

PLANS REVIEWED AND ACCEPTED FOR CODE COMPLIANCE

Planning & Zoning: mspaeth 01/13/2025

The issuance of a permit shall not be construed to be a permit or approval of any violation of the codes or ordinances of the Town of Oro Valley

GANSLINE & ASSOC.

ARCHITECTS AND PLANNERS

1795 E. Skyline Dr., TUCSON, AZ. 85718

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Web: www.gansline.com

Dec 12, 2022

Town of Oro Valley
Community & Economic Development
11000 N. La Canada Drive
Oro Valley, Az 85737

Re: New Medical/Retail Project at Northwest Corner of La Canada and Naranja
Oro Valley, Az. 85737

PROJECT NARRATIVE Revised

This project is a proposed new ground up Professional Office / Retail center composed of four shell buildings that will be leased to tenants upon construction completion. At this time the corner building (approx.. 2400 SF Drive Thru Restuarant) is presented in Black and White drawings. The color will approximate the other buildings, but because a final tenant is not procured, the owner reserves the right to resubmit this portion of the project.

The site is 350' x 350' and is 2.81 acres. It is an existing pre-graded site that is essentially level with the streets on either side. There is an existing wash on the north and west sides that will remain in its existing condition and will serve to buffer the site from the residences to the west and north (see aerial view). See the attached site plan by Grenier Engineering.

Of the three buildings to be built at this time there are two building types. (see plans for SF). The buildings are fully articulated on all four sides and the rooftop mechanical equipment that will be fully screened from 4 sides (see attached sketch). The buildings will be built of ICFS (Insulated Concrete Forming System) which is an energy efficient type of construction. The exterior finish materials consist of painted Stucco, Colored Split Face CMU, and metal siding flush panels in prefinished colors. The fascia of certain roof areas are also prefinished metal. The windows will be a 2"x 4" aluminum storefront system.

We believe this project is in compliance with OV ZC/22.9.E.7.b.iii.1. Some, but not all of the reasons are as follows:

C:\Projects\Schwartz La Canada Retail\TOV Arch Submit #3\1-La Cananda - Naranja
NW Corner Narative.doc

The building is very sustainable in that it uses the ICFS (Insulated Concrete Forming System) structural system. In addition the facades of all buildings are articulated and there are trellis/sun screens over many windows to aid in shading and shadowing on the building elevations. The split face CMU veneer at the base of the buildings is in keeping with the neighboring retail center to the south and across the street. The building massing is the same character and scale as the adjacent developments. All colors used are in an earth tone and compliant with the LRV requirements.

We believe this will be a welcome addition to this area of the Town of Oro Valley.

List of exhibits : 24 pages total

1. Narrative
2. Aerial Photo of Existing graded Site and Neighborhood
3. Preliminary Site Plan
4. Bldg. 1 Floor plan
5. Bldg. 2 and 3 Floor Plan
6. Bldg. 1 Color Front / Rear Elevations / Left and Right Elevations – 4 PAGES
7. Bldg. 2 & 3 Color Front / Rear Elevations / Left and Right Elevations – 4 PAGES
8. Color Rendering of 5400 SF Bldgs. (The color on the renderings has not been revised.
9. Color Birds Eye view of Buildings on Site (again this color does not reflect the revised colors.
10. Exterior Material Color Board – 2 PAGES
11. Photos of the Existing Undeveloped Site from Various Vantage Points – 6 PAGES

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12/12/22

Color Selections for 2201743

Bldg. 1 Sand Finish Stucco : SW 9089 – Llama Wool – LRV 20
Bldg. 2 & 3 Sand Finish Stucco: SW 9116 Serengeti Grass – LRV 32
See color chips scanned below-

Metal Panels to be CMG : (See Attached CMG Color Chart)
Random mix of 3 colors : Medium Bonze, Mansard Brown, Burnished Slate

Cornice / Fascia Metal, Awnings and Windows to be : CMG Dark Bronze

Split Face CMU Base to be: Tierra Brown Split Face CMU Veneer 4"w x 8" x 16"
See next sheet attached from CABCO



LRV = 20



LRV = 32



COATED METALS GROUP

Color Selection Guide

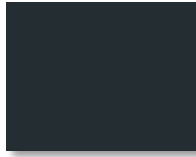
Cool coating with premium heat-reflective technology from Dura Coat.

KYNAR 500® or HYLAR 5000® Pre-Finished Steel & Aluminum Flat Sheets & Coil.

