



ARCHITECTURAL NEXUS, Inc
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.

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.

We are meeting the code 21A.55.010 in the following ways (where applicable):

- › Open space and Natural Lands
 - Providing a greenway with vegetated areas, trees, and pathways along the building frontage of Elder court, as well as along 500w. (Note 1 on A101)
 - Maintaining the mid-block connection along the north of the site and providing plantings that are water-wise. (Note 2 on A101)
 - The site is utilizing courtyards on the podium for use by tenants of the project. The spaces

- will range from a pool deck, to BBQ areas, to outdoor sitting rooms. (Note 3 on A104)
 - There are no known waterways, watershed or riparian corridors on this site.
- › Historic Preservation
 - There are no current buildings or structures on the site.
- › Housing
 - At least 20% of the offered spaces will be for incomes that are at or below median income.
- › Mobility
 - The site will provide a mid-block connection along the north edge.
 - Street frontages will be made pedestrian friendly to encourage walkable spaces.
- › Sustainability
 - All unit appliances and mechanical equipment will be electric.
 - LED lighting is to be used throughout the project.
 - Electric car charging stations will be provided for tenants.
 - Infrastructure for future PV systems will be put in place.
 - The site is not a brownfield.
- › Masterplan Implementation
 - As mentioned above, this is within the Downtown Plan which indicates that 500w is to be a Green Loop Linear Park System (yet to be determined)
 - A mid-block connection is provide on site.

We are meeting the code 21A.55.050 in the following ways (where applicable):

- › Planned Development Objectives, Master Plan Compatibility, Design and Compatibility
 - The scale of the proposed 8 story building is adjacent to a planned 7 story parking structure
 - The materials of the building are similar to existing buildings within the Granary District (masonry, brick, metal panel, concrete, cementitious plaster)
 - The courtyards provide great private amenities for the tenants of the property that are accessed on top of the podium.
 - The street frontage along Elder Court provides a set-back space for the residential units, as well as a private patio for each Brownstone unit at grade. The frontage along 700s and 500w is retail and has a pedestrian presence to the street.
 - The ROW along Elder Court, 700s and 500w provide great site lines for pedestrian and vehicular traffic.
 - Trash enclosures are within the footprint of the garage
 - Parking is enclosed within the project as it is wrapped with units along 3 sides of the building.
 - Renewed Landscaping will be introduced to a currently dilapidated site, with City approved trees along the street edges, as well as drought-tolerant planting throughout the rest of the site and courtyards.
- › Landscaping
 - Trees are to be planted along the street edges, and Utah-tolerant plantings will be utilized around the site.
- › Mobility
 - Drive access to the parking structure will be along the new Elder Court private roadway which is separated from the pedestrian access on the corner of Elder Court and 700s.
 - All tenant parking is to be within the podium structure. There is existing street parking along 700s, and angled parking along 500w.
 - There is infrastructure throughout the project to hold up to 100 bicycles and facilities to maintain them.
 - The ground floor units are accessible to the street front and encourage walkable neighborhoods.
 - All roads will be designed for emergency access vehicles.
- › Existing Site features
 - No known site features.

- › Utilities
 - Planned utilities will be designed to accommodate all uses of the project and not overload existing infrastructure.
 -

We are meeting the code 21A.55.110 in the following ways (where applicable):

- › Infrastructure Maintenance Estimates, Initial Estimate Disclosure, Yearly Maintenance Statements, and Maintenance Responsibilities
 - The owner group will calculate an initial estimate of the costs for maintenance and capital improvements for all infrastructure for the planned development. (sidewalks, roads, curbs, etc..) and provide all required estimates as required by this section.

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



TRAMMELL CROW RESIDENTIAL ALEXAN GRANARY

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

VICINITY MAP



Nexus Project #: 22006

Owner Project #:

JUNE 01, 2022

MASTERPLANNING

[STAMP] [LOGO]

OWNER
Trammell Crow Residential

CONTACT: Jordan Orr
PHONE: 720-556-7912

E-MAIL: jorr@tcr.com
INTERNET: http://www.johndoe.com



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LANDSCAPE ARCHITECT
Norris Design

CONTACT: Jared Carlon
PHONE: 303.892.1166

E-MAIL: jcarlon@norris-design.com
INTERNET:

CIVIL
Kimley-Horn

CONTACT: Amanda Risano
PHONE: 385.881.6521

E-MAIL: amanda.risano@kimley-horn.com
INTERNET:

[STAMP] [LOGO]

APPROVALS

Signer 1 Date

Signer 3 Date

Signer 2 Date

Signer 4 Date



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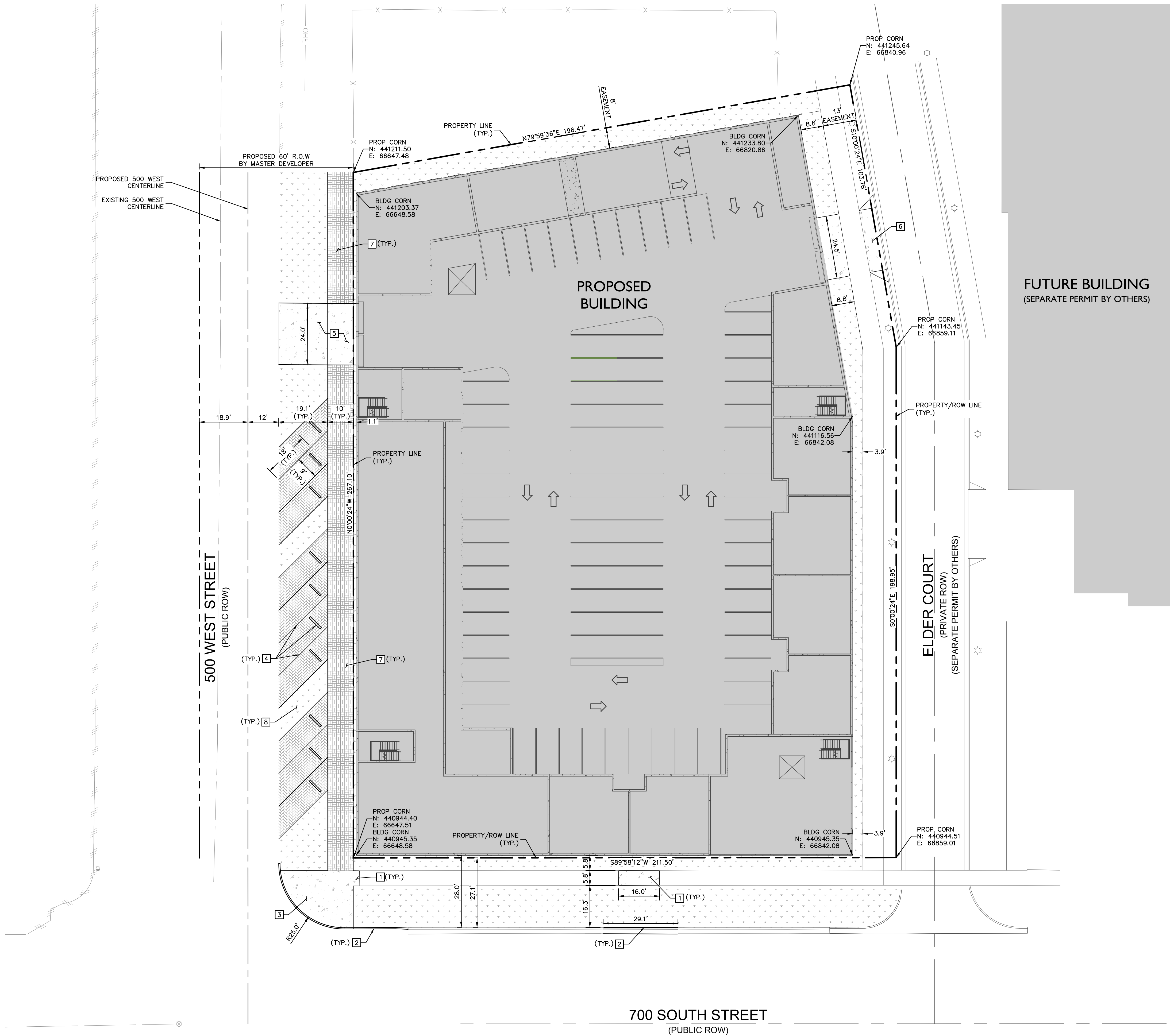
DESIGN CRITERIA

