



Taubman
Dolphin Mall

ARCHITECTURAL DESIGN CRITERIA

5.23.2023

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STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION CRITERIA LOCATED AT TENANTCOORDINATION.TAUBMAN.COM

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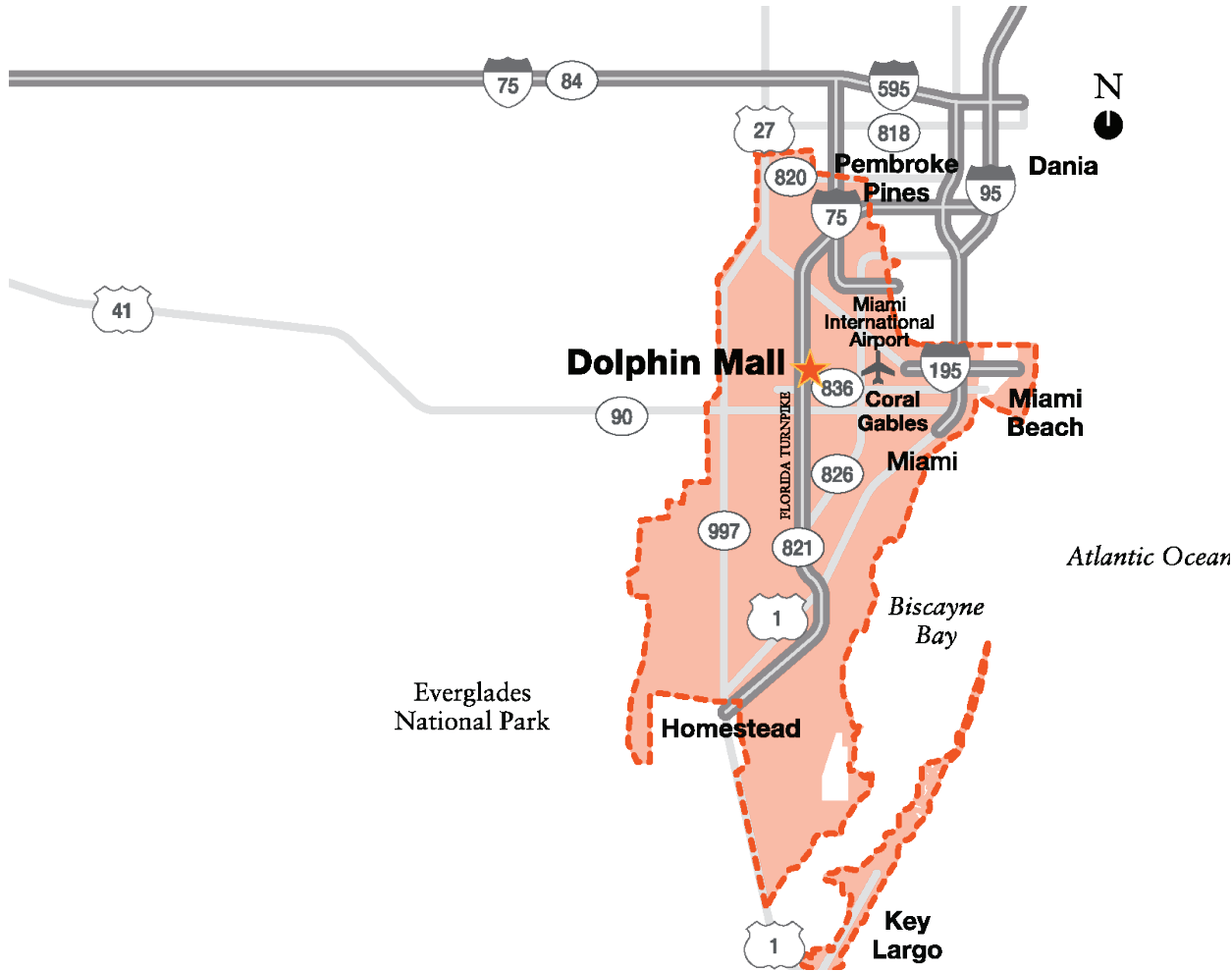
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**STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE
PROTECTION CRITERIA LOCATED AT [TENANTCOORDINATION.TAUBMAN.COM](https://tenantcoordination.taubman.com)**

