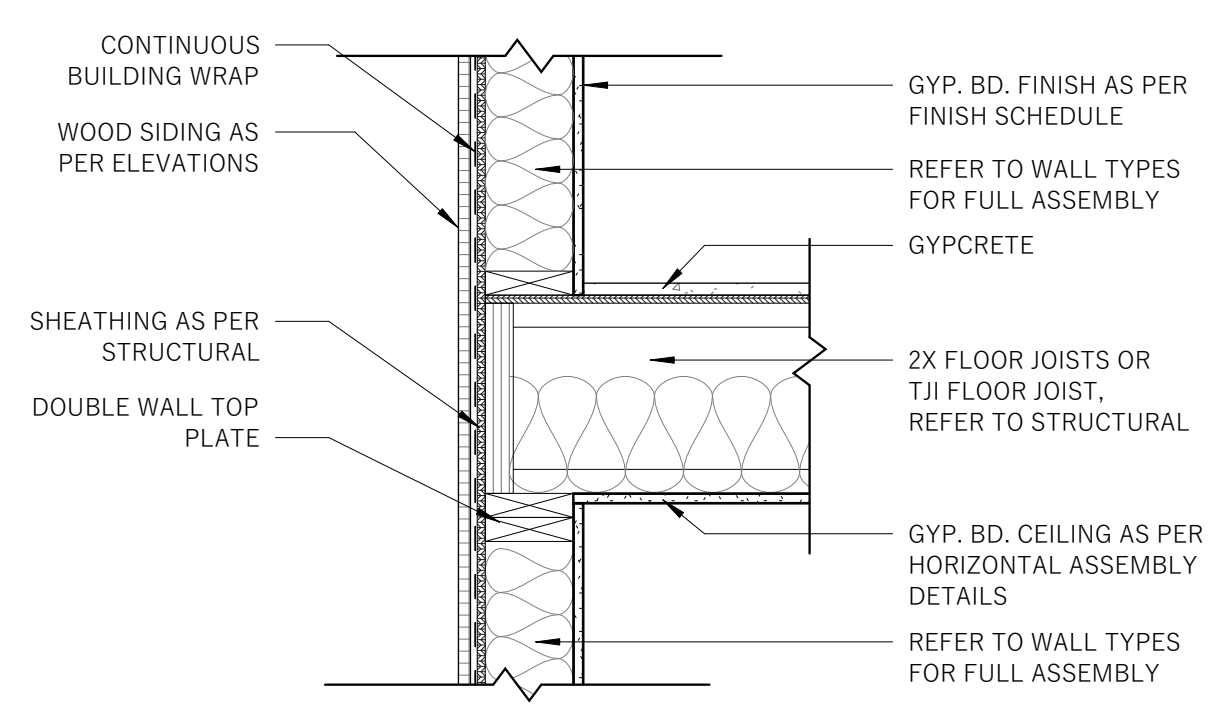
3
A5.1 **WALL SYSTEM@CONCRETE WALL**
1 1/2" = 1'-0"

FINISH NOTES

1. CONTRACTOR TO VERIFY MATERIAL SELECTION, LAYOUT, PATTERN, COLOR, ETC. WITH OWNER AND INTERIOR DESIGNER PRIOR TO ORDERING AND FABRICATION
2. CONTRACTOR TO PROVIDE DIMENSIONED SHOP DRAWINGS FOR ALL MILLWORK TO OWNER AND ARCHITECT PRIOR TO FABRICATION
3. CONTRACTOR TO COORDINATE ALL APPLIANCE SELECTIONS WITH OWNER AND ARCHITECT AND VERIFY DIMENSIONS ARE COMPATIBLE WITH MILLWORK



4
A5.1 **WOOD SIDING-EXTERIOR**
1" = 1'-0"



UL DESIGN NO. L570
ONE HOUR RATED FLOOR ASSEMBLY
STC RATING = 55
IIC RATING = 54 (MIN) BASED ON FOLLOWING TESTS:
RAL OT03-06, RAL OT03-08, RAL OT03-10

