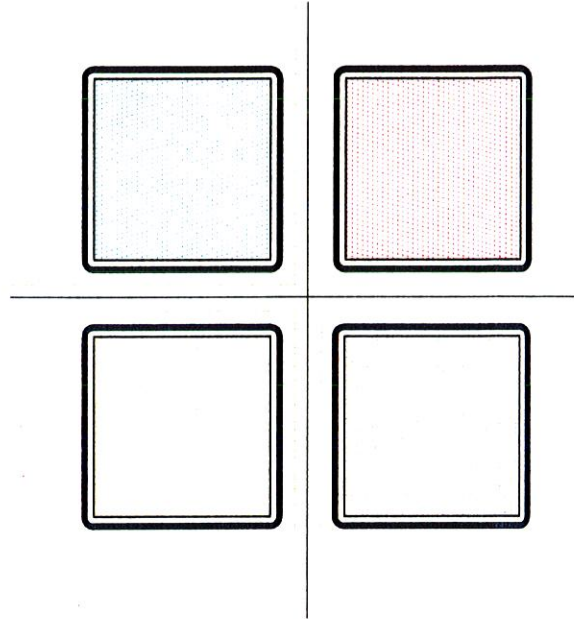


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Four Corners Design Guidelines

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Landscape:

Arterial Streets: Street trees shall be planted on a spacing 30'-0" on center along the edge of the street. All trees shall have a minimum of thirty-six (36) square feet of planting area at the surface. Exclusions: trees that abut paved areas of cafes and courtyards may be planted in 48 inch square minimum tree grates. All arterial trees shall have a minimum of 2 1/2" - 3" caliper with a 18'-20' height. Trees shall limb up a minimum of 10' above grade. Trees planted along street shall be placed at least three (3) feet from the face of curb and at least two (3) feet from the sidewalk.

Theme Trees: (Choose one)

Pithecellobium flexicaule (Texas Ebony) some of the characteristics are as follows:

- ◆ 20' in height
- ◆ Rich dark green foliage
- ◆ contains thorns and pods
- ◆ informal shape



Ulmus parvifolia (Chinese Evergreen Elm) some of the characteristics are as follows:

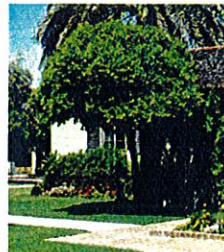
- ◆ 30' in height
- ◆ Evergreen
- ◆ Umbrella shape
- ◆ Provides ample shade



Primary Theme Shrubs: (spacing 24" on center) 50% of shrubs. (Choose one.)

Xylosma congestum (Xylosma) some of the characteristics are as follows:

- ◆ 6-8' in height
- ◆ Evergreen
- ◆ great for low hedges
- ◆ Unique shiny green foliage



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Simmondsia chinensis 'Compacta' (Compact Jojoba) some of the characteristics are as follows:

- ◆ 3' to 4' in height
- ◆ Evergreen
- ◆ Fast grower once established
- ◆ Low maintenance



Secondary Shrubs: (spacing 24" on center). Choose one.

Caesalpinia pulcherrima (Red Bird of Paradise) some of the characteristics are as follows:

- ◆ 3' to 4' in height
- ◆ Evergreen with red flowers in spring
- ◆ Fast grower once established
- ◆ Low maintenance



Dodonaea viscosa 'Purpurea' (Purple Hop Bush) some of the characteristics are as follows:

- ◆ 4' in height
- ◆ Evergreen, plant turns red in cold
- ◆ Lush growth
- ◆ Low maintenance



Groundcovers: (spacing 18" on center) and at least 25% of landscape strip. (Choose one.)

Lantana montevidensis 'New Gold' (New Gold Lantana) some of the characteristics are as follows:

- ◆ 1'- 2' in height
- ◆ Yellow Gold Flowers
- ◆ Constant bloom



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Myoporum parvifolium (Prostrate myoporum) some of the characteristics are as follows:

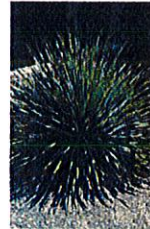
- ◆ 1' height
- ◆ spreads quickly
- ◆ can be damaged by foot traffic



Accent Plants: (in groups of 3 plants for every 50' of landscape). (Choose two.)

