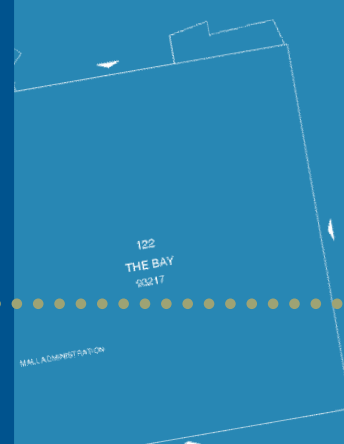
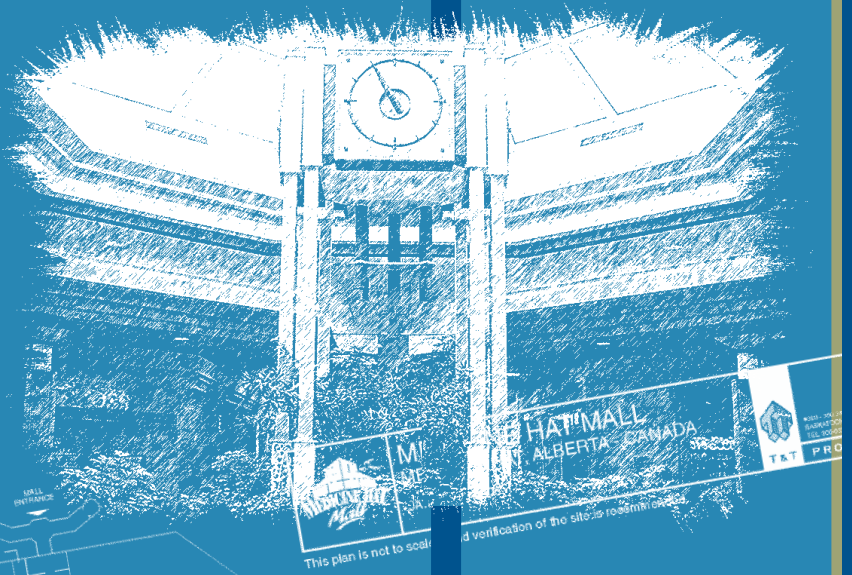




# Medicine Hat Mall

## DESIGN CRITERIA



OWNED AND OPERATED BY  
T&T PROPERTIES

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# TENANT DESIGN CRITERIA

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## **MEDICINE HAT MALL**

3292 DUNMORE ROAD S.E., MEDICINE HAT, ALBERTA T1B 2R4

PHONE: (403) 526-4888

FAX: (403) 527-6450

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# THE PROJECT TEAM

## TENANT COORDINATOR

### T & T PROPERTIES

#403-11012 MACLEOD TRAIL SE

CALGARY, ALBERTA T2J6A5

Phone: (403) 225-5975

Fax: (403) 225-5949

ATTENTION: Scott Amberson

Email: [samberson@ttproperties.com](mailto:samberson@ttproperties.com)

## SHOPPING CENTRE MANAGER

### MEDICINE HAT MALL

Administration Office

3292 Dunmore Road S.E.

Medicine Hat, Alberta

T1B 2R4

Phone: (403) 526-4888

Fax: (403) 527-6450

ATTENTION: MR. BOB PALMER

email: [bpalmer@ttproperties.com](mailto:bpalmer@ttproperties.com)

## DEVELOPER / LEASING

### T & T PROPERTIES

#403-11012 MACLEOD TRAIL SE

CALGARY, ALBERTA T2J6A5

Phone: (403) 225-5975

Fax: (403) 225-5949

ATTENTION: MR. IAN MACKAY

Vice-President Real Estate

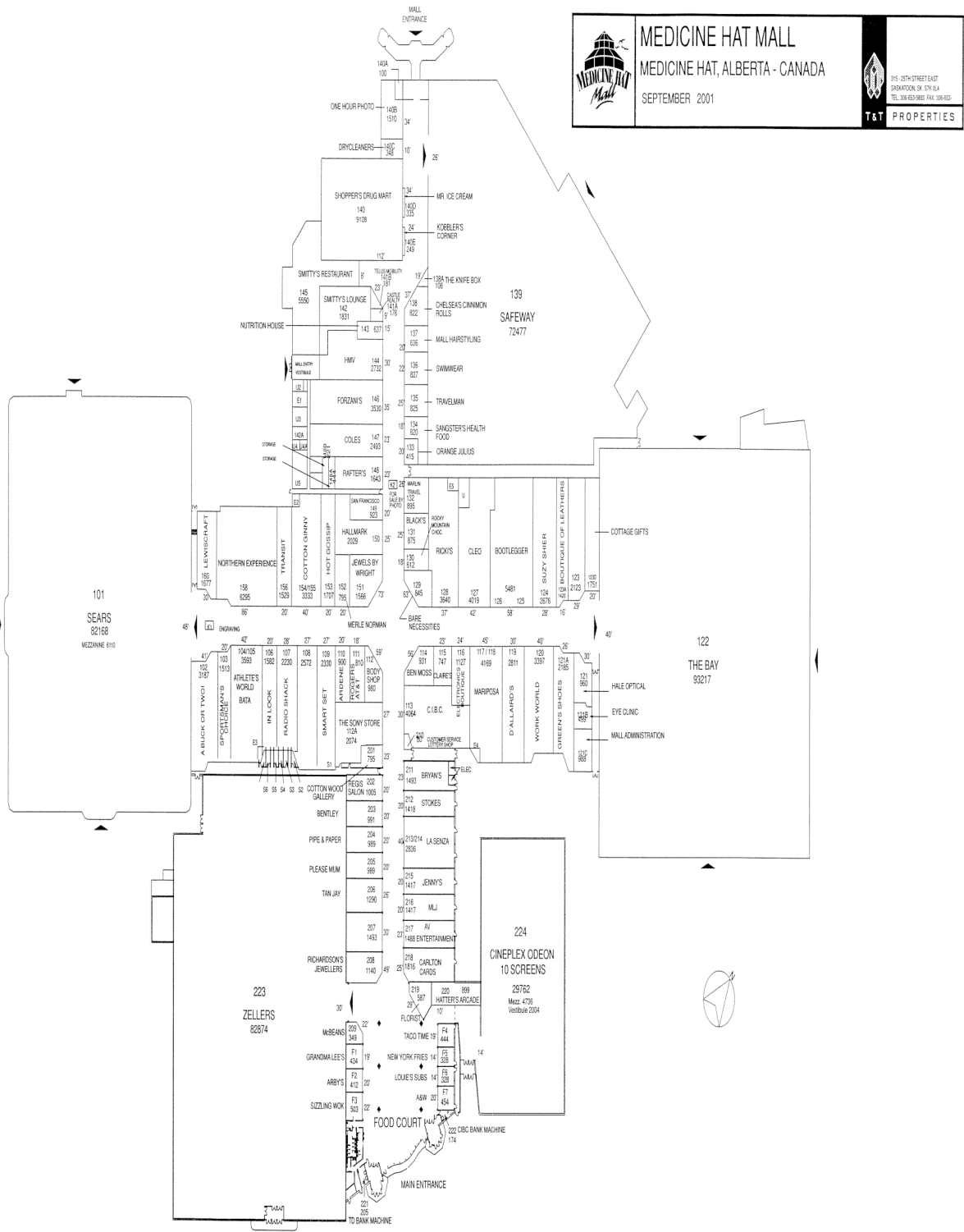
email: [imackay@ttproperties.com](mailto:imackay@ttproperties.com)



**MEDICINE HAT MALL**  
 MEDICINE HAT, ALBERTA - CANADA  
 SEPTEMBER 2001



315, 20TH STREET EAST  
 CALGARY, ALBERTA T2C 1A4  
 TEL: 249-883-8888 FAX: 249-883-8888



# TENANT COORDINATION

The Landlord's Tenant Coordinator represents the design and construction departments of Medicine Hat Mall. The Tenant Coordinator's function, in this respect, is to act as liaison between the tenant and the Landlord in matters pertaining to the design and construction of the Tenant's Leased Premises.

