



CRABTREE
VALLEY MALL

TENANT DESIGN CRITERIA HANDBOOK

REVISED 04/01/2012

CRABTREE VALLEY MALL

Tenant Design Criteria Handbook

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CRABTREE
VALLEY MALL

TENANT REQUIREMENTS

Crabtree Valley Mall Tenant Requirements

INTRODUCTION

Tenant Design Criteria

The purpose of this Tenant Information Handbook is to provide general information to the Tenants at Crabtree Valley and to explain the process and guidelines involved in upfitting the Tenant space. The intent, throughout, is to encourage Tenants to provide the highest level of store design, and to provide a method for directing the tenant through the process of upfitting space at Crabtree Valley Mall that creates the communication framework necessary between the Tenant, the Mall, and the Construction entity. Direct and adequate communication through this established format will aid the Tenant in getting through the design and construction process quickly and economically. Any questions concerning the information presented in this handbook should be brought to the CVM Construction Coordinator's attention as soon as possible to minimize design revisions.

The criteria herein are not intended to contradict any code requirements that may govern this project. It is the responsibility of the Tenant's architect, engineers and contractors to comply with all applicable codes. Tenants should become familiar with their specific lease space and bring their store designers and architects to the lease space to review all existing conditions prior to store design.

The provisions of the Tenant Design Criteria Handbook are incorporated into the Lease by reference. It is the Tenant's responsibility to complete the design, construction and opening for business of the premises in compliance with the terms set forth herein. Nothing in this manual shall relieve the Tenant of their responsibilities as stated in the Lease.

The Landlord will have the absolute right of written approval over materials colors and finish selections, plans and designs. The Landlord requires the use of high quality materials throughout the Tenant leased premises. On behalf of these tenants, the Landlord will require and maintain the same high standards of performance from all tenants. Incomplete drawings, inferior design, poor construction and untimely performance are unacceptable and will not be permitted. The Landlord may, at any time, consider changes from the material in this Tenant Information Handbook in the interest of the overall Mall design. Additional design information and criteria may be issued at the Landlord's discretion, and may supersede the information contained herein.

The Architectural Design Criteria has been formulated to encourage the effective utilization of the Crabtree Valley Mall setting and to help ensure that storefront and signage requirements are understood by each Tenant and Tenant's Architect or designer, contractor and representatives. Variety and creativity of design are allowed by these Criteria and encouraged by the Landlord. It is the intent of these Criteria that stores maintain a "show window" concept for storefront design and therefore Tenants are encouraged to maximize the use of glass as a basic storefront material. Storefront and finishes must harmonize with the basic character of Crabtree Valley Mall.

1. Pre-construction Requirements

The Tenant construction process starts with the Lease and concludes with Tenant move in. The major elements of this process are as outlined in the lease.

Each of these major check points along the route to completing a Tenant space allows both the Tenant and the Landlord to review the project status and to help ensure that it is moving along in a satisfactory manner.

a. Lease Execution

The provisions of this Tenant Information Handbook are incorporated into the lease by reference. It is the Tenant's responsibility to complete the design, construction and opening for business in compliance with the terms set forth herein. Nothing in this handbook shall relieve the Tenant of his responsibilities as stated in the Lease. The Landlord will provide an information package in accordance with the Lease execution, including drawings and specifications, Tenant Information Handbook and any other specific requirements for the completion of the work. The Tenant and his Architect should become totally familiar with the information package of which this Handbook is a part, as well as, the existing conditions of the premises before proceeding to the design stage.

2. Tenant Design Document Review

a. General

The Tenant shall have prepared all design documents necessary for construction and permitting of the designated premises. It is in the Tenant's interest to complete each requirement as quickly as possible to allow sufficient time for drawing approval before beginning work in the space. Documents may be prepared at any time; however, the Landlord will only accept them for review subsequent to a Pre-design Space Review. Any expense incurred by the Tenant by failure to comply with the Landlord's criteria and/or delays in submitting and resubmitting drawings for approval shall be the Tenant's responsibility.

b. Plan Preparation

Plans and specifications must be prepared by Architects and Engineers licensed in the State of North Carolina. The design must conform to all governing codes and laws. Plans are to be drawn in an appropriate and accurate scale, but in no case less than 1/8" = 1'-0". All drawings that will be used in the completion of the project shall be submitted to the CVM Construction Coordinator. **All documents done on CAD shall be provided to the CVM Construction Coordinator on a CD in a DWG format.**

3. Submission Schedule

a. Preliminary Submission Schedule

After the Pre-design Space Review sign off, the Tenant's Architect shall prepare and deliver to the CVM Construction Coordinator two (2) black line prints of preliminary plans for the Tenant space. After receipt of the preliminary design package, the CVM Construction Coordinator will approve the plans or notify the Tenant if the submitted plans fail to meet the Landlord's approval. If re-submittal of the preliminary plans is required, the Tenant shall revise his plans and resubmit them to the CVM Construction Coordinator for review and approval.

b. Preliminary Submission Design Package

The preliminary design package shall include:

- (1) Preliminary Floor Plans indicating interior design concept and equipment layout including casework.
- (2) Storefront elevations and section. All major elements, materials and finishes should be noted. One storefront elevation shall be submitted with proposed colors.
- (3) Signage shall be indicated with letter size, sections and material of construction. All graphic lighting and colors shall be indicated. Signage shop drawings need to be submitted for approval.
- (4) Color board with all colors, finishes and materials shall be furnished on a color board no larger than 16" x 24".
- (5) **Color perspective, photograph or three-dimensional representation of the storefront.**

c. Final Submission Schedule

After receipt by the Tenant of the Landlord's approval of the preliminary design, the Tenant shall deliver to the Landlord four black line sets of the construction documents with the Architect's seal. These documents shall be in strict conformance with the preliminary designs already reviewed and approved. These documents will be stamped approved by Crabtree Valley Mall and submitted to the City of Raleigh for permitting. The Tenant Architect is responsible for transporting the plans to the City permit office.

d. Final Submission Design Package

The final submission package shall consist of the following information:

- (1) Final Floor Plan
- (2) Final Entrance Elevation and Section
- (3) Interior Finish Schedule
- (4) Reflective Ceiling Plans indicating materials, various heights, location of all light fixtures, lighting specifications, lamps and mounting.
- (5) Interior Elevations, Sections and Details
- (6) Engineering Drawings including Structural, Mechanical, Electrical, Plumbing and Fire Protection
- (7) Manufacturer's Submittal information for the Air-handler Unit

- (8) All Data Sheets - Mechanical, Electrical, Engineering Data, Calculations, Fan Schedule, Panel Board Layout, Electrical Review Sheets.
- (9) Written certification by the Architect of Record that no hazardous materials are specified in the design.
- (10) Project schedules with tentative start and finish dates for construction and fixturing.
- (11) Copy of final air balance report
- (12) If the construction documents are produced on CAD, a DWG file must be submitted on a CD, and **shall be included with the final submission package.**

4. **Landlord Review**

The objectives of the Landlord's review procedure are to ascertain that the Tenant and his Architect have visited the premises and are familiar with the existing conditions. Also that Tenant and his Architect have complied with the Tenant Design Criteria when creating a high quality design that uniquely identifies the retail store and is an asset to both the Tenant and the Mall.

Landlord's approval does not imply the correctness of the drawings nor any guarantee as to the acceptability of the drawings by the Raleigh Building Department. It is the Tenant's responsibility to comply with all codes and requirements of the appropriate jurisdictions and obtain all Building Department approvals that may be required. Any changes to Tenant design necessitated by Building Department review must be resubmitted to Landlord for approval prior to proceeding with construction of affected areas. The information in this handbook is considered part of the Tenant's lease plans whether it appears on the plans or not.

Whereas design objectives change over time, the existence of a particular condition in other improvements at the Mall does not imply acceptance by the Landlord. New improvements are expected to comply with the current criteria and surpass the majority of existing tenancies in quality of design, innovative display techniques, excellence of finishes and details. The outcome over time is a Mall environment that reflects contemporary retail design techniques and maintains its competitive position.

5. **Tenant Construction**

The Tenant is responsible for submitting two (2) black line sets of the Architect's sealed drawings to Crabtree Valley Mall for final approval. Once approved these drawings are to be stamped and signed by the Construction Coordinator as approved by CVM. **Three sets of the CVM approved and stamped drawings are to be submitted to the City of Raleigh Permit office for review and proper permitting.** The City Permitting Department will reject drawings submitted to the City of Raleigh without the proper approval.

The Tenant and the Construction Contractor shall observe the Mall regulations stated in this Information Handbook and the Crabtree Valley Contractor Manual. The Crabtree Valley Contractor Manual must be completed and signed prior to the start of construction.

Prior to commencement of construction, a \$5,000 Construction Deposit must be delivered to the CVM Construction Coordinator by Tenant's General Contractor. Checks will be made payable to CVM Associates. **\$2000 of the deposit is non-refundable.** The remaining \$3000 will be held as security by Mall Management and will be debited for mall marble tile and violation to the construction rules as described in the Crabtree Valley Contractor Manual. If for any reason the deposit is reduced by \$1,000.00 or more during the course of construction, all work will be halted and the contractor must pay the fined amount to the Mall to maintain the \$3,000 deposit before work will be allowed to resume.

The contractor must request the return of the deposit in writing.

7. **Tenant Construction Rules** (as detailed in the Crabtree Valley Mall Construction Manual)

The following are general regulations that apply to the Tenant occupancy process before, during and after construction:

Prior to construction, the Tenant's general contractor must have had a Pre Construction meeting with Mall Management as per the mall's Contractor Manual.

Insurance certificates, lists of subcontractors, with license numbers, and building permits must be copied and filed with the CVM Construction Dept prior to commencing construction. CVM Associates and Plaza Associates are to be named as additionally insured on all insurance policies.

The Tenant shall require his contractor to submit a complete work schedule to the Construction Dept before construction begins.

The Tenant may not employ or use Landlord's sub-contractors for any of its work on the demised premises without written permission from the Landlord prior to construction.

All contractors shall be licensed, have good labor relations, and be capable of performing quality workmanship and working in coordination with the Landlord's Construction Coordinator and other contractors on the job.

The Tenant's contractor shall coordinate his work in order not to delay other work in progress, interfere with the existing operations of existing stores, and impede or endanger the safety of shoppers or the public. All contractors must have satisfactory labor relations to avoid labor disputes that would interfere with Mall operations and other construction.

Compliance with all state and Federal safety laws is mandatory. Contractor shall take every precaution to protect the public from any dangerous operations.

No material shall be brought through the Mall without written permission from the Construction Coordinator. The Contractor is responsible for any damage from deliveries. Moving of materials or other work shall not be permitted in the Mall common area between the hours of 9:30 a.m. and 9:00 p.m. Monday through Saturday and 12:00 p.m. and 7:00 p.m. Sunday.

TR-5

Nothing is to be stored in truck dock areas for any reason at any time. **Any**

Vehicle parked in truck docks or access roads other than those loading or unloading will be towed at the owners' expense. No tools, equipment, gang boxes, etc. will be allowed in the dock areas.

Existing neutral piers shall be protected during construction. The Construction Contractor is responsible for finishing neutral piers to the Landlord's satisfaction and shall repair damaged neutral piers at the Tenant's expense.

All work performed by the Landlord at the Landlord's expense, as well as work performed by the Construction Contractor at the Tenant's expense, must be protected throughout the construction process. Damage to work already completed by the Landlord that requires repair, shall be repaired by the Construction Contractor at the Tenant's expense. Any damage done to adjacent common or Tenant area shall be immediately repaired to the satisfaction of the Landlord and the Tenant.

Contractors and their personnel shall park only in areas designated by the CVM Construction Coordinator. All construction vehicles shall be properly marked with company and job name on windshield.

A full set of permit drawings, approved and stamped by the Landlord, and the City of Raleigh Permit Office will remain on the job at all times and in good condition.

Roof access shall be restricted. Any penetrations will be done using the Landlord's required roofing contractor at the Tenant's expense. All roof top delivery and access shall be coordinated and scheduled with the Construction Coordinator. Any damage to the roof will be charged back to the Tenant Contractor.

The Landlord shall have access to the construction site at all times. Any security procedures implemented by the Tenant during the construction process shall be cleared with the CVM Construction Coordinator. Keys to locks must be provided to the Construction Coordinator.

Any changes in the plans or specifications during the construction process shall be approved by the Landlord, the Tenant, the Tenant's Architect and if deemed of appropriate scale, the Raleigh Building Department. These changes shall be recorded on the drawings required to be on-site. These changes must be included in the final as-built set at the Tenant's expense.

Noise must be kept to a minimum during shopping hours. **All construction activities that result in excessive noise disruptive to normal activities must be accomplished during non-shopping hours.** Violations of this policy are fineable as described in the Crabtree Valley Mall Contractor Manual.

Construction materials or techniques that create offensive and pervasive odors shall likewise be permitted only during non-shopping hours.

No gasoline powered equipment is allowed in the Mall or Tenant space.

During all renovations, the storefronts must have a barricade construction from floor to ceiling with necessary doors. There will be no doors into the common area of the Mall when there is an existing rear egress. The doors shall remain closed at all times during construction. These doors must open into the Tenant space, not outward into the common area. Barricades shall extend no more than 3' - 0" beyond lease line of store or as determined by CVM Construction Coordinator. Barricades shall be installed at Tenant's expense and shall be maintained by Tenant's contractor to insure a dust-proof condition. No modification or removal of barricade shall be permitted without prior written approval by the CVM Construction Coordinator.

