

# ARCHITECTURAL CRITERIA

## Lifestyle / Town Center

Updated: July 2019



In the event of a discrepancy between this criteria, mall criteria, lease, and lease exhibits, the most stringent shall take precedence. Tenant, Tenant's design professional, and / or Tenant's general contractor shall confirm the criteria in question with the tenant coordinator before execution of work (or such work shall be corrected by Tenant at Tenant's expense).

# GENERAL

## Submission Requirements

Prior to the preparation of Tenant's plans, Tenant shall visit the premises to verify existing conditions and construction to ensure that none of Tenant's work shall be in conflict with any existing Landlord or adjacent Tenant improvements and construction.

Tenant shall schedule and sequence all drawing and construction activity to allow the Premises to be open for business as required in the Lease. The following timelines are minimum requirements and do not alter or waive Tenant's obligation to open the Premises as provided in the Lease.

## Preliminary Drawings

Within ten (10) days of Lease execution, Tenant shall submit plans to the Landlord for review and approval. ALL submittals shall be in an electronic-format as a NON-PROTECTED.pdf (Portable Document Format) file and sent to: [SimonTCTenantPlans@simon.com](mailto:SimonTCTenantPlans@simon.com). Refer to the LL Submittal Bulletin for additional information.

- Floor plan and fixture plan
- Storefront elevation and interior elevations
- Section drawing through storefront
- Reflected ceiling plan
- Color rendering of storefront or photos of Tenant prototype
- Material and color sample board
- Sign design, size and location
- Merchandising plan of space including both permanent and moveable fixture locations

If the Preliminary Drawings are returned to Tenant without Landlord's Approval, then the Preliminary Drawings shall be revised by Tenant and resubmitted within ten (10) days of the date returned and the same procedure shall be repeated until Landlord fully approves the Preliminary Drawings.

## Working Drawings

Within twenty (20) days of Landlord's approval of Tenant's Preliminary Drawings (but, in no event, any later than forty-five (45) days after lease execution), Tenant shall submit plans to the Landlord for review and approval. ALL submittals shall be in an electronic-format as a NON-PROTECTED.pdf (Portable Document Format) file and sent to: [SimonTCTenantPlans@simon.com](mailto:SimonTCTenantPlans@simon.com). Refer to the LL Submittal Bulletin for additional information.

If the Working Drawings are returned to the Tenant without Landlord's Approval, then the Working Drawings shall be revised by Tenant and resubmitted within fifteen (15) days of the date returned and the same procedure shall be repeated until Landlord fully approves the Working Drawings.

Any changes and/or modifications requested by the Tenant subsequent to the review and approval of the final Working Drawings shall require the written consent of the Landlord or Landlord's Tenant Coordinator.

Tenant's Working Drawings shall be prepared in strict compliance with Landlord's Design Criteria as established in the Tenant Information Package and shall adhere to Tenant's "Approved" or "Approved as Noted" Preliminary Drawings.

Working Drawings shall include, but not be limited to, the following:

- Floor plan fully dimensioned
- Item and fixture layout

- Section drawings
- Reflected ceiling / lighting plan
- Elevations and Sections of Storefront, Storefront signs, and Special Conditions indicated
- Sections and details of Types of Partitions used
- Schedule with jamb details, including list of Hardware
- Sample Board for Storefront and Interior Finishes
- Plumbing, Heating, Ventilating, and Cooling Plans and Riser Diagrams and Electrical Details
- Submittal forms and other items noted as being required in the Engineering Design Criteria

Signage Shop Drawings shall also be submitted for Landlord's review in accordance with the requirements listed in the signage criteria.

### **Jurisdiction Authorities**

All Tenant work shall comply with authorities, agencies, or entities having jurisdiction over the Premises, including the Building Department, Fire Department, local utility company, Health Department, Fire Insurance Underwriter and the Landlord.

All construction shall comply with the requirements of applicable codes and laws, including accessibility requirements.

The Landlord does not review the Tenant's drawings for compliance with building code or accessibility requirements. It is solely the Tenant's responsibility to ensure compliance with these codes and the requirements of jurisdictional authorities.

Tenant shall have sole responsibility for compliance with all applicable statutes, codes, ordinances, and other regulations for all work. In those instances where multiple standards and requirements apply, the strictest of such standards and/or requirements shall control unless prohibited by applicable Code.

