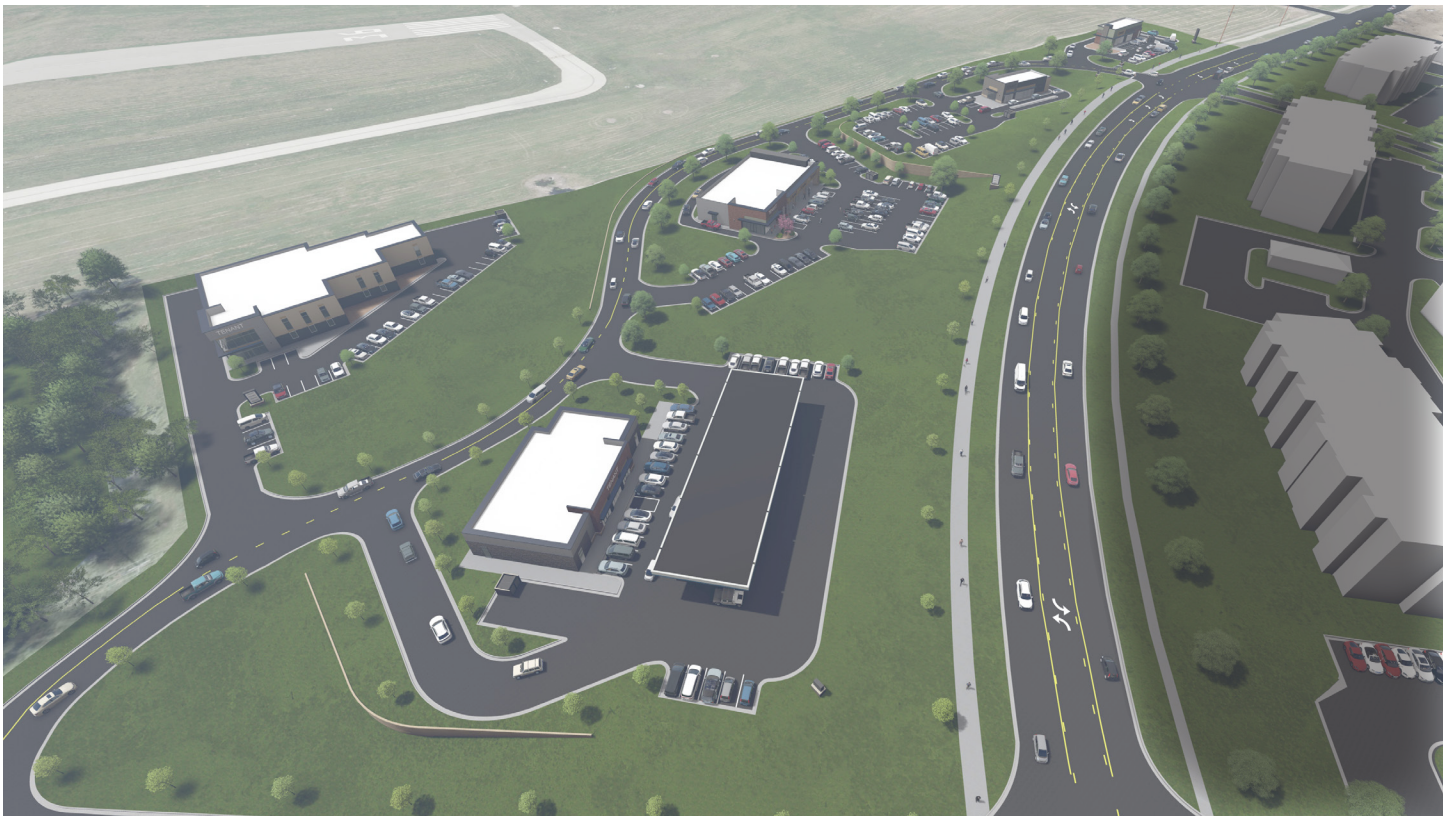
DOUGLAS

COMMONS

DESIGN CRITERIA

DRAFT

12-02-2025



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INTRODUCTION

INTRODUCTION

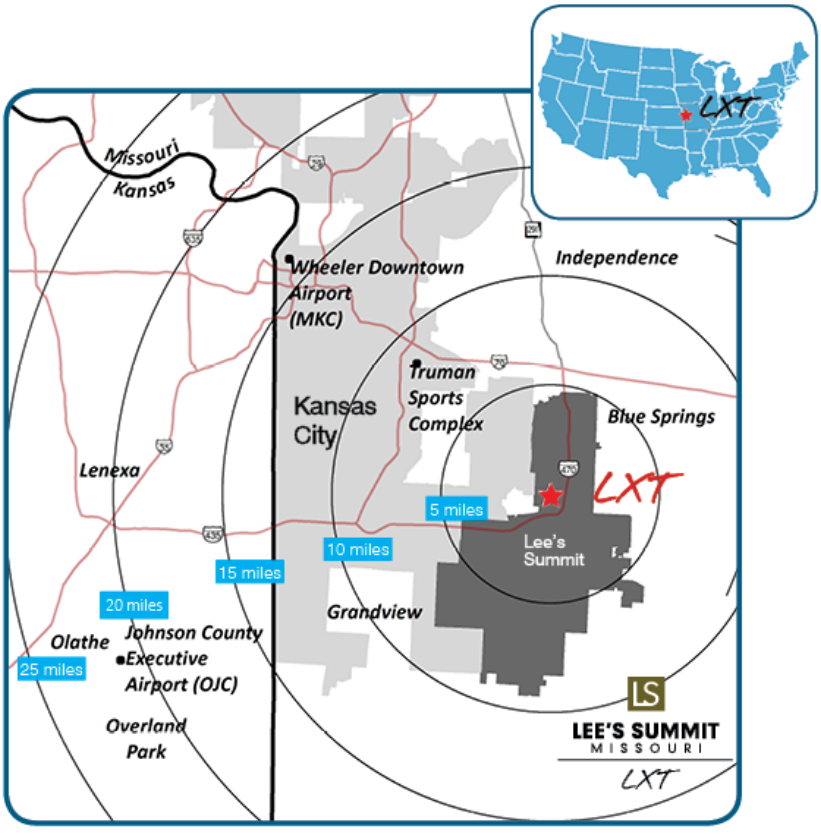
Douglas Commons is found in the heart of Lee's Summit and conveniently right next to The Lee's Summit Airport. As a result it is strategically located to take advantage of not only the growing population, but commerce associated with air traffic.

The Lee's Summit Municipal Airport (LXT) is located in the heart of one of the fastest-growing regions of the country, just southeast of Kansas City in Lee's Summit, Missouri. We're right in the middle of the map!

Noting its proximity to the Airport, and the planned Discovery Park mixed-use development, Douglas Commons is strategically located to allow for commercial development that may compliment what surrounds them, and to take advantage of the exponential growth experienced in this corridor of Lee's Summit.
Pads have been developed as placeholders for potential developers to envision potential uses for this center.

Lee's Summit is a convenient destination to and from numerous Kansas City area points of interest, such as sports venues, the Plaza, and the Power and Light District, as well as a variety of businesses. The Lee's Summit Municipal Airport is located 3.5 miles north of Lee's Summit's charming and vibrant downtown district.

With its convenient location, highway access, and a 5,501 ft. runway, the Lee's Summit Municipal Airport is a great option if you're flying in and out of the Kansas City metropolitan area.



Lee's Summit Airport Location Demographics Diagram (https://cityofls.net/airport)

SITE

The project is located in NE Douglas St, Lee's Summit, MO.

