

**PROJECT NARRATIVE – Design of Extra Space Expansion Oro Valley**

August 5<sup>th</sup>, 2024

**ASSOCIATED CASE NUMBERS 2202429, 2300553**

**INTRODUCTION**

The design of the Extra Space Storage Expansion in the Town of Oro Valley represents those recently established requirements of the PAD. The PAD governs design standards applicable to current and future development and was created with consideration to the surrounding context.

**OBJECTIVE 1**

The site is located within the Oracle Road Scenic Corridor Overlay District and is subject to Section 27.10.D.3.f of the Zoning Code; The first objective, reference established PAD and applicable zoning sections to ensure the design is compatible with neighboring properties and that the aesthetic quality enhances the community appeal.

**OBJECTIVE 2**

Updating of existing architectural elements as established in the PAD and new design is compatible with surrounding architecture; The second objective is specific to the existing leasing office building which falls within the Scenic Corridor to ensure a like design intent with the new expansion building design.

**OBJECTIVE 3**

Applying the Town of Oro Valley Design standards; The third objective is applying Town of Oro Valley design standards and those in the recently established PAD approved submittal documents and renderings.

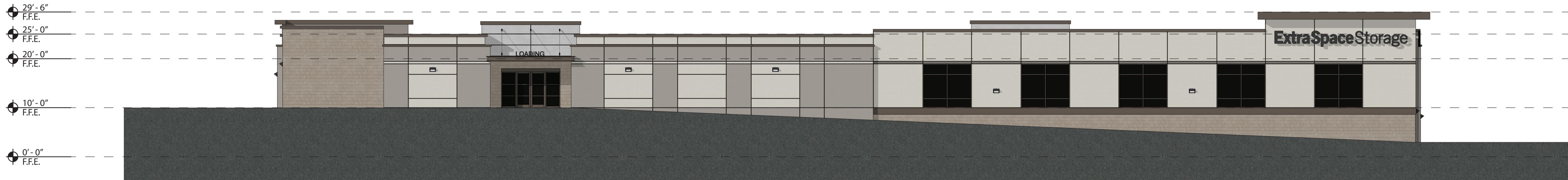
**CONCLUSION**

The design of Extra Space Expansion meets the town's design standards and those established in the PAD. The incorporation of earth tone colors coupled with subtle clean lines and materials creates a harmonious relationship between surrounding architecture and landscape.

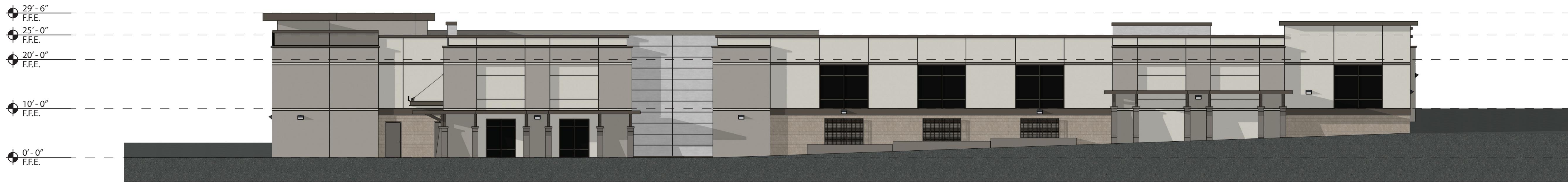
**PLANS REVIEWED AND ACCEPTED FOR CODE COMPLIANCE**

