

# THE MALL *-of-* SAN JUAN



Opening March 26, 2015

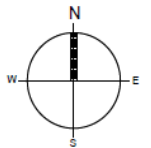
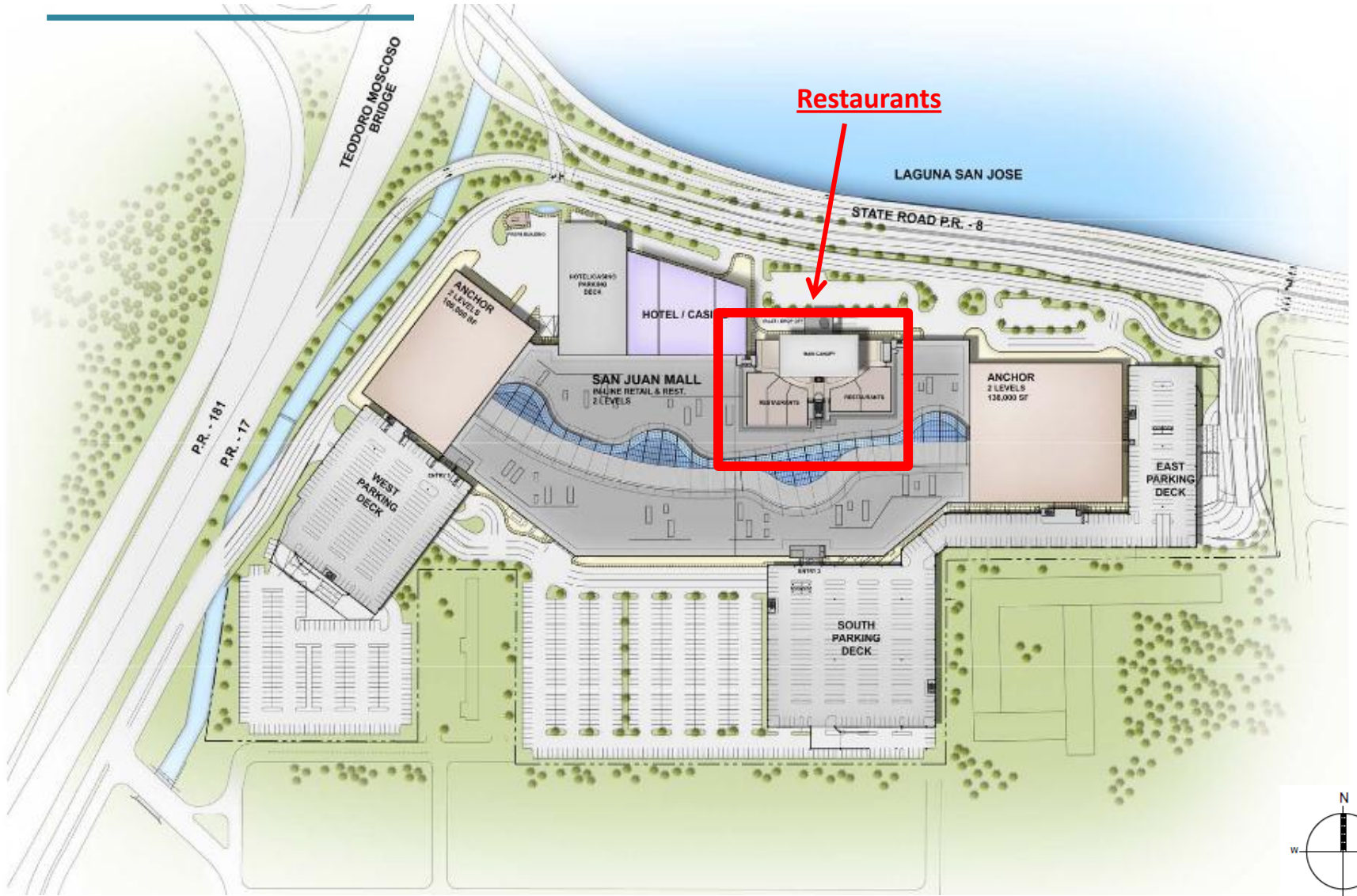


Create a project that reflects the values, aspirations, **ENERGY** and vibe  
of San Juan, Puerto Rico, with its Latin American **FLAIR**, in an **ELEGANT**  
& **ULTRA-STYLISH INDOOR RETAIL** shopping & entertainment esplanade.

## THE MALL-*of*-SAN JUAN

To interpret **CONTEMPORARY** attitudes into a fresh **NEW LOOK** for  
**CHIC RETAIL** with sophisticated, **MODERN SPA**-inspired interior that  
is **FASHION-FORWARD**, energy smart and *San Juan Cool.*

# Site Plan



# General Design

## INTRODUCTION

Information contained in this section has been assembled to assist the architect and the architect's consultants in preparation of Design Documents. The Design Criteria and Construction Document Criteria are available on our website at <http://tenantcoordination.taubman.com>. The architect is responsible for adhering to the requirements outlined in the **Lease** as well as the criteria.

The Mall of San Juan will provide an opportunity for Tenant's to express their individual identity & branding through the use of high end, sophisticated and sustainable materials.

We encourage the use of sustainable design and construction practices for all aspects of Tenant Improvements. Please reference the U.S. Green Building Council's website at [usgbc.org](http://usgbc.org) for more information.

## 1.1 GENERAL DESIGN CRITERIA

1.1.1 The Exterior Restaurant Tenants play a significant part in the successful development of The Mall of San Juan. **Specific attention was placed upon providing the tenant a base building design that is an iconic contemporary portal (including the Porte Cochere and "Sail" Elements). The tenants storefront and patio design must compliment (not obstruct) these elements and at the same time provide a visually transparent three-dimensional branded expression of their entire dining/ entertainment experience.** The Landlord is allowing the individual Tenants to maximize their architectural character and tenants are encouraged to create unique and exciting fronts. The building line established by the Landlord is only the starting point for the Tenant design. Restaurant Tenants in particular are encouraged to open their facades to outside seating areas in order to take advantage of the landscaped plaza area in front of the space.

1.1.2 Tenants are obligated to review their Premises on site in detail to determine what localized conditions such as roof conductor locations, vent stacks, structure, etc. may pertain and to determine in conjunction with the Tenant Coordinator how they may treat or otherwise deal with such conditions. Any changes to the roof provided by Landlord contractor will be at Tenant's expense.

