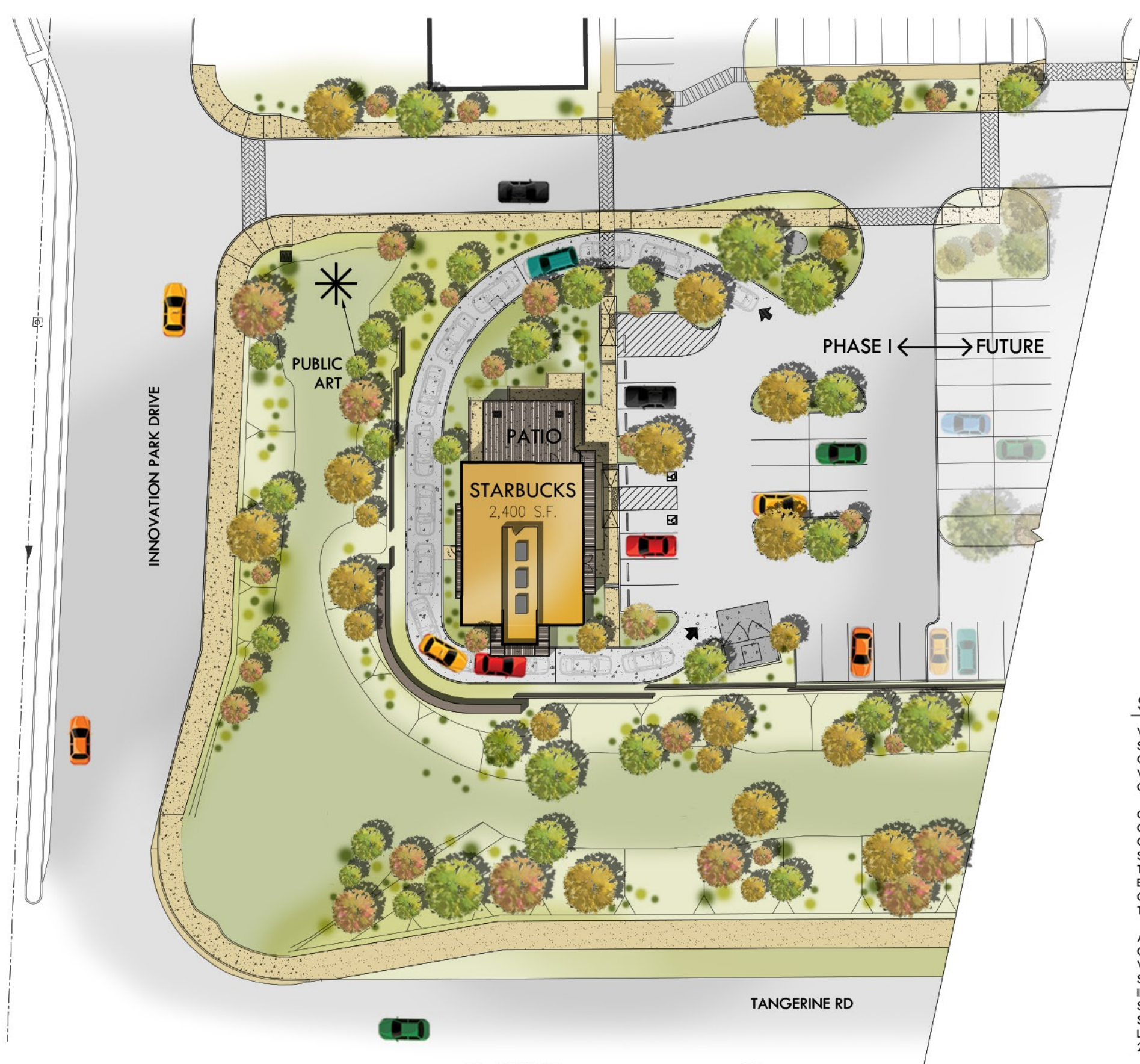
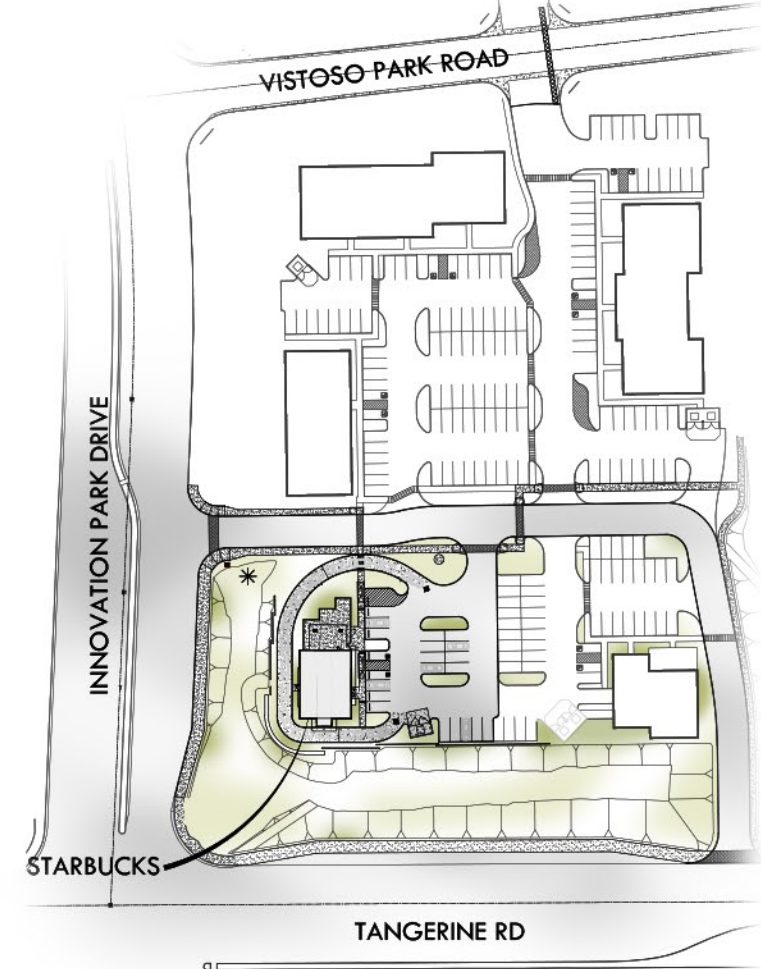




