

MONTERRA COMMONS

DESIGN GUIDELINES

MONTERRA, PARCEL C-2



For City:

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1. PROJECT BASE INFORMATION

a. EXHIBIT 1a - Location Map

The Location Map shows the property in relation to the existing roads and immediate surrounding areas. The property is generally located on the west side of University Drive approximately 1,400 feet south of the southwest corner of the intersection of Stirling Road & University Drive.

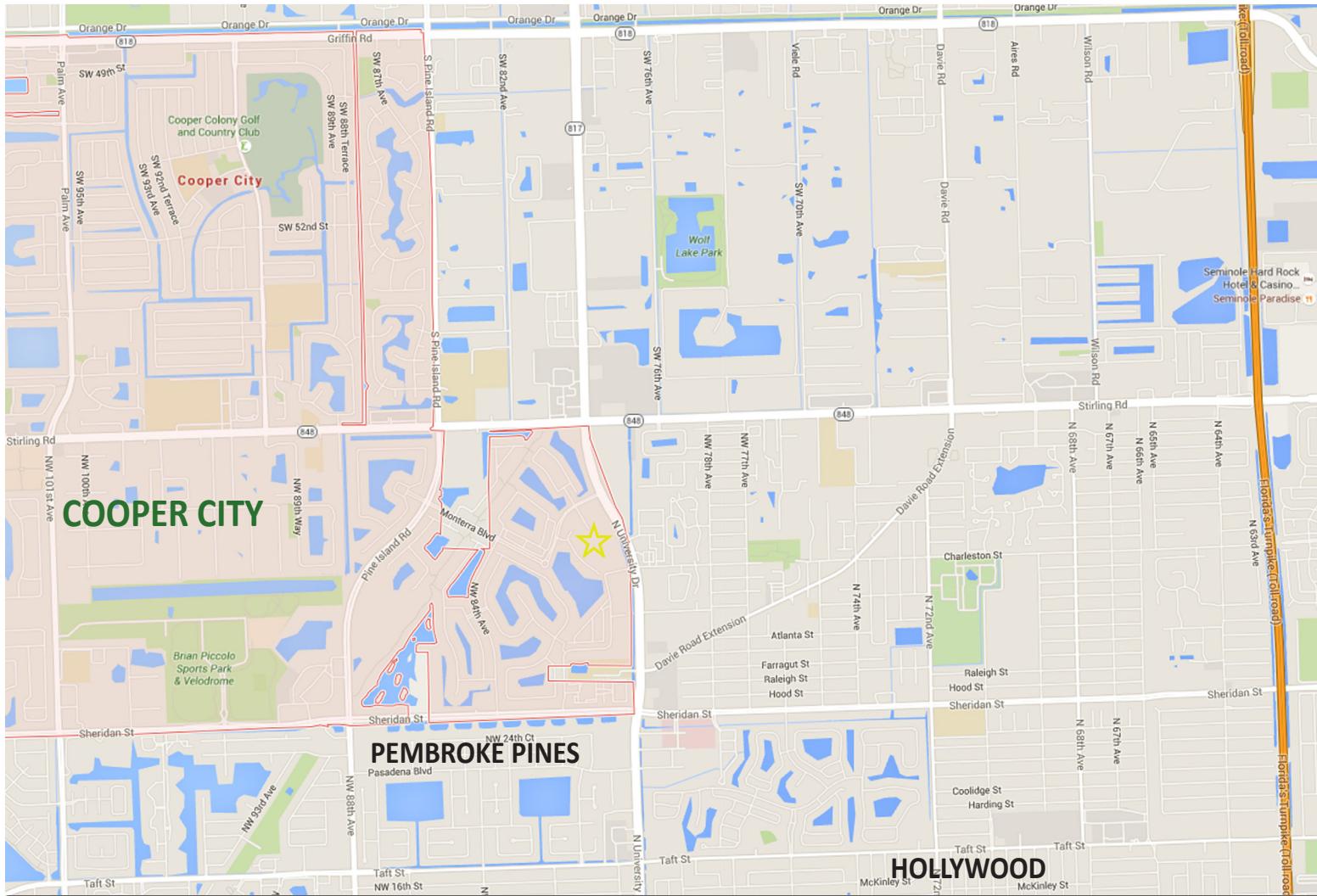


Exhibit 1a : Location Map

1. PROJECT BASE INFORMATION

b. EXHIBIT 1b - High Intensity Area

This exhibit depicts the area of highest intensity within the Monterra development.



Exhibit 1b : High Intensity Area

1. PROJECT BASE INFORMATION

c. EXHIBIT 1c - Site Aerial

The Site Aerial illustrates the property as of December, 2016.



Exhibit 1c : Site Aerial

1. PROJECT BASE INFORMATION

d. EXHIBIT 1d - Existing Contextual Zoning

This exhibit illustrates the existing zoning for the areas surrounding the property. The property is bordered by PMUD (Cooper City) to the North, West and South and by Commercial (Town of Davie) to the East.

LEGEND	
	SINGLE FAMILY - 65' WIDE LOTS
	SINGLE FAMILY - 50' WIDE LOTS
	SINGLE FAMILY - 34' WIDE LOTS (ZERO LOT LINE)
	GARDEN APARTMENTS
	NON TRADITIONAL TOWNHOMES
	MONTERRA ACTIVE ADULT RESIDENCES
	COMMERCIAL PARCELS
	PUBLIC FACILITIES PARCEL
	GREEN SPACES
	RETENTION AREA
	MITIGATION AREA



Exhibit 1d : Existing Contextual Zoning



2. THE MASTER PLAN

a. EXHIBIT 2a - Current PMUD Master Plan

Parcel C-2 encompasses 20.55 acres.

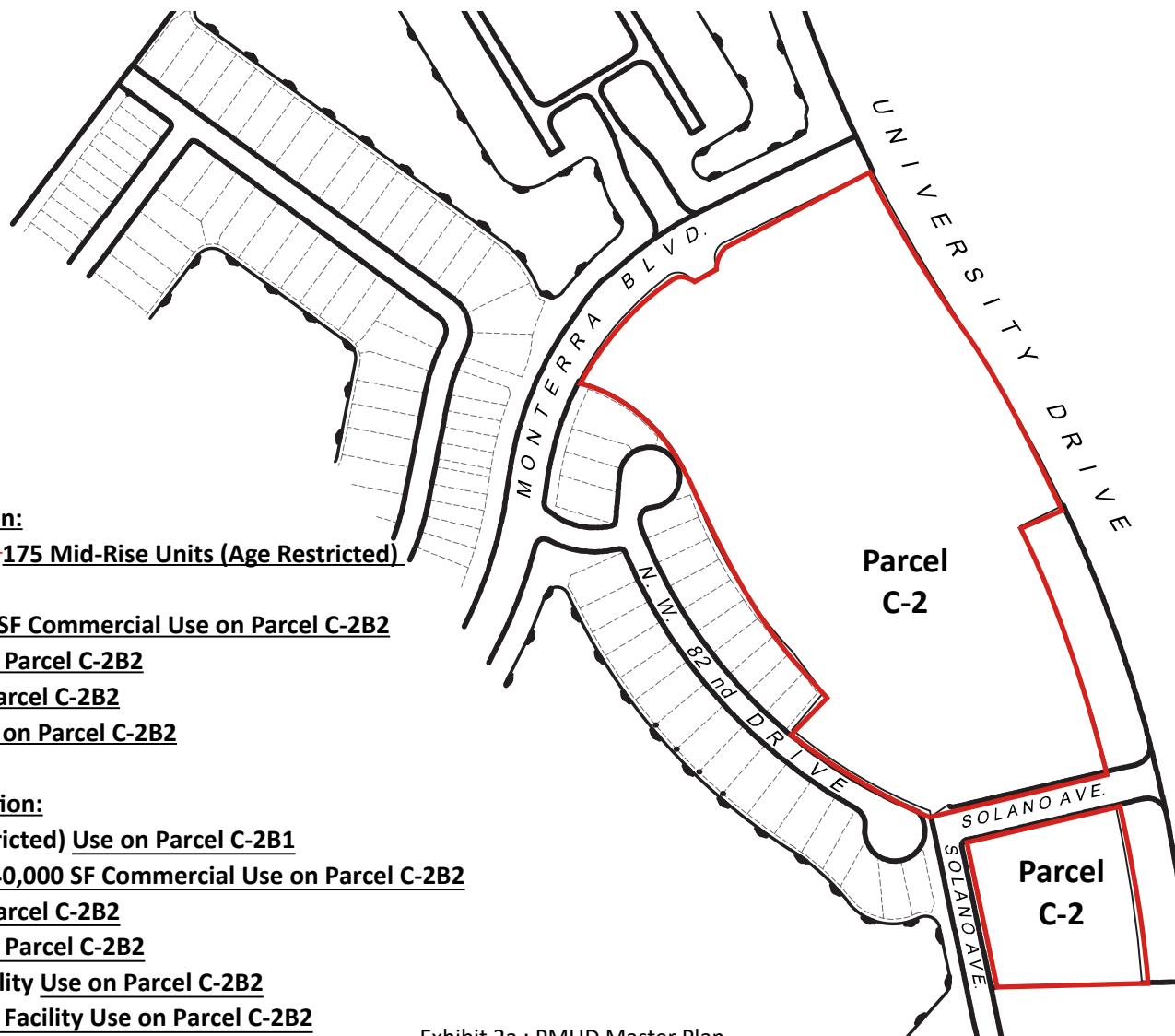


Exhibit 2a : PMUD Master Plan

NORTH
NOT TO SCALE

2. THE MASTER PLAN

b-1. EXHIBIT 2b-1 - Block Designation Diagram

The Block Designation Diagram conceptually demonstrates the blocks which may be attributed to specific development standards. See page seven (7) for further information on block development standards.

Blocks 1 & 3:

(Square Footages Based Proposed on Plat Note Restriction)

- 73,500 40,000 SF Commercial
- 10,000 SF Day Care
- 116,000 SF Self-Storage Facility

Block 2:

- 6,200 SF Bank
- 63,800 SF Office



Exhibit 2b-1 : Block Designation Diagram

2. THE MASTER PLAN

b-1. **Block Development Standards - Overview** (Refer to 4a - Development Standards for Specifics)

Block One:

The intent of Block one is to provide a commercial center comprised of a group of several buildings interconnected by a pedestrian system serving not only the immediate neighborhoods but also the surrounding community. The commercial center shall provide for larger tenants and different uses intermixed with a variety of smaller tenants and variety of uses which may include daycare, restaurants, retail, fitness, bank, office and entertainment all utilizing a common parking area. Gathering places where pedestrians relax and enjoy the surroundings and the company of their friends and neighbors while having access to the restaurants, shops that serve light bites, coffees and deserts surrounding plazas, and outdoor dining spots shall be incorporated at various points around the center to encourage outdoor seating, restaurant seating, and other uses to continue to activate the center. Loading and additional parking shall be provided along the south western edge, shifting the buildings a minimum of 45 feet from the south western property line. The existing 30 foot buffer (20 feet on the site and 10 feet on the adjacent site), including the existing 8 foot wall, shall be preserved.

Block Two:

The intent of block two is for the development of a multi-story office building with possible bank use on the first floor. The vehicular drives and pedestrian walkways will provide connectivity from the other blocks. The building shall be situated closer to University Drive and as far away from the adjacent residences as practical while still providing parking along the eastern property line. The existing 30' buffer along the western perimeter, which includes a berm, 8' wall, canopy and palm trees, will remain unchanged.

Block Three:

The intent of Block Three is to provide for ~~commercial, hotel, service station, and/or office development self-service storage~~. The western edge abutting Solano Avenue, will continue the Solano Avenue streetscape, as well as the pedestrian connections. The existing buffer, including the landscape and pedestrian walkways, will also be preserved along the northern edge, also abutting Solano Avenue. The southern buffer will include an 8' high wall.

2. THE MASTER PLAN

b-2. EXHIBIT 2b-2 - Conceptual Site Diagram, Pedestrian and Vehicular Circulation

The Conceptual Site Diagram demonstrates the pedestrian and vehicular circulation from adjacent roadways and circulation within Parcel C-2. The parcel has access points from Monterra Blvd, University Drive and Solano Ave.