**All drawing submissions are to be made to:**

**T & T PROPERTIES  
#403-11012 MACLEOD TRAIL SE  
CALGARY, ALBERTA T2J6A5  
Phone: (403) 225-5975  
Fax: (403) 225-5949  
ATTENTION: SCOTT AMBERSON**

# **TENANT ARCHITECTURAL DESIGN GUIDELINES**

## **GENERAL**

Each merchant is encouraged to express individuality through form, colour, materials and signage to create vibrant and exciting storefronts, all architecturally controlled and co-ordinated for design and quality, to complement the concept of the new Medicine Hat Mall.

Tenants are required, for the mutual benefit of all Tenants to comply with this Tenant Architectural Design Criteria. Unique storefront designs, within the design guidelines, are encouraged. It is recommended that, prior to the detail design process, the Tenant or his consultant, review the Design Criteria, building structure and building code requirements which may place certain restrictions on the design and construction contemplated.

Review and appraisal of the Tenant's store design, and any interpretations of the Design Criteria will be made through the Landlord's Tenant Coordinator.

The Landlord reserves the right to amend or add to the information in this Architectural Tenant Design Criteria and the Tenant is obligated to abide by such changes upon notification thereof. Within this Design Criteria, the Landlord shall define the limit of his control, all aspects of the Tenant's design and use of materials in relationship to the theme of the Mall.

The cost responsibility of the Landlord for finish treatments ceases at the Leaseline. The Tenant is responsible for all construction costs inside the Leaseline. To ensure the proper continuity, jointing, and quality of workmanship within the Design Control Area, the flooring and ceiling finishes, as selected by the Landlord, are as defined herein. The cost of such work and the maintenance within the Design Control Area is to the account of the Tenant.

Each storefront is a combination of Design Control elements within which the Tenant's Designer must operate. These are explained herein and should be read in conjunction with the outline drawings and Schedule "C" of the Lease or Offer to Lease.

# **TENANT SUBMISSION REQUIREMENTS**

## **TENANT'S DETAILED PLANS**

- (1) The Tenant shall submit to the Landlord, for its approval, complete drawings and specifications and other appropriate information (the "Tenant's Detailed Plans") showing all aspects of the Tenant's Work for the finishing of the Leased Premises, to be prepared by qualified and licensed designers, and conforming to:
  - (i) all applicable codes, by-laws and the requirements of all authorities having jurisdiction;
  - (ii) good architectural and engineering practice;
  - (iii) the Tenant's Package; and
  - (iv) the provisions of this Schedule.
- (2) The Tenant's Detailed Plans shall show the following:
  - (a) underfloor electrical or plumbing (if any) (engineered);
  - (b) floor plan (showing all emergency exit and sign requirements);
  - (c) reflected ceiling plan (with sprinkler changes, if any, shown);
  - (d) electrical layout, including fire detection devices (engineered);
  - (e) duct work and diffuser lay-out for HVAC and location of room thermostat (engineered);
  - (f) sprinklers and other fire prevention devices;
  - (g) storefront, emergency exit and signs, including elevations, sections and details, all in compliance with the Landlord's standard specifications for same;
  - (h) interior finishing schedules;
  - (i) furniture and fixture layout; and
  - (j) bulkhead sign(s).
- (3) All plans shall include details and performance characteristics of all fixtures, equipment, and connections to base building services. To the extent that any of the Tenant's work or any of the proposed plans reflect work which may affect any structural component of the Shopping Centre, the Tenant shall incorporate into the required plans or provide additional plans to show all aspects of any work required in respect of any structural component of the Shopping Centre. The design aspect of such plans shall be creative, original and to uniformly high standards.

- (4) The Tenant's Detailed Plans shall be submitted to the Landlord for approval at least thirty (30) days before commencing any Tenant's Work. No Tenant's Work may proceed prior to the Tenant receiving the Landlord's written approval, which shall not be unreasonably withheld or unduly delayed. The Tenant shall take into account, when scheduling its work, a five (5) day turnaround time for the Landlord's review of plans, and shall also allow for the possibility of revisions to the plans.

## **PLAN APPROVAL PROCESS AND FEE**

If the Landlord or its architect(s) or engineer(s) determine the Tenant's plans to be inadequate or of poor quality or depicting an unsatisfactory design or if the Tenant's plans do not comply with the Design Criteria where the same has been provided to the Tenant or do not demonstrate relevance or conformity to the Tenant Outline Drawing, the Landlord may, at its sole discretion, either:

- (1) arrange for the revising and/or upgrading of the Tenant's plans by the Landlord's consultants, in which case such revision and/or upgrading of the Tenant's plans shall be at the Tenant's expense; or
- (2) require the Tenant to revise and/or upgrade its plans, which revision and/or upgrading shall be made expeditiously.

Any delays of the Tenant's taking possession of the Leased Premises resulting from the necessity for such revision and/or upgrading shall not affect the commencement of the Term under the Lease.

The Tenant shall pay to the Landlord the sum of Three Hundred (\$300.00) Dollars for Tenant co-ordination, supervision, and assistance during construction and pre-opening of the Leased Premises. The Landlord's Tenant Co-ordination is handled jointly the Tenant Co-ordinator and locally by Bob Palmer, General Manager, Medicine Hat Mall, at (403) 526-4888.

## **Tenant's Drawings**

The Tenant shall submit four (4) sets of all drawings, one to be in the form of sepias. All drawings submitted by the Tenant are to be in a format size of 24" x 36" to a suitable scale (i.e. 1:50 or 1/4" = 1' for floor plans, layouts and elevations, 1:25 or 1/2" = 1' for preliminary drawings of storefront, 1:10 or 1" = 1' for storefront and sign detail and, if directed by the Landlord or its architect(s) or engineer(s), 1:5 or 3" = 1' for specific details).

Approval by the Landlord denotes only acceptance that the Tenant's design concept is in general conformity with the design concept of the Project. Approval by the Landlord's architect(s) or engineer(s) denotes approval and acceptance of the information contained in the Tenant's Detailed Plans. No such approval shall infer confirmation of dimensions shown on the plans or that the plans approved limit the responsibility of the Tenant to that which is shown on the Tenant's Detailed Plans.

