

Section 11. General Design Objectives

It is the intent of these guidelines to provide the broadest possible opportunities in site planning, architecture, landscaping and signage, but insure a quality design image for the site, and maintain a competitive development program. In short, the overall objective is to create a project that offers a diversity of compatible land uses but with some reasonable regimentation of design. Most development standards are deferred to the County ordinance requirements, however, project specific design criteria are defined herein to supplement those development standards. Additional criteria will be included in the project covenants, conditions, and restrictions.

Site Planning:

- To encourage a planned image of a quality business park in a clean contemporary environment.
- To locate buildings in a manner that is efficient and consistent with site conditions, and compatible with surrounding development.

Architecture:

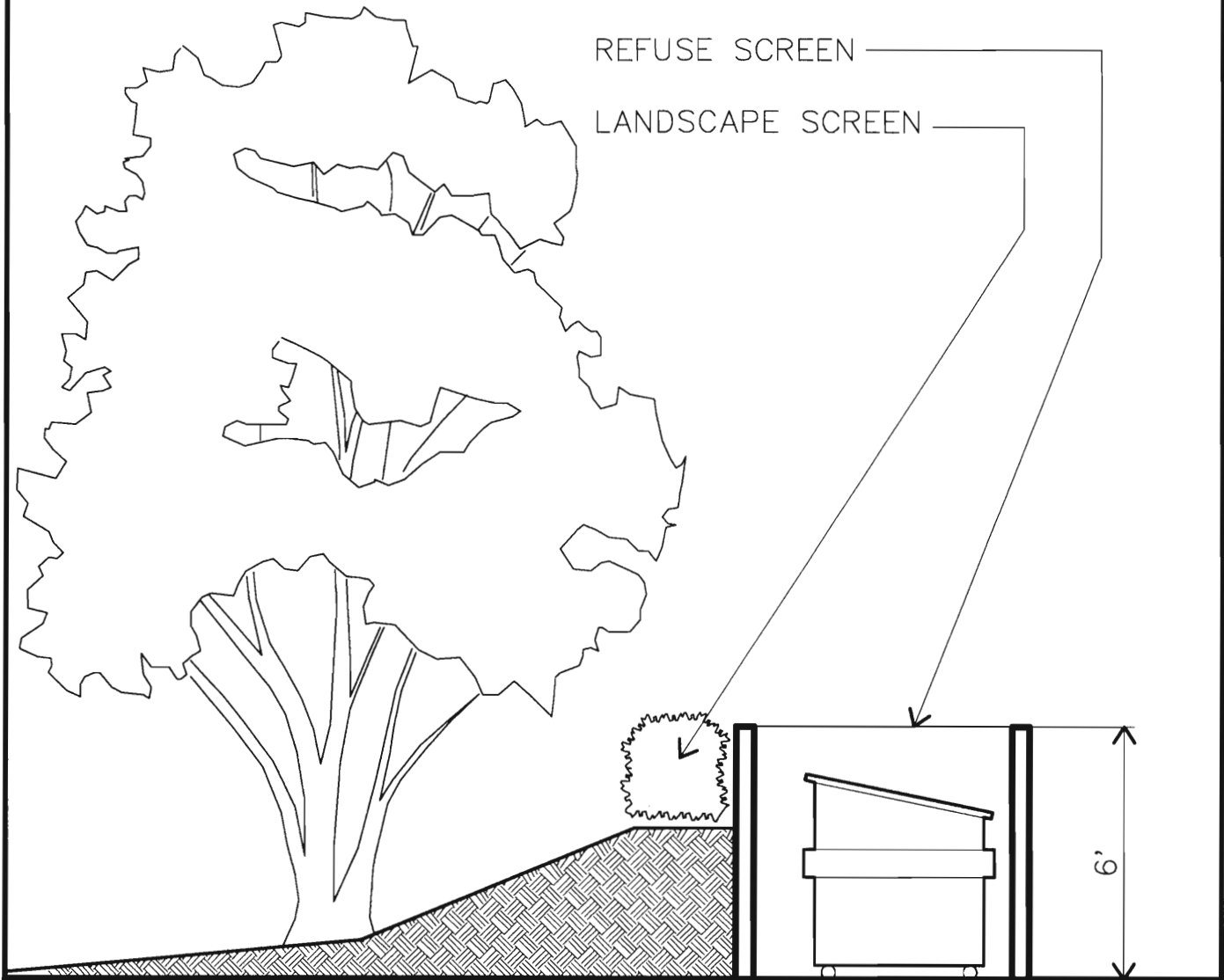
- To express an overall contemporary business environment.
- To provide opportunities for individual users to express their architectural themes, within a basic design framework.
- To promote contemporary styles, clean lines, with a distinctive image.

