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MSpaeth 01/06/2022

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# ***LA POSADA***

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## ***AT PUSCH RIDGE***

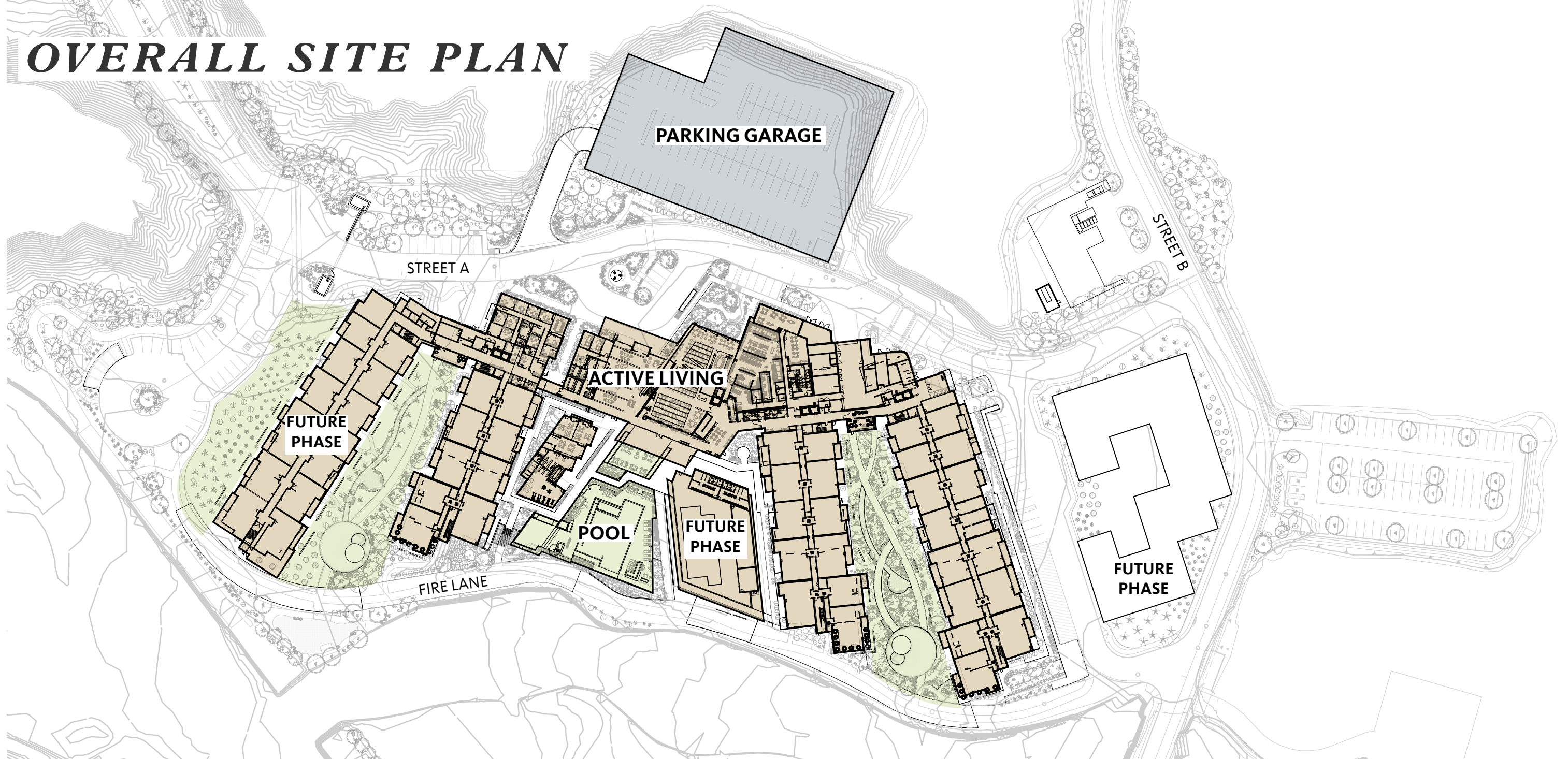
10930 North 1st Avenue  
Oro Valley, Arizona, 85737



**Final Architecture Submittal Package**

December 28, 2021

# OVERALL SITE PLAN

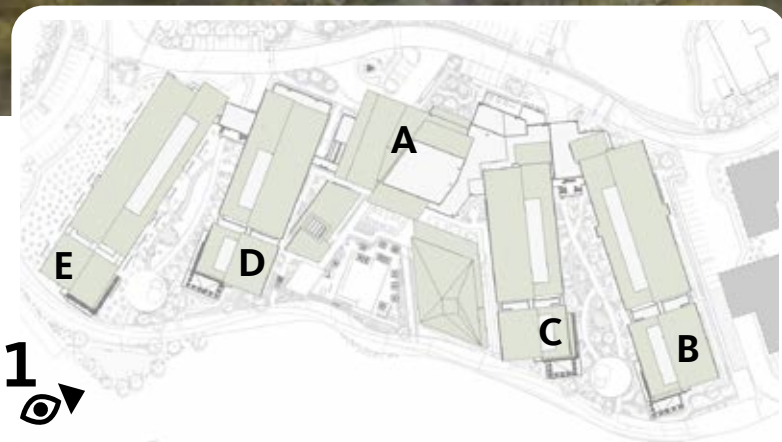


## Project description / narrative

La Posada at Pusch Ridge is a new senior living community in the Town of Oro Valley that is designed to embrace the natural environment and enrich the life experience of its users. The project offers a variety of amenities including a resort style pool, spa and lounge areas, a clubhouse to host a variety of resident activities and events, and a health and wellness center that includes a gym, indoor pool, and spa. The entry areas include a lobby and dining experience that connects the users directly with the landscape visually and experientially. Other amenities are integrated within the courtyards and surrounding landscape including walking paths, butterfly gardens, a dog park and several common terraces facing the Catalina Mountains and Pusch Ridge. La Posada’s architectural language utilizes the PAD “architectural design criteria and rezoning conditions of approval” as well as