Dasyliiron wheeleri (Desert Spoon) some of the characteristics are as follows:

- ◆ moderate growth
- ◆ hardy
- ◆ dramatic plant



Hesperaloe parvifolia (Red Yucca) some of the characteristics are as follows:

- ◆ 4' height
- ◆ spreads quickly
- ◆ Spring color



Agave vilmoriniana (Octopus Agave) some of the characteristics are as follows:

- ◆ bold form
- ◆ nice barrier plant
- ◆ needs to be planted away from foot traffic



Echinocactus grusonii (Golden Barrel Cactus) some of the characteristics are as follows:

- ◆ bold desert form
- ◆ hardy
- ◆ avoid walkways



Granite: (all landscape areas to receive granite. All granite to extend under shrubs)

- ◆ Size: 3/4" minus
- ◆ Color: coral

Residential Streets: Street trees shall be planted on a spacing 30'-0" on center along the edge of the street. All residential trees shall have a minimum of 2 1/2" - 3" caliper with a 16'-18' height. All trees shall have a minimum of twenty-four (24) square feet of planting area at the surface. Trees shall limb up a minimum of 8' above grade. Trees planted along street shall be placed at least three (3) feet from the face of curb and at least 2 feet from the sidewalk.

Theme Trees: (Choice of One)

Acacia schaffneri (Twisted Acacia) some of the characteristics are as follows:

- ◆ 20' in height
- ◆ Evergreen
- ◆ a "see through" tree
- ◆ Unique thorny, twisting branches



Cercidium praecox (Palo Brea) some of the characteristics are as follows:

- ◆ 25' in height
- ◆ Evergreen/deciduous
- ◆ Umbrella shape
- ◆ Unique green bark



Theme Shrubs: (spacing 24" on center) 50% of shrubs. (Choose Two)

Cassia wislizeni (Shrubby senna) some of the characteristics are as follows:

- ◆ 3' to 6' in height
- ◆ Bleak during winter
- ◆ Green foliage with yellow flowers



Luecophyllum frutescens (Texas Ranger “Green Cloud”) some of the characteristics are as follows:

- ◆ 3' to 4' in height
- ◆ Evergreen
- ◆ Purple flowers



Ruellia penninsularis (Ruellia, Trailing Hummingbird) some of the characteristics are as follows:

- ◆ 2' to 3' in height
- ◆ Evergreen
- ◆ Purple flowers



Groundcovers: (spacing 18" on center) and at least 25% of landscape strip. (Choose one.)

Lantana montevidensis (Trailing Purple Lantana) or *Lantana montevidensis* 'New Gold' (New Gold Lantana) Some of the characteristics are as follows:

- ◆ 1'- 2' in height
- ◆ Purple/Yellow Gold Flowers
- ◆ Constant bloom



Myoporum parvifolium (Prostrate myoporum) some of the characteristics are as follows:

- ◆ 1' height
- ◆ spreads quickly
- ◆ can be damaged by foot traffic



Granite: (all landscape areas to receive granite. All granite to extend under shrubs)

- ◆ Size: 3/4" minus
- ◆ Color: coral

Intersections:

Trees shall be planted on a spacing 40'-0" on center along the edge of the vertical element of decorative paving. Trees planted along decorative walks shall be placed at least three (3) feet from the face of paving.

Theme Trees: (Choose one)

Schinus terebinthifolius (Brazilian Pepper) Some of the characteristics are as follows:

- ◆ 15'-30' in height
- ◆ winter color
- ◆ wonderful shade tree



Dalbergia sissoo (Sissoo tree) Some of the characteristics are as follows:

- ◆ 30' - 50' in height
- ◆ Bright green color
- ◆ lively form & dense shade



Theme Shrubs: (spacing 24" on center) 50% of shrubs. (Choose one.)

