

VI. DESIGN GUIDELINES

The Design Guidelines will be used to direct the style and character of the development on each parcel to ensure a consistent level of quality throughout Haven Gateway Centre. These guidelines include design criteria for building orientation and siting, parking and loading facilities, site lighting and various site elements.

A. SITE DESIGN

1. Site Design Criteria

- a. Buildings should be sited in a manner that will complement the adjacent buildings and landscape. Building sites should be developed in a coordinated manner to provide order and diversity.
- b. Buildings should orient their public entrances and be sited towards the major streets as much as possible.
- c. The buildings shall be accented with surrounding landscaping, plazas, walkways and identifiable entry.
- d. Whenever possible, separate property Owners should plan their developments as a coordinated whole in order to achieve a "campus look".
- e. Avoid long linear vistas and building edges within the development envelope and along the streetscape through variations in setbacks and clustering of buildings.
- f. Whenever possible, do not place large parking areas in excess of two double-loaded drive aisles in the front yard, between the street/freeway and building. Parking should be located to the side or rear portion of the site whenever possible.

B. PARKING/LOADING FACILITIES

1. Parking/Loading Criteria

- a. Site entries shall reinforce the layout of the adjoining architectural development by the repetition of paving materials in vehicular areas, accent trees, and color planting.
- b. No required parking or loading facilities shall be located in any required landscape setback unless specifically allowed by the development regulations.
- c. Whenever possible parking areas should not be placed adjacent to building entries so as to provide good pedestrian access to buildings and public areas/plazas.
- d. Major parking access points should be located as far as possible from street intersections and should have enriched paving entries and landscape clustered around such entries.

- e. Loading areas and docks shall be located in rear and side lot areas whenever possible.
- f. Develop multi-user parking areas shared between different buildings and uses with two access points. All entries shall have enriched paving.
- g. All outdoor refuse collection areas shall be visually screened to a minimum height of six feet. Planting shall be utilized to soften screen walls.
- h. All loading areas shall be located where they do not impact other areas and shall be visually screened to a minimum height of eight feet and maximum height of 12 feet. Plantings shall be used to soften screen walls.
- i. All parking spaces shall be clearly outlined on the surface of the parking facility.
- j. Driveways and parking areas should be separated from adjacent sidewalks or landscaped areas by a curb not less than six inches high.
- k. Design parking areas so that pedestrians walk parallel to moving cars where practical and feasible.
- l. Parking Lot Landscaping:

The following schedule delineates how many trees are to be located in parking lot areas. Each tree must be located in a planter area of not less than 20 square feet with a minimum width of five feet.

<u>Land Use Area</u>	<u>Trees Per Ten Parking Spaces</u>
Industrial	1
Commercial/Office	1
Business Park	1

C. SIGNAGE AND GRAPHICS

A master program for signage and graphics has been developed for Haven Gateway Centre to ensure a high quality visual environment, project identity and cohesiveness. The master program establishes overall general criteria for graphics and signage within the project area. Haven Gateway Centre Owners will have the authority to interpret these criteria for general conformance, in order to allow for creativity in architectural design (see Tables 8 and 9, Signage and Graphics Criteria).

1. Definition of Sign Types and Related Terms

- a. Entry Statements and Master Identification: Signs, graphics, and landscape treatments at perimeter access points to the project defining the entries to the development.
- b. Freestanding Identification: Signs along streets and roadways which identify facilities, businesses, tenants, and addresses.
- c. Building Identification: Signs which are mounted on the face(s) of buildings and which identify the building or the major building tenant.
- d. Complex Identification: Signs which are freestanding and identify a multi-building development.
- e. Tenant Identification: Signs mounted on the face(s) of buildings or which are freestanding and identify a single tenant within the building.
- f. Building Street Address: Signs mounted on buildings designating the street address number.
- g. Tenant Directories: Signs in commercial facilities which identify the location of individual tenants.
- h. Directional and Regulatory Signs: Signs within the development and within individual projects which control and direct the circulation of vehicles and pedestrians.
- i. Temporary Signs: Any sign, barrier, pennant, valance, or advertising display used for marketing purposes for a short period of time.
- j. Sign Area: The area of a sign having an integral part of a building, wall, awning, canopy, marquee, or other part of a structure as its background shall be the area enclosed within the shortest line drawn to include all letters, designs, tubing, direct illumination sources, or other components of the sign, including all intervening spaces. The identification signage system allows for a variety of sizes to meet differing Owner/Tenant identity needs, and to be compatible with sites and buildings of various sizes. There are no

predetermined rules concerning size selection; however, no sign shall exceed City requirements. It is the intention of the guidelines that sign sizes be in aesthetic balance with site and building sizes.

- k. Halo Lit Letters: Opaque, fabricated metal letter form with internal luminous tubing, mounted a few inches off face of building. Illumination falls only on building surface immediately adjacent to letter, creating halo effect.
- l. Interior Illuminated Letters: Fabricated letter form with internal luminous tubing and translucent acrylic face.
- m. Non-Interior Illuminated Letters: Fabricated letter form with internal foam backing with various materials for facing.
- n. Post and Panel Sign: A post supports each end of a sign panel.
- o. Flag Sign: Sign panel projects horizontally from a single pole.
- p. Flush Left Layout: Typography begins at left margin, and any additional lines of typography are also flush with first line at left margin.
- q. Centered Layout: Each line of typography is centered horizontally within the sign panel.
- r. Integral Graphic Bond: Constant horizontal band or fascia area of an architectural complex, where graphics must be placed.

