



ADDENDUM LOG

January, 2017

Manual created from FP files

TABLE OF CONTENTS

SAN FRANCISCO DESIGN STANDARDS

Design For Development (D4D)
 D4D Zones
 Urban Design Standards
 Storefront and Facade Design Standards
 Sustainable Features
 Exterior Building Lighting
 Signage

DA4
 DA5
 DA6
 DA7
 DA8
 DA8
 DA9

ARCHITECTURE DESIGN CRITERIA

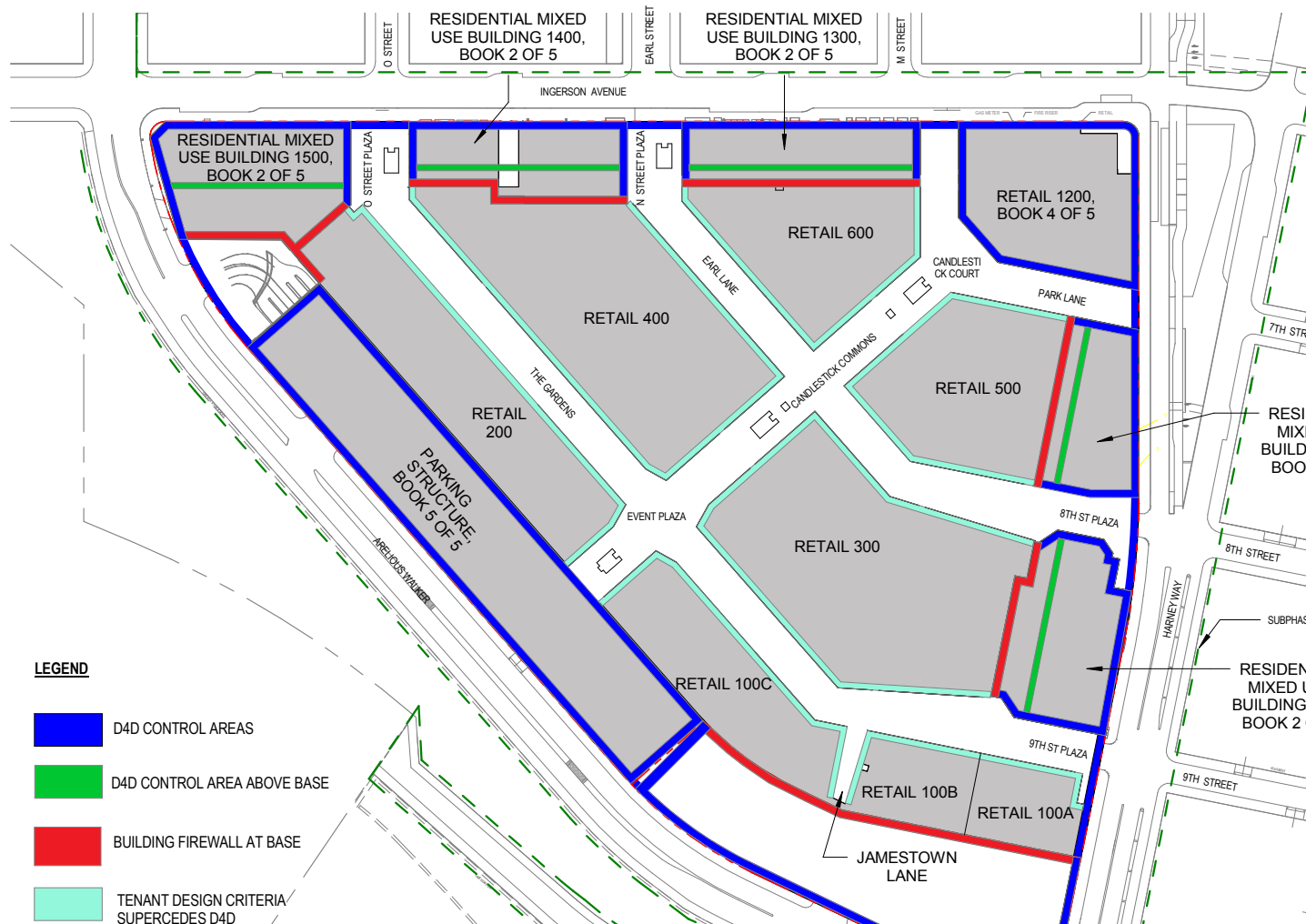
Design Introduction DA10
 General Design Guidelines And Examples DA11
 Storefront Requirements DA12
 Canopy and Awning Types DA14
 Overhangs DA14
 Umbrellas DA14
 Materials DA15
 Wall Sconces DA18
 Outside Air Intake DA18
 Speakers, Strobes & Other Equipment DA19
 Bird Control DA19
 Interiors DA20
 Requirements By Zone Diagram DA24
 Tenant Design Criteria Zone Chart DA25
 Zone 1 Requirements: Major Tenants DA26
 Zone 2 Requirements: Landmark Building DA28
 Zone 3 Requirements: Harney Way & Ingerson Avenue DA30
 Zone 4 Requirements: Park Entry DA32
 Zone 5 Requirements: Park Entry/Commons Corners DA34
 Zone 6 Requirements: Candlestick Commons DA36
 Zone 7 Requirements: Earl Lane DA38
 Zone 8 Requirements: Earl/Commons Corners DA40
 Zone 9 Requirements: The Gardens DA42
 Zone 10 Requirements: Gardens/Commons Corner DA44
 Zone 11 Requirements: Gardens/Jamestown Corners DA46

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.

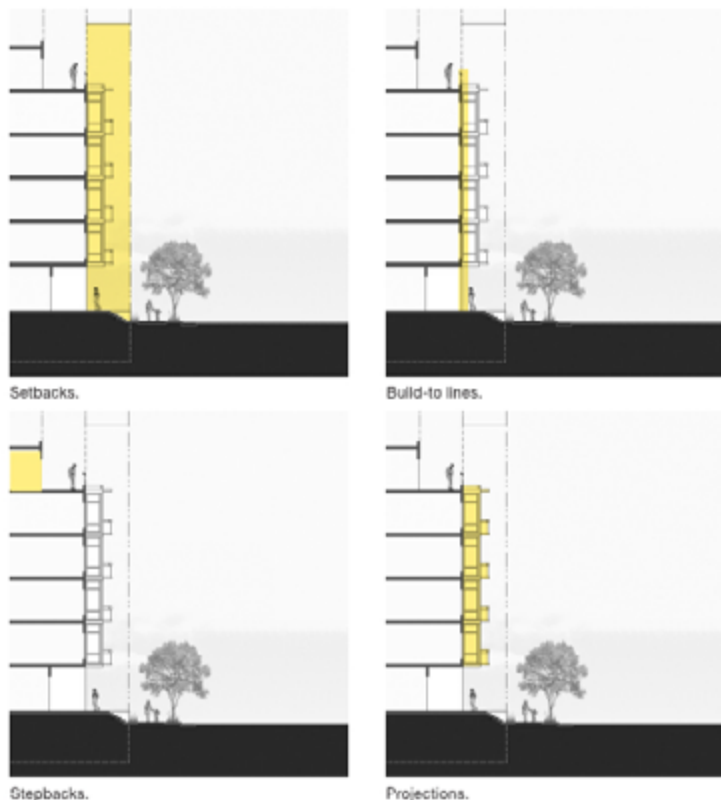


NTS 

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 Arrellius 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 Arrelious Walker Drive) in addition to the following Design Guidelines. Refer to Section SF 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 0.25 and a U-value of not more than 0.36. 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, adoquin 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 3/4" 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. Not required for employee only restrooms.
- 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. Not required for employee only restrooms.
- Floor finishes in toilet rooms shall be ceramic tile with a coved 6" base.

Not required for employee only restrooms. 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

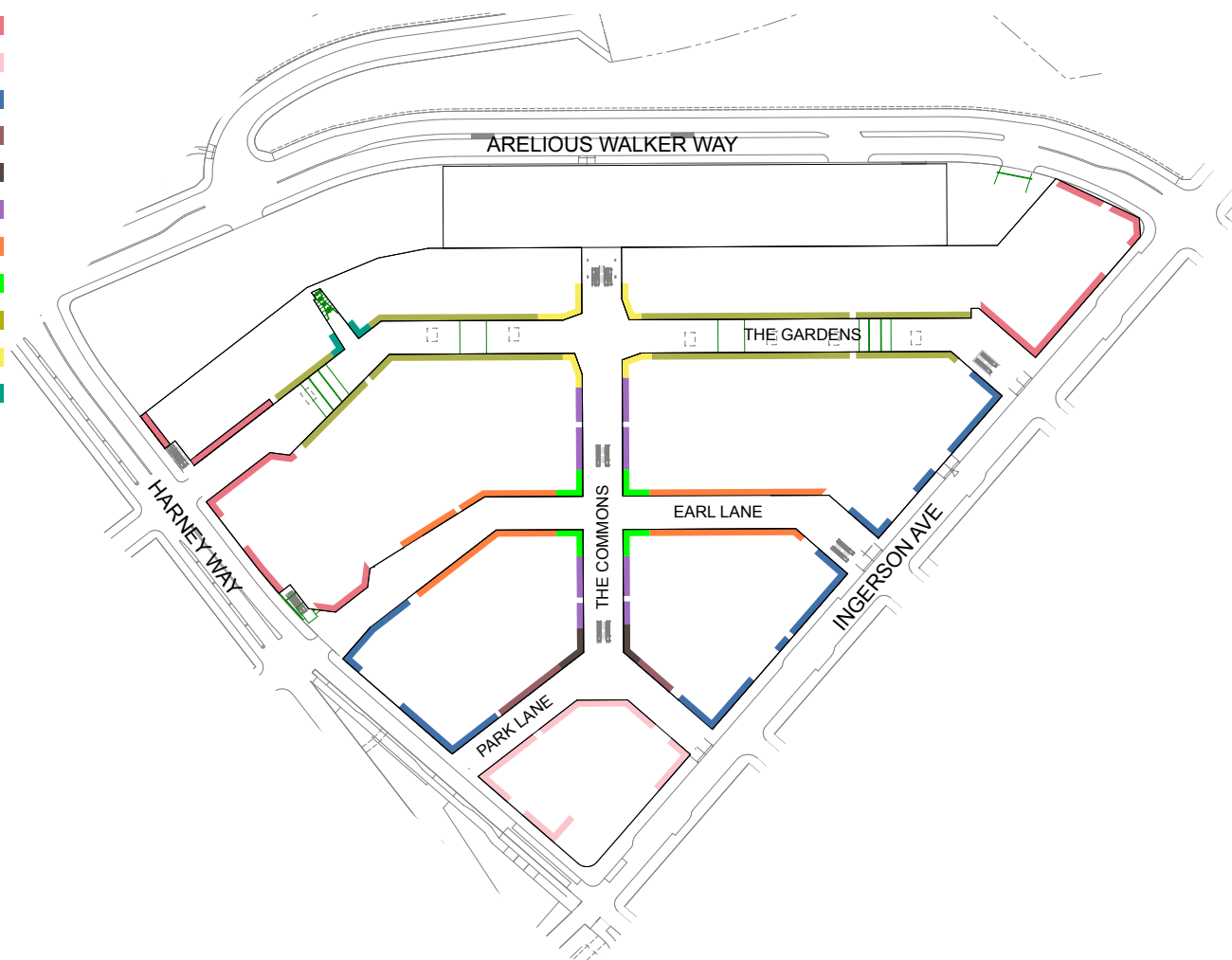
All retail Tenant spaces must provide two exits from the premises if required by code and/or Landlord's Tenant Coordinator. All exits must be engineered in compliance with all applicable ADA & Building Department Codes. Tenant entrance doors shall be fully recessed and shall not project beyond storefront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

