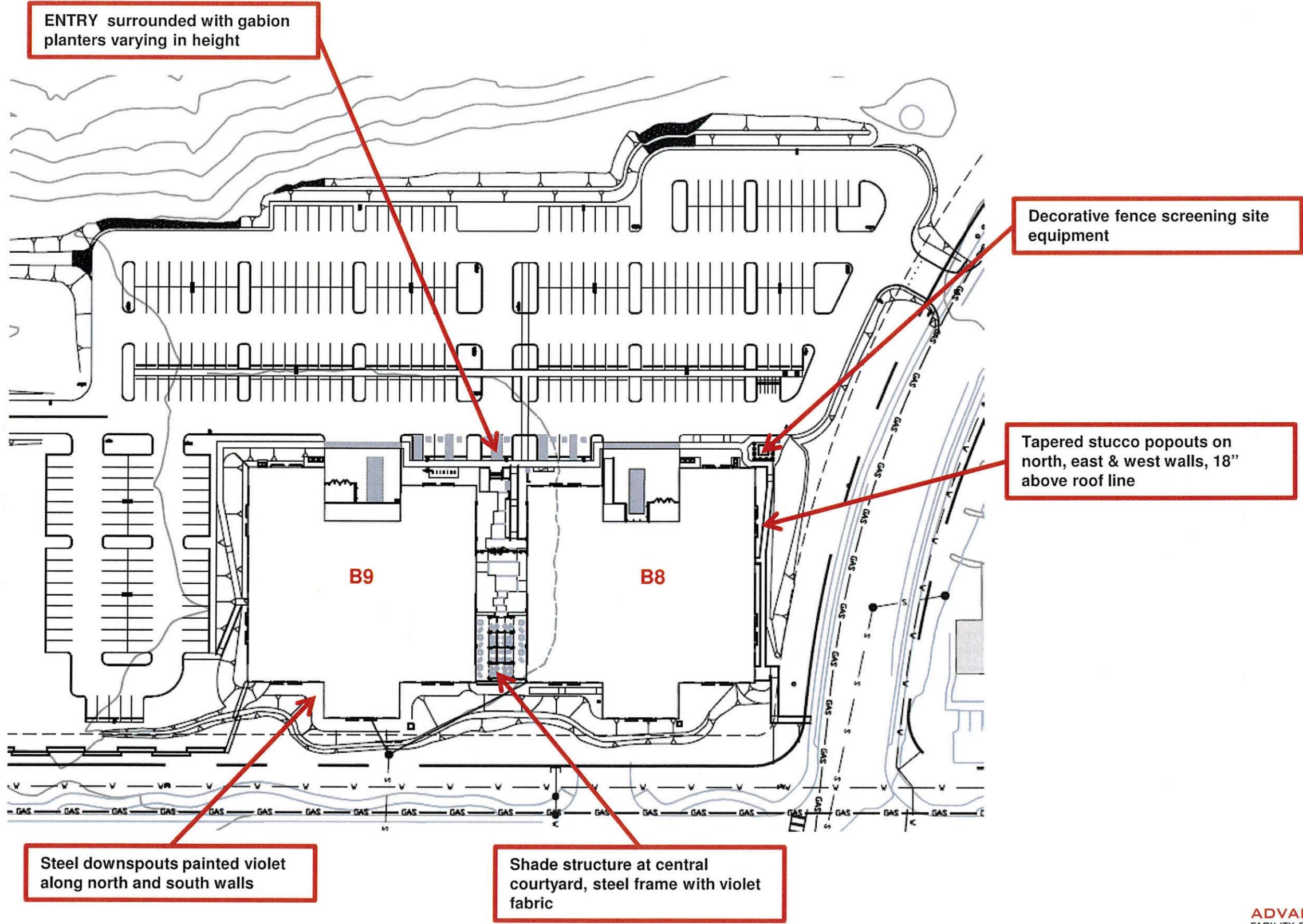


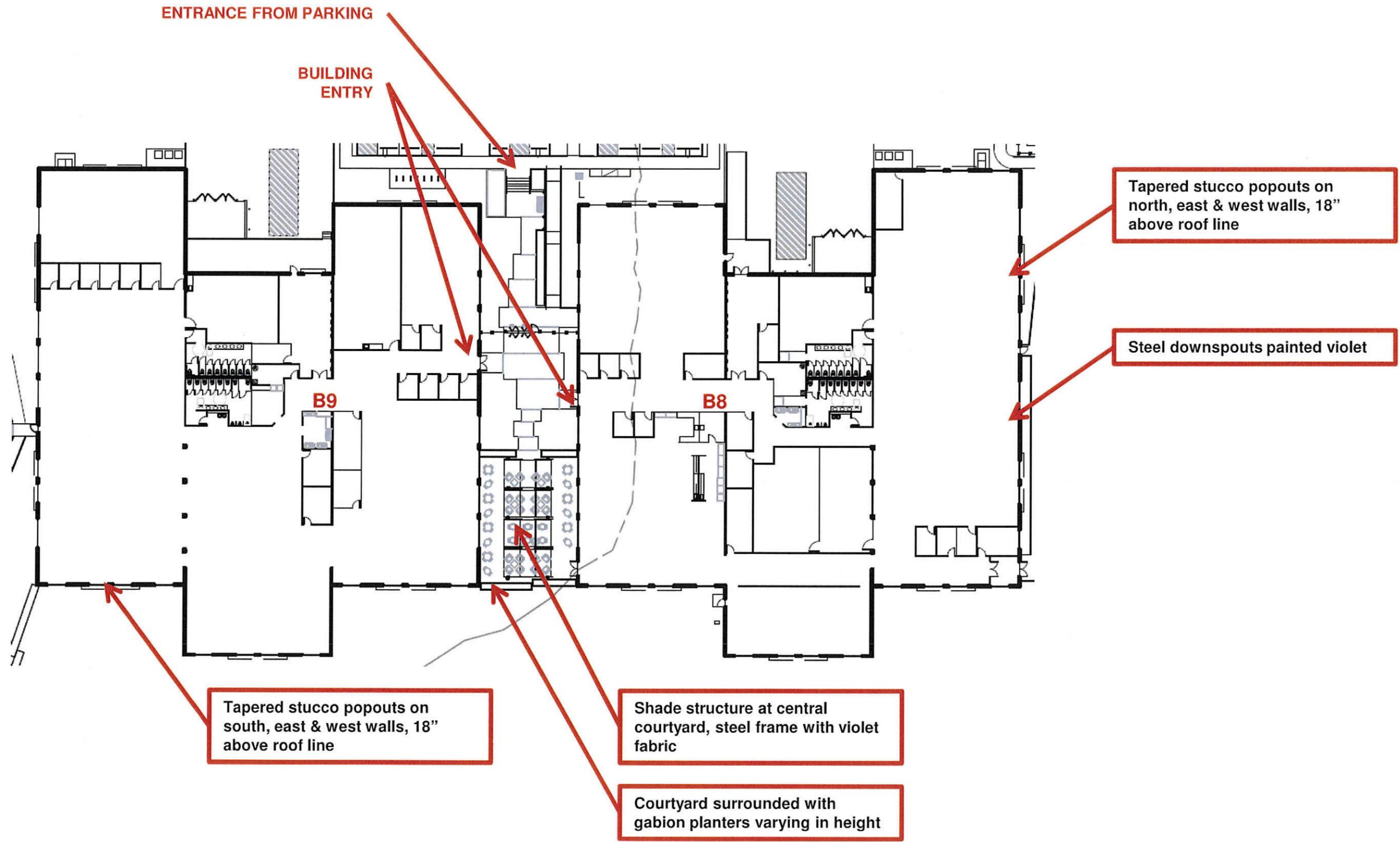
Table of Content

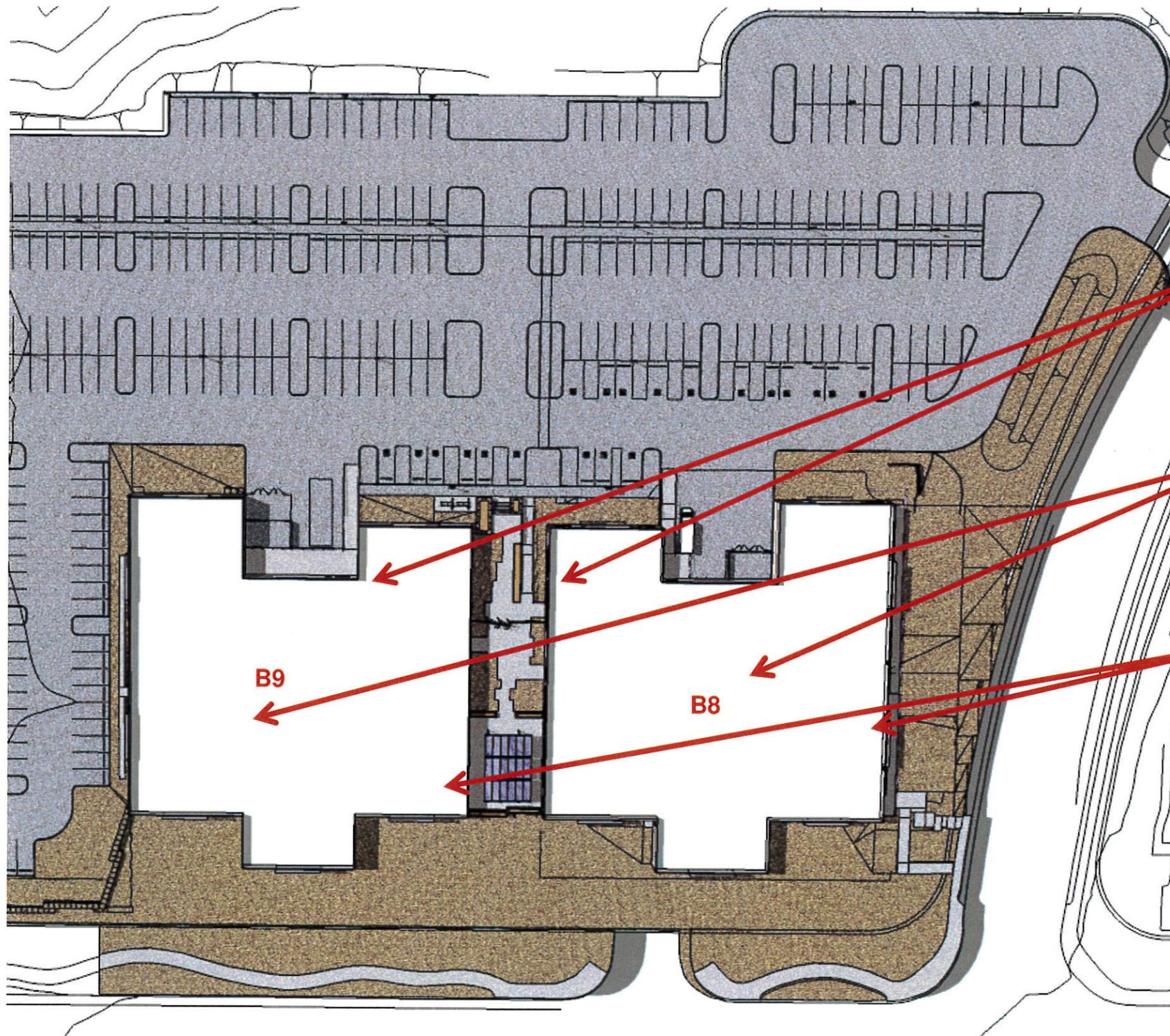
- **Project Description**
- **Site Plan**
- **Floor Plan**
- **Roof Plan**
- **Isometric Views**
- **Enlarged Views**
- **Elevations**
- **Material Pallet**

This project involves the installation of two 28,300 sf modular building in Lot 4 across the street from the existing Ventana Medical Systems Campus. It will house engineering labs and offices from approximately 180 current Ventana Employees each. The Buildings with count with a parking lot with 312 spaces.

