



ARCH | NEXUS

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archnexus.com

SALT LAKE CITY

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ALEXAN GRANARY | SALT LAKE CITY

Proposed Project and Narrative



PRELIMINARY CONCEPT SKETCH

OVERVIEW

Salt Lake City is in the midst of a transformation, with the continued development of the Granary District. We look forward to partnering with the City to help create an iconic building within the neighborhood. Our proposed addition to the District and the fabric of this neighborhood is our project, tentatively called Alexan Granary, which will be located on a 1.36-acre site, anchored between 500w and Elder Court on 700 S.

The current project plan anticipates an eight-story structure developed into a mixed use residential and retail project with associated structured parking. The frontages along 700s, 500w, and Elder Court are defined by articulating the pattern of materials between double height retail spaces along 700s and 500w. Brownstone units run along part of 700s, and along Elder Court on grade with elevated patios to maintain a pedestrian connection to the street edge.

MASTER PLANNING

The Downtown Plan adopted May 24, 2016 and Plan Salt Lake adopted December 1, 2015, provide the basis for the planning aspects of our proposed design. The Aspirations and Goals are overviewed in the Master Plan:

Downtown Salt Lake will be the premier center for sustainable urban living, commerce, and cultural life in the Intermountain West...

Development of downtown as the center for dense urban living –comprised of housing, parks, local serving retail, and community services—will dominate downtown’s identity as a vibrant neighborhood.

We embrace the vision that is behind these Aspirations and Goals. Our planning and the viability of our project depends on the connectedness of this downtown district. To this end, we are working to create new retail opportunities and to design a mixed-use project that includes residential offerings and finishes that is intended to attract community-oriented residents.

ZONING

The site is zoned as CG. Taken from the city code:

The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses... This district provides economic development opportunities through a mix of land uses, including retail sales and services... and residential. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

This project is compatible with the purpose of the CG zone. The proposed uses are listed in the the purpose stamen: retail sales and services, and residential. This project, as part of a large masterplan, has a midblock pedestrian connection to the north. This pathway will provide safe, convenient and inviting access for community in this area. The project also includes access from and North-south midblock street. This multimodal connection also is safe, convenient and inviting. The connectivity emphasizes pedestrian and bicycle modes while accommodating for vehicular needs in a screened manner. All onsite parking is in the contained behind a liner of actively programmed uses. The project is wrapped on the ground floor with retail, as well as residential units.

The project is asking for the minimum yard setbacks to be reduced to allow the site to be meaningfully developed within the urban context, and also requesting an increase to the maximum allowable building height through this design review process.

Minimum Lot Size:

1. Minimum Lot Area: Ten thousand (10,000) square feet.

This project follows the requirements for Minimum Lot size. 59,475 SF is the lot area.

2. Minimum Lot Width: Sixty feet (60').

This project follows the requirements for Minimum Lot size. The lot dimensions are 302' x 211'-6"

Minimum Yard Requirements:

1. Front Yard: Ten feet (10').
2. Corner Side Yard: Ten feet (10').
3. Interior Side Yard: None required.
4. Rear Yard: Ten feet (10').

This application is requesting flexibility with the yard setbacks. The north side of the property is complying by providing the pedestrian connection the runs the full length of the property line. The east property line is comprised of Brownstone units that spill out onto Elder Court which is the new multimodal midblock street. This yard, approximately 5', provides a planting buffer and a nice transition between the public realm of the sidewalk and the front stoop of the brownstone units. The south property line fronts on 700 South. There is a large planting strip inherent to the street section. This façade embraces the commercial users with retail space and the residential clubhouse. This façade would benefit from the flexibility of a zero-foot yard requirement. The west property line is situated long 500 West. Similar to 700 South, there is a large planting strip inherent to the street section. This façade embraces the commercial users with retail space. This façade would benefit from the flexibility of a zero-foot yard requirement.

5. Buffer Yard: All lots abutting residential property shall conform to the buffer yard requirements of chapter 21A.48 of this title.

This requirement does not apply to this site.

6. Accessory Buildings and Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.

This requirement does not apply to this site.

Landscape Yard Requirements:

A landscape yard of ten feet (10') shall be required on all front or corner side yards, conforming to the requirements of section 21A.48.090 of this title.

This project is pursuing the Design review process to provide an urban response for the landscape yard requirement. The approach includes a 5' yard and 5' porches for the residences along elder court. The north property line includes the 10' pedestrian connection. The south and west property lines have large planting areas as a part of the street section in the Right-of-Way, these facades are intended to be an urban retail offering and would benefit from flexibility with landscape yard requirements.

Maximum Height:

No building shall exceed sixty feet (60'). Buildings higher than sixty feet (60') may be allowed in accordance with the provisions of subsections F1 and F3 of this section.

1. Procedure for Modification: A modification to the height regulations in this subsection F may be granted through the design review process in conformance with the provisions of chapter 21A.59 of this title. In evaluating an application submitted pursuant to this section, the Planning Commission or in the case of an administrative approval the Planning Director or designee, shall find that the increased height will result in improved site layout and amenities.

This project is pursuing the additional 30' in building height to provide a critical mass of mixed-use environment. The site layout is improved because the parking can be completely screened at the lower levels of the project. The residences on the ground level will appreciate the appropriate yard and stoop approach. The commercial space will benefit from the bulk of rooftops above. The residences will have improved views and amenity opportunities at the podium level. This highly designed and landscaped terrace includes passive and active space. The generous fitness space appreciates the view out to the large pool. The rooftop deck is an important "third place" for residences with spectacular view to Wasatch mountains to the east.

2. Landscaping: If additional floors are approved, increased landscaping shall be provided over and above that which is normally required for landscape yards, landscape buffer yards, and parking lot perimeter and interior landscaping. The amount of increased landscaping shall be equal to ten percent (10%) of the area of the additional floors.

This project is providing 9,200sf of increased landscaping which is greater than 10% of the additional floors (83,400sf).

- 3,200sf improved landscaping along Elder court and the north mid-block connection.
- 6,000sf landscaping throughout courtyards on podium levels.
- Typical Floor plate is 41,700sf x 2 levels = 83,400sf additional floor square footage.
- 10% allowable increased landscaping = 8,340sf.
- Provided: 9,500sf

We are meeting the code 21A.59.050 in the following ways (where applicable)

- › Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot
 - Development is oriented towards three active streets, 500w, 700s, and Elder Court with access to each from the ground floor. This includes retail spaces as well as residential units.
 - Parking is located within the building, screened from adjacent properties.
- › Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction
 - Retail spaces are located at the ground level along 500 w and 700s. 500w is slated to be a Green Loop which will increase pedestrian exposure.
 - Each retail space is easily identified by the storefront systems that wrap around the façade, showing the 2 story space. Glazing will undulate within the façade to create interest in the overall composure of the building.
 - With the retail component being adjacent to 500w, there will be close proximity to public sitting spaces, park spaces etc.. for direct visual connections to the street, and buildings.
- › Large building masses shall be divided into heights and sizes that relate to human scale
 - The retail space is designed to allow for maximum exposure of the tenants, at the same time keeping the relationship of the space within 2 stories. The residential portion is divided up by using differing materials which alternate per floor, allowing the residential tenant to not feel overwhelmed by a large mass of a single material.
 - Balconies and porches are provided for a majority of the units.
 - Per the included elevations, the window to solid ratio provides great character to the

building and neighborhood.

- › Building facades that exceed a combined contiguous length of two hundred (200') shall include:
 - Materials vary from floor to floor, as well as along the span of the building, with balconies that help break up the vertical elements. Units are also offset to provide undulation to the façade.
- › If provided, privately owned public spaces shall include at least three (3) of the six (6) following elements:
 - Trees will be planted along Elder Court at a minimum of 1 tree per 800 square feet.
 - There will be public art on one of the facades of the building.
 - There are spaces along Elder Court that will be used for shade/sitting areas.
- › Building height shall be modified to relate to human scale and minimize negative impacts. In downtown... building height shall contribute to a distinctive City skyline
 - The building is set to house 250+ tenants with a reduced footprint by screening and stacking the parking, thus removing any asphalt surfaces.
 - The human scale of the project has been referenced earlier.
 - The building poses a distinct base (retail and 2 story residential units), middle (majority of the rentable units) and top section (stepping the building back and providing roof top amenities)
- › Negative impacts
 - The building steps back to provide less intrusive design to neighboring properties.
 - A shadow study has been provided.
 - A roof deck/amenity is provided.
- › Parking on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities or midblock walkway
 - Parking is all contained on 3 stories of parking. The vertical vehicular circulation is offset from the parking spaces to minimize blind turning or heavy traffic.
- › Waste and recycling containers, mechanical equip, storage, loading docks
 - Waste and recycling units are within the garage footprint and not visible.
 - Mechanical equipment is roof mounted and not seen from the ground plane.
- › Signage shall emphasize the pedestrian/mass transit orientation
 - Signage will be composed for pedestrian and transit orientations.
 - Elevations show potential building signage location.
 - Coordination with landscaping will be taken into account.
- › Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals
 - Building lighting will provide comfortable levels at residential tenant locations, without creating up-lighting. Lighting near retail spaces will provide good lighting for visibility, also without creating up-lighting or glare for neighboring properties.
- › Streetscape improvements shall be provided as follows
 - Salt Lake approved trees will be used along Elder Court, 700s and 500w.
 - The hardscape will be used to differentiate public spaces from residential tenant space from retail spaces. Materials used will be concrete (differing textures) and pavers.
 - Where needed to create water infiltration, permeable materials will be utilized such as decomposed granite, or similar.
 - Materials for other elements will be lighter colored metals (bike racks, benches, shade elements, etc..)
 - Asphalt is not intended to be used on the site.

STREET EDGE

The street edge of our design makes provision for a glassy storefront or curtain wall design to create a building edge that is inviting and embraces the concepts of CPTED (Crime Prevention Through Environmental Design). It is an imperative that the ground plane has the permeability and transparency that creates a truly urban experience for the public along both 700s, 500w, and Elder Court. The building's location depends on compliance with Property Line Coverage and Build to Zone requirements in creation of an urban solution where sidewalks and streets are defined by building edges.

ARCHITECTURE

As we were developing the architecture for The Alexan Granary, we embraced the history of the Granary District, with its unique building forms that over time have eroded to provide a texture that other parts of the city have torn down or removed. Based on the construction type, we are able to create transparency at the ground level by using glass as a dominant material with intuitive entrances along the streets to create an urban pedestrian experience. The building is designed so that it creates an Iconic Form and anchors an up-and-coming corner of the Granary District.