Landscaping:

- To provide a singular landscaping element that ties the development together.

- To establish a quality unified freeway frontage treatment.
- To provide a simple but visually interesting hierarchy of landscaping treatments throughout the development.

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SERVICE, STORAGE, MAINTENANCE, LOADING & REFUSE COLLECTION ARE TO BE LOCATED OUT OF VIEW FROM PUBLIC ROADWAYS, OR SCREENED BY DENSE PLANTING AND/OR ARCHITECTURAL BARRIERS.

SERVICE AREAS MAY NOT EXTEND INTO REQUIRED LANDSCAPE SETBACK ZONES. WALLS PARALLEL TO STREETS MUST BE SCREENED w/ SHRUBS OR VINES.

NO LOADING OR UNLOADING IS PERMITTED FROM PUBLIC STREETS. SERVICE AREAS SHOULD BE LOCATED SO THAT SERVICE VEHICLES HAVE CLEAR ACCESS AND DO NOT DISRUPT GENERAL CIRCULATION.

TRASH

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MATERIALS:

EXTERIOR BUILDING MATERIALS SHOULD BE SMOOTH, CLEAN & EFFICIENT WITH AN APPEARANCE THAT IS CONTEMPORARY AND TECHNICAL.

APPROPRIATE MATERIALS:

- SMOOTH, PRECAST PANEL SYSTEMS.
- SMOOTH METAL PANEL SYSTEMS.
- TINTED OR LIGHTLY REFLECTIVE GLASS.

INAPPROPRIATE MATERIALS:

- WOOD BEAMS AND SIDING.
- BRICK, SPANISH TILE.
- CORRUGATED METAL.
- RIBBED OR ROUGH CONCRETE.
- HIGHLY REFLECTIVE GLASS.



MATERIALS



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ROOFS:

ROOFLINES SHOULD BE HORIZONTAL.

APPROPRIATE TREATMENT:

- VISIBLE VERTICAL SUPPORT.
- HORIZONTAL PLANES AND PARAPETS.
- VARIED PARAPET HEIGHT.
- ROOFING MATERIALS HIDDEN FROM OFF-SITE VIEW.

INAPPROPRIATE TREATMENT:

- GABLE, HIT & MANSARD ROOF FORMS.
- METAL, TILE, SHINGLE & SHAKE ROOFING.
- ARBITRARY DECORATION.



ROOFS



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BUILDING FORM & MASSING:

BUILDING DESIGN SHOULD EMPLOY CLEAN, SIMPLE, GEOMETRIC FORMS & COORDINATED MASSING THAT PRODUCE OVERALL UNITY, SCALE & INTEREST.

APPROPRIATE TREATMENT:

- STRAIGHTFORWARD GEOMETRY
- UNIFIED COMPOSITION
- EXPRESSION OF FLOOR LEVELS AND STRUCTURE
- SOLID PARAPETS

INAPPROPRIATE TREATMENT:

- COMPLICATED FORMS
- ARBITRARY, INCONSISTENT COMPOSITION
- MONOLITHIC FORMS



BUILDING FORM & MASSING



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ARCHITECTURAL CHARACTER:

ARCHITECTURAL CHARACTER SHOULD PORTRAY
A HIGH TECHNOLOGY IMAGE IN A MANNER THAT
IS BOTH PROGRESSIVE AND TIMELESS.

APPROPRIATE CHARACTERISTICS:

CONTEMPORARY, CLASSIC, TECHNICAL STYLE.
CLEAN, SMOOTH, EFFICIENT LINES.
DISTINCTIVE, BUT COMPATIBLE IMAGE.

INAPPROPRIATE CHARACTERISTICS:

TRENDY, HISTORICAL RESIDENTIAL STYLES.
TRICKY, COMPLICATED, ARBITRARY FORMS.



ARCHITECTURAL CHARACTER



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MECHANICAL EQUIPMENT:

ALL EXTERIOR MECHANICAL EQUIPMENT, INCLUDING HVAC, ELECTRICAL EQUIPMENT, STORAGE TANKS & SATELLITE DISHES, MUST BE SCREENED FROM ON-SITE & OFF-SITE VIEW.