Overall area plan.

Project site plan (subject to change).

MANUAL INTENT

This manual has been prepared to assist the Applicant's architect and engineer(s) in the preparation of drawings and specifications that will meet Douglas Commons' design criteria. Our objective is to allow the maximum expression of a facility's individual personality and character while maintaining a cohesive design theme throughout the development.

This manual, referred to as part of the Information Program in Douglas Commons' master plan, has been prepared to guide you, the Applicant, your architect, designer, and contractor in expediting the design, construction, and opening of your store.

The criteria herein is not intended to contradict any code and zoning requirements that may govern this project. It is the responsibility of the Applicant's architect, engineers, and contractors to comply with all applicable codes. Any questions concerning the information presented in this manual should be brought to the Developer's attention as soon as possible to minimize design revisions.

The Information Program consists of:

- Design Criteria Manual (DCM);
- Applicant Lease Outline Drawing (LOD); and
- Base Building Construction Documents (if necessary).

Note: The sale agreement requires that all Applicant plans be prepared by an architect and engineer(s) licensed by the State of Missouri.

PROPOSED EXTERIOR MATERIALS PALETTE:

NSV-1

AMU-1

BR-1

BR-2

EFS-1

EFS-2

EFS-3

MC-1

ACM-1

SWP-1

SS-1

ACM- 1: Composite Metal Wall Panel System
Manufactorer: Alpolic
Color/Finish: BSX Silver

AMU-1: Architectural Masonry Unit
Manufactorer: Reading Rock
Color/Finish: Rock Cast Buff Stone

BR-1: Brick Masonry
Manufactorer: Endicott
Color/Finish: Light Grey Blend

BR-2: Brick Masonry
Manufactorer: Endicott
Color/Finish: Medium Ironspot

EFS-1: Exterior Insulation Finish System
Manufactorer: Sto Corp
Color/Finish: Color to Match Sherwin Williams SW 7043
Wordly Grey
Medium Sand Finish

EFS-2: Exterior Insulation Finish System
Manufactorer: Sto Corp
Color/Finish: Color to Match Sherwin Williams SW 9130
Evergreen Fog
Medium Sand Finish

EFS-3: Exterior Insulation Finish System
Manufactorer: Sto Corp
Color/Finish: Color to Match Sherwin Williams SW 7673
Pewter Cast
Medium Sand Finish

MC-1: Pre-Finished Metal Coping
Manufacturer: Berridge Manufactoring
Color/Finish: Lead Cote

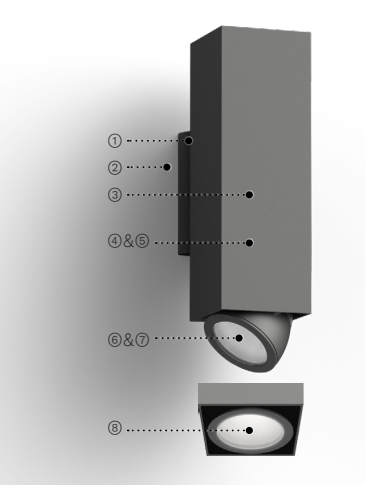
NSV-1: Natural Stone Veneer
Manufactorer: US Stone Industries or Equal
Color/Finish: Mckinley Cottonwood

SS-1: Aluminum Storefront System
Manufactorer: Kawneer Tri-Fab Versaglaze 451T
Color/Finish: Clear Anodized

SWP-1: Simulated Wood Panel

NOTE: All Materials Subject to Architect-Approved Substitutions as Development Progresses.

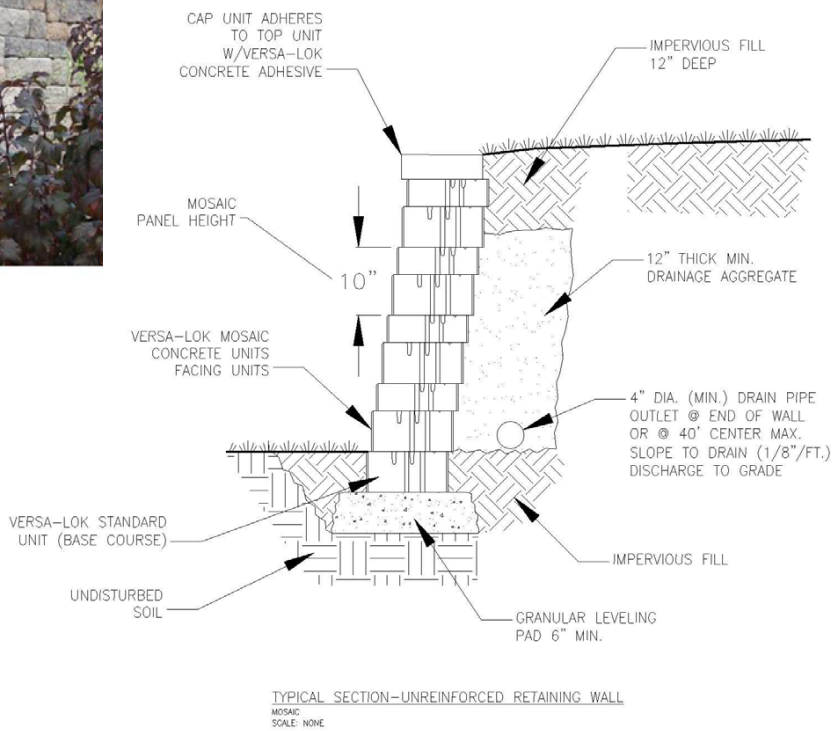
LIGHT FIXTURE



SQP602 SYRIOS PRO WALL

RETAINING WALL

Versalok Mosaic - Weathered



TYPICAL SECTION–UNREINFORCED RETAINING WALL
MOSAIC
SCALE: NONE

Please submit the following information to:

Developer Name
Company
Address
City, State

Store Name

Space #

Architectural Firm

Contact Name & Title

Address

E-Mail

Phone

Fax

APPLICABLE CODES

Building Code
International Building Code, 2018 Edition

Mechanical Code
International Mechanical Code, 2018 Edition

Electrical Code
National Electrical Code, 2017 Edition

Plumbing Code
International Plumbing Code, 2018 Edition

Fire Code
International Fire Code, 2018 Edition

Gas Code
International Fuel Gas Code, 2018 Edition

Building Accessibility
ICC/ANSI – 117.1 – 2009

LOCAL UTILITY COMPANIES

Electrical Company
Evergy
1200 Main
PO Box 418679
Kansas City, MO 64141
Phone: 816-556-2200

Gas Company
Spire
3025 SE Clover Dr
Lee's Summit, MO 64082
Phone: 816-509-1033

Sanitary Sewer
The City of Lee's Summit Water Utilities
1200 SE Hamblen Rd
Lee's Summit, MO 64081
Phone: 816-969-1900

Water Department
The City of Lee's Summit Water Utilities
1200 SE Hamblen Rd
Lee's Summit, MO 64081
Phone: 816-969-1900

PROJECT DIRECTORY

Developer's Architect
Slaggie Architects
4600 Madison Ave, #350
Kansas City, MO 64112
Phone: 816-756-1958

DESIGN CRITERIA DEFINITIONS

Blade Sign
Supplemental signage installed perpendicular to the storefront for visibility to pedestrians. All signage is to be provided by Applicant, and approved by the Developer's Architect.

Bulkhead
Element above Applicant's storefront and below the Developer's ceiling at small shop buildings. It defines the height of a Applicant's storefront. Applicants will not be permitted to use a storefront system that does not extend up to the Developer's bulkhead. Applicants shall install all required vapor barrier and gypsum board sheathing at bulkhead.

