



Dec. 12, 2019

Town of Oro Valley
Community and Economic Development Department
11000 N. La Canada Drive
Oro Valley, AZ 85737

Subject: Two Oracle Place, Commercial Architectural Design Review

Project Narrative:

The scope of work for this project is an overall upgrade of the exterior façades for this building. The current design for this building is looking to upscale the property and street presence as well as create design cohesion with community properties of similar size and function. The current building still maintains existing tenants on the top floor as well as the ground level on the south end, so we have generated a design that is the least intrusive to business while upgrading the overall exterior image of the building.

The property owners want to attract restaurants to the forward spaces for lease. The current design utilizes a deep arcade patio area at the Oracle side of the building with storefront glazing to allow patrons to take in the mountain views to the east and accommodate outdoor seating for restaurant functions.

The building also has a second underutilized opportunity in the north garden level of the building. With a floor infill package currently in for permit review, we have been able to generate a new leasable space that had previously been restricted in function to a gymnasium. The current design will open up the north front to create a new front door feel for retail, which was not available before.

Sincerely,

SEAVER FRANKS ARCHITECTS, INC., A.I.A.

A handwritten signature in black ink, appearing to be "R. Huch".

Richard W. Huch

Senior Project Architect





NORTHWEST VIEW EXISTING



NORTHWEST VIEW PROPOSED



WEST VIEW EXISTING



WEST VIEW PROPOSED



NORTHEAST VIEW EXISTING



NORTHEAST VIEW PROPOSED



SOUTH VIEW EXISTING



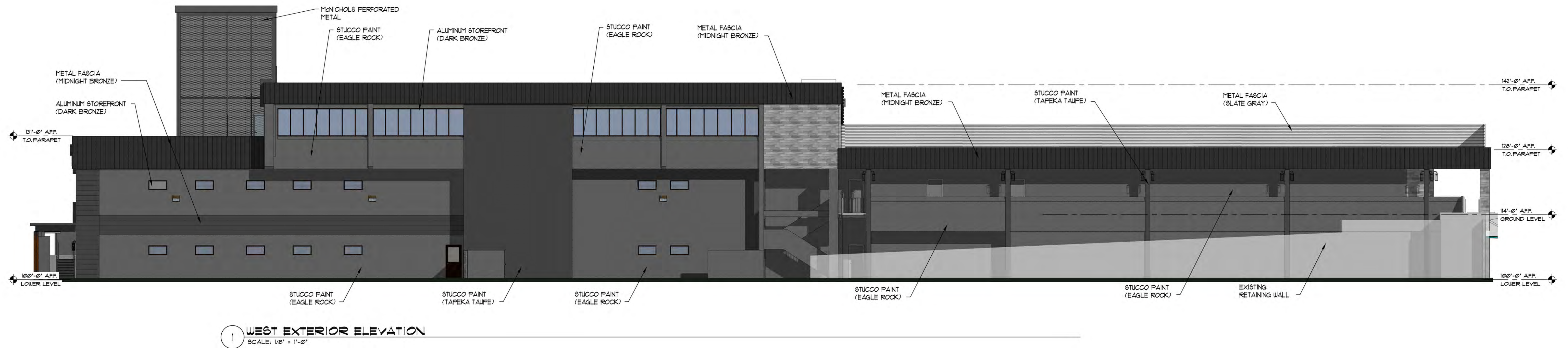
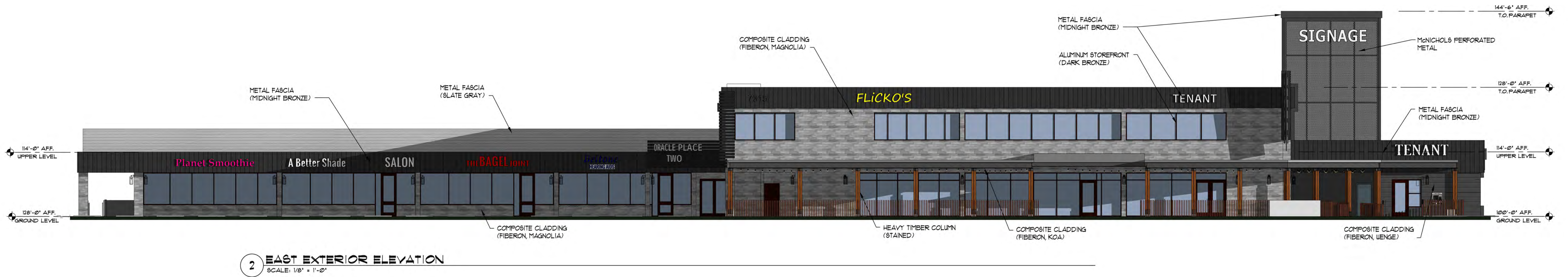
SOUTH VIEW PROPOSED

