



Taubman  
The Gardens on El Paseo  
and El Paseo Village

**ARCHITECTURAL  
DESIGN CRITERIA**

03.01.2023

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**STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND  
FIRE PROTECTION CRITERIA LOCATED AT [TENANTCOORDINATION.TAUBMAN.COM](https://tenantcoordination.taubman.com)**



# 1.0 INTRODUCTION

**THE GARDENS ON EL PASEO IS THE UPSCALE LIFESTYLE CENTER IN THE COACHELLA VALLEY, WITH IT'S ADJACENT CENTER EL PASEO VILLAGE. THE CENTER'S AFFLUENT SHOPPER BASE INCLUDES LOCAL AND SEASONAL RESIDENTS, AND TOURISTS.**

- ❑ Coachella Valley welcomes more than 13.6 million visitors annually that have an economic impact of \$5.5 billion. Biggest draws include cultural, dining and wellness in a mountainous scenery.
- ❑ The city of Palm Desert is home to some of the nation's most luxurious golf and resort communities, including Big Horn, Indian Ridge and Iron Wood.



# 1.0 INTRODUCTION

## PHILOSOPHY

The Gardens is a 2-level, open-air shopping gallery and dining complex located in the heart of Palm Desert, California. It contains a 50,000 square foot Saks Fifth Avenue department store, 150,000 square feet of specialty retail shops and upscale restaurants, all served by a 1,000 car, 2-level parking structure. Through the creation of a central garden and a series of secondary gardens, courts and Paseos, recognized as the premier shopping district in the desert resort communities. The Gardens are a civic place, open to the street, inviting the community to explore and discover a richly layered composition of varied and distinct environments.

At The Taubman Company, our philosophy is to create retail centers that showcase exciting and successful stores. We encourage Tenants to be creative, innovative and develop an inviting and exciting store. The following guidelines have been created to outline our design philosophy, requirements, and recommendations when it comes to developing your space.

- ❑ **Good Design = Good Business:** Design focus is to be emphasized in the Tenant store and the Mall commons areas. Together, both areas influence the overall perception of the Mall environment and potentially your bottom line.
- ❑ **High Standards:** Consider these guidelines as a means to ensure that all Tenants and their respective consultants and contractors are designing and building to the same high standard to ensure the overall quality of the Mall environment.

**“Good retail design is all about overcoming threshold resistance, bringing the customer into the store”**

**A. Alfred Taubman - Founder**

- ❑ **Overcoming Threshold Resistance:** “The physical and psychological barriers that stand between your shopper and your merchandise... it’s the force that keeps your customers from opening your door and coming in over the threshold.”

- ❑ **Overcoming threshold resistance is one of the keys to being a successful retailer,** regardless of your approach to reaching your customer.
- ❑ **Omni-Channel Retail Experience:** most successful retailers rely on a multi-channel approach to marketing, selling, and serving customers with an Omni-channel retail approach. Omni-channel retail is a way that creates an integrated and cohesive customer experience no matter how or where a customer reaches out.
- ❑ **Brick & Mortar and the Omni-Channel Retail Experience:** As the Omni-channel Retail Industry continues to evolve, connecting people to your brand through the brick and mortar experience is more important than ever. Your store design offers customers an opportunity to see your brand in its physical manifestation and exposes people to unique opportunities to discover and connect to your brand.





# 1.0 INTRODUCTION

## LEGAL STUFF

- ❑ **Rights:** We reserve the right to modify, add to, or delete from these guidelines at any time. Please understand that it's only because we are focused trying to create the best retail environment for all.
- ❑ **Disclaimer:** Please note, any and all drawings in this document are schematic in nature and are for reference purposes only.
- ❑ **Please note** It has been our intention to clarify any items that conflict however after you have read the complete Tenant manual document, please let the Tenant Coordinator know if you discover conflicting information that is not explained somewhere in the information.

**PLEASE, PLEASE, PLEASE** engage a highly qualified-experienced retail architect, designer, and contractor as early as possible in the lease process. Also, the sooner you complete the design and construction documents, the sooner the store will open.

- **Only use licensed professionals** in the preparation of architectural, design, mechanical, electrical, structural, etc. documents and construction work. Licensed professionals in these respective fields are required to be used.
- **Architectural site surveys** are to be completed by the Tenant. An on site review of the leased premises, surveying if required, is to be completed at the Tenants own expense. **We subscribe to the old saying... measure twice and cut once... for everyone's sake.**



# 1.0 INTRODUCTION

## SUSTAINABILITY

❑ **Sustainable Design:** We encourage every retailer, architect, and contractor to create a environment using the latest sustainable design and construction practices.

❑ **We recommend the following Sustainable Guidelines for your space:**

- **Establish a green construction policy** for renovations and tenant build-outs related to construction area, waste management, ventilation, worker protection and means & methods (See Facility Rules & Regulations for additional information).
- **ENERGY STAR Products:** As you choose equipment and fixtures for your space, please consider installing ENERGY STAR® products. The ENERGY STAR label allows you to easily identify products that meet strict requirements for energy efficiency. You can search for ENERGY STAR products at <https://www.energystar.gov/products>. Discounts may be available for bulk purchases.

ENERGY STAR models of the following equipment are available: Computers, Copiers and Faxes, Data Storage, Enterprise Servers, Ice Makers, Mailing Machines, Monitors and Displays, Notebook Computers and Tablet PCs, Printers and Scanners, Refrigerators, Telephones, Televisions, Vending Machines, Water Coolers.

- **Healthy, low-emitting materials for tenant build-outs:** Zero or low-VOC (50 grams per liter or less) drywall primer/sealer, paint, caulks, adhesives, sealants, and wood finishes, Formaldehyde-free composite wood products, including plywood, particleboard, and medium density fiberboard (MDF), Finish flooring that does not contain phthalate compounds, Workstations and furnishings that do not emit VOCs or formaldehyde, Chairs free of PBDE flame retardants.

❑ **Install high-efficiency plumbing fixtures for tenant build-outs: (see MEP Criteria for additional information).**

❑ **Healthy lighting for tenant build-outs: (See Lighting Section of this Criteria for additional information).**

❑ **Healthy, Low-Emitting Products:** We recommend using the following certification systems to identify healthy, low-emitting products:

- U.S. EPA Safer Choice, C2C (Cradle to Cradle), SCS (Scientific Certification Systems), Green Seal, BIFMA Product Safety and Performance Standards and Guidelines (Business and Institutional Furniture Manufacturer's Association), GREENGUARD Label, CRI Green Label and Green Label Plus (Carpet and Rug Institute), International Living Future Institute's Declare Database.

❑ **Energy Code:** That certain document in book form entitled "**California Energy Code, Title 24, Part 6, 2016 Edition,**" including the appendices thereof, as approved and copyrighted by the "California Building Standards Commission," 2525 Natomas Park Drive, Suite 130, Sacramento, California, 95833-2936, prescribing regulations governing the building envelope, space-conditioning system, water-heating systems, indoor lighting systems, outdoor lighting systems, and indoor and outdoor signs installations, construction, maintenance, alteration, and repair within the city, is hereby adopted by reference as the "Energy Code" of the city of Palm Desert. The California Energy Code will be on file for public examination in the office of the building official. (Ord. 1310 § 2, 2016)



# 1.0 INTRODUCTION

## THE PROCESS





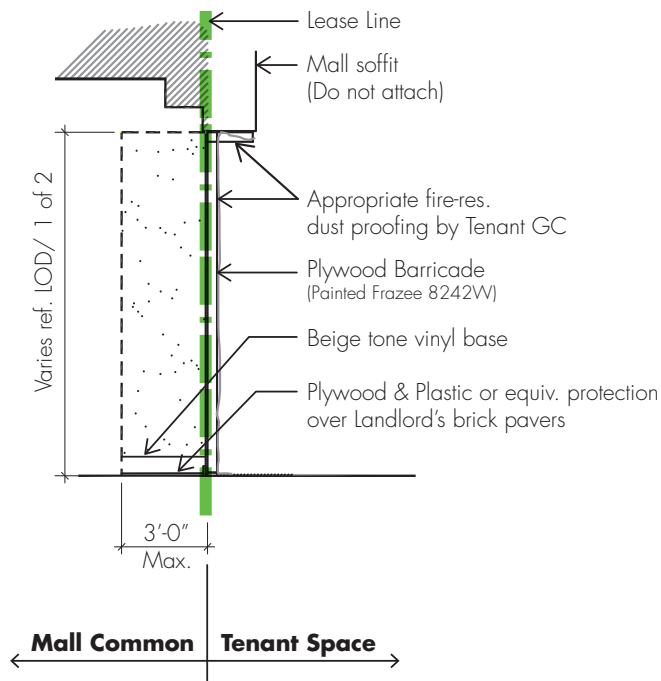
# 2.0 ARCHITECTURAL DESIGN CRITERIA

## TEMPORARY BARRICADES

- ❑ **Temporary storefront barricades are required during construction to create a containment area for Tenant construction activity.**
- ❑ **Refer to the local Center management team and the Center rules & regulations** located at <http://Tenantcoordination.taubman.com> for barricade requirements including, but not limited to, installation and removal, relocation, dust containment, entry conditions, etc.

### TYPICAL BARRICADE SECTION

SCALE: NTS



- ❑ **Barricade General Specifications:** If required, contractor must install a 12' barricade with lid (in applicable areas) and be approved by the City of Palm Desert Building and Safety Department. The barricade cannot project more than 3' from the neutral piers. Prior to constructing the barricade, plywood and plastic must be installed over Landlord's brick pavers in the projected area. The barricade walls must be built on this plywood. (If any damage occurs to the Landlord's pavers, the contractor will be charged for repairing or replacement).

Tenant's contractor shall protect their work from damage and shall protect the work of other Tenants and Landlord common area from damage by Tenant, Tenant's contractor, and their employees and subcontractors.

- ❑ **Barricade Finish:** Barricade must be painted Frazee, color 8242W and beige tone vinyl base must be installed on this barricade. Any deviation from this specification must be approved by the landlord's representative.
- ❑ **Barricade Access:** One door swinging inward is permitted in this barricade only if tenant's premise does not have a rear service door.
- ❑ **Barricade Removal Process:** The barricade cannot be removed without first obtaining Landlord's approval.  
  
Prior to and upon completion, contractor and Landlord's On-Site Representative shall walk common areas. Any damage to pavers or common areas will be repaired at the contractor's expense.
- ❑ **Removable Full Color Graphics:** Prior to printing and installation, the Tenant shall submit full color graphic content to the facility director at the Center for approval. Only Landlord approved signage will be permitted on the barricade.

- ❑ **Promote your brand** using your barricade graphics during store construction. Applying graphics to the barricade enhances a retailers brand image. Graphics should support and bolster your brand image with logos, tag lines, imagery, and colors.

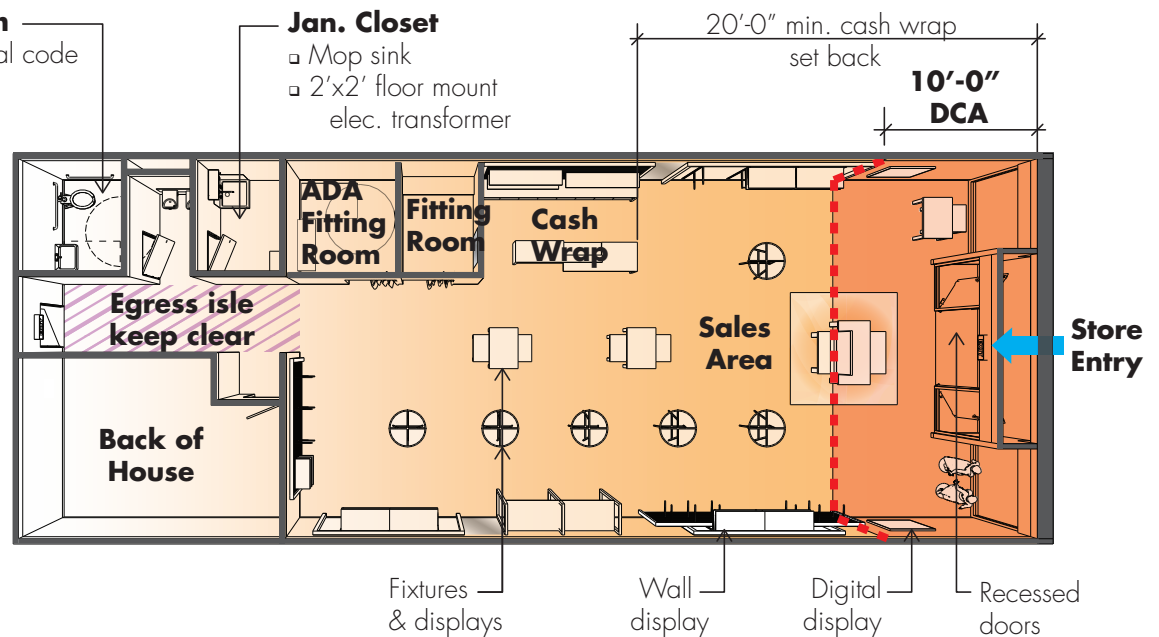
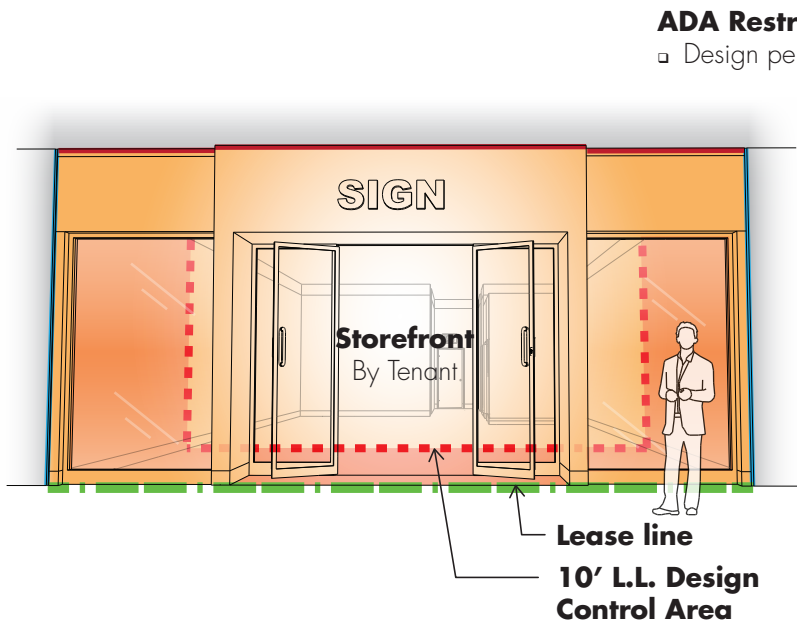
# 2.0 ARCHITECTURAL DESIGN CRITERIA

## TYPICAL STORE FLOOR PLAN

### DESIGN CONTROL AREA

- ❑ **Design Control Area (DCA): Focus, Focus, Focus on the DCA.** The Design Control Area is the area of the store extending from the storefront lease line into the store approximately +/- ten feet (10'-0") across the entire width of the store. As the design in this zone is so critical to the overall appearance of the store, we will focus on this area for the majority of our design comments.
- ❑ **Emphasize your brand** but consider the context within which you are designing, the terms of the lease and the following Criteria when designing your space. We want you to express your individuality and brand but we ask that the factors above are kept top of mind when designing and building.

- ❑ **Floor plan: Plan, Plan, Plan...** A well thought out plan allows Tenant's to explore creative design options and store layouts that emphasize your brand and encourage customers to browse and buy.
  - **Creating a fully integrated design** includes coordinating the building specs, customer traffic flow, product placement, finishes, materials, lighting, color, display windows, signage, flooring, transitions, etc. Using the highest quality materials in all instances.



### DCA ELEVATION

SCALE: NTS (TENANT SPACES WILL VARY)

### TYPICAL MERCHANDISE PLAN

SCALE: NTS (TENANT SPACES WILL VARY)



# 2.0 ARCHITECTURAL DESIGN CRITERIA

## STOREFRONT DESIGN

**You only get one chance to make a first impression...**

So give the customer a reason to stop at your store by creating an exciting storefront design that helps tell the story of your brand.