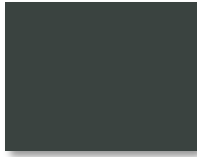
*Premium Color



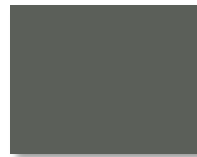
Deep Black



Matte Black



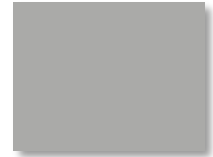
Charcoal Gray



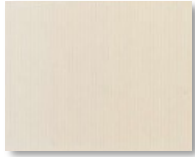
Musket Gray



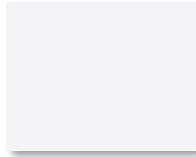
Slate Gray



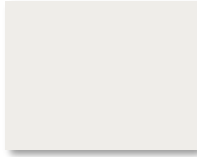
Ash Gray



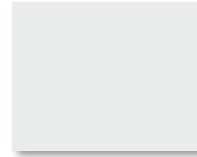
Almond



Bright White



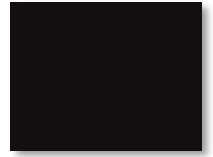
Bone White



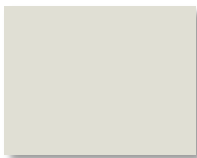
Stone White



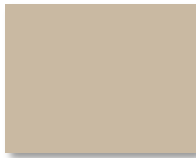
Cityscape



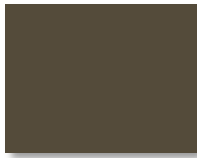
Extra Dark Bronze



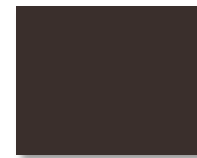
Sandstone



Sierra Tan



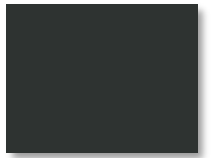
Medium Bronze



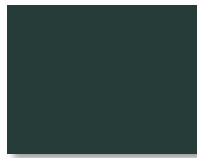
Mansard Brown



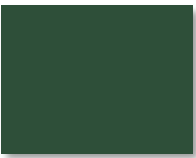
Burnished Slate



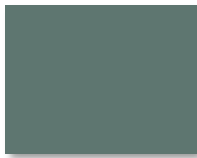
Dark Bronze



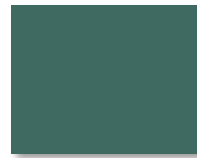
Hartford Green



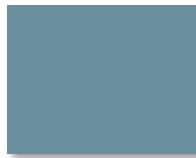
Classic Green



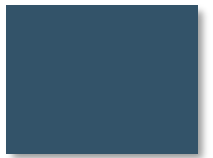
Hemlock Green



Teal



Slate Blue



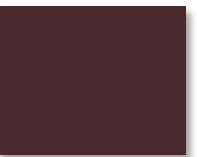
Royal Blue



Regal Red



Colonial Red



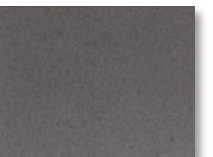
Burgundy



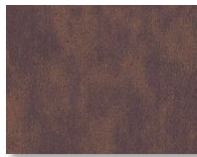
Terra Cotta



Galvalume Plus



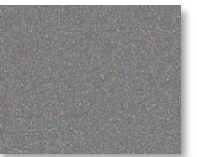
* Vintage



* Western Rust



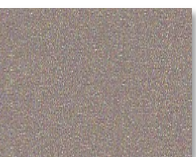
*Copper Penny



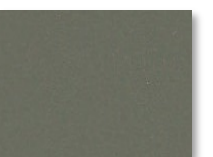
*Weathered Zinc



* Silver



* Champagne



* Aged Copper

Denver, CO
Indianapolis, IN
Madison, WI
Minneapolis, MN



MADE IN AMERICA

Phoenix, AZ
Salt Lake City, UT
Nashville, TN
Charlotte, NC



Stock Availability Matrix

Color Name	ULTRA-COOL RATINGS			G90 Galvanized/AZ50 Galvalume							
	Reflect	Emiss	SRI	22 ga.	24 ga.		26 ga.		26 ga. 3D		28 ga.
				48"	40"	48"	40"	48"	40"	48"	42"
Acrylic Coated Galvalume	N/A	N/A	N/A	•	•	•	•	•			•
Aged Copper	26.8%	0.85	26		•	•					
Almond	61.4%	0.83	72	•	•	•		•			•
Antique Ivory	N/A	N/A	N/A					•			•
Ash Gray	49.8%	0.85	56			•		•			
Bone White	67.6%	0.84	81	•	•	•		•			•
Bright White	67.8%	0.84	81			•					
Burgundy	27.1%	0.85	26		•	•	•	•	•	•	
Burnished Slate	25.1%	0.83	33		•	•	•	•	•	•	
Champagne	47.2%	0.80	51			•					
Charcoal Gray	25.3%	0.84	23	•	•	•	•	•	•	•	•
Cityscape	45.2%	0.87	51			•					
Classic Green	30.5%	0.85	30		•	•	•	•	•	•	•
Colonial Red	33.2%	0.86	35		•	•	•	•	•	•	•
Copper Penny	43.9%	0.84	48		•	•		•			
Dark Bronze	27.7%	0.85	27	•	•	•	•	•	•	•	•
Deep Black	26.7%	0.84	25	•	•	•	•	•			•
Extra Dark Bronze	N/A	N/A	N/A		•	•					
Hartford Green	27.1%	0.83	25	•	•	•	•	•	•	•	•
Hemlock Green	31.1%	0.85	31		•	•					
Mansard Brown	26.0%	0.85	25	•	•	•	•	•	•	•	•
Matte Black	26.8%	0.84	25	•	•	•	•	•	•	•	•
Medium Bronze	30.9%	0.86	31	•	•	•	•	•	•	•	•
Musket Gray	34.8%	0.83	35		•	•	•	•	•	•	
Pebble Clay	43.4%	0.84	47					•			•
Regal Red	38.5%	0.85	41			•		•			
Royal Blue	26.8%	0.85	26		•	•		•			
Sandstone	59.7%	0.82	69	•		•					
Sierra Tan	45.8%	0.83	50	•	•	•		•	•	•	•
Silver	55.6%	0.81	63		•	•					
Slate Blue	32.8%	0.84	33		•	•		•			•
Slate Gray	37.5%	0.82	38	•	•	•	•	•	•	•	•
Stone White	65.6%	0.82	77			•					
Teal	27.9%	0.85	27		•	•					
Terra Cotta	41.9%	0.83	45			•		•	•	•	
Vintage	30.0%	0.70	22		•	•					
Weathered Zinc	38.3%	0.85	41		•	•					
Western Rust	24.0%	0.87	23		•	•					

Oil canning is an inherent part of light gauge cold formed metal products and is not cause for coil, sheet or panel rejection. Protective film must be removed immediately after installation. Colors and sizes can change without notice. Additional sizes may be available, please contact your sales representative. Please contact our office for maintenance and cleaning procedures.

