

DESIGN GUIDELINES
FOR
SPANISH SPRINGS BUSINESS CENTER

cfa

DESIGN GUIDELINES
FOR
SPANISH SPRINGS BUSINESS CENTER

PREPARED FOR:
HAWCO DEVELOPMENT COMPANY

PREPARED BY:
CFA, INC.

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**RESOLUTION APPROVING DESIGN
GUIDELINES (REVISED MARCH, 2000)**

The undersigned constitute all members of the Architectural Committee of the SSBS Owners Association. The undersigned, by signature below, hereby pass and approve the following resolution:

RESOLVED, that the certain Design Guidelines For The Spanish Springs Business Center, as revised and restated in March, 2000, are hereby promulgated and approved. All previous revisions of the Design Guidelines are no longer in force and effect.

DATED this 24th day of March, 2000.


JESSE HAW


GARY HALL


MARK NEUFFER

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PURPOSE

The Spanish Springs Business Center will be the major employment center of the Spanish Springs Valley. The site plan is flexible enough to provide industrial, office, and commercial users with parcels in a wide choice of locations and configurations depending upon individual needs. (Refer to the Conceptual Site Plan.) A planned park will provide active and passive recreational opportunities and act as an open space amenity near the core of the business center. Public trails will be constructed by Washoe County and will connect to adjacent open space and development areas.

In order to promote visual and spatial harmony between individual users and to assure an overall high quality development, specific site planning, architectural, landscape, signage, and lighting guidelines have been developed. The Design Guidelines (hereinafter sometimes referred to as "the Guidelines") have been prepared to implement the intent, purpose, and provisions of the Spanish Springs Specific Plan (hereinafter sometimes referred to as the "Specific Plan"). The Guidelines are intended to provide uniform criteria by which each proposal may be evaluated.

DESIGN REVIEW PROCESS

To ensure that the design standards for the Spanish Springs Business Center are followed, a series of plan submissions will be required at different stages of the design process. Required plan submissions shall be submitted to the Architectural Committee, care of Hawco Development Company. All buildings shall be designed by an architect registered in the State of Nevada and shall bear the license number and seal when submitted for design review. All landscape plans shall be designed by a landscape architect licensed in the State of Nevada and shall bear the license number and seal when submitted for design review.

An Architectural Committee (hereinafter sometimes referred to as “the Committee”) has been established by the CC&Rs to evaluate proposed developments. All submitted plans are reviewed by the Committee for acceptability of design in compliance with the CC&Rs and the Design Guidelines. (Relevant articles from the CC&Rs are presented in Appendix A.) Upon completion of review by the Committee, one set of submitted plans will be returned to the applicant along with a letter summarizing comments, recommendations, requirements, and findings. The returned plans will be marked “Approved,” “Approved Subject to Conditions,” or “Not Approved.”

1. **“Approved”** – Approved documents permit the applicant to proceed to the next stage of the approval process.
2. **“Approved Subject to Conditions”** – Documents so marked permit the applicant to proceed to the next stage of the approval process, provided the applicant complies with the conditions specified by the Committee. If the applicant takes exception to the specified conditions, the applicant must do so in writing to the Committee within 10 days from the date of the applicant’s receipt of the returned documents. Unless such action is taken, the Committee will assume that all conditions are acceptable to the applicant.
3. **“Not Approved”** – These documents will be returned to the applicant with comments describing the basis for disapproval. Revised documents must be resubmitted if approval is sought.

The Spanish Springs Business Center Design Guidelines are in no way intended to supersede any applicable statutes, codes, ordinances, or regulations of controlling governmental jurisdictions nor are these Guidelines intended to supersede the regulations of any governmental agencies, except in the limited instances approved as part of the Spanish Springs Specific Plan. (Permitted uses from the Specific Plan are listed in Appendix B.) The applicant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances, or other

regulations for all work performed on the premises by or on behalf of the applicant. The Committee's approval of submitted documents does not imply or assure that federal, state, or local requirements have been met.

Pre-Design Conference

To establish the design concept, the owner or architect should schedule a Pre-Design Conference with the Committee to discuss and consider approaches, ideas, and designs and to review any preliminary design sketches that have been prepared. The Committee will review the design approach in order to confirm its adherence to the Design Guidelines and the appropriateness of the design concept. There is no review fee for the Pre-Design Conference.

Preliminary Plan Submittal (New Development)

The Preliminary Plan submission is required to convey specific information about the site planning and architecture of the proposed development. The Preliminary Plan package must be submitted to the Committee prior to submission of the plans to the county. Preliminary plans are to be submitted and approved before construction documents are submitted. Four sets of plans containing the specific information described below shall be submitted with a \$1,000 review fee.

The Preliminary Plan submission requires each of the following exhibits:

1. Site Plan indicating the following:
 - a. Building footprints and dimensions to property lines.
 - b. Building roof overhangs
 - c. Configuration of parking and vehicular circulation areas.
 - d. Location of parking lot lighting.
 - e. Truck service, loading area, trash enclosures.
 - f. Lines of setbacks and easements.
 - g. Locations of on-site transformers, electrical switch gear, and gas meters.
 - h. Adjacent roadways including curblines, medians, and median openings.
 - i. Tabulations of:
 - Parcel area
 - Total building floor area

- Site coverage
- Building coverage
- Total parking provided
- Total parking required
- Water usage and dedication requirements

2. Conceptual Grading and Drainage Plan indicating:

- a. Proposed finish grades, slopes, and building pad elevations.
- b. Site drainage structures and systems.
- c. Grades of existing streets and curbs.
- d. Locations of street lighting and utility structures.

3. Conceptual Landscape Plan indicating:

- a. Plant materials, sizes, and spacing.
- b. Locations of landscaped areas and disturbed areas to be revegetated.
- c. Walkways and paved areas.
- d. Other landscape design features.

4. Building Elevations of all sides of all proposed buildings indicating:

- a. Wall and roof materials, textures, and colors.
- b. Locations of wall-mounted signs and lighting.
- c. Roof and parapet heights, as measured in and interpreted by the Washoe County Development Code.
- d. If applicable, view of building from Pyramid Lake Highway and West Calle De La Plata indicating the street elevation as a basis of reference.

5. Building Floor Plans.

6. Building Roof Plans indicating:

- a. Roof elevations above finish floor.
- b. Heights and locations of roof-mounted mechanical equipment.

7. Outline specifications of all building materials, including samples of colors and exterior building materials.

8. Conceptual Graphics and Wall-Mounted Signs:

a. Ground signs and wall-mounted signs

- Locations
- Designs, materials, textures, colors, heights, size
- Illumination
- Typography

b. Directional and information signs

- Locations
- Designs, materials, textures, colors, heights, size
- Illumination
- Typography

9. Explanation of any instances where the proposed design deviates from the approved Design Guidelines and/or CC&Rs.

Construction Document Submittal (New Development)

The construction document submission requires four sets of the following:

1. Final Grading and Drainage Plan.
2. Architectural, structural, mechanical, plumbing, and electrical drawings.
3. Construction Specifications.
4. Landscape Planting and Irrigation Plans including paving, walls, signs, and lighting.

All applicants are required to submit copies of the same construction documents to Washoe County for approval in order to demonstrate the precise construction details for implementing the approved Preliminary Plans.

Preliminary Plan Submittal (Alteration, Addition, or Change of Use)

Preliminary plans may be required to be submitted for major revisions, alterations, additions, or changes of use to approved or existing developments within the business center. The Committee may waive review of revisions, alternates, or additions which primarily affect interior changes. A determination of whether a preliminary plan is required will be made by the

Committee. Preliminary plans for this purpose must be submitted and approved before construction documents are submitted and before the commencement of construction. Four sets of plans shall be submitted with a \$1,000 review fee.

The Preliminary Plan submission requires each of the following exhibits:

1. A written description of the nature and extent of the proposed revision, alteration, addition, or change of use to be undertaken.
2. Indications of proposed revisions, alterations, additions, or changes to:
 - a. The site plan.
 - b. The grading and drainage plan.
 - c. The landscape plan.
 - d. The building elevations including:
 - Wall and roof materials, textures, and colors
 - Locations of wall-mounted signing and lighting
 - Roof and parapet heights above the ground-floor line
 - e. The building floor plans
3. Tabulations of:
 - a. The new total building floor area
 - b. The new site coverage
 - c. The new building coverage
 - d. The new parking provided
 - e. Calculations demonstrating the new required parking
 - f. Water usage and dedication requirements
4. Outline specifications of construction materials, including samples of colors and exterior materials.
5. Explanation of any instances where the proposed revision, alteration, addition, or change of use deviates from the approved Design Guidelines and/or CC&Rs.