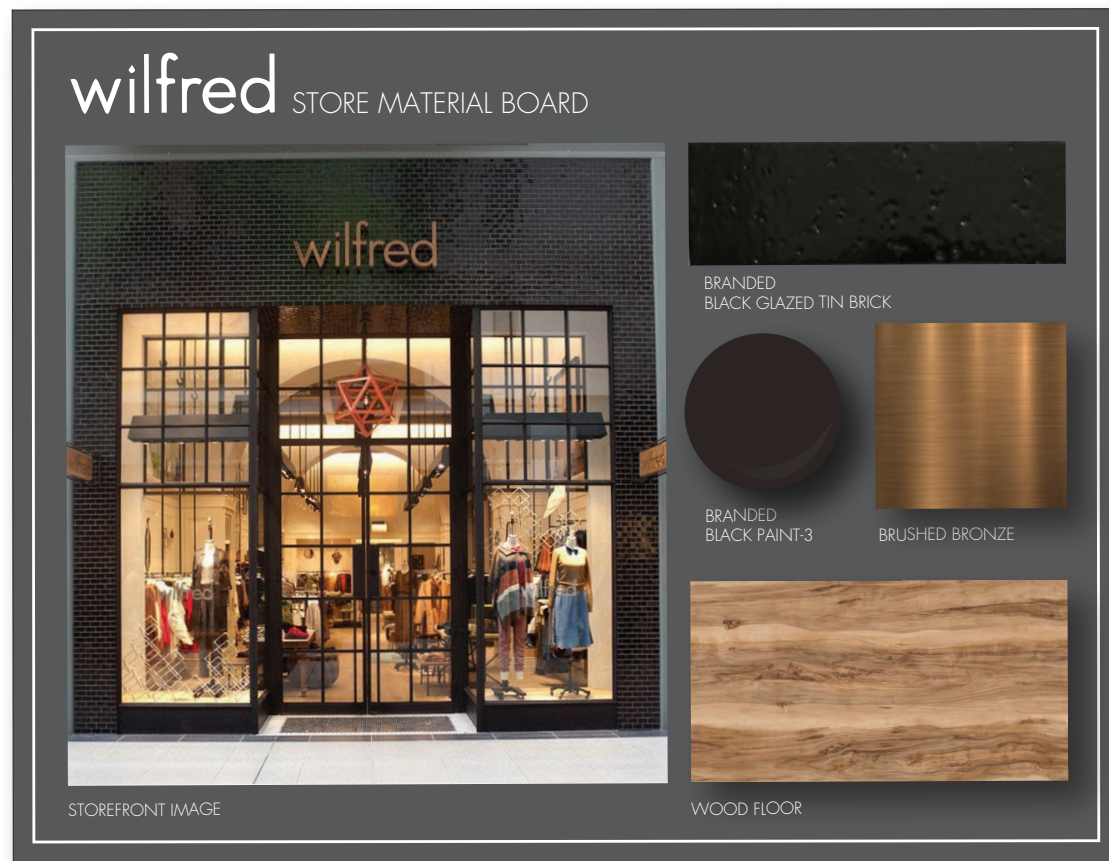




## 2.0 ARCHITECTURAL DESIGN CRITERIA

### MATERIALS & FINISHES

- ❑ **Material Samples:** Tenant must provide an 11"x17" material sample board with their plan submittal (labels must be consistent with the plan submittal legend.)
- **Photos and Renderings:** In addition, we suggest the Tenant provide photos of finishes from a comparable existing store or renderings for the proposed storefront design with their plan submittal.
- ❑ **Materials:** All materials must be acceptable for outdoor use. The Gardens is covered but not enclosed and therefore is subject to sun, rain and wind conditions. A waterproof membrane must seal the width of the entire storefront at the base.
- ❑ **Detailing or joinery of differing materials** is very important. A carefully defined edge must be established between different horizontal and vertical Tenant materials and surfaces as well as between the Tenant and



## 2.0 ARCHITECTURAL DESIGN CRITERIA

### STOREFRONT GLAZING, ENTRANCES, AND CLOSURES

- ❑ **No opaque portion** of a Tenant's storefront shall exceed 6' in length.
- ❑ **Storefront maximum opening is 7'.** Openings may be placed on each plane of the storefront.
- ❑ **Floor finish** is to be per Landlord specifications, and installed by the Tenant, between the storefront limits and the edge of common mall floor.
- ❑ **Exterior Construction:** Tenants on both levels must consider their storefronts to be exterior construction and take all necessary weatherproofing precautions. **A minimum 8" high hard surface, non-porous base** must be provided at all storefronts. A waterproof membrane has been provided by the Landlord on the upper level walkway and Tenants must maintain the integrity of the existing membrane when providing a continuous membrane connection to their storefront.
- ❑ **Storefront Parameters:** Storefronts shall be designed, fabricated, and installed by Tenant at the Tenant's expense. Storefronts shall extend from the slab to the horizontal neutral strip and shall abut the vertical neutral strips on either side. All construction shall be self-supporting from the floor and independent from the mall fascia, but may be braced from the mall structure. A 3/4" x 3/4" painted black metal recessed reveal is required, adjacent to Landlord's horizontal and vertical neutral strips.
- ❑ **Storefront entries must occur 3'6" behind Tenant maximum storefront projection line.** Storefront type and height may affect the type of store entry proposed. Acceptable means of storefront entries are:
  - **Recessed out-swinging doors.** Doors shall not extend past the maximum storefront projection when fully open. Doors may be fully glazed, solid, or any combination.
  - **In no event shall roll down grills or metal sliders be permitted.**
- ❑ **Security Devices:** Please refer to page 52-53, Store Security for full information.
- ❑ **Storefront glass** shall be clear, safety plate or tempered float glass. No tinted glass will be allowed.
- ❑ **Paint Specifications:** Refer to page 51 for project paint specifications.



### EL PASEO VILLAGE

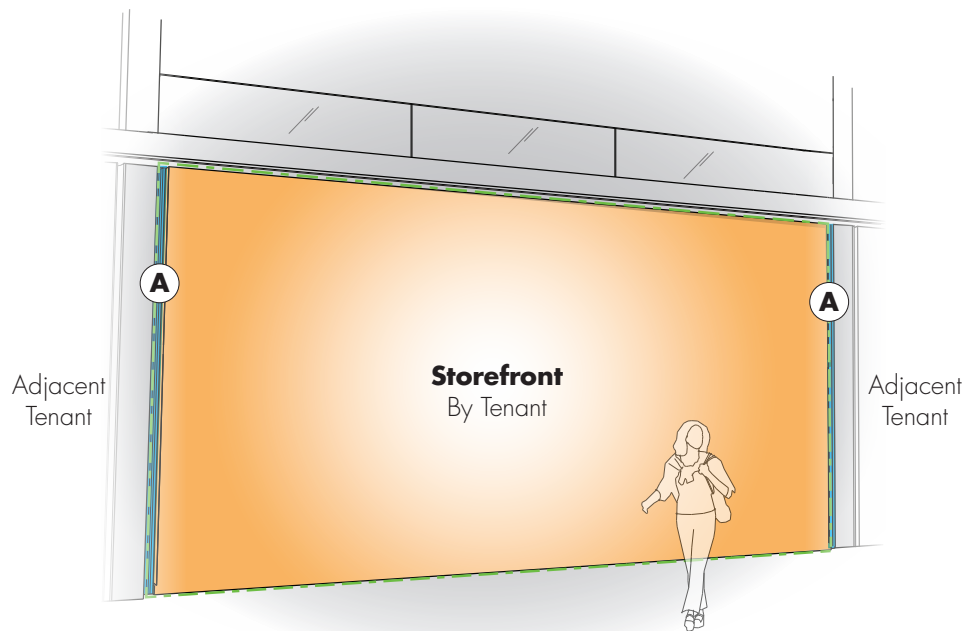
#### Storefront Entrances

- ❑ **Storefronts shall be constructed** to permit secure closing of the premises. Storefront closure must occur on or behind the storefront lease line. Minimum entrance opening width shall be 6'-0" and have 2 doors. Entrance doors must swing out. All storefronts are exterior storefronts and **must be designed to be watertight.** First floor storefront openings are approximately 15'-0" High – (verify in field and with Landlord's construction documents).

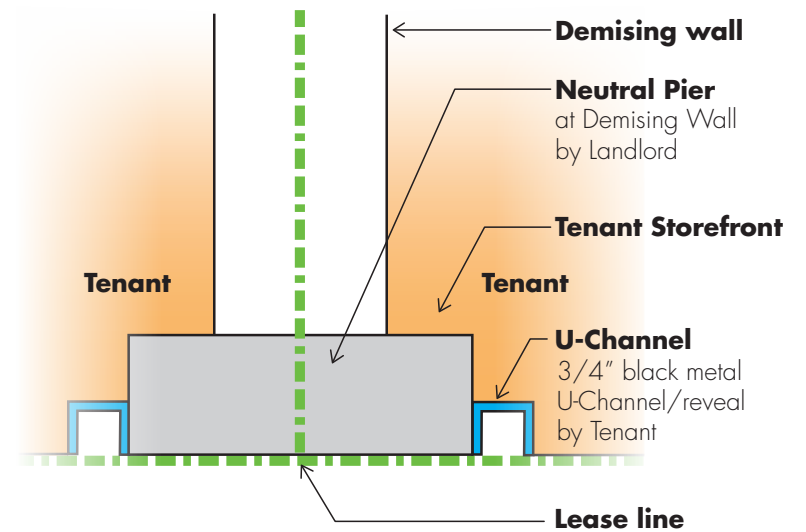
# 2.0 ARCHITECTURAL DESIGN CRITERIA

## TRANSITIONS-TRANSITIONS/DEMISING CONDITIONS

- ❑ **U-Channel Transition:** Tenant to install 3/4" x 3/4" black metal U-Channel/Reveal adjacent to Landlord's horizontal and Neutral Piers.
- ❑ **Note:** Refer to Section 3 Details and Diagrams for typical storefront types.



**TYPICAL DEMISING ELEVATION**  
SCALE: NTS



**A TYPICAL U-CHANNEL SECTION @ DEMISING WALL**  
SCALE: NTS



## 2.0 ARCHITECTURAL DESIGN CRITERIA

### STOREFRONT MATERIALS-STONE

❑ **Stone:** Stone, granite, marble, limestone, slate, and other natural stone materials may be used in storefront applications.

❑ **Materials:** All materials must be acceptable for outdoor use. The Gardens is covered but not enclosed and therefore is subject to sun, rain and wind conditions. A waterproof membrane must seal the width of the entire storefront at the base.

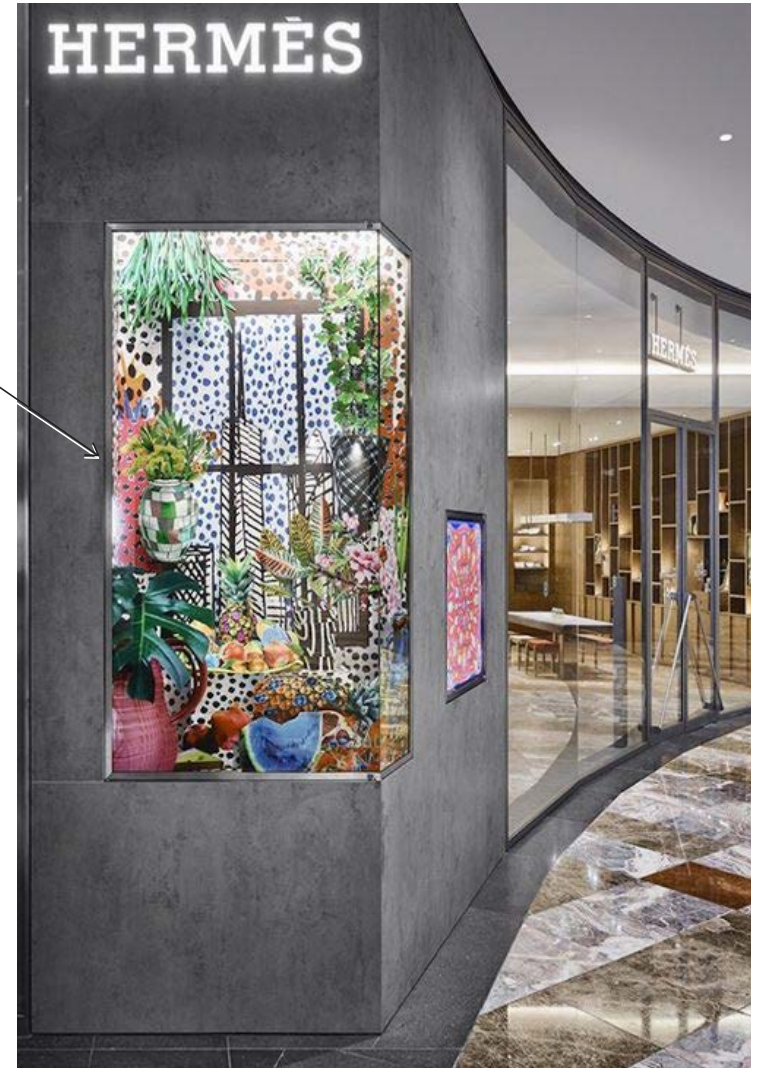
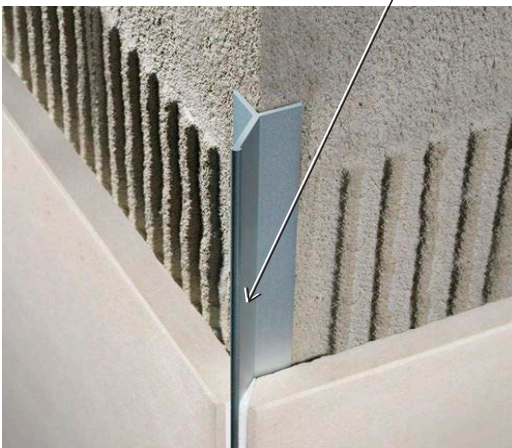


❑ **Stone** may be polished, unpolished, sandblasted, flamed, honed, split face, or carved. Careful craftsman like attention to detail is required at all connections and transitions to other materials.

❑ **Edge details** must prevent visible unfinished edges. Exposed edges must be quirk mitered, chamfered, or polished to match adjacent surface finish.

❑ **Transition** between stone and adjacent materials must be defined by metal reveals.

❑ **Natural stone** must be protected against staining and discoloration by means of sealers.



## 2.0 ARCHITECTURAL DESIGN CRITERIA

### STOREFRONT MATERIALS-METALS

❑ **Metals:** All storefront metal panels must meet Landlord requirements below.

❑ **Materials:** All materials must be acceptable for outdoor use. The Gardens is covered but not enclosed and therefore is subject to sun, rain and wind conditions. A waterproof membrane must seal the width of the entire storefront at the base.



- ❑ **Textured or brushed** stainless steel, galvanized, sandblasted, and etched metals are encouraged in creative applications.
- ❑ **Minimum 18 gauge** metal panels are required. Min 1/2" thick fire rated plywood substrate is required.
- ❑ **Fabrication** must be either heavy gauge material or thinner gauge material shop laminated to solid backing. In no case is oil canning (resulting from light reflection from an uneven or buckled surface). Scratches, warps, dents, occlusions, visible seams, or other imperfections are not permitted.
- ❑ **Sealants** on natural metals are required to prevent tarnishing and must be maintained by Tenant at Tenant's expense.



- ❑ **All joints and seams** must be even, straight and concealed when possible. Outside corners are to be mitered, continuous break shaped, bent, or hemmed. **Seams between metal panels must be identified on the storefront elevations.**
- ❑ **Reveals:** 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. **No visible fasteners permitted.**





## 2.0 ARCHITECTURAL DESIGN CRITERIA

### STOREFRONT MATERIALS-WOOD

❑ **Wood:** Painted or stained wood may be used in many design applications, such as window frames, decorative trim, molding, and for solid areas, such as decorative bulkheads. In some cases it may be used for larger architectural elements, such as columns and entrances.

❑ **Materials:** All materials must be acceptable for outdoor use. The Gardens is covered but not enclosed and therefore is subject to sun, rain and wind conditions. A waterproof membrane must seal the width of the entire storefront at the base.