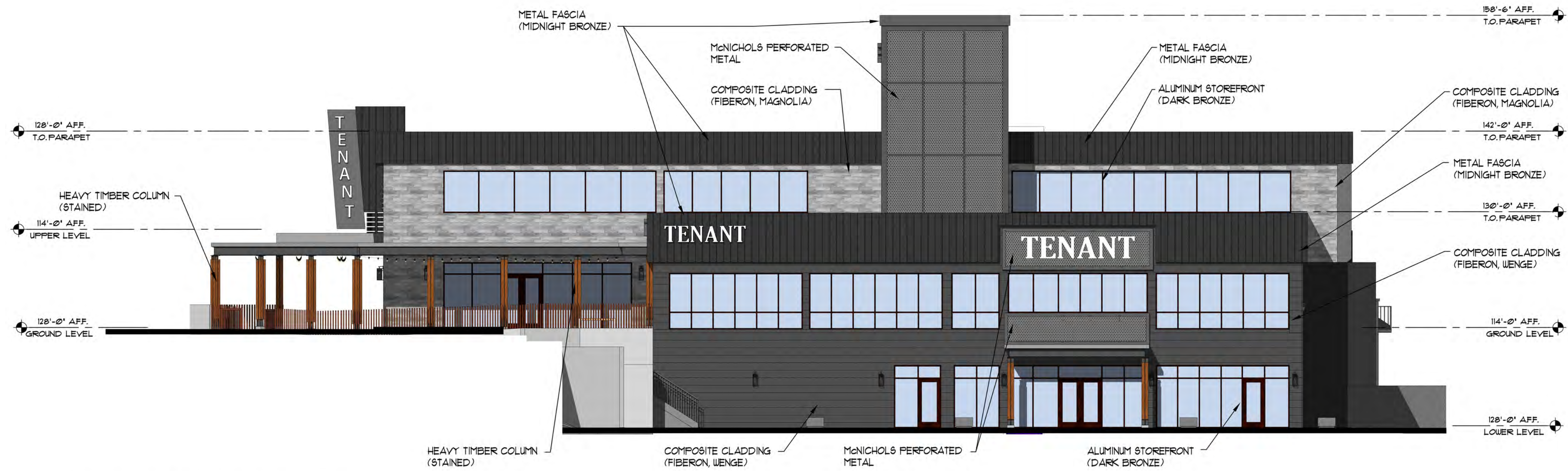


SOUTH VIEW EXISTING

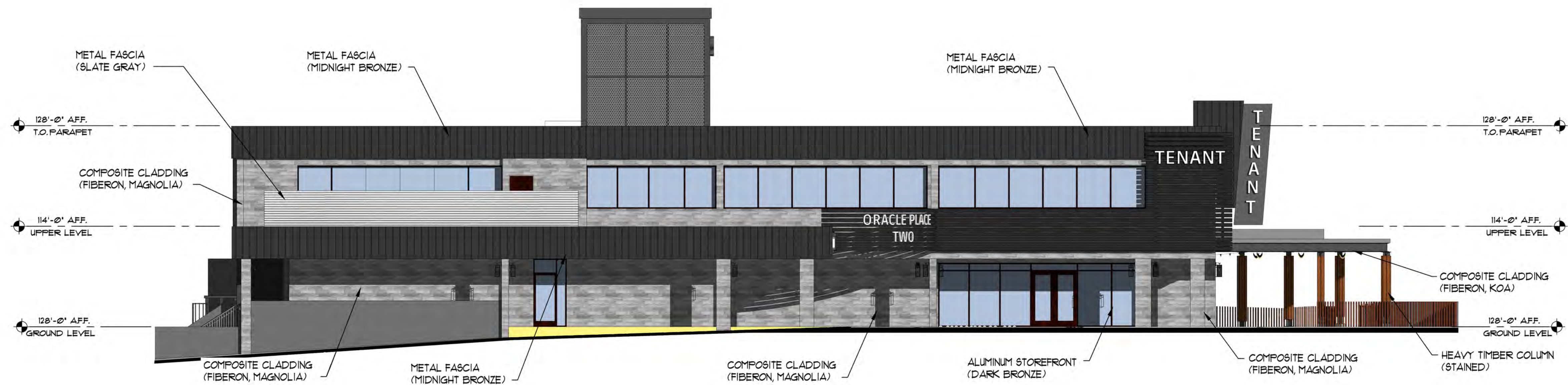


SOUTH VIEW PROPOSED





