SCOTTSDALE FASHION SQUARE
PAD C OUTPARCEL BUILDING
ADDENDUM LOG

02-28-2017
Progress set for client review

06-30-2017
Progress Design Development set for client review

08-30-2017
Progress Design Development set for client review

11-02-2017
Progress Design Development set for client review

11-22-2017
Progress Design Development set for client review

11-28-2017
Progress Design Development set for client review

12-13-2017
Progress Design Development set for client review

12-14-2017
Progress Design Development set for client review

1-2018
Updated current layout

9-2018
Recreated
1.0 GENERAL INFORMATION:
- General information: 4
- Overall Site Plan: 5

2.0 STORE DESIGN:
- Storefront Types Floor Plan: 6
- Storefront Examples: 7-8
- Floor Plan: 9
- Roof Plan: 10
- Type F - West Building Elevation: 11
- Type F - North Building Elevation: 12
- Type F - East Building Elevation: 13
- General Design Criteria, General Exterior, Railings, Canopies: 14
- Storefront & Canopy Inspiration: 15
- Railings, Furniture & Planter Inspiration: 17
- Exterior Mechanical Screening: 18
- Storefront Signage Examples, Sign Area Calculations: 19
- Signage Elevation Drawings: 20-22

ADDITIONAL INFORMATION:
- Additional Information: 23
- Required Contractor List: 24
THE LUXURY WING

- Highly visible, dramatic new arrival point
- Dedicated luxury valet and private lounge
- Soaring storefronts offer an expressive canvas for luxury flagships and bold retailer design
- Fine finishes anchored by natural stone with high quality metal accents
- Dedicated roving concierge
- Exclusive experiences including: world-class partners and top-drawing attractions from Scottsdale Fashion Week and Scottsdale Culinary Festival
- Gardens and lush environments inspired by world-renowned gardens
- Bespoke art installations interwoven across the property, capitalizing on the region’s robust art scene
- Fine furnishings and finishes throughout
- Rich technology to engage our best customers and enhance the shopper experience

DISCLAIMER

This criteria is intended to assist you, the Tenant, during the design and construction phases of your leased space. It is provided by the Landlord in the interest of maintaining a high level of design excellence throughout the Luxury Wing. This criteria is intended to harmonize with the leasing documents, it is the responsibility of the Tenant to forward a copy of these criteria to their architect, contractor and various consultants.

Landlord reserves the rights to, from time to time, make additions, deletions, revisions, etc., as may be required to the contents, specification and attachments referenced or contained herein. No deviation from the enclosed criteria will be accepted without prior written approval from The Macerich Company.
STORFRONT TYPE FLOOR PLAN DESIGN

SCOTTSDALE FASHION SQUARE
PAD C OUTPARCEL BUILDING

STOREFRONT CONDITIONS

- **TYPE A**: FUTURE EXTERIOR TWO LEVEL EXPRESSION  P. 11
- **TYPE B**: EXTERIOR TWO LEVEL EXPRESSION  P. 12
- **TYPE C**: INTERIOR ONE LEVEL EXPRESSION - PROUD OF BULKHEAD  P. 14, 15
- **TYPE D**: INTERIOR ONE LEVEL EXPRESSION - UNDER BRIDGE  P. 16
- **TYPE D 2**: INTERIOR ONE LEVEL EXPRESSION - UNDER BRIDGE BUMP OUT OPTION P. 17
- **TYPE E**: INTERIOR ONE LEVEL EXPRESSION - UNDER BULKHEAD P. 18, 19
- **TYPICAL INTERIOR ONE LEVEL STOREFRONT PROUD OF BULKHEAD WITH COLUMN** P. 20
- **TYPE F**: PAD C P.21
STORE DESIGN
CONCEPTUAL RENDERING

SCOTTSDALE FASHION SQUARE
PAD C OUTPARCEL BUILDING
SCOTTSDALE FASHION SQUARE
PAD C OUTPARCEL BUILDING
SCOTTSDALE FASHION SQUARE
PAD C OUTPARCEL BUILDING

SECONDARY TENANT PATIO
(+/- 370 S.F. SHOWN)

TENANT PATIO
(+/- 490 S.F. SHOWN)

LEASEABLE SQUARE FOOTAGE
(+/- 8,360 S.F. SHOWN)

TENANT PATIO
(+/- 445 S.F. SHOWN)

2" FLOORING RECESS, SEE TYPICAL DETAILS

ADA ACCESSIBLE WALKWAY
(10' - 0" WIDTH MINIMUM)

CORRIDOR AND ELEVATOR TO SERVICE AREA

SERVICE AREA, WASTE COMPACTOR AND LOADING DOCK
SCOTTSDALE FASHION SQUARE
PAD C OUTPARCEL BUILDING

STORE DESIGN
ROOF PLAN

TENANT CANOPY UNDERSIDE FINISH
(+/- 1,095 S.F. SHOWN)

