



**MACERICH®**

**NORTHGATE** 

5800 Northgate Dr San Rafael, CA 94903



## **Northgate - Exterior In-Line Tenants**

### **Tenant Design Criteria**

Section **a** Architectural Criteria  
Updated: November 2009

## ADDENDUM LOG

### ADDENDUM DATE:

November, 2007.....*Entire Booklet*

November, 2007 .....*Table of Contents, Storefront and Neutral Pier Renderings*

January, 2008.....*Entire Booklet*

July, 2008 .....*Layout Update*

October, 2008 .....*Revision*

January, 2009 .....*North-Facing note revised*

November, 2009 .....*Neutral Channel Detail added/revised.*

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& APPROVAL PROCEDURES, CONTRACTORS' RULES &  
REGULATIONS, AND BARRICADE GRAPHICS GUIDELINES

## STOREFRONT DESIGN INTENT

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.

Storefronts must have strong individual identity that will set them apart from surrounding design. 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.

Materials used in the construction of storefronts shall be high quality, durable, 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 storefront design is largely dependent on how creatively materials and design details are used to develop a unique but 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 (Refer to PLAN SUBMITTAL & REVIEW PROCEDURES for more detailed requirements).

Outward or exterior facing tenants are encouraged to be creative in modifying their standard storefront concepts. Tenants are encouraged to make their storefront presentation appear like "individual buildings on the street". The rows of shops should have the feel of a city street lined with individual boutiques. Attention should be paid to the presentation above the show windows and 3 dimensional elements like cornices, canopies, trellises, second story windows, and appurtenances are encouraged. Tall, overscaled awnings offering much sidewalk shelter and street presence are also encouraged.



## STOREFRONT DESIGN CRITERIA

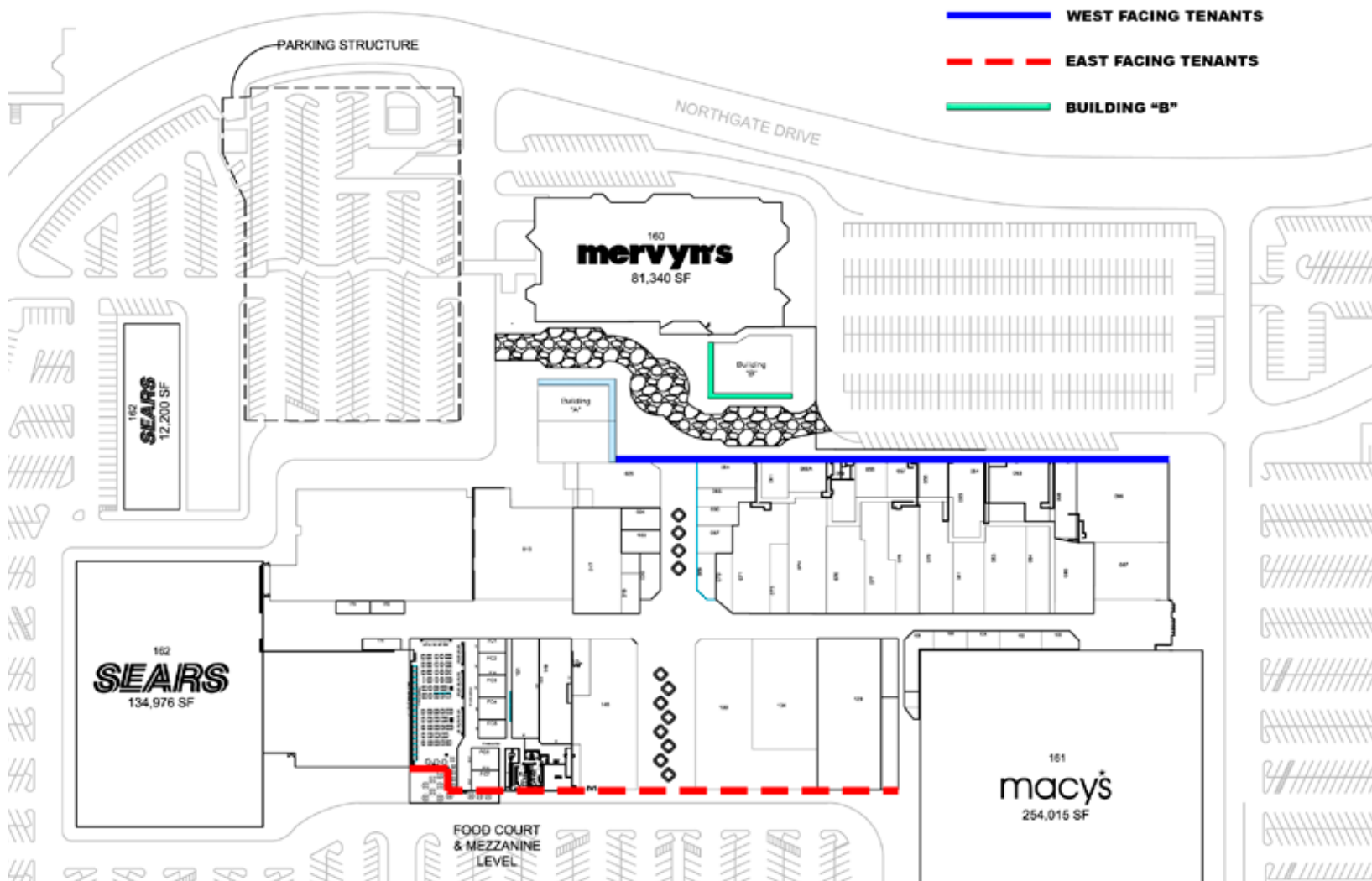
Projections or awnings, where required, must be three-dimensional, emphasizing creative, dynamic forms and designs.

