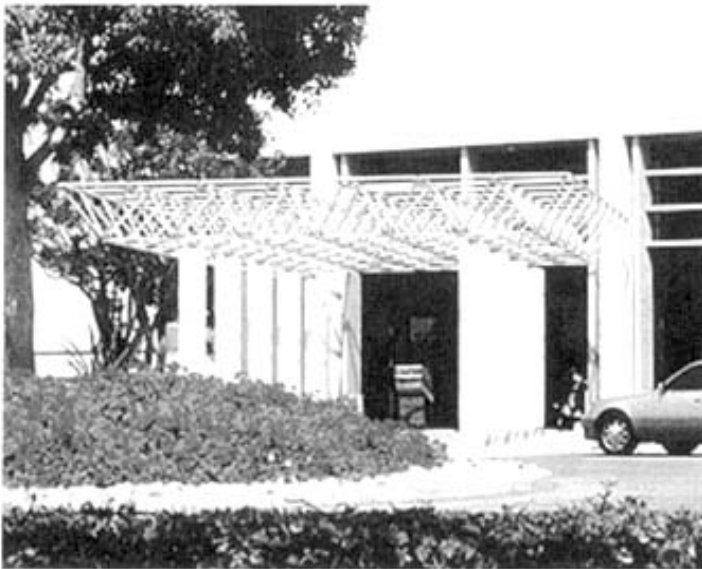
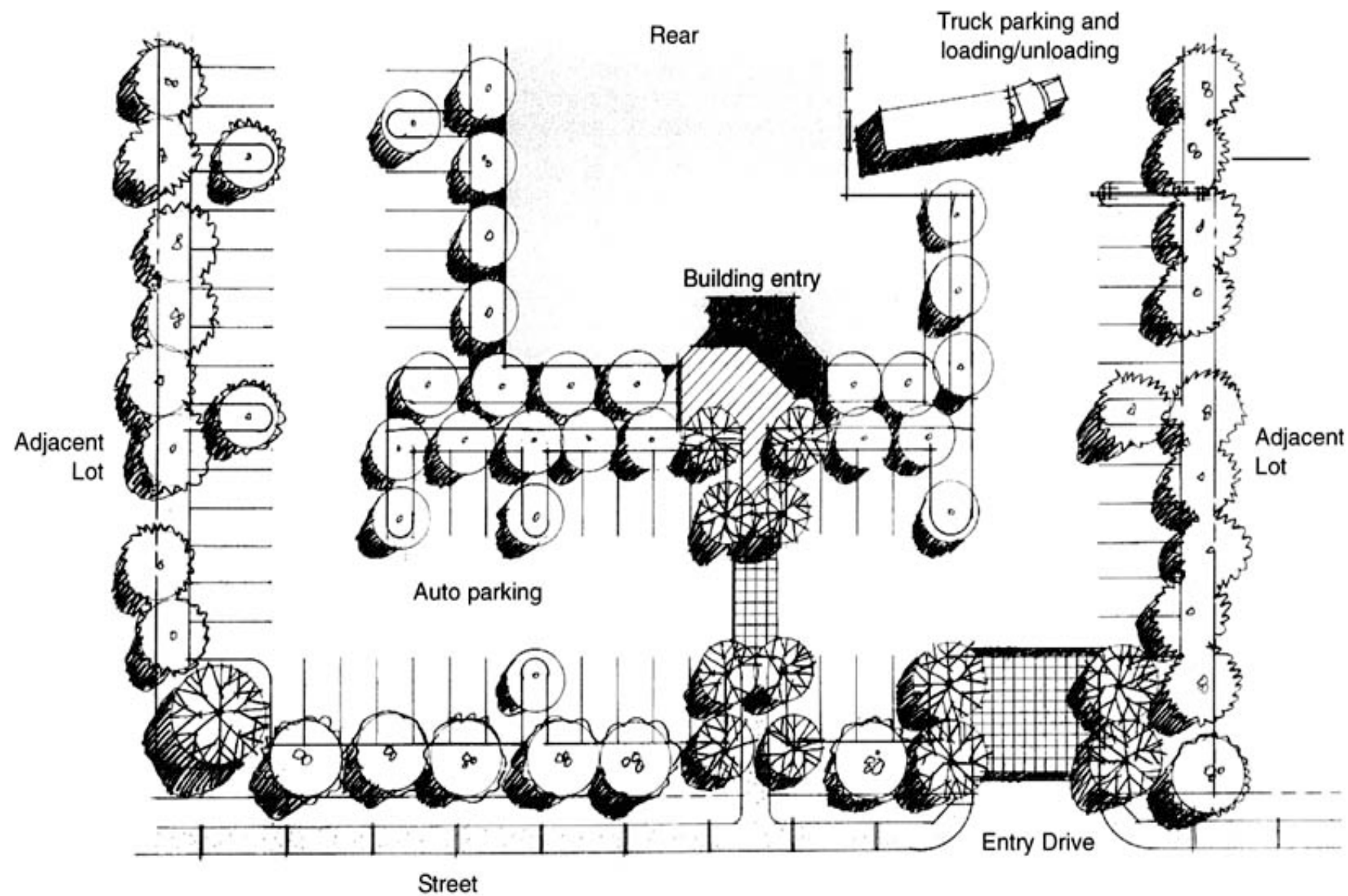


DESIGN GUIDELINES



Section Five





Typical Site Layout

Site Planning Detail

Exhibit 20



DESIGN GUIDELINES

5.0 PROJECT AREA CHARACTER

The Design Guidelines establish the character and style for the development of a business park complex with buildings and streetscapes that have a distinctive visual identity. The Guidelines accommodate individual development identities and promote interrelationships between complementary land uses and community features. The major elements of the Design Guidelines include: site planning, architecture, streetscape, landscaping, and signage. All development proposals within the Specific Plan area shall conform to the Design Guidelines and shall incorporate appropriate theme elements.

The Design Guidelines are to be used by the private developer and the City of Huntington Beach as part of the Site Plan Review process. The Design Guidelines are general and may be interpreted with some flexibility in their application to specific projects. Variations may be considered for projects with special design characteristics that still meet the objectives of the Guidelines. The Design Guidelines shall be used to promote a high level of design quality while at the same time provide some flexibility, necessary to encourage creativity on the part of individual project designers.

The Design Guidelines have been prepared to articulate the intended development standards of the Specific Plan area. The Guidelines establish a framework for developers/designers of individual projects; and design criteria, which the City will use to evaluate proposed developments.

5.1 SITE PLANNING GUIDELINES

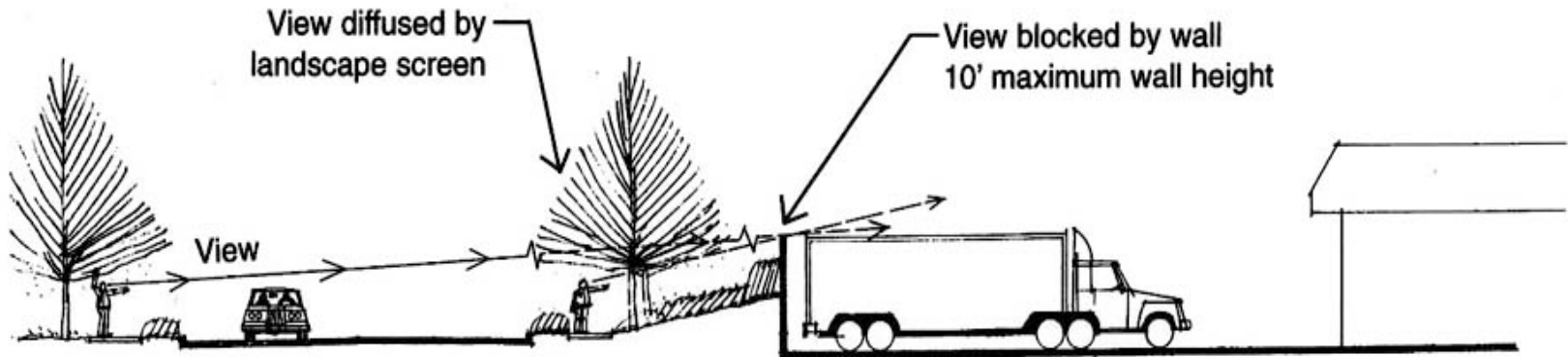
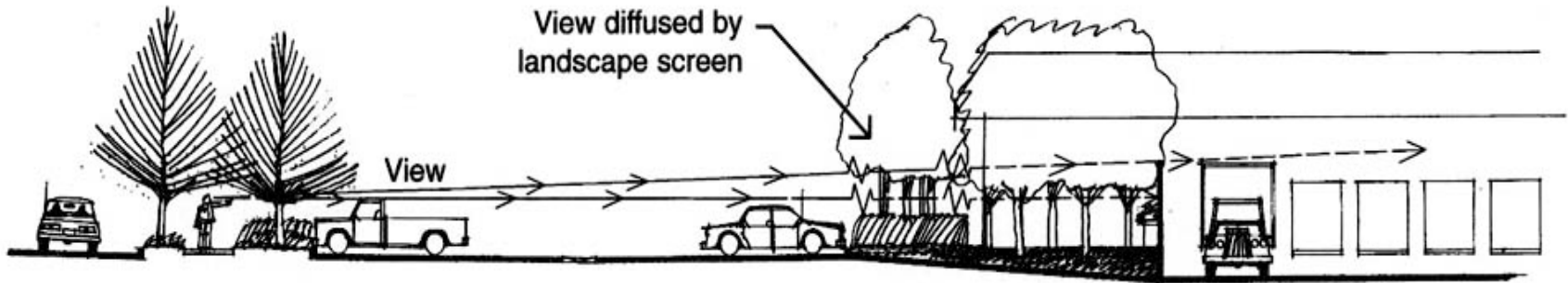
The Specific Plan anticipates a combination of industrial, office, and commercial buildings, each varying in parcel size, building height, and intensity of development. The Design Guidelines section provides the measure by which basic concepts for coordinated site planning can be realized. Care must be taken in the creation of each parcel in the project area to provide convenient access, and cluster common activities. Effective site planning techniques will establish a strong outline and framework for guiding future individual development projects, and create a unique high quality business park.

The successful integration of effective site planning techniques, with the basic design elements on individual projects, will enhance the visual experience in the Specific Plan area, and promote a true sense of place. The existing McDonnell Douglas facilities along Bolsa Avenue and Bolsa Chica Street and the development of Cambro Manufacturing and Sharp Electronics on the eastern boundary have established a high quality of design.

Future development of the remaining parcels will be in accordance with many of the established initial design concepts, in order to achieve an overall project area compatibility.

To facilitate the development of the McDonnell Centre Business Park into a unique resource for the community, the following site planning policies shall be complied with.





