

5.0 ARCHITECTURAL DESIGN CONCEPT

5.1 ARCHITECTURAL DESIGN GUIDELINES

Design continuity is created by sensitive massing of structures and the limited use of materials and colors. Using these elements provides a consistency throughout the Archibald Center, while still allowing variety and individual expression. The following guidelines shall apply to both the Business Park and Bulk Warehouse Retail Land Use Categories of the Archibald Center. Illustrative Elevations are provided in EXHIBITS 48, 49 and 50 at the end of this section.

- . Buildings are recommended to be simply designed with openings and entries clearly defined.
- . The scale of the project should be given careful consideration, particularly large industrial buildings.
- . Emphasis should be placed on development of a special design character at building entrances.
- . Any accessory buildings and enclosures, whether attached to the main building or not, shall be of similar design and materials.
- . Long linear buildings should be enhanced by relief provided by projections and recessed areas.
- . Roofs and rooflines should complement the building proportion and also be compatible with adjacent structures.
- . The size, type, and materials of the roof should complement the size, height, and shape of the building.
- . The height of the roofline should be compatible with adjacent rooflines.
- . Manufacturing buildings and sites should be consistent in scale and proportion with surrounding uses.
- . The height, size, and shape of manufacturing buildings shall be compatible with surrounding structures or adequately buffered.

- . All buildings throughout the development should use warm earth tones or natural colors of the materials being used. Use of bright colors or black is limited to building accents and signifying points of entry. Bold application of colors such as accent strips or super graphics is discouraged.

- . Earth tone colors are defined as:

Cream	Light Brown
Warm Grays	Brown
Tan	Rust
Beige	Brick Red
Copper	Sienna

- . Views of all roof top equipment must be fully screened from view from adjacent streets and properties by use of parapets.
- . No mechanical equipment is to be exposed.
- . Exposed downspouts are not allowed
- . Interconnection and lapping of building forms and heights to break long expanses of blank walls help relieve monotony and are desirable.
- . Low walls, either decorative or screening service yards, provide a gradual build up of massing and help relate buildings to landscape.
- . Building materials are to be durable, aesthetically pleasing and relatively maintenance free.
- . The following materials are to be predominant throughout the development:

- . **Concrete:**

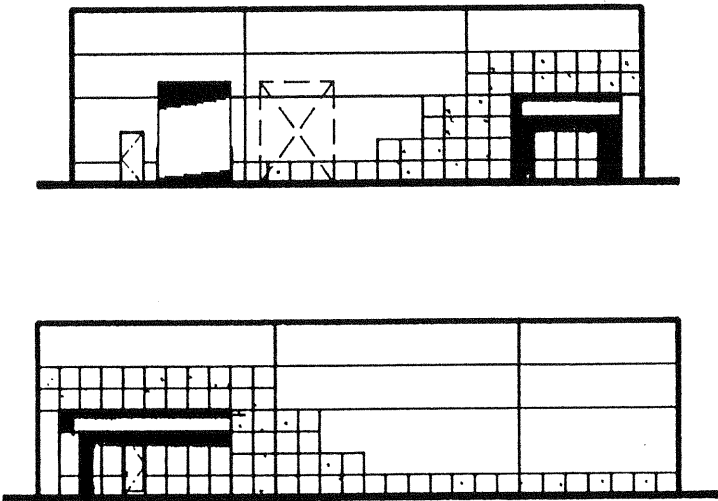
Textured forms or sandblasting should be utilized for tilt-up concrete panels. Smooth concrete uses should be either integral color or painted.

- . **Masonry:**

Brick, sandblasted concrete block, or integral colored slump stone are acceptable. Standard concrete block is not permitted as a finish material.

