FlatIron Crossing
Village Tenant Criteria Manual
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1. INTRODUCTION
INTRODUCTION

PROJECT DIRECTORY

DEVELOPMENT NAME
(FOR ALL CONTRACTS, ETC.)

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INTRODUCTION

DESIGN INTENT

In today's competitive business world the retail environment is primarily influenced by two factors: overall setting (common areas) and individual components (Tenant storefronts). Both greatly affect the perception of Flatron Crossing Village as a prime retail establishment.

These criteria act as a guide for the design of all work by Tenants in conjunction with the provisions of the Tenant's lease with the Landlord. Furthermore, these criteria are subject to revision by the Landlord, and the Landlord's interpretation of these criteria is final and governing.

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

Tenants should take advantage of the three dimensional opportunities afforded by the following criteria to emphasize creative and dynamic forms and designs. Storefront elements shall de-emphasize linear or boxy forms: with the use of recesses, angles, curves, gables and material changes in both vertical and horizontal views.

All Tenants should refer to the technical criteria for electrical, mechanical, plumbing and life safety information.

Tenants are encouraged to express their own unique design statement within the parameters of the design criteria as outlined in this manual.
INTRODUCTION

VICTIMITY MAP
INTRODUCTION

PARTIAL VILLAGE PLAN
UPPER LEVEL

Outdoor Dining

Blade Sign

Landlord Provided Awning

Tenant Provided Awning & Canopy
II. STOREFRONT DESIGN CRITERIA

These criteria have been formulated to provide a common point of departure for the design of all individual stores at The Flatiron Crossing Village. Its success as a whole depends upon the strong contribution of each individual Tenant.

National and regional “standard” storefront concepts are respected, however, some concept modifications may be necessary for compliance. The same is true for proposed designs that are overly similar to a neighboring Tenant. Flatiron’s tenant storefronts should be as diverse and interesting as possible, with each Tenant able to make a singular design statement.

Special circumstances may require the Landlord’s interpretation of the design criteria. All deviations from these criteria must support Flatiron Crossing’s goals for a successful retail and entertainment environment.

As the administrator of the storefront design criteria, the Landlord is the final aesthetic arbitrator. Any material, configuration, sign or other aspect of the storefront design, which is determined to be unacceptable, will be rejected.
STOREFRONT DESIGN CRITERIA

GENERAL REQUIREMENTS

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

Storefronts must be of the highest caliber: Expressing state-of-the-art design and material quality, and meeting or exceeding the very best examples found anywhere in Colorado. To achieve this goal, Tenants shall be required to select an architect who has experience in retail tenant design.

The following criteria apply.

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 overhead structure within the Tenant space.

2. All storefront treatment must be full width, extending to the full height of the storefront above.

3. A minimum of 60% of the storefront is to be display windows.

4. A minimum storefront opening width of 6'-0" is provided at all storefront types.

5. Village structural columns, located along the store frontage, must be integrated into the store design.

6. Storefront must be supported from grade beam and cannot be build on common sidewalk.
7. Tenants will provide a flush transition between their flooring and the Village exterior paving. If a Tenant installs their flooring prior to the installation of the Village exterior paving, then they must install their floor so that the finish elevation is no more than 3/4" above the existing structural slab. A temporary transition strip, which can be removed easily, must be installed to bridge the difference between the flooring materials.

8. Lower level Tenants whose storefronts are visible from the upper level must take special care that the tops are finished to match the storefront design. In addition, all surfaces of any visible projections, gables or rounded surfaces must also be finished to match.

9. Regardless of allowed projections, a minimum clearance of 10'-0" must be maintained between the storefront projections beyond the lease line and all Village plaza construction, column enclosures, furnishings, directories, planters and other features.
STOREFRONT DESIGN CRITERIA

- ACCENT LIGHTING BY TENANT
- BLADE SIGN & GRAPHICS BY TENANT
- METAL AWNING/CANOPIES BY TENANT
- SIGNAGE BY TENANT
- CUSTOM STOREFRONT PROJECTION ZONE
- POTTED PLANTING SEASONAL COLOR BY TENANT

LEASESPACE
10'-0" MIN.
2'-0"

VILLAGE DESIGN MANUAL
STOREFRONT DESIGN CRITERIA

PLASTER

Plaster and cement plaster (stucco) finishes may be considered for storefront applications, provided the finish texture is a light dash, sand or smooth finish.

- Plaster or stucco finishes must be used in combination with other high quality materials and should not be the primary storefront material.

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.

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:

- Vinyl awnings
- Shingles, shakes, rustic siding
- Other materials deemed unacceptable by the Landlord

- Plastic Laminates
- Glossy, or large expanses of acrylic or plexiglass
- Pegboard
- Mirror
- Highly polished or plated metals - except as accent trim
- Reflective glass
- Simulated brick, stone or wood
- Vinyl, fabric or paper wall coverings
- Plywood, particle board
- Sheet or modular vinyl
- Luminous ceilings, including “egg create”
STOREFRONT DESIGN CRITERIA

LIGHTING

Lighting greatly influences the perception of the storefront, displays and interiors. It also distinguishes the well designed retail environment from background and support areas. The Landlord does not provide lighting for Tenant storefronts. General illumination will not be adequate to light storefront merchandise.

Tenants may not place light fixtures on the exterior soffits or walls unless approved by Landlord. All Tenant elements must occur within the leased area or as shown in the storefront types.

All signage and show windows shall be illuminated during the hours the Village is open and is required to be controlled by a time clock.

GENERAL LIGHTING CRITERIA FOR THE STOREFRONT AND SALES AREA INCLUDE:

- Lighting fixtures must be U.L. labeled.

- Federal, State and City compliance is required.

- Excessively bright, flashing and sequencing lights are prohibited.

- Bare lamps are not permitted, unless part of the design scheme. Lighting fixtures must be commercial-quality recessed, track or specialty fixtures.

- All light fixtures visible from Village common areas are to be submitted to the Landlord for approval.

- Showcases and displays are to be adequately lighted and ventilated.

- Accent lighting shall be used to illuminate window displays. This lighting may be track, recessed or monopoint mounted.

- Fluorescent fixtures are to have decorative lens, i.e., parawedge or parabolic diffusers. Acrylic lenses and white egg crate are not permitted.
INTERIORS

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 (ANSI A117.1-1992), including the Americans with Disabilities Act.

All materials acceptable or prohibited at the storefront are applicable to the store interior.

ADDITIONAL MATERIALS

FLOOR AND BASE

- Carpet - with 1/8" metal screed at all hard-flooring transitions.
- Sheet or modular vinyl may be used in support or stock rooms not visible from sales area.

WALLS

- Fabric and select vinyl wallcoverings. (Section 805 - Class I flame spread)
- Slatwall - metal or plastic laminate inserts are required. 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.

CEILINGS

- Custom ceiling treatments are required. Multi-level gypsum wallboard, concealed spline, decorative patterned ceiling panels and other "high-tech" materials are encouraged. Standard 24" x 48" ceiling tiles of any type are not allowed.
- Fire sprinkler heads are to be fully recessed in hard or acoustical ceilings.
- Ceiling concepts implementing exposed structure, electrical and mechanical systems must be coordinated with the Landlord for specific technical and design requirements.
III. RESTAURANT TENANTS

GENERAL DESIGN REQUIREMENTS

Restaurants with frontage along the Village Plaza must comply with the same storefront design criteria as the rest of the general Village Tenants. However, due to the specialty factors related to this type of service facility, restaurants have additional design criteria relating to their seating areas and furnishings.

