

**Linda Vista - Oracle Vista 4-Plex Conceptual Architectural Design Narrative for Oro Valley**  
(Pursuant to Section 22.9.D.5b Conceptual Design Review Principles)

Conceptual Architectural Design Principles

i. Design:

The architectural designs of the buildings utilize traditional textures, colors, and building forms typically found in and around Oro Valley. Those features are appropriate for the climate and characteristics of the Sonoran Desert. All construction methods and exterior finishes maintain and strengthen the high quality of design exemplified in Oro Valley and nearby contextual residential architecture (see photo exhibits)

ii. Scale, Height and Mass:

The building's scale, height and mass has been purposefully been designed to be residential in nature, which is consistent with the Town-approved intent of the site, designated scenic corridors, and valued mountain views. The buildings are designed to respect the scale of adjoining structures by using primarily hipped and flat-roofed forms to minimize the mass. This roof form maintains a residential roofline at the fascia consistent with nearby structures, which mitigates the negative and functional impacts that can arise from scale, bulk and mass.

iii. Facade Articulation:

The buildings are designed with four-sided architecture. The roof forms are a mix of flat, gabled and hipped roofs. The exterior facades are fully articulated, with varying fascia heights and roof planes, high and low wall projections, varying stucco finishes on body and detail elements. Other architectural features include style appropriate decorative plank shutters, corbels, decorative inset stucco gable detailing, bracketed shade roof extensions, stucco & stacked canale semi-private courtyard walls with decorative wrought iron gates. These massing articulations, details and finishes all reinforce the building's architecture style and character.

iv. Signs:

Address signage design and placement is residential in scale and style complementing the project's architectural theme and consistent with nearby structures.

v. Screening:

Mechanical equipment is located out of sight within the attic of the building and ground mounted condensers are located behind stucco screen walls that match the buildings architecture shielding their visibility from adjacent public streets and neighborhoods.

vi. Communication Towers:

There are no wireless communication facilities on this site.





LEFT ELEVATION  
ELEVATION A 1/8" = 1'-0"



REAR ELEVATION  
ELEVATION A 1/8" = 1'-0"



RIGHT ELEVATION  
ELEVATION A 1/8" = 1'-0"

DECORATIVE  
BREEZE  
BLOCK  
STUCCO FINI  
CMU MECHAI  
SCREENING



FRONT ELEVATION  
ELEVATION A 1/4" = 1'-0"

DECORATIVE  
CORBELS  
DECORATIVE  
STUCCO GABLE  
DETAIL  
PLANK SHUTTER  
WOOD FASCIA  
STUCCO SYSTEM  
BODY LACE FINISH  
STUCCO SYSTEM  
TRIM SAND FINISH

OVERALL HEIGHT  
T.O. PLATE  
± 17'-5"  
10'-1"  
FIN. FLR.

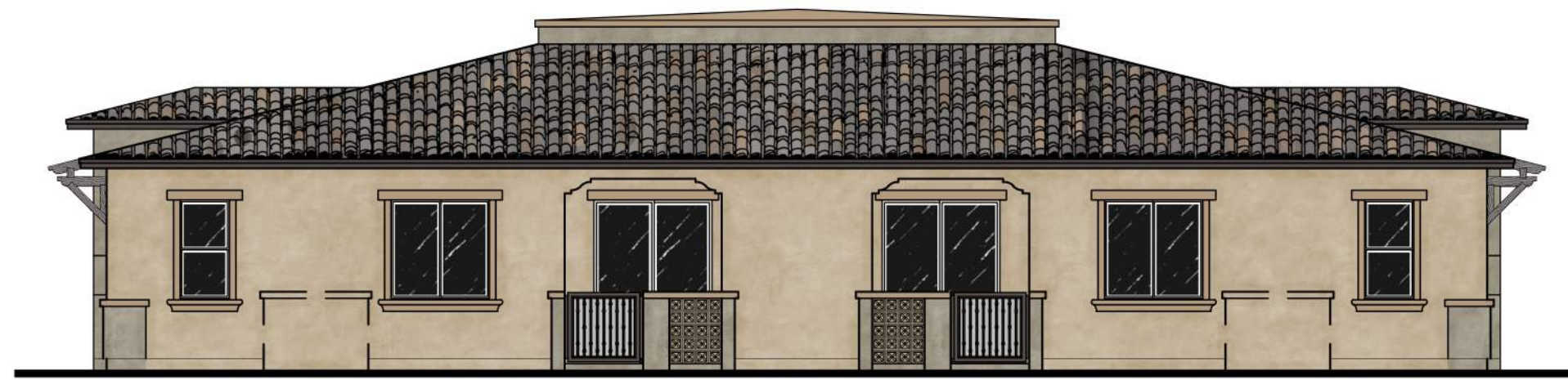
Plan 1 | Linda Vista Luxury Rentals | Oro Valley, AZ

9-28-2 020

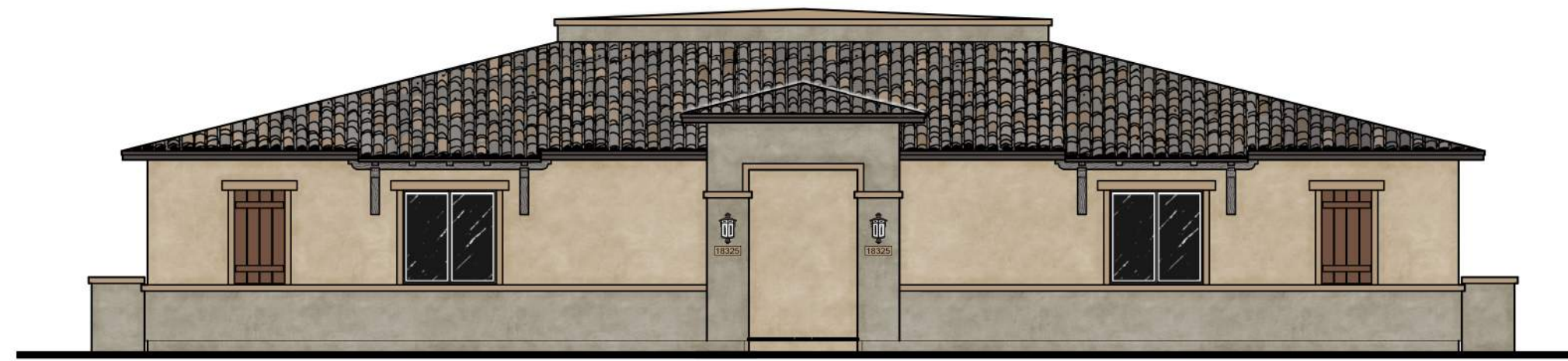
Aerie Development  
6300 East El Dorado Plaza Suite B150 Tucson, Arizona