Construction Coordinator
Applicant representative who is responsible for overseeing construction, compliance per Lease Agreement, and coordination with the Developer.

Curtain Wall
A non-bearing exterior building wall, between piers or columns that is not supported by the beams or girders of a skeleton frame.

Demising Partition
A common, rated wall between two adjacent shops or between a shop and a common area. The centerline of the demising partition defines each Applicant lease premises. Demising walls shall be constructed of 6" or 8" metal studs. Gypsum board sheathing and sound insulation shall be supplied and installed by the Applicant unless otherwise specified in the Lease Agreement.

Facades
The exterior face of the building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

Graphics
Lettering, symbols, and logos used for signage at the storefront and/or throughout the store interior.

Lease Line
The line shown on the Applicant Lease Outline Diagram (LOD) which defines the confines of the Applicant's demised premises.

Developer's Architect
Developer's architectural representative responsible for overall design concept of the Development, and responsible for review of Applicant's submitted design documents for compliance with Development design standards.

Lease Outline Diagram (LOD)
Drawings generated by Developer's Architect for the Developer, indicating characteristics of Applicant's space. This includes the location relative to the overall Development, leasable and usable dimensions of space, leasable area, mechanical and electrical capacities, and exterior elevation of Applicant's space with materials indicated.

Mechanical Zone
A "mechanical zone" has been designed to accommodate roof top unit placement. The "mechanical zone" shall be located per the building shell construction documents. Roof top equipment shall not be placed outside of the "mechanical zone." In the event that a Applicant requires roof top equipment located outside the "mechanical zone," the Applicant is required to submit calculations prepared by a certified structural engineer for review by the building shell structural engineer. Additional engineering services and any additional reinforcing shall be at the Applicant's expense.

Neutral Pier
Architectural element separating two adjacent storefronts, or a storefront and a service corridor. Neutral piers are installed and maintained by the Developer. The Applicant, at its own expense, shall repair any damage to the neutral piers by the Applicant. The Applicant shall provide flashing, and/or sealant as approved by Developer's Architect (or as directed by Developer's Applicant Coordinator), when adjoining Applicant's storefront to a neutral pier.

Developer
Referred to as Developer or Developer in the Applicant Design Handbook. Person(s) responsible for overall development of Development, including leasing activities with potential Applicants.

Reveal
Recessed separator strip between two different architectural planes or materials. Also used to separate Applicant's storefront from Developer's neutral piers and bulkheads.

Show Window
Transparent portion of storefront used for merchandise display.

Sign Block
Rectangular areas on building elevations which define the allowable sign areas. Sign areas shall be in conformance with local sign ordinances and this criteria.

Simulated
Artificially produced to look or seem like a natural building material.

Soffit
The exposed undersurface of any overhead component of a building such as an arch, balcony, beam, cornice, lintel, or vault.

Storefront
Front face, or other exposed exterior building wall of the store.

Store Name
Official name of the store as written in the lease documents.

Storefront Control Area
The area below the bulkhead at the storefront and 10'-0" behind the lease line. The Developer reserves the right to require above average materials in this area and to apply all Applicant sign criteria guidelines, submittals, and approvals within this area.

II

RESTAURANT + PAD APPLICANTS

PAD SITE USERS

General Design Criteria

The Developer has provided general design criteria in Section I and as follows for Applicant to adhere to. A nationally recognized Applicant may be afforded an interpretation of this design criteria and apply it to its prototype storefront for approval by Developer but the building must take on the flavor of the design character. Each Applicant is required to design within the parameters set forth by the Developer.

Retailers with a drive-thru windows, auto service bays or fuel pumps will be subject to a separate review by the developer to ensure that these items are properly screened and/or consistent with overall site design. The Developer shall have final approval power.

Building/Storefront Design

The use of imaginative forms, approved materials, approved color combinations, and graphics is encouraged. Only original and innovative modifications of the overall design criteria will be approved.

Show windows must have concealed lighting without pulsating, strobe, or otherwise animated illumination. All interior and exterior surfaces shall be high quality finish materials. Show windows should minimize the use of back walls that tend to close off the store area visually from the public view.

Since each outparcel represents a major attraction to the Development, the building design needs to reflect a dramatic and individual design image, while containing common design elements of the Development. This criteria is intended to establish design standards to encourage out parcel buildings to become a unique, yet consistent part of the overall Development.

These criteria are a basic "set of tools" that the Applicant is required to work with and expand upon. Criteria are written to encourage some freedom of individual expression, and to provide a common point of departure for all Applicants while adhering to Development guidelines.

The building facades should be designed to give an innovative design concept. Applicants are encouraged to take full advantage architecturally of the Development design standards.

National or regional Applicants who have a typical or recognizable building design are expected to review the design of Douglas Commons and this criteria and adjust their design to ensure compatibility and compliance with these criteria.

Required Exterior Building Materials

Refer to Appendix for Material Boards and "storefront" exhibits.

- Main building facades – 30% rainscreen, scored EIFS or stucco minimum, 35% minimum approved masonry materials.
- Building parapet cap element – pre-finished metal or masonry. All facades of building.
- Entry façade element – maintain a surround with a minimum of 40% approved materials.
- Final exterior building design shall be as designed by or subject to approval of the Developer's Coordinating Architect.
- Exposed pitch roofs (if acceptable) – roofing tiles shall be a simulated slate or concrete roof tile or an equal product.
- Decorative wall sconces (per Development Standards if provided).
- Internal gutters and downspouts.
- Development standard exterior pole lighting.

Other acceptable exterior materials, which can be used as either accent or field, subject to Developer design review and approvals:

- Brick masonry (different than approved palette).
- Limestone.
- Selected stone masonry.
- E.I.F.S.
- Fiber Cement board rainscreen.

- Wood composite rainscreen.
- ACM metal composite rainscreen.

The roof materials and roof line compositions shall be consistent or compatible with the Development design and provide an integral part of the individual building design. The following are acceptable roof materials:

- Typical TPO roof with exterior wall screening parapet.

- Exposed pitch roofs shall be Developer approved simulated slate or concrete roof tile.

All roof slopes and configurations are subject to Developer approval. Absolutely no standing seam metal or asphalt shingles will be allowed.

Site Lighting

The Architect should make every effort to create an exciting and functional lighting program for the needs of the Applicant. Therefore, the Developer has established the following requirements for Applicant lighting:

- Site lighting shall be as per the Development standards. Developer will provide general specifications for Applicant design.

- Applicant is responsible for all lighting within the entire out parcel premises.

- No lighting shall be installed outside the out parcel premises.

- All general lighting shall be the same color temperature as established by Civil Engineer.

In general, all site lighting shall be in accordance with Development standards and shall be shielded to reflect downward or direct light away from residential areas, or any other areas deemed unacceptable by the Developer or the City.

Exterior Furniture

Applicants with an exterior seating area shall supply exterior furniture per Development standards (if provided). Should Applicant have an identifiable brand/trade dress with furniture, that shall be considered.

Trash Enclosures

All trash enclosures and service areas shall be appropriately screened to reasonably hide them entirely from public view. All trash enclosures and service areas shall utilize the appropriate, and approved masonry materials to match Development standards. All gates shall be metal/steel construction to match the Development standard. All trash enclosures shall meet the City codes and planning criteria, and approvals.