- Entry is to be emphasized with a three dimensional storefront.

- Seating areas may be open to the Village common areas above 3'-0" wall height. Table and countertops are to be backed against solid storefront elements.

- All mechanical exhaust systems are to Supreme Heavy-Duty Curb-Mounted Exhaust Blower.

- Ceiling and lighting requirements are as specified for general Tenant spaces.

- Furnishings, including service stations, are to be submitted for Landlord approval.

- All restaurant floors are as is, nothing provided by Landlord.

- All mechanical or HVAC equipment is as is or by Tenant, nothing provided by Landlord.

- All roof mounted mechanical equipment must not be visible from public and common areas.

Note: Refer to Signage and Graphics Criteria for Signage and Graphics requirements.

OUTDOOR DINING
- UMBRELLAS
- GUARDRAILS
- PLANTER RAILS
- LIGHTING
- GRAPHICS

AWNING & CANOPY BY TENANT

SIGNAGE & LIGHTING BY TENANT

SITE FURNISHINGS & LANDSCAPE PLANTINGS BY TENANT
RESTAURANT TENANTS

MATERIALS

Flooring
- Quarry tile, porcelain ceramic or stone flooring with a continuous elastomeric membrane, continuing 6" minimum up the wall surface in the entire front service area.

- Flooring in back kitchens containing cooking equipment shall have an epoxy type flooring with a continuous covered base with a minimum of 4” high. Vinyl base is not permitted.

Walls
- A back wall separates the service area from the prep area. These walls must prevent views into the prep area, either by a self-closing door or by a staggered “blind” wall. Any exception to this requirement is subject to Landlord approval.

- All grout shall be sealed in areas of moisture or grease producing equipment.

- All walls visible to the public are to have appropriate finishes full height to the ceiling.

Ceilings
- Service area ceilings should be consistent with the overall store design.

- Tenant is required to provide a gypsum board ceiling above the remaining service area.

- Access panels are required in the Tenant’s ceiling for access to Tenant’s signage j-boxes, valves, etc. Careful attention must be paid to the location and detailing of the panel in order to conceal panels from public view. Locations of neon sign transformers should be coordinated with panel locations.

- Prep area shall be scrubbable and meet local health code requirements.

Countertops
- Countertops to be solid surface such as “Corian” or similar solid surface material only.

Prohibited Materials
- Plastic laminates

- Merchandising systems

- Other materials deemed unacceptable by Landlord

Lighting

High quality incandescent lighting is required to accentuate the presentation of the food. Recessed can lights, pendant lights and track lighting may be used to light the counters and services areas. All light fixtures must be submitted to Landlord for approval. Compact fluorescents may not be used unless approved by Landlord.

Counter Surfaces
- Metal: Clear lacquer finish is required on natural metals other than stainless steel to prevent tarnishing.

- Stone: Sealant is required on natural stone to prevent staining.

- Glass/Glass Block: Clear, leaded/stained, etched, beveled, fritted, crackled or textured.

- Casework: Quality hardwood, stained and sealed or enamel painted.

- Porcelain ceramic tile, terrazzo, glass tile: Glazed or natural.

Signage and Graphics
- Refer to Signage and Graphics Criteria
IV. SIGNAGE, GRAPHICS, PAINTING AND AWNINGS

Flatiron Crossing Village is intended to look, work and feel like a village, a part of which the tenant signs are a vital contribution. The components of the Village are differentiated by color, texture, materials and scale. Uncontrolled signs can quickly create a verbal jungle and fail in their goal to communicate effectively, in turn undermining the overall village intent. The ultimate goal is to produce a colorful collage of signs that tastefully inform, delight and stimulate the shopper.

The overall district will consist of four (4) different tenant sign categories: 1) Type A Tenants, 2) Type B Tenants, 3) Type C Tenants, and 4) Restaurant Tenants. Due to the variety of architectural treatments within Flatiron Crossing Village, each storefront sign will be carefully considered in relationship to its particular location. What may be appropriate in one location may not work in another. All sign materials must be consistent with the design theme, enhancing the storefront and evoking a positive retail image. Each proposed sign will be evaluated on its originality and compatibility with neighboring signs, and its overall image within the Village.

Sign permits will be required for all signs, painting and awnings. Signs located within the Village building interior do not have to comply with the Broomfield Municipal Court Code nor require review by the planning department. Signs located where visible from the exterior of the Village will be required to comply with the Broomfield Municipal Code and will require planning department review and approval.

The Landlord reserves the right to disapprove any sign design which is not compatible with these criteria and the esthetics of the Village. Exceptions to these specifications are extremely rare and may be considered if, in the Landlord's opinion, the sign design is of exceptional merit and architectural quality. Such exceptions must be approved in advance by the Landlord. As with all undertakings, the ultimate success of the Village depends on the positive contribution of all participants.
SIGNAGE & GRAPHICS

General Requirements

1. Imaginative signs utilizing a variety of materials are encouraged. Adaptation of current sign practices may be necessary in order to comply with there criteria.

2. Landlord approval of sign shop drawing submittal is required prior to fabrication or installation.

3. Sign wording is limited to the Tenant's Trade Name and shall not include specification of merchandise sold or services rendered, regardless of the Tenant's legal name.

4. Signs shall be integrated into the building architecture and be compatible with the color and material palette of the individual tenant. Letter size and location must be proportional to the overall storefront design, and in compliance with design district criteria.

5. Signs may project as shown in storefront conditions.

6. Signs are to remain on during shopping center business hours. Signs are to be controlled by a time clock and must be on a separate circuit from other lighting.

7. Advertising placards, banners, pennants, names, insignia, trademarks and other descriptive material may not be attached to the storefront or glazing.

8. Signs can be externally illuminated, back-illuminated or internally illuminated. Backlit components must be contained wholly within the depth of the letter. Maximum brightness may not exceed one thousand foot Lamberts. When internally illuminated, letters must be dimensional with returns and an acrylic face.

9. Premium quality fabrications are required. Hums, flickers and light leaks are not permitted. Attachment devices, bolts, clips, threaded rods, fasteners, tubes, raceways, conduit and other mechanisms are to be concealed from view, or painted to match mounting surface.

10. There shall be no visible labels and/or code permitting on the completed signs. Any required labels must be inconspicuous.

11. Blade signs are required.
SIGNAGE & GRAPHICS

STOREFRONT SIGNS

Sign Design Criteria Include:

- Sign height above floor: bottom of sign to be A.F.F. 10'-0" minimum.
- Letter size: Proportional letters required. See specific guidelines set within each of the four (4) different tenant sign categories.
- Note: Letter dimensions of greater proportions may be considered if, on the Landlord's opinion, the sign design is of exceptional merit and architectural quality.
- Location on storefront: 6" minimum from top of storefront: 36" minimum from neutral piers.
- Neon: Glare from neon is not allowed. Backs of neon tubes are to be blacked out. Rheostat controls are to be integral with transformers for Landlord adjustment. No skeleton neon - all neon is to be backed by a solid shape or open metal channel outlining. Neon accent stripes are the exception as they do not need to be in open channel. Grommets with backing are to be provided at fascia or other penetrations.
- Box or cabinet types of signs are not allowed.