**Planning & Zoning: kpacker 01/21/2025**

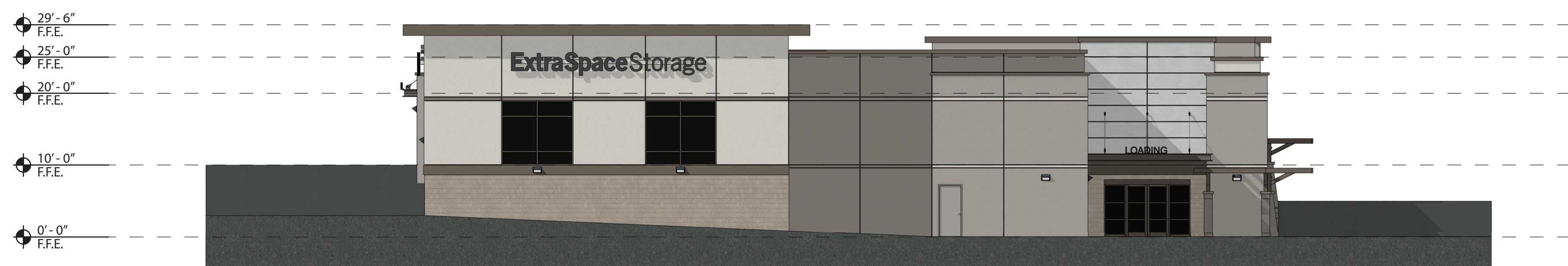
*The issuance of a permit shall not be construed to be a permit or approval of any violation of the codes or ordinances of the Town of Oro Valley*



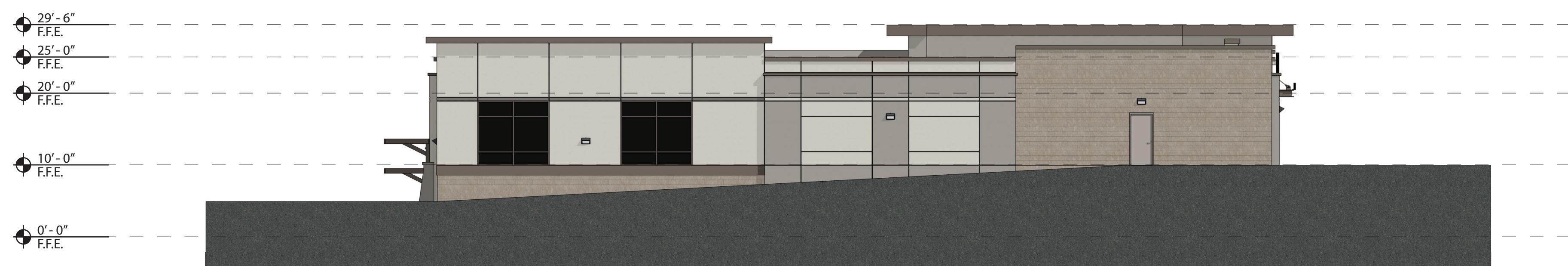
(1) NORTH ELEVATION



(2) SOUTH ELEVATION



(3) WEST ELEVATION



(4) EAST ELEVATION

Please note signs and lighting must be reviewed and approved under separate application.