Contractor will be required to finish all barricades as per mall specifications. A graphics package is required, and will be submitted to CVM for approval, and installed by the Tenant, at Tenant's expense. If the Tenant does not have a suitable graphics package, Crabtree Valley Mall will contract the creation and installation of a package at Tenant's expense.

All off-hours work must be coordinated with the CVM Construction Coordinator. Should circumstances require additional security supervision, Tenant's contractor is responsible for providing adequate security as determined by Tenant.

Contractor shall arrange for his own trash removal, and shall coordinate with CVM Construction Coordinator for appropriate route of travel for removal within the Mall Common Area. CVM Construction Coordinator must approve all locations of dumpsters for construction debris. Any cleaning performed by CVM maintenance personnel will be charged to the Tenant at 2 1/2 times the prevailing rate.

All construction and tenant delivery carts must have pneumatic tires. The Contractor is responsible for all fines associated with delivery violations as described in the Crabtree Valley Mall Contractor Manual.

All utility connections for both temporary and permanent connections are to be in the Tenant's name prior to the start of construction. Arrangements must be made directly with the local utility company. All connections shall be at the sole expense of the Tenant's contractor.

The Mall approved sprinkler contractor shall perform all fire protection work. Routine work on the system shall be done between the hours of 7:00 am and 5:00 p.m. Monday through Friday. No modification to the system shall be permitted without a written notification from the Construction Coordinator.

The initial drain down shall be free as part of the Tenant Coordination. All additional drain downs shall be charged against the \$3,000 deposit at a rate of \$300 per occurrence. CVM will charge the Tenant Contractor a flat fee for the water use of \$50.00 or \$ 100.00 depending on the size of the riser.

8. **Items Provided by Landlord at Landlord's Expense**

The Landlord shall provide the following elements of the Mall construction at his own expense.

a. Parking Areas and Access Roads

Hard surfaced, drained and lighted parking areas, directional signs and markers and related landscaping.

b. Buildings

Steel structure with concrete floors on steel frame and exterior walls of masonry.

c. Common Interior Mall

Common interior Mall with finished floors and ceilings completed with lighting, heating, air conditioning, landscaping, Mall furnishings, public entrances and exits.

TR-7

d. Service Areas

Service corridors, loading areas and elevators will be provided in accordance with the Landlord's plans and specifications. Additional service features not shown in the Landlord's plans shall be the responsibility of the Tenant.

e. Non-Common Demising Partitions

If a new partition is required between the Tenant's space and a Landlord related facility such as a service corridor, and is not an exterior wall, the Landlord will provide a demising partition from floor slab to the underside of the structure above. This construction will be either masonry or steel stud at the Landlord's option and will be described specifically in the lease documents. If steel studs are used, Landlord will provide gypsum board on the corridor side only.

f. Main Mall Heating and Air Conditioning

The Landlord shall provide heating and air conditioning for the main Mall space.

g. Public Rest Rooms

Public rest rooms will be provided at locations in the Mall as shown on the Landlord's plans and specifications.

f. Roof

The Landlord shall provide a Roof System as designed by the Landlord. Tenant cannot penetrate or install anything on the Landlord's roof with out written approval from the Landlord.

All other items not included within this section required to complete the Tenant Space in accordance with Tenant's plans and specifications shall be the Tenant's responsibility and shall be performed at the Tenant's sole cost and expense (subject to conditions imposed by the Landlord).

9. Items Provided by Landlord at Tenant's Expense

a. Common Demising Partitions

The Landlord shall construct the common demising partitions between Tenant spaces. These partitions will be from floor slab to deck above and shall be masonry or steel stud at the Landlord's discretion. Existing demising walls in a previously occupied space will be provided in an as-is condition.

b. Roofing and Patching of Roof

The Landlord's contractor at the Tenant's expense will perform all roof work. Tenant cannot penetrate or install anything on the Landlord's roof without written approval from the Landlord.

TR-8

c. MEP/FP Services

See ME Tenant Design Criteria.

d. Payment

If for any reason Tenant fails to pay any amount due Landlord by Tenant thereunder, then in addition to any other remedies available to Landlord pursuant to this lease, upon commencement of the Term, such amounts will be considered to be additional rent due and payable to Landlord, together with an incurred interest charge, the percentage of which is not to exceed the maximum rate allowed by law on delinquent accounts, upon the first payment date for rental pursuant to the lease.

10. Items Provided by Tenant at Tenant's Expense

All items of construction and expense related thereto not specifically listed in Section 7, are at the Tenant's expense.

a. Temporary Utilities

During the Tenant's construction and fixturing period, Tenant shall provide and pay for heat and temporary connections and meters for all utilities brought to the premises. Tenant shall pay for all utilities used during the period, as determined by meters. **Tenant will ensure meter is in Contractor's name.**

b. Miscellaneous

The Landlord must approve the following additional work in writing. The work will be by Tenant at the Tenant's expense.

- (1) With Landlord's written permission, additional water service or relocation of water service.
- (2) Sprinkler work or changes requiring additional risers or change in supply line, etc. Landlord reserves the right to refuse the installation of Sprinkler system exceeding the supplying capacity of the Landlord's bulk mains.
- (3) Roof and wall openings for any purpose. Such openings will include supporting structures, curbs, flashing, ducts, vents and grilles. Landlord reserves the right to refuse to permit the furnishing of any opening which exceeds the capacity of the structural system, or which in Landlord's opinion would have an appearance detrimental to Landlord's building.
- (4) Any Tenant's special equipment that may require mounting on the roof will be installed under Landlord's supervision and flashed by Landlord's roofing contractor. Tenant cannot penetrate or install anything on the Landlord's roof without written approval from the Landlord.
- (5) Any openings in demising partitions and exterior walls.
- (6) Flood Proofing.

TR-9

- (7) Architectural and engineering fees incurred by Landlord as a result of Tenant requirements for any of the above services shall be paid by the Tenant. Including Electrical and HVAC review by Landlord Engineer.

11. **Tenant Construction Review**

Following issuance of a Certificate of Occupancy from the City of Raleigh Inspections Department indicating that the space is ready to be occupied, the Landlord shall inspect the premises. It is the intent of this inspection to determine if the up-fit has been constructed as per the plans and specifications as submitted and approved by the Landlord prior to the commencement of construction.

The Landlord reserves the right to require Tenant to conform to Mall design standards and regulations designated in this handbook and specified in the Lease. The Landlord will require that work, which in the Landlord's opinion, is improper or incomplete, whether included in the drawings or not, be completed to the Landlord's satisfaction.

12. **Required Documentation**

Upon completion of work, the Tenant will provide the Landlord with the following documents prior to opening for business:

- a. Photocopy of the Tenant's Certificate of Occupancy from the Raleigh Inspections Department.
- b. Photocopy of the Tenant's Business License.
- c. Certificates of Insurance as stipulated in the Lease.
- d. A list of all changes made from the final approved drawings and as-built drawings including an updated diskette.
- e. Lien waivers from the General Contractor.
- f. Payment in full for all Landlord work that was Tenant's expense.
- g. A phone list of all key holders. CVM would like to keep a list of all key people, in your Corporate Structure and in our new store. Complete the Key Holder form on page TR-19 and return it to the Construction Coordinator prior to Store Opening.
- h. Hazardous material form fully executed.

13. **Tenant Move-in**

There will be a pre-move in meeting at the space with the CVM Construction Coordinator, Tenant Fixture Coordinator and Tenant Store Manager prior to commencement of fixturing. Purpose of this meeting is to review the operational rules and regulations of Crabtree Valley Mall.

It should be noted that no barricades should be removed until store is fully fixtured and ready for merchandising.

TR-10

14. **Operations**

Once open for business, the Tenant must maintain their premises in good repair. In addition to all other lease requirements, the Tenant will abide by the following:

1. Changes to the premises may not be performed without the Landlord's written approval.
2. All finishes, including the storefront in particular, must be kept dirt and dust free. Worn, stained or damaged finishes must be repaired or replaced in a timely fashion.
3. Posters and notices are not permitted on the storefront. All storefront advertising is subject to the Landlord's approval for content and method of display. Handwritten signs are prohibited. Approval of one temporary signage installation does not constitute blanket approval for subsequent advertising or signage programs.
4. Displays are not permitted beyond the lease line. Storefront displays should present a sampling of the Tenant's merchandise in an elegant considered fashion.
5. Storefront signage must be illuminated with a time clock all hours the Mall is open for business as directed by the Landlord.

15. General Requirements

a. Landlord's Prior Rights

- (1) The Landlord retains prior rights to the space above 12'- 0" within the Tenant's premises to accommodate the Mall structural, mechanical and electrical requirements such as piping, ducts, etc. The Landlord and Landlord's agent shall have the right to authorize the installation and renovation or repair of utility lines, pipes, ducts and conduit, structure or equipment in that space. The same rights pertain to columns and vertical circulation of mechanical or conduit passing through a Tenant space. The Landlord retains the right to repair, replace, alter or remove these items.
- (2) In the event the Tenant is notified that there exists a violation of codes, ordinances or regulation, or of its obligations thereunder, either by jurisdictional authorities or by Landlord, at any time during the tenancy, the Tenant shall correct the violations within seven calendar days from notification. If the Tenant fails to correct the violation within seven calendar days, the Landlord reserves the right to correct the violations at the Tenant's expense with an added 15% cost of administration.

14. Directory

Crabtree Valley Mall
4325 Glenwood Avenue
Raleigh, NC 27612
919/787-2506

General Manager: Bobby Medlin
Assistant General Manager : Joe Pardillo
Tenant Coordinator: Matthew Spey
Construction Manager: Brian Nemes

COMPLETE FIRE SPRINKLER SYSTEM DESIGN & INSTALLATION

Carolina Fire Protection
Attention: Terry Parrish
PO Box 250
Dunn, NC 28335
(910) 892-1700 Fax (910) 892-7322
tparrish@carolinafireprotection.com

COMPLETE ELECTRICAL SYSTEM AND FIRE ALARM INSTALLATION

Gleeco Electrical & J & G Fire Protection
Attention: Randy Crnkovic
P. O. Box 146 Durham, NC 27702
(919) 598-1905 Fax (919) 596-1862

ROOFING CONTRACTOR

Baker Roofing
Attention: Steve Burns
517 Mercury Street
Raleigh NC 27603
(919) 256-2287 Fax (919) 256-2281

15. **Commercial Projects Plan Submittal Chart - City of Raleigh Inspections Dept.**

All plans must be submitted to the Crabtree Valley Mall Management Office
Attn: Matthew Spey
4325 Glenwood Ave
Raleigh NC 27612

All email correspondence should be sent to mspey@plazaassociatesinc.com
CC: jpardillo@plazaassociatesinc.com

The following is a ten (10) step outline intended to guide either a new tenant or a remodeling current tenant through the required construction planning process.

Step 1

Review the information located on the Crabtree Valley Mall construction website www.cvmeng.com. You should read through both the Contractor Information page and the Designer Information page.

Step 2

Review the information located on the City of Raleigh's [Development Services website](#) for building permit and plan review options as well as their [Commercial Planning Submittal Guide](#) for detailed plan submittal requirements.

Step 3

Contact the Mall's required vendor, Carolina Fire Protection, to generate fire protection plans for the store location. Contact information for them can be found on their website www.carolinafireprotection.com. These plans must be completed and submitted with store plans to obtain a permit for construction.

Step 4

The City of Raleigh requires fire alarm plans to be submitted. The Mall recommends contacting Crenshaw Consulting Engineers to generate fire alarm plans for the store location. Contact information for Crenshaw Consulting Engineers can be found on their website www.crenshawconsulting.com. These plans must be completed and submitted with store plans to obtain a permit for construction.

Step 5

The majority of stores in the Mall are required to have 14' storefronts. Make sure to examine the 14' requirement on the www.cvmeng.com website under CAD Drawings.

Step 6

Tenant's architect must generate two sets of preliminary plans including a storefront elevation, floor plan, and sample board. These plans need to be submitted to the Mall as soon as possible to ensure the shortest possible review time in accordance with Tenant's lease.

Step 7

Tenant's architect shall receive one (1) set of preliminary plans either marked "Approved" or marked with comments from the Mall Construction Department regarding Tenant's preliminary plans within ten (10) business days of their submittal to the Mall. If the preliminary plans are returned to Tenant's architect marked with comments then one (1) set of

preliminary plans will need to be resubmitted to the Mall with the required revisions made in order for Tenant's architect to receive approval for the plans by the Mall.

Step 8

Within thirty (30) days of receiving confirmation that the plans have been "Approved" by the mall, Tenant's architect will prepare the four (4) signed and sealed sets of construction drawings required by the City of Raleigh and submit them to the Mall Construction Department for mall approval stamps and signatures that must be on the plans prior to submittal to the City of Raleigh for permitting. To speed up the process the Tenant's architect may submit the City of Raleigh required four (4) sets of fire protection and fire alarm separately from the construction drawings have them combined with the construction drawings at the mall. The number of sets of plans required by the City of Raleigh will vary depending upon the type of review; see the City's website for details. (The City of Raleigh will require five (5) sets of drawings for any restaurant or food court tenants).