# **TENANT CONSTRUCTION CRITERIA**

## **KEY RELEASE FORM**

The Contractor must sign a KEY RELEASE FORM and provide proof of contractor's liability insurance, building permits and city contractor's license to the Mall Administration Office prior to gaining access to the vacant unit.

## **TENANT WORK REGULATIONS**

In order to expedite the completion of all tenancies with the least amount of inconvenience to all concerned, we are setting out the following rules and regulations which will be applicable to all tenants upon starting their construction work. These regulations will be enforced to ensure that there is no interruption by tenant contractors to other tenants or public movement.

## **SECURITY**

The Tenant will be entirely responsible for the security of the Leased Premises during construction and the fixturing period, and shall take all necessary steps to secure the same. The Landlord shall have no liability for any loss or damage including theft of building materials.

## **WORKING HOURS/SECURITY PASS**

Tenant's contractors and suppliers will be subject to restrictions which may be imposed by the Landlord's Tenant Coordinator and/or the Landlord, in regard to the hours of work, and scheduling and coordination of work. All work done after Mall hours requires a Security Pass to be signed at the Mall Administration Office by the Contractor.

## **PUBLIC SAFETY**

Medicine Hat Mall is an operating Shopping Complex, and Tenants who have construction to carry out are required to bear this fact in mind when scheduling and directing their work.

It is the responsibility of the Tenant to ensure that his contractors exercise all caution in matters relating to public safety and construction safety or standards established by authorities having jurisdiction. The Landlord's architect or the Landlord may from time to time issue instructions to a Tenant's contractor regarding safety and these instructions must be strictly adhered to. All work is governed by the latest Construction Safety Act and the Tenant's contractor must abide with the Landlord's construction superintendent in these areas.

## **TEMPORARY SERVICE**

The Landlord, through its contractor, when active on site, shall provide for the Tenant, temporary service such as may be required during the construction phase, at the Tenant's expense.

## **STOREFRONT/SIGNAGE**

The Leased Premises must be enclosed immediately with temporary hoarding constructed of steel studs and 1/2" gyproc mounted with clips, painted one coat primer and two finished coats with a 3'0" entry door and lockset. The contractor must also install a plastic dust stop to prevent the conveyance of dust to other areas of the Shopping Centre. **The Shopping Centre Administration Office must be provided a**

**key. Professional "Opening Soon" signage must be posted on the hoarding. See separate Sign Criteria.** Please download complete Sign Criteria from Landlord's website, [www.ttproperties.com](http://www.ttproperties.com).

## **SCAFFOLDING**

Temporary scaffolding mounted on rubber-tired pneumatic rollers must be used in the Mall Area for the installation of storefronts and sign panels. The Landlord will not permit the use of any other type of scaffolding in the Mall Area. All work benches, bench saws, tools, equipment and construction materials must be confined within the limits of the Leased Premises.

## **ACCESS TO LEASED PREMISES**

Access to the Leased Premises, for both construction personnel and material handling, will be restricted to such entrances and service corridors as shall be designated for each Tenant's use. Prior to commencing his finishing work, the Tenant must consult with the Landlord's on site manager to obtain the entrance locations and timing of material deliveries.

## **MALL FLOOR AREAS**

Any merchandise, materials or equipment being delivered to the Leased Premises across the Mall floor area must be done on dollies with pneumatic rubber tire.

## **FLOOR LOADS**

The following limitations shall be observed by the Tenant in the conduct of the Tenant's Work.

1. No suspended loads will be attached to the underside of the floor or roof structure, with the exception of normal suspended ceiling or lighting fixtures, without the Landlord's written approval.
2. No wall mounted fixtures will be permitted, other than those approved in writing by the Landlord. The Tenant acknowledges that the steel stud and drywall demising walls are not designed to support wall mounted fixtures.
3. No load shall be imposed upon any floor area of the Leased Premises in excess of the design live load of 100 pounds per square foot, plus a dead load of 40 pounds per square foot for tenant partitions, general equipment, fixtures and fittings, uniformly distributed and subject to the Landlord's written approval.
4. Nothing shall be attached to or suspended from mechanical equipment or electrical conduit in ceiling space.

## **TENANT'S CONTRACTOR - ON SITE**

The Tenant shall ensure that his contractor contains his work within the Leased Premises, at all times being responsible for working to rules and regulations defined herein or as may be imposed by the Landlord to ensure that Tenants who are already open for business may have quiet enjoyment of their premises without any other disturbing influences.

## **BUILDING CODES**

The Tenant must incorporate within his sliding panel storefront at least one swinging emergency exit panel, as may be required in accordance with code exit requirements, and one (1) sprinkler head in each door pocket (details subject to the Landlord's approval for appearance).

All necessary building permits must be obtained prior to construction commencement.

## **GARBAGE DISPOSAL**

Contractor must make arrangements for garbage bins prior to construction commencement. Location of bin to be determined by Mall Administration Office.

## **HOT WORK PERMITS**

Such permits must be obtained from the Landlord Superintendent prior to any hot work being performed. Hot work would include, but not be limited to, soldering of pipes, welding, etc.

## **SPRINKLER PERMITS**

Sprinkler permits must be obtained from the Landlord Superintendent prior to any fire suppression work being carried out.

# **MATERIAL CONTROLS**

## **BASE BUILDING MATERIALS**

As provided on Outline Drawings in the Tenant Package if available.

## **APPROVED MATERIALS INSTALLED BY THE TENANT**

The approved materials listed below have been selected to encourage variety and creativity of Front Design.

Plastic Laminate	Solid colours
Woods	Solid or wood veneer, oak, redwood, mahogany.
Materials	Stainless steel, copper, brass, painted, anodized, chrome, brushed or annealed mirror finishes, full height tempered glass.
Other Opaque Materials	paint or mylar on the store interior side. Slate, marble, travertine, granite-finish natural, vinyls, tiles.

Tenants must supply and install the same flooring materials and pattern between their front Leaseline and Storefront/Closure Line as that installed by the Landlord in the adjacent Mall Area. Where a Storefront is open for most of the store's width on the Mall, the Mall flooring and pattern must be carried to the Storefront/Closure Line or as requested by the Landlord or its Architect. All Tenants finish colours must be approved by the Landlord or its Architect. All Storefront colours must be compatible with the Mall finishes.

Fluorescent fixtures without lenses will not be permitted. Non-recessed (tube-type) fixtures with lenses are prohibited.

Resilient flooring materials are not acceptable within the public areas of stores, except in special circumstances approved by the Landlord's representative.

Pegboards used as display backing are not acceptable, if they are visible from the Mall.

Sliding aluminum/glass doors or approved types of folding screens used for storefront closure must stack within approved enclosures which conceal them from view when in their open position. Approved types of folding screens are as follows: "Futura" by Dynamic Closures Ltd., "Elite" and "Elegance" by Dynaflair Corp. Canada Inc. Screens must be equipped with tempered glass infill panels or Lexan infill panels. Ceiling tracks for folding doors must be recessed.

