

Exterior Building Color & Material Samples
Color Drawdowns
Archaeological Resources
Airport Vicinity Development Checklist
Parking Study
Trip Generation Comparison
Parking Master Plan



Silverstone at Pinnacle Peak

Design Guidelines

March 2007

TABLE OF CONTENTS

Introduction

- A. Overview
- B. Purpose and Applicability
- C. Regulations

Section I: Residential Architectural Design

- A. Overview
- B. Residential Massing and Details
- C. Color and Material Palette
- D. Acceptable Building Wall Materials
- E. Acceptable Roof Materials
- F. Building Height

Section II: Commercial Architectural Design

- G. Overview
- H. Residential Massing and Details
- I. Color and Material Palette
- J. Acceptable Building Wall Materials
- K. Acceptable Roof Materials
- L. Building Height

Section III: Landscape Design and Lighting

- A. Landscape Goals
- B. Concept Statement
- C. plant material selection
- D. Landscape Themes
 - 1. Perimeter:
 - 2. Main Entry:
 - 3. Main Drive:
 - 4. Roundabout:
 - 5. Secondary Drives:
 - 6. Secondary Entries:
 - 7. Interior Development:
- E. Landscape Palette
 - 1. Native Palette
 - 2. Sonoran Palette
 - 3. Southwest Palette
 - 4. Arid Palette
 - 5. Exotic Palette
 - 6. Non-ADWR Palette
- F. Landscape Character

1. Natural
2. Modified Natural
3. Enhanced
4. Oasis
- G. Open Space, Landscape Buffers and Rawhide Wash
 1. Open Space
 2. Scottsdale Road Scenic Corridor
 3. Landscape Buffers
 4. Parks
 5. Rawhide Wash
 6. Pedestrian Circulation
 7. Native Plant Inventory and Revegetation Programs
 - a. Plant Inventory
 - b. Construction Protection Program
 - c. Planting and Revegetation Program
 - d. Irrigation Standards for Revegetation
 - e. Enhancement of Natural Areas

Section IV: Implementation

- A. Construction Regulations
 1. Overview
 2. Pre-Construction Conference
 3. Construction
 4. Occupational Safety and Health Act Compliance
 5. Construction Trailers
 6. Fencing
 7. Debris and Trash Removal
 8. Dirt Import and Export
 9. Washout and Cleaning
 10. Sanitary Facilities
 11. Construction Access
 12. Vehicle and Parking Areas
 13. Conservation of Landscaping Materials
 14. Blasting
 15. Restoring or Repair of Other Property Damage
 16. Miscellaneous and General Practices
 17. Additional Restrictions on Construction Activities
 18. Construction Access to Lot
 19. Temporary Construction Signage
 20. Fire Protection
 21. Daily Operation
- B. Design Review Process
 1. Overview

SILVERSTONE DESIGN GUIDELINES

2. Design Services
3. Pre-Design Meeting
4. Preliminary Submittal
5. Final Submittal
6. Final Submittal Approval
7. Resubmittal of Drawings
8. Additional Construction and or Exterior Changes
9. Commencement of Construction
10. Work in Progress Observation for Design Conformance
11. Final Inspection
12. Non-Waiver
13. Right of Waiver

Appendices

Definitions

Amended Development Standards

Building Height Exhibit

INTRODUCTION

A. OVERVIEW

The older neighborhoods that we are all fond of evolved through time as owners individualized their homes and businesses. This evolution helped make these neighborhoods more diverse and interesting. These neighborhoods have, over time, developed a sense of "place."

Part of the process of creating a strong "vision" of placemaking is the comprehensive planning, programming and design of land uses, open space, circulation as well as the careful selection of building systems and building materials within a Community.

An open and receptive attitude to new ideas and fresh approaches will be maintained by the Declarant to help ensure success of this vision. Rather than dictating architectural solutions or specific, defined architectural styles to choose from, the desire is to encourage well conceived designs. Architectural character and themes should draw from the very rich and diverse regional architectural styles that have historically been used in the southwest--Arizona, New Mexico, California as well as northern Mexico. However diversity of architectural styles is encouraged to help create neighborhoods that have variety and interest and yet are integral to the entire Silverstone development.

The architecture of the buildings, their architectural character, and the landscaping that they are set in, is an important part of creating a sustainable, vital community. It is for this reason that the Declarant has created these design guidelines. These guidelines are the Declarant's means of ensuring that the vision is achieved.

B. PURPOSE AND APPLICABILITY

The purpose of these Design Guidelines is to ensure a sense of design continuity within the stylistic diversity of Silverstone. Such continuity preserves land values, provides a visually appealing living environment and encourages design creativity within a consistent framework.

The Design Guidelines contained herein apply to all parcels within Silverstone at Pinnacle Peak. The Design Guidelines are intended to assist Owners, Builders and Residents in designing the Buildings and other necessary Improvements on individual parcels.

C. REGULATIONS

The Design Guidelines are not intended to supersede or contradict the City of Scottsdale building codes or improvement standards, the Silverstone at Pinnacle Peak Development Standards or the Silverstone Declaration of Covenants,

SILVERSTONE DESIGN GUIDELINES

Conditions and Restrictions (CC & R's). Any requests for exceptions or variances to the laws and regulations of the City of Scottsdale or standards adopted by the City must be submitted to the appropriate City agency according to the established procedures for the granting of such exceptions.

SECTION I: ARCHITECTURAL DESIGN

A. RESIDENTIAL ARCHITECTURAL CHARACTER

The architectural character and style for Silverstone at Pinnacle Peak will be implied but not necessarily imposed. Rather the desire is to encourage a variety of architectural expressions that are appropriate to the southwest region so long as a project's cohesiveness is achieved.

The Guiding Principles for Residential Design within Silverstone are:

- Buildings that are appropriate to the desert climate and context by taking into consideration shading and shaded areas to provide relief from the intense sun as well as to provide some protection from adverse weather
- Buildings should compliment and reflect the natural environment.
- Buildings should have enduring quality. Designs should draw inspiration from the rich and diverse southwest architectural heritage. Materials and colors should be appropriate to the environment. Details and ornamentation should be authentic to the style of the building.
- Buildings should make a positive contribution to their neighborhoods by using proper scale and proportion; by using transitional spaces between public and private areas such as porches, courtyards, and low walls; by varying building setbacks to eliminate a "walled" affect, by varying massing, but very careful consideration should be given to minimize the impact of the automobile (streets, garage doors, etc).
- Buildings should be designed with sensitivity to the human scale by using properly considered doors and windows, buildings should not overpower the streetscapes and neighborhoods they are a part of; windows and doors should be recessed into the walls so that they are shaded.

Southwest historically used styles are encouraged, but no single style is required. Regardless, buildings should be designed to provide a background for the natural desert environment.

B. RESIDENTIAL MASSING AND DETAILS

All residential buildings will be designed as though they will be seen from all directions. There will be no "backs" to the buildings and therefore all sides of a residential structure need to be considered. Often this is referred to as "four-sided architecture."

As noted previously, shade and shadow are important design elements in the

desert and therefore, windows and other architectural elements need to be grouped and recessed to provide shadow patterns and relief to wall surfaces. Window styles must be consistent for all sides of a building. Architectural elements such as porches, covered loggias will be encouraged to provide shade and relief from the sun.

To help diversify building massing, flat and sloped roofs are encouraged to be used in combination. This will help to reduce apparent building size and provide relief from potentially monotonous structures.

Architectural details are an important design component in reducing a buildings visual bulk, creating shadow and pattern on walls and helps significantly in creating visual interest. Architectural details and ornamentation should be complementary to the style of the building; the mismatching of details and styles will be discouraged.

The massing of Large Residential buildings will be controlled so that large wall surfaces horizontal lengths and vertical heights will not become overbearing.

Large wall surfaces should be controlled in vertical dimension and horizontal dimension by using techniques such as breaking or offsetting long wall surfaces, by setting wall heights further back from building setback lines and by terracing or stepping the ends of buildings to reduce apparent bulk and scale.

C. RESIDENTIAL COLOR AND MATERIAL PALETTE

The intent for the coloration of the buildings within Silverstone is that the colors, like the architecture, should draw from the influences of the Sonoran Desert and the historically significant architectural styles of the southwest.

Generally colors should be compatible with the natural colors and hues found in the desert. Although Silverstone does not fall within the City of Scottsdale's "Environmentally Sensitive Lands Overlay," colors with Light Reflective Values (LRV) greater than 35 should be used as the main body of the building. However accent colors and wall surfaces that are not visible from perimeter Public streets will not need to meet the LRV requirements.

The color guidelines are:

- Color should contribute to distinguishing the architectural character and should be in keeping with the authentic architectural character.
- Color should reflect the natural hues found in the desert but embrace the diversity and intensity of color found within the natural environment.
- Color should vary from building to building to create diversity within

neighborhoods—color diversity is encouraged.

- Color that is softened earth tones is encouraged for stucco wall surfaces.
- Color of walls, roofs, accent colors and other materials should be harmonious so that buildings will appear as a harmonious whole.

The DRC in reviewing the proposed building coloration will take into consideration the impact on adjacent parcels.

D. ACCEPTABLE BUILDING WALL MATERIALS

Walls are an important element in the visual impression of a building. Allowable Wall materials will include:

- Stucco
- Exposed natural and man-made products such as masonry, brick, brick veneers, natural and cut stone and slump block
- Adobe, Rammed Earth and other natural wall materials
- EIFS, GFRC, and precast concrete

All buildings will be encouraged to include stone as either accents or as the major wall material. When used as an accent, the material should terminate at inside corners to accentuate the mass of the building.

Other Wall materials can be considered by the DRC. If the desired material is not listed above, the applicant must demonstrate why their building material choice is appropriate. The DRC may use the following criteria for their review (but is not limited to): appropriateness of the proposed material to the authenticity of the architectural style, appropriateness to the region, impact on the adjacent parcels.

E. ACCEPTABLE ROOF MATERIALS

Roofs are a very important component in providing the necessary diversity in building massing. Buildings that combine flat and sloped roof forms are encouraged. Roof materials should be chosen to appropriately accent the roof forms and to be consistent with the color palette of a building.

Allowable sloped Roof materials include:

- Clay "barrel" roof tiles (preferably two piece)
- Concrete flat roof tiles with integral color (if appropriate to the buildings architectural style).

SILVERSTONE DESIGN GUIDELINES

- Stone roof tile, such as Slate shingles (if appropriate to the buildings architectural style).
- Painted Metal with low glare finish
- Natural Copper or Zinc metals (weathered or patinaed)

Additional design considerations include:

- Roof materials and colors should be non-reflective.
- The color and material of Flat roofs should be carefully considered for their potential visibility from adjacent structures.

Other Roof materials can be considered by the DRC. If the desired material is not listed above, the applicant must demonstrate why their roof material choice is appropriate. The DRC may use the following criteria for their review (but is not limited to): appropriateness of the proposed roofing material to the authenticity of the architectural style, appropriateness to the region, impact on the adjacent parcels.

F. BUILDING HEIGHT

Due to the relative size of the parcels, the slope of the land and the fact that the property is within a Federal Emergency Management Administration (FEMA) AO floodplain, as well as sensitivity to the surrounding uses, building height is an important factor to consider during the design process.

Generally, the building heights are governed by the underlying zoning classification of each parcel. The underlying zoning classification for the residential parcels (Parcels E, F, G and H) is R-5 allows for buildings with a maximum height of 36 ft. See R-5 Amended Development Standards in the Appendices for additional information.

This building height will apply to all buildings except the "main lodge building" which is generally located in the center of the project on Parcel H. This building is limited to a maximum building height of 45 ft. However as established during the rezoning of the property, in no case shall this structure exceed 1900 A.S.L. (Above Sea Level). This building height is limited to only the footprint of this "main lodge building" structure.

Additionally within the Residential Parcels F, G and H, building heights within 100 ft of Pinnacle Peak and Miller Roads are limited to 24 feet.

Because of the size of parcels, the natural slope of the land, the Federal Emergency Management Administration (FEMA) AO floodplain, the height of buildings will be measured from the first floor elevation.

An exhibit showing building heights as approved during zoning is attached within the Appendices—"Building Height Plan."

G. COMMERCIAL ARCHITECTURAL CHARACTER

Just as with the Residential buildings, the architectural character and style for the commercial buildings will be implied but not necessarily imposed. The goal is to encourage a variety of architectural expressions that are appropriate to the southwest region as long as the project's cohesiveness is achieved.

The Guiding Principles for Commercial Design within Silverstone are:

- Buildings that are appropriate to the desert climate and context by taking into consideration shading and shaded areas to provide relief from the intense sun as well as to provide some protection from adverse weather
- Buildings should compliment and reflect the natural environment.
- Buildings should have enduring quality. Designs should draw inspiration from the rich and diverse southwest architectural heritage. Materials and colors should be appropriate to the environment. Details and ornamentation should be authentic to the style of the building.
- Buildings should make a positive contribution to the Silverstone Community by using proper scale and proportion; by using transitional spaces between the commercial uses and adjacent uses through the use of covered walkways, courtyards, and low walls;
- Buildings should vary building setbacks to eliminate a "walled" affect, by varying massing, but very careful consideration should be given to minimize the impact of the automobile.
- Buildings should be designed with sensitivity to the human scale by using properly considered doors and windows, buildings should not overpower the streetscapes and their surroundings. Whenever possible windows and doors should be recessed into the walls so that they are shaded.

Southwest historically used styles are encouraged, but no single style is required. Regardless, buildings should be designed to provide a background for the natural desert environment.

H. COMMERCIAL MASSING AND DETAILS

All Commercial buildings will be designed as though they will be seen from all

directions. There will be no "backs" to the buildings and therefore all sides of a Commercial structure need to be considered. Often this is referred to as "four-sided architecture."

For Parcel A, which is anticipated to be developed with Retail uses, this will be very important. It is desired that these buildings be designed in such a way that they take full advantage of Rawhide Wash as an amenity to the Community by fully screening service areas, by orienting some of the retail (and restaurant) spaces towards the wash. Service areas should be fully screened with walls and landscaping to minimize their impact on the Rawhide Wash and adjacent Residential parcels.

As noted previously, shade and shadow are important design elements in the desert and therefore, windows and other architectural elements need to be grouped and recessed to provide shadow patterns and relief to wall surfaces. Window styles must be consistent for all sides of a building. Architectural elements such as (but not limited to) covered walkways will be encouraged to provide shade and relief from the sun.

To help diversify building massing, flat and sloped roofs are encouraged to be used in combination. This will help to reduce apparent building size and provide relief from potentially monotonous structures.

Architectural details are an important design component in reducing a buildings visual bulk, creating shadow and pattern on walls and helps significantly in creating visual interest. Architectural details and ornamentation should be complementary to the style of the building; the mismatching of details and styles will be discouraged.

Large wall surfaces should be controlled in vertical dimension and horizontal dimension by using techniques such as breaking or offsetting long wall surfaces significantly, by setting wall heights further back from building setback lines and by terracing or stepping the ends of buildings to reduce apparent bulk and scale.

I. COLOR AND MATERIAL PALETTE

The intent for the coloration of the buildings within Silverstone is that the colors, like the architecture, should draw from the influences of the Sonoran Desert and the historically significant architectural styles of the southwest.

Generally colors should be compatible with the natural colors and hues found in the desert. Although Silverstone does not fall within the City of Scottsdale's "Environmentally Sensitive Lands Overlay," colors with Light Reflective Values (LRV) greater than 35 should be used as the main body of the building. However accent colors and wall surfaces that are not visible from Public streets will not need to meet the LRV requirements.

SILVERSTONE DESIGN GUIDELINES

The color guidelines are:

- Color should contribute to distinguishing the architectural character and should be in keeping with the authentic architectural character.
- Color should reflect the natural hues found in the desert but embrace the diversity and intensity of color found within the natural environment.
- Color that is softened earth tones is encouraged for stucco wall surfaces.
- Color of walls, roofs, accent colors and other materials should be harmonious so that buildings will appear as a harmonious whole.

The DRC in reviewing the proposed building coloration will take into consideration the impact on adjacent parcels.

J. ACCEPTABLE BUILDING WALL MATERIALS

Walls are an important element in the visual impression of a building. Allowable Wall materials will include:

- Stucco
- Exposed natural and man-made products such as masonry, brick, brick veneers, natural and cut stone and slump block
- Adobe, Rammed Earth and other natural wall materials.

All buildings will be encouraged to include stone as either accents or as the major wall material. When used as an accent, the material should terminate at inside corners to accentuate the mass of the building.

Other Wall materials can be considered by the DRC. If the desired material is not listed above, the applicant must demonstrate why their material choice is appropriate. The DRC may use the following criteria for their review (but is not limited to): appropriateness of the proposed material to the authenticity of the architectural style, appropriateness to the region, impact on the adjacent parcels.

K. ACCEPTABLE ROOF MATERIALS

Roofs are a very important component in providing the necessary diversity in building massing. Buildings that combine flat and sloped roof forms are encouraged. Roof materials should be chosen to appropriately accent the roof forms and to be consistent with the color palette of a building.

Allowable sloped Roof materials include:

- Clay “barrel” roof tiles (preferably “two-piece”)
- Concrete flat roof tiles with integral color (if appropriate to the buildings architectural style).
- Stone roof tile, such as Slate shingles (if appropriate to the buildings architectural style).
- Natural Copper or Zinc metals (weathered or patinaed)

Additional design considerations include:

- Roof materials and colors should be non-reflective.
- The color and material of Flat roofs should be carefully considered for their potential visibility from adjacent structures.

If the desired material is not listed above, the applicant must demonstrate why their roof material choice is appropriate. The DRC may use the following criteria for their review (but is not limited to): appropriateness of the proposed roofing material to the authenticity of the architectural style, appropriateness to the region, impact on the adjacent parcels.

L. BUILDING HEIGHT

Due to the relative size of the parcels, the slope of the land and the fact that the property is within a Federal Emergency Management Administration (FEMA) AO floodplain, as well as sensitivity to the surrounding uses, building height is an important factor to consider during the design process.

Generally, the building heights are governed by the underlying zoning classification of each parcel. The underlying zoning classification for Parcel A is C-2 and for parcel D is C-O allows for buildings with a maximum height of 36 ft. See C-2 and C-O Amended Development Standards in the Appendices for additional information.

Additionally in Parcel A, building heights within 100 ft of Pinnacle Peak are limited to 24 feet.

Because of the size of parcels, the natural slope of the land, the Federal Emergency Management Administration (FEMA) AO floodplain, the height of buildings will be measured from the first floor elevation.

An exhibit showing building heights as approved during zoning is attached within the Appendices—“Building Height Plan.”