1.0 INTRODUCTION

DOLPHIN MALL IS MIAMI-DADE COUNTY'S LARGEST OUTLET SHOPPING CENTER BLENDING THE HOTTEST CONCEPTS IN THEME ENTERTAINMENT AND DINING WITH AN UNPARALLELED OFFERING OF MORE THAN 240 VALUE-ORIENTED STORES.

- ❑ Top outlet shopping and dining destination for international and domestic shoppers in Miami.
- ❑ Over 36 million shoppers annually more traffic than the Magic Kingdom and Universal Studios combined.



1.0 INTRODUCTION

PHILOSOPHY

At The Taubman Company, our philosophy is to create retail Centers that showcase exciting and successful stores. We encourage Tenants to be creative, innovative and develop an inviting and exciting store. The following guidelines have been created to outline our design philosophy, requirements, and recommendations when it comes to developing your space.

- ❑ **Good Design = Good Business:** Design focus is to be emphasized in the Tenant store and the Mall commons areas. Together, both areas influence the overall perception of the Mall environment and potentially your bottom line.
- ❑ **High Standards:** Consider these guidelines as a means to ensure that all Tenants and their respective consultants and contractors are designing and building to the same high standard to ensure the overall quality of the Mall environment.

“Good retail design is all about overcoming threshold resistance, bringing the customer into the store”

A. Alfred Taubman – Founder

- ❑ **Overcoming Threshold Resistance:** “The physical and psychological barriers that stand between your shopper and your merchandise... it’s the force that keeps your customers from opening your door and coming in over the threshold.”
- ❑ **Overcoming threshold resistance is one of the keys to being a successful retailer,** regardless of your approach to reaching your customer.

- ❑ **Omni-Channel Retail Experience:** most successful retailers rely on a multi-channel approach to marketing, selling, and serving customers with an Omni-channel retail approach. Omni-channel retail is a way that creates an integrated and cohesive customer experience no matter how or where a customer reaches out.
- ❑ **Brick & Mortar and the Omni-Channel Retail Experience:** As the Omni-channel Retail Industry continues to evolve, connecting people to your brand through the brick and mortar experience is more important than ever. Your store design offers customers an opportunity to see your brand in its physical manifestation and exposes people to unique opportunities to discover and connect to your brand.



1.0 INTRODUCTION

LEGAL STUFF

- ❑ **Rights:** We reserve the right to modify, add to, or delete from these guidelines at any time. Please understand that it's only because we are focused trying to create the best retail environment for all.
- ❑ **Disclaimer:** Please note, any and all drawings in this document are schematic in nature and are for reference purposes only.
- ❑ **Please note** It has been our intention to clarify any items that conflict however after you have read the complete Tenant manual document, please let the Tenant Coordinator know if you discover conflicting information that is not explained somewhere in the information.

PLEASE, PLEASE, PLEASE engage a highly qualified-experienced retail architect, designer, and contractor as early as possible in the lease process. Also, the sooner you complete the design and construction documents, the sooner the store will open.