Storefront Bases must be of material suitable to the purpose, capable of withstanding the normal wear of floor cleaning agents and polishing machines. Rubber or vinyl are not acceptable materials. Anodized aluminum is not acceptable.

Storefront Design, fabrication and installation is part of the Tenant's Work. Storefronts must be supported directly from the building structural system, where such support is necessary. The Landlord's bulkhead or ceiling framing system may not be used for such support without special provisions and approval. Guidance for hanging same can be given by the Architect's Engineer.

All bulkheads and demising wall ends facing the mall will be finished by the Landlord. Refer to Outline Drawings for extent and type of finishes.

Any changes to the above must be approved by the Landlord.

## **SIGNAGE CONTROL**

Refer to individual Storefront types for more information. See separate Sign Criteria.

## **TENANT LIGHTING CONTROLS**

Stores with merchandise displayed, either in a display window or free standing in the Control Area, will require the following:

- (a) Tenants shall provide a high level of incandescent illumination within the Design Control Area.
- (b) All fixtures to be of a standard approved by the Landlord or its Architect.
- (c) Within the Leased Premises, if base lamps (incandescent or fluorescent) are use, the Tenant must shield these fixtures with a baffle so designed to shield the lamps from the Mall at 5' - 6' eye level, unless otherwise approved by the Landlord. The Landlord reserves the right to adjust such baffles after installation is completed should such exposed lighting cause conflict with the Mall theme.
- (d) No fluorescent fixtures will be permitted within the Design Control Area.

# APPROVED "BASE BUILDING" CONTRACTORS

## ROOFING DECK AND MEMBRANE:

### **ROOFING:**

3D STEEL  
738 - 15 Street S.W.  
Medicine Hat, AB  
Contact: Chuck Orr

Phone: ..... 527-6700  
Fax: ..... 528-2175

KURT'S IRON WORKS  
728 - 16 Street S.W.  
Medicine Hat, Alberta

Phone: ..... 527-2844  
Fax: ..... 529-0131

### **MEMBRANE:**

PLATO'S SUPERIOR ROOFING  
1320 - 7 Avenue S.W.  
Medicine Hat, Alberta

Phone: ..... 527-4339  
Fax: ..... 529-0117

## CONCRETE CORING:

TRIPLE M CORING & CUTTING  
Box 878  
Medicine Hat, Alberta

Phone: ..... 529-5151

## MASONRY:

LUKSA MASONRY  
1102 Shale Street S.E.  
Medicine Hat, Alberta

Phone: ..... 526-5729  
Cellular ..... 529-7608

FJ&A MASONRY  
Box 1150  
Redcliff, Alberta T0J 2P0

Phone: ..... 526-0399

## GENERAL CONTRACTING

GAS CITY DRYWALL

Phone: ..... 529-1717

## GARBAGE DISPOSAL

BFI, Medicine Hat, Alberta  
CANADIAN WASTE, Medicine Hat, Alberta

Phone: ..... 527-1942  
Phone: ..... 526-4811

## STRUCTURAL STEEL:

Contact the General Manager if work is required by the Tenant. The Landlord may require its engineer to

conduct a survey and prepare plans on behalf of the Tenant, at the Tenant's expense.

**MECHANICAL/HVAC/PLUMBING:**

**HVAC:**

JOHNSON CONTROLS  
Lethbridge, Alberta

Phone: ..... 529-2337  
Fax: ..... 640-1600

**PLUMBING:**

ROB STROH PLUMBING AND  
HEATING LTD.  
2153 Hull Way N.E.  
Medicine Hat, Alberta  
T1C 1K9

Phone: ..... 526-8341

**MECHANICAL:**

CK SHEET METAL  
761 - 14 Street S.W.  
Medicine Hat, Alberta

Phone: ..... 526-9528

**ELECTRICAL/FIRE CONTROL:**

RON'S ELECTRIC  
Medicine Hat, Alberta

Phone: ..... 504-1200

QUICKWAY ELECTRIC  
Medicine Hat, Alberta

Phone:.....526-0688

**SPRINKLER:**

GRINNOU FIRE PROTECTION  
1616 - 31 Street North  
Lethbridge, Alberta  
T1H 5H1

Phone: ..... 328-2990  
Fax: ..... 320-0764

ROB STROH PLUMBING AND  
HEATING LTD.  
2153 Hull Way N.E.  
Medicine Hat, Alberta  
T1C 1K9

Phone: ..... 526-8341

# CONSTRUCTION HIGHLIGHT SHEET

Please note the following "**PRIORITY**" items which require your attention prior to store opening.

- ◆ ALL DRAWINGS MUST BE PREPARED BY A PROFESSIONAL OR, IN ANY EVENT, IN A SCALED FORMAT THAT IS ACCEPTABLE TO THE LOCAL MUNICIPAL BUILDING DEPARTMENT. (SEE SCHEDULE "D" ATTACHED). ALL PLANS MUST BE APPROVED BY THE LANDLORD PRIOR TO CONSTRUCTION. COURIER A MINIMUM OF TWO (2) SETS TO THE TENANT CO-ORDINATOR. ENGINEERED MECHANICAL & ELECTRICAL PLANS ARE MANDATORY IF THE LANDLORD'S BASE BUILDING SYSTEMS ARE BEING MODIFIED BY THE TENANT'S WORK.
- ◆ BUILDING PERMITS MUST BE ISSUED **PRIOR** TO THE START OF CONSTRUCTION. THE LOCAL BUILDING DEPARTMENT IS LOCATED AT CITY PLANNING DEPARTMENT, (403) 529-8374
- ◆ METERED UTILITIES MUST BE CONNECTED IN THE TENANT'S NAME PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTACT THE MALL MANAGER TO OBTAIN SPECIFIC INFORMATION ON METERS. PLEASE CONTACT THE MALL MANAGER AT (403) 526-4888 TO SEE WHICH METERS YOU WILL BE REQUIRED TO OBTAIN IN YOUR NAME.
- ◆ THE ENCLOSED LIST OF BASE BUILDING CONTRACTORS MUST BE USED WHEN MODIFICATIONS TO THE LANDLORD'S BASE BUILDING AND RELATED SYSTEMS ARE REQUIRED.
- ◆ A HOARDING WALL MUST BE ERECTED BEFORE ANY CONSTRUCTION CAN COMMENCE IN A "SHELL PREMISES", THE HOARDING CRITERIA IS SET FORTH ON PAGE 9. FOR AN "IMPROVED PREMISES", THE HOARDING WALL MAY BE CONSTRUCTED OF MATERIALS AT THE DISCRETION OF THE SHOPPING CENTRE MANAGER.
- ◆ ALL ON-SITE LIAISON FOR THE LANDLORD WILL BE HANDLED BY THE SHOPPING CENTRE MANAGER.