SECTION II: LANDSCAPE DESIGN

A. LANDSCAPE GOALS

The implemented landscape in the Silverstone Development will contain both native and transitional plant species in its plant palette. These materials will allow for a diverse ecosystem that will compliment the adjacent environment when used appropriately in defined theme areas.

B. CONCEPT STATEMENT

The implemented landscape design and palette will provide proper transitioning from the built environment to the open space. Where surrounding environments allow, salvaged native plant species and natural re-vegetation techniques will be used to re-establish the character of the natural Sonoran Desert. The built inner urban landscape environment of the Silverstone development will be buffered by a natural landscape perimeter.

C. PLANT MATERIAL SELECTION

Implementing consistent healthy plant material is necessary to provide a cohesive landscape environment. In order to ensure that plant material in common development areas reach maturity with matching structure and size, a limited amount of nurseries/growers need to be used exclusively. Limiting the number of reputable plant suppliers for street frontages and common areas (not interior parcel development) will provide the quality control needed to create a uniform character desired for this environment.

The following areas will adhere to the standards set forth in this section:

1. Pinnacle Peak Road (landscape setback to back of curb)
2. Miller Road (landscape setback to back of curb)
3. Williams Drive (landscape setback to back of curb)
4. Scottsdale Road Scenic Corridor
5. Main Entry, Main Drive, and Roundabout (streetscape materials)
6. Secondary Drive (streetscape materials)
7. Park and Rawhide Wash

The nurseries mentioned below have gained the reputation of consistently providing exceptional products in the Phoenix metropolitan area, and the

SILVERSTONE DESIGN GUIDELINES

materials for the above listed areas must come from the following nurseries (or as approved by the Declarant):

1. Trees

- a. Arid Zone Trees 'AZT', PO Box 167, Queen Creek, AZ 85242
Contact: Kevin Salamandra 480-987-9094
- b. V&P Nursery, 14703 E Williams Field Rd. Gilbert. AZ. 85296.
Contact: Rob Palfreyman (480) 917-9847
- c. Mountain States Wholesale Nursery, PO Box 2500 Litchfield Park, AZ 85340-2500
Contact: Jean Cote 623-247-8509

2. Shrubs/Groundcover/Succulents

- a. V&P Nursery, 14703 E Williams Field Rd. Gilbert. AZ. 85296.
Contact: Rob Palfreyman (480) 917-9847
- b. Mountain States Wholesale Nursery, PO Box 2500 Litchfield Park, AZ 85340-2500
Contact: Jean Cote 623-247-8509

Trees that are designated in theme areas as 'low breaking' shall be single trunk trees emerging from the soil and break into multiple branches three (3) to thirty (30) inches above the soil. Trees and shrubs must be contract selected a minimum of ninety (90) days prior to installation from the above specified nurseries (only in afore mentioned areas), but parcel owners are encouraged to select trees once construction documentation is made. At the minimum of ninety (90) days prior to installation of plant material, a written request must be made by the owner, general contractor, or landscape architect to the master developer stating that the trees have been selected and are available for review at the approved nurseries. In the event that quantities or size are not available (prior to the ninety days) at the approved nurseries, a written request must be made for an alternate nursery to be dictated by the master developer.

D. LANDSCAPE THEMES

The use of landscape themes within the site, are to designate planting areas specific to their locations. The relationship between theme areas creates an overall landscape character sensitive to Silverstone's design intent. Areas of prominent landscaping include: Perimeter, Main Entry, Main Drive, Secondary Drive, Secondary Entry, and Interior Development. It is important to understand that some of these items on site will be developed and planed by a multitude of

SILVERSTONE DESIGN GUIDELINES

design professionals in different firms. Creating a consistent site character will take careful planning and preparation to ensure that the precedents that are established along street frontages, perimeter areas, etc... be extended to provide a uniform look and character to the site as a whole. Continuity and consistency of theme, design, and materials shall be implemented in such a way that Silverstone will easily be recognized as one unified project.

- All plans are to be reviewed by the Silverstone Development Review Committee (through a registered landscape architect consulting with the Committee) before submittal to the City of Scottsdale.
- Species and spacing of plant material designated for specific theme areas (main drive, secondary drive etc...) are subject to change by the Silverstone Development Review Committee.
- Spacing and density of plant materials are to remain consistent along interior street frontages in order to retain the uniform character of the site.
- Both the main and secondary drives are public streetscapes, and are to be designed to the standards set forth by the City of Scottsdale and the Silverstone Development Review Committee.

1. Perimeter:

The perimeter of the project (including the scenic corridor) shall be harmonious with the character of the natural surrounding desert; planting will be informal and consist of predominantly native species. Perimeter areas are intended to be the first step in the transition of the natural desert into the Silverstone development. Street frontages must be consistent and contain similar plant density and palette for each parcel perimeter. The use of low perimeter tide walls may be stipulated for use along the exterior street frontages of parcels, these walls must provide a consistent aesthetic look to match the architectural and landscape standards of the entire project. Wall designs will be defined in the Silverstone master elements package, and may include combinations of stucco, concrete, stacked and/or laminated stone veneer, and berming to hide the walls shall be permitted. Standards for perimeter wall finishes, height restrictions and setbacks will be drafted by the developer. The perimeters of Pinnacle Peak and Miller Road will also have median planting of similar palette and character to create an encompassing streetscape. Adjacent uses and character may be taken into account in order to provide adequate screening.

The median planting along Pinnacle Peak and Miller Road will be development per the City of Scottsdale standards for median landscaping.

Per the stipulations for the site:

- All plants shall utilized shall be selected from the ESLO plant list.
- Fifty percent of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box size for that caliper in the plant palette (Section 10.501.B, Zoning Ordinance)
- All species shall be selected solely from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plan List for the Phoenix Active Management Area Plant List. (P&DSD Policy)
- All fixtures and associated hardware, including poles, shall be flat or dark bronze

2. Main Entry:

The main entry, which is located at approximately the project's mid-point along Scottsdale Road will be a focal point for the development. Specimen multi-trunk Ironwood trees (possibly relocated from site) along with colorful accents will mark the entry into the Silverstone site and provide a gateway leading into the main drive. Signage (temporarily shown in the main drive median) and architectural features matching those within the development will be accentuated in this area by providing masses of shrubs, accents, and groundcovers that will allow the main entry to stand out along the natural perimeter planting along Scottsdale Road. The main entry design will not be finalized until the City of Scottsdale improvements of Scottsdale road (including the bridge) are made, however a temporary entrance design is shown in the Silverstone Master Environmental Design Concept Plan (MEDCP).

3. Main Drive:

(See attached Main Drive Landscape Exhibit)

Planting from the main entry along the main drive will utilize matched low breaking 'AZT Cercidium Hybrid' trees on each side of the road, placed approximately twenty-five (25) feet on center. The overall concept of the main drive is to create the effect of a "formal" entry. The street trees will be uniform in character in order to create a boulevard effect. One side of the main drive will provide a landscape buffer between the vehicular traffic and the pedestrian sidewalk. In this buffer, Turpentine bush placed three (3) feet on center will be utilized in order to accentuate the separation between the sidewalk and the main drive. The center median in the main drive will contain a formal spacing of 48" box matched low breaking Hybrid (thornless) Native Mesquite trees placed thirty-five (35) feet on center in

order to create a hierarchy in plant material. Both the Mesquite and Palo Verde trees will be hand selected by the landscape architect to ensure matching size and structure in order to provide a uniform 'boulevard' planting. Use of color and bold accents along the main drive will culminate at the circular roundabout that marks the termination of the main and secondary drives.

4. Roundabout:

The roundabout acts as a terminus and grand culmination of the main drive and will serve as the hub of the development for pedestrian and vehicular traffic entering from Scottsdale Road, Williams Drive, and Pinnacle Peak Road. This formal arrival feature will include massed planting and accents to compliment the form of both the main and secondary drives. The inner ring of the roundabout will have large specimen multi-trunk 48" box Ironwood or Mesquite trees (possibly relocated from site), and the opportunity for a future public art opportunity at the discretion of the master developer and the City of Scottsdale. The exterior of the roundabout will utilize matched low breaking 36" box Palo Brea trees and colorful accents planted in masses to enhance this central feature. A conceptual roundabout planting design is shown in the Silverstone Master Environmental Design Concept Plan (MEDCP). At the Master Developer's discretion, modifications to the roundabout landscape theme will be reviewed and contemplated. The Master Developer will endeavor to coordinate the desire of various Parcel Owners while still maintaining the cohesiveness desired for the overall Project.

5. Secondary Drives:

(See attached Secondary Drive Landscape Exhibit)

The secondary drives like the main drive will maintain a strong street scene providing a formal boulevard of planting leading from the central roundabout north to Pinnacle Peak Road and south to Williams Drive. Matching low breaking 36" box 'Desert Museum' Palo Verde trees spaced thirty (30) feet on center and a base planting of Turpentine Bush triangulated at four (4) feet on center allows each parcel owner the ability to create their own landscape character beyond the streetscape, while keeping the secondary drives uniform.

6. Secondary Entries:

The entries located off of Pinnacle Peak and Williams Drive will respect the character and precedent that is established in the main entry. These two smaller entries will be a transition from the perimeter theme to the structured planting of the secondary drives. Signage will be incorporated in locations that are to be decided upon by the master sign development

package. Relocated Palo Verde trees and masses of accents will stagger each side of the entry while avoiding the box culverts (proposed under the entry drives off of Pinnacle Peak and Williams Drive) and future sign locations. Each side of the entry shall be consistent with the same density and species of plant material. A conceptual entry planting design is shown in the Silverstone Master Environmental Design Concept Plan (MEDCP).

g. Interior Development:

The internal development of each parcel offers the widest array of plant material and character areas. As each parcel is developed, great care will be taken to ensure that:

1. Transitions of plant material are complimentary
2. Surrounding land uses are taken into consideration and
3. Adequate landscape buffers are provided.

Planting and Irrigation are to be developed per City of Scottsdale standards and are subject to review of: species, spacing, location, etc by the Silverstone Development Review Committee.

E. LANDSCAPE PALETTE

See appendix A for plant palette.

The landscape palette for the project has been divided into: Native, Sonoran, Southwest, Arid, Exotic, and Non-ADWR Plants. The majority of the planting in the Silverstone development will consist of Native, Sonoran, and Southwest and Arid plant material. Exotic and Non-ADWR species are intended for interior courtyards and areas not visible from the main roads. By controlling the use of Exotic species to interior areas, the overall concept of maintaining a natural desert character is not hindered.

1. Native Palette

Consists of species that are native to the region encompassing Silverstone. It is encouraged that all areas of the development utilize native species whenever possible. Areas of use that should be comprised of strictly native species are: scenic corridors, exterior street frontages, natural wash areas, and re-vegetation areas.

2. Sonoran Palette

Consists of species that are native to the Sonoran Desert community, main areas of use are street entries, interior streetscapes, parks, and special feature areas.

3. Southwest Palette

Consists of species that are native to Sonoran, Chihuahuan, and Mohave deserts located in the region of the Southwestern United States. This palette is intended to be used for entries, streetscapes, interior development, and some perimeter planting.

4. Arid Palette

Consists of species that are native to other arid environments around the globe, it is intended for use mostly as secondary streetscapes, interior entries, and interior development.

5. Exotic Palette

Consists of species that are native throughout the globe, but are still listed by the Arizona Department of Water Resources (ADWR) as low water use plants. They provide a more lush character to their environment and are only intended to be used in interior areas and private gardens within or immediately adjacent to the building envelope. Every attempt will be made to minimize their visual bleed into Native, Southwest and Arid Palettes.

6. Non-ADWR Palette

Consists of plants that are native to one of the plant palettes listed above, but are not recognized by the Arizona Department of Water Resources as being low water use species. They are to be used in areas where their higher water consumption will not disrupt the surrounding environment.

F. LANDSCAPE CHARACTER

The character of landscape is defined as the distinguishing features or attributes of the implemented landscape. This can range from a native informal planting to an ordered rhythm of a streetscape planting. The character of an area is mainly defined by: the plant palette, the nature in which it is planted (natural, semi-natural, or formal), the treatment of the ground plane (natural contours or graded) and the architectural elements that are integrated into the planting (seat walls, sidewalks, site walls, signage, etc). The landscape character for Silverstone is divided into the following categories: Natural, Modified Natural, Enhanced, and Turf.

1. Natural

Natural landscapes consist of mainly native species and native topography to simulate the natural condition of undisturbed natural desert. The use of relocated 'revegetated' trees and cacti from site are to be utilized heavily in the replication of native environments. Irrigation will be integrated into those areas where the natural desert is disturbed or where re-vegetation occurs, however long term maintenance in these areas is to be discouraged in order to retain the natural character of the plant material. Boulders relocated from site should be placed randomly in natural areas to closely emulate their natural locations. Planting is to be informal and scattered as opposed to massed or ordered plantings that suggest human intervention.

2. Modified Natural

The modified Natural landscape consists of a more regional plant palette that has a more colorful and visually pleasing character. These landscapes are to be utilized as entries, streetscapes and buffer plantings to connect the natural landscape to the developed areas. Planting methods in these areas contain both natural (informal) as well as massed (ordered) planting to accent entry points and special features. Boulders can be utilized in the ground plane here, but not as predominant as in the natural landscape. The ground plane condition varies from natural contours to the graded site that contains new decomposed granite treatment. The landscape maintenance is more labor intensive than in the natural environment, especially along roadways and pedestrian corridors for safety.

3. Enhanced

The enhanced landscape conveys the largest degree of human interaction to the final landscape character. It consists of heavily massed planting for a high level of accent to site architecture. The palette for this area will be mainly southwestern and arid plant materials directly adjacent to buildings and pedestrian zones. Its intention is to add color and texture in large massed groupings to soften the architecture and buffer the scale of the building outward toward the natural landscape.

4. Oasis

The oasis character consists of areas of rest and leisure that exist within the building envelope or directly adjacent to the architecture. These areas may use container plantings or intensive plantings that would be appropriate within shaded or confined locations. For example, Turf must not be visible from the exterior roadways of: Scottsdale Rd, Pinnacle Peak Rd, Miller Rd, and Williams Rd. Interior areas may include the use of Date Palms to accent the courtyards from the buildings, but they are to only be

used in interior areas, and may not be used adjacent to collector or arterial streets. The ground plane is to utilize enhanced hardscape wherever possible and a mixture of exotic plants along with plants from other approved plant palettes. Landscape contained within private courtyards surrounded by walls, gates and/or buildings, and not seen from exterior roadways, shall be exempt from these requirements and water intensive landscape will not count against the allotted percentage allowed for the parcel as a whole.

G. OPEN SPACE, LANDSCAPE BUFFERS AND RAWHIDE WASH

1. Open Space

In a large mixed used development such as Silverstone, open space plays a vital role in the aesthetics and quality of life for visitors and residents. Open space areas will serve to connect the areas of development through the use of trails and sidewalks. Open spaces stabilize the ecological impact of development, and serve as a functional site utility that can buffer land uses or retain drainage. The largest portions of "shared" open space on site are the Scottsdale Road Scenic Corridor, Rawhide Wash, and the Silverstone Park. Extensive care is to be given to these areas to provide links for human interaction.

2. Scottsdale Road Scenic Corridor

a. Scenic Corridor Vision Statement

Scottsdale citizens value the natural desert setting along the northern and eastern portions of major thoroughfares in the community. There is an understanding by the community at large that these should be preserved or re-created as meaningful open space. The City's General Plan reflects this commitment by designating portions of Scottsdale Road, Pima Road, The Carefree Highway, Cave Creek Road, Dynamite Boulevard, and Shea Boulevard as Scenic Corridors.

Recognizing the value of community character, on the behalf of our citizens, the City of Scottsdale has pledged to take certain steps to protect this valued resource of natural linear open space from rapidly approaching development. Those steps include:

1. Constructing new, expanding existing, and over time, retrofitting existing roadways designated as Scenic Corridors so that the design policies and guidelines found in this document are carried out.

2. Working to restore and maintain the natural beauty of the Sonoran Desert within the scenic desert landscape setbacks along these corridors of regional significance.
 3. Applying the design policies and guidelines found in this document to public and private development on both edges of these corridors.
 4. Educating staff, policy makers, and the public about the existence, goals and benefits of Scenic Corridors in their community.
- b. City of Scottsdale Scenic Corridor Design Guidelines

See appendix C for full City of Scottsdale Scenic Design Guidelines.

The following is from the City of Scottsdale Scenic Corridor Design Guidelines:

The Scenic Corridors Design Guidelines are a part of the City of Scottsdale's Sensitive Design Program. The Scottsdale Sensitive Design Program is a comprehensive compilation of policies and guidelines related to the City's built environment. The basic framework for these policies and guidelines are the Scottsdale Sensitive Design Principles, initially approved by the Development Review Board in 2000. The Principles, derived from existing city policies and from concepts developed by citizen groups such as Great Sonoran, articulate Scottsdale's design vision and outline design expectations and values. Like all City of Scottsdale design guidelines, the Scenic Corridor Design Guidelines are polices and should not be construed as ordinance.

These policies are standards, details, and concepts that are to be used to establish the health, safety, welfare, quality and character of physical improvements within the city. These policies also create the basis for visual character within and along certain major roadways having a particular emphasis on retaining and displaying the native desert and traditional southwest cultural heritage of the area.

The guidelines provide an outline of the City's design expectations for all designated Scenic Corridors, and are intended to be used by all participants in the development process including citizens, policy makers, design professionals, and developers.

3. Landscape Buffers

The use of landscape buffers allow for a zone of natural or heavily planted landscape to separate different land uses. Landscape buffers not only create a visual lineation, but allow for corridors of opens space to radiate through the

developments. Most commonly pedestrian corridors are located in landscape buffers to create an encompassing trail system. In areas where two non-compatible uses connect, such as residential and commercial, the landscape buffer is extremely important to provide a complimentary transition screen of adequate height and density of plant material to minimize the impact. The planting palette for landscape buffers may come from the natural, modified natural and enhanced characters, in order to compliment the buffers surrounding environment.

4. Parks

The Park area within the Silverstone development is not intended as an active recreation park; rather it is intended to encompass primarily passive activities like quiet reading, meditation and contemplation and will be integral to the proposed library. Effective borders are to be utilized to keep pedestrian recreation in approved spaces and not to extend into natural areas. Turf will be limited by City of Scottsdale guidelines for turf within parks. A portion of the park may be used for retention as approved by the master developer and the City of Scottsdale. The park may include site amenities such as ramadas, benches, and trails.

5. Rawhide Wash

A re-constructed wash corridor will encompass approximately 11.32 acres of open space areas and will serve as a major amenity for the community. In addition to active and passive recreational opportunities, the open space corridor along the wash may provide drainage and retention for the community.