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



GENERAL NOTES

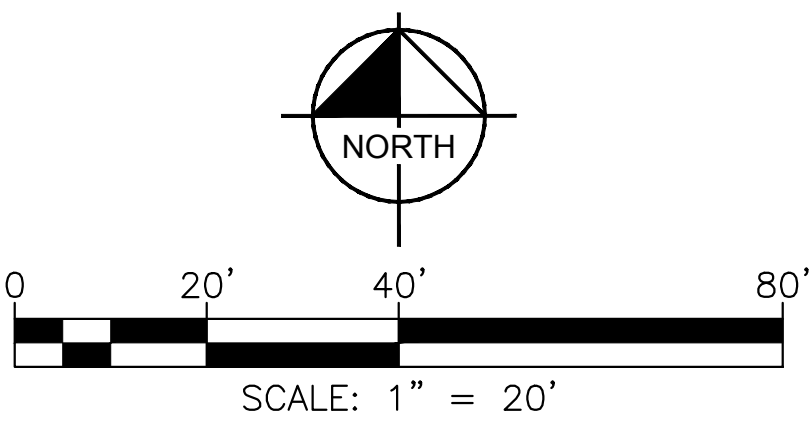
1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION 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



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.

DRAWN BY: _____	DESIGNED BY: _____	CHECKED BY: _____	PROJECT No.: _____	SCALE: AS SHOWN	OVERALL SITE PLAN	ALEXAN GRANARY APARTMENTS 700 SOUTH 500 WEST SALT LAKE CITY, UTAH	<div>Kimley»Horn</div> <div>111 East Broadway, Suite 600 Salt Lake City, UT 84111 Tel. No. (385) 212-3178</div>	<div>Δ</div>	DATE	DESCRIPTION
SEAL										
<div>PRELIMINARY</div> <div>FOR REVIEW ONLY NOT FOR CONSTRUCTION</div> <div>Kimley»Horn</div>										
SHEET C2.0										

