

DEVELOPMENT and DESIGN
STANDARDS
for Commercial Corridors

in the Salt River Pima-Maricopa Indian Community

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MASTER DESIGN CONCEPTS

The objective of this master landscape concept is to maintain the natural desert environment in a changing setting. The desert character is the historical and cultural environment of the Pima and Maricopa people of the Community. By using predominantly indigenous plant material, the landscape concept evokes the essence of the desert community: the desert floor, the washes, and the riparian community. Another component of the historical and cultural environment of the Pima and Maricopa people of the Community is the wide open spaces that provide vistas to distant mountains. These vistas shall be protected by limiting building height, wide right-of-ways, generous building setbacks, and carefully specified indigenous landscape plantings. Elements of the master landscape concept include the following guidelines:

- Landscaping of the major arterials shall reflect the desert landscape that surrounded the Community by using indigenous plant material informally and somewhat sparingly. The predominant plant materials will be the Foothills Palo Verde and creosote.
- Landscaping along collectors, minor roads, and open spaces will represent washes that criss-cross the desert floor. The predominant plant material will be Mesquite trees, densely planted, to reflect the Mesquite bosques that occur along desert washes. The landscape design of the minor roads specifies Acacia trees that are similar to Mesquites, but smaller, insuring that view corridors are preserved along collector streets.
- The plant palettes for site development will be primarily comprised of indigenous plants of riparian species. These species will be used in proximity to the buildings allowing the desert landscape of the road-

ways to flow into and complement the building site. By restricting the use of riparian trees, water loss will be minimized. The commercial corridors are identified by three distinct land uses. Each land use category is assigned a predominant tree species. This creates visual continuity and links land uses with the built environment, providing a sense of place: Commercial - Arizona Sycamore, Office and Mixed Use - Arizona Ash, and Industrial - Arizona Cottonwood

- At the entries to the Community, the entry monuments are the dominant element. Mesquite trees are used as a back drop to set off these features.
- At the major intersections, saguaros are used symbolically, as sentinels, to encircle and protect these main crossroads of the Community. Small shrubs and groundcovers are used as accents.

The objective of the master architectural concept is to develop an architectural theme unique to the Salt River Pima-Maricopa Indian Community, soundly based in the principles of ecology and social structure. Buildings shall be designed to be solar sensitive and energy conservative. In form, they shall be human in scale and shall capture the symbolism reflective of Pima-Maricopa art as found in the geometry of the native baskets and pots.

The building forms will be sculptural works of art with a theme appropriate to the use of the building. All exterior elements shall have a continuous relationship to each other, and the forms shall appear to flow into and through one another. In addition, the buildings shall blend with the landscape, creating a single picture of organic harmony.

DESIGN STANDARDS

I. INTRODUCTION

The purpose of these Design Standards is to promote quality development within the Salt River Pima-Maricopa Indian Community, development that will project the the historic and cultural sense of the Community. This can be achieved by guiding the developer/builder through the design process and by providing the parameters of design within which they must build. Design standards protect owners, occupants, and the community from undesirable or substandard design and development.

The Design Standards are primarily intended to direct development within the commercial corridors: along the Pima Freeway, McDowell Road, and the northern boundary of the Community. Since the Standards are based on Community input and the Vision Statement, the intent of these guidelines may also extend to non-commercial areas of the Community.

These design standards reinforce elements stated in the Community Zoning Ordinance. They address circulation, landscape, site planning, hardscape, site furnishings, walls, lighting, signage, architecture, and maintenance. In general, the priority of compliance is with the Zoning Ordinance first and the Design Standards second. Design standards shall be enforced by the Community Government through the approval process.

The Pima Freeway Conceptual Designs are incorporated into this document in order to portray the architectural elements which have been approved by the Community as being appropriate for the highway development. These elements are currently being built along the highway corridor with an anticipated completion.

The following standards, when implemented, will present an image that is unique to the Salt River Pima-Maricopa Indian Community. The landscape image will be a reflection of the natural desert environment in which the Community is located. The architectural image will be of buildings that harmonize with and compliment the desert setting.

II. REVIEW PROCESS

The Design Review Committee, composed of Community Development Department Staff and as assisted by consultants (Committee), is established and regulated by the Community Council. The Committee shall be responsible for the aesthetic compliance of the Design Standards. Upon establishment of the Design Review Committee, the Community Council will establish a review period for proposals submitted to the Committee.

Preliminary and final plans and specifications for any development within the area must be submitted to, and approved by, the Committee before beginning construction. The Owner/Developer (Owner) is responsible for obtaining all necessary permits, adhering to Community regulations, and the payment of any fees. A non-refundable filing fee will be required and shall accompany the submittal.

The Owner shall submit two complete sets of the required documents to the Committee. One set shall be returned with any comments made by the Committee. Should any changes be required, the changes shall be made and two new sets submitted. Construction may start on only those portions of the development that have been approved by the Committee. The Committee reserves the right to require additional filing fees if necessary.

Each submission shall include the information below in a 24" by 36" format, unless approved otherwise. In addition, the Committee reserves the right to request additional information to allow for the full evaluation of the Owner's compliance with these Design Standards.

A. Pre-Application

- The developer shall set up a pre-application meeting with the Community Development Department to determine applicable goals and policies and the development requirements of the Community. Any or all of the following items may be required by staff for submittal by the owner.

B. Site Inventory and Analysis

The following items to be submitted to the Community Development staff shall include, but not be limited to, the following:

- Topography - at 10 foot contours, including any significant physical features.
- Hydrology - indicating major surface drainage, the 100 year flood plain, and the direction of sheet flow.
- Vegetation - identify all major existing plants on site (trees with a caliper or 4" or greater and all cacti) and indicate existence of any rare or endangered species.
- Wildlife - identify any rare or endangered species that inhabit the site.

- Geology - identify any fault lines and the existence of any of the following soils: shrink-swell, erosional, and high percolation.
- Archeological/Historical - identify the existence of any archeological or historical remains on the site.
- Infrastructure - identify all existing roads and right-of-ways, buildings and any other structures, and utilities such as water, sewer, electrical and telephone lines. Also indicated will be the adjacent land uses.
- Traffic - identify the number of travel lanes on the adjacent roads, the lane speeds, and the average number of daily trips.

C. Application

- All documents submitted for review shall be accompanied by a completed application. Applications are available at the Community Development Department.

D. Site Plan (see Site Development Standards)

Show the location and dimensions of the following:

- Setbacks for all buildings and parking areas.
- Storage, loading, mechanical/electrical, trash, and retention areas.
- Parking areas and/or structures with the total number of spaces being provided, any parking canopies, and landscape areas (see Landscape Standards).
- Location of site signage.
- Accompanying text stating appropriateness of site plan, referencing items identified in the inventory and analysis.

E. Engineering

Show the location and dimensions of the following:

- Surface drainage, grading, and storm retention.
- Utility requirements and connections, including but not limited to, water, wastewater, electrical, telephone, and cable.
- Traffic control plan.

F. Architectural Plan

Show the following:

- Building elevations.
- Building cross sections in sufficient detail to portray the design philosophy.
- Ground floor plan with finished floor elevation, at 1/4" = 1'-0".
- Building material and color. Provide actual samples of products and colors to be used.
- Description of the exterior mechanical structures and how it will be screened.
- Detailed exterior lighting (see Lighting Standards).
- Detailed site signage design (see Signage Standards).

G. Landscape (see Landscape Standards)

Show the following:

- A planting plan, at 1" = 20', with a complete plant list, i.e., botanical name, common name, size(s), remarks, and details.
- Irrigation plan (at same scale) and details.

- Landscape grading plan, if it modifies the surface drainage and grading plan.

H. Signage (see Signage Standards)

Show the following:

- Size and location of all project signage.
- Materials and color.
- Method of illumination.
- Proposed message, i.e., graphics, copy, and layout.

III. DESIGN STANDARDS

A. Circulation

A cohesive circulation system will provide strong community structure. It will become the framework around which all other elements revolve. To achieve a logical framework, it is necessary to establish a clear hierarchy of roads. The hierarchy will be reinforced by the consistent use of paving, setbacks, landscape, signage, and lighting, all of which will be discussed in later sections.

Within the Salt River Pima-Maricopa Indian Community there are four levels of roadway: principal arterial, major arterial, collectors, and minor roads. The following classifications apply to roads within the commercial corridors:

- Principal Arterial - the Pima Freeway
- Major Arterials - Pima, McDowell, and McKellips Roads, Beeline Highway, Country Club Drive, and the Via Linda alignment road.
- Collectors - Chaparral, Indian School, Oak, and Thomas Roads, and 91st Street south of the Arizona Canal and 95th Street north of the Arizona Canal.
- Minor Roads - all other mile and half mile roads

Landscape easements shown shall be above and beyond the right-of-way requirements where it is felt that the extra room is needed to establish a strong landscape theme.

General guidelines include:

- Shared driveways are encouraged as a method to reduce the number of curb cuts.
- Sidewalks shall be tied into the open space trails where ever possible.
- All curbs shall be vertical.
- Where possible, encourage an east-west orientation to the streets. This creates more north-south lots which permits passive solar design due to the building orientation. Passive solar design can reduce heating and cooling costs by 70 percent.
- Building setbacks shall be offset from adjacent building setbacks. No two adjacent buildings should have the same setback.

This will eliminate a channeling appearance to the roadways.

1. Principal Arterial

The Pima Freeway is a major circulation corridor within the study area. The roadway and landscape design have been established by the Salt River Pima-Maricopa Indian Community, under the conditions to the grant of easement for right-of-way for that road system, and are now being implemented.

- Right-of-way - 400 to 500 feet
- Intersections - every mile

2. Major Arterials

Major arterials will serve as the primary access roads throughout the Community. As the roadways most traveled, their design will be a critical element in the portrayal of the Community image (see Figure 1).

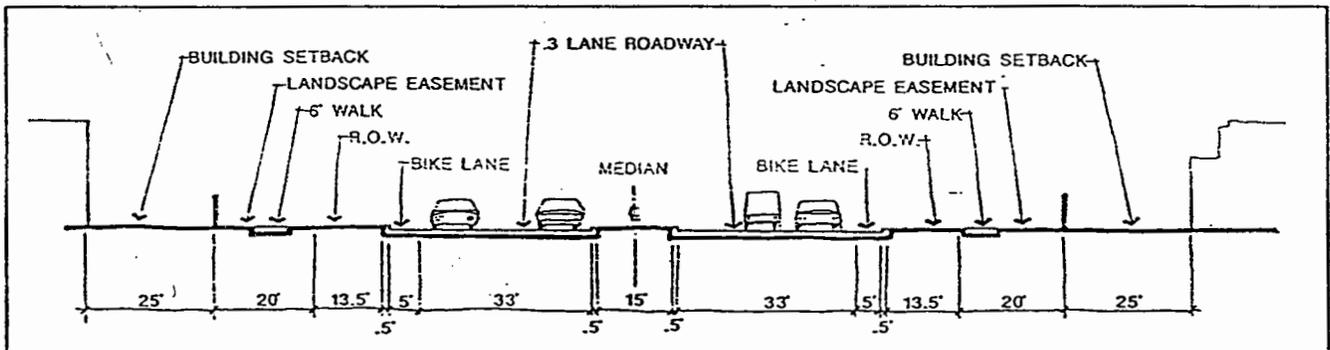


Figure 1 - Major Arterial Cross Section

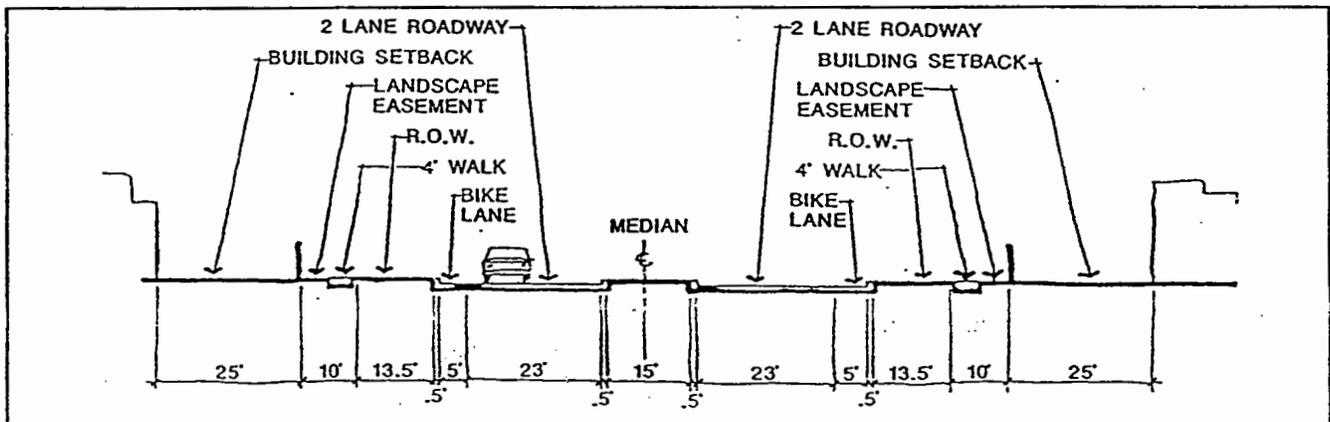


Figure 2 - Collector Cross Section

- Right-of-way - 110 feet
- Landscape easement , both sides - 20 feet
- Building setback - 25 feet
- Six foot sidewalk within the landscape easement, both sides of the road, except where it needs to meet the crosswalks at the corners
- Five foot bike lane within the roadway cross section, fully separated

3. Collectors

Collector roads will serve as the main access roads used to reach the developments within commercial corridors (see Figure 2).

- Right-of-way - 100 feet
- Landscape easement , both sides - 10 feet
- Building setback - 25 feet
- Four foot sidewalk within the landscape easement, both sides of the road, except where it needs to meet the crosswalks at the corners
- Five foot bike lane within the roadway cross section, fully separated

4. Minor Roads

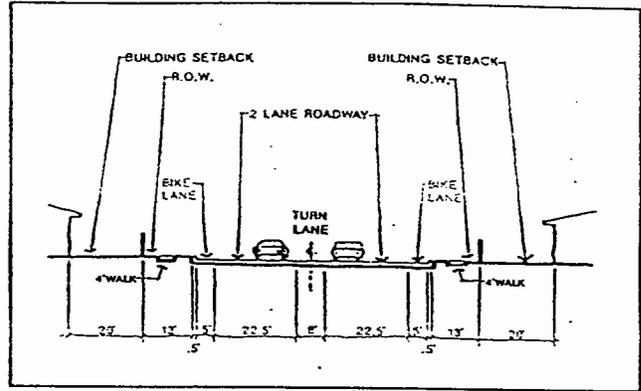


Figure 3 - Minor Road Cross Section

Minor roads are the lowest level of roads and also provide access to the developments within commercial corridor (see Figure 3).

- Right-of-way - 90 feet
- Landscape easement - none. Landscape shall occur within the right-of-way
- Building setback - 20 feet
- Four foot sidewalk within the right-of-way, both sides of the road, except where it needs to meet the crosswalks at the corners

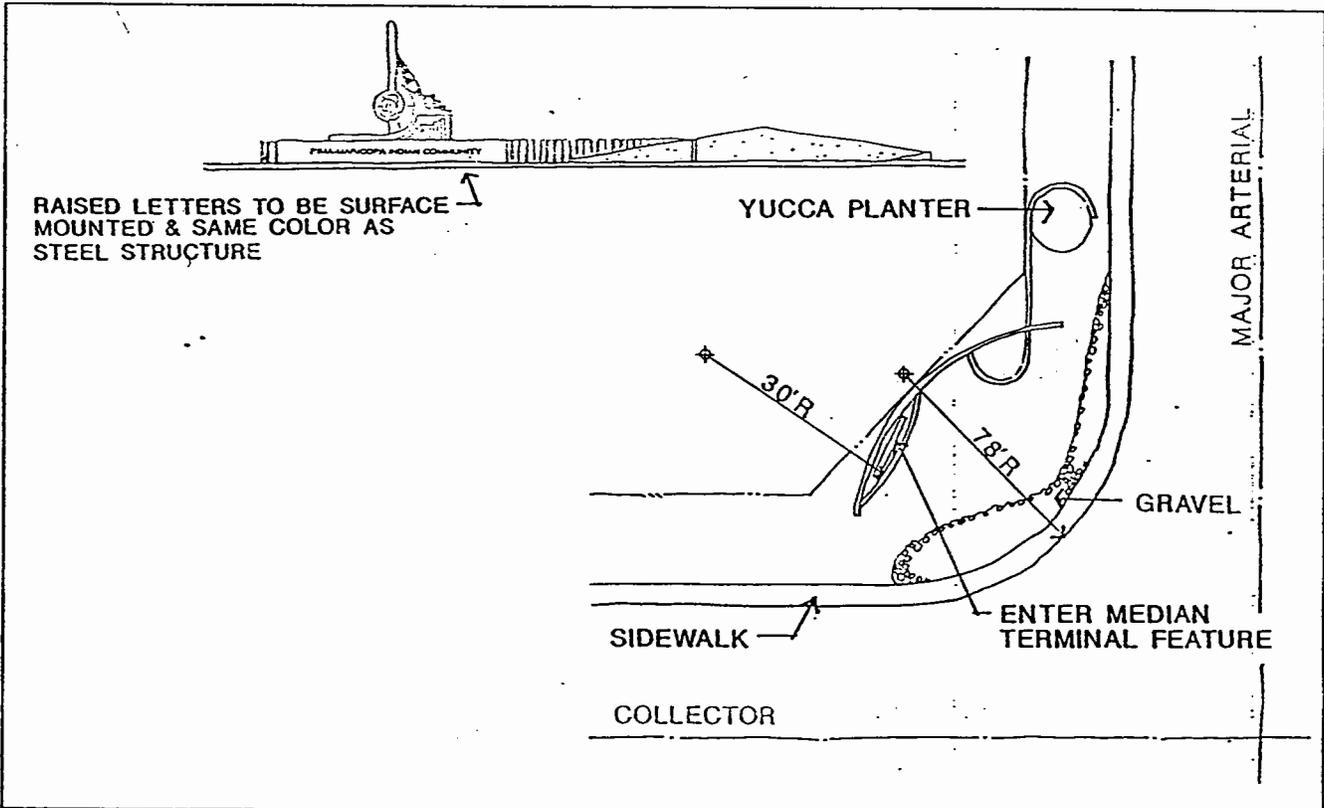


Figure 4 - Entry Treatment

- Five foot bike lane within the roadway cross section, fully separated

5. Entry Treatment

Major entries should be designed to symbolically form a gateway and transition into the Community. Entries should receive a special treatment that creates a contrast with what is outside the Community. Treatment shall include special paving, landscape, walls, and building setbacks that will frame the roadway at these points (see Figure 4). The specific treatment is covered in the applicable sections of these Design Standards. Also see Appendix - Outer Loop Highway Conceptual Designs.