2. General Requirements

- a. All Owner/Tenant identification signs shall conform to the guidelines of the Specific Signage Requirements Summary at the end of this section.
- b. A sign program shall be submitted in conjunction with the submittal of a site plan and/or architectural plans.
- c. All signing shall be of materials compatible with exterior building colors, materials, and finishes, and be of a high quality of fabrication.
- d. No signing will be permitted which does not directly relate to the primary service or function of the given Owner/Tenant activity.
- e. All owner(s)/tenant(s) shall be responsible for the proper maintenance of all their signs.

On notice by the City of Ontario or Haven Gateway Owners' Approving Agent, an Owner/Tenant will be required to restore or repair any signing which is not properly maintained.

Specific Plan
Haven Gateway Centre

- f. Signs are to be free of all labels and fabricator's advertising, except for those required by code.
- g. All electrical service to any sign shall be fully concealed, and shall be on the Owner/Tenant's meter.
- h. All signs will conform to appropriate building and electrical codes, and bear the U.L. Label if illuminated. The Owner/Tenant and contractor shall be responsible for obtaining any and all permits required.
- i. No sign is to be located higher than the second story, except for commercial or office buildings (including hotels and restaurants) which are three (3) stories or more, and which may have a maximum of two (2) building identification signs above the top story and below the parapet per the requirements of Tables 8 and 9.
- j. The Owner/Tenant will be responsible for the design, fabrication, and installation of individual owner/tenant signs.
- k. Each individual Owner/Tenant shall submit three (3) sets of professionally executed sign drawings for approval by Haven Gateway Owners' Approving Agent and the City of Ontario. These drawings shall be of a scale of 1"=8' or larger, showing sign locations, size, layout, design, colors, letter styles, and materials.
- l. All permits and fee requirements for signs shall be obtained from the City of Ontario and paid for by the Owner/Tenant prior to installation.
- m. No sign shall have visible moving parts or simulate movement by means of fluttering, rotating or reflecting devices.
- n. No sign shall have flashing, blinking, or moving lights, or any other moving lights, or any other illuminating device which has changing light intensity, brightness, or color, except for parts designed to give public service information such as time, date, temperature, or similar information.
- o. All building-mounted signs shall be constructed so as not to have exposed wiring, raceways, ballasts, conduit, and transformers.
- p. Freestanding monolith signs shall be incorporated into landscaping berms to minimize visual mass.
- q. Metal signs include aluminum or brass signs.
- r. All freestanding signs shall be integrated with landscaping and grading.

3. Single Building Occupant Identification

Warehousing, manufacturing, research and development and commercial signage:

a. Street Identification - Within each property there are a number of requirements for signs. The primary need is Owner/Tenant or facility identification.

(i) The freestanding monolith will be placed centered to the side property lines.

(ii) The sign will be positioned perpendicular to the street and set back behind the property line, per the requirements of Table 6.

(iii) The double-faced sign will be integrated with the landscape.

(iv) Design for the signs will consist of a standard base and a customized cap to accommodate the message content. The caps may be constructed of a variety of materials to be consistent with the architecture. These materials may include concrete, brushed or polished metal, anodized aluminum, ceramic tile, granite, or fiberglass.

(v) Graphics on the sign will consist of the tenant name and/or logo, address and street name.

(vi) Typography may vary according to the user's identity.

b. Wall-Mounted Signs

(i) The business name and/or logo may be mounted on the face of the building in an architecturally appropriate position, per requirements of Table 8. In addition, building identification signage is permitted for buildings of three (3) stories or more per the requirements of (2i) above and Tables 8 and 9.

(ii) These graphics shall be aluminum or metal plate elements individually mounted.

(iii) Individual letters or logos may have interior illuminated; metal "can" signs will not be allowed. All conduits, raceways, and wiring shall be subsurface; no clips or support brackets will be visible from the frontal elevation.

(iv) The scale and proportion of graphics shall be in consonance with the architecture.

(v) All design and layouts shall be reviewed and approved by Haven Gateway Owners' Approving Agent through site plan review prior to implementation.

4. Multiple Tenant Office, Industrial, or Commercial Building or Multiple Building Complex Signage

For each multiple tenant building or multiple building complex, a customized signage program will be implemented to identify the individual businesses at their respective entries.

The criteria for these systems will be based on the architectural and detailing of the building, and will include form, size, and finish of the elements and their relationship to entries, fenestration, structural members and materials. Sign programs will be reviewed and approved by Haven Gateway Owners' Approving Agent prior to submittal to the City for approval.

5. Directional and Informational Signs

Directional signs provide functional directions, such as "shipping and receiving". Signs shall be consistent with the Building Occupant Identification Signs. Size, design, layout, and color shall conform to project standard (to be submitted with overall sign design). Copy will be as succinct as needed to convey the message. Signs will be located as utility and safety dictate, with placement approved by Haven Gateway Owners' Approving Agent. There shall be no more than one sign per driveway.

a. Traffic Control Signage: All street signage shall conform to City of Ontario standards.

6. Temporary Signs

a. Free-standing Signs: The developer of each facility may display one temporary free-standing sign whose purpose is to disseminate information pertinent to a site and its stage of development. The sign is to be designed to conform to the Haven Gateway Centre standards and is to be submitted for approval to the Haven Gateway Owners' Approving Agent prior to its installation on the site. No temporary promotional signs will be allowed on the premises of the adjoining public street rights-of-way.