The corridor is a major regional wash which will be channelized through Silverstone with bridge crossings at Pinnacle Peak Rd. and at Scottsdale Rd. The channel will be terraced to a depth of approximately 8 ft. Currently, no drop structures are anticipated within length of the channel, although they will be constructed north of the bridge at Pinnacle Peak Rd.

The channel will be revegetated with Native Plants and a "natural" landscape character will be used. Generous landscaping and trees will shade the trails and walks, amenities, and buffer adjacent residential lots. The landscape character of the wash will be comprised of natural vegetation and boulders to closely replicate the natural conditions of desert washes.

Because of the timing of the Scottsdale Rd. street improvements the channel will be constructed in at least two (2) phases. Temporary landscape solutions for newly disturbed areas will be utilized for dust control, etc.

6. Pedestrian Circulation

a. Goals

The goals of the pedestrian circulation system in the Silverstone project are to allow residents and visitors to the community the opportunity to effectively and safely maneuver through the development on foot. The circulation system will include walking paths, bicycling lanes, outdoor gathering spaces, and multi-use trails. Special care will be given to areas where vehicular and pedestrian circulation will meet. Landscape Buffer plantings will help to mitigate the impact of vehicular travel to those pedestrians utilizing the pedestrian circulation system. The following goals are to be achieved in the circulation system:

- Allow users of all ages and physical conditions accessibly to the system, by providing ADA compatible surfaces, shaded walks, and multiple resting places.
- Provide a higher number of pathways in and out of the residential areas, to make it easiest for the residents to maneuver throughout the development without vehicular dependency.
- Provide an array of hardscape elements and plantings to give visual clues for pedestrian navigation.
- Provide gathering spaces at intersecting nodes in the path system, to encourage pedestrian interaction with one another.
- Provide a trail system that is effective in connecting multiple destinations, to limit the dependency on vehicular travel while still maintaining its effectiveness.

b. Multi-Use Trails and Paths

Along the length of the Scottsdale Road Scenic Corridor, an eight (8) foot wide multi-use trail is planned to be installed. This trail will be consistent with other portions of the Scenic Corridor trail system that parallels Scottsdale Road-- a meandering natural looking unpaved trail. This trail will be suitable for pedestrians, horses and bicycles and will tie into the existing regional trail system.

This trail will be constructed in accordance with the City of Scottsdale's "Medians, Parks, and Trails, Non-Paved Trails" Section of the "Design Standards and Policies Manual." Additional modifications or additions to the trail will be considered by staff on a case by case basis.

Additionally, a meandering Multi-Use Path will be provided through the Rawhide Wash channel. Where required the multi-use trail may be combined with or immediately adjacent to trails or sidewalks. This Path at the ends will tie into the perimeter, the internal public street sidewalk system, and may connect to the internal developments where feasible. This Path will be a ten (10) foot wide paved path and will be consistent with the city of Scottsdale's "Transportation, Bikeways" Section of the "Design Standards and Policies Manual."

c. Sidewalks

The perimeter streets, Pinnacle Peak, Miller and Williams Roads will all have sidewalks. Scottsdale Road will have a Multi-Use trail as described above. The sidewalks along Pinnacle Peak, Miller Road, and Williams Drive will be eight (8) foot wide paved sidewalks. These sidewalks will utilize a landscape buffer separating pedestrians from vehicular traffic where appropriate. Sidewalks may be constructed within the right of way, public utility easement, or dedicated easement of the respective perimeter streets.

The internal streets will also have eight (8) foot wide sidewalks. The north/south secondary drive will have a sidewalk on the west side of the street as indicated on the Pedestrian Circulation Master Plan. The main entry drive from Scottsdale Road will have an eight (8) foot wide sidewalk on the south side of the street constructed within a twenty (20) foot easement. A landscape buffer containing shrubs and low planting will separate pedestrians from vehicular traffic.

7. Native Plant Inventory and Revegetation Programs

Each parcel in the Silverstone Development is responsible to inventory and relocate native plants that are covered in the City of Scottsdale Native Plant Ordinance.

The following is an excerpt from the City of Scottsdale regarding their native plant policy:

The City of Scottsdale, Arizona is situated within the Sonoran Desert and is shadowed by the McDowell Mountains. The Sonoran is one of four North American deserts. While the other deserts-the Mojave, Great Basin, and Chihuahuan-all extend into parts of Arizona, none are as dynamic a system as the Sonoran. Within the area of southwestern Arizona encompassed by the Sonoran there is considerable variation in vegetation and wildlife due to differences in temperature, elevation, and rainfall. The area that makes up Scottsdale is home to an abundant and diverse

collection of desert plant species; many of which are unique to the region. The City of Scottsdale has determined that the presence of these unique natural resources contributes to the aesthetic and economic well-being of the community.

As part of their continuing efforts towards protecting large cacti and trees indigenous to the area, the City of Scottsdale adopted the Native Plant Ordinance (City Code, Chapter 46, Article V) in 1981. These forward-thinking set of regulations were established as a way to preserve the unique native character of the Sonoran desert under a system of responsible community development.

During the 1980's, a series of annexations doubled the City's land area, adding 96 square miles of essentially undeveloped desert. As the City's population grew, local officials realized development activity into these areas would be intensified. The broad language used in the ordinance led to conflicting interpretations, making it less effective and difficult to enforce. In 1989, the Native Plant Ordinance was amended to insure mature plants are not unnecessarily destroyed or removed. In March of 2000, the ordinance was once again amended to ensure the long term protection of thousands of additional native plants. Considered to be landmark legislation, the ordinance has been used as a model by other cities hoping to provide similar protection for local flora.

Native vegetation plays a vital role in the dynamic system of the Sonoran desert. Its presence helps to prevent erosion, provides food and shelter for desert wildlife, and acts to shade the desert floor and reflect urban heat. In addition, native vegetation requires less water and maintenance than nonindigenous plant materials. In most cases, salvaging existing plant material is more economical and achieves a natural desert appearance in a shorter amount of time.

Many desert trees and cacti are slow-growing and can take decades to reach maturity. Factors such as the size, form, or location of certain mature specimen plants, such as the Saguaro or Ironwood tree, make finding a comparable nursery-grown tree for replacement difficult to impossible. Therefore, leaving such plants in place or salvaging them for incorporation into landscaping is beneficial both from a financial and feasible point-of-view. Native vegetation within the specified size requirements enhances the city's aesthetic appeal by conserving the mature desert habitat and providing unique scenic opportunities.

Under the Amended Native Plant Ordinance, any project which affects plants from the specified list is required to submit a native plant program detailing the existing location and proposed treatment of each protected

SILVERSTONE DESIGN GUIDELINES

plant impacted. Protected plants should, at the most optimal situation, remain in place. Those plants that must be moved are required to be salvaged unless the applicant can demonstrate how conditions such as poor health or orientation make successful relocation impossible. Salvaged plants are to be replanted within the project.

Over 6,000 native plant permits have been issued, amounting to an estimated 250,000 protected plants salvaged since the implementation of the ordinance. Minimum size requirements necessary to meet protected plant status include 4 inch caliper or greater for trees and 3 feet tall or taller for cactus.

PROTECTED NATIVE PLANT shall mean cacti which are three (3) feet or greater in height and trees which are four (4) inches or greater in caliper of the following species. If any of the following protected plants, in the indicated sizes, are being disturbed by your project you are required to submit a native plant program as outlined in the amended zoning ordinance section 7.500:

Trees

Botanical Name	Common Name
<i>Acacia constricta</i>	Whitethorn Acacia
<i>Acacia greggii</i>	Catclaw Acacia
<i>Berberis haematocarpato</i>	Red Barberry
<i>Canotia holocantha</i>	Crucifixion Thorn
<i>Celtis pallida</i>	Hackberry
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Cercidium microphyllum</i>	Foothill Palo Verde
<i>Chilopsis linearis</i>	Desert Willow
<i>Juniperous species</i>	Juniper
<i>Olneya tesota</i>	Ironwood
<i>Populus fremontii</i>	Cottonwood
<i>Prosopis species</i>	Mesquite
<i>Quercus species</i>	Scrub Oak
<i>Rhus ovata</i>	Sugar Sumac
<i>Vauquelinea Californica</i>	Arizona Rosewood

Cacti

Botanical Name	Common Name
<i>Carnegiea gigantea</i>	Saguaro
<i>Ferocactus species</i>	Barrel

Fouquieria splendens

Peniocereus greggii

Yucca elata

Ocotillo

Night-Blooming Cereus

Soaptree Yucca

a. Plant Inventory

The entirety of the Silverstone site has already been inventoried by Desierto Verde to mark the location and condition of all existing plant material on site. Each development parcel is responsible for following the City of Scottsdale Native Plant Program. The following information details the standards developed by the City of Scottsdale to be implemented in the development process.

A complete Native Plant Program with the following information is required:

- Submit three copies of a native plant inventory on an aerial photograph with a project overlay, or a site plan. On the plan, show the location of all protected native plants within the construction boundaries, and an additional 50-foot buffer beyond the construction limits, or to the edge of the property.
- The aerial site plan shall include the project name, a scale (minimum scale is 1" = 50'), a north arrow, a vicinity map, the adjacent street names, and the name of the company performing the inventory.
- Submit an inventory list, minimum 8.5 "x 11" sheet, identifying the tag number, species (list both common and botanical names), size, general condition, and salvage status (remain in place, relocate, or remove) of each protected plant within the area of disturbance plus a 50-foot buffer. If a plant is noted as non-salvageable, the reason or reasons for the assessment must also be noted. A protected native plant includes trees with a 4-inch caliper trunk or larger, and cactus that are 3 feet tall or taller.
 - Measurements are to occur prior to any pruning or branch removal operations, and must take into account the entire base of the tree.
 - In order to measure the trunk of a tree, it must first be determined whether the tree is single-trunk or a multi-trunk.
 - A single trunk tree is a tree with a single trunk protruding above grade, attached to a single root ball. The diameter of

single-trunk trees is measured at a point, 12 inches above grade. If the tree starts to branch out before that point, the measurement is taken at the point where the branching begins.

- A multi-trunk tree is a tree with more than one trunk, (two of which are 3 inches or greater in diameter) protruding above grade from a single root ball and being separated by any portion of each. Multi-trunk trees are measured by the following method:
 - Square the diameter of each trunk
 - Add the squared diameters of all the trunks together
 - The square root of the total above is the working diameter for that tree.
 - A cactus is measured from the base at grade to the highest vertical point of the plant. The height of all arms is also included in the total. Ocotillo and Yucca are also measured in this way, except that the flower stalk of the Yucca is not included.
- A salvage contractor must have prior methodology approval by city staff. A native plant inventory will not be accepted from a contractor whose methodology has not received prior approval. Approval includes demonstrating a thorough knowledge of the native plant ordinance and boxing techniques. If the cactus salvage contractor is different than the tree salvage contractor, both will need to be reviewed and approved. If the salvage contractor is different than the party responsible for the inventory, the salvage contractor must provide a letter either accepting the assessment by the party responsible for the inventory or provide documentation for any proposed adjustments to the inventory. Please contact the Current Planning Department at 480-312-7000 for information on obtaining approval to be placed on the list of native plant salvage contractors.
- Due to the large number of Saguaros that have expired after being transplanted, and the length of time for the decline of the plant to be identified; the city, in conjunction with the Desert Botanical Garden, has established baseline standards for Saguaro relocation (see Section 10.300 of this manual). Any deviation from an approved methodology or the Standards for Saguaro relocation requires prior city review and approval. Contact the Current Planning Department at 480-312-7000 for more information.

- Submit a relocation program identifying the ultimate use and placement of salvaged plant material, including any proposals for plants to be removed from the project.
- Submit a nursery location for the storage of salvaged plants.

2. Construction Protection Program

The purpose of the construction protection program is to protect designated undisturbed areas from grading and heavy machinery. Before grading is to take place adequate care is to be exercised in marking an effective boundary for development. Fencing such as rope, chain link, and staking are to be utilized to define areas to be left native and these areas should be clearly marked in the construction drawings.

3. Planting and Revegetation Program

Development areas that are disturbed during construction, but are intended to be natural in character will have to undergo natural revegetation. Whenever possible open spaces and street frontages are to be left natural in character, but due to previous development on site, certain restoration techniques will have to be implemented to return once developed areas to their native state. Native species of trees and cacti as defined in the City of Scottsdale Native Plant Ordinance will be relocated to these areas with supplemental new planting material of exact species and structure to obtain the proper density of the surrounding natural desert. Native seed mixes should also be utilized to provide a long range strategy for natural revegetation, and should only be used in conjunction with larger relocated and/or new plant material.

Topography will play a critical role in reestablishing the native character of the site. A mixture of surface select granite boulders should be used to give the ground plane a random character that closely replicates the natural condition on site. The use of salvaging the 'desert floor' by skinning the top 2"-6" of natural rock cover is to be utilized in all areas that are to be developed before grading takes place. 'Desert floor' material is to be stockpiled on site and redistributed in planting areas at the commencement of development. This method of harvesting the existing rock cover retains the ecological character of the soil native to the site.

4. Irrigation Standards for Revegetation

Native species on site have evolved to be able to withstand little seasonal rainfall and long periods of drought. During the native salvaging process the plant material will 'shock' when it is removed from the ground, and will 'shock' again when it is placed into its new environment. Supplemental irrigation is key to the success of the plant material being able to survive during its transition. In areas where irrigation is not intended to be part of a long term infrastructure, one or all of the following are options should be utilized as is appropriate:

a. Water truck delivery

Water trucks can deliver water on a set schedule that can vary with the season. Access needs to be readily available, making this option appropriate for streetscapes and areas that do not have close proximity to a water source.

b. Hand watering

By running irrigation mainline through the revegetated area, quick couplers allow hoses to tap into the mainline to achieve hand watering. This option is the most labor intensive.

c. Manual or controlled valves

Installing a permanent (in ground) or temporary (above ground) irrigation system allows the option of setting the automatic system (with an irrigation controller) or allowing certain valves to be turned on by hand in a manual system. In areas of high visibility the above ground system should not be utilized, instead a buried drip system is best suited.

It is recommended that a semi-permanent (in ground) PVC pipe system be utilized in order to supplement relocated plant material during time of extreme drought and heat. Salvaged material that is to be watered on a temporary basis should be slowly taken off of irrigation dependency at a time decided upon by an approved salvage contractor.

5. Enhancement of Natural Areas

Areas of natural desert that are located in high visibility areas and do not contain a high density of plant material are subject to enhancement. Relocated native species or new native plant material may be introduced only if those species naturally exist in the proximity of the Silverstone development. The irrigation standards listed above

must be introduced to ensure sustainability of the plant material. These areas are to be defined on the planting and irrigation documents and are subject to city approval.

SECTION III: IMPLEMENTATION

A. Construction regulations

1. OVERVIEW

The following Construction Guidelines must be made a part of the construction contract documents. All Builders and Owners shall be bound by these Guidelines and any violation by a Builder will be deemed to be a violation by the Owner of the Parcel.

Violation of the Construction Guidelines or any conditions of Final Approval will be reported to the Declarant who will send a letter to the Builder involved. Copies of the letter will be sent to the Parcel Owner and Silverstone DRC.

2. PRE-CONSTRUCTION CONFERENCE

The Builder must meet with the Design Review Coordinator to review the construction regulations, procedures and guidelines of this section prior to commencing construction. Builders are required to provide a list of subcontractors and suppliers needing access to the project.

3. CONSTRUCTION

When a building design has been approved and the necessary building permit obtained from the City of Scottsdale, the Applicant should proceed in a timely manner with the commencement and completion of all construction work. Such commencement shall occur within 180 days from the date of obtaining the building permit. If the Applicant fails to comply with the 180-day commencement, the approval from the DRC may be revoked. If construction is not completed, the Association shall have the right to assess the Owner for the cost of completion and shall collect such costs as provided in the Declaration.

4. OCCUPATIONAL SAFETY AND HEALTH ACT COMPLIANCE (OSHA)

All applicable OSHA regulations and guidelines must be strictly observed at all times.

5. CONSTRUCTION TRAILERS

Any Owner or Builder who desires to bring a construction trailer or field office to the Lot shall first apply for and obtain written approval from the DRC. To obtain such approval, the Owner or Builder shall submit a copy of the site plan with proposed locations of the construction trailer or field office, the portable toilet and the trash receptacle noted thereon. Such temporary Structures shall be removed within thirty (30) days after Certificate of Occupancy is issued by the City of Scottsdale. During initial development of parcels, construction trailers would need to be removed within thirty (30) days

after receipt of the Certificate of Occupancy on the final phase of construction. Signage will be allowed on construction trailers in accordance with the City of Scottsdale's Ordinance. The construction trailer, if any, portable toilet, construction material storage and dumpsters must all be contained within a chain link fence and within the Parcel.

6. FENCING

To protect the existing landscaping and other properties from damage due to construction operations, a chain link fence at least 6' tall is required to completely enclose the construction area prior to starting any footing or foundation work. The fence shall follow or be within the area that has received a construction permit area and shall not encroach into surrounding parcels. The fence shall have a single entrance located at the driveway entrance and shall be maintained intact until the completion of construction. The construction trailer, if any, portable toilet, construction material storage and dumpsters must all be contained within the chain link fence. In special cases, the DRC may allow materials to be stored outside the chain link fence by specifically approving it in advance.

7. DEBRIS AND TRASH REMOVAL

Builders shall clean up all trash and debris on the construction site at the end of each day. Trash shall be removed from each construction site frequently and not be permitted to accumulate. Lightweight material, packing and other items shall be covered or weighted down to prevent their being blown off the construction site at night and during high winds. In no case may debris and trash be allowed to exceed the top of the dumpster. The DRC reserves the right to apply fines to Builders and Owners who fail to control debris from blowing or being disposed of in other Parcels or Common Areas. Builders are prohibited from dumping, burying or burning trash anywhere within Silverstone. During the construction period, each construction site shall be kept neat and clean and shall be properly policed to prevent it from becoming a public eyesore or affecting other Parcels. Unsightly dirt, mud or debris resulting from activity on each construction site shall be promptly removed and the general area cleaned up.

Dumpsters or other waste receptacles must be located within the construction permitted parcel, within the fenced construction site or in areas specifically approved in writing by the DRC. For physically constrained sites, smaller dumpsters with more frequent removal may be necessary in order to fit the dumpster within the construction fencing.

8. DIRT IMPORT AND EXPORT

No dumping of excess dirt and rock or taking of fill materials from the site for benefit of an Owner anywhere within Silverstone at Pinnacle Peak community

is permitted. Specific arrangements to obtain fill dirt may be arranged with the Declarant if referred to materials are available. All described agreements must be made in writing and submitted to the DRC as a matter of record.