Step 9

The construction drawings, fire protection and fire alarm drawings will be reviewed by the Mall Construction Department within five (5) business days of their submittal. If the drawings are approved they will be either given to the Tenant's permit expediter or submitted to the City of Raleigh by the mall. If the drawings are not approved Tenant's architect will be notified and given the Mall's written comments and required revisions. The construction drawings, fire protection and fire alarm drawings must all be approved by the Mall before plans can be submitted to the City of Raleigh for permitting.

Step 10

Within thirty (30) days of submitting Mall approved plans to the City of Raleigh for permitting Tenant's General Contractor must contact the mall's Construction Department and set up a pre-construction meeting so that work can begin.

Hyperlinks

Throughout this document certain website names or descriptions are hyperlinked to their respective WebPages; the hyperlinks are listed again below for your convenience.

www.cvmeng.com

[Development Services website](#)

[Commercial Planning Submittal Guide](#)

www.carolinafireprotection.com

www.crenshawconsulting.com

Disclaimer

Following this step by step guide should ensure the fastest and most efficient process for plan approval; however, this guide does not supersede any requirements or timetables included in Tenant's lease agreement. Please read your lease agreement carefully and be sure to follow any specified timetable contained therein. This guide is not proof against any unforeseen delays in the approval process due to forces beyond the Mall's control.

CRABTREE VALLEY MALL

ARCHITECTURAL DESIGN CRITERIA

Crabtree Valley
Architectural Design Criteria

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INTRODUCTION

Architectural Design Criteria

Storefronts within the Crabtree Valley Mall are intended to display merchandise in an exciting promotional manner. The extensive use of glass in the “show window” concept allows the storefront, together with integrated signing and lighting, to be an extension of the merchandising area, reflecting the type of merchandise sold. Design approval will not be limited to the storefront closure but will extend into all visible aspects of the store interior.

Through creative design each Tenant can develop a unique storefront with its own character and individuality, readily identifiable while conforming to the Landlord’s criteria. Stores must adhere to specific Design Criteria determined by their location and the specific architecture of the Mall. Storefronts shall be designed, fabricated and installed by the Tenant at the Tenant’s expense. Any Tenant requesting a variance to the storefront criteria in order to maintain an established Tenant identity or other relevant reason must submit such a design proposal to the Landlord’s Architect for approval prior to Tenant’s drawing preparation. In an attempt to promote only the highest design compatibility among the numerous stores the Landlord will review storefronts carefully to insure the appropriateness of the style in terms of the store location within the context of the mall. Tenant shall not proceed until Landlord’s approval is received in writing.

SECTION I.

General Storefront Criteria

The following General Storefront Criteria shall apply to retail expansion stores in Crabtree Valley Mall except as otherwise modified for Specific Areas.

A. Storefront

1. **No element of the storefront or any sign or attachment, either temporary or permanent shall project across the Lease Line of the Premises.**
2. Show window floors, display platforms, ceilings, entries, show window backgrounds, doors, screen walls, ornamental work, glass and metal work, and all walls and neutral piers between the Premises and the Mall shall be considered storefront work.
3. In the existing portion of the mall, existing neutral piers adjacent to either side of the Tenant's storefront and an existing neutral fascia above has been provided by the Landlord. The exact configuration and finish of the neutral piers varies throughout the mall. Tenants should field verify the existing conditions for the pier configuration affecting their storefront. The Tenant is responsible for reducing the neutral pier to the minimum size for their area of the Mall. Contact the Construction Coordinator for specific requirements.

4. In the new portion of the mall, the Landlord has provided neutral piers adjacent to either side of the Tenant's storefront and a neutral fascia above. The exact configuration and finish of the neutral piers varies throughout the mall. Tenants should field verify the existing conditions and consult their Lease Outline Drawing for the pier configuration affecting their storefront.
6. Storefront entrance size is limited to fifty percent (50%) of the width of the premises to a maximum of 15'-0". The width of the Premises is defined as the total linear feet of frontage on the Mall.
7. Opaque portions of the Premises' storefront area facing the Mall shall not exceed thirty percent (30%) of the total storefront. Continuous lengths of full height opaque material shall not exceed 9'-0".
8. Key switches for rolling grilles on the Mall side of the storefront shall be recessed and finished to match storefront material.
9. Horizontal sliding glass doors are acceptable closures for the Premises. Doors shall be Kawneer 1040, Alumiline PW180 or approved equal. Such doors, if used, shall stack on the Tenant's side of the storefront either a) one behind the other with mullions and jambs in alignment, or b) within a storefront pocket. All door tracks are to be recessed and mounted flush with the finished floors and ceiling.
10. To avoid obstructing pedestrian traffic, any storefront entry door which swings toward the Mall shall not be permitted to swing past the Premises' Lease Line, into the Mall, or beyond adjacent storefront surfaces into the flow of traffic.
11. Freestanding Tenant security devices, if any, shall not be installed or placed in operation unless Tenant has specifically received Landlord's prior written consent regarding size, location and design of such devices.
12. No awnings of any kind shall be permitted beyond the Lease Line without prior written Landlord consent.
13. Tenant shall not place or maintain any temporary or permanent fixture for the display of merchandise or signage in front of or within three (3) feet of any entrance into the Premises.
14. Tenants greater than 2,250 SF or greater than 75' deep are required to have two exits. For tenants with exposure on two hallways in the mall, the exits may be through their storefront provided the exit doors are as remote as practical.

B. Storefront Materials

1. Tenants may elect to recess their storefronts back from the Premises' Lease Line and Control Line. If such a recessed storefront configuration is submitted for review and is subsequently approved by the Landlord, Tenant shall install marble purchased from the Landlord's approved supplier to cover the area extending from the Premises' Lease Line to the recessed configuration of the storefront enclosure line.
2. Tenant's storefront shall have a **minimum six-inch (6") high base, which shall be compatible with the storefront design**, and durable enough to withstand contact with mall maintenance equipment and cleaning materials. The base shall cross the entire storefront (except doors). Where storefronts are fully glazed, the base should be of a material consistent with the glazing system. Wood baseboard is prohibited.
3. All plastic laminate used on storefronts shall be through-color type ("ColorCore" or equal). Installation techniques should minimize joints. Where required, joints shall be carefully integrated into the overall storefront design. Unprotected plastic laminate or wood on outside comers is not acceptable.
4. Aluminum storefront construction, if used, shall employ extruded anodized or baked enamel sections only. **Field painted or mill finish aluminum is not acceptable.**
5. Tenant shall submit appropriate details for corners subject to traffic or maintenance equipment damage for Landlord's approval.
6. **The use of the following materials on storefronts is strictly prohibited:**
 - a. Artificial versions of brick, wood or stone.
 - b. Plastic laminates other than solid colors.
 - c. Pegboard walls or pegboard fixturing systems.
 - d. Slatwall or slatwall fixturing systems.
 - e. Plexiglas-type materials.
 - f. Wall paper or other wall coverings.
 - g. Stucco finish.
 - h. Painted drywall
 - i. Mirrors or mirrored material
7. All storefront work requiring structural support shall be self-supporting. Storefront may be braced to the base building steel structural frame. The structural tie in to the Landlord's structure must be included on the architectural plans.

8. No loads may be suspended from the Landlord's structure without the written approval of the Landlord's structural engineer. No welding to the building structure will be allowed. No attachment may be made to Landlord's vertical neutral pier.
9. All storefront finishes and materials shall have a minimum Class II flame spread rating or have a fire retardant treatment.

C. Control Zone

The front 5'-0" area back from the storefront lease line has been designated as a control zone area. All tenants must comply with these requirements. The control zone area includes all display windows, related graphics, display fixtures, sign materials, finishes, colors and lighting within this dimensioned area.

Floor:

1. The finished floor elevation at the Premises entrance must match exactly the finished floor elevation of the Mall. No thresholds, reducer strips or other transition devices shall be permitted at the intersection of the Mall tile flooring and the store interior flooring.
2. Elevated platforms and their surfaces or floor surfaces shall be finished with high quality materials as permitted for storefront finishes and are subject to Landlord's approval.
3. Provide 5'-0" minimum of hard surface transition flooring material past the point of entry.
4. The Tenant or the Tenant's Contractor must, as directed by the Construction Coordinator repair or replace the mall's common area floor to the lease line if the floor has been disturbed by either the previous or the present Tenant. When installing the Landlord's floor tile at the storefront and entry it may be necessary to remove partial floor tiles at the mall side of the lease line and reinstall full tiles in their place to continue the common area tile pattern. All mall tile installations shall comply with the mall's tile installation guidelines.
5. Floor materials must have butt jointing. Transition strips are not allowed.

Ceiling:

1. Tenant must utilize the maximum ceiling height allowed at storefront.
2. Acoustical tile may not be used in the Design Control Zone area.
3. Sprinkler heads in ceiling must be flush or fully recessed, cover plates to be satin stainless steel or match ceiling color.

4. If track lighting is used in the Design Control Zone, track must be recessed.
5. Fluorescent lighting may be used if lamp is shielded from public's view (subject to Landlord's approval).
6. Recessed incandescent down lights shall be used in the Design Control Zone.

D. Store Interior

Floors:

1. Tenant is responsible for installing all finished floor coverings.
2. The use of vinyl tile, vinyl composition tile, or any similar material in Tenant's sales areas is prohibited.
3. Provide metal terrazzo trim or butt jointing between all floor material changes. No transition strips are permitted between floor material changes.
4. Tenant floor finish materials at the storefront shall be impervious to water or other mall cleaning materials.
6. The floors of all tenant restrooms, kitchens, pet shops, laboratories, special condition tenants... etc. must be properly waterproofed to 6" A.F.F. to ensure water tightness between the floors. All floor penetrations must be properly waterproofed to also ensure water tightness between floors. All bathrooms must have waterproofing 6" above the finished floor in addition to covering the entire floor. All tenants must ensure the water tightness of the entire floor system using the appropriate waterproof membrane. Each membrane must extend no less than 6" vertically on all walls.
Tenant must install ceramic floor tile, 6" base, and epoxy grout in all bathrooms.
7. The Tenant's finished floor throughout the Sales area and at the storefront must be installed flush with the elevations(s) relative to the mall's floor finish/tile. Bullnose tile, reducer strips or carpet edge guards will not be permitted except under special circumstances with Landlord approval.
8. Acceptable floor finishes in the sales area include carpet, ceramic tile, stone, hardwood and other materials evaluated on the basis of durability and attractiveness. Vinyl flooring and base are acceptable in the storage areas and restrooms only. Indoor/outdoor carpeting is not permitted. Floor tiles with thin finish layer capable of chipping to expose a different color material below are unacceptable.
9. All framing and decking used to create platforms must be non-combustible. The platforms must bear the required occupancy floor loads and be covered with an acceptable floor finish. All platforms must meet building code and ADA requirements.

10. All floor transitions and sloping floors must meet building code and ADA requirements.
11. Exposed electrical conduits are not permitted. Electrical and telephone wires may not be exposed on the surface of the floor finish.
12. The color, quality and weave of all carpet must be suitable for high traffic.
13. Poured acrylic floor finishes are prohibited except in approved kitchen areas.

Walls:

1. All interior partitions within the Premises shall be metal stud construction and shall have one layer of 5/8" Type X gypsum board finish on both sides with taped and spackled and sanded joints. Metal studs shall extend up to the structure above, but gypsum board shall not extend more than 3" above the finished ceiling line.
2. All interior wall surfaces accessible or visible to the public must be finished in an appropriate manner using quality materials and finishes.
3. Partitions dividing the Premises from adjacent Tenants' spaces (demising partitions) must have metal studs installed by the Landlord. The Tenant shall provide one layer of 5/8" Type X gypsum board with taped and spackled and sanded joints on the Premises' side extending from the floor to the underside of the structure above (one hour UL rated partition).
4. Walls dividing the Premises from service corridors or similar areas shall have metal studs installed by the Landlord and shall be covered by the Tenant on the Premises' side with one layer of 5/8 " Type X gypsum board with taped and spackled and sanded joints. Gypsum board for such walls shall extend from the floor to the underside of the structure above (one-hour rated partition). **Display 1-hour fire rating on all demising walls.**
5. Where Tenant Premises includes an exterior wall, Tenant shall provide and install insulation with an R- 11 rating.
6. Concrete masonry unit or other masonry partitions of any kind within the Premises will not be permitted.
7. All wall standards within the first twenty feet (20'-0") of the Premises shall be fully recessed, flush with the partition finish material and shall not compromise the fire rating, if any, of the wall.
8. Tenant shall provide fire dampers and fire stops as required by Codes.

9. All interior painting, decorating, paneling, wallpapering and all other finishes on all walls and columns located in the Premises shall have a minimum flame spread rating as required by Code.
10. Where the Premises is adjacent to -and serviced from an interior corridor, Tenant shall install, at Tenant's expense, one (1) hinged 3'-0" x 7'-0" x 1-3/4" prime-coated hollow metal service door and frame, including commercial grade hardware consisting of a surface-mounted door closer, one and one-half (1 - 1/2) pair of butt hinges and one (1) lockset at the required service door alcoves to the Premises. Alcove and service doors are to be painted by Tenant to match building standards. Any door from the Premises which is a Code-required exit and which swings outward shall not be permitted to block the required clear exit width in service and exit corridors. Recessed service door alcoves at service corridors shall be in accordance with the Standard Project Details.
11. For Tenants with direct exterior service entrances, Tenant will provide at Tenant's expense one (1) 18 ga. hinged 3'-0" x 7'-0" x 1-3/4" prime-coated hollow metal exterior service door and 16 ga. hollow metal door frame (4" header), including commercial grade hardware (labeled where required), consisting of a surface-mounted door closer, one and one-half (1-1/2) pair of butts and one (1) lockset with locking button on the interior and cylinder on the exterior.
12. Exposed door closers are not permitted when viewed from the public or sales area.
13. Where the Premises have been previously occupied and Tenant elects to retain the gypsum board on the existing demising or service corridor walls, it shall be repaired or improved by Tenant to a condition that will satisfy the City of Raleigh fire rating requirements.
14. Where used, slatwall and slatwall liners shall have the same finish and colors. Slatwall liners are required within the first 20'-0" of the Premises.
15. If in the Landlord's opinion sound insulation is required, Tenant shall provide and install sound insulation at Landlord's direction and at Tenant's expense.
16. **Penetration of exterior walls by Tenant shall not be permitted without obtaining Landlord's prior written approval.**
17. The Tenant shall provide one layer of 5/8" Type 'X' gypsum board to cover all columns, to the decking, (one hour UL rated) within Tenant's space.
18. Stockrooms must not be visible from sales area.

