



# D E L M A R P L A Z A

## **DESIGN MANUAL**

UPDATED JUNE 2020





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## PREFACE

The community of Del Mar is a special place on the Southern California coastline. Its small-town atmosphere combines with a sophisticated resident population to create a unique commercial opportunity. Del Mar Plaza developed out of several years of meticulous planning and creative consideration of community and environmental resources. The magnificent coastal setting and natural surroundings, together with a strong community-serving attitude have provided the inspiration for the project. The theme and image of the project was the result of this inspiration and evolved into a unique retailing concept.

The physical character of the project is drawn from the scale and character of small buildings and shops along Camino del Mar, the city's main street. Thus, Del Mar Plaza is a single building which continues the character of Camino del Mar into publicly oriented plazas. From these public areas and adjacent eating establishments, residents and visitors share magnificent views of the city and the natural coastline beyond. Contained within the project are three levels of shops and restaurants built over ample parking concealed within the project. The composition of the plaza ranges from local merchants, to one of a kind shops, to premier eating establishments.

Del Mar Plaza is a place for social interaction where restaurant, entertainment, education, office, service and fitness experiences can occur alongside traditional shopping. The Center must continue to evolve to reflect consumer trends, community preferences and the ever-changing Tenant landscape. This evolution is strongly encouraged in order to maintain a vibrant center that will remain relevant to the surrounding community.



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## GENERAL INTRODUCTION

The character of Downtown Del Mar is largely derived from the expression of the individual Tenants and the architecture they have created along the street. Like the city itself, the Tenants at Del Mar Plaza will complete the environment by animating the unique architecture that has been created for the project. The Del Mar Plaza Design Manual was generated from a palette of design ideas that were found in Del Mar and other special places within small communities around the world. The design opportunities identified in the manual have been developed to apply to two distinctly different areas of the project to enhance the creation of special places.

At the heart of this concept is a view of Tenant and Landlord design as a creative process. In this process, the design contributions of the Tenant and Landlord are characterized by an artistic distinction not normally found in the mainstream of today's commercial architecture. The emphasis on traditional artisan produced signs and details, as well as imaginative expressions of contemporary art forms, creates the texture and provides the special touches that set Del Mar Plaza apart.

The marriage of Tenant, Landlord, and the community within which they will live and operate is essential to the evolution of the project. The years of careful, creative development of this project create an inspiration and extend a challenge to Tenants to work with the Landlord and the community to continue this vision to its full expectation and evolve over time, as needs shift and community market demands change.



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# USE OF MANUAL

The Del Mar Plaza Design Manual contains a wealth of design options and creative ideas for storefront design and for use on the common area of the project. A basic objective of the program is to focus these ideas and options on the creation and activation of special places within the project. Specific design concepts are required at certain locations and restricted at other locations. The complex matrix of ideas requires that the Tenant and Landlord pay careful attention to how the manual is organized and how it is used. The following statements outline the basic components of the manual and their intended use:

## 1. GLOSSARY OF DESIGN ELEMENTS

The Glossary of Design Elements includes a comprehensive description of each of the design components for the project. As changes to the project are considered, the Tenant and Landlord should review the Design Glossary to establish a feeling for the overall project character.

**REMEMBER: INDIVIDUAL TENANTS ARE NOT PERMITTED TO USE ALL OF THE COMPONENTS OF THE DESIGN GLOSSARY**

## 2. THE AREA CRITERIA

The Area Criteria specify the components of the Design Glossary that apply to individual Tenants by area. The Area Criteria shall be used to obtain the specific requirements; then the glossary shall be used as a reference for the design requirements of each individual component.

## 3. CODE COMPLIANCE

In all cases, new projects shall comply with all current applicable building, energy, municipal and environmental codes.

## 4. SUBMITTAL AND REVIEW PROCESS

This section of the Del Mar Plaza Design Manual explains the relationship of the Tenant and the Landlord in the review and approval of Tenant plans. In addition, it indicates the basic review steps required by the City of Del Mar. The Tenant and Landlord must follow each step of the submittal and review process including all processes to achieve the Landlord's and the City's ultimate approval prior to construction.



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# STOREFRONT FORM

The form that an individual storefront takes defines not only Tenant space parameters, but such aspects as depth, shade, and profile of the opening. When storefront forms are repeated, they can give rhythm to the overall project facade.

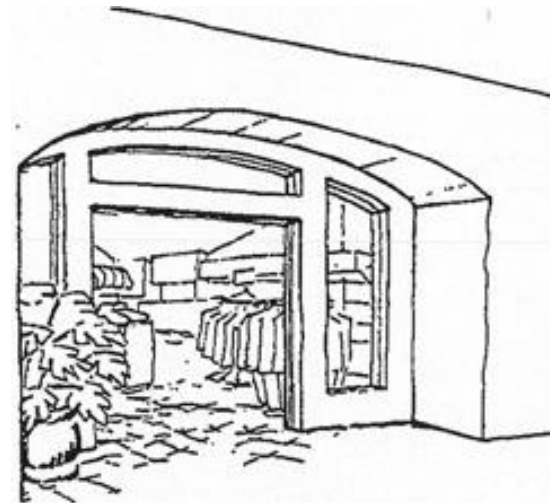
The following are Design Options based upon specific locations within the project:

## 1A. RECESSED STOREFRONT PLANE

Placing the plane of a storefront behind the face of the Landlord's building creates an exterior zone. This exterior zone offers opportunities to incorporate storefront elements such as planters, displays and banners. The recessed storefront also gives a sense of dimension to the building facade.

## 1B. STOREFRONT AT THE BUILDING LINE

Storefront planes placed at the building line form an up front, highly visible facade. In this case, the perimeter of the storefront must be carefully designed to distinguish the store facade from the Landlord's building and other Tenant spaces.





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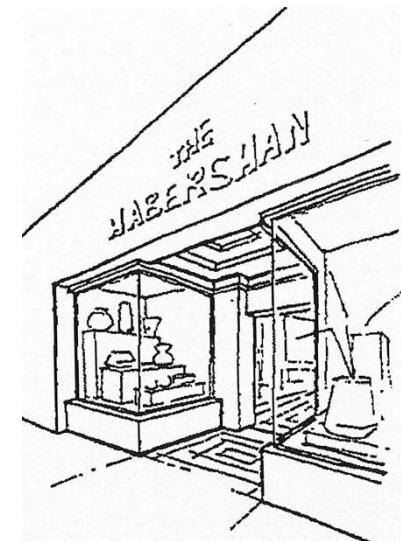
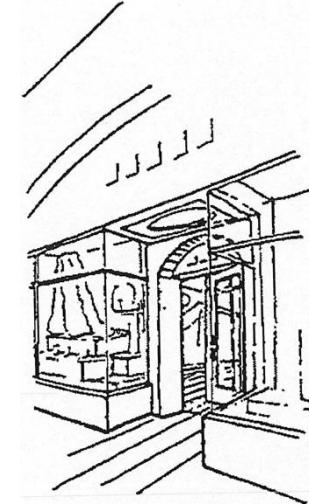
# STOREFRONT FORM

## 1C. RECESSED ENTRY

Recessing a store entrance behind the storefront plane creates a configuration that announces the doorway. This recessed configuration gives definition and a sense of formality to the statement of entry. The forward portion of the storefront accentuates the display area while framing the entrance.

## 1D. RECESSED DISPLAY AREA

A recessed display area is achieved by recessing portions of the storefront to create an exterior area large enough to encourage window shopping within the entry. This configuration is similar to the recessed entry in that it announces the entry, in addition to increasing display visibility.



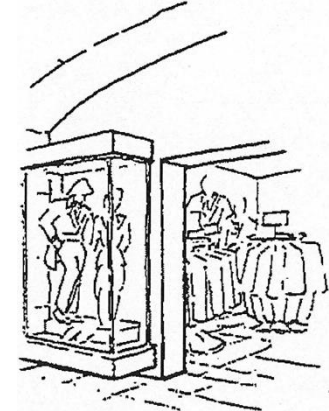


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# STOREFRONT FORM

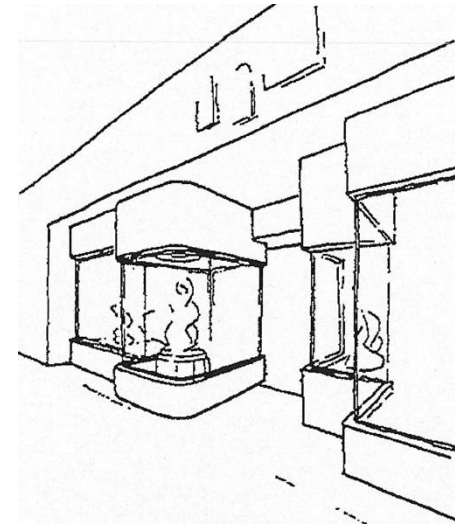
## 1E. PROJECTING BAY

A projecting storefront bay can be formed without extending past the face of the Landlord's building or the Tenant's lease line. This projecting form can be achieved by recessing the primary storefront plane and projecting out with a volume. This form can take the image of a bay window, a full height display element, or an element of the storefront itself.



## 1F. ARTICULATED STOREFRONT

Articulated storefronts use recessing and projecting elements to create a storefront with a highly varied form. This form is accomplished by moving portions of the storefront plane in and out behind the lease line or by projecting varied volumes.





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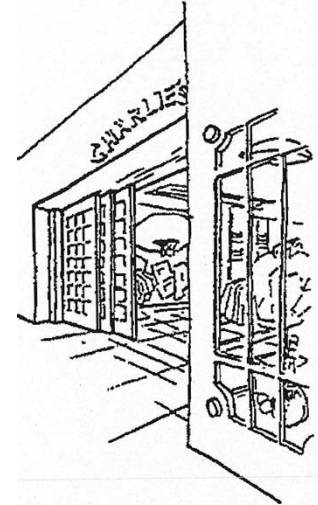
# STOREFRONT FORM

## 1G. OPERABLE STOREFRONT

An operable storefront form creates a strong relationship between interior and exterior spaces and thus enhances circulation and display. Operable storefront systems include horizontal sliding and bi-fold panel doors fabricated using glass, aluminum, steel, composite or wood sliding multi-panel doors, vertical panel roll-up doors, horizontal panel roll-up doors, casement windows, French doors, swing doors where space permits and decorative gates for exterior uses. In all cases, operable storefronts should be custom developed to achieve a special design concept. Standard gates and roll-up doors shall be used strictly for functional or security purposes and are not appropriate to achieve the special design concepts required for operable storefront forms. The use of operable storefronts is limited to areas specifically designated as appropriate for this storefront form.

## IH. INTERIOR DOMINANT STOREFRONT

Transparency is emphasized in interior dominant storefront forms. Storefronts of this type find their character from prominent interior and display elements. Display elements and the interior should be designed to extend, or appear to extend, through the glazing of the storefront plane giving a high level of Tenant identity.





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# STOREFRONT FORM

## GENERAL REQUIREMENTS FOR STOREFRONT FORM:

1. Recessed entry areas can be illuminated from sensitively designed lighting within the recessed area itself. This light is sought to avoid dark unpleasant spaces and conform to code required egress lighting.
2. Projections are not allowed past the Tenant lease line unless individual special approval is granted by the Landlord.
3. Standard aluminum storefront systems are permitted if used in a unique and creative way. This includes such systems as horizontal sliding panels and vertical roll-up doors or gates.



# ENTRY DOORS

Storefront entry doors and their handles are very often the first tangible contact one has with a business. Important first impressions are formed from the image portrayed by the entry.

The following are Design Options based upon specific locations within the projects:

## 2A. DOOR TYPES

### 2A.1

The swing door is a common form of entry with many styles and materials.

### 2A.2

Doors with sidelight panels provide a larger sense of entry.

### 2A.3

A fully glazed door is complementary to a transparent storefront.

### 2A.4

A Dutch door, where the top half of the door swings inward remaining open, while its bottom half remains closed, provides exterior relationships.

### 2A.5

Horizontal sliding and bi-fold panel doors emphasize interior and exterior relationships.

### 2A.6

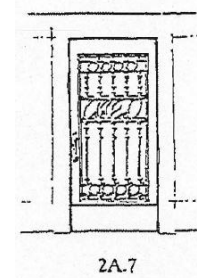
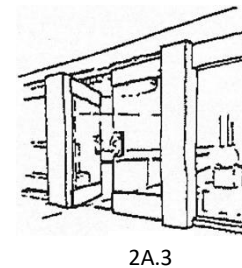
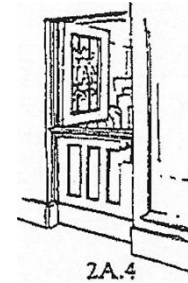
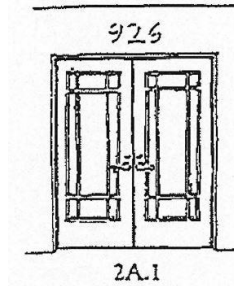
Decorative roll-up doors permit open merchandising and convey a special storefront design concept.

### 2A.7

Ornamental metal gates can be used in conjunction with weatherproof door systems to add interest to open storefront concepts.

### 2A.8

Glass, composite, aluminum, steel, or wood sliding multi-panel doors.





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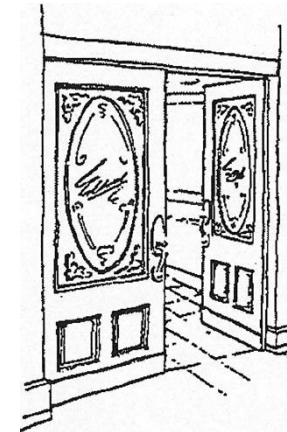
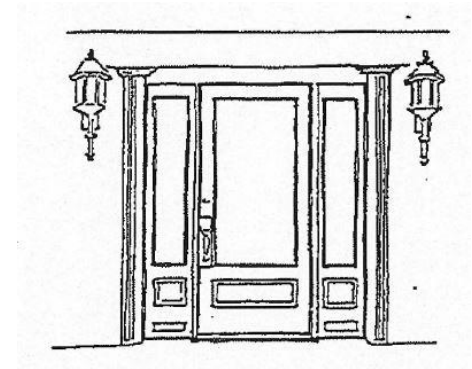
## ENTRY DOORS

### 2B. SINGLE DOOR ENTRY

A single door entry is typically a 3'-0" opening. A swing type door is usually used with this entry form. A wide selection of swing style doors is appropriate, including wood framed, steel framed, fully glazed, multi light and wood panel doors.

### 2C. DOUBLE DOOR ENTRIES

A double door entry is typically, but not required to be, a 6'-0" opening. This entry form can incorporate swing type doors, horizontal sliding, or bi-fold panel doors.





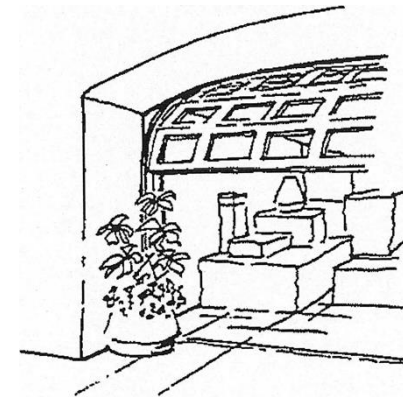
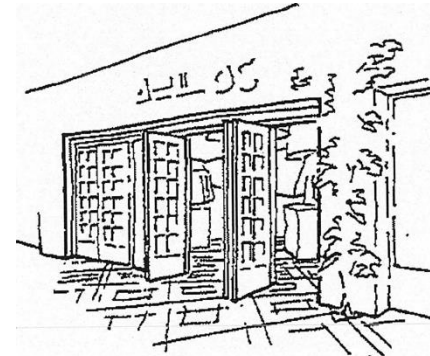
# ENTRY DOORS

## 2D. MULTIPLE ENTRIES

Multiple entries can sometimes be incorporated into larger storefronts. When this entry form is used for Tenants, the width of all entry openings may include the entire storefront. Restaurant entry openings may also include up to 100% of the overall storefront width.

## 2E. SLIDING OR ROLL-UP DOOR ENTRIES

In special locations, an open front is permitted. This entry form requires the use of special doors to establish a distinct design effect. Sliding panel doors, bi-fold doors, or roll-up doors, operable storefront should be custom designed to achieve this open concept.



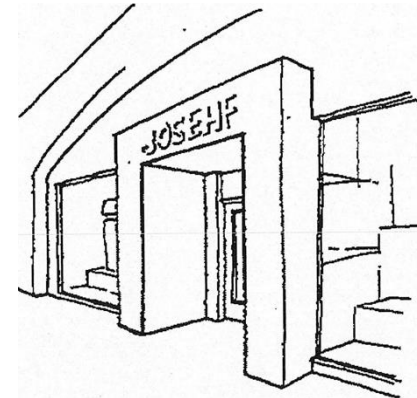


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## ENTRY DOORS

### 2F. DEFINED ENTRY ELEMENT

A defined entry element serves the purpose of making a prominent statement of entry. The concept goes beyond the typical recessed entry door by creating a three-dimensional form that surrounds the entry. This dimensional form should be a detailed architectural framework incorporating a door type which is integral to the concept. A defined entry element may extend beyond the Tenant lease line into the common area no more than three feet from the Tenant lease line.





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# ENTRY DOORS

## GENERAL REQUIREMENTS FOR ENTRY DOORS:

1. Opening widths and door swings are to adhere to all applicable Building Codes and City Ordinances.
2. Tenant storefront doors shall not swing past the lease line into the public right-of way. However, some doors, such as bi-fold doors, may project into the quasi-public areas.



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# GLAZING SYSTEM

The glazing system is usually the central and largest component of a storefront. It provides visual connections between the Tenant spaces and the public areas.

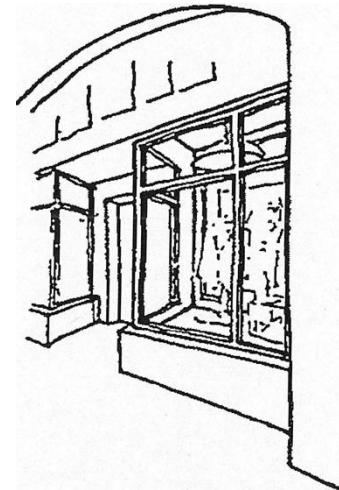
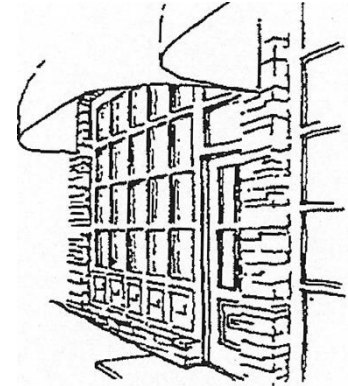
The following are Design Options based upon specific locations within the project:

### 3A. MULTIPLE PANE-TRADITIONAL

Traditional multi-pane systems divide their glazing into a pattern of panels articulating smaller scale proportions within their design. Traditional patterns usually are symmetrical and repetitive in form. The framing elements of a traditional, multiple pane system have a substantial character and detailed expression.