- Electrical raceways are not to be visible.
- Signs must comply with all codes and regulations, must bear the U.L. label and shall not be visible to the public, and must have current sign permits.

The Following Sign Types Are Encouraged:

- Reverse channel, halo letters
- Exposed neon recessed in open metal channel letters
- Internally-lit routed fascia with Plexiglass letters pushed through 3/4"
- Edge-lit, sandblasted glass (continuous light source, no spot lights)
- Cast metal letters, raised or flush with fascia surface
- Gold leaf on glass or stone
- Silk-screened glass or metal panels
- Tile mosaics
- Threshold signs flush with flooring - wood, tile, stone, metal
- Indirect illumination on non-internally illuminated signs.

Prohibited Signs

- Internally illuminated plex-face channel letters
- Vacuum formed or injection-molded plastic signs
- Cabinet or "can" signs with illuminated translucent backgrounds and silhouetted letters
- Exposed skeleton neon applied directly to fascia element
- Temporary or sales signs attached to storefront
- Freestanding tripod signs
- Flashing, scintillating, moving, sequencing, audible or odor-producing signs
- Paper, cardboard and styrofoam signs
- Credit card and advertising placards, decals, stickers or trademarks
- Manufacturer labels
- Carpet or rubber entry mat signs
- Internally illuminated awnings
- Other signs deemed unsuitable by the Landlord
SIGNAGE & GRAPHICS

TYPE “A” TENANT REQUIREMENTS
(25,000ft² or greater)

The following requirements apply specifically to all Type A Tenant signs:

1. One sign is permitted per store frontage. Tenants occupying corner spaces may utilize one sign per elevation with a maximum of three (3) signs, or one sign on a diagonal corner.

2. Signs shall be designed as an integral part of the storefront/building, and when used without a blade sign, are limited to a maximum sign area of:
   - Parking side of building 250GSF
   - Village side of building 40GSF

(Note: Maximum sign area of Village side building signage is reduced proportionately by the GSF of any blade signage.)

3. In all cases where blade signs are used, blade signage area is not to exceed 8 GSF, with total sign area including armature not to exceed 12 GSF. Total blade sign GSF affects maximum GSF of building signage on the Village side.

Refer to key plan for the zones in which blade signs are required.

4. Maximum height of letters on the parking side shall be limited to local code. Maximum height of letters on the Village side storefront shall be limited to:
   - All Caps: 18”
   - Two size letters: 24” leading letter 18” remaining text

5. All signs must be 3-dimensional, finished on all sides with a maximum return of 4-1/12” (no flat, painted panel signs).

6. Tenants shall follow all additional General Requirements as listed.

TYPE “B” TENANT REQUIREMENTS
(10,000ft² to 25,000ft²)

The following requirements apply specifically to all Type B Tenant signs:

1. One sign is permitted per store frontage. Tenants occupying corner spaces may utilize one sign per elevation with a maximum of three (3) signs, or one sign on a diagonal corner.

2. Signs shall be designed as an integral part of the storefront/building, and when used without a blade sign, are limited to a maximum sign area of:
   - Parking side of building 100GSF
   - Village side of building 30GSF

(Note: Maximum sign area of Village side building signage is reduced proportionately by the GSF of any blade signage.)

3. In all cases where blade signs are used, blade signage area is not to exceed 8 GSF, with total sign area including armature not to exceed 12 GSF. Total blade sign GSF affects maximum GSF of building signage on the Village side.

Refer to key plan for the zones in which blade signs are required.

4. Maximum height of letters on the parking side shall be limited to local code.

Maximum height of letters on the Village side storefront shall be limited to:
   - All Caps: 16”
   - Two size letters: 20” leading letter 16” remaining text

5. All signs must be 3-dimensional, finished on all sides with a maximum return of 4-1/12” (no flat, painted panel signs).

6. Tenants shall follow all additional General Requirements as listed.
SIGNAGE & GRAPHICS

TYPE "C" TENANT REQUIREMENTS
(Up to 10,000 ft²)
The following requirements apply specifically to all Type C Tenant signs:

1. One sign is permitted per storefront. Tenants occupying corner spaces may utilize one sign per elevation with a maximum of three (3) signs, or one sign on a diagonal corner.

2. Signs shall be designed as an integral part of the storefront/building, and when used without a blade sign, are limited to a maximum sign area of:
   - Parking side of building per local code.
   - Village side of building 25GSF

(Note: Maximum sign area of Village side building signage is reduced proportionately by the GSF of any blade signage.)

3. In all cases where blade signs are used, blade signage area is not to exceed 8 GSF, with total sign area including armature not to exceed 12 GSF. Total blade sign GSF affects maximum GSF of building signage on the Village side.

4. Maximum height of letters on the parking side shall be limited to local code. Maximum height of letters on the Village side storefront shall be limited to:
   - All Caps: 12"
   - Two size letters: 16" leading letter 12" remaining text

5. All signs must be 3-dimensional, finished on all sides with a maximum return of 3" (no flat, painted panel signs).

6. Tenants shall follow all additional General Requirements as listed.
SIGNAGE & GRAPHICS

RESTAURANT TENANT REQUIREMENTS

The following requirements apply specifically to all Type A Tenant signs:

1. One sign is permitted per storefront. Tenants occupying corner spaces may utilize one sign per elevation with a maximum of three (3) signs, or one sign on a diagonal corner.

2. Signs shall be designed as an integral part of the storefront/building, and when used without a blade sign, are limited to a maximum sign area of:
   - Parking side of building per local code.
   - Village side of building 30 GSF.

(Note: Maximum sign area of Village side building signage is reduced proportionately by the GSF of any blade signage.)

3. In all cases where blade signs are used, blade signage area is not to exceed 8 GSF, with total sign area including armature not to exceed 12 GSF. Total blade sign GSF affects maximum GSF of building signage on the Village side.

   Refer to key plan for the zones in which blade signs are required.

4. Maximum height of letters on the parking side shall be limited to local code.

   Maximum height of letters on the Village side storefront shall be limited to:
   - All Caps: 16"
   - Two size letters: 20" leading letter 16" remaining text

5. All signs must be 3-dimensional, finished on all sides with a maximum return of 4-1/12" (no flat, painted panel signs).

6. Tenants shall follow all additional General Requirements as listed.

STOREFRONT WINDOW SIGNS

If the Tenant wishes to provide additional tenant identity, it is to be located at the pedestrian level using storefront window signage. Storefront window signs may include either the Tenant's logo or name.

1. Glazing signs are to be translucent (similar to frosted glass), reverse-reading and applied directly to the interior of the glass surface.

2. Maximum allowable area of signage is subject to Landlord's review and approval and local code.

THRESHOLD SIGNS

In addition to storefront signs, Tenants may incorporate signs into their entry way flooring. Landlord will review threshold signs on an individual basis.

Threshold signs are to be graphics comprised of logos, crests and accent.

Finish is to be flush with adjacent materials and consistent with entry flooring quality.

Recommended materials are wood, tile, stone, metal, and terrazzo inlays.

Not to extend beyond their lease line into the Village.
SIGNAGE & GRAPHICS

SIGN CONSTRUCTION/INSTALLATION

The Tenant is responsible for all signs, permits, power sources, connections and installations.

All raceways, transformers, ballasts, p.k. housings, conduit, boxes, electrode boxes and other wiring shall be concealed from public view.

Exposed crossovers between letters or words are not permitted.