- **Only use licensed professionals** in the preparation of architectural, design, mechanical, electrical, structural, etc. documents and construction work. Licensed professionals in these respective fields are required to be used.
- **Architectural site surveys** are to be completed by the Tenant. An on site review of the leased premises, surveying if required, is to be completed at the Tenants own expense. **We subscribe to the old saying... measure twice and cut once... for everyone's sake.**



1.0 INTRODUCTION

SUSTAINABILITY

- ❑ **Sustainable Design:** We encourage every retailer, architect, and contractor to create a environment using the latest sustainable design and construction practices.
- ❑ **We recommend the following Sustainable Guidelines for your space:**
 - **Establish a green construction policy** for renovations and tenant build-outs related to construction area, waste management, ventilation, worker protection and means & methods (See Facility Rules & Regulations for additional information).
 - **ENERGY STAR Products:** As you choose equipment and fixtures for your space, please consider installing ENERGY STAR® products. The ENERGY STAR label allows you to easily identify products that meet strict requirements for energy efficiency. You can search for ENERGY STAR products at <https://www.energystar.gov/products>. Discounts may be available for bulk purchases.

ENERGY STAR models of the following equipment are available: Computers, Copiers and Faxes, Data Storage, Enterprise Servers, Ice Makers, Mailing Machines, Monitors and Displays, Notebook Computers and Tablet PCs, Printers and Scanners, Refrigerators, Telephones, Televisions, Vending Machines, Water Coolers.
 - **Healthy, low-emitting materials for tenant build-outs:** Zero or low-VOC (50 grams per liter or less) drywall primer/sealer, paint, caulks, adhesives, sealants, and wood finishes, Formaldehyde-free composite wood products, including plywood, particleboard, and medium density fiberboard (MDF), Finish flooring that does not contain phthalate compounds, Workstations and furnishings that do not emit VOCs or formaldehyde, Chairs free of PBDE flame retardants.
- ❑ **Healthy, Low-Emitting Products:** We recommend using the following certification systems to identify healthy, low-emitting products:
 - U.S. EPA Safer Choice, C2C (Cradle to Cradle), SCS (Scientific Certification Systems), Green Seal, BIFMA Product Safety and Performance Standards and Guidelines (Business and Institutional Furniture Manufacturer’s Association), GREENGUARD Label, CRI Green Label and Green Label Plus (Carpet and Rug Institute), International Living Future Institute’s Declare Database.
- ❑ **Install high-efficiency plumbing fixtures for tenant build-outs: (see MEP Criteria for additional information).**
- ❑ **Healthy lighting for tenant build-outs: (See Lighting Section of this Criteria for additional information).**



1.0 INTRODUCTION

THE PROCESS

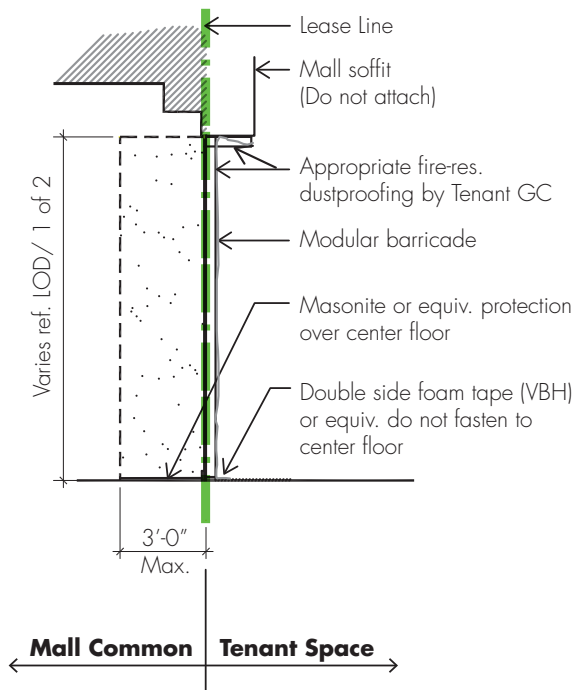


2.0 ARCHITECTURAL DESIGN CRITERIA

TEMPORARY BARRICADES

- ❑ **Temporary storefront barricades are required during construction to create a containment area for Tenant construction activity.**
- ❑ **Refer to the local Center management team and the Center rules & regulations** located at <http://Tenantcoordination.taubman.com> for barricade requirements including, but not limited to, installation and removal, relocation, dust containment, entry conditions, etc.
- ❑ **Full Color Graphics:** Prior to printing and installation, the Tenant shall submit full color graphic content to the facility director at the Center for approval. Only Landlord approved signage will be permitted on the barricade. All graphics must be installed by Boston Barricade.
- ❑ **Promote your brand** using your barricade graphics during store construction. Applying graphics to the barricade enhances a retailers brand image. Graphics should support and bolster your brand image with logos, tag lines, imagery, and colors.