- . **Stucco:**
Textures are limited to machine spraying and light hand trowel finishes.
- . **Glass:**
Tinted or clear glass and bronze or black anodized or painted window frames are preferred. Reflective glass and glass curtain walls are acceptable when used in combination with an integrated landscape design concept. The intent of this requirement is to allow the "glass box concept" only in combination with substantial berming and landscape planting.
- . **Metal:**
Painted metal trims, screens, soffits and wall panels, and trellis structures are permitted.
- . **Canvas/Plastic:**

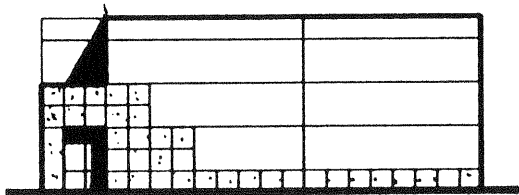
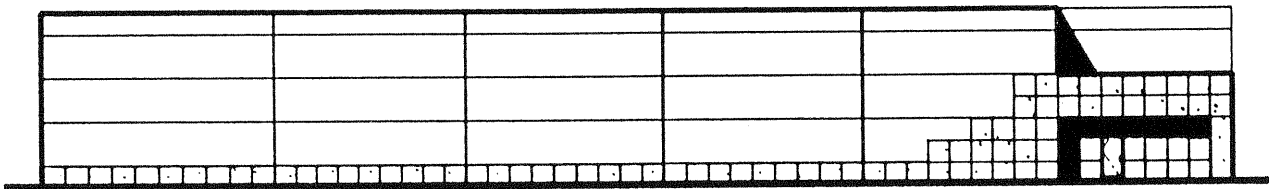
Canvas or plastic awnings may be used as a building accent and/or sun screen device. Colors or awnings may be bold accent colors as long as they do not constitute a major portion of any building elevation.



NORTH & EAST ELEVATION "1-5, 7-9, 14-16"

SCALE

40' = 1' - 0"



SOUTH & EAST ELEVATION "6, 10-13, 17"

SCALE

40' = 1' - 0"

ARCHIBALD CENTER

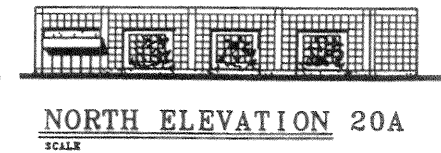
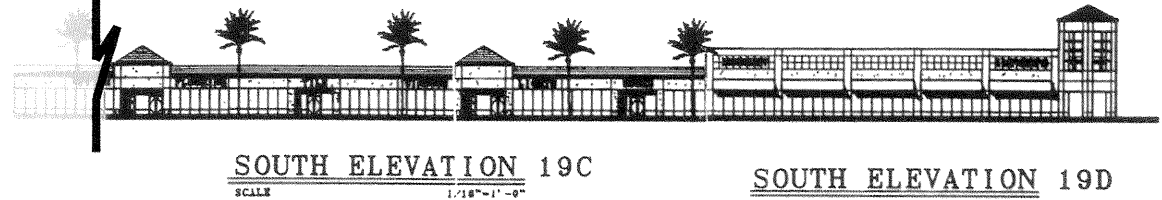
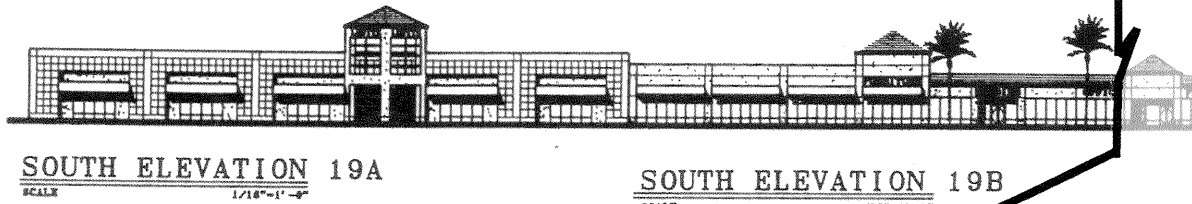
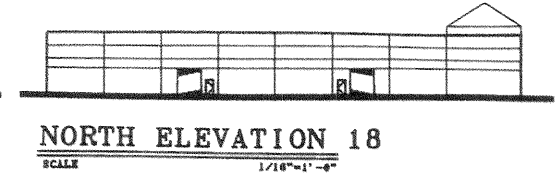
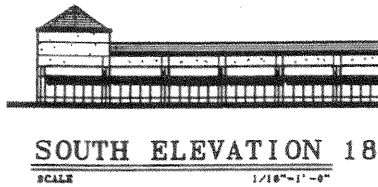
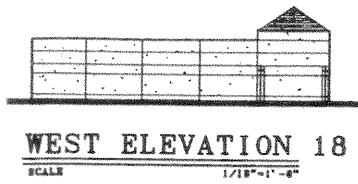
CONCEPTUAL ELEVATIONS