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ALEXAN GRANARY

700 S. 300 W.
SALT LAKE CITY, UT 84101

Date Revision

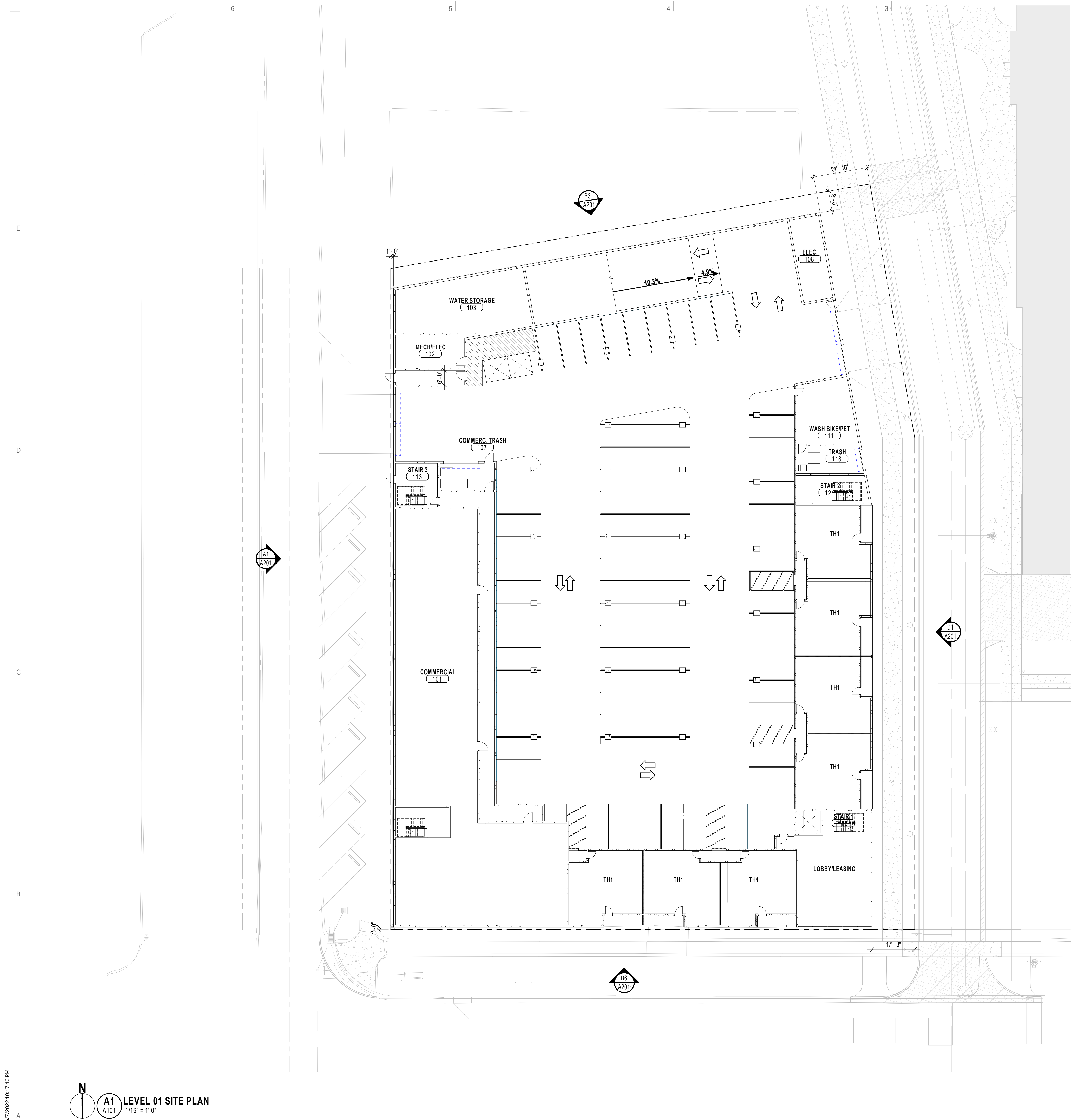
**NOT FOR
CONSTRUCTION**

ASTERPLANNING

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

ARCHITECTURAL SITE PLAN

A101



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

E

D

C

B

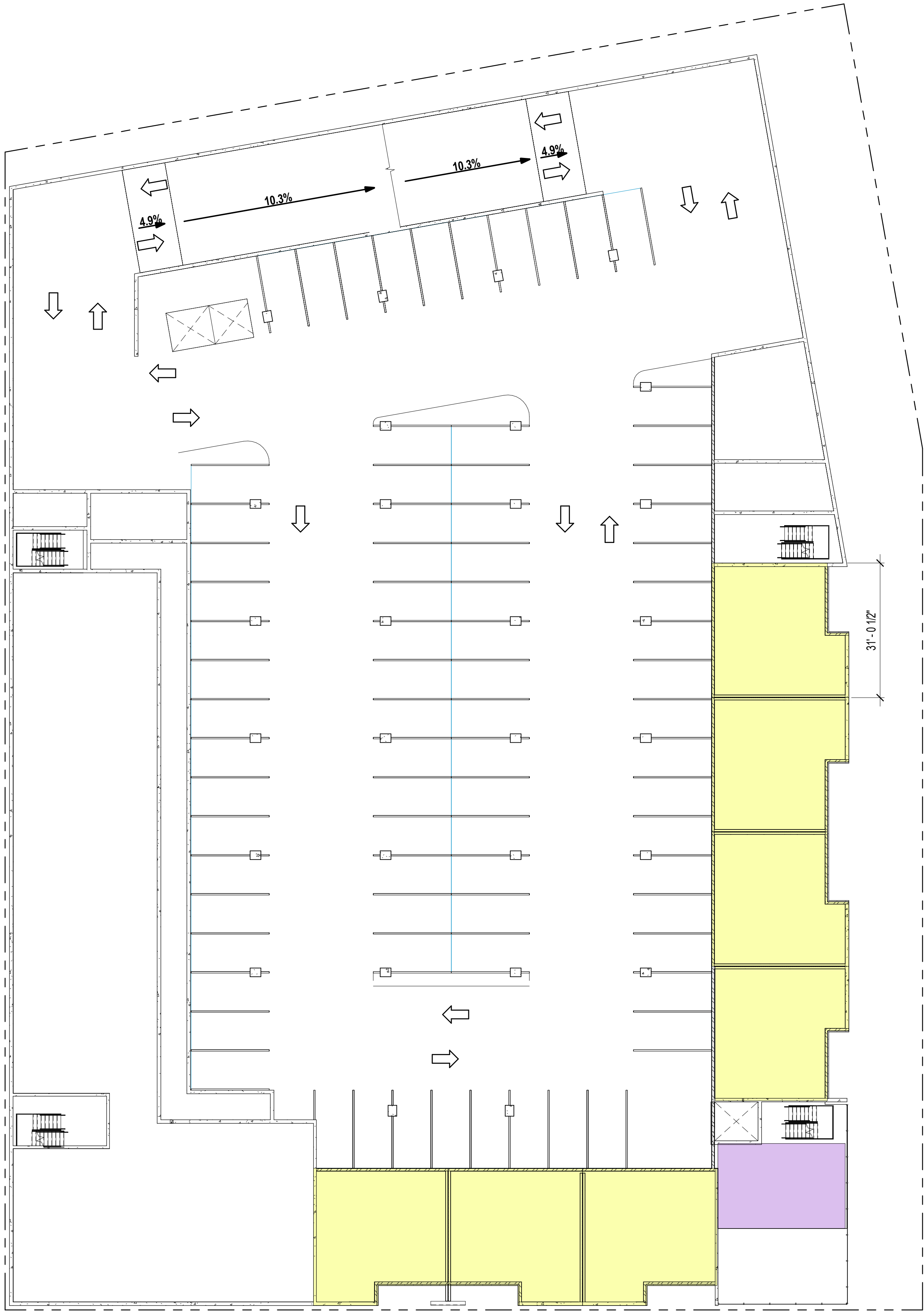
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N

A1
A102

LEVEL 02
1/16" = 1'-0"



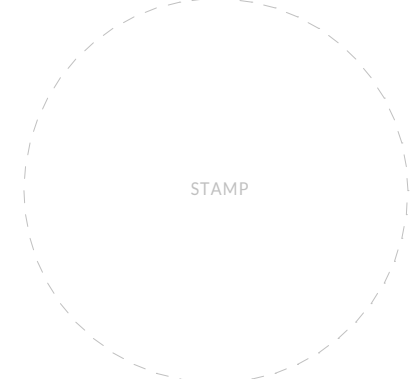
TRAMMELL - CROW UNIT MIX													
JUNE 8, 2022													
	Rentable											Approx. Square	
UNITS	Sq.Ft.	L01	L02	L03	L04	L05	L06	L07	L08	TOTALS	Footage	MIX %	
TH-01	1,546	7	0	0	0	0	0	0	0	7	10,822		
	7	0	0	0	0	0	0	0	0	7	10,822	5.67%	
S1	480	0	0	0	1	1	1	1	1	5	2,400		
S2	500	0	0	0	1	1	1	1	1	5	2,500		
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	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	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	15	13	74	79,193	41.48%	
	7	0	15	42	42	46	46	43	241		190,903	100.00%	

X

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TRAMMELL CROW RESIDENTIAL

ALEXAN GRANARY

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

Date Revision

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CONSTRUCTION

MASTERPLANNING

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

LEVEL 02

A102

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

E

D

C

B

A

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N

A1

A103

LEVEL 03

1/16" = 1'-0"



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		
	7	0	0	0	0	0	0	0	0	7	10,822	5.67%	
STUDIO	S1	480	0	0	0	1	1	1	1	4	2,400		
	S2	500	0	0	0	1	1	1	1	4	2,500		
	S3	538	0	0	0	10	10	10	9	49	26,362		
	S4	612	0	0	0	1	1	1	1	4	3,060		
	0	0	0	0	13	13	13	13	12	64	34,322	17.98%	
1 BED	A1	641	0	0	4	0	0	0	0	4	2,564		
	A2	657	0	0	5	0	0	0	0	5	3,285		
	A3	675	0	0	4	0	0	0	0	4	2,700		
	A4	683	0	0	0	12	13	17	17	59	31,908		
	A5	727	0	0	1	0	0	0	0	1	727		
	A6	732	0	0	1	0	0	0	0	1	732		
	A7	930	0	0	0	1	1	1	1	4	4,650		
	0	0	0	15	13	14	18	18	18	96	66,566	34.87%	
2 BED	B1	915	0	0	0	1	0	0	0	1	915		
	B2	992	0	0	0	1	1	1	1	4	3,968		
	B3	1,000	0	0	0	1	1	1	1	4	5,000		
	B4	1,048	0	0	0	5	5	5	5	20	21,440		
	B5	1,073	0	0	0	4	4	4	4	16	16,368		
	B6	1,095	0	0	0	3	3	3	3	12	13,140		
	B7	1,264	0	0	0	1	1	1	1	4	6,260		
	0	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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STAMP

