The Village at Corte Madera

1618 Redwood Highway, Corte Madera, CA 94925

ADDENDUM LOG

March, 2011
Administrative Update

June, 2011
Contractor contact info updated

August, 2011
TC Contact Information updated

July, 2012
Updated Contact Directory Info

December, 2012
Added Freeway-Facing Tenant ID Signage Info

January, 2013
Added Signage images (pgs. 46 & 47)

March, 2013
Added Signage Sample image (pg. 45)
Updated Signage image (pg. 46)
Updated Neutral Pier Details (pg. 34)

July, 2013
Updated Contact Directory Info

August, 2013
Updated Freeway-Facing Tenant ID Signage Info

October, 2013
Updated Freeway Signage content (44-46)

November, 2013
Page added (45)

February, 2014
Revised Walls/Partitions content (53)

February, 2014
Outdoor Kiosks added (pg 38)
Updated Primary Sign Design Requirements (pg. 39 first point under general requirements)

March, 2014
TC Contact info updated

March, 2014
Distribution of utilities through exit corridors is prohibited with exception (54)

October, 2014
At grade level electrical conduit is not allowed to be installed in the slab (51, General, #4)

December, 2014
Addition of LED lighting in public Tenant area shall be recessed (52)

Updated Signage and Graphics content to include prohibition of website addresses on storefront window graphics

February, 2015
Revised waterproof membrane beneath the finish floor surface up to 4". (53)

April, 2015
TC contact info update (9)

Updated Plumbing content to list specific location for main water shut off valve to be at eye level. (54)

All storefront metal panels must meet LL requirements (this note must appear on final drawing set). (31)

July, 2015
Added Digital Display language (48)

August, 2015
Updated TC contact info
Added Tenant Noise language (49)

November, 2015
Language added regarding no radioactive material/signs allowed (38)

January, 2016

Various contractor information updated/added (9, 10)

February, 2016
Data Service contractor Granite Grid contact info updated

April, 2016
Added Water Efficiency Language (54)

May, 2017
Updated Tyco's phone number
TC Contact information updated

March, 2018

FIxed contractor phone number (10)

April, 2018

Updated Building type (12)

June, 2018

Added required Barricade contractor (10)

January, 2019

Revisions per TC (1,7,10,20)

drawings updated, content updated per TC (43-47)

March, 2019

TC contact info updated

March, 2020

Plumbing contractor contact info added

April, 2020

Fire protection contractor contact info updated

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PLEASE VISIT WWW.MACERICH.COM TO VIEW
PLAN SUBMITTAL & APPROVAL PROCEDURES and
CONTRACTOR'S RULES & REGULATIONS

INTRODUCTION

The Village at Corte Madera is an open air, shopping center located in picturesque Marin County, approximately 10 miles north of San Francisco. Nestled in a pleasant outdoor setting, this upscale center boasts fashion oriented Nordstrom, Macy's and 65 shops and restaurants.

The Village features varied roof lines painted in warm earth tones that are in harmony with the surrounding countryside. The architecture forms a simple backdrop for the elegant and sophisticated storefronts that capture the essence of a street promenade. A sixty-foot high observation tower located at the central entrance is the principle architectural feature which distinguishes The Village at Corte Madera as a landmark for local residents by day and night.

Among the many amenities that provide an intimate and relaxing atmosphere are lush landscaped butterfly and humming bird gardens, raised planters with integral seat-walls and whimsical water features that offer interest and excitement for the young and old. Guests can enjoy a cup of coffee while resting in an Adirondack style chair surrounding the warm fire pit. At night, the lighting scheme combines tradition with contemporary design to further enhance the experience at The Village.

The Village shoppers are affluent, highly-educated, well-traveled, homeowners who take pride in their community and appreciate the quality of life Marin has to offer. They are health conscious, young families and empty nesters with a great sense of style who recognize the value of excellent service.

Tenant store designs must directly appeal to the critical eye of The Village shopper offering something new and unique. Inspirational designs combining tradition and sophistication must be presented not only for the storefront but for the interior as well. The Village guests value their world class surroundings and their attention to detail is extraordinary.

The Tenant Design Program presented in this manual successfully provides guidance to store designers to maximize the appeal of their stores to The Village shopper thereby enhancing their overall experience at The Village at Corte Madera.

This Tenant Design Program does not affect the Nordstrom or Macy's properties. These two properties will continue to be subject to Design Review approval by the Planning Commission in compliance with the Town of Corte Madera Zoning Ordinance.

TENANT DESIGN PROGRAM AND REVIEW PROCESS

The Tenant Design Program assures the theme of The Village is carried through the various architectural conditions of the center. The program assists Tenants in achieving their own unique image within the context of the village atmosphere.

It is in fact the various architectural conditions that compose the different districts within The Village. There are guidelines which relate to the preservation and scale of the architectural condition as well as allow for creativity and imagination to the tenants storefront design. The Tenant storefronts will have the opportunity to become a component of the base building and therefore a component of The Village.

Tenants located in the Center Court represent a gateway into The Village and should reflect an upscale and high profile image that engulfs the pedestrian and leads them into and around The Village. These Tenants should have maximum visibility of their products to attract interest.

All Village storefronts should contain different forms and styles of architecture. Tenants are encouraged to design their own 'building-like' storefront and become a unique identity which plays a major role within "The Village."

Restaurants and Tenants facing the parking lots should design storefronts to enhance the character of The Village at Corte Madera utilizing vernacular architectural characteristics as guidelines. These Tenants will be reviewed on an individual basis by the Landlord.

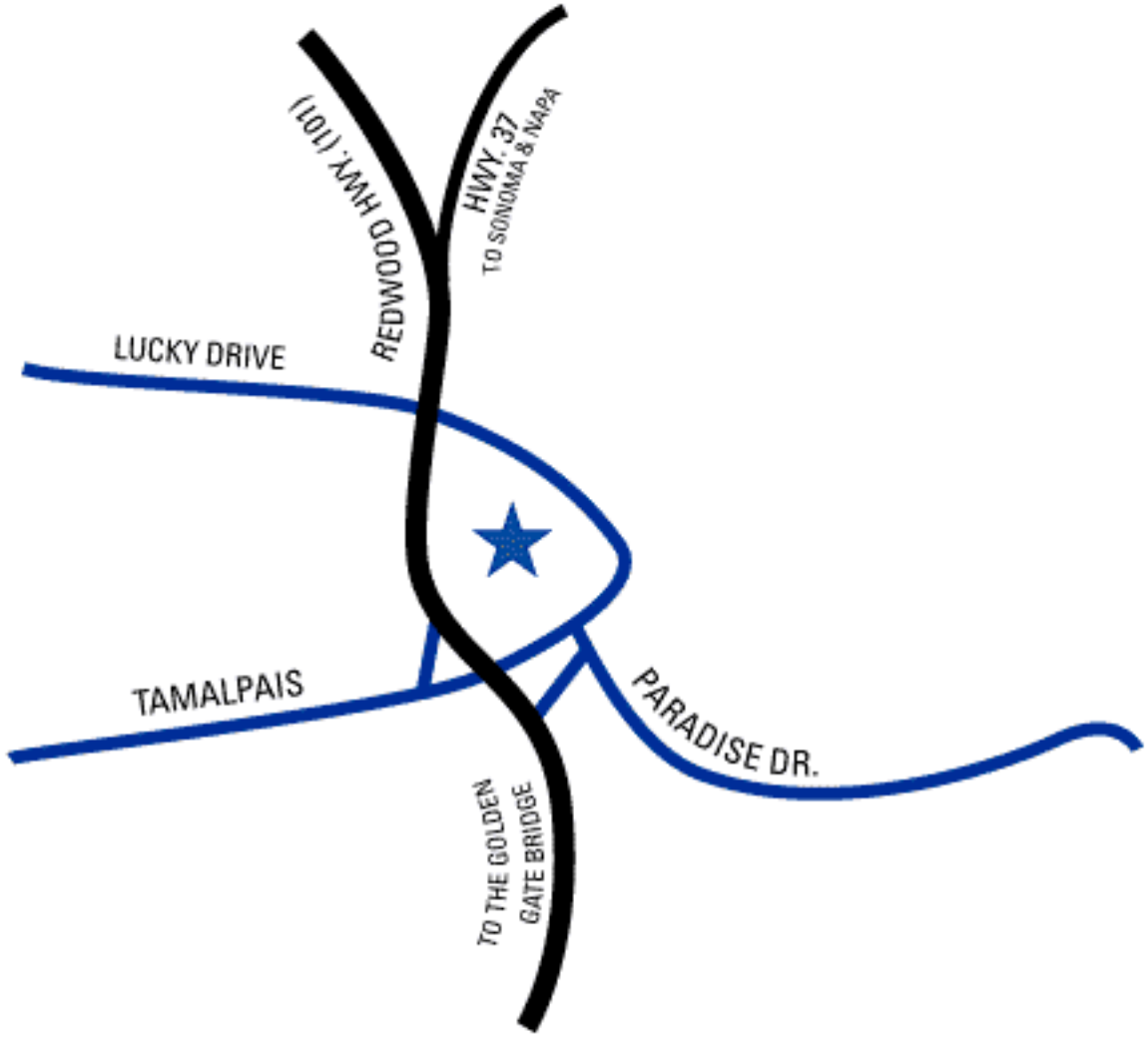
The Tenant Design Program relies on strong teamwork between the Tenant and the Landlord. All parties must work together to develop a unique image for the Tenant as well as contribute to the overall environment of The Village at Corte Madera.

Tenant storefronts should be designed within the context of The Village so that they compliment each other. Tenants should design their storefronts in relation to the adjacent tenants and consider the impact that their design will have on "The Village" as a whole. Designs should not be "standard," "cookie-cutter," or "off-the-shelf."

The Tenant is obliged to submit drawings and specifications to the Landlord for approval. The drawings should be in compliance of the conditions as set forth by this Tenant Design Manual and the Macerich Plan Submittal Requirements. By doing so, individiual Design Review applications to the Town of Corte Madera Planning Department are not needed. The City of Corte Madera reserves the right for Design Review approval for storefronts facing the parking lots. See Storefront Elevation Key (page 20) for zones.

The Tenant must submit construction plans to the Town of Corte Madera Building Department to obtain proper Building Permits prior to construction.

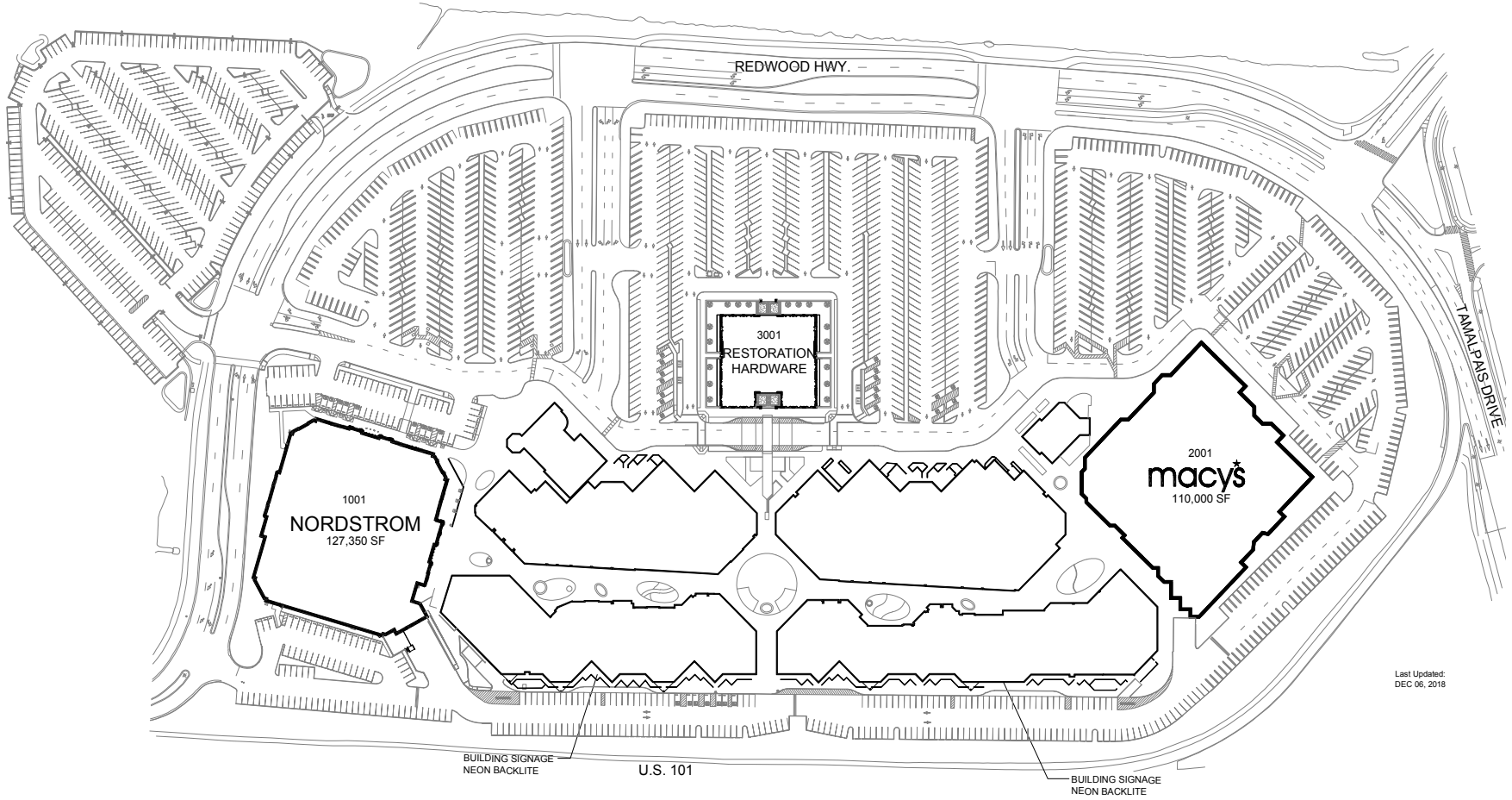
For more information, please visit WWW.MACERICH.COM. to view and download the "Macerich Plan Submittal Requirements."