Metal sign materials, fastenings and clips of all types shall be hot dipped galvanized iron, stainless steel or brass. Black iron materials of any type are not permitted.

Labels on exposed sign surfaces are not permitted, except those required by local ordinances. Any required labels must be inconspicuous.

All electrical sign components must be U.L. labeled.
V. SUBMITTAL & APPROVAL REQUIREMENTS

PRELIMINARY DESIGN REVIEW

All Tenant designs are subject to review. Tenants are encouraged to review all criteria with the Landlord prior to beginning development of their store design. Drawings must show the relationship to Village common areas.

Materials and colors are to be indicated on each drawing.

The preliminary design review process will evaluate all the criteria discussed in this manual, including overall three-dimensional form, degree of design uniqueness and identity, use and detailing of materials, colors and lighting, and integration of signage and graphics. Submittals are to provide the reviewer with a clear understanding of proposed design concepts.

ARCHITECTURAL DRAWINGS
SAMPLE BOARD:
Include actual samples of all Tenant materials and finishes visible to the public.

PERSPECTIVE:
Colored storefront rendering

KEY PLAN - SHOWING:
a) Location in Village  
b) Suite number 
c) Suite square footage

FLOOR PLAN - 1/4" SCALE MINIMUM - SHOWING:
a) Entire lease space with room names 
b) Floor finishes, casework and fixture locations

REFLECTED CEILING PLAN - 1/4" SCALE MINIMUM - SHOWING:
a) Lighting design, including fixture types and locations, signage, access panels 
b) Overhead projections such as light coves and fascia systems

SECTIONS - 1" SCALE MINIMUM - SHOWING:
a) Entry 
b) Display windows and fascia 
c) Sign integration into storefront design

STOREFRONT ELEVATIONS - 1/2" SCALE MINIMUM - SHOWING:
a) Exterior views - front and sides 
b) Signs, graphics, logos
SUBMITTAL & APPROVAL REQUIREMENTS

FINAL DESIGN REVIEW

Approval must be completely obtained before building permit submittal. Incomplete submittals delay a project review. Please be sure that all the information necessary for an evaluation of the design is incorporated in the submittal.

If any questions arise from the Tenant's interpretation of the design and criteria information, the Tenant shall assume all responsibility for clarification by written request to the Landlord.

The design review process is independent of local permitting for construction. The Tenant is responsible for procurement and compliance with local, state, and federal codes and requirements.

Each Tenant shall submit to the Landlord three sets of prints of the working drawings and a final color sample board of the proposed finish materials.

Copies of the Contractor's insurance statements, Building Permit, Certificate of Occupancy, and a signed Final Building Permit Sign-off Card shall be sent to the Landlord.

Prior to commencement of work, a pre-construction meeting between the Landlord and the Tenant's General Contractor shall be held at the leased premises to review construction rules and regulations and coordination between the Landlord and the Tenant.

ARCHITECTURAL DRAWINGS

SAMPLE BOARD -
Include actual samples of all Tenant materials and finishes visible to the public.

PERSPECTIVE OR COLORED ELEVATION

KEY PLAN - SHOWING:
  a) Location in Village
  b) Suite number
  c) Suite square footage
FLOOR PLAN - 1/4" SCALE MINIMUM - SHOWING:
  a) Entire lease space with room names
  b) Floor finishes, casework and fixture locations
  c) Identify Landlord and Tenant responsibilities
  d) Structural
  e) Mechanical, electrical and plumbing

REFLECTED CEILING PLAN - 1/4" SCALE MINIMUM - SHOWING:
  a) Complete lighting design, including fixture types and locations, signage, access panels
  b) Overhead projections such as light coves and fascia systems
  c) Line of entry doors

SECTIONS - 1" SCALE MINIMUM - SHOWING:
  a) Entry doors
  b) Display windows and fascia
  c) Sign integration into storefront design
  d) Connection to Landlord's work. Tenant's framing and/or additional structure showing freestanding from Landlord's structure.

INTERIOR ELEVATIONS - 1/4" SCALE MINIMUM - SHOWING:
  a) All sales floor interior views
  b) Built-in casework, signage, display systems

STOREFRONT ELEVATIONS - 1/2" SCALE MINIMUM - SHOWING:
  a) Exterior views - front and sides
  b) Signs, graphics, logos

DETAILS:
Include sections and details clearly explaining all construction and materials employed, as well as their connection to Village finishes, reveals, etc.
VI. TECHNICAL CRITERIA

PROJECT INFORMATION

CENTER LOCATION
AND MALL MANAGEMENT
Flatiron Crossing
#1 West Flatiron Circle
Broomfield, CO 80021
(303) 439-9000 Mall Office
(303) 635-2880 Project Manager

LANDLORD
The Macerich Company
401 Wilshire Blvd., Suite 700
Santa Monica, CA 90401
Tenant Coordinator
Robert Vietzke
Tel: (310) 394-6000 Ext. 2395

LANDLORD REQUIRED CONTRACTORS
1. Sprinkler Contractor
2. Roofing Contractor
3. Fire Alarm Contractor
4. Electrical Contractor required to connect to Village’s service panel.
5. EMS Contractor required for final connection to Village EMS.

APPLICABLE CODES

This information must be verified by Tenant’s Architect.

6. Current ADA Code
7. UFC: 1997
8. NFPA - 13 (Alternate Design Method)
9. UBC 9-1 (Fire sprinkler arrangement)
10. 1996 Ansi Standard 17-1
11. Other Local, State or National codes/required as appropriate

BUILDING DEPARTMENT

Note: Two (2) copies of plans must be submitted.

City of Broomfield
One DesCombes Drive
Broomfield, CO 80020
Tel: (303) 438-6370
Fax: (303) 465-1238
Building Official: Tom Thompson

HEALTH DEPARTMENT

Broomfield Health and Human Services
3450 Broadway
Boulder, CO 80304
Tel: (303) 441-1100
Contact: Joe Malinowski

GAS COMPANY
Xcel Energy
1225 17th. Street, Suite 1200
Denver, CO 80202
Tel: 303.294.2437
Fax: 303.294.2867
Contact: Jim Annesser

FIRE AUTHORITY
North Metro Fire Rescue
10550 Huron Street
Northglenn, CO 80234
Tel: (303) 252-3019
Contact: Mary Kent - Plan Check-in
Curtis Thomas - Fire Safety Engineer
TECHNICAL CRITERIA

GENERAL CRITERIA

STRUCTURAL BUILDING SHELL
The Flatron Crossing Village building shall have been constructed to be at a minimum Type II-N fully sprinklered.

EXTERIOR WALLS
Landlord has provided exterior walls of materials as required.

STRUCTURAL LOADING
Tenant’s Architect shall indicate on Tenant’s plans (referencing column lines and the structural supporting members) the precise location, size and weight of all rooftop equipment and wall-mounted fixtures. Alterations, additions or reinforcements to Landlord’s structure required to accommodate Tenant’s work shall be:

1. Designed by Tenant’s Colorado licensed Structural Engineer.
2. Approved by the Landlord’s engineer at Tenant’s expense.
3. Performed by Tenant’s contractor.
4. Be at Tenant’s expense. Tenant is responsible for proper structural engineering and adequate support for all loads imposed on Landlord’s building.

5. Tenant is responsible for all costs to have their attachments and suspended work inspected by the Mall Special Structural Inspector.