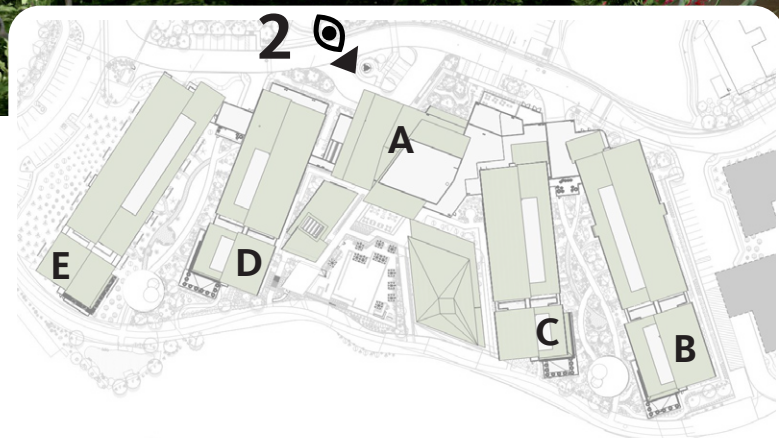
the design principles established by the Town of Oro Valley on addendum A section 2.2. Representing this criteria the buildings feature the following elements: roof plane variation, wall plane(s) variation and articulation, varied building heights to mitigate the impact of the massing, previously approved colors and materials that reflect the regions muted earth tones and character of the Town of Oro Valley are deployed along with multiple landscaped terrace locations throughout the project. Representing the vernacular architecture of the region with a contemporary southwestern approach, the La Posada at Pusch Ridge architecture integrates with the native landscape to inform an inside-out user experience that creates a distinct identity while remaining consistent with the Town of Oro Valley’s identity.





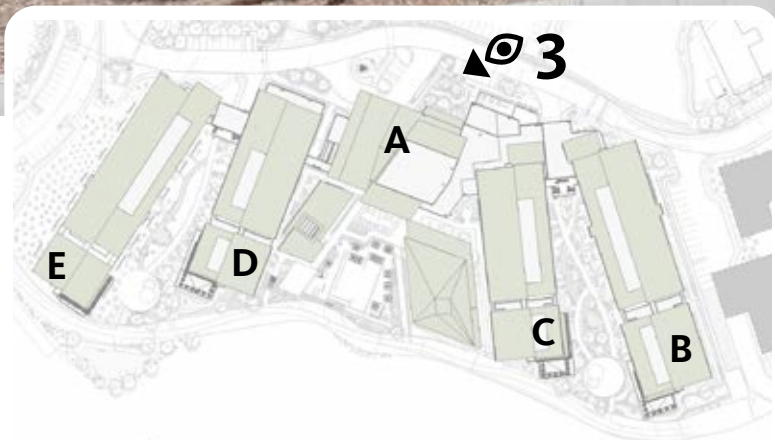
- La Posada at Pusch Ridge offers a variety of recreational indoor and outdoor areas for its residents.
- The architecture embraces and blends with the native desert landscape enhancing the user experience across the site
- All mechanical units will be screened by roof parapets and opaque screen walls.

**Perspective 1** - View from southeast



- All roof drains will be architecturally integrated with the building
- All balconies associated with units may be screened. Screening material noted on the material board
- All roof leaders and downspouts will be internalized in the building. All roof access ladders will be completely enclosed within buildings

**Perspective 2** - Arrival view from southeast



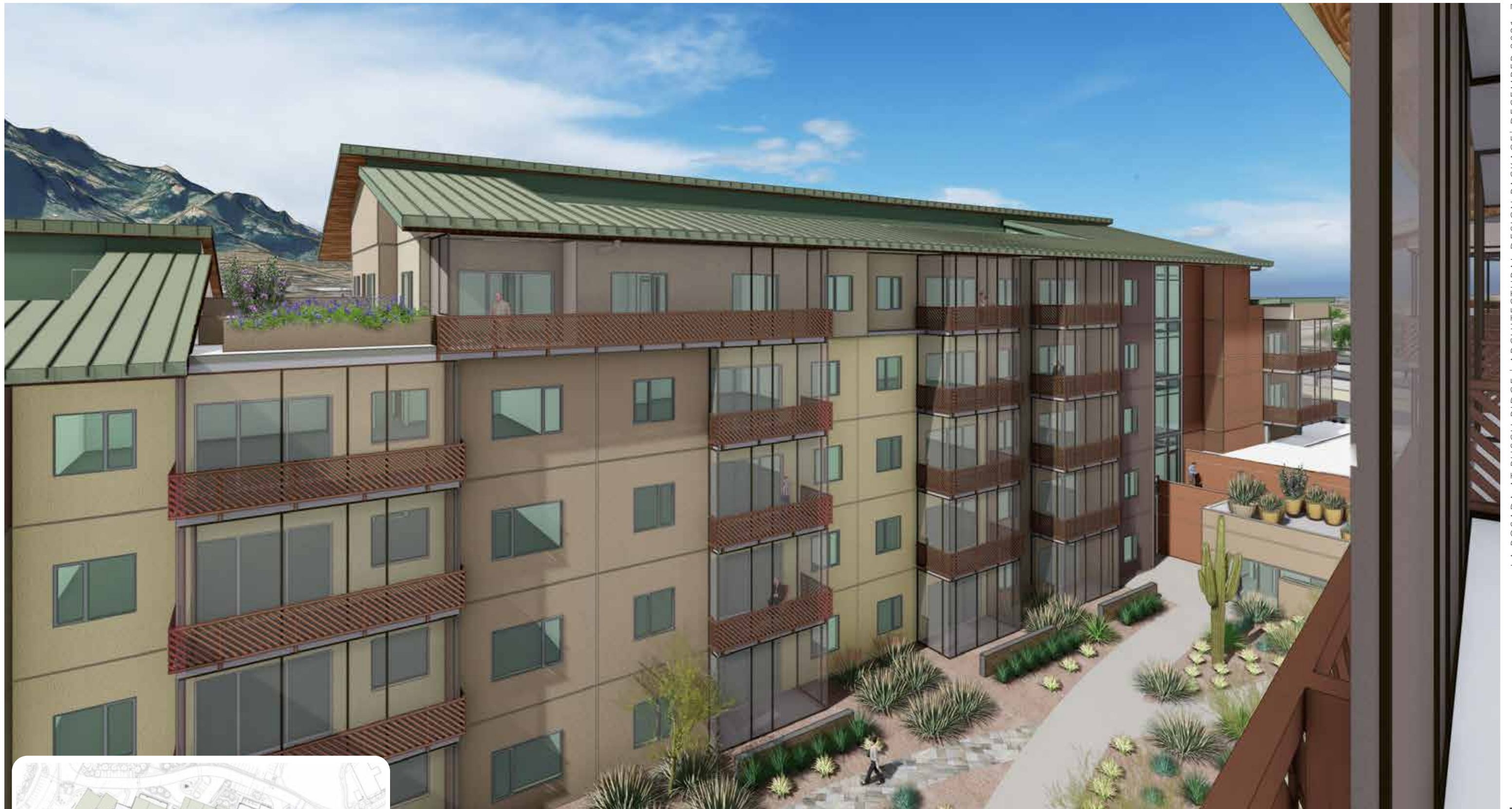
- Desert landscape areas and indoor - outdoor visual connectivity softens the building facade
- Roof plane variation is provided on all of the campus buildings
- All site signage and lighting is shown for representative purposes and requires separate approvals.

