02/13/2009

Okatie Crossings

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PURPOSE AND INTENT

The guidelines included in this book are intended to establish the general character and design themes for the shopping center and ensure consistency in the application of the these principals throughout the development.

This book details the Developer's intent regarding the materials and design principals that will be used in the shopping center to the City of Hardeeville. This book will also be used to convey this intent to future tenants and owners, who will use these principles in the completion of their designs.

These guidelines have been designed to provide optimal flexibility with both current and future development plans while maintaining overall visual coherence within the limits of Okatie Crossings and compatability with the surroundings.

Upon approval by the City of Hardeeville, this Pattern Book will become part and parcel of the Development Guidelines for Okatie Crossings, and Sembler will utilize this book to review tenant and future parcel users for compliance with these standards.

SEMBLER

Owner:

For over 45 years, Sembler has been at the forefront of retail development, fostering growth and commerce in communities around the Southeast. Sembler's success has been amplified by the loyalty and longevity of its talented staff who lay the groundwork for it's innovative developments.

Architect:

MJM ARCHITECTS

Established in 1986 as Maxwell Architects, MJM Architects has fast become one of the leading retail-focused Architecture firms in the Southeast. Headquarted in Nashville, Tennessee with a staff of nearly 50 professionals, MJM Architects provides a full range of services including architecture, engineering, planning, and graphic design.

Landscape Architect:

SITE solutions
LANDSCAPE ARCHITECTURE + LAND PLANNING

SITE solutions is a landscape architectural firm founded in 2000 providing site planning, hardscape design and planting design services to the development community. Services provided include, Site Planning, Hardscape Design, Landscape Lighting Design, Planting Design, Environmental Mitigation Design and Contract Administration.

Civil Engineer:

HGA

Since its beginning in the founder's basement in 1968, Haines, Gipson & Associates, Inc. has grown and developed over the past 38+ years into an established Structural & Civil engineering company providing services to a wide variety of industrial, governmental, commercial, and institutional clients.

Okatie Crossings

PROJECT OVERVIEW

Designed specifically to respond to the unique location and characteristics of the coastal region of South Carolina, Okatie Crossings will provide a unique shopping and dining destination for the residents of Hardeeville and the surrounding communities. Comprised of nearly two million square-feet of retail and restaurant space, this open-air shopping center will provide a relaxed, yet vibrant atmosphere for both residents and visitors to the center.

While an overall design theme will be established for Okatie Crossings through this book in order to achieve visual coherence and harmony throughout the diverse areas of the shopping center, tenants are encouraged to establish their identities by incorporating their own unique design elements for storefronts and entrances into the overall theme of the center. Doing so will help to define a sense of place and identify entries, while creating a more dynamic and interesting center.

AERIAL SITE PLAN

Okatie Crossings

CONCEPT SITE PLAN

Okatie Crossings

SITE CONTEXT

The existing site consists of mostly flat, wooded terrain which is bounded by some existing retail and restaurant uses. Existing roadways and entrances from the main road into the site will be incorporated into the plan with roadway and intersection improvements (including signalization) planned in response to the proposed development.

Nearby residential development, including a Del Webb Active Adult Community, indicates a need for connectivity to be considered for non-vehicular traffic to the development.

View of site from Hwy 170

Okatie Blvd from Hwy 170

View of site from Okatie Blvd

Site Entrance from Hwy 278

Okatie Crossings

CIRCULATION

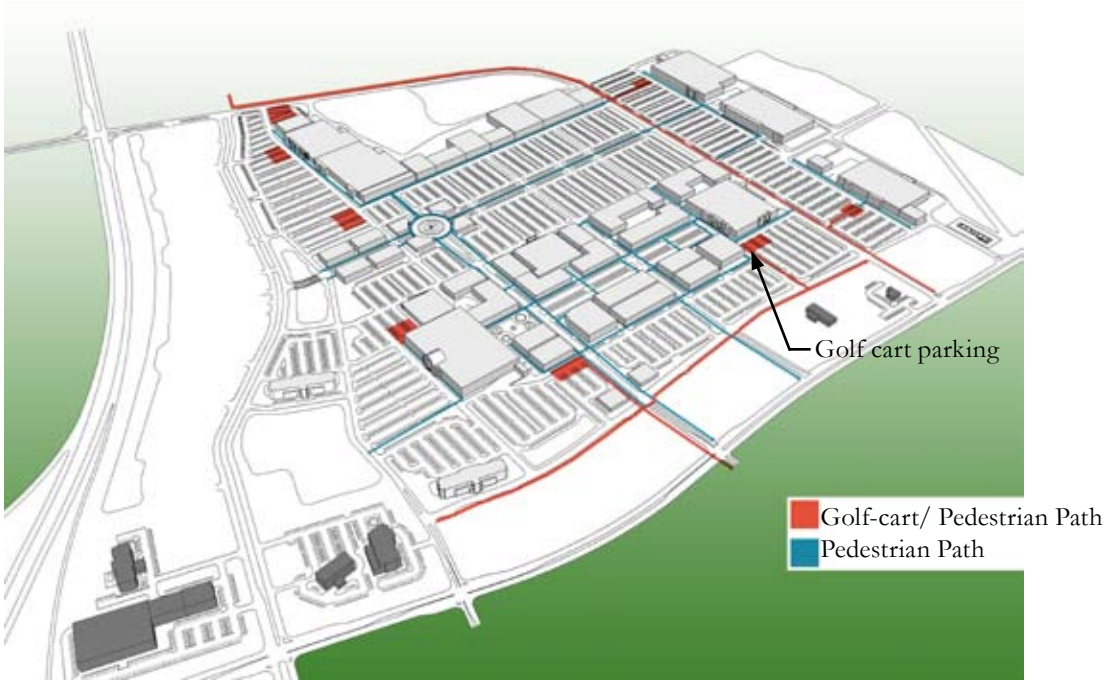
The project will include three distinct circulation methods; vehicular, non-vehicular motorized vehicles (i.e. golfcarts) and pedestrians. All three methods must work in harmony to provide safe and efficient circulation throughout the site.

Vehicular: Primary and secondary entry points feed parking areas that are dispersed throughout the site. Parking field and drive aisle layouts are designed to provide easy access to all areas of the center with fewest possible turning movements.

Pedestrian: Well defined pedestrian paths will be provided throughout the site to enhance connectivity and provide point to point pedestrian access among the different areas. Pedestrian paths will be separated from vehicular traffic by landscaped areas and include respite points with benches, planters or other seating areas. Where pedestrian paths cross vehicular areas, paving patterns and/or raised crosswalks will be used to slow traffic and increase safety of crossings.

Golf-carts: Dedicated golf-cart paths will connect the site to nearby residential communities. Dedicated paths will be separated from vehicular traffic and connect to dedicated cart parking areas.

Golf cart circulation and parking will be strongly considered as part of the overall circulation and traffic planning



Keyplan

Raised crosswalks slow traffic at key intersections and provide safe pedestrian travel corridors. Main pedestrian paths are separated from parking and drive aisles by landscaping.

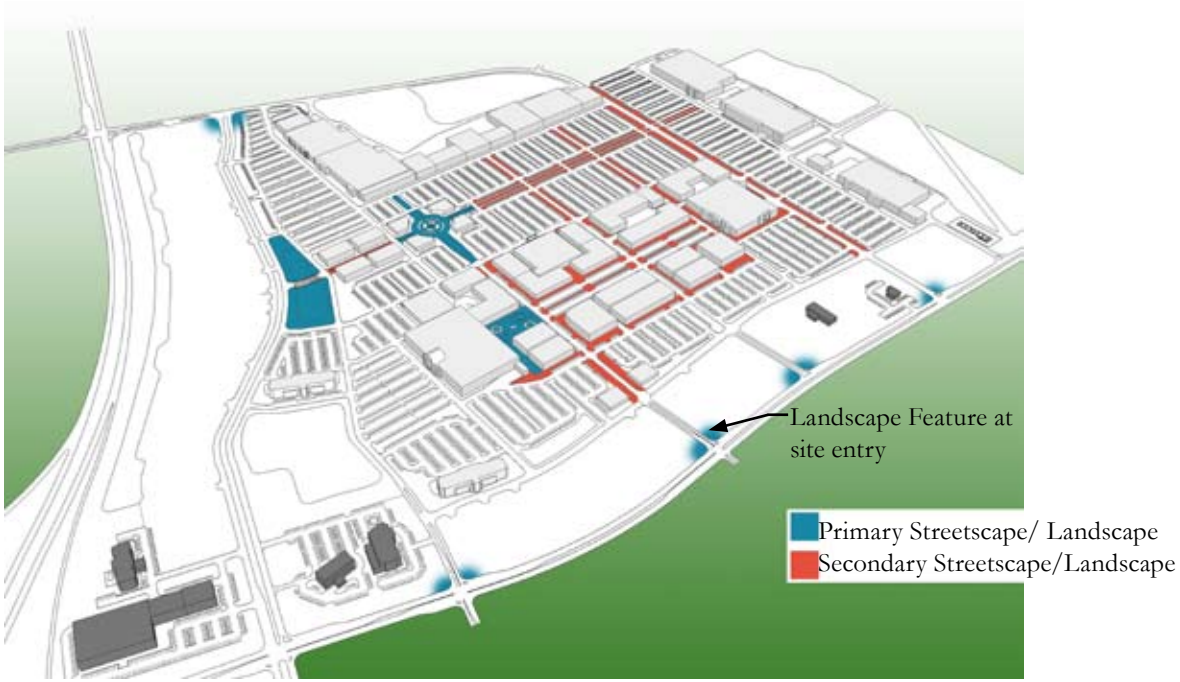
**Note: All images are shown for illustrative purposes only to convey general design intent and are not necessarily reflective of the final design.*

Okatie Crossings

HARDSCAPE AND PAVING

Hardscape design is a natural extension of the storefront and provides connectivity between different buildings, parking areas and pedestrian paths. Diverse scoring patterns, colored concrete and stamping enrich the sidewalk design and enhance the sense of place. Combined with landscape areas, benches, planters, pedestrian level lighting and other site amenities, a well designed hardscape encourages a more relaxed and friendly shopping experience.

