



## 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

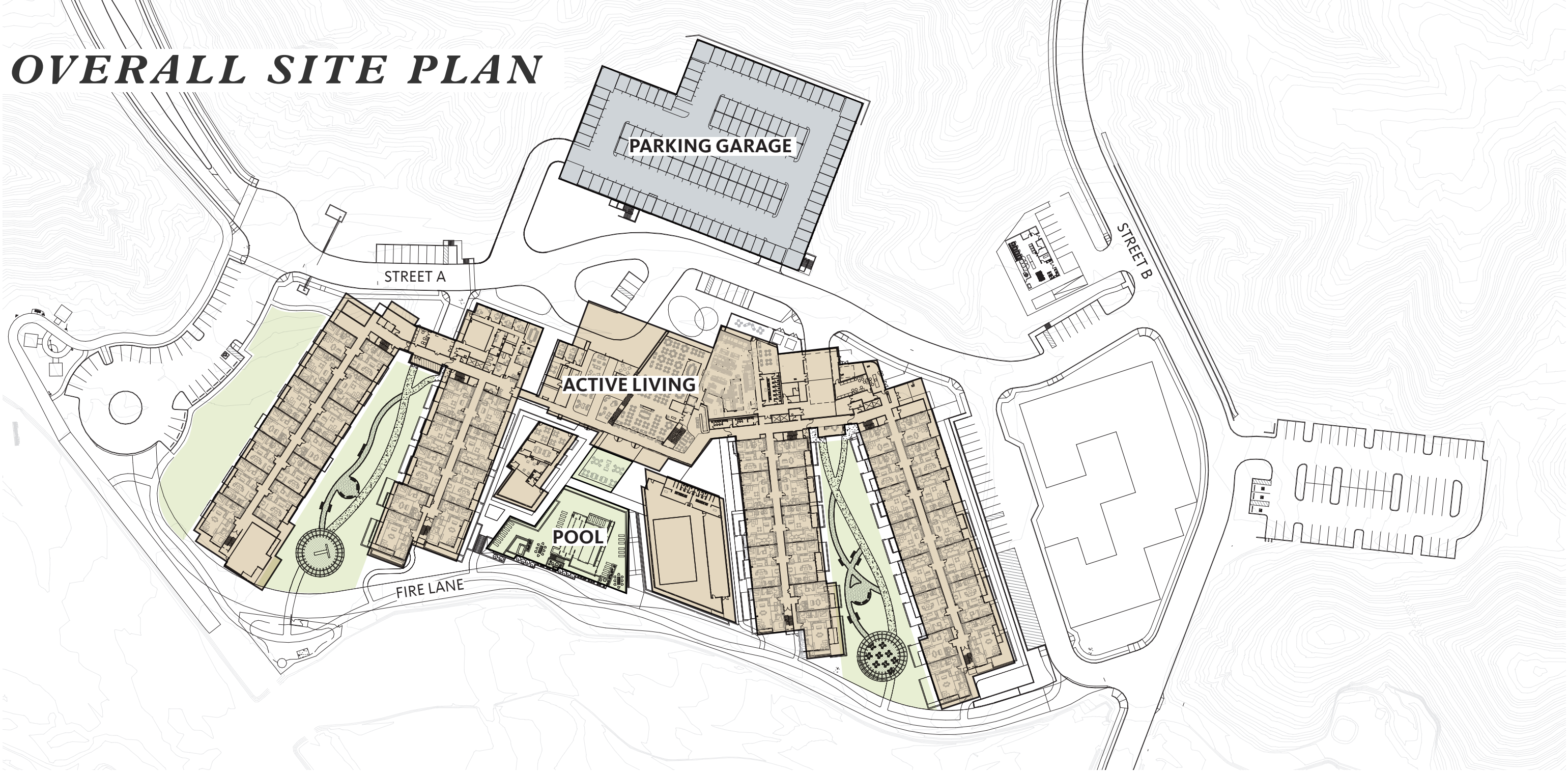


**Conceptual Architecture Submittal Package**

May 03 2021



# OVERALL SITE PLAN



**Project description / narrative**

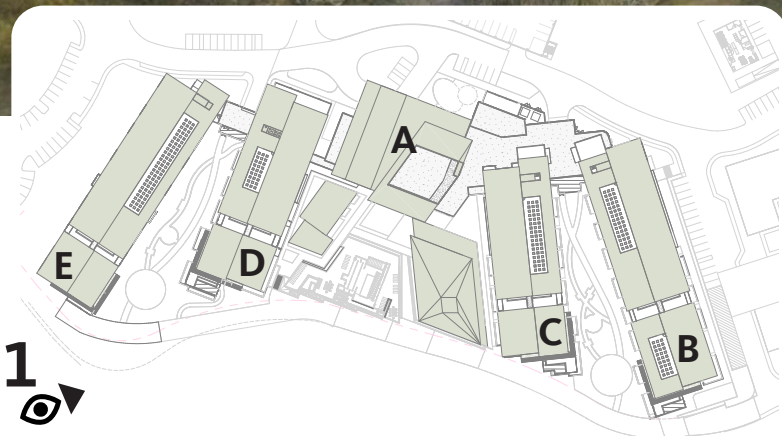
La Posada at Pusch Ridge is a new senior living community in the Town of Oro Valley that is designed to embrace the natural environment and enrich the life experience of its users. The project offers a variety of amenities including a resort style pool, spa and lounge areas, a clubhouse to host a variety 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.