**Perspective 3** - View of arrival plaza



- The building height at the residential building ends step down reducing the overall building mass and visual impact from the south and east
- Varied roofs and wall planes emphasize the roof line at the southern wing

**Perspective 4** - View of residential units at ends of wings



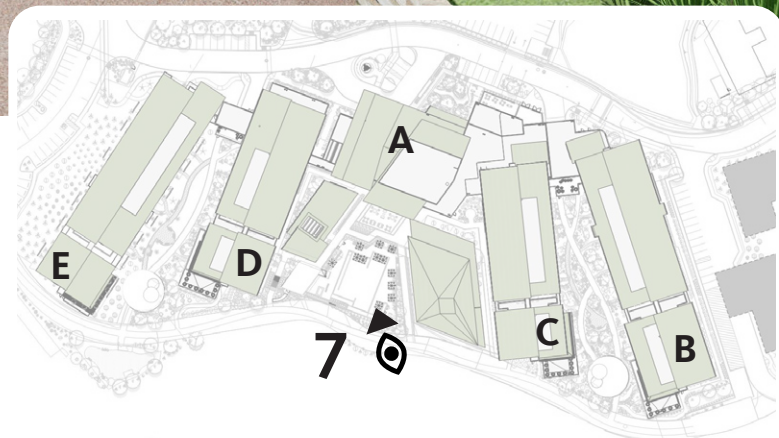
- Differing buildings and roof materials create variation on the overall residential wings
- Landscape terraces are located on multiple levels of the buildings
- Residential window units are slightly recessed and integrated with stucco wall system

**Perspective 5** - View of five story residential building



- All glass is low reflective
- All material colors reflect muted earth tone colors
- All mechanical units will be screened by roof parapets and opaque screen walls

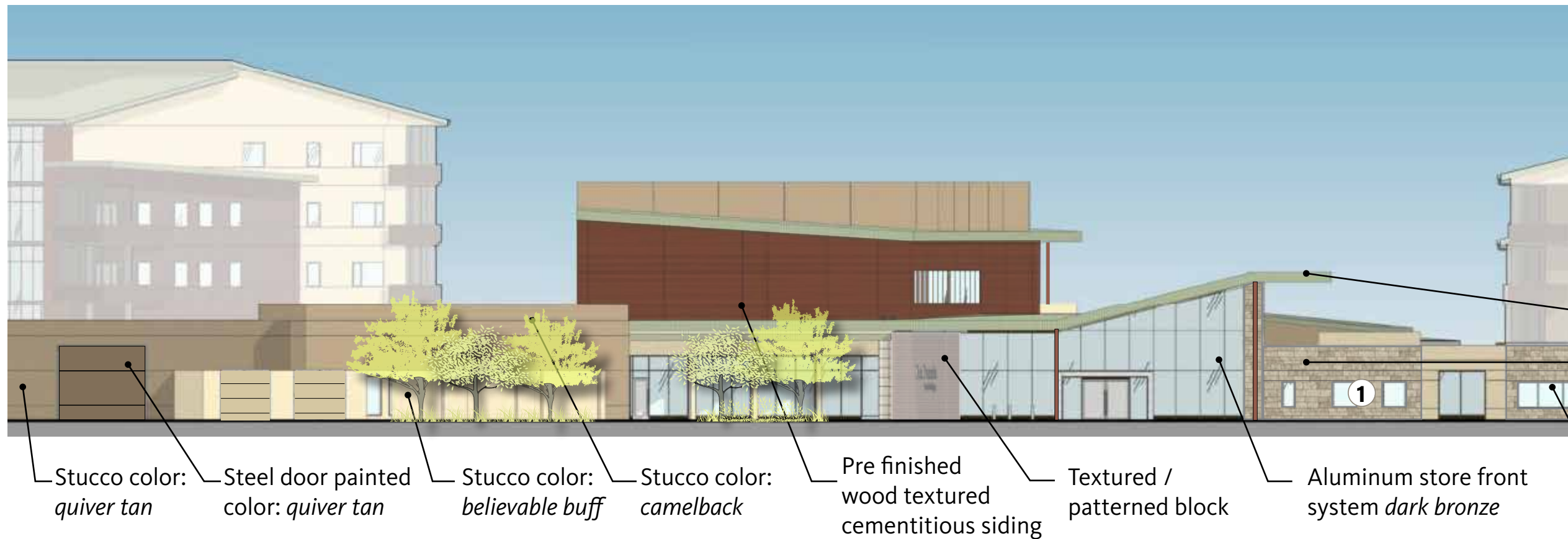
**Perspective 6** - View of residential building



