

September 29, 2020

Town of Oro Valley Planning Department
11000 N La Canada Drive
Oro Valley, Arizona 85737
Attn. Milini Simms

Oracle Linda Vista Offices – Design Narrative

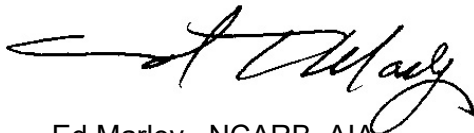
The first phase building is a 16,137 gross square foot commercial office shell building is located on the northwest corner of Oracle and Linda Vista (southeast corner of the site). The second phase building is a 10,891 gross square foot commercial office shell building which is located on the northwest corner of the site on the south side of Desert Sky Road. The palette of materials for both buildings is simple and contemporary. The main building walls are split face concrete masonry units in a brown color, feature accent walls around the storefront fenestrations are a desert sage colored EIFS on CMU or metal framing. The entry to the south building is accented with a gabled roof covered entry. Both buildings have sloped roofs covered in a copper metallic standing seam metal roofing material. These roofs slope up to a parapet which surrounds a roof well to fully conceal all mechanical units. The primary entrance to the south building is on the west façade and the north building on the east façade. Each building has egress points located on the north and south facades. All storefront will be dark bronze anodized aluminum.

The overall building height is 15'-0" which is within the limit of 18'-0". The Architectural features that are incorporated into the design provide visual interest in the form of varied height pop-outs, pediments and parapets and are a maximum height of 27'-5" which is within the 28'-0" maximum allowed.

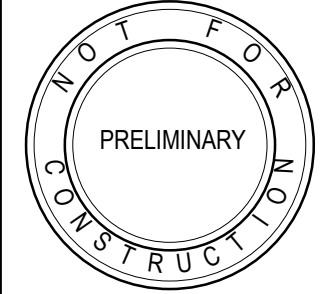
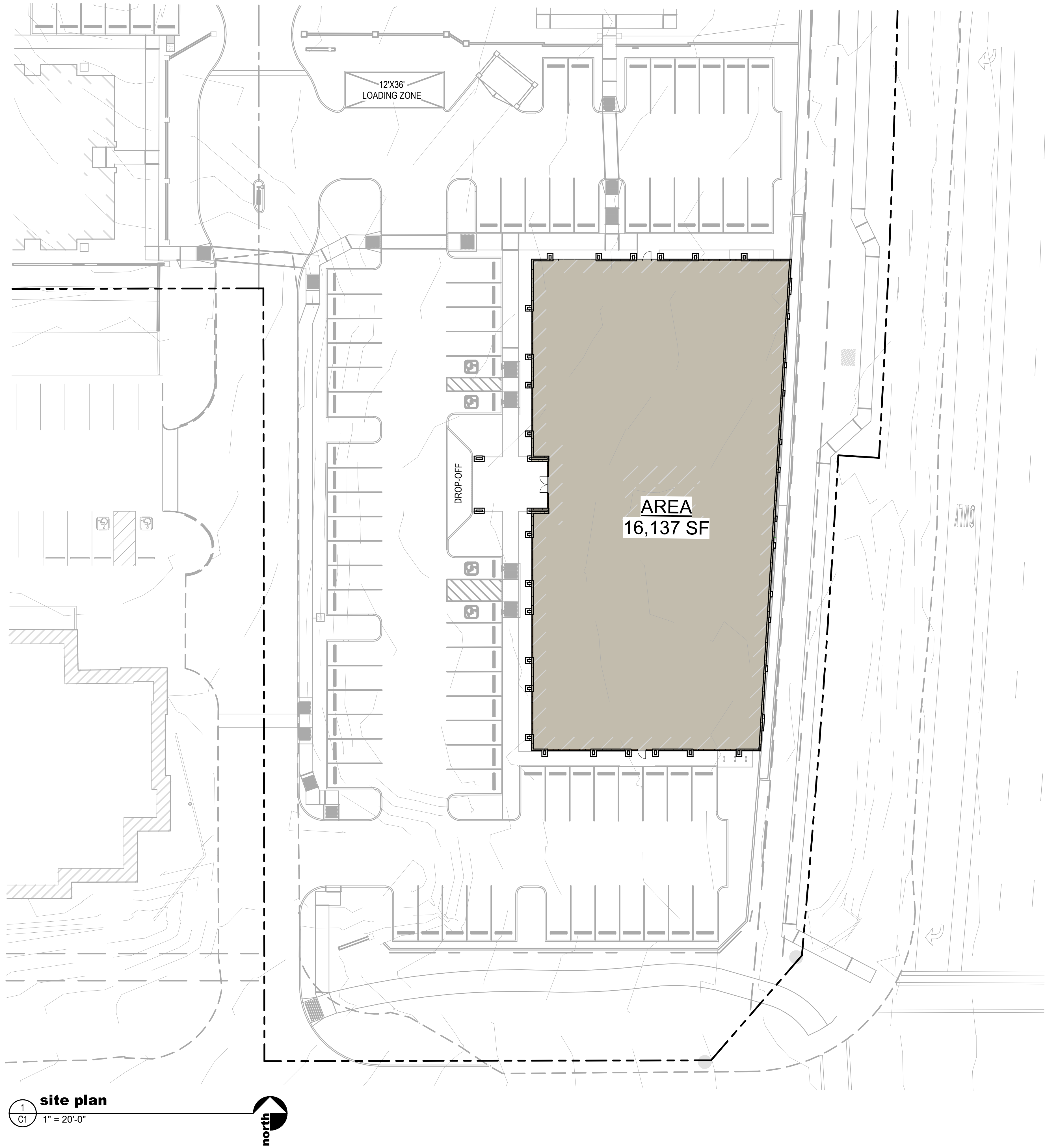
The overall building forms are intended to relate to the residential component of the project yet reflect the commercial nature of the intended use and scale of the buildings.