Screening of Loading and Storage Areas

Site Planning Detail

Exhibit 21



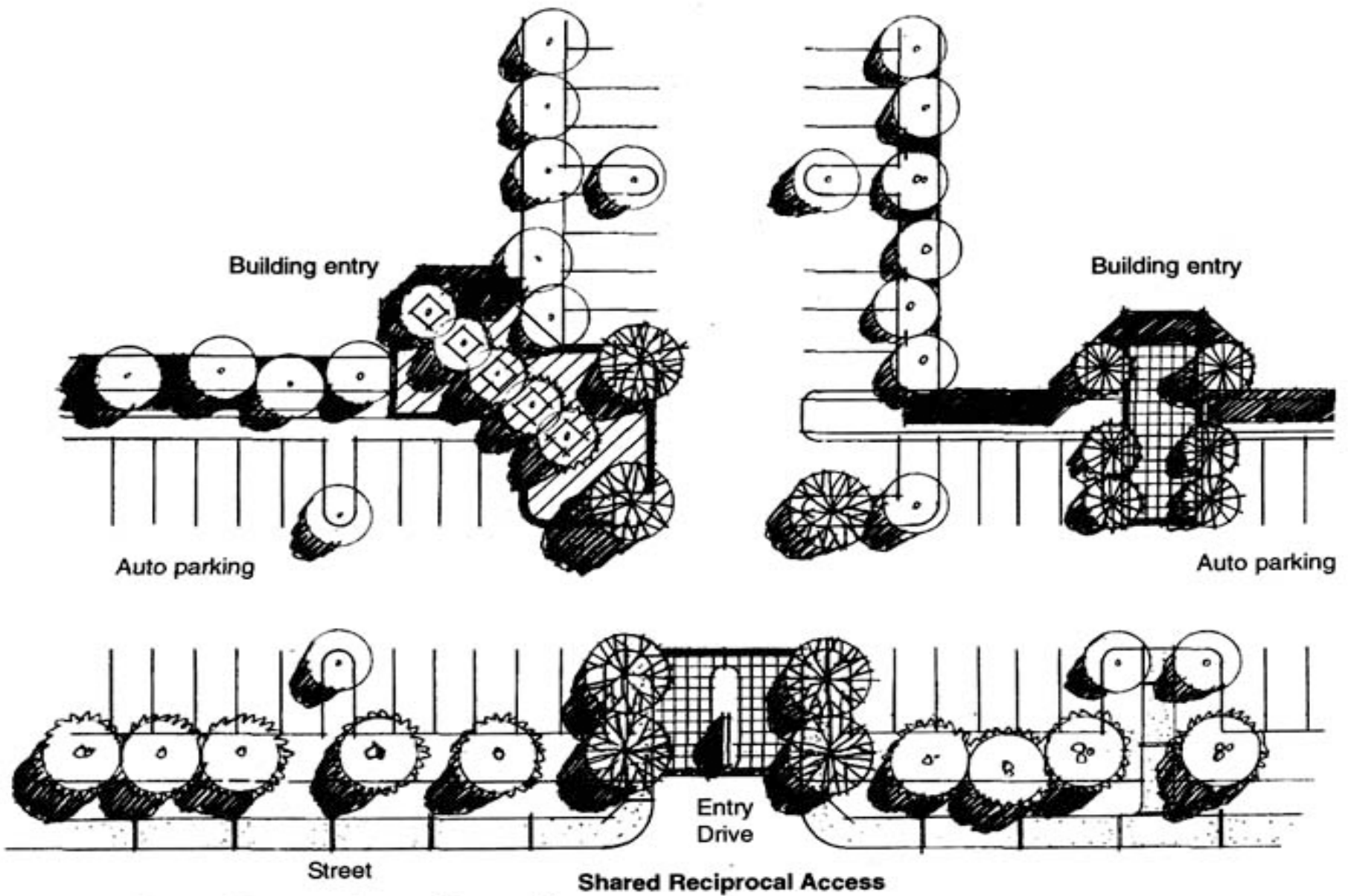
5.1.0 POLICIES:

- 5.1.1. **Site layout** for individual projects shall be designed to route people and vehicles through the site in a clear, identifiable, efficient and effective manner (Exhibit 20).
- 5.1.2 **Building orientation** and access shall be designed compatible with previously constructed and/or approved projects. Building entryways, administration areas and other window areas shall front on to any adjacent street (Exhibit 22).
- 5.1.3 **Parking** for individual projects shall be provided on site in a manner that is convenient and compatible with the layout and design of the overall project area. In order to create larger building setbacks surface parking facilities shall be located between the main building front facade and any adjacent street. A buildings side facade may abut a street subject to the setback provisions in the Development Regulations section (Section Six).
- 5.1.4 **Loading and storage areas** including truck access shall be in the rear and /or side portions of the lot, and screened from the street. All truck maneuvers (i.e. backing into truck loading areas) shall be performed within the project site (Exhibit 21).
- 5.1.5 **Site access** to the individual projects shall provide the minimum required turning radius (inside radius of seventeen (17) feet and outside radius of forty-five (45) feet) and roadway widths for all drive aisles and fire lanes (twenty-four (24) feet), consistent with the adopted City standard. Additional fire and emergency considerations

shall be addressed on a project by project basis, subject to review and approval of the Fire Chief (Exhibit 23).

- 5.1.6 **On-site circulation and access** should be compatible and enhance adjacent developments. Shared driveways and entry locations may be proposed. Driveways and entrances on opposite sides of a street shall align. Any proposed offset of driveways on opposite sides of a street shall be subject to review and approval of the Director of Public Works (Exhibit 22).



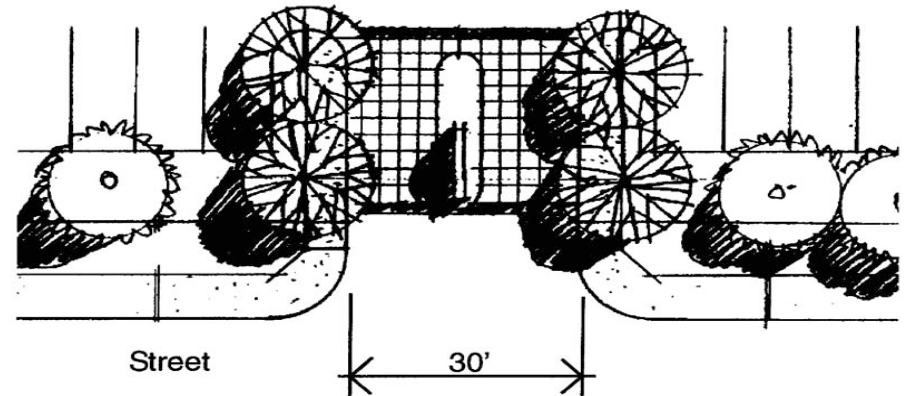


Site Planning Detail

Exhibit 22



- 5.1.7 **Entry drives** shall be of a uniform size and design throughout the project area. Main and secondary entrances shall be thirty (30) feet wide. Loading area access drives shall be forty (40) feet wide (Exhibit 23).
- 5.1.8 **Handicap accessibility** shall be incorporated into all individual project plans and must reflect sensitivity to the needs and requirements of handicapped employees and visitors. The California Accessibility Code (Title 24) requirements shall be considered as a minimum set of guidelines. All accessways and parking layouts shall be handicap accessible and convenient.
- 5.1.9 **Energy conservation techniques** are encouraged and shall be provided on a project by project basis.
- 5.1.10 **Security provisions**, including lighting, building entrance visibility and drive locations, shall be carefully considered, and subject to review and approval of the Director of Public Works and the Police Department.
- 5.1.11 **Relationship to adjacent sites** shall be considered concurrent with individual project layout. Projects shall be "off-set" to minimize views directly into opposing buildings



Typical Entry Drive
Exhibit 23





Architectural Details

Exhibit 24



5.2 ARCHITECTURAL GUIDELINES

The Architectural Guidelines are intended to establish a compatible character, style and quality for all development projects within the McDonnell Centre Business Park. This compatibility of character is not intended to discourage individual innovation and creativity, but to simply provide a framework within which an overall sense of community and place will be reinforced.

The architectural theme shall reflect a contemporary research and development complex. Each project shall be designed and sighted with sensitive regard to climate, context, and proper use of materials and form in an honest expression of function as well as aesthetics. Building design shall comply with the following architectural policies.

5.2.0 POLICIES: (All Buildings)

- 5.2.1 **Building location**, massing and orientation on the individual building sites, shall provide a balance in form and composition.
- 5.2.2 **Building massing** shall possess a balance in form and composition; large flat unarticulated building elevations shall not be permitted adjacent to a public street.
- 5.2.3 **Building articulation and fenestration** are required to avoid large flat building walls. Building elevations can also be enhanced with second story areas and/or vaulted areas establishing a variety in building volumes and composition (Exhibit 25).



Building Articulation
Exhibit 25





Typical Building Entry
Exhibit 26

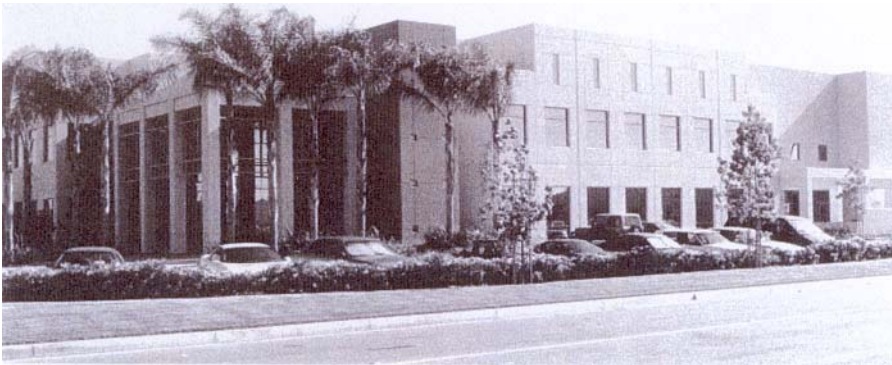
- 5.2.4 **Building relationships** shall be designed with consideration to the proper screening of adjacent projects. Special attention shall be given to maintain the highest quality of design, harmony and compatibility.
- 5.2.5 **Building entries** shall be obvious. A clearly defined, primary pedestrian entry, with an enhanced hardscaped foreground, is required for each building (Exhibit 26).
- 5.2.6 **Building materials, colors and finishes** shall be chosen from a palette of subtle tones (white, off white, light gray and beige); projects are encouraged to use color accents.

- 5.2.7 **Glazing** shall be tinted with high-performance materials (glazing colors, transparency and reflectiveness shall be limited to green, blue, and light gray shades. Clear or lightly tinted glazing is also acceptable).
- 5.2.8 **Mechanical equipment**, shall be screened from view of adjacent property. Mechanical equipment shall not be exposed on the wall surface or roof of a building. Screening material and color shall be compatible with the overall building design and colors, no lattice work is allowed. Backflow devices, electrical transformers and other mechanical equipment, located out of or within setback areas, shall be screened from public view or undergrounded, with the exception of public safety features.
- 5.2.9 **Exterior lighting** shall be located and designed to minimize direct glare beyond the parking lot or service area. Light standards under thirty-five (35) feet in height are recommended throughout a project area and shall illuminate all sidewalks and connecting walkways. All light standards shall be consistent with respect to design, materials, color and color of light, and with the overall architectural style of the project.
- 5.2.10 **Trash enclosures** for refuse containers and equipment shall be easily accessed by service vehicles and screened from public view. Refuse containers and equipment shall be located within a building's facade or within a screened enclosure, and reflect the architectural style of the main building, including the use of similar materials. Landscaping shall be provided on each side of all screened enclosures within parking areas.



POLICIES: (Industrial Buildings)

5.2.11 Building design shall avoid a single dominant mass. Substantial variations in massing should include changes in height and horizontal plane. The horizontal mass of the building elevations may be broken up with external treatment detached from the main building structure. Such massing breaks, include: columns, colonnades, trellises, wall segment textures, materials, pattern or color and enhanced landscape treatment. The extent of massing breaks and building projections shall relate visually to the overall scale of the building.



Typical Building Wall
Exhibit 27

Blank walls shall avoid blank areas between massing breaks, especially along facades immediately visible from adjacent streets or walkways. This can be accomplished with a change in surface texture, revealed pilaster, a change in building planes, a vertical variation of the roof line, window placement and /or intensified accent landscaping (Exhibit 27).

Building walls visible from public streets shall be especially attractive, blank flat facades shall be avoided.

These facades shall include a major entry feature and architectural variation over at least fifteen (15) percent of the facade's linear surface. The entry feature treatment shall be an integral part of the building design, a monolithic appearance shall be avoided (Exhibit 25).

