



LLR Architects Inc.

January 3, 2024

Project Narrative:

We are proposing a 4-bay warehouse project located at the Northeast corner of SW 14th Ave. & SW 3rd. Street and an alley to the East. The project is zoned Industrial and the surrounding neighbors are warehouse/Industrial as well.

The building is One-story with an internal mezzanine comprised of 1/3 of the floor area. The remaining area is double-height. The main entrance faces SW 14th. Ave. with ample parking. Each warehouse bay has +/- 250 s.f. admin area with ADA compliant Toilet Room. The remaining 1,478 s.f is warehouse space with 10' x 12' roll-up door facing rear alley.

We enhanced the look of the warehouse by providing impact glass and metal canopy over entry way. Stucco banding and modern colors provide an appealing look.