Commercial Parcels
C-2 13.9 acres

Parcel Circulation Key

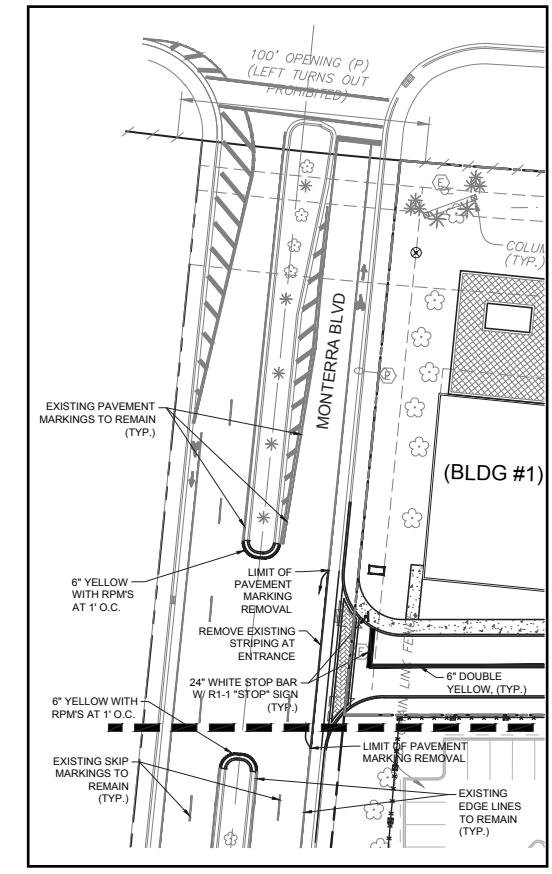
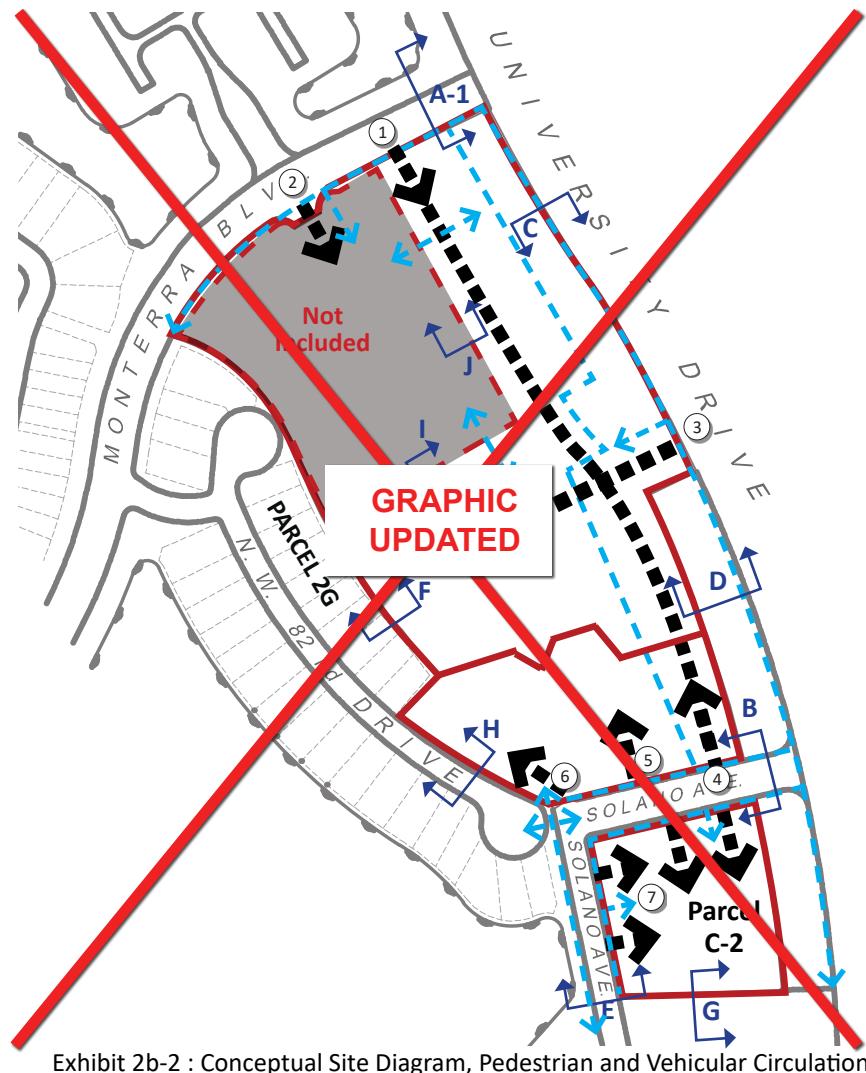
- ■ ■ Vehicular Circulation
- - - Pedestrian Circulation (Location and quantity subject to change)
- Parcel Line
- ↔ Buffer Section

Vehicular Access

- ① Full Access
- ② Full Access
- ③ Right In-Right Out (NVAL Amendment)
- ④ Right In Only
- ⑤ Full Access
- ⑥ Full Access
- ⑦ Full Access

NOTE:

1. All roads/ access drives within parcel C-2 are to be privately maintained.
2. Primary pedestrian circulation to run along store fronts. Exact location to be determined during final site plan review.

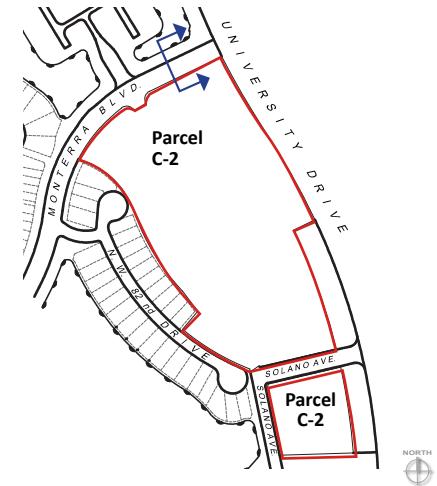


NOT TO SCALE

2. THE MASTER PLAN

c. EXHIBIT 2c-1 - Section A1-A1: Monterra Boulevard Buffer (Block 2)

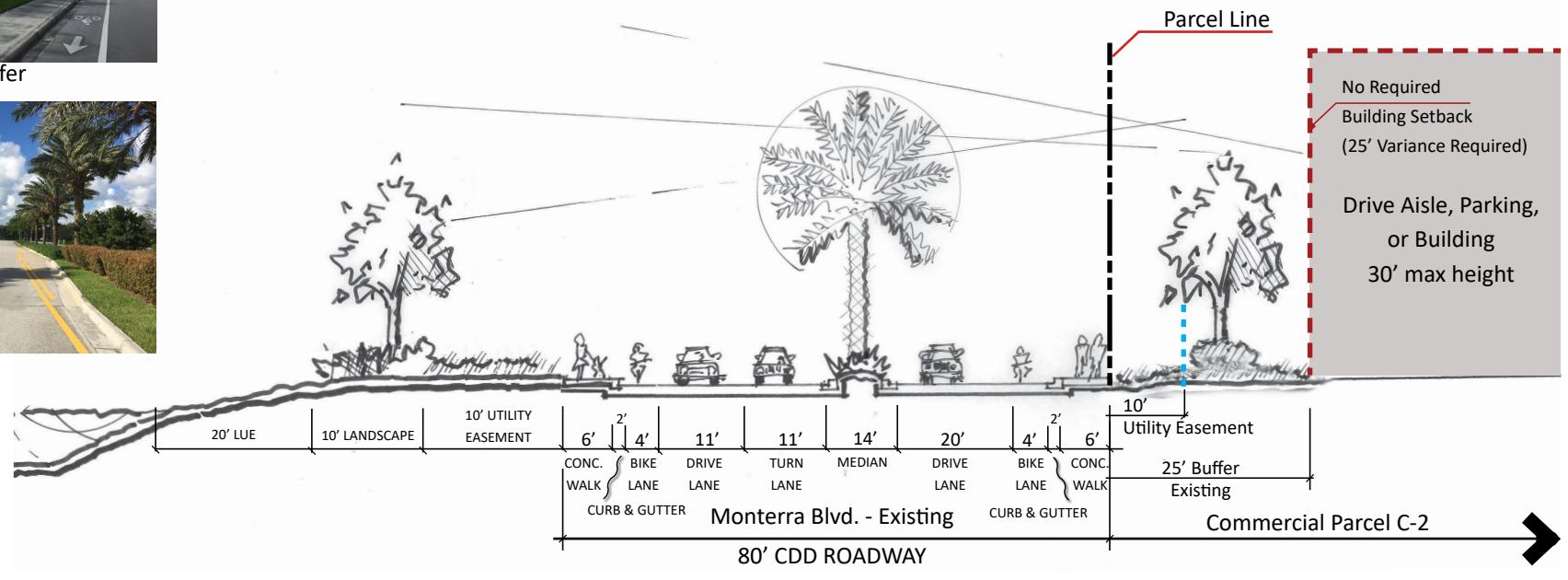
Section A1-A1 shows the existing 25' landscape buffer between Monterra Boulevard and Commercial Parcel C-2



Existing South Buffer



Existing Roadway

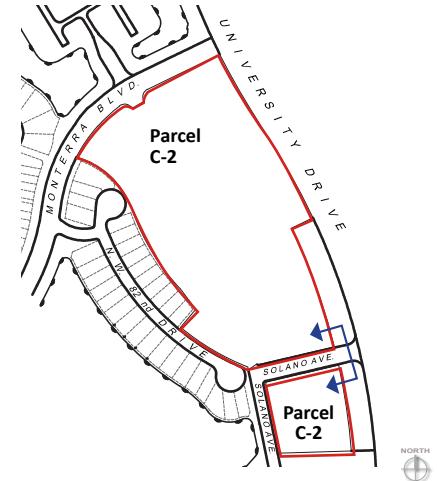


2. THE MASTER PLAN

d. EXHIBIT 2d - Section B-B: Solano Ave. Buffer

Section B-B shows the buffer between Solano Ave. and Commercial Parcel C-2.

* Existing 25' buffer is measured from the back of sidewalk on both sides of Solano



Existing South Buffer



Existing North Buffer

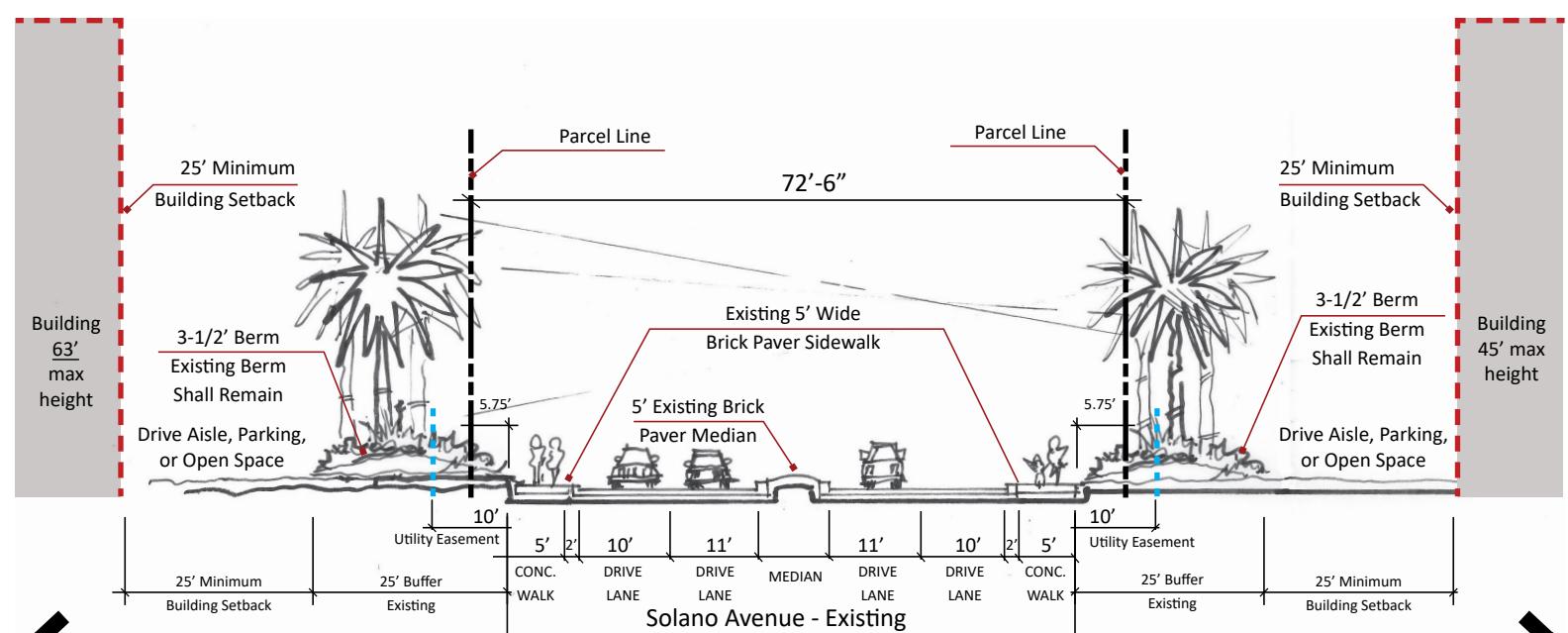
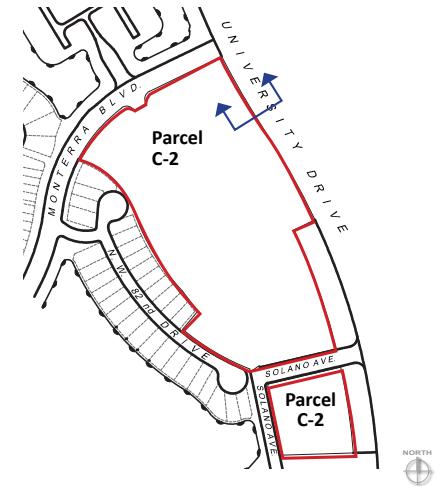


Exhibit 2d : Section B-B

2. THE MASTER PLAN

e. EXHIBIT 2e - Section C-C : Commercial - University Drive Buffer (without canal)

Section C-C shows the buffer between Parcel C-2 and University Drive. A 20' landscape buffer is provided.



