



FASHION OUTLETS OF SAN FRANCISCO TENANT DESIGN CRITERIA  
SEPTEMBER 2016

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WORK IN PROGRESS

LANDLORD RESERVES THE RIGHT TO MAKE CHANGES



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## EXECUTIVE SUMMARY

This document, together with the Design For Development (D4D), establishes an administrative review process to allow OCII staff review and approval of proposed exterior improvements or modifications at Fashion Outlets of San Francisco @ Candlestick as defined herein. This will result in a streamlined approval process.

This document establishes the design standards and requirements that will be used by OCII staff to review and approve proposed exterior improvements and modifications. The Landlord and Tenant will also use this document as a guide for generating the design of proposed exterior tenant storefronts.

The Landlord shall be required to review and approve all proposed modifications for consistency with this document prior to such modifications being submitted for staff review.

Submission to the Building Department for permit approval is still required via the City's established process.

The criteria herein are not intended to contradict any code requirements that may govern this project. It is the responsibility of Tenant architects, engineers and contractors to verify and comply with all applicable codes.

This document is an appendix to the Design For Development (D4D), and it is the responsibility of each tenant to familiarize themselves with the contents of the Design For Development (D4D).





## FASHION OUTLETS OF SAN FRANCISCO @ CANDLESTICK

Fashion Outlets of San Francisco @ Candlestick is a local and international shopping destination celebrating the history of Candlestick Park and reinforcing the industrial heritage of the Bayview District. Located at the heart of Candlestick Point, it seamlessly integrates with the mixed-use neighborhood as a place that reflects the context and culture of the San Francisco Bay Area. Enlivened by the diversity of retail shops set among pedestrian pathways and landscaped gardens, Fashion Outlets of San Francisco @ Candlestick offers a memorable experience for visitors of all ages and nationalities.

Fashion Outlets of San Francisco @ Candlestick is comprised of 635,000 square feet of regional retail in a variety of forms ranging from small local commercial retail units to larger regional stores. The Center is organized on a grid of pedestrian-scaled streets and plazas extending from Ingerson Avenue to Harney Way. On the eastern edge, Ingerson Avenue has 2 travel lanes and 2 lanes of parking. On the southern edge, Harney Way is a boulevard with 2 vehicle travel lanes and parking on the south side, 2 BRT travel lanes and dedicated bike lanes. Arellano Walker Drive, an arterial street, borders the western edge of the site and provides access to the multi-level parking structure. Earl Street, lined with retail stores, bisects the site and provides service access. All streets, plazas and pedestrian walkways will be fully accessible to the public.



## MISSION STATEMENT

The retail environment is primarily influenced by two factors: 1) Overall setting (Center common areas); and 2) Individual components (Tenant façades and storefronts). Both affect the perception of Fashion Outlets of San Francisco @ Candlestick as a prime retail establishment.

Generally, storefront design styles are the provenance of the Tenant. The Landlord provides input towards the full development of the design concept, promotes compatibility with adjacent Tenants and common areas and insures compliance with design criteria.

Criteria applicable to specific areas in the Center specify certain requirements such as the extent of vertical and horizontal projections, the use of three-dimensional form and proper material use. These criteria are intended to provide a basis for all storefronts to present merchandise in an exciting, promotional fashion.

All areas exposed to public view are subject to a thorough design review and approval process by the Landlord. Tenants must address storefront and interior design, materials, colors, signage and lighting. Additionally, specific architectural criteria, applicable to various locations in the Center, must be met.

These criteria act as a guide for the design of all work by Tenants in conjunction with the provisions of the Tenant's Lease with the Landlord. Furthermore, these criteria are subject to revision by the Landlord and the Landlord's interpretation of these criteria is final and governing. All Tenants should refer to the Technical Criteria for electrical, mechanical, plumbing and life safety information.

Tenants are encouraged to express their own unique design statement within the parameters of the design criteria as outlined in this manual. The design criteria calls for a three-dimensional storefront that carries into the store sales area and is expressive of the merchandise sold. National and regional "standard" storefront concepts are respected to the extent that they meet the design criteria. However, Tenants should be aware that some concept

modifications might be necessary to comply with the Center criteria.

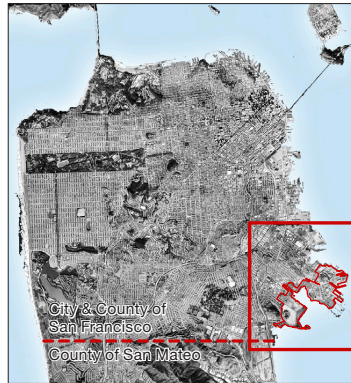
The same is true for proposed designs that are overly similar to a neighboring Tenant's storefront design. We wish to make the Center as diverse and interesting as possible and enable each Tenant to make a singular statement with their design.

Storefront elements shall de-emphasize linear or boxy forms by the use of recesses, angles, curves, gables and material changes in both vertical and horizontal views.

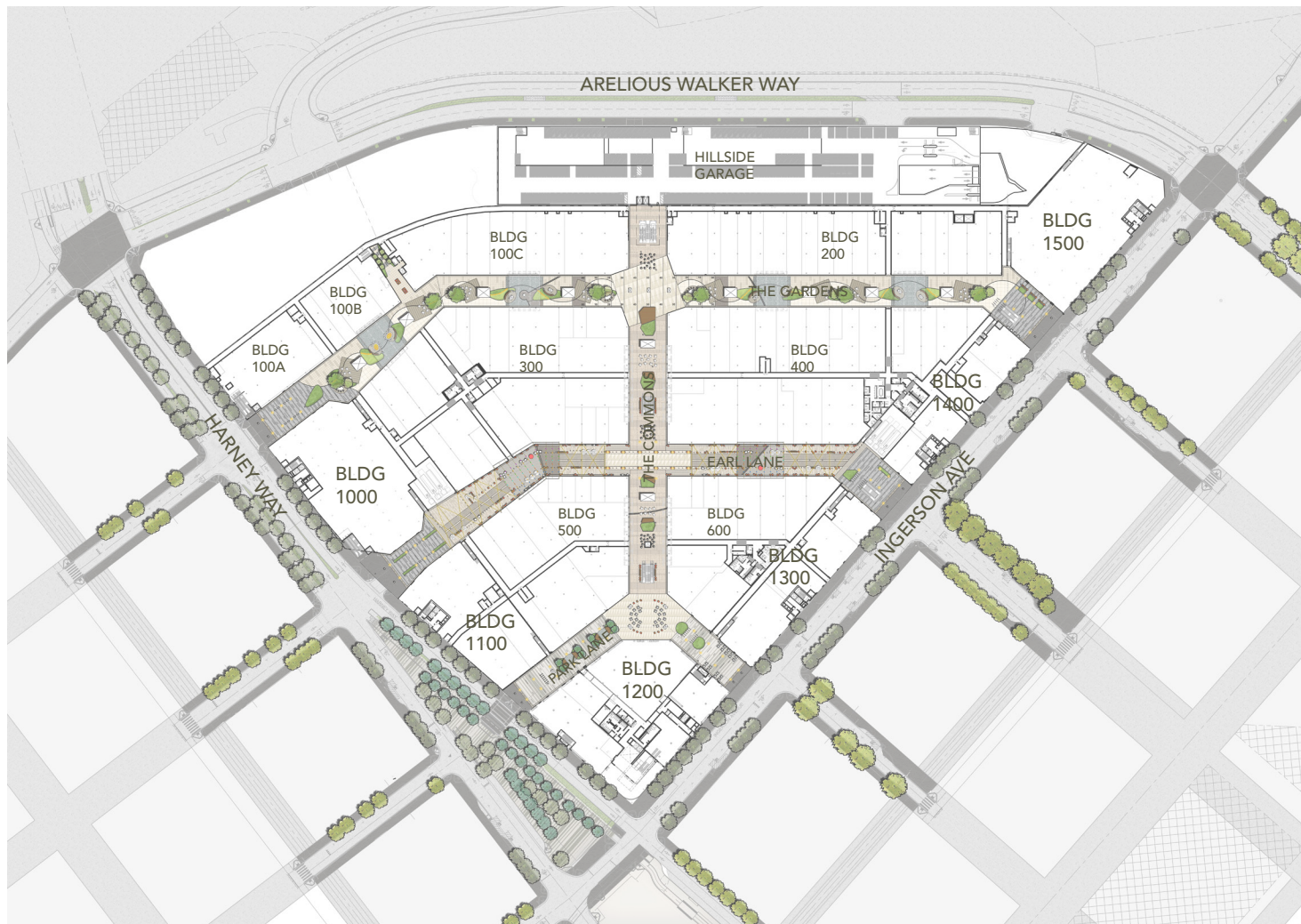




## AREA MAP



## SITE PLAN

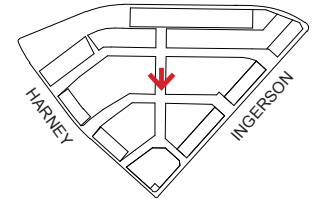


NTS 



RENDERING

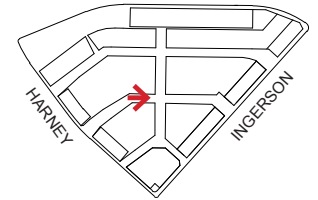
VIEW DOWN CANDLESTICK COMMONS AT EARL LANE





RENDERING

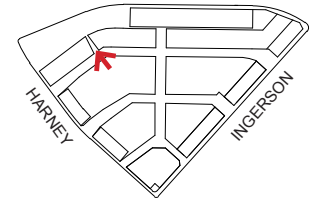
VIEW DOWN EARL LANE TOWARDS COMMONS





## RENDERINGS

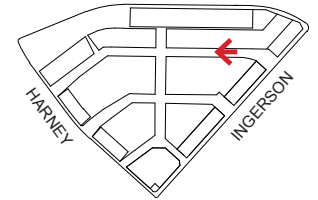
VIEW OF JAMESTOWN LANE





## RENDERINGS

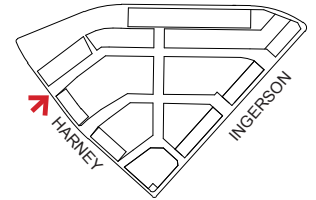
VIEW OF GARDEN ROOMS IN THE GARDENS





## RENDERINGS

VIEW OF 9TH STREET PLAZA AND GARDENS ENTRANCE



## CONTACT DIRECTORY

### OWNER/DEVELOPER

Macerich  
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Santa Monica, CA 90401

Five Point  
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San Francisco, CA 94104

### TENANT COORDINATOR

Scott Willmeng

### CITY AGENCIES

### COUNTY AGENCIES

### MASTER ARCHITECT

SmithGroupJJR  
301 Battery Street, 7th Floor  
San Francisco, CA 94111

### RETAIL ARCHITECTS

Field Paoli  
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San Francisco, CA 94111

Robin Chiang & Co.  
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San Francisco, CA 94103

### CIVIL ENGINEERS

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San Francisco, CA 94111

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### LANDSCAPE ARCHITECTS

StudioOutside  
824 Exposition Avenue  
Dallas, TX 75226

CREO  
58 Maiden Lane, 3rd Floor  
San Francisco, CA 94108

### MEP ENGINEER

AEI Engineers  
123 Mission Street, 7th Floor  
San Francisco, CA 94105

Meyers+Engineers  
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San Francisco, CA 94105

Bay Area Consulting Engineers  
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San Francisco, CA 94104

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### CODE/FIRE CONSULTING

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1981 N. Broadway, Suite 400

Walnut Creek, CA 94596

### ADA CONSULTING

Kim R. Blackseth Interests Inc.  
1040 Main St.  
Napa, CA 94559

### ACOUSTICAL CONSULTING

Mei Wu Acoustics  
3 Twin Dolphin Drive, Suite 190  
Redwood City, CA 94065

### SIGNAGE/GRAPHIC DESIGN

RSM Design  
160 Avenida Cabrillo  
San Clemente, CA 92672

Kate Keating Associates Inc.  
1045 Sansome St., Suite 202  
San Francisco, CA 94111



## BUILDING TYPE

Multi-level mixed-use regional shopping center of approximately 635,000 square feet of Gross Building Area.

### Classification:

Type II-B construction, unless noted otherwise, with mercantile, business, assembly, and storage occupancies.

### Classification by building:

- 100 - Type II B
- 200 - Type II B
- 300 - Type II B
- 400 - Type II B
- 500 - Type II B
- 600 - Type II B
- 1000 Retail - Type I
- 1100 Retail - Type I
- 1200 Retail - Type I A
- 1300 Retail - Type I
- 1400 Retail - Type I
- 1500 Retail - Type I

## BUILDING CODE INFORMATION

The following is a general reference list of applicable codes. It is the sole responsibility of the Tenant's Architect, Engineer(s) and Contractor(s) to comply with all applicable federal, state, local codes and ordinances for their occupancy type.

### Applicable Codes:

Currently adopted edition of the California Building Code as amended and adopted by City of San Francisco.

Note: Prior to the commencement of construction, building and other permits shall be obtained by Tenant and posted in a prominent place within the Premises. All Tenant improvements must comply with governing building codes in effect at the time the application for the building permit is submitted. The Tenant is required to determine the jurisdiction and comply with all applicable code requirements. The Tenant shall secure their own building permits. All Tenants involved in food sales or service shall submit plans for review and approval by the local health department.

## GLOSSARY

### Common Area

Any and all areas within the Mall, which are not leasable to a Tenant including public areas, service corridors, etc.

### Demising Walls

Common wall between individual Tenant spaces. The wall shall extend from the floor slab to the underside of the second floor or roof deck (This does not apply in every case). The demising walls are to maintain a one (1) or two (2) hour fire rating dependent upon the Tenant use and the governing codes.

### Design Control Area “DCA”/Display Area

The DCA (Design Control Area) is all areas within the neutral frame and Lease Lines and areas designated or Tenant’s storefront and sign locations. The DCA is measured from the Lease Line to a specific distance beyond the innermost Point of Closure “POC” of the Premises and extends the full width and height of the Tenant’s Premises. The Tenant is responsible for the design, construction and all costs for work within the DCA. This area has been defined more explicitly in the Architectural Design portion of the Tenant Criteria.

### Hazardous Materials

Any substance that by virtue of its composition or capabilities, is likely to be harmful, injurious or lethal. For example: asbestos, flammables, PCB’s, radioactive materials, paints, cleaning supplies, etc.

### Lease Line

Line establishing the limit of the leasable space. The Premises with all the Floor Area (GLA) provided in the Lease. Dimensions of the Tenant Premises are determined in the following manner:

1. Between Tenants: center line of demising wall.
2. At exterior wall: to outside face of exterior wall.
3. At corridor(s), stairwells, etc.: to corridor or stairwell side of wall.
4. At service or equipment rooms: to service or equipment room side of wall.
5. Neutral pier(s) are NOT subtracted from floor area.
6. No deduction to the GLA shall be made for any ducts, shafts, conduits, columns or the like within the lease space unless such items exceed one percent (1%) of the GLA in which case the Premises shall be subject to a remeasure at the Tenant’s sole cost.

### Lease Outline Diagram “LOD”

At the Landlord’s sole discretion, a Lease Outline Diagram (LOD) may be provided. The LOD shall show the legal extent of the Tenant Premises as defined the Tenant Lease. The Landlord makes no warranty as to the accuracy of anything shown or represented on the LOD and such information whether shown or not is the responsibility of the Tenant to field verify.

### Neutral Piers/Neutral Strip

A uniform frame separating the Tenant’s storefront, which may or may not be provided by the Landlord.

### Point of Closure “POC”

A real or imaginary demarcation such as the center line of the Glass or any Entry Door(s) in their fully closed position.

### Recessed Storefront

Any portion of the storefront located behind the Lease Line, the area between the Lease Line, the Point of Closure (POC) and the storefront shall be considered part of the design control area.

### Service Corridors

A part of the common area used primarily for deliveries, employee entrance and fire exits for the Tenant space and generally not used by the public.



## TENANT'S WORK DEFINED

"Tenant's Work" means all work of improvement to be undertaken upon the Premises (excluding Landlord's Work, if any), including, without limitation, all related documents, permits, licenses, fees and costs, all of which shall be at the sole cost and expense of Tenant. Tenant's Work shall include, without limitation, the purchase, installation and performance of the following:

Engaging the services of a licensed architect ("Tenant's Architect") to prepare the Preliminary Documents, Construction Documents and the As-Built Documents.

1. Preparation of originals and copies of the Preliminary Documents, Construction Documents and As-Built Documents.
2. Fees for plan review by Landlord and local governmental authorities.
3. Such other improvements as Landlord shall require per the Lease to bring the Premises into first-class condition based upon Landlord's reasonable standards of appearance, materials, specifications, design criteria and Landlord Approved Final Plans for the Center, as well as that part of the Center in which the Premises are located.

## LANDLORD'S WORK DEFINED

### General

Landlord's Work Defined. "Landlord's Work" means the work, if any, which Landlord is expressly obligated to undertake in accordance with the Lease. Landlord shall have no obligation to improve, remodel, alter or otherwise modify or prepare the Premises for Tenant's occupancy.

### Center

Landlord or its predecessor-in-interest has constructed the Center, and the Building and other improvements upon the Center (exclusive of improvements constructed by or on behalf of each present and prior Occupant of the Center). For the purpose of all Tenant Criteria Manuals, all references to Preliminary/Construction "Plans" are considered the same as Preliminary/Construction "Documents".

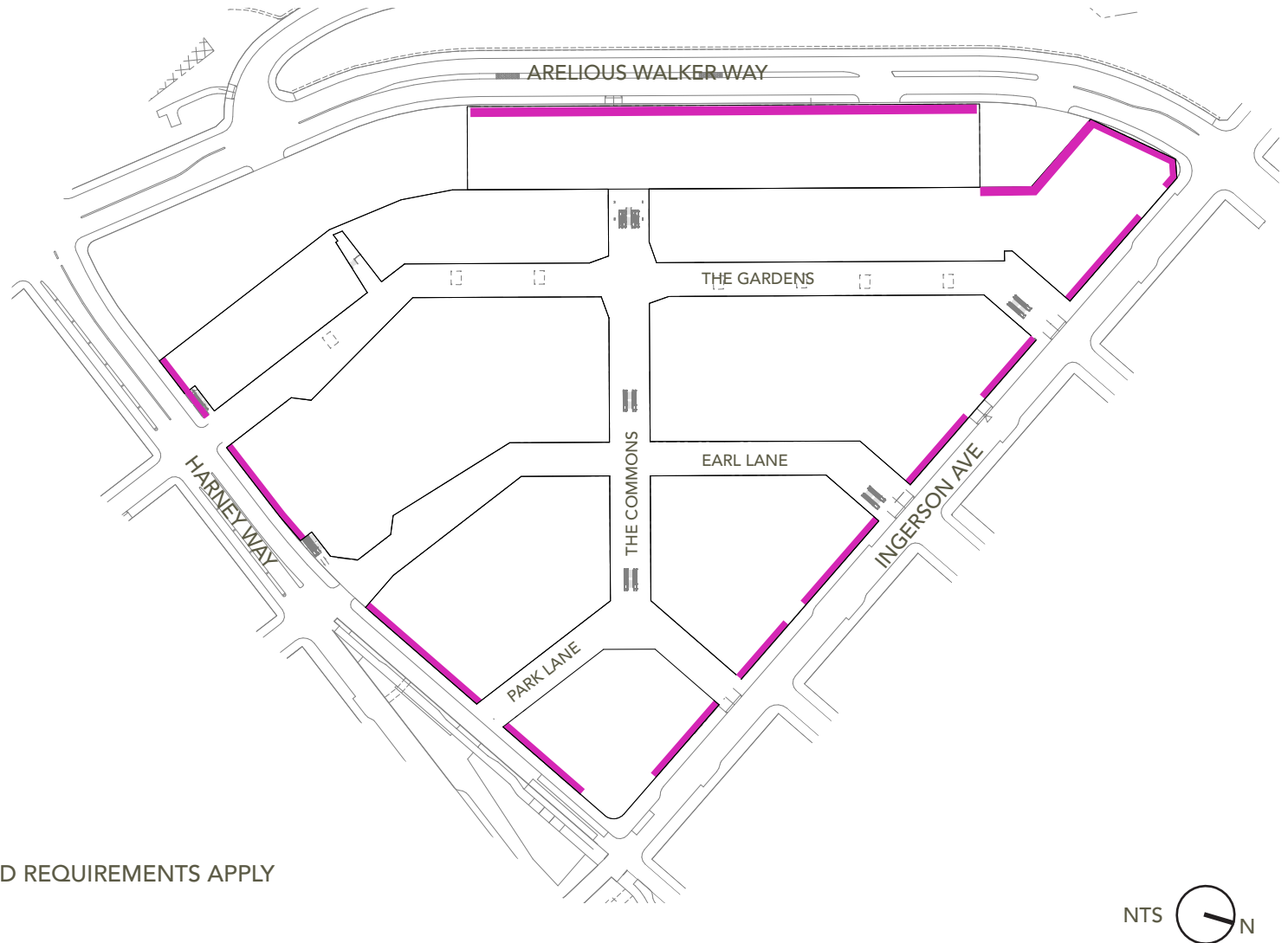
The following is a general summary of the Design Standards And Guidelines that have been adopted for this Center by the City of San Francisco. It is the sole responsibility of the Tenant's Architect, Engineer(s) and Contractor(s) to comply with all applicable standards, guidelines, codes and ordinances for their Premises.

### DESIGN FOR DEVELOPMENT (D4D)

Fashion Outlets of San Francisco @ Candlestick is an important part of the Candlestick Point Development. The Design for Development (D4D) document for Candlestick establishes the development standards and guidelines that will govern all design and development at Candlestick Point, including the Fashion Outlets of San Francisco @ Candlestick.

The City of San Francisco Design Standards and Guidelines apply to all Tenant storefronts, facades and signage fronting on public streets (Harney Way, Ingerson Avenue and Arellano Walker Drive) in addition to the Design Guidelines included in other Sections of these Criteria. Refer to the D4D Zone Plan on page sf2 for applicability of the City of San Francisco Design Standards and Guidelines.



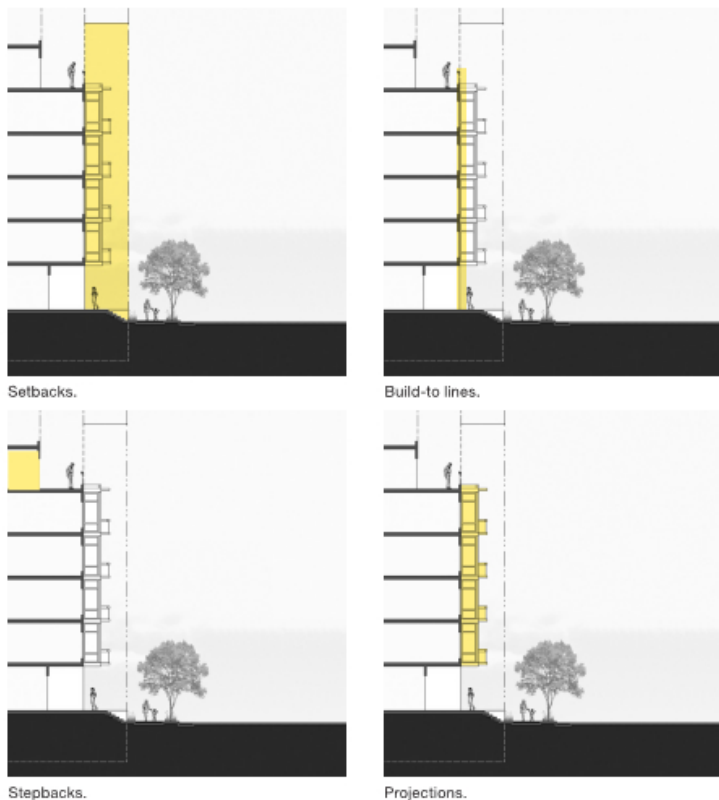


FACADES WHERE D4D REQUIREMENTS APPLY

## URBAN DESIGN STANDARDS

### Massing

The unbroken plane of a storefront or facade ('apparent face') shall not exceed 30 feet in length without being broken by a change – either an offset in the horizontal plane, or a change in fenestration and / or material. Where a Tenant's frontage exceeds 30 feet, the storefront or façade shall be divided into modules of no more than 30 feet long by an offset in the horizontal plane of 2 feet deep and 3 feet long OR a major change in fenestration and/or material.



### Build-to Line (Ref 4.2.4.B Street Wall)

The build-to line is expressed as a percentage of the Lease Line for storefronts and facades that front a public street. 85% of all storefronts and facades fronting a public street must meet the Lease Line, while no more than 15% of storefronts and facades may be behind the Lease Line.

