



## Master Materials Palette

orcutt | winslow

ARCHITECTURE PLANNING INTERIOR DESIGN

602 257 1746 t  
602 257 9029 f  
www.owp.com

3003 n. central ave.  
sixteenth floor  
phoenix az 85012



## Architectural Metals

- metal panels
- coping
- metal roofing -( retail only)



PATINA GREEN



1/2" STANDING SEAM / SMOOTH PANEL



CORTEN STEEL

## EIFS / Stucco

- walls
- soffits
- fascia panels



FINE TEXTURE



SENERGY - CITRINE / JASPER



DRYVIT - TERRANEO / EVEREST 209

## Masonry

- building walls
- site walls



SPLIT FACE CMU 8"



SCORED BLOCK 8"  
SAND BLAST FINISH



CONCRETE MASONRY COMBINATION  
MONUMENTAL BLOCK



EXPOSED AGGREGATE CONCRETE  
BLOCK 8" SAND BLAST FINISH



CONCRETE MASONRY UNIT  
MONUMENTAL BLOCK

orcutt | winslow

ARCHITECTURE PLANNING INTERIOR DESIGN

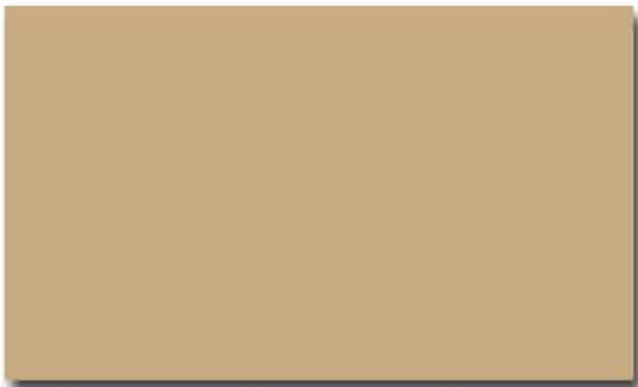
602 257 1746 t 3003 n central ave.  
602 257 9029 f sixteenth floor  
www.owp.com phoenix az 85012

