



EXHIBIT A

La Posada at Pusch Ridge
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.

The Project Design-Builder, Diversified Design & Construction, Inc.; in collaboration with Gensler, the Architect; and The WLB Group, the Civil Engineer and Landscape Architect, are pleased to present the conceptual architecture to you for consideration.

LA POSADA

AT PUSCH RIDGE

10930 North 1st Avenue
Oro Valley, Arizona, 85737

**Diversified Design &
Construction, Inc.**

Design / Build Contractor
3237 East Fort Lowell Road
Tucson, AZ 85716
520.327.7384

Gensler

Architect
2575 E Camelback Rd
Suite 175
Phoenix, AZ 85016
602.523.4900

The WLB Group, Inc.

Civil & Landscape
4444 E. Broadway Blvd
Tucson, AZ 85711
520.881.7480

Energy Systems Design, Inc.

*Mechanical Electrical and
Plumbing*
7135 E Camelback Rd
Scottsdale, AZ 85251
480.481.4900

**PK Associates Consulting
Structural Engineers**

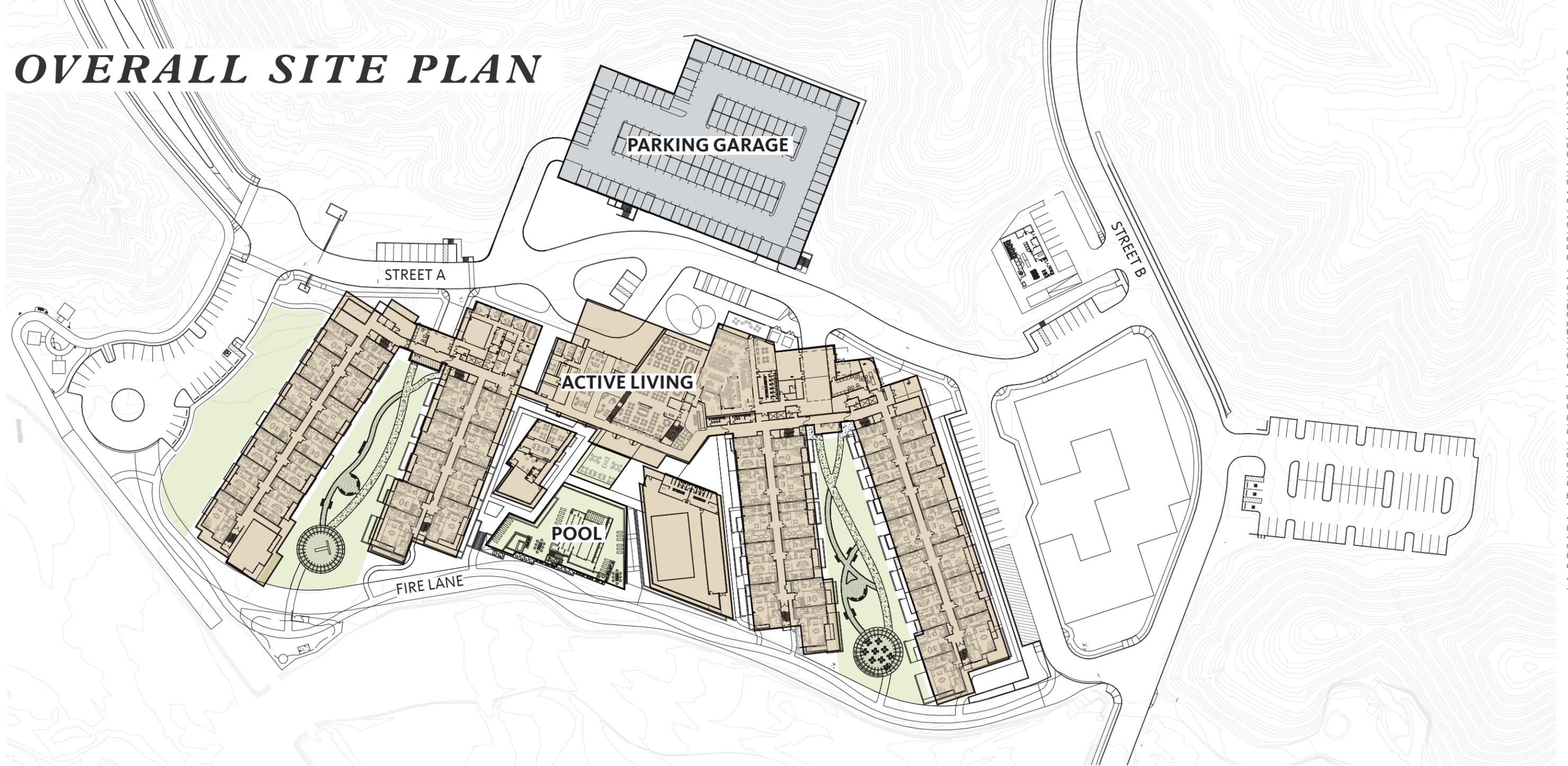
Structural
7434 East McDonald Drive
Scottsdale, AZ 85250
480.922.8854