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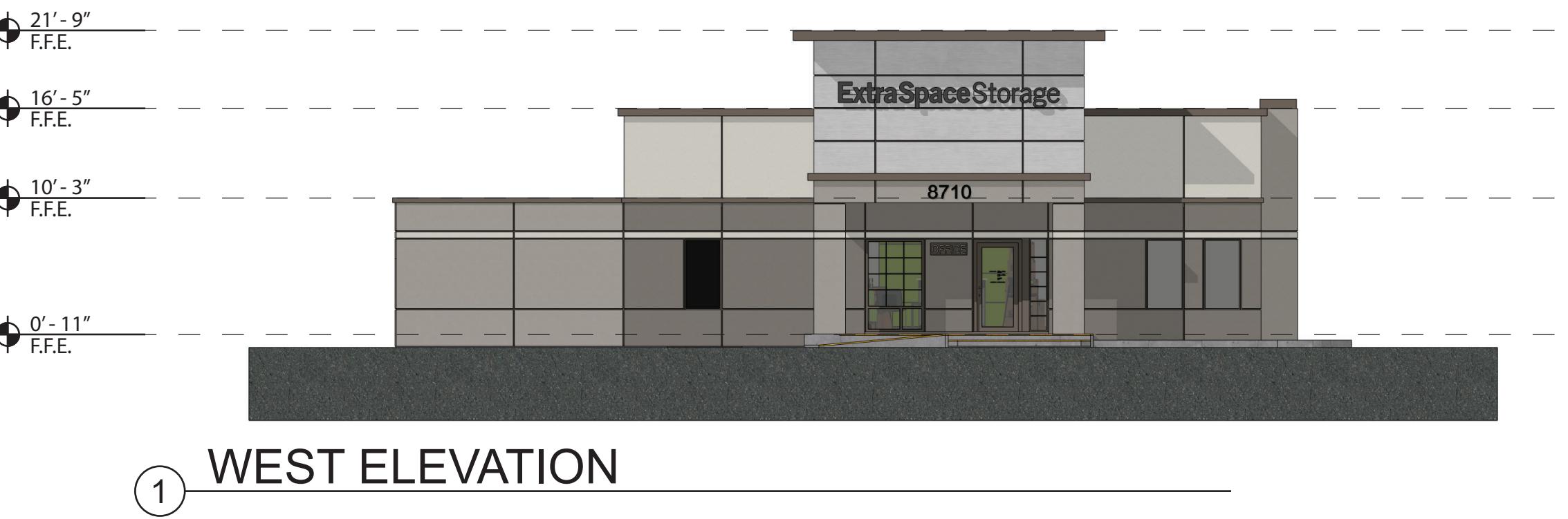
## NEW BUILDING ELEVATIONS



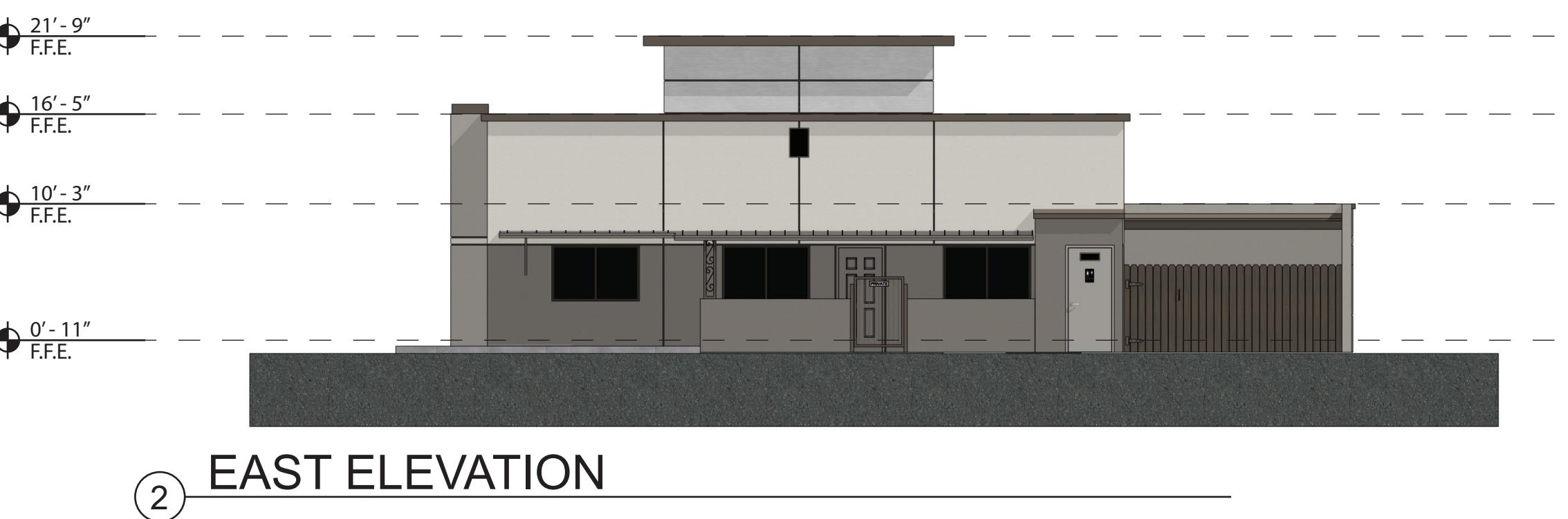
EXTRA SPACE STORAGE, Inc. CORPORATE OFFICE  
2795 EAST COTTONWOOD PARKWAY, SUITE 400  
SALT LAKE CITY, UT 84121  
801.365.4533