Product Description

Ultra-Clad pre-finished metal features Dura Coat Durapon 70% full strength PVDF paint finishes formulated with Cool technology. This high performance product provides the ultimate in resistance against fading and weathering. In addition to our standard colors, custom colors are also available up request.

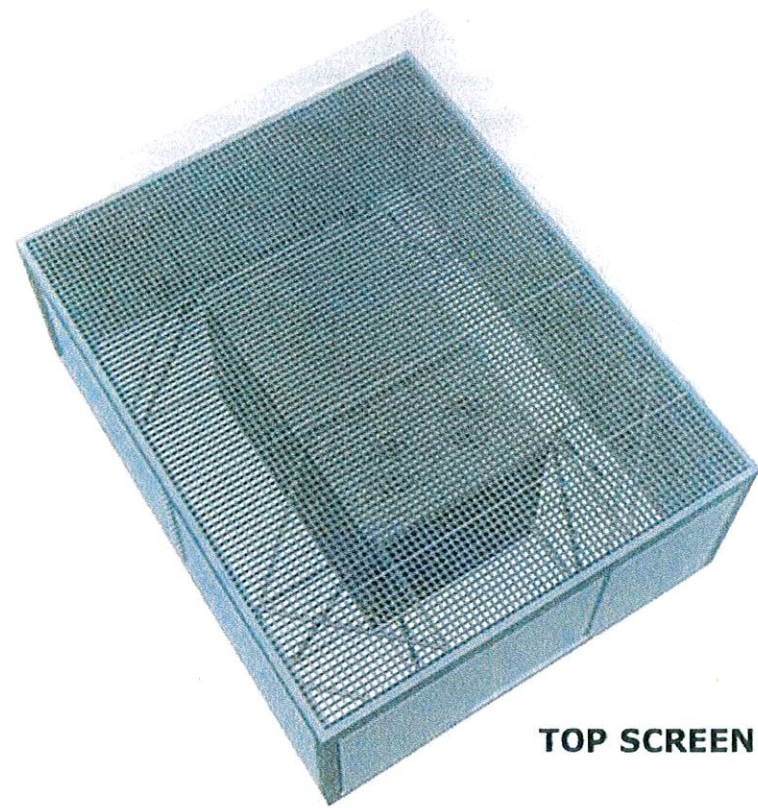
Color Samples

Colors shown represent the actual colors as accurate as modern printing technology will permit. Colors represented on electronic charts may not match actual material. All colors should be verified using actual metal samples. Mismatch of electronic color representation and actual material shall not be accepted as a cause for rejection. Free metal samples are available upon request.

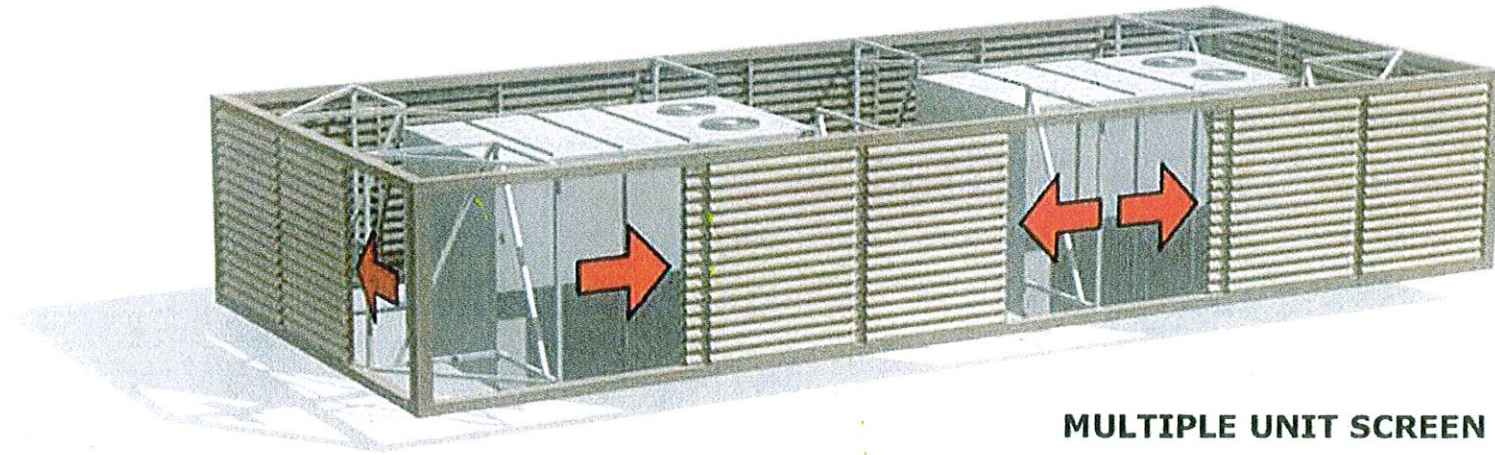


KYNAR 500 is a registered trademark of ELF Atochem North America, Inc.
HYLAR 5000 is a registered trademark of Ausimont USA, Inc.
GALVALUME is registered trademark of BIEC.





