



Concessions Design Standards

Memphis International Airport, Memphis, TN, USA

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Prepared for MEM by:

ALLIANCE

Alliance
400 Clifton Ave
Minneapolis, MN 55403

T: 612.874.4110
W: www.alliance.us

UrbanARCH
architecture

UrbanARCH Associates, PC
498 South Main St
Memphis, TN 38103

T: 901.578.7173
W: www.uarch.com

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INTRODUCTION

- 1.1 FORWARD
- 1.2 PURPOSE OF THIS DOCUMENT
- 1.3 USE OF THE DESIGN STANDARDS
- 1.4 DEFINITIONS
- 1.5 TERMS AND CONDITIONS
- 1.6 GENERAL DESIGN REQUIREMENTS

1.1 FORWARD

The Concessions Design Standards (CDS) contain both minimum design standards and aspirational examples to assist you, the Concessions, and your architect with the development of your proposal and the construction process for Concessions Spaces at Memphis International Airport (the Airport).

Each Tenant's design is critical to the overall program. Tenants are encouraged to be innovative and creative in developing design concepts that accentuate the dominant theme of their concept and support the overall quality of the program. The designed concept and high-quality execution in combination with the Airport's terminal, concourse, and rotunda architecture must work together to create a sophisticated, contemporary and regionally relevant experience that enhances the passenger experience at Memphis International Airport.

Although the CDS is prescriptive in some regards, creativity is encouraged. If a design concept proposal diverges from the standard but it can persuasively demonstrate to Memphis-Shelby County Airport Authority (the Authority) that the concept will meaningfully advance it's overarching goals of passenger service and excellence – the Concessions is encouraged to request consideration. However, the Authority is not obligated to approve exceptions to the design standards.

This CDS is applicable to the concessions spaces of the Airport's: terminals, Concourse A, Concourse C and Concourse B which includes the Rotunda, Stem, Southwest and Southeast Leg areas.

1.2 PURPOSE OF THIS DOCUMENT

The concession spaces in the Airport contribute significantly to the first, last and/or only impression of Memphis for many travelers every day. It is the goal of the Authority that the design and construction of each retail and food & beverage concession space to contribute favorably to the impression of Memphis.

The Airport serves as the gateway to the region for millions of visitors each year. The theme has been developed to convey to visitors an image embodying the essence of Memphis through consistent use of materials, colors and imagery. It is evocative of the distinctiveness of the city and region and contributes to a sense of place in the terminal. Tenants are encouraged to use creativity in developing exciting space designs that accentuate the dominant theme of their retail area. This theme should be reflected in and strengthened by the major elements of the concession space: signage and graphics, storefront, floor, walls, lighting, fixtures, and furnishings. These design standards are intended to aid an orderly and coordinated approach to the development of design and construction documents.

The Concessions Design Standards (CDS) have been established to encourage exciting retail and food & beverage concepts and design identity within the commercial areas of the Airport. They are intended to ensure an orderly and aesthetically coordinated

approach to storefront and sign design in keeping with the design objectives of the Authority, and to ensure that standards for storefronts, interior finishes and signage requirements are understood by Tenants, their contractors and designers. Tenants are required to adhere to these standards throughout the initial design process and in considering design decisions throughout the duration of the Tenant's lease. Tenants are strongly encouraged to become familiar with the intent and details of the CDS prior to the commencement of work, and to become aware of the special characteristics of the Airport and how their architectural elements, finishes and materials will affect individual concession design solutions.

In the CDS there are references to the In-Line Concept and Open Concept. These space development concepts apply to areas of the airport that have two different design styles. Refer to Section 2.3 for the application of the In-Line and Open Concepts.

All Tenant work must also comply with the Airport's Design Guide – Construction Standards, a separately-maintained document that is available upon request.

1.3 USE OF THE DESIGN STANDARDS

Each Tenant must be familiar with the intent, scope and detailed requirements of the CDS before the design process begins. It is the responsibility of the Tenant, Designer and Tenant's Contractors to visit the site and verify existing conditions. The Tenant's Schematic Design Submittal, Design Development Submittal and Contract Documents Submittal must be approved by the Authority and a building permit must be obtained from Memphis-Shelby County

Construction Code Enforcement before any construction is allowed to begin. Review by the Authority, or the Authority's Design Review Panel, in no way serves as or replaces a building permit. All submittal and approval procedures are outlined in Section 07 of this guide.

1.4 DEFINITIONS

“ADA” means Americans with Disabilities Act. Compliance with current ADA standards shall be as required by United States Department of Justice Standards. Refer to Memphis-Shelby County Construction Code Enforcement for further information on all current applicable codes.

“AHJ” means the Authority Having Jurisdiction.

“Air Column” means the columns in the Stem and Southeast Leg areas of the terminal that are the source of supply air for these areas.

“BOH” means the back of house of a food and beverage concession space.

“Canopy” means a concessions overhead element that is allowed to exceed the 12'-1" opaque understory height requirement and can encompass the entire leased premises. Design of canopies is subject to Authority approval.

“Code” means all applicable codes, ordinances, statutes and regulations promulgated by federal, state and/or local governmental units, as adopted by the Authority, that control the design and construction of the Work(s), all as more fully described, without limitation, in the following Sections of the CDS.

“Common Areas” means the spaces used by the general public which are also spaces maintained by the Airport.

“Contract Documents” means the Construction Agreement between the Tenant and the Contractor, Drawings, Specifications, addenda issued prior to execution of the Construction Agreement, and Modifications issued after execution of Construction Agreement.

“Demising Walls” means the boundary partition that separates one Tenant's space from that of the other, and from the common corridor or other space, typically located along the lease line.

“Design Control Zone” means the area of the Concessions Space extending from the storefront lease line into the space a minimum of five feet (5'-0") in which the Authority controls design components. The Design Control Zone shall extend across the entire width of the Concessions Storefront.

“Design Development Documents” means the drawings, specifications, and materials listed as required for the Design Development Documents Submittal outlined in Section 07.

“Design Review Panel” means the persons designated by the Authority's Director of Properties and/or Director of Development who will attend the Pre-Design Conference, and review Design and Construction Documents.

“Designer” means the properly licensed architect

and/or interior designer, as well as, as the case may be, the properly licensed engineers and other functional specialists, hired by the Tenant to design and prepare Contract Documents for the Space(s).

“Final Completion” means the Work is determined by the Authority to be fully performed in accordance with the Contract Documents.

“Lease Lines” means the extent of the concessions space as shown in the exhibits in Section 09. Final determination of lease lines shall be coordinated between the Concessions and the Authority.

“MEM” means Memphis International Airport and is the official Airport Code.

“Opaque Understory Zone” means the zone in which concessions can have understory opaque walls up to 12’-1” high maximum within their space in the Stem and Southeast Leg.

“Partition Wall” means a non-load-bearing wall that divides any interior space; as used in this CDS, a Partition Wall subdivides the Concessions space.

“Pre-Design Conference” means a mandatory meeting of the Tenant, the Designer/Architect, and the Design Review Panel, arranged by the Tenant and Authority, held prior to the start of design work.

“Record Documents” means a copy of Contract Documents, kept by the Tenant’s Contractor, in good order and updated regularly to record changes and selections during construction and in addition Shop Drawings, Product

Data, Samples and similar required submittals.

“Rotunda” means the existing area between the Stem and Southeast Leg that is primarily a concessions area with a performance stage and other passenger amenities. Refer to Overall Location Plan on page 5.

“Schematic Design Documents” means the drawings, specifications, and materials listed as required for the Schematic Design Documents Submittal outlined in Section 07.

“Sign Zone” means the area where the Tenant is permitted to place signage for its space.

“Space” means the Tenant’s Leased Premises and any portion thereof.

“Southeast Leg” means the portion of Concourse B south of the Rotunda. Refer to Overall Location Plan on page 5.

“Stem” means the portion of Concourse B between pre-security and the Rotunda. Refer to Overall Location Plan on page 5.

“Storefront” means the facade of a Space that fronts on the common areas of the Terminal Building and is usually considered to extend between demising wall neutral piers and from floor to ceiling or bottom of soffit.

“Substantial Completion” means the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete, in accordance with the Contract Documents, that the Tenant can utilize the Space.

“CDS” means Concessions Design Standards and refers to this document in its entirety.

“Tenant” is the lessee, including all food & beverage and retail concessionaires in The Airport.

“Terminal Building” means the Memphis International Airport terminal building, concourses and connectors located at 2491 Winchester Road, Memphis, Tennessee.

“The Airport” means Memphis International Airport.

“The Authority” means the Memphis-Shelby County Airport Authority and is the authority who holds jurisdiction of the Airport.

“Thresholds” means the connector areas with lower ceiling heights between the pre-security space and the Stem. These are also located at the two areas that connect the Stem and Southeast Leg to the Rotunda. Refer to Overall Location Plan on page 5.

“Understory” means the elements or constructions below the feature ceiling within the Stem and Southeast Leg that do not engage with the feature ceiling structure.

“Work” means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the Contractor’s obligations. The Work may constitute the whole or a part of the constructed space.

1.5 TERMS AND CONDITIONS

Compliance with Individual Leases and Contract Terms

The information contained in the Concessions Design Standards is intended to provide a general overview of the requirements for concessions development within The Airport. The plans, details, and diagrams are for orientation and are subject to change or variation based on the individual location. Precise documentation as to concessions space size, and type of concession is part of individual leases. In the event of a conflict between the terms of the lease and the general information provided in these Concessions Design Standards, the lease prevails.

Authority's Rights

The Authority or Authority's representative shall have absolute right of review and approval over all aspects of Concession Tenant improvements, as well as the sole discretion to waive any of the CDS so long as the concept, quality and character of the project is not significantly affected.

1.6 GENERAL DESIGN REQUIREMENTS

Use of Names and Licensing

Retail and restaurant Tenants are responsible for obtaining appropriate permission to use images, names, regional features, groups, etc. being implemented as part of the design theme. The Tenant is responsible for determining whether such permission is needed, and for taking appropriate steps to obtain the right to use names, images, etc. Any fees related to the use of names or licensing are the responsibility of the Tenant.

Adapting Branded Designs to the Airport

Tenants proposing branded designs are encouraged to adapt their standard designs to the context of the Airport in terms of colors, style, materials, and layout. Further, they are encouraged to incorporate regional themes into their standard designs. The Authority reserves the right to reject designs that are not adapted to the local context.

Complementary Design Concepts

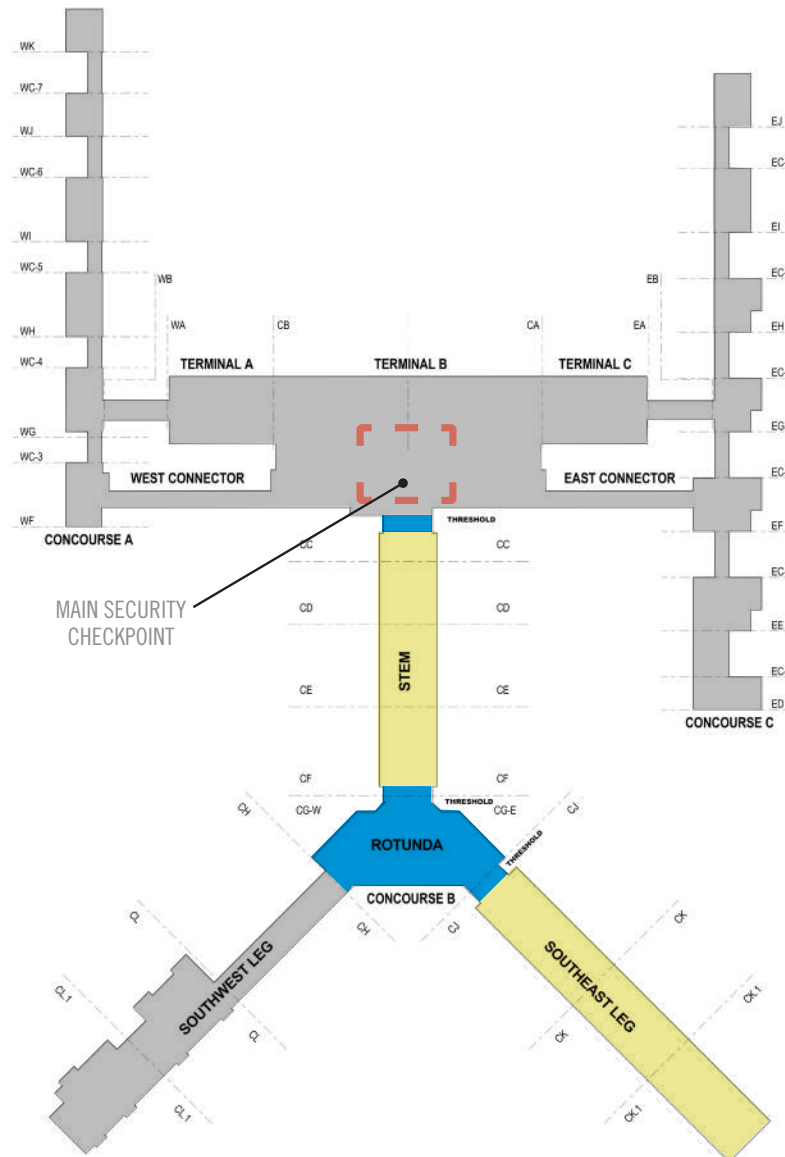
The retail and food/beverage designs throughout the Airport should echo and reinforce the overall image the airport is attempting to leave with its travelers. Storefront design, materials and signage also influence the success and failure for each concession.

Thematic consistency throughout the Airport helps to identify the location as one designed for shopping and allows the vendor to tell the story of who they are as strongly and as quickly as possible. The use of unique, three-dimensional storefronts and signage will enhance the retail environment. The more expressive the individual design, the more interesting and inviting the store, and

ultimately the Airport become.

Tenants are encouraged to propose "high-design" space concepts, which act as focal points in the Terminal Building. However, the Tenant should strive to adapt their design concept, so it complements the design of the terminal architecture and adjacent concessions development. The designer should study base building materials and building elements and pay attention to the transition of materials and details of construction between the base building and concessions space. Materials or colors that clash or conflict with the base building design will be rejected at the discretion of the Authority.

1.7 CONCOURSE LEVEL LOCATION PLAN - OVERALL





Gates 15-23 ↑
Restrooms →

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DESIGN THEME
AND GOALS FOR
CONCESSIONS
SPACES

- 2.1 SENSE OF PLACE AND DESIGN THEME
"CHANGING THE REGION...CONNECTING
THE WORLD"
- 2.2 QUALITY AND GOALS OF CONCESSIONS
DEVELOPMENT
- 2.3 OVERALL DESIGN GOALS FOR
CONCOURSE IN-LINE CONCEPT AREAS
- 2.4 OVERALL DESIGN GOALS FOR
OPEN CONCEPT AREAS

2.1 SENSE OF PLACE AND DESIGN
THEME "CHANGING THE REGION...
CONNECTING THE WORLD"

Sense of Place

The Airport has two design themes that are connected to each other. The first is the working slogan: "Changing the region, connecting the world" which summarizes the key concept of the design theme at The Airport. Memphis is a "nexus", taking ideas in, transforming and evolving them, then sending them back out into the world. The Airport is taking on a similar approach through modernizing the terminal to create an enhanced passenger experience, in all regards, including function, aesthetics, convenience and comfort. The design theme for this modernization effort is "Connect, Transform and Inspire. These two design themes are related through their focus on inspirational change throughout the Region; connecting residents and visitors at the airport, the community and beyond.

Design Vision

The Airport Modernization project is creating an experience for travelers that is warm, inviting, friendly, soulful and modern with a design that creates more open spaces with high ceilings and increased sightlines. Expanses of exterior glazing walls will allow daylight to fill all areas of the new concourses. Tenants are required to follow these same principles when designing their spaces at The Airport.

2.2 QUALITY AND GOALS OF

CONCESSIONS DEVELOPMENT

Goals for the Concession Tenant development are to:

1. Provide first-class service and a broad variety of merchandise;
2. Develop high-quality concessions spaces with regional and national appeal;
3. Develop facility designs that complement the design of the terminal;
4. Optimize concessions sales and Airport revenue;
5. Provide visitors with a sense of the attractions, culture, and history of the region;
6. Maximize appeal and sales of retail space by achieving visually exciting spaces through quality design and merchandising concepts.

Retail and food & beverage presentation within the Airport will require careful consideration of scale, exposure to patrons, visibility and circulation patterns. Design of merchandising solutions should encourage store identity and product recognition through the emphasis of storefront transparency, creative concession identity graphics, vibrant merchandising display and strong overall concept identity. The application of glass and facade detailing of storefronts must reflect a standard of high quality. At the same time, these facades and accompanying displays should suggest the independent character of individual

merchants and the quality of services and types of

merchandise and food that they provide.

Concessions finishes are to be high quality, appealing, and sufficiently durable to perform well in high-traffic areas. The overall design and materials are to be in harmony with the base building materials. The colors, materials, and finishes are not to conflict or clash with the base building, or with adjacent Concessions spaces.

The Authority reserves the right to reject overall designs or individual materials, finishes, or colors. The evaluation of the design, and the final acceptance or rejection of specific design elements is at the discretion of The Authority.

The materials used for the Concessions Spaces do not need to match Airport materials. Concourse materials and finishes should be considered a standard to be equaled or exceeded in the Tenant design.

Refer to the exhibits on page 9 for examples of the quality and goals for the design of the concession's units at Memphis International Airport.

2.3 OVERALL DESIGN GOALS FOR IN-LINE CONCEPT AREAS

The concessions spaces at the Airport's: terminal, Concourse A & C and Concourse B Rotunda, Thresholds and Southwest Areas follow a more traditional concession design approach. These spaces are located "in-line" and are flanked by neutral piers on each end of the designated concessions storefront zone.

The shells for these spaces will be provided and ready for concessions build-out. It will be the Tenant's responsibility

to install gypsum board and finishes on the interior walls of their spaces.

Tenants should note that the finished ceiling heights are much lower in these areas, at 9'-0" or less, compared to areas within the Stem and Southeast Leg.

Tenants are encouraged to maintain openness into and within their space to increase visibility and interest when viewed from the circulation zones.

Refer to the exhibits in Appendix B for further information and example design concepts for these spaces.

2.4 OVERALL DESIGN GOALS FOR OPEN CONCEPT AREAS

The concessions spaces located in the Concourse B (Stem and Southeast Leg) areas of the Airport are intended to have an "open" and light feel. There will typically not be any walls, beyond the exterior curtainwall, defining these spaces. The Tenant will be responsible for constructing all demising, partition and half-height walls within their space as well as any canopy and feature elements.

Window walls and air columns located within these spaces shall remain unobstructed by the Tenant's build-out. Exceptions may be given to these guidelines at the sole discretion of the Authority.

Back of house and storage spaces for the concessionaires should be grounded on the return air chases. Maximum height of the Tenant build-out is limited to 12'-1" to align with the top of the curtainwall mullion and restroom blocks. Exceptions will be given to signage that exceeds

the maximum height requirement but will be subject to the Authority's approval.