Construction Document Submittal (Alteration, Addition, or Change of Use)

All applicants are required to submit copies of the same construction documents to Washoe County for approval in order to demonstrate precise construction details for implementing approved preliminary plans. The construction document submission requires four sets of the items listed on the following page.

1. Final grading and drainage plan
2. Architectural, structural, mechanical, plumbing, and electrical drawings
3. Construction specifications
4. Landscape planting and irrigation plans including paving, walls, signs, and lighting

Variances

The Committee may grant variances or adjustments from the provisions of the Design Guidelines in cases where literal application of the Guidelines would result in unnecessary hardship and if the granting of the variance will, in the opinion of the Committee, not be materially detrimental or injurious to other owners in the Business Center. The Preliminary Plan Submittals for new development and for revisions, alterations, additions, or changes of use require the applicant to identify and explain any proposed deviations from the approved Design Guidelines and/or CC&Rs.

Construction Commencement

Upon approval by the Architectural Review Committee, the plans are ready for building permit application and construction. Along with the Committee's approval, other pre-construction requirements include:

1. Verification construction is being provided by a licensed contractor.
2. The acquisition of a building permit from Washoe County.
3. A refundable construction deposit, which must be submitted prior to beginning construction. The construction deposit is initially set at \$5,000. These funds will be used to repair damage caused by construction personnel or equipment to adjacent property or used to clean construction debris on or leading from the site. Deposits will be refundable, less deductions, upon completion of the job and submittal of as-built drawings to the Committee.
4. Following approval by the Committee and prior to commencing construction, the owner shall have the property staked by a professional land surveyor to define the perimeter of the building and the side and rear property lines. The surveyor shall certify the staking to the Committee. Authorization to proceed with clearing and construction operations will be issued by the Committee immediately thereafter, providing staking complies with the approved plans.

5. During construction, all owners and general contractors must abide by the following rules:
- a. Construction sites shall be maintained in a neat and orderly fashion. Debris shall be removed. The owner and general contractors are responsible for subcontractors employed on the site.
 - b. No debris shall be dumped onto any adjacent parcels.
 - c. All construction signs must be approved by the Committee.
 - d. Construction hours are 7:00 AM to 7:00 PM., which includes equipment warm-up. No construction can occur on Sundays.
 - e. Noise and lighting must comply with the requirements of the Washoe County Development Code.
 - f. The source of construction water will be specified by the Committee.
 - g. Dust shall not be emitted from any site and contractors must comply with the requirements of the Washoe County District Health Department.
 - h. If haul routes are identified by the Committee, general contractors and subcontractors must use those routes.
 - i. Dirt on the streets must be immediately cleaned up.
 - j. All vehicles (e.g., employees, construction, service) must be parked on the parcel. All vehicles that are not in use must be parked on the parcel.
 - k. No construction materials can be stored off the parcel.
 - l. Waste materials must be hauled away unless a disposal site is identified by the Committee.

Construction Completion

Upon completion of all construction, the Committee may make a final site inspection. As-built drawings shall be submitted to the Committee and shall include a certificate signed by the architect, engineer, and landscape architect that the project has been built in accordance with the approved plans. Construction shall be completed within 15 months of approval of the plans by the Committee, unless otherwise specified. Landscaping must be completed within 30 days of issuance of a certificate of occupancy by Washoe County, unless weather causes delay, in which case as soon as practicable thereafter.

SITE PLANNING GUIDELINES

The following site planning guidelines are established to ensure that the Spanish Springs Business Center is developed as a high-quality business and industrial center. Site design must be the result of thoughtful planning so that the completed development complements, rather than distracts, from the existing visual quality of the area and from existing and future land uses.

Building Site Coverage

The maximum building coverage of all buildings, including accessory buildings but not including parking structures or surface parking shall not exceed 50 percent of the gross lot area.

Building Heights and Setbacks

1. The maximum building height in the business center is 65 feet, as measured in and interpreted by the Washoe County Development Code.
2. Structures exceeding 36 feet in height must:
 - a. Be designed and located to provide adequate setbacks from adjacent public streets and adjacent properties.
 - b. Not adversely impact other developments in the areas.
3. Along West Calle De La Plata, on the west side of the park, owners are encouraged to set structures back as far as possible from the Parkway. At a minimum, the following height and setback restrictions apply along the Parkway:
 - a. A height restriction of 40 feet shall apply within 150 feet of the edge of right-of-way. (Refer to the figure on page 12.)
4. At a minimum, building setbacks shall be those established in Article 406 of the Washoe County Development Code, which apply to the land use designation in which that use would normally be allowed. In the event that there is any uncertainty about which setbacks apply, then the setbacks of the "most similar use", as defined on the next page shall apply. When the land use designations have been combined, the interpretation of which setbacks apply shall be based on whether the proposed use is "most similar" to an industrial use type or a commercial/office use type.

“Most Similar” Land Use Designation

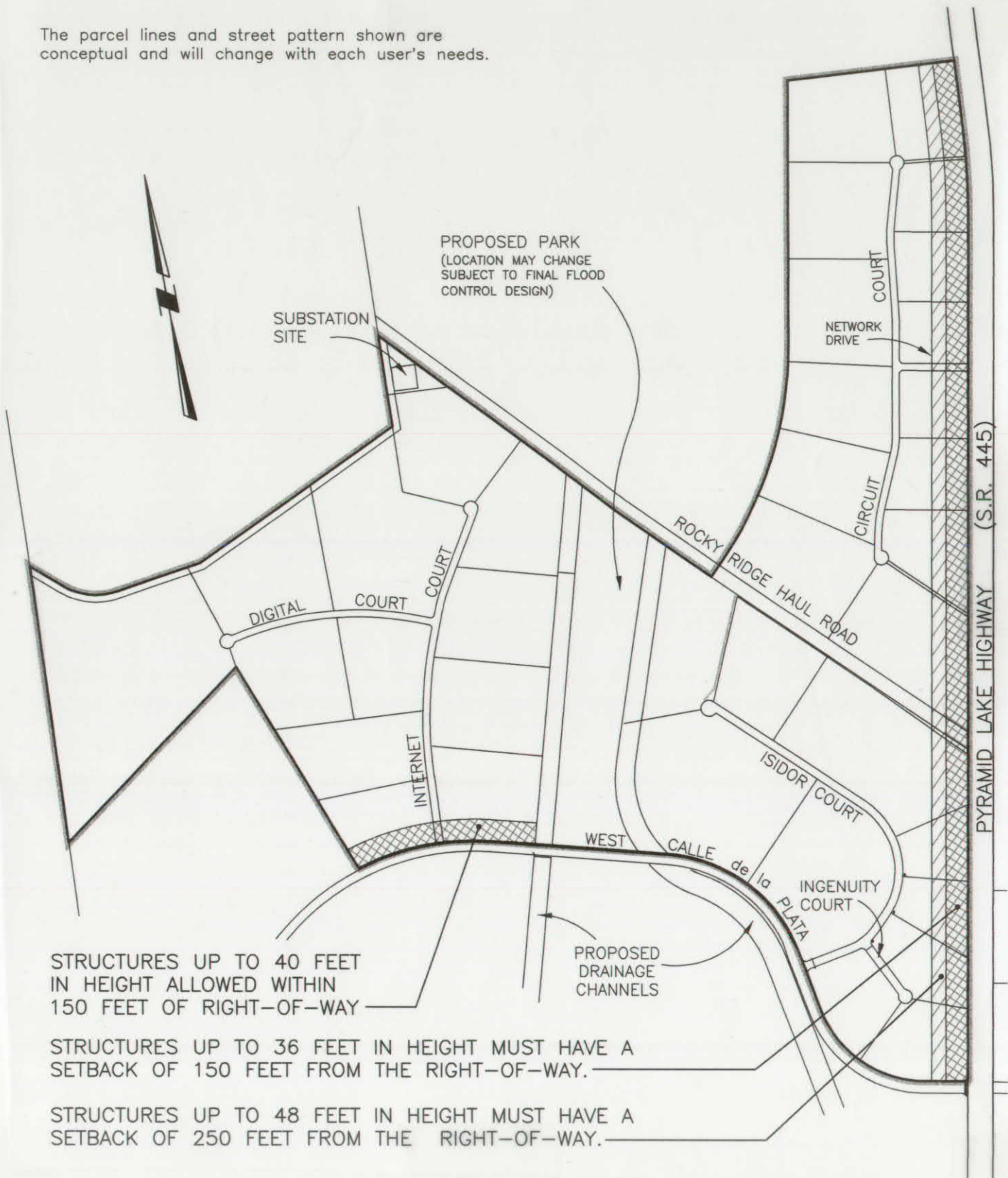
SSSP Land Use Designation	“Most Similar” Land Use Designation
NC/I	NC & I (Neighborhood Commercial/Office and Industrial)
NC/LI	NC (Neighborhood Commercial/Office)