Due to its nature, the modular building is limited in its aesthetic possibilities, reason for which popouts, shade structure and prominent hardscape features have been incorporated into the design. The other design limitation lies in mediating between the Corporate Design Guidelines being implemented by Roche, which require “*functional structures with simple cubic shapes*”, and the Town of Oro Valley Design Guidelines. With the intent to mediate between both, the building counts with subtle strategies to break roof lines, and long monotonous planes. Hardscape elements have been strategically placed to assist in the overall composition.





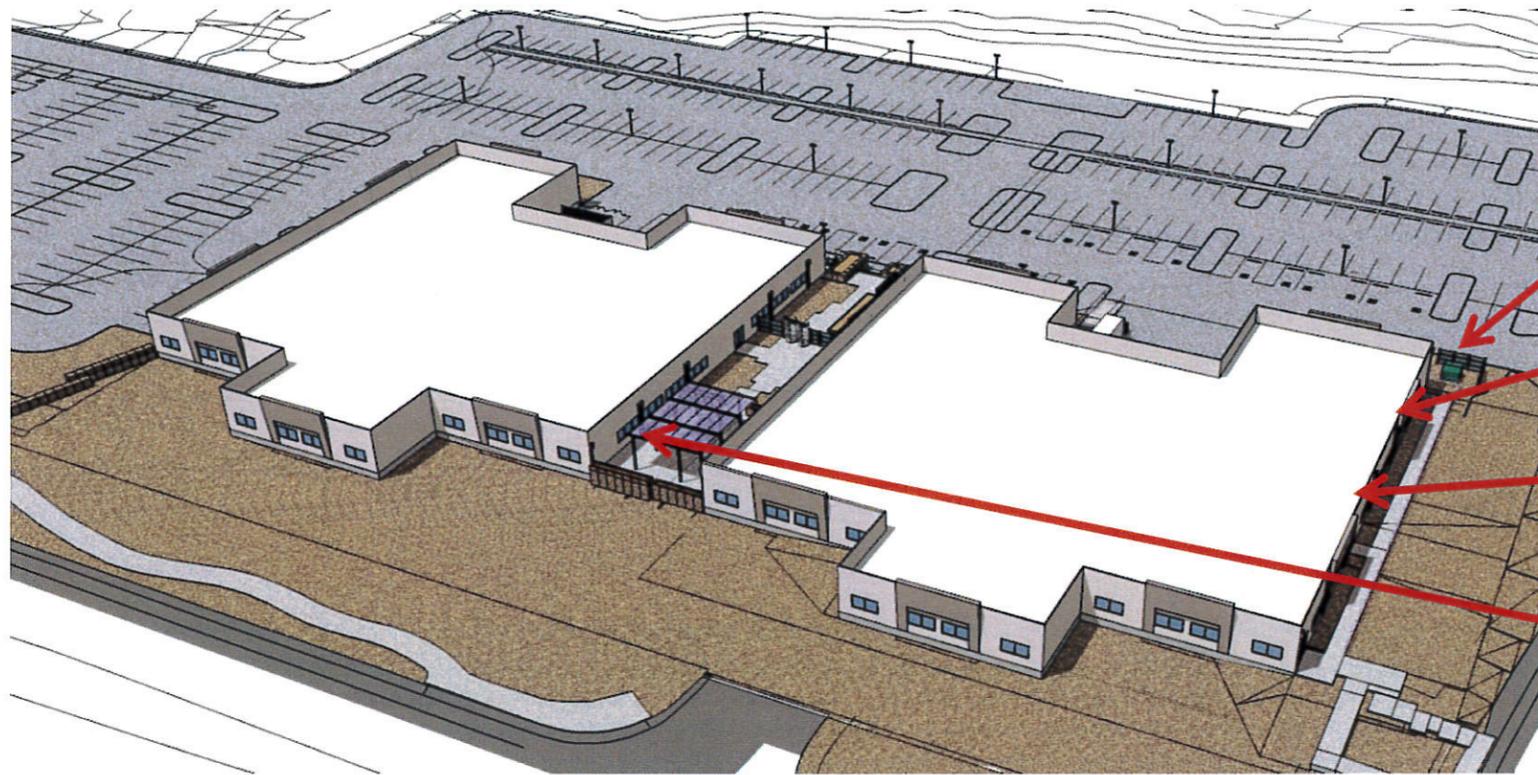


Mechanical unit layout unavailable, units will be similar to those in existing modulares and parapet is sufficient to screen units