### 3B. MULTIPLE PANE- CONTEMPORARY

Contemporary multi-pane systems like their traditional counterparts divide their glazing areas into a series of panels. While the concept of dividing the glazed area is similar, the patterns expected in a contemporary design are quite different. Contemporary patterns are often asymmetrical and less predictable. Glazed areas are often divided into larger scaled panels. The framing elements of this system can take many expressive forms including a minimal frame as well as a more substantial detailed element. Single or multiple panels may be operable to allow a desired connection between indoors and outdoors.





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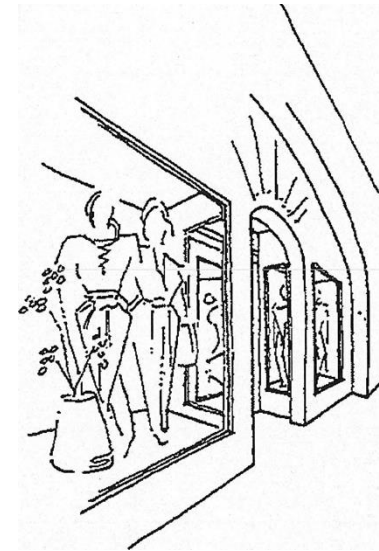
# GLAZING SYSTEM

### 3C. LARGE GLASS PANELS

This glazing concept minimizes the number, size, and detail of framing components, focusing attention on the transparent quality of the system. The concept is to achieve large display windows within a slender, proportioned framing system.

### 3D. BUTT JOINT GLASS

A butt joint glazing system conveys an open contemporary look. In areas where butt joint glazing details are determined appropriate, they shall be installed so that no sash material provides separation between abutting sections and corners. In general, butt joint glazing should occur within a storefront framework, and not span the full vertical or horizontal distance of the storefront opening.





# GLAZING SYSTEM

## 3E. OPERABLE GLAZING PANELS

To strengthen the relationship between the interior and exterior of a Tenant space, operable windows can be incorporated in a storefront glazing system. Casements, horizontal sliding panels, awning windows, and vertical roll-ups are examples of operable glazing systems.

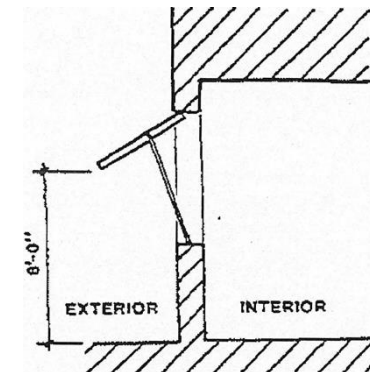
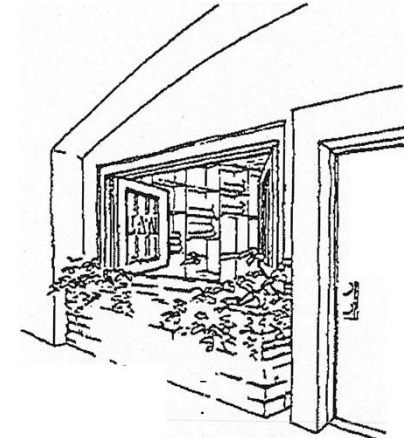
Operable systems shall meet the following criteria:

### 3E.1

Operable systems shall be custom designed and fabricated for individual storefronts from either glass, metal with a powder coated, anodized or oil rubbed finish or wood materials. Standard aluminum systems are permitted if used in a unique and creative way and specifically approved by Landlord.

### 3E.2

All operable glazing systems shall be designed to provide clear, unimpeded space outside of the Tenant lease line.



SECTION



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# GLAZING SYSTEM

## GENERAL REQUIREMENTS FOR GLAZING SYSTEMS

1. Where required by code, storefronts shall use tempered glazing.
2. Tinted, mirrored, or reflective glazing shall be permitted in any area, inclusive of skylights as a method of reducing light pollution. Tinted and reflective glazing may in some cases be required to conform to energy codes as a method to reduce heat gain into a Tenant space. It is also an effective way to reduce sun damage to merchandise in retail stores. Highly reflective glazing shall not be permitted in Area 1.
3. Prefabricated anodized aluminum systems are permitted if used in a unique and creative way provided special Landlord approval is granted.



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## BASES AND BULKHEADS

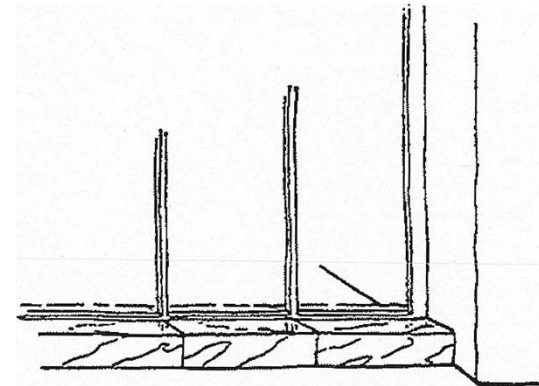
A carefully designed base or bulkhead establishes the relationship of the storefront to the ground plane. It also contributes to the visual composition of the storefront and provides a physical separation between interior and exterior spaces.

In all areas a minimum height base is defined and often a maximum height bulkhead is specified.

The following are Design Options based upon specific locations within the project:

### 4A. MINIMAL BASE

In many areas the separation between the interior and exterior should be minimized and a low height, simply detailed base is specified. Storefront glazing should be inset into the base material or be set in an appropriate sill plate designed to set on the base material. This type of base will contribute to a more contemporary storefront statement.





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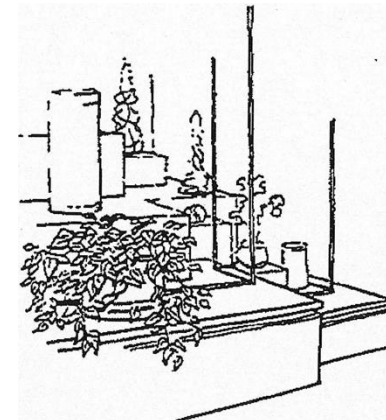
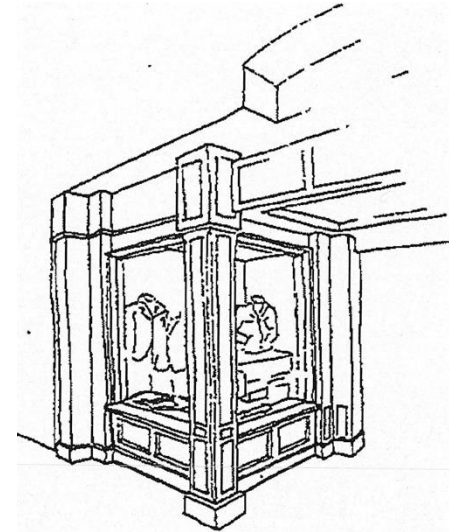
## BASES AND BULKHEADS

### 4B. TRADITIONAL BULKHEAD

A bulkhead is different than a base in that it extends higher and is designed as an integral part of the storefront above it. A bulkhead may have a contemporary flair. Decorative moldings, grillwork, rich materials, and raised panel construction in painted or stained wood are details that will create a traditional bulkhead.

### 4C. VARIABLE DIMENSIONED BULKHEAD

A variable dimensioned bulkhead is a contemporary variation of the traditional bulkhead form. Where traditional bulkheads have a consistent height and depth, the variable dimensioned bulkhead varies in height and depth and often relates to asymmetrical surfaces in the storefront above.





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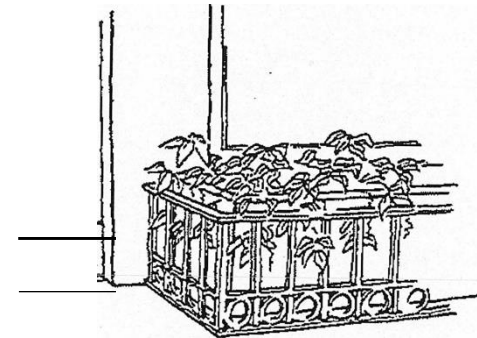
## BASES AND BULKHEADS

### 4D. INTEGRATED LANDSCAPE BULKHEAD

Storefront bulkheads provide design opportunities to integrate landscape into the storefront form. Since landscape is an important element in the design at Del Mar Plaza, Tenant provided landscape will be encouraged in many areas. Bulkhead planters can serve both as a visual base to the storefront as well as landscape accents. Bulkheads can also provide deep sills where landscape can be displayed in individual pots.

### GENERAL REQUIREMENTS FOR TRADITIONAL BULKHEADS:

1. NOTE: In a few locations, the Landlord's building provides a pre-determined stem wall base across the storefront. This condition occurs in locations where external paving elevations are not on the same plane as the Tenant's interior slab. The Tenant will be responsible for integrating the stem wall base into their storefront design as well as providing an appropriate finish to the base.
2. With the exception of butt glass systems, all storefronts shall have some form of a hard, durable finish material base with a minimum height of 4" required.
3. In all areas a minimum height base is defined and often a maximum height bulkhead is specified. All storefronts shall have some form of a hard, durable, exterior finish base with a minimum height of 4".
4. Bases and bulkheads may project beyond the lease line provided Landlord approval is granted.





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## MATERIALS AND DETAILS

A well-executed facade is composed of materials of enduring quality and fine detailing. A limited number of materials have been identified for use at Del Mar Plaza to respond to the local context. This material palette will be applied within known and respected patterns, resulting in a coordinated, quality environment.

The following are Design Options based upon specific locations within the project in common and Tenant areas and include remote and patio structures:

### 5A. WOOD

Wood is the most common material used in traditional storefronts and can respond to contemporary applications as well. Wood as a material is used for base panels, door frames, glazing systems, columns, pilasters, sign facias, signs, trim elements, trellis structures, building siding and architectural embellishments.

Exterior wood surfaces at Del Mar Plaza require a protective finish of paint, stain, or a clear wood preservative sealant such as penetrating silicone. Quality hardwoods are required to ensure the highest level of finish in painted, stained, and clear sealed surfaces. Soft woods, such as redwood, pine and fir, may be used provided that exposed surfaces are maintained on a regular basis.

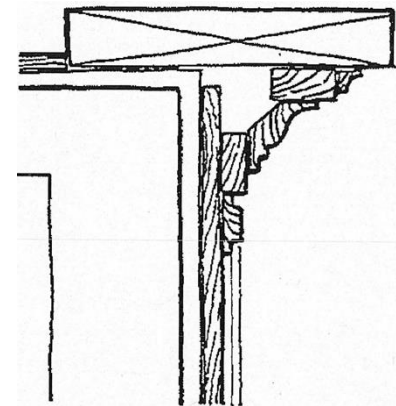
Wood timbers, typical framing sized wood elements and wood sheathing may be used for trellis shade structures, trellis type awnings and covered shade structures attached to individual Tenant spaces or for elements constructed in the common areas of the Plaza.

The use of synthetic or composite wood emulated materials may be used provided they are high quality and have the look of natural or treated wood.

Wood Finishes Include:

#### 5A.1 PAINTED FINISH

Color can be introduced to the storefront design by using a painted finish on wood elements. Generally, a semi-gloss or gloss enamel paint is appropriate.





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# MATERIALS AND DETAILS

## 5A.2 STAINED

Light and medium oil stains can be used on wood storefront elements. The use of stains enhances the natural beauty of quality wood and complements other types of building materials found throughout Del Mar Plaza.

## 5A.3 NATURAL AND CLEAR FINISH

In some cases, natural clear finishes on wood storefront elements are appropriate. Wood that does not receive a paint or stain finish must have a clear preservative sealant applied. This sealant will ensure a high-quality exterior finish and help maintain the natural look of the wood.



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# MATERIALS AND DETAILS

## 5B. METAL

There are a diverse number of appropriate metal applications and finishes. Some uses for metal within storefront design include framing components, glazing systems, molding, trim, decorative grill work, and hardware.

All metals that are used in storefronts shall be detailed to conceal seams and overlapping joints. Where metal surfaces meet other metal surfaces or other materials, seams shall be detailed and installed to provide even, straight joints.

Metal shapes such as tubes, angles, pipes and plates may be used for shade structures, trellis type awnings, remote structures of all types and covered shade structures attached to individual Tenant spaces and for elements constructed in the common areas of the Plaza.

Aluminum can be used to create storefront systems, storefront doors or supports for items such as signs, heaters or light fixtures and trim elements. Aluminum may be clear or color anodized.

Metal Finishes Include:

### 5B.1 POLISHED METAL

Highly polished semi-precious metals such as brass, chrome, steel, and copper, as well as metal leafing, can be highly effective as storefront materials. Appropriate use of these materials includes elements such as molding, hardware, signage, and trim. In general, polished metals should be used for accenting or highlighting a storefront design, and not as a primary material. If large areas of polished metal are determined appropriate, the quality and thickness of the material shall be substantial enough to avoid "oil canning" due to uneven reflective surfaces. In all cases, polished metals should be the real material and not a simulated look such as anodized or laminated finishes. Polished metal finishes should be avoided on storefront frames and continuous bases unless approved by the Landlord.



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# MATERIALS AND DETAILS

## 5B.2 NON-POLISHED METAL

A natural metal finish can provide a soft, non-reflective look that adds elegance to storefronts. Examples of non-polished metal finishes include unpolished brass, stainless steel, brushed or sandblasted metal, bronze and oil-rubbed steel.

## 5B.3 PATINA METAL FINISH

Metals that have either a natural or controlled patina can be effective as a storefront material. Different metals will provide various colors and patterns when a patina finish is used. The most common example of this is the natural look achieved by allowing copper to age. The natural variegated finish of patina metal will complement most materials found in Del Mar Plaza.

## 5B.4 PAINTED FINISH

Just as painted wood elements within a storefront will provide interesting color accents to the design, so will painted metal. Painted metal must have a factory applied baked enamel finish, powder coating, or kynar that will provide a deep sheen expressive of a high-quality finish. In approved exceptions, where a factory application is not feasible, an electro-static paint technique shall be used to maintain a high level of quality and durability.

## 5B.5 SPECIAL METAL FINISHES

Unique finishes such as rusted steel, specially treated metals, and etched or imprinted metals will be considered to achieve special design objectives. Special approval for use of these finishes will be considered on an individual basis by the Landlord and his Design Consultant.

## 5B.6 ORNAMENTAL METAL

Wrought and formed metals can be used to create ornamental detail. Applications for decorative metal include such things as signage brackets, bulkhead panels and planting surrounds, as well as filigree metal patterns incorporated on doors, glazing systems and cornice elements of the storefront.

## 5B.7 ALUMINUM

Aluminum can be used to create storefront systems, storefront doors or supports for items such as signs, heaters or light fixtures and trim elements. Aluminum may be clear or color anodized.



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# MATERIALS AND DETAILS

## 5C. STONE

Natural stone contributes to the character of Del Mar Plaza. Stone provides a wide range of textures, color, and patterns that allow Tenants to enhance the project image. The natural variation found in stone gives a richness to storefronts that incorporate its use.

Stone is a durable material that functions well when used in storefront applications such as bases, bulkheads, trim, fascia panels, and paving.

## STONE FINISHES INCLUDE

### 5C.1 NATURAL FINISH STONE

Stone with an expressed natural grain can provide an elegant finish that is appropriate for both traditional and contemporary stores. Natural unpolished granite and marble, as well as hewn, carved, split face, or sandblasted stone can be used to accomplish a natural finish. Proper detailing will be required to meet high quality standards. Careful attention shall be given to connection details between natural stone and other material.

### 5C.2 POLISHED, FLAMED OR HONED STONE

Polished, flame treated or honed stone, such as granite or marble can be used to achieve an upscale contemporary look or provide a rich traditional quality based upon the method of detailing. Generally, polished stones should be used in moderation for special detail and accent.

Where polished stone is used, an eased and polished edge at all corners and joints is required. A definitive edge must be established where polished stone meets another material. The minimum edge detail acceptable when dealing with polished stone will be a metal reveal or a controlled caulk joint. Depending upon the design, a more elaborate edge detail may be required.



# MATERIALS AND DETAILS

## 5D. CERAMIC TILE

Ceramic tile can be used to bring an informal graphic quality to a storefront design. It should be used in moderation primarily for details and accents. The patterns, colors, and application of ceramic tile shall be carefully controlled.

Examples of Ceramic Tiles include the following:

### 5D.1 CUSTOM GLAZED TILE

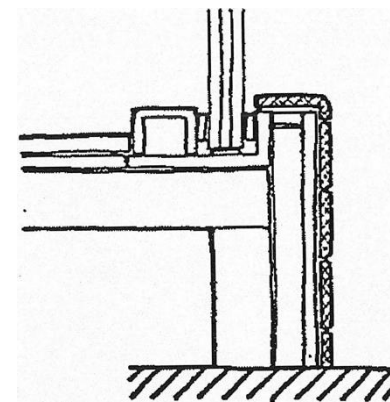
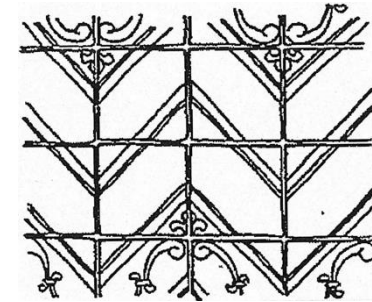
Custom artisan glazed tile in stylized patterns. A range of colors and patterns are available. Appropriate trim and details shall be used to insure a high level of material quality in the installation of these tiles.

### 5D.2 CONTEMPORARY GLAZED TILE

Porcelain or ceramic tile in glazed or matte finishes can be used for storefront accents and details. A limited range of colors and patterns will be accepted when using this material. Appropriate edge details shall be employed when ceramic or porcelain tile is used.

### 5D.3 MOSAIC TILE

Mosaic tile is small and intricately detailed and can be used to create colorful graphic patterns which add detail and interest to the storefront. The small scale and expressive character of mosaic tile is well suited as an accent material or for the creation of a mural at Tenant or common areas.





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# MATERIALS AND DETAILS

## 5E. BRICK MASONRY

Brick and glazed, non-reflective, masonry materials are very hard and durable surfaces that are made up of individually installed units usually placed in front of a separate structural system, and in essence function as a veneer. The durability of the material makes it well suited for storefront applications such as bulkheads, pilasters, columns, floor paving, lintels, and sills.

## 5F. TERRAZZO

Terrazzo is an elegant stone-related material produced from a combination of colored marble and aggregate stones mixed with cement. The material is typically used for floor paving. Terrazzo can be custom patterned and incorporate metal inlays such as letters and numbers.



# MATERIALS AND DETAILS

## 5G. ORNAMENTAL GLASS

Ornamental glass can be incorporated into storefront design to create interest and variety in storefront glazing systems. Examples of ornamental glass include beveled, stained, leaded, etched and sandblasted glass, as well as glass block. Successful use of this material includes such applications as door lights, glazing panels, transom panes, and signage forms. Ornamental glass can be combined with sensitive illumination to create dramatic lighting effects.