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SALT LAKE CITY, UT 84101

Date Revision

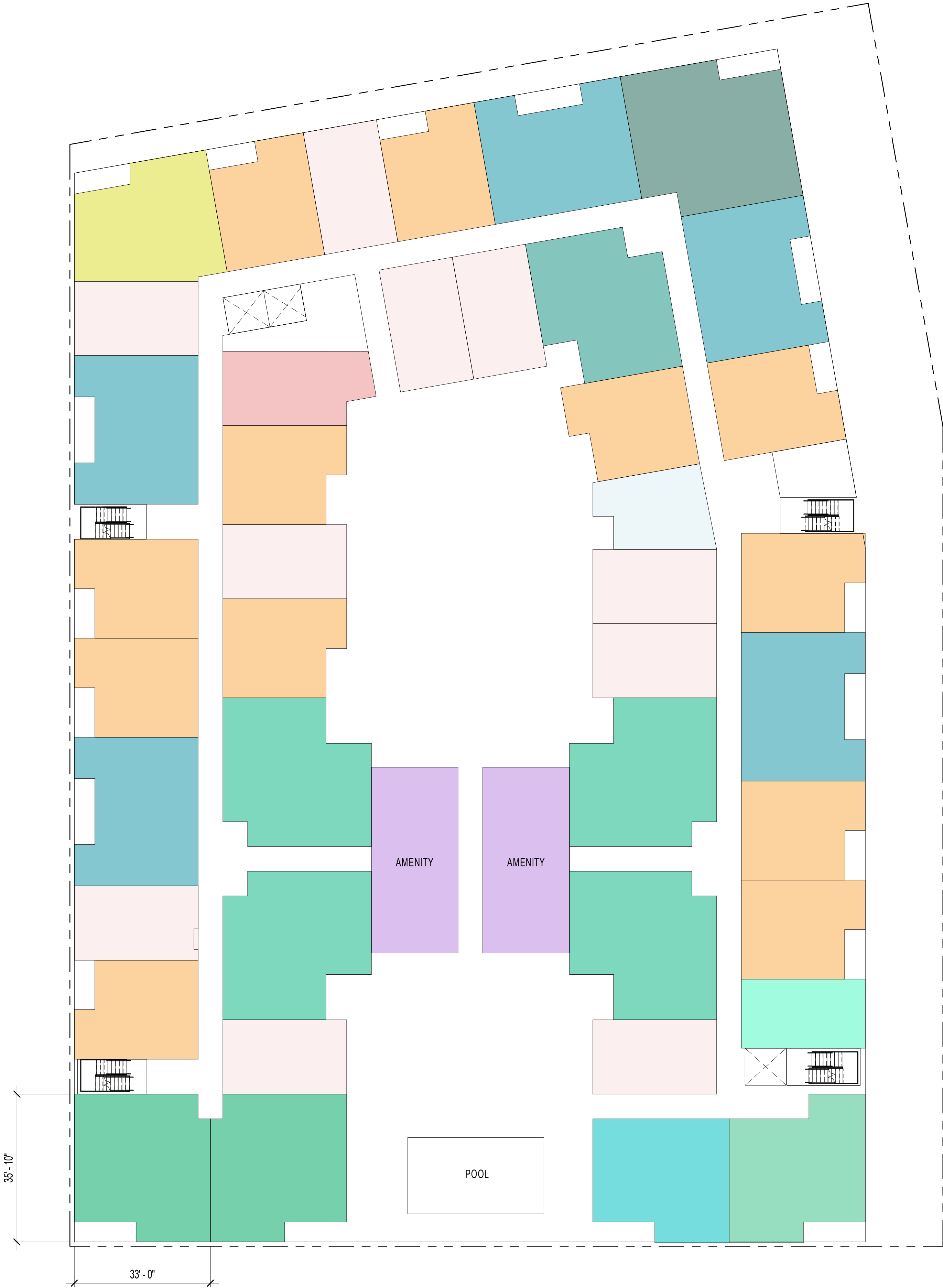
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MASTERPLANNING

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DRAWN BY: Author
DATE: APRIL 26, 2022

LEVEL 03

A103



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	7	0	0	0	0	0	0	0	7	10,822	5.67%	
S2	500	0	0	0	1	1	1	1	1	5	2,400		
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		
A1	641	0	0	0	13	13	13	13	12	64	34,322	17.98%	
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		
B1	915	0	0	15	13	14	18	18	18	96	66,566	34.87%	
B2	992	0	0	0	1	1	1	1	1	5	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%	

TRAMMELL CROW RESIDENTIAL
ALEXAN GRANARY
700 S. 500 W.
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Date Revision

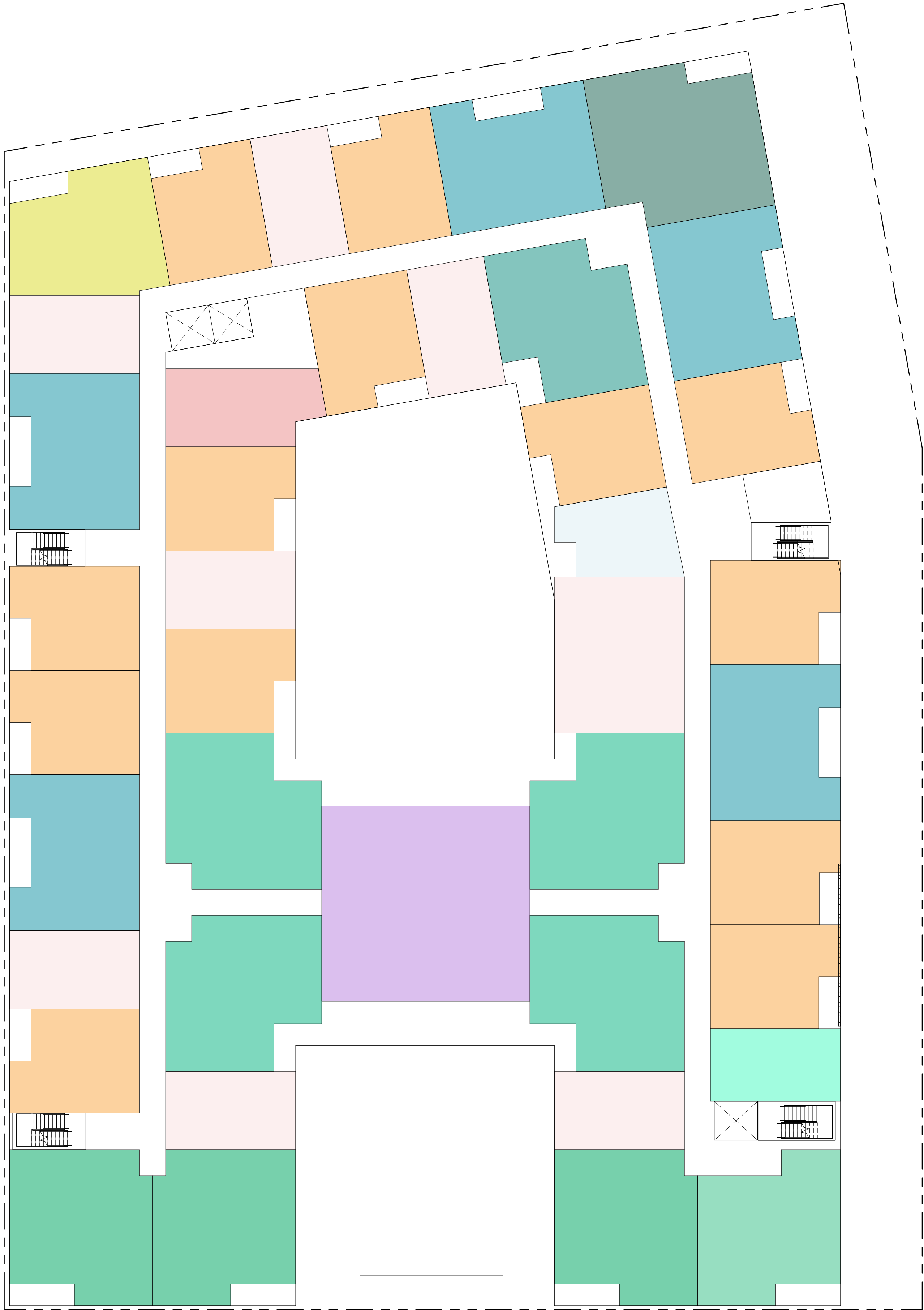
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CONSTRUCTION