Roofing covering to be EPDM color to be determined, LRV to be less than 60%

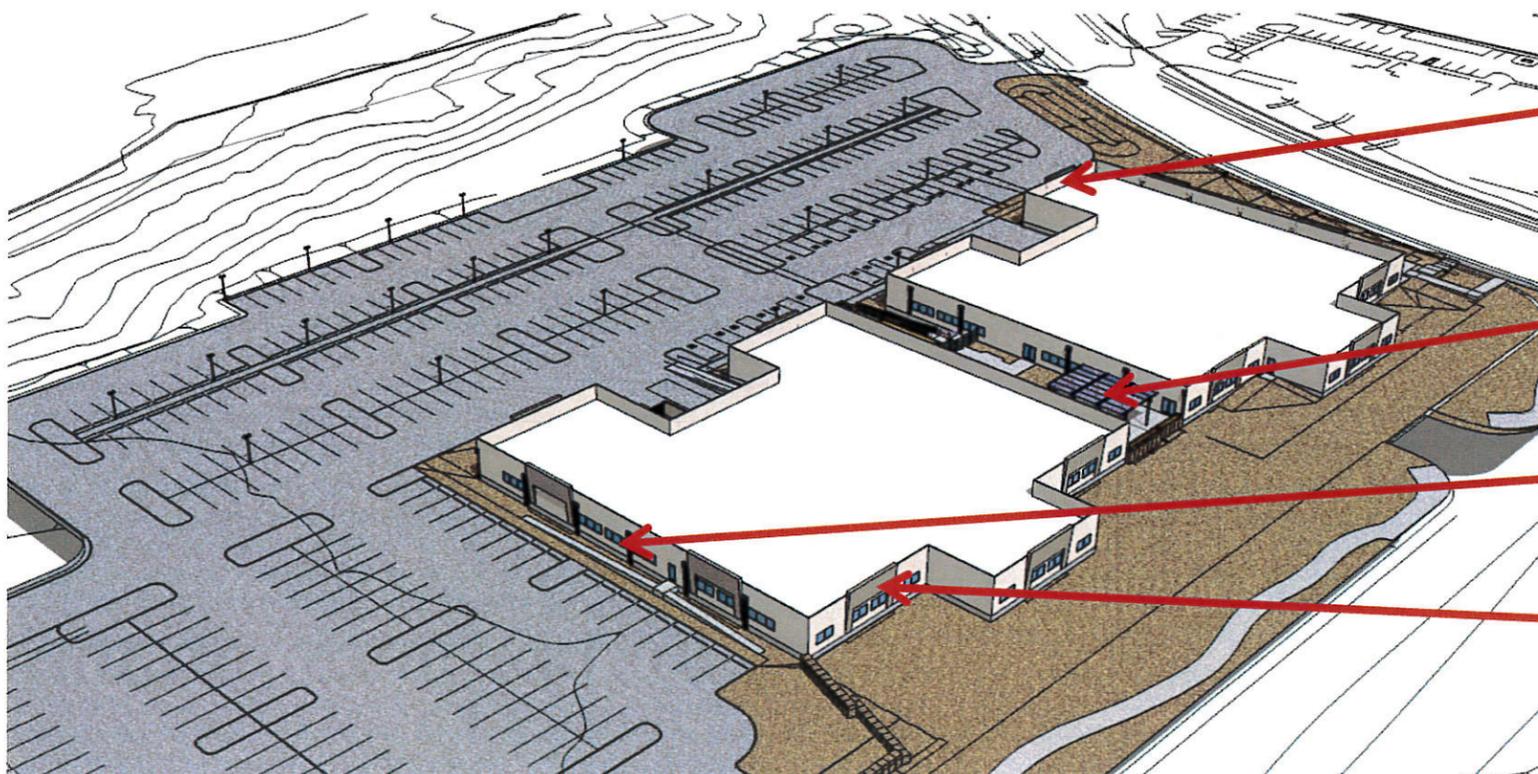
Parapet extends 48" above roof line

IMPORTANT NOTE:
48" height parapet was determined as the ideal height to screen roof mounted mechanical units for existing modulares. This project's mechanical unit will be similar in size, hence 48" parapet will suffice screening requirements.



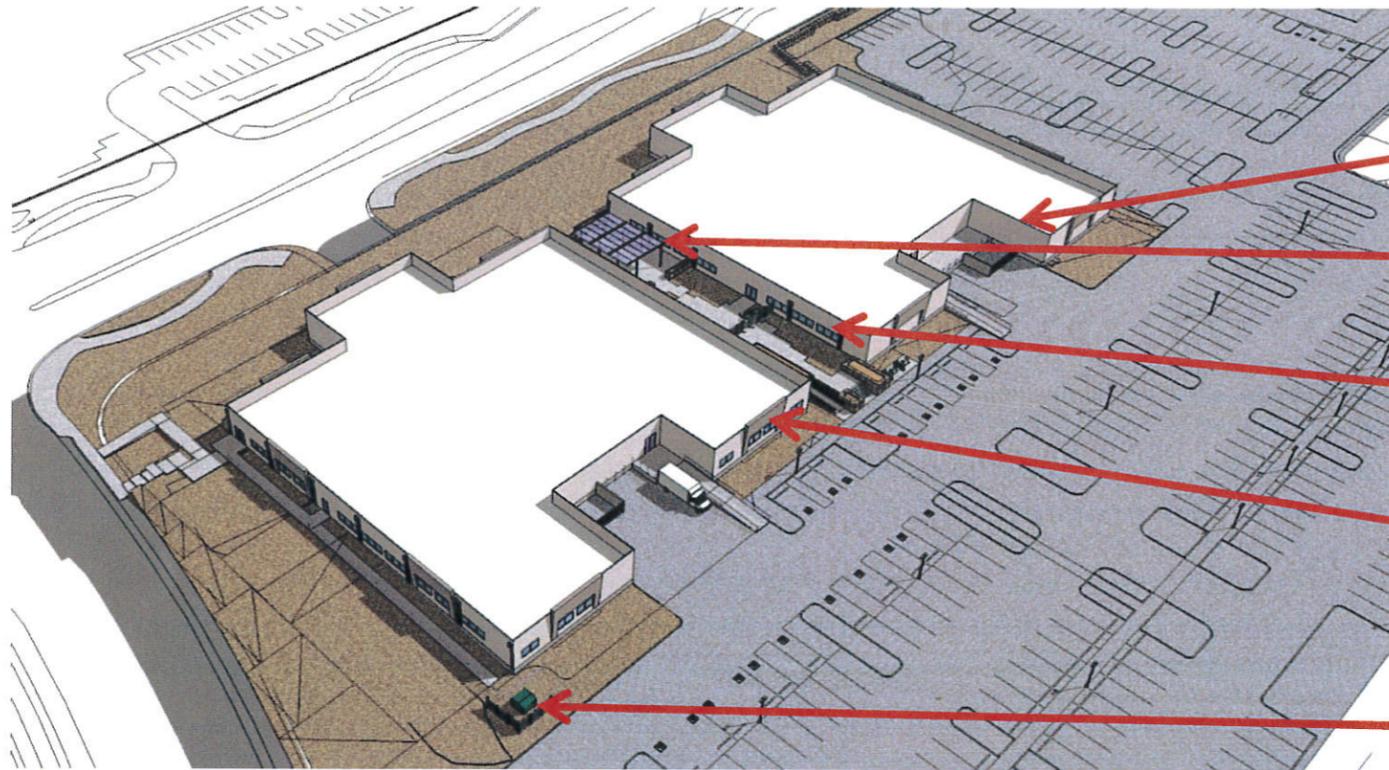
North-East Isometric View

- Parapet coping painted same color as walls
- Tapered stucco popouts on north, east & west walls, 18" above roof line
- Steel downspouts painted violet
- Shade canopy over seating courtyard, steel frame with violet fabric



