



CROSS COUNTY
SHOPPING CENTER

6 Xavier Drive, Yonkers, NY 10704



Kiosk Tenant Design Criteria

Section K Kiosk Criteria
Updated: April 2010



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General Requirements

The kiosk criteria manual is a subsection of the existing 'Tenant Design Criteria'. The details and requirements described herein are supplemental to those criteria and are specifically, although not exclusively, for Kiosk Tenants. All designs and plans are subject to Landlord approval. Tenant to submit complete plans per Tenant Document Submission & Approval Procedure document. All submittals must include a merchandising plan.

- Framework and design for the kiosk structure has been established by the Landlord and drawings will be provided to tenant. Tenant is required to build kiosk per Landlord drawings and specifications. Refer to page k12 for framework color choices.
- Storefront mullion design will be reviewed by Landlord on a case by case basis. Landlord may require tenant to reduce the amount of mullions specified as deemed necessary.
- Tenant will be required to specify a 24" high durable base such as pre-cast or stone.
- Tenants will have the opportunity to specify back-painted glass for maximum 30% of overall storefront glazing. The remaining storefront glazing must be clear.
- Tenant will need to provide two doors, location to be approved by Tenant Coordinator.

Tenants are encouraged to produce high quality, well detailed and executed interior solutions that are unique, imaginative and stylized. Storefront presentation should convey a store's merchandise identity and generate activity.

- Due to the 'openness' of this design, a well thought out fixture and merchandising plan along with a rendering will be required.
- All interior finishes such as paint, flooring, wall coverings, etc are the Tenant's responsibility and should be clearly identified on the drawings and materials / sample board submitted to the Landlord for approval.
- All fixtures and equipment necessary to operate the business is the Tenant's responsibility.
- Coordinate all Tenant work with Landlord's Tenant Coordinator.
- Particular attention will be given to all aspects of the Tenant's design due to the high visibility of the lease space from all sides. Tenants will be challenged to create unique design concepts in their finishes, lighting, signage and merchandising displays.

Materials

LANDLORD APPROVED MATERIALS in areas visible to the public:

Counter Tops

- Ceramic Tile
- "Corian" or similar
- Metal - stainless or painted steel, brass, copper, aluminum
- Natural Stones - marble, granite, slate
- Glass

Counter Fronts

- Ceramic Tile
- Glass block
- Fiberglass-reinforced concrete fabrications
- Casework-quality hardwood
- Metal - stainless or painted steel, brass, copper, aluminum
- Natural stones - marble, granite, slate
- Glass

Interiors

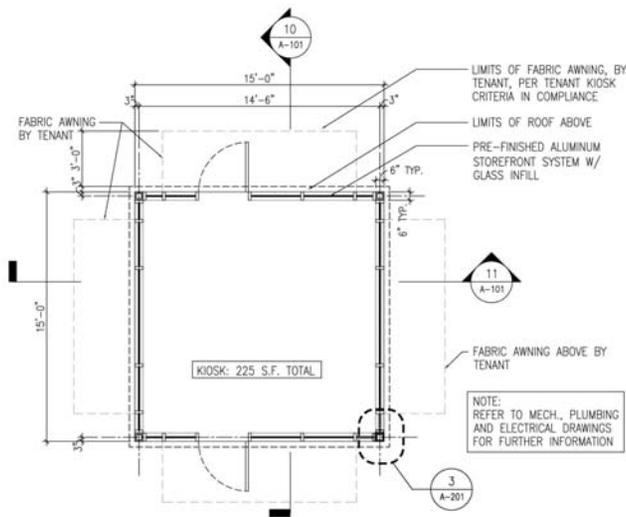
- Solid color plastic laminate
- Casework-quality hardwood
- Metal- stainless steel, brass, copper, aluminum
- Fabrics

PROHIBITED MATERIALS in areas visible to the public:

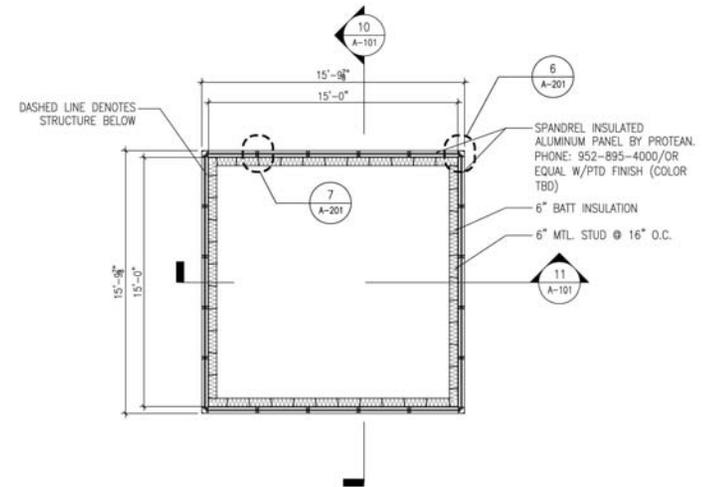
- Slatwall display systems
- Pegboard
- Mirror
- Shingles, wood siding, cork, carpet
- Other materials deemed unacceptable by the Landlord



Plan View



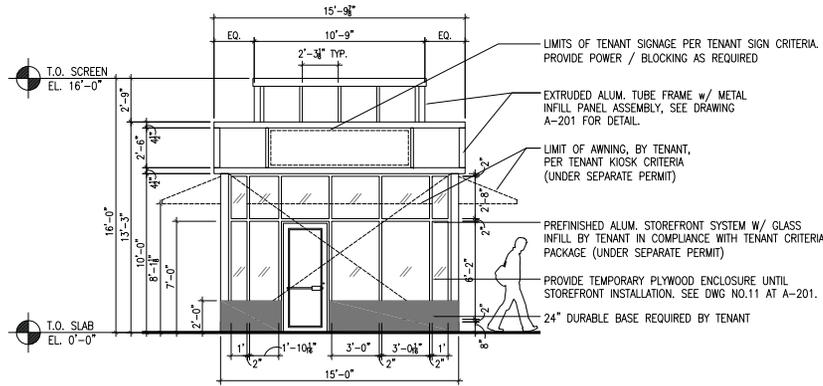
1 FLOOR PLAN (By Tenant under separate permit)