The architecture includes the creation of a base with a street presence composed of storefront commerce, two story brownstone units, and an apartment lobby, which is well defined with storefronts and masonry veneer to create a three-story podium base. This base forms an urban look with a human-scale relationship that extends along the edge of the building. Resting on the base are five-levels of residential apartments. The architecture of the apartments has been carefully crafted to create the modern form with an articulated façade forming a detailed and repeating façade to achieve building massing that is broken down into smaller elements. In addition to the materials alternating across the face of the building, the building is designed with a stepping of building elements at critical locations at all sides of the building. The massing forms a modern take on a classic bottom-middle-top character with the podium base as you view the building.

EXTERIOR MATERIALS

The design is not complete without an appropriate selection of materials, which typify the presence of the articulated massing. The three-level podium base is a composition of materials that makes a strong statement with a glassy face and masonry veneer. The impression made by the ground floor of the building establishes the urban texture and the inclusion of these materials is intended to contrast the base to separate the building above. Above the podium base, we have integrated materials that provide an interest of discovery including metal siding, glass, and three coat Portland Cement plaster. Each of these are durable, natural materials (no EIFS) and they were carefully selected to be a modern adaptation of contemporary design. The balance of all of these high-quality materials is key to the statement that the architecture makes, with the building base expressing strength and transparency and the upper levels providing a strong skin, when pulled back provide a layered, soft feel.

OPEN SPACE

The urban environment for this project includes the need for both public and private secure open space. Our design continues the mid-block connection with a trail on the north side of the project. The building edge and corner statements become public open space and include the ability to integrate the commercial offerings into the mix with outdoor dining and landscape elements along with street furnishings. The upper levels of the buildings include roof deck terraces at the Eighth level. There are two generous courtyard/plaza areas at Level Three with the south courtyard overlooking 700s.

AMENITY REQUIREMENTS

The Amenity Requirements of the project are intended as follows:

Building Features

- › Main floor retail space (concept of retail as an additional amenity)
- › Rooftop/step-back terrace
- › Public Art
- › Washer and dryer in every unit

Tenant Amenities

- › Lobby
- › Interior Social Area
- › Indoor Fitness Room
- › Outdoor Dining
- › Secure bike storage and changing facilities
- › Hot tub and pool

Green Building

- › Preparation for future installation of renewable energy on roof surfaces– Photovoltaic panels
- › Recycling program as part of rental agreement
- › Electric car charging stations for 5% of parking
- › Water efficient fixtures



PROJECT SITE LOCATION HAS NO TREES ON SITE



500 WEST ADJACENT BUILDINGS



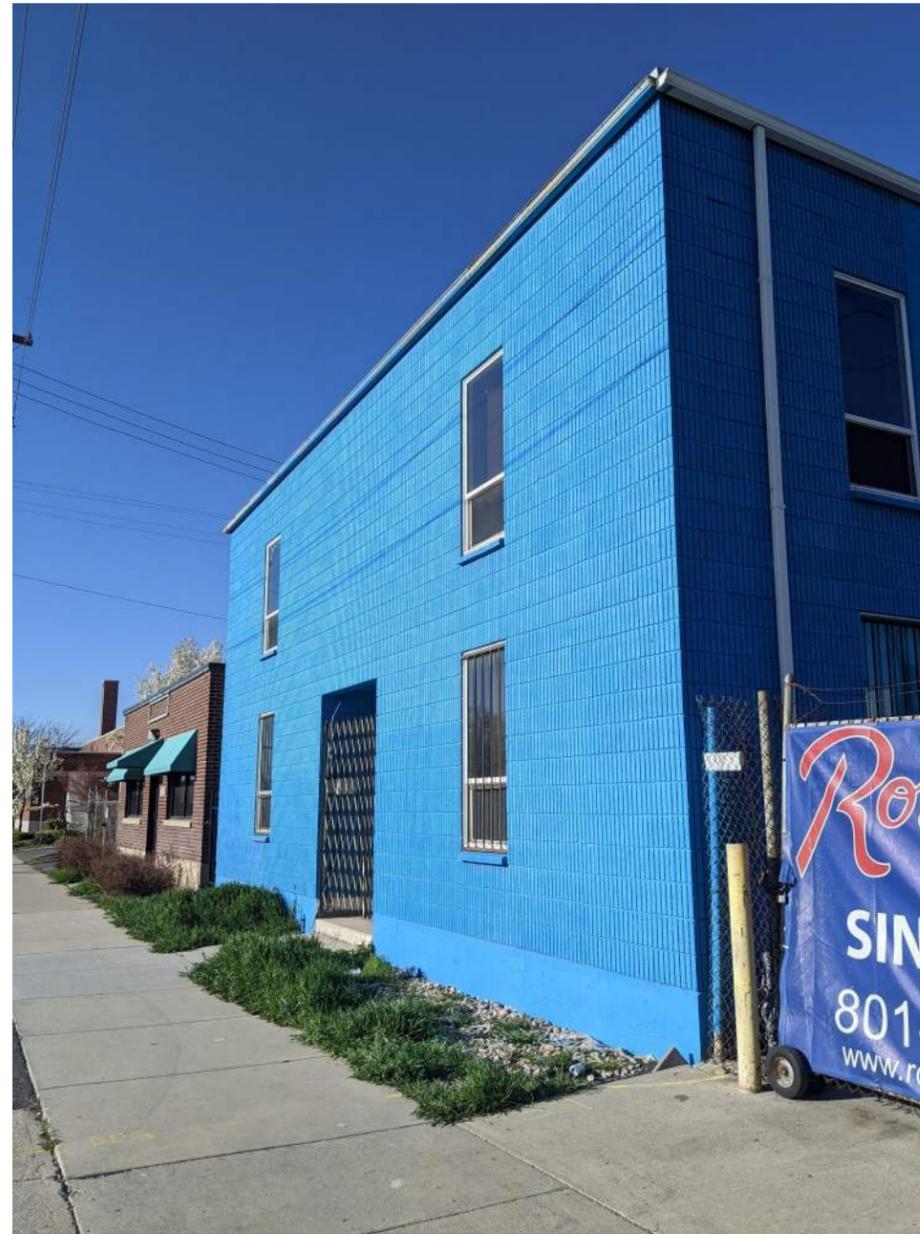
700 SOUTH ADJACENT BUILDINGS



NEIGHBORING PROPERTIES

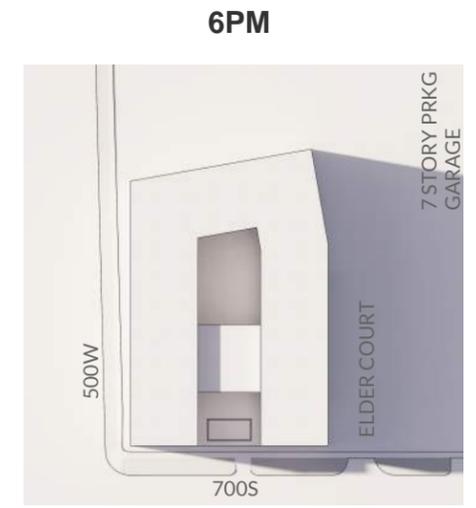
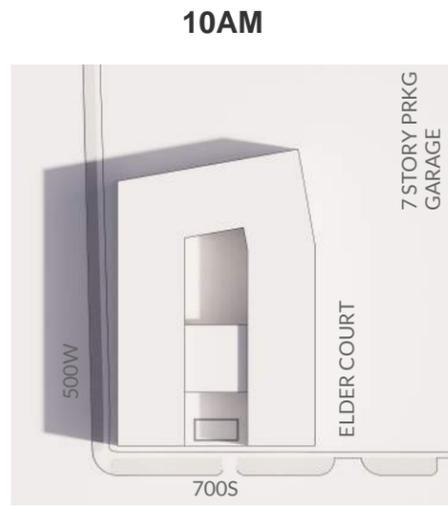
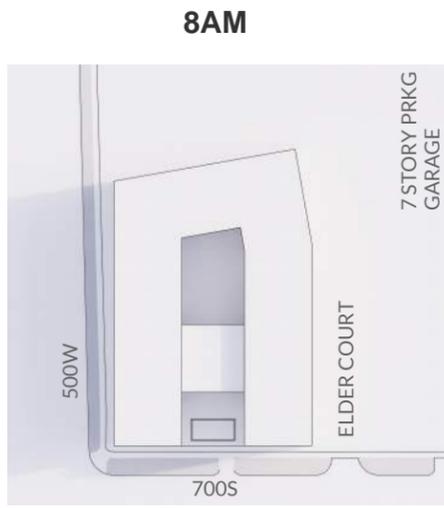