- All landscape areas conform with the Oro Valley zoning code They enhance the built environment and user experience, functioning as enclosures for seating and gathering areas while providing water harvesting areas
- The pool area creates a resort-like experience for all residents

**Perspective 7** - View of village courtyard

# ***ENLARGED ELEVATIONS & MATERIAL SAMPLES***



- 1 Glazing reduction
- 2 Material adjustment from cementitious siding to same coloration in stucco
- 3 Adjusted balcony at wrap
- 4 Material adjustment from stone to stucco at resident balcony

Sarnafil roof : patina green

El dorado stone  
mesquite cliffstone

Porte cochere area at commons building



Pre finished wood textured  
cementitious siding

Sarnafil roof : patina green

Aluminum store front  
system dark bronze

Amenity areas at common building / courtyard

Enlarge elevations



- Sarnafil roof : patina green
- Stucco color: *quiver tan*
- Stucco color: *believable buff*
- Stucco color: *believable buff*
- ① Stucco color: *patchwork plum*
- Soffit material: architectural panel wood textured
- Pre finished wood textured cementitious siding
- ② El dorado stone *mesquite cliffstone*
- Stucco color: *northhampton putty*

- ① Glazing reduction
- ② Material adjustment from cementitious siding to same coloration in stucco
- ③ Adjusted balcony at wrap
- ④ Material adjustment from stone to stucco at resident balcony

Typical residential building elevation



- Stucco color: *abbey brown*
- Textured / patterned block
- El dorado stone *mesquite cliffstone*
- Pre finished wood textured cementitious siding
- El dorado stone *mesquite cliffstone*

- Sarnafil roof : patina green
- Metal railing color: abbey brown
- Aluminum window frames color: *desert sand*
- Mosquito screens
- Stucco color: *Believable buff*
- Stucco color: *patchwork plum*

Typical residential building elevation

Enlarge elevations

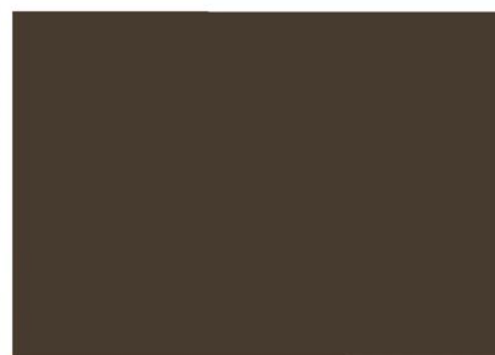


- 1 Metal roof exchange to Sarnafi roof. Patina green to match approved color.
- 2 Textured block design finalized

Stucco finish colors



sarnafil roof : patina green



luminum storefront frame  
anodized dark bronze



aluminum window frame -  
desert sand



textured and patterned  
block designed as a special  
feature of the project



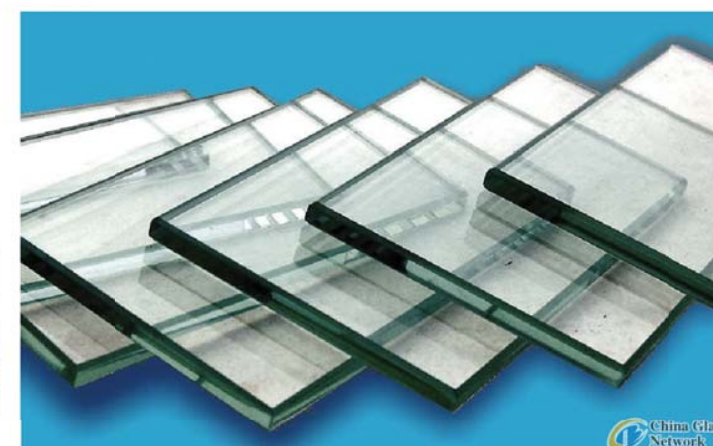
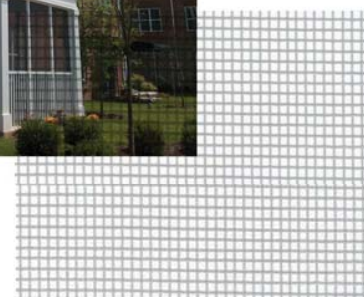
pre finished wood textured  
cementitious siding



stone veneer  
el dorado - mesquite cliffstone



insect screen



window glass  
clear or tinted color

architectural panel  
wood texture. Roof soffit  
condition

# ***SITE CROSS-SECTIONS***

# BUILDING HEIGHT PROPORTION

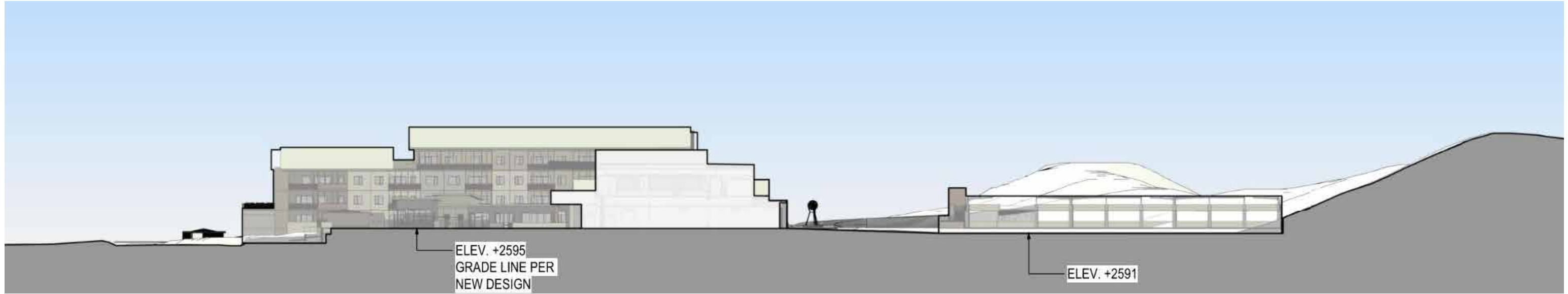
- 1 STORY
- 2 STORY
- 3 STORY
- 4 STORY
- 5 STORY