3 SITE PLAN
SCALE: 1" = 40'-0"



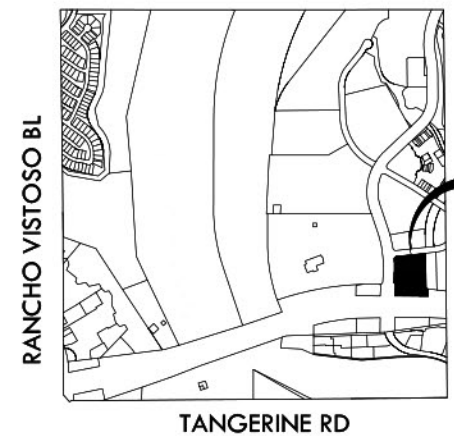
1 OVERALL SITE PLAN
SCALE: N.T.S.

STARBUCKS COFFEE COMPANY

WE ARE PLANNING TO CONSTRUCT A 2400SF STARBUCKS AS THE FIRST PHASE OF THE BLOCK C-6 OF INNOVATION PARK. THE FUTURE DEVELOPMENT WILL CONTAIN 31000 SF OF OFFICE AND COMMERCIAL SERVICES.

OUR ONE STORY FEATURES A SOUTHWEST CONTEMPORARY DESIGN FEATURING VARIEGATED CERAMIC TILE AND STUCCO EXTERIOR WITH METAL SHADE CANOPY ACCENTS AND A COVERED PATIO. THE HIGHER MASS IN THE CENTER OF THE BUILDING EXTENDS FROM THE DRIVE-THRU TO THE NORTH CREATING A PLACE WHERE WE CAN FULLY SCREEN THE ROOFTOP EQUIPMENT.