* No Buildings, Footings, Structures, or Trees are permitted within the Pipeline Easement. All construction must adhere to the guidelines set forth by the Pipeline Right-of-Way Use Restrictions Specification.

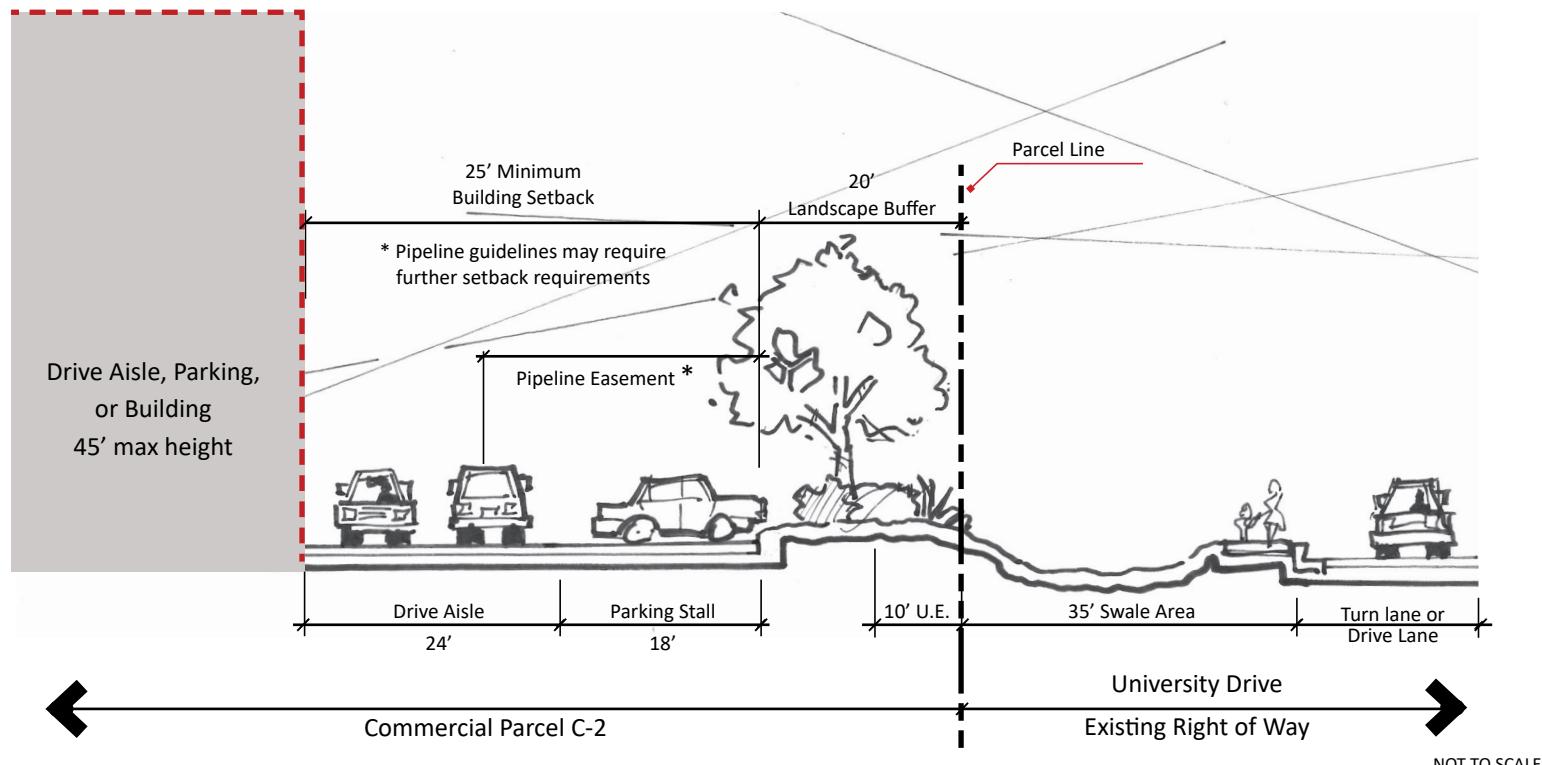
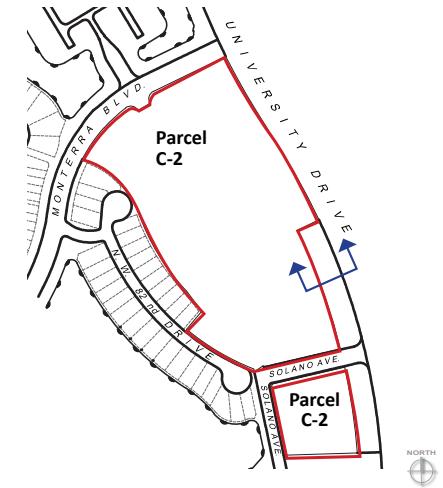


Exhibit 2e : Section C-C

2. THE MASTER PLAN

f. EXHIBIT 2f - Section D-D : University Drive Buffer (with canal)

Section D-D shows the buffer between the commercial Parcel C-2 and University Drive where there is an existing canal.



* No Buildings, Footings, Structures, or Trees are permitted within the Pipeline Easement. All construction must adhere to the guidelines set forth by the Pipeline Right-of-Way Use Restrictions Specification.

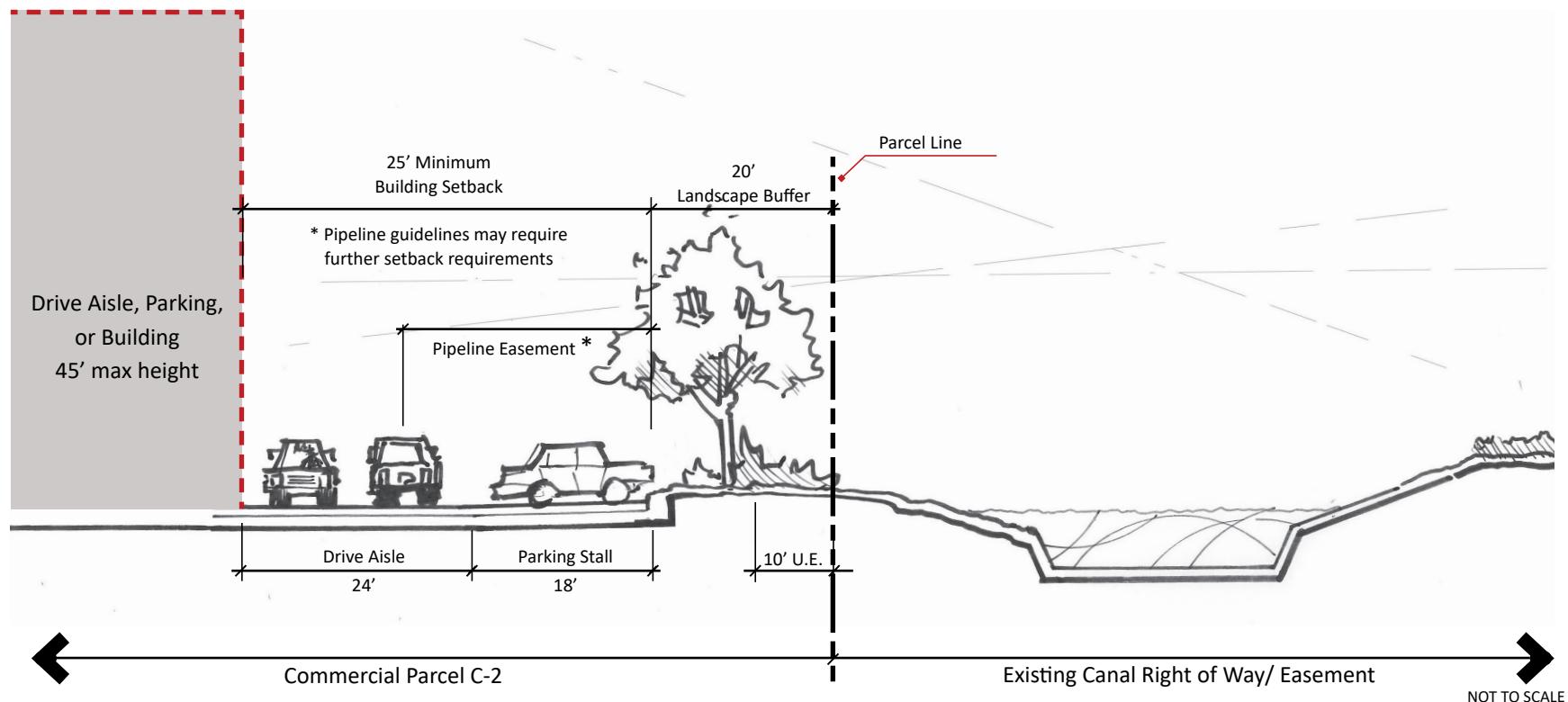


Exhibit 2f : Section D-D

2. THE MASTER PLAN

g. EXHIBIT 2g - Section E-E : Solano Drive

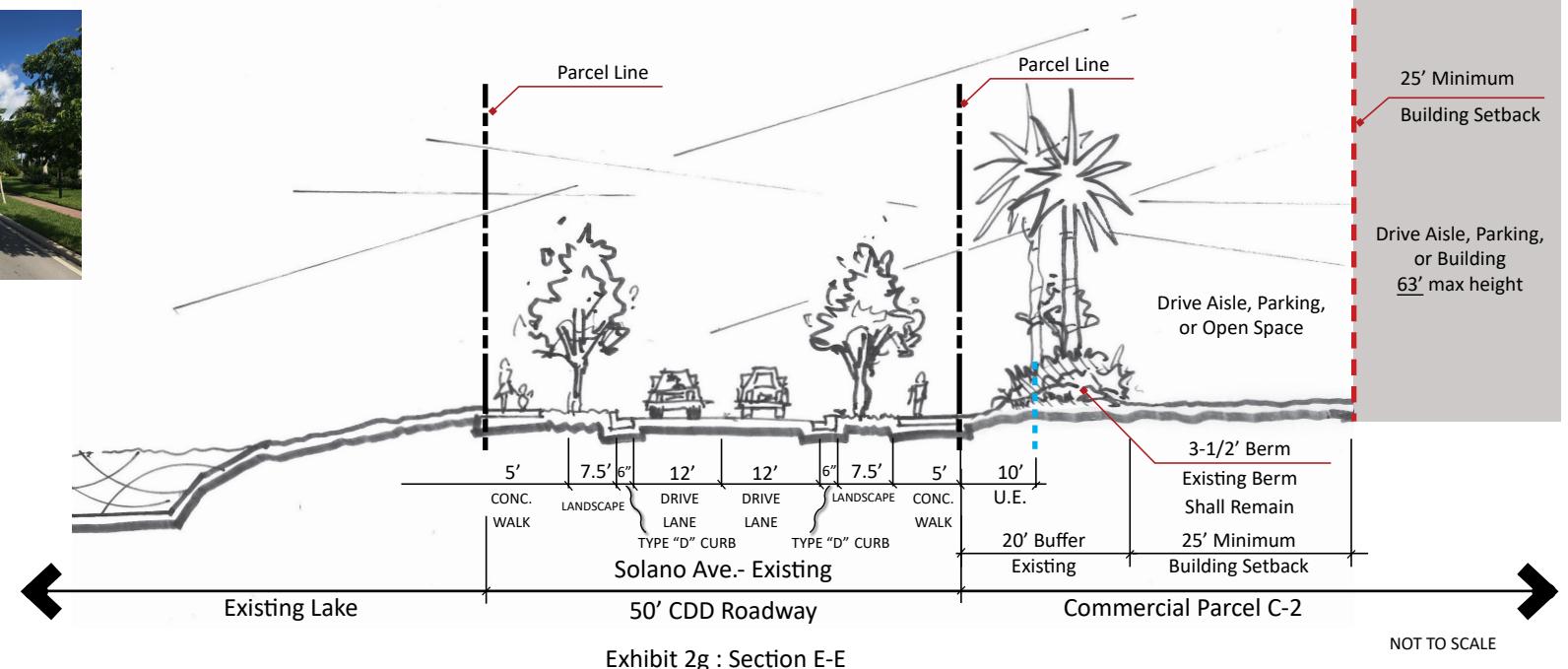
Section E-E shows the existing 20' landscape buffer between Solano Drive and the commercial Parcel C-2.