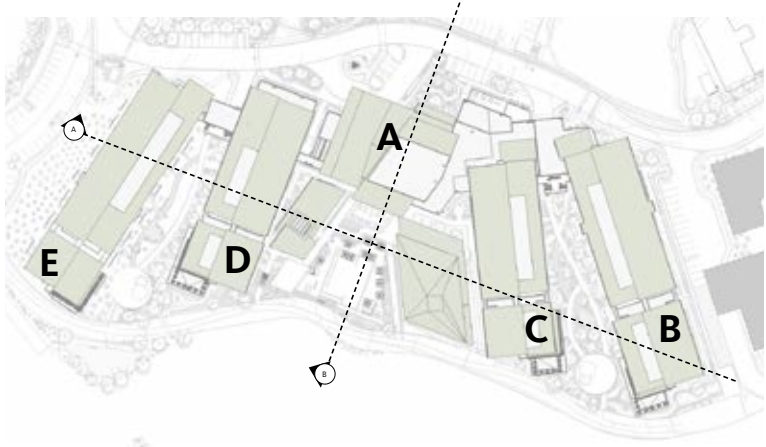
Building height proportion



Project section / building elevation A



Project section / building elevation B



Project site sections

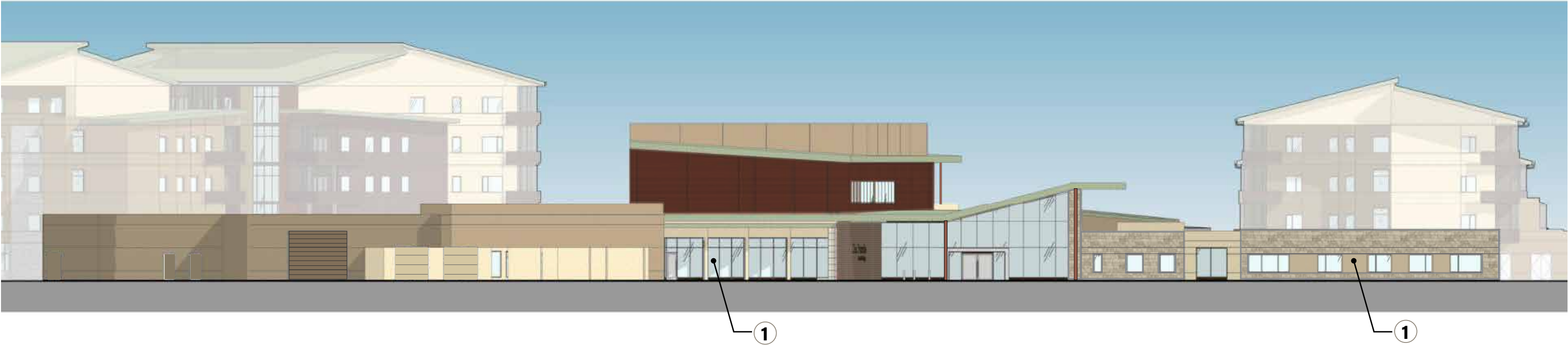
# *ARCHITECTURAL ELEVATIONS*

# OVERALL SITE & KEY PLAN



Overall site & key plan

- ① Glazing reduction
- ② Material adjustment from cementitious siding to same coloration in stucco
- ③ Adjusted balcony at wrap around
- ④ Material adjustment from stone to stucco at resident balcony



Elevation A1-1



Elevation A1-2

- ① Glazing reduction
- ② Material adjustment from cementitious siding to same coloration in stucco

- ③ Adjusted balcony at wrap around
- ④ Material adjustment from stone to stucco at resident balcony



Elevation A2-1



Elevation A3-1



Elevation A1-3



Elevation B1



Elevation B2

Building elevations

- ① Glazing reduction
- ② Material adjustment from cementitious siding to same coloration in stucco
- ③ Adjusted balcony at wrap around
- ④ Material adjustment from stone to stucco at resident balcony



Elevation B4



Elevation B3

Building elevations

- ① Glazing reduction
- ② Material adjustment from cementitious siding to same coloration in stucco

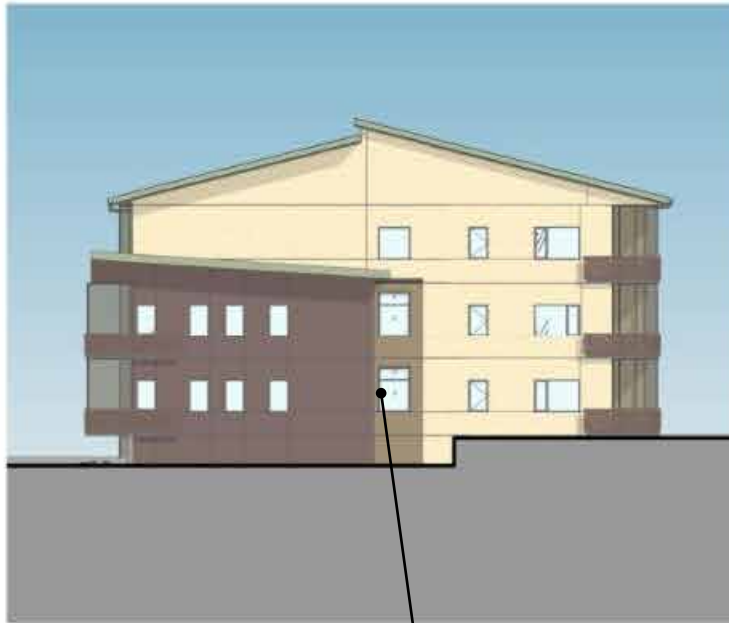
- ③ Adjusted balcony at wrap around
- ④ Material adjustment from stone to stucco at resident balcony