Conceptual Architecture Submittal Package

May 03 2021

OVERALL SITE PLAN



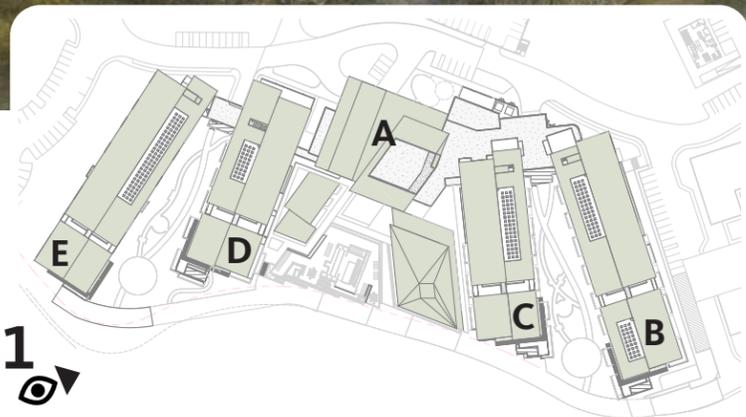
Project description / narrative

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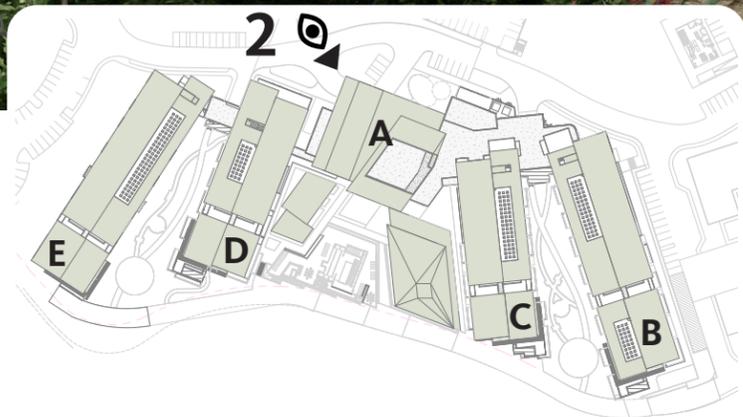


Overall site plan - Project description / narrative



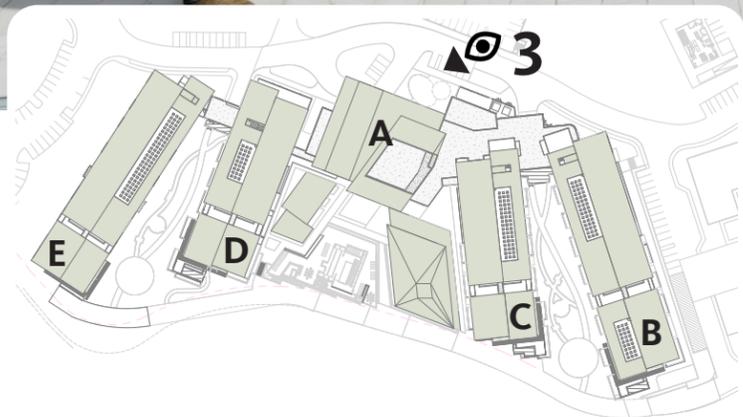
- La Posada at Pusch Ridge offers a variety of recreational indoor and outdoor areas for its residents.
- The architecture embraces and blends with the native desert landscape enhancing the user experience across the site
- All mechanical units will be screened by roof parapets and opaque screen walls.

Perspective 1 - View from southeast



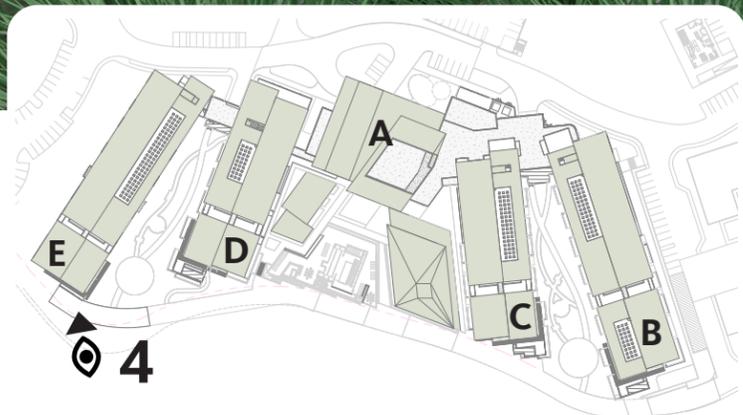
- All roof drains will be architecturally integrated with the building
- All balconies associated with units may be screened. Screening material noted on the material board
- All roof leaders and downspouts will be internalized in the building