## 5H. FABRIC

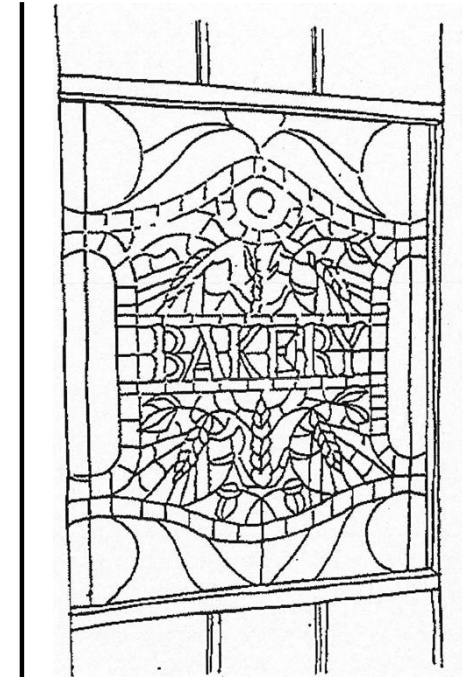
Fabrics such as canvas, water impermeable screens and water impermeable synthetic materials that emulate canvas may be used for shade structures, trellis type awnings and covered shade structures attached to individual Tenant spaces or for elements constructed in the common areas of the Plaza.

## 5I. ROOFING

Roofing materials may be used to cover shade structures, trellis type awnings and covered shade structures attached to individual Tenant spaces or for elements constructed in the common areas of the Plaza. Roofing materials shall include concrete shingles, tile, metal, fabric, glass and wood.

## 5J. CEMENT PLASTER

Cement plaster may be used as a material to cover exterior surfaces. The finish should be similar to the existing finishes found throughout the Plaza.





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# MATERIALS AND DETAILS

## PROHIBITED MATERIALS

The following materials are not permitted in storefront construction unless used to achieve specific design objectives. In such cases, special approval of the Landlord and ultimate approval of the City's Planning and Community Development Director is required.

1. Plexiglass
2. Painted gypsum wallboard on exterior surfaces
3. Vinyl or wall coverings of any kind on exterior surfaces
4. Smoked or mirrored glass on exterior surfaces
5. Large expanses of polished materials.



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# MATERIALS AND DETAILS

## GENERAL REQUIREMENTS FOR MATERIALS AND DETAILS:

1. A minimum coefficient of friction conforming to applicable codes shall be required for all floor paving materials in recessed entry locations.
2. A durable hard surface material equal or similar to the exterior flooring shall be continued into the store interior to a minimum 4' 0" beyond the entry doors.
3. All hardware used on storefronts shall be of top quality and a durable exterior material.
4. All wood used in storefront construction shall be kiln dried and mill-quality finish unless Landlord approval is granted.
5. Clear grade hardwoods shall be used for all painted, stained and natural finished wood.



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# ARCHITECTURAL ORNAMENTATION

Architectural ornamentation can provide intricate detail and decorative features which enhance and add character to the storefront design and on the Landlord common area of the project. Ornamentation should be carefully planned and articulated to read as an integral element of the design and not simply an applied element.

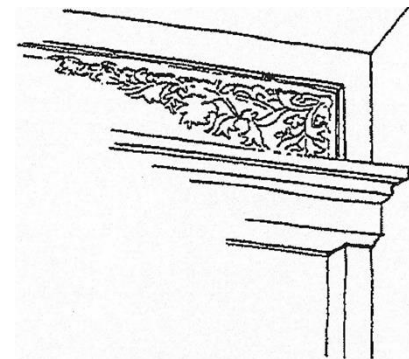
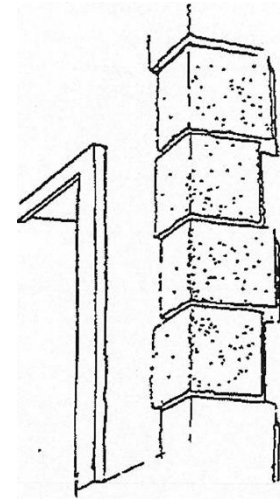
The following are Design Options for architectural ornamentation.

## 6A. VERTICAL ELEMENTS

Vertical elements within a storefront play an important role in balancing the horizontal elements such as the bases, display areas, and fascia panels. Vertical elements which express an ornamental quality can add interest to the storefront design. Ornamental treatment of vertical elements can apply to such things as pilasters, piers, columns, corner stone edge details, and narrow proportioned display elements.

## 6B. HORIZONTAL ELEMENTS

Elements that are horizontal in character give definition to storefront areas and provide design integrity. Such horizontal elements often include ornamentation and thus add detail and interest to storefront design. Horizontal components such as transoms, lintels, cornice lines, and fascia elements can incorporate ornaments such as dentils, frieze, decorative moldings, and raised wood detailing. Horizontal elements with ornamentation can be highly creative in expressing both contemporary and traditional styles. Fascia





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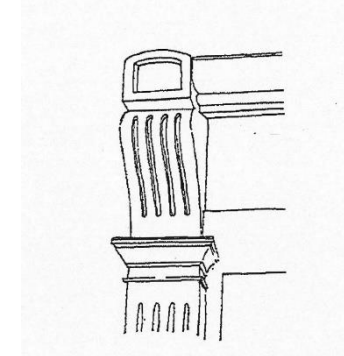
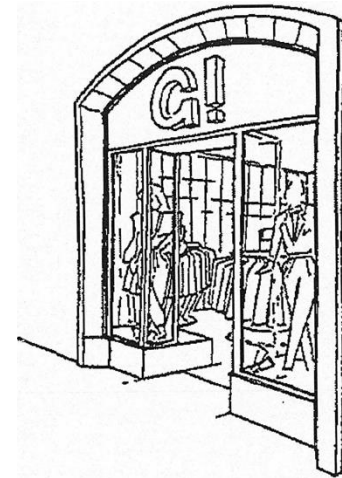
# ARCHITECTURAL ORNAMENTATION

## 6C. STOREFRONT OPENING FRAMES

At specific locations, Tenant openings can have an overlapping edge frame that is designed as an integral component of the storefront. This edge frame outlines the opening, expressing the profile of the storefront.

## 6D. SCULPTURAL EMBELLISHMENTS

Three-dimensional sculptural objects can be incorporated into special types of storefronts to achieve unique design objectives. Sculptural embellishments include such things as decorative finials, recessed and bas-relief castings, medallions, and other creative art forms.





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## COLOR AND FINISH

Color is often the most visible expression of a Tenant's individuality. The highly visible nature of this design component requires that special attention be given to the selection of colors.

A building palette has been identified for Del Mar Plaza. Color schemes for storefronts shall complement and accent the finishes and colors found in the surrounding fabric. Appropriate colors for Tenant storefronts and common areas are described in general terms below.

The following are Design Options based upon specific locations within the project:

### 7A. NATURAL COLORS

The natural color of materials such as polished metal, clear finished hardwoods, marble, stone, and other non-painted surfaces should establish the color theme of some storefront designs. Painted surfaces for stores with predominantly natural materials shall be neutral tones which serve as complements.

### 7B. NEUTRAL AND EARTH TONE COLORS

For the purpose of this criteria, neutral earth tone colors refer to basic soft tone colors such as white, cream, beige, grey and a limited range of earth tones that are appropriate to the project. Earth tones include tans, light browns, and some rust, yellow tones and special greens which convey a subtle natural tone.

### 7C. DEEP TONE COLORS

Deep tone colors such as teal blue, burgundy, and hunter green express a strong traditional character and sense of quality and prominence.



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## COLOR AND FINISH

### 7D. PASTEL COLORS

The use of pastel colors should be highly controlled. They should typically be used as accent colors or in limited fields and be expressed in subtle tones. Strong pastels such as bright pinks and baby blues are not considered appropriate unless the colors are a part of the Tenant's brand identity and approved by the landlord.

### 7E. BRIGHT SATURATED COLORS

In appropriate locations, bright saturated colors can be used to accent detail and highlight storefront designs. Primary and secondary colors are included in this category.

### 7F. TENANT BRAND COLORS

Many retail and restaurant Tenants use specific colors in storefront and sign design as a component of their brand identity. To attract a wide range of Tenants, the use of Tenant brand colors and associated materials must be available to the Tenant for use at the Plaza. It is critical to integrate established Tenant brand colors with common area colors by making the transition of color pallets at or near the joint of storefront system to common area finishes.

### GENERAL REQUIREMENTS FOR COLOR:

1. All colors to be used in a storefront shall be submitted and approved by the Landlord.
2. An on-site color test sample shall be provided by the Tenant if so requested by the Landlord.



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## SIGNAGE - TENANT SPACES

This section of the Design Manual is divided into two groups. The first group covers the individual Tenant spaces and the second group covers the common areas of the Plaza.

Due to the impact that signage has on a community and the individual Tenant image and visibility, carefully designed and executed solutions are required. Signage shall be designed and placed to insure appropriate and sensitive responses. Signs must be imaginative and have a high level of craftsmanship.

The following are Design Options based upon specific locations within the project:

### 8A. BLADE SIGNS

Two, and three-dimensional blade signs projecting perpendicular to the storefront provide exciting signage opportunities. They project from the storefront or, in cases, from the Landlord's building adjacent to the Tenant space. Blade signs shall have a quality of artistic distinction and incorporate creative graphic forms. Blade sign's form and detail are encouraged to be representative of the Tenant's image. These imaginative custom signs will provide charming accents to Del Mar Plaza.

Blade signs have been identified for use in all areas of Del Mar Plaza. The following requirements will apply when blade signs are used:

#### 8A.1

The maximum allowed area for two, or three-dimensional individual Tenant blade signs shall be twelve square feet on each face. To insure appropriately proportioned blade signs, the envelope shall not exceed four feet in any one direction. The twelve square foot envelope shall not include the bracket or suspension structure.



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## SIGNAGE - TENANT SPACES

### 8A.2

Acceptable blade sign materials include painted, acrylic, polished, painted and patina metal, painted and stained wood, glass and inlaid stone.

### 8A.3

Blade signs may use a halo form of lighting or other special forms of illumination. All blade sign illumination shall be within the restraints of the individual area lighting criteria.

### 8A.4

The lowest point of any blade sign must be 8'-0" above the finished floor.

### 8A.5

Where bracket connections are Tenant provided, the bracket design shall be integrally planned and detailed with the blade sign form and shall be ornamental in nature.

### 8A.6

Where blade signs attach to the Landlord's building, the working sign drawings shall indicate all connection locations and structural parameters.

### 8B. ARCADE SIGNS

This sign type is described in the common area sign section.



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## SIGNAGE - TENANT SPACES

### 8C. SIGNS ON GLAZING

Glazing signs provide an elegant signage form. The smaller scale painted signage placed on glazing elements or doors, positioned appropriately can be particularly effective. Glazing signs are often used together with larger scale signs on fascia elements, awnings, or suspended brackets.

Lettering and logos may be applied directly onto glazed areas of the storefront based upon the following requirements.

#### 8C.1

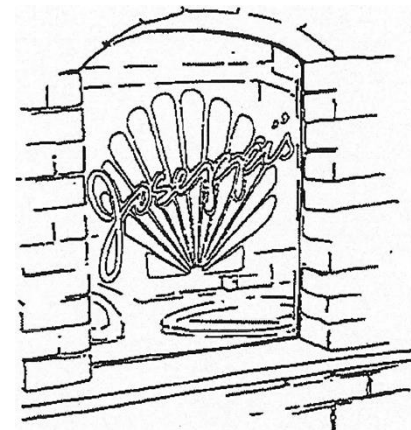
Letters are to be a maximum height of 12”.

#### 8C.2

The total area of the sign, inclusive of logo and lettering shall be no larger than 40% of the total glazed area upon which it is applied.

#### 8C.3

Glazed sign techniques acceptable for use at Del Mar Plaza are sandblasted and etched glass, professionally painted lettering, professionally applied cut vinyl, metal leaf, and stained glass.





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## SIGNAGE - TENANT SPACES

### 8D. LIT GLAZING SIGN PANELS

Lit glazing is a form of signage that has etched or beveled letters and logos in the field of glass and is either backlit or edge lit. The illumination enhances the cut signage design. Lit glazing signs introduce color and illumination in a creative yet elegant manner.

The following parameters shall be met when lit glazing signs are used:

#### 8D.1

Letters shall not exceed 12" in height and be appropriately sized for the application.

#### 8D.2

All ballasts, support mechanisms, and other non-illuminated elements must be concealed from public view.

#### 8D.3

The length of glass panel shall not exceed 1/3 of the overall Storefront length.



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## SIGNAGE - TENANT SPACES

### 8E. INDIVIDUAL LETTERS

Individual letters are a common and effective sign type. Individual letters shall be made of metal, high quality synthetic material or painted wood. A metal letter has a variety of finish options including polished, painted, and patina. Individual letter signs are generally pegged out from the fascia or another opaque storefront surface. The pegging technique adds depth, shade, and texture to the individual letter signs. Individual letter signs may be installed directly on the building façade or on a horizontal support element that is attached to the façade.

The following criteria will apply when individual letter signage is used:

#### 8E.1

Individual letters shall not exceed 14" in height, with the first letter able to have a maximum height of 16" in Area 1 and 18" in height for the first letter and a maximum of 16" for all other letters in Area 2.

#### 8E.2

Signs using individual letters shall not exceed 1/3 of the overall storefront length or 1/2 of the overall storefront length for Tenant spaces that have a storefront length of 20 feet or less.

#### 8E.3

Individual letter signs shall have no more than two stacked lines.

#### 8E.4

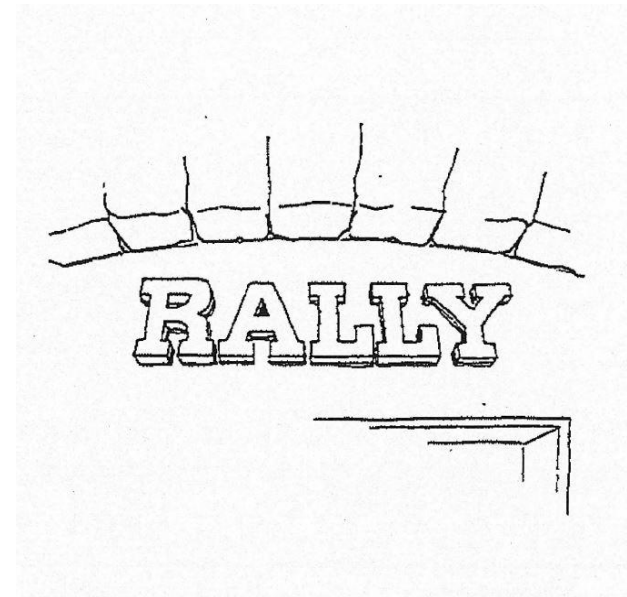
Reverse channel "halo" illuminated letters that are solid forms lit from behind are acceptable in areas where the lighting criteria allows.

#### 8E.5

Remote illumination from lights mounted on the surface of the storefront is permitted based on area locations provided the light source is carefully designed as an integral feature of the storefront. Strictly functional lighting shall be reasonably concealed from public view.

#### 8E.6

Individual letters may be attached directly to storefront surfaces, mounted on a support channel or individual letter supports.





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## SIGNAGE - TENANT SPACES

### 8F. PLAQUE SIGNS

Plaque signs are a traditional form of signage that has the capacity for contemporary applications. Plaques provide a smaller scale pedestrian sign that is typically mounted directly on an architectural surface at eye level or below. Plaque signs occur on the Tenant Storefront or on the shell buildings at locations prescribed by the Landlord.

The criteria that is applicable when using a plaque sign is as follows:

#### 8F.1

Bas-relief or raised three-dimensional forms are encouraged in the design of plaque signs.



#### 8F.2

Plaques shall not exceed 20 square feet in area with letters being limited to a height of 12".

#### 8F.3

Materials appropriate for plaque signs are wood and metal, with painted, polished, or patina finish.

#### 8F.4

As of this revision to the Design Manual, electronic digital technology signage is not permitted for use in the City. Should the City permit the use in the future, or if the signs are not visible from the public right-of-way, electronic digital technology and illuminated digital screen panels may be used for blade signs provided that the sign is equipped with automatic dimming to reduce the light output during hours of darkness. No off-premise advertising content shall be allowed. Content shall include Tenant names and logos, directories, wayfinding, notifications of events that will take place at Del Mar Plaza and seasonal messages from the Saturday before Thanksgiving through January 15<sup>th</sup>.



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## SIGNAGE - TENANT SPACES

### 8G. AWNING SIGNS & SIGNS ON SHADE STRUCTURES

Where awnings and shade devices are part of the storefront design, signage can be applied to the awnings per the following criteria:

#### 8G.1

Letters shall be a maximum height of 14" in Area 1 and 16" in Area 2 or 75% of each face of the valance, whichever is less, and located on the front and/or side faces or valance element of the awning. Letter signs shall not exceed 75% of the total awning area.

#### 8G.2

A logo image may be incorporated into the signage design provided the total image does not exceed 30% of the total awning area.

#### 8G.3

Letters and logos shall be sewn, heat welded, glued, or silkscreened onto the awnings in a contrasting color within the approved project palette.

#### 8G.4

Like awning signs, canvas signs integrated with patio and Alcoholic Beverage Control (ABC) barrier enclosures are permitted to increase visibility and Tenant branding. The Tenant name and logo may be used to tie the design of the enclosure to the storefront and awning design. Canvas signs integrated with enclosure fences may be used regardless if there is an awning or not. ABC barrier signs shall not exceed 75% of the total area of each panel.





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## SIGNAGE - TENANT SPACES

### 8H. EXPOSED NEON

Exposed neon signage can serve as a unique accent to a Storefront design. In addition to signage, some areas can use neon to accentuate forms of the storefront and enhance the Tenant's image. In general, the use of neon signs should be limited to small areas to maintain the sophisticated controlled image of Del Mar Plaza.

Where neon is used, the following criteria shall be met:

#### 8H.1

Neon signs shall be controlled by a neon-type dimmer that controls brightness.

#### 8H.2

All ballasts, support mechanisms, and other non-illuminated elements must be concealed from public view.

#### 8H.3

Where area criteria specify neon is to be placed behind glazing.

#### 8H.4

Neon color shall be respectful of the color palette identified for that area. Accent colors will be accepted but harsh vibrant tones will not be allowed.



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## SIGNAGE - TENANT SPACES

### 8I. FASCIA PANEL SIGNS

Fascia panel signs, located on the upper portion of the storefront, provide a form of primary storefront signage. They are often combined with smaller, more intricate signage directed at pedestrian's eye level. Although this type of signage is identified as a larger scale form, it is limited in size and proportion.

The following requirements apply:

#### 8I.1

The length of all signage placed on a fascia panel shall be a maximum of  $\frac{2}{3}$  the width of the Tenant's overall space width.

#### 8I.2

The height of individual letters shall not exceed 14" in Area 1 and 16" in Area 2, with the first letter capital a maximum of 18" in Area 1 and 20" in Area 2.

#### 8I.3

The fascia panel design and finish shall be integrated with the total storefront design.

#### 8I.4

Individual letters shall not exceed 7" in depth from the face of the surface upon which they are mounted.

#### 8I.5

Remote illumination of panel signs from lights mounted on the surface of the storefront is encouraged provided the light source is an integral element of the store design.