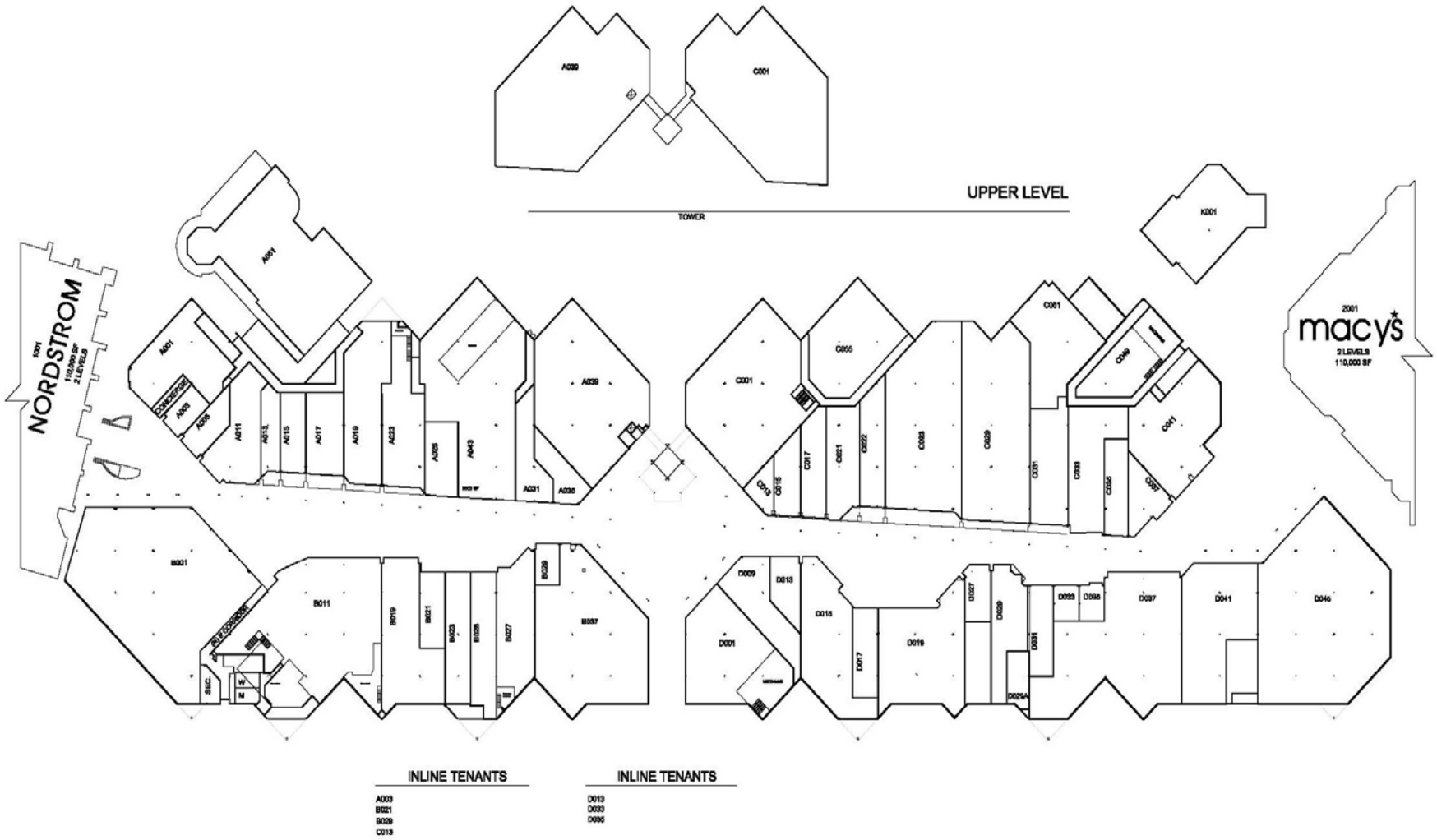
1618 Redwood Highway
Corte Madera, CA 94925
(415) 924-8588 Phone
(415) 924-1043 Fax

Mall Hours
Monday - Friday: 10:00 AM to 9:00 PM
Saturday: 10:00 AM to 7:30 PM
Sunday: 11:00AM to 6:00 PM

SITE PLAN


REDWOOD HWY.
3001
RESTORATION HARDWARE
TAMALPAIS DRIVE
1001
NORDSTROM
127,350 SF
2001
macy's
110,000 SF
Last Updated:
DEC 06, 2018
BUILDING SIGNAGE
NEON BACKLITE
U.S. 101
BUILDING SIGNAGE
NEON BACKLITE

CENTER PLAN (DESIGN KEY PLAN)



CONTACT DIRECTORY

Landlord/Owner:
The Macerich Company
401 Wilshire Blvd., Suite 700
Santa Monica, CA 90401
(310) 394-6000 Phone

Tenant Coordinator:
Kris Vesely, Manager
Macerich
11411 North Tatum Blvd
Phoenix, AZ 85028
(602) 953-6708 Phone
(602) 953-8315 Fax
kris.vesely@macerich.com

Health Department:
County of Marin
Department of Health & Human Services
20 N. San Pedro Road, Suite 2028
San Rafael, CA 94903
(415) 499-3696 Phone

Building and Safety:
Town of Corte Madera Building and Safety
300 Tamalpais Drive
Corte Madera, CA 94925
(415) 927-5062 Phone

Marin Builders Association
660 Las Gallinas Avenue
San Rafael, CA 94903
(415) 462-1220 Phone
http://www.marinaba.org/default.aspx

Fire Department:
Town of Corte Madera Fire Department
342 Tamalpais Drive,
Corte Madera, CA 94925
(415) 927-5077 Phone

Police Department:
250 Doherty Drive
Larkspur, CA 94939
(415) 927-5150 Phone

Business Licensing:
Town of Corte Madera Business Licensing
300 Tamalpais Drive
Corte Madera, CA 94925
(415) 927-6725 Phone

Planning / Zoning:
Town of Corte Madera Planning / Zoning
300 Tamalpais Drive
Corte Madera, CA 94925
(415) 927-5064 Phone

Liquor Licensing:
Liquor Licensing
Alcohol Beverage Control Board
(707) 576-2165 Phone

Utility Agencies:
ELECTRIC & GAS
Pacific Gas & Electric (PG & E)
999 Third Street
San Rafael, CA 94901
(800) 743-5000 Phone

TELEPHONE
AT&T
(800) 891-1800 Business Installation

WATER / SEWER
Marin Municipal Water District (MMWD)
220 Nellen Avenue
Corte Madera, CA 94925
(415) 945-1455 Phone
(415) 945-1530 Engineering

REFUSE
Mill Valley Refuse
112 Front Street
San Rafael, CA 94901
(415) 457-9760 Phone

MALL REQUIRED CONTRACTORS

ROOFING
Waterproofing Associates
975 Terra Bella Avenue
Mountain View, CA 94043
(650) 937-1299 Phone

FIRE SPRINKLER
Victory Fire Protection
5083 Lone Tree Way
Brentwood, CA 94513
Contact: Mike Slocum
(925) 240-2417 Phone
(925) 240-2419 Fax

Benito Holguin:
(925) 222-9974
benito@victoryfirepro.com

PLUMBING
Marin H2O, Inc.
40 Paul Drive
San Rafael, CA 94903
(415) 479-8411 Phone

FIRE ALARM MONITORING
Tyco
3551 Arden Rd
Hayward, CA 94545
(844) 289-2647 Phone

BARRICADES / BARRICADE GRAPHICS
Centerstage Barricades & Graphics
Barricades:
Contact: Gina Cerbasio
(973) 423-5000 Phone
gcerbasio@cspdisplay.com

ABC Imaging
Randy Hobby
949 449 3240
randy.hobby@abcimaging.com

Graphics:
Contact: Jenna Giambalvo
(973) 423-5000 Phone
jgiambalvo@cspdisplay.com

ABC Imaging
(212) 490-3850 Phone

ENGINEERS OF RECORD

STRUCTURAL ENGINEER
Dominic Chu, Owner
2724 S. El Camino Real
San Mateo, CA 94403
(650) 578-9899 Phone
(650) 578-0240 Fax

MECHANICAL ENGINEER
COMPANY
(555) 333-5555 Phone

ELECTRICAL ENGINEER
Fatima Electric
3708 Paxton Place
Santa Rosa, CA 95404
(707) 775-7138 Phone

PLUMBING ENGINEER
Marine H2O, Inc.
40 Paul Drive
San Rafael, CA 94903
(415) 479-84112320 Phone

Ongaro & Son
243 San Anselmo Avenue
San Anselmo, CA 94960
(415) 454-7400

ARCHITECT (BASE BUILDING)
COMPANY
(555) 333-5555 Phone

NOTE:
Landlord reserves the right to require the Tenant to use certain contractors for specific types of construction. This list will be updated from time to time. Please verify your contractors with the Operations Manager during the pre-construction meeting.

BUILDING TYPE

Single level regional shopping center of approximately 439,573 square feet of gross leasable area.

Classification:
Open mall building, construction type V-N (Legacy) fully sprinklered.

Occupancy Type: Mercantile with business and storage

BUILDING CODE INFORMATION

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

Applicable Codes:
Currently adopted edition of the Uniform Building Code as amended and adopted by the City.

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

Note: Prior to trenching and/or coring, it is the Tenant's responsibility, at Tenant's sole expense, to have the concrete slab x-rayed. Any damage to Landlord's utilities will be the responsibility of the Tenant to repair at Tenant's sole expense.

GLOSSARY

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

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

DESIGN CONTROL AREA "DCA" / DISPLAY AREA
The "DCA" (Design Control Area) is all areas within the neutral frame and lease lines, and areas designated for Tenant's storefront and sign locations. The "DCA" is measured from the leaseline or pop out / projected storefront, to a specific distance BEYOND the innermost point of closure ("POC") of the premises, and extends the full width and height of the Tenant's premises. The Tenant is responsible for the design, construction and all costs for work within the DCA. This area has been defined more explicitly in the Architectural Design portion of the Tenant Criteria.

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

LEASE LINE
Line establishing the limit of the leasable space. The premises with all the Floor Area (GLA) provided in the Lease, including the pop out zone. Dimensions of the tenant premises are determined in the following manner:

A. Between Tenants: center line of demising wall.
B. At exterior wall: to outside face of exterior wall.
C. At corridor(s), stairwells, etc.: to corridor or stairwell side of wall.
D. At service or equipment rooms: to service or equipment room side of wall.
E. Neutral pier(s) are NOT subtracted from floor area.
F. No deduction to the GLA shall be made for any ducts, shafts, conduits, columns or the like within the lease space unless such items exceed one percent (1%) of the GLA in which case the premises shall be subject to a re-measure at the Tenant's sole cost.

LEASE OUTLINE DIAGRAM "LOD"
At the Landlord's sole discretion, a Lease Outline Diagram (LOD) may be provided. The LOD shall show the legal extent of the Tenant premises as defined the Tenant Lease and shall include the "Popout" Zone areas noted in these criteria. The Landlord makes no warranty as to the accuracy of anything shown or represented on the LOD and such information whether shown or not is the responsiblity of the Tenant to field verify.

GLOSSARY (Cont'd.)

NEUTRAL PIERS / NEUTRAL STRIP
A uniform frame separating the Tenants' storefront, which may or may not be provided by the Landlord.

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

RECESSED STOREFRONT
Any portion of the storefront located behind the lease line, the area between the lease line, the point of closure (POC) and the storefront shall be considered part of the design control area.

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

TENANT COORDINATOR
The Landlord's representative for Tenant design/construction coordination.