**The following criteria apply:**

1. Storefront construction finishes extends from centerline to centerline of demising partition and from hardscape to 26'-6" for east-facing Tenants. Refer to Design Key Plan (a6) and drawing details (a9) of this manual.
2. Storefront construction/finishes must extend to 30'-6" to the bottom of the mall cornice for west-facing Tenants. Refer to Design Key Plan (a6) and drawing details (a10) of this manual.
3. The overall elevation of the building will be considered during the review process and modifications may be required if deemed necessary by the Tenant Coordinator.
4. Use of the full space for display and graphics is recommended.
5. A minimum of 70% of the storefront is to be display windows.
6. Three-dimensional articulations in both storefront plan and height required for all storefronts in the new Tenant areas.
7. Storefront projection above 10'-0" AFF is required. The design intent is not to have the entire area project out, instead to create a zone specifying where some sort of projection would be allowed. Consult with the Mall Tenant Coordinator regarding this requirement. The design objective is to create movement and interest by popping-out/popping-in. The storefront cannot be on one plane.
8. Tenants will provide a flush transition between their flooring and the Mall flooring.
9. The underside of the entry portal soffit shall be finished to match the storefront. Gypsum board will not be permitted.
10. Entry areas must be recessed.
11. Exterior storefront finishes must be of a high quality durable material appropriate for an exterior application.
12. Entry door minimum height is 9'-0".
13. Tenant spaces shall be demised by neutral pier or neutral channel. Refer to drawing details on pages a11-a12 of this manual.
14. Tenant exterior expression shall be distinguished from adjacent Tenant's by combination of color, material, and/or dimensional relief.
15. Tenants are encouraged to extend to extend glazing and utilize ceiling/clear heights behind storefront within tenant space. Faux second story look is encouraged.
16. No projections are allowed below 10'-0".
17. Tenant storefronts must be designed by Tenant as a complete buildout of the entire façade with glazing, signage and doors. Standard 12' height Tenant prototypes stretched to the required height will not be allowed. Tenants must consider and design the entire façade.
18. Although an entrance is not required for east-facing Tenants, Landlord prefers an exterior entrance. Tenant must provide a second means of egress/delivery door on this façade. Service doors must be integrated into the Tenant's overall design concept. Door design on this façade must be comparable to the primary store entrance at Landlord's approval. Tenant may use opaque glass.



