

DESIGN MANUAL

**GUIDELINES FOR DESIGN WITHIN
THE KOLL CORPORATE CENTER
MORENO VALLEY**

**CITY OF MORENO VALLEY
CALIFORNIA**

PD 1637

DRB APPROVED	
<i>P. 2.1.90</i>	<i>JAH</i>
DATE	INITIALS

w/ Conditions

KOLL

**THE KOLL COMPANY
4343 VON KARMAN AVENUE
NEWPORT BEACH, CA 92660**

KOLL CORPORATE CENTER
PROJECT TEAM

DEVELOPER/OWNER

THE KOLL COMPANY
4343 Von Karman Avenue
Newport Beach, CA 92660
(714) 833-3030
Contact: Phil A. Belling, Vice President
Walt Mountford, Sr. Dev. Mgr.

LEAD AGENCY

City of Moreno Valley
23119 Cottonwood
Building C
Moreno Valley, CA 92338
Contacts: City Manager, Dave Dixon
Planning Director, Ron Smith
Project Planner, Willis Luttrell
Public Works Director,
Barry McClellan

MASTERPLAN ARCHITECT

DeRevere Partnership
4631 Teller Avenue, Suite 100
Newport Beach, California
(714) 833-2021
Contact: John Garakian - Principal
Marc Nakagawa, Sr. Designer

CIVIL ENGINEER

The Keith Companies
Inland Empire, Inc.
6296 River Crest Drive, Suite K
(714) 653-0234
Contact: Christopher D. Cummins, V.P.
Larry Dill, Project Engineer

LANDSCAPE ARCHITECT

EDAW, Inc.
18002 Cowan, Suite 100
Irvine, CA 92714
(714) 660-8044
Contact: Richard J. Flierl, Associate

TABLE OF CONTENTS

Section

I.	Introduction	1
	A. Goal of the Development	1
	B. Purpose of the Design Manual	1
	C. Koll Company, Architectural Approval Process	1
	D. Zoning Designation/Future Design Review Board Submittals	2
II.	Permitted Uses	2
III.	Development Standards	8
	A. Parcel Size Requirements	8
	B. Site Coverage	8
	C. Building Heights	8
	D. Building and Site Setbacks	9
	E. Overall Parking Requirements	9
IV.	Landscape Requirements	10
	A. Koll Landscape Objectives	10
	B. Landscape Architect	10
	C. Responsibility for Installation and Maintenance	10
	D. Entry Monument Concepts	10
	E. Streetscape Requirements	11
	F. Recommended Tree Planting Requirements	11
	G. Minimum Landscape Requirements	12
	H. Planned Sign Program	12
	I. Lighting	13
V.	Architectural Guidelines and Standards	14
	A. Koll Architectural Objectives	14
	B. Architectural Theme	14
	C. Recommended Exterior Architectural Materials/Treatments	14
	D. Requirements for Loading Areas	14
	E. Requirements for Outdoor Storage Areas	14
	F. Treatment of Roofing and Rooftop Screening and Focal Points	15

VI. Listing of Exhibits

16

- Exhibit A - Koll Corporate Center Site Plan
- Exhibit B - Koll Corporate Center Concept Landscape Plan
- Exhibit C - Koll Corporate Center Tentative Parcel Map
- Exhibit D - Office Building Elevation
- Exhibit E - Office Building Landscape Plan
- Exhibit F - Multi Tenant Industrial Building Elevations
- Exhibit G - Multi Tenant Industrial Landscape Plan
- Exhibit H - Retail Building Elevation
- Exhibit I - Retail Building Landscape Plan
- Exhibit J - Retail Building Additional Elevation
- Exhibit K - Chevron Building Elevation
- Exhibit L - Chevron Building Landscape Plan
- Exhibit M - Carls Jr. Building Elevation
- Exhibit N - Carls Jr. Building Landscape Plan
- Exhibit O - Typical Streetscape Elevations
- Exhibit P - Typical Lighting Plan

I. INTRODUCTION

A. GOAL OF THE DEVELOPMENT

The goal of the 32 acre Koll Corporate Center is to develop a unique quality masterplanned mixed use business environment that incorporates a variety of industrial, office, and retail uses into one planned development.

The success of the development depends upon implementation of building architectural designs that complement one another along with a common landscape theme that carries the positive landscape environment throughout each of the many parcels and uses.

The other important goal of the development is to provide a variety of service retail uses that will provide quality and convenient service to tenants both from within the development as well as from adjacent properties. The services will hopefully include a quality hotel, retail banking, gasoline and car wash, drycleaners, printing operations and a variety of other food and service related uses.

B. PURPOSE OF THE DESIGN MANUAL

The purpose of the Koll Corporate Center "Design Manual" document is to provide an outline of the specific guidelines for developing parcels within the overall 32-acre masterplan. Through cooperative participation by all parties there is a unique opportunity to create a quality "mixed use" development that does not currently exist anywhere within Riverside County. This manual will be used as a guideline for performance standards within the development and should be consistent with the existing City of Moreno Valley zoning regulations, and Design Guidelines and General Plan policies.

C. KOLL COMPANY, ARCHITECTURAL APPROVAL PROCESS

As a requirement prior to formal submittal to the City of Moreno Valley, the applicant for each parcel shall be required to submit the proposed siteplan and conceptual elevations to The Koll Corporate Center Design Review Board for approval. The Koll Company shall provide future pad purchasers with a color xerox of the material board approved for the initial buildings to encourage where feasible pad purchasers to incorporate similar design themes in future buildings.

The submittal shall include (2) two sets of plans, including samples of proposed building materials and a written letter of application outlining how the proposed building design meets the design objectives of the Koll Corporate Center masterplan and architectural theme.

The submittal shall be immediately reviewed by The Koll Company as well as the masterplan architect, DeRevere & Associates and the landscape architect, EDAW, and a response should be expected within seven (7) days of the applicants submittal.

D. ZONING DESIGNATION AND GENERAL PLAN/FUTURE DESIGN REVIEW BOARD SUBMITTALS

The Koll Corporate Center is located within the medium manufacturing (MM) zoning designation which allows retail support uses for the Koll Corporate Center and General Plan. It will be the responsibility of each parcel owner to comply with the requirements as set forth within this city zoning ordinance. All future parcel pad purchasers shall be required to submit individual pad submittals for design review and approval of plot plan, elevations and landscape plan to the City of M. V.

Future pad purchasers submitting plot plans for Design Review Board approval, shall include photographs of existing surrounding buildings demonstrating that the proposed project blends with the color scheme of the area.

II. The following permitted uses are allowed within the Koll Corporate Center pursuant to Article XI A-M-M zone (Manufacturing - Medium) and Business Park Designation:

1. The following uses are permitted provided a plot plan is approved:

(a) The following industrial and manufacturing areas:

(1) Food products:

Meat and poultry products, including meat packing but not including slaughtering.

Dairy products, not including dairies.

Canning and preserving fruits and vegetables.

Grain and bakery products.

Sugar and confectionery products

Beverages.

Ice.

Wineries, distilleries and breweries.

(2) Textile products:

Cotton, wool, and synthetic weaving and finishing mills.

Wearing apparel and accessory products.

Knitting mills.

Floor covering mills.

Yarn and thread mills.

(3) Lumber and Wood products:

Saw and planing mills.

Manufacture of containers and crates.

Fabricated wood buildings and structures.

Manufacture of furniture and fixtures including cabinets, partitions and similar items.

(4) Paper products:

Manufacture of containers and boxes.

Paper shredding.

Recycling and storage of paper within a building.

Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items.

Binding of books and other publications.

(5) Chemicals and related products:

Manufacture of organic and inorganic compounds, not including those of a hazardous nature.

Manufacture of drugs and pharmaceuticals.

Soaps, cleaners, and toiletries.

Manufacture of agricultural chemicals, not including pesticides and fertilizers.

(6) Leather products:

Tanning and finishing of leather.

Manufacture of handbags, luggage, footwear, and other personal leather goods.

- (8) Stone, Clay, Glass, and Concrete products:
 - Stone cutting and related activities.
 - Pottery and similar items.
 - Glass blowing, pressing and cutting.
 - Glassware products.
 - Manufacture of concrete, gypsum, plaster and mineral products.
- (9) Metal Products, fabricated:
 - Manufacture of cans and containers.
 - Cutlery, tableware, hand tools, and hardware.
 - Plumbing and heating items.
 - Wrought iron fabrication.
 - Manufacture and assembly of fencing.
 - Machine, welding, and blacksmith shops.
 - Metal stamps and forged metal products.
 - Fabrication of metal buildings.
 - Manufacture of ordnance and firearms, not including explosives.
 - Jewelry.
- (10) Machinery:
 - Engines, turbines, and parts.
 - Farm, garden, construction, and industrial machinery.
 - Office and computing machines.
 - Refrigeration and heating equipment.
 - Equipment sales, rental, and storage.
- (11) Electrical Equipment:
 - Electrical and electronic apparatus and components.
 - Appliances
 - Lighting and wiring.
 - Radio, television, and communications equipment.
 - Musical and recording equipment.
- (12) Engineering and Scientific Instruments:
 - Measuring device, watches, clocks, and related items.
 - Optical goods.
 - Medical instruments, supplies, and equipment and photograph equipment.
- (13) Industrial Uses:
 - Laboratories and research centers.
 - Public utility substations and storage yards.
 - Building movers' storage yard.
 - Mini warehouses.
 - Warehousing and distribution.
 - Communication and microwave installations.
 - Cold storage plant.
 - Dog kennels, commercial.
 - Catteries, commercial.
 - Breweries, distilleries, and wineries.
 - Natural gas, above-ground storage.