9. WASHOUT AND CLEANING

Washout of concrete trucks or the washout and cleaning of any equipment by masons, plasterers, painters, drywallers, etc. must be contained in each Parcel within wash out area for removal from the site when construction is completed. Washout or cleaning residue must not flow off of the Parcel or into drainage ways. Fines may be imposed to any Builder and/or its Builder's Bond for any violation to this provision. The Builder will also be responsible for restoring the damaged area to its natural state.

10. SANITARY FACILITIES

Each Builder shall be responsible for providing and maintaining adequate sanitary facilities for its construction workers. Portable toilets or similar shall be located only within the Parcel and within the fenced construction site or in areas specifically approved in writing by the DRC.

11. CONSTRUCTION ACCESS

Each Builder will be required to provide a map to its subcontractors and on-site staff to utilize the designated construction entrance of Silverstone. All deliveries and construction traffic shall use this access gate. Temporary construction permits will be issued to gain access to Silverstone.

12. VEHICLE AND PARKING AREAS

Construction crews shall not park on or otherwise use other Parcels or streets. Private and construction vehicles and machinery shall be parked only within the Parcel and the fenced construction site or in areas designated by the DRC. All vehicles shall be parked so as not to inhibit traffic on adjacent streets.

Each Builder shall be responsible for its subcontractors and suppliers obeying the speed limits posted within Silverstone. Fines may be imposed against the Builder and/or its Builder's Bond for repeated violations. Adhering to the speed limits shall be a condition included in the contract between the Builder and its subcontractors/suppliers. No parking shall occur in undisturbed or improved landscape areas. Each Builder shall be responsible for maintaining the roadways, parking areas and driveways free from stains and spills.

13. CONSERVATION OF LANDSCAPING MATERIALS

Builders are advised that the environment of Silverstone contains valuable native plants and other natural features such as topsoil, rock outcroppings and boulders that should be protected during construction.

14. BLASTING

If any blasting is to occur, the DRC must be informed at least four (4) weeks in advance to allow it to make such investigation as it deems necessary to confirm that all appropriate protective measures will be taken prior to the blasting. A pre-blast survey shall also be required for any Structures within 1,500' of blast area. No blasting or impact digging causing seismic vibrations may be undertaken without the approval of the DRC. Applicable governmental requirements concerning blasting must be observed.

15. RESTORING OR REPAIR OF OTHER PROPERTY DAMAGE

Damage and scarring to property other than the construction permitted parcel resulting from construction operations including, but not limited to landscape, boulders, other Parcels, roads, driveways, concrete curbs and gutters and/or other Improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the Builder.

16. MISCELLANEOUS AND GENERAL PRACTICES

All Owners will be completely responsible for the conduct and behavior of their agents, representatives, Builders, contractors and subcontractors while on the premises of Silverstone. The following practices are prohibited:

- Changing oil or otherwise servicing any vehicle or equipment on the site itself or at any other location within Silverstone other than at a location designated for that purpose by the DRC.
- Allowing concrete suppliers, plasterers, painters or any other subcontractors to clean their equipment other than at locations specifically designated for that purpose by the DRC. Residue from cleaning is not allowed to flow into natural drainage ways.
- Using disposal methods or units other than those approved by the DRC.
- Disposing of cigarettes and other flammable materials carelessly.
- Carelessly treating or removing any plant material not previously approved for removal by the DRC.
- Bringing pets into Silverstone. In the event of any violation hereof, the DRC, Association or Developer shall have the right to contact Municipal authorities to impound the pets, to refuse to permit the Builder or subcontractor involved to continue work on the project or to take such other action as may be permitted by law.
- Playing radios or other music producing devices on construction sites within Silverstone.

- Honking horns from catering trucks. Their schedules are routine enough for workers to be aware of break times. Trash generated by the purchase of items from these trucks and from construction practices should be contained and disposed of properly. Repeated problems with these requirements could result in the catering trucks being denied admittance to the job site.
- Burning fires.
- Storing or parking non-construction related vehicles, trailers, boats, etc. at the construction site.

17. ADDITIONAL RESTRICTIONS ON CONSTRUCTION ACTIVITIES

All earth moving equipment (including trenchers) and vehicles used off-road elsewhere will be cleaned of mud and debris (including the undercarriage and tires) before entering the property.

Pruning required on branches extending into a Parcel from an adjacent Parcel or installed landscaping shall be performed by a qualified landscape maintenance company or certified arborist prior to construction. No pruning or removal of materials beyond the Parcel shall be permitted.

Prior to construction, all salvageable vegetation, surface rock and topsoil within the Parcel will be removed by a qualified landscape contractor. These materials may be stored for the Owner's use in restorative landscaping following construction or be utilized for restoration elsewhere within Silverstone.

Fill materials (cinders, aggregates, sand etc.) must be stored within the Parcel and excesses removed from the property. Dispersal or incorporation into soils is not permitted.

No chemical product of any kind (adhesives, paint, thinners, plaster, etc.) will be dumped on site.

All excess excavation materials must be removed promptly from the property unless utilized for grading.

The Builder is responsible for any damages outside the Parcel caused by employees and sub-contractors and shall be defined in their contract.

Contractors must notify the landscape contractor prior to paving to ensure adequate irrigation sleeve placement. Costs incurred by failure to notify will be at the Builder's expense.

18. CONSTRUCTION ACCESS TO LOT

The only approved construction access during the time a Residence or other Improvement is under construction will be over the approved driveway

location for the Lot unless the DRC approves an alternative access point. In no event shall more than one (1) construction access be permitted onto any Lot.

19. TEMPORARY CONSTRUCTION SIGNAGE

Temporary construction signage shall be in accordance with City of Scottsdale, Maricopa County, and any other applicable governing authority. Information, such as "For Sale", "Available" or similar language and descriptive phrases such as "3-bedroom" may not appear on any construction sign.

Colors of sign backgrounds shall be earth tones. Letter colors should relate with the background colors.

Temporary construction signs must be removed at the time the Structures are substantially complete or when the DRC directs the sign to be removed.

20. DAILY OPERATION

Daily working hours for each construction site shall be per the City of Scottsdale's Ordinance.

B. DESIGN REVIEW PROCESS

1. OVERVIEW

The Design Review Process has been developed to provide adequate checkpoints along the way, in an effort to minimize time and money spent on designs that do not adhere to the Design Guidelines or the overall philosophy of Silverstone at Pinnacle Peak. Each Owner is however, directly responsible for complying with the Design Guidelines, all other applicable provisions of the Declaration and the Master Declaration, and all requirements, rules and regulations of any governmental authority, in order to bring the Design Review Process to a speedy and satisfactory conclusion.

The DRC is responsible for interpreting, maintaining and enforcing the standards set forth in the Design Guidelines.

The DRC has the ability at any time to amend the Design Guidelines. The DRC will distribute the amendments to the Owner via certified mail, UPS or FedEx.

The DRC will conduct reviews of projects during their regular meetings or at such other times as they may determine. Owners will be notified of the time and may attend along with their Consultants and Builders. The DRC will respond in writing to the Applicant within forty-five (45) days after the review of a submittal. The DRC, its members or the Design Review Coordinator will

SILVERSTONE DESIGN GUIDELINES

not normally discuss results of reviews over the telephone with an Owner, his/her Architect or Builder. Any responses an Owner may wish to make regarding the DRC's review of submittals should be addressed to the DRC in writing.

Each Lot Owner is responsible for obtaining formal written approval from the DRC, the Municipal Building Department and other applicable agencies. These approvals must be obtained before any Improvements or alterations are made to the Lot. Failure to obtain approval from the DRC could produce fines not to exceed \$5,000.

The Design Review process is divided into five (5) phases; Pre-Design Meeting, Preliminary Submittal, Final Submittal, Pre-Construction Conference and Final Inspection.

2. DESIGN SERVICES

Owners shall retain professional architectural services for design of their project and landscaping.

3. PRE-DESIGN MEETING

The Owner or his/her Architect is required to meet with the DRC to discuss the submission and review process prior to preparing any drawings for a proposed Project. The Owner or his/her Architect can explore and resolve any questions regarding the interpretation of the Silverstone Design Guidelines during this meeting. Design sketches are not required. Any amendments to the Design Guidelines as well as the current policies and procedures may be obtained at that time. Items that are discussed are not binding.

4. PRELIMINARY SUBMITTAL

Silverstone Preliminary Submittals, including all exhibits outlined below, must be made at least thirty (30) calendar days in advance of a regularly scheduled meeting at which time they will be discussed.

Preliminary Design Submittals shall include:

- a. The Application Form, supplied by the DRC, with all information completed.
- b. A non-refundable Design Review Fee of \$2,500 must accompany the submittal. Checks are to be made out to:
- c. A Site Plan, superimposed over a combined boundary and topographic survey of the parcel, showing the locations of the proposed structures, driveways, private streets, parking areas, patios, pools, walls, proposed utility service facilities and routes, and dimensions to property lines, etc.

- d. A Conceptual Landscape Plan, at the same scale as the Site Plan, which indicates the proposed conceptual landscaping scheme for the Residence. This includes:
- Locations of areas to receive re-vegetation.
 - Amenities such as pools, playgrounds, picnic or bbq areas, etc.
 - A list of all proposed plants including both the common and the botanical plant name. Proposed plants not included on the Approved Plant List must be listed on the Landscape Plan with an asterisk before the plant name.
- e. Area tabulations summarizing, in square feet, the gross building area of the buildings, number of proposed dwelling units and the DUA, amount of open space required and provided, amount of parking required and provided, and other such data as required to show conformance with the City of Scottsdale's R-5 Zoning Ordinance.
- f. Roof Plan and Floor Plans (at a scale of no less than 1/8"-1'-0"). Roof plans showing areas and heights of flat and sloped roofs, location of crickets and skylights and locations and heights of all roof mounted equipment (if allowed). Floor Plans shall show elevations (datums) for each floor level change.
- g. Exterior Elevations of all sides of the Residence, at the same scale as the floor plans, identifying all heights, delineating both existing and proposed grade lines and designating all exterior materials and general colors. Color selections may be general and not specific for the Preliminary Submittal.

The DRC may require additional drawings to illustrate the design.

6. FINAL SUBMITTAL

After Preliminary Approval is obtained, the following documents, which clearly comply with or satisfactorily resolve the stipulations for Preliminary Approval, should be submitted to the DRC for Final Approval. Final Design Submittals must be made a minimum of ten (10) calendar days prior to the submittal to the City of Scottsdale for Design Review.

Final Submittals shall include a complete copy of the documents to be submitted to the City of Scottsdale for the required Municipal Design Review.

The DRC will review the complete submittal for conformance to the Design Guidelines and any stipulations from the Preliminary Submittal.

Once approved, the design must be executed as submitted or revised drawings must be submitted to the DRC for their review. No revised design

may be constructed without prior DRC approval. Failure to obtain approval of any changes to the approved Final Submittal can result in the DRC or the Association causing the existing construction to be modified to match the approved Final Submittal, the imposition of fines or any other remedy available to the DRC or the Association.

7. RE-SUBMITTAL OF DRAWINGS

In the event of disapproval by the DRC of either a Preliminary Submittal or a Final Submittal, resubmission must follow the same procedure as the original submittal except that re-submittals of a Preliminary Submittal must be made at least ten (10) calendar days before the regularly scheduled meeting at which it will be discussed. Resubmissions will not be reposted nor will new notifications be mailed out.

8. ADDITIONAL CONSTRUCTION AND/OR EXTERIOR CHANGES

Any changes to the approved Final Design submittal before or during the building permit submittal or the construction of an Improvement must first be submitted for review and approval by the DRC. Failure to obtain approval of any changes to the approved Final Design Submittal can result in the DRC or Association causing the existing construction to be modified to match the approved Final Design Submittal, the imposition of fines, or any other remedy available to the DRC or the Association.

9. COMMENCEMENT OF CONSTRUCTION

Permits must be applied for within one (1) year of Design Review Board approval at the City of Scottsdale. The period for commencement may be extended if a written request to the DRC is made prior to the expiration of the one (1) year and if the DRC finds that there has been no change in circumstances. If plant salvage should begin but construction does not follow within the year, the Owner will bear all expense of either replanting or maintaining the salvage materials as determined by the DRC. Construction of all exterior Improvements such as the foundation and all exterior surfaces (including roof, exterior walls, windows, doors and all landscaping) and of any other Improvements must be completed within eighteen (18) months after commencement of construction except when such completion is impossible or would result in great hardship to the Owner due to strikes, fires, national emergencies or natural calamities. During the initial phase of development, it is understood that due to the need for phasing of the Project, the duration of construction may exceed eighteen (18) months.

If the Owner fails to comply with these requirements, the DRC may notify the Association of such failure and the Association, at its option, may complete the exterior Improvements, plant salvage or re-vegetation in accordance with the approved drawings or remove any Improvement(s) on the Lot and the

Owner must reimburse the Association for all expenses incurred in remediation of these issues.

10. WORK IN PROGRESS-OBSERVATION FOR DESIGN CONFORMANCE

The Builder is required to inform the DRC in writing at least ten (10) days prior to the completion of rough framing or equivalent for other building systems so that a review for design conformance may be made prior to completion of sheathing. The DRC may periodically inspect the project to ensure general conformance with the approved final submittal.

11. FINAL INSPECTION

Upon completion of any Residence or other Improvement, the Owner must give written Notice of Completion to the DRC.

If the DRC finds that all Improvements are deemed to be in general conformance with the approved Final Submittal, the Design Guidelines and any stipulations of approval, the DRC will notify the Owner in writing of Final Construction Approval.

If it is found that work was not done in general compliance with the approved Final Submittal, the DRC will notify the Owner in writing of non-compliance, will specify in reasonable detail the particulars of non-compliance and will require the Owner to remedy the same.

If the Owner has failed to remedy any non-compliance within the specified time, the DRC will notify the Owner and may take such action to remove or remedy the non-complying Improvements as is permitted in the Design Guidelines including, without limitation, injunctive relief or the imposition of a fine.

12. NON-WAIVER

The DRC may disapprove an item not in conformance with the Design Guidelines as shown on the Final Submittal unless such non-conformance was evident and could have been disapproved during the Preliminary Submittal. In such a case, however, the submitting part will make reasonable efforts to cause such non-conforming design to be adjusted to conform to the Design Guidelines. Approvals by the DRC do not constitute a waiver of any right to withhold approval of any drawing, specification or matter whenever subsequently or additionally submitted for approval if there is a nonconforming design or aspect that of such drawing, specification or matter.

13. RIGHT OF WAIVER

The DRC reserves the right, in its reasonable discretion, to waive, suspend, modify or vary any of the procedures or standards set forth herein. Any such waiver, suspension, modification, or variance of the procedures or standards

will apply on a case-by-case basis, and will not be deemed to limit or bind the DRC in its future application or enforcement of such procedures and standards.

DEFINITIONS

Unless the context otherwise specifies or requires, the following words or phrases when used in the Design Guidelines shall have these specific meanings. Terms defined in the Declaration shall have the meaning specified herein.

Accessory Structures

Detached garages, carports, restroom/changing facilities, gazebos, storage buildings and other detached structures with non-livable space only.

Amenities

Pools, tennis courts, sport courts, tot Parcels, gazebos, benches or gathering areas used as a social or functional focus for a project.

Architect

A person appropriately licensed to practice architecture or landscape architecture in Arizona and who provides "Pre-Qualified Design Services".

Builder

A person or entity engaged by an Owner for the purpose of constructing any Improvement within the Project. The Builder and Owner may be the same person or entity.

Builder's Bond

An amount specified by the Design Review Committee (DRC) which a Builder must remit prior to beginning any construction in Silverstone, excluding Parcel H. If the Builder or any of his/her agents should violate the Declaration or the Design Guidelines and it becomes necessary for the DRC or Silverstone Home Owners' Association to remedy the violation, the cost of the remedy may be charged directly to the Owner/Builder or against the Builder's Bond. This amount is subject to change at the sole discretion of the DRC.

Common Area/Public Area

All land and Improvements designated as such on the Plat, the Declaration or the Association Rules.

Courtyard

An outdoor space defined by building walls enclosing front, side or rear courts or patios.

Declaration

The Declaration of Covenants, Conditions, and Restrictions (CC & R's) for Silverstone as amended and recorded from time to time.

Design Review Committee (DRC)

The reviewing body that reviews and approves all submitted Improvements established pursuant to the Declaration.

Design Guidelines

The restrictions, review procedures and construction regulations adopted and enforced, amended and supplemented by the DRC as set forth herein.

Existing Grade

A point on an existing contour of a Lot, as established by the Declarant, prior to the commencement of construction by the Lot Owner.

Excavation

Any disturbance of the surface of the land including any trenching which results in the removal of earth, rock or other substance from below the natural surface of the land.

Fill

Any addition of earth, rock or other materials to the surface of the land that increases the natural elevation of such surface.

Four-Sided Architecture

All elevations of a Residence being considered as equal, distinct planes in their level of design and articulation and will be reviewed as such by the DRC.

Improvements

Any change, alteration or addition to a Lot, Structure or amenity of any type or kind. Exterior art and sculpture which are visible from neighboring Parcels or Common Areas are also considered Improvements.

Indigenous Species

A species of plant, whether groundcover, shrub, cactus or tree, that is found in any Native Zone and is referenced in the Design Guidelines from time to time.

Light Reflective Value (LRV)

The reflectivity of a surface measured by a calibrated light meter. The value represents the percentage of light reflected from a space pure white. White has an LRV value equal to 100% while flat black has an LRV value equal to 0%.

Lot

A subdivided property within a subdivision or other building site as shown on the Plat.

Lot Survey

SILVERSTONE DESIGN GUIDELINES

Information obtained through an engineer depicting existing features, inventory and Lot configuration.

Declarant

Silverstone at Pinnacle Peak, L.L.C. and their designated representatives.

Natural Area

That portion of the natural desert lying within a Parcel Area which will remain undisturbed.

Natural Grade

The existing contour of a Lot prior to the time any alterations, grading or site work.

Open Space

All land, Improvements and Common Areas designated as such on the Plat, the Declaration or the Association Rules.

Owner

The responsible party or authorized agent of a Lot.

Patio Cover

A solid, semi-solid or open overhead structure that covers a patio or balcony but does not fully enclose the space.

Porch

A fully roofed area attached to a house and oriented to the street defined by building walls and guardrails.

Pre-Qualified Design Services

Any architect/designer who has demonstrated his/her capabilities to the Declarant and/or the DRC through examples of previous and current projects to design within the context and appropriateness of the site.