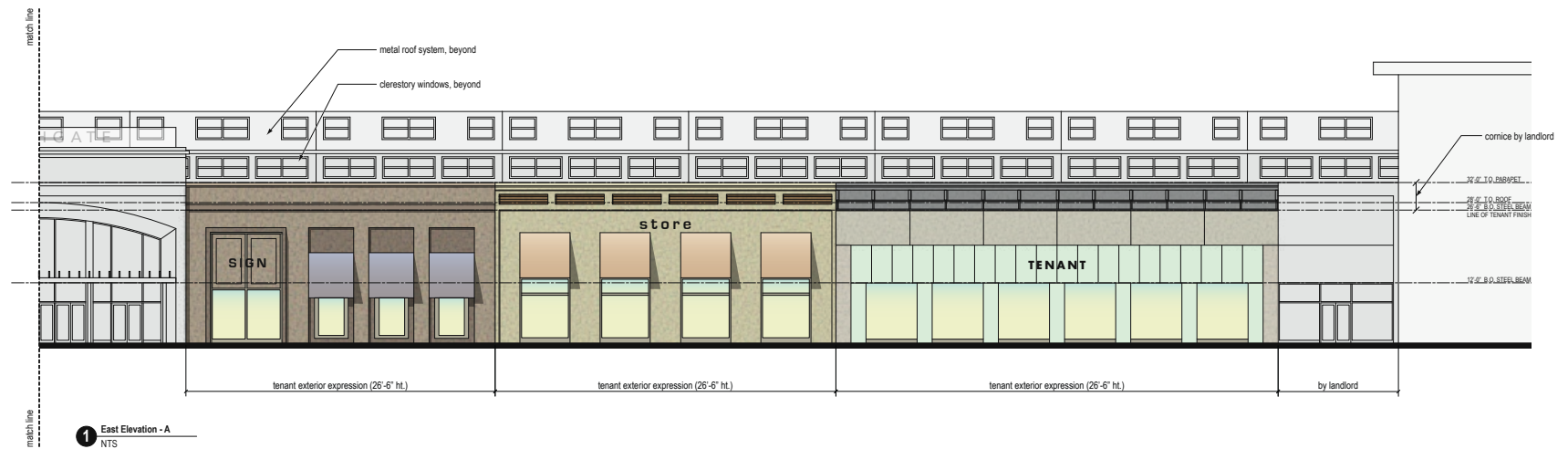
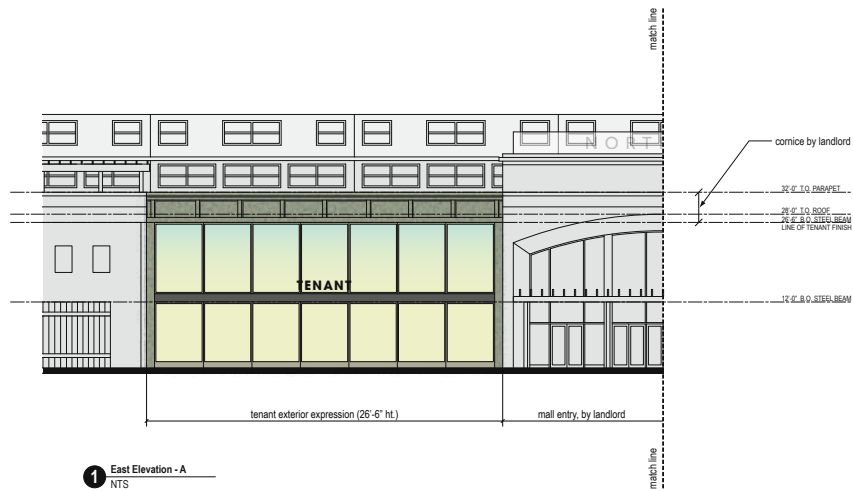
## DESIGN KEY PLAN



