

3. Architectural Design Guidelines

a. General

The architectural design concept of the Borel Airpark Center is one which encourages project development to achieve both diversity and harmony in architectural design as well as achieve excellence in building quality and construction (see Exhibits 45 through 51).

The concept is not intended to limit the developer in design possibilities, but rather to allow freedom and flexibility to develop architectural solutions most appropriate for each site. The architecture to be developed in each planning area or parcel should maintain an individual identity, yet contribute to the integrity of the business park as a whole.

The following Architectural Design Guidelines apply to every building project within the business park:

o Building Form, Massing and Scale

All buildings shall be distinctive and contemporary in design and form. Buildings should reflect the technology of today yet maintain a timeless appearance.

Building form should create visual interest on all sides of the structure. All building sides are to be considered equally. Buildings may not have a special treatment only on the facade facing the street(s). The architectural concept must be consistent on all sides of the building.

Interconnection and lapping of building forms and heights to break long expanses of blank walls help relieve monotony and are encouraged. Low decorative walls and walls utilized to enclose courtyards or screen service yards provide a gradual building up of massing and help relate buildings to the landscape.

Office / Industrial



Acceptable



Unacceptable

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Exhibit No.: 44

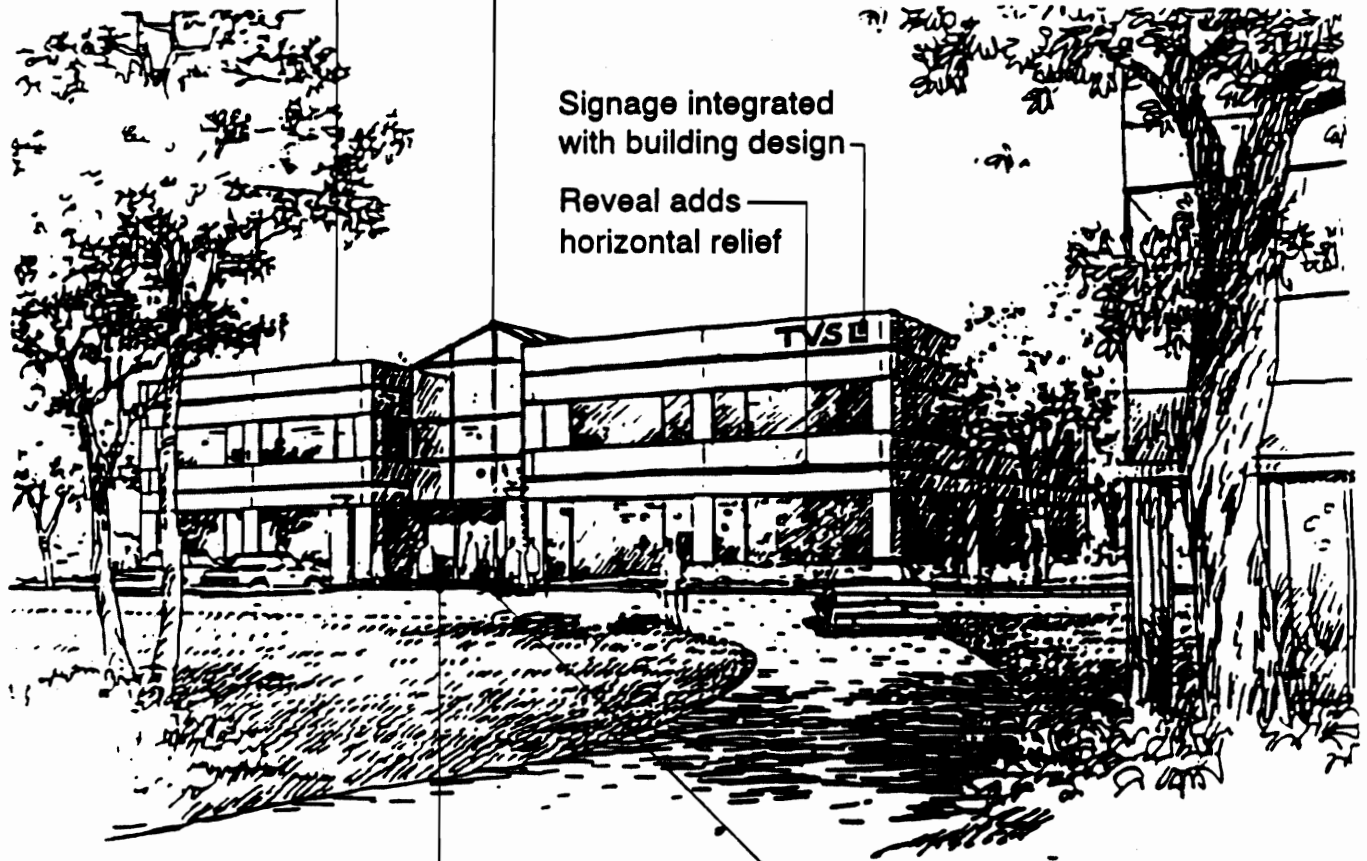
Offices / Industrial
Structures

Mechanical Equipment
concealed by Parapet

Pitched Roof integral
to building designs:
Identifies entry

Signage integrated
with building design

Reveal adds
horizontal relief



Special design character
at building entrance

Pedestrian drop-off

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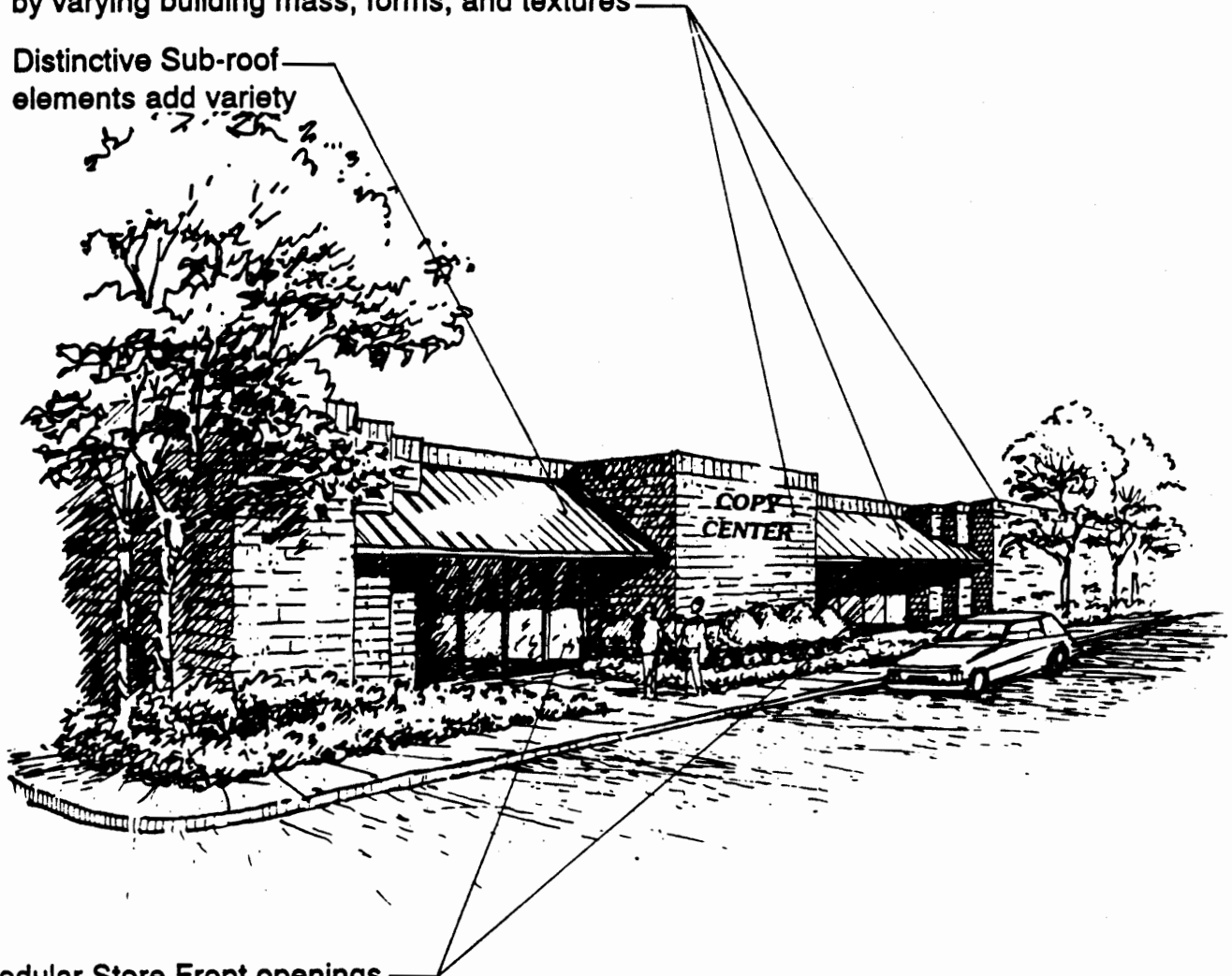
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Exhibit No.: 45

Industrial Structures

Long, straight building facades can be articulated by varying building mass, forms, and textures

Distinctive Sub-roof elements add variety



Modular Store Front openings can be combined with different building fronts to provide variety and harmony

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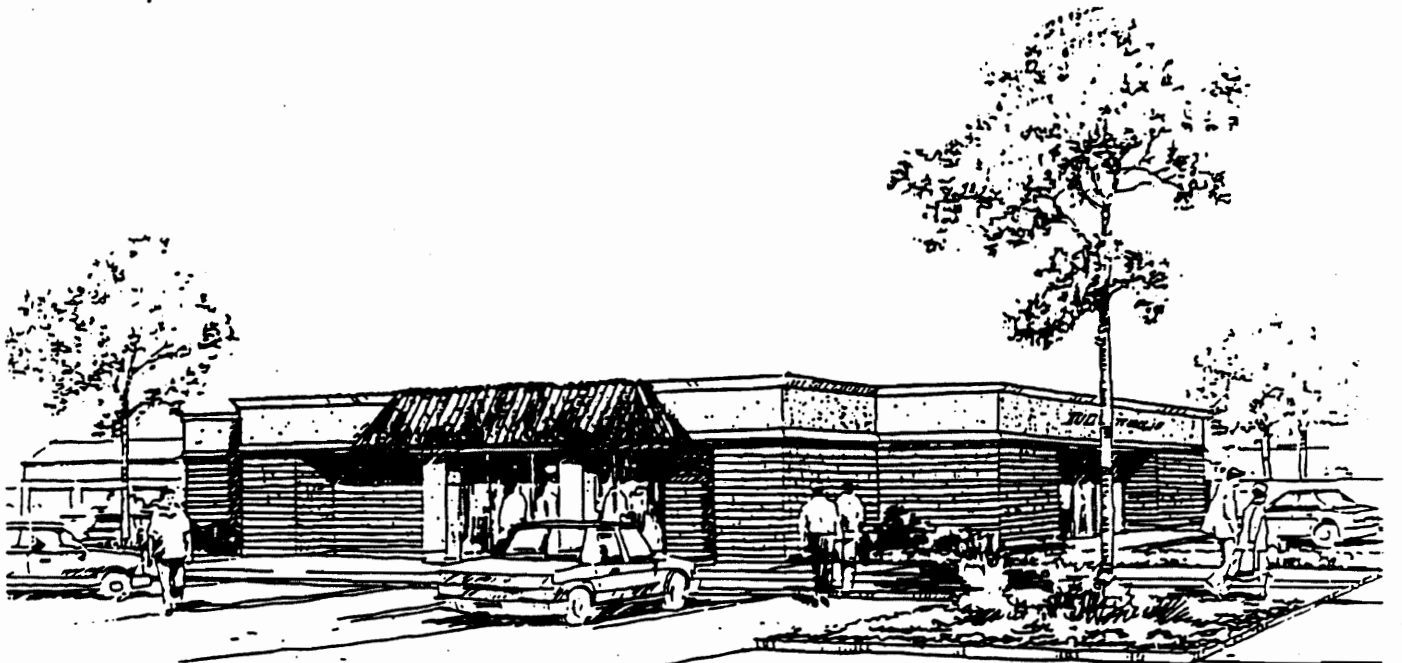
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Exhibit No.: 46