South-East Isometric View

- Parapet coping painted same color as walls
- Shade canopy over seating courtyard, steel frame with violet fabric
- Steel gutter and downspouts painted violet
- Tapered stucco popouts on north, east & west walls, 18" above roof line



North-West Isometric View

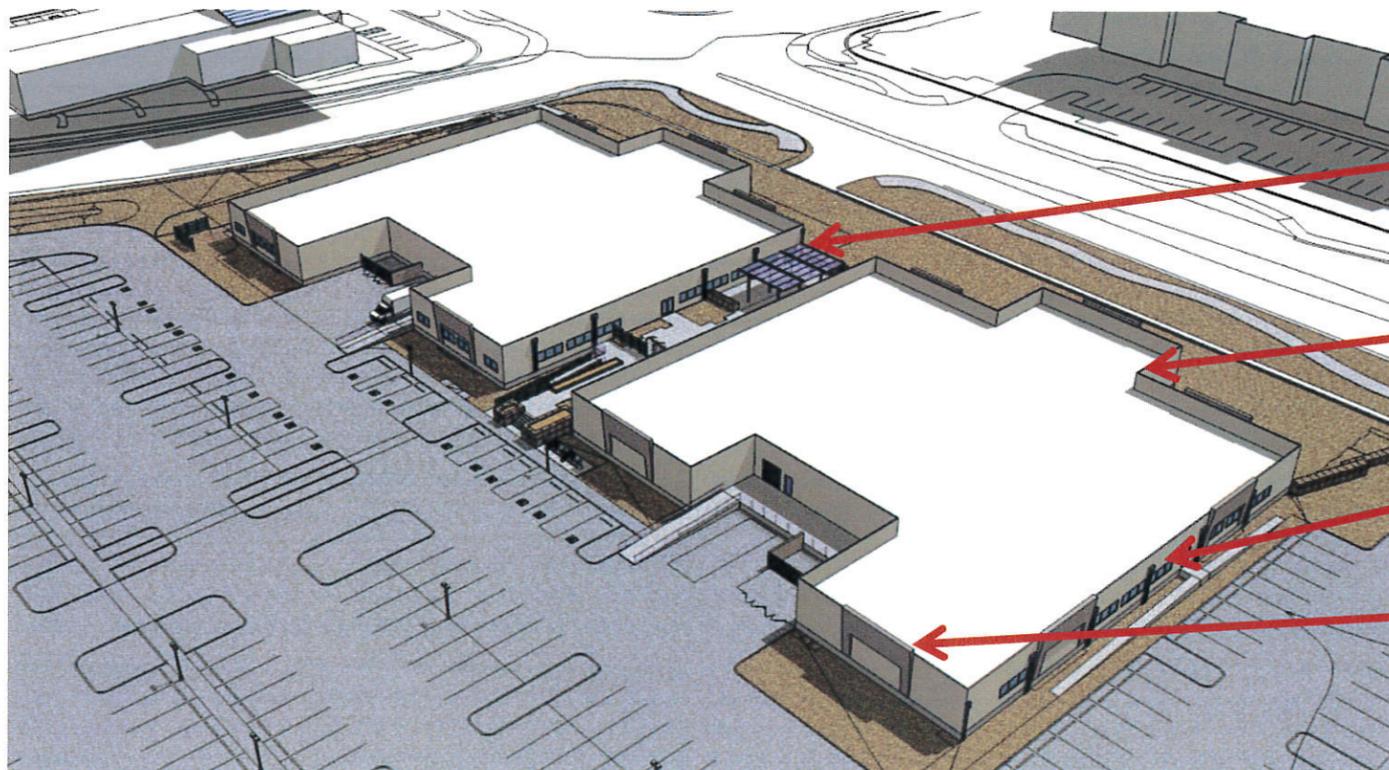
Parapet coping painted same color as walls

Shade canopy over seating courtyard, steel frame with violet fabric

Steel downspouts painted violet

Tapered stucco popouts on north, east & west walls, 18" above roof line

Decorative screen for electric equipment



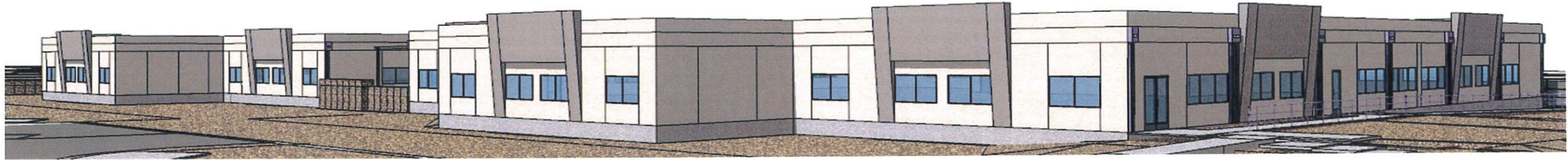
South-West Isometric View

Shade canopy over seating courtyard, steel frame with violet fabric

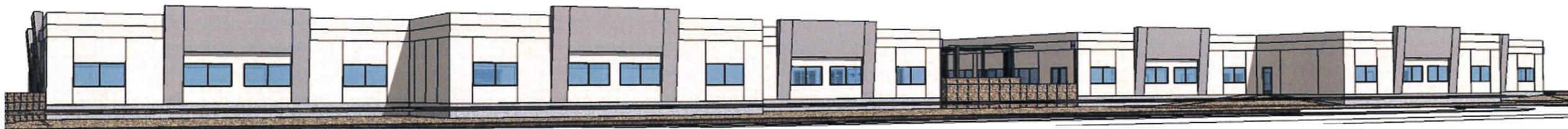
Parapet coping painted same color as walls