**ExtraSpaceStorage**  
OCTOBER 16 2024

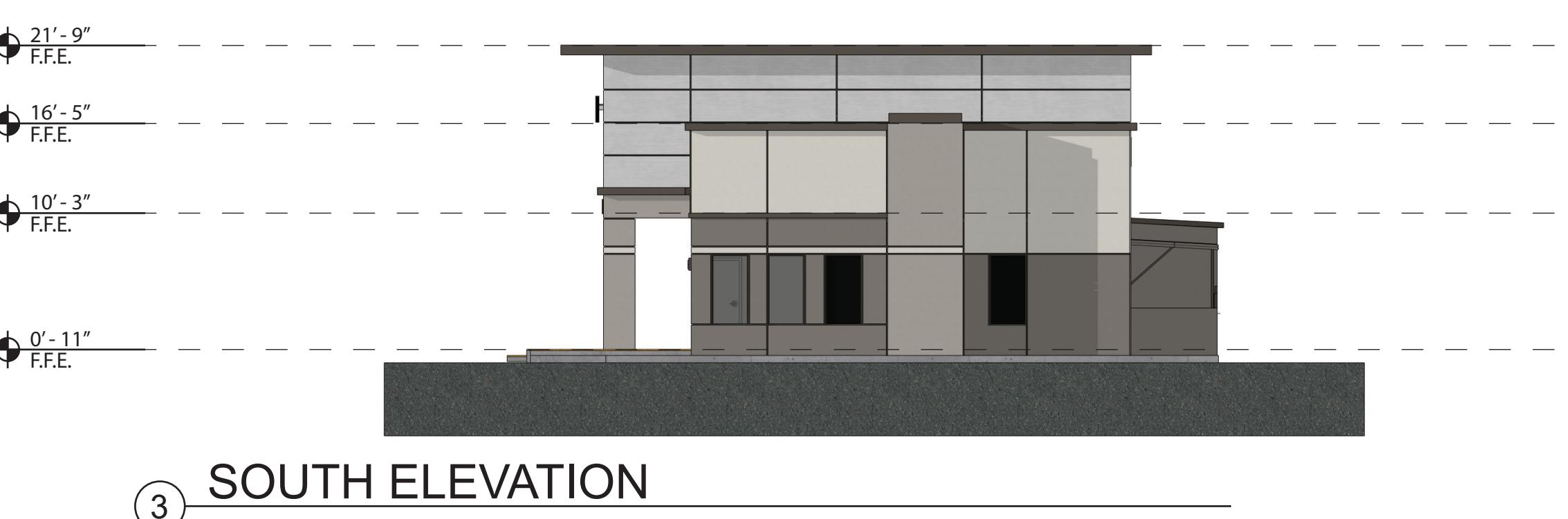
ORO VALLEY, AZ 85704  
8710 N. ORACLE ROAD  
ESS SITE #0814