Screening

The following items shall be either located out of direct public view or adequately screened by a wall utilizing the appropriately approved masonry materials:

- Gas meters and any associated piping.
- Electric meters and any associated conduits.
- Transformers.
- Trash compactors.
- Any ground installed equipment.
- Trash dumpsters, service areas, recycling bins and grease interceptors.

All roof mounted equipment shall be adequately and completely screened from any adjacent property, public right of ways, and/or pedestrians views by means of exterior building walls or Developer approved equipment screening. All rooftop screening shall be integrally designed into the building by use of roof parapets and walls. Painting of equipment as a method of screening is not allowed.

Civil/Sitework

No construction may proceed on any out parcel pad site prior to receiving notification from the Developer's Civil Engineer that the Civil/Sitework plans have been

approved. Civil/Sitework plans must be submitted directly to the Developer's Engineer.

The Developer's Civil Engineer will review the plans, and comments will be issued to the Applicant stating either "Approved", "Approved as Noted", or "Returned for Corrections". Civil/Sitework plan submittals shall include, but not be limited to the following sheets:

- Site Plan (Approved by Architect).
- Proposed Grading Plan.
- Proposed Utility Plan.
- Proposed Paving Plan.
- Proposed Site Lighting Plan.
- Proposed Landscaping Plan.

Plan submittals shall also include all details of construction showing type, size, location, and materials for any proposed retaining walls, sidewalks, traffic control signs, or any other structure that is to be located on the property.

The following are the general guidelines for general site design and plan submission. Exception to these guidelines will be evaluated on an individual basis.

Grading Plan

The first floor elevation of the Applicant's building shall be the elevation identified on the Developer's grading plan. If the Applicant requires the first floor elevation to be anything other than the elevation given by the Developer, the Applicant shall be responsible for contacting the Developer's Engineer stating the reasons for the new first floor elevation.

Parking lot grades shall not exceed 3.0%.

Slopes in green areas shall not exceed 3:1 (horizontal:vertical).

Methods to control siltation and erosion of soil onto adjacent properties during construction must be incorporated into the Applicant's design plans. It shall be the Applicant's responsibility to erect and maintain erosion control measures.

The Applicant's pad will be graded to the elevations and specifications as indicated on the Developer's grading plan prior to the Applicant taking possession of the pad (contact Developer for plan prior to site design).

Utility Plan

Connections for water service, and sanitary service shall be designed to applicable local, state and federal standards.

Underground stormwater collection systems shall be utilized to collect stormwater runoff for the 10 year storm or as otherwise required by local jurisdictions (overland flow across lot/parcel lines is allowed only in areas where no receiving storm sewer is present).

Storm sewer curb and grate inlets shall be used to collect surface water. Inlets used shall match those used within the Development. Plans shall include construction details of inlets (contact Developer's Engineer for appropriate inlet types).

Location of electrical transformer must be shown.

Applicant is responsible for contacting local phone, cable, and natural gas providers to coordinate service locations. Schematic location of these services must be shown on plans.

The use of concrete flumes to direct stormwater across landscaped areas or sidewalks is prohibited.

Pad Site Irrigation Requirements

Applicant is responsible for providing its own irrigation system for its site.

LANDSCAPE + HARDSCAPE

LANDSCAPE CONCEPT

Landscaping shall be comprised of trees, shrubs, and grasses to resemble plantings that may be found in the rural, agricultural Midwest and/or can sustain life in Lee's Summit's climate. The design will comprise of low-maintenance plant cultivars and a xeriscape approach to irrigation coverage. Smaller, ornamental trees shall provide color without sacrificing views of tenants. Splashes of color will be found in annual plantings at entrance thresholds as well as large decorative pots marching along the pedestrian walkways.

Suggested Plant Palette

Keeping with the rural theme, plant materials shall be reminiscent of what may be found in that part of the country. Plant materials shall be hardy enough to survive the Lee's Summit winter. Grasses, flowering trees, and colorful perennials shall be used in conjunction with larger shade trees providing shade for parking and pedestrian areas. All landscape material shall meet The American Standard for Nursery Stock (ANSI z60.1-current edition) per The American Association of Nurserymen. The Master Plant Palette is a general reference, outlining accepted plant material. Approved equals (i.e. alternates / substitutions) shall be determined through the preliminary design review process.

Lawn Areas

Manicured lawn areas shall be designed for areas that are easily accessed for maintenance. These areas should be limited to the main public rights of-way, perimeter landscape areas adjacent to buildings and special interest areas within the development. Turf shall not be used on parking medians or islands.

General Landscape Requirements

All landscape design shall be in accordance with the following standards:

- All landscape shall be in accordance with the City of Lee's Summit Requirements and Ordinances.
- Landscaping shall be used to distinguish access points, to break up parking, and to define pedestrian access and spaces.
- Landscaping should screen and orient the pedestrian environment.
- A mix of deciduous shade trees and shrubs shall be planted in landscape islands to visually soften views and provide shade.
- Where adjacent to streets, the perimeter of parking lots shall be landscaped with low plant material to provide a visual screen.
- Head-in parking spaces adjacent to streets shall be screened using either:
  - 30" high earthen berm.
  - Dense shrub plantings at a minimum of 4' OC.
- Trash, service, and loading areas shall be screened from streets, open areas, and pedestrian corridors. Where adjacent to a public right-of-way or residential areas, a 8' high masonry wall designed to be an integral and complementary extension of the building shall be used.
- Dumpsters shall be fully concealed from public view.
- All Pad site landscape areas to be irrigated.