## Master Materials Palette

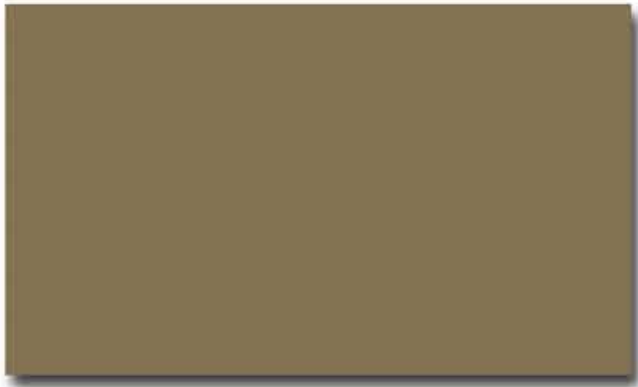
  
**ALGODÓN**  
CENTER  
Phoenix, Arizona



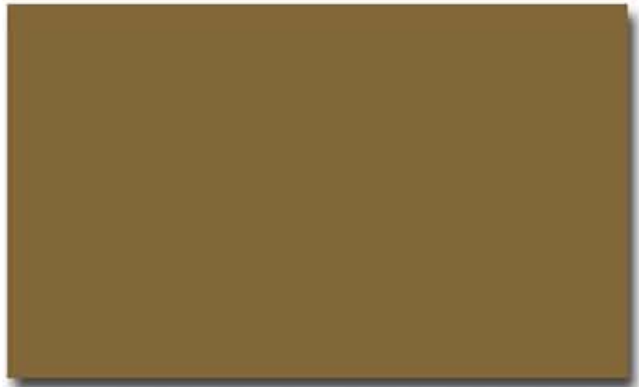
EIFS / STUCCO



SENERGY 433 AZTEC GOLD



SENERGY 3070 BRUNET



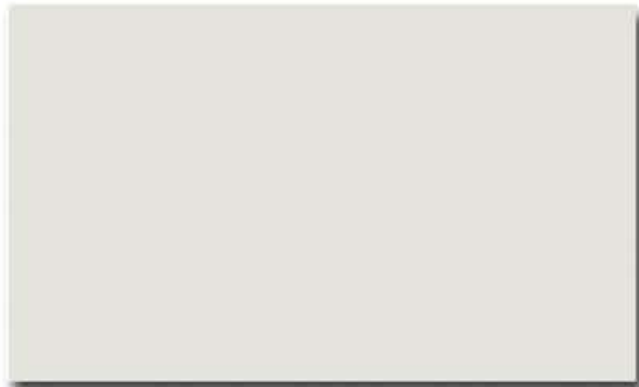
DRYVIT 383 HONEY BROWN



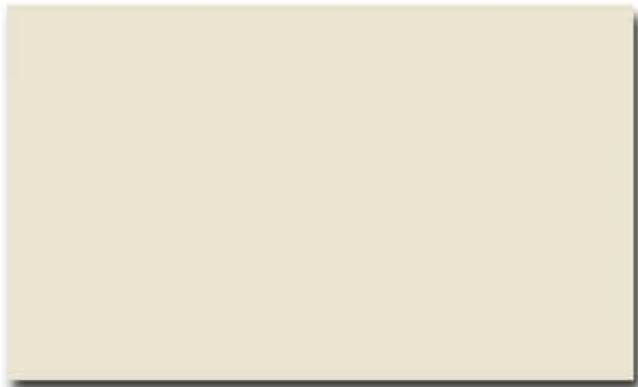
SENERGY 3072 BULGAR



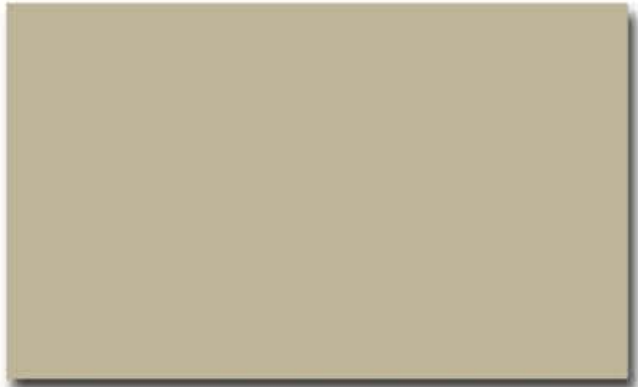
SENERGY 3081 EMPIRE



SENERGY 3094 HARRIER



SENERGY 3080 ECRU



SENERGY 3052 CARDAMON



SENERGY 3076 UMBER

# Architectural Finishes and Color Narrative

(excerpt from Algodon Center Design Guidelines)

## 6. ARCHITECTURAL DESIGN STANDARDS

### 6.1 Intent:

It is the intent of the Design Guidelines to cause the creation of an attractive, high quality contextual mixture of architectural styles. Buildings should be of high quality contemporary building design reflecting current and emerging building technologies. Buildings should be straightforward, with clean, simple lines and should not include cosmetic treatments that detract from the clean, contemporary character. Buildings shall be compatible with buildings on adjacent lots and in context with their surroundings. Owners are encouraged to utilize creative applications of a limited number of materials, colors and textures. Appropriate consideration shall be given regarding the local climate and topography.

### 6.2 Preferred Materials:

Subject to the further provisions of these Design Guidelines, appropriate use of the following exterior materials is encouraged at Algodon Medical Office Park (AMOP):

6.2.1 Brick;

6.2.2 Architectural metal;

6.2.3 Poured-in-place, tilt-up or pre-cast concrete provided that surfaces must be painted or have an attractive exposed aggregate finish (exposed aggregate must be approved as to color and texture);

6.2.4 Stucco or "EIFS" - Exterior Insulated Finish System type systems with reveals, reliefs, or designs to break up large planes. Finishes shall be as approved by the Design Review Committee;

6.2.5 Granite, marble or other natural stone;

6.2.6 Ceramic tile;

6.2.7 Concrete tile, architectural metal or copper for sloped roofs;

6.2.8 Glass and glass block;

6.2.9 Architectural concrete block such as split-face, fluted or scored masonry.

### 6.3 Other Materials:

Common concrete block may be allowed at the discretion of the Design Review Committee if: (a) it is used as an accent material, or it is used in conjunction with other materials, and (b) it is an integral color and/or has a sandblasted finish acceptable to the Design Review Committee. Common concrete block may not be used as a major material in an unarticulated field. Standard plywood shall not be used as a roof or wall finish. Architectural Wood panels or products may be approved at the discretion of the Design Review Committee for limited use as trim or for specific architectural applications. Exterior plywood, etc. will not be allowed. Corrugated metal or pre-engineered metal buildings or exposed corrugated metal roofs will not be allowed. Corrugated metal panel where used as an accent or trim or unique architectural feature may be allowed at the discretion of the Design Review Committee.

### 6.4 Specific Criteria:

To the maximum extent possible, Applicants shall adhere to following specific criteria, which will be taken into consideration by the Design Review Committee:

6.4.1 Design buildings appropriate to local climate. Orient buildings to recognize cooling requirements and their relationship to landscape materials. Colors and materials should reflect or appropriately contrast with the landscape palette.

