



Brookhollow  
**BHOPA**  
Office Park Association

Design Standards  
October 2016 Update

MASTER PLANNING THE PARK



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# Why Design Standards At BHOPA

Brookhollow Business Park is a 31.06 acre mixed-use commercial complex, house to a host of professional services and mid-size retail. The park features a diverse landscape including 3 ponds and miscellaneous waterfalls, a variety of wildlife including Squirrels, Ducks, Kio Fish and Turtles. Lush grass and planter areas surround the office buildings and parking lots. Currently the park contains 21 office buildings and 3 warehouse/retail structures and one vacant lot.

One of the primary goals of the Board is to set in place strategies that enhance the value of the asset. One such imperatives is to enhance the aesthetics appeal of the project and create the right image; that BHOPA is a setting where the beauty of nature and old-world charm collide with the hustle and bustle of progressive and diverse commerce, providing an ideal setting for business. As such the Board, at its discretion, has appointed an Architectural Committee to implement the Board's strategies by establishing Design Standards and to govern their enforcement in conformance with the CC&R's.

The Design Standards herein contained are intended to provide guidelines and specifications that assure consistent quality, which stimulate creative invention, and achieve the highest and best design at optimum cost and cover a whole gamut of exterior features visible to the eye, including building exteriors, common areas, and marketing and advertising. The Design Standards do not relieve Owners' obligation to abide by any and all City and other governmental requirements. Notwithstanding governmental requirements, variances and exception to the standards are considered by the Architectural Committee on a case by case basis.

All Owners are responsible to maintain the exterior of their building in accordance with the CC&R's and Design Standards. Non compliance will be cited and corrective action will be required of the Owner.

No Owner is allowed to impact the Common Areas unless specifically authorized by the Architectural Committee through the application process. It is the objective of the Board to work with all Owners and provide approval for Owner's alternation/addition of such features when such alterations/additions are in line with the Board's overall strategy, with the Design Standards, and an enhancement to the Common Areas. Unless such approval is provided, placement of any such furnishings by the Owners/Tenants is strictly prohibited and subject to full enforcement and remedy as provided by the CC&R's.

# Design Elements At A Glance

The Design Standards are intended to cover all features visible to the eye when at the park outside:

- **Building Exteriors** : There are four types of buildings at the park; Sloped/Tile Roof, Flat Roof, Two Story Buildings-Sloped/Tile Roof, Warehouse (please refer to the map on following page). Each building type is given individual consideration respective to its characteristics, while specifying elements that would create a tie in between the three types:
  - Use of alternating building paint schemes
  - Use of accent color as tie in factor
  - Introduction of metal applications
  - Upgrading building exterior light fixtures
  - More uniform and cohesive rooftop system
- **Common Areas**
  - Landscape accents via pots, used as water fountains and planters
  - Use of pebble stone in conjunction with landscaping, installed at visible locations, predominantly the building entry points and edge of planter fingers and entry landscape areas
  - Landscape conversion, leveraging drought tolerant plant life with non-green decorative ground covers
  - Creation of pathways and seating areas
- **Marketing & Advertising**
  - Sign Program provides guidelines for various signage throughout the park.
  - BHOPA website allows for all resident businesses to advertise their business on the web free of charge



# Building Exteriors

## Building Elevation Types





# Building Exteriors

## Strategies At A Glance

The target is to inject a fresh look, add a touch of modern feel, and create a tie in across different building types, bringing cohesion to the park. All roof equipment must be fully and properly screened so as not be visible.