A 720SF PARTIALLY COVERED PATIO ALLOWS OUTDOOR SEATING WITH GORGEOUS MOUNTAIN VIEWS. THE GENEROUS DRIVE FOR STACKING IS SCREENED BY LOW WALLS AND A RELOCATED INNOVATION PARK SIGN WILL BE PROVIDED. SIGNAGE IS FOR CONCEPT ONLY AND WILL BE UNDER SEPARATE PERMIT. THE SITE WILL BE BUILT LANDSCAPED PER THE DEVELOPMENT PACKAGE 2300167.



2 SITE LOCATION MAP
SCALE: N.T.S.



VENTURE WEST

INNOVATION PARK

1751 E. TANGERINE RD. ORO VALLEY, ARIZONA

STARBUCKS



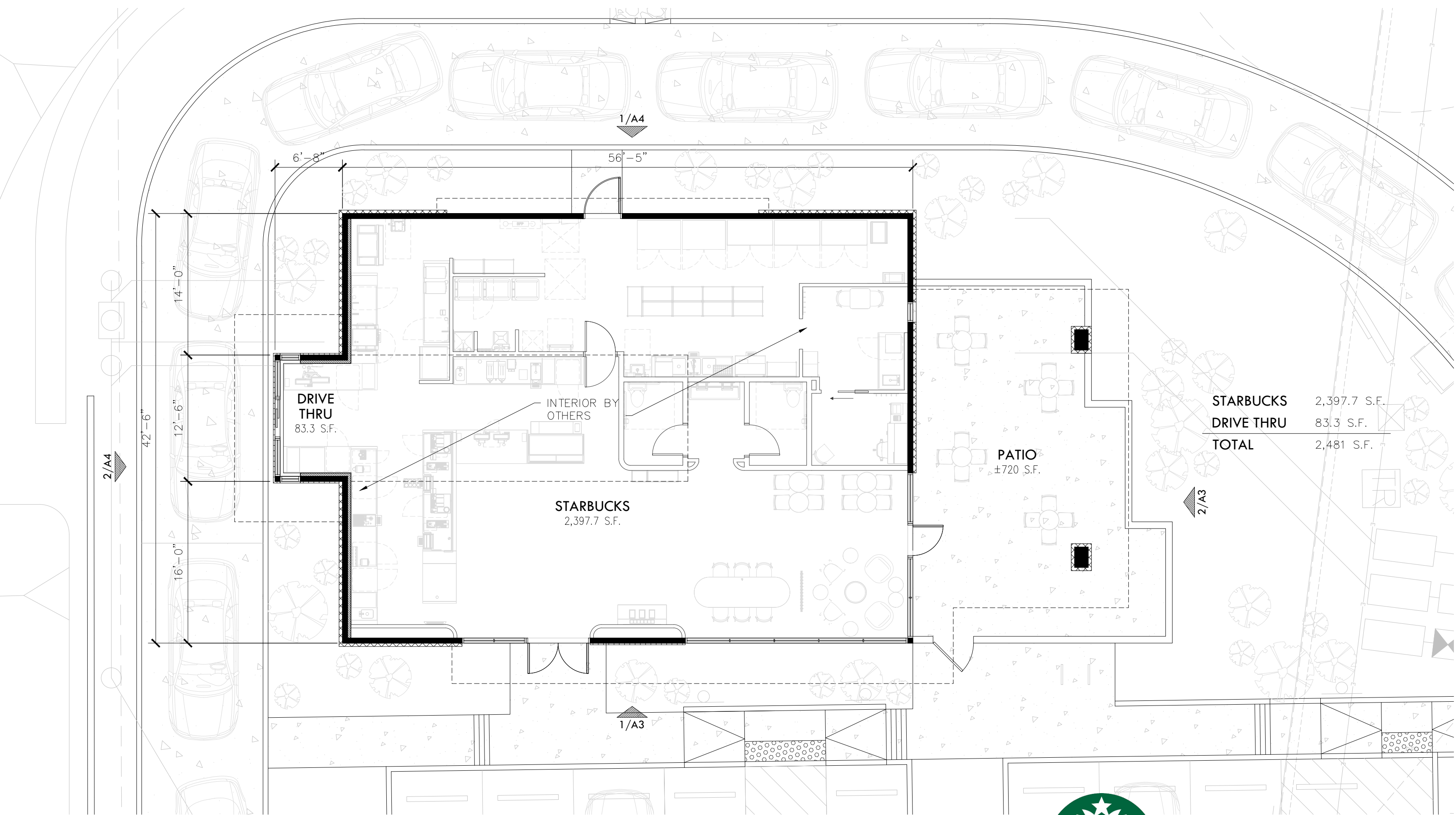
JOB# 3524-24
6/10/2024



EGLIN+BRESLER
ARCHITECTS, P.C.

6303 E. TANQUE VERDE RD. #315
TUCSON, ARIZONA 85715
MAIN. 520-885-445
WWW.EGLINBRESLER.COM

A1



STARBUCKS	2,397.7 S.F.
DRIVE THRU	83.3 S.F.
TOTAL	2,481 S.F.

1 FLOOR PLAN 2,418 S.F.
SCALE: 1/8" = 1'-0"

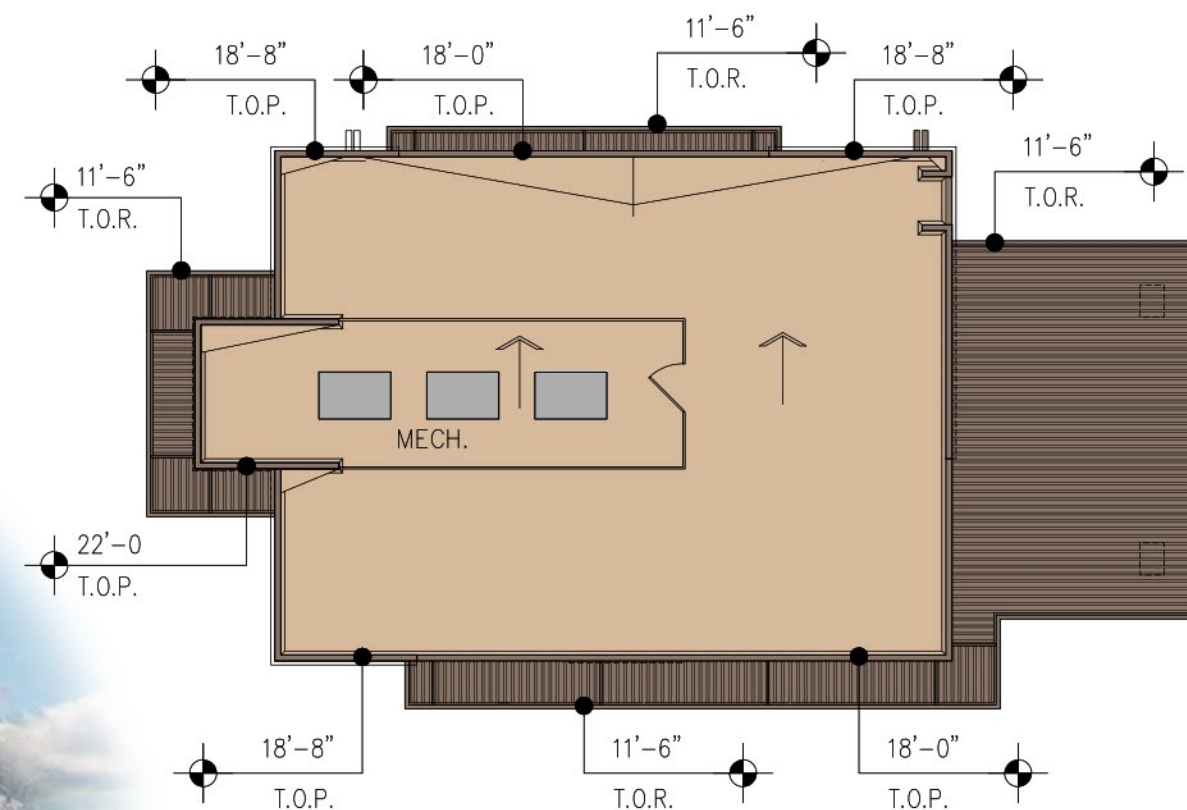




1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 ROOF PLAN
SCALE: 1/16" = 1'-0"