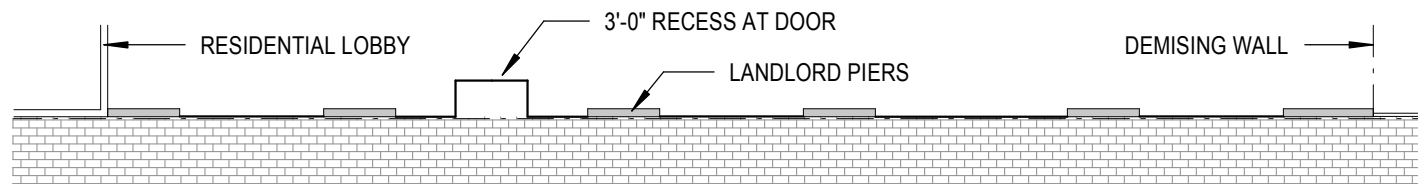
** D4D requirement

ZONE 1 REQUIREMENTS: MAJOR TENANTS



TENANT PROVIDED
OUTSIDE AIR LOUVER
OR GRILLE

FACADE ELEVATION



FACADE PLAN

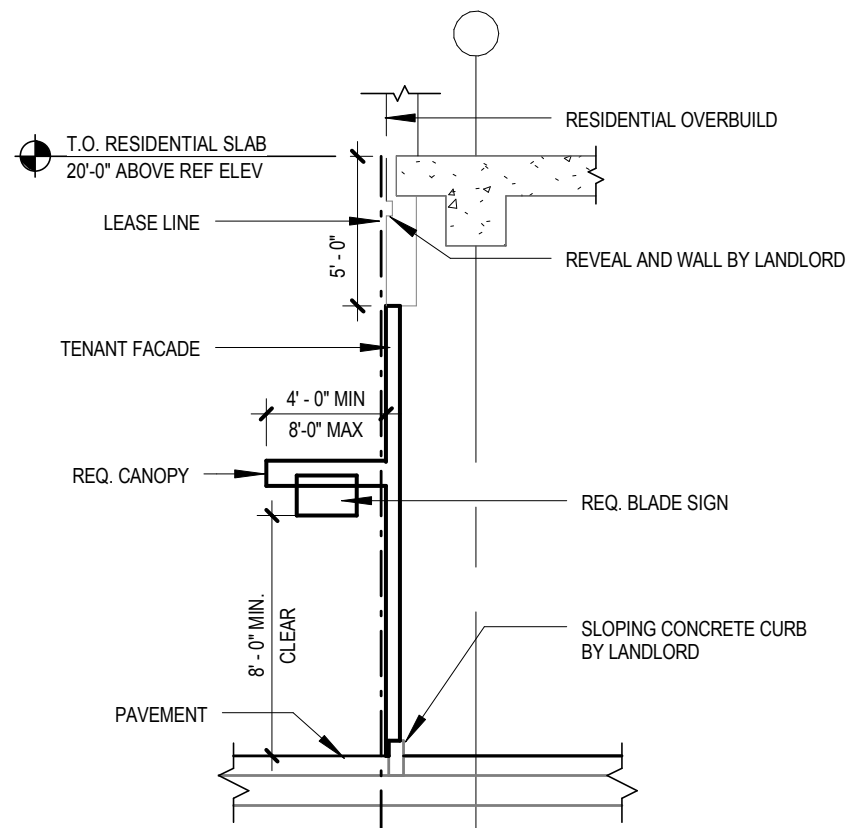
ZONE 1 REQUIREMENTS: MAJOR TENANTS

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.