Overall site plan - Project description / narrative

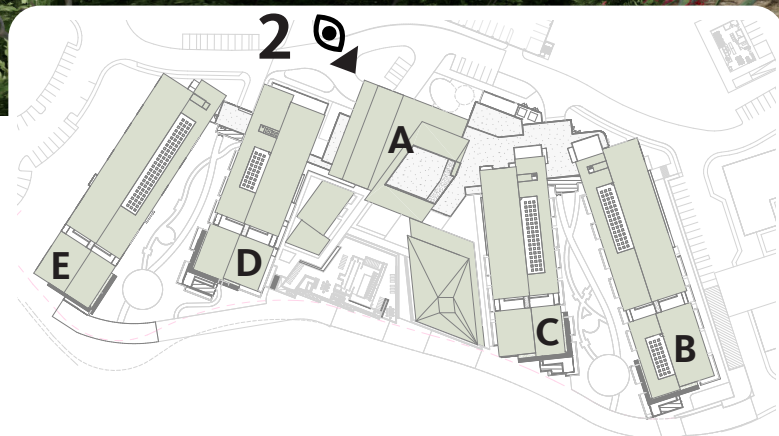




- La Posada at Pusch Ridge offers a variety of recreational indoor and outdoor areas for its residents.
- The architecture embraces and blends with the native desert landscape enhancing the user experience across the site
- All mechanical units will be screened by roof parapets and opaque screen walls.

**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

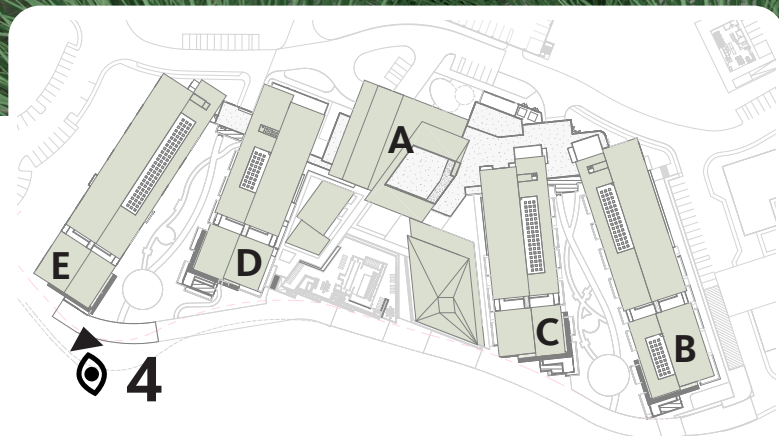




- Desert landscape areas and indoor - outdoor visual connectivity softens the building facade
- Roof plane variation is provided on all of the campus buildings

**Perspective 3** - View of arrival plaza

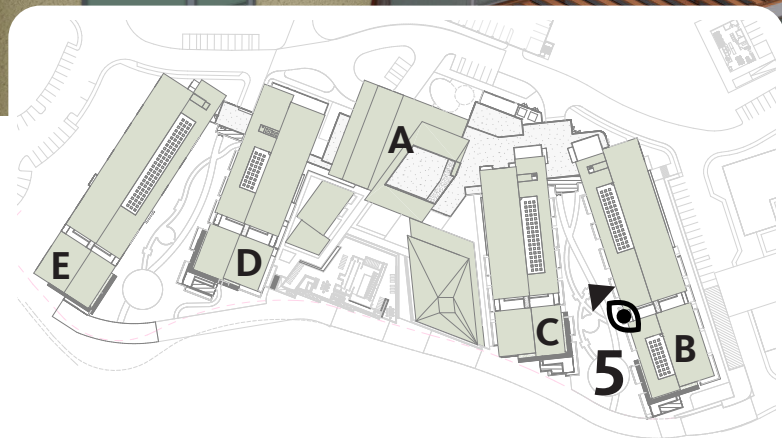




- The building height at the residential building ends step down reducing the overall building mass and visual impact from the south and east
- Varied roofs and wall planes emphasize the roof line at the southern wing

**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

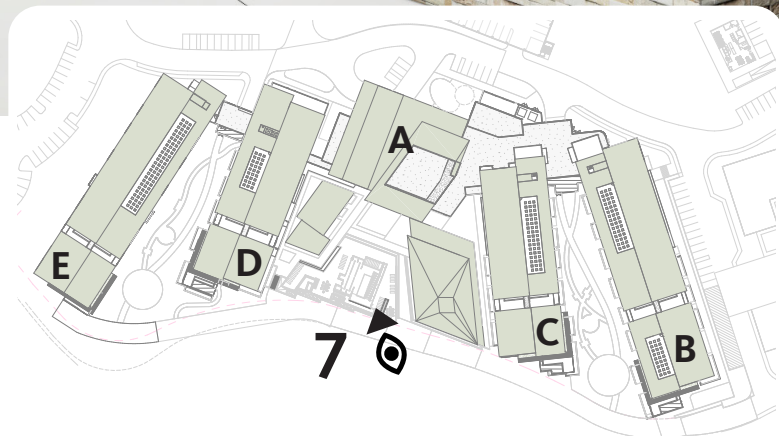




- All glass is low reflective
- All material colors reflect muted earth tone colors
- All mechanical units will be screened by roof parapets and opaque screen walls

