



# ARCHICON ARCHITECTURE & INTERIORS, L.C.

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## PROJECT NARRATIVE

### Industrial Building Gateway Norte 6928 E VIA NORTHGATE

The proposed project consists of a new ground up building 10,000 square feet, single story with a maximum building height of 30 feet.

The existing parcel numbers are 304-17-977A and 304-17-978A. This project will combine both parcels into one parcel. The property is currently zoned LI.

The use of the building is for light industrial users. It is anticipated that 2 tenants will occupy the building. An enclosed CMU storage yard is in the back of the building with swing gates for access.

The site is on an existing private street and there is one existing driveway that will remain, and this project will tie into that existing driveway. A new driveway will be constructed on the west side of the site. A common access easement exists on the site and this project will utilize that easement. The site plan is based upon the approved Case No. Z07-098.

The building will have design elements of the Old World Mediterranean design per the approved CC&R's and Design Guidelines of the Northgate Association. The building will be a CMU building covered with stucco per the Northgate Association requirements with stone accents on the front of the building.

Per MZO Section 11-7-3 B.6) conditions exist where strict compliance to design standards are impossible. The Northgate Association allows stone and stucco as the only materials that comply with their design standards. All exterior facades of the building need to comply with those standards. The parapets have two changes in height and the parapet design is consistent with the Old World Mediterranean design aesthetic in the Northgate Association. The elevations have changes in plane which do not exceed 50 feet with stucco color variations as additional material changes are not allowed in the Northgate Association. Approval from the Northgate Association for the elevations submitted has been received. The design of the building fits the context of the area and matches the approved designs of other buildings in the Northgate Association. (11-7-3 B.6 b iv)

The base color of the building, the site walls and the trash enclosures will have a stucco finish to match the existing Northgate Association design requirements.

The existing landscaped area and existing site feature walls will remain. The parking area located on the south side of the driveway and facing Via Northgate has existing curb for parking spaces that will be utilized for parking of this project. An existing electrical easement prohibits the use of parking lot screen walls along the south side of the site along the private road Via Northgate.

Pedestrian access will be provided to the site from the street.