MASTERPLANNING

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

LEVEL 04

A104



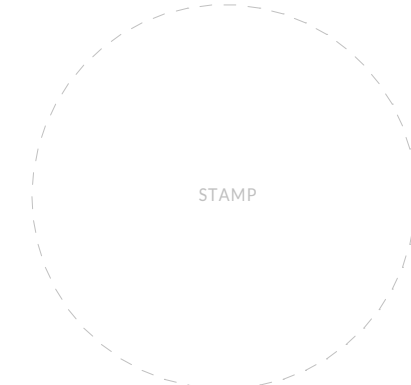
TRAMMELL - CROW UNIT MIX												
JUNE 8, 2022												
	Rentable										Approx. Square	
UNITS	Sq.Ft.	L01	L02	L03	L04	L05	L06	L07	L08	TOTALS	Footage	MIX %
TH-01	1,546	7	0	0	0	0	0	0	0	7	10,822	
		7	0	0	0	0	0	0	0	7	10,822	5.67%
S1	480	0	0	0	1	1	1	1	1	5	2,400	
S2	500	0	0	0	1	1	1	1	1	5	2,500	
S3	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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Date Revision

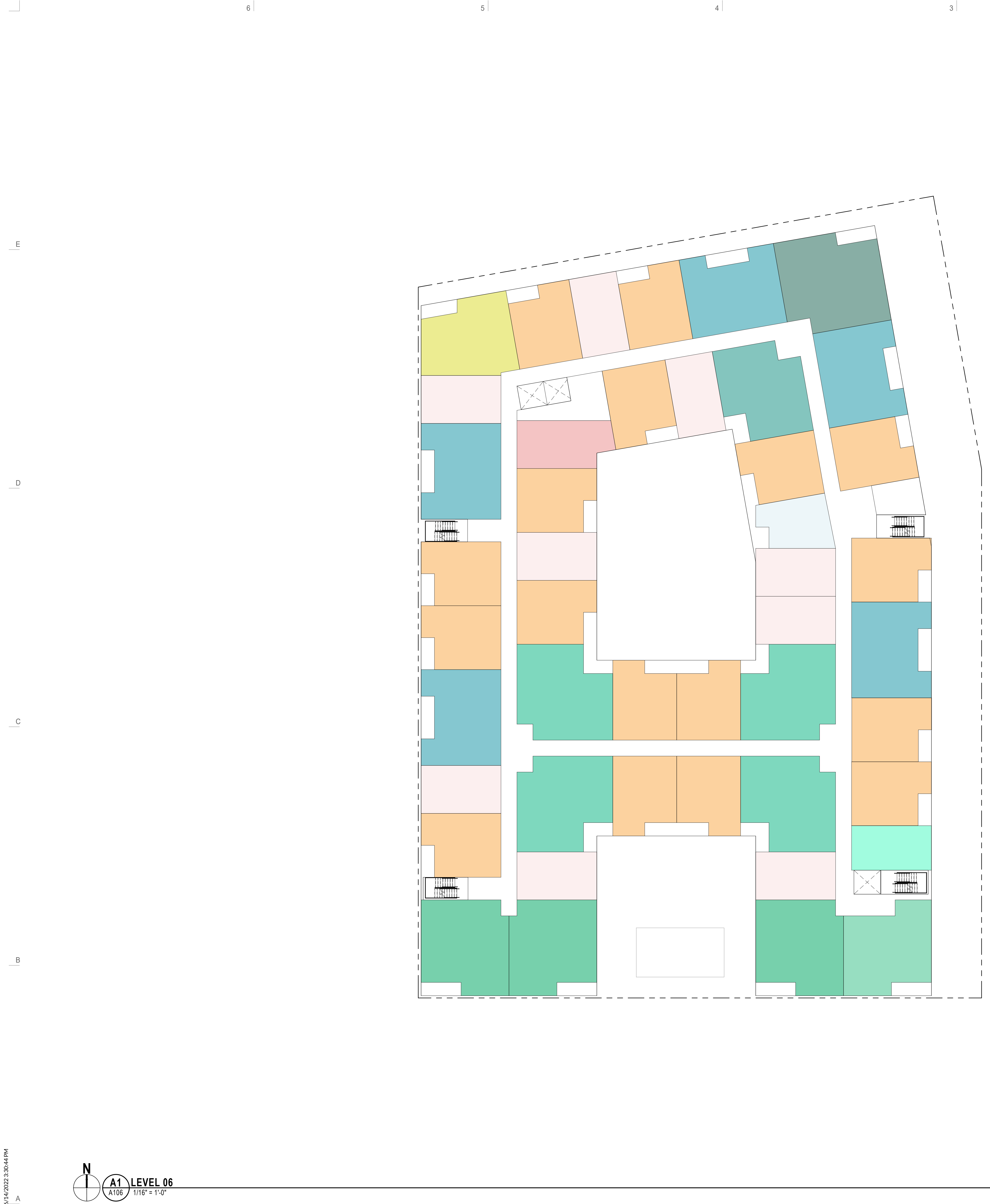
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DRAWN BY: Author
DATE: APRIL 26, 2022