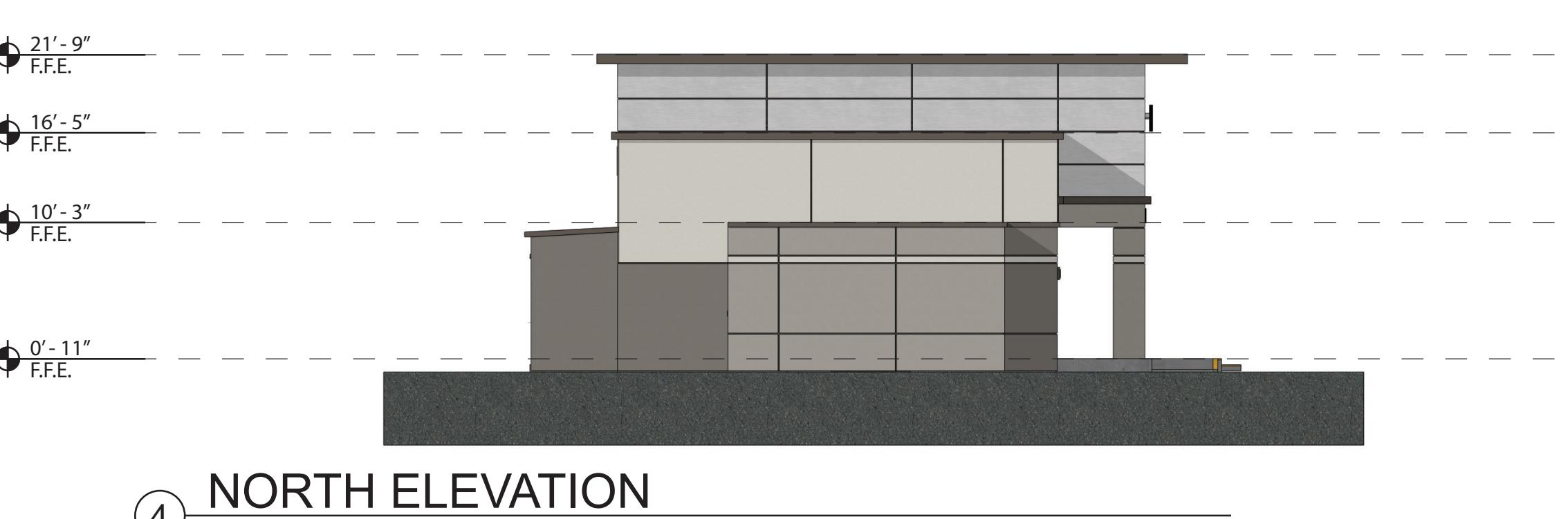
① WEST ELEVATION



② EAST ELEVATION



③ SOUTH ELEVATION



④ NORTH ELEVATION

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## UPDATED OFFICE ELEVATIONS



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## UPDATED OFFICE VIEW



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## NEW BUILDING SIGNAGE VIEW



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## NEW BUILDING LOWER VIEW



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## NEW BUILDING RESIDENT VIEW



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## NEW BUILDING APARTMENT VIEW



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## NEW BUILDING PARKING VIEW