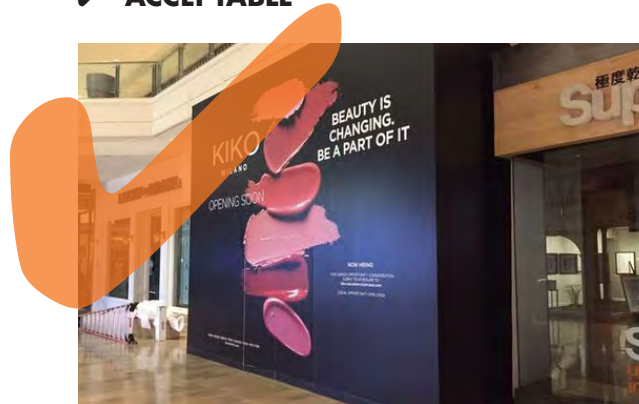
TYPICAL BARRICADE SECTION SCALE: NTS



✓ ACCEPTABLE



✗ PROHIBITED



✓ ACCEPTABLE



✗ PROHIBITED

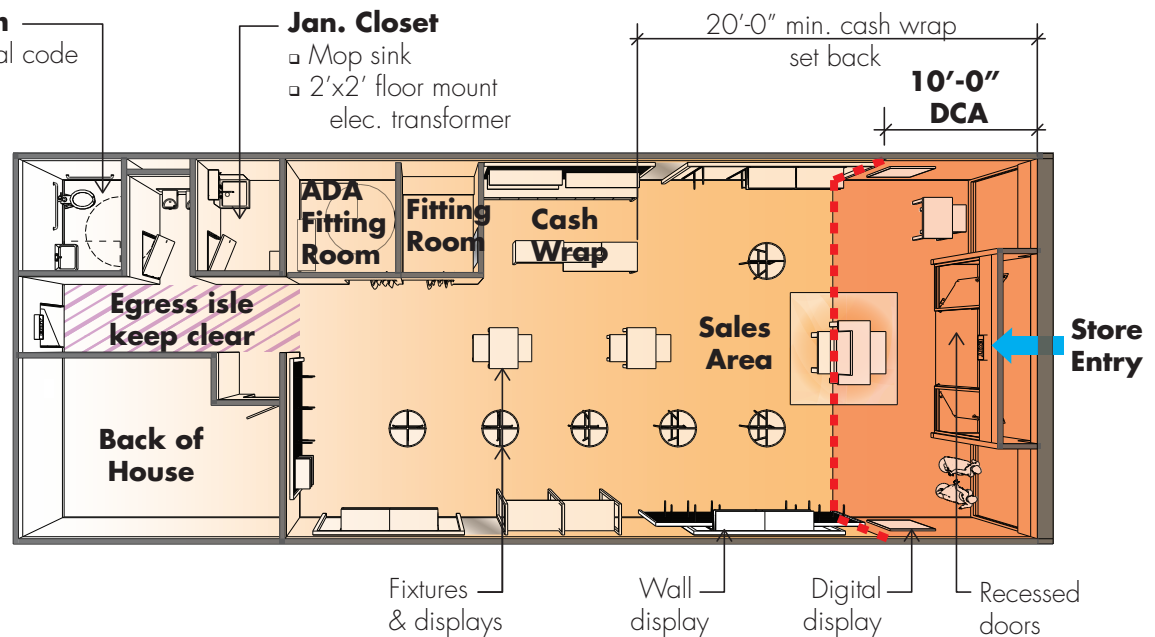
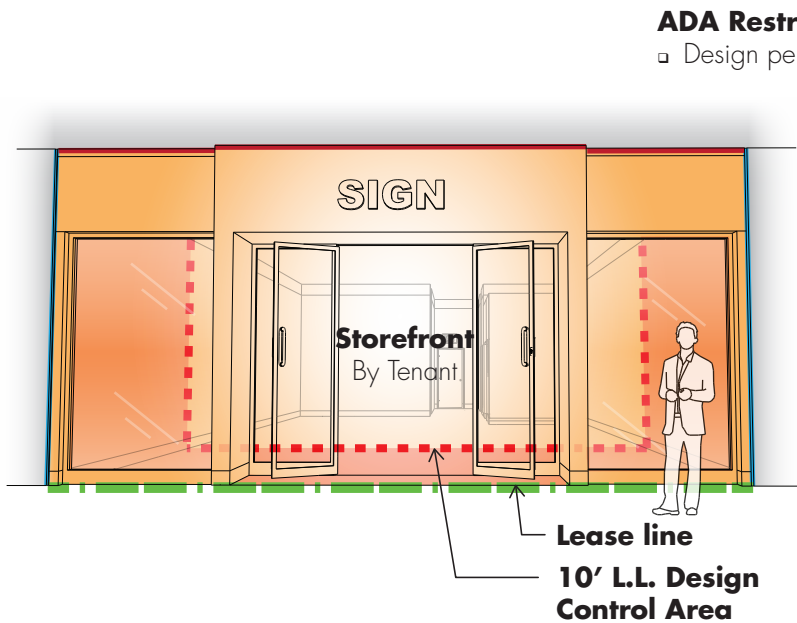
2.0 ARCHITECTURAL DESIGN CRITERIA