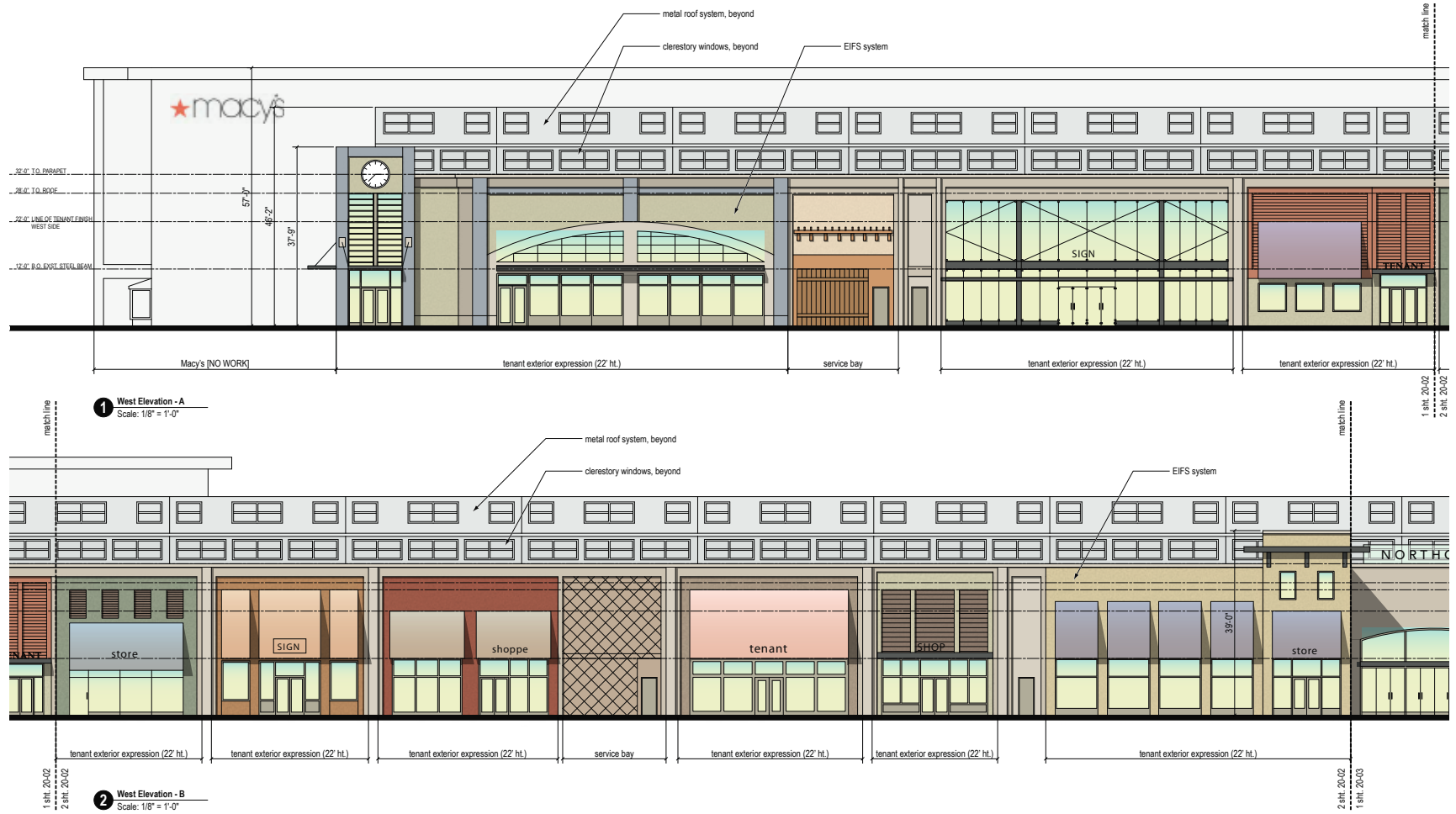
## Tenant Design Criteria

Section **a** Architectural Criteria  
Updated: November 2009

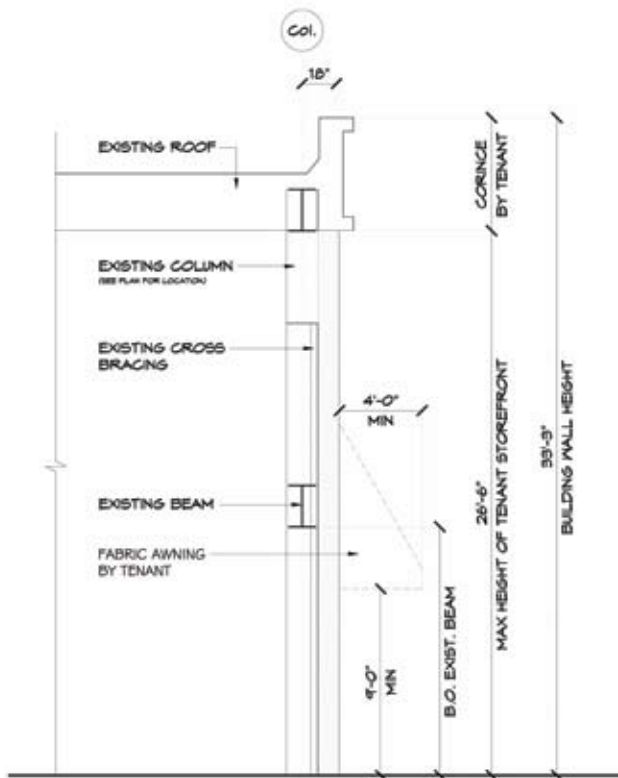
## EAST ELEVATION



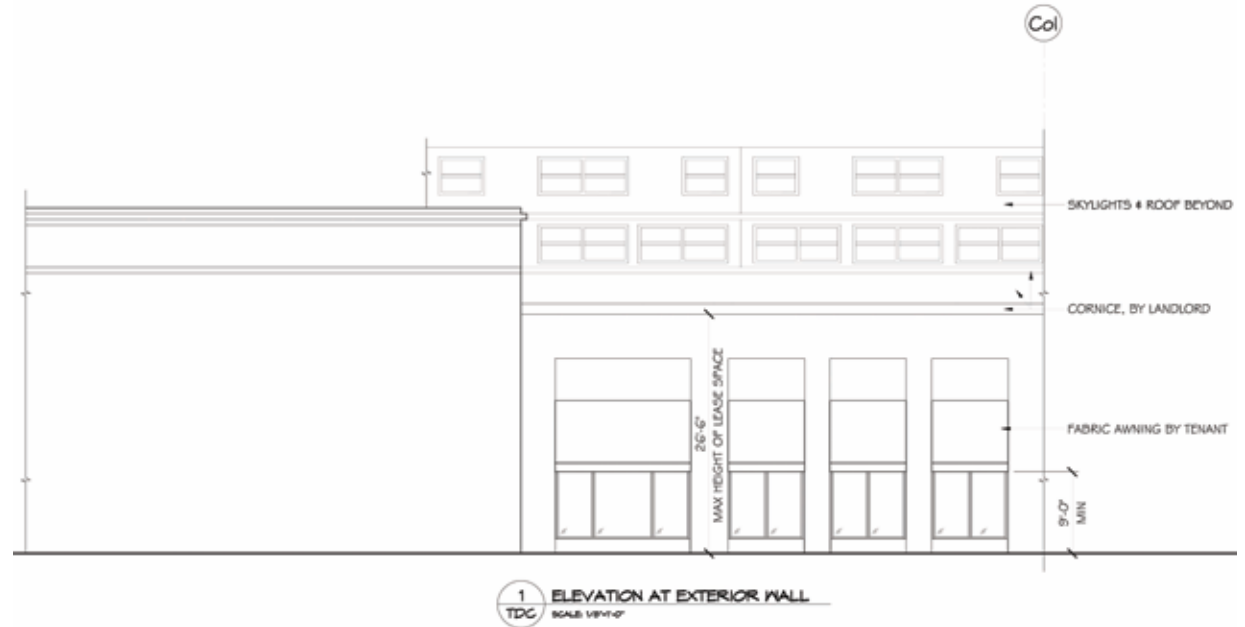