#### 8I.6

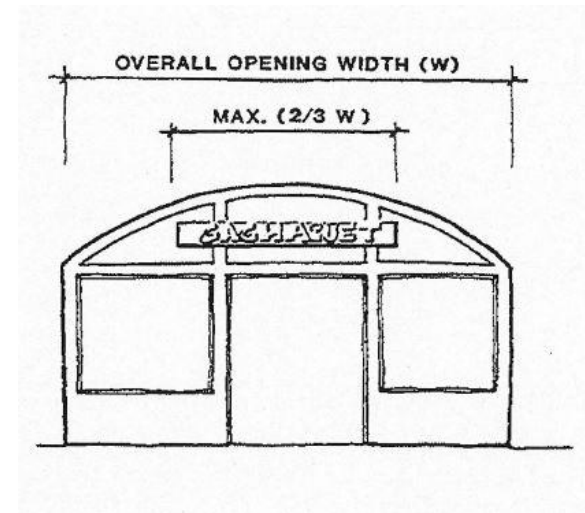
Materials accepted for use as fascia panel signs include cast stone and wood panels, painted metal panels, glass panels, individual metal and wood letters, neon, and custom ceramic tile.

#### 8I.7

Letters shall not be closer than 6" from the top of the Tenant's opening.

#### 8I.8

Letters shall not be closer than 2'-0" from the side edge of the Tenant's opening.





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## SIGNAGE - TENANT SPACES

### 8J. CERAMIC TILE PANEL SIGNS

Custom glazed ceramic tiles can be used to create signage panels which incorporate individual letters. Two techniques for accomplishing this are:

#### 8J.1

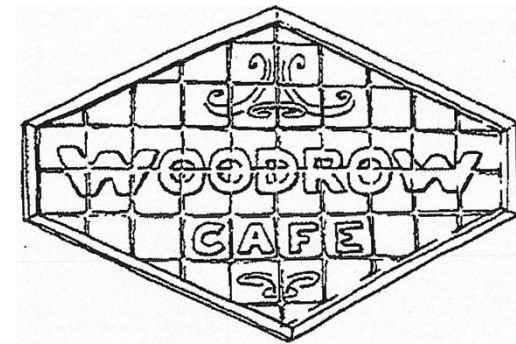
Sign panels constructed of custom glazed tile with intricate detail provide an interesting form of signage. Patterns and color will be highly controlled with the emphasis on artisan craftsmanship.

Ceramic tile panel signs are a specialized sign type and thus subject to the following criteria:

1. All patterns shall be of custom glazed tile or artisan crafted patterns of glazed tile.
2. All panel sign forms shall be defined by a raised trim detail surrounding the perimeter to delineate the subject area.

#### 8J.2

Sandblasted tile signs are developed by a custom technique. This technique takes glazed tile, masks a letter or design onto the tile, and sandblasts the face to expose the natural terra-cotta material beneath the glazing. This process leaves the masked area with the glaze intact to form the signage design.





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## SIGNAGE - TENANT SPACES

### 8K. SIGNS ON UMBRELLAS AND SHADE DEVICES

Furnishings such as umbrellas, tables, awnings and shade devices and structures that Tenants provide on terrace areas at stores and restaurants can incorporate signs and logos that identify the Tenant. Where such signs are proposed, the following criteria shall be met:

#### 8K.1

Multiple signs shall be comprised primarily of logos, insignia, corporate shields, Tenant brand names or crests.

#### 8K.2

All signage shall be graphically integrated with the furnishing or fixture form and professionally fabricated or applied.





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# SIGNAGE - TENANT SPACES

## 8K.3 PROHIBITED SIGN TYPES FOR TENANT SPACES

The following sign types are prohibited for Tenant use:

1. Can signs with an illuminated translucent background and silhouette letters.
2. Vacuum formed plastic lettering.
3. Plexiglass channel letters.
4. Plastic materials including acrylic letters or plexiglass panels.
5. Standard sandblasted wood signs in natural wood finish with painted, raised letters and/or logos. Exceptions may be granted for carved and painted wood signs that are artistically creative in their expression of three-dimensional detail.
6. Signs employing luminous painted paper or cardboard, stickers or decals hung around or behind storefront glazing.
7. Signs employing exposed raceways, ballast boxes, transformers, crossovers, or conduits.
8. Signage that utilizes a projection device is prohibited.



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## SIGNAGE - TENANT SPACES

### 8K.4 GENERAL REQUIREMENTS FOR STOREFRONT SIGNAGE:

1. All storefronts/Tenant Spaces shall be limited to one of each type for a total of three.
2. Signs that are less than two square feet in area shall not be included in the total signage area allowed. This pertains to miscellaneous signs such as business hours, logos, suite numbers, and emergency information.
3. No advertising including banners, pennants, product names, insignia, trademarks, or other descriptive or promotional material may be affixed or maintained on the glass panes and supports of show windows, doors, or exterior walls of the storefront.



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## SIGNAGE - COMMON AREA

The following sections 8L through 8O include design criteria for signage in the common areas of Del Mar Plaza.

Exhibit A to the Design Manual provides additional information for the design of signs permitted for use. The images and supporting dimensions, colors, materials and locations in Exhibit A are provided for intent and may vary if and when the included signs are submitted by the Landlord for the review process described in this manual.

For common area signs visible from the public right-of-way, a maximum of 6 blade signs, 3 arcade signs, 3 fascia panel signs, 14 plaque signs and 9 monument signs shall be allowed

The LED light source for internally illuminated or halo illuminated signs shall be 5,000K or warmer.

### 8L. BLADE SIGNS

#### 8L.1

Larger multi-Tenant blade signs and multi-Tenant wall mounted signs for the common areas of the Plaza are permissible. Multi-Tenant blade signs shall not exceed 20 square feet on each face. They can be located in Areas 1 and 2. The quantity of common area blade signs visible from the public right-of-way shall not exceed 6.

#### 8L.2

Multi-Tenant blade signs shall be constructed of polished or painted metal including steel, aluminum, copper, bronze, acrylic, painted wood, stained wood and glass.

#### 8L.3

Multi-Tenant signs may be illuminated remotely and/or internally through the use of “punch through” letters or halo illuminated letters. Remote lighting from the building face or adjacent building is permitted. Up-lighting shall not be used to illuminate blade signs.

#### 8L.4

Generic symbol blade signs shall be used in limited, special areas of Del Mar Plaza. These generic blade signs will symbolically promote special areas of the project or display the Del Mar Plaza logo at locations such as vacant Tenant spaces.





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## SIGNAGE - COMMON AREA

### 8L.5

Blade signs may be used for directional way-finding purposes in the common areas of the Plaza. The maximum allowed area for generic blade signs shall be 16 square feet per face with a maximum of three faces.

### 8L.6

As of this revision to the Design Manual, electronic digital technology signage is not permitted for use in the City. Should the City permit the use in the future, or if the public signs are not visible from the public right-of-way, electronic digital technology and illuminated digital screen panels may be used for blade signs provided that the sign is equipped with automatic dimming to reduce the light output during hours of darkness. No off-premise advertising content shall be allowed. Content shall include Tenant names and logos, directories, wayfinding, notifications of events that will take place at Del Mar Plaza and seasonal messages from the Saturday before Thanksgiving through January 15<sup>th</sup>.



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# SIGNAGE - COMMON AREA

## 8M. ARCADE SIGNS

A two, or three-dimensional arcade sign can be suspended from the Landlord's structure or supported from the floor or deck of the common area, either parallel or perpendicular to a storefront or over a common area circulation path or stair. This signage form provides similar graphic possibilities as blade signs. Arcade signs often appear in a repetitive alignment giving a pattern and rhythm to the specific area. Arcade signs can be located in areas 1 and 2. Where arcade signs are identified for use at Del Mar Plaza, the following criteria shall apply:

### 8M.1

Arcade signs shall be appropriately sized for the location. The maximum allowed volume for arcade signs is thirty cubic feet. Appropriately proportioned arcade signs shall be achieved by the cubic envelope not exceeding six feet in any one direction. The thirty cubic foot envelope shall not include the suspension bracket or vertical support structure. Arcade signs may have up to two faces.

### 8M.2

Acceptable arcade sign materials shall include painted, clear and stained finish wood; painted; polished, painted, and patina metal; glass; and inlaid stone.

### 8M.3

Arcade signs may use a halo form of neon or other special forms of illumination. Remote lighting may also be used.

### 8M.4

The lowest point of any arcade sign must be 8' 0" above the finished floor.

### 8M.5

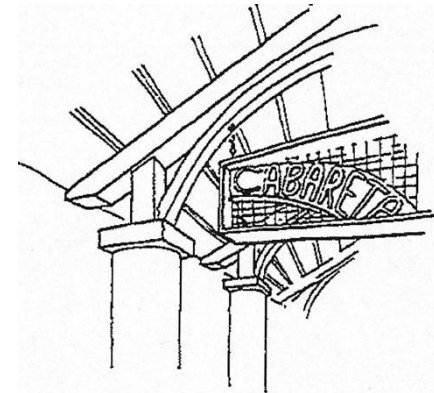
Where arcade signs attach to the Landlord's building, the working sign fabrication drawings for the project shall indicate all connection locations and structural parameters.

### 8M.6

All connection brackets shall be provided by the Tenant or Landlord. The design of all brackets shall be highly ornamental and integral to the design of the sign.

### 8M.7

As of this revision to the Design Manual, electronic digital technology signage is not permitted for use in the City. Should the City permit the use in the future, or if the signs are not visible from the public right-of-way, electronic digital technology and illuminated digital screen panels may be used for fascia panel signs and arcade signs provided that the sign is equipped with automatic dimming to reduce the light output during hours of darkness. No off-premise advertising content shall be allowed. Content shall include Tenant names and logos, directories, wayfinding, notifications of events that will take place at Del Mar Plaza and seasonal messages from the Saturday before Thanksgiving through January 15<sup>th</sup>.





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# SIGNAGE - COMMON AREA

## 8N. FASCIA PANEL & PLAQUE SIGNS

Fascia panel and plaque signs located on the façade of the common area provide a form of primary project identity signage at the street level and from a distance. They may also be used for multi-Tenant signs and multi-Tenant signs combined with Plaza identification and or wayfinding. They are often combined with smaller, more intricate signage directed at pedestrian's eye level.

### 8N.1

Fascia panel and plaque signs shall be appropriately sized for the location and fit into the adjacent architecture. The maximum allowed volume for fascia panel and plaque signs is sixty cubic feet.

### 8N.2

Individual letters shall not exceed 6" in depth from the face of the surface upon which they are mounted.

### 8N.3

Remote illumination of fascia panel and plaque signs from lights mounted on the surface of the facade is permissible however, internal illumination is preferred. Letters may be halo lit, push-through acrylic, or translucent white acrylic.

### 8N.4

The height of individual letters shall not exceed 18" in Area 1 and 20" in Area 2, with the first letter capital a maximum of 20" in Area 1 and 22" in Area 2. The Plaza logo may not exceed 24". Directional symbols may be used for wayfinding purposes.

### 8N.5

Materials accepted for use as fascia panel signs include cast stone and wood panels, painted metal panels, glass panels, acrylic, individual metal and wood letters, neon, and custom ceramic tile.

### 8N.6

As of this revision to the Design Manual, electronic digital technology signage is not permitted for use in the City. Should the City permit the use in the future, or if the signs are not visible from the public right-of-way, electronic digital technology and illuminated digital screen panels may be used for fascia panel and plaque signs provided that the sign is equipped with automatic dimming to reduce the light output during hours of darkness. No off-premise advertising content shall be allowed. Content shall include Tenant names and logos, directories, wayfinding, notifications of events that will take place at Del Mar Plaza and seasonal messages from the Saturday before Thanksgiving through January 15<sup>th</sup>.



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## SIGNAGE - COMMON AREA

### 80. MONUMENT SIGNS

Monument signs are free standing signs located on the ground or on top of site planter walls or pilasters in the common area. They provide a form of primary Plaza identity signage at the street level. They may also be used for wayfinding.

#### 80.1

Monument signs shall be appropriately sized for the location and fit into the adjacent architecture. The maximum allowed volume for monument signs is fifteen cubic feet. Monument signs may have up to four faces.

#### 80.2

Individual letters shall not exceed 4" in depth from the face of the surface upon which they are mounted. Directional symbols may be used for wayfinding purposes.

#### 80.3

Remote illumination of monument signs from lights mounted on the surface of the facade or in planting areas is permissible however, internal illumination is preferred. Letters may be halo lit, push-through acrylic, or translucent white acrylic.

#### 80.4

The height of individual letters shall not exceed 14" in Area 1 and 16" in Area 2, with the first letter capital a maximum of 18" in Area 1 and 16" in Area 2. The Plaza logo may not exceed 22".

#### 80.5

Materials accepted for use as monument signs include cast stone and wood panels, painted metal panels, glass panels, acrylic, individual metal and wood letters, neon, and custom ceramic tile.

#### 80.6

As of this revision to the Design Manual, electronic digital technology signage is not permitted for use in the City. Should the City permit the use in the future, or if the signs are not visible from the right-of-way, electronic digital technology and illuminated digital screen panels may be used for monument signs provided that the sign is equipped with automatic dimming to reduce the light output during hours of darkness. No off-premise advertising content shall be allowed. Content shall include tenant names and logos, directories, wayfinding, notifications of events that will take place at Del Mar Plaza and seasonal messages from the Saturday before Thanksgiving through January 15<sup>th</sup>.



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## INTERIORS AND DISPLAY

Tenant spaces shall provide display and interiors that promote pedestrian interaction. The interior and display components should be identified as a strong design tool that can provide an expressive individual image.

### 9A. EXTERIOR DISPLAY ZONE

In specific areas storefront forms create an exterior area that functions as a display zone. Elements that are considered for use in this display area include custom fixtures, designed merchandise, and landscape accents. No rolling clothing racks will be permitted. All exterior displays shall require Landlord approval.

The exterior display zone should strengthen the design relationship between the interior and the exterior space. This exterior area should be regarded as a foreground to the Tenant's space composition and be designed with a high level of integrity. Random merchandising techniques will not be considered complementary to this display concept.



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## LIGHTING - TENANT SPACES

Exterior lighting at Del Mar Plaza is intended to provide the community a safe, comfortable family friendly environment that celebrates a small community destination experience for shopping and dining. The color of the lighting shall be warm and inviting to give a sense of a quaint Italian village. The lighting approach will take a dark-sky approach to achieve an overall appreciation of the night sky from the street to the ocean view plaza. This section of the Design Manual is divided into two sections. The first section covers the individual Tenant spaces. The second section covers the common areas of the Plaza.

Temporary seasonal lighting is permitted from the Saturday before Thanksgiving to January 15<sup>th</sup> of the following year. Seasonal lighting may consist of string or Tivoli lights and fixed projection of seasonal images.

All fluorescent lighting must be behind the first 8'-0" of the Tenant space.



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## LIGHTING - TENANT SPACES

### 10A. FILL LIGHTING

Individual shop lighting can be supplemented with "fill" lighting. "Fill" lighting is intermittent, soft lighting that provides general ambient illumination. "Fill" lighting will take the form of landscape, architectural accent, façade illumination and candle lighting.

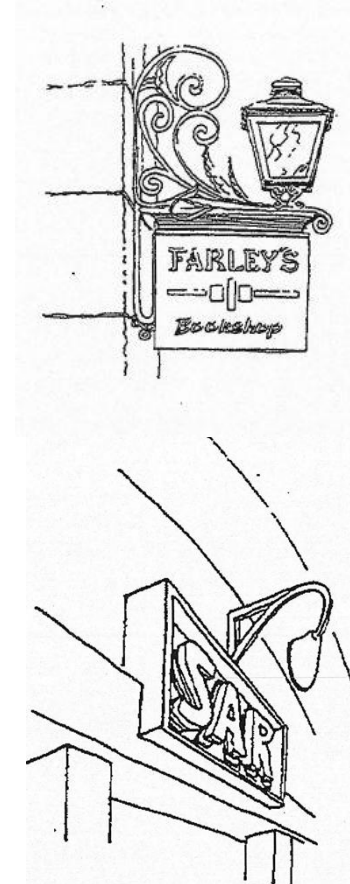
### 10B. SIGNAGE ILLUMINATION

Signage illumination must be consistent with the signage criteria specified for individual areas.

### 10C. REMOTE LIT SIGNAGE

Sign types such as pegged letters and plaques, blade, arcade, fascia panel, and carved signs can, in specific areas, use remote lighting techniques to enhance the design and night visibility.

Remote signage light fixtures shall be designed as an integral aesthetic element in the overall storefront composition. The design and finish of all remote fixtures shall be consistent with the high quality of storefront materials and details.





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## LIGHTING - TENANT SPACES

### 10C.1 HALO LIT SIGNAGE

The use of reverse channel solid letters or plaques lit from behind is an appropriate illumination technique for all areas. This form of illumination must be properly detailed to be an integral element of the sign design and the overall storefront composition. All lighting support mechanisms must be concealed from public view.

### 10C.2 INTERNALLY ILLUMINATED SIGNS

Internally illuminated signage at Del Mar Plaza will be limited and highly controlled. The standard internally lit plexi-glass letters and can signs will not be permitted. Creative application of internal illumination will be considered with sign types such as blade and arcade signs. Since blade and arcade signs will be custom artisan designs, it is conceivable that limited internal illumination could be appropriate. All internally lit signs will be considered on an individual basis subject to the Landlord's discretion.



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# LIGHTING - TENANT SPACES

## 10D. NEON

Neon lighting has many imaginative forms and serves as a design accent. It can be used in limited exposed applications as well as in recessed, concealed applications. Neon lighting provides not only illumination but also multiple color accents.

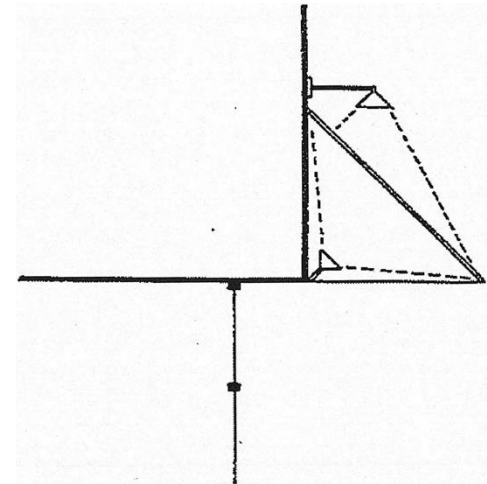
Tenants must verify the acceptability of neon lighting in their individual area criteria and with the Landlord. Where neon is used, it must be controlled by a neon-type dimmer to control brightness. All support mechanisms for this lighting form must be concealed from public view.

## 10E. AWNING LIGHTS

Illumination of awnings to achieve night lighting effects is acceptable. This remote lighting can be mounted to light the underside or the topside of the awning. Awnings may be illuminated at the bottom fascia edge with continuous LED lights. The source of the light must be concealed from view. Awnings, however, cannot be enclosed on the underside and contain internal illumination that allows the awning to function as a "can sign."