Protected Plants

Those indigenous species cacti, ocotillo, or any other succulent specie trees of 4" caliper or greater.

Residence

The building or buildings including any garage and other accessory buildings used for Residential purposes on a Lot and any Improvements constructed in connection therewith. Unless otherwise defined, "Residence" shall refer to a single-family Structure.

Structure

Anything constructed or erected on a Lot, the use of which requires location on the ground or attachment to something having location on the ground.

Walkout

That portion of a Residence that is partially constructed underground and has at least one elevation that is visible from the downhill side of any Lot.

Yard Area

That area of a lot, as specified by the Lot Criteria Exhibits, which allows for improvements as listed in this document.

SILVERSTONE PLANT LIST		APPENDIX 'A'	
Theme Areas			
ME - Main Entry			
SE- Secondary Entry			
MD- Main Drive			
SD- Secondary Drive			
P- Perimeter			
IN- Interior Areas			
Native Plants			
Botanical Name	Common Name	Theme Area	Grouping
Trees			
<i>Cercidium floridum</i>	Blue Palo Verde	SD, P, IN	N
<i>Cercidium microphyllum</i>	Foothill palo Verde	SD, P	N
<i>Olneya tesota</i>	Ironwood	ME, SE, IN, P	N
<i>Prosopis velutina</i>	Velvet Mesquite	ME, SE, IN, SD, P	N
Accents/Cacti			
<i>Agave deserti</i>	Desert Agave	SE, ME	N
<i>Agave murpheyi</i>	Hohokam Agave	SE, ME	N
<i>Agave toumeyana</i>	Toumeys Agave	SE, ME	N
<i>Carnegiea gigantea</i>	Saguaro	SE, ME, P	N
<i>Dasyliirion wheeleri</i>	Desert Spoon	ME, SE, SD, P, IN	N
<i>Ferocactus wislizenii</i>	Fishhook Barrel	P	N
<i>Fouquieria splendens</i>	Ocotillo	ME, SE, SD, P	N
<i>Opuntia bigelovii</i>	Teddybear Cholla	P, SD	N
<i>Opuntia engelmannii</i>	Engelmann's Prickly Pear	ME, SE, SD, P	N
<i>Yucca baccata</i>	Banana Yucca	P	N
Large Shrubs			
<i>Ambrosia deltoidea</i>	Bursage	P	N
<i>Atriplex canescens</i>	Fourwing Saltbush	P	N
<i>Calliandra eriophylla</i>	Pink Fairy Duster	P	N
<i>Encelia farinosa</i>	Brittlebush	P	N
<i>Ericameria laricifolia</i>	Turpentine Bush	ME, SE, SD, P, MD	N
<i>Eriogonum fasciculatum</i>	Wild Buckweat	P	N
<i>Eriogonum wrightii</i>	Wright Buckweat	P	N
<i>Justicia californica</i>	Chuparosa	ME, SE, SD, P, IN	N
<i>Larrea tridentata</i>	Creosote Bush	SD, P	N
<i>Simmondsia chinensis</i>	Jojoba	MD, ME, SE, SD, P, IN	N
Small Shrubs			
<i>Simmondsia chinensis 'vista'</i>	Compact Jojoba	MD, ME, P, SE, SD, IN	N
<i>Sphaeralcea ambigua</i>	Desert Globemallow	P, IN	N
<i>Trixis californica</i>	Trixis	P	N
<i>Viguiera deltoidea</i>	Goldeneye	P, IN	N
Groundcovers			
<i>Aristida californica</i>	Purple Three-awn		
<i>Senna covesii</i>	Desert Senna	P	N

All plant material listed in each previous list shall be included, i.e. all plants listed in the Native, Sonoran, Southwestern, and Arid may be used in the Exotic palette.

SILVERSTONE PLANT LIST		APPENDIX 'A'	
Theme Areas			
ME - Main Entry			
SE- Secondary Entry			
MD- Main Drive			
SD- Secondary Drive			
P- Perimeter			
IN- Interior Areas			

All plant material listed in each previous list shall be included, i.e. all plants listed in the Native, Sonoran, Southwestern, and Arid may be used in the Exotic palette.

SILVERSTONE PLANT LIST		APPENDIX 'A'	
Theme Areas			
ME - Main Entry			
SE- Secondary Entry			
MD- Main Drive			
SD- Secondary Drive			
P- Perimeter			
IN- Interior Areas			
Sonoran Plants			
Botanical Name	Common Name	Theme Area	Grouping
Trees			
Cercidium hybrid 'desert museum'	Desert Museum' Palo Verde	MD, IN	S
Caesalpinia mexicana	Mexican Bird of paradise	ME, SE, SD, IN	S
Acacia smallii (farnesiana)	Sweet Acacia	MD, SD	S
Cercidium praecox	Palo Brea	MD	S
Chilopsis linearis	Desert Willow	SD, P, IN	S
Pithecellobium mexicanum	Mexican Ebony	SD, IN	S
Prosopis glandulosa	Texas Honey Mesquite	SD, IN	S
Accents/Cacti			
Agave ocahui	Agave Ocahui	ME, SE	S
Asclepias sublata	Desert Milkweed	ME, SE, IN	S
Nolina microcarpa	Beargrass	SD, IN	S
Opuntia basilaris	Beavertail Prickly Pear	ME, SE, SD	S
Opuntia chlorotica	Pancake Prickly Pear	ME, SE, P	S
Opuntia fulgida	Chainfruit Cholla	P	S
Opuntia santa-rita	Santa-Rita Prickly Pear	ME, SE, P, SD	S
Opuntia violacea 'santa-rita'	Purple Prickly Pear	ME, SE, P, SD, IN	S
Large Shrubs			
Atriplex lentiformis	Quail Brush	P	S
Cordia parvifolia	Small Leaf Cordia	SD, P	S
Dalea versicolors 'sessilis'	Wislizenus Dalea	IN	S
Hyptis emoryi	Desert Lavender	P, SD, IN	S
Rhus ovata	Sugar Bush	P, SD	S
Senna goldmannii	Goldmanns Senna	P, SD	S
Small Shrubs			
Anisacanthus thurberi	Desert Honeysuckle	P, SD	S
Ambrosia ambrosioides	Giant Bursage	P	S
Ambrosia dumosa	White Bursage	P	S
Justicia ovata (Candicans)	Red Justicia	P, SD, IN	S
Muhlenbergia dumosa	Bamboo Muhley	SD, IN	S
Ruellia peninsularis	Baja Ruellia	MD, IN	S
Groundcovers			
Baileya multiradiata	Desert Marigold	ME, SE, SD, P	S
Dyssodia pentachaeta	Dyssodia	ME, SE, SD, P, IN	S
Eschscholtzia mexicana	Mexican Gold Poppy	P	S
Eupatorium greggii 'boothill'	Eupatoria	P, IN, SD	S

All plant material listed in each previous list shall be included, i.e. all plants listed in the Native, Sonoran, Southwestern, and Arid may be used in the Exotic palette.

SILVERSTONE PLANT LIST		APPENDIX 'A'	
Theme Areas			
ME - Main Entry			
SE- Secondary Entry			
MD- Main Drive			
SD- Secondary Drive			
P- Perimeter			
IN- Interior Areas			
<i>Kallstroemia grandiflora</i>	Arizona Poppy	P	S
<i>Lupinus sparsiflorus</i>	Lupine	P	S
<i>Melampodium leucanthum</i>	Blackfoot Daisy	SD, P	S
<i>Oenothera caespitosa</i>	Evening Primrose	ME, SE	S
<i>Penstemon eatonii</i>	Firecracker Penstemon	ME, SE, SD, P, IN	S
<i>Penstemon palmeri</i>	Palmer's Penstemon	ME, SE, SD, P, IN	S
<i>Penstemon parryi</i>	Parry's Penstemon	ME, SE, SD, P, IN	S
<i>Penstemon pseudospectabilis</i>	Desert Penstemon	ME, SE, SD, P, IN	S
<i>Phacelia campanularia</i>	Desert Bluebell	P	S
<i>Stachys coccinea</i>	Betony	P	S
<i>Tridens pulchellus</i>	Fluffgrass	SD, P	S
<i>Verbena gooddingii</i>	Gooddings Verbena	SD, P, IN	S
<i>Zinnia acerosa</i>	Desert Zinnia	P	S
<i>Zinnia grandiflora</i>	Little Golden Zinnia	SD, P, IN	S
Vines			
<i>Antigonon leptopus</i>	Queens Wreath	IN	S
<i>Mascagnia macroptera</i>	Yellow Orchid Vine	IN	S
<i>Merremia aurea</i>	Yellow Morning Glory Vine	IN	S

All plant material listed in each previous list shall be included, i.e. all plants listed in the Native, Sonoran, Southwestern, and Arid may be used in the Exotic palette.

SILVERSTONE PLANT LIST		APPENDIX 'A'	
Theme Areas			
ME - Main Entry			
SE- Secondary Entry			
MD- Main Drive			
SD- Secondary Drive			
P- Perimeter			
IN- Interior Areas			
Southwestern Plants			
<u>Botanical Name</u>	<u>Common Name</u>	<u>Theme Area</u>	<u>Grouping</u>
Trees			
Acacia berlandieri	Berlandier Acacia	SD, IN	SW
Acacia constricta	Whitethorn Acacia	P	SW
Acacia crassifolia	Butterfly-leaf Acacia	P, SD	SW
Bauhinia Mexicana	Mexican Orchid Tree	IN	SW
Forestiera neomexicana	Desert Olive	IN	SW
Lysiloma candidum	Baja Lysiloma	IN	SW
Populus fremontii	Cottonwood	IN	SW
Sophora secundiflora	Texas Mountain Laurel	IN	SW
Accents/Cacti			
Agave americana	Century Plant	ME, SE, P, SD	SW
Agave angustifolia	Agave	ME, SE, P, SD	SW
Agave attenuata	Ghost Agave	ME, SE, P, SD	SW
Agave colorata	Mescal Ceniza	ME, SE, P, SD, IN	SW
Agave desmettiana	Agave	ME, SE, P, SD, IN	SW
Agave macroacantha	Agave	ME, SE, P, SD	SW
Agave parryi v. parryi	Agave	ME, SE, P, SD	SW
Agave parryi v. truncata	Artichoke Agave	ME, SE, P, SD	SW
Agave potatorum	Agave	ME, SE, P, SD	SW
Agave scabra	Agave	ME, SE, P, SD	SW
Agave schidigera 'Durango Delight'	Durango Delight' Agave	ME, SE, P, SD	SW
Agave sisalana	Hemp Plant	ME, SE, P, SD	SW
Agave victoria-reginae	Queen Victoria Agave	ME, SE, P, SD, IN	SW
Agave vilmoriana	Octopus Agave	ME, SE, P, SD, IN	SW
Agave weberi	Smooth-leaf Agave	ME, SE, P, SD	SW
Dasyliiron actotriche	Green Desert Spoon	ME, SE, P, SD	SW
Dasyliiron longissimum	No Common Name	ME, SE, P, SD, IN	SW
Hesperaloe funifera	Coahuilan Hesperaloe	ME, SE, SD, IN	SW
Hesperaloe parviflora	Red Hesperaloe	ME, SE, SD, IN	SW
Pedilanthus macrocarpus	Lady Slipper Plant	ME, SE, SD, IN	SW
Large Shrubs			
Anisacanthus quadrifidus v brevilobus	Mountain Flame	ME, SE, P, SD, IN	SW
Anisacanthus quadrifidus v. wrightii	Mexian Flame	IN	SW
Buddleia murrabifolia	Wooly Butterfly Bush	SD, IN	SW
Caesalpinia gilliesii	Desert Bird of Paradise	ME, SE, P, SD, IN	SW
Calliandra californica	Baja Red Fairy Duster	ME, SE, P, SD, IN	SW
Cordia Boissieri	Anacahuite	IN	SW
Leucophyllum frutescens	Texas Sage	ME, MD, SE, SD, IN	SW

All plant material listed in each previous list shall be included, i.e. all plants listed in the Native, Sonoran, Southwestern, and Arid may be used in the Exotic palette.

SILVERSTONE PLANT LIST		APPENDIX 'A'	
Theme Areas			
ME - Main Entry			
SE- Secondary Entry			
MD- Main Drive			
SD- Secondary Drive			
P- Perimeter			
IN- Interior Areas			
<i>Leucophyllum frutescens</i> 'Compacta'	Compact Texas Sage	ME, MD, IN	SW
<i>Leucophyllum frutescens</i> 'Green Cloud'	Green Cloud Sage	ME, MD, IN	SW
<i>Leucophyllum frutescens</i> 'White Cloud'	White Cloud Sage	ME	SW
<i>Leucophyllum hybrid</i> 'Rain Cloud'	Rain Cloud Sage	ME	SW
<i>Leucophyllum laevigatum</i>	Chihuahuan Sage	ME, MD, IN	SW
<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	ME, MD, IN	SW
<i>Leucophyllum pruinatum</i> 'Sierra Bouquet'	Sierra Bouquet Sage	ME, MD, SE, SD, IN	SW
<i>Senna wislizenii</i>	Shrubby Senna	P, SD	SW
<i>Sophora secundiflora</i>	Texas Mountain Laurel	SD, IN	SW
<i>Tagetes lemmonii</i>	Mt. Lemmon Marigold	SD, IN	SW
<i>Tecoma stans</i>	Yellow Bells	P, SD, IN	SW
Small Shrubs			
<i>Chrysactinia mexicana</i>	Damianita	ME, SE, SD, IN	SW
<i>Dalea frutescens</i> 'Sierra negra'	Sierra Negra Dalea	ME, SE, SD, IN	SW
<i>Dalea pulchra</i>	Indigo Bush	IN	SW
<i>Hymenoxis acaulis</i>	Angelita Daisy	ME, SE, SD, IN, P	SW
<i>Leucophyllum revolutum</i> 'Sierra Magic'	Sierra Magic Sage	ME, SE, SD, MD, IN	SW
<i>Leucophyllum zygophyllum</i>	Blue Ranger	ME, SE, SD, MD, IN	SW
<i>Muhlenbergia capilaris</i> 'Regal Mist'	Regal Mist	ME, SE, SD, P, IN	SW
<i>Muhlenbergia emersleyi</i> 'El Toro'	Bull Grass	ME, SE, SD, P, IN	SW
<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	Autumn Glow Muhley	ME, SE, SD, P, IN	SW
<i>Muhlenbergia rigens</i>	Deer Grass	ME, SE, SD, P, IN	SW
<i>Salvia chamaedryoides</i>	Mexican Blue Sage	ME, SE, SD, P, IN	SW
<i>Salvia darcyi</i>	Salvia	ME, SE, SD, P, IN	SW
<i>Salvia farinacea</i>	Mealy-Cup Sage	ME, SE, SD, P, IN	SW
<i>Salvia greggii</i>	Autumn Sage	ME, SE, SD, P, IN	SW
<i>Salvia microphylla</i>	Salvia	ME, SE, SD, P, IN	SW
Groundcovers			
<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	IN	SW
<i>Lupinus</i> Species	Lupine	P	SW
<i>Oenothera berlandieri</i>	Mexican Evening Primrose	ME, SE, SD, IN	SW
<i>Oenothera stubbii</i>	Saltillo Primrose	ME, SE, SD, IN	SW
<i>Penstemon baccharifolius</i>	Rock Penstemon	ME, SE, SD, P, IN	SW
<i>Penstemon superbus</i>	Superb Penstemon	ME, SE, SD, P, IN	SW
<i>Penstemon wrightii</i>	Penstemon	ME, SE, SD, P, IN	SW
<i>Verbena tenera</i>	Purple Verbena	ME, SE, SD, P, IN	SW
Vines			
<i>Mascagnia lilacina</i>	Lilac Orchid Vine	IN	SW
<i>Bauhinia macrathera</i>	Chihuahuan Orchid Tree	IN	SW

All plant material listed in each previous list shall be included, i.e. all plants listed in the Native, Sonoran, Southwestern, and Arid may be used in the Exotic palette.

SILVERSTONE PLANT LIST

APPENDIX 'A'

Theme Areas

ME - Main Entry

SE- Secondary Entry

MD- Main Drive

SD- Secondary Drive

P- Perimeter

IN- Interior Areas

All plant material listed in each previous list shall be included, i.e. all plants listed in the Native, Sonoran, Southwestern, and Arid may be used in the Exotic palette.