No elements of the concessions space shall be hung or supported from the feature concourse ceiling above. All items are to be supported through the Tenant's build-out.

Refer to the exhibits in Appendix B for further information and example open concepts illustrations for concessions spaces located in the Concourse B Stem and Southeast Leg areas.



1 CONCESSIONS OPEN CONCEPT EXAMPLES



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ARCHITECTURAL DESIGN STANDARDS

- 3.1 GENERAL
- 3.2 LIMITS OF CONCESSIONS SPACE
- 3.3 GENERAL SPACE CONDITIONS
- 3.4 BASE BUILDING ELEMENTS PROVIDED BY AIRPORT
- 3.5 BUILDING ELEMENTS TO BE PROVIDED BY CONCESSIONS
- 3.6 DEMISING PARTITIONS
- 3.7 FLOOR CONSTRUCTION AND MATERIALS
- 3.8 WALL CONSTRUCTION AND MATERIALS
- 3.9 CEILING CONSTRUCTION AND MATERIALS
- 3.10 LIGHTING DESIGN
- 3.11 METAL FINISHES
- 3.12 SPACE LAYOUT

3.1 GENERAL

The CDS requirements are not intended to limit the creativity of the Designer, but rather to set minimum standards. It is the Authority's desire that the design of the Concessions Space(s) is of the highest quality, equal to or better than those in airports throughout the country in terms of overall concept and implementation. Evaluating a design is a subjective process. Tenants should carefully consider their use of colors and materials on all floor, wall and ceiling surfaces, complementing the aesthetic and quality established in the main public areas. The Authority reserves the right to approve or reject designs in whole or in part based on its judgment.

In laying out the Space, the Designer is to take into consideration the use and occupancy of the space and calculate the code-required exiting. Multiple exits may be required from larger spaces. The Designer is to provide appropriate exiting capacity and rated enclosures as required by code, coordinated with the base building construction.

The Authority is committed to making the Airport fully accessible to the public. The Designer is to incorporate accessibility as an integral and seamless element of the design. All Spaces are required to be fully accessible, and must fully comply with ADA and other federal, state and local accessibility requirements. The Tenant is responsible for maintaining the Space(s) so that it remains compliant with ADA requirements during its operation over time. Temporary or movable elements of the design must be maintained in a manner that the space remains accessible to the public.

3.2 LIMITS OF CONCESSIONS SPACE

The Concessions Space(s) are intended to attract the public by virtue of openness onto the concourse. Fixtures, furniture, and displays are limited to the leased space, and are not allowed to spill out onto the concourse. Movable displays are to remain within the Space(s). The Designer is to accommodate queues of customers within the limits of leased space. In no instance is the Concessions to block the movement or exiting of the public within the concourse.

3.3 GENERAL SPACE CONDITIONS

The following general space conditions described here are applicable to all Tenants in the Terminal Building unless otherwise noted or approved in writing by The Authority.

1. Unless otherwise noted, all costs will be the obligation of the Tenant. Authority approval of all design elements, materials, construction methods and alterations must be issued in writing.
2. The cost of any alterations or additions to the existing structure required to accommodate the Tenant's installation or improvements will be the obligation of the Tenant, unless otherwise authorized by The Authority.
3. Penetrations of roof and/or floor or installations of equipment of any kind will not be permitted without prior consultation with a structural engineer licensed in the State of Tennessee at the Tenant's expense and prior written approval by Authority. Location of additional roof penetrations will be limited. Existing

roof warranties may be affected by penetrations required by the Tenant. The Tenant shall be responsible for costs and must meet all Authority standards. Any unauthorized penetrations will be removed, and necessary repairs made at the sole expense of the Tenant.

4. Roof penetrations will only be allowed in designated areas upon approval from the Authority.

3.4 BASE BUILDING ELEMENTS PROVIDED BY AIRPORT

Common Areas

The Authority will construct common area patron walkways, including lighting, ceiling, air conditioning, heating, fire protection, flooring and walls, as designed by the Authority's architect.

Floors

Floors of the concessions spaces located in the Terminal, Concourse A & C and Concourse B Rotunda and Threshold and Southwest areas will be the existing concrete slab, exposed and sealed or existing floor finishes to be replaced.

The floors of the concessions spaces located in the Concourse B Stem and Southeast leg will be a combination of new and existing concrete with either a carpet or terrazzo finish. Should the concessions space be in a carpeted area, the Tenant is responsible for removing carpet for food and beverage establishments. Any damage done to carpeting outside of the Tenant's lease lines will be replaced at the sole cost of the Tenant.

Based on timing of the Tenant build-out it is possible that the carpeting will not be installed prior to the concessions construction. Should this be the case Tenants will coordinate with Airport prior to carpet install to eliminate cost of removal.

It is acceptable for carpet to remain in areas designated for retail concessions. With the exception of the 5'-0" minimum design control zone area.

Refer to Section 3.7 for further information on floor construction and materials.

Walls

Where the demising walls between the concessions space and the base building space are metal stud partitions, the stud wall construction will generally be exposed on the Tenant side, ready for installation of gypsum wallboard and finishes by the Tenant. Mechanical shafts that adjoin the concessions spaces will have the gypsum wallboard installed. Tenants shall not penetrate the Airport's designed and constructed mechanical shafts/enclosures.

If concessions spaces are adjacent to one another, the Tenant may consider providing a connection between the spaces if there are not base building elements that block the access. It is up to the Tenant to recommend how the spaces would function together in terms of layout and operation.

Refer to Section 3.8 for further information on wall construction and materials.

Ceilings

The ceilings of the concessions spaces located in the Terminal, Concourse A & C, Concourse B Rotunda, Threshold and Southwest areas will generally be exposed. The Tenant is to hang all Tenant improvement structures or items from the structure provided above.

Tenant elements shall not be secured to the architectural feature ceilings along the Stem and Southeast Leg. All Tenant ceiling elements in these spaces are to be supported by the Tenant's demising and partition walls below the 12'-1" maximum understory height restriction.

Refer to Section 3.9 for further information on ceiling construction and materials.

Utility and Base Building Systems

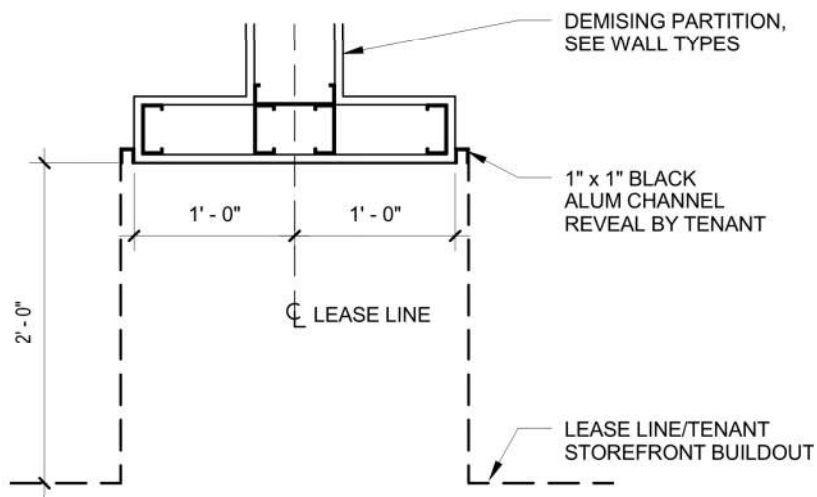
The base building utility and life safety systems are generally stubbed-out to the concessions space or available nearby for connection of Tenant systems. Distribution within the space is the responsibility of the Tenant.

Leased Premises Interiors

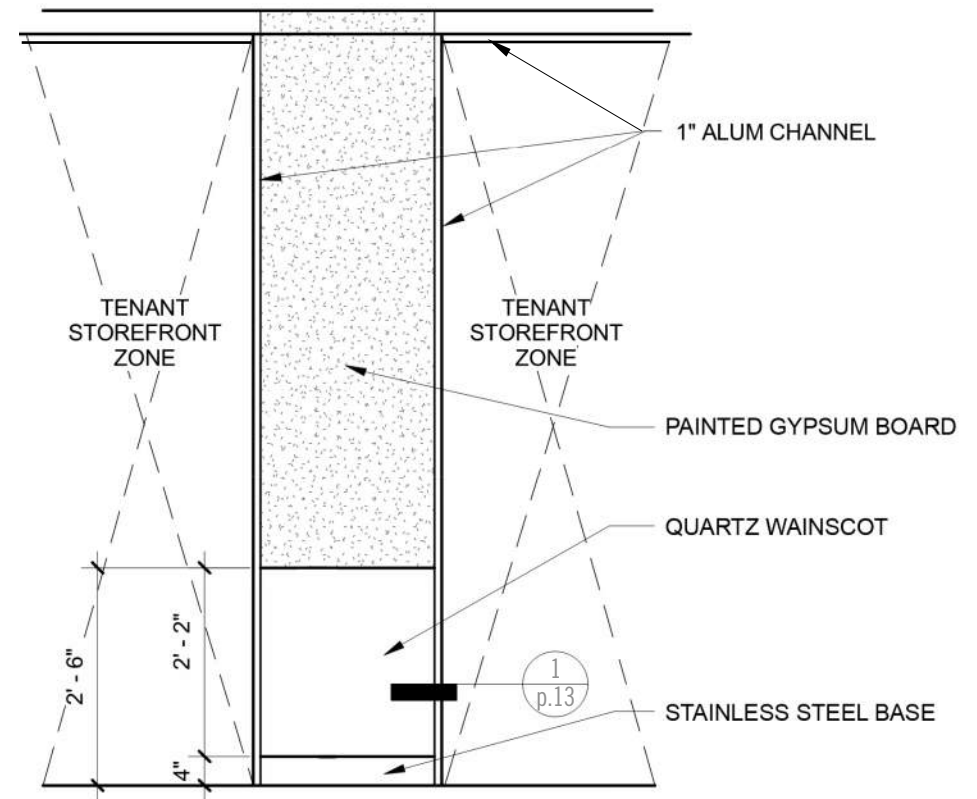
All previously occupied Tenant spaces will be available in their "as is" condition.

Neutral Piers

Neutral piers are utilized by the Airport to divide storefront zones between Tenants at the Terminal, Concourse A & C, Concourse B Rotunda, Threshold and Southwest areas. Neutral piers are clad with a stainless steel base, quartz wainscot and painted gypsum board above. A black



1 NEUTRAL PIER PLAN DETAIL
NTS



2 NEUTRAL PIER ELEVATION
NTS

aluminum channel is along the sides and top of the full Tenant lease space opening. The Tenant's build out shall extend to the aluminum channel and not disrupt Airport finishes.

Refer to the standard plan and elevation details on the [previous page](#) for further information.

Window Walls

Window walls refers to the exterior curtainwall construction in the Concourse B Stem and Southeast Leg areas. At least 60% of the window walls in all concessions spaces are to remain unobstructed to maintain daylight and views. Refer to Section 09 for further information and exhibits.

Air Columns

Throughout the Stem and Southeast Leg, columns exist that are designed to be the supply air system for the concourse. When air columns are present within concessions spaces it is expected that the Tenant's build-out will remain clear and unobtrusive to these columns. Should Tenants need to engage the column this should be done so in a way that the Tenant's build-outs can be removed and not harm this base building feature.

Return Air Chases

Select concessions locations within the Concourse B Stem and Southeast Leg are abutting airport provided return air chases. Should this condition occur, the Tenant is expected to group their service spaces adjacent to the return air chase to maximize the window walls within these spaces. A separate chase is provided adjacent to the return air

chases at these locations.

Concourse B Utilities Infrastructure Summary

Refer to Appendix C for a Utilities Matrix per Space.

3.5 BUILDING ELEMENTS TO BE PROVIDED BY TENANT

The Tenant is responsible for providing complete interior finish of the leased space, including wall board installation, partition walls within the Concessions Space(s), wall finishes, finished floors, bases, ceiling structures and finishes, enclosure walls between the concourse and the retail space, retail display fixtures, food service equipment, furniture, and signage.

Base building systems are to be extended by the Tenant to serve the leased space, including HVAC, plumbing, electrical power, lighting, life safety, and communications.

In the event that the line of the Tenant's structure is behind the lease line, the Tenant is responsible for finishing the space between the base building construction and the Tenant's construction. Should this condition occur, the Tenant will be responsible for extending base building materials to the Tenant's construction.

Tenant Security

Tenants shall be responsible for ensuring the security of their space. Appropriate measures should be taken to avoid false alarms when using laser scan detection or detection security software/strategies. All Tenant security approaches shall be subject to Authority approval.

Acceptable means of security include:

1. Laser scan or other type of detection sensors,
2. Roll down grilles integrated into design,
3. Glass storefronts,
4. Lockable cabinets/rooms,
5. Secured curtains or awnings.

Gates, meaning partial height closures either sliding, scissor or otherwise are not acceptable unless by specific approval by the Authority.

3.6 DEMISING PARTITIONS

Where applicable, demising walls between Tenants shall be centered on the lease line dividing concessions spaces. These walls shall be constructed of metal studs and 5/8" fire-rated gypsum board extending to deck, with all voids filled, appropriately caulked and penetrations sealed as required to provide a one-hour rated assembly approved by the local Codes.

Where applicable, the Tenant must seal around all structural shapes, ducts, pipes and other penetrations through demising walls in an airtight manner. Depending upon the requirements of walls, fire dampers may be required.

Additional wall reinforcement or independent support is required for demising walls used to support shelf standards

or other heavy attachments.

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

Adequate deflection should be designed and accounted for at all demising walls and should be reviewed with a structural engineer licensed in the State of Tennessee.

Demising walls shall not be constructed to the underside of the public area ceilings in the Concourse B Stem and Southeast Leg. The Tenant is to adhere to guidelines outlined in Section 3.4.

3.7 FLOOR CONSTRUCTION AND MATERIALS

Floor materials in concessions spaces are to be high-quality, non-slip and durable. The installation must be carefully coordinated with the base building construction and should be designed to reinforce the character of the facility concept and image.

Acceptable materials for public concessions spaces include:

1. Ceramic tile,
2. Stone tile,

3. Porcelain tile,
4. Terrazzo,
5. Hardwood floors,
6. Rolled carpet or carpet tiles (retail spaces only).

When carpeting is used, in retail concessions only, the Tenant is encouraged to use patterns and borders to define areas of the facility. Carpeting must be of superior quality. Direct glue-down installation is recommended. It is important that flush transitions to other materials be provided to minimize visual distractions and walking hazards. Reducer strips of any kind are not allowed.

A durable base must be installed throughout the concessions space. Base materials may match the flooring, the base building stainless steel or quartz base, or may be coordinated with other design features but should be equivalent in durability to the acceptable floor finishes mentioned above.

If the tenant development is behind the lease line, the Airport requires that the base building finishes be extended beyond the lease line into the Tenant's space at the Tenant's cost.

The Tenant is required to repair the interior slab as required to provide a smooth, sound substrate to receive Tenant finishes. If an expansion joint occurs within the Space, it shall be the Tenant's responsibility to install the finish floor material to this joint in a workmanlike manner. Finished floor material may not be installed over expansion joints.

A suitable floor finish must be provided by the Tenant at all public areas of the Space(s). The elevation of the finished floor must match the adjacent common area floor. Bull-nosed tile, reducer strips or carpet edge guards are not allowed for the purpose of transitioning between floor heights.

The transition between the base building floor finish and the Tenant floor finish is critical. The floor levels in the base building area and the concessions space must not create a tripping hazard. Most concessions spaces will connect to the concourse terrazzo flooring. The terrazzo will be installed over a leveling layer, so the depth of the base building finish will vary.

The Designer must coordinate the floor details so that the terrazzo or metal trim is not disturbed. A flush and seamless transition is preferred between the base building and Tenant floors. Any transition strips must be metal. The maximum variation in floor levels at changes in materials or thresholds is one-half inch per ADA regulations.

A hard surface floor material is required within the Design Control Zone, from the storefront lease line and must extend at least five feet (5'-0") into the concessions space. Acceptable hard surface treatments include natural stone, hardwood strip floors or terrazzo.

Tenants must install a waterproof membrane, where applicable, at floor slab and floor penetrations in all toilet rooms, kitchens or similar water-prone areas. The waterproofing must extend a minimum of 4" up the perimeter walls of such areas. Tenants must provide material or devices required to prevent the passage of water or liquids out of these areas.

Floor finish materials that are not permitted in sales areas, or areas visible to the public, are quarry tile, rubber/vinyl flooring, luxury vinyl composition tile or wood parquet flooring.

Vinyl floors or base are not allowed except for service areas when acceptable by Code.

3.8 WALL CONSTRUCTION AND MATERIALS

The Tenant is responsible for finishing and/or constructing all interior walls of its Space(s). Where stud walls are installed as part of the base building, the Tenant is to install drywall to complete shaft enclosures or other rated walls, as described in Section 3.6, so that the combined base building and Tenant construction meet overall code requirements.

All wall surfaces in the sales area visible to the public must be finished in an acceptable manner. The wall treatments should reflect the image established at the storefront.

Finishes considered to be suitable are:

1. Painted gypsum board or plaster,
2. Commercial grade wall coverings,
3. Wood moldings or panel treatments,
4. Decorative metal,
5. Natural stone.

Areas that are subject to wear must be durable. Wall surfaces in or around food preparation must be non-permeable washable surfaces, such as stainless steel or ceramic tile.

The use of the following materials will not be allowed as a wall material in areas visible to the public:

1. Extensive use of mirrors or common slat wall,
2. Simulated brick or stone,
3. Wood-grained or simulated pattern plastic laminates,
4. Pegboard or cork-board,
5. Plywood or rustic or rough-sawn wood,
6. Carpeting on walls,
7. FRP,
8. Any other material as determined by the Authority, in its sole discretion.

Wall treatments should be finished at the floor with a durable base material such as wood, stone, ceramic tile or stainless steel. Vinyl or rubber base will not be allowed in areas visible to the public.

If service areas are visible to the public, they must be finished at the same level as the public area and be considered as an integral part of the retail or food and beverage design concept. Service and storage areas not

Open to the public must be finished so that they comply with the Code.

Where Tenant walls provide support for shelves, fixtures, displays, or equipment, the Designer must include adequate stud sizing and spacing or supplemental reinforcement of the wall for the support of those items. Surface-mounted shelf standards are not allowed.

3.9 CEILING CONSTRUCTION AND MATERIALS

Terminal, Concourse A & C, Concourse B Rotunda, Thresholds, and Southwest Leg

The Tenant's ceilings must be coordinated with the base building where it meets the base building elements, such as the soffit at the curbside spaces or airside exterior. Ceiling elements are not to be attached to the window wall.

Tenant ceilings may be exposed, gypsum board, acoustical tile, metal or other material that is consistent with the overall design concept and conforms to Code. Access must be provided in solid ceilings to the ceiling plenum above to allow for maintenance of mechanical equipment or other items as required. When acoustical tile is to be used, concealed spline systems are discouraged. Acoustical tile is to be equal or better than that used in the base building public areas as documented in the Memphis Modernization Project Drawings. Ceiling colors may vary to coordinate with the overall space design.