Steel downspouts painted violet

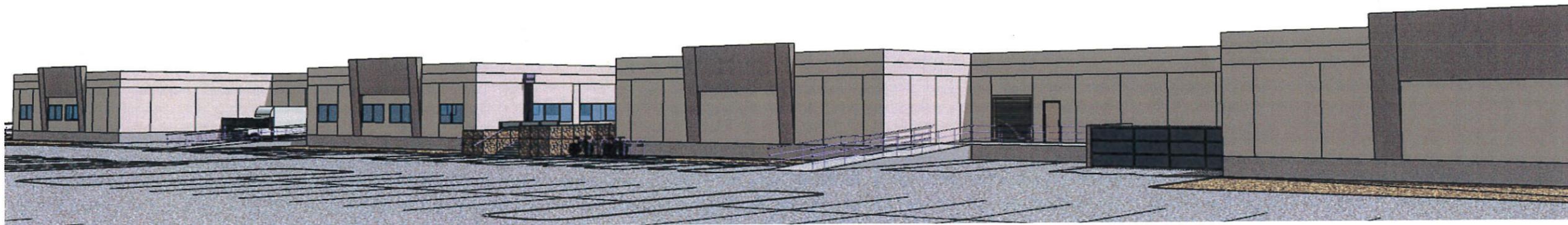
Tapered stucco popouts on north, east & west walls, 18" above roof line