Suggested Ornamental Trees

Chinese Fringe Tree

Cornelian Cherry Dogwood

Seven Sons Tree

Oklahoma Redbud

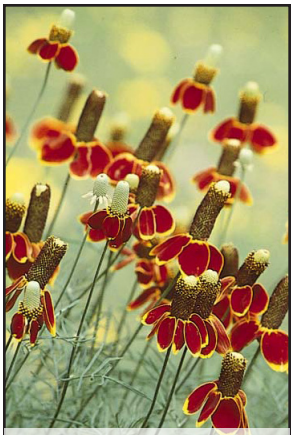
Suggested Evergreen Trees

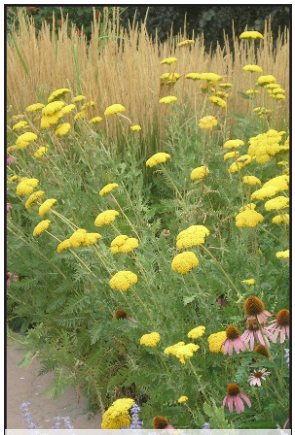
Alaskan Cedar

Cedar of Lebanon

Taylor Juniper

Suggested Perennials, Vines, and Groundcovers


Mexican Hat


Yarrow

Phlox

Giant Goldenrod

New England Aster

Virginia Creeper

Indian Blanket

Indian Paintbrush

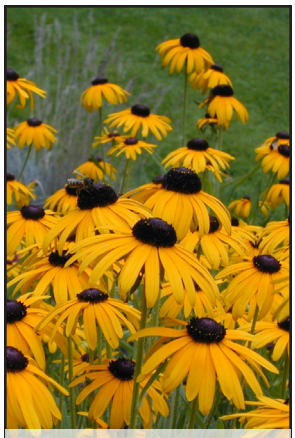
Columbine

Gayfeather Blazing Star

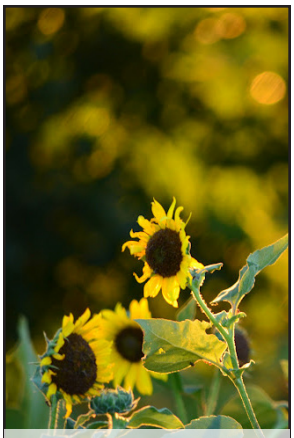
Daisy

Horsetail Reed

Tickseed


Black Eye Susan

Russian Sage


Wild Sunflower

Penstemon

Cardinal Flower

Winterthur Viburnum

Fine Line Buckthorn

Rose Of Sharon

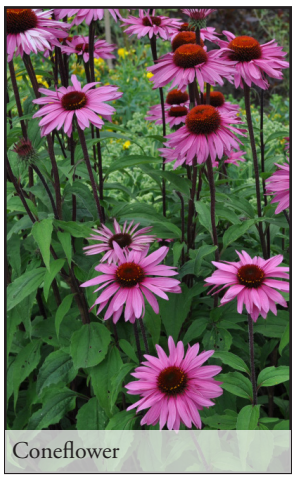
Summer Wine Ninebark

Tiger Eye Sumac

Yucca Filamentosa

Morning Glory

Wisteria


Coneflower

Suggested Grasses

Northwind Switchgrass

Carex

Blue Grama

Little Bluestem

Cassion Fountaingrass

Prairie Dropseed

Shenandoah Switchgrass

Planting Details

EVERGREEN TREE PLANTING NOTES:
1) DO NOT HEAVILY PRUNE THE TREE AT PRUNING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS & UNBROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED IF REQUIRED. DO NOT REMOVE THE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

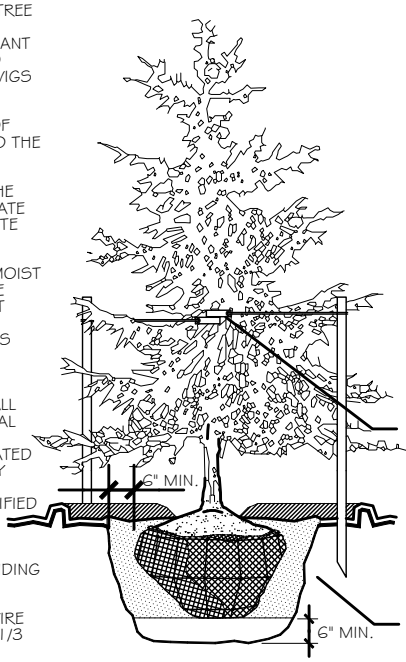
2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.

3) BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS.

4) PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY. PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL, TYP. SCARIFY HOLE & BACKFILL WITH SOIL EXCAVATED FROM HOLE & SPECIFIED AMENDMENTS.

5) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.

6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF THE ROOTBALL.



7) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL.

8) SOAK BACKFILL AFTER PLANTING.

9) APPLY 3"TH. MULCH LAYER AROUND TREE, DO NOT PLACE MULCH IN DIRECT CONTACT w/ CROWN OF TREE TRUNK.

STAKING REQUIREMENTS:
1) STAKING SHALL BE REQUIRED UNLESS OTHERWISE APPROVED BY THE ARCHITECT.

2) GUY WIRES SHALL BE GALV. 12-GAUGE DOUBLE STRAND WIRE 3'-6" ABOVE GRADE; TIGHTEN GUY WIRE ONLY ENOUGH TO KEEP FROM SLIPPING, DO NOT OVERTIGHTEN, ALLOW FOR SOME TRUNK MOVEMENT.

3) USE 1-1/2" WIDE WEBBING w/ METAL GROMMETS

4) TREE STAKES SHALL BE 2" DIA. x 8'-0" LODGEPOLE PINE TREE STAKES, KEEP STAKES PLUMB AND EVENLY SPACED.

COMPACTED OR UNDISTURBED SOIL

1 EVERGREEN TREE PLANTING

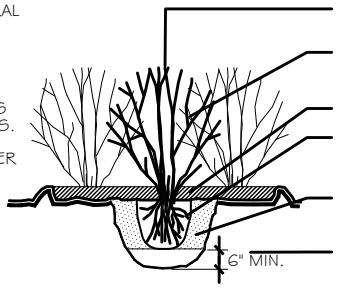
SCALE: N.T.S.

SHRUB PLANTING NOTES:
1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD ~~OR CONTAINER.~~

2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE w/ STANDARD HORTICULTURAL PRACTICE

3) BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS.

4) WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED.



PLACE PLANT IN VERTICAL PLUMB POSITION

PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING

3" TH LAYER MULCH

PEEL BACK BURLAP FROM TOP OF ROOTBALL OR REMOVE CONTAINER

BACKFILL WITH EXCAVATED SOIL & SPECIFIED ADDITIVES

COMPACTED OR UNDISTURBED SOIL

2 SHRUB PLANTING

SCALE: N.T.S.

Planting Details

PERENNIAL PLANTING NOTES:
1) BREAK UP EXISTING TOPSOIL TO A DEPTH OF 24"

2) PROVIDE NEW TOPSOIL TO A DEPTH OF 18"

3) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL

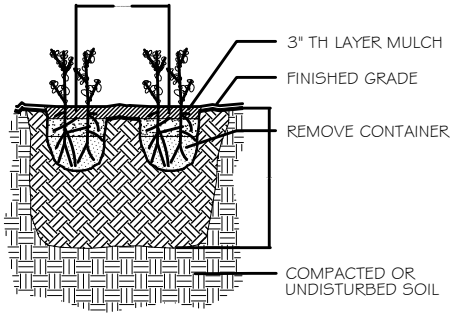
4) DO NOT ALLOW PERENNIALS TO DRY OUT. KEEP MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING.

5) PLACE PLANT IN VERTICAL PLUMB POSITION

6) DIG HOLE AS DEEP AS INITIAL ROOT SYSTEM

7) BACKFILL w/ SOIL AND PACK FIRMLY BY HAND. ADD ROOT STIMULATOR PER MANUFACTURER'S RECOMMENDATIONS. WATER THOROUGHLY TO FINISH PACKING SOIL AROUND ROOTS.

8) APPLY 3" TH LAYER OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS



3 PERENNIAL PLANTING

SCALE: N.T.S.

DECIDUOUS TREE PLANTING NOTES:
1) DO NOT HEAVILY PRUNE THE TREE AT PRUNING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS & UNBROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED IF REQUIRED. DO NOT REMOVE THE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

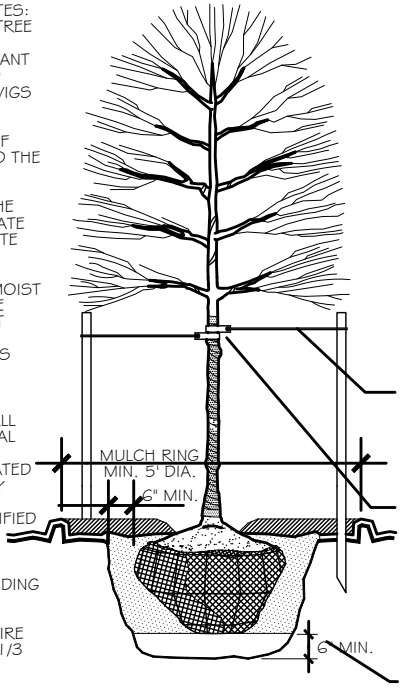
2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.

3) BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS.

4) PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY. PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL, TYP. SCARIFY HOLE & BACKFILL WITH SOIL EXCAVATED FROM HOLE & SPECIFIED AMENDMENTS.

5) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.

6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF THE ROOTBALL.



7) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL.

8) SOAK BACKFILL AFTER PLANTING.

