



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.

LLR Architects Inc.

9000 Sheridan Street-Suite 158
Pembroke Pines, FL 33024

(work) 954-862-2248
e-mail: llarosa@llarosaarchitects.com

P&Z