Spiced Berry paint color throughout adds spice and tie in



Metal applications brush up the old look and spur up a modern feel



Add on elements create more definition and articulation to the building

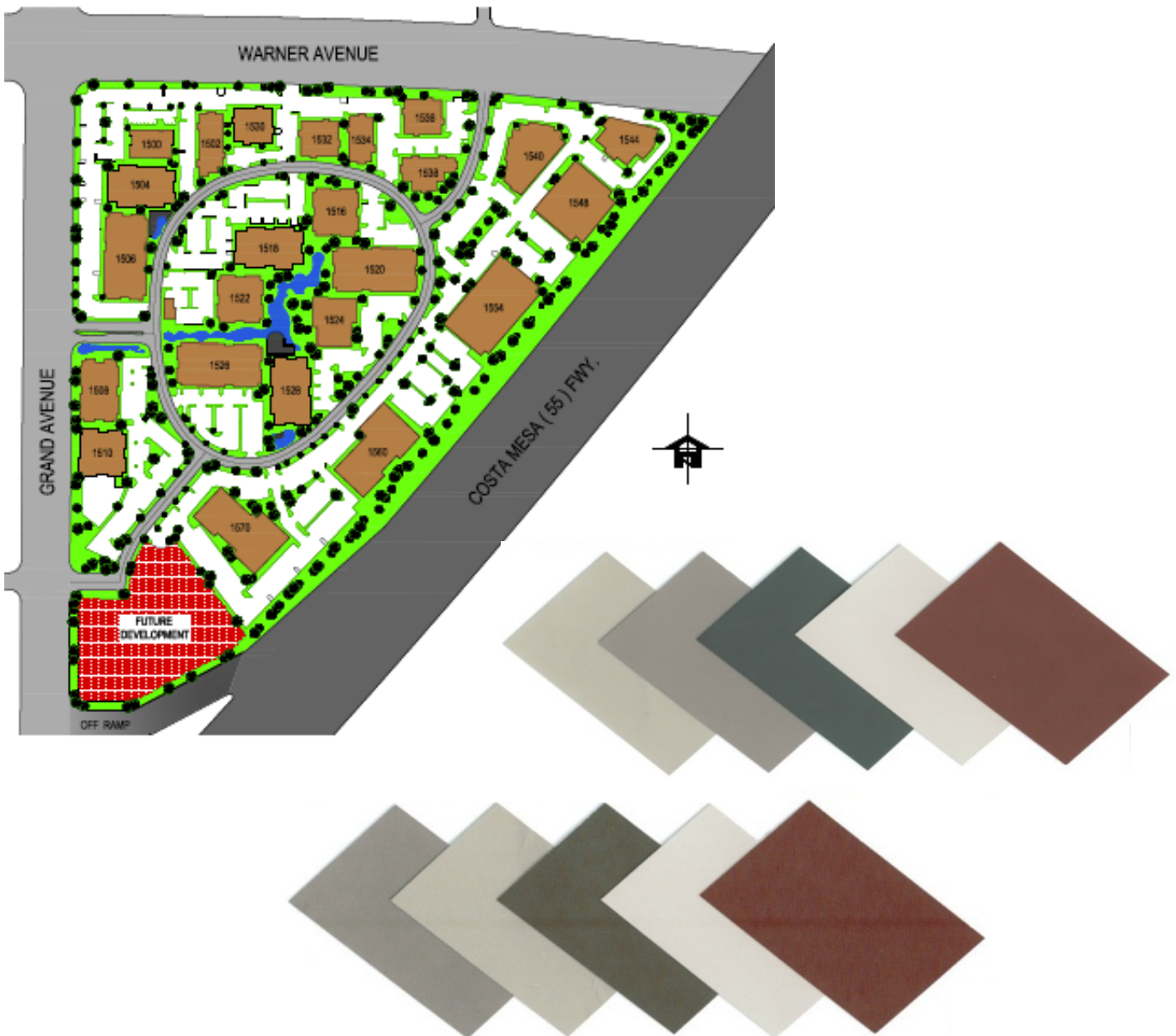




# Building Exteriors

## Paint Color Scheme/Palette

The exterior paint palette is designed so as to create a consistent and themed color scheme and look throughout that would give the park a distinct and prestigious look.





# Building Exteriors

## Paint Scheme Specifications

### Scheme A: 1504, 1510

Feature	Color Name	Color Code	Item	Product Name/Code DUNN EDWARDS	Color Finish
STUCCO	Pigeon Gray	DE 6214	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DE 6214	Primer	EFF-Stop Premium (ESPR00)	Masonry Primer/Sealer (Tinted)
WOOD SIDING	Bison Beige	DEC 750	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DEC 750	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer (Tinted)
FASCIA	Cocoa	DEC 755	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DEC 755	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer (Tinted)
COLUMNS	Cocoa	DEC 755	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DEC 755	Primer	EFF-Stop Premium (ESPR00)	Masonry Primer/Sealer (Tinted)
COLUMN TRIM	Fine Grain	DE 6213	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
			Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
WINDOW/DR TRIM	Fine Grain	DE 6213	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
			Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
DOOR (Suite Entry)	Spiced Berry	DEA 149	Paint	Evershield (EVSH50)	Exterior/Interior Semi-Gloss Paint
		DEA 149	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer (Tinted)
STUCCO ACCENT	Spiced Berry	DEA 149	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DEA 149	Primer	EFF-Stop Premium (ESPR00)	Masonry Primer/Sealer (Tinted)
UTILITY DOOR	Bison Beige	DEC 750	Paint	Evershield (EVSH50)	Exterior/Interior Semi-Gloss Paint
		DEC 750	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
ADDRESS NUMBER	Black Tie	DE 6357	Paint	Evershield (EVSH50)	Exterior/Interior Semi-Gloss Paint
			Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
FLASHING/VENTS/PES/GUTTERS	Same as Color of Feature		Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
DOWNSPOUTS/UTILITY BOX COVERS	Same as Color of Feature		Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint





# Building Exteriors

## Paint Scheme Specifications

Scheme B: 1500, 1506, 1508

Feature	Color Name	Color Code	Item	Product Name/Code DUNN EDWARDS	Color Finish
STUCCO	Bison Beige	DEC 750	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DEC 750	Primer	EFF-Stop Premium (ESPR00)	Masonry Primer/Sealer (Tinted)
WOOD SIDING	Pigeon Gray	DE 6214	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DE 6214	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer (Tinted)
FASCIA	Cocoa	DEC 755	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DEC 755	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer (Tinted)
COLUMNS	Cocoa	DEC 755	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DEC 755	Primer	EFF-Stop Premium (ESPR00)	Masonry Primer/Sealer (Tinted)
COLUMN TRIM	Fine Grain	DE 6213	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
			Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
WINDOW/DR TRIM	Fine Grain	DE 6213	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
			Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
DOOR (Suite Entry)	Spiced Berry	DEA 149	Paint	Evershield (EVSH50)	Exterior/Interior Semi-Gloss Paint
		DEA 149	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer (Tinted)
STUCCO ACCENT	Spiced Berry	DEA 149	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DEA 149	Primer	EFF-Stop Premium (ESPR00)	Masonry Primer/Sealer (Tinted)
UTILITY DOOR	Bison Beige	DEC 750	Paint	Evershield (EVSH50)	Exterior/Interior Semi-Gloss Paint
		DEC 750	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
Address Numbers	Black Tie	DE 6357	Paint	Evershield (EVSH50)	Exterior/Interior Semi-Gloss Paint
			Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
FLASHING/VENTS/PES/GUTTERS	Same as Color of Feature Affixed To		Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
DOWNSPOUTS/UTILITY BOX COVERS	Same as Color of Feature Affixed To		Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint



# Building Exteriors

## Paint Scheme Specifications

Scheme C: 1516, 1524, 1526, 1522

Feature	Color Name	Color Code	Item	Product Name/Code DUNN EDWARDS	Color Finish
STUCCO	Pigeon Gray	DE 6214	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DE 6214	Primer	EFF-Stop Premium (ESPR00)	Masonry Primer/Sealer (Tinted)
WOOD SIDING	Bison Beige	DEC 750	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DEC 750	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer (Tinted)
FASCIA	Charcoal Smu	DE 6370	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DE 6370	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer (Tinted)
COLUMNS	Charcoal Smu	DE 6370	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DE 6370	Primer	EFF-Stop Premium (ESPR00)	Masonry Primer/Sealer (Tinted)
COLUMN TRIM	Fine Grain	DE 6213	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
			Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
WINDOW/DR TRIM	Fine Grain	DE 6213	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
			Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
DOOR (Suite Entry)	Spiced Berry	DEA 149	Paint	Evershield (EVSH50)	Exterior/Interior Semi-Gloss Paint
		DEA 149	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer (Tinted)
STUCCO ACCENT	Spiced Berry	DEA 149	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DEA 149	Primer	EFF-Stop Premium (ESPR00)	Masonry Primer/Sealer (Tinted)
UTILITY DOOR	Bison Beige	DEC 750	Paint	Evershield (EVSH50)	Exterior/Interior Semi-Gloss Paint
		DEC 750	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
ADDRESS NUMBER	Black Tie	DE 6357	Paint	Evershield (EVSH50)	Exterior/Interior Semi-Gloss Paint
			Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
FLASHING/VENTS/P PES/GUTTERS	Same as Color of Feature Affixed To		Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
DOWNSPOUTS/UTIL ITY BOX COVERS	Same as Color of Feature Affixed To		Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint



# Building Exteriors

## Paint Scheme Specifications

Scheme D: 1518, 1520, 1526 Garage, 1528

Feature	Color Name	Color Code	Item	Product Name/Code DUNN EDWARDS	Color Finish
STUCCO	Bison Beige	DEC 750	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DEC 750	Primer	EFF-Stop Premium (ESPR00)	Masonry Primer/Sealer (Tinted)
WOOD SIDING	Pigeon Gray	DE 6214	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DE 6214	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer (Tinted)
FASCIA	Charcoal Smu	DE 6370	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DE 6370	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer (Tinted)
COLUMNS	Charcoal Smu	DE 6370	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DE 6370	Primer	EFF-Stop Premium (ESPR00)	Masonry Primer/Sealer (Tinted)
COLUMN TRIM	Fine Grain	DE 6213	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
			Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
WINDOW/DR TRIM	Fine Grain	DE 6213	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
			Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
DOOR (Suite Entry)	Spiced Berry	DEA 149	Paint	Evershield (EVSH50)	Exterior/Interior Semi-Gloss Paint
		DEA 149	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer (Tinted)
STUCCO ACCENT	Spiced Berry	DEA 149	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DEA 149	Primer	EFF-Stop Premium (ESPR00)	Masonry Primer/Sealer (Tinted)
UTILITY DOOR	Bison Beige	DEC 750	Paint	Evershield (EVSH50)	Exterior/Interior Semi-Gloss Paint
		DEC 750	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
ADDRESS NUMBER	Black Tie	DE 6357	Paint	Evershield (EVSH50)	Exterior/Interior Semi-Gloss Paint
			Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
FLASHING/VENTS/PES/GUTTERS	Same as Color of Feature Affixed To		Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
DOWNSPOUTS/UTILITY BOX COVERS	Same as Color of Feature Affixed To		Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint



# Building Exteriors

## Paint Scheme Specifications

Scheme E: 1502, 1530-1538

Feature	Color Name	Color Code	Item	Product Name/Code DUNN EDWARDS	Color Finish
CONCRETE WALL BASE	Bison Beige	DEC 750	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DEC 750	Primer	EFF-Stop Premium (ESPR00)	Masonry Primer/Sealer (Tinted)
CONCRETE WALL ACCENT	Spiced Berry	DEA 149	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint UV Protectant
		DEA 149	Primer	EFF-Stop Premium (ESPR00)	Masonry Primer/Sealer (Tinted)
UTILITY SCREEN (ROOFTOP)					
Wood Panel	Spiced Berry	DEA 149	Paint	Evershield (EVSH50)	100% Acrylic Flat Paint
OR		DEA 149	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer (Tinted)
Metal Panel	Charcoal Grey	(Berridge Manuf Specs) See Spec Sheet			
OVERHAND WOOD CEILING	Clear Varnish				
STOREFRONT	Clear Anodized Aluminum				
	Bronze Aluminum				
UTILITY DOOR	Bison Beige	DEC 750	Paint	Evershield (EVSH50)	Exterior/Interior Semi-Gloss Paint
		DEC 750	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
ADDRESS NUMBER	Black Tie	DE 6357	Paint	Evershield (EVSH50)	Exterior/Interior Semi-Gloss Paint
			Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
CORRUGATED WALL	Raw Finish	N/A	N/A	N/A	N/A
FLASHING/VENTS/PIPES/GUTTERS	Same as Color of Feature Affixed To		Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
DOWNSPOUTS/UTILITY BOX COVERS	Same as Color of Feature Affixed To		Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint





# Building Exteriors

## Paint Scheme Specifications

Scheme F: 1540-1554

Feature	Color Name	Color Code	Item	Product Name/Code DUNN EDWARDS	Color Finish
CONCRETE TILT-UP WALL UPPER	Gray Pearl	DEC 795	Paint	Behr Premium Plus Flat	100% Acrylic Flat Paint
		DEC 796	Primer	EFF-Stop Premium (ESPR00)	Masonry Primer/Sealer (Tinted)
CONCRETE TILT-UP WALL LOWER	Piper <i>Fraze Paint Color</i>	CL 3245	Paint	Behr Premium Plus Flat	
	<i>(Fraze Paint Color)</i>		Primer	EFF-Stop Premium (ESPR00)	
METAL PANEL/SIGNAGE	Charcoal Grey	(Berridge Manuf Specs) See Spec Sheet			
METAL AWNING ACCENT	Spiced Berry	TBD	Paint	Behr Alkyd 3900	Exterior Semi-Gloss Paint
METAL LATTICE ACCENT	Black Matte	Black	Paint	Behr Alkyd 3900	Exterior/Interior Semi-Gloss Paint
			Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer (Tinted)
STOREFRONT	Clear Anodized Aluminum				
UTILITY DOOR	Piper	CL 3245	Paint	Behr Alkyd 3900	Exterior/Interior Semi-Gloss Paint
		CL 3245	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
ADDRESS NUMBER	Black Tie	DE 6357	Paint	Behr Alkyd 3900	Exterior/Interior Semi-Gloss Paint
			Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
FLASHING/VENTS/PIPES/GUTTERS	Same as Color of Feature Affixed To		Paint	Behr Premium Plus Flat	100% Acrylic Flat Paint
DOWNSPOUTS/UTILITY BOX COVERS	Same as Color of Feature Affixed To		Paint	Behr Premium Plus Flat	100% Acrylic Flat Paint



# Building Exteriors

## Paint Scheme Specifications

Scheme G: 1560-1570

Feature	Color Name	Color Code	Item	Product Name/Code DUNN EDWARDS	Color Finish
STUCCO BASE	Pigeon Gray	DE 6214	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DE 6214	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer (Tinted)
STUCCO MID-SECTION	Cocoa	DEC 755	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DEC 755	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer (Tinted)
STUCCO FASCIA/UPPER BAND	Charcoal Smudge	DE 6370	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DE 6370	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer (Tinted)
COLUMNS - STUCCO	Pigeon Gray	DE 6214	Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
		DE 6214	Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer (Tinted)
COLUMNS - STONE	Pearl White <i>(Thompson Bldg Supply)</i> Or As Approved by Arch. Comm. & City			El Dorado Stone	Pearl White Coastal Reef
ADDRESS NUMBER	Black Tie	DE 6357	Paint	Evershield (EVSH50)	Exterior/Interior Semi-Gloss Paint
			Primer	Ultra-Grip Premium (AGPR00)	Acrylic Multi Purpose Primer
FLASHING/VENTS/PIPES/GUTTERS	Same as Color of Feature Affixed To		Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint
DOWNSPOUTS/UTILITY BOX COVERS	Same as Color of Feature Affixed To		Paint	SpartaShield (SSHL10)	100% Acrylic Flat Paint



# Building Exteriors

## Paint Scheme Specifications

Scheme H: 1580 TBD

# Building Exteriors

## Roof Specifications

### Sloped Roof: Light weight concrete tile

- Mfg: Boral Duralite
  - Saxony 600 - Smokey 2FBCF3958
  - Saxony 700 - Smokey 3FBCF3958
  - 90° Rake 1R9CL3958
  - 3-Sided Ridge 1R3CL3958
  - 3-Sided Hip Starter 1FHCL3958
  - Apex 3-Way 13ACL3958
  - Apex 4-Way 14ACB3958

### Flat Roof:

- Types
  - Vinyl
    - RainShield® – RS-1P-3W (15 Year Warranty) –85 Mil – Seamless Single-Ply Roofing System
  - Gravel
- Utility Screens: All mechanical units must be screened.
  - Plywood
  - Metal Standard Panels
    - Berridge “M” Panel – Charcoal Grey (Per manufacturer Spec Sheet)