TYPICAL STORE FLOOR PLAN

DESIGN CONTROL AREA

- Design Control Area (DCA): Focus, Focus, Focus on the DCA.** The Design Control Area is the area of the store extending from the storefront lease line into the store approximately +/- ten feet (10'-0") across the entire width of the store. As the design in this zone is so critical to the overall appearance of the store, we will focus on this area for the majority of our design comments.
- Emphasize your brand** but consider the context within which you are designing, the terms of the lease and the following Criteria when designing your space. We want you to express your individuality and brand but we ask that the factors above are kept top of mind when designing and building.

- Floor plan: Plan, Plan, Plan...** A well thought out plan allows Tenant's to explore creative design options and store layouts that emphasize your brand and encourage customers to browse and buy.
- Creating a fully integrated design** includes coordinating the building specs, customer traffic flow, product placement, finishes, materials, lighting, color, display windows, signage, flooring, transitions, etc. Using the highest quality materials in all instances.



DCA ELEVATION

SCALE: NTS (TENANT SPACES WILL VARY)

TYPICAL MERCHANDISE PLAN

SCALE: NTS (TENANT SPACES WILL VARY)

2.0 ARCHITECTURAL DESIGN CRITERIA

STOREFRONT DESIGN

You only get one chance to make a first impression...

So give the customer a reason to stop at your store by creating an exciting storefront design that helps tell the story of your brand.



2.0 ARCHITECTURAL DESIGN CRITERIA

MATERIALS & FINISHES

- ❑ **Material Samples:** Tenant must provide an 11"x17" material sample board with their plan submittal (labels must be consistent with the plan submittal legend.)
- **Photos and Renderings:** In addition, we suggest the Tenant provide photos of finishes from a comparable existing store or renderings for the proposed storefront design with their plan submittal.
- ❑ **Tenant finishes** within the DCA shall be **durable** such as glass, tile, metal, stone, terrazzo, plaster, hardwood, or similar materials approved by the Landlord.
- ❑ **Detailing or joinery of differing materials** is very important. A carefully defined edge must be established between different horizontal and vertical Tenant materials and surfaces as well as between the Tenant and Landlord finishes.