## 10F. UMBRELLA LIGHTS

Up-lighting illuminating the underside of umbrellas can be used in some locations. The soft ambient light that this method provides can be successful for large exterior areas.



AWNING LIGHTS



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## LIGHTING - TENANT SPACES

### 10G. RECESSED VESTIBULE LIGHTING

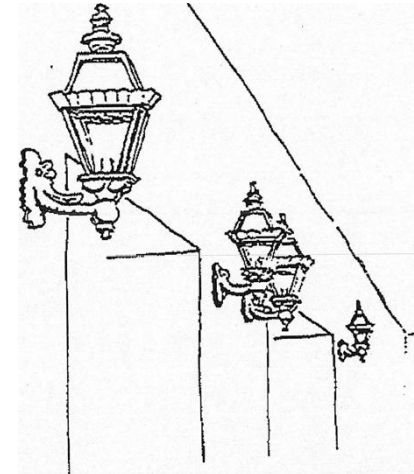
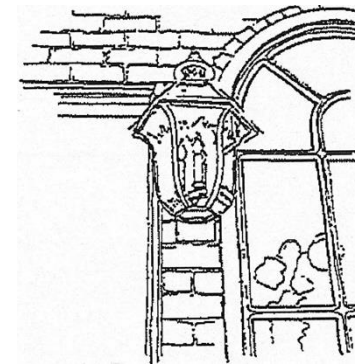
Vestibules created by recessed storefront areas can be partially illuminated with either light spilling forth from the interior or from sensitively located fixtures within the recessed area.

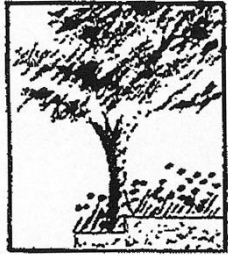
### 10H. WALL MOUNTED LIGHTS

Special wall mounted sconces or coach light fixtures can be used in some Tenant areas. The fixtures selected must be consistent with the project's vocabulary and designed to complement the storefront design.

### 10I. TIVOLI LIGHTS OR MARKET STRING LIGHTS

Small, low intensity strings of lights in some areas can serve as accent lighting. A common application of lights is tree lighting. They can be used in conjunction with umbrellas and awnings, and perimeter outlines of storefront openings.





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## LIGHTING - COMMON AREA

The following sections 10J through 10O include design criteria for lighting in the common areas of Del Mar Plaza.

### GENERAL REQUIREMENTS FOR COMMON AREA LIGHTING:

1. In all cases, lighting in the common areas shall comply with applicable codes and illuminating Engineering Society (IES) recommended standards for levels of illumination.
2. Spill lighting from storefronts will not be considered for calculating illumination levels.
3. Selected fixtures shall be LED technology and support a green environment.
4. In both the common areas and the exterior of individual Tenant spaces, all fixtures selected shall not exceed 3,000K. Most commercial, retail use lighting fixtures are manufactured with a minimum rating of 3,000K or cooler. The primary purpose for this is to enhance the color rendering characteristics of the light produced by the fixture. This attribute is essential for the display of merchandise, food and illumination of Tenant architectural branding features such as signage and brand colors.
5. New fixtures and fixture installations shall conform to California dark sky requirements.
6. Common area lighting shall be limited to white; no colored or flashing lights shall be used.



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# LIGHTING, COMMON AREAS

## 10J. SIGNAGE ILLUMINATION

Signage illumination for common area and Tenant signs must be carefully cross referenced with the signage criteria specified in the signage section of this manual. The LED light source for internally illuminated or halo illuminated signs shall be 5,000K or warmer.

## 10K. REMOTE LIT SIGNAGE

Sign types such as individual letters, plaques, blade, arcade, fascia panel, and carved signs, in all Areas may use remote lighting techniques to enhance the design and night visibility.

Remote signage light fixtures shall be designed as an integral aesthetic element in the overall common area architecture. The design and finish of all remote fixtures shall be consistent with the high quality of common area materials and details.

## 10L. FAÇADE LIGHTING

Façade lighting is an effective method for illuminating the exterior of a retail building and distinguishing the difference of the Plaza from an office or residential use building. Façade lighting may be used in all areas of the Plaza. Façade lighting may be accomplished using fixtures at the upper edges of the façade directed down, or in-grade fixtures directed up. In both applications, fixtures shall be equipped with lenses and glare guards that reduce the spread of light and reduce glare. Up-lighting is permitted for use in Area 1 at Camino Del Mar, street level plaza and on 15<sup>th</sup> Street from Camino Del Mar to the entrance of the parking garage. A maximum of 30 fixtures shall be permitted. Fixtures shall have a maximum output of 600 lumens, be placed a minimum of eight feet apart on center and be placed in front of solid surfaces only. Up-lights shall be controlled to shut off at the scheduled time of night when the last business closes.

## 10M. GENERAL AREA LIGHTING

General area lighting includes areas of circulation, stairs and plazas. Lighting of these spaces should be accomplished by fixtures carefully placed on adjacent building, trellis and shade structures. Fixtures are to be placed in a way to avoid glare and be equipped with glare guard devices when necessary. In some cases, the use of a pedestrian scaled free standing pole with pole top fixture may be used.

## 10N. LANDSCAPE LIGHTING

Landscape lighting should provide illumination for landscaped areas. It is not intended to provide general area lighting. It should include a low-level wash of light in areas with shrubs and ground covers. Up lights may be used for trees and large shrubs provided they are directed at the landscape element and not towards the right-of-way or adjacent properties. Fixtures are to be placed in a way to avoid glare and be equipped with glare guard devices when necessary.

## 10O. HOLIDAY LIGHTING

Temporary seasonal common area lighting is permitted from the Saturday before Thanksgiving through January 15<sup>th</sup> of the following year. Seasonal lighting may consist of string or Tivoli lights and fixed projection of seasonal images.





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# AWNINGS/SHADE ELEMENTS

Awnings and shade devices provide protection from the elements and work as a principal design feature of storefronts. They diminish the barrier between the interior and exterior of a storefront by providing a physical extension of the perceived space.

The following are Design Options based upon specific locations within the project:

## 11A. AWNINGS/SHADE ELEMENTS

The shapes and materials available to create storefront and terrace shade elements and awnings are diverse and should be handled in a creative way. The shapes, patterns, and materials of these elements will be closely monitored to assure that the project character is respected. In some locations, very specific forms of awnings will be required; in other areas, the Tenant is given more creative design latitude, but always within the basic project guidelines. Awnings and shade devices come in many shapes and forms such as:

### 11A.1

Open sided

### 11A.2

Spherical

### 11A.3

Rectangular

### 11A.4

European roll-up

### 11A.5

Operable

### 11A.6

Fixed

### 11A.7

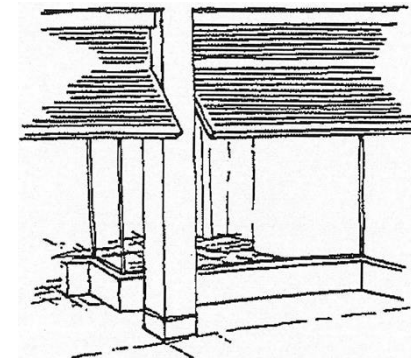
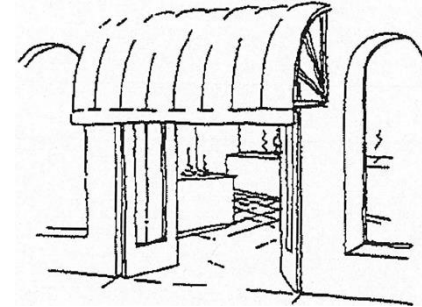
Wood framed

### 11A.8

Marquee style

### 11A.9

Roll-out canopies





# AWNINGS/SHADE ELEMENTS

## 11B. PROFILES WITHIN OPENING

Awnings which are designed to set within a storefront opening, or in bays within the larger storefront profile the opening and express the form of the storefront.

## 11C. OVERLAPPING THE OPENING

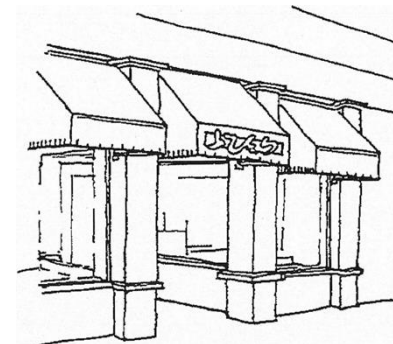
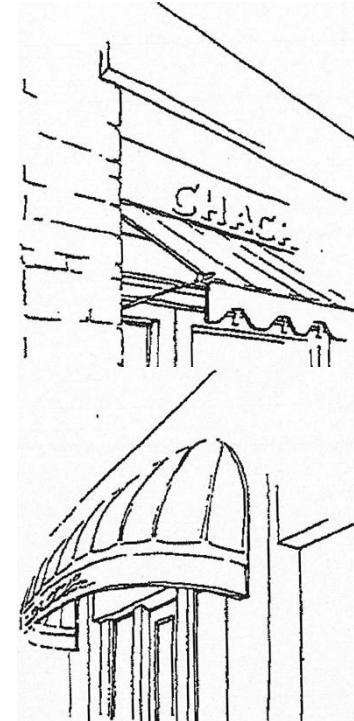
In many cases, awnings are mounted on the shell building overlapping the storefront opening. Awnings which overlap openings typically establish the form of the storefront and become the principal design feature.

## 11D. ABOVE THE ENTRY

An awning placed in a specific location within a storefront, such as the entry, can highlight that location and enhance its function and design as an element of the storefront design.

## 11E. MULTIPLE AWNINGS

Multiple awnings provided within storefront bays, windows, and entries can break up the form of a large storefront and establish a rhythm and character for that storefront. Where multiple awnings are used, the same awning form should generally be repeated across the storefront.





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## AWNINGS/SHADE ELEMENTS

### GENERAL REQUIREMENTS FOR AWNINGS/SHADE ELEMENTS:

1. The lowest point of any awning or shade element shall clear 8'0" above the finished floor.
2. No single awning shall exceed the length of the storefront or window(s) by more than 8".
3. Materials such as panaflex or plastic shall not be permitted for use at Del Mar Plaza.
4. Awnings shall not be enclosed on the underside
5. Awnings must be cleaned and maintained in good condition.



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# LANDSCAPE FEATURES

Landscape features incorporated into storefront designs, or in adjacent terraces, provide for Tenant and Landlord contributions to the landscape theme of the project. Landscape features add a natural richness to the storefront experience, as well as contributing to Tenant identity.

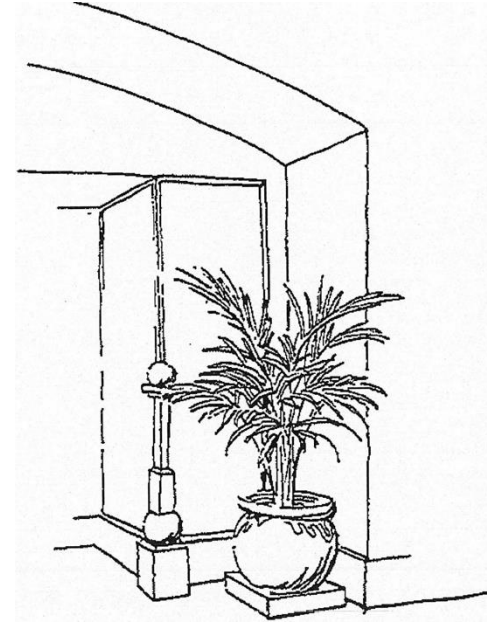
The following are Design Options based upon specific locations within the project:

## 12A. PLANTERS

Landscaping in pots and boxed planters can be placed in recessed storefront areas. A high quality of material and custom design, consistent with the project image will be required (e.g. hand painted or glazed terra cotta pots, ornamental metal planter boxes, etc.). Stock planters or planters made of imitation or synthetic materials, including plastic, shall not be permitted.

## 12B. SILL BOXES

An elegant, informal character can be created through the use of sill boxes which provide planting opportunities at the base sill of storefront windows. Informal plantings such as small foliage and annual flowers can provide an element of interest in storefront design. Sill plantings are particularly effective when used in conjunction with operable windows. In all cases, the design of sill boxes must be well integrated into the overall storefront design, with proper consideration given for drainage and the maintenance of surrounding storefront materials.





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## LANDSCAPE FEATURES

### 12C. BULKHEAD PLANTERS

Bulkhead planters are also addressed in the Bases and Bulkheads section of this criteria. They provide an opportunity to incorporate plantings into storefronts in a way which is integral to the design. Proper consideration for drainage and the maintenance of surrounding materials is required.

### 12D. HANGING BASKETS

Landscape baskets hanging from the storefront, or from the adjacent building, can be used to enhance the natural quality of the storefront. Ornamental brackets and high-quality creative basket forms will be required. Baskets mounted on the shell building will only be permitted at predetermined locations specified by the Landlord and ultimately approved by the Director of Planning and Community Development.



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## BANNERS/FLAGS

Banners and flags can be sensitively designed to add a flair to a Tenant identity. The lightweight, colorful, and changing movement of banners and flags provide a refreshing counterpoint to the fixed immovable character of building and storefront architecture.

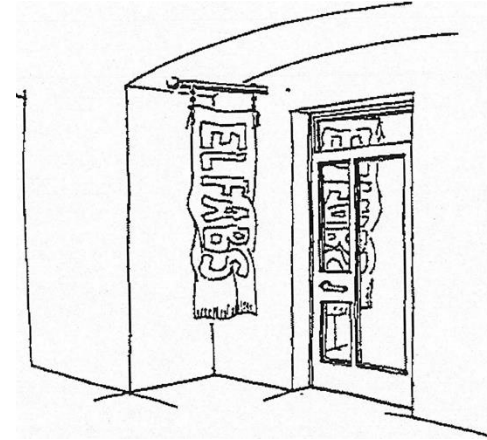
The following are Design Options based upon specific locations within the project:

### 13A. BANNERS WITHIN THE STOREFRONT OPENINGS

Small banners can be suspended from ornamental brackets behind the Tenant lease line.

Banners may be suspended from ornamental brackets attached to the shell building at locations specified by the Landlord. Where such banners are located, the bracket design, color, material, and size of banner elements shall be specified by the Landlord. Generic symbols and approved Tenant logos only will be permitted. References to products will not be permitted. All flags and banners in the common area shall maintain a minimum of 1'-0" clearance above the finished floor.

Banners shall have a lower bracket, integrated weight or anchoring device to restrict banners from waving.





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## FURNISHINGS/FIXTURES

Furnishings and fixtures which occur on terraces occupied by restaurants and cafes will contribute to the public image of Del Mar Plaza. The quality and character of these furnishings should be reflective of the overall project.

The following are Design Options based upon specific locations within the project:

### 14A. UMBRELLAS

Colorful umbrellas add an element of visual interest and vitality to restaurant terraces. In addition, they provide an opportunity to display Tenant identity in a way which integrates with the actual use of the terrace. Specific criteria concerning umbrellas are as follows:

#### 14A.1

Signage on umbrellas is restricted to logos in which Tenant's names and products comprise less than 75% of the umbrella area.

#### 14A.2

The color of umbrellas shall generally comply to the color palette identified for the subject location.

#### 14A.3

The material shall comply with all requirements which apply to storefront awnings.

#### 14A.4

Umbrellas may be equipped with internal lighting fixtures and heaters. Lighting shall conform with dark sky related codes.

### 14B. FURNISHINGS

Tables and chairs located in restaurant terraces and other outdoor Tenant areas shall be of a high-quality design consistent with the project image and be constructed and finished to withstand heavy commercial use. In general, seating should not be fixed in permanent locations.



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## FURNISHINGS/FIXTURES

### GENERAL REQUIREMENTS FOR FURNISHINGS AND FIXTURES:

1. All fixtures and furnishings shall be a durable commercial grade suitable for outdoor use.
2. All fixtures that are of a strictly functional nature (e.g. heaters, lighting, etc.) shall be designed in a way that contributes to the overall design theme of the project.



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# RESTAURANT PATIO AND REMOTE STRUCTURES

Restaurant patios provide a unique dining experience, taking advantage of the beautiful weather and magnificent views of the Del Mar coastline. They contribute to the public image of the center and the character of the plaza spaces and should therefore be reflective of the overall project character. The orientation of Del Mar Plaza is to the ocean view facing west providing challenges from the sun and glare in the afternoon and evening times. Umbrellas can provide sun and rain protection, but do not protect from wind driven rain. Patio structures provide protection from the sun and glare, as well as rain. Patio designs and patio structures will be carefully reviewed and approved on an individual basis, depending on the location within the center. In some areas of the center, very specific shape and size will be required. In other areas, the Tenant is given more creative design latitude, but always within the lease guidelines. Patio structures must instill a sense of permanence.

The following are restaurant patio Design Options based upon specific locations within the center:

## 15A. OPEN, INTEGRAL

The most common restaurant patio is integral with the interior space or set adjacent to the restaurant building shell so that the interior space extends out to the exterior. Where there is no patio structure or trellis, shade can be accommodated with moveable umbrellas.

## 15B. SOLID SHADE STRUCTURE, INTEGRAL

Patio shade structures providing protection from sun and rain may be constructed integral with the building shell of the restaurant space. Solid shade structures have a fixed skin or roof material. Solid, integral shade structures may have roll-down or attachable clear plastic elements that enclose the sides of the structure for cold and inclement weather. The perimeters of these elements may be constructed in a fabric material to enhance the durability and stability of the panels.



15B SOLID SHADE STRUCTURE, INTEGRAL

## 15C. OPENABLE SHADE STRUCTURE, INTEGRAL

Patio shade structures that provide protection from sun and rain may be constructed integral with the building shell of the restaurant space. Openable shade structures have a skin or roof material that can be opened to allow a more exterior experience when the weather permits. Openable, integral shade structures may have roll-down or attachable clear plastic elements that enclose the sides of the structure for cold and inclement weather. The perimeters of these elements may be constructed in a fabric material to enhance the durability and stability of the panels.

## 15D. TRELIS STRUCTURE, INTEGRAL

Trellis structures are intended to modulate sunlight for shade and glare, but do not provide protection from rain. Trellis structures can be latticework for the support planting. Integral trellis structures are attached to the restaurant shell.

## 15E. OPEN, REMOTE

In some locations in the center, restaurant patios can be remotely located from the restaurant either by a few feet to allow pedestrian circulation between, or further away to provide an amenity for an inline restaurant space that does not have capability of an integral patio. Where there is no patio structure or trellis, shade can be accommodated with moveable umbrellas.



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# RESTAURANT PATIO AND REMOTE STRUCTURES

## 15F. SOLID SHADE STRUCTURE, REMOTE

Some restaurant can have remotely located patios with a shade structure for protection from sun and rain. Solid shade structures have a fixed skin or roof material. Solid shade structures, remote may have roll-down or attachable clear plastic elements that enclose the sides of the structure for cold and inclement weather. The perimeters of these elements may be constructed in a fabric material to enhance the durability and stability of the panels.