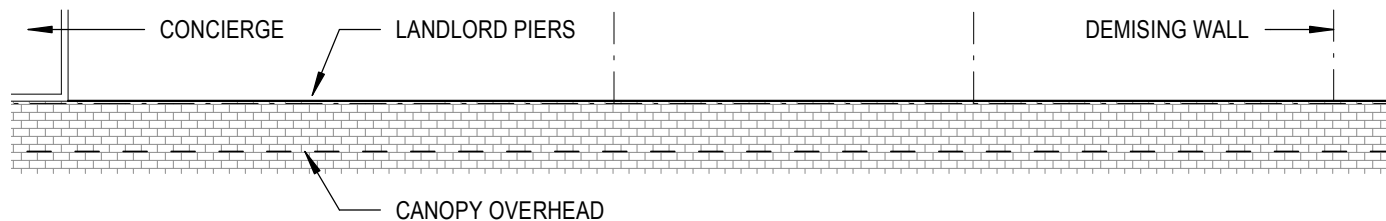


FACADE SECTION

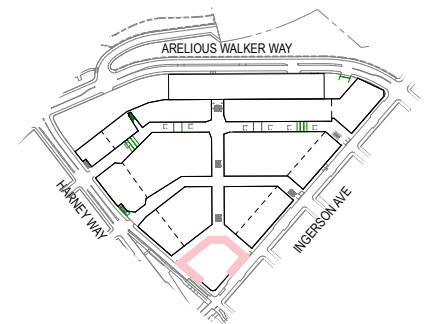
ZONE 2 REQUIREMENTS: LANDMARK BUILDING



FACADE ELEVATION

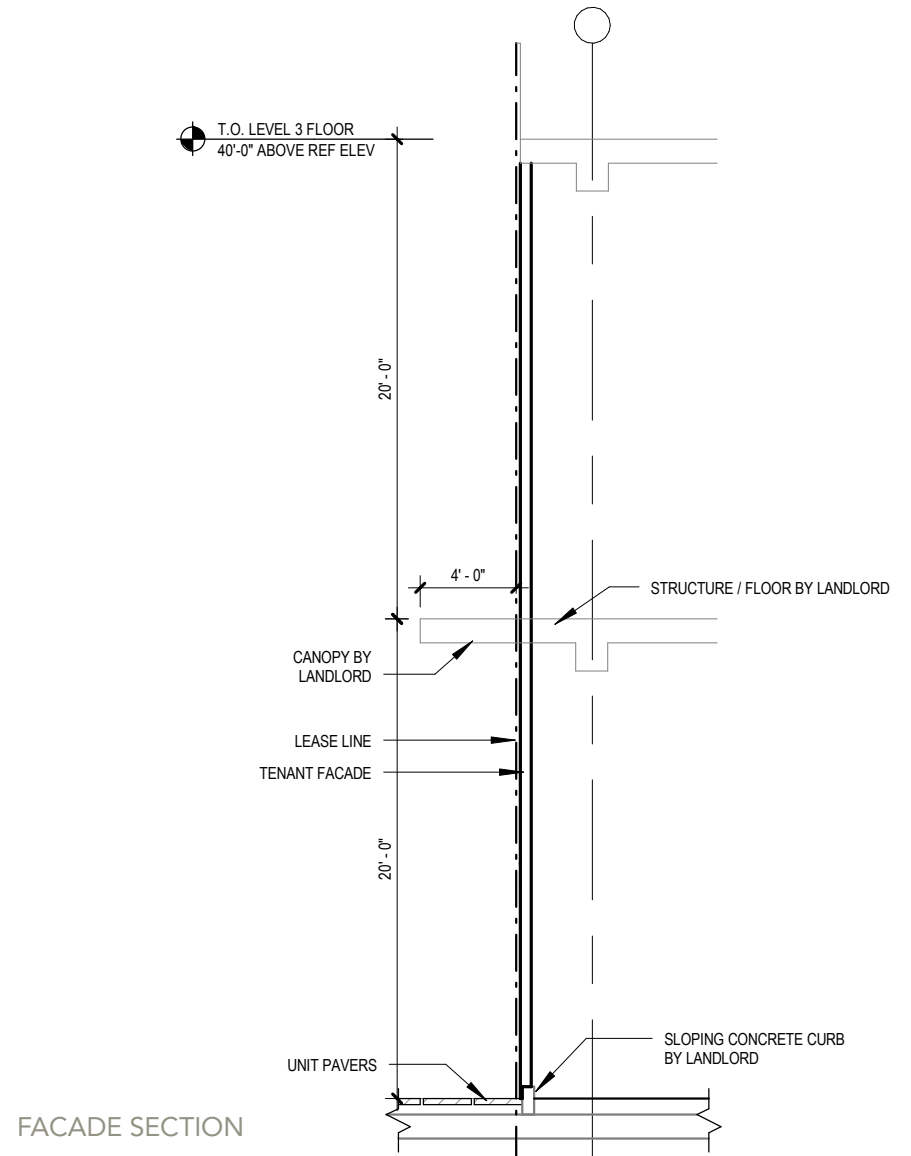


FACADE PLAN

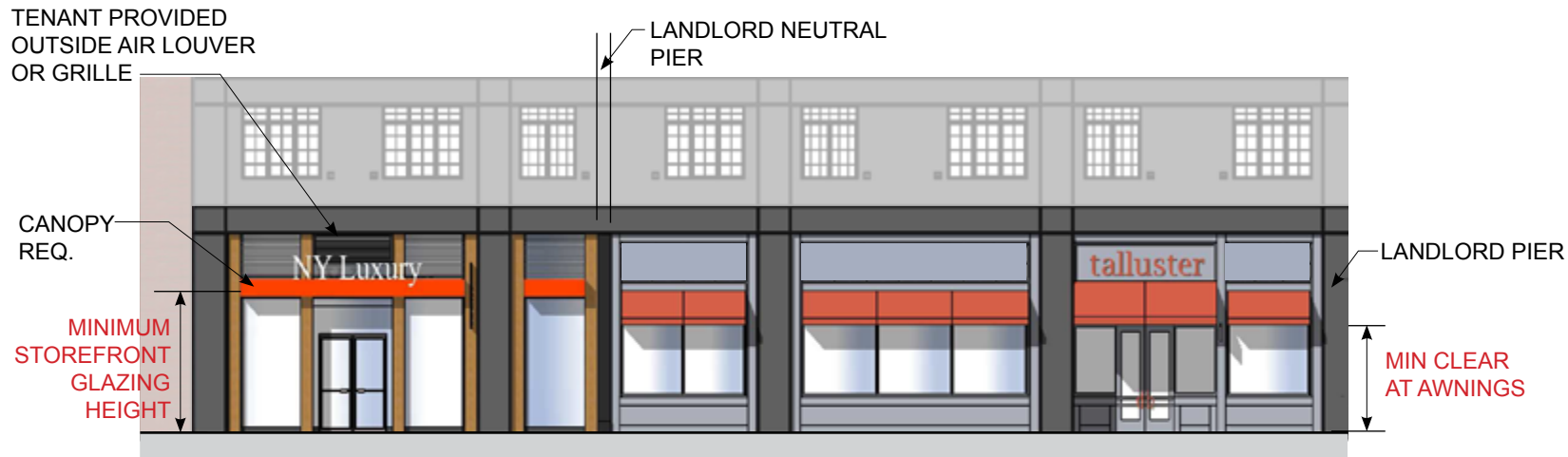


ZONE 2 REQUIREMENTS: LANDMARK BUILDING

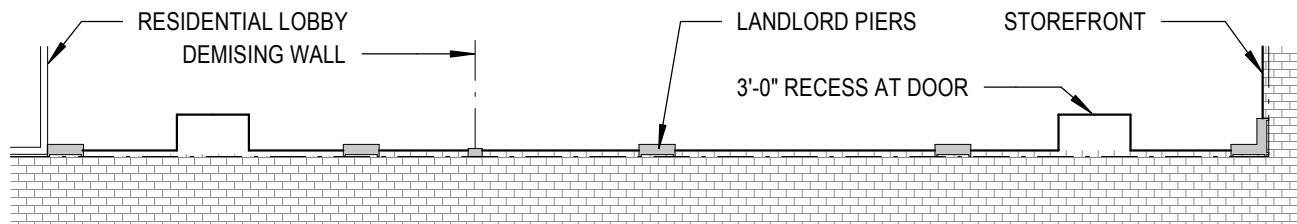
The Film Arts Center is an important Landmark Building at the intersection of Harney Way and Ingerson Avenue. Tenant facades and storefronts will be provided by the Landlord. Signage will be provided by the Tenant.



ZONE 3 REQUIREMENTS: HARNEY WAY & INGERSON AVENUE



FACADE ELEVATION



FACADE PLAN

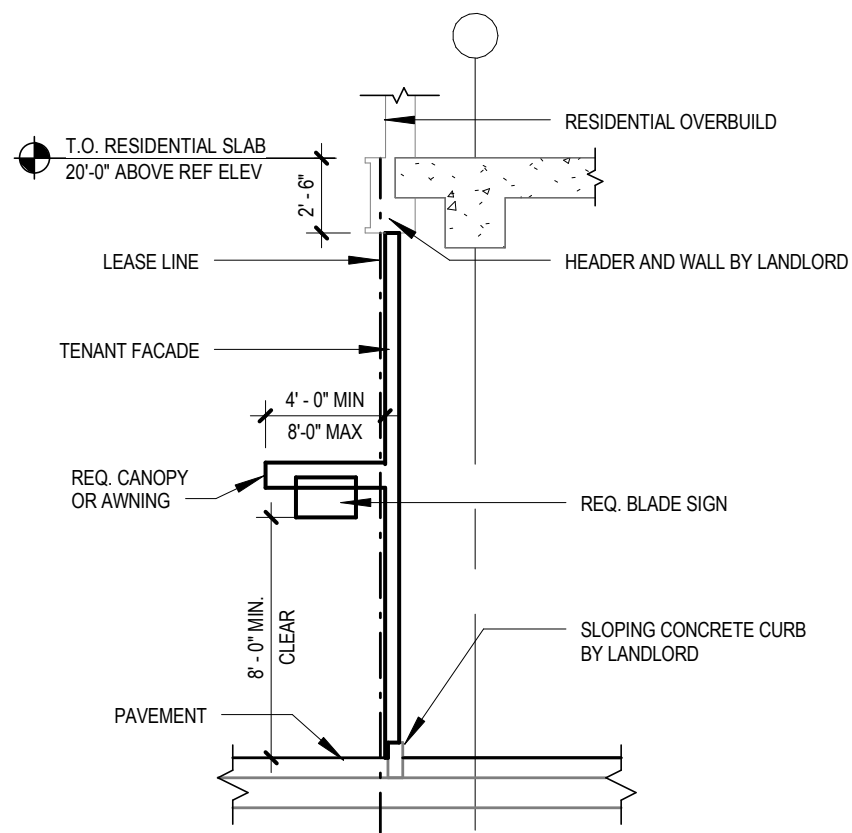


ZONE 3 REQUIREMENTS: HARNEY WAY & INGERSON AVENUE

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.

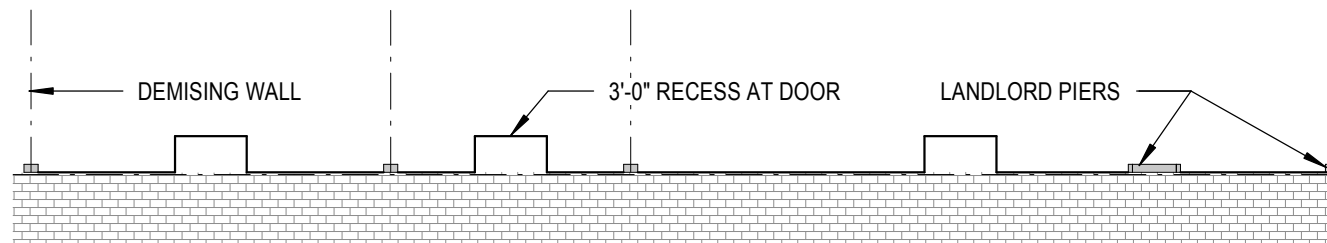


FACADE SECTION

ZONE 4 REQUIREMENTS: PARK ENTRY



FACADE ELEVATION



FACADE PLAN



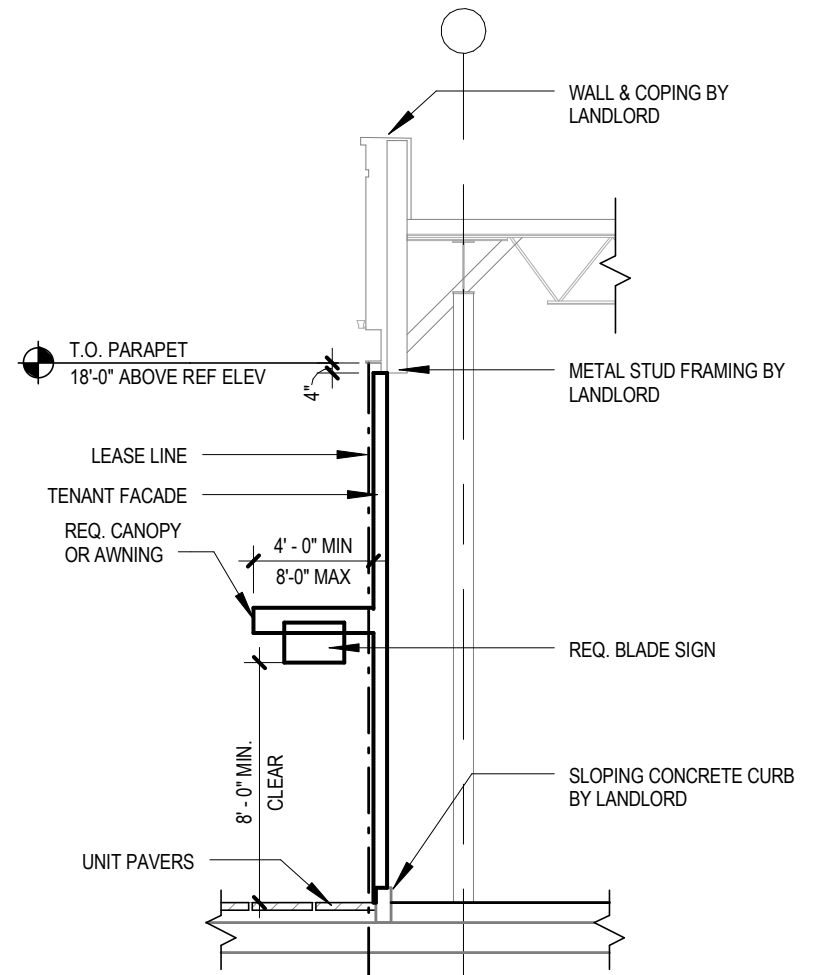
ZONE 4 REQUIREMENTS: PARK ENTRY

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.