Note: Refer to additional requirements at Zones 1 and 3 for recessing glass between pilasters.

Minor variations excluded from the calculation of the minimum build-to percentage are:

- Recesses including entrances, walk-up window or street patio areas shall not be allowed on more than 50% of the total frontage of the building and no recess shall be greater than 12 feet in depth.

### Projections (Ref 4.2.4.D Street Wall)

A projection is that portion of a building that projects beyond the main building face. Allowable projections include:

- Decorative elements such as belt courses, cornices, sills and eaves to a maximum 2 feet 6 inches beyond the setback; a minimum 9 feet vertical clearance to the sidewalk shall be maintained.
- Retail signs, canopies and awnings may project 5 feet beyond property line; a minimum 9 feet vertical clearance to the sidewalk shall be maintained.
- Outdoor displays and movable seating and tables may be placed within the public sidewalk, but shall maintain a minimum 6 foot-wide clear pedestrian zone, subject to Landlord approval.
- Sustainable elements such as solar shades and wind fins.

### Wind (Ref 4.2.6 Wind)

The effects of the prevailing westerly winds should be mitigated. Awnings should be encouraged in order to disrupt and reduce wind flows, particularly important in retail or café patio locations.



## STOREFRONT AND FACADE DESIGN STANDARDS

Retail stores should engage and enliven the street. The base of buildings should animate the street by containing active uses supported by ample glazing, displays and inviting entrances.

### Requirements (Ref 4.3.1B Building Types)

Storefronts shall promote pedestrian interest at the ground level and provide visual connection to the store interior with:

- Width of storefront glazing shall be not less than 60% of width of Tenant's frontage (note clarification of this); glazing shall be transparent. This requirement applies to upper levels of multi-level stores.
- Interior displays shall allow visual permeability into store interior.

Facades wider than 30 feet shall be articulated as described in the Urban Design Standards above.

Walls without entries or windows are may not exceed 8 feet in width on pedestrian-oriented retail streets, except at building service areas and areas where floor elevation is not within 48" of sidewalk elevation due to grades (i.e. steep sections of Arleious Walker Drive). Display windows are not considered blank walls, provided they allow visual access into store interior.

### Guidelines (Ref 4.3.1B Building Types)

Retail entrances should be easily identifiable and distinguishable from residential entrances. They should be reinforced with such elements as recessed doorways, awnings, special lighting, fenestration, color and materials, and special paving. Multiple entrances to larger stores are encouraged.

Storefront windows should be proportioned relative to the scale of use. They should be elegant in form and complement the palate of other elements.

Canopies or awnings should be provided for the sun, wind and rain protection of pedestrians. Their design should be integrated with the building architecture. Decorative elements that evoke the community character are encouraged. These include use of color, banners and signage.

## STOREFRONT AND FACADE MATERIALS AND COLORS

Building materials and colors should be carefully selected to achieve an overall built form that accentuates the uniqueness of individual tenants and adds to the fabric of the street. Materials should be high quality and durable, and should suit the local environment.

### Requirements (Ref 4.3.2C General Building Elements)

Permitted materials include cast-in-place or precast concrete, unitized ceramic panels, non-reflective metal panels, brick, stone, wood, stucco, cement-fiber lap siding, curtain wall glazing systems and photovoltaics forming an exterior wall system.

Glazing systems shall perform to the minimum or better of the State Energy Standards. Innovation related to sustainability is encouraged in the choice of glass and glazing products. Reflective glazing is not permitted. Glazing with greater than 10% tint will not be considered to be transparent.

### Guidelines (Ref 4.3.2C General Building Elements)

Materials and colors should highlight and reinforce unique forms within a façade or storefront, such as base and corner elements, entrances, and other features.

To the extent possible, locally-sourced materials should be used to help establish a palette that works with climate, light, history, and culture. Sustainable and recycled materials are highly encouraged.

Metal or glass canopies are encouraged over vinyl or fabric awnings.

Facades and storefronts should be composed of a well-controlled and balanced palette of colors and textures. The color and material palette should contribute in a thoughtful manner to the overall fabric of the neighborhood.

## SUSTAINABLE FEATURES

Sustainable development practices are highly encouraged in implementing the sustainability vision summarized in D4D Section 2.3. A variety of standards and guidelines are described below to ensure that baseline practices are followed.

Buildings should utilize industry-leading sustainability features. Innovative sustainable approaches at all levels are strongly encouraged.

### **Requirements (Ref 4.3.2G General Building Elements)**

- All new construction shall comply with the City and County of San Francisco Green Building Ordinance.
- All new construction shall be designed to exceed Title 24 (2008) energy standards by at least 14%.
- At least 75% of debris and waste generated from construction shall be diverted from landfill with a goal of 90%.
- Concrete used in construction shall include at least 25% fly ash or slag.

### **Guidelines (Ref 4.3.2G General Building Elements)**

- Eliminate light trespass from the Tenant's store, improve night sky access and reduce development impact on nocturnal environments.
- Use regionally manufactured building materials.
- Use efficient HVAC and electrical lighting systems.
- Use water efficient plumbing fixtures.
- Reduce the use of finite raw materials and long-cycle renewable materials by replacing them with rapidly renewable materials.
- Use building products that incorporate recycled content materials.
- Where possible, wood-based materials and products should be certified by the Forest Stewardship Council.
- Use adaptable interior designs, providing visual access to the outdoors and access to daylight.
- Use interior finishes and installation methods that have lower toxic emissions.
- Incorporate bird-friendly building design elements

## EXTERIOR BUILDING LIGHTING

Lighting on tenant facades and storefronts shall be integrated into the architectural design to creatively illuminate pedestrian areas and highlight building elements without negatively impacting surrounding land uses and the streetscape.

### **Requirements (Ref 4.3.2H General Building Elements)**

All lighting fixtures shall be low intensity or low level of intensity and unobtrusive. Lighting shall be focused directly on the intended area of illumination and away from surrounding land uses. Full cutoff or fully shielded fixtures shall be used in order to avoid light being directed upwards or outwards. Zero candela intensity shall occur at an angle of 90° or greater above nadir. Additionally, no more than 10% candela intensity shall occur at an angle greater than 80° above nadir.

### **Guidelines (Ref 4.3.2H General Building Elements)**

Lighting should integrate with retail signage, storefront windows and other building elements to enhance visual interest.



## SIGNAGE

Tenant signage should be artful, creative and add visual interest to the street. Signage should be clearly identifiable, yet not be visually objectionable.

### Design Guidelines (Ref 4.4 Signage)

A variety of signage types serving a range of functions should be provided in a way that is responsive to the built form, site design, district character and streetscape appearance.

Signs should not obscure architectural elements such as pilasters, cornice lines, capping or openings.

Sign typefaces should be clearly legible.

Signs should be designed with high quality materials consistent with the overall building architecture.

Signs that are visually representational rather than textual are encouraged. Signs should be artful, creative, and highly graphic.

Signs should be positioned and oriented to be easily visible to pedestrians. Sign design and operation must be safe for users of the public domain, including motorists, bicyclists and pedestrians.

### Lighted Signs (Ref 4.4 Signage)

The brightness of any illuminated sign should be limited to the minimum necessary for it to be operationally functional and compatible with the light level of the streetscape it is located in.

Wherever possible, signs should be designed so that their brightness does not cause glare or detract from the amenity of nearby residential land uses. The light source, junction boxes, tubing, conduits and raceways should be concealed or incorporated into the design of the sign structure.

### New Technology Signs (Ref 4.4 Signage)

Signage using new forms of technology, such as dynamic content signs, digital displays or light projections, may be appropriate where designed, located, oriented and operated in a manner that avoids any negative amenity or safety impact on nearby residential land uses, motorists or bicyclists. This may include (but is not limited to):

- Limiting the hours of operation of the sign.
- Limiting the amount animation, or ensuring the content on dynamic content or digital signs has a minimum dwell time and transition time.
- Limiting sign brightness.
- Locating the sign inside a business premises and set back from window glazing.
- Orienting the face of the sign away from the adjoining street network and land uses.

### Prohibited Signage (Ref 4.4 Signage)

The following sign types are prohibited:

- Permanent or temporary billboards (except as otherwise provided for in Section 4.3.10 of the BVHP Plan).
- Signage with reflective materials, colors and finishes.
- Signage with sound, vibration, odor or other emissions, unless the emission is necessary as part of a community message or to meet ADA standards.
- Signage that replicates, mimics or could be mistaken as a traffic control device.
- Signage that obstructs the passage or sightlines of motorists, bicyclists or pedestrians.
- Billposting, except where undertaken with the approval of the City or Agency.

## DESIGN INTRODUCTION

Fashion Outlets of San Francisco @ Candlestick is the premier fashion outlet center of San Francisco, California. Located in the southeast corner of the City, it is the heart and focus of activity for Candlestick Point, a mixed-use neighborhood with regional shops and services, commercial uses, hotel, public uses and residential low-rises. The center offers over 120 in-line shops, including both large and small retail stores and restaurants. The goal of these guidelines is to guide Tenants' designs to create vibrant retail that enhances the community and that consistently exhibits a high level of quality.

Fashion Outlets of San Francisco @ Candlestick is a place for both shopping and social interactions. It includes national as well as local specialty retailers, presented in an open air setting featuring pedestrian oriented concourses, streets and plazas, each with a unique character. The plazas can accommodate public events.

The public realm at Fashion Outlets of San Francisco @ Candlestick will have a very urban flavor where the quality of the pedestrian's experience has priority. The atmosphere is to be fun, lively and retail-friendly. Informal natural spaces and building designs abstracted from the context of contemporary and San Francisco styling will be set within the context of an urban mixed-use community.

The architecture of the center is designed to form a backdrop to complementary tenant expressions, manifested through the creative use of storefronts, awnings and signage that enhance the appeal and liveliness of the center, with energy and vibrancy to be provided by diversity of design elements, materials, color, and texture.

In today's competitive retailing milieu, tenants need to express their unique identity and brand. In order to attract, support and continue successful tenancies, the exterior architecture must enhance tenant design and branding needs. The goal of these guidelines shall be to establish criteria that celebrate tenant identities while preserving the center's architectural quality.

## DESIGN DEFINITIONS

The guidelines address major elements of the built environment at Fashion Outlets of San Francisco @ Candlestick, and a few design terms are defined below for clarity.

An exterior tenant improvement project that includes colors, glazing, lighting and surface finishes, within a Landlord-provided neutral frame, without altering the existing footprint shall be considered a "storefront" project and not a "façade" project.

### **Façades**

New exterior wall assemblies extending full height from grade to parapet, or partial height over Landlord's finished wall. Façades may not project beyond adjacent Lease Lines.

### **Storefronts**

Glazed or exterior wall infill assemblies in plane with or recessed back from Landlord-provided neutral frame or tenant's facade.

### **Plazas and Courts**

Open air gathering and activity spaces, typically at the intersection of Concourses or Paseos.

### **Concourses and Paseos**

Open air pedestrian passageways or malls, typically facing the interior of the Center.

### **Public Façades**

Those portions of exterior walls (façades and storefronts) that face onto the perimeter public streets.

### **Private Façades**

Those portions of exterior walls (façades and storefronts) that face onto the interior Plazas, Courts, Concourses and Paseos.



## GENERAL DESIGN GUIDELINES AND EXAMPLES

Architectural variety is encouraged to reinforce urban texture and walkability. Each retailer is encouraged to have an individualized and iconic design. Retailers should maximize visibility into their stores with windows and enhance their identity with canopies, awnings and well-designed signage.

The material palette of Fashion Outlets of San Francisco @ Candlestick reflects the heritage of Candlestick Park and of the Bayview District, while avoiding any direct historical reference. Authentic construction materials may include plaster, dimensional masonry, steel, concrete and wood. Finishes may include steel, laser-cut panels, wood and concrete and reflect a scale and character that maintains a contemporary and fashionable aesthetic.

Colors should combine subdued contemporary tones with occasional bold accents to enhance sense of place and easy wayfinding.



## STOREFRONT REQUIREMENTS

Fashion Outlets of San Francisco @ Candlestick is a pedestrian-oriented outdoor shopping center. Storefronts shall be designed to be an expression of the Tenant within the context of a building façade.

All storefront designs and plans are subject to Landlord approval. The overall image should be well coordinated, fully integrating components such as entries, displays and signage.

All storefront designs (and signage) require approval of the local jurisdiction, including the Office of Community Investment and Infrastructure (OCII). The San Francisco Department of Building Inspection is the lead agency and will coordinate the City review process.

Storefronts must be of the highest caliber: expressing state of the art and material quality and meeting or exceeding the very best examples. To achieve this goal, Tenants shall be required to select an Architect who has experience in retail Tenant design.

Projections or awnings, where required, must be three-dimensional, emphasizing creative, dynamic forms and designs.

*Note: The City of San Francisco Design Standards and Guidelines apply to all Tenant storefronts, facades and signage fronting on public streets (Harney Way, Ingerson Avenue and Aurelius Walker Drive) in addition to the following Design Guidelines. Refer to Section Z for a summary of these requirements.*

The following criteria apply to all storefronts in the Center:

1. All storefront construction shall be self-supporting from the floor and independent of the building fascia and bulkhead structure. Storefronts may be braced to the overhead structure within the Tenant space for lateral bracing only.
2. Three-dimensional articulations in both storefront plan and height are required for all storefronts in the new Tenant areas.
3. Tenants will provide a flush transition between their flooring and the

pedestrian walkway.

4. Storefronts visible from upper levels must take special care that the tops of storefronts are finished to match the storefront design. There are to be no exposed conduits, raceways, access panels or equipment visible from any level. In addition, all surfaces of any visible projections must be finished to match.
5. The underside of the soffits shall be finished to match the storefront. Gypsum board will not be permitted.
6. Stores less than 800 square feet shall be required to have durable floors and gypsum board ceilings throughout the sales area.
7. Pedestal type security system not allowed. Tenant can specify concealed system. Tenant to submit specifications to Landlord for approval.
8. Entry doors are required and are to be a minimum of 9'-0" in height. All other doors are to be hinged or pivot-type doors. Doors are suggested to be the height of the glazed storefront, where possible. Maximum opening width allowed for storefront entrance is 8'-0".
9. Entry doors are required to be recessed to fully recess entry door leafs.
10. Mezzanines are not permitted in any area of this project.

Materials used in the construction of storefronts shall be high quality, durable, exterior-rated, authentically portrayed and code compliant. The entire storefront area is subject to the Landlord's scrutiny for quality of finishes, detailing and construction methods.

The success of the storefront design is largely dependent on how creatively materials and design details are used to develop a unique and well executed image for each Tenant. The following are minimum standards for the use and installation of materials for storefront construction. Proposed materials and colors are to be submitted on a color material sample board to the Landlord for review during the preliminary design review process.



## STOREFRONT REQUIREMENTS (cont'd)

Storefront design cannot consist of glazing only. The Tenant must introduce other design elements/materials as per Landlord's requirements.

Window configuration and glazing comprise the largest compositional elements of storefronts. They establish a great deal of the design character and define the relationship between interior and exterior. The glazing systems establish the framework for the display of the Tenant's image and merchandise. Size, proportion and pattern should be carefully considered.

The transparent surfaces of the storefront serve an important design role to the storefront and the interior by creating an architectural display area. The use of glazing should be creatively explored and carefully detailed. The following criteria apply:

1. Exterior glazing units for both storefronts and doors must have a solar heat gain coefficient (SHGC) of not more than 0.27 and a U-value of not more than 0.28. Tinting or films applied after the glass is installed is prohibited. Prior to installation Tenant will be required to submit documentation from the glass manufacturer for each type of storefront glass used demonstrating that it meets these criteria.
2. All glass shall be tempered.
3. In frameless assemblies, glass panel joint details must be top quality and are subject to strict Landlord review. Glazing edges must be polished, ground or chamfered. Glazing channels at corner conditions must be mitered.
4. Tenants may be required to provide seismic clips to stabilize tall expanses of glass. Silicone sealant at glazing joints is not permitted.
5. Reflective glass (including the extensive use of mirror) and/or tinted glass is not permitted on storefronts or in the storefront entry zone.
6. Tenants are not restricted to asymmetrical design, particular proportions, sizes or types of glazing systems.
7. Tenants are encouraged to "open-up" their storefront by extending their glazing to the extents of their Lease Line.
8. Butt-joint glazing is encouraged for show windows that infill larger storefront forms. Glass shall be clear polished plate or tempered glass as required by code.
9. Window mullions are required to meet all material and finish standards.
10. Glazing should be predominantly clear to emphasize merchandise display.
11. Decorative glazing such as colored, beveled, sandblasted or etched glass may be used to create accent pattern and interest.
12. Glazing shall be a minimum of ½" thick, clear tempered glass where used in conjunction with mullions or framed systems.
13. Weather tight conditions must be maintained for exterior glazing.
14. Minimum 6" durable base along entire storefront length is required.
15. Long or tall expanses of flat surfaces will not be allowed. The unbroken plane of a storefront or facade shall not exceed 30 feet in length without being broken by a change – either an offset in the horizontal plane, or a significant change in fenestration and / or material.
16. Large panes of glass should be engineered by code requirements. Sections of glass are to be installed so that corners and abutting sections have no sash material providing separation or support.
17. Tenant to protect and repair existing waterproofing.

## CANOPY AND AWNING TYPES

Canopies and/or awnings are required throughout the property. Refer to the specific requirements for each Storefront Zone.

Canopies/Overhangs/Awnings must be an integral part of the storefront design if used. The underside may be articulated with architectural elements such as brackets, coffers or exposed beam ends. Canopies may be constructed from glass, metal or wood. Canopies must be supported by the Tenant's storefront and may not be attached to shell building.

Awning designs and dimensions shall be coordinated with the blade sign to ensure visibility. Clear height below fabric awnings shall be a minimum of 9' and clear height below hard canopies shall be 10'. Awnings shall not be located less than 2' from Lease Line at demising walls.

Internally illuminated awnings are not permitted. Hard canopies must incorporate downlights at maximum spacing of 8'; lighting distribution must be directed straight down with no glare toward pedestrians.

Creative materials and forms of awnings are encouraged to promote identity among tenants.

- Creative, imaginative, unusual shapes
- Semi-spherical
- Multiple awnings
- Unusual materials (such as louvers, wood, wire, metal, etc.) are subject to review by Landlord's Tenant Coordinator.

See Section S for signage and awning signage requirements.

## OVERHANGS

Overhangs are permitted in storefronts provided that they are an integral part of the storefront design. The underside of overhangs must be articulated with architectural elements such as brackets, coffers or exposed beam-ends.

## UMBRELLAS

Umbrellas are only allowed in the Tenant's exterior Leased Premises and cannot overhang into the public right-of-way. Umbrellas should be small in scale (maximum 6'-0" in diameter) and no more than 9'-0" high at the peak. Wood or wrought iron are the only acceptable materials for the umbrella structure. No insignia, graphics or text is permitted on the umbrella fabric. The umbrella fabric must be flame retardant material in a color approved by Landlord's Tenant Coordinator.



## MATERIALS

### General Material Requirements

- The use of natural materials is encouraged. All materials used in storefronts must be durable, non-corrosive and exterior-rated.
- Careful attention to the detailing or joinery of differing materials is necessary. A carefully defined edge must be established between different materials and surfaces on the storefront as well as between the Tenant and Landlord finishes.
- All finished store materials within 8'-0" of the storefront point of closure shall be durable such as glass, tile, metal, stone, terrazzo, plaster, hardwood or similar materials approved by the Landlord. Reflective wallpaper, vinyl wall coverings, plastic laminates, mirror, slat wall or tambour will not be permitted.
- Any wood material used for storefront construction must comply with all code requirements.

### Metals

All storefront metal panels must meet Landlord requirements below (this note must appear on final drawing set):

- All seams between metal panels must be identified on the storefront elevation and must be properly addressed during design review process. Metal panels will not be allowed to directly come into contact with adjacent panel. Reveals, turn-in seams, welding or similar must be specified and detailed on the final drawing set.
- No visible or exposed fasteners are permitted.
- Minimum ½" thick fire-rated plywood substrate is required and must be indicated on the drawing set.
- Minimum 18 gauge metal panels are required. This must be indicated on the final drawing set.
- High quality is expected for all metal applications. Metal such as shop painted aluminum and steel, stainless steel, solid brass, bronze, pewter or enamel coated steel may be used for hardware, trim and panels when well designed and detailed.
- Lap joints and seams must be even and straight and concealed when possible. Outside corners are to be mitered or continuous break shaped.
- Fabrication of metal must have solid backing. In no case is oil canning (resulting from light reflection from an uneven or buckled surface),

scratches, warps, dents, occlusions, visible seams or other imperfections allowed.

- Sealants on natural metals are required to prevent tarnishing and must be maintained by Tenant at Tenant's expense.
- Textured or brushed stainless steel, galvanized, sandblasted and etched metals are encouraged in creative applications.
- Unique treatments such as patina, rusted, etched and imprinted metals will be considered for special design objectives.
- Polished metals should be solid, not plated and limited to accent trim.
- Simulated finishes such as metallic laminates and anodized aluminum are not permitted.

### Stone

Granite, marble, limestone, slate, adobe and other natural stone materials may be used in storefront applications. Stone may be polished, unpolished, sandblasted, flamed, honed, split-face or carved. Careful craftsman-like attention to detail is required at all connections and transitions to other materials.

- Edge details must prevent visible unfinished edges. Exposed edges must be quirk mitered, chamfered or polished to match adjacent surface finish.
- The transition between stone and adjoining materials must be defined by use of metal reveals.
- Stone used as a paving material must be flush when meeting other flooring materials.
- Natural stone must be protected against staining and discoloration by means of sealers appropriate to the material.

### Pre-cast Stone and Concrete

Many pre-cast stone and concrete products are currently available that may be acceptable for storefront applications. The use of these materials is at the discretion of the Landlord.



## MATERIALS (cont'd)

### Wood

Wood will be subject to careful scrutiny and only allowed in limited amounts unless specifically made for use in exterior applications.

Painted or stained wood may be used in applications such as window frames, decorative trim or molding and for solid areas, such as decorative bulkheads. In some cases, it may be used for larger architectural elements, such as columns and entablatures. Wood paneling and plank construction are not acceptable unless presented in a highly imaginative concept and approved by the Landlord.

- All detailing and construction is to be executed in a high quality, craftsmanlike manner.
- Wood used in the construction of the storefront must be kiln dried, mill quality hardwood and must meet local flame spread requirements (Class III 76-200).
- Painted wood must have a shop quality enamel finish.
- Wood without a paint finish must receive a clear, preservative sealant.
- Extensive use of natural wood finishes is discouraged. All stains and finishes must be approved by Landlord's Tenant Coordinator.

### Tile

Tile may be used in diverse applications. Its use is encouraged to introduce light, decorative texture or graphic quality to a storefront.

- Porcelain, ceramic or glass tiles in glazed or natural finishes may be used as accents and in limited field applications. Patterns used over large areas are expected to have a sophisticated, well executed design concept.
- Small and intricate mosaic tile patterns may be utilized for detail and accent only.
- All tile must be carefully detailed at outside corners with bull nose edges or special corner trims. Lapped or butt joints are not permitted.
- Grout color should match the background color of the tile so as not to emphasize a grid pattern.

### Faux Finishes

Faux finishes may be used at the Landlord's discretion.

- Actual samples of the faux finish must be submitted to the Landlord.

Photographs of previous examples are helpful but may not be substituted for an actual sample.

- Faux finishes must be executed by a commercial artisan specializing in that medium.

### Painted Surfaces

- Any paint applied to the materials in the storefront is to be specified and is under the approval of the Landlord's Design Consultant. All paint should be of high quality for an even and durable finish. The following criteria must also be observed:
- Painted wood surfaces must be properly prepared and sealed prior to the application of a high grade enamel.
- Painted metal shall have a factory applied finish of baked enamel or powder coat treatment.
- Painted gypsum wall board will be allowed only within the interior of the storefront, not on the exterior storefront. Required MDF finish process:
  - 1 Coat primer, 2 coats finish (sprayed and sand between each step).
  - \* Specify drywall behind the MDF
  - Min. thickness for MDF is ¾" on storefronts.

### Plaster

Plaster, cement plaster (stucco) and Venetian plaster finishes may be considered for limited storefront applications, provided the finish texture is a light dash, sand or smooth finish. Plaster or stucco finishes should be used in combination with other high quality materials such as stone or metal and not be the primary storefront material.

