



CPP
INVESTMENT
BOARD



Retail Tenant Design Criteria

01 NOVEMBER 2016

WZMH ARCHITECTS

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1.0 INTRODUCTION

This Manual outlines the design criteria, procedures, requirements, and recommendations which have been developed by the Landlord for the purpose of aiding the Tenants of the Office Tower and Concourse in the development of their leased premises.

Any construction/renovation activity to be undertaken in the Office Tower and Concourse is subject to the authority and approval of the Building’s administration.

It is the Tenant’s responsibility to ensure their design consultant visits the leased premises confirming as-built dimensions before proceeding with design and working drawing production.

Tenants must employ qualified design professionals (architects or interior designers) for the surveying of the leased premises, design concepts, design drawings, and construction documents. All submissions must be prepared, signed, and sealed by a registered architect, interior designer, and/or engineer licensed to practice within Ontario. The Landlord shall supply Existing/As-Built drawings **IF AVAILABLE**. These plans are in the form of the Office Tower and Concourse base building drawings or working drawings provided by the Tenant that previously occupied the premises. These drawings are provided to aid in the Tenant with the preparations of the new constructions drawings. Validity of these drawings rests with the Tenant and not the Landlord. It is the responsibility of the Tenant, the Tenant’s Agent(s), General Contractor, or Designer to physically verify the “As-Built” conditions of The Store and verify all dimensions. Unless otherwise stipulated, all spaces are turned over “as is”.

If required, structural design is to be consistent with a normal retail operation. Any design feature, which may require the services of a structural engineer, will have to be reviewed by the Landlord’s engineer at the Tenant’s expense.

All plans require Landlord’s design concept approval before construction. Only Landlord’s approved plans may be used for permit submissions and construction.

All drawing submissions are to be submitted to the **Landlord’s Site Representative** attention in electronic **PDF** format only.

A complete physical material/colour sample board with project name, date of submission, and cross-referenced material specifications must be submitted to the **Landlord’s Site Representative** via courier. Pictures of material samples or loose material samples are not permitted.

All proposals, questions, design, and construction submissions are to be directed to the **Landlord’s Site Representative**.

*The Landlord reserves the right to amend or add to the information within this Design Criteria at any time and the Tenant will be obligated to abide by such changes upon notification.

1.1 LOCATION AND CONTACT INFORMATION

Operations Manager and Landlord’s Site Representative:
David Hansler
dhansler@20VIC.com
416.360.1792

Manager Tenant Coordination:
Ralph Griesse
rgriesse@20vic.com
416.433.8993

20VIC Management, One Queen Street E.
Suite 1925, Toronto, ON. M5C 2W5



2.0 GENERAL REQUIREMENTS FOR SUBMISSION

2.1 GENERAL REQUIREMENTS

The Tenant’s drawing submission(s) must be submitted to the Landlord’s offices. The Landlord and its consultants will review the drawings and issue their approval of the design concept, revisions, or comments in writing within two weeks of the submission date. Should changes be required, the Tenant must resubmit the drawings until approved. To facilitate the process, preliminary design drawings must be submitted first for review followed by more detailed design drawings. Once the design is approved, Tenants must apply for and obtain all required permits, insurance certificates and provide proof of such to the Landlord before beginning any construction in the leased premises. Where required, such permits are to be posted at the site, and a set of the permit drawings kept on site for reference. Permit Drawings must also be submitted to the Landlord.

Please note that the Design Criteria supersedes all notations on reviewed drawings. The Tenant and its designers are obligated to conform to the set design criteria.

2.1.1 PRELIMINARY DESIGN SUBMISSION

Preliminary design submission involves submittal of the design concept for approval. Tenants proposing to carry out any construction/renovation in leased premises at One Queen Street East must first submit the design to the Landlord for preliminary approval.

All drawings to be submitted in PDF format.

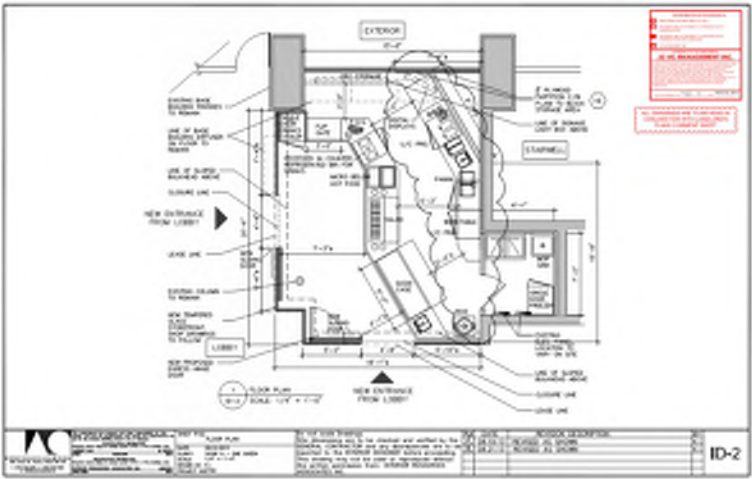
The preliminary design submission consists of the following:

- 1. Key plan with unit number (PDF format)
- 2. Coloured 3D rendering/perspectives of the Storefront (PDF format)
- 3. Elevation and typical cross-sections with proposed signage of the Storefront at a suitable scale sufficient to allow understanding of design details (PDF format)
- 4. Basic construction floor plan and reflected ceiling plan (PDF format)
- 5. Signage design and signage finishes (PDF format)
- 6. Sample board:

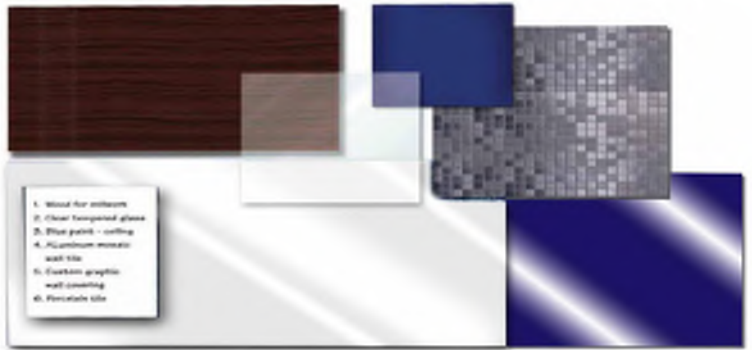
A complete material/colour sample board with project name, date of submission, and cross-reference material specifications must be submitted to the Tenant Coordinator via courier. Pictures,scans of material samples, or loose material samples are not permitted.

Note:
Preliminary approval is for concept only. Final Submission is required for commencement of construction which should include construction, mechanical and electrical drawings, or the manufacturing/ordering of materials, store fixtures and signage. No approval will be provided without a Preliminary submission, and the Tenant is **NOT** to proceed with full working drawings until the Preliminary submission has been fully approved. The Landlord will not be held responsible for any additional costs incurred should the Tenant proceed without first receiving written approval.

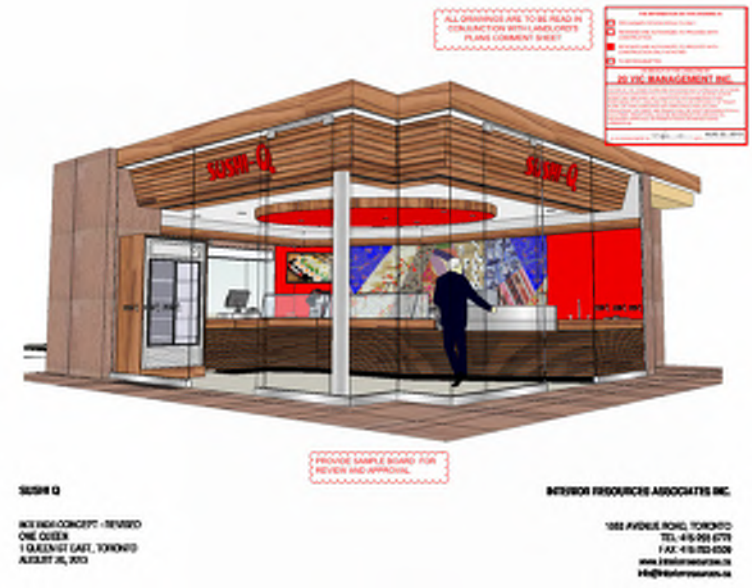
2.1.2 PRELIMINARY DESIGN SUBMISSION - EXAMPLES



PLAN VIEW



PHYSICAL SAMPLE BOARD AND FINISH SCHEDULE



3D RENDERING OF Storefront

2.2 FINAL DESIGN SUBMISSION

Upon the Landlord/ Landlord’s consultant’s written approval for the preliminary design submission, the Tenant is required to provide final construction drawings reflecting the approved design concept. All drawings submitted to the Landlord / Landlord’s consultant for final design review must be stamped / signed by a licensed Interior Designer or Architect prior to submission. The design must conform to the requirements of the Ontario Building Code and the local authorities having jurisdiction. All drawings submitted must be scaled at **1/4” = 1’-0” (1:50)** and design details must be at a minimum scale of **1 1/2” = 1’-0” (1:10)**.

Final Drawing Submission and specifications shall include the following as a minimum requirement:

- 1. Demolition plan of existing partitions and fixtures where applicable;**
- 2. Floor plan and interior elevations, including merchandising display unit details;**
- 3. Storefront elevation and all proposed signage;**
- 4. Reflected ceiling plan** showing ceiling materials, location and types in legend format of all lighting fixtures, locations of all special electrical equipment, location of mechanical diffusers and return air grilles, and location of all access panels;
- 5. Interior finishing schedules and material sample board;**
- 6. Signage manufacturer’s shop drawings;**
- 7. Plumbing layout** for all under floor/slab plumbing, drains, including access provisions to plumbing clean outs, valves and interceptors, specifications for fixtures, hot water tank, and other equipment and materials;
- 8. HVAC drawings** including duct work, diffuser and grille layout for HVAC and exhaust, complete with heat loss, heat gain and ventilation calculation, if applicable, stamped by engineers licensed to operate within the province the centre is located;
- 9. Sprinkler layout showing pipes, sizes and head locations;**
- 10. Electrical drawings and layout** including total electrical load requirement of Tenant in the basis of watts per square foot, showing connected and demand loads, and electrical panel schematics. Lighting specifications, including category numbers, wattage and lamp types are also a requirement. All drawings are to be stamped by engineers licensed to operate within the province the shopping centre is located in;
- 11. Structural drawings** (if required) stamped by engineers licensed to operate within the province the centre is located;
- 12. A dimensioned location plan of all roof openings required for any Tenant roof mounted equipment when applicable** including an equipment schedule showing size and weight of all equipment, and structural framing for equipment prepared by a professional Structural Engineer licensed to operate within the province the centre is located;

13. Any other items of work which affect the Landlord’s facilities.
Upon store completion the Tenant is required to supply the Landlord a copy of a complete set of As-Built drawings including Architectural, Mechanical, Electrical, and Structural in BOTH full size PDF and Auto CAD 2010 format.

3.0 Storefront DESIGN CRITERIA

EXEMPLARS



3.1 GENERAL REQUIREMENTS

The design sketches included in this manual describe typical conditions at the Office Tower Lobby and Concourse, and are provided for general information. Detailed accuracy does not apply to all specific applications. Tenants remain responsible to site check all existing conditions, which may affect the design and development of their leased premises.

Any installation that does not conform to this criteria, the Landlord’s review notes, or do not have the Landlord’s written approval will be removed by the Landlord at the Tenant’s expense.

All construction shall be consistent with that of noncombustible or fire-retardant materials associated with public buildings. All plywood backing shall be fire-rated and mounted on a noncombustible substrate.

3.1.1 DESIGN GUIDELINES

Retail Tenants are encouraged to enhance the building’s vitality by engaging pedestrians with visually engaging merchandising and displays, while promoting their brand identity with elegant yet efficient signage.

The Landlord has set specific rules for the signage and the merchandising which are defined within this document. All Tenants are required to adhere to these parameters and respect the base building’s architectural language.

Exterior Storefronts (where applicable are also subject to all City and Heritage approvals)

The Landlord will provide to the Tenant:

- Existing Storefront Glazing and Entrance
- Primary Sign Bulkhead
- Base building column / demising piers

Tenant’s are not permitted to alter any of the above mentioned items which are the property of the Landlord.

The Tenant will provide:

- Primary illuminated sign letters and Icon
- Window signs
- Interesting window merchandising / display

Tenants are required to follow the design criteria for all the above mentioned items, and Tenants will be required to submit shop drawings for all signage.

Tenants occupying corner units must include all side elevations. The store entrance can face either side of the corridor or can be located at the corner where 2 mall corridors intersect. All Storefront design is subject to the Storefront guidelines and the design control zone.

Tenants are required to incorporate three dimensional signage. Signs shall consist of individual extruded letters, three dimensional channel letters or any type of three-dimensional creative signage that is illuminated or non-illuminated. Neon signs, face-lit flat signs, sign boxes, or vinyl graphics are not permitted for the Storefront and within the 3’-0” (approx. 1000 mm) design control zone. All proposed three-dimensional signage shall be designed as an integral part of the Storefront. All signage design, fabrication, support, and installation are required to conform with local building codes. (Refer to signage and Storefront design section for detailed requirements.) At all times displays, fixtures, or merchandise, either temporary or permanent, shall not be displayed beyond the Tenant’s lease line. One sign is permitted on each elevation.

3.1.2 EXTERIOR Storefronts



Heritage Preservation Services, City Planning

HERITAGE APPROVAL AND BUILDING OR SIGN PERMIT TIP SHEET

To assist in the Heritage Preservation Services review of your sign or building permit application, please provide the following information along with your drawings:

Permits for Interior Work:

- 1. Include a location plan that identifies the building and its context.
- 2. Include a key plan or elevation that illustrates where the work will take place on and/or within the building.
- 3. Include a notation on your drawings stating “No Exterior Alterations.”

All Other Permits:

- 1. Include a location plan that identifies the building and its context.
- 2. Include a key plan or elevation that illustrates where the work will take place on and/or within the building.
- 3. When applying for multi-storey buildings, clearly indicate the floor level on each drawing.
- 4. On exterior elevations, label all features as "new" or "existing" and identify material types (for example: brick, wood, stucco, etc).
- 5. Identify all of the proposed alterations, including signage or landscape plans as appropriate.
- 6. Provide a front-on photograph of each elevation. Provide additional photographs of any architectural details that may be affected.
- 7. Ensure that all elevations and drawings are prepared to scale.
- 8. Scale drawings and elevations to a level that allows staff to understand the proposal. Sufficient detail must be shown (ex. 1:50 drawings).
- 9. Toronto Building Preliminary Project Review—PPR (where available).

Effective Monday, February 4, 2013

All building permit, sign variance and zoning certificate applications that require heritage approval must be submitted electronically at the Toronto Building counter. Heritage Preservation Services will review your application electronically upon submission.

Heritage Preservation Services will no longer be providing counter service on the 17th floor.

Jennifer Keesmaat
Chief Planner & Executive Director
City Planning Division

Robert Freedman, Director
Urban Design

Mary L. MacDonald, Acting Manager
Heritage Preservation Services
Toronto City Hall
100 Queen Street West
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Tel: (416) 392-1975
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For more information about Heritage
Preservation Services, go to
www.toronto.ca/heritage-preservation



Heritage Preservation Services, City Planning

GUIDELINES FOR SIGNAGE ON HERITAGE BUILDINGS

Signage on heritage buildings is governed by [Chapter 694, Signs, General](#), of the City of Toronto Municipal Code. All signs on heritage inventoried properties are subject to heritage review and approval, with designated properties also subject to all provisions of the **Ontario Heritage Act**. Third party signage is not permitted on heritage properties.

The following guidelines should be considered prior to preparation of a sign permit or sign variance application. Additional guidelines may apply within Heritage Conservation Districts or where a sign by-law amendment is contemplated.

- 1. Signage should respect the overall design and physical integrity of the property, the streetscape and/or the Heritage Conservation District (where applicable). It should be compatible with the character of the heritage property or district and should not detract from or obscure any important features. Signage should be subordinate with minimal visual impact to the property or district.
- 2. Signage should be located in areas of the building that have traditionally been used for signage – on store fronts, typically above the display window(s) and below the cornice. Efforts must be made to locate signage with regard to the heritage attributes of the property.
- 3. Clear and simple design provides for legibility and effectiveness while respecting the heritage values and attributes of the property. In general, individual letters mounted on a rail/carrier box or channel letters and logos are preferred where signage is to be affixed directly on a heritage building.
- 4. Materials used for signage should be high quality and compatible with the heritage property. Plastic or neon signs are generally not appropriate. Materials should be noted on any drawings submitted.
- 5. Signage lighting should come from an external source, although halo-lit may be appropriate. Digital display screens and sign boxes are discouraged. Lighting sources should be noted on any drawings submitted. Please note, Chapter 694 does not permit up-lighting.
- 6. Corporate signage should be adapted to be compatible with a heritage property and/or district.
- 7. Signage should not result in any direct or indirect harm to the building, including degradation, corrosion or decay. On masonry buildings, non-corrosive fasteners should be located in the mortar joints (preferably at the intersection of the joints). Anchors should not be inserted into the face of masonry units. All fastening details should be provided on permit drawings.

Revised March 2014

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Services, go to www.toronto.ca/heritage-preservation
For more information about Signs, go to
www.toronto.ca/signbylawunit



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3.1.3 LANDLORD’S DEMISING CAP

The Landlord’s existing horizontal and vertical demising caps are to remain. For any damage caused due to the Tenant fit-out, the Tenant / Tenant’s contractor is responsible to patch and make good at the Tenant’s expense. Tenant is required to site verify each individual condition and coordinate on site.

3.1.4 STOREFRONT BULKHEAD

The Landlord’s bulkhead and framing is not designed for the structural support of Tenant’s Storefronts or signage. Please contact the Landlord’s structural engineer as required.

Where there is an existing base building bulkhead above the length of Storefront, the Tenant is required to update the existing bulkhead to the new Landlord standard (refer to Storefront conditions for sections and details).

3.1.5 DESIGN CONTROL ZONE

To ensure a high standard of presentation by each Tenant, the Landlord has a design control zone within all leased premises located within the first 3’-0” (approx. 1000mm) inside the line of maximum Storefront projection (LMSP). Within the design control zone, the Tenant may provide fixed showcases subject to the Landlord’s approval. All areas exposed to the public view are subject to Landlord approval.

The Tenant must match the centre’s floor tile from the line of maximum Storefront projection to the Tenant’s Storefront and/or closure line at the Tenant’s expense. The Landlord may require the Tenant to extend the mall floor tile finish further into the premises to an interesting and architecturally reasonable location. The Tenant is required to provide a transition strip to provide a smooth and flush transition between the mall tile and the Tenant’s floor finish. The existing floor level may not be altered.

All transitions between floor finishes of unequal thickness are to be accomplished by a gradual transition with floor leveling (a minimum of 3” or 75mm) compound to create a smooth and level walking surface.

A high-quality hard surface flooring such as hardwood flooring, stone, or ceramic tile shall be provided throughout the Landlord control zone. Carpeting, vinyl, or epoxy floor finishes are not permitted.

3.1.6 STOREFRONT AREAS

The Storefront areas are specifically reserved for creative product presentation. The use of such area for mass product presentation and/or in-store shopping is prohibited. All areas exposed to the public view are especially subject to Landlord review and approval.

Particular attention shall be paid by the Tenant to the visual organization of the Storefront within the control zone, as well as the rear and side walls of the sales area. All finishes, graphics, signs, materials, and methods of presentation are subject to Landlord approval. All walls within the design control zone shall be provided with high-quality finish materials. Painted drywall, plastic laminates, acrylic, vinyl or fabric wall coverings, wood, masonite, MDF, plywood panels, peg board, milled-finish aluminum, field-painted metal, simulated plastic laminates (i.e. brick, stone wood, etc.), thin gauge metal, field-stained wood, wood flooring, and stucco are considered non-durable and shall not be used anywhere on the Storefront, unless approved by the Landlord.

Compatibility with adjacent and previously approved Storefronts will be considered as one of the criteria for approval. Should there be existing conditions that do not meet this criteria for whatever reasoning, the criteria as it is written shall take precedence.

Freestanding temporary signage or poster holders are not permitted outside of the Tenants lease line and are subject to Landlord’s approval in the design control zone. They must also be located so traffic flow in and out of the store is not impeded.

Display fixtures or merchandise, either temporary or permanent, must be placed behind the Tenant’s entry door closure line. Merchandise racks and display features must not block customer traffic flow in and out of the store.

Full-height fixtures or fixtures that are closed are not permitted in front of windows. Windows are to be kept open, clear and free of any obstructions.

Layout of the store and fixture locations (both permanent and movable) are explicit requirements and as such must be included in the submittal and receive approval, as provided herein. The Landlord will not permit “reshuffling” or additional fixtures or signs (either permanent or movable) unless their design and location receive written approval prior to installation.

General stock must be contained within the stockroom areas specifically designed for this purpose. All stock shall be hidden from public view. No open warehouse concepts will be permitted.

Ceiling materials within the design control zone shall be gypsum, wood, or other hard surface material. Acoustical ceilings and open ceilings are not permitted.

Tenant’s Storefront bulkhead material is required to wrap around the underside of bulkhead minimum up to the closure line, or further. Painted gypsum wall board or MDF panels are not permitted.

Existing stippling needs to be removed by tenants in any new renovations

Recessed LED or halogen downlights shall be used. Placement of track lighting in display windows must be recessed or concealed from the mall corridor. Compact fluorescent fixtures are not permitted in Storefront windows.

Sprinkler heads in the ceiling shall be the fully recessed with cover plates matching the adjacent surface.

No speakers are to be installed on the bordering Tenant demising walls or within the design control zone. Sound systems from within the Tenant’s space are not permitted to transmit sound into the Landlord’s common area. Television monitors (if permitted in the design control zone) must be fully incorporated into the overall Storefront design. Monitors must be approved for size, style, and content by the Landlord and are not permitted to transmit sound into the Landlord’s common area.

Where service counters or automated service equipment make up a portion of the Storefront, they must be recessed from the line of maximum Storefront projection (LMSP) a minimum of 24” (610 mm). Adequate space must be provided for the queuing of all customers within the lease premises. The location of interactive electronic installations or customer-activated payment machines must be within the lease premises and may not constitute a visual element of the Storefront.

All cash registers must be installed in recessed positions and be kept at least 36” (915 mm) from the line of maximum Storefront projection and in such a manner as not to be readily visible from the common mall area.

The use of illuminated graphic light boxes or posters at the Storefront shall be part of the overall Storefront design and presentation that includes other elements such as display fixtures and merchandise.

Any installation that does not conform to the criteria, the Landlord’s review notes, or have Landlord’s prior written approval will be removed by the Landlord at the Tenant’s expense. Any costs incurred by the Landlord with regards to such actions are subject to a 15% administration fee. The Landlord shall not be held responsible for the condition, storage, or the return of any such removed installation. The Landlord shall not be held responsible for any loss of goods or loss of business as a result of these actions. All items removed will be disposed of at the time of removal. The costs of such disposal shall be charged back to the Tenant, including all administration fees.

3.1.7 PARTITIONS

Interior wall construction is to be composed of noncombustible metal stud framing with 5/8” (16 mm) gypsum board, taped, sanded, and finished on both sides. Cement board shall be used in lieu of gypsum board where required in waterproofing walls around wet areas. Metal stud framing shall extend up to the structure above as required so the wall is adequately braced and supported. All grout shall be sealed in areas of moisture or grease producing equipment.

All drywall partitions are to be non load-bearing and meet all local building code requirements.

Demising walls by Landlord, which separate adjacent Tenants, or walls adjacent to a property service corridor will be constructed to provide a minimum one-hour rating as required by code for retail, and a two-hour rating for restaurant.

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

Tenant shall be responsible for maintaining the code-required fire rating at all demising wall penetrations (duct work, piping, conduit, etc.). This work shall include the installation of fire stops, fire dampers, and fire-rated penetration seals as required by code.

WALL CONSTRUCTION NOT PERMITTED

- Wood stud construction
- Modifications to the exterior walls of the building shell

3.1.8. CEILINGS

All Tenant ceilings visible from the Mall are subject to Landlord review and approval. The preferred material is gypsum board. Tenants are required to maximize the height of the ceilings within the first 4’-0” (1220mm) beyond the line of maximum Storefront projection and maximize the height of the ceiling throughout the space wherever possible.

Individual access panels shall be provided to allow access to the Landlord’s or Tenant’s pull boxes, damper control, valves, junction boxes, or other equipment. Tenant is to coordinate this with the Landlord’s Representative.

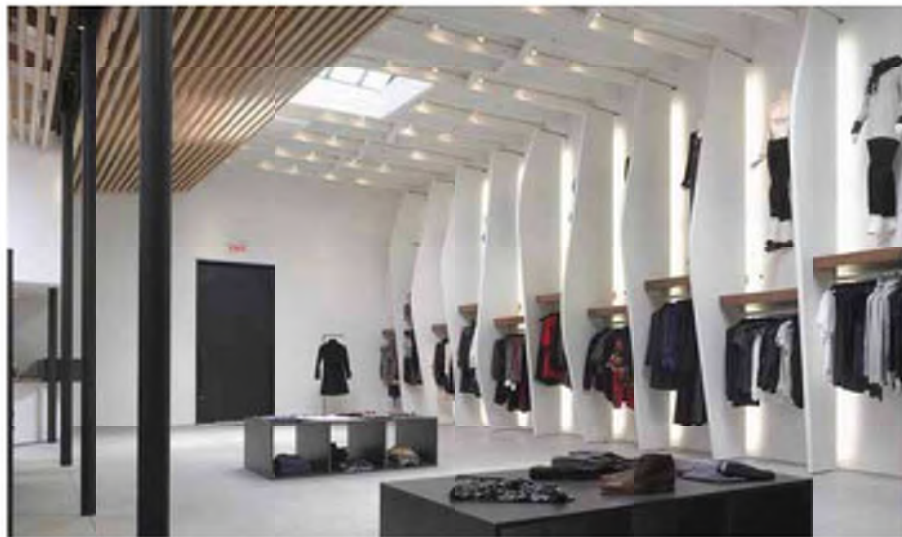
All ceilings and associated framing, furring and blocking shall be noncombustible material. Absolutely no wood of any kind shall be used above any ceiling or soffit. Painted gypsum board ceilings or other high-quality noncombustible ceiling materials are permitted.

Acoustical ceiling systems are not permitted in the sales area; however, they may be used in the storage rooms and other such areas. At a minimum, Tenants must use ceiling tile (for back of house) that contain recycled content.

All ceiling construction is to be properly supported. Drywall bulkheads and other suspended objects are not to be supported solely by wire suspension systems and must be properly braced to the building structure. The Landlord recommends the use of “Unistrut Metal Framing” or a similar system. No puncture through roof deck for any type of ceiling or element suspension will be permitted.

Wood ceilings are acceptable only when installed in accordance with the following: (1) All wood must be fire-retardant; and (2) the wood trim or panels must be installed on the underside of a gypsum board ceiling so no wood is exposed to the plenum space above the ceiling.

A wide opening ceiling, spanning an area greater than 30% is not permitted; however, may be considered based on its design merits should it incorporate other elements such as suspended ceiling panels, bulkheads, etc. These elements add character to interior store design. Should an open ceiling concept be approved, all structural, mechanical , and electrical elements above the sales area are to be cleaned, painted, and built in compliance with code and plenum return requirements.



3.1.9. LIGHTING

A high level of appropriate illumination is required within the design control zone and within the Tenant’s space.

All lighting fixtures are subject to Landlord approval. Lighting greatly influences the perception of Storefronts, displays, and interiors. It also distinguishes the well-designed retail environment from background and support areas. The Landlord does not provide lighting for Tenant Storefronts. General illumination will not be adequate to light Storefront merchandise. Tenants must follow the guidelines listed below:

All lighting designs must incorporate energy efficient lighting and shall be of a high-quality commercial grade.

Tenant Storefront display lighting is to be of an approved type, recessed light or track light. All Storefront track lights must be recessed or concealed from mall view.

Colour temperatures and Colour Rendering Index (CRI) must be defined with detailed specifications. CRI must be 80 or higher.

Lamps within the lighting fixtures shall not be directed to shine or to be visible from the exterior and are not permitted to spill onto the Landlord common area. Where Tenant uses up lighting to illuminate Storefront bulkhead, lighting must not spill onto Landlord’s bulkhead/ceiling above.

All lighting fixtures shall be constructed and installed to be glare-free.

Specific Landlord approval is required for the use of coated metal halide lighting. For consideration, information must be submitted which documents the quality of the light and style of fixture. (ie. copper)

Fluorescent lighting without lenses will not be permitted anywhere in public areas of stores. Exposed fluorescent tube fixtures are to be used in non-public storage areas only. All fluorescent lighting shall utilize lamps which provide colour-corrected light appropriate for a retail environment (3500K). Fluorescent lighting must be used in combination with directional and/or spot lights.

Recessed compact fluorescent pot fixtures should be provided with parabolic diffusers and should have a have a colour temperature ranging between 3000K- 3500K. NOTE: These are not permitted in the Landlord control zone.

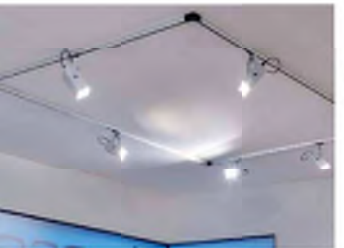
Mercury vapour or high pressure sodium lamps, strobe, spinner chase or moving types of lighting are not permitted.

Exposed, unshielded neon tube lighting of any kind are not permitted.

Should LEDs be considered, note that the performance largely depends on the ambient temperature of the operating environment. Driving an LED hard in high ambient temperatures may result in overheating of the LED package, eventually leading to device failure. Adequate heat-synching is required to maintain longevity.

Tenant is required to provide a diffuser when linear lighting (fluorescent, strip lights, etc.) are used as cove lighting to illuminate Storefront bulkhead. Lighting in coves to be stagger-mounted to prevent uneven light distribution.

The installation and use of automated lighting controls is mandated for back of house applications where lighting is not required constantly (i.e. office, washrooms) and/or does not compromise the health and safety of the employees and the space.



3.1.10 MERCHANDISING, GRAPHICS, AND DISPLAY

Tenant is to provide full details on all Tenant’s promotional or temporary signage, all signage whether permanent or temporary must be contained within a framed glass display panel that forms an integral part of the overall store design. No merchandise or signage may surpass the lease line unless otherwise noted (all signage to be reviewed and approved by Landlord prior to fabrication and installation). All signage is to be of professional high level quality. Tenant window presentations shall be the very best examples of their image. Store images shall be creatively adapted to the design criteria.

A total store design concept must be developed that coordinates Storefront, signage, interior design, lighting and visual display. Illuminated poster boxes will be considered, when part of an overall visual presentation strategy that includes other methods of visual display merchandising as well.

Tenants are encouraged to build this total design concept around unique aspects or themes of their business operation or product type. The customer experience must be enhanced by a one-of-a-kind environment, showcasing superior merchandising skills and excellence in customer service.

The store windows located within the Landlord control zone must incorporate an upgraded finish level as defined by the design criteria with an exciting and well-designed presentation to shoppers passing by the Tenant’s Storefront. Within the Landlord control zone, all fixturing types and layouts must relate to a display-oriented presentation.

All graphics, signs, materials and methods of presentation are subject to the Landlord’s approval and will be removed at the Tenant’s expense should these items be deemed unacceptable by the Landlord.

Any vinyl-applied graphics or letters for promotional signage must be reversed applied and installed on the Tenant (not common area) side of the glazing

Mass merchandising, slatwall, or the use of general merchandising concepts must not occur within the Landlord control zone.

The use of curtains, drapes, and other shielding devices within the Tenant’s Storefront is not permitted. Full-height display fixtures must have integral lighting designed within fixture. Displays within the Landlord control zone shall be spaced out to open sight lines into the premises along at least 50% of the Storefront. A system for attaching promotional materials within the Landlord control zone must be designed and submitted to Landlord for review before installation.

