

## MERCHANDISING AND DISPLAY

### Display Philosophy

The opportunity to display merchandise to passing shoppers through storefront display windows opens a wealth of marketing possibilities for the Tenant. At the same time, the storefront window display can affect the layout of the remaining store interior. Attractive fixtures and appropriate materials are just as crucial throughout the space as they are in the display window. Since the storefront windows expose a good portion of the store interior to view, all lighting and display fixtures should be of exceptional quality, and are subsequently subject to the Landlord's review and approval. Also note that standard light levels shall be maintained to adequately light merchandise throughout the premises.

### Layout, Fixturing, and Merchandising

The store layout, fixtures etc. must be designed to comply with handicapped accessible requirements, which are defined by local, state or national, codes or laws.

The Tenant is encouraged to use the services of a professional store planner, visual merchandiser, and/or fixturing

specialist in the design and layout of their store.

Display fixtures should complement the overall design of the store and present the merchandise in an appropriate manner. The Tenant is required to use only new, first quality fixturing throughout the store. Used or reconditioned display fixtures are not permitted; high quality, bona fide antique furnishings may be used with prior approval by the Landlord Representative. The use of pegboard on display fixtures or as a wall finish is not permitted. The use of standard continuous slat wall is also discouraged.

## STORE INTERIOR DESIGN CRITERIA

### Interior Finishes

Interior finishes are to be high quality, long lasting and durable. All finishes shall comply with building code and insurance underwriter requirements for appropriate fire resistance and flame spread ratings. All trade fixtures shall be first class new fixtures with durable finishes consistent with the anticipated public exposure.

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

### Non-Combustible Construction

All Tenant construction, including storefronts must be non-combustible and subject to the approval of the Building Department and the Fire Marshal. Treated fire-resistant materials will be permitted only where approved by jurisdictional authorities.

### Floor Slabs

All concrete floor slabs that are provided and installed by the Tenant shall have a smooth troweled finish and must be flush with any adjacent slab on grade conditions. No depressions or recesses in slabs will be permitted without prior written approval by the Landlord.

A Landlord provided slab block-out area is provided for all Tenants, excepting restaurants. The Tenant shall field verify the size and location of the slab block-out.

After the plumbing lines have been installed and inspected, the Tenant shall infill the concrete slab as per the

# Section IV MERCHANDISING DISPLAY & STORE INTERIOR DESIGN CRITERIA

specifications of the Landlord provided Standard Project Detail SPD-21.

Any and all modifications to the base building floor slab shall be by the Tenant at its own expense and shall require prior notification, review, and approval by the Landlord Representative.

Also see the *Storefront Recessed Entry Alcove Requirements* in Section Two, *Storefront Design Criteria*, of this manual.

### **Floor Finishes**

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

At the transition between stone/ceramic tile materials and carpeting, the Tenant shall utilize a terrazzo edge angle or other similar trim to create a clean and smooth transition. Bullnose tile or carpet reducer strips are not permitted for use as flooring transition devices.

Carpeting, if used in the sales area, shall be of the highest quality. Commercial grade, high traffic cut-pile or cut & loop is required. A sample must be submitted for Landlord review and approval.

All areas of the Tenant's premises must have a finished floor.

### **Floor Finishes Permitted**

The following are approved floor finishes.

- Quarry tile or ceramic tile.
- Stained or sealed concrete.
- Marbled or other natural stone terrazzo.
- Carpet (outside of the Design Control Area), which must be commercial grade and no less than 30 oz. per square yard face weight.
- Wood flooring

### **Floor Finishes Not Permitted**

The following floor finishes shall not be permitted:

- Carpet extending into the Design Control Area.
- Single color low profile all loop carpeting in the sales area.
- 100% Olefin fiber carpet
- Vinyl tile or any other sheet goods flooring in the sales area.
- Vinyl base or rubber base in the sales area.
- Simulated materials, such as simulated wood or stone, of any kind.

- The Landlord may allow exceptions to the above restrictions if the Tenant can show the proposed material contributes to an overall high quality interior design. Low quality or discount store appearances are not allowed.

### **Interior Ceiling Criteria**

Ceilings shall be of the accessible type, or individual access panels shall be provided so as to allow access to Landlord's or Tenant's pull boxes, damper controls, valves, junction boxes, or other equipment.

All ceilings and associated framing, furring and blocking shall be non-combustible material. Absolutely no wood or other combustible materials of any kind shall be used above any ceiling or soffit.

Ceiling heights within the Premises depend upon field conditions. In general, the premises were constructed to provide a minimum clearance of 14 feet below base building construction. Anticipated base building clearances below 14 feet may be generally noted on the Lease Outline Drawing for a Tenant's particular space.

**Each tenant shall be solely responsible for the field verification of their Premises to confirm adequate clearances as may be required for the store interior design.**

All ceiling construction is to be properly supported. Soffits are not to be supported solely by a wire suspension system and must be properly braced to the building structure. Support of all ceiling construction and all above ceiling utilities shall be from the top chord of the structural bar joists unless otherwise approved by the Landlord. Ceilings may not be attached to the base building roof deck, sprinkler pipes, electrical conduits or ductwork.

No welding to the base building structure is allowed. The use of clip angles for all necessary attachment is preferred instead. Tenants shall provide structural details for such attachment to the Landlord Structural Engineer for review and approval at the Tenant's expense. Also see Section Seven, *General Structural Requirements*, of this manual.