## MATERIALS (cont'd)

### Prohibited Materials

The following is a list of prohibited materials. In rare instances, special consideration may be given for the use of a prohibited material if its application is highly original, creative and essential to the theme or design concept of the storefront. Exceptions will be determined by the Landlord during design review:

- Plastic laminates; plastic spandrel panels or applied plastic laminated materials
- Glossy or large expanses of acrylic or Plexiglas
- Pegboard
- Mirror
- Reflective glass
- Simulated materials such as brick, stone or wood veneer
- Distressed woods such as pecky cedar, rough sawn lumber or softwoods
- Clear anodized aluminum
- Vinyl, fabric or paper wall coverings
- Plywood or particle board
- Sheet or modular vinyl
- Luminous ceilings, including "egg crate"
- Vinyl awnings
- Shingles or shakes
- 4"x4", 6"x6", 12"x12" tiles
- Glazed tiles
- Other materials deemed unacceptable by the Landlord



## WALL SCONCES

Wall sconces shall be allowed subject to Landlord approval and coordination with adjacent tenants.

State of California Building Code Title 24 calculations are required for new exterior lighting. Tenants shall submit separate plans and lighting calculations to City of San Francisco.

Tenant wall sconces shall fit cohesively into the façade and Tenant's storefront design and shall be reviewed by Landlord in conjunction with storefront review. Sconces shall be commercial grade in quality and size.

Residential scaled sconces are not acceptable. Generally, bronze, stainless steel and powder coated finishes are recommended. Colors are subject to landlord approval.



## OUTSIDE AIR INTAKE

Outside air louvers or decorative grilles are required where tenant is located below residential (buildings 1000, 1100, 1300, 1400, 1500). Storefront design must incorporate louver or decorative grille to provide outside air to HVAC system.



## SPEAKERS, STROBES & OTHER EQUIPMENT

### Fire Alarm Strobe Devices

Some Tenant storefronts must accommodate code required fire alarm strobe devices in their storefront design. Exact plan locations will be determined by the fire alarm contractor, but fire strobes must be mounted as required by code.

Strobes will be supplied and installed by the Landlord per the typical details and locations indicated in the building drawings. Any adjustment of fire strobe locations must be approved by the Tenant Coordinator and reviewed by Landlord's fire alarm contractor and/or the Fire Marshall at Tenant's sole cost.

### Public Address Speakers

The mall public address system will require some Tenants to incorporate Landlord public address speakers into their storefront designs. Speaker locations are indicated in the strobes/speakers plan. Speaker heights and locations must be approved by the Tenant Coordinator.

### Fire Department Connections

Some Tenant storefronts must accommodate code required fire department connections in their storefront design. Exact locations and typical details are in the building drawings.

### Other Landlord Equipment

Certain base building systems will require some Tenants to incorporate Landlord's equipment such as security cameras or Wi-Fi antennae into their storefront designs. Locations must be approved by the Tenant Coordinator.

## BIRD CONTROL

Projections from Tenant's storefront shall incorporate measures to deter birds from perching or roosting.



## INTERIORS

Tenants are encouraged to produce high quality, well detailed and executed interior solutions that are unique, imaginative and stylized.

The store interior is typically viewed as a continuation of the storefront in design and materials. Walls are to have modulation of display systems and built in architectural components that reinforce the store design theme.

Tenants with above normal sound levels must provide sound isolation in demising walls, floor, ceiling including pipes, conduits and wires must be designed so that in no event shall tenant noise emit sounds and/or vibrations which would cause the ambient noise level anywhere in the adjoining premises to be increased by more than 3 dBA during the adjoining space operating hours or (ii) which would cause the vibration level in the adjoining space to be more than 70 vdB during the adjacent premises store operating hours, or (iii) which can be unreasonably experienced in the Common Area.

The Landlord will strictly enforce all Tenant's right to quiet enjoyment of their Leased Premises.

### Design Control Area (DCA)

The DCA is the area at the front of the Tenant space that extends from the point of closure to all points 8'-0" into the space. The DCA includes all display windows and retail graphics, display fixtures, signs, materials, finishes, color, and lighting fixtures within the area.

DCA can be considered an extension of the storefront presentation and should convey a store's merchandise identity and generate activity. It should convey excitement and give the consumer a reason to stop at the store.

Proportion and scale of objects within the DCA is a specific concern in successful design. As with the actual storefront design, the objects within it must be in proportion to the space around them. Incorporating elements that raise from the floor or lower from the ceiling can control the scale of the DCA. Pedestals to display merchandise or light pendants hanging down can be examples of object forms that can control scale. These solutions can vary and are somewhat different from traditional and typical display zones.

Tenants shall use the following design criteria for displays within the DCA:

- Design drawings shall have a display layout plan. The layout plan shall have cut sheets for fixture and/or mannequin types and include photographs of any existing storefronts a Tenant may have that will enhance the layout plan. A rendering is required if photographs are not available.
- Displays shall be deliberate and designated as integrated elements of the storefront.
- Security devices must be concealed; freestanding pedestals are not permitted.
- Large temporary signs for special sales or clearances shall not be hung in the DCA including any signs taped or suction cupped to storefront glazing.
- No pegboard, slatwall or metal shelving of any kind may be placed in or extend into any part of the DCA.
- No display walls shall be constructed behind glazing that obstruct visibility into the space.

### Ceilings

Tenants can choose to have an open ceiling which may incorporate an open grid or be painted. Tenant installed ceilings shall conform to the following criteria:

- Hard surface ceiling required through the entire storefront DCA. This distance shall be a minimum width of eight feet (8'-0") in from the innermost point of closure line.
- Custom ceiling treatments are required. Multi-level gypsum wallboard, concealed spline, decorative patterned ceiling panels and other "high-tech" materials are encouraged. The use of ceilings on a single plane is not permitted. The use of beams, steps and 'islands' are required along with the imaginative use of lighting fixtures and fittings.
- Fire sprinkler heads are to be fully recessed in hard or acoustical ceilings.
- Standard 24" x 48" acoustical panels are not allowed in the sales area.
- Ceiling concepts implementing exposed structure, electrical and mechanical systems must be coordinated with the Landlord for specific technical and design requirements.

## INTERIORS (cont'd)

### Ceilings

- All suspended ceilings shall stop within 2'-0" of the partitions within the Tenant sales area. Suspended ceilings shall be terminated with a soffit, cove lighting detail, or other means of a finished edge along partition walls. Exposed edges shall be properly finished. Wall-to-wall suspended ceilings are not allowed.
- All ceilings, related framing, blocking and accessories shall be noncombustible. No combustible materials may be used above finished ceiling surfaces.

### Lighting

Lighting can greatly contribute to the design of a Tenant's store, emphasizing architectural forms, highlighting signage, and adding color and visual drama to walls and other design elements. The creative use of dramatic lighting is encouraged at entries, show windows and merchandise displays.

- The DCA of the Tenant space must employ lighting fixtures consistent with the character of the storefront design. All lighting fixtures within the DCA must be recessed downlights, MR16 low voltage or similar types. Fluorescent fixtures will not be permitted.
- If lighting within the DCA is to remain on after operating hours, it must be dimmable.
- Lighting contained within the DCA shall use a color temperature between 2700 and 3700K. Color rendering index values shall not be less than 80. Tenant's Reflected Ceiling Plan must include color temperature and color rendering index values for Landlord approval.
- No strobe, spinner or chase type lighting shall be used. Kinetic or flashing lighting shall adhere to a rate of change that utilizes smooth transitions from one state to another being no less than 10 seconds. No more than 2 complete state changes per minute.
- Track lights shall be finished to match ceiling; other finishes to be approved by Landlord. Track heads are to be accommodated with shields or louvers. Track lights are not allowed in DCA.
- Fixtures must be positioned so that bright glare is not directed onto the public areas.
- All fluorescent, incandescent, LED and HID lighting fixtures in public

- Tenant areas, other than track and decorative fixtures, shall be recessed with no directly visible lamp sources.
- Bare lamp fluorescent or incandescent fixtures may be used only in concealed areas and/or stockrooms. Fluorescent fixtures shall have a maximum size of 2' x 2' and have silver parabolic louvers or metallic finished egg crate diffusers. All lighting fixtures shall bear the U.L. label.
- Concealed light coves to highlight architectural elements within the storefront are highly encouraged.
- Wall sconces may be used to cast light onto storefront forms, provided that bare bulbs are not exposed and that the finish and form of these fixtures coordinate with the overall storefront design. Fixture cut sheets will be required to be submitted if this light form is used.
- Exterior mounted decorative light fixtures are encouraged where appropriate for the storefront design concept. Fixture cut sheets must be submitted for review.
- All lighting must be reviewed and approved by Landlord. Tenant is responsible for maintenance of all lighting within the entire Leased Premises.
- Tenant shall comply with all applicable energy conservation and building Codes unless it adheres to the kinetic or flashing lighting requirements.
- All showcases and display cases must be adequately lit and ventilated.
- Direct visual exposure of incandescent bulbs and/or fluorescent tubes is prohibited.



## INTERIORS (cont'd)

### Walls/Partitions

- Demising walls may be provided between two Tenants and/or Tenant and exit/service corridors. Walls will typically consist of 6" metal studs (provided by Landlord), and 5/8", type X fire rated drywall, taped and fire caulked from floor to bottom of roof deck, or deck above (or as required by governing code) on each side (provided by Tenants). At Landlord's option, demising partitions shall be of unfinished masonry, concrete or metal studs. Demising walls are not designed to accommodate cantilevered or eccentric loads. If Tenant plans to use a demising wall for support of shelf standards, light soffits or heavy attachments, Tenant shall reinforce the wall as required by providing additional steel studs or independent supports for the shelf standards.
- Walls between Tenant spaces and corridors have finishes by the Landlord on the corridor side only. Such walls which are made of gypsum board and studs will be constructed with one layer of 5/8" gypsum board on the Tenant side. Tenant shall finish as required for one-hour fire rated wall.
- A one-hour fire assembly shall protect penetration of one-hour walls.
- Demising walls and ceiling shall be sound insulated to achieve a minimum STC rating of 50 by Tenants who produce above normal noise, (including but not limited to music stores, arcades, etc.) at the Landlord's discretion. The Landlord will strictly enforce all Tenants' right to quiet enjoyment of their leased premises.
- Tenant shall protect fire proofed columns and braces with gypsum board, and furr as required.
- The following are required for hair salons, pet shops and all food preparation type Tenants:
  - a. Walls containing "wet" areas to be constructed of metal studs with water resistant 5/8" type "X" gypsum board.
  - b. Demising walls of pet shops shall have sheet metal installed on studs, behind drywall, up 3'-0" from floor.
- Tenant Premises adjacent to a two-hour wall condition will be required to apply two (2) layers of 5/8" type "X" gypsum board or other material to Tenant's side of studs.
- Stockroom Partitions. When Tenant chooses not to install a ceiling within Tenant's stockroom, Tenant shall extend the partition separating the stockroom from other areas of the store, to the underside of the structure above in order to isolate the stockroom from the sales area attic space.
- Wall Finishes. All interior wall surfaces must be finished in an appropriate manner and be in compliance with all applicable codes. All Tenant space interior wall finishes are to meet a Class III flame spread rating. Finish wood and trim need not be fire-resistant, but shall meet
- Class III. Certificates of compliance are necessary for interior finishes.
- One-hour corridors are to meet Class II flame spread.
- Metal or plastic laminate inserts are required for slatwall. No visible substrate at slats. None in the first 8'-0" of store entry doors.
- Recessed wall standards are permitted. No open shelving with visible brackets or surface mounted systems are allowed.
- Plumbing is not permitted within demising walls.

## INTERIORS (cont'd)

### Floor and Wall Base

Tenants shall install a floor covering in Tenant's sales area which conform to the following criteria:

- Tenant's own flooring finishes must extend to the Lease Line at storefront. Center finishes shall not extend to inside the Lease Line.
- Hard surface floor and base required through the entire DCA, including any permitted pop out areas. Carpet, vinyl or rubber materials of any sort will not be permitted within the DCA.
- Exposed concrete floors shall be sealed.
- Wood installations shall be hardwood with wear resistant surface.
- Ceramic, quarry and stone tile installations must be commercial grade with non-slip surface.
- Carpet must be commercial grade and must have proper fire ratings to meet local codes. Carpeting will not be permitted where color, quality or weave is not suitable for high traffic areas. Note: Carpet may not be used at the store entry within the DCA.
- Sheet or modular vinyl may be used in support or stock rooms not visible from the sales area.
- Tenant shall provide a transition strip between opposing floor finishes.
- This includes, but is not limited to carpet and wood or carpet and tile.
- Tenant shall provide wood base in sales area.
- Tenant shall install ceramic tile in Tenant's restroom with a 4" base.
- Any floor materials other than those mentioned above will not be allowed. Samples of all finishes must be submitted for approval and included in Tenant's preliminary submissions.

### Toilet Room Requirements

- Toilet facilities shall be designed in compliance with all applicable ADA & Building Department Codes.
- Provide a 3" floor drain and cleanout.
- Each restroom must have an exhaust system.
- Floor finishes in public toilet rooms shall be VCT or ceramic tile with a coved 6" base.
- Floor finishes in toilet rooms shall be ceramic tile with a coved 6" base. Tenant is required to provide a waterproof membrane beneath the finish

floor surface up to a height of 4'-0" along all walls. Waterproof membrane to be flood tested by Tenant and inspected by Landlord representative.

- Toilet room walls and ceiling shall be constructed of metal studs with water-resistant 5/8" type "x" gypsum board applied to the interior side of the toilet room. At a minimum, interior wall finishes shall be a light colored enamel paint with a 4' high wainscot extending 24" on each side of, and 24" beyond the front portion of any water closet or urinal.
- The ceiling shall be a minimum of 8'-0" above the finished floor level, be constructed of 5/8" type "x" water resistant gypsum and be finished with enamel paint. The ceiling shall contain a vent, which shall be connected to the Landlord's exhaust system, or as pursuant to the Center requirements.
- Provide a water shut-off valve at eye level.












### Exiting

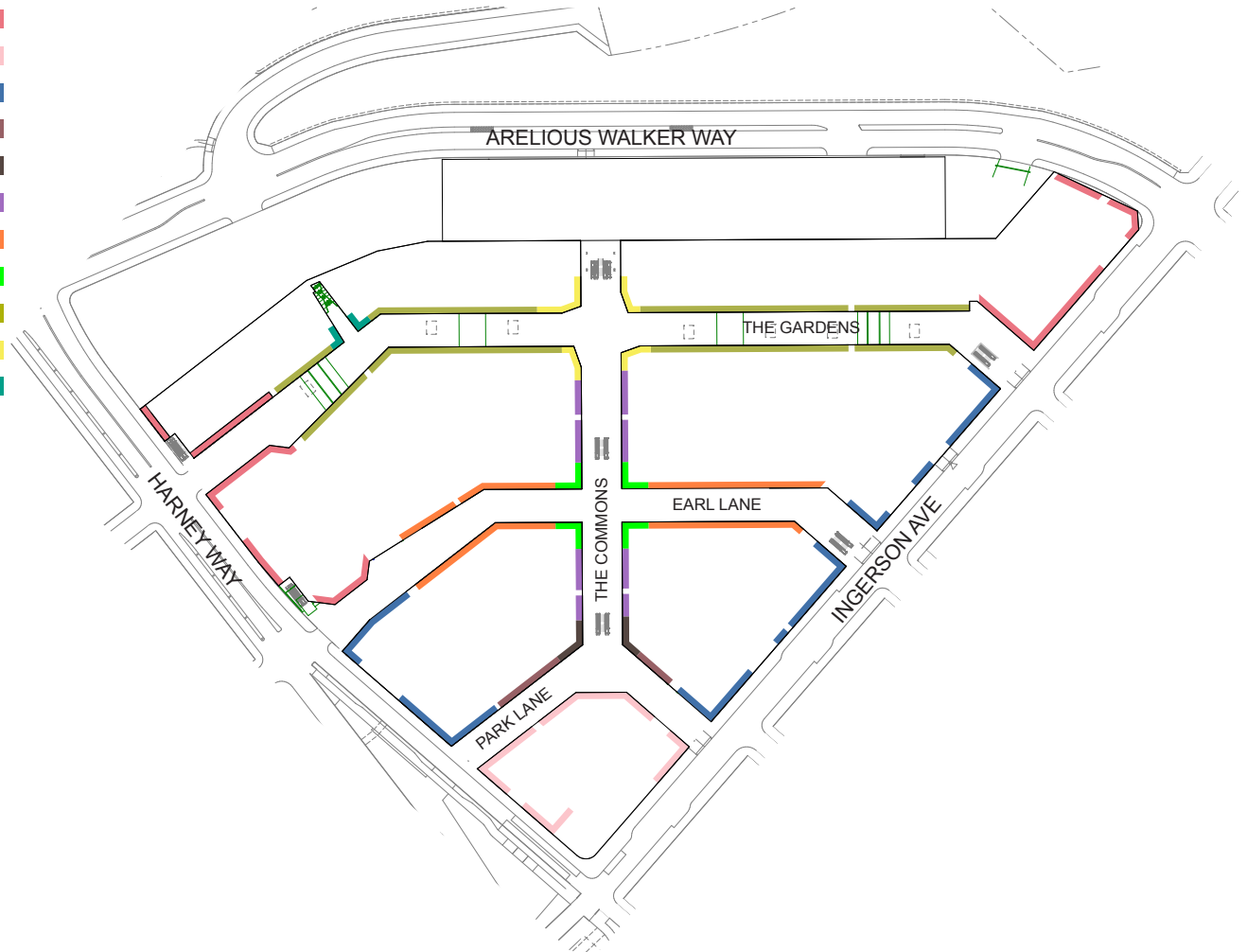
All retail Tenant spaces must provide two exits from the premises if required by code and/or Landlord's Tenant Coordinator. All exits must be engineered in compliance with all applicable ADA & Building Department Codes. Tenant entrance doors shall be fully recessed and shall not project beyond storefront wall.

Tenant exit doors opening on to service corridors shall be recessed so that the door cannot swing into the corridor. All Landlord finishes in the corridor should not only be protected but also patched / repaired from the construction of the door recess. In addition, all adjacent corridor finishes should be extended into the newly created recess. Tenant is also required to install space identification that is in compliance with Landlord's specifications. See Landlord's on-site representative for exact information.'

Tenant contractors will be required to protect all Landlord finishes including floor finishes during all facets of tenant's construction. A wet rug must be placed at the front and back doors to prevent tracking dust into any common areas.

## Requirements By Zone Diagram

ZONE 1	MAJOR TENANTS	PG. A17	
ZONE 2	LANDMARK BUILDING	PG. A19	
ZONE 3	HARNEY INGERSON	PG. A21	
ZONE 4	PARK ENTRY	PG. A23	
ZONE 5	PARK / COMMONS	PG. A25	
ZONE 6	CANDLESTICK COMMONS	PG. A27	
ZONE 7	EARL LANE	PG. A29	
ZONE 8	EARL / COMMONS	PG. A31	
ZONE 9	THE GARDENS	PG. A33	
ZONE 10	GARDEN / COMMONS	PG. A35	
ZONE 11	GARDEN / JAMESTOWN	PG. A37	





## Tenant Design Criteria Zone Chart

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Zone 10	Zone 11
	Major Tenants	Landmark Building	Harney Ingerson	Park Entry	Park / Commons	Candlestick Commons	Earl Lane	Earl / Commons	The Gardens	Garden / Commons	Garden / Jamestown
Façade Height (Varies)	19'	TBD	19'	18'	18'	18'	25'	18'	18'	18'	29'
Required Pilasters	Yes **	No	Yes **	No	No	No	Yes	No	No	No	No
Façade May Project over LL (Except Awnings, signs, etc.)	No	No	No	No	No	No	Yes	No	No	No	No
Façade May Exceed Minimum Façade Height?	No	No	No	No	Yes	No	Yes	Yes	No	Yes	No
Minimum Storefront Height	15'	TBD	12'	12'	16'	12'	12'	16'	12'	16'	16'
Minimum Façade Transparency (% of Frontage, Below 12')	60% **	60% **	60% **	No Req	80%	80%	No Req	80%	No Req	80%	80%
Awning / Canopy Type Required	Canopy	TBD	Either	Either	Canopy	Canopy	Either - Canopy Pref	Canopy	Either	Canopy	Canopy
Canopy Width Required (% of Frontage)	All Openings	TBD	All Openings	40%	80%	40%	60%	80%	40%	80%	80%
Wall Sconce Required	Yes	No	Yes	No	No	No	Yes	No	No	No	No

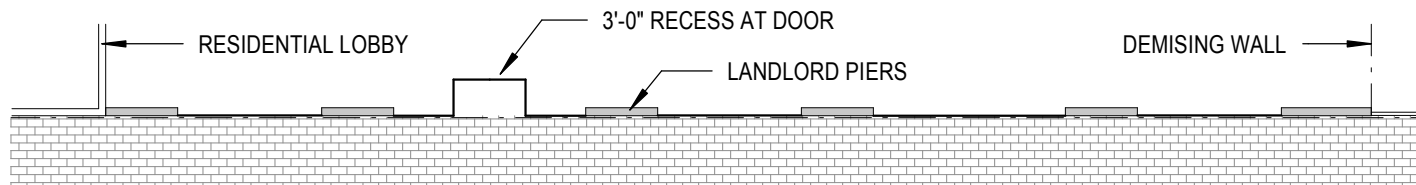
\*\* D4D requirement

## ZONE 1 REQUIREMENTS: MAJOR TENANTS



TENANT PROVIDED  
OUTSIDE AIR LOUVER  
OR GRILLE

FACADE ELEVATION



FACADE PLAN



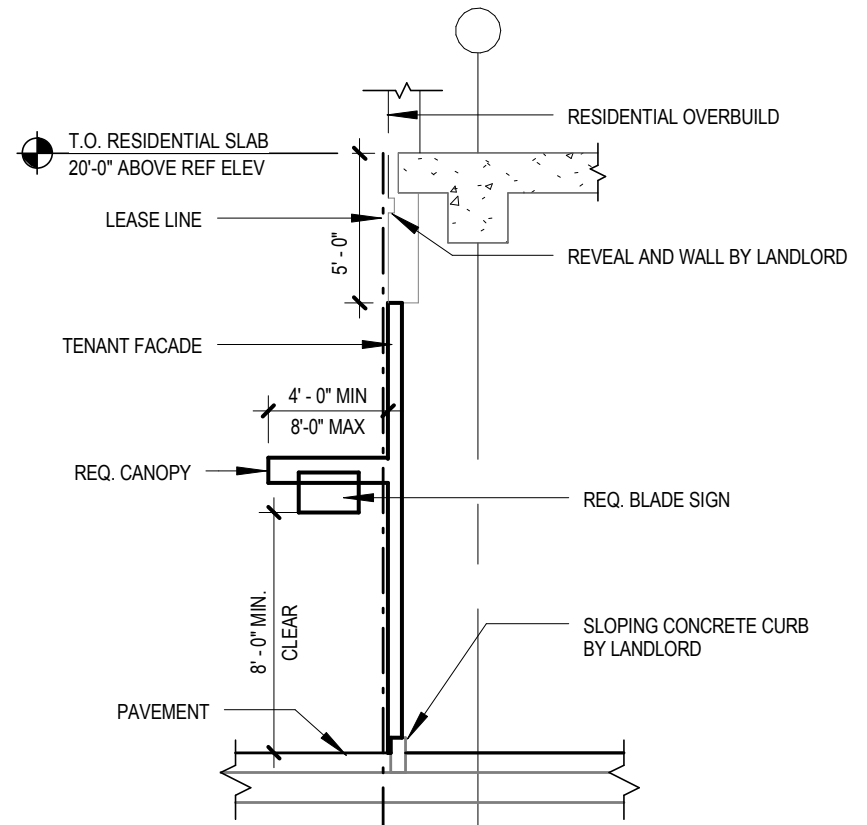
## ZONE 1 REQUIREMENTS: MAJOR TENANTS

Major Tenants are located at the intersections of public streets with The Gardens and serve as important architectural gateways seen from approaching vehicles. They are located at the street level of mixed-use buildings with residential uses on the upper floors. Exterior walls of the major retail spaces will be provided by the Landlord; storefronts, wall lighting and signage will be provided by the Tenant. Hard canopies are required to enhance the visibility of each retailer and to reinforce the urban character of the space.

Storefronts facing the public streets must comply with requirements of the Design for Development (D4D) document for Candlestick. A summary of the applicable requirements is provided in Section SF of these Criteria. It is the sole responsibility of the Tenant's Architect, Engineer(s) and Contractor(s) to comply with all applicable standards, guidelines, codes and ordinances for their premises.

### Tenant Storefront Criteria

- Tenant's storefront height must be a minimum of 15' above grade.
- Storefronts facing public streets shall comply with requirements of the Design for Development (D4D) document for Candlestick.
- Each store will be required to have a canopy or awning protecting the entry and each storefront.
- Storefront design must incorporate louver or decorative grille to provide outside air to HVAC system.