While the Designer is encouraged to generally keep ceiling heights as high as practical, the ceilings may be dropped to Code minimums in limited areas to achieve a desirable design impact.

Ceiling suspension systems may not be fastened to the underside of the metal roof deck, piping or ductwork above. All fastening devices must be secured to the structure above.

Ceilings not terminated tight against a wall surface must be returned to the deck above and sealed.

Concourse B Stem and Southeast Leg Ceilings

Tenant ceilings in the Stem and Southeast Leg must be supported from elements and walls built off of the floor. Ceilings in these areas are not allowed to engage with the air columns or feature ceiling above. Tenants should consider the use of canopies that are open and transparent in their designed space.

Criteria Pertaining Throughout the Airport

The Tenant is to coordinate mechanical, plumbing and electrical equipment within the space and above the ceiling. Mechanical diffusers are to be coordinated with the ceiling design.

Combustible materials of any type are not permitted above the finished ceiling.

Tenants are to follow all material requirements established by the Health Department for Food and Beverage spaces. It is the Concessions responsibility to insure compliance with

the Health Department standards.

3.10 LIGHTING DESIGN

All Tenants are encouraged to utilize unique, state-of-the-art, high impact design lighting fixtures. These fixtures should provide accent and ambient lighting without causing glare or eyestrain. The lighting design shall be used to highlight and accent products for sale, and other displays. It is encouraged that lighting also be used to accent architectural or other design features within the space. The use of a professional lighting designer is recommended. The Designer is free to use a wide variety of lighting types, as long as the installation achieves appropriate light levels for the space. The overall installation must be tasteful and comply with code requirements.

Concessions shall install all lighting subject to the following requirements:

1. Storefront lighting shall be LED or similar light source, as approved by the Authority.
2. Light sources and track lighting must not be visible from the common areas.
3. Sodium lamps are prohibited in storefront areas.
4. Storefront windows and display areas should be adequately ventilated.
5. Exposed fixture lamps are prohibited without prior approval from the Authority.
6. No lamp shall extend below the ceiling or below the storefront window heads in the Design Control Zone.

7. Displays, storefront windows and entrances shall be illuminated during Airport hours of operation and shall be controlled by an automatic time-clock or control system connected to Concession's power supply.
8. All emergency and exit lighting for the Tenant's premises shall be by the Tenant and shall be provided with emergency battery power backup.
9. The Tenant is prohibited from providing sign, light, or other building feature, extension, or attachment that will interfere with the Airport's common area lighting.
10. Strobe, spinner, chase, or moving type of lighting will not be allowed.

3.11 METAL FINISHES

Metal finishes used in accents, hardware, merchandising fixtures, light fixtures, etc., should be coordinated with the base building selections. Acceptable finishes for use in concessions spaces are brushed or polished aluminum, stainless steel, or chrome. Textures and patterns may be applied to the metal. Painted finishes may also be applied to metal elements.

3.12 SPACE LAYOUT, MERCHANDISE DISPLAYS, FIXTURES AND FURNITURE

Space Layout and Merchandise Display

Space Layout, merchandise display, and fixture design is an integral part of the Space design concept. The merchandise is to be displayed in an attractive and

organized manner. The layout is to take into consideration the flow of customers through the space. Tenants shall account for travelers with luggage, roller bags, strollers, and carts when designing the layout of their space as larger circulation paths are required in an airport atmosphere. Additional consideration should be given to the following when the Tenant is designing the layout of their space:

1. Adequate store area should be provided to maintain customer queuing within the lease lines.
2. Layouts should react to passengers' limited time with displays arranged to encourage impulse purchase, ease of browsing and speed of transaction.
3. Displays should be attractive and call attention to the products featured but must not interfere with the egress or access to the store.
4. Aisle widths must be adequate for passengers with baggage or luggage carts and accommodate disabled persons, particularly those in wheelchairs. The Tenant is responsible for complying with codes and ADA accessibility guidelines.
5. Restaurants, lounges and snack bars should have room available near or underneath tables for the storage of bags and packages.

Fixtures and Furnishings

The fixtures should be constructed of quality materials and allow enough flexibility for long-term use and variation in merchandise display. The fixtures should be durable enough

to withstand heavy use. The Designer is to verify that the fixtures and furnishings are adequate to support the merchandise. All edges of glass shelves are to be polished smooth.

Where equipment is installed in the space, it should be located and finished so it coordinates with the overall design concept, and without unfinished exposed surfaces, edges or end conditions. Cut sheets of equipment with finish information are to be supplied for the final design review.

Checkout counters are to be designed as an integral element of the design. The Designer is encouraged to detail the checkout counter so that equipment such as the cash registers are built into the casework. Storage space should be included to store materials and supplies such as wrapping paper, bags and tape. Electrical and data cords are to be concealed. Concealed waste containers should be located in convenient locations. Counter tops and faces, in particular, require durable materials and construction. The checkout counter is to include sections of ADA accessible heights as required by Code.

Display fixtures should not be on rollers or other devices that could make the fixture unstable. Display fixtures shall be firmly placed on the floor or attached to a wall. All internally lit fixtures shall be adequately ventilated.

If furniture is included in the Tenant's development, it should be coordinated with the design concept. Furniture should be indicated on design plans. Cut sheets must be submitted with the design documents.

All fixtures and furnishings are to be maintained in "like

new" condition.

All fixtures and furniture shall comply with Health Department regulations where applicable.

Use of the following is discouraged:

1. Freestanding furniture or fixtures in the queuing area;
2. Fixtures or furnishings that are within 9" of any part of a glass storefront;
3. Lightweight furniture or fixtures;
4. Molded plastic or fiberglass chairs and tables;
5. Plastic laminates that are not solid color throughout;
6. Exposed, unfinished edges of laminates;
7. Ceramic tile countertops, serving counters, eating counters;
8. Food display areas that occupy more than 75% of the service counter, unless approved by the Authority;
9. Food and food products on display on countertops without a display case.

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04

RETAIL DESIGN STANDARDS

- 4.1 GENERAL
- 4.2 ENTRANCES AND STOREFRONTS
- 4.3 RETAIL MERCHANDISING UNITS (R.M.U.), KIOSKS, AND VENDING

4.1 GENERAL

The Retail Design Standards of the CDS establish minimum acceptable standards of design and ongoing visual merchandising for all Retail Tenants and provides a standard by which proposals can be evaluated for prospective Tenants.

Certain standards contained in this section only apply to all In-Line Concept development (i.e. Entrances and Storefronts). It is The Airport's goal for the spaces in the Concourse Stem and Southeast Leg is to be open on all three or four sides of the concessionaire's space without the use of storefronts to enclose/secure their spaces.

Refer to the Exhibits in Appendix B for examples of design concepts with open perimeters.

4.2 ENTRANCES AND STOREFRONTS

Storefronts shall provide transitions to the store interior at the floor, wall and ceiling areas that are compatible with adjacent elements of the Terminal Building common areas. Storefront design shall also be in concert with the store interior. Openness and transparency are strongly encouraged to allow presentation of, and entry to, the store interior.

General Storefront Considerations

Storefront construction shall extend from the floor slab to the horizontal neutral bulkhead and shall abut the vertical demising systems at both sides of the demised Space.

Any soffit or neutral pier returns exposed by further recessing the storefronts shall be finished to match the Airport's neutral surround construction and finishes by the Concessions at its cost.

No element of the storefront may extend beyond the lease line, with the exception of signage, as outlined in Section 6 of the CDS.

All storefronts, except entry doors, shall have a minimum six inch (0'-6") high base of durable and maintainable material integrated with the storefront design. Acceptable materials include stainless steel, aluminum, natural stone and hardwood.

High transparency in the storefront design is encouraged. The Tenant's overall storefront area shall have a minimum of 75% visual transparency/openness.

Storefront designs should create a three-dimensional treatment by recessing the closure line or other portions of the storefront.

No part of any door swing shall extend beyond the storefront construction line into the Airport's public corridors.

Any flooring between the lease line and the Tenant storefront or closure line is the responsibility of the Concessions and must match either the Tenant floor finish or the adjacent common area flooring.

Electronic surveillance or other shoplifting detection devices and security systems shall be integrated with the

Tenant's storefront design, freestanding posts or columns. Suspended boxes, suspended rails, raised floor mats, or other exposed equipment or decals are not allowed.

Storefront Closures

The following optional storefront closure systems are allowed:

1. Recessed, hinged, out-swinging doors with multipaned glass, fully glazed, or frameless glass doors on pivots; provided that doors must not swing beyond the lease line when fully opened.
2. Sliding glass doors that slide behind one another and stay open; these doors must be pocketed within the storefront enclosure.
3. Rolling vertical or horizontal coiling grilles are acceptable as long as all portions of the frame or track are recessed in the storefront. No floor tracks are allowed. Dust proof strikes required at floor bolt drops. Grilles must be independently supported. The base building structure may be used for lateral support only. The structural support for the rolling grille must be incorporated into the Tenant's storefront design and should not be visible from the circulation areas.

Design Control Zone

The Design Control Zone is the area immediately adjacent to the storefront and extends five feet (5'-0") into the Tenant's space. This zone should be used to create storefront displays. Innovative merchandising, quality materials and appropriate lighting should be employed to

convey the concessions merchandise or foodservice identity and generate activity and excitement.

Floor finishes in the Design Control Zone area shall be limited to durable materials such as stone, ceramic or porcelain tile and wood. Carpeting is not allowed in this area.

All show windows shall be adequately lighted and ventilated. The area shall be illuminated with low voltage track lights, recessed incandescent, LED lighting or approved specialty lighting.

No fluorescent lighting or acoustical tile ceilings are allowed in the storefront display area.

All fixtures shall be professional and industry standard for display windows. No pegboard or metal shelving of any kind is allowed.

No checkout counters, temporary sales racks or mass merchandising systems are allowed in the design control zone area.

Storefront Finish Materials

All storefronts shall be constructed of the highest quality, durable, and easily maintained materials. Tenants are encouraged to use materials in a creative manner. All materials and their finished installation are subject to the approval of the Authority.

Acceptable Materials:

1. Marble, granite, limestone and other natural stone products;
2. Wood, if top-grade mill-quality, natural or stained finish hardwood;
3. Ceramic or porcelain tile;
4. Decorative finished metals such as stainless steel, anodized aluminum or factory-painted steel, this material may not comprise more than 10% of the storefront;
5. Frameless clear glazing of tempered or laminated safety glass with polished exposed edges;
6. Framed clear glazing with wood or metal glazing mullions, if acceptable to the Authority based on the specific design intent for the Space;
7. Ornamental glass, such as tinted, etched, sandblasted, stained, beveled or leaded;
8. Any other materials approved by the Authority, in its sole discretion.

Restricted Use Materials:

1. Special coatings such as Zolotone™ and Polymyx™ may be allowed at the Authority's discretion. These special coatings will only be considered when used in limited areas, as accents, when applied to sound,

smooth durable substrates and in areas inaccessible by the public

Unacceptable Materials:

1. Simulated materials of brick, stone or wood;
2. Painted gypsum board (as a base material);
3. Wallpaper or wall covering;
4. Rustic materials such as rough wood, “distressed” wood, diagonal wood siding or used brick;
5. Plywood paneling;
6. Hardboard or high-density particle board;
7. Pegboard in any form;
8. Mill finish aluminum or field-painted metal;
9. Cork or cork tile;
10. Carpet or fabric;
11. Plastic laminates;
12. Plexiglas, fiberglass sheeting or mirror;
13. FRP;
14. EIFS;
15. Other materials that are, in the Authority's sole

judgment, poor quality, inappropriate finish or incompatible with adjacent Concessions or Airport finish material.

4.3 RETAIL MERCHANDISING UNITS (R.M.U.), KIOSKS, AND VENDING

General Requirements

1. R.M.U.s and kiosks shall be designed, fabricated, installed and maintained by the Concessions at the Tenant's expense, of a quality approved by the Authority;
2. Be durable and constructed for high traffic usage;
3. Shall not be on rollers or other devices that could make the fixture unstable or unsafe;
4. Unprotected projections less than seven feet off the floor level are not acceptable;
5. Shall be firmly placed on the floor or wall-mounted and are considered display fixtures;
6. Kiosks are expected to display a reasonable amount of merchandise. Overcrowding or overstocking of kiosk merchandise is not allowed.

The following are required:

1. Accent lighting built-in to the kiosk fixture(s);
2. Simple and uncluttered display areas;
3. Compatibility to other kiosks in design and architecture;
4. Compliance with current ADA requirements;
5. Review and approval by the Authority prior to installation.

The following are not allowed:

1. Low overhead conditions created by hanging plants or products;
2. Music, sounds, or scents to attract customers require specific case by case review for approval since they may impact adjacent tenant and public spaces;
3. Stacked displays that could fall over;
4. Displays of products or signage outside of the designated lease area;
5. Fluorescent or bright colors;
6. Flags and banners;
7. Strobe lights and chase lights.



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05

FOOD AND BEVERAGE DESIGN STANDARDS

5.1	GENERAL
5.2	SALES COUNTER
5.3	MENU BOARDS
5.4	FOOD SERVICE & PREPARATION

5.1 GENERAL

Tenant is encouraged to design their space so that it can be closed without the use of shutters, grilles, or other closures at the lease line that present an unwelcome appearance when the Concessions Space is not in operation.

Closures when used, such as grilles and/or shutters, shall be fully concealed within the design of the Concessions Space during operating hours. 100% of the Common Area frontage may be open (without enclosure).

Tenants must provide a full height (12'-1" max) partition wall separating the sales area from the kitchen, service and storage area for security and to shield views into the service area. Where open display kitchen concepts are desired by the Tenant, the kitchen (where food is to be cooked, not prepared), is the only portion of the BOH to be visible from the seating area and Common Area. This area is to be kept behind the leading edge of the air column and is to be at maximum 12'-1" high as shown in the exhibits within Section 09 of the CDS.

Wall openings between the sales area and the service area must be kept to a minimum. Pass-through openings shall be designed to block view into the service area. Doors into service spaces shall not face out to the common area circulation zone.

5.2 SALES COUNTER

The main serving counter will be constructed by the Tenant a minimum of 10'-0" behind the Lease Line, where achievable, to allow for queuing and service to occur within

the Concessions Space, unless queuing space is otherwise provided within the Concessions Space.

The front counter must present a clean, uncluttered appearance. Food service equipment, beverage dispensers, point-of-sale (POS), and other equipment must be concealed from view as much as possible.

Open storage or paper goods, packaging, and supplies visible to the public is not permitted.

Tenant's goods, packages, supplies or waste may not be staged in a way that's visible to the public during Airport operating hours.

Napkins, condiments, utensils, straws, and trays must be integrally designed into the front counter or recessed into the counter top. Separate counter top stations in seating areas may be provided.

Sneeze guards and/or tray slides, when required, must be custom designed as an integral part of the front counter and be constructed of glass and/or stainless steel.

The counter top shall be designed to meet ADA requirements.

The counter top and face of the counter (vertical surface) may be of the following materials:

1. Non-porous Stone;
2. Slab Stone;
3. Quartzite surfacing;

- 4. Ceramic or Porcelain Tile;
- 5. Solid Polymer (Corian or equivalent);
- 6. Hardwood, stained or painted (face only);
- 7. Metal (stainless steel or brass);
- 8. Other durable, non-porous material approved by the Airport.
- 9. Plastic laminate is an unacceptable material for any portion of the counter design.

Tenants must provide a minimum 0'-6" high ceramic tile or other material with equal durability, base along the entire length of the counter. The base shall be recessed to create a toe space.

Glass display cases constructed of clear glass and stainless steel, brass or bronze, will be permitted to a maximum height of 4'-8" and maximum width of 25% of the storefront width. Display cases may not extend past the face of the counter top.

5.3 MENU BOARDS

For quick serve and fast casual concepts, the following requirements apply:

- 1. Menu boards shall be integrated into the overall design and kept current;
- 2. The Tenant is required to provide a minimum of one menu board, mounted on the rear wall of the sales

area or on a suspended fascia or overhead canopy, dependent on concession concept;

- 3. Menu boards are not permitted on the wall(s) fronting the Common Area;
- 4. The menu board shall be of proper size, color and illumination level to be readily visible from the Common Area;
- 5. Adjustable track lighting concealed from view in an alcove directly above the menu board is an acceptable means of illumination for the menu board;
- 6. Internally illuminated menu boards are allowed but shall be recessed;
- 7. Digital video screens are required for menu boards.
- 8. All menu boards and photos of menu items should be professionally designed, fabricated and be integrated within the Tenant's graphics and merchandising design.

Full service restaurants may be exempt from providing a menu board upon Authority approval.

5.4 FOOD SERVICE, PREPARATION, & GREASE TRAPS

Any activities that involve the preparation of food from raw or partially prepared ingredients shall be concealed from public view.

Exhaust systems for food preparation shall be fabricated entirely from stainless steel and incorporate an integral fire suppression system and comply with regulations of the AHJ. Tenant exhaust shall be routed to the utility chases provided by the Airport for concessions as outlined in Section 3.4.

Tenants are required to tie into the Airport's existing cooking oil recovery system should their menu items warrant this requirement. Cooking oil recovery system specifications available upon request.

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← Restrooms

Baggage Claim

Gates 1-11

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SIGNAGE DESIGN STANDARDS

6.1	GENERAL
6.2	SIGN TYPES AND MATERIALS
6.3	SIGNAGE AT STOREFRONT ENTRIES AND ENCLOSURES
6.4	SIGNAGE WITHIN CONCESSIONS SPACE
6.5	TEMPORARY SIGNAGE
6.6	PRINTED MATERIALS

6.1 GENERAL

Signage and related graphic designs must be fully integrated and coordinated with the overall design concept. The Airport expects high-quality professional graphic design. Signage must be tasteful and in harmony with the terminal finish materials. Creative and unique design approaches are encouraged to establish a unique identity for each concessionaire. Branded designs are to be adapted to the context of the Airport. Generally, no corporate brand names, product names or phrases may be used on storefront signs without the written approval of the Authority. All signs must be Underwriters Laboratory approved. No exposed raceways, ballast, transformers, sign company names or labels are allowed.

For purposes of these Design Standards, signage refers to text, graphics and other identifying images. Limits on signage size, materials, and locations apply to all forms of signage. Signage and graphics must conform to the following requirements:

1. All signs shall be firmly attached to the wall or other surface;
2. All signs that are glass mounted shall be backed to cover mounting material;
3. All signs, Braille menus, or picture menus that are required by the current ADA codes shall be provided by the Concessions;
4. The maximum length of the main Concessions sign shall not exceed 70% of the total Common Area frontage;

5. The maximum height of sign letters shall not exceed 1'-0" (12");
6. The Authority may remove, at the Tenant's expense, any unapproved signs.

Refer to the reference signage examples on page 31. These examples are being provided to show design inspiration and assist Tenants with visualizing the range of creative signage the Airport deems as meeting its goals. Several examples from both airport and non-airport environments are included in this section. As the examples are from different types of facilities, not all meet the specific technical requirements of this CDS, but they represent the creativity, level of expression, and general quality the Airport expects. These examples are provided for reference only and are not to be directly copied or emulated.