9) APPLY 3"TH. MULCH LAYER AROUND TREE, DO NOT PLACE MULCH IN DIRECT CONTACT w/ CROWN OF TREE TRUNK.

10) WHEN NECESSARY APPLY TREE WRAP TO TRUNK FROM BOTTOM UPWARD, SECURE w/ TAPE.

STAKING REQUIREMENTS:
1) STAKING SHALL BE REQUIRED UNLESS OTHERWISE APPROVED BY THE ARCHITECT.

2) GUY WIRES SHALL BE GALV. 12-GAUGE DOUBLE STRAND WIRE 3'-6" ABOVE GRADE; TIGHTEN GUY WIRE ONLY ENOUGH TO KEEP FROM SLIPPING, DO NOT OVERTIGHTEN, ALLOW FOR SOME TRUNK MOVEMENT.

3) USE 1-1/2" WIDE WEBBING w/ METAL GROMMETS

4) TREE STAKES SHALL BE 2" DIA. x 8'-0" LODGEPOLE PINE TREE STAKES, KEEP STAKES PLUMB AND EVENLY SPACED.

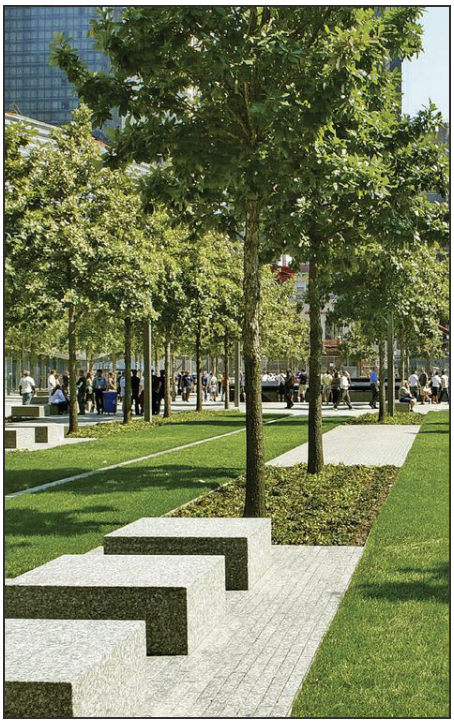
COMPACTED OR UNDISTURBED SOIL

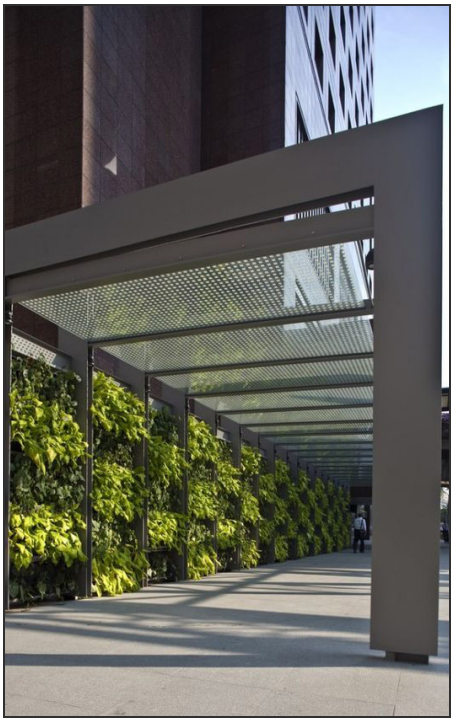
4 DECIDUOUS TREE PLANTING

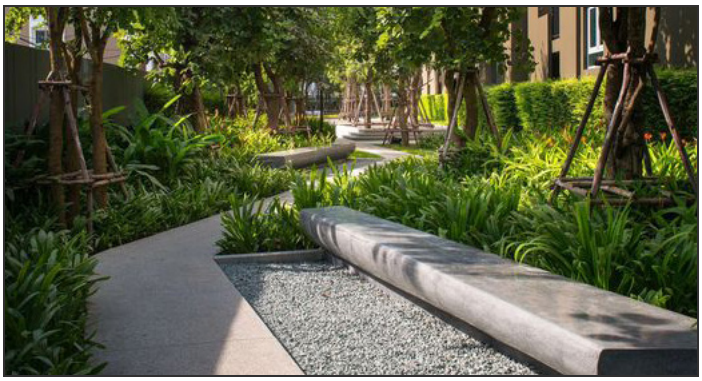
SCALE: N.T.S.

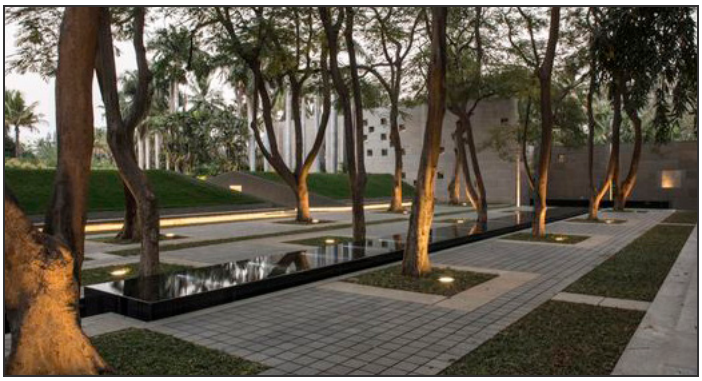
HARDSCAPE CONCEPT

Hardscape materials shall be selected to complement the architectural style of the buildings. Keeping with the "rural modern" concept, tumbled pavers, ceramic tile accents, and large clay and glazed pots shall be incorporated into the hardscape design.