NAME:	MR. BOB PALMER
ADDRESS:	Medicine Hat Mall Administration Office 3292 DUNMORE ROAD S.W. MEDICINE HAT, AB T1B 2R4
PHONE NO.:	(403) 526-4888
FAX NO.:	(403) 527-6450

# IMPORTANT PHONE NUMBERS

CITY OF MEDICINE HAT PLANNING, BUILDING & ENGINEERING SERVICES 529-8374  
Fx: 502-8038

## City Contacts:

General Manager, Ajit Atwal	529-8376
Manager, Planning Services, Steve Welling	529-8377
Planning Officer, Eric Onoferychuk	529-8378
Planning Officer, Werner Fischer	529-8375
License Inspector, Zane Weber	529-8135
Planning Officer, Greg Hembroff	529-8553
Manager, Engineering Service, Sheldon Dattenberger	529-8161
Superintendent Engineering Services, James Johansen	529-8341
Field Coordinator, Ralph Havinga	529-8196
Supervisor, Gary Burns	529-8169
Drafting Technician, Tom Bell	502-8547
Manager Safety Codes Services, John Komanchuk	529-8225
Building Safety Codes Officer, Ron Grover	529-8207
Building Safety Codes Officer, Dale Arnold	529-8204
Building Safety Codes Officer, Garth Widmer	529-8205
Electric Safety Codes Office, Ken Myers	529-8210
Plumbing and Gas Safety Codes Officer, Murray Vine	529-8321

## IN-MALL CONSTRUCTION

Landlord's On-Site Superintendent - David Cox (403) 526-4888

# **STOREFRONT TYPE “A”**

# **STOREFRONT TYPE "A"**

## **STOREFRONT DESIGN**

### **GENERAL CRITERIA**

The Landlord will provide demising end cap, bulkhead ceiling cove and Mall floor finish to the Lease Line.

These elements frame the storefront. It is within this "frame" that the Tenant, using approved materials and controls, will create a storefront that best reflects its image and merchandise.

### **LEASE LINE**

The Lease Line is the forward limit of the Tenant's Leased Premises and also describes the maximum extent of the Tenant's construction. No projections beyond this line will be permitted, without the consent of the Landlord.

### **CLOSURE LINE**

The closure line is the line of the actual physical enclosure of the Tenant's storefront opening. This line may be coincidental with the "lease line" or set further back into the Leased Premises. Please note that where the storefront closure employs a swing door, it must be recessed a minimum of 3'0" behind the Lease Line. At no time may the door project past the storefront line. All other closures must be equipped with recessed tracks and include an egress door, as required by local authorities.

### **DESIGN CONTROL AREA**

To ensure a high standard of presentation by each Tenant, the Landlord has established a Design Control Area.

The Design Control Area is a zone within the Tenant's Leased Premises where all aspects of the architectural design and all finishes are subject to the Landlord or the Landlord's Architect's approval.

This zone spans the full width of the Tenant's storefront, and extends 5'0" into the space, measured from the Lease Line. The 11'0" height should be maintained for the full depth of the zone; where the Tenant wishes to incorporate a dropped, projecting bulkhead to support signage or as part of its overall storefront concept, such deviation from the standard will be critically assessed on a case-by-case basis by the Landlord and the Landlord's Architect.

### **FLOORING**

Base Building tile floor by the Landlord terminates at the Leaseline. Flooring within the Tenant space must be approved by the Landlord and the Landlord's Architect. If Storefront or Closure Line is recessed into the Tenant's space, adjacent Mall tile is to be extended at the Tenant's expense. The Landlord will have a supply of Mall tile on the Site.

## **CEILING**

The Landlord's ceiling treatment terminates at the Leaseline. Continuation of ceiling, when exposed to the Mall within the Tenant's store area, must be separated from the Landlord's ceiling cove using metal edge subject to the Landlord or the Landlord's Architect's approval. Finish and colour to be approved by the Landlord or the Landlord's Architect.

## **DEMISING WALLS**

End cap on demising walls by the Landlord, as detailed and specified in the Outline Drawings. Demising walls separating the Leased Premises will be constructed as set out in the Landlord's work in Schedule "C" of the Offer to Lease or Lease. **Note:** Steel stud and drywall demising walls are not designed to support wall mounted fixtures.