No displays, merchandise, or signs are permitted beyond the lease line. All showcases and display cases must be illuminated and vented. Direct visual exposure of incandescent bulbs and/or fluorescent tubes is not permitted. Display cases must be UL approved and wired to meet all national and local electrical code.

4.0 FINISHING STANDARDS

The Storefront materials are critical in creating the overall atmosphere and look for each Tenant. Tenants are required to provide a high-quality, well-detailed and unique interior and exterior environment. All materials, including flooring, walls, ceilings and lighting, are to be a high-quality, durable and long-lasting material with minimal maintenance requirements. Finishes are to be installed over a durable substrate and all Storefront finishes shall be fire-retardant and comply with local fire code requirements. All trade fixtures shall be first class new fixtures with durable finishes consistent with the anticipated public exposure.

Although not mandatory, Tenants are encouraged to incorporate rapidly renewable materials such as bamboo, cork, linoleum, wheat board, etc. as part of their fit-up. Materials that can be replaced by renewable products include partitions, furniture, flooring, wall coverings, and panel products. Review all room finish schedules and consider the use of renewable materials to replace those typically specified.

Indoor air quality should also be considered when selecting a product. Associated sealants, adhesives, coatings and paints should be investigated to ensure they meet the volatile organic content (VOC) limits.

4.1 GENERAL FINISHING REQUIREMENTS

Finished wood used in the Storefront and interior shall be kiln-dried hardwood with a mill-quality finish and shall receive an approved fire-retardant coating or treatment. Joints must be sealed tight from grease and food particles.

Tenant’s are encouraged to use FSC (Forest Stewardship Council) certified wood for their wood-based products). Some of the most likely wood-based products used in a Tenant’s space are paneling products, wood doors, finishes (including flooring), and permanent furniture, and carpentry.

4.1.1 METAL

Metal may be used in architectural detail, hardware panels, and other applications. Allowable finishes include polished, brushed, factory-applied paint, and natural if appropriate. Stainless steel finishes are encouraged. Anodized finishes are not allowed. Landlord must review any artificially weathered “patina” finishes for acceptability.

All metal used in Storefronts shall be detailed to conceal seams and overlapping joints. All seams and joints shall be even, straight and sealed tight. Heavy gauge or textured metals are required for large flat panel areas to avoid oil-canning.

Identification of all seaming details and grain direction must be shown and detailed in drawings.

4.1.2 STONE

Granite, marble, limestone, slate, and other natural stones are encouraged for the qualities of substance and elegance that it brings to Storefronts and interiors. Granite is particularly suitable as a counter material due to its highly durable nature. Stone may be used in a variety of available natural finishes such as flamed or honed for vertical applications or polished for countertops. In all cases, installations must be suitable for food service and extended wear.

The reflective surfaces of polished stone installations require a high degree of detail and craftsmanship to be executed properly and should only be used in small areas. All stone joints, maximum 1/16” (2mm), shall be neat, even and regular. An eased and polished edge is required at all exposed joint, edges, and corners.

Careful and craftsman-like details are required at all transitions between stone and other materials. Some stone and grout may need to be sealed at levels where it could be stained.

4.1.3 TILE

Natural stone tile is preferred for its substance, elegance and durability. However, as limited accents, tile may be used as a decorative feature to natural stone surrounds. Decorative, non-glossy porcelain tiles or intricate mosaic tiles may be used as accents and in limited field applications. Tile, as an overall finish material is not acceptable. All horizontal tile corners and edges must be bull-nosed or covered. If used on three dimensional volumes, tile must cover all surfaces or be suitably trimmed at the corners. Tile edges may not be left exposed.

4.1.4 BASE MATERIALS

Tenants are required to install a minimum 6” (152mm) high durable Storefront base. The base must be of highly durable material suitable for withstanding contact with maintenance equipment and cleaning solutions (i.e. stone, masonry, metal, etc.).

Materials such as rubber, vinyl, or plastic laminates are not suitable surfaces for this application and are not permitted.

All natural materials must be sealed to protect against direct penetration. Where such materials are used, the Landlord reserves the right to request they be refurbished on a periodic basis or be refurbished by the Landlord at the Tenant’s expense.

Base materials must be scribed to the floor line. Caulking is not permitted.

4.1.5 GLAZING MATERIALS

Storefront glazing must be of tempered glass (minimum ½” or 12mm thick). Note: tempered glass stamp must be placed in a clear and visible location.

Joints are to be sealed with a continuous bead of clear silicone or glass clips (minimum of two clips between each panel) may be used to secure and stabilize panels.

At the discretion of the Landlord, the Storefront design may incorporate glass directly to the floor without a base, but it should be understood that the centre’s common area floors are wet mopped using liquids and rotary brushes. Hard surface base materials are recommended to avoid damage to glazing materials.

Gaps between panes are not to exceed ¼” or 6 mm.
Glass specifications are to conform to all building code requirements.

Reflective glass (including the extensive use of mirror) is not permitted on Storefronts or in the Storefront entry zone. Tenant is to provide shading or reflective film over large glass areas receiving direct solar exposure.

4.1.6 PAINTS, COATINGS, ADHESIVES, AND SEALANTS

Tenants are required to use low-emitting adhesives and sealants during their fit-ups.

All paint and other such coatings used in the construction of a Tenant’s space must have a low VOC (Volatile Organic Compounds) rating.

New environmental regulations, and consumer demand, have led to the development of low-VOC and zero-VOC paints and finishes. Most paint manufacturers now produce one or more non-VOC variety of paint. These new paints are durable, cost-effective, and less harmful to human and environmental health.

4.1.7 FLOORING

Tenants are required to supply and install the same flooring material and pattern between their Storefront lease line and Storefront closure line as that installed by the Landlord in the adjacent mall area, and they may be required to carry the tile in further as per Landlord’s request. Landlord flooring can be purchased from the Landlord. A 1/8” (3mm) zinc strip is to be provided between the Landlord and Tenant flooring.

All transitions between floor finishes of unequal thickness are to be accomplished by a gradual transition with floor leveling (a minimum of 3” or 75mm) compound to create a smooth and level walking surface. Tripping hazards such as carpet trim strips and noticeable reducer trim are not permitted. Vinyl transitions are not permitted.

All flooring must have a ten year commercial grade warranty.

Carpeting, if used in the sales area, shall be of the highest quality. Commercial grade high-quality loop pile or loop/cut pile combination carpeting is required.

Tenants are encouraged to use carpeting that contains recycled content; however, any carpeting in the back-of-house portions of the Tenant’s space must contain recycled content.

Tenants are to use low-emitting carpets for all carpets installed as part of their fit-up.

Single colour low profile all loop carpeting is not permitted.

Vinyl tile or any other sheet goods flooring and simulated materials are not permitted in the sales area.

In restrooms, Tenant shall provide non-slip quality tile, porcelain ceramic tile floor or other impervious floor material which complies with local jurisdictions. Tenant is specifically prohibited from using vinyl sheet flooring, vinyl composition tile or any similar material in the Landlord Control Zone.
Tenant floor finish within the Storefront must be level with the Landlord’s mall floor finish. Detailing and construction methods for feathering or cutting of any Tenant flooring to meet the mall floor level is subject to the Landlord’s approval.

All proposed coring of the concrete slab floors must be submitted to the Landlord for review by Landlord’s structural engineer minimum two (2) weeks prior to the proposed coring date. Submittal requests shall be in sketch form showing framing in the general areas, gridlines, existing penetrations and proposed penetrations for all trades. In addition, a large scale drawing of the existing enforcement in the area of proposed penetrations, based on an X-ray or scan investigation must be included. Cutting of the reinforcement must be avoided during coring.

5.0 STOREFRONT SIGNAGE

5.1 SIGNAGE REQUIREMENTS

Store signage is for the purpose of identification only and must be limited to trade name (as agreed in lease documentation with the Landlord) and logo. Advertising or product names may not be displayed as part of the overall signage. The installation of all Tenant signs shall be conducted in accordance with the sign criteria listed below.

All interior and exterior signs are subject to the Landlord’s approval. All signs will be reviewed with compatibility to surroundings as part of the approval process. The Landlord reserves the right to approve sign presentations on an individual basis.

Sign designs and construction must conform to the requirements and standards of all governing jurisdictional authorities and must be **CSA** approved if illuminated. Conformance is the sole responsibility of the Tenant.

To facilitate greater creativity, the Landlord will consider a wide variety of signage designs and materials for approval in the context of the existing surrounding environment.

Exterior signage will only be considered for approval where a direct entrance into a store from the exterior has been installed. In such cases, the signage must be designed as an integral part of the exterior Storefront elevation.

All Tenants are permitted one sign and/or logo within the **design control zone** to identify the premises. In some cases, the Tenant may be permitted to install an additional sign to suit the Storefront location. Details are subject to Landlord’s approval. The Tenant cannot erect or affix any sign or advertisement to the exterior of the leased premises including windows and doors without the Landlord’s approval. Any signs or advertisements erected or affixed without the Landlord’s approval will be removed by the Landlord at the Tenant’s expense.

No paper signs, window stickers, banners, flags, or cloth-type are permitted. Credit card identification stickers, membership stickers, alarm system stickers, vinyl graphics and Website signage of any sort are not allowed on Storefront glazing and doors or within the **design control zone**.

Size and letter height is subject to Landlord approval. Length of the sign shall not exceed 40 percent of the storefront.

No sign boxes or illuminated canopy signs will be permitted. No animated signs will be permitted, nor any exposed light sources or surface-mounted raceways. It is the sign contractor’s responsibility to include appropriate steel hangers, bracing, anchors, conduits, mounting grounds, and electrical connections to the satisfaction of the Landlord. All mounting methods and connections for the signage is to be approved by the signage structural engineer.

Sign company name, ULC stickers, and identification labels must be completely concealed or removed. If required by code, they must be placed in an inconspicuous location.

A complete set of signage drawings must be submitted in Electronic (PDF) format. Drawings include plans, elevations, sections, size, letter style, colors, materials, fabrication detail, and installation detail. All drawings submitted must be drawn to scale and shown in conjunction with the Storefront elevation.

All illuminated signs must be controlled by a 24-hour timer and operated during the hours specified by the Landlord. The electrical feed shall be included in the Tenant’s electrical contract and will not be the responsibility of the sign contractor. The electricity for the Tenant’s sign is to be fed from the Tenant’s electrical panel.

The sign should not dominate or overpower the Storefront itself. Size and letter height is subject to Landlord approval.

Halo-lit letters may not be mounted on reflective surfaces or backers and require a rear diffuser to be installed. All neon and lighting connections must be hidden from direct view.

Advertising slogans and/or product identification are not permitted within the immediate Storefront area. All such classification or category signage are subject to independent approval by the Landlord as per the Landlord control zone.

All emergency exit signs must be LED-lit and placed so as not to be visible from the public corridor.

Secondary signage (if permitted), shall be mounted directly on glazing below the height of 3’-0” (915 mm) and have a maximum height of 4” (102 mm). Manufacturer stickers on signs must be concealed.

Rear service doors to Tenant’s premises must have standard identification designed and installed by the Landlord at the Tenant’s expense. No other signage is permitted.

Individually illuminated channel letters are not to exceed 3” (75 mm) in depth for can-type letters.

Where individual cut out letters are mounted on glass fascia panels, they must be solid or vinyl letters (cut in reverse) and mounted to the back side of glass.

5.1.1 ACCEPTABLE SIGN APPLICATIONS

Silhouette (Halo Type) reverse channel letters with neon or LED illumination.

Individual metal channel letters with illuminated plexiglass face.

Halo-lit individual can-type letters. All must be on recessed pins, hidden from view. No visible screws or edge connected tabs.

Internally illuminated panels with insized letters are permitted, provided the letters do not protrude more than 1” (25mm) and the background millwork substrate is an integral part of the architecture of the Storefront. This sign may not resemble in any way a lit box assembly.

Individual cut out letters are permitted, provided they are minimum of ¾” (19 mm) thick and are mounted on pins ½” (13 mm) maximum off the bulkhead face, and have completely finished edges. All must be made of solid MDF (medium density fibreboard), solid wood, cast metal, or solid acrylic. An external light source may be required.

LED light sources are encouraged.

Unacceptable Sign Applications

- Plexi, plastic, metal, injection backers or frames
- Animated portions, flashing lights or audible sound
- Moving signs or moving light- signs may not be illuminated intermittently or with varying intensity
- Moveable and/or portable displays or signage
- Formed plastic or injection molded plastic signs
- Vacuum formed plastic letters
- Exposed or surface mounted box or cabinet type signs
- Exposed raceways, ballast boxes, transformers, crossovers, fasteners, or conduit
- Sandblasted glass/wood signs with painted, raised letters, and/or logos
- Advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive or promotional material affixed or maintained on windows, glass fixtures and equipment or any other area of the Storefront, including method of payment and sale signs
- Stickers or decals on or around the Storefront surface and signs that are not professional in appearance
- Internally illuminated box signs with lit background faces
- Vinyl letters as primary signing applications
- Exposed tube neon signs and open face channel letters with exposed tube neon
- Foam, cloth, paper, cardboard
- Pylon or pole signs
- Visible screws or edge connected tabs

5.1.2 BLADE / BANNER SIGNS

Please verify the property key plan and applicable Storefront elevation, Blade signs are only permitted on the concourse level. Blades signs shall conform to the following conditions.

Blade signs are limited to one per elevation at a location indicated on the plan.

The Tenant’s identity graphic must be dimensional in character and shall not appear as applied paint, vinyl, or digital output.

- Blade signs must be mounted to the tenant storefront and not to the demising pier
- Bottom of blade signs are not permitted to be installed below 8’-0” and cannot project greater than 30”
- Horizontal blade signs are not permitted to project greater than 30” and be greater in height than 24”
- Vertical blade signs are not permitted to project greater than 24” and be greater in height than 36”

5.2 THREE DIMENSIONAL SIGNAGE - EXAMPLES

- Individual letters with backdrop lighting
- Individual extruded letters
- Innovative signage idead
- Back illuminated letters



6.0 STOREFRONT CLOSURES

6.1 GENERAL REQUIREMENTS

Where indicated all existing storefront closure systems to remain. All closures are subject to review and appoval and will be reviewed along with the overall desing of the storefront and meet the requirements set out below:

All closures must conform with the local building codes, and all design and material selections are subject to the Landlord’s approval. Tenants are responsible for submitting their design and material finishes for the Landlord’s review and approval prior to construction and installation. Closures which consist of glass finish must be minimum of 1/2” (13 mm) tempered glass. Landlord will consider the use of self- locking counters or other closing devices approved by the Landlord for stores where the Storefront is composed of counters.

No open folding grille closures are permitted. All must have tempered glass or perforated metal inserts.

Where sliding and overhead grilles are being utilized, the Storefront shall be designed to minimize the appearance of such doors and grilles when open.

Closure grilles must stack within approved pockets, which conceal them from view. Spring loaded floor and ceiling locking-pins must be used.

Ceiling tracks for folding doors must be cleanly recessed into the bulkhead and may only protrude ¼” (6 mm) from the bulkhead’s surface and be factory-finished to match surroundings. Natural brushed aluminum finish shall be the base standard. All other finishes require the specific approval of the Landlord.

All materials used in closure systems, sliding, or swinging doors are subject to the Landlord’s approval.

All closure types must be used interchangeably in all Storefront types, except food court Tenants where no closure systems are required.

Floor tracks, surface -mounted striker posts, or wall channels are not permitted. Specifications (with structural site specific drawings) for roll-down grilles, must be submitted to the Landlord for separate approval prior to fabrication.

Garage doors are not permitted.

Closure systems are designated by type. See detail requirements for each closure system to follow.

6.1.1 EGRESS / EXITS

All interior and exit doors, frames, and hardware servicing the Tenant’s premises are to be furnished and installed by the Tenant. New rear door installations will include masonite and steel corner guards to match base building.

Rear exit doors must be recessed and conform to all requirements of the Landlord and local jurisdictions.

Rear exit door to be a 3’-0” x 7’-0” (915x2135 mm) 60-minute UL-rated hollow metal door with a welded steel jamb

and steel hinges, painted to match base building doors.

All exit doors will have a printed placard indicating Tenant’s name and space number per local code, to be provided by the Landlord at the Tenant’s expense.

If any existing conduit, fixtures or utilities must be relocated due to the Tenant’s rear door placement, the Landlord will relocate them at the Tenant’s expense.

6.1.1.1 FRAMELESS GLASS AND DOOR SYSTEMS

Frameless glass doors should swing on bottom and top pivots. Doors cannot swing past the maximum Storefront projection line and are to be provided with locking hardware when open. Lockable high glass doors with vertical ladder pulls are encouraged as an entry system.

If a metal framing system is used, the metal base and head member shall be stainless steel or solid colour metal (in factory-finish only).

Doors must swing towards the common area and be on double acting hinges to be held in the open position (with floor bolts and dust proof sockets) during business hours.

Doors must swing out; however, they must not swing past the maximum Storefront projection line or the lease line.

When doors are in the “open” position, a minimum opening width of 6’-0” (1830 mm) must be maintained.

Common area Landlord flooring from lease line to Storefront closure is to be installed by the Tenant at the Tenant’s expense.

Floor mounted hold-open devices are not permitted. Floor bolts in dust-proof sockets are required.

6.1.1.2 WOOD DOORS IN A GLASS Storefront

Wood-framed doors are permitted only if primarily constructed of glass (minimum 75%).

Hinges shall be pivot type- no butt hinges will be permitted.

Under some conditions wood Storefront closures, trim, and fittings will be permitted. Such details must conform to flame-spread ratings required by applicable building codes and authorities having jurisdiction.

6.1.1.3 HORIZONTAL STACKING DOORS

Horizontal stacking doors are permitted provided that when in the open position the doors are completely concealed and stacked parallel to the demising wall.

The doors are to be glass with anodized aluminum head and base similar to Kawneer 1040 Sliding Front.

The overhead track must be installed flush with the finish ceiling bulkhead.

This type of closure must occur 24” (610 mm) beyond lease line.

Common area flooring from must be installed from lease line to the closure line by the Tenant at the Tenant’s expense.

6.1.1.4 SLIDING GLASS DOORS

Sliding glass doors when open are to be stored in an enclosed space. All Storefront and kiosk display cabinet glass to be minimum of 1/2” (13 mm) tempered glass.

6.1.1.5 ALUMINUM SLIDING DOORS

Aluminium sliding front entrances complete with recessed track systems and emergency exit door are subject to the Landlord’s approval. Aluminum sliding doors when open are to be stored in an enclosed space. All ceiling and floor tracks where required must be fully recessed into the finishes. No mounting or operating hardware shall be exposed. All pocket door hardware (i.e. locks, hinges, handles) are to be concealed.

6.1.1.6 HORIZONTAL FOLDING GRILLES

Sliding grilles complete with recessed track systems and emergency exit door are subject to the Landlord’s approval. Sliding grilles must be stacked within approved enclosed pockets, which conceal them from view when they are in their retracted position. Door pockets are required to be provided with sprinkler coverage as per local fire code requirements. All door pockets must have closure panels complete with spring loaded touch latches or flush locks. The finish on the closure panel must match the Storefront finishes. All closure grilles must have glass, acrylic , or perforated metal inserts.

Surface-mounted locks, handles, or knobs are not permitted.

The overhead track must be installed flush (fully recessed) with the finish ceiling bulkhead.

This type of closure must occur a minimum of 24” (610 mm) back of lease line.

Tenant must provide common area Landlord flooring from lease line to a point at least 6” (152mm) beyond the closure line or as designated by the Landlord (on the drawings) at Tenant’s expense.

Pocket door must be closed when grille is closed.

Spring loaded floor and ceiling locking pins must be used. All floor sockets must be dust-proof.

6.1.1.7 OVERHEAD GRILLES

Roll-down grilles will not be accepted except in special conditions. Metal roll down grilles complete with recessed track systems and emergency exit door are subject to the Landlord’s approval. Any glass infill to consist of minimum 1/2” (13 mm) tempered glass. All ceiling and floor tracks must be fully recessed into the finishes. All ceilings must have hidden drywall service panels. Open grilles are not permitted.

All grilles are to be supported from the floor. Tenant to provide site specific structural engineers drawings for all overhead locations.

The overhead opening trims must be installed flush (fully recessed) within the finished ceiling bulkhead.

This type of closure must occur a minimum of 24” (610 mm) back of lease line.

Common area flooring must be installed from lease line to the closure line by the Tenant at the Tenant’s expense.

In the event of an emergency, doors must be able to open manually.

Vertical guides must be completely recessed and integrated into the overall Storefront design.

6.2 SECURITY SYSTEMS

The Tenant is fully responsible for the security of the leased premises and all its contents from and after the time of availability for Tenant work. Storefront electronic security systems and other shoplifting detection devices at the Storefront must be located behind the closure line. Such devices must be completely hidden from view and integrated with the Tenant’s Storefront design. Electronic security systems, which obstruct entry into the store, are unacceptable as are any components which remain outside the Storefront when the store is closed.

Any theft detection/security system must be indicated on the Tenant’s working drawings, and the Tenant shall submit shop drawings which shall indicate size, location, design, and appearance along with the overall design submission. No systems shall be installed prior to approval by the Landlord. The Landlord may remove such system at Tenant’s expense. All wiring to security systems must be concealed from view. Power poles or wiring channels exposed to view are not permitted. The Tenant may use the following:

Under floor antenna systems that are not visible to the public. Note: Verify structural capacity of this application with the Landlord.

Suspended overhead “bar” type systems concealed behind a Storefront soffit above the entry.

Small pod type systems on each side of the Storefront opening. Pods must be enclosed in a millwork element, which coordinates with the interior design and finishes of the store.

* Freestanding tower type systems are not permitted. All other systems are subject to Landlord’s approval.

6.3 HOARDING DURING CONSTRUCTION

6.3.1 HOARDING REQUIREMENTS

Depending on the type of work being completed in the unit, the Landlord may require hoarding to be installed at the Storefront. Hoarding may be erected by the Landlord at the Tenant’s expense or the Tenant’s GC may install the hoarding as per the Landlord’s requirements outlined within design criteria.

Hoarding to be installed no further away from lease line than 3’-0” (915 mm). Final location and extent of hoardings shall be reviewed on site with a Landlord representative prior to erection.

All such hoardings shall be constructed with min. 3-5/8” (92 mm) 20g metal studs w/ min. 24” (610 mm) centers and 1/2” (13mm) gypsum to minimum full height of the Tenant’s NEW Storefront “or” to the underside of common area ceiling as applicable. Drywall is to be screwed every 16-18” (405-460 mm) vertically and horizontally with all screw holes and drywall joints covered with 1 layer of masking tape. Double steel studs (fastened together) are required at all door frames and door headers and at all hoarding wall ends and wall returns. Provide all required tie-backs, top supports to make the hoarding safe and secure. Provide drywall ceilings to ensure complete dust-seal if hoarding is not constructed to the underside of mall ceiling. No Polyethylene sheets are permitted.

Hoardings shall include minimum one 3’ x 7’ (915x2135 mm) solid panel HCW access door in wood frame complete with casings and painted shall be placed in the middle area of the hoarding opening into the Tenant’s premises. The door hardware shall consist of two hinges on the Tenant’s side of the hoarding with a lock set complete with key. The key access shall be from the mall side.

A mat must be placed on the inside of the hoarding entrance or at the rear door of the premises. Doors must be kept closed at all times.

Allowances shall be made for the painting of all hoardings based on two (2) coats of standard color approved by Landlord. Base trim and top cap is 1/2” X 4” (13x102 mm) MDF fastened to drywall surface into steed studs as required. Cover or fill all screw holes prior to painting.

Paint to be a minimum of 2 coats:

Drywall - OC 130 CLOUD WHITE by Benjamin Moore

6.3.2 HOARDING GRAPHICS:

Projects lasting more than 30 days will require a full-height vinyl graphics over the hoarding. Projects lasting less than 30 days are still required to supply a graphic package, but will be permitted to be of a smaller scale. No posters or banners are permitted. All proposed graphic artwork must be submitted to the Tenant coordinator as part of the Tenant outline drawing package for review and approval by the Landlord PRIOR to fabrication and installation. Final design is subject to Landlord’s approval.

General advertising is not allowed without prior written consent from the Landlord.

All graphics will be installed by the Tenant’s contractor, or representative, at Tenant’s cost.

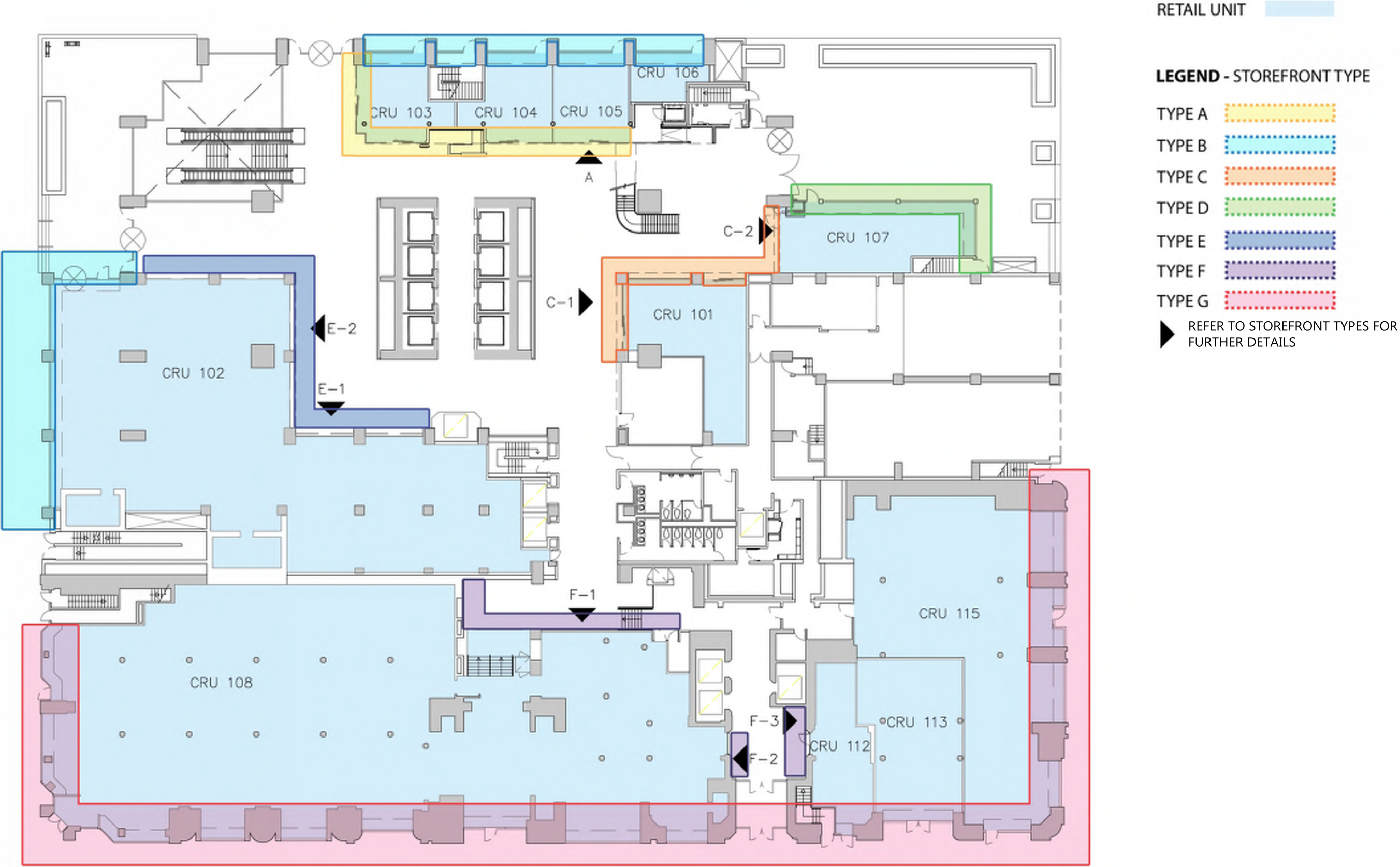
Contractor identification signage is not permitted.

6.3.3 HOARDING REMOVAL

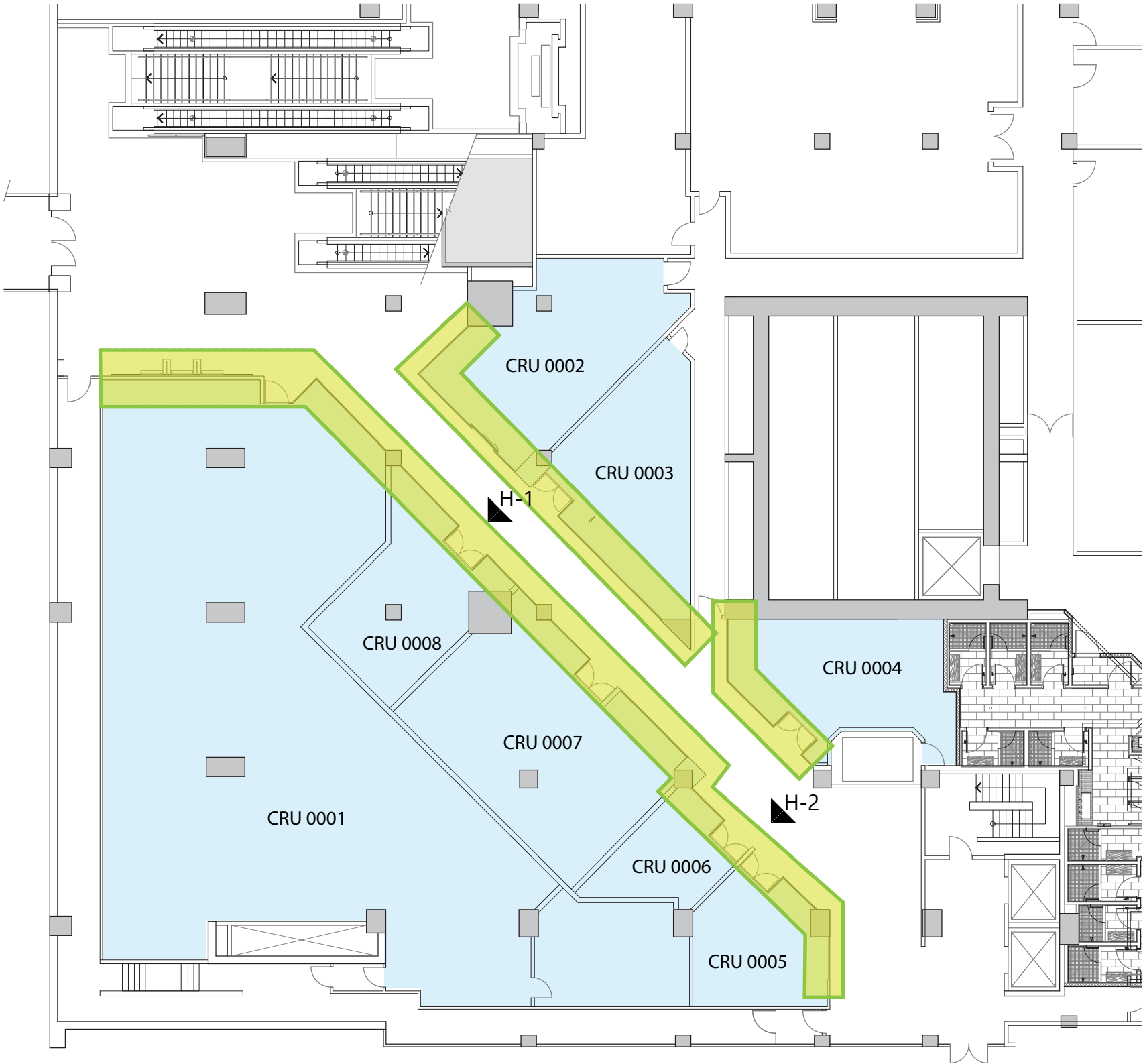
Tenant Coordinator must inspect the The Store prior to removal of the hoarding - no exceptions. Contact Tenant Coordinator to schedule these inspections. Removal of the hoarding must first be approved and scheduled with the Landlord’s Tenant Coordinator/representative. Tenant’s Contractor is responsible for all costs for the removal and disposal of the hoarding. Tenant’s Contractor to return the door frame, door, and all door hardware to the Landlord upon hoarding removal if originally supplied by the Landlord.