### **General Disclosure**

Landlord's approval of Tenant's Drawings is contingent upon Tenant's compliance with Landlord's comments and shall not be construed so as to hold Landlord liable for either the architectural and engineering design of the Premises or the accuracy of the information contained in Tenant's Drawings. Should any conflict arise between any of Tenant's Drawings and the Lease, the applicable portion(s) of the Lease shall be determinative. Landlord's approval of Tenant's Drawings will in no way alter, amend, or waive the requirements or criteria of the Lease.

The Tenant shall be responsible to conduct a site visit to the Premises for the purpose of verifying the existing conditions and construction of the Premises. Landlord's review or approval of Tenant's Drawings does not represent a confirmation or verification of any existing condition at the Premises. The existence of a particular condition in other spaces or improvements at the Mall does not imply acceptance by the Landlord. New improvements are expected to comply with the current design criteria and Mall standards.

These criteria provide general design information and construction requirements. However, for specific information regarding the division of responsibilities of the Landlord and Tenant with respect to the Premise's construction, refer to the Lease Agreement or contact the Tenant Coordinator.

## Contact Information

For questions regarding storefront or architectural criteria, engineering design, delivery dates, the scope of Landlord's and Tenant's work and store opening requirements, please contact your Tenant Coordinator or call 317.636.1600 for assistance.

For site survey appointments and access, rules and regulations for construction and information regarding the pre-construction meeting and requirements, please contact the Mall Management Office directly at the phone number listed on the Mall's website.

# STOREFRONT DESIGN CRITERIA

## General Design Criteria

The Architectural Criteria Manual and the MEP Criteria and Drawings are intended to supplement the Tenant Design Manual which is all part of the Tenant Information Package. Please refer to the Tenant Design Manual for important property specific details and design information. In the event of a discrepancy between this criteria, mall criteria, lease, and lease exhibits, the most stringent shall take precedence. Tenant, Tenant's design professional, and / or Tenant's general contractor shall confirm the criteria in question with the Tenant Coordinator before execution of work (or such work shall be corrected by Tenant at Tenant's expense). All components of the Tenant Information Package can be found at [www.simon.com](http://www.simon.com), Businesses/Property Name/Property Information.

## Storefront

The Tenant's entire storefront opening within the Landlord's building façade shall be designed, fabricated, constructed, installed and maintained by the Tenant at the Tenant's expense. The storefront design shall work in concert with, and be respectful of, the Landlord's building façade, thematic architectural expression, and landscaping. Landlord piers or columns in the Tenant's storefront that are clad or otherwise designed as part of the Landlord building architecture shall be preserved without alteration by the Tenant. Unclad piers or columns in the Tenant's storefront shall be incorporated into the Tenant's storefront design. The Tenant's storefront windows and other large glazed areas shall include provisions for mullion articulation beyond a basic extruded aluminum profile. This may be achieved through applying cap and pan elements to the basic window assembly to add relief and dimension. Doors within the storefront assembly may be articulated in a similar manner or may include further customized elements to enhance the overall design and building identity.

No alterations, additions, changes, or modifications to the Base Building finishes or construction shall be permitted without obtaining Landlord's prior written approval (such approval must be requested by Tenant under separate cover from Tenant's drawings). If permitted, all work shall be performed by Landlord at Tenant's expense.

All Tenant construction, including storefronts, must be of non-combustible materials. Treated fire-resistant materials are permitted only with approval by local jurisdictional authorities.

All Tenant storefronts and floors shall be watertight and must properly slope to drain and to meet flush with Landlord's finishes and/or pavements at the storefront. All exterior Tenant storefront materials must be suitable to outdoor weather, use, and wear.

## Storefront Finishes

Tenants shall maximize the use of glazing with the storefront area having a minimum of 70% transparency. Full height opaque areas of the storefront shall be minimal. A constant height

opaque sign band, that extends flat across the entire storefront width, is not acceptable. Varied glazed show window heights and/or projections should be incorporated.

All storefront materials shall be high quality, durable, exterior grade finishes with minimal maintenance requirements.