2. The following service and commercial uses:
 - a) Banks and financial institutions.
 - b) Blueprint and duplicating services.
 - c) Gasoline and diesel service stations.
 - d) Laboratories, film, medical, research or testing.
 - e) Office equipment sales and service.
 - f) Offices, professional sales and service, including business, law, medical, dental, chiropractic; architectural, and engineering.
 - g) Parking lots and parking structures.
 - h) Restaurants and other eating establishments.
 - i) Vehicle and motorcycle repair shops.
 - j) Barber and beauty shops.
 - k) Body and fender shops, and spray painting.
 - l) Building materials sales yard.
 - m) Day care centers.
 - n) Health and exercise centers.
 - o) Hardware and home improvement centers.
 - p) Mobile homes, provided they are kept mobile and licensed pursuant to State law, when used for: sales offices on mobile home sales lots; construction offices and caretakers' quarters on construction sites for the duration of a valid building permit; agricultural worker employment offices for a maximum of 90 days in any calendar year; caretakers' quarters and office located on the same parcel as a permitted industrial use.
 - (q) One-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretakers of the use and their immediate families.
 - (r) Nurseries and garden supply.
 - (s) Car and truck washes.
 - (t) Truck and trailer sales and rental.
 - (u) Feed and grain sales.
 - (v) Signs, on-site advertising.
3. Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 provided a valid surface mining permit has been granted pursuant to Riverside County Ordinance No. 555.
4. Any use that is not specifically listed in Subsections 2 and 3 may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
5. Planned industrial developments are permitted provided a land division has been approved pursuant to Riverside County Ordinance No. 460.

6. Within the Business Park classification, the following manufacturing and assembly use types may be appropriate subject to applicable General Plan policies and Moreno Valley ordinance provisions:
 - (a) Automotive and light truck repair - minor
 - (b) Light manufacturing and assembly
 - (c) Custom manufacturing and assembly

7. Within the Business Park designation, the following wholesale, storage, and distribution use types may be appropriate subject to applicable General Plan policies and Moreno Valley ordinance provisions:
 - (a) Light wholesale, storage, and distribution.

8. Within the Business Park classification, the following commercial land use types, as previously discussed herein, may be appropriate subject to applicable General Plan policies and Moreno Valley ordinance provisions:
 - a) Administrative and professional offices
 - b) Automotive rental agencies
 - c) Business support services
 - d) Communication services
 - e) Conference/convention facilities
 - f) Durable goods sales, wholesale and retail
 - g) Eating/drinking establishments
 - h) Entertainment
 - i) Financial institutions
 - j) Health clubs and spas
 - k) Fast food sales
 - l) Hotels, hometels, and motels
 - m) Laundry services
 - n) Medical and health care services
 - o) Personal services
 - p) Professional services
 - q) Retail sales of goods produced or warehoused on-site
 - r) Vocational and trade schools

9. Within the Business Park classification, the following Public/Quasi-public use types as previously defined, may be appropriate subject to applicable General Plan policies and Moreno Valley ordinance provisions:
 - (a) Civic administration
 - (b) Cultural facilities
 - (c) Public assembly
 - (d) Religious assembly

III. DEVELOPMENT STANDARDS

To promote the planned image of a quality mixed-use development, site planning is to be developed in a manner that emphasizes a clean, contemporary environment, and produces an effect that is consistent with the theme of the overall development.

The following guidelines present parameters for site coverage, building occupancy, building height, setbacks, building location, site access, vehicular circulation, parking, pedestrian circulation, service areas, grading, drainage, utilities and walls.

A. PARCEL SIZE REQUIREMENTS

The following outlines the parcelization requirements for the individual parcels within the overall Koll Corporate Center masterplan.

1. Parcel Size
 - A. Minimum parcel size .5 Acres
 - B. Minimum parcel width 100' except on Cul de Sac Street of Knuckle where 50' minimum required.

B. SITE COVERAGE

Site coverage on individual parcels is limited by the following:

- 4.2.1 Floor area ratios (F.A.R.), defined as total building floor area to total site area or maximum building area per parcel, may not exceed the following (unless otherwise approved by The Koll Corporate Center architectural committee or its designee) and Moreno valley Planning Department.

	<u>F.A.R.</u>	<u>Bldg SF as a % Per Acre</u>
- Industrial/R&D	0.35	15,246 SF
- Commercial Support and Retail	0.30	13,068 SF
- Office	0.50	21,780 SF

C. BUILDING HEIGHTS

To maintain consistent and compatible building mass relationships throughout the development, building heights above grade (including parapets and mechanical screens) are limited to the following (unless otherwise approved by The Koll Corporate Center Design Committee or its designee):

- Industrial/R&D 45 feet
- Commercial Support and Retail ~~50feet~~
- Office 50 feet not to exceed 75 feet based on Planning Department approval

HEIGHT LIMITATIONS

The height of all improvements on any site must comply with all governmental requirements, including those of the City of Moreno Valley, _____

D. BUILDING AND SITE SETBACKS

The following building and landscape setbacks shall be maintained:

1. Building setbacks
 - A. Side parcel lines:
Along all side parcel lines, a 0 (zero) building setback is allowed on each side of the property line only when reciprocal access is used.
 - B.
 - Along Newhope Street: Minimum 20-foot setback from curb face
 - Along Golden Crest: Minimum 20-foot setback from curb face
 - Along Cactus Street: Minimum 40-foot building setback from curb face
 - Along Ellsworth Street: Minimum 30-foot building setback from curb face
 - C. The goal of the overall landscape area will be to achieve an average 20-foot landscape setback for the overall development.
2. Landscape Setbacks (A schedule of the City of Moreno Valley parking requirements will be included in the final package) The landscape setbacks should be measured from back of sidewalk.
 - A. Side parcel lines: A minimum five (5) foot planting strip is required between all side property lines and any parking areas or access drives.
 - B.
 - Along Newhope Street: Minimum 10 feet from sidewalk
 - Along Golden Crest: Minimum 10 feet from sidewalk
 - Along Cactus Street: Minimum 20 feet from sidewalk
 - Along Ellsworth Street: Minimum 20 feet from sidewalk

E. OVERALL PARKING REQUIREMENTS

Each property and proposed use shall comply with the requirements of the City of Moreno Valley parking ordinances.

The Koll Corporate Center Design Committee will approve modifications to the parking ordinance for "shared use parking" if the applicant properly justifies the shared use parking benefits. If approved by the City of Moreno Valley.

IV. LANDSCAPE REQUIREMENTS

A. KOLL LANDSCAPE OBJECTIVES

An integral part of all Koll developments is a major emphasis on creating a quality landscape environment that compliments the surrounding architecture.

The overall 32-acre master plan will incorporate each parcel through a common landscape and hardscape theme that demonstrates a true "mixed use" integrated development. The use of trees and other planting materials, hardscape and special themes will be used to accomplish these objectives.

The Koll Company understands that to make an overall development successful, the project must also be reasonably economical. The intent of the landscape program is to use creative approaches to develop the specific parcel landscape theme while maintaining an image of quality as well. The major objective of the landscape theme includes:

- a. Provide a clean, contemporary landscape theme on each property.
- b. Reinforce the linkage of each parcel within the overall development.
- c. Integrating wherever possible the landscape theme with adjacent parcels and the City of Moreno Valley.
- d. Provide enhanced entries to the public streets.
- e. Create an environment that employees will enjoy working in.
- f. Create where possible people places to include benches, tables and adjacent trees to provide an environment to encourage employees to enjoy the landscaping created by the development.

It will be each parcel owners responsibility to meet the City of Moreno Valley city landscape requirements.

B. LANDSCAPE ARCHITECT

In order to ensure an integrated overall landscape theme, each parcel owner within the Koll Corporate Center shall be required to have the plans reviewed by the Project Landscape Architect EDAW, Inc. The cost of such review shall be paid by the individual parcel owner.

C. RESPONSIBILITY FOR INSTALLATION AND MAINTENANCE

The responsibility for providing landscaping for each parcel shall be performed by the individual parcel owner. The workmanship shall be of sufficient quality to meet the requirements of the landscape plans and specifications. The final landscape installation shall be reasonably approved by The Koll Company.

Future maintenance will be performed by individual property owner and it will be the responsibility of each parcel owner to maintain the landscaping in a quality manner consistent with both the original installation and the ongoing maintenance of adjacent parcels. A copy of the Maintenance Agreement shall be a part of all Sale and Lease Documents and available for City review upon request.

D. ENTRY MONUMENT CONCEPTS

The major entry at Ellsworth Street and Newhope Street shall include a major entry concept including the following:

1. A monument sign delineating the name of the Koll Corporate Center. The specific signage type will be included within the future sign program.
2. The corner will incorporate an attractive upgraded landscape theme including trees and planting to delineate the quality of the Koll Corporate Center. (A detailed summary of plant materials and an Exhibit will be shown on final draft.)

E. STREETScape REQUIREMENTS

The on-site streetscape landscaping shall be consistent in quality with the scope outlined in Exhibit O attached. (Final draft to be modified to add the variety of streetscape trees as outlined on the Landscape Plan)

F. ENHANCED SQUARE PATTERN PAVING

The buildings referenced on parcels 3, 5 and 7 shall include the enhanced paving pattern theme approved on the conceptual landscape plan. In addition Carls Jr. and Chevron shall be required to incorporate an enhanced paving pattern at the pedestrian entry to the buildings. In addition, any future restaurant, hotel and office uses shall be required to incorporate similar paving enhancements at building entries.