6.2 SIGN TYPES AND MATERIALS

The primary types of signage for concessions spaces include overhead bands of signage over the entries, signage areas on the glass entry doors and enclosures, and signage mounted on Tenant canopies.

Acceptable sign types include:

1. Light conductive, edge-lit glass;
2. Push-through illuminated letters;
3. Reverse channel-lit lettering;
4. Routed metal or stone;

- 5. Dimensional letters of metal, stone, or wood;
- 6. Neon letters, non-flashing;
- 7. Hand painted, silk screened or etched on glass;
- 8. Halo lit and/or surface illuminated signs;
- 9. Creative use of materials complementary to the facility theme.

The following sign types are discouraged:

- 1. Plastic signs such as injection molded or vacuum formed;
- 2. Back-lit back painted signs without a halo effect;
- 3. Painted signs;
- 4. Foam letters or graphics;
- 5. Sand blasted wood or sign foam;
- 6. Projection of more than four inches (0'-4") beyond lease line unless approved by the Authority.

The following sign types are not allowed:

- 1. Hand lettered signs;
- 2. Vacuum formed or moving signs;
- 3. Generic signage such as "News/Gifts" or "Pizza";

- 4. Signs that do not convey permanence;
- 5. Bright flashing or strobe lighting;
- 6. Unprotected or exposed neon or other light sources;
- 7. Menu or merchandise boards where price changeability is obvious;
- 8. Posted advertisements of sales and product lines.

6.3 SIGNAGE AT STOREFRONT ENTRIES AND ENCLOSURES

Signage or graphics may be applied to the glazed storefronts in the Concourse B Rotunda and Threshold Areas. The glass letters or graphics may be etched, a frit pattern, patterns or letters laminated within the glass, painted letters, or other similar options. Translucent graphics that do not block the view into the space are preferred.

Signs recessed within the storefront lease line may be externally lit from recessed or specifically approved decorative features will all attachments, wiring, clips, transformers, tubes and other mechanisms concealed.

Freestanding floor signs outside the lease line or within the first 5'-0" of the Space are not allowed.

6.4 SIGNAGE WITHIN CONCESSIONS SPACE

Signage and graphics within the Concessions Space is to be of the same professional caliber as the identifying

signage at the concourse. They should reinforce the overall design concept of the space and be tasteful and consistent with the aesthetics of the design concept. The permanent interior signage is to be submitted as part of the design documents for review and approval by the Authority.

6.6 TEMPORARY SIGNAGE

Temporary promotional signage and displays are to be professionally designed and produced. Hand-made signs are not permitted. While there are not specific limits on the size, type, or number of these signs, the Authority requires that the Concessions maintain the highest standards in the overall appearance of the concession. The Authority reserves the right to limit temporary signs determined to be detrimental to the overall impression of the Concessions space.

6.6 PRINTED MATERIALS

Printed materials such as menus, shopping bags, wrapping paper, etc. should be considered along with the interior design of the Concessions space, and should be an integral part of the design. Samples or mock-ups of these items should be included with the final design documents for review and comment.





07

SUBMITTALS AND APPROVALS

7.1	PRE-DESIGN CONFERENCE
7.2	VERIFICATION AND SUBMITTALS
7.3	SUBMITTAL MATERIALS FORMAT
7.4	SUBMITTALS
7.5	BUILDING CODES AND PERMITS

7.1 PRE-DESIGN CONFERENCE

Tenants must become familiar with the intent, scope and requirements of the Design Standards prior to the commencement of design, and to become aware of the special characteristics of the Terminal Building and Concourse and how existing architectural elements, finishes and materials will affect individual design solutions.

There shall be a Pre-Design Conference scheduled by the Tenant and the Authority to assure an understanding of the intent of the Authority as expressed in the CDS. The Tenant, the Designer and the Design Review Panel shall attend the Conference. It is imperative that the Tenant's Designer, whether the architect, an employee of the architect or a consultant to the Designer, attend the Pre-Design Conference.

7.2 VERIFICATION AND SUBMITTALS

Subsequent to the Pre-Design Conference, Tenants are required to submit Design and complete Contract Documents, as outlined below, to the Design Review Panel for approval. A period of two to four weeks should be allowed for each submittal review, depending on project complexity. The Design Review Panel will then provide a written response with review comments and approval status. Design Review Panel approval does not relieve the Tenant of responsibility for compliance with the Lease, compliance with all applicable codes, statutes and regulations, field verification of existing conditions, or proper engineering and safety. The Tenant's Designer and Tenant's Contractor must verify all conditions and

dimensions in the field.

Submittals of documents shall consist of three phases:

1. Schematic Design Submittal
2. Design Development Submittal
3. Contract Documents Submittal

Tenants are required to retain the services of a licensed professional to design their spaces and prepare required construction documents. Each design submittal will be considered on its individual merit and no design will be approved until all required documents have been received. Submittals will be reviewed for compliance with the Tenant's Lease (which includes this CDS).

The Tenant's Contractor must submit one set of Authority-approved and Shelby County Department of Construction Code Enforcement Permitted Record Documents to the Authority prior to start of construction, to verify that construction is proceeding from a final approved set of drawings. The Authority, in concert with the Tenant will schedule dates for Substantial Completion and Final Completion of construction.

One copy of Record Documents shall be kept at the construction site. The Authority shall be promptly notified in writing of any modification of Record Documents during construction. The Authority shall retain the right to reject any changes during construction that are reasonably deemed as being an unacceptable design change, and may require the Tenant to propose an acceptable change at Tenant's cost.

Design submittals are to be emailed to:
DesignReview@FlyMemphis.com

7.3 SUBMITTAL MATERIALS FORMAT

Printed and digital drawings, specifications, cut sheets, material boards and samples shall be submitted per phase as follows:

Schematic Design

1. Submit electronic PDFs of entire package and four (4) printed sets of black line drawings, specifications, photographs, perspective renderings and/or photograph of similar project.

Design Development

1. Submit electronic PDFs of drawings and four (4) sets of black line drawings;
2. Submit electronic PDFs of specifications and four (4) sets of outline specifications;
3. Submit electronic PDFs of drawings and four (4) copies of rendered perspective and/or photograph of similar project;
4. One set of physical Finish Materials and Colors samples firmly attached to 8 1/2" X 11" illustration board and labeled;
5. Submit electronic PDF of Catalog cuts (not included on drawings) and a printed copy, on 8 1/2" X 11" paper.

Contract Documents

1. Submit electronic PDFs of drawings and four (4) sets of sealed and signed black line drawings and specifications to the Authority;
2. Submit electronic PDFs of drawings and four (4) sets of drawings and one (1) set of specifications, sealed and signed, to Shelby County Department of Construction Code Enforcement for review;
3. Submit electronic PDFs of drawings and three (3) sets of drawings and one (1) set of specifications, sealed and signed, to Shelby County Health Department for review (if applicable).

Pre-Construction Record Documents

1. One (1) copy of review comments from Shelby County Department of Construction Code Enforcement;
2. One (1) copy of responses to comments from Shelby County Department of Construction Code Enforcement;
3. One (1) copy of building permit from Shelby County Department of Construction Code Enforcement;
4. Four (4) sets of black line prints of Authority-approved and Shelby County Department of Construction Code Enforcement permitted Contract Documents drawings and specifications (this submittal may not be necessary if original Contract Documents submittal requires no revisions or only requires addendum items for approval and permit);

5. Two (2) sets of 1/2 size black line prints of approved and permitted Contract Documents drawings.

Post-Construction Record Documents

1. Electronic PDF and three (3) sets of black line prints of Record Documents drawings, stamped RECORD SET;
2. Electronic PDF and printed Affidavits, releases, warranties, operation and maintenance literature, and 8-1/2" X 11" submittals in loose leaf notebook;
3. Submittals other than 8-1/2" X 11" in 12" X 16" office type storage box;
4. AutoCAD or REVIT files of Record Documents drawings formatted per current Authority standards, on a USB flash drive.

7.4 SUBMITTALS

Schematic Design Documents Submittal

The purpose of this submittal is to acquaint the Design Review Panel with the Tenant's intended design concept and to correct any perceived compliance problems before proceeding. Design concepts for lighting and signage must be included in this submittal. In addition, a statement of estimated construction costs must be included. The Tenant's schematic design submittal shall include, but not necessarily be limited to, the following (scales are suggested as minimal):

1. Floor Plan with Fixtures (scale: 1/4" = 1'-0")

2. Reflected Ceiling Plan/Lighting Plan (scale: 1/4" = 1'-0")
3. Storefront Elevation and Section, including Signage with Lighting (scale: 1/2" = 1'-0")
4. Interior Elevations (scale: 1/2" = 1'-0")
5. Sections typical of Walls and Fixtures (scale: 1/2" = 1'-0")
6. Perspective sketches as necessary illustrating the design concept and/or photographs of existing stores if related to this application
7. Design and Construction Schedule and Cost Estimate

Design Development Documents Submittal

The purpose of this submittal is to acquaint the Design Review Panel with the Tenant's complete design, including all finishes and finish materials, and to correct any perceived compliance problems before proceeding. Complete signage design, with sample boards of materials and colors, and light fixture cut sheets must be included in this submittal. The Tenant's submittal shall include, but not necessarily be limited to, the following (scales are suggested as minimal):

1. Key Plan (scale: appropriate) indicating location in Terminal Building
2. Floor Plan (scale: 1/4" = 1'-0")
3. Fixture Plan (scale: 1/4" = 1'-0") labeled to illustrate

merchandising concept

4. Reflected Ceiling Plan/Lighting Plan (scale: 1/4" = 1'-0")
5. Storefront Elevation and Section, including Signage with Lighting (scale: 1/2" = 1'-0")
6. Interior Wall Elevations (scale: 1/2" = 1'-0")
7. Fixtures Elevations (scale: 1/2" = 1'-0")
8. Elevations of interior Signage and Menu Boards (scale: 1" = 1'-0")
9. Sections of Walls and Fixtures (scale: 1/2" = 1'-0")
10. Colored perspective drawing illustrating the design concept or photographs of existing storefronts if related to this application
11. Finish Materials Samples and Colors boards
12. Provide design loads for all utilities (HVAC, plumbing, lights, and power), for Authority verification that required connections are available.
13. Design and Construction Schedule and Cost Estimate update.

Contract Documents Submittal

The purpose of this phase is the preparation and submittal of contract documents describing in technical detail the Work to be done, including materials, equipment,

workmanship and finishes required for architectural, mechanical and electrical work and related utility connections and special equipment. Architectural and engineering drawings must bear the signed seal of respective professionals, registered in the State of Tennessee.

Tenants shall submit Contract Documents to the Authority, Memphis and Shelby County Construction Code Enforcement, and Memphis and Shelby County Health Department (if applicable) for review. See "Building Codes & Permits" below.

All drawings and specifications shall be bound in sets. The Tenant's submittal shall include, but not necessarily be limited to, the following (scales are suggested as minimal):

1. Floor Plan (scale: 1/4" = 1'-0")
2. Fixtures Plan (scale: 1/4" = 1'-0", may be included on Floor Plan)
3. Reflected Ceiling Plan (scale: 1/4" = 1'-0")
4. Storefront and Interior Elevations (scale: 1/2 = 1'-0")
5. Sections (scale: 1/2"=1'-0")
6. Signage Elevations, Sections, and Details (scale: 1" = 1'-0"), letter style and size, method of illumination and electrical requirements, detail showing transformer location, mounting and access hardware.
7. Door and Frame Schedules

- 8. Finish Schedules
- 9. Structural Plan (scale: 1/4" = 1'-0") if applicable
- 10. Mechanical Plan (scale: 1/4" = 1'-0") with two line duct indications
- 11. Plumbing Plan (scale: 1/4" = 1'-0") if applicable
- 12. Electrical Power Plan (scale: 1/4" = 1'-0")
- 13. Electrical Lighting Plan (scale: 1/4" = 1'-0")
- 14. Specifications of all project materials and/or components
- 15. Construction schedule and cost estimate

Record Documents Submittal

- 1. Electronic PDF and one (1) set of drawings and specifications;
- 2. Electronic PDF and one (1) printed copy of Affidavits, releases, and warranties;
- 3. Electronic PDF and one (1) printed copy of operation and maintenance manuals;
- 4. Submittals, including PDFs and/or labeled photos of sample materials.

7.5 BUILDING CODES AND PERMITS

It shall be the Tenant's responsibility to comply with all current applicable codes, ordinances, statutes and regulations in the design and construction of the Tenant's improvements, and to obtain all necessary licenses and permits required for construction and occupancy.

Code and Permit information

The Tenant or Tenant's Designer must submit Contract Documents to Shelby County Department of Construction Code Enforcement and Shelby County Health Department (if applicable) for review (for a fee) at the time submittal is made to the Authority for review.

Each Tenant's contractor is required to obtain a building permit from Shelby County Health Department (if applicable), and from Shelby County Department of Construction Code Enforcement. The Tenant (or its contractor) must supply electronic PDFs and four (4) sets of properly sealed plans and one (1) set of properly sealed specifications for review by Code Enforcement, plus all permit fees.

Upon obtaining a building permit, the Tenant shall supply the Authority with one (1) set of plans approved by Shelby County Department of Construction Code Enforcement and a copy of the building permit. A copy of the permit and code review comments and responses to comments must be submitted to the Authority.

Certificate of Occupancy

Prior to opening for business, a Certificate of Occupancy

must be obtained from Shelby County Department of Construction Code Enforcement. A copy of the Tenant's Certificate of Occupancy must be given to the Authority.

Tenant Information

Tenants are responsible for submitting the following documents to the Authority prior to and following construction:

- 1. Building permit with Shelby County Department of Construction Code Enforcement comments and responses to comments;
- 2. Certificates of Insurance;
- 3. Certificate of Occupancy;
- 4. Affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the design and construction for which the Tenant or the Authority's leased property might be responsible or encumbered have been paid or otherwise satisfied.

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TERMINUS

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A-A

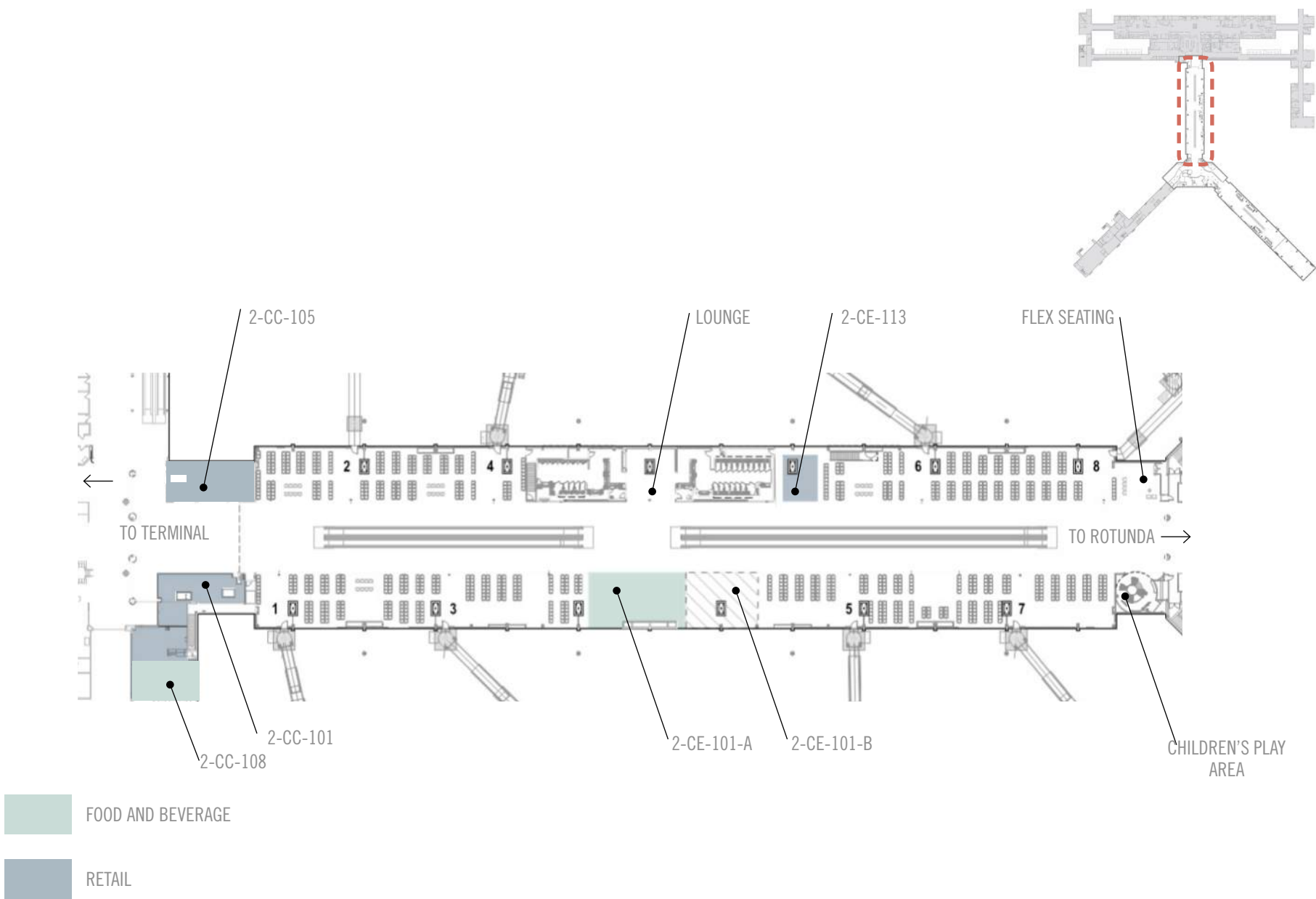
APPENDIX A: LOCATION PLANS

- A.A.1 INTRODUCTION
- A.A.2 CONCOURSE LEVEL LOCATION PLAN -
STEM AREA
- A.A.3 CONCOURSE LEVEL LOCATION PLAN -
ROTUNDA AREA
- A.A.4 CONCOURSE LEVEL LOCATION PLAN -
SOUTHEAST LEG AREA