CONDITION OF PREMISES

Upon the Delivery Date, Tenant shall accept delivery of the Premises in an "As Is" condition and "With All Faults" and Landlord shall have no obligation to improve, remodel, alter or otherwise modify or prepare the Premises for Tenant's occupancy except to the extent otherwise expressly stated in the Lease Documents. Tenant hereby represents each of the following:

1. Tenant or its authorized representative has inspected the Premises and has made all inquiries, tests and studies that it deems necessary in connection with its leasing of the Premises,
2. Tenant is relying solely on Tenant's own inspection, inquiries, tests and studies conducted in connection with, and Tenant's own judgment with respect to, the condition of the Premises and Tenant's leasing thereof, and
3. Tenant is leasing the Premises without any representations or warranties, express, implied or statutory by Landlord, or Landlord's agents, brokers, finders, consultants, counsel, employees, officers, directors, shareholders, partners, trustees or beneficiaries.
4. The Work to be completed by Landlord, "Landlord's Work" under the Tenant Lease shall be limited to that described in the foregoing sections.
5. All other items of work not provided for herein, to be completed by Landlord, shall be provided by the Tenant at Tenant's expense and is herein referred to as "Tenant's Work".

FIELD CONDITIONS

1. Tenant is required to inspect, verify and coordinate all field conditions pertaining to the premises from the time prior to the start of its store design work and the commencement of its construction. Any adjustments to the work arising from field conditions not apparent on drawings and other building documents shall receive written approval of Landlord prior to start of construction.
2. Immediately following the installation by Landlord of metal stud framing defining the premises, the Tenant shall verify the accuracy of said installation and shall immediately advise Landlord of any discrepancies. Failure to so notify Landlord shall be deemed as acceptance by Tenant of said installation and layout.
3. Landlord shall have the right to locate, both vertically and horizontally, utility lines, air ducts, flues, drains, clean outs, sprinkler mains and valves, and such other equipment including access panels for same, within the premises.
4. Landlord's right to locate equipment within the premises shall include the equipment required by other tenants. Landlord shall also have the right to locate mechanical and other equipment on the roof over the premises.

TENANT'S WORK DEFINED

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

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

B. Preparation of originals and copies of the Preliminary Documents, Construction Documents and As-Built Documents.

C. Fees for plan review by Landlord and local governmental authorities.

D. Such other improvements as Landlord shall require per the Lease to bring the Premises into first-class condition based upon Landlord's reasonable standards of appearance, materials, specifications, design criteria, and Landlord Approved Final Plans for the Center, as well as that part of the Center in which the Premises are located.

LANDLORD'S WORK DEFINED

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

Center
Landlord or its predecessor-in-interest has constructed the Center, and the Building and other improvements upon the Center (exclusive of improvements constructed by or on behalf of each present and prior Occupant of the Center). Tenant has inspected the Center, the Building, the utilities, the types, quantities and qualities of the Utilities, and the other systems and Tenant has found the same to be suitable, sufficient and in acceptable condition for the purpose of Tenant conducting the Permitted Use upon the Premises. Landlord shall have no obligation to undertake any work or furnish any additional materials upon any part of the Center or provide any additional utilities or other systems for the benefit of the Premises.

A COMMITMENT TO THE ENVIRONMENT

ENVIRONMENTAL MISSION STATEMENT

We are committed to planning, designing, constructing and operating The Village at Corte Madera in an environmentally sound manner. We will implement green-building strategies and technologies wherever practical to minimize the environmental impact of the development as a reflection of the Town of Corte Madera's own ethics and values.

CORTE MADERA, CALIFORNIA -
A UNIQUE OPPORTUNITY

The Town of Corte Madera and local community members requested that we make The Village at Corte Madera an environmentally sustainable project. "Green building," as it is commonly referenced, has been an option for quite some time, but only recently has it started to gain real momentun in the development community. At the Village at Corte Madera, we firmly believe that green-building will become the norm in the very near future. In this light, the Village at Corte Madera is committed to being a leader in this important arena.

We expect and will strongly encourage the same forward-thinking from the Village at Corte Madera's retailers. Not only is it the right thing to do, but green-building also will pay huge dividends in acceptance and loyalty in a community that understands and values environmental sustainability.

Thank you in advance for your collaborative efforts.

ENCOURAGING "GREEN BUILDINGS"

GREEN BUILDING ACCOMPLISHMENTS AT THE VILLAGE AT CORTE MADERA

While the development team continues to evaluate and identify opportunities, there have been many green-building strategies and technologies already incorporated into The Village at Corte Madera. In making the decision(s) to implement or not implement certain strategies and technologies, the team uses the lens of "greatest practical efficiency." That means a use that is technically and financially feasible.

HELPFUL RESOURCES

www.usgbc.com
United States Green Building Council website - here you can find resources dedicated to green-building and LEED.

www.greenerbuildings.com
Information and resources on the full spectrum of environmental issues related to buildings and facilities. GreenerBuildings.com is a partnership between the U.S. Green Building Council and the National Environmental Education & Training Foundation's GreenBiz.com.

IMPLEMENTED STRATEGIES

SUSTAINABLE SITES

- Tenants will be given design and construction guidelines.
  Impact - Tenant design and construction guidelines will provide tenants with a descriptive tool that both educates and helps them implement sustainable design and construction features in their tenant improvement build-out. Macerich to direct Tenant to partner with The Energy Alliance Associates. *Please visit their website at: www.sbeaonline.com for more information.*

ENERGY & ATMOSPHERE

- Install continuous metering equipment for the on-going accountability and optimization of building energy and water consumption performance over time.

- Automatic occupancy lighting controls will be installed in spaces not regularly occupied. Tenants are required to install these devices as well.

- Non-emergency lighting will be run on a programmable timer that turns lighting off during non-business hours (providing manual override capabilities).
  Impact - In an effort to achieve increasing levels of energy performance above the prerequisite standard to reduce environmental impacts associated with excessive energy use.

- New high-efficiency heating and cooling technology will be installed.

- Low-E glass will be used throughout the project. Tenants are required to use low-e glass in their store build-outs.

- The caulking and sealing of all penetrations will exceed ASHRAE 90.1-99 code.
  Impact - Helps to achieve increasing levels of energy performance above the prerequisite standard to reduce environmental impacts associated with excessive energy use.

- The project will meet or provide lower light levels and uniformity ratios than those recommended by the IESNA RP-33-99. We will design exterior lighting to comply with USGBC c8 to comply with dark sky guidelines.

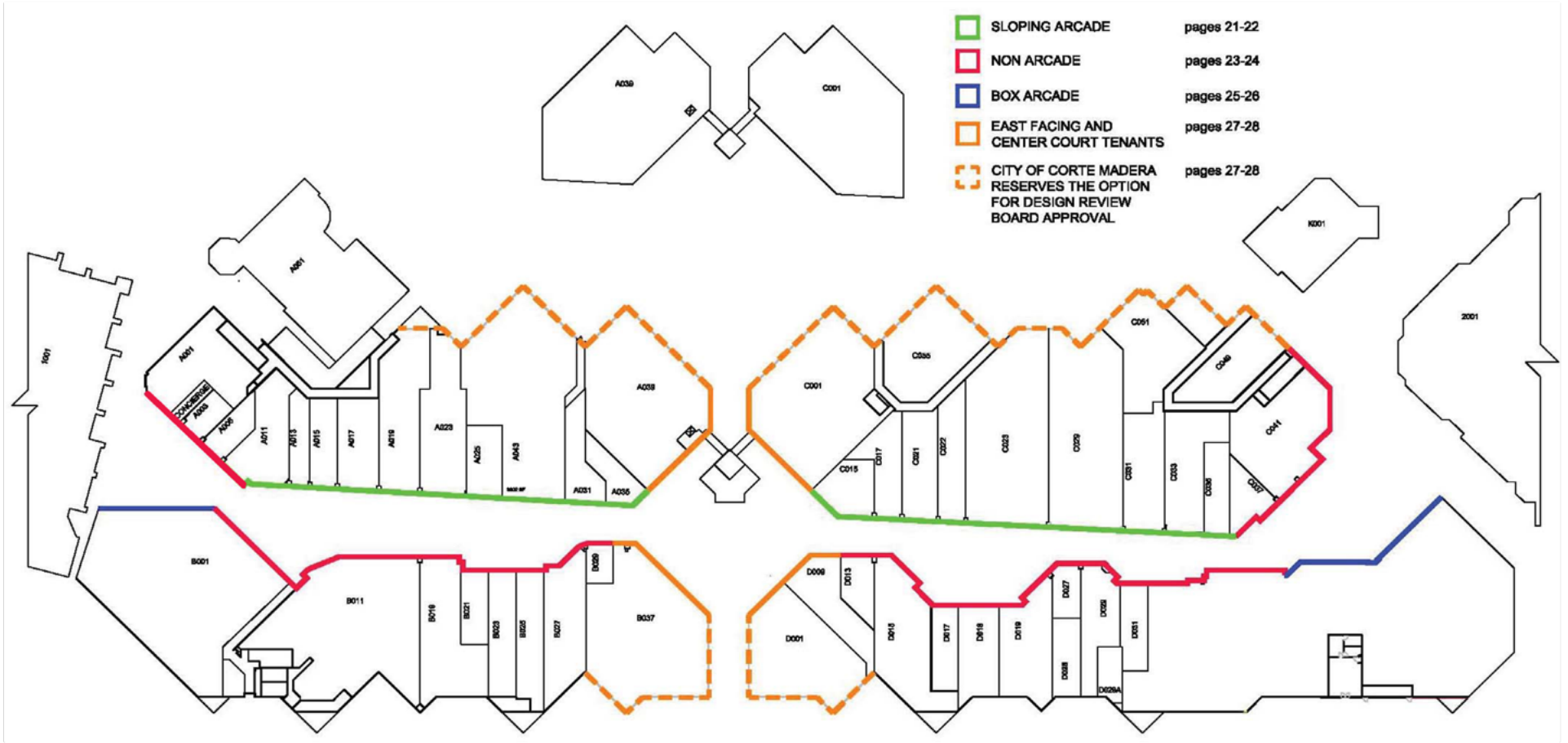
- The project will submit point to point photometric analysis of lighting design up to property line, including site and building mounted fixtures.

- No unshielded floodlights will be specified or installed.
  Impact - Eliminate light trespass from the building and site, improve night sky access and reduce development impact on nocturnal environments.

- HVAC, refrigeration, and fire suppression systems will not contain HCFCs or Halons.

- Building orientation is north-south.
  Impact - This will enable tenants to take full advantage of the sun's light and energy if desired.

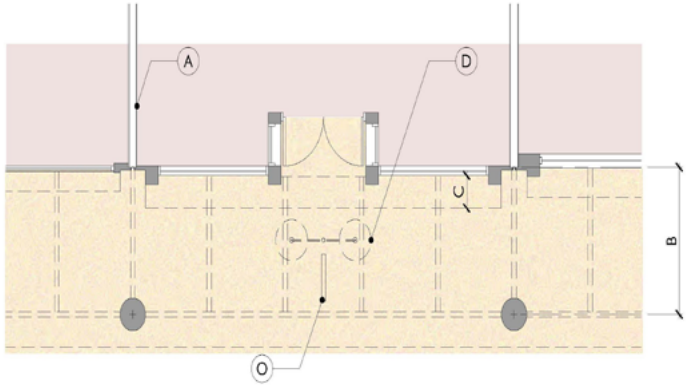
STOREFRONT ELEVATION KEY



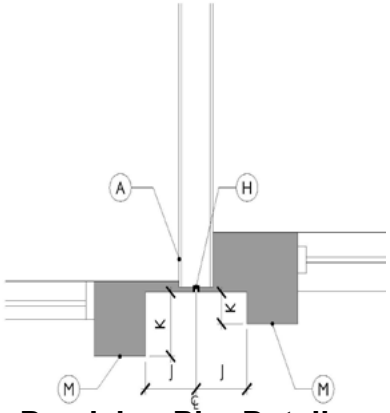
Existing Arcade – At the deepest point

Sketch Showing Proposed Changes

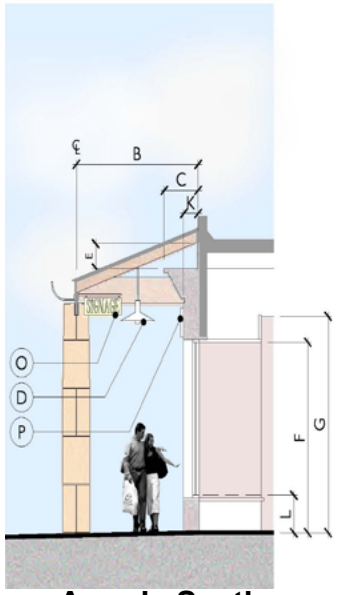
- Storefronts will all be moved to align with the bulkhead above by Tenant
- Façade heights will be 15 ft. max with 18” space to roof above
- Glazing height to be minimum of 11 ft. to be in proportion to the arcade