Commercial



Acceptable



Unacceptable

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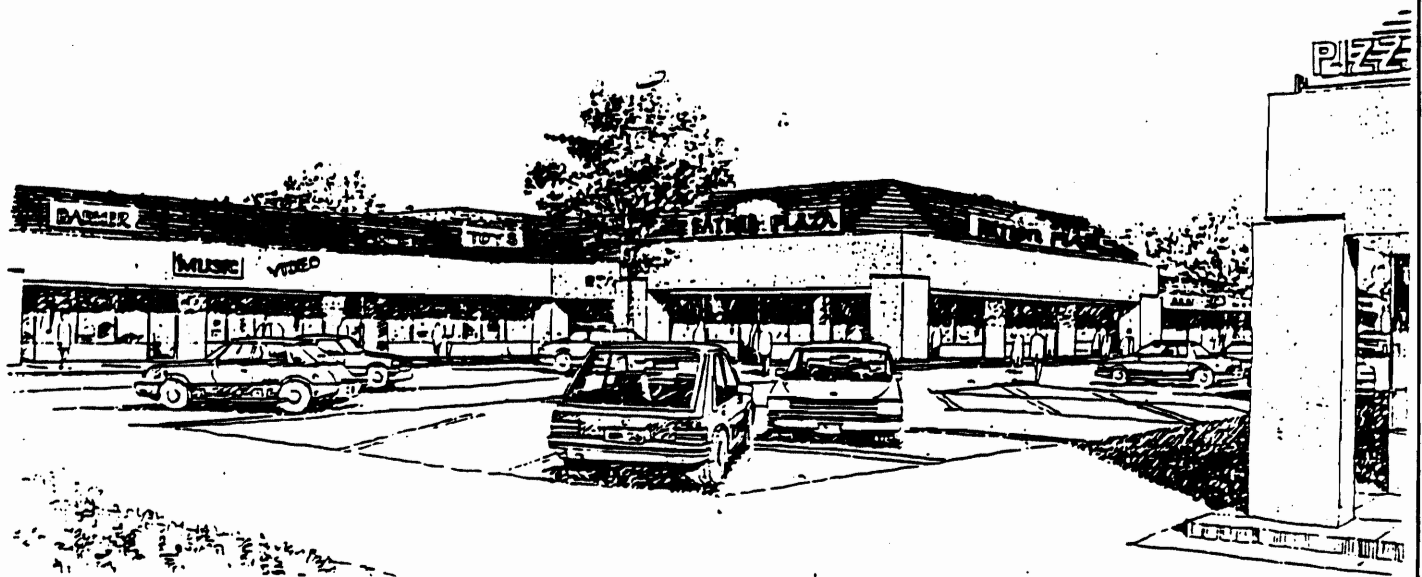
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Exhibit No.: 47

Commercial



Acceptable



Unacceptable

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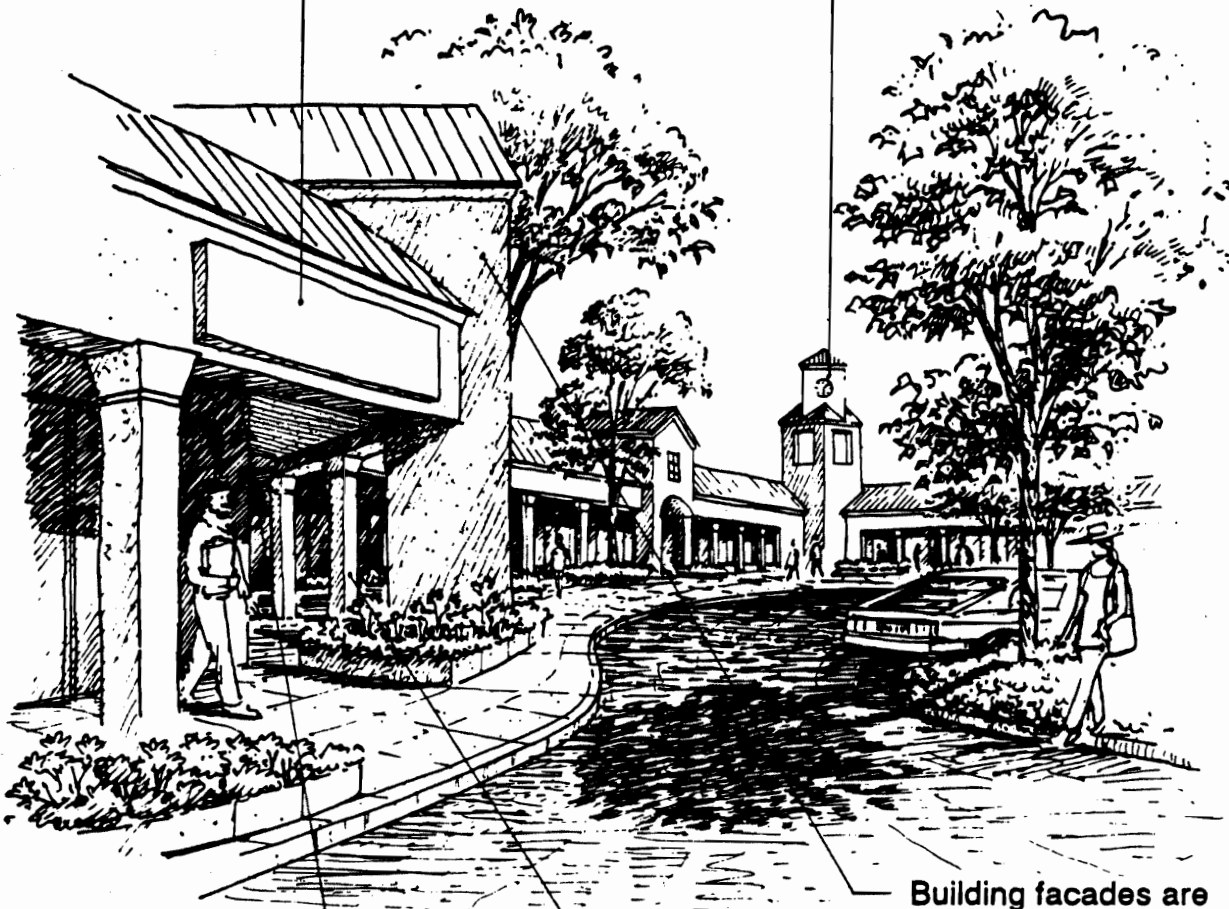
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Exhibit No.: 48

