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1.0 CENTER PLAN
1.1 CENTER PLAN

Vicinity Map
1.2 CENTER PLAN

Site Plan

[Site Plan Image]
1.3 CENTER PLAN

Floor Plan

STOREFRONT, TYPICAL
DESIGN INTENT

The following Design Criteria establishes the standards of quality and design for each Retail Tenant to encourage compatibility with the adjacent Tenants as well as the overall design philosophy of the project.

The Design Guidelines are a basic “set of rules” that the Tenant is required to work with and expand upon. It is written to encourage freedom of expression for all Tenants. Through the Criteria, Tenants are encouraged to create innovative and creative storefronts through the use of graphics, fixturing, detailing, dramatic lighting and color. By following the Criteria, each Tenant can create an inviting and effective retail establishment compatible with the overall design concept and image of Las Vegas Premium Outlets - South.
2.1 DESIGN GUIDELINES  

Design Intent

DESIGN INTENT

The Criteria is written to encourage freedom of expression and creativity, while establishing a common point of departure for all Tenants. Each Tenant, its Architect or Designer, Contractor and Representative should familiarize themselves with the intent, scope, requirements and details of the Criteria. National and Regional Tenants, who have recognizable store designers, are also expected to review these Criteria and modify their design prototypes to ensure compatibility with and compliance to the following Criteria. Any modifications of or deviations from these Criteria must be reviewed with the Landlord and will be subject to approval by the Landlord.

These Criteria are a basic “set of rules” the Tenant is required to work with and expand upon.
THE STOREFRONT

The environment of Las Vegas Premium Outlets (LVPO) - South is largely dependent on the design of Tenant store fronts. The Tenant and the Tenant design team should familiarize themselves with the overall image and design of LVPO - South to encourage compatibility of their storefront with the project. Storefronts within the LVPO - South are intended to display merchandise in an exciting and innovative promotional manner. Proper attention should be paid to the design and detailing of the storefront and display areas including proportion, scale, color and detailing so as to be compatible with the character of the surrounding environment. Additionally, careful attention to detail should extend to all public portions of the store. Each store will be reviewed individually for compatibility with the surrounding architectural context and overall project image.
THE STOREFRONT

We have developed a Storefront Criteria with specific design elements which establish a “design language” that should be incorporated into each Tenant’s storefront design. These elements are:

- Provide an individual look while implementing the overall design intent of the project
- Use high quality, durable materials such as: glass, glossy metal panels, polished stone, etc.
- Provide maximum transparency from the public area into the Lease space
- Utilize 100% transparent material wherever possible on storefront
- Emphasize Entries, Display Windows and Merchandise
- Incorporate high quality lifestyle graphics in displays

Incorporating three dimensional design elements at storefront (i.e., Entries, Eyebrows, Display Windows) to accent glazing plane is encouraged. All storefronts shall be designed, fabricated and installed by the Tenant at the Tenant’s expense and subject to Landlord approval.
STOREFRONT MATERIALS

Tenants must employ high quality materials in construction of their storefront.

USE OF THE FOLLOWING FINISH MATERIALS IS ENCOURAGED:

- Marble, granite, terrazzo, limestone, and other natural stones
- Metals, mechanically finished (brushed and polished) or factory painted
- Finished woods - paneling trim, flooring, moldings and mill work.
- Glossy materials such as glass, transparent and back painted
- High quality synthetic textured finishes
- Plastic laminates
- Painted Drywall
- Other quality, durable materials

2.2 DESIGN GUIDELINES

The Storefront

USE OF THE FOLLOWING MATERIALS ARE PROHIBITED:

- Vinyl wall covering or wallpaper
- Textured paint, stucco, shingles, cork, or carpet
- Vinyl tile or sheet vinyl
- Clear mirror

- Plywood or MDF panels
- Any other material which, in the sole opinion of the Landlord, is of poor quality, inappropriate finish, or is incompatible with the adjacent Tenant or common area finish materials
DISPLAY WINDOWS

With increased transparency of the Storefront, additional attention must be placed on Display Window design and presentation. As the boundary between Landlord common area and Tenant space becomes more transparent, dynamic display areas offer the Tenant an opportunity to visually bring their store interior beyond the lease line and present the customer with vibrant and innovative merchandising that changes through the seasons.