**Perspective 6** - View of residential building





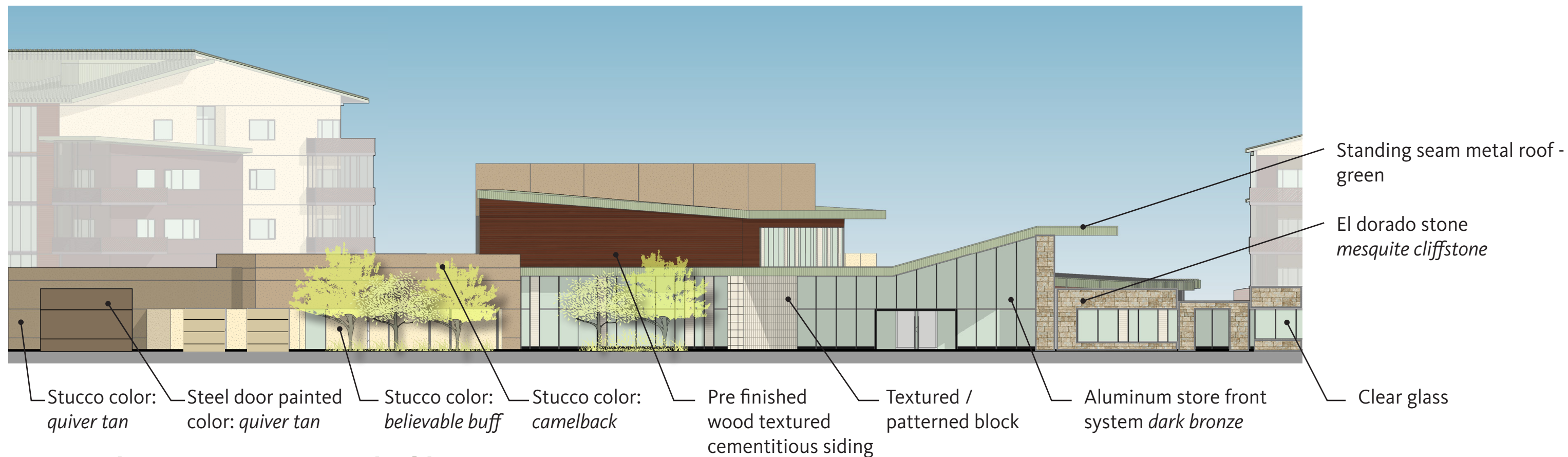
- All landscape areas conform with the Oro Valley zoning code They enhance the built environment and user experience, functioning as enclosures for seating and gathering areas while providing water harvesting areas
- The pool area creates a resort-like experience for all residents

**Perspective 7** - View of village courtyard



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





Porte cochere area at commons building



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



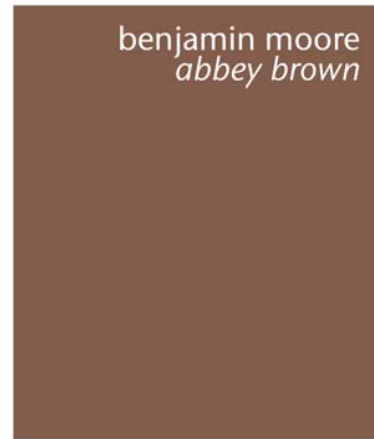
- Standing seam metal roof - green
- Metal railing color: abbey brown
- Aluminum window frames color: *desert sand*
- Mosquito screens
- Stucco color: *Believable buff*
- Stucco color: *patchwork plum*