LEVEL 05

A105



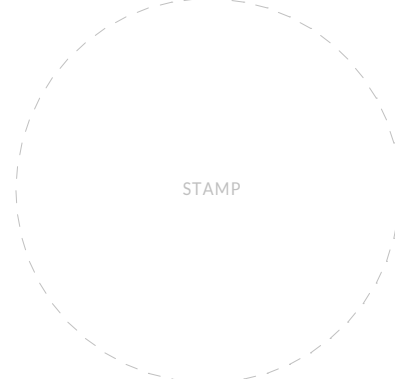
TRAMMELL - CROW UNIT MIX													
JUNE 8, 2022													
	Rentable										Approx. Square		
UNITS	Sq.Ft.	L01	L02	L03	L04	L05	L06	L07	L08	TOTALS	Footage	MIX %	
TH-01	1,546	7	0	0	0	0	0	0	0	7	10,822		
		7	0	0	0	0	0	0	0	7	10,822	5.67%	
STUDIO	S1	480	0	0	0	1	1	1	1	5	2,400		
	S2	500	0	0	0	1	1	1	1	5	2,500		
	S3	538	0	0	0	10	10	10	10	40	26,362		
	S4	612	0	0	0	1	1	1	1	5	3,060		
		0	0	0	13	13	13	13	13	52	34,322	17.98%	
1 BED	A1	641	0	0	4	0	0	0	0	4	2,564		
	A2	657	0	0	5	0	0	0	0	5	3,285		
	A3	675	0	0	4	0	0	0	0	4	2,700		
	A4	683	0	0	0	12	13	17	17	59	31,908		
	A5	727	0	0	1	0	0	0	0	1	727		
	A6	732	0	0	1	0	0	0	0	1	732		
	A7	930	0	0	0	1	1	1	1	5	4,650		
		0	0	15	13	14	18	18	18	76	66,566	34.87%	
2 BED	B1	915	0	0	0	1	0	0	0	1	915		
	B2	992	0	0	0	1	1	1	1	4	3,968		
	B3	1,000	0	0	0	1	1	1	1	5	5,000		
	B4	1,048	0	0	0	5	5	5	5	20	26,200		
	B5	1,073	0	0	0	4	4	4	4	16	21,460		
	B6	1,095	0	0	0	3	3	3	3	12	15,330		
	B7	1,264	0	0	0	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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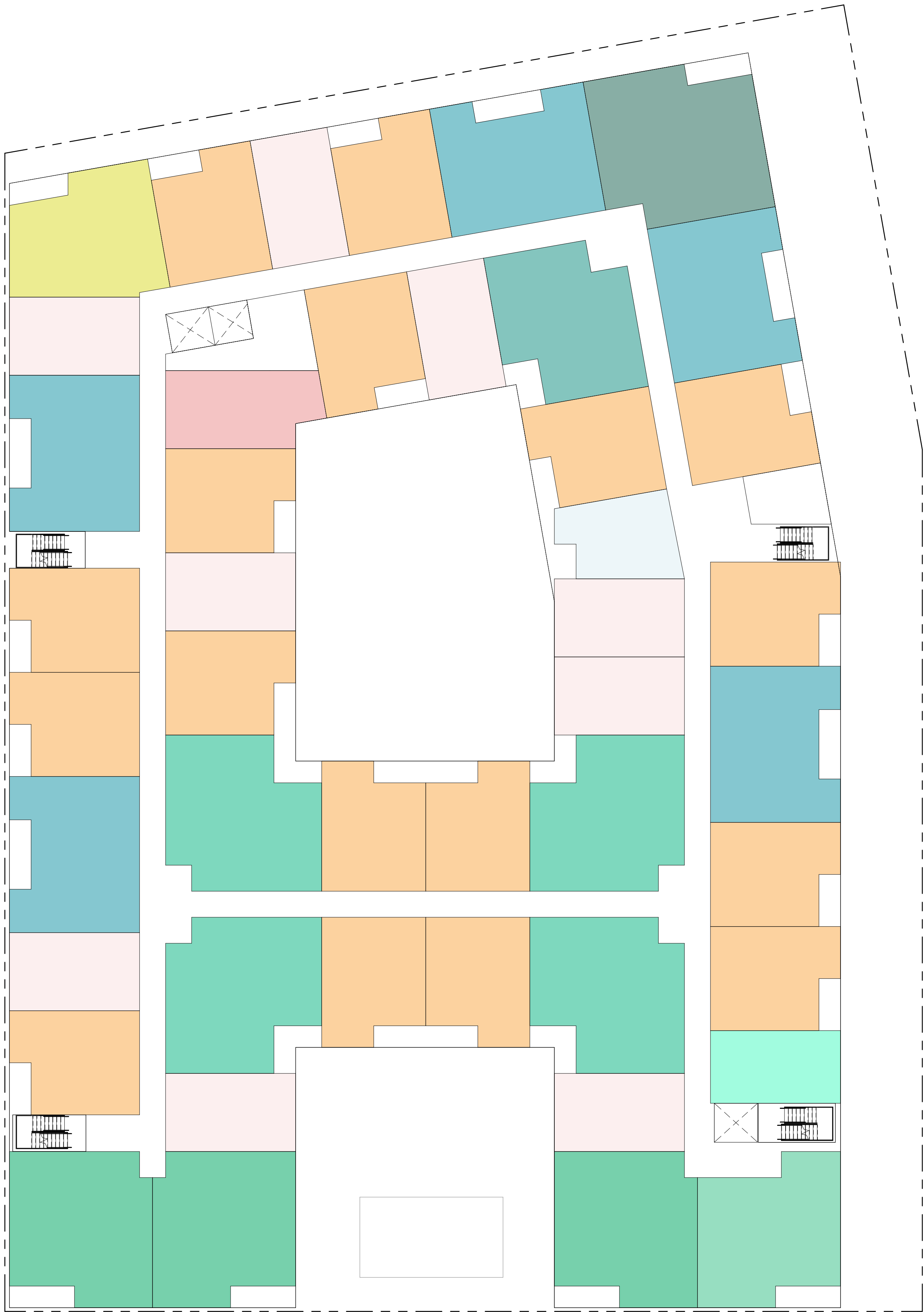
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DATE: APRIL 26, 2022