Acceptable Finishes:

- Stainless Steel, Solid Brass and Copper
- Wrought Iron, Cast Iron and Steel
- Marble, Granite, Limestone, Brick, Textured Masonry
- Finished/protected premium grade hardwoods
- Precast Concrete, Cast Stone, GFRC, GFRG
- Sandblasted, frosted, etched, textured, leaded glass
- Glazing (tempered)

Unacceptable Finishes:

- Simulated Brick, Wood, Stone
- Wood Siding, Shingles
- Plastic Laminates, Metal Laminates, Plastic Panels
- Mill finish
- Anodized Aluminum
- Mirror finishes
- Plexiglas or plastics
- Field painted metals

Note: Storefront awnings, canopies, marquees must conform to project location specifications and will be reviewed for conformance with material and color selection, location, projection and overall design effect. Exposed framework supporting the awning shall be minimal and painted (powder-coated) to match the awning or canopy. Awning Fabric shall have a protective fire resistant coating with a minimum 5 year warranty against fading. Vinyl type materials are not acceptable.

Storefront and glazing graphics, film, animation techniques and projection techniques must be clearly shown on Tenant's Drawings and are subject to Landlord's approval.

### **Entrance Alcoves & Closures**

Store closure is limited to hinged or pivoting doors only. Coiling grilles and shutters are prohibited. Doors glazed with true divided lites are encouraged, as are doors or clear tempered glass and doors with decorative leaded or patterned glazing. Tall entrance doors of 8'-0" height or higher are encouraged; standard height doors with overhead transoms are also permitted.

Out-swinging or pivoting doors may possibly extend beyond the storefront Lease Line, if applicable. Refer to Tenant Design Manual.

If Tenant chooses to construct a recessed entrance, the following requirements shall apply without exception:

- Tenant is responsible for exterior floor finish and must provide a minimum transition of less than ½ inches from the sidewalk elevation to Tenant floor finish.

- Tenant is solely responsible for the design and construction of the slope in the recessed entry area, as well as compliance with any applicable code requirements for same. Exterior floor shall have positive drainage to the sidewalk at a minimum 1% and maximum 5% slope.
- Landlord shall not be responsible for ponding water in the recessed entry.
- Tenant's recessed entrance shall meet or exceed the finish specifications in the Design Criteria and Design Control Zone. The finish must be Tenant's own material - matching Landlord's sidewalk finish will not be permitted.
- Recessed entrance location, presentation and temperature control are subject to Landlord approval. Tenant's drawings shall include details for drainage, foundations, interior /exterior slab conditions, weatherproofing and finishes.

All storefront doors must be framed. Frameless glass doors will not be allowed due to outdoor environment.

Door construction shall consist of the following:

- Exterior grade finish.
- Necessary weather-stripping.
- Commercial grade door closer system. Door closer system shall be designed without a "hold-open" device and may not visible from the exterior.
- Door stops may be installed on exterior opening to ensure doors do not swing wide and damage storefront finishes. If stops are utilized, overhead style stops shall be specified to eliminate any potential tripping hazard.

### **Closed Doors**

Tenant spaces shall be designed for closed-door operation as this is an open-air center. Tenant storefront doors shall remain closed during normal mall hours.

### **Storefront Structural Support**

Do not weld, drill, screw or shoot into Landlord's structure. Use clamps or compression techniques. All storefront work requiring structural support shall be supported at the head sections by a welded structural steel framework provided by Tenant. All storefront framing shall be structurally independent of Landlord's soffit and self-supporting from the Tenant's floor slab. Tenant may connect to Landlord's soffit for finish purposes only, and to Landlord's structural members for lateral bracing only (refer to "Structural Requirements").

### **Storefront Bases**

The storefront base shall be a minimum of six inches (6") in height. The base shall be constructed from highly durable non-porous material appropriate for exterior use, such as stone, tile, substantial gauge metal with a powder-coated finish, stainless steel, or other material as approved by Landlord. Storefront base material must be specified to withstand contact with cleaning equipment and solutions as well as exposure to the elements.

### **Entry Floor**

Floor finishes at the entry shall be hard, high-quality, durable materials. At the entry, the floor finish shall be a non-slip material. Vinyl and/or rubber-resilient flooring or sealed/stained concrete systems are not allowed in the design control zone. If carpeting is proposed, 32 oz. nylon fiber minimum specification is required.