A sign may be constructed on a site any time after the site has been purchased. Information can be added or the sign can be exchanged for another to indicate the advent of construction, or to recruit employees, or to identify the leasing agent. However, each revision or sign replacement must conform to the guideline's criteria. A sign that is to be replaced with another must be removed before the other sign can be installed. Temporary signs must be removed from the site when the initial leasing program is ninety-five percent complete.

In addition, the following shall apply:

Form: Free-standing monolith with panels which meet the grade.

Scale: Rectangular ratio of height to width shall be 2:1, total area not to exceed ninety-eight square feet.

Material: Designed to last the length of its intended use without significant fading, warping, peeling, blistering, cracking, rotting, or delamination. Haven Gateway Owners reserve the right without liability to cause removal of any sign deemed to be in deterioration or damaged.

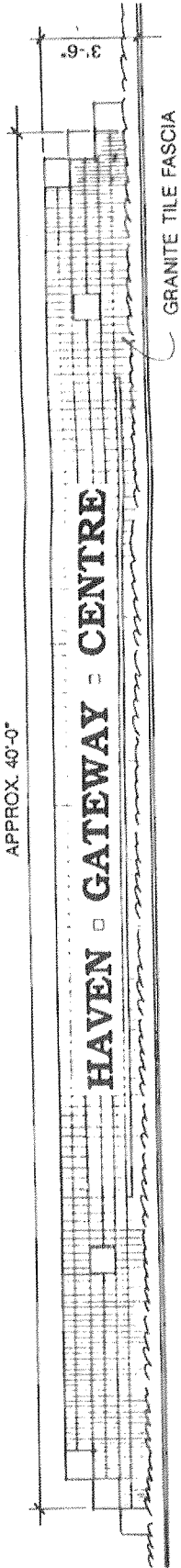
Duration: Temporary signs shall remain in place no more than twelve (12) months. This period may be extended upon approval by Haven Gateway Owners' Approving Agent and the City of Ontario.

Security Deposit: A security deposit fee of five hundred (\$500) dollars shall be posted with the City of Ontario Building Department to guarantee removal of the temporary sign(s). Failure to remove sign(s) after specified duration will result in forfeiture of security deposit.

- b. Wall Signs: Banner, pennants, flags, and any other advertising devices, except floodlights, may be placed on an occupant's property for the purpose of announcing the opening of a new business, subject to the following requirements:
- (i) The total area of all such signs or advertising devices shall not exceed the area of permanent signs for the use permitted by these sign criteria (see Table 6 and 7).

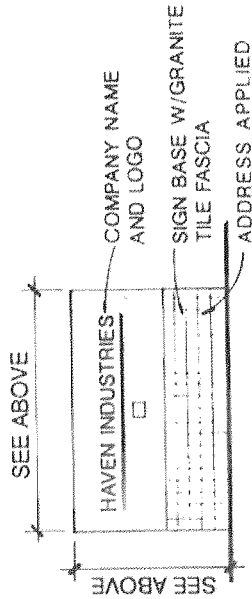
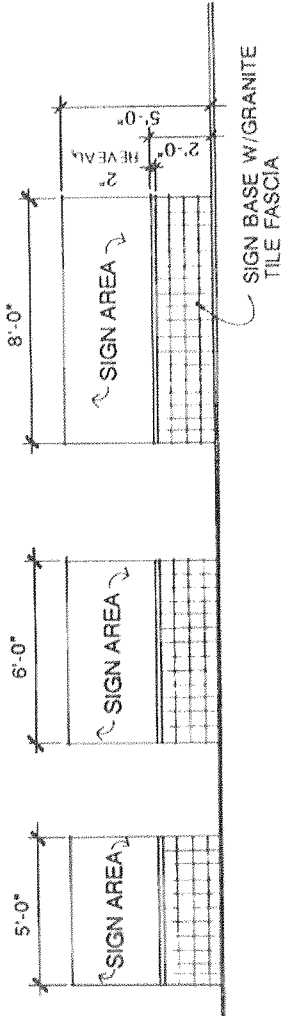
No such device shall be located in a manner not permitted for permanent signs.
 - (ii) No such device shall pose a hazard to the safe movement of traffic and shall not block the visibility of permanent signs on adjacent properties.
 - (iii) The temporary signs may remain in place for a period not to exceed thirty (30) days after the date of installation of the sign; or until a permanent sign is installed, whichever occurs first.
 - (iv) Prior to installation of the temporary sign, the proponent shall obtain approval from Haven Gateway Owners' Approving Agent.

APPROX. 40'-0"

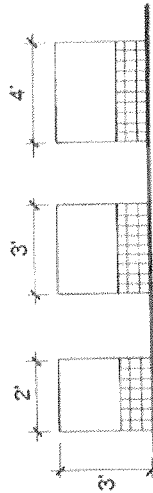


NOTE: REFER TO GATEWAY/CIRCULATION PLAN, EXHIBIT 20 FOR LOCATIONS. NOT TO BE USED FOR INDIVIDUAL TENANTS.