North-East Corner View



South-East Corner View



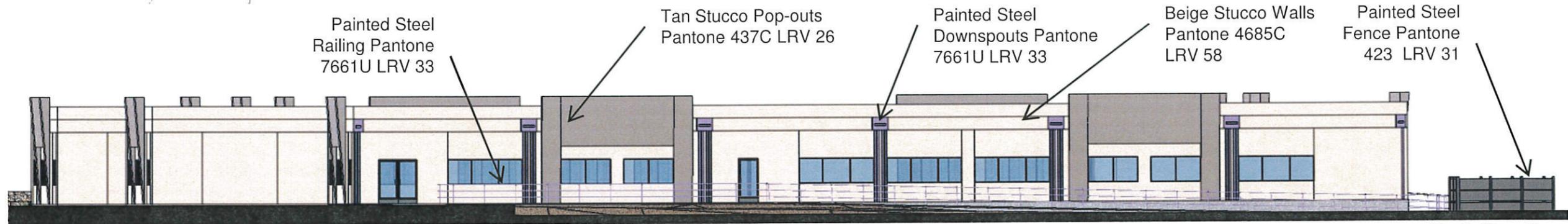
SW Corner View



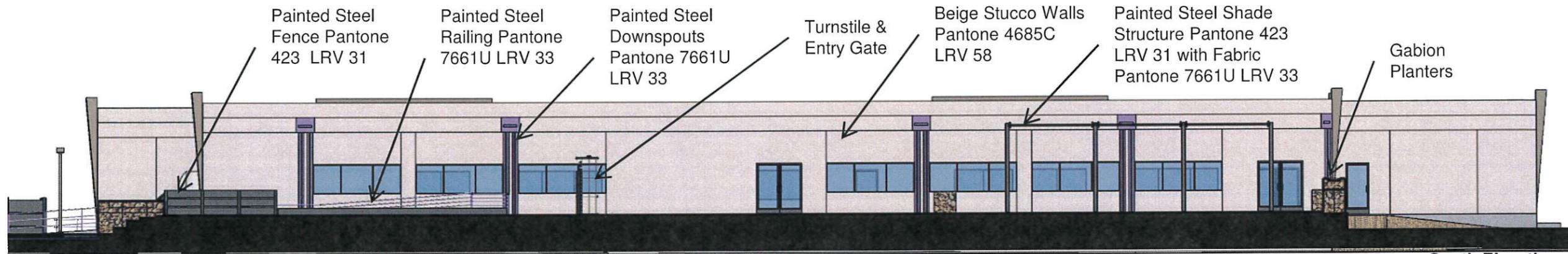
Employee Entry from Parking



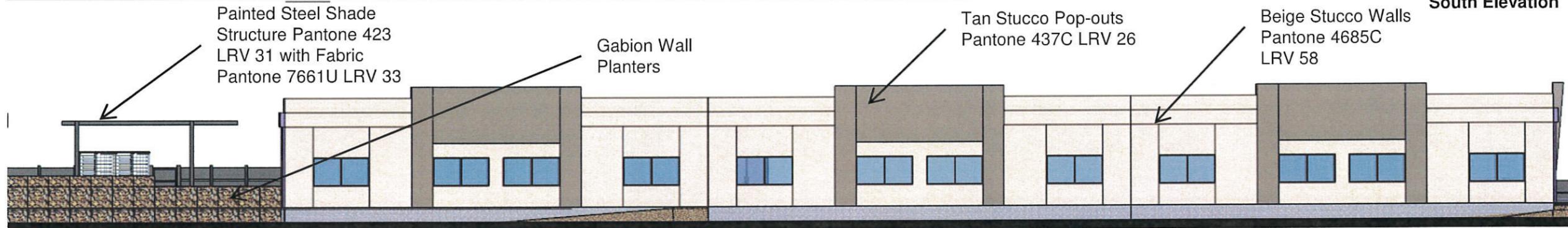
South Courtyard Fence



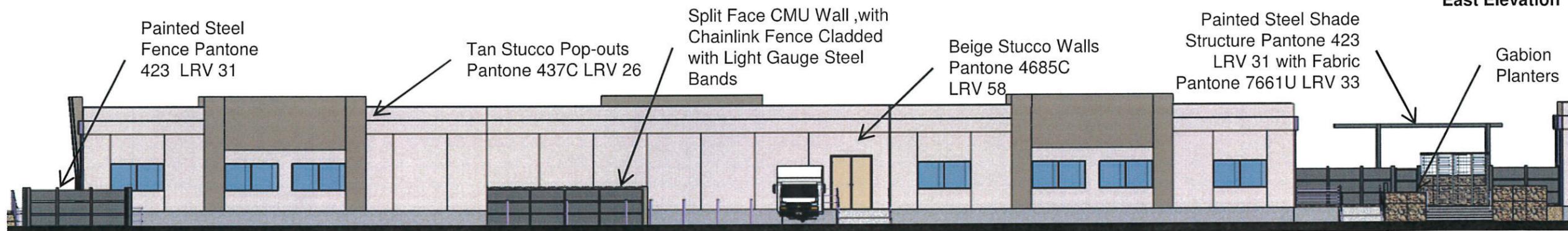
North Elevation



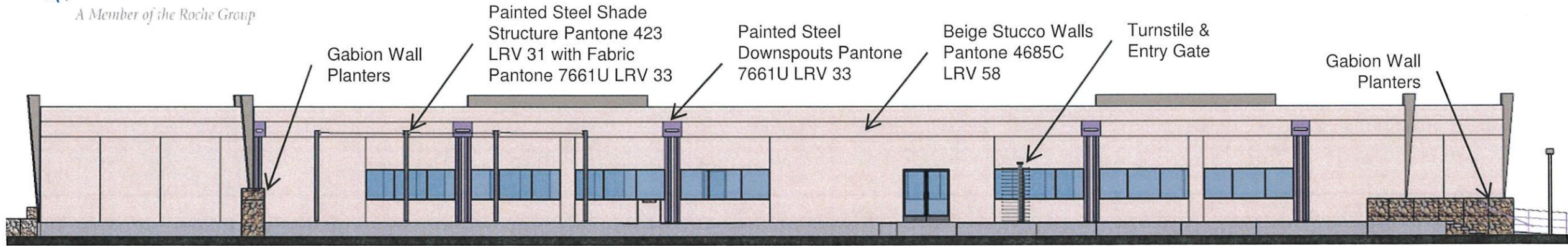
South Elevation



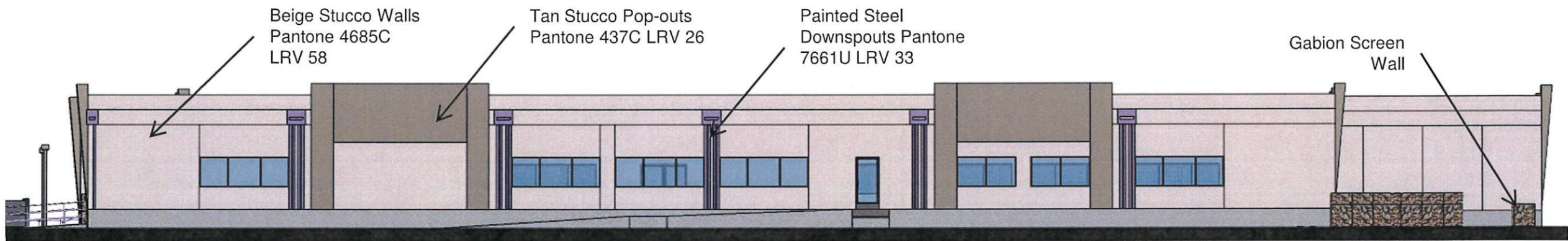
East Elevation



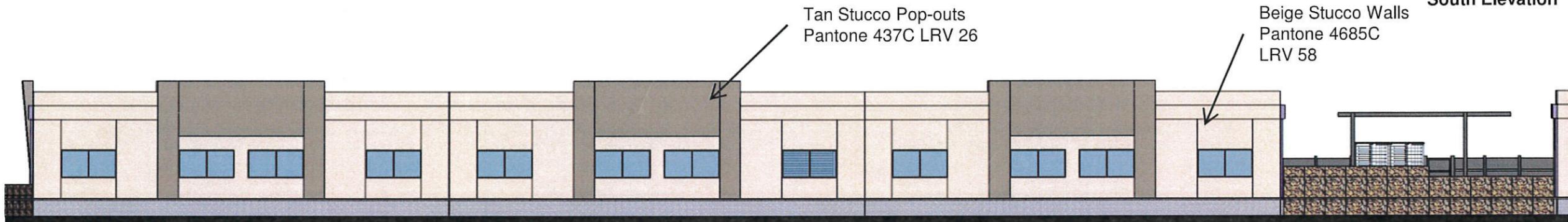
West Elevation



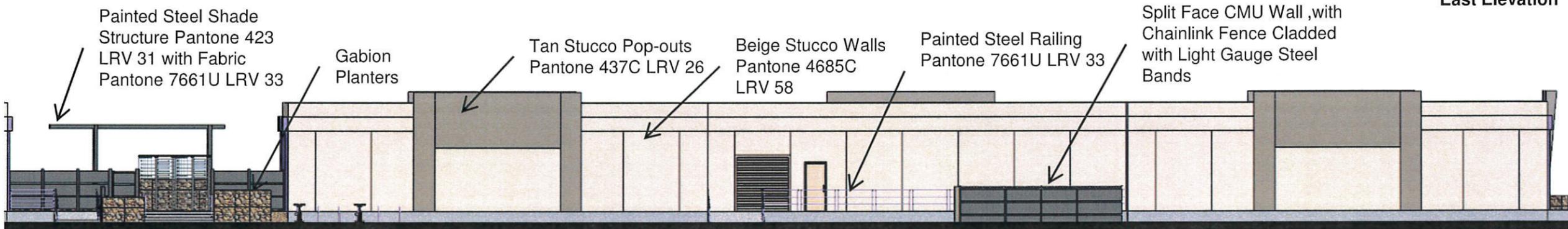
North Elevation



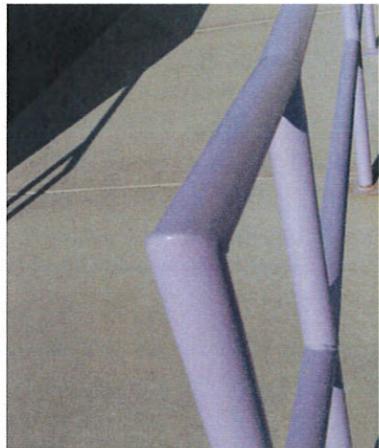
South Elevation



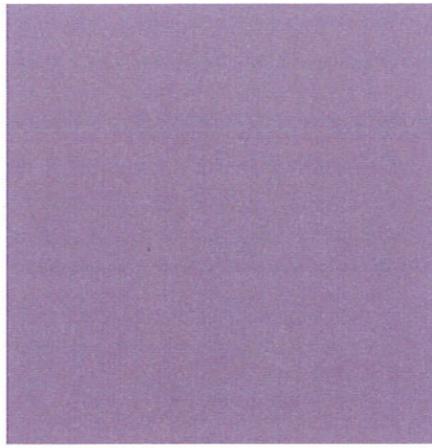
East Elevation



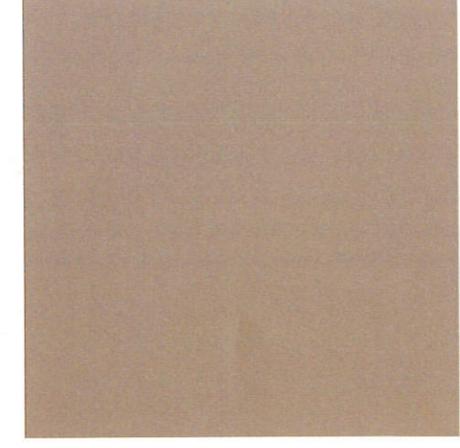
West Elevation



RAILINGS & DOWNSPOUTS
Violet to match existing Pantone 7661U
LRV 33