The finished elevations at the store entrance must align with Landlord's finished and/or pavement elevation of the exterior walkway, with a weather-proofed threshold of minimal thickness (not to exceed 1/2") provided at the doors. The use of vinyl or metal reducer strips is prohibited. Tenant should provide a metal-embedded transition strip flush with the hard surface flooring at all

transitions to other flooring types. No trip hazards such as reducer strips, thresholds or other noticeable transition devices shall be permitted between different flooring materials.

### **Storefront Lighting**

Display window lighting shall be incandescent, HID, or similar color light source, as approved by the Landlord. Light sources and track lighting shall not be visible from the adjacent sidewalk or street scene areas. Sodium lamps are prohibited in storefront areas.

Show windows and display areas should be adequately lighted and ventilated. Exposed fixture lamps are prohibited without prior Landlord approval; no lamp(s) shall extend below the ceiling or below the display window heads in the Design Control Zone. Displays, show windows and entrances shall be illuminated during all Mall hours of operation, and shall be controlled by an automatic time-clock or control system connected to the Tenant's power supply.

### **Storefront Design Control Zone**

The Tenant Storefront Design Control Zone is the area of the store extending from the storefront lease line into the store at a minimum of five feet (5'-0") across the entire width of the store. Since the appearance of this zone is critical to the overall store appearance, design solutions, and materials are expected to be of the highest quality and will be closely reviewed by Landlord.

Ceiling materials must consist of gypsum board, wood, metal, or other types of hard surface materials. Acoustical ceilings and open ceiling will not be permitted in the Design Control Zone.

Sprinkler heads shall be fully recessed with cover plates at entry vestibule and storefront show windows.

Tenant music systems, speakers and sound systems are not permitted to be installed within the Design Control Zone. Speakers/ sound systems located behind the first 5'-0" of the entry shall have a separate volume control that can be set to the Mall Managers' specified level.

The backs of Emergency Exit signage/lights (over the entry doors) shall not be visible from the exterior.

Storefront security systems, if used, shall be unobtrusively incorporated into the Tenant's Design Control Zone. Storefront security system design and installation details shall be included in the Tenant storefront design and drawings submitted to the Landlord for approval prior to installation. Security grilles or gates behind storefront show windows or entrance doors are strictly prohibited.

All walls within the Design Control Zone shall be provided with high quality finish material – plain painted surfaces are not permitted. Materials such as stone, tile, wood panels, the use of trim and other decorated treatments shall be utilized. Slat wall and grid wall are not permitted.

All plants shall be shown on Tenants drawings, and identified by species as well as whether living or artificial. Plants on storefronts shall have photographs submitted as part of Tenant's drawing submission to Landlord for approval. Depressed or slab-level plantings are prohibited. All plants installed by Tenant shall be properly maintained by Tenant at Tenant's expense. (Self-watering pots with a bladder system shall be used to ensure no leakage onto the hardscape).

### **Store Display and Merchandising**

Within the Design Control Zone, the side walls and show windows shall be dedicated for use as a high-quality show window display. A creative display is required – standard merchandise racks, and wall finishing materials such as slat wall and prepackaged wall-mounted grid systems are prohibited.

Distinctive, high-quality and appropriate display techniques which best showcase the Tenant's merchandise must be used.

At the storefront entry, display fixtures and merchandise must be placed at least 3'-0" behind the Tenant's entry door/ closure line. Merchandise rack and display features must not block customer traffic flow in and out of the store.

Television monitors proposed to be installed at the storefront or within the Design Control Zone require specific approval by the Landlord, and will be reviewed on a case by case basis. If approved, monitors shall be incorporated into the overall storefront design and are to be encased within attractive display fixtures to conceal all surfaces except for the screen surface. They must be mounted a minimum of 3'-0" behind the storefront glass and must incorporate slow fade type graphics with no sound, animation is not permitted. Maximum screen size is 42" measured diagonally. All cables and wiring must be concealed from view.

### **Show Window Safety Logos**

Repetitive safety symbols (graphically designed) or lettering may be applied to the inside face of storefront glazing as approved by Landlord for identifying transparent surfaces for customer safety purposes. Emblems, logos, and lettering must not exceed 4" in height.

## **INTERIOR DESIGN CRITERIA**

### **Tenant Service Door**

Unless existing, Tenant shall be responsible to install, finish, and maintain in good repair a service door. The door and surrounding wall surface shall be finished and sized to match Mall standards.

When the service door is to be installed in a CMU wall, the opening shall have a steel angle lintel header and metal corner guards at the jambs.