Building corner situations shall incorporate special architectural treatment on elevations, visible from a public street. Any special facade treatment shall be continued around the building (Exhibit 28).



Building Corner Treatment
Exhibit 28

5.2.12 Building entries shall be emphasized by design features such as overhangs, recesses, walls and roof forms that are integrated into the overall building design. Greater height can be used to highlight and accentuate entries (Exhibit 26).





Building Materials Variety
Exhibit 29

5.2.13 **Building materials** may be a combination of concrete, metal, glass and/or other contemporary composites. Concrete tilt-up construction can be an integral component of building design (Exhibit 29).

5.2.14 **Mechanical equipment** such as ventilation devices, louvers, exposed flashing, tanks, overhead doors, and other service doors shall be finished consistent with the color scheme of the building. Cyclone blowers shall be screened and located below the fascia or roofline of a building. These devices shall be located at the rear and painted to match the color scheme of the building.

Mechanical equipment, located adjacent to but detached from the main building, shall be screened with compatible building and/or landscape materials.

5.2.15 **Satellite structures (detached)** can provide an effective variety in building layout and design; provided it can also be an efficient solution for company operations. Satellite structures must be designed to be compatible with the main structure and of the same materials.

5.2.16 **Loading areas** shall be designed to include attractive and durable materials, and conform with other guidelines pertaining to building features, materials and finishes. Fixed hardware for rolling doors shall be located on the inside of buildings to minimize visual clutter.

Loading docks and outdoor storage areas shall not face streets. These areas must be screened with a solid decorative wall or berm. Where views of these features are possible from streets or connecting walkways, they shall be screened through the use of walls, trellises, tall landscaping, or equivalent features. Loading docks shall be provided at a lower grade, where practical, to minimize views from the street and the need for tall walls or fencing (Exhibit 21).

5.2.17 **Outdoor storage** shall not exceed ten (10) feet in height. All outdoor storage areas must be screened consistent with the loading area provisions. The wall height shall be sufficient to screen the loading areas and vehicles and trailers from view of adjacent properties and streets and shall not exceed ten (10) feet in height (Exhibit 21).



POLICIES: (Commercial/Office Buildings)

5.2.18 **Building designs** shall reflect an industrial/office theme and include a recognizable base and top. The base shall visually relate to the proportion and scale of the building. Contrasting materials, textures and color are encouraged on the base of buildings that face streets or connecting walkways, especially adjacent to major entries. Building rooflines are encouraged to take advantage of the visual prominence of a building's silhouette, office and entry area may include: cornice treatments, roof overhangs and brackets, richly textured materials, and/or different color of materials (Exhibit 30).



Commercial Façade
Exhibit 30

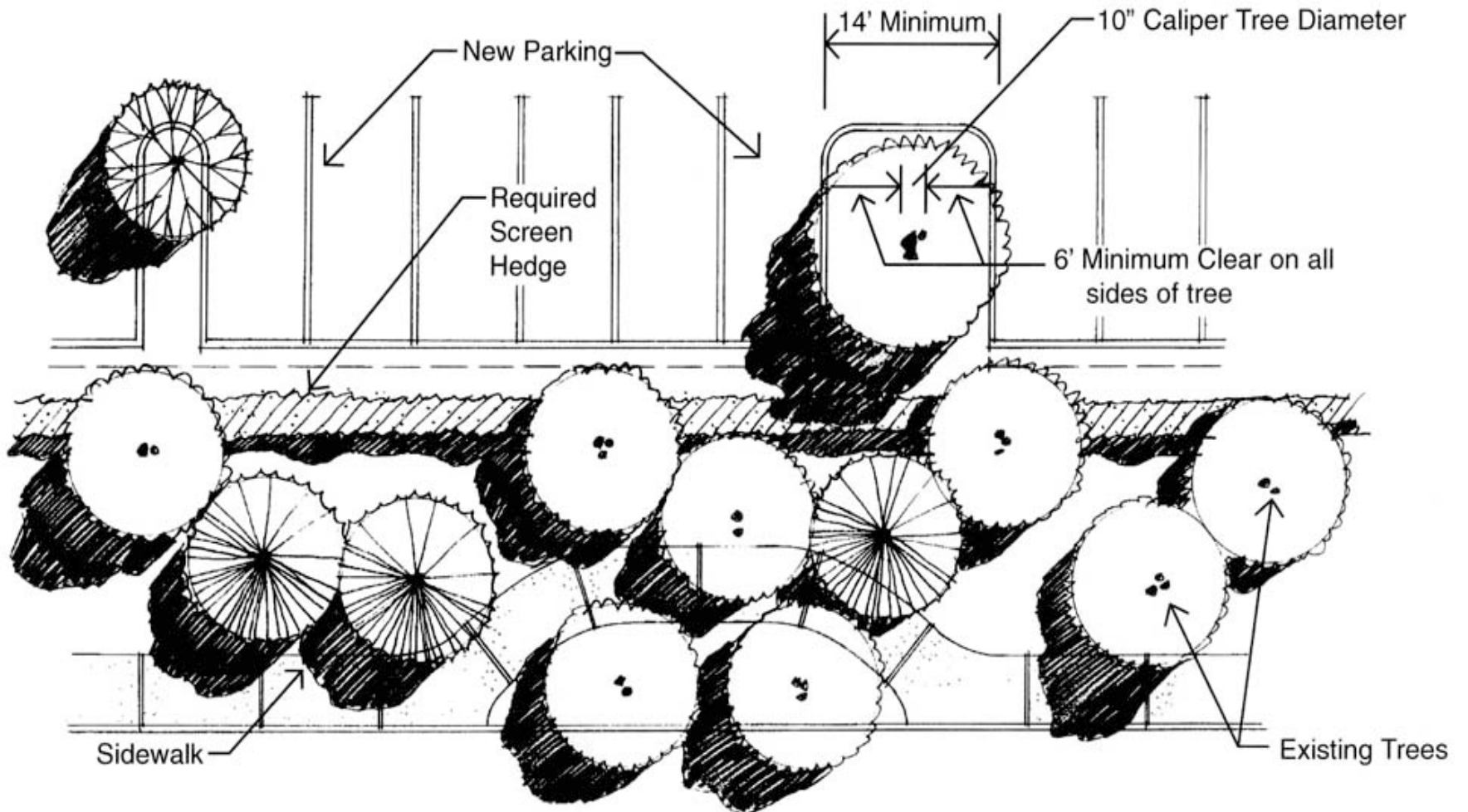


Office Façade
Exhibit 31

5.2.19 **Building materials** may be a combination of contemporary composites and compatible with the industrial buildings materials list (Exhibit 31).

5.2.20 **Illumination of buildings and landscaping** can be indirect, to create a strong positive image. Concealing light fixtures within buildings and landscaping can highlight attractive features. Use of lighting is especially recommended at entries, plazas, parking lots, and other areas where evening activity is expected.





Landscape Detail

Exhibit 32 - Revised 12/2001



5.3 LANDSCAPE GUIDELINES

The Landscape Concept for the McDonnell Centre Business Park is an integral component of the overall project design. The Landscape Concept is composed of several design and implementation elements; strong emphasis is to be placed on preservation of the existing landscape pattern. The Landscape Guidelines establish the design character and visual qualities for individual development in the project area.

The Landscape Guidelines provide uniformity to the site and establish a "Sense of Place" with both functional and aesthetic considerations. The Guideline proposes a continuation of the landscape and streetscape patterns currently surrounding the aerospace facility. These elements include intensified perimeter landscaping, large greenbelt areas, and pedestrian walkways which unify the project area. The landscape treatment for buildings and public right-of-ways should be designed with an internally consistent pattern and comply with the following landscape policies.

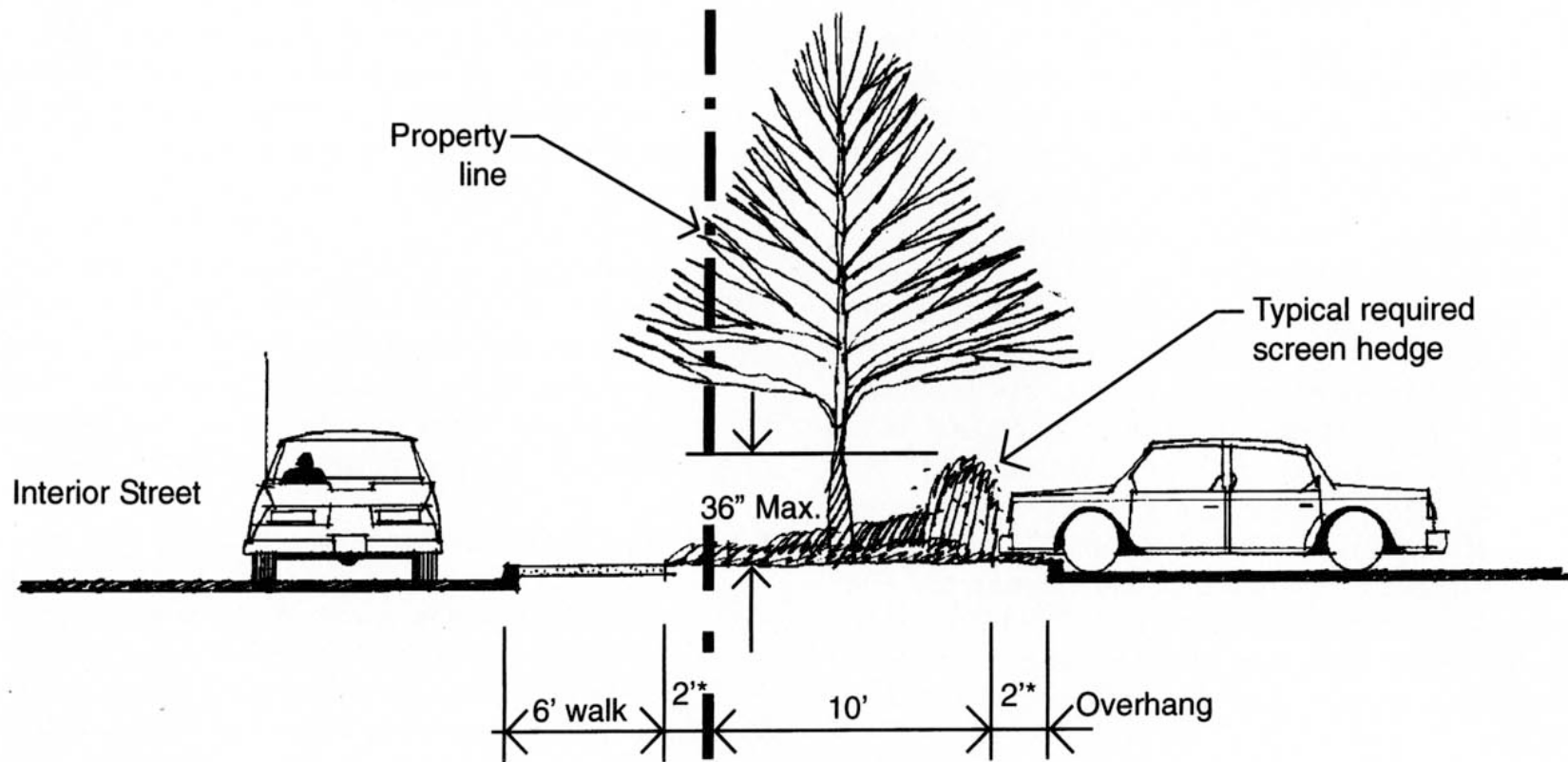
5.3.0 POLICIES:

5.3.1 **Site layout** shall respect and preserve the natural and existing site features, including trees and berming. A professional consulting arborist shall be used to determine how existing trees can be saved during design and construction (Exhibit 32).