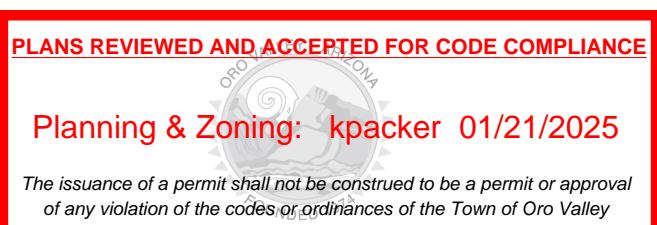
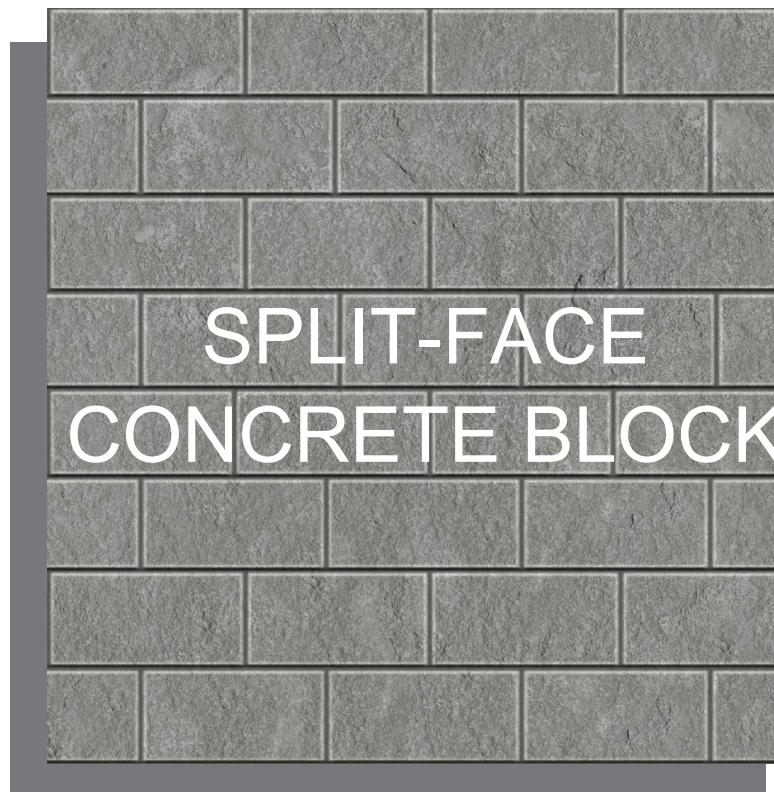
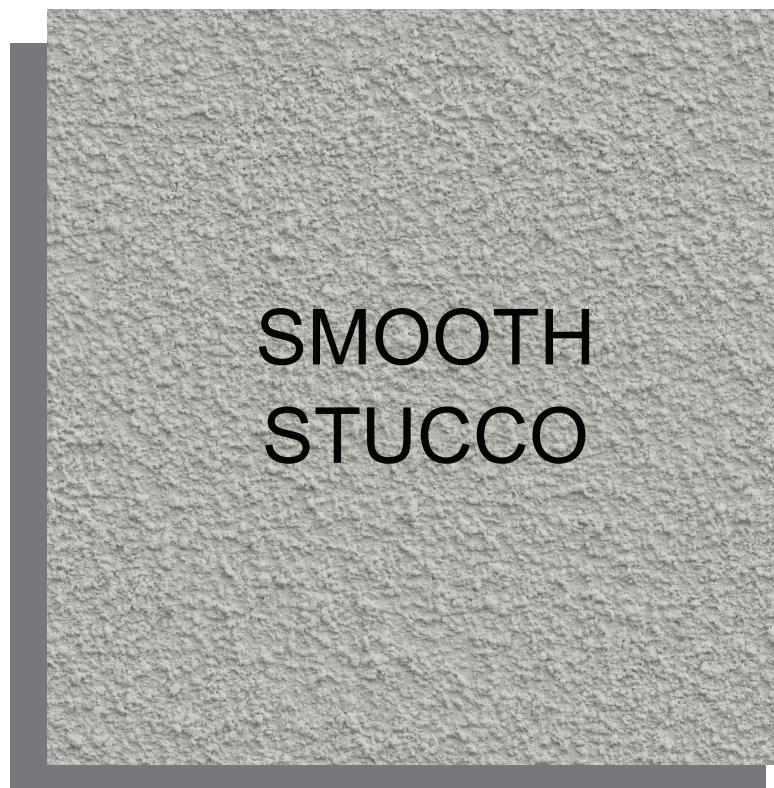
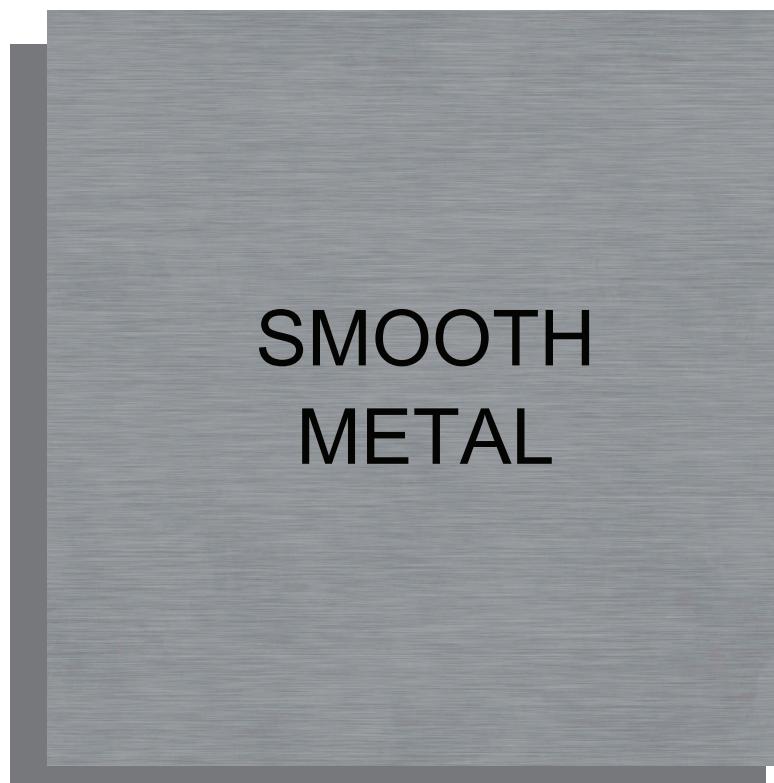