The existing exterior door location shall not be altered by Tenant without prior written approval from the Landlord.

The Landlord has established standard service door signage for each Tenant service door. No additional signage shall be permitted unless approved by Landlord.

Tenants with exterior service doors may require an exterior light, awning and sign plaque as specified by Landlord. Refer to the Tenant Bulletin for light fixture specifications.

### **Tenant Interior Wall Construction**

Typical interior wall construction is to be composed of non-combustible metal stud framing sized per structural recommendations, with 5/8" type 'x' gypsum board, taped, spackled, sanded, and finished.

Metal stud framing shall extend up to the structure above as required so the wall is adequately braced and supported. Entire perimeter and penetrations through demising walls shall be fire-sealed per UL rating requirements. Do not attach directly to Landlord's roof deck (refer to "Structural Requirements").

#### **Prohibited Wall Construction**

- Concrete masonry unit or other masonry partitions, except at existing masonry demising or exterior partitions to infill and match the base building construction.



- Wood stud construction
- Modifications to the exterior walls of the building shell, without Landlord's priorwritten approval.

If required by code, Tenant shall install (2) hour fire rated finish for all common duct shafts and walls adjacent to exit or service corridors.

If Tenant's sound transition level through demising walls does not meet a minimum rating of STC 50 or greater, Tenant shall, at Tenant's expense, install sound attenuation and/or resilient furring as required to comply.

Tenant shall be responsible for maintaining the code-required fire rating at all demising wall penetrations (ductwork, piping, conduit etc.). This work shall include the installation of fire stops and fire-rated penetration seals as required by code.

### **Wall Finishes and Store Fixtures**

Interior wall finishes shall be high quality, long lasting, and durable. Finishes shall comply with all applicable building code and Insurance Underwriter requirements for appropriate fire resistance and flame spread ratings and is subject to Landlord approval.

Sales area wall merchandise display system criteria:

- Wall standards within 20'-0" of the storefront are to be recessed flush with the wall finish material.
- Wall standards installed in any demising wall maynot compromise the fire rating of the demising wall.
- All slat wall used in the Sales Area must be provided with slot liners which are finished to be compatible with the finish of the slats.

All trade fixtures shall be first-class new fixtures with durable finishes consistent with anticipated use.

All finished wood shall be millwork quality kiln dried with a durable protective finish where exposed to public contact.

Asbestos containing materials, fiberglass, formaldehydes or any other known hazardous materials are prohibited.

Prohibited Wall Finishes:

- Plywood Paneling
- Reflective wallpaper or tambour
- Pegboard

NOTE: the use of slat-wall, grid-wall, pegboard, artificial finishes, faux products, or synthetic stone, brick, wood, etc will be closely reviewed for extent, finish, and visual impact with respect to quality of appearance.

### **Floor Finishes**

All transitions between floor finishes of unequal thickness shall be accomplished by a gradual transition with floor leveling compound to create a smooth and level walking surface. Tripping hazards such as carpet trim strips and reducer trim strips are not permitted.

Carpeting, if used in sales areas, shall be of the highest quality. Commercial grade high-quality cut pile or loop/cut pile combination is required.

The reuse of any existing floor finish is strictly prohibited.

Prohibited Floor Finishes:

- Single-color, low-profile, all-loop carpeting in the Sales Area.
- Vinyl tile or any other sheet goods flooring (such as rubber flooring) in the Sales Area.
- Simulated materials, such as simulated wood of any kind.
- Slick or slippery finishes that may lead to falling.
- Painted, stained, or exposed concrete (unless otherwise expressly approved by Landlord in Tenant's lease).
- No rubber/vinyl wall base allowed in Sales Area.

### **Tenant Display Fixtures, Rack/Shelving/Storage Unit Requirements**

Tenant display fixtures in the retail space and rack/storage units in the stockroom shall be designed to provide adequate clearance for the automatic (fire) sprinkler system. No displays or storage should exceed 12 ft. and ceilings must be installed to provide at least 18 in. of clearance between the top of the storage and sprinkler deflectors.

Tenant displays or storage higher than 12 ft. are classified as "high piled storage", which requires high hazard automatic (fire) sprinkler protection designed per FM Global Loss Prevention Data Sheet 8-9 and NFPA-13-Chapter 12 for the storage of "Group A Plastic" commodities. High piled storage also requires at least 36 in. of clearance between the top of storage and sprinkler deflectors.

