

# PROJECT NARRATIVE

## Main Street & 54th Street

This unique project consists of the 3 combined vacant lots on the south side of Main St. boarded by 54th street on the east. The 3 lots have a combined length of 650' x 300' deep, with an area of approx. 4.47 acres. The property will be split into 9 parcels.

The site has been designed for access by utility and emergency vehicles. We propose using remote FDC's to maintain required distances to existing fire hydrants. The parking, landscaping, retention, trash enclosures, meet City of Mesa requirements. There is no off site water retention required for this site. All on site water retention will be above ground.

The Architecture and building construction will be groundbreaking, unique and striking, adding a very positive visual awareness to the Main Street city scape. The project will utilize a significant number of re-purposed ISO containers which will complement larger concrete tilt slab buildings with concrete double T roof panels. The office and retail portions of three of the concrete tilt slab buildings will utilize aluminum and glass store fronts with metal canopies to emphasize the entrance. The entrance and offices for the other four buildings will be configured from re-purposed ISO containers.

The buildings for the project have been set back from the property line and are staggered on the parcels to articulate the front elevations facing the street. The concrete building parapet line has been raised at the ends, higher than the middle of the building. This feature integrated with the re-purposed ISO containers provides vertical articulation to the project.

Parcel #-1 is the western most parcel and contains an existing Cell tower. A 2,040 sq/ft 2-story Architects office and gallery, made from re-purposed ISO containers, will be built on the front of the property. The Gallery will have with roof top access from the 2<sup>nd</sup> story. A 9,279 sq/ft. shop and storage building made from re-purposed ISO containers is be built on the back of the property in the future.

The back of the parcel has a secured parking area and a water retention on the south and west property lines.

Parcel #-2 has one 4,521sq/ft. commercial building suitable for auto repair with 4 large roll up bay doors facing east. The office portion of the building faces Main Street and is configured from re-purposed ISO containers. The facility has a large secured

customer parking area with the water retention area along the south property line.

Parcel #-3 has one 5,732 sq/ft. commercial building suitable for auto body repair the show room and office portion of the building faces Main Street. The facility has a large secured customer parking area, and a water retention area along the south property line.

Parcel #-4 has one 7,560 sq/ft. commercial building suitable for auto repair with 4 large roll up bay doors facing east. The show room and office portion of the building faces Main Street and is lower than the larger shop portion behind it. The facility has a large secured customer parking area and a water retention area along the south property line.

Parcel #-5 has one 5,863 sq/ft. conc. commercial building, expected to be used for a vehicle wrap business, with a small roll up door facing north and one matching door facing south. The north facing door is screened by an 8' conc. wall. The office portion of the building is two story and faces Main Street. The building utilizes the landscaped area along the north property line for water retention.

Parcel #-6 has one 4,595 sq/ft. conc. commercial building, expected to be used as a pet crematory, with a small roll up door facing north and one matching door facing south. The north facing door is screened by an 8' conc. wall. The office portion of the building is one story and faces Main street. The building utilizes the landscaped area along the north and east property lines for water retention.

Parcel #-7 has one 3,757 sq/ft. conc. commercial building suitable for automotive related businesses the office portion of the building is configured from a single re-purposed ISO container. The facility has a small secured customer parking area, and a water retention area on the west property line.

Parcel #-8 is similar to Parcel #-7 it has one 2,220 sq/ft. conc. commercial building suitable for automotive related businesses the office portion of the building is configured from a single re-purposed ISO container. The facility has a small secured customer parking area, and a water retention area is in the landscaped area along the east property line.