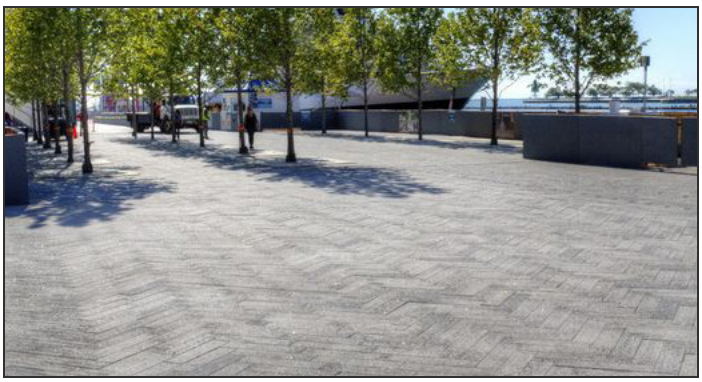








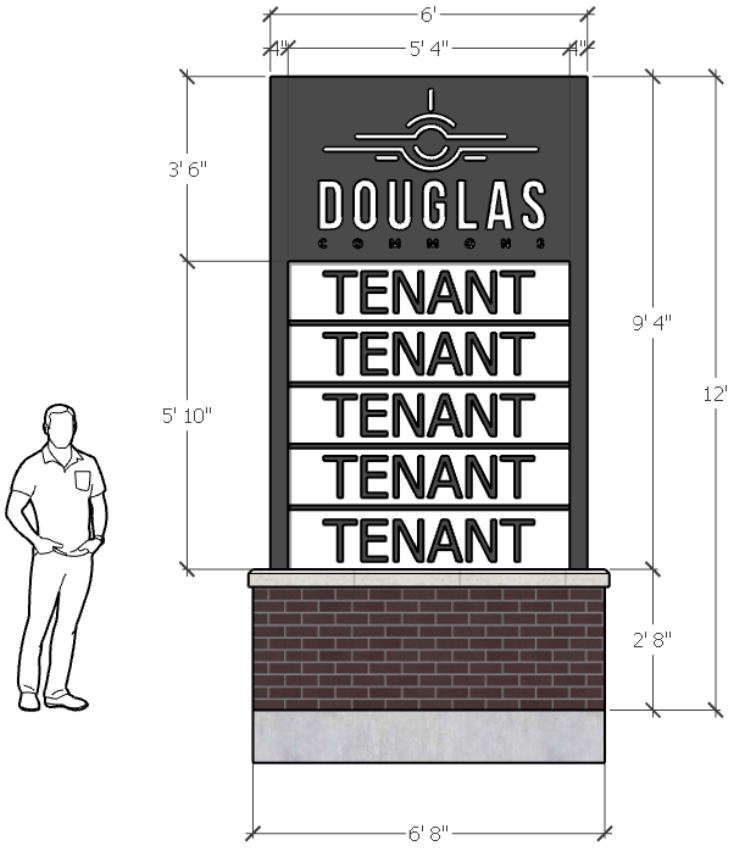
EXCELSIOR

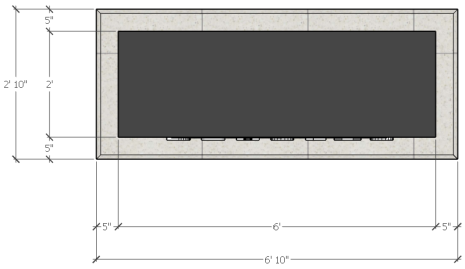


IV

APPLICANT SIGN CRITERIA

MONUMENT SIGN





SIGNAGE CRITERIA OVERVIEW

Signage is an integral design feature of the Applicant's storefront. Applicant signage shall be designed to complement the specific Applicant's storefront and general building design and support the master plan for Douglas Commons.

The purpose of this section is to define and specify all exterior signage criteria for Douglas Commons. Each Applicant shall provide a signage package for its space.

All sign packages shall be submitted in electronic format to Developer or its Architect for approval prior to fabrication and installation. If the plans are disapproved by Developer, Applicant shall resubmit them within fifteen (15) days from date of the notice of any disapproval by Developer or its Architect until such plans are finally approved by Developer.

The cost of the fabrication, permitting, and installation shall be the responsibility of each individual Applicant/ User. Sign construction is to be completed in compliance with local building code requirements and sign ordinances, and the instructions, limitations, and criteria contained in this manual. In the event of any conflict between the following signage requirements and local governmental ordinances, the more stringent will prevail. Upon written notice from Developer, Applicant agrees to take such actions as may be necessary to comply at Applicant's expense, with applicable requirements.

Applicant signage shall be limited to the Applicant's approved Trade Name as stated in the Lease. The use of a corporate logo or other established corporate insignia shall be permitted only if specifically approved in writing by the Developer. Tag lines or identification of specific products or services are not permitted.

All signage is to be of the highest quality construction. Shop fabrication and painting is required. All attachments, labels, fasteners, mounting brackets, wiring, clips, transformers, disconnects, lamps, and other required mechanisms must be concealed from view. Light leaks are not permitted and sign company labels and stamps must be concealed from view, unless Code requires labels to be visible from below. The Applicant's electrical contractor must be licensed and must perform all electrical connections for Applicant signs.

Municipal Signage Requirements

All signs shall comply with applicable codes regarding materials, electrical connections, overall size, and general signage construction. Any permits that may be required by the Jurisdictional Authority shall be the responsibility of the Applicant.

Signage Location

Since the Developer approved location for Applicant signage will depend on specific design conditions and varying base building façade details, the approved signage location shall be determined based on consultation with the Developer's Architect.

The location of the signage shall specifically coordinate with the Applicant's storefront entry location, awnings, canopies, the character of the base building façade, and other contextual design features.

The Applicant shall locate the main sign on the Applicant's storefront construction or immediately above the Applicant's storefront on the base building façade in accordance with Developer's approved location. Applicant signage shall not be placed on top of, or over, base building design elements (i.e., second level windows).

Secondary Signage

Decorative secondary signage, such as blade signs, signage on awnings, decorative icons, and small repetitive window signage, is encouraged provided such signage compliments the overall Applicant façade design and the base building district design theme without violating any municipal ordinances.

Developer's Approval

Applicant shall provide design information for all signage on all preliminary and working drawings submitted to Developer for review and must meet all jurisdiction requirements.

Signage Shop Drawings

Signage shop drawings submitted by the Applicant shall provide complete information for the Developer to understand the signage design and appearance. Fabrication or installation of the Applicant's signage shall not commence before the Developer's approval of the signage shop drawings is secured. Submitted signage shop drawings shall provide the following information:

- Type and size of all signage and lettering.
- Scaled and dimensioned elevation of the store illustrating each sign location.
- Section or sections through the sign.
- Identify the materials, color scheme, fabrication techniques, illumination, and mounting system.
- Photographs of similar wherever possible.

Permitted Signage Types

- Individual metal channel letters with illuminated Plexiglas faces.
- Halo type illuminated signs (reverse channel letters) with LED illumination. LED colors and suppliers must be reviewed by the Developer – particularly white since the brightness levels can be highly variable.
- Non-internally illuminated panel sign or individual pin mounted dimensional letters with accent lighting where required (letters or panel shall be minimum 3" thick).
- Decorative blade signs – such signs are required to be dimensional. Flat panels with only painted or vinyl graphics are not allowed. (If allowed by jurisdiction)
- Lettering on awnings or decorative canopies. (If allowed by jurisdiction)
- Small, adhesive or painted lettering on storefront glazing.

Signage Not Permitted

- Exposed or surface mounted box or cabinet type signs, or any signage with an exposed raceway or electrical connections. However, in certain circumstances this may be acceptable in a limited basis for logos or branding purposes.
- Suspended internally illuminated panel signs behind storefront glass.
- Exposed neon tube signs, either in front of or behind the Applicant storefront, where the bare neon tube is fully exposed and not an integrated part of a more intricate, thematic sign are not permitted. Specifically, single line neon lettered signs such as "open" signs are not permitted.

- Freestanding, moving, rotating, flashing, noise making or odor producing signs.
- Roof-mounted signs.
- Signs that are not professional in appearance.
- Cloth, paper, cardboard and other large stickers, decals, or other temporary looking signs on or around the storefront surfaces.
- Temporary signage or banners and associated eye bolt anchors.

SPECIFIC SIGN TYPE CRITERIA

Internally Illuminated Channel Letters Signs

- The background surface of the sign is to be opaque and not reflect the illumination or image of lamps behind letters.
- The color of the channel returns must match the color of the letter faces.
- All LED must be fully concealed within the letter so it is not visible to the public.
- The rear and sides of the letter shall be opaque.
- Flanges/brackets shall be mounted concealed from public view.
- Halo-type signs used in outdoor locations shall have closure backing on the rear of the letters to prevent birds nesting in the letters.

Non-Internally Illuminated Panels or Individual Letter Signs

- Dimensional letters or graphics pin mounted to the face of the storefront area or base building façade with external, indirect illumination.
- Non-dimensional letters or graphics less than 3" thick are generally not permitted. Non-dimensional techniques, which include painting, silk-screening, pressure sensitive vinyl, metal appliqué or glass etching are generally not permitted. Exceptions to this requirement may be allowed if such signage compliments the overall store façade design.
- Signs shall not be placed on a background material that detracts from the appearance of the sign.
- Supplemental lighting must be provided for appropriate signage visibility. The supplemental lighting must be incorporated into the façade design either as a concealed feature or as a design element (i.e. decorative accent fixtures or concealed fixtures mounted on a Applicant canopy that lights back towards the wall mounted signage). Such supplemental lighting shall be compatible with the existing base building façade lighting and is subject to Developer's approval.