## WEST ELEVATION



## EAST STOREFRONT

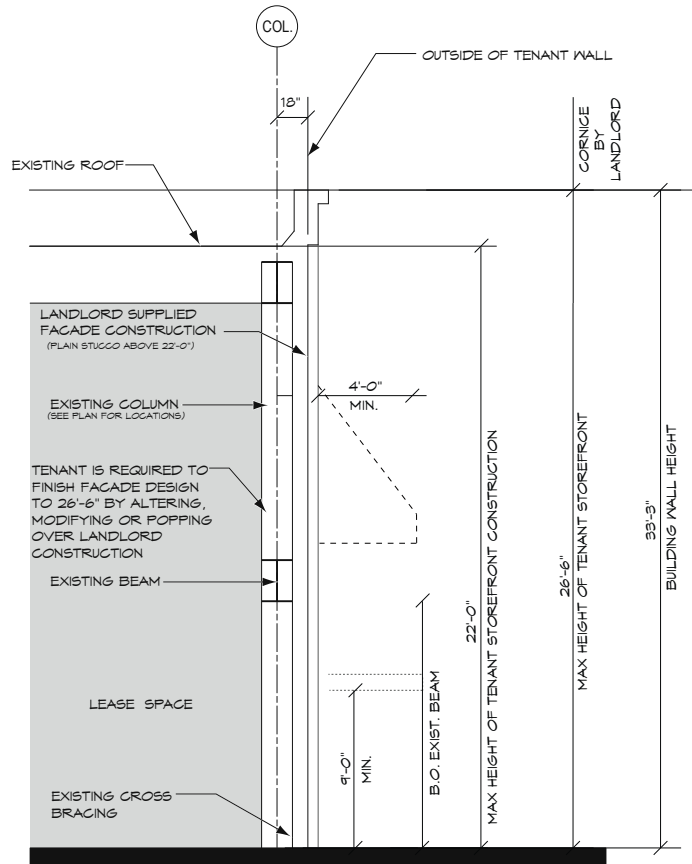


3 SECTION AT EXTERIOR WALL  
TDC SCALE: 3/8"=1'-0"



1 ELEVATION AT EXTERIOR WALL  
TDC SCALE: 1/8"=1'-0"