7.0 BUILDING PLANS, SECTIONS, AND DETAILS

7.1 LOBBY PLAN



7.2 CONCOURSE PLAN



RETAIL UNIT

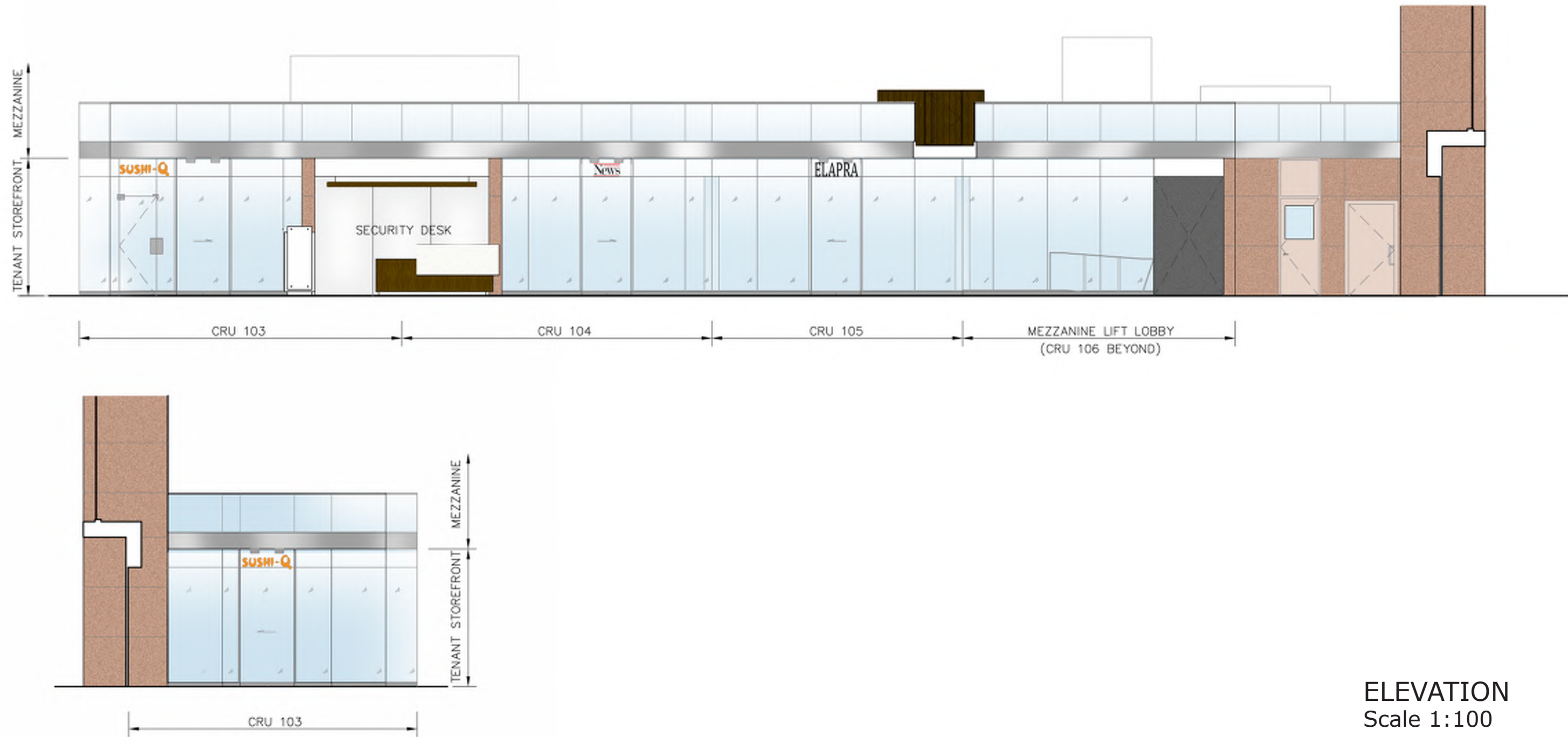
LEGEND - STOREFRONT TYPE

TYPE H

7.3. INTERIOR STOREFRONTS

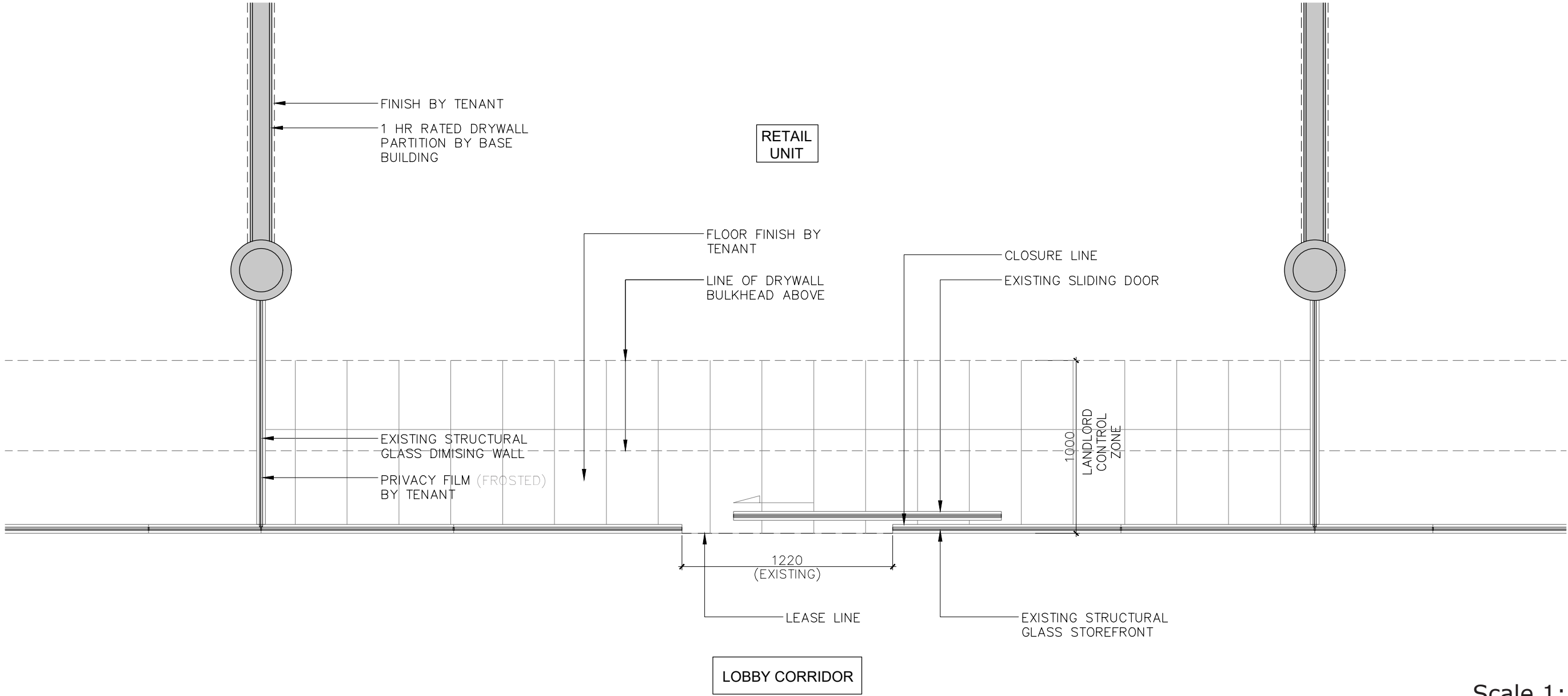
7.3.1 STOREFRONT TYPE A

7.3.1.1 INTERIOR ELEVATIONS



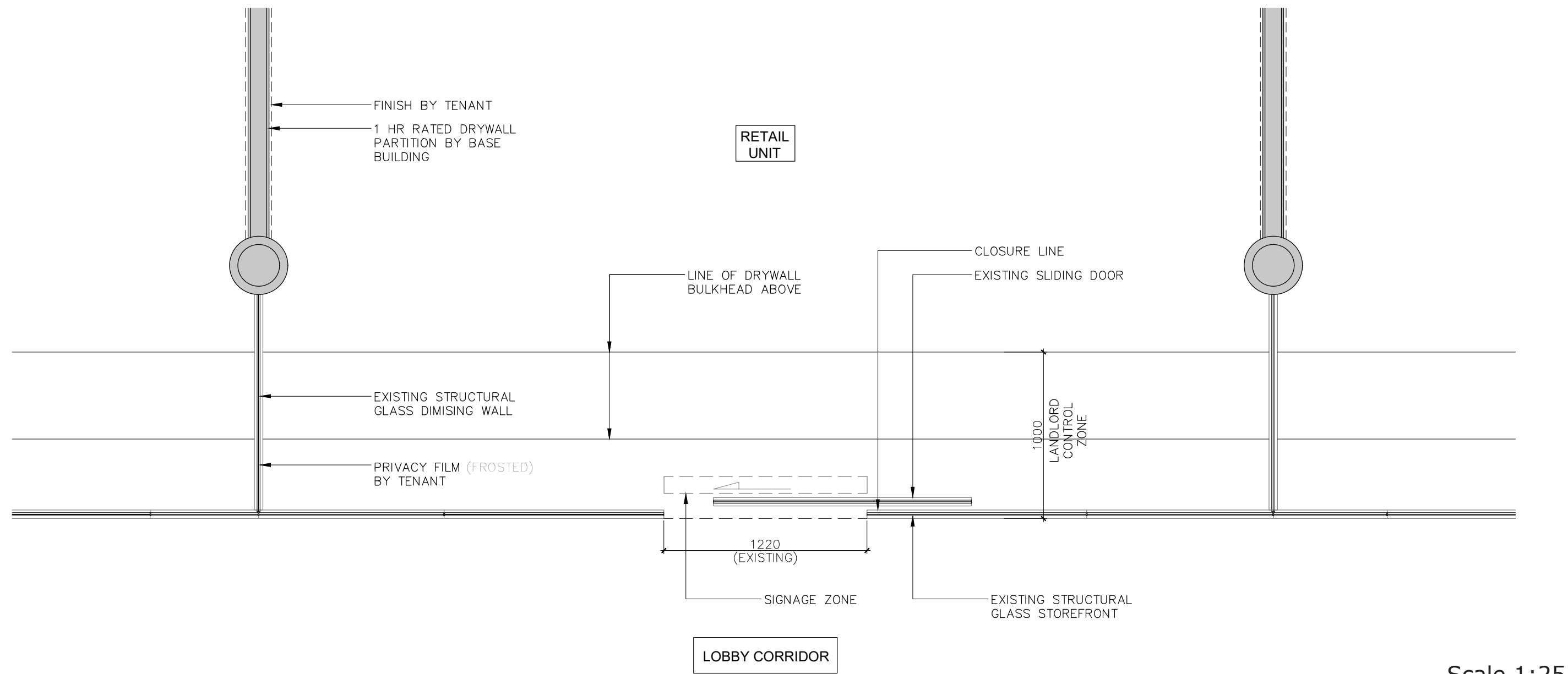
ELEVATION
Scale 1:100

7.3.1.2 PLANS



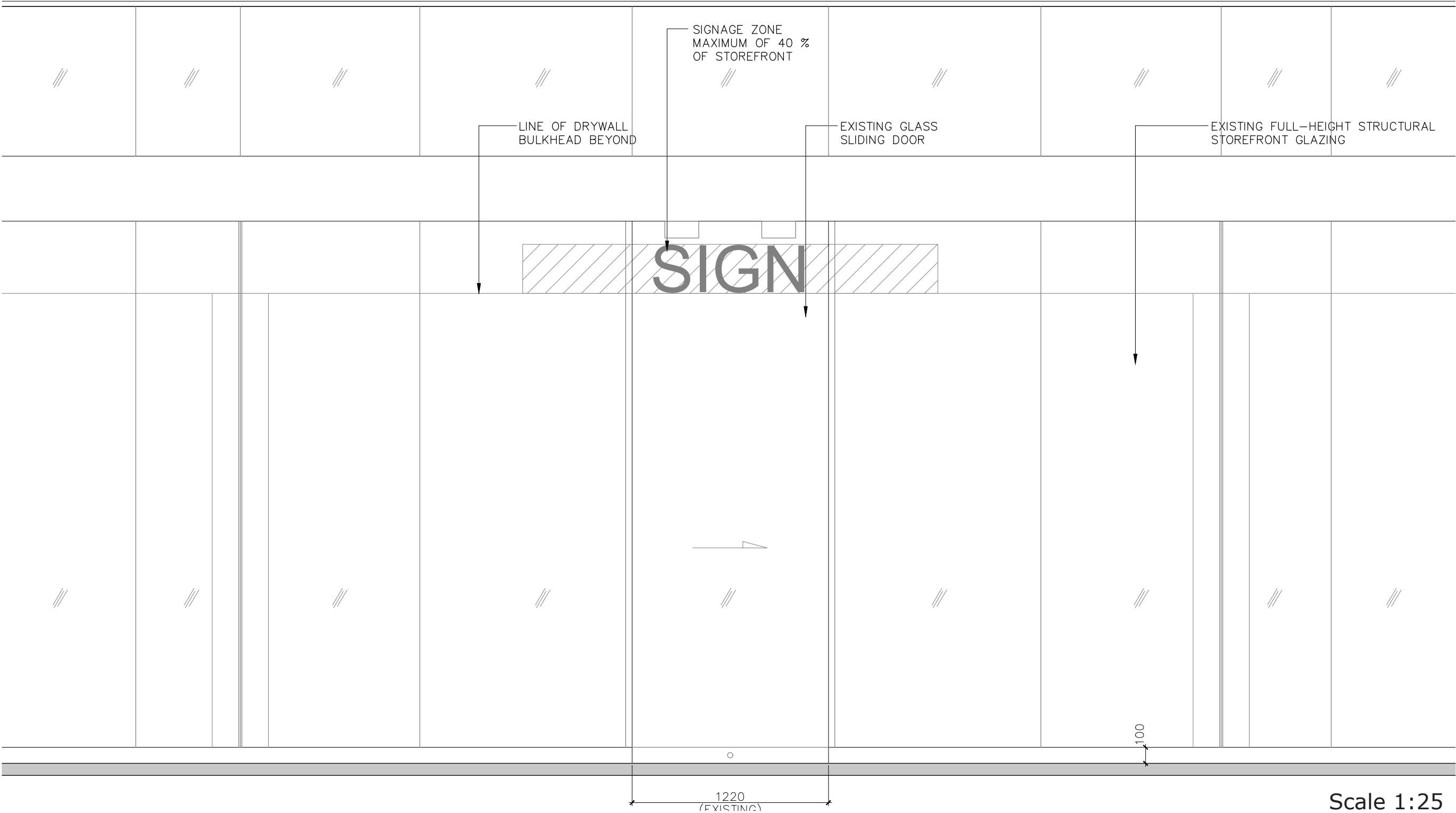
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7.3.1.3 REFLECTED CEILING PLAN

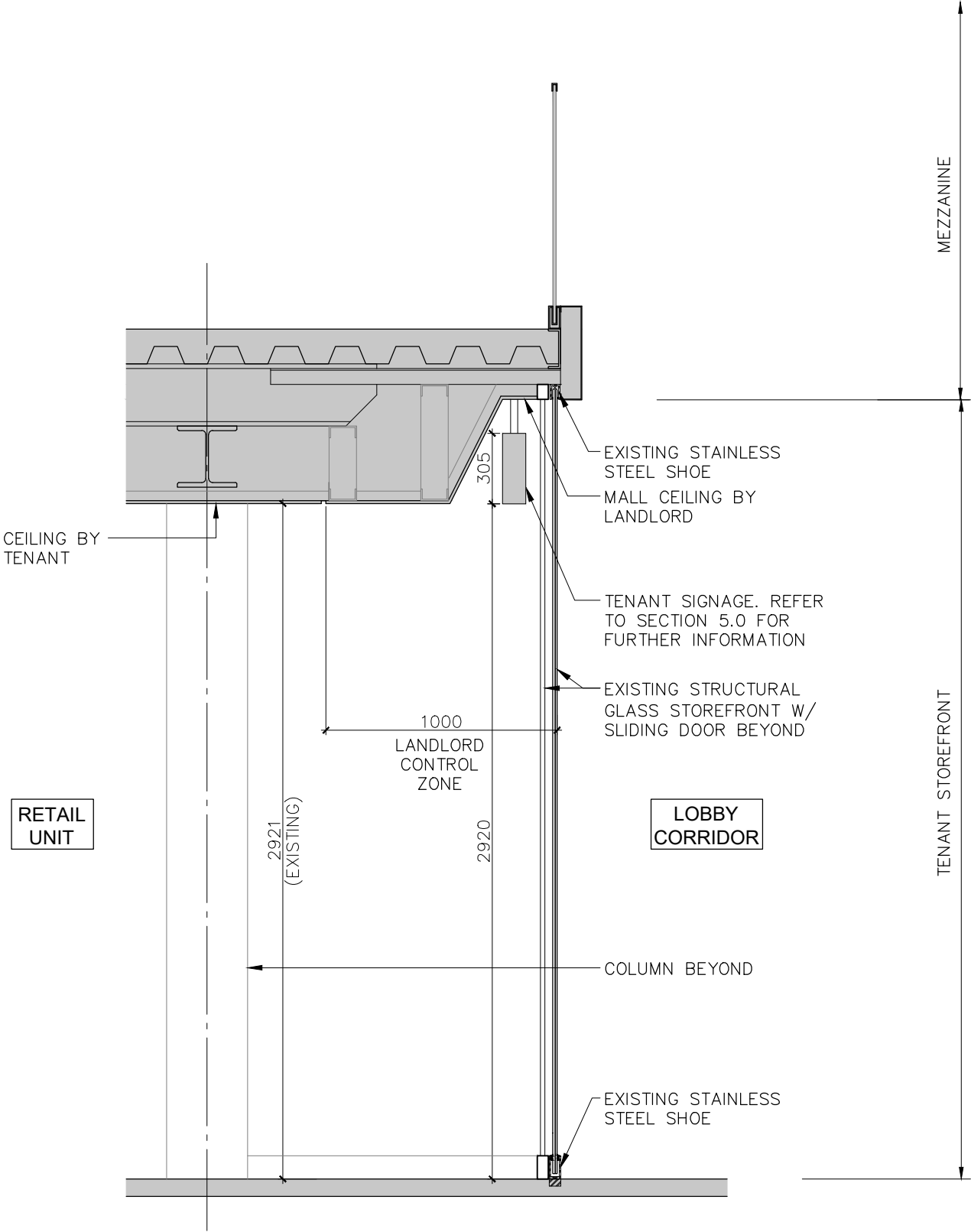


Scale 1:25

7.3.1.4 INTERIOR ELEVATION (DETAIL)

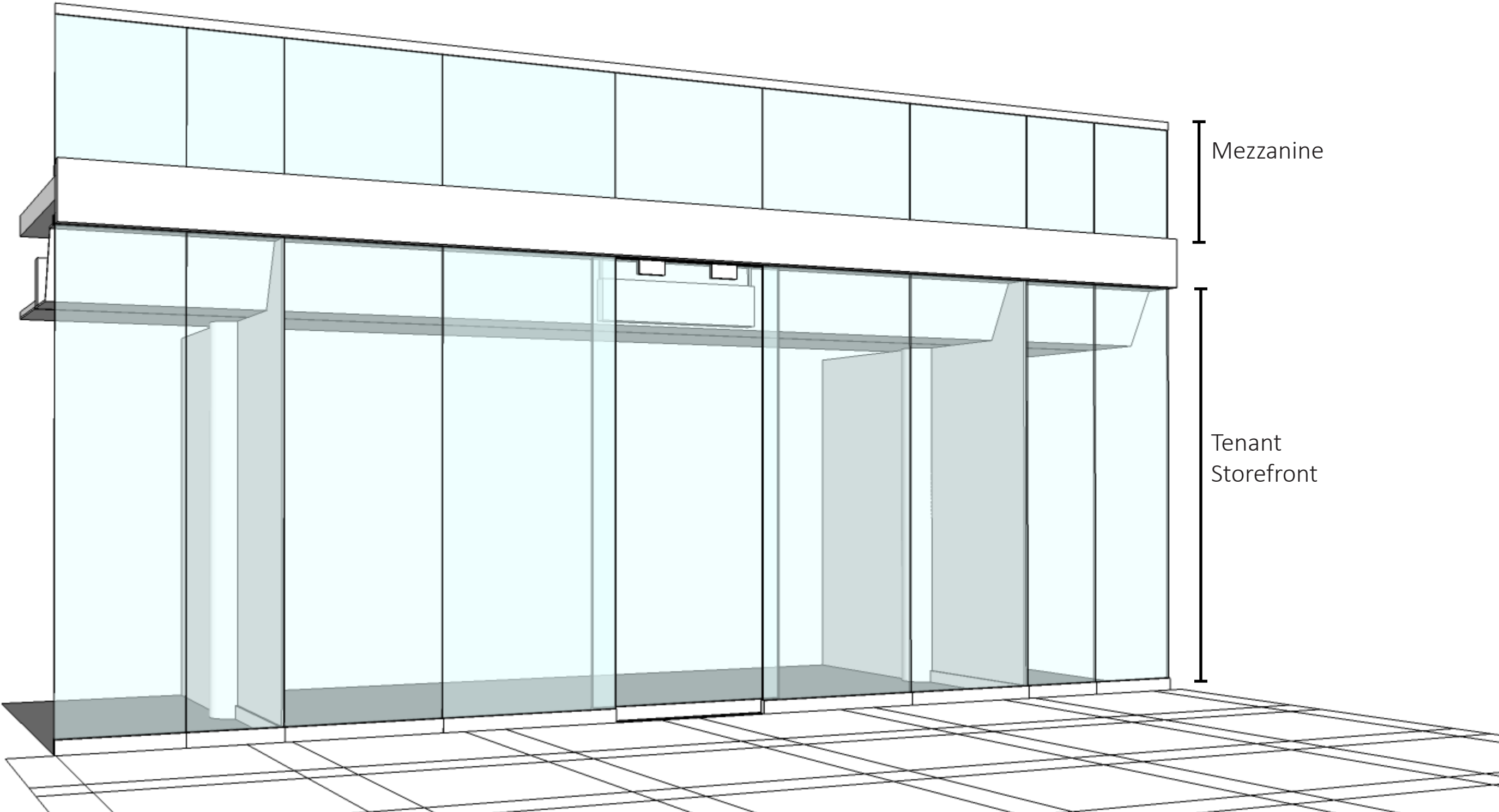


7.3.1.5 SECTIONS



Scale 1:25

7.3.1.6 PERSPECTIVES OF TYPE A



7.3.2 STOREFRONT TYPE C

7.3.2.1 INTERIOR ELEVATIONS OF TYPE C



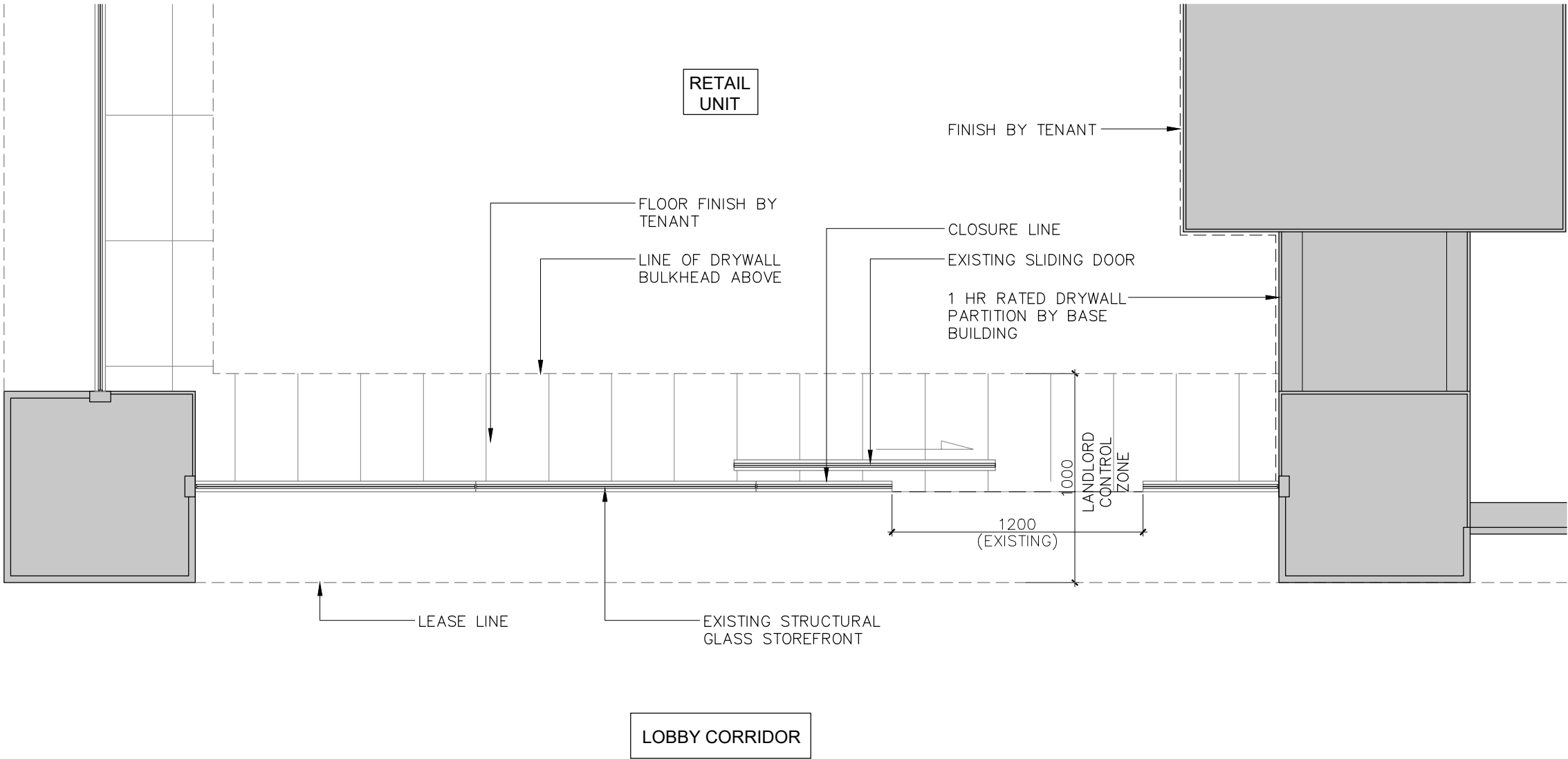
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7.3.2.2 INTERIOR ELEVATION (C-1)



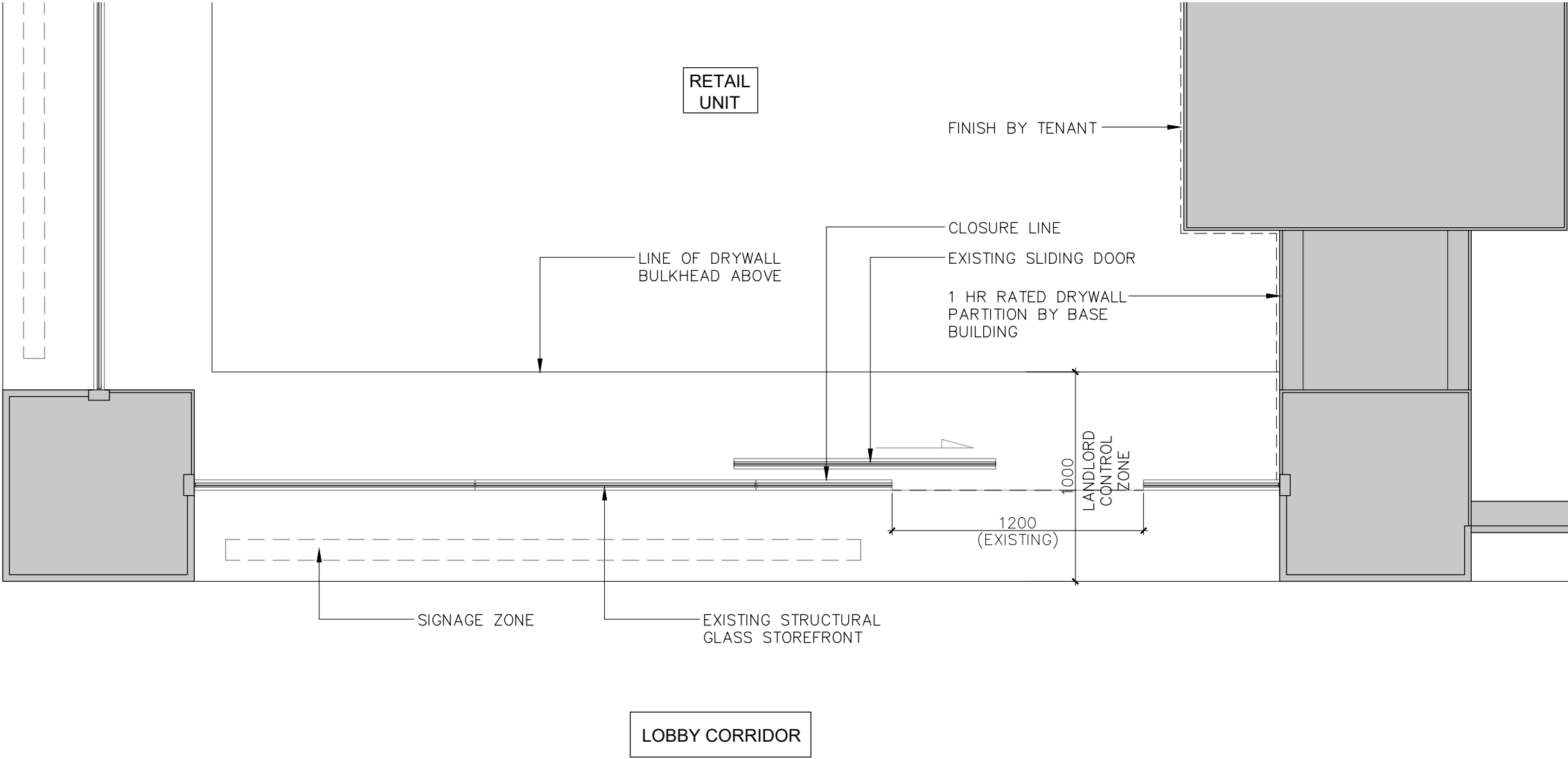
Scale 1:25

7.3.2.3 PLANS (C-1)



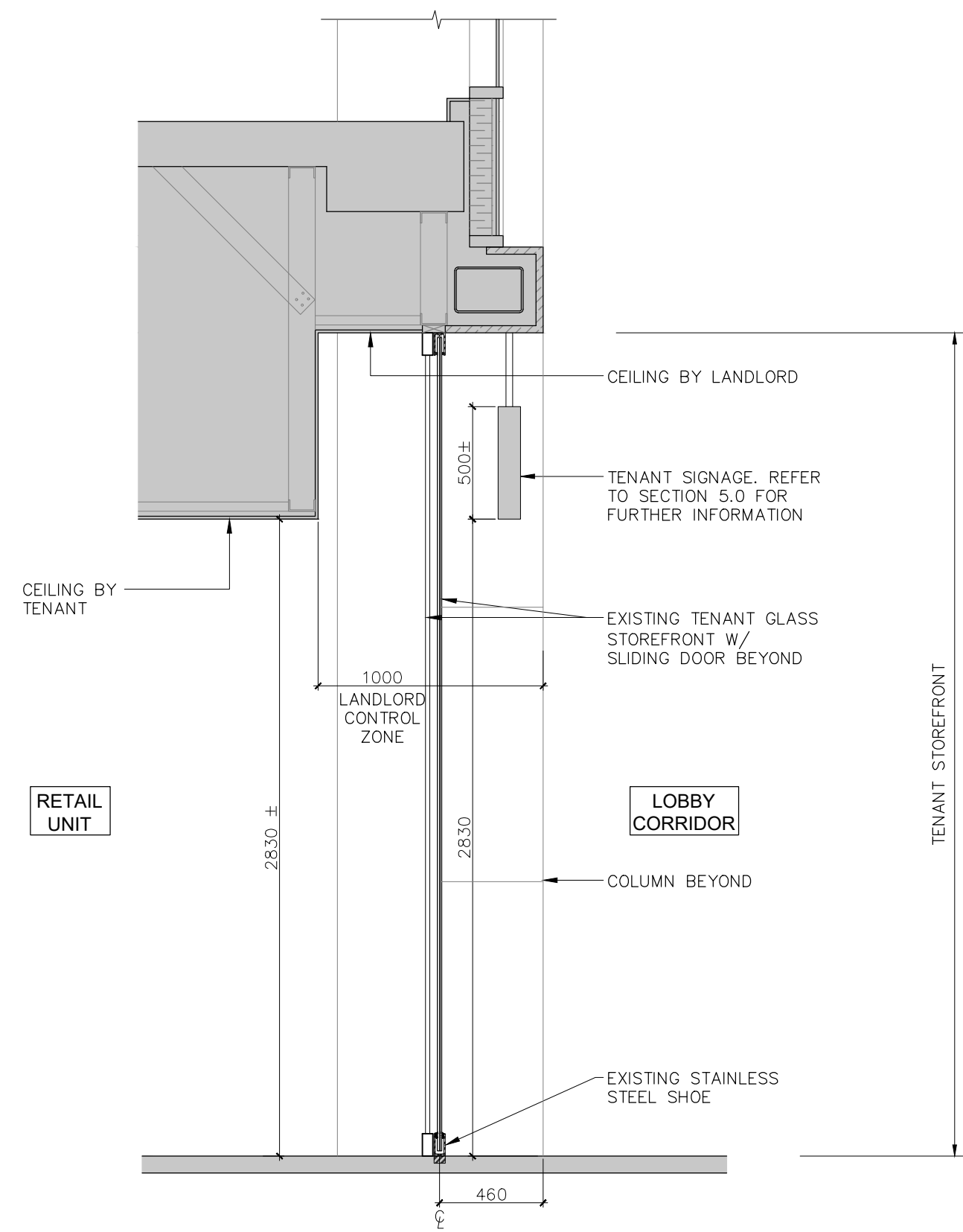
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7.3.2.4 REFLECTED CEILING PLAN (C-1)