5.3.2 **Existing healthy trees**, to the greatest extent feasible, shall be preserved and maintained on site. Where preservation is not possible, existing healthy trees should be relocated. If healthy trees are removed, replacement shall be as follows: Six (6) to ten (10) inch caliper - replace with two (2) thirty-six (36) inch box trees. Trees larger than ten (10) inch caliper, as measured at the breast height (4' -6' above grade), shall be replaced with a single larger specimen tree, one (1) forty-eight (48) inch box and larger. All tree replacement shall be subject to review and approval and may be modified by the Director of Public Works based on available space, location, and ability to comply with requirements, etc (Exhibit 32).

5.3.3 **Landscape design** shall provide informal groupings of deciduous and evergreen shade trees, flowering shrubbery, and ground cover. Trees shall be of even size and shape at time of installation. Replacement trees shall be mature accent trees and compatible with the surrounding existing trees. A minimum of ten (10) percent of the net site area shall be landscaped. A maximum of five (5) percent of the landscape area may be improved with hardscape (entries, plazas, and walkways).





Typical Parkway Landscaping

* This dimension varies from 2' to 4'. A 2' width is provided for 80' right-of-ways and a 4' width is provided for 60' right-of-ways.

Landscape Detail

Exhibit 33 - Revised 12/2001



5.3.4 **Plant materials** shall be selected to create an informal pattern of landscaping to reinforce the character of the existing tree plantings. A more formal pattern of landscaping shall be created on-site at the project entries. Trees shall be selected based upon the size of the planting area, to allow for mature growth without causing future damage to the improvements.

All trees shall be a minimum twenty-four (24) inch box size. Shrubbery (evergreen and flowering) shall be low to medium in height grouped in informal masses, minimum size shall be five (5) gallon. All grass selections shall be made from the approved water efficient materials list (Exhibit 38).

5.3.5 **The right-of-way area**, shall provide a six (6) foot wide sidewalk, adjacent to the curb with a two (2) to four (4) foot wide landscape strip (2' for 80' right-of-ways and 4' for 60' right-of-ways) between the property line and back of sidewalk. The landscape strip shall be adjacent to the individual projects landscaping and compatible to blend in with the on-site perimeter planting palette.

Tree planting in these parkway areas shall include a minimum of one (1) twenty-four (24) inch box tree for each twenty (20) feet of lineal frontage. Tree planting may include a combination with thirty-six (36) inch or larger box trees. Tree planting shall be grouped in informal drifts and tree quantities shall be determined by the length of the property adjacent to the street divided by the recommended spacing of each tree variety. All parkway planting shall be subject to review

and approval of the Director Of Public Works (Exhibit 33).

5.3.6 **Pedestrian walkway systems** shall be designed to unify the entire project area and provide pedestrian site access to buildings, parking and site activity areas. Pedestrian walkways shall be a minimum of six (6) feet in width.

Pedestrian walkways shall exist on each parcel and within the adjacent public right-of-way. All landscaping adjacent to the pedestrian walkway improvements shall be installed concurrent with each individual project and consistent with the Landscape Concept (Exhibit 33).

5.3.7 **Perimeter landscaping** around the project areas shall provide a consistent edge treatment using a limited number of plant materials, and shall meander in informal groupings around the site. An area shall be preserved for a six (6) foot wide sidewalk along this perimeter edge within the public right-of-way and shall be consistent with the edge treatment on all perimeter streets (Exhibit 33).



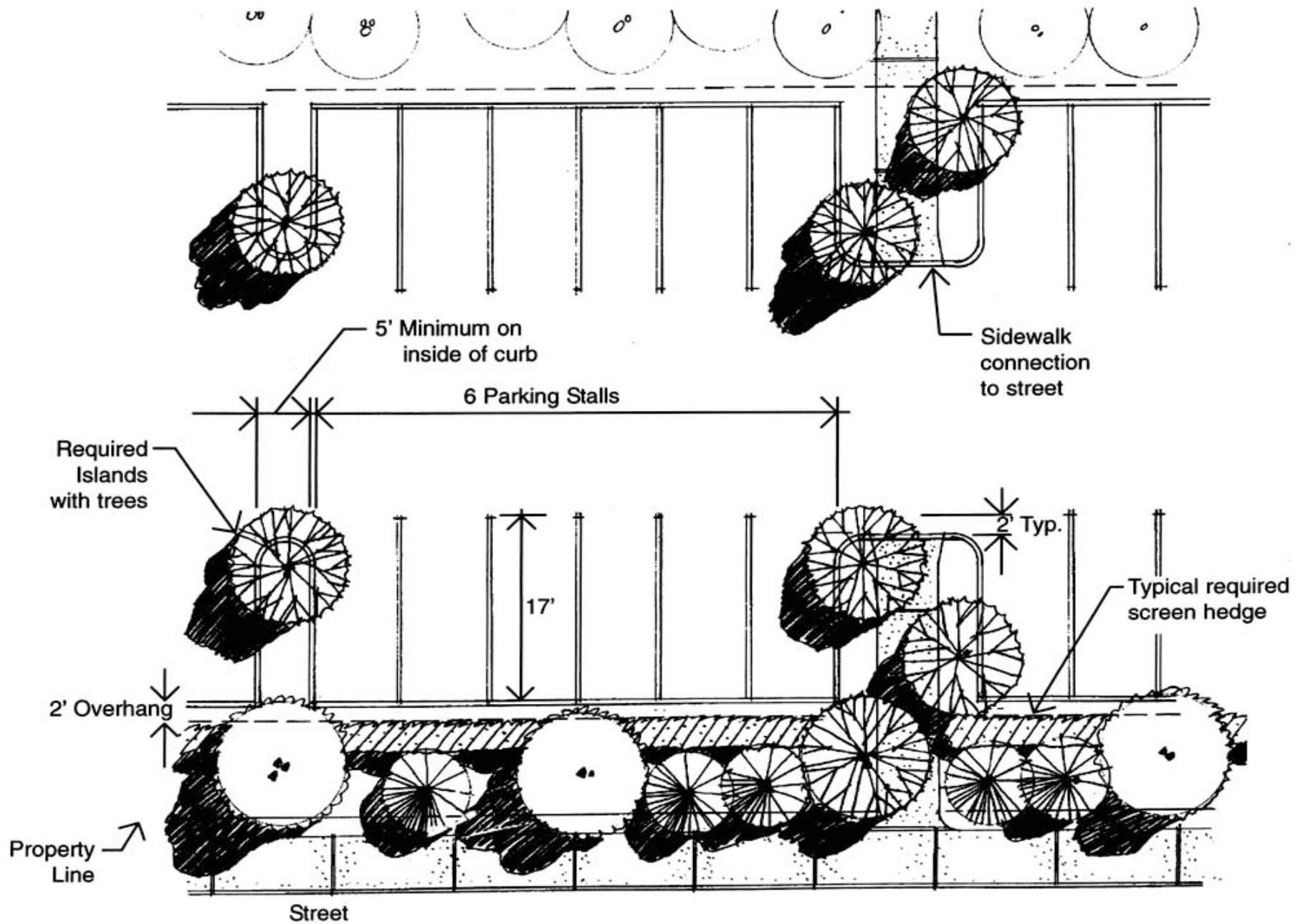


Exhibit 34

Typical Parking Lot Landscaping



5.3.8 **Parking lots** shall be planted at a rate of one (1) tree for every six (6) parking stalls. Parking areas immediately adjacent to public streets shall provide one (1) tree in a landscape area between each sixth parking stall. Parking lot trees shall be twenty-four (24) inch minimum size box trees. All tree planting areas shall be a minimum net width of five (5) feet (Exhibit 34).

Parking lot treatments shall be consistent and contribute to the project landscaping unity. Parking lots shall be planted with trees in such a manner as to provide maximum shade. An alternative which clusters or groups parking lot trees adjacent to the building may be considered. Larger trees may also be substituted for a number of smaller trees, subject to review and approval of the Director of Public Works.

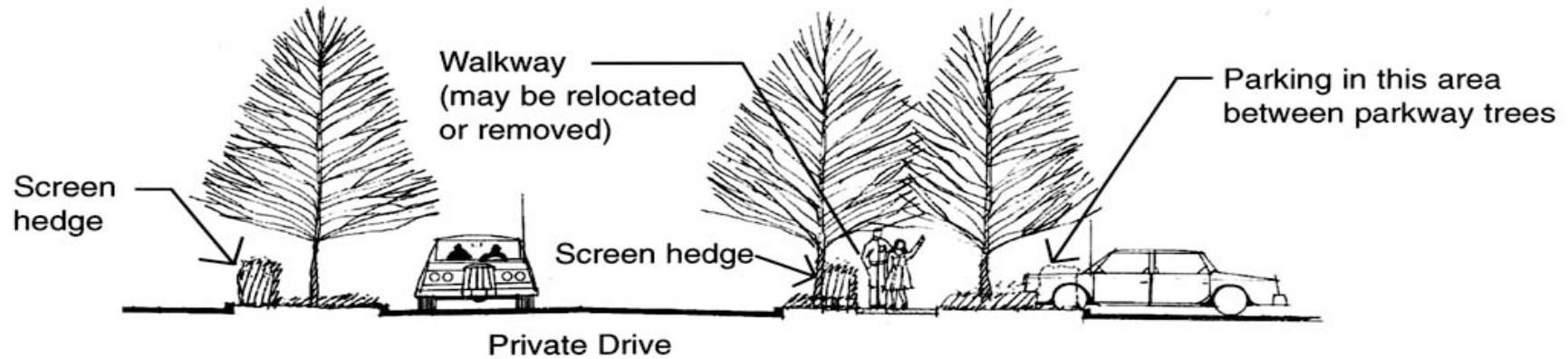
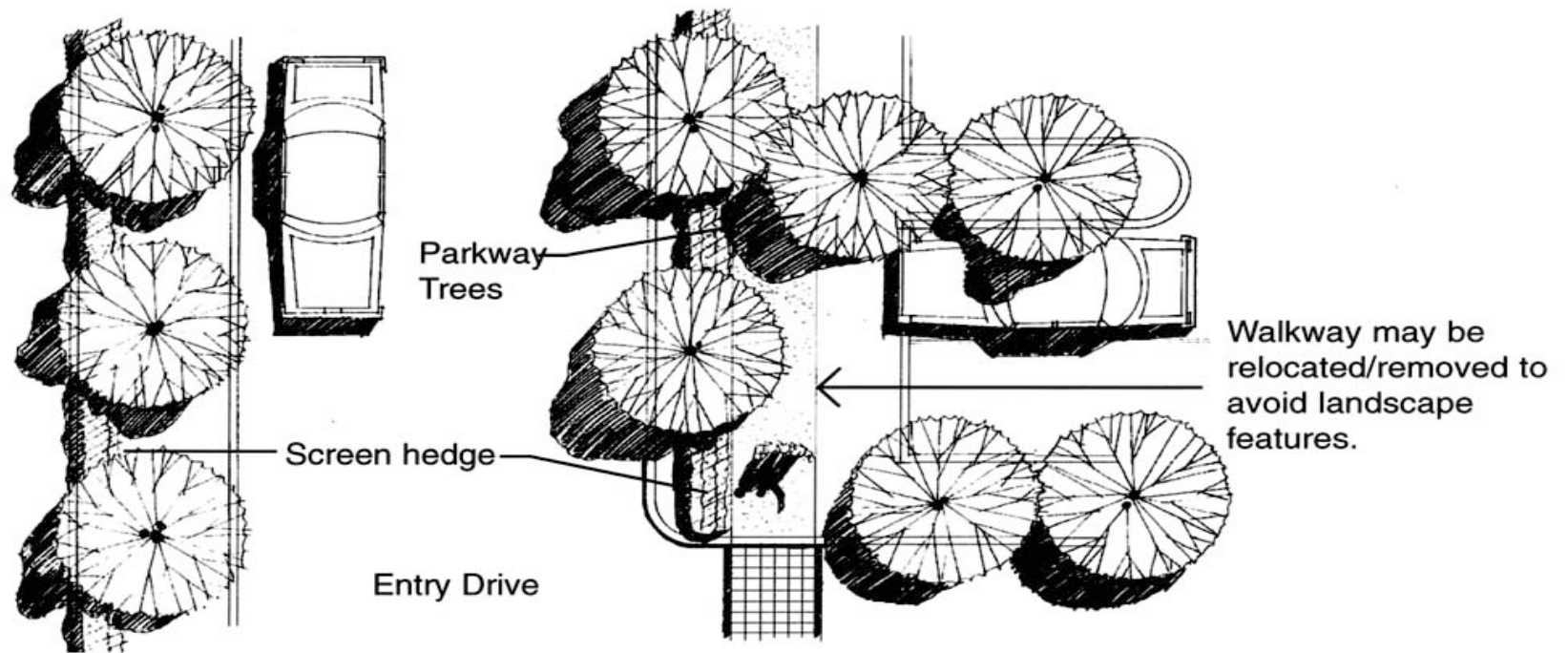
Perimeter parking lots adjacent to arterial streets, shall be provided with additional landscape treatment to ensure that the parking areas are adequately screened from adjacent street views. Berming in these areas is encouraged and shall be a maximum of three (3) feet high and have a natural appearance in form.