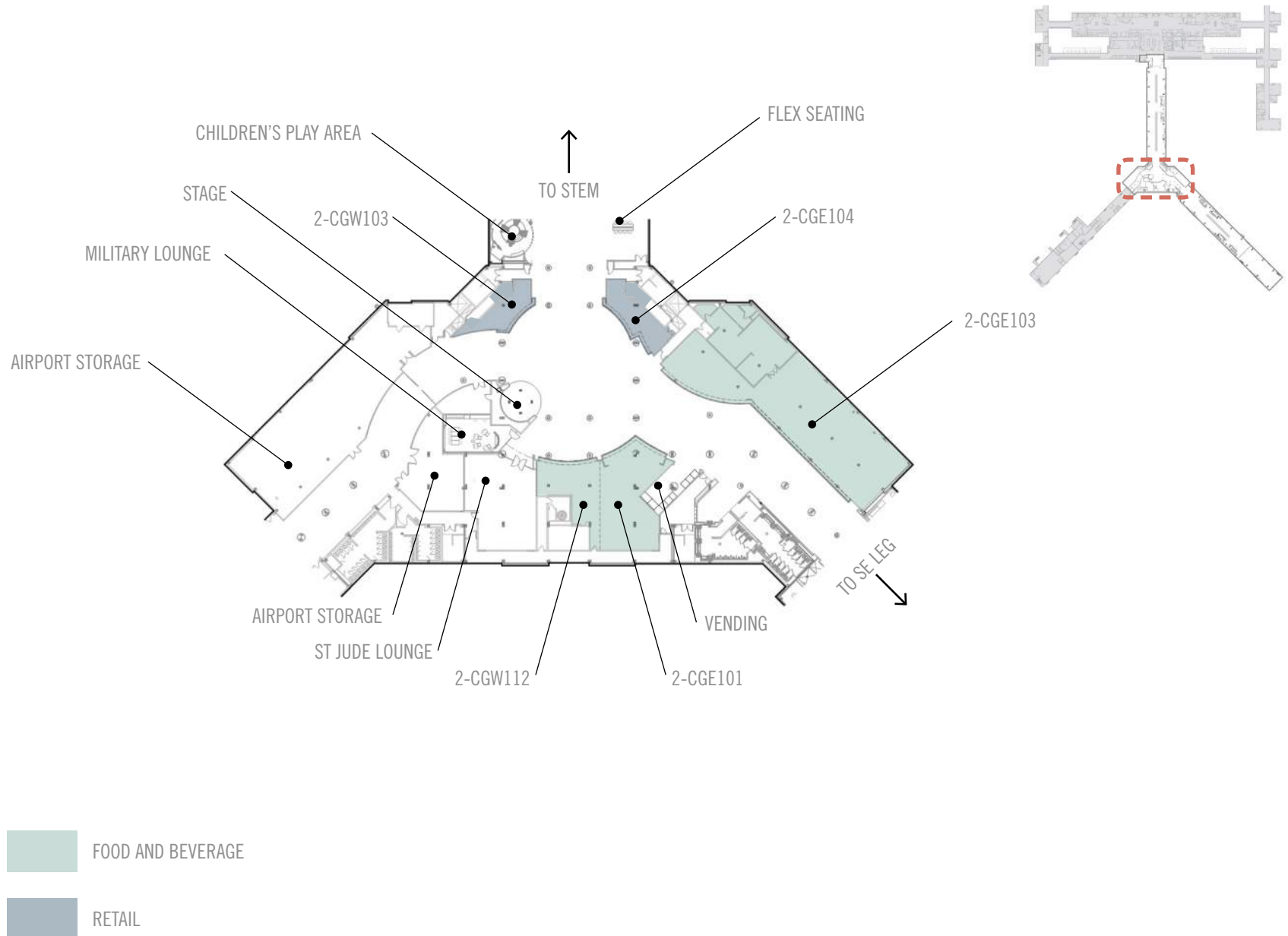
A.A.1 INTRODUCTION

Appendix A contains enlarged location plans that highlight the space numbers and locations of concessions units located in the Concourse B area of the Airport. Colors are used on the enlarged plan to differentiate between retail and food and beverage spaces.

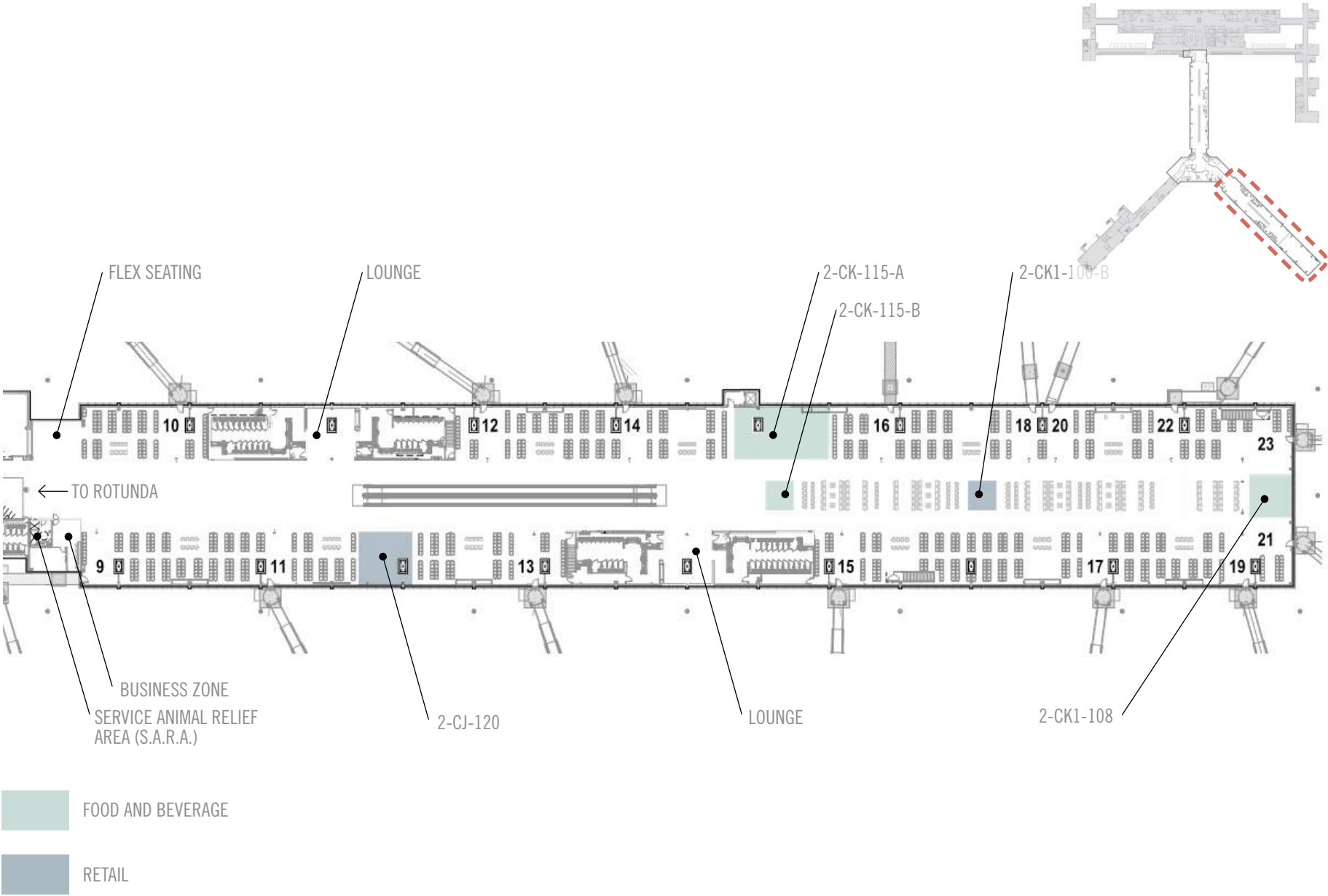
A.A.2 CONCOURSE LEVEL LOCATION PLAN - STEM AREA



A.A.3 CONCOURSE LEVEL LOCATION PLAN - ROTUNDA AREA



A.A.4 CONCOURSE LEVEL LOCATION PLAN - SOUTHEAST LEG AREA



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A-B

APPENDIX B: OPEN CONCEPT CONCESSIONS EXHIBITS

A.B.1	INTRODUCTION
A.B.2	SPACE 2-CE-101-A
A.B.3	SPACE 2-CE-101-B
A.B.4	SPACE 2-CE-113
A.B.5	SPACE 2-CJ-120
A.B.6	SPACE 2-CK-115-A
A.B.7	SPACE 2-CK-115-B
A.B.8	SPACE 2-CK1-100-B
A.B.9	SPACE 2-CK1-108

A.B.1 INTRODUCTION

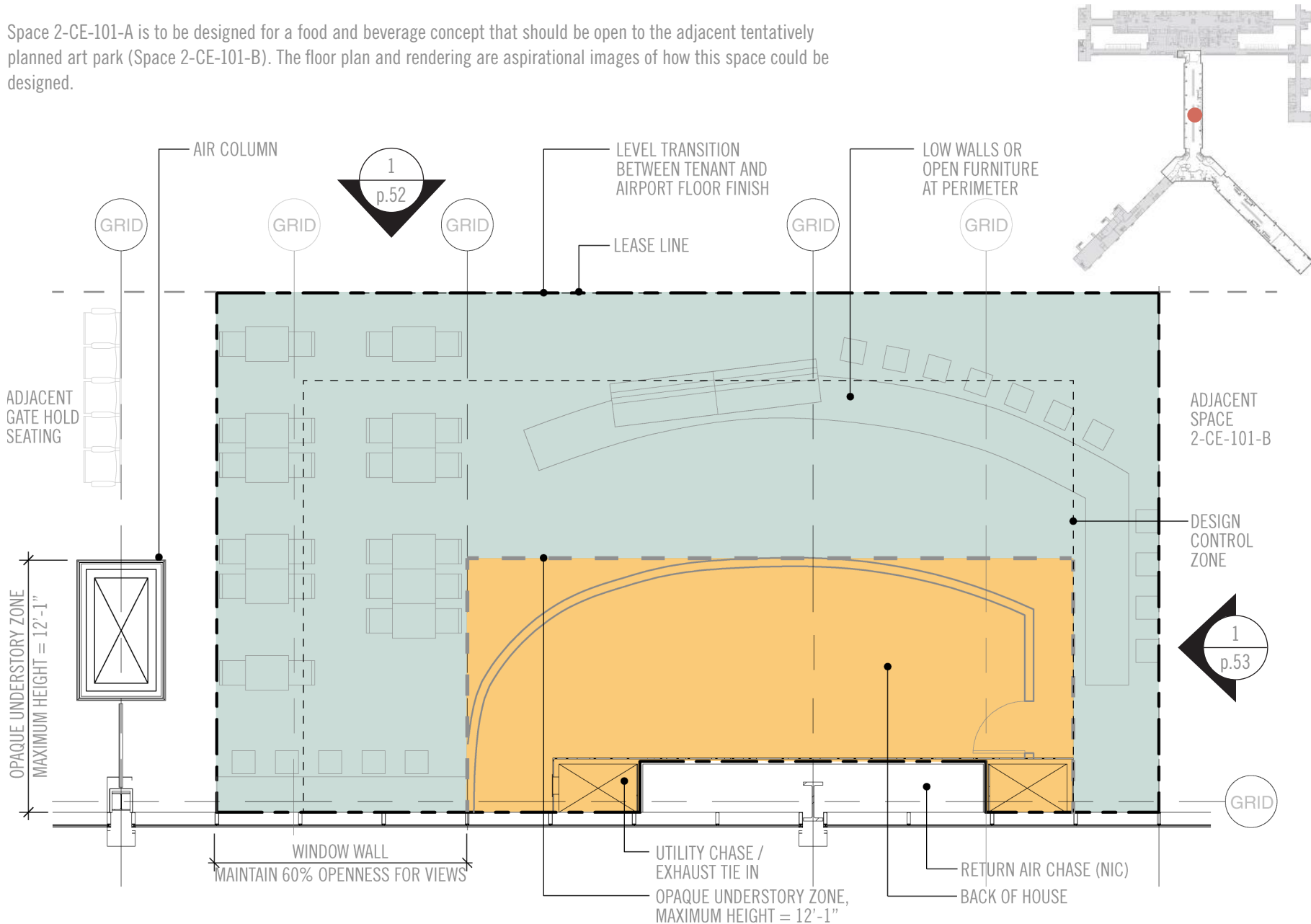
Appendix B focuses on examples of Open Concept illustrations for the concessions spaces at the Concourse B Stem and Southeast Leg areas.. A conceptual floor plan has been provided for Open Concept concessions spaces. 3D renderings have also been included to provide clearer direction on design requirements covered in the CDS. All images herein are used to convey a range of design opportunities for the Open Concept concessions spaces and should, by no means, be considered the design required for any individual concessions space.

Plans, elevations, and renderings included in the CDS are for reference only.

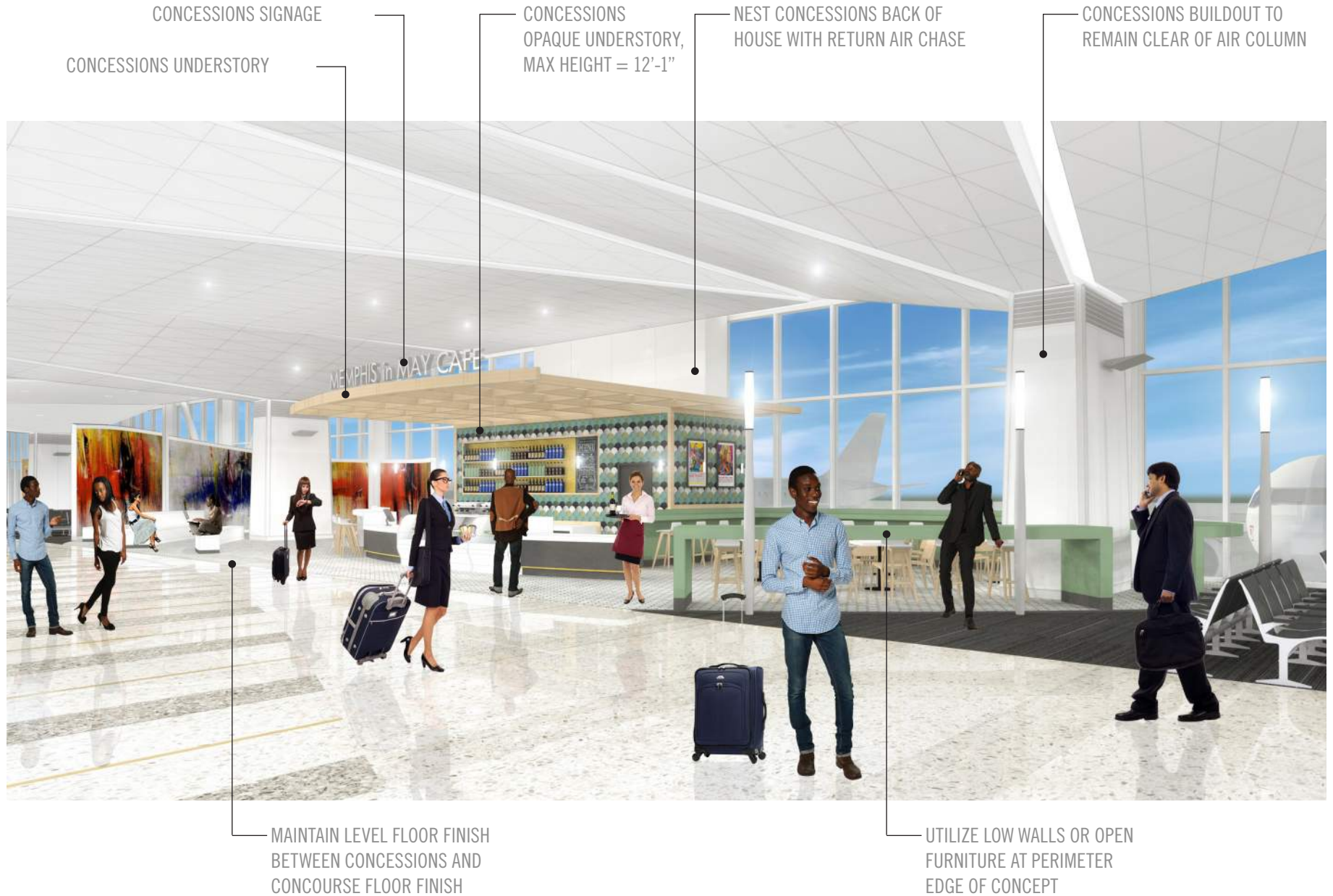
APPENDIX B: OPEN CONCEPT CONCESSION EXHIBITS

A.B.2 SPACE 2-CE-101-A EXAMPLE OF OPEN CONCEPT

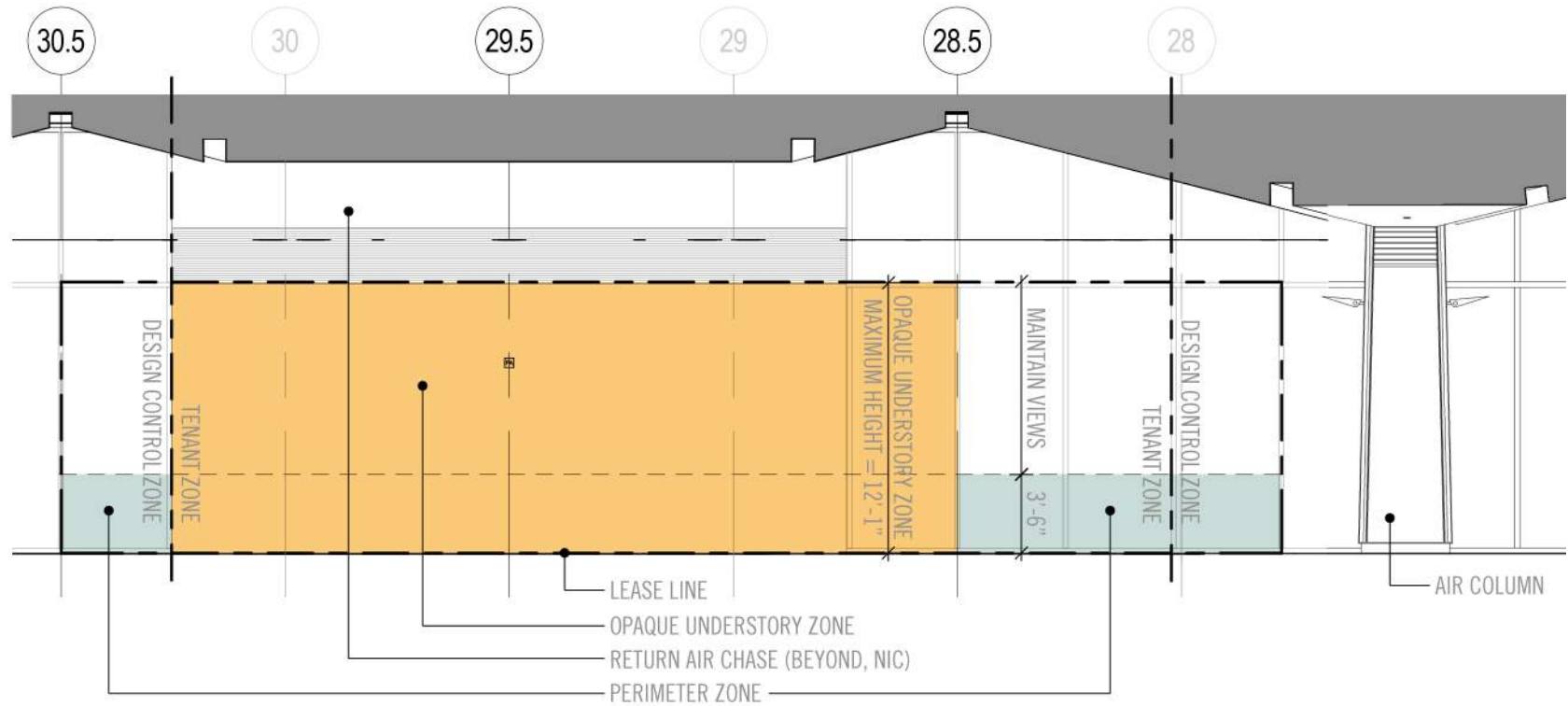
Space 2-CE-101-A is to be designed for a food and beverage concept that should be open to the adjacent tentatively planned art park (Space 2-CE-101-B). The floor plan and rendering are aspirational images of how this space could be designed.