PROJECT IDENTITY SIGNAGE



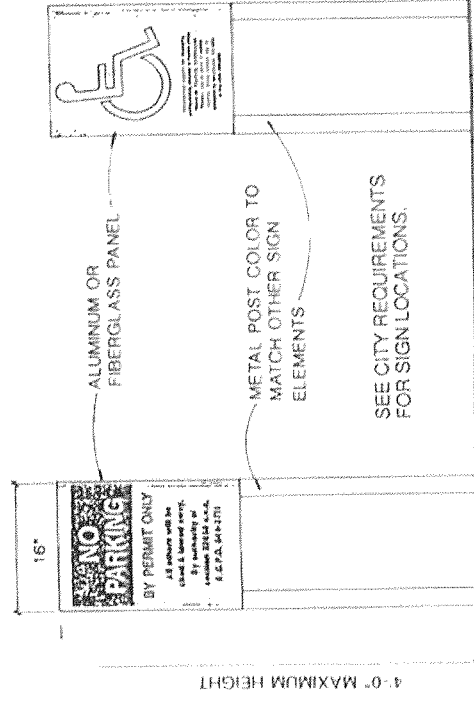
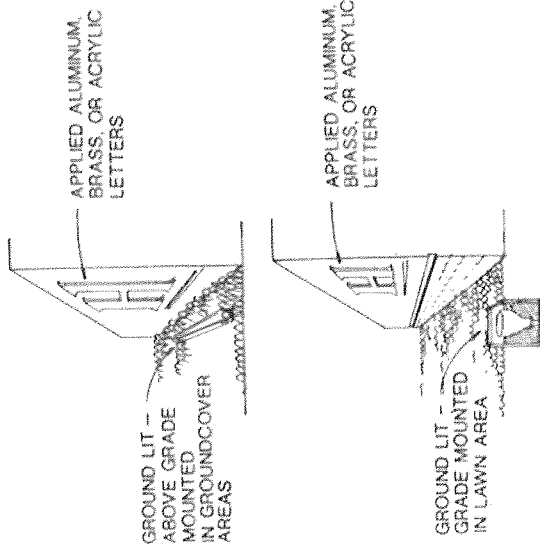
BUILDING MONUMENT SIGN (ONE PER PARCEL)



INFORMATION / DIRECTIONAL SIGNAGE SHOULD BE CONSISTENT W/ IDENTIFICATION SIGNAGE.



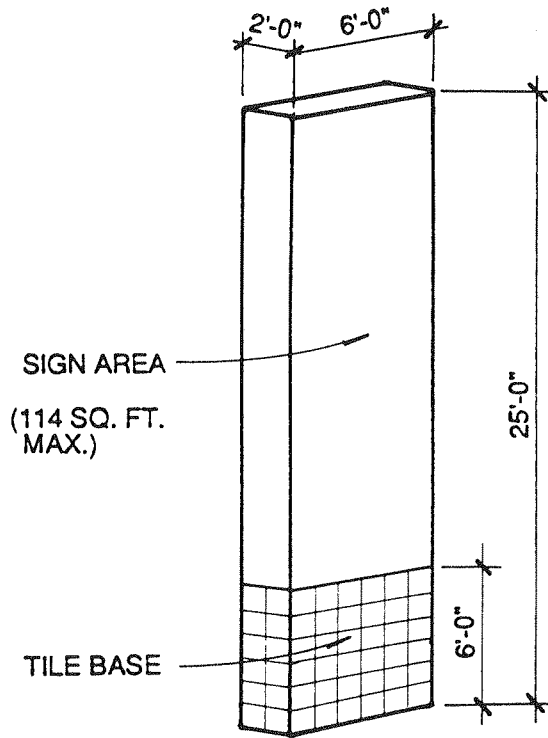
INFORMATION/DIRECTIONAL SIGNAGE



VEHICULAR CONTROL / REGULATORY SIGNAGE

SIGNAGE DETAILS

Exhibit 49



HAVEN GATEWAY CENTRE

Ontario, California

PYLON SIGNAGE

EXHIBIT 50

LAND USE	SIGN TYPE	NUMBER OF SIGNS	PLACEMENT AND LOCATION	SIGN AREA	LETTER SIZE	SIGN HEIGHT	FORM AND MATERIALS	MESSAGE AND LAYOUT	COLOR	ILLUMINATION
Warehousing, Manufacturing, Research and Development (Single Building)	- Freestanding	1 per parcel per street frontage	Perpendicular or parallel to street, 25' from driveway, 5' from property line.	24 sq. ft. Maximum	NA	60" Height. See signage sizes.	NA	May be 2 sided name of owner/tenant or building & street address	Must relate to architectural style	Ground lit
	Tenant Identification - Wall	1 per occupant	At primary entrance	See Table 9	See Table 9	NA	Individual letters; metal, fiberglass or acrylic; must relate to arch. style	Owner/tenant or business name and/or logo	Must relate to architectural style	Halo lit or letters or interiorly illuminated
Industrial/Business Park; Multi-Tenant Complex *Note: A sign program is required.	Complex Identification - Freestanding	1 per complex street frontage	Perpendicular or parallel to street, min. 25' from driveway. Min. 5' from property line.	24 sq. ft. Maximum	NA	60" Height. See signage sizes.	NA	May be 2 sided name of owner/tenant or building & street address	Must relate to architectural style	Ground lit
	Occupant Identification - Wall	1 per occupant	At primary entrance	See Table 9	See Table 9	NA	Individual letters; metal, fiberglass and acrylic; must relate to arch. style	Tenant or business name and/or logo	Must relate to architectural style	Ambient
Commercial and Office Buildings including, Restaurants, Retail, and Hotels *Note: A sign program is required for a multi-building complex.	- Freestanding	1 per building or 1 per complex if more than 1 building	Perpendicular or parallel to street, min. 25' from driveway, min. 5' from property line.	24 sq. ft. Maximum	NA	60" Height. See signage sizes.	NA	May be two(2) sided; name of project and street address	Must relate to architectural style	Ground lit
	Tenant Identification - Wall	1 per tenant	Tenant Entrance	See Table 9	See Table 9	NA	Individual letter; metal, fiberglass and acrylic; must relate to arch. style	Tenant or business name and/or logo	Must relate to architectural style	Halo lit or interiorly illuminated

- Note:
1. Logo on building subject to approval by Haven Gateway Centre Owners' Approving Agent.
 2. Letter type to be bold can lights or backlit individual letters.
 3. Conduit, raceways, etc. shall be screened from view.
 4. No canister sign lights are allowed.
 5. No electric reader board signs are allowed.