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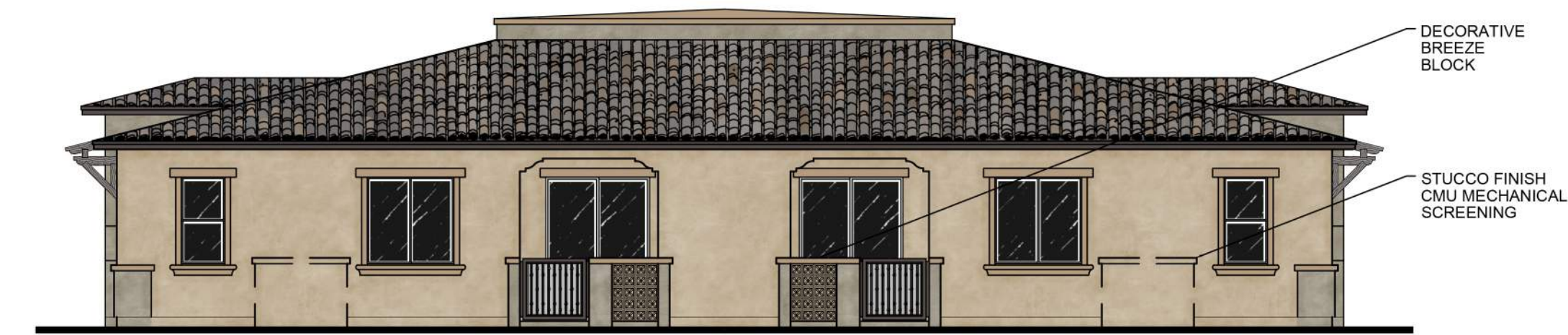




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**RIGHT ELEVATION**  
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**FRONT ELEVATION**  
ELEVATION A 1/4" = 1'-0"

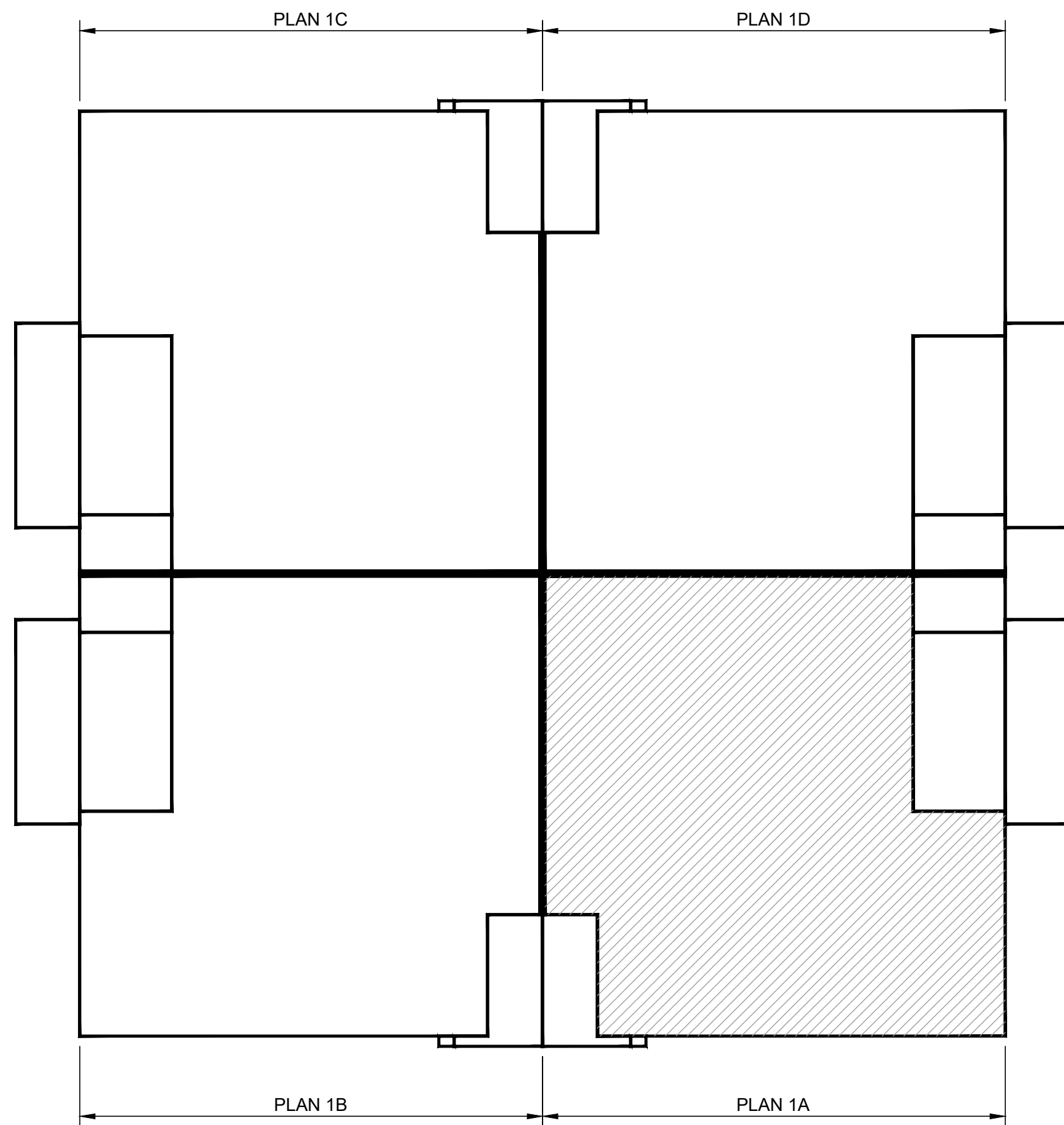
Plan 2 | Linda Vista Luxury Rentals | Oro Valley, AZ