6. Intersections

Intersections serve a similar purpose as entries, though somewhat more subordinate. They reinforce the image statement made at the entries using similar paving and landscape treatment. They also help to define the hierarchy of circulation throughout the Community (see Figure 5).

The following elements are part of the required intersection treatment design.

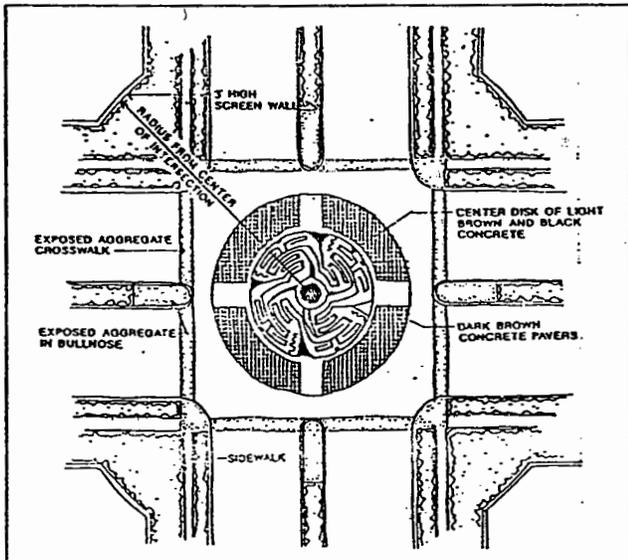


Figure 5 - Intersection Treatment

- Intersections shall receive a special treatment of accent plants.
- Special massing of trees outside of the site view triangles required for proper traffic control.
- Special paving to indicate crosswalks.
- Special paving to accent intersection center point.

7. Trails

- Construction of all trails shall be done in a manner to prohibit linkages outside the Community, unless a variance is obtained by the developer.

a. Bicycle lanes have been included within the roadway cross sections to provide bicycle access to all developments within commercial corridor.

b. Equestrian trails shall be provided and

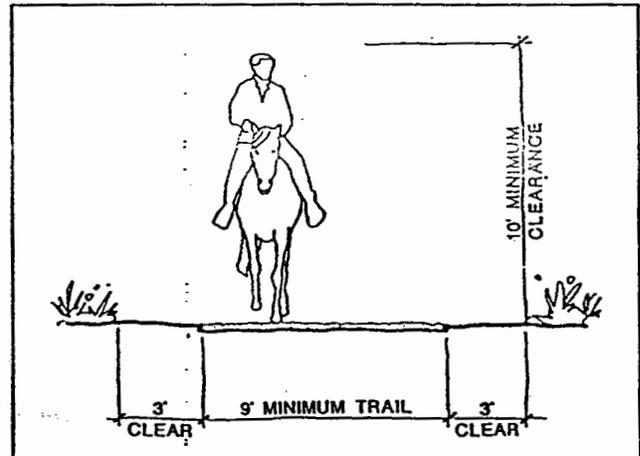


Figure 6 - Equestrian Trail

shall follow the open spaces (see Figure 6).

- Right-of-way - 15 feet including a 9 foot minimum trail with 3 feet clear on either side.
- A minimum vertical clearance of 10 feet must be provided.
- Surface - native soil or compacted decomposed granite (3/8 inch maximum). Remove all rocks and debris.

- Crossings with vehicular traffic shall be at grade with rider activated signals.
- The trail should not meander excessively.
- The trail surface should be graded so as to prevent impounding of water.
- Nuisance water shall be diverted away from the trail.

c. Pedestrian trails shall be incorporated into the common open space areas and shall be a minimum of 4 feet wide.

B. Landscape

Streetscape is one of the most visible elements in a community. A consistent streetscape is one of the strongest cohesive features that helps portray the image of the community to the public. Landscape should be used to:

- soften, but not obstruct, the architecture;
- to reinforce the circulation hierarchy;
- for screening; and,
- aesthetically as a reminder of the natural environment in which we live.

The following streetscape standards are an outgrowth of the aesthetic standards that were prepared for the Pima Freeway. These design standards are intended to reinforce and expand the established theme throughout the entire development and will be expressed in the large environmental scale as well as the small elements of detail.

Streetscape treatments are intended to unify the relationship of the Pima Freeway to the aesthetic of the right-of-way; the aesthetic of the right-of-way to the building masses; the building masses to the roadway; the roadway to the pedestrian; and the pedestrian to the special nature of the native environment.

The landscape within the Salt River Pima-Maricopa Indian Community is divided into three areas reflecting three land use categories. Plant palettes were developed for each category (see Appendix) and shall be adhered to on all landscape plans. Recom-

mended plant materials are primarily indigenous to the Arizona Sonoran desert in which the Community is located, with additional plants selected from other arid regions of the world.

General requirements include:

- A minimum of fifty percent of the trees shall be 24" box or larger. The use of mature specimen trees is encouraged to provide immediate impact and accent.
- The minimum plant sizes are as follows:
 - Trees - 15 gallon
 - Shrubs - 1 gallon
 - Groundcovers - Flats spaced no more than 18 inches on center
- All plant material shall be provided with an irrigation system, below grade and fully automated. Use of water conserving devices is encouraged such as drip irrigation for all plant material and aqua-pore for turf areas.
- Backflow prevention devices shall not be located within the right-of-way or landscape easement and shall be fully screened.
- Where decomposed granite is used, it shall be a minimum of 3/4 inch minus with the exception of equestrian trails, and shall be "rose" colored. Submit sample for approval.

The following landscape standards are first for streetscape, then site development, and finally for open space.

1. Streetscape

Principal Arterials

Special landscape design standards were prepared for the right-of-way development of the Pima Freeway as it crosses the Salt River Pima-Maricopa Indian Community. It is intended that the philosophy and correspond-

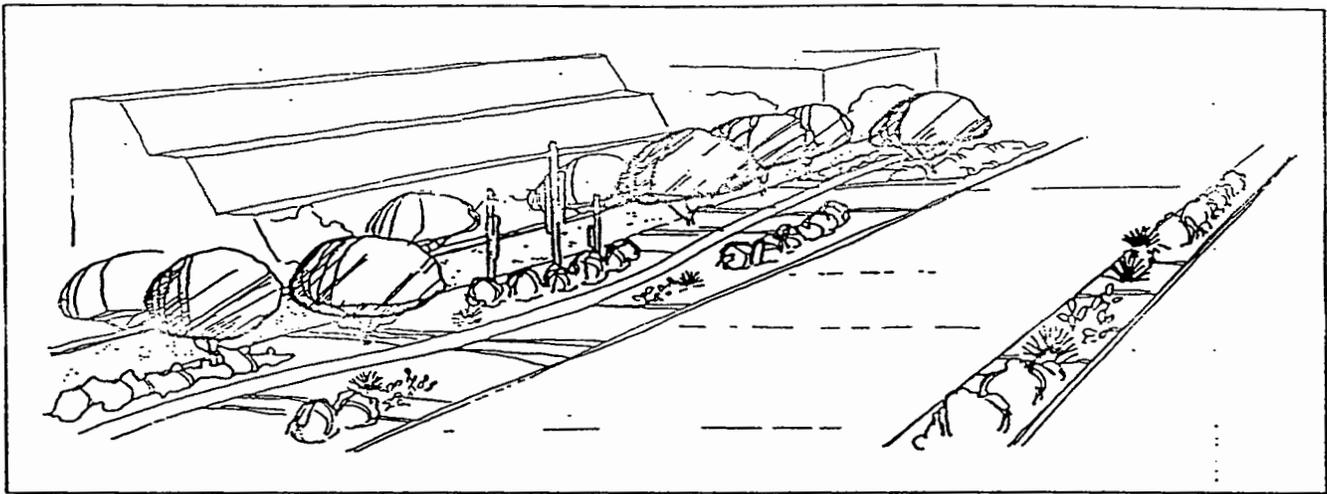


Figure 7 - Major Arterial Landscaping

ing aesthetics of these design standards flow through the surrounding land development.

Major Arterials

The landscaping along major arterials shall be an informal desert landscape to reflect the natural desert that once surrounded the Community, and still does on the east (see Figure 7).

- One tree per every 800 square feet of landscaped area.
- One shrub per every 60 square feet of landscaped area.

- Plants shall be grouped randomly to resemble the natural desert densities.

Collectors

The landscaping along collectors shall be an informal desert landscape that reflects the desert wash plant communities that cross the Community (see Figure 8).

- One tree per every 400 square feet of landscaped area.

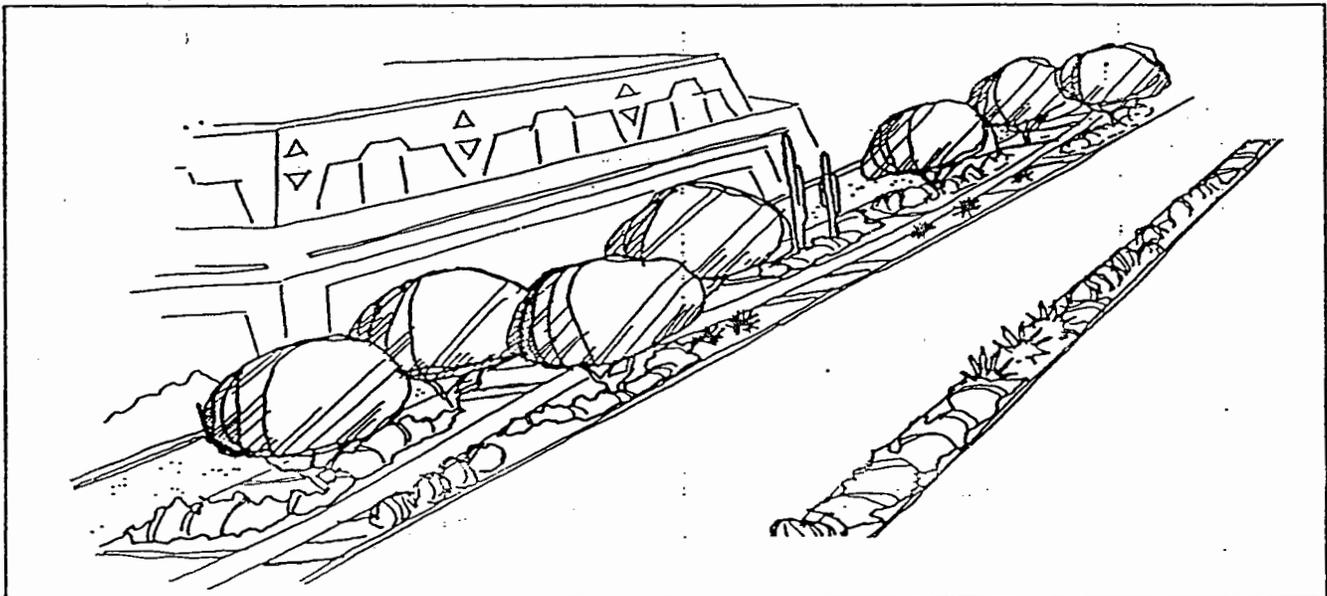


Figure 8 - Collector Landscaping

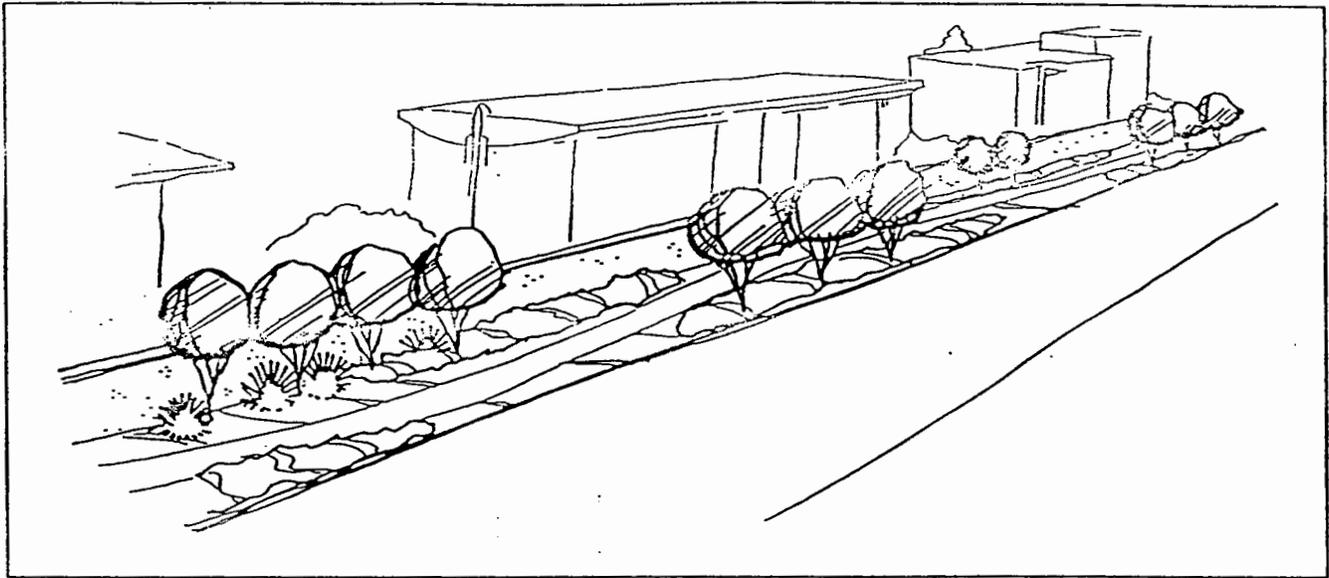


Figure 9 - Minor Road Landscaping

- One shrub per every 50 square feet of landscaped area.
- Plants shall be grouped randomly to resemble the natural desert densities.

Minor Roads

Similar to collectors, the landscaping along minor roads shall also be informal desert wash plant material but on a smaller scale (see Figure 9).

- One tree every 400 square feet of landscaped area.
- One shrub per every 50 square feet of landscaped area.
- Plants shall be grouped randomly to resemble the natural desert densities.

Entries

Major entries are located at the intersection of Pima Road and the major mile roads. Fig-

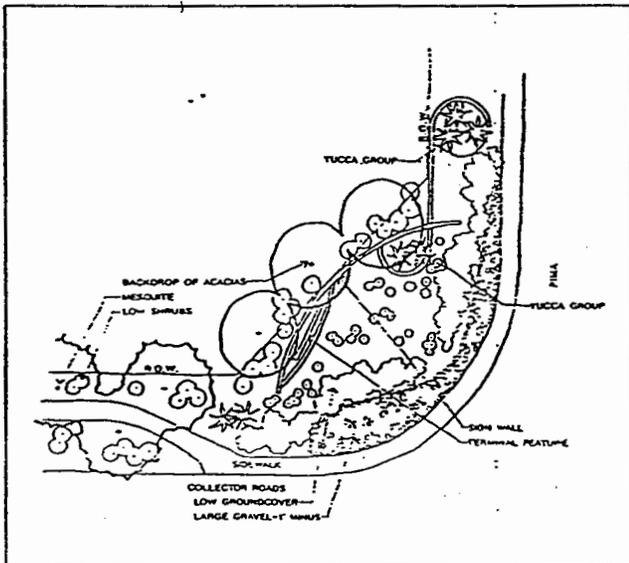


Figure 10 - Entry Landscaping

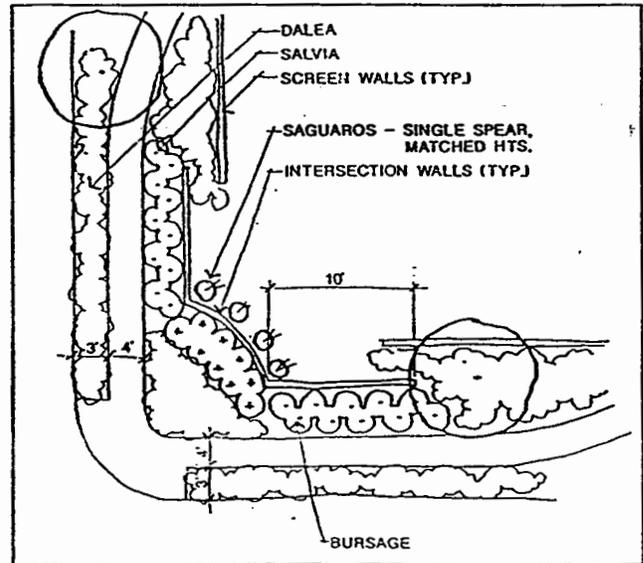


Figure 11 - Intersection Landscaping

ure 10 delineates the landscape design for these entries.

Intersections

Intersection treatment shall occur at the intersections of major arterials with major arterials, major arterials with collectors, and collectors with collectors. Figure 11 delineates the landscape design for these intersections.

2. Site Development

The landscape of the development sites shall be informal landscaping that reflects the riparian communities found along major rivers in the desert. This plant material shall be mainly used near the buildings allowing the desert landscaping of the roadways to flow into the site. Slightly different plant palettes were developed for each of the basic land use categories.

General guidelines include:

- Planting areas shall be a minimum of 400 square feet and must be a minimum of 7 feet wide.
- A minimum of one tree per 400 square feet and one shrub per 50 square feet is required.