Tenant mobile (compact) storage systems should be constructed of wire mesh shelves. However, if constructed with solid (steel, wood), the units shall be equipped with 3 in. spacers to provide flue spaces at 4 ft. to 5 ft. maximum intervals.

Tenant's Architect/General Contractor must provide the following information to the Sprinkler Contractor regarding stock/storage area:

- Type of storage units (Details of storage unit)
- Type of shelving (wire mesh, solid, steel, wood, etc.)
- Type of commodities (plastic, aerosols, clothing, etc.)
- Elevation of highest shelf

### **Waterproofing Membrane**

If the Premises concrete slab is not on grade, Tenant shall install a waterproofing barrier membrane, in accordance with Landlords specifications, in all areas that may be exposed to fluids or liquids including, but not limited to, restrooms, food preparation and service areas, laundry and dry cleaning areas, and photo processing areas. Said membrane shall extend 6" up all adjacent walls.

All drains shall be accessible and have cleanouts.

The Tenant shall sleeve, fire-stop, flash and caulk all penetrations so as to provide an adequate seal. Refer to the required water-proofing specifications included as part of the Tenant Information Package.

Each Tenant space wet area shall be required to undergo an on-site, four-hour flood test to be performed by the Tenant contractor while witnessed and documented by Landlord personnel.

If Tenant currently occupies any portion of the Premises, or, if any portion of the Premises was previously occupied by a former Tenant, Tenant shall remove all previous floor penetrations not

intended to be re-used (and patch & repair the floor to original condition) and re-seal all remaining floor penetrations to be re-used utilizing Landlord's waterproofing specifications.

### **Interior Ceiling Criteria**

Ceiling surfaces within the Design Control Zone shall be gypsum board, wood, or other type of hard surface material. The ceiling shall be a minimum height at 10'-0" in the sales area and minimum height of the storefront opening in Landlord's building within the Design Control Zone subject to structural limitations.

Interior ceilings shall be painted gypsum board, 2'x2' acoustical ceiling tiles (tegular edge) or open to deck. "2<sup>nd</sup> look" acoustical tile ceilings will also be permitted. No more than 50% of the sales area may have acoustical ceiling tiles. Acoustical ceiling tiles are not permitted for the first third of the depth of the Premises. Tenants are encouraged to consider other types of ceiling treatments or finishes that may be in keeping with their overall design concept.

Ceiling support systems shall attach to structural members only, are not permitted to be attached to Landlord's roof or floor decking, bridging or wind bracing, and shall comply with Seismic Zone bracing requirements.

Hard surface ceilings shall have individual access panels to allow access to Landlord's and Tenant's systems.

All ceilings and associated framing, furring, and blocking shall be non-combustible UL approved materials. Absolutely no wood of any kind shall be used above any ceiling or soffit, including fire retardant treated wood blocking.

Ceiling heights within the Premises may be restricted depending upon field conditions. Tenants are encouraged to use a variety of ceiling heights throughout their space.

All ceiling construction is to be properly supported to structural members only (refer to "Structural Requirements").

Soffits are to be supported solely by a wire suspension system and must be properly braced to the structure (refer to "Structural Requirements").

### **General Construction & Structural Requirements** **Supplemental Structural Framing**

Supplemental structural support framing shall be designed by a licensed structural engineer employed by Tenant to adequately support the Tenant's suspended equipment within the Premises.

The Landlord may require that engineering analysis, review or design be performed by Landlord's engineer at Tenant's expense.

### **Structural Alterations**

No alterations, additions, reinforcements, or modifications to Landlord's structure to accommodate Tenant's work shall be performed, without obtaining Landlord's prior written approval.

The Landlord may require that approved structural or mechanical/electrical modifications be performed by the Landlord's contractor and/or engineer under contract to Tenant at Tenant's expense.

### **Mezzanine Structures (if approved by Landlord in Tenant's lease)**

Mezzanine structures within any Tenant space shall require review and approval in writing by the Landlord's structural engineer at the Tenant's expense. All mezzanines shall be designed to be self-supporting and meet all applicable design standards, requirements and codes.

### **Concrete Floor Slab**

All concrete work by Tenant for slab on grade or structural slab shall comply with the more stringent of Landlord's project standards, the American Concrete Institute's standards for installation, performance, finishing, and ASTM specifications and requirements.

