

STOREFRONT DESIGN CRITERIA

Section II
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Philosophy and Storefront Design Concept

The Shoppes at Grand Prairie will be the premier lifestyle specialty shopping center in the Peoria metro area. The unique characteristics and quality tenant mix of this center calls for innovative and exciting storefronts. Critical to the design integrity and success of the overall shopping center are the individual contributions made by each Tenant's store. Therefore, it is essential that proper focus be given to proportion, scale, color, and detail construction when designing the Tenant storefront.

These criteria are basic parameters that are meant to ensure a high level of design and construction quality, to encourage freedom of individual expression, and to provide a common point of departure for all Tenants.

Storefronts should emphasize entry, the dramatic display of merchandise, and the Tenant identity. National or regional Tenants who have a typical or recognizable storefront design are expected to review these design criteria and adjust their design to ensure compatibility and compliance. All Tenants' shall work closely with the Landlord Representative to achieve the same level of quality as the overall shopping center.

Tenant Storefront Openings

The Landlord shall provide openings in the exterior wall of the base building for Tenant's future storefront. All such openings shall be in accordance with the Landlord's Lease Outline Drawings (LOD) and specifications. The Tenant is responsible for the installation of a high quality exterior weather-tight storefront, including entry doors, within the exterior wall openings.

See SPD Nos. 2A, 2B, and 3 for more information.

Tenant Storefront Requirements

The Tenant shall provide storefront infill construction within the base building exterior wall openings that shall comply with the following:

All storefronts shall be composed of exterior weather-tight storefront components.

If aluminum or other prefabricated storefront components are used, they shall be high quality commercial grade components installed and weatherproofed in accordance with all manufacturers' recommendations. In the case of aluminum storefront systems, anodized finishes or other factory applied finishes are required. The storefront framing shall be a color that is compatible with the base building materials, and also reflective of the Tenant's desired design presentation. Un-finished mill aluminum, or field-finished framing members are not allowed. In addition, butt glazing glass panels shall not be allowed.

Storefront finish materials including stone, brick, exterior rated ceramic tile, GFRC (panels or design elements), EIFS, stucco, or other high quality finish materials that are commercial grade and rated for exterior applications are encouraged. All such materials must be installed on appropriate substrate surfaces in accordance with all manufacturer recommendations. The Landlord may request specific product or test data be submitted to verify materials comply with minimum long-term durability standards.

Prohibited finish storefront materials include the following:

- painted finish plywood,
- moisture resistant gypsum board or other similar basic sheathing products
- Thin gauge metal
- metal laminates
- mirror finishes
- simulated “natural” materials such as faux wood or faux stone type products.

All necessary insulation, flashing, sealing and other waterproofing measures at the storefront shall be the responsibility of the Tenant.

Store Facade Transparency

All storefront glazing shall be insulated type and clear. It must be safety glazed or tempered and compliant with all applicable codes. All exposed edges shall be ground and polished.

Tenants shall maximize the use of glass to maintain a show window type concept. Opaque wall areas that exceed twenty percent of the individual opening width, up to a maximum of four feet (4'-0") within the storefront openings, shall not be allowed. The show windows shall extend the full height of the opening except at signage conditions or other special design features that Tenant may propose, and Landlord may consider at Landlord's sole discretion.

Display windows should be unique and individual. Window displays should thus be integrated into the architectural design and character of the entire storefront. A variety of innovative lighting and window designs should be explored. Display windows shall be transparent and open to the store.

Due to the fact that the Tenant storefront is to be exterior grade, mullions and/or glazing channels will be required at all Tenant glazing. Although, the Landlord recommends a minimum use of mullions and/or frames in order to achieve a greater storefront transparency. Glazing clips are strictly prohibited.

Typically, corner tenants must install display windows and/or store openings on both elevations.

Store Facade Planning

The storefront construction shall not project beyond the Storefront Control Line, except for approved projecting elements such as signage, awnings and canopies (See SPD Nos. 2A, 2B, 4, & 5 for more information). The Tenant façade shall fully infill the exterior, designated tenant wall opening extending from pier to pier at each side, and from the floor slab to the bottom of the Landlord bulkhead above. See the Landlord provided LOD for the designated tenant opening(s) that are particular to each Tenant space.