ROOF
1. There shall be no penetrations of the roof without the prior written approval of Landlord. All roof penetrations required by Tenant and approved by Landlord shall be engineered and installed by Landlord’s Roofing Contractor in accordance with standard project details.

2. All flashing, counter-flashing and roofing repairs required as a result of Tenant’s work performed under this section shall be performed by Landlord’s Roofing Contractor at Tenant’s expense.

PARTITIONS

DEMISING PARTITIONS
Existing demising partitions may be of unfinished masonry, concrete or metal studs to the underside of the structure above. Where such partitions fall on structural column lines, at structural braces or structural expansion joints, pipes or ductwork, then projections may occur into Tenant’s space. A min. of every 24’ shall have an expansion/control joint installed.

REAR SERVICE DOOR
The rear service door is to be supplied and installed by Tenant’s General Contractor. If door is existing, Tenant may not relocate the existing service door without the Tenant Coordinator’s written approval. All Tenant rear service doors must be recessed to avoid door swing into service corridor and exit passageway.

DRYWALL ON DEMISING PARTITIONS
Tenant shall install 5/8" Type "X" drywall continuous from floor slab to the underside of the structure above on Tenant’s side of demising walls. A min. of every 24’ shall have an expansion/control joint installed.

EXTERIOR WALLS
Where Tenant demising wall is an exterior wall, Tenant shall install 5/8" Type "X" drywall, continuous from floor slab to underside of structure above on Tenant’s side of demising wall.

DRYWALL ON CORRIDORS
Tenant shall install an appropriate drywall finish that is common to one-hour corridors to achieve a one-hour fire rating on Tenant’s side of demising walls. A min. of every 24’ shall have an expansion/control joint installed.
GENERAL CRITERIA CONTINUED

WALL FINISHES
All interior Tenant wall surfaces must be finished in an appropriate manner. Wall covering, paneling, mirror, or three coats of paint are considered suitable finishes. Concrete or masonry demising walls that occur within Tenant's sales area must be covered with drywall or other approved material and appropriately finished.

STOREFRONT SOFFIT
The Tenant's storefront soffit must be structurally self-supported. At no time may the Tenant's storefront be supported by Landlord's soffit or fascia material. Lateral bracing only is allowed.

ROOF DECK/TRUSSES
No construction materials may be attached to roof deck or roof trusses for any reason, unless approved by Landlord. All approved roof deck/truss attachments must comply with Structural Technical Criteria contained in this manual.

CEILINGS

CEILING MATERIALS
All ceilings must be concealed spline acoustical tile, drywall, plaster, or other custom materials subject to Landlord's approval. Acoustical T-bar with 24" x 24" tile will be allowed if of high quality, recessed spline type. Acoustical T-bar ceiling with standard 24" x 48" modules will not be permitted except in storage and non-public areas.

FASCIA/SOFFIT
Acoustical tile may only be used on major horizontal ceiling planes. Soffits, fascias, curtain walls, etc. must be finished in drywall, wood or some other decorative finish material.

TOILET FACILITIES

PROVISION REQUIREMENTS
Each Tenant shall provide at least one privacy toilet room within his space which must have a waterproof membrane floor.

HANDICAP ACCESSIBILITY REQUIREMENTS
All Tenant toilet rooms are to be sized and equipped for the handicapped per code and civil rights law requirements. All restaurants with assembly occupancies should check with local Health Department for requirements.
TECHNICAL CRITERIA

ELECTRICAL CRITERIA

WORK RESPONSIBILITIES/POWER SOURCE
Landlord has provided facilities for the delivery of 480Y/277 volt, 3-phase power to the central distribution points within the Landlord’s main and distribution electrical rooms.

MAIN SWITCH AND CONDUITS
Landlord has provided a main electrical Tenant distribution panelboard for Tenant’s use at a satellite distribution electrical room. Landlord will supply conduit from the applicable distribution equipment to within the Tenant’s space. The conduit to the Tenant space has been sized per a 480Y/277 volt, 3-phase, 4-wire service. In addition, Landlord has also provided a 3/4" telephone service conduit to within the Tenant space. Tenant must verify the size and location of the previously mentioned distributional equipment, conduits and electrical room. Any modification of the existing conduit(s) or circuit breakers will be done at Tenant’s expense. All work in Landlord electrical rooms and at the Tenant distribution panelboards shall be performed by the Landlord’s approved Electrical Contractor, at the Tenant’s expense. Each Tenant is required to install a consumption and demand (e-mon d-mon) meter.

ALARM SYSTEMS
Tenant shall install any internal communications, music, security or fire alarm and detection system which may be required by Tenant, governmental agencies, and code requirements.

MAXIMUM LOADS
1. Loads in general shall be governed by the local Energy Codes, and per City, State and National Electrical codes.

2. Lighting: 3 watts/sf minimum at sales area, 1 watt/sf at stock rooms.

3. Tenant space roof-top HVAC units shall be connected to the Tenant’s power distribution system.

4. For other than food service Tenants, Tenants will be made available a maximum of 30 watts/sf, including all lighting, power and air conditioning or heating power. Food service Tenants will be provided with 50 watts/sf, including all lighting, power and air conditioning and heating power. Where additional service is desired, and power is available from the Landlord via the utility or the Tenant distribution panelboard, Landlord shall provide such service upgrades at cost (including engineering and related overhead expenses) to be reimbursed by the Tenant.
ELECTRICAL CRITERIA CONTINUED

SYSTEM DESIGN
Tenant’s electrical system shall be designed in accordance with Landlord’s design and construction criteria as contained herein. The latest adopted local and national codes of all local authorities having jurisdiction apply and shall be adhered to at all times.

WIRE AND DISCONNECT SIZING
All feeder wires from utility service entrance equipment or the Tenant distribution panelboard shall be sized to meet the calculated demand load requirements of the Tenant space and minimum overcurrent protection rating of the circuit breaker installed by Tenant within the utility service entrance equipment or Tenant distribution panel. Current limiting circuit breakers are not permitted. The circuit breaker shall be purchased and installed by a Landlord’s approved Electrical Contractor at the Tenant’s expense. The circuit breaker may not exceed the maximum allowed rating of circuit breaker devices for applicable Tenant distribution panelboard or utility service entrance equipment.

Conduit and wiring shall be installed in a neat and orderly manner, run parallel or perpendicular to basic structural members, and will route overhead to Tenant space via Landlord service corridors at all times unless otherwise provided by Landlord. They shall be independently supported. Wiring in panelboards shall be looped or laced, not wadded or bundled. Tenant shall provide updated, typed-written as-built panel schedules. Tenant shall provide all feeder wiring to wireway above Tenant distribution panelboard with enough cable slack for Landlord’s approved Electrical Contractor to complete feeder termination at panelboard. TGC is to contract with Mall approved electrician to supply and install circuit breaker and complete feeder termination at Mall panel board.

TENANT HEATING EQUIPMENT
Tenant shall provide and install branch circuitry from Tenant panelboard to Tenant HVAC unit.

LIGHTING SYSTEMS
All fluorescent or incandescent lighting fixtures in Tenant’s public areas other than decorative fixtures or track lighting shall be recessed. The lenses of all fluorescent fixtures within the sales area shall be parabolic louver type lens with minimum of 18 cell configuration for standard 2 x 4 flush with the finished ceiling line. Bare lamp fluorescent, acrylic prismatic lenses or incandescent fixtures may be used only in concealed areas or stock rooms.