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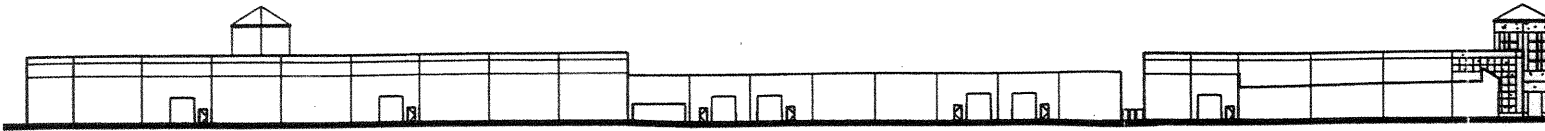
SDC DEVELOPMENT

SCALE 1' = 40' - 0"

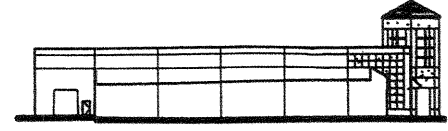
EXHIBIT 49



CONCEPTUAL ELEVATIONS

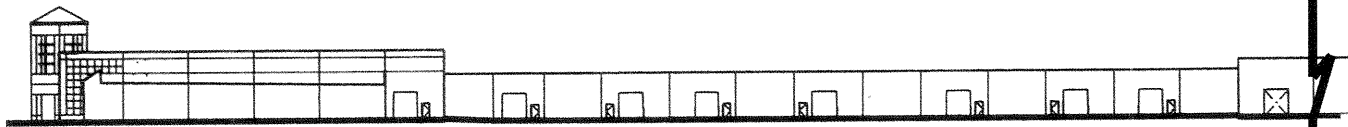


WEST ELEVATION 20
SCALE 1/16"=1'-0"



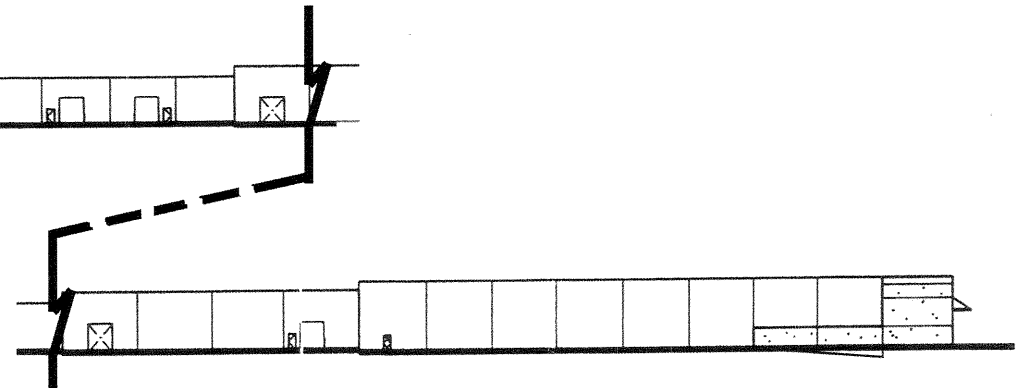
SOUTH ELEVATION 19A
SCALE 1/16"=1'-0"

WEST ELEVATION 19D
SCALE 1/16"=1'-0"



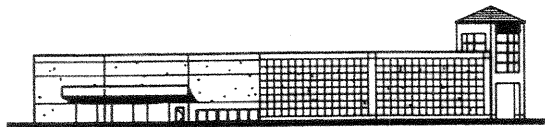
NORTH ELEVATION 19D
SCALE 1/16"=1'-0"

NORTH ELEVATION 19C
SCALE 1/16"=1'-0"



NORTH ELEVATION 19B
SCALE 1/16"=1'-0"

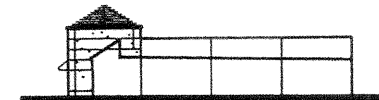
NORTH ELEVATION 19A
SCALE 1/16"=1'-0"



WEST ELEVATION 19A
SCALE 1/16"=1'-0"



EAST ELEVATION 19A
SCALE 1/16"=1'-0"



EAST ELEVATION 19B
SCALE 1/16"=1'-0"