## WEST STOREFRONT



**3** SECTION AT EXTERIOR WALL  
TDC SCALE: 3/8"=1'-0"

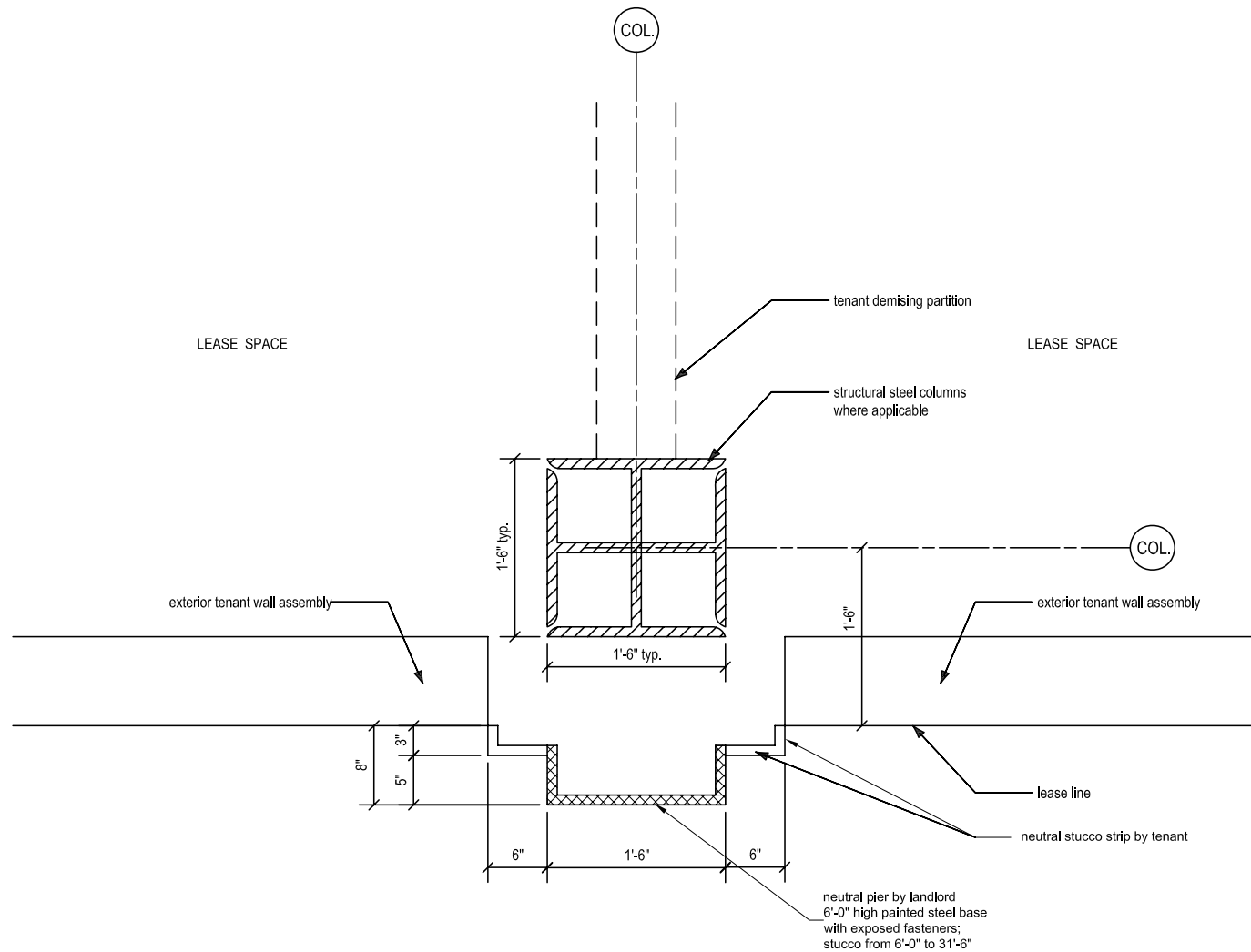
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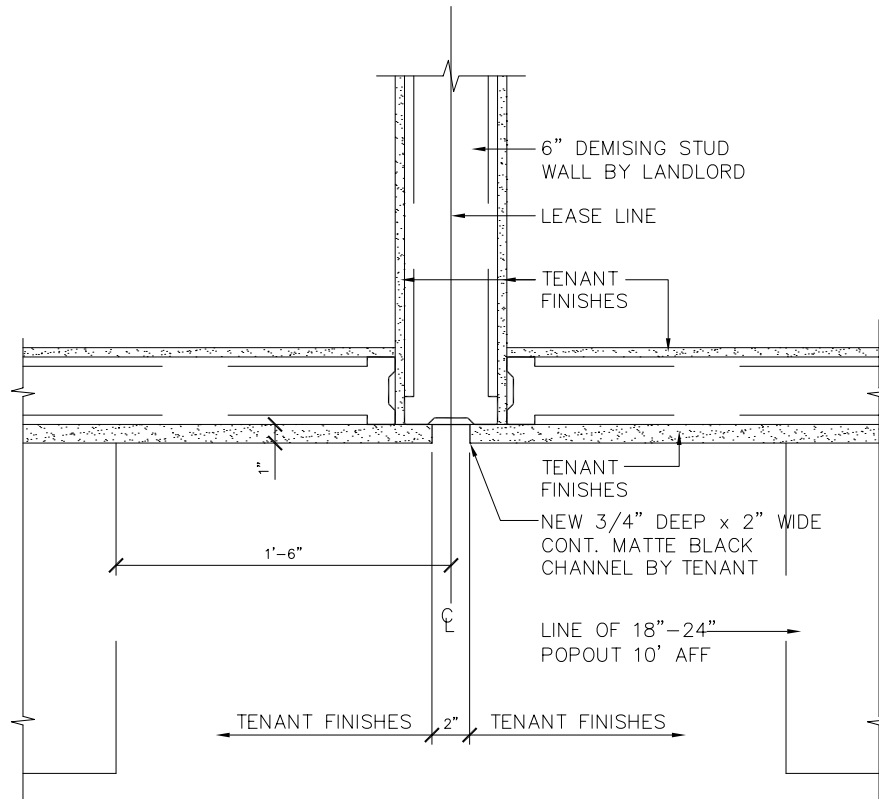
Architectural Design