Building setbacks are listed below:

Land Use Designation	Title	Yards - Setbacks		
		Front (feet)	Side (feet)	Rear (feet)
NC	Neighborhood Commercial/Office	30	15	20
I	Industrial	15	10	15

5. Varied setbacks are encouraged to create usable open areas between buildings and to create a feeling of openness and privacy along streets.
6. Except as provided below, the required street side setbacks along West Calle De La Plata should be increased by 1 foot for each 1 foot of building height in excess of 36 feet. The required street side setback for any local street or any interior setback should be increased by 0.5 foot for each 1 foot of building height in excess of 36 feet. In order to encourage variation in setbacks and building heights, these increased setbacks shall apply only to building elements exceeding 36 feet. Thus, a low-rise element could observe the original setbacks, and taller elements could have increased setbacks.
7. Special Treatment Areas:
 - a. Along Pyramid Highway, the following setbacks were adopted as part of the Spanish Springs Specific Plan: One- and two-story buildings (up to 36 feet in height) must have a setback of 150 feet from the right-of-way. Three-story buildings (exceeding 36 feet in height, up to 48 feet) must have a setback of 250 feet from the right-of-way. Four- and five-story buildings (exceeding 48 feet, up to 65 feet) are permitted beyond 250 feet. (Refer to the figure on page 12.)
 - b. Properties adjacent to the park or future residential development shall have a side and/or rear yard building setback of 25 feet. In locations where the park is separated from business park parcels by drainage channels, the park is not considered adjacent.

The parcel lines and street pattern shown are conceptual and will change with each user's needs.



HEIGHT RESTRICTIONS

Parking Requirements

Off-street parking requirements shall be those established in Article 410 of the Washoe County Development Code.

Trails

The Stormy Canyon Trail crosses through the business center. The approximate location is shown on the Conceptual Site Plan on page 2. The trail will be located in a 15-foot wide multi-purpose trail easement. The 10-foot wide trail will be constructed of decomposed granite or crushed gravel. Construction and maintenance of the trail is the responsibility of Washoe County.

Storage, Service, and Loading Areas

1. Site plans shall be designed so that no materials, supplies, or equipment are stored upon a site except inside a closed building or behind a durable screen (e.g., fence, wall, berm, or landscape) constructed of materials approved by the Committee. The screen shall not be less than 6 feet in height, thereby, partially concealing such materials and supplies from neighboring properties and streets. Any outdoor storage areas shall be located upon the rear portions of a site, unless otherwise approved by the Committee.
2. The site plan shall accommodate any necessary vehicle loading, and no design requiring on-street vehicle loading shall be permitted.
3. Loading areas shall be located so as not to be visible from residential areas, whenever possible.

Refuse Collection Areas

1. All outdoor refuse containers shall be visually screened within a durable 6 foot or higher noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties, or streets. No refuse collection areas shall be located between a street and the front of a building.
2. Refuse collection enclosures should be designed of durable materials with finishes and colors that are unified and harmonious with the overall architectural theme.

Screening of Exterior Mechanical Equipment

1. Exterior mechanical equipment visible from the upper floors of adjacent buildings shall be kept to a minimum, shall be designed in an orderly, compact manner, and shall be painted a color to blend with the adjacent background.
2. All roof-mounted equipment shall be hidden from view with parapet walls or screening. Screens shall be attractive in appearance and reflect or compliment the architecture and color of the building. Mechanical equipment shall not extend above the enclosing wall or screen.
3. Exterior-mounted electrical equipment shall be mounted in a location where it is substantially screened from public view. Exterior electrical equipment shall not be mounted on the street side of any building, unless located behind a screening wall.
4. Transformers visible from adjacent lots or streets shall be screened with plantings or located behind a wall of durable material.

Utilities and Communication Devices

1. No antenna, transmission, or reception device visible from ground level shall be permitted without specific approval of the Committee.
2. Temporary overhead, low-voltage power lines and telephone lines may be permitted during construction, subject to approval by the Committee.

Fences and Walls

1. No fence or wall exceeding 3 feet in height shall be designed or constructed closer than 10 feet from the edge of right-of-way of a fronting street.
2. Site plans for storage areas and parking lots shall include screening from park view by architectural treatments or landscaping
3. No site plans including walls and fences between buildings and the front property line shall be approved.
4. All fences and walls shall be designed as integrated parts of the overall architectural and site design. All materials shall be durable and finished in textures and colors complementary to the overall architectural design.

LANDSCAPE DESIGN GUIDELINES

To unify the building sites and their architecture, landscaping as a design element will play an important role in creating an attractive working environment. The intent of these guidelines is to provide design criteria that will help insure an image that is attractive and unifies the whole site.

All areas to be landscaped shall be planted with trees, shrubs, groundcover, etc., selected from the recommended plant list in Appendix C. Parcel developers should assess existing landscaping on developed land adjacent to their property, and, whenever possible, reinforce and complement that established character. Side and rear yard areas visible from public streets should emphasize attractive landscaping.

Basic Landscape Character

The basic landscape character will be created by the use of pre-selected, dominant accent trees and a selective plant palette.

1. The trees selected for the business center are:

Dominant trees –

Deciduous trees:

Common Hackberry	<i>Celtis occidentalis</i>
American Ash	<i>Fraxinus americana</i>
Bur Oak	<i>Quercus macrocarpa</i>

Evergreen trees:

Colorado Blue Spruce	<i>Picea pungens</i> 'Glauca'
Austrian Black Pine	<i>Pinus nigra</i>
Scotch Pine	<i>Pinus sylvestris</i>

Accent trees –

Flowering Plum	<i>Prunus blireiana</i>
Chanticleer Flowering Plum	<i>Pyrus calleryana</i>
Flowering Crabapple	<i>Malus</i> spp.
Golden Rain Tree	<i>Koelreuteria paniculata</i>

Parcel trees – Select from the list of recommended plants in Appendix C.

2. Trees shall be used in the following ratios:

On West Calle De La Plata, Isidor Court, Network Drive, and Internet Court (as far north as the intersection with Digital Court):

(Refer to Landscape Concept Plan on page 17.)

80% dominant trees

20% accent trees

On Circuit Court, Digital Court, Internet Court (north of Digital), and Ingenuity Court:

50% dominant trees

25% accent trees

25% parcel trees

3. The plant materials matrix, located in Appendix C, includes a list of trees, shrubs, and ground covers suitable for use in the business center. Other plant materials may be used with approval of the Architectural Committee.