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

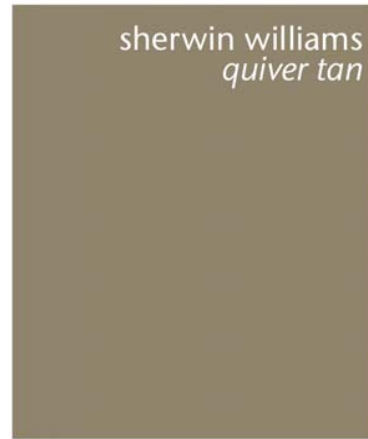
Typical residential building elevation

Enlarge elevations

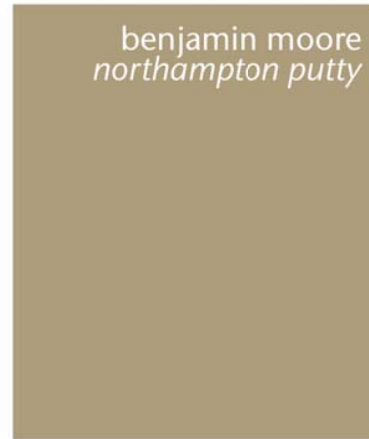




benjamin moore  
*abbey brown*



sherwin williams  
*quiver tan*



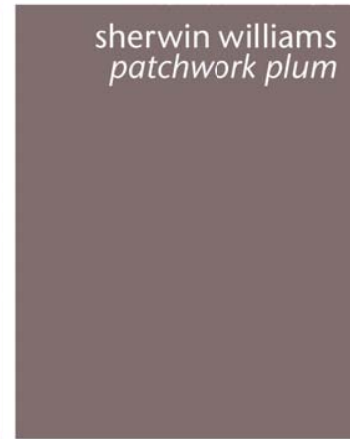
benjamin moore  
*northampton putty*



sherwin williams  
*camelback*



sherwin williams  
*believable buff*

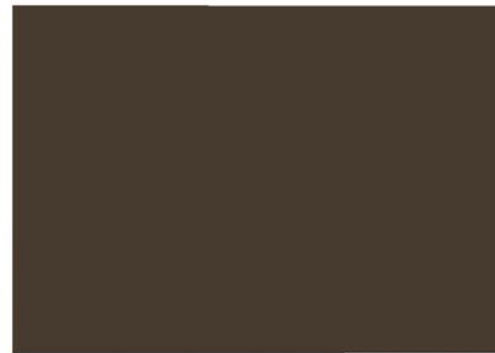


sherwin williams  
*patchwork plum*

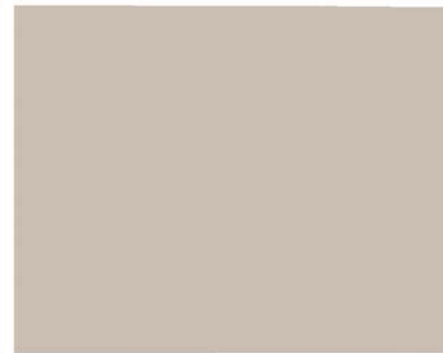
Stucco finish colors



metal roof color: *green*



aluminum storefront frame  
*anodized dark bronze*



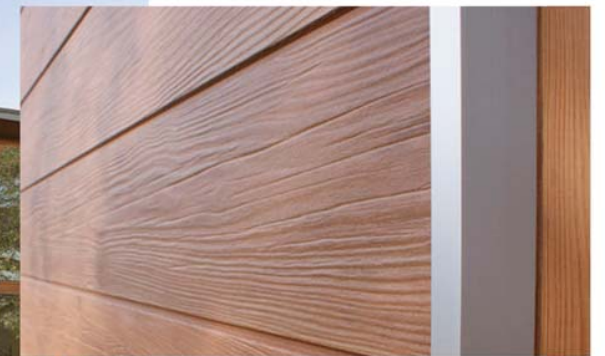
aluminum window frame -  
*desert sand*



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



pre finished wood textured  
cementitious siding



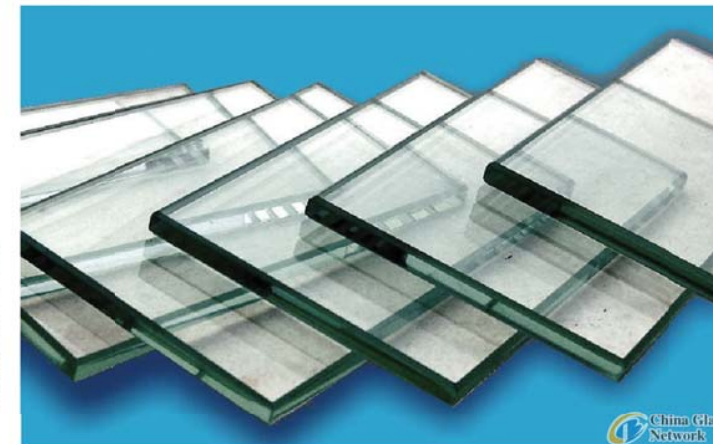
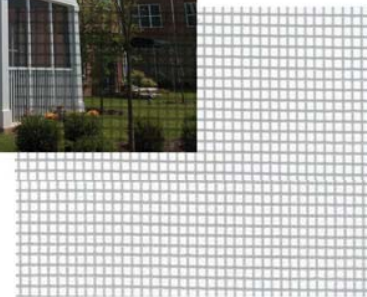
architectural panel  
wood texture. Roof soffit  
condition