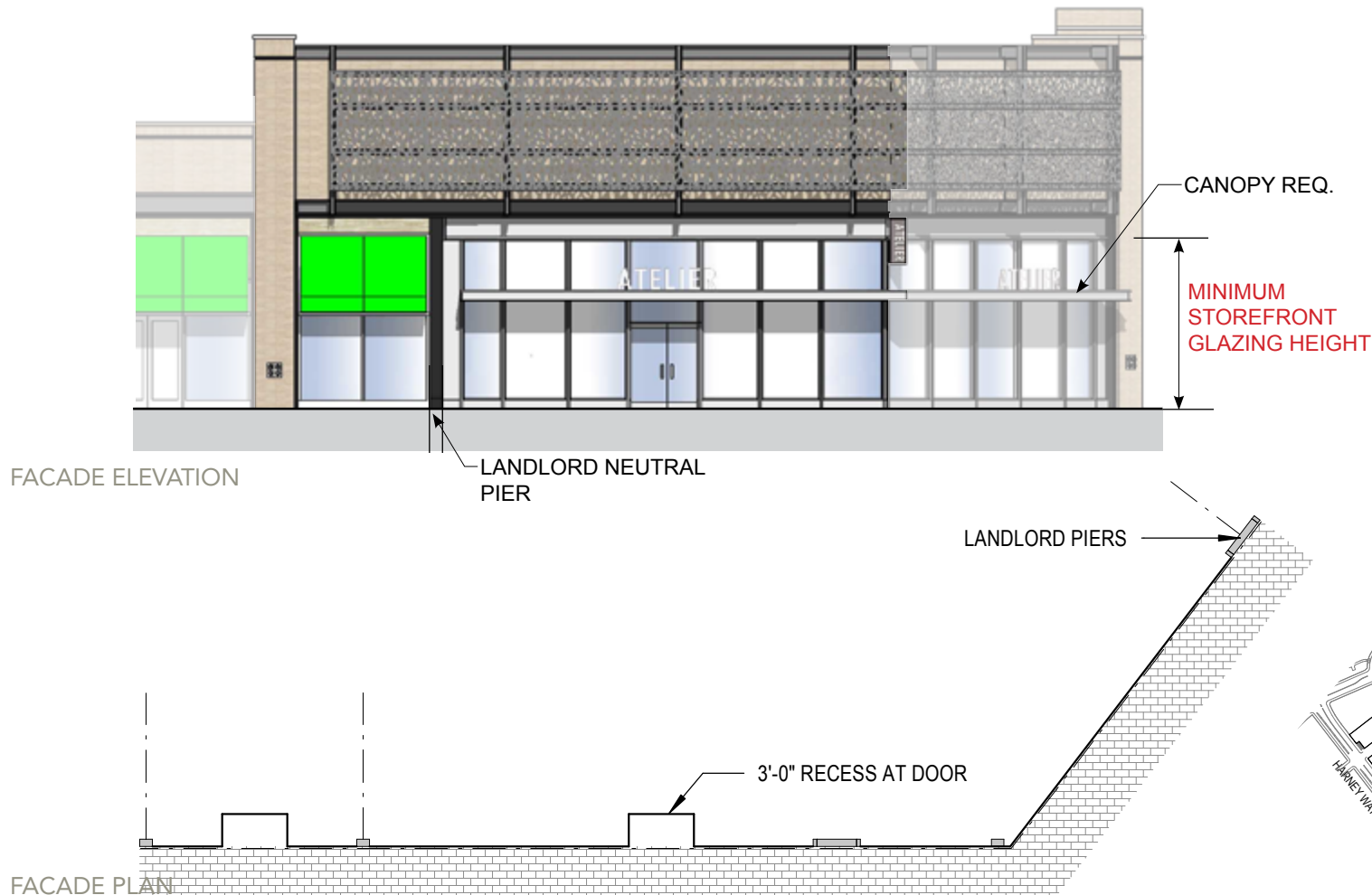
Tenant Façade Criteria

- 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

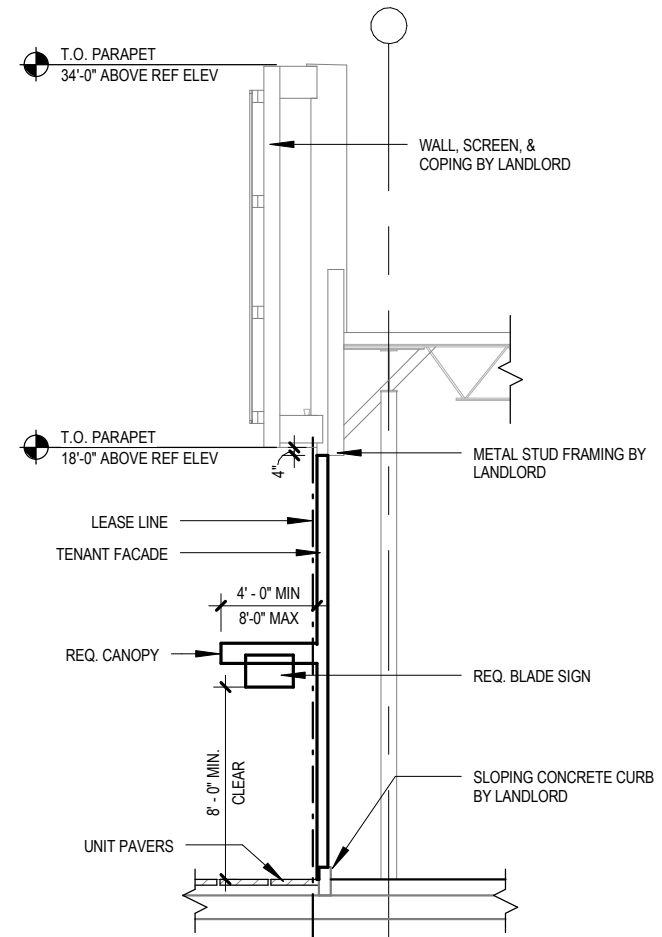


ZONE 5 REQUIREMENTS: PARK ENTRY/COMMONS CORNERS

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.

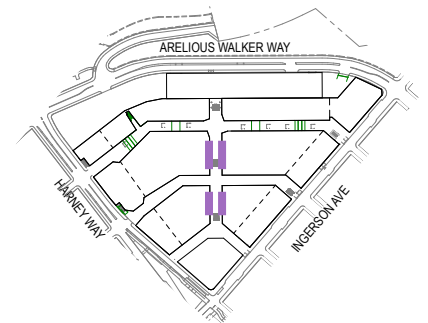
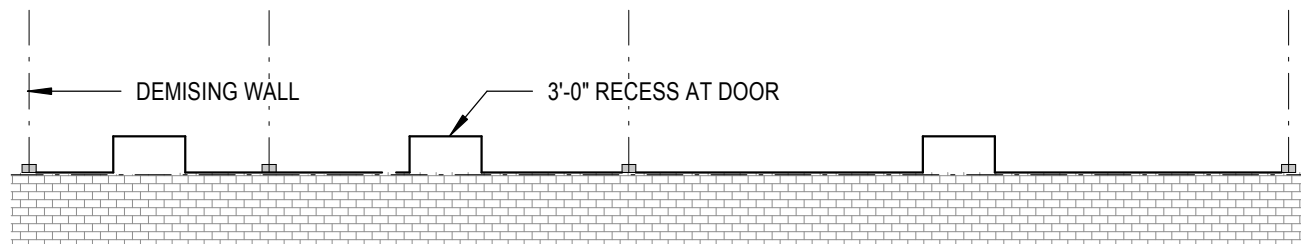
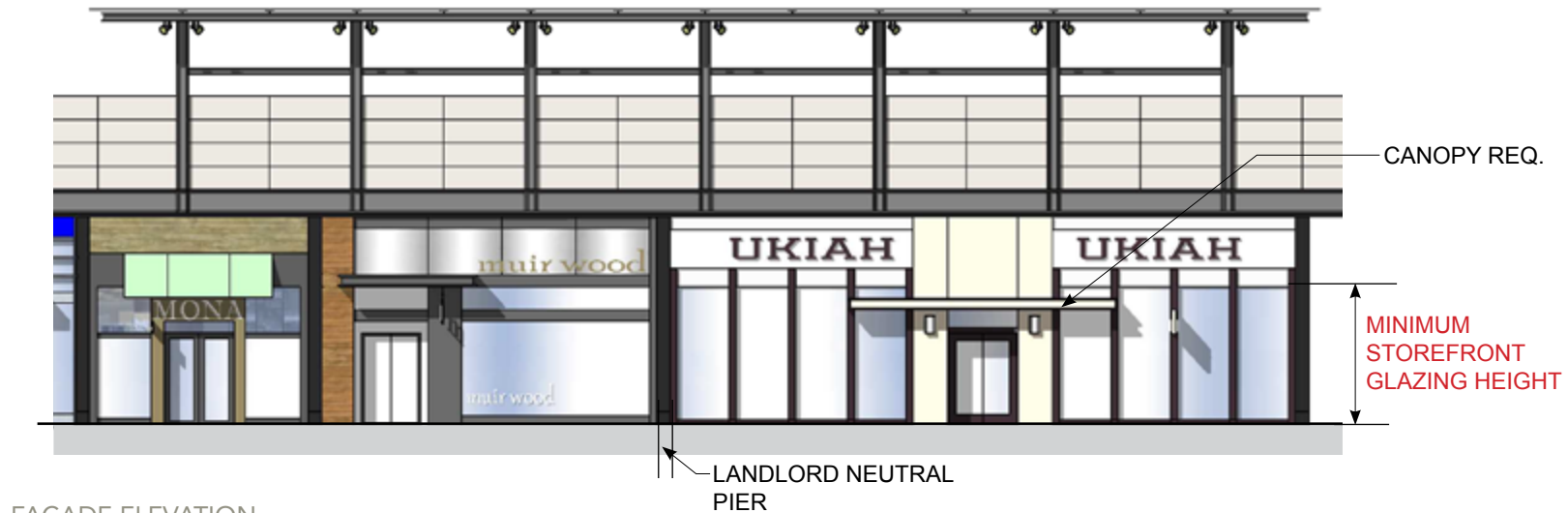
Tenant Façade Criteria

