

Materials & Streetscape



The streetscape at The Shoppes at Wilde Lake is determined to be generous and friendly to pedestrians, enhancing their experience and to encourage safe, enjoyable strolling through the development.

Each sidewalk area will include sub areas consisting of a planting strip for ground cover or trees and other landscaping, a clear walking path, intermittent benches or other street furnishings placed for comfort and convenience, trash receptacles, pedestrian lighting fixtures, etc. Along retail edges, occasional overhangs created by the respective buildings awnings, canopies of other building projection features, usually augmented by retail or commercial tenant graphics, with soften the edge of the sidewalks adjacent to buildings and create protections during inclement weather.

Elements throughout the development will incorporate specific design characteristics including:

Decorative & specialty paving consisting of one or more of the following materials: scored concrete, concrete pavers, brick pavers, stone pavers, stamped/textured/stained concrete patterns, decorative tile, stone or metallic medallions. Graphically and texturally distinctive crosswalks will also be in place throughout the development.

Street furniture including: wood and metal benches, tables and seating, trash and cigarette receptacles, bracket mounted hanging baskets, stone/concrete pots for plants and small trees, in-ground tree grates and bicycle racks. Photographic examples of the potential types and styles of such furnishings are included here.

The material for these items consists of painted metal, wood, brick and cast stone. The products specified will convey permanence, perform with durability and demonstrate high quality workmanship.

The overall assemblage of these items shall reinforce the quality of the experience for pedestrians throughout the development.

The text of this document is intended to be mandatory. All diagrams, drawings, tables, photographs and/or renderings are intended to be illustrative only and are not considered mandatory.



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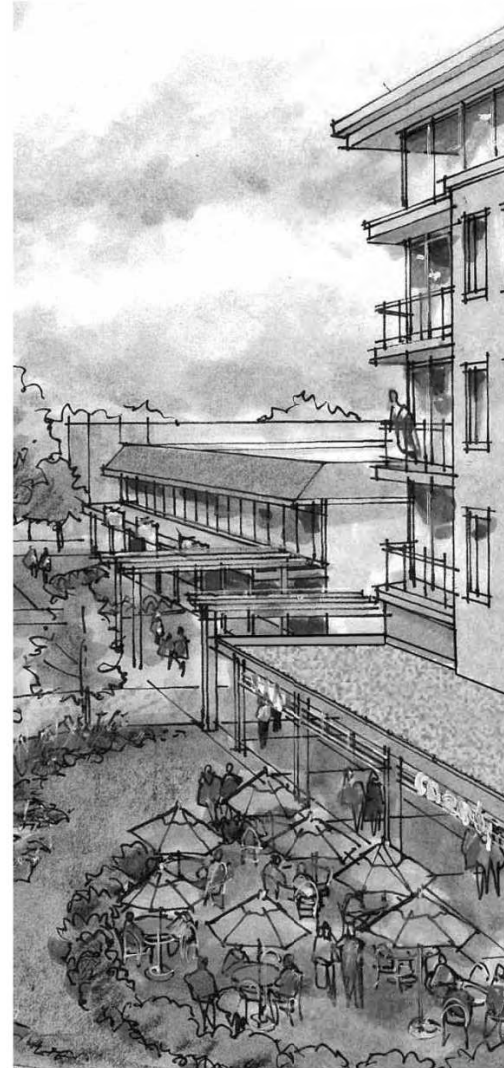
Other Design Criteria

The following additional guidelines apply to buildings as noted:

Service area screens shall consist of primary materials that match the respective building design and character. Compositions of materials, such as wood, metal and brick, concrete or stone will be permitted.

Galvanized (chain link) fencing will not be permitted.

All flat roofs shall be enclosed by parapets at least 42" in height along the primary facades. All rooftop mechanical equipment shall be screened by a parapet wall or other screening device integrated into the building design.



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