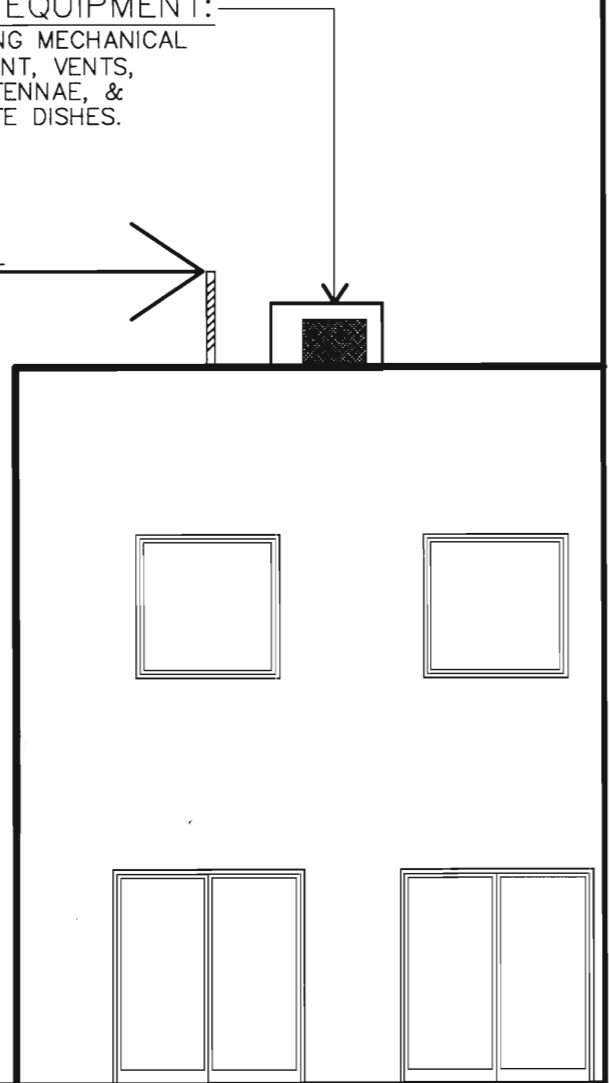
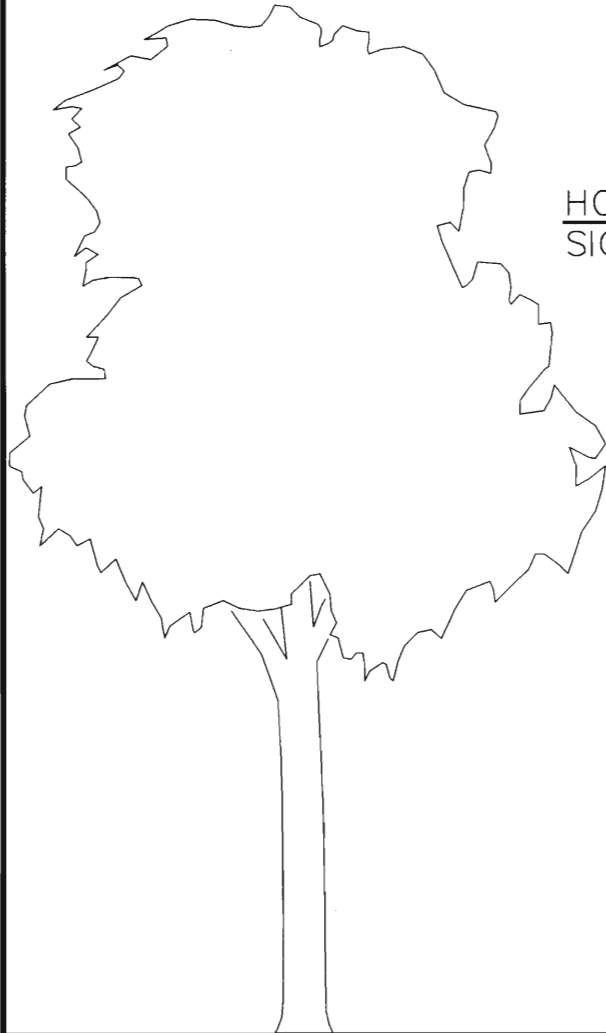
APPROPRIATE TREATMENT:

- ROOFTOP EQUIPMENT HIDDEN FROM OFFSITE VIEW BY BUILDING PARAPET OR MECHANICAL SCREEN.
- MECHANICAL SCREEN FULLY INTEGRATED INTO ARCHITECTURAL DESIGN.
- GROUND EQUIPMENT HIDDEN BY SCREEN WALLS OR LANDSCAPING.
- SCREEN WALLS OF SAME OR SIMILAR MATERIAL AS ADJACENT BUILDING WALLS.

ROOF EQUIPMENT:

INCLUDING MECHANICAL EQUIPMENT, VENTS, T.V. ANTENNAE, & SATELLITE DISHES.

HORIZONTAL
SIGHT LINE



ROOF MOUNTED EQUIPMENT