LEVEL 06

A106

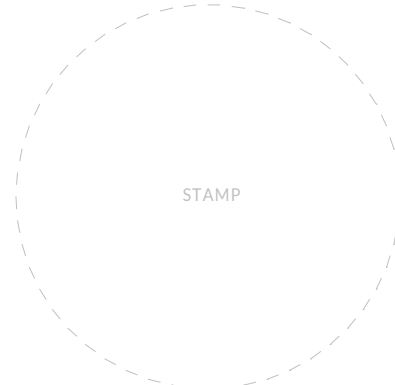


TRAMMELL - CROW UNIT MIX													
JUNE 8, 2022													
	Rentable										Approx. Square		
UNITS	Sq.Ft.	L01	L02	L03	L04	L05	L06	L07	L08	TOTALS	Footage	MIX %	
TH-01	1,546	7	0	0	0	0	0	0	0	7	10,822		
		7	0	0	0	0	0	0	0	7	10,822	5.67%	
S1	480	0	0	0	1	1	1	1	1	5	2,400		
S2	500	0	0	0	1	1	1	1	1	5	2,500		
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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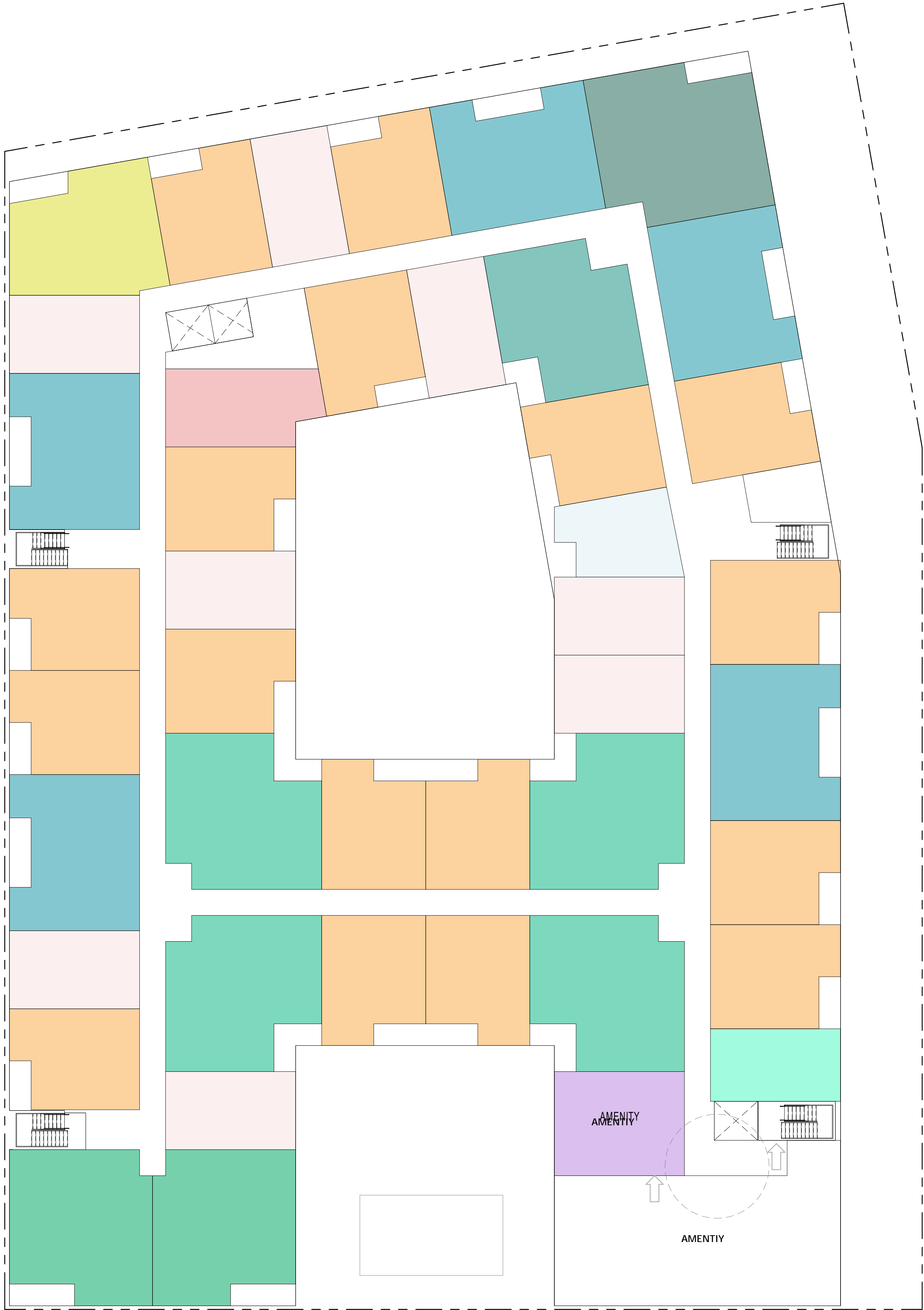
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LEVEL 07

A107



TRAMMELL - CROW UNIT MIX													
JUNE 8, 2022													
	Rentable											Approx. Square	
UNITS	Sq.Ft.	L01	L02	L03	L04	L05	L06	L07	L08	TOTALS	Footage	MIX %	
STUDIO	TH-01	1,546	7	0	0	0	0	0	0	0	7	10,822	
			7	0	0	0	0	0	0	0	7	10,822	5.67%
	S1	480	0	0	0	1	1	1	1	1	5	2,400	
	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	
1 BED	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	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	
2 BED	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%

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

E

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- 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 & G500 SERIES SHEETS.
 - E. ALL EXPOSED UNFINISHED STEEL TO BE PAINTED UNLESS DIRECTED BY ARCHITECT.
 - F. DO NOT SCALE DRAWINGS.

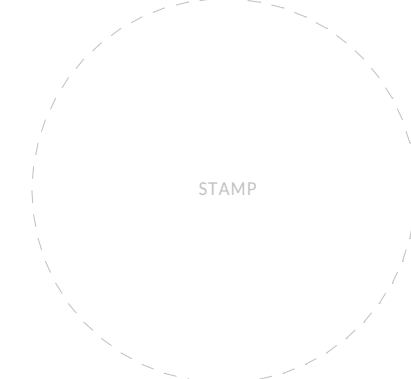
KEYNOTE LEGEND	
04:CU1	CONCRETE MASONRY UNIT
07:CP1	3-COAT CEMENTITIOUS PLASTER
07:MF9	PRE-FINISHED METAL FASCIA WITH INTEGRAL DRIP EDGE
07:MP4	METAL WALL PANELS