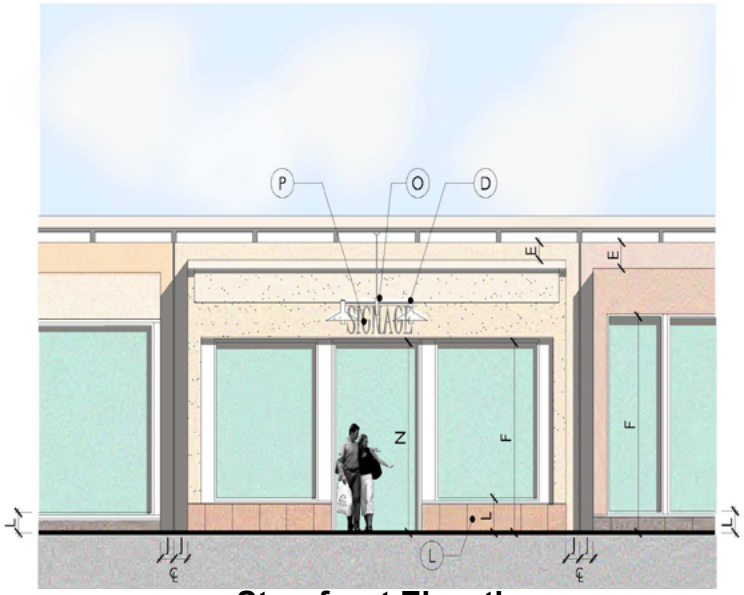
Arcade Plan



Demising Pier Detail



Arcade Section



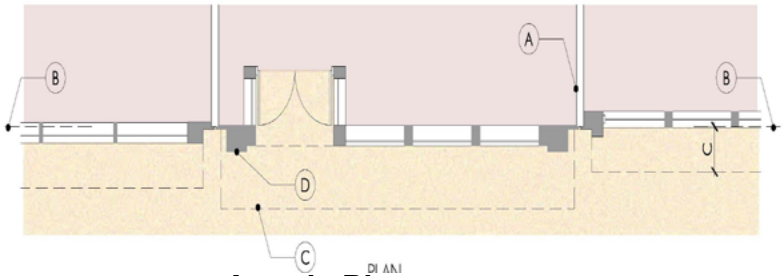
Storefront Elevation

a. Demising Wall
b. 9'-0" center line of column to the face of existing building sheathing
c. 2'-0" max. extension of tenant cornice
d. Arcade light fixture by Landlord
e. 12" min., 24" max. neutral zone finish by Tenant. Tenant is responsible for removal of existing wood siding
f. 11'-0" min. window height
g. 12'-6" min. ceiling height, varies
h. ¾" black channel by Tenant
i. omitted
j. 12" to center line of channel, neutral zone finish are by Tenant
k. 4" min., 12" max. to face of Tenant façade
l. 30" max. base height. Base material to be durable stone tile, ceramic tile, caste stone, glass metal or concrete
m. Tenant façade and storefront
n. 9'-0" min. entry height
o. Tenant blade sign
p. Tenant signage – internally lit with solid letters, no exposed neon or plexi letters with some 3-D quality. Refer to General Design Criteria for signage requirements.

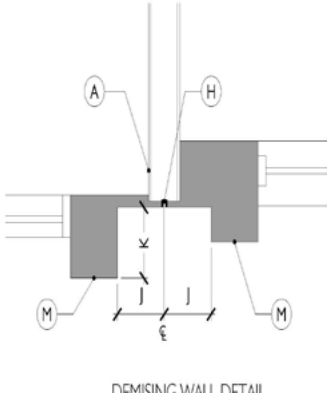
Existing Storefronts Near Macy's Courtyard

- The criteria here should allow for flexibility to avoid monotony
- Variety of height should be achieved and a maximum façade height to be 23' which is 5' higher than existing parapet.
- Variation of store footprints should also be achieved within 3 foot range.

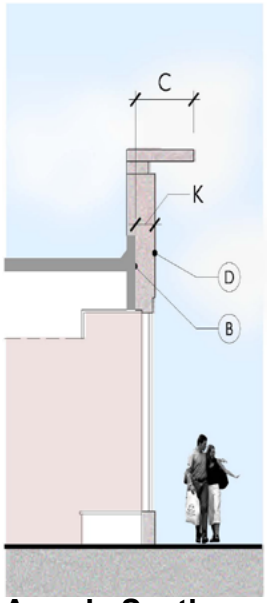
Sketch Showing High Facades of Varying Heights



Arcade Plan



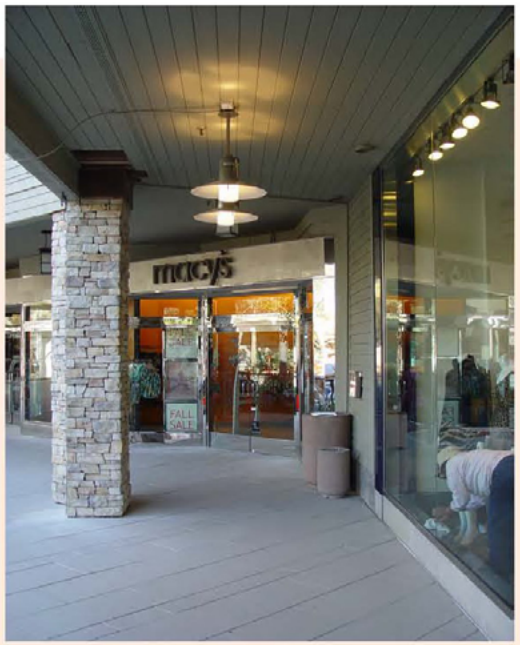
Demising Wall Detail



Arcade Section

Storefront Elevation

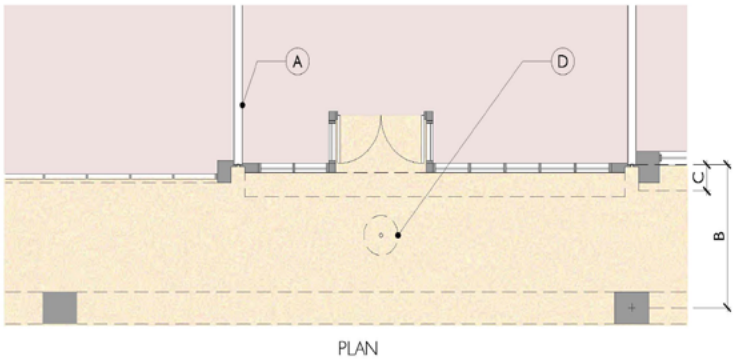
a. Demising wall
b. Location of existing exterior sheathing
c. Line of Tenant's overhead protection. Tenant is responsible for removal of existing wood siding.
d. Tenant designed and constructed façade.
e. 23'-0" max., min. to be top of parapet. Tenant facade 23'-0" max., min. to align with exisitng parapet.
f. 11'-0" min. window height.
g. Location of existing parapet - verify in field.
h. ¾" black channel by Tenant.
i. Omitted
j. 12" to center line of channel. Neutral zone finish area by Tenant.
k. 4" min., 18" max. from baseline to face of façade
l. Omitted
m. Tenant façade and storefront (see Tenant Design Manual for approved materials)
n. 9'-0" min. entry height
o. Tenant signage – Internally lit with solid letters, no exposed neon or plexi letters with some 3-D quality. Refer to General Design Criteria for signage requirements.
p. Finish & cap flashing by Tenant.
q. 30" max. base height, base material to be durable stone tile, ceramic tile, caste stone, glass metal or concrete



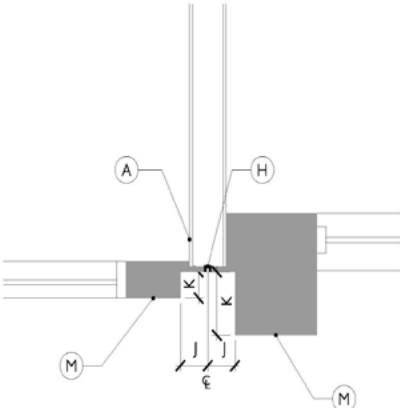
Existing Arcade – Near Play Area

Storefronts within Arcade

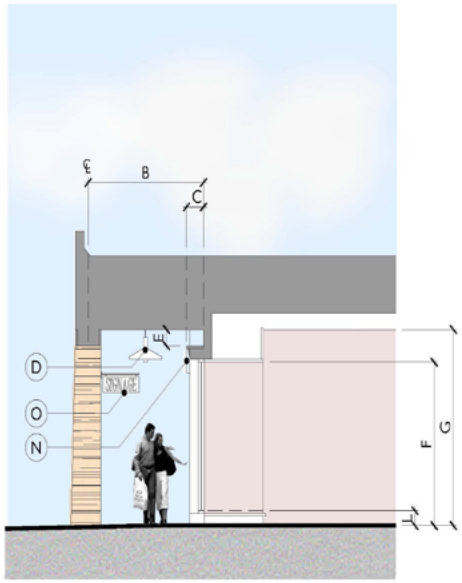
- Tenant's facades fall within the existing 11 ft. area below the arcade structure and the arcade structure itself.
- Tenant change outs must include area below the arcade as well as the structure.
- Tenants are required to remove existing wood siding and replace with own finishes/material per the approved Landlord material list.



Arcade Plan



Demising Wall Detail



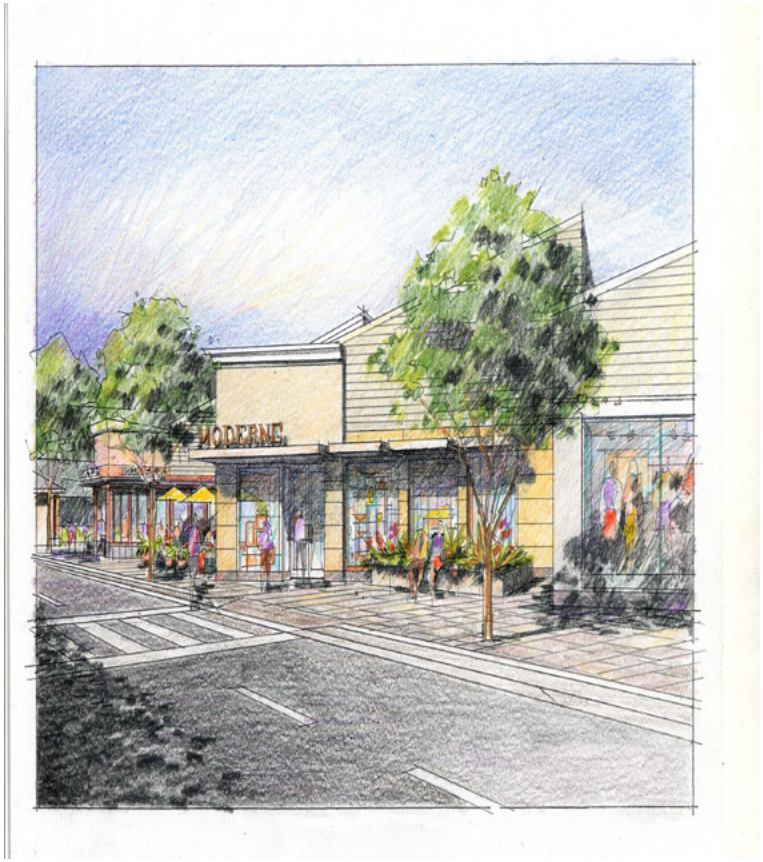
Section

Storefront Elevation

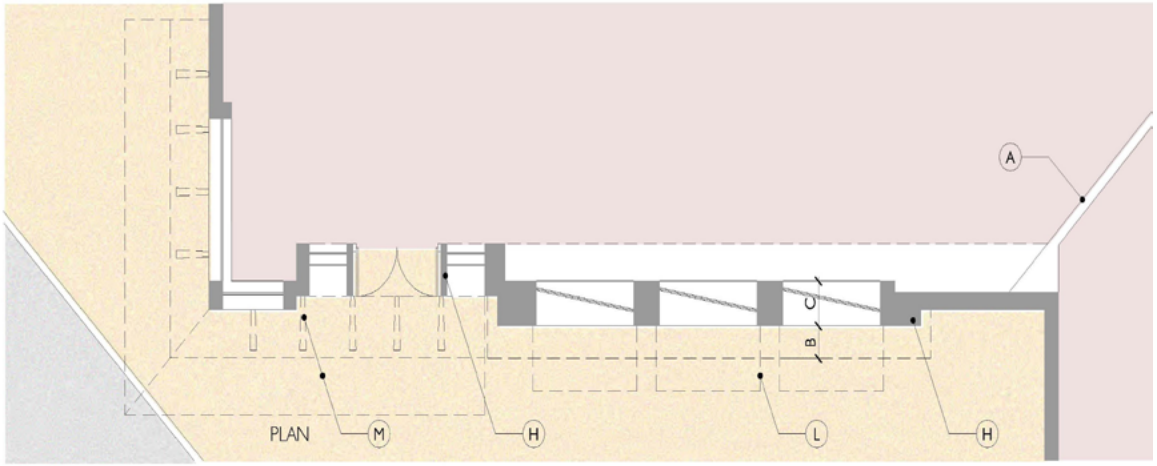
a. Demising wall
b. 9'-0" Center line of column to the face of existing building sheathing
c. 18" max. extension of Tenant cornice
d. Arcade light fixture by Landlord
e. 12" to center line of channel. Neutral zone finish area by Tenant
f. 10'-0" min. window height
g. 12'-6" min. ceiling height, varies
h. ¾" black channel, by Tenant
i. Omitted
j. 6" to center line of channel (only in box arcade)
k. 12" max. to face of Tenant façade
l. 30" max. to bottom of glass line
m. Tenant façade and storefront
n. Tenant signage – internally lit with solid letters, non exposed neon of plexi letters, with some 3-D quality
o. Blade sign mounted on stone clad column
p. 30" max. base height. Base material within 6" of ground to be durable stone, ceramic tile, caste stone, glass, metal or concrete
q. Tenant facade - remove existing wood siding and replace with an approved Landlord material.