6.4.2 Adapt standard franchise retail operation designs to an appropriate regional treatment. These efforts should avoid thematic imagery and instead should draw upon the natural colors in the landscape, the construction materials listed herein and which are historically found in

this region, with emphasis on the manmade landscape elements whose "park-life" imagery is evoked under the Master Declaration.

6.4.3 Colors should be used to create visual harmony within AMOP. Colors are to be as approved by the Design Review Committee. Appropriate colors shall comply with the following requirements:

- a. Colors that are compatible with the general arid environment of the community, and that help to reduce reflected heat and glare in public or Common Areas are encouraged.
- b. The use of bright or intense primary colors should be moderated, and permitted only in areas where their use would not overwhelm surrounding development or create an uncoordinated or cluttered looking building.
- c. More subtle, less intense colors should be used on larger, more plain looking buildings, while the use of greater variety and intensity of color should be reserved for smaller structures.
- d. Parking screen walls should be compatible with adjacent buildings, in both materials and colors.

6.4.4 All exterior building elevations shall be treated aesthetically equal so as to eliminate any inequities in the distraction between front and rear. Design solutions shall take into account the adjacent building configuration and entrance points. Buildings with Lot frontage on the Agua Fria Freeway (Loop 101) will treat the elevation facing the freeway with the same importance as the interior street frontage elevation.

6.4.5 Freestanding buildings and accessory structures shall conform to the main building in color, material, scale, architectural style and theme.

6.4.6 Roof proportions, glass and overhangs should be responsive to local energy and climate concerns. The use of large expanses of glass will be discouraged, and must be as approved by the Design Review Committee.

6.4.7 Parking structures should incorporate architectural treatment compatible with the buildings. Ramps should be confined to the interior bays of parking structures to afford more visually-pleasing garage exteriors.

6.4.8 The approval of building exterior materials, including type, color, texture, durability, and the extent of use of any single material or combination of materials, shall be solely at the discretion of the Design Review Committee.

6.4.9 All rooftop equipment, vents, ducts, etc. shall be fully screened from view from streets and sidewalks, and shall not be visible from the Common Area or any other Lot using materials compatible with the building architecture.

6.4.10 The design of parking canopies shall be consistent with the design of the Building. Fascia panels shall be utilized at the roof line.

6.4.11 The use of decorative concrete paving, brick pavers and exposed aggregate is strongly encouraged for driveways, sidewalks, and accents on site work.

6.4.12 All amenities including those below, shall be designed and placed as approved by the Design Review Committee:

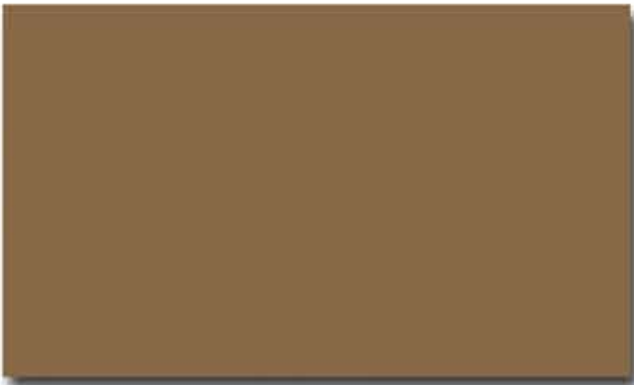
- a. Benches and other site furnishings
- b. Public art
- c. Flagpoles
- d. Gazebos, ramadas, and kiosks
- e. Mailboxes
- f. Basketball standards and other athletic or recreational fixtures (none of which shall be visible from public streets)