Existing West Buffer



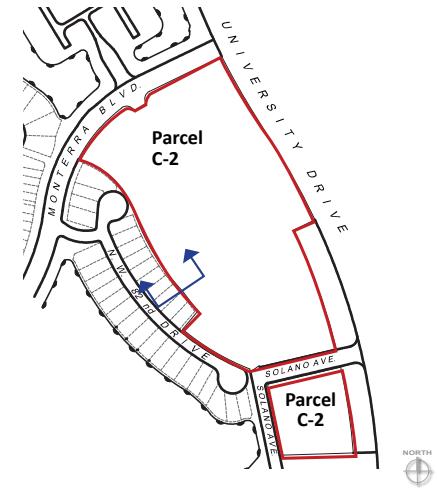
Existing Roadway



2. THE MASTER PLAN

h. EXHIBIT 2h - Section F-F : Commercial - Residential Buffer

Section F-F shows the buffer between the existing single-family parcel to the west and Commercial Parcel C-2.



Existing West Buffer



Existing West Buffer

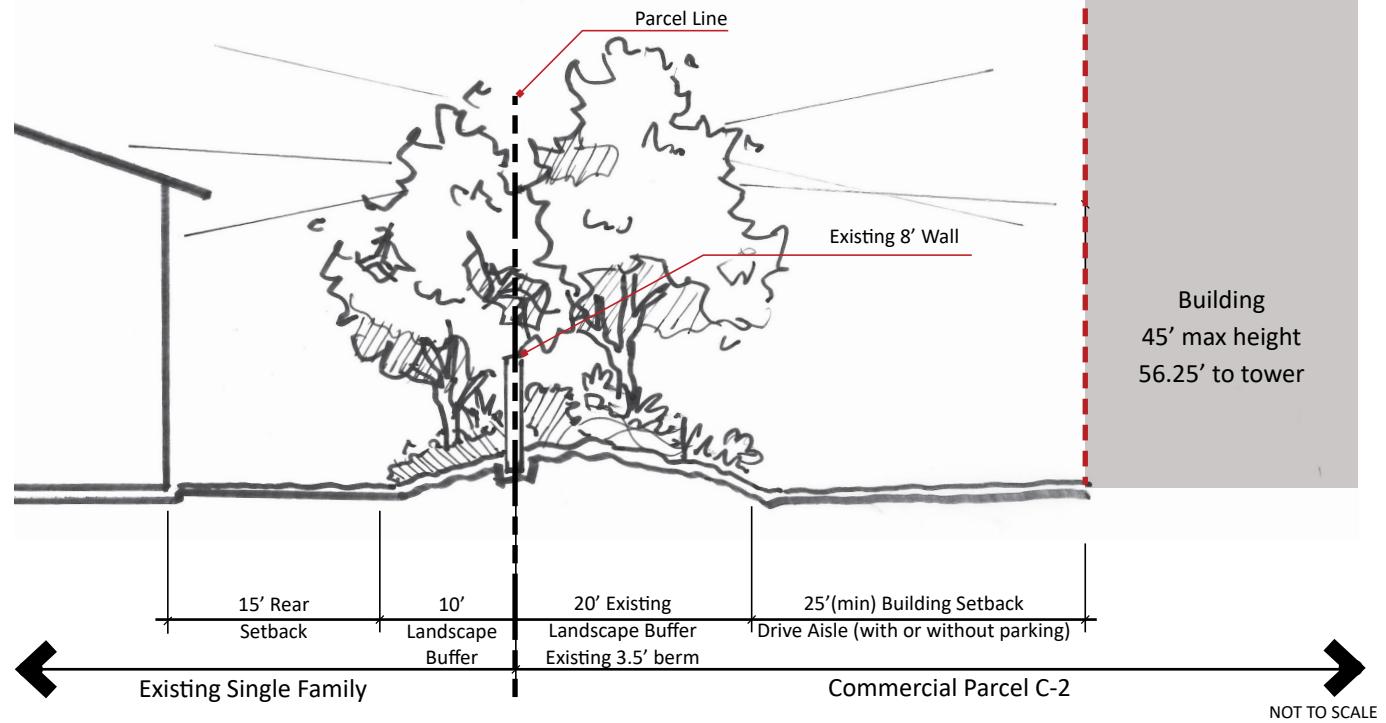
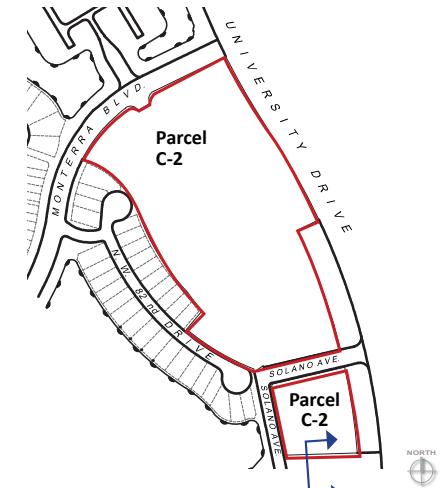


Exhibit 2h : Section F-F

2. THE MASTER PLAN

i. EXHIBIT 2i - Section G-G : Commercial - Residential Buffer

Section G-G shows the existing and proposed landscape buffer between Commercial Parcel C-2 and the existing multi-family development to the south.



Existing West Buffer

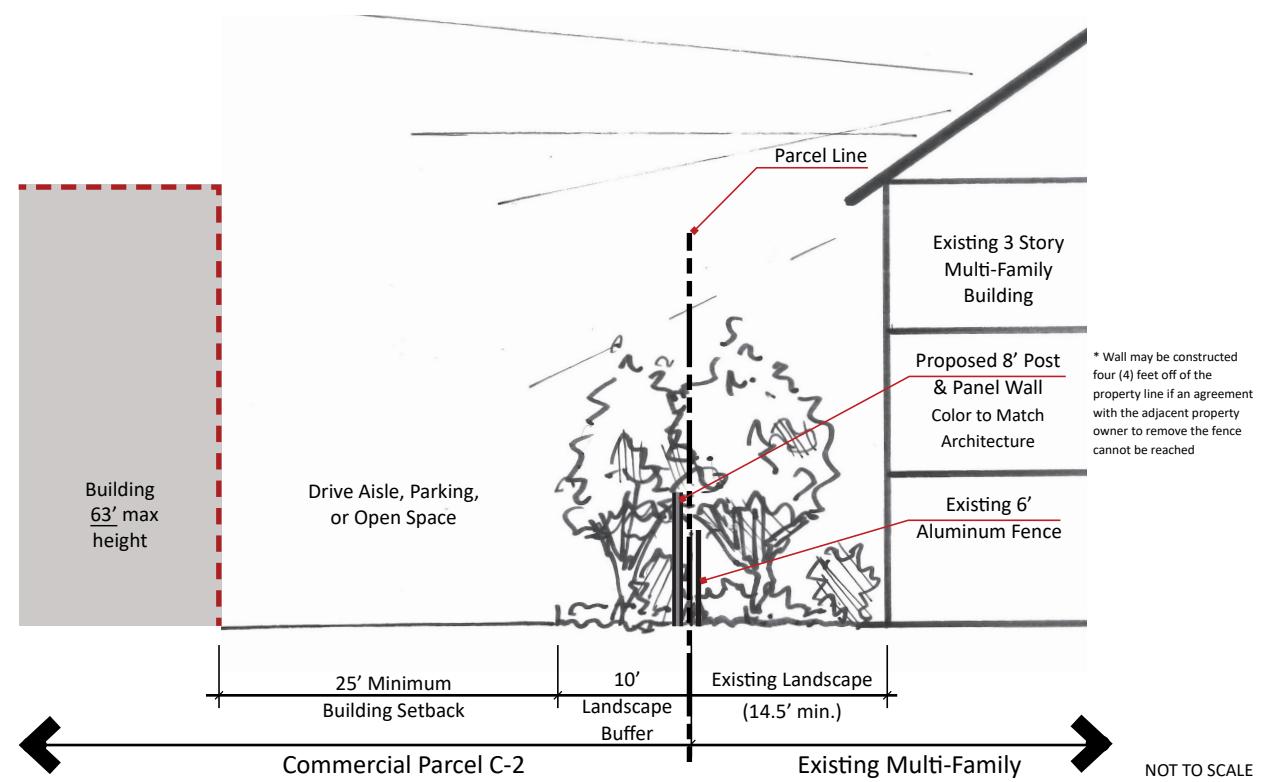


Exhibit 2i : Section G-G

2. THE MASTER PLAN

j. EXHIBIT 2j - Section H-H : Commercial - Residential Buffer

Section H-H shows the existing 20' landscape buffer between the existing single family homes to the west and the Commercial Parcel C-2.

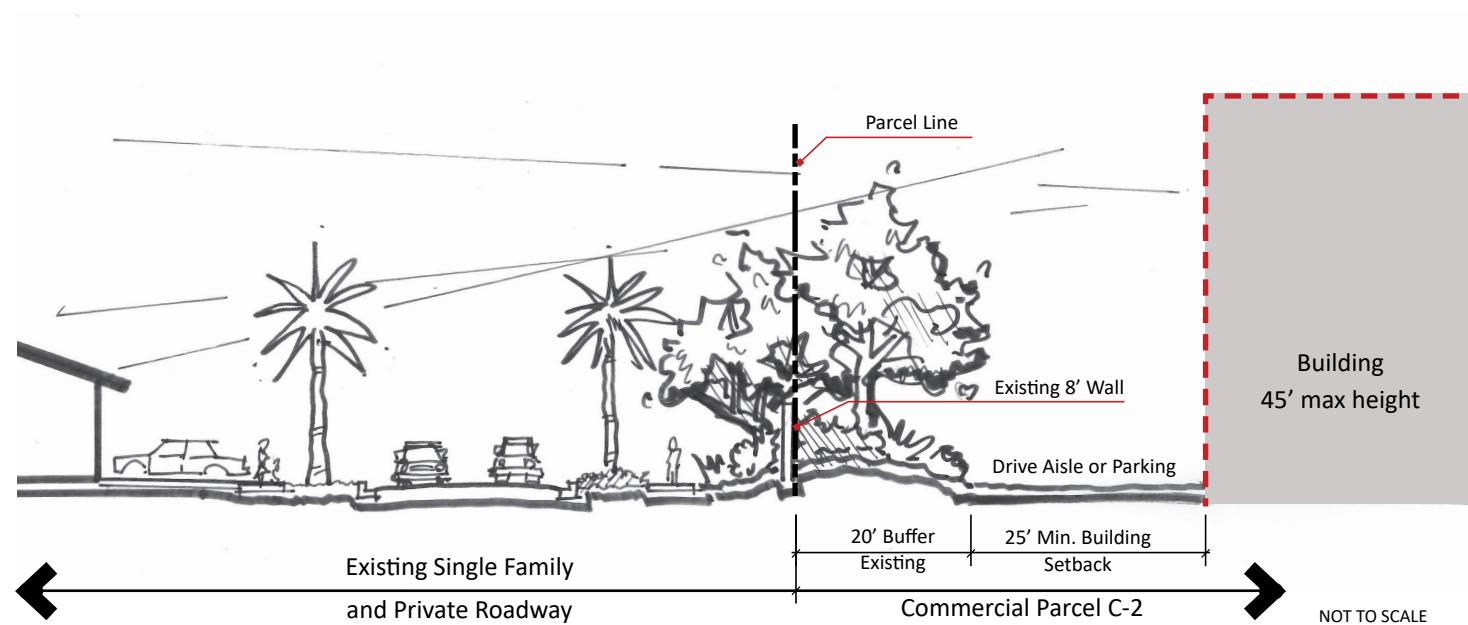
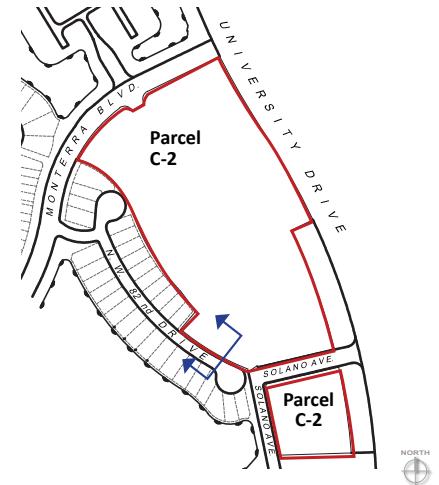