If you have any questions or need any additional information or clarification, please do not hesitate to call or email.

Sincerely,



Ed Marley. NCARB, AIA
Swaim Associates Ltd.
520.326.3700 emarley@swaimaia.com



job
2002

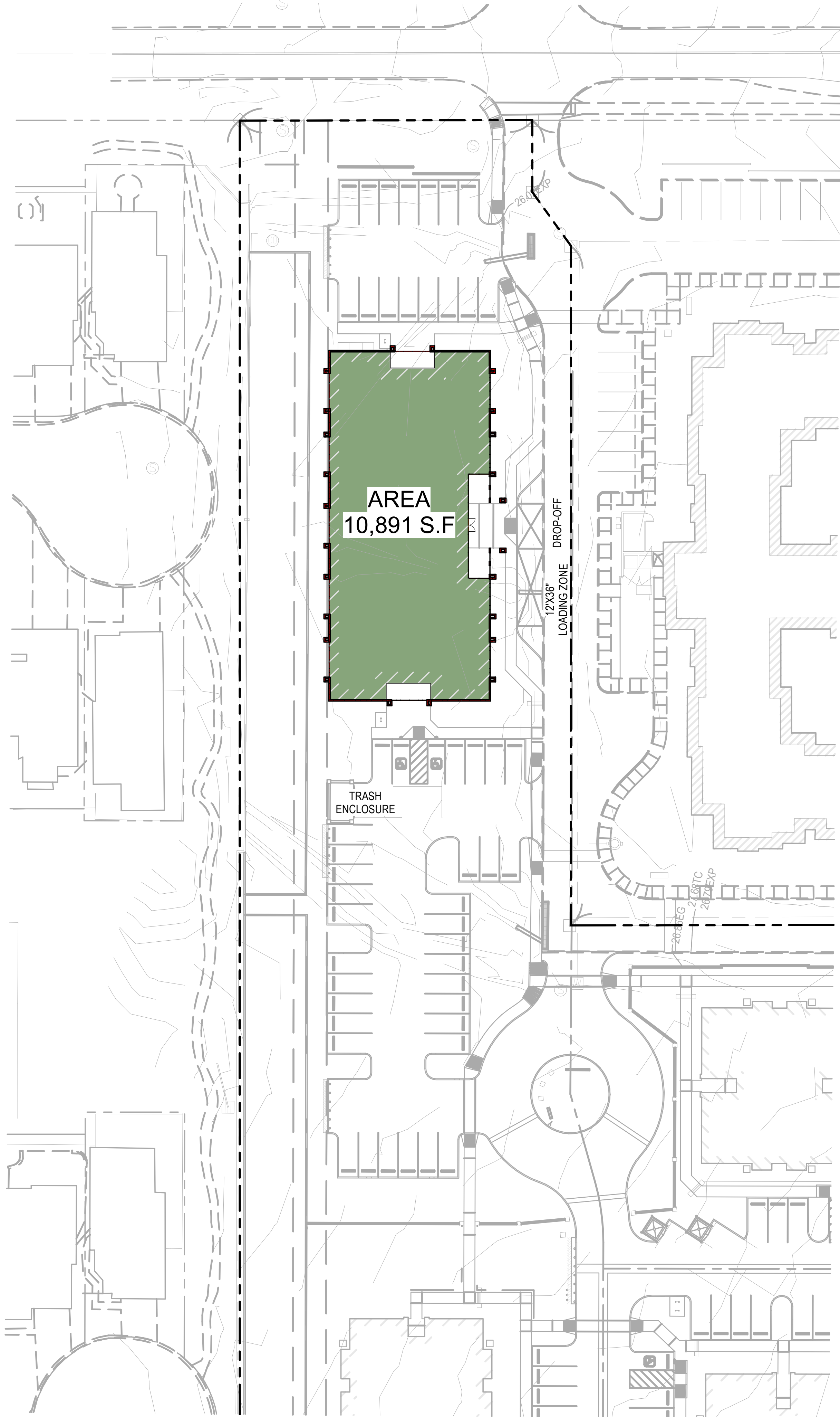
date
09.22.2020

revisions

Oracle-Linda Vista
Office Development

south site plan

C1

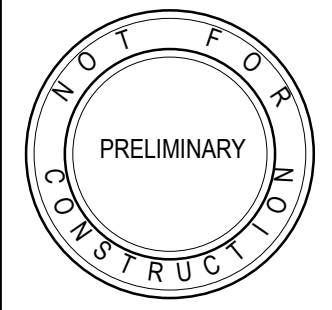


north site plan
1" = 30'-0"

general notes

- 1. COORDINATE WITH CIVIL AND LANDSCAPE.
- 2. REFER TO GATE SCHEDULE FOR SIZE AND HARDWARE.

keynotes



job
2002

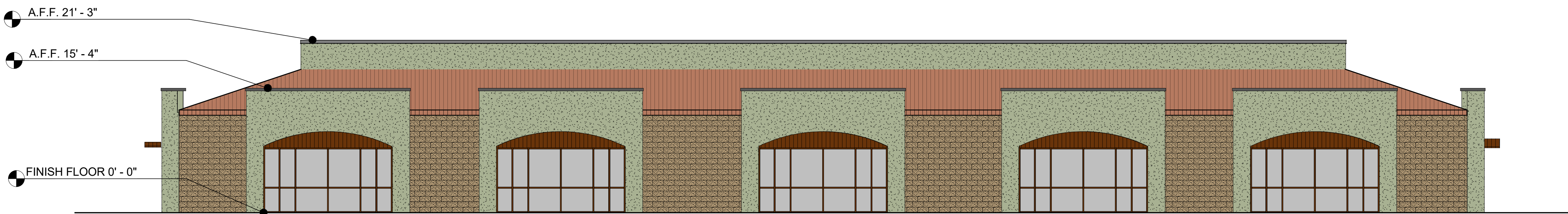
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revisions