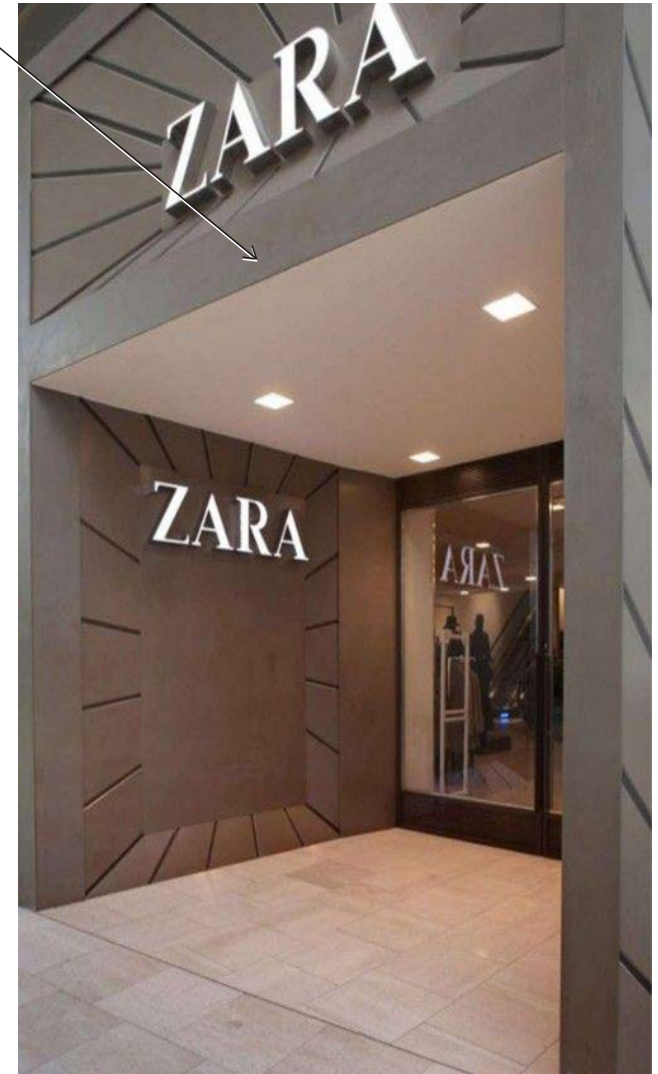
❑ **Painted wood** must have a shop quality enamel or clear finish.

❑ **Detailing & construction** to be executed in a high quality craftsman like manner.

❑ **All wood used in construction of storefront** must be kiln dried, mill quality hardwood, and must meet local flame spread requirements.

❑ **Extensive use** of natural wood finishes is discouraged. All stains and finishes must be Landlord approved.

❑ **Wood paneling** and plank construction is not acceptable unless presented in a highly imaginative concept and approved by the Landlord.





## 2.0 ARCHITECTURAL DESIGN CRITERIA

### STOREFRONT MATERIALS-TILE

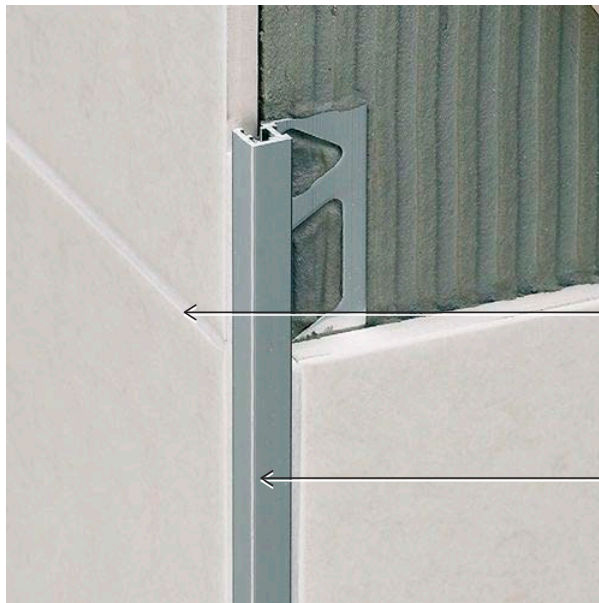
❑ **Tile** may be used in diverse applications. Its use is encouraged to introduce light, decorative texture or graphic quality to a storefront.

❑ **Materials:** All materials must be acceptable for outdoor use. The Gardens is covered but not enclosed and therefore is subject to sun, rain and wind conditions. A waterproof membrane must seal the width of the entire storefront at the base.



❑ **Mosaic:** Small and intricate mosaic tile patterns may be utilized for detail and accent only.

❑ **Porcelain, ceramic, or glass tiles** in glazed or natural finishes may be used as accents and in limited field applications. Patterns used over large areas are expected to have a sophisticated well executed design concept.



❑ **Porcelain tiles** are known to be denser and less porous than ceramic tiles. Porcelain tiles are highly resistant against chipping and scratching.

❑ **Grout color** should match the background color of the tile so as not to emphasize a grid pattern.

❑ **Corner Details:** All tile must be carefully detailed at outside corners with bull nose edges or special corner trims. Lapped or butt joints are not permitted.



## 2.0 ARCHITECTURAL DESIGN CRITERIA

### STOREFRONT MATERIALS-PAINTED SURFACES

❑ **Painted Surfaces:** Any paint applied to the materials in the storefront must be specified and is subject to Landlord review and approval.

❑ **Materials:** All materials must be acceptable for outdoor use. The Gardens is covered but not enclosed and therefore is subject to sun, rain and wind conditions. A waterproof membrane must seal the width of the entire storefront at the base.



❑ **Painted metal** shall have a factory applied finish of baked enamel or powder coat treatment.

❑ **Painted wood** surfaces must be properly prepared and sealed prior to the application of a high grade enamel or low VOC Epoxy type finish.

❑ **Painted gypsum** wall board will be allowed only within the interior of the storefront, not on the exterior storefront.

❑ **Required MDF finish process:** 1 coat primer, 2 coats finish (sprayed and sanded between each step). Min. thickness for MDF is 3/4" on storefronts.



## 2.0 ARCHITECTURAL DESIGN CRITERIA

### STOREFRONT MATERIALS-MISC.

- ❑ **Precast Stone and Concrete:** Many precast stone and concrete products are currently available that may be acceptable for storefront applications. The use of these materials is at the discretion of the Landlord.
- ❑ **Plaster:** Plaster, cement plaster (stucco), and venetian plaster finishes may be considered for limited storefront applications. 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.
- ❑ **Finish Textures:** Should be a light dash, sand, or smooth finish.
- ❑ **Faux Finishes:** Faux finishes may be used at the Landlord's discretion. Actual samples of the faux finish must be submitted to the Landlord.
  - Photographs of previous examples are helpful but may not be substituted for an actual sample.
  - Faux finishes must be executed by a commercial artisan specializing in that medium.



#### PROHIBITED MATERIALS

The following is a list of prohibited materials. In rare instances, special consideration may be given for the use of a prohibited material if its application is highly original, creative and essential to the theme or design concept of the storefront. Exceptions will be determined by the Landlord during design review:

- ✗ Plastic laminates
- ✗ Glossy or large expanses of acrylic or plexiglas
- ✗ Pegboard
- ✗ Mirror
- ✗ Highly polished or plated metals except as trim
- ✗ Reflective glass
- ✗ Distressed woods such as pecky cedar, rough sawn lumber, and softwoods.
- ✗ Anodized aluminum
- ✗ Vinyl, fabric, or paper wall coverings
- ✗ Plywood or particle board
- ✗ Sheet or modular vinyl
- ✗ Luminous ceilings including “egg crate”
- ✗ Vinyl awnings
- ✗ Shingles, shakes, and rustic siding



## 2.0 ARCHITECTURAL DESIGN CRITERIA

### STOREFRONT SIGNAGE

- ❑ **Number of Signs:** Tenant shall identify the premises by installing **(1) one primary identification sign** on the storefront elevation. Second sign at corner conditions may be permitted per Landlord's approval.
- ❑ **Store Name/Trade Name:** Wording of signage is limited to Tenant's trade name. Logos may be included if they are specifically included in the Tenant DBA and approved by the Landlord.
- ❑ **Height:** The average height of sign letters or components **shall be twelve inches (12" in.) average and sixteen (16" in.) max.**
- ❑ **Size Requirements:** Tenants are permitted 1 square foot of sign area maximum per lineal foot of storefront. This area will be measured by circumscribing a rectangle around the main body of the sign.
- ❑ **The overall length of the sign** may not exceed 66% of the width of the storefront between neutral piers. Signs may not exceed the boundaries of the storefront sign zone as defined by each storefront type.
- ❑ **Review and Approval: All signage, identification, and graphics are subject to the approval of the Landlord.** The Landlord maintains all authority to reject any sign or sign component. Whether specifically addressed in this manual or not.
  - All signage shall be submitted to Landlord for approval with scaled shop drawings.
  - All signs and sign installation shall comply with all local building and electrical codes.
- ❑ **Street Facing Signage: If Tenant signage is street facing, a sign application must be submitted to the city of Palm Desert. Refer to example on page 46.**



## 2.0 ARCHITECTURAL DESIGN CRITERIA

### STOREFRONT SIGNAGE

- ❑ **Blade Signs:** Tenants are permitted 1 projecting blade sign per storefront. Corner Tenants are permitted one blade sign per building elevation. Bracket must be purchased from Landlord's Vendor. Scott's Architectural Graphics at 707-545-4519. Refer to pricing information on page 50.
  - Projecting blade signs may be a maximum area of 6 square feet and may not exceed 25 pounds in total weight.
  - Supporting brackets and electrical components may be attached to either the Tenant storefront or the Landlord's neutral pier. If attached to neutral pier, Tenant must pay for all additional structural reinforcing to support sign.
- ❑ **Blade Sign Criteria for Tenants in El Paseo Village:** Blade signs are to only be placed on El Paseo Blvd. No blade signs on rear or side of building.

- ❑ **Blade Sign Criteria for tenants with storefront under the Trellis:**

- Tenants are allowed (1) Sign.
- No wall mounted blade signs, blade sign to be hung from trellis.
- Tenant is required to use Landlord vendor for bracket and work with mall team for placement. Verify placement location with mall management.
- Same size required as wall mounted blade sign, (not to exceed 6 SF and 25 pounds).
- Blade sign to be non-illuminated.

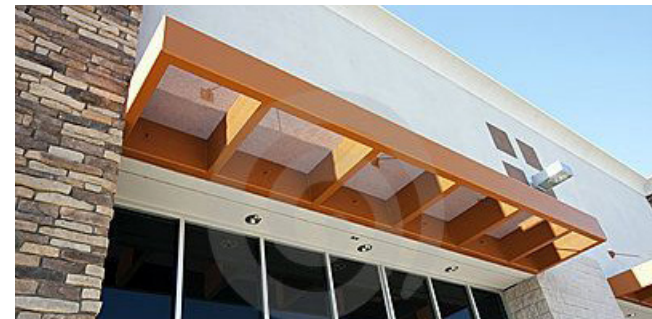




## 2.0 ARCHITECTURAL DESIGN CRITERIA

### STOREFRONT SIGNAGE

- ❑ **Awnings:** Awnings are allowed and shall be installed below tenants main sign and to tenant storefront construction and not the surrounding Landlord materials (neutral piers, bulkheads). Awning frames must be painted and have open ends. Awnings may not extend beyond 4 feet off tenant storefront and may not be below 8 feet above exterior sidewalk. No Tenant signage shall be allowed on the awnings.
- ❑ **Canopies:** To keep consistency throughout the center, only Tenants facing El Paseo Blvd. will be allowed to install Canopies. (See below).
- ❑ **Service Door Sign-Interior:** A uniform store identification sign shall be installed by Tenant per Landlord's specifications. Tenant shall not post additional signs in service areas. Letters are to be three inches (3" in) high in black vinyl applied directly to the outside face of the Tenant's door. Wording shall be limited to Tenant's name and space number only.





# 2.0 ARCHITECTURAL DESIGN CRITERIA-

## SPECIFIC SIGN GUIDELINES



Edge lit



Dimensional



Applied to glass



Back lit



Edge lit



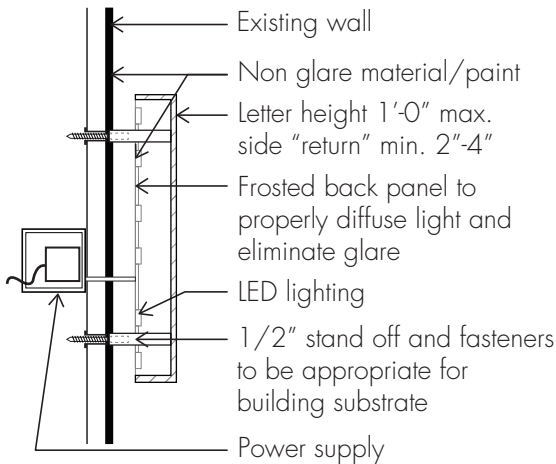
Internal illumination



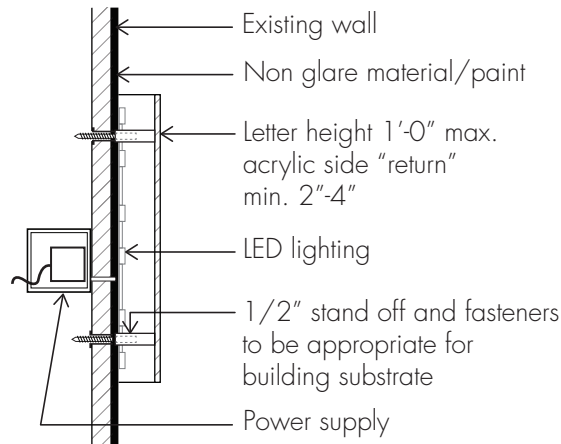
Dimensional



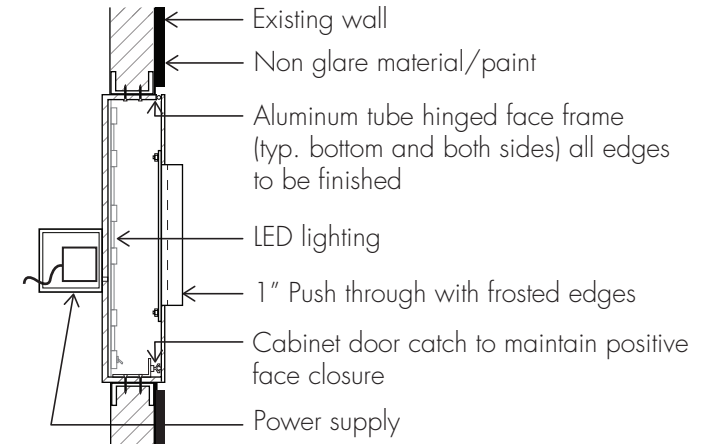
Pin mounted



**Illuminated pin mount**



**Illuminated channel**



**Push through**

# 2.0 ARCHITECTURAL DESIGN CRITERIA

## STOREFRONT SIGNAGE

### PROHIBITED SIGN TYPES

- ✘ Signs with exposed fasteners, vents, or weep holes. **Exterior signs may have weep holes but they must be baffled.**
- ✘ Signs employing flashing, flickering, or moving lights of any kind.
- ✘ Sign manufacturer's name, stamps, decals, or registered trade marks.
- ✘ Signs with exposed raceways, ballast boxes, or transformers.
- ✘ Signs painted directly on the storefront sign band.
- ✘ Signs employing luminous, vacuum formed plastic letters.
- ✘ Signs of exposed box or cabinet type design that employ transparent, translucent, or luminous plastic background panels.
- ✘ Moving or rotating signs.
- ✘ Signs employing unedged or uncapped plastic letters with no returns.
- ✘ Paper, plastic, or cardboard signs. In addition, stickers or decals of any kind are not permitted on the storefront glass or in entry area, unless approved by Landlord.
- ✘ No sign, advertisement, notice or other temporary lettering shall be exhibited, inscribed, painted, or affixed on any part of the storefront(s) except store identification signs.
- ✘ Exposed neon (unless stated otherwise specific zone criteria).

### POSSIBLE SIGN TYPES

- ✓ Signs with an orientation other than horizontal, that is, no vertical, perpendicular (blade signs), or diagonal signage, etc. unless approved by Landlord.
- ✓ **LED simulated neon**, Neon creativity, combined with good taste and common sense, are watchwords in designing with neon graphics. Although bare tube neon may be acceptable as a graphic design element (when used in moderation) it generally is not favored as a graphic tool. Excessive use of neon or any neon within ten feet of the storefront lease line or on the storefront is restricted by the Lease agreement. Proposed neon details must be submitted with the Construction Documents for Landlord's review and approval.