**Note:** No combustible construction materials will be allowed in this Complex.

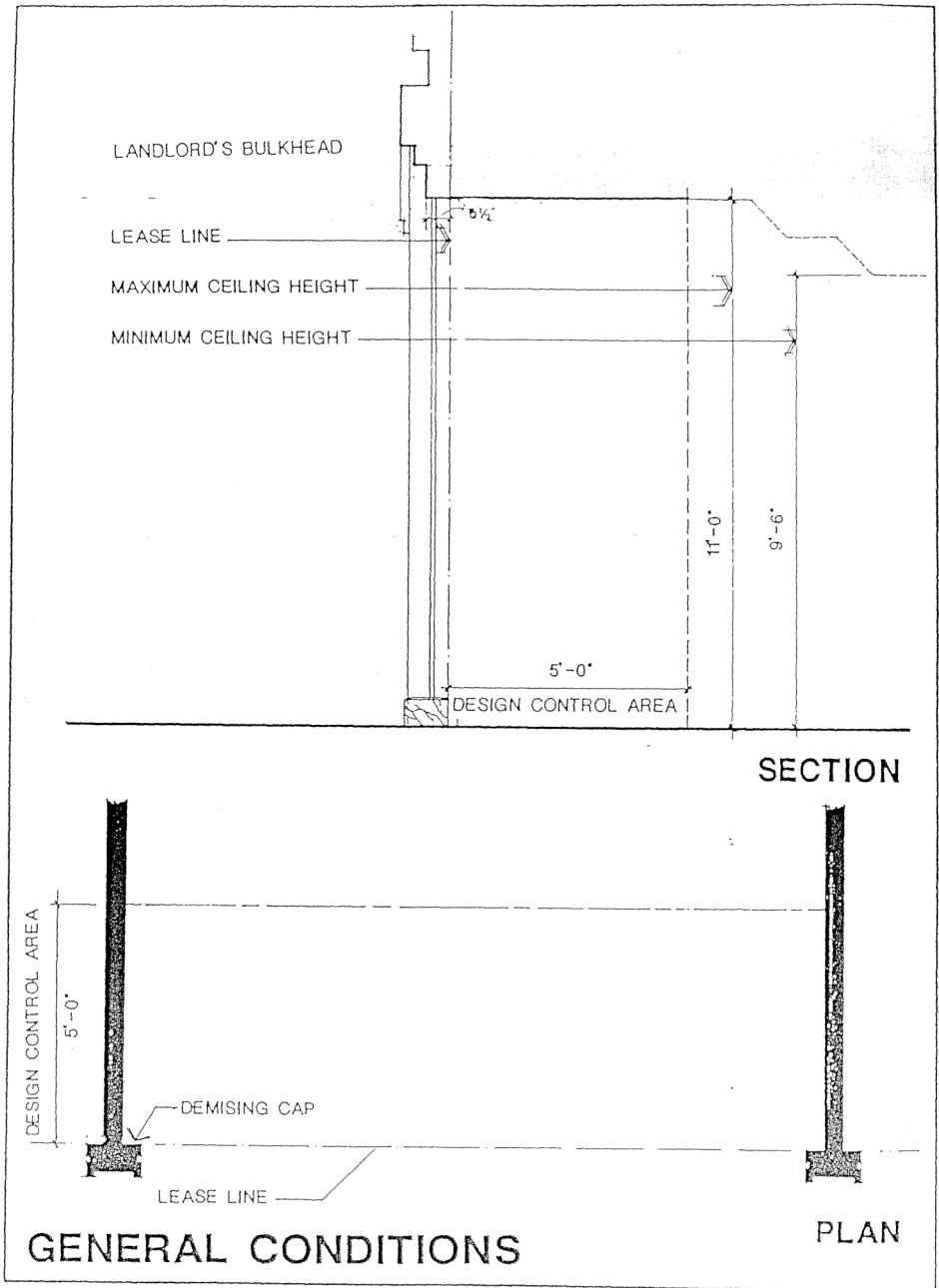
## **SIGNAGE**

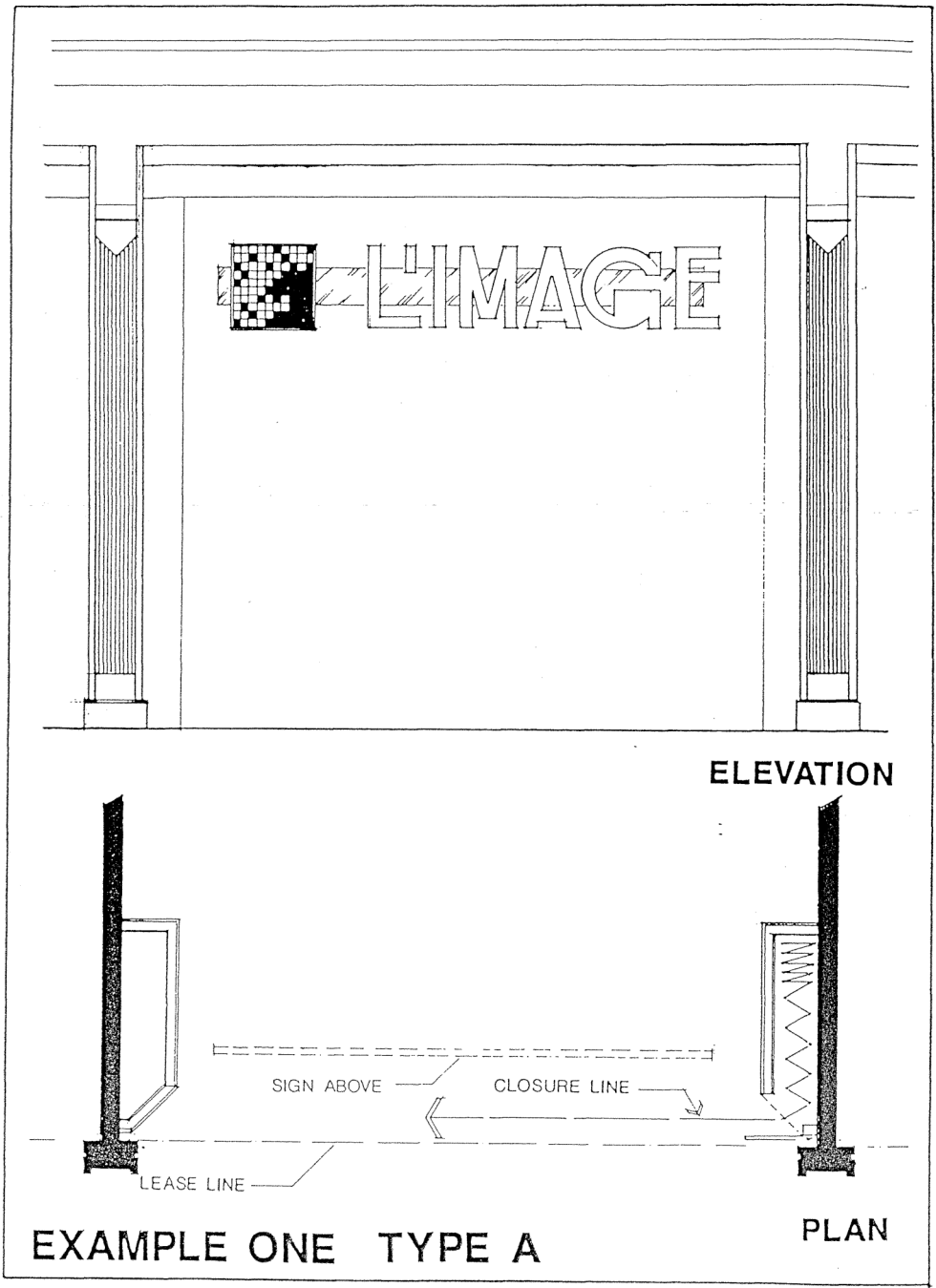
Signage may be fixed to the Tenant's bulkhead or may be suspended within the Design Control Area in accordance with the sign criteria below.

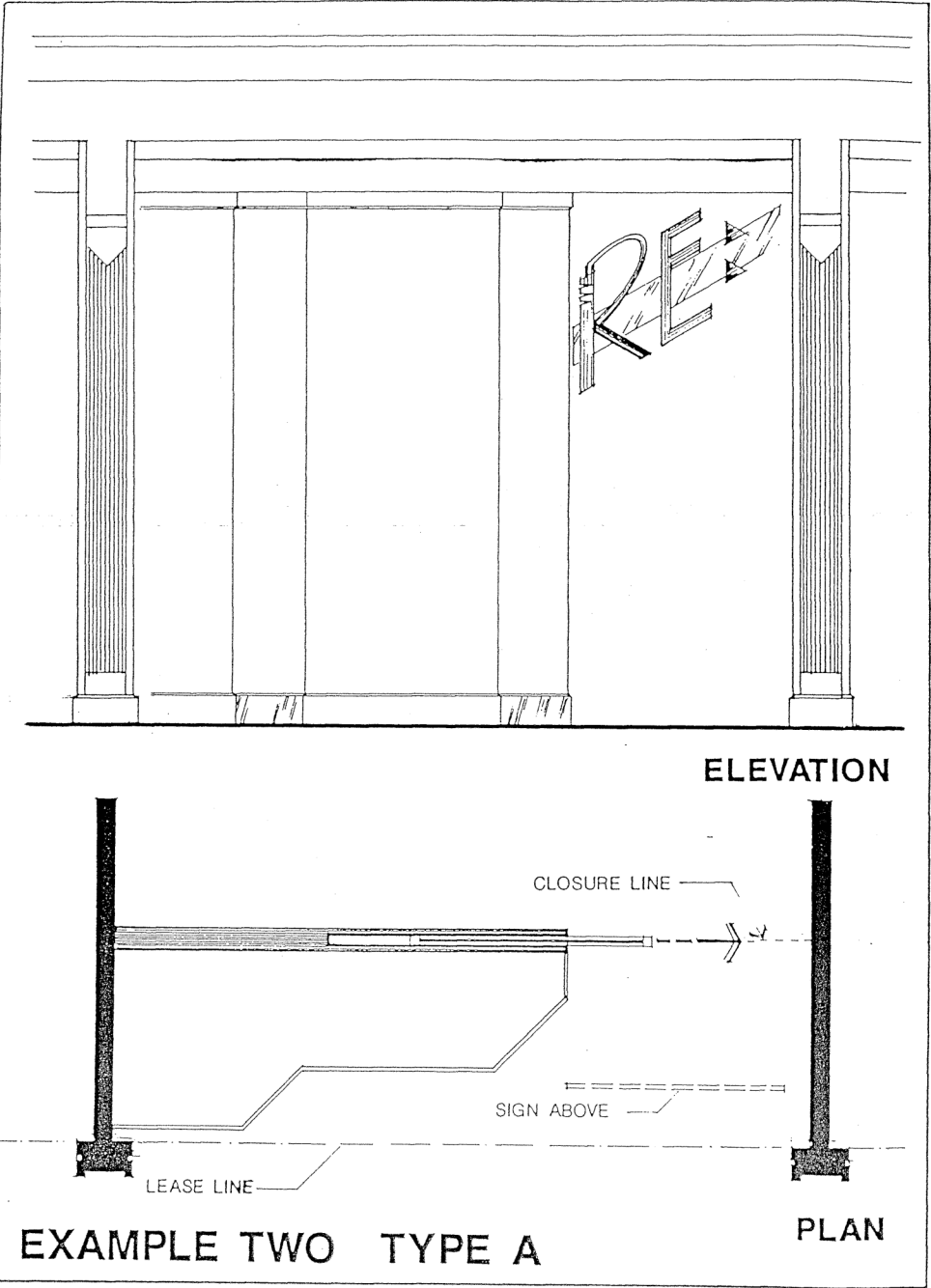
There are to be no visible fastenings on bulkheads, all mountings to be of non-corrosive materials or coatings.