1.1.3 Any damage to the Premises or the Building, caused by the Tenant or any of its employees, agents, visitors, contractor(s) or workmen, shall be repaired forth with by parties designated by the Landlord at its sole discretion and at the expense of the Tenant.

1.1.4 Tenants must waterproof the floor in any wet areas, ie: kitchen, service, bar and toilet rooms, prior to installing any final finishes. The waterproofing must be a membrane type coating, applied continuously, that continues up and terminates properly at the walls a minimum height of four inches. Anti-slip coatings or a final floor finish may be applied over the membrane.

## 1. 2 STOREFRONT DESIGN

1.2.1 As indicated in the following diagrams, the Landlord is providing structure and closure (roof) up to the Tenant exterior lease line. The Tenant will be required to provide a complete, weather tight envelope to the side demising partitions and roof flashing above. Large glass areas must employ insulating units or other multiple-pane systems to prevent excessive condensation. Storefront construction must comply with hurricane wind design requirements as defined by applicable governmental authorities and the Landlord Insurance Underwriters Standards (FM Global).

1.2.2 Tenants are encouraged to maximize a visual transparency within their façade to provide a highly visual interaction into the dining environment representative of the interior branded environment.



# General Design

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1.2.3 Storefronts are to reflect the unique and sophisticated expression of the individual Tenant while remaining compatible with the mall's design and the San Juan community as well. These goals shall be accomplished through the creative use of quality materials and visually engaging and well integrated details.

1.2.4 Storefronts shall be constructed of finished, durable materials suitable for exterior use in the San Juan area climate. Permitted materials include: wood (natural, finished and painted), steel, wrought iron, cement plaster, ceramic tile, stone, masonry, stained concrete and glass. Painted metal surfaces shall be factory applied baked enamel finish to assure an even, high quality finish. All exposed woods used for exterior storefront construction shall be of a kiln-dried, mill quality finish. Additional materials will be reviewed on a case-by-case basis.

1.2.5 Tenant's glazing at a pedestrian level must be transparent to provide views into Tenant's space. A durable, impact resistant and pressure washable base material is required on all storefronts. The minimum height for this base is 8" although Tenant is encouraged to integrate the base module with their overall storefront concept.

1.2.6 The following materials and finishes are prohibited for exterior use on storefronts:

- Standard or split face concrete masonry units
- Shingles of any material
- Standard extruded thin gauge anodized, mill finished
- Field painted metal
- Plastic, plastic laminates, vinyl, rubber, etc.
- Mirrored glazing

1.2.7 Exterior Restaurant/Retail Tenant storefronts must be closed during inclement weather. Tenants are required to use swinging entrance doors for their primary entry. Automatic sliding entrance doors may be permitted in limited instances where Tenant can prove hardship. Overhead rolling doors, air curtains and other full-width storefront closure systems are not permitted except as noted below. Tenant may employ multiple swinging entrance doors to provide a greater degree of openness to the storefront. Restaurants with exterior seating and Tenants with a regular exterior sales display area are permitted to have secondary doors including those that extend the width of their exterior presence provided that these secondary doors are in keeping with the quality and character of such products as "Nanawall" enclosures and glazed "garage" type doors.

1.2.8 Doors are to be constructed of wood, steel or anodized aluminum. Door hardware shall be of a consistent finish and selected to complement the overall storefront character. All doors must have thresholds and door sweeps integrated into their design. Aluminum thresholds are not permitted.

1.2.9 For the safety of the Center's shoppers, it is strongly recommended that Tenant's door(s) be set back from the lease line so that the door swing shall not project beyond the lease line by more than six inches (6"). Other acceptable solutions include the addition of large (30" wide x 30" long x 24" tall minimum) planters flanking the entry doors or the addition of railings or stanchions such as might enclose an outdoor seating area. Tall entrance doors of 8'-0" height or higher are strongly encouraged; standard height doors with transom windows may also be permitted.