stone veneer  
*el dorado - mesquite cliffstone*



insect screen



window glass  
*clear or tinted color*

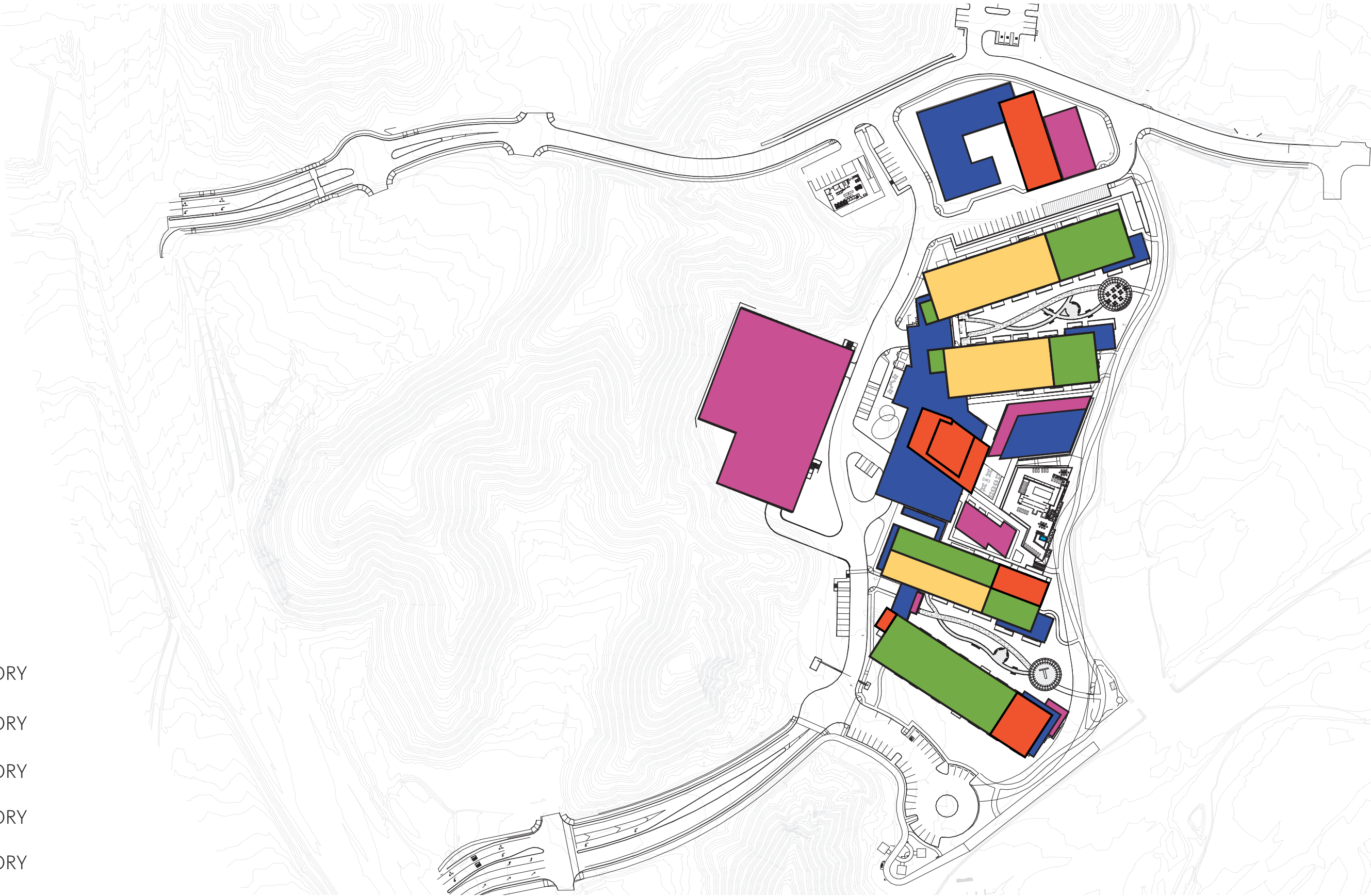


# ***SITE CROSS-SECTIONS***



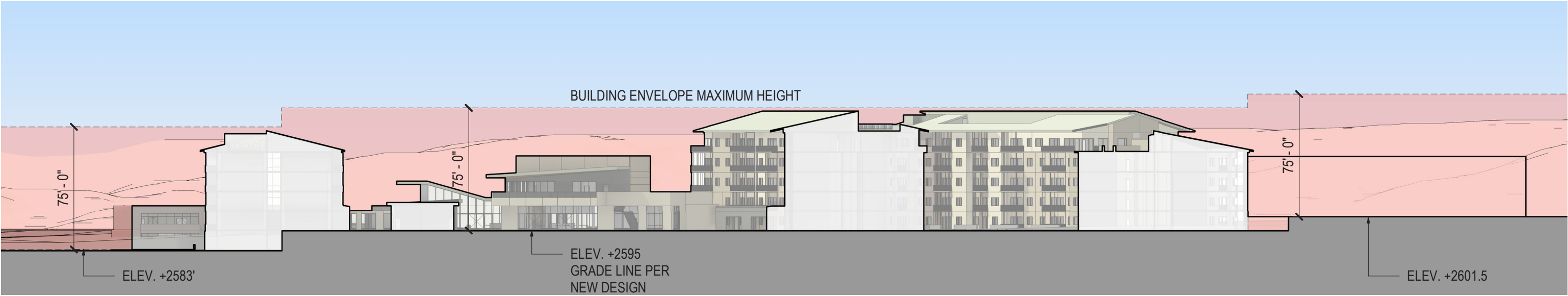
# BUILDING HEIGHT PROPORTION

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

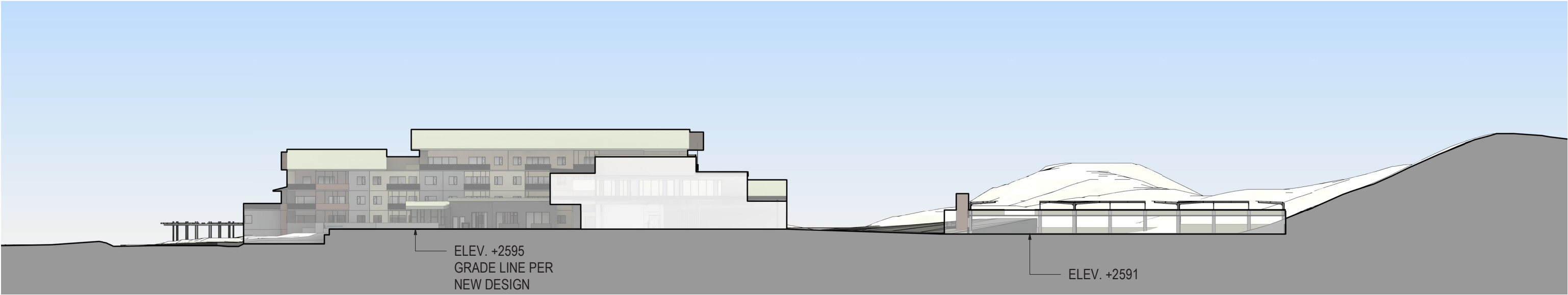