**Existing Tenant's Façade –
East Parking Lot**

- Tenants will be required to create 3-dimensional facades and entries to the parapet.
- Objective is to change from a service entry emphasis to a retail streetscape facing the main east parking area and center court area. Inside corners may be filled in on a case by case basis
- The low point of the existing shed is 18'



**Sketch Showing New
Pedestrian Streetscape**



a. Demising wall
b. Face of cornice above 18" maximum.
c. 12" min., 3'-6" max. glass line from the face of existing building wall
d. 16'-0" to top of roof for shops facing east parking lot
e. 10'-0" min. window height
f. Omitted
g. 12" clear width to center line
h. Tenant façade and storefront
i. Omitted
j. Glass frame system
k. Tenant signage – internally lit with solid letters, no exposed neon of plexi letters with some 3-D quality. Refer to General Design Criteria for signage require-ments.
l. Storefront canvas awning.
m. Storefront metal/glass canopy
n. 30" max. base hgt. Base material to be durable stone tile, ceramic tile, caste stone, glass metal or concrete

Nordstrom
REI
Ravenna Gardens
Bon-Macy's
Center Court

GENERAL STOREFRONT REQUIREMENTS

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 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.

The following criteria apply:

1. All storefronts must be three dimensional in form and have an interesting modulated storefront plane.
2. Storefront design extends from neutral channel to neutral channel and from mall floor to the Landlord's soffit. See specific District Criteria for height guidelines.
3. Storefront heights vary depending on District and location throughout the center. **All storefront conditions must be field verified.**
4. Vertical elements are required adjacent to neutral channel on both sides of the storefront. Refer to neutral pier details.
5. Storefronts may project out and/or recess in from the leaseline depending on the District. Refer to District Criteria for guidelines.
6. Projections and or recesses may occur at any point along the storefront plane as long as there is a creatively detailed transition between storefront and neutral pier.
7. All storefront construction shall be self supported at the head sections and securely attached and braced to the existing building structure.
8. Where entrances or other recesses occur within the storefront point of closure, the flooring surface should match the existing mall surface material which must be purchased from Landlord.

ENTRIES AND DOORS

All storefronts should provide a well defined and attractive energy. Doors may be recessed, framed by architectural embellishments, or coupled with additional windows or sidelites in order to enhance the sense of invitation.

1. A recessed entry may be used to create a prominent entry form.
2. All doors are required to be a traditional hinged, swing type door. 9'-0" minimum height required.
3. Glazing is required in all doors. Decorative glazing is encouraged and may be embellished by multiple panes, etched, applied signage, or decorative glass.
4. Doors should be of a material appropriate to the complete storefront design concept. Anodized metal storefronts are not permitted.
5. Entry and exit hardware (doorpulls, locksets, etc.) should serve to enhance the appearance of the doorway and be satisfying to the touch. Door hardware should be unique to each tenant identity.
6. Security gates, grills, or sliding doors are not permitted.

WINDOW CONFIGURATION & GLAZING

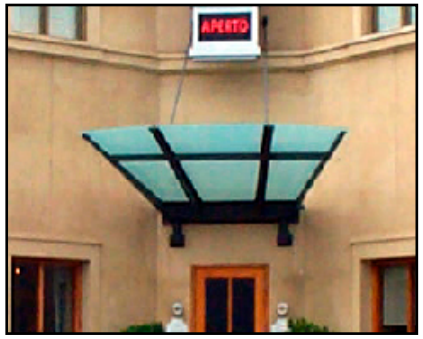
Window configuration and glazing comprise the largest compositional elements of storefronts. They establish a great deal of the design character and define the relationship between interior and exterior. The fenestration and glazing systems establish the framework for the display of the Tenant's image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

Tenants are not restricted to asymmetrical design, particular proportions, sizes, or types of glazing systems.

Tenants are encouraged to "open-up" their storefront by extending their glazing to the extents of their leaseline.

1. Multi-paned windows may establish a variety of images from traditional to contemporary. Repetition, symmetry, and multiple small panes generally convey a more traditional character. Larger glazed areas and asymmetrical window patterns may convey a contemporary approach.
2. Butt-joint glazing is encouraged for show windows that infill larger storefront forms. These systems offer a distinctly contemporary look and may be particularly appropriate in display dominant storefront areas. Herculite type doors may be used to complete this concept in its ultimate form. Glass shall be clear polished plate or tempered glass as required by code.

3. Window mullions are required to meet all material and finish standards and will most typically be painted or stained wood, factory finish painted or polished metal.
4. Glazing should be predominantly clear to emphasize merchandise display.
5. Decorative glazing such as colored, beveled, sandblasted or etched glass may be used to create accent pattern and interest.
6. Glazing shall be a minimum of 1/2 thick, clear polished plate glass where used in conjunction with mullions or framed systems.
7. 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.
8. Weather tight conditions must be maintained.
9. No reflective or tinted glass will be allowed.
10. Glazed areas may include signage per District and Signage Criteria.



Awnings provide protection from the elements and can be integrated as a principle design feature of a storefront.

Tenants within the Center Court District and the Non-Arcade District have the opportunity to utilize awnings into their storefront design. Awnings are not permitted within the Sloping Arcade and Box District.

Awning Types

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

1. Angled with open sides
2. Angles with closed sides
3. Creative, imaginative, unusual shapes
4. Semi spherical
5. Multiple
6. Unusual materials such as louvers, wood, wire, metal, etc. subject to review by Landlord's design manager.

Awning Signage

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. Taglines will not be permitted.

Awning Logos

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.

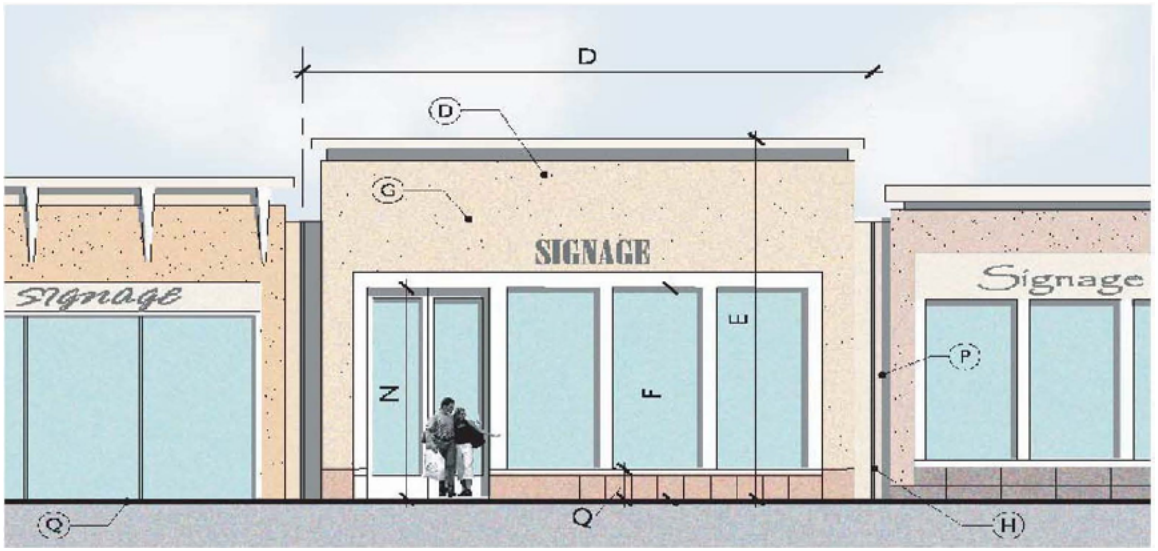
- The lowest point of any awning or shade element shall be 8'-0" above the finished floor. It is the designer's responsibility to ensure that awnings conform to all applicable codes.
- Awning framework should be painted to match the awning fabric.
- Materials such as plastic or vinyl will not be permitted.
- 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.

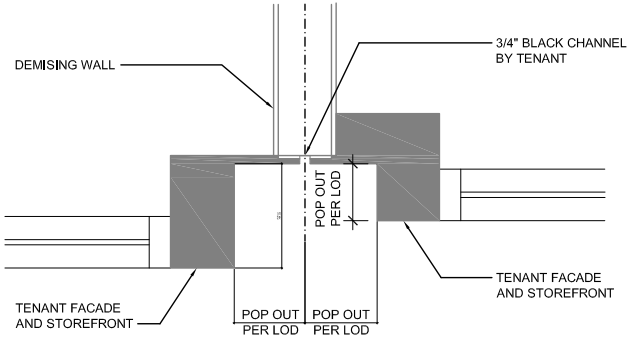
NEUTRAL PIER

A three quarter inch (3/4") installed by tenant will be located at the centerline of the demising wall (refer to District Criteria for exact location). Tenant finishes will terminate at the neutral channel.

The Tenant shall provide a clean transition between neutral channel and storefront material.

Roof drainage pipes occur on neutral piers at various locations of the Village and are not to be adjusted or modified, unless prior approval from Landlord is given.





Note:
Please refer to the correct zones for callout.

MATERIALS

The Village at Corte Madera requires high quality materials, well designed details and well executed construction. 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.

Certain materials, while acceptable at other centers, may not be appropriate for the exterior environment at the Village at Corte Madera.

General Material Requirements

- The use of natural materials is encouraged.
- All materials used in storefronts must be durable and non corrosive.
- Maximum 30" high durable base material will be allowed. An impact resistant washable material must be used.
- Any transition between existing Landlord finishes and Tenant materials must be neatly executed.
- Careful attention to the detailing or joinery of differing materials is necessary. A defined edge must be established between different materials and surfaces.
- 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. Large sufaces of stainless steel must have a textured finish and not polished.
- Exterior soffits must be constructed of a painted USG Imperial Plaster system or painted weatherproofed plaster as a minimum standard.
- Any wood material used for storefront construction must comply with all code requirements.
- Weatherproof detailing is required at all top surfaces of projections.

Material Submittals

All stone materials and colors are to be submitted on a color/material sample board to the Landlord for the Design Manager's review during Tenant Design Review Submission I. Refer to the section on Tenant Submission Requirements at the end of this manual for more detailed requirements.

Stone

Granite, marble, limestone, and other natural stone materials may be used to bring the qualities of substance and elegance to storefront design. Stone is particularly appropriate as a base material, being of a highly durable nature. It is also suitable for bulkheads, columns, fascia panels, trim and paving.

Natural stone such as slate, limestone, adoquin and other varieties provide rich texture and color without a highly polished finish. Many granites and marbles can also be specially textured such as sandblasted, flame-touched, honed, carved, or splitfaced. Natural stone finishes will tend to absorb stains more readily, requiring a protective sealer.

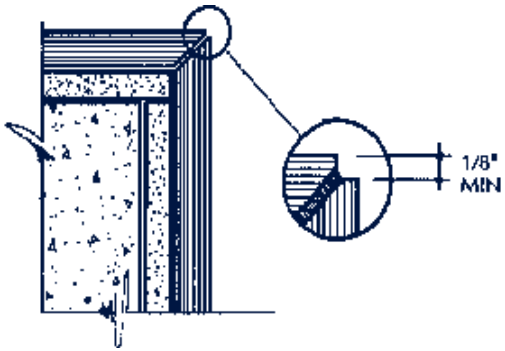
Granite, marble and limestone are excellent material choices when considering polished stone. The wide range of color and veining patterns of these stones offer an extensive material palette to choose from.

The use of stone is subject to the following criteria:

- Careful, craftsman-like attention to detail is required in all connections and transitions with other materials.
- Edge details on all stone applications will be thoroughly evaluated to avoid exposed, unfinished edges. All exposed edges will be required to be finished to match the face finish.
- The transition between stone and other materials must be established, by use of a metal reveal or a controlled caulk joint.

MATERIALS (Cont'd.)

- Stone veneer shall be laid in such a manner as to give the appearance of substantial thickness. The stone material is to be returned so that the thickness of the stone is not exposed; edges are to be polished and/or have a quirk (see detail).
- Stone used as paving material shall have a flush condition when meeting other flooring materials.



Ceramic Tile

Ceramic tiles are encouraged to bring a rich, decorative texture or graphic quality to storefront designs. They may be used as accents or in a limited application such as column or arch cladding.

- Patterns used over large areas should have a sophisticated design incorporated with a solid stone material.
- Small and intricate mosaic tile patterns may be utilized for detail and accent only.
- All tiles must be bullnosed or coved at corners. Lap joints formed by the use of two standard tiles is to be strictly avoided.
- Grout color should match the background color of the tile so as not to emphasize a grid pattern.