- Dimensional letter signs or panels applied directly to transparent storefront glass must have matching dimensional letters on each side of the glass to create a finished appearance from both sides of the storefront glazing.

Internally Illuminated, Fully Integrated Cabinet Signs

- Signs shall be fully integrated into the storefront design concept. Cabinet sign if Developer approved, shall be recessed so that the face of the cabinet sign is flush with the surrounding storefront material, or otherwise incorporated into the design.

- The size of the sign cabinet and the design of the face materials are to be integrally designed into the appearance of the store façade.

- Only letters shall be translucent on the sign face. The background must be opaque. Plastic faced sign panels will not be allowed.

- Signs must be of the highest quality design and construction. Seams are not permitted in the face of the sign cabinet.

- Light leaks are not permitted.

- Cabinet signs with the face panel routed out with Plexiglas laminated behind are not permitted. Push-through dimensional translucent Plexiglas letters that extend through the routed opaque sign face must be provided. Illumination is to be provided by LED, or fluorescent lighting.

- The face panel is to be hinged to provide access for maintenance, or an access panel is to be located in an alternate concealed location. Where rear access is possible, a rear access hatch is preferred to reduce visibility.

Face Illuminated Channel Letters

Face illuminated channel letters shall only be allowed for signage facing a public right-of-way, or parking areas where such signage is specifically controlled by the Municipal Signage Requirements.

All such letters shall be evenly illuminated and directly mounted to the building façade in the required location.

Signage on Required Exterior Awnings and Canopies

Applicant installed awnings or canopies shall be appropriately designed to resist deterioration due to weathering and shall be in compliance with the criteria.

Applicants are encouraged to apply signage or graphics to the apron of their canvas awnings as part of a comprehensive signage design for the Applicant façade. The Applicant must balance the proportions of the various signs permitted so that only one sign is considered the primary sign and other opportunities are clearly secondary and used only to reinforce Applicant identity and branding.

Where Developer has provided structural canopies over the Applicant storefront, the opportunity exists to position the Applicant sign either mounted over, suspended under, or face-mounted, to the front edge of the canopy. This approach supports the thematic goals of Douglas Commons and is encouraged, but must be specifically approved in writing by the Developer.

Blade Signs

Store façade blade signs are allowed where such signage adds to the design environment of the public walkway area and to the building facades overall. Blade signs are required to have a decorative appearance that compliments the building façade and enhances the Applicant's storefront image. The blade sign size and location must comply with the maximum projection requirements stated below and must be generally proportional to the Applicant façade.

- Minimum height to bottom: 10'-0" of the projecting element, and 8'-0" for under canopy.

- Horizontal projection requirements: Maximum Projection 4'-0", Minimum Projection 1'-0".

Horizontal projection requirements are measured from the Lease Line. No projection will be permitted to impede the flow of emergency vehicles.

The Applicant blade sign may be an iconic representation of the products and services offered. For instance, a bakery might have a large pastry as an iconic blade sign, provided that the design is approved by the Developer in writing.

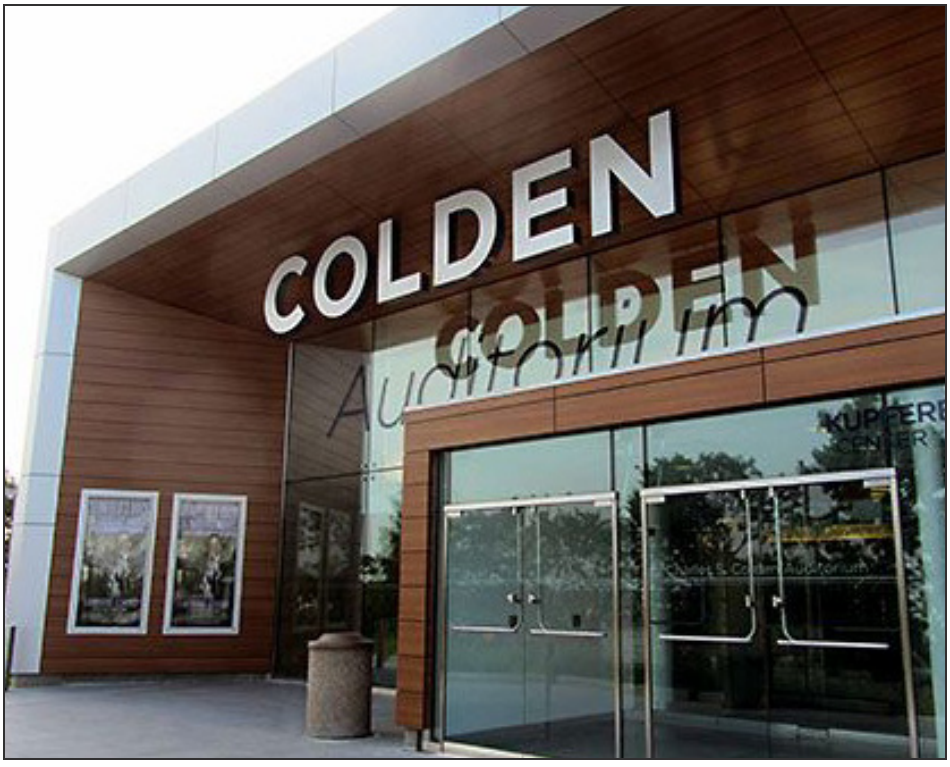
Decorative elements such as iron brackets or three dimensional sculptural panels are encouraged unless otherwise standardized. Flat panels with painted or vinyl graphics are not allowed. The Applicant's blade sign can be internally illuminated. All criteria that apply to other internally illuminated sign types apply in this case. The mounting height of the blade sign can extend higher than the Applicant's leased premises storefront, provided that the base building elevation can accommodate the location and there is no interference with base building architectural features or glazing.

Storefront Address Signs

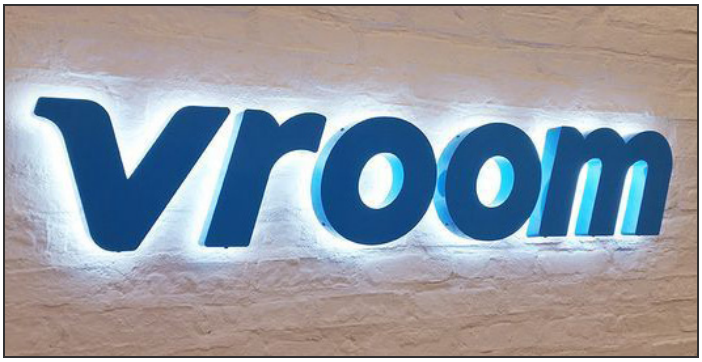
In addition to Show Window graphics, a standardized address sign may be required by the Jurisdictional Authorities and/or the Developer to provide a means of identifying store addresses for emergency purposes. Applicants are not permitted to place an address sign that does not meet this standard in material, type, size, and location.

ACCEPTABLE SIGNAGE EXAMPLES – BLADE TYPE

ACCEPTABLE SIGNAGE EXAMPLES – FACADE TYPE



ACCEPTABLE SIGNAGE EXAMPLES – BACK-LIT TYPE



ACCEPTABLE SIGNAGE EXAMPLES – CANOPY TYPE

ACCEPTABLE SIGNAGE EXAMPLES – ADDRESS

NON-ACCEPTABLE SIGNAGE EXAMPLES