VENTURE WEST

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STARBUCKS



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A3



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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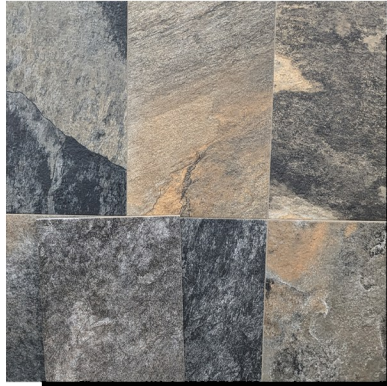
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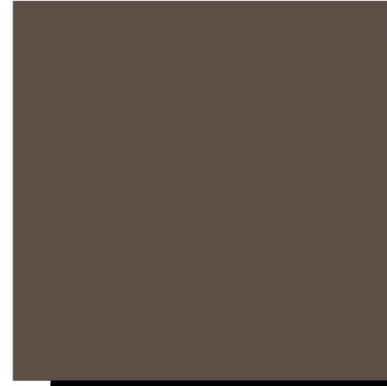
A4



Floor & Decor
Serrano Multicolor
12"x 24" Porcelain Tile
(Or Similar)



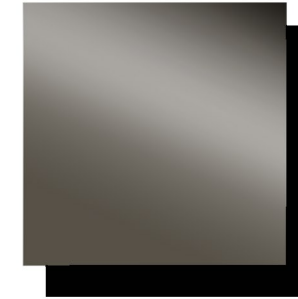
Floor & Decor
Carson Brown
7"x 24" Ceramic Tile
(Or Similar)



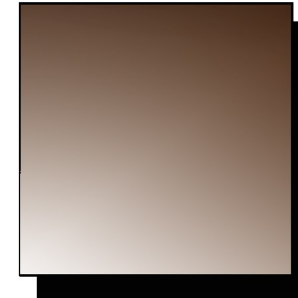
DE6063
Dark Walnut
(Accent)



DE6136
Terracotta Sand
LRV-49



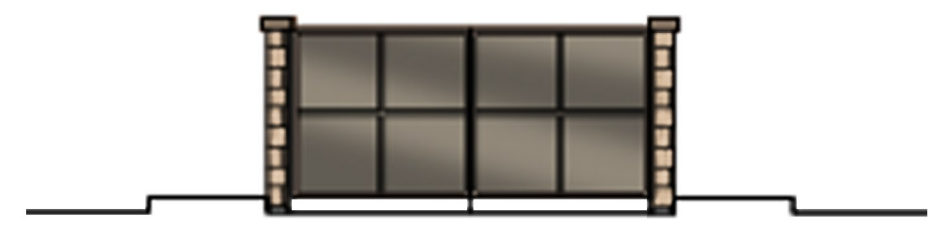
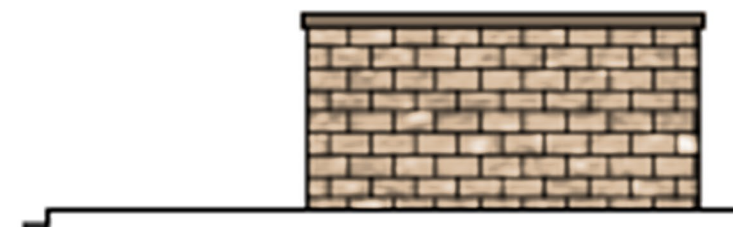
Custom-Bilt Metals
Metal Accent
Musket



Window Frame
Dark Bronze
Anodized



Cocoa Brown CMU
By Superlite



Trash Enclosure Elevation



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View Looking East



View From Innovation Park Dr



View From Tanagerine Rd.



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