Perspective 2 - Arrival view from southeast



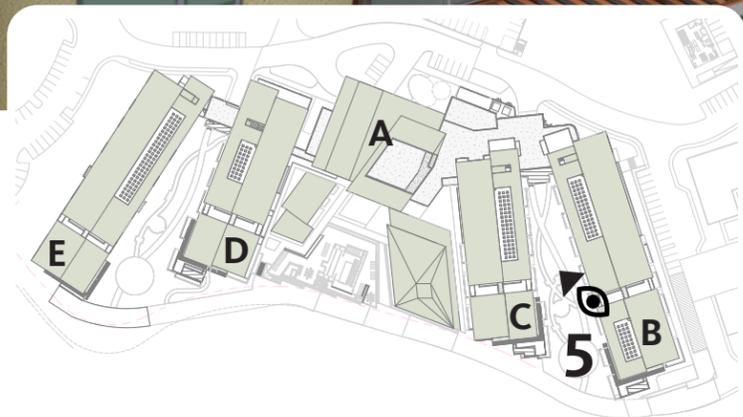
- Desert landscape areas and indoor - outdoor visual connectivity softens the building facade
- Roof plane variation is provided on all of the campus buildings

Perspective 3 - View of arrival plaza



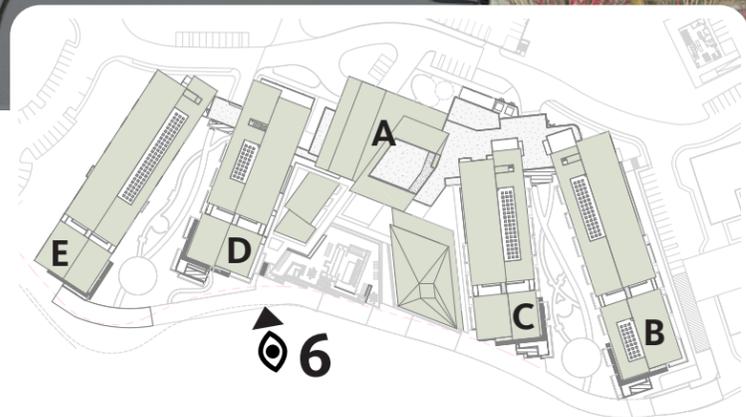
- The building height at the residential building ends step down reducing the overall building mass and visual impact from the south and east
- Varied roofs and wall planes emphasize the roof line at the southern wing

Perspective 4 - View of residential units at ends of wings



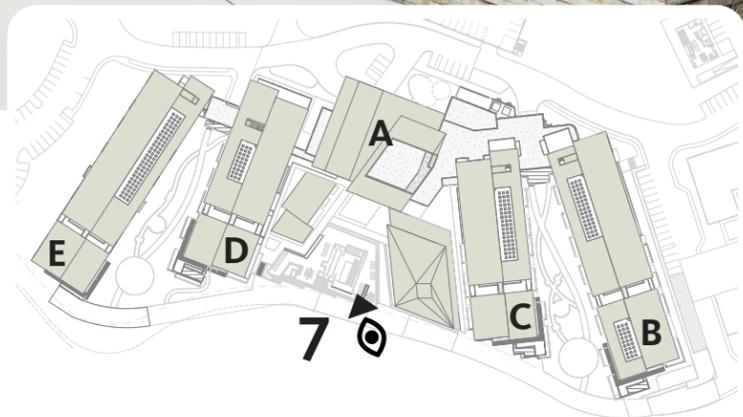
- Differing buildings and roof materials create variation on the overall residential wings
- Landscape terraces are located on multiple levels of the buildings
- Residential window units are slightly recessed and integrated with stucco wall system

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

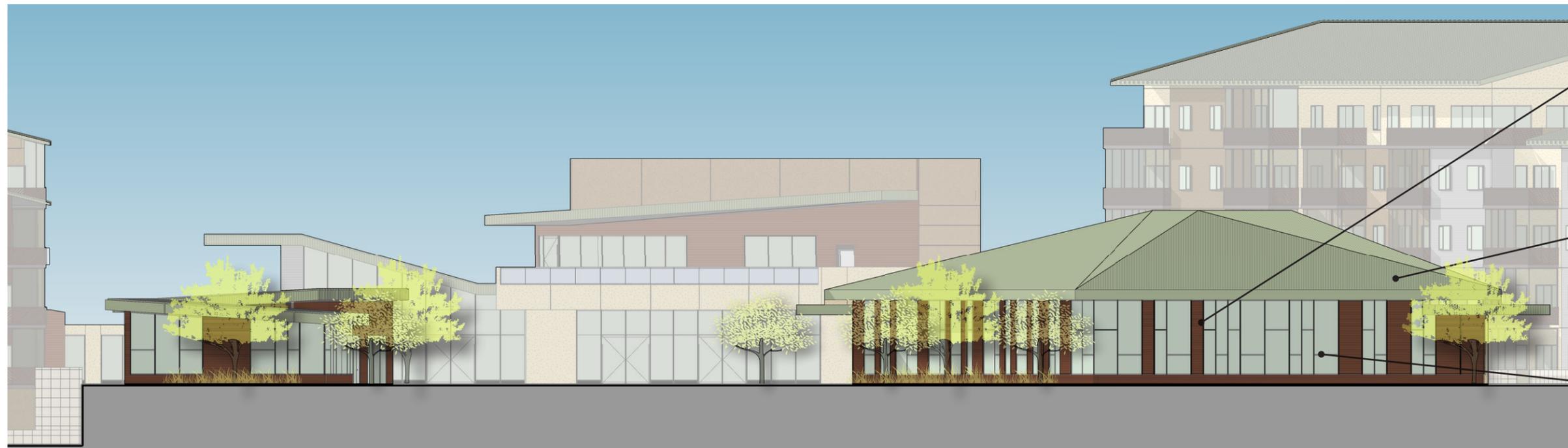
Perspective 7 - View of village courtyard