In addition to the standard hardscape, specific areas of the site have been identified as primary and secondary streetscapes as outlined on the following pages.



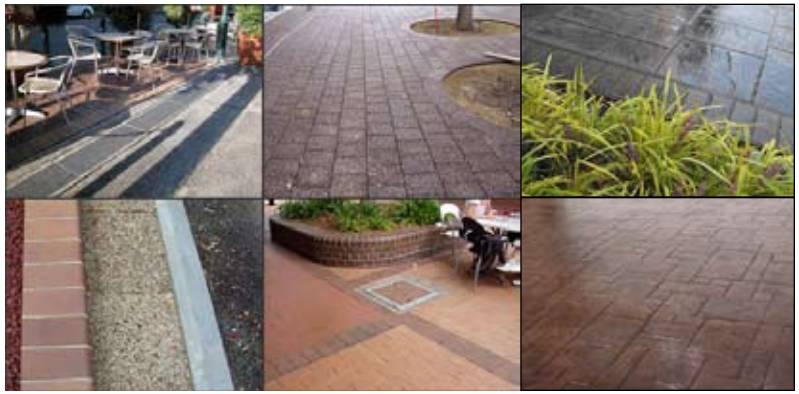
Keyplan

Example Hardscape

Example Hardscape

Pedestrian Path in Parking Field

Concrete Stain Colors



Concrete stamping and paving

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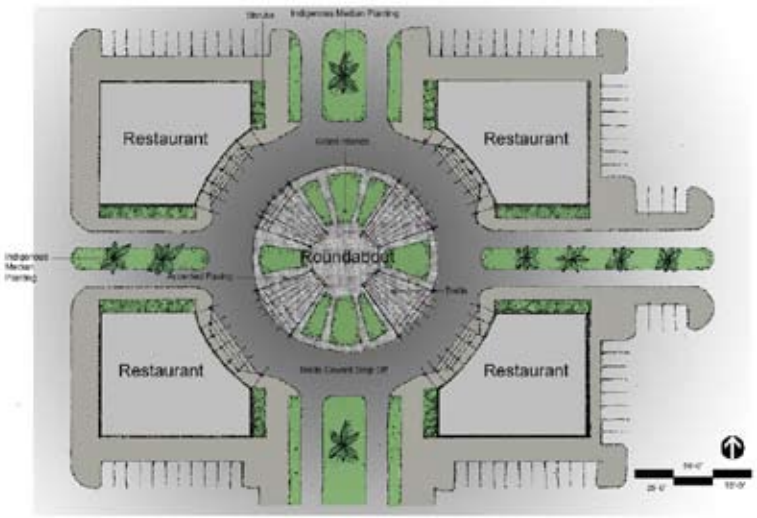
Okatie Crossings

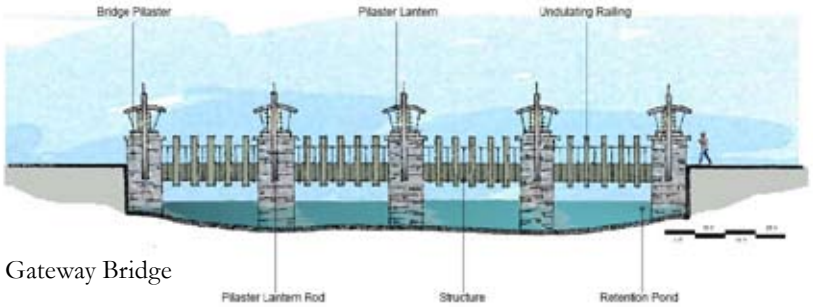
PRIMARY STREETSCAPE

The primary streetscape areas consist of visual focal points that also serve as gateways and gathering places. The primary streetscapes will include enhanced, unique design elements that address the character and use of the particular space.

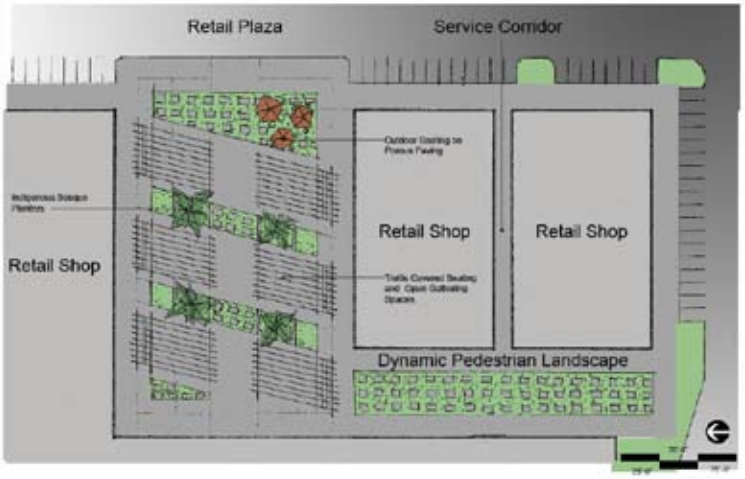
Plaza Planter/Seating Concept



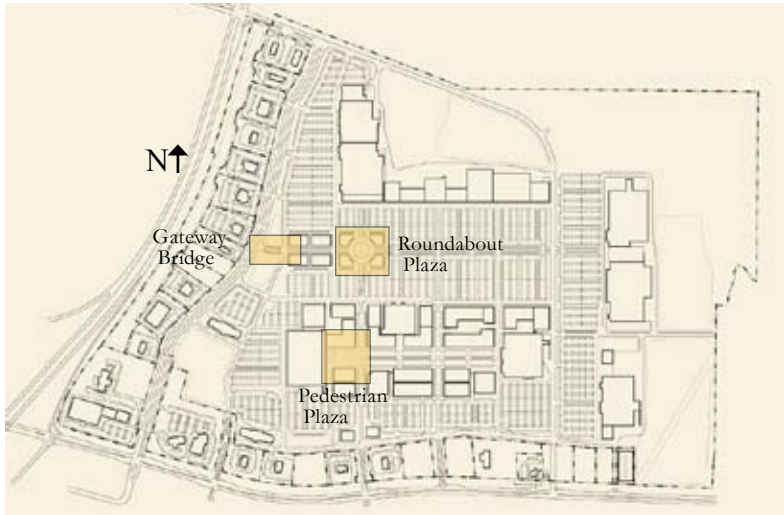
Roundabout Plaza



Gateway Bridge



Pedestrian Plaza



Keyplan

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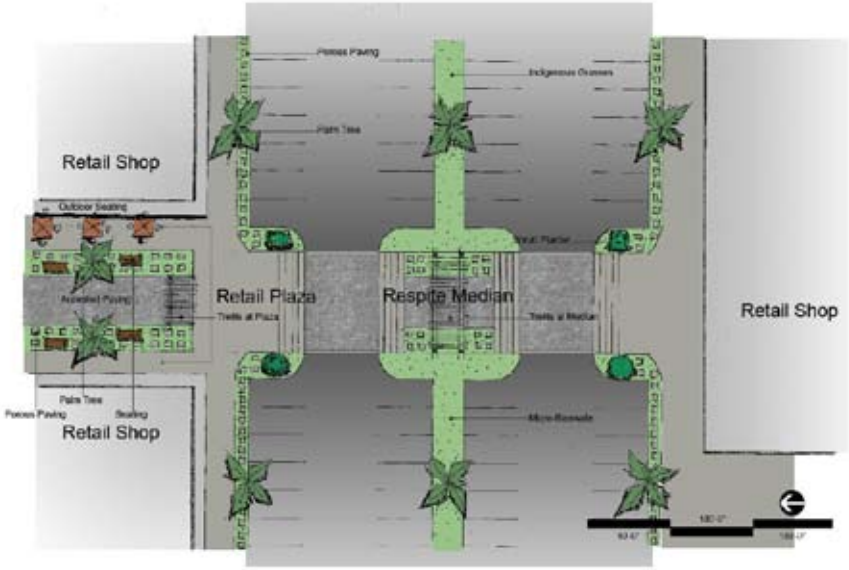
Okatie Crossings

SECONDARY STREETSCAPE

Secondary streetscape areas also provide enhanced design features over the standard hardscape, but retain the primary function of pedestrian circulation. Secondary streetscapes will include planting beds and rows of palmetto trees to provide a canopy over the pedestrian street, without visually obstructing the storefronts and entries. Enhanced amenities (benches, planters, etc.) will also be provided. The incorporation of bioswales is being considered within the secondary streetscape areas. Bioswales are natural, low sloped drainage areas that accept and filter runoff from surface parking lots. Bioswales are landscaped with native plant materials and can provide a contextual bridge between the center and the nearby wetland areas.

Bioswales



Plan at Pedestrian Plaza

Keyplan

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Okatie Crossings

SITE LIGHTING

Proper site lighting is a critical component in developing a safe, warm and inviting center where hours of use and operation extend past normal daylight hours. The site has been divided into the areas shown in response to the different site lighting needs that can be found throughout the site.

- Main Parking Fields will include 40' tall tapered metal poles with rectangular, flat lens, 1000w metal halide fixtures with either one, two or three heads per pole. Higher poles in the parking fields allow the use of fewer strategically placed poles to avoid conflicts with landscaping and parking while providing more uniform light levels. Light level averages will be designed to fall within a range of 4-8 footcandles in these areas.
- Street Adjacent Parking and Outlots may utilize the same fixture and pole type as the Main Parking Fields, but pole height will be limited to 30' in these areas to reduce the visual impact on adjoining streets. Light level averages will be within the range of 3-7 footcandles. Outlot areas may optionally choose to utilize Street and Gateway fixtures (below).
- Street and Gateway lighting will be provided utilizing decorative pole types and fixtures similar to those currently on the site. Fixture types will be metal halide or compact flourescent and poles will be in the 16'-20' range in height. Light level averages will be within the 3-5 footcandle range.
- Pedestrian Area lighting will be provided by a mixture of building wall mounted and decorative pole mounted lights. A diverse group of fixtures will be utilized for Pedestrian Area lighting to add energy and character to the center. Fixtures shall be 200 watt maximum metal halide or compact flourescent. Fixtures shall be mounted at heights between 10' and 16' above the ground. General illumination of Pedestrian Areas shall be in the average range of 3-7 footcandles, however higher levels may be used in Primary Streetscape Areas or to accentuate building entries or features.
- Service areas not illuminated by poles will be illuminated by wall mounted rectangular fixtures similar in appearance to the Main Parking Fields. Fixtures will be 400w metal halide and mounted at approximately 16'.