SITE AND TENANT SIGNAGE AND GRAPHICS

Table 8

NUMBER OF STORIES	SIGN AREA	MAXIMUM HEIGHT OF SIGN OR LETTERS
1-2	150 SQ. FT.	18"
3	200 SQ. FT.	20"
4	225 SQ. FT.	25"
5	250 SQ. FT.	35"
6	275 SQ. FT.	45"
7	300 SQ. FT.	50"
8-10	350 SQ. FT.	60"

D. LIGHTING

1. Public Lighting

Public lighting refers primarily to street lights. Street lights shall conform, both in type and location, to the Standards of the city of Ontario at the time of installation (See Exhibit 51, Public Lighting).

2. Site Lighting

Site lighting refers to illumination of on-site areas for purposes of safety, security, and nighttime ambience. This includes lighting for parking areas, pedestrian walkways, graphics and signage, architectural and landscape features, shipping and loading areas, and any additional exterior areas.

The concept for one-site lighting is intended to be low-key. Overall high levels of illumination are not required; intensity should be no greater than required for automobile and pedestrian safety. Within these parameters, light sources should convey a sense of safety, direction, and movement (see Exhibit 52, Site Lighting).

Site lighting shall meet the approval of the Police Department as set forth in the conditions of approval issued during the Development Advisory Board process. Site lighting plans must be submitted to the Police Department and approved prior to the issuance of Building Permits.

On each site, all lighting fixtures shall be from the same family of fixtures with respect to design, materials, color, fixture, and color of light. Lighting sources shall be shielded, diffused or indirect to avoid glare to pedestrians and motorists. Lighting fixtures shall be selected and located to confine the area of illumination to within the site boundaries. To minimize the total number of free-standing light standards, wall-mounted lights shall be utilized.

Along pedestrian movement corridors, the use of low mounted bollard height standards which reinforce pedestrian scale shall be encouraged. Parking areas should be lit with shielded, lower intensity light fixtures. Pedestrian walkway lighting shall not exceed an overall height of sixteen (16) feet. Steps, ramps, and seatwalls should be illuminated, wherever possible, with built-in light fixtures.

Shields provided for security lights shall be painted to match the surface to which the fixture is attached. These fixtures shall not project above the fascia or roof lines of the adjacent building, exterior lights should be used to accent entrances and special features. All illumination elements shall have controls to allow their selective use as an energy conservation measure.

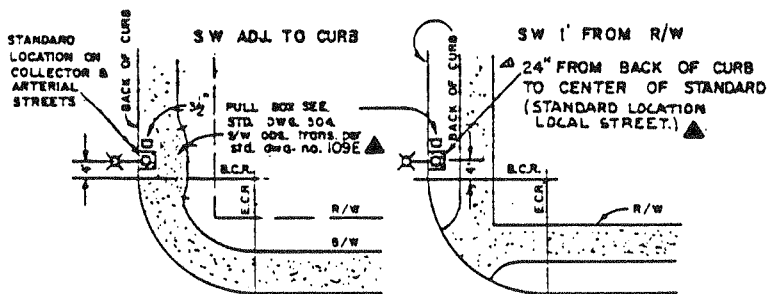
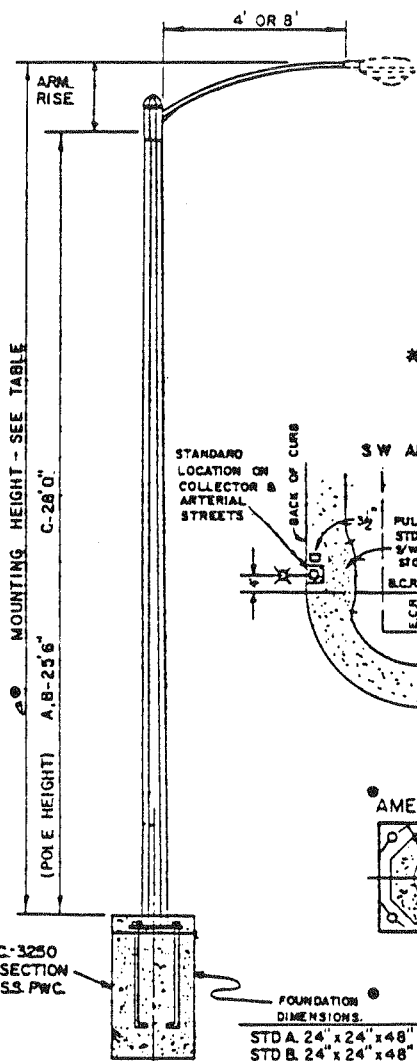
CITY of ONTARIO STANDARD DRAWING

APPROVED STANDARD SCHEDULE

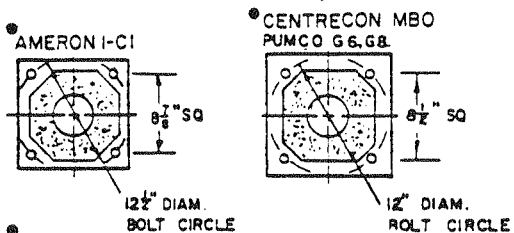
STANDARD	MTG.	AMERON	PUMCO	CENTRECON
A	29'-0"	I-CI-25-F8	G6-08	MBO-8-SP8
B	27'-6"	I-CI-25-F4	G6-04	MBO-8-AP4
C	31'-6"	I-CI-28-F8	G8-08	MBO-9-SP9