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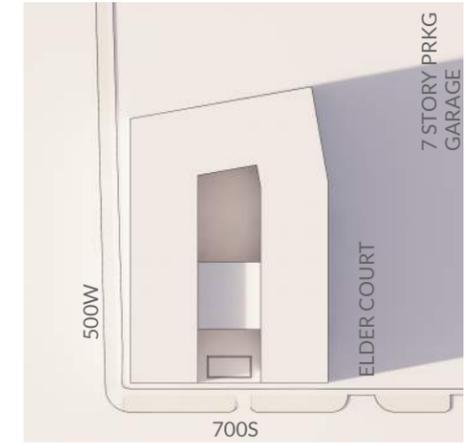
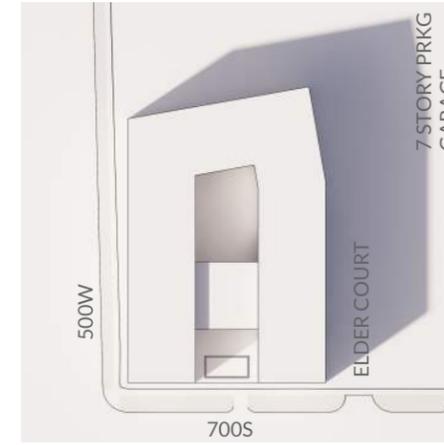
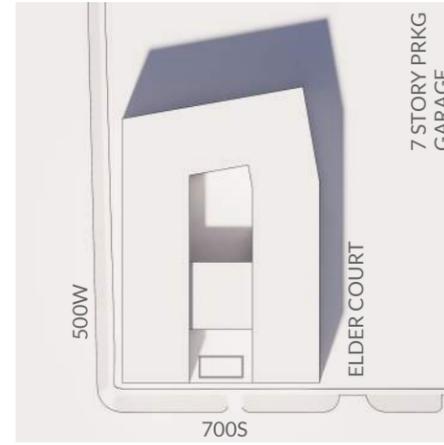
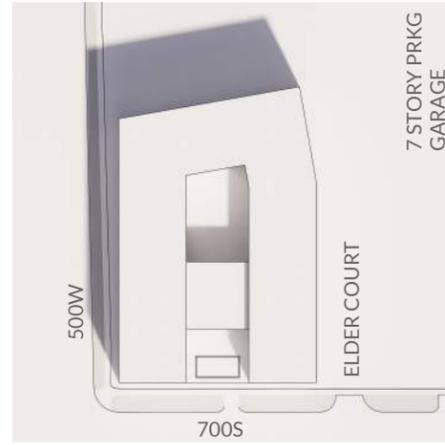
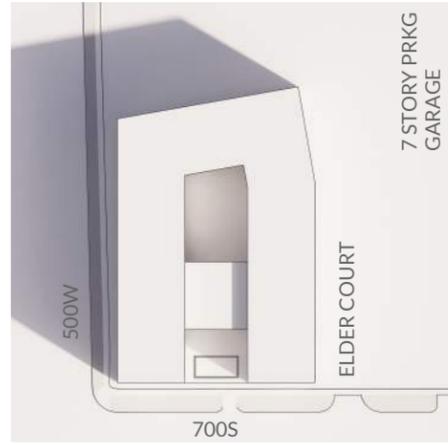
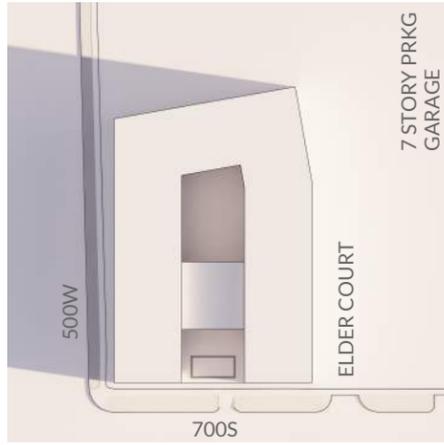


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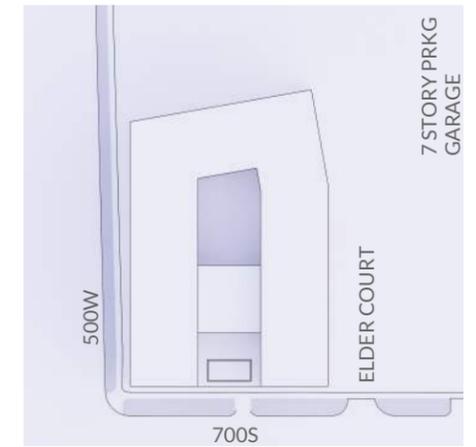
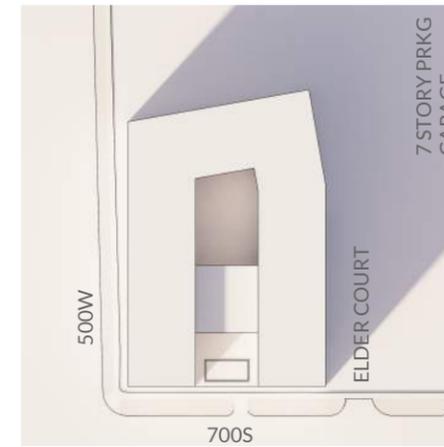
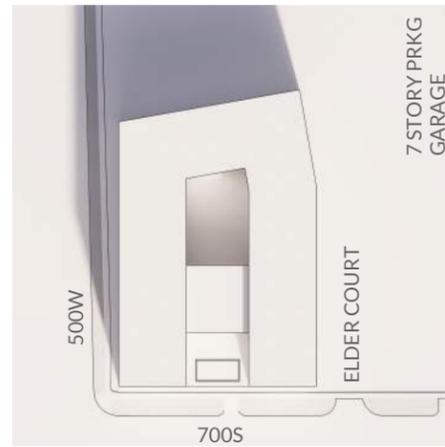
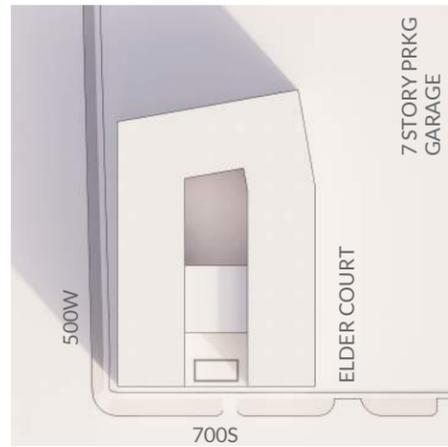
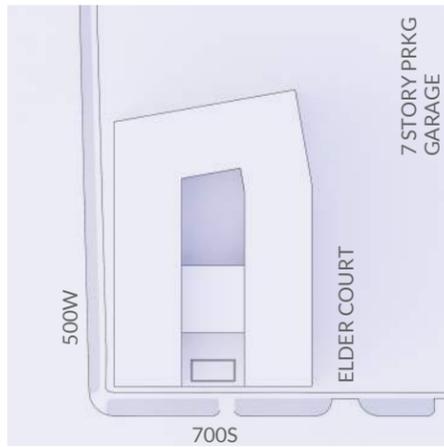
**SUMMER SOLSTICE
(JUNE 21)**



**EQUINOX
(MAR 21/OCT 21)**



**WINTER SOLSTICE
(DEC 21)**



TRAMMELL CROW RESIDENTIAL ALEXAN GRANARY

700 S. 500 W.
SALT LAKE CITY, UT 84101

VICINITY MAP



PROJECT LOCATION

Nexus Project #: 22006

Owner Project #:

JUNE 01, 2022

MASTERPLANNING

APPROVALS

Signer 1 Date

Signer 3 Date

Signer 2 Date

Signer 4 Date



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DESIGN CRITERIA

APPLICABLE CODES

ACCESSIBILITY CODE	ICC/ANSI A117.1-2009
INTERNATIONAL BUILDING CODE	2018 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE	2018 EDITION
INTERNATIONAL FIRE CODE	2018 EDITION
INTERNATIONAL MECHANICAL CODE	2018 EDITION
INTERNATIONAL PLUMBING CODE	2018 EDITION
NATIONAL ELECTRICAL CODE	2017 EDITION
ZONING ORDINANCE: SALT LAKE CITY	Zoning Ordinance

OTHER CRITERIA

DEFERRED SUBMITTALS



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OWNER
Trammell Crow Residential

CONTACT: Jordan Orr E-MAIL: jorr@tcr.com
PHONE: 720-556-7912 INTERNET: http://www.johndoe.com

ARCHITECT
Architectural NEXUS, Inc.
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Salt Lake City, UT 84109

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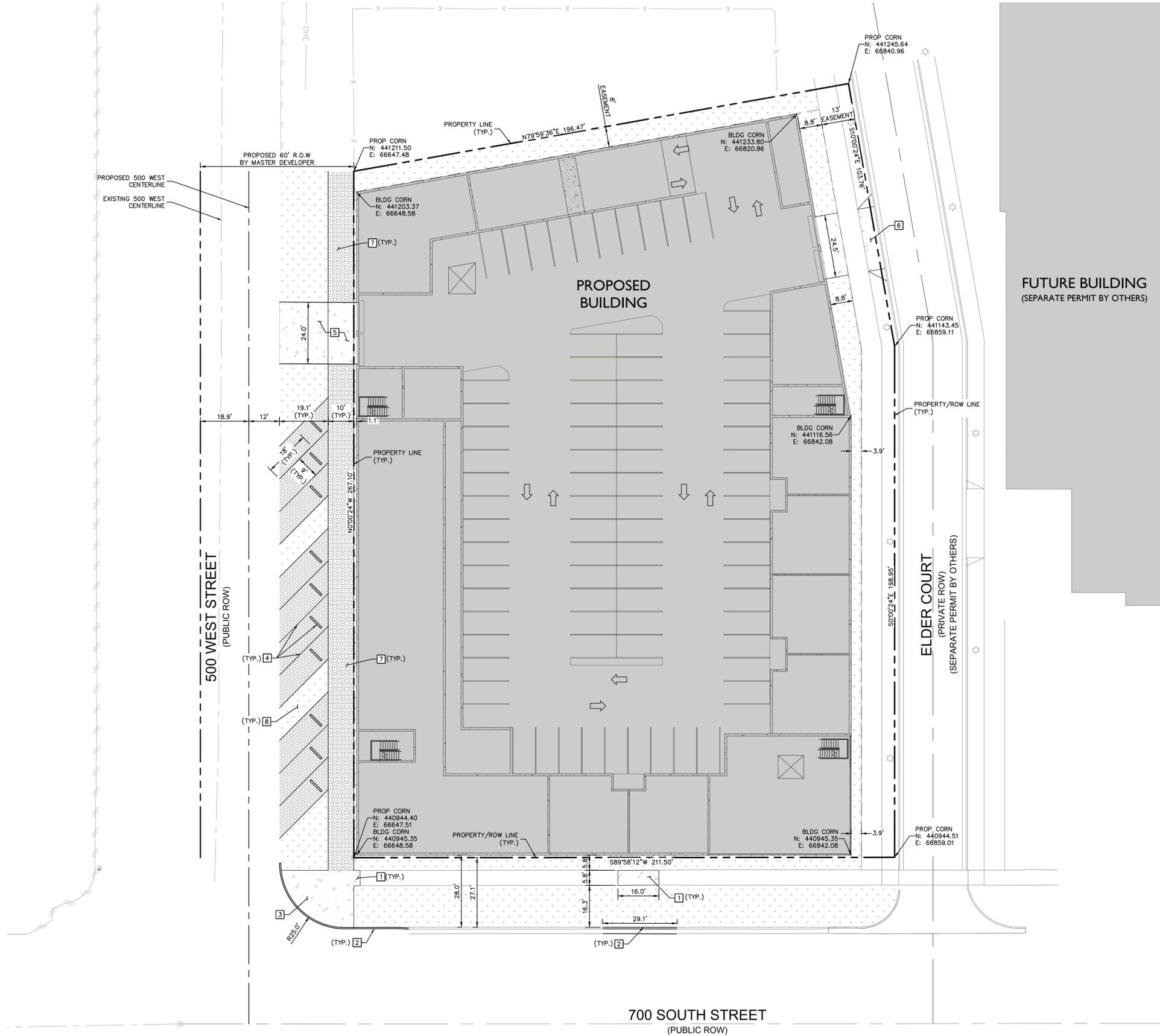
LANDSCAPE ARCHITECT
Norris Design

CONTACT: Jared Carlon E-MAIL: jcarlon@norris-design.com
PHONE: 303.892.1166 INTERNET:

CIVIL
Kimley-Horn

CONTACT: Amanda Risano E-MAIL: amanda.risano@kimley-horn.com
PHONE: 385.881.6521 INTERNET:

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GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION NOTES

1. INSTALL CONCRETE SIDEWALK PER APWA STD. PLAN 231
2. INSTALL TYPE A CURB AND GUTTER PER APWA STD. PLAN 205.1.
3. INSTALL CORNER CURB CUT ASSEMBLY (ADA RAMP) PER APWA STD. PLAN.
4. INSTALL 4" WHITE PARKING STRIPE AND WHEEL STOP PER MUTCD STANDARDS.
5. INSTALL CONCRETE DRIVE APPROACH.
6. INSTALL TYPE A FLARE DRIVE APPROACH PER APWA STD. PLAN 221.1
7. INSTALL PEDESTRIAN PAVERS PER HARDSCAPE PLANS BY OTHERS.
8. INSTALL VEHICULAR PAVERS PER HARDSCAPE PLANS BY OTHERS.