Metals

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

Metals such as brass, bronze, pewter, or stainless steel can be used for limited applications such as hardware, trim and panels when detailed appropriately. The following criteria applies:

- All seams between metal panels must be identified on the storefront elevation and must be properly addressed during design review process. Metal panels will not be allowed to directly come into contact with adjacent panel. Reveals, turn-in seams, welding or similar must be specified and detailed out on the plans for approval.
- No visible fasteners
- Min ½" thick fire-rated plywood substrate is required and must be called out on the plans.
- Minimum 18 gauge metal panels are required. This must be called out on their plans for approval.
- Metal shall be detailed to conceal lap joints and seams. All seams and joints must be even and straight.
- Metal panels are to be fabricated from either heavy gauge material or thinner gauge material attached to solid backing. Heavy gauge metals are required for larger flat areas to avoid an 'oil canning' effect, resulting from reflection off an uneven or buckled surface.
- Metal finishes such as textured or brushed stainless steel, galvanized, sandblasted and etched metals are encouraged to be considered for creative design solutions.
- Polished metals should be solid and not a plated finish.
- Simulated finishes, such as laminates and anodized aluminum are not permitted.
- Polished metal finishes are required to have a clear lacquer finish to prevent tarnishing and must be maintained by Tenant at Tenant's expense.
- Unique treatments such as rusted, etched, or imprinted steel will be considered for special design objectives. Patina finishes are encouraged.
-

MATERIALS (Cont'd.)

- High levels of quality will be expected for all creative metal applications, and final approval of special finishes is at the discretion of the Landlord's Design Consultant.

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. Due to weather conditions all painted finishes must be sealed and fabricated for exterior conditions.
- 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.

Painted Wood

Painted or stained wood is best used in window frames, as a molding or decorative trim and for solid areas such as decorative base bulkheads. It can also be used for architectural elements such as columns and entablatures.

- Wood paneling or plank construction is discouraged unless used in a highly imaginative way.
- Wood within the demised premises must be kiln dried, with a maximum moisture content of 12%, class II, 26-75 flamespread rating with a mill quality finish.
- Clear grade hardwoods are to be used for all painted or stained finishes.
- All stains and finishes must be approved by the Landlord's Design Consultant.

Storefront 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:

- Large panes of glazing must be a minimum of 1/2" thickness for proper support.
- Glass shall be clear polished plate glass or tempered glass (where required by code).
- Stained, etched, beveled or other types of glazing, are encouraged to create accent pattern and interest.
- Small panes of glazing can be 3/8" or 1/4" thickness depending upon use. Adjacent panes of glass can be joined with finished wood or metal frames, or butt-jointed.
- Glass panels incorporating butt-joint detailing shall have polished mitered edges at all corners. An overlap detail at corners will not be permitted.
- Tinted or reflective glass (including the extensive use of mirror) is not permitted on storefronts or near the storefront entry.

Special Glazing

- Sandblasted, etched and leaded glass is encouraged and should be creatively incorporated into a storefront's design. Graphic designs may be used provided that 80% of their areas are generic in nature with only 20% of the design used for letters. However, graphics should not depict merchandise sold. Graphics must be submitted for review.
- Glass block use should be limited to accents and details. Large areas of glass block must be specially approved by the Landlord in writing.
- Stained glass use should be limited to simple graphics and geometric patterns. Highly ornamental or theme-expressive stained glass will not be permitted.

Plaster

Plaster and stucco finishes can be considered for a very limited area application. The following criteria applies:

- 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.
- All plaster or stucco finishes shall be an integral color coat and not simply painted.

MATERIALS (Cont'd.)

EIFS Shapes

EIFS (Exterior Insulation and Finish Systems) shapes may be used to create unique characteristics that are integrated into and enhance the overall design of storefronts. These shapes may include, but not limited to forms like column, cornices, mouldings, arches, capitals, and trims.

- Shapes must be fully integrated into the design of the storefront. They should not appear as though they were just applied to the surface.
- Finish shall be an integral color coat and should compliment the surrounding surfaces.

Prohibited Materials

The following serves as a list of miscellaneous materials that are prohibited. In rare instances, special consideration may be given to the use of a material if its application is highly original, creative and essential to the theme or design concept of the storefront. This will be determined during the design review process:

- Formed plastics or plastic laminates.
- Simulated materials such as brick or stone veneer
- Distressed woods such as pecky cedar, rough sawn lumber, resawn lumber, softwoods, wood tambour and wood paneling
- Rubber bases within storefront entry area
- Shingles of any kind
- Anodized aluminum
- 'Antiquing' through the use of stains, varnishes or other means
- Vinyl or fabric wall coverings
- Rough stucco or stucco with patterned finish
- Spandrel glass
- Smoked or tainted finishes
- Mirror glass or metal (execpt as limited accent)
- Plexiglass
- Vinyl awnings
- No radioactive material shall be allowed to be used or installed as part of any tenant construction scope of work. Furthermore, no radioactive signs such as Tritium exit signs shall be allowed in our shopping centers.

Kiosks

Where outdoor kiosks are allowed the following applies:

- The exterior of the kiosk must comply with all the same storefront material requirements listed on pages 35-38 of this manual.
- Maximum overall height of the kiosk is to be no more than 10'-0".
- The exterior of the structure must hold display of merchandise to a minimum and present as more of a storefront than a display shelf.
- The signage criteria on pages 39-42 of this manual applies except that the maximum letter height will be 12".
- The kiosk must have an open feel to it and allow for visibility through to the other side.
- Design must include variation in plane by recessing and/or projecting design elements to create a visually interesting kiosk design.
- Tenant to confirm with the Fire Department if sprinklers will be required or not, but generally speaking any permanent structure will. If the space within is open and limited to 1-2 sprinklers the domestic water line may be used for the sprinklers.

SIGNAGE AND GRAPHICS

Signs in The Village at Corte Madera are used to create a lively atmosphere, to establish the identities of the Tenants, and to give clear functional information. Graphic design, materials, construction and installation of all Tenant signs must be reviewed and approved by the Landlord according to the procedure outlined in the Tenant Submission Requirements section of this handbook.

Signs will be reviewed on the basis of how well they integrate into the architectural storefront elements to form an attractive composition. All signs must be illuminated.

Each Tenant shall have one Primary Sign mounted adjacent to the shop entrance. Tenants utilizing an additional entrance shall install a second Primary Sign. All entrance signs are to be identical in design, size and content of message.

- Graphic design should be lively, simple and clear. Signage shall be limited to Tenant's Legal name.
- Tenants shall select typestyles which are clearly legible but also enhance the identity of the Tenant and his/her merchandise.
- Inferior material such as formed plastics, paper, injection molded plastic and box-type signs are strictly prohibited.
- No advertising including banners, product names, insignia, trademarks, website addresses or other descriptive or promotional material may be affixed or maintained on the glass planes and supports of show windows, doors, or exterior walls of the storefront.
- All Tenant service doors will have standard identification (i.e., Tenant's name and number) designed and installed by the Landlord at Tenant's expense.
- Postal numbers shall be installed on each storefront. Location, size, style and application will be standard throughout, and will be specified and installed by the Landlord at Tenant's expense.

The following general criteria applies:

1. All signs must be controlled/operated on a separate circuit via a seven (7) day time clock. Storefront Signage and lighting are required to be on during operational hours and off during non-operation hours. This includes exterior building storefront signage.
2. Sign size is to be appropriate in relation to the design of the storefront, and will be subject to review in context. Landlord shall approve or disapprove proposed sign based on this review.
3. Signage should not overpower the Tenant's storefront, but should be used in conjunction and integrated into the storefront for maximum identity.
4. Signs will be limited to the Tenant's D.B.A.(doing business as) found in their lease.
5. Illumination may be achieved by concealed halo lighting, light cove washes or remote illumination (provided the source is an intergral part of the store design).
6. Fabrication and installation shall comply with all applicable local, state and national electric codes, and all signage materials shall be UL rated.
7. Sign fabricator labels may not be visible from any part of the Common Area, unless required by code.
8. Conformance to detailed sign drawings and specifications which have obtained the prior approval of the Landlord, will be strictly enforced and any nonconforming sign must be brought into conformanance at the sole expense of the Tenant erecting the sign.

SIGNAGE AND GRAPHICS (cont'd.)

Sign Types

The following sign types are acceptable at The Village at Corte Madera:

1. **Reverse Halo Letters** - The use of reverse channel solid letters lit from behind is encouraged, provided they are properly integrated in the storefront design. Each letter should be at least two inches (2") and not more than five inches (5") maximum depth.
2. **Non-illuminated individual Letters** - Letters for non-illuminated signs shall be made from painted or polished metal. Remote illumination from lights mounted on the surface of the storefront is required.
3. **Push Thru with Cabinet** - Cabinet must be fully recessed or an integral part of the storefront design. Push-thru plex must have a three quarter inch (3/4") thick projection.

The following types of signs are NOT permitted at any location in the storefront:

- Individually illuminated Plex face channel letter signs.
- Internally illuminated box signs.
- Signs made from paper, fabric or sheet polyethylene.
- Moving, rotating, smoke emitting or flashing signs.
- Credit card signs or symbols.
- Non-illuminated signs (signs that are not accentuated by a remote illumination source).
- Any other materials and/or designs deemed unsuitable by the Landlord.

Awning Signage

1. Signage may occur on the valance of the awning only. Dimensional letters are not acceptable.
2. Letters must be proportionate to valance.
3. Wording is limited to Tenant trade name only.
4. Logos are encouraged on the awning face and size/placement is at the discretion of the Landlord.
5. The lowest point of the awning shall be at eight feet (8') above finished floor. It is the Tenant's responsibility to ensure that awnings meet all applicable codes.
6. Awnings are not permitted to be enclosed or internally illuminated.
7. Awnings shall be cleaned and maintained in good condition with the entire storefront.

SIGNAGE AND GRAPHICS (cont'd.)

Storefront Glazing Systems

Lettering and logos may be applied directly onto the glazed area of the storefront, subject to the following criteria:

1. Etched or sandblasted individual dimensional metal letters.
2. Die-cut vinyl letters with no visible edges applied to second surface will be permitted and an actual decal sample must be submitted to the Landlord's design consultant for review.
3. Lettering should not be larger than 8" long and 4" high, logo should not be larger than 6" in diameter.

Blade Sign

Blade signs are required. Blade signs allow Tenants to add visibility to their storefront from a distance and visual interest to the center. .

The following criteria applies:

1. Blade signs should be located so that they lead you to the Tenant's storefront.
2. Signage is to be creative, three dimensional form derived from the Tenant's image, logo or store design concept.
3. The sign bracket and support shall be creatively designed and integrated to compliment the blade sign.
4. Sign envelope dimensions should be proportional to the surroundings in which it is to be hung. Size will be reviewed and approved at Landlord's discretion.
5. Signs may be remotely illuminated from fixtures either mounted to or incorporated into sign support arm/bracket.
6. Signs must have an 8'-0" minimum clear distance from the floorline.

Acceptable sign materials include:

1. Smooth finished wood
2. Metal: polished or painted
3. Wrought iron
4. Cutout metal
5. Unique and imaginative materials such as perforated materials
6. All materials must be weather resistant

SIGNAGE AND GRAPHICS (cont'd.)

Plaque Signs

Plaque signs are optional and provide a secondary, smaller scale pedestrian sign type typically mounted directly onto, or recessed into, solid elements of the storefront at eye level or lower. This type of sign is not to be used as a primary sign on main storefronts.

The following criteria apply:

1. Plaques shall not exceed two square feet in area with individual letters not exceeding 10" high.
2. Bas-relief or three dimensional forms are encouraged in the design of plaque signs, as are unique shapes and profiles.