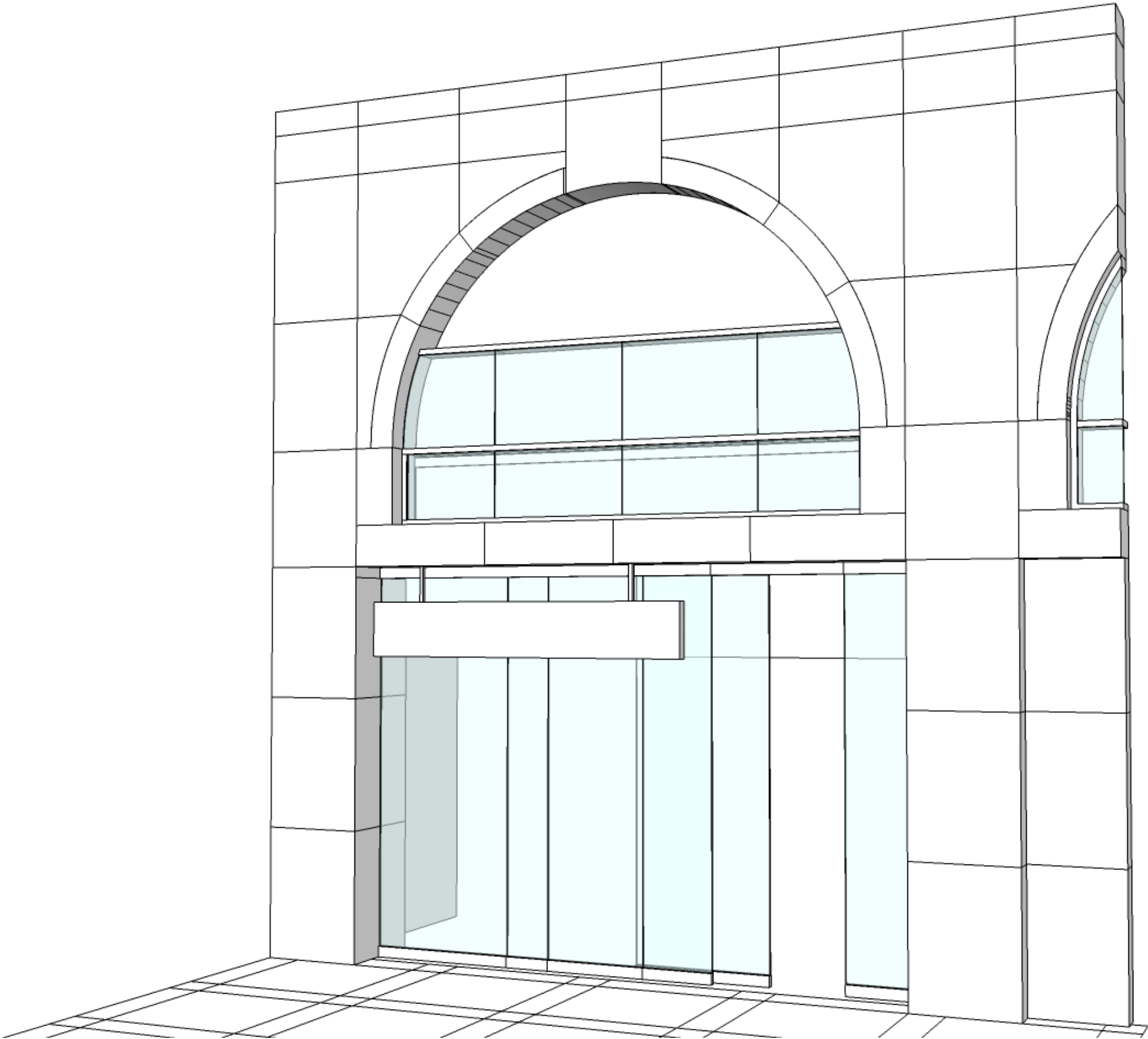
Scale 1:25

7.3.2.5 SECTIONS (C-1)

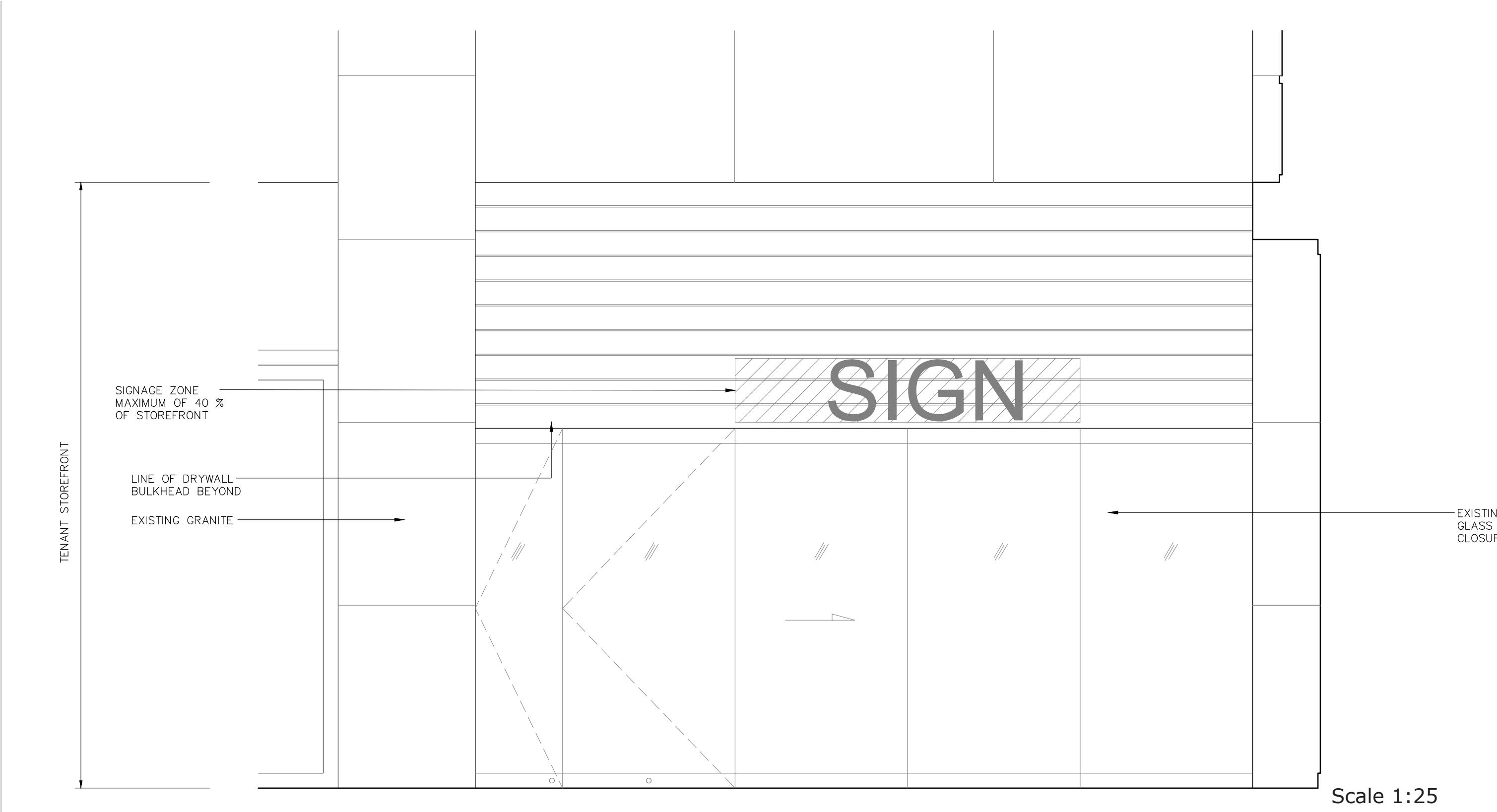


Scale 1:25

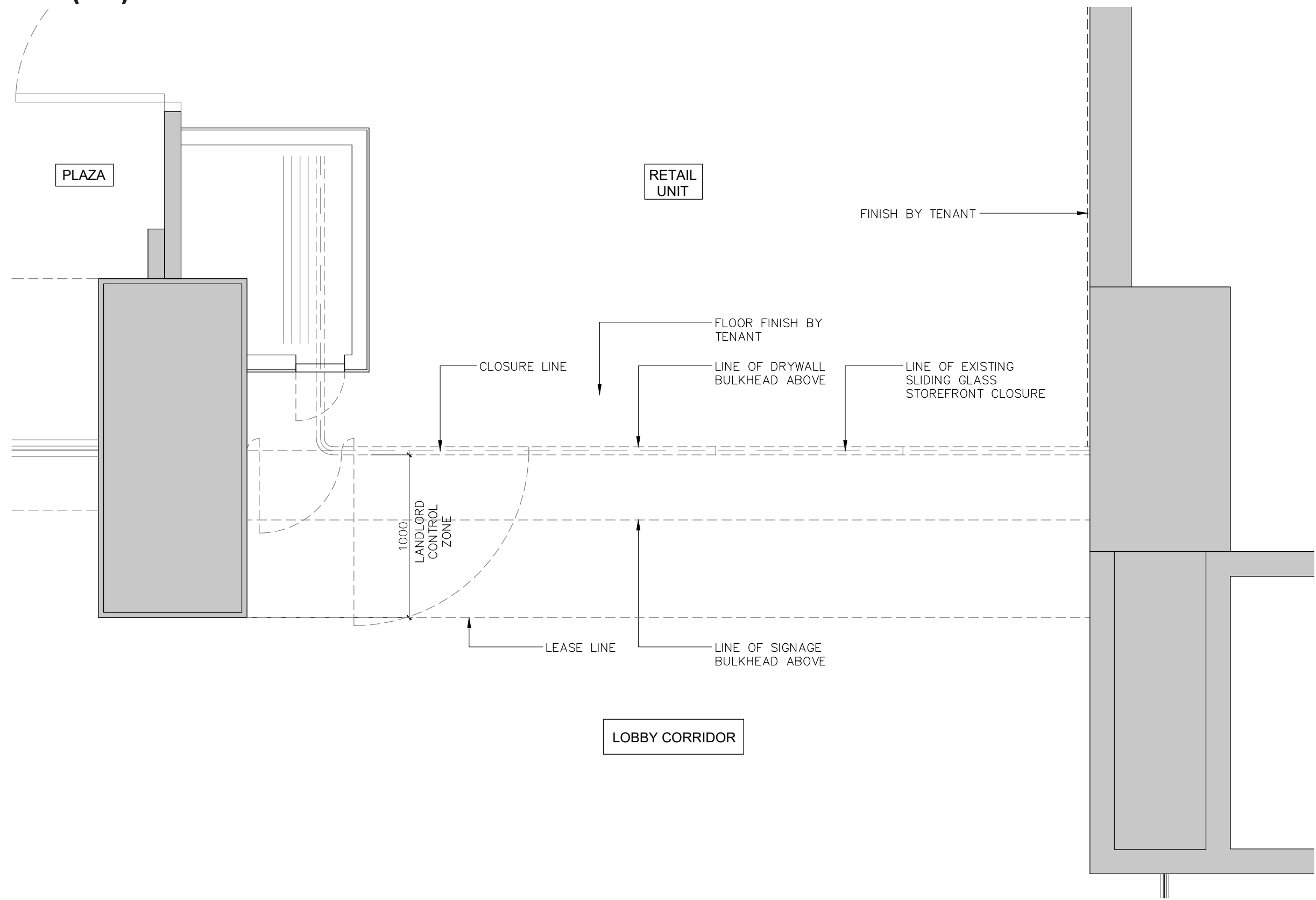
7.3.2.6 PERSPECTIVES OF TYPE C-1



7.3.2.7 INTERIOR ELEVATION (C-2)



7.3.2.8 PLANS (C-2)



Scale 1:25



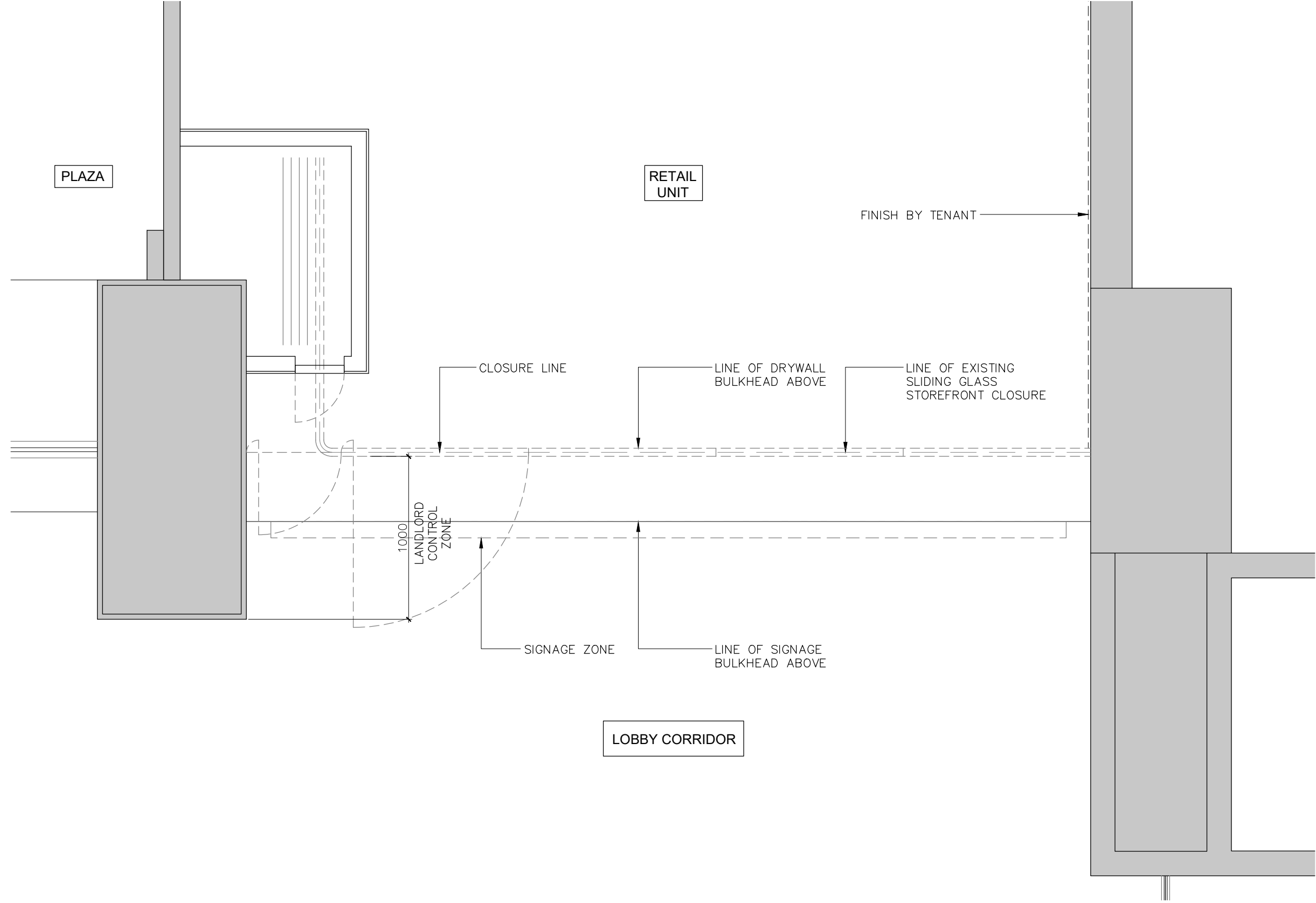
CPP
INVESTMENT
BOARD



01 NOVEMBER 2016

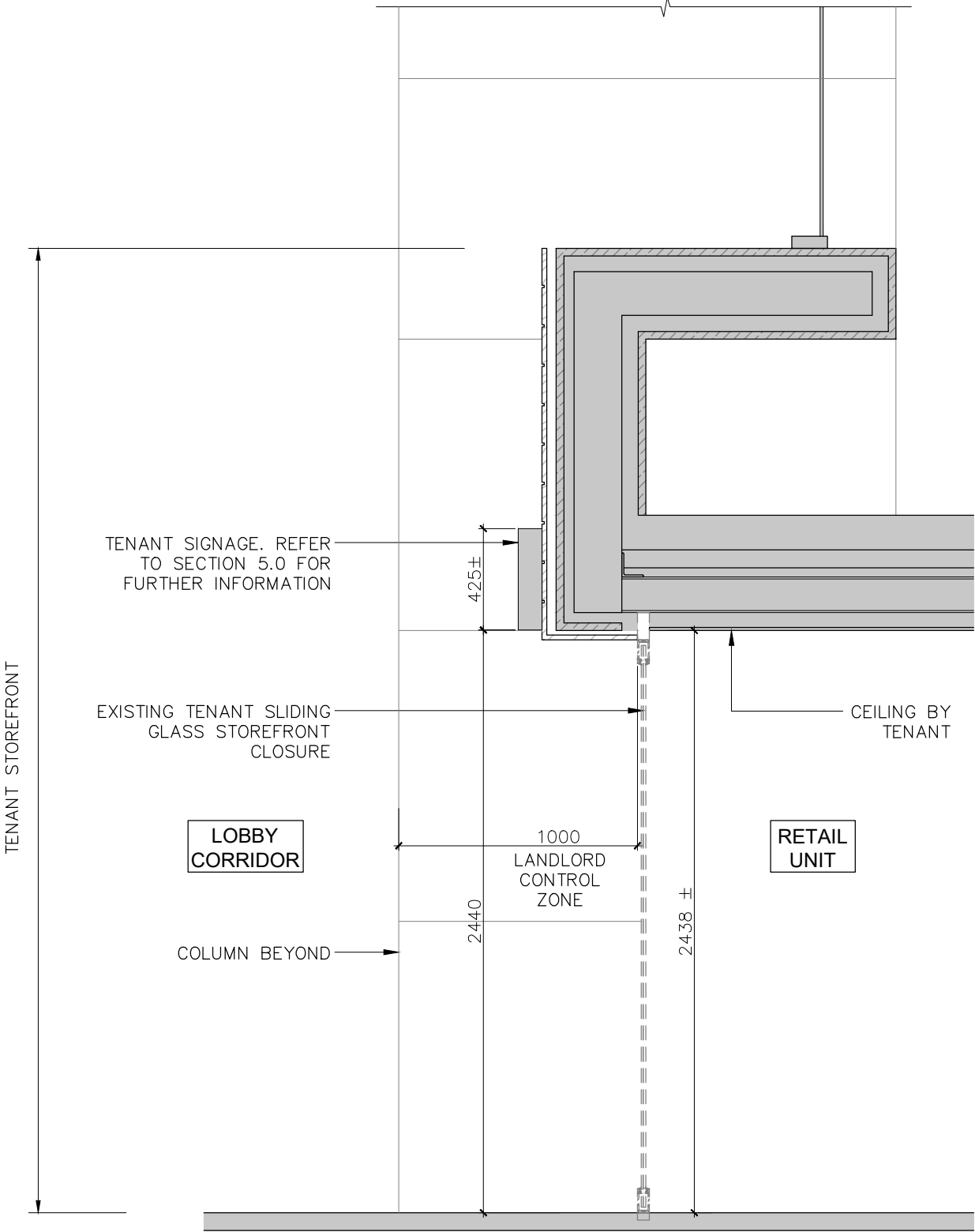
WZMH ARCHITECTS

7.3.2.9 REFLECTED CEILING PLAN (C-2)



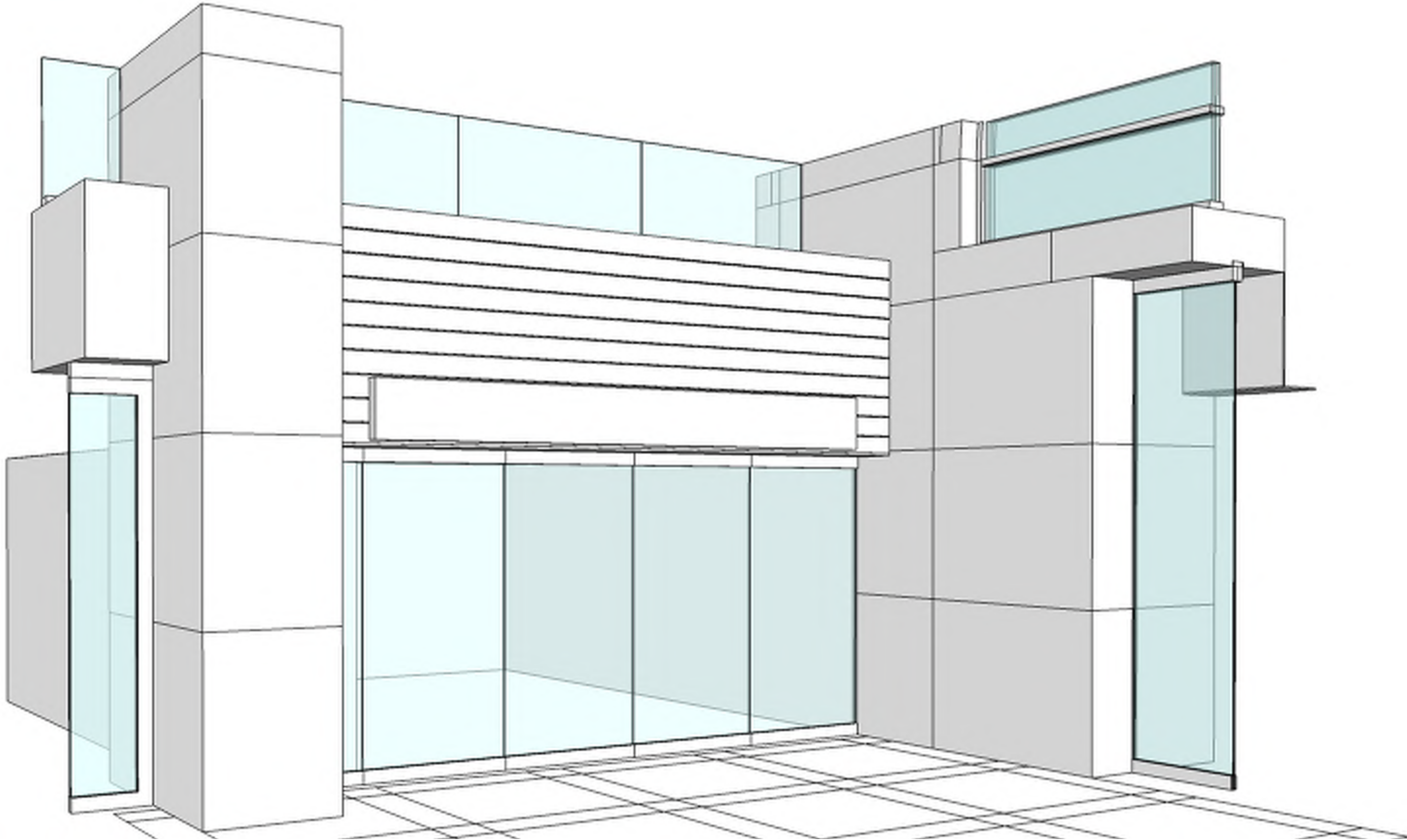
Scale 1:25

7.3.2.10 SECTIONS (C-2)



Scale 1:25

7.3.2.11 PERSPECTIVES OF TYPE C-2



7.3.3 STOREFRONT TYPE E

7.3.3.1 INTERIOR ELEVATIONS



NOTE: E-2 consists of two variants one with a second floor above and one without (see section 7.3.3.10)