19. All demised partitions separating food establishments, game rooms and arcades, pet stores, hair salons, etc. to be insulated with a minimum of R-11 soundproofing insulation with integral vapor barrier from the floor to the underside of the deck by Tenant.
20. Food establishments, game rooms and arcades, pet stores, hair salons, etc. which produce an unusual noise, odor or heat, must insulate the demised partitions properly with a minimum of R- 11 and some blanket insulation.

Ceilings:

1. Ceiling work shall include all work related to ceiling treatments including light coves, soffits, suspended ceilings, acoustical treatment, ornamental specialties and other related items.
2. Tenant must furnish and install a ceiling throughout the entire leased space in order to maintain a return air plenum.
3. Interior ceilings shall be of non-combustible construction (one-hour rated) and shall be gypsum board, or a "lay-in" type ceiling system incorporating a 2'-0" x 2'-0" tegular regressed acoustical tile but "lay-in" ceilings shall not exceed 40% of total public space ceiling area. Other "lay-in" ceiling systems may be permitted but will require specific review and written approval of the Landlord based on the Tenant's Preliminary and Working Drawings submittal package. Standard 2'x 4' lay-in ceiling systems are not permitted in any public areas of the Premises.
4. Ceiling systems shall be accessible either by removal of integral lay-in panels or access panels. The Tenant as required by the Landlord to gain access to Landlord's or Tenant's pull-boxes, dampers, valves, etc. shall provide means of access. All furring, framing and blocking above ceilings shall be of non-combustible material that meets the requirements of all applicable codes.
5. All sprinkler heads must be semi recessed or recessed throughout the sales area, with escutcheon rings factory finished to match adjacent ceiling color. Sprinkler heads shall be concealed in gypsum board ceilings and be centered in acoustical tile where applicable.
6. Tenant must install a ceiling in storage areas to comply with 1 hour fire rating, code, and plenum air return requirements. A 2' x 4' lay in ceiling tile is acceptable in storage areas.
7. All ceiling heights within tenant area shall be a minimum of 9'-0" and not exceed 12'-0" without written permission from Landlord.

8. Ceiling/Roof or Ceiling/Floor assemblies shall be a 1 hour rated UL assembly by Tenant. Details must be included on the plans.

E. Interior Materials

1. Only new, first-class materials, equipment, fixtures (including trade fixtures) and furnishings shall be used in the Premises.
2. All finish wood shall be kiln-dried; mill quality finish and all wood shall receive a fire retardant coating or treatment. No wood or other combustible material shall be used above any ceiling.
3. All finishes shall have a flame spread rating as required by applicable codes.
4. **The following materials are not permitted:**
 - a. Pegboard walls or systems.
 - b. Woodgrain plastic laminate.
 - c. Simulated versions of stone, brick or wood.
 - d. Plywood panels.

F. Fixtures

1. The Tenant is required to install designed and color coordinated store fixtures, consisting of but not limited to the following: cash wrap counter, display counters and shelves, wall cabinets, showcases, pedestals, platforms, etc. manufactured wall display systems and change rooms.
2. The quantity, quality, location, detail and finish of all fixtures must be indicated on the Tenant's drawings. Color and finish samples must be submitted for final approval. The Landlord encourages the use of refined and elegant display fixtures throughout the store but particularly at the storefront as part of the overall store design.
3. The backside of the cash wrap counter must be concealed from public view and/or fitted with doors and drawers to keep it clear of visual clutter.
4. All wall standards must be recessed.
5. Typical chrome racks, rounders, four ways and basic display tables are not acceptable storefront elements and will not be permitted within the Design Control Zone. The use of these simple fixtures within the premises is limited to a reasonable portion of the overall interior fixture as determined by the Landlord.

6. The layout of fixtures should create various display and feature areas. Sufficient space between fixtures is required for both shopper circulation and merchandise visibility. Fixtures should be neither overstocked nor densely packed.
7. No more than ten (10') linear feet of slat wall, recessed standards or shelving may be used without some form of architectural element such as columns, wing walls, changes in color and finish alternate display fixtures etc. Slat wall shall have color coordinated inserts installed within recessed slats.

Store Interior Design Elements

Acceptable Store Interior Elements	Unacceptable Store Interior Elements
Hardwoods	Vinyl flooring and base not allowed in sales area
Ceramic tile	Vinyl stripping between material floor changes
Natural stones	Unfinished concrete in sales area
Metals	Indoor/outdoor carpeting
Laminates, Corian, etc.	Unfinished metals
Carpet	2'-0" x 4'-0" fluorescent fixtures
Gypsum type X wall board	Acrylic lenses
Concealed spline ceiling tile	Exposed lighting in sales area
2'-0" x 2'-0" fluorescent fixtures with parabolic lenses (maximum 16 cells)	Strobe, spinner, chase or moving type of lighting
Slatwall	Mirrored ceiling
2'-0" x 2'-0" acoustical ceiling tile system	2'-0" x 4'-0" acoustical ceiling system in sales area or other public area
Neon; provide PK housing through all penetrations	
Track lighting; fixture can head not to exceed 5" in length	

G. Other Requirements

1. Any alterations, additions, reinforcements or modifications to Landlord's structure, piping, conduit or ductwork to accommodate Tenant's work shall not be performed without in each instance obtaining Landlord's prior written approval. Tenant shall leave Landlord's structure as strong as or stronger than the original design with finishes unimpaired. Landlord may require that approved structural or mechanical/ electrical modifications be performed by Landlord's contractor under contract to Tenant at Tenant's expense and Landlord may further require that engineering analysis, review or design be performed by Landlord's engineer at Tenant's expense
2. Tenant shall provide handicapped-accessible facilities within the Premises as may be required by governmental or quasi-governmental authorities having jurisdiction over the Premises.

3. Tenant shall provide such restroom facilities, fixtures, partitions and accessories as may be required for the Premises by the Landlord or by any Governmental or quasi-governmental authority having jurisdiction over the Premises.
4. Roof penetrations for installations required by Tenant and approved in writing by the Landlord (cutting of roof deck and repair of same) shall be performed, repaired, and maintained by Landlord's Roofing Contractor under contract with the Tenant and at Tenant's expense. Tenant shall not make any installation whatsoever, other than that specifically permitted on approved Tenant's Working Drawings, on the roof above the Premises, or any other portion of the roof on the building in which the Premises are located. Landlord's Roofing Contractor under contract with the Tenant and at Tenant's expense shall install curbing and flashing required for such openings. The Tenant shall install structural supports.
5. The incorporation of any material containing asbestos into the Premises or any portion of the Tenant's work is absolutely prohibited.
6. All tenant's serving food to the public shall install individual trash compactors. Tenants are to pre-compact all trash into sealed leak-proof containers prior to disposing trash in the mall designated compactor. All food service shall be in compliance with the County Health Department and be inspected as required by the County.
7. **Storage is prohibited in exit corridors.** Tenants and contractors caught storing material in exit corridors are subject to fines at the discretion of the Landlord.
8. Tenants are required to comply with the requirements of the Type IV Construction, 1 hour protected, including the proper marking of walls.
9. **Tenant restrooms shall be equipped with tampon dispensers and a covered disposal container.**

SECTION II.

General Signing & Graphics Criteria

Creativity, uniqueness and high quality graphics shall be characteristic of the signs at Crabtree Valley Mall. Signs will be reviewed on the basis of how well they integrate into the architectural storefront elements to form an attractive composition that identifies and separates the storefront design from all others within the Mall. The Tenant and his architect/designer must carefully consider the size, proportion, color, type and the location of the Tenant's sign.

Signage is a major visual element essential to the success of the Tenant's store. Although previous and current signage practices of tenants will be considered, all signs shall conform to the criteria set forth herein. **All signage is subject to Landlord approval.** Before proceeding with sign or graphic fabrication, detailed shop drawings must be submitted to the Landlord's Architect for approval. Once approved, Tenant's contractor must submit drawings for permit application. Landlord reserves the right to disapprove any signage that does not comply with Landlord's criteria.

The Landlord's neutral fascia above the storefront opening is not intended as a sign band, nor will any Tenant signs be permitted in the fascia. A sign band has not been included as an architectural feature of the Mall in order to provide opportunities for creativity and individuality in the design of Tenant storefronts and signs. However, a Designed Transom Area is required with the idea that it will convey an interesting and engaging storefront elevation. The signage should be thoughtfully incorporated into the Designed Transom Area. All signs for the Premises are subject to Landlord's prior written approval before installation may proceed.

Sign types and materials need not be limited to those recommended in this handbook. It is the intent of these criteria to encourage varied and interesting sign design through the use of quality materials. The following General Sign Criteria shall apply to all stores except as otherwise required or allowed in the Specific Area Criteria described elsewhere. Tenant shall consult the Specific Area Criteria for their location to determine if other requirements/opportunities apply.

A. Requirements

Tenants shall install all signage in accordance with the following requirements:

I. General

- a. One sign (Store Identification Sign) is allowed on each storefront elevation, unless the elevation is in excess of forty linear feet then a second sign is permitted with Landlord approval.
- b. Store Identification Signs shall be limited to Tenant's trade name as approved in its Lease. The use of a crest, shield, logo or other established corporate insignia shall be permitted only if used in context with the storefront and sign design and specifically approved by the Landlord.
- c. Signage shall be placed on Tenant's storefront at a minimum of 9'-0" A.F.F.

- d. Length of signing shall not exceed 60% of storefront width.
- e. All signage must be installed as per code.
- f. Letters shall not exceed 14" in height and 4" in depth, if upper and lower case letters are used, upper case shall not exceed 16" and lower case shall not exceed 12."
- g. No non Store Identification Sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed on any part of or within ten feet (10'0") of any storefront except as specifically approved in writing by the Landlord.
- h. All attachment devices, wiring, clips, transformers, lamps, tubes (except exposed neon) and other mechanisms required for all signs, shall be concealed.
- i. Supplemental light fixtures for signs which are not internally illuminated shall not be located in Landlord's ceiling and must be located within the Lease Line of the Premises.
- j. All electrical penetrations through the storefront fascia for sign installation shall use PK housing.
- k. Provide access to transformer and local disconnect.
- l. The maximum projection of storefront mounted signs shall be four (4") inches.
- m. Interior signs that are visible from outside the Tenant's space must be approved by Landlord; graphics shall not exceed 24" in height.
- n. Tenant shall provide and install identification signs and suite numbers on service door(s).
- o. Repetitive safety logo, circle or dot non-dimensional signs may be used on glass storefronts as required, and these shall be indicated on the storefront elevation drawings for Landlord's review and approval.
- p. Interior exit signs shall be installed as required by code. However, the exit sign announcing egress from the store to the Mall through the primary storefront entrance shall not be visible from the Mall.
- q. The names, stamps or decals of manufacturers, installers or maintainers shall not be visible.
- r. No decals or other signs identifying charge card, credit card or debit card services shall be affixed to any part of the storefront. Such information is appropriate only at the point of purchase, cash-wrap or checkout station.
- s. Lower level tenants' signage must be closed off at top to eliminate viewing interior of sign from above.
- t. **A 7-day, 24-hour time clock shall be provided by the Tenant for control of the illumination of Tenant's sign.**
- u. All illuminated signs must be fabricated and installed according to national and local building and electrical codes and must bear UL label.

- v. Primary sign refers to Tenant's sign on the storefront. Secondary signs refer to signs in the Design Control Zone, signature signs in the entry flooring and other signage visible in the sales area from the mall. Primary signage, which because of its proportions exceeds the height limitation, may be permitted only with specific written approval by Landlord.
- w. When a storefront has two or more elevations (based on location in the Mall) a second primary sign may be permitted with specific Landlord approval.
- x. When Tenant has more than one customer entrance, a secondary sign may be permitted with landlord approval.

1. Non-Illuminated Individual Letter Signs

- a. This type includes non-dimensional letters or graphics painted or otherwise applied directly to glass storefront areas. Techniques include silk-screening, pressure sensitive vinyl letters, metal appliqué (also suitable for Mall-side attachment to the glass) and glass etching. Also included are dimensional wood, metal or acrylic letters or graphics.
- b. Signs shall not be placed on clear glass or Plexiglas if the background surfaces or objects within the store will detract from the legibility of the sign.
- c. Supplemental lighting may be required for signs mounted on opaque surfaces.
- d. Signs painted, etched or gold leafed directly to the inside face of glass storefronts shall not exceed 4" in height and must have matching letters on both sides of the storefront glass to create a finished look when viewed from either side.
- e. A storefront name or logo used as a safety band on glass storefront (2'-6" A.F.F. to the bottom of the band) shall not exceed 2" in height. Silk screening, etching, gold leafing or computer cut vinyl on the inside surface of the glass are the only acceptable methods.
- f. Silk screen signature area may be applied to the interior surface at 3'-0" A.F.F. Verbiage shall be limited to tenant's name or logo with a maximum letter height of 3."
- g. Letters formed from thin metal plate or similar materials shall be pin mounted at least 1" from the signing surface with a maximum of 2" in thickness.