Storefront Base

Tenants shall install a minimum 1'-0" high-weatherproofed storefront base. The base must be a highly durable material such as metal, stone, masonry or other material that can withstand the exterior environmental conditions as well as standard exterior cleaning and snow removal equipment.

All bases should complement the Tenant's storefront material.

The Tenant's base shall be installed in coordination with the concrete slab edge location to insure an appropriate weatherproofed seal. The concrete slab edge is not allowed to be visible. See SPD 2A for details.

Any other durable base material may be used, but it is first subject to Landlord review and approval. The base must be easy to maintain and it must match or be compatible with the Tenant's other storefront finishes. The storefront base should reflect the dimensional quality of the storefront.

Storefront Entry Opening Width

For stores which have a storefront facade width of less than 30'-0", the total combined width of the storefront entry doors shall not exceed 6'-0".

For stores which have a storefront facade width of more than 30'-0", the total combined width of the storefront entry doors shall not exceed 12'-0".

For stores with more than one facade elevation, one entry will be allowed for each distinct store facade elevation. The general opening width restrictions noted above shall apply for each individual elevation.

Neutral Pier

The neutral piers generally separate adjacent lease spaces and are provided and maintained by the Landlord. The Tenant is not responsible for the neutral piers and cannot modify, damage or attach to their finishes in any way. Refer to SPD Nos. 3, 4, and 5 for more information regarding the configuration and construction of typical neutral piers.

Note that the caulking of the Tenant storefront to the Landlord neutral pier and/or bulkhead shall be by the Tenant at the Tenant's expense. See the SPD's listed above and the General Contractor's Guidelines publication for caulk specification.

Mall or Landlord's Bulkhead

The exterior Landlord bulkhead above the storefront is a standard mall finish EIFS, provided and maintained by the Landlord on the outside of the lease premises. The Tenant cannot change or modify the bulkhead, nor is the Tenant responsible for its maintenance, except for patching and repairing the bulkhead to a like-new condition as a result of any damage caused by the Tenant during sign installation and/or construction. Storefront construction may brace to the bulkhead but may not be structurally dependent on such attachment. **All storefronts shall be self-supporting and attached to the Landlord structure for lateral support only.** Refer to Standard Project Detail Nos. 2A & 2B for more information.

Storefront Awnings & Canopies

Decorative awnings and canopies that project beyond the plane of the store façade are an integral part of the architectural design intent at The Shoppes at Grand Prairie. They provide cover from the elements as shoppers move about the courtyard area and add dimensional interest to the character of the store façade. They are a required storefront element at Sign Criteria Zone #1. See the plan exhibit at Page 6-6 and SPD-2A for clarification.

Tenants utilizing awnings and/or canopies are responsible for their supply and installation directly in front of their lease premises as per these criteria.

Fabric, metal and glass awnings and canopies are permitted. The Tenant shall determine the awning/canopy style and color, but these elements are subject to the Landlord's review and approval.

Awnings and canopies shall not be attached to the base building bulkhead or neutral piers. They shall only be attached to the Tenant storefront construction. Tenant awnings and canopies and their associated framing systems shall be appropriately designed to resist deterioration due to weathering, to withstand applicable wind and snow loads, to prevent bird-nesting, and shall be in compliance with all other storefront criteria.

Silk-screen awning signage is encouraged. Vinyl adhesive decal lettering and or logos will not be permitted.

All storefront awnings and canopies shall be designed and constructed with the highest quality standards. For example, the underside of a canopy or awning shall be fully finished – unfinished framing components, fasteners and other elements will not be allowed.

Projections Over the Storefront Control Line

Store facade projecting elements shall comply with the following:

Minimum height to bottom of projecting element: 9'-0"

Horizontal projection requirements:

Maximum Projection: 5'-0"

Minimum Projection: 3'-0"

Horizontal projection requirements are measured from the Lease Line.