## 15G. OPENABLE SHADE STRUCTURE, REMOTE

Patio shade structures located remote from the restaurant space can provide protection from sun and rain, with openable skin or roof material that can be opened to allow more exterior experience when the weather permits. Open, integral shade structures may have roll-down or attachable clear plastic elements that enclose the sides of the structure for cold and inclement weather. The perimeters of these elements may be constructed in a fabric material to enhance the durability and stability of the panels.

## 15H. TRELIS STRUCTURE, REMOTE

Trellis structures located remote from the restaurant space are intended to modulate sunlight for shade and glare but may not provide protection from rain.

## 15I. SHADE STRUCTURE, SOLID WITH SERVICES, INTEGRAL

Patio shade structures can be designed to accommodate services such as food and beverages. These structures provide protection from sun and rain and are constructed integral with the building shell of the restaurant space. Solid shade structures may have a fixed skin or roof material.

## 15J. OPENABLE SHADE STRUCTURE WITH SERVICES, INTEGRAL

Patio shade structures provided with services such as food and/or alcoholic beverages providing protection from sun, and rain and constructed integral with the building shell of the restaurant space. Openable shade structures have a skin or roof material that can be opened to allow more exterior experience when the weather permits.

## 15K. SOLID SHADE STRUCTURE WITH SERVICES, REMOTE

Patio shade structures, remotely located from the restaurant space, that are designed to accommodate services such as food and beverages. These provide protection from sun and rain and are constructed with a fixed roof material.

## 15L. OPENABLE SHADE STRUCTURE WITH SERVICES, REMOTE

Patio shade structures provided with services such as food and/or beverages providing protection from sun and rain and constructed remote from the restaurant space. Openable shade structures have a skin or roof material that can be opened to allow more exterior experience when the weather permits.



15G. OPENABLE SHADE STRUCTURE, REMOTE (CLOSED)



15G. OPENABLE SHADE STRUCTURE, REMOTE (OPEN)



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# RESTAURANT PATIO AND REMOTE STRUCTURES

## 15M. SIGNS ON PATIO SHADE STRUCTURES

Signs are permitted to be installed directly on the patio structure support elements such as the fascia or trellis roof structure. Blade, individual letter, plaque and fascia panel signs are permitted. Signs shall be carefully integrated in size and scale of the structure. Signs on the fascia panels of a fabric structure are permitted. All sign types described in the Tenant and common area sign sections are permitted to be used on restaurant, patio and remote structures. Individual letters may be attached directly to storefront surfaces, mounted on a support channel or individual letter supports. Signs are permitted on each side of restaurant, patio and remote structures.

## 15N. SIZE AND MASS OF REMOTE STRUCTURES

The height, location and mass of common area remote structures shall be consistent with Exhibit 11 of the specific plan.



REMOTE PATIO STRUCTURES



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## RESTAURANT PATIO AND REMOTE STRUCTURES / ABC BARRIER & WIND PROTECTION

The Pacific Ocean breezes in Del Mar are comforting but can amplify into uncomfortable conditions making patios un-useable. The following elements can provide wind protection for restaurant patios. These elements can also keep heat inside the patio environment. In restaurant patios where there are sales of alcoholic beverages, perimeter security is required. This security must meet code requirements which typically requires a continuous barrier 36" minimum height from the adjacent pedestrian circulation that can be monitored and controlled. Barriers can be decorative in nature and may contain signage and branding within. An example of this may be a canvas applied to fencing that has a restaurant logo branded on the canvas that sits on the street front.

The following are Design Options based upon specific locations within the center:

### 16A. POTTED LANDSCAPE

Potted plants set at the perimeter of a patio can add richness and provide consistency with the center environment. They can also provide ABC barrier requirements with a 36" minimum height and 6" minimum space between pots. Potted landscape can be low height and tailored or provide vines that can grow up a patio structure. Proper consideration for drainage and maintenance of surrounding conditions is required

### 16B. GLASS WALLS

Glass walls can provide an acceptable alcoholic beverage control barrier, protection from wind and wind driven rain, and keep heat within the patio environment. Glass walls protect the space, but also allow the maximum views to the exterior where the view is an important consideration. Glass walls are limited to 60" in height.

### 16C. ROLL DOWN ACRYLIC

Roll down acrylic shades can provide greater environmental control in windy cold conditions. They can also help keep heat within the structure. These and are acceptable within patio structures only if framed within an opaque fabric border.

### 16D. FABRIC DRAPERIES

Fabric draperies can be tied in an open position to add softness to a structure or pulled closed to provide comfort to the structures in inclement weather conditions. The lightweight, colorful, and changing movement of drapery provides a refreshing counterpoint to the immovable character of the patio structure.

### 16E. ENCLOSURES

Metal, rope or ABC compliant railings/enclosures provide a simple ABC barrier protection. These elements should be decorative in nature. Railing infill can be provided with canvas or laser cut metal panels with custom decorative patterns or logos that are consistent with the restaurant theme or Del Mar Plaza character. The height of railings are limited to 36".



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## RESTAURANT PATIO AND REMOTE STRUCTURE LIGHTING

Lighting must be provided to allow adequate illumination of the tables for dining, and for required circulation and exiting of the patio. Consideration for lighting is required as to the appearance from adjacent areas of Tenant and public space, and as visible from the street.

The following are Design Options based upon specific locations within the center:

### 17A. BUILT IN UMBRELLA LIGHTING

Some types of umbrellas can be obtained that have integral lighting available from the underside of the umbrella canopy.

### 17B. DIRECT LIGHTING IN PATIO STRUCTURES

General lighting is required in patio structures to illuminate the tables and walkways. General lighting must be low voltage and integrated with the patio structure in order to eliminate exposed conduit or wireways

### 17C. DECORATIVE THEME ORIENTED LIGHTS

Decorative lighting can be pendant or wall and column mounted fixtures. These are generally theme oriented and must be selected or designed to provide consistency with the character of the overall center. These lights set in patio structures may be visible from the public right-of-way, enticing pedestrians to come for a visit.

### 17D. CONCEALED ACCENT LIGHTING

Concealed accent lighting can be used to provide ambient lighting, and accent important architectural features.

### 17E. TIVOLI LIGHTING

Tivoli lighting or string lights are permitted to provide overhead lighting in open restaurant patios. They can also be used to wrap trees. Tivoli lighting used to accent eave lines of railing should be avoided unless specifically approved by Landlord.



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## RESTAURANT PATIO AND REMOTE STRUCTURE HEATING

Heating is a consideration for times of inclement weather conditions. Electric radiant heaters that are low profile integrated into overhead structures are encouraged. Free standing propane heaters may be used if there are no reasonable options for the installation of integrated heaters.

The following are Design Options based upon specific locations within the center:

### 18A. FREE STANDING GAS HEATERS

Free standing gas heaters are permitted.

### 18B. ELECTRIC RADIANT HEATERS

Electric radiant heaters can be low profile and well-integrated into patio structures so as not to overwhelm the space. Where sufficient power is available, this is the preferred choice.

### 18C. ELECTRIC HEATERS INTEGRATED INTO UMBRELLAS

Umbrellas are available with low profile electric radiant heaters. These are permitted sufficient power is available.

### 18D. GAS HEATERS SUSPENDED FROM STRUCTURE

Gas heaters suspended from patio structures are generally large and cumbersome, and difficult to integrate. They are generally discouraged but can be used in areas where there is insufficient power for electric radiant heaters.

### 18E. FIREPLACES AND FIREPITS

Fireplaces can provide heat within restaurant patios in either open or closed positions. These must be designed to integrate into the design concept for the restaurant space and provide consistency with the character of the overall center. Fireplaces and firepits can provide heating in open patios or plazas. No wood burning fireplaces or firepits are permitted.



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## RESTAURANT PATIO AND REMOTE STRUCTURE FEATURES

Water and/or fire features can provide unique experiences to the patio dining experience. These features are encouraged but must be integrated into the design of the patio. These features will be reviewed on an individual basis based on design and location.

The following are Design Options based upon specific locations within the project:

### 19A. WATER FEATURE

Water features can provide a special ambience within a patio. It can be a visual reference point, organize seating layout, and provide sound masking. Acceptable water features are water walls and centrally located fountains. In all cases, these features must be fixed in place and built into the architecture of the patio. They must be finished with decorative tile or precast concrete.

### 19B. FIREPLACE

Fireplaces provide physical and visual warmth to the environment. They can also provide a visual reference to attract entry.

### 19C. FIRE PITS

Fire pits are round or rectangular, free standing, open air fireplaces that you can sit around. They invite a more social aspect and require less effort to install.

### 19D. PLANTERS

Landscape features add a natural richness to the patio experience as well as contribute to the Tenant identity. Planters can be installed within patios to delineate space and organize seating arrangements. These elements can be free standing or integrated into the adjacent building shell. They must be finished with decorative tile or precast concrete. Proper consideration for drainage and maintenance of surrounding conditions is required.

### 19E. STAGE FOR PERFORMANCES

In special areas of the center, a raised stage may be permitted for performances. Stages should appear permanent and built into the architecture of the center. Stages require special design considerations. The California Building Code must be consulted when designing these features.



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## RETAIL MERCHANDISING UNITS

Retail merchandising units are areas for sales of product that are not integrated into the building shell. These elements are placed within pedestrian circulation areas to help activate the spaces and create additional sales without the requirement of an enclosed building shell.

The following are Design Options based upon specific locations within the project:

### 20A. CARTS

Carts, also known as retail merchandising units (RMU), are free standing sales stands that can easily be moved and relocated to appropriate areas with the public circulation.

### 20B. KIOSKS

Kiosks are free standing, fixed in place structures that are placed within large pedestrian circulation areas to help energize and activate the public spaces and create opportunity for sales. There are several areas within Del Mar Plaza that can accommodate kiosks.

### 20C. WALL SHOPS

Wall shops are fixed, in-place kiosks that are attached to solid wall surfaces around the center. They are generally a small enclosure with a solid or fabric roof and fabric or clear plastic walls. They are not considered permanent structures and are not conditioned spaces.

### 20D. CATALOGUE STRUCTURES

RMU structures are typically custom fabricated in a shop and brought to the site. There are standard structures that can be constructed of modular components that can be catalogue purchased. These structures are permitted in certain locations of the center but must be designed to accommodate site conditions and provide consistency with the design of the overall center. These will be reviewed and approved on a case by case basis. Catalogue cut sheets as well as shop drawings are required to be submitted for approval.



20B. KIOSK



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## INTRODUCTION

It is the intent of the Tenant program to integrate the project into the existing Del Mar City fabric, while providing individual Tenant identity. A unique atmosphere and imaginative opportunities are provided to the individual merchants at Del Mar Plaza.

The Tenant program has identified 2 individual Tenant areas and developed a thoroughly planned criteria for each of these areas. While the project provides architectural diversity there is a consistency of materials, colors and detail throughout the Del Mar Plaza. It is with this concept of controlled diversity that the individual Tenant criteria have been developed.

The following section of the Design Manual provides an outline for each individual area. The applicable design components that are found in the area outlines are from the "Glossary of Design Elements". It is intended that the Tenant will refer to the Glossary for detailed information regarding any design element.

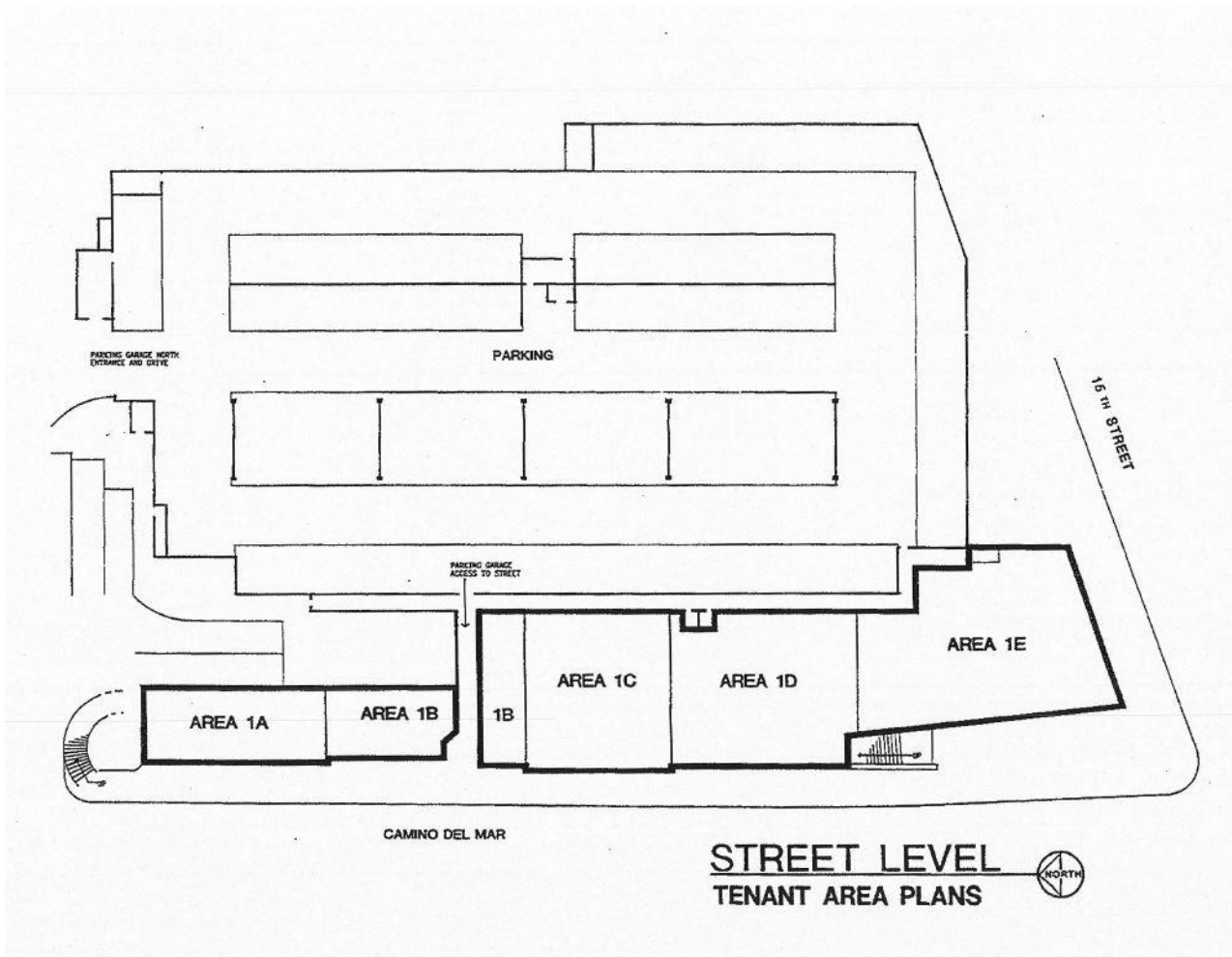
Del Mar Plaza has three levels of Tenant space. They are designated as The Street Level, The Terrace Level and The Plaza level. The individual area criteria are located in this manual by level and is accompanied by a level plan and elevation of each area.

**NOTE: THE NUMBERING SYSTEM USED IN THE INDIVIDUAL AREA CRITERIA OUTLINES THAT FOLLOW IDENTIFY APPROPRIATE DESIGN ELEMENTS BY THE NUMBERS ESTABLISHED IN THE "GLOSSARY OF DESIGN ELEMENTS".**



# AREA I

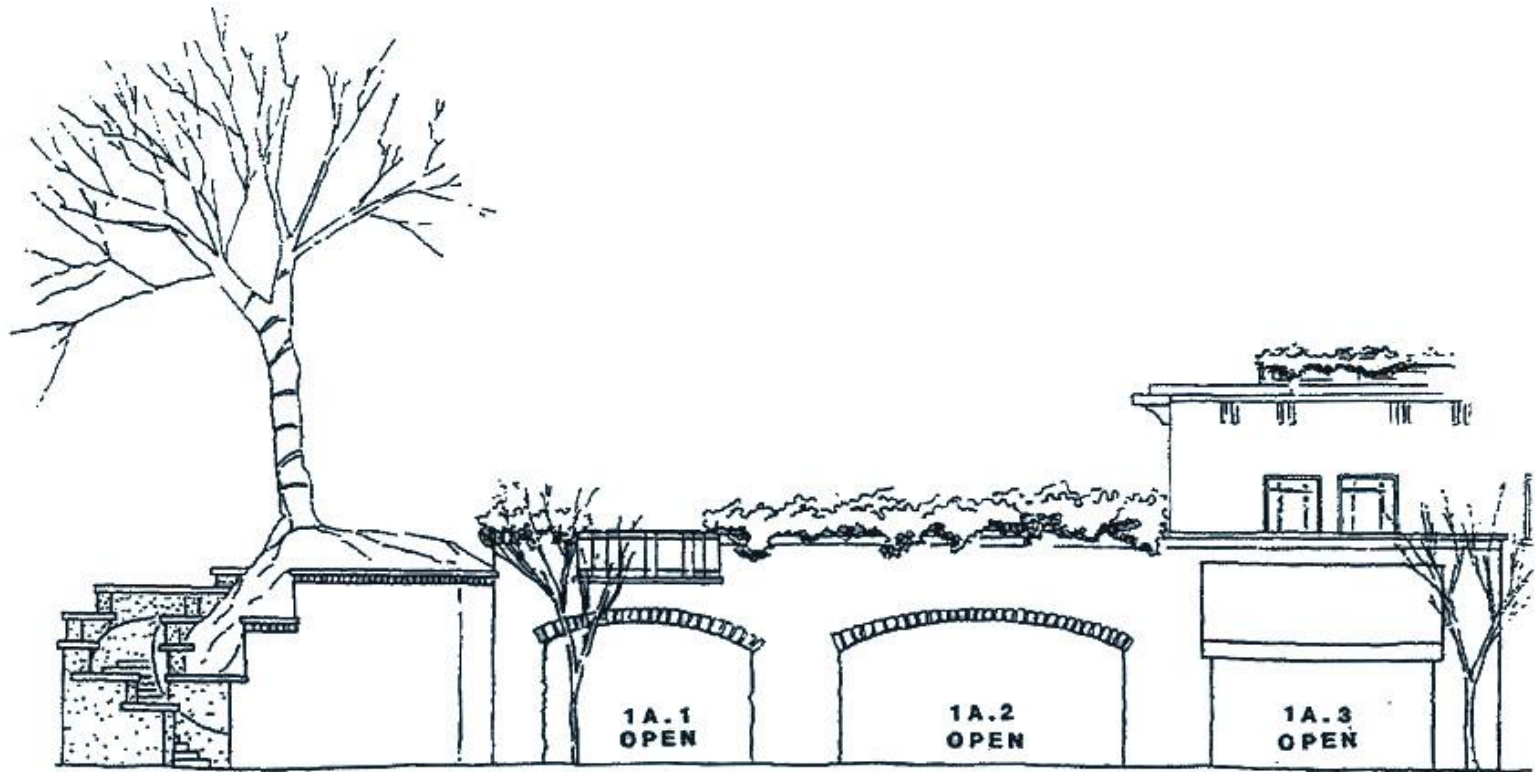
Area I is divided into five distinct design categories which are designated as Areas 1A through 1E. These five categories comprise the street elevation along Camino del Mar. This Area is the direct interface between the City of Del Mar and the Del Mar Plaza project. The street elevation will complement the existing street and shall promote pedestrian travel. It is the intent of this Area to reflect in its design attitude the community of Del Mar.