Building height proportion

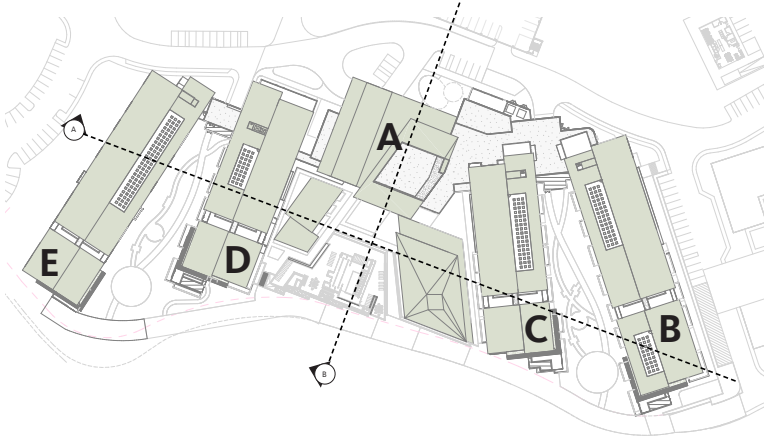




Project section / building elevation A



Project section / building elevation B



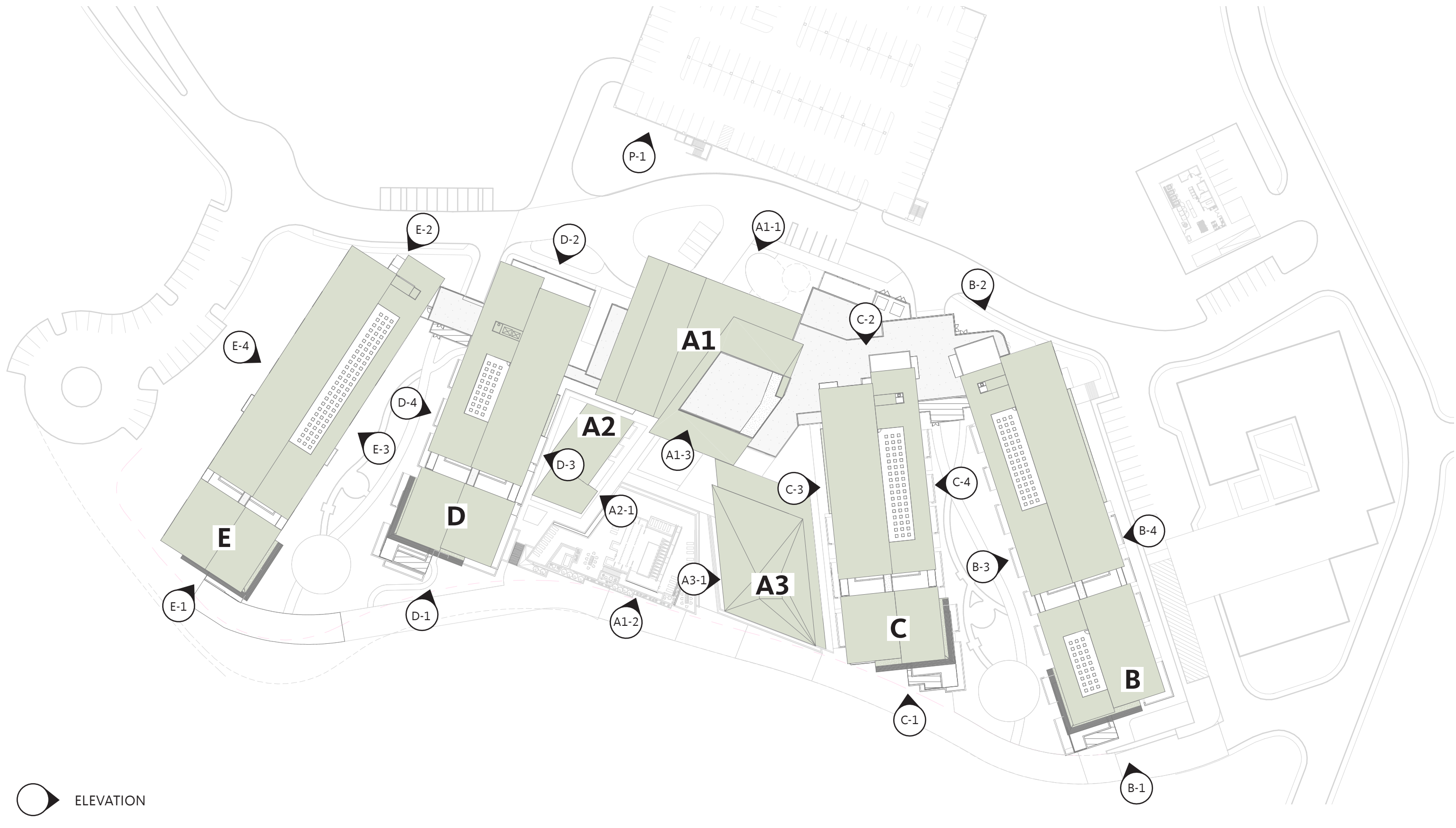
Project site sections



# *ARCHITECTURAL ELEVATIONS*



# OVERALL SITE & KEY PLAN

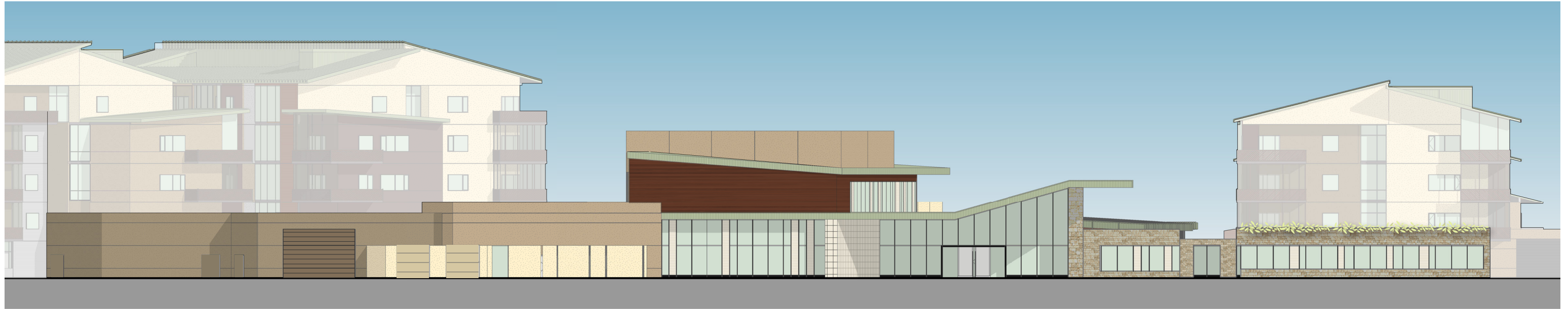