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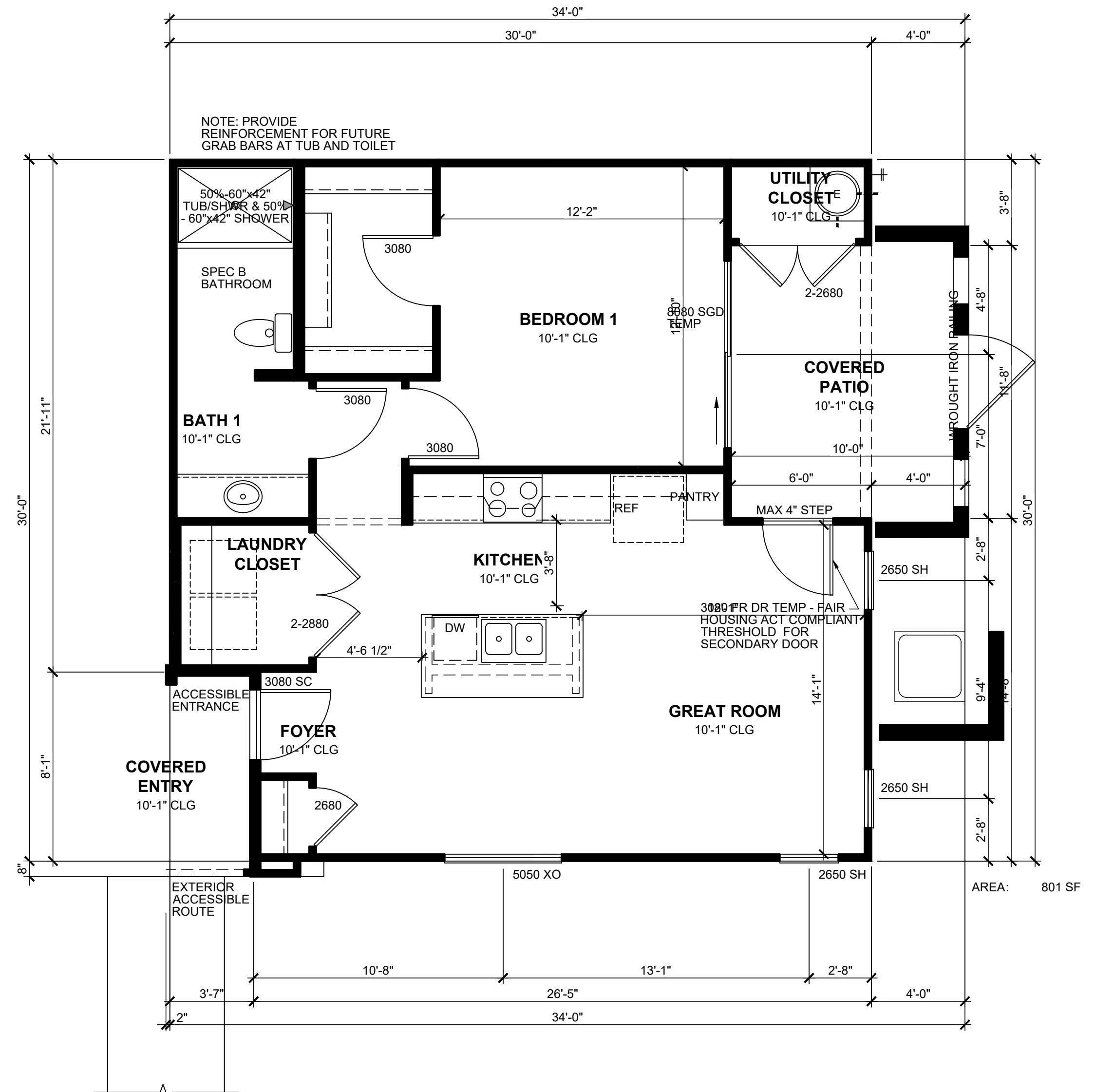




FOOTPRINT

ELEVATION A

1/8" = 1'-0"



FLOOR PLAN

ELEVATION A

3/16" = 1'-0"