TOP SCREEN



MULTIPLE UNIT SCREEN

ROOF DESIGN

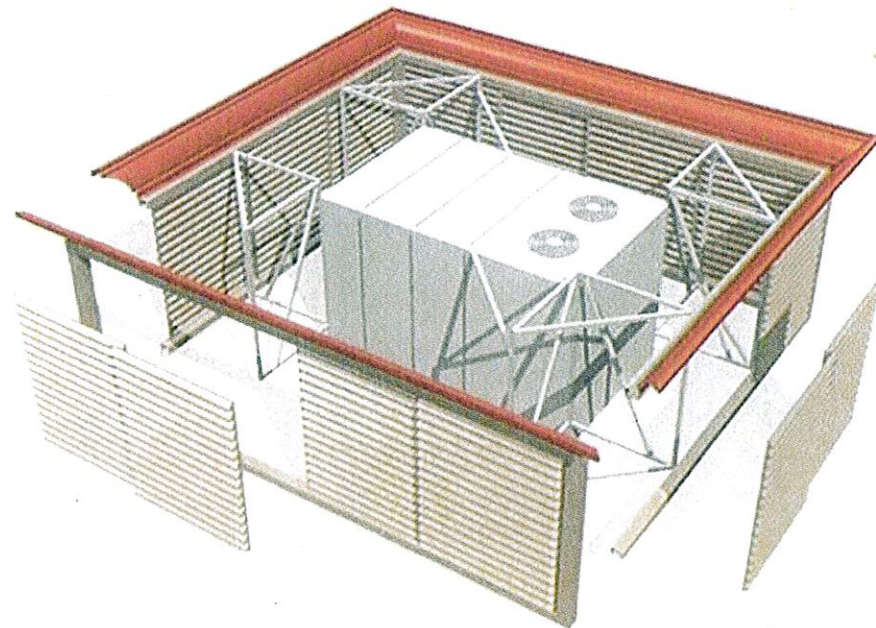
THE DESIGN OF THE ROOF MATERIALS AND ROOF ACCESSORIES ARE AN IMPORTANT ELEMENT IN THE OVERALL ARCHITECTURAL IMPACT OF BUILDING GROUP , . DUE TO THE HEIGHT OF ROAD IN RELATION TO THE HEIGHT OF THE FINISH FLOOR, PASSERSBY WILL BE SUBJECT TO VIEWS OF ROOF ELEMENTS.

EXAMPLES OF THESE TREATMENTS INCLUDE:

1. A NON REFLECTIVE TAN COLORED ROOF TO BLEND WITH THE NATURAL ENVIRONMENT
2. PAINTING OF ROOF ACCESSORIES TO MATCH THE ROOF COLOR AND BLEND WITH THE ROOF BACKGROUND
3. FINISH TREATMENTS OF FACADE ELEMENTS EXPOSED TO VIEW AND OVERLOOKING THIS AREA
4. OPAQUE SCREENING OF MECHANICAL UNITS AND OTHER LARGE PIECES OF EQUIPMENT.

ROOF MECHANICAL UNIT SCREENING

IN ORDER TO MAINTAIN MINIMAL IMPACT OF MECHANICAL UNITS AND SCREENS, GROUPING OF UNITS WILL BE ENCOURAGED TO THE FULLEST EXTENT POSSIBLE DURING THE DESIGN PLACEMENT OF MECHANICAL AND EQUIPMENT SYSTEMS.



VERTICAL SCREEN

Project Title

La Canada Offices

Building:

Sheet Title:

NECA EQ. SCREEN SYS.



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Revisions

No.	Date	Description

Job No.

Sheet No.

Date
6/23/2012
1:07:35 PM
File Name

Keynotes

- 1.- RWL & downspout exit location
- 2.- Roof Access Ladder & hatch
- 3.- All Windows inset per DSS Sect. 2.2G.1 TYP.
- 4.- Line of metal Awnins ABV (2'x5')
- 5.- Split Face CMU Base (8x8x16) Color Tierra. Brown or eq.
- 6.- Stucco on CMU or ICFS
- 7.- CMG. interlocking metal panels 8", 12", 16" wide
see schedule for colors.