## AREA 1A

The building in this area is comprised of a stone wall that forms textured, profiled openings that receive recessed storefronts. The storefronts will encourage imaginative solutions that will entice pedestrian circulation to explore this area. The exterior area created by the recessed storefront plane shall be considered a design opportunity and be sensitively integrated into the design solution. Visual imagery and signage should relate both to pedestrian and automobile circulation to provide sufficient Tenant identity.

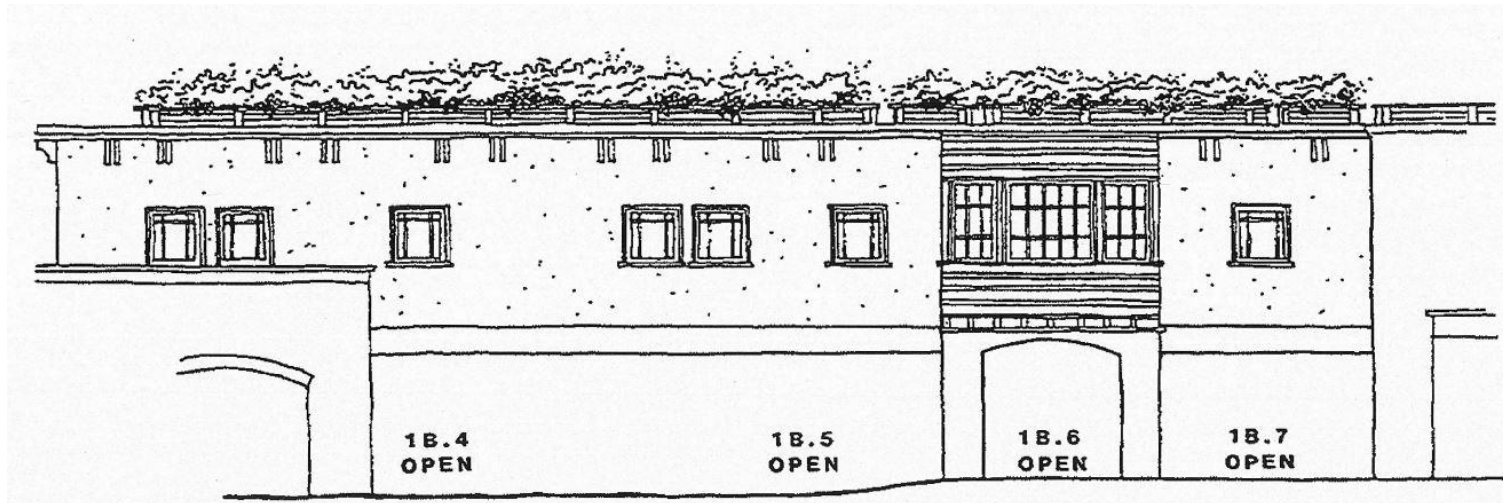




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## AREA 1B

This area shall extend to the Tenant the opportunity for creative and diverse design expression within the bounds of the appropriate character and detail criteria defined below. Storefront architecture, rather than project building architecture, shall be the focus of this area. A contemporary storefront statement with a degree of playfulness and innovation is the design attitude sought for Area 1B.

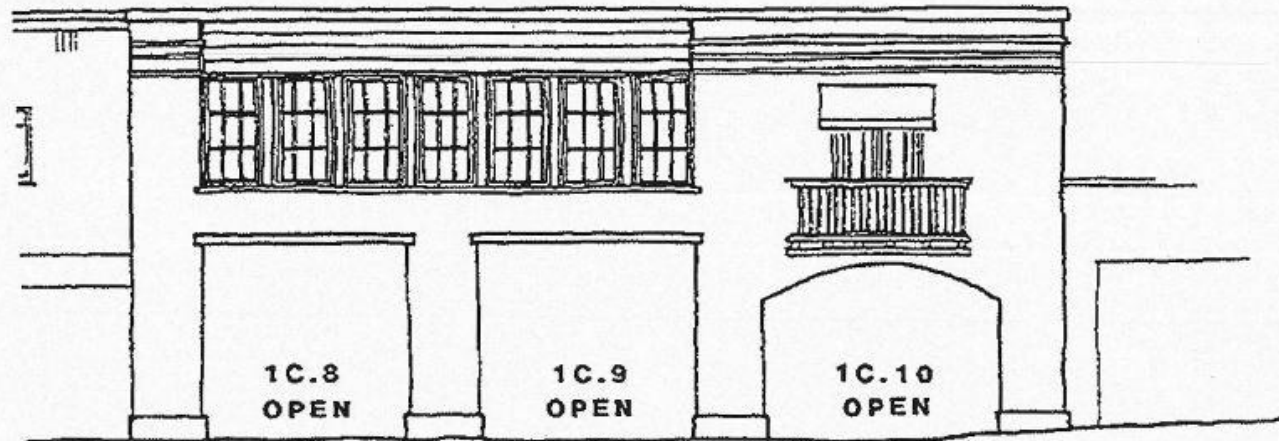




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## AREA 1C

The Tenant shall provide a carefully controlled and composed storefront designed to respond to the building's architecture and material palette. The vocabulary of the Storefronts within this area shall provide a traditional yet comfortable character. Predictable materials and details are expected.

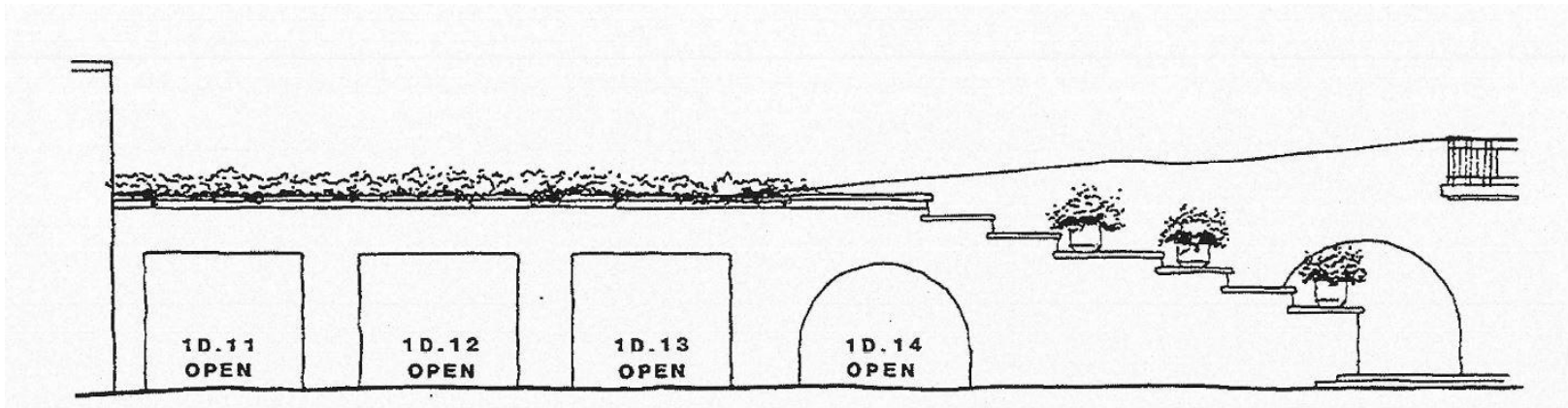




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## AREA 1D

A stone wall building provides punched, profiled openings that receive Tenant recessed storefronts. Deeply recessed storefronts are required and shall promote exterior display and landscape opportunities. Refined Tenant expression is encouraged; simplicity of material and detail shall be the concept focus.





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## AREA 1A, 1B, 1C & 1D

The following outline identifies appropriate design elements and constraints for Area 1A, 1B, 1C and 1D:

### 1. STOREFRONT FORM

- 1A - RECESSED STOREFRONT PLANE
- 1C - RECESSED ENTRY
- 1G.- OPERABLE STOREFRONT
- 1H - INTERIOR DOMINANT STOREFRONT

- A recess of 1'-0" is required
- A recess of 3'-0" behind the Storefront plane is required
- Rectangular storefront opening is required
- Well designed interiors and display are required

### 2. ENTRY DOORS

- 2A - DOOR TYPE
- 2B - SINGLE DOOR ENTRY
- 2C - DOUBLE DOOR ENTRY
- 2D - MULTIPLE ENTRIES
- 2E - SLIDING OR ROLL-UP DOOR ENTRIES

- Fully glazed, Dutch, swing, and ornamental metal, sliding multi-panel
- Optional
- Maximum width allowed
- Optional
- Optional

### 3. GLAZING SYSTEM

- 3B - MULTIPLE PANE: CONTEMPORARY
- 3C - LARGE GLASS PANELS
- 3D - BUTT JOINT GLAZING
- 3E - OPERABLE GLAZING PANELS

- Required if multiple framing is used
- Encouraged
- Optional
- Optional

### 4. BASES AND BULKHEADS

- 4A - MINIMAL BASE
- 4C - VARIABLE DIMENSIONED BULKHEAD

- 4" minimum required 1'-0" maximum
- Encouraged, minimum 4" height with a maximum 1'- 6" height



---

## AREA 1A, 1B, 1C & 1D

### 5. MATERIALS AND DETAILS

5A - WOOD

5B - METAL

5C - STONE

5D - CERAMIC TILE

5G - ORNAMENTAL GLASS

- Painted finish only
- Painted, polished, anodized, non-polished, special metal finishes
- Polished or honed finish in limited application only
- Contemporary and Mosaic tile in limited application only
- Encouraged

### 6. ARCHITECTURAL ORNAMENTATION

6C - STOREFRONT OPENING FRAMES

- Optional

### 7. COLOR

7A - NATURAL COLORS

7B - NEUTRAL AND EARTH TONES

7C - DEEP TONE COLORS

7D - PASTEL COLORS

7E - SATURATED COLORS

7F - TENANT BRAND COLORS

- Optional
- Optional
- Encouraged
- Optional
- Optional
- Optional

### 8. SIGNAGE

8A - BLADE SIGNS

8C - SIGNS ON GLAZING

8D - LIT GLAZING SIGNS

8E - INDIVIDUAL LETTERS

8F - PLAQUE SIGNS

8G - AWNING SIGN

8H - NEON

8I - FASCIA PANEL SIGNS

8J - CERAMIC TILE PANEL SIGNS

8K- SIGNS ON UMBRELLAS AND SHADE DEVICES

- Within lease line parameters
- Optional
- Encouraged
- Optional
- Optional
- Optional
- Optional
- Optional
- Optional
- Optional
- Optional



---

## AREA 1A, 1B, 1C & 1D

### 9. INTERIORS AND DISPLAY

9A - INTERIOR DISPLAY ZONE

- Optional

### 10. LIGHTING

10A - FILL LIGHT

- Encouraged

10B - SIGNAGE ILLUMINATION

- Encouraged

10C.1 - HALO LIT SIGNAGE

- Optional

10C.2 - INTERNALLY ILLUMINATED SIGNS

- Optional

10D - NEON

- Optional

10E - AWNING LIGHTS

- Optional

10F - UMBRELLA LIGHTS

- Optional

10G - RECESSED VESTIBULE LIGHTING

- Optional

10H - WALL MOUNTED LIGHTS

- Optional

10I - TIVOLI LIGHTS

- Optional

10J - SIGNAGE ILLUMINATION

- Optional

10L - FAÇADE LIGHTING

- Optional

10M - GENERAL AREA LIGHTING

- Optional

10N - LANDSCAPE LIGHTING

- Optional

### 11. AWNINGS AND SHADE DEVICES

11A - TYPE

- Optional

11B - PROFILED WITHIN OPENING

- Optional

11C - OVERLAPPING THE OPENING

- Optional

11D - ABOVE THE ENTRY

- Optional

11E - MULTIPLE AWNINGS

- Optional

### 12. LANDSCAPE FEATURES

12A - PLANTERS

- Encouraged

12B - SILL BOXES

- Optional

12D - HANGING BASKETS

- Optional



---

## AREA 1A, 1B, 1C & 1D

### 13. BANNERS WITHIN STOREFRONT OPENINGS

13A - WITHIN LEASELINE ENCLOSURE - Optional

### 14. FURNISHINGS/FIXTURES

14A - UMBRELLAS - Optional

14B - FURNISHINGS - Optional

### 16. RESTAURANT PATIO ABC BARRIER & WIND PROTECTION

16A - POTTED LANDSCAPE - Optional

16C - ROLL DOWN - Optional

16D - FABRIC DRAPERIES - Optional

16E - RAILING - Optional

### 17. RESTAURANT PATIO LIGHTING

17A - BUILT-IN UMBRELLA LIGHTING - Optional

17C - DECORATIVE THEME ORIENTED LIGHTS - Optional

17D - CONCEALED ACCENT LIGHTING - Optional

17E - TIVOLI LIGHTING - Optional

### 18. RESTAURANT PATIO HEATING

18A - FREE STANDING GAS HEATERS - Optional

18B - ELECTRIC RADIANT HEATERS - Optional

18C - ELECTRIC HEATERS INTEGRATED INTO UMBRELLAS - Optional

18D. GAS HEATERS SUSPENDED FROM STRUCTURE - Optional

### 19. RESTAURANT PATIO FEATURES

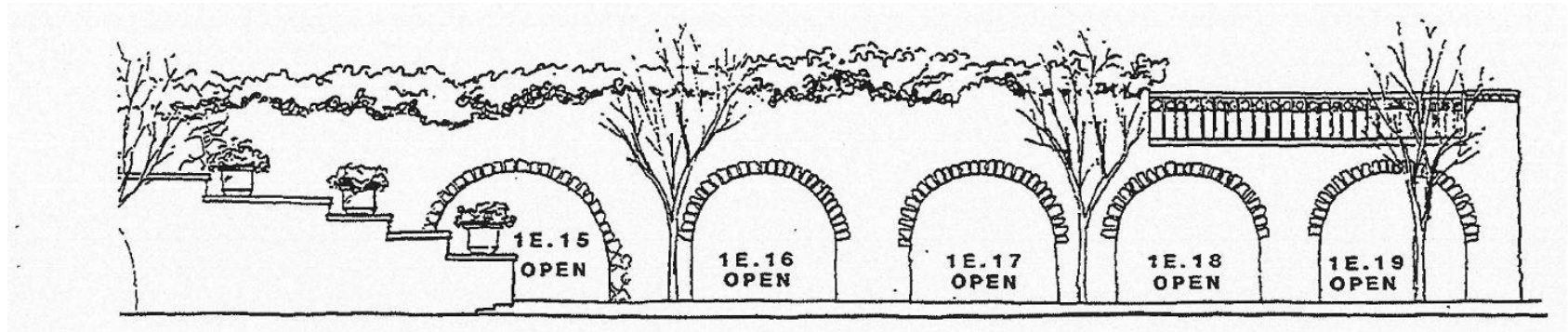
19D - PLANTERS - Optional0



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## AREA 1E

Storefronts in Area 1E shall be highly prescribed and the design strictly controlled by the Landlord to obtain a sense of permanence and provide the community with an established location at the corner of this prominent intersection.





# AREA 1E

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The following outline identifies appropriate design elements and constraints for Area 1E:

## 1. STOREFRONT FORM

- 1A - RECESSED STOREFRONT PLANE
- 1C - RECESSED ENTRY
- 1F - ARTICULATED STOREFRONT
- 1G - OPERABLE STOREFRONT
- 1H - INTERIOR DOMINANT STOREFRONT

- A recess of 1'-0" is required
- A recess of 3'-0" behind the Storefront plane is required
- Optional
- Rectangular storefront opening is required
- Well designed interiors and display are required

## 2. ENTRY DOORS

- 2A - DOOR TYPE

- 2B - SINGLE DOOR ENTRY
- 2C - DOUBLE DOOR ENTRY
- 2D - MULTIPLE ENTRIES
- 2E - SLIDING OR ROLL-UP DOOR ENTRIES

- Fully glazed, Dutch, swing, and ornamental metal, sliding multi-panel, decorative roll-up, ornamental metal gates, aluminum, steel or wood sliding multi-panel
- Optional
- Maximum width allowed
- Optional
- Optional

## 3. GLAZING SYSTEM

- 3B - MULTIPLE PANE: CONTEMPORARY
- 3C - LARGE GLASS PANELS
- 3D - BUTT JOINT GLAZING
- 3E - OPERABLE GLAZING PANELS

- Required if multiple framing is used
- Encouraged
- Optional
- Optional

## 4. BASES AND BULKHEADS

- 4A - MINIMAL BASE
- 4B - TRADITIONAL BULKHEAD
- 4C - VARIABLE DIMENSIONED BULKHEAD

- 4" minimum required 1'-0" maximum
- Optional
- Encouraged, minimum 4" height with a maximum 1'-6" height



# AREA 1E

## 5. MATERIALS AND DETAILS

5A - WOOD

5B - METAL

5C - STONE

5D - CERAMIC TILE

5E - BRICK MASONRY

5F - TERAZZO

5G - ORNAMENTAL GLASS

5H - FABRIC

5I - ROOFING

- Painted finish only
- Painted, polished, anodized, non-polished, special metal finishes, aluminum
- Polished or honed finish in limited application only
- Contemporary and Mosaic tile in limited application only
- Optional
- Optional
- Encouraged
- Optional
- Optional

## 6. ARCHITECTURAL ORNAMENTATION

6A - VERTICAL ELEMENTS

6B - HORIZONTAL ELEMENTS

6C - STOREFRONT OPENING FRAMES

6D - SCULPTURAL EMBELLISHMENTS

- Optional
- Optional
- Optional
- Optional

## 7. COLOR

7A - NATURAL COLORS

7B - NEUTRAL AND EARTH TONES

7C - DEEP TONE COLORS

7D - PASTEL COLORS

7E - SATURATED COLORS

7F - TENANT BRAND COLORS

- Optional
- Optional
- Encouraged
- Optional
- Optional
- Optional

## 8. SIGNAGE TENANT SPACES

8A - BLADE SIGNS

8C - SIGNS ON GLAZING

8D - LIT GLAZING SIGNS

8E - INDIVIDUAL LETTERS

8F - PLAQUE SIGNS

8G - AWNING SIGNS

8H - NEON

- Encouraged
- Optional
- Encouraged
- Optional
- Optional
- Optional
- Optional



---

## AREA 1E

- 8I - FASCIA PANEL SIGNS - Optional
- 8J - CERAMIC TILE PANEL SIGNS - Optional
- 8K - SIGNS ON UMBRELLAS AND SHADE DEVICES - Optional
  
- 8. SIGNAGE COMMON AREAS
  - 8L - BLADE SIGNS - Optional
  - 8M - ARCADE SIGNS - Optional
  - 8N - FASCIA AND PLAQUE PANEL SIGNS - Optional
  - 8O - MONUMENT SIGNS - Optional
  