3. Self-Illuminated Individual Letter Signs

- a. Light sources in all sign letters shall be of the same type, color and intensity. All lamps shall be positioned for uniform illumination within the letter.
- b. All transformers must be remotely located and concealed, i.e., not located within letters; and no noise from the transformers shall be audible within the Mall. The transformers and electrical connections must be in accordance with State and local codes.

- c. Internally illuminated channel letters with opaque metal sides and translucent plastic faces may be permitted by the Landlord if incorporated into a mixed media signage design. The metal trim, returns and faces shall be the same color. They shall not exceed 1'-0" in height.

4. **Non-Illuminated Panel Signs**

- a. A hanging shield sign parallel with or perpendicular to the Tenant's storefront and completely within the Premises' Lease Line may be permitted if the sign is in context with the storefront design as determined by the Landlord. Certain areas in the Mall are allowed to hang an oval blade sign visible from both sides. Contact Construction Coordinator for specific requirements.
- b. Supplemental lighting must be provided and approved by Construction Coordinator.
- c. Signs should not be placed on a transparent material if the background surfaces or objects within the Premises detract from the legibility of the sign.

5. **Self-Illuminated Panel Signs**

- a. Signs shall be fully recessed.
- b. Letter and graphics shall be translucent and background sign surfaces shall be opaque.
- c. Painted signs must be silk-screened.
- d. To prevent light leaks, seams shall not be permitted in the illuminated areas of the sign face.

6. **Silhouette (Halo-Type) Illuminated Signs**

- a. The background surface for signs must be opaque and it shall not be a surface that will reflect the image of the lamps contained within letters.
- b. All lamps must be fully concealed within letters so as not to be visible from any location accessible to the public.
- c. The rear face of each letter shall be no more than (2") from the background surface.
- d. Standoff brackets shall be center-mounted so as not to be visible from the Mall.

7. **Neon Illuminated Signs**

- a. Signs shall be installed on Tenant's side of the storefront or must be enclosed within a protective glass or Plexiglas shield if within eight feet (8'-0") of the Mall finished floor. The transformers and electrical connections must be in accordance with State and local codes.

- b. All standoffs, PK-type housings and crossovers must be painted to match the sign background color.
- c. All elements of the sign shall have the same lighting intensity.
- d. A neon type rheostat shall be provided in a concealed location.
- e. PK-type housings must be used when mounted on an opaque surface.
- f. All transformers must be concealed, and no noise from the transformers shall be audible within the Mall.
- g. For suspended signs, exposed conductors to the neon shall be routed through a plastic tube painted to match the general background of the Premises.
- h. All neon signs shall be of the highest quality, having a minimal number of crossovers and having support backgrounds that are carefully designed to integrate with the architecture of the Tenant's store.
- i. Letters or logo may consist of any color except red and are subject to landlord approval.
- j. **All storefront neon signage must have dimmer switch.**

B. Restrictions

- 1. The Landlord must approve all types of exterior signage. The following table of sign types, components and devices includes those NOT PERMITTED in Crabtree Valley Mall.

Acceptable	Unacceptable
Dimensional non-illuminated wood, chrome, brass, ceramic, etched glass	Exposed box or surface mounted cabinet type signage
Three dimensional internally illuminated backlit (halo) letters pin mounted a maximum of 1 ½” from non-reflective backing	Cloth, paper, cardboard, foamier and similar stickers or decals around or on storefront surfaces
Neon (Argon gas only)(for open channel letters only)	Free standing sign elements
Recessed non-illuminated signing cast or carved from storefront material	Moving, rotating, flashing or otherwise animated signs or sign components
Completely recessed illuminated signage with translucent letters and opaque surround	Formed or injection molded plastic sign elements
	Noise or odor producing signs or sign elements
	Individually illuminated channel letters
	Signs painted directly on Tenant’s storefront

SECTION III.

General Lighting Criteria

The intent of these criteria is to provide a basic approach to illumination that will maintain good visual variety and balance. The Criteria shall govern the design and installations of all store lighting by the Tenant that is visible to the public. The following General Lighting Criteria shall apply to all stores except as otherwise indicated in the Specific Area Criteria. Tenant shall consult the Specific Area Criteria applicable to the Premises.

A. General

1. All light fixtures shall be of the glare-free type. Light sources shall not be visible from the Mall.
2. No exposed or colored lamps or bulbs shall be permitted.
3. No High Intensity Discharge (HID) lamps (i.e., mercury vapor, high-pressure sodium or metal halide) shall be used within the Premises.
4. No lighting shall be installed in the Landlord's ceiling for any purpose.
5. Pendant light fixtures, luminous ceilings, chandeliers, wall brackets or glitter strips may be used only if Tenant has established an identity based on this theme or motif, and these must be approved in writing by the Landlord.
6. No strobe, spinner or chase-type lighting shall be used.
7. All lighting shall comply with applicable Codes and Jurisdictions.
8. **On the existing tenant demising piers, the Tenant may, with the Landlord's approval, provide a decorative lighting fixture centered on the demising pier. The vertical mounting height shall match the other fixtures in the mall.**

B. Show Window Display Lighting

1. Show window lighting shall be incandescent.
2. All light sources, i.e., lamps or bulbs for direct (downlights, track lights, soffit lights, etc.) or indirect (cove, sconce, etc.) fixtures, must be shielded from view.
3. All illumination shall be directed away from the Mall to prevent glare into any public areas.
4. All showcase storefront lighting must be incandescent.

C. Interior Lighting

1. All light sources, i.e., lamps or bulbs for direct (downlights, track lights, soffit lights, etc.) or indirect (cove, sconce, etc.) fixtures, must be shielded from view.

2. Fluorescent fixtures shall be 2'-0" x 2'-0" and have parabolic diffusers, either metal paralume-type or acrylic paracube-type. No other lens shall be used except in storage or other areas removed from public view.
3. Incandescent fixtures shall have specular or semi-specular Alzak reflectors, coilex baffles, or other glare-free shielding devices.
4. The use of cool white, daylight or warm white fluorescent lamps shall not be permitted. Deluxe warm white and deluxe cool white fluorescent lamps are recommended.
5. Surface or pendant mounted track and track light fixtures may be used on the Premises side of the storefront but not on the Mall side. The color of the track and track lights shall match the ceiling color.
6. **All internally illuminated show cases and display cases must be adequately illuminated and ventilated.**
7. Interior emergency lighting shall be installed as required by applicable codes.
8. Fluorescent lighting is not permitted within eight feet of the lease line.
9. In order to achieve a high quality visual continuity for the benefit of each tenant, tenant's lighting design shall be subject to Landlord's Construction Coordinator's approval.

SECTION IV.

Specific Area Criteria

A. Non-Pop-out Storefronts

The basic criteria for non-pop-out storefronts exists in all interior expansion areas of Crabtree Valley Mall except the Food Court and lower level South Entrance Mall. Non-pop-out storefronts shall comply with the General Design Criteria and the following specific criteria:

1. The design control line coincides with the lease line.
2. The basic storefront opening height in all instances is 12'-0".
3. Demising pier design and construction vary throughout the center. Tenant should consult the Lease Outline Drawing and the Construction Coordinator for specific information. The Tenant Coordinate will determine which neutral piers are to be finished and or reduced by the Tenant, during the site visit for details.
4. Base building tile is typically 12" x 12" (nominal).
5. Blade signs are allowed in the Entry Malls. See General Signing and Graphics Criteria for specific information.

B. Pop-out Storefronts

Pop-out storefronts occur on the Lower Level (L105-LI09 and L111-LI17). Pop-out storefronts shall comply with the General Design Criteria and the following specific criteria'.

1. Storefronts must project to the storefront lease line as shown 'in the Lease Outline Drawing.
2. The basic storefront opening height in all instances is 12'-0". Maximum height of the projection is also 12'-0".
3. It is required that projections be substantially glass with a visually minimal framing system.
4. Demising pier design and construction vary throughout the center. There are minimum dimensions required between demising piers and any projecting storefront elements. Tenant should consult the Lease Outline Drawing for specific information, as well as the Standard Project Details which are a part of this Criteria package.
5. Base building tile is typically 12" x 12" (nominal).

C. Exterior Storefront at Mall Entrances

Tenant spaces on either side of the upper and lower mall entrances may contain an exterior show window depending on the base building design. If so, these Tenants are required to provide a visually - open, unobstructed merchandise display zone with a view into the Premises or a distinctively dressed show window. In addition, Tenant storefronts in this area shall comply with the following criteria.

1. Modifications to the base building glazing system are not allowed.
2. All Tenant work shall be done on the inside of the exterior storefront glazing.
3. Tenants are encouraged to be creative in the development of show window display area. Racks of clothing, table displays or typical stocking shelves will not be allowed.
4. Tenants shall refer to the General Storefront Criteria for approved finish materials (and prohibited materials) for show window display areas.
5. Tenant Signage:
 - a. Interior - refer to the General Signing and Graphics Criteria.
 - b. Exterior - will be reviewed on an individual basis by the Landlord. Contact the Construction Coordinator to initiate the sign discussion/review process.

**Architectural Design Criteria
Appendix A**

Storefront and Design Control Zone Materials

Acceptable Materials	Unacceptable Materials
Glass	Glass
Clear tempered with polished and beveled edges	Plexiglass
Laminated safety glass	Smoked glass
Glass block	Translucent fiberglass sheeting
Sandblasted, etched or stained glass	Mirror
Laminates (max. 20% of elevation)	Laminates
Corian or equal	Simulated materials; brick stone wood, etc.
Vitracore or equal	Wood veneer laminates
	Wallpaper or wall covering
	Thin metal laminates
	Textured or colored acrylics (i.e. simulated stained glass)
	All plastic laminates
Metals	Metals
Brass	Antique
Bronze	Unfinished
Copper	Anodized aluminum
Chrome	Mirrored finishes
Electrostatic colors	Mill finished aluminum
Stainless steel	
Polished, brushed or textured	
Tile	Tile
Ceramic mosaic tile	Clay shingles
Glass fiber reinforced gypsum	Certain simulated masonry and stone
Polished or honed cut stone (i.e. marble, granite, terracotta etc.	Vinyl tile, sheet vinyl
Terrazzo	
Wood	Wood
Finish grade hardwoods (such as oak, maple, walnut, mahogany) factory painted or stained unless otherwise approved. All hardwoods must be kiln dried smooth surfaced with a factory natural or clear stained finish or quality painted finish.	Distressed wood Field finished wood
	Masonite
	Plywood paneling
	Unfinished rough cut wood
	Painted gypsum board
	Rough stucco
	Wood siding
	Miscellaneous
	Cork
	Carpet or fabric
	Pegboard walls or fixtures

CRABTREE VALLEY

FOOD COURT
ARCHITECTURAL DESIGN CRITERIA

Crabtree Valley
Food Court
Architectural Design Criteria

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INTRODUCTION

Food Court Architectural Design Criteria

The Food Court at Crabtree Valley Mall mixes the cheerful spirit of specialty retail shops with the dining opportunities provided by a variety of food and beverage establishments. Within this environment, the dominant visual elements will be the high quality storefronts, store identification signs and high quality graphics in each Tenant space which create an overall image and identify the store and its products.

The Landlord acknowledges and understands the needs of tenants to maintain consistency of store design within the framework of their franchiser, corporate or typical criteria. At the same time Tenants are encouraged to develop a unique and innovative design and not a traditional franchise look. The Landlord has created an environment for both the stores and the seating area. Tenant's design should utilize materials, finishes and colors that reinforce the character of the Food Court established by the Mall as well as take into account the adjacent tenant spaces. To that end, particular attention shall be given to the visual organization of the serving area. Equipment layout, graphics, materials and menu boards shall be submitted to the Landlord for approval. The Tenant should also give attention to the design of temporary signage, displays, uniforms, etc. All areas exposed to public view are subject to Landlord approval.

Diversity of design expression is essential to the realization of a successful retail environment. For that reason, these Criteria have been developed to govern the design and installation of all work to be installed by the Tenant in conjunction with the Tenant's Lease with the Landlord. The criteria are intended for use by all Food Court Tenants, including those who have a nationally- or regionally recognizable storefront/interior image. The Landlord also reserves the right to revise or otherwise modify the Criteria from time to time without incurring obligation.

Note: All Food Court tenants must comply with all health regulations and applicable ordinances of local governing authorities.

SECTION I.

Food Court Architectural Design Criteria

The following architectural design criteria must apply to all Tenants in the Food Court.

A. The Design Control Zone

An imaginative storefront enhances both the retail environment and the success of the Tenant's operation. A unique Design Control Zone within which Tenants are encouraged to compose an attractive, high quality visual image characterizes the Food Court at Crabtree Valley Mall. Roughly defined by the Lease Line, the demising piers/walls, and the menu board/serving area back wall, the Design Control Zone includes the stepped demising walls, the counter and countertop, and a bulkhead that form the framework for Tenant signage and service area/counter lighting.