Exhibit 2j : Section H-H

2. THE MASTER PLAN

k. EXHIBIT 2k - Section I-I : Commercial - Residential Buffer

Section I-I shows the proposed 15' landscape buffer between the approved Monterra Active Adult Residences (Residential) and block 1 (Commercial) uses of parcel C-2.

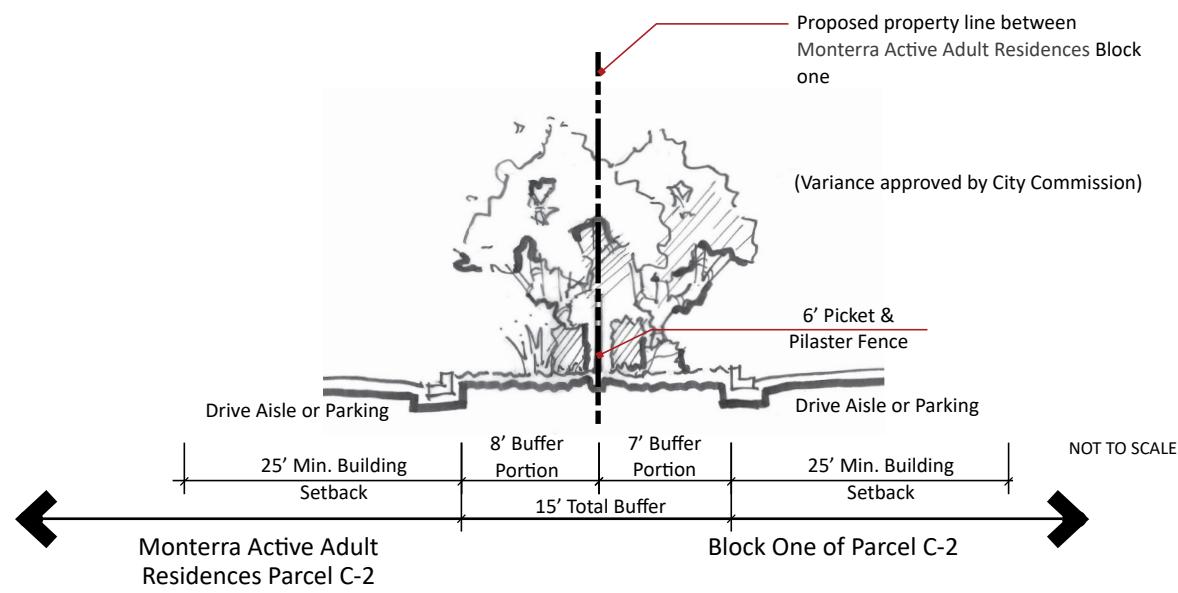
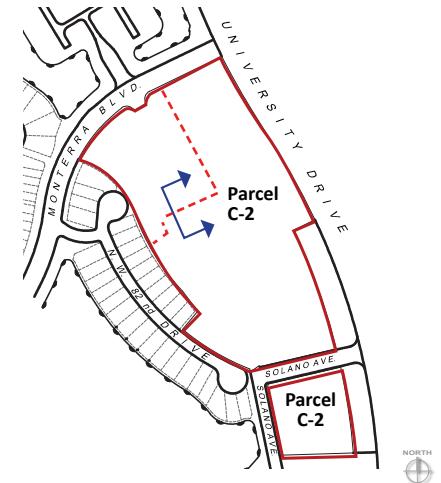
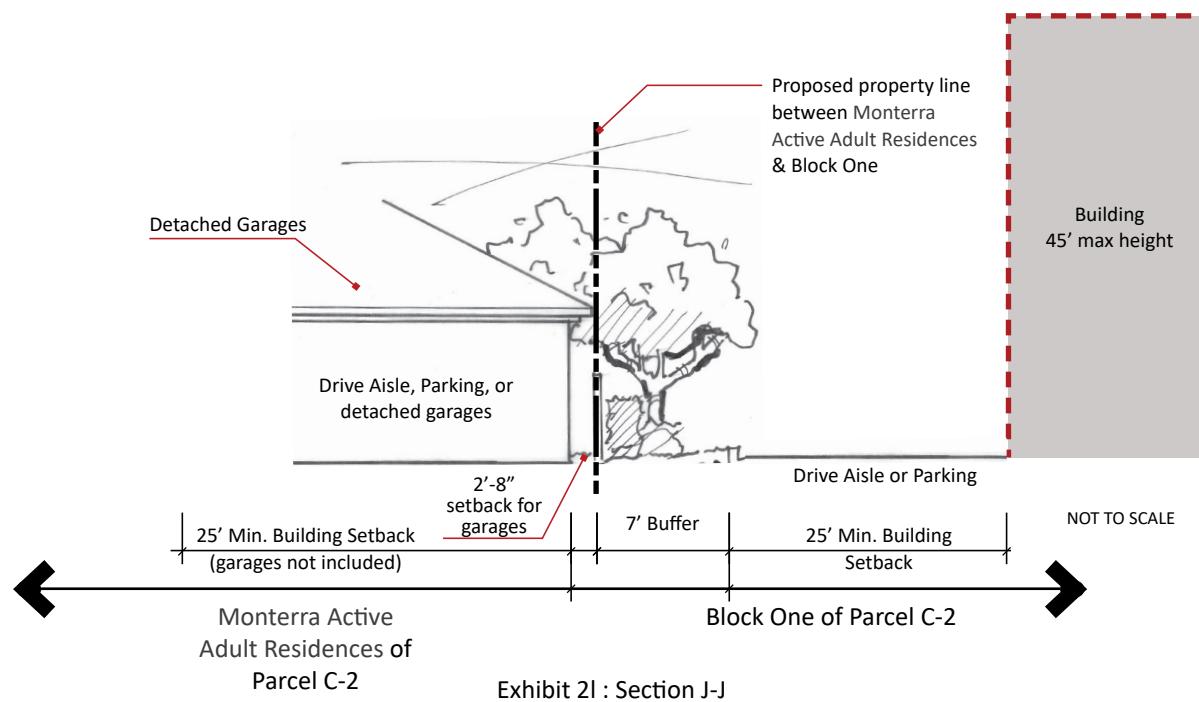
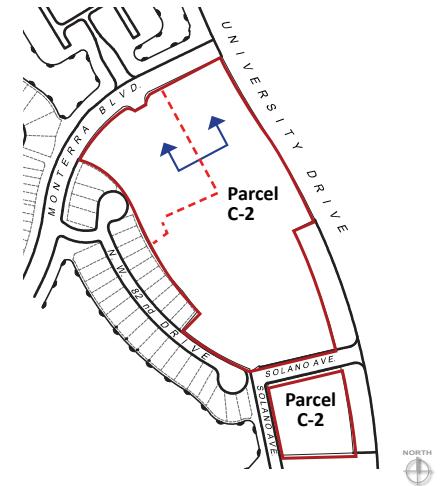


Exhibit 2k : Section I-I

2. THE MASTER PLAN

I. EXHIBIT 2I - Section J-J : Commercial - Residential Buffer

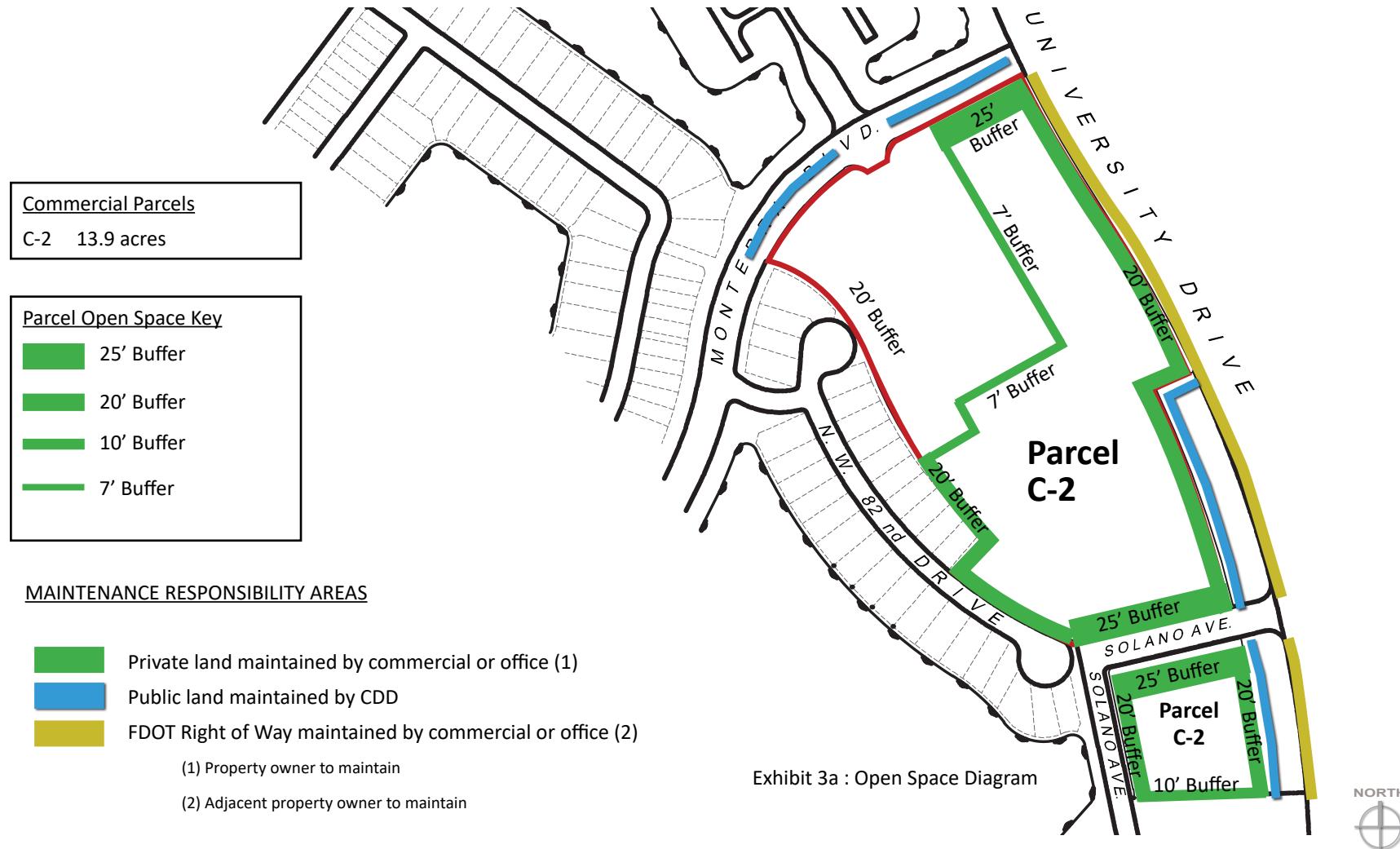
Section J-J shows the proposed 15' landscape buffer between the approved Monterra Active Adult Residences (Residential) and block 2 (Commercial) uses of parcel C-2. The buffer reduces to 9'-8" (2'-8" on residential and 7' on commercial) in locations of the free-standing residential garages as approval by City Commission as part of the Monterra Active Adult Residences approval. This condition illustrates where detached garages are located against the buffer along the Residential side of the buffer.