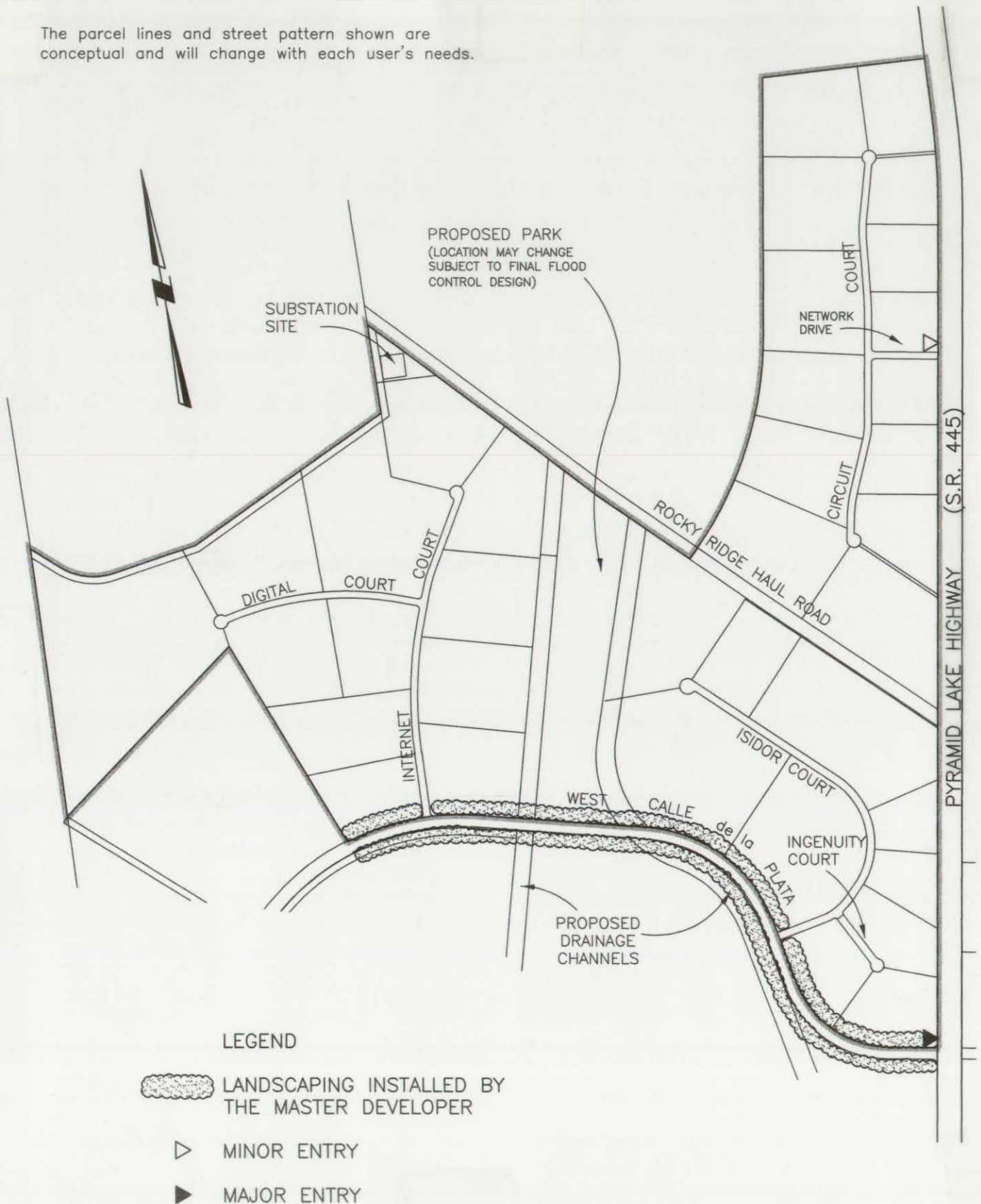
Buffers

1. A minimum 25-foot open space/scenic view buffer shall be provided on parcels along West Calle De La Plata. This buffer is measured in from the street edge property line. No fences, walls, or structures shall be permitted in the buffer areas.

Street Landscaping

1. Along West Calle De La Plata, there will be a 10-foot wide landscape common area easement behind the sidewalk. (Refer to Landscape Concept Plan on page 17.) Within this easement, the Master Developer will be responsible for installing the landscape design components, upon completion of street construction. The Spanish Springs Business Center Owners' Association will be responsible for maintaining these improvements. Additional front yard landscaping, for which the parcel owner would be responsible for installing and maintaining, may be required by the Committee.
2. Other streets do not have a 10-foot wide landscaped common area easement behind the sidewalk. Along these streets, the front yard landscape setbacks shall be 10 feet minimum. Where a lot abuts two public streets, both yards shall be considered front yards. This landscaping shall be installed and maintained by each parcel developer. All landscape setbacks shall be improved predominantly with plant materials. Other improvements shall be limited to service and access driveways, walkways, fences, walls, and planters. Additional front yard landscaping may be required by the Committee. To achieve consistency in

The parcel lines and street pattern shown are conceptual and will change with each user's needs.



LANDSCAPE CONCEPT PLAN

landscape treatment along streets, the figure on page 19 shows the theme that has been established on interior streets and which should be repeated throughout the business park.

3. Special Treatment Areas:

- a. Along Pyramid Highway, the first 30 feet of the setback described under the heading Building Heights and Setbacks in the Site Planning Guidelines Chapter shall be comprised entirely of landscaping. The landscaping will include tall shrubs and offset rows of evergreen trees planted on a 3-6 foot berm, which crests on the west boundary of the 30-foot buffer. This treatment shall be used in areas where the berm would screen parking and loading from the motorist's view on Pyramid Highway or provide traffic noise mitigation. (Refer to the figure on page 20.)

Project Entries

The intent of the project entry landscaping and signs is to create a sense of arrival, establish a level of project quality and unity, and provide a distinct identity. Entry locations are shown on the Landscape Concept Plan on page 17. Conceptual plans for the entries are presented in the figures on pages 21 and 22 to further clarify the intent of the design guidelines.

Major Entries - The Master Developer is responsible for the installation of the major project entries. The entryways will be accented by entry signage, accent trees, and massing of drought-tolerant plantings and flowering ornamentals to create a sense of arrival and significance. Major entries will be distinguished from minor entries by size of landscaping, size and shape of signs, and plant material type.

Minor Entries - The Master Developer is responsible for the installation of the minor project entries. Landscaping will consist of signs and plant material in a semi-circle at corner locations. An accent tree row around the perimeter will provide a backdrop for the entry.

Slopes

Slopes should be seeded with drought-tolerant species and natural vegetation that can blend with the open space area. To prevent erosion, the slope will be covered with a biodegradable straw matting, which typically lasts about three years. A permanent irrigation system will be installed for any trees or shrubs planted on a slope.

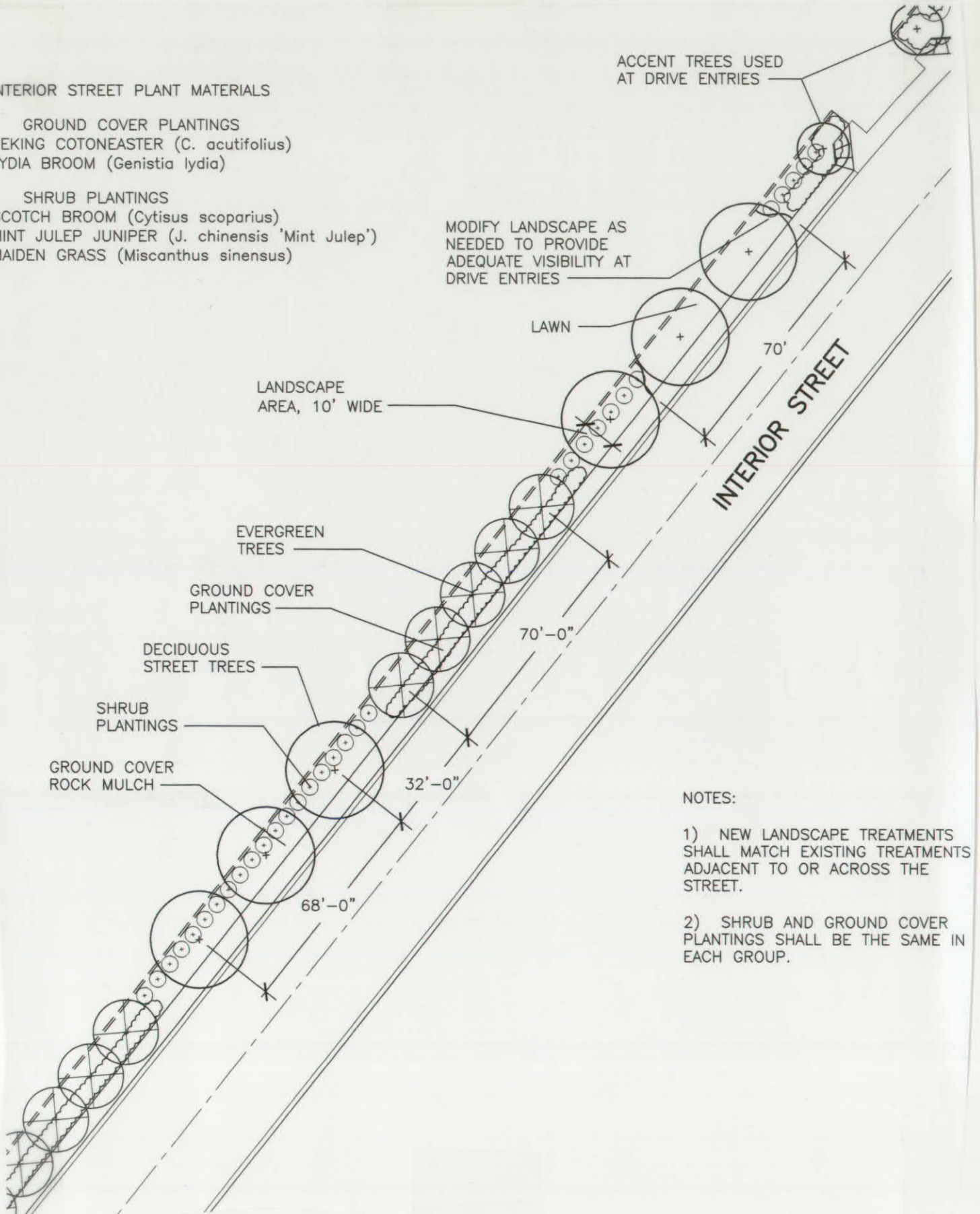
INTERIOR STREET PLANT MATERIALS

GROUND COVER PLANTINGS

PEKING COTONEASTER (*C. acutifolius*)
LYDIA BROOM (*Genistia lydia*)