Scale 1:100

7.3.3.2 INTERIOR ELEVATION (E-1)



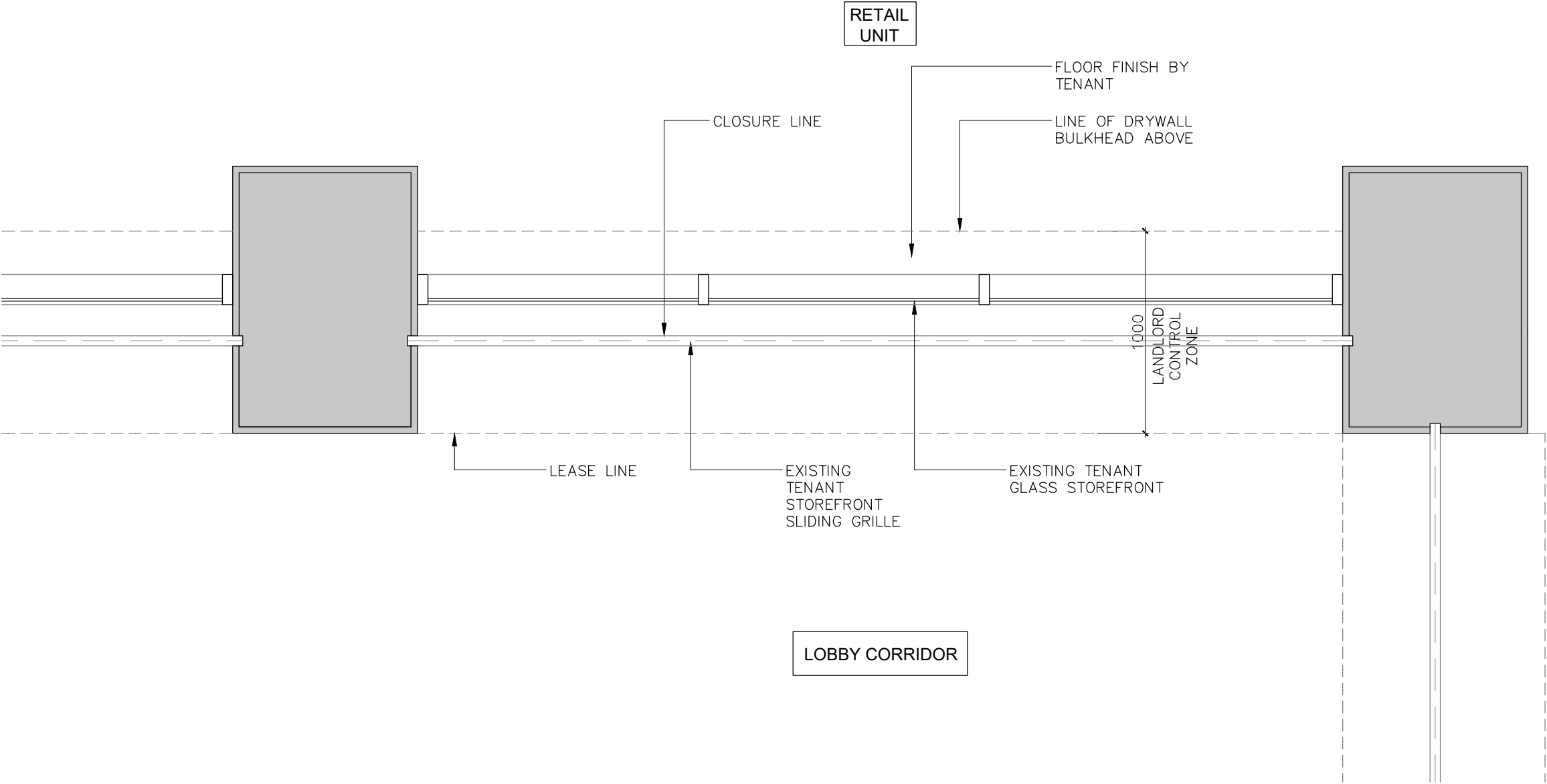
CPP
INVESTMENT
BOARD



01 NOVEMBER 2016

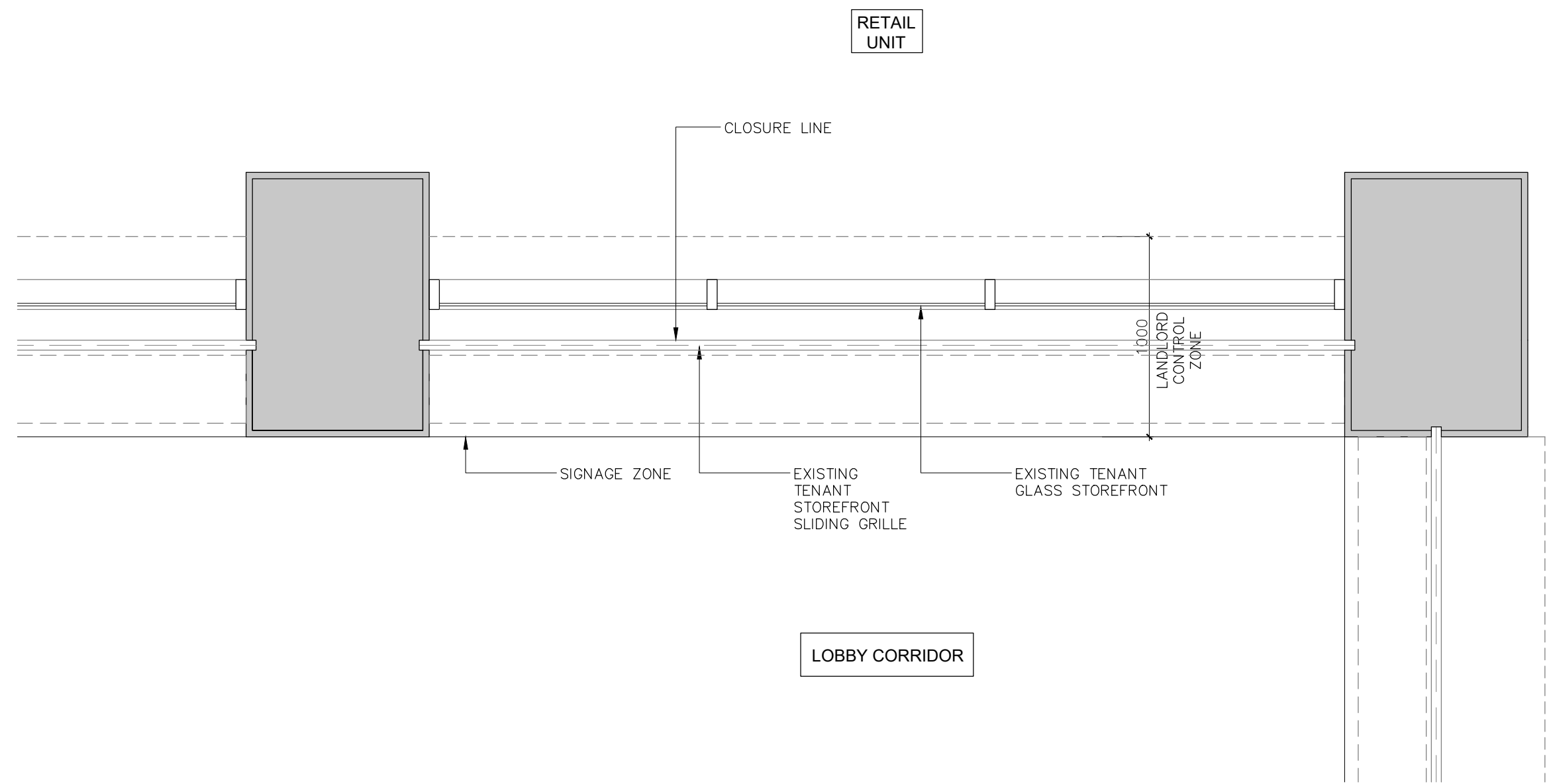
WZMH ARCHITECTS

7.3.3.3 PLANS (E-1)



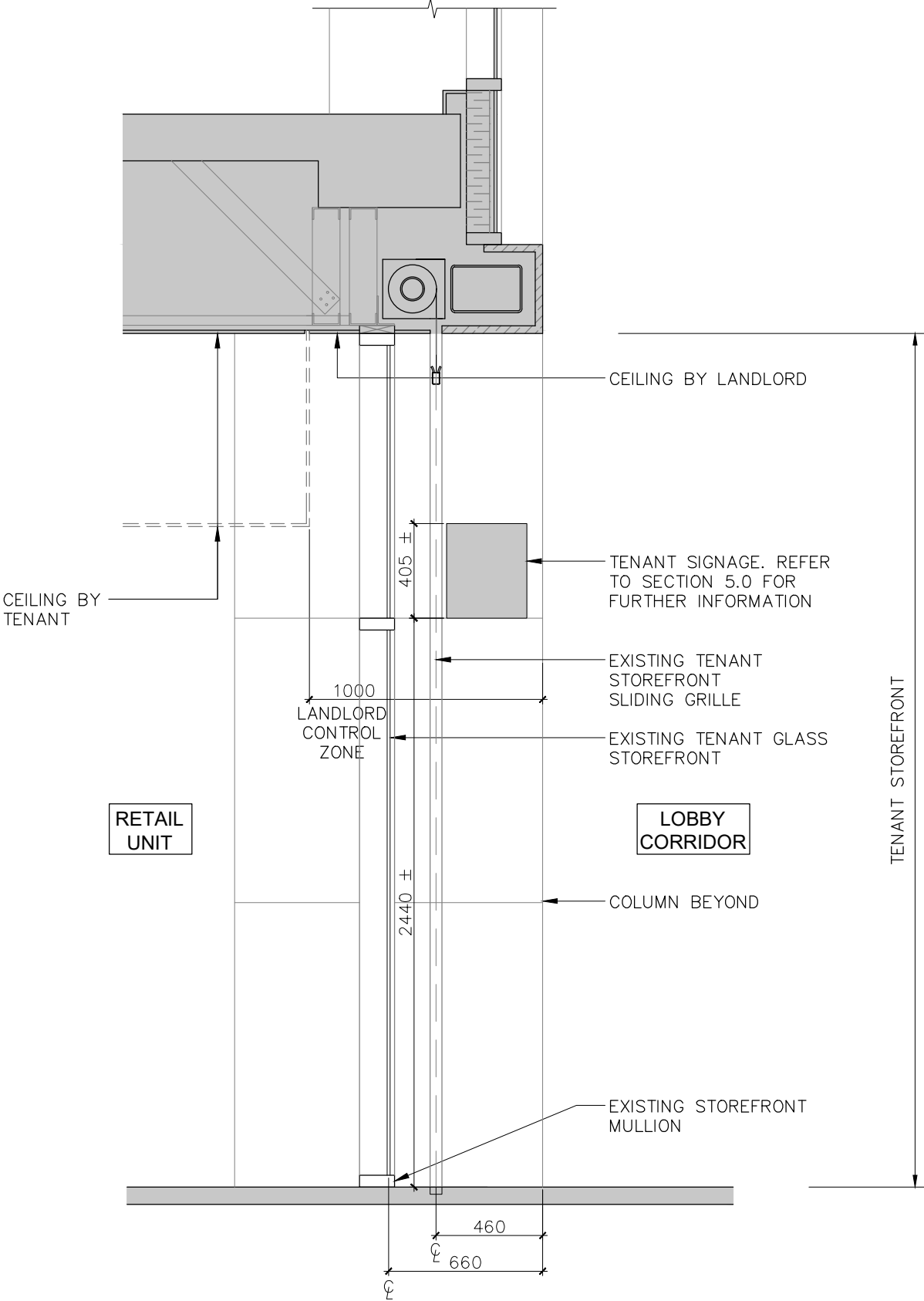
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7.3.3.4 REFLECTED CEILING PLAN (E-1)



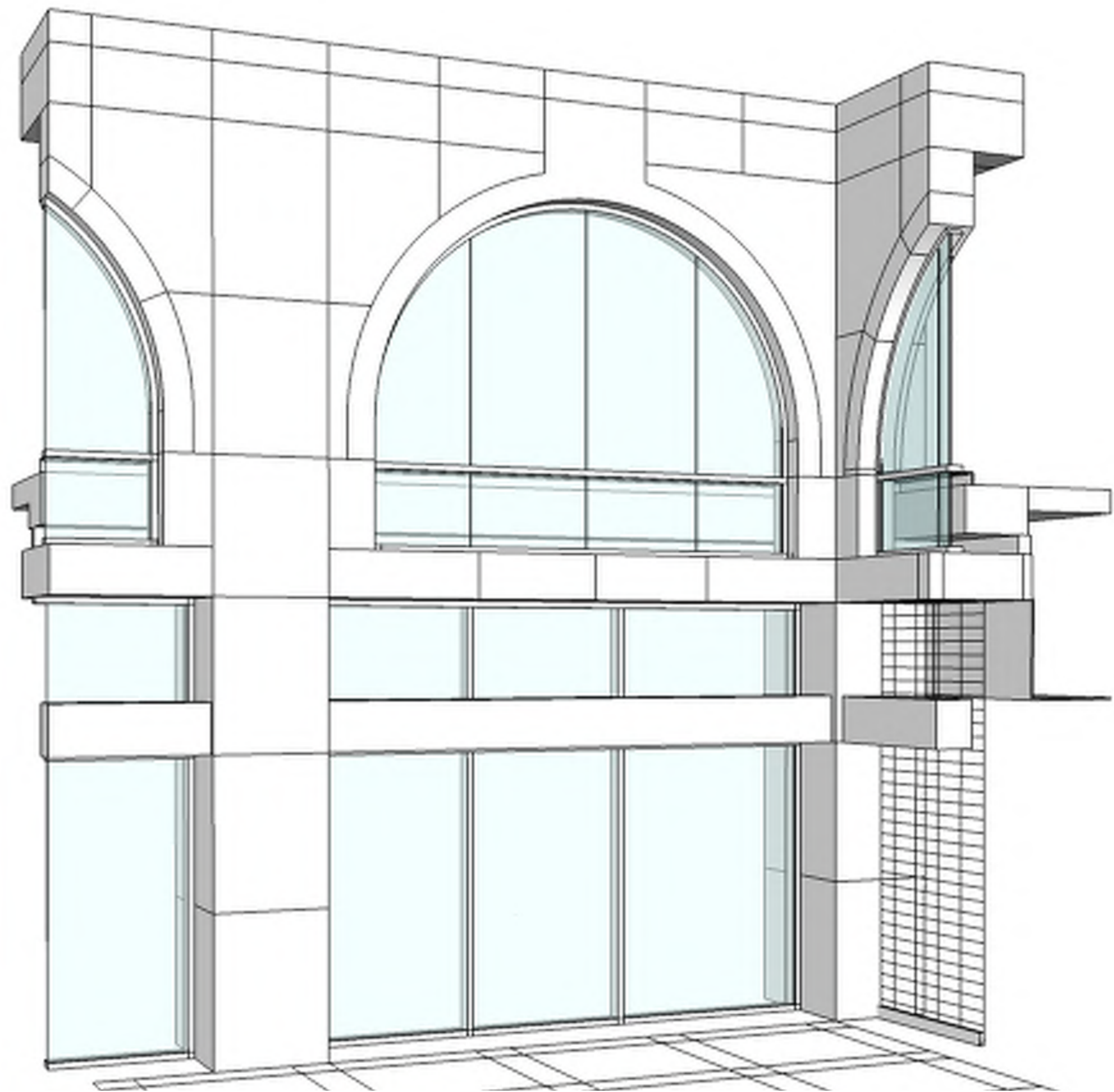
Scale 1:25

7.3.3.5 SECTIONS (E-1)



Scale 1:25

7.3.3.6 PERSPECTIVES OF TYPE E-1



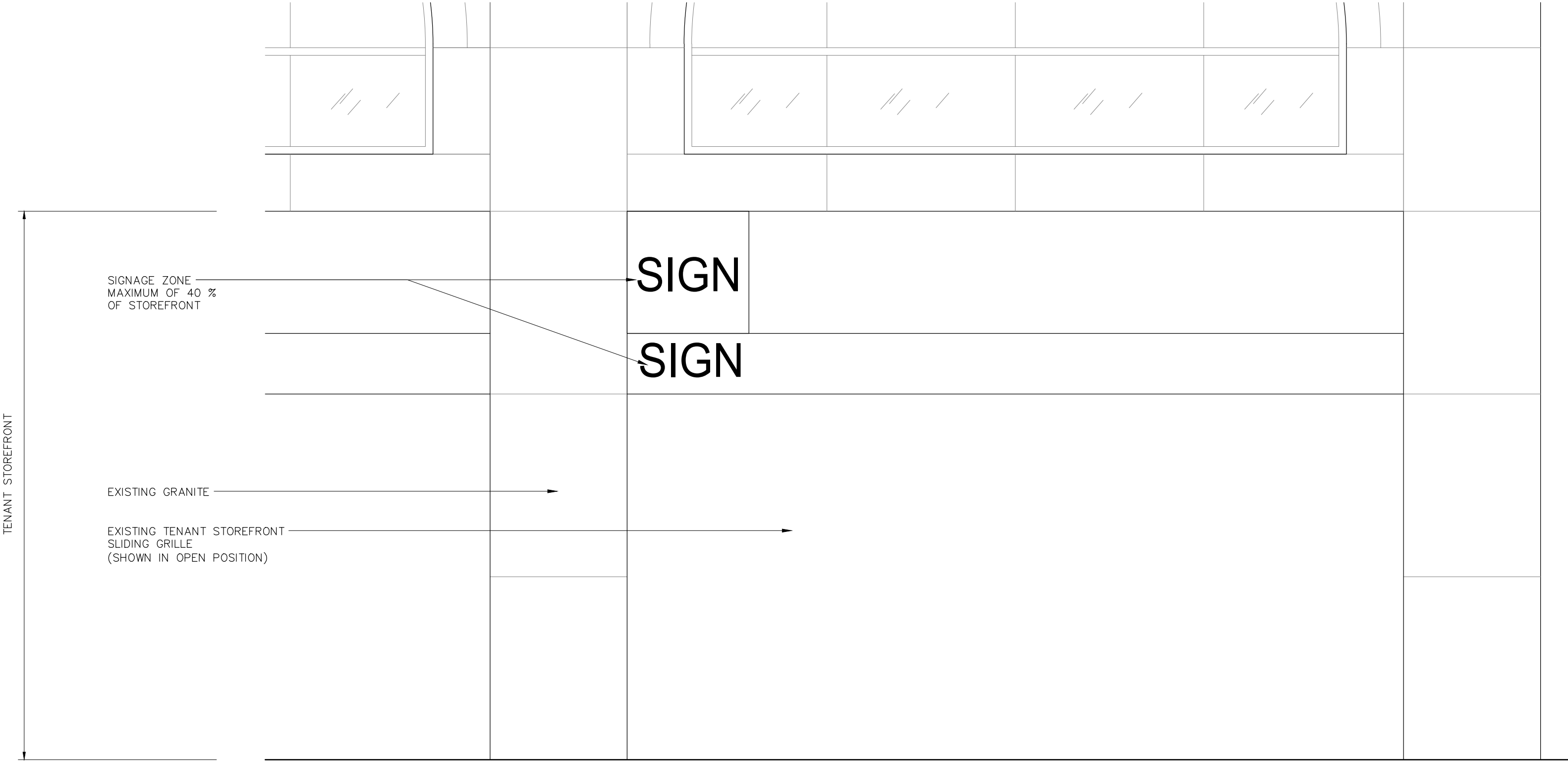
CPP
INVESTMENT
BOARD



01 NOVEMBER 2016

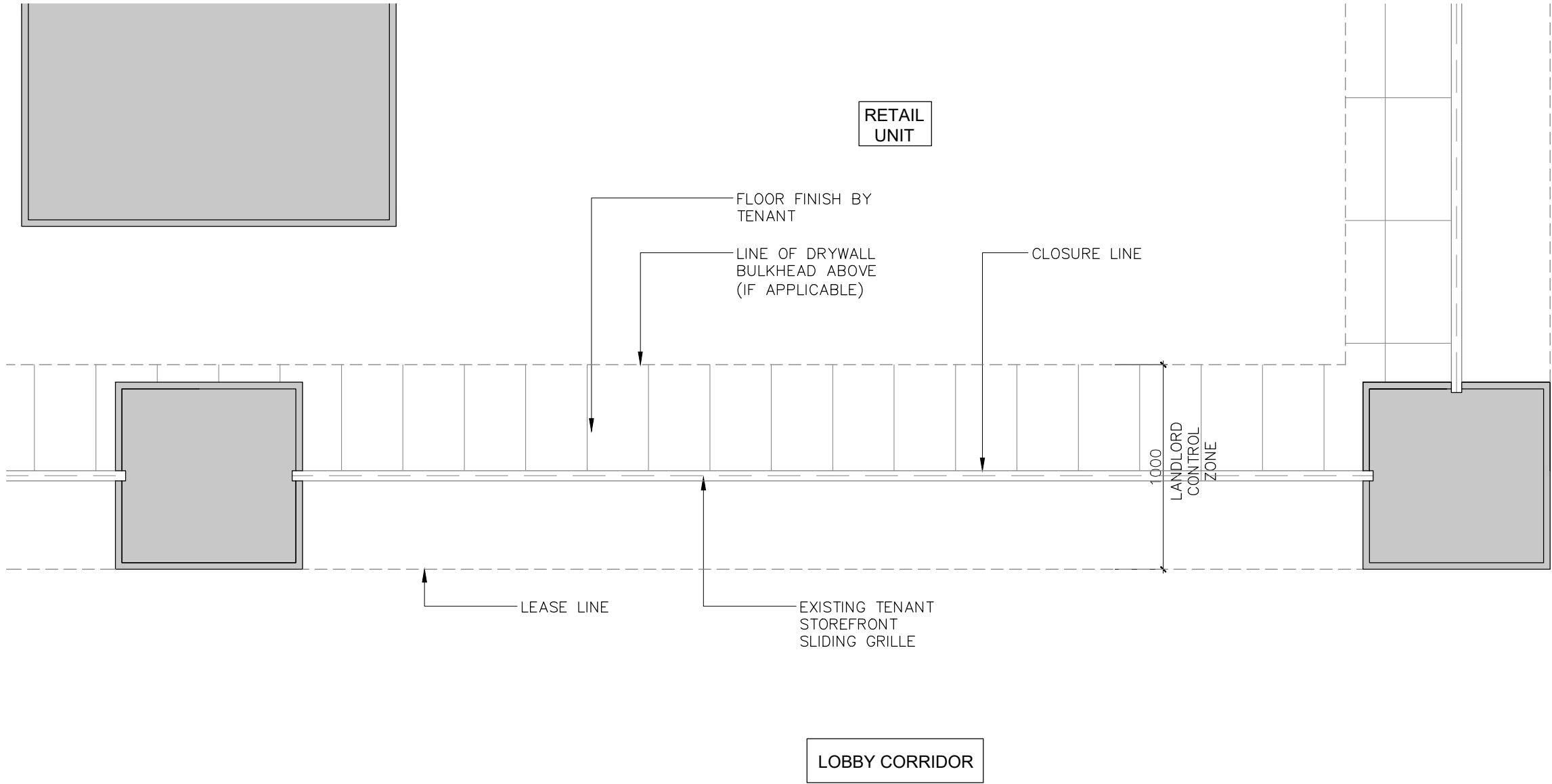
WZMH ARCHITECTS

7.3.3.7 INTERIOR ELEVATION (E-2)



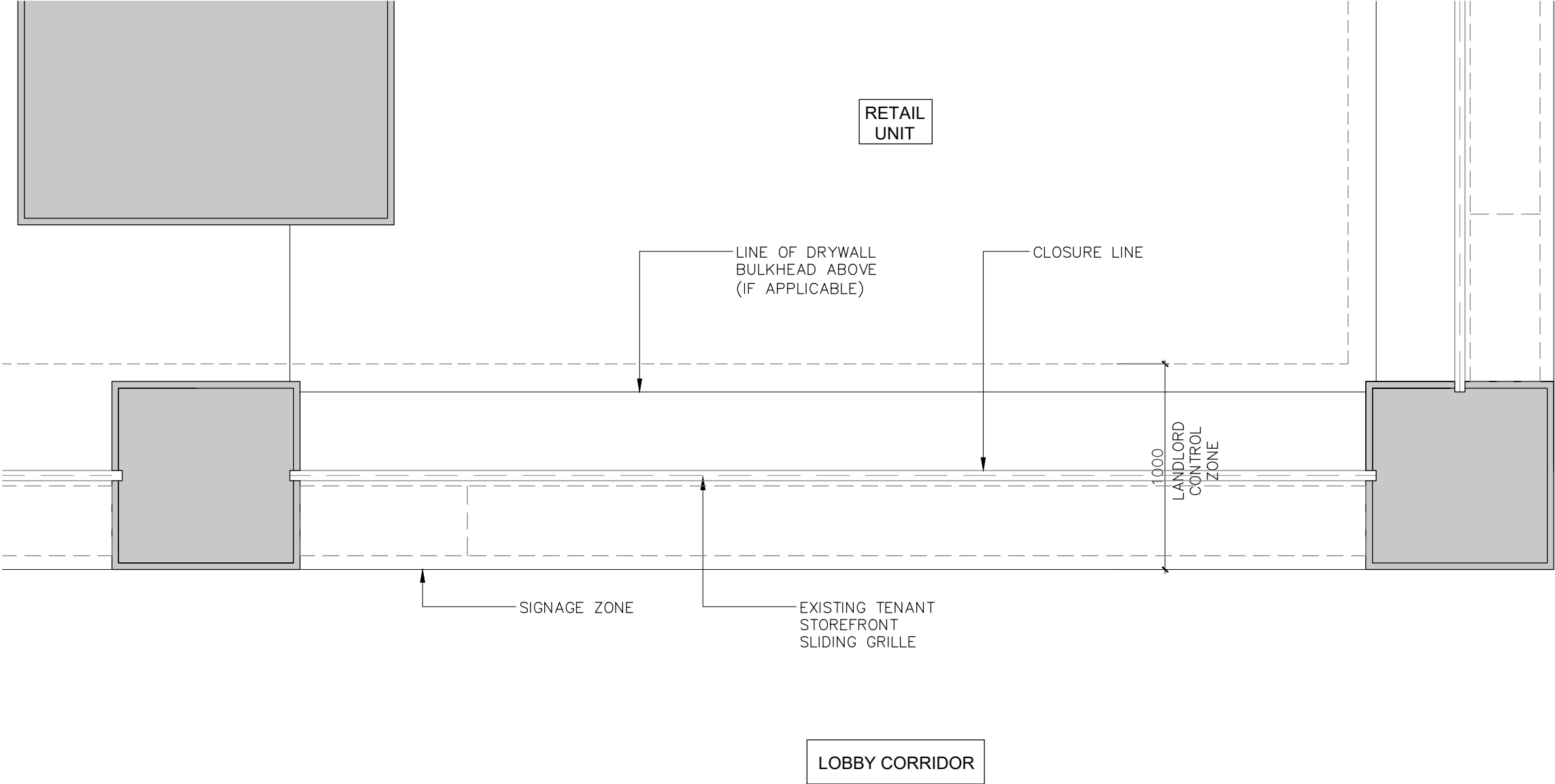
Scale 1:25

7.3.3.8. PLANS (E-2)



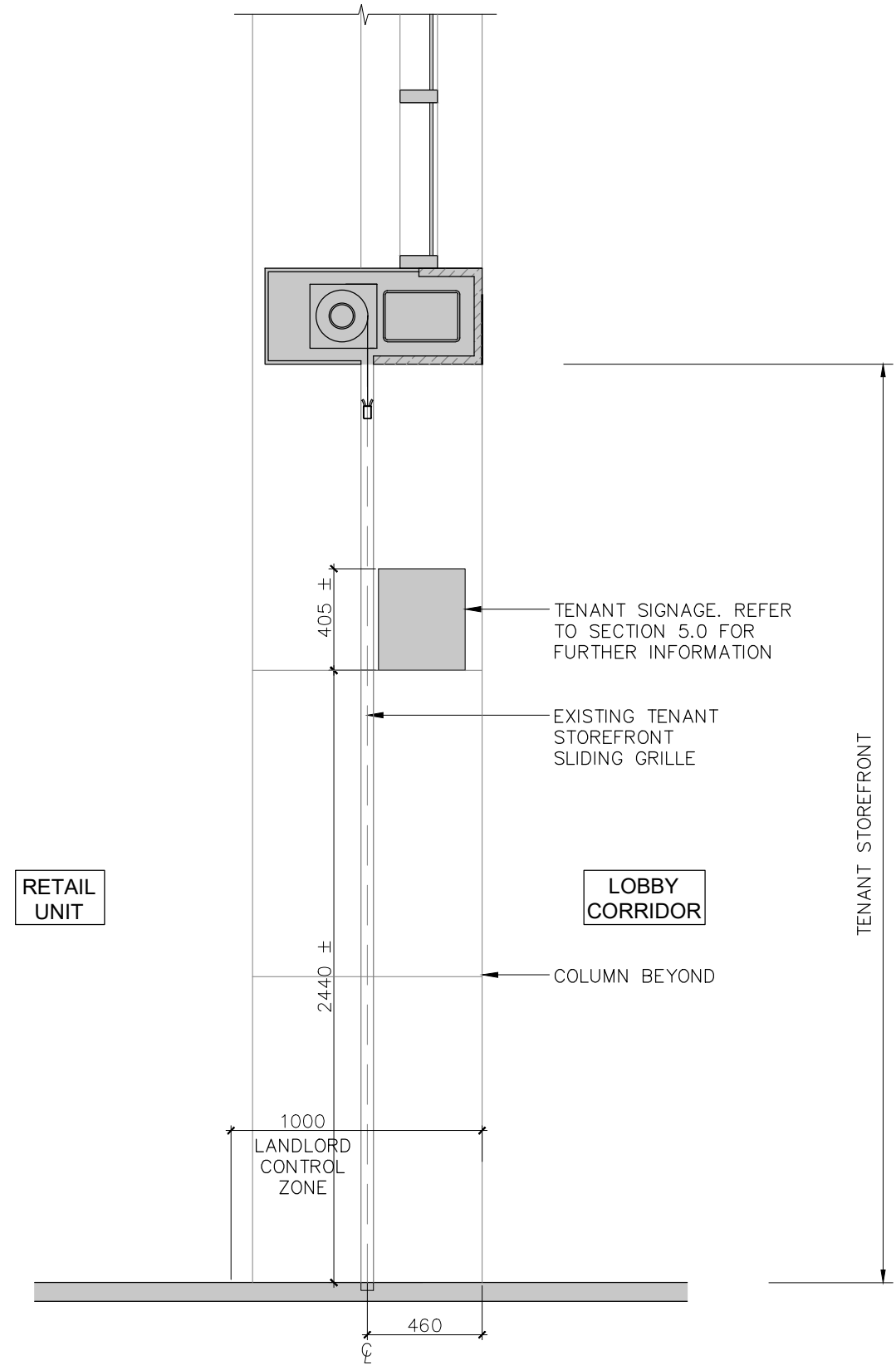
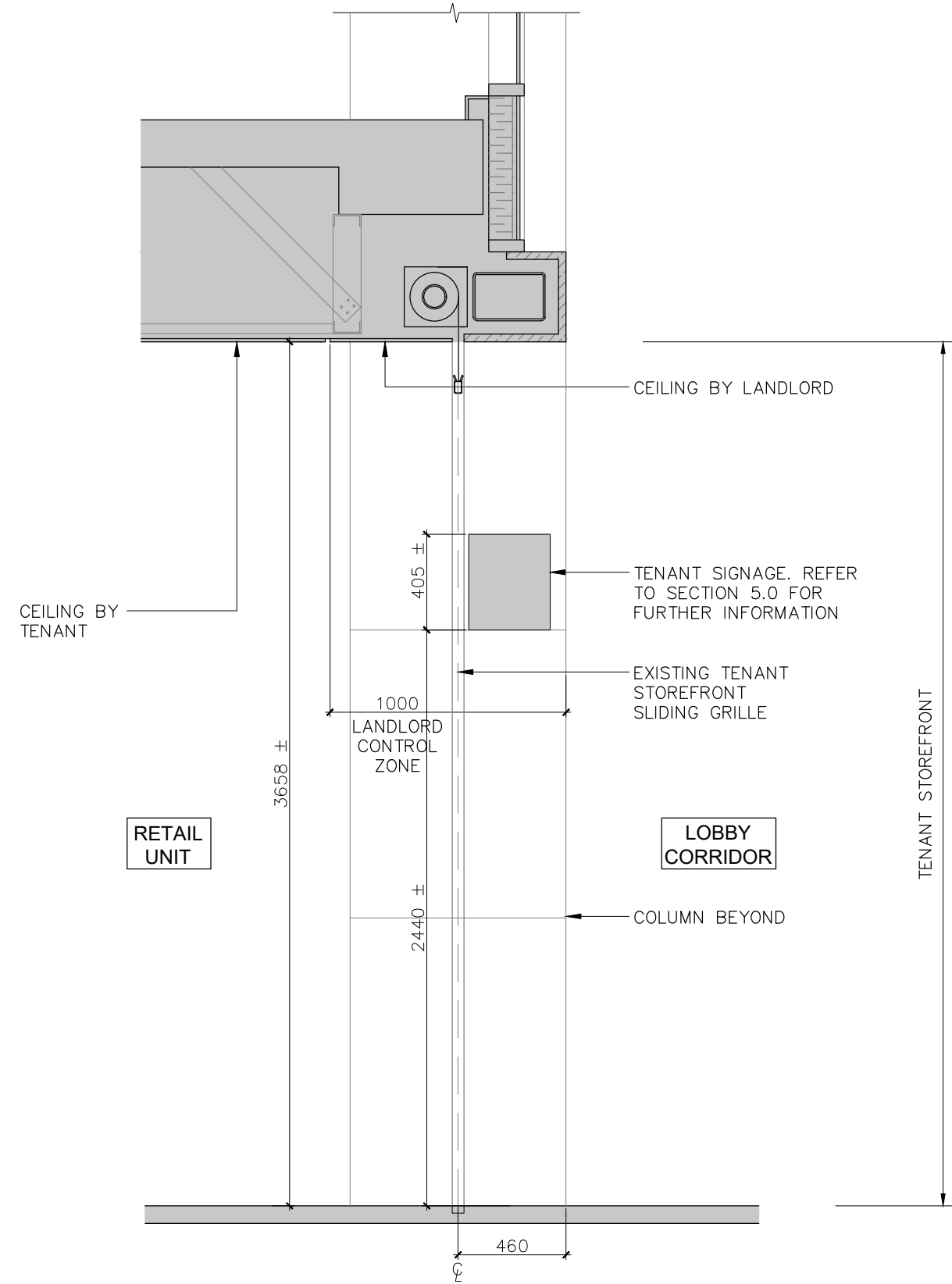
Scale 1:25

7.3.3.9. REFLECTED CEILING PLAN (E-2)



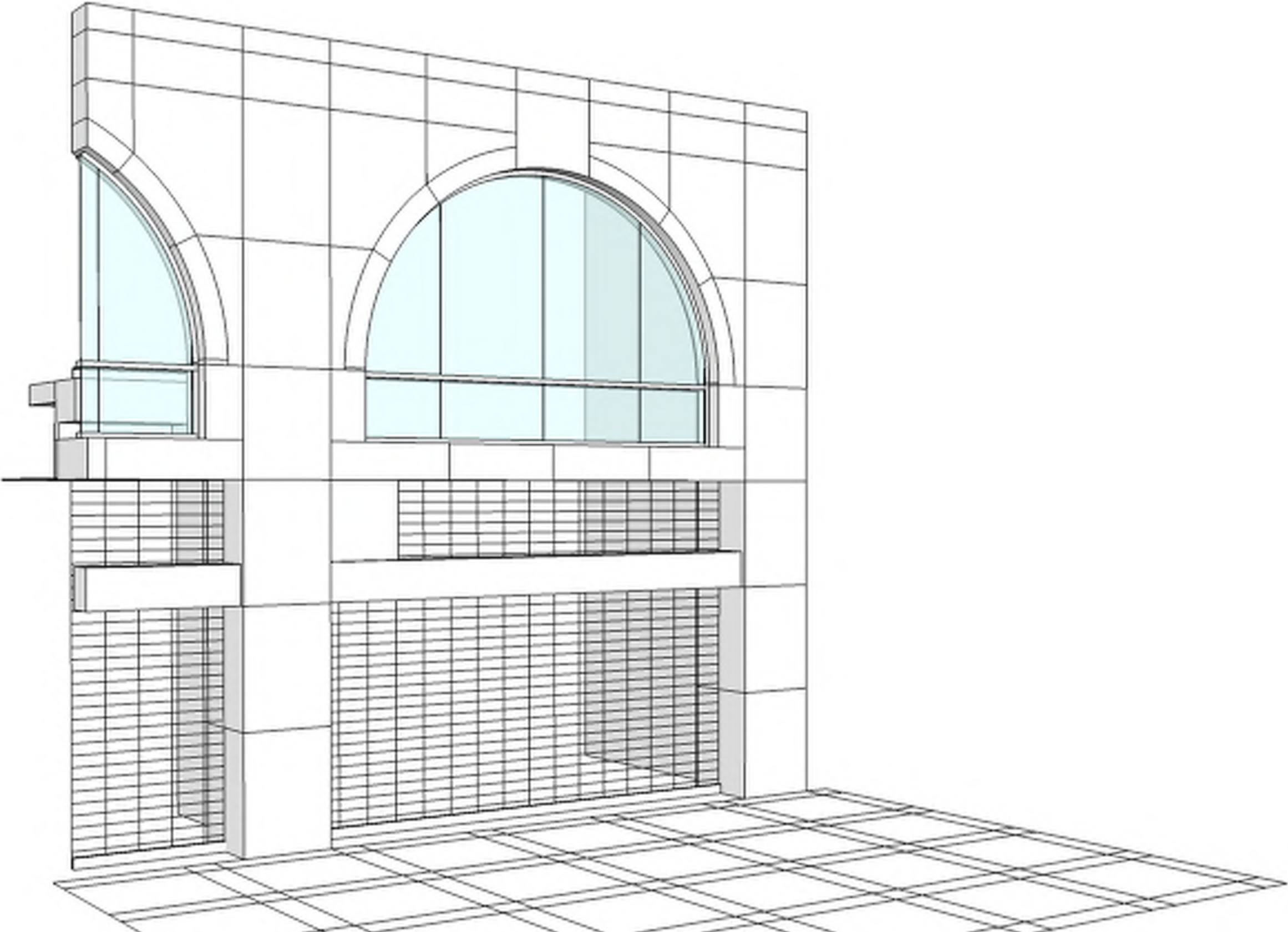
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7.3.3.10 SECTIONS (E-2)