✓ ACCEPTABLE



✘ PROHIBITED



## 2.0 ARCHITECTURAL DESIGN CRITERIA

### STOREFRONT DECALS

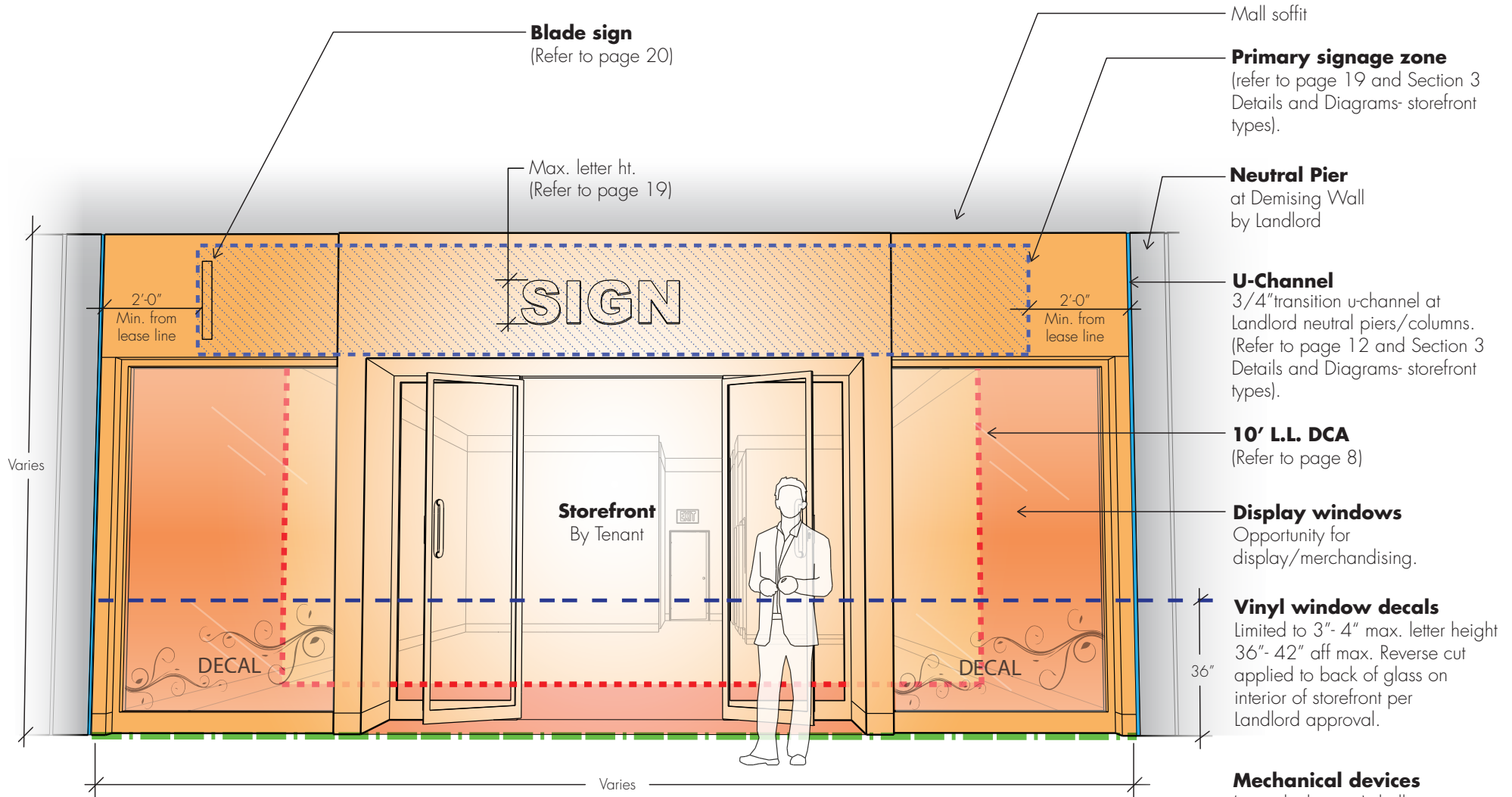
- ❑ **Decals** in addition to the primary identification sign graphics on the storefront glass doors are permissible. Subject to Landlord approval these may not be illuminated and must adhere to:
  - **Install on second surface, three to four inches (3"-4" in.) max. letter height, thirty six to forty two inch (36"-42" in.) AAF max.**
  - **Charge card decals** shall not be affixed to any part of the storefront, nor shall any charge card identification be immediately visible from the public space.





# 2.0 ARCHITECTURAL DESIGN CRITERIA

## STOREFRONT ELEVATION



### TYPICAL ELEVATION

SCALE: NTS (TENANT SPACES WILL VARY)

## 2.0 ARCHITECTURAL DESIGN CRITERIA

### STOREFRONT- DIGITAL BRANDING

As referenced in the Design Philosophy section of this criteria, connecting people to your brand through the brick-and-mortar experience is more important than ever. Digital branding (collectively - images, lifestyle graphics, distinctive colors, etc.) is one feature of your storefront design that may help customers discover and connect to your overall brand.

Digital branding in the past had its pitfalls, such as light trespass on to the common mall and other tenants, brightness limitations, flashing or other movement issues. New technologies have addressed many of those previous shortcomings but also create new challenges when being utilized within the mall environment.

The following criteria was created to allow tenants reasonable flexibility and creativity when using digital branding as part of their store design while being respectful of your neighbors and overall mall environment.

#### ❑ Digital Branding Types:

- **Architectural:** Digital LED panels or “Bricks” built right into the storefront architecture and face.
  - **Show window:** LED panels or translucent screens within the Design Control zone at the show windows.
  - **Interior:** LED panels or integrated digital within the store interior that can be seen from the mall common area (around columns, backwalls, at product displays).
- ❑ **Storefront Design Integration: All digital branding must be integrated into a well thought out, interesting, overall storefront design. No freestanding displays. No after thoughts.**
- Such signage shall be installed in accordance with Tenant’s working drawings and specifications and approved by Landlord.
  - The back of unit/display must be finished and integrated into the store design.
  - All cords, fans, frames, transformers, outlets, and mounting attachments must be concealed.

- ❑ **Location:** May be located on/at tenant storefront, Design Control Area, or interior of space.
- ❑ **Audio:** Audio component of the LCD screens is not permitted.
- ❑ **Content: Lifestyle graphics only.** No sales advertising or equivalent content. All content is subject to the decency standards in the lease. All images, content, and formatting are subject to Landlord review and approval prior to displaying.
- ❑ **Light and Color Control:** Newer digital technology allows for quicker and easier adjustments to light display output.
  - Minimize light or color trespass into the common area or adjacent Tenant space...respect your neighbors and the mall environment.
  - Control the light and color intensity electronically or relocate the signage further from the storefront. **All digital branding must be dimmable.**
- ❑ **Movement: Images at/on the storefront must be static. Digital Branding behind the storefront glass (minimum 3-4 ft) may have slow motion. No flashing, flickering or rapid movement of any digital content.**
- ❑ **Landlord approval:** will be granted based on creative design integration. Landlord reserves the right to reject any digital branding or signage in the design review process if not appropriate.



# 2.0 ARCHITECTURAL DESIGN CRITERIA

## STOREFRONT- DIGITAL BRANDING

- ❑ **Size & Area Percentages at Storefront:** Size of Digital Display shall be proportional to storefront square footage and subject to Landlord review and approval.
- The following calculations are examples based on several typical/general storefront sizes and to be used as a guide when determining the overall amount of digital branding proportional to the overall storefront square footage.

■ **12' H x 30' W = 360 SQFT = up to 10% or 36 SQFT.**  
**Digital Signage not to exceed 6' linear – horizontal,**  
**unless otherwise approved by Landlord.**

■ **12' H x 50' W = 600 SQFT = up to 10% or 60 SQFT.**  
**Digital Signage not to exceed 6-8' linear – horizontal,**  
**unless otherwise approved by Landlord.**

■ **12' H x 75' W = 900 SQFT = up to 10% or 90 SQFT.**  
**Digital Signage not to exceed 8' linear – horizontal,**  
**unless otherwise approved by Landlord.**

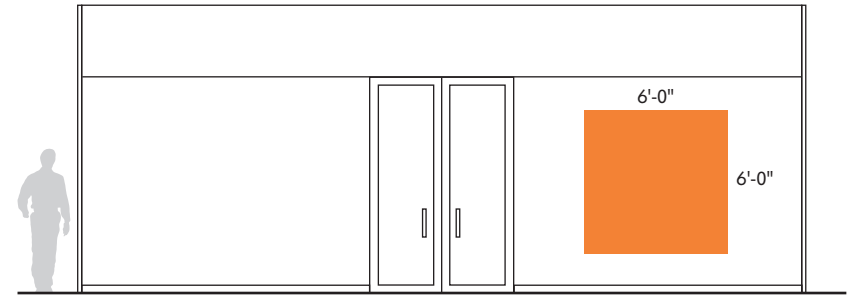
■ 10% of storefront digital 12' H x 30' W = 36'-0" SQ. FT.

■ 10% of storefront digital 12' H x 50' W = 60'-0" SQ. FT.

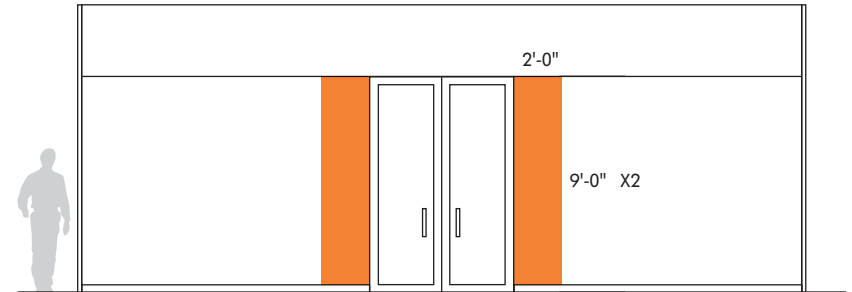
■ 10% of storefront digital 12' H x 75' W = 90'-0" SQ. FT.

**NOTE:**  
**Digital Media not to extend pass storefront**  
**floor base, no media to touch floor.**

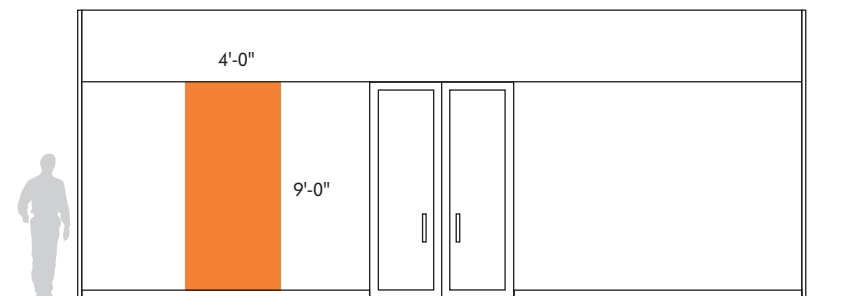
Example Configuration 1



Example Configuration 2



Example Configuration 3



**10% of Storefront digital = 36'-0" SQ. FT.**

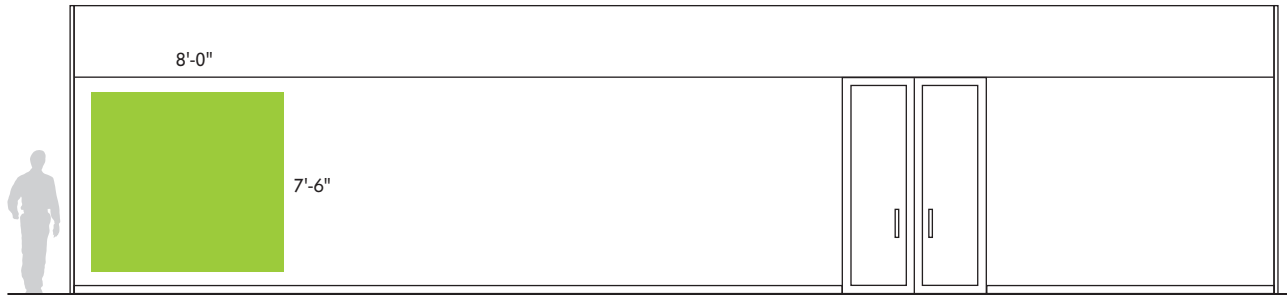
**12'-0"H x 30'-0"W = 360'-0" SQ. FT.**



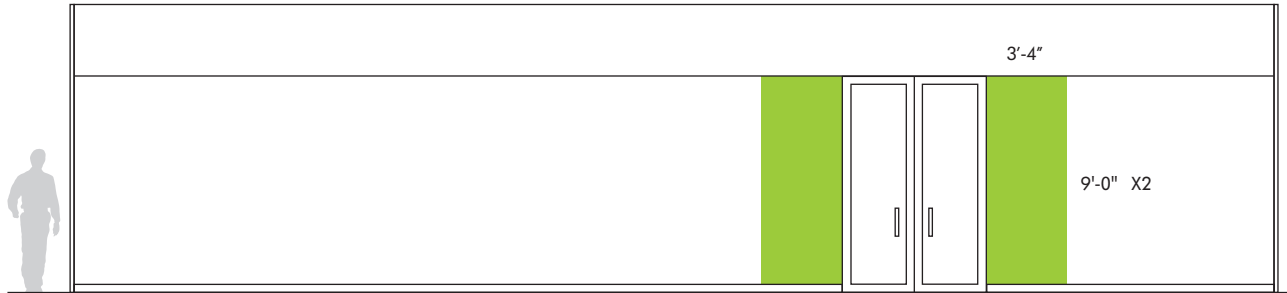
# 2.0 ARCHITECTURAL DESIGN CRITERIA

## STOREFRONT- DIGITAL BRANDING

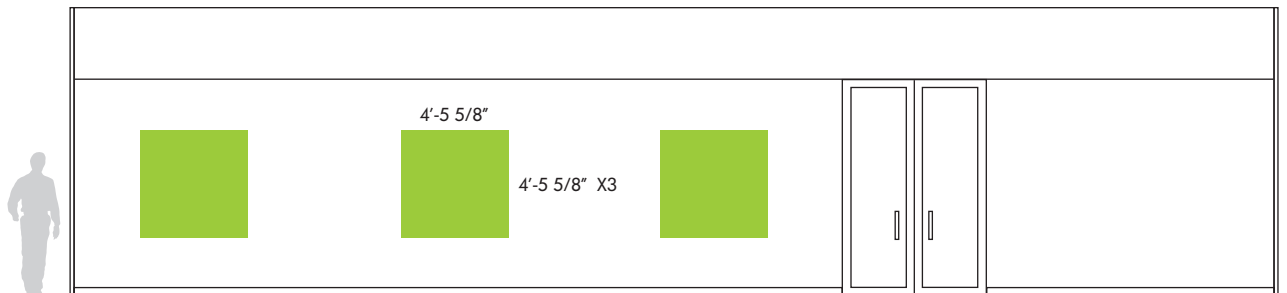
Example Configuration 1



Example Configuration 2



Example Configuration 3



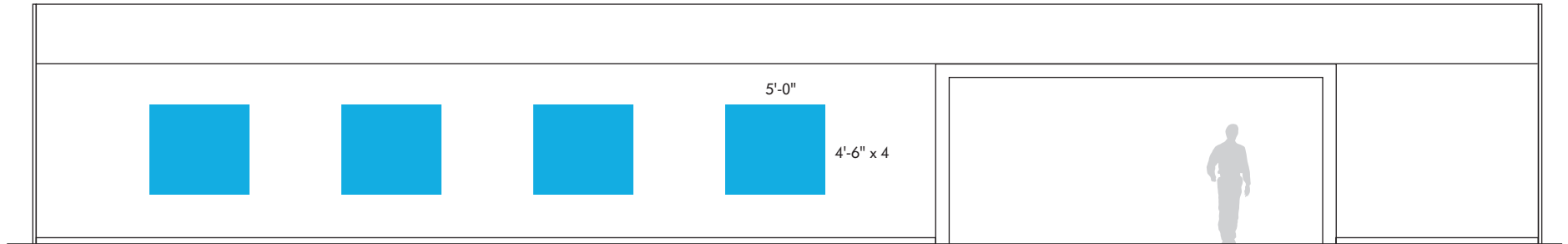
**10% of Storefront digital = 60'-0" SQ. FT.**