- The entire site shall be landscaped at the time improvements are made unless otherwise approved. Exceptions may be made, with approval, for areas designated for expansion. These areas shall receive a one inch layer of decomposed granite and must be kept weed and litter free at all times.
- Turf shall be kept to a maximum of 20 percent of the landscaped area and shall be located near the buildings, rather than by the road. Turf must be sod or stolens at time of installation.
- Landscape shall be used to accent the building design.
- Landscape shall be used to minimize the impact of large walls or building faces.
- A landscape buffer shall be provided between the building and the parking areas.
- Landscape shall be used to accent entries, both to the site and to the building.
- Landscape shall be used to shade the building and parking areas, especially during the summer months.
- Parking areas shall have one tree for every five stalls, located in parking islands and around the perimeter. Street frontage trees do not count toward the requirement.
- There should be no more than twelve consecutive parking stalls before providing a planted island.

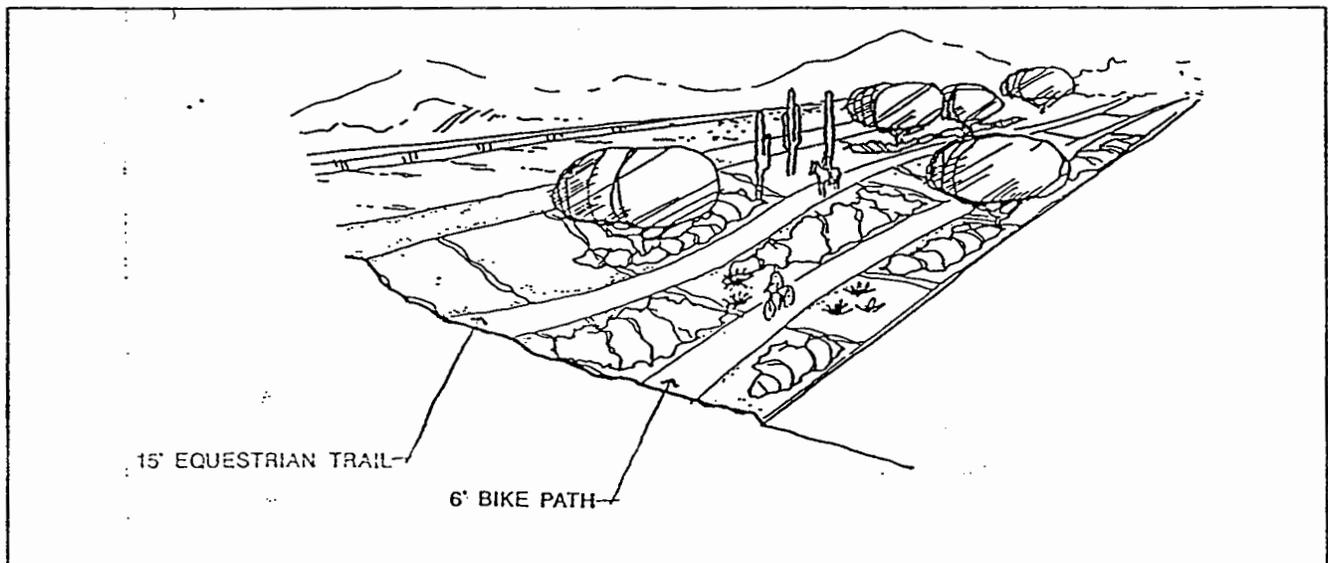


Figure 12 - Open Space Landscape

- Parking islands shall be a minimum of 7 feet wide by 40 feet long. Islands help to break up the large expanses of parking area surfacing.

3. Open Space

Landscape designs for the large, community open spaces shall use the same plant palette as that for the major arterials. The intent is to create an extension of the natural desert from the arterials into the Community (see Figure 12).

Open spaces shall have a minimum of one tree per 400 square feet and one shrub per every 50 square foot of area. Plants shall be grouped randomly to resemble the natural desert densities.

Should open space be established along the northern side of the Arizona Canal, it shall be integrated with the flood storm channel.

C. Site Development

1. Grading and Drainage

- Any aesthetic landscape berming shall not direct drainage onto adjacent lots.
- All berming shall occur within the property boundaries and shall meet existing grade at all property lines. All transitions shall be even and smooth.
- On-site retention of storm water is required and shall hold, at a minimum, the runoff from a 100 year storm.
- Drainage swales shall be designed to minimize run-off velocities in order to protect the site from erosion.

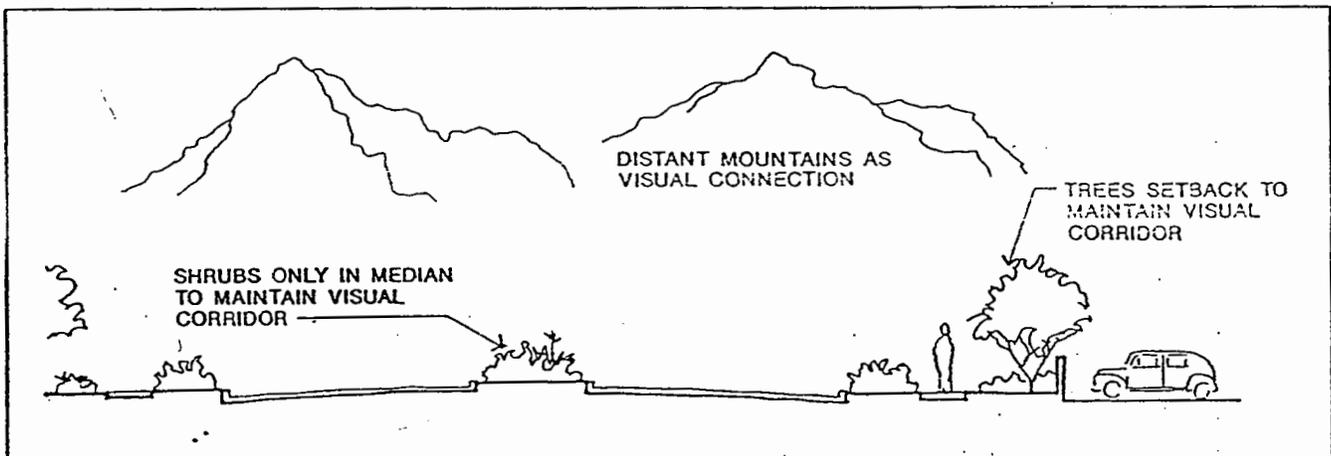


Figure 13 - View Corridor

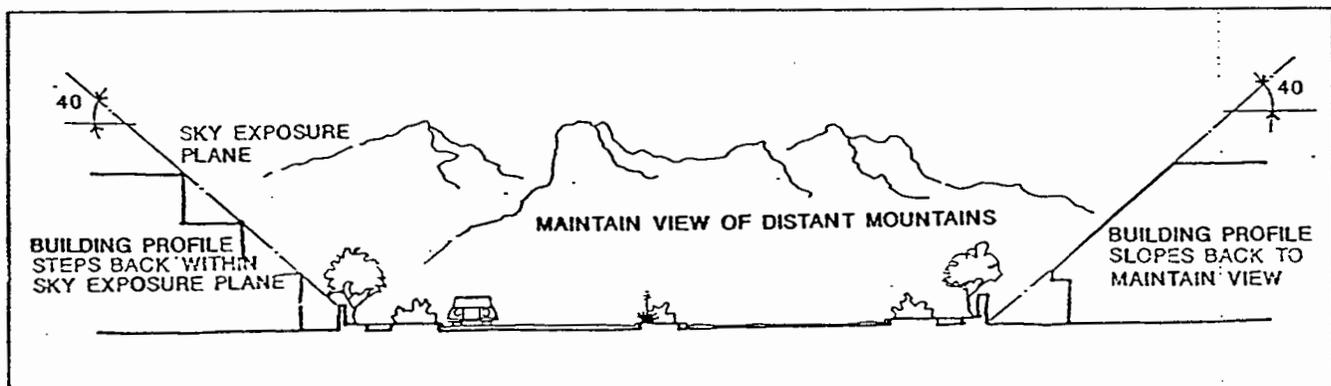


Figure 14 - Sky Exposure

- No grading shall be done that may cause erosion, on- or off-site. No slopes shall be steeper than 4 to 1.
- All excavation and fill areas shall be sufficiently compacted to prevent erosion problems.
- Any imported soil needed to create landscape berming shall be free of weeds, debris, and have a balanced Ph.

2. Setbacks

Building setbacks help to create a bowl like horizon to the roadway. This is especially critical in the Salt River Pima-Maricopa Indian Community where the open vistas are one of the most important cultural and historical aspects of the Community. The setbacks pro-

vide visual corridors which will open to Red Mountain and the Superstition Mountains to the east and Camelback and Mummy Mountains to the west. Center medians shall be landscaped without trees to further assist in maintaining distant vistas (see Figure 13).

The landscaped setbacks shall be augmented by generous building setback distances as well as by a sky exposure plane of forty degrees as measured from the net property line (see Figure 14).

Building setbacks, measured from back of the landscape easement where applicable, are as follows:

- 25 feet from Principal Arterials
- 25 feet from Major Arterials

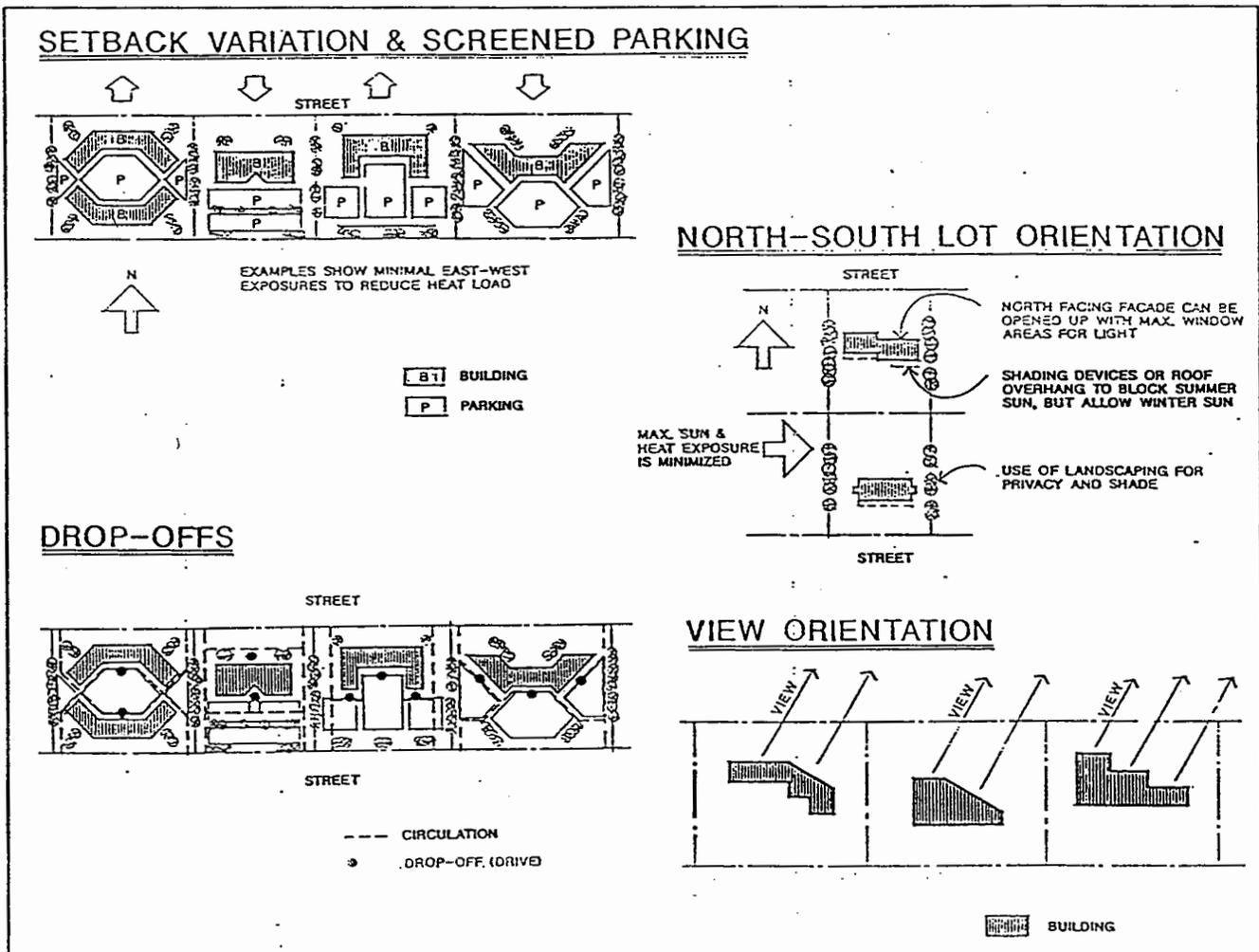


Figure 15 - Building Orientation

- 25 feet from Collectors
- 20 feet from Minor Roads

General guidelines include:

- Side and rear yard setbacks are one foot for every foot of building height, measured from the right-of-way line.
- The minimum setback from any residential area or zone is 50 feet.
- Corners shall have a minimum setback of a 200 foot radius as measured from the center point of the intersection.

3. Lot Size and Coverage

Refer to the Zoning Ordinance for acceptable lot sizes and coverage.

4. Building Orientation

It is desirable to orient buildings on the site so that they relate to other adjacent buildings in an aesthetically pleasing way and to provide visual interest and variety. In all instances, it is desirable to encourage orientation that takes advantage of the available views and allows for the optimum use of passive solar building design (see Figure 15).

Passive solar design requires a building to have an open southern exposure. North-south lot orientation facilitates the design and construction of buildings oriented to take advantage of the sun. This orientation also allows buildings to take full advantage of natural light. North facing windows are protected from direct sun light and south facing windows are easily protected by shading devices and/or building design with facades or roof overhangs.

Building orientation should allow for passenger drop-off areas located near entries and

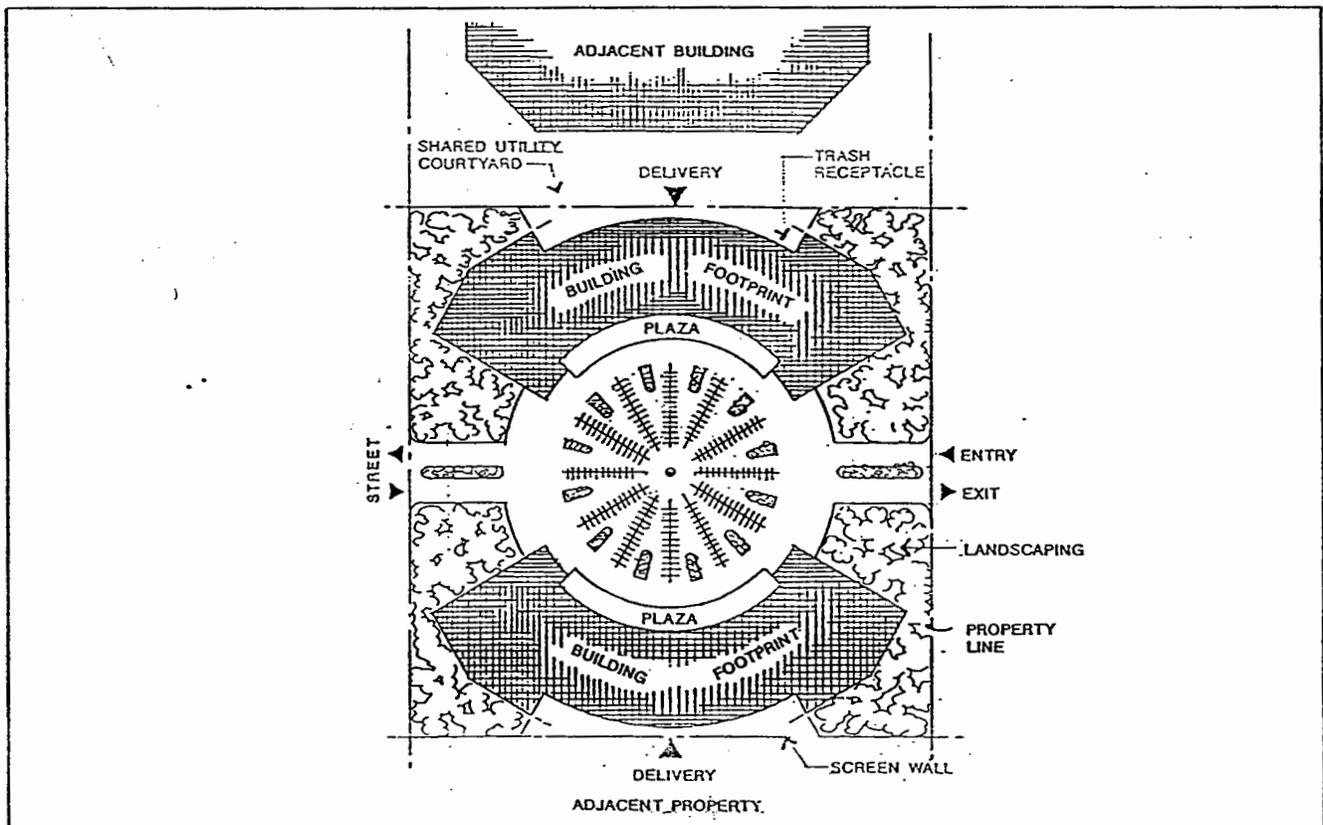


Figure 16 - Parking Areas

should screen parking and service docks as much as possible. Allowing for passenger drop-offs at building entries should be a requirement in orientation ordinances and is easily accomplished by proper relationships of building to site traffic circulation and parking areas. Building orientation should screen service and delivery entries as much as possible. This is best accomplished by building design forms which relate to the site in such a way as to maximize screening where required.

5. Parking Requirements

Parking shall be screened from view from the right-of-way. Screen walls, covered under Walls and Fences, and landscape berms assist in this task. However, it is desirable that innovative methods, such as utilizing the building structure itself as a screen barrier, be employed (see Figure 16).