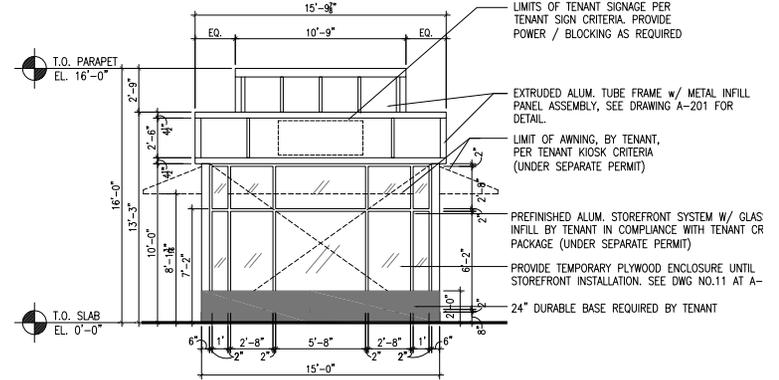
4 FASCIA PLAN DETAIL



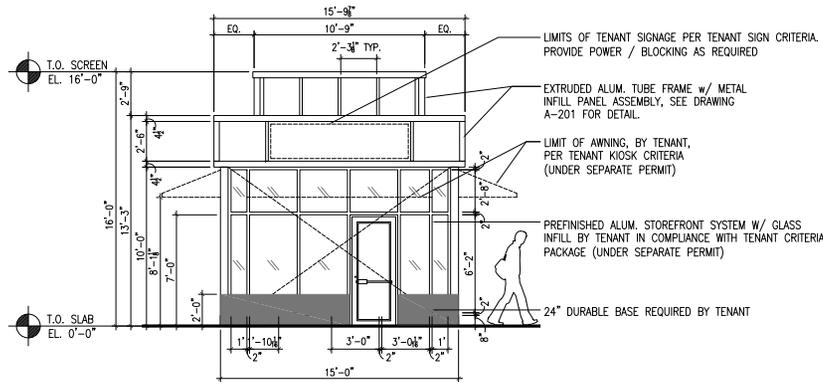
Elevations



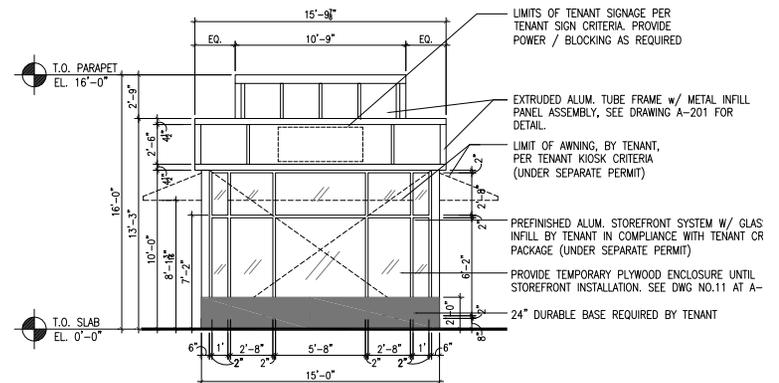
7 SOUTH ELEVATION



6 WEST ELEVATION



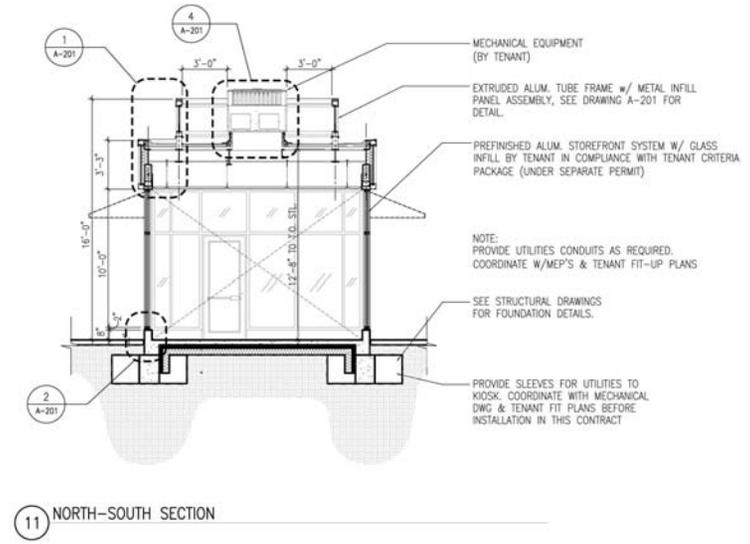
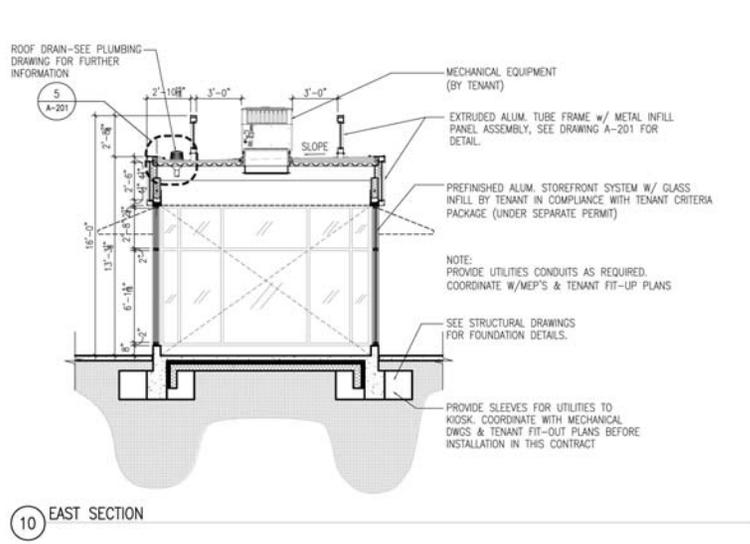
9 NORTH ELEVATION