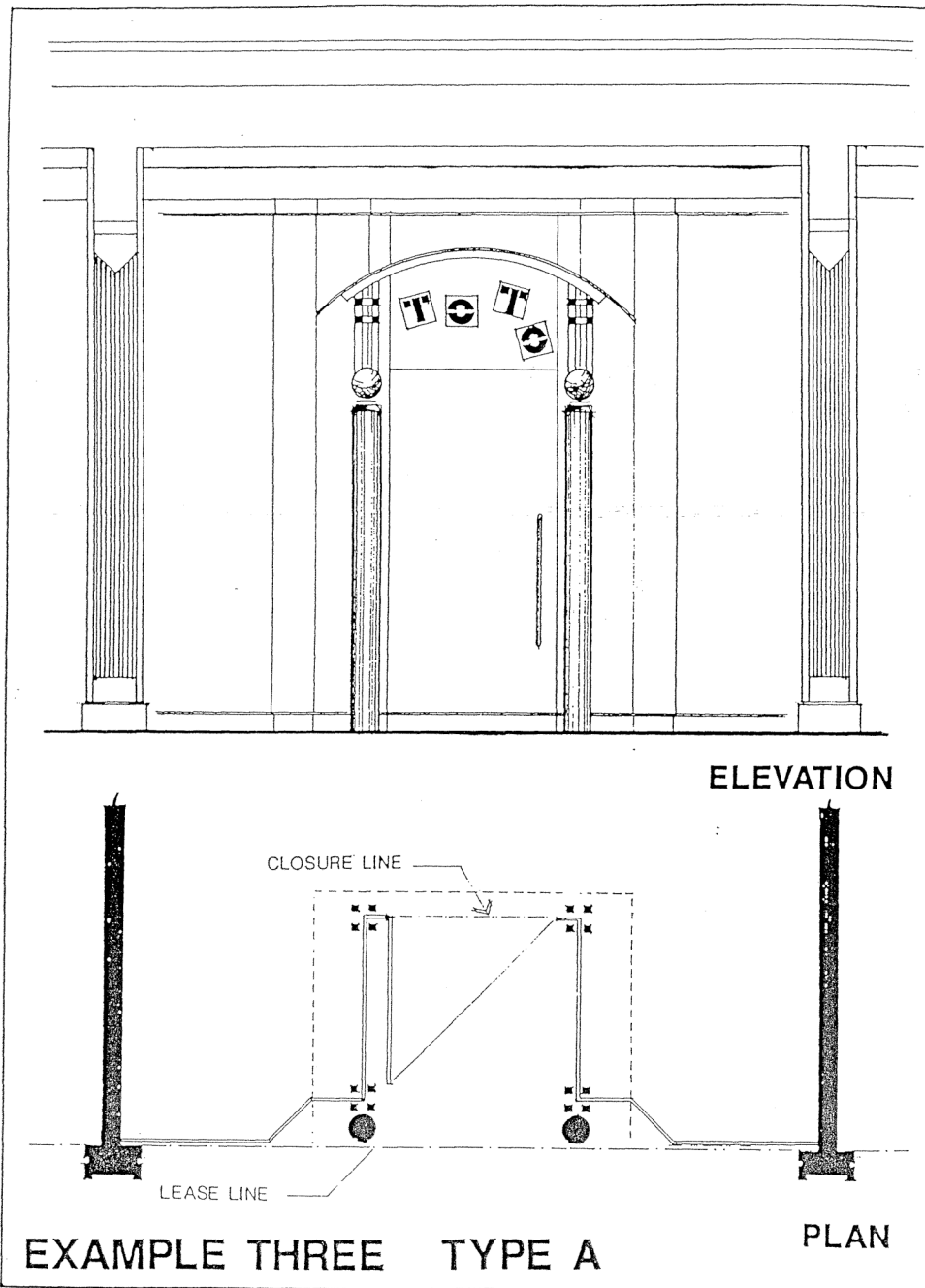
Suspended signs, dropped bulkheads supporting signage and/or other architectural features must be a minimum of 8'0" above the finished floor. Where dropped bulkheads are employed, such bulkheads shall not extend across more than 50% of the storefront width.

Please download complete Sign Criteria from Landlord's website, [www.ttproperties.com](http://www.ttproperties.com).









# **STOREFRONT TYPE “B”**

# **STOREFRONT TYPE "B"**

**LOCATION** - New Food Court Premises.

## **GENERAL CRITERIA**

The Type B stores form the basis of the General Conditions in the New Food Court Area. The Landlord will provide a demising end cap, mall ceiling cove and Mall floor finish, which will provide the frame in which the Tenant's storefront and counter will be placed.

Within this frame, the Tenant has an overall height of 11'0" by his own Storefront width to create a design which will reflect his image using the approved materials and controls (refer to General Conditions sketches:).

See Schedule "D" (Medicine Hat Leasing Document) for information regarding the Landlord's responsibility for services in the New Food Court.

## **STOREFRONT AND COUNTER LINE**

- (a) The counter top must stop behind the end cap at the Lease Line as per the attached sketches, and/or be recessed into the Tenant's space as approved by the Landlord or its architect. Height may vary. Furr out demising wall behind end cap to rear of counter.
- (b) The storefront height is set at 11'0', however, food court Tenants may incorporate bulkheads into their storefronts, subject to the Landlord's or the Landlord's Architect's approval.
- (c) Tenant's counter face to be finished in an approved material.