a10

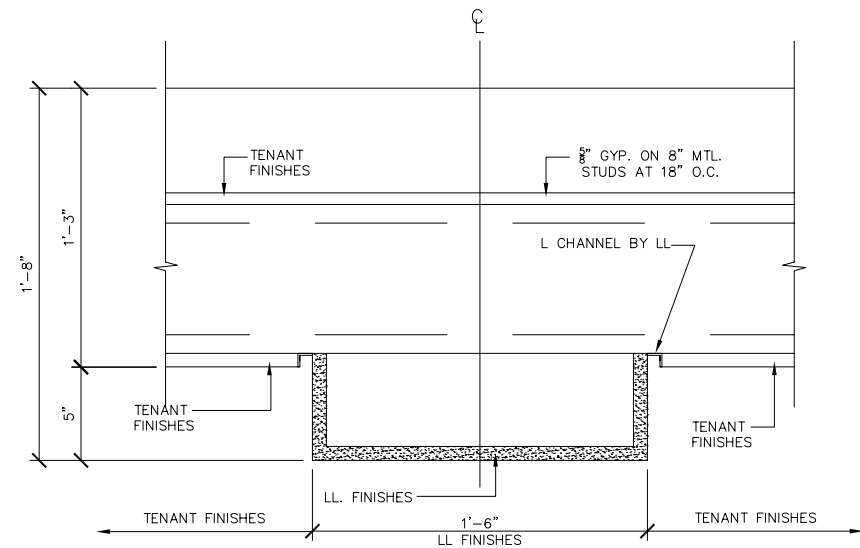
**NEUTRAL PIER DETAIL**  
East-Facing Tenants



## NEUTRAL CHANNEL / NEUTRAL PIER DETAIL West-Facing Tenants



1 TYPICAL NEUTRAL CHANNEL DTL.  
TDC SCALE: 1-1/2"=1'-0"



1 TYPICAL NEUTRAL PIER DETAIL  
TDC SCALE: 1-1/2"=1'-0"

## STOREFRONT DESIGN CRITERIA

### Storefront Windows and Glazing

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 applies:

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 Tenants' image and merchandise. Size, proportion, and pattern should be carefully considered.

1. Exterior glass units shall be a minimum of 1" insulated, low E units.
2. Large panes of glazing must be of sufficient thickness to meet code and be properly supported.
3. All glass shall be tempered.
4. 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.
5. Tenants may be required to provide seismic clips to stabilize tall expanses of glass.
6. Reflective glass (including the extensive use of mirror) and/or tinted glass is not permitted on storefronts or in the storefront entry zone.
7. Tenants are not restricted to asymmetrical design, particular proportions, sizes, or types of glazing systems.
8. Tenants are encouraged to "open-up" their store front by extending their glazing to the extents of their lease line.
9. 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.
10. Window mullions are required to meet all material and finish standards.
11. Glazing should be predominantly clear to emphasize merchandise display.
12. Decorative glazing such as colored, beveled, sandblasted or etched glass may be used to create accent pattern and interest.
13. 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.
14. Weather tight conditions must be maintained.



## STOREFRONT DESIGN CRITERIA- AWNINGS/ CANOPIES/ OVERHANGS/ PROJECTIONS

### Awning Requirements

- Per City guidelines, all Tenants will be required to provide awnings. Awnings must be designed for exterior application and shall provide protection against the weather.
- Minimum 4'-0" projection is required for awnings.
- Awnings must be designed to complement and enhance the overall storefront design and must not be an afterthought.
- Tenant is required to provide well-designed awnings to enhance the design of the building, provide weather protection, and add liveliness, interest and a sense of human scale.
- Awning colors may be varied and should be compatible with the colors of the Tenants storefront design.
- Translucent, internally illuminated awnings are not allowed.
- Awnings must cover a minimum of 80% of the Tenant's storefront.
- The lowest point of any awning shall be 9'-0" above grade.

### Awning/ Canopy Type

Creative materials and forms of awnings are required to promote identity among Tenants.

- Creative, imaginative and unusual shapes are encouraged.
- Multiple awnings are required.
- Unusual materials such as louvers, wood, wire, metal, steel, glass, etc subject to review by Landlord's Tenant Coordinator.

### Fabric Awnings

- All fabric awnings must be replaced after five years. Tenant is responsible to replace awning if fading occurs prior to five years.
- Tenant is required to submit a swatch of awning fabric for Landlord review and approval.
- Black fabric awnings are not allowed.



## STOREFRONT DESIGN CRITERIA- AWNINGS/ CANOPIES/ OVERHANGS/ PROJECTIONS (continued)

### Awning Signage/ Logos

Signage may be incorporated into the awning design which may be painted, silk-screened, or integrated within the awning itself. The signage should be proportional to the awning size so that it does not clash or overpower the structure. Wording shall include Tenant's name and/or logo only. Tag lines will not be permitted.