### **General Structural Conditions**

The Tenant's construction, fixturing and normal occupancy load shall not exceed 75 lbs/ sq.ft. loading capacity without Landlord's prior written consent. All storefront construction shall be floor supported only with an appropriate structural system. No vertical load shall be suspended from Landlord's storefront bulkhead system. Welding to the base building structure is not permitted.

Tenant shall not drill, screw, weld, or shoot into Landlord's structure or structural members. All attachments shall be with beam clamps, clips, wire, or bolts with washers. Do not attach any construction directly to Landlord's roof deck. Joists, beams, trusses, and girders may be used for lateral bracing and spanning support. Do not support any construction from Landlord's cross-bracing or bridging.

### **Roof**

All roof work, penetration, flashing and repair shall be performed by Landlord's roofer at Tenant's expense.

### **Demising Walls**

Demising walls shall conform to all local codes, ordinances and UL design requirements.

## **SIGNAGE CRITERIA**

### **General Signage Criteria**

All signage shall be of the highest quality design and construction. Tenant signage shall be designed to be proportionate in scale to the elevation to which it is affixed. The signage shall be designed to complement the storefront design and general building design.

All interior signs and graphics that are within 5'-0" of the Tenant's storefront must be specifically approved in writing by Landlord.

Each Tenant is required to provide a primary storefront sign for the Premises. One primary building sign is permitted for each Tenant storefront and, at Landlord's sole discretion, on building returns. At Landlord's sole discretion, Tenant storefronts that transverse two building types may be permitted a second sign (similar in proportion to the primary storefront sign) on the "non-entrance" building front. No Tenant signage shall be permitted on the roof.

The wording of the sign is limited to the tenant's trade name (DBA) and logo. Tag lines (regardless of DBA) and signs advertising products, services, vendors or containing marketing phrases are strictly prohibited.

The maximum height of the first letter shall not exceed 24" and the average letter height of the entire sign shall not exceed 18". Stacked signs shall not exceed 30" in height. No sign shall be any closer than 24" to the end of the storefront or the corner of a building.

Non-illuminated signs may be pin-mounted or, if mounted directly to the surface of the building, must be a minimum of 1" thick.

All attachments, labels, fasteners, mounting brackets, wiring, clips, transformers, disconnects, lamps and other mechanisms required to support the signage must be concealed from view and be weather resistant.

Sign illumination must be connected to a 7-day / 24 hour time clock to be set to the hours specified by Mall Management.

A Secondary Sign, in addition to the Primary Storefront Sign, may be permitted pending building elevation and space location, as described below.

Acceptable Primary Storefront Sign Types:

- Dimensional wood, metal, glass, or other material with a permanent appearance, indirectly illuminated.
- Reverse channel letter with halo illumination, opaque letter-sides and faces and non-reflective background
- Incised signing cast into or carved out of an opaque material, indirectly illuminated
- Sculptural iconographic elements contextual to the storefront design, indirectly illuminated

Unacceptable Primary Storefront Sign Types:

- Box or cabinet type signs
- Signs employing audible equipment, and/or moving, flashing, or blinking lights
- Signs employing exposed raceways, ballast boxes, or transformers
- Luminous vacuum-formed type plastic letter signs
- Exposed neon
- Internally illuminated individual channel letters with acrylic faces
- Cloth, paper, cardboard signs or signs of other temporary or non-durable materials
- Signs using highly reflective finish materials (i.e. polished brass, chrome, etc.)

## **Show Window Graphics**

Decal-type lettering and/or logos may be applied to the interior face of storefront glazing as safety markings (not to exceed 4" in height). Credit card decals and store hours may be applied to the inside of the storefront glazing (letter height for store hours shall not exceed 1" in height).

## **Awning Signs**

Awnings are defined as fabric-type structures over windows or doors with light-gauge framing. Tenant may elect to use a primary awning sign as the primary storefront sign. The primary awning sign shall appear as a logo, emblem or insignia on the awning that is over the storefront entrance and, at Landlord's discretion, on an awning located on a building return. The maximum size for primary awning signs shall not exceed 6 sq. ft. Vinyl letters are not permitted - letters must be screened or sewn on. The primary awning sign over the storefront entrance shall be indirectly illuminated. Storefronts that transverse two building types will not be permitted a second primary awning sign.