Commercial Structures

Signage is integrated with building facades

Clock tower or other feature serves as a central focal point



Building facades are architecturally articulated

Use of similar columns creates harmony

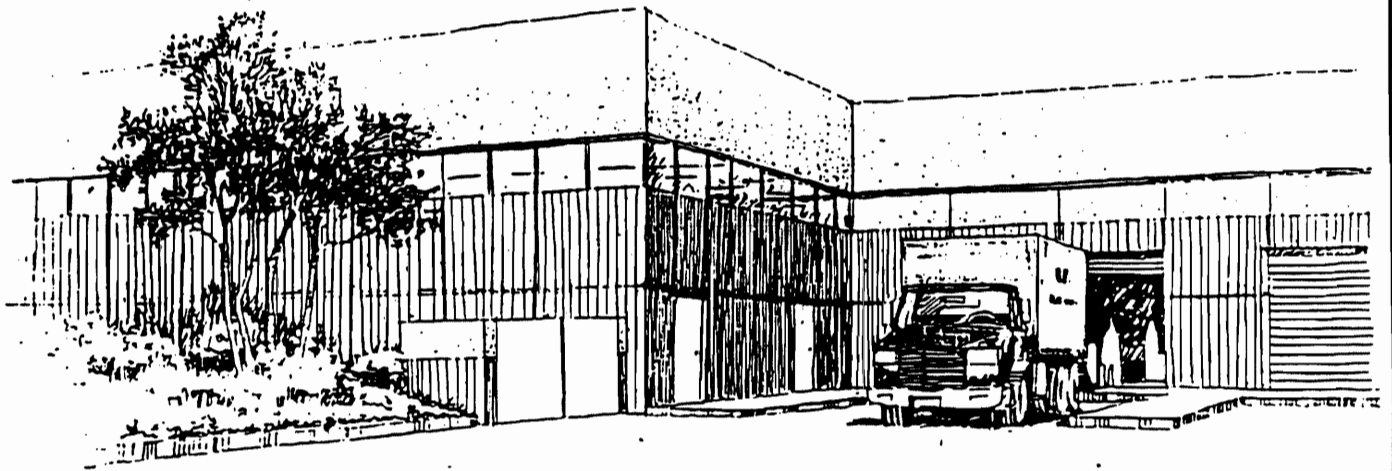
Covered walkway encourages user interaction

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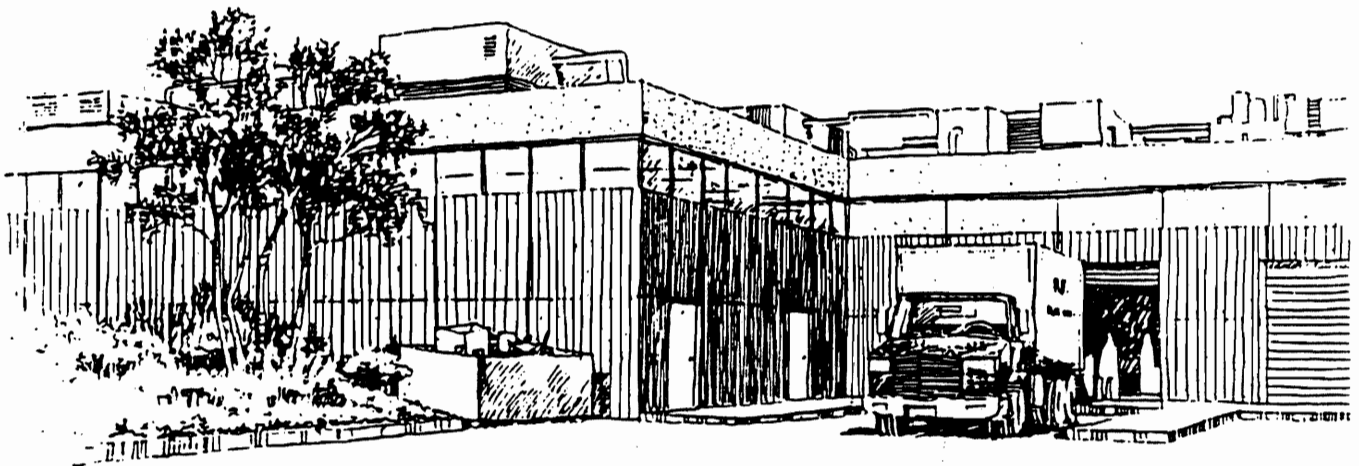
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Exhibit No.: 49