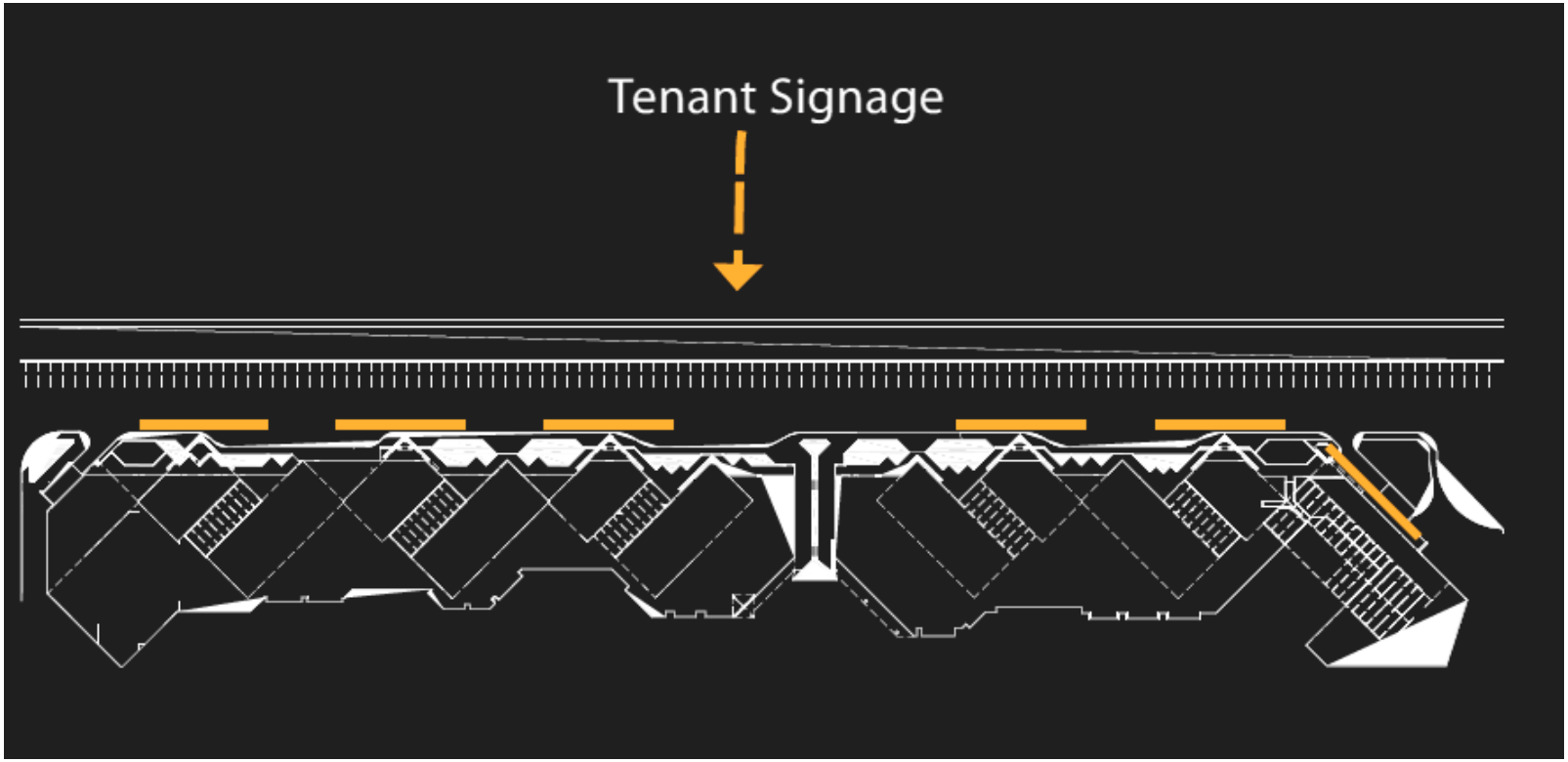
Appropriate durable materials include:

- Cast, polished or painted metal
- Painted, stained or natural wood
- Glazed or mosaic tile
- Etched, cut, or stained glass
- Cast, natural or polished stone
- Other unique materials are subject to review by Landlord

SIGNAGE AND GRAPHICS (cont'd.)

The Village at Corte Madera offers 11 LED Tenant Identification Signage opportunities positioned along Highway 101, viewable by the heavy daily north and southbound traffic.

At Landlord's discretion, Tenants will have the opportunity to fabricate and install freeway-facing signage per Landlord's specification. (see page 44-46)



FREEWAY-FACING TENANT IDENTIFICATION SIGNAGE

The Village at Corte Madera

The new Tenant Identification Signage program provides Retailers with an opportunity to be prominently identified along the busy Highway 101 corridor, which is traveled daily by an average of 250,000 vehicles, while also elevating the overall freeway presence of the shopping center.

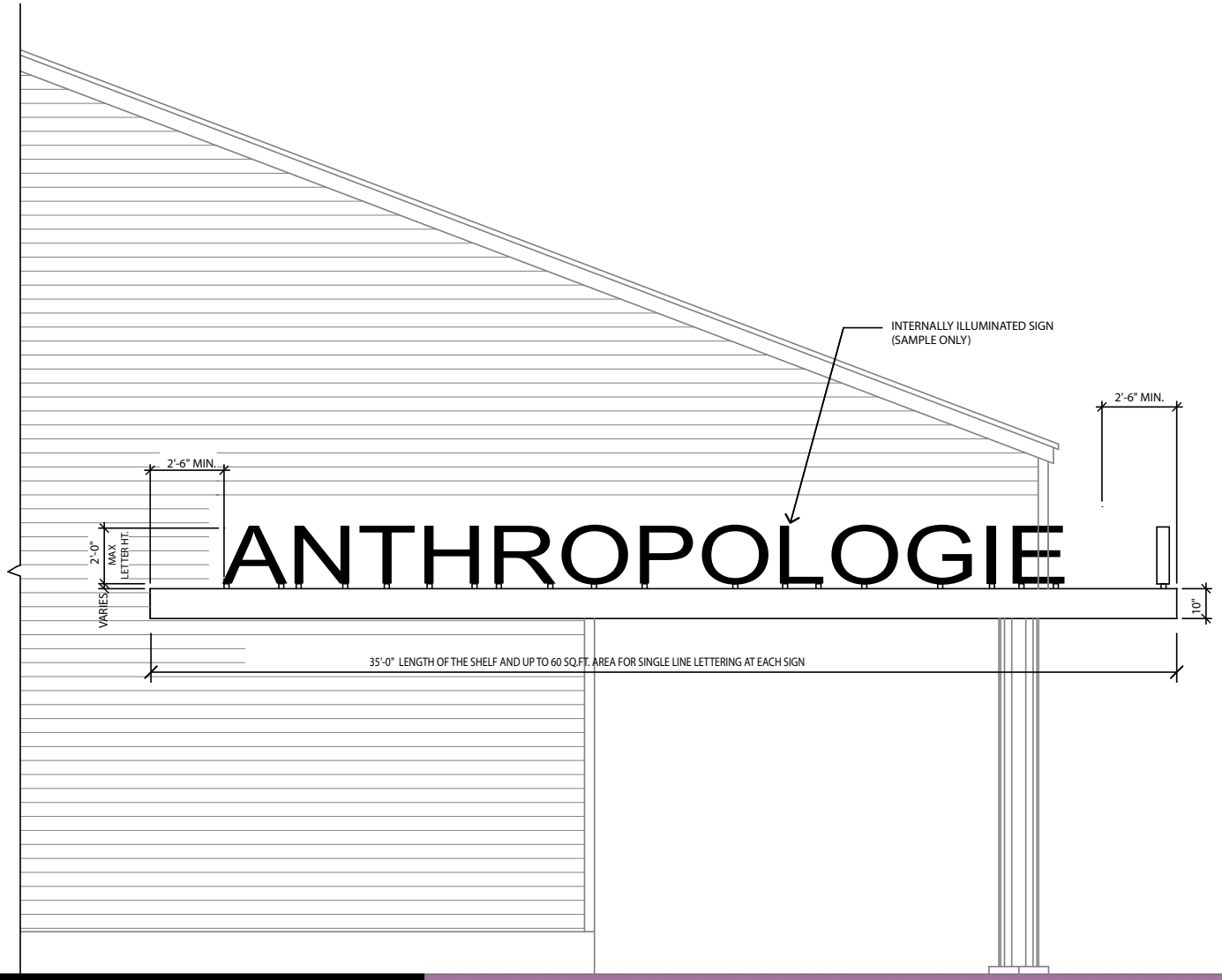
TENANT SIGNAGE

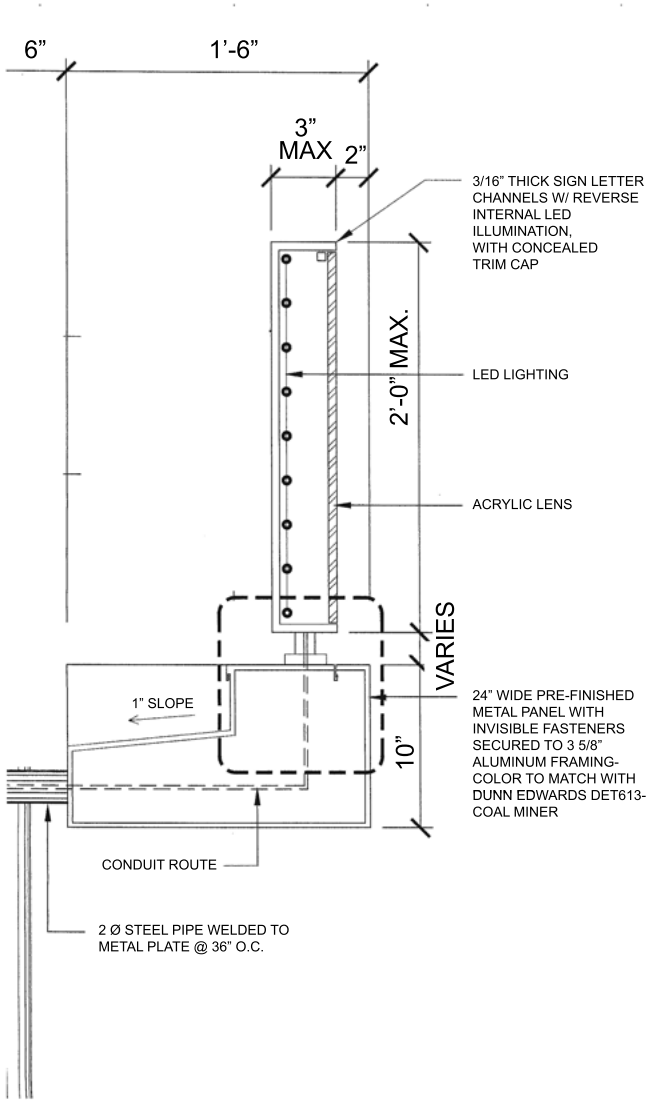
Media Style:	LED Shelf Signage, individual letters and logos, backer panels not permitted.
Location:	Parallel to Highway 101
Daily Traffic:	250,000 Vehicles
Illiminated:	Yes, internal White LED illumination
Fabric & Installation:	Tenant Responsibility. Landlord to provide shelf and electricity

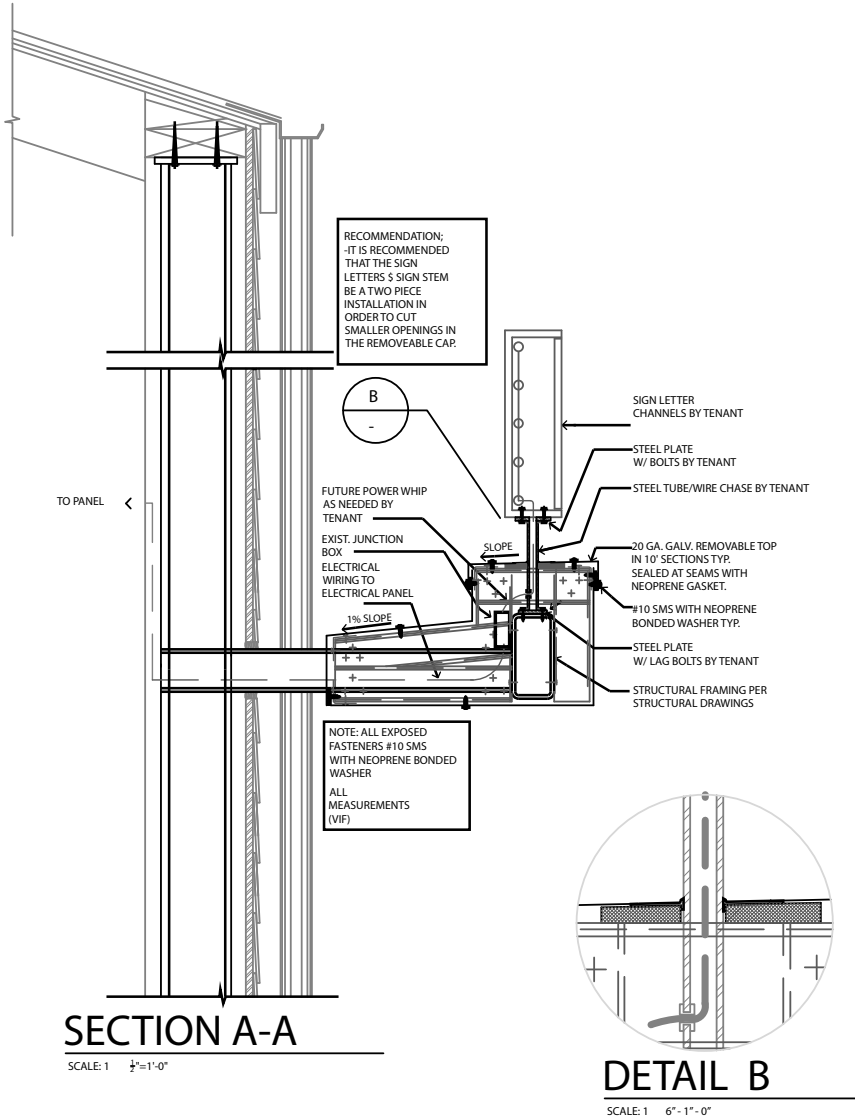
TENANT SIGNAGE SPECIFICATIONS

- Tenant will design in accordance with specifications outlined here:
- Logos, fonts and colors that reflect tenant identity may be used.
- Material will be Aluminum channel letters w/ Translucent face and concealed trim cap
- Internal White LED illumination, 3000K temperature only.
- Letter/Logo Height - 2.0' Max. All lettering must be on one row of text, no stacked letters.
- Logo length - 3’ Max.
- Sign length - 30' Max
- Max sign area - 60sf.
- Raceways are not allowed.