Keyplan

Existing Street/ Gateway Lighting

Okatie Crossings

SITE LIGHTING

The images shown on this page are intended to convey the general character of the site lighting to be utilized within this development. An eclectic mix of upscale fixtures, both traditional and contemporary, will be utilized for the Pedestrian and building areas to complement the various architectural components and features throughout the center.

Pedestrian and Building Lighting

Parking Fields

Street Lighting

Okatie Crossings

SITE AMENITIES

The images on this page are intended to convey the general intent and character of the site amenities and furniture that will be used throughout the development. Actual furniture and amenities will be selected that complement the various architectural styles and themes within the center.

Okatie Crossings

LANDSCAPE DESIGN STANDARDS

Landscaping is integral to the overall design concept and shall be carefully planned to serve more than one purpose. The intent of these Landscape Design Guidelines is to ensure that landscape design contributes to the overall appearance and function of the site as well as the streetscape.

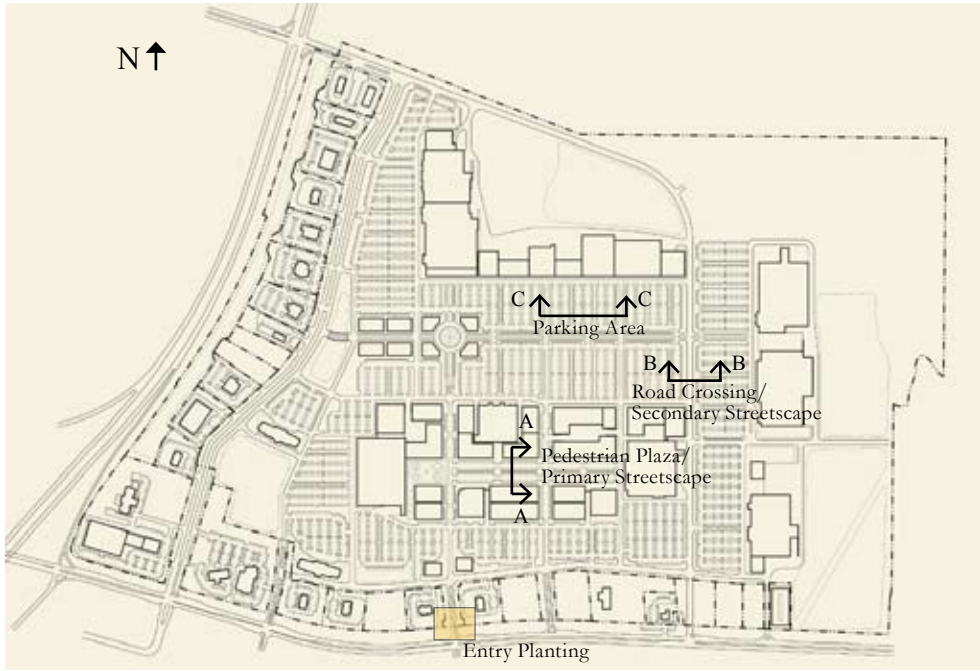
The landscape should blend with the character of the Hardeeville area as well as accentuate and soften the built environment. Storefront areas within the pedestrian mall will incorporate landscaping whenever possible. The placement of plant material shall be coordinated with the building frontage design and signage locations.

Trees, shrubs and groundcovers will be used throughout the paved environment of parking lots and pedestrian pathways to reduce heat islands, to provide shade for pedestrians, and reduce glare.

Primary pedestrian and vehicular circulation pathways will incorporate a diversity of plant material which will create seasonal interest and promote way finding

Internal and perimeter planting areas may also incorporate the use of"rain gardens" to filter runoff from adjacent hard cape and to reduce storm water run off. Landscaping in these areas should be capable of withstanding seasonally wet/dry conditions.

The plant materials used on site shall include both native and adaptive species that will be consistent with the local character of Hardeeville and minimize the need for large amounts of irrigation water. The use of invasive species should be avoided.



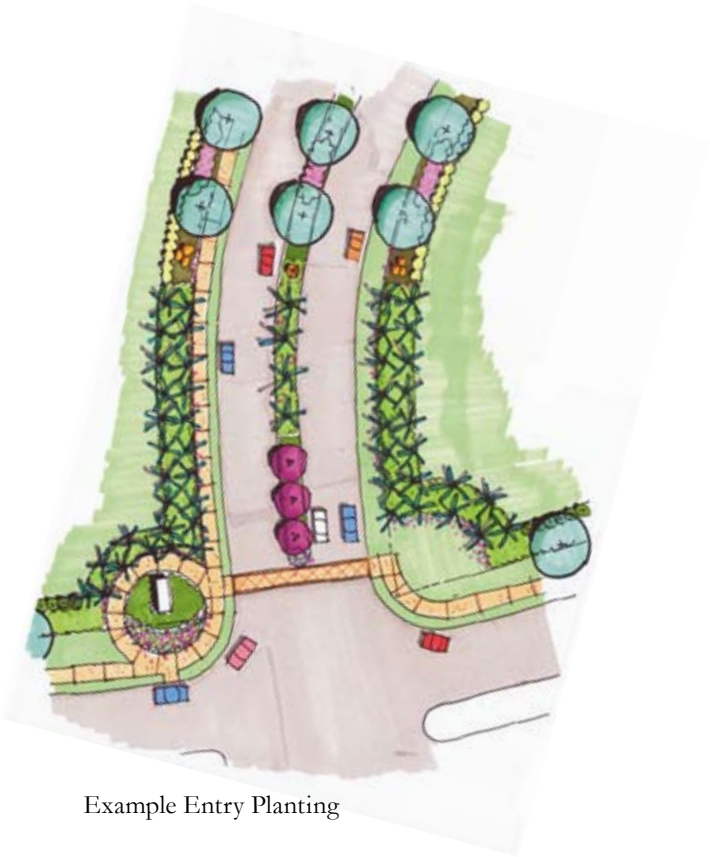
Keyplan

STREETSCAPES

Streetscapes create opportunities for the project to express its local character and identity, while establishing a sense of visual continuity for the area.

R.O.W. Frontage: A landscape setback shall be provided outside of the street R.O.W. Canopy trees, accent trees and shrubs will be used to create a rhythm and theme along the exterior of the shopping center and screen large expanses of vehicular use areas.

Example ROW Frontage



Example Entry Planting

Project Entrances: Entry's into the project from arterial streets shall be highlighted by the use of accent plantings of flowering trees and shrubs and the use of seasonal color. Special attention shall be given to incorporating monument signs into the landscape treatment proposed for the entrances.

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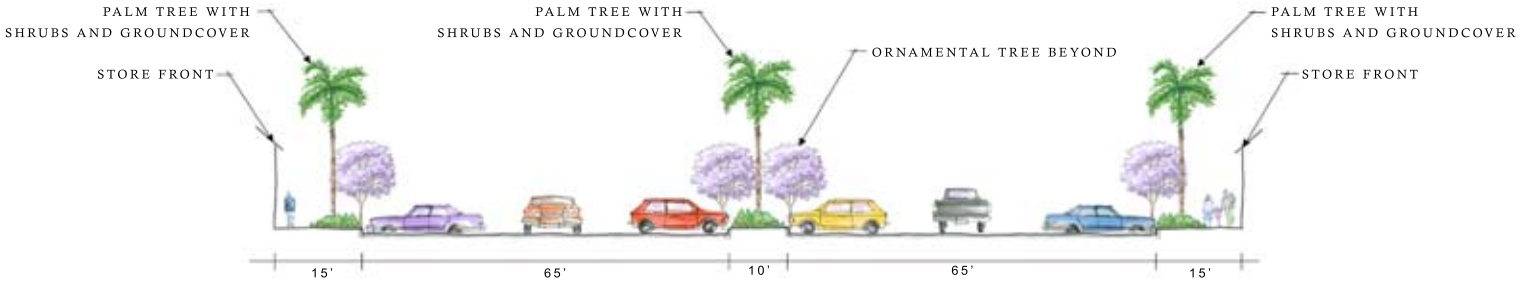
Okatie Crossings

PRIMARY STREETSCAPES

Primary Streetscape: The landscaping for the primary streetscape shall be of a character and type that integrates the vehicular and pedestrian experience within the core elements of the shopping center. Pedestrian plazas and corridors shall have plantings that create spaces for people to comfortably gather and interact. Shading and unique plantings are the primary goal of these spaces.

Example Raised Crosswalk through Parking Fields

Example Pedestrian Streetscape



Section "A-A" Cross Section of Landscaping at Primary Streetscape

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Okatie Crossings

SECONDARY STREETSCAPES

Secondary Streetscape: The landscaping for the secondary streetscape shall enhance the pedestrian experience without visually obstructing the store-fronts and entries. The planting for this zone will act as a buffer between pedestrian and vehicular areas. Bio-swales may be used in the parking fields to filter runoff.