2.0 ARCHITECTURAL DESIGN CRITERIA

STOREFRONT GLAZING, ENTRANCES, AND CLOSURES

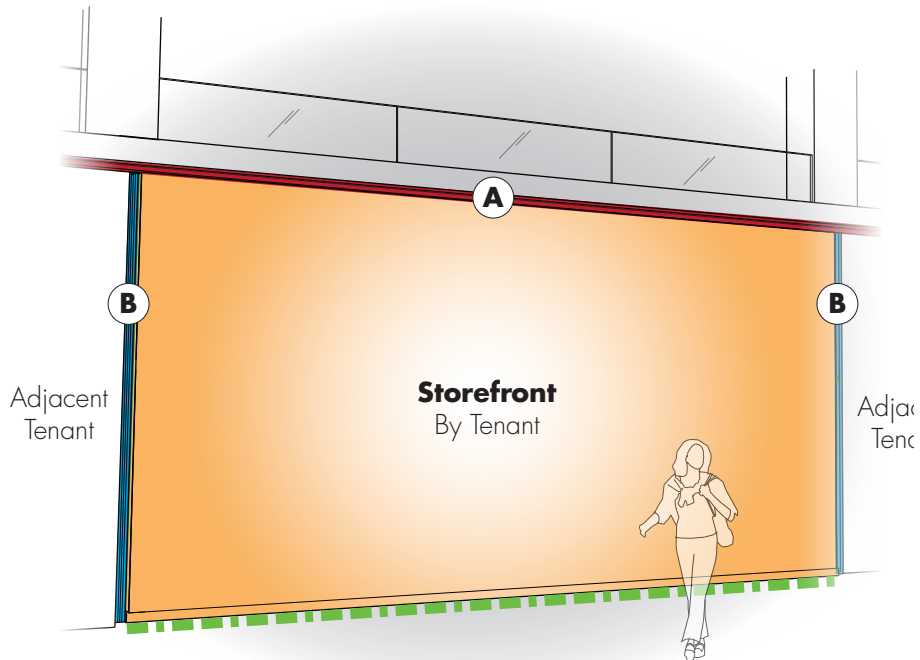
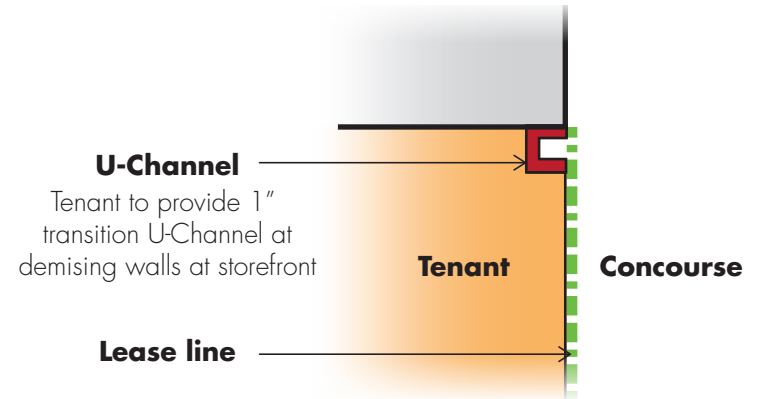
- ❑ **Glazing Design:** Full height-butt glass is preferable to framed windows. Refer to the local building codes when sizing full height glass members.
 - Glazing designs that employ articulated moldings, muntins, or beveled glass. Leaded or stained glass also may be appropriate but may not be simulated, applied, or reproduced in acrylic, or plexiglass.
 - **Storefront glass** shall be clear, safety plate or tempered float glass. No tinted glass will be allowed.
 - **Exposed edges** should be polished. Silicone shall not be used unless required by local code.
 - **Clips or brackets** when required, should complement the design and not detract from the beauty of a clean and uninterrupted view of the store and merchandise.
- ❑ **Storefront Projections:** Construction shall not project beyond the storefront lease line, including finishes and door swings.
- ❑ **Storefront base** must be hard surface (tile or metal, typical) that can withstand the regular wear and tear of cleaning equipment and pedestrian traffic.
- ❑ **Swinging doors** may be left open and in a locked position as long as they don't extend past the lease line and are integrated into the overall storefront design... not an afterthought.
- ❑ **Sliding Doors and Overhead Grills:** Sliding doors and overhead grills shall be concealed in an side storage pocket or overhead during shopping Center hours.
- ❑ **Security Devices:** Please refer to page 52-53, Store Security for full information.



