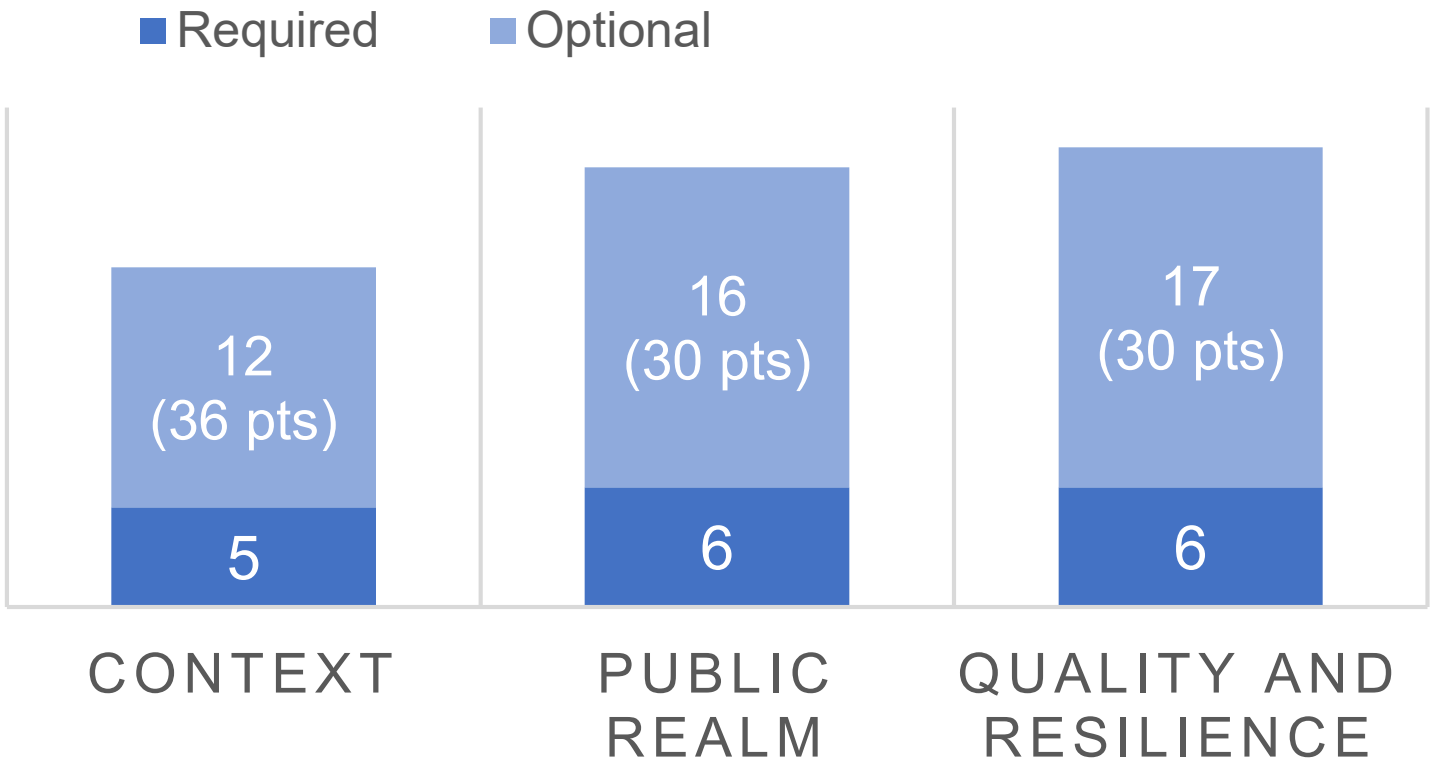PROPOSED DESIGN STANDARDS