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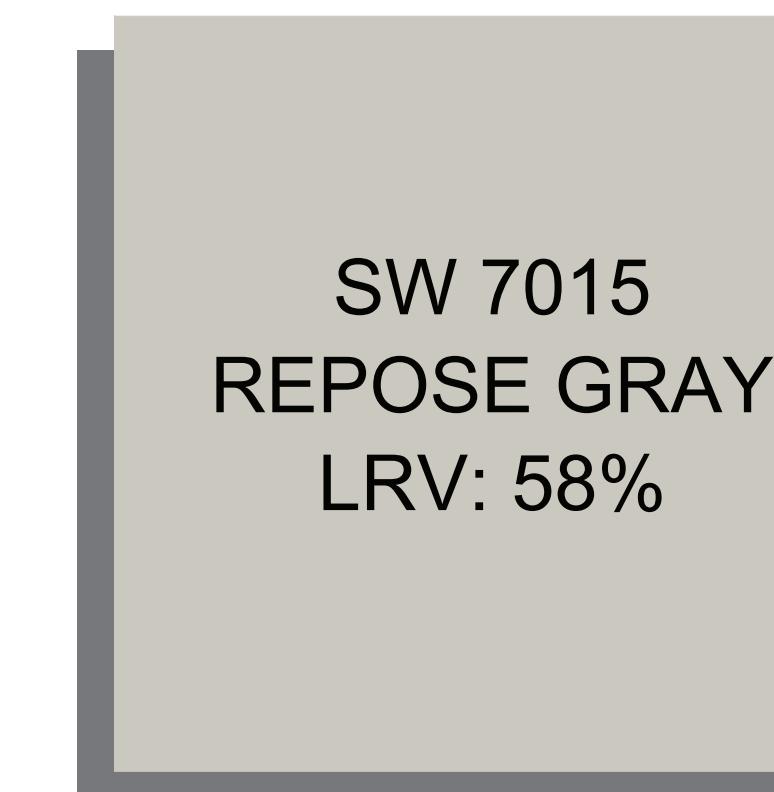
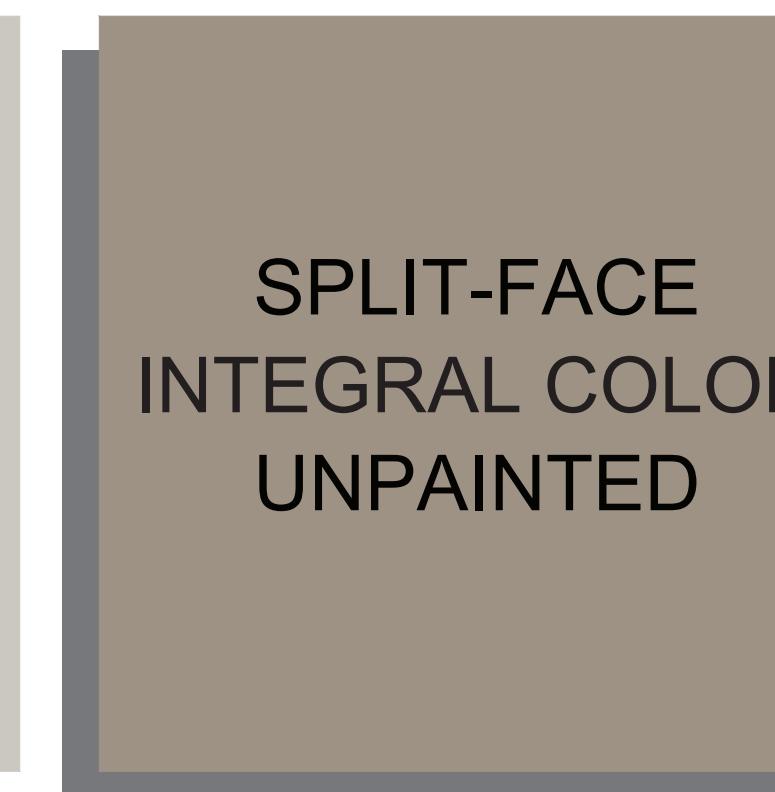
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OCTOBER 16 2024