Keynotes

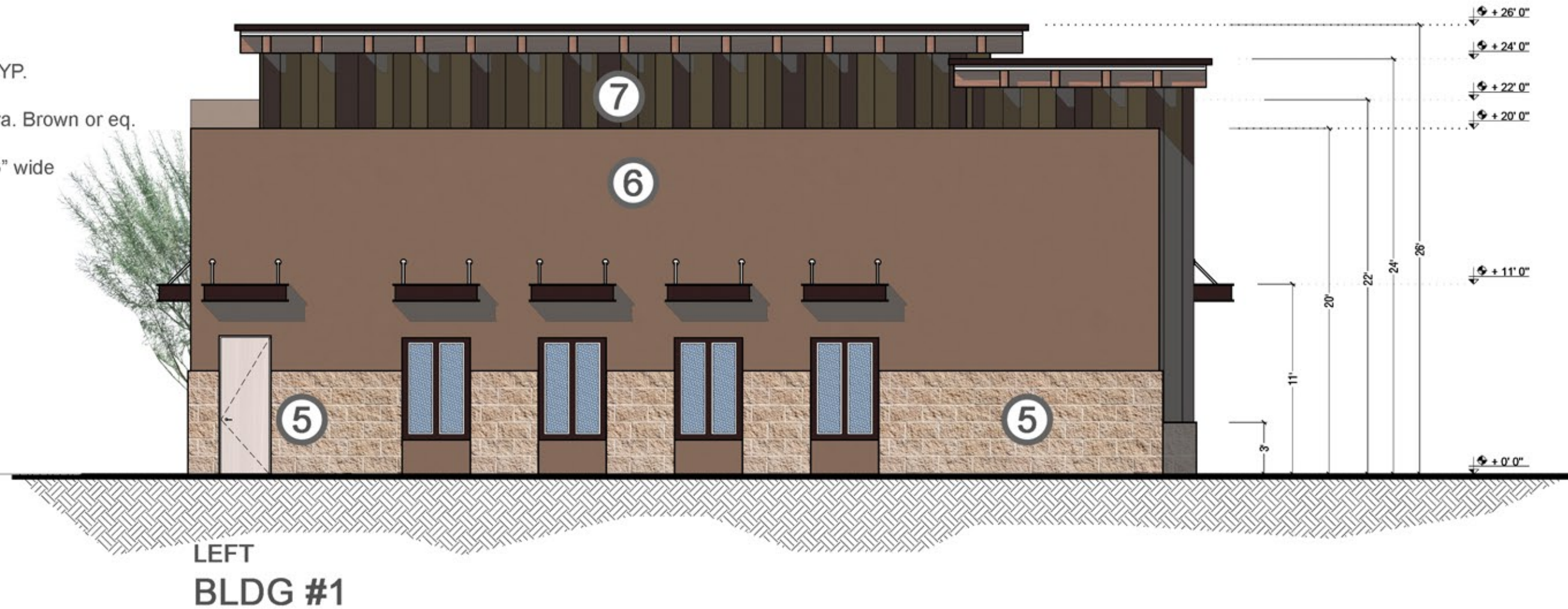
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see schedule for colors.



FRONT
BLDG #1

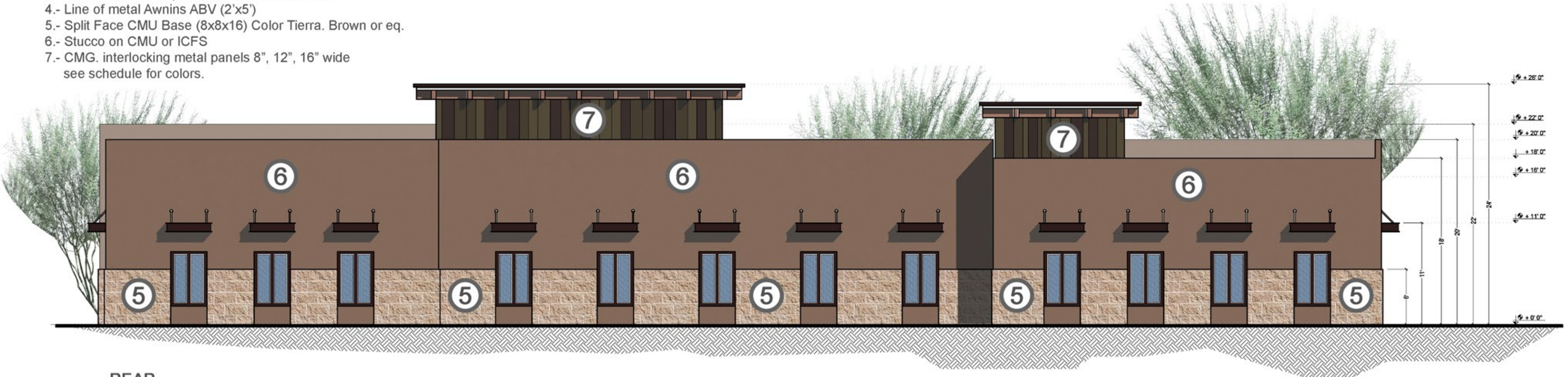
Keynote

- 1.- RWL & downspout exit location
- 2.- Roof Access Ladder & hatch.
- 3.- All Windows inset per DSS Sect. 2.2G.1 TYP.
- 4.- Line of metal Awnins ABV (2'x5')
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Keynote

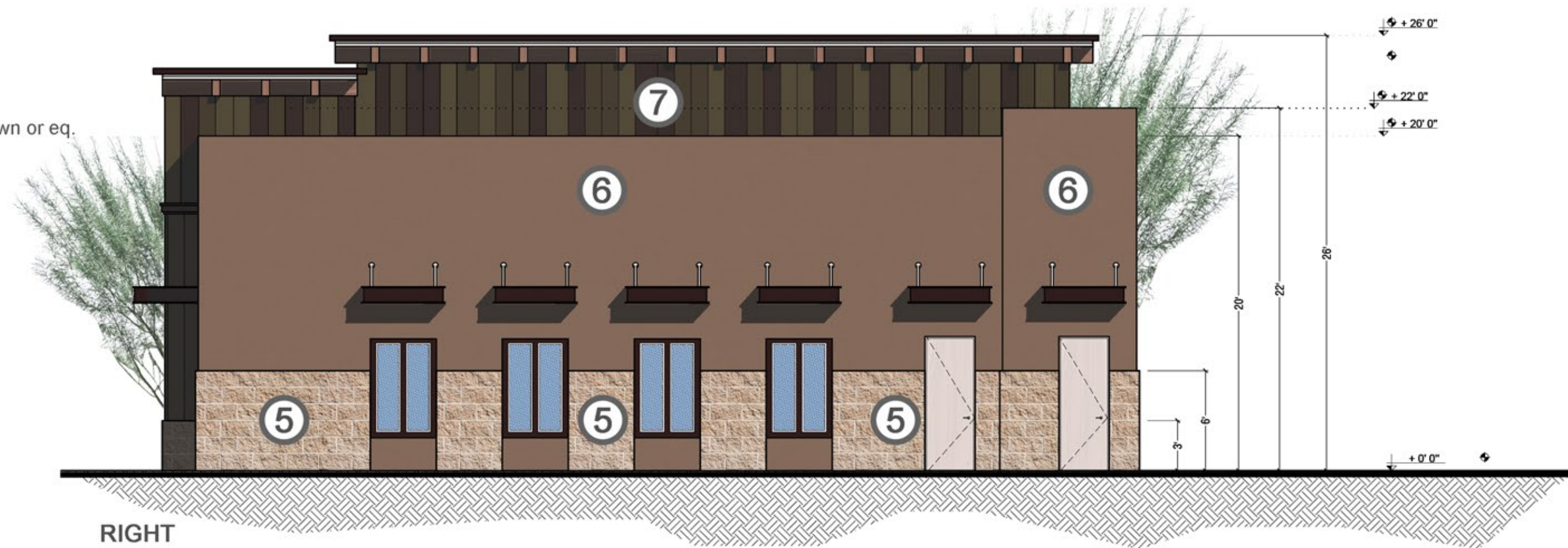
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see schedule for colors.