DISPLAY WINDOW
All display windows must have lighting and code required receptacles. Display window lighting must be controlled by a time clock and be on during the hours the Shopping Center is open. Display window lighting at the ceiling must be glare-free at the storefront glass line.

CONSTRUCTION REQUIREMENTS

MATERIALS
Materials, products and equipment, including all components thereof, shall be new; shall appear on the Underwriters Laboratory list of approved items; shall be sized and configured in conformity with the requirements of the National Electrical Code and other applicable codes; and shall be compatible with the general architectural design.

CONDUIT
Conduit shall be galvanized steel, rigid heavy wall or electrical metallic tubing.
ELECTRICAL CRITERIA CONTINUED

CONDUCTORS/WIRING
Minimum wire size shall be #12AWG, excluding control wiring. All wiring shall be installed in conduit with all proper terminations provided. No BX, Romex MC or any other armored or metal clad wiring material is permitted. All main and branch circuitry wiring in locations requiring insulation above 60 degrees Celsius shall be THW or THWM of higher insulation, shall be copper and provided with color coded insulation per code.

Communications, signal and control wiring shall be sized in accordance with equipment manufacturer’s recommendations.

PANELBOARDS
Lighting and power branch panelboards shall be the 3-phase, 4-wire circuit breaker type, solid neutral. Circuit breakers shall be thermal magnetic type and molded case with all two and three pole breakers of the common pull type. Distribution panelboards, when necessary, shall be of the convertible type utilizing automatic circuit breakers. Cabinets shall be constructed of code gauge sheet steel door and trim. All panelboards shall have panel front with a hinged, locking door-in-door enclosure single piece assembly. Panelboard bussing shall be copper or tin-plated aluminum. All panelboards shall be provided with 20%

TRANSFORMERS
All transformers shall be dry type with low sound level Class H, and be rated K-13 (208Y/120V secondary) or better.

DEVICES
All devices used within the Tenant space shall be specification grade at a minimum.

FLOOR BOXES
Floor boxes shall be water-tight with cast threaded conduit hubs. All core drilling and saw-cutting shall be done only with prior written approval from the Landlord or the Landlord’s Structural Engineer.

GROUNDING
Tenant’s electrical system shall be grounded to the Village cold water pipe located in the premises and to building steel when available.

TELEPHONE SERVICE
Tenant shall provide and install their complete telephone system. Tenant shall make application to the serving telephone company for service and shall comply with their requirements.

FIRE ALARM AND DETECTION SYSTEM
As required per authorities having jurisdiction, Tenant shall provide a fire alarm and detection system within Tenant space as an extension of Landlord’s building-wide addressable fire alarm system. At a minimum for Restaurant Tenants, Tenants shall connect their hood fire protection system to the landlord fire alarm system for supervisory monitoring purposes. Landlord has provided indication and annunciation circuitry at the service corridor side of each Tenant space with conduit stubbed into Tenant space for expansion. The Tenant shall provide their own fire alarm and detection system, the system shall be compatible to and capable of fully integrating with the Landlord’s fire alarm system. Each zone or addressable point shall annunciate back to the Landlord’s addressable fire alarm system on an addressable point basis. Tenant shall be responsible at all times for coordination with Landlord’s existing fire alarm system via the systems’ vendor. Tenant shall be responsible for the cost to tie their fire alarm system into Landlord’s fire alarm system. All connections must be performed by a Landlord approved Contractor.

All Tenant fire alarm design is subject to Landlord review prior to installation.

Continued on next page.
TECHNICAL CRITERIA

ELECTRICAL CRITERIA CONTINUED

SECURITY SYSTEM
Tenant shall provide security equipment complete with all conduits, outlet boxes, wiring, devices and equipment power as desired. No interface with a Landlord security or access control system (when available) shall be permitted.

MISCELLANEOUS EQUIPMENT
All equipment not described herein such as (but not limited to) clocks, signage, or music systems shall be provided by Tenant.
MECHANICAL CRITERIA

HVAC SYSTEMS
GENERAL
The Tenant spaces are heated and cooled through rooftop packaged air-conditioning units with direct expansion cooling and gas furnace heating. Temperature control of the Tenant spaces is accomplished by Tenant's thermostat. To be monitored through the building direct digital control (DDC) system.

CODES AND STANDARDS
a. Uniform Mechanical Code
b. Uniform Building Code
c. NFPA 90A, Installation of Air Conditioning and Ventilation Systems

DESIGN PARAMETERS
Outdoor Design Conditions
a. Summer: 91 F dry bulb, 59 F wet bulb, 7.5 mph wind velocity
b. Winter: 8 F dry bulb, 15 mph wind velocity, 5800 heating degree-days.

Indoor Design Conditions
a. Summer: 75 F dry bulb, 55% RH
b. Winter: 72 F dry bulb, 55% RH

HVAC SYSTEM DESCRIPTIONS
a. Rooftop packaged A/C units have been provided for use by the Tenant's HVAC design engineer. The units have been sized to provide a maximum 34 Btuh per square foot (350 square feet/ton) of cooling capacity. The Tenant is responsible for providing all ductwork from the Landlord provided inlet and outlet duct connections, including diffusers and grilles, as well as for connection of gas piping to gas utility.

b. The building direct digital control (DDC) system junction box has been provided in each Tenant space. The Tenant is responsible to provide a temperature sensor. Then connect to the building direct digital control (DDC) system.

c. A building wide toilet exhaust ductwork system has been provided with an extension into each Tenant space. If the Tenant is responsible for providing a toilet exhaust fan and ductwork connecting to the building toilet exhaust system. The Tenant exhaust fan may have switched operation, however, the building exhaust system will only be operational during occupied hours.

All odor and moisture producing areas must be exhausted by special exhaust systems to atmosphere. This includes, as a minimum, kitchens, beauty parlors and alteration rooms. Special exhaust systems shall be designed to prevent odors and/or moisture from traveling beyond the Tenant's leased space. Outdoor make-up air shall be provided by the Tenant, coordinate with the Landlord for location of outdoor air penetration. Exhaust air quantities shall be no less than required by code. Restaurant Tenants shall provide supply and exhaust fan make-up air systems for all kitchen hoods. The locations of these units shall be coordinated with Landlord. The Tenant is responsible for structural design, curbs and installation of these units.

e. Special cooling and heating systems, such as required for refrigeration display cases and walk-in coolers, and for alteration room steam pressing and blocking equipment, shall be provided by the Tenant. Location and type of equipment serving special cooling and heating equipment shall be designated and/or approved by the Landlord.
TECHNICAL CRITERIA

PLUMBING CRITERIA

PLUMBING SYSTEMS
GENERAL
The Tenant shall provide a complete plumbing system for the Tenant space. The building system has provided a sanitary waste pipe, plumbing vent pipe and potable cold water pipe, with extensions into each Tenant space.

CODES AND STANDARDS
a. Uniform Plumbing Code
b. Uniform Building Code
c. Uniform Mechanical Code

DESIGN CRITERIA, GENERAL
a. All water piping shall be insulated.
b. Main shut off valve to be at eye level and labeled.