- 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



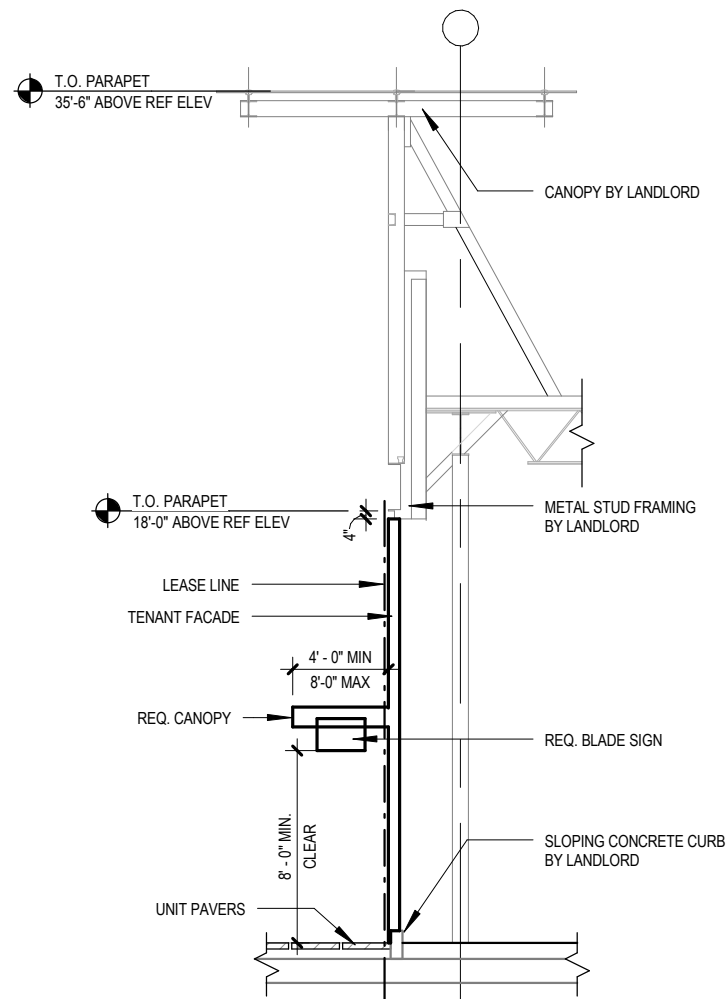
ZONE 6 REQUIREMENTS: CANDLESTICK COMMONS

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.

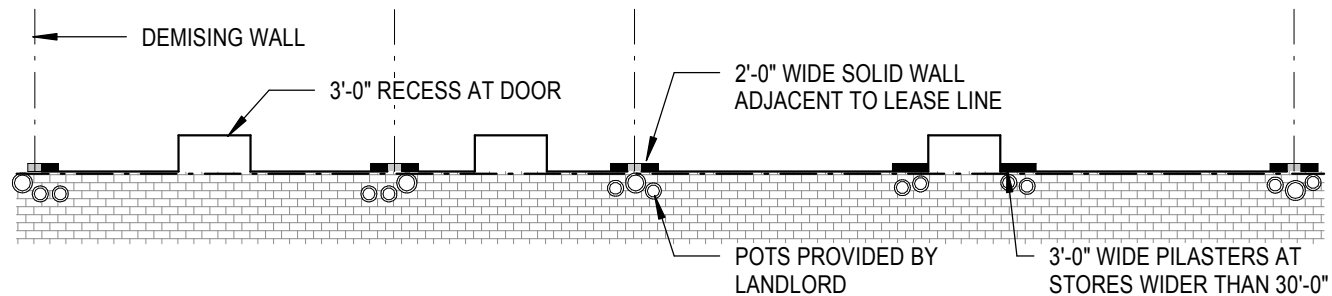


FACADE SECTION

ZONE 7 REQUIREMENTS: EARL LANE



FACADE ELEVATION



FACADE PLAN



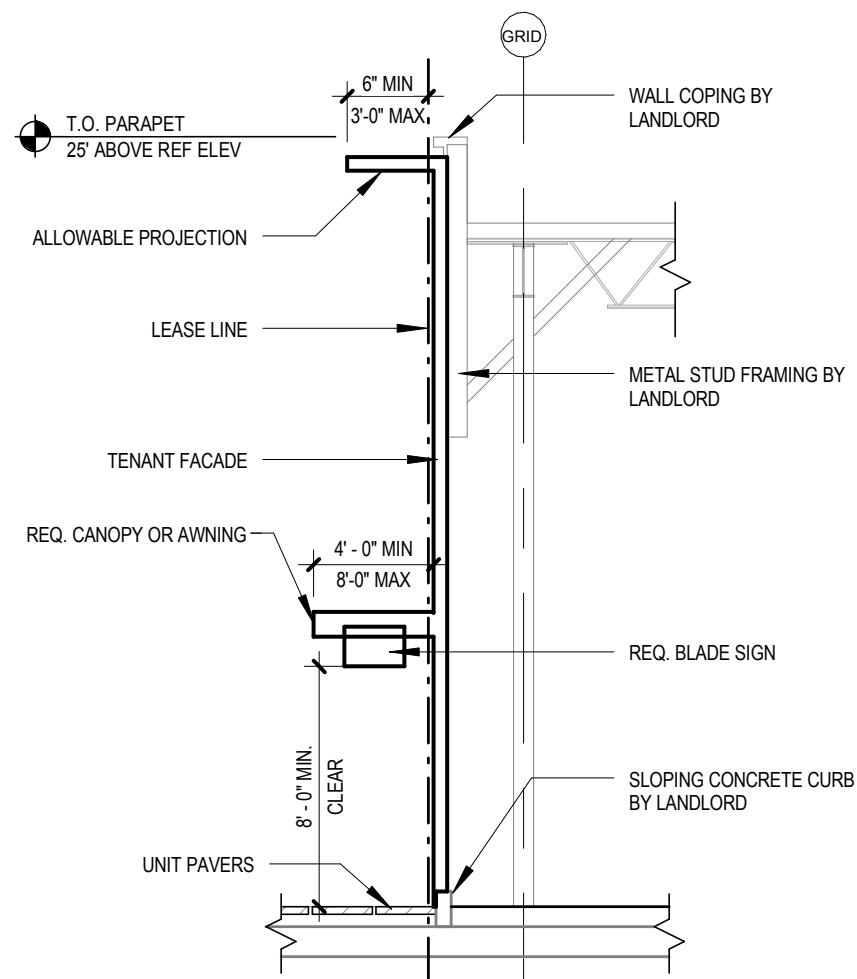
ZONE 7 REQUIREMENTS: EARL LANE

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.

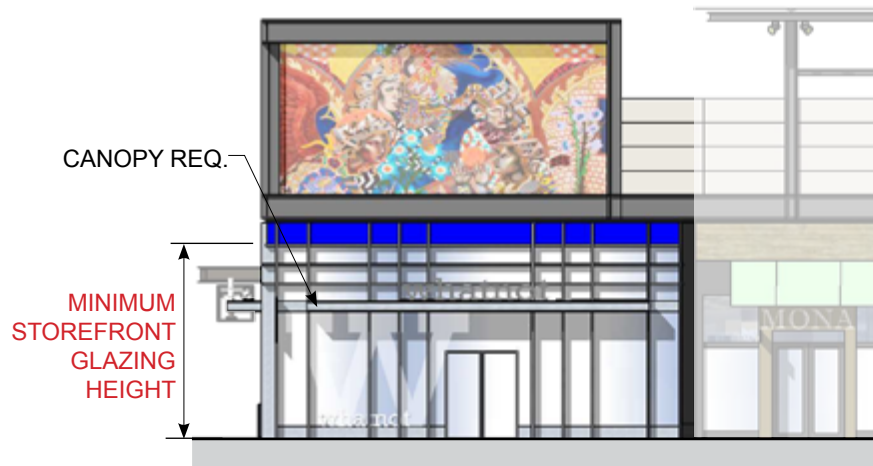
Tenant Façade Criteria

- 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.