Shrubbery shall be planted in areas where berms are not practical, along the perimeter of the parking areas. Shrub planting shall be provided in a minimum five (5) gallon size and spaced a maximum of three (3) feet apart. Shrubbery shall not exceed three (3) feet in height. Hedges shall be trimmed up from the ground and maintain an eight (8) inch clearance from the ground.

Where cars overhang the curbs, ground cover planting shall be required at a minimum width of three (3) feet (inside dimension). The overhang area shall not be considered as part of the required minimum percentage of on-site landscaping (Exhibit 34).

5.3.9 **Interior property lines** shall be planted with a continuous hedge, five (5) gallon shrubs at a minimum spacing and twenty-four (24) inch box trees; a minimum of one tree per twenty-five (25) lineal foot of property line.





Landscape Detail

Exhibit 35 - Revised 12/2001

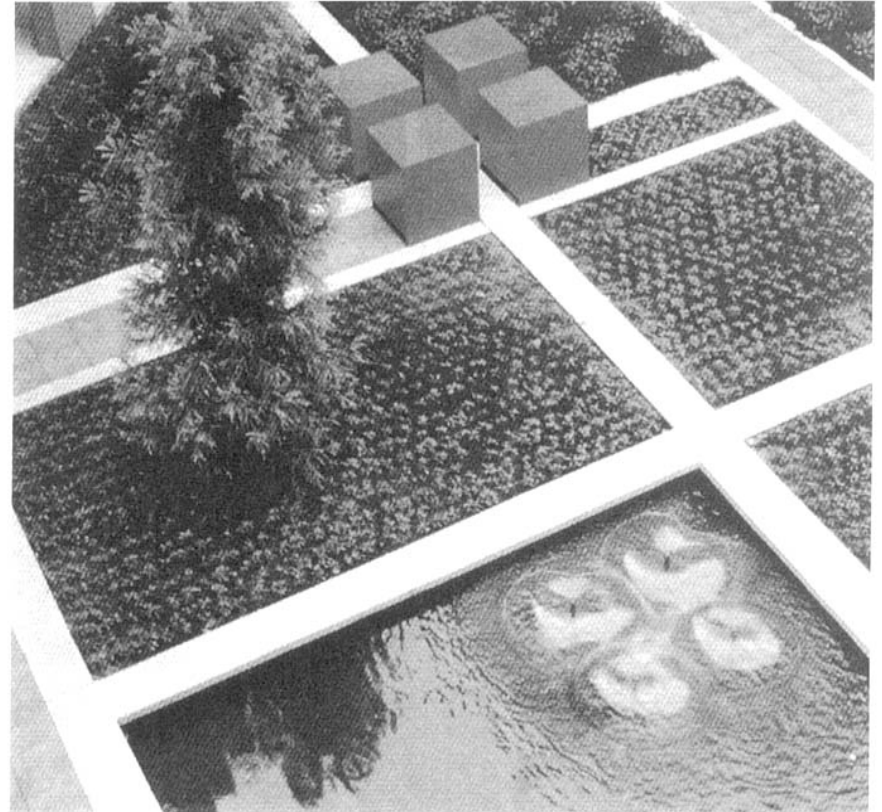


5.3.10 **Entry drives** shall be constructed in conformance with the Specific Plan (Policy 5.1.7) and City design standards (Public Works Standard Plans), subject to the review by the Director of Public Works. Project access points shall be designed to provide entering and exiting drives with adequate views of approaching pedestrians and vehicles (Exhibit 23).

Entry drives shall provide convenient access to parking lots at various site locations. In addition to street trees and on-site landscaping, each entry shall be designated by ground cover and one or two large thirty-six (36) inch box specimen trees, on both sides of the entry. These trees shall be located a minimum of ten (10) feet back from the face of the street curb to avoid the line-of-sight concern (Exhibit 35).

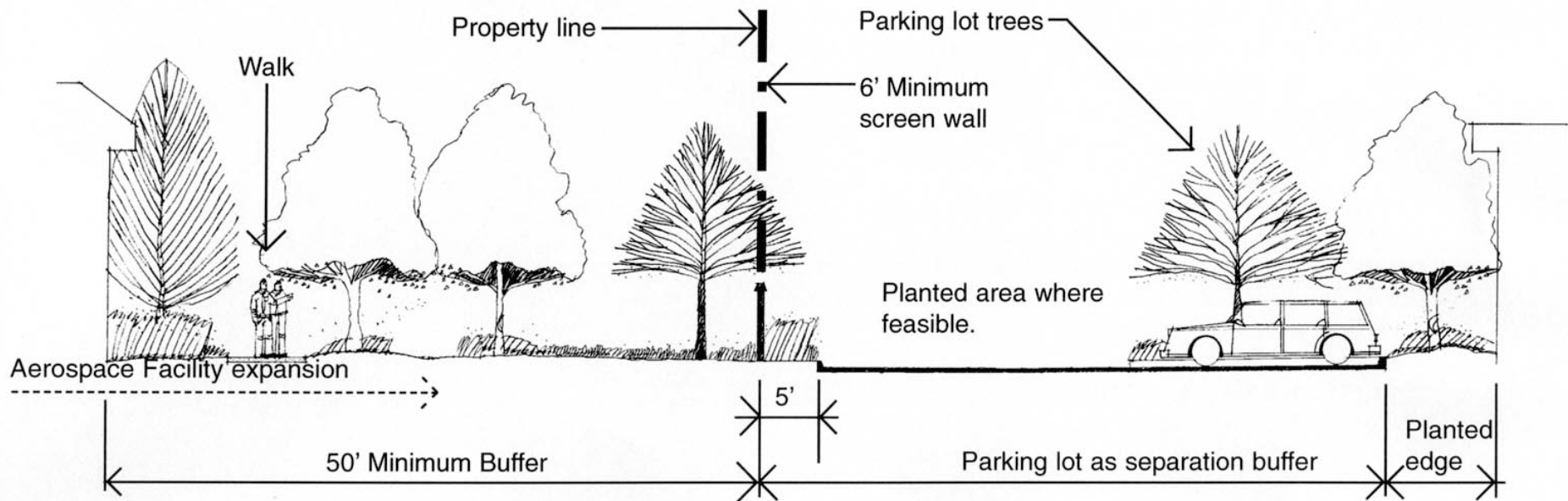
Stamped concrete, colored to match paving materials, shall be provided at all driveway entrances and all pedestrian connections from the main building to the public pedestrian walkway system, across drive aisles and through landscaping.

5.3.11 **Entry plaza areas and courtyards** shall be provided as focal points and for employee use. These areas shall be an integral part of the building architecture and be connected by a walkway system to the public pedestrian walkways.



5.3.12 **Buffer** areas shall be provided along the abutting edges between Planning Areas, concurrent with new development. These buffer areas are intended to provide for an aesthetic transition between the aerospace facility and any non aerospace new development. Buffer areas shall be a minimum of fifty (50) feet in width and shall include landscaping and berming to adequately screen

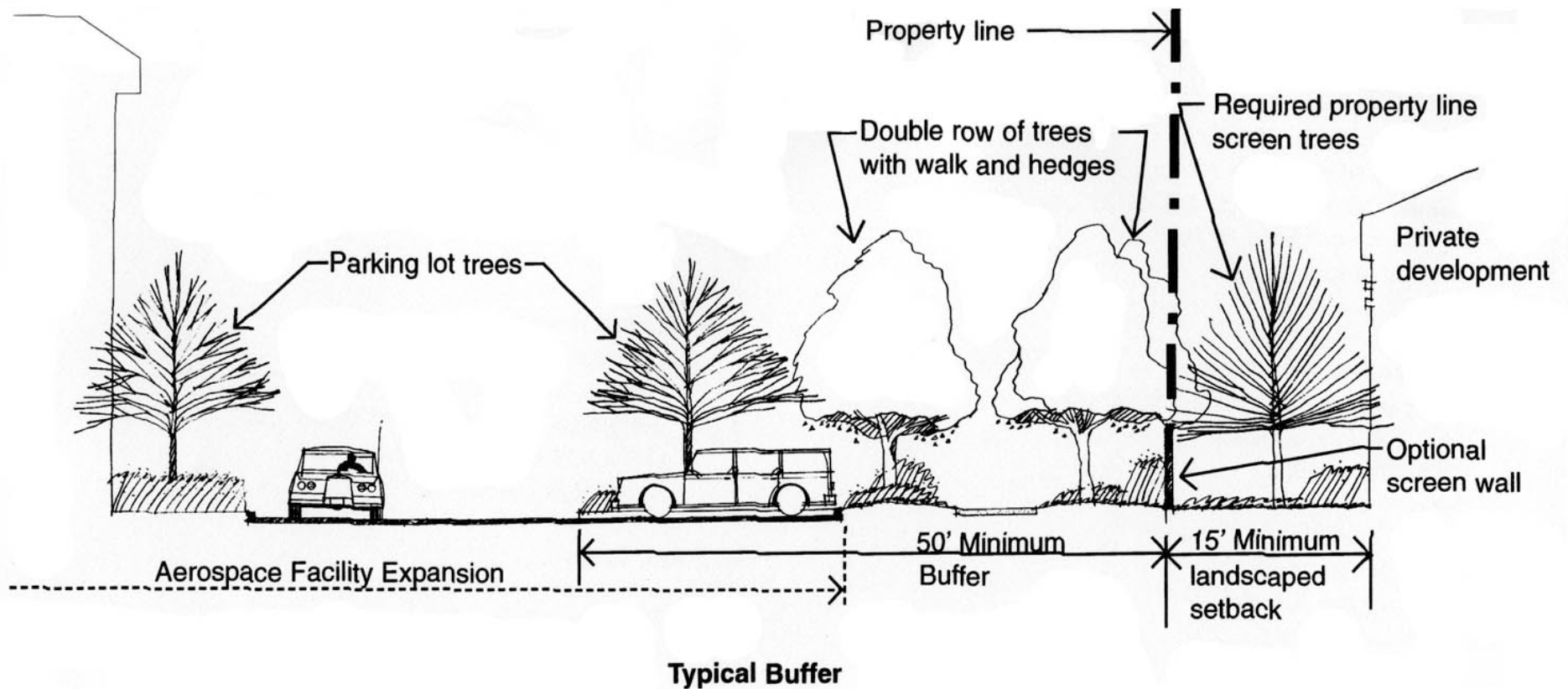
adjacent uses, consistent with the established landscape theme. Buffer areas may also be used for a private access drive and/or parking lot, provided an intensified landscape design is proposed, and may include walls, fencing, utility easements and pedestrian walkways compatible with adjacent development.