***ENLARGED ELEVATIONS &
MATERIAL SAMPLES***



- Stucco color: *quiver tan*
- Steel door painted color: *quiver tan*
- Stucco color: *believable buff*
- Stucco color: *camelback*
- Pre finished wood textured cementitious siding
- Textured / patterned block
- Aluminum store front system *dark bronze*
- Clear glass
- Standing seam metal roof - *green*
- El dorado stone *mesquite cliffstone*

Porte cochere area at commons building



- Pre finished wood textured cementitious siding
- Standing seam metal roof - *green*
- Aluminum store front system *dark bronze*

Amenity areas at common building / courtyard

Enlarge elevations



- Standing seam metal roof - green
- Stucco color: *quiver tan*
- Stucco color: *believable buff*
- Stucco color: *camelback*
- Stucco color: *patchwork plum*
- Soffit material: architectural panel wood textured
- Pre finished wood textured cementitious siding
- El dorado stone *mesquite cliffstone*
- Stucco color: *northhampton putty*

Typical residential building elevation

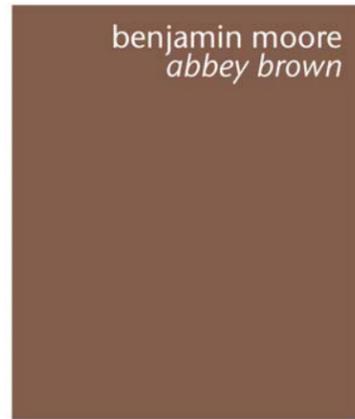


- Standing seam metal roof - green
- Metal railing color: *abbey brown*
- Aluminum window frames color: *desert sand*
- Mosquito screens
- Stucco color: *Believable buff*
- Stucco color: *patchwork plum*

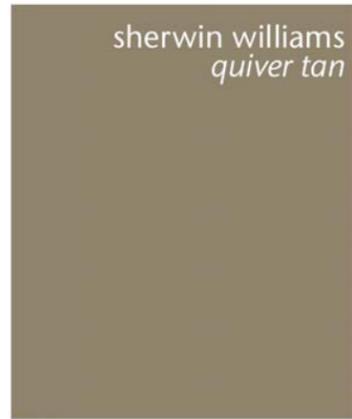
- Stucco color: *abbey brown*
- Textured / patterned block
- El dorado stone *mesquite cliffstone*
- Pre finished wood textured cementitious siding
- El dorado stone *mesquite cliffstone*