REAR
BLDG #1

Keynote

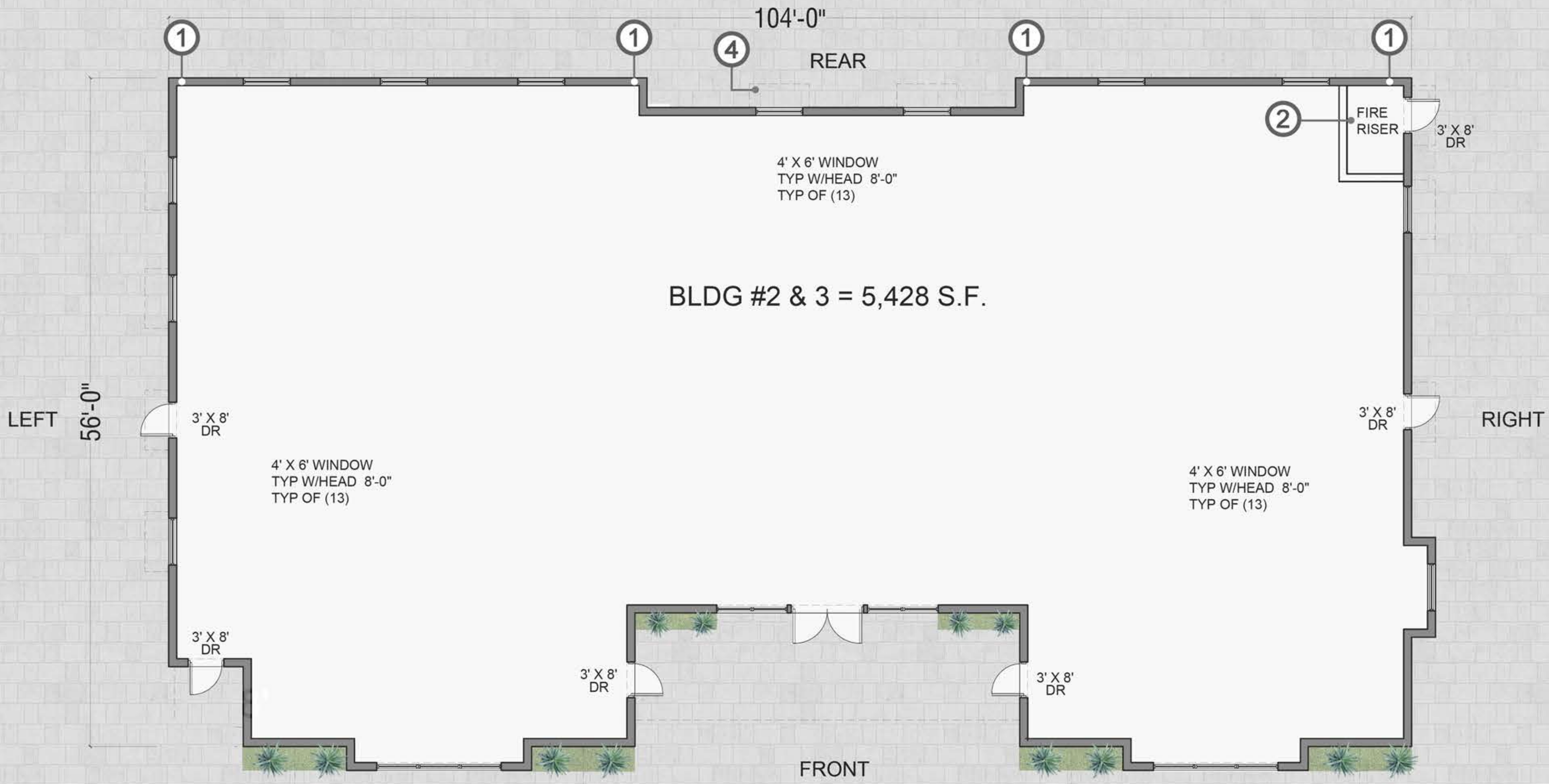
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- 2.- Roof Access Ladder & hatch.
- 3.- All Windows inset per DSS Sect. 2.2G.1 TYP.
- 4.- Line of metal Awnins ABV (2'x5')
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- 6.- Stucco on CMU or ICFS
- 7.- CMG. interlocking metal panels 8", 12", 16" wide
see schedule for colors.