3. OPEN SPACE PLANNING

a. EXHIBIT 3a - Open Space Diagram

The Open Space Diagram illustrates the buffers provide open space area for Parcel C-2, out of the 15% open space required by the Overall Monterra Design Guidelines. The remaining required open space will be accounted for in the interior landscape areas provided in the site specific site plan, through the code required landscape for the developments.



4. ZONING REQUIREMENTS

a. **Development Standards**

The following requirements shall serve as the Zoning Development Standards for Parcel C-2:

1. Permitted Uses

Block One, Two & Three: The permitted uses shall comply with the City's Code of Ordinances, Section 23-70(d) excluding uses 23-70(d) (6) through (9).

2. Building Height

Block One, Two & Three:

- The maximum building height shall not exceed forty-five (45) feet mean height from finished floor & 56.25 feet for a chimney projection or tower.

3. Maximum Floor Area Ratio (FAR)

Block One, Two and Three: The maximum FAR shall be 1.88.

4. Maximum Building Coverage

Block One: The maximum building coverage shall be 65%.

Block Two: The maximum building coverage shall be 65%.

Block Three: The maximum building coverage shall be 65%.

5. Access

Driveway and parking aisle widths shall adhere to the requirements of the City's Code of Ordinances and fire code requirements.

6. Building Setbacks

The building setbacks provided for Parcel C-2 shall be as follows:

4. ZONING REQUIREMENTS

Block One, Two and Three:

- Front (University Drive-Arterial) (East): 25'
- Side Street (Solano Ave): 25'
- Side Street (Monterra Boulevard) (North): 0' - (variance requested)
- Side (South): 25' (adjacent to Jefferson Monterra)
- Rear (West): 25'
- All setbacks are exclusive of and in addition to required landscape buffers.

7. **Building Separation**

Block One, Two and Three: The minimum building separation shall be 25 feet.

8. **Commercial Building Limitations**

Multiple buildings shall be permitted on each parcel or block with a maximum of 6 buildings on each parcel or block. (Variance requested).

9. **Lighting**

A photometric plan shall be submitted for each block prior to site plan approval, pursuant to the requirements of the City's Code of Ordinances. Lighting shall be of the type and character noted in Exhibit 5-2, specifically a down-light fixture to minimize spill-over lighting. Low-height lighting shall be encouraged in pedestrian areas.

10. **Landscaping**

All landscaping shall be designed and installed in accordance with the pre-annexation agreement and the City's Code of Ordinances except as otherwise noted herein.

A. Required and proposed Landscaping Buffers for Parcel C-2:

- a. University Drive (East) = 20'
- b. Monterra Boulevard (North) = 25'
- c. Solano Avenue (North/South) = 25'
- d. Solano Avenue (West) = 20'
- e. Side (South)= 10'
- f. Rear (West) = 20'

4. ZONING REQUIREMENTS

- B. All specimen palms (average canopies of 12' or greater in diameter) will be counted as one (1) tree and will be an acceptable street tree (counted as 1:1 at 16' to 18' overall height).
- C. University Drive Buffer - One (1) tree shall be provided within the landscape area for every thirty (30) feet of length of such area, excluding inside the 30' Buckeye Easement. Twenty (20) shrubs shall be provided per forty (40) linear feet of buffer. Shrubs shall be a minimum of 12" at the time of installation depending on species and availability. The remainder of the required landscaping area shall be landscaped with grass, ground cover, or other landscape treatment, excluding paving. In order to maintain visibility to the commercial center, no berm is required.
- D. All landscaped areas shall have an underground sprinkler system, utilizing the adjacent canal for water source, as required by the City's Code of Ordinances.
- E. Landscaping of the vehicular use areas shall be at least ten (10) square feet of interior landscaping for each parking space, excluding those spaces abutting and running parallel to the perimeter. Per Sec. 25-43 of the City's Code of Ordinances the Terminal islands are to be a minimum of 10' in width and Divider medians shall be a minimum of seven (7') of pervious area, excluding any curbing or bumper overhang. Where practical, the project shall utilize pervious area for the bumper overhang, thereby increasing the actual pervious area to promote the trees' survivability. The bumper overhang will not count towards any open space, pervious or interior landscape area.

11. Parking

Block One

- Minimum parking requirements shall be in conformance with Section 25-4(g) of the City's Code of Ordinances for the Minimum Parking Requirements - Shopping Center. The parking required is based on the total Gross Floor Area for the entire Shopping Center including all buildings located within Block One and Three independent on what portion of the site is developed in phases. For the Shopping Center of 35,001 sf to 75,000 sf, one (1) parking space shall be provided for every one-hundred fifty (150) sf, or portion thereof, of Gross Floor Area. Parking shall be located in close proximity to all uses. Community Assembly uses shall be parked in accordance with the City's code of ordinances.

Two and Three:

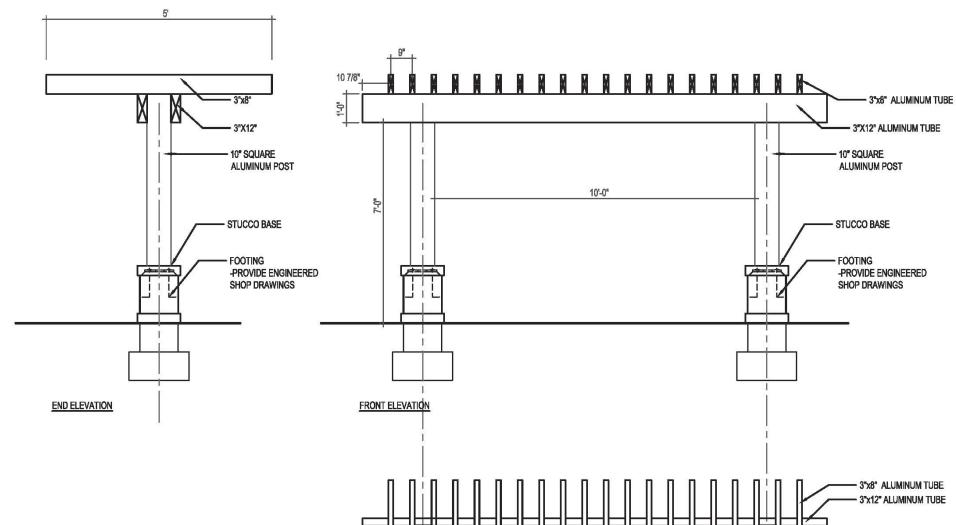
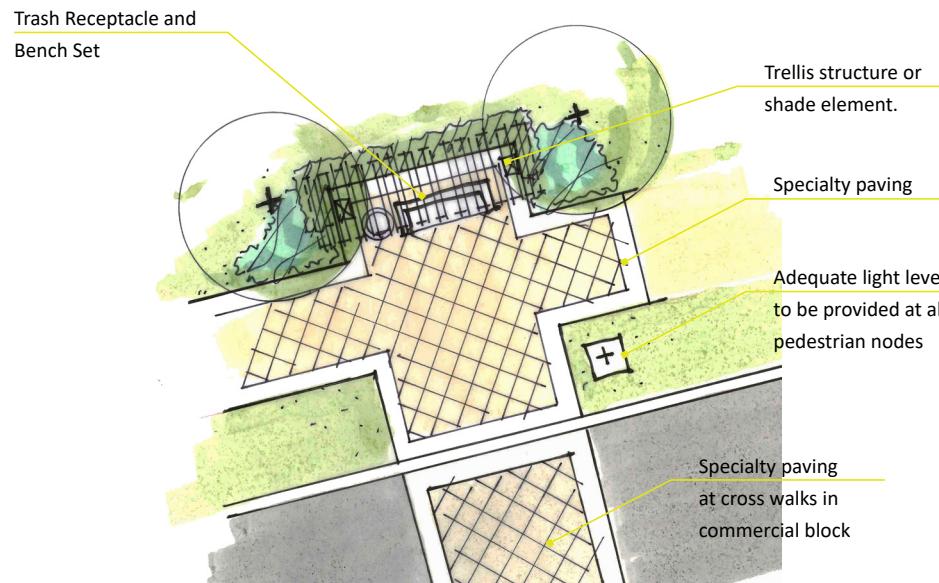
4. ZONING REQUIREMENTS

- Minimum parking requirements shall be in conformance with Section 25-4 of the City's Code of Ordinances.

12. Loading & Dumpster
Block One, Two and Three: Loading zone requirements shall be in conformance with the City's Code of Ordinances. Shared loading zones are proposed. Screening of the loading zones shall be in conformance with the City's Code of Ordinances. A dumpster shall be provided within 200' of every service door for the development

13. Transit Accommodations
Pedestrian connections are encouraged. Sidewalk connections exist along both Monterra Boulevard and Solano Drive providing pedestrian access from the property to the Broward County Transit stop on University Drive.

14. Pedestrian Connectivity
A continuous pedestrian circulation system will be provided connecting University Drive, Monterra Boulevard, NW 33 Street, Solano Avenue, and Parcel 2G through the project and between Blocks. See Exhibit 2b-2 for pedestrian circulation and Section 5 "Architectural Elements" for additional enhanced site features for pedestrian connectivity. The below items are potential examples of enhanced site features that will be required in the Final Site Plan Documents.



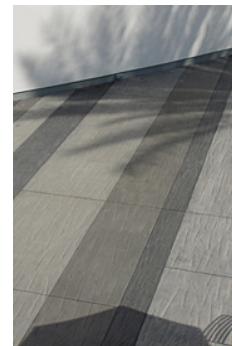
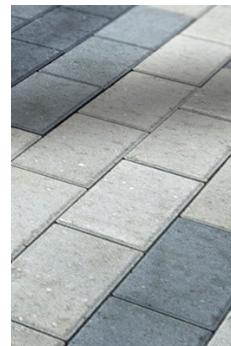
4. ZONING REQUIREMENTS

14. Pedestrian Connectivity continued...

The commercial center shall have enhanced site elements and spaces to contribute to an upgraded circulation experience for pedestrian connectivity. This shall be achieved through plaza spaces and wide pedestrian pathways, upgraded hardscape surfaces at important locations, site furniture, pedestrian lighting, canopies, trellises, and potential water features.

- a. **Upgraded Hardscape:** to include upgraded surfacing such as specialty concrete or pavers in plaza spaces or primary pedestrian corridors or intersections.
- b. **Site Furniture and Lighting:** Site furniture and lighting is defined in the zoning requirements of this document.
- c. **Awnings and Canopies:** building frontage and entrances to provide canopies or awnings to enhance the pedestrian spaces.
- d. **Trellis Structures:** Site plan shall provide trellis structures at prominent locations of pedestrian circulation.

CHARACTER IMAGERY - ACTUAL DETAILS TO BE PROVIDED AT SITE PLAN SUBMITTAL



4. ZONING REQUIREMENTS

15.2 Architectural Style

Block One, Two and Three - Commercial Architecture:

Monterra Commons is designed as a sophisticated commercial and office center with unique variety of uses to support the community of Cooper City. The project is a combination of retail, restaurant, office and service-oriented tenants. It is being designed to create a human scale that will foster a pedestrian family friendly experience. The architectural style is a conservative-contemporary approach with clean, fresh lines with warm inviting facades. The project utilizes canopies, signage, color, hardscape patterns, and materials to unify architectural elements throughout the project. Material palettes may include painted stucco with a mix of brick and stone masonry. A variety of canvas and metal awnings over modern storefronts are also used to bring character to each tenant façade and enhance the pedestrian experience. The awnings and canopies will be continuous to the greatest degree possible while still maintaining individuality in storefront design. Trim bands will be used to break up the scale of the buildings, while an asymmetrical approach to the façade design and building geometry will help bring a more conservative-contemporary look.