Secondary awning signs are awning signs that are in addition to the primary storefront sign. Lettering shall not exceed 4" in height and shall be located on the "apron" edge of every awning.

Awnings shall not be translucent with internal illumination. Framework shall be powder-coated to match fabric color.

### **Canopy Signs**

Canopies are defined as heavy-framed protective and/or decorative structures over entrances (for example Tenant might have a canopy over the entrance with awnings over the show windows). Tenant may elect to use a primary canopy sign as the primary storefront sign. The sign shall conform to the “Acceptable Primary Sign Types” as indicated above; however, the canopy sign cannot be illuminated by internal or external lighting. The maximum height of any letter shall not exceed 14” in height. Storefronts that transverse two building types shall not be permitted a second canopy sign.

### **Blade Signs (if approved for use at the property)**

Tenants shall refer to the property specific Tenant Design Manual which will indicate when blade signs are permitted to be installed. Blade signs are not approved for use at all properties; if the property specific Tenant Design Manual makes no reference to blade signs, then they are not permitted at that property. This Architectural Criteria Manual is intended to supplement the property specific Tenant Design Manual, in the event of a discrepancy between the below blade sign criteria and the property specific Manual, then the property specific Tenant Design Manual shall take precedence.

Tenants can elect to use a variety of media for their signs; however, blade signs are required to meet the following criteria:

- Sign panels can be a maximum of 3” thick and constructed of wood, metal, glass or other solid surface material. No plastic.
- Sign panel shall be supported by a bracket attached to the Tenant’s storefront with a complimentary design, color and finish or as indicated per Tenant Design Manual. At no time may the blade sign panel be attached to the Landlord’s neutral pier or building facade.
- Perimeter of the sign should fall within a 2’-6” (h) x 2’-6” (w) envelope with a maximum area of 5 sq. ft. Tenant shall determine a creative sign shape.
- Maximum letter height shall not exceed 6”.
- Minimum clearance height to sidewalk is 9’-0” A.F.F.
- Maximum projection beyond storefront shall not exceed 3’-6”, including the support bracket.
- Wording of the blade sign is limited to the Tenant’s trade name (DBA) and logo.
- Tenant’s customary signature or logo, hallmark, insignia, or other trade identification will be respected and reviewed on a case by case basis for use as the blade sign design.
- The graphic element of the sign may be paint, enamel, appliqué, dimensional graphic/lettering or may be pushed out of the panel material for a three-dimensional appearance (routed or incised is also approved).
- Blade signs shall not be illuminated unless otherwise specified in Tenant Design Manual.

### **Building Mounted Banners and Projected Signs**

This type of sign is vertically oriented and is mounted high and perpendicular to the building and may or may not be illuminated. Signage of this type, if permitted, is usually restricted in number and location. Refer to the Tenant Design Manual included in the Tenant Information Package to determine if this center allows this type of sign and if there are specific requirements pertaining to same.

### **Signage Approval Process**

Landlord’s approval of Tenant’s storefront signage shall be based on the size and style of the sign and lettering, the location of the sign within the storefront, and the cohesive integration of the sign into the overall storefront design.

Approval of the Tenant's preliminary design or Working Drawings by the Landlord shall not constitute review and approval of the Tenant's signage. Tenant shall submit one (1) set of the Tenant's sign shop drawings for review and approval by Landlord. Fabrication or installation of the Tenant's signage shall not commence before the Landlord's approval of the sign shop drawings.

The Tenant is responsible to obtain sign and electrical permits as may be required by the local jurisdiction.

### **Sign Shop Drawings**

Sign shop drawings must be submitted by the Tenant, for the Landlord review and approval, prior to fabrication and installation of the sign. These shop drawings provide complete information for the Landlord to understand the signage design and appearance.

Sign Shop Drawings shall:

- Provide a store elevation, dimensioning each sign location
- Provide a section(s) through the sign relative to the lease line
- Identify the materials, color scheme, fabrication techniques, illumination and mounting systems, and the access for repairs and/or re-lamping (photographs of similar signs should be submitted if available)

Blade sign shop drawings shall include, in addition to above, colored elevation of sign indicating the dimensions of all graphics and elements, including sign height, length, and depth. Minimum scale should be 1" = 1'-0".