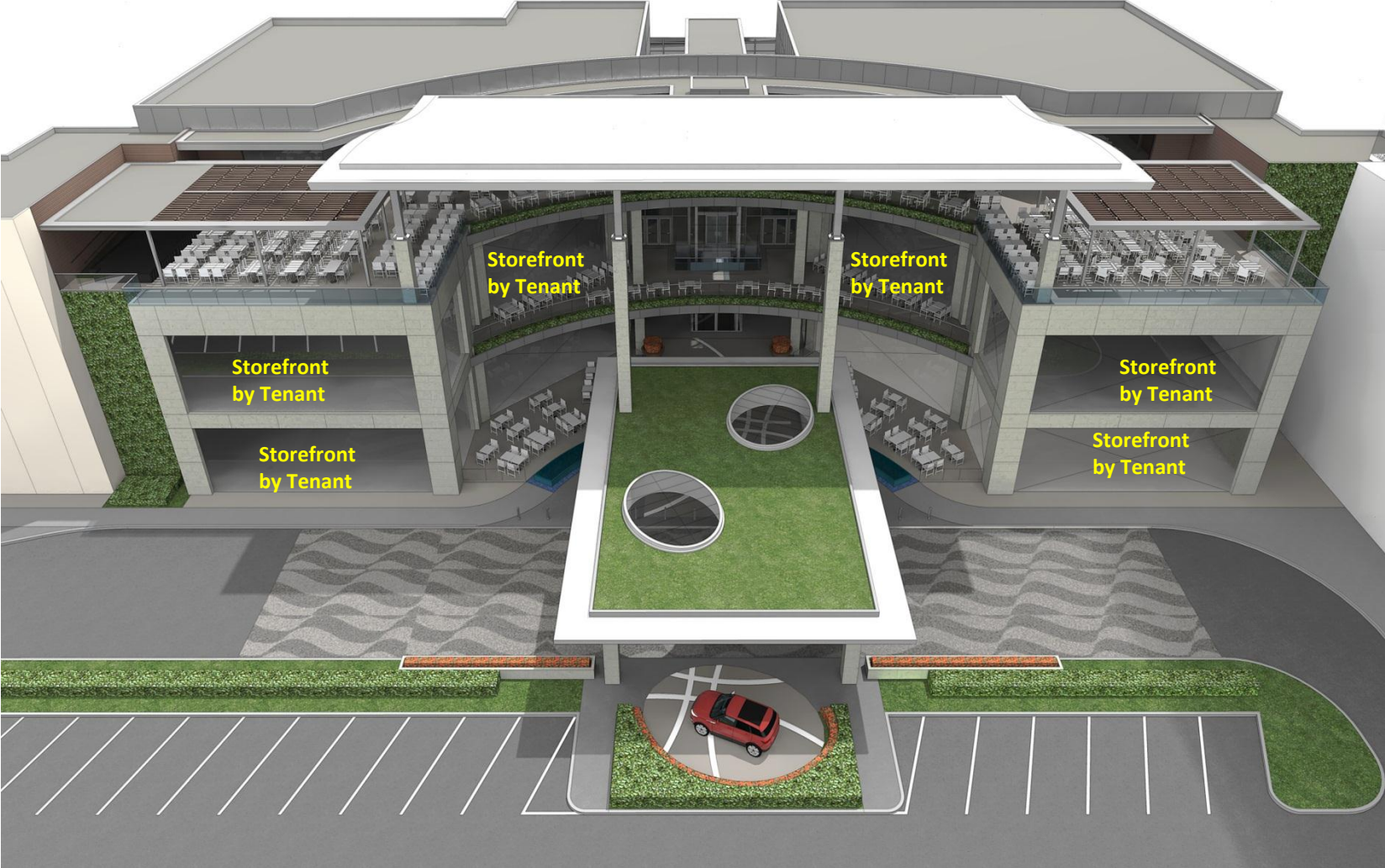
# General Design

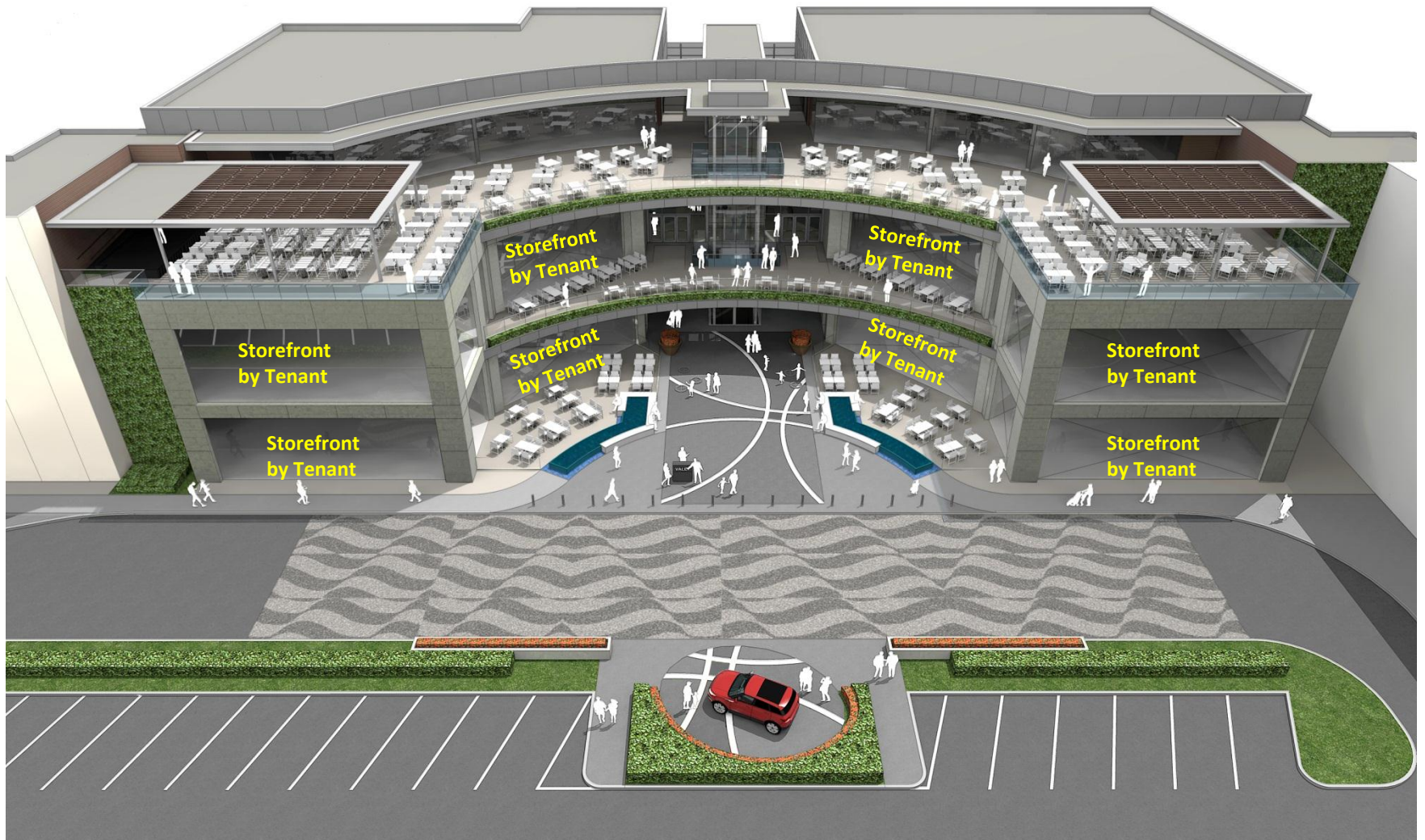
1.2.10 Tenants may incorporate architectural canopies into the overall storefront design. Such canopies may extend four feet (4'-0") (Min. clear height: 10-12 ft) to create enhanced portal and area where signage could be attached at top or bottom. Intermediate canopy supports must complement the design of the overall storefront. The shape and depth of tenant's canopy should reflect the storefront configuration. **Canopy design is subject to Landlord review.**

1.2.11 Security devices, if any, including electronic surveillance systems and other detection devices, shall be incorporated into and integrated with Tenant's storefront design. Freestanding and suspended units, or other exposed equipment and decals are prohibited. All security devices must be discreet.