SILVERSTONE PLANT LIST		APPENDIX 'A'	
Theme Areas			
ME - Main Entry			
SE- Secondary Entry			
MD- Main Drive			
SD- Secondary Drive			
P- Perimeter			
IN- Interior Areas			
Arid Plants			
Botanical Name	Common Name	Theme Area	Grouping
Trees			
Acacia Abyssinica	Abyssinian Acacia	IN	A
Acacia aneura	Mulga	IN	A
Acacia Salicina	Willow Acacia	IN	A
Acacia saligna	Blue-leaf Wattle	IN	A
Bauhinia lunarioides (congesta)	Anacacho Orchid Tree	IN	A
Caesalpinia cacalaco	Cascalote	ME, SE, SD, P, IN	A
Cercidium 'Desert Museum'	Desert Museum Palo Verde	MD, SD, IN	A
Dalbergia Sissoo	Sissoo Tree	IN	A
Pithecellobium flexicaule	Texas Ebony	IN	A
Accents/Cacti			
Aloe barbadensis	Aloe Vera	ME, SE, SD, IN	A
Aloe saponaria	Tiger Aloe	ME, SE, SD, IN	A
Aloe sp.	Aloe	IN	A
Aloe striata	Coral Aloe	IN	A
Cereus hildmannianus	Hildmanns Cereus	IN	A
Cereus hildmannianus v. monstrose	Curiosity Plant	IN	A
Cereus peruvianus	Night Blooming Cereus	IN	A
Echinocactus grusonii	Golden Barrel Cactus	IN	A
Euphorbia rigida	Gopher Plant	ME, SE, SD, MD, IN	A
Euphorbia triucalli	Pencil Bush	IN	A
Hesperaloe parviflora (yellow)	Yellow hesperaloe	ME, SE, SD, IN	A
Opuntia ficus-indica	Indian Fig Prickly Pear	SD, IN	A
Large Shrubs			
Acacia craspedocarpa	Leatherleaf Acacia	IN	A
Alyogyne huegellii	Blue Hibiscus	IN	A
Bougainvillea Sp.	Bougainvillea	IN	A
Caesalpinia mexicana	Mexican Bird of Paradise	ME, SE, SD, IN	A
Caesalpinia pulcherrima	Red Bird of Paradise	SD, IN	A
Cassia artemisioides	Feathery Cassia	SD, IN	A
Cassia nemophila	Desert Cassia	SD, IN	A
Cassia oligophylla	Outback Cassia	SD, IN	A
Dondonaea viscosa 'Purpurea'	Purple Hopseed Bush	SD, IN	A
Small Shrubs			
Bulbine frutescens	Bulbine	IN	A
Convolvulus cneorum	Bush Morning Glory	IN	A
Eremophila glabra	Emu Bush	IN	A

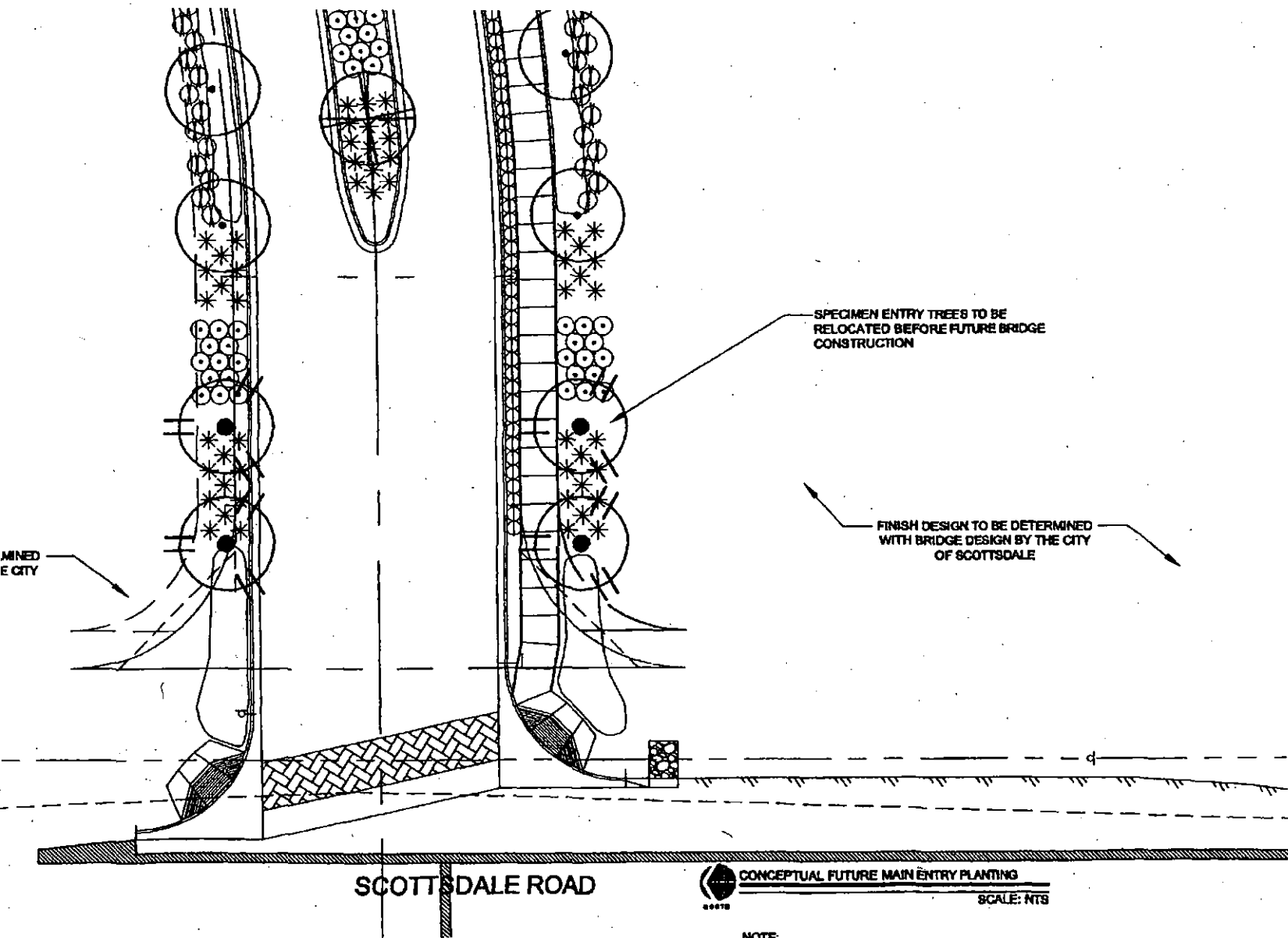
All plant material listed in each previous list shall be included, i.e. all plants listed in the Native, Sonoran, Southwestern, and Arid may be used in the Exotic palette.

SILVERSTONE PLANT LIST		APPENDIX 'A'	
Theme Areas			
ME - Main Entry			
SE- Secondary Entry			
MD- Main Drive			
SD- Secondary Drive			
P- Perimeter			
IN- Interior Areas			
Eremophila lannii	Pink Beauty	IN	A
Justicia spicigera	Mexican Honeysuckle	ME, SE, SD, IN	A
Muhlenbergia rigida 'Nashville'	Nashville Grass	ME, SE, SD, IN	A
Ruellia brittoniana	Ruellia	ME, SE, SD, IN	A
Salvia clevelandii	Chaparral Sage	ME, SE, SD, IN	A
Salvia leucantha	Mexican Bush Sage	ME, SE, SD, IN	A
Salvia leucophylla	Purple Sage	ME, SE, SD, IN	A
Groundcovers			
Acacia redolens	Prostrate Acacia	MD, SD, P, IN	A
Aizoaceae sp.	Ice Plant	IN	A
Baccharis x 'Starn'	Thompson Baccharis	IN	A
Convolvulus mauritanicus	Ground Morning Glory	IN	A
Cuphea llavea	Bat Faced Cuphea	IN	A
Lantana montevidensis	Purple Lantana	ME, SE, SD, IN	A
Lantana 'New Gold'	New Gold Lantana	ME, SE, SD, IN	A
Mesembryanthemum sp.	Ice Plant	IN	A
Penstemon barbatus	Penstemon	IN	A
Ruellia brittoniana 'Katie'	Ruellia Katie	IN	A
Salvia sp. 'Quicksilver'™	Quicksilver Salvia	IN	A
Santolina chamaecyparissus	Lavender Cotton	IN	A
Santolina virens	Green Santolina	IN	A
Sedum Sp.	Stonecrop	IN	A
Verbena peruviana	Peruvian Verbena	ME, SE, SD, IN	A
Verbena pulchella	Moss Verbena	ME, SE, SD, IN	A
Verbena rigida	Sandpaper Verbena	ME, SE, SD, IN	A
Zephyranthes candida	Rain Lily	IN	A
Vines			
Hardenbergia comptoniana	Lilac Vine	IN	A
Macfadyena unguis-cati	Cats Claw Vine	IN	A
Podranea ricasoliana	Pink Trumpet Vine	IN	A

All plant material listed in each previous list shall be included, i.e. all plants listed in the Native, Sonoran, Southwestern, and Arid may be used in the Exotic palette.

SILVERSTONE PLANT LIST		APPENDIX 'A'	
Theme Areas			
ME - Main Entry			
SE- Secondary Entry			
MD- Main Drive			
SD- Secondary Drive			
P- Perimeter			
IN- Interior Areas			
Exotic Plants			
Botanical Name	Common Name	Theme Area	Grouping
Trees			
Jacaranda mimosifolia*	Jacaranda	IN	E
Phoneix Dactylifera*	Date Palm	IN	E
Quercus Species	Oak Sp.	IN	E
* - Interior only, cannot be visible from street.			
Large Shrubs			
Myrtus communis 'Boetica'	Twisted Myrtle	IN	E
Nandina Domestica	Heavenly Bamboo	IN	E
Xylosma congestum 'Compacta'	Compacy Xylosma	IN	E
Small Shrubs			
Rosmarinus officinalis	Rosemary	SD, MD, IN	E
Teucrium fruticans 'Compacta'	Compact Bush Germander	IN	E
Groundcover			
Carissa macrocarpa	Natal Plum	IN	E
Rosmarinus Officinalis 'Prostratus'	Dwarf Rosemary	SD, MD, IN	E
Teucrium chamedrys v. 'Prostrata'	Prostrate Germander	IN	E
Wedelia trilobata	Wedelia	IN	E
Vines			
Campsis radicans	Common Trumpet creeper	IN	E
Rosa banksiae 'Alba Plena'	White Lady Banks Rose	IN	E
Solanum jasminoides	Potato Vine	IN	E
Non-ADWR Plants			
Botanical Name	Common Name	Theme Area	Grouping
Groundcover			
Aristida glabra	Desert Three-awn	IN	N
Cuphea llavea	Bat Faced Cuphea	IN	A
Dichondra micrantha	Dichondra	IN	E
Hemerocallis sp.	Day Lily	IN	E
Jasminum sp.	Jasmine	IN	E
Mesembryanthemum sp.	Ice Plant	IN	A
Trachelospermum asiaticum	Asiatic Jasmine	IN	E
Trachelospermum jasminoides	Star Jasmine	IN	E
Vinca Major	Vinca	IN	E

All plant material listed in each previous list shall be included, i.e. all plants listed in the Native, Sonoran, Southwestern, and Arid may be used in the Exotic palette.



MINED
E CITY

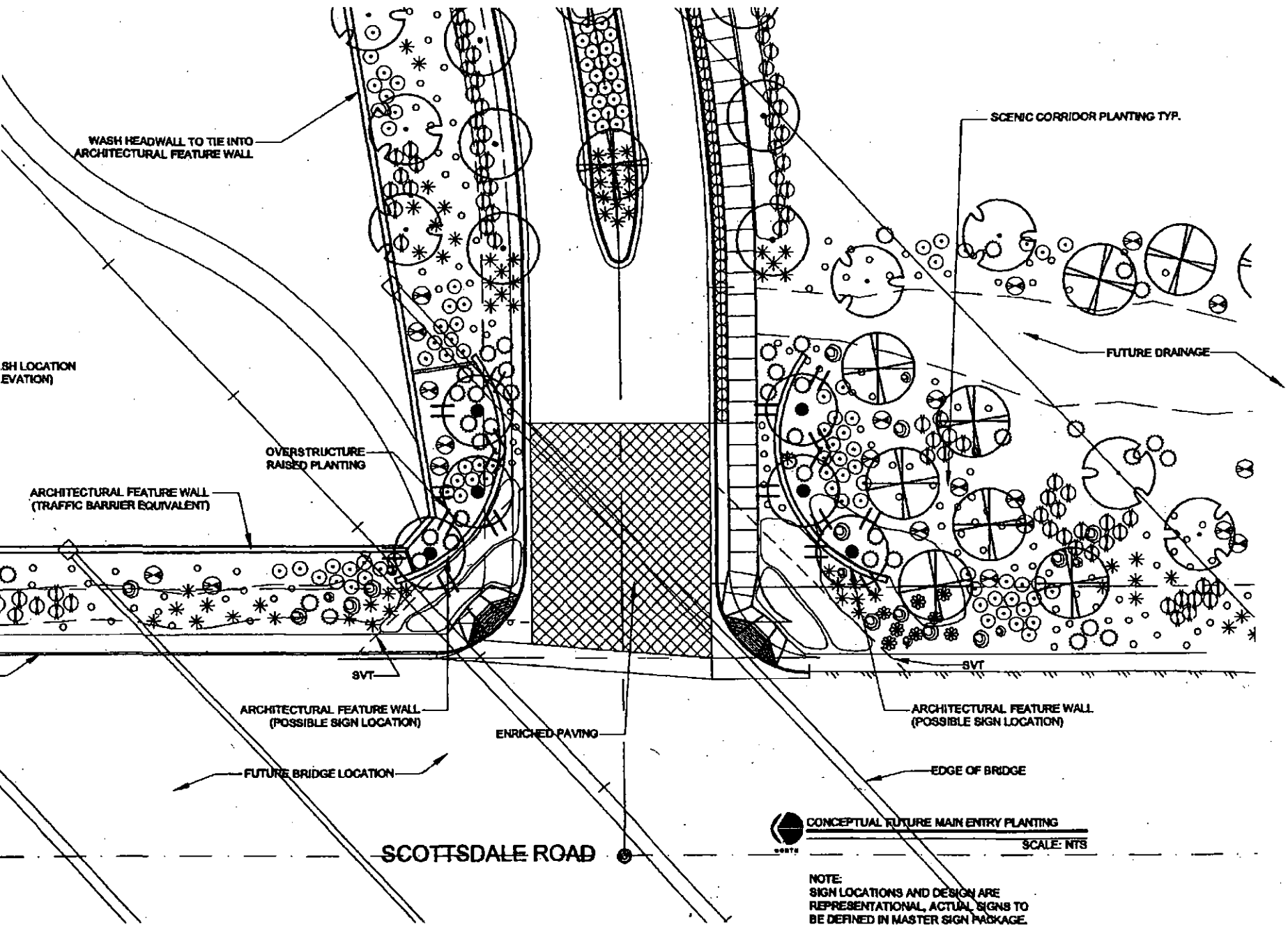
SPECIMEN ENTRY TREES TO BE
RELOCATED BEFORE FUTURE BRIDGE
CONSTRUCTION

FINISH DESIGN TO BE DETERMINED
WITH BRIDGE DESIGN BY THE CITY
OF SCOTTSDALE

SCOTTSDALE ROAD

 **CONCEPTUAL FUTURE MAIN ENTRY PLANTING**
SCALE: NTS

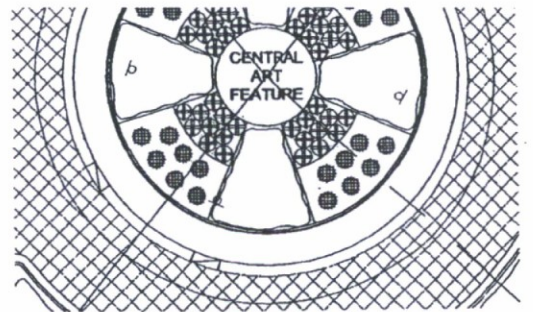
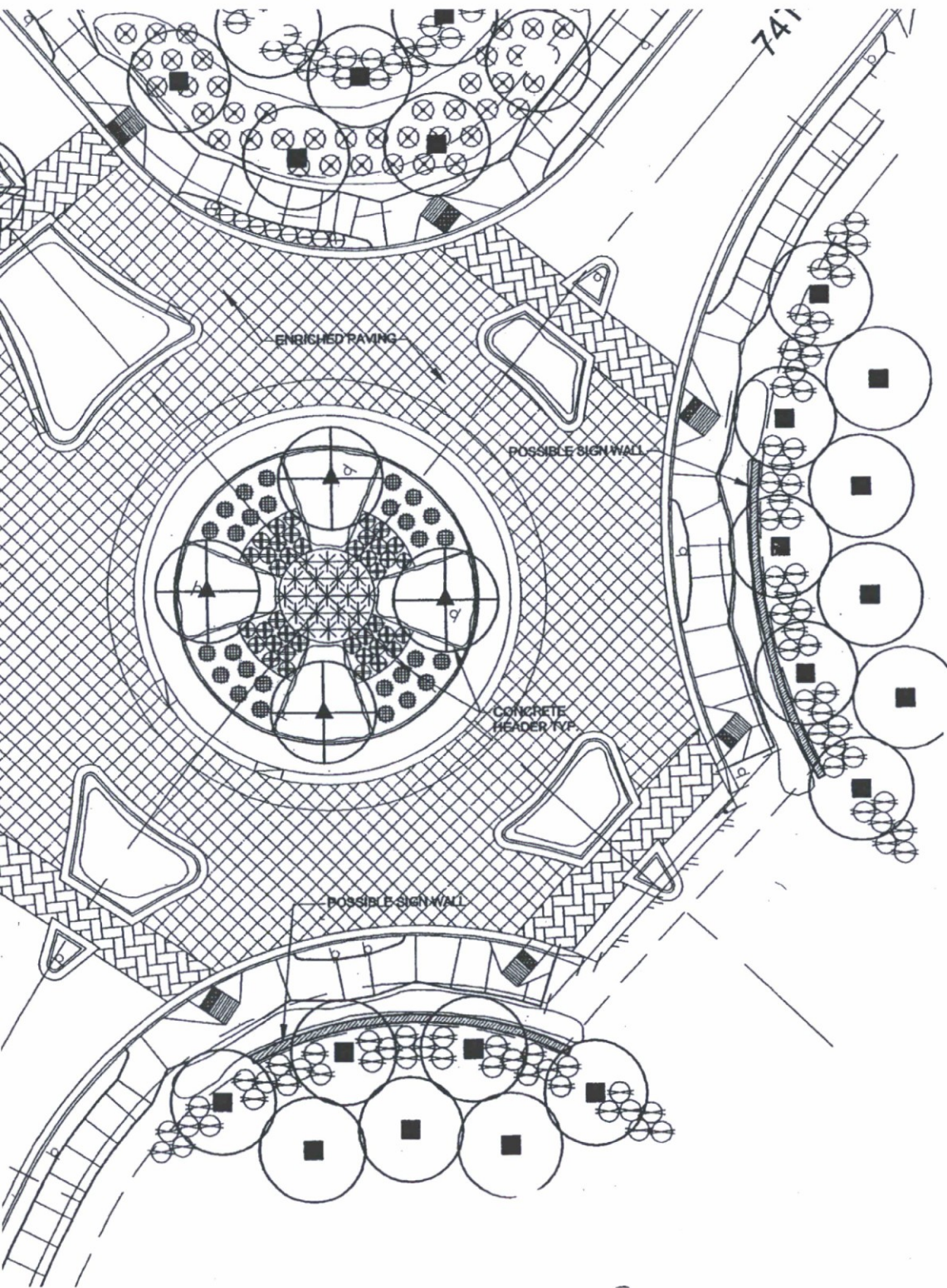
NOTE:
SIGN LOCATIONS AND DESIGN ARE
REPRESENTATIONAL. ACTUAL SIGNS TO
BE DEFINED IN MASTER SIGN PACKAGE.



CONCEPTUAL FUTURE MAIN ENTRY PLANTING

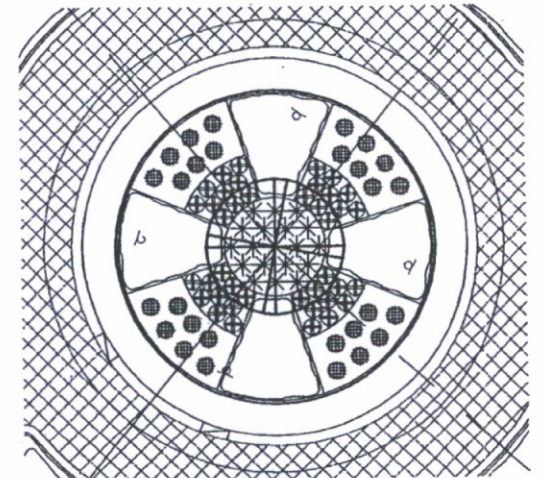
SCALE: NTS

NOTE:
SIGN LOCATIONS AND DESIGN ARE
REPRESENTATIONAL, ACTUAL SIGNS TO
BE DEFINED IN MASTER SIGN PACKAGE.