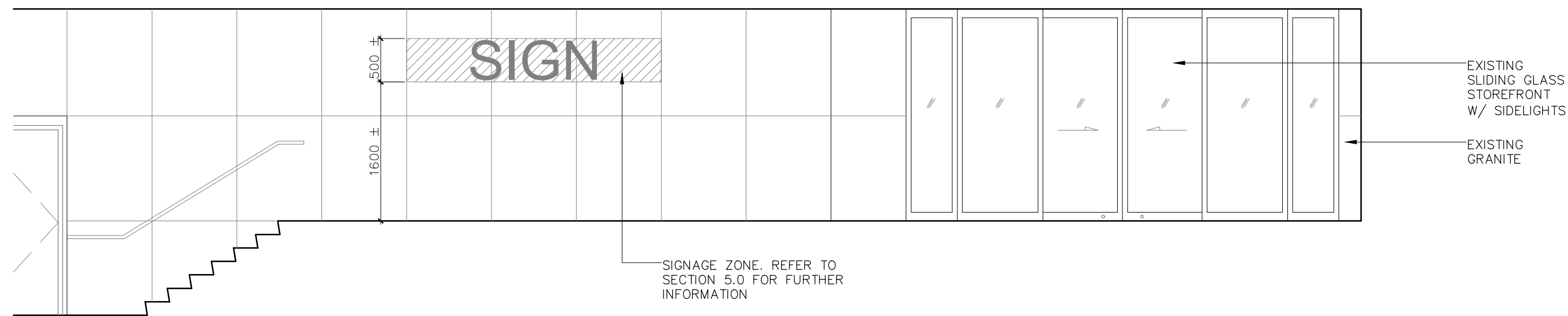
Scale 1:25

7.3.3.11 PERSPECTIVES OF TYPE E-2



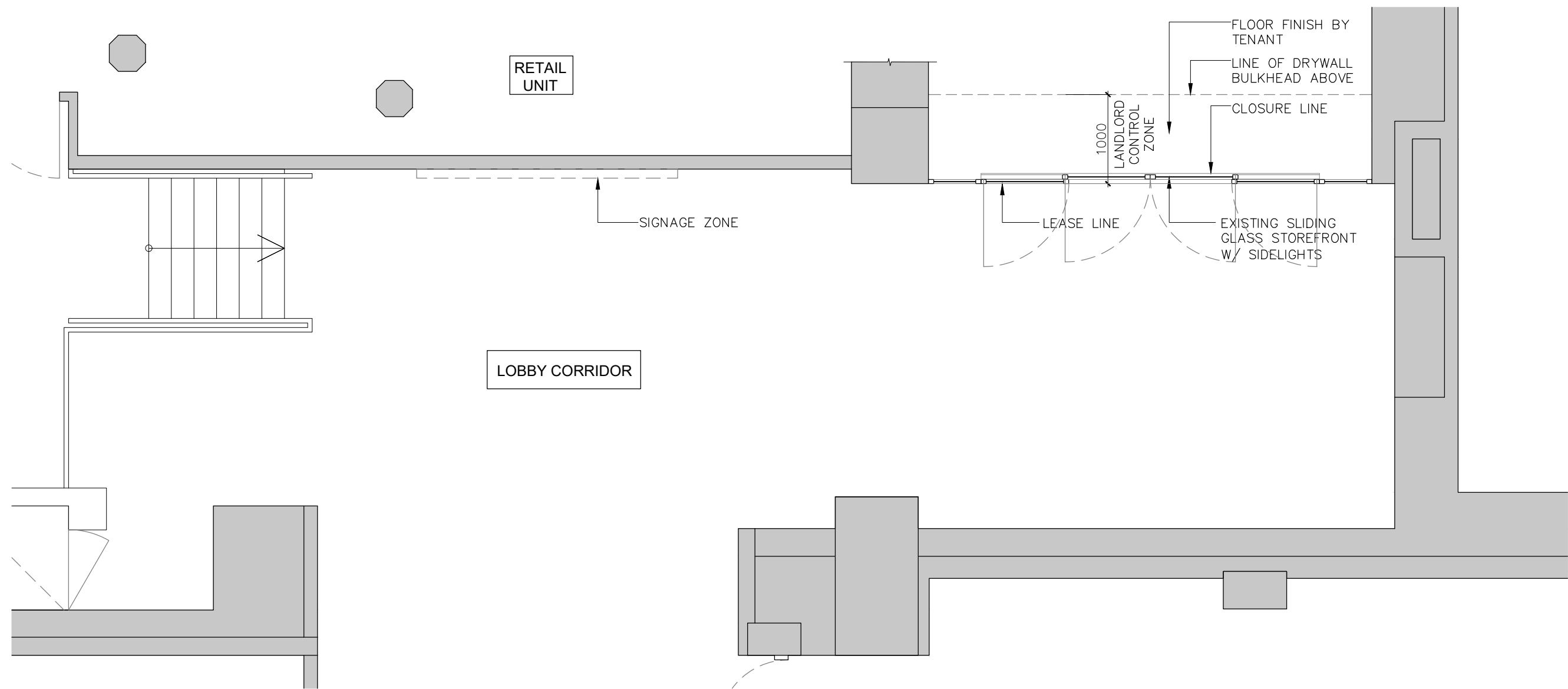
7.3.4 STOREFRONT TYPE F

7.3.4.1 INTERIOR ELEVATIONS (F-1)



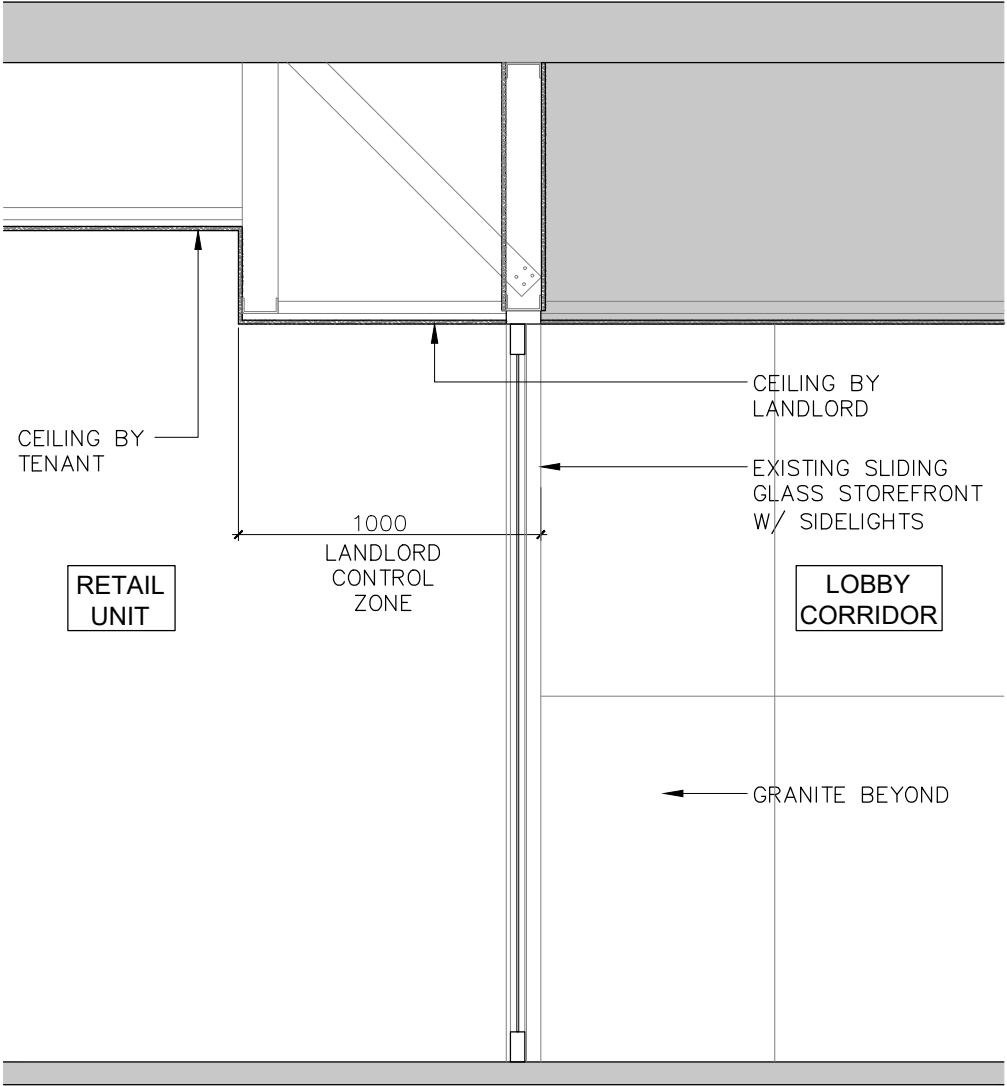
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7.3.4.2 PLANS (F-1)



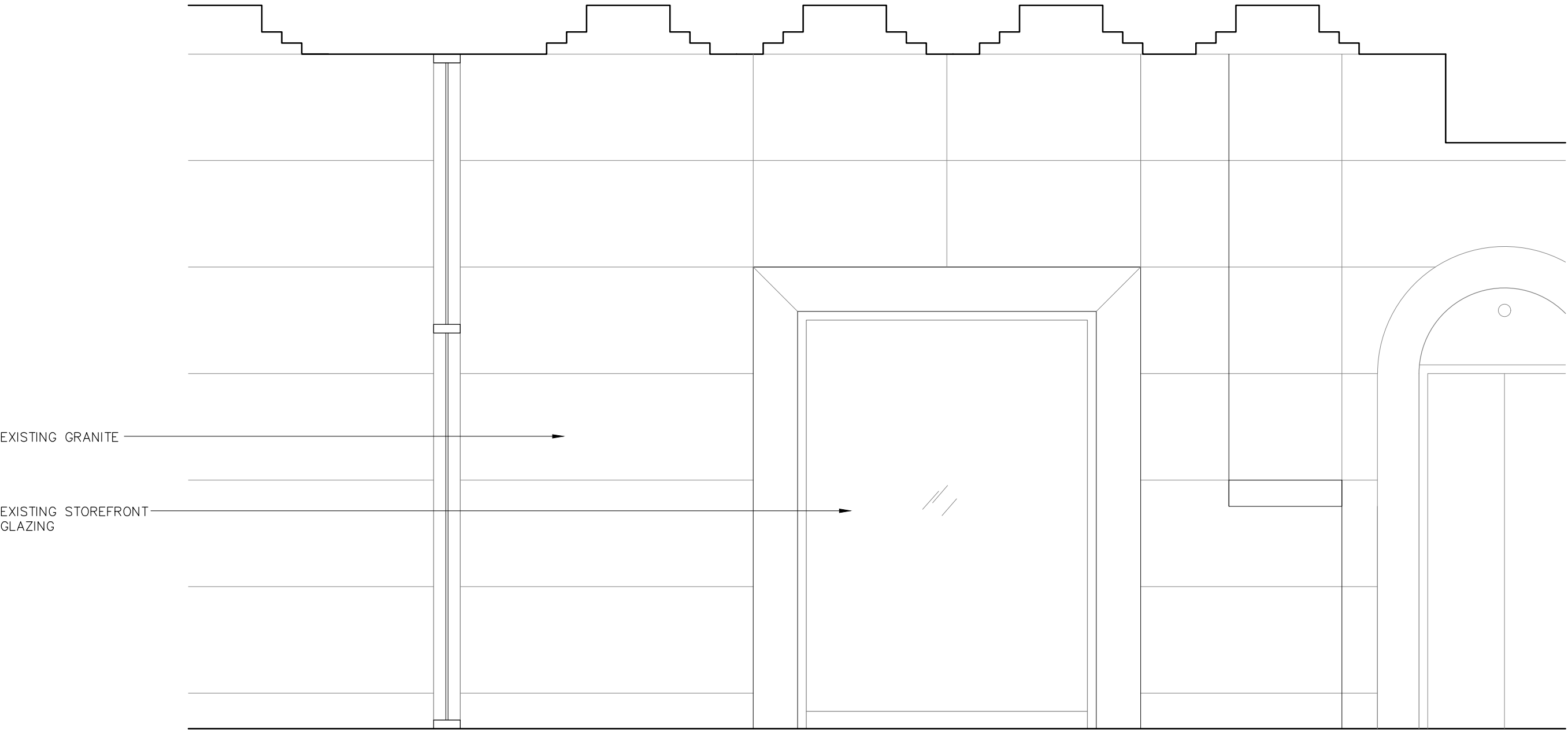
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7.3.4.3 SECTIONS (F-1)



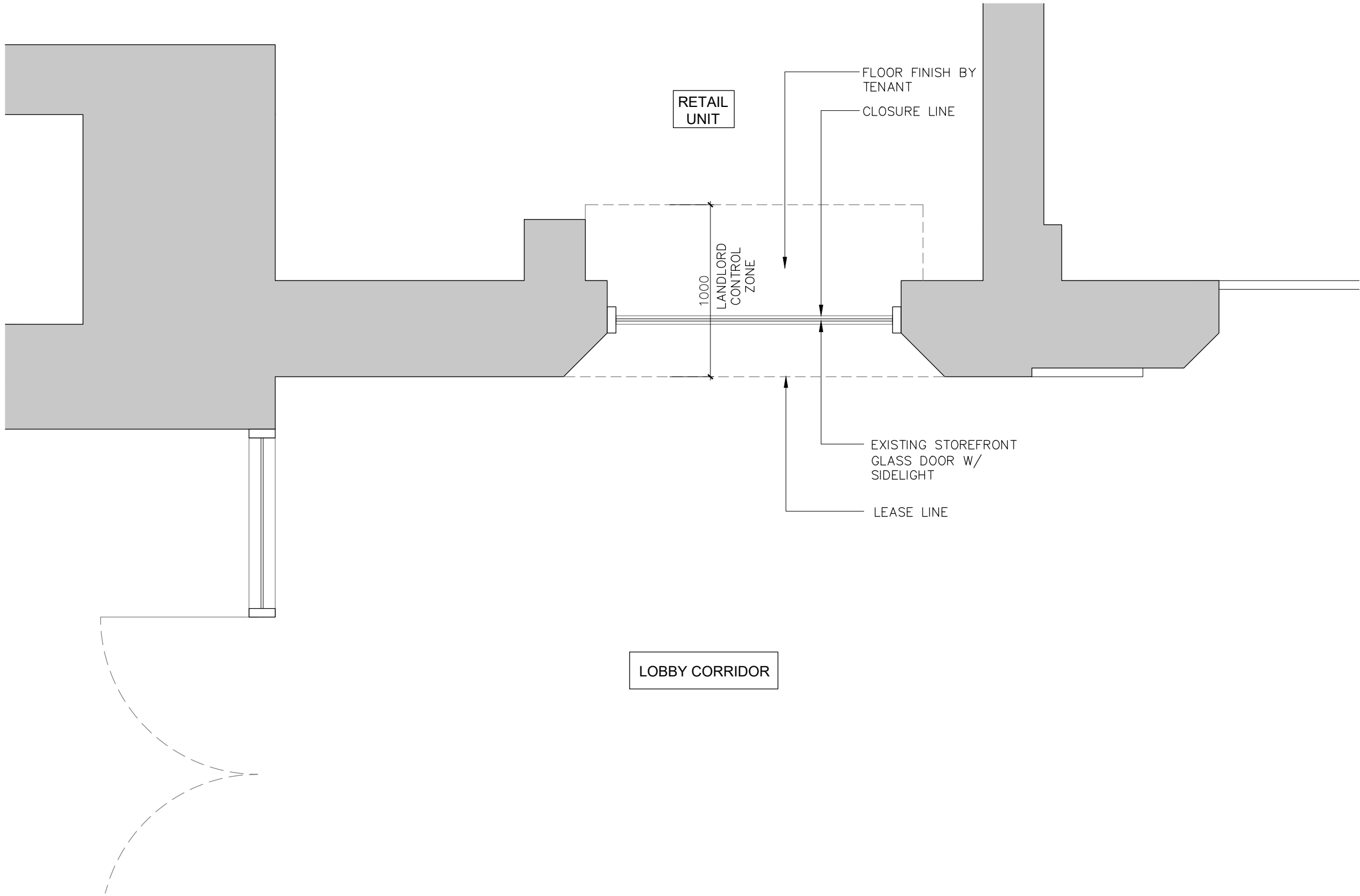
Scale 1:25

7.3.4.4 INTERIOR ELEVATION (F-2)



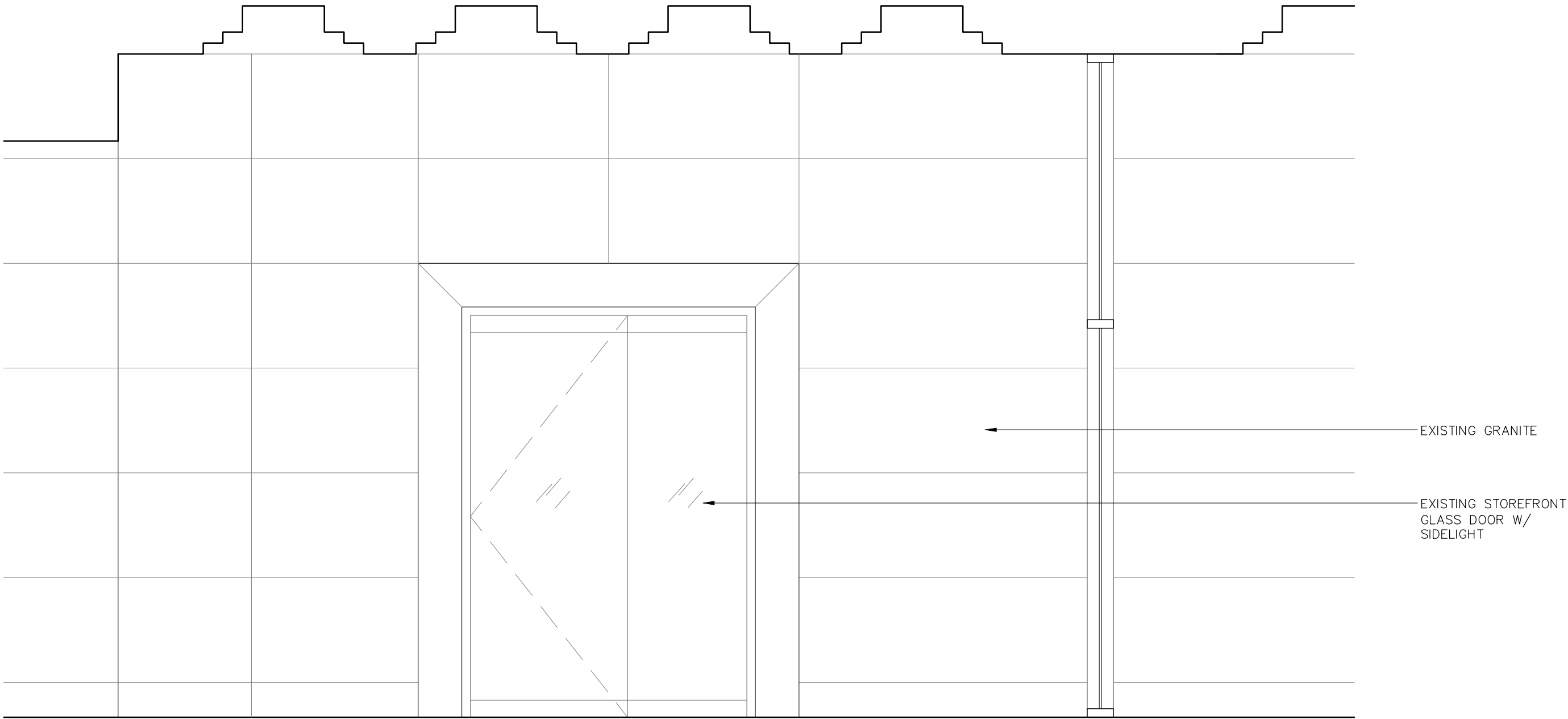
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7.3.4.5 PLANS (F-2)



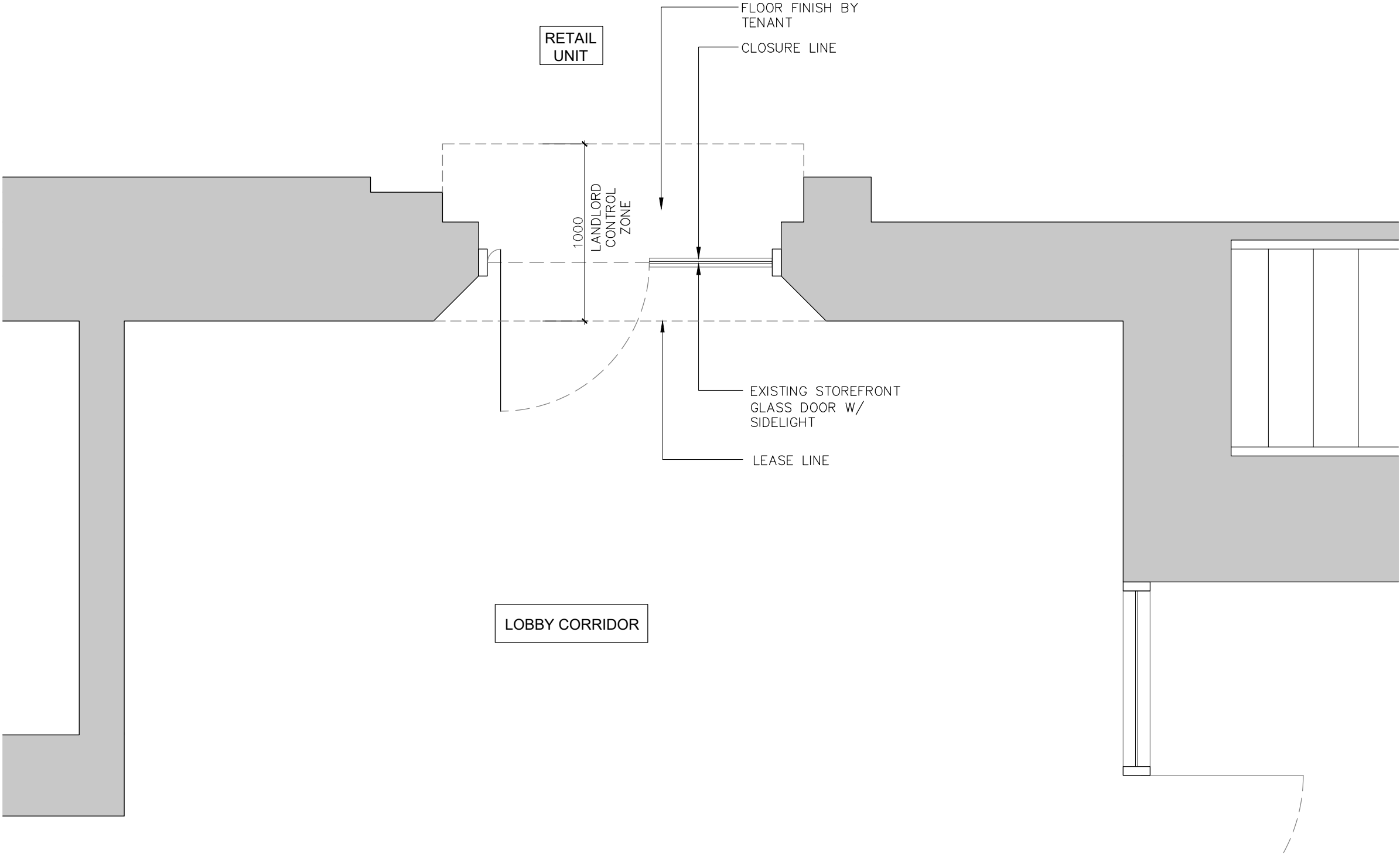
Scale 1:25

7.3.4.6 INTERIOR ELEVATION (F-3)



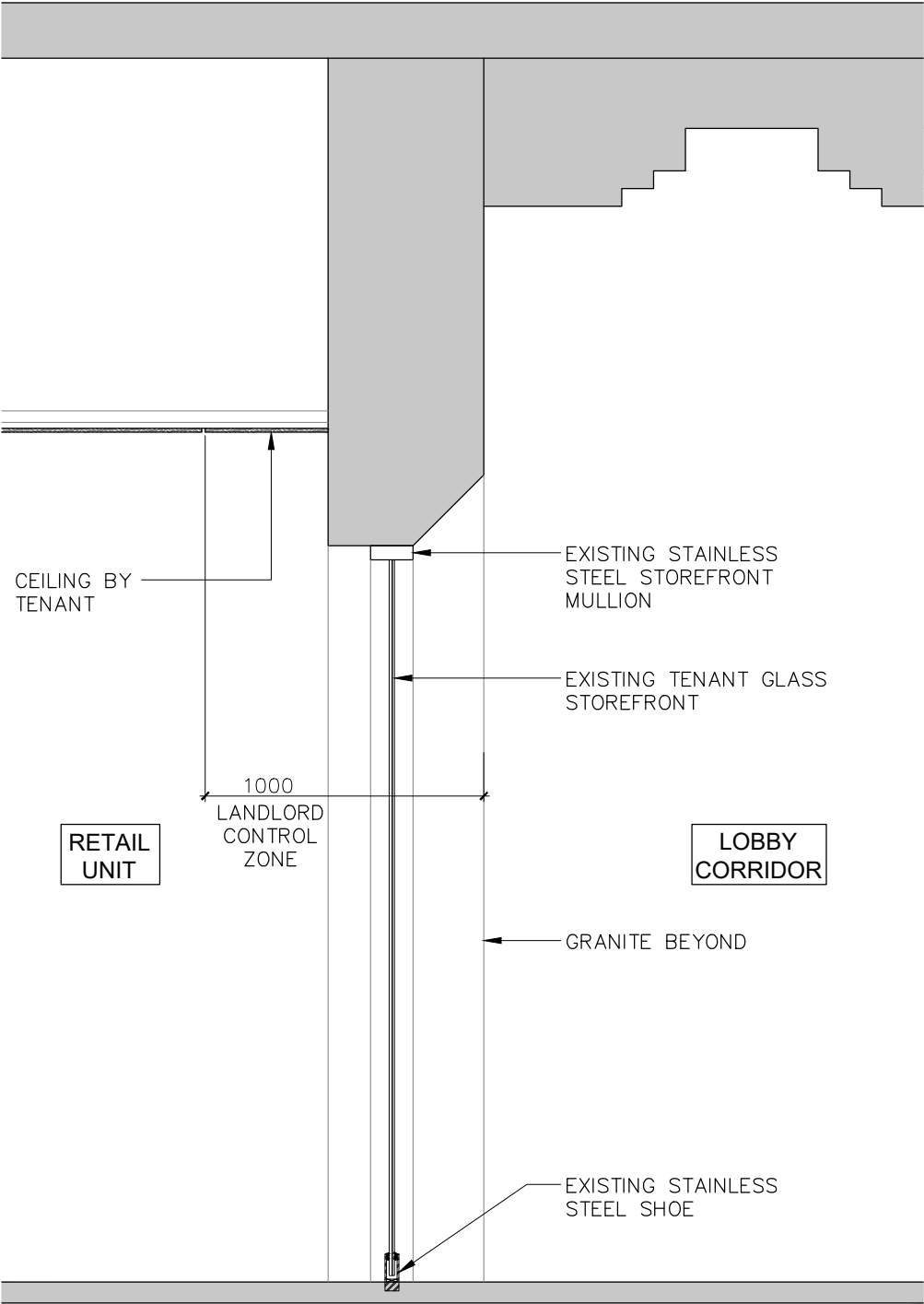
Scale 1:25

7.3.4.7 PLANS (F-3)



Scale 1:25

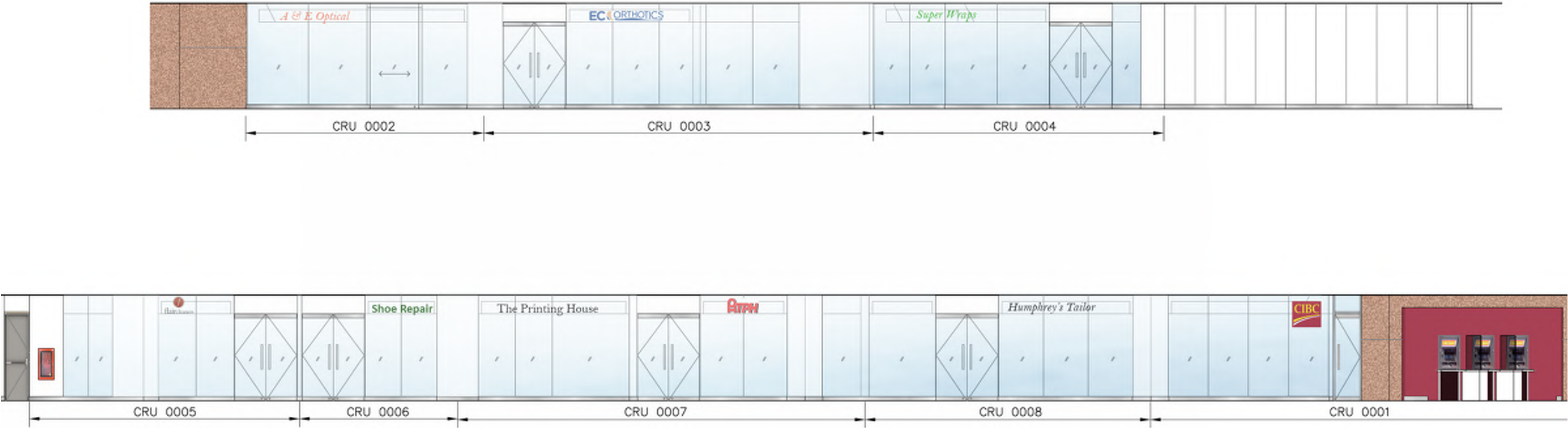
7.3.4.8 SECTIONS (F-2 AND F-3)