Typical residential building elevation

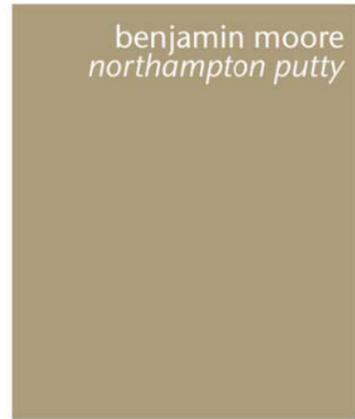
Enlarge elevations



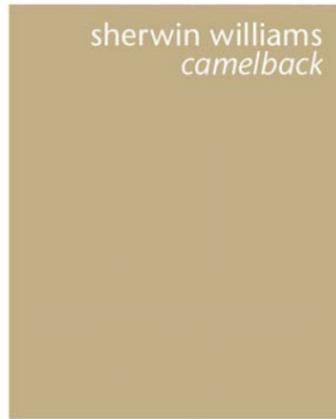
benjamin moore
abbey brown



sherwin williams
quiver tan



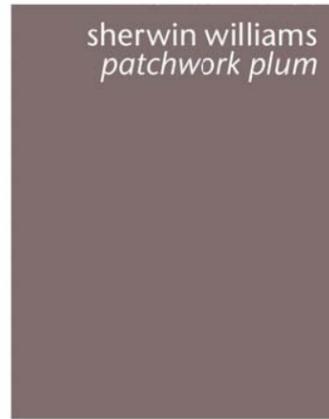
benjamin moore
northampton putty



sherwin williams
camelback



sherwin williams
believable buff



sherwin williams
patchwork plum

Stucco finish colors



metal roof color: *green*



aluminum 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



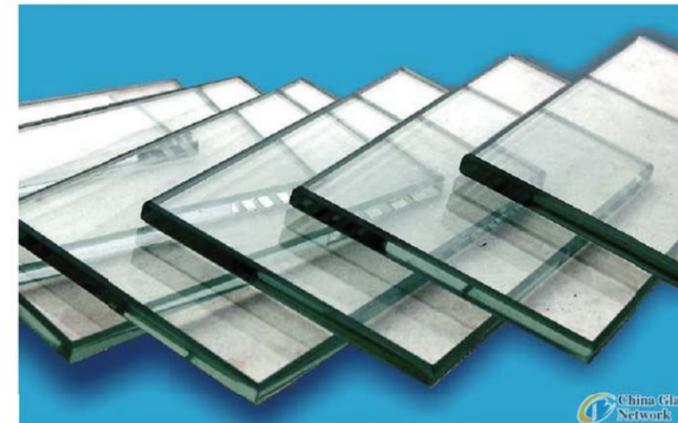
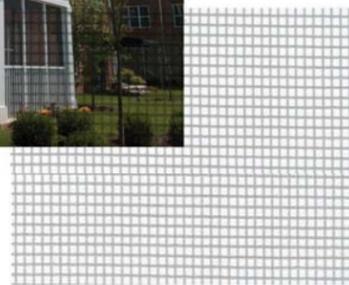
architectural panel
wood texture. Roof soffit
condition