Elevation C1



Elevation C3



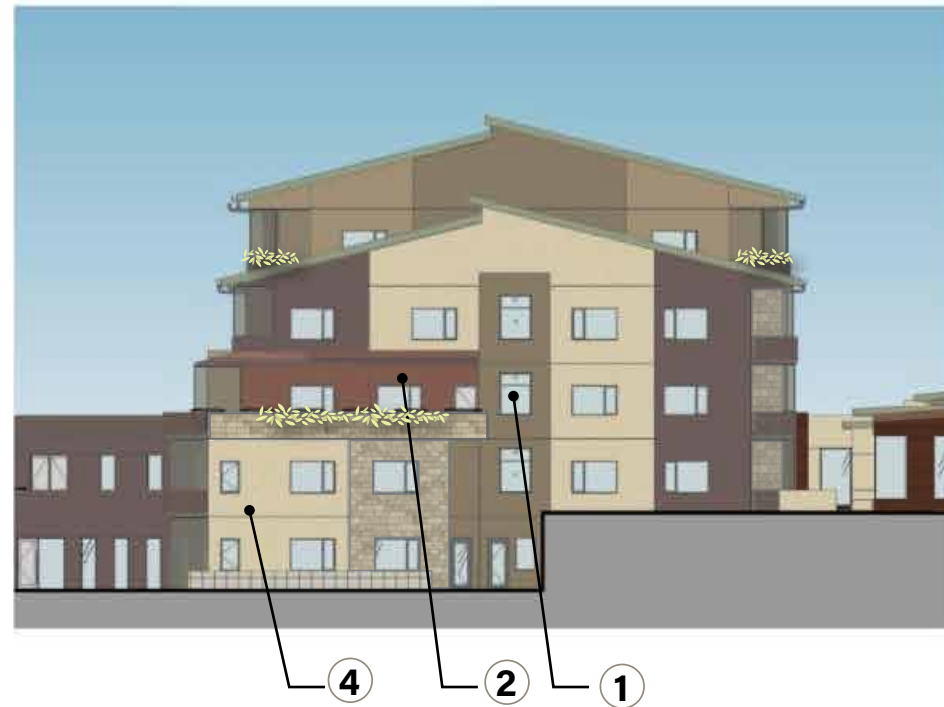
Elevation C2



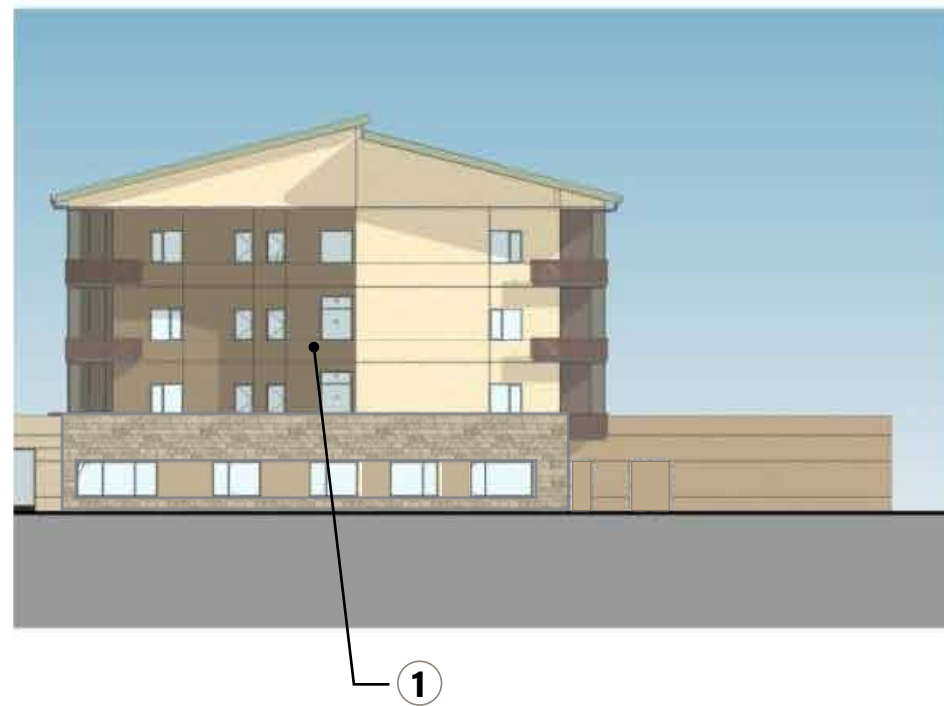
Elevation C4

Building elevations

- ① Glazing reduction
- ② Material adjustment from cementitious siding to same coloration in stucco



Elevation D1



Elevation D2

- ③ Adjusted balcony at wrap around
- ④ Material adjustment from stone to stucco at resident balcony



Elevation D3



Elevation D4

Building elevations

- ① Glazing reduction
- ② Material adjustment from cementitious siding to same coloration in stucco

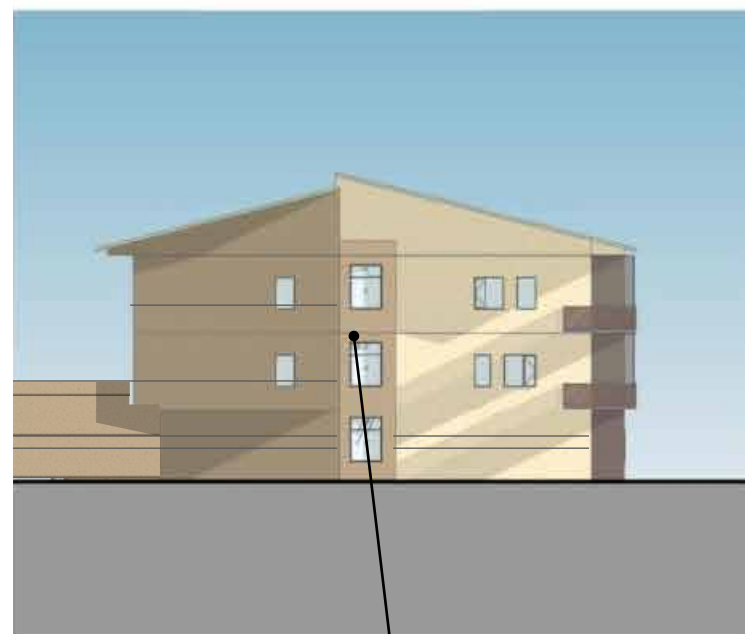
- ③ Adjusted balcony at wrap around
- ④ Material adjustment from stone to stucco at resident balcony