**12'-0"H x 50'-0"W = 600'-0" SQ. FT.**

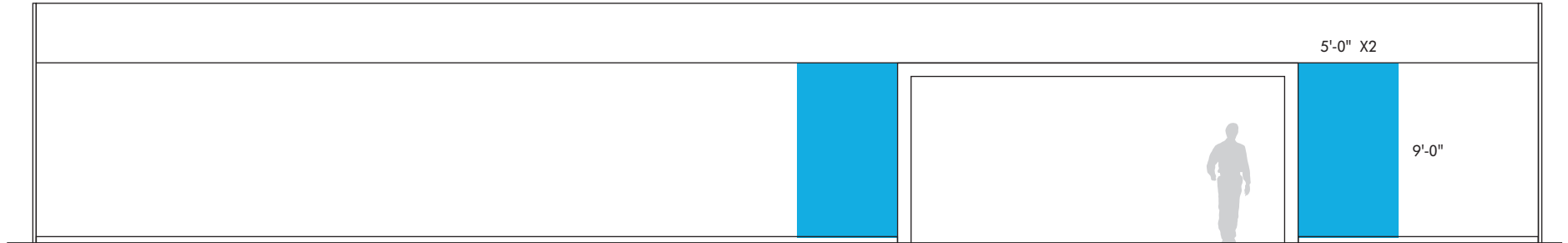
# 2.0 ARCHITECTURAL DESIGN CRITERIA

## STOREFRONT- DIGITAL BRANDING

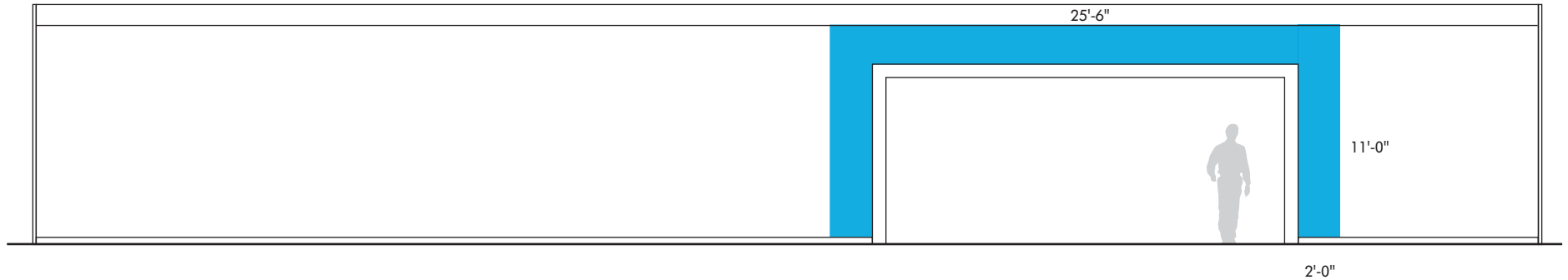
Example Configuration 1



Example Configuration 2



Example Configuration 3



**10% of Storefront digital = 90'-0" SQ. FT.**

**12'-0"H x 75'-0"W = 900'-0" SQ. FT.**

# 2.0 ARCHITECTURAL DESIGN CRITERIA

## DIGITAL BRANDING EXAMPLES



Digital Integrated into Storefront Display



Digital Pattern Behind Glass



Translucent Digital Behind Glass



Digital Surrounding Entrance



Digital Display



Digital Integrated into Storefront



Digital Flanking Entrance



Clean Digital Design Integration



# 2.0 ARCHITECTURAL DESIGN CRITERIA

## CEILING TREATMENTS

Just as floor treatments should reflect the fixturing and merchandise layout, so too should the ceiling accentuate the merchandise presentation and Tenant brand.

- ❑ **Articulated Ceilings:** i.e. ceilings of various heights, lighting coves, coffered ceilings, soffits, etc. reinforce the design statement, enhance the merchandise, emphasize or deemphasize areas, and provide drama and focus.
- ❑ **Gypsum board ceilings and soffits are required throughout the sales area and in the storefront display area.**
  - **Acoustical lay-in tile ceiling** is only permitted in back of house non sales areas.
  - Combustible materials of any sort may not be used or stored above the Tenant's ceilings.
  - All diffusers, grilles, tracks, speakers, etc., must be painted to match finish ceiling.
  - Concealed sprinkler heads are required in the storefront display area. **(Refer to MEP and FP criteria)**



- ❑ **Metal Suspension Systems:** Metal suspension systems shall be used for all ceilings and shall be secured to Landlord's structural framing only. **No connections to Landlord's deck will be permitted.**
- ❑ **Hanging Marketing Displays:** Tenant hanging marketing displays must provide a recessed track or equivalent discreet hanging method. Hanging grids or other surface mounted hanging methods are prohibited.
- ❑ **Access Panels:** Provide access panels to permit servicing of all Tenant and Landlord equipment located above the ceiling. **Access panels in hard surface ceilings must be a flush panel door with a tape in drywall bead flange.** Access panels should be installed on vertical ceiling soffits or located as inconspicuously as possible.



### POSSIBLE CEILINGS

(Subject to Landlord review and approval)

- ✓ Tin, aluminum, and other metals
- ✓ Wood slats
- ✓ Panels
- ✓ Open grid patterns
- ✓ Trompe l'oeil painting (faux clouds, windows, etc)
- ✓ 2x2 tegular acoustical lay-in ceiling

# 2.0 ARCHITECTURAL DESIGN CRITERIA

## CEILING HEIGHTS

- ❑ **Ceiling Heights: Tenant is responsible for field verification of the existing conditions.** In some cases, existing utilities may be relocated by Tenant at Tenant's expense. Written approval from Landlord is required before proceeding with such work.
  
- ❑ **The Gardens on El Paseo:**
  - First to second floor: +/- 16'-0", clear height to underside of structure; +/- 14'-0", field verify.
  - Second floor to roof: +/- 18'-0", clear height to underside of structure; +/- 14'-0", field verify.
  - Allowable ceiling height: First Floor = 12'-0", Second Floor = 12'-0"
  
- ❑ **El Paseo Village:**
  - First to second floor: +/- 16'-0", clear height to underside of structure; +/- 14'-0", field verify.
  - Second floor to roof: +/- 18'-0", clear height to underside of structure; +/- 14'-0", field verify.
  - Allowable ceiling height: First Floor = 11'-0", Second Floor = 13'-0"

# 2.0 ARCHITECTURAL DESIGN CRITERIA

## LIGHTING

"Light is the magical ingredient that makes or breaks a space."

Interior designer-Benjamin Noriega-Ortiz

- ❑ **Lighting shouldn't be an afterthought...** it is an essential part of your store design and should match your overall brand aesthetic and product offerings. The right lighting design can attract customers to your store, direct them through your space, create an overall ambiance, highlight your brand and products, evoke feelings, etc, which in turn may positively impact how people shop and may bolster your bottom line.
- ❑ **Take energy, cost efficiency, and long-term maintenance into account.** Remember lighting is a significant portion of your stores electrical use (+/- 40%) and that the lighting you install won't take care of itself.



- ❑ **Ambient Lighting:** The goal in ambient lighting design is to develop a general light level consistent with the merchandise or service and allows the customer to distinguish the features, colors, and other attributes of the displayed merchandise. In addition to ambient lighting, Tenants should incorporate a mix of the following to further enhance the overall brand experience:
  - **Accent lighting** performs a multi faceted role in retail design. It can provide focus, orientation, and dramatic impact to the merchandise statement, highlight key displays, enhance the sales atmosphere and provide complimentary illumination to the presentation.
  - **Color Filters:** The use of color filters may be incorporated with these light fixtures to add dramatic effects to merchandise displays. Conventional accent lighting using standard incandescent lamps is not recommended due to its inferior color rendering and focusing properties compared to light sources mentioned above.
  - **Task lighting** is used for tasks in which detail work rather than general illumination is required. There are many methods for employing task lighting but typically, recessed lighting, or table lamps are used. Task lighting can be effective and beneficial, and should be considered for use at the cash/wrap counter, jewelry demonstration, or examination areas, and so forth.

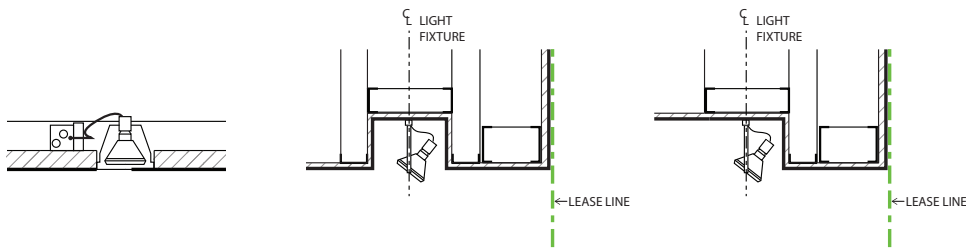




# 2.0 ARCHITECTURAL DESIGN CRITERIA

## LIGHTING-CONTINUED

- ❑ **Lighting Fixtures and Bulbs:** There are numerous types of high quality commercial grade fixtures and bulbs to consider. You will need multiple sources of light in your retail store to create atmosphere, contrast and draw attention to your products... show off your products in the best light by:
  - **Selecting Fixtures:** Vintage fixtures, chandeliers, sconce or dome lighting to create a more intimate feel, recess, track lighting, pendant, or suspended fixtures to help create more of a refined atmosphere.
  - **Lighting in the Design Control Area shall be recessed or concealed behind a soffit** unless otherwise approved by landlord. Lighting outside the storefront display area may be surface mounted.
  - **Lighting shall not spill outside premises** and no direct glare shall be visible to public view.
  - **Fixtures** shall be two feet by two feet (2'-0" x 2'-0" ft.) direct/indirect type with perforated center basket diffusers.
  - **Bare lamp fixtures** such as LED, fluorescent, or incandescent fixtures may not be used except in stockrooms or areas inaccessible to customers.



CAN LIGHT FIXTURE

TRACK LIGHT FIXTURE

SOFFIT CONDITION

### TYPICAL RECESSED LIGHT FIXTURES

SCALE: NTS

## HEALTHY LIGHTING FOR TENANT BUILD-OUTS

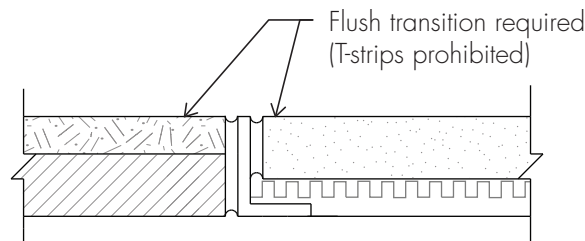
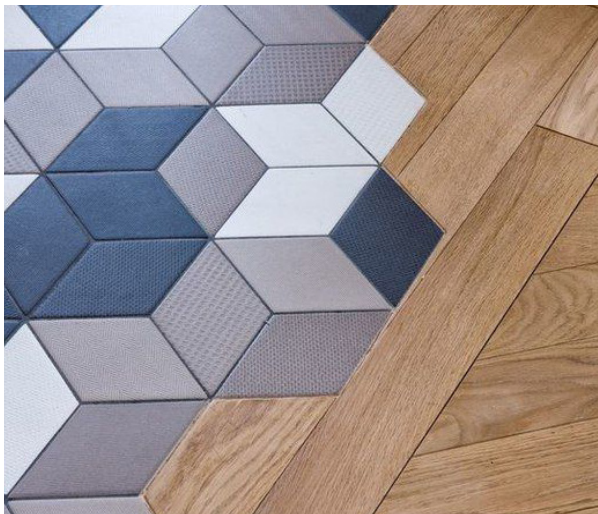
- ❑ **Please consider incorporating in your lighting design** the following specifications, which follow WELL Building Standard® and other research-based guidelines.
  - **Ambient lighting** at 200 lux average, Ambient daylight dimming sensors where applicable.
  - **Shielding at the following angles, based on luminance:**
    - 5800 foot-lamberts, including reflected sources: no shielding required.
    - 5800 to 14,500 foot-lamberts: 15°, 14,500 to 145,000 foot-lamberts: 20°, 145,000 foot-lamberts and above: 30°
  - **Controllable task lighting** that provides 300 to 500 lux
  - **Conference room lighting** at 500 lux
  - **The following Light Reflective Values (LRV):**
    - Walls: .7 maximum, Ceilings: .7 -.8, Floor: .2-.4, Furniture: .5
  - **Color Rendering Index (CRI) Ra of at least 80 and CRI R9 of at least 50.**
  - **Circadian Correct Lighting at least 4 hours of the workday:**
    - At least 250 equivalent melanopic lux is present within at least 75% of workstations on the vertical plane facing forward 4 feet above the finished floor (to simulate the view of the occupant).
  - **Maximize Daylight/Natural Light:** Space and lighting design that maximizes daylighting throughout the space, as well as occupant exposure to natural light.
  - **Controllable window shades** or blinds where applicable, Indirect lighting to prevent glares.

# 2.0 ARCHITECTURAL DESIGN CRITERIA

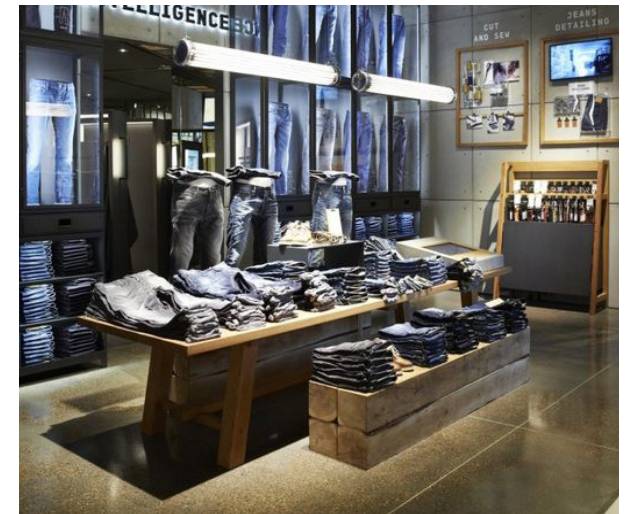
## FLOORING

- ❑ **Floor treatments** should be designed and specified to reinforce the character of the store concept and image.
- ❑ **Hard Surface Flooring to Lease line:** Regardless of the spatial configuration, a hard surface floor material porcelain or stone is required at the storefront lease line and must extend at least four to five feet (4'-0" to 5'-0" ft.) into the store.
- ❑ **Flooring in Tenant's space** shall be hard surface and durable materials that require minimum maintenance. Wood employed anywhere within the leased premises, must comply with code requirements. **(Refer to Wood Flooring)**
- ❑ **No vinyl or rubber base permitted** in the sales area. Provide a hard surface durable base material.
- ❑ **Expansion joints** in storefront or sales areas must be detailed and illustrated in the construction documents. Seismic or expansion joint materials must be compatible with the storefront and floor finish materials.
- ❑ **Anti-Fracture Membrane floor isolation** and movement joints are recommended to be installed at the column lines, transitions between the structural slab and any shrinkage cracks that are evident.
- ❑ **Transitions:** All floor finishes at the storefront lease line shall be the same finish floor elevation to ensure flush and smooth transition to mall flooring and throughout sales area. Provide 1/8" max. Schluter strip or equal at flooring changes. Reducer/'T' strips are not permitted.
- ❑ **Waterproofing and Drains:** Install continuous elastomeric waterproof membrane across wet-area floor(s) and four to six inch (4"-6" in.) min. vertically up adjacent walls. Provide floor drains as required by code. Provide waterproofing detail at floor and base noting and demonstrating compliance with required installation and testing per Landlord's construction criteria.

**A waterproof membrane must seal the width of the entire storefront at the base. A waterproof membrane has been provided by the Landlord on the upper level walkway and Tenants must maintain the integrity of the existing membrane when providing a continuous membrane connection to their storefront.**



**TYPICAL FLUSH TRANSITION**  
SCALE: NTS (TENANT SPACES WILL VARY)



## 2.0 ARCHITECTURAL DESIGN CRITERIA

### FLOORING-CARPETING



- ❑ **Carpeting** should be of superior quality. Insets, borders, and walkways can be devised to help identify merchandise categories or areas of special focus by combining different colors, textures, or patterns of carpets.
- ❑ **Carpet squares** of different sizes and patterns may also be utilized for insets, borders, and walkways.
- ❑ **Direct glue-down** carpet installation is preferable to carpets installed over padding.



- ❑ **Flush Transitions:** In all instances it is important that flush transitions be provided between floor treatments to minimize visual distractions and walking hazards. Floor treatment reducer strips can be trip hazards and are not permitted.

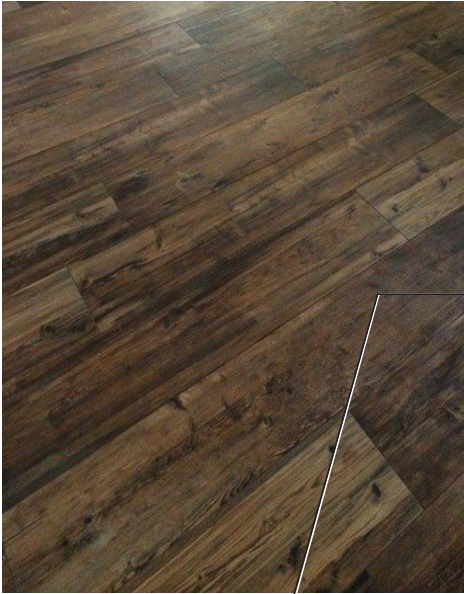




## 2.0 ARCHITECTURAL DESIGN CRITERIA

### FLOORING-WOOD

- ❑ **Solid wood or engineered wood flooring** with veneers of 2mm thickness or more and commercial grade (10 year warranty) finish are acceptable.