SHRUB PLANTINGS

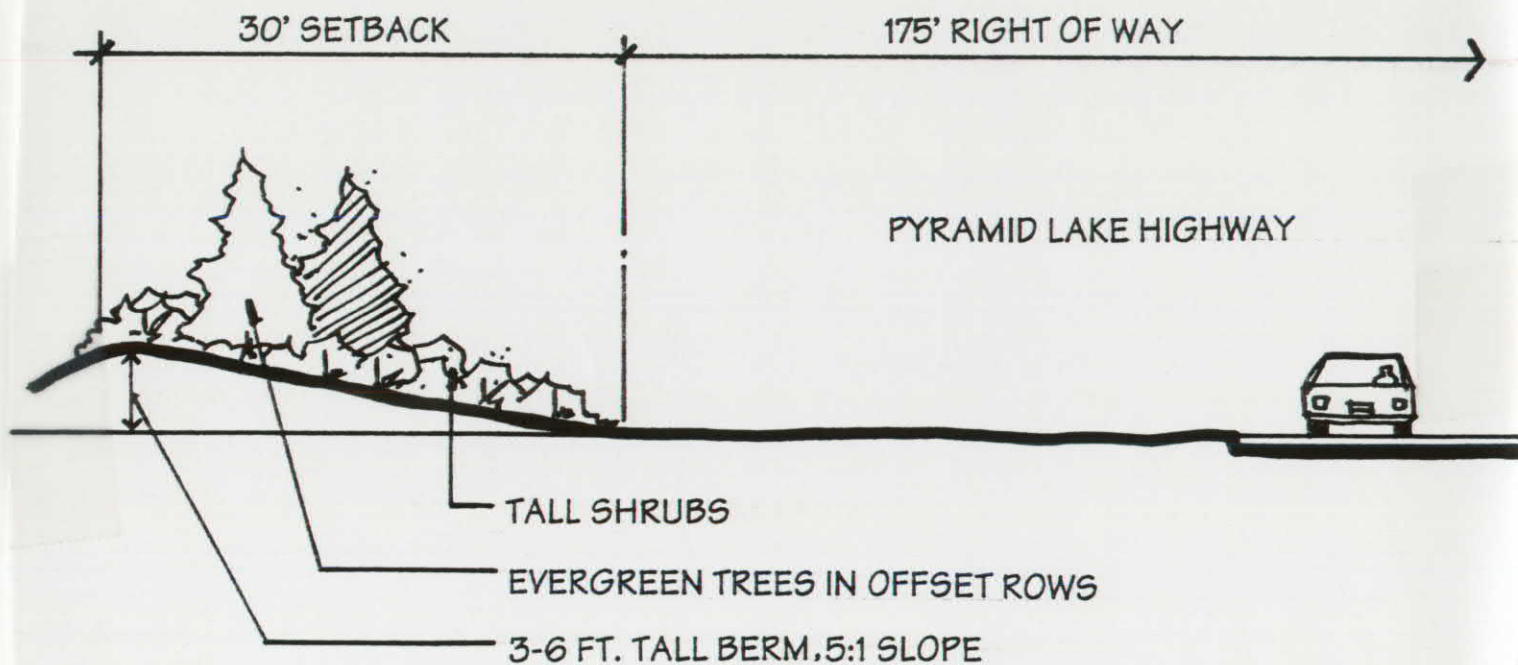
SCOTCH BROOM (*Cytisus scoparius*)
MINT JULEP JUNIPER (*J. chinensis* 'Mint Julep')
MAIDEN GRASS (*Miscanthus sinensis*)



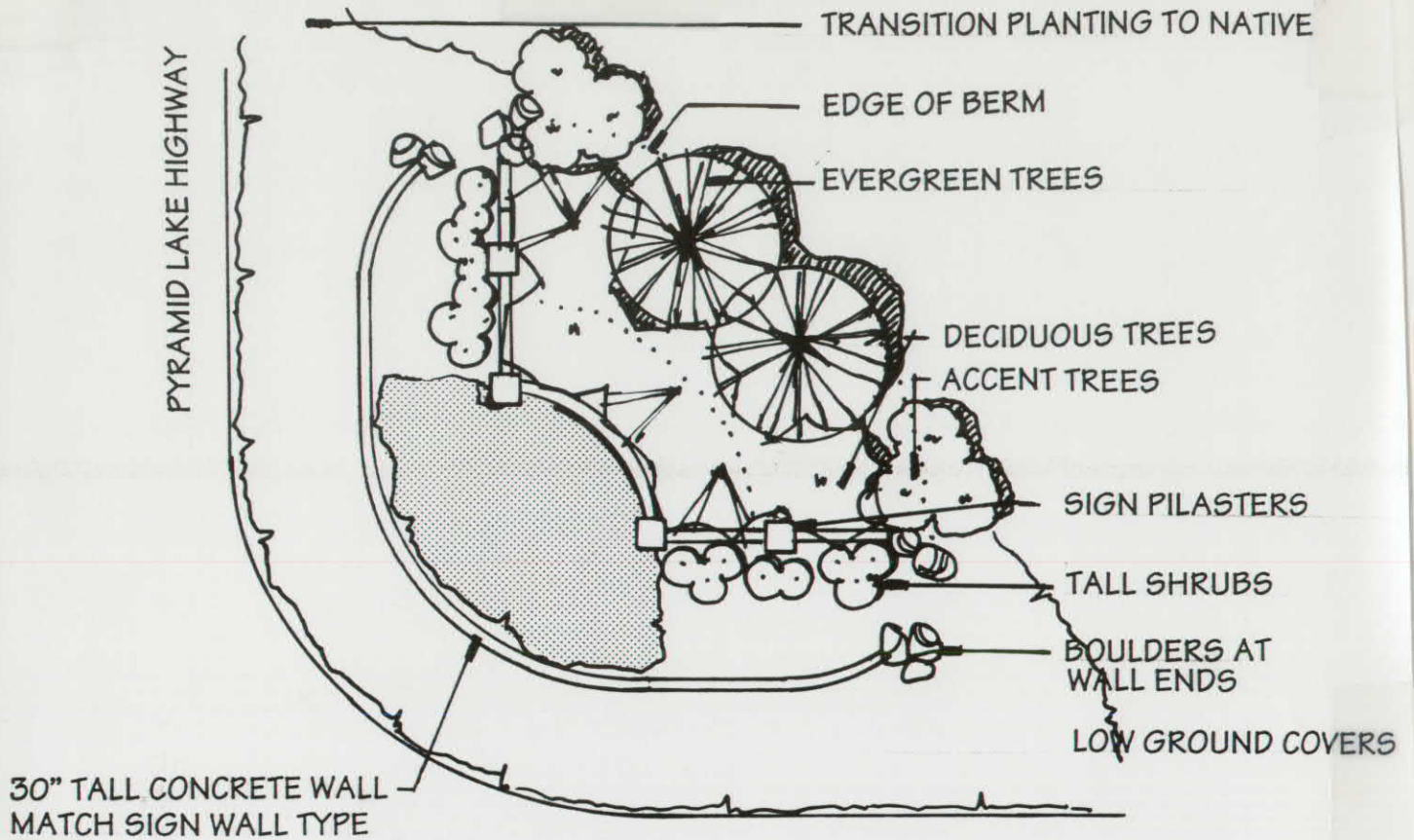
NOTES:

- 1) NEW LANDSCAPE TREATMENTS SHALL MATCH EXISTING TREATMENTS ADJACENT TO OR ACROSS THE STREET.
- 2) SHRUB AND GROUND COVER PLANTINGS SHALL BE THE SAME IN EACH GROUP.

