

IVINS CORPORATE BLOCK ONE IVINS VILLAGE, UT



North East Commercial Block

North West Commercial Block

Corner Commercial Block



Site Plan

Project Photograph

North East View



SCHEMATIC DESIGN

Limited to a two story height by its context, this series of buildings extends over the sidewalks with arcade frontage and configures secluded courtyards, second floor porches, and shaded exterior walls. The masonry walls are integrated with planting and water elements, and support light, reflective roofs (raised high above interior spaces to assist air movement). Large window areas face only to the north, to avoid the desert sun.

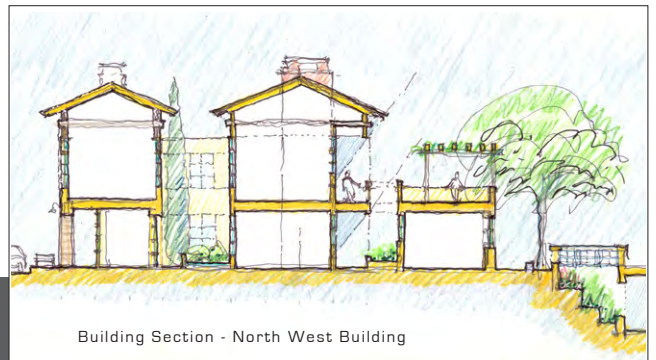
PROGRAM

Split Rock LLC

- North West Building

Design Staff	5,000 SF
Administrative	7,000 SF
Construction	3,000 SF
Gallery & Furnishings	6,000 SF
- Corner Building

Deli/Corner Store	2,000 SF
Finance	9,000 SF



Building Section - North West Building

COMMERCIAL & RECREATION
Neighborhood Setting - Greenfield Context
 2 Acre Site