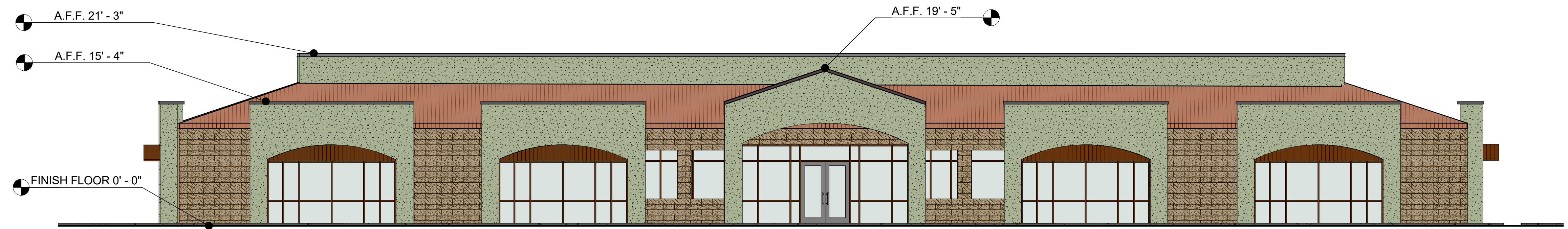
Oracle-Linda Vista
Office Development

north site plan