## **DESIGN CONTROL AREA**

The Landlord has designated a zone within each food court leased premises as a Design Control Area. This zone spans the width of the premises and extends from the Lease Line to the wall separating food service from food preparation areas. Where such a wall is not present in the storefront design, the zone extends to 5'0" from the Lease Line. All aspects of architectural design and all finishes within this zone are subject to the Landlord's or the Landlord's Architect's approval.

## **CLOSURE**

Storefront closure may be overhead rolling grille, or track mounted folding screen, if required by Tenant for security reasons.

The grille structure is to be mounted in the ceiling to provide a clear opening when the grille is in a raised position. Grille and enclosure to be suspended from the roof structure, not attached to the Landlord's ceiling cove. Any tracks for alternate closures must be recessed and must occur a minimum of 2" back from the Lease Line.

## **FLOORING**

Base Building tile floor by the Landlord terminates at the Lease Line. Flooring within the Tenant space must be approved by the Landlord or the Landlord's Architect. If the counter is recessed into the Tenant's space, the adjacent Mall tile is to be extended to the counter at the Tenant's expense.

## **CEILING**

The Landlord's ceiling treatment terminates at the Leaseline. Continuation of the ceiling when exposed to the mall within the Tenant's store area must be separated from the Landlord's ceiling cove using metal edge to the Landlord's or the Landlord's Architect's approval. Finish and colour to be approved by the Landlord or its architect.

## **DEMISING WALLS**

End cap on demising walls by the Landlord, as detailed and specified in the Outline Drawings. The Tenant to furr out the demising wall behind the end cap to the rear of the counter, as shown on General Conditions.

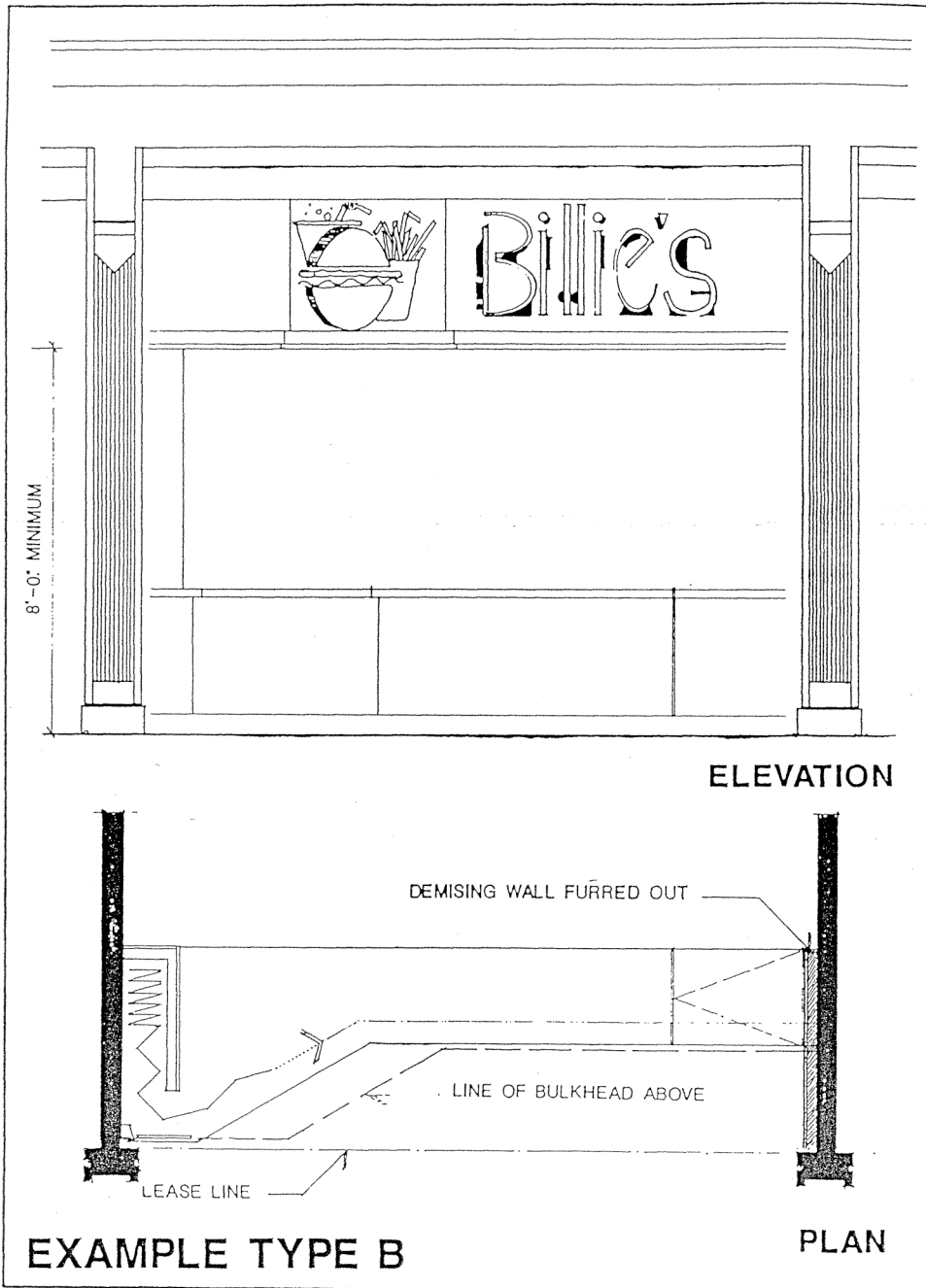
The demising walls separating the Leased Premises will be constructed of 3 5/8" fire rated gypsum board from floor to underside of roof deck, taped and sanded, ready for the Tenant's finish. Any work incurred to provide additional fire rating to comply with building codes will be at the Tenant's expense and all partitions within the Leased Premises will be at the Tenant's expense. Steel stud and drywall demising walls are not designed to support wall mounted fixtures.

**Note:** No combustible construction materials or materials with smoke ratings in excess of Code requirements will be allowed in this Complex.

## **SIGNAGE CONTROLS**

Signage may be suspended or mounted on the Tenant's dropped bulkhead, and must conform in every other respect to the stipulations for signage control set forth in the Signage Criteria.

Please download complete Sign Criteria from Landlord's website, [www.ttproperties.com](http://www.ttproperties.com).



# KIOSK DESIGN

# **KIOSK DESIGN**

Each kiosk design will be dealt with on an individual basis with regard to the points set out below:

- 1) Originality of Design
- 2) Height of Kiosk
- 3) Area the Kiosk is to be located in the shopping centre
- 4) Kiosk signage conformity and elevation as per the Landlord's separate Sign Criteria. Please download complete Sign Criteria from Landlord's website, [www.ttproperties.com](http://www.ttproperties.com).
- 5) Sight line of surrounding tenants



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T&T PROPERTIES

*The information contained in  
the criteria is deemed to be  
accurate but is not  
guaranteed by the landlord.*