G. RECOMMENDED TREE PLANTING REQUIREMENTS

Objective

Limited palettes of plant materials in simple compositions have been selected to achieve an overall unified design treatment that will be consistent for all parcels within the Koll Corporate Center. Any modifications will require approval of both the Koll Corporate Center design committee and the City of Moreno Valley.

Guidelines

1. Landscape elements will be of the "perennial" variety. "Annual colors" may be utilized, but only as a supplement to "longer-lived" elements.
2. Landscape elements within the front yard or visible from the public right-of-way are to be of similar character to setback landscaping and chosen from the suggested Plant Material List.
3. Building perimeter landscape areas will be planted with trees, shrubs and groundcovers specified below.

4. Plant Material List

	<u>Botanical name</u>	<u>Common name</u>
a.	<u>Street Trees (15 GAL)</u>	
	Eucalyptus citriadora	Eucalyptus
	Magnolia grandiflora	Magnolia
	Pistacia chinensis	Chinese Pistache
	Rhus lancea	African Sumac
	Liquid Amber Liqueamear	Liquid Amber
	Brachychiton populneus	Bottle Tree
b.	<u>Parking Lot Trees (15 GAL)</u>	
	<u>Diamonds</u>	
	Ulmus Pareifolia	Chinese Elm
	<u>Islands</u>	
	Bradrydriton populneus	Bradrydriton
	<u>Botanical name</u>	<u>Common Name</u>
c.	<u>Accent Trees/Building Perimeter (36" box variety between and 15 GAL)</u>	
	Brachychiton populneus	Bottle Tree
	Liquidambar styraciflua "Palo Alto"	Liquidamber
	Magnolia grandiflora	Magnolia

	<u>Botanical name</u>	<u>Common name</u>	<u>Min. Spacing for Hedge Planting</u>
d.	<u>Shrubs (1 GAL and 5 GAL)</u>		
	Grevillea noellii	Grevillea	2.5' oc
	Ilex vomitoria "Nana"	Yaupon	2.5' oc
	Ligustrum texanun	Privit	3.0' oc
	Nandina domestica	Nandina	2.5' oc
	Nerium oleander "Petite Pink"	Oleander	2.5' oc
	Photinia fraseri	Photinia	4.0' oc
	Pittosporum tobira	Mockorange	3.0' oc
	Raphiolepis indica	India Hawthorne	2.5' oc
	Xylosma congestum	Xylosma	4.0' oc
e.	<u>Groundcover (Flats)</u>		
	Hedera helix "Hahnii"	Hahn's Ivy	
	Hypericum calycinum	Aaron's Beard	
	Lantana spp.	Lantana	
	Lonicera japonica "Halliana"	Hall's Honeysuckle	
	Trachelospermum asiaticum	Asiatic Jasmine	
	Turf	Turf	
f.	<u>Turf (Tall fescue type Seeded)</u>		

H. MINIMUM LANDSCAPE REQUIREMENTS

1. Minimum landscape coverage per site 15%

I. PLANNED SIGN PROGRAM

1. PURPOSE AND INTENT

The purpose of the planned sign program will be 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 Koll Corporate Center.

The intent of this program is to establish specific standards for all exterior signage that will ensure continuity, consistency, and overall harmony with the master-planned architectural quality of Koll Corporate Center.

2. MAINTENANCE

All signs shall be maintained in an neat and orderly fashion. Periodic inspections shall be made by The Koll Company.

3. SPECIFIC SIGN PROGRAM

The specific signage program shall include the size and type of major signage and graphics within the overall development including:

- a) Entry monument signage
- b) Freestanding signage identification
- c) Retail signage identification
- d) Multi tenant building signage identification
- e) Office building signage identification
- f) Exterior Tenant directories
- g) Directional and Regulatory signage

4. APPROVAL OF SIGNAGE PROGRAM

The specific signage program will be submitted separately for approval by the City of Moreno Valley as an exhibit to the Design Manual. The program will reference major signage as previously discussed and specific parcel signage program will be submitted individually to the City of Moreno Valley demonstrating compliance with the consistency of the overall Koll Corporate Center sign program and the ordinances of the City of Moreno Valley.

J. LIGHTING

It is the intention of the lighting plan to provide adequate illumination for the safety and comfort of vehicular and pedestrian movement. The hierarchy of illumination for streets, entries and individual products should be clear with "visual noise" such as glare, hot spots and inconsistencies avoided. The goal is not to achieve a monotonous lighting level and pattern but one which responds to the varied land use and street edge conditions found within the City of Moreno Valley.

All streets will be an approved Edison fixture and light levels will be consistent with the standards set by the City of Moreno Valley. The overall size of lighting equipment should be consistent with Exhibit P attached.

Product lighting for both automobile and pedestrian use will be attached to the building walls, carports or patio walls except in open areas large enough to require post lights for pedestrian safety. For lighting controls, photo-cells are recommended in lieu of time clocks. building illumination, signs and feature lighting must be approved by The Koll Company. (The final Design Manual will address lighting types, heights etc.)

V. ARCHITECTURAL GUIDELINES AND STANDARDS

A. KOLL ARCHITECTURAL OBJECTIVES

An important objective to the overall master plan is maintaining a consistent architectural theme throughout the development. The Koll Company understands that certain building uses require certain materials; however, wherever reasonably possible, The Koll Company encourages consistent materials and color schemes to incorporate each building as a part of the overall master plan.

The project is a "mixed use" development and the success of continuing the consistent architectural theme will assist in providing a quality and attractive overall development.

B. ARCHITECTURAL THEME

The architectural theme is a quality contemporary business park environment suited to a clean architectural style established by the project's major anchor components being the office building and multi-tenant industrial buildings. All other uses such as the retail buildings and future industrial buildings should carry a clean, contemporary architectural style as well. Other uses such as the restaurants and gas service stations will use wherever reasonably possible consistent colors and landscaping to create the overall integrated architectural theme of the development.

C. RECOMMENDED EXTERIOR MATERIALS/TREATMENTS

Exterior Building Materials

1. All exterior building improvements, with the exception of trim and minor architectural features, shall be constructed of either concrete, masonry, plaster, glass, and some use of ceramic or stone tile or other finishes as approved by The Koll Company and the City of Moreno Valley.
 - a. Concrete may be tilt-up or poured in place with painted or textured finishes.
 - b. Masonry must be units which convey a contemporary character and are compatible in texture and color with the color scheme of the center. (Use of a mix of masonry modules or textures is encouraged to add interest to an otherwise sterile character. Detailing of masonry articulation is also important.)

Examples of acceptable masonry units are:

Sandblasted plain grey concrete block, some accents of split face block, not the major portion of the exterior surface, some forms of brick in compatible colors.

Examples of unacceptable masonry units are:

Slumpstone and used brick or red brick.

- c. Plaster will be acceptable on specialty uses only with a smooth or sanded finish texture as well as the use of reveals and other complementary details as approved by both The Koll Company and the City of Moreno Valley.
- d. Glass should be confined to either tinted blue or reflective blue glazing as used on the majority of the project or other colors of glass that will complement the overall development as determined by The Koll Company and the City of Moreno Valley.

High reflective glazing should be kept to a minimum percentage of the building skin - full height walls of curtain wall will be discouraged for entire building faces, however, portions of a surface maybe considered.

- e. Ceramic or stone tile maybe considered for an exterior building material, but, will be approved upon review by The Koll Company and city of Moreno Valley for Consistency with the overall park character and that of it's adjacent structures and color schemes. This material should be considered as a minor percentage of the building skin.

Acceptable stones or tiles:

Natural type product finishes with low sheen and contemporary character.

Non-acceptable:

Extremely intensive colors or molted textures which might appear gaudy in nature.

- 2. Exterior building materials which are inappropriate for the park will include, in addition to those specifically outlined above: Metal siding applied on verticle exterior surfaces (exceptions are soffit areas and accent areas), other glazing colors than previously mentioned, wood finishes.
- 3. All other materials must be approved by The Koll Company and the City of Moreno Valley. Special use structures who's desire to deviate from the above shall also be reviewed by the above two parties.
- 4. Exterior building color schemes should include or be compatible with the following approved paint colors in addition to the previously mentioned glazing colors:
 - a. Ameritone 1H52F "Pollen"
 - b. Ameritone 1H4P "Damsic"
 - c. Ameritone 1BL15A 1M52E "Tokay"

It is the intent of the park concept that 75% of the exterior painted or similarly solid building surface (if not pre-empted by a greater percentage of glass to solid surface ratio) must be one of the above colors combination of colors or approved acceptable alternatives which is compatible with those colors.

Accent colors maybe used but must be compatible with the overall park concept.

D. TEXTURAL ENHANCEMENTS

All buildings shall include clean, attractive textural enhancement to create architectural interest to the buildings. This may be done through reveals, soffits, planters, stepping of building elevations or other quality architectural details. Future buildings will be reviewed and approved by both The Koll Company and City of Moreno Valley based upon acceptable and compatible textural enhancements that both complement the adjacent buildings as well as the City of Moreno Valley.

E. REQUIREMENTS FOR LOADING AREAS

The loading areas for buildings shall be screened through landscaping to minimize the visual impact of the service area and operation.