Roof Top and Equipment Screening



Acceptable



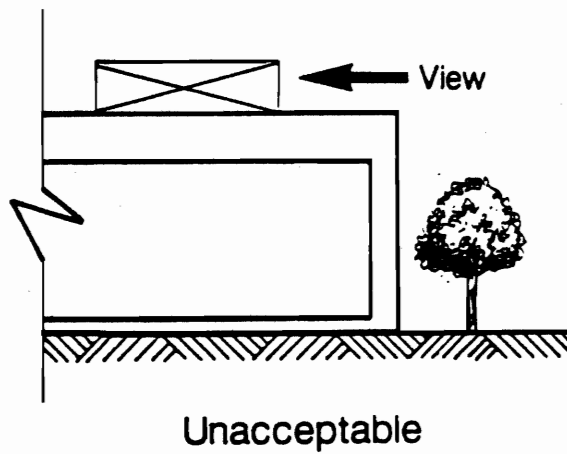
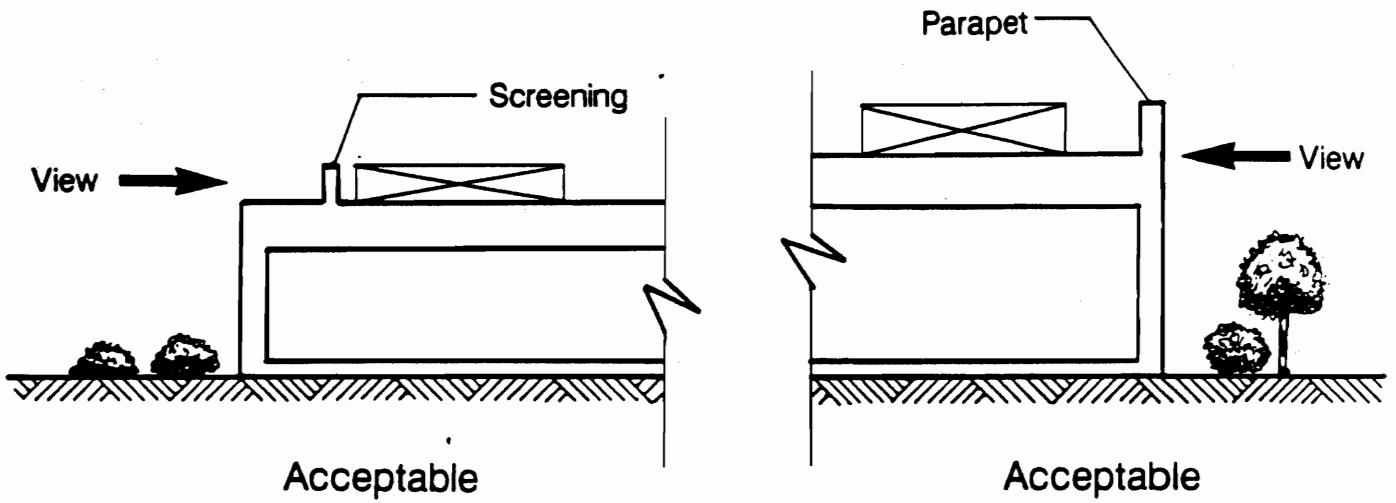
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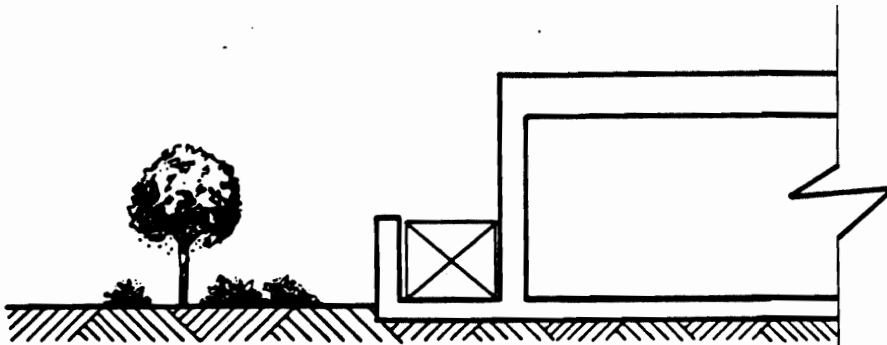
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Exhibit No. 50

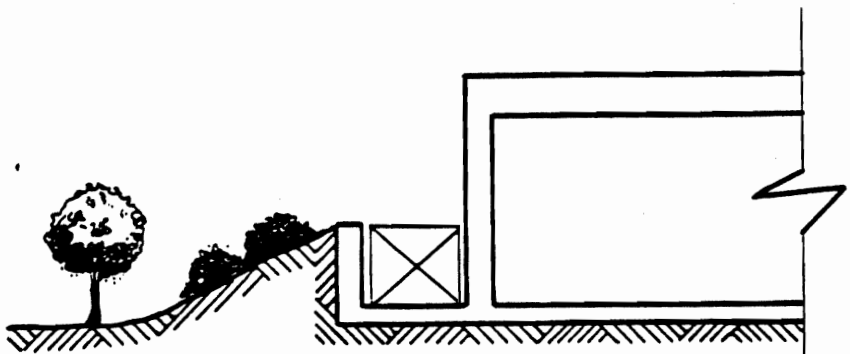
Rooftop Screening



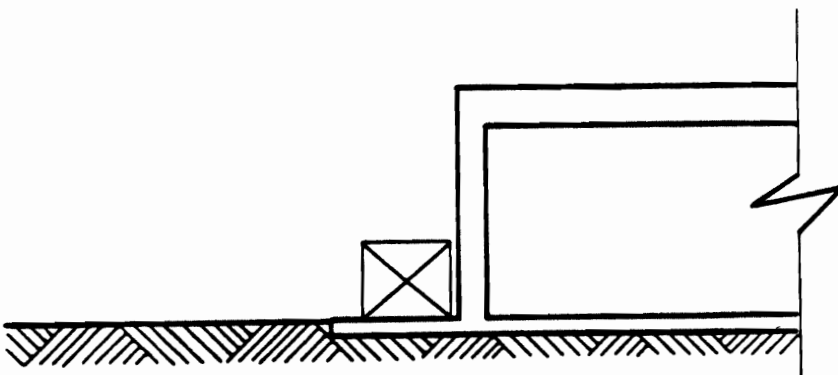
Equipment Screening



Acceptable



Acceptable



Unacceptable

The scale of the project should be given special consideration, particularly large industrial buildings. Large-scale uninterrupted walls must be avoided and may be visually reduced to human scale by:

- * Mature landscaping/mounding
- * Wall texture placement
- * Clustering small scale elements such as planter walls around major forms
- * Creation of horizontal and vertical shadow lines
- * Fragmentation into smaller or multiple structures
- * Entrance treatments
- * Stepping back corners
- * Pilasters
- * Varying roof lines

o Facade Treatments

Each building or building complex should create its own individual identity while remaining harmonious with neighboring buildings and the overall business park complex.