SIGNAGE SAMPLE




6”
1’-6”
3”
MAX
2”
3/16” THICK SIGN LETTER CHANNELS W/ REVERSE INTERNAL LED ILLUMINATION, WITH CONCEALED TRIM CAP
2’-0” MAX.
LED LIGHTING
ACRYLIC LENS
VARIES
1” SLOPE
24” WIDE PRE-FINISHED METAL PANEL WITH INVISIBLE FASTENERS SECURED TO 3 5/8” ALUMINUM FRAMING- COLOR TO MATCH WITH DUNN EDWARDS DET613- COAL MINER
10”
CONDUIT ROUTE
2 Ø STEEL PIPE WELDED TO METAL PLATE @ 36” O.C.



SECTION A-A

SCALE: 1 ½"=1'-0"

DETAIL B

SCALE: 1 6" - 1" - 0"

SIGNAGE AND GRAPHICS (cont'd.)

MISCELLANEOUS SIGNAGE REQUIREMENTS

- The Tenant is fully responsible for the actions of their sign contractors, including the repair of any damage caused by the contractors.
- Ladders, cranes, scaffolding, or other equipment used for the installation will not be permitted in the center during business hours.
- Access panels through Tenant ceilings and/or catwalks required to service Tenant sign equipment shall be provided as per code and at Tenant's expense.
- Access panels will not be permitted on storefront soffits or underneath the entry soffit. All access panels must be concealed and located at the backside of the entry soffit.
- All illuminated signs shall be fabricated and installed in compliance with all applicable building and electrical codes and shall bear a U.L. label.
- All illuminated signs must be on during the hours of The Village at Corte Madera. The signs shall be controlled by a time clock on a separate circuit.
- Tenant shop signs are to face the mall area only. No signs, other than major department stores and Village identification shall be visible from the highway, unless otherwise approved by Landlord and the Town of Corte Madera.

Sign Drawings Submittals

The Tenant's sign fabricator must submit shop drawings directly to the Landlord for approval. Fax copies will not be reviewed.

Tenants are encouraged to send signage concepts along with Submission I for review, so that any revisions required are addressed prior to the final approvals.

Complete signage shop drawings must accompany the final design Submission II before final approval by the Landlord can be granted.

- Material designation and color sample
- Lighting specifications (if applicable)
- Actual letter style, type and dimensions
- Detail drawings of all ornamental hardware
- A drawing indicating the precise location on the storefront, overall dimensions and the location of all concealed hardware and equipment including transformers and access panels.

After approval by the Village at Corte Madera, the Tenant must submit final signage design drawings to the Town of Corte Madera Planning Department for review and approval of Landlord-approved signage drawings.

Operational Signs

Signs indicating hours of business and emergency phone numbers are permitted, but shall not exceed one hundred and forty four square inches (144 sq. in.). These operational signs shall not exceed two inches (2") in height and must use gold or silver leaf lettering.

Digital Display

Refer to Digital Display Manual on the Center's website for more information.

- Digital Display is required to become part of the storefront design.
- Pole mounted monitors are not allowed.
- Free Standing units are not allowed.

Prohibited Signs

- Illuminated or non-illuminated acrylic faced letters with plastic trim caps
- 'Can' signs with illuminated translucent background and silhouetted letters
- Vacuum-formed or injection-molded plastic signs
- Signs with exposed lamps or tubes, other than neon
- Animated, moving, flashing or audible signs
- Signs employing luminous painted paper, cardboard signs, stickers or decals hung around or behind the storefront
- Sandblasted or routed wood signs
- Signs employing exposed raceways, ballast boxes, transformers, crossovers or conduits
- Freestanding or pendant type signage
- Names, stamps or decals of the sign manufacturer displayed on any portion of the sign
- Exposed, non-ornamental hardware used for sign attachment
- Internally illuminated awnings with signage

INTERIORS

Tenants are encouraged to produce high quality, well detailed and executed interior solutions that are unique, imaginative, and stylized. Tenant interiors and storefront designs should reflect the same vocabulary of design forms and material to strengthen their relationship.

The store interior is typically viewed as a continuation of the storefront in design and materials. Walls are to have modulation of display systems and built in architectural components that reinforce the store design theme. Tenants with above normal sound levels must provide sound isolation in demising walls, floor, ceiling including pipes, conduits and wires must be designed so that in no event shall tenants noise emit sounds and/or vibrations which would cause the ambient noise level anywhere in the adjoining premises to be increased by more than 3 dBa during the adjoining space operating hours or (ii) which would cause the vibration level in the adjoining space to be more than 70 vdB during the adjacent premises store operating hours, or (iii) which can be unreasonably experienced in the Common Area.

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

Display Zone

The "Display Zone" is the area at the front of the Tenant space that extends from the point of closure to all points 4'-0"-8'-0" into the space. The "Display Zone" includes all display windows and retail graphics, display fixtures, signs, materials, finishes, color, and lighting fixtures within the area.

"Display Zones" 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. Tenants shall use the following design criteria for displays within the "Display Zone":

1. Design drawings shall have a "Display Zone" layout plan. The layout plan shall have cut sheets for fixture and/or mannequin types and include photographs of any existing storefronts a Tenant may have that will enhance the layout plan. A rendering is required if photographs are not available.
2. Displays shall be deliberate and designated as integrated elements of the storefront.
3. All fixture standards must be recessed into the wall. Surface mounted standards will not be permitted.
4. Security devices must be concealed, freestanding pedestals are not permitted.
5. Large temporary signs for special sales or clearances shall not be hung in the "Display Zone" including any signs taped or suction cupped to storefront glazing.
6. All "Display Zone" fixtures shall be professional and industry standard for display windows. Use of antiques or one-of-a-kind fixtures are encouraged.
7. The incorporation of a low wall or partition may be approved if held to a maximum of 4'-0" above the finished floor.
8. No pegboard, slatwall or metal shelving of any kind may be placed in or extend into any part of the "Display Zone".
9. New high quality CFL, LED and Ceramic Metal Halide Lamps (<39 watts) are available for the Display Zone.

STORE INTERIORS

Large volume and ample visibility to merchandise within the store should be key factors when designing the “Display Zone”.

Having high ceilings or no ceilings can be a creative way to display large amounts of product or large objects directly related to the stores identity. When high ceilings or no ceilings are used, the luminous intensity on the objects displayed must increase to create a dramatic experience. The source of this lighting can be unique architectural lighting that lends itself to the storefront design, or be of a concealed type such as a light cove or indirect fixtures.

Proportion and scale of objects within the “Display Zone” 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 “Display Zone”. 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.

INTERIORS (Cont'd.)

Ceilings

Dropped or suspended ceilings in Tenant spaces are not required. 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:

1. All ceilings must be a minimum of 10'-0" above finished floor.
2. The landlord will allow the following ceiling types:
    - Metal or cloth baffle system.
    - Open cell metal grid.
    - Suspended pipe frame grid and banners.
    - Painted gypsum board.
    - Acoustical 24"x24" lay-in tile.
    - Open cell egg crate in varying colors and styles.
    - Acoustical 24"x48" lay-in tile is acceptable in private or storage areas that are not viewable from the sales area.
3. 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.
4. All ceiling suspension systems shall be metal.
5. All ceilings, related framing, blocking and accessories shall be noncombustible. No combustible materials may be used above finished ceiling surfaces.

Flooring

1. Tenants shall install a floor covering in Tenant's sales area which conform to the following criteria:
    - 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 nonslip 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 "Display Zone".**
    - Vinyl flooring will be allowed only if vinyl is a pure vinyl made for high traffic areas. Vinyl samples must be submitted to Landlord for approval. **Note: Vinyl floor covering may not be used at the store entry within the "Display Zone".**
    - Any floor materials other than those mentioned above will not be allowed.
2. Tenant's floor finish shall be flush with the Village paving material. Tenant shall feather the slab and shall provide a transition strip where Tenant's floor meets the Village paving material.
3. Tenant shall provide a transition strip between opposing floor finishes. This includes but is not limited to carpet and wood, or carpet and tile.
4. Tenants shall fill in slab depressions and any cracks occurring in their leased premises and cover with Tenant's floor finish.
5. Tenant shall provide wood base in sales area.
6. Tenants shall install vinyl composition tile in Tenant's restroom with a 4" base.
7. Stockrooms with exposed concrete floor shall be sealed and a 4" base installed.

General

1. Noncombustible materials must be provided within the demised premises (including storefronts) except where treated, fire-resistant materials are permitted as approved by local authorities.
2. Samples of all finishes must be submitted for approval and included in Tenant's preliminary submissions.
3. Tenant's with operations which generate moderate or high sound levels are required to provide sound insulation with an STC rating of 51 or better against sound transmission.
4. At grade level electrical conduit may be installed at least 4" under the slab and must be in Schedule 40 PVC conduit. But never allowed to be installed in the slab or less than 4" below slab.

INTERIORS (Cont'd.)

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.

All fluorescent, incandescent, LED and HID lighting fixtures in public Tenant areas, other than track and decorative fixtures, shall be recessed with no directly visible lamp sources.

1. General Lighting
    - The first 8'-0" of the "Tenant Entry Zone" area at the front of the store shall employ fixtures that maintain a minimum of 65 footcandles of light output.
    - Concealed light coves to highlight architectural elements within the storefront are highly encouraged.
    - Remote or concealed types of light fixtures are highly encouraged to illuminate the storefront and/or signage.
    - Wall sconces may be used to cast light onto storefront forms, provided that bare bulbs are not exposed and that the finish and form of these fixtures coordinate with the overall storefront design. Fixture cut sheets will be required to be submitted if this light form is used.
    - Exterior mounted decorative light fixtures are encouraged where appropriate for the storefront design concept. Fixture cut sheets must be submitted for review.
    - All lighting must be reviewed and approved by Landlord. Tenant is responsible for maintenance of all lighting within the entire Leased Premises.
    - Tenant shall comply with all applicable energy conservation and building codes.
    - Fluorescent fixtures used for general store lighting may be either recessed or pendant mounted direct/indirect luminaires. High-quality, curved acrylic lenses used in recessed, direct/indirect fixtures are allowed. No flat, sheet acrylic lenses shall be allowed, except as required by code
    - To protect the visual environment for the benefit of all Tenants, the brightness of each Tenant's lighting will be subject to Landlord's approval.
    - Installation of Tenant lighting in the Village common area is prohibited.
    - Luminous ceilings are prohibited.
    - All showcases and display cases must be adequately lit and ventilated. Direct visual exposure of incandescent bulbs and/or fluorescent tubes is prohibited.
    - All illuminated signs shall be on during shopping center business hours and shall be wired to a time clock on a separate circuit and provided with a lock-off device.
    - All exterior lighting fixtures must be Dark Sky-Compliant.
2. Fluorescent lighting
    - Tenant's interior fluorescent lights are to be 20 amp, 277 volt with internal protection devices. Fluorescent ballasts shall be high power factor type (PF ≥ 0.90) with individual non-resetting overload protection. Ballast harmonics may not exceed that total harmonic current distortion (THD ≤ 20% for 4 foot lamps; THD ≤ 32% for 8 foot lamps) allowable by the electric utility
    - Lamps and tubes shall have a color rendering index equal to CRI 80 or better and a color temperature of 3000 deg Kelvin.
    - Fluorescent lighting shall be properly shielded to eliminate any glare from bare lamps through the Tenant's storefront.
    - Only high color rendering HID lamps (ceramic arc tube) 3200 deg Kelvin may be used. Pulse-start metal halide (available in PAR-20, PAR-30, PAR-38, T-6 single-ended, and T-6 double-ended shapes suitable for track lighting designs) are excellent choice

for accent lighting, wall-washing and floodlighting track luminaires in retail applications. Due to lamp brightness, lamp faces must be regressed at least 1.5 inches from the track head face or louvers or baffle accessories should be considered to reduce glare for occupants.

3. Track lighting
    - Track lights are not allowed in Design Control Area.
    - Quartz incandescent (low voltage) or ceramic metal halide PAR 38 spots are encouraged.
    - Lights shall be finished to match ceiling; other finishes to be approved by Landlord.
    - Track heads are to be accommodated with shields or louvers.

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 80 dB (including but not limited to music stores, arcades, etc.). 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.
- **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" 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 equirements.
- Tenant shall provide a main water shut off valve located at eye level in a wall behind a labelled access door. Locate in or near employee restroom as designated by Landlord.

Water Efficiency

1. The Tenant is required to install waterless urinals in tenant restrooms when urinals are used.
2. Low-Flow water closets using 1.6 GPF or less gallons per flush will be installed in all tenant spaces.
3. Operation sensors and low-flow heads using 0.5 GPM or less in lavatories.

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.

EXIT CORRIDORS

Distribution of utilities through a newly constructed or an altered exit passageway is prohibited except for equipment and ductwork specifically serving the exit passageway, sprinkler piping, standpipes, electrical raceway for fire department communication and electrical raceway serving the exit passageway.