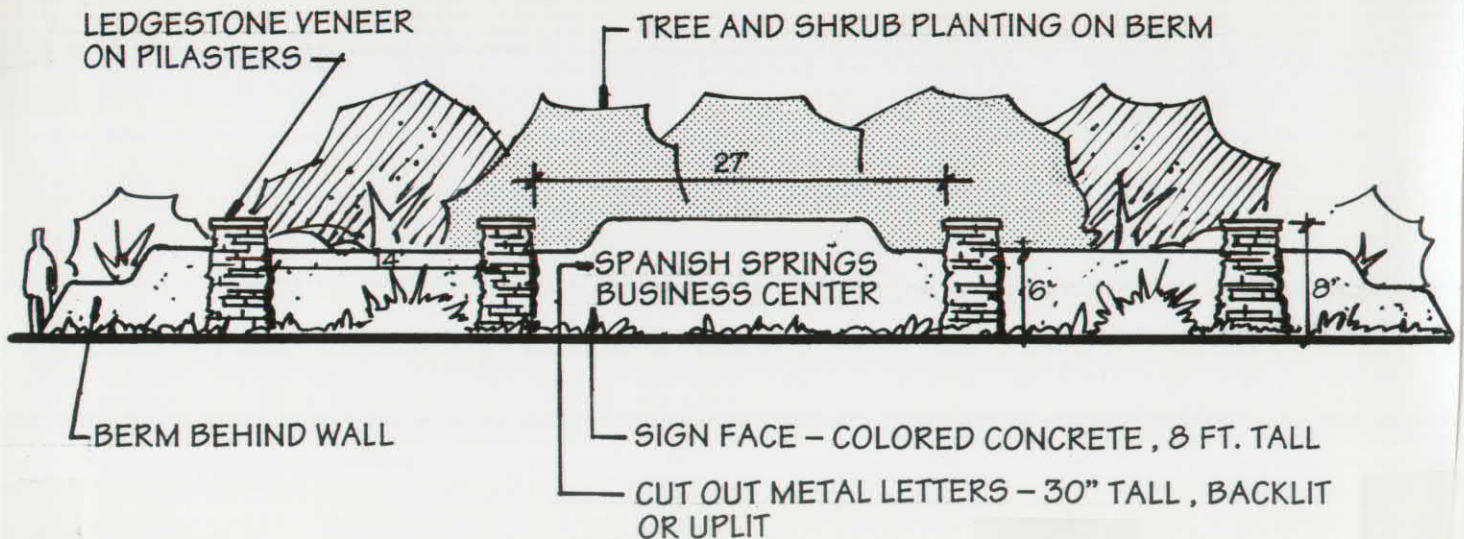
LANDSCAPE TREATMENT ALONG INTERIOR STREETS



BERM SECTION AT THE PYRAMID HIGHWAY

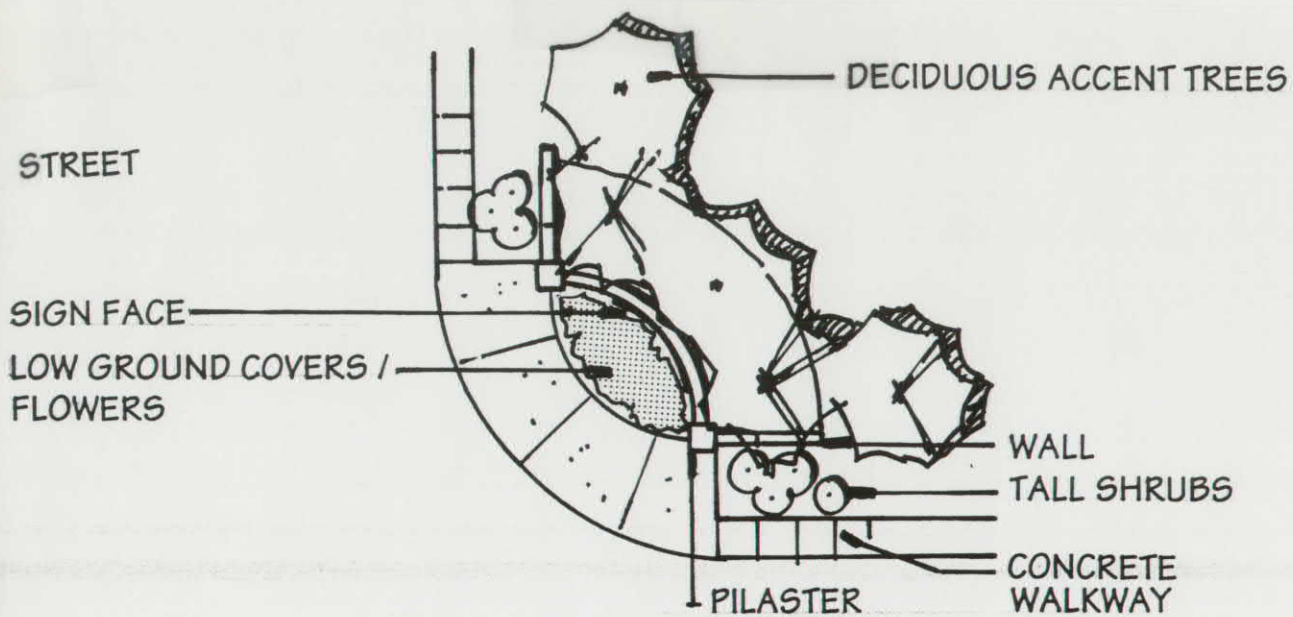


PLAN

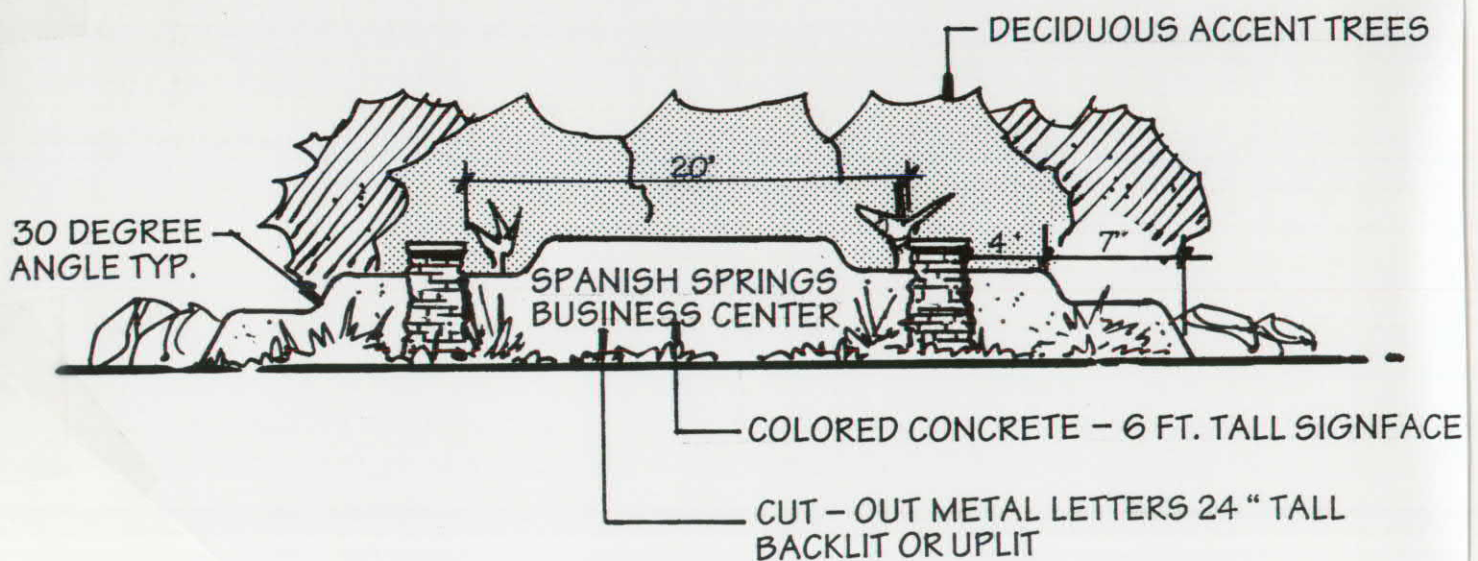


ELEVATION

MAJOR ENTRY SIGNAGE



PLAN



ELEVATION

MINOR ENTRY SIGNAGE

Special Treatment Areas

Parcels adjacent to the park or to future residential development shall use accent and parcel trees and shrubs, in combination with other techniques (such as berms, fences, walls) to screen parking areas and other less attractive views.

Parcel Specific Guidelines

The landscape concept of each specific site should be simple, with an emphasis on massing of plant materials rather than sporadic, intermittent planting. Berms, trees, shrubs, and ground covers should be used to create an attractive landscape setting and to visually soften parking lots and other less attractive views.

1. A limited number of different plant materials should be used.
2. Parking lots, service or storage areas, trash enclosures, etc., should be visually screened.
3. The use of landscape related walls, planters, sculpture, enhanced paving, etc., is encouraged. The inclusion of such features may substitute for landscaping, subject to the approval of the Architectural Committee and compliance with the Washoe County Development Code.

Irrigation

1. All landscaped areas shall be irrigated by an automatic irrigation system with low precipitation rate sprinkler heads. All systems shall be routinely monitored and adjusted for efficient water delivery.
2. Systems should be designed so that areas with different watering requirements are controlled separately.
3. Irrigation equipment shall be located and installed to minimize negative visual impacts.
4. Moisture sensors and other water conserving devices are encouraged.

ARCHITECTURAL STANDARDS

The purpose of the architectural guidelines is to provide general parameters that will ensure a consistent level of design quality and visual cohesion throughout the Spanish Springs Business Center. Special emphasis is placed on methods that tend to reduce the large-scale visual impact of buildings in order to create a complex of buildings compatible with the streetscape.

