



Architecture Company

Narrative

Cardon Hiatt Enclosed RV Storage Facility

NW Corner Brown and Ellsworth

Behind CVS

Mesa, AZ

Revised 3-20-2018

Synopsis:

This project is located on an infill area at SWC of the intersection of East Glencove Ave. and Ellsworth Road. It is located behind the CVS Pharmacy. The project consists of 1.8 gross acres and will be approximately 25,000 sf of enclosed RV/boat storage. The project will also have a sewage dump for RVs, restrooms, and custodial space. There is no office or caretaker. The project is an infill property adjacent to the north of the CVS pharmacy and to the east of an assisted living facility which is nearing completion.

Desert Uplands:

Site Layout, Building Placement and Orientation: The majority of this site has been graded and vegetation controlled for many years. There are no slopes greater than 15%. Site layout utilizes an existing wash currently channeling water runoff from Glencove and the subdivision to the north and runs on the west side of the property. There are no desert vistas from this property: CVS to the south, assisted living to the west, subdivision to the north, subdivision and wash channel to the east, shopping center to the southeast and a future mini-storage to the southwest.

Currently offsite storm water is conveyed along the west side of the property. Retention will be handled through underground storage, and in the landscaped areas located on the east, north, and west sides of the building.

Landscaping:

The property contains no remarkable native vegetation. ATV trails run through the property. No cacti are present. R.O.W. has been constructed along N. Ellsworth Rd. with the removal of vegetation during construction. Landscaping to be installed comply with the 50% run from the "Preferred List". Inorganic ground cover will be desert cobble.

Lighting:

The Night Sky Ordinance will be maintained with shielded lights.

Building:

The building forms are designed to be harmonious with the desert environment and have a varied skyline that is sympathetic with the rock formations of the desert. Colors were selected to echo the spring colors of the desert.

The building exterior will be of a "contemporary" design, consisting of metal and pre-finished panels on a metal framework. Several types of metal panels will be used. Standard ribbed vertical panels and horizontal large format panels, will be used for the exterior of the buildings facing the public, along with the masonry perimeter walls and planters. The panels will change on the interior of the project to standard vertical ribbed panels customarily used in these types of facilities.

The design of the buildings creates a rhythm and scale in harmony with the terrain in that area of the City.

The project is compatible with the residential neighborhood to the north. Effort has been taken to have an elevation design that is pleasant to view and to be neighbors with.