Tenants must use a minimum of 60% of the storefront width for display. Although display areas may at times be backed by partial or full height partitions, Tenants are required to maximize transparency from the public area into the Tenant’s sales area. Backing walls or fixtures in the display window that partially block views into the sales floor from the common area, are permitted as long as sight lines into the space are maintained across the entire storefront width.

Opaque portions of the storefront facing the public area shall not exceed 10% of the storefront area, i.e. 90% of storefront shall be either transparent, clear glass, or openings designed to provide a view into the display area or store. Excessive use of continuous full height length opaque material will not be permitted.
EXTENSION OF PROJECT FLOOR MATERIALS AND STOREFRONT BASE

Where parts of the storefront are recessed behind the lease line, the common area floor finish is to be extended from the lease line at the Tenant’s expense to the actual storefront and store closure to achieve full continuity of the common area floor finishes.

While it is preferred that the Tenant’s space matches the level of the common / public area finished floor at storefront entry, there may be conditions where this may not be possible due to different thicknesses of floor finishes. A transition strip or threshold between the Tenant space and common area is permitted. The threshold should be of the same material / finish as the Tenant’s floor finish and must conform to the current ADA requirements. Thin stainless steel (SS) transition strips are allowed. Vinyl or rubber bases will not be permitted.

THE STOREFRONT BASE MAY BE ANY ONE OF THE FOLLOWING:

- The storefront glazing may continue to the finish floor but must terminate in a 1” aluminum glazing shoe installed on the concrete slab so that it is concealed by floor finish of the public space
- Replace / Cover existing +/- 8 inch high black tile base with natural stone, stainless steel, brass, anodized aluminum, or enameled base integrated with the rest of the storefront design
BULKHEADS AND STRUCTURE

The bulkheads of the project are constructed of painted gypsum board. Any storefront work requiring structural support, including doors, must be braced to the structure and not to the bulkhead. Any attachment to the structural system will require approval by the Landlord.

DEMISING PIERS AND PARTITIONS

The surfaces adjacent to storefronts have been designed to provide a framework for quality storefront design and to create order between storefronts resulting in a well-designed retail environment. This framework includes a demising pier on either side of the Tenant storefront in cases where a Tenant is demised between column grids. Any section of the neutral pier exposed to the promenade shall remain finished to match the mall standard.
Tenant shall provide a closure to their premises at the Tenant’s expense; open storefronts will not be permitted. It is the Tenant’s responsibility to ensure that the selected closure system meets all applicable building codes and fire/life safety requirements. Tenants shall design their storefront to incorporate one of the following three closure systems:

- Roll-Up Grille Doors: The housing or casing for the Roll-Up grille doors must not be visible from the common area.
- Fully Glazed and Hinged Doors: Doors that swing towards the public area may not swing past the store’s lease line into the Mall common area or beyond the adjacent storefront surfaces into the flow of traffic.
- Horizontal Sliding Doors: Fully glazed horizontal sliding doors, in equal segments, located at or behind the storefront closure line. Sliding doors shall be enclosed into a pocket, become the enclosures in the rear of the display window, or stack one behind the other on the Tenant’s side of the storefront. All door tracks are to be recessed single track at the opening and mounted flush with finish floors on either side of the track. Depressions in the floor slab for this or any other purpose must meet ADA requirements. The sliding doors closure may not be feasible for Tenant with limited frontage.
2.2 DESIGN GUIDELINES

The Storefront

STOREFRONT CLOSURE

Tenant shall verify sliding doors requirements with local building and fire department. Any storefront entry door, which swings towards the public area, shall not be permitted to swing past the store’s lease line (or storefront zone) into the public space or beyond adjacent storefront surfaces into the flow of traffic.

