



Mission Statement

Oakridge is the dominant super regional mall servicing Southeastern San Jose and the surrounding trade areas. Anchored by a 20 screen theater that ranks in the top 20 in the country, a solid collection of restaurants including a top performing Cheesecake Factory, Oakridge has established itself as a regional dining and entertainment destination. With Oakridge's exceptional demographics, it is now taking the next step in its maturation, which will be keyed by the strategic addition of recognizable branded merchandise, new dining options and a fitness component.

Design Guidelines

- **Storefront Height** – Exact height (12'-3" AFF to 15'-6" AFF per zone requirement)
- **Glass Height** – Exact height (12' AFF)
- **Glass Door Height** - Exact height (10' AFF)
- **Design Control Zone** – Exact depth (10' AFF) hard lid, hard surface flooring, concealed track lighting
- **Transparency Percentage** - Exact number (80% glass, 20% opaque)
- **Signage Height** - Exact height or range (14"-16" signage, face-lighted no trimcap, reverse channel halo or illuminated push through letters)
- **Blade Signage** – Not permitted in main concourse – ancillary wings only
- **Bulkhead Conditions** – Tenant to demolish or clad over with tenant finishes as required to achieve zone height; all work to comply with current criteria
- **Neutral Pier Conditions** – New work to comply with current criteria
- **Lease Line** – Storefront (ie. exterior surface of final finishes) not to exceed beyond lease line

MEP Criteria

- **Mechanical system type** – RTU systems by Tenant. Some locations require helicopter or crane lift for new installation.
- **Electrical conditions** – 277/480V
- **Smoke Evac** – None (for individual Tenant spaces)

Permit Process

- **Standard length of process** – Building Permit Application based on "over-the-counter process" referred to as Commercial Express Plan Check. Typical appointment is one-hour in duration; availability is based on weekly schedule and very limited. Process is fully coordinated by designated 3rd party permit expeditor. Based on compliance, Tenant may obtain full building permit same day. Health Dept Permit time is average 6-8 weeks. Typical 20-day turnaround for comments/approval on initial and all subsequent submittals.
- **Need Landlord approved drawings to submit?** - YES
- **Precon is required** – Tenant GC to set up meeting with Facilities Manager prior to start.
- **GC required for permit issuance.**
- **Non-Union**

OAKRIDGE