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



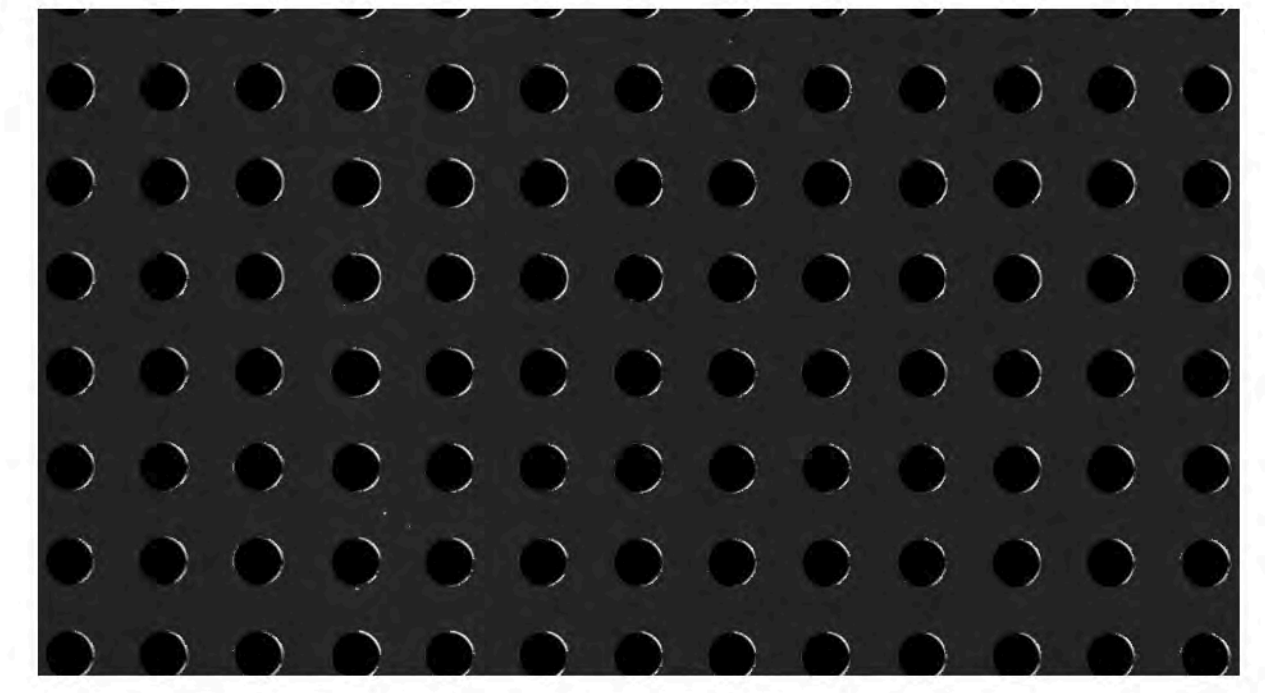
1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