 ELEVATION



Overall site & key plan





Elevation A1-1

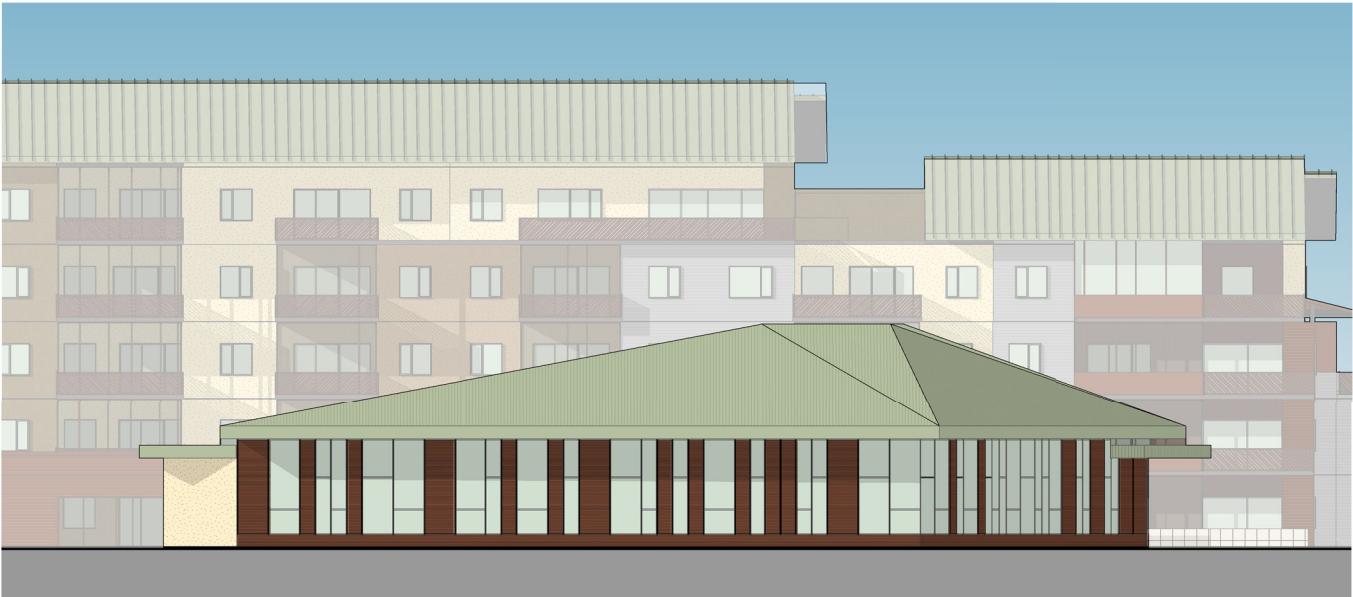


Elevation A1-2





Elevation A2-1



Elevation A3-1



Elevation A1-3



Elevation B1



Elevation B2

Building elevations





Elevation B4



Elevation B3





Elevation C1



Elevation C3



Elevation C2



Elevation C4