A.B.2 SPACE 2-CE-101-A EXAMPLE OF OPEN CONCEPT

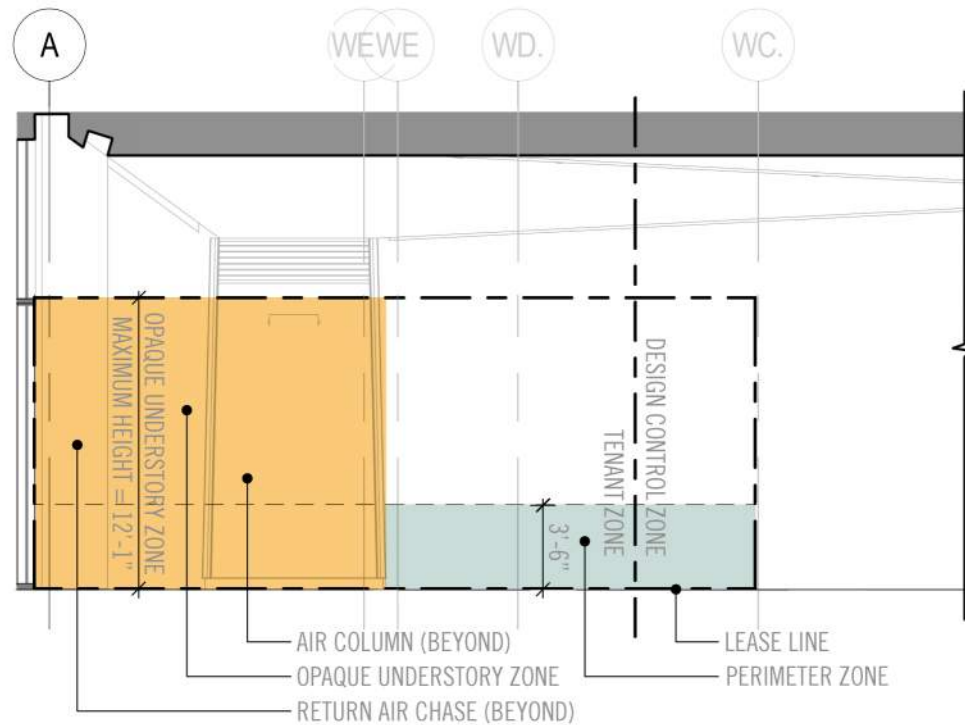


A.B.2 SPACE 2-CE-101-A EXAMPLE OF OPEN CONCEPT



1 FRONT ELEVATION

A.B.2 SPACE 2-CE-101-A EXAMPLE OF OPEN CONCEPT

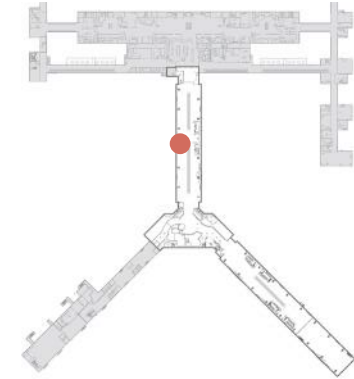
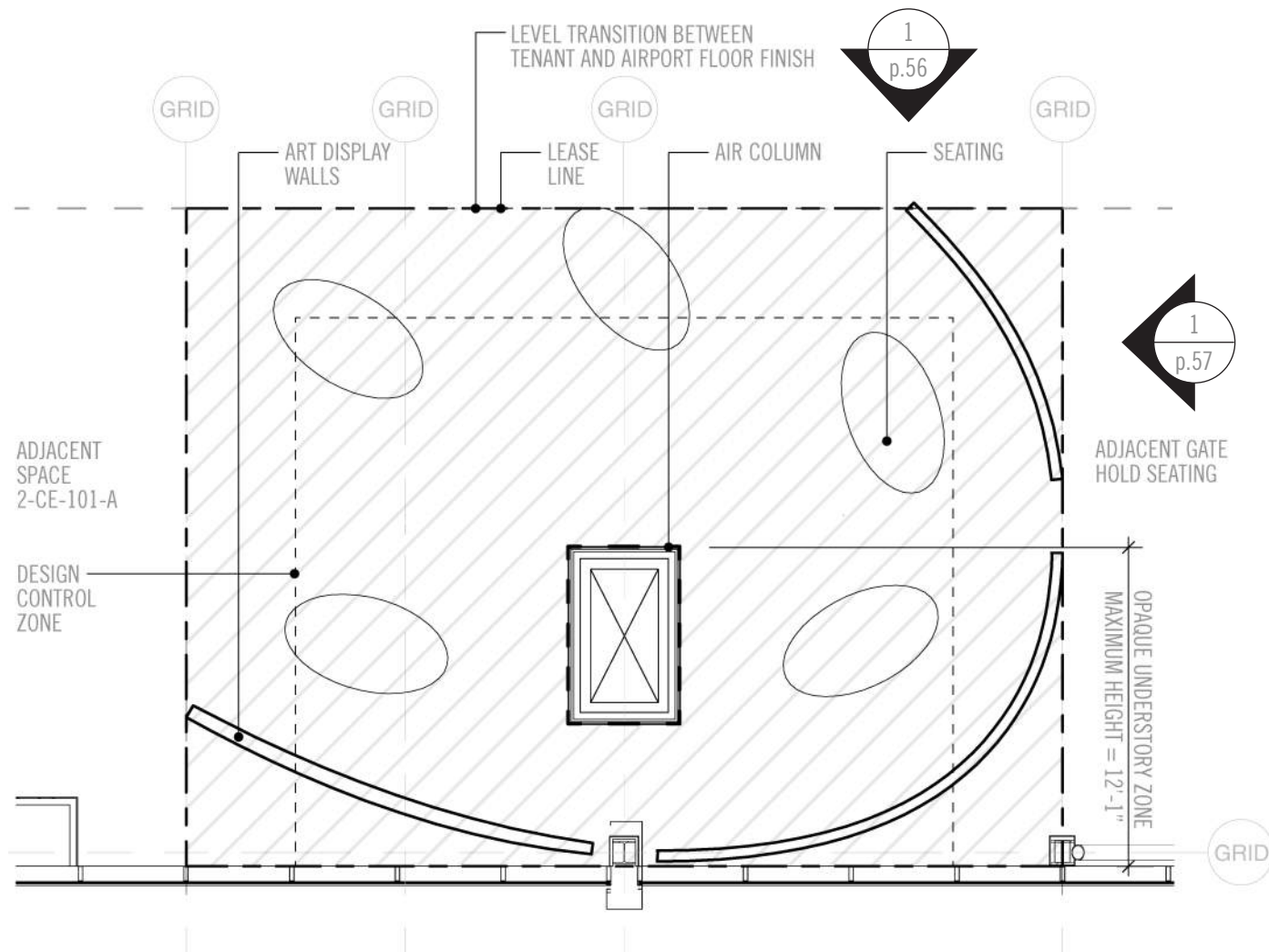


1 LEFT ELEVATION

APPENDIX B: OPEN CONCEPT CONCESSION EXHIBITS

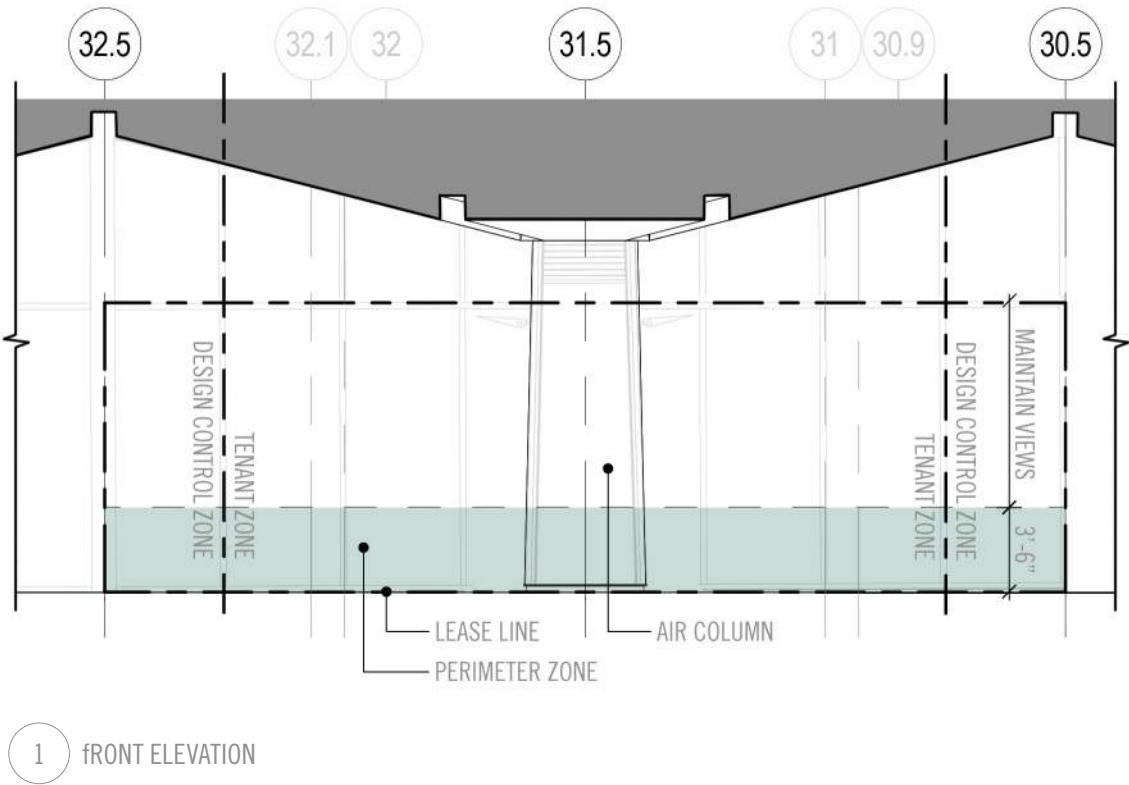
A.B.3 SPACE 2-CE-101-B EXAMPLE OF OPEN CONCEPT

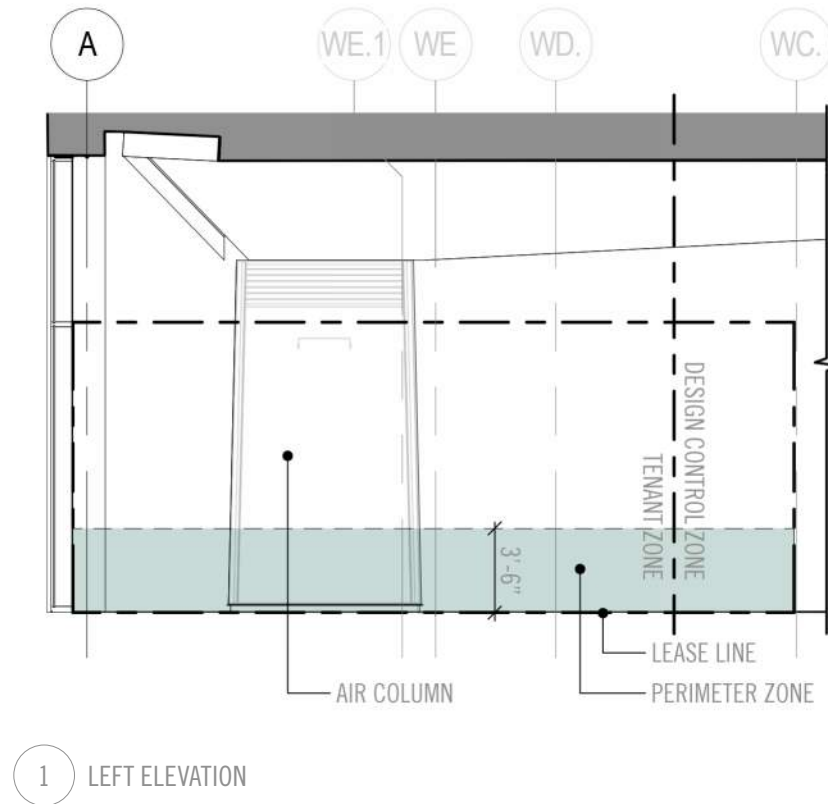
Space 2-CE-101-B is designated to be an art park but could also be used by the adjacent food and beverage space for additional seating. The floor plan is an example of how this space could be designed.



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A.B.3 SPACE 2-CE-101-B EXAMPLE OF OPEN CONCEPT

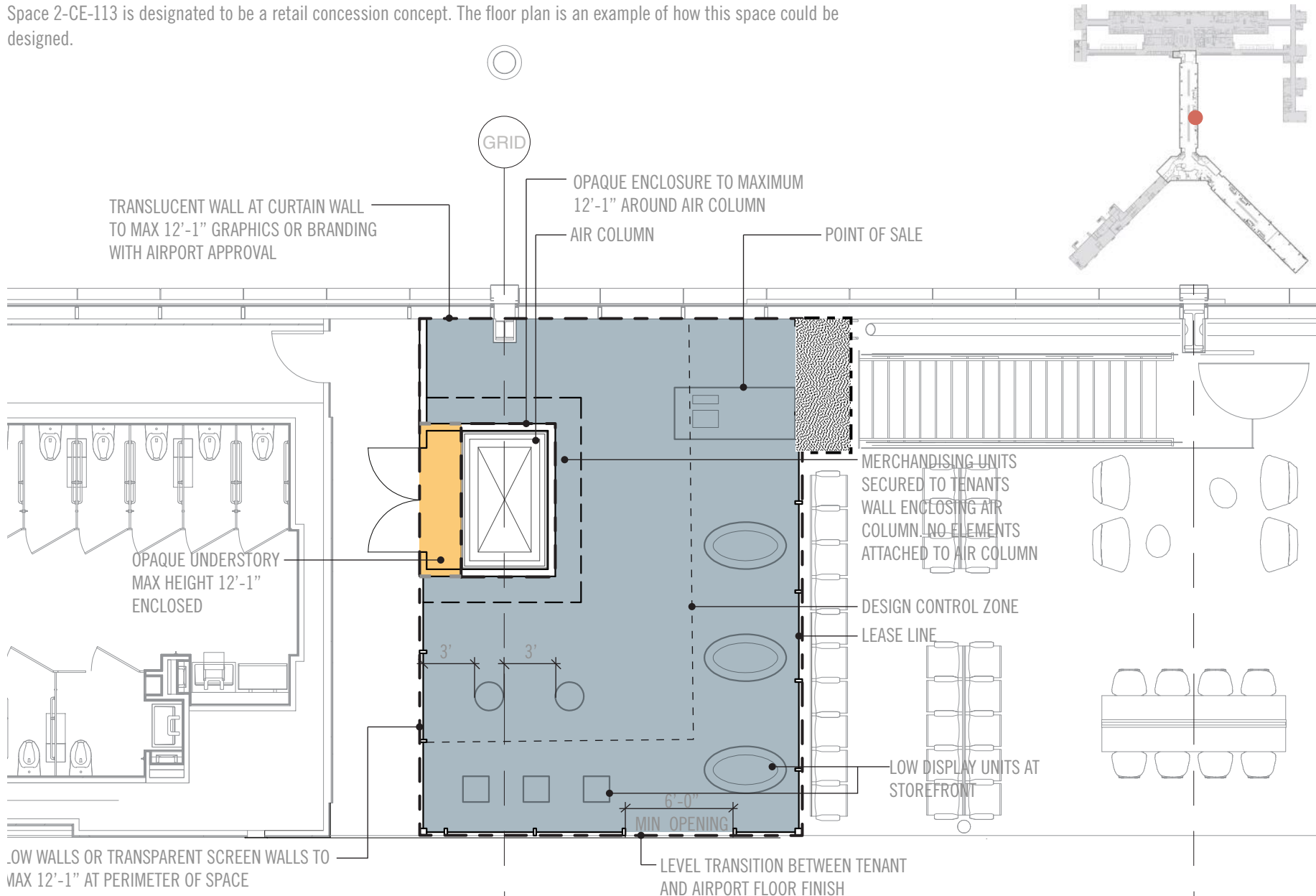




APPENDIX B: OPEN CONCEPT CONCESSION EXHIBITS

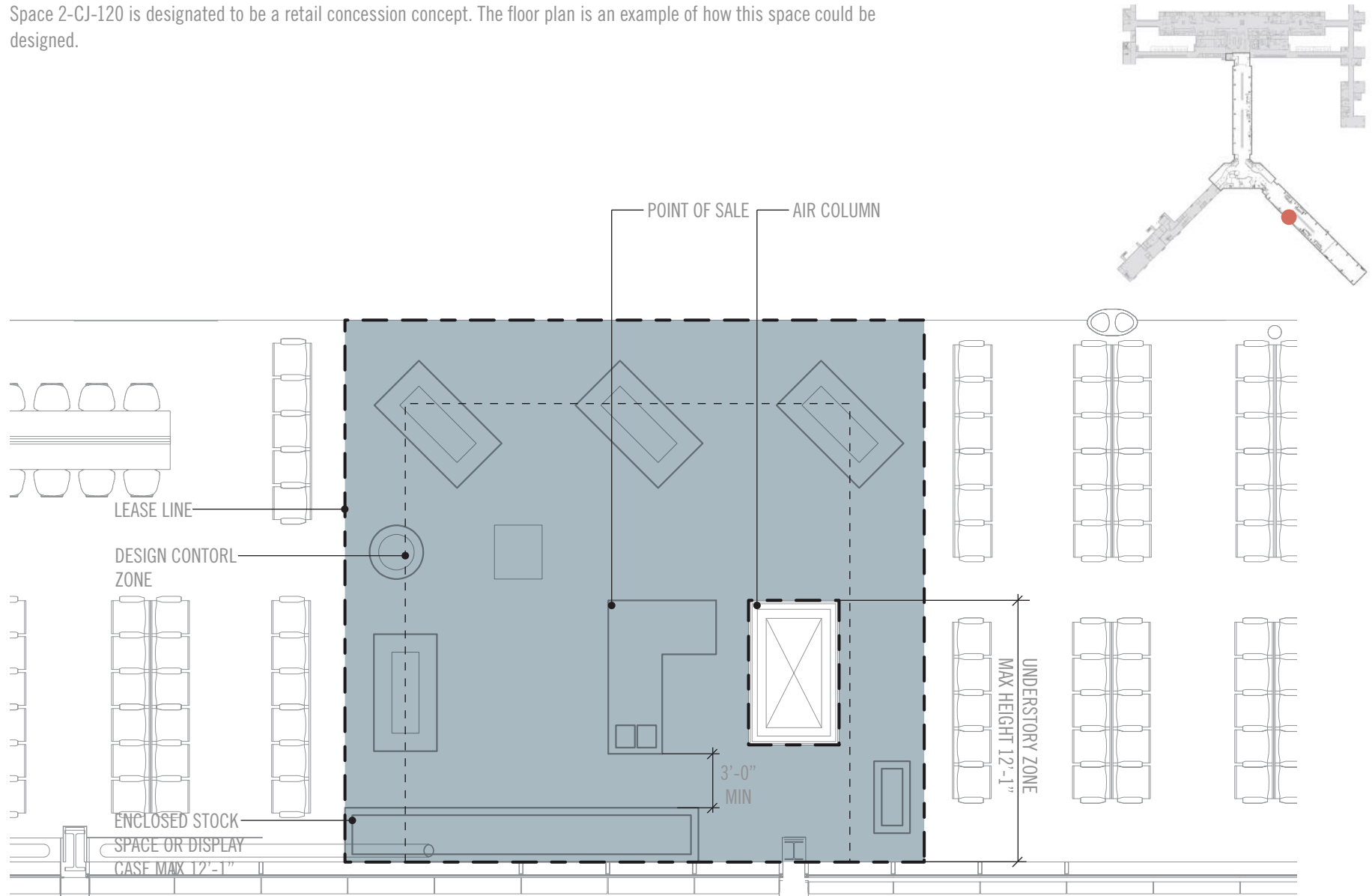
A.B.4 SPACE 2-CE-113 EXAMPLE OF OPEN CONCEPT

Space 2-CE-113 is designated to be a retail concession concept. The floor plan is an example of how this space could be designed.