CHARACTER IMAGERY - ACTUAL DETAILS TO BE PROVIDED AT SITE PLAN SUBMITTAL

COLOR AND MATERIAL CHARACTER

SW 7050
Useful Gray
Interior / Exterior
Locator Number: 246-C1

SW 6127
Ivoire
Interior / Exterior
Locator Number: 140-C1

SW 7631
City Loft
Interior / Exterior
Locator Number: 259-C6



SW 7025
Backdrop
Interior / Exterior



SW 9132
Acacia Haze
Interior / Exterior
Locator Number: 217-C4

SW 7006
Extra White
Interior / Exterior
Locator Number: 257-C1

SW 6601
Tanager
Interior / Exterior
Locator Number: 107-C6

TAG - 5
MFGRD
STONE
BORAL
"ECHO RIDGE"

SW 7048
Urbane Bronze
Interior / Exterior
Locator Number: 245-C7

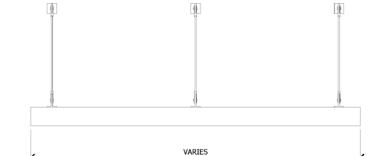
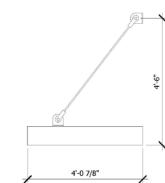
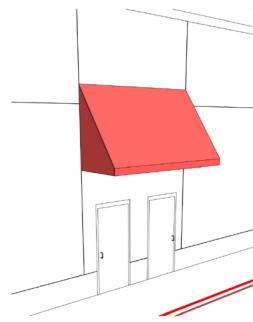
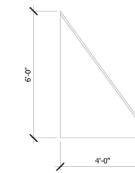
TAG - 2
FABRIC
AWNING
SUNBRELLA
"ROYAL BLUE"

ARCHITECTURAL STYLE AND CENTER CHARACTER



4. ZONING REQUIREMENTS

ARCHITECTURAL DETAIL CHARACTER FOR BLOCK ONE, TWO AND THREE- ACTUAL DETAILS TO BE PROVIDED AT SITE PLAN



4. ZONING REQUIREMENTS

16. Permitted entry/features/monument locations (See Exhibit 4b & 4c)

Three types of Monument signs shall be permitted for the Commercial Development in order to provide adequate signage for the viability of the center and each of the tenants. Due to excessive width of un-improved University Drive Right-of-Way, together with the CBWCD canal Right-of-Way, signs are being forced to be placed an excessive distance from the travel lanes. Four (4) types of Monument Signs are proposed: Sign Type A: A shopping center Identification main monument sign listing the main tenants; Sign Type B-1: Single Tenant monument entrance sign. Sign Type C-1: A smaller monument sign listing a single tenant for the office parcel. Sign Type C-2: A shopping center tenant directional sign.

*Type A:

An eighteen (18) foot high by ten (10) feet to seventeen (17) feet and four (4) inches wide monument sign, double-faced, shall be permitted at two locations on the site: The central main driveway entrance and Monterra One Boulevard off of University Drive. Type A monument sign shall include a 110 sf maximum sign area per side, listing the center identification name, and a maximum of ten (10) tenants. Accent plantings shall be provided along the base. All signs will be back-lit for lighting.

*Type B-1:

A five (5') foot high by six (6') foot wide entrance sign, double-faced shall be permitted at one location on the site: At the main entry off of Solano Avenue. Type B-1 monument sign will include a 6 sf maximum sign area per side. Accent plantings shall be provided along the base. Signs will be back-lit.

*Type C-1:

A eight (8) foot high by six (6) foot wide monument sign, double-faced, shall be permitted at ~~one~~two locations on the site: Along the North and South sides Solano Blvd. Type C-1 monument sign will include a 25 sf maximum sign area per side, listing a maximum of one (1) tenant. Accent plantings shall be provided along the base. Signs will be back-lit.

*Type C-2:

A 8' foot high by 6' foot wide directional sign, double-faced shall be permitted at ~~two~~one locations on the site: On the south side of Monterra Boulevard ~~and the south side of Solano Blvd~~. Type C-2 monument sign will include a 25 sf maximum sign area per side. Accent plantings shall be provided along the base. Signs will be back-lit.

*Pending approval of waivers.

4. ZONING REQUIREMENTS

17. Noise

- A.) The control of all sound originating within Parcel C-2 shall conform to the City's Code of Ordinances. The existing 30 foot buffer, including an eight (8) foot wall is situated along the western edge, will greatly assist in buffering the sound from the adjacent residences. The center is oriented towards University Drive, further reducing any sound impact to the surrounding properties.
- B.) Mechanical equipment will be screened on the roof in accordance with code.
- C.) Any proposed loading zones located along the western side of the center are already screened by the existing eight (8) foot high perimeter concrete wall and thirty (30) foot landscape buffer with large existing trees, all of which shall be retained.

18. Security

Crime Prevention Through Environmental Design (CPTED):

The proposed development shall incorporate CPTED concepts into the design including, but not limited to the following:

- Natural Surveillance – Designing for natural surveillance involves providing ample opportunity for legitimate users, engaged in their normal activities to observe the space around them. Design of the commercial parcel providing for looped parking circulation (no cul-de-sacs) will prevent “remoteness” in the parking lots.
- Natural Access Control – Natural Access Control involves denying access to a crime target and creating a perception of risk to a potential offender. The pedestrian access points between the commercial and residential parcels provide numerous benefits for access, walkability, and natural surveillance. In order to prevent ‘wandering’ from the more-public commercial spaces into the residential areas, these access points shall be gated for authorized use only.
- Territorial Reinforcement – Territorial Reinforcement involves designing features to extend a sphere of influence over a property. Generally, public, and private spaces should be clearly designed and delineated as such. A landscape buffer and fence/gates between the commercial and residential parcels shall be incorporated in order to foster a behavior that challenges any abuse or unwanted acts in these spaces.
- Maintenance – A well maintained property creates a sense of ownership, which helps deter offenders. The maintenance standards of the Monterra and the City of Cooper City provide an effective impact. Maintenance of ground cover at the 36" height level allows for clear sight lines throughout the property.
- Lighting – Good lighting is one of the most effective crime deterrents. Lighting within the commercial and residential parcels shall be designed to meet or exceed the requirements of the Florida Building Code and the City of Cooper City Code of Ordinances.

4. ZONING REQUIREMENTS

- Day Care – (1) There shall be one entrance and exit to the facility. This does not include any emergency exits.
 - (2) To minimize the traffic at the entrance, and to promote its use by its patrons only, a one-way drive, with angled parking, shall be provided at the entry to the building.
 - (3) Drop-offs and Pick-ups outside the building shall not be permitted. All children shall be picked-up and dropped-off inside the facility.
- 19. Maintenance Plan for building exteriors and/or common areas.
All owners of Parcel C-2 are committed to continuous upkeep and maintenance of the property to provide an aesthetically pleasing environment for their customers and the public. Refer to maintenance responsibility exhibit below for maintenance responsibilities. See exhibit 3a for graphic representation (see page 19).
- 20. Applicable Code
Any references to the City's Code of Ordinances through these design guidelines shall meet the current code as in effect on the date of approval of the design guidelines by the City Commission.
- 21. Energy Conservation
All buildings within C-2 shall be constructed in accordance with the 2014 Florida Building Code, which has been updated to achieve the latest conservation measures as a matter of requirement.

4. ZONING REQUIREMENTS

b. EXHIBIT 4b - Signage Diagram

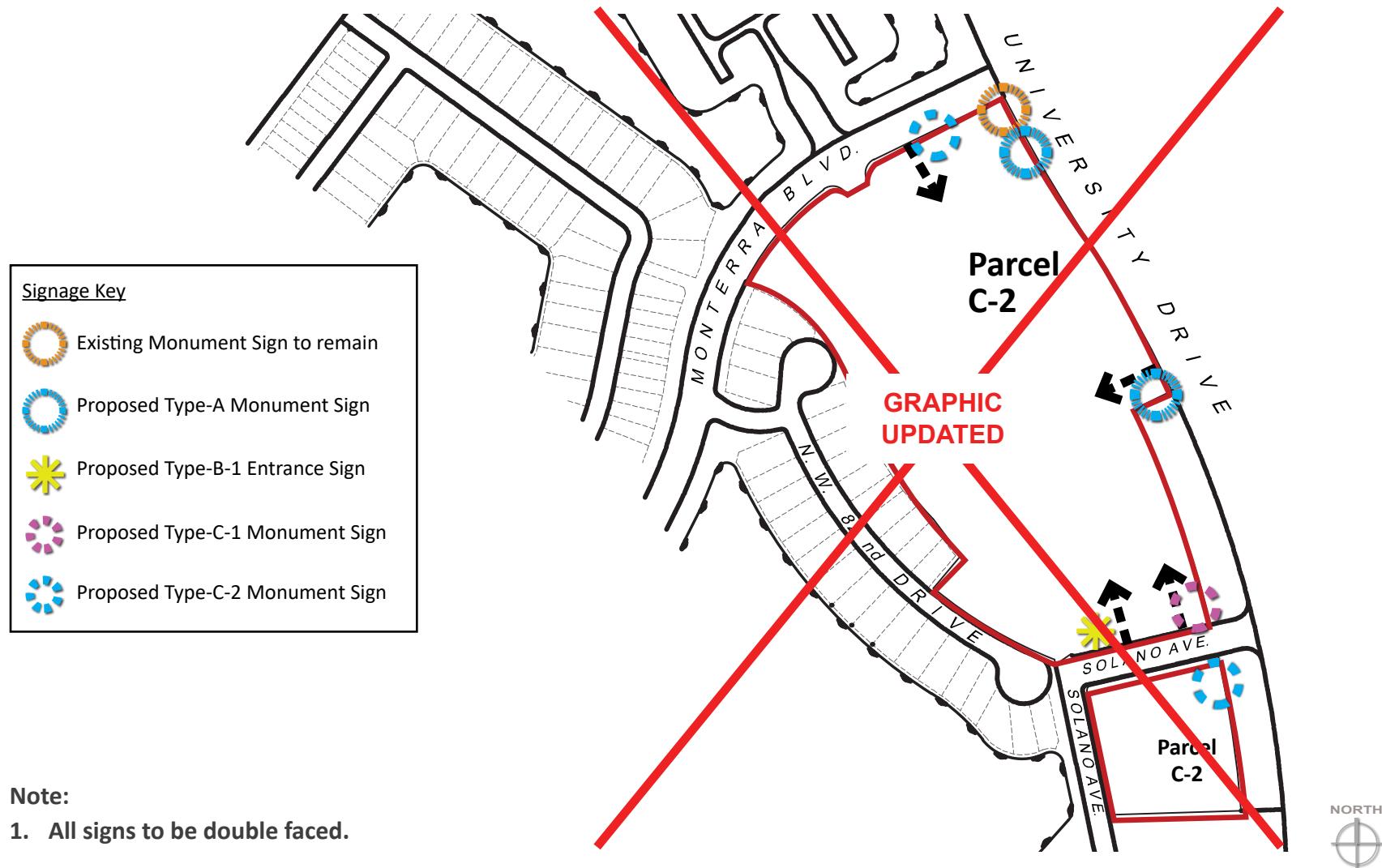


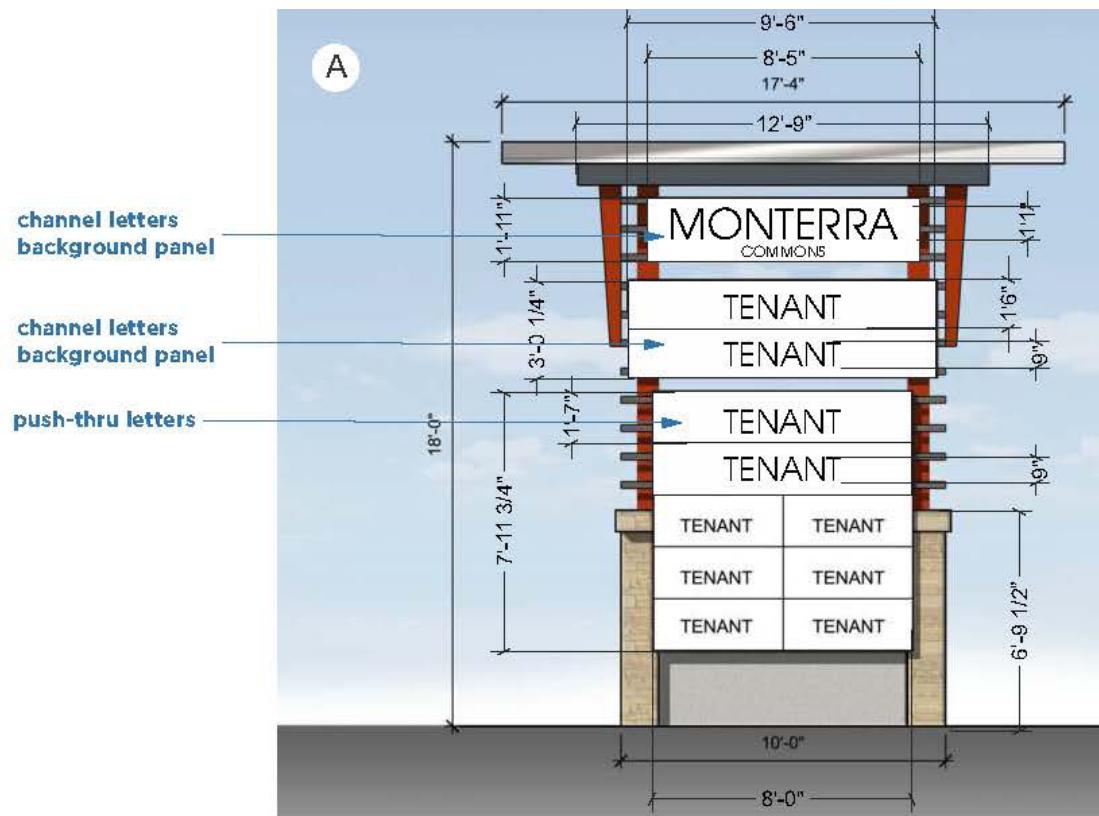
Exhibit 4b

4. ZONING REQUIREMENTS

c. EXHIBIT 4c - Parcel C-2 Sign Types

Code Requirement: 48 SF max sign area.