Building elevations





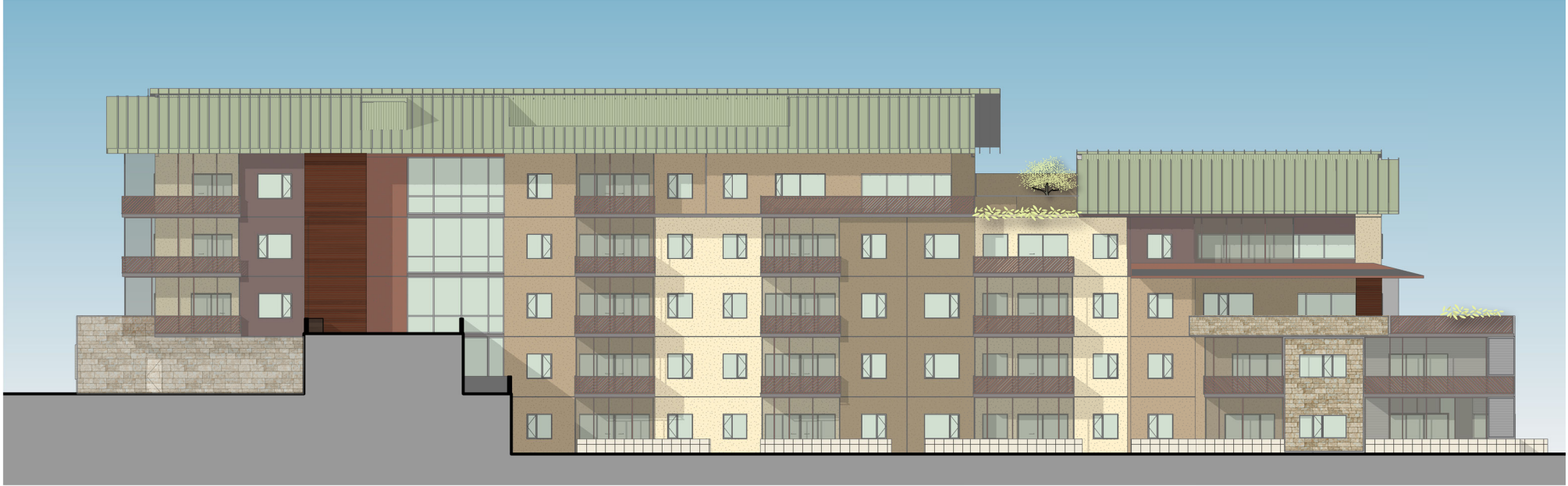
Elevation D1



Elevation D3



Elevation D2



Elevation D4

Building elevations

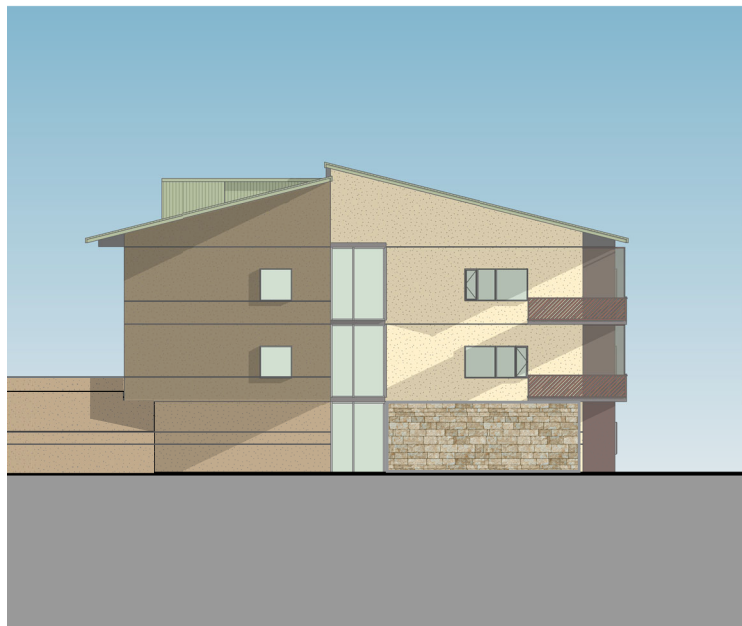




Elevation E1



Elevation E3



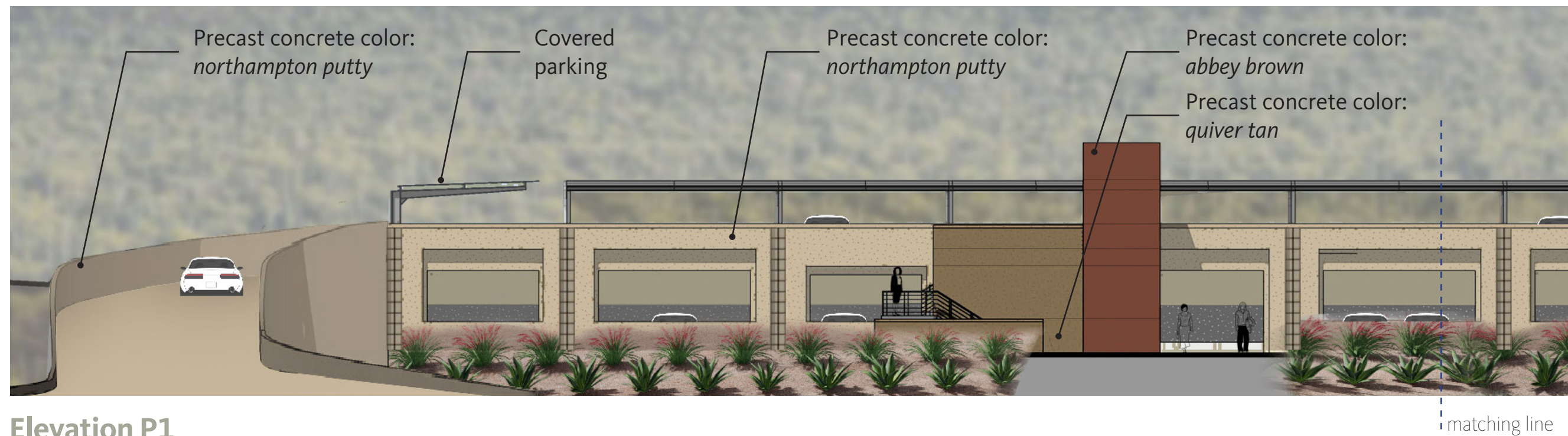
Elevation E2



Elevation E4

Building elevations





Elevation P1



Elevation P1