Typical Landscape/Parking Lot Buffer

Landscape Detail

An additional building setback may also be necessary in order to adequately screen the adjacent use.



Landscape Detail

Exhibit 37 - Revised 12/2001

PLANT PALETTE

With approximate spacing

Street Trees

- Pinus halepensis @ 35' oc.
 - canariensis @ 20' oc.
 - eldarica @ 20' oc.
- 2. Liquidambar styraciflua 'Palo Alto' @ 25' oc.
- 3. Podocarpus gracilior @ 30' oc.
- 4. Eucalyptus citriodora @ 20' oc.
 - ficifolia @ 20' oc.
 - nicholli @ 20' oc.
- 5. Agonis flexuosa @ 20' oc.
- 6. Cinnamomum camphora @ 20' oc.
- 7. Tristania conferta @ 20' oc.
- 8. Tristania laurina

Accent Trees

- 1. Lagerstroemia faurei
- 2. Prunus cerasifera 'Thundercloud'
- 3. Eucalyptus, species
- 4. Erythrina caffra
 - coralloides
- 5. Brachychiton acerifolius
- 6. Agonis flexuosa
- 7. Eucalyptus ficifolia
- 8. Tristania laurina
- 9. Metrosideros excelsos

- 10. Metrosideros Tomentosa

Property Line Trees

- 1. Eucalyptus ficifolia
 - nicholi
- 2. Podocarpus gracilior
- 3. Agonis flexuosa

Tall Screen Hedges (5 gal min)

- 1. Ligustrum 'Texanum' @ 30" oc.
- 2. Nerium oleander @ 36" oc.
- 3. Xylosma senticosa @ 36" oc.
- 4. Leptospermum scoparium @ 36' oc.
- 5. Prunus caroliniana @ 36" oc.

Low Screen Hedges (5 gal min)

- 1. Carissa grandiflora @ 36" oc.
- 2. Nerium oleander 'Petite Pink' @ 36" oc.
- 3. Juniperus 'Tamariscifolia' @ 36" oc.
- 4. Cotoneaster Microphylla
- 5. Plumbago Scaniferes

Ground Cover

- 1. Mesembryanthemum rosea
- 2. Gazania 'Mitsuma'
- 3. Grass Festuca/Marathon II or III

Plant Materials Palette

Exhibit 38 - Revised 1/2002



5.3.13 **Landscape screening** is intended to soften and blend the connection of the developed building areas with the landscape of the surrounding sites. This connection shall be made with compatible ground cover, shrubbery and trees. Trees shall be provided to soften, and visually relieve, building elevations and to provide summer shade.

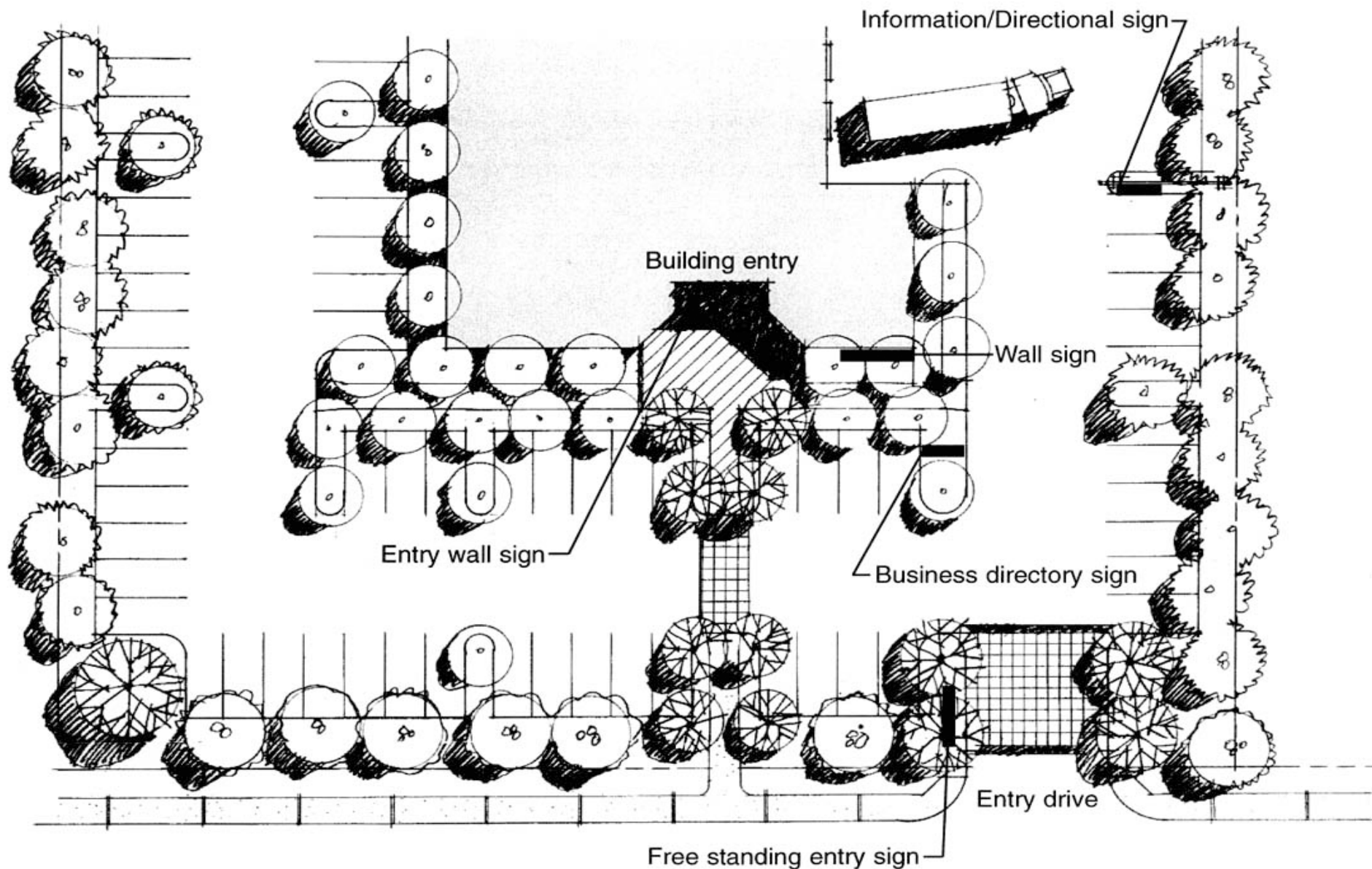
Trash enclosure areas shall be provided with tree and shrub planting screens to soften the enclosure. Mechanical equipment and transformer areas shall have landscape screening and/or low-level screen walls. Valves, meters, back flow preventers, etc., shall also be screened by shrub plantings and/or low level screen walls.

5.3.14 **Landscape lighting** shall be provided to aesthetically enhance the site, as well as providing for the safety and security of motorists and pedestrians throughout the project area.

Pedestrian walkways shall include adequate night lighting for public safety.

5.3.15 **Conservation** water measures shall be incorporated in the landscape design. A minimum of seventy-five (75) percent of the required landscape area shall be planted with ground cover and the balance with turf. The use of shrubs, hedges, and berming, shall be provided to screen cars in the parking lots from street view.





Sign Detail

Exhibit 39

Typical Signage Layout



5.4 SIGNAGE GUIDELINES

The Signage Guidelines identify a framework in which advertising a place of business, providing directions or information can be accomplished without detracting from the overall design quality of the project area. The Signage Guidelines also contribute to the overall project area design theme. Design, color, materials and placement are all important in creating signs that are architecturally attractive and integrated into the overall project area design. The intent is to create and promote a quality visual environment by allowing only signs which are compatible with their surroundings and which effectively communicate their message.

This section sets forth general criteria for all signs within the project area. Signs shall be designed to be architecturally compatible with the colors and materials of the adjacent building. All signing shall be subject to the provisions and procedures of the Huntington Beach Zoning and Subdivision Ordinance, and comply with the following policies.

5.4.0 POLICIES:

- 5.4.1 **Wall signs** and logos attached to the building shall be individual letters and surface mounted. No signs shall be painted directly on the building. No signs shall be boxed with internal lighting and attached to a building.
- 5.4.2 **Wall signs** shall be located on the building for optimum visibility from the adjacent street.
- 5.4.3 **Wall signs** shall only be located on the building face adjacent to a street and shall be limited to identify tenants within each building. These signs shall be restricted to the name of the firm, company or corporation only. The colors and materials of the sign structure shall be

compatible with the building architectural colors and materials, sign face materials and colors may contrast.

- 5.4.4 **Wall signs** shall not exceed an area equal to one square foot for each lineal foot of building frontage. Maximum size sign for each building facade adjacent to a street shall be one-hundred (100) square feet for industrial projects, two-hundred (200) square feet for commercial projects. Maximum letter height shall be thirty (30) inches.

- 5.4.5 **Wall signs** shall be limited to one (1) sign per building elevation with a maximum of two (2) wall signs per primary tenant on non-adjacent building facades. These signs shall be internally illuminated or non-illuminated.

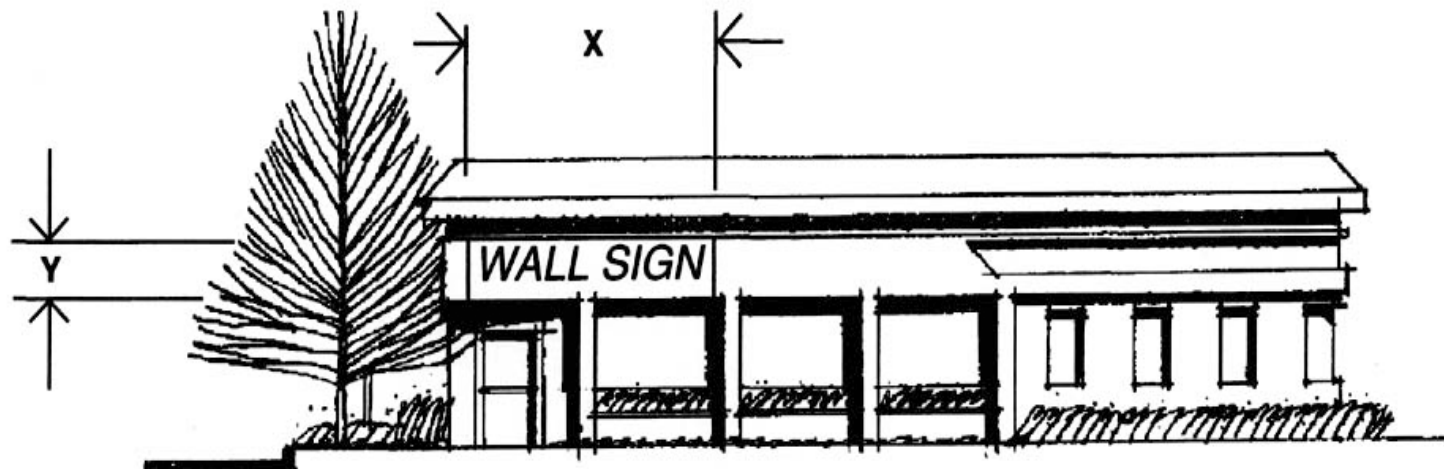
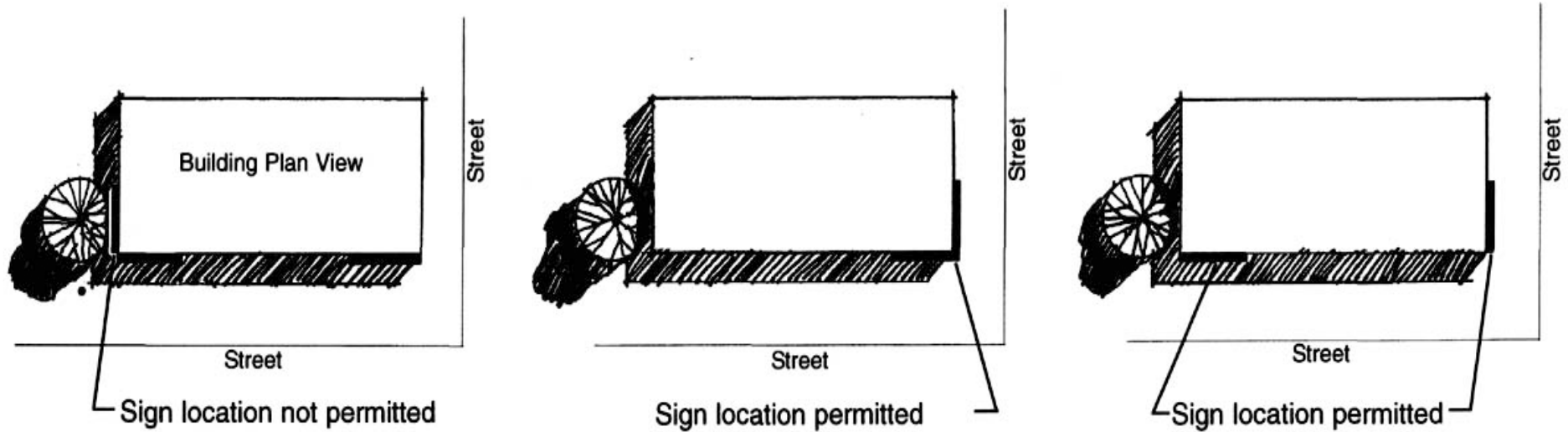
Wall Sign Chart