Elevation E1



Elevation E3

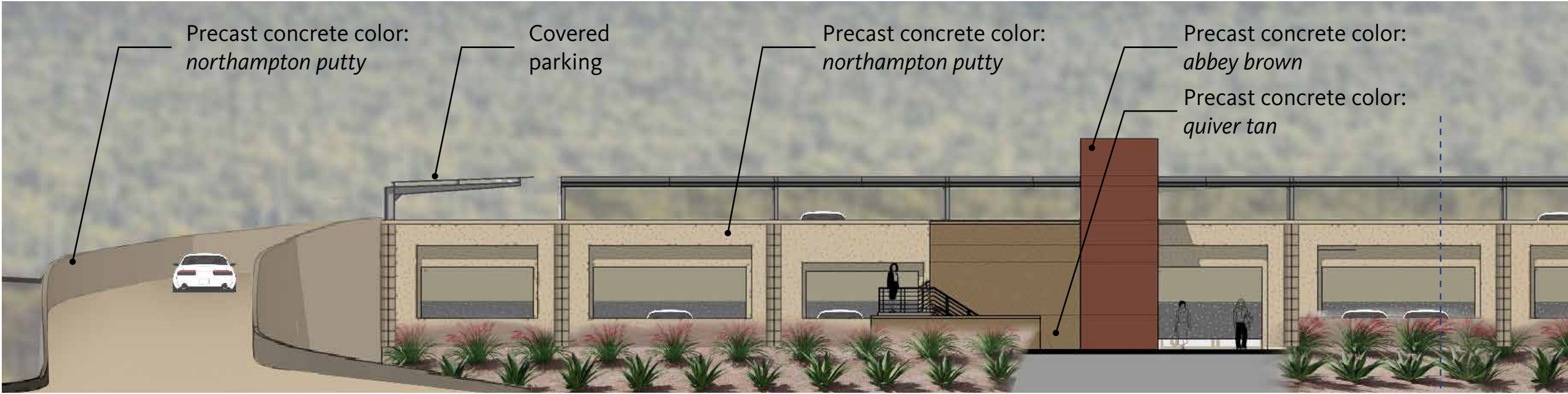


Elevation E2



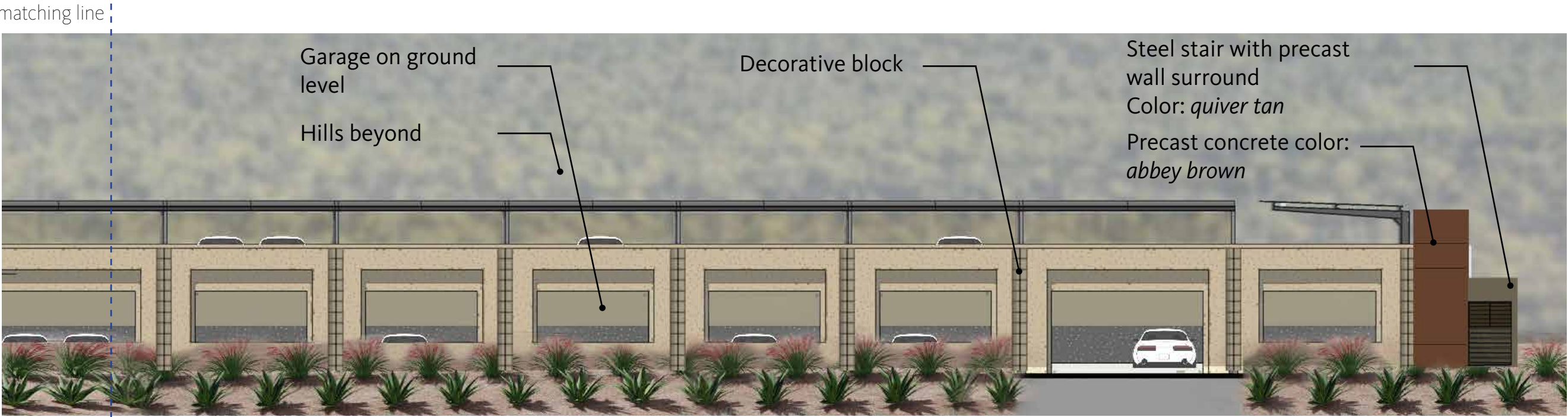
Elevation E4

Building elevations - Future Phase



Elevation P1

matching line



Elevation P1

# ***FLOOR PLANS***

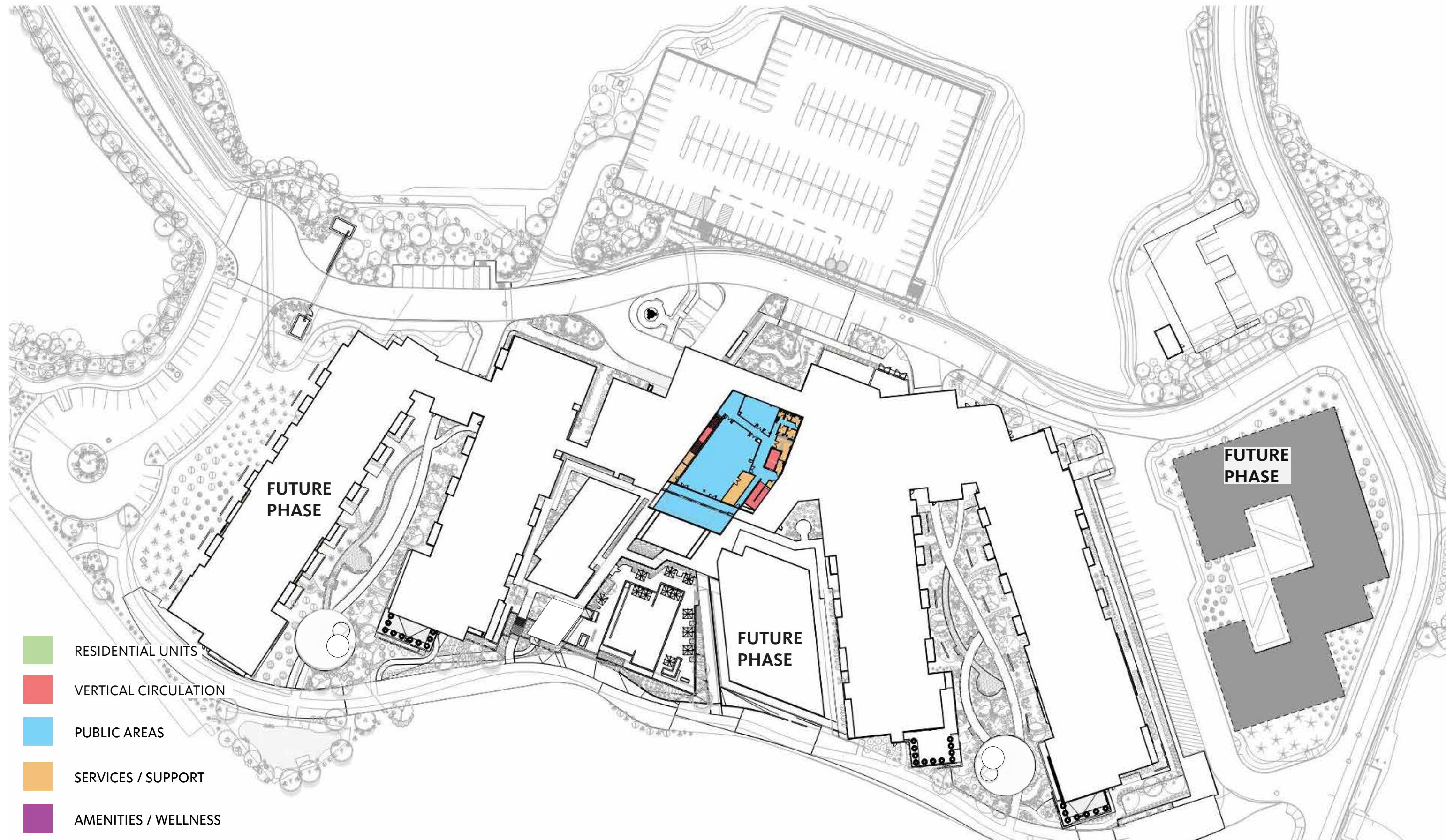