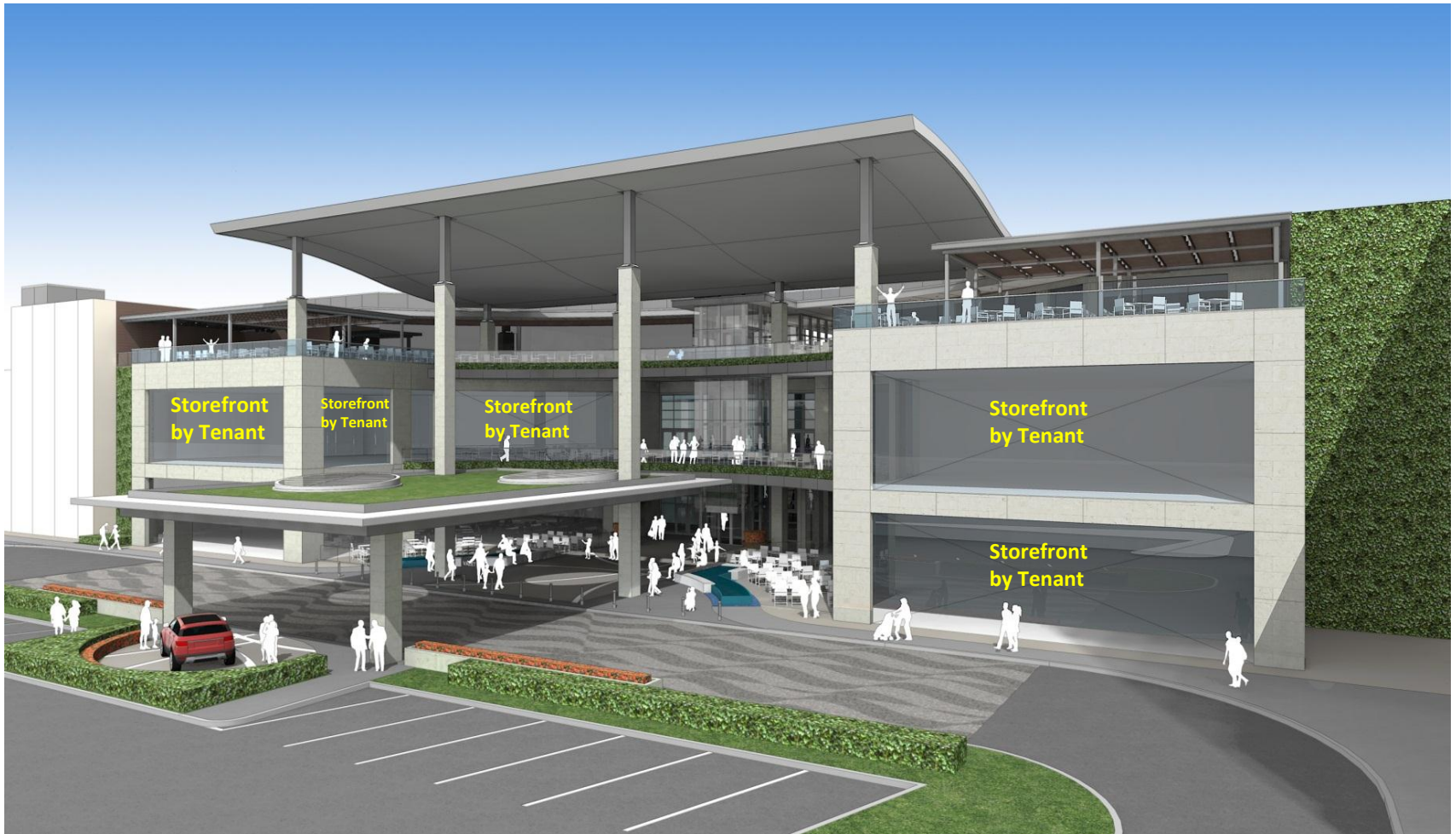
# Main Entry / Terrace



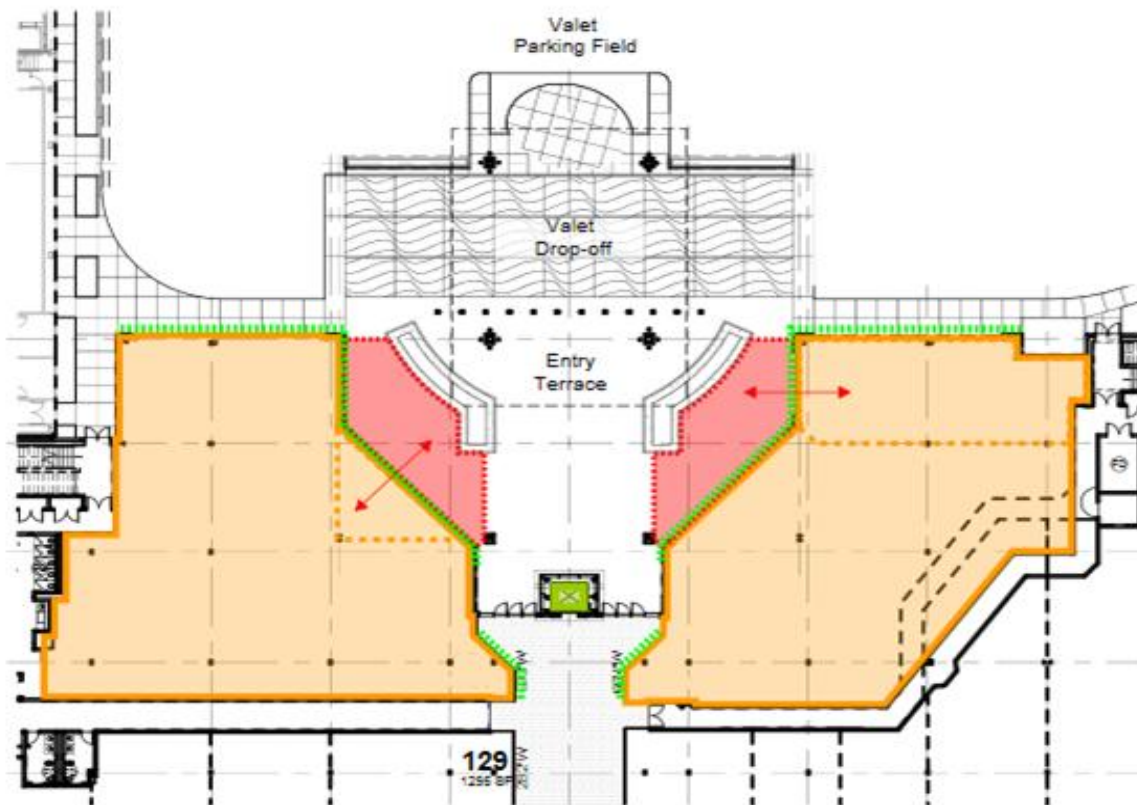









# Main Entry



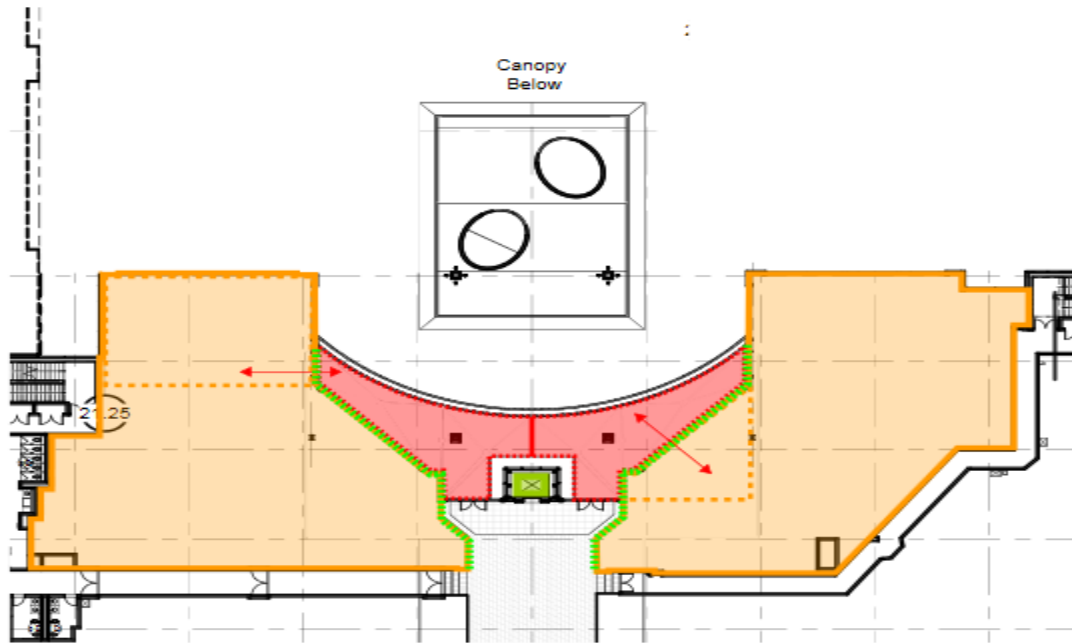
# Level 1 Leasing Plan



-  Tenant space (concrete slab by Tenant)
-  Potential indoor/outdoor space
-  Outdoor dining (paver by LL) FFE by Tenant
-  Storefront area
-  Potential interior/exterior access point

**Please note, the Potential indoor/outdoor spaces & access point options apply to both spaces and are merely suggestions. It is up to the Tenant to determine the most appropriate design for their brand.**