Scale 1:25

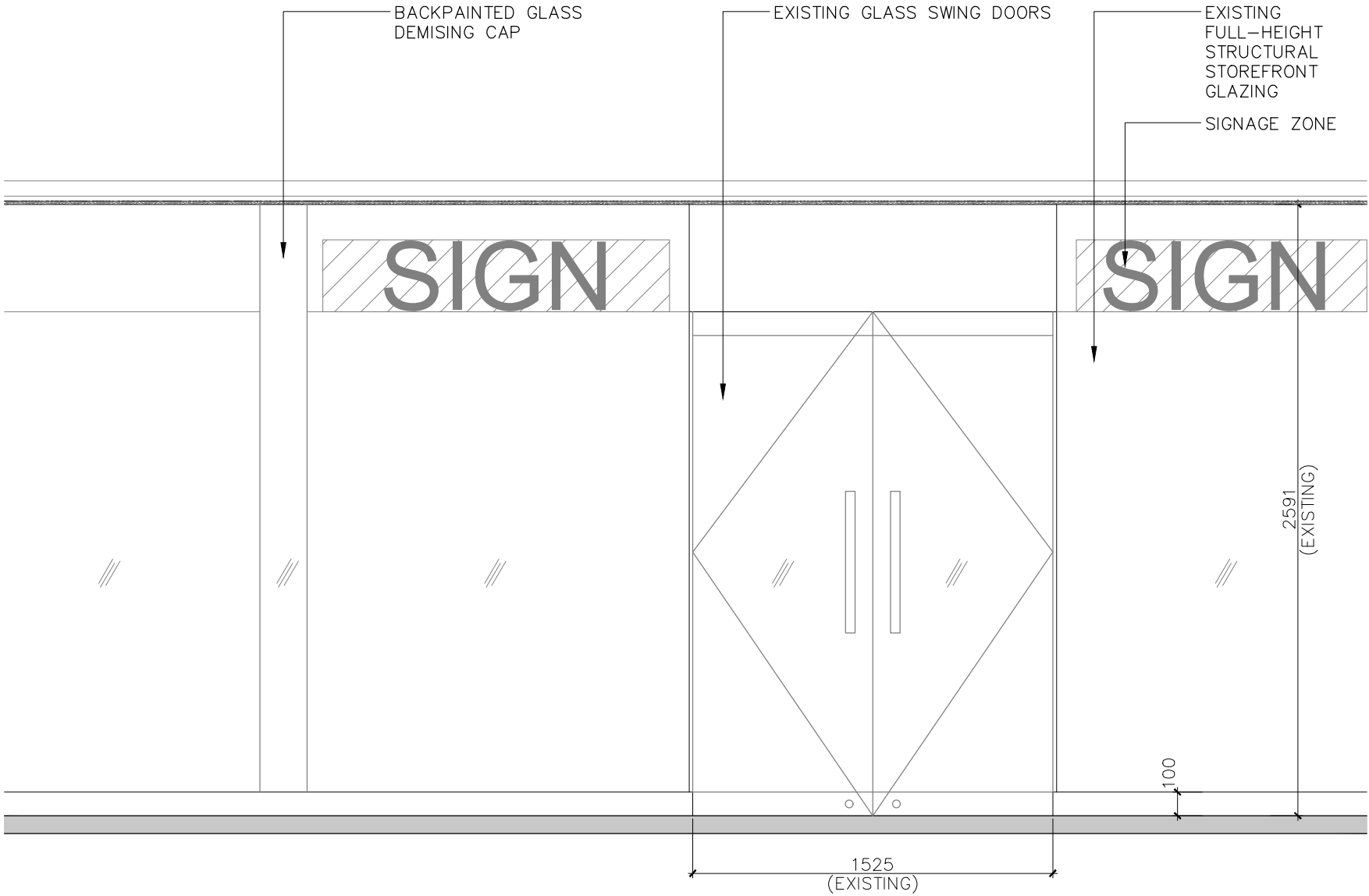
7.3.5 STOREFRONT TYPE H

7.3.5.1 INTERIOR ELEVATIONS



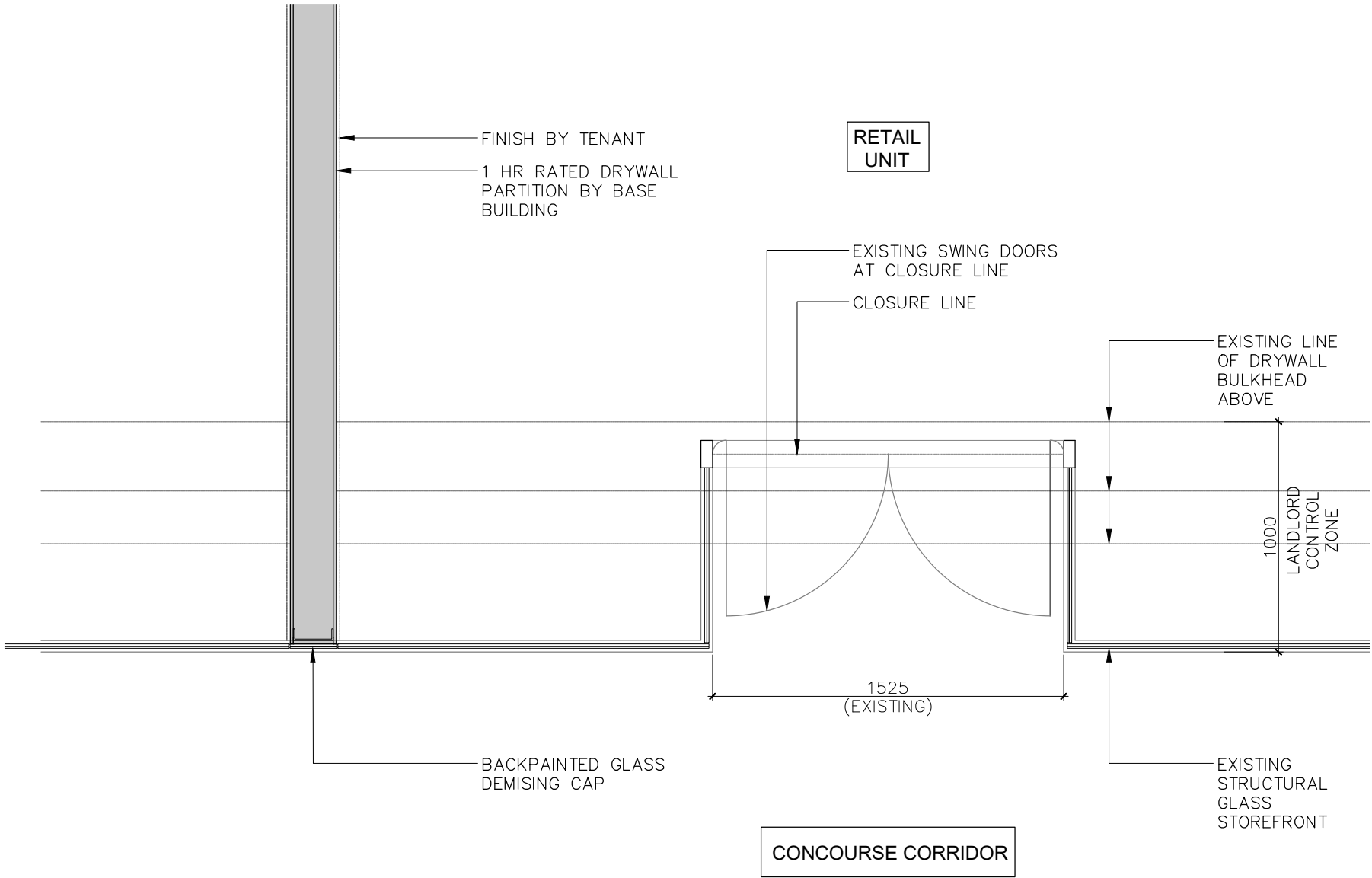
Scale 1:100

7.3.5.2 INTERIOR ELEVATIONS (H-1)



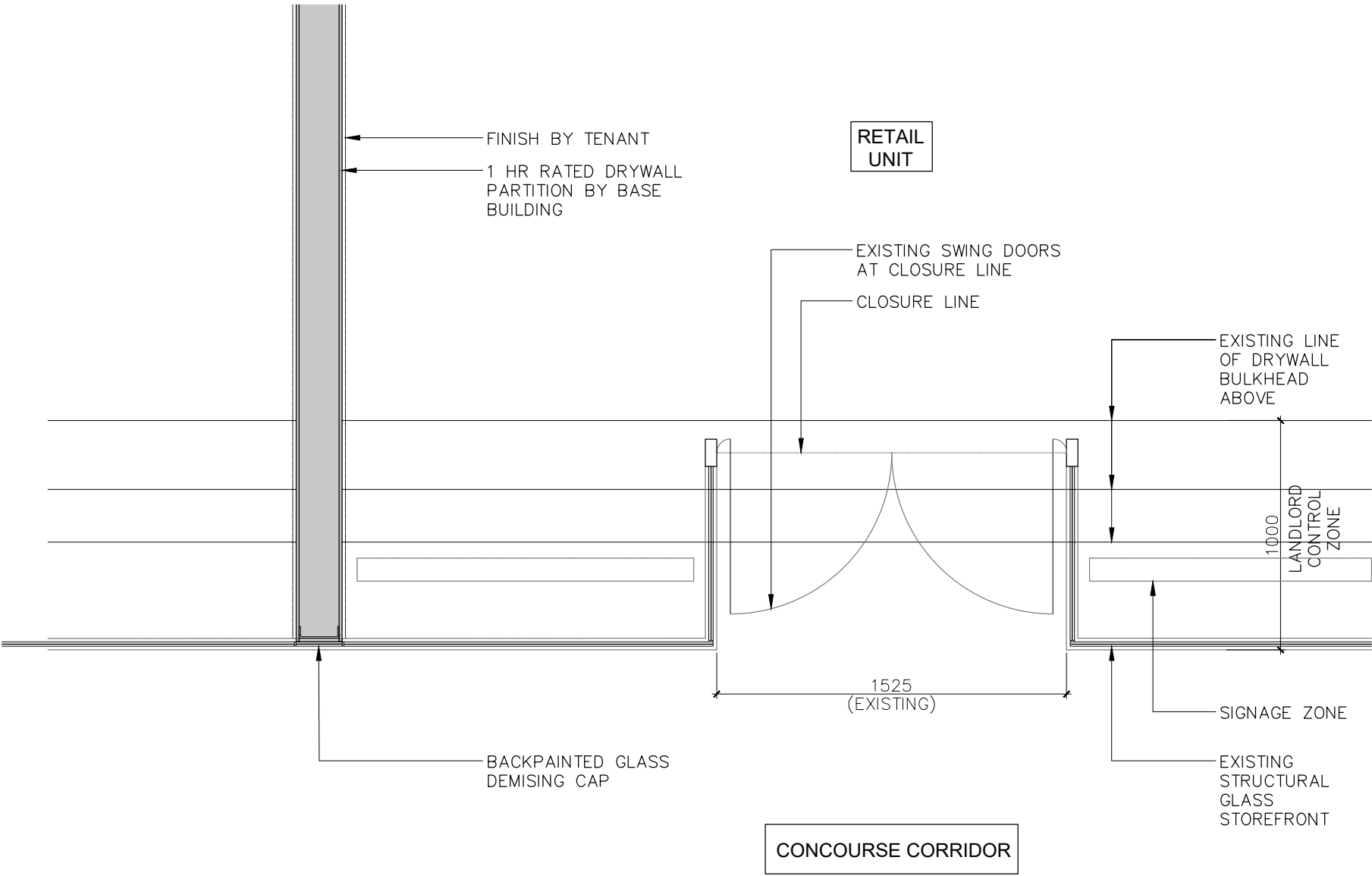
Scale 1:25

7.3.5.3 PLANS (H-1)



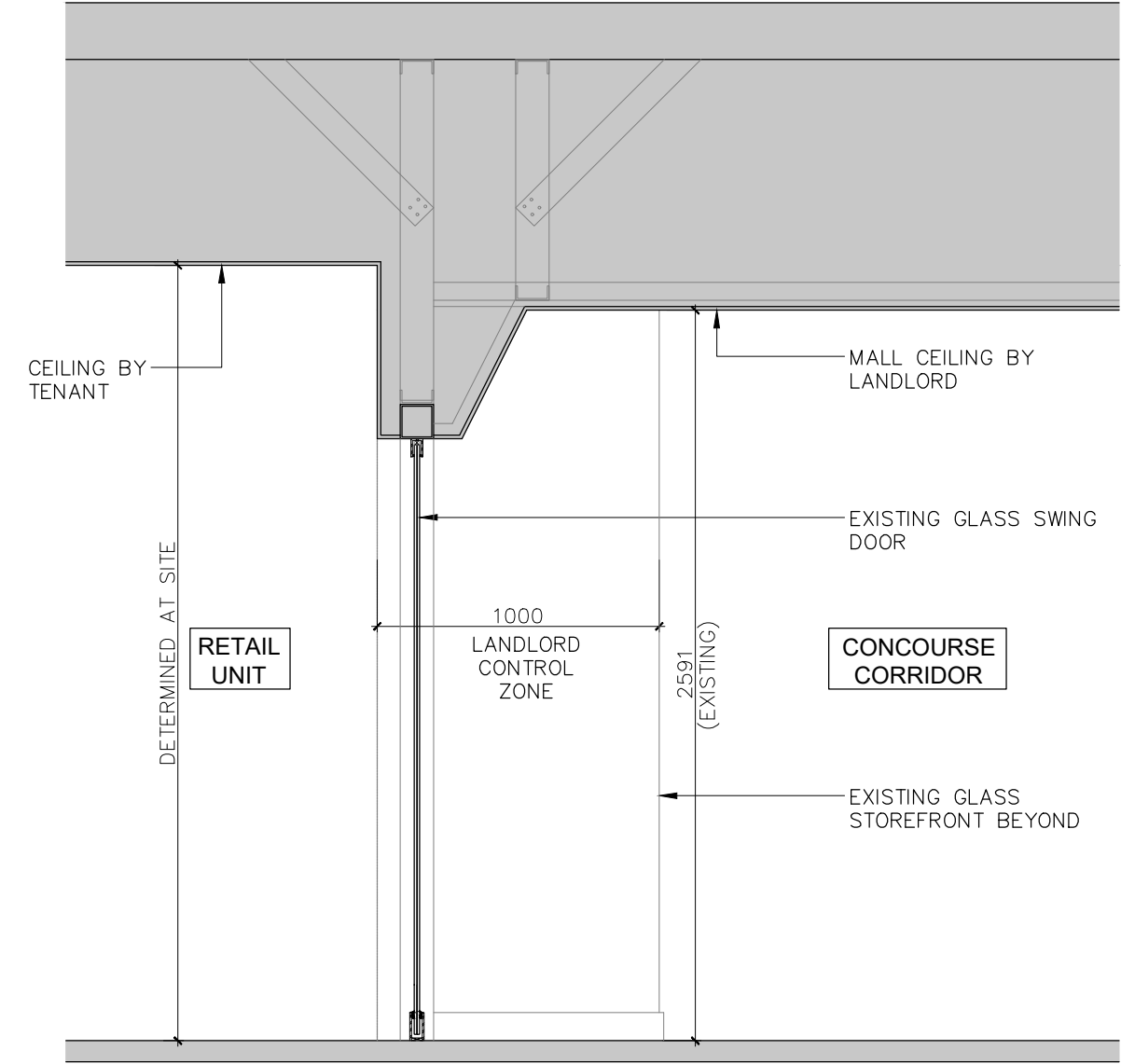
Scale 1:25

7.3.5.4 REFLECTED CEILING PLAN (H-1)



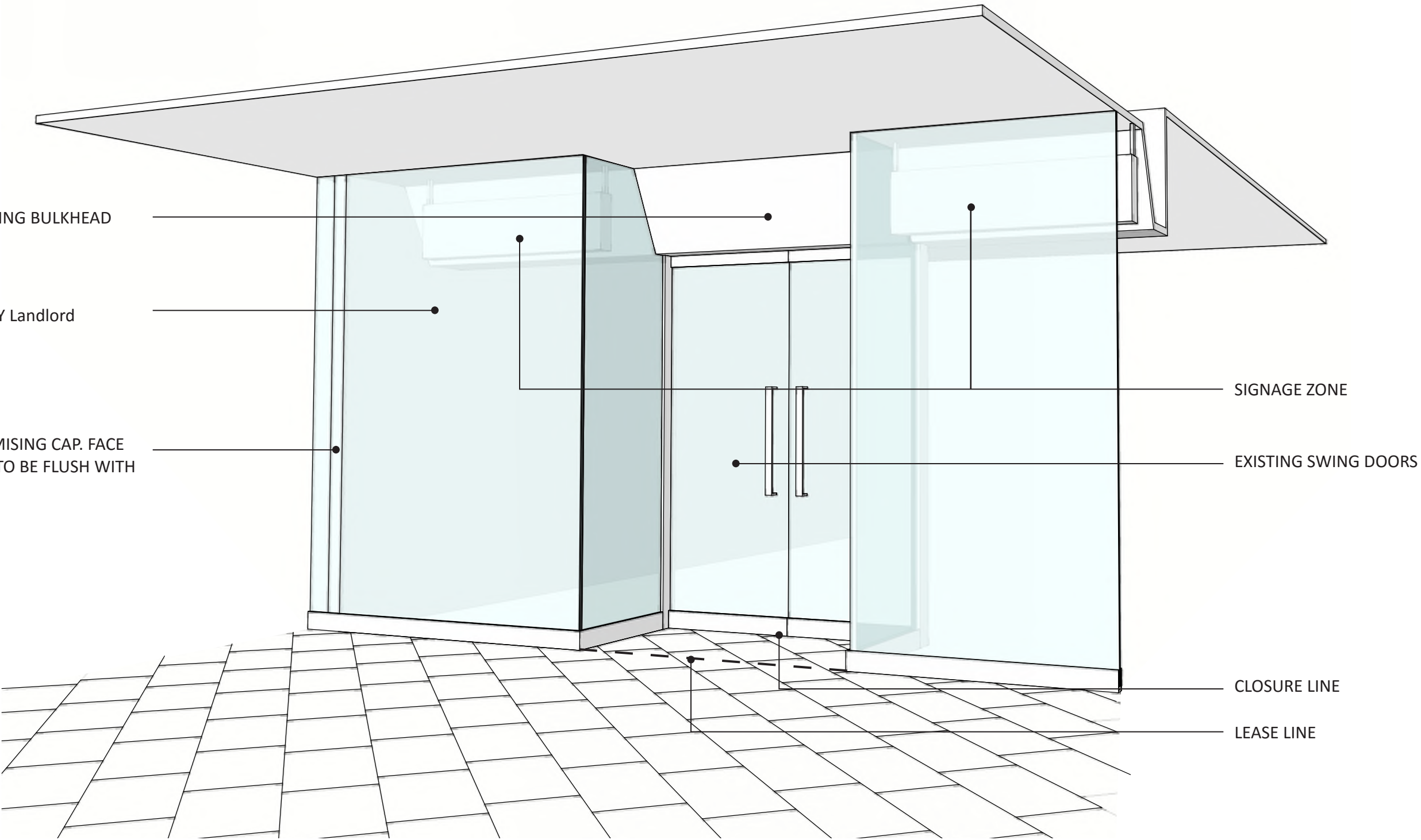
Scale 1:25

7.3.5.5 SECTIONS (H-1)

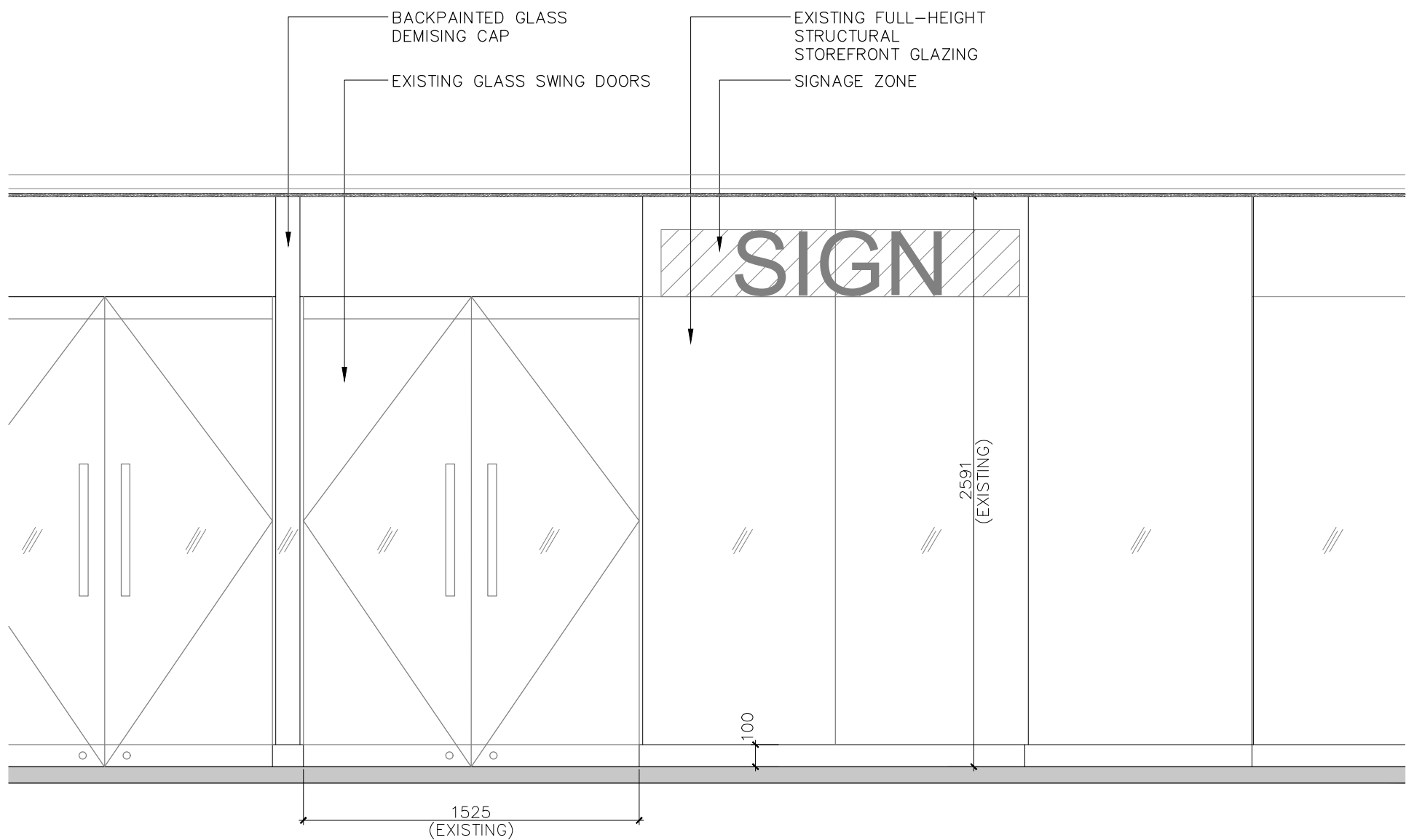


Scale 1:25

7.3.5.6 PERSPERTIVES OF TYPE H-1

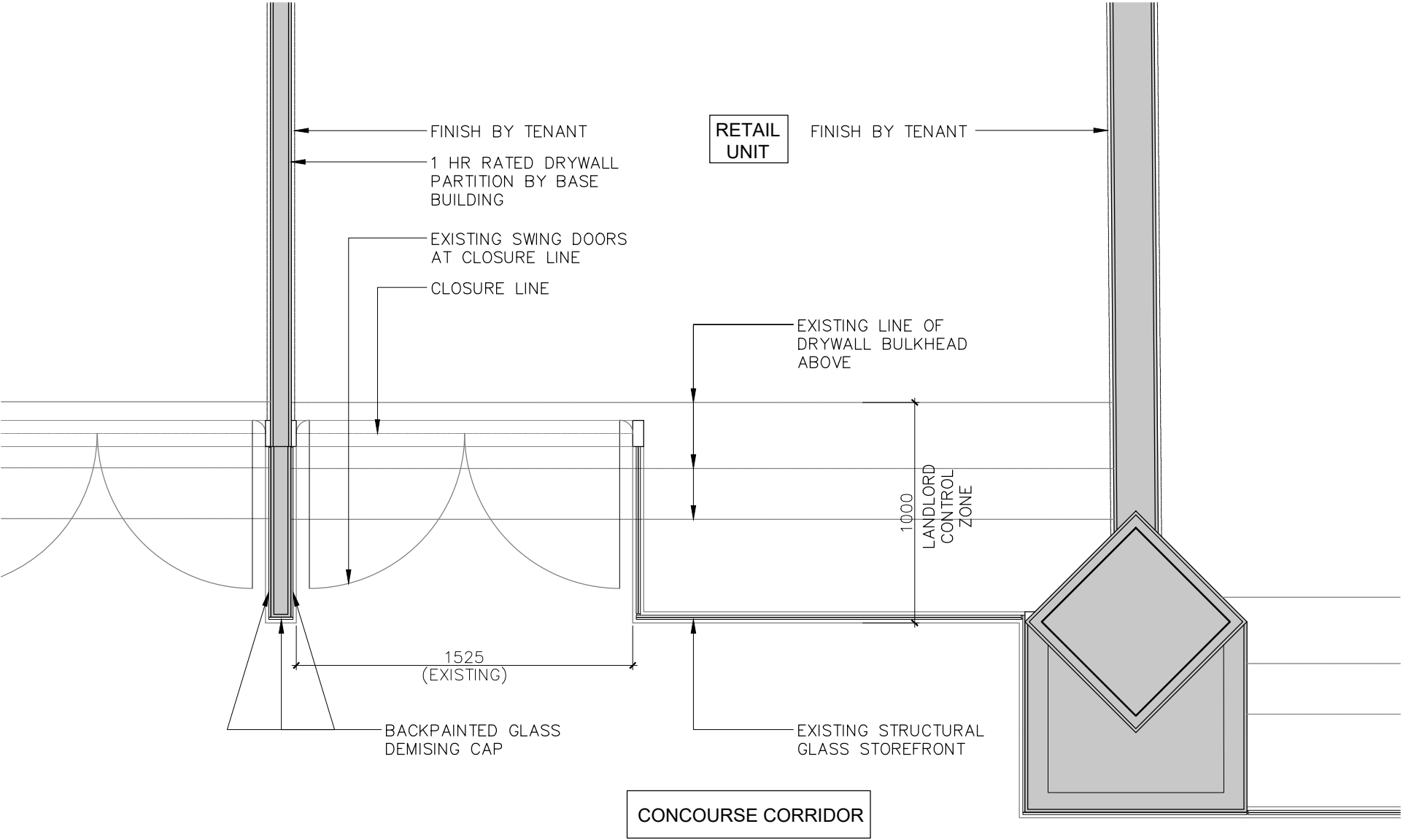


7.3.5.7 INTERIOR ELEVATIONS (H-1)



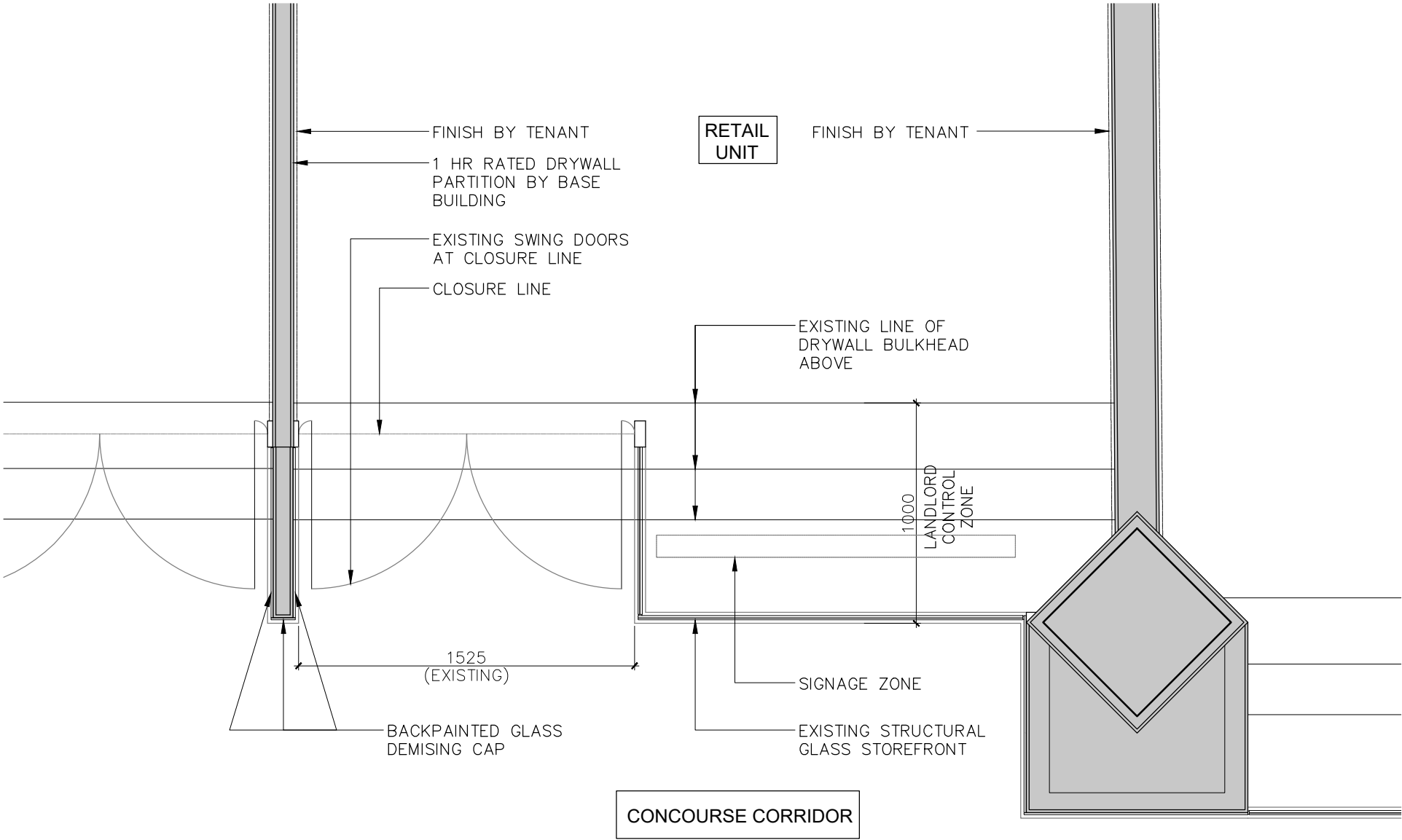
Scale 1:25

7.3.5.8 PLANS (H-2)



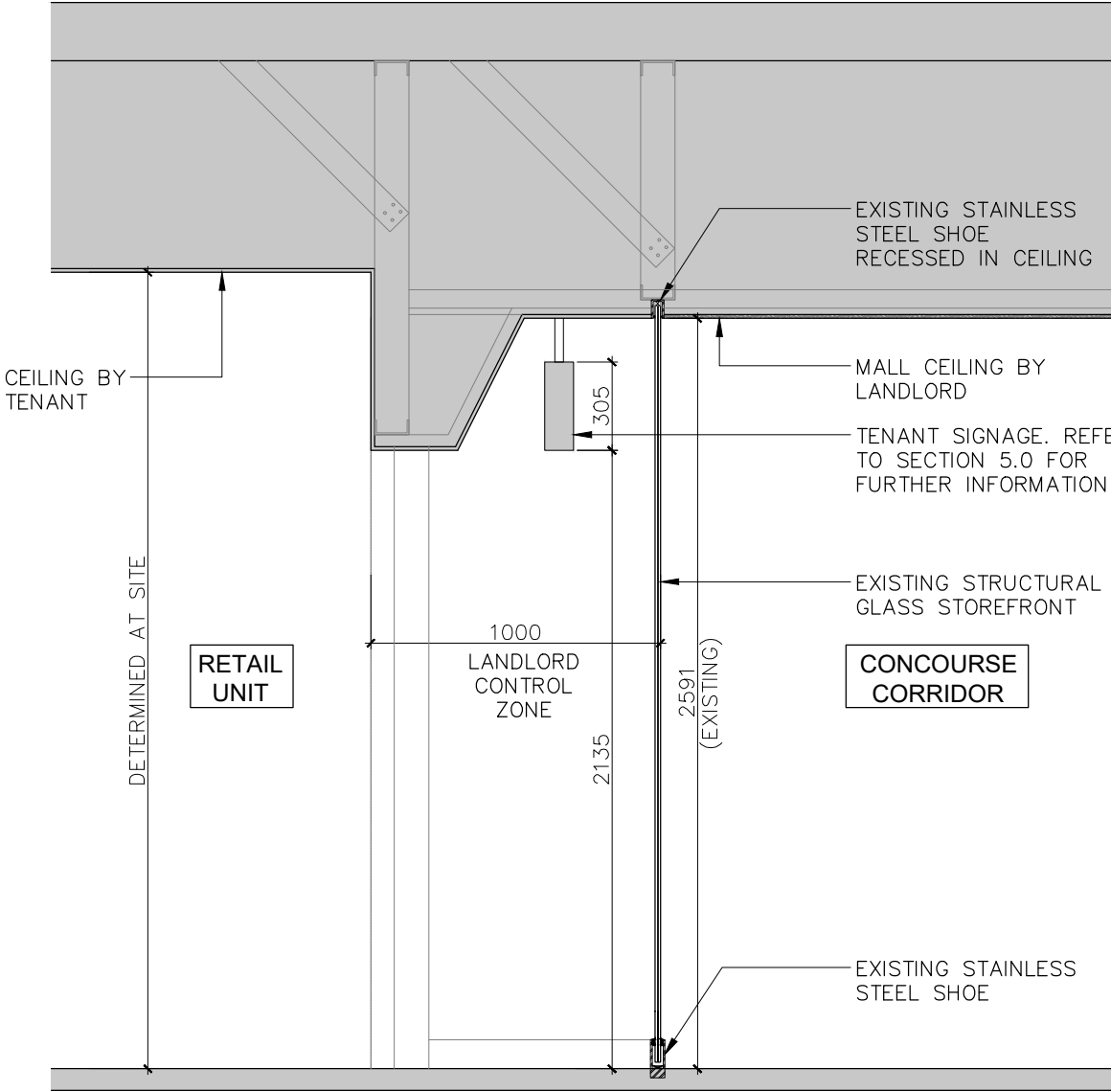
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7.3.5.9 REFLECTED CEILING PLAN (H-2)