STUCCO PAINT:
BENJAMIN MOORE,
EAGLE ROCK 1469
23.45 LRV



STUCCO PAINT:
BENJAMIN MOORE,
TAPEKA TAUPE 1463
9.12 LRV



McNICHOLS PERFORATED METAL
COLOR: MIDNIGHT BRONZE
ITEM: 1614502041



EXTERIOR COMPOSITE CLADDING:
FIBERON, MAGNOLIA



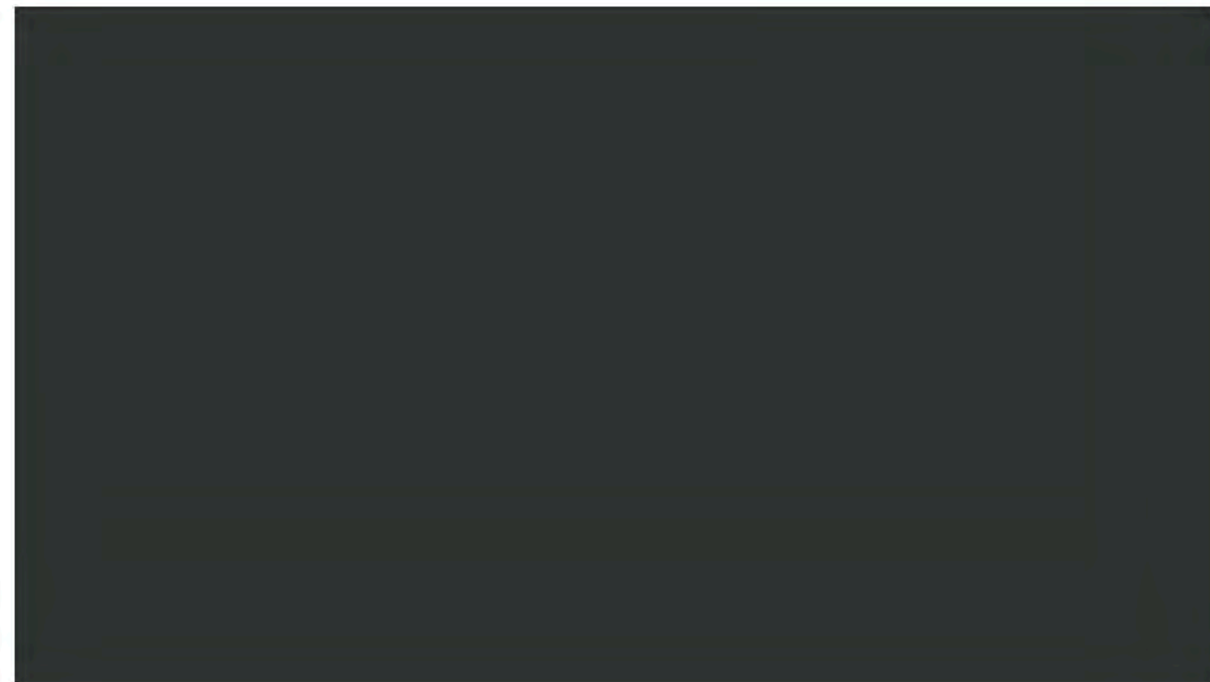
EXTERIOR COMPOSITE CLADDING:
FIBERON, WENGE



SOFFIT COMPOSITE CLADDING:
FIBERON, KOA



STOREFRONT ALUMINUM:
DARK BRONZE ANODIZED



EXTERIOR METAL FASCIA:
MBCI SIG 300, MIDNIGHT BRONZE



EXTERIOR METAL FASCIA:
B DECK PROFILE, SLATE GRAY



HEAVY TIMBER COLUMN
(STAINED)



GARDEN FLOOR PLAN



FIRST FLOOR PLAN

SITE AND PARKING DATA

PARKING REQUIREMENTS:

ORO VALLEY LAND USE CODE
TABLE 21.14

GENERAL OFFICE 22,839 SF STAGGERED PEAK DAYTIME DEMAND
PARKING (3/1,000) 69 SPACES
BICYCLES (1/20 SPACES CLASS 2 WITH 10% CLASS 1) CLASS 2 = 4 / CLASS 1 = 1

GENERAL RETAIL 14,438 SF STAGGERED PEAK DAYTIME DEMAND
PARKING (4/1,000) 58 SPACES
BICYCLES (1/20 SPACES CLASS 2 WITH 10% CLASS 1) CLASS 2 = 3 / CLASS 1 = 1