General Guidelines

1. Building entrance drive shall be readily visible.
2. The main entry shall be readily identifiable and accessible.
3. Minimum conflict should exist between service vehicles, private automobiles, and pedestrians within the site.
4. All buildings shall have a contemporary design.
5. Building entries shall be highlighted by such features as:
 - a. Glass. (Refer to photographic examples.)
 - b. Entry porte-cocheres.
 - c. Plazas. (Refer to photographic examples.)
 - d. Special planters and plantings. (Refer to photographic examples.)

Building Massing and Form

1. All buildings shall have a horizontal appearance brought about by the use of horizontal bands and fascia to minimize the verticality of the structure.
2. To the extent possible, building exterior walls shall be visually reduced to human scale by:
 - a. Fragmenting into smaller or multiple structures when functionally possible.
 - b. Offsetting building planes through wall step backs. (Refer to photographic examples.)
 - c. Landscaping and land form manipulation.
 - d. Wall texture placement.
 - e. Clustering small-scale elements such as planter walls around the major form.
 - f. Creation of a horizontal shadow line.
3. Rear or side facades will be given architectural treatment compatible with the overall building's architectural design. (Refer to photographic examples.)
4. Large, blank walls shall be avoided. (Refer to photographic examples.)

5. Building forms should be utilized to create pedestrian areas that are protected from the wind but oriented to the sun.
6. Radical theme structures or signage, building, and roof forms that draw unnecessary attention to the building are not acceptable.

Materials

1. Building exterior wall materials:
 - a. Use of glass is encouraged. (Refer to photographic examples.)
 - b. Materials shall blend with those existing in adjacent buildings.
 - c. Metal buildings are not permitted.
 - d. Exterior wood siding and wood shingles are prohibited.
 - e. Drainage pipes on building fronts must be on the interior and not exposed, unless incorporated into building design.
2. Building roofs:
 - a. In instances where flat roof areas can be viewed from above, care should be taken that all roof vents, roof-mounted mechanical equipment, pipes, etc., are grouped together and painted to match roof color to reduce their appearance.
 - b. Sloped roof treatments are acceptable. Sloped roofs may be of any traditional roof material except corrugated metal, wood, fiberglass, or asphalt, unless specifically approved by the Committee.

Color and Texture

1. Simple and uniform texture patterns are encouraged to create shadow patterns that will reduce the high visibility of the building.
2. Variations in color shall be compatible with the base building color.
3. Base building colors shall be subdued in tone.
4. Accent colors are encouraged.
5. All flashing, sheet metal, vent stacks, and pipes shall be painted to match the adjacent building surface and roofs, unless part of an accent.









LIGHTING GUIDELINES

The lighting guidelines are intended to create a cohesive hierarchy of lighting with clear delineation of use areas. Lighting should provide night safety without glare or spill over of light onto adjoining properties.

1. Safety/Security Lighting

- a. Lighting shall be indirect and subtle. Overhead pole-mounted down lighting is encouraged. Light standards shall not exceed 35 feet in height or the height of the building, whichever is less.
- b. Exterior pole lighting shall be color-corrected lamps of appropriate intensity. Lamps that alter the colors of objects at night are prohibited. Lamps with the appropriate color spectrum include color-corrected sodium vapor, metal halide, mercury lamps, incandescent, and fluorescent.
- c. Lighting levels should emphasize walking areas so as to clearly identify the pedestrian walkways.
- d. Parking areas, access drives, and internal vehicular circulation areas shall have sufficient illumination for safety and security. Lighting fixtures shall be a zero cutoff.
- e. Outdoor pedestrian use areas (e.g., courtyards, entryways, walkways) shall have sufficient illumination for safety and security.
- f. Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover is allowed.
- g. Where residential uses abut nonresidential uses, interior lighting of the nonresidential uses shall be controlled at night through the use of timers, window blinds, or other acceptable means. Buildings not in use at night shall limit night lighting to security purposes only.

2. Architectural/Landscaping Lighting

- a. Lighting shall be indirect, such as soffit lighting, or incorporate a full-cutoff, shield-type fixture.
- b. Exterior illumination to enhance building identity should respect and reinforce the architectural treatment of the building. Patterns of light and fixture concealment should be considered to avoid glare and intrusion into adjacent properties.
- c. Landscape lighting shall be subtle, indirect, and should accentuate rather than overpower landscape features.

- d. Special lighting may be introduced at gateways and other key entries to indicate entrances and identity.

3. Sign Lighting

- a. Sign illumination, if any, shall be of diffused lighting that is stationary and of constant intensity. Flashing signs are prohibited.
- b. Up-lighting shall not be allowed, except on monument signs.
- c. Exposed neon signs shall be prohibited. Non-exposed channelized neon signs are permitted.
- d. All lighted signs are encouraged to be individual lighted letter or channelized neon.

SIGNAGE GUIDELINES

The purpose of these signage guidelines is to provide the means for adequate identification of buildings and businesses by regulating and controlling the design, location, and maintenance of all signs within the business center. Further, the intent of these guidelines is to establish specific standards for all signage that will ensure continuity and consistency with the architecture in the business center. All sign types not described below are prohibited.

Sign Criteria Summary

Specific sign types will be permitted only with designated building types, as described in the table on the following page. Building types are determined by the Committee. Defined below are the building types used in the table.

Building Type "A" Multi-Occupant Industrial – A building divisible into three or more increments consisting of separate entries and exits, often having roll-up rear doors, and office use is ancillary to industrial use. Signs for multi-tenant buildings must be consistent.

Building Type "B" Two-Occupant Industrial – A building divided into two increments consisting of separate entries, separate exits, and office use is ancillary to industrial use.

Building Type "C" Single User Buildings – An office or industrial building occupied by one user.

Building Type "D" Office Building (with core) – Primary use is office with central entry core and with or without separate exterior entry doors.

Building Type "E" Office Building (without core) – Primary use is office without central entry core and with separate exterior entry doors.

Building Type "F" Special Purpose Buildings – YMCA, deli, retail commercial, etc. Will be considered on an individual basis as signage directly relates to use.

PERMITTED SIGNS BY BUILDING TYPE

		BUILDING TYPE					
SIGN TYPE		"A" Multi-Occupant Industrial (multiple entry)	"B" Two-Occupant Industrial	"C" Single User Building	"D" Office Building (with core)	"E" Office Building (without core)	"F" Special Purpose Buildings
	Sign Type "1" Building Mounted Sign	X	X	X	X	X	X
	Sign Type "2" Freestanding Monument Sign	X	X	X	X	X	X
	Sign Type "3" Entry Window Graphics	X				X	X
	Sign Type "4" Building Address/Suite Numbers	X	X	X	X	X	X
	Sign Type "5" Temporary Construction/Leasing Sign	X	X	X	X	X	X
	Sign Type "6" Vehicular Directional Sign	X	X	X	X	X	X

Sign Types and Descriptions

Sign Type "1" Building Mounted Sign

- a. This sign type shall be limited to the identification of a single occupant and shall be limited to one elevation only.
- b. The maximum height for letterforms is 2'-6" from the top of ascending letters to the bottom of descending letters. (Refer to the figure on the following page.)
- c. The maximum height for all uppercase letterforms is 2'-0". (Refer to the figure on the following page.)
- d. The use of corporate logos or insignia will be permitted provided such corporate logos or insignia shall not exceed the maximum height for sign letterforms. (Refer to the figure on the following page.)
- e. Letterforms shall not project beyond a building's fascia more than 6 inches.
- f. Letters and/or symbols may be internally illuminated or non-illuminated. If signs are illuminated, only reverse channel letters and logos may be used. This form of illumination creates a halo effect around letters or symbols.

Spanish

ASCENDING LETTER

2'-6"

DESCENDING LETTER

SPANISH

UPPERCASE LETTERS

2'-0"

LOGOS OR INSIGNIA



2'-6"

SIGN TYPE "1" BUILDING MOUNTED SIGNS

- g. Colors must be compatible with building colors, corporate colors, and corporate identity.
- h. All on-building signs shall be mounted directly onto or into the building surface. No raceways or other visible mounting devices may be used.

Sign Type "2" Monument Sign

- a. This sign type shall be limited to identifying one major occupant.
- b. The copy shall be limited to the occupant's name and building address only.
- c. The maximum height of all monument signs is 5'-0".
- d. The maximum length of all monument signs is 12'-0".
- e. The base or side supports of the sign shall incorporate a design element that will "architecturally tie" it to the occupant's building.
- f. All graphics and identifying marks shall be within the limitations of the sign face panel. (Refer to the figure on page 34.)
- g. All sign background colors are to be neutral shades. Primary colors may be used for occupant names and/or logos; however, colors must be compatible with building colors, corporate colors, and corporate identity.
- h. If monument signs are to be illuminated, only ground lighting is permitted.
- i. One Sign Type "2" is allowed only at each building vehicular access point. If on a corner lot, one additional Sign Type "2" is permitted at the corner. A maximum of two signs of this type are permitted per parcel.