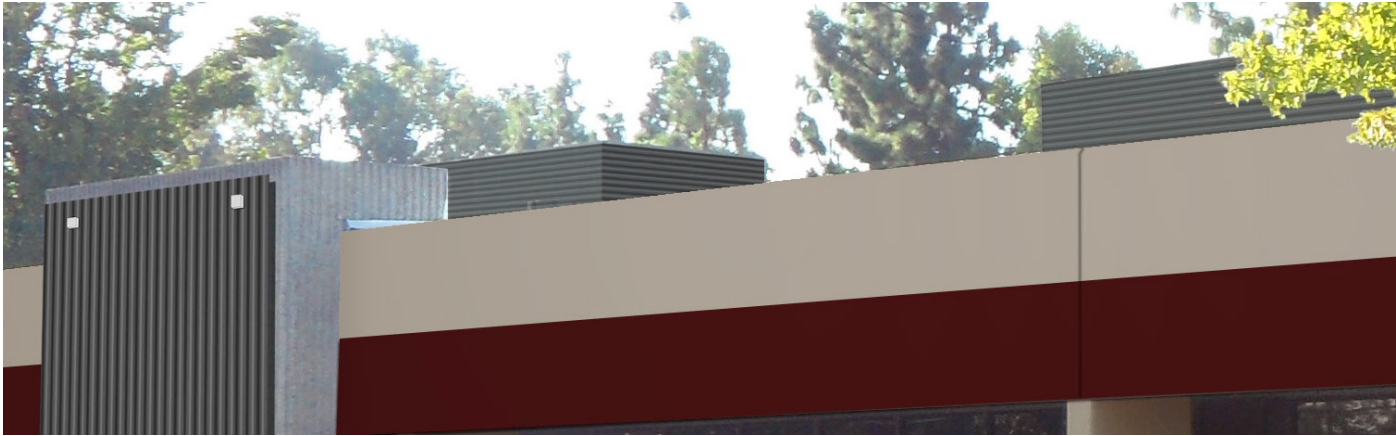




# Building Exteriors

## Roof Specifications

### Flat Roof



### Sloped Roof



**All HVAC equipment on the roof must be concealed via proper roof screens**



# Building Exteriors

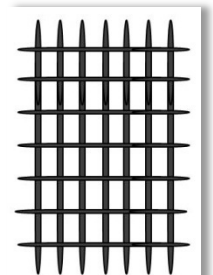
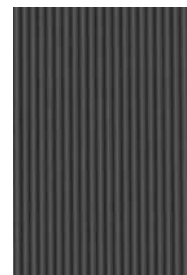
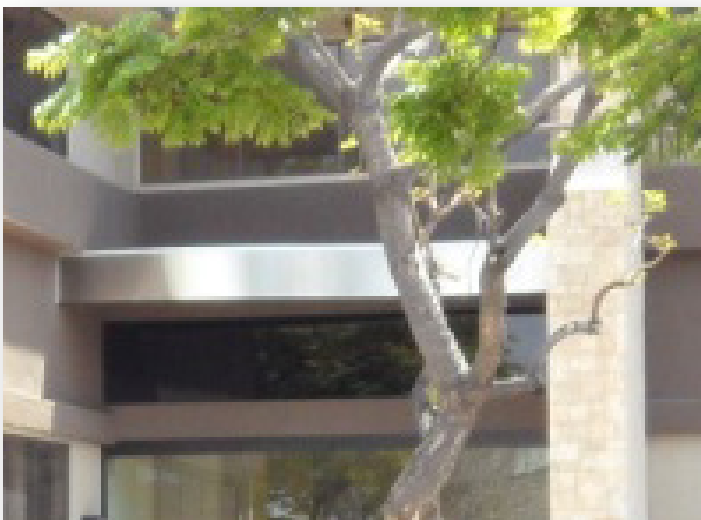
## Metal Applications

The goal is to bring in design elements that creates eye catching pop ups, adding elements of interest.

Some of the approved and implemented elements are listed here. Other similar applications that are in line with the goal can be submitted.



Corrugated metal adds articulation to flat surfaces, mostly dominant on Retail and Concrete buildings, while creating a tie-in factor between the two types.



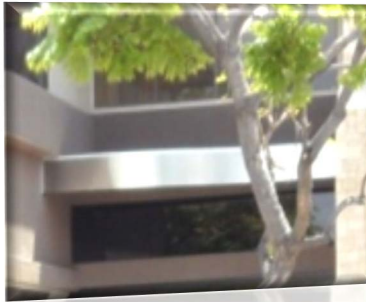
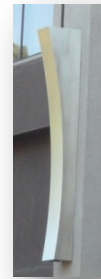
Silver finish metal canopies accentuate the building with a modern feel and are a favored application.

# Building Exteriors

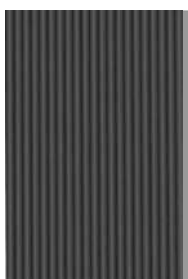
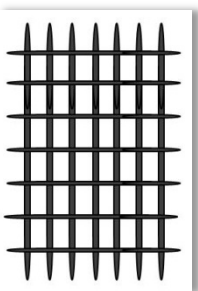
## Architectural Add On Features

Added features are encouraged to provide character and points of interest to any building exterior, particularly at main entries. Below are some of such features approved. Same or similar concepts can be submitted to the Architectural Committee.

- Scones
  - Brushed aluminum finish at 1560
- Canopies
  - Brushed aluminum finish at 1560
  - Wood and metal at 1570



- Stone Application
  - See Stone Applications for detail specs
- Pop outs
  - Corrugated Metal Add On
    - Berridge “M” Panel: See attached cut sheet





# Building Exteriors

## Stone Applications

Many of the building types within the park are excellent candidates for stone application on areas with architectural articulation such as columns, wings, indented surfaces. Currently there is a strong presence of stack stone. While stack stones are an approved form, the goal is to move away from country look, and bring in stones that project more sleek and contemporary image. Below are approved stones, providing color choices in shades of homogenous gray and beige.

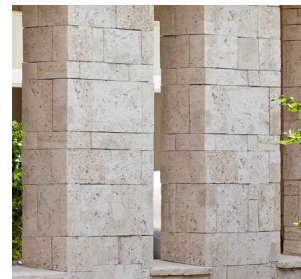
- El Dorado Stone Pearl White Coastal Reef - Supplied by Thompson Bldg Supply. Applied on 1560



Pearl White



Sanibel



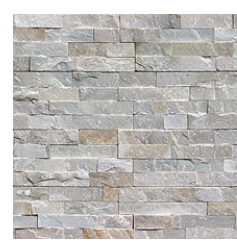
- Ledger stack stone in more homogenous color scheme in shades of gray and beige with more precise and consistent cuts. Below are examples from SparkStone.