F. REQUIREMENTS FOR OUTDOOR STORAGE AREAS

Any outdoor storage area shall be properly screened with a acceptable treatments to not allow visual sight from major streets. Efforts should be made to provide screening that is attractive and of a quality appearance. Any proposed storage area must meet the zoning requirements in the City of Moreno Valley development code. The screening treatments should include wherever possible design features such as decorative walls, landscaping, or if possible features built into the architectural design.

G. TREATMENT OF ROOFING AND ROOFTOP EQUIPMENT AND FOCAL POINTS

1. An architecturally attractive focal entry theme shall be created for all buildings.
2. The design of building elevations shall include not only the textural enhancements previously discussed, but also attractive and architecturally acceptable treatment of other primary building focal points as well as treatment of roof lines and parapets based on the followings guidelines:

Acceptable Treatments

- a. Vertical and horizontal articulation of building surfaces.
- b. Massing articulation through changes of material.
- c. Roofs, should be treated as vertical parapets. However, where sloped roofs are used they must create a visual appearance of an entire roof structure. (materials for this to be reviewed on an individual basis).
- d. Parapets should be used to screen mechanical, equipment, equipment shall not be visible from adjacent streets.
- e. Roof mounted mechanical screens can be used but must be aesthetically extensions of the structure architectural in color, mass and location. Materials must give a consistent appearance with the character of the architecture.

Unacceptable Materials or Treatments

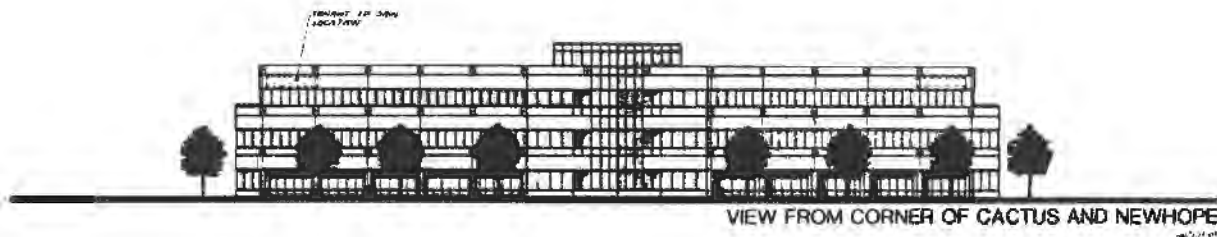
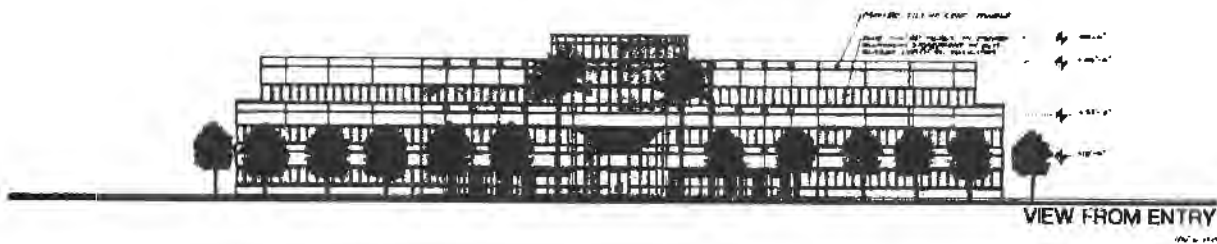
- a. Shake roofs or other wood or simulated wood products.
 - b. Some concrete tile products by review.
 - c. Mission or "5" shaped clay tile or concrete tile products.
 - d. Asphalt tile products or simulated share products.
3. All mechanical equipment roof top or ground level are to be screened from view and are to be an integral part of the architecture.

On grade equipment should be screened by walls of material compatible with the building materials, landscaping or combination of the two.

VI. EXHIBITS

LISTING OF ATTACHED EXHIBITS

- EXHIBIT A - Koll Corporate Center Site Plan
- EXHIBIT B - Koll Corporate Center Concept Landscape Plan
- EXHIBIT C - Koll Corporate Center Tentative Parcel Map
- EXHIBIT D - Office Building Elevation
- EXHIBIT E - Office Building Landscape Plan
- EXHIBIT F - Multi Tenant Industrial Building Elevations
- EXHIBIT G - Multi Tenant Industrial Landscape Plan
- EXHIBIT H - Retail Building Elevation
- EXHIBIT I - Retail Building Landscape Plan
- EXHIBIT J - Retail Building Additional Elevation
- EXHIBIT K - Chevron Building Elevation
- EXHIBIT L - Chevron Building Landscape Plan
- EXHIBIT M - Carls Jr. Building Elevation
- EXHIBIT N - Carls Jr. Building Landscape Plan
- EXHIBIT O - Typical Streetscape Elevations
- EXHIBIT P - Typical Lighting Plan



CONCEPTUAL ELEVATIONS

EXHIBIT "D"

THE KOLL COMPANY
 ARCHITECTS
 4000 WEST 10TH AVENUE
 DENVER, COLORADO 80202
 TEL: 303.733.1000
 FAX: 303.733.1001

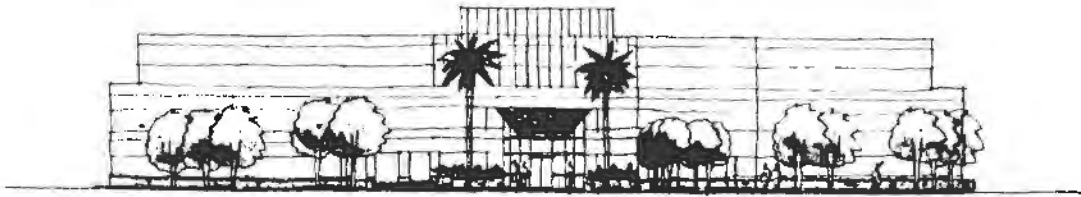

 THE KOLL COMPANY
 ARCHITECTS

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10
-------	-------	-------	-------	-------	-------	-------	-------	-------	--------

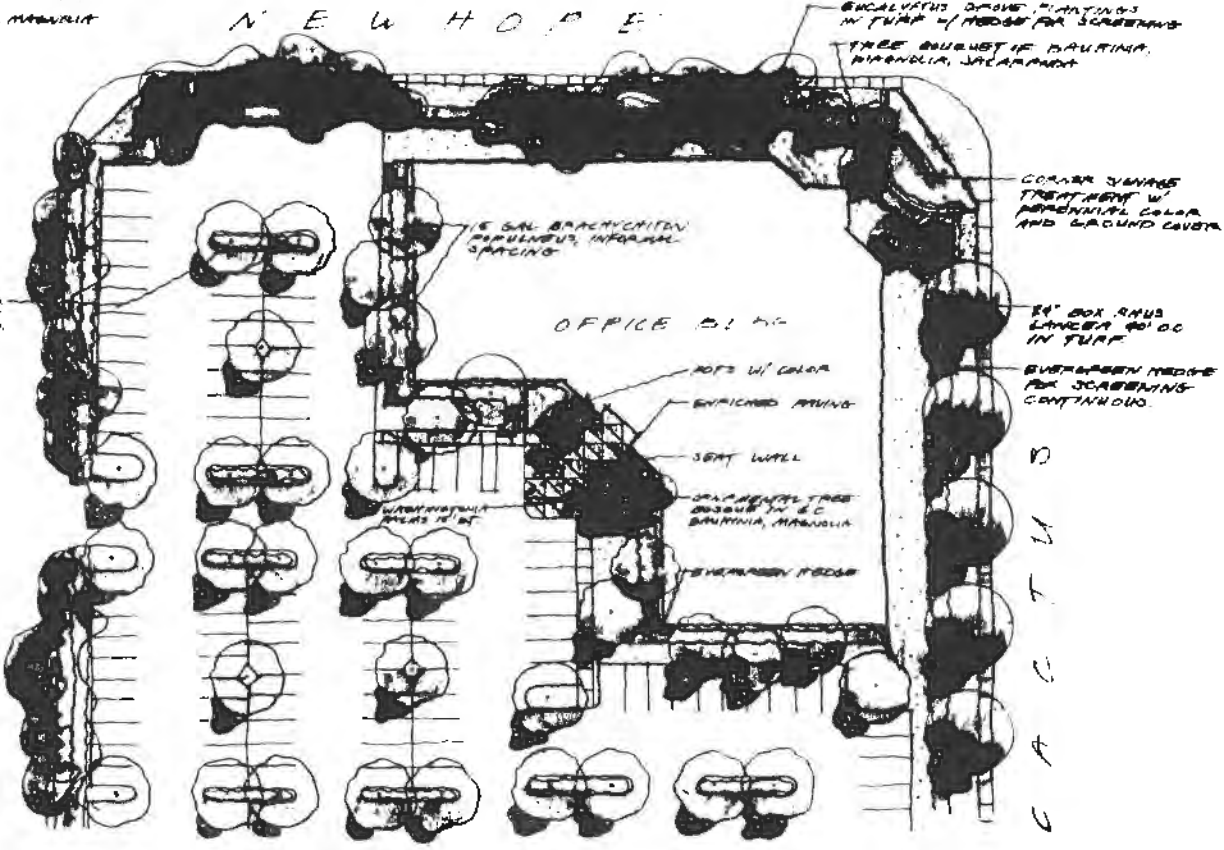
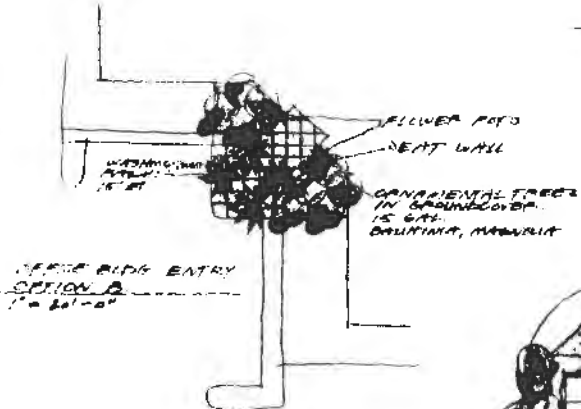
PROJECT:
 KOLL CORPORATE CENTER