## Plan 1 | Linda Vista Luxury Rentals | Oro Valley, AZ

9-28-2020

### Aerie Development

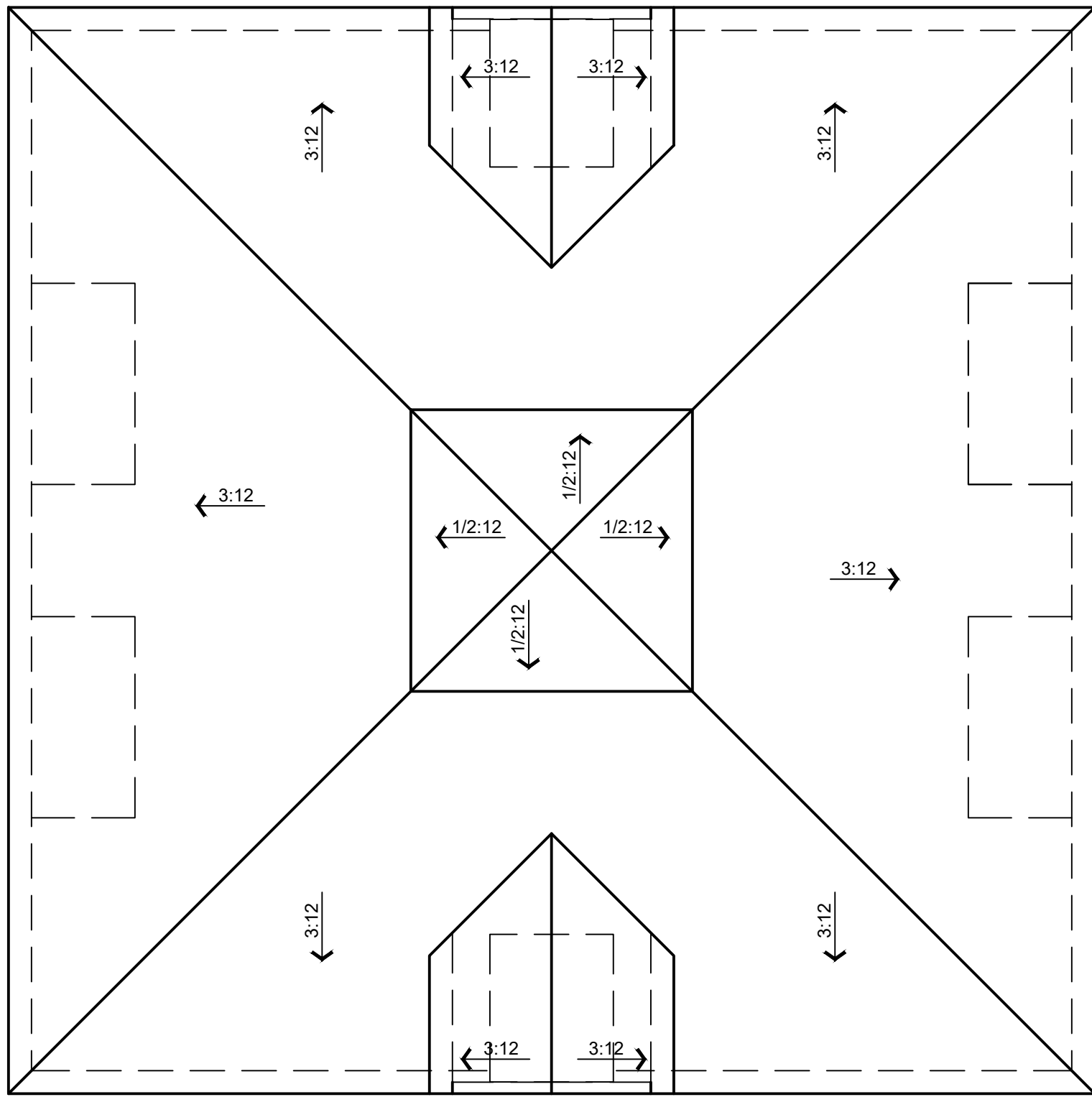
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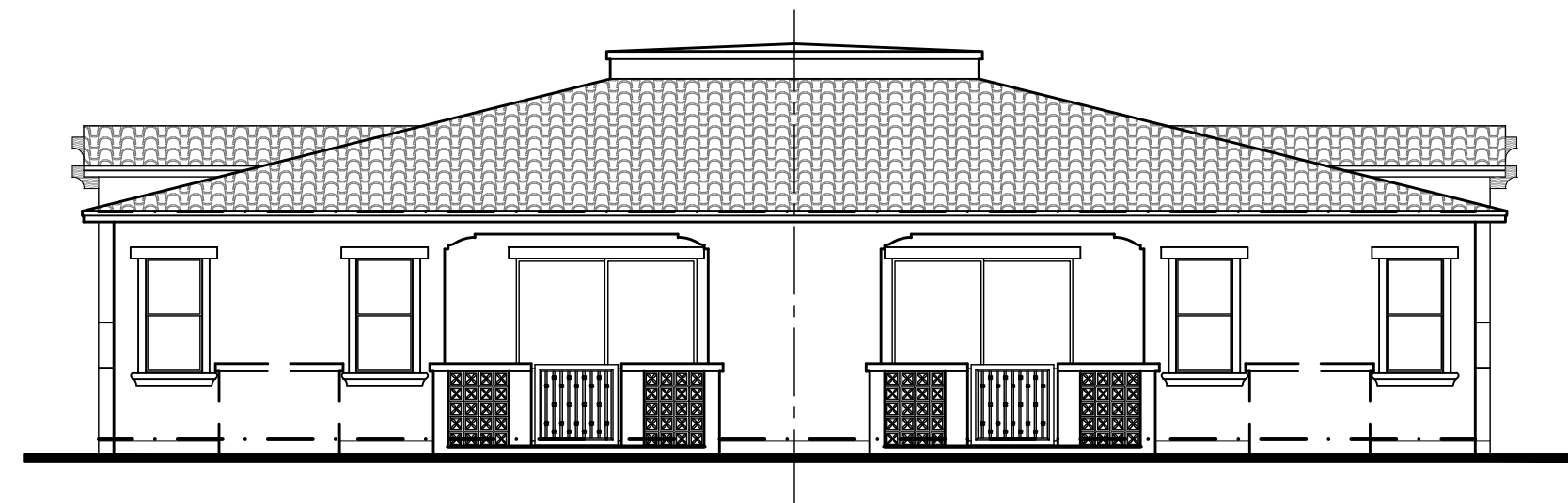
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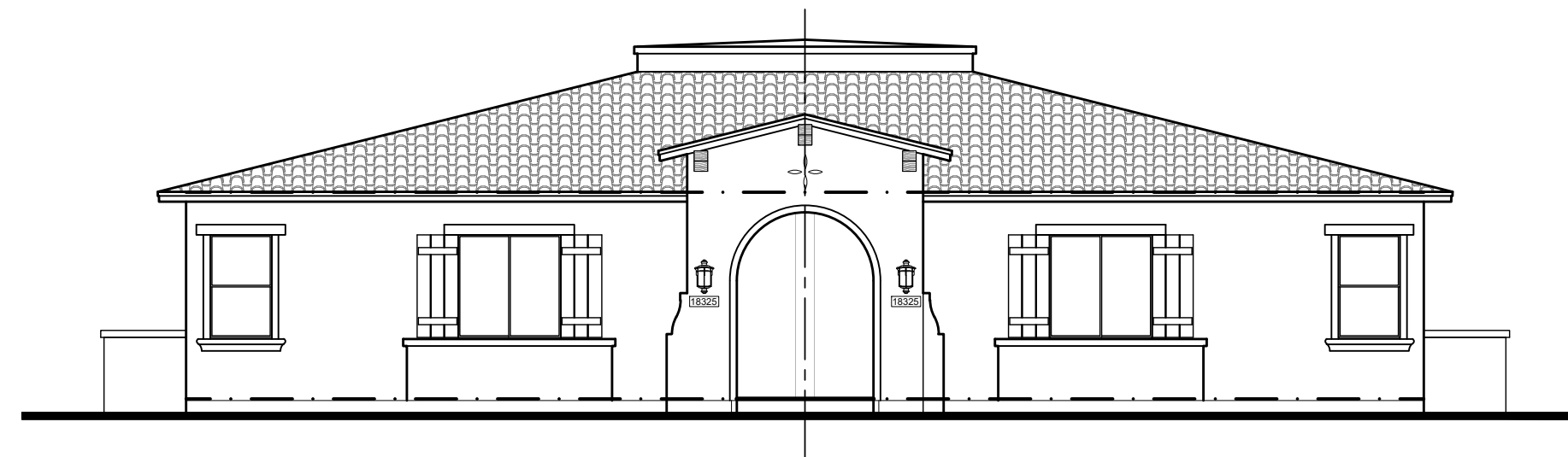
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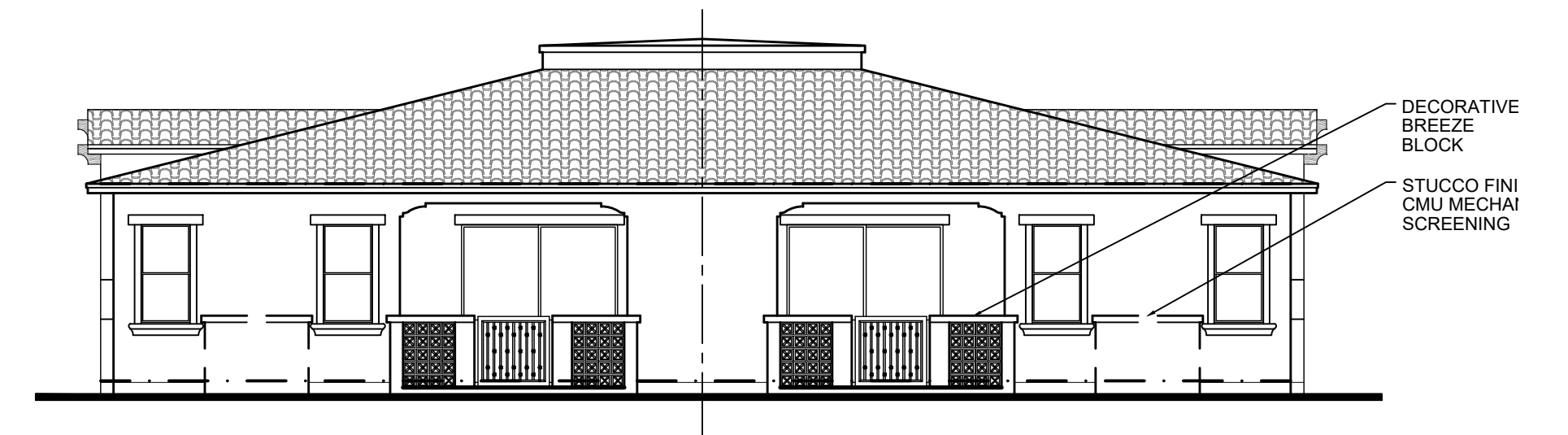
ROOF PLAN  
ELEVATION A 1/8" = 1'-0"