2.0 ARCHITECTURAL DESIGN CRITERIA

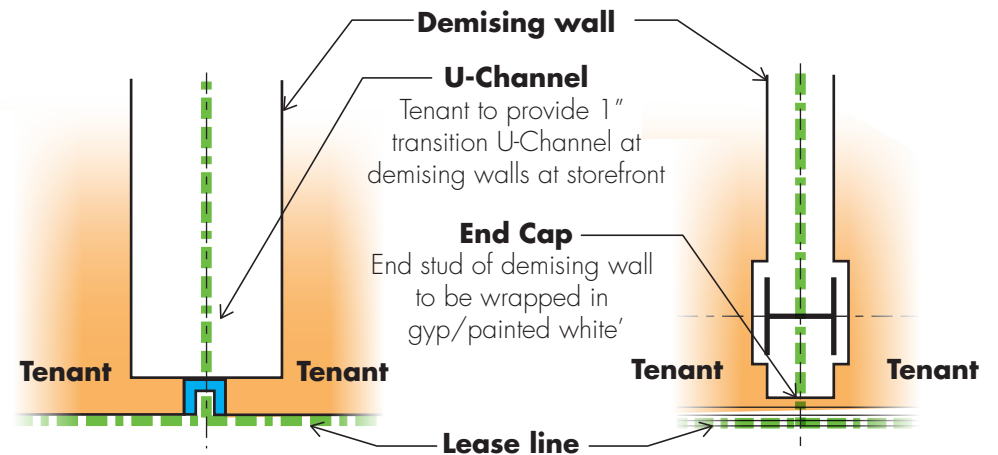
TRANSITIONS-TRANSITIONS/DEMISING CONDITIONS

- ❑ **Neutral Piers-Existing Mall:** Neutral piers are existing. Any new neutral piers will be built by the Tenant's contractor, at the Tenant's expense, per drawing supplied by Landlord. (Refer to "Details and Diagrams" Section of Criteria)
- ❑ **U-Channel Transition-Expansion Area:** Tenant to provide 1" U-Channel transition at end of demising walls at the storefront. There are no Landlord provided neutral piers, only U-Channel transitions to the adjacent Tenant.



TYPICAL U-CHANNEL ELEVATION
SCALE: NTS

A **OPTIONAL U-CHANNEL SECTION @ BULKHEAD**
SCALE: NTS



B **TYPICAL U-CHANNEL SECTION @ DEMISING WALL**
SCALE: NTS

C **TYPICAL END CAP SECTION @ DEMISING WALL**
SCALE: NTS

2.0 ARCHITECTURAL DESIGN CRITERIA

STOREFRONT MATERIALS-STONE

- ❑ **Stone:** Stone, granite, marble, limestone, slate, and other natural stone materials may be used in storefront applications.



- ❑ **Stone** may be polished, unpolished, sandblasted, flamed, honed, split face, or carved. Careful craftsmanlike attention to detail is required at all connections and transitions to other materials.

- ❑ **Edge details** must prevent visible unfinished edges. Exposed edges must be quirk mitered, chamfered, or polished to match adjacent surface finish.

- ❑ **Transition** between stone and adjacent materials must be defined by metal reveals.