Example Landscaping at Storefronts/Pedestrian Areas

Example Landscaping at Pedestrian Walk

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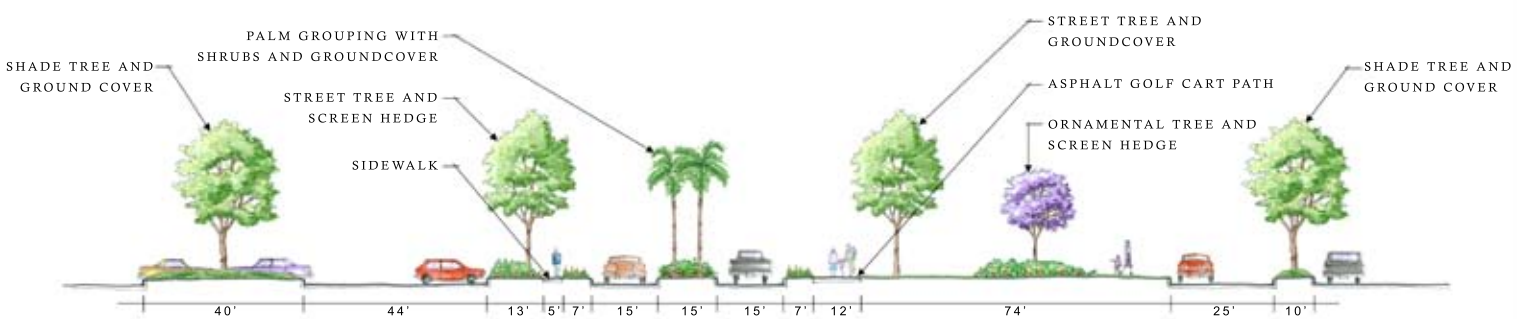


Section "B-B" Cross Section of Landscaping at Road Crossing (Secondary Streetscape)

Okatie Crossings

PARKING LOTS

Parking lot landscaping is essential to break up large expanses of paving, create pockets of shade for vehicles, and help guide vehicular and pedestrian traffic.

Interior Islands: Interior lot landscaping shall be provided at a minimum per the Hardeeville Ordinance, Section 4.5, C.4.c. Trees and landscape shall be added to terminus islands and median islands. Enlarged interior islands can be designed to create pockets of more diverse planting and healthier growing trees due to enlarged areas for root growth. Interior islands directly across from storefronts shall have a mix of canopy trees and accent trees to maintain and enhance views to the storefronts and signage. Interior islands with flush curb transitions will be incorporated into the stormwater control plan as detention basins and/or bioswales.

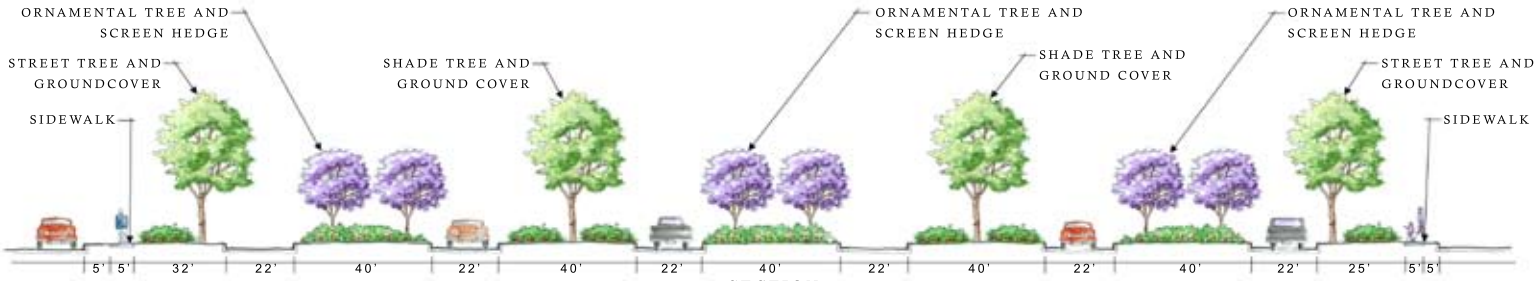
Perimeter Landscape: Perimeter lot landscaping shall consist of trees that are both randomly spaced or grouped and regularly spaced where appropriate. When possible, berms and hedge rows should be used to screen parking areas.

Example Perimeter Landscaping

Example of Perimeter Landscaping used to define Pedestrian Path

Section Through Typical Enlarged Interior Island

Example Enlarged Interior Island



Section "C-C" Cross Section of Landscaping at Typical Parking Field

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Okatie Crossings

PARKING LOTS

Shop Front Parking: The landscape in front of shops, also referred to as the Secondary Streetscape shall be an area enhanced more than the rest of the parking areas. Landscaped areas shall include palm trees mixed with shade trees and accent plantings designed to soften, complement and buffer the pedestrian building zone from the parking zone.

Example of Landscaping used to Buffer Pedestrian Zone

Example of Landscaping used to Enhance Storefronts

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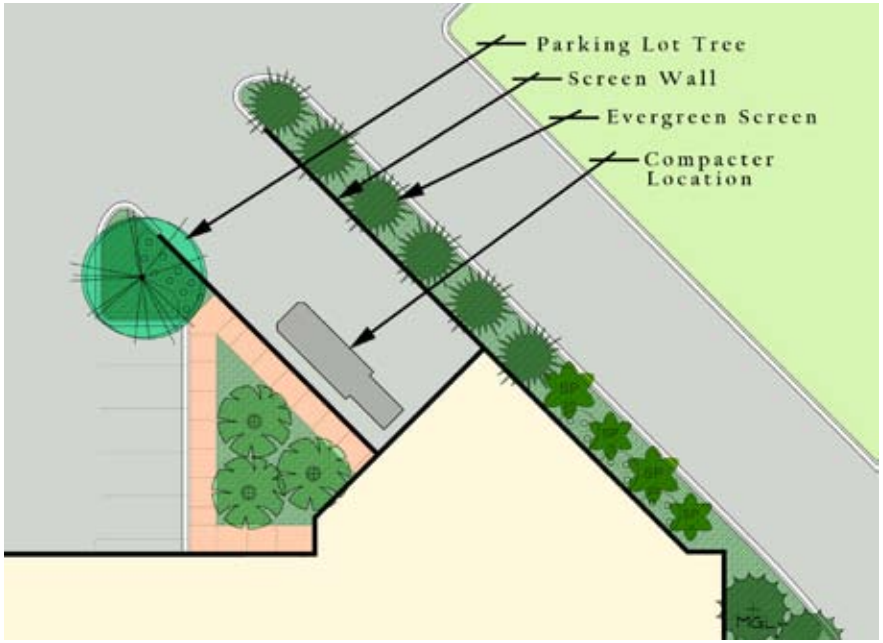
BUFFERS AND SCREENING

Bufferyard: planting shall be added to areas as necessary where adjacent land uses and streets may adversely impact the projects. The use of evergreen trees and shrubs shall be utilized when possible to create an opaque natural landscape screen. Berming along with fencing can be utilized in conjunction with planting to create an aesthetic buffering barrier.

Screen Planting: The screening of dumpsters, utilities, loading docks, etc shall be accomplished with a landscape mix of evergreen shrubs and trees, fencing or walls and where feasible earthen berms.



Example Plan at Loading Area Screening

Example of Landscaping Combined with Wall for Screening

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Okatie Crossings

PLANTING MATERIALS

Trees:

Bald Cypress
Bradford Pear
Chanticleer Pear
Easter Redbud
Eastern Red Cedar
Elm spp.
European Fan Palm
Forest Pansy Redbud
Fringe Tree
Kwanzan Cherry
Leyland Cypress
Ligustrum spp.
Magnolia spp.
Maple spp.
Needle Palm
Oak spp.
Oklahoma Redbud
Pindo Palm
Pine spp.
Riverbirch
Sabal Palm
Shademaster Locust
Sweet Gum
Sycamore
White Dogwood
Washingtonia Palm
Yoshino Cherry
Vitex

Shrubs:

Boxwood spp.
Calypso Oleander
Camellia Japonica
Camellia Sasanqua
Cephalotaxus Fastigiata
Cephalotaxus Prostrata
Cherry Laurel
Cleyera Japonica
Compacta Nandina
Crape Myrtle, spp.
Domestica Nandina
Dwarf Oleander
Dwarf Pringle Podocarpus
Eleagnus
Firepower Nandina
Forsythia
Fortunei Mahonia
Gardenia spp.
Green Hydrangea
Green Pittosporum
Harbour Dwarf Nandina
Holly spp.
Juniper spp.
Knockout Rose
Leatherleaf Mahonia
Light Pink Oleander
Loropetalum spp.
Nearly Wild Rose

(Shrubs continued):

Oakleaf Hydrangea
Podocarpus
Raphiolepis Spp.
Red Oleander
Roses spp.
Saw Palmetto
Tea Olive Osmanthus
Variegated Pittosporum
Viburnum spp.
Wax Myrtle
White Oleander

Perennials and Ornamental Grasses:

African White Iris
Cord Grass
Daylily spp.
Maiden Grass
Miscanthus Grass
Mulen bergia Grass (muhly grass)
Pampas Grass
Plumbago
Rosemary
Society Garlic
Variegated Japanese Silver Grass
Yellow African Iris

Annuals:

Gold Lantana
Purple Lantana

Vines:

Carolina Jessamine
Confederate Jasmine
Honeysuckle

Groundcover:

Asiatic Jasmine
Creeping Fig
Aztec Grass
Liriope spp.
Mondo Grass
Varigated Vinca

Other Categories:
Tree Protection
Wetland Planting
Trellis Planting
Respite Median
Indigenous Planting

Okatie Crossings

BUILDING CONTEXT

The images on this page contain a representative example of existing buildings and features which border the proposed development along with other nearby retail centers.

Okatie Crossings

BUILDING CHARACTER

These guidelines are intended both to communicate the developer's intent as to the design of the center, and to provide a guideline to other users on the site who will be developing their own buildings or parcels along with future expansions or renovations.