PLUMBING SYSTEM DESCRIPITIONS
a. The building has been provided with a domestic cold water, sanitary waste and plumbing vent pipe extended into each Tenant space. The Tenant is responsible to provide all fixtures, fittings, trim and piping for any plumbing systems required. All water piping shall be insulated.

b. Domestic hot water shall be created within each Tenant space through electric water heaters. These units may be tank or tankless models.

c. Floor drains shall be provided for each toilet room. Each floor drain p-trap shall be primed.

d. The building system has provided floor cleanouts for the piping mains. If any work provided by the Tenant requires additional cleanouts, they are the responsibility of the Tenant. All locations shall be approved by the Landlord.

e. Food service, hair salons or other Tenants with equipment or operations that have the possibility of backflow will be required to install an approved backflow preventer. These must be certified and acceptable to the water district and checked yearly, or as required by the local authority having jurisdiction.

f. Tenants on the upper level must coordinate with lower level Tenants and the Landlord for floor penetrations and any plumbing under the upper level Tenant’s floor/deck. Tenant will be responsible for all costs associated with this work.

g. Tenants with more than four (4) plumbing fixtures or a high usage of water must coordinate with the Landlord, who may require a water meter on the cold water pipe.

h. Hair salon and pet shops shall provide hair and solids interceptors on all sinks and basins which may receive human or animal hair. After installation, these hair interceptors shall be properly maintained so as to keep the sanitary system free from any adverse conditions.

Tenants that have grease producing wastes shall provide a City and a Landlord approved grease interceptor.

j. Each Tenant space is provided with gas piping from that tenant’s rooftop air conditioning unit back to the building gas meter header. It is the Tenant’s responsibility to obtain the gas meter and to coordinate connection to the gas supply with the gas company.

k. Food service Tenants with natural gas burning equipment will connect to the provided natural gas piping system that has been extended into each Tenant space. Gas meter purchase and connection to the gas supply system is the responsibility of the Tenant. Gas is available at 2 psi, any pressure regulators and piping required for connection to the Tenant equipment are the responsibility of the Tenant. Coordinate with the Landlord for regular vent routing.

Continued on next page.
PLUMBING CRITERIA CONTINUED

PLUMBING MATERIALS
a. All sanitary sewer and plumbing vent piping shall comply with all local codes. All domestic water piping shall be a minimum of type "L" copper and shall comply with all local codes.

b. All fixtures and fittings shall be of good standard quality (Kohler, American Standard, Eljer, Hawes, or Landlord-approved equal).

SLAB PENETRATION
a. No slab penetrations or saw cutting may be made without Flatiron Management approval and notification of date and time.

b. Pipe must be below slab.

c. Flatiron Management Office approval shall not relieve the contractor from responsibility for damage to Macerich property and/or any Tenant's property due to penetration or saw cutting of the slab floor. G.C. shall coordinate with Flatiron Management Office when ANY core boring or saw cutting of the floor slab is attempted.

REQUIRED PIPE TRENCH BACKFILL DETAILS
a. A relatively impervious Controlled Low Strength Material (CLSM), commonly referred to as "flow fill", should be used as backfill for all pipe trenches.

b. CLSM is defined as a highly flowable, lean concrete mix consisting of a mixture of cement, fly ash, densely graded mineral aggregates containing a maximum particle size of 3/8-inch, water and admixtures. CLSM should be capable of freely flowing to fill all voids in trenches or other areas without compaction or other additional effort; should be of uniform density; should be low permeability; and should excavate easily at any later time with minimal risk of damage to buried services. A minimum of 50% of the total aggregate by weight should pass a #8 sieve and no more than the 5% of the total aggregate by weight should pass a #200 sieve.

c. CLSM should have a slump of between 6 and 8 inches per ASTM C143 and a 28-day compressive strength of between 50 and 150 psi per ASTM C39.
TECHNICAL CRITERIA

ROOFING CRITERIA

ROOF

1. There shall be no penetrations of the roof without the prior written approval of Landlord and Landlord's Roofing Contractor.

2. All flashing, counter-flashing and roofing repairs required as a result of Tenant's work performed under this section shall be performed by Landlord’s Roofing Contractor at Tenant's expense.
NOTE:
ALL PENETRATION AND FLASHING COMPONENTS
SHALL BE CONSTRUCTED ACCORDING TO
CURRENT RECOMMENDATIONS OF THE NRCA
AND SMA/GNA

VENT THRU
ROOF.

LEAD ROOT
TURN INTO PIPE
1/2" MIN.

SEALANT
VENT PIPE

VENT THRU ROOF
3"=1'-0"
TECHNICAL CRITERIA

STRUCTURAL CRITERIA

IF LOADS EXCEED LIMITS IN ENGINEERING CRITERIA
LOADS WILL HAVE TO BE REVIEWED BY LANDLORD'S STRUCTURAL ENGINEER.

EXISTING MECH DUCTWORK

LIGHT GAGE STUD FRAMING OR UNLINTEN FRAME, AS REQ'D TO CARRY LOADS. TENANT TO DESIGN, SUPPLY, AND CONSTRUCT.

TENANT LOADS CANNOT BE ATTACHED TO DUCTWORK.

3. CONTRACTOR SHALL COORDINATE OPENING SIZE AND LOCATION WITH MECH AND ELECTRICAL CONTRACTORS AND ARCH ENGINEERS.

4. WDL, L4-H, AND C4 ARE A36

5. SHIM SLAB TO BEAR ON NEW FRAME TO AS REQ'D.

FOR OPENINGS LESS THAN 4'-8".

1. PLACE FRAMING AROUND OPERATION BEFORE REMOVAL OF CONCRETE.

2. CUT DECK AFTER CONCRETE HAS BEEN REMOVED.

NOTES:

3. LARGE HOLE SIZE OR ADD REINF.

HOLE LESS THAN 6" DO NOT REQUIRE REINF.

LENGTH X WIDTH X 2"

SICA EMBEDDED INTO TST CONTAINERS ADJACENT FLUTE BEYOND EACH END OF OPENING.

PLAN

CONTO DEVELOP ON SHEAR

C4

2'-5' ALL AROUND

CONTO DEVELOP ON SHEAR

WDL

SECTION A

VILLAGE DESIGN MANUAL
05/21/04
TECHNICAL CRITERIA

STRUCTURAL CRITERIA

ALLOWABLE LOAD \( P = 50 \text{ lbs w/o strut} \)

\[ \frac{A+R}{2} \times L \times \text{(SDL)} \]

W/ STRUT PER MFR

SDL = SUPERIMPOSED DEAD LOAD AS DEFINED BY ABOVE, EXCLUDING LOADS, APPLIED TO THE TOP CHORD, E.G., "ROOFING/INSULATION"

MET. DECK

WELD TO 16 GA. PLATE WASHER, 1/2" X 1/2", INSERT THROUGH DECK

NYLON HANGER MIN.
CAPACITY 60 LBS.
NELSON STUD DECK
HANGER OR APPROVED EQUAL MIN. CAPACITY 60 LBS. WELD DIRECTLY TO UNDERSIDE OF DECK PER MFR RECOMMENDATION
TECHNICAL CRITERIA
STRUCTURAL CRITERIA

OUTLINE OF MECH UNIT ABOVE ON MECHANICAL CURB BY OTHERS, SEE PLANS, AND MECH & ARCH
JOISTS UPPER CHORD PANEL POINTS

DECK OPN G SEE NOTE 2 C6x8.2

SECTION A

CL JOIST/WF CL JOIST/WF

SECTION B

UNIT CURB & ITS CONW TO C5 BY OTHERS
LINE UP UNIT CURB W/ C6, COORDINATE W/ MECH CONTR

C5

SECTION A

C6

L5x5 (A36) EXTEND EA END 3' BEYOND JOIST PANEL PT (COPE VERT LEG OF ANGLE AT ENDS AS REQ'D AT WF OR JOIST GIRDER) 6' TOTAL LENGTH AT EACH C6 CONN FOR WF