LEGEND

	PROPERTY/R.O.W. LINE
	EASEMENT LINE
	PROPOSED BUILDING
	PROPOSED VEHICULAR PAVEMENT
	PROPOSED PEDESTRIAN PAVEMENT
	PROPOSED CONCRETE PAVEMENT; SEE KEYNOTES
	PROPOSED LANDSCAPE BY OTHERS

DATE	DESCRIPTION

Kimley»Horn
 111 East Broadway, Suite 600 Salt Lake City, UT 84111 Tel. No. (385) 2123178

OVERALL SITE PLAN
ALEXAN GRANARY APARTMENTS
 700 SOUTH 500 WEST
 SALT LAKE CITY, UTAH

DRAWN BY:	DP	5/24/2022
DESIGNED BY:	DP/AR	5/24/2022
CHECKED BY:	AR	5/24/2022
PROJECT No.:	093964000	SCALE: AS SHOWN

SEAL
PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
Kimley»Horn

SHEET
C2.0

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
 1-800-662-4111
 Dig Safely.

811
 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



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TRAMMELL CROW RESIDENTIAL
ALEXAN GRANARY
700 S. 500 W.
SALT LAKE CITY, UT 84101

Date Revision

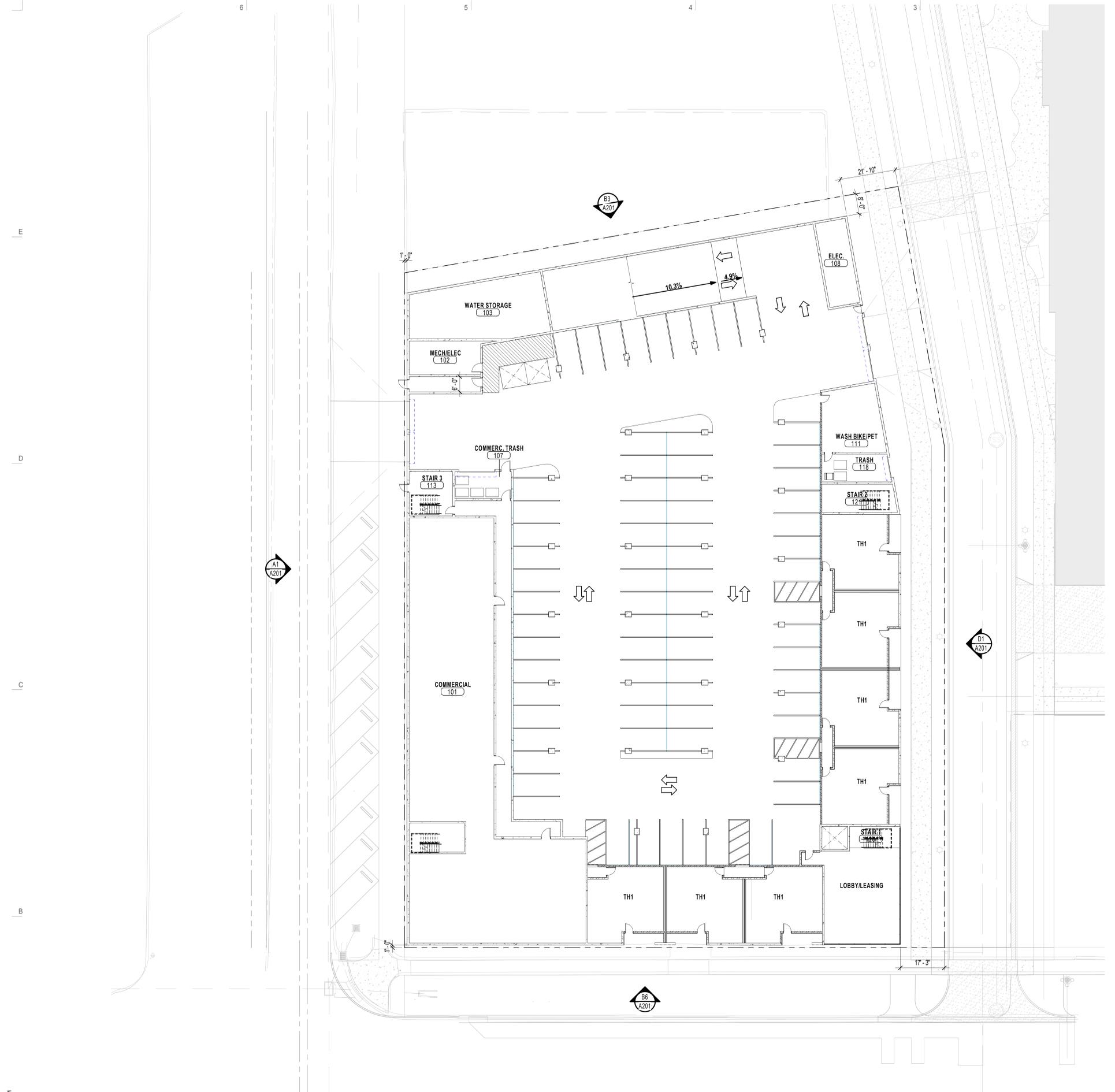
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MASTERPLANNING

NEXUS PROJ. #: 22006
CHECKED BY: Checker
DRAWN BY: Author
DATE: APRIL 26, 2022

ARCHITRCTURAL SITE PLAN

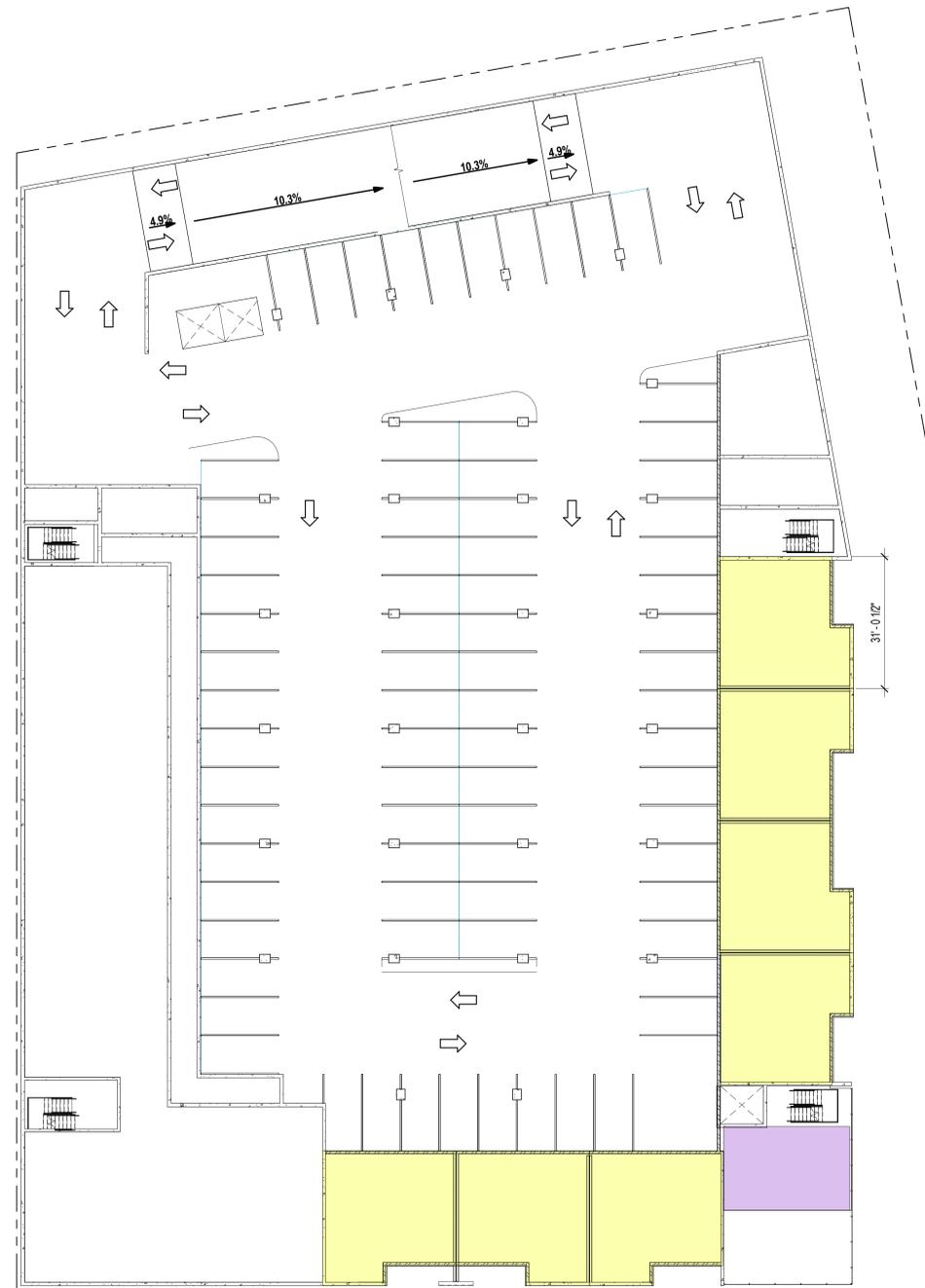
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A1 LEVEL 01 SITE PLAN
A101 1/16" = 1'-0"