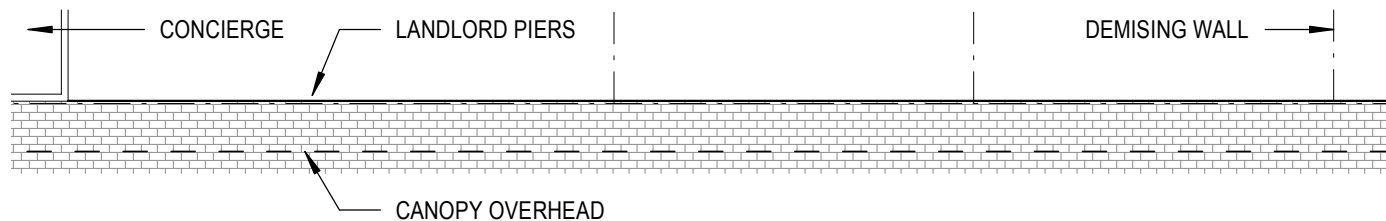
FACADE SECTION



## ZONE 2 REQUIREMENTS: LANDMARK BUILDING



FACADE ELEVATION

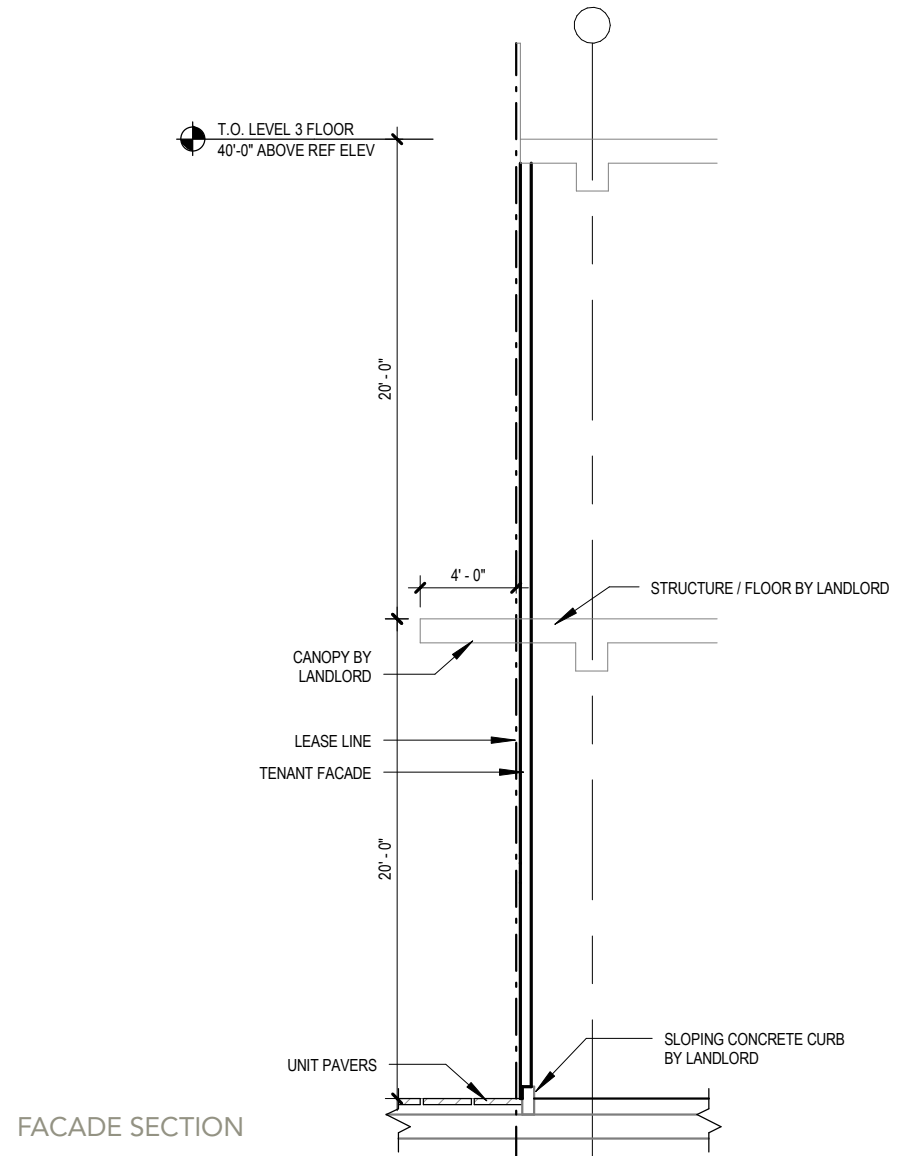


FACADE PLAN



## ZONE 2 REQUIREMENTS: LANDMARK BUILDING

The Film Arts Center is an important Landmark Building at the intersection of Harney Way and Ingerson Avenue. Tenant facades and storefronts will be provided by the Landlord. Signage will be provided by the Tenant.



## ZONE 3 REQUIREMENTS: HARNEY WAY & INGERSON AVENUE

TENANT PROVIDED  
OUTSIDE AIR LOUVER  
OR GRILLE

LANDLORD NEUTRAL  
PIER

CANOPY  
REQ.

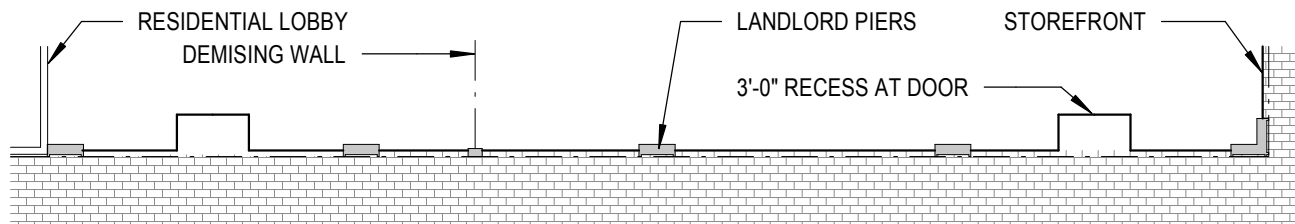
MINIMUM  
STOREFRONT  
GLAZING  
HEIGHT



LANDLORD PIER

MIN CLEAR  
AT AWNINGS

FACADE ELEVATION



FACADE PLAN



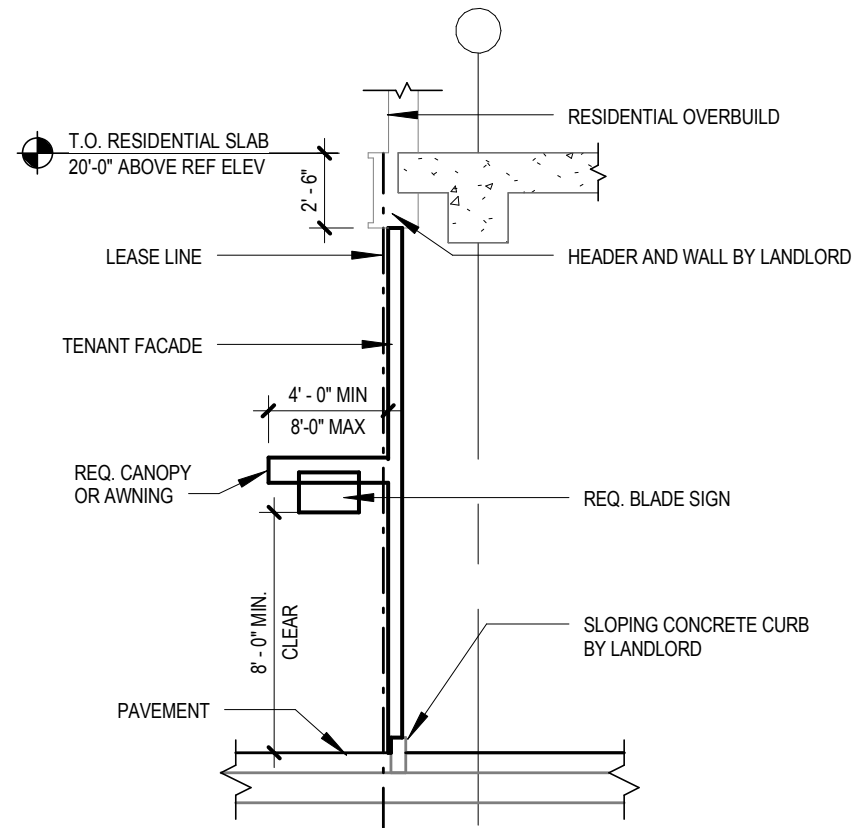


## ZONE 3 REQUIREMENTS: HARNEY WAY & INGERSON AVENUE

Tenants facing Harney Way and Ingerson Avenue are located at the street level of mixed-use buildings with residential uses on the upper floors. Pilasters extending down from the upper levels will be provided by the Landlord; tenant facades and signage will be provided by the Tenant. Canopies or awnings are required to enhance the visibility of each retailer. Storefronts facing the public streets must comply with requirements of the Design for Development (D4D) document for Candlestick. A summary of the applicable requirements is provided in Section SF of these Criteria. It is the sole responsibility of the Tenant's Architect, Engineer(s) and Contractor(s) to comply with all applicable standards, guidelines, codes and ordinances for their premises.

### Tenant Storefront Criteria

- Tenant's storefront height must be a minimum of 12' above grade.
- Storefronts facing public streets shall comply with requirements of the Design for Development (D4D) document for Candlestick.
- Each store will be required to have a canopy or awning protecting the entry and each storefront.
- Storefronts between pilasters must be set back 6" from the Lease Line.
- Storefront design must incorporate louver or decorative grille to provide outside air to HVAC system.

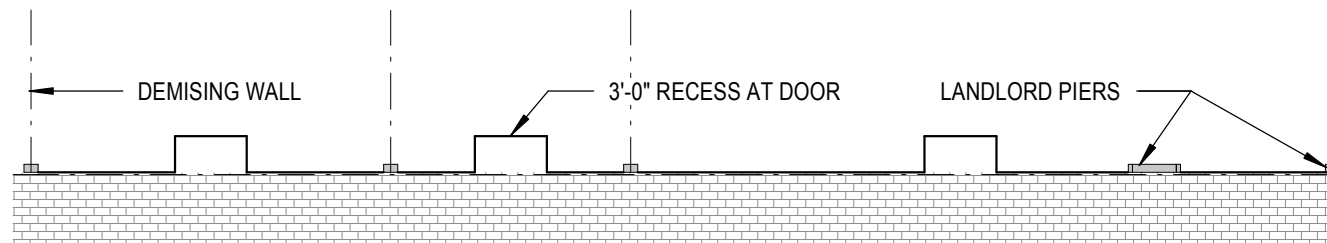


FACADE SECTION

## ZONE 4 REQUIREMENTS: PARK ENTRY



FACADE ELEVATION



FACADE PLAN



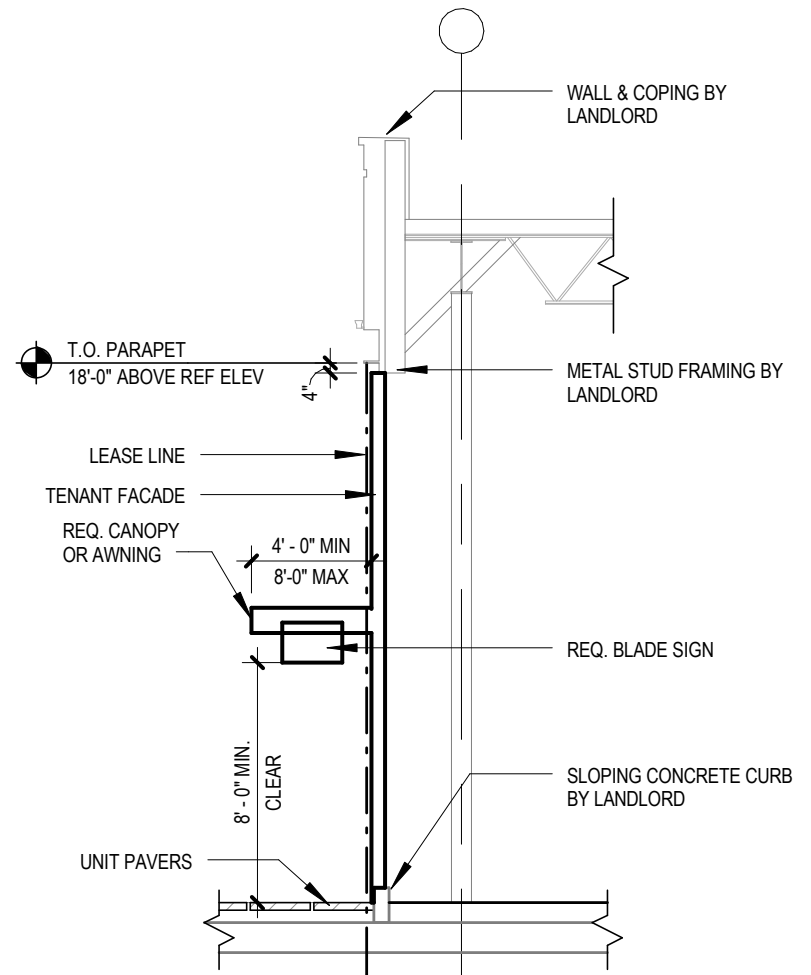
## ZONE 4 REQUIREMENTS: PARK ENTRY

The Park Entries provide access from the Harney Way and Ingerson Avenue to the heart of the Center, terminating at the Candlestick Commons event plaza. This is the most urban of the Center's concourses with substantial foot traffic. The Park Entry buildings are clad in masonry and are designed to accommodate multiple tenants.

Diverse store designs reinforce the pedestrian scale and encourage the shopper to explore the retail offerings. Each store's façade will extend from the pavement up to the steel lintel supporting the Landlord's parapet. Canopies or awnings are required to enhance the visibility of each retailer.

### Tenant Façade Criteria

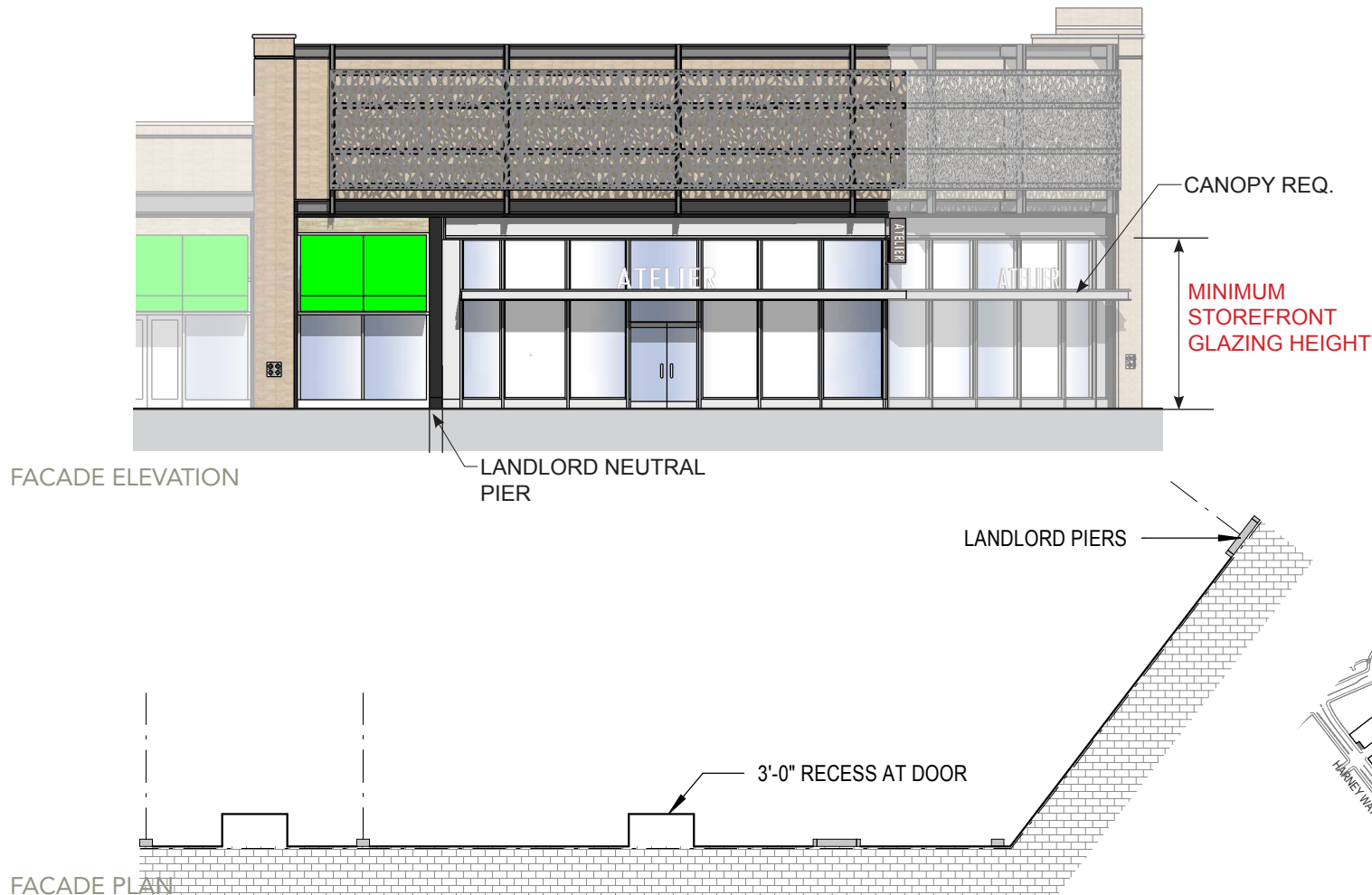
- Tenant's façade height must extend to and may not extend above Landlord's steel lintel.
- Minimum height of top of storefront glazing is 12' above grade.
- Each store will be required to have a canopy or awning protecting the entry and at least 40% of the width of the façade.



FACADE SECTION



## ZONE 5 REQUIREMENTS: PARK ENTRY/COMMONS CORNERS

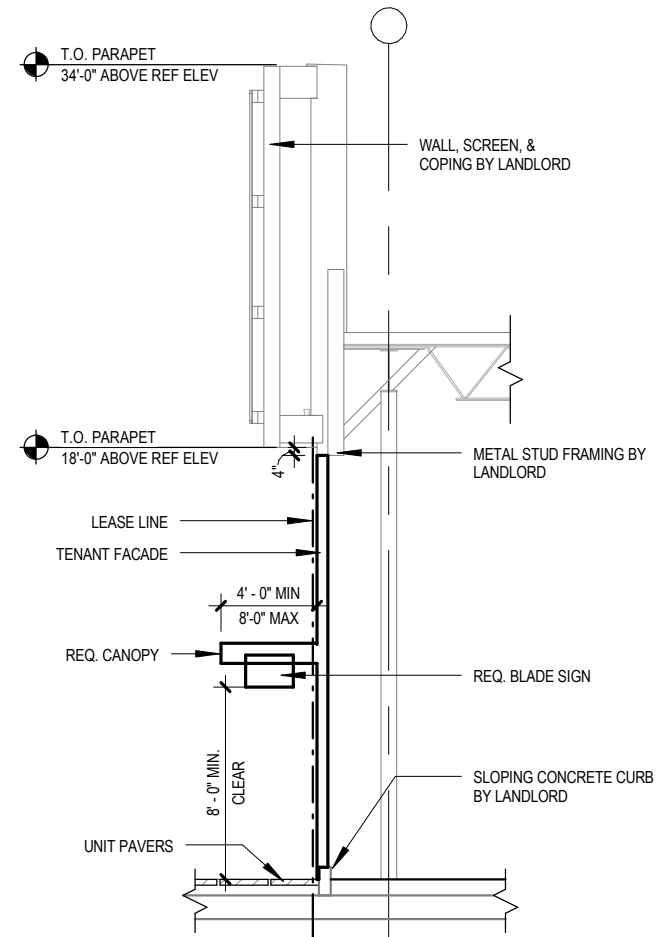


## ZONE 5 REQUIREMENTS: PARK ENTRY/COMMONS CORNERS

The buildings located at the intersection of Candlestick Commons and the Park Entries are the backdrop to the Candlestick Commons Events Plaza. The buildings are taller to establish them as nodes and wayfinding points within the Center. The surfaces of the upper walls have enhanced finishes; Tenant graphics may be placed on these walls at the discretion of the Landlord. Diverse store designs reinforce the pedestrian scale and encourage the shopper to explore the retail offerings. Each store's façade will extend from the pavement up to the steel beam supporting the upper wall. Canopies or awnings are required to enhance the visibility of each retailer.

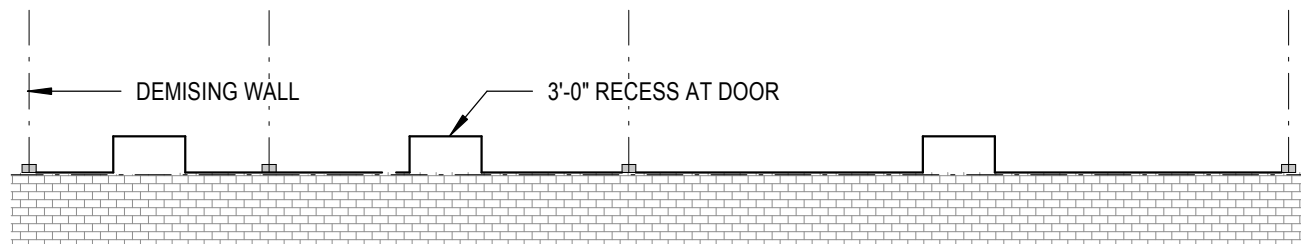
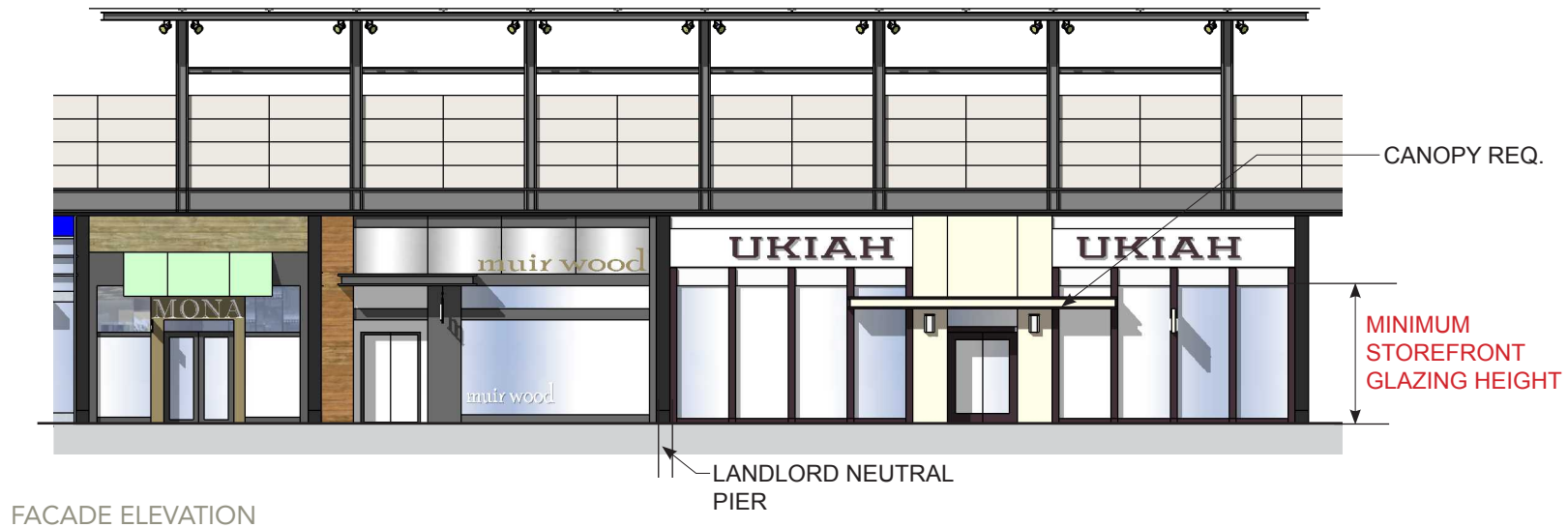
### Tenant Façade Criteria

- Tenant's façade height must extend to Landlord's steel beam. Tenant graphics may be placed on the upper walls at the discretion of the Landlord.
- Minimum height of top of storefront glazing is 16' above grade.
- Each store will be required to have a hard canopy protecting the entry and at least 80% of the width of the façade.
- At least 80% of the Tenant's storefront area shall be glazed.