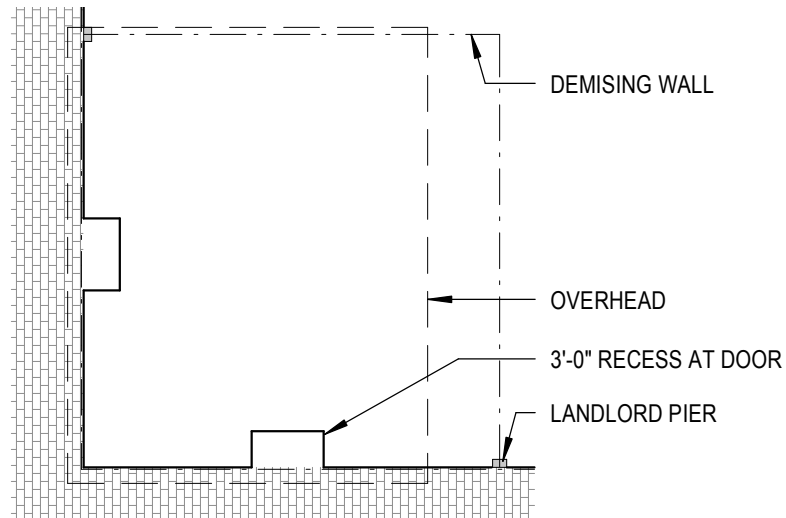


FACADE SECTION

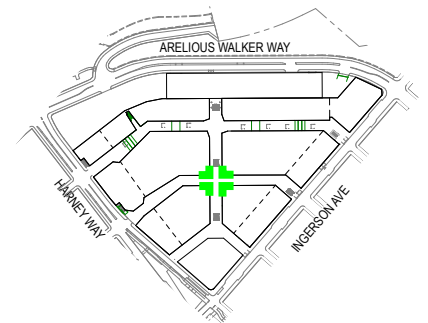
ZONE 8 REQUIREMENTS: EARL/COMMONS CORNERS



FACADE ELEVATION



FACADE PLAN



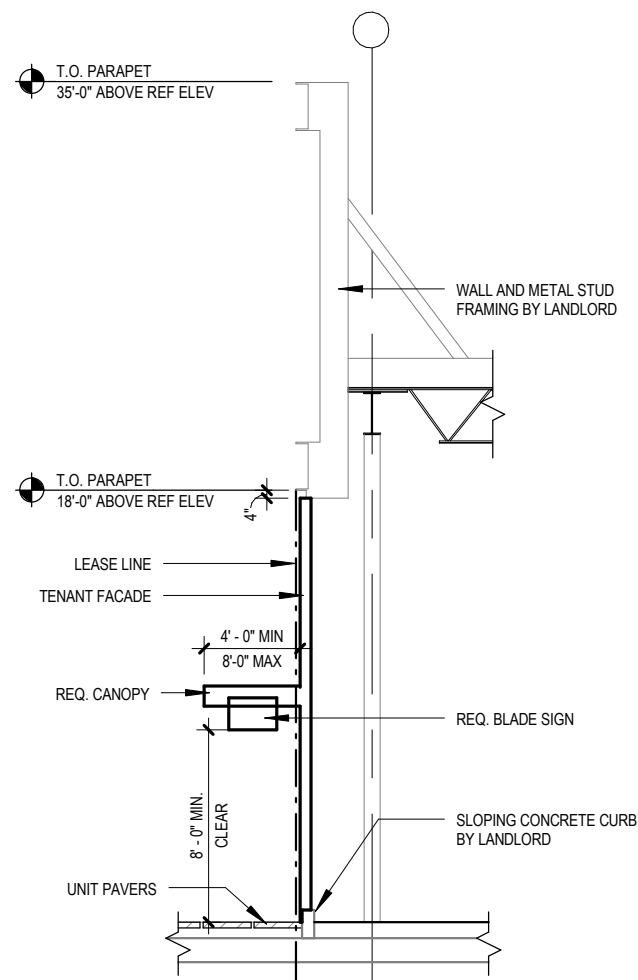
ZONE 8 REQUIREMENTS: EARL/COMMONS CORNERS

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.

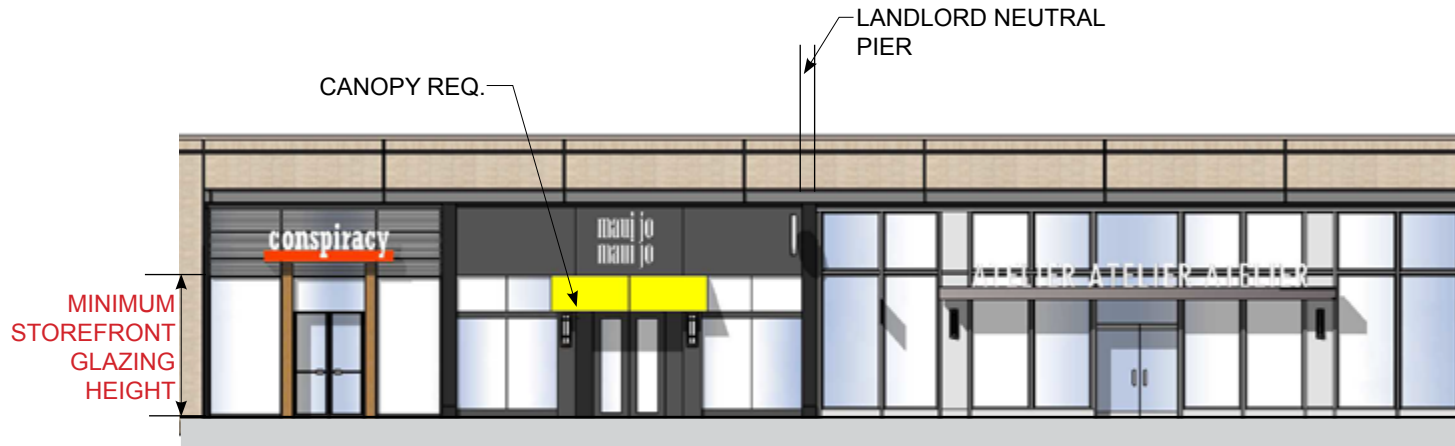
Tenant Façade Criteria

- 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.

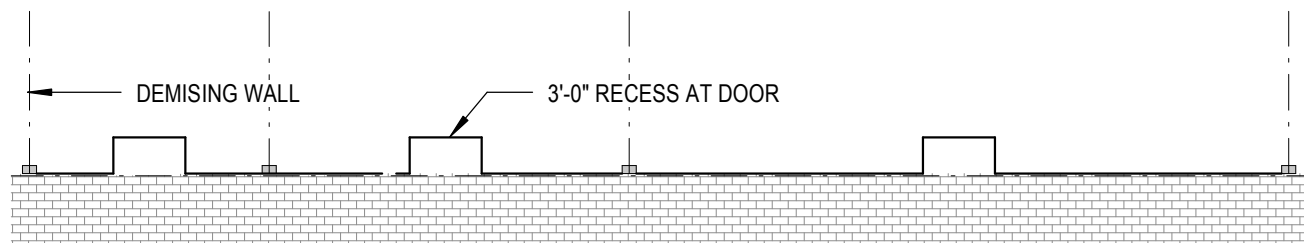


FACADE SECTION

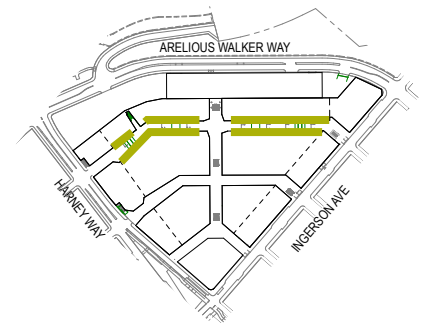
ZONE 9 REQUIREMENTS: THE GARDENS



FACADE ELEVATION



FACADE PLAN



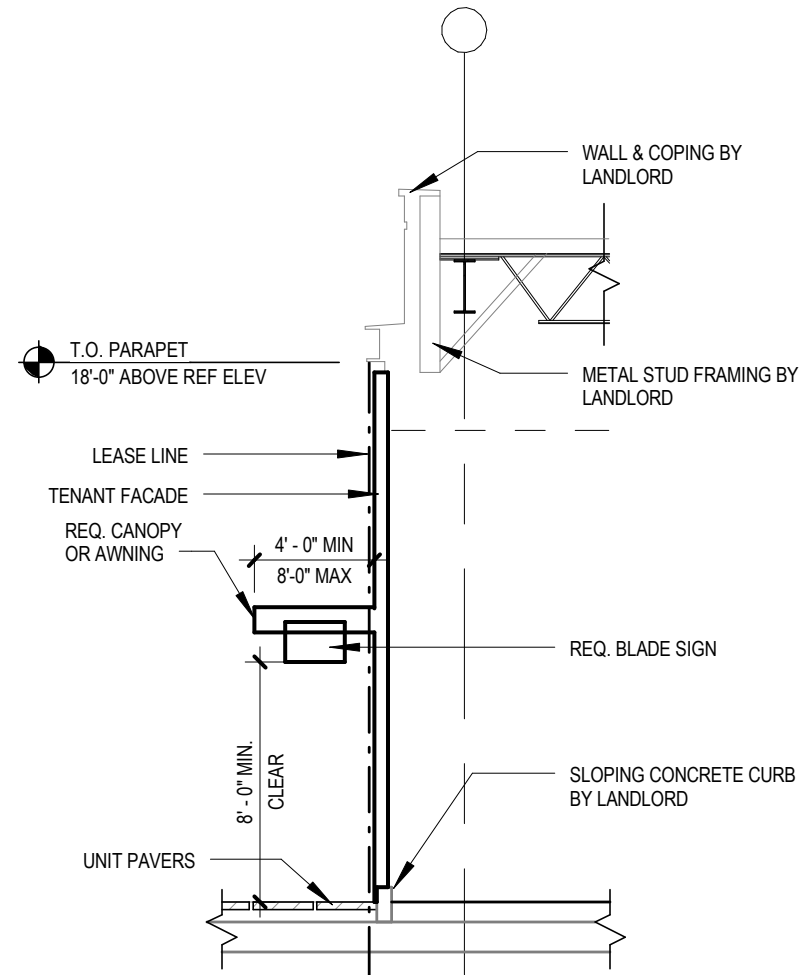
ZONE 9 REQUIREMENTS: THE GARDENS

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.