The general building character of the development will be based upon a contemporary design theme which includes modern interpretations of traditional design elements which are typically found in the region. This design will fit within the existing context of the area while providing a dynamic and flexible pallette that is not restricted to the language of a more traditional design. All areas of the center will be designed to the following overall standards:

- Massing/Scale: In order to add visual interest to the center, long and uninterrupted facades are to be avoided and shall include a change in horizontal plane or roof height. Generally, such transitions should also include a change in materials and/or colors. For changes in vertical height, transitions should also include a change in cornice or roof profile.
- Screening: Roof top mounted equipment will be screened from view from Hwy 278, Hwy 170 and from the interior of the center. Raised parapets are to be used to provide screening (as taken from eye level at natural grade) from Hwy 278, Hwy 170 and Okatie Blvd as well as the interior of the center.
- Utility and Service Areas: These areas shall be located at the rear of the buildings where possible to reduce visibility. Where it is not practical to locate service and loading facilities at the rear of the building, these areas shall be screened by walls, fences, berms or landscaping to reduce the visual impact (See Buffers and Screening).
- Materials: Allowable materials for front facades and side facades visible from the shopping center or public way are divided into three categories, primary, secondary and accent.
  - Primary materials shall comprise at least 50% of the facade. Primary materials include brick, natural and cast stone, integrally colored or painted split-face block, storefront and glass.
  - Secondary materials may comprise up to 50% of the facade. Secondary materials include EIFS, stucco, standing seam metal awnings and roofs, and painted metal awnings.
  - Accent materials are limited to 20% of the building facade and include currogated or flat metal wall panels (with or without reveal joints), stained or natural finished composite panels, painted or stained solid wood members and siding.
  - The following materials are prohibited from use within the center; exposed non-decorative plywood, particle board or other structural composite panels, plastics or vinyl (except when part of an approved sign assembly), mirrored surfaces or highly reflective glass.
  - For rear facades and interior service courts not normally visible to the public, painted smooth-face block will be allowed in addition to any amounts of the primary, secondary and accent materials listed above.
- Entries: Building entrances are to be accentuated through changes in material, height and horizontal plane. Entrances shall be used to engage the hardscape and invite visitors within the building. Retailers are encouraged to use entries as a place to establish their identities as doing so reinforces the sense of place and adds visual interest to the development. National branding and imaging shall be incorporated into the entries and blended into the overall architecture of the center.
- Awnings: Canopies, shading devices and awnings help bring taller building facades typical of large scale retail developments down to a pedestrian level. Awnings, canopies and sunshades also provide cover and protection from the elements and are encouraged to be used at entries and storefronts.

Okatie Crossings

BUILDING CHARACTER

In addition to the overall standards, the following enhanced standards shall apply to the following areas:

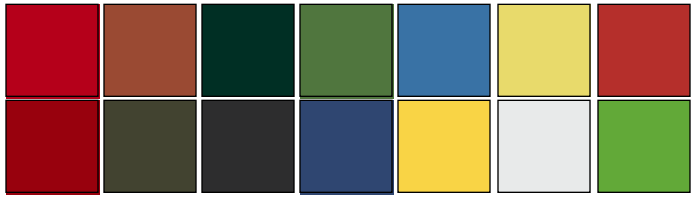
- Pedestrian Plaza: Buildings within the pedestrian mall shall be designed as four-sided architecture (each facade exposed to public view treated as a primary facade for the purposes of screening, service and loading, and allowable materials, except that primary materials shall comprise at least 80% of the facade on the interior section of the mall). Walls facing interior service courts or drives and not readily visible from parking ot pedestrian areas may be treated as rear facades.
- Gateway and Roundabout Plaza: These buildings serve as entry points to the center and will be designed as four-sided architecture.
- Outparcels: All outparcels will be designed as four-sided architecture.

Keyplan

Okatie Crossings

MATERIALS AND COLORS

The primary color scheme will consist of earthtones in the range of red-brown to warm gray. Muted greens and blues are used throughout the center as accent colors. Deeper, richer colors with a greater range of tones may be used as accents and are encouraged for use at the entries and as backdrop surfaces for signage to define the entry points. Glazing shall typically be clear, however tenants over 5,000 sf in area with larger expanses of glass may utilize tinted glass to reduce solar heat gain.



Example Accent Colors

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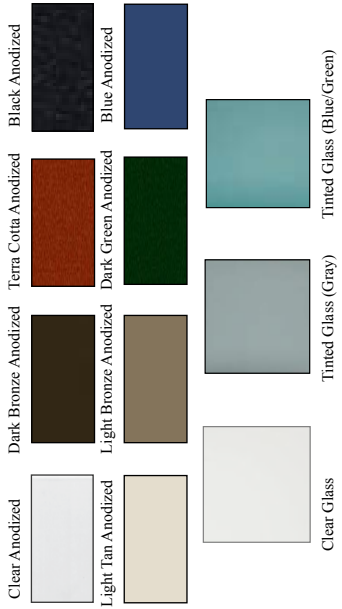
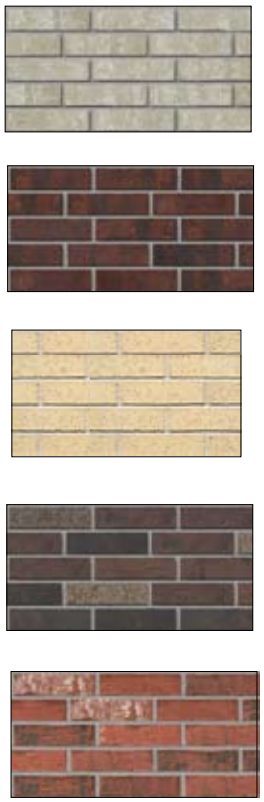


Primary Storefront & Glazing Materials

Primary Eifs Materials/colors

Primary Masonry Materials



BUILDING ELEVATIONS

Keyplan

**Note: All images are shown for illustrative purposes only to convey general design intent and are not necessarily reflective of the final design which will evolve over time.*

Okatie Crossings

BUILDING ELEVATIONS

Keyplan

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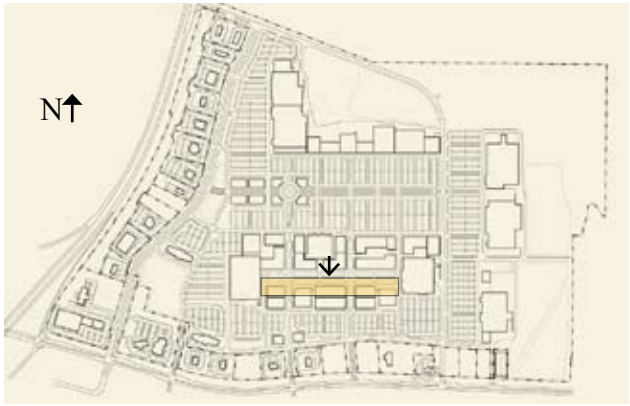
BUILDING ELEVATIONS



Keyplan

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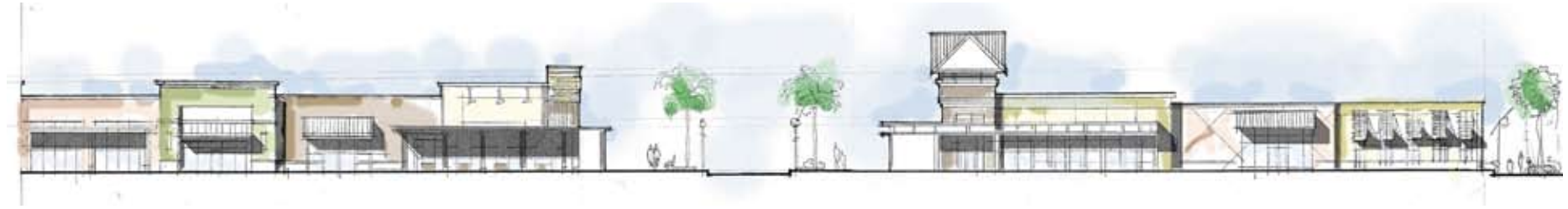
BUILDING ELEVATIONS



Keyplan

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BUILDING ELEVATIONS

Keyplan

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BUILDING ELEVATIONS

Example Enlarged Anchor Elevation

Example Enlarged In-line Elevation

Example Enlarged Anchor Elevation

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SUPPORTING IMAGES

The images on this page include design concept sketches for this project along with photographs of other regional shopping centers of similar character and quality.

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ANCHOR AND MID-MAJOR GUIDELINES

Anchors (defined as single user buildings over 80,000 square feet) and mid-major tenants (tenants between 10,000 square feet and 80,000 square feet) will be required to comply with the Building Character guidelines appropriate to their location within the center (in-line, outparcel, pedestrian mall, etc.). The following additional directives shall guide the design of anchors and mid-majors.

- Massing shall be appropriate in scale to the larger proportions of anchor and mid-major building structures.
- Anchors and mid-majors are strongly encouraged to express their branding and identity through their storefronts and entrance features by incorporating those features into the overall thematic design of the shopping center.

Note: All images are shown for illustrative purposes only and are not intended to create specific design requirements for any tenant shown or not shown.