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TRAMMELL - CROW UNIT MIX												
JUNE 8, 2022												
	Rentable Sq.Ft.	L01	L02	L03	L04	L05	L06	L07	L08	TOTALS	Approx. Square Footage	MIX %
UNITS												
TH-01	1,546	7	0	0	0	0	0	0	0	7	10,822	
S1	480	0	0	0	1	1	1	1	1	5	2,400	5.67%
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A3	675	0	0	4	0	0	0	0	0	4	2,700	
A4	683	0	0	0	12	13	17	17	17	76	51,908	
A5	727	0	0	1	0	0	0	0	0	1	727	
A6	732	0	0	1	0	0	0	0	0	1	732	
A7	930	0	0	0	1	1	1	1	1	5	4,650	
		0	0	15	13	14	18	18	18	96	66,566	34.87%
B1	915	0	0	0	1	0	0	0	0	1	915	
B2	992	0	0	0	1	1	1	1	1	4	3,968	
B3	1,000	0	0	0	1	1	1	1	1	5	5,000	
B4	1,048	0	0	0	5	5	5	5	5	25	26,200	
B5	1,073	0	0	0	4	4	4	4	4	20	21,460	
B6	1,095	0	0	0	3	3	3	3	2	14	15,330	
B7	1,264	0	0	0	1	1	1	1	1	5	6,320	
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		7	0	15	42	42	46	46	43	241	190,903	100.00%



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MASTERPLANNING

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DATE: APRIL 26, 2022

LEVEL 02

A102

6/7/2022 10:17:12 PM

N
A1 LEVEL 02
A102 1/16" = 1'-0"

6 | 5 | 4 | 3 | 2 | 1 |

E |

D |

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A |



TRAMMELL - CROW UNIT MIX												
JUNE 8, 2022												
	Rentable Sq.Ft.	L01	L02	L03	L04	L05	L06	L07	L08	TOTALS	Approx. Square Footage	MIX %
UNITS												
TH-01	1,546	7	0	0	0	0	0	0	0	7	10,822	
S1	480	0	0	0	1	1	1	1	1	5	2,400	5.67%
S2	500	0	0	0	1	1	1	1	1	5	2,500	
S3	538	0	0	0	10	10	10	10	9	49	26,362	
S4	612	0	0	0	1	1	1	1	1	5	3,060	
		0	0	0	13	13	13	13	12	64	34,322	17.98%
A1	641	0	0	4	0	0	0	0	0	4	2,564	
A2	657	0	0	5	0	0	0	0	0	5	3,285	
A3	675	0	0	4	0	0	0	0	0	4	2,700	
A4	683	0	0	0	12	13	17	17	17	76	51,908	
A5	727	0	0	1	0	0	0	0	0	1	727	
A6	732	0	0	1	0	0	0	0	0	1	732	
A7	930	0	0	0	1	1	1	1	1	5	4,650	
		0	0	15	13	14	18	18	18	96	66,566	34.87%
B1	915	0	0	0	1	0	0	0	0	1	915	
B2	992	0	0	0	1	1	1	1	1	4	3,968	
B3	1,000	0	0	0	1	1	1	1	1	5	5,000	
B4	1,048	0	0	0	5	5	5	5	5	25	26,200	
B5	1,073	0	0	0	4	4	4	4	4	20	21,460	
B6	1,095	0	0	0	3	3	3	3	2	14	15,330	
B7	1,264	0	0	0	1	1	1	1	1	5	6,320	
		0	0	0	16	15	15	15	13	74	79,193	41.48%
		7	0	15	42	42	46	46	43	241	190,903	100.00%



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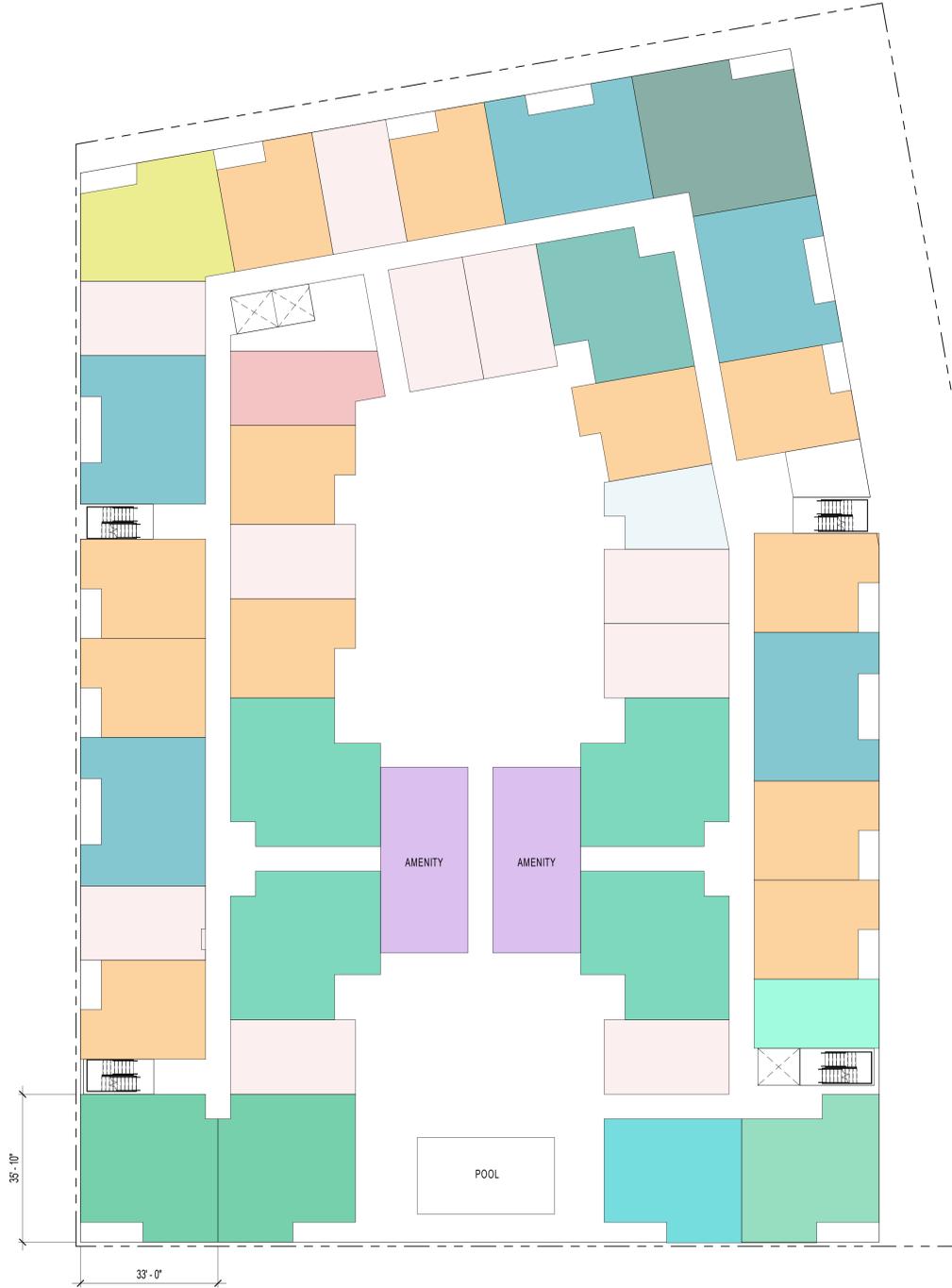
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LEVEL 03

A103



TRAMMELL - CROW UNIT MIX												
JUNE 8, 2022												
UNITS	Rentable Sq.Ft.	L01	L02	L03	L04	L05	L06	L07	L08	TOTALS	Approx. Square Footage	MIX %
TH-01	1,546	7	0	0	0	0	0	0	0	7	10,822	
S1	480	0	0	0	1	1	1	1	1	5	2,400	5.67%
S2	500	0	0	0	1	1	1	1	1	5	2,500	
S3	538	0	0	0	10	10	10	10	9	49	26,362	
S4	612	0	0	0	1	1	1	1	1	5	3,060	
		0	0	0	13	13	13	13	12	64	34,322	17.98%
A1	641	0	0	4	0	0	0	0	0	4	2,564	
A2	657	0	0	5	0	0	0	0	0	5	3,285	
A3	675	0	0	4	0	0	0	0	0	4	2,700	
A4	683	0	0	0	12	13	17	17	17	76	51,908	
A5	727	0	0	1	0	0	0	0	0	1	727	
A6	732	0	0	1	0	0	0	0	0	1	732	
A7	930	0	0	0	1	1	1	1	1	5	4,650	
		0	0	15	13	14	18	18	18	96	66,566	34.87%
B1	915	0	0	0	1	0	0	0	0	1	915	
B2	992	0	0	0	1	1	1	1	1	4	3,968	
B3	1,000	0	0	0	1	1	1	1	1	5	5,000	
B4	1,048	0	0	0	5	5	5	5	5	25	26,200	
B5	1,073	0	0	0	4	4	4	4	4	20	21,460	
B6	1,095	0	0	0	3	3	3	3	2	14	15,330	
B7	1,264	0	0	0	1	1	1	1	1	5	6,320	
		0	0	0	16	15	15	15	13	74	79,193	41.48%
		7	0	15	42	42	46	46	43	241	190,903	100.00%



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LEVEL 04

6/14/2022 3:30:43 PM

N
 A1 LEVEL 04
 A104 1/16" = 1'-0"