8 EAST ELEVATION



Sections



General Sign Design

The following outlines the work to be provided by the Tenant. Tenant signage shall be designed, fabricated and installed by the Tenant at his or her own expense.

All Tenants within the area are required to comply with this Signage and Graphics Criteria.

Creativity, uniqueness and high quality are characteristics of the overall identity. Tenants are encouraged to utilize dramatic illumination, individual dimensional letters and high-end finishes. Creative adaptations of Tenant's current sign practices to these specific criteria may be necessary.

GENERAL REQUIREMENTS FOR PRIMARY SIGN DESIGN

The following requirements apply to all Tenant signs:

1. All primary storefront signs must be illuminated. External illumination designs are subject to Landlord approval.
2. Imaginative signs utilizing a variety of materials are encouraged. Adaptation of current sign practices may be necessary in order to comply with these criteria.
3. Sign Shop Drawings for all signs, logos and graphics visible from the common area are to be submitted to the Landlord for final approval prior to fabrication/installation.
4. Sign wording is limited to the Tenant's trade name and shall not include specification of merchandise sold or services rendered, regardless of the Tenant's legal name. Corporate crests, logos or insignia may be acceptable pending the Landlord's approval and provided they are part of the Tenant's name.
5. One sign is permitted per store frontage.
6. Letter size: proportional letters required; 12" maximum leading capital, 8" maximum following lower case letters. All capital letters, 12" maximum.
7. Signs are to remain on during shopping center business hours. Signs are to be controlled by a time clock and must be on a separate circuit from other lighting.
8. Advertising placards, banners, pennants, names, insignia, trade-marks and other descriptive material may not be attached to the storefront or glazing.
9. Backlit components must be contained wholly within the depth of the letter. Maximum brightness may not exceed 100 foot-candles.
10. Premium quality fabrications are required. Hums, flickers and light leaks are not permitted. Attachment devices, bolts, clips, threaded rods, fasteners, tubes, raceways, conduit and other mechanisms are to be concealed from public view.
11. Electrical raceways are not to be visible.
12. Signs must comply with all codes and regulations, must bear the U.L. label and must have current sign permits.
13. Storefront signs are to state the store name and/or logo as stated on the Lease and may not advertise or list items sold.
14. Threaded rods or anchor bolts shall be used to mount sign letters spaced out from background pane. Angle clips attached to letter sides will not be permitted. All bolts, fastenings and clips shall be of hot-dipped galvanized iron, stainless steel, aluminum, brass or bronze and no black iron materials of any type shall be permitted.

Sign Types and Limits

PRIMARY SIGN:

One primary sign is allowed per storefront. Signs cannot be mounted on a mullion.

Refer to page k11 for all sign examples.

Tenants are encouraged to bring a sculptural and dimensional quality to their signs. Letters and graphics using depth will be looked upon more favorably than "flatter," less dimensional graphics. Tenants are to coordinate with Tenant Coordinator regarding signage placement.

Permitted Primary Sign Types

THE FOLLOWING CONSTRUCTION METHODS ARE PERMITTED. OTHER CONDITIONS ARE SUBJECT TO APPROVAL:

- Reverse channel dimensional halo-lit letterforms.
- Open pan channel letterforms with recessed exposed neon.
- Internally illuminated metal face with push-through acrylic graphics.
- Consideration will be given to internally illuminated sign housings having unique shapes with letters routed out and formed letters protruding beyond the routed out letter.
- Edge-lit, sandblasted glass (with a continuous light source).
- Cast metal letters, raised or flush with fascia surface.