General guidelines include:

- Parking lot circulation shall be so arranged as to present a clear theme. The theme should be reflective of the building form and design.
- Parking lots shall be broken up with planted islands which shall be landscaped with both shrubs and trees.
- Water runoff from parking lots shall not be allowed to pond in planting beds.
- Parking stall requirements shall follow the Zoning Code, Sections 12.010 and 12.020.
- Spaces shall be clearly defined by paint or contrasting paving material.
- Pedestrian walking spaces shall be provided between stalls every 12 spaces.
- Parking areas shall be screened with a minimum 3 foot wall, landscape, and/or berm.
- Covered parking may be provided. One section shall cover approximately 10 to 12 spaces but no less than 3. They shall be of durable construction. They shall have a fascia of at least 8" around all four sides, unless a side is next to a building. Clearance shall be at least 8 feet.

6. Screening of Refuse Areas

- Refuse areas and loading docks shall not be visible from the right-of-way.
- Screening of refuse areas and loading docks shall be concealed through the joint use of wall structures and landscaping.
- Refuse areas shall be enclosed within a wall structure which has an average height of six feet. These enclosures are encouraged to abut the building's perimeter walls and convey the appearance of "growing" out of the structure.
- Isolated enclosures along the property's perimeter are discouraged.
- All enclosures must be provided with a solid gate and be of a size that shall accommodate all refuse generated between collection times.
- Loading docks must be screened by methods that provide enough height to obscure loading activities.
- Screening techniques include utilizing the building itself as a visual barrier, utilizing landscaping mature enough and dense enough to conceal activities, provide a grading plan which provides a below grade dock, or a combination of all of the above.
- Loading areas shall not disrupt normal circulation of the site.
- No open storage of materials, supplies, or equipment is allowed. These items must be enclosed.

7. Utility Structure Placement

- Existing overhead utility lines within commercial corridors shall be buried underground as part of any new development or redevelopment project. The expense shall be borne by the developer of the project.
- All exterior on-site utilities including, but not limited to, sewer, gas and water lines, and electrical, telephone, and communications wires and equipment shall be installed and maintained underground. The cost for these utilities shall be borne by the developer.

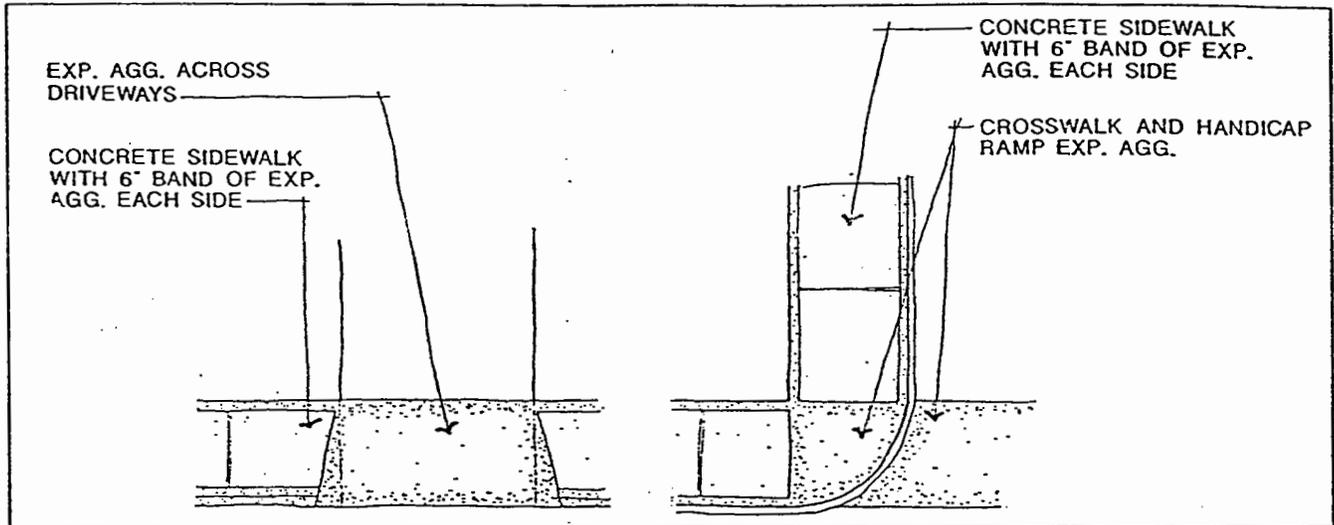


Figure 17 - Sidewalks and Crosswalks

- Locate exterior transformers, utility pads, cable television, and telephone boxes out of view of the right-of-ways, and screen with walls and/or vegetation.
- No antenna or device for transmission or reception of any signals including, but not limited to telephone, television, and radio, shall be placed on any lot so that it is visible from 5'-0" above the ground at a distance of 500' in any direction.

D. Hardscape

Hardscape elements shall be designed to coordinate with the architecture and landscape to provide a link between the street edge and the individual developments. Proper hardscape can improve pedestrian safety, movement, and visual enjoyment of community areas.

General guidelines include:

- Use of special paving at all major intersections (see Figure 5).
- All sidewalks along major roads considered to be "public" shall be of integrally colored concrete (Scofield color #C-11, Desert Sand) as shown in Figure 17.
- All crosswalks and where sidewalks intersect with driveways shall be of exposed

aggregate, integrally colored (Scofield color #C-11, Desert Sand), as shown in Figure 17.

- Non-vehicular circulation paving within sites shall compliment the architecture and should be in natural earth tones similar to the "public" sidewalks.
- Painted paving surfaces, other than for traffic control in parking areas, are prohibited.

E. Site Furnishings

Site furnishings serve an aesthetic as well as a functional use. They include benches, bus stop shelters, trash receptacles, bollards, fountains and art, and free standing planters. Site furnishings create the opportunity to reinforce the design theme that is being established.

It is intended that the designs for streetscape features reflect an abstract quality of the geometric forms found in the Salt River Pima-Maricopa Indian Community's historic/cultural artifacts. A blending of the lineal and rectilinear forms is accomplished by the use of a curvilinear line.

General guidelines include:

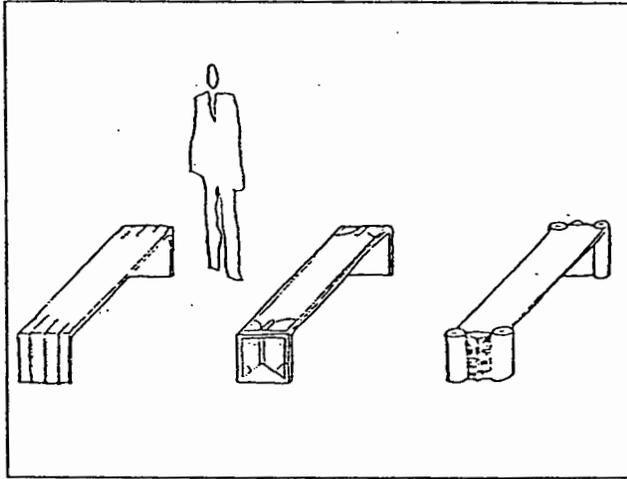


Figure 18 - Examples of Benches

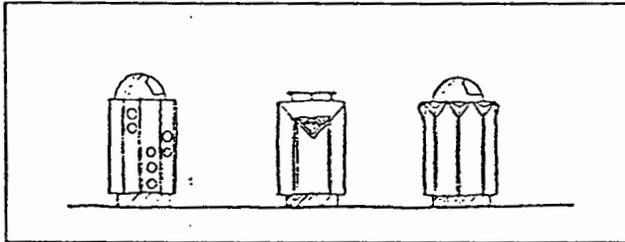


Figure 19 - Examples of Trash Receptacles

- Use forms that are simple in design and sturdy in construction and appearance.
- The furnishings should be compatible with the surrounding setting, especially the architecture.
- They should be located so as not to obstruct pedestrian flow especially at stairs, ramps, entrances, and exits.

1. Benches

Benches shall be used liberally and shall be grouped so as to encourage social contact. Figure 18 shows examples of possible designs. Other designs shall be considered if they are reminiscent of the Community image.

2. Trash Receptacles

Trash receptacles shall be made available near path intersection, benches, rest rooms, eating establishments, and other gathering places. Figure 19 shows examples of possible

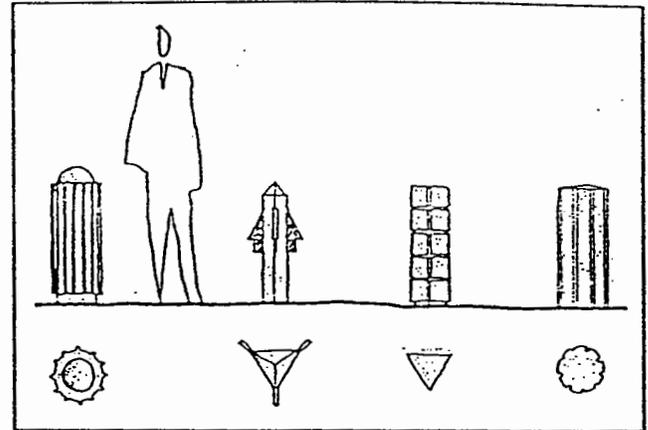


Figure 20 - Examples of Bollards

designs. Other designs shall be considered if they are reminiscent of the Community image.

3. Bollards

Bollards are used to physically separate pedestrian and vehicular traffic and to safeguard pedestrians as well as other site furnishings from damage. Figure 20 shows examples of possible designs. Other designs shall be considered if they are reminiscent of the Community image.

- Bollard design shall compliment the architecture and other site furnishings.
- They shall be approximately 18" to 36" high.

4. Fountain and Art

Water features, such as fountains and pools, and art objects can create visual excitement at building entries and in courtyards and patios.

- These features should be located next to the buildings; not by the roadways.
- Water features shall compliment the architecture and should appear as an extension of the building.
- Water features shall not have colored water or lights.
- Water features shall be small. Jets and sprays shall be limited to avoid water loss.
- Art objects shall be no larger than 8' high by 8' wide.

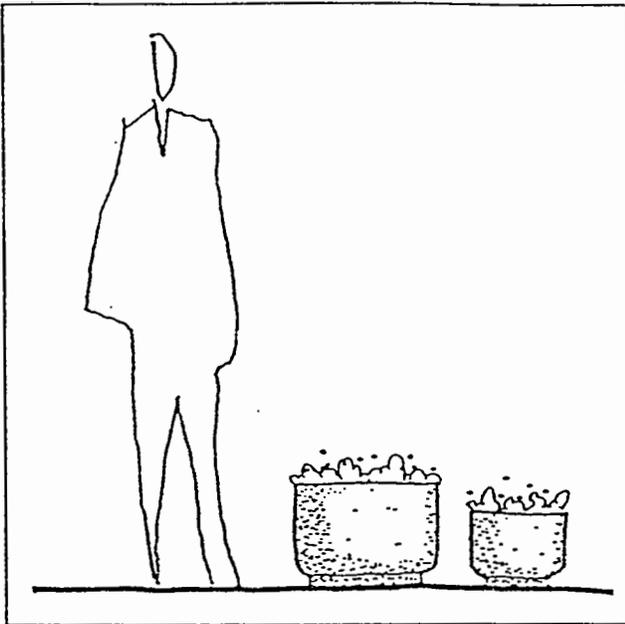


Figure 21 - Examples of Plant Pots

5. Freestanding plant pots

Freestanding planters randomly clustered can provide an opportunity to place bright spots of color near entrances and along walkways.

- Tying the watering of plant pots into the automatic irrigation system is encouraged so as to prevent plant loss.
- Only one type of pot shall be used per project. Sizes may vary.

Recommended products, shown in Figure 21, include the following. Other styles may be considered and shall require approval.

- Dura Art Glasscrete planters in earth tones
- Architectural Precast planters
- Quick Crete planters

6. Bus Shelters

As a transit system is established, bus shelters shall be included in the design. Bus shelters protect the waiting passenger from the elements and provides them with a place to sit. Figure 22 delineates the recommended bus shelter design.

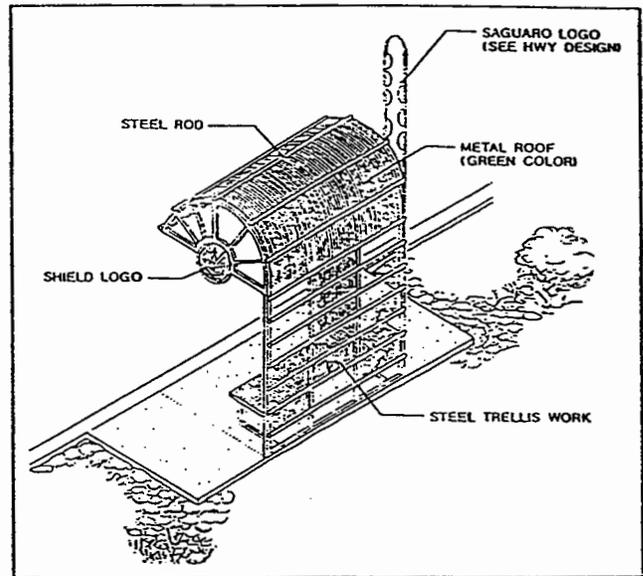


Figure 22 - Example of a Bus Shelter

F. Walls and Fences

When necessary for security, screening or to mitigate grading, walls can reinforce community identity and image. If not used carefully, however, walls can detract from the quality of open space. Walls should not be used simply to demarcate property lines, especially where vista corridors are being established (see Figure 23).

General guidelines include:

- Screen walls must recall the image of the highway's barrier wall design either in part, as illustrated, or in whole.
- Landscape berming is encouraged as an alternative to screen walls.
- The texture, color, and form of these walls shall harmonize with the building's approved design so that they have the appearance of growing out from the building to embrace the landscape.
- Long, continuous lengths of screen wall at the same height are discouraged. Variations of height and form are encouraged.
- Maximum wall height shall be six feet along rear and side lot lines, and three feet along lot lines adjacent to a road.

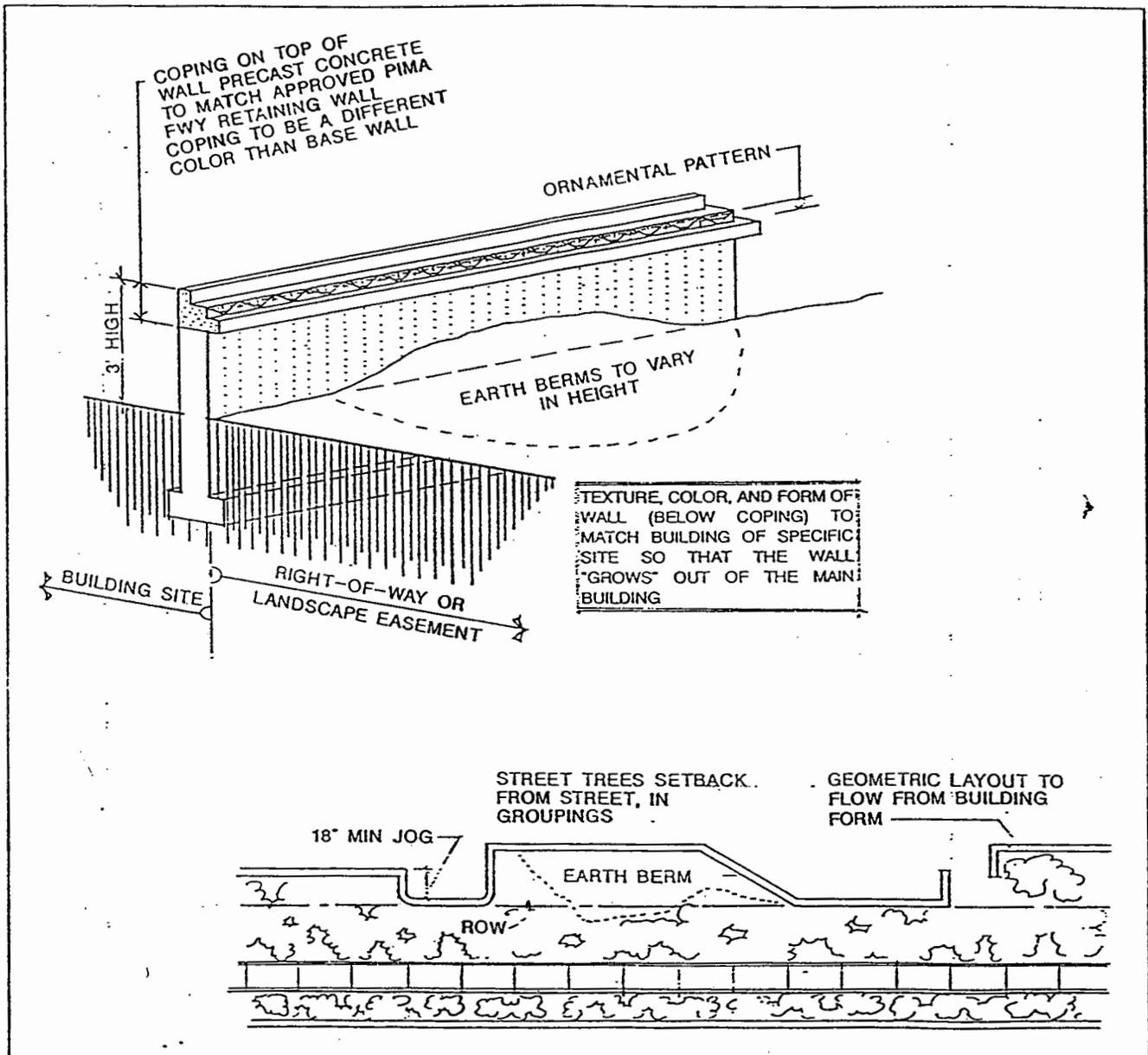


Figure 23 - Screen Walls

- Whenever possible, terminate screen walls into either sign structures or planters.
- No chain link fencing is permitted except to enclose games areas such as tennis courts. See the Zoning Ordinance for further restrictions.
- Open fencing, when necessary for security, shall be wrought iron with pilasters that match the architecture.
- Walls shall not intrude into corner cut-off areas as described in the Zoning Ordinance Section 13.200.
- All parking lots adjacent to major arterial, collector, and minor roads shall be screened from the right-of-way by either cast-in-place concrete or masonry walls. Screen walls shall be a maximum of three feet above the adjacent curb height.
- Jogs in the wall alignment shall be a minimum of 18 inches.