- CONSTRUCTION:**
1. **FLOORING SYSTEM:**
 - **SUBFLOORING:** 3/4" WOOD STRUCTURAL PANELS, AS PER STRUCTURAL.
 - **FLOOR MAT MATERIALS:** NOM 1/4" THICK - AT LOCATIONS WITH HARD SURFACE FINISH FLOOR, NO MAT AT CARPET LOCATIONS
 - **FINISH FLOORING - 1"** (MIN 3/4") THICKNESS OF FLOOR TOPPING MIXTURE. (1 1/4" THICKNESS OF FLOOR TOPPING MIXTURE AT ALL CARPET LOCATIONS WHERE ACOUSTIC MAT NOT REQUIRED).
 2. **WOOD JOIST:** 11-7/8" WOOD JOIST SPACED 16" O.C. UNO BY STRUCTURAL
 3. **INSULATION:** GLASS FIBER OR MINERAL WOOL BATTS INSULATION BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE.
 4. **RESILIENT CHANNELS:** FORMED FROM 25MSG GALV STEEL INSTALLED AT 16" O.C. PERPENDICULAR TO THE JOISTS.
 5. **GYP. BOARD:** FIRECODE TYPE C, TWO LAYERS OF 1/2 IN. OR 5/8 IN. THICK BY 4 FT WIDE GYP. BOARD PANELS, INSTALLED PERPENDICULAR TO RESILIENT CHANNELS. THE BASE LAYER OF PANELS SCREW-ATTACHED TO THE RESILIENT CHANNELS WITH 1 IN. LONG TYPE S SCREWS SPACED 8 IN. OC AT THE BUTT JOINTS AND 16 IN. OC IN THE FIELD OF THE PANEL. THE FACE LAYER SCREW-ATTACHED TO THE RESILIENT CHANNELS WITH 1-5/8 IN. TYPE S SCREWS SPACED 8 IN. OC AND 1-1/2 IN. TYPE G SCREWS SPACED 8 IN. OC AT THE BUTT JOINTS LOCATED MID-SPAN BETWEEN RESILIENT CHANNELS.
 6. **FINISHING SYSTEM (NOT SHOWN):** FIBER TAPE EMBEDDED IN COMPOUND OVER JOINTS AND EXPOSED NAIL HEADS, COVERED WITH COMPOUND WITH EDGES OF COMPOUND FEATHERED OUT. AS AN ALTERNATE, NOM 3/32 IN. THICK GYP. BOARD VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED.

NOTES:
• REFER TO STRUCTURAL DRAWINGS FOR FLOOR FRAMING, SHEATHING, AND NAILING REQUIREMENTS.