FACADE SECTION

## ZONE 6 REQUIREMENTS: CANDLESTICK COMMONS





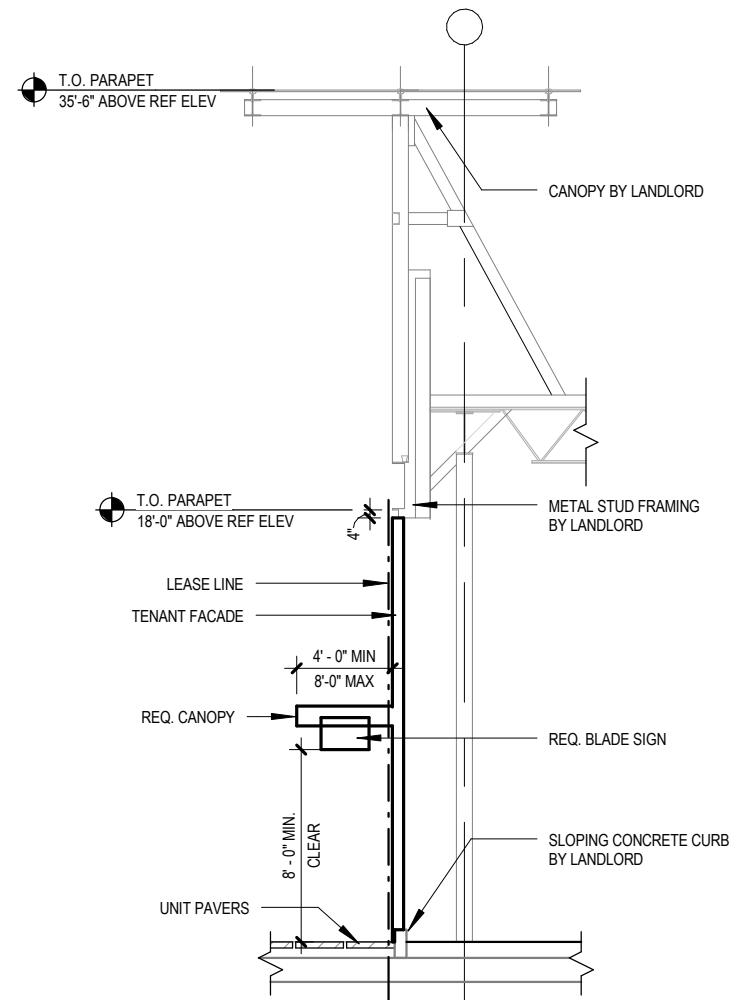
## ZONE 6 REQUIREMENTS: CANDLESTICK COMMONS

Candlestick Commons is the urban heart of the Center. Extending from the park Entries to the Gardens, this is a setting for concentrated pedestrian and shopping activities. Vibrant lighting creates a festive atmosphere, digital media displays add excitement and seating platforms encourage social interaction and activity. Buildings will have higher parapets that will be capped by canopies incorporating photovoltaic panels.

Diverse store designs reinforce the pedestrian scale and encourage the shopper to explore the retail offerings. Each store's façade will extend from the pavement up to the steel beam supporting the upper wall. Hard canopies are required to enhance the visibility of each retailer and to reinforce the urban character of the space.

### Tenant Façade Criteria

- Tenant's façade height must extend to and may not extend above Landlord's steel beam.
- Minimum height of top of storefront glazing is 12' above grade.
- Each store will be required to have a hard canopy protecting the entry and at least 40% of the width of the façade.
- At least 80% of the Tenant's storefront area shall be glazed.

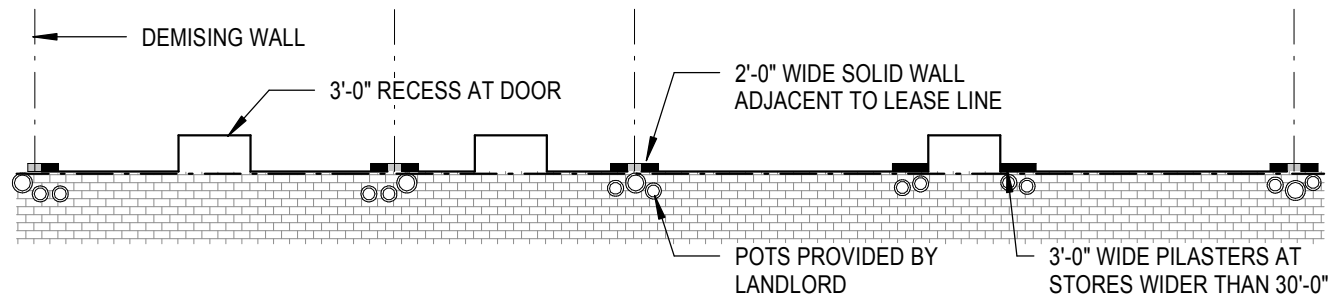


FACADE SECTION

## ZONE 7 REQUIREMENTS: EARL LANE



FACADE ELEVATION



FACADE PLAN



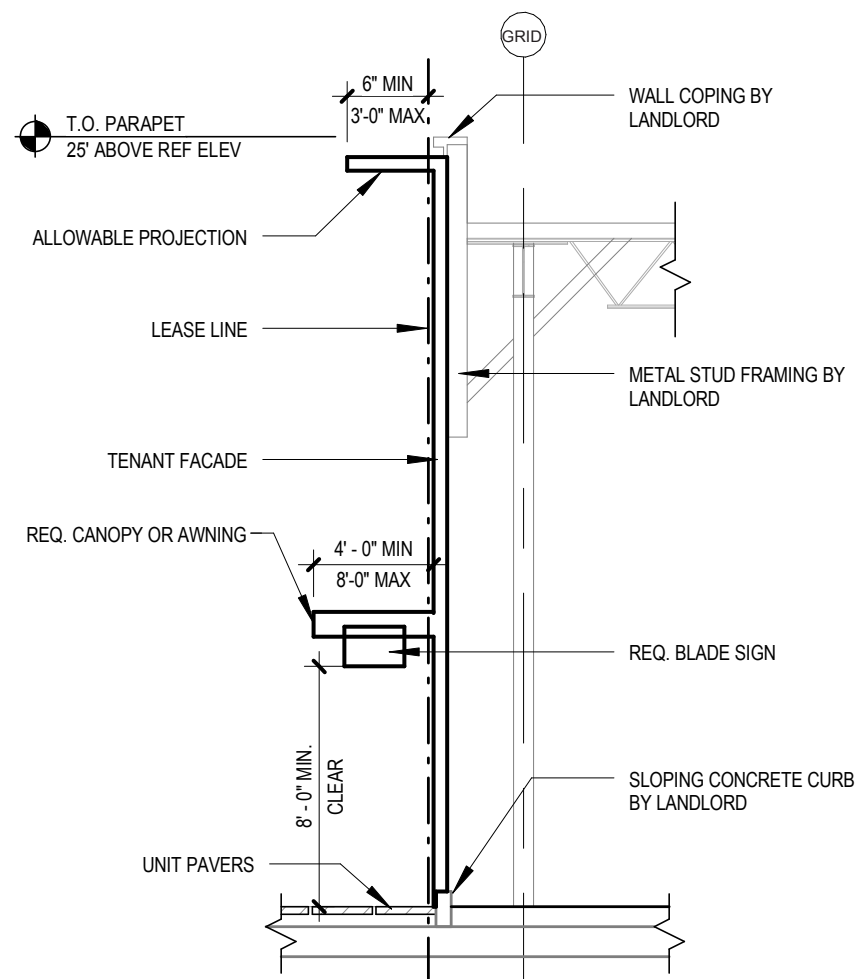
## ZONE 7 REQUIREMENTS: EARL LANE

Earl Lane is a continuation of Earl Street that will be open only to shoppers during business hours and used for delivery trucks at night and in the early morning. It is a varied collection of pedestrian paths and plazas with decorative paving extending the full width of the space. These spaces are furnished with a variety of seating, tables, planters and artwork. At night, Earl Lane will be illuminated by the sparkle of catenary-style overhead lights and color-changing lanterns suspended from the building parapets.

Diverse store designs reinforce the pedestrian scale and encourage the shopper to explore the retail offerings. Each store's façade will extend the full height of the retail building and architectural projections are required to enhance the visibility of each retailer. Landlord planters will be placed in informal groupings adjacent to the Lease Line and throughout the Common Area.

### Tenant Façade Criteria

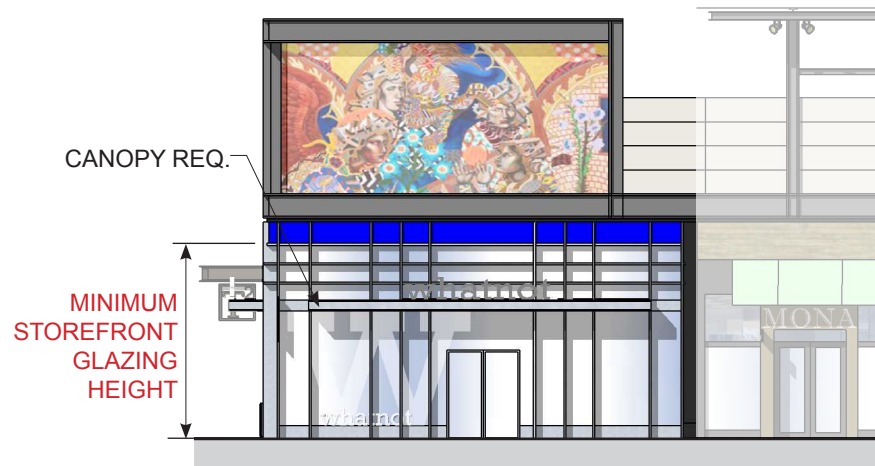
- Façade height must extend to Landlord's wall coping.
- Pilasters are encouraged; façade shall provide minimum 2'-0" solid walls adjacent to Lease Line. Stores wider than 30'-0" shall have a minimum 3'-0" solid pilaster at both sides of entries. Landlord will place planters at solid walls.
- Top of façade shall have a projection to create a varied roofline. Projection distance shall not be equal to projection at adjacent façades. Top of projection is required to align with top of façade; bottom of projection must be a minimum of 16' above grade.
- Minimum height of top of storefront glazing is 12' above grade.
- Tenants are encouraged to install wall sconces at solid walls for added interest at night.
- Each store will be required to have a hard canopy protecting at least 60% of the width of the façade. Fabric awnings are not encouraged and may be permitted at the discretion of Landlord.



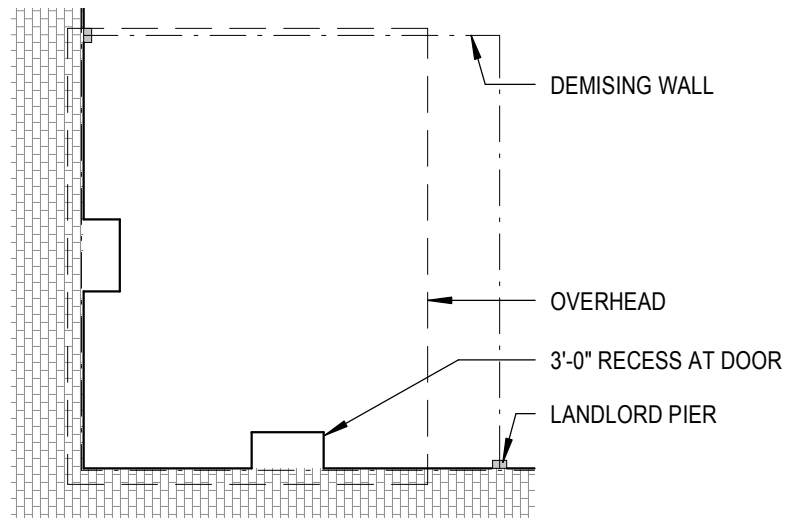
FACADE SECTION



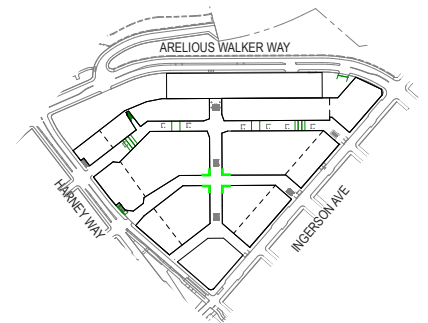
## ZONE 8 REQUIREMENTS: EARL/COMMONS CORNERS



FACADE ELEVATION



FACADE PLAN



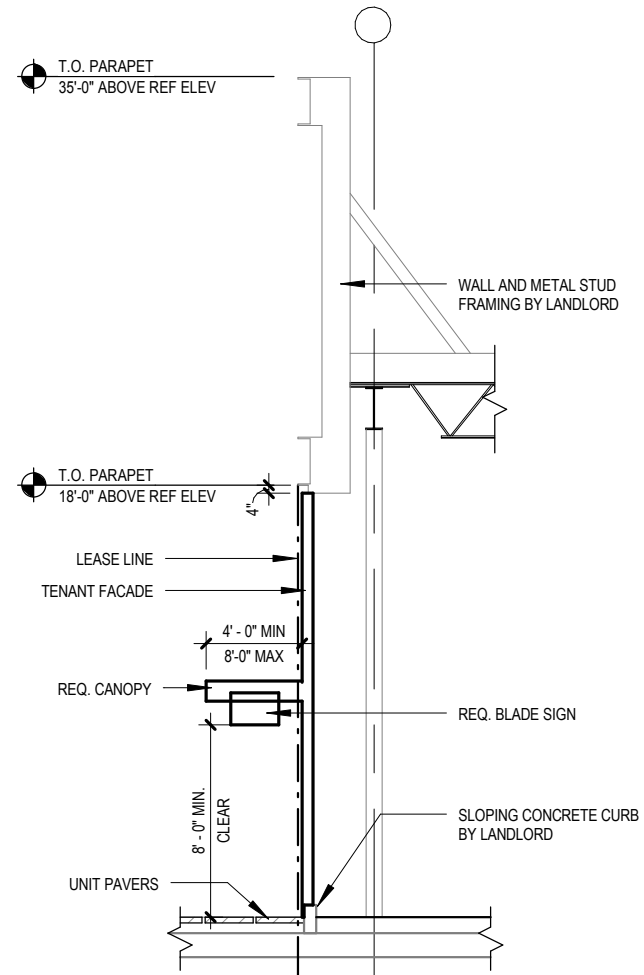
## ZONE 8 REQUIREMENTS: EARL/COMMONS CORNERS

The buildings located at the intersection of Candlestick Commons and Earl Lane are taller to establish them as nodes and wayfinding points within the Center. The surfaces of the upper walls are reserved for Landlord's Specialty Graphics; Tenant graphics may be placed on these walls at the discretion of the Landlord.

Diverse store designs reinforce the pedestrian scale and encourage the shopper to explore the retail offerings. Each store's façade will extend from the pavement up to the steel beam supporting the upper wall. Hard canopies are required to enhance the visibility of each retailer and to reinforce the urban character of the space.

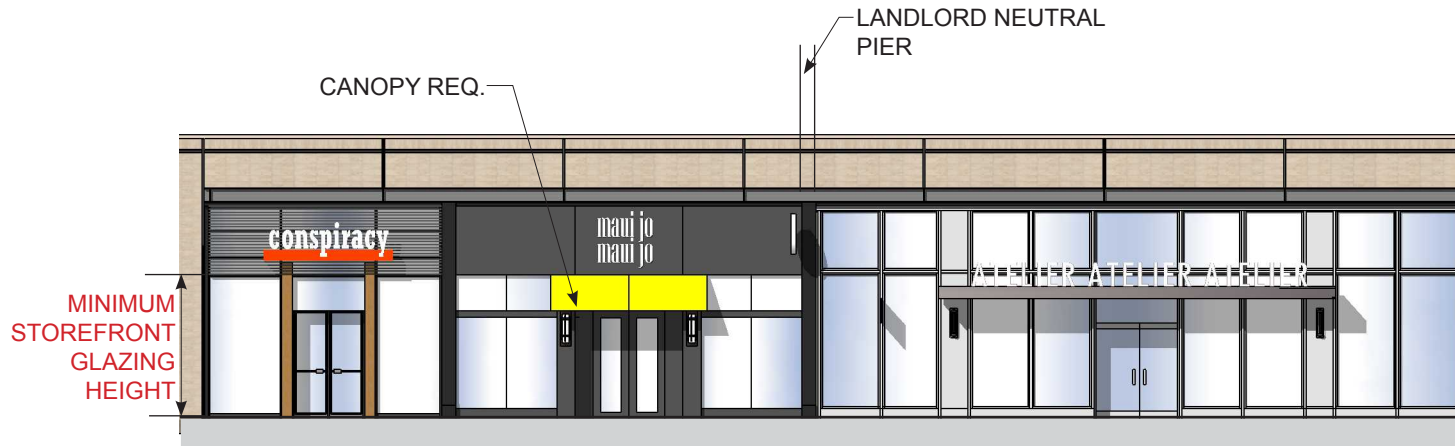
### Tenant Façade Criteria

- Tenant's façade height must extend to Landlord's steel beam. Tenant graphics may be placed on the upper walls at the discretion of the Landlord.
- Minimum height of top of storefront glazing is 16' above grade.
- Each store will be required to have a hard canopy protecting the entry and at least 80% of the width of the façade.
- At least 80% of the Tenant's storefront area shall be glazed.

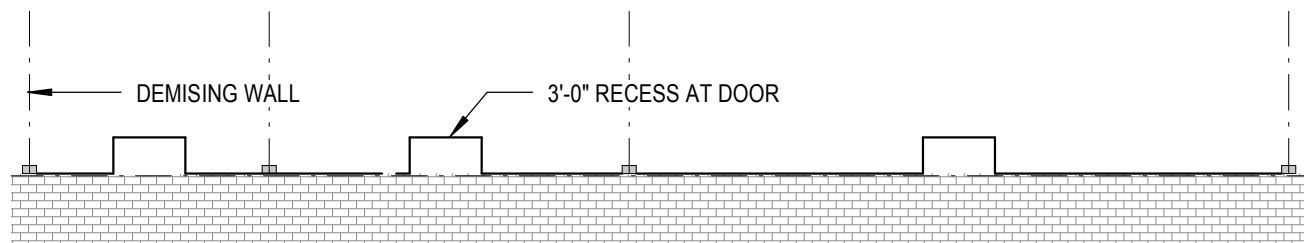


FACADE SECTION

## ZONE 9 REQUIREMENTS: THE GARDENS



FACADE ELEVATION



FACADE PLAN



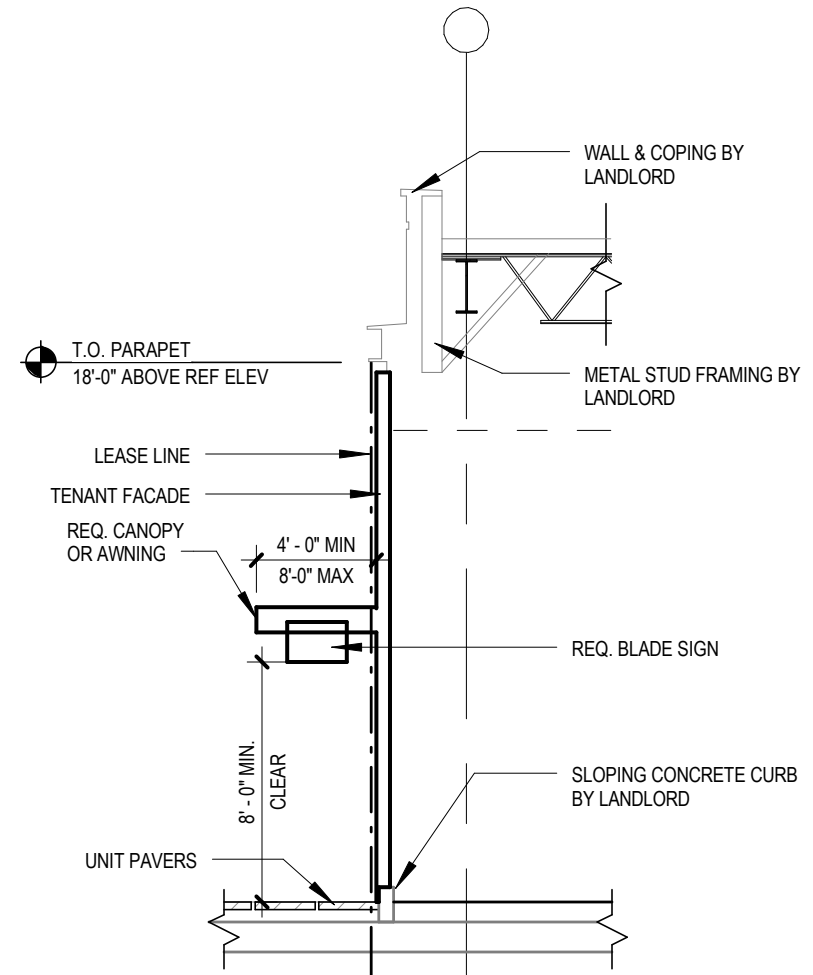
## ZONE 9 REQUIREMENTS: THE GARDENS

The Gardens extend “O” street, with intimate plazas, large areas of planting and comfortable seating to provide a lush setting for retail shops. Overhead canopies and kiosks alternate through the Common Area to provide a comfortable scale. Buildings are lower in height and are stepped back to allow in more sunlight.

Diverse store designs reinforce the pedestrian scale and encourage the shopper to explore the retail offerings. Each store’s façade will extend from the pavement up to the steel ledge projecting from the building face. Canopies or awnings are required to enhance the visibility of each retailer.

### Tenant Façade Criteria

- Tenant’s façade height must extend to and may not extend above Landlord’s steel beam.
- Minimum height of top of storefront glazing is 12’ above grade.
- Each store will be required to have a canopy or awning protecting the entry and at least 40% of the width of the façade.



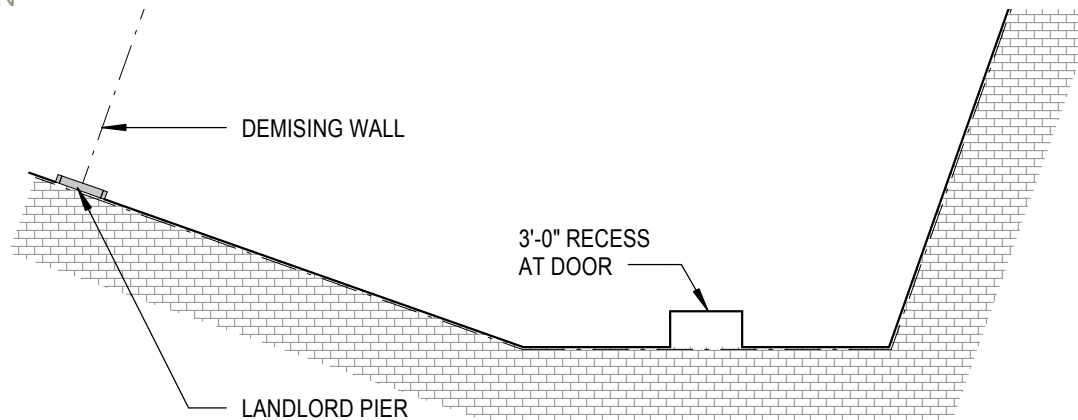
FACADE SECTION



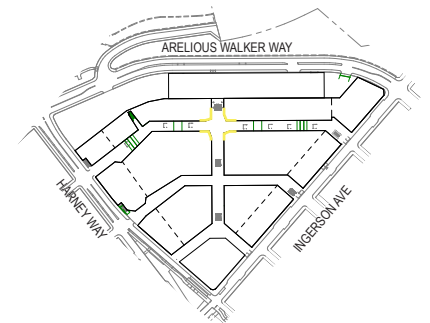
## ZONE 10 REQUIREMENTS: GARDENS/COMMONS CORNER



FACADE ELEVATION



FACADE PLAN

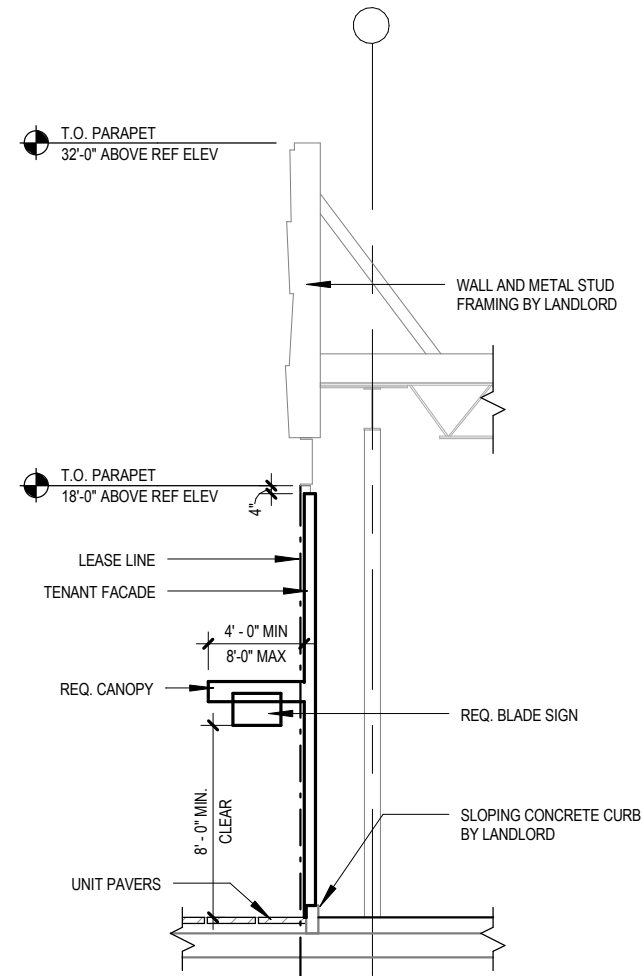


## ZONE 10 REQUIREMENTS: GARDENS/COMMONS CORNER

The buildings located at the intersection of Candlestick Commons and The Gardens are the backdrop to the Candlestick Commons Performance Plaza. The buildings are taller to establish them as nodes and wayfinding points within the Center. The surfaces of the upper walls have enhanced finishes; Tenant graphics may be placed on these walls at the discretion of the Landlord. Diverse store designs reinforce the pedestrian scale and encourage the shopper to explore the retail offerings. Each store's façade will extend from the pavement up to the steel beam supporting the upper wall. Hard canopies are required to enhance the visibility of each retailer and to reinforce the urban character of the space.