G. Lighting

Lighting is used for both aesthetics and safety reasons. The fixtures themselves should be consistent with the overall Community image; they should be attractive to look at during the day as well as be functional at night. For streets, parking lots, and walkways, lighting is primarily for security. Landscape and architectural lighting is primarily for aesthetics (see Figure 24).

General requirements include:

- No flashing or blinking lights.
- The light produced shall not cause excessive glare so as to preserve the darkness of the rural area.
- Mercury vapor and high intensity lights are not allowed.
- Neon is not permitted on exterior facades or behind glazed exteriors.
- Developments shall provide adequate street lighting to provide for safe traffic flow.

1. Roadways (all major arterials, collectors, and minor roads)

- Spacing per Community standards.
- The maximum height shall be 30 feet.
- The minimum clearance shall be 16 feet.
- The intensity should be higher at intersections to increase visibility.
- The light source shall be directed downward.

2. Parking Areas

- Spacing per Community standards.
- The maximum height shall be 16 feet.
- The minimum clearance shall be 10 feet.
- The light source shall be directed downward.

3. Pedestrian

- The maximum height shall be 12 feet.
- The light source shall be directed downward.

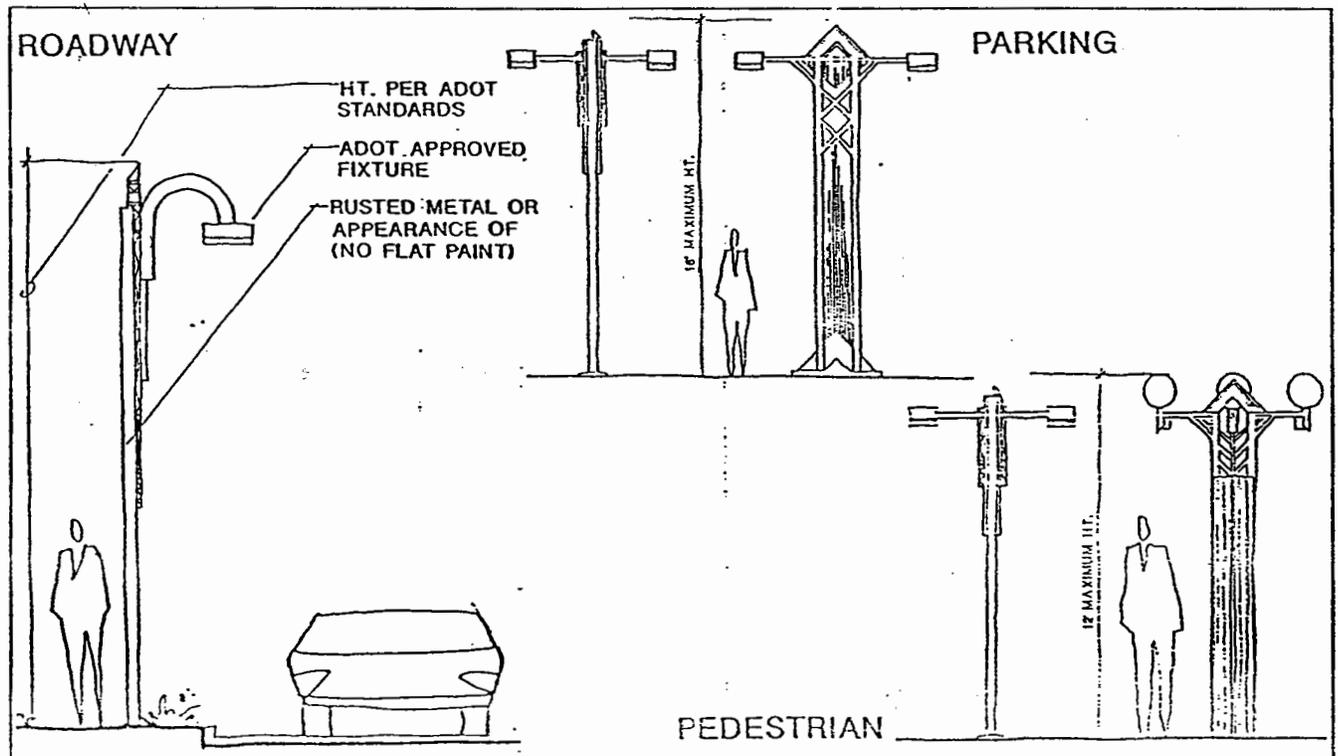


Figure 24 - Examples of Lighting Fixtures

4. Landscape and Architectural

- Fixtures may be used to uplight or accent plant materials, but only near or adjacent to development structures.
- The light source shall be concealed.
- Small white lights shall be allowed in selected trees within plazas and courts but shall not be flashing.
- Fixtures shall compliment the architecture.

- Outlining the building or roof line is not permitted.
- Reflective wall surfaces are not allowed.

H. Signage

Signs are used to identify, direct, and advertise but should also be considered as

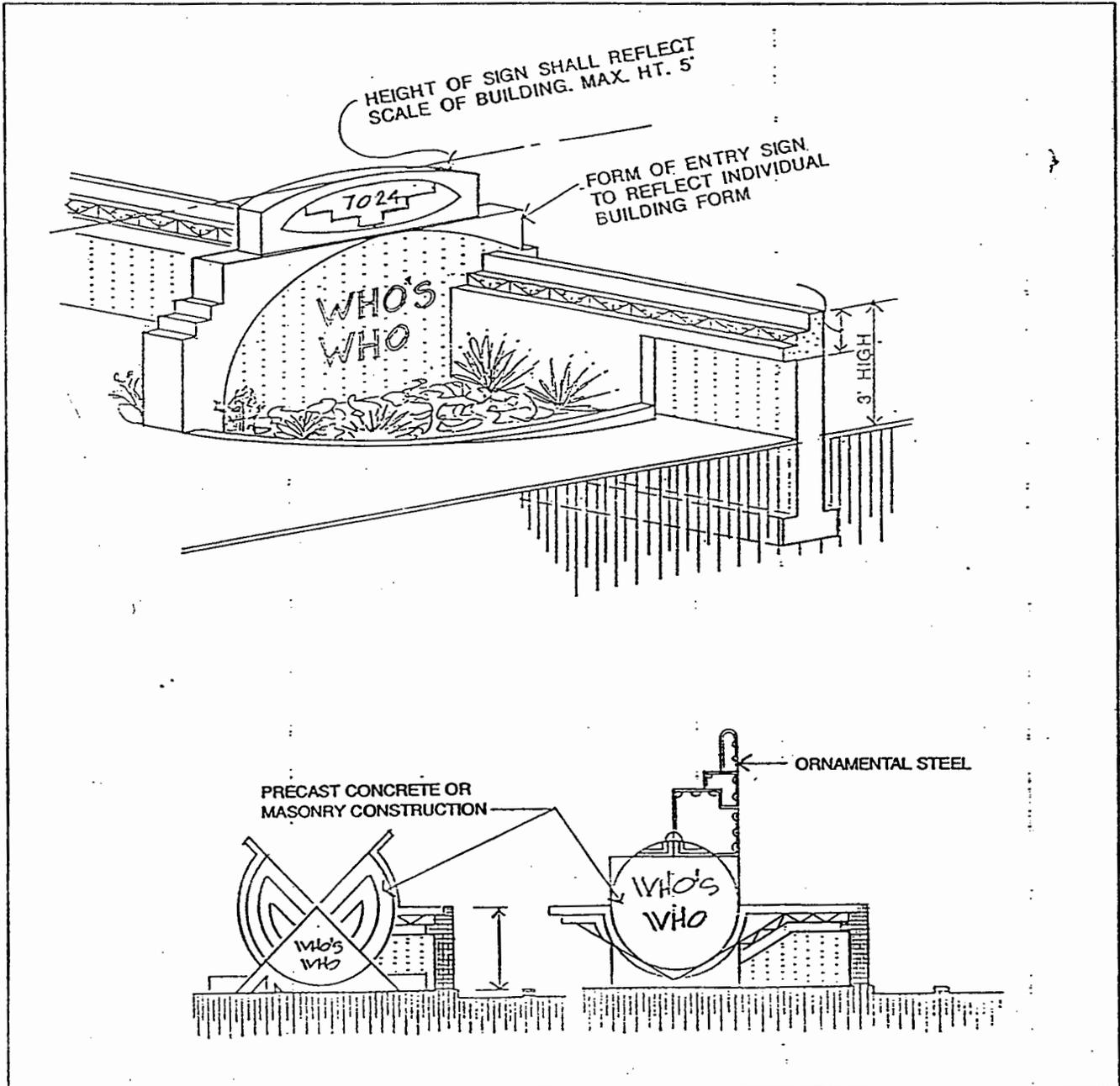


Figure 25 - Examples of Development Signage

an important aesthetic element. Identity signs identify the building, building components, and major tenant(s). Directional signs direct the visitor to their destination in an efficient manner. Advertising signs do just that, advertise the goods or services of a tenant. This type of signage should be discouraged or downplayed. The purpose for setting standards is to establish a coordinated graphics program throughout the commercial corridors and other perimeter commercial areas so that signs shall not compete with each other or dominate the setting.

General guidelines include:

- All signs shall be kept in good repair.
- All wires, haulouts, transformers, and raceways must be concealed.
- Signs shall not be supported by guy wires or braces.
- Colors shall relate to other signs in the area to avoid clashing contrasts.
- Illumination shall be concealed. No flashing or blinking lights are permitted.
- No animated or sound emitting signs are permitted.
- No fluorescent or iridescent colors are permitted.
- No vehicular signs are permitted for advertising such as on trucks, vans, automobiles, or trailers.
- No portable signs are permitted.
- Billboards and inflatable signs are not allowed.
- Where possible, integrate signage into either a perimeter wall or the landscape, such as berms.
- Signs shall not restrict visibility at intersections, parking areas, or driveways.
- Roof signs are not allowed.
- The area of the sign is calculated by the smallest rectangle that encloses all the text and graphics, i.e., the message.
- The height is measured from the highest point of the sign to the elevation of the nearest adjacent curb.

- Signage fonts shall be limited to those on the Approved List (see Appendix).
- Projecting signs shall be considered on a case by case basis.
- Painted window signs are highly discouraged. If used, no more than 10 percent of the window area may be painted and it must be on the interior.

1. Development Signage (see Figure 25)

- Several businesses in one center shall group their signs.
- Two signs are permitted per development - one at the street and one on the building, unless otherwise approved. Entry sign structures must be designed so that they link the aesthetics of the building structure, the screen walls, and overall streetscape design. Therefore, each entry sign structure shall be unique and judged according to compatibility to the development as a whole.
- Wall signs may not project out more than 6 inches from the face of the wall.
- Maximum height at the street shall be 5 feet, measured from the top of curb to the highest point on the sign.
- The maximum message area shall be 60

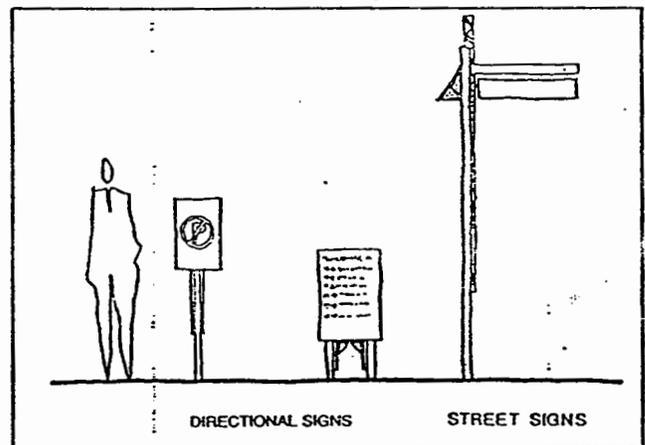


Figure 26 - Examples of Directional Signage

square feet.

- The message shall be limited to the company name and logo.
- Illumination either internally, from a ground fixture, or from a recessed fixture is preferred. Back lighting is not permitted.
- The materials used shall be derived from the architecture of the building.

2. Directional Signage (see Figure 26)

- On-site directional signage shall be provided only where necessary to guide visitors to their destination.
- Signs may be either wall or post.
- The maximum height shall be 5 feet.
- The maximum message area shall be 4 square feet.
- Posts shall be 2 inches by 2 inches steel painted to blend with the architectural colors.
- Four signs per tenant are permitted but should be combined where possible.
- The material shall be aluminum or fiberglass with a matte acrylic polyurethane finish.

I. Architectural

It is desired that individual building structures within the commercial corridors harmonize with their environment and present a unique style. Current and past pseudo-"styles" are discouraged; innovation in new forms and methods is encouraged. The philosophic center of any development is sensitivity to the Pima/Maricopa cultural heritage. Building designs must express a blending of the following qualities:

- Organic use of construction materials.
- Emphasis on the horizontal plane. Elevations with obvious elements of symmetry are discouraged.
- Sensitivity to solar conditions and energy consumption.
- Incorporation of the Pima-Maricopa cultural and historic design motifs as a subtle delineation element. Care should be taken when interpreting these motifs so that the design patterns is not merely imitative but is representational and expresses the Pima-Maricopa culture in new ways.

The following standards present specific details as to how these qualities might be achieved.

1. Building Finish Skin Materials

- Quarried and finely finished stone such as marble or granite is not acceptable. Stone veneer may be considered if the finish texture of the stone is rough and pitted in appearance. The stonework should present a dull and natural appearance.
- No glazed materials, such as tile or specifically coated concrete block, may appear upon the exterior walls as a main component. Such glazed materials may be used for decorative purposes only and may not cover more than .01 percent of the building's elevation.
- Wall materials should be textured to allow for the play of light and shadow. Contrasting materials should be of different colors such as darker colors for heavy textures and light colors for lighter textures.
- Smooth "Santa Fe" type textures are discouraged except for areas of accent.
- Reflective glazing is not acceptable.
- Glazing (especially on the south, east, and west elevations) should be shaded by exterior building features. The building design in regards to glazing must address solar gain and energy conservation.
- Exposed masonry is an acceptable material for exterior wall finish, with the exception of the slump block product. Slump block is seen as a product which imitates another material (adobe block) and, as such, is unacceptable.
- Exposed masonry with integral color is preferred to natural grey material. However, combinations of block finishes, textures, and colors on one building is encouraged.
- The use of wood as an exterior finish material is discouraged except for small accent areas such as for signage purposes. No structural members fabricated of wood shall be allowed to remain exposed.
- A building, or group of buildings within a single development, should display no more than three exterior materials. With the addition of accent materials to the finish palette, a maximum of five finish materials shall be permitted.
- All exterior elevations of a structure shall display the same amount of attention to detail.

2. Roofs

- Exposed roofs are not permitted.

- Roofs with a slope greater than a 1" to 1'-0" ratio must be screened by solid parapets.
- Roof mounted equipment shall not be visible from the ground level. Such equipment must be screened through the use of roof parapets.
- Roof parapets must be finished with the same material and color as is used for the building's skin.
- Roof forms should express a shading function. Eave overhangs, trellis structures, and arbor forms are encouraged as roof features. Roof lines should flow out of the building form.

3. Colors

Three different base color palettes were developed to coincide with the three development land use categories:

- Reddish - Commercial
- Brownish - Office and Mixed Use
- Tan - Industrial
- All colors are reflective of the colors accepted for the highway development.
- A building, or group of buildings within a single development, may display a maximum of three exterior colors. The main color should be consistent throughout the exterior edifice relative to finish material use.
- Contrasting colors that are not within the accepted color palettes are acceptable provided they do not exceed .01 percent of any given elevation area.
- Either a single contrasting color or a combination of contrasting colors may be used provided they do not in total exceed the allowable .01 percent coverage.

J. Maintenance

Maintenance of all infrastructure is a necessary key to the continued quality appearance of the Salt River Pima-Maricopa Indian Community. Maintenance applies to buildings and other structures, paving and hardscape, landscape, and all other site amenities.

General guidelines include:

- All improvements shall be kept in good and sufficient repair.
- Plants shall be maintained in a healthy and growing condition. Fertilization, cultivation, and pruning shall occur on a regular basis.
- All trash and weeds shall be removed on a regular basis.
- Dead plants shall be removed and replaced with a like species within 10 working days.
- The irrigation system shall be maintained regularly to avoid plant and water loss.
- Lawns shall be kept mowed to a maximum 2 inch height.
- Damages to any improvements shall be repaired as promptly as the extent of the damage shall allow.
- Buildings which happen to be vacant for any reason shall be kept locked and the windows glazed in order to prevent entrance or vandalism of the property.

APPENDIX

Glossary of Terms

DEFINITIONS: For the purpose of these design standards, certain terms and words are defined as follows:

Words used in the present tense include the future; words in the singular number include the plural; and, words in the plural include the singular.

The word "shall" is mandatory and the word "may" is permissive.

The word "person" includes an individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, the Federal or State government, town, county, district, or any other group or combination acting as an entity.

The word "used" includes the words "arranged for, designed for, occupied or intended to be occupies for".

The word "Committee" shall mean the Design Review Committee composed of Community Development Department Staff and as assisted by consultants.

The word "Council" shall mean the Community Council of the Salt River Pima-Maricopa Indian Community.

The word "Community" shall mean the land within the Salt River Pima-Maricopa Indian Community.

The words "Zoning Ordinance" of the Salt River Pima-Maricopa Indian Community shall mean SRO 74-82, as amended.

The word "Building" includes the word "Structure".

ABUTTING: Two adjoining properties having a common property line of boundary.

ADJACENT: A parcel of land or use that is in close proximity but not necessarily abutting the subject property.