Logos are highly encouraged on awnings. Symbols applied to awnings provide a highly effective method of Tenant identity while adding color and interest to the storefront design. Logos should be silk-screened or painted when on a fabric awning. Three dimensional 'medallion type' logos should be integrated when the awning is designed out of glass and/or metal. Size of logo should be proportional to the overall size of the awning, subject to Landlord approval. Logo shall be submitted along with awning and signage shop drawings.

- The lowest point of any awning or shade element shall be 9'-0" above the finished floor. It is the designer's responsibility to ensure that awnings conform to all applicable codes.
- Awning framework should be painted to match the awning fabric.
- Materials such as plastic or vinyl will not be permitted.
- In no case shall awnings be enclosed on the underside and internally illuminated, allowing the awning to function as a canned light source.
- Awnings must be cleaned and maintained in good condition by Tenant at Tenant's expense.



### 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 six feet in diameter) and no more than nine feet high (9'-0") 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 in a color approved by Landlords Tenant Coordinator.



## STOREFRONT DESIGN CRITERIA-MERCHANDISING AND DISPLAY REQUIREMENTS (West Facing Tenants only)

The enhancement of the West façade at Northgate Mall into an attractive community destination requires that it portray the look and feel of an authentic streetscape environment. As such, each Tenant design will be required to “flow over” the existing sidewalk area in front of their space. This must be accomplished with a well thought out and well executed merchandising plan. The materials for such design must be high quality display elements and must be approved by Landlord. The design for this area may include the following:

- Outdoor café seating with umbrellas
- Potted plants that enhance Tenant’s own design
- Display stands creatively designed to featured sale items



## MATERIALS

### General Material Requirements

- The use of natural materials is encouraged. All materials used in storefronts must be durable and non-corrosive.
- 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 6'-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, slatwall, or tambour will not be permitted.
- Any wood material used for storefront construction must comply with all code requirements.

### Metals

- 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 must be either heavy gauge material or thinner gauge material shop laminated

to 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.
- Stimulated 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.

### Wood

Painted or stained wood may be used in many design 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 acceptable if presented in a highly imaginative concept with a durable exterior finish and approved by Landlord.

- All detailing and construction is to be executed in a high quality, craftsman like 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.

## MATERIALS (continued)

### 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 tiles 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.

### 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.

### Plaster

Plaster, cement plaster (stucco), and Venetian plaster finishes are encouraged.

- 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.

### 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.

### 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
- Glossy or large expanses of acrylic or Plexiglas
- Pegboard
- Mirror
- Reflective glass
- Distressed woods such as pecky cedar, rough

sawn lumber, softwoods

- Anodized aluminum
- Vinyl, fabric or paper wall coverings
- Particle board
- Sheet or modular vinyl
- Luminous ceilings, including "egg crate"
- Vinyl awnings
- Shingles, shakes, rustic siding
- Other materials deemed unacceptable by the Landlord



## 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 and in ceilings within four feet of demising partitions.
- Security devices are to be entirely concealed within the store design elements. Under floor or in ceiling systems are preferred.
- Non-combustible and or fire-resistant materials are required within the entire lease area.
- Interior design must meet accessibility guidelines enforced by national or local jurisdictions, including the Americans with Disabilities Act.
- All materials acceptable or prohibited at the storefront are applicable to the store interior.

### 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 6'-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.

For East Facing Tenants, DCA requirements shall apply to both façades. Tenants are required to maintain clear visibility into the sales area from both façades.

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 cutsheets 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.



## INTERIORS (continued)

### 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 four feet (6'-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.
- 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 DCA must be recessed downlights, MR16 low voltage, or similar types. Fluorescent fixtures will not be permitted.
- 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, and HID lighting fixtures in public Tenant areas, other than track and decorative fixtures, shall be recessed.
- 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 UL label.
- Concealed light coves to highlight architectural elements within the storefront are highly encouraged.
- Exterior mounted decorative light fixtures are required 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.
- No strobe, spinner or chase type lighting shall be used.
- All showcases and display cases must be adequately lit and ventilated. Direct visual exposure of incandescent bulbs and/or fluorescent tubes is prohibited.
- Sconces required by tenant at there storefront facade.

## INTERIORS (continued)

### 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 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.
- Existing corridor separation walls adjacent to Tenant's space have finishes by the Landlord on the corridor side only. 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 fireproofed 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, below 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 to Tenants 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 slatwalls. No visible substrate at slats. None in the first 8' of store entry doors.
- Recessed wall standards are permitted. No open shelving with visible brackets or surface mounted systems.

### Floor and Wall Base

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

- 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.

## INTERIORS (continued)

- 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.
- Tenants shall install vinyl composition 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 inch floor drain and cleanout.
- Each restroom must have an exhaust system.
- 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 feet along all walls.
- 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.

### 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.