WATT	TYPE LAMP	G.E. LUMINAIRE	LIGHT DIST. *
70	H.P.S.V.	M-250	L-S-II
100	H.P.S.V.	M-250	L-S-II
150	HIGH PRESS. SODIUM VAPOR	M-250	M-S-III
250	HIGH PRESS. SODIUM VAPOR	M-400	M-S-III

* USE TABLE UNLESS NOTED ON PLANS



BOLT CIRCLE DETAIL

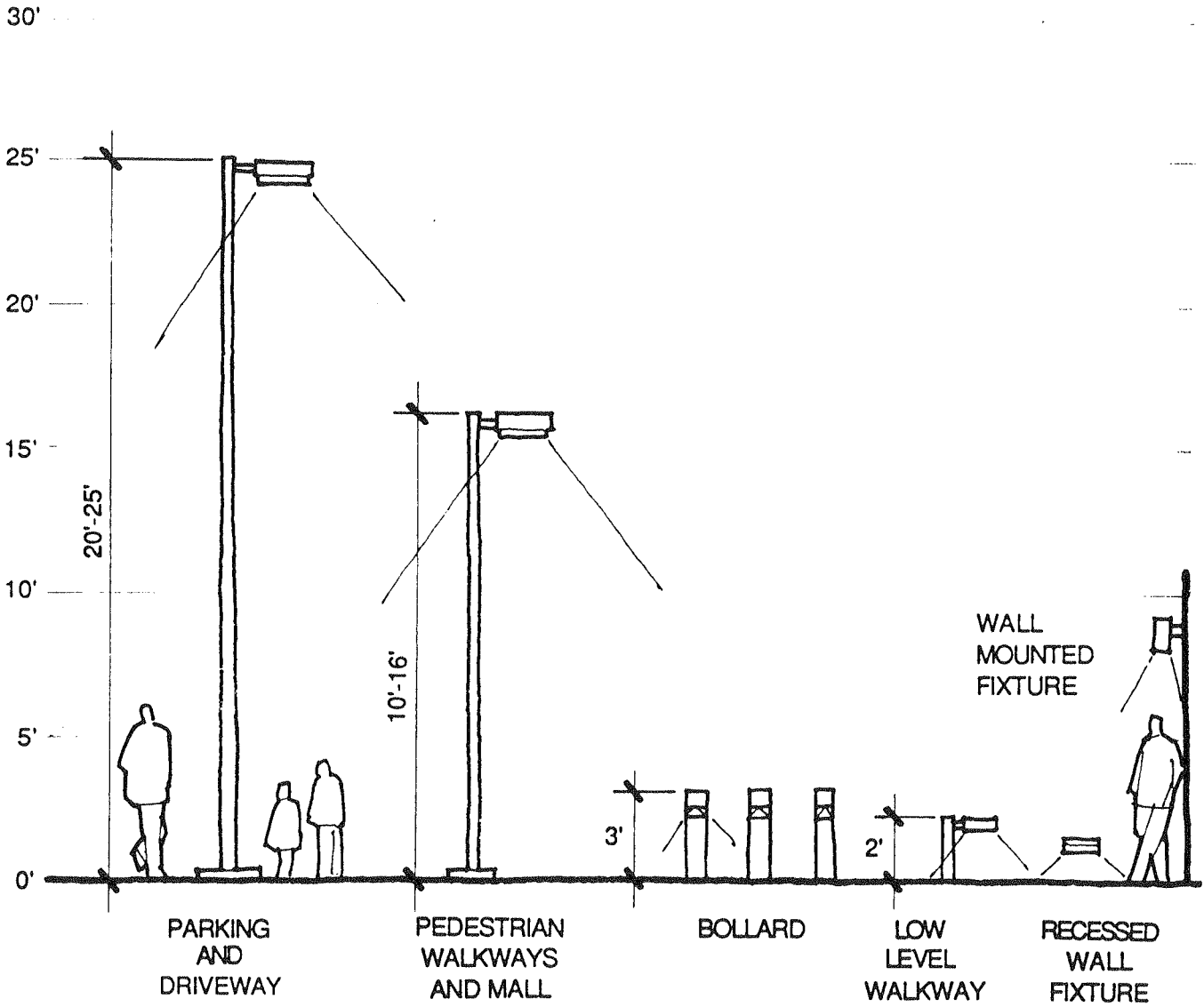


NOTES: 1. NO DEVIATION FROM THE ABOVE NOTED SCHEDULE WILL BE ALLOWED, UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY ENGINEER.

Drawn By B.R.S. & J.E.A. Date: 9-9-76. APPROVED *[Signature]* CITY ENGINEER

STREET LIGHT STANDARD

503



HAVEN GATEWAY CENTRE

Ontario, California

ON-SITE LIGHTING

EXHIBIT 52

E. RESTRICTIONS ON GENERAL MANUFACTURING AND ASSEMBLY USES

Restrictions on General Manufacturing and Assembly uses (only parcels adjacent to Juniper Avenue from the SCE R.O.W. to Philadelphia Street are subject to these restrictions).