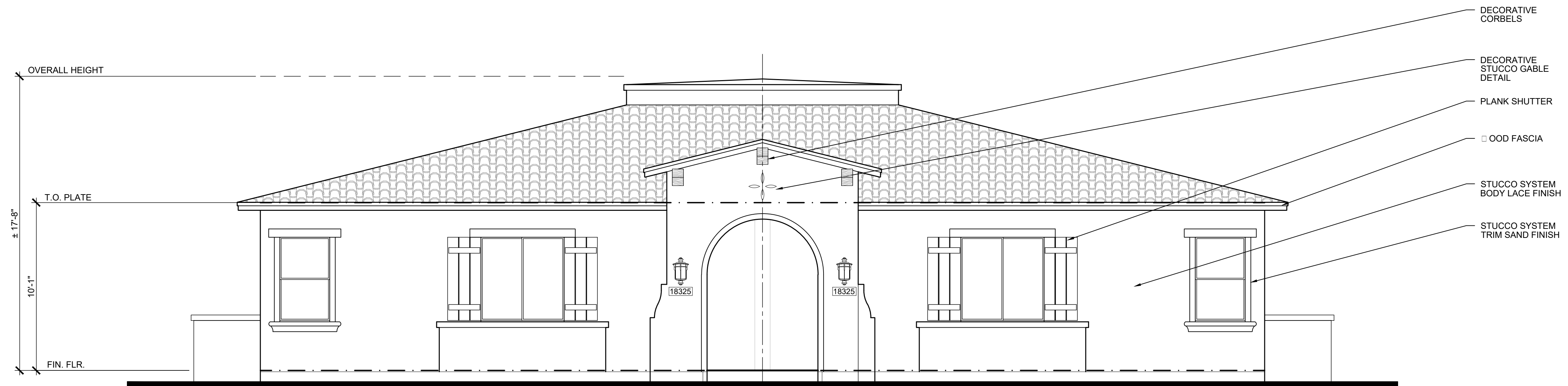
LEFT ELEVATION  
ELEVATION A  
1/8" = 1'-0"



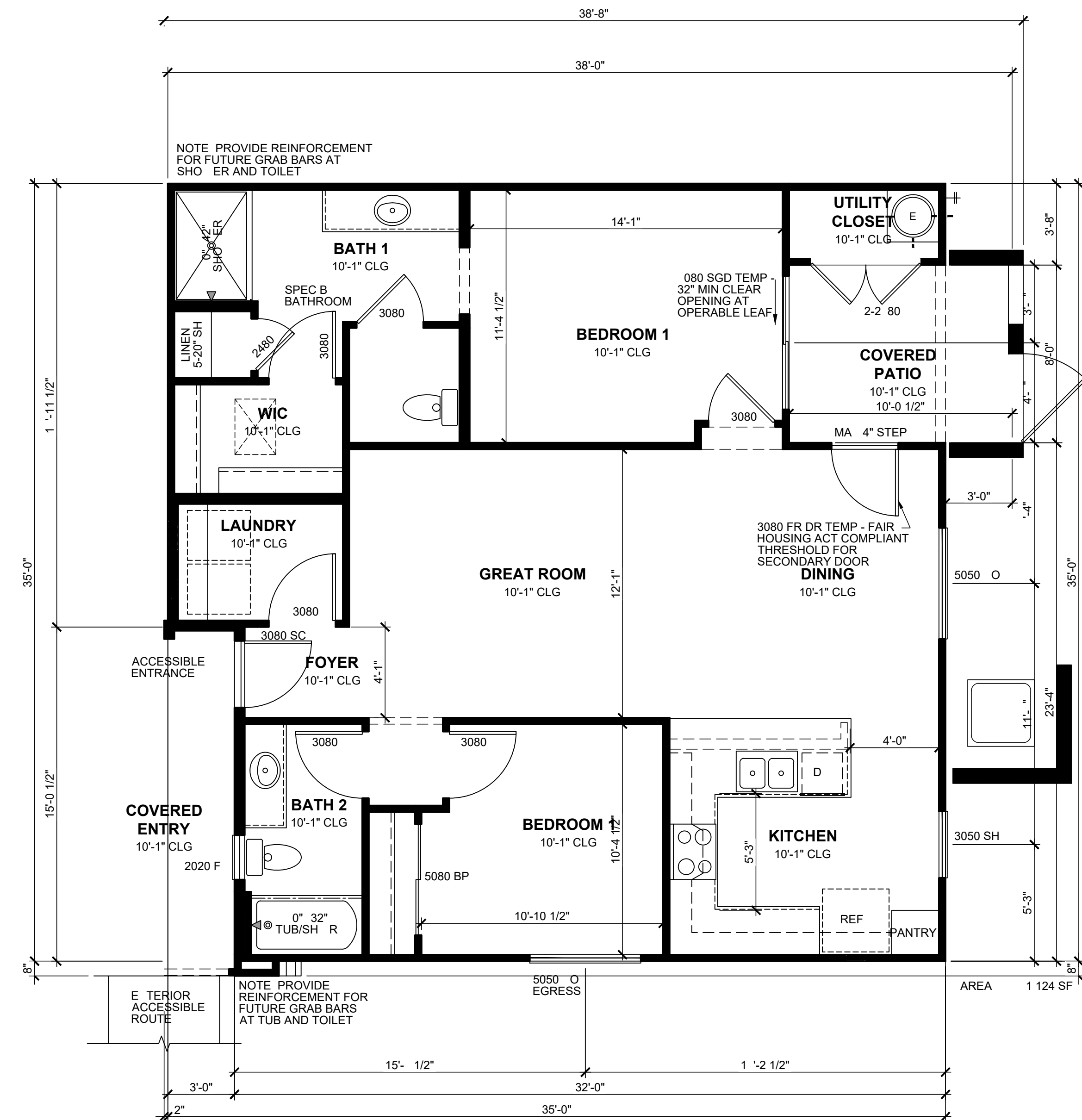
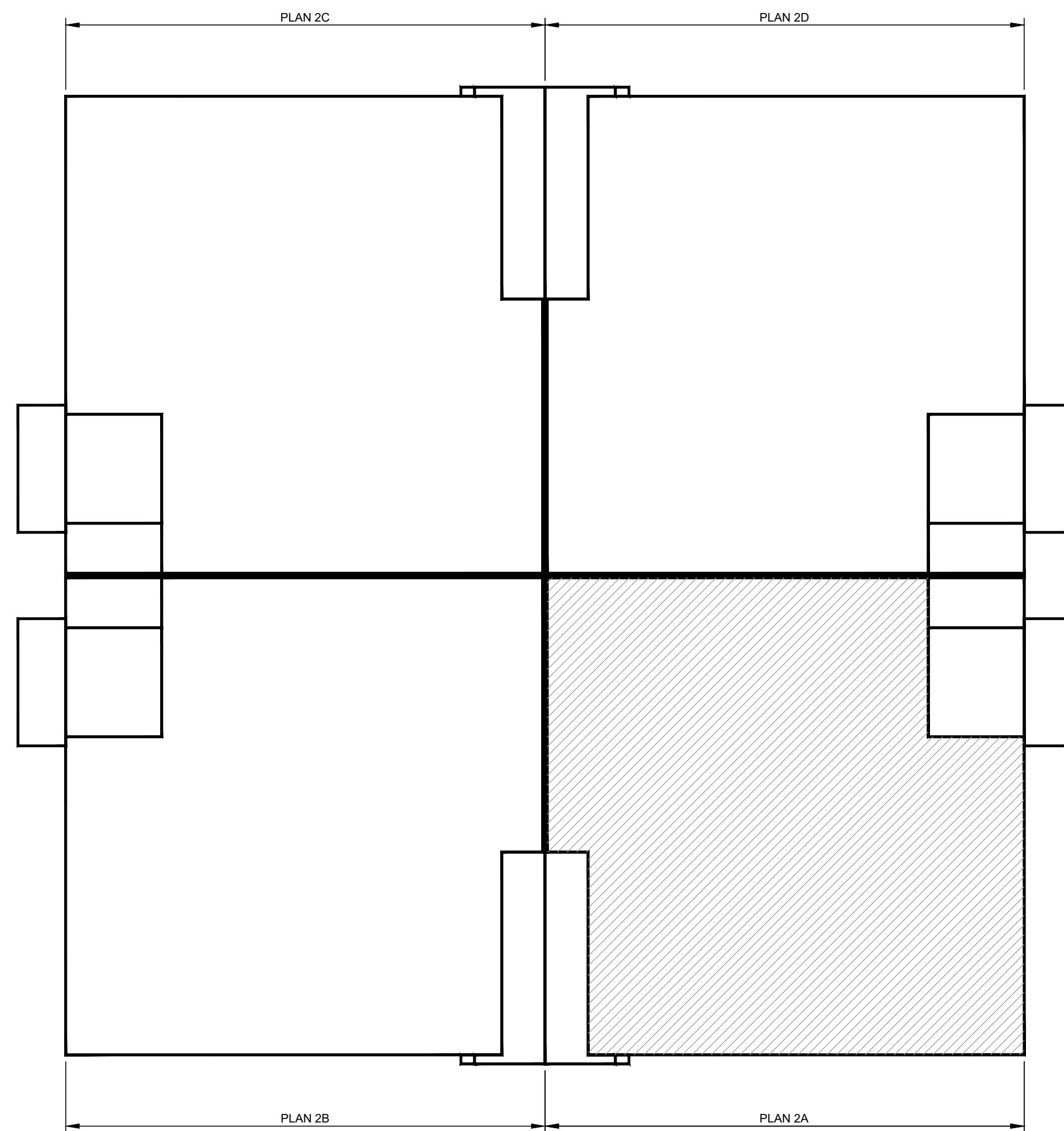
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ELEVATION A  
1/8" = 1'-0"