LEVEL 00



LEVEL 01





LEVEL 2.5



LEVEL 3



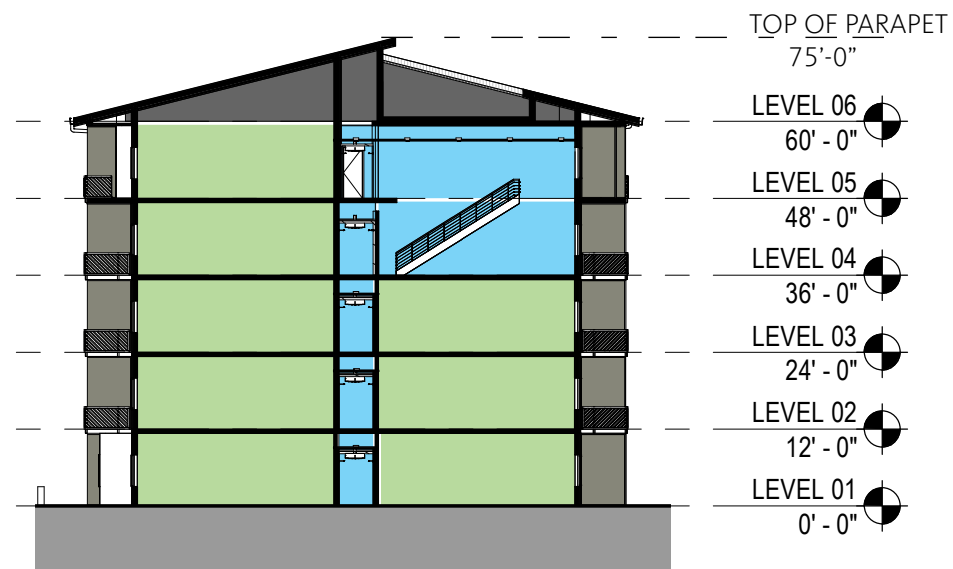
LEVEL 4



LEVEL 5



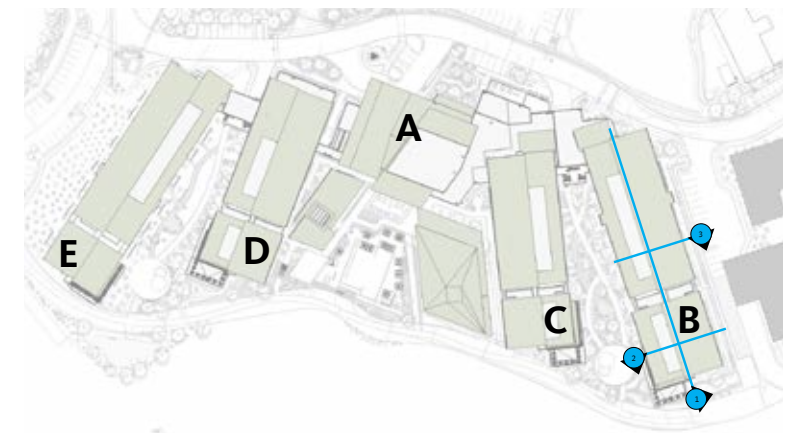
Building section - 1



Building section - 2



Building section - 3



Building sections