EIFS / STUCCO



DRYVIT 106 PEARL ASH



DRYVIT 139 ADOBE ACCENT



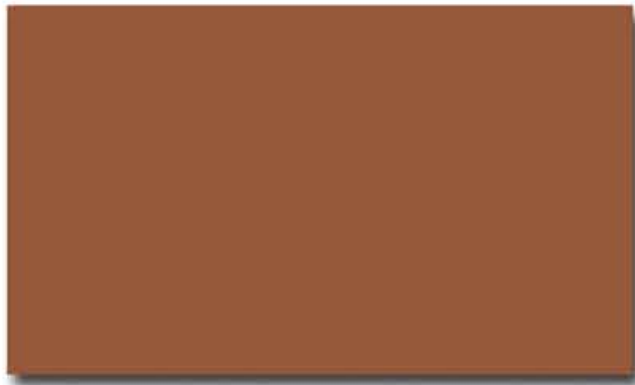
DRYVIT 614 SMOKE SIGNAL



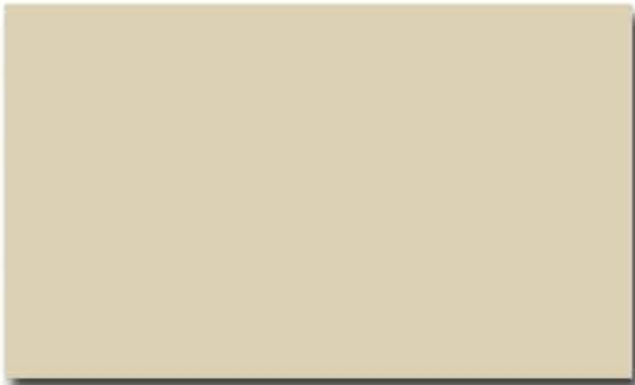
DRYVIT 454 STONE GRAY



DRYVIT 113 AMARILLO WHITE



DRYVIT 356 RED CLAY



DRYVIT 101 SUPER WHITE



DRYVIT 381 MONASTERY BROWN



DRYVIT 389 SOUTHERN TAN

## Glass / Frame

- vision glass
- spandrel glass



SPANDREL GLAZING



VISION GLASS  
1" INSULATING CLEAR



Light / Dark Bronze /Glazing frame

## Concrete

- poured in place
- tilt-up
- pre-cast



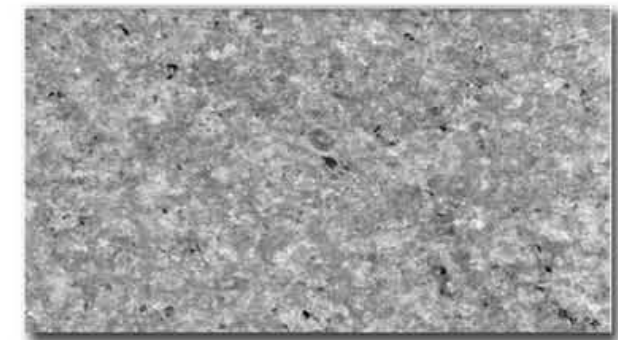
INTEGRAL COLOR CONCRETE



INTEGRAL COLOR CONCRETE  
PRECAST W/ SANDBLAST FINISH

## Stone

- site walls
- building walls



GRANITE



STACKED STONE

orcutt|winslow

ARCHITECTURE PLANNING INTERIOR DESIGN

602 257 1746 t 3003 n central ave.  
602 257 9029 f sixteenth floor  
www.owp.com phoenix az 85012

## Master Materials Palette



Phoenix, Arizona



Master Palette EIFS / Stucco / Painted Surfaces Colors:

<b>Accent Colors</b>	
Stone Gray	SAP #12836 Stone Gray Dryvit 454
Super White	SAP #12837 Super White Dryvit 101
Southern Tan	SAP #12838 Southern Tan Dryvit 389
Amarillo White	SAP #12839 Amarillo Dryvit 113
Smoke Signal	SAP #12840 Smoke Signal Dryvit 614
Red Clay	SAP #12841 Red Clay Dryvit 356
Adobe Accent	SAP #12842 Adobe Accent Dryvit 139
Monastery Brown	SAP #12843 Monastery Dryvit 381
Treadstone Sand w/ Black Flakes	Senergy Alumina Treadstone Sand w/Black Flakes SAP #12820
Mesastone Anthem Red	Senergy Alumina Mesastone Anthem Red SAP #11791
Tusk Tusk	Acrylic Finish ICI Tusk Tusk #30YY 79/0700
Black Iron	Benjamin Moore Black Iron #2120-20
Summerville Brown	Dunn Edwards Summerville Brown #6139
<b>Field Colors</b>	
Umber	Senergy Fine Finish SAP#12844 Umber 3076
Empire	Senergy Fine Finish SAP #12845 Empire 3081
Brunet	Senergy Fine Finish SAP #12835 Brunet 3070
Ecru	Senergy Fine Finish SAP #12846 Ecru 3080
Cardamon	Senergy Fine Finish SAP #12847 Cardamon 3052
Aztec Gold	Senergy Fine Finish SAP #12848 Aztec Gold 433
Harrier	Senergy Fine Finish SAP #12849 Harrier 3094
Bulgar	Senergy Fine Finish SAP #12834 Bulgar 3072
	Senergy Fine Finish SAP #12432
	Senergy Fine Finish SAP #12400
Oklahoma Wheat	Acrylic Finish Benjamin Moore Oklahoma Wheat #2160-50
Summerville Brown	Dunn Edwards Summerville Brown #6139
Olive Branch	Benjamin Moore Olive Branch #2143-30
<b>Concrete Colors</b>	
Mesa Buff	Davis #5447 Mesa Buff colored concrete 2.9 Liquid Lbs/Sack