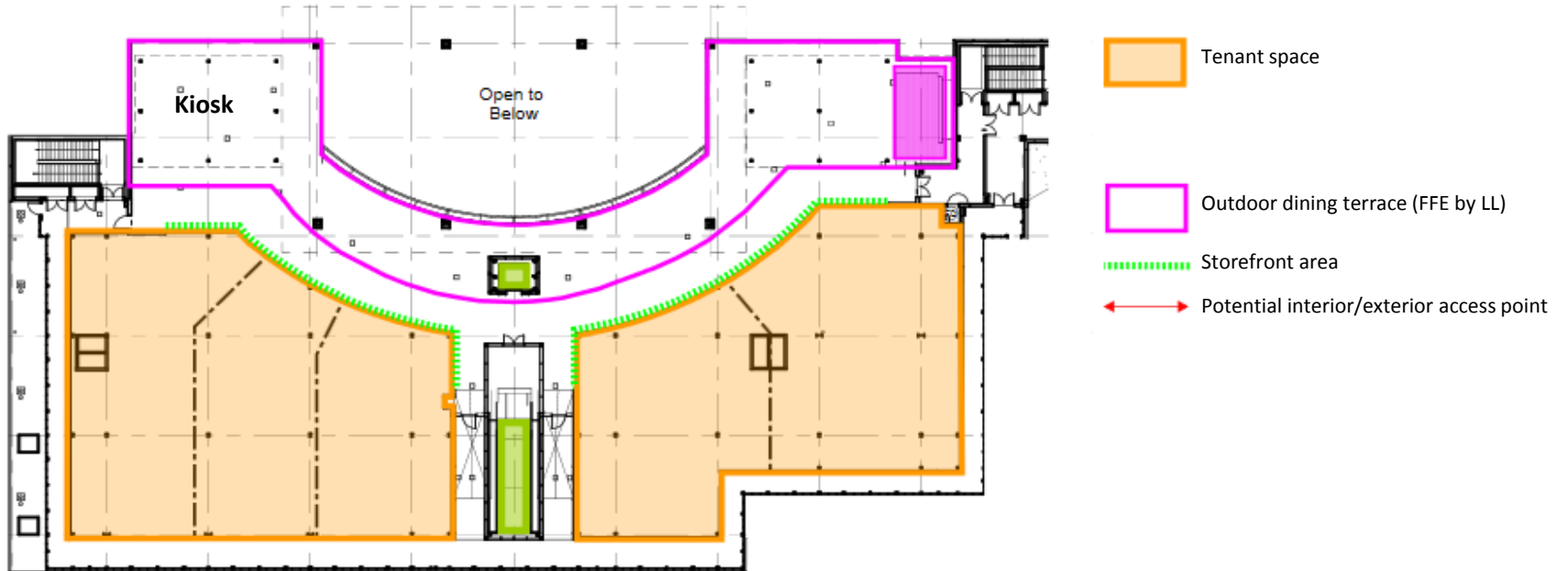
# Level 2 Leasing Plan



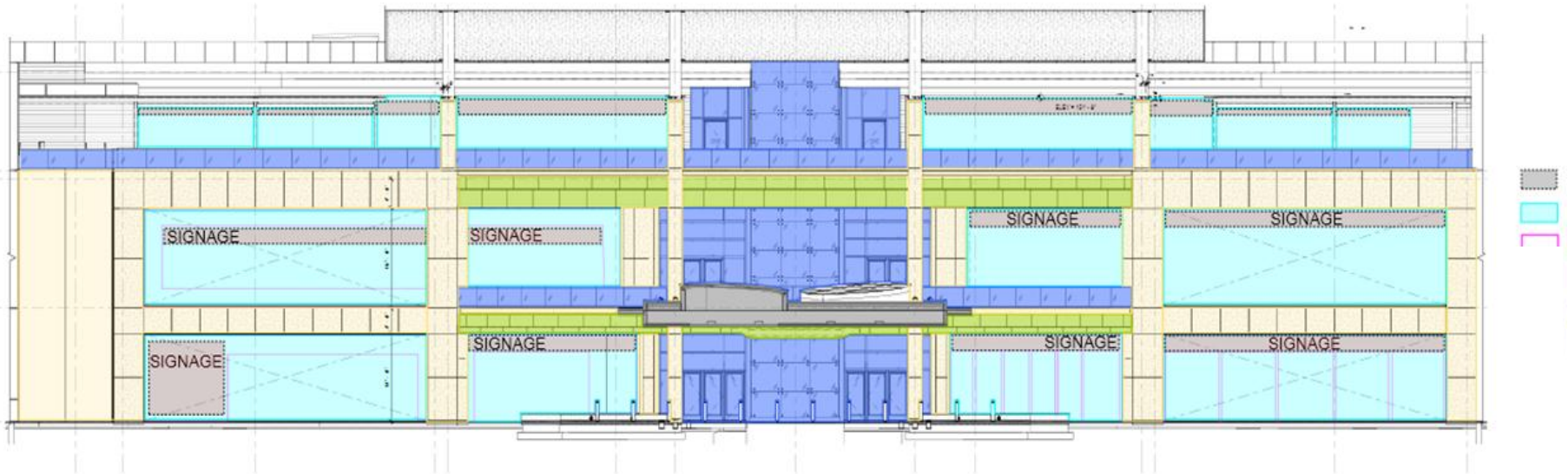
- Tenant space
- Potential indoor/outdoor space
- Outdoor dining (pavers by LL)
- Storefront area
- Potential interior/exterior access point

**Please note, the Potential indoor/outdoor spaces & access point options apply to both spaces and are merely suggestions. It is up to the Tenant to determine the most appropriate design for their brand.**

# Level 3 Leasing Plan



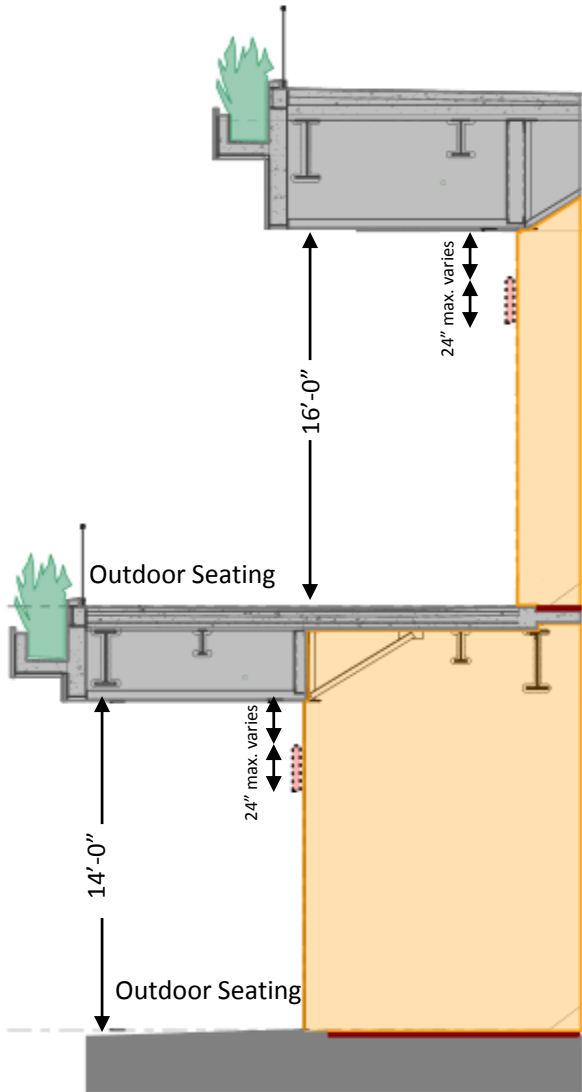
# 1<sup>st</sup> & 2<sup>nd</sup> Level: Exterior Sign Locations



- Example Signage Zone
- Tenant Opening Zone
- Tenant Opening Zone
- Glass Enclosure or Guardrail by Owner
- Metal Panel Façade
- Base Building Cladding

**Please note, the Signage Zones are suggestions only. It is up to the Tenant to determine the most appropriate design for their brand within the confines of the criteria.**