1. Front Loading

Front loading refers to all dock-high and on-grade service doors fronting Brentstone Street and Ponderosa Avenue. All loading areas will be subject to all provisions within this Specific Plan plus the following:

- a. All front loading doors will be recessed a minimum of 20' from the front of the building and will be continuously covered by the building's roof.

(See Exhibits 53 and 54.)

- b. All front loading doors will be screened from the Brentstone Street by a combination of screen walls and landscaping.

(See Exhibits 53 and 54.)

- c. A maximum of four (4) doors will be allowed in any one loading bay. Each loading bay must be no wider than sixty feet (60'). Loading bays must be separated by a minimum of forty feet (40'). Loading bays must also be at least twenty feet (20') from the corner of the building.

(See Exhibits 53 and 54.)

2. Building facades adjacent to Ponderosa Avenue.

Since most General Manufacturing and Assembly Buildings have a significant clear height requirement, building facades adjacent to Brentstone street should be designed to visually lessen their impact by incorporating the following design criteria:

- a. If mezzanine office space with glazing is not utilized in the building design, portions of the building facade (at least 25% of the building length) should incorporate spandrel glazing at a second floor level.

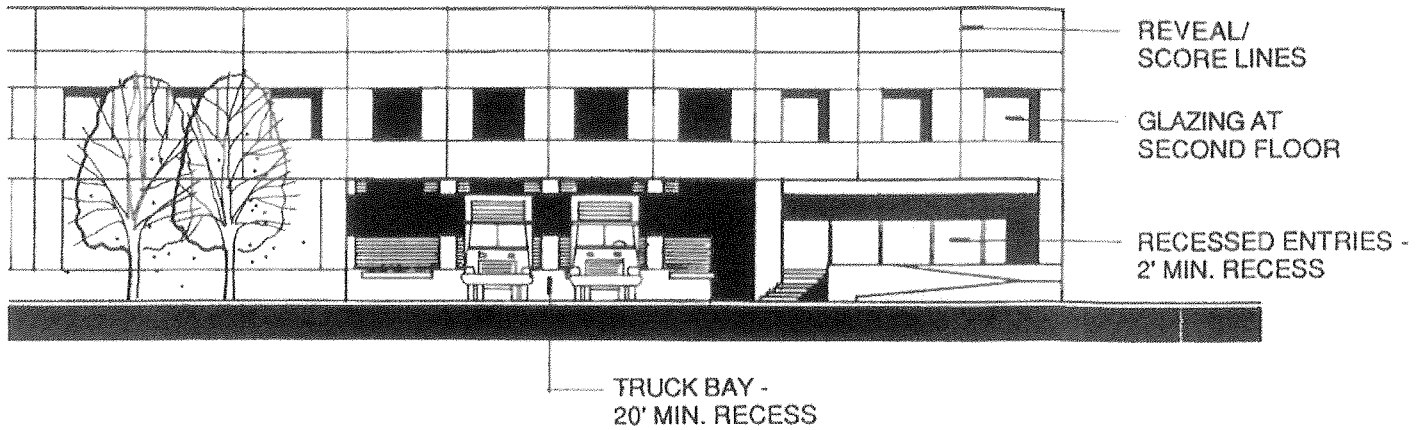
(See Exhibit 53.)

- b. Front and side exterior walls should be "textured" with reveal/score lines.

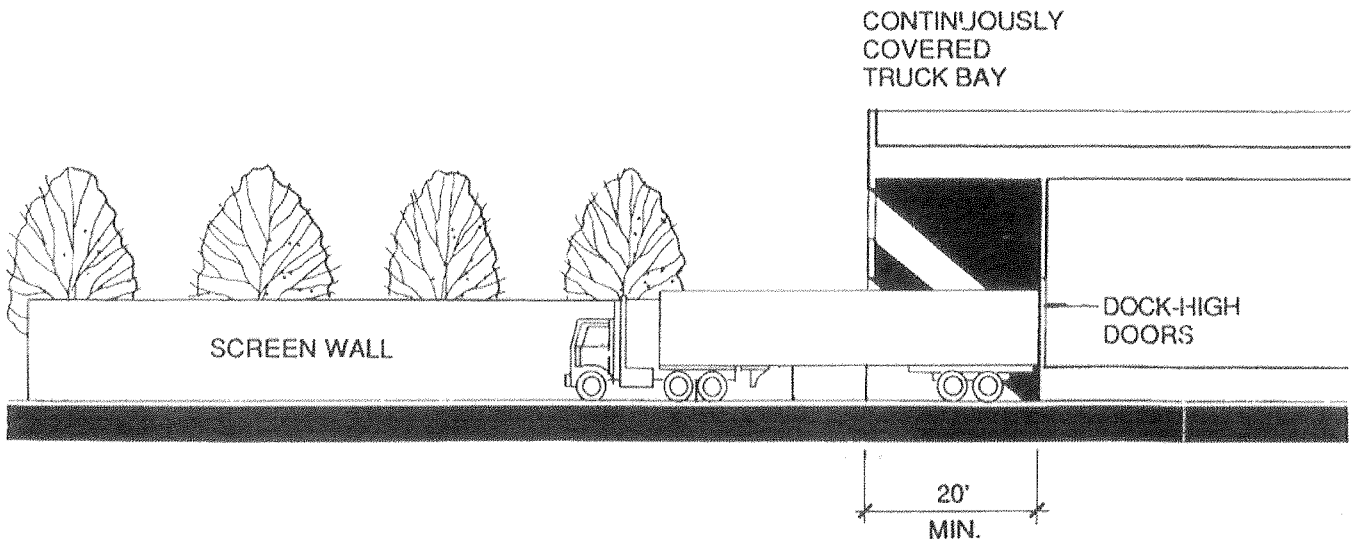
(See Exhibits 53.)