THE KOLL COMPANY
 ARCHITECTS
 4000 WEST 10TH AVENUE
 DENVER, COLORADO 80202
 TEL: 303.733.1000
 FAX: 303.733.1001

BLDG. 5 ELEVATIONS
 6



ELEVATION
1/4" = 1'-0"



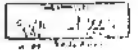
PLAN VIEW
1/4" = 1'-0"

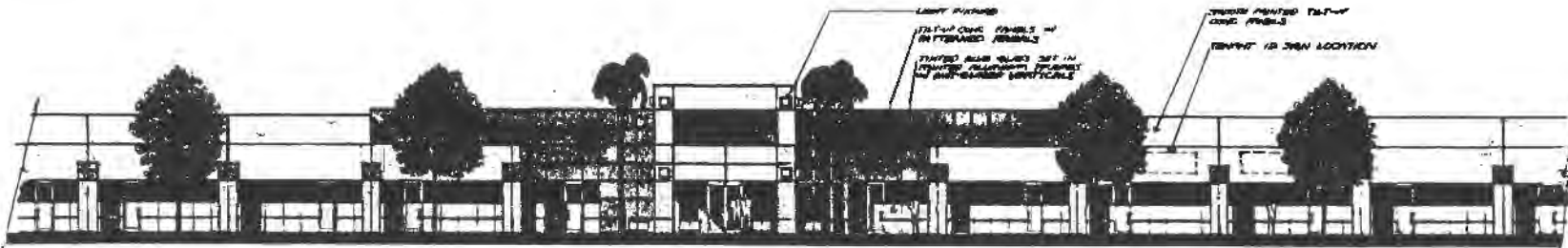
- LEGEND:
- TURF: SAND, BANISHIA, EUCALYPTUS, (15' DIA.)
 - COLOR BOUQUET: BANISHIA, MAGNOLIA, JACARANDA, (15' DIA.)
 - EVERGREEN HEDGE: BANISHIA, MAGNOLIA, (15' DIA.)
 - PLANTINGS IN ISLANDS: BANISHIA, MAGNOLIA, (15' DIA.)
 - EVERGREEN HEDGE: BANISHIA, MAGNOLIA, (15' DIA.)
 - TURF: SAND, BANISHIA, EUCALYPTUS, (15' DIA.)
- PAVING: CONCRETE PAVING NATURAL FINISH, NATURAL SAW CUT PATTERN, INTERLOCK W/ SANDFILL AND GRADE FINISH
- PLANTING: 2' DIA. 7' MATCH LANY IN ARCHITECTURE, 4' DIA. 4' FT. ROUND, 15' DIA. 15' DIA.

LANDSCAPE CONCEPT
KOLL, CORPORATE CENTER
MORENO VALLEY, CALIFORNIA

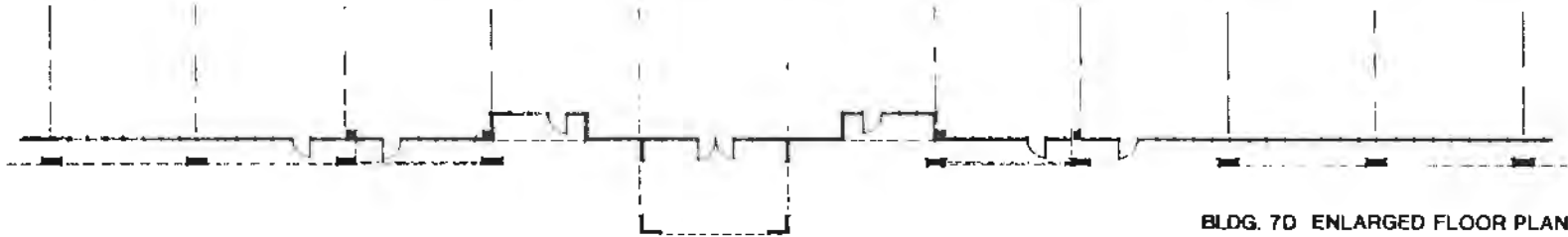
EXHIBIT "E"

EDAW
2000 1000 1000
APRIL 24, 1990

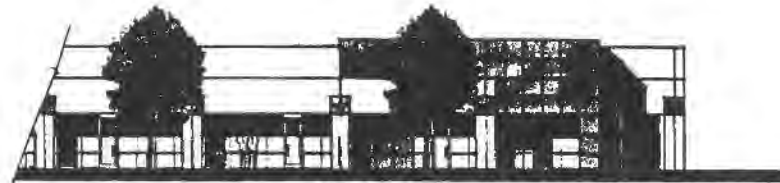




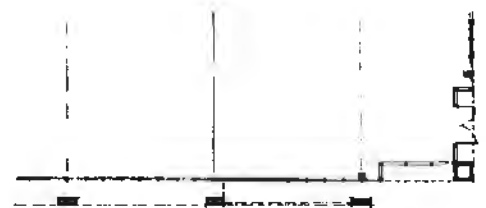
BLDG. 7D ENLARGED ELEVATION AT TOWER



BLDG. 7D ENLARGED FLOOR PLAN



BLDG. 7D ENLARGED ELEVATION AT CORNER



BLDG. 7D ENLARGED FLOOR PLAN

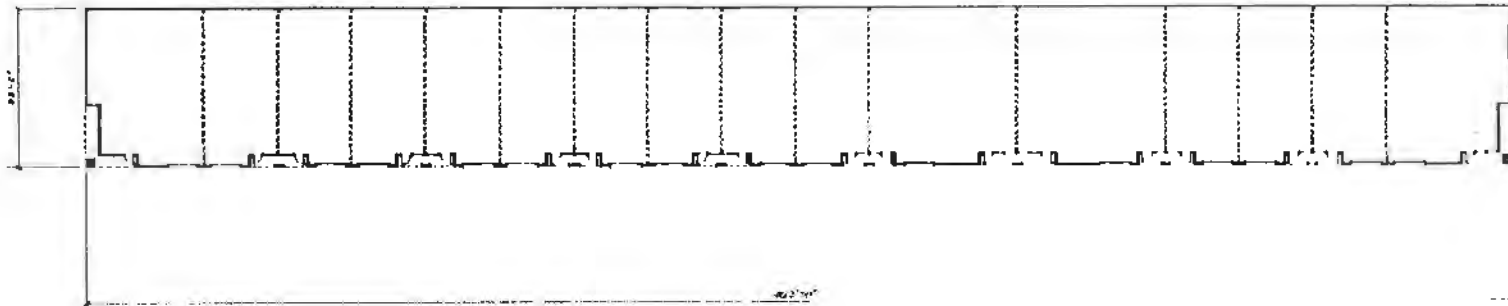
EXHIBIT "F"

PROJECT NO. 100-100-100-100
 SHEET NO. 100-100-100-100
 DATE 10/10/10
 DRAWN BY 100-100-100-100
 CHECKED BY 100-100-100-100
 APPROVED BY 100-100-100-100

KOLL CORPORATE CENTER
 THE KOLL COMPANY
 100-100-100-100
 100-100-100-100

ENLARGED FLOOR PLANS AND ELEVATIONS

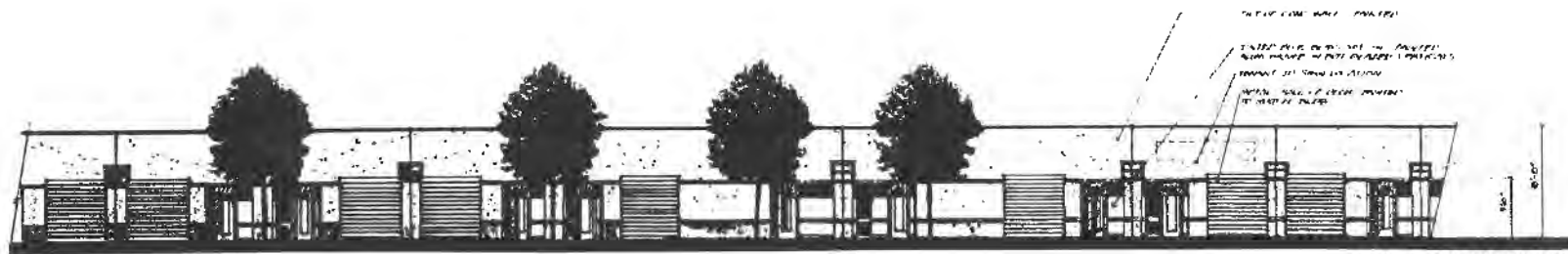
100-100-100-100
 100-100-100-100
 100-100-100-100



BLDG. 7A FLOOR PLAN



BLDG. 7A SOUTH ELEVATION



ENLARGED ELEVATION

EXHIBIT "F"