Accessory down lighting may be required beneath projecting elements that extend out greater than 3'-0" to provide adequate illumination of the pedestrian walking surface.

Projecting elements shall be designed and located so that they do not create a significant visual barrier to adjacent tenant store facades. Landlord shall have final determination regarding clearance and sight line issues.

All projecting elements shall be designed and constructed with the highest quality standards.

Exterior Surface-Mounted Lighting

Tenant proposals for exterior surface-mounted lighting, including storefront accent lighting, at canopies, awnings, outdoor dining areas, and signage locations shall be submitted to the Landlord Representative with the Working Drawings submittal for review and approval. See Section Five of this manual, *Store Lighting*, for more information.

Entry Door / Store Closure Requirements

Entry doors are encouraged to be substantially glass, but the store closure type may be any one of the following:

- Pivoting aluminum/glass doors.
- Pivoting wood/glass doors.
- Revolving aluminum/glass doors

Plain aluminum storefront framed doors with standard type handles and hardware are not allowed. Solid, fully opaque doors without glass lites are also prohibited.

The storefront doors are required to incorporate decorative features that enhance the overall storefront appearance. Options include aluminum and glass doors with decorative handles, glass doors with muntin divided lites or other special door options. Tenant designers should strive to specify doors that become an integral aesthetic feature to the overall storefront.

All door systems shall be weather tight as required for an open-air mall with all necessary hardware and accessories.

Door components, such as locking mechanisms and other accoutrements, are to be recessed and hidden from view. All handles and locking mechanisms shall comply with ADA requirements.

Thresholds shall comply with ADA requirements and shall provide an even transition from exterior to interior.

If the use of an air lock or vestibule is preferred it shall be designed as part of the storefront and shall be located within the lease premises, behind the Storefront Control Line.

Tenants must typically provide outward swinging doors at the store entry. All out-swinging entry doors shall be recessed a minimum of 3'-0" behind the Storefront Control Line. See *Storefront Recessed Entry Alcove Requirements* below and SPD-20A for more information.

In-swinging doors will be allowed only if in compliance with code egress requirements. At in-swinging door conditions, the doors shall be recessed 1'-6" behind the storefront control line to create a recessed entry area. The *Recessed Entry Frost Footing* detail, SPD-20A, is not required at in-swinging door configurations.

Tenants with proposed entrance doors off side walkways or facing the parking lot shall review entry door location issues with the Landlord's Tenant Coordination staff.

Storefront Recessed Entry Alcove Requirements

Tenants with out-swing door type recessed entry areas shall saw-cut the perimeter of their proposed entry, remove the existing concrete floor slab, excavate the existing soil to a depth matching the base building footing, construct a concrete frost footing, and install either the Landlord common area courtyard finish concrete or a unique exterior-grade floor finish, compatible with the Tenant's overall storefront design and/or corporate image, to be reviewed and approved by the Landlord Representative on a case by case basis. The tenant's recessed entry zone flooring material shall extend from the Storefront Control Line to the line of door closure. See Standard Project Detail SPD-20A for details.

The elevation of the finished floor within the Tenant area must correspond within ½" of the top of the adjacent exterior common area finishes and must additionally comply with all ADA requirements including, but not limited to any slope and slip resistance requirements, and be specifically detailed on the plans

The ceiling at the exterior recessed entry area shall be a weatherproofed finished material such as metal panels, plaster, or EIFS. The Tenant shall provide exterior rated recessed lighting in the ceiling to accent the entry.

Storefront Structure

All storefronts shall be self-supporting transferring all gravity loads to the concrete slab.

All accessory storefront elements such as awnings and canopies shall be supported off of the Tenant's storefront structure, with bracing back to the Landlord's base building structure as required. Transference of significant support loads for such elements to the base building exterior walls or structure will not be allowed. Any lateral or gravity loads imposed on the Landlord's structure may require detailed structural analysis by the Landlord's structural engineer, and completion of necessary reinforcement or bracing as required at Tenant's expense.

Signage

Signage shall be as outlined in Section Six, *Tenant Sign Criteria*, of this design criteria manual.