The use of any other closure system is not permitted unless previously approved, in writing, by the Landlord.

USE OF THE FOLLOWING CLOSURE TYPES ARE PROHIBITED:
- Opaque doors
- Standard aluminum framed doors
3.0 STOREFRONT DESIGN OPTIONS
3.1  STOREFRONT DESIGN OPTIONS

Minimum Design Criteria

Legend:

1. Replace / cover existing +/- 8 inch high black tile base with approved material that will complement and integrate with the rest of the storefront design. Acceptable option is allowed that the storefront glazing to continue to the finish floor but must terminate in a 1" aluminum glazing shoe installed on the concrete slab so that it is concealed by floor finish of the public space.

2. Bulkhead and column finish shall be of approved material and finish. The use of homogeneous material / color is preferred. Unnecessary architectural trims, moldings, shapes, and multi-colored features are not acceptable.

3. Any section of neutral pier exposed to promenade shall remain finished to match the mall standard.

4. Clear glazing, tinted glass is not acceptable.

5. Tenant is not allowed to extend his/her storefront in this area. Finish shall match the mall standard.

6. Roll-up grille doors, fully glazed hinged doors and horizontal sliding doors are acceptable.

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Elevation

Section A-A
MINIMUM DESIGN

EXAMPLES OF TENANTS WITH MINIMUM STOREFRONT DESIGN:
3.2 STOREFRONT DESIGN OPTIONS

**Enhanced Design**

**Legend**

1. Replace / cover existing +/- 8 inch high black tile base with approved material that will complement and integrate with the rest of the storefront design. Acceptable option is allowed that the storefront glazing to continue to the finish floor but must terminate in a 1" aluminum glazing shoe installed on the concrete slab so that it is concealed by floor finish of the public space.

2. Bulkhead and column finish shall be of approved material and finish. The use of homogeneous material / color is preferred. Unnecessary architectural trims, moldings, shapes, and multi-colored features are not acceptable.

3. Any section of neutral pier exposed to promenade shall remain finished to match the mall standard.

4. Clear glazing, tinted glass is not acceptable.

5. Tenant is not allowed to extend his/her storefront in this area. Finish shall match the mall standard.

6. Roll-up grille doors, fully glazed hinged doors and horizontal sliding doors are acceptable.

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**Elevation**

**Section A-A**
ENHANCED DESIGN

EXAMPLES OF TENANTS WITH ENHANCED STOREFRONT DESIGN:

[Images of two storefronts]
3.3 STOREFRONT DESIGN OPTIONS

CUSTOM DESIGN

**LEGEND**

1. Replace / cover existing +/- 8 inch high black tile base with approved material that will complement and integrate with the rest of the storefront design. Acceptable option is allowed that the storefront glazing to continue to the finish floor but must terminate in a 1” aluminum glazing shoe installed on the concrete slab so that it is concealed by floor finish of the public space.

2. Bulkhead and column finish shall be of approved material and finish. The use of homogeneous material / color is preferred. Unnecessary architectural trims, moldings, shapes, and multi-colored features are not acceptable.

3. Any section of neutral pier exposed to promenade shall remain finished to match the mall standard.

4. Clear glazing. Tinted glass is not acceptable.

5. Tenant is not allowed to extend his/her storefront in this area. Finish shall match the mall standard.

6. Roll-up grille doors, fully glazed hinged doors and horizontal sliding doors are acceptable.
CUSTOM DESIGN

EXAMPLES OF TENANTS WITH CUSTOM STOREFRONT DESIGN:
3.4 STOREFRONT SHOWCASE WINDOWS

Showcase Windows

*Length of showcase window shall not exceed 25% of Tenant frontage for either option
3.5 STOREFRONT DESIGN

Not Acceptable

UNNECESSARY ARCHITECTURAL TRIMS, MOLDINGS, SHAPES AND MULTI-COLORED FEATURES ARE NOT ACCEPTABLE