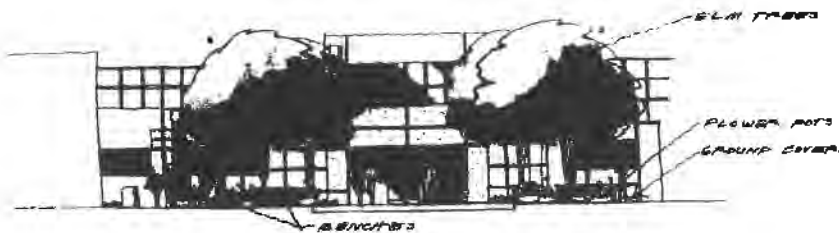
KOLL CORPORATE CENTER
 THE KOLL COMPANY
 14000 WILSON BLVD., SUITE 1000
 BEVERLY HILLS, CALIF. 90210
 TEL: 310-279-2000

DERRICK JENNIFER
 ARCHITECT
 1000 WILSON BLVD., SUITE 1000
 BEVERLY HILLS, CALIF. 90210
 TEL: 310-279-2000

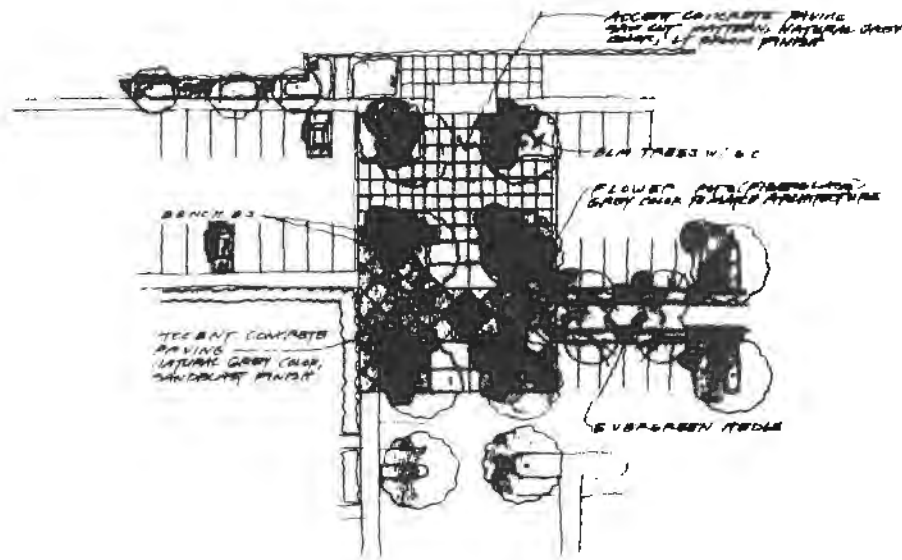
BLDG. 7A FLOOR PLAN ELEVS



ELEVATION: BLDG TO
1/8" = 1'-0"



SECTION "PEOPLE PLACE"
1/8" = 1'-0"



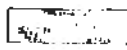
SECTION: "PEOPLE PLACE"
1/8" = 20'-0"

- LEGEND
- TREE: ALBA-BACCHARIS, POPULUS
 - SHRUB: MARIPOSA, CANTONIA 8-12"
 - PLANT: MANGROVE, LIQUIDAMBAR, BACCHARIS MIX PLANTING
 - PAVING: CONCRETE FINISH, ACCENT FINISH, NATURAL GRAY COLOR, SANDBLAST FINISH, SANDBLAST FINISH
 - FLOWER POTS: COLOR TO MATCH GRAY IN ARCHITECTURE, 1/2" DIA, 20" DIA, 1/2" DIA, 20" DIA

LANDSCAPE CONCEPT
KOLL CORPORATE CENTER
MORENO VALLEY, CALIFORNIA

EDAW INC.
1998

EXHIBIT "G"





BLDG. 3 SOUTH ELEVATION
DATE 11-01

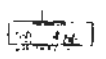
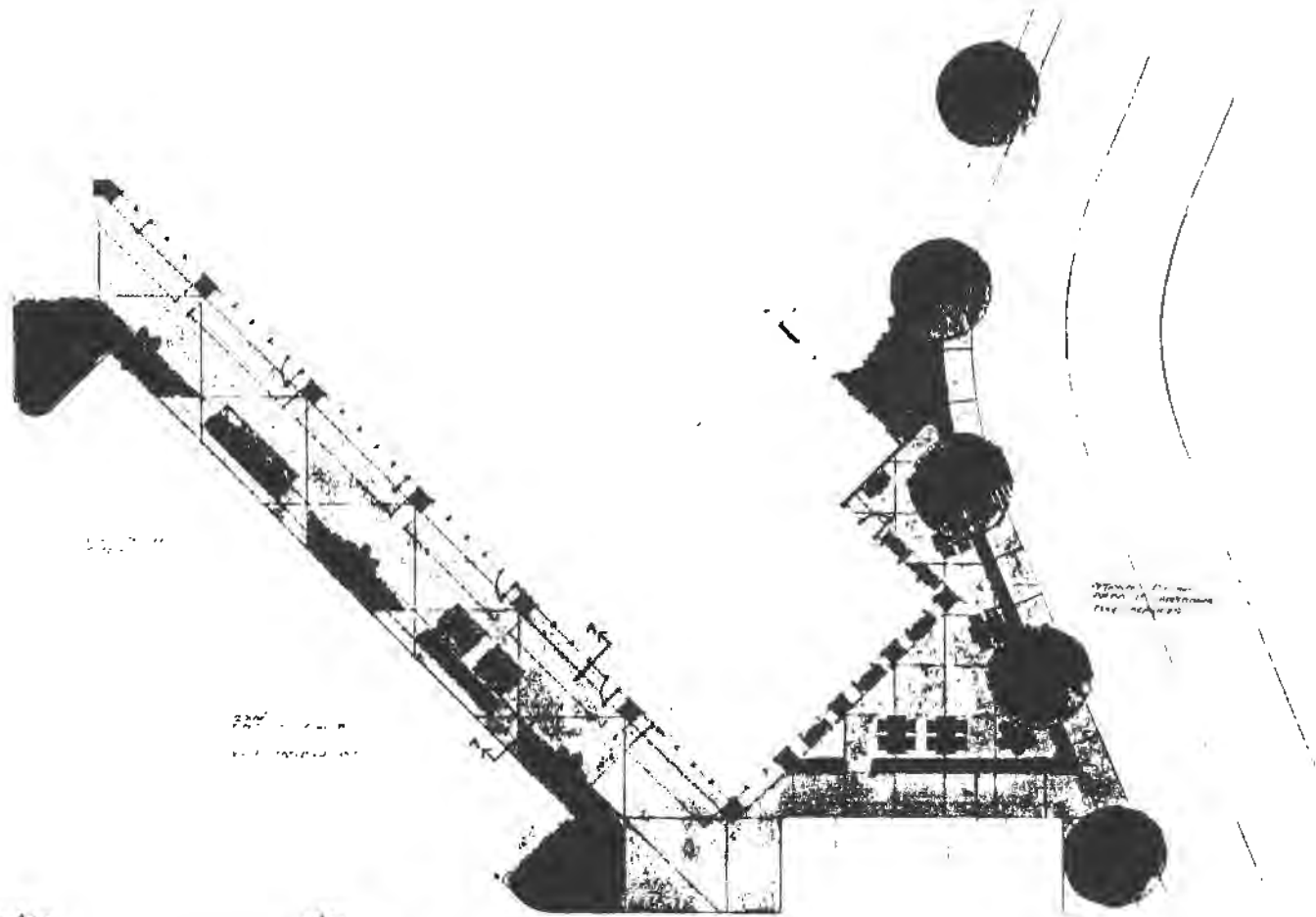


EXHIBIT "H"