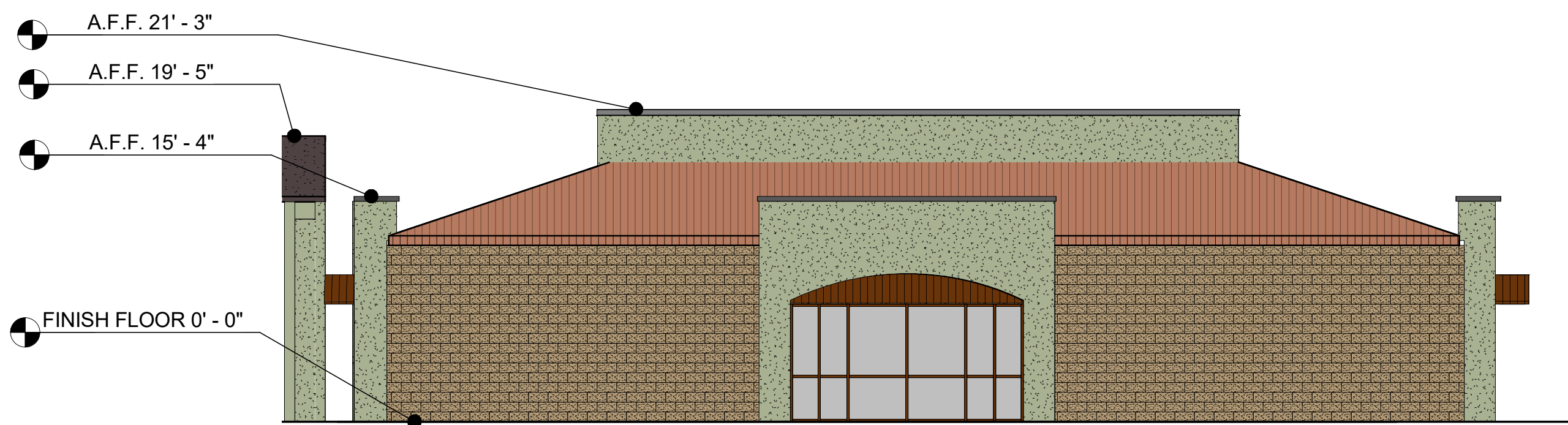
C2



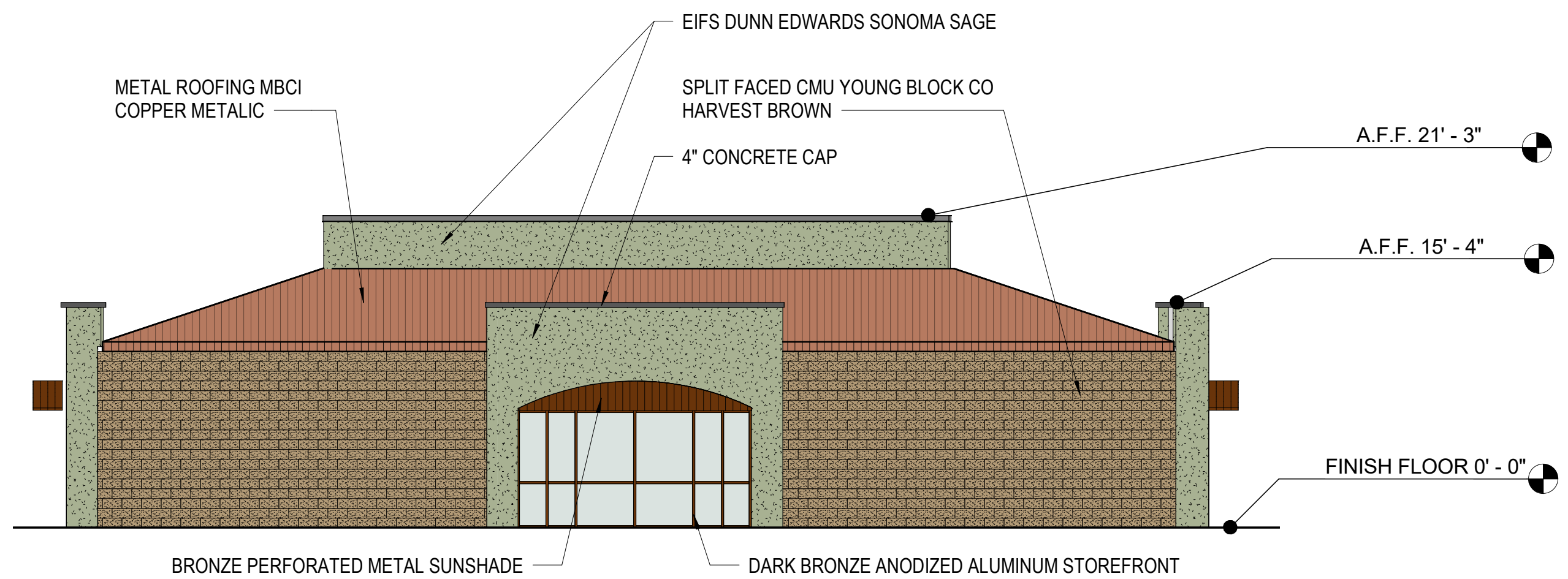
1 north site - west elevation
C3 1/8" = 1'-0"