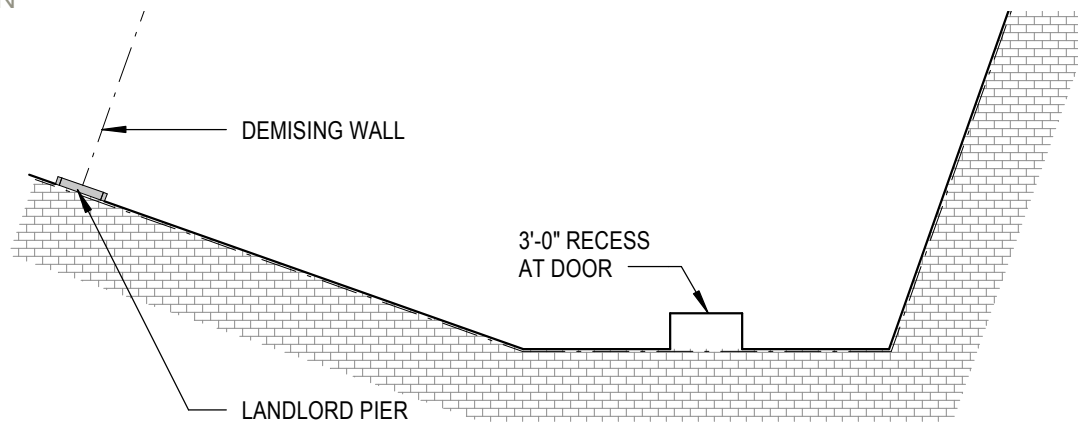


FACADE SECTION

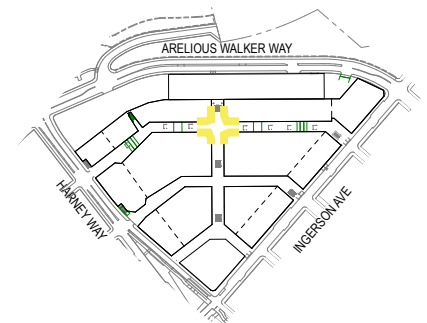
ZONE 10 REQUIREMENTS: GARDENS/COMMONS CORNER



FACADE ELEVATION



FACADE PLAN

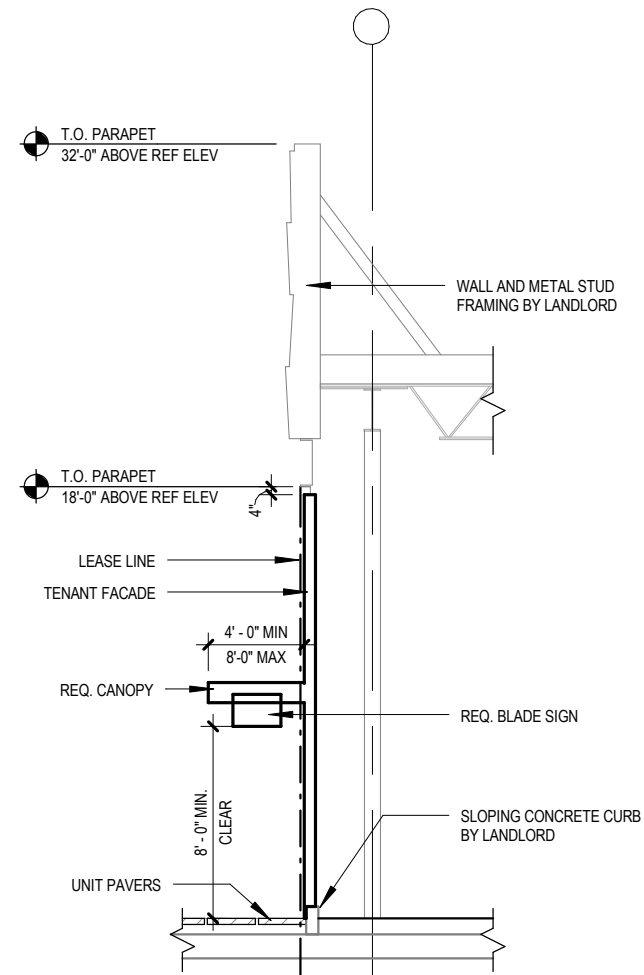


ZONE 10 REQUIREMENTS: GARDENS/COMMONS CORNER

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.

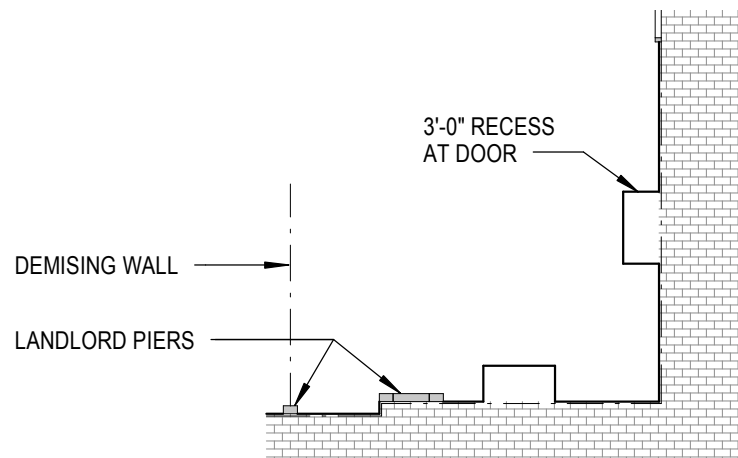


FACADE SECTION

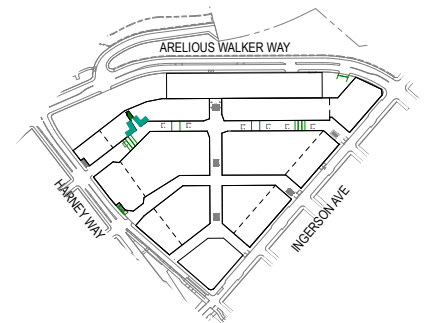
ZONE 11 REQUIREMENTS: GARDENS/JAMESTOWN CORNERS