Xylosma congestum (Xylosma) some of the characteristics are as follows:

- ◆ 6-8' in height
- ◆ Evergreen
- ◆ great for low hedges
- ◆ Unique shiny green foliage



Nerium Oleander 'Petite Pink' (Petite Pink Oleanders) some of the characteristics are as follows:

- ◆ 3' - 4' in height
- ◆ Evergreen
- ◆ great for low hedges & screens
- ◆ flowers almost year round



Secondary Shrubs: (spacing 24" on center) (Choose one.)

Luecophyllum zygophyllum (Blue Ranger) some of the characteristics are as follows:

- ◆ 5' in height
- ◆ Evergreen
- ◆ gray-green color
- ◆ little purple flowers



Simmondsia chinensis 'Compacta' (Compact Jojoba) some of the characteristics are as follows:

- ◆ 3' to 4' in height
- ◆ Evergreen
- ◆ Fast grower once established
- ◆ Low maintenance



Groundcovers: (spacing 18" on center) and at least 25% of landscape area. (Choose one.)

Lantana montevidensis 'New Gold' (New Gold Lantana) Some of the characteristics are as follows:

- ◆ 1'- 2' in height
- ◆ Yellow Gold Flowers
- ◆ Constant bloom



Myoporum parvifolium (Prostrate myoporum) some of the characteristics are as follows:

- ◆ 1' height
- ◆ spreads quickly
- ◆ can be damaged by foot traffic

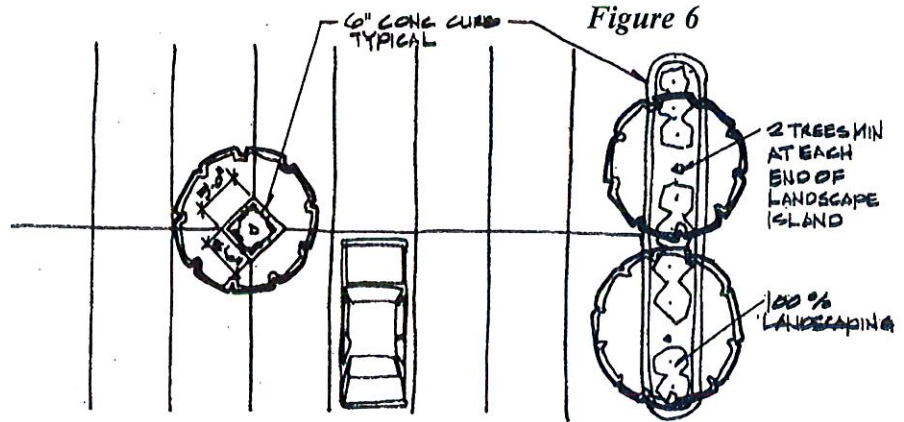


Granite: (all landscape areas to receive granite. All granite to extend under shrubs)

- ◆ Size: 3/4" minus
- ◆ Color: coral

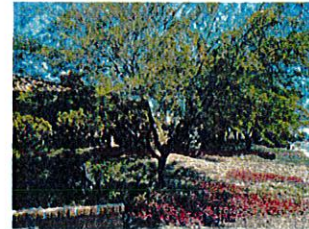
Parking:

Two(2) trees for each end island and one (1) tree in concrete curb every 5 parking spaces. All parking trees shall have a minimum of 2 1/2" - 3" caliper with a 12'-16' height. Trees shall limb up a minimum of 8' above grade. Trees within parking spaces shall have a landscape area of at least twenty-four (24) square feet. End island landscaping shall be a minimum of 5'-0" inside dimension by the length of the parking stall. See figure 6.



Theme Trees:

Prosopis chilensis (Chilean Mesquite)



Perimeter Tree Buffer: (spacing 24'-0" on center around the perimeter of parking areas).

(Choose two)

Chilopsis linearis (Desert Willow)



Olneya tesota (Ironwood)



Pithecellobium flexicaule (Texas Ebony)

Theme Shrubs: (5 per tree) (Choose two.)

Convolvulus cneorum (Bush Morning Glory)

Nerium Oleander 'Petite Pink' (Pette Pink Oleanders)



Ruellia penninsularis (Ruellia, Trailing Hummingbird)

Perimeter Shrub Buffer: (spacing in groups of 3 & 5 around the perimeter of parking areas.) (Choose at least 2 but not more then 3 secondary shrubs.)

