

# DESIGN CONCEPT NARRATIVE



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## **Project Overview**

The scope of the project is new construction of a two-story building. The building will be a replacement of a demolished building previously known as “Building One”.

## **Existing Site Conditions**

The proposed building will be an addition to an existing campus known as “Giffen Avenue Properties”. The campus currently has a total of six (6) buildings as well as small accessory structures. See sheet 2 for a table of the gross building areas of the existing buildings. The site currently operates as a campus with several existing cannabis entities. All existing uses on the site are industrial / light manufacturing. The site also features a 12’ tall perimeter security fence with 24/7 manned security.

Giffen Avenue and Lombardi Lane will remain as existing so as to not negatively impact the residential section to the north of Giffen Avenue Properties.

## **New Construction - Project Scope**

The proposed building, “Giffen One”, is to be approximately 38,000 GSF (18,750 GSF per floor). Giffen One will be consistent with the existing structures on the campus, constructed as a concrete tilt-up and exterior color palette to match new scheme and way-finding graphics proposed for campus.

Site work will include new paving and parking with an area for semi-truck loading and unloading. The perimeter security fence will be adjusted to accommodate the new building and access to restroom on ground level for security. There are no existing landscape elements on the site. No new landscaping is being proposed due to hazardous soils 18" below grade. A stormwater bioswale is being proposed with grasses suited for high and low run-off periods.

## **Proposed Building Use**

The proposed use for Giffen One will be warehouse space.