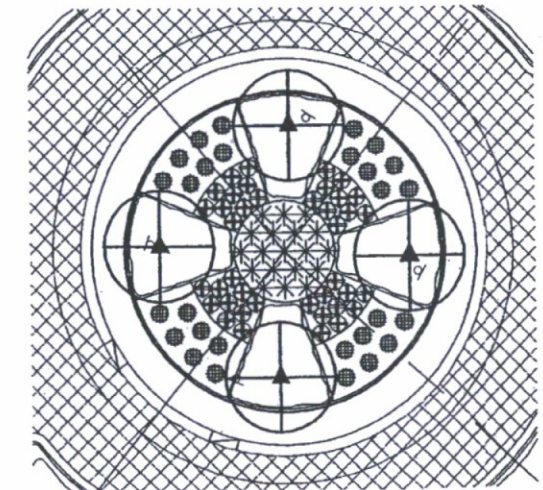
CENTER ISLAND PLANTING OPTION 1:
LOW PLANTING WITH CENTRAL ART FEATURE

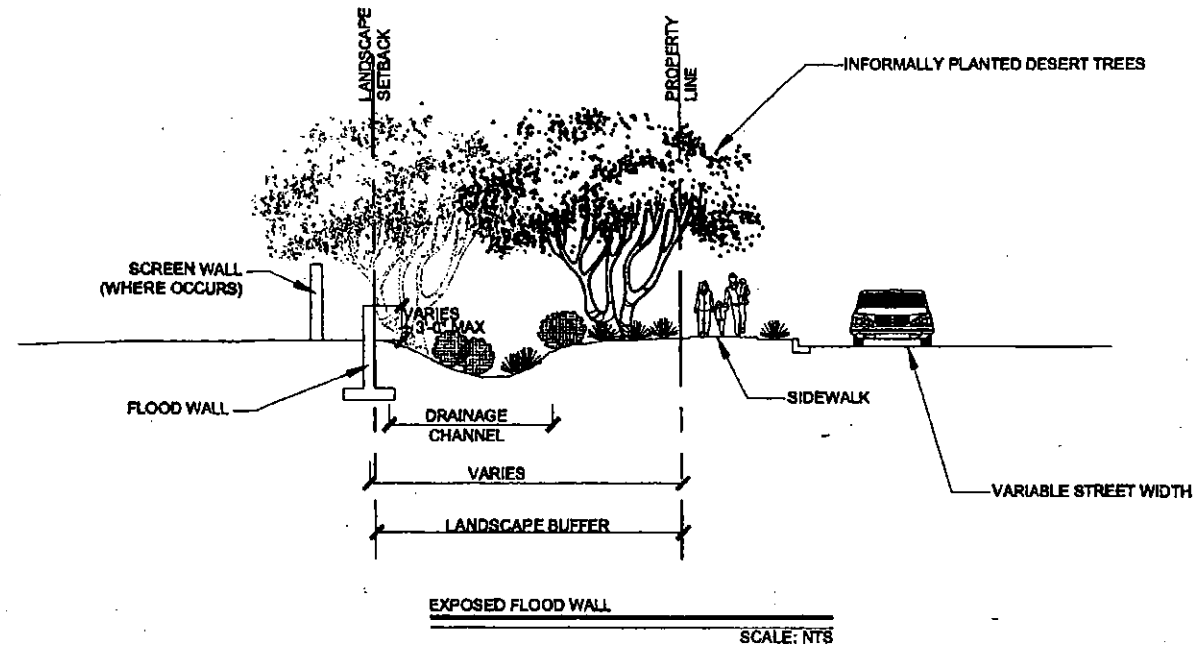
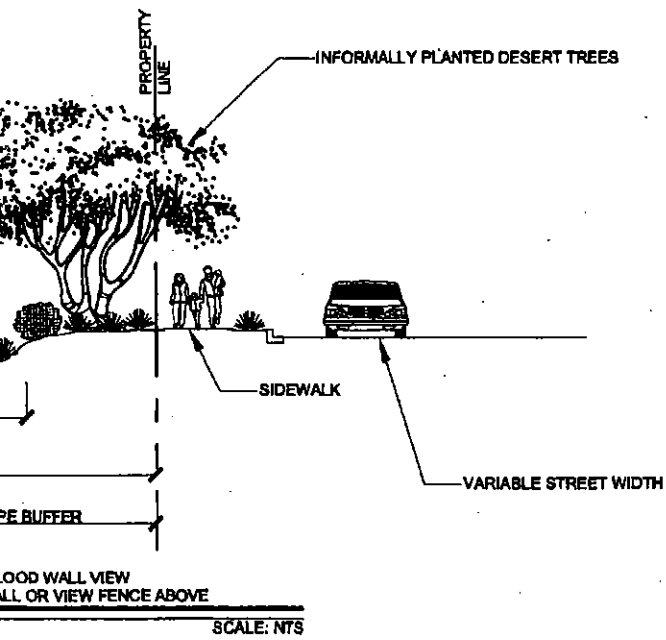
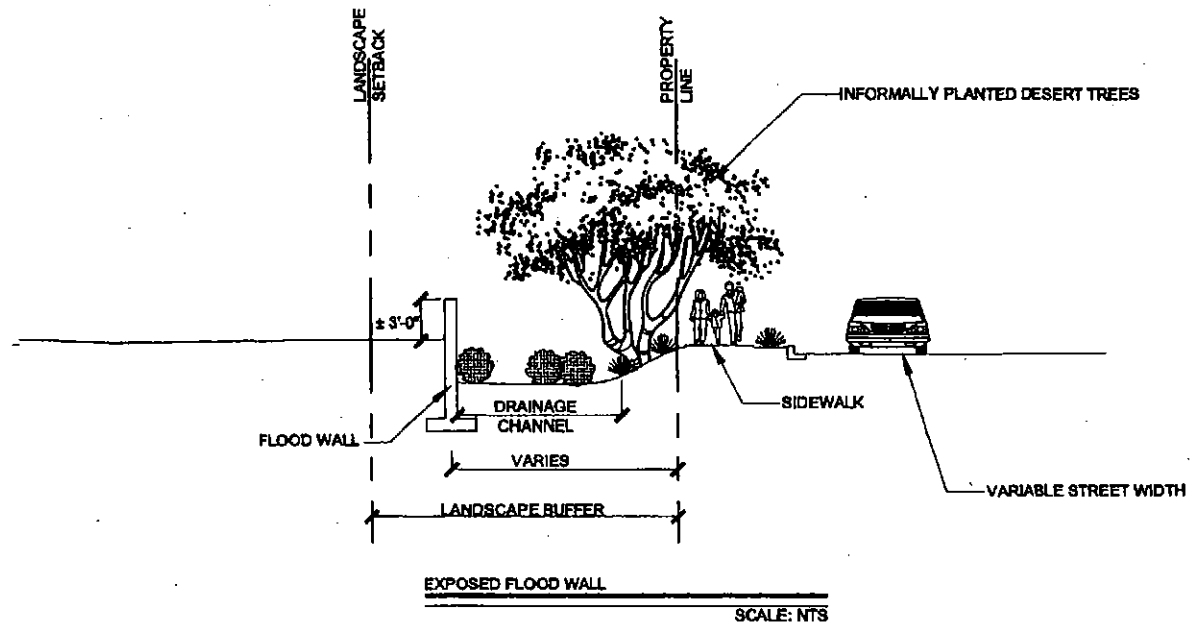
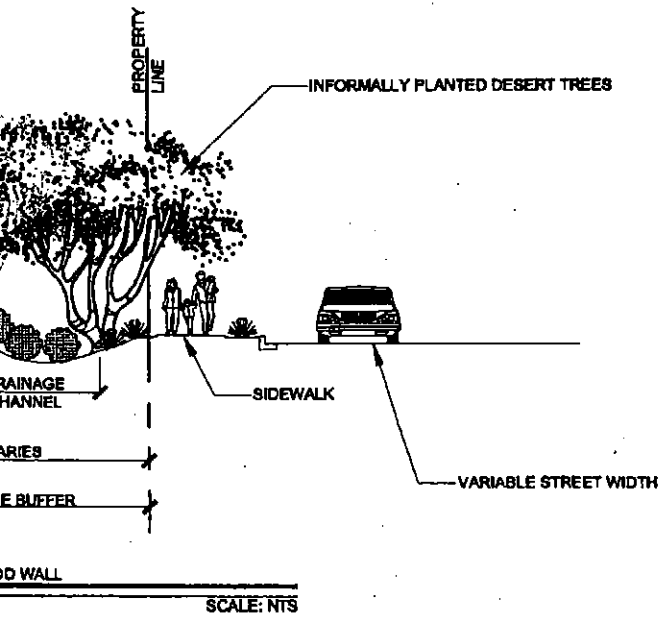
SCALE: NTS

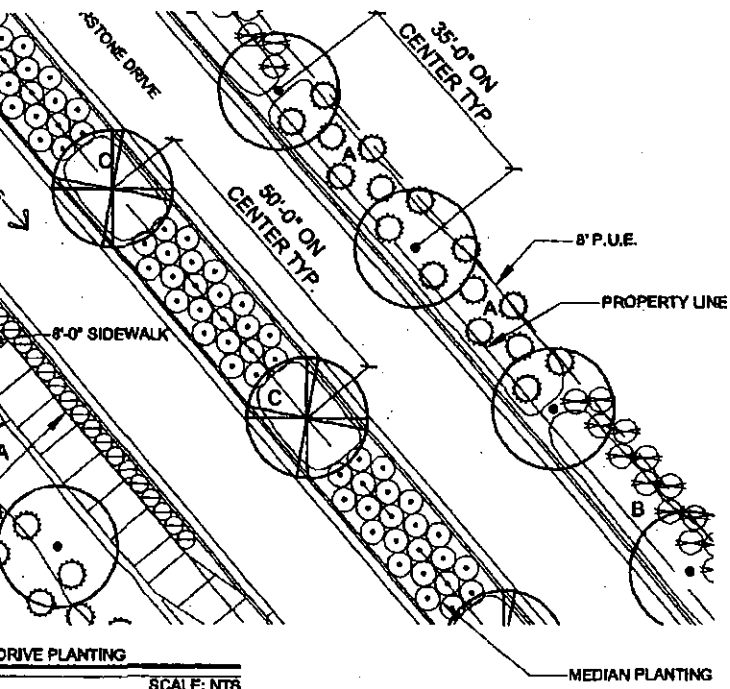


CENTER ISLAND PLANTING OPTION 2:
SINGLE LARGE SPECIMEN TREE

SCALE: NTS







OPTION: NATIVE MESQUITE



CERCIDIUM 'AZT' HYBRID
'AZT' HYBRID CERCIDIUM

36" BOX/LOW BREAKING
MATCHING

SHRUBS

EREMOPHILA SPECIES
VALENTINE BUSH

SIZE/COMMENTS

5 GAL



DASYLIION LONGISSIMUM
TOOTHLESS DESERT SPOON
OPTION: AGAVE SPECIES

15 GAL



RUELLIA PENINSULARIS
BAJA RUELLIA

5 GAL



ERICAMERIA LARICIFOLIA
TURPENTINE BUSH

5 GAL

GROUNDCOVER

OENOTHERA BERLANDIERI
MEXICAN EVENING PRIMROSE

SIZE/COMMENTS

1 GAL @ 3' O.C.



VERBENA PULCHELLA
ROCK VERBENA

1 GAL @ 3' O.C.



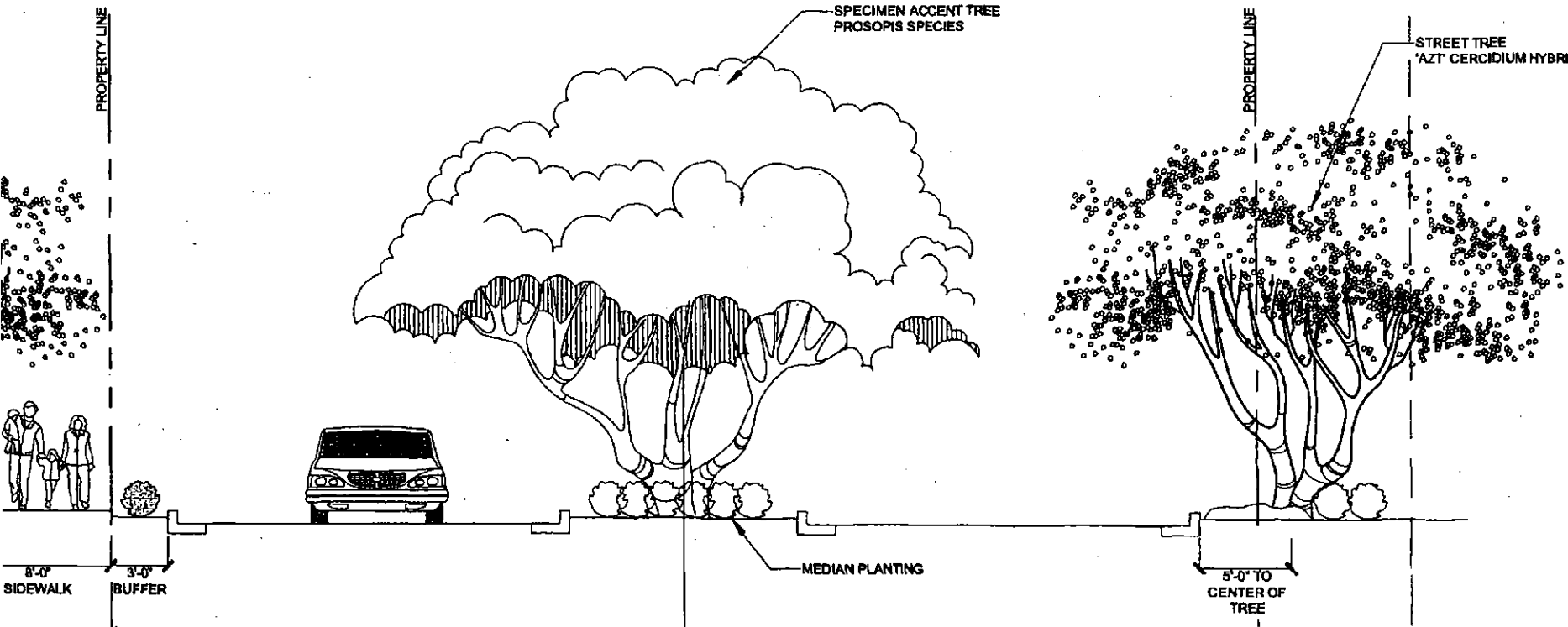
EUPHORBIA RIGIDA
GOPHER PLANT

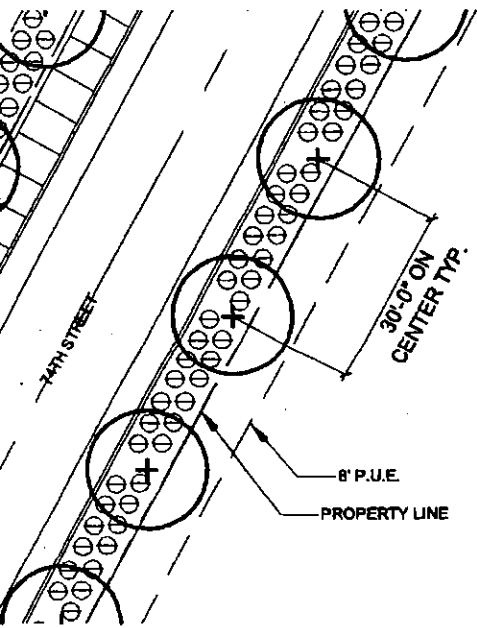
1 GAL @ 3' O.C.



NOTE:

PLANTING ALONG SILVERSTONE DRIVE, AS DICTATED IN THIS DOCUMENT IS TO BE INSTALLED AND MAINTAINED BY SILVERSTONE DEVELOPMENT.