Cassia nemophila (Desert Cassia)



Dodonae viscosa (Hop Bush)



Luecophyllum frutescens 'Green Cloud' (Texas Ranger)

Muhlenbergia rigens (Deer grass)



Nerium Oleander 'Petite Pink' (Pette Pink Oleanders)



Groundcovers: (50% of landscape) (Use both)

Acacia redolens (Acacia redolens)

Baccharis 'centennial' (Centennial baccharis)



Accent Plants: (in groups of 3 plants for every 25' of landscape area). (Choose two)

Agave vilmoriniana (Octopus Agave)



Daylirion wheeleri (Desert Spoon)



Hesperaloe parvifolia (Red Yucca)



Granite: (all landscape areas to receive granite. All granite to extend under shrubs)

- ◆ Size: 3/4" minus
- ◆ Color: coral

Architectural**Design Guidelines:**

The purpose of this section is to provide standards for the design of buildings, structures and free standing elements within the community and to regulate and unify the aesthetic appearance throughout the neighborhood.

General Design Criteria: New Developments and buildings should address the public streets and sidewalks with entries, arcades, porches, and open spaces which help to establish a safe, pedestrian oriented environment. Buildings which are oriented toward the street will encourage walk by pedestrian traffic and provide the critical street frontage which helps support retail establishments. These commercial/retail developments should provide the ingredient needed to create a "Main Street" atmosphere along the major public streets.

Building entrances should be visually oriented to the public streets, courtyards, plazas and open spaces. Secondary entrances are permitted to face parking lots. Parking lots should be placed to the rear of the buildings or along the side and screened from public view. In the case of large anchor retail tenants (grocery store or entertainment center), building entrances may be accessed from off-street parking lots.

Building Form and Massing: The idea here is to express the architecture through a form which will enhance the neighborhood and its natural surroundings. Buildings and developments need to respect the Southwest's indigenous roots and avoid the alienated feeling that is associated with buildings out of context with it's natural surroundings.

Buildings should create visual interest through the placement of the building on the site, articulation of the wall planes, variation of roof height and forms and methods designed to capture interest and create Architectural diversity. In no circumstance shall the streetside facade of a building consist of an unarticulated blank wall.

Buildings shall provide design elements that help give human scale and proportion to the structure and building entrances should be designed to give a human scale for pedestrian interest.

Building entrances should be linked to pedestrian pathways via a direct and “protected” route. Interior public spaces should have a direct connection to pedestrian walkways.

Building design and location should consider the desert climate (solar orientation), view corridors and the orientation of buildings to street.

Building Elements: Windows should be shaded from the sun by the use of deep recesses or exterior shading devices, i.e., landscape, awnings, canopies or similar devices. It will be encouraged to maximize natural daylight of interior spaces.

The use of reflective surfaces shall be strongly discouraged, i.e. glass walls, industrial materials.

The use of decorative pilasters, moldings, cornices and other facade treatments are encouraged to enhance the building appearance and sense of scale. Decorative ornamentation should be considered as a means of providing architectural scale, proportion, beauty and uniqueness.

Buildings facades shall incorporate design elements that enhance the pedestrian environment and provide a sense of scale to a project. Design elements such as overhangs, arcades, built-in seating and shade structures shall be included in all developments. The project’s design should include covered porches, balconies, decks, seating areas and other pedestrians friendly amenities.

All roof mounted equipment shall be fully screened from view. All utilities and ground mounted mechanical equipment shall be fully screened from view. All service entries and trash receptacles shall be screened utilizing materials and construction similar in material and design to the principle building/development.

Consideration shall be given to building materials that can withstand the desert environment and not fade over time.

Consideration shall be given to a variety of building materials and colors to enhance the surrounding exterior environment.

Balconies, terraces, arcades, yards and courtyards should be provided and connected to pedestrian walkways.

**Building Colors and
Materials:**

Exterior Hardscape: *Paving: (For sidewalks, pathways and main square plazas.)*

Scored Concrete - natural or integrally colored.