Architecturally articulated exterior surfaces reflecting creativity and innovation are encouraged to provide the mechanism by which both individual identity and unity may be achieved.

Emphasis should be placed on development of a special design character at building entrances. Main entrances to each building shall be clearly defined and noticeable.

Pedestrian and ground level entries should be recessed or covered by architectural projections, roofs or arcades to provide pedestrians shelter from the elements. Columns, projections, insets and exterior material changes may be used to architecturally identify and create interesting building entries.

Exterior openings in buildings, such as doors, windows or arcades, should be used in repetitive patterns to create rhythm and interest.

Any accessory buildings and enclosures, whether attached to the main building or not, shall be of similar design and materials.

Unacceptable designs include false facades, mansard roofs and other applied ornamentation unrelated to the rest of the building or structure.

o Colors and Materials

Colors and materials chosen must be appropriate for the scale of the building, compatible with its location within the business park and expressive of the character and image of the development.

Building materials should be durable, relatively maintenance free and convey its own natural integrity, expressing permanence, substance, timelessness and restraints. For each building or building complex, one dominant finish material, excluding roof materials and glazing, should be expressed. Accent materials are encouraged and when used should subtly compliment the dominant material of the building.

* Concrete

Concrete should be natural color or may have a moderate integral color. Large exposed surfaces shall be textured forms, sandblasted or have integral detailing. Smooth concrete shall be restricted to accents, reveals, bandings and columns.

* Masonry

Masonry's ageless character, distinctive textures and human scale

make it an appropriate material, especially where these elements become important.

Masonry units shall be limited to brick, split face concrete block, fluted concrete block or integral

color slump block. Standard concrete masonry units shall not be used as a finish material.

* Stone

Stone being one of the original natural materials used in construction throughout history is highly appropriate in conveying a sense of permanence or timelessness. Stone used for surface finish materials, including veneers, paving, shingles and decorative items, shall be limited to granite, travertine, marble, polished or honed limestone, sandstone and slate. Color and material combining other than color stone shall be allowed as accents, bandings or minor decorative purposes only.

* Plaster or Stucco

Plaster as a surface finish material may be used in almost any context. Where it is the predominant material, it should be used in conjunction with other materials for accents and relief features. Textures shall be limited to machine spraying and light hand trowel finishes. Heavily textured plaster on large unbroken surfaces of plaster will not be allowed.

* Wood

Finished wood may be used in almost any context; however, special consideration and care is required in the use of wood due to extreme weather exposure of this area.

Exposed wood should have a minimum two inch dimension and be protected from excessive moisture and sun exposure. Wood timbers and glue-laminated timbers may be used provided that the minimum dimension is six inches (6"). Timbers may be finished in rough sawn, resawn, sandblast or smooth finishes. Wood

trim shall be stained with semi-transparent stain or painted as accents.

Wood siding, where it is used as the predominant surface material, will not be allowed.

* Glazing

Glazing should appear as a combination of darkness, transparency and reflection. Glass and framing color should complement that of the other building materials. It is important that the glazed areas give a sense of penetration to building interior, as opposed to an opaque surface.

Reflective glass-faced buildings should not be used in areas where existing or future surrounding buildings or airport uses would be adversely affected by glare. Similarly, buildings with large amounts of reflective glass that would cause glare are not appropriate adjacent to areas regularly used by pedestrians, motorists or aircraft. Energy conservation considerations would encourage the development team to explore the use of operable windows and shading devices (interior or exterior) where appropriate.

* Prohibited Materials

Unacceptable materials include corrugated metal siding, standard concrete block, common plywood sheeting, masonite, aluminum and rustic materials used as primary wall surfaces. Permanent buildings of mobile or modular construction are prohibited.

o Color and Texture

All buildings throughout the business park should use warm earthtones or natural colors of materials being used. Use of bright colors or black should be limited to building accents and signifying points of entry. Bold application of colors such as stripes, accents or super graphics is discouraged.

Variations in color shall be kept to a minimum.

Colors shall be confined to earthtones of a soft and subtle nature such as:

Off-white	Light Brown
Warm Grays	Brown
Putty	Rust
Tan	Brick Red
Beige	Sienna
Cream	Light Pastel Pink
Copper	Light Pastel Blue

Accent colors may be darker or lighter tones; however, primary colors are discouraged.

Special individual corporate colors other than those listed maybe approved only when utilized in signage and logos.

Simple and uniform textures are encouraged to create shadow patterns which will enhance the visibility of the buildings.

o Mechanical Equipment

Where mechanical or service equipment is located on the roof, it shall be grouped into concentrated areas and installed in a wall or behind a screen wall or in an enclosure which is an integral part of the building design. The materials used on such screens or enclosures shall be the same quality as, and compatible with, the materials of the building (see Exhibits No. 52 and 53).

Mechanical and service equipment shall not be permitted to protrude above a plane level with the top of the parapet or above a screen wall or enclosure.

Special consideration should be given to mechanical or service equipment location and integration into building design. When roof mounted equipment will be visible from upper floors of adjacent buildings and hillside developments, they shall be kept to a visible minimum by screening and painted so as to allow their blending with the visual background.

Mechanical and service equipment located near or at ground level shall be screened from views from adjacent or adjoining parcels, buildings or pedestrian walkways whenever possible by heavy landscape plantings, walls, earth berms or any combination thereof.

No exterior mechanical equipment or devices shall be permitted in any required front yard or setback area.

No antenna or device for transmission or reception of any signals, including, but not limited to, telephone, television and radio shall be placed on any lot so that it is visible from five feet (5') above the ground or ground floor level at a distance of 500 feet in any direction.

