

A photograph of a modern interior space. The ceiling is white with recessed circular lights. A large, arched opening in the ceiling is illuminated by a spherical pendant light made of three overlapping rings. Below the arch is a hallway with a drop ceiling and recessed lighting. In the foreground, there is a curved wall with frosted glass panels and a dark wood-grain floor.

RETAIL

P L A N N I N G



INTRODUCTION

Planning for a retail environment is an exciting undertaking, but there are many things to keep at the forefront of your mind while in the process of designing and building. Here, we will detail some of the more important aspects of modern architecture for retail spaces. From current trends to important things to keep in mind while building, this book will cover a variety of important topics for contractors and clients alike.

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OPEN FOUNDATIONS

A popular feature of modern-day retail spaces is the open foundation. An open foundation is essentially just the structure of the building, which leaves the rest to the tenant. This allows complete control and customization of the space. This type of space is also known as “shell-only” building. Shell-only contracts allow the builder to ensure the structure is built correctly while allowing the client to have more influence, and save costs, on the remaining part of the project. This is great for people who are interested in a more do-it-yourself approach. If you are wishing to arrange a shell-only contract, be sure to speak to your contractor and let them know exactly what you are looking for them to do. You do not want to get stuck doing more than you were prepared to do, or spend more money because the opposite was true.

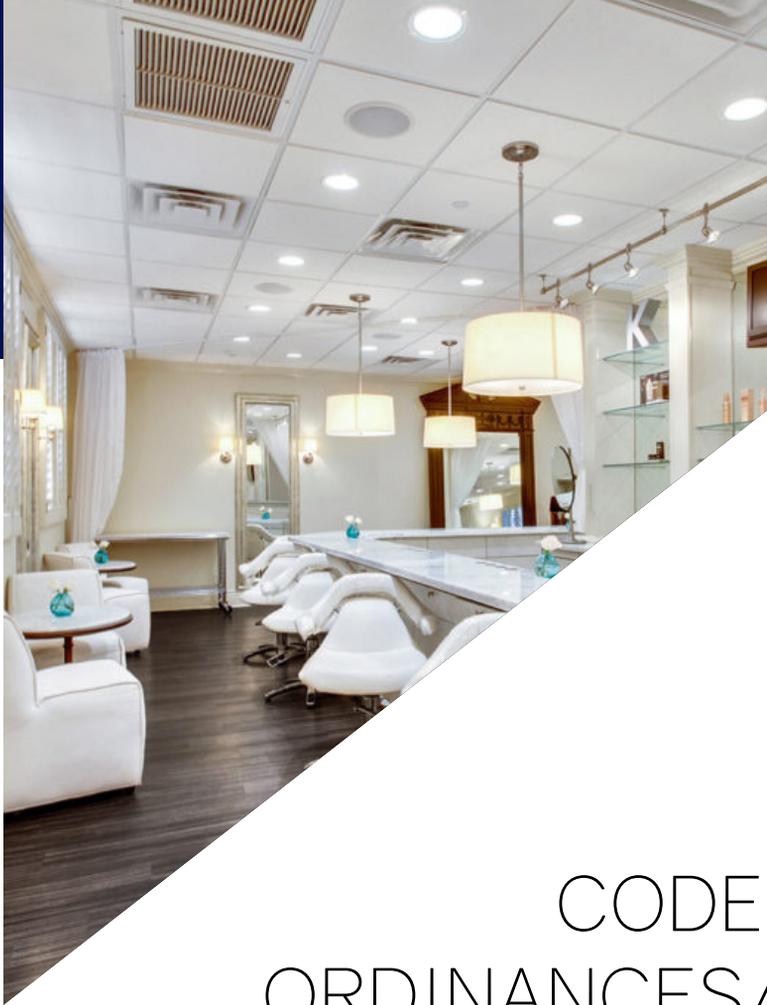


THE INTERNATIONAL BUILDING CODE

All retail buildings must conform to the International Building Code (IBC). This ensures that the building is up to code in terms of public health and safety while also keeping cost effectiveness in mind. Why is the IBC important? The code has been adopted by most cities and municipalities in the United States, and is therefore the industry standard.

The IBC mostly addresses concerns for fire safety. It also includes provisions that ensure a building is structurally sound in the event of an earthquake or other natural disaster. The IBC also outlines how many emergency exits should be present within a building as well as access for the physically disabled (via the installation of ramps, elevators, etc).

Again, the IBC is important as it ensures that all buildings are safely constructed and maintained. The Code goes hand in hand with zoning ordinances/regulations, which are discussed in the next section.



CODES AND ZONING ORDINANCES/REGULATIONS

When building, one must always keep in mind local and federal guidelines. If you are thinking about taking on any construction project, you'll need and want to know how zoning laws work in order to prevent any issues down the line. This is especially true of retail businesses, which can be quite easily shut down should a coding violation pop up. Don't make the mistake of failing to understand zoning laws before you start work. For most business spaces, zoning ordinances often address the following items:

- height restrictions
- building setbacks
- parking lot size and access
- lot coverage
- density
- building and landscape design
- drainage

Retail spaces can encounter even more specific rules, including the following:

- Restrictions that may limit your operations. This refers to the rule that keeps a drugstore from selling liquor next to a liquor store, for example.
- Restrictions on expanding your building or structure
- Construction or changes in traffic or new highways that may present barriers to your store

ABOUT CIS ARCHITECTS

Through 30 years of experience, Charles Silbernagel and CIS Architects has acquired a wide knowledge and understanding of the industry. Over the years, the company has successfully obtained a high number of satisfied clients. CIS Architects' design team will expedite the process from the owner's initial thoughts and dreams to the desired finish product. We have a reputation of quality work and detailed construction documents that deliver a predictable on-time and accurate construction phase. This allows us to maintain the budget controls while still obtaining the client's overall goals and objectives.

CIS Architects has an outstanding history in residential and commercial design and strives to create a professional-client relationship based on comprehensive communication. The firm has a strong commitment to affordable and energy efficient projects. We are dedicated to a belief that our inspired surroundings should have positive effect on people's lives. Therefore, the materials selected play a key role in maintaining a cost-effective and sustainable life cycle. CIS Architects continues the extensive practice in the union of architecture and interiors with commitment to every project.