A104

6

5

4

3

2

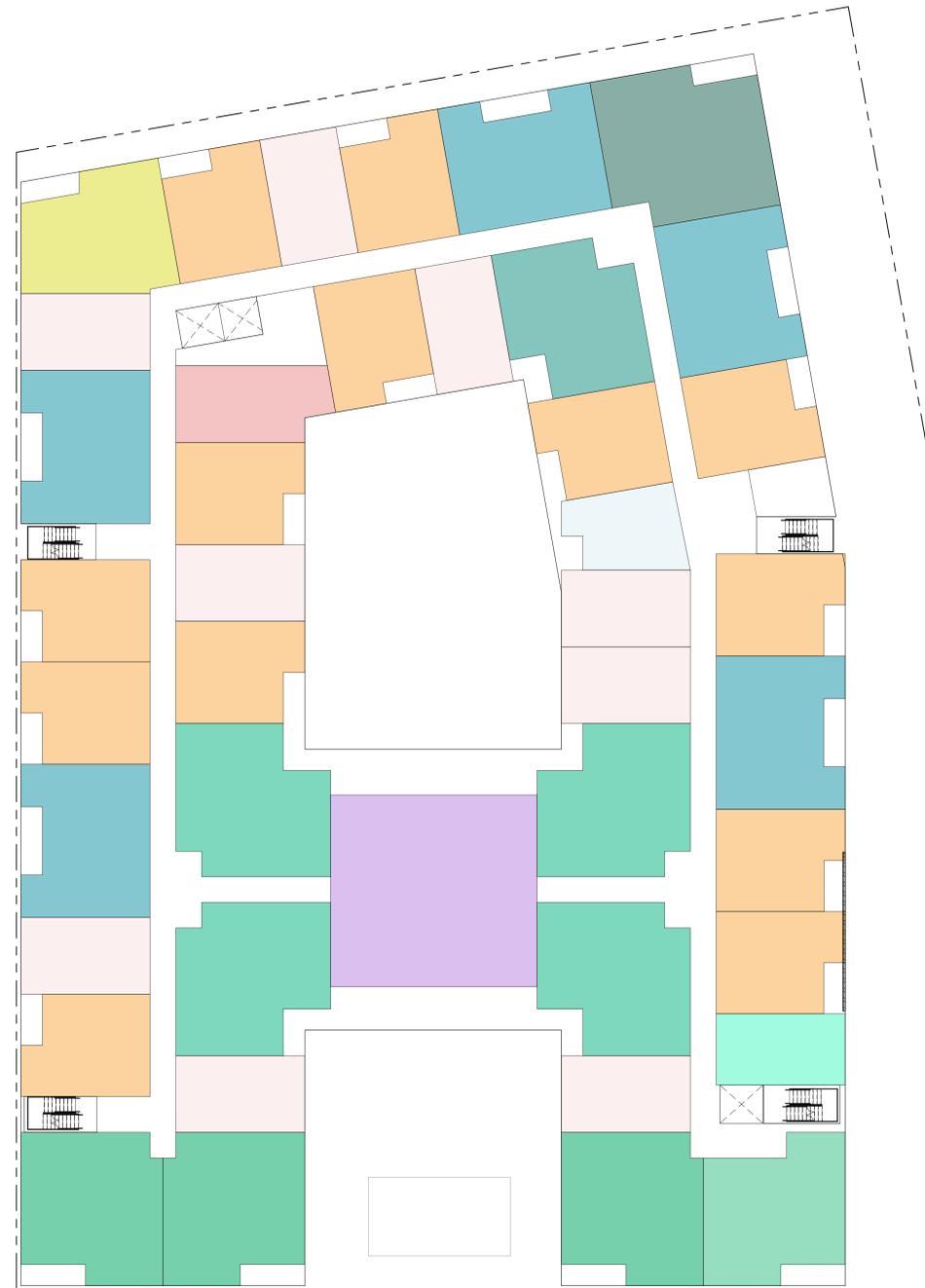
1

E

D

C

B



TRAMMELL - CROW UNIT MIX												
JUNE 8, 2022												
	Rentable Sq.Ft.	L01	L02	L03	L04	L05	L06	L07	L08	TOTALS	Approx. Square Footage	MIX %
UNITS												
TH-01	1,546	7	0	0	0	0	0	0	0	7	10,822	
S1	480	0	0	0	1	1	1	1	1	5	2,400	5.67%
S2	500	0	0	0	1	1	1	1	1	5	2,500	
S3	538	0	0	0	10	10	10	10	9	49	26,362	
S4	612	0	0	0	1	1	1	1	1	5	3,060	
		0	0	0	13	13	13	13	12	64	34,322	17.98%
A1	641	0	0	4	0	0	0	0	0	4	2,564	
A2	657	0	0	5	0	0	0	0	0	5	3,285	
A3	675	0	0	4	0	0	0	0	0	4	2,700	
A4	683	0	0	0	12	13	17	17	17	76	51,908	
A5	727	0	0	1	0	0	0	0	0	1	727	
A6	732	0	0	1	0	0	0	0	0	1	732	
A7	930	0	0	0	1	1	1	1	1	5	4,650	
		0	0	15	13	14	18	18	18	96	66,566	34.87%
B1	915	0	0	0	1	0	0	0	0	1	915	
B2	992	0	0	0	1	1	1	1	1	4	3,968	
B3	1,000	0	0	0	1	1	1	1	1	5	5,000	
B4	1,048	0	0	0	5	5	5	5	5	25	26,200	
B5	1,073	0	0	0	4	4	4	4	4	20	21,460	
B6	1,095	0	0	0	3	3	3	3	2	14	15,330	
B7	1,264	0	0	0	1	1	1	1	1	5	6,320	
		0	0	0	16	15	15	15	13	74	79,193	41.48%
		7	0	15	42	42	46	46	43	241	190,903	100.00%



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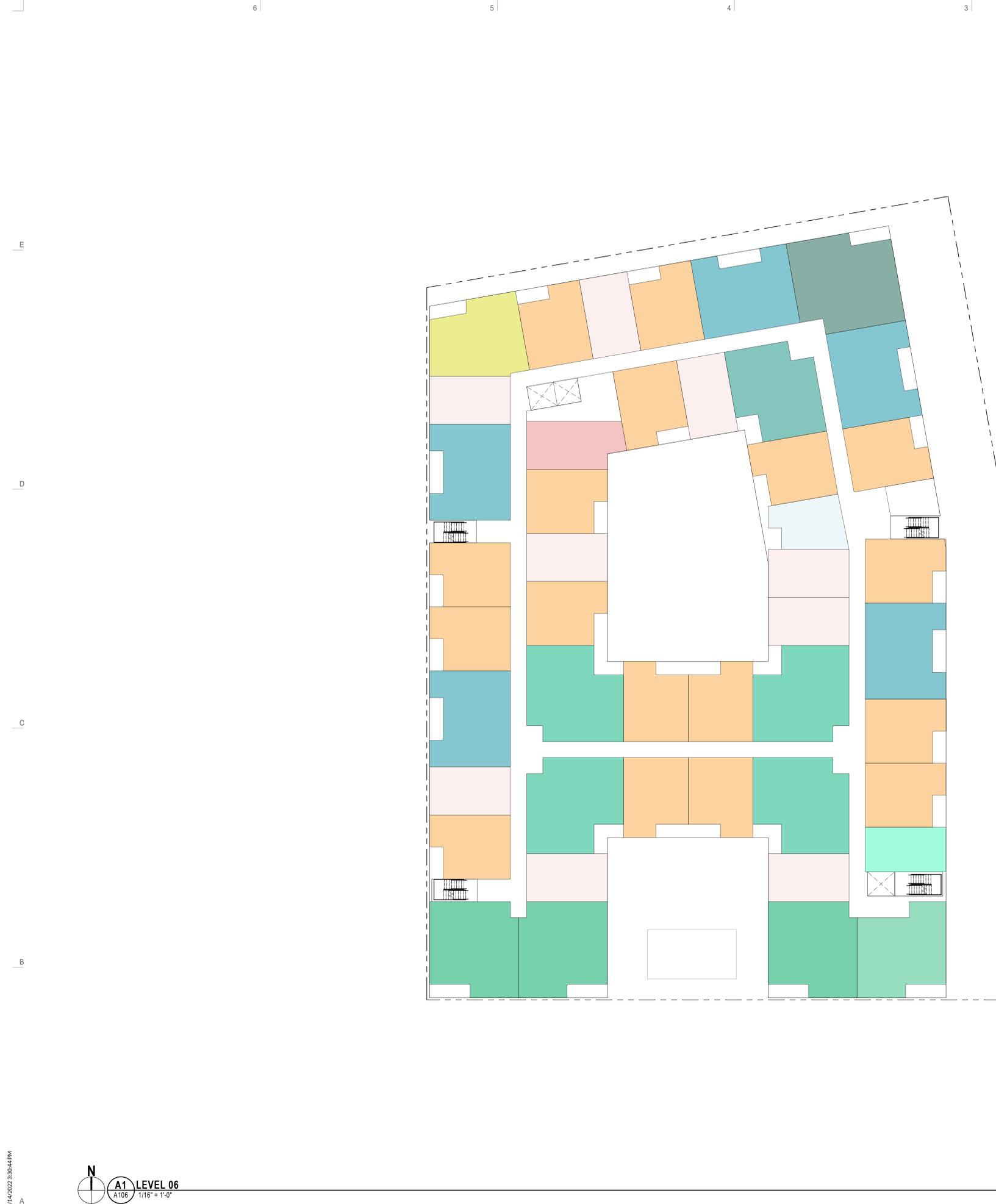
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LEVEL 05

A105

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TRAMMELL - CROW UNIT MIX												
JUNE 8, 2022												
	Rentable Sq.Ft.	L01	L02	L03	L04	L05	L06	L07	L08	TOTALS	Approx. Square Footage	MIX %
UNITS												
TH-01	1,546	7	0	0	0	0	0	0	0	7	10,822	
STUDIO												
S1	480	0	0	0	1	1	1	1	1	5	2,400	5.67%
S2	500	0	0	0	1	1	1	1	1	5	2,500	
S3	538	0	0	0	10	10	10	10	9	49	26,362	
S4	612	0	0	0	1	1	1	1	1	5	3,060	
		0	0	0	13	13	13	13	12	64	34,322	17.98%
1-BED												
A1	641	0	0	4	0	0	0	0	0	4	2,564	
A2	657	0	0	5	0	0	0	0	0	5	3,285	
A3	675	0	0	4	0	0	0	0	0	4	2,700	
A4	683	0	0	0	12	13	17	17	17	76	51,908	
A5	727	0	0	1	0	0	0	0	0	1	727	
A6	732	0	0	1	0	0	0	0	0	1	732	
A7	930	0	0	0	1	1	1	1	1	5	4,650	
		0	0	15	13	14	18	18	18	96	66,566	34.87%
2-BED												
B1	915	0	0	0	1	0	0	0	0	1	915	
B2	992	0	0	0	1	1	1	1	1	4	3,968	
B3	1,000	0	0	0	1	1	1	1	1	5	5,000	
B4	1,048	0	0	0	5	5	5	5	5	25	26,200	
B5	1,073	0	0	0	4	4	4	4	4	20	21,460	
B6	1,095	0	0	0	3	3	3	3	2	14	15,330	
B7	1,264	0	0	0	1	1	1	1	1	5	6,320	
		0	0	0	16	15	15	15	13	74	79,193	41.48%
		7	0	15	42	42	46	46	43	241	190,903	100.00%



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LEVEL 06

A106

6/14/2022 3:30:44 PM

N
A1 LEVEL 06
A106 1/16" = 1'-0"