Grey Goose



Sunny Beach



Moroco Salt

**Submission must include selected stone and area of application.**



# Building Exteriors

## Stone Applications



# Building Exteriors

## Lighting

In line with BHOPA's Green strategy, all exterior lights are planned for conversion through a rebate program. Approved fixtures are:

- Building Wall Packs – MEDINAH, 54W LED, Item Number MEDDCL200, Finish Titanium Grey Power Coat



- Door Wall Pack- MEDINAH, 18 W LED, Item Number MEDDCL102, Finish Titanium Grey Power Coat



- Flood Lights-100W Cool White Flood Light.
- Sconces – Submit for approval

# Common Areas

## Landscape Design Concepts/Elements

BHOPA has gradually been implementing a park wide landscape renovation project, with the goal of giving the park an updated look, leveraging latest design trends, while ensuring maximum water conservation. To effectively accomplish that, the following schemes are implemented throughout. Elements used repeatedly in all schemes are Mexican pebble stone, boulders, drift wood and logs, DG, and drought tolerant plant life.

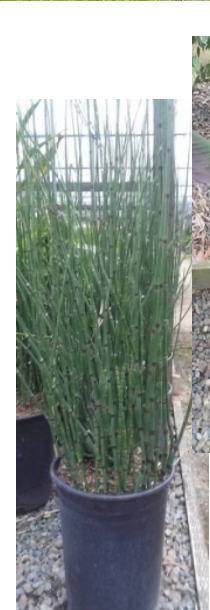
- **Hardscape**
  - **Pot Schemes:**
    - Water Pot Fountains
    - Brown Terra Cotta
    - Matte Black Clay
    - Log Pot
  - **Seating areas and pathways**
    - Lunch Areas
    - Meadows Areas
    - Smoking/Non Smoking Areas
    - Biz Hub
- **Softscape**
  - **Planters**
    - Entry Planers
    - Building Planters
    - Greenbelt Planters
    - Column Planters



# Common Areas

## Landscape Design Concepts/Elements

### Drought Tolerant Plant Palette





# Common Areas Hardscape

## Pot Schemes

Four types of pots have been selected and are implemented repeatedly throughout the park:

- Water fountains
  - At park entries with additional ones to be placed at key highly visible locations throughout the park
- Brown Terra Cotta
  - Along Brookhollow Drive
- Matte Black
  - By buildings and in locations most visible from Brookhollow Drive or from the freeway
- Log Pots
  - At meadows and other key locations with more rustic look and feel



# Common Areas Hardscape

## Pot Schemes - Water Fountains



Impactful entry signatures at Grand Ave and Warner Ave , inviting visitors to what lies inside the park . The feature consists of three textured pots in shades of dark brown, set on a bed of Mexican pebble stones, contained within rustic finish wooden box. More of such water fountain pots will be installed at key visible locations as funding becomes available.





# Common Areas Hardscape

## Pot Schemes - Brown Terra Cotta



Repeated pot scheme throughout the park on Brookhollow Drive and along the freeway. The feature consists of a grouping of three, usually with a rock counted as one, and brown terra cotta pots set on a bed of dried mulch and housing a combination of upright and hanging drought tolerant plan life.





# Common Areas Hardscape

## Pot Schemes - Matt Black

**Metallic finished contemporary pot scheme intended to complement buildings.**



**Placement and location of the pots are determined by their visual impact, giving priority to locations more visible such as from Brookhollow Dr or the freeway**

**The scheme consists of varied combination of different size matt black clay pots planted with Horsetail, and varied combination of Phormium and Senecio, Mexican pebble stone, and DG in the planter**





# Common Areas Hardscape

## Exterior Furnishings

Exterior furnishings in the Common Areas, including, but not limited, to benches, tables, trash cans, ash tray cans, sculptures, decorative items, plant pots, umbrellas, are provided for by the Association and placed throughout the park. Unless approval is obtained from the Architectural Committee, placement of any such furnishings by the Owners/Tenants is strictly prohibited and subject to full enforcement and remedy as provided by the CC&R's.

Architectural committee will update the design and color scheme of the exterior furnishings from time to time and replace features as funding becomes available. As of this writing, three predominant colors are being injected into the landscape via these features:

- Spiced Berry-DEA 149- Same as building accent color
- Dark Grey- Close match to matte black pots throughout the park (BEHR Base 5340 Cracked Pepper Semi Gloss)
- Black

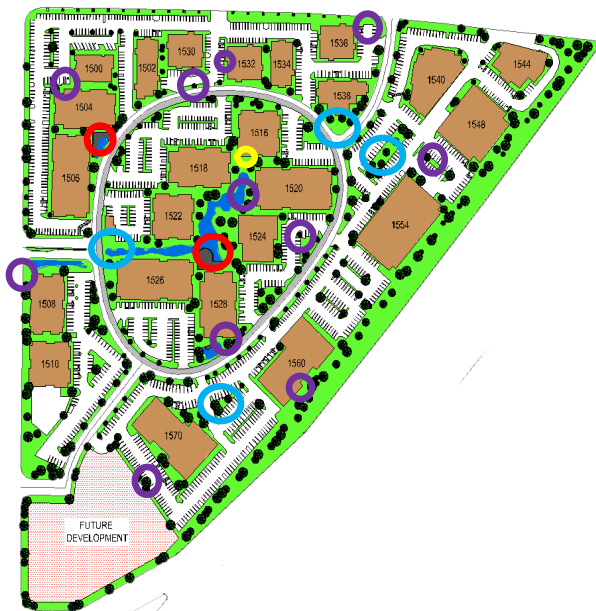


# Common Areas Hardscape

## Seating Areas & Pathways

Seating areas are designed and implemented throughout the park to allow for functional areas, promoting increased networking, as well as to create appealing visual effect:

- **Lunch Areas:** Concrete paved areas by the ponds with commercial outdoor metal furniture and umbrellas, highly conducive to lunching
- **Meadow Areas:** DG covered areas decorated with log furniture and/or log planters made of Brookhollow's own trees
- **Smoking Areas:** The Board has designated the Common Area as non-smoking area, except for areas designated as Smoking. As of this writing
- **Biz Hub:** Outdoor business settings designed to accommodate outdoor work space and web connectivity. As of this writing one area is identified as a pilot, with others to be added based on need and as appropriate



Approved Paver



# Common Areas Hardscape

## Seating Areas-Lunch Areas

There are three such seating areas by the ponds that provide for excellent lunch seating. The components include:

- Concrete flooring
- Commercial outdoor chair and tables and umbrellas
- Adjoined by concrete pathways or sidewalks

Additional seating areas can be created by Owners as approved by the Architectural Committee





# Common Areas Hardscape

## Seating Areas-Meadows

Four areas within the park are designated for meadow look and as of this writing, are in various stages of implementation. The components include:

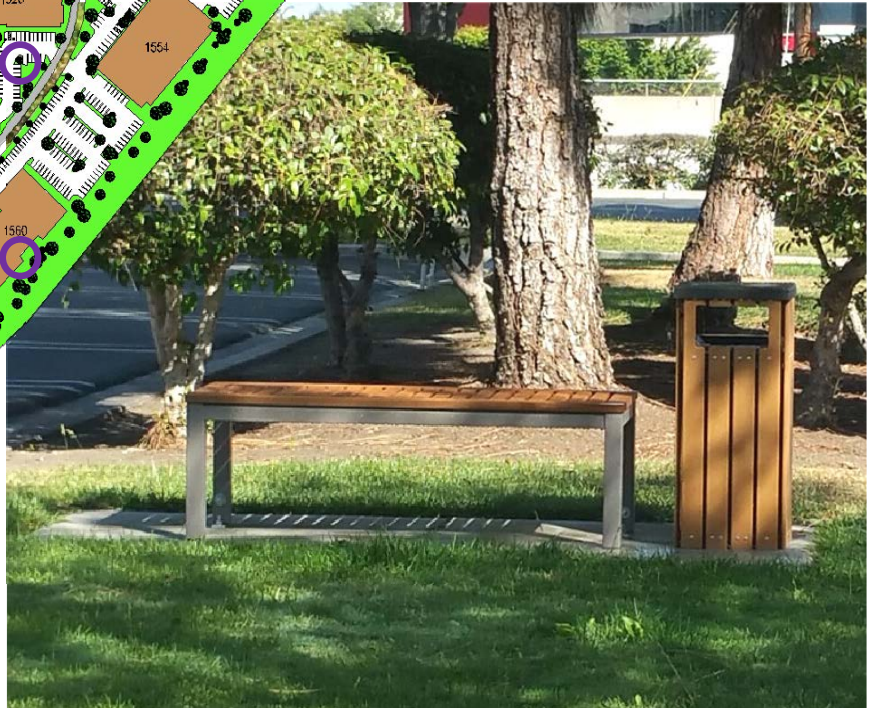
- Decorative benches made of tree logs
- Decorative log pots
- Ground finish of either compacted DG, slate, or Rio stone
- Pathways leading to the seating area with either compacted DG, slate, or Rio stone



# Common Areas Hardscape

## Smoking Areas

The Board has designated the Common Area as non-smoking area, except for areas designated as Smoking. As of this writing, Eight areas with minimum 20' distance from building entries are identified as smoking areas and to receive benches and ashtray receptacles if missing. These designations may change based on need and as deemed appropriate.





# Common Areas Hardscape

## Seating Areas-Biz Hub

- It is the desire of the Architectural Committee to create business settings out in the open and in the common area that accommodate professional gatherings and outdoor work environment and to enhance utilization of common area, while enhancing visual appeal

The components include:

- Furniture set up allowing for meetings and gatherings
- Web connectivity as opportunities are presented
- Hardscape flooring
- Electrical outlets availability
- The areas will be developed as funding becomes available



# Common Areas Hardscape

## Seating Areas-Biz Hub Prototype

Area designed as prototype for other such areas:

- Save existing tree if possible
- Leverage Wifi provided by AyZar
- Promote networking and synergy through BHOPA Book Club and Free Library
- Furniture be in keeping with Brookhollow look & feel
- Match BHOPA material and color palette