	Maximum Number	Maximum Area	Other
Commercial	1/Business	200 sq. ft	♦ Below roof line ♦ Channel letters only ♦ Raceways not Permitted
Industrial	1/Business/ street frontage	100 sq. ft.	
Office	1/Business	100 sq. ft.	

Exhibit 40



Wall Sign Location



Wall Sign Detail

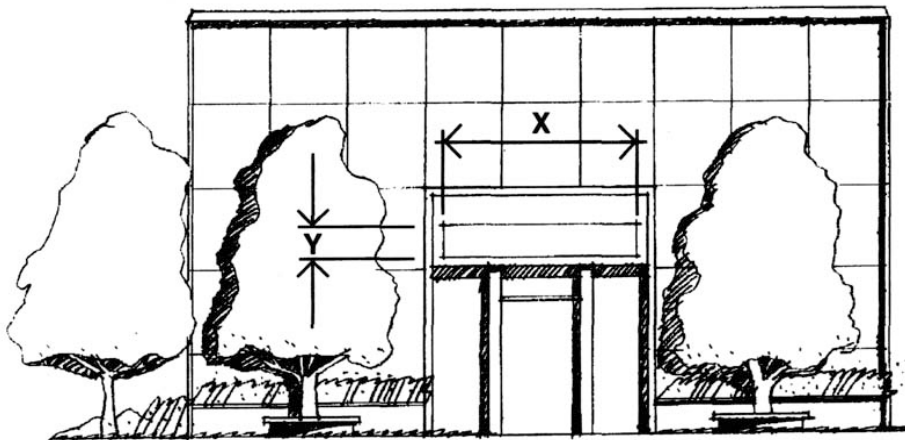
Exhibit 41

Dimensions of X and Y varies.
 X times Y is not greater than 100 sq.ft. for
 industrial projects and 200 sq.ft. for
 commercial projects.



5.4.6 **Wall signs** shall be limited for secondary tenants to a maximum of one (1) sign per tenant. In no event shall there be more than four (4) secondary tenant wall signs permitted per building and no more than two (2) per building elevation.

5.4.7 **Additional wall signs** shall be permitted at the primary entry to a building. Maximum size shall be ten (10) square feet with the maximum letter height of twelve (12) inches.



Dimensions of **X** and **Y** varies.
X times **Y** is not greater than 10 sq.ft.

Entry Wall Sign
Exhibit 42

5.4.8 **Freestanding signs** for business identification shall be limited to perimeter locations adjacent to existing arterials and shall be of a monument design. These signs shall not exceed seven (7) feet in height, as measured from the adjacent grade, and not more than fifty (50) square feet in area for industrial and office and one hundred (100) square feet for commercial.

5.4.9 **Freestanding signs** for tenant Identification may be installed within or adjacent to a private entry driveway. Entry signs must be located and sized so as to not interfere with vehicular visibility and/or movement. Entry signs shall be limited to thirty-two (32) square feet and shall not exceed four (4) feet in height. Entry signs may be placed on a berm not exceeding eighteen (18) inches in height. Entry signs shall include the building address.

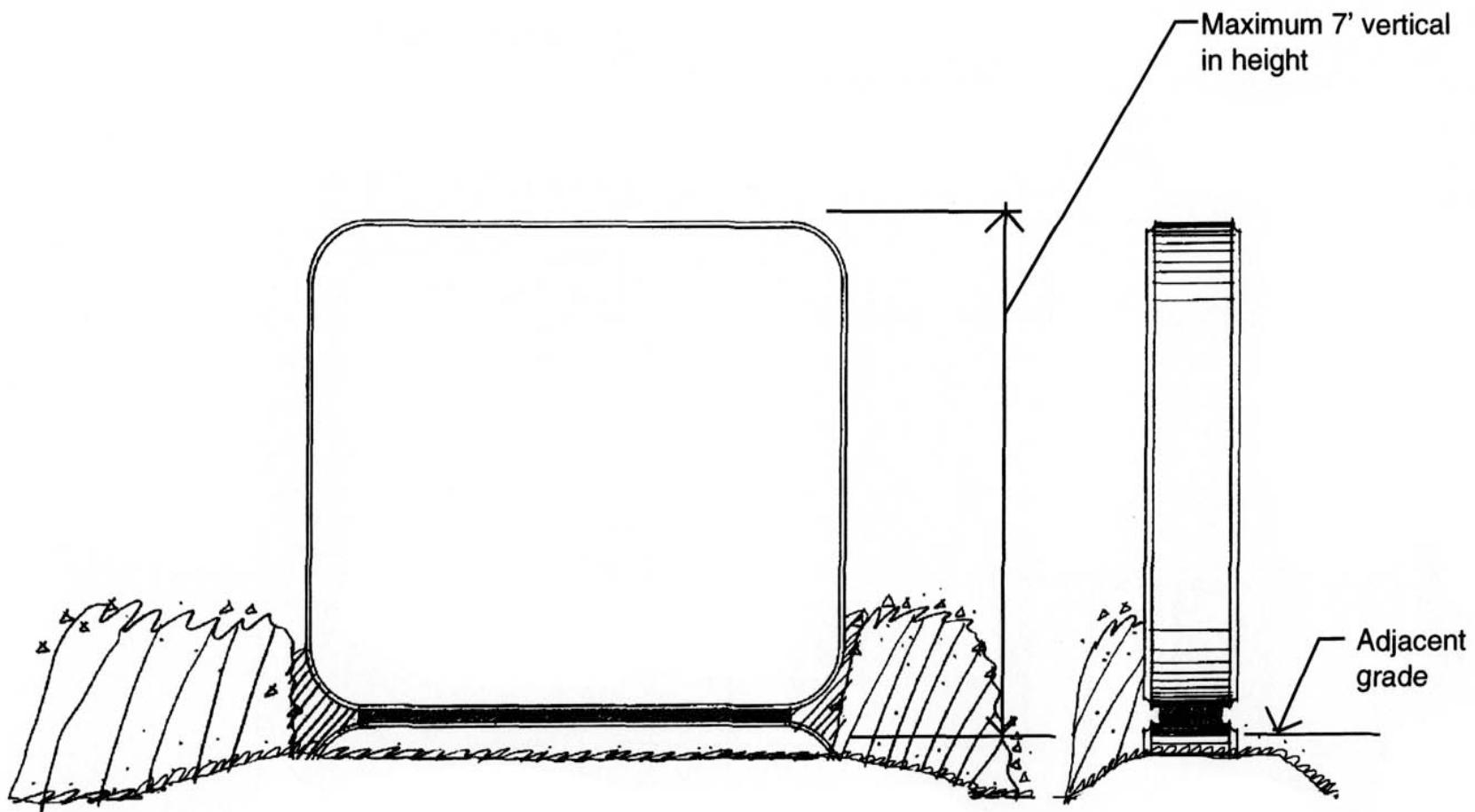
Freestanding Sign Chart

	Maximum Number	Maximum Area	Maximum Height	Other
Commercial	1/250' of frontage	100 sq. ft.	7 ft.	Multi-tenant panels are permitted
Industrial and Office	1/building	50 sq. ft.	7 ft.	Multi-tenant panels are not permitted

Note: Entry signs, informational/directional signs and temporary signs are subject to separate regulations

Exhibit 43



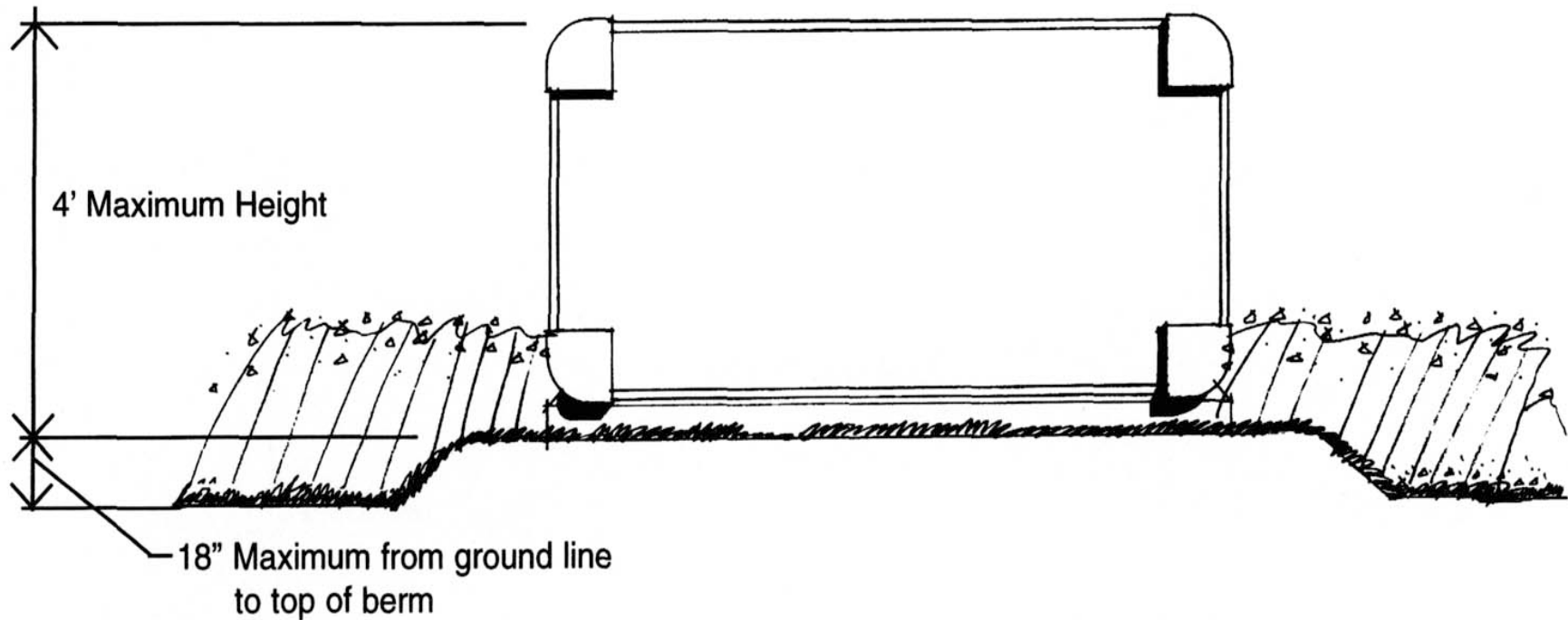


Freestanding Sign Detail

Exhibit 44



5.4.10 **All freestanding signs** shall be of a monument design, including: business identification, business directory, and information/directional identification. Street-side signs, at access driveways, shall be used to identify a building address/tenant, and to direct traffic to that building. Internal, on-site signs shall be utilized to provide information and direction to pedestrian and automobile traffic. Freestanding retail commercial signs shall be a minimum of two hundred and fifty (250) feet apart.



