

PROJECT NARRATIVE

5305 E. Main Street

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This project is on a vacant lot 5305 E. Main St. The lot has a width of 122.75' x 300.00' deep, with an area of approx. 0.841 acres. This is Parcel #-1 of the existing development and is the westernmost parcel and contains an existing separate Cell tower. The property is already landscaped and maintained at the North property line along Main St.

The site has been designed for access by utility and emergency vehicles. With building setbacks to maintain required distances to existing fire hydrants. The parking, landscaping, retention. Trash enclosures, curb cuts, mailboxes, and cross access are part of the existing development and meet City of Mesa requirements. With existing cell tower and access easement, there is no off-site water retention required for this site. All on-site water retention will be above ground.

The Architecture of the building will match the unique and striking, and positive visual awareness of the existing buildings in the development which add to the Main Street cityscape. The office retail building has an attached covered retail display area for the sale of large concrete truck related items no installation. The office and retail portions of the building will utilize an aluminum and glass front door, with a metal canopy and columns to emphasize the entrance. The project will utilize Pre-printed metal panels which will complement the building. And act as a fascia for the concrete double T roof panels.

The building for the project has been set back from the property line and additional windows and detailing has been added to the front elevation facing the street. The building parapet line has been raised at the ends, higher than the middle of the building. This feature with the integrated metal panels and color variations provides interest and vertical articulation to the building.

The back of the parcel has a secured customer overflow parking area, no outdoor storage. Water retention is on the west property lines.

END OF SECTION