stone veneer
el dorado - mesquite cliffstone



insect screen



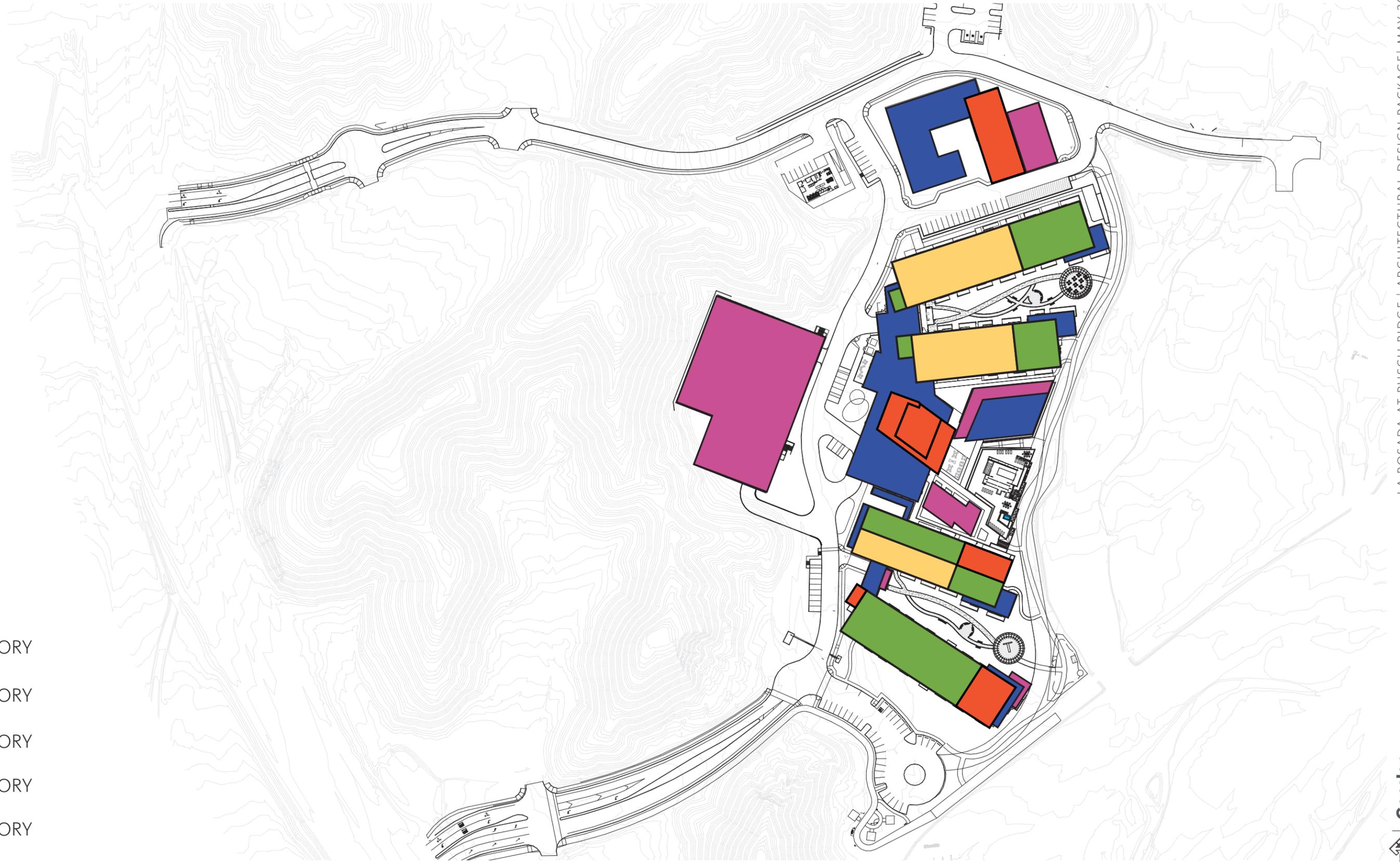
window glass
clear or tinted color

PAD Approved color + material palette

SITE CROSS-SECTIONS

BUILDING HEIGHT PROPORTION

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

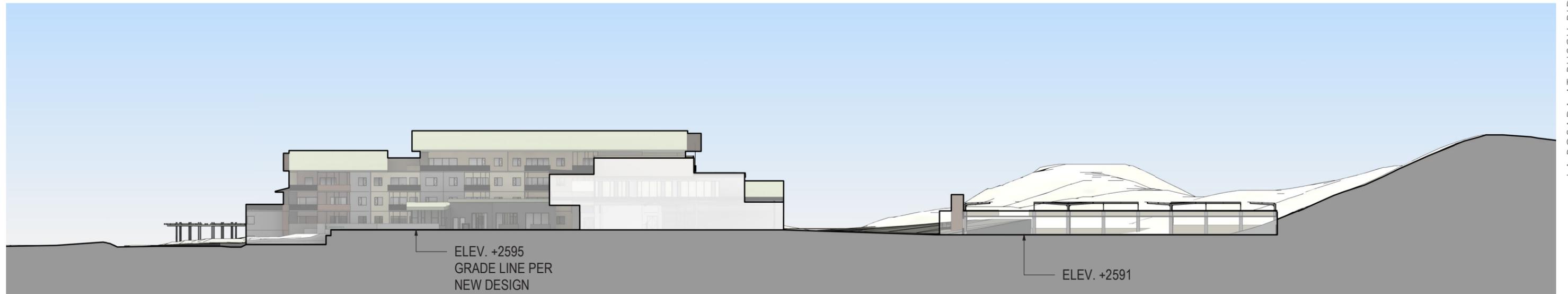


Building height proportion

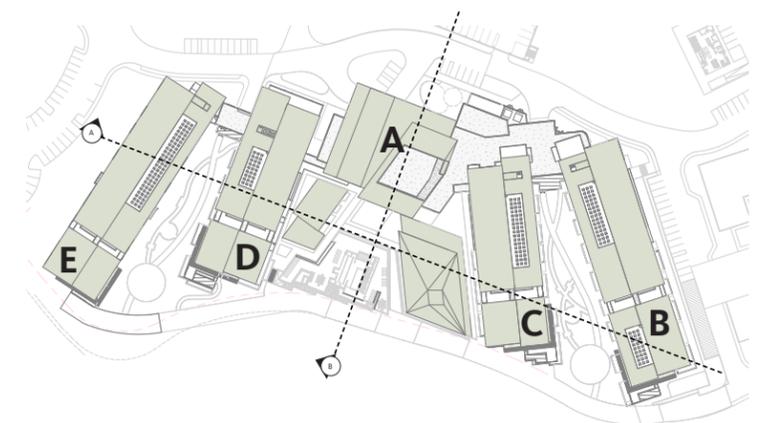




Project section / building elevation A