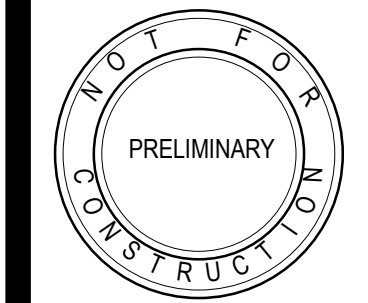
2 north site - east elevation
C3 1/8" = 1'-0"



3 north site - north elevation
C3 1/8" = 1'-0"



4 north site - south elevation
C3 1/8" = 1'-0"



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2002

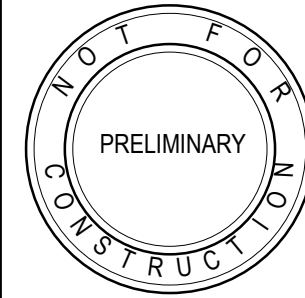
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building elevations
north site

C3



job
2002

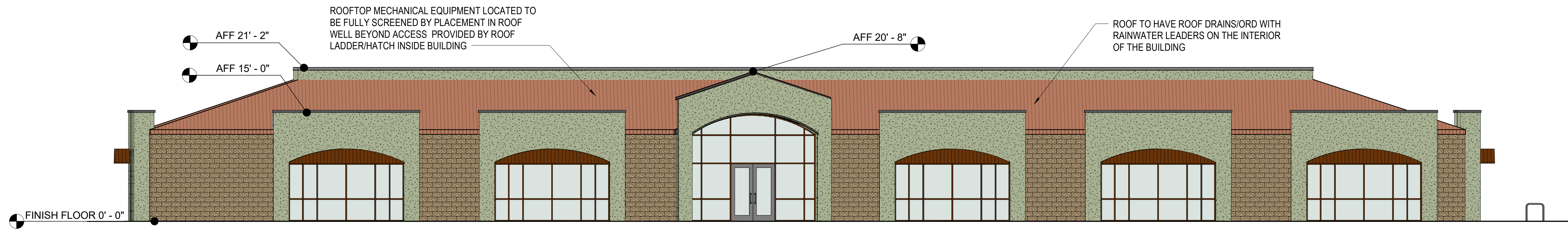
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Oracle-Linda Vista
Office Development