RIGHT
BLDG #1

Keynotes

- 1.- RWL & downspout exit location
- 2.- Roof Access Ladder & hatch.
- 3.- All Windows inset per DSS Sect. 2.2G.1 TYP.
- 4.- Line of metal Awnins ABV (2'x5')
- 5.- Split Face CMU Base (8x8x16) Color Tierra. Brown or eq.
- 6.- Stucco on CMU or ICFS
- 7.- CMG. interlocking metal panels 8", 12", 16" wide
see schedule for colors.



FLOOR PLAN

Keynotes

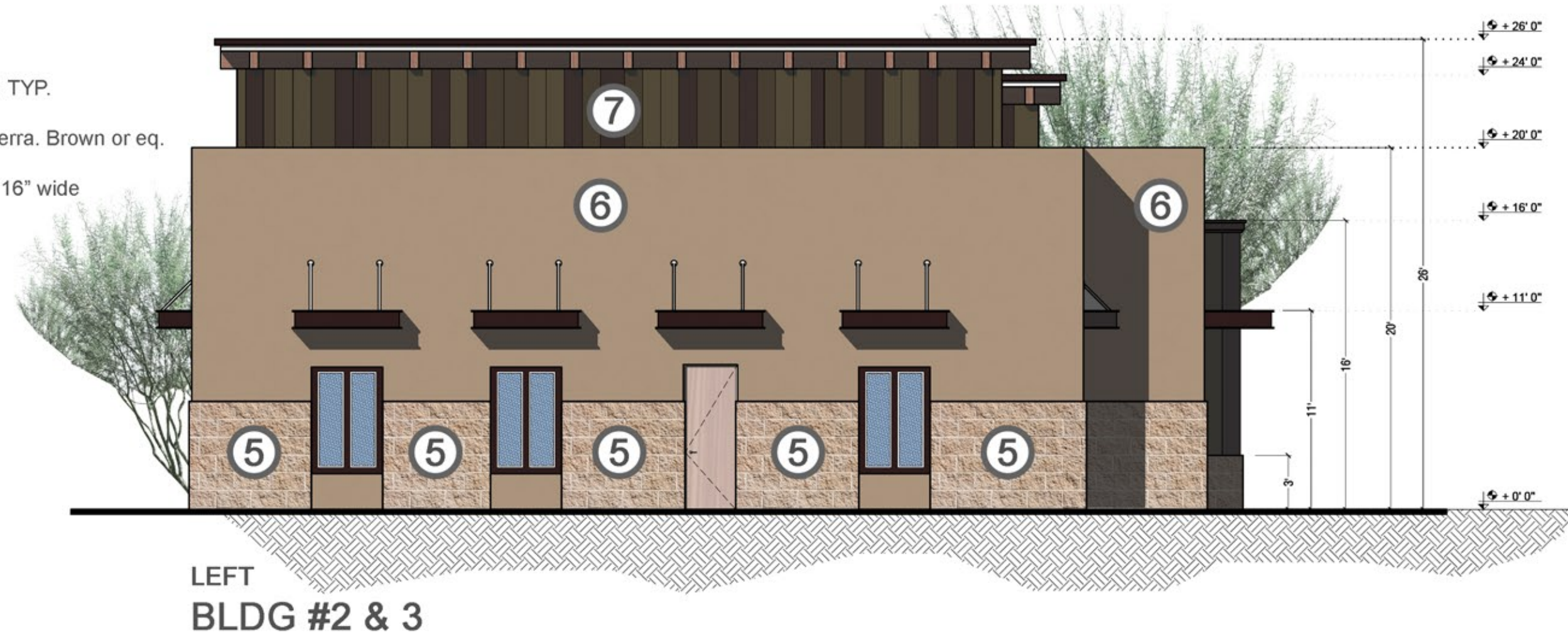
- 1.- RWL & downspout exit location
- 2.- Roof Access Ladder & hatch.
- 3.- All Windows inset per DSS Sect. 2.2G.1 TYP.
- 4.- Line of metal Awnins ABV (2'x5')
- 5.- Split Face CMU Base (8x8x16) Color Tierra. Brown or eq.
- 6.- Stucco on CMU or ICFS
- 7.- CMG. interlocking metal panels 8", 12", 16" wide
see schedule for colors.