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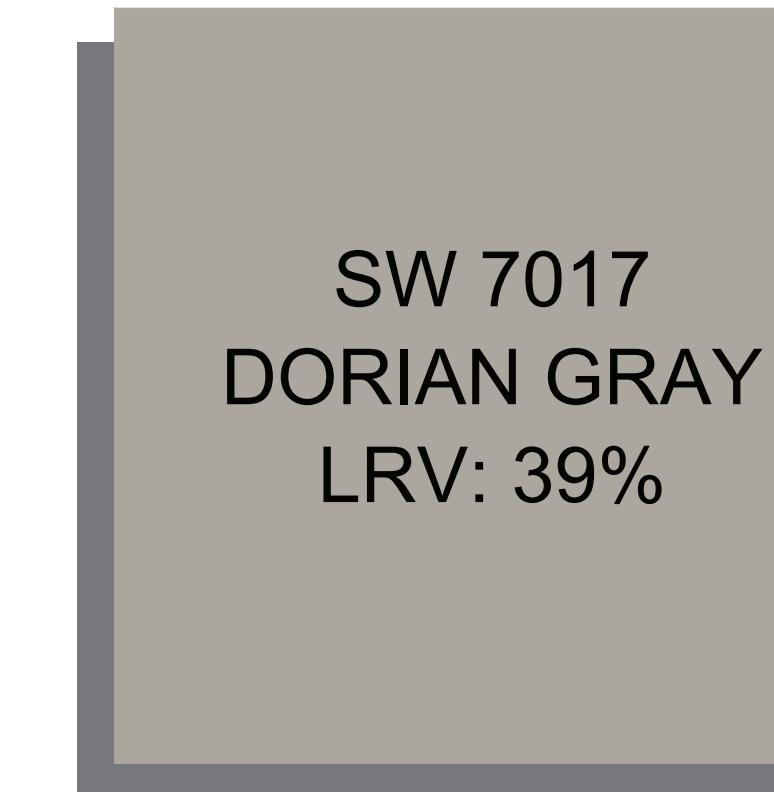
## MATERIALS

SPANDREL  
GLASSSPLIT-FACE  
CONCRETE BLOCKSMOOTH  
STUCCOSMOOTH  
METAL

## COLORS

SW 7015  
REPOSE GRAY  
LRV: 58%SPLIT-FACE  
INTEGRAL COLOR  
UNPAINTED

(SOURCE LOCALLY)

SW 7017  
DORIAN GRAY  
LRV: 39%SW 7019  
GAUNTLET GRAY  
LRV: 17%SW 7020  
BLACK FOX  
LRV: 7%

## COLORS AND MATERIALS



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SEPTEMBER 12 2024

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