Exposed Aggregate Concrete - natural or integrally colored.

Concrete Pavers (Superlite Interlocking Pavers, type 80 mm, Color: Sedona Blend).

Brick (Yankee Hill, 4" x 8" x 2 1/4", Color: Flashed Tan)

NOTE: Painted exterior concrete slabs shall not be allowed.

Exterior Building Materials:

Walls:

- Block walls- Superlite style: Split Facde (color: Gray, Sedona Red & Peach).
- Stucco walls- texture to be smooth or sand finish. Colors-see table below.
- Brick - (Bone & Terracotta).
- Stone - (Flagstone & Granite).

Roofing:

- Metal (Standing Seam) Colors: Terracotta, Bristol Blue & Zinc Gray
- Roof Tile: Monier Country Shingle Flat concrete tile (color "Coventry Blend").
- Shingles (Owens-Corning "Supreme Shadow", COLOR: shale).
- Built up roof with white reflective surface for slopes of 1" in 12", or less.

Doors & Door Trim:

- Wood (colors: stained, or painted see accent paint colors on chart below)
- Metal (painted using accent paint colors on chart below or factory finished such as steel or aluminum colors).
- Aluminum cladding (color: Pella standard window colors, White, Brown or Tan to be factory finish or field finish to be selected from accent paint colors on chart below).

Windows (Glazing) & Window Trim:

- Wood, finish to be natural wood - stained, or paint finish to be selected from accent paint colors on chart below.
- Glass block by PC (Pittsburgh Corning) regular series. Styles: Cirrus, Decora or Vue. Sizes: 8" x 8" and 12" x 12".
- Steel frames (custom) Colors: painted finish to be selected from accent paint colors on chart below.
- Aluminum window systems by Southwest Aluminum IG451 or equal. Colors: medium bronze, black or selected from accent paint colors on chart below.

NOTE: All windows and doors with glass shall contain insulating glass color to be PC solar gray.

Miscellaneous Building Trim(wood, metal and stucco elements), Building Elements (balconies, overhead canopies, metal awnings and fabric awnings) and Specialty Elements:

- All Trim & Elements attached to buildings or as separate free standing elements shall be stained (if wood material) or paint finish to be selected from accent paint colors on chart below.
- All Trim & Elements attached to buildings or as separate free standing elements can be a combination of several materials, i.e., stucco & ornamental steel railing on a balcony shall be painted a base color of the building or shall have a painted finish to be selected from accent paint colors on chart below.

Ornamental Iron Fences, Gates and Screens:

- Ornamental iron to be painted finish to be selected from accent paint colors on chart below.
- Ornamental Iron Fences, Gates and Screens to be constructed from Commercial or Heavy Industrial Grade applications.

Building Colors: Dunn Edwards Paints or equal

Base Colors:

<u>Color</u>	<u>Number</u>
Fax Seed	176
Mission Rose	167
Mocha Taffy	173

Accent Colors:

<u>Color</u>	<u>Number</u>
Tamborlane	161
Paramour	465
Celestial Teal	412
Colonial	DE556L2

Streetscape/

Hardscape

Guidelines:

The purpose of this section is to provide standards for the design of streetscape, i.e., exterior furnishings, sidewalks and gate way elements within the community and to regulate and unify the aesthetic appearance throughout the neighborhood.

Streets:

All arterial streets, shall have landscape setbacks, see overlay zoning section, which will provide the community with a Green Corridor. These "Green Corridors" will be used for a pedestrian traffic area and will help to unify and complement the main vehicular routes

through the Four Corner Project Area.

Major intersections, such as 24th Street & Broadway Road and gateway entries (such as 25th Street and Broadway, 24th Street and Pueblo, etc.), shall receive a hardscape design to indicate focal points, transitional areas and gateway entrances into the Four Corner Project Area. Intersection's hardscape to be constructed of decorative concrete. Concrete shall be utilized for its durability and ease of construction. Opportunities should be given to combining local artist's works into the design.