MECHANICAL ZONE
(+/- 3,975 S.F. SHOWN)

TENANT PATIO
(+/- 445 S.F. SHOWN)

MECHANICAL SCREENING TYPICAL, SEE DETAILS

TENANT CANOPY INFILL
(+/- 240 S.F. SHOWN)

ROOF ACCESS
STORE DESIGN

TYPE F - WEST BUILDING ELEVATION

SCOTTSDALE FASHION SQUARE
PAD C OUTPARCEL BUILDING

LANDLORD PROVIDED CANOPY
UNDERSIDE OF CANOPY TO BE FINISHED BY TENANT

TENANT SIGNAGE (+/- 17 S.F. SHOWN)
TENANT SIGNAGE (+/- 12 S.F. SHOWN)

STOREFRONT BY TENANT
TENANT SIGNAGE (+/- 40 S.F. SHOWN)
STORt DESIGN
TYPE F - NORTH BUILDING ELEVATION

SCOTTSDALE FASHION SQUARE
PAD C OUTPARCEL BUILDING

LANDLORD PROVIDED CANOPY

TENANT SIGNAGE (+/- 40 S.F. SHOWN)

UNDERSIDE OF CANOPY TO BE FINISHED BY TENANT

STOREFRONT BY TENANT

NORTH ELEVATION
SCALE: NTS
GENERAL EXTERIOR DESIGN CRITERIA:

1. The Tenant’s entire storefront opening within the Landlord’s building facade shall be designed, fabricated, constructed, installed and maintained by the Tenant at the Tenant’s expense.

2. The storefront design shall work in concert with, and be respectful of, the Landlord’s building facade, thematic architectural expression, and landscaping.

3. Landlord piers or columns in the Tenant’s storefront that are clad or otherwise designed as part of the Landlord building architecture shall be preserved without alteration by the Tenant.

4. Unclad piers or columns in the Tenant’s storefront shall be incorporated into the Tenant’s storefront design.

5. The Tenant’s storefront windows and other large glazed areas shall meet state and city design requirements.

6. Doors within the storefront assembly may be articulated in a way to include further customized elements to enhance the overall design and building identity.

7. No alterations, additions, changes, or modifications to the Base Building finishes or construction shall be permitted without obtaining Landlord’s prior written approval (such approval must be requested by Tenant under separate cover from Tenant’s drawings).

8. All Tenant construction, including storefronts, must be of non-combustible materials; and suitable to outdoor weather, use, and wear.

9. All Tenant storefronts and floors shall be watertight and must properly slope to drain and to meet flush with Landlord’s finishes and/or pavements at the storefront.

10. Full height opaque areas of the storefront shall be minimal.

GENERAL EXTERIOR RAILINGS, CANOPIES:

1. Canopy structure is provided by landlord and varies in location and design.

2. The underside of landlord provided north canopy must be finished by tenant.

3. For center canopy structures, infill must be a minimum of 75% solid material if not completely infilled. Infill materials must be metal, louvers, wood, etc. Fabrics are prohibited.

4. Proper drainage must be supplied and installed to base building systems in solid infill is proposed at center canopies.

5. All exterior decks or patios must have at least one accessible egress path.

6. All required exit doors must swing in the code required direction of egress travel. This might vary depending on spaces being served and exiting requirements; Tenant is to verify requirements at all exterior spaces.

7. Railings and/or patio decks must not compromise unobstructed means of egress from leased space’s public entry. Travel can’t be inhibited by security fences, gates, trip hazards, or excessively uneven or sloping surfaces.

8. Patio enclosures are to be self-supporting, not attached to Landlord façade, and integrated with the tenant’s exterior expression. Planters, dividers, and other types of separation elements may be used in lieu of railings with landlord approval.

9. Enclosures and railings are to meet all applicable requirements of the local jurisdiction and supports must be surface mounted to the Landlord’s site within zone identified on the lease.

10. Enclosure structures incorporating planters must contain live plants, provide sufficient drainage tied to building plumbing infrastructure, and be maintained at all times.
SCOTTSDALE FASHION SQUARE
PAD C OUTPARCEL BUILDING

STORE DESIGN
Two Level Exterior Expression
EXTERIOR LIGHTING:

1. Lighting sources must be integrated into Tenant storefront and patio area in a manner complementary to the overall design and graphic brand concept.
2. Illumination should be designed to prevent any glare to surrounding public areas.
3. Tenant may not install any lighting in Landlord’s common area, this includes fixtures protruding past the lease line.

EXTERIOR UMBRELLAS:

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

OUTDOOR FURNISHINGS & PLANTERS:

1. Tenants are encouraged to select outdoor furnishings that enhance the guest experience of their facility and compliment the overall look of the center.
2. Pieces must be commercially rated, comply with all local jurisdictional requirements, and are subject to Landlord’s approval.
3. All pieces must be located within the tenant’s patio area.
4. Planters should not block the pedestrian path or make any Landlord or tenant areas inaccessible for cleaning and maintenance.
5. Planters that have live plants in them should have proper drainage.