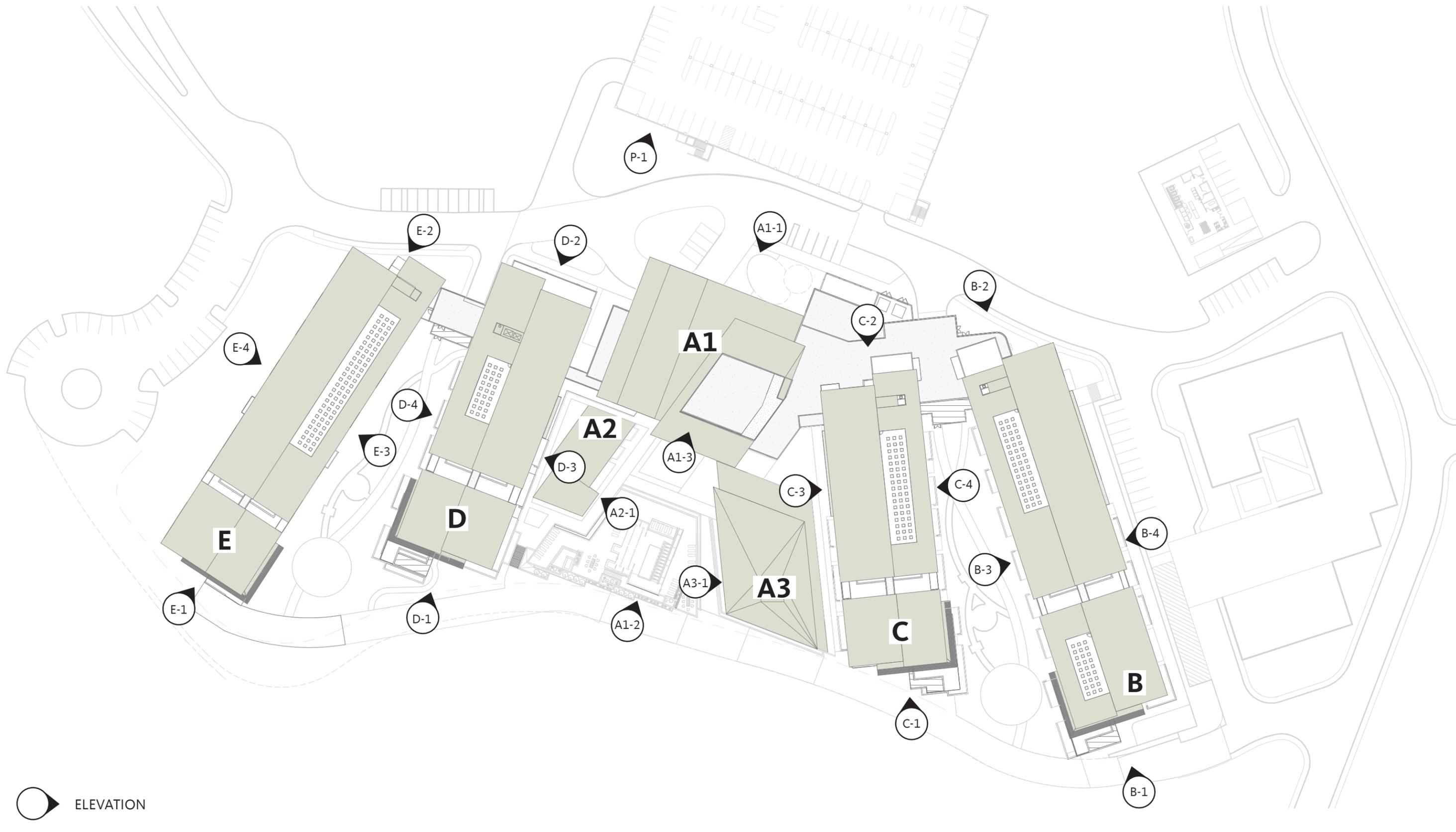
Project section / building elevation B



Project site sections

ARCHITECTURAL ELEVATIONS

OVERALL SITE & KEY PLAN



 ELEVATION



Overall site & key plan



Elevation A1-1



Elevation A1-2

Building elevations



Elevation A2-1



Elevation A3-1



Elevation A1-3



Elevation B1



Elevation B2

Building elevations



Elevation B4

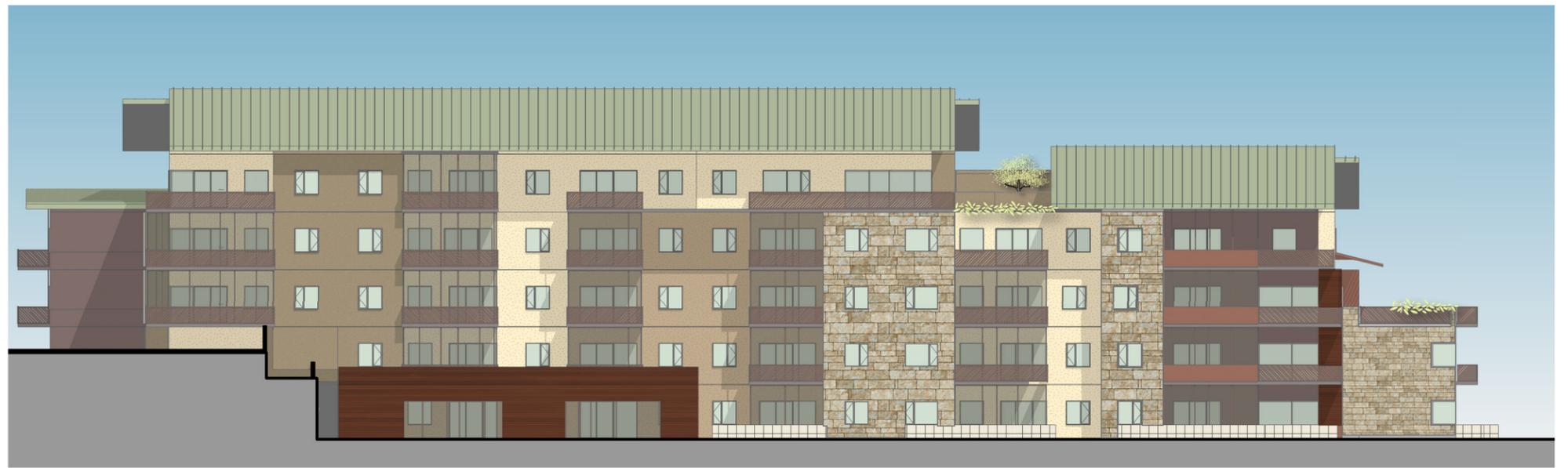


Elevation B3

Building elevations