FRONT
BLDG #2 & 3

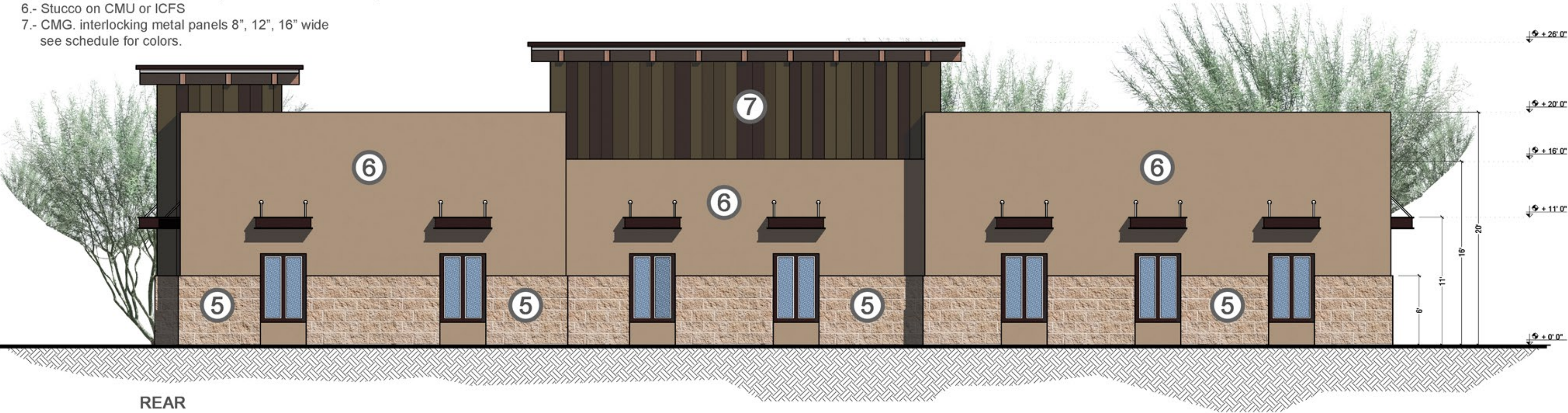
Keynote

- 1.- RWL & downspout exit location
- 2.- Roof Access Ladder & hatch.
- 3.- All Windows inset per DSS Sect. 2.2G.1 TYP.
- 4.- Line of metal Awnins ABV (2'x5')
- 5.- Split Face CMU Base (8x8x16) Color Tierra. Brown or eq.
- 6.- Stucco on CMU or ICFS
- 7.- CMG. interlocking metal panels 8", 12", 16" wide see schedule for colors.



Keynotes

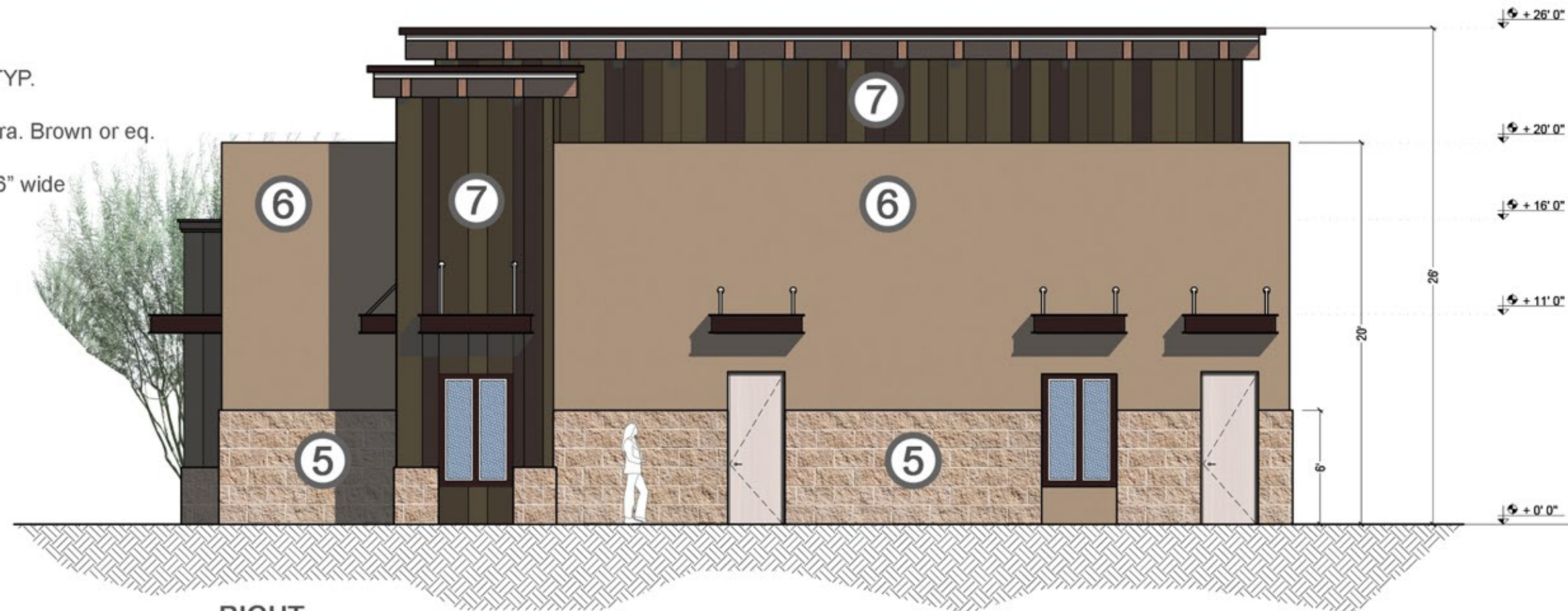
- 1.- RWL & downspout exit location
- 2.- Roof Access Ladder & hatch.
- 3.- All Windows inset per DSS Sect. 2.2G.1 TYP.
- 4.- Line of metal Awnins ABV (2'x5')
- 5.- Split Face CMU Base (8x8x16) Color Tierra. Brown or eq.
- 6.- Stucco on CMU or ICFS
- 7.- CMG. interlocking metal panels 8", 12", 16" wide
see schedule for colors.



REAR
BLDG #2 & 3

Keynotes

- 1.- RWL & downspout exit location
- 2.- Roof Access Ladder & hatch.
- 3.- All Windows inset per DSS Sect. 2.2G.1 TYP.
- 4.- Line of metal Awnins ABV (2'x5')
- 5.- Split Face CMU Base (8x8x16) Color Tierra. Brown or eq.
- 6.- Stucco on CMU or ICFS
- 7.- CMG. interlocking metal panels 8", 12", 16" wide
see schedule for colors.



RIGHT
BLDG #2 & 3



Copper Creek Subdivision



Cañada Hills Subdivision



Surrounding Architecture
Attachment 5



Retail Shops at Cañada Hills



Oro Valley Public Library



Surrounding Architecture
Attachment 5