- ❑ **Flush Transitions:** In all instances it is important that flush transitions be provided between floor treatments to minimize visual distractions and walking hazards. Floor treatment reducer strips can be trip hazards and are not permitted.



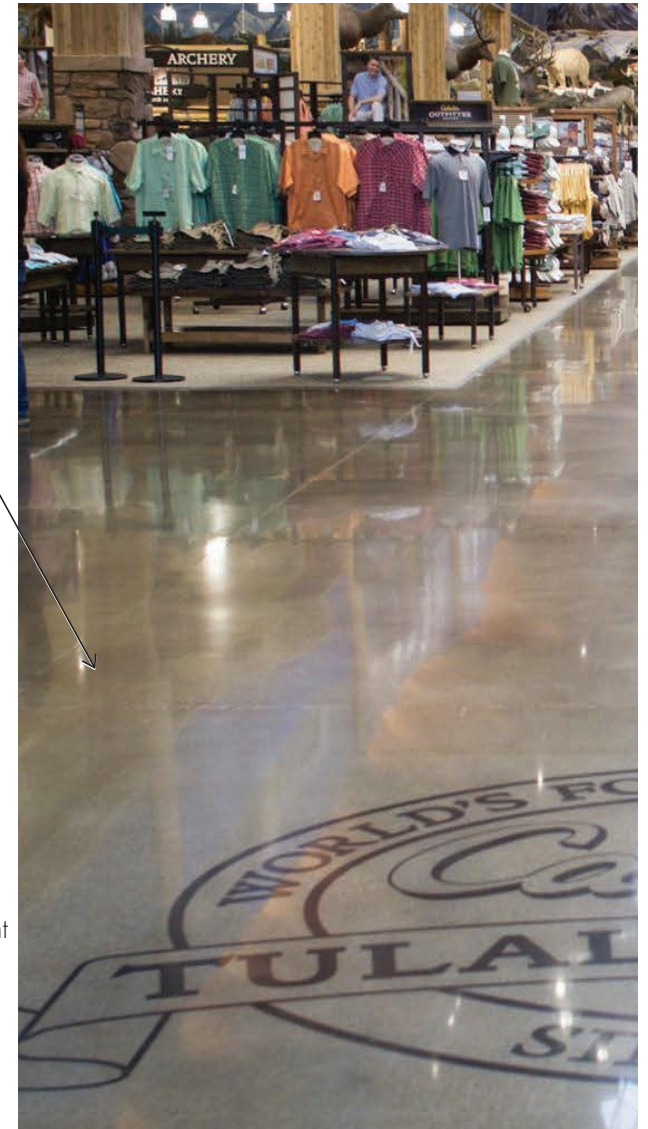
## 2.0 ARCHITECTURAL DESIGN CRITERIA

### FLOORING-POLISHED CONCRETE

- ❑ **Polished Concrete floors** are allowed on a case by case basis, if consistent with Tenant prototype design.



- ❑ **Concrete floors** must be sealed with a high quality, low VOC clear acrylic, epoxy, or urethane sealer, level 2 (minimum) sheen finish.
- ❑ **Repair** of the cracks or spalls in the existing slab, where desired by the Tenant, shall be performed by the Tenant using concrete repair methods approved by the Landlord.
- ❑ **Submit prototype** design package as part of the approval process.
- ❑ **Pattern/texture** provide score, diamond grind, and/or bead blast pattern.
- ❑ **Finish:** Sealing the surface with clear acrylic, epoxy, or urethane sealer adds varied levels of sheen and depth, and protects the concrete from damage and staining.
- ❑ **Color:** Artistic designs using pigments, paints, and epoxy are acceptable if wear resistant and consistent with prototype.
- ❑ **Flush Transitions:** In all instances it is important that flush transitions be provided between floor treatments to minimize visual distractions and walking hazards. Floor treatment reducer strips can be trip hazards and are not permitted.





## 2.0 ARCHITECTURAL DESIGN CRITERIA

### FLOORING-TILE

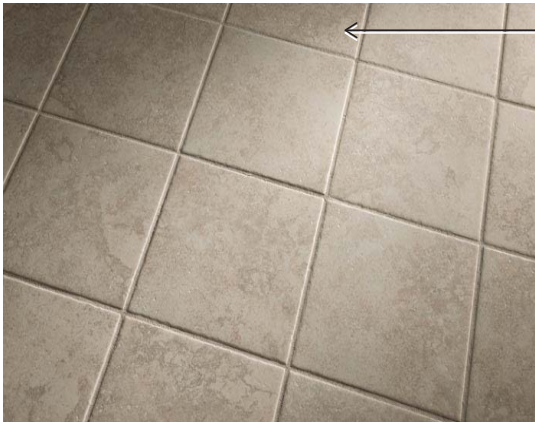
- ❑ **Tile** may be used in diverse applications. Its use is encouraged to introduce light, decorative texture or graphic quality to a storefront.



- ❑ **Porcelain, ceramic, or glass tiles** in glazed or natural finishes may be used as accents and in limited field applications. Patterns used over large areas are expected to have a sophisticated well executed design concept.

- ❑ **Porcelain tiles** are known to be denser and less porous than ceramic tiles. Porcelain tiles are highly resistant against chipping and scratching.

- ❑ **Ceramic tiles** are known to be very versatile in nature and can be used in a wide range of environments without being affected by stains and water.



- ❑ **Grout color** should match the background color of the tile so as not to emphasize a grid pattern.

- ❑ **Mosaic:** Small and intricate mosaic tile patterns may be utilized for detail and accent only.

- ❑ **Flush Transitions:** In all instances it is important that flush transitions be provided between floor treatments to minimize visual distractions and walking hazards. Floor treatment reducer strips can be trip hazards and are not permitted.





## 2.0 ARCHITECTURAL DESIGN CRITERIA

### WALL CONSTRUCTION

- ❑ **Demising Walls:** After Tenant demolition or unless otherwise stated in the lease, Landlord will erect metal stud partitions dividing the Tenant's premises from the adjacent Tenant spaces or common areas at the Tenant's expense. Tenant shall verify Landlord's placement of wall studs prior to space acceptance and advise Landlord in writing of any discrepancies immediately. Failure to notify Landlord of discrepancies shall be regarded as acceptance by the Tenant.
- ❑ **Tenant demising walls** and steel columns shall receive a minimum of one layer of (5/8" in.) fire Type 'X' code gypsum wallboard with taped and spackled joints from floor to underside of structure above on Tenant's side.
- ❑ **Wall Construction:** Tenant's interior partitions shall be constructed of metal stud framing with gypsum board finish on all sides with taped and spackled joints.
  - **Exit/access corridor walls** shall receive one layer of (5/8" in.) fire code Type 'X' gypsum wallboard on both sides from floor to underside of structure above. All joints must be taped and spackled.
  - **Repairs:** Where the premises have been previously occupied and Tenant elects to retain existing walls, the existing walls shall be repaired or improved by Tenant to a condition which will satisfy the Landlord and the fire rating requirements.
- ❑ **Tenant shall provide** and install **non-combustible fire stops** as may be required at separations from the adjacent leased premises and ceiling above mall areas.
- ❑ **Exit/access doors** shall be minimum three feet by seven feet by one and three fourths of an inch (3'-0" x 7'-0" x 1-3/4") one hour fire door or code permitted equivalent and frame with hardware in accordance with governing codes. Hardware must match existing building standards and key ways.
- ❑ **Exit/Access Door Paint and Label:** Exit/access door shall be painted per color specified by Landlord and labeled with store name and number as specified by center management.
- ❑ **Corridor Vestibules: All exit/access doors must be recessed into the Tenant space by means of a vestibule. One layer of half inch (1/2" in.) fire-retardant treated plywood four feet (4'-0" ft.) high with four inch (4" in.) metal corner guards eight feet (8'-0" ft.) high to be installed inside service vestibule recess to match Landlord corridor finish.**
- ❑ **Corridor Vestibules:** Where vestibules are constructed, extend adjacent corridor finishes into the vestibule and provide corner guards as per the Landlord's specifications. Corridor tile stops at the lease line.
- ❑ **Projections:** Tenant door may not project when fully open into the exit passageway per code.

# 2.0 ARCHITECTURAL DESIGN CRITERIA

## INTERIORS-GENERAL

- ❑ **Tenant Toilet Rooms:** Refer to local-codes one employee toilet may be required in all Tenant spaces. All Toilet room floors above grade level shall have a Landlord approved waterproof membrane between the structural subfloor and Tenant's finish floor. All on grade toilet rooms will have perimeter waterproofing. All Toilet Rooms shall have ceramic tile sanitary floors and base that extend a minimum of four inches (4" in.) above finish floor. **(Refer to Flooring Section page 35-39)**
- ❑ **ADA:** All restrooms are to have an ADA complaint marble threshold (or equivalent) to help contain water in the event of a leak.
- ❑ **Rubbish Storage Rooms:** Provide a storage area for rubbish in all food or beverage service operations. All storage area floors above grade level shall have a Landlord approved **waterproof membrane** between Landlord's structural sub-floor and Tenant's finish floor.
- ❑ **Food Preparation and Service Areas:** All food preparation and service area floors above grade level shall have a Landlord approved **waterproof membrane** between the structural sub-floor and Tenant's finish floor. They also must have an adequate number of floor drains.
- ❑ **Health Code:** All finishes shall be in compliance with Health Code Requirements (or approved by local health authority).
- ❑ **Stock Rooms:** Tenants may exit through stock rooms if the stock room is of the same hazard classification as that found in the main retail area.
- ❑ **Stock Room Access:** Not more than fifty percent (50%) of the exit access is through the Stock Room. Stock Room is not subject to locking from egress side. forty four inch (44" in.) clear aisle defined by full or partial height fixed walls and leads directly to the exit without obstructions.
- ❑ **Egress Path:** A clear egress path of ten feet (10'-0" ft.) is required in the mall concourse area in front of the storefronts. Tables/chairs, signage, and other obstructions must not be located in this space.

## COLUMNS

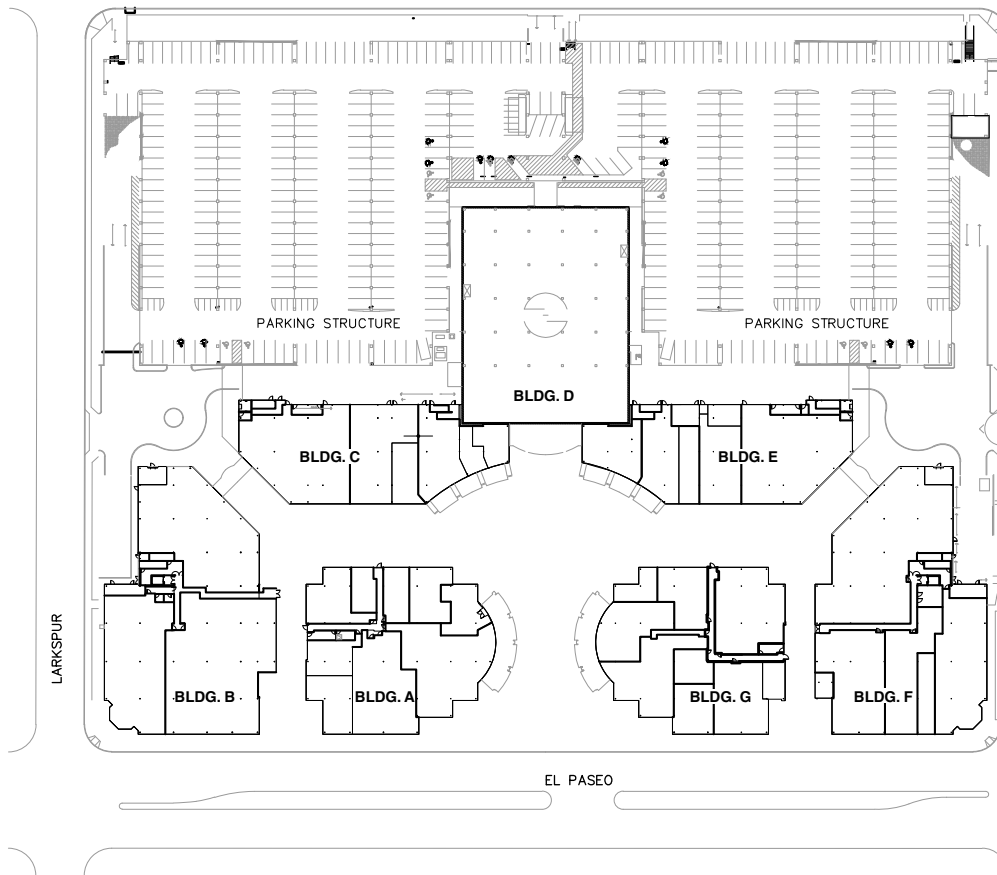
- ❑ **Columns:** The architectural treatment of columns is, an integral element of the store design. If desired, Tenants may even showcase columns, using materials and architectural elements found at the storefront and throughout the store.
  - **Columns** may sometimes be used for focal point display or a single hook garment presentation. **Mirrored columns should not face the common area if within the DCA.**

## SOUND & OLFATORY

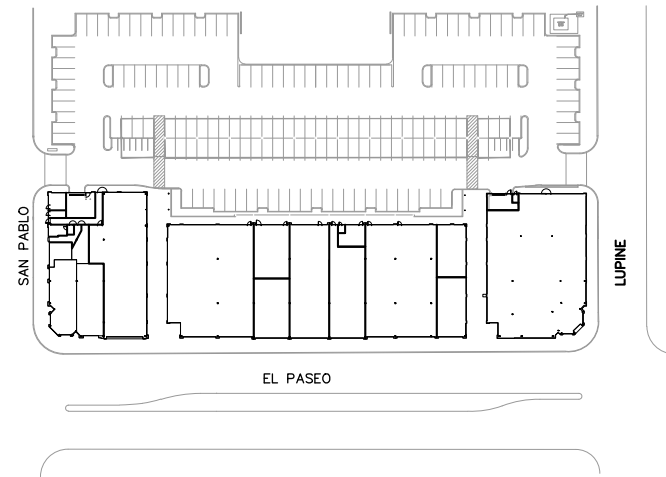
- ❑ **Sound:** Tenants with above normal sound levels must provide sound isolation in demising walls, floor, ceiling including pipes, conduits, and wires must be designed so that in no event shall Tenant noise emit sounds and/or vibrations which would cause the ambient noise level to rise anywhere in the adjacent spaces.
  - **Speaker location to be twenty feet (20'-0" ft) +/- from storefront. Unless the depth of the storefront requires a closer location. Landlord approval will be required.**
- ❑ **Olfactory "scent marketing"** is subject to Landlord review and approval. Some retailers incorporate ambient scents as part of their retail branding/marketing. In the Mall environment, it must be so subtle that it evokes a reaction without impacting your neighbors or common area.
- ❑ **The Landlord will strictly enforce all Tenant's rights to quiet enjoyment of their leased premises.**

# 3.0 DETAILS & DIAGRAMS

## LOWER LEVEL FLOOR PLAN



**THE GARDENS ON EL PASEO**



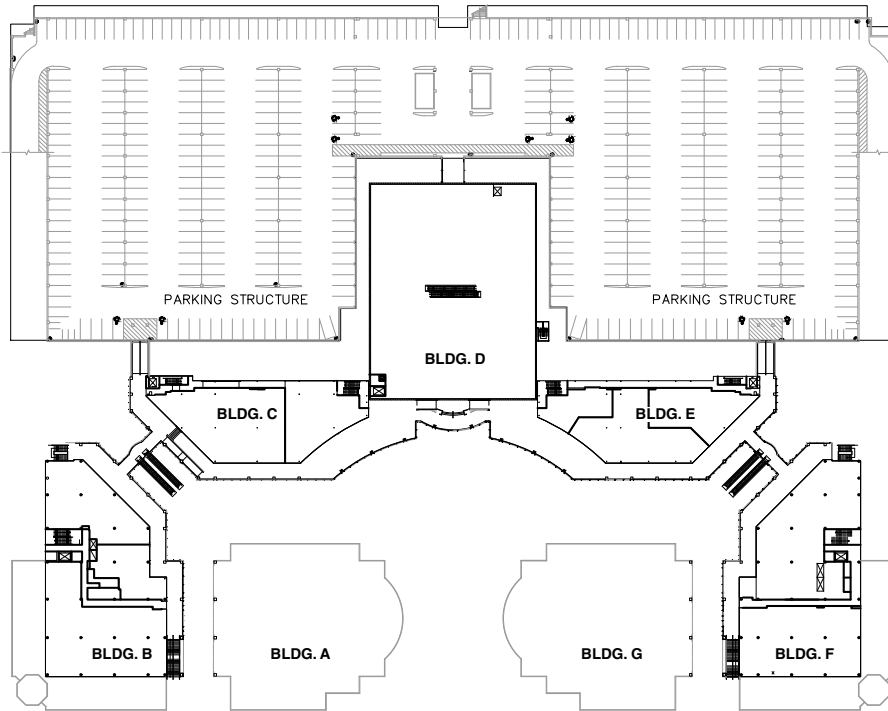
**EL PASEO VILLAGE**

Please refer to Storefront Design Criteria  
(Page 9)