A.B.4 SPACE 2-CJ-120 EXAMPLE OF OPEN CONCEPT

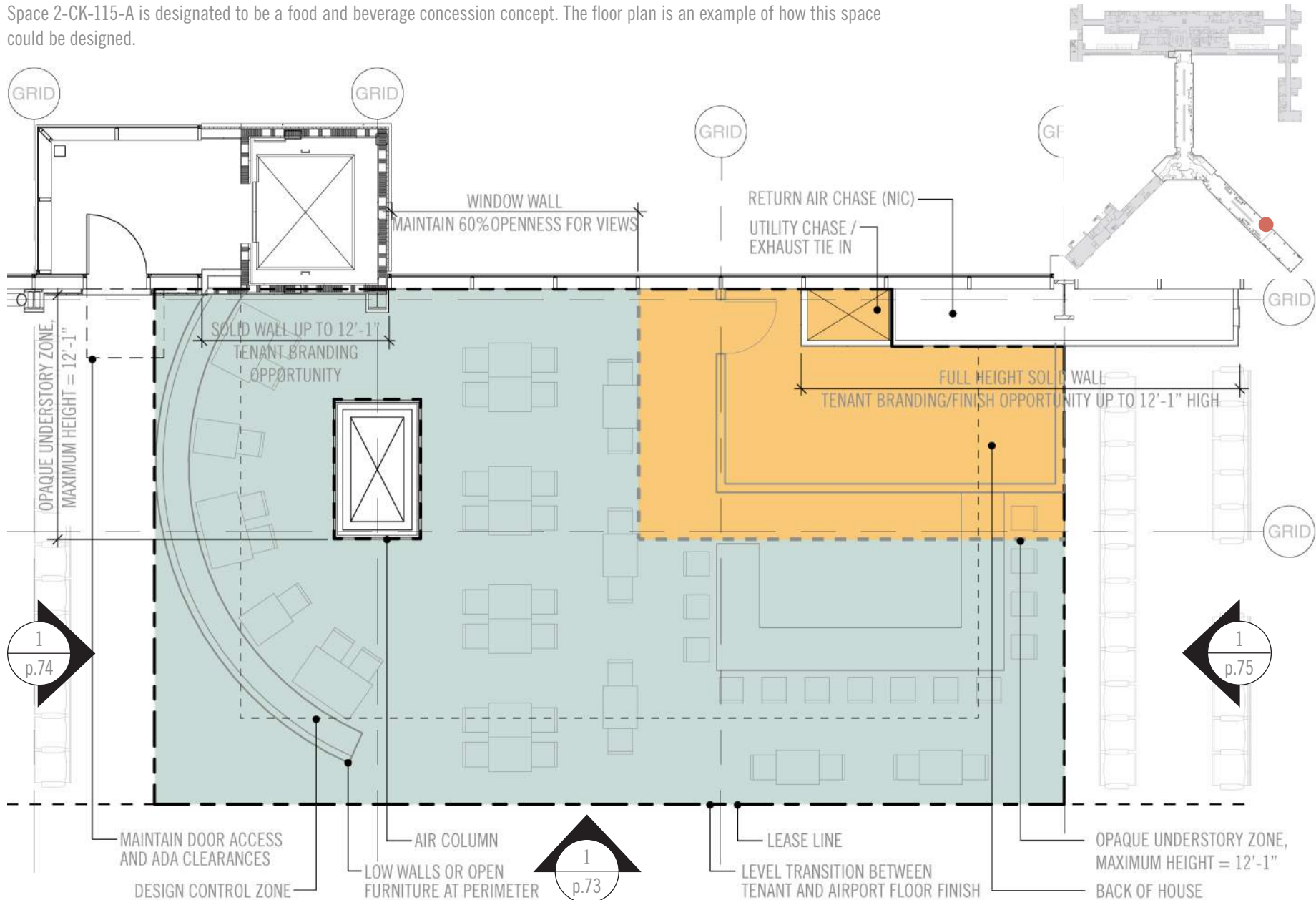
Space 2-CJ-120 is designated to be a retail concession concept. The floor plan is an example of how this space could be designed.

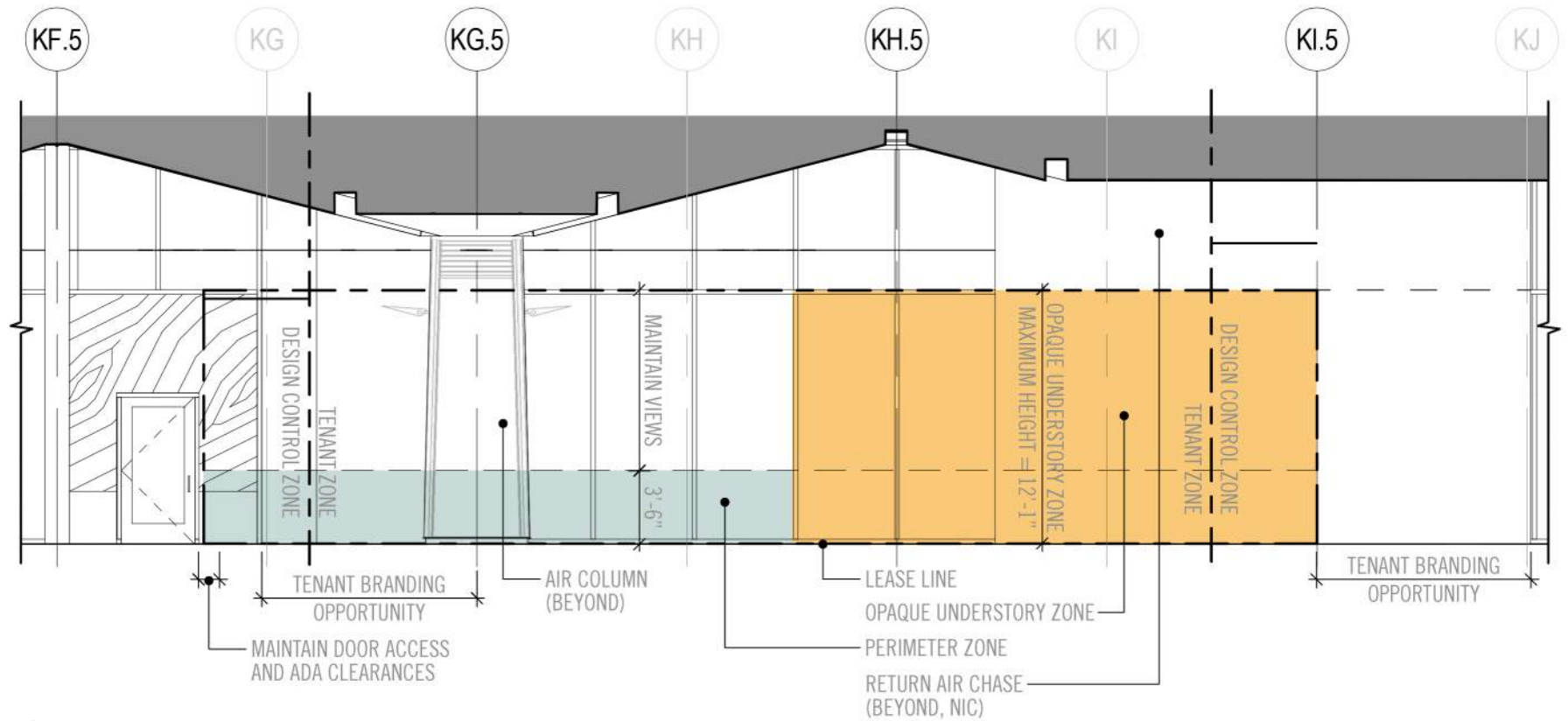


APPENDIX B: OPEN CONCEPT CONCESSION EXHIBITS

A.B.6 SPACE 2-CK-115-A SAMPLE OF DESIGN CONCEPT

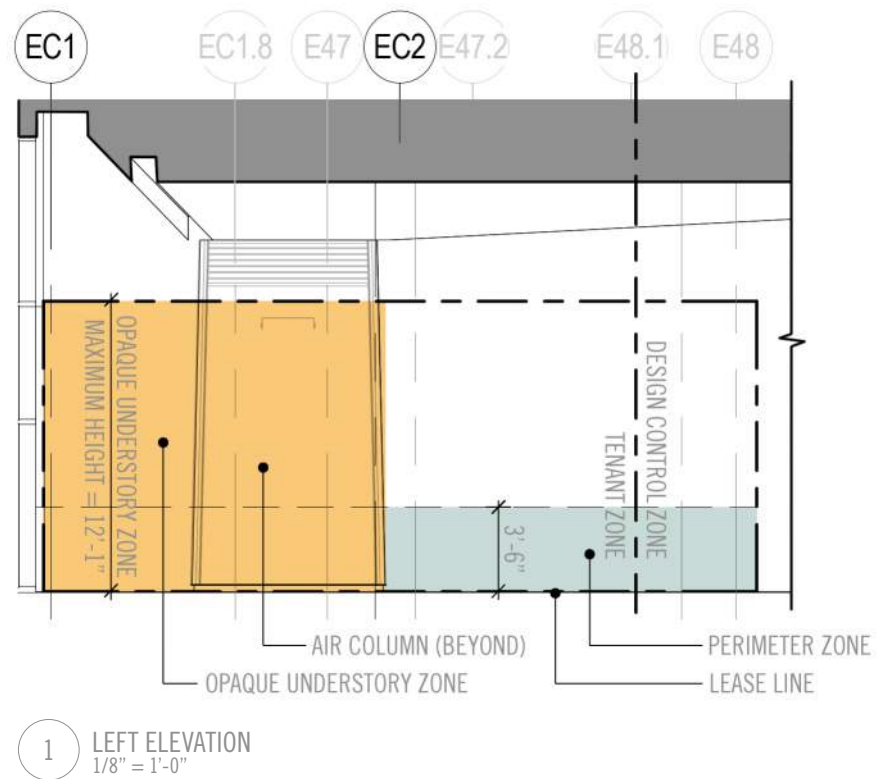
Space 2-CK-115-A is designated to be a food and beverage concession concept. The floor plan is an example of how this space could be designed.



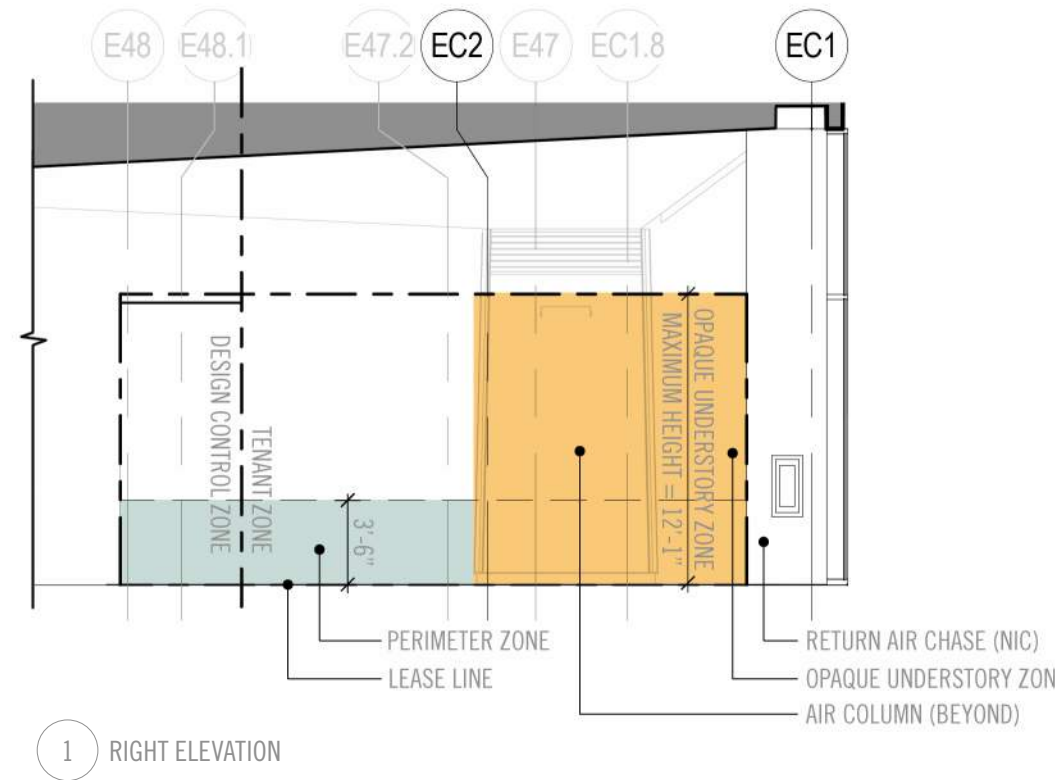


1 FRONT ELEVATION
1/8" = 1'-0"

A.B.6 SPACE 2-CK-115-A EXAMPLE OF OPEN CONCEPT



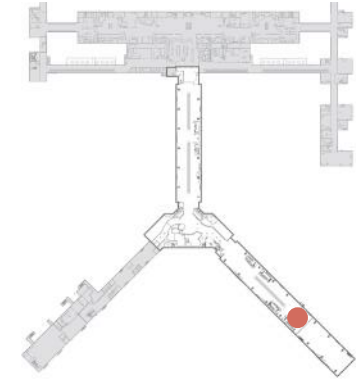
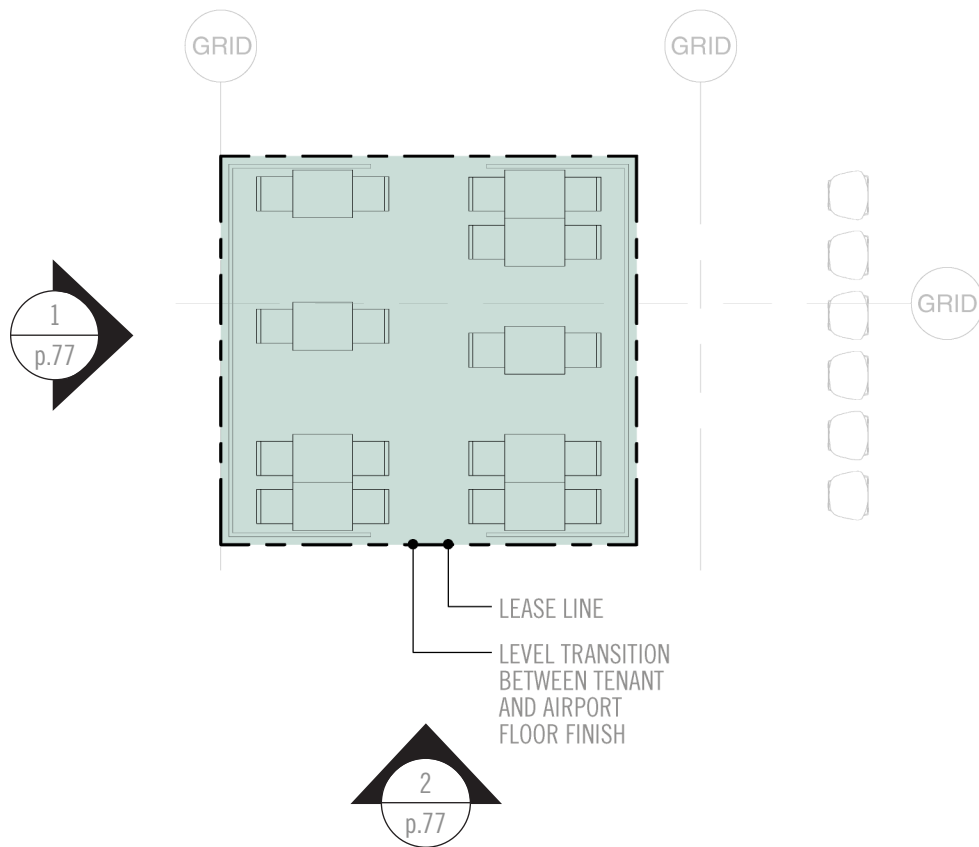
A.B.6 SPACE 2-CK-115-A EXAMPLE OF OPEN CONCEPT



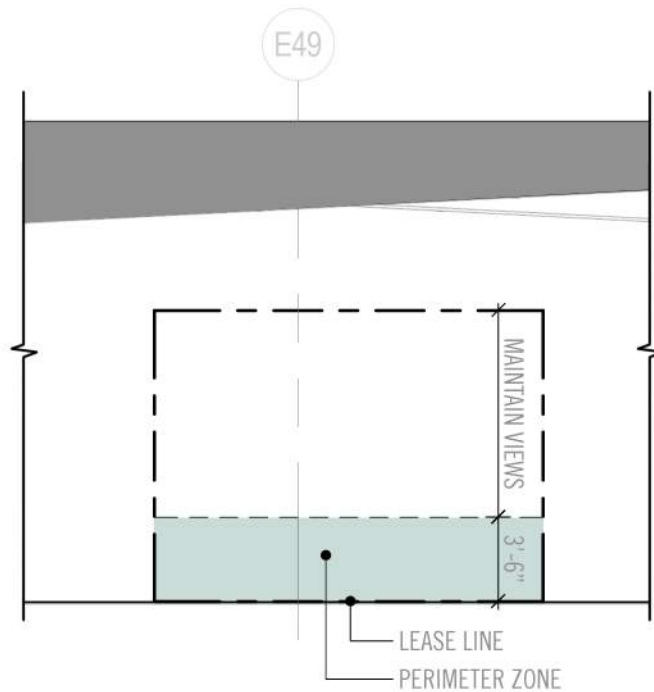
APPENDIX B: OPEN CONCEPT CONCESSION EXHIBITS

A.B.7 SPACE 2-CK-115-B EXAMPLE OF OPEN CONCEPT

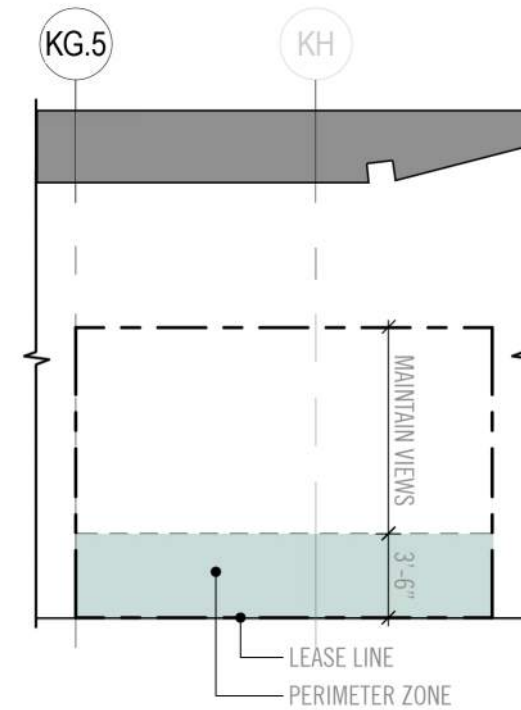
Space 2-CK-115-B is designated to be addition seating for food and beverage concession concept (2-CK-115-A) across the circulations space. The floor plan is an example of how this space could be designed.



