

SECTION 00704

ADDITIONAL RETAIL TENANT DESIGN STANDARDS

PART 1 GENERAL

1.01 GENERAL

Retail Tenant improvements shall comply with the requirements of the design standards as well as the additional requirements below.

1.02 STOREFRONT DESIGN

- A. Construction Limits
 - 1. Storefront construction shall extend from the floor slab to the horizontal neutral bulkhead or ceiling above and shall abut the vertical demising systems at both sides of the demised Concession Tenants' premises.
 - 2. Storefronts (including blade signs) may project up to 2'-0" beyond the lease line for a maximum vertical distance of 4" starting at a point at 9' above the finished floor, if sightlines to the surrounding Tenants are not obstructed.
 - 3. No element of the storefront shall extend beyond the Tenant's lease line without ANC's consent.
- B. Recessed Storefronts.
 - 1. Tenant shall finish any soffit or neutral pier returns exposed by recessing the storefronts at Tenant's cost to match ANC's neutral surround construction and finishes.
- C. Base.
 - 1. All storefronts, except entry doors, shall have a minimum of a 6" high base of durable and maintainable material integrated with the storefront design.
 - 2. Acceptable materials include brass, chrome, aluminum, natural stone, or hardwood.
- D. Transparency.
 - 1. High transparency in the storefront design is encouraged.
 - 2. The Concession Tenants' overall storefront area shall have a minimum of 75% visual transparency/openness.
- E. Storefront designs
 - 1. Should create a three dimensional treatment by recessing the closure line or other portions of the storefront.
 - 2. Incorporation of multiple planes relative to the lease line is encouraged. This can be achieved at the bulkhead over the storefront, inside the lease line or with ANC approval outside the lease line when it does not interfere with the terminal operation or adjacent Tenants.

1.03 STOREFRONT ENTRIES

- A. Entry width.
 - 1. A limited portion of the Tenants' overall storefront area shall be designated as storefront entries.
 - 2. Storefronts up to 45 feet wide shall have a maximum entry width of 1/3 of the total storefront leased area width. Storefronts greater than 45 feet in width shall have a maximum entry width of 15 feet.
- B. Openings or setbacks from the storefront lease line will be prohibited within 5'-0" of any demising pier.
- C. Flooring between the lease line and the Tenant storefront or closure line is the responsibility of the Tenant and shall either match the common area flooring or match the Tenant floor finish.

- D. Electronic surveillance.
 - 1. Or other shoplifting detection devices and security systems shall be integrated within Tenant's storefront design.
 - 2. Freestanding posts or columns, suspended boxes, suspended rails or other exposed equipment shall not be used.
- E. The soffit at the recessed entries shall be a minimum of 8'-6" above the finished floor.
- F. Recessed down lights.
 - 1. Shall be provided in recessed entry areas. Illumination of these lights shall be controlled by a time clock.
- G. Decals on glass shall be limited to 6" x 6" or less for loss prevention and credit card information.
- H. Storefront Closures.
 - 1. Sliding grille gates shall not be used in any location. Storefront closure systems generally permitted include:
 - a. Recessed, hinged outswinging doors with multipane glass, fully glazed, or frameless glass doors on pivots. Doors shall not swing beyond the lease line when fully opened.
 - b. Sliding glass doors which slide behind one another and stay open; these doors shall be pocketed in and above the storefront enclosure unless specifically approved by ANC.
 - c. Rolling vertical or horizontal coiling grilles are acceptable provided that all portions of the frame or track that are visible match the metal finishes used elsewhere in the storefront. Grilles shall be independently supported. ANC's structure shall be used for lateral support only. The structural support for the rolling grille shall be incorporated into the Tenant's storefront design.