# 3.0 DETAILS & DIAGRAMS

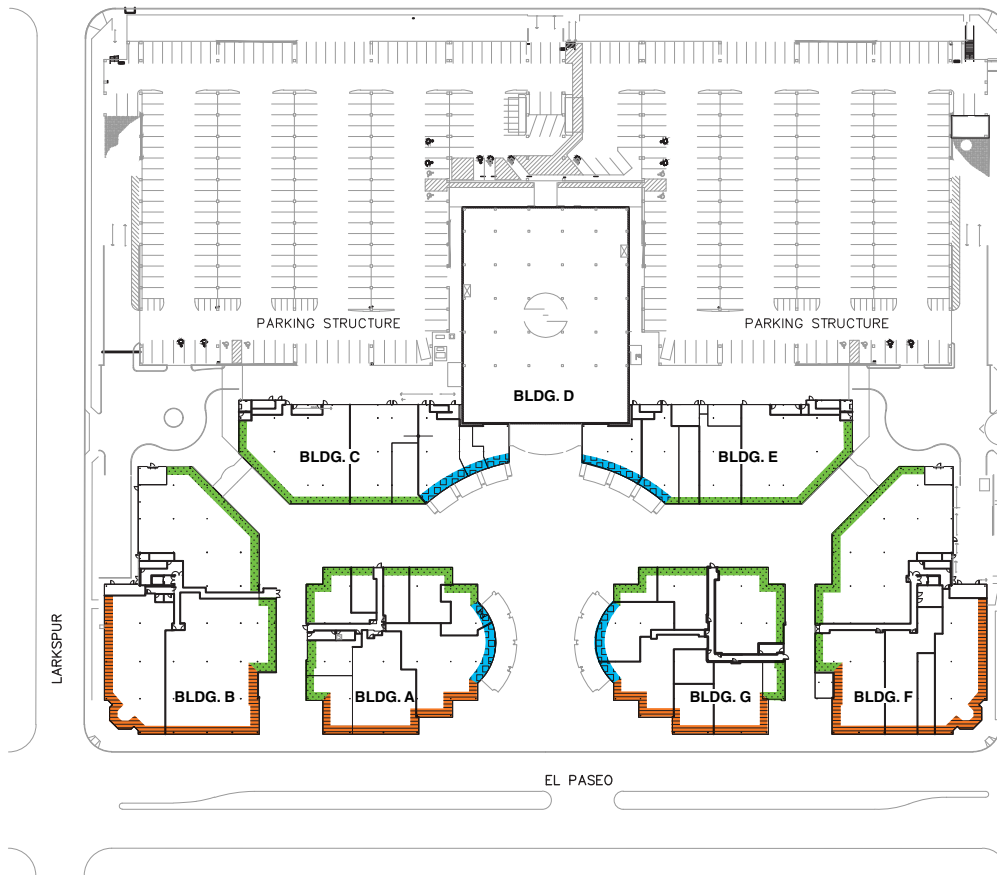
## UPPER LEVEL FLOOR PLAN



THE GARDENS ON EL PASEO

# 3.0 DETAILS & DIAGRAMS

## LOWER LEVEL FLOOR PLAN- STOREFRONT TYPES

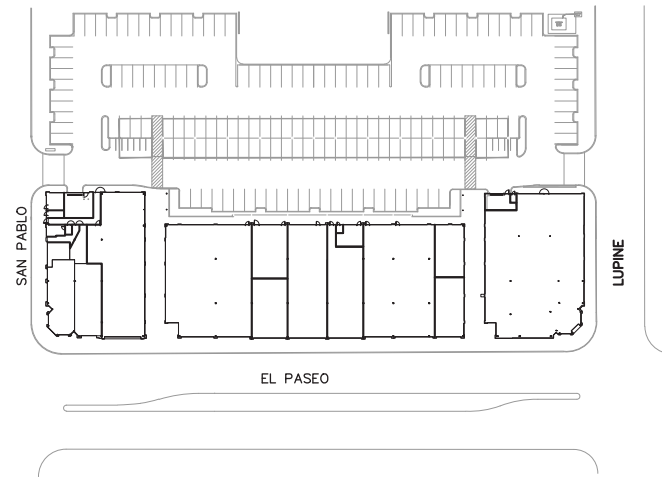


**THE GARDENS ON EL PASEO**

**KEY**

Note: Some Tenants have elevations in different categories

- STOREFRONT TYPE- 1
- STOREFRONT TYPE- 2
- STOREFRONT TYPE- 3

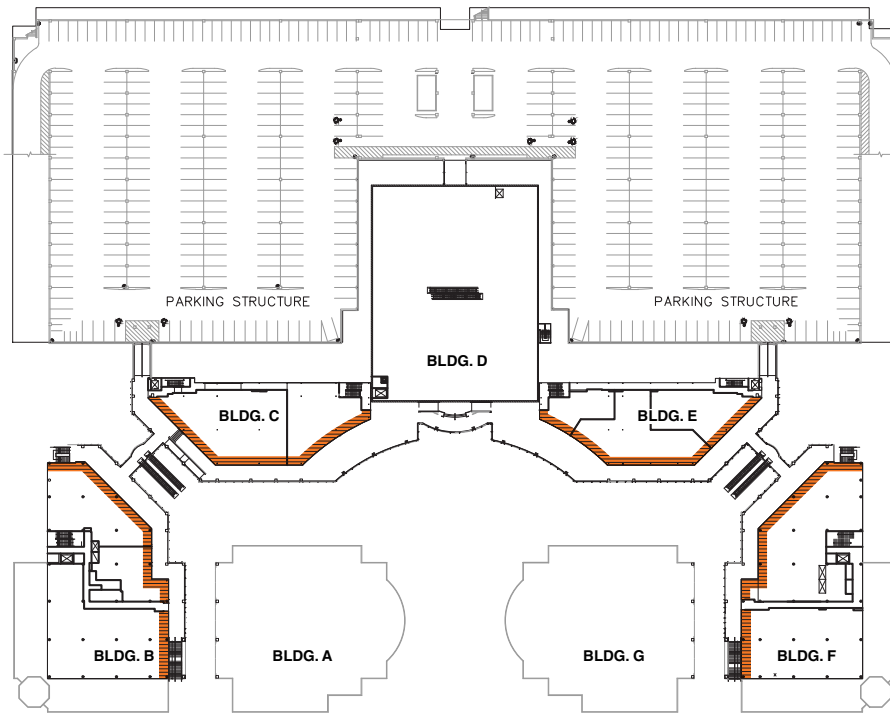


**EL PASEO VILLAGE**

Please refer to Storefront Design Criteria  
(Page 9)

# 3.0 DETAILS & DIAGRAMS

## UPPER LEVEL FLOOR PLAN- STOREFRONT TYPES



**KEY**  
Note: Some Tenants have elevations in different categories

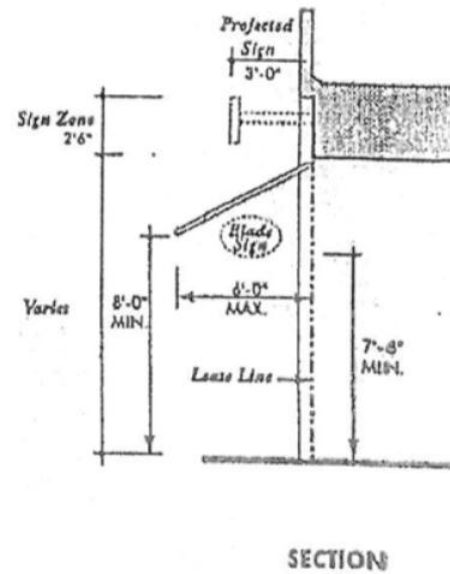
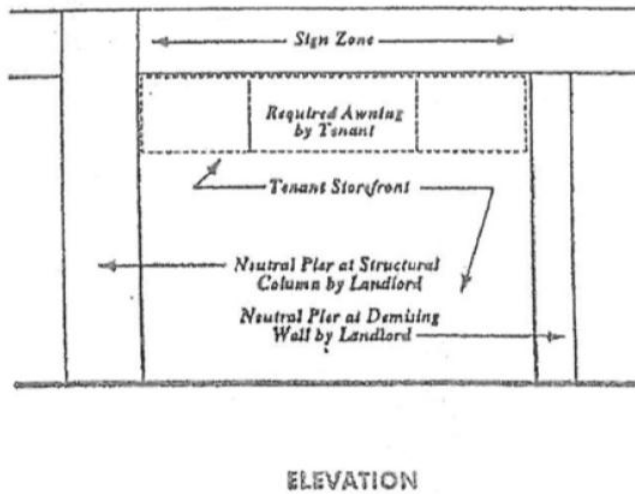
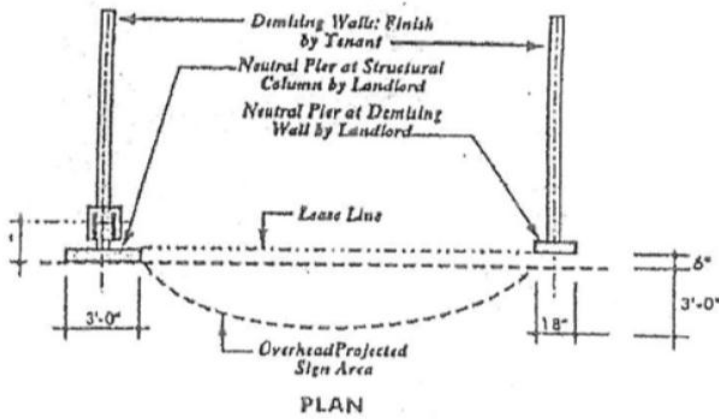
- STOREFRONT TYPE- 1
- STOREFRONT TYPE- 2
- STOREFRONT TYPE- 3

THE GARDENS ON EL PASEO



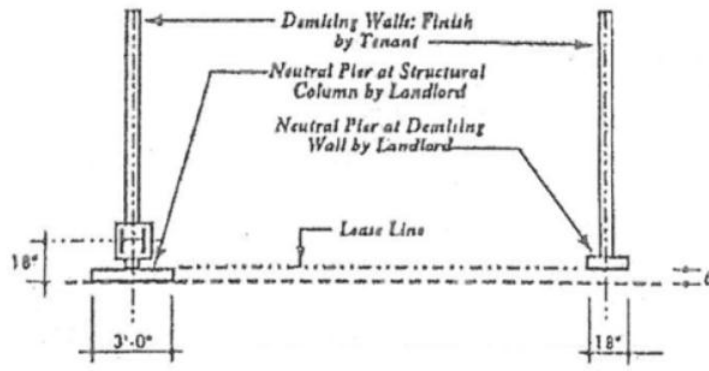
# 3.0 DETAILS & DIAGRAMS

## STOREFRONT TYPE-1

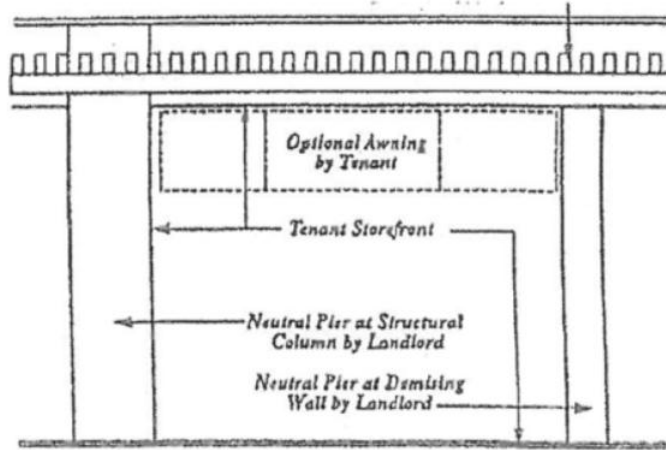


# 3.0 DETAILS & DIAGRAMS

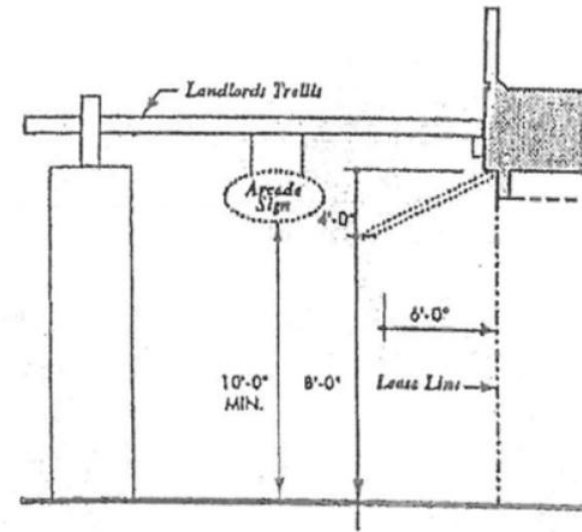
## STOREFRONT TYPE-2



PLAN



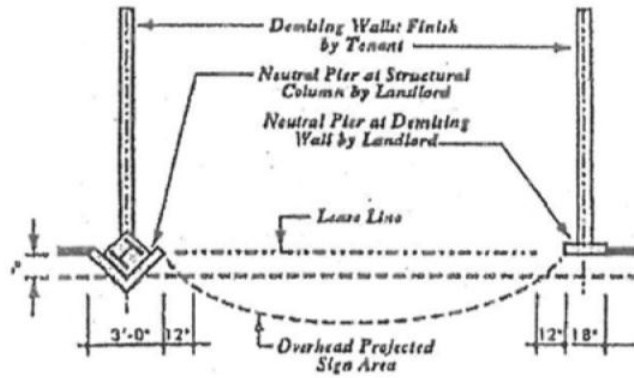
ELEVATION



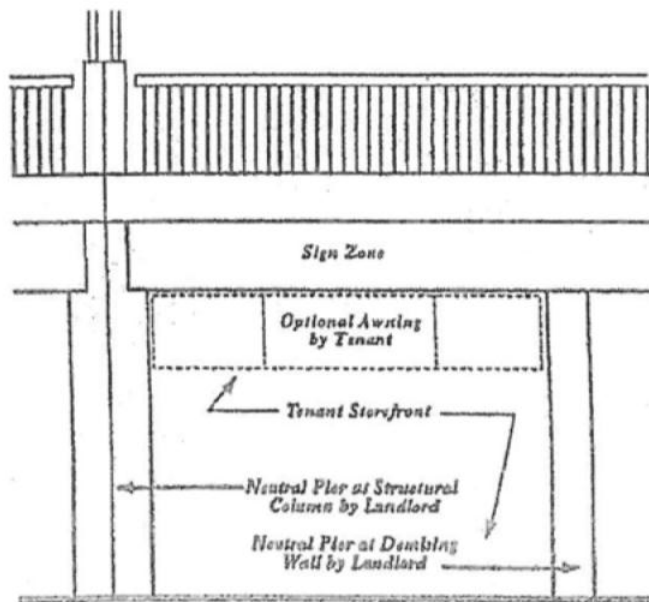
SECTION

# 3.0 DETAILS & DIAGRAMS

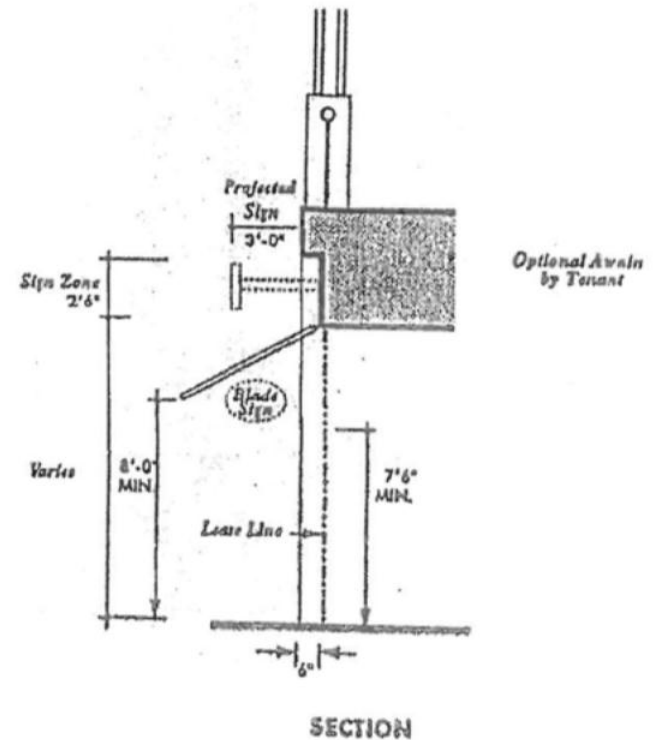
## STOREFRONT TYPE-3



PLAN



ELEVATION

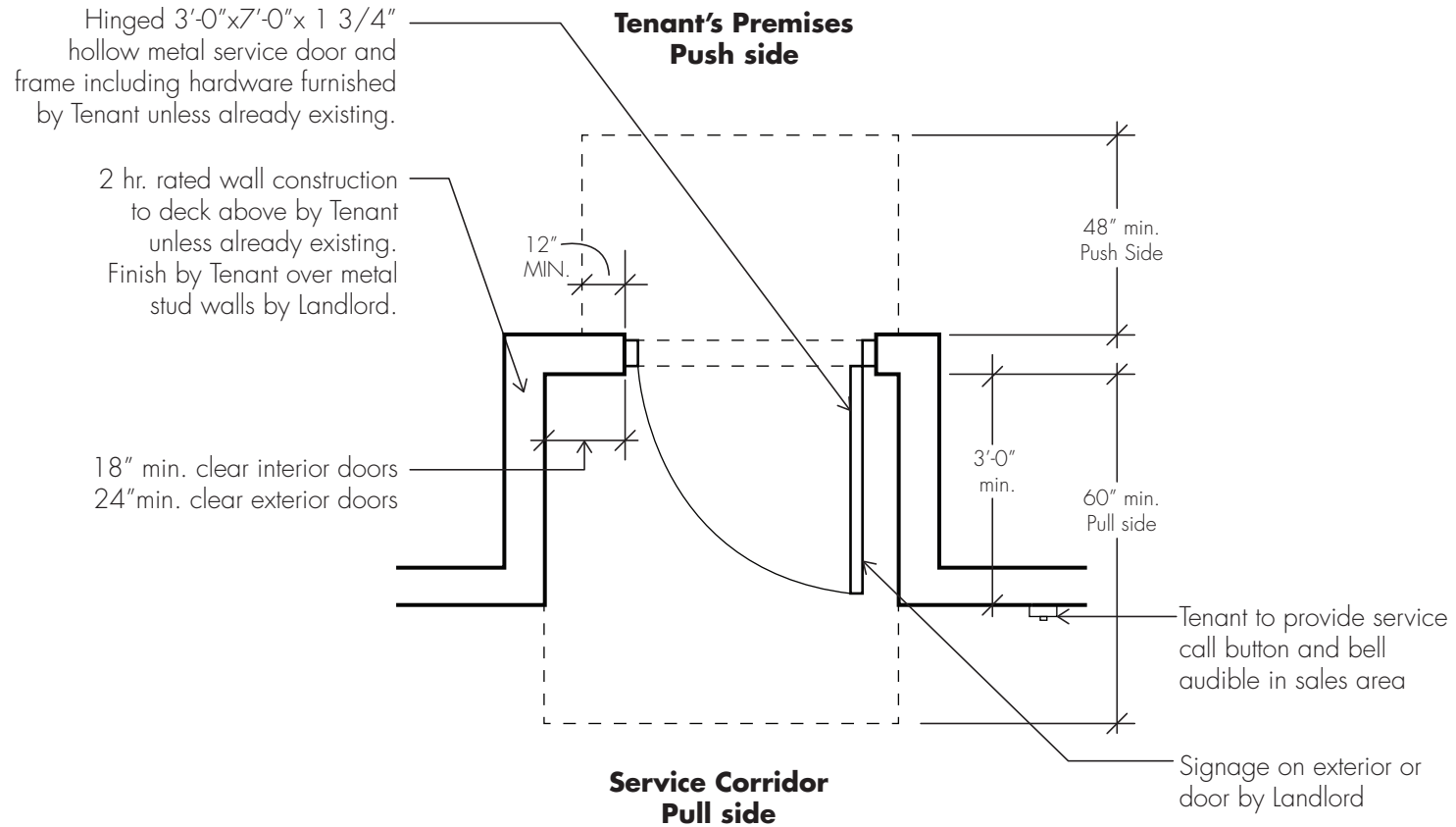


June 2006



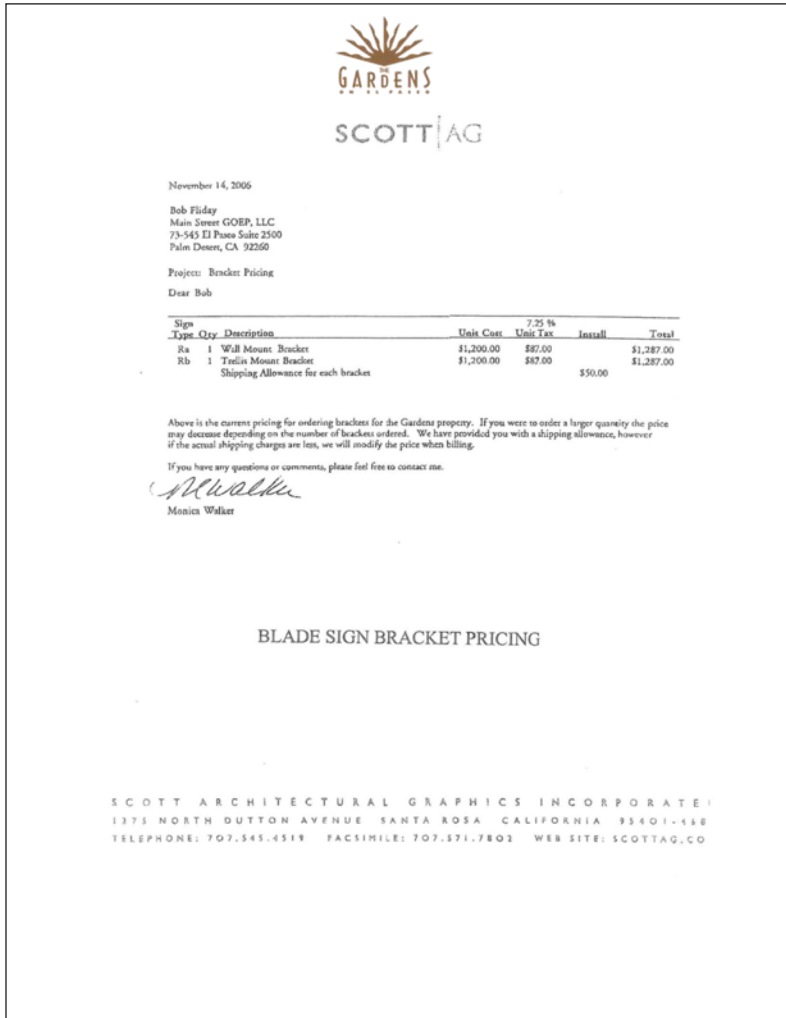
# 3.0 DETAILS & DIAGRAMS


## TENANT SERVICE DOOR



# 3.0 DETAILS & DIAGRAMS

## BLADE SIGN BRACKET PRICING & SIGN APPLICATION EXAMPLE





November 14, 2006

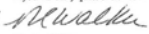
Bob Fliday  
Main Street GOEP, LLC  
79-545 El Paseo Suite 2500  
Palm Desert, CA 92260

Project: Bracket Pricing  
Dear Bob

Sign Type	Qty.	Description	Unit Cost	7.25 % Unit Tax	Install	Total
Ra	1	Wall Mount Bracket	\$1,200.00	\$87.00		\$1,287.00
Rb	1	Trellis Mount Bracket	\$1,200.00	\$87.00		\$1,287.00
Shipping Allowance for each bracket					\$50.00	

Above is the current pricing for ordering brackets for the Gardens property. If you were to order a larger quantity the price may decrease depending on the number of brackets ordered. We have provided you with a shipping allowance, however if the actual shipping charges are less, we will modify the price when billing.

If you have any questions or comments, please feel free to contact me.

  
Monica Walker

BLADE SIGN BRACKET PRICING

SCOTT ARCHITECTURAL GRAPHICS INCORPORATE I  
1373 NORTH DUTTON AVENUE SANTA ROSA CALIFORNIA 95401-468  
TELEPHONE: 707.545.4519 FACSIMILE: 707.571.7802 WEB SITE: SCOTTAG.CO

BLADE SIGN BRACKET PRICING




**City of Palm Desert / Department of Community Development**  
**SIGN APPLICATION**  
73-510 Fred Waring Drive • Palm Desert • California • 92260 • (760) 346-0611 • Fax (760) 776-6417

Applicant: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Fax number: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Fax number: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Email: \_\_\_\_\_

Representative: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Fax number: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Email: \_\_\_\_\_

Please send correspondence to (check one):  Applicant  Property Owner  Representative

Project Address(es): \_\_\_\_\_

Existing Zoning: \_\_\_\_\_ General Plan Designation: \_\_\_\_\_

Proposed Sign Type(s):  Wall Sign(s)  Monument/freestanding Sign(s)  Temporary Banner  
 Sign Program for building(s)

Proposed Number of Signs: \_\_\_\_\_

Proposed Illumination: \_\_\_\_\_

Property Owner Authorization: The undersigned states that they are the owner(s) of the property described and herein give authorization for the filing of the application.

Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_

Applicant / Representative Signature: By signing this application I certify that the information provided is accurate. I understand that the City might not approve what I am applying for and/or might require conditions of approval.

Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_

**OFFICE USE ONLY**

PROJECT NO: **SA** \_\_\_\_\_ DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_

EXAMPLE SIGN APPLICATION TO THE CITY OF PALM DESERT

# 3.0 DETAILS & DIAGRAMS

## THE GARDENS ON EL PASEO PAINT SPECIFICATIONS

For El Paseo Village paint specifications, please coordinate with facility management.

Area	Substrate	Label	Color
UPPER LEVEL BALCONY HAND RAILS <b>Product:</b> A76T00054 - SOLO Interior/Exterior 100% Acrylic, Semi-Gloss Ultradeep	Steel	Finish	DD2350 BALCONY WROUGHT IR <b>Railing</b>
CAPS IN GRASS AREA <b>Product:</b> A80T00154 - SuperPaint ® Exterior Latex Flat Ultradeep	Other	Finish	P001 406-6 PAINTED TURTLE <b>Vents</b>
EXTERIOR PLASTER WALLS <b>Product:</b> CK6688053 - Acrystain 6688 Exterior Latex Stain Deep Base	Plaster	Finish	DD2350 CLAY STUCCO UPDATE <b>Buildings C-E</b>
EXTERIOR PLASTER WALLS <b>Product:</b> CK6688053 - Acrystain 6688 Exterior Latex Stain Deep Base	Plaster	Finish	DD2350 AVACADO <b>Buildings A-G</b>
EXTERIOR PLASTER WALLS <b>Product:</b> CK6688053 - Acrystain 6688 Exterior Latex Stain Deep Base	Plaster	Finish	UPDATE SEDONA MUD DD2350 <b>Buildings B-F</b>
EXTERIOR WOOD SURFACES <b>Product:</b> CK6688054 - Acrystain 6688 Exterior Latex Stain Ultradeep Base	Wood	Finish	DD2350 GREENBRIAR <b>Wood beams</b>
EXTERIOR CEMENT COLUMNS <b>Product:</b> A82T00154 - A -100® Exterior Latex Satin Ultradeep	Masonry	Finish	SW7048 URBANE BRONZE



## 4.0 STORE SECURITY (ADDENDUM)

Security of a tenant's store is an important consideration. Based on the type of store (luxury, jewelry, etc.), location in the mall (interior or exterior entry or storefront), type of storefront (open or glazing), etc., security measures could be different for different tenants.

The following are several store design features that may be included as part of a comprehensive security plan for a tenant space.

### GENERAL - INTERIOR & EXTERIOR STOREFRONTS

- ❑ **Glazing:** Laminate glass is common, but tenant may choose glass that is more resistant to strikes.
  - **Consider laminate protection** (School Guard Glass) or adding surface applied film (3M products "Scotchshield") to the back of glass to contain or maintain the glass assembly or similar forced-entry rated features.
  - **Balance Visibility and Opaqueness:** Consider the balance between visibility and opaqueness and the amount of free glass as part of a well thought out storefront design.
- ❑ **Stores with both Interior & Exterior Storefronts:** Tenants must "harden" their exterior storefront to prevent access to the interior mall should a break-in occur. This may include less open or free glass; as well as more durable storefront materials such as stone, brick, metals, etc.
- ❑ **Show Windows:** Enclosed show window display areas with doors may consider adding a deadbolt to limit access to the store if a break in occurs in that area.
- ❑ **Lighting:** Consider the balance between providing security and safety lighting and turning off lights after business hours to reduce presence at night (less of a beacon - psychologically).

- ❑ **Security Gates:** One way to secure a storefront entry or display area are security gates. Some of the challenges with gates and gate types are levels of security, installation and construction based on mall and tenant store location.
  - **Pull Across Gates:** Are acceptable for interior mall locations but may require additional pins or strengthening points in the floor and ceiling for increased security/stability.
  - **Roll Down Gates:** Are acceptable for interior/exterior locations. Depending on maximum ceiling height and structural conditions above storefront, Tenants may have issues installing Roll Down Gates.
  - **Conceal All Gates:** All gates must be concealed when not in use and integrated into the storefront design. No surface mounted gates.

### GENERAL - STORE SECURITY DESIGN FEATURES

- ❑ **Back Doors:** 4-point lock, pry lock plates are typical.
- ❑ **Rear Egress:** Tenants may want additional concealed security cameras and alarm systems at back doors.
- ❑ **Security Mesh in Walls:** Tenants may install Security Mesh in walls in limited areas and in corridor walls as desired.
- ❑ **Display Cases:** We strongly encourage the use of strengthened display cases for featuring valuable products. Strongly consider using impact resistant glazing materials or laminated glass, reinforced doors, pry resistant locks for your display cases. Also, all display cases should meet the local codes and other standards as needed, "U.L.". Proper installation is critical to ensure the effectiveness of these features.
- ❑ **POS Locations:** Tenants should consider a well lit and visible Point of Sale location as well as reputable POS equipment and operating system. POS location and equipment should be secure, tamper resistant and free of any brochure holders and other items that could hide any devices that could record any store or customer information.

## 4.0 STORE SECURITY (ADDENDUM)

- ❑ **Queuing:** Consider using Video Analytics applications for queue management. These applications work in conjunction with security cameras and store networks to detect and inform when queues and over occupancy near checkouts appear.
- ❑ **Security Cameras:** Tenants may add additional cameras for more surveillance of additional access points of their store.
  - **Security Cameras, Vision Panels, or "Bubbles" shall not be visible to public view in the design control zone or on patios from the common area. Security cameras in the sales area or near storefronts must be discreet and match adjacent finishes.**
  - **Security cameras must be within the leased premises** and are not permitted on the exterior of the premise (unless approved in writing by the Landlord). However, in cases where Landlord approves exterior cameras or equipment, the cameras or equipment should be positioned as to limit viewing area and shall capture images of the Tenant areas only. In cases where a Tenant may have an approved patio area, all cameras or equipment shall be installed and operated so as to capture only the approved patio area.
  - **All Equipment,** installation methods and locations must be approved by Landlord in writing prior to installation.
- ❑ **Alarm System, Sensors, Monitors:** All systems must be discrete and shall be completely concealed from storefront view. All monitors, sensors (glass, motion, etc.); and control boards shall be out of public view.

All security systems are to be monitored by the Tenant and all elements are to be contained within the Tenant's demised premises.

- ❑ **Security Devices at Customer Entry:** Identify and specify any storefront entry security systems to be used. Door frame mounted or in floor systems are acceptable provided they are incorporated into the Tenant's storefront design and subject to Landlord Approval. No free standing, exposed pedestal or Angel Wing systems are permitted.
- ❑ **Safes:** When Tenants require the use of a safe, please submit weight, location and structural analysis (including path of travel to space) for Landlord's review and approval.
- ❑ **Burglar Bars:** When installing Burglar Bars within ducts and other openings, consult your Design Consultant/Engineer regarding airflow impacts and other code related requirements.

### GENERAL - EXTERIOR CONTINUED

- ❑ **BARRIERS:** Physical barriers for exterior stores and restaurants are considerations for additional security measures and may include, bollards, planters, fencing, gates, etc. All elements must be part of a well thought out design and subject to landlord review and approval.
  - **Review all Local Codes** for additional requirements.