Prohibited Sign Types

THE FOLLOWING SIGN CONSTRUCTION IS NOT PERMITTED THROUGHOUT SANTA MONICA PLACE:

- Box or cabinet construction will be considered on a case-by-case basis.
- Vacuum formed luminous letters.
- Box channel letterforms with acrylic face.
- Exposed neon.
- Paper, cardboard, styrofoam, cloth, stickers, decals, or hand-lettered signs.
- Signs employing flashing, flickering, rotating or moving lights.
- Signs painted directly on storefront sign band.
- Credit card and advertising placards, trademarks or manufacturer labels.

Storefront Window Signs

If the Tenant wishes to provide additional Tenant identity, it is to be located at the pedestrian level on the inside face of the storefront glass.

1. Storefront window signs may include either the Tenant's logo, name and website address.
2. Glazing signs are to be translucent (similar to frosted glass), reverse-reading and applied directly to the interior of the glass surface.
3. Tenant graphics on storefront glass shall be computer cut flat vinyl graphics (text/letter/logos)
4. Maximum allowable area of signage is subject to Landlord's review and approval.
5. Tenant graphics/logo will be limited to a maximum of 3" in height.

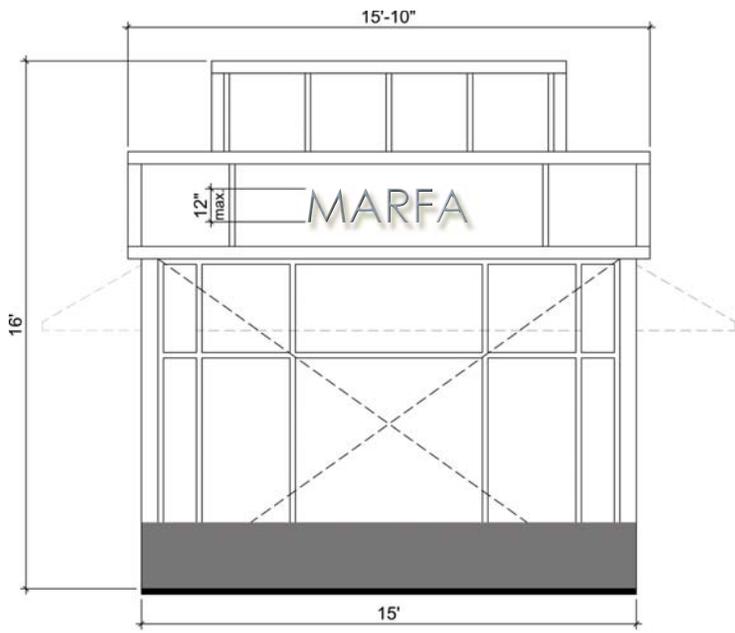


Awnings

Tenant is required to specify awnings. Detailed shop drawings and photo of the awning along with the bracket design is required for approval.

- Sunbrella fabric is required for fabric awnings.
- Decorative awning brackets are required.





Internally illuminated metal face with push-through acrylic.



Edge-lit, sandblasted glass (with a continuous light source).



Reverse channel dimensional halo-lit letterforms mounted to solid background panel.



Open pan channel letterforms with recessed exposed neon.



Dimensional graphics or letterforms pinned mounted to a solid background.



Cast metal letters, raised or flush with fascia.



Framework Color Choices

Fluorpon® Architectural Finishes

High Performing Paints
That Let You Design In
Vibrant Living Color

Black	Boysenberry	Hartford Green
Sandstone	Classic Bronze	Military Blue
Bone White	Colonial White	Antique Bronze
Dove Gray	Dark Ivy	Charcoal
Redwood	Sea Wolf	Medium Bronze