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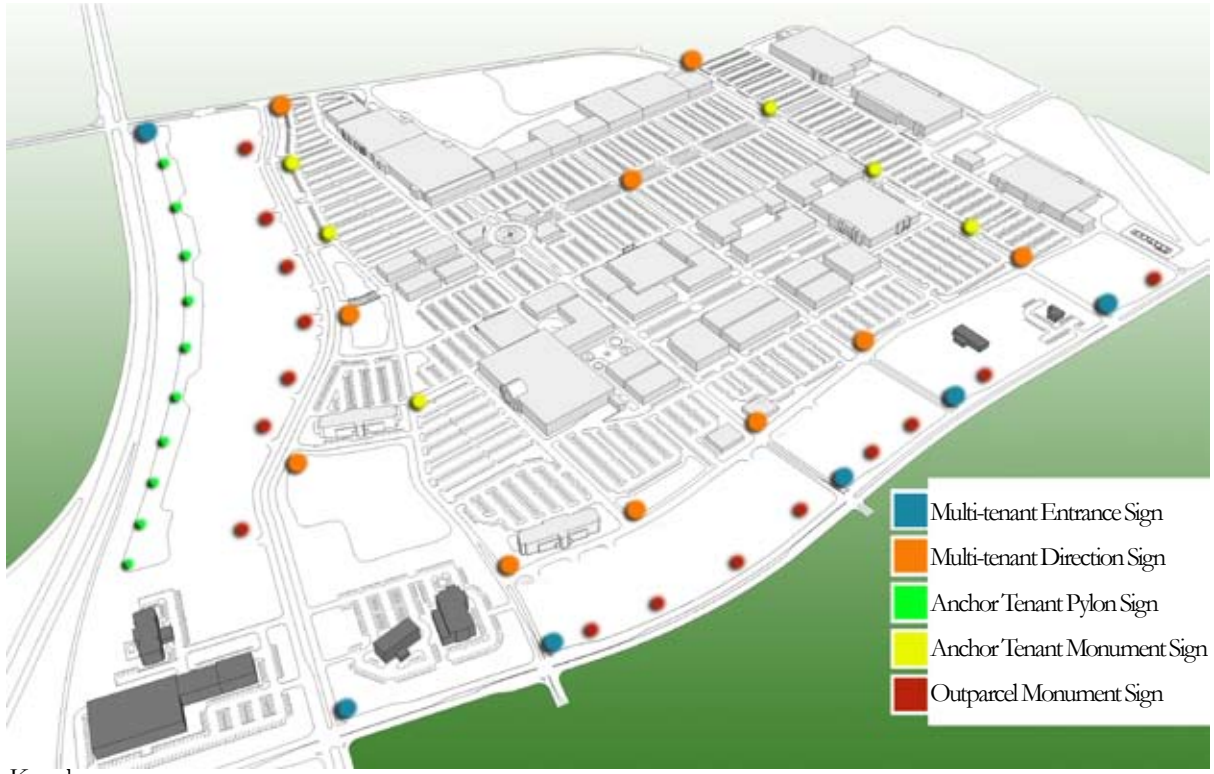
SIGN PROGRAM

In addition to it's role in way-finding and providing identity, signage can often form the first impression of a site's character. As such, site signage is planned as an extension of the building design and will be compatible with the building architecture and materials. Tenants are encouraged to incorporate their signage concepts into the overall design of the building storefront.



Keyplan

Single Tenant Signs on Hwy 278 (eastbound)

Single Tenant Signs on Hwy 278 (westbound)

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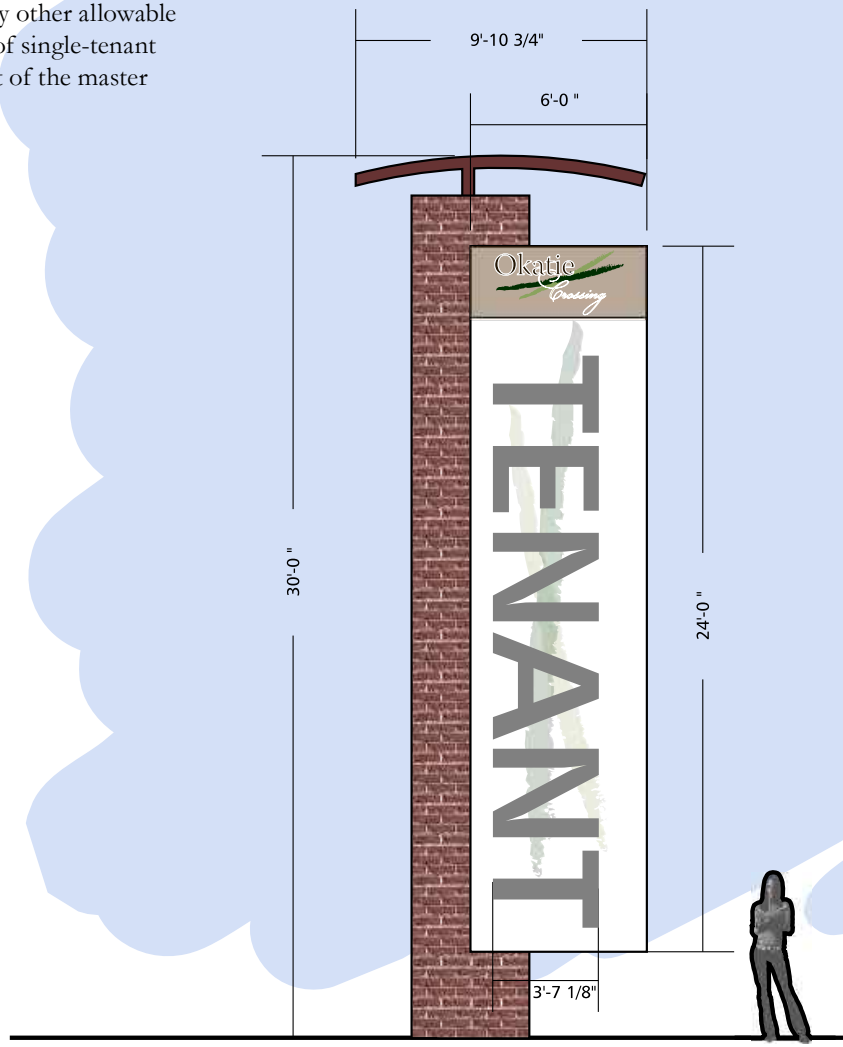
PYLON SIGNAGE

Anchors and mid-major/specialty tenants will be allowed one single-tenant pylon sign along the frontage of Hwy 278 in addition to any other allowable signage. Number and locations of single-tenant pylons will be determined as part of the master signage plan.



Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C-1 Dark Bronze
- C-2 White (SG)

Construction Specifications

- A 8" round steel pipe uprights
- B Steel mesh canopy
- C Aluminum fabricated cabinet internally illuminated with high output fluorescent lamps

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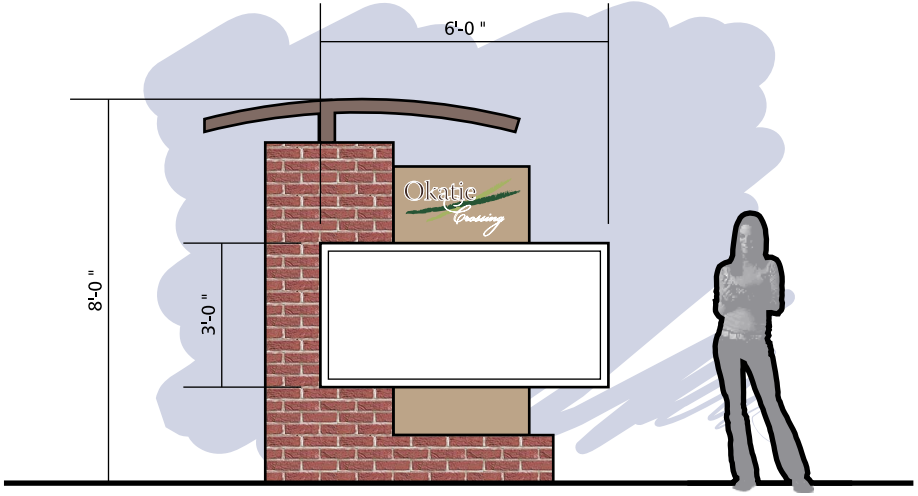
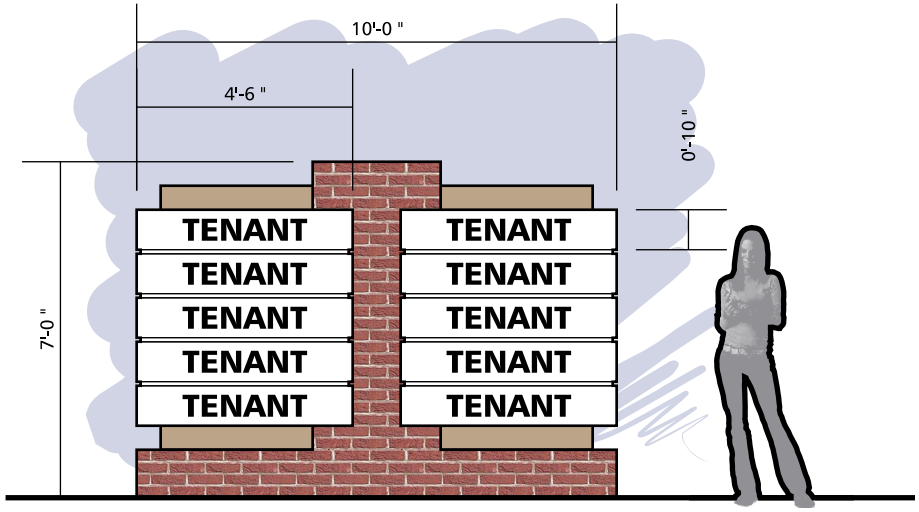
MONUMENT SIGNAGE

Monument signs may be used both for outparcel and anchor identification as single-user signs and as multi-tenant directional signage.



Out Parcel Monument

Scale: 1/4" = 1'-0"



Multi-Tenant Monument/Directional

Scale: 1/4" = 1'-0"

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MONUMENT SIGNAGE

Multi-tenant monument signs at site entrances from Hwy 170 will provide necessary wayfinding and site identifcation. Tenant grouping and position will be determined based on location within the site, proximity to entrances, and floor area.