- c. Entries should be recessed a minimum of two feet (2').

(See Exhibits 53 and 54.)



BUILDING FACADE - ELEVATION
NOT TO SCALE



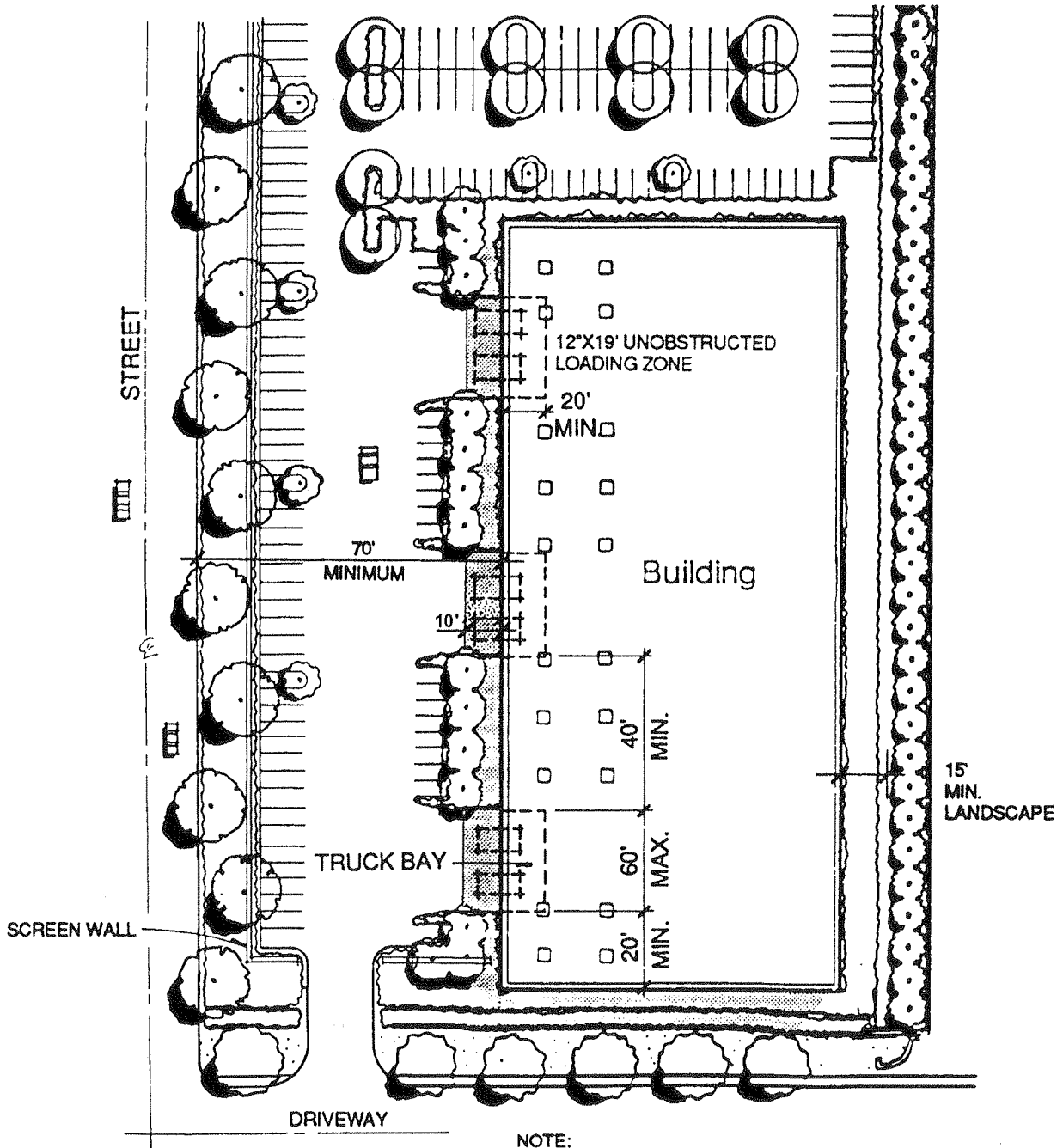
LOADING BAY - SECTION
NOT TO SCALE

NOTE:
THIS EXHIBIT ILLUSTRATES THE APPLICATION OF DESIREABLE ARCHITECTURAL FORMS AND TREATMENTS FOR A VARIETY OF BUILDING TYPES AND IS NOT INTENDED TO DICTATE A SPECIFIC DESIGN SOLUTION. BUILDING DESIGN SHALL CONFORM TO THE DESIGN GUIDELINES AND INCORPORATE SUGGESTED ARCHITECTURAL ELEMENTS WHERE APPROPRIATE FOR EACH INDIVIDUAL PROJECT.

LOADING BAY AND BUILDING FACADE

Exhibit 53

November 2001



NOTE:
 THIS EXHIBIT ILLUSTRATES THE APPLICATION OF DESIREABLE ARCHITECTURAL FORMS AND TREATMENTS FOR A VARIETY OF BUILDING TYPES AND IS NOT INTENDED TO DICTATE A SPECIFIC DESIGN SOLUTION. BUILDING DESIGN SHALL CONFORM TO THE DESIGN GUIDELINES AND INCORPORATE SUGGESTED ARCHITECTURAL ELEMENTS WHERE APPROPRIATE FOR EACH INDIVIDUAL PROJECT.

EXHIBIT 54
LOADING BAY