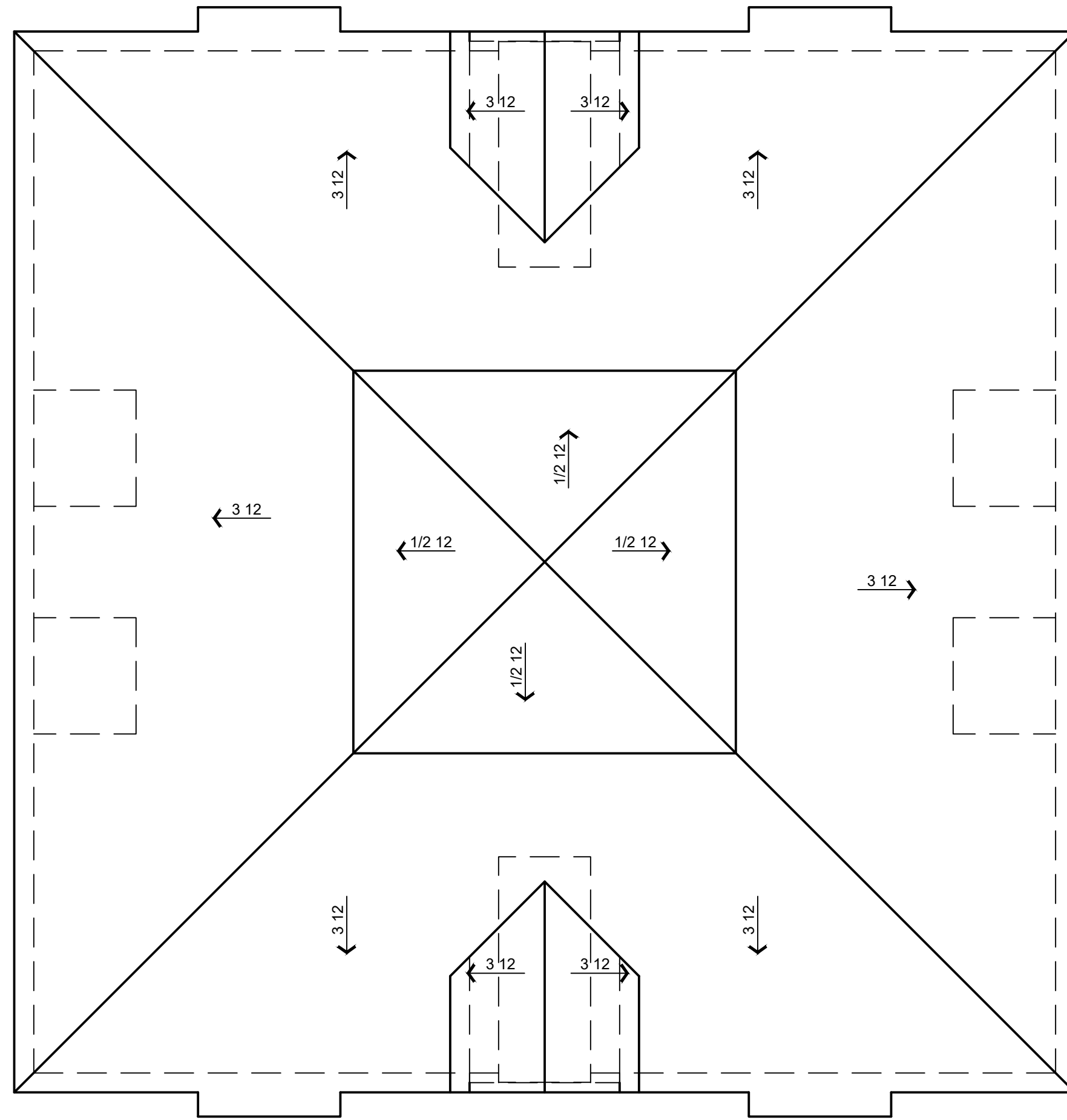


RIGHT ELEVATION  
ELEVATION A  
1/8" = 1'-0"