Elevation C1



Elevation C3



Elevation C2



Elevation C4

Building elevations



Elevation D1



Elevation D3



Elevation D2



Elevation D4

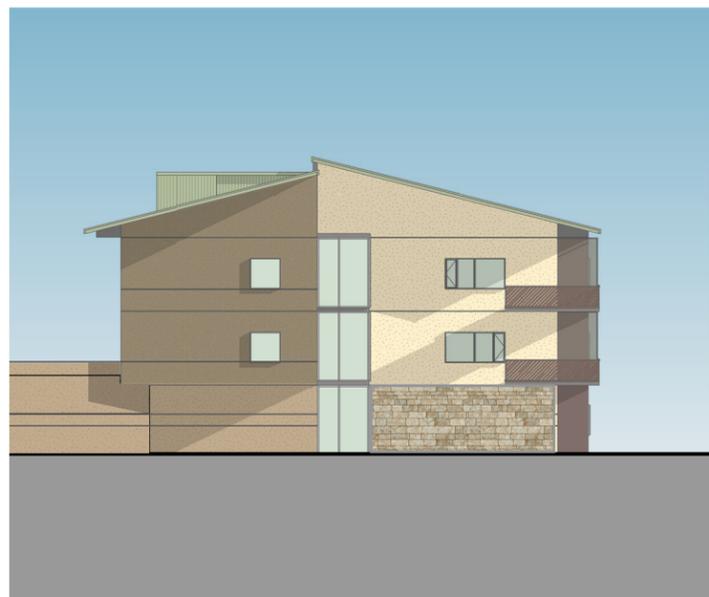
Building elevations



Elevation E1



Elevation E3

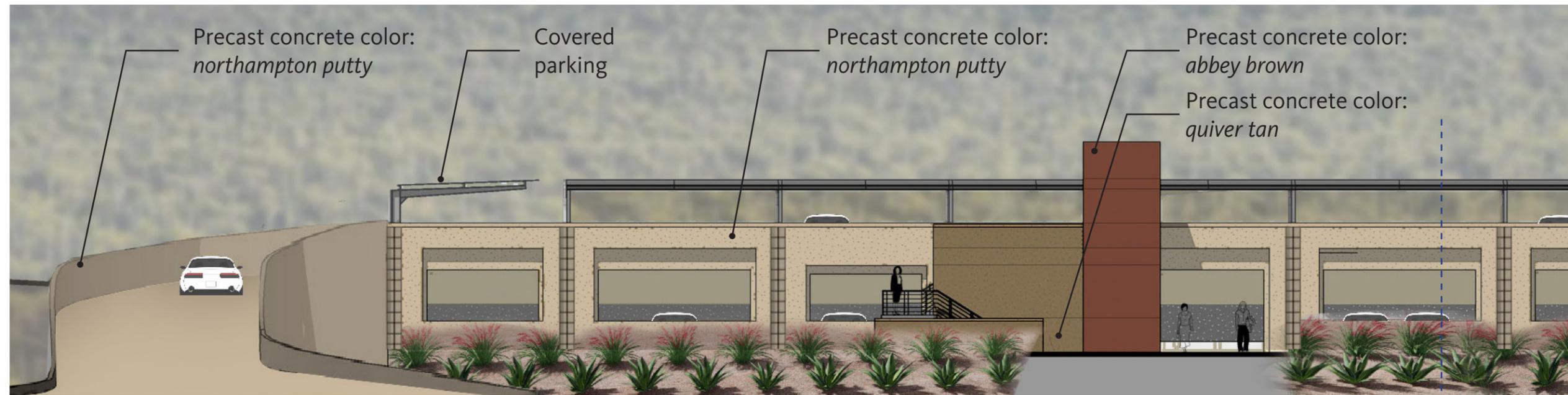


Elevation E2



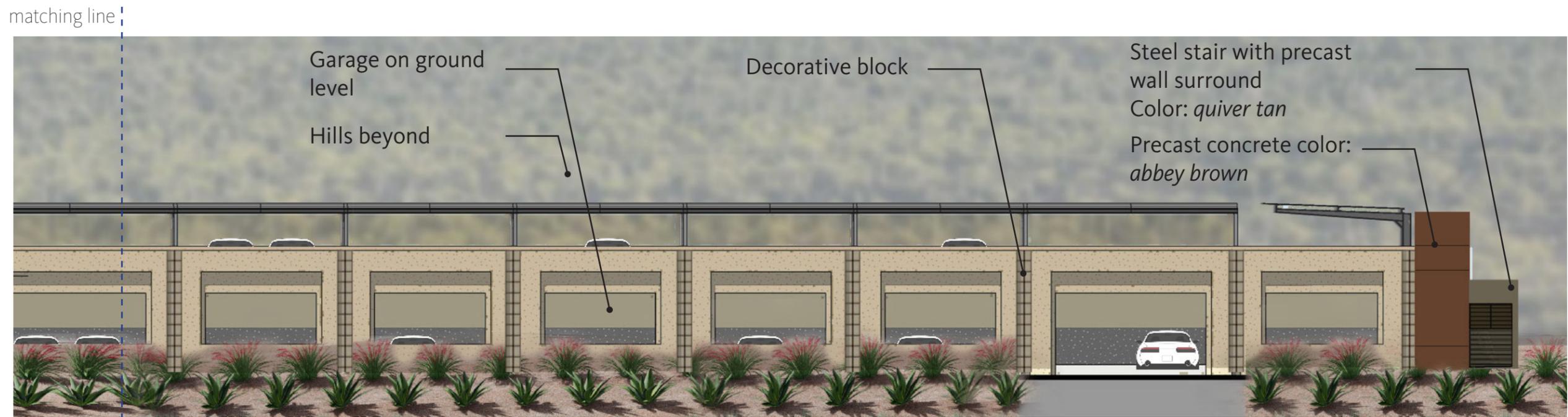
Elevation E4

Building elevations



Elevation P1

matching line



Elevation P1

Parking garage elevations