6

5

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3

2

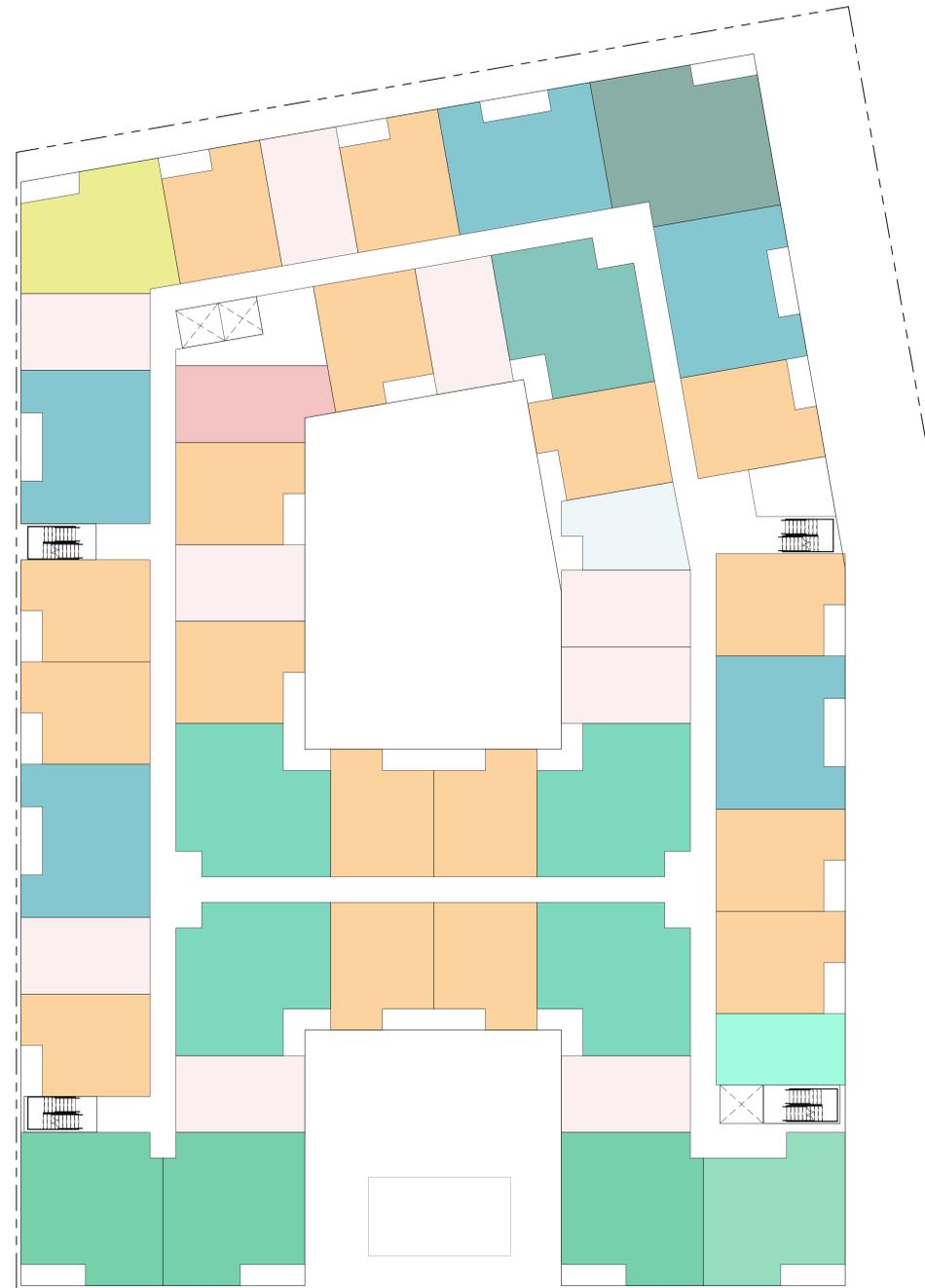
1

E

D

C

B



TRAMMELL - CROW UNIT MIX												
JUNE 8, 2022												
UNITS	Rentable Sq.Ft.	L01	L02	L03	L04	L05	L06	L07	L08	TOTALS	Approx. Square Footage	MIX %
TH-01	1,546	7	0	0	0	0	0	0	0	7	10,822	
STUDIO												
S1	480	0	0	0	1	1	1	1	1	5	2,400	5.67%
S2	500	0	0	0	1	1	1	1	1	5	2,500	
S3	538	0	0	0	10	10	10	10	9	49	26,362	
S4	612	0	0	0	1	1	1	1	1	5	3,060	
		0	0	0	13	13	13	13	12	64	34,322	17.98%
1-BED												
A1	641	0	0	4	0	0	0	0	0	4	2,564	
A2	657	0	0	5	0	0	0	0	0	5	3,285	
A3	675	0	0	4	0	0	0	0	0	4	2,700	
A4	683	0	0	0	12	13	17	17	17	76	51,908	
A5	727	0	0	1	0	0	0	0	0	1	727	
A6	732	0	0	1	0	0	0	0	0	1	732	
A7	930	0	0	0	1	1	1	1	1	5	4,650	
		0	0	15	13	14	18	18	18	96	66,566	34.87%
2-BED												
B1	915	0	0	0	1	0	0	0	0	1	915	
B2	992	0	0	0	1	1	1	1	1	4	3,968	
B3	1,000	0	0	0	1	1	1	1	1	5	5,000	
B4	1,048	0	0	0	5	5	5	5	5	25	26,200	
B5	1,073	0	0	0	4	4	4	4	4	20	21,460	
B6	1,095	0	0	0	3	3	3	3	2	14	15,330	
B7	1,264	0	0	0	1	1	1	1	1	5	6,320	
		0	0	0	16	15	15	15	13	74	79,193	41.48%
		7	0	15	42	42	46	46	43	241	190,903	100.00%



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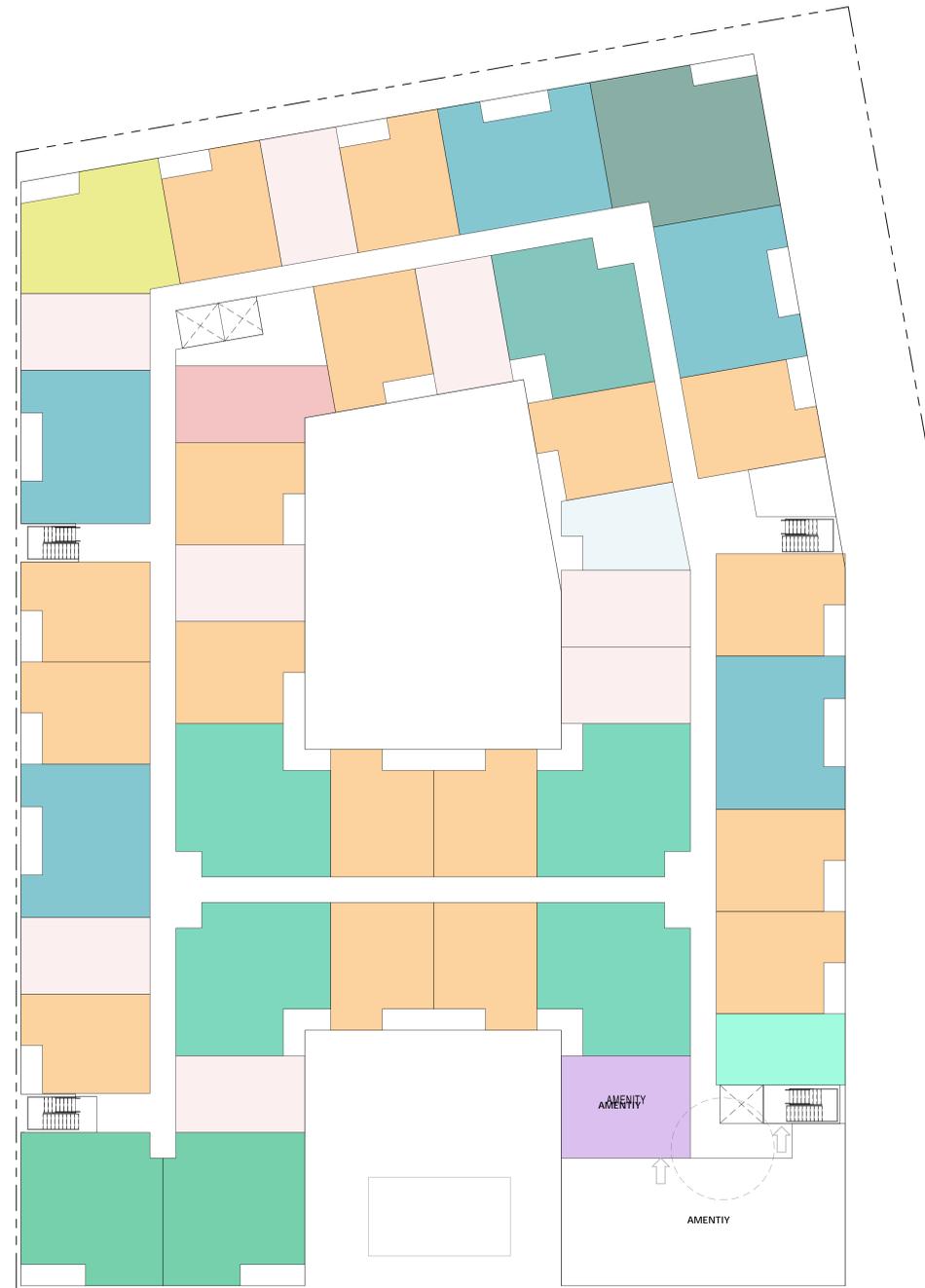
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LEVEL 07