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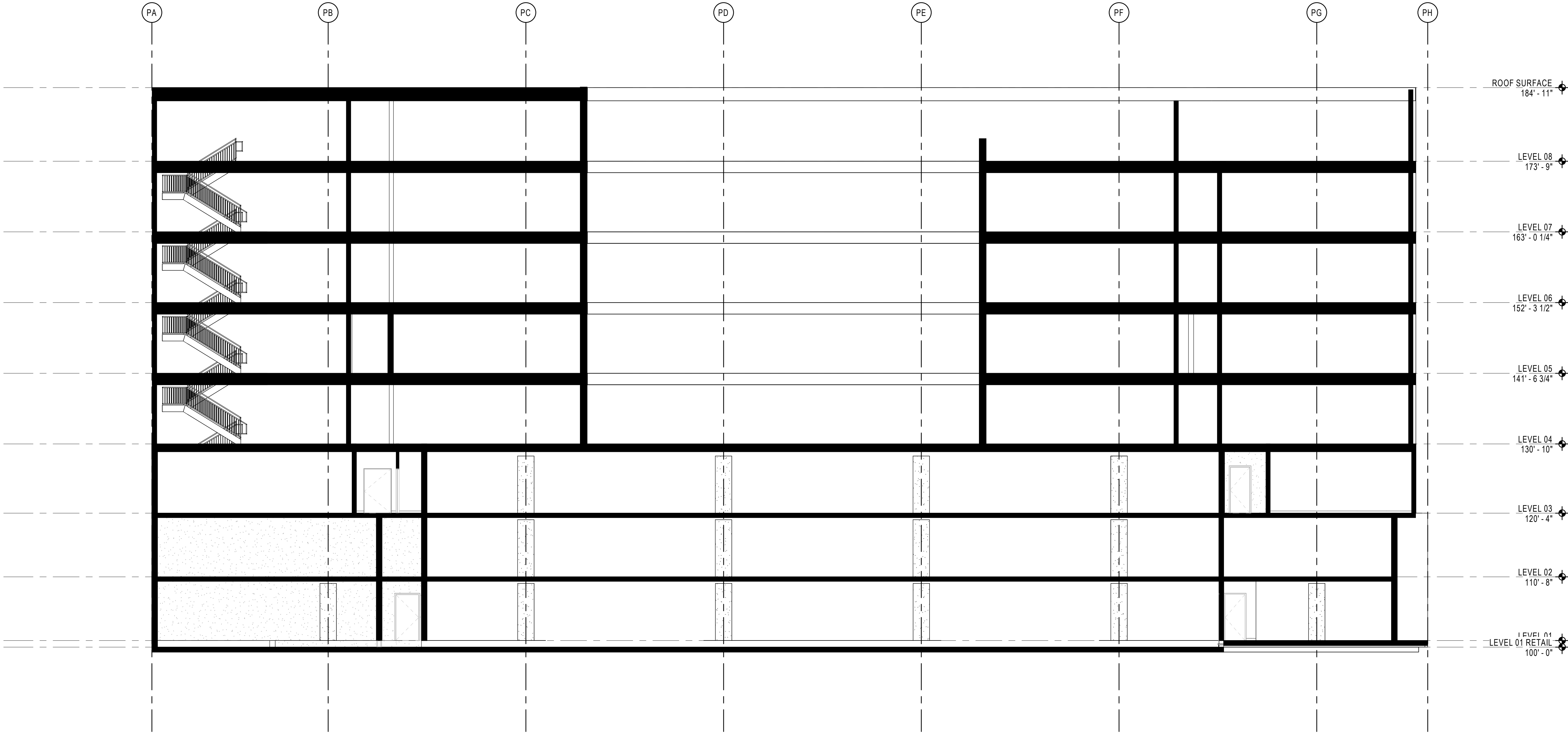
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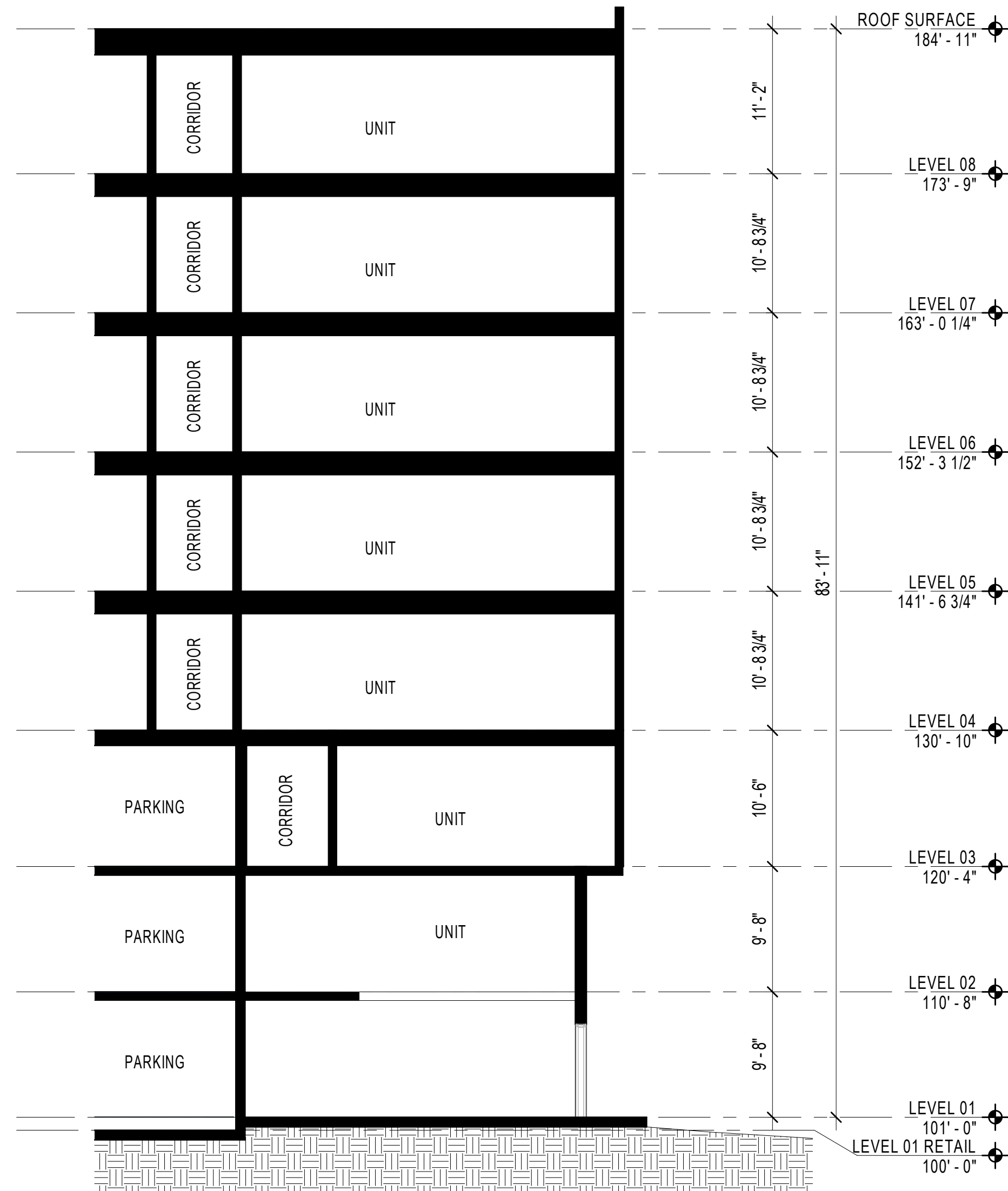
BUILDING ELEVATIONS

A201

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A1 LONGITUDINAL BUILDING SECTION
A351 1/8" = 1'-0"



A1 BUILDING HEIGHT SECTION STUDY
A351 1/8" = 1'-0"

**GENERAL NOTES -
WALL SECTIONS**

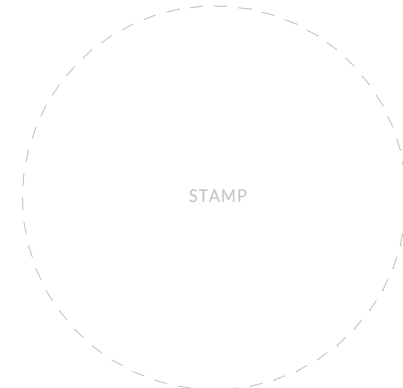
- A. WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE, "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
- B. SEE G SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE REQUIREMENTS.
- C. COORDINATE WITH ELEVATIONS FOR FINISH MATERIAL & PATTERN REQUIREMENTS.
- D. DO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



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**WALL
SECTIONS**

A351