PLAN

NOTE:
1. APPLIES WHERE ROOF JOISTS PROVIDE FRAMES UNDER ALL MECHANICAL UNITS, VERIFY WEIGHT, SIZE & LOCATION OF UNITS W/ MECHANICAL & ELECTRICAL CONTRACTORS, MAX WEIGHT ON THIS FRAME = 5000
2. ADJUST MECHANICAL UNIT LOCATIONS TO AVOID OPENING AND BEAM CONFLICTS
3. ANGLES MAY EXTEND MORE THAN ONE JOIST PANEL DEPENDING ON UNIT WIDTH OR ORIENTATION.
## TECHNICAL CRITERIA

### STRUCTURAL CRITERIA

#### LOAD DESIGN CRITERIA

<table>
<thead>
<tr>
<th>AREA</th>
<th>DESCRIPTION</th>
<th>SUPERIMPOSED DEAD LOAD</th>
<th>LIVE LOAD</th>
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<td>A1</td>
<td>Lower Retail</td>
<td>Floor Finish ............ 10 psf</td>
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<td></td>
<td>10 psf</td>
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<tr>
<td>A2</td>
<td>Upper Retail</td>
<td>Mech/Elec/Plumb .......... 11 psf</td>
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<td>24 psf</td>
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<td>Lower Bookstore</td>
<td>Floor Finish .......... 10 psf</td>
<td>125 psf</td>
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<td>21 psf</td>
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<tr>
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<td>Upper Bookstore</td>
<td>Mech/Elec/Plumb .......... 11 psf</td>
<td>125 psf</td>
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<td>Roofing/Insulation ...... 11 psf</td>
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<td>Snow Drift Loads Per UBC 1644</td>
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<td>Electrical Room</td>
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<td>Assembly/Exit</td>
<td>Mech/Elec/Plumb .......... 11 psf</td>
<td>100 psf (non-reducible)</td>
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<td></td>
<td>Ceiling/Misc ............ 3 psf</td>
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<td>Floor Finish ............ 75 psf</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>89 psf</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Pallet Storage</td>
<td>Floor Finish .......... 10 psf</td>
<td>250 psf (non-reducible)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10 psf</td>
<td></td>
</tr>
</tbody>
</table>

* ALL ROOF DECKING SHALL BE DESIGNED FOR A NET UPLIFT PRESSURE OF 16.5 PSF

** ROOFTOP MECHANICAL UNITS DIRECTLY SUPPORTED ON BEAMS, SEE MANUFACTURER'S INFORMATION FOR ACTUAL UNIT WEIGHTS.
TECHNICAL CRITERIA

STRUCTURAL CRITERIA

1ST LEVEL VILLAGE - LOAD MAP DIAGRAM
### VIII. MECHANICAL/ELECTRICAL SCHEDULE

1. Tenant Name ____________________________________________  Space No. ____________________________
2. Tenant Drawing Nos. Mechanical ____________________________ Electrical ____________________________
3. Floor Area (Sq. Ft.) ______________________________________
4. Electrical Load Breakdown
   a. Lighting Watts: ____________________________
   b. Sign(s) Watts: ____________________________
   c. Appliances Watts: ____________________________
   d. Receptacles Watts: ____________________________
   e. Equipment Watts: ____________________________
   f. Electric Water Heater Watts: ____________________________
   g. Electric Heater Watts: ____________________________
   h. Miscellaneous Watts: ____________________________
5. Total Connected Electrical Load Watts: ____________________________  Watts/Sq. Ft. of Floor Area ____________________________
6. Tenant Calculated Design Heating Load BTUH: ____________________________
7. Tenant Calculated Design Cooling Load BTUH: ____________________________
8. Tenant Calculated Design Air Supply CFM (per Tenant plans) ____________________________
9. Landlord Allotted Air Supply CFM: ____________________________
10. Additional Air Supply Required CFM: ____________________________  /CFM=$ ____________________________
11. Reimbursement for Additional Air Supply @ $ ____________________________
12. Toilet Exhaust CFM: ____________________________
13. Special Exhaust/Make-Up, System(s) Data (Use, CFM, HP, Method of Operation, Etc.)

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RATED STUD WALL JOINT

N.T.S.
VILLAGE AT FLATIRON CROSSING
CRITERIA MANUAL

RATED SLIP HEAD WITH DEFLECTION TRACK
PK. NO. 05-132
06/17/05
FIGURE 3

(2) ROWS #8 TEK OR HILTI FASTENERS @ 12" O.C. TO UNDERSIDE OF BEAM OR 8' O.C. MTL. DECK/CONC.

FIRE STOP SEALANT

DO NOT ATTACH THIS GYP BOARD EXTENSION TO METAL STUDS

1 1/2"
1 1/4"

DEFLECTION TRACK
FIRE TRAK CORP
"SHADOWLINE"
ALLOW 3" MOVEMENT

GWB
RE: ARCH

MTL. STUDS
RE: ARCH

TYPICAL CRL BRIDGING WITHIN 12" OF T.O.S.
WHERE STUD SHEATHED ON ONE SIDE ONLY

DRYWALL FASTENERS TO EA. STUD WITHIN 1/2" OF GYP. BOARD

RATED SLIP HEAD WITH DEFLECTION TRACK

N.T.S.

UL #H4-D-1011
TYP. BOTTOM TRACK CONNECT TO CONC.

3' MIN. EDGE DISTANCE

CONCRETE SLAB

#10 SCREWS EA. SIDE

CONNECT TRACK TO SLAB W/ (2) P.A.F.
& 16" O.C.
VILLAGE AT FLATIRON CROSSING

TYPICAL DEFLECTION TRACK

PEAK ENGINEERING, INC.
PK. NO. 05-132

06/13/05

FIGURE 1

CRITERIA MANUAL

BENT (RE: TABLE) x 5" CONT. TRACK

AS REQ'D

5"

TABLE

<table>
<thead>
<tr>
<th>WALL HT.</th>
<th>TRACK GAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>14'-0&quot; MAX.</td>
<td>16 GA.</td>
</tr>
<tr>
<td>24'-0&quot; MAX.</td>
<td>14 GA.</td>
</tr>
</tbody>
</table>

(2) ROWS #8 TEK OR HILTI FASTENERS @ 12" O.C. TO UNDERSIDE OF BEAM OR 8" O.C. MTL. DECK/CONC.

DEFLECTION TRACK W/ 5" LEG 6 PER TABLE

GWB RE: ARCH

MTL. STUDS RE: ARCH

TYPICAL CRC BRIDGING WITHIN 12" OF T.O.S WHERE STUD SHEATHED ON ONE SIDE ONLY

DRYWALL FASTENERS TO EA. STUD WITHIN 5 1/2" OF TOP OF STUD DO NOT CONNECT TO TRACK

TYPICAL DEFLECTION TRACK

N.T.S.

NOTE:

1. A MINIMUM 3" SLIP TRACK IN TO BE INSTALLED ALONG THE TOP EDGE OF ANY WALL.
NOTE:
1. Vertical control joints are to be installed a minimum of every 24'-0" apart, but also at every corner or bend in a wall, and at all wall penetrations such as windows and doors.