# Wall Sections

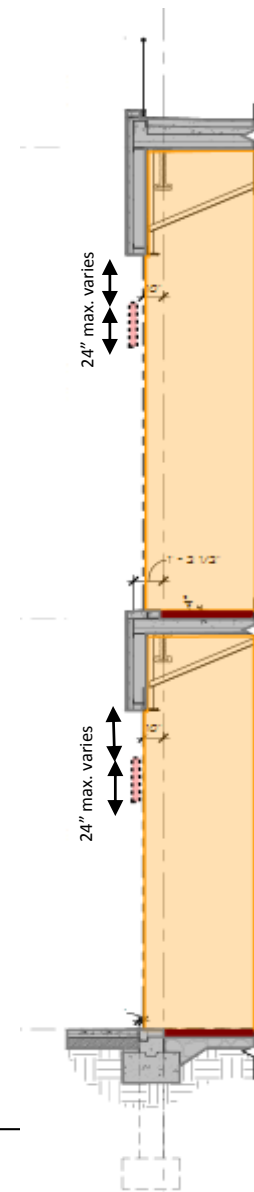


Restaurant Tenant

Level 2 FIN FLR  
ELEV 118 - 0 1/2

Restaurant Tenant

Level 1 FIN FLR  
ELEV 100 - 0 1/2

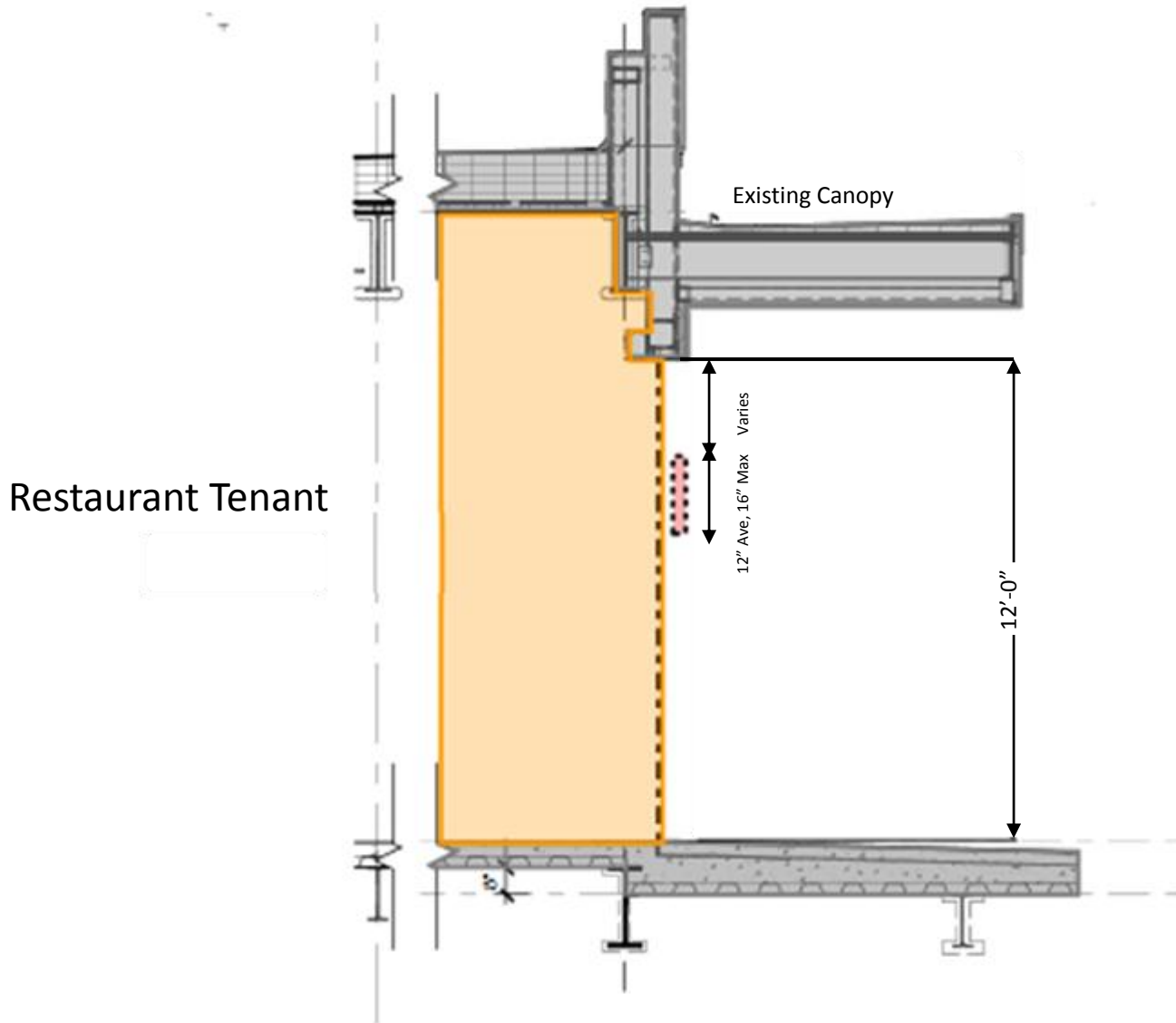


Level 2 FIN FLR  
ELEV 118 - 0 1/2

Level 1 FIN FLR  
ELEV 100 - 0 1/2



# 3<sup>rd</sup> Level Storefront Section at Canopy



# General Design

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## 1.3 EXTERIOR PAVING & ORNAMENTAL GUARDRAILS

1.3.1 The Tenant, at its sole expense, shall provide an exterior 36" ht. (or per code) ornamental guard rails at its exterior storefront as delineated in the Tenant's lease agreement. This requirement is to facilitate the proper construction of the Tenant storefront façade and to allow the tenant to create pattern and finish that will reinforce the façade design and to further define the tenant's outdoor seating ambience. The guardrails are to contain patrons within the Tenant outdoor seating area as required by the local Liquor ordinances and should utilize design elements such as planting and decorative rails that are sophisticated and unique while still in keeping with the overall Mall of San Juan design. Neutral guardrails are recommended for cohesive look that creates a backdrop for variation and accents within the Tenant's FF&A.

1.3.2 At a minimum, the Tenant will extend the Landlord's material finishes and patterns to the line of the Tenant façade, including recesses for entry doors or other architectural features. Refer to lease exhibits that define in detail Landlord's work.

## 1.4 OUTDOOR SEATING

1.4.1 Restaurant Tenants are permitted to include outdoor seating in the defined patio area. The seating should reinforce the façade design and further define the tenant's outdoor ambience. The seating area and any surrounding railing or enclosure cannot impede or restrict the required or desired pedestrian pathways. Allowable areas for outdoor seating will be defined in Tenant's Lease Agreement. Tables and chairs used in outdoor seating areas, including those under canopies, must be rated for commercial outdoor use. If tables and chairs are chained together overnight for security, the cables and locks must be discreet and fully removed during business hours. All outdoor seating and exterior accessories are subject to Landlord review and approval.

## 1.5 EXTERIOR ACCESSORIES

1.5.1 Where space permits, Tenant is encouraged to accessorize their storefront through the addition of potted plants, benches, etc, and other non-permanent and readily movable elements in the area immediately in front of Tenant's storefront. Accordingly, such accessories shall be the property of Tenant, subject to the terms of the Lease Agreement, and maintained in a first-class manner. Accessories shall be contained between Tenant's lease lines and shall not impede or restrict pedestrian or vehicular movement. Any accessories left outside on a regular basis should be of a size and weight to discourage theft. If accessories are chained together overnight for security, the cables and locks must be discreet and fully removed during business hours.