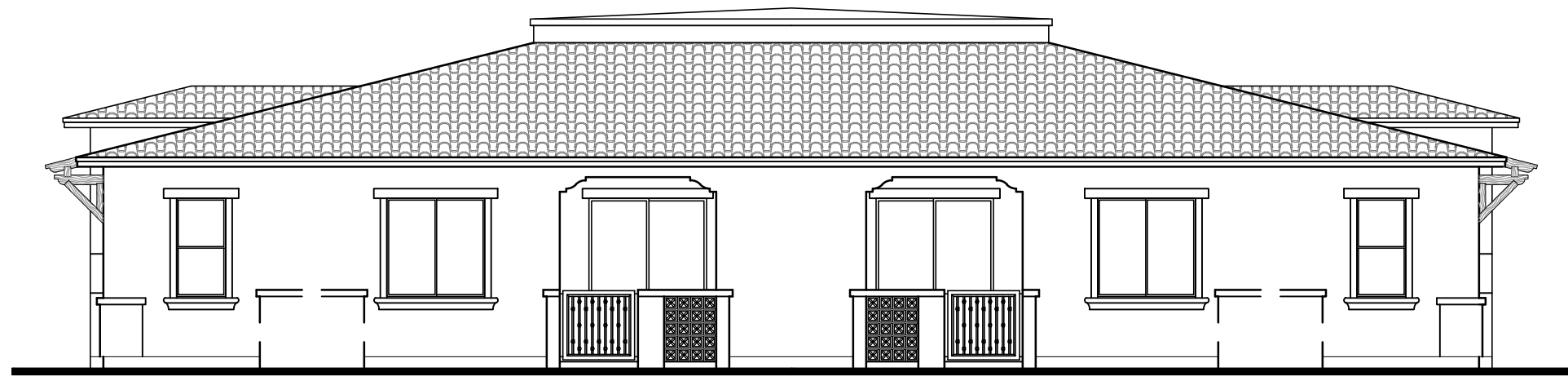
FRONT ELEVATION  
ELEVATION A  
1/4" = 1'-0"



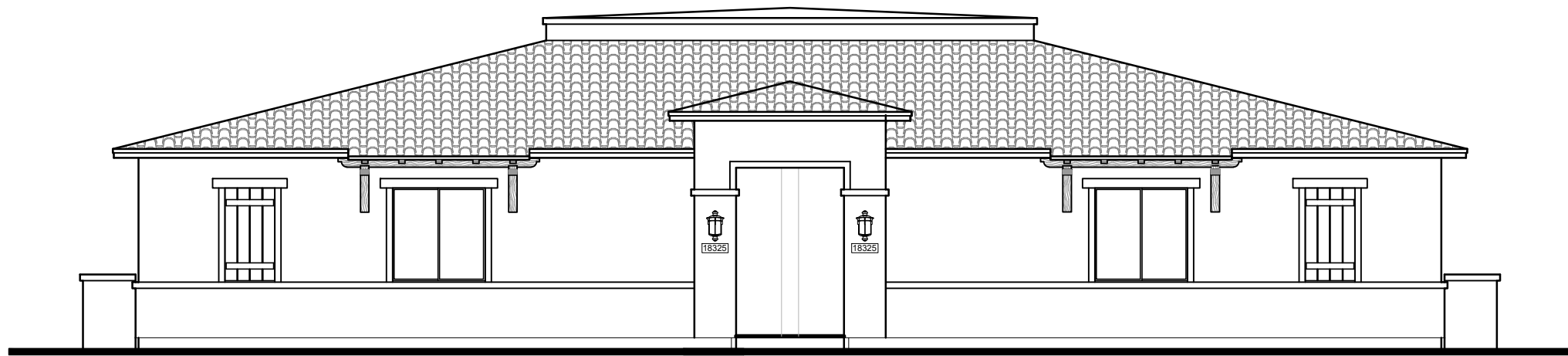


ROOF PLAN  
ELEVATION A  
1/8" = 1'-0"

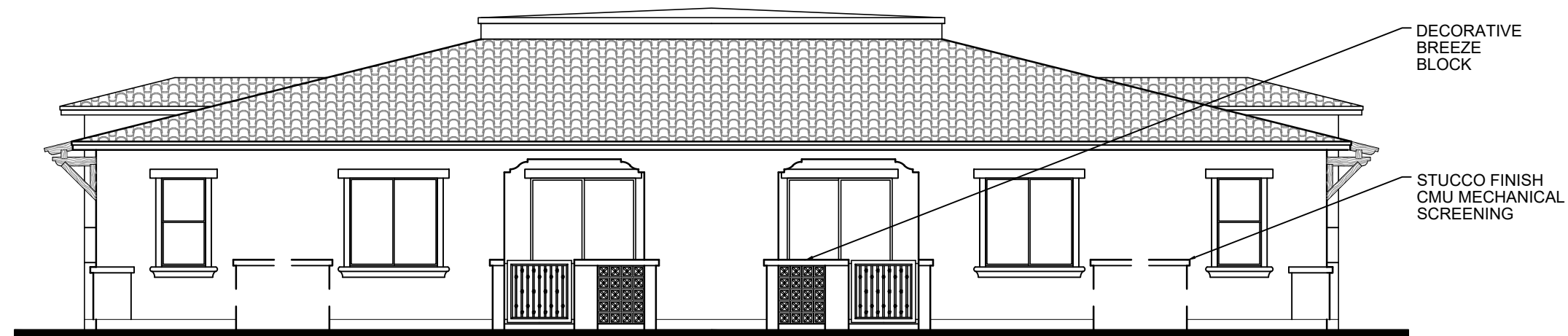




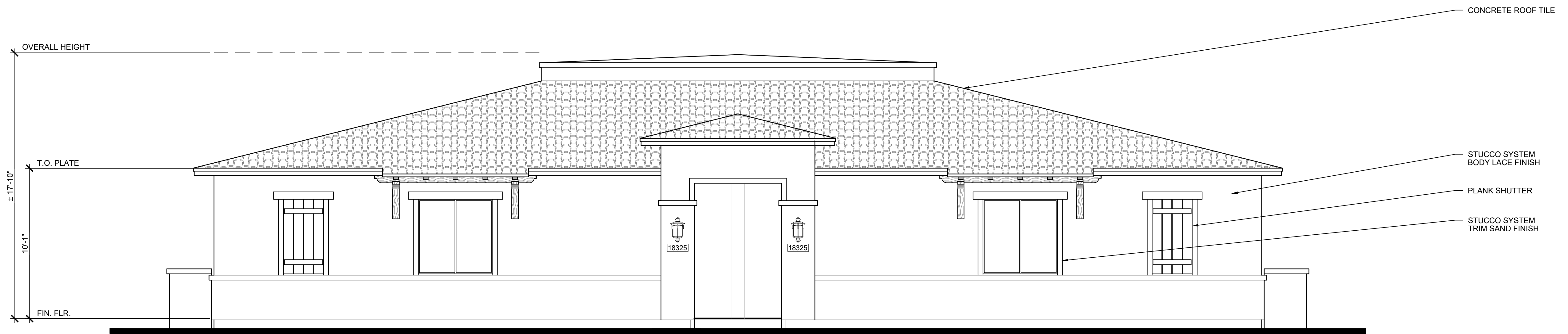
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ELEVATION A  
1/4" = 1'-0"