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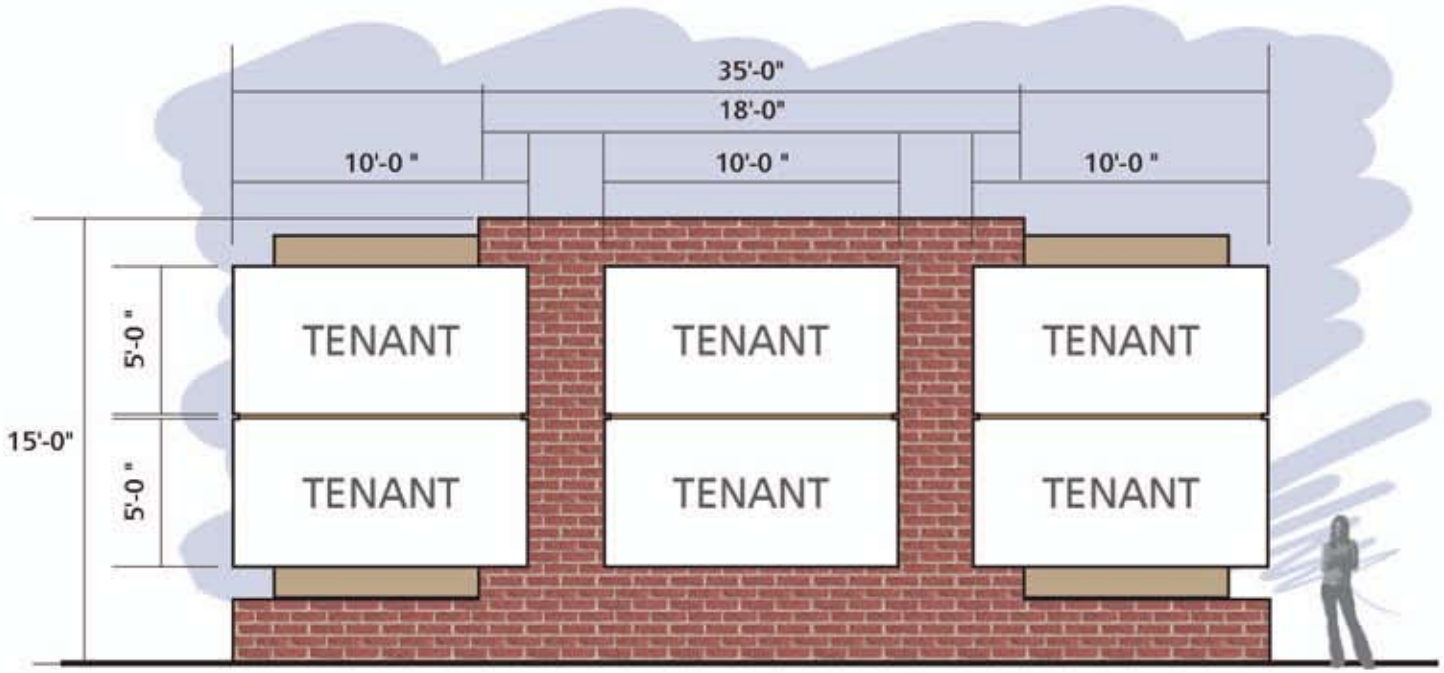

Multi-Tenant Monument 2 - Entrance at 170
Scale: NTS

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BUILDING SIGNAGE

General Requirements:

In the case of individually mounted letters, symbols or logos the area of the sign shall be measured by the area of the smallest geometric shape which encloses all the letters, symbols and logos. In the case of a box or illuminated cabinet sign, the area shall be the area of the box or cabinet.

Building frontage shall mean any tenant wall area which faces a street or customer parking area and includes a public building entrance. In the case of buildings with multiple frontages, sign area shall be calculated in aggregate and may be transferred between frontages.

Panel or box (cabinet) signs are not permitted unless they are part of a trademarked logo or graphic. All Signage shall be illuminated either internally with LEDs or flourescents, or indirectly with lamps already on the storefront. Internally illuminated channel letter signs may be face lit channel letters, or reverse lit channel letters either mounted to an approved panel or directly to the building. Cabinet or panel signs (where allowed) shall be internally light with not visible bulbs or fixtures. No raceway mounted letters are allowed. All face lit letters shall have bronze returns and bronze trimcap. Exception: Alternate return colors (when part of tenant trademark or logo) will be allowed subject to Landlord approval. All reverse lit letters shall be illuminated with white LEDs. The primary signage is limited to the Tenant's trading name, descriptive phrase or word, and Tenant's typical logo. Tenant's trademark lettering style is acceptable. Indirectly illuminated letters shall be a minimum 1" thick for Main copy and ½" thick for secondary copy, and mounted either to an approved panel or directly to the building.

Tenant is responsible for appropriate blocking or other substrate required for mounting this signage.

No part of a wall sign shall extend above the eave line of the roof, or, if a building does not have an eave line on the side where a sign is installed, no part of the sign shall extend above the top of fascia or parapet of the wall on which the sign is installed. Exception: Mid-major and anchor tenant signage may extend a maximum of 2'-0" above the eave line or parapet for 25% of the sign area.

Height and Area:

Maximum height and area of tenant signage:

a) Small tenants (less than 10,000 square feet)

Maximum area for any single sign shall not exceed 200 square feet. Overall Signage length shall not exceed 75% of the tenant frontage.

Maximum 1 primary sign per frontage.

Maximum letter height shall be 42". Total height of sign for two or more lines of copy shall be 60".

Exception: Signs read vertically may exceed 60" total height if approved by Landlord.

One secondary sign (under canopy or blade sign) not exceeding 10 square feet shall be allowed at tenant entrance.

b) Mid-Major and Anchor Tenants (greater than 10,000 square feet)

Maximum total sign area is 2 square feet per lineal foot of building frontage. An additional 1 square foot per lineal foot will be allowed per side that meets all the definitions of frontage except requirement for a building entrance. Sign area may be transferred to any building side.

Maximum area for any single sign shall not exceed 500 square feet.

Maximum 3 primary signs per frontage. Category and secondary identification signs (Pharmacy, Grocery, Entrance, etc.) less than 45 square feet in area shall not count as a sign for purposes of determining number of signs per frontage, but area of such signs shall be deducted from allowable total.

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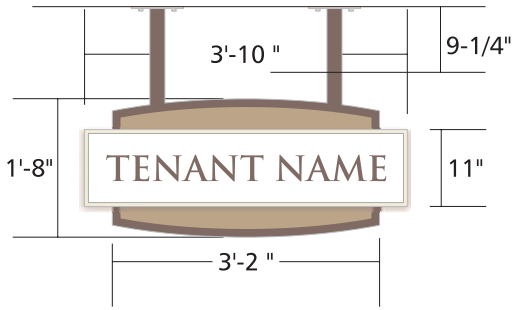
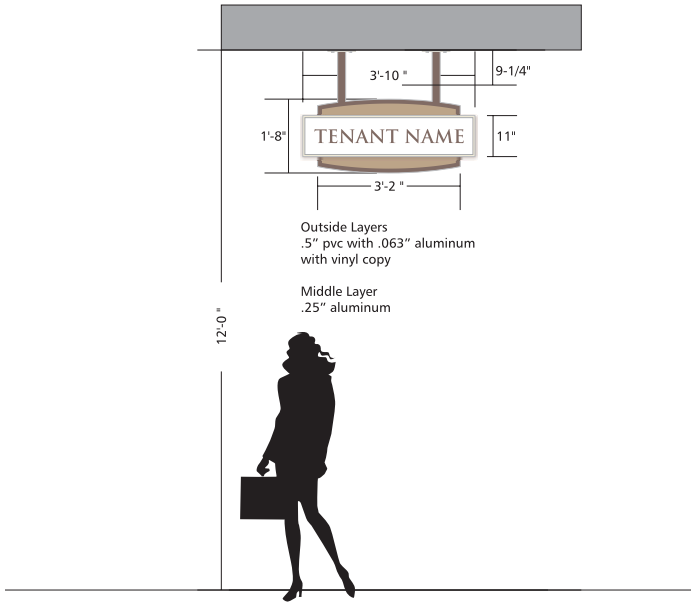
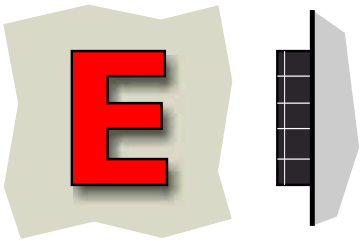
BUILDING SIGNAGE

The following graphic examples of allowable building signage are not all-inclusive and are for information only.

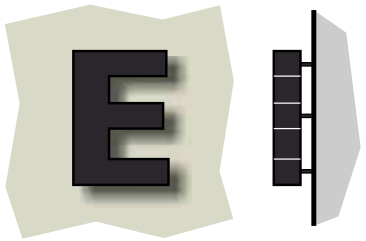




Under Canopy Signs

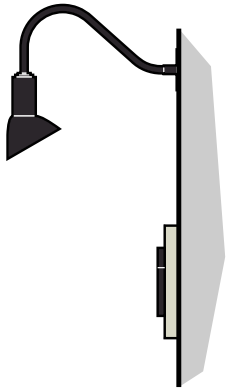


Face lit Letters
(mounted flush to wall)



Reverse Lit Letters
(mounted flush to walll)

Wall Mounted Channel Letter Signs



Indirectly Illuminated Letters
(mounted to panel)

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WAYFINDING AND ACCENTS

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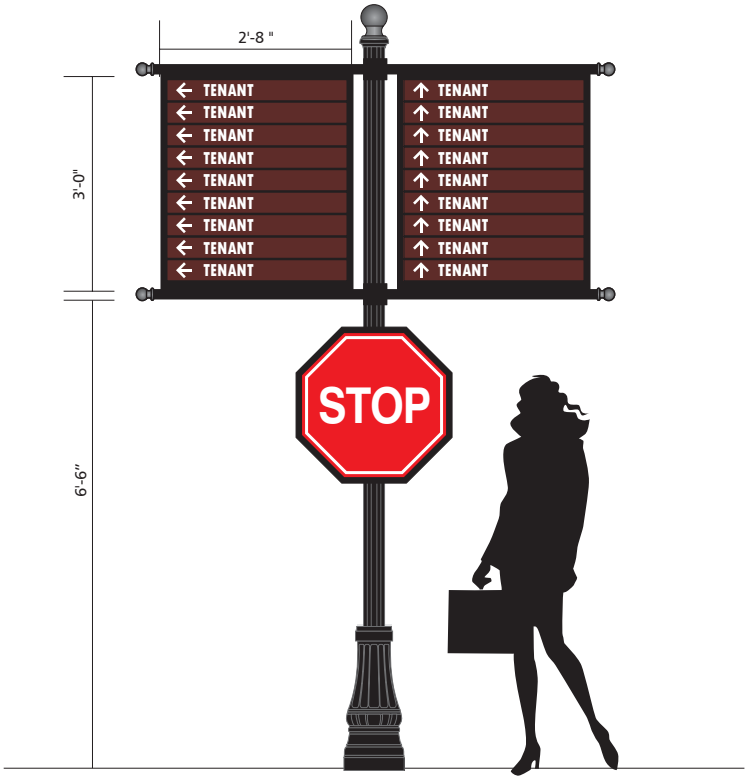
SF Double Outrigger