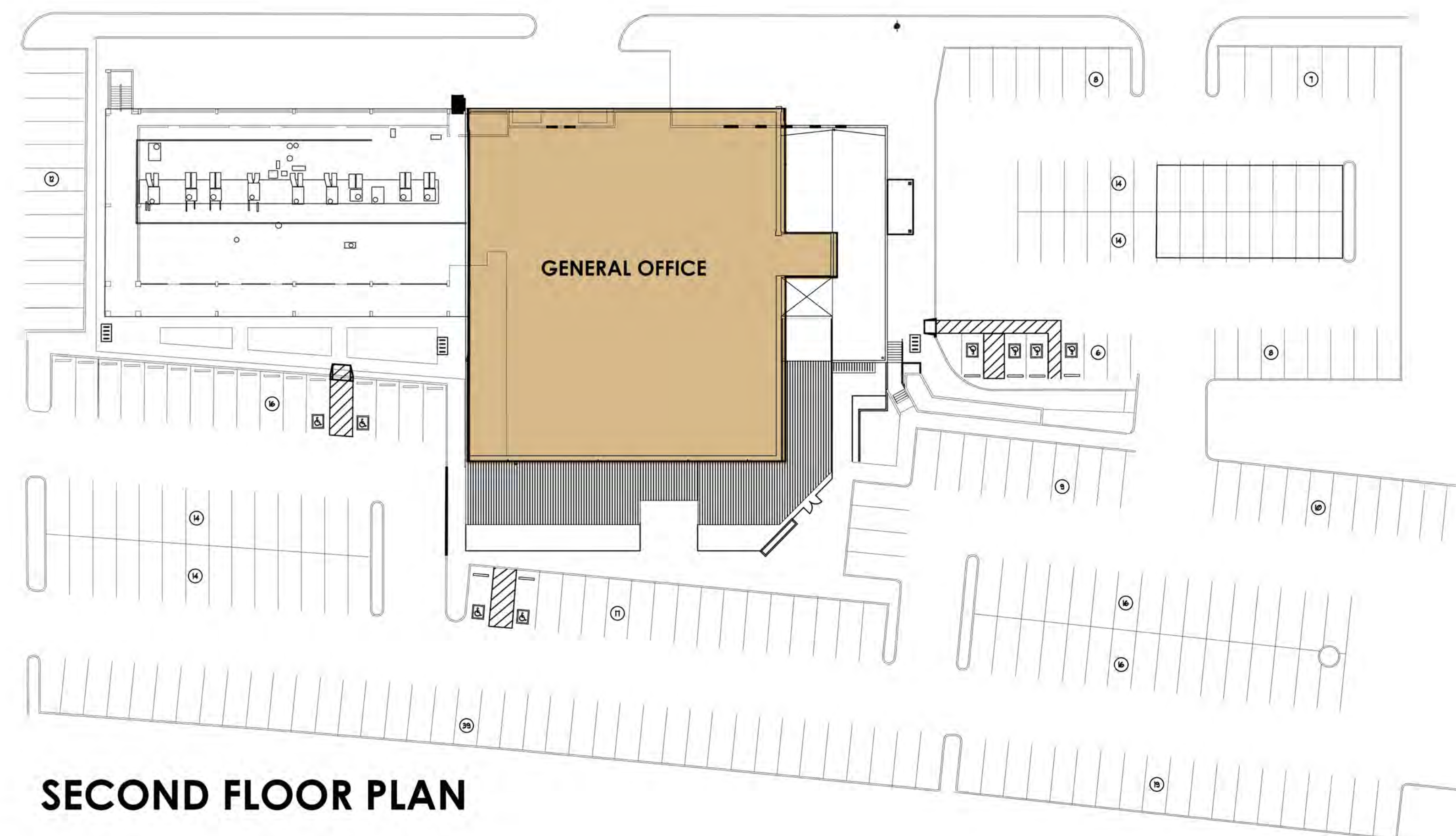
COMM. RECREATIONAL (INDOOR RECREATION) 6,200 SF STAGGERED PEAK DAYTIME DEMAND
PARKING (6/1,000) 38 SPACES
BICYCLES (1/20 SPACES CLASS 2 WITH 10% CLASS 1) CLASS 2 = 2 / CLASS 1 = 1

RESTAURANT (STANDARD) 10,834 SF STAGGERED PEAK NIGHT TIME DEMAND
PARKING (10/1,000) 109 SPACES
BICYCLES (1/20 SPACES CLASS 2) CLASS 2 = 6

SECTION 21.1, E ACCESSIBLE SPACES 201-300 SPACES = (7) ACCESSIBLE SPACES, (1) VAN ACCESSIBLE
PER (8) ACCESSIBLE SPACES REQUIRED.

TOTAL PARKING WITH STAGGERED DEMAND (SEC. 21.1.3)	DAYTIME DEMAND	NIGHTTIME DEMAND	ACTUAL
GENERAL OFFICE	69 SPACES		
GENERAL RETAIL	58 SPACES		
COMM. RECREATIONAL	38 SPACES		
RESTAURANT	54 SPACES	55 SPACES	
	219 SPACES	55 SPACES	243 SPACES

TOTAL BICYCLE CLASS 1 = 3
CLASS 2 = 15
TOTAL ACCESSIBLE SPACES (SEC 21.1E) 7 SPACES
VAN ACCESSIBILITY 1 SPACE



SECOND FLOOR PLAN