### Tenant Façade Criteria

- Tenant's façade height must extend to Landlord's steel beam. Tenant graphics may be placed on the upper walls at the discretion of the Landlord.
- Minimum height of top of storefront glazing is 16' above grade.
- Each store will be required to have a hard canopy protecting the entry and at least 80% of the width of the façade.
- At least 80% of the Tenant's storefront area shall be glazed.

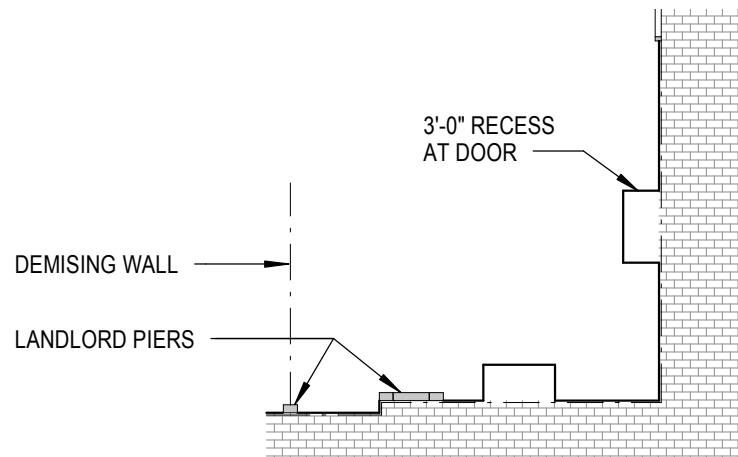


FACADE SECTION

## ZONE 11 REQUIREMENTS: GARDENS/JAMESTOWN CORNERS



FACADE ELEVATION



FACADE PLAN

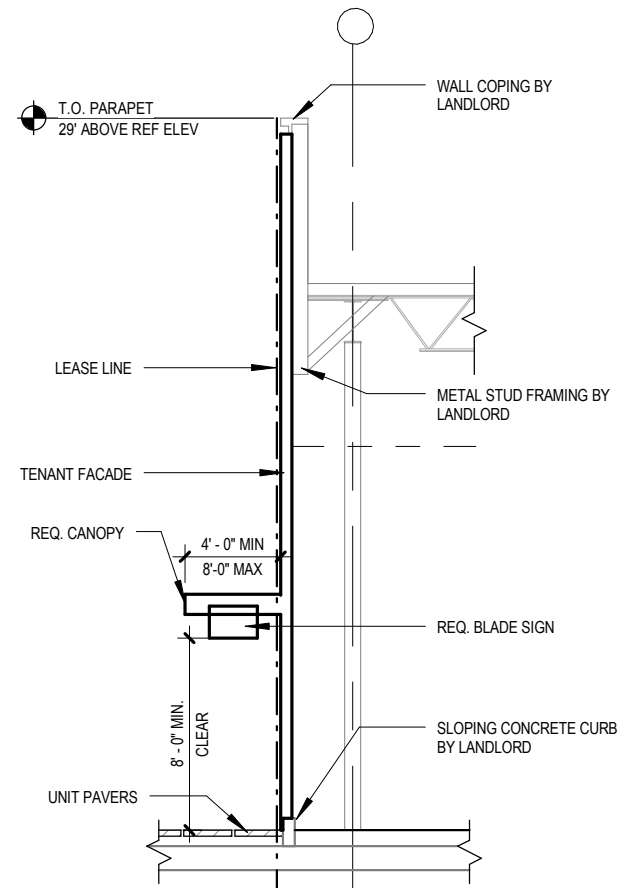


## ZONE 11 REQUIREMENTS: GARDENS/JAMESTOWN CORNERS

The buildings located at the intersection of The Gardens and Jamestown Lane are taller to establish them as nodes and wayfinding points within the Center. The surfaces of the upper walls are reserved for Tenant's Specialty Graphics. Diverse store designs reinforce the pedestrian scale and encourage the shopper to explore the retail offerings. Each store's façade will extend from the pavement up to the steel beam supporting the upper wall. Hard canopies are required to enhance the visibility of each retailer and to reinforce the urban character of the space.

### Tenant Façade Criteria

- Tenant's façade height must extend the full height of the retail building.
- Minimum height of top of storefront glazing is 16' above grade.
- Each store will be required to have a hard canopy protecting the entry and at least 80% of the width of the façade.
- At least 80% of the Tenant's storefront area shall be glazed.

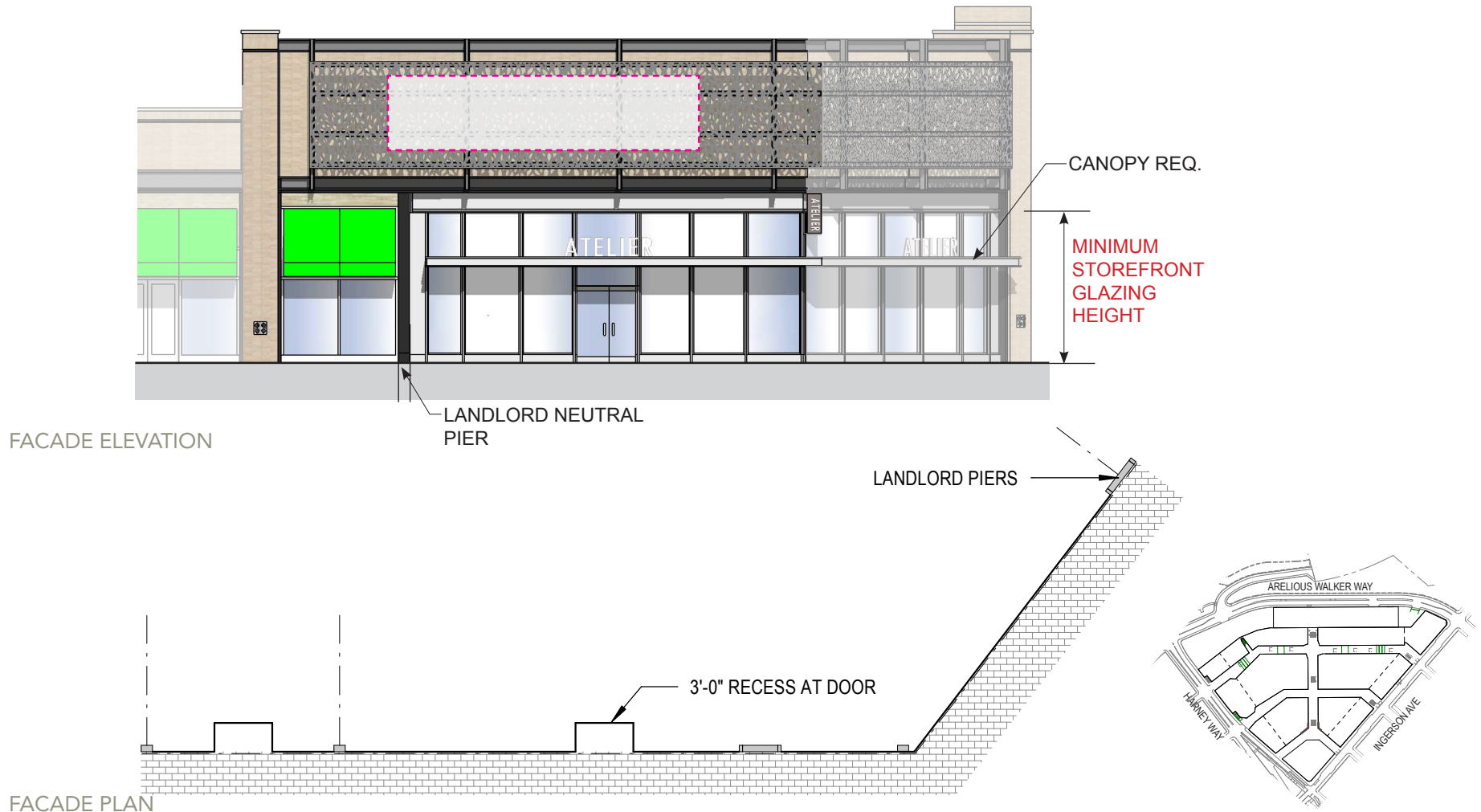


FACADE SECTION

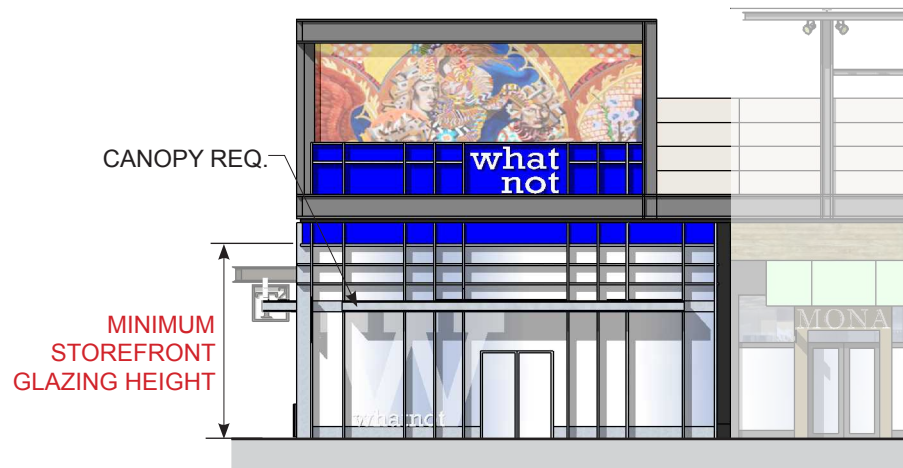


## **OPTIONAL ADDITIONAL PAGES**

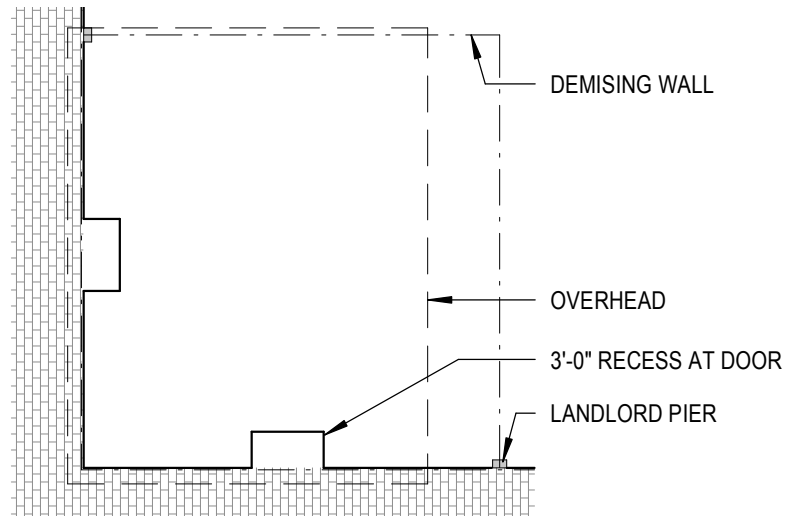
## ZONE 5 REQUIREMENTS: PARK ENTRY/COMMONS CORNERS - ADDITIONAL SIGNAGE



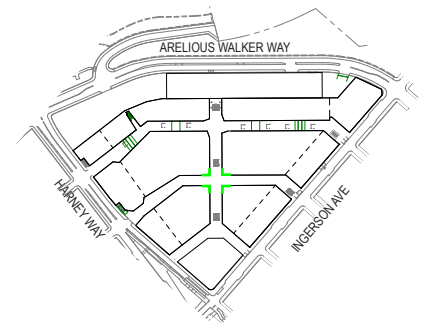
## ZONE 8 REQUIREMENTS: EARL/COMMONS CORNERS - ADDITIONAL SIGNAGE



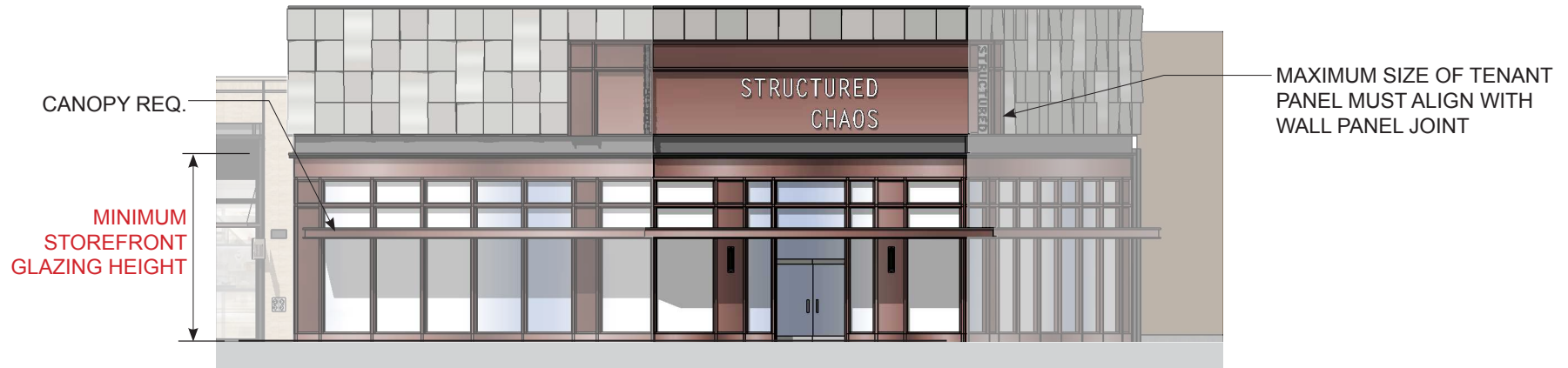
FACADE ELEVATION



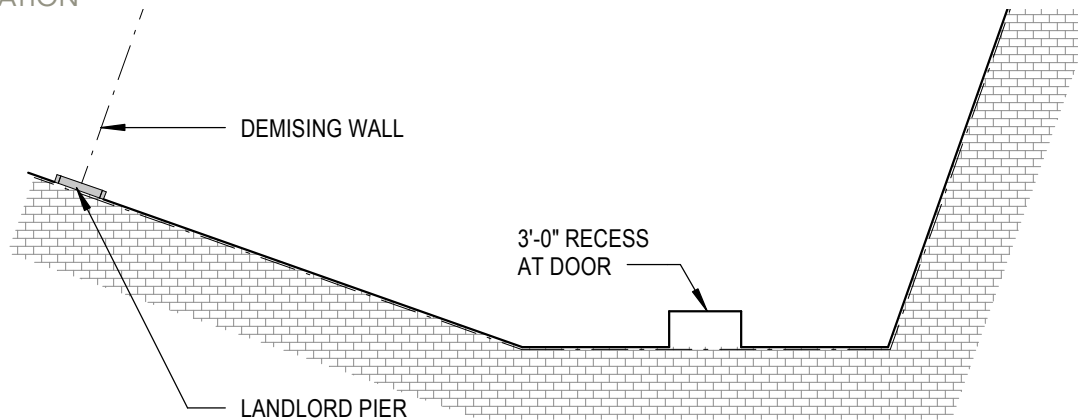
FACADE PLAN



## ZONE 10 REQUIREMENTS: GARDENS/COMMONS CORNER - ADDITIONAL PANEL



FACADE ELEVATION



FACADE PLAN





## GENERAL GUIDELINES

These tenant signage design criteria are provided to guide tenants' designers, architects, and sign fabricators in the development, construction, and installation of identity signs for tenants of Fashion Outlets San Francisco. Any special conditions or deviations from the guidelines in the sign criteria require written approval from the Landlord.

1. "Tenant Signs" shall be defined as any message that can be read from the exterior of the store. Not included in the definition are messages used to advertise products, sales, special events, etc.
2. All signs shall be designed, installed, illuminated, located, and maintained in accordance with the provisions set forth in this manual and all other applicable codes and ordinances.
3. Every submission will be evaluated with consideration of adjacent signs and architecture to ensure balance and quality.
4. At the landlord's discretion, any tenant sign may be approved, without regard to the criteria outlined here. These exemptions are reserved for tenants employing the highest quality signage design and use of materials.
5. Unless specifically noted, tenant signage shall be limited to trade name and logo only.
6. Established logos shall also be permitted but shall be included in the area / size restrictions.
  - a. No tag-lines, slogans, or descriptions of services are allowed. No other brand names, product names or phrases may appear on the storefront (or in any area directly visible from the public space). Decals or other signing indicating product lines or credit card acceptability shall not be permitted on the storefront.

### A. MATERIALS

1. Sign materials for permanent signs should be of the highest quality. All materials must be durable, of an exterior grade quality, and designed to withstand local weather conditions. Additional details by sign type. The use

of other materials may be approved at the discretion of Landlord.

#### 2. Acceptable sign material treatments are:

- a. Dimensional geometric shapes in metal coated or burnished for variety in color and texture
- b. Painted metal
- c. Wood
- d. Screens, grids, or mesh
- e. Etched or brushed metal
- f. Cut, abraded, or fabricated steel or aluminum
- g. Dimensional letter forms with seamless edge treatments
- h. Glass

#### 3. The following materials are prohibited on all signs:

- a. Sintra
- b. Cardboard
- c. Colored plastics or acrylics
- d. Simulated materials, i.e. wood-grained plastic laminate and wall covering.
- e. Trim cap retainers

Additional material and fabrication standards are included by individual sign type.

### B. COLORS

#### 1. The use of color shall meet the following criteria:

- a. Signs should be limited to a maximum of two colors per sign, but will be reviewed by the Landlord for approval on a case-by-case basis.
- b. All sign colors are subject to review and approval by the Landlord as part of the tenant signage submittal. The Landlord must approve variations from these standards.
- c. Color of letter face and returns are to contrast with building colors for

good daytime readability.

- d. The interior of open channel letters are to be painted dark when against light backgrounds.

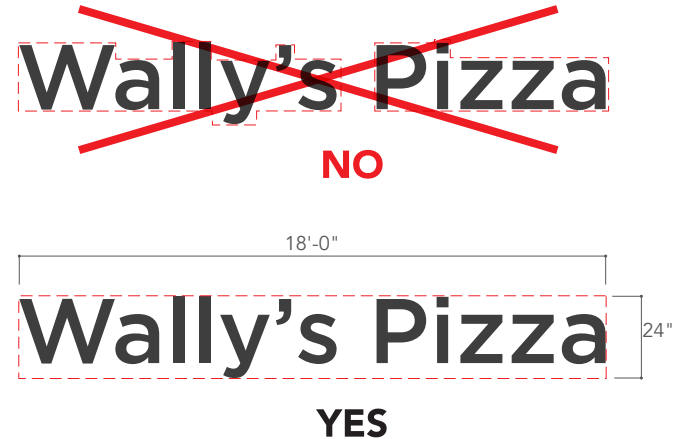
2. Additional color standards are included by individual sign types.

## C. LIGHTING

1. Lighting should be of no greater wattage than is necessary to make the sign readable at night.
2. All flood lights shall be shielded.
3. No sign shall be illuminated, in whole or in part, where the illumination is intermittent or varies in color or intensity from time to time, nor shall any sign be so illuminated that it interferes with traffic or with the effectiveness of, or obscures an official traffic sign, device or signal. The use of search lights is prohibited. All lighting will comply with the provisions in the zoning ordinance of the city.
4. Where signs are internally illuminated, light-transmitting surfaces shall be non-gloss, matte materials.
5. Only letters and logos shall transmit light while the backplate or background remains solid opaque. No illuminated backgrounds are allowed.
6. Lighting for all tenant signs shall be turned off or reduced at Landlord's discretion.
7. Exposed fixtures, shades or other elements are to contribute to the design of the sign.
8. Exposed raceways (unless design elements), conduit, junction boxes, transformers, lamps tubing or neon crossovers of any type are prohibited, or must be concealed within the wall.
9. Additional lighting guidelines are included by individual sign type.

## D. TYPESTYLES

### CALCULATING SIGNAGE AREA



Tenants may adapt established typestyles, logos and/or images that are in use on similar buildings operated by them, provided that said images are architecturally compatible and approved by the Landlord. Type may be arranged in multiple lines of copy and may consist of upper and/or lower case letters.

## E. SIZE

1. Signs, copy and graphic elements shall fit comfortably into sign area, leaving sufficient margins and negative space on all sides. Wall mounted signs shall appear balanced and in scale within the context of the sign space and the building as a whole. Thickness, height, and color of sign lettering shall be visually balanced and in proportion to other signs on the building.
2. In all cases, the copy area shall maintain a margin at least 6" from any edge of the sign face area.
3. Signage is not to exceed 75% of the length, nor 66% of the height of the perceived sign band.

4. No Tenant signs shall be allowed on Landlord's neutral piers or bulkheads, except for blade signs.

5. Calculating Signage Area:

- a. The maximum sign area for each tenant is shown on the Zone pages and the Tenant Matrix. Sign area calculations shall be calculated per elevation. Tenants may not combine multiple elevations to increase the amount of signage on a single elevation. The sign area is calculated based on the aggregate total of all sign faces. However, signage is also limited by maximum sizes as noted on the sign matrix.
- b. Copy area shall be computed by surrounding each graphic element with a rectangle or square, calculating the area contained within the square, and then computing the sum of the areas. Elements such as swashes, simple lines, back plates or other decorative touches must be included within limits of the geometric shape and shall be included as part of the copy area. Area shall include the entire name, not individual letters or words. See calculating signage area graphic for reference.
- c. Letter height shall be determined by measuring the tallest letter of a tenant's identity, inclusive of swashes, ascenders, and descenders.

6. Height

Minimum clearance of eight (8) feet from the pedestrian walkway to bottom of sign above pedestrian walkways. The sign may not be located on a pitched roof or above the wall on a flat roof structure.

## F. QUANTITIES

1. Primary signs

- a. One primary sign per main pedestrian way on the ground level on which the building containing the premises abuts with a maximum of

three signs of equal size, subject to review by the city.

- b. Primary signage is allowed to run in the vertical direction if Tenant has special conditions and approval is granted by the city as long as the signage meets the area limitations stated above.

2. Secondary signs

- a. Are permitted as long as the signage meets the area and location limitations stated in this document.

## G. CONSTRUCTION AND FABRICATION REQUIREMENTS

- a. A sign permit is required from the city prior to installation. No application shall be submitted to the city or any other agency for any sign, which has not been approved in writing by Landlord.
- b. The Landlord, prior to construction, must approve all signs. The Landlord may remove any signs installed without prior written approval from the Landlord and a building permit from the city. All costs for removal, including but not limited to patching and repair of the building and/or paving, will be at the Tenant's expense.
- c. All sign fabrication work shall conform to excellent industry standards, quality, and Class A workmanship. All logo images and typestyles shall be accurately reproduced. Lettering that approximates typestyles is not acceptable. The Landlord reserves the right to reject any fabrication work that it deems to be below standard.
- d. All signs are to be fabricated by a licensed sign contractor, approved by the Landlord, according to the requirements of local, state and national codes. All signs are to be installed by state and/or local certified sign contractor, approved by the Landlord and the city, and according to local, state, and national codes.