- **Type A** sign -Proposed: 17'-4" wide x 18' tall Monument Sign. Sign may be double -faced with a maximum 110 SF sign area per sign face. The square footage of the sign is increased by 229% to achieve the intended design.



NOTE:

1. SIGN TEXT MAY BE SMALLER OR LARGER THAN SHOWN.
2. The design of the signs shall match the architectural design of Monterra Commons. Sign design to be submitted at the time of final site plan review.

CODE PERMITS:

UNIVERSITY DRIVE: 160' width of ROW 1 sign at 48 s.f. Max Sign Area.

PROPOSED:

Primary Sign A- Max Height 18', Max Width 17'4", Max Sign Area 110 s.f. The square footage of the sign is increased by 229% to achieve the intended design.

WAIVERS REQUIRED:

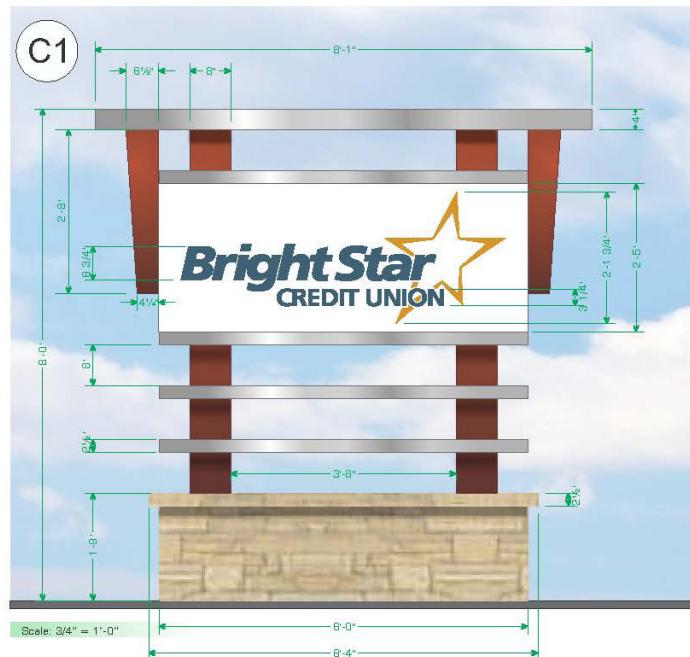
- 2 sign is permitted and 5 are proposed
- Max sign area of 48 SF is permitted and 110 SF is proposed
- Maximum height of 8' is permitted and 18' is proposed
- Maximum height of letters permitted is 23" and 13" is proposed
- Maximum 0 tenant panel are permitted and 10 tenant panels are proposed

4. ZONING REQUIREMENTS

c. EXHIBIT 4c - Parcel C-2 Sign Types continued...

Code Requirement: 18 SF max sign area for Solano Blvd.

- **Type C-1 sign** - Proposed: 6' wide x 8' tall Monument Sign. The two Type C-1 signs will be an identification signs for the office building and the self-storage facility. Sign may be double-faced with a maximum 25 SF sign area per sign face. The square footage of the sign is increased by 138% to achieve the intended design.



CODE PERMITS:

SOLANO BLVD: 80' width of ROW 1 sign at 18 s.f. Max Sign Area.

PROPOSED:

Primary Sign C-1-Max Height 8', Max Width 6', Max Sign Area 25 s.f. The square footage of the sign is increased by 138% to achieve the intended design.

WAIVERS REQUIRED:

- 2 sign is permitted and 5 are proposed
- Max sign area of 18 SF is permitted and 25 SF is proposed
- Maximum height of 8' is permitted and 8' is proposed
- Maximum height of letters permitted is 14" and 27" is proposed
- Maximum 1 tenant panel is permitted and 1 tenant panel is proposed

NOTE: TRADEMARK/LOGO WILL REQUIRE ADMIN APPROVAL PRIOR TO PERMITS

NOTE:

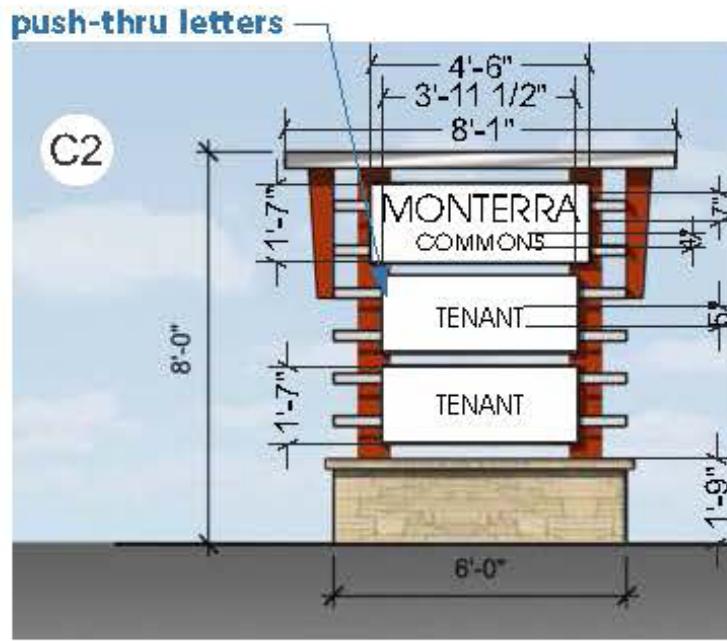
1. SIGN TEXT MAY BE SMALLER OR LARGER THAN SHOWN.
2. The design of the signs shall match the architectural design of Monterra Commons. Sign design to be submitted at the time of final site plan review.

4. ZONING REQUIREMENTS

c. EXHIBIT 4c - Parcel C-2 Sign Types continued...

Code Requirement: 18 SF max sign area for Monterra Blvd.

- **Type C-2 sign** - Proposed: 6' wide x 8' tall Monument Sign. The Type C sign will identify the center and two tenants located within the shopping center. Sign may be double-faced with a maximum 25 SF sign area per sign face.



CODE PERMITS:

MONTERRA BLVD: 80' width of ROW 1 sign at 18 s.f. Max Sign Area.

PROPOSED:

Primary Sign C-2-Max Height 8', Max Width 6', Max Sign Area 25 s.f. The square footage of the sign is increased by 138% to achieve the intended design.

WAIVERS REQUIRED:

- 2 sign is permitted and 5 are proposed
- Max sign area of 18 SF is permitted and 25 SF is proposed
- Maximum height of 8' is permitted and 8' is proposed
- Maximum height of letters permitted is 14" and 7" is proposed
- Maximum 0 tenant panels are permitted and 2 tenant panels are proposed

NOTE:

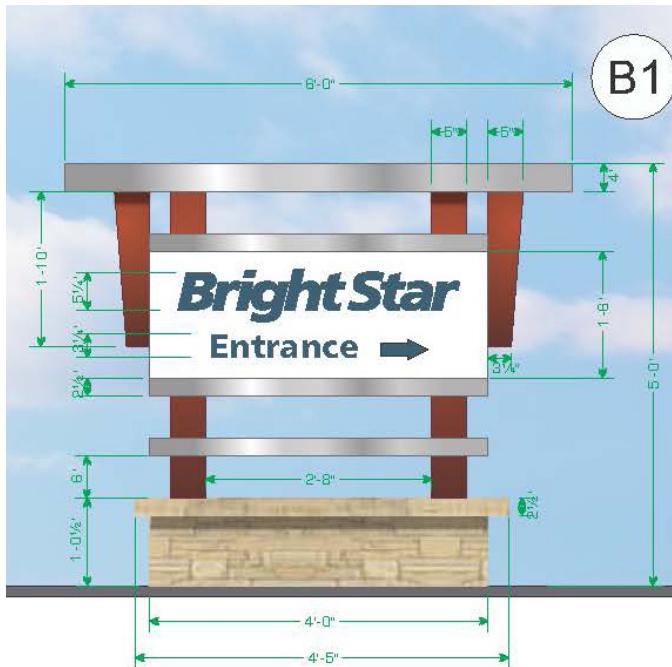
1. SIGN TEXT MAY BE SMALLER OR LARGER THAN SHOWN.
2. The design of the signs shall match the architectural design of Monterra Commons. Sign design to be submitted at the time of final site plan review.

4. ZONING REQUIREMENTS

c. EXHIBIT 4c - Parcel C-2 Sign Types continued...

Code Requirement: 18 SF max sign area for Solano Blvd.

- **Type B-1 sign** - Proposed: 6' wide x 5' tall max, Monument Sign. The Type B-1 sign will serve as an entrance sign for Tenant wayfinding in the office parcel. Sign may be double-faced with a maximum 6 SF sign area per sign face.



CODE PERMITS:

MONTERRA BLVD: 80' width of ROW 1 sign at 18 s.f. Max Sign Area.

PROPOSED:

Primary Sign B-1-Max Height 5', Max Width 6', Max Sign Area 6 s.f. The square footage of the sign is decreased by 67% to achieve the intended design.

WAIVERS REQUIRED:

- 2 sign is permitted and 5 are proposed
- Max sign area of 6 SF is permitted and 18 SF is proposed
- Maximum height of 5' is permitted and 5' is proposed
- Maximum height of letters permitted is 14" and 5" is proposed
- Maximum 1 tenant panel is permitted and 1 tenant panel is proposed

NOTE: TRADEMARK/LOGO WILL REQUIRE ADMIN APPROVAL PRIOR TO PERMITS

NOTE:

1. SIGN TEXT MAY BE SMALLER OR LARGER THAN SHOWN.
2. The design of the signs shall match the architectural design of Monterra Commons. Sign design to be submitted at the time of final site plan review.

5. ARCHITECTURAL ELEMENTS

a. Site Furnishings

The following Architectural Elements are representative of the general design intent for the site furnishings to be incorporated into the site design of Parcel C-2.



Bench

Landscape Forms_Scarborough:
72" length x 28" depth
(Color: Black or Silver)
* or approved equal



Trash/ Recycling Receptacles

Landscape Forms_Scarborough:
25"Diameter x 40" height
available insert options for recycling
(Color: Black or Silver)
* or approved equal

5. ARCHITECTURAL ELEMENTS

b. Lighting Elements

The following Architectural Elements are representative of the general design intent for the site furnishings to be incorporated into the site design of Parcel C-2.

Parking Lot Light



Pedestrian Light



Site Lighting: Block One, Two & Three

Parking area lighting: Visionaire - VMX-1 LED Series:
(Color: powder coated black or silver)

Decorative and Pedestrian Lighting: VMX-PRE-2-L (PT):
(Color: powder coated black or silver)

Parking Lot Light



Pedestrian Light



Bike Rack

Equiparc-EP 5980: 30" Wide x 36" High, aluminum Bike Rack,
Surface Mounted (Color: powder coated silver or black)

6. CODE AND PMUD DEVIATIONS

SEE ATTACHED SPREADSHEETS