AGRICULTURE: The use of land for agricultural purpose and the necessary accessory uses for the storing, packing, processing, and treating of produce grown on the land. It shall also include necessary buildings and structures, when used for agriculture.

ALLEY: A public or private way, at the rear or side of property, permanently reserved as a means of secondary vehicular access to abutting property and is not intended for general traffic circulation.

ARCHITECT: A person holding a valid and effective license to practice architecture in the State of Arizona.

ATTACHED BUILDING: A building which has any part of its exterior or bearing wall in common with another building, or which is connected to another building by a roof.

BUILDING: Any structure having a roof and walls built and maintained for the support, shelter or enclosure of persons, animals, chattel or property of any kind, including an apartment house, hotel or dwelling either single or in combination.

BUILDING FOOTPRINT: Means the ground floor area of the building, not including parking structures.

BUILDING, FRONT LINE OF: The line of that face of the building nearest the front line of the lot. This face includes sun parlors, and covered porches whether enclosed or unenclosed, but does not include steps.

BUILDING HEIGHT: The vertical distance measured from the natural grade level to the highest level of the roof surface of flat roofs, to the deck line of mansard roofs, or the mean height between eaves and ridge for gable,

gambrel or hip roofs. The building height limitations of this ordinance shall not apply to church spires, belfries, cupolas, domes, monuments, water towers, chimneys, flues, vents, flag poles, radio towers, fire lookout towers or airway beacons; nor to any bulkhead, elevator, water tank or similar structure extending above the roof and occupying an aggregate area of not greater than twenty five (25) percent of roof area.

CENTERLINE: See STREET CENTERLINE.

CONTIGUOUS: In contact with.

COURT: Any space other than a yard on the same lot with a building or group of buildings, and which is unobstructed and open to the sky above the floor level of any room having a window or door opening on such court. The width of a court shall be its least horizontal dimension.

EASEMENT: A space on a lot or parcel of land and so indicated on a subdivision map or in a deed restriction, reserved for and/or used for public utilities, drainage or other special purposes. No building shall be built within the space so designated.

FRONTAGE: All property fronting on one side of a street between a street and right-of-way, water way or between intersecting or intercepting streets, the end of a dead end street or Community boundary measured along a street line. An intercepting street shall determine the boundary of the frontage on the side of the street that it intercepts.

GRADE: The average of the finished ground level at the center of all of the exterior walls of a building. In case the front wall is parallel to and within five feet of a sidewalk, the grade shall be measured at the sidewalk at the centerline of the front of the lot.

HEDGE: A plant or series of plants, shrubs or other landscape material, so arranged as to form a physical barrier or enclosure.

IMPROVEMENTS: Improvements include buildings, structures, signs, site furniture, driveways, parking areas, loading and/or storage areas, fences, sidewalks, other walk and/or bicycle ways, railroad tracks, paved areas curbs and gutters, antennae, tanks, towers, hoppers, storage bins, fixed machinery, transformers, walls, screens and barriers, retaining walls, bridges, drainage structures, stairs, decks, landscaping, water hydrants, poles, grading changes, and all other improvements of every type and kind, name and nature and all additions, alterations and changes thereto except where herein such specific improvements are individually referred to.

LOADING SPACE: An off-street space or berth on the same lot with a main building, or contiguous to a group of buildings for the temporary parking of commercial vehicles while loading or unloading. It may abut a street or other appropriate means of ingress or egress.

LOT: A parcel of land, occupied or to be occupied by a use, building or group of buildings and accessory buildings together with such yards, open spaces, lot width, depth and areas as are required by the Zoning Ordinance, and fronting upon a dedicated street or upon a public or private easement or street determined by the Community as being adequate for purposes of access. All subdivisions of land within the Community shall be governed by official survey including the 1911 G.L.O. and subsequent surveys.

LOT, CORNER: A lot located at the intersection of two or more streets, or a street and an alley, having an angle of intersection of not more than one hundred thirty-five degrees.

LOT, INTERIOR: A lot having but one side abutting on a street.

LOT, KEY: An interior lot, one side of which is contiguous to the rear line of a corner lot.

LOT, THROUGH: A lot abutting two parallel or approximately parallel streets.

LOT LINE: Any side or rear property line which adjoins or abuts another side or rear property line, not including side or rear property lines abutting a street or alley.

LOT LENGTH: The length (or depth) of a lot shall be:

a. If the front and rear lines are parallels, the shortest distance between such lines.

b. If the front and rear lines are not parallel, the shortest distance between the midpoint of the front lot line and the midpoint of the rear lot line.

c. If the lot is triangular, the shortest distance between the front lot line and a line parallel to the front lot line, not less than ten (10) feet long, lying wholly within the lot.

LOT WIDTH: The horizontal distance between the side lot lines measured at right angles to the lot depth at the building setback line as established for each zone in the Zoning Ordinance.

MAINTENANCE: The replacing of a part or parts of any improvements, which have been made unusable by ordinary wear and tear, or by the weather.

OCCUPANT: Any person, other than an owner, and the successors and assigns of any thereof that is in possession of or otherwise occupying one or more sites, at any particular time or times, whether as a lessee, sublessee, licensee or pursuant to any lease, sublease or other right of occupancy with or through the owner of such site or sites.

OPEN SPACE: Any area reserved for recreational purposes, whether active or passive. It shall also include wilderness, desert, agricultural reserves, flood plains, wildlife refuge parks, and other areas that are to be

kept in open uses including designated greenbelts. Parking lots, driveways or service areas are subject to the requirements of the Zoning Ordinance.

PERSON: A individual, agent, firm, partnership, joint venture, association, corporation, estate, trust, receiver, syndicate, or any other group or combination acting as an entity.

OWNER: "Owner" shall mean any person that owns title to the lot.

ROAD, ROADWAY: Shall be as described in Section 17-41 of the Code of Ordinance.

SIGN: All outdoor advertising on any card, cloth, paper, plastic, metal, painted glass, wooden or stone materials and any and all devices, structural or otherwise, lighted or unlighted, painted or not painted, attached to, made a part of, or placed in the window of, in the front, rear, sides or top of any structure on any land or any tree, wall bush, rock, post, fence, building or structure and visible from any public or private street, way, thoroughfare, alley or walk, which device announces or directs attention to the name or nature of a business, occupant or a structure, building or land or the nature or type of goods, services or products, produced, sold, stored, furnished, or available at the location or at any other location, including signs specifically for the sale of real property.

The term "places" as used in the Zoning Ordinance shall include erected, constructed, posted, painted, printed, tacked, glued, stuck, carved, or otherwise fastened, fixed, or made visible in any manner whatsoever.

SITE PLAN: Shall mean a plan to be approved as outlined in these Design Standards.

STORY: A space in a building between the surface of any floor and the surface of the floor next above, or if there is no floor above, then

the space between such floor and the ceiling or roof above.

STREET: A thoroughfare or right-of-way dedicated, deeded or condemned for such use, other than an alley, which affords the principal means of access to abutting property including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare except as excluded in the Zoning Ordinance.

STREET CENTERLINE: The centerline or monument line of a street or road right-of-way as established by official survey.

STRUCTURE: Anything constructed or built, any edifice or building of any kind, or any piece of work artificially built up or composed of parts together in some definite manner, which requires location on the ground or is attached to something having a location on the ground.

USE: The purpose for which land or a building is arranged, designed or intended, or for which either land or building is or may be occupied or maintained.

WALL: Any structure or device forming a physical barrier which is so constructed that fifty percent or more of the vertical surface is closed and prevents the passage of lights, air and vision through said surface in a horizontal plane. This shall include concrete block, wood or other materials.

YARD: Open space other than a court on the same lot with a building or dwelling group, which open space is unoccupied and unobstructed from the ground upward to the sky except for the projecting and/or accessory buildings permitted by the Zoning Ordinance.

YARD, FRONT: A yard between the front line of a building and the front property or boundary line of the lot on which the building is situated.

YARD, REAR: A yard extending from the front yard, or from the front lot line where no front yard is required by the Zoning Ordinance, to the rear yard, or rear lot line, between the side lot line and the nearest wall of the main building or accessory building attached thereto.

YARD, SIDE: That portion of a zoning lot lying between the side line of the lot and a line drawn through the nearest point of a main building extended from the front yard to the rear yard, or in absence of either of said yards, from the front to the rear lots respectively.

Plant Lists

Major arterials

Trees

Cercidium microphyllum (Foothills Palo Verde), 85 percent of trees used
Prosopis sp. (Native Mesquite)
Olneya tesota (Ironwood)

Shrubs

Atriplex sp. (Saltbush)
Encelia farinosa (Brittlebush)
Ambrosia sp. (Bursage)
Larrea tridentata (Creosote)
Ericameria laricifolia (Turpentine Bush)
Baccharis sarothroides (Desert Broom, male only)
Krameria grayi (White Ratany)
Hyptis emoryi (Desert Lavender)
Beleperone californica (Chuparosa)
Baileya multiradiata (Desert Marigold)
Calliandra eriophylla (Fairy Duster)

Cacti

Carnegeia gigantea (Saguaro)
Opuntia sp. (Cholla)
Fouquieria splendens (Ocotillo)
Ferocactus sp. (Barrel Cactus)
Echinocereus englemannii (Hedgehog Cactus)
Agave deserti (Desert Agave)

Collectors

Trees

Prosopis sp. (Native Mesquite), 85 percent of trees used
Acacia greggii (Catclaw Acacia)
Cercidium microphyllum (Foothills Palo Verde)

Shrubs

Atriplex sp. (Saltbush)
Buddleia marrubifolia (Wooly Butterfly Bush)
Ephedra trifurca (Morman Tea)
Encelia farinosa (Brittlebush)
Ambrosia sp. (Bursage)
Larrea tridentata (Creosote)
Ericameria laricifolia (Turpentine Bush)
Baccharis sarothroides (Desert Broom, male only)
Sophora secundiflora (Mescal Bean)
Rhus ovata (Sugar Bush)
Dalea greggii (Trailing Indigo Bush)
Lysiloma thornberi (Feather Bush)
Hyptis emoryi (Desert Lavender)
Verbena rigida (Verbena)
Baileya multiradiata (Desert Marigold)
Calliandra eriophylla (Fairy Duster)
Simmondsia chinensis (Jojoba)

Trixis californica (Trixis)

Cacti

Carnegeia gigantea (Saguaro)
Opuntia sp. (Cholla)
Fouquieria splendens (Ocotillo)
Ferocactus sp. (Barrel Cactus)
Echinocereus englemannii (Hedgehog Cactus)
Agave deserti (Desert Agave)

Minor Roads

Trees

Acacia greggii (Catclaw Acacia), 85 percent of trees used
Prosopis sp. (Native Mesquite)
Cercidium microphyllum (Foothills Palo Verde)

Shrubs

Atriplex sp. (Saltbush)
Buddleia marrubifolia (Wooly Butterfly Bush)
Ephedra trifurca (Morman Tea)
Encelia farinosa (Brittlebush)
Ambrosia sp. (Bursage)
Larrea tridentata (Creosote)
Baccharis sarothroides (Desert Broom, male only)
Sophora secundiflora (Mescal Bean)
Rhus ovata (Sugar Bush)
Dalea greggii (Trailing Indigo Bush)
Lysiloma thornberi (Feather Bush)
Hyptis emoryi (Desert Lavender)
Verbena rigida (Verbena)
Baileya multiradiata (Desert Marigold)
Calliandra eriophylla (Fairy Duster)
Simmondsia chinensis (Jojoba)
Trixis californica (Trixis)

Cacti

Carnegeia gigantea (Saguaro)
Opuntia sp. (Cholla)
Fouquieria splendens (Ocotillo)
Ferocactus sp. (Barrel Cactus)
Echinocereus englemannii (Hedgehog Cactus)
Agave deserti (Desert Agave)

Commercial

Trees

Platanus wrightii (Arizona Sycamore), 75 percent of trees
Prosopis sp. (Native Mesquite)

Shrubs

Leucophyllum sp. (Texas Ranger)
Justicia sp.

Tecoma stans (Yellow Bells)
Oenothera sp. (Primrose)
Salvia sp.
Penstemon sp.
Calliandra sp.
Cassia leptocarpa (Slim-pod Senna)

Office and Mixed Use

Trees

Fraxinus velutina (Arizona Ash), 75 percent of trees
Prosopis sp. (Native Mesquite)

Shrubs

Leucophyllum sp. (Texas Ranger)
Justicia sp.
Tecoma stans (Yellow Bells)
Oenothera sp. (Primrose)
Salvia sp.
Penstemon sp.
Calliandra sp.
Cassia leptocarpa (Slim-pod Senna)

Industrial

Trees

Populus fremontii (Arizona Cottonwood), 75 percent of trees
Prosopis sp. (Native Mesquite)

Shrubs

Leucophyllum sp. (Texas Ranger)
Justicia sp.
Tecoma stans (Yellow Bells)
Oenothera sp. (Primrose)
Salvia sp.
Penstemon sp.
Calliandra sp.
Cassia leptocarpa (Slim-pod Senna)

Entry Features

Acacia smallii (Sweet Acacia)
Baileya multiradiata (Desert Marigold)
Dalea greggii (Trailing Indigo Bush)
Yucca baccata (Soaptree Yucca)

Intersections

Carnegeia gigantea (Saguaro)
Salvia greggii (Autumn Sage)
Ambrosia sp. (Bursage)
Dalea greggii (Trailing Indigo Bush)

Hydroseed Mix

Aristida sp. (Three Awn)
Baileya multiradiata (Desert Marigold)
Psilostrophe cooperi (Paper Flower)
Schismus barbatus (Schismus)
Eriogonum fasciculatum (Buckwheat)
Sphaeralcea ambigua (Desert Mallow)
Abronia villosa (Sand Verbena)

Signage Fonts

Caston

abcdefghijklmnopqrstuvwxyæøßThÆØ &?!£\$% (.,:;)»«~/^°'''
ABCDEFGHIJKLMNopqrstuvwxyz 1234567890 åäèéöüü ÅÄÖÜ

Goudy

abcdefghijklmnopqrstuvwxyß &?!£\$ (.,:;)»«~/^°'''
ABCDEFGHIJKLMNopqrstuvwxyz 1234567890

Optima

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Patino

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Flanin

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ITC Souvenir

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ABCDEFGHIJKLMNopqrstuvwxyz 1234567890

Corinthian

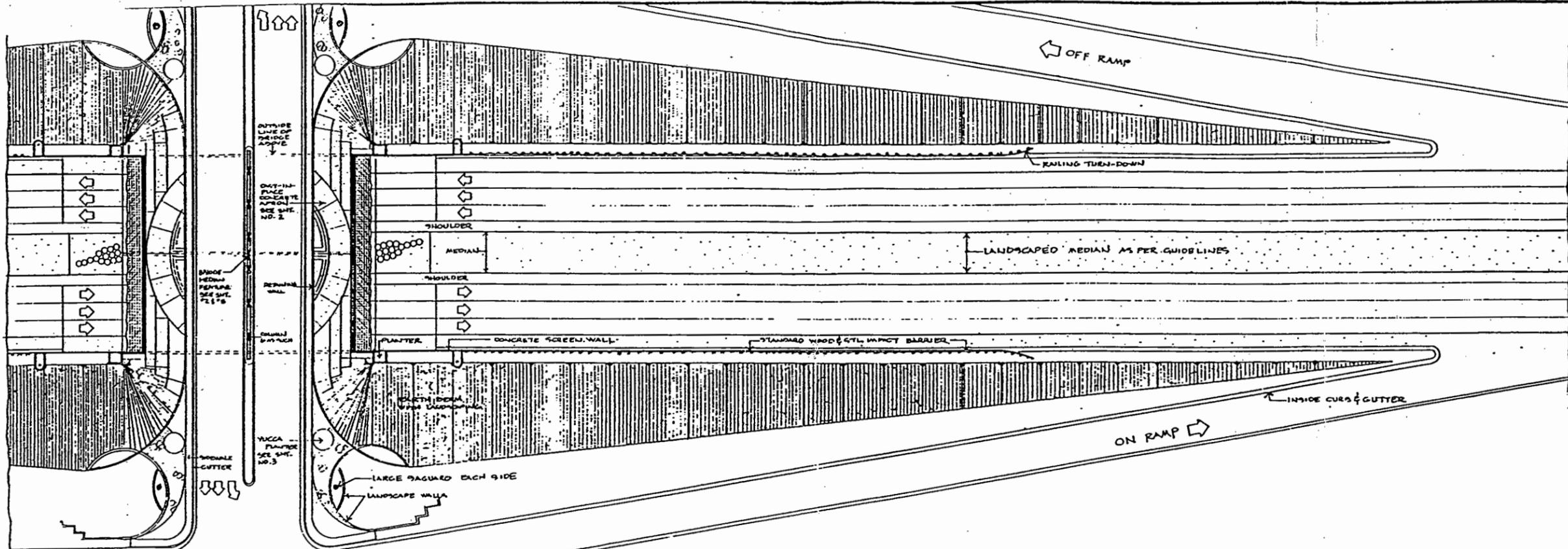
ääàbcdèéfg hijklmnöpqrstüüvwxyzæø&?!ß£\$%(.)~^°'''
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Helvetica