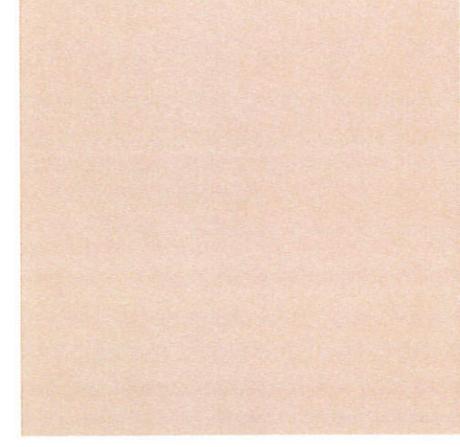
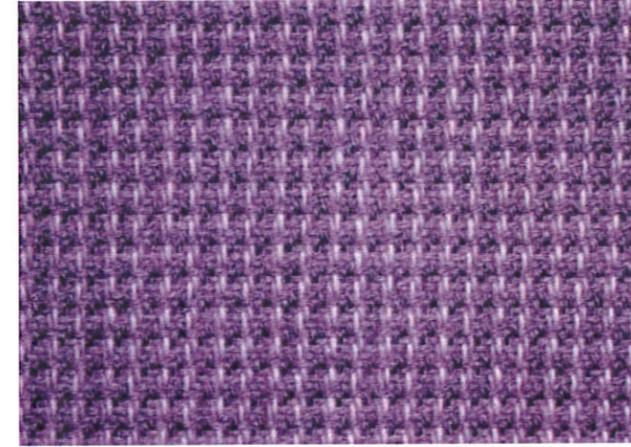
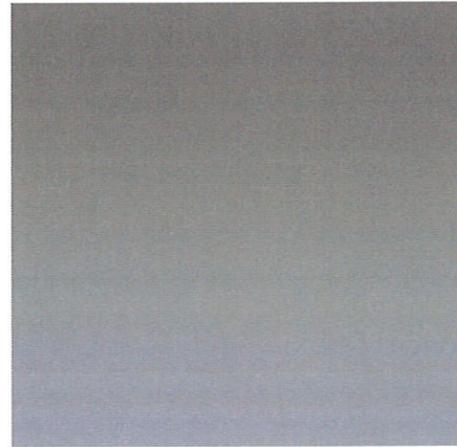
SCREEN WALLS & PLANTERS
Gabion walls filled with Coronado Stone, metal cage to age naturally



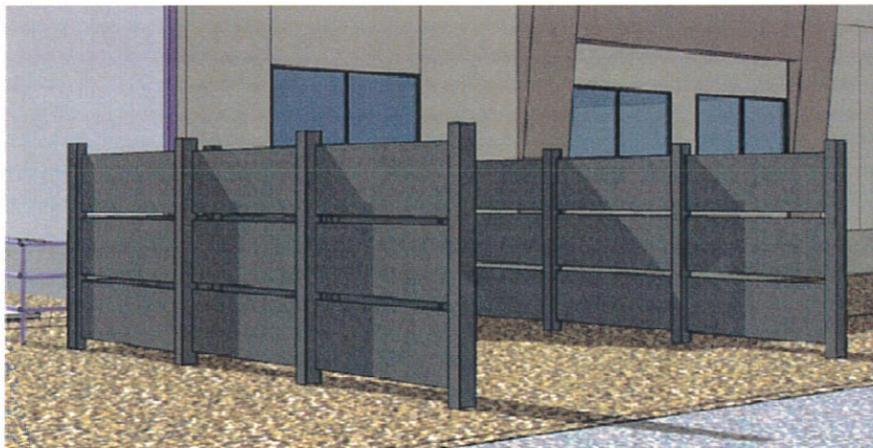
POP-OUTS
Tan Stucco Pantone 437C
LRV 26



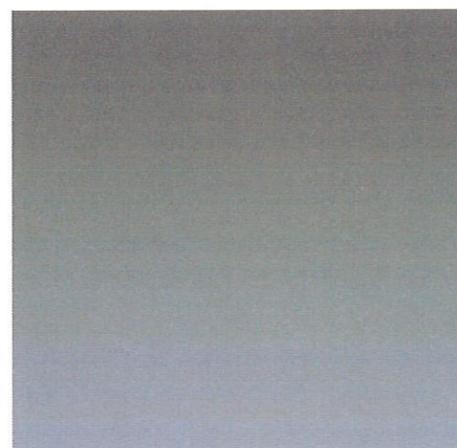
SHADE STRUCTURES
Steel columns Gray Pantone 423 – **LRV 31** , Fabric Violet to match existing Pantone 7661U – **LRV 33**



BUILDING
Beige Stucco Pantone 4685C
LRV 58



DECORATIVE FENCING
Steel columns and metal slats Gray Pantone 423 – **LRV 31**



CHAINLINK FENCE
Chainlink fence cladded with painted light gauge steel bands to follow decorative fencing, paint Gray Pantone 423 – **LRV 31**



SPLIT FACE CMU
Split face cmu wall to match (E)