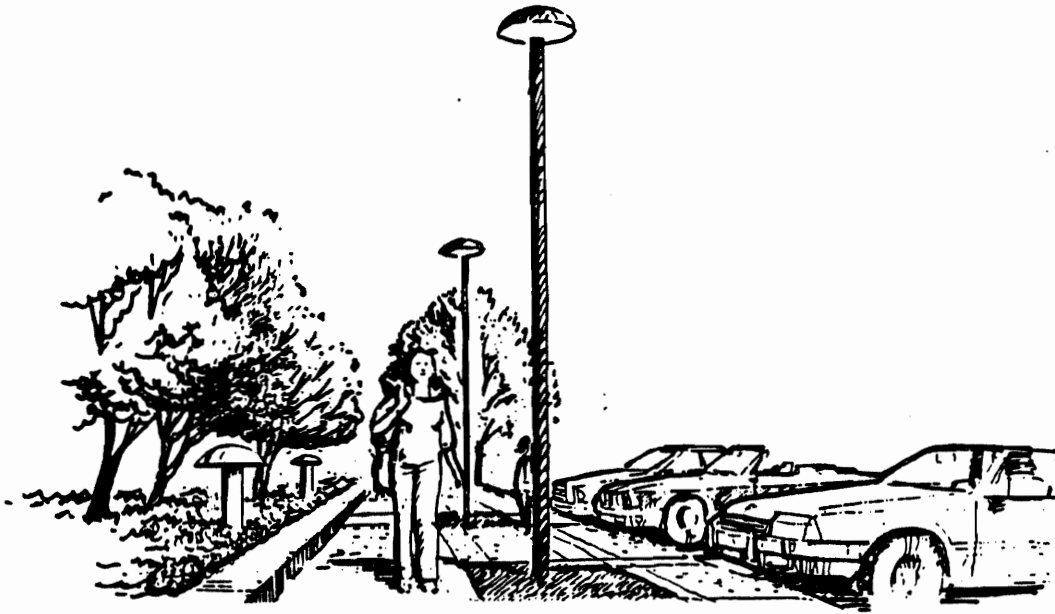
Transmitters and antennas should be screened from off-site view by berms, planting or a combination of both whenever possible.

Temporary overhead power and telephone facilities are permitted during construction.

o Surface Mounted Equipment

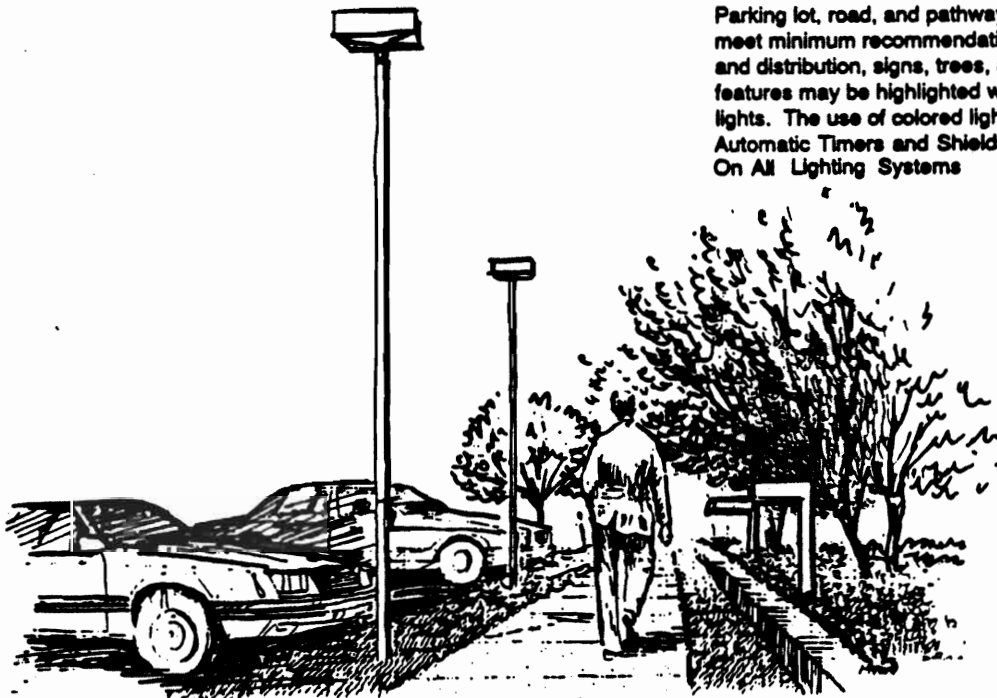
No exterior mechanical devices shall be mounted on any building wall unless they are an integrated architectural design feature (see Exhibit No. 54).

Parking Area Lighting



Lighting in the Business Park has two purposes. One is for safety reasons and the other for increased visual quality.

Parking lot, road, and pathway lights should meet minimum recommendations for light intensity and distribution, signs, trees, and other landscape features may be highlighted with up-lights or spot-lights. The use of colored lights should be avoided. Automatic Timers and Shields Shall Be Utilized On All Lighting Systems



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Exhibit No.: 53

Walkway Lighting



Low Level

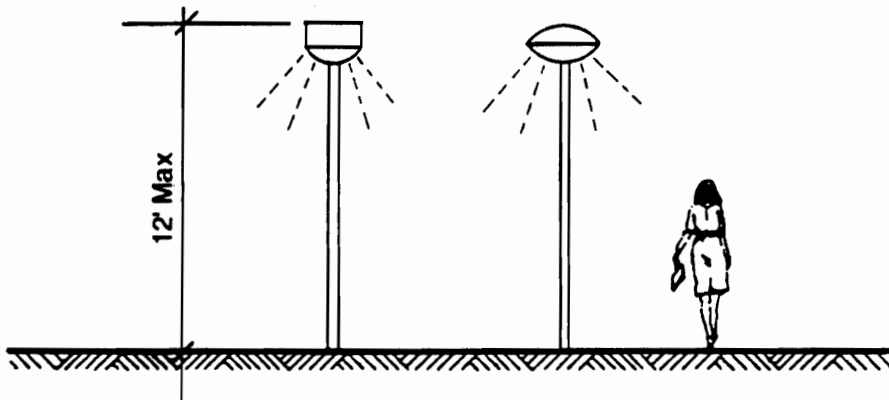
- Use along walkways, steps, and entrances.
- Ballards can block traffic or protect objects, as well as provide light.