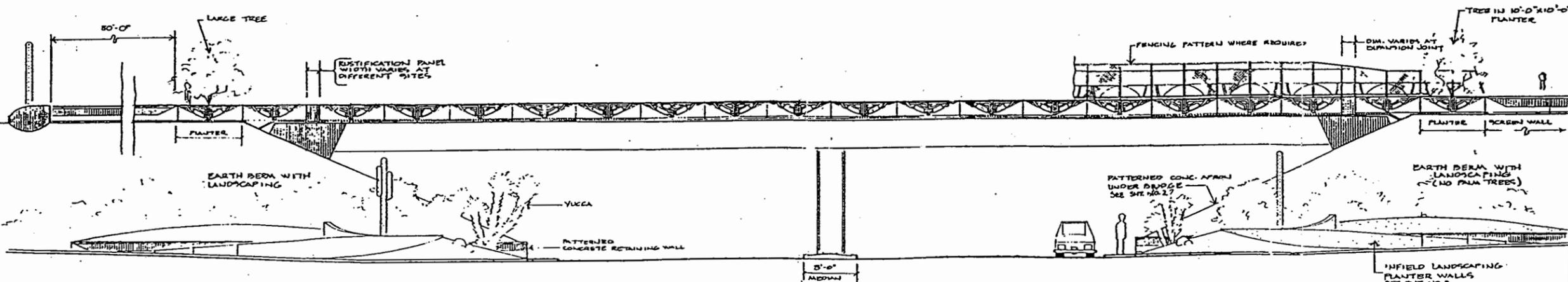
abcdefghijklmnopqrstuvwxyß
ABCDEFGHIJKLMNopqrstuvwxyz
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Univers

abcdefghijklmnopqrstuvwxyæøß &?!£\$ (.,:;)»«~/^°'''
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PLAN UNDER BRIDGE 1"=40'-0"



APPROACH ELEVATION 1/8"=1'-0"

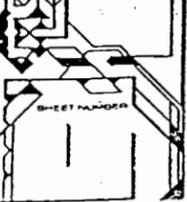
SCHEMATIC SKETCHES

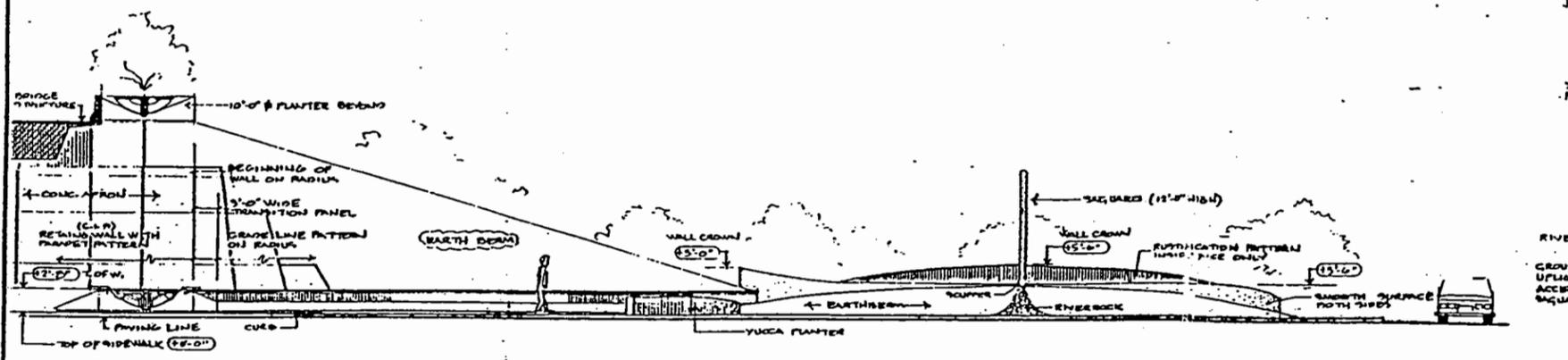
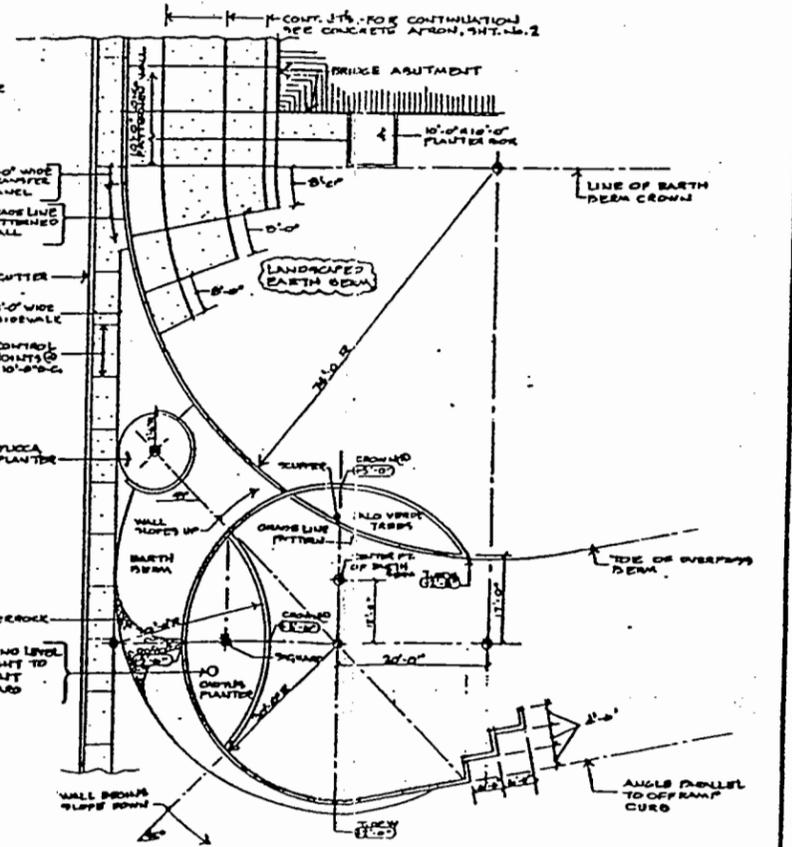
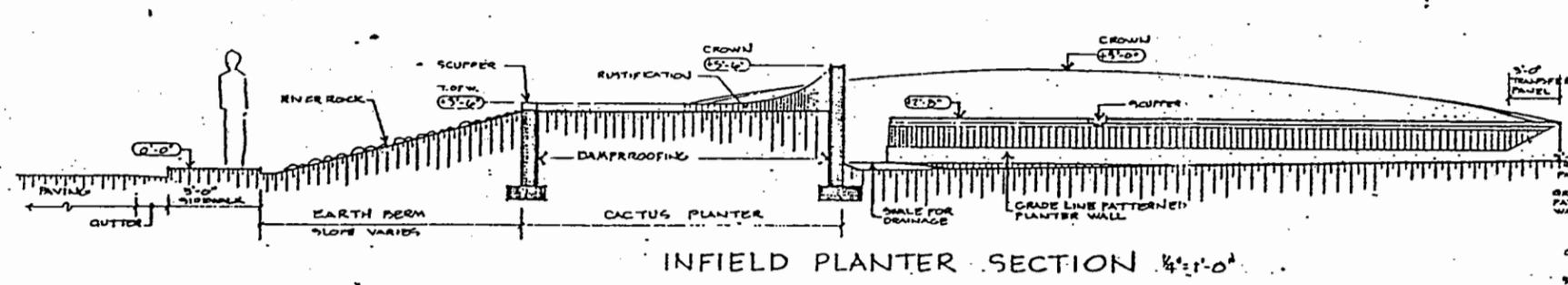
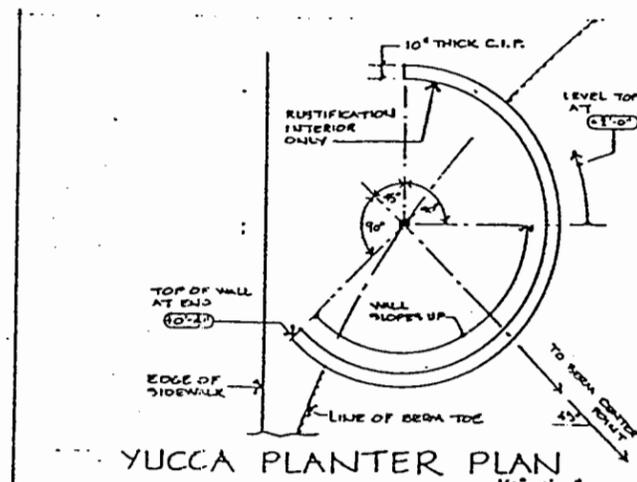
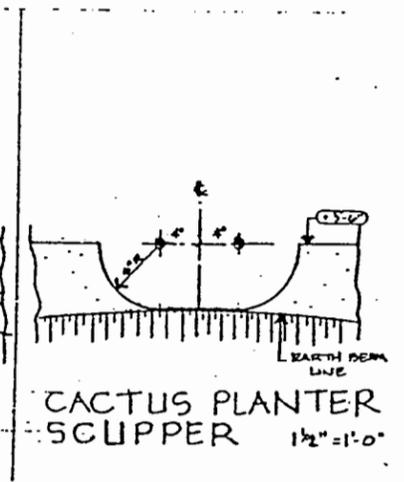
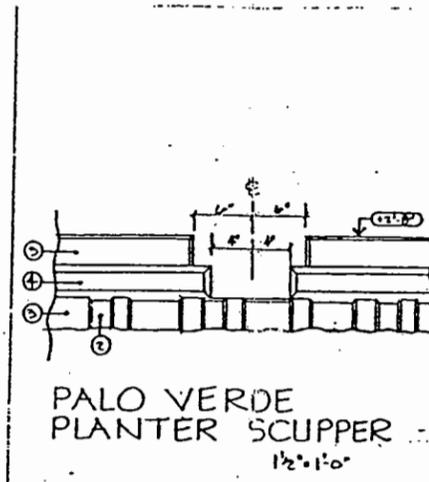
DATE	REVISIONS
10/27/87	
11/9/87	
5/8/92	
11/11/92	
2/22/95	

SCALE AS SHOWN
JOB 87107
DRAWN BY CRG

CHARLES ROBERT SCHIFFNER ARCHITECTS LTD.
2800 NORTH 44TH STREET, SUITE 202, PHOENIX, ARIZONA 85018 (602) 954-7442

AESTHETIC GUIDELINES FOR
OUTER LOOP HIGHWAY FOR
SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY





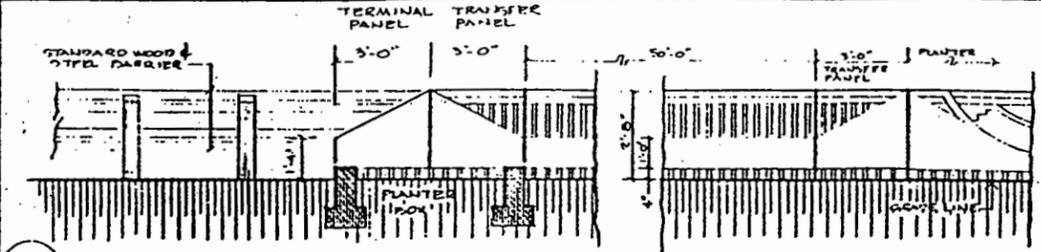
INFIELD DETAILS

DATE	REVISIONS
11/15/88	
SCALE SHOWN	2/22/90
JOB NO. 89-07	
DR. C. R. B.	

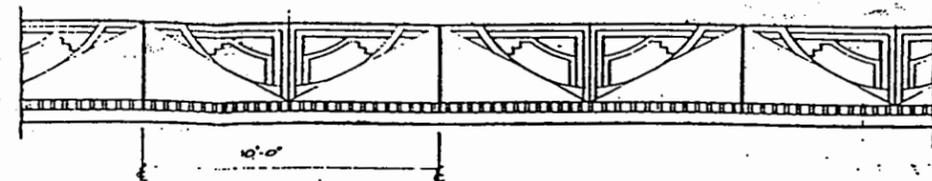
CHARLES ROBERT WERNER ARCHITECTS
 8800 NORTH 44TH STREET, SUITE 208, MESA, ARIZONA 85205 (602) 944-7442

ESTHETIC GUIDELINES FOR
 OUTER LOOP HIGHWAY FOR
 SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY

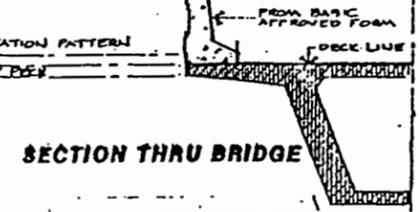
FVA REGION	STATE	PROJECT NO.	SHEET NO.	TOTAL SHEETS	AS BUILT
9	ARIZ.				



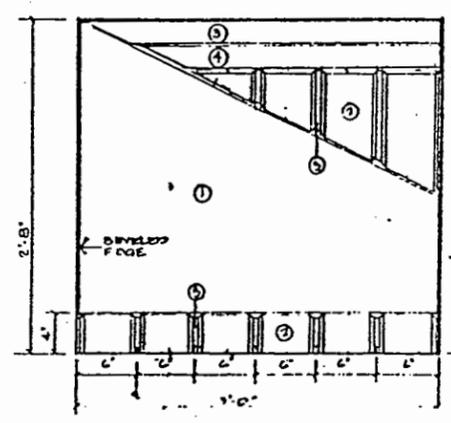
AD3 ELEVATION OF BRIDGE TRANSITION



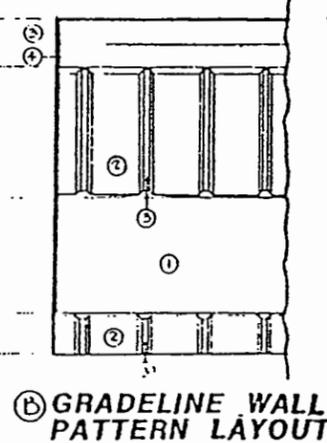
DETAIL ELEVATION OF CAST-IN-PLACE PARAPET



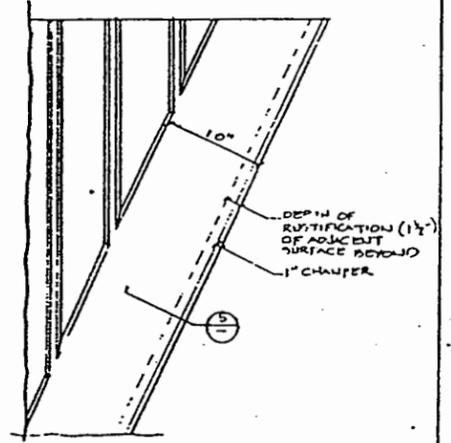
SECTION THRU BRIDGE



A TRANSFER PANEL GEOMETRIC LAYOUT

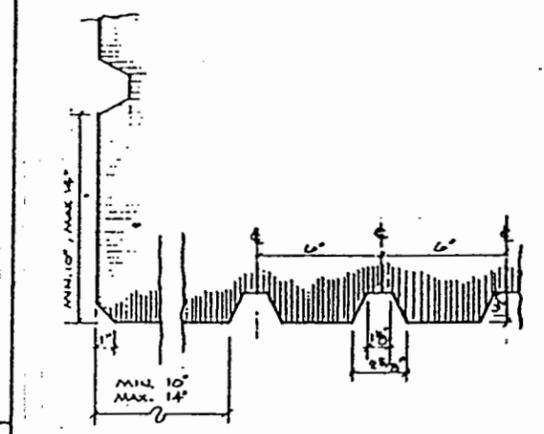


B GRASLINE WALL PATTERN LAYOUT

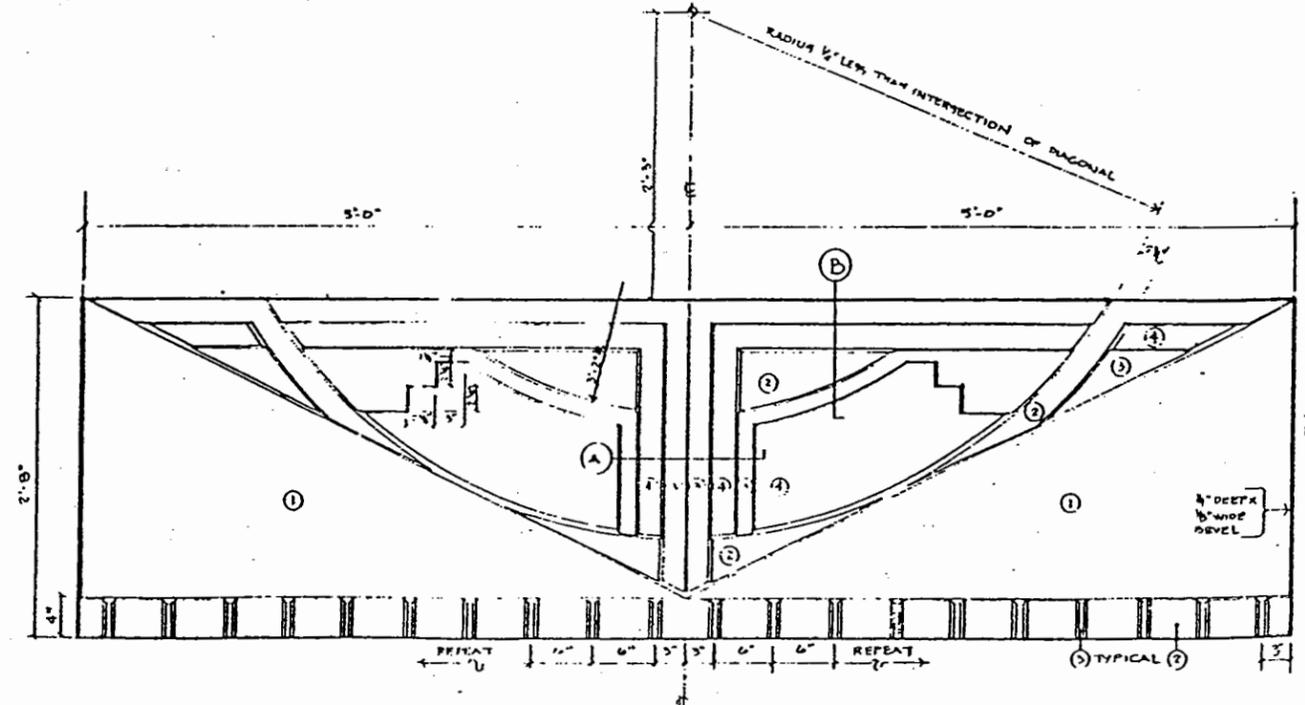


C BRIDGE ABUTMENT PATTERN @ CORNER

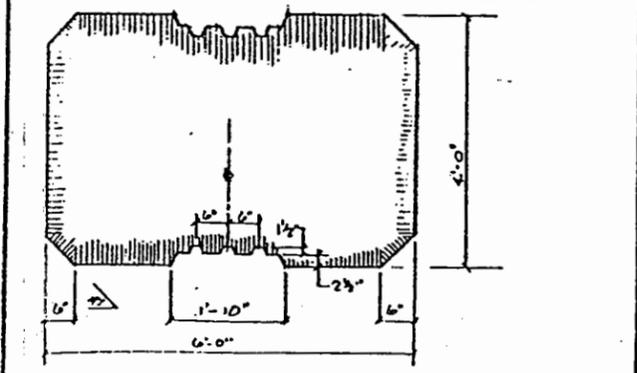
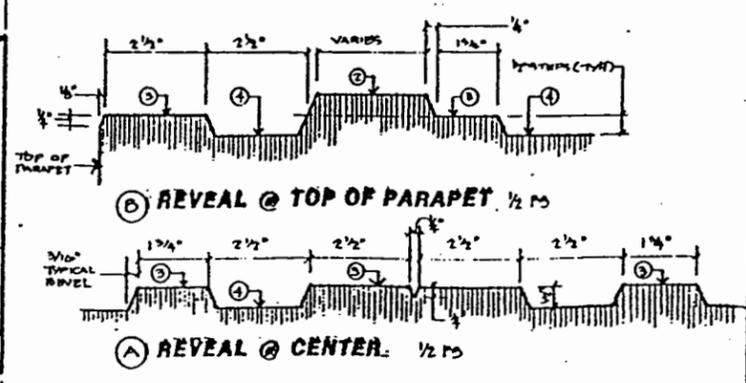
AD2 NOTE: TERMINAL PATTERN SAME AS FOR TRANSFER PANEL EXCEPT FOR TOP ORNAMENTAL DESIGN WHICH IS NOT UTILIZED. TOP OF TERMINAL PATTERN SLOPES