CONTRACTOR SHALL REFER TO LISTED ASSEMBLIES NOTED FOR SPECIFIC INSTALLATION REQUIREMENTS

5
A5.1 **UL L521-1 HR FLOOR/CEILING**
1 1/2" = 1'-0"





1 NORTH VIEW
A9.1 1/4" = 1'-0"

INTERIOR MATERIAL SCHEDULE

CODE	DESCRIPTION	MFR.	NAME/NUMBER	COLOR/FINISH	GROUT	COMMENTS
PAINT						
P 1	WALL SHEEN	DUNN EDWARDS	COOL DECEMBER DEW383	VELVET		
P 2	CEILING SHEEN	DUNN EDWARDS	COOL DECEMBER DEW383	FLAT		
P 3	TRIM SHEEN	DUNN EDWARDS	COOL DECEMBER DEW383	SEMI-GLOSS		
HARDWOOD						
HW 1	WOOD FLOORING	GRAND PACIFIC	PELICAN BAY 127PB			
TILE						
T 1	PORCELAIN TILE	BEDROSIANS	CLOE WHITE 5 X 5		WHITE	RUNNING BOND - INSTALL
T 2	PORCELAIN TILE	ARIZONA TILE	CREMA VOSSCIONE HONED 18X18		WARM GRAY	OFF SET - INSTALL
T 3	PORCELAIN TILE	ARIZONA TILE	CONCERTO PEARL MATTE		WHITE	SOLDIER STACK WITH STRIPE - INSTALL
T 4	PORCELAIN TILE	ARIZONA TILE	CREMA VOSSCIONE HONED		WARM GRAY	2X2 - INSTALL
T 5	PORCELAIN TILE	ARIZONA TILE	TETON BEIGE		IVORY	OFF SET - INSTALL
T 6	PORCELAIN TILE	ARIZONA TILE	CALCATTIA UMBER HONED 12X24		WARM GRAY	OFF SET - INSTALL
T 7	PORCELAIN TILE	BEDROSIANS	90 1/2" X 2" HERRINGBONE MOSIAC TITLE		WARM GRAY	HERRINGBONE MESH SET
T 8	PORCELAIN TILE	ARIZONA TILE	CALCATTIA UMBER HONED W/ SLAB SHELF		WARM GRAY	OFF SET - INSTALL
T 9	PORCELAIN TILE	BEDROSIANS	CLOE WHITE 3 X 6		WHITE	OFF SET - INSTALL
T 10	PORCELAIN TILE	BEDROSIANS	CLOE WHITE 3 X 6 W/ SLAB BOTTOM SHELF		WHITE	SOLDIER OFF SET - INSTALL
T 11	PORCELAIN TILE	ARIZONA TILE	SALEM GRAY 18" X 36"		WARM GRAY	OFF SET - INSTALL
T 12	PORCELAIN TILE	BEDROSIANS	FLASH LEAD 3" X 12"		WHITE	SOLDIER STACK WITH STRIPE - INSTALL
T 13	PORCELAIN TILE	ARIZONA TILE	MAKOTO 2" PENNY BEIGE		WARM GRAY	SOLDIER STACK OFF SET - INSTALL
T 14	PORCELAIN TILE	ARIZONA TILE	CONCERTO PEARL MATTE		WHITE	SOLDIER STACK OFF SET - INSTALL
T 15	PORCELAIN TILE	BEDROSIANS	BLUES CORE 24X24		WARM GRAY	OFF SET - INSTALL
T 16	PORCELAIN TILE	BEDROSIANS	BLUES CORE 2X2		WARM GRAY	MESH SET - INSTALL
T 17	PORCELAIN TILE	ARIZONA TILE	SALEM GREY 12X24		WARM GRAY	OFF SET - INSTALL
T 18	PORCELAIN TILE	ARIZONA TILE	FLASH WHITE 3X12		WHITE	VERTICAL STACK W/ STRIPE - INSTALL
T 19	PORCELAIN TILE	BEDROSIANS	BLUES EGO 24X24		WARM GRAY	OFF SET - INSTALL
T 20	PORCELAIN TILE	FLOOR & DECOR	VIVIANO MARMO MANHATTAN CALACATTA STATUARIO AND GOLD MARBLE MOSAIC		WARM GRAY	MESH SET - INSTALL
T 21	PORCELAIN TILE	ARIZONA TILE	FLASH 3X24 WHITE		WARM GRAY	BRICK LAY - INSTALL
T 22	PORCELAIN TILE	ARIZONA TILE	CLASSIC LIMESTONE COMBED 12X24		WARM GRAY	OFF SET - INSTALL
T 23	PORCELAIN TILE	ARIZONA TILE	FLASH 5X5 WHITE		WHITE	OFF SET - INSTALL
T 24	PORCELAIN TILE	ARIZONA TILE	CLASSIC LIMESTONE 18 X 18		WARM GRAY	OFF SET - INSTALL
T 25	PORCELAIN TILE	ARIZONA TILE	90 1/2" X 2" HERRINGBONE MOSIAC TILE IN PUTTY		WARM GRAY	MESH SET - INSTALL
CARPET						
CARPET	CARPET	SHAW	CATHEDRAL HILL	CHIC CREME		
EPOXY						
E1	EPOXY COATING		EPOXY COATING			TYP.
DOOR						
DOOR	DOOR STYLE	KNOTTY ALDER	MULTI PANEL	MATTE FINISH NATURAL		
WALL BASE						
WB1	WALL BASE		PRIMED AND PAINTED PINE			SQUARE STOCK; 3 1/4" FOR CASTING; 6" FOR BASE
STONE						
S 1	QUARTZITE		MONTE BLANC HONED			
S 2	MARBLE		CALACATTA UMBER			



2 EAST_NORTH
A9.1 1/4" = 1'-0"



3 SOUTH WEST
A9.1 1/16" = 1'-0"