1.5.2 String Lighting and TV/LCD's are not allowed in the patio areas. Speakers may be allowed provided they are discreetly located, face toward the tenant storefront and are subject to Landlord review.



# 1<sup>st</sup> & 2<sup>nd</sup> Level Exterior Sign Criteria

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## 1.6 EXTERIOR SIGNAGE (Spaces 131,135, 231, 235)

### 1.6. Restaurant General Sign Guidelines:

- a) The average height of sign letters or components shall not exceed twenty-four inches (24")max
- b) No part of the sign letter shall hang free of the background.
- c) Signs shall be limited to the restaurant name only.
- d) Sign letters or components shall not have exposed neon or other lamps. All light sources shall be concealed by translucent material. Surface brightness of translucent material shall be consistent in all letters and components of the sign. All edges and backs shall be fully encased in metal.
- e) The restaurant sign shall not employ the name of the Shopping Center as part of Restaurant ID.
- f) The outer limits of sign letters, components or insignia shall fall within a rectangle, the two short sides of which must be at least twenty-four inches (24") from the side lease lines of the Leased Premises, the top side of which must be at least twelve inches (12") from the soffit of the mall fascia element (Subject to Landlord review and approval).
- g) All electrical sign components must bear U.L. label. Such label must be inconspicuously placed.

### 1.6.2 Restaurant Sign Prohibitions

- a) Signs employing moving or flashing lights or any audible or moving components.
- b) Signs exhibiting manufacturer's name, stamps or decals.
- c) Signs employing painted an/or non-illuminated letters.
- d) Signs employing luminous-vacuum formed plastic letters.
- e) Signs of box or cabinet type, employing transparent, translucent or luminous plastic background panels.
- f) Shadow-box type signs.
- g) Signs employing un-edged or un-capped plastic letters with no returns.
- h) Any exposed fasteners whatsoever.
- i) Cloth, paper, plastic or cardboard signs, stickers, decals, or painted signs of any kind, hung around, on or behind storefront glass or within restaurant space.
- j) Back-illuminated signs.
- k) Free-standing signs.
- l) Trade Marks



# 1st & 2nd Level Exterior Sign Criteria

1.6.3 Restaurant Tenants will be allowed both Primary and Secondary signage which must adhere to both the signage criteria guidelines in this document as well as the governing jurisdiction within San Juan, Puerto Rico.

**The following Sign SF is allowed:**

- a) Less than 100 linear feet of building frontage - 2 SF per linear foot of total signage is allowed for all signs.**
- b) 101' or more linear feet of building frontage - 1 SF per linear foot off of total signage- or 200 SF total whichever if greater is allowed for signs.**

The Restaurant Tenants may install one of the following identification signs on their Perimeter facades facing the internal street right of way:

## Primary Sign

1) Wall/Flat Sign: One sign with a maximum area per sign of ----- of store frontage and a maximum average letter height of **twenty-four (24")**. Signage type options include: **Internally Illuminated Channel Letters, Halo Illuminated Pan Channel Letters, Mixed Media, and Internally Illuminated. Sign Cabinets and Externally Illuminated Sign. Internally Illuminated Channel Letters** shall have opaque metal returns with or without translucent acrylic faces. Letter forms may not exceed twenty-four inches (24") in height and a return thickness of four inches (4") max.

**Halo - Illuminated Letters** (Silhouette Letters) shall be fabricated metal with polished, brushed or baked enamel painted finish, and must be back-lit. Letters may only be used against solid surface material (ie: brick, tile etc.) Letter forms may not exceed twenty-four inches (24") in height and must have a return thickness of four inches (4") max.

**Mixed Media** can be a combination of internally illuminated channel letters and halo-illuminated letters with non-illuminated letter or graphic forms. A minimum of two (2) colors shall be used.

**Internally Illuminated Sign Cabinets** shall consist of an opaque metal sign face with routed letters and push-through acrylic type. The cabinet shall be recessed into the wall and backlit. Acrylic letters must project from 1/2" to 1" from sign face.

**Externally Illuminated Signs** may be used subject to Landlord approval.

## Secondary Sign

**Marquee/ Canopy Sign:** One (1) sign per storefront with a maximum area per canopy of 20 sf. and a maximum letter height of 18", a maximum combined sign and canopy height of 5'-0".

**Applied Letters/ Graphics:** A maximum height of 3" and maximum line length of 36" internally applied to the storefront glass.

**Nameplate Signs:** Signage with a maximum sign area of 10 sf., projecting a maximum distance from the wall of 1" is allowed.

**Space Identification Signs:** As required by San Juan or governing jurisdiction.



# 3<sup>rd</sup> Level & Restaurants with Interior Storefront - Sign Criteria

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## **STOREFRONT SIGNAGE**

### **Dimensional and Location Requirements (INTERIOR)**

The average height of sign letters or components shall **not exceed twelve inches (12")**. Letters are limited to sixteen inch (16") maximum height.

Signs shall not project beyond the storefront more than two inches (2") if less than eight feet (8 ft.) above finished floor line, nor more than four inches (4") above eight feet (8 ft.).

The extreme outer limits of the sign letters and components shall fall within a rectangular area that can be defined as follows:

The sides shall not fall closer than twenty-four inches (24") to the side lease lines of the premises; and

The top side of which shall fall no closer than twelve inches (12") to the soffit of the mall fascia.

### **Prohibited Sign Types**

Signs with exposed neon or other lamps or signs using flashing lights.

Sign manufacturer's name, stamps or decals, or registered trademarks.

Charge card decals shall not be affixed to any part of the storefront, nor shall any charge card identification be immediately visible from the public space

Sign company names or stamps and UL Labels shall be concealed and not be visible to public view

Signs with exposed raceways, ballast boxes or transformers.

Signs with painted letters.

Signs employing luminous, vacuum-formed plastic letters.

Signs of exposed box or cabinet-type design that employ transparent, translucent or luminous plastic background panels.

Shadow box type signs.

Signs employing un-edged or uncapped plastic letters with no returns.

Paper, plastic or cardboard signs. In addition, stickers or decals of any kind are not permitted on the storefront glass or in entry area, unless approved by Landlord.

Signs with exposed fasteners, vents or weep holes.

Signs with an orientation other than horizontal, that is, no vertical, perpendicular or diagonal signage, etc., unless approved by Landlord.