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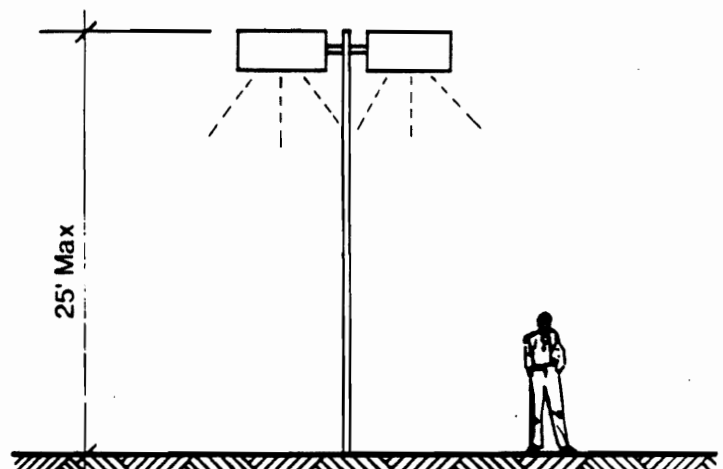
Exhibit No.: 54

Lighting



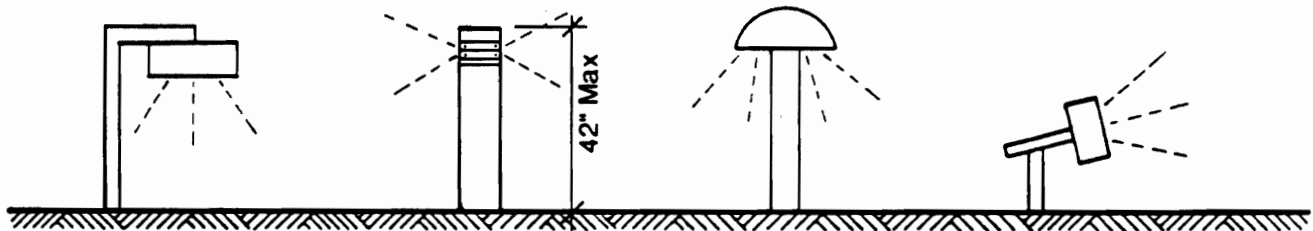
Walkway

- 12' Maximum Height
- Can be post or wall mounted
- Variety of Fixtures available



Parking Lots and Roadways

- 25' Maximum Height
- Can light one or more areas with one post



Low Level

- Use along walkways, steps, and entrances
- Ballards can block traffic or protect objects, as well as provide light
- Spot-lights can be used on signs, trees, buildings or other areas to be lighted

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Exhibit No.: 55

The location and finish treatment of items mounted on the exterior surfaces of the building should be carefully planned and detailed. Such items would include vents, pipes, alarm bells irrigation controls, mechanical equipment, access ladders, electric and gas meters, etc. In no case should they give the appearance of being simply mounted on the exterior surface of the building with no relationship to the surrounding elements. The location of these items shall be indicated on all drawings submitted for approval.

o Roof Design

Major roof areas within the Borel Airpark Center will predominately be flat roofs with parapet walls.

Simple pitched roofs and sloped roof treatments for design accents are acceptable and encouraged with certain exceptions. Sloped roofs should be carried through major portions of the building and be an integral part of the building design.

Building roofs and the tops of parking structures must be given careful consideration, especially if these elements will be viewed from above by adjacent buildings and hillside developments within the business park.

Care should be taken that all roof mounted equipment and vents are grouped together and placed to reduce their visibility.

All pitched roof material shall be integral color concrete tile, slate, standing seam metal roofing or copper. Flat roof design requires a gravel surface of earthtone color, membrane material or similar uniform coverage treatment when the roof is visible from adjacent properties.

Lower roof projections and overhangs are encouraged to humanize and scale down building masses and define building entrances.

o **Parking Structures**

The design of parking structures must be simple, attractive and complementary to the main building design. Development teams are encouraged to use a portion of the top level of the garage as a roof garden, continuing the theme of site landscaping. Simple planting, texturing or detailing shall be used on the edges of all parking decks.

o **Exterior Lighting**

Architectural lighting throughout the Borel Airpark Center should articulate and enhance the forms, texture and primary features of the building design as well as provide functional lighting required for safety and security (see Exhibits No. 55 through 57).

All exterior lighting shall conform to the Riverside County Lighting Ordinance, Mount Palomar Lighting District, aviation lighting regulations and these guidelines.

Due to the close proximity of the Mount Palomar Observatory, the County of Riverside requires all exterior area lighting to incorporate full cut-off shielded fixtures utilizing low pressure sodium lamps.

The yellow/orange light produced by low sodium lamps tend to devoid areas of all color and definition which results in an undesirable light source for those areas in which landscaping features, pedestrian walkways, building entries, accents and textures are important. Lamp types other than low pressure sodium which provide a cleaner, crisper illumination for landscaping and building features may be utilized, provided that such fixtures do not contribute significantly to the

ambient light level, are shielded and operated by automatic timers set to shut off all exterior lights other than low pressure sodium lights after 11:00 p.m.

Building illumination and architectural lighting shall be indirect in character with no visible light source. Soft indirect lighting is encouraged.

Parking area light standards shall not exceed twenty-five feet (25') in height. Pedestrian walkway light standards shall not exceed twelve feet (12') in height. In no instance shall light overwash occur beyond property lines.

Landscape lighting shall be held to a minimum, particularly if parking areas and buildings are washed with light. Soft, directed path lighting and accent lighting at feature planting spaces shall be the extent of any landscape lighting.

Service and storage area lighting shall be contained within their boundaries and enclosed walls. In no instances shall light overwash occur outside the service and storage areas. Light sources shall not be visible from public streets.

4. Signage and Graphics

a. General

It is the responsibility of each developer to construct and maintain all signage and graphics within his parcel in conformance with County ordinances, these requirements and as approved by the ARC. Requirements for signage have been grouped under the following headings. No other signage other than signs described below will be allowed in the business park including poles and pylon signs, billboard signs, revolving, flashing, blinking, banners, boxed or can signs. Permitted signs include:

- o Perimeter Project Signage
- o Building Mounted Signage
- o Interior Site Signage
- o Temporary Signage