1. Materials

- a. Signs must be made of durable rust-inhibiting materials that are appropriate and complementary to the design of Fashion Outlets San Francisco

## b. Metals

Minimum thickness

- Stainless Steel - 24 gauge
- Grip Steel - 24 gauge
- Aluminum - .060"
- Brass - 5/16"

c. All formed metal, such as letterforms, shall be fabricated using full-weld construction with all joints ground smooth.

d. All ferrous and non-ferrous metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.

e. Finished surfaces of metal shall be free from oil-canning and warping. All sign finishes shall be free of dust, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.

## 2. Acrylic

- a. Plastic faces are to be acrylic and a minimum of .125".
- b. Transparent letter faces are not permitted unless a diffuser film is used on the second surface.

## 3. Fasteners

- a. Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from the background panel and must be finished to blend with the adjacent surface. Angle clips will not be permitted.
- b. All bolts, fastenings and clips shall consist of enameling iron with porcelain enamel finish, stainless steel, anodized aluminum, brass or bronze, or carbon-bearing steel with painted finish. Black iron material is not allowed.

## 4. Paint

a. Surfaces with color mixes and hues prone to fading (e.g., pastels, complex mixtures, intense reds, yellows and purples) shall be finished with an ultraviolet-inhibiting clear coat in a matte or semi-gloss finish.

b. Color coatings shall exactly match the colors specified on the approved plans.

c. The interior of open channel letters are to be painted dark when against light backgrounds.

## 5. Finishing & Details

a. Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.

b. Penetrations into building walls, where required, shall be made waterproof and warranted as such by the tenant's sign contractor.

c. In no case shall any manufacturer's label be visible from the street or from normal viewing angles

## 6. Lighting & Electrical

a. All lighting must match the exact specifications of the approved working drawings.

b. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks are not permitted.

c. Exposed raceways will not be permitted unless they are an integral architectural element of the sign.

d. Underwriter's Laboratory-approved labels shall be affixed to all electrical fixtures. Fabrication and installation of electrical signs shall comply with UBC, NEC, and local building and electrical codes. UL sticker sizes should be minimized and where possible not visible to pedestrian foot traffic at sidewalk level.

e. Location of all openings for conduit sleeves and support in sign



panels and building walls shall be indicated by the sign contractor on the shop drawings submitted to the Landlord. Sign contractor shall install sign in accordance with the approved drawings.

- f. All weep holes for drainage must be covered by an internal light baffle.
- g. Signs illuminated with neon shall use 30 m.a. transformers. The ballast for fluorescent lighting shall be 430 m.a. Fluorescent lamps shall be single pin (slimline) with 12" center-to-center lamp separation maximum.
- h. Only letters and logos shall transmit light while the back plate or background remains solid opaque. No illuminated backgrounds or boxes are allowed.

## H. INSTALLATION GUIDELINES AND PROCEDURES

1. Provide the name and address of the sign contractor performing the installation together with a work schedule. This information needs to be provided to the tenant coordinator within 10 working days from signage approval.
2. Please note that any sign vendor decals(advertising) and URL listed decals need to be placed out of public view and all associated screw heads must be painted to match the adjacent sign surface to be concealed.
3. The following guidelines must be adhered for the installation of the new signage:
  - a. All work shall be done during the normal construction hours set for the project.
  - b. The date and time of all installations must be coordinated one (1) week before the commencement of any work.
  - c. No work between 11:00 AM to 1:30 PM without the prior approval of the Landlord.
  - d. Landlord approved pedestrian barricades must be used at all times.

Special consideration must be given anytime there is a chance of pedestrians walking under workers or equipment.

- e. Debris and materials must be kept in an orderly condition and out of the way of pedestrians. Evidence of Contractor's Liability Insurance and Worker's Compensation Coverage. The liability Insurance must name: all entities controlling, controlled by, or under common control with either such entity, together with their respective owners, shareholders, partners, members, divisions, officers, directors, employees, representatives and agents, and all of their respective successors and assigns.
4. Provide Insurance certificates for approval. Endorsements must include policy number(s), maintain a rating of A VIII (8) or better in the Best Key Rating Guide for the general liability and automobile insurers and a minimum rating of B+X for Worker's Compensation. All policies shall provide thirty (30) days prior written notice of any alteration or termination of coverage in the amount of One Million (\$1,000,000.00) dollars per each occurrence.
  5. Please include the property and project names on certificate of insurance

## I. D4D INFORMATION

“This document, together with the Design For Development (D4D), establishes an administrative review process to allow OCII staff review and approval of proposed exterior improvements or modifications at Fashion Outlets of San Francisco @ Candlestick as defined herein. This will result in a streamlined approval process.

Applications subject to this document that are rejected by OCII staff may be appealed by submittal via the traditional OCII Design Review procedures. This document establishes the design standards and requirements that will be used by OCII staff to review and approve proposed exterior improvements and modifications. The Landlord and Tenant will also use this document as a guide for generating the design of proposed exterior changes.

The Landlord shall be required to review and approve all proposed modifications for consistency with this document prior to such modifications being submitted for staff review.

Submission to the Building Department for permit approval is still required via the City’s established process.

The criteria herein are not intended to contradict any code requirements that may govern this project. It is the responsibility of Tenant architects, engineers and contractors to verify and comply with all applicable codes.

This document is an appendix to the Design For Development (D4D), and it is the responsibility of each tenant to familiarize themselves with the contents of the Design For Development (D4D).

It is the sole responsibility of the Tenant’s Architect, Engineer(s) and Contractor(s) to comply with all applicable standards, guidelines, codes and ordinances for their Premises.”

## PROHIBITED SIGN TYPES

The following sign types and finishes shall be prohibited at Fashion Outlets San Francisco:

- X Illuminated sign boxes (can signs)
- X Signs with tag lines, slogans, phone numbers, service description, or advertising of products.
- X Monument style signage.
- X Temporary signage / coming soon signs – other than barricade graphics
- X Signs with exposed raceways, conduit, junction boxes, transformers visible lamps, tubing, or neon crossovers of any type.
- X Rotating, animated and flashing signs.
- X Pole signs and other signs with exposed structural supports not intended as a design element, except for wayfinding and code-required signs.
- X Pennants, banners, or flags identifying individual tenants.
- X Vehicle signs, except for the identification of a business enterprise or advertisement upon a vehicle used primarily for business purposes, provided the identification is affixed in a permanent manner.
- X Signs attached, painted on, or otherwise affixed to trees, other living vegetation, landscaping or natural materials.
- X Any sign designed to be moved from place to place.
- X Signs attached, painted or otherwise affixed to awnings (other than those indicated in criteria), tents or umbrellas, however, such signs may be permitted in conjunction with special design review by the Landlord.
- X Balloons and inflatable signs.
- X Any signs, including freestanding signs, advertising the availability of employment opportunities.
- X Signs which emit sound, odor or visible matter, or which bear or contain statements, words or pictures of an obscene, pornographic or immoral character.
- X Back plates behind signage are typically prohibited, but maybe considered on a case-by-case basis when integrated into storefront mullions. Not to exceed 20% larger than overall max sign dimension and must be an integral part of the sign design.
- X Human Signs/Spinners
- X Permanent or temporary billboards
- X Signage with reflective materials, colors, and finishes



Temporary signage / coming soon signs



Slogans, services or phone numbers



Exposed raceway



Back plate

## SIGN TYPE DESCRIPTIONS, PAGE 1 OF 10

### GENERAL GUIDELINES

Unless otherwise noted, these guidelines apply to all tenant signs within the criteria.

1. Messaging: Tenant logos showing the trade name are permitted. Merchandise taglines, or service descriptions are not allowed.
2. Color: Signs should be limited to a maximum of two colors per sign, but will be reviewed by the Landlord for approval on a case-by-case basis.

### A. BLADE SIGNS

A blade sign is a double-sided sign mounted perpendicular to the building facade and suspended on a metal bracket, to be placed near the entrance(s) to a retail space.

1. Quantity: See each zone description for quantity and location
2. Materials and Construction
  - a. Blade signs are encouraged to be fabricated of painted metal.
  - b. Materials, sign color, fastener details, lighting, light temperature and other design elements of the blade sign should integrate with the storefront. Design compliance at the landlord's discretion.
  - c. Blade signs shall be wall mounted from designed metal bracket.
  - d. No goosenecks or ornamental lighting. If used, lighting should be integrated into the sign panel, such as cove lighting or mounted to the storefront and directed at sign panel.
  - e. No molded fiberglass or other plastic signs.
3. Locations
  - a. Signs shall be mounted with a minimum of 8' of clearance from the bottom of the blade sign to the finished floor.
  - b. No two tenants shall locate their blade sign on the same demising pier.
  - c. Where possible existing electrical locations are recommended for sign locations on demising piers.
4. Permitted construction options for all blade signs, including suspended and vertical projecting blade signs

Option A: Push-through acrylic letters with internal illumination. Letter faces may be finished with cut metal or opaque vinyl to create a halo effect for the lighting.

Option B: Flat painted metal banner with discreet external illumination. Sign should be limited to two colors.

Option C: Dimensional, layered sign, such as sand-blasted wood or painted metal with exposed neon or other lighting element within the shape of the letter. Sign may include more than two colors.

Option D: Individual dimensional painted metal letters on sign panel. Sign should be limited to two colors

Other options: Additional options not shown here may be considered on a case by case basis and permitted at landlord discretion.





## SIGN TYPE DESCRIPTIONS, PAGE 2 OF 10

### B. AWNING SIGN

Made of durable material, the awning projects perpendicular from the storefront facade above the entrance doors and windows and acts as a protection against the elements or as a decorative feature. The name of the Tenant is applied to the awning valance.

1. Letters to be silkscreen, printed or sewn on the vertical surface of the awning valance only and are to contrast with awning color.
2. Only the brand name and/or the logo may be on awning valance. No taglines, merchandise descriptions, services or advertisements allowed.
3. Light fixtures to illuminate the awning, as well as back lit awnings, will be considered on a case-by-case basis.
4. Only one logo/brand name per awning.
5. Size: 8" letter height max.
6. Awning to be made of durable, quality material such as canvas. No vinyl.



### C. WALL MOUNTED PLAQUE

1. Wall mounted plaques shall have concealed fasteners. Exposed fasteners designed as a feature treatment require approval by Landlord.
2. Allowable materials are cast metal, glass, or durable hard surface material.
3. No plastics, acrylics or PVC materials.
4. Non-illuminated or internally illuminated only.
5. Size of plaque is subject to Landlord approval, per the sign matrix.
6. Location to be adjacent to entry doors.
7. No tag-lines, slogans, service or product descriptions allowed in text.

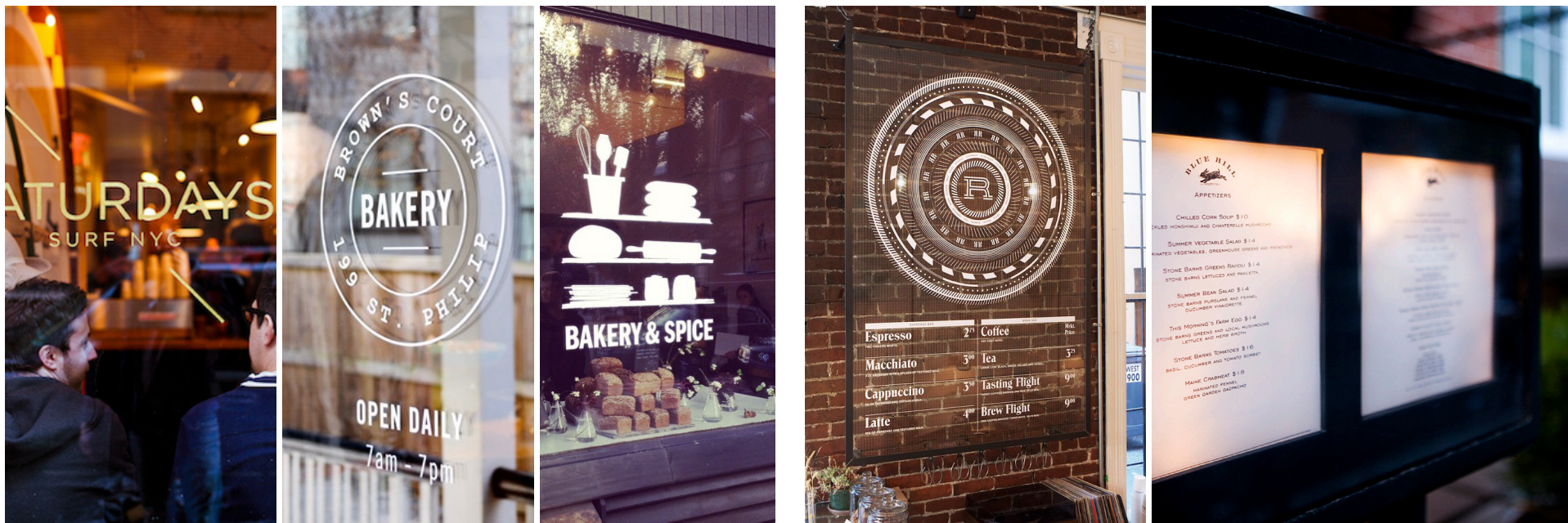


#### D. WINDOW GRAPHICS

1. Color: Metallic, white, black, or "etch-look" vinyl graphics are to be used.
2. All applied graphics to be adhered to interior side of glass.
3. Applied window graphics are to be submitted to the Landlord and approved in writing prior to installation.

## E. MENU BOARD

- a. Menu boards shall be mounted directly to the main customer entrance doors.
- b. Menus shall be enclosed in a weatherproof enclosure, a maximum of four (4) square feet in size.
- c. Menus may be illuminated by a concealed light source integrated into the design of the enclosure.
- d. Back-lit menu boards are prohibited.



## SIGN TYPE DESCRIPTIONS, PAGE 4 OF 10

### F. OPERATIONAL SIGNS

Operational signage indicates hours of operation, telephone numbers, website, specialty store rules and regulations specific to each Tenant. Operational signs are required. No taglines or slogans allowed. All messaging subject to landlord approval.

1. Maximum letter height of 1/2"
2. Mounted to interior surface of glass, adjacent to entrance door and mounted no higher than 48" from finished floor.
3. Total area of sign shall not exceed 2 square feet.
4. Tenant graphics on storefront glass shall be computer cut flat vinyl graphics (text/ letters/logos)

### G. BACK DOOR SIGNS

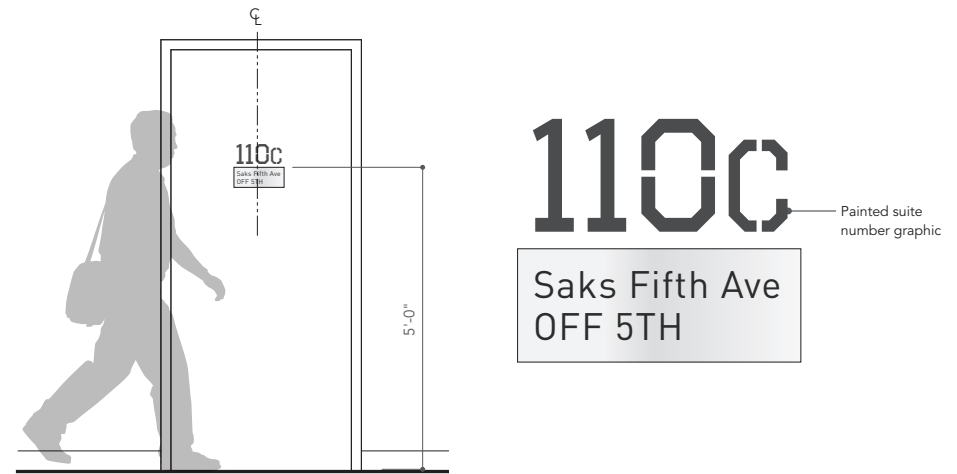
Signs placed on the back entrance of Tenant's space for purposes of delivery and employee access.

1. Landlord will provide design for all back door signs. Please see graphic to the right for reference.
2. Painted aluminum plaque with vinyl name and suite/address number only. No taglines or slogans allowed.
3. Mounted to access door or immediate adjacent wall.
4. Type to be "sanserif typeface with tracking set at 100pt.
5. Tenant will be required to hire Landlord's vendor for back door signage fabrication and installation.

### H. STOREFRONT SIGNS

Storefront Signs are signs that mount directly to the building façade.

1. Each retail space is required to have one primary identity sign. For tenants with corner locations, primary signs are permitted on all primary building faces.
2. Any retail space which has a second customer entrance door situated on the elevation opposite the first customer entrance door may have an additional fascia sign located on the elevation of the second customer entrance door, in which the sign must be located over or near the customer entrance door.
3. Signs must be individual letters.
4. No backplates are allowed for sign mounted directly to the building facade.

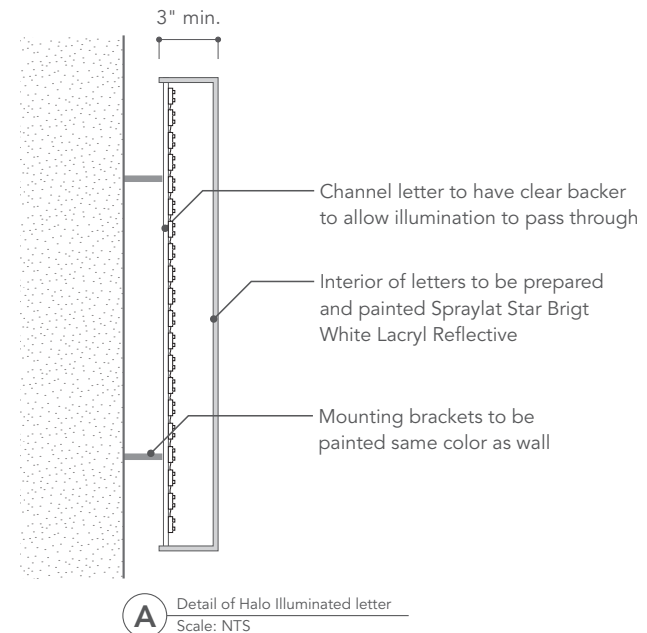




## SIGN TYPE DESCRIPTIONS, PAGE 5 OF 10

Option A: Individual letters with halo illumination, also known as reverse pan channel letters.

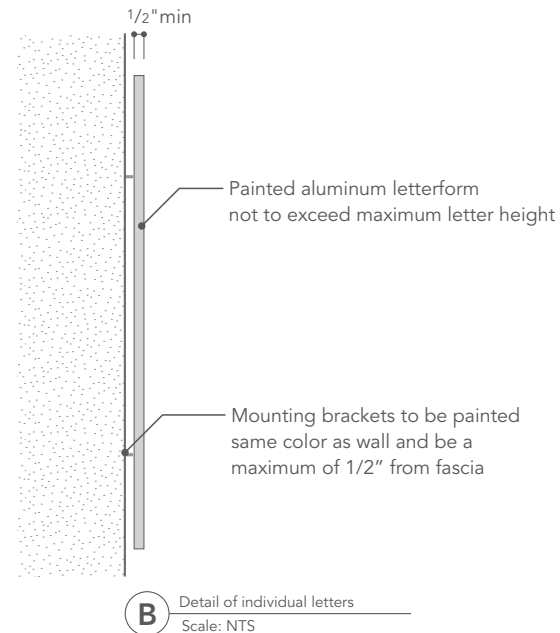
- Letters are to be fabricated out of aluminum with a minimum metal thickness of .060 with a painted finish.
- All seams are to be welded and ground smooth.
- Illumination should be evenly distributed within the letter form. Hot spots are not allowed.
- Letter channel depths shall be no more than 4".
- Letter channels are to be pin mounted from wall surface and shall be a maximum of 2" from the face of the wall.
- Light temperature 5000°K. To be verified with owner.



## SIGN TYPE DESCRIPTIONS, PAGE 6 OF 10

### Option B: Individual letters with external illumination

- This sign type is illuminated by a separate external light source, such as a gooseneck or cove lighting elements. Any visible fixture must integrate with the overall design of the storefront.
- Individual letters shall be at least 1/2" thick metal. Letter thickness is subject to Landlord approval and based on thickness-to-height proportion. Letter depths shall be no more than 4".
- If pin-mounted, individual letters shall be mounted a maximum of 1/2" from the face of the wall.
- The bottom of gooseneck or lighting elements must be a minimum of 2" above the top of the sign.
- "Light-bars" are prohibited.
- Landlord to approve number of light fixtures prior to installation.

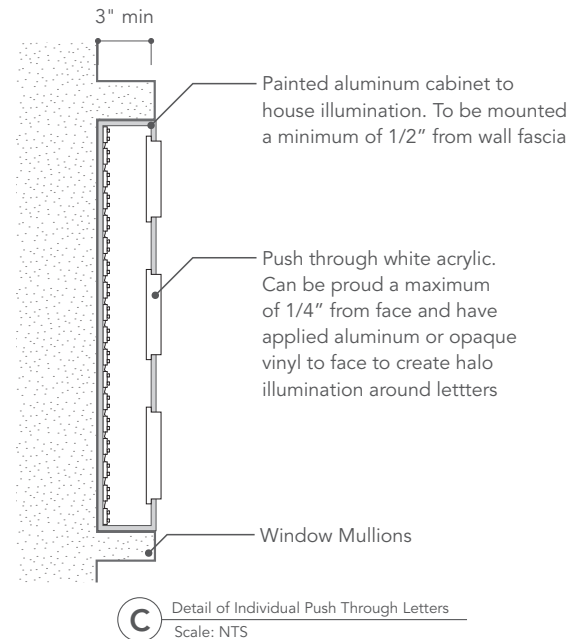




## SIGN TYPE DESCRIPTIONS, PAGE 7 OF 10

### Option C: Individual internally illuminated push through white acrylic letters

- This sign type requires careful integration with the storefront architecture to avoid the appearance of a sign box. Using white acrylic letters, illumination is through the face of the letter.
- Sign enclosure edges shall match other architectural edges such as window mullions.
- Materials used on sign housing must integrate with the architecture of the storefront in a holistic manner, such as extending across the entire linear frontage.
- Illumination temperature 5000°K. To be verified with owner. Colored lights are not permitted.
- White, gray or black opaque vinyl may be used on the face of these letters to create the same effect as halo illumination.
- Maximum 4" deep frame to be fabricated of 1/8" painted aluminum with internally illuminated 1/4" proud white push-through acrylic.
- Sign is allowed halo illumination, but must be mechanically fastened and spaced a minimum of 2" from fascia.

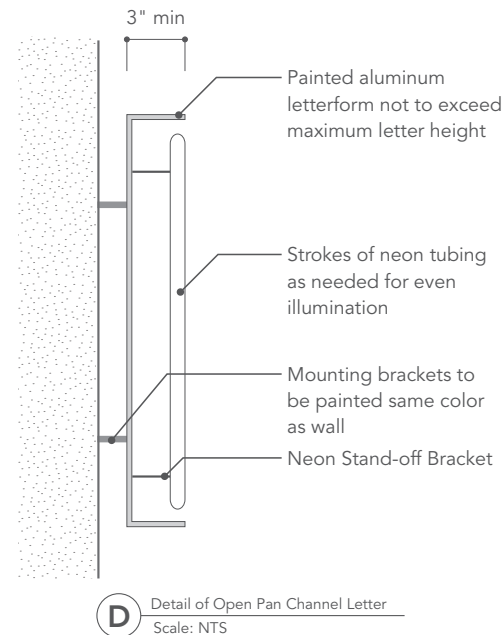


## SIGN TYPE DESCRIPTIONS, PAGE 8 OF 10

Option D: Individual letters with exposed lighting.

This sign construction category includes exposed neon or individual lamps

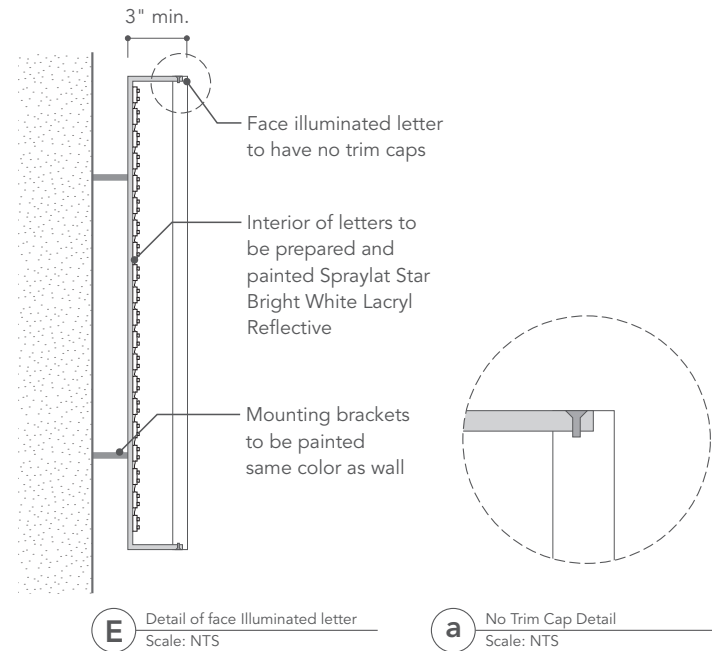
- a. Open pan channel letter forms to be painted metal with minimum thickness of .060.
- b. All seams to be welded and ground smooth
- c. Inside of channel letter forms to be painted a contrasting color from the building color.
- d. Tube lighting is to be double row or adequate number of rows to illuminate channel letterform.
- e. All neon fasteners, bulb strands, tube strands, mounts and crossovers are to be painted to match inside of channel letterform.
- f. Letter channel returns are to be 4" maximum deep.
- g. Top surface of lighting element is to be mounted flush with front edges of returns.
- h. Letter faces are to be stud mounted 1/2" from face of wall.