EXTERIOR HEATING & COOLING ELEMENTS:

1. Tenants may install natural gas or electric heaters and/or ceiling fans that are rated for outdoor use, permanently installed, and are designed to be fully integrated into the character of the tenant’s exterior presentation.
2. No items may be supported from Landlord’s walls, all conduit and piping must be concealed from public view, and mobile propane heating units are not allowed.
3. Exterior fire features may be proposed and are subject to the requirements of this section and Landlord’s approval.
STORE DESIGN
One Level Expression

SCOTTSDALE FASHION SQUARE
PAD C OUTPARCEL BUILDING
EXTERIOR MECHANICAL SCREENING:

1. Screening materials and methods are not meant to be all-inclusive. There may be other tenant proposed options to utilize screening devices not included in this manual. Screening methods are subject to Land Lord approval.

2. Alternate screening devices and methods may be acceptable provided they effectively reduce the visual impact of the utility equipment in maintain required clearances. All screening shall be commercial grade, with durable finish.

3. Screening shall not interfere with or adversely affect the operation of the equipment or its access. Materials/design cannot obstruct the cooling of equipment, or restrict opening of access doors or pull boxes.

4. Screening shall be properly supported and compatible with existing roofing systems; and will require Land Lord approval to ensure safety, access, and aesthetic considerations of the roofing systems are addressed.

5. All screening systems must comply with local code regulations; stamped structural drawings/corresponding calculations and/or inspection may be required for large system designs and their attachments methods.

6. Screening systems shall be five (5) sided, panels at all sides and top panel; unless otherwise approved by Land Lord.

7. Screening materials and colors shall be appropriate and correspond to the surrounding climate and architectural features, and are subject to Land Lord approval.
SIGN AREA CALCULATIONS

Sign area calculations shall be made by circumscribing a “box” around the main body of the sign.

**All signage shall conform to the following requirements:**

1. Area of the sign shall be calculated by:
   - Store footprint or “Lease line” width multiplied by 2/3 equals the maximum sign area in square feet.

2. Width of the sign shall be calculated by:
   - Dividing the overall sign area, by the maximum letter height.

**Sample Sign Area Calculation:**

1. Lease line width at 25’-0”, times 0.667 = 16.68 square feet of sign area.
2. If the maximum letter height of 1’-6” is desired, it will be divided into the maximum area which yields a maximum width of 11’-1.5” by 1’-6” in height.
   
   - 25 x 0.667 = 16.68 (area of sign in Sf)
   - 16.68 divided by 1.5 = 11’-1.5”

STORERONT SIGN DESIGN

SIGNAGE EXAMPLES

SCOTTSDALE FASHION SQUARE
PAD C OUTPARCEL BUILDING
SECTION GENERAL INFORMATION CRITERIA - Overall Scottsdale Fashion Square Mall information, Mall contact directory, List of mall Contractors, Building code information.

TENANT SUBMISSION AND APPROVALS DOCUMENT - Submission and approvals procedures.

MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC - Per Phase10 Barney’s Expansion Book or MAC overall MEP criteria.

SECTION SIGNAGE CRITERIA - Additional Signage examples, Sign Construction and Installation, Plan Submittal Guidelines.

DIGITAL SIGNAGE BOOK - Additional Digital Signage examples.

SUSTAINABILITY TENANT HANDBOOK - MAC Sustainability.
ADDITIONAL INFORMATION

REQUIRED CONTRACTORS

SCOTTSDALE FASHION SQUARE
PAD C OUTPARCEL BUILDING

FIRE SPRINKLERS
Summit Companies
Dan Burke
Service Manager
(480) 966-9178 Office
(480) 603-3910 Direct
(480) 695-1401 Cell
DaBurke@SummitCoUS.com

Climatec Building Technologies Group
Ed Bergsbaken
Principle Account Manager
(602) 944-3330 Office
(480) 510-0327 Cell
edbergsbaken@climatec.com

ROOFING
Progressive Roofing
Mark Farrell
(602) 278-4900 Phone

FIRE ALARM
Johnson Controls
Frank Waddell
Electronic Service Sales Rep (EServ)
frank.waddell@jci.com

Electrical (Final Tie in to Mall Panels):
ELECTRICAL ROOM
Rehco Electric
Rick or Sean
(480) 922-6257 Phone

STRUCTURAL ENGINEER
A.V. Schwan & Assoc., Inc.
6000 E Thomas Rd. Ste. 1
Scottsdale, AZ 85251
Stephen Schwan
(602) 265-4331 Phone
(480) 662-1788 Fax

All coring locations (we do not allow trenching) must be reviewed and approved by the mall structural engineer AV Schwann (at tenant’s expense).