- 9. INTERIORS AND DISPLAY
  - 9A - EXTERIOR DISPLAY ZONE - Optional
  
- 10. LIGHTING
  - 10A - FILL LIGHT - Encouraged
  - 10B - SIGNAGE ILLUMINATION - Encouraged
  - 10C - REMOTE LIT SIGNAGE - Optional
  - 10C.1 - HALO LIT SIGNAGE - Optional
  - 10C.2 - INTERNALLY ILLUMINATED SIGNS - Optional
  - 10D - NEON - Optional
  - 10E - AWNING LIGHTS - Optional
  - 10F - UMBRELLA LIGHTS - Optional
  - 10G - RECESSED VESTIBULE LIGHTING - Optional
  - 10H - WALL MOUNTED LIGHTS - Optional
  - 10I - TIVOLI LIGHTS - Optional
  - 10J - SIGNAGE ILLUMINATION - Optional
  - 10L - FAÇADE LIGHTING - Optional
  - 10M - GENERAL AREA LIGHTING - Optional
  - 10N - LANDSCAPE LIGHTING - Optional
  
- 11. AWNINGS AND SHADE DEVICES
  - 11A - TYPE - Optional
  - 11B - PROFILED WITHIN OPENING - Optional
  - 11C - OVERLAPPING THE OPENING - Optional
  - 11D - ABOVE THE ENTRY - Optional
  - 11E - MULTIPLE AWNINGS - Optional



---

## AREA 1E

### 12. LANDSCAPE FEATURES

- 12A - PLANTERS - Encouraged
- 12B - SILL BOXES - Optional
- 12D - HANGING BASKETS - Optional

### 13. BANNERS WITHIN STOREFRONT OPENINGS

- 13A - WITHIN LEASELINE ENCLOSURE - Optional

### 14. FURNISHINGS/FIXTURES

- 14A - UMBRELLAS - Optional
- 14B - FURNISHINGS - Optional

### 16. RESTAURANT PATIO ABC BARRIER & WIND PROTECTION

- 16A - POTTED LANDSCAPE - Optional
- 16C - ROLL DOWN - Optional
- 16D - FABRIC DRAPERIES - Optional
- 16E - RAILING - Optional

### 17. RESTAURANT PATIO LIGHTING

- 17A - BUILT-IN UMBRELLA LIGHTING - Optional
- 17C - DECORATIVE THEME ORIENTED LIGHTS - Optional
- 17D - CONCEALED ACCENT LIGHTING - Optional
- 17E - TIVOLI LIGHTING - Optional

### 18. RESTAURANT PATIO HEATING

- 18A - FREE STANDING GAS HEATERS - Optional
- 18B - ELECTRIC RADIANT HEATERS - Optional
- 18C - ELECTRIC HEATERS INTEGRATED INTO UMBRELLAS - Optional
- 18D - GAS HEATERS SUSPENDED FROM STRUCTURE - Optional

### 19. RESTAURANT PATIO FEATURES

- 19D - PLANTERS - Optional



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## AREA 2

Area 2 includes all remaining areas of Del Mar Plaza above the street level.



---

## AREA 2

The following outline identifies appropriate design elements and constraints for Area 2:

### 1. STOREFRONT FORM

1A - RECESSED STOREFRONT PLANE

- A minimum recess of 1'- 0" is required

1B - STOREFRONT AT THE BUILDING LINE

- Optional

1C - RECESSED ENTRY

- A recess of 3'- 0" behind the Storefront plane is required

1D - RECESSED DISPLAY AREA

- Optional

1E - PROJECTING BAY

- Optional

1F - ARTICULATED STOREFRONT

- Optional

1G - OPERABLE STOREFRONT

- Rectangular storefront opening is required

1H - INTERIOR DOMINANT STOREFRONT

- Well designed interiors and display are required

### 2. ENTRY DOORS

2A - DOOR TYPE

- Fully glazed, Dutch, swing, and ornamental metal, sliding multi-panel, decorative roll-up, ornamental metal gates, aluminum, steel or wood sliding multi-panel

2B - SINGLE DOOR ENTRY

- Optional

2C - DOUBLE DOOR ENTRY

- Maximum width allowed

2D - MULTIPLE ENTRIES

- Optional

2E - SLIDING OR ROLL-UP DOOR ENTRIES

- Optional

2F - DEFINED ENTRY ELEMENT

- Optional

### 3. GLAZING SYSTEM

3A - MULTIPLE PANE-TRADITIONAL

- Optional

3B - MULTIPLE PANE: CONTEMPORARY

- Optional

3C - LARGE GLASS PANELS

- Encouraged

3D - BUTT JOINT GLAZING

- Optional

3E - OPERABLE GLAZING PANELS

- Optional

### 4. BASES AND BULKHEADS

4A - MINIMAL BASE

- 4" minimum required 1'-0" maximum

4B - TRADITIONAL BULKHEAD

- Optional

4C - VARIABLE DIMENSIONED BULKHEAD

- Encouraged, min. 4" height with a max. 1'-6" height

4D - INTEGRATED LANDSCAPED BULKHEAD

- Encouraged



---

## AREA 2

### 5. MATERIALS AND DETAILS

5A - WOOD  
5B - METAL

5C - STONE

5D - CERAMIC TILE  
5G - ORNAMENTAL GLASS  
5H - FABRIC

- All finishes
- Painted, polished, anodized, non-polished, special metal finishes, aluminum
- Polished, natural or honed finish in limited application only
- Contemporary and Mosaic tile in limited application only
- Encouraged
- Optional

### 6. ARCHITECTURAL ORNAMENTATION

6C - STOREFRONT OPENING FRAMES

- Optional

### 7. COLOR

7A - NATURAL COLORS  
7B - NEUTRAL AND EARTH TONES  
7C - DEEP TONE COLORS  
7D - PASTEL COLORS  
7E - SATURATED COLORS  
7F - TENANT BRAND COLORS

- Optional
- Optional
- Encouraged
- Optional
- Optional
- Optional

### 8. SIGNAGE TENANT SPACES

8A - BLADE SIGNS  
8C - SIGNS ON GLAZING  
8D - LIT GLAZING SIGNS  
8E - INDIVIDUAL LETTERS  
8F - PLAQUE SIGNS  
8G - AWNING SIGNS  
8H - NEON  
8I - FASCIA PANEL SIGNS  
8J - CERAMIC TILE PANEL SIGNS  
8K- SIGNS ON UMBRELLAS AND SHADE DEVICES

- Within lease line parameters
- Optional
- Encouraged
- Optional
- Optional
- Optional
- Optional
- Optional
- Optional
- Optional



---

## AREA 2

### 8. SIGNAGE COMMON AREAS

- 8L - BLADE SIGNS - Optional
- 8M - ARCADE SIGNS - Optional
- 8N - FASCIA PANEL AND PLAQUE SIGNS - Optional
- 8O - MONUMENT SIGNS - Optional

### 9. INTERIORS AND DISPLAY

- 9A - INTERIOR DISPLAY ZONE - Optional
- 9B - EXTERIOR DISPLAY ZONE - Optional

### 10. LIGHTING

- 10A - FILL LIGHT - Encouraged
- 10B - SIGNAGE ILLUMINATION - Encouraged
- 10C.2 - HALO LIT SIGNAGE - Optional
- 10C.2 - INTERNALLY ILLUMINATED SIGNS - Optional
- 10D - NEON - Optional
- 10E - AWNING LIGHTS - Optional
- 10F - UMBRELLA LIGHTS - Optional
- 10G - RECESSED VESTIBULE LIGHTING - Optional
- 10H - WALL MOUNTED LIGHTS - Optional
- 10I - TIVOLI LIGHTS - Optional
- 10J - SIGNAGE ILLUMINATION - Optional
- 10K - REMOTE LIT SIGNAGE - Optional
- 10L - FAÇADE LIGHTING - Optional
- 10M - GENERAL AREA LIGHTING - Optional
- 10N - LANDSCAPE LIGHTING - Optional

### 11. AWNINGS AND SHADE DEVICES

- 11A - AWNINGS AND SHADE ELEMENTS - Optional
- 11B - PROFILED WITHIN OPENING - Optional
- 11C - OVERLAPPING THE OPENING - Optional
- 11D - ABOVE THE ENTRY - Optional
- 11E - MULTIPLE AWNINGS - Optional



---

## AREA 2

### 12. LANDSCAPE FEATURES

- 12A - PLANTERS - Encouraged
- 12B - SILL BOXES - Optional
- 12C - BULKHEAD PLANTERS - Optional
- 12D - HANGING BASKETS - Optional

### 13. BANNERS WITHIN STOREFRONT OPENINGS

- 13A - BANNERS WITHIN THE STOREFRONT OPENINGS - Optional. Can be used in the common areas

### 14. FURNISHINGS/FIXTURES

- 14A - UMBRELLAS - Optional
- 14B - FURNISHINGS - Optional

### 15. RESTAURANT PATIO STRUCTURES

- 15A - OPEN, INTEGRAL - Optional
- 15B - SOLID SHADE STRUCTURE - Optional
- 15C - OPENABLE SHADE STRUCTURE, INTEGRAL - Optional
- 15D - TRELIS STRUCTURE, INTEGRAL - Optional
- 15E - OPEN, REMOTE - Optional
- 15F - SOLID SHADE STRUCTURE, REMOTE - Optional
- 15G - OPENABLE SHADE STRUCTURE, REMOTE - Optional
- 15H - TRELIS STRUCTURE, REMOTE - Optional
- 15I - SHADE STRUCTURE, SOLID WITH SERVICES, INTEGRAL - Optional
- 15J - OPENABLE SHADE STRUCTURE WITH SERVICES, INTEGRAL - Optional
- 15K - SOLID SHADE STRUCTURE WITH SERVICES, REMOTE - Optional
- 15L - OPENABLE SHADE STRUCTURE WITH SERVICES, REMOTE - Optional
- 15M - REMOTE, PREFABRICATED STRUCTURES - Optional
- 15N - SIGNS ON PATIO STRUCTURES - Encouraged



---

## AREA 2

### 16. RESTAURANT PATIO ABC BARRIER & WIND PROTECTION

- 16A - POTTED LANDSCAPE - Optional
- 16B - GLASS WALLS - Optional
- 16C - ROLL DOWN ACRYLIC - Optional
- 16D - FABRIC DRAPERIES - Optional
- 16E - RAILING - Optional

### 17. RESTAURANT PATIO LIGHTING

- 17A - BUILT-IN UMBRELLA LIGHTING - Optional
- 17B - DIRECT LIGHTING IN PATIO STRUCTURES - Optional
- 17C - DECORATIVE THEME ORIENTED LIGHTS - Optional
- 17D - CONCEALED ACCENT LIGHTING - Optional
- 17E - TIVOLI LIGHTING - Optional

### 18. RESTAURANT PATIO HEATING

- 18A - FREE STANDING GAS HEATERS - Optional
- 18B - ELECTRIC RADIANT HEATERS - Optional
- 18C - ELECTRIC HEATERS INTEGRATED INTO UMBRELLAS - Optional
- 18D - GAS HEATERS SUSPENDED FROM STRUCTURE - Optional
- 18E - FIREPLACES AND FIRE PITs - Optional

### 19. RESTAURANT PATIO FEATURES

- 19A - WATER FEATURE - Optional
- 19B - FIREPLACE - Optional
- 19C - FIRE PIT - Optional
- 19D - PLANTERS - Optional
- 19E - STAGE FOR PERFORMANCES - Optional

### 20. RETAIL MERCHANDISING UNITS

- 20A - CARTS - Optional
- 20B - KIOSKS - Optional
- 20C - WALL SHOPS - Optional
- 20D - CATALOGUE STRUCTURES - Optional



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## SUBMITTAL AND REVIEW

There is a formal process for the approval of improvement plans for the Del Mar Plaza. This process involves review by the Landlord to determine consistency with the Tenant criteria. It is at the discretion of the Landlord to determine whether or not a Tenant design is consistent and appropriate to the character and criteria. The criteria are developed to set a framework of design parameters that will be subject to the ultimate approval of the City of Del Mar. In addition, the City of Del Mar will review plans to insure consistency with the criteria and other applicable City codes and ordinances. The review process includes two basic steps outlined below.

Common area improvements shall follow the same submittal, review and approval process:

### 1. PRELIMINARY DESIGN SUBMITTAL

The preliminary design submittal is mandatory. It is intended to provide an overview that outlines the Tenant's design intentions in response to the criteria within the Plaza Design Manual. Final plans will not be reviewed until the basic storefront design concept, materials, signs, and layout of the space are approved by the Landlord and the City.

The preliminary design submittal is to include only those items listed. Additional information will not be considered.

1. Floor plan at 1/4" scale indicating storefront elements, fixture layout, stock areas, and toilet rooms. Overall dimensions, the column grid, and the Tenant's space number must be indicated on the plan.
2. Storefront interior and exterior elevations at 1/2" scale that clearly identify the storefront materials, lighting and sign concepts, and include the storefront's relationship to the surrounding Landlord's building condition.
3. Storefront sections which fully illustrate the storefront's design concept and the details for connecting the Landlord's elements.
4. Materials and color samples for all Storefront elements should be mounted on boards no larger than 11" x 17". Actual material samples are required. Photographs or materials used to represent the actual ones will not be accepted.
5. A reflected ceiling plan and lighting plan must be submitted.
6. An accompanying written summary (or call-outs on the plans) must also be provided indicating the pertinent section(s) of the Plaza Design Manual that allows for each proposed installation.

PDF digital files and three sets of prints of all preliminary drawings are required.



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## SUBMITTAL AND REVIEW

One of two responses will be generated following the preliminary submittal from the Landlord and subsequently the City:

1. Approval with conditions to be addressed in the final plans; or
2. Rejection if the basic design is unacceptable and needs to be revised and resubmitted before being allowed to proceed with final plans.

All plans are to be submitted to:

City of Del Mar  
Planning & Community Development Department  
1050 Camino Del Mar  
Del Mar, CA 92014



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# SUBMITTAL AND REVIEW

## 2. FINAL DESIGN AND WORKING DRAWINGS

When the submittal obtains preliminary design approval, he or she may proceed with the submittal of final designs and working drawings.

As in the preliminary review, the final plans are either accepted, with conditions to be addressed, or rejected. Rejected plans must be resubmitted until approval is reached. No permits can be applied for nor construction started until a full set of final plans has been approved by the Landlord and stamped and approved by the City of Del Mar.

Digital PDF plans and four sets of prints of all drawings are required in the submittal of final plans.

The Tenant's sign fabricator must submit shop drawings directly to the Landlord for approval. All submissions are to include PDF digital files and two sets of prints.

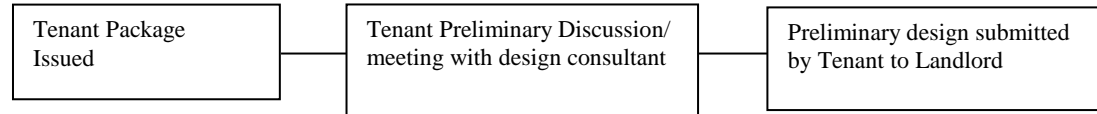
Shop drawings must be fully dimensioned and include the following information:

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

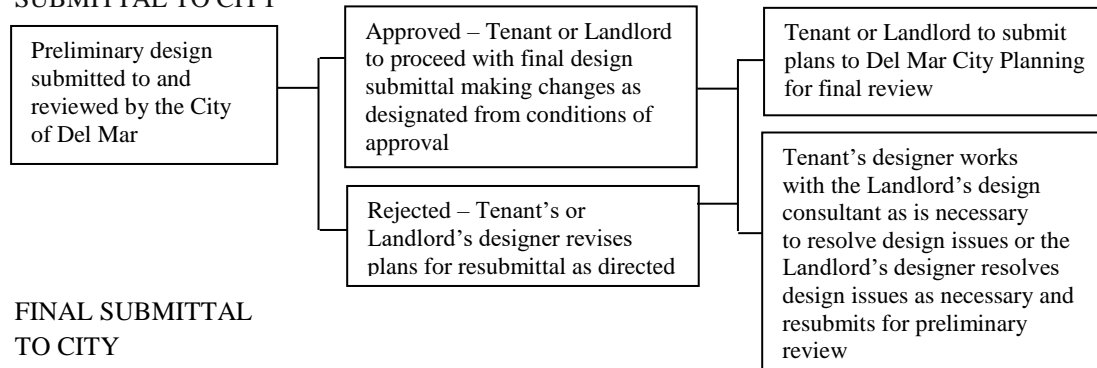


# SUBMITTAL AND REVIEW

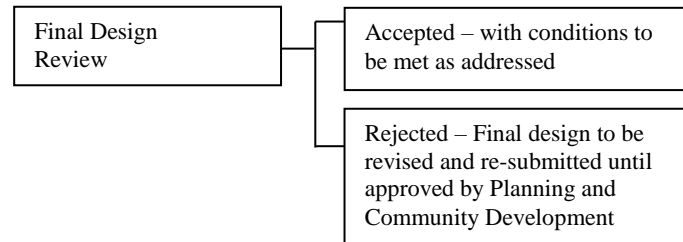
## PREPARATION



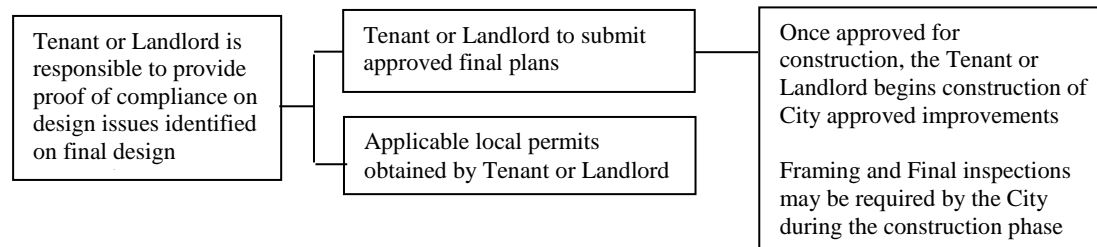
## PRELIMINARY SUBMITTAL TO CITY



## FINAL SUBMITTAL TO CITY



## COMPLIANCE & CONSTRUCTION



# **AMENDMENT TO DEL MAR PLAZA TENANT DESIGN MANUAL**

This amendment applies only to the “corner” site of the Del Mar Plaza Specific Plan, 1435 Camino Del Mar, located at the southeast corner of 15<sup>th</sup> Street and Camino Del Mar, California.

Inasmuch as the subject property was designed to be visually consistent and compatible with the continuing street level streetscape presented by Del Mar Plaza to the north, those materials, colors and design details outlined in the Plaza Design Manual would also remain consistent.

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## **AREA 12**

1. Storefronts shall provide a continuity of material, form and finish and shall provide the community with an ambience appropriate to an established location at the corner of a prominent intersection. As such, Tenant and Landlord expression authorized for staff-level review shall be limited to improvements on the building interior; and proposed signage. All other design proposals outside of these criteria shall be subject to the applicable City design review process.
2. The general requirements for storefront signage as found in the main body of the Del Mar Plaza Design Manual shall apply. Signage types, sizes and appearance shall be consistent with design options presented in the Plaza Design Manual itself.