A107

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TRAMMELL - CROW UNIT MIX												
JUNE 8, 2022												
UNITS	Rentable Sq.Ft.	L01	L02	L03	L04	L05	L06	L07	L08	TOTALS	Approx. Square Footage	MIX %
TH-01	1,546	7	0	0	0	0	0	0	0	7	10,822	
STUDIO												
S1	480	0	0	0	1	1	1	1	1	5	2,400	5.67%
S2	500	0	0	0	1	1	1	1	1	5	2,500	
S3	538	0	0	0	10	10	10	10	9	49	26,362	
S4	612	0	0	0	1	1	1	1	1	5	3,060	
		0	0	0	13	13	13	13	12	64	34,322	17.98%
1-BED												
A1	641	0	0	4	0	0	0	0	0	4	2,564	
A2	657	0	0	5	0	0	0	0	0	5	3,285	
A3	675	0	0	4	0	0	0	0	0	4	2,700	
A4	683	0	0	0	12	13	17	17	17	76	51,908	
A5	727	0	0	1	0	0	0	0	0	1	727	
A6	732	0	0	1	0	0	0	0	0	1	732	
A7	930	0	0	0	1	1	1	1	1	5	4,650	
		0	0	15	13	14	18	18	18	96	66,566	34.87%
2-BED												
B1	915	0	0	0	1	0	0	0	0	1	915	
B2	992	0	0	0	1	1	1	1	1	4	3,968	
B3	1,000	0	0	0	1	1	1	1	1	5	5,000	
B4	1,048	0	0	0	5	5	5	5	5	25	26,200	
B5	1,073	0	0	0	4	4	4	4	4	20	21,460	
B6	1,095	0	0	0	3	3	3	3	2	14	15,330	
B7	1,264	0	0	0	1	1	1	1	1	5	6,320	
		0	0	0	16	15	15	15	13	74	79,193	41.48%
		7	0	15	42	42	46	46	43	241	190,903	100.00%



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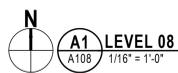
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LEVEL 08



GENERAL NOTES - BUILDING ELEVATIONS

- A. COORDINATE GRADING SHOWN ON ELEVATIONS WITH CIVIL DRAWINGS.
- B. REFER TO CIVIL DRAWINGS FOR REAL WORLD DATUM REFERENCES.
- C. PROVIDE GUTTERS AND DOWN SPOUTS W/ HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN.
- D. FOR TYPICAL WALL ASSEMBLIES INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A350 & 6500 SERIES SHEETS.
- E. ALL EXPOSED UNFINISHED STEEL TO BE PAINTED UNLESS DIRECTED BY ARCHITECT.
- F. DO NOT SCALE DRAWINGS.



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KEYNOTE LEGEND

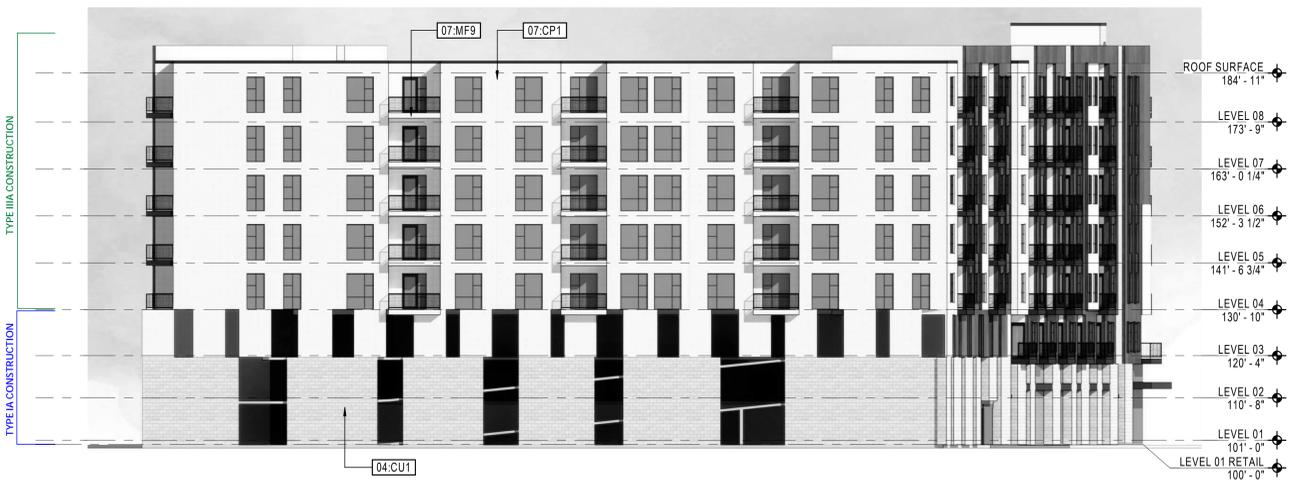
- 04.CU1 CONCRETE MASONRY UNIT
- 07.CP1 3-COAT CEMENTITIOUS PLASTER
- 07.MF9 PRE-FINISHED METAL FASCIA WITH INTEGRAL DRIP EDGE
- 07.MP4 METAL WALL PANELS



D1 EAST ELEVATION
 A201 1/16" = 1'-0"



B6 SOUTH ELEVATION
 A201 1/16" = 1'-0"



B3 NORTH ELEVATION
 A201 1/16" = 1'-0"



A1 WEST ELEVATION
 A201 1/16" = 1'-0"

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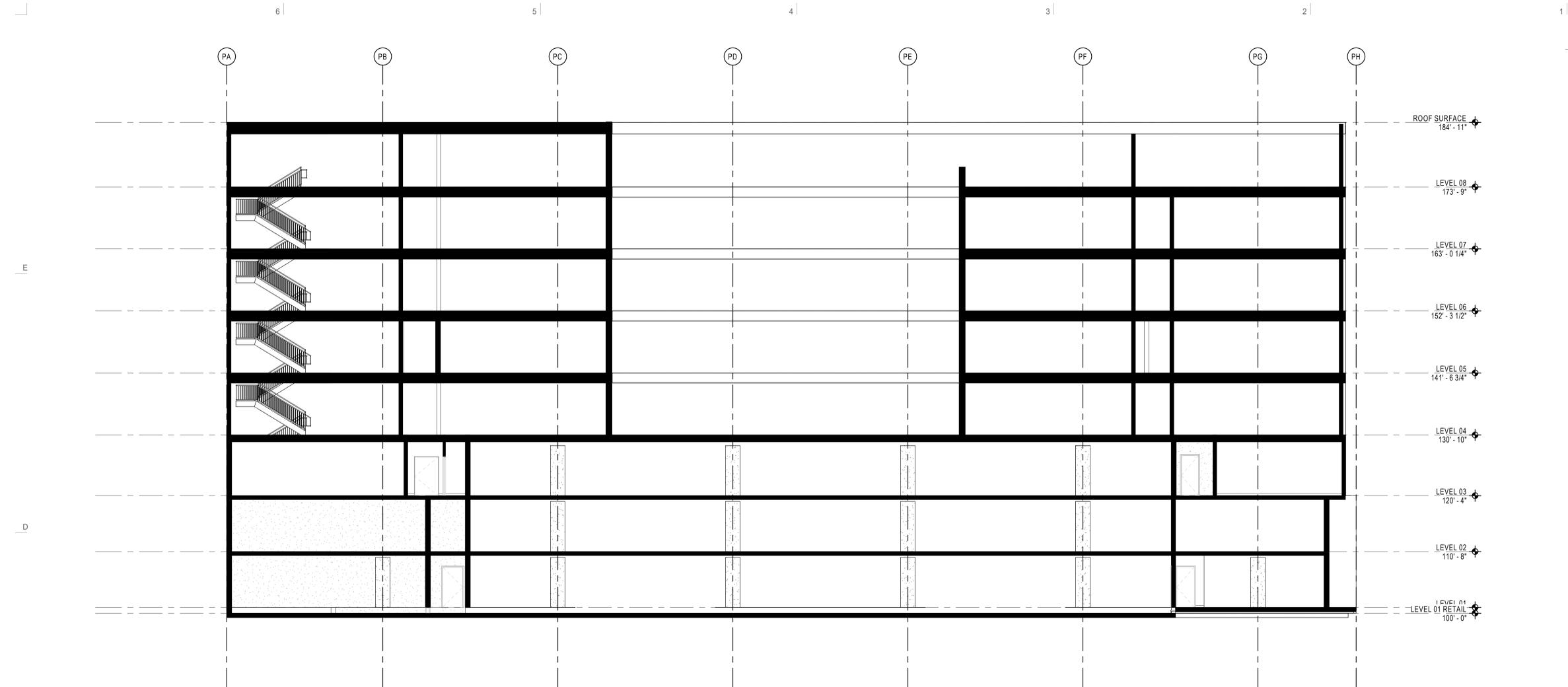
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NEXUS PROJ. #: 22006
 CHECKED BY: Checker
 DRAWN BY: Author
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BUILDING ELEVATIONS

A201



D 6 LONGITUDINAL BUILDING SECTION
A351 1/8" = 1'-0"

GENERAL NOTES - WALL SECTIONS

- A. WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE, "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
- B. SEE G SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE REQUIREMENTS.
- C. COORDINATE WITH ELEVATIONS FOR FINISH MATERIAL & PATTERN REQUIREMENTS.
- D. DO NOT SCALE DRAWINGS.

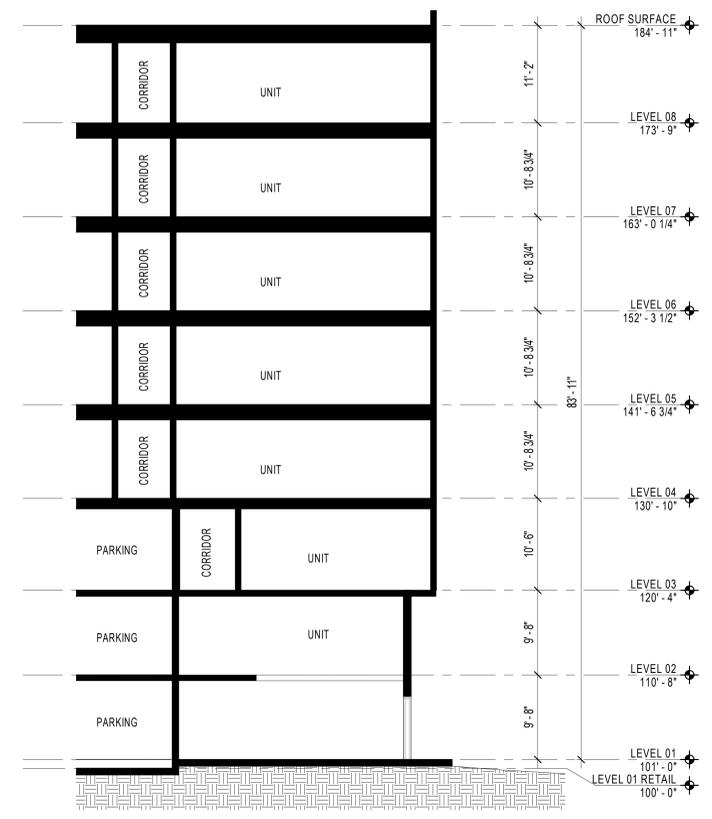


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A 1 BUILDING HEIGHT SECTION STUDY
A351 1/8" = 1'-0"

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WALL SECTIONS

A351