All aspects of all Food Court tenants' store/serving areas exposed to public view are required to meet a minimum set of standards for design, quality and maintainability, to be reviewed by the Landlord for approval. This includes materials, finishes, colors, lighting and display fixtures, exposed cooking areas/surfaces and Tenant-related graphics.

B. Storefront Design

1. Each food court tenant should have a unique product and personality. This personality should also be reflected in the design and layout of the storefront/service counter. Tenant must utilize materials that are upscale in quality resist wear and dirt accumulation and be easily maintained.
2. The Design Control Line coincides with the menu board/serving area back wall that is behind the Lease Line.
3. Tenant is required to provide a counter-type operation unless the Landlord makes an exception for specific locations. No part of the counter/storefront shall extend beyond the Lease Line of the Premises.
4. The entire width of the storefront must be visually open.
5. Tenant must furnish and install Mall floor tile in storefront recesses to maintain the Mall's established Food Court appearance. The Tenant must purchase specific infill material from the Landlord's approved supplier.
6. Tenant's storefront shall have a continuous six (6") inch high, recessed base.
7. Landlord shall provide neutral piers, columns and bases adjacent to either side of Tenant's storefront.
8. Tenant shall furnish and install adequate lighting above the service counter in the form of downlights or suitable hanging fixtures approved by the Landlord. Refer to the Food Court Lighting Criteria for allowable specific manufacturers and fixtures.

9. Tenant is required to install a gypsum board ceiling, menu board wall fascia and soffit between the sign bulkhead and the Design Control Line.
10. All storefront finishes and materials shall have a minimum Class II flame spread rating or have a fire-retardant treatment.

C. Serving Area Interior Design

1. The Serving Area is dedicated to food presentation and display and will be carefully monitored. The interior of the serving area shall be visually open; any clutter, unsightly equipment such as open storage packaging, paper goods and supplies will not be permitted. The underside of the front counter or the kitchen areas should be utilized for storage and equipment fully screened from public view. The Tenant and Tenant's Architect must plan the Serving Area to present a clean uncluttered appearance.
2. Particular attention shall be given by the Tenant to the visual organization of the rear and side walls of the serving area. Equipment, casework and fixturing layout shall be submitted to the Landlord for approval. Where equipment or casework is installed along the stepped demising wall, no such equipment or casework shall extend higher than the lowest step of the wall.
3. Public view into the back room areas from the Food Court dining areas shall be eliminated through the use of screenwalls or interior partitions.
4. Counters: the following minimum standards shall apply:
 - a. The outside face of the counter shall coincide exactly with the Lease Line.
 - b. Counters shall be thirty-four (34") inches high, thirty-four (34") inches deep (minimum), with an six (6") inch high, three (3") inch deep recessed toe space and an eight (8") inches high, three (3") inches deep fascia.
 - c. Permanently installed equipment on the serving counter shall be located a minimum of eight (8") inches behind the face of the counter, at least thirty-six (36") inches from the nearest demising wall, and no more than twelve (12") inches above the top surface of the counter. Beverage machines and all other miscellaneous equipment on the front counter are subject to design review by Landlord and Landlord's Architect.
 - d. Countertops and counter fronts shall be surfaced with one of the following:
 - ColorCore (through-color surfacing material)
 - Corian, Nuvel or other solid surfacing material
 - Marble, granite or marble tile with a 1/16" (max.) epoxy joint
 - Ceramic tile

- e. Creative illumination of the counter front is encouraged, using such elements as recessed neon, slimline fluorescent tubes, edge-lit graphics, illuminated glass block or Tivoli lights.
- f. Sneeze guards shall be architecturally compatible with counter design and in accordance with local health code.
- g. Featuring food preparation in the Serving Area is encouraged. Any food preparation that can be done in a clean, attractive or theatrical fashion may be done within the Design Control Zone. Such food operations as pizza preparation, oriental wok cooking, glass oven baking, cake decorating, grilling, ice cream sundae preparation and aromatic baking (e.g. cinnamon rolls) would work well. However, exhaust hoods in the Design Zone are subject to strict review by the Landlord.

D. Store Interior

Floors:

1. All floors within the demised premises shall be tile. Landlord must approve tile color. All floors shall be set on a waterproof membrane and the walls waterproofed to six (6") inches A.F.F.
2. All floors within the demised premises shall comply with all Health Department regulations.
3. The use of tile and mastic products containing asbestos is explicitly forbidden throughout the Premises.
4. All food court tenant floors and all tenant restroom floors must be properly waterproofed to also ensure water tightness between the floors. All floor penetrations must be sleeved through the floor and properly waterproofed to also ensure water tightness between floors. All bathrooms must have waterproofing 6" off of the finished floor in addition to covering the entire floor. All tenants must ensure the water tightness of the entire floor system using the appropriate waterproof membrane. **Each membrane must extend no less than 6" vertically on all walls for food court tenants.**
5. **Food court tenant's floors shall be ceramic tile for the entire floor area with epoxy grout.**

Walls:

1. All interior partitions within the Premises shall be metal stud construction and shall have one (1) layer of 5/8" gypsum board finish on both sides with taped and sanded joints. Metal studs shall extend up to the deck above, but gypsum board must not extend more than three (3") inches above the finished ceiling line except as otherwise required by Codes.

2. Partitions dividing the Premises from adjacent Tenants' spaces (demising partitions) must have metal studs installed by the Landlord, and shall receive one (1) layer of 5/8" Type X gypsum board with taped and sanded joints on the Premises' side extending from the floor to the underside of the deck above (a one-(1) hour rated partition).
3. Walls dividing the Premises from exit corridors must have metal studs installed by the Landlord and must be covered by the Tenant on the Premises' side with one (1) layer of 5/8" Type X gypsum board with taped and sanded joints. Gypsum board for such walls must extend from the floor to the underside of the deck above (one (1) hour rated partition).
4. All tenants' serving food to the public must have all walls and surfaces, glazed ceramic tile or an easily washable and maintainable surface.
5. Tenant must provide a food preparation screen wall with service door separating the service and food preparation areas located approximately ten (10'-0") feet from Tenant's lease line.
6. All shelf standards within twenty (20') feet of a storefront must be fully recessed, flush with the partition finish material, and must not compromise the fire rating of the wall.
7. Mirrored walls are not acceptable within Design Control Zone area.
8. Tenant must provide fire dampers and fire stops as required by Codes.
9. Where the Premises are adjacent to and serviced from an interior corridor, Tenant must install, at Tenant's expense, one (1) hinged 3'-0' x 7'-0' x 1-3/4" prime-coated hollow metal service door and frame, including commercial grade hardware consisting of a surface-mounted door closer, four and one-half (4 -1/2") inch butt hinges and one (1) lockset at the required service door alcoves to the Premises. **Alcove and service doors are to be painted by Tenant to match building standards.** Any door for the Premises which is a Code required exit and which swings outward must not be permitted to swing beyond the Premises' Lease Line at the storefront or block the required clear exit width in service and exit corridors. Recessed service door alcoves at service corridors must be in accordance with all applicable codes.
10. Penetration of exterior walls by Tenant shall not be permitted except as approved in writing by the Landlord prior to the commencement of such work.
11. All demised partitions separating Food Court Tenants must be insulated by Tenant with a minimum of R- 11 soundproofing insulation within integral vapor barrier from the floor to the underside of the deck.

Ceilings:

1. Ceiling work must include all work related to ceiling treatments including light coves, suspended ceilings, acoustical treatment, ornamental specialties and other related items.

2. Tenant shall provide a nonporous washable ceiling (drywall in storefront/serving area).
3. All ceilings, bulkhead fascias and soffits within the Design Zone must be painted drywall.
4. All ceiling systems must be of the accessible type or access panels must be provided by Tenant as required by the Landlord to gain access to Landlord's and Tenant's Pull boxes, dampers, valves, etc. All furring, framing and blocking above the ceiling must be of non-combustible material that meets the requirements of the Landlord's insurance underwriter and applicable Codes. **No wood or other combustible material shall be used above any ceiling.**
5. Tenant must comply with code requirements regarding ceilings in storage areas and plenum air requirements.
6. Ceiling/Roof assembly must be I hour rated UL assembly by Tenant.
7. All lights must be tented to maintain fire rating.

E. Materials and Finishes

1. Only new, first-class materials, equipment, fixtures (including trade fixtures) and furnishings shall be used in the Premises.
2. All wood, if permitted by Code, must be kiln-dried, fire-retardant-treated, mill quality finish hardwood.
3. All interior wall and ceiling finishes must have a minimum flame spread rating as required by Code.

F. Other Requirements

1. Any alterations, additions, reinforcements, or modifications to Landlord's structure, piping, conduit or ductwork to accommodate Tenant's work must not be performed without, in each instance, Tenant obtaining Landlord's prior written approval. Tenant must leave Landlord's structure as strong as or stronger than the original design and with finishes unimpaired. Landlord may require that approved structural or mechanical/electrical modifications be performed by Landlord's contractor under contract to Tenant at Tenant's expense. Landlord may further require that Tenant's proposed structural alterations be subject to engineering analysis, review or design by Landlord's engineer at Tenant's expense.
2. Tenant must provide handicapped-accessible facilities within the Premises as may be required by governmental or quasi-governmental authority having jurisdiction over the Premises.
3. Tenant must provide such rest room facilities, fixtures, partitions and accessories as may be required for the Premises by Landlord or by any governmental or quasi-governmental authority having jurisdiction over the Premises.

4. Roof penetrations for installations required by Tenant and approved in writing by the Landlord (cutting of roof deck material and repair of same) must be performed, repaired and maintained by the Landlord's Roofing Contractor under contract to the Tenant at Tenant's expense. Tenant must not make any installation whatsoever, other than that specifically permitted on approved Tenant's Working Drawings, on the roof above the Premises, or on any other portion of the roof on the building in which the Premises are located. Structural supports, curbing and flashing required for such openings must be installed by Landlord's Roofing Contractor under contract to the Tenant at Tenant's expense.
5. Tenants are required to provide tie into the dedicated grease line where applicable. If the dedicated grease line is not available, individual grease interceptors, adequately sized, must be installed and maintained on all sinks, pre-wash sinks, dishwashers, and any other kitchen equipment. All grease interceptors must be the type that will plug solid if not maintained properly.
6. **As-built plumbing drawings must be provided to the landlord by the tenant of tenant's final plumbing system.**
7. **All Food Court Tenants must install individual trash compactors.**
Tenants are to compact all trash into sealed leak-proof containers prior to disposing trash in the mall designated compactor.
8. Storage prohibited in exit corridors including boxes, stock, building materials, etc. Violations will result in a \$100.00 fine per incident.
9. Tenants are required to comply with the requirements of Type IV Construction, one (1) hour protected.
10. Food Court Tenants' employees must be uniformed. The colors, style and any graphics used on the uniforms should be consistent with the image or theme of the shop, the colors of the finished Design Control Area and with the graphics, signage, paper goods and packaging. The color scheme and uniform design are subject to Landlord's approval.

SECTION II.

Food Court Tenant Sign Criteria

Signage is a major visual element to be designed and provided by the tenant. Particular attention should be given to signage and graphics as they are an important part of the overall design theme. A creative store sign can be effective in providing identification, in establishing or reinforcing an overall image, and in separating one storefront design from all others in the area. At Crabtree Valley Mall Food Court, Tenant signage occurs within the Design Zone that specifically locates the sign on a bulkhead common to all Tenants. However, the Tenant retains the option of selecting the size, proportion, color, type face and method of the individual letter construction provided Tenant adheres to the guidelines set forth in these Criteria and obtains Landlord's approval.

All signs must be presented to the Landlord for approval. It is expected that sign drawings will be of a professional quality and that they will show fabrication details as well as dimensions and sign placement. Menu boards and secondary promotional merchandising signs require the submission details including colors and materials for approval. No sign fabrication may proceed without the Landlord's approval. Landlord reserves the right to disapprove any signage that does not comply with Landlord's criteria.

A. Signage Requirements - General

1. Store Identification Sign

Tenant must identify the Premises by installing one (1) sign (Store Identification Sign) facing the Common Area. Sign must be centered within the Tenant's storefront width as defined by the demising walls.

Store Identification Signs must be limited to the store name. Wording of signs must not include the product sold except as part of the Tenant's trade name. The use of a crest, shield, logo or other established corporate insignia, which has been customarily displayed or associated with the store name, shall be permitted.

2. Secondary Signs

All secondary graphics must compliment the overall theme of the Food Court Tenant. Extraneous displays signs or advertisements (from food or beverage companies) will not be permitted.

3. Menu Boards

- a. Menu boards shall be neatly arranged and professionally designed by a sign manufacturer.
- b. Tenant shall submit menu board cut sheets or drawings for Landlord approval.
- c. Menu board must be thirty-six (36") inches in height; width as required.

- d. Menu board may be internally or externally illuminated.
- e. Menu board must be mounted at the rear of the Design Zone on the serving area back wall. Bottom of menu board to be five (5') feet above the floor.

4. **Service Doors**

At service doors the Landlord has planned a uniform signage system for store identification and will provide such signage to Tenant at Tenant's expense. Tenant must not post additional signs in service areas.

5. **Exterior Signage**

Landlord must approve all exterior signage.