To mount to existing light pole
Mounting method TBD

Removable tenant panels
.080" alum w/ reflective vinyl copy
.25" alum backer

1 1/2" round alum tubing
w/ round finials

.080" alum logo painted
w/ vinyl graphics



Pole Mounted Directory Sign

Pole Mounted Banner Sign

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02/13/2009

WAYFINDING AND ACCENTS

FINAL ELECTRICAL HOOK UP BY OTHERS
Electrical Requirements: 120 volt 60 htz
Connection Type: permanent continuous operation
One (1) 20 amp Dedicated Branch Circuit(s) w/ ground bonding wire back to panel box required for proper operation of GFI equipped transformers
Wire Size: 12 awg / conduit size: ½"

Disconnect switch(s)
UL & ID labels

Inspected and labeled in accordance w/ UL Standard for Electric Signs Installed using UL listed parts and methods of installation in accordance w/ the National Electric Code.

LISTED

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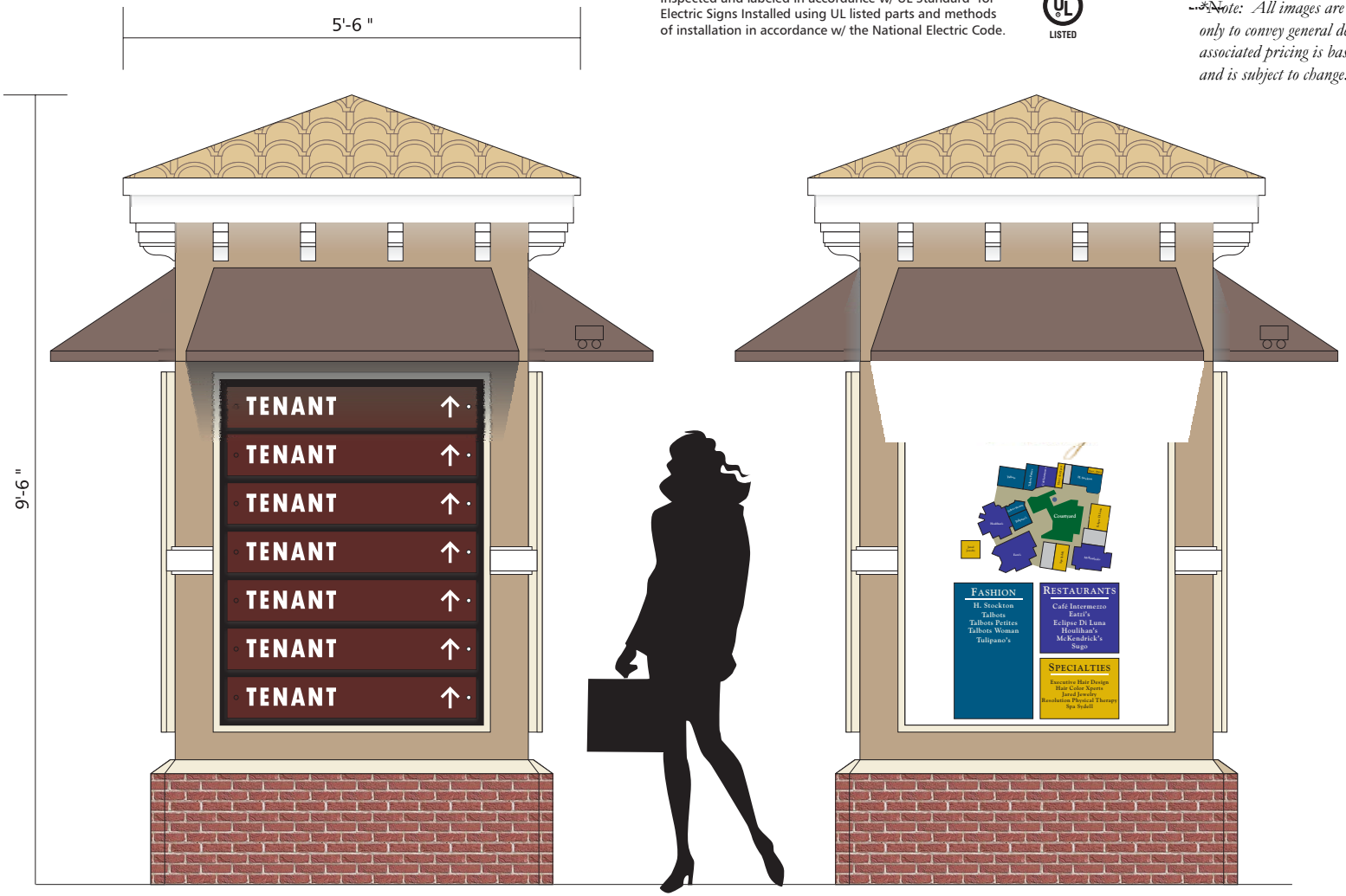

Free-standing Four-Sided Directory Kiosk

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02/13/2009

TRAFFIC CONTROL SIGNAGE

Option A
Custom fabricated Post and Panels
4x4 Sq Tube Post
King Arch Metals Post Ball
4x4 Item #18-119-AL
1/4'' Plate Outrigger Panels & Logo Panel
Standard DOT Panel mounted to inset routed
1/2''PVC panel with 1/4'' thick aluminum backing.
Decorative Cross Bar of 1 1/2'' Dia Pipe and
2'' Ball Finials and aluminum fabricated base.

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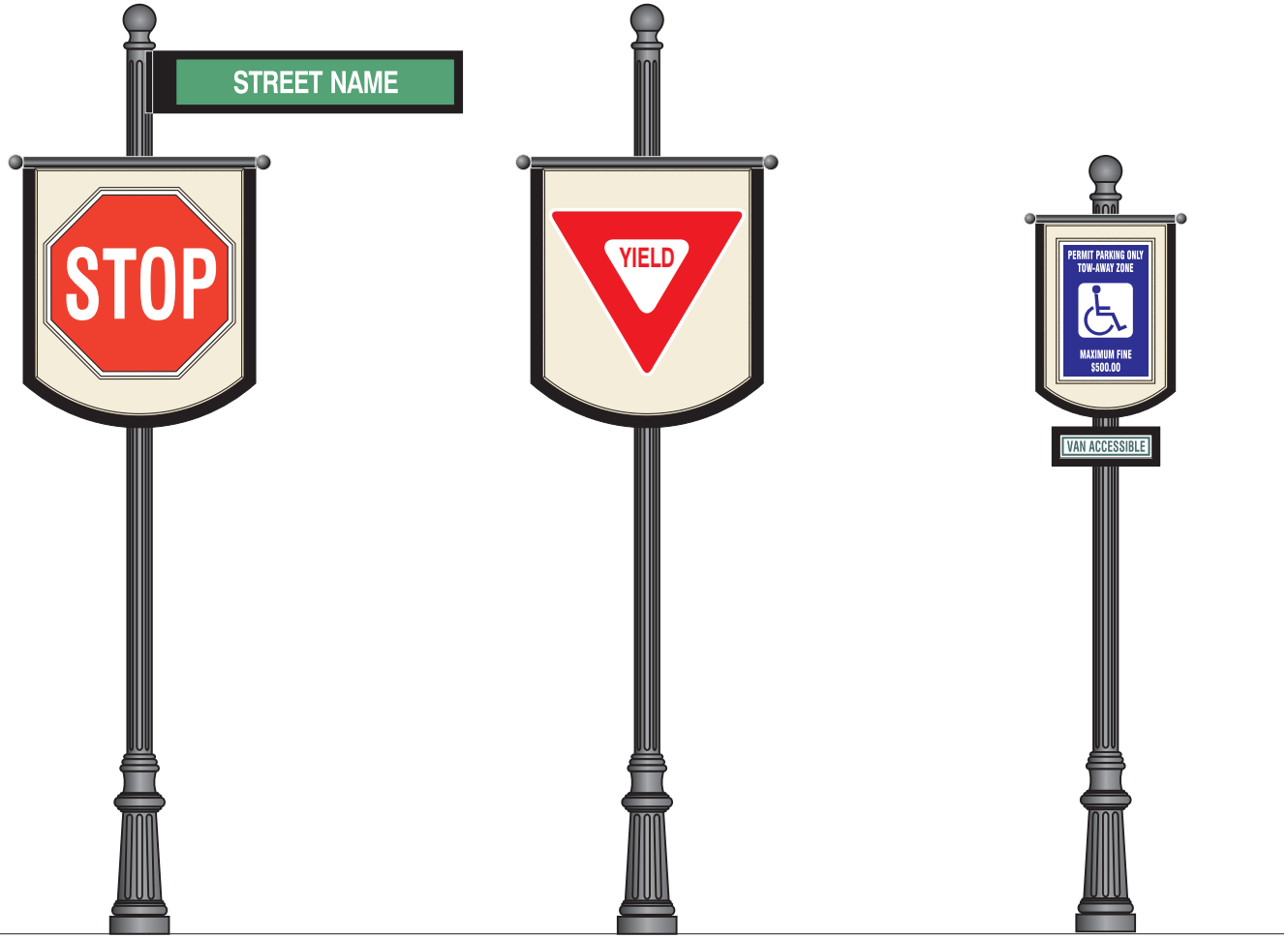

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