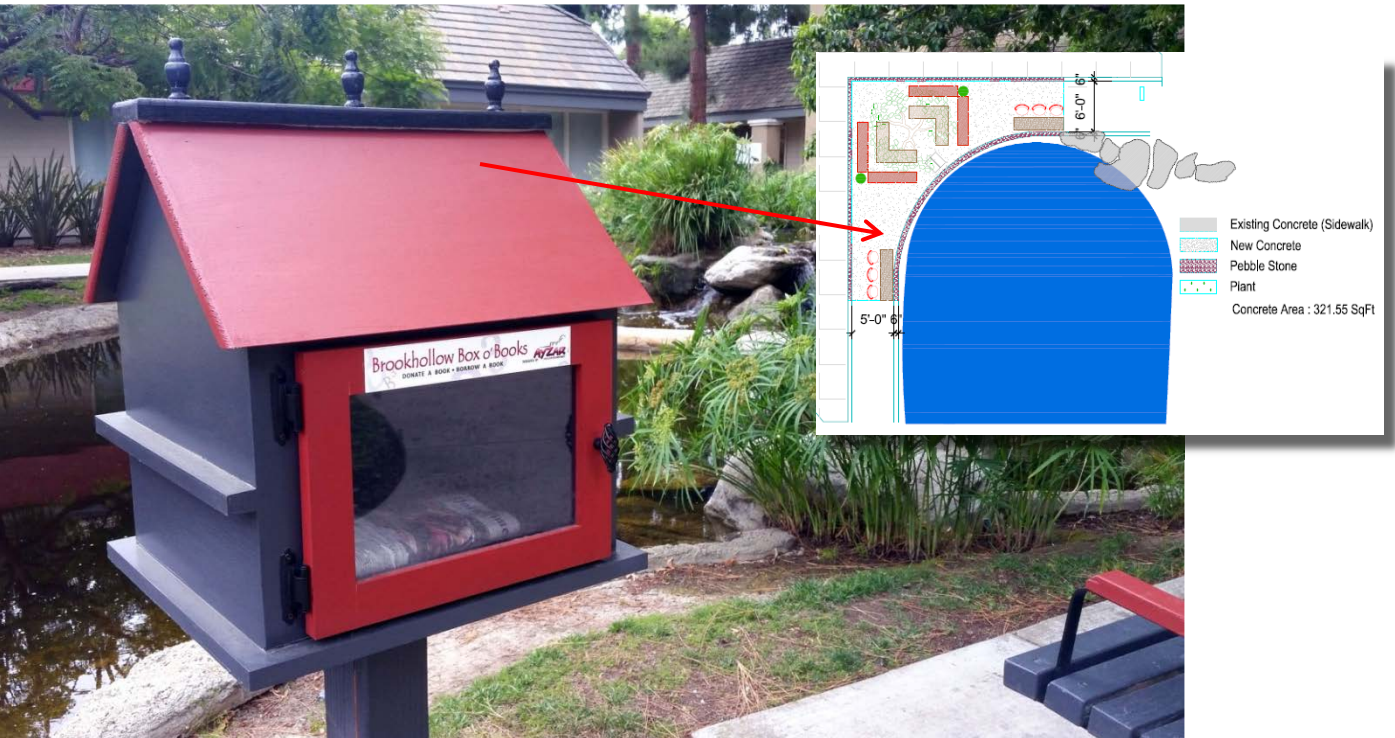
# Common Areas Hardscape

## Seating Areas-Biz Hub Prototype

Concept designed as prototype:

- Free libraries are allowed as donated by various business owners for installation at key logical locations. Donating entity can individualize design, including business logos and other promotions, subject to Architectural Committee approval

### Sample Free Library Allowed



Paint per BHOPA palette

# Common Areas Softscape

## Planters

- While a great deal of existing softscape has not been changed, key areas have gone under renovation:
  - Entry areas
    - Three exterior entry areas (Two along Grand and one along Warner) and three interior entry areas have been converted from turf, to the below design components:
      - Plant Material- Refer to list and images on page ??
      - DG pathways
      - Mexican pebble stone mainly along outer edge of the planter areas
      - Seating areas with log furniture. Flooring still under consideration and TBD
  - Finger islands
    - Majority of finger islands are given colorful succulents and Mexican pebble stone treatment
  - Building columns
    - Color treatment for building columns to be converted to colorful succulents and Mexican pebble stone
  - Building entries
    - All building entries to receive Mexican pebble stone treatment



# Common Areas Softscape

## Planters



# Common Area Amenities

It is the desire of the Board to create common area features that are in line with its overall objective. Such features include items that promote a healthy environment, provide amenities to the park and its residents, and ultimately enhance the value of the project. Features desired include:

- **Bike racks:** several have been implemented and more will be at key locations as funding becomes available
- **Electric Car Charging Stations:** Association is currently undertaking a cost/benefit analysis

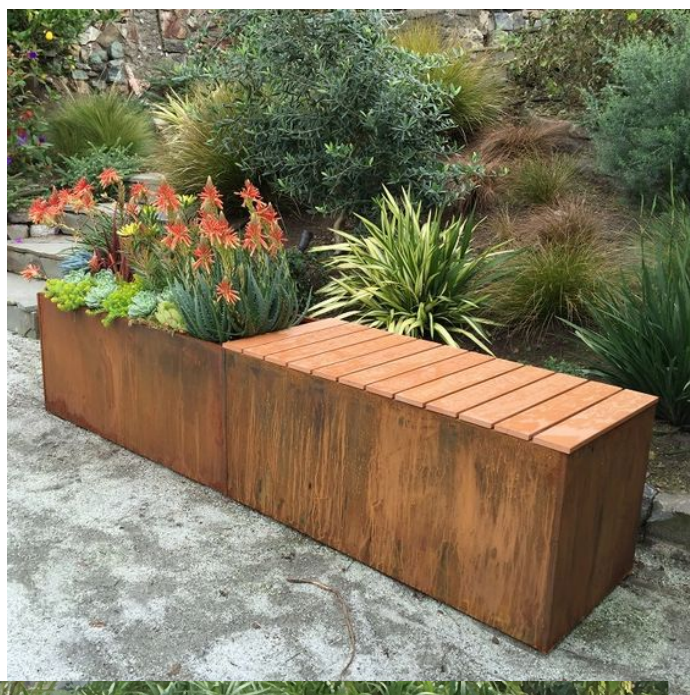




# Common Area Amenities

## Benches & Umbrellas

In line with the goal of promoting outdoor living and creating functional areas to leverage beautiful grounds, benches are to be added at optimum locations as funding allows. Pictured are permitted bench and umbrella styles. Alternate styles can be approved by the Architectural Committee.





# Common Area Amenities

## Lighting

In order to enhance security and functionality of common area, solar light poles to be added at key locations as determined by the Board. Below is permitted light pole style. Alternate styles can be approved by the Architectural Committee.