## SIGN TYPE DESCRIPTIONS, PAGE 9 OF 10

Option E: Individual internally illuminated channel letters.

- a. This sign provides concealed illumination within the body of a dimensional letter.
- b. Letter channel depths shall be no more than 5"
- c. Letter return shall be painted a contrasting color from building facade.
- d. Letters are not permitted to have trim caps. See detail below for non-trim cap construction.





## SIGN TYPE DESCRIPTIONS, PAGE 10 OF 10

### I. CANOPY SIGNS

Canopy sign refers to sign mounted to or integrated with rigid metal canopies projecting from the storefront.

1. Location: Canopy signs are strongly encouraged to be located centered above the tenant entry doors. As architectural elements, structural components of the canopy itself may limit sign locations. In these cases, sign should be centered between canopy beams.
2. Construction: See general guideline sheets for additional details on permitted construction details.

### J. ADDRESS SUITE NUMBER

The suite number shall be applied to the exterior glass facade as determined by the Landlord. The suite number must be visible to the walkway must follow the Local Fire Department Code

1. Numbers to be cut vinyl
2. Numbers to be 3" high in white.
3. No numbers above the door unless matching the architectural character and approved by landlord.
4. Number to be placed on window adjacent to the door on right site. To be placed in lower left corner of the glass panel.
5. Unit address signs are required for each Tenant and not included in the sign area calculations or not counted towards the maximum number of signs.





## SUBMITTAL REQUIREMENTS

### A. ARTWORK SUBMITTALS

1. All sign concepts are to be generated from “camera-ready” logo artwork prepared by a professional graphic designer, and submitted to the Landlord for approval prior to development of any signage.

### B. CONCEPT DRAWING SUBMITTAL

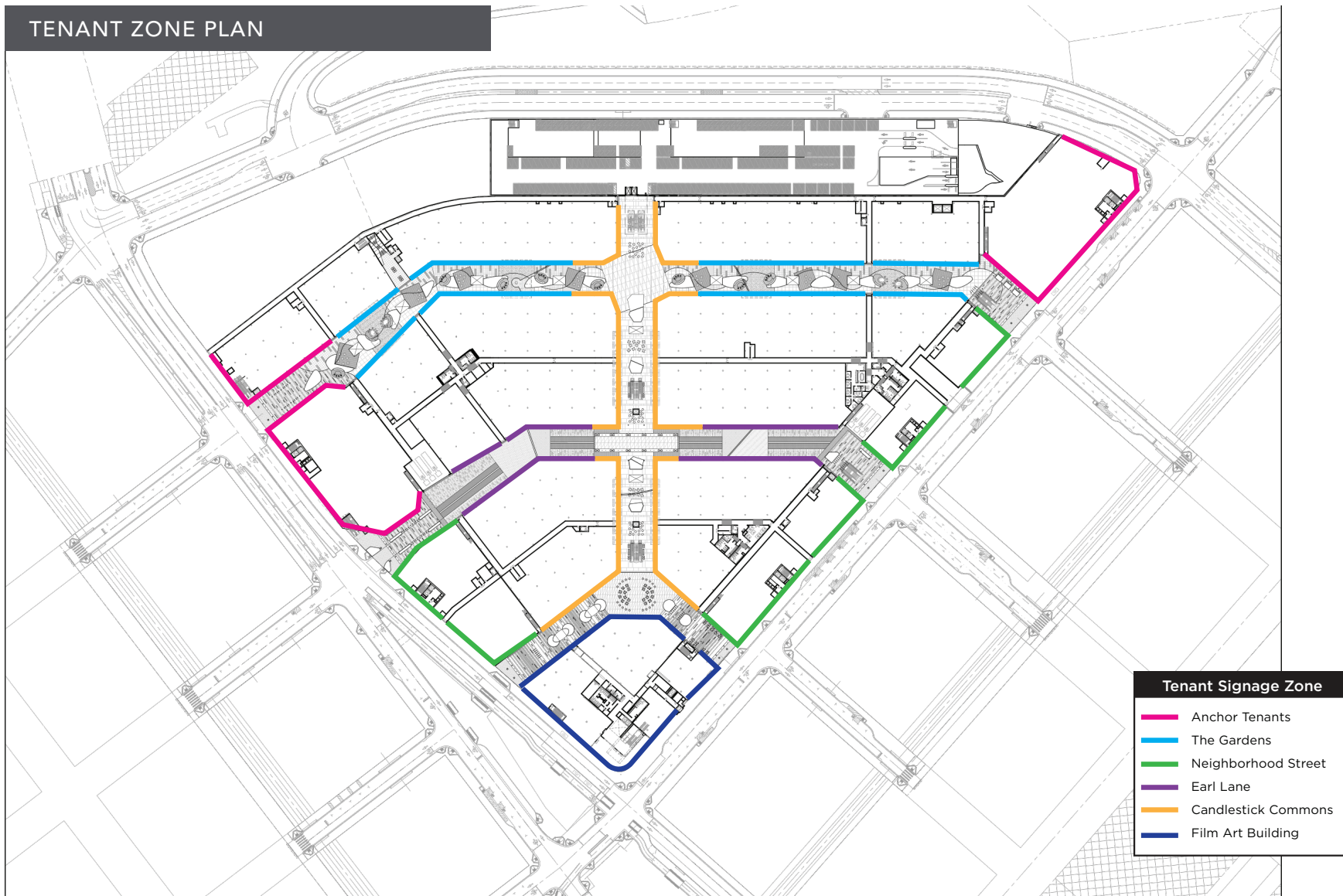
1. Prior to shop drawings and sign fabrication, tenant shall submit for Landlord approval three sets of concept drawings reflecting the design of all sign types.
2. Sign concept drawings are to be submitted concurrently with storefront design and awning design. Partial submittals will not be accepted.
3. Sign preliminary drawings shall show sign and building colors.

### C. SHOP DRAWING SUBMITTAL

1. Upon approval of concept plans in writing from Landlord, three complete sets of shop drawings are to be submitted for Landlord approval, including:
  - a. Fully-dimensioned and scaled shop drawings @ 1/2"=1'-0" specifying exact dimensions, copy layout, typestyles, materials, colors, means of attachment, electrical specifications, and all other details of construction.
  - b. Elevations of storefront @ 1/2"=1'-0" showing design, location, size and layout of sign drawn to scale indicating dimensions, attachment devices and construction detail.
  - c. Sample board showing colors and materials including building fascia, letter faces, returns, and other details as requested by the Landlord.
  - d. Section through letter and/or sign panel @ 1/2"=1'-0" showing the dimensioned projection of the face of the letter and/or sign panel and the illumination.
  - e. Cut-sheets of any external light fixtures.
  - f. Full-size line diagram of letters and logo may be requested for approval if deemed necessary by the Landlord.
  - g. All colored elevations are to show representation of actual signage colors as well as building colors. Color Call-outs to be provided.

2. All Tenant sign shop drawing submittals shall be reviewed by the Landlord for conformance with the sign criteria and with the concept design as approved by the Landlord.
3. Within ten (10) working days after receipt of Tenant's working drawings, Landlord shall either approve the submittal contingent upon any required modifications or disapprove Tenant's sign submittal, which approval or disapproval shall remain the sole right and discretion of the Landlord. The Tenant must continue to resubmit revised plans until approval is obtained. A full set of final shop drawings must be approved and stamped by the Landlord prior to permit application or sign fabrication.
4. Requests to establish signs that vary from the provisions of this sign criteria shall be submitted to the Landlord for approval. The Landlord may approve signs that depart from the specific provisions and constraints of this Sign Plan in order to:
  - a. Encourage exceptional sign design and creativity.
  - b. Accommodate imaginative, unique, and otherwise tasteful signage that is deemed to be within the spirit and intent of the sign criteria.
5. Following Landlord's approval of sign shop drawings and with a wet signature approval attached, the Tenant or his agent shall submit to the city, three (3) copies of sign plans signed by the Landlord and applications for all permits for fabrication and installation by Sign Contractor. Tenant shall furnish the Landlord with a copy of said permits prior to installation of Tenant's sign.
6. Signs shall be inspected upon installation to assure conformance. Any work unacceptable shall be corrected or modified at the Tenant's expense as required by the Landlord.

## TENANT ZONE PLAN



	ANCHOR TENANTS	THE GARDENS	NEIGHBORHOOD	EARL LANE	CANDLESTICK COMMONS	FILM ART BUILDING
<b>PRIMARY SIGNAGE</b>						
Storefront Sign	Required	Required	Required	Required	Required	Required
Sign Letter/Logo Max Height	3' and not to exceed 66% of the height of the perceived sign band	24" and not to exceed 66% of the height of the perceived sign band	24" and not to exceed 66% of the height of the perceived sign band.	24" and not to exceed 66% of the height of the perceived sign band.	30" and not to exceed 66% of the height of the perceived sign band.	24" and not to exceed 66% of the height of the perceived sign band.
Sign/Logo Max Width	Not to exceed 75% of the width of the perceived sign band	Not to exceed 75% of the width of the perceived sign band	Not to exceed 75% of the width of the perceived sign band	Not to exceed 75% of the width of the perceived sign band	Not to exceed 75% of the width of the perceived sign band	Not to exceed 75% of the width of the perceived sign band
Illumination Types	Face, Halo Illumination	Halo, Ambient, Gooseneck Illumination	Face, Halo, Neon, Bulb, White Push-through Illumination	White Acrylic Face, Halo, Ambient, Gooseneck, White Push-through Illumination	Neon, Bulb, Halo Illumination	White Acrylic Face, Halo Illumination
<b>SECONDARY SIGNAGE</b>						
Blade Sign	Required 6 sq.ft. max	Required 6 sq.ft. max	Required 6 sq.ft. max	Required 6 sq.ft. max	Required 6 sq.ft. max	Required 6 sq.ft. max
Awning Sign	Optional Max Height 8"	Optional Max Height 8"	Optional Max Height 8"	Optional Max Height 8"	Optional Max Height 8"	Optional Max Height 8"
Wall Mounted Plaque	Optional Not to exceed 6 sq.ft.	Optional Not to exceed 6 sq.ft.	Optional Not to exceed 6 sq.ft.	Optional Not to exceed 6 sq.ft.	Optional Not to exceed 6 sq.ft.	Optional Not to exceed 6 sq.ft.
Window Graphics	Optional Not to exceed 15% of glazing	Optional Not to exceed 15% of glazing	Optional Not to exceed 15% of glazing	Optional Not to exceed 15% of glazing	Optional Not to exceed 15% of glazing	Optional Not to exceed 15% of glazing
Menu Board	Not Allowed	Permitted only for Restaurants Not to exceed 4 sq.ft.	Permitted only for Restaurants Not to exceed 4 sq.ft.	Permitted only for Restaurants. Not to exceed 4 sq.ft.	Permitted only for Restaurants Not to exceed 4 sq.ft.	Permitted only for Restaurants Not to exceed 4 sq.ft.
Operational Signage**	Optional Not to exceed 2 sq.ft.	Optional Not to exceed 2 sq.ft.	Optional Not to exceed 2 sq.ft.	Optional Not to exceed 2 sq.ft.	Optional Not to exceed 2 sq.ft.	Optional Not to exceed 2 sq.ft.
Backdoor Signage**	Required by landlord	Required by landlord	Required by landlord	Required by landlord	Required by landlord	Required by landlord
Vertical Marquee Sign	Not Allowed	Not Allowed	Optional for corner tenants only. Not to exceed 50 sq.ft.	Not Allowed	Optional for corner tenants only. Not to exceed 50 sq.ft.	Optional for corner tenants only. Not to exceed 50 sq.ft.
Maximum Square Footage	2.5 sq.ft. / linear foot	2 sq.ft. / linear foot	1.5 sq.ft. / linear foot	2 sq.ft. / linear foot	2 sq.ft. / linear foot	2 sq.ft. / linear foot

\*\* Does not count towards final signage area calculation  
Note: See General Guidelines for D4D Information

## ANCHOR TENANTS

# Fashion Outlets of San Francisco at Candlestick

### A. PERMITTED SIGN TYPES AND PARAMETERS

#### 1. Primary Identity - Required

Quantity: Max 1 per facade

Max sign height: 3' and not to exceed 66% of the height of perceived sign band

Max sign width: Not to exceed 75% of the height of perceived sign band

##### a. STOREFRONT SIGN

Construction: See sign drawing details page for construction information and options

Illumination Permitted: Face and Halo Illumination

Mounting: Canopy, Wall

#### 2. Secondary Signage

##### a. BLADE SIGN - Required

Quantity: One per main entrance

Max Sign area: 6 sq.ft..

##### b. AWNING SIGN - Optional

Max Letter & logo height: 8"

##### c. WALL MOUNTED PLAQUE - Optional

Max area: 6 sq.ft.

##### d. WINDOW GRAPHICS - Optional

Max Area: Not to exceed 15% of glazing

##### e. MENU BOARD - NOT ALLOWED

##### f. OPERATIONAL SIGNAGE - Required

Max Area: 2 sq.ft

##### g. BACK DOOR SIGNAGE - Required

Construction: Details and design provided by landlord






##### h. VERTICAL MARQUEE SIGN - Not Allowed

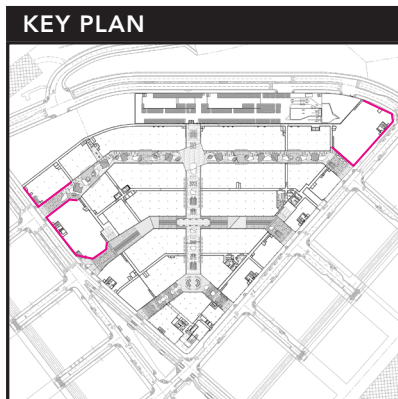
Max Sign Area: 2.5 sqft/linear foot of frontage



1 Front Elevation  
Scale: 1/16" = 1'-0"

#### SIGN TYPE KEY

-  Wall Sign
-  Canopy Sign
-  Blade Sign
-  Awning Sign
-  Window Graphics





## A. PERMITTED SIGN TYPES AND PARAMETERS

### 1. Primary Identity - Required

Quantity: Max 1 per facade

Max sign height: 24" and not to exceed 66% of the height of perceived sign band

Max sign width: Not to exceed 75% of the height of perceived sign band

#### a. STOREFRONT SIGN

Construction: See sign drawing details page for construction information and options

Illumination Permitted: Halo Illumination, Ambient Illumination, Gooseneck Illumination

Mounting: Canopy, Wall

### 2. Secondary Signage

#### a. BLADE SIGN - Required

Quantity: One per main entrance

Max Sign area: 6 sq.ft.

#### b. AWNING SIGN - Optional

Max Letter & logo height: 8"

#### c. WALL MOUNTED PLAQUE - Optional

Max area: 6 sq.ft.

#### d. WINDOW GRAPHICS - Optional

Max Area: Not to exceed 15% of glazing

#### e. MENU BOARD - Not Allowed

Max Area: 4 sq ft.

Quantity: One per Restaurant Entrance

#### f. OPERATIONAL SIGNAGE - Required

Max Area: 2 sq.ft.

#### g. BACKDOOR SIGNAGE - Required

Construction: Details and design provided by landlord






#### h. VERTICAL MARQUEE SIGN - Not Allowed

Max Sign Area: 2 sqft/linear foot of frontage

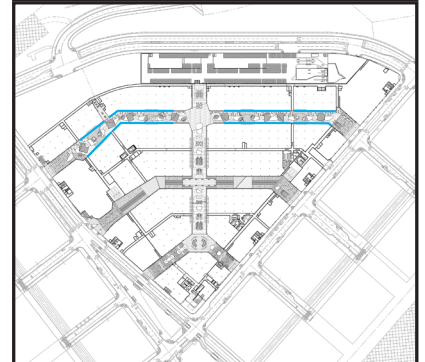


1 Front Elevation  
Scale: 1/16" = 1'-0"

#### SIGN TYPE KEY

-  Wall Sign
-  Canopy Sign
-  Blade Sign
-  Awning Sign
-  Window Graphics

#### KEY PLAN



# Fashion Outlets of San Francisco at Candlestick

## A. PERMITTED SIGN TYPES AND PARAMETERS

### 1. Primary Identity - Required

Quantity: Max 1 per facade

Max sign height: 24" and not to exceed 66% of the height of perceived sign band.

Max sign width: Not to exceed 75% of the height of perceived sign band

#### a. STOREFRONT SIGN

Construction: See sign drawing details page for construction information and options

Illumination Permitted: Face Illumination, Halo Illumination, Neon Illumination, White Push-through and Bulb Illumination

Mounting: Canopy, Wall

### 2. Secondary Signage

#### a. BLADE SIGN - Required

Quantity: One per main entrance

Max Sign area: 6 sq.ft.

#### b. AWNING SIGN - Optional

Max Letter & logo height: 8"

#### c. WALL MOUNTED PLAQUE - Optional

Max area: 6 sq.ft.

#### d. WINDOW GRAPHICS - Optional

Max Area: Not to exceed 15% of glazing

#### e. MENU BOARD - Optional

Max Area: 4 sq ft.

Quantity: One per Restaurant Entrance

#### f. OPERATIONAL SIGNAGE - Required

Max Area: 2 sq.ft.

#### g. BACKDOOR SIGNAGE - Required

Construction: Details and design provided by landlord

#### h. VERTICAL MARQUEE SIGN - Optional

Quantity: One per tenant






Max Area: 50 sq. ft.

Max Sign Area: 1.5 sq.ft. / linear foot

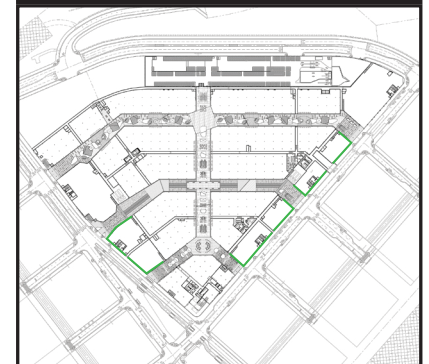


1 Front Elevation  
Scale: 1/16" = 1'-0"

#### SIGN TYPE KEY

-  Wall Sign
-  Canopy Sign
-  Blade Sign
-  Awning Sign
-  Window Graphics

#### KEY PLAN



# Fashion Outlets of San Francisco at Candlestick

## A. PERMITTED SIGN TYPES AND PARAMETERS

### 1. Primary Identity - Required

Quantity: Max 1 per facade

Max sign height: 24" and not to exceed 66% of the height of perceived sign band.

Max sign width: Not to exceed 75% of the height of perceived sign band

#### a. STOREFRONT SIGN

Construction: See sign drawing details page for construction information and options

Illumination Permitted: White Acrylic Face Illumination, Halo Illumination, Ambient Illumination, Gooseneck, White Push-through Illumination

Mounting: Canopy, Wall

### 2. Secondary Signage

#### a. BLADE SIGN - Required

Quantity: One per main entrance

Max Sign area: 6 sq.ft.

#### b. AWNING SIGN - Optional

Max Letter & logo height: 8"

#### c. WALL MOUNTED PLAQUE - Optional

Max area: 6 sq.ft.

#### d. WINDOW GRAPHICS - Optional

Max Area: Not to exceed 15% of glazing

#### e. MENU BOARD - Optional

Max Area: 4 sq ft.

Quantity: One per Restaurant Entrance

#### f. OPERATIONAL SIGNAGE - Required

Max Area: 2 sq.ft.

#### g. BACKDOOR SIGNAGE - Required

Construction: Details and design provided by landlord






#### h. VERTICAL MARQUEE SIGN - Not Allowed

Max Sign Area: 2 sq.ft. / linear foot

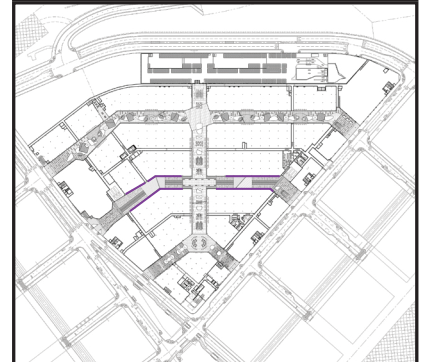


1 Front Elevation  
Scale: 1/16" = 1'-0"

#### SIGN TYPE KEY

-  Wall Sign
-  Canopy Sign
-  Blade Sign
-  Awning Sign
-  Window Graphics

#### KEY PLAN



## CANDLESTICK COMMONS

### A. PERMITTED SIGN TYPES AND PARAMETERS

#### 1. Primary Identity - Required

Quantity: Max 1 per facade

Max sign height: 30" and not to exceed 66% of the height of perceived sign band.

Max sign width: Not to exceed 75% of the height of perceived sign band

##### a. STOREFRONT SIGN

Construction: See sign drawing details page for construction information and options  
Illumination Permitted: Neon Illumination, Bulb Illumination, and Halo Illumination

Mounting: Canopy, Wall

#### 2. Secondary Signage

##### a. BLADE SIGN - Required

Quantity: One per main entrance

Max Sign area: 6 sq.ft.

##### b. AWNING SIGN - Optional

Max Letter & logo height: 8"

##### c. WALL MOUNTED PLAQUE - Optional

Max area: 6 sq.ft.

##### d. WINDOW GRAPHICS - Optional

Max Area: Not to exceed 15% of glazing

##### e. MENU BOARD - Optional

Max Area: 4 sq. ft.

Quantity: One per Restaurant Entrance

##### f. OPERATIONAL SIGNAGE - Required

Max Area: 2 sq.ft.

##### g. BACKDOOR SIGNAGE - Required

Construction: Details and design provided by landlord

##### h. VERTICAL MARQUEE SIGN - Optional

Quantity: One per tenant






Max Area: 50 sq. ft.

Max Sign Area: 2 sq.ft. / linear foot

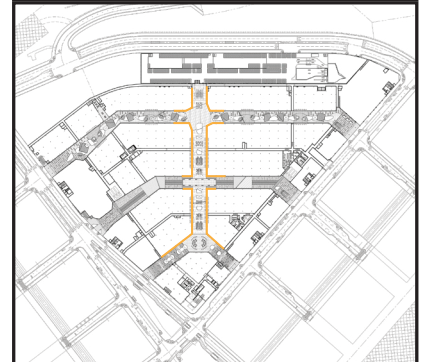


1 Front Elevation  
Scale: 1/16" = 1'-0"

#### SIGN TYPE KEY

-  Wall Sign
-  Canopy Sign
-  Blade Sign
-  Awning Sign
-  Window Graphics

#### KEY PLAN





# Fashion Outlets of San Francisco at Candlestick

## A. PERMITTED SIGN TYPES AND PARAMETERS

### 1. Primary Identity - Required

Quantity: Max 1 per facade

Max sign height: 24" and not to exceed 66% of the height of perceived sign band.

Max sign width: Not to exceed 75% of the height of perceived sign band

#### a. STOREFRONT SIGN

Construction: See sign drawing details page for construction information and options

Illumination Permitted: White Acrylic Face Illumination, and Halo Illumination

Mounting: Canopy, Wall

### 2. Secondary Signage

#### a. BLADE SIGN - Required

Quantity: One per main entrance

Max Sign area: 6 sq.ft.

#### b. AWNING SIGN - Optional

Max Letter & logo height: 8"

#### c. WALL MOUNTED PLAQUE - Optional

Max area: 6 sq.ft.

#### d. WINDOW GRAPHICS - Optional

Max Area: Not to exceed 15% of glazing

#### e. MENU BOARD - Optional

Max Area: 4 sq ft.

Quantity: One per Restaurant Entrance

#### f. OPERATIONAL SIGNAGE - Required

Max Area: 2 sq.ft.

#### g. BACKDOOR SIGNAGE - Required

Construction: Details and design provided by landlord

#### h. VERTICAL MARQUEE SIGN - Optional

Quantity: One per tenant

Max Area: 50 sq. ft.

Max Sign Area: 2 sq.ft. / linear foot



1 Front Elevation  
Scale: 1/16" = 1'-0"

Further clarification of building architectural delineations needed before RSM develops tenant signage diagram