BLDG 3
PARTIAL PLAN



SECTION 1-1



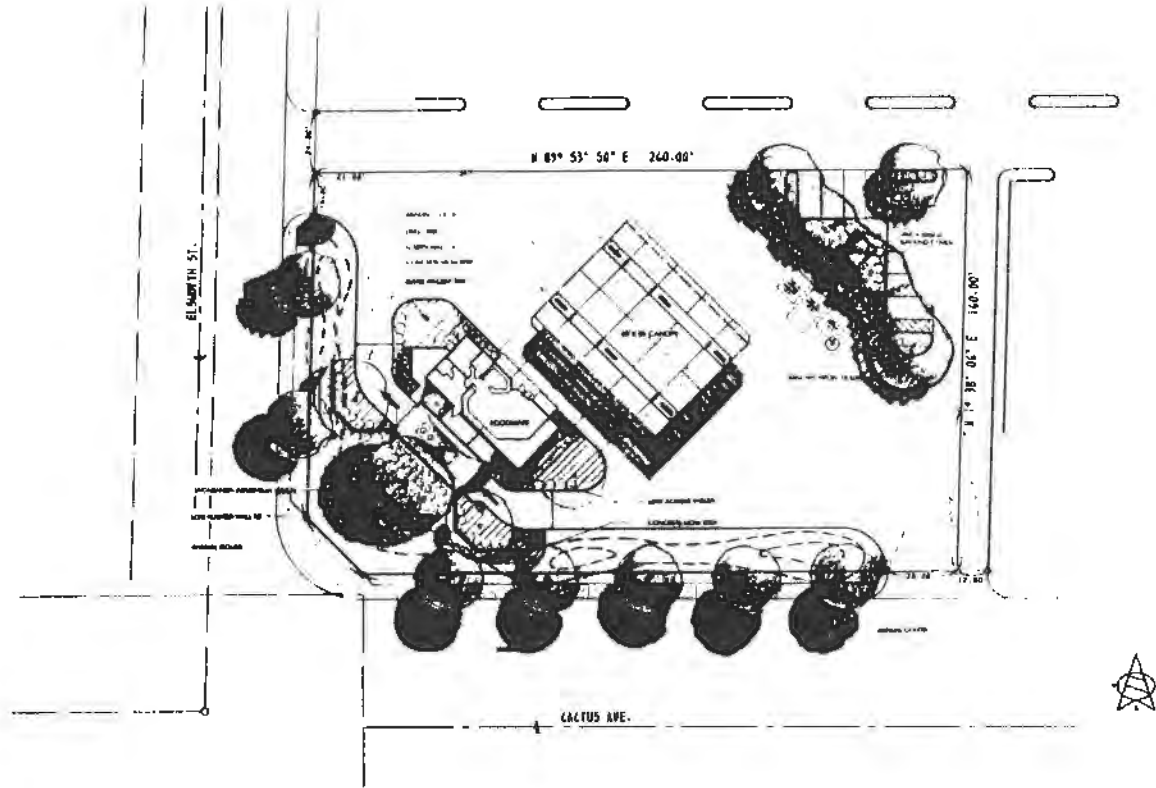
PARTIAL ELEVATION

EXHIBIT "J"

**BLDG. 3 ELEVATION STUDY
KOLL CORPORATE CENTER
MORENO VALLEY**

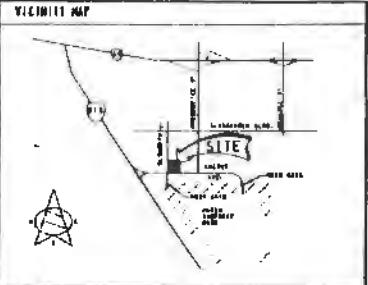
5/10/85
2017-2018





LANDSCAPE PLAN
SCALE: 1/8\"/>

EXHIBIT "L"



SITE DATA

DATE: 08/15/2011
 PROJECT: 151515
 CLIENT: T. J. JONES
 PROJECT NUMBER: 151515
 DATE: 08/15/2011

UTILITIES

Water	12\"/>
Sewer	12\"/>
Gas	12\"/>
Electric	4\"/>
Telecom	4\"/>

PROJECT INFORMATION

PROJECT NAME: 151515
 PROJECT NUMBER: 151515
 DATE: 08/15/2011

CLIENT INFORMATION

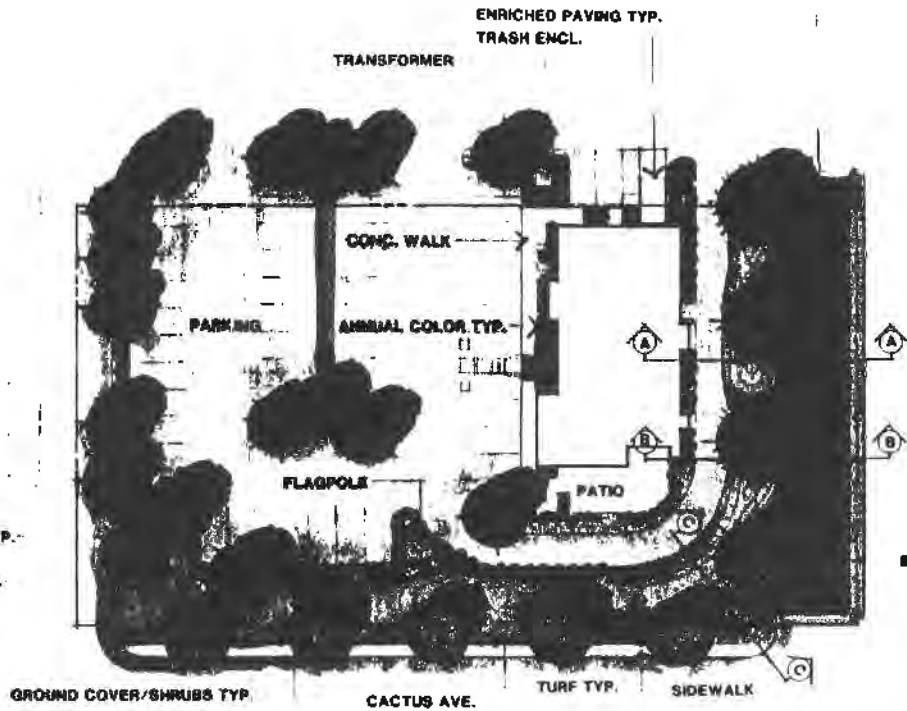
CLIENT NAME: T. J. JONES
 CLIENT ADDRESS: 151515
 CLIENT PHONE: 151515

DESIGNER INFORMATION

DESIGNER NAME: [Name]
 DESIGNER ADDRESS: [Address]
 DESIGNER PHONE: [Phone]

SCALE

SCALE: 1/8\"/>



LEGEND

- TREES**
- ULMUS PARVIFLUA 24" DIA.
 - PLATANUS ACERIFLUA 24" DIA.
 - FRAXINUS PYRAMIDALIS 18" DIA.
- SHRUBS**
- AGONOSTEMMA AFFICINUM 8" DIA.
 - BRACHYOTIS PANDORA
 - HEMIBACILLIS OPP.
 - VIBURNUM PICHURIDEUM
 - WANDERIA DORNBURGICA
 - PITTOSPORUM SP.
 - PAPHLAGONIA SP.
 - KYCORYMBUS COMPOSITUM

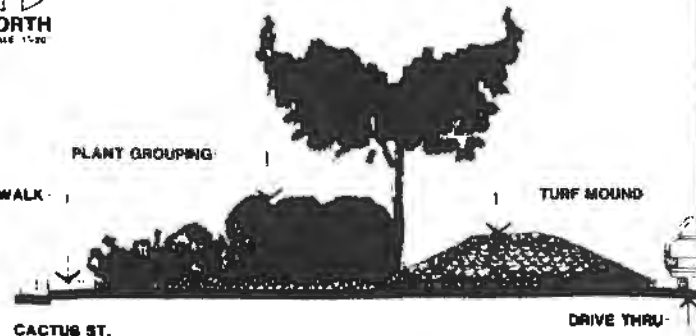
- GROUND COVER/TURF**
- GROUND COVER "MIRAZA YELLOW" PLANT 12" DIA.
 - HELMINTHIS SP. 12" DIA.
 - HYPERICUM PERFORATUM TURF
- IRRIGATION**
- ALL LANDSCAPING AREAS TO HAVE 100% COVERAGE WITH AN AUTOMATIC IRRIGATION SYSTEM
- NOTES**
- ALL TREES SELECTED PER TREE LIST OF WATER NUMBER AS PREPARED BY OWNER



SECTION AA



SECTION BB



SECTION CC



NO.	REVISION	DATE	BY
1			
2			
3			
4			

CBE
ARCHITECTURAL DESIGN
P.O. BOX 4969
SAN FERNANDO, CA 91203
(714) 451-4363

PRELIMINARY
LANDSCAPE PLAN

Carl's Jr.
BORGANO VALLEY, CA

Drawn by: _____

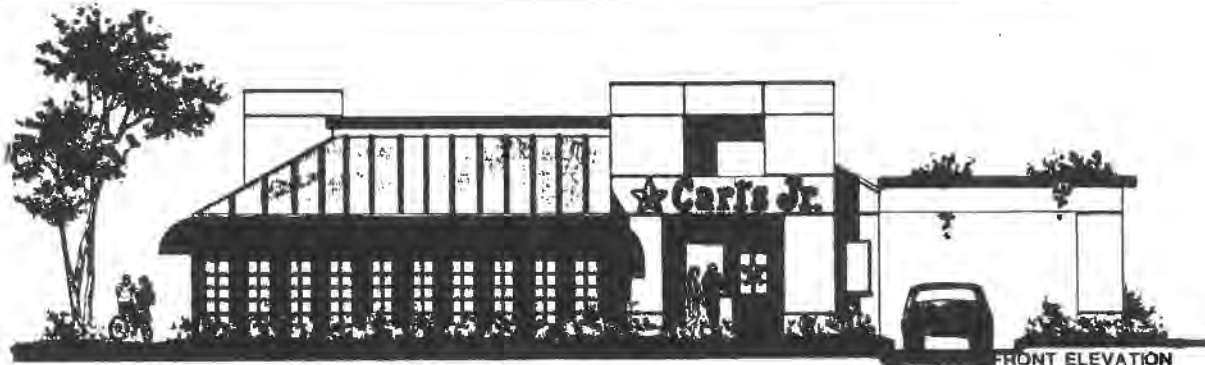
Scale: _____

Date: _____

Job number: _____

Sheet number: _____

EXHIBIT "M"