Entry Sign Detail

Exhibit 45

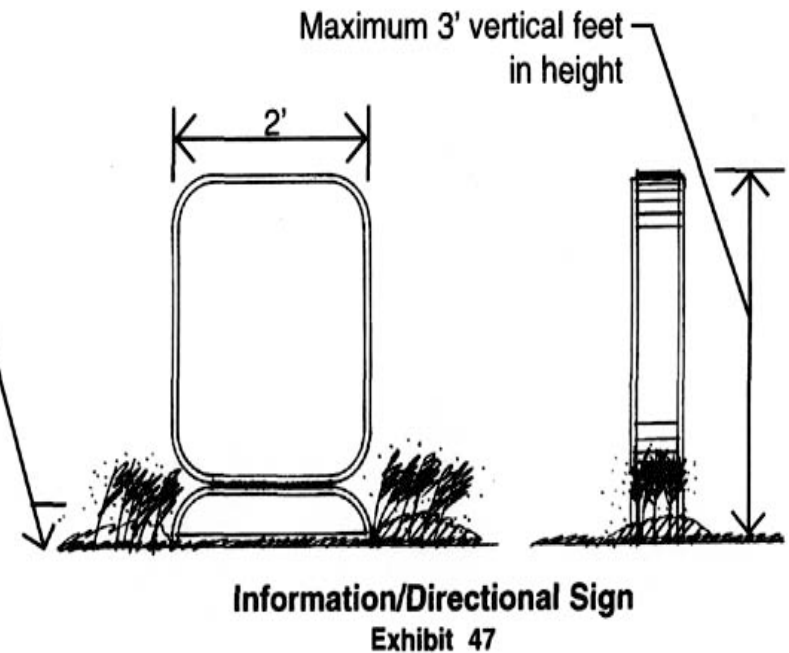
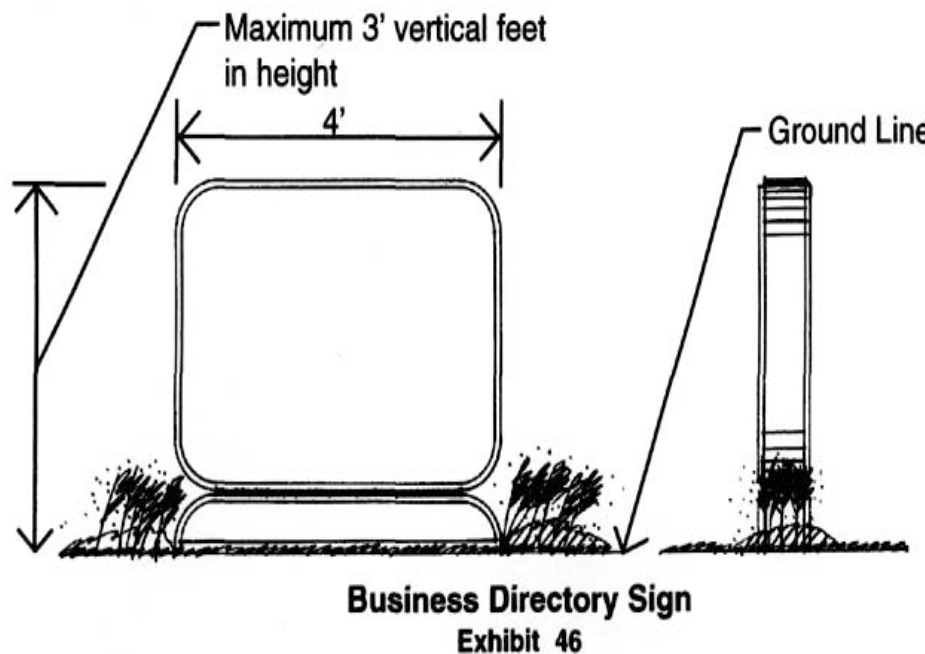


5.4.11 **Business directly signs** which are freestanding shall be located near the primary entry and access drive. These signs shall be limited to identifying the building address and tenants, and shall be visible from the intersection of a private driveway and a public street. These signs shall not be allowed elsewhere within the landscape setback area or along street frontages.

5.4.12 **Business directory signs** shall not exceed a maximum area of twelve (12) square feet per face, may be double faced adjacent to a street front and single faced adjacent to a building, and shall not exceed three (3) feet in vertical height. Signs shall be limited to one sign per building. More than one building address and tenant may be identified on one sign. Signs shall be consistent with the overall building architecture.

5.4.13 **Information/directional signs** shall be used to provide direction to on-site automobile traffic or pedestrians and not visible from off-site areas. Informational/directional signs shall be limited to six (6) square feet per face, double faced. This sign shall not exceed three (3) feet in vertical height.

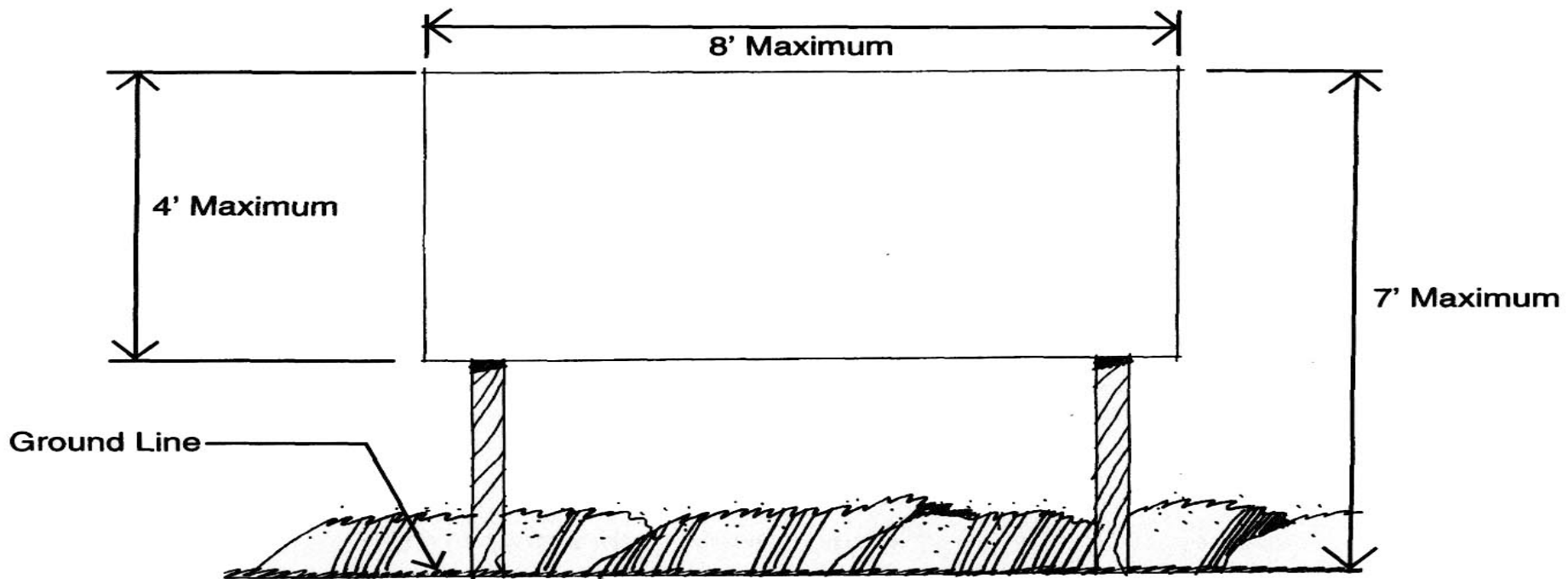
5.4.14 **Informational/directional signs** shall be limited to the identification of function and/or service and shall not contain the name of the business, company or corporation providing the function and/or service. When appropriate, such signs shall contain a directional arrow and provide direction to functions and/or services or information such as Authorized Vehicles Only, Handicapped Parking Only, and Loading Zone.



5.4.15 **Temporary signs** shall be allowed to provide information and facilitate information during the construction and marketing. Such signs shall be limited to one per lot, with a maximum of thirty-two (32) square feet and seven (7) feet in overall height.

5.4.16 **Temporary directory signs** shall be permitted on construction sites, and limited to one (1) for all contractors. The sign shall not exceed thirty-two (32) square feet, unless legally required by government contracts to be larger. The sign shall not exceed seven (7) feet in overall height and shall be located no less than ten (10) feet from any property line. These signs shall be removed upon completion of the project.

5.4.17 **Future tenant signs** may be placed on vacant or developing property to advertise the future use of the property and where this information may be obtained. Such signs shall be limited to one per street frontage and to a maximum of thirty-two (32) square feet in area and seven (7) feet in overall height. These signs shall be placed no less than ten (10) feet from the property line. Any such sign shall be removed upon occupancy of the project.

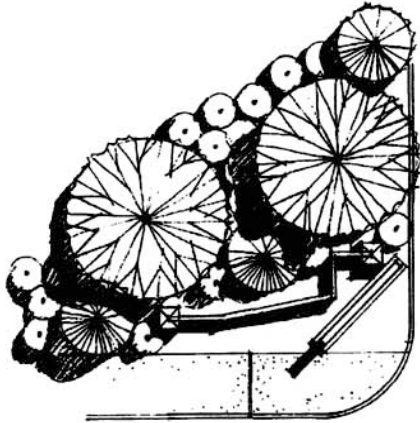


Temporary Sign Detail

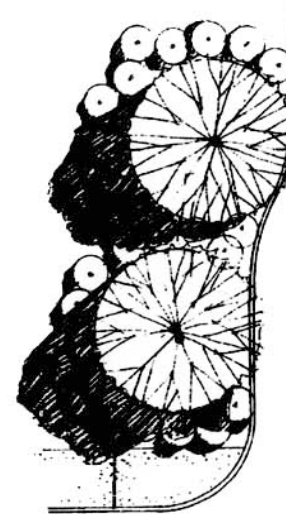
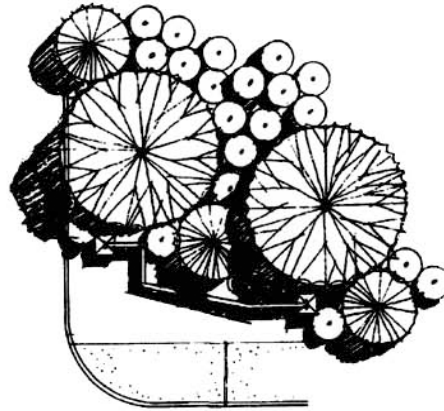
Exhibit 48



5.4.18 **Centre identification signs** may also be installed at key intersections, in landscaped areas within the right- of-way or landscaped street medians. Centre identification signs shall be limited to thirty-two (32) square feet and not exceed four (4) feet in vertical height, and only identify the overall business park.



Side Entry Sign



Median Entry Sign

Centre Identification Signs

Sign Detail

Exhibit 49