D5 TYPICAL RUSTICATION PATTERN



AD1 PATTERN GEOMETRIC LAYOUT OF FORM MOLD INSERT



AD4 BRIDGE PIER SECTION

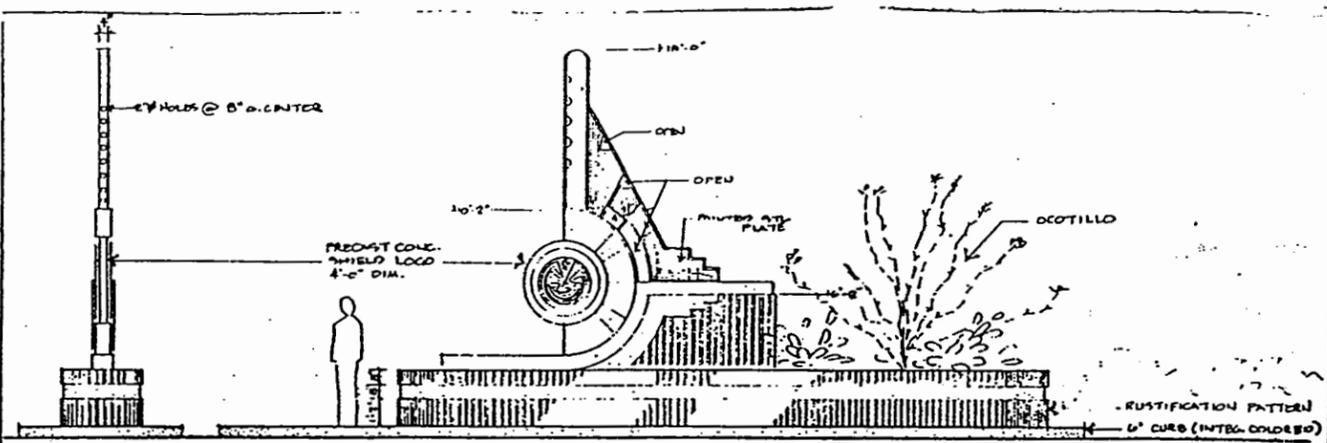
REVISED	DATE	BY	LOCATION	REASON

DATE	BY	DATE	BY

ARIZONA DEPARTMENT OF TRANSPORTATION
HIGHWAY DIVISION

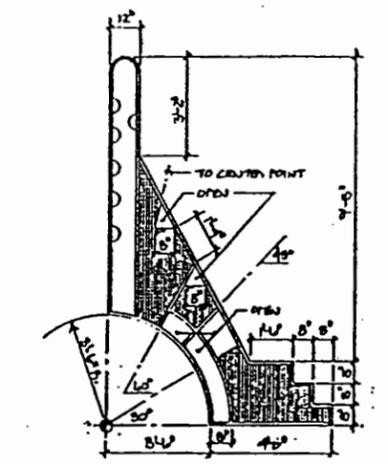
ROUTE LOCATION

DWG. NO. 4

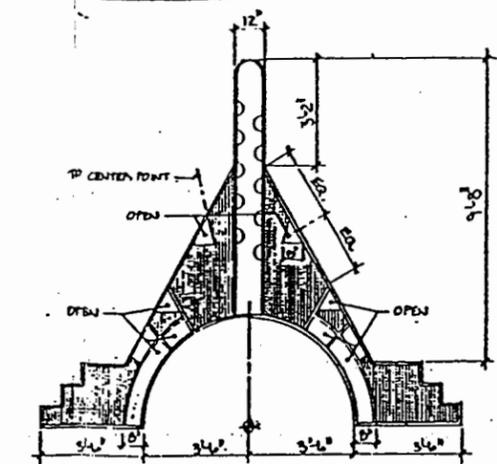


FRONT ELEVATION 8:1:0"

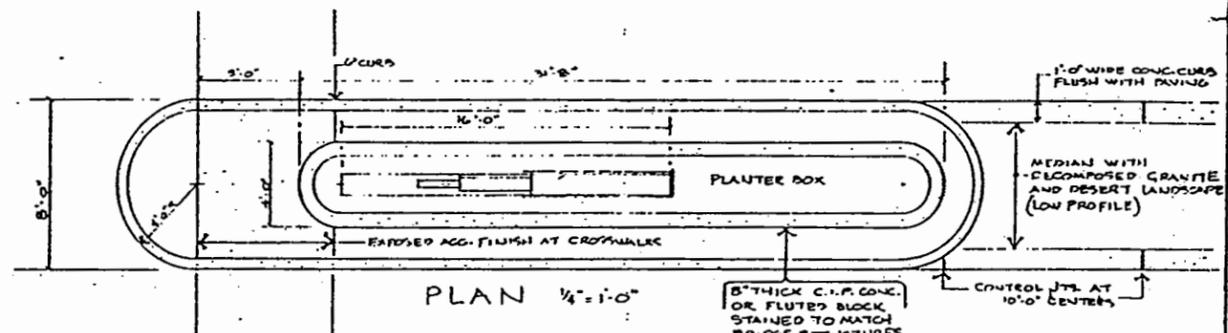
SIDE ELEVATION 1/4"=1'-0"



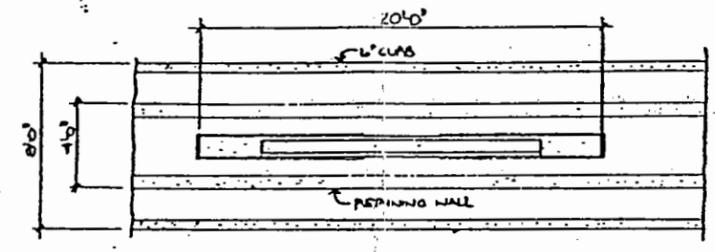
GEOMETRIC LAYOUT of TERMINAL PENDANT 1/8"=1'-0"



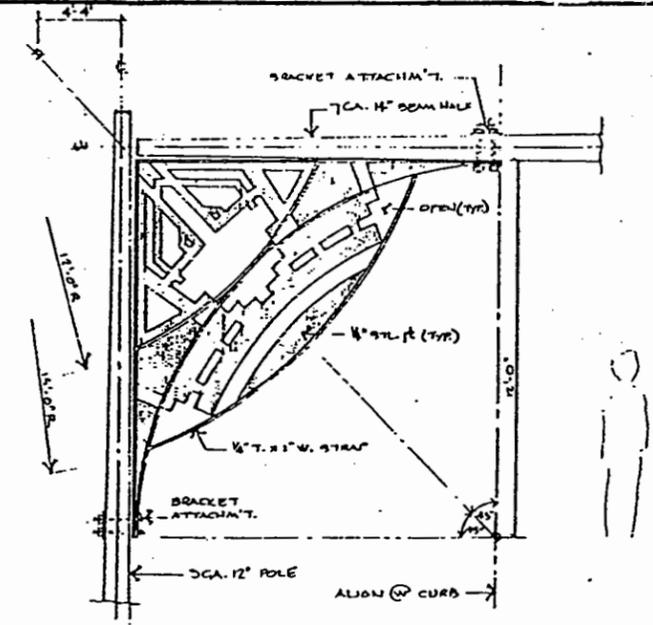
GEOMETRIC LAYOUT of BRIDGE PENDANT 1/8"=1'-0"



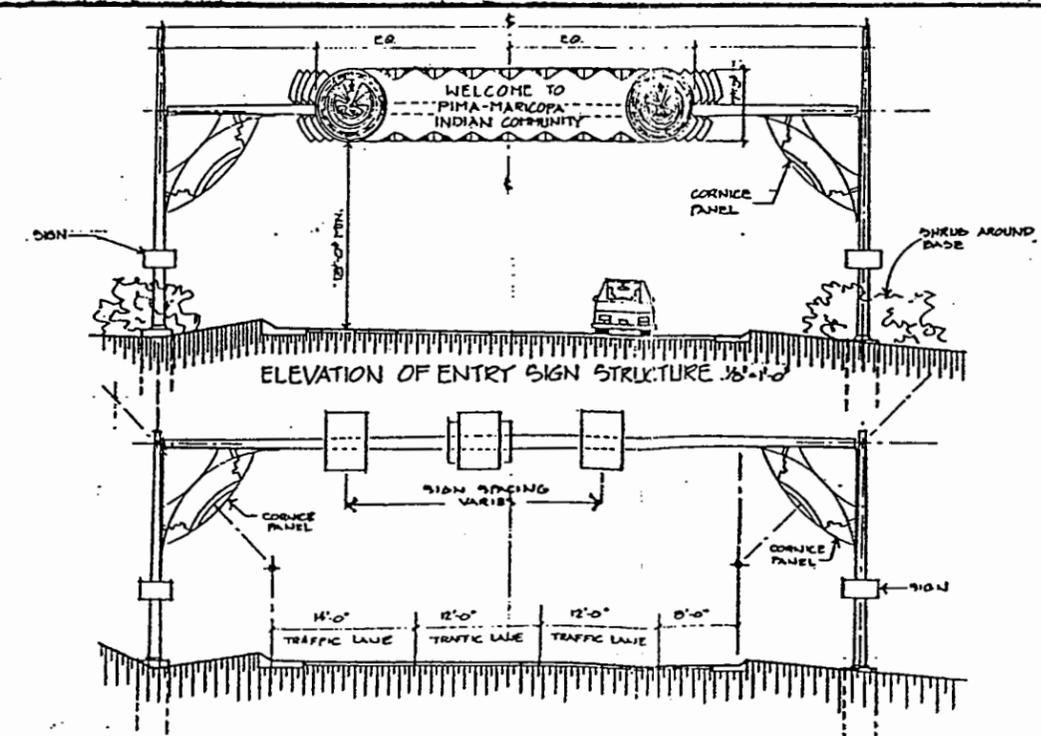
PLAN 1/4"=1'-0"
MEDIAN TERMINALS
EACH SIDE OF BRIDGE STRUCTURE AT TRAFFIC INTERSECTION



BRIDGE MEDIAN FEATURE PLAN 1/4"=1'-0"



CORNICE PANEL 3/8"=1'-0"

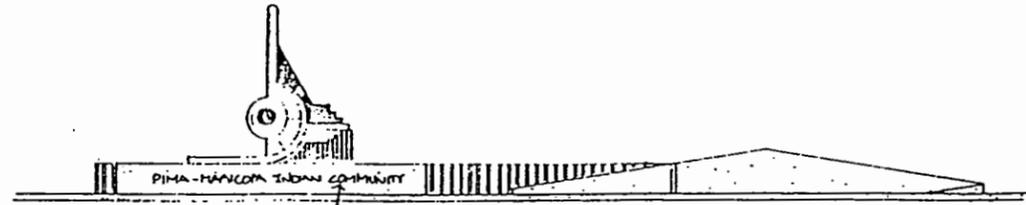


ELEVATION OF TYPICAL SIGN STRUCTURE 1/8"=1'-0"

CHARLES ROBERT SCHMIDT ARCHITECTS LTD.
 1000 NORTH 44TH STREET, SUITE 200, PHOENIX, ARIZONA 85018 (PH) 954-1444
MEDIAN DETAILS AND SIGNAGE
 REVISED
 DATE: 10/1/01
 DRAWN: JAS
 CHECKED: JAS
 PROJECT: 0101
 CLIENT: PIMA-MARICOPA INDIAN COMMUNITY

**AESTHETIC GUIDELINES FOR
 OUTER LOOP HIGHWAY FOR
 SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY**

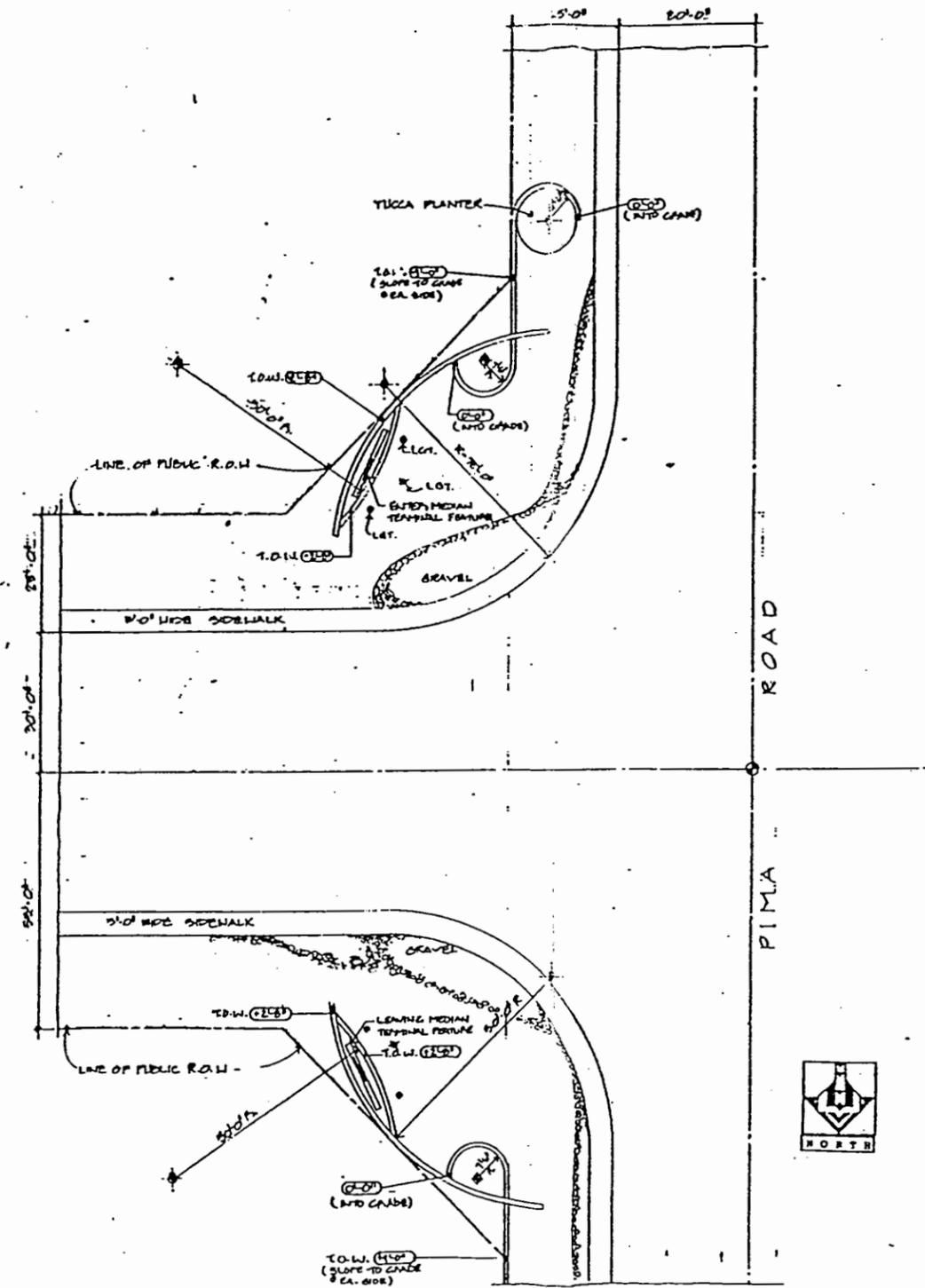
5



RAISED LETTERS TO BE SURFACE MOUNTED & THE CASE TO BE SAME AS STEEL STRUCTURE

SOUTHEAST ELEVATION 1/8"=1'-0"

- NOTE:**
- DESIGNATES SIGNAGE LGT., GROUND MOUNTED, WALL MOUNT TYP. # 2 @ EA. SIDE.
 - ✱ DESIGNATES TERMINAL FEATURE LGT. GROUND MOUNTED TYP. # 1 @ EA. SIDE.



TYPICAL PIMA ROAD INTERSECTION ENTRY FEATURE 1/8"=1'-0"

TYPICAL INTERSECTION @ PIMA RD.

CHARLES ROBERT SCHIFFNER ARCHITECT LTD.
 2000 NORTH 64TH STREET SUITE 200 PHOENIX ARIZONA 85018 (602) 951-7442

AESTHETIC GUIDELINES FOR
 OUTER LOOP HIGHWAY FOR
 SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY

REVISIONS	
DATE	3-1-79
SCALE	AS SHOWN
JOB	0907
DRAWN BY	PS