SECONDARY DRIVE PLANTING
SCALE: NTS

DESERT MUSEUM PALO VERDE

PLANTING

SHRUBS

ERICAMERIA LARICIFOLIA
TURPENTINE BUSH

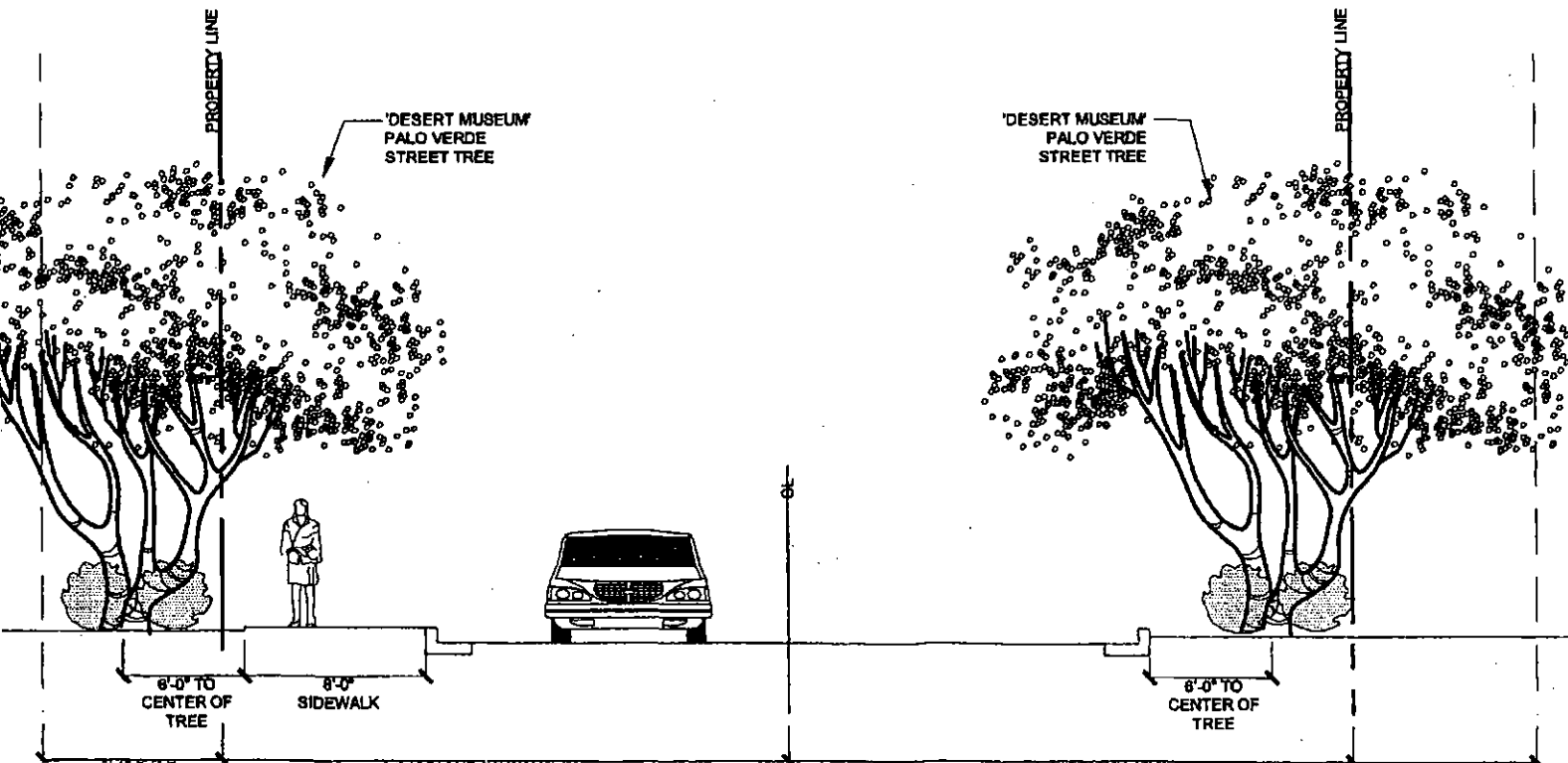
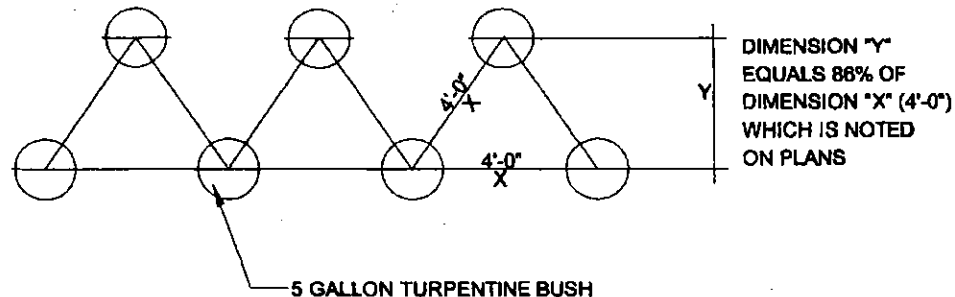
SIZE/COMMENTS

5 GAL

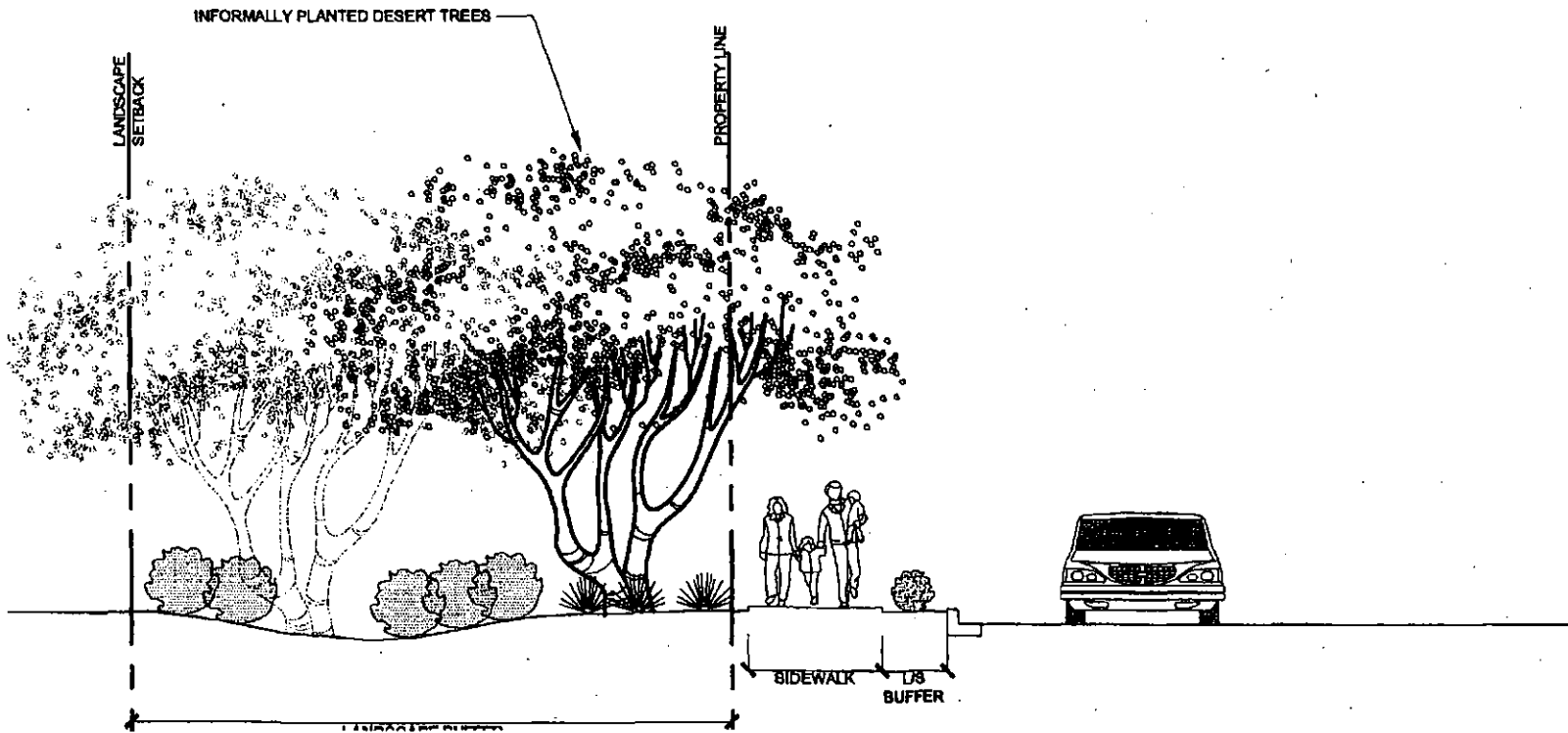
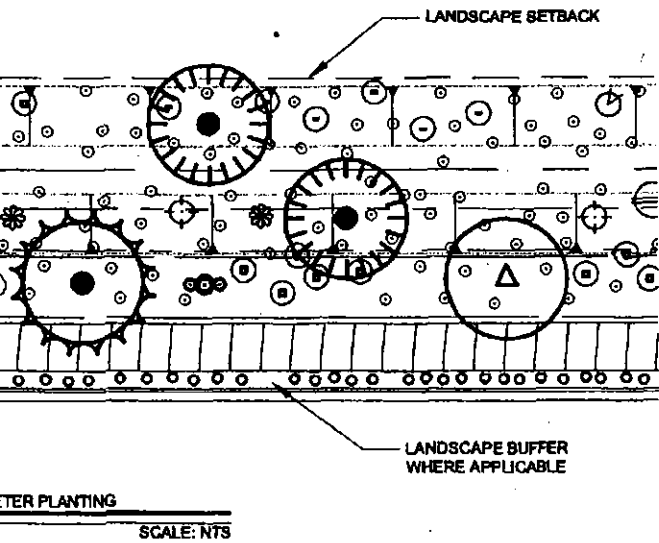
NOTE:

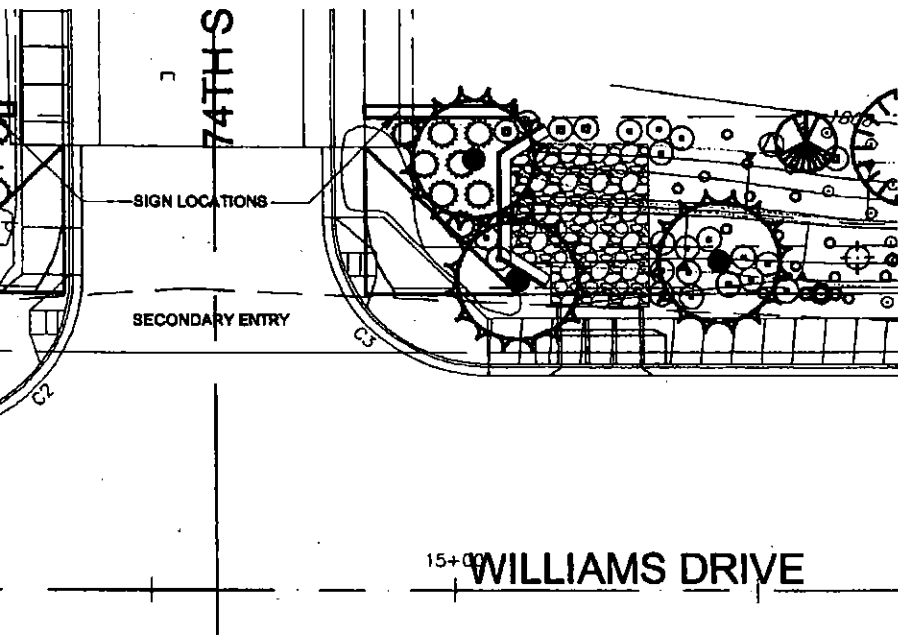
PARCEL OWNERS WITH 74TH STREET FRONTAGE ARE RESPONSIBLE TO INSTALL THE STREETScape (ADJACENT TO THEIR PARCEL ONLY) PER THESE DESIGN GUIDELINES, AND TO MATCH ADJACENT PARCELS TO ACHIEVE THE DESIGN DICTATED BY THIS DOCUMENT. SEPERATE IRRIGAITON SYSTEMS, AS DEFINED IN THE DESIGN GUIDELINES DOCUMENTS ARE TO BE UTILIZED FOR THESE AREAS.

TRIANGULAR SHRUB PLANTING DETAIL



NOTE:
PLANTING AND IRRIGATION WITHIN LANDSCAPE SETBACK ON
MILLER RD, WILLIAMS DR, AND PINNACLE PEAK RD TO BE
INSTALLED BY SILVERSTONE DEVELOPMENT



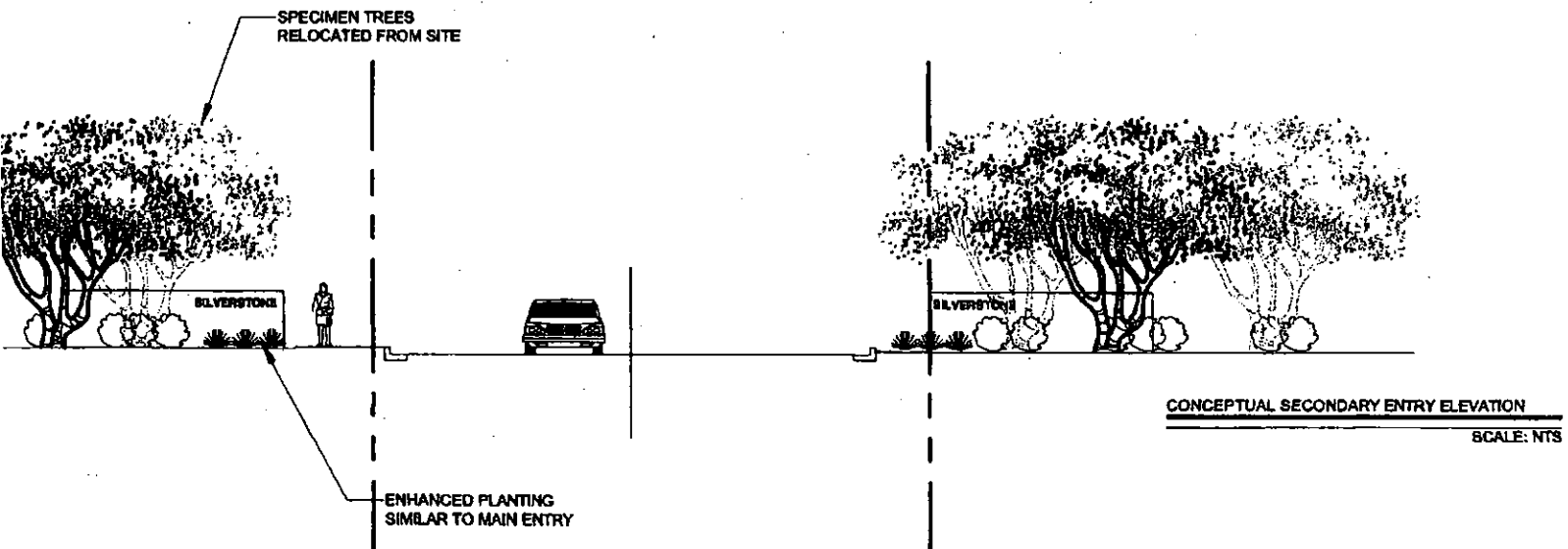


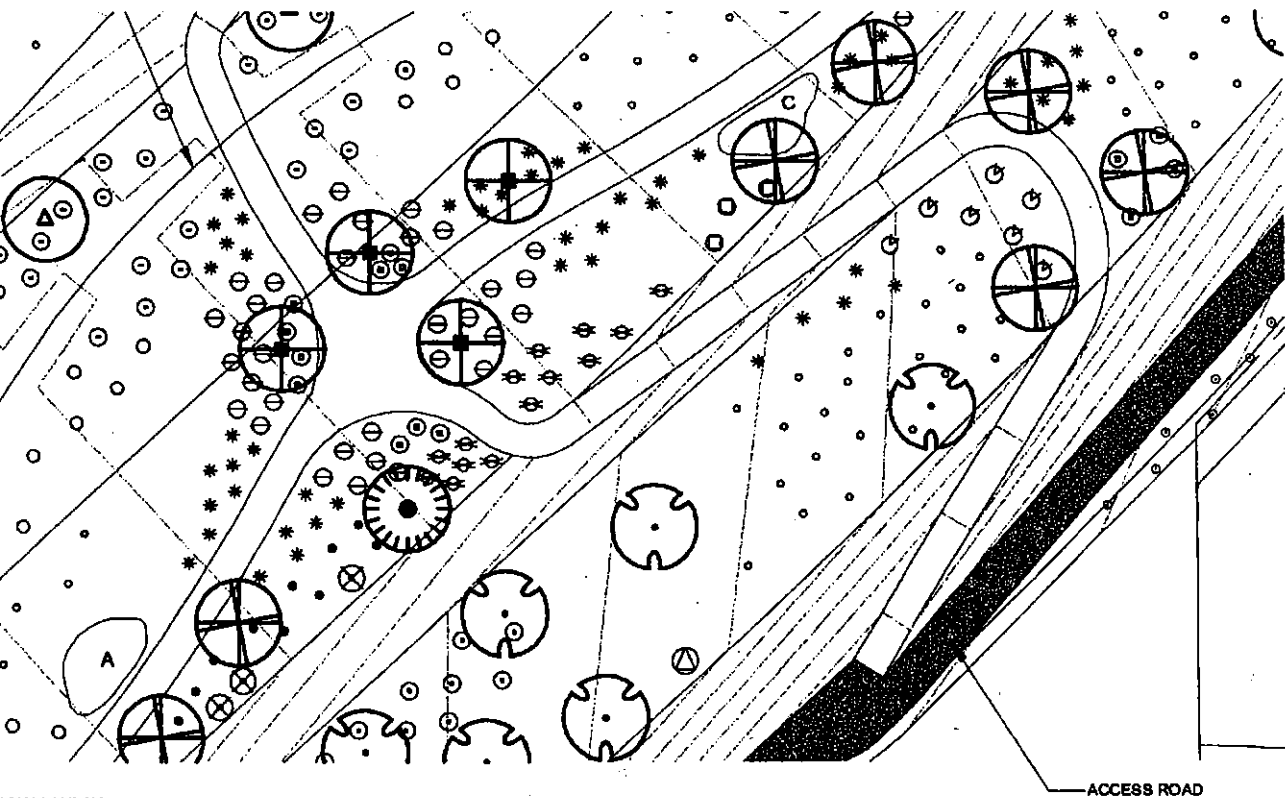
NOTE:
 PLANTING AND IRRIGATION WITHIN LANDSCAPE SETBACK ON
 MILLER RD, WILLIAMS DR, AND PINNACLE PEAK RD TO BE
 INSTALLED BY SILVERSTONE DEVELOPMENT

AL SECONDARY ENTRY PLANTING

SCALE: NTS

NOTE:
 SIGN LOCATIONS AND DESIGN ARE
 REPRESENTATIONAL, ACTUAL SIGNS TO
 BE DEFINED IN MASTER SIGN PACKAGE.

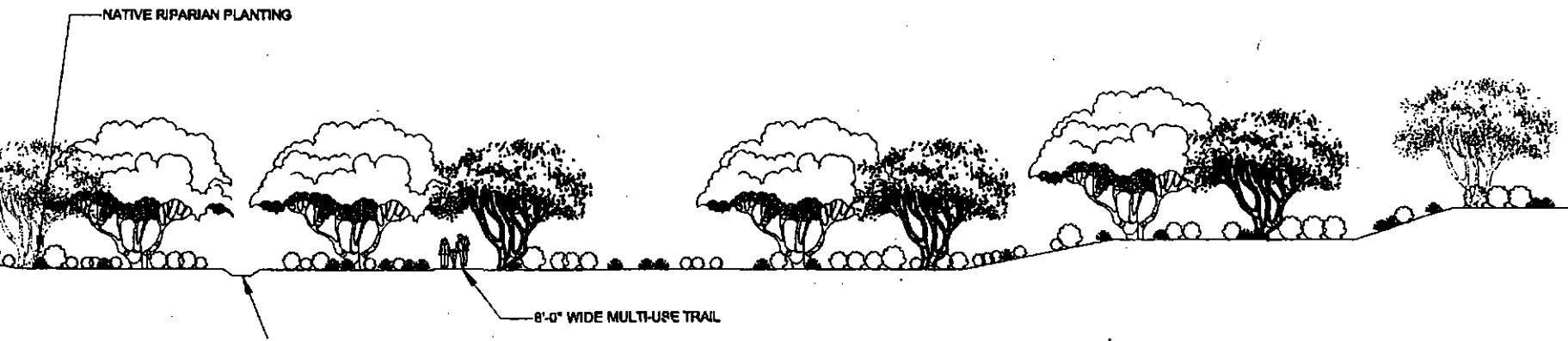




WASH PLANTING

SCALE: NTS

ACCESS ROAD



NATIVE RIPARIAN PLANTING

8'-0" WIDE MULTI-USE TRAIL

H
I
S
(
C
4
P
(
S
1
P