#### Ceilings Permitted

- High quality tegular lay in ceilings, maximum size 2' X 2' within a matching color suspension grid.
- 2'x4' acoustical panels scored to disguise the 2'x4' module (such as Armstrong Second Look).
- Painted gypsum board ceilings or other high quality non combustible ceiling materials

- Open sales area ceilings only where all structural, mechanical and electrical elements above the sales area are painted and in compliance with code and plenum return requirements.
- Open stock room area ceilings where code and plenum return requirements are accommodated.

Additional materials may also be approved; however, samples and photographs will need to be submitted.

#### Ceilings Not Permitted

2' x 4' lay in ceilings in the sales area in a suspension grid or any non-tegular edged ceiling tile installed in a suspension grid.

A wood ceiling except where installed in accordance with the following: (1) All wood must be fire retardant, and (2) the wood trim or panels must be installed on the underside of a gypsum board ceiling so no wood is exposed to the plenum space above the ceiling.

#### Demising Walls

Demising walls, which separate adjacent Tenant spaces or Tenant lease premises from a mall service corridor, are required to have a one-hour fire rating in compliance with all applicable codes and shall satisfy UL-U419. All demising walls

shall have full-height 5/8" type "x" fire-rated gypsum board and fire-safing extending from the top of the floor slab to the underside of the roof deck above at both sides of the wall. See SPD Nos. 11 and 12.

Where a demising partition of the Tenant's premises is adjacent to a service corridor or other Landlord-related facility and is not an exterior wall, the Landlord has provided 6" or 8", 20 gauge metal stud construction at 16" on center from the floor slab to the underside of the roof deck above. In these instances, the Landlord will provide the gypsum board on the non-Tenant side of the wall in order to maintain the necessary fire-rating.

**In all cases, the Tenant shall provide one layer of 5/8" type "x" gypsum board, fire-taped, spackled, sanded and finished on the Tenant side of the metal demising studs. The Tenant shall be responsible for maintaining the gypsum board on the Tenant side of the wall in order to meet all applicable code requirements.**

Structural columns that occur in a demising wall must be covered with fire rated drywall as part of the demising wall.

If the Tenant plans to use a demising wall for the support of shelving or heavy attachments, Tenant must reinforce the wall as needed, such as by providing additional steel studs, or providing independent supports for the shelving.

### **Typical Tenant Interior Wall Construction**

Typical interior wall construction is to be composed of non-combustible metal stud framing with 5/8" type "x" gypsum board, taped, spackled, sanded and finished on both sides. Metal stud framing shall extend up to the structure above as required so the wall is adequately braced and supported.

### **Tenant Finishes at Exterior Walls**

At exterior walls, Tenants shall maintain the fiberglass batt insulation and install a Landlord approved vapor barrier and 5/8" gypsum board on the Tenant's side of the wall. See SPD-13 for more information.

Tenants shall notify the Landlord Representative and obtain approval prior to penetrating an exterior wall.

### **Wall Construction Not Permitted**

The following wall construction types are not permitted:

- Concrete block or other masonry partitions.
- Wood stud construction.
- Modifications to the exterior walls of the building shell.

### **Miscellaneous Wall Construction Requirements**

If in the Landlord's opinion sound insulation is required to insure sound transmission between two tenants is minimized, the Tenant shall provide and install such insulation at Landlord's direction and at Tenant's expense.

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.

### **Sales Area Wall Merchandise Display System Criteria**

Wall standards within the sales area walls are to be recessed flush with the wall finish material. Wall standards installed in any demising wall may not compromise the fire rating of the demising wall.

All slotwall used in the sales area, must be provided with slot liners which are finished

to be compatible with the finish of the slats.

Exposed pegboard on walls or sales fixtures is not permitted in any area of the store visible to the public.

### **Tenant Service Door**

#### Exterior Wall Conditions:

For spaces that include exterior wall exposure at the rear of the space, the Landlord will provide a primed and painted exterior hollow metal door (3'-8" x 7'-0") and frame, including temporary latch hardware, in the general location shown on the Space Lease Outline Drawing. Tenants are responsible for installing all commercial grade permanent hardware as required to secure the space for ongoing store operations.

Relocation of the exterior service door as built by the Landlord is discouraged. Although, if relocation is required by the Tenant, the Tenant will assume all costs associated with relocation of the service door and any related utilities, etc. The Tenant cannot alter the exterior door location and/or appearance without prior written approval by the Landlord.

### Interior Wall Conditions

Where the Tenant premises is adjacent to a base building service corridor, the Tenant shall incorporate a standard Tenant service door alcove into their store construction at the Tenant's expense. The Tenant shall be responsible for installation of a hollow metal service door (minimum size 3'-0" x 7'-0") therein and the associated commercial grade hardware. The door and the alcove wall shall be finished to match building standards and shall comply with any applicable fire-ratings and/or codes. The service door and alcove shall be constructed as per SPD-6 and SPD-7.

### **Municipal Toilet Room Requirements**

The applicable City of Peoria requirements for restroom facilities within Tenant spaces are governed by the Illinois Plumbing Code. The URL for the IPC website is:

[www.idph.state.il.us/rulesregs/77-0890.htm](http://www.idph.state.il.us/rulesregs/77-0890.htm)

or contact:

Illinois Department of Public Health  
535 West Jefferson Street  
Springfield, Illinois 62761  
Phone 217-782-4977  
Fax 217-782-3987  
TTY 800-547-0466

Toilet room requirements are based on area, occupancy and use.

**It is the responsibility of the Tenant's architect to satisfy all applicable code requirement.**

