



**development areas
1 and 2**

HSL ENCANTADA MARKETPLACE

OV# 2500097

ORO VALLEY, ARIZONA

**date
03.06.25**

swaim
ASSOCIATES LTD
ARCHITECTS AIA

NARRATIVE:

- Selected materials and colors are from the Oro Valley MarketPlace approved Architectural Design Package. As the use is residential the earth tone color selections are calm and slightly more muted than the vibrant colors used in public areas of the MarketPlace. Colors and details are selected to compliment the adjacent existing structures, and support the requirements for an identifiable theme for this development area.
- Floor plans have undulating perimeter walls to break up the massing and allow color changes, with the entry components stretching out for emphasis.
- The primary public facing entrance is the Clubhouse building east side. The wide welcoming, shaded roof projection reaches out over the glass with a wood-type soffit overhead and stone veneer surround.
- Stucco masses are accented and broken up with paint colors.
- Stone veneer is used flanking all primary building entries for wayfinding and visual texture.
- Balconies under tile roof areas for deeper areas of shadow.
- Steel window shade devices for some solar control and visual emphasis.
- Tile roof alternating with parapet configurations reinforce massing and break up the buildings creating layers, depth and shadows for visual interest.
- Split face concrete masonry is used minimally for site wall accents at raised planters, seat walls, perimeter fence columns, dumpster enclosures and mechanical yards.
- All HVAC equipment is roof mounted and shall be screened from off-site views by parapets and mansard roof configurations.