Plan 2 | Linda Vista Luxury Rentals | Oro Valley, AZ

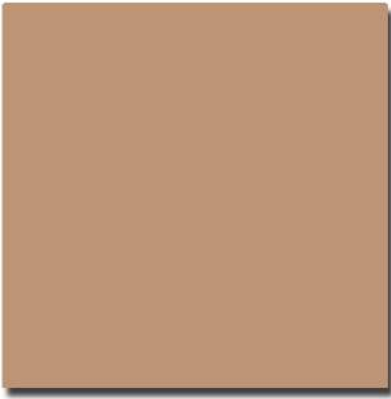
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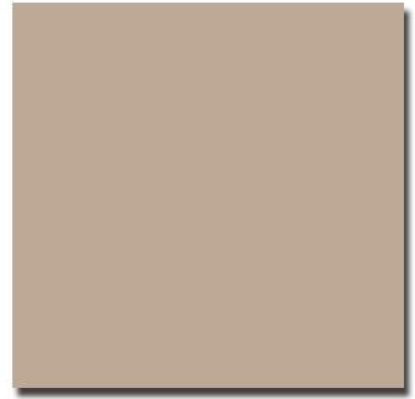
## Color scheme 1



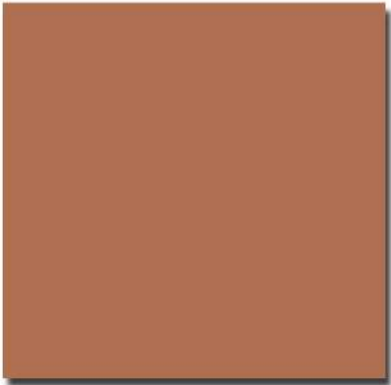
Main Body 1 - Warm Hearth  
(DE6110) LRV 32  
Mfg: Dunn Edwards



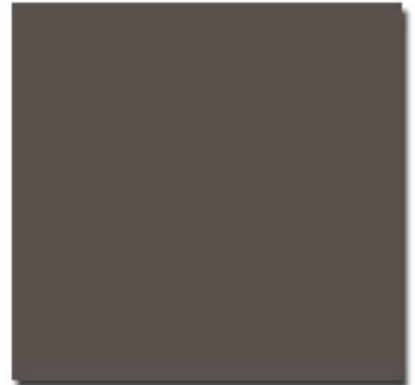
Accent Body 2- Big Stone Beach  
(DE6132) LRV 16  
Mfg: Dunn Edwards



Trim - Trail Dust  
(DE6123) LRV 40  
Mfg: Dunn Edwards



Front Door and Shutters  
Autumn Umber  
(DE5216) LRV 20  
Mfg: Dunn Edwards



Fascia and Wrought Iron  
Weathered Brown  
(DEC756) LRV 8  
Mfg: Dunn Edwards



Roof  
Mfg: Eagle Roofing  
2530 Weathered Adobe  
LRV23



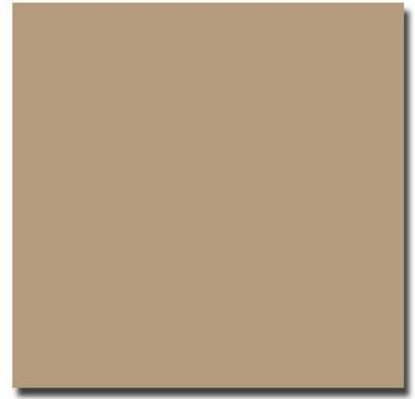
## Color scheme 2



Main Body 1 - Egyptain Sand  
(DE6207) LRV 40  
Mfg: Dunn Edwards



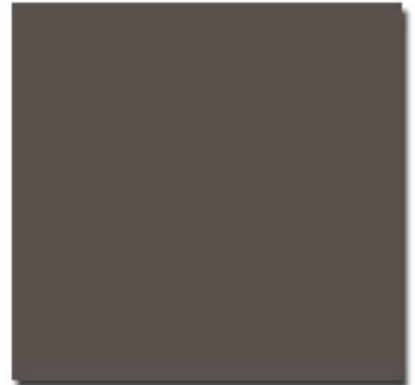
Accent Body 2- Calico Rock  
(DE6229) LRV 28  
Mfg: Dunn Edwards



Trim - Wooded Acre  
(DE6130) LRV 33  
Mfg: Dunn Edwards



Front Door and Shutters  
Rich Mocha  
(DEA159) LRV 10  
Mfg: Dunn Edwards



Fascia and Wrought Iron  
Weathered Brown  
(DEC756) LRV 8  
Mfg: Dunn Edwards



Roof  
Mfg: Eagle Roofing  
2602 Concord Blend  
LRV15



## Color scheme 3



Main Body 1 - Dark Sepia  
(DE6138) LRV 26  
Mfg: Dunn Edwards



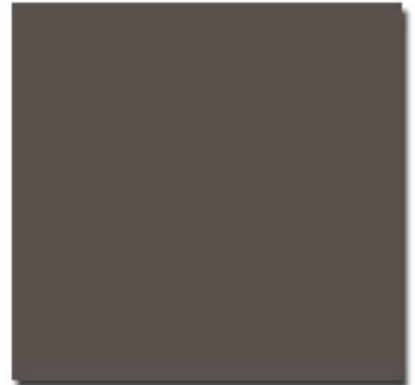
Accent Body 2- Graham Cracker  
(DE6144) LRV 37  
Mfg: Dunn Edwards



Trim - Chester Brown  
(DE6147) LRV 15  
Mfg: Dunn Edwards



Front Door and Shutters  
Limerick  
(DE6299) LRV 21  
Mfg: Dunn Edwards



Fascia and Wrought Iron  
Weathered Brown  
(DEC756) LRV 8  
Mfg: Dunn Edwards



Roof  
Mfg: Eagle Roofing  
2645 Sunrise Blend  
LRV18