

4545 architecture

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Mr. John Gurczak
Gurczak Luxury Development
9617 N. Saguaro Blvd.
Fountain Hills, AZ 85268

RE: 16865 E Parkview Mixed Use Building Development
Project Narrative

The proposed project is a new three-story mixed-use building located at 16865 E. Parkview Avenue. The building occupies a 4,590 square foot footprint on a 6,000 square foot lot and is organized with commercial space at the ground level and residential units above. The ground floor includes approximately 1,000 square feet of retail space oriented toward Parkview Avenue, along with six individual one-car garages accessed from the side driveway, supporting the residential units above. Upper floors contain six residential units, each configured as two-bedroom, two-bath layouts ranging from approximately 1,300 to 1,400 square feet, with private balconies and central stair/elevator access.

The building is designed with a contemporary desert-appropriate material palette, including a stone veneer base at the ground level, fiber cement lap siding, EIFS cladding with decorative reveals, and aluminum and glass storefront systems at the commercial frontage. Upper-level residential units incorporate large window openings, metal trim accents, and balcony railings with either glass or cable systems. The overall massing and materials are intended to provide visual interest along the street frontage while maintaining durability and compatibility with the surrounding context.

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