6. **Prohibited Signage**

- a. No sign shall be permitted in any portion of the Common Area or in any place not specifically permitted by these Criteria.
- b. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed on any part of the storefront(s) except store identification sign.
- c. The Landlord must approve all signs located in the interior of the Premises in writing.
- d. The following types of signs and sign components are NOT PERMITTED:
 - Cloth, paper, cardboard and similar stickers, or decals around or on surfaces exterior to the Premises.
 - Freestanding
 - Moving or flashing.
 - Noise- or odor-producing
 - Signs with any exposed fastenings or manufacturer's/underwriters labels visible
 - Exposed lamps, **including decorative neon.**

7. **Time Clock**

Tenant must provide a 7-day, 24-hour calendar-type time clock for illumination of Tenant's storefront area, counter and sign during both designated open hours of the center and, from time to time, additional required hours as designated by the Landlord.

8. **Exit Signs**

Interior Exit Signs must be installed as required by Code. Back of exit signs must not be visible from the Food Court Common Area.

B. Store Identification Sign Requirements

All Tenant Store Identification Signs within the Food Court must be composed of individual letters either externally or internally illuminated. The letters must be mounted to the sign bulkhead above Tenant serving areas.

In general, individual letters should be six (6") inches (min.) to eighteen (18") inches (max.) in height. However, the overall design and proportion of the sign will be carefully reviewed.

1. Self-Illuminated Individual Letter Signs

- a. Light sources in all sign letters must be of the same type, color and intensity. All lamps must be positioned for uniform illumination within the letter.
- b. Wiring to and between individual letters must be concealed, limited in length and, when routing/mounting on the backside of the beam web (tenant side) painted to match the color of the beam/truss.
- c. All transformers must be remotely located and concealed, i.e., not located within letters-, and no noise from the transformers shall be audible within the Mall.
- d. The backsides of the letters must be closed and finished to match the sides.
- e. Individual letters must be fabricated from durable materials such as metal or wood and be finished on all surfaces (including the side facing the store). Injection molded plastic letters are not permitted.

SECTION III.

Food Court Tenant Lighting Criteria

- A. Light sources must be shielded and not visible from the Common Area.
- B. The use of cool white, daylight or warm white fluorescent lamps shall not be permitted. Deluxe warm white and deluxe cool white fluorescent lamps or tri-phosphor lamps shall be permitted.
- C. Incandescent reflector fixtures must have specular or semi-specular Alzak reflectors, coilex baffles, or other glare-free shielding devices.
- D. Surface or pendant-mounted track and track light fixtures may be used on the Premises side of the storefront only.
- E. **All internally illuminated showcases and display cases must be adequately illuminated and ventilated.**
- F. All showcase storefront lighting must be incandescent.
- G. Interior emergency lighting must be installed as required by applicable Codes.
- H. All storefront lighting must be mounted to and fully supported from Tenant's storefront construction only.
- I. In order to achieve a high quality visual continuity for the benefit of each Tenant, Tenant's lighting design must be subject to landlord's Construction Coordinator's approval.

CRABTREE VALLEY

***MECHANICAL, ELECTRICAL PLUMBING
AND FIRE PROTECTION DESIGN CRITERIA***

Crabtree Valley

Mechanical/Electrical/Plumbing and Fire Protection Design Criteria

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INTRODUCTION

Tenant Mechanical (HVAQ System Criteria)

The intent of these criteria is to provide a basic outline of the Mechanical (HVAC) systems for a typical Tenant store to be provided and installed by the Tenant within the demised premises at the Tenant's expense. The Landlord will provide a central cooling system and will install a chilled water supply and return line to the Tenant store, for connection to the Tenant's air handling unit by the Tenant, and stub same into the rear 1/3 of the demised space. Tenant will be required to install a fan-coil unit up to 1000 cfm or an approved air handling unit above 1000 cfm sufficient to heat and cool the Tenant's leased premises.

Mechanical Design Criteria

Tenant Responsibilities
All restaurant and food service tenants MUST have their Landlord approved grease containment system in place and functional PRIOR to operating
Additional structural framing required as a result of roof penetrations or placement of any roof mounted equipment shall be at tenant's expense
Structural plans and calculations must be reviewed and approved by Landlord's engineer at tenant's expense
Blocking and fastening to roof shall be by tenant with approval by Landlord's roofer at tenant's expense
Installation and distribution of controls, duct system, electrical wiring and temperature controls
Provide duct smoke detectors as required by code and local authorities. Locate inside return (and supply if applicable) ducts downstream of the filters and ahead of any branch connections on all systems
Duct routing may require a rated shaft enclosure per code (coordinate routing with Landlord)
Flex duct must not exceed 5'-0"
Odors must be exhausted to the atmosphere through a Tenant furnished and Tenant installed up blast exhaust fan in accordance with applicable code
Kitchen exhaust fan shall be capable of maintaining a minimum discharge velocity of 2000 FPM
Distance of each exhaust fan from any RTU air intake shall be that which is required by code
Kitchen exhaust fan to be equipped with a residue trough to be maintained by tenant
Toilet exhaust fans to be 2 CFM per sq. ft. or 50 CFM minimum
Electrical interlock required for toilet/kitchen exhaust fans to run simultaneously with tenant lighting
Automatic extinguishing equipment installed in accordance with applicable code
Automatic change over thermostats must be used
No heat pumps or evaporative coolers are permitted
Weatherproof GFCI to be located on RTU
No direct fired make up air units
No economizer allowed with food court tenant RTU
Gas service is available to Food Court tenants only from existing meter banks

SECTION I.

Tenant Mechanical (HVAC System Criteria

A. **General**

The general arrangement of the Tenant HVAC systems shall be comprised of a fan-forced, ducted heating and cooling system using chilled water as the cooling source and electricity as the heating source. Toilets shall be exhausted using mechanical ventilation. Controls shall include basic environmental temperature controls as well as automatic smoke evacuation controls that shall be connected to the Landlord's central smoke control/fire alarm system. Controls shall be electric/electronic. The Architectural drawings must include the details of the smoke evacuation system. Units should be designed to use standard items for stock or quick-ship options.

The Tenant is required to provide the Landlord with as-built drawings of HVAC system, providing chilled water piping diagram showing valves, thermometers, pressure gauges, etc. Chilled water piping is to be insulated with cellular glass insulation (**fiberglass is not acceptable.**)

The Tenant is **REQUIRED** to provide a **service platform with a light and an outlet for the serving of the HVAC unit.**

B. **Air Handling Units**

1. Air handling units shall be central station type per AHJ standards, typically horizontal draw-through arrangement, suspended above dropped ceilings. Air handling units shall be complete with a return/outdoor air mixing box, an angle filter section, and a chilled water cooling section, a fan section and an electric heating section. Electric heaters shall be installed in the reheat position. Landlord approved units are the following: Carrier 39L ir 39M, McQuay Vision, and Trane Performance Climate Changer (PCC).
2. Chilled water coils shall be fin and tube construction using aluminum plate fins mechanically bonded to copper tubes. An insulated stainless steel drain pan shall extend under the coil section as well as the fan section. Chilled water coils shall be sized for no more than 500 feet per minute face velocity and are to be ARI 410 certified. Coils must have manual air vents.
3. Electric heating elements shall be the sheathed element type designed for zero clearance to combustible materials. Heaters shall include fan interlock, over-temperature protection, and magnetic control contactors, grounding lugs and disconnect switch. Open coil type heaters are not allowed.
4. Air handling unit casings shall be double wall minimum 16 gauge hot-dip galvanized steel with structural steel frame, gaskets between sections and hinged, locking access doors to all internal components. The air-handling unit shall rest on spring isolators or the fan and motor assembly may be internally isolated. Access door shall be on both sides of the fan and filter sections. **Access doors shall not require the removal of screws to open.**

5. Filters shall be the replaceable, 2-inch thick, extended surface type similar to the Newport Nu-Pleat Model 40 produced by Newport Manufacturing Corporation. Filters shall be sized for no more than 300 feet per minute face velocity. Filter section must have latched type door with ample clearance for access.

C. Chilled Water Piping

1. The Landlord at the boundary of the Tenant demised premises will supply chilled water supply and return piping. The Tenant shall connect water piping from the Landlord's piping branches to the air handling unit chilled water coil.
2. Chilled water piping shall be Schedule 40 black steel using malleable iron threaded fittings for pipe sizes two and one half (2-1/2") inches and less, and forged steel welded fittings for pipe sizes 3" and larger.
3. Chilled water piping shall be insulated using one and one half (1-1/2") inches thick pre-molded cellular glass pipe insulation with vapor barrier jacket.
4. At the connection to the cooling coil shall be provided a modulating two-way control valve with electronic actuator, isolating valves on both the supply and return piping, balancing valves on the return piping, gauge cocks and thermometer wells all in accordance with the chilled water coil piping diagram. System must include a strainer to catch sediment.

D. Condensate Drain Piping

1. A condensate drain shall be run from the air handling unit drain pan to the nearest trapped plumbing drain. The condensate drain line shall incorporate a trap, sized 2 inch deeper than maximum fan static pressure, in inches water column.
2. Condensate drain piping shall be galvanized, minimum one inch in size, and with threaded fittings. Condensate drain piping shall be insulated using 1/2 inch thick closed cell flexible rubber pipe insulation.

E. Ductwork

1. Supply, return and exhaust ductwork shall be fabricated from galvanized steel sheets in accordance with the latest issue of the SMACNA HVAC Duct Construction Standards, Metal and Flexible. Elbows shall be radius type, or may be square type if double thickness turning vanes are installed. All branch connections to air distribution devices shall contain a balancing damper at the branch take-off.
2. At the connection to all air handling units, exhaust fans and other rotating equipment a minimum 4-inch wide flexible connection shall be installed.

3. All supply ductwork shall be insulated on the exterior using 1-1/2 inch thick fiberglass blanket insulation with foil-faced vapor barrier jacket, secured to the duct-using adhesive. All joints and seams shall be vapor sealed. Any return ductwork not installed in the conditioned space or within a return air plenum shall be insulated on the exterior same as for supply ductwork.
4. All Tenants in the following use groups shall install a complete return air ductwork system:
 - a. Food Establishments
 - b. Pet Stores
 - c. Hair Salons
 - d. Any other use deemed appropriate by the Landlord.Tenants in other use groups may use the space above suspended ceilings as the return air plenum.
5. Tenant shall provide fire dampers and fire stops as required by Code.
6. The Landlord will provide a system of toilet exhaust ductwork and stub it into the rear 1/3 of the demised space. Tenant will be required to install an exhaust duct from the Tenant's toilet rooms and from other equipment requiring venting and make connection to the Landlord's ductwork system.
7. Food Court Tenants will be required to provide a separate source of tempered make-up air to replenish exhaust air lost through range exhaust hoods and other specialized exhaust systems.

F. Temperature Controls

1. Automatic temperature controls shall be provided to automatically control heating and cooling in sequence.
2. Space thermostats shall be automatic changeover type with a sub-base containing "System-On-Off" and "Fan-On-Auto" switches.
3. Deleted
4. Chilled water control valves shall be two-position normally open spring return type. Electric heating coils shall be staged (two stages minimum). A freezestat shall be provided at this inlet to all air handling units set at 35 degrees Fahrenheit wired to shut down the respective fan and open the two way chilled water valve to prevent coil freezing.
5. Valve actuators, thermostats and other devices shall be electric/electronic.

G. Exhaust Systems

All odor and moisture producing areas, including pet shops, hair salons, etc. and high heat producing equipment and appliances must be exhausted by special mechanical exhaust systems to the atmosphere. Special exhaust systems shall be designed to prevent odors, heat and/or moisture from entering the mall and the Landlord's air conditioning system. Exhaust air quantities shall be in adequate amounts and shall be no less than required by code. Exhaust to exceed outside air intake by a minimum of 10%, more if required to control odors. Makeup air for exhaust systems from kitchen, food preparation area, dining area and cafeteria area must be accomplished by tenant furnished and installed make up air systems.

G. Smoke Evacuation Controls

1. Smoke evacuation controls shall be installed which shall include a direct ducted outdoor air connection to the air handling unit, motorized control dampers and connection to the Landlord's fire alarm system.
2. An outdoor air duct shall be connected directly to the air-handling unit mixing box, sized to handle 100% of the air handling unit air quantity in CFM. The outdoor air duct shall be routed to an exterior wall louver for Tenants on the lower level and to a roof-mounted hood for Tenants on the upper level. This should be verified at the site survey.
3. Motorized dampers shall be installed both in the outdoor air duct connection to the air handling unit mixing box and in the return air duct connection to the air handling unit. The outdoor air damper shall be normally closed and the return air damper shall be normally open. Dampers shall comply with UL 555S.
4. Should smoke or fire be detected within the Tenant demised premises the following sequence shall occur:
 - a. The outside air damper shall go full open and the return air damper shall go full closed.
 - b. The supply fan in the air-handling unit shall run to flush the products of combustion into the common mall area where it will be exhausted to the outdoors. Any duct smoke detector, freezestat or other safety device in the air stream shall be bypassed or de-activated to prevent automatic fan shutdown during smoke evacuation.
 - c. The chilled water two-way control valve shall open fully to the coil to provide water flow in the coil and prevent freezing.
 - d. The Landlord's addressable fire alarm system shall be activated through a connection with the Tenant smoke evacuation control system.

Tenant's design professional shall be responsible for verifying chilled water system design conditions, contact the Mall's consulting engineers, Crenshaw Consulting Engineers 919-871-1070 www.crenshawconsulting.com.

SECTION II.