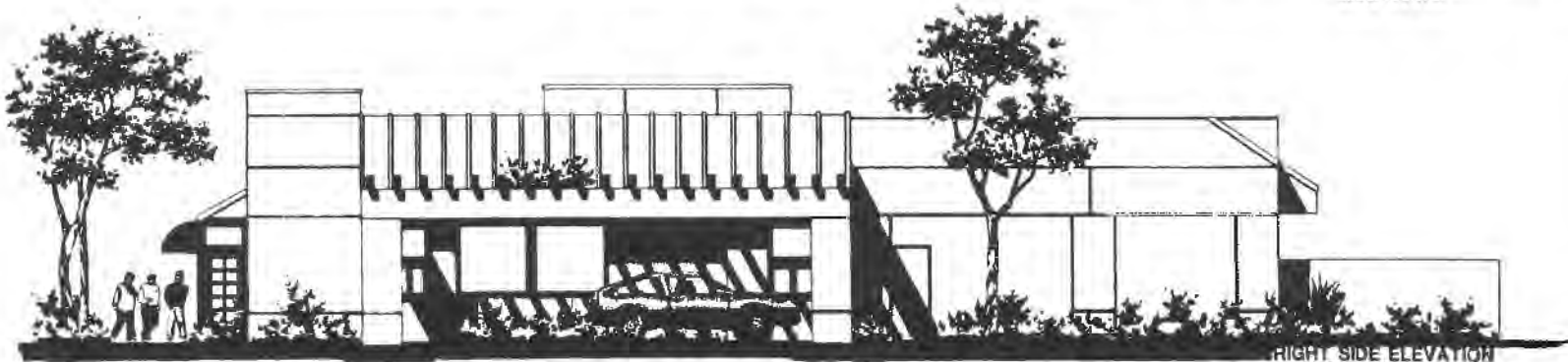
FRONT ELEVATION

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



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

REVISIONS

4 4 4 4 4

SCOTT AVIARY & ASSOCIATES

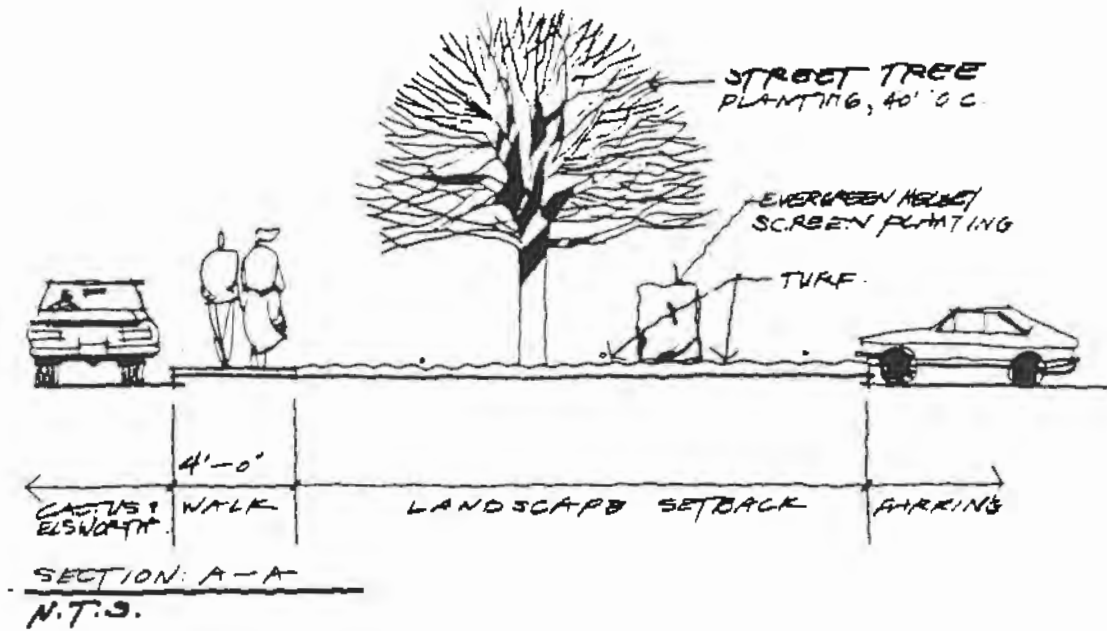
ARTIST'S CONCEPTION

180 YR URBAN ST. NUT IN / SIA M.S.A.
 2 ALE / 20544002 / 011142-200

★ Carls Jr.
 MORENO VALLEY, CA.
 185-52

EXHIBIT "N"

TYPICAL STREETSCAPE SECTIONS



CACTUS/ ELSWORTH STREETSCAPE

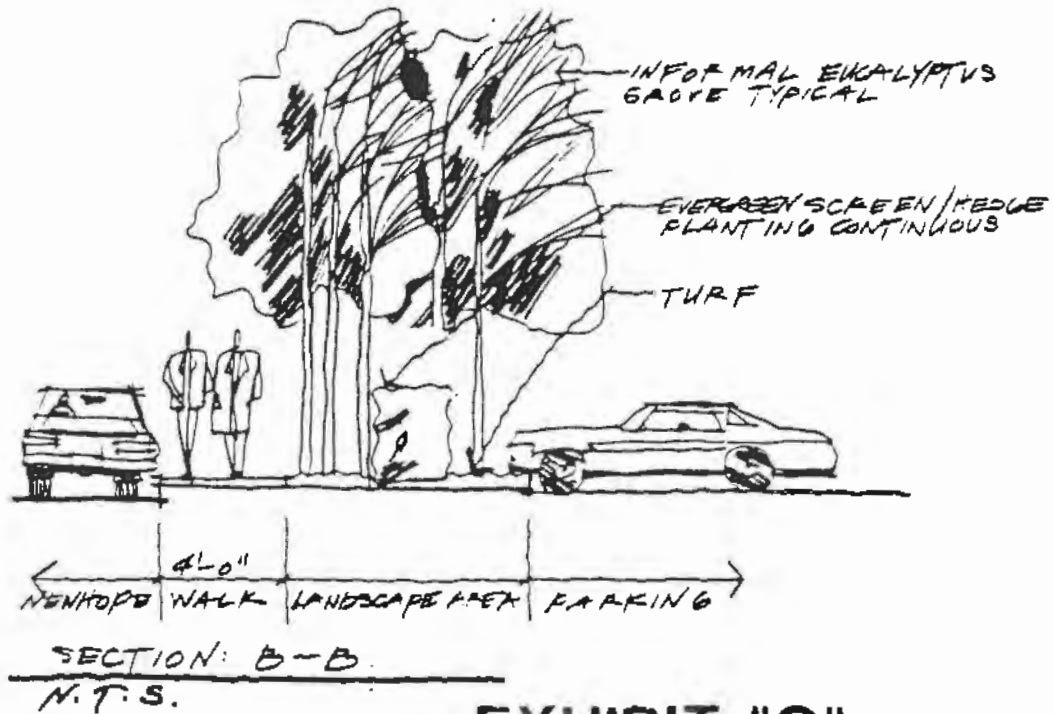
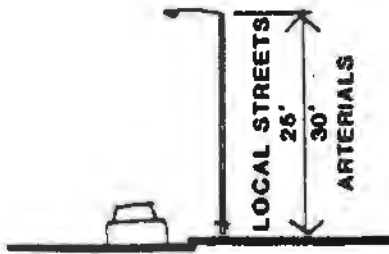


EXHIBIT "O"

NEWHOPE/ GOLDENCREST STREETSCAPE

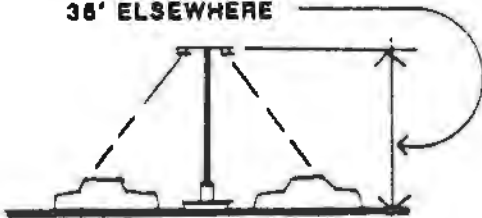



 **SINGLE DAVIT
(STREET LIGHTING)**



 **PASEOS AND PARKS
(OFF STREET)**

28' TO 30' ADJACENT
TO RESIDENTIAL AREAS.
36' ELSEWHERE

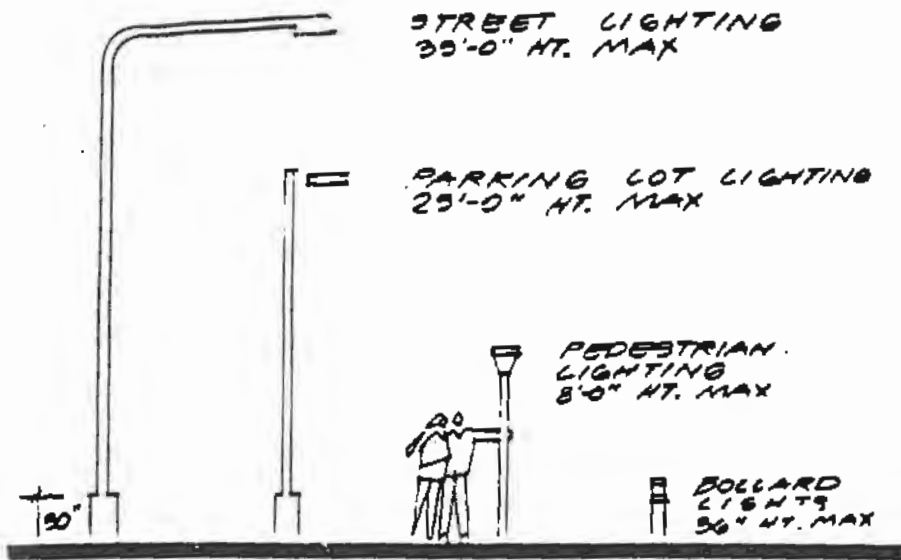


 **PARKING LOTS
(COMMERCIAL, MIXED-USE,
PARKS)**



 **PROJECT LIGHTS
(ATTACHED TO
ARCHITECTURE)**

EXHIBIT "P"



LIGHTING FIXTURES

EXHIBIT "P"