FACADE ELEVATION



FACADE PLAN

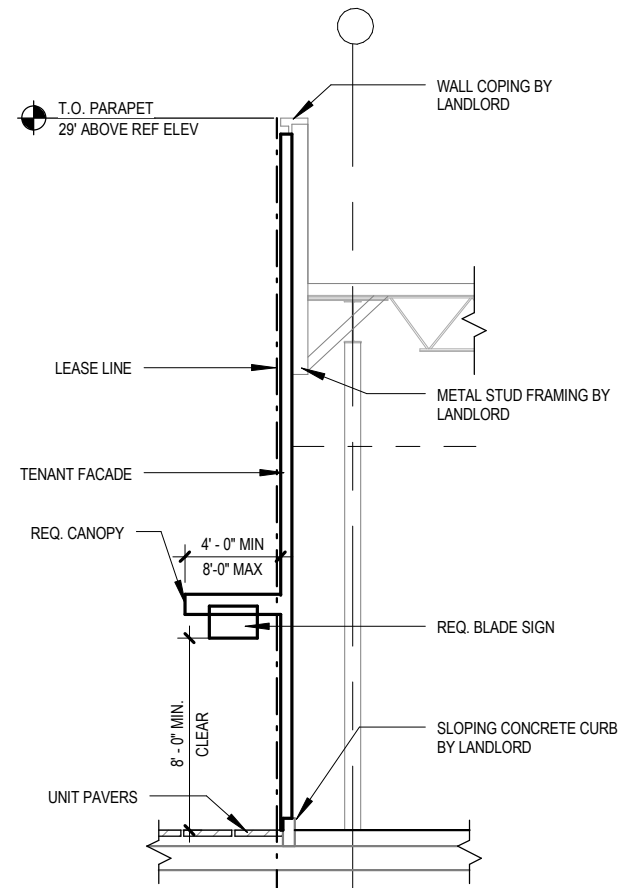


ZONE 11 REQUIREMENTS: GARDENS/JAMESTOWN CORNERS

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

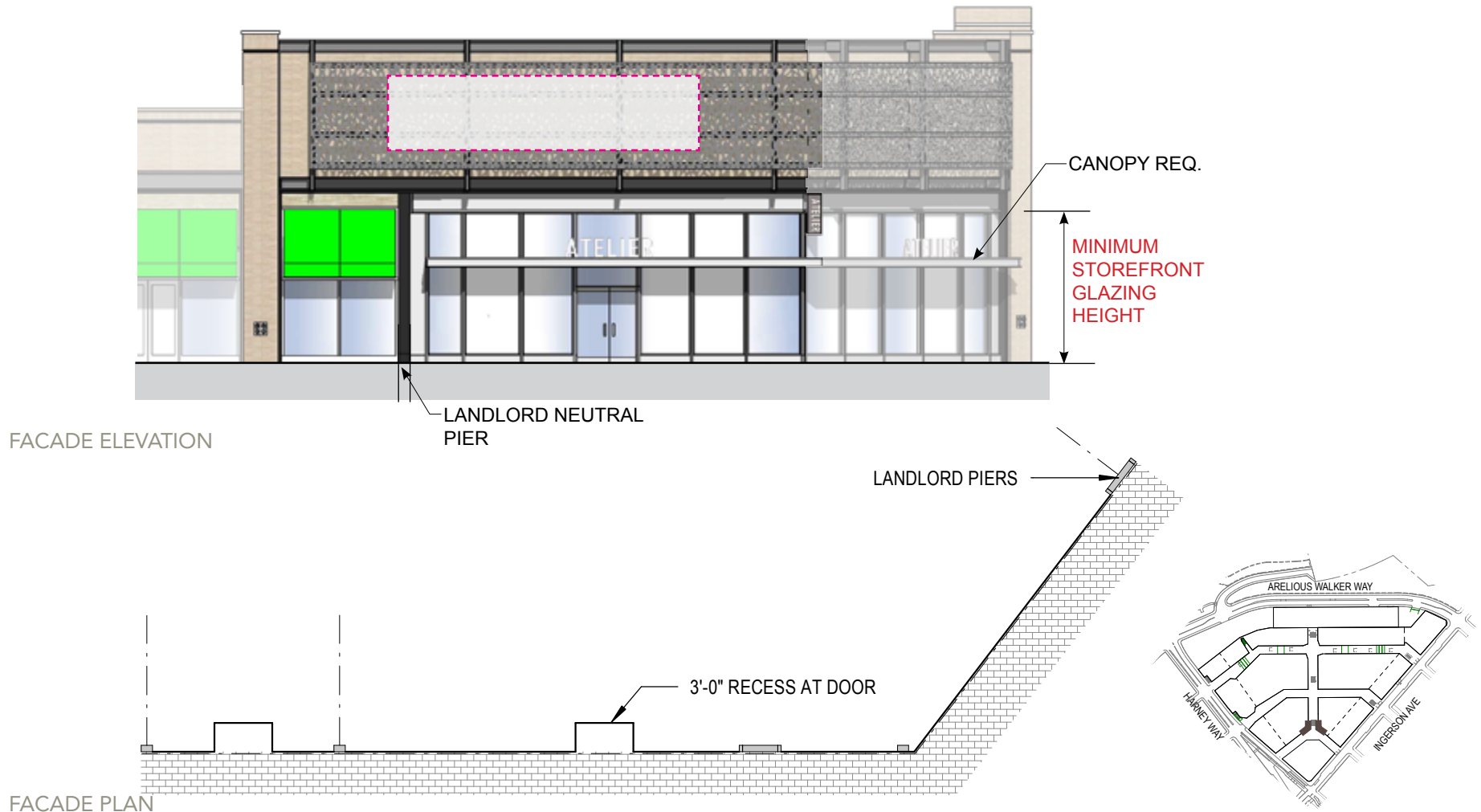
- Tenant's façade height must extend the full height of the retail building.
- Minimum height of top of storefront glazing is 16' above grade.
- Each store will be required to have a hard canopy protecting the entry and at least 80% of the width of the façade.
- At least 80% of the Tenant's storefront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



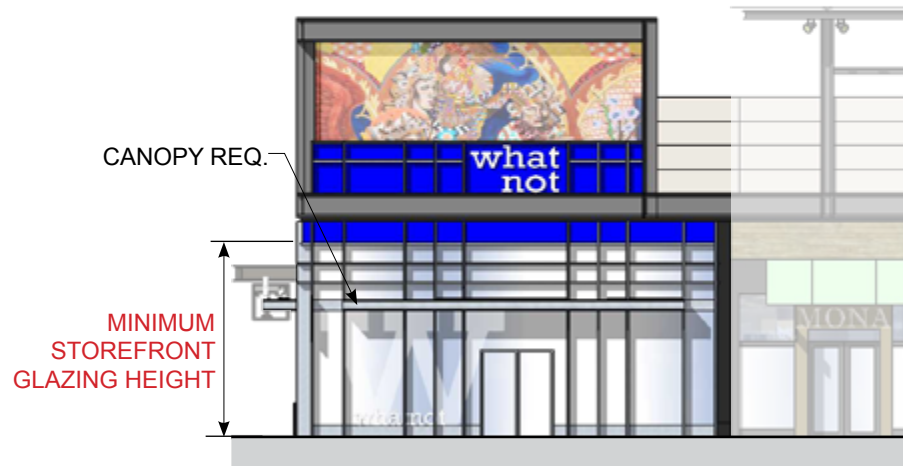
FACADE SECTION

OPTIONAL ADDITIONAL PAGES

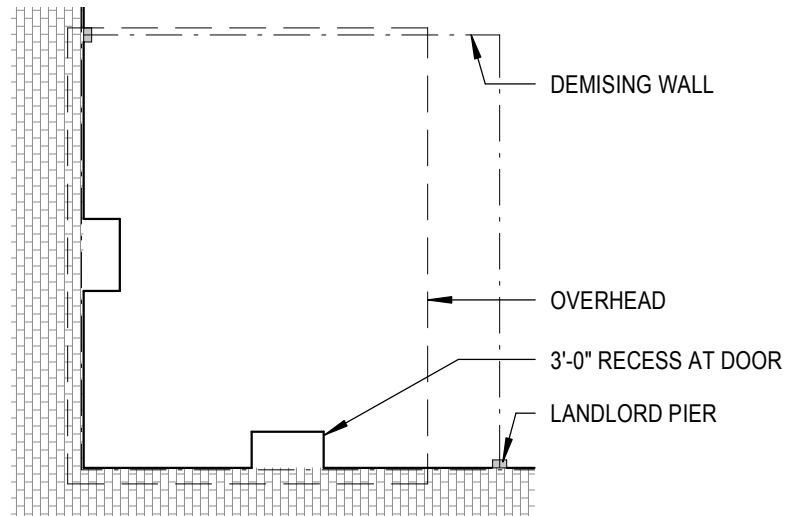
ZONE 5 REQUIREMENTS: PARK ENTRY/COMMONS CORNERS - ADDITIONAL SIGNAGE



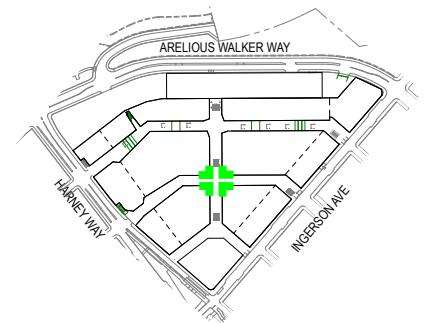
ZONE 8 REQUIREMENTS: EARL/COMMONS CORNERS - ADDITIONAL SIGNAGE



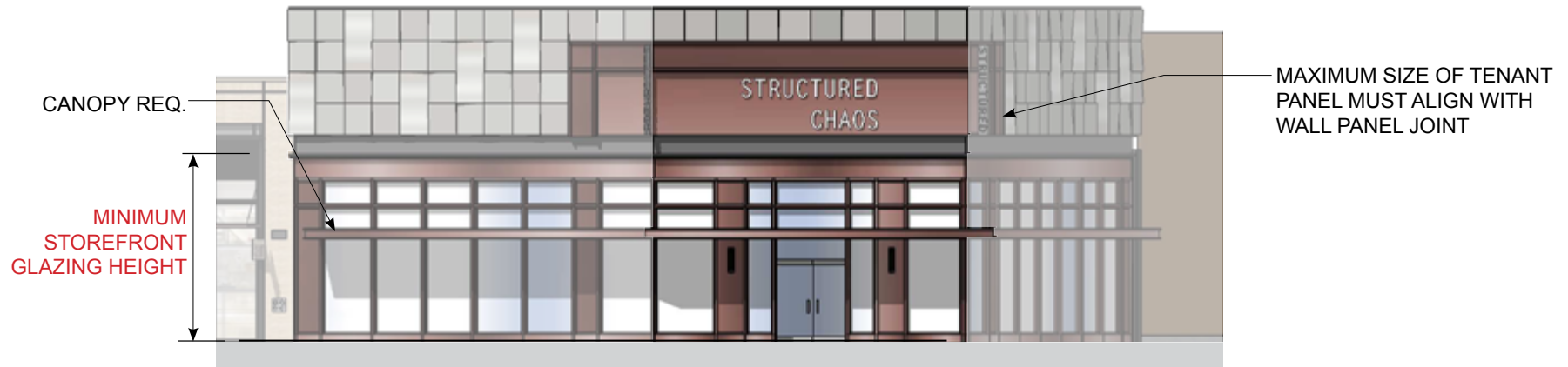
FACADE ELEVATION



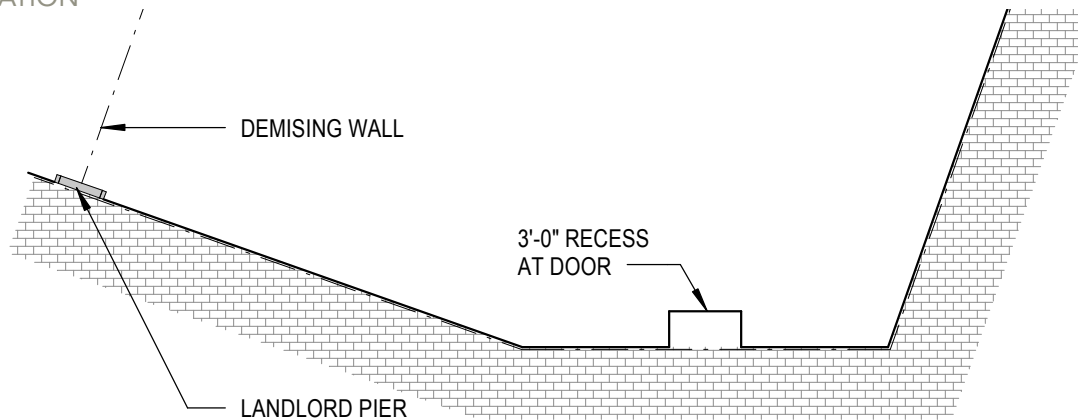
FACADE PLAN



ZONE 10 REQUIREMENTS: GARDENS/COMMONS CORNER - ADDITIONAL PANEL



FACADE ELEVATION



FACADE PLAN