Tenant Electrical Systems Design Criteria

A. General

1. Tenant's entire electrical system shall conform to the following:
 - a. The requirements of all authorities having jurisdiction over the work, Raleigh, North Carolina Electrical Code, the National Electrical Code, Landlord's insurance carrier, and Title III of the Americans with Disabilities Act (ADA).
 - b. The requirements for all roof and wall openings described herein.
 - c. **No appurtenances (including light fixtures, antennas, signs, etc.) shall be affixed to the exterior walls or roof of Landlord's building without Landlord's prior written approval.**
 - d. All electrical equipment shall be UL listed.

B. Power Criteria

1. Tenant shall furnish and install all electrical facilities for the premises including, but not limited to, the following
 - a. Conduit from the Landlord electric trough to Tenant power distribution equipment. Wiring from the Landlord meter base to the premises. If service required by Tenant's particular use or design exceeds conduit size or Progress Energy meter size, additional service will be provided by Landlord at Tenant's expense.
 - b. Tenant main service disconnect.
 - c. Distribution and/or branch circuit panels.
 - d. **Transformers to step down voltage from 480 to 120, 208 or 240 volts.**
 - e. All feeder and branch circuit wiring and conduit.
 - f. Tenants requiring supplemental heating shall furnish and install power wiring to the electric heating unit supplied by Tenant. Power wiring shall extend from Tenant's power distribution equipment to the heater.
 - g. Tenant must use Landlord's required Electrical Contractor
2. All Tenants wiring shall utilize copper conductors with 600-volt insulation.
3. All Tenants wiring shall be installed in EMT conduit.

C. Lighting Criteria

The intent of these criteria is to provide a basic approach to illumination that will maintain good visual variety and balance. The criteria shall govern the design and installation of all store lighting by the Tenant that is visible to the public. The following general lighting criteria shall apply to all stores except as otherwise indicated in the specific area criteria. Tenant shall consult the specific area criteria applicable to the premises.

1. General

- a. All light fixtures shall be of the glare-free type. Light sources shall not be visible from the mall.
- b. No exposed or colored lamps or bulbs shall be permitted.
- c. No high intensity discharge lamps (i.e. mercury vapor, high pressure sodium or metal halide) shall be used within the premises.
- d. No lighting shall be installed in the Landlord's ceiling for any purpose.
- e. Pendant light fixtures, luminous ceilings, chandeliers, wall brackets or glitter strips may be used only if Tenant has established an identity based on this theme or motif, and these must be approved in writing by the Landlord.
- f. No strobe, spinner or chase-type lighting shall be used.
- g. All lighting shall comply with applicable codes and jurisdictions.
- h. All storefront neon signage must have dimmer switch control.
- i. Landlord must approve all exterior signage.
- j. All fluorescent lighting shall utilize electronic ballasts.
- k. Tenant's light fixture installation shall conform to the requirements of the one- (1) hour rated ceiling.
- l. All sign, logo and storefront illumination shall be controlled by a time clock furnished by Tenant. Landlord's General Manager shall establish time settings.

2. Tenant Design Responsibilities

Tenant shall field verify existing electrical service and provide a complete electrical system from Landlord's distribution point, including but not limited to, all necessary labor, branch and main circuit breakers, disconnects, panels, transformers, conduit, wire, etc. necessary for the satisfactory operation of an electrical system.

Tenant Design Responsibilities

Transformers shall be installed below finished ceiling and may not be anchored to or suspended from the existing mall structure, exterior or demising walls. Transformers are to be floor, platform or non demising wall mounted.
Electrical equipment and materials shall be new in accordance with the national electrical code standards and local codes and shall bear the Underwriters Laboratories label.
Time clock to control storefront signage and show window lighting.
Electrical panel shall be provided with bolt on breakers and copper bus bars. Load centers are not acceptable.
Panel loads to be balanced to within 10% of each phase.
Lighting circuit breakers shall be rated for switching duty.
Additional capacity may be available; upgrades to service size shall be at tenant's expense upon Landlord's approval.
All wire must be copper

2. Show Window Display Lighting

- a. Show window lighting shall be incandescent or LED.
- b. All light sources, i.e. lamps or bulbs for direct (downlights, track lights, soffit lights, etc.) or indirect (cove, sconce, etc.) fixtures must be shielded from view.
- c. All illumination shall be directed away from the mall to prevent glare into any public areas.
- d. All showcase storefront lighting must be incandescent.

3. Interior Lighting

- a. All light sources, i.e. lamps or bulbs for direct (downlights, track lights, soffit lights, etc.) or indirect (cove, sconce, etc.) fixtures must be shielded from view.
- b. Fluorescent fixtures shall have parabolic diffusers, either metal paralume-type or acrylic paracube-type. No other lens shall be used except in storage or other areas removed from public view.
- c. Incandescent fixtures shall have specular or semi-specular Alzak reflectors, coilex baffles, or other glare-free shielding devices.
- d. The use of cool white, daylight or warm white fluorescent lamps shall not be permitted. Deluxe warm white, deluxe cool white fluorescent or tri-phosphor lamps are recommended.
- e. Surface or pendant mounted track and track light fixtures may be used on the premises side of the storefront, but not on the mall side. The color of the track and track lights shall match the ceiling color.

- f. All internally illuminated show cases and display cases must be adequately illuminated and ventilated.
- g. Interior emergency lighting and exit lights shall be installed as required by applicable codes. All emergency and exit lighting shall have individual auxiliary battery power.
- h. Fluorescent lighting is not permitted within eight feet of the lease line.
- i. All storefront lighting shall be mounted to and fully supported from Tenant storefront construction only.

D. Telephone Criteria

- 1. Unless already existing, the Tenant's Electrician shall install telephone conduit to service the premises into the back 1/3 of the demised space. Tenant shall make the arrangements for all telephone service for the premises as well as the installation of wiring and equipment from Landlord's equipment location to and within the premises as may be required to accommodate Tenant's use thereof.

E. Fire Alarm Criteria

- 1. The Landlord's fire alarm system includes provisions for connecting the Tenant's fire alarm system into the Landlord's system. The Tenant is required to use the Landlord's Fire Alarm contractor for the purchase and installation of the system. A junction box is provided for this Tenant system interconnection adjacent to the storefront. Tenant shall provide fire alarm system as required to comply with applicable codes and Tenant's needs and shall connect system to Landlord system junction box described above. Tenant fire alarm system shall include, but not limited to the following:
 - a. Visual alarm(s) in store bathroom(s)
 - b. Audio visual alarm(s) in stockroom(s)
 - c. Audio visual alarm(s) on sales floor
 - d. Firestat connection(s) see Mechanical.
- 2. Fire alarm/life safety equipment **will** be purchased and installed by the Landlord Contractor at Tenant's expense. Tenant to provide all conduits and pull wires to junction box location in Tenant's storefront. The coordination of locations of such conduits shall be coordinated with the Landlord's Construction Coordinator.

Fire Alarm Contractor: Gleeco Controls, (919) 598-1905, Greg Ferrell.

F. Tenant Drawings

1. Tenant's electrical drawings submitted for review shall include the following:

Electrical Drawing Requirements

All connections to Mall distribution system
Floor and wall receptacles (locations and type)
Fans, motors and all electrical equipment (locations and type)
Floor and wall voice/data outlets (locations and type)
Fire rated walls and penetration details on all drawings
POS outlets (voice/data outlets and isolated ground receptacles) (location and type)
Lighting fixture layout. Lighting fixture schedule (including lamp type and voltage)
Emergency, exit and night lighting fixture layout (all with battery back up)
Electrical powered equipment assigned to circuits
Feeder conduit and wire size indicated
Branch circuit conduit, wire size and layout
Electrical room layout (showing arrangement of panels, transformers, time clock, etc.) plan must be to ¼" = 1'-0" scale
Conduit and wire size to HVAC equipment and panels, indicate overcurrent protection device type and size for electrical panel
Notes and specifications
Electrical panel schedule and electrical room riser diagram
Fire alarm system tie-in, location, type and manufacture of devices, manufacturer and system to adhere to Mall standards
Show and specify transformer to be grounded to building steel
All loads assigned to circuits
All lighting assigned to circuits
Tenant space number to be shown in title block
Drawings to show column lines with designations
Drawings to be signed and sealed by the applicable state engineer
Maximum coincident demand in KVA for general light and miscellaneous power.
Maximum coincident demand and estimated hours of demand use for special equipment power such as refrigeration, cooking, etc.

SECTION III

Tenant Plumbing Systems

A. Plumbing Design Criteria

1. Utilities provided by Landlord

- a. Each tenant space shall be provided with a 4" sanitary connection below the finished floor and a 2" vent connection above the ceiling level. A 3/4" water connection is provided above the ceiling for each Lower Level Tenant space and below the floor for each Upper Level Tenant space. Locations must be field verified by Tenant Contractor.

2. Tenant Construction Requirements

- a. The tenant shall be responsible for compliance with all local authorities and North Carolina code requirements.
- b. The Tenant shall be responsible for procurement of all necessary permits.
- c. All work to be performed must be scheduled and approved by the Landlord prior to commencement of construction. Upper level Tenant spaces with utility connections that occur in the ceiling space of a lower level Tenant must also schedule all work and associated costs with that Tenant prior to commencement of construction.
- d. The Tenant is to provide a reduced pressure backflow preventor located within its space after connection to the domestic water service.
- e. All domestic water piping is to be Type M copper with lead free soldered joints and be insulated a minimum of one inch (1") thick fiberglass insulation having an all service jacket with self-sealing lip.
- f. All above ground sanitary and vent piping is to be cast-iron with no-hub joints and stainless steel couplings, below ground sanitary piping shall be Schedule 40 PVC piping with cemented joints. PVC is not acceptable in the ceiling of a space.
- g. All domestic cold water piping and drainage piping receiving condensate waste located above ceiling other than the individual Tenant space are to be provided with 1/2" minimum thickness fiberglass insulation.
- h. Piping shall be supported from hangers at an adequate distance with adequate supporting hanger rods fastened to building framing whenever possible. Support shall not be fastened to roof decking or ductwork.
- i. The Tenant must install hair and lint interceptors. Individual trap type hair and lint receptors as manufactured by JR. Smith or equal shall be installed in all sinks, basins and special use sinks.
- j. Tenant shall provide access to all Landlord clean-outs that may occur in Tenant's space.

- k. Upper level tenants shall provide all required floor penetrations for connecting plumbing to sanitary sewer stubs installed by Landlord. All penetrations (pipes, conduits, etc.) passing through the floor slab shall be sleeved one and one half inches (1 ½”) above finished floor. All floor penetrations shall be sealed in an acceptable manner to prevent penetration of odors or liquids to the space below.
- l. Food Court Tenants will connect into the dedicated grease line where applicable. Individual grease interceptors, adequately sized, shall be installed and maintained on all sinks, pre-wash sinks, dishwashers, and any other kitchen equipment. All grease interceptors shall be the type that will plug solid if not maintained properly.
- m. As-built plumbing drawings must be provided to the Landlord by the Tenant of Tenant's final plumbing system.
- n. All Tenants serving food to the public shall install individual trash compactors. Tenants are to compact all trash into sealed leak-proof containers prior to disposing trash in the mall designated compactor.

SECTION IV.

Tenant Fire Protection Systems Criteria

A. Fire Protection Design Criteria

1. Utilities provided by Landlord

- a. Each Tenant space is provided with a flanged connection in the ceiling Space area, from the fire sprinkler mains serving the facility with additional Main and branch piping serving upright brass, quick response sprinkler Heads installed in each unfinished tenant space.
- b. Landlord will leave existing sprinkler piping intact for alteration as required by Tenant within the demised area to meet local codes.

2. Tenant Construction Requirements:

- a. The Tenant shall be responsible for compliance with all requirements of the Local codes, authorities and the North Carolina State code requirements. Fire protection sprinkler installation shall be in strict compliance with NFPA 13, latest edition.
- b. The Tenant shall be responsible for procurement of all required permits.
- c. Landlord required Contractor at Tenant's expense must perform all sprinkler work, contact Landlord's Construction Coordinator for CVM list of approved contractors.
- d. All work to be performed must be scheduled and approved by the Landlord prior to commencement of construction or any interruption or tie-in to existing systems.
- e. All fire protection sprinkler piping shall be welded or seamless black steel pipe ASTM A-53 or A-135, Schedule 40 for 6" and smaller or at the Contractor's option Schedule 10 for 5" and smaller. Pipe may be rolled, grooved or Schedule 40 pipe may be threaded.
- f. Fittings shall be Class 150 malleable iron threaded, ANSI A16.3, factory fabricated wrought steel, butt welded, ANSI B 16.9, cast iron flanged Class 125, ANSI B 16. 1, with 1/8" minimum red rubber gaskets, or malleable iron mechanical grooved type fittings and couplings, ASTM A47, 500 psi Minimum with EDPM gasket, UL listed or FM approved.
- g. All sprinkler heads must be recessed quick response type.
- h. Tenant is required to install and maintain proper amounts of fire extinguishers as per code.
- i. Tenant Contractor is required to provide a permanent sign identifying the sprinkler riser and its location, and mount next to fire control panel

SECTION V.

Tenant Fire Alarm Systems Criteria

A. **Fire Alarm System Criteria**

The City of Raleigh requires the Tenant purchase and installs an addressable fire alarm system compatible with the Crabtree Valley Mall Fire Alarm System. The fire alarm must be purchased from and installed by:

Gleeco Controls,
Greg Ferrell,
919-598-1905.