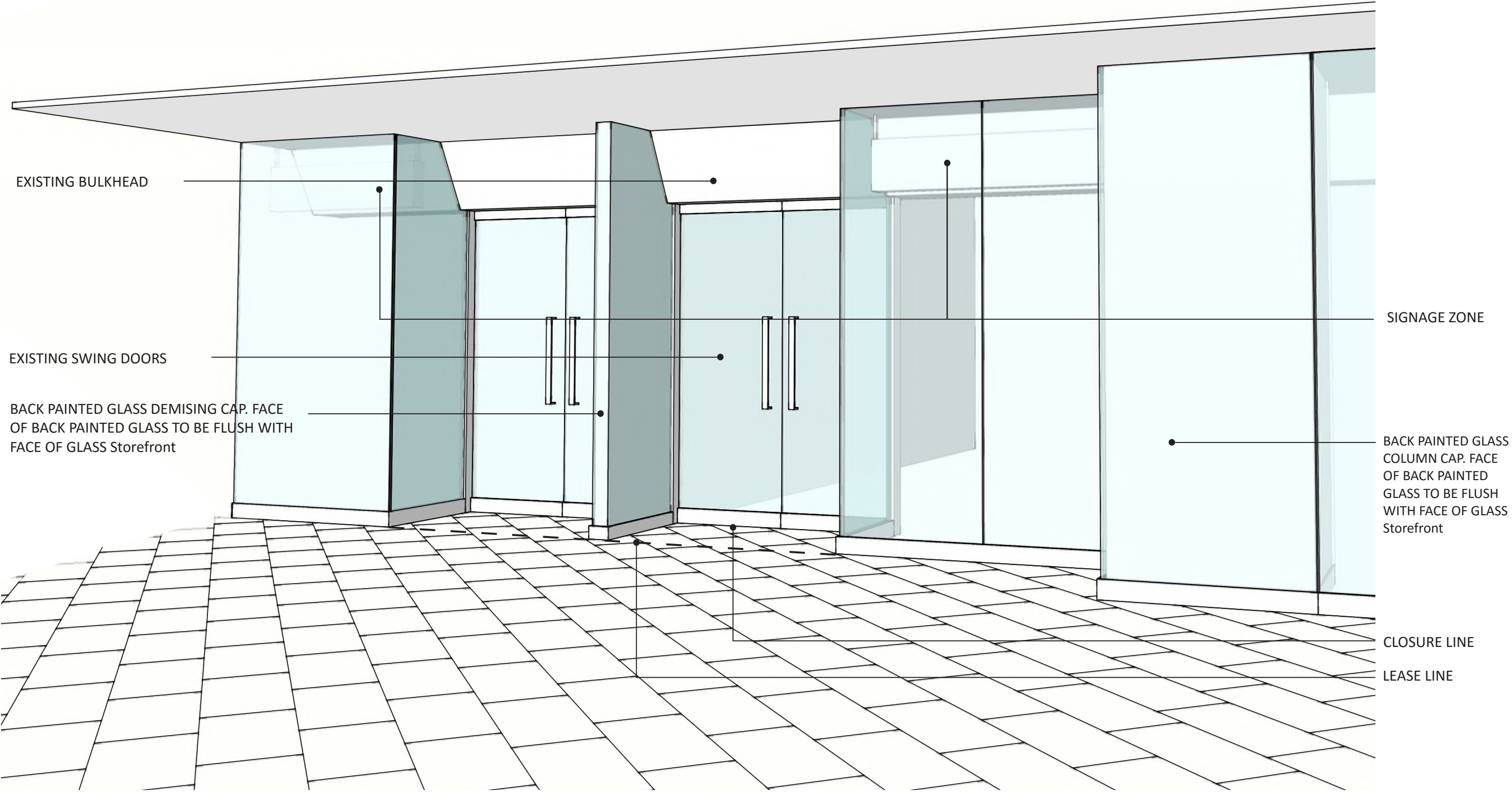
Scale 1:25

7.3.5.10 SECTIONS (H-2)



Scale 1:25

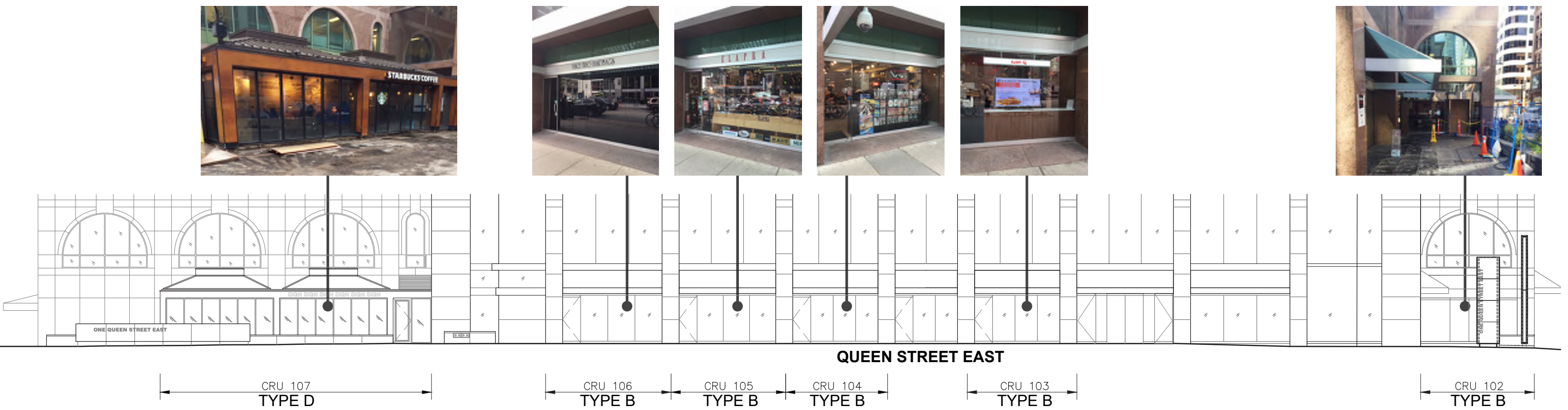
7.3.5.11 PERSPERTIVES OF TYPE H-2



7.4 EXTERIOR StorefrontS

7.4.1 STOREFRONT TYPES B, D AND G

7.4.1.1 NORTH ELEVATION



PHOTOS



NOTE:
For Storefront type G:

- Refer to section 3.1.2 for signage requirements.

For Storefront types B and D:

- Exterior signage will only be allowed for Tenants who have a significant exterior public presence and as previously agreed upon in the Tenant’s lease agreement.
- Exterior signage shall be three-dimensional individual letters, and size of signage shall be proportional to the scale of the overall exterior façade design. Surface mounted raceways and illuminated light boxes are not permitted.
- The Tenant is responsible for obtaining all necessary approval (design, location, mounting details, etc.) in writing by the Landlord and obtaining any sign permits as required by governing authorities prior to installation.

7.4.1.2 SOUTH ELEVATION



PHOTOS



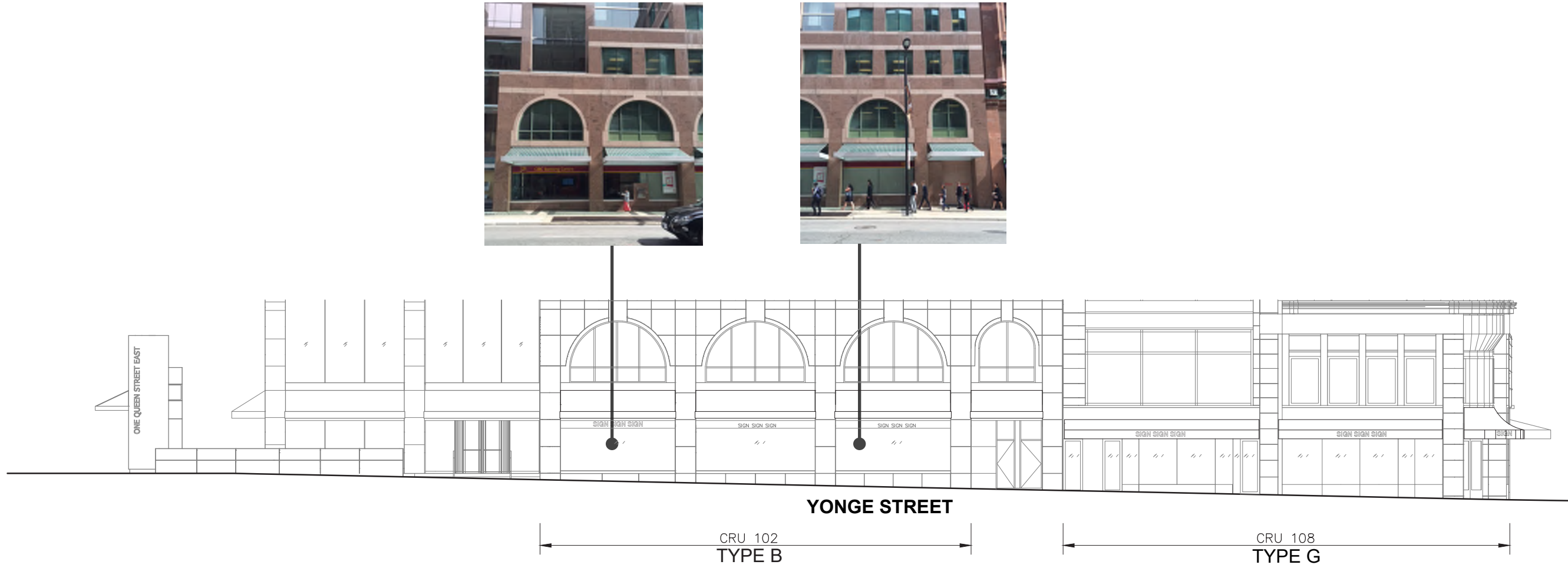
NOTE:
For Storefront type G:

- Refer to section 3.1.2 for signage requirements.

For Storefront types B and D:

- Exterior signage will only be allowed for Tenants who have a significant exterior public presence and as previously agreed upon in the Tenant's lease agreement.
- Exterior signage shall be three-dimensional individual letters, and size of signage shall be proportional to the scale of the overall exterior façade design. Surface mounted raceways and illuminated light boxes are not permitted.
- The Tenant is responsible for obtaining all necessary approval (design, location, mounting details, etc.) in writing by the Landlord and obtaining any sign permits as required by governing authorities prior to installation.

7.4.1.3 WEST ELEVATION



PHOTOS



NOTE:
For Storefront type G:

- Refer to section 3.1.2 for signage requirements.

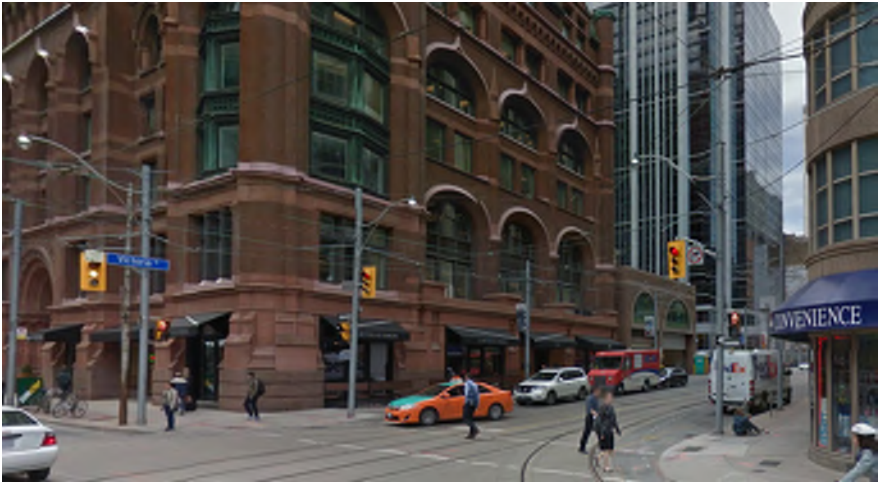
For Storefront types B and D:

- Exterior signage will only be allowed for Tenants who have a significant exterior public presence and as previously agreed upon in the Tenant's lease agreement.
- Exterior signage shall be three-dimensional individual letters, and size of signage shall be proportional to the scale of the overall exterior façade design. Surface mounted raceways and illuminated light boxes are not permitted.
- The Tenant is responsible for obtaining all necessary approval (design, location, mounting details, etc.) in writing by the Landlord and obtaining any sign permits as required by governing authorities prior to installation.

7.4.1.4 EAST ELEVATION



PHOTOS



NOTE:
For Storefront type G:

- Refer to section 3.1.2 for signage requirements.

For Storefront types B and D:

- Exterior signage will only be allowed for Tenants who have a significant exterior public presence and as previously agreed upon in the Tenant’s lease agreement.
- Exterior signage shall be three-dimensional individual letters, and size of signage shall be proportional to the scale of the overall exterior façade design. Surface mounted raceways and illuminated light boxes are not permitted.
- The Tenant is responsible for obtaining all necessary approval (design, location, mounting details, etc.) in writing by the Landlord and obtaining any sign permits as required by governing authorities prior to installation.

8.1 EXISTING CONDITIONS

In specific locations the Landlord has established certain fixed base building electrical and mechanical services that pass through the leased premises. Any changes or modifications to existing building services, including structural items, within the leased premises must be reviewed with the Tenant coordinator. The Landlord’s written approval must be obtained before any work is done. Where existing base building fire safety and/or mechanical system elements exist, these elements must be relocated and incorporated into Tenant’s new façade by the Landlord at Tenant’s expense. Tenant’s and Tenant’s Consultants must coordinate this work with the Landlord’s Operations Manager.

8.2 MECHANICAL, ELECTRICAL, STRUCTURAL, AND HVAC SYSTEMS

All mechanical, electrical, and structural drawings must be prepared and stamped by certified engineer licensed to practice in Province.

HVAC systems serving rentable premises will be maintained by the Landlord’s contractor at the Tenant’s cost.

The Tenant is required to exhaust all odors or substances, which in the Landlord’s opinion are objectionable. Make-up air systems may be required to offset such exhausts. For food service tenancies, the Tenant must provide adequate exhaust hoods over cooking areas, complete with an automatic fire protection system satisfactory to the Landlord and all governing authorities having jurisdiction.

Base building services provided for the Tenant’s use include, but not limited to; plumbing, ventilation, domestic cold water, sprinkler system, and chilled water connection. Extension of such services from the nearest available source will be done by the Landlord at the Tenant’s expense.

All equipment and items such as isolation valves and pressure regulating devices, necessary to extend service to satisfy the Tenant’s need, must be provided at Tenant’s expense.

8.3 PLUMBING

All Tenant’s with a Gross Leasable Area of more than five hundred (500) square feet will be required to install an accessible 2-piece washroom. All existing / new washrooms must be brought up and meet all current accessible local building codes and standards. All domestic water lines as well as horizontal drain lines are to be insulated with a minimum of 1/2” (13 mm) fiberglass insulation and a vapor barrier.

All copper piping shall be type `L` or `M`. All vent lines shall be DWV copper or cast iron. Plastic piping will not be permitted.

Under no circumstance shall the Tenant or Tenant’s contractor install additional plumbing through the structural floor slab without prior written approval from the Landlord.

All floor penetrations around pipes, conduits, ducts, etc. between retail levels must be sealed against water, smoke, and flame penetration using an approved material such as Dow Corning Silicone RTV foam or 3M Canada “Fire Barrier”.

All plumbing vent lines are to be group-vented to a point as determined by the Landlord.

All food use Tenants and any retail Tenant with a washroom greater than a typical two-piece are required by the Landlord to install a check meter at Tenant’s expense with remote read out.

Floor drain traps must have seal priming.

The Landlord has provided a 3/4” (19 mm) DCW for retail units for Tenant use, and a 4” (102 mm) sanitary drain to a designated location as outlined on TOD.

All food-use Tenants are required to install a grease interceptor per local building requirements.

Any retail Tenant must install a grease interceptors and/or `hair` baskets where required by code or as determined by the Landlord’s engineer. Any upgrades required by the municipality will be at Tenant’s expense.

8.4 HEATING, VENTILATION AND AIR CONDITIONING

Except for redundant in-store ductwork associated with heating and cooling in an existing premise scheduled for renovation, the Tenant is not to remove, alter, or relocate any other in-store ductwork without the prior consent of the Landlord.

The Tenant will provide air balancing of the Tenant’s HVAC and exhaust system at the Tenant’s expense. This is to be completed by the Landlord approved contractor. The air balance report will be reviewed by the Landlord’s engineer at the Tenant’s expense.

The air distribution within the premise shall be executed by the Tenant and shall include ductwork, dampers, diffusers, grilles, and 1” (25 mm) thermal insulation with a vapor barrier.

Rigid rectangular ductwork must be used by the Tenant. A maximum of 5’-0” (1525 mm) flex duct will be allowed where structural or other physical restrictions are present, in which case Flexmaster FAB4 will be permitted.

The Tenant must always use diffusers complete with balancing damper to facilitate air balancing adjustments.

Where a drywall ceiling is installed, Tenant must provide a typical access panel to gain access to volume air dampers, reheat coils, air handling units, sprinkler valves, flow switches, etc. Tenant must verify with the Landlord the location and quantity of access doors required.

Ventilation air will be provided from the Tenant’s make-up air system. Where the Tenant has no exhaust or make-up system, the Landlord will provide ventilation from the mall system equivalent to ASHRAE 62.1 requirements. The Landlord may elect to install additional exhaust or ventilation at the Tenant’s expense.

Where required by code, smoke detectors shall be duct mounted on the Tenant’s mechanical equipment at the Tenant’s expense.

All ductwork shall be installed as per SMACNA (Sheet Metal and Air Conditioning Contractor’s National Association) and ASHRAE (The American Society of Heating, Refrigerating and Air Conditioning Engineers) standards.

8.4.1 EXHAUST

Exhaust hoods shall be provided by Tenant as per code requirements or as determined by the Landlord’s engineer.

Exhaust systems, including hoods, shall be installed as per current NFPA codes. Use of sprinkler system for hood extinguishing will not be permitted. Only CO2 or other chemical extinguishing systems are permitted.

The Landlord’s contractor shall install a tie-in to the Landlord’s fire alarm system, where required, at the Tenant’s expense.

An additional grease guard shall be provided to protect the roof for excess grease. The size of the grease pan shall be determined by the Landlord’s engineer at Tenant’s expense and maintenance at Tenant’s expense.

8.4.2 MAKE-UP AIR

The Tenant make-up air system shall be tempered and sized for 80% of Tenant exhaust requirements. A common area unit will provide the remaining 20% of make-up air.

8.5 ELECTRICAL SERVICES SYSTEMS

Power supply and distribution to the leased premises is indicated on the Tenant outline drawing.

All exit lights to be LED lighting. All security night lights to be LED.

It is the Tenant’s responsibility to supply and install all new and necessary electrical hardware and equipment within the leased premises as required by schedule `C` of the Tenant’s lease.

The Tenant must conform to the requirements of the Electrical Safety Code plus the rules and the by-laws of all authorities having jurisdiction.

All material shall be new, CSA approved, bear the CSA stamp, and be commercial grade.

The use of energy efficient lighting is highly encouraged.

All wiring shall be copper. Branch wiring shall be a minimum #12 gauge. All wiring must be installed in conduit, with the exception that BX cable may be used in partition walls and in ceiling space for lighting. Tenant must obtain structural engineers’ and Landlord’s approval prior to any concrete cutting or coring
Hydro consumption meter is provided by the Landlord at the Tenant’s cost.

The Tenant service must provide balanced loads across all three phases to within 5%.

Workmanship must be to the satisfaction of the Landlord. If it is not, the Landlord may, at his option, have the installation modified at the Tenant’s expense.

In food-use application, exhaust fans, gas valves and make-up air fans must be interlocked. Kitchen canopy suppression system and automatic gas valve must be tied into Landlord’s fire alarm panel at Tenant’s expense or as required by local authorities.

The Landlord has provided a main electrical service and power feed terminating at a location designated by the Landlord.

The Landlord has also provided a ¾” (19 mm) empty conduit complete with pull string for telephone service, terminating at a location designated by the Landlord. Tenant is to arrange with the Tenant’s service provider to install all cabling at Tenant’s cost.

It is the responsibility of the Tenant to supply and install all life safety systems within the leased premises as required by the National Building Code and any other governing authorities having jurisdiction. Tying-in of the Tenant’s fire alarm system to the base building fire alarm system will be performed by the Landlord’s approved contractor at the Tenant’s expense.

All existing fire alarm devises are to remain. Any fire alarm modifications (relocation/addition) work shall be performed by Landlord approved contractor at Tenant’s expense. Refer to Landlord’s Tenant contractors rules and regulations for list of all Landlord approved base building contractors. **Provide relay tied into fire alarm system to shutdown music upon fire alarm activation. Allow to add battery to system.**

Where required by code, smoke detectors must be mounted near the Tenant’s mechanical equipment at the Tenant’s expense.

All telephone cable must run in approved conduit. In the case where conduit has not been provided within the leased premises, the Landlord will supply such conduit at the Tenant’s expense.

If the Tenant’s electrical design requires service capacities beyond those provided by the Landlord, the Landlord may decide (after review of the Tenant’s comprehensive drawing submission) to perform the necessary upgrade at the Tenant’s expense. Such upgrading will not be performed by the Tenant under any circumstances.

8.6 GAS

It is the responsibility of the Tenant to apply for his individual gas meter in the future.

Tenant gas lines are to be extended from the Landlord’s manifold to the leased premises by the Landlord’s contractor at the Tenant’s expense. Automatic gas shut off valves to be installed by Tenant.

8.7 SPRINKLER SYSTEM

The Tenant must design the sprinkler system and layout within the premises.

The system must be compatible with the base building sprinkler system and in accordance with all applicable requirements of the appropriate authorities.

All installations must comply with NFPA 13.

Where applicable, existing sprinkler piping shall be adjusted to suit new head locations. Pipe sizing shall be adjusted as required to comply with NFPA 13.

All existing pipe that does not meet code requirements shall be removed and replaced as required at Tenant’s expense.

To ensure the granting of an occupancy permit, Tenants must have their sprinkler design certified by the Tenant’s engineer.

The Landlord’s approved base building sprinkler contractor must be retained for any work at the Tenant’s expense.

8.8 ABANDONED / REDUNDANT SERVICES AND EQUIPMENT

The Tenant is responsible to remove all redundant or abandoned mechanical, electrical, plumbing, sprinklers, ducting, dampers, controls, supports and all related components within their leased premises during any construction or renovation. All demising wall and floor penetrations between tenancies are to be restored and all fire-rating to meet local building codes

9.0 GENERAL CONFORMANCE

9.1 MECHANICAL / ELECTRICAL DRAWINGS

The Landlord’s responsibilities as to electrical, heating, ventilating, and air conditioning are as defined in the executed lease documentation.

Changes to existing mechanical, sprinkler, structural and fire protection systems which are necessitated because of Tenant’s development work must be designed by professionals in the appropriate disciplines.

Unless otherwise requested by the Landlord, Tenants are to submit the drawings in electronic file format - PDF. The Landlord’s approval of all such redesign must be obtained before the commencement of the Tenant’s changes to any of these systems in the premises.

Full electrical drawings must be submitted which include load summary ASHRAE calculation, under-floor electrical services, single-line distribution drawing, and an electrical panel schematic drawing, and to be stamped and sealed by engineer licensed to practice in the province where the centre is located.

Energy management must be incorporated into the electrical design. This is to ensure that the most energy efficient lighting and lighting controls are utilized to reduce the Tenant’s hydro cost.

Full mechanical drawings must be submitted which show all equipment (existing and proposed), plumbing details (if applicable), heat loss/gaincalculations, required air quantities and ductwork sizing and layout, and to be stamped and sealed by engineer licensed to practice in the province where the centre is located.

A final air balancing report must be provided by the Tenant at the conclusion of the construction. All air balancing is to be completed by the Landlord approved contractor

Once construction is complete and contractor carries out initial source of The Store fan coil. The Landlord will administer ongoing fan coil/roof top maintenance through Landlord’s contractor and back charge the Tenant accordingly for regular servicing. Any and all repairs and parts required outside regular servicing are at the Tenant’s expense

9.2 RENOVATIONS

All renovation work must be described accurately. Any deviation from the approved drawings must be approved in writing by the Landlord.

9.3 PRE-CONSTRUCTION HAZARDOUS SUBSTANCE SURVEY

Prior to commencing any Tenant work, the Tenant or the Tenant’s contractor is to complete a hazardous substance audit for the store, if not already completed. Such survey shall be completed on behalf of and at the sole expense of the Tenant by an environmental consultant designated or approved by the Landlord. This procedure will identify any designated substances and will indicate a “clean” premises

prior to the demolition work as set out by the standard Lease agreement.

9.4 PRE-CONSTRUCTION DOCUMENTATION

Subject to our requirements below, the Tenant will be granted occupancy of the leased premises on the above noted unit for the purpose of completing the Tenant’s work. Prior to being granted occupancy of the leased premises, the Tenant must present proof of the following, to the Landlord’s representative.

1. Landlord approved set of drawings.

A complete set of Architectural, Mechanical, Electrical, and Structural (if applicable) prints bearing the Landlord’s signed approval stamp or Landlord’s consultant’s signed approval stamp must be kept in the Premises for the duration of the construction period and be available to the Landlord’s representative for reference at all times.

2. A completed “Landlord’s Work Order Permit” to be signed by both the Tenant and the Tenant Contractor prior to commencement including;

a. Contractor’s General Liability and Damage Insurance in the minimum amount of \$5,000,000.00, is in the name of the Insured Contractor, and must have the appropriate building owner listed as an Additional Insured party as highlighted below:

CPPIB US RE-4, Inc. and 20VIC Management Inc.
c/o 20 VIC Management Inc.
1 Queen St. East, suite 300, Box #88
Toronto, Ontario
M5C 2W5

b. A copy of the General Contractors current WSIB

c. A copy of the Tenant’s Building Permit from the local building authority

d. A copy of the Tenant’s Notice of Project (Ontario Only)

e. A copy of the Tenant’s Hazardous Substance Audit such audit is required to be completed by the Landlord’s approved contractor at the Tenant’s expense. Tenant shall fully indemnify Landlord for all costs, expenses, and claims incurred by Landlord in respect of any Contaminant used, installed or permitted to be in the Store, the Leasehold Improvements, or the Tenant Property including without limitation all remediation, removal and restoration costs and this provision shall survive the expiration or earlier termination of the Lease.

f. A copy of the completed and signed Prime Constructor Letter and Occupational Health and Safety Compliance Form signed by the General Contractor

g. A copy of the Contact list for the Contractor and all Sub-trades

h. Provide a **\$5,000.00** deposit cheque made out the CIPPB US RE-4 Inc. as insurance to be held until all deficiencies have been completed to the Landlord’s satisfaction and a final Statutory Declaration is received along with all close out documents and As-built Drawings (where applicable).

Further please be advised that the lease must be fully executed prior to Tenant possession. This condition must be met by the Tenant for possession to occur.

The Landlord expressly reserves all of its rights under the Lease or Agreement to Lease and such rights shall not be constructed as having been amended, modified, or waived.

9.5 PERMITS

The Tenant is responsible for obtaining all approval and/or permits pertaining to his space from all authorities having jurisdiction prior to commencement of construction.

9.6 DRAWINGS SUBMITTED FOR APPROVAL MUST HAVE THE LANDLORD’S PRIOR WRITTEN APPROVAL

A copy of the Tenant detail plans which the Landlord has approved, along with the building permit, must be kept on site for the duration of the work and be available for viewing by the Landlord’s representatives at all times.

All approvals and permits must be posted in a visible location.

9.7 DEFICIENCIES

The Tenant shall make good any deficiencies discovered by the Landlord’s Tenant coordinator or by the building inspectors whether in his own premises or in adjacent premises affected by the Tenant’s construction.

9.8 CLEAN-UP

The Tenant must ensure proper clean-up of all areas related to its work to the satisfaction of the Landlord prior to opening for business.

Any damage or construction staining must be repaired or removed immediately by the Tenant.

All construction, demolition, and other waste materials shall be disposed by the Tenant at the Tenant’s expense.

9.9 HOT WORK PERMIT IMPLEMENTATION

Fire Safety Supervisor - Security Manager or Maintenance Manager on duty

Fire Safety Supervisor - Verifies checklist of precautions has been undertaken

Fire Safety Supervisor - Completes Hot work permit, date, time, etc., signs and issues

Fire Safety Supervisor - Ensures permit is hung in a conspicuous area (on front of store, hoarding, door, etc.)

Contractors or employees ensure one other person is available to provide “Fire Watch” for stray sparks, ignition or other fire hazards and to provide initial fire response. Contractor or Employee not to leave area for one hour including lunch and breaks and ensure no smoldering fire in the immediate and adjacent areas.

Security monitors hot work during next three hours on regular intervals. Fire Safety Supervisor - Security Manager or Maintenance Manager on duty conducts final investigation, signs and removes permit and keeps for record. Copy to Tenant Coordinator’s files.

Sprinkler work, floor penetrations, roof penetration, HVAC control work or the installation of roof - mounted equipment must be carried out by the Landlord’s approved contractors.

All Contractors’ vehicles must be parked in designated parking areas.

Construction materials must be stored within the leased premises. Materials temporarily left elsewhere will be expropriated.

All work relating to connection to base building mechanical, electrical, sprinkler and plumbing services must be coordinated with the Landlord’s representatives. Copies of all HVAC, electrical and plumbing inspections, and sprinkler certificates must be provided to the Landlord. All HVAC equipment in or exclusively servicing the leased premises is to be serviced after the completion of construction, and proof of same provided to the Landlord before opening the leased premises for business.

Excessive loads may not be suspended from the floor or roof structural assemblies. Floor assemblies have been designed to sustain 100 pounds per square foot, which limit may not be exceeded.

Any damage by the Tenant’s and/or its contractors to the Landlord’s property must be repaid forthwith by and at the expense of the Tenant to the satisfaction of the Landlord.

The Tenant and its contractors must maintain the leased premises in reasonably clean and orderly manner during the construction period, and are responsible for removing from the centre all excess material and refuse resulting from the Tenant’s construction and merchandising of the premises. All demolition and construction waste is to be disposed of in the waste containers to be provided by the Tenant’s contractor, the location of which will be determined by the Landlord.

The Tenant is required to discharge any construction liens immediately after notification thereof by the Landlord, which has been filed against the leased premises.

The Tenant must provide suitable methods of access through wall, ceiling or floor finishes as necessary for the servicing of all Landlords Tenants equipment which requires access, despite whether the Tenant’s approved drawings indicate such method of access.

9.10 CLOSEOUT DOCUMENTS

The Tenant will submit to the Landlord its contractor’s statutory declaration as required under SCHEDULE `C’. The Tenant will also furnish evidence of compliance with requirements of the Worker’s Compensation Act as required under SCHEDULE `C’.

- Upon final completion of Tenant fit-out, Tenant is to provide Landlord:
- 1. One Copy of as Built drawings in hard copy format 24” x 36” (D size.) including Architectural, Mechanical, Electrical, Plumbing and Structural (if applicable)
 - 2. One Copy of as Built drawings in PDF and AutoCAD 2010 or earlier format including Architectural, Mechanical, Electrical, Plumbing and Structural (if applicable)
 - 3. One Copy of the Tenant’s Business License (If applicable)
 - 4. One Copy of the Building Permit Final (record of inspection sign off)
 - 5. One Copy of the Review for General Commitment from all disciplines (Arch, Mech, Elec, Struct.)
 - 6. One Copy of the Tenant’s Statutory Declaration
 - 7. One Copy of the final Air Balance Report (to be completed by the Landlord’s approved contractor)
 - 8. One Copy of the final Sprinkler Verification
 - 9. One Copy of the final Fire Alarm Verification