building elevations
south site

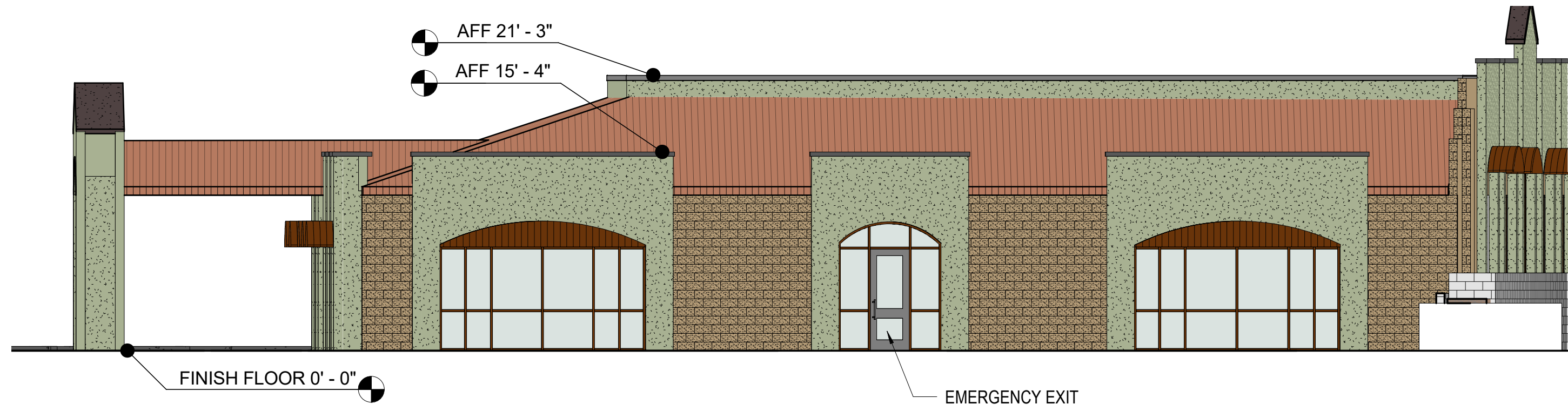
C4



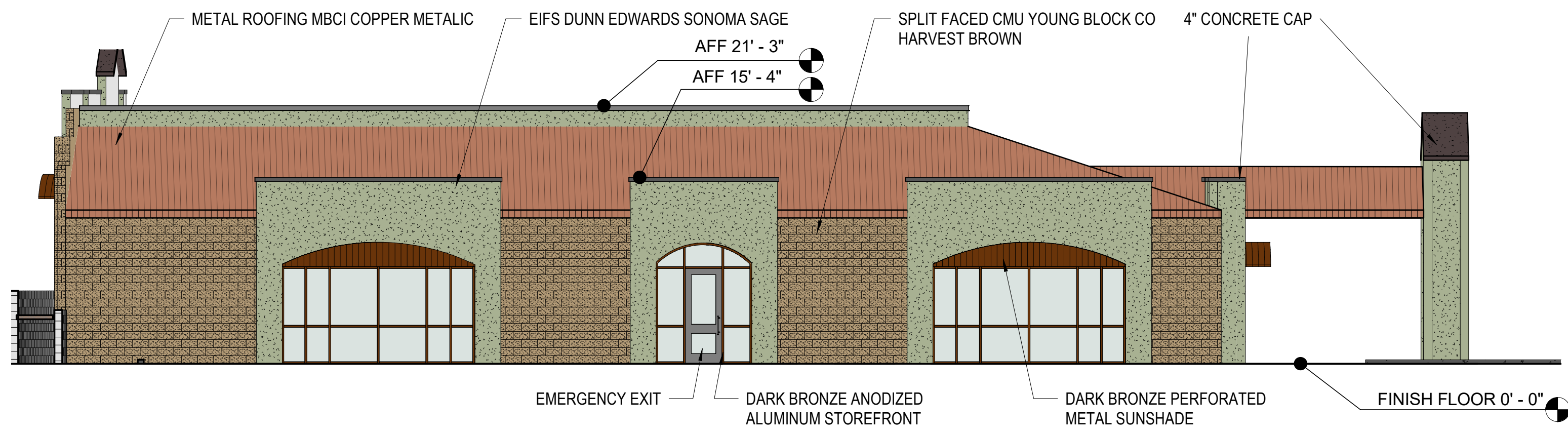
1
C4
south building - west elevation
1/8" = 1'-0"



2
C4
south building - east elevation
1/8" = 1'-0"



3
C4
south building - south elevation
1/8" = 1'-0"



4
C4
south building - north elevation
1/8" = 1'-0"



VIEW FROM SOUTHEAST



VIEW FROM SOUTHEAST TOWARDS MAIN ENTRANCE



VIEW FROM NORTHWEST



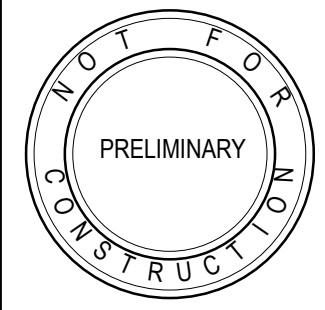
VIEW FROM WEST TOWARDS MAIN ENTRANCE



VIEW FROM SOUTHWEST



VIEW FROM NORTHEAST FROM ORACLE RD



job
2002

date
09.22.2020

revisions

Oracle-Linda Vista
Office Development

views of and from the
site



EIFS Dunn Edwards Sonoma Sage
LRV 34



Metal Roofing MBCI Copper Metallic
LRV 24.64



Split Face CMU Young Block Co. Harvest Brown
LRV 30

Plain Gray Concrete Caps
LRV 55 (Similar to concrete)

Storefront to be Dark Bronze Anodized

Oracle/Linda Vista Commercial Building Color Board

6-10-2020