1.04 DISPLAY AREAS

- A. The use of creative Display Areas is strongly encouraged. Innovative merchandising, quality materials, and appropriate lighting should be used to convey the tenant's merchandise identity and generate activity and excitement. Tenants are encouraged to provide ceiling heights as high as possible within the Display Area.
- B. Floor finishes shall be limited to durable materials such as stone, ceramic tile, and wood. No carpet is allowed in this area for reason of appearance and maintenance.
- C. Show windows shall be adequately ventilated and shall be illuminated with low voltage track lights, recessed incandescent lighting, or approved specialty lighting.
- D. Display lighting shall be on a dimmer. Glare visible to the common area shall not be allowed.
- E. No fluorescent lighting or acoustical tile ceiling shall be used in Display Areas.
- F. Store fixtures.
 - 1. Shall be professional and industry standard for display windows
 - 2. No pegboard or metal shelving shall be used.
- G. Signs shall not be taped or fastened to the display windows or hung from the soffit.
- H. No checkout counters, temporary sale racks or mass merchandising systems (slatwall) shall be used in the Display Area.

1.05 STOREFRONT FINISH MATERIALS

- A. All storefronts shall be constructed of high quality, durable materials that can be easily maintained.
- B. Tenants are encouraged to use materials in a creative manner. All materials and their finished installation are subject to the approval of ANC.
- C. Acceptable materials include:
 - 1. Marble, granite, limestone and other natural stone products.

2. Wood: top grade mill quality, natural or stained finish hardwood.
3. Ceramic tile.
4. Decorative finished metals such as polished chrome, stainless steel, brass, bronze, anodized aluminum or factory painted steel. This material shall not comprise more than 10% of the storefront.
5. Frameless clear glazing of tempered or laminated safety glass with polished exposed edges.
6. Framed clear glazing with wood or metal glazing mullions, only if acceptable to ANC based on Tenant's design intent.
7. Ornamental glass, such as tinted, etched, sandblasted, stained, beveled, or leaded.

1.06 STOREFRONT SIGNAGE

- A. Signage shall also comply with the Signage and Graphics design criteria.
- B. Each Tenant is allowed one blade sign.
- C. Sign Dimensions:
 1. The maximum height of the sign letters shall not exceed 14 inches and the maximum height of any individual letter shall not exceed 20 inches.
 2. The maximum length of the sign shall not exceed 70% of the total storefront width.

1.07 DEMISING PARTITION DOORS.

- A. The Tenant shall furnish and install a minimum 3'-0" wide by 7'-0" high door connecting to the service corridor.
- B. Doors to exit corridors shall be fully recessed so as not to project into the corridor when open.
- C. The door recesses, where required, shall be provided by the Tenant. Doors, frames, and recesses shall be painted to match the corridor paint color.
- D. All interior doors used to access fire exit corridors shall be "B" labeled fire door assemblies, complying with local codes.

1.08 STORE LAYOUT

- A. Tenants shall give careful consideration to the use of colors and materials on all floor, wall, and ceiling surfaces, complementing the aesthetic and quality established in the main public areas.
- B. Layouts should react to passengers' limited time with displays arranged to encourage impulse purchases, ease of browsing and speed of transaction.
- C. Aisle widths shall be adequate for passengers with baggage or luggage carts and shall also accommodate disabled persons, particularly those in wheelchairs.
- D. Displays should be attractive and call attention to the products featured, but shall not interfere with the egress or access to the store.
- E. Restaurants, lounges, and snack bars should have room available near or underneath tables for the storage of bags and packages.

1.09 LIGHTING STANDARDS.

- A. Low-voltage type lighting is recommended for high impact on merchandise displays.
- B. Track and track fixtures
 1. Shall be painted to match the ceiling color of tenant's store.
 2. If the track and track fixtures are a part of the interior decor and other paint finishes are required, they shall be approved in advance in writing by ANC.
- C. Decorative lighting.
 1. Incandescent or fluorescent pendant units, chandeliers, or wall brackets, may be used only if Tenant has established an identity based on this design theme, and shall be approved in advance of build-out by ANC.
 2. No strobe, spinner or chase-type lighting shall be used.

3. Luminous ceilings shall not be used.
- D. A seven-day, calendar type, 24-hour timing device shall be provided by the Tenant for the lighting of the Tenant's storefront and to show window areas during required hours as designated by ANC.

END OF SECTION