Sidewalks and Pedestrian Pathways:

All sidewalks along Broadway Road and 24th Street shall adhere to Figure 5A in construction type and color. All other neighborhood sidewalks (not fronting on Broadway Road) shall gently meander and shall have radii of at least 95 feet. The radii of the sidewalks shall vary to provide some variety.

Sidewalks along corridors shall be 7'-0" wide minimum and 14'-0" wide maximum. Sidewalks shall be bordered with three (3) rows of 6" pavers and shall have three (3) rows of intermediate bands every 24'-0". All sidewalks not along the corridors shall gently meander and shall have radii of at least 95 feet. The radii of the sidewalks shall vary to provide some variety. All sidewalks shall meet or exceed Americans with Disabilities Act (ADA) standards for universal accessibility. Sidewalks not along major corridors shall have a minimum of 5 feet. Concrete between pavers shall be integrally colored and salt textured. The color pallet is as follows:

<u>Major Corridors</u>	<u>Minor Streets</u>
Pavers (3 rows)	Pavers (2 rows)
Concrete	Concrete
Salt textured	Salt textured
Color	Color

Seating, and Miscellaneous Street Furnishings:

Seating (Benches) shall be cast aluminum or cast iron as manufactured by Canterbury International, model No. and shall have a factory finish of Dunn Edwards Paint #DE 412 L3, Celestial Teal. Seating shall be dispersed among open spaces, at the entries to large developments and along streets. All seating must comply with the American Disabilities Act (ADA). Seating shall be included in every development per the following table:

Frontage	D.F.	Seating	Trash Receptacles	Bike Rack
<100'-0"	0	1	1	0
>100'	0	2 (groups)	1	1 (4 spaces)
>150'	1	4	2	2 (8 spaces)

Trash receptacles shall be cast aluminum or cast iron as manufactured by Canterbury International, model No. 104 P.A. 30" with rigid removable plastic liner and shall have a factory finish of Dunn Edwards Paint #DE 412 L3, Celestial Teal. Trash receptacles shall be placed according to the above table.

Drinking fountains shall be cast aluminum or cast iron as manufactured by Canterbury International, model Metro and shall have a painted factory finish of Dunn Edwards Paint #DE 412 L3, Celestial Teal. Drinking fountains shall be dispersed among open spaces, at the entries to large developments and along streets and bus stations. All drinking fountains must comply with the American Disabilities Act (ADA).

Bollards shall be cast iron fixtures between thirty-six (36) inches and forty-two (42) inches in height and nine (9) inches in diameter. Bollards shall be ornamental iron or cast aluminum. Bollards shall be placed, per manufacturer's instructions into concrete sidewalks, paths, curbing, etc. Bollards to be manufactured by Canterbury International model Pennsylvania Avenue Bollard - permanent. Finish is to be painted surface color Dunn Edwards Paint #DE 412 L3, Celestial Teal. Bollards shall be utilized at all street intersections (corners), around bus stops, along parking and any sidewalk location

which may constitute a safety hazard for pedestrians and vehicular traffic. Bollards may contain lights, but fixture and lamp shall be vandal resistant. Bollards shall be utilized along all sidewalks st driveway entrances, street intersections and where ever pedestrians meet vehicular traffic.

Tree grates shall be cast aluminum or cast iron as manufactured by Canterbury International, model round to round “French Patterns” and optional French-M, and shall have a factory finish of Dunn Edwards Paint #DE 412 L3, Celestial Teal. All tree grates shall have growth rings to accomodate tree growth and light ports to accomodate lights. All tree grates shall have uplighting for illumination of trees. Two lights per tree. Tree grates are to be installed per manufacturer’s instructions for vandell resistance tampering. All tree grates must comply with the American with Disabilities Act (ADA).

Tree guards may be used for young trees and if utilized shall be steel as manufactured by Canteburry International, model No 2300 PADC. Tree guards shall be attached to tree grate per manufacturer’s specifications.

Bike racks shall be constructed of two (2”) inch diameter tubing frame and loops as manufactured by Canterbury International, model Manhattan Bicycle Rack and shall have a painted factory finish of Dunn Edwards Paint #DE 412 L3, Celestial Teal. Bike racks shall be utilized in large single developments and at areas dedicated to open space.

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