



## Mission Statement

Valencia Town Center will continue in its evolution as a superior shopping experience due to its better tenant mix, best in class dining and family retail as it systematically replaces under-performing stores with emerging brands and highly productive retailers, food operators, entertainment and service providers.

## Design Guidelines

- **Storefront Height** –Varies from 12'-10" to 16'-1" depending on the zone (Inline) or 15'-0" to 28'-0" depending on the zone (The Patios)
- **Glass Height** – 11'-0" Minimum, depending on the zone (Inline) or 12'-0" Minimum (The Patios)
- **Glass Door Height** – 10'-0" Minimum
- **Design Control Zone** – Entire sales area to be hard lid, hard surface flooring, concealed track lighting
- **Transparency Percentage** - Exact number (80% glass, 20% opaque). However, higher storefront may have more opaque area due to construction requirement and deck height.
- **Signage Height** - Exact height or range (12"-18" signage, face-lighted no trim cap, reverse channel halo or illuminated push through letters) or 24" max letter/logo, 36" max if stacked (The Patios)
- **Blade Signage** – not permitted in main concourse – ancillary wings only (Inline only) or varies depending on zone (The Patios)
- **Window Signage** - 2" frosted 3M film applied to inside face of window.
- **Bulkhead Conditions** – Tenant to demolish or clad over with tenant finishes as required to achieve zone height (Inline only) or base building/tenant not to touch (The Patios)
- **Neutral Pier Conditions** – ¾" black reveal (Inline only) or base building/tenant not to touch NP (The Patios)

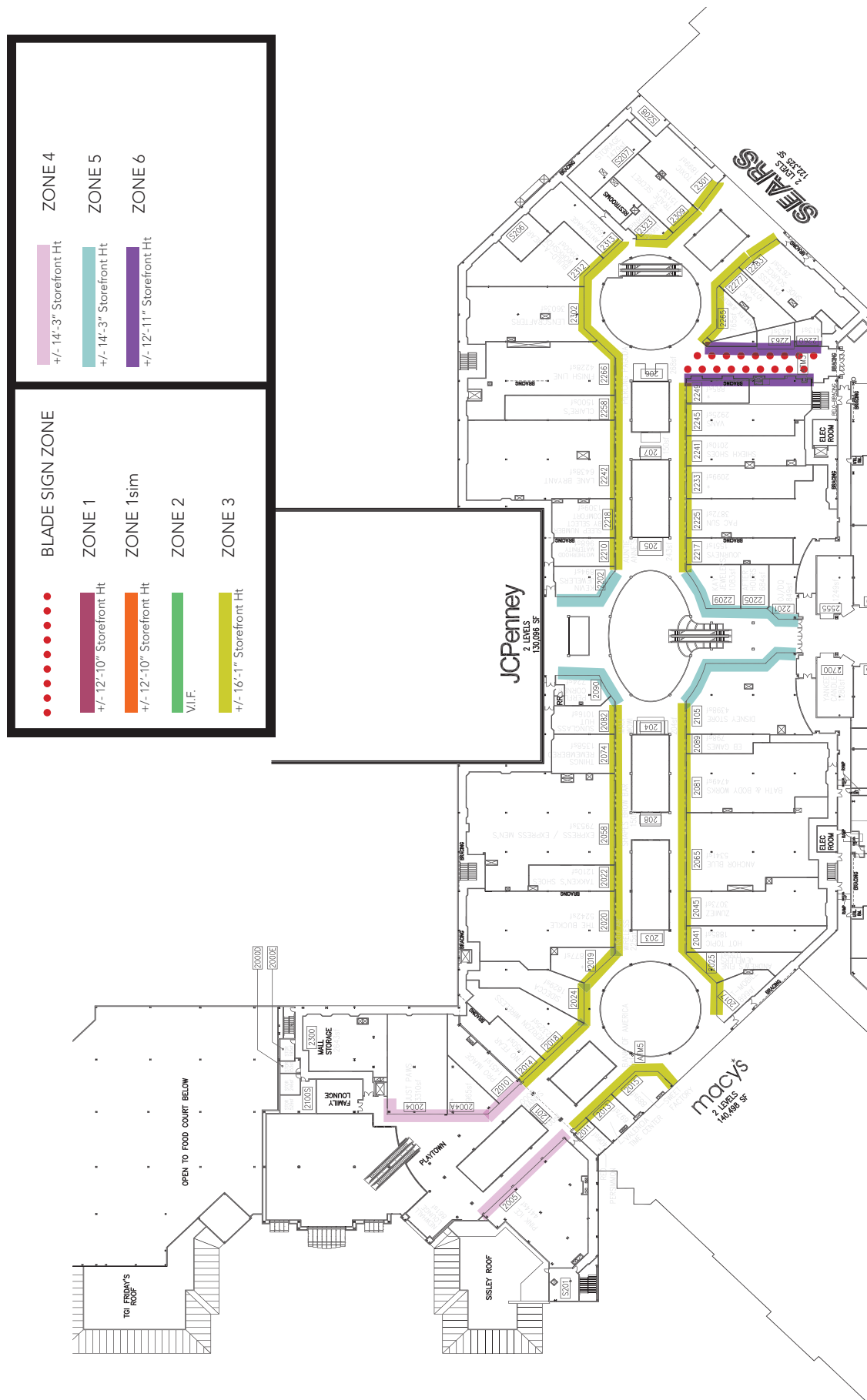
## MEP Criteria

- **Mechanical system type** – mall central VAV system (Inline) or RTU systems by tenant (The Patios)
- **Electrical conditions** – 277/480V
- **Smoke Evac** - None

## Permit Process

- **Standard length of process** - Permit time is average 4 - 6 weeks (approx. 3 weeks with paid expedited review)
- **Need Landlord approved drawings to submit?** - No
- **Precon is required** – Tenant GC to set up meeting with Facilities Manager prior to start.
- **Licensed GC required for permit issuance**
- **Non-Union**





# CRITERIA HOT SHEET