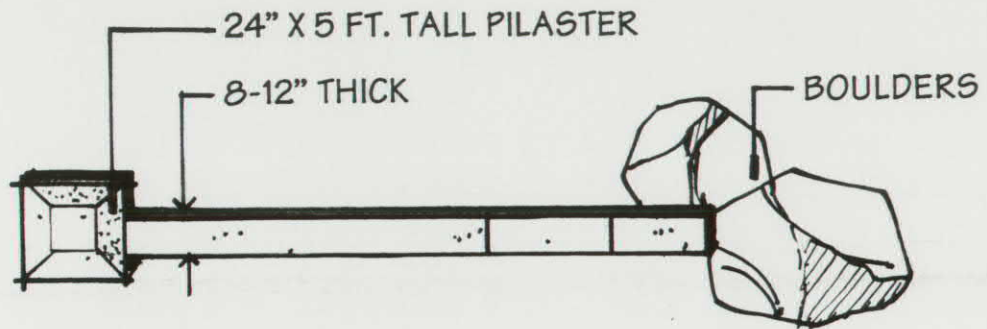
Sign Type "3" Entry Window Graphics

- a. This sign type is limited to buildings with more than two occupants, each with separate entries and applies to all graphics placed on glass entry windows.
- b. Sign Type "3" may be placed either on entry door or windows to the left or right of the entry door.
- c. This sign type shall be limited to the name of the tenant and the tenant's business hours. The maximum height for the tenant name is 2" and for business hours 1".

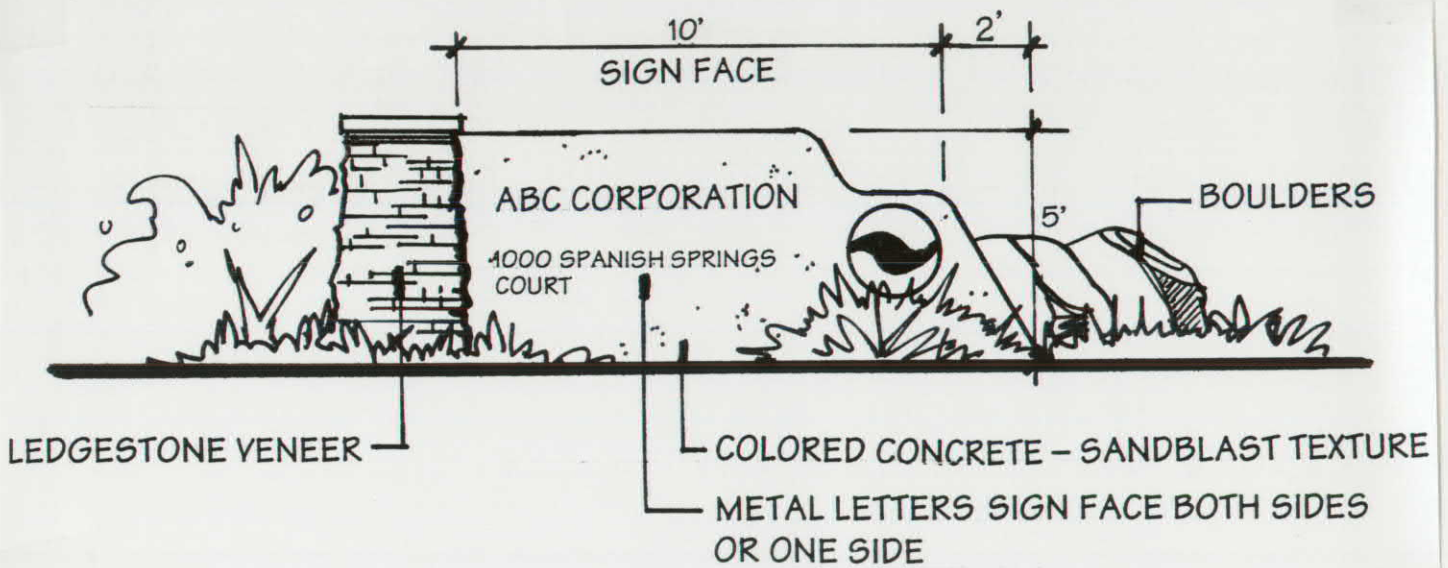
Sign Type "4" Building Address/Suite Numbers

Addresses:

- a. 18" height maximum.
- b. Precision cut aluminum or bronze, opaque black or white acrylic numbers.
- c. Numbers to be applied to the appropriate building face visible from the street.
- d. Non-illuminated.



PLAN



ELEVATION

SIGN TYPE "2" MONUMENT SIGN

Building Suite Numbers:

- a. Suite numbers must be displayed at both front and rear entrances.
- b. 4" height maximum, black or white acrylic or vinyl die cut numbers.
- c. Numbers to be applied above or to the right of the appropriate entrance.
- d. Non-illuminated.

Sign Type "5" Temporary Construction/Leasing Sign

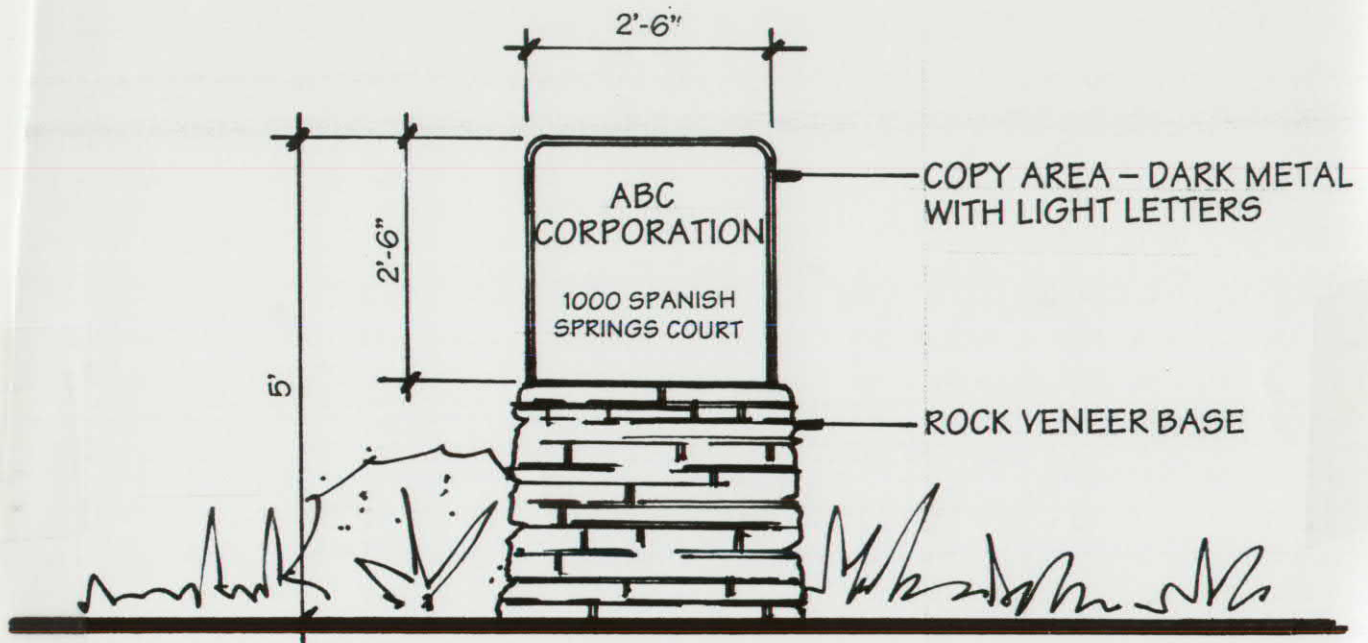
- a. Limited to one per building.
- b. Overall maximum size: 10'-0" high, 4'-0" wide.
- c. Must be professionally made.
- d. Non-illuminated.
- e. All temporary signs must be approved by the Committee.

Sign Type "6" Directional Sign

- a. Copy should be limited to occupant, suite, or address and any necessary directional arrows.
- b. Overall size: 2'-6" wide, 5'-0" high; copy area: 2'-6" by 2'-6".
- c. Colors, materials, and typefaces shall compliment existing signs and building architecture.

Major and Minor Project Entry Signs

Major and minor project entry signs shall be monument style. The Master Developer is responsible for the installation of major and minor project entry signs. The location of major and minor project entries is shown in the chapter entitled Landscape Guidelines. These signs will be used to identify and establish the boundaries and formal entries of the project. The logo for the business center may be placed on the sign.



SIGN TYPE "6" DIRECTIONAL SIGN