A.B.7 SPACE 2-CK-115-B EXAMPLE OF OPEN CONCEPT



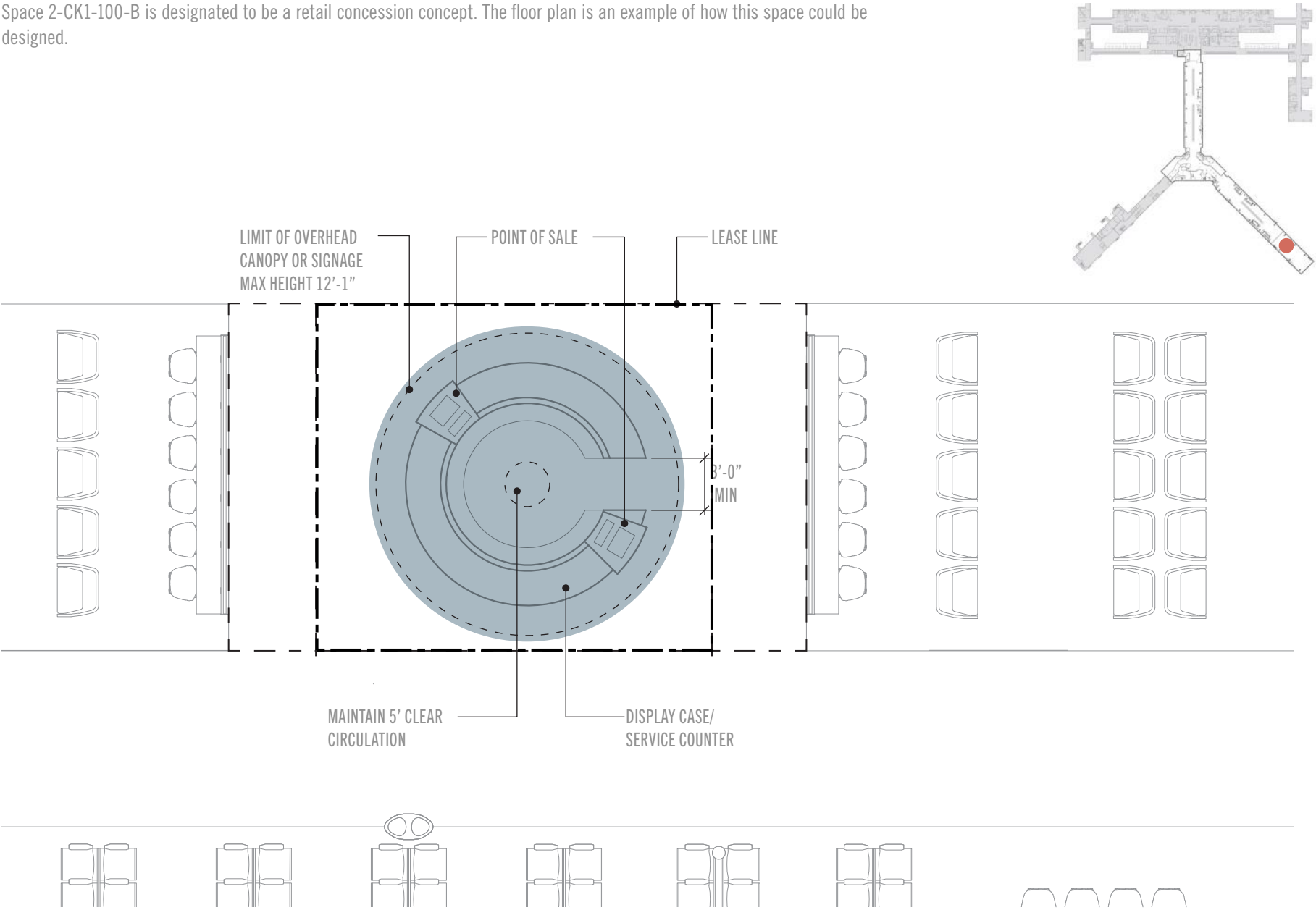
1 NORTHWEST ELEVATION



2 SOUTHWEST ELEVATION

A.B.8 SPACE 2-CK1-100-B EXAMPLE OF OPEN CONCEPT

Space 2-CK1-100-B is designated to be a retail concession concept. The floor plan is an example of how this space could be designed.



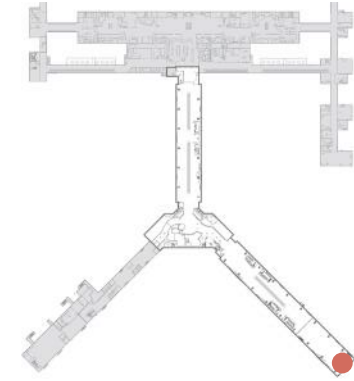
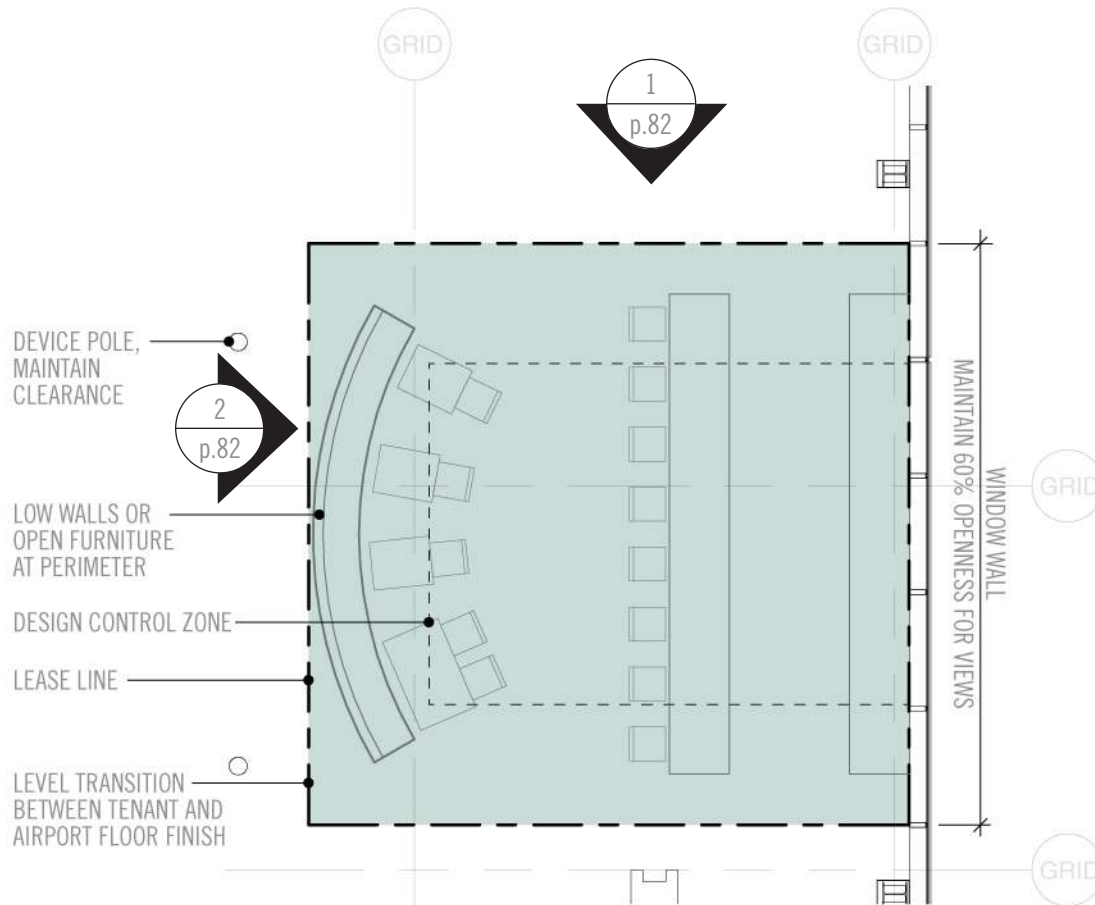
9.15 SPACE 2-CK1-100-B SAMPLE OF CONCEPT DESIGN

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APPENDIX B: OPEN CONCEPT CONCESSION EXHIBITS

A.B.9 SPACE 2-CK1-108 EXAMPLE OF OPEN CONCEPT

Space 2-CK1-108 is located at the end of the southeast leg and is envisioned as a open concept suitable for a bar. All fixtures and furniture heights should be low to allow for views out the window walls. Openness on all three sides is required and partitions will not be allowed at this location. The floor plan and rendering are aspirational images of how this space could be designed.

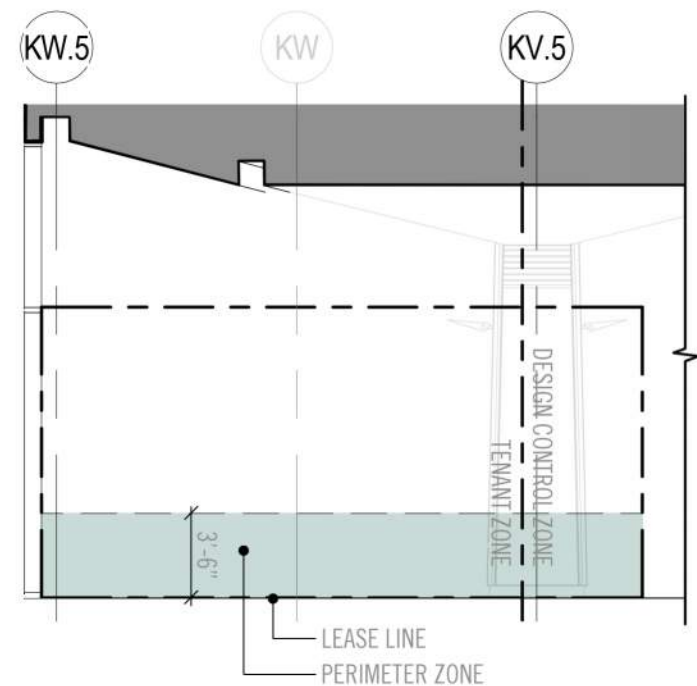


A.B.9 SPACE 2-CK1-108 EXAMPLE OF OPEN CONCEPT

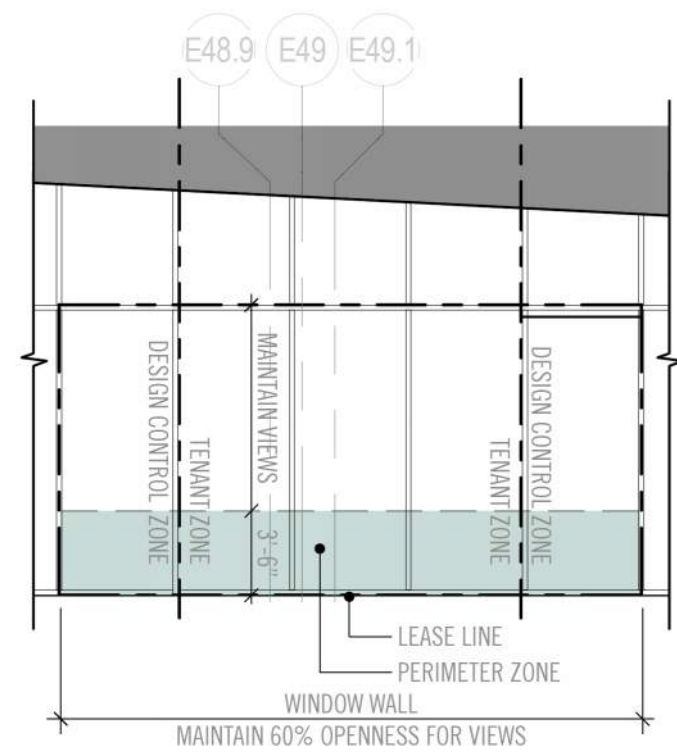


APPENDIX B: OPEN CONCEPT CONCESSION EXHIBITS

A.B.9 SPACE 2-CK1-108 EXAMPLE OF OPEN CONCEPT



1 LEFT ELEVATION



2 FRONT ELEVATION

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2020.07.30

A-C

APPENDIX C: CONCOURSE B UTILITIES INFRASTRUCTURE SUMMARY

- A.C.1 INTRODUCTION
- A.C.2 CONCOURSE B UTILITIES MATRIX PER SPACE

A.C.1 INTRODUCTION

Appendix C focuses on the utility infrastructure provided by the airport to the Concourse B concession spaces. Information included herein is for reference only and is to be verified by the Tenant's design team.

APPENDIX C: CONCOURSE B UTILITIES INFRASTRUCTURE SUMMARY

A.C.2 CONCOURSE B UTILITIES MATRIX PER SPACE

MEMPHIS INTERNATIONAL AIRPORT - CONCOURSE B UTILITIES INFRASTRUCTURE SUMMARY					
Space ID	Location Area	Mechanical Provisions	Electrical Provisions	Plumbing Provisions	Fire Protection Provisions
2-CC-101	Threshold	HVAC supply and return stubbed out in space.	CCP2A Tenant Electrical Panel provided in space. Temporary suspended Tenant lighting provided in space.	1" HW 1/2" HWR 1" CW 4" Kitchen Waste (All plumbing pipers are capped in Apron Level just below space). Grease trap below apron pavement just west of Tenant Space. 2" Gas Supply (5PSI) capped within chase.	Temporary sprinkler system provided.
2-CC-108	Threshold	Existing to be field verified. No new provisions planned for space.	Existing to be field verified. No new provisions planned for space.	Existing to be field verified. No new provisions planned for space.	Existing to be field verified. No new provisions planned for space.
2-CE-101-A	Stem	(2) Tenant Chases available for exhaust or make up air.	CEP2C Tenant Electrical Panel provided in space.	1" HW 3/4" HWR 1" CW 4" Kitchen Waste (All plumbing pipes are capped in Apron Level just below space). Grease trap below apron pavement just west of Tenant Space. 2" Gas Supply (5PSI) capped within chase.	Provisions not provided.
2-CE-101-B	Stem	Provisions not provided.	(16) Floor electrical poke throughs (5 circuits) provided in space.	Provisions not provided.	Provisions not provided.
2-CE-113	Stem	Provisions not provided.	CEP2D Tenant Electrical Panel provided in space.	Provisions not provided.	Provisions not provided.
2-CGW-103	Rotunda	HVAC supply and return stubbed out in space.	CGWP2B Tenant Electrical Panel provided in space. Temporary suspended Tenant lighting provided in space.	Existing to be field verified. No new provisions planned for space.	Temporary sprinkler system provided.
2-CGW-112	Rotunda	HVAC supply and return stubbed out in space.	CGEP2A Tenant Electrical Panel provided in space. Temporary suspended Tenant lighting provided in space.	Existing to be field verified. No new provisions planned for space.	Temporary sprinkler system provided.

A.C. 2 CONCOURSE B UTILITIES MATRIX PER SPACE

MEMPHIS INTERNATIONAL AIRPORT - CONCOURSE B UTILITIES INFRASTRUCTURE SUMMARY					
Space ID	Location Area	Mechanical Provisions	Electrical Provisions	Plumbing Provisions	Fire Protection Provisions
2-CGE-101	Rotunda	HVAC supply and return stubbed out in space.	CGEP2D Tenant Electrical Panel provided in space. Temporary suspended Tenant lighting provided in space.	Existing to be field verified. No new provisions planned for space.	Temporary sprinkler system provided.
2-CGE-103	Rotunda	HVAC supply and return stubbed out in space.	CGEP2C Tenant Electrical Panel provided in space. Temporary suspended Tenant lighting provided in space.	Existing to be field verified. No new provisions planned for space.	Temporary sprinkler system provided.
2-CGE-104	Rotunda	HVAC supply and return stubbed out in space.	CGEP2B Tenant Electrical Panel provided in space. Temporary suspended Tenant lighting provided in space.	Existing to be field verified. No new provisions planned for space.	Temporary sprinkler system provided.
2-CJ-120	SE Leg	Provisions not provided.	CJP2C Tenant Electrical Panel provided in space.	Provisions not provided.	Provisions not provided.
2-CK-115-A	SE Leg	(1) Tenant Chase available for exhaust or make up air.	CPK2C Tenant Electrical Panel provided in space.	1" HW 3/4" HWR 1" CW 4" Kitchen Waste (All plumbing pipers are capped in Apron Level just below space). Greast Trap below apron pavement just east of Tenant Space. 2" Gas Supply (5PSI) capped within chase.	Provisions not provided.
2-CK-115-B	SE Leg	Provisions not provided.	Provisions not provided.	Provisions not provided.	Provisions not provided.
2-CK1-100-B	SE Leg	Provisions not provided.	Provisions not provided.	Provisions not provided.	Provisions not provided.
2-CK1-108	SE Leg	Provisions not provided.	CK1P2C Tenant Electrical Panel provided in space.	3/4" HW 1/2" HWR 3/4" CW 3" Sanitary (All plumbing pipes are capped in Apron Level just below space).	Provisions not provided.
2-CC-105	Threshold	HVAC supply and return stubbed out in space.	CCP2B Tenant Electrical Panel provided in space.	Provisions not provided.	Temporary sprinkler system provided.



Prepared for MEM by:

ALLIANCE

Alliance
400 Clifton Ave
Minneapolis, MN 55403

T: 612.874.4110
W: www.alliance.us

UrbanARCH
architecture

UrbanARCH Associates, PC
498 South Main St
Memphis, TN 38103

T: 901.578.7173
W: www.uarch.com