



## Mission Statement

Offering over 300 shops between the two properties, The Village at Topanga and Westfield Topanga provide one of the largest and most eclectic shopping destinations on the West Coast. Surrounded by some of the highest incomes and most affluent neighborhoods in Los Angeles, the Village at Topanga specifically caters to these consumers offering an outdoor family friendly shopping experience unlike anywhere else in the San Fernando Valley. Featuring first-to-market dining options – from fine dining to family dining, trendy women's fashion and beauty specialties, cutting-edge fitness studios, designer furniture and home goods, along with daily needs such as the newest Costco in the market make the Village at Topanga the place to shop and be seen in the Valley.

## Design Guidelines

- **Storefront Height** –Varies from 10'-0" to 11'-0" depending on the zone
- **Glass Height** – 9'-0" Minimum,
- **Glass Door Height** – 8'
- **Design Control Zone** – Entire sales area to be hard lid or open ceiling, hard surface flooring, concealed track lighting –
- **Transparency Percentage** - Exact number (80% glass, 20% opaque).
- **Signage Height** - Exact height or range (9" signage, no face lit or logo allowed)
- **Blade Signage** – yes
- **Window Signage** - 2" frosted 3M film applied to inside face of window.
- **Bulkhead Conditions** – Base building. Tenant not to touch.
- **Neutral Pier Conditions** – Base building. Tenant not to touch NP.

## MEP Criteria

- **Mechanical system type** – RTU systems by tenant. Some locations require Helicopter lift for new installation.
- **Electrical conditions** – 277/480v
- **Smoke Evac** - None

## Permit Process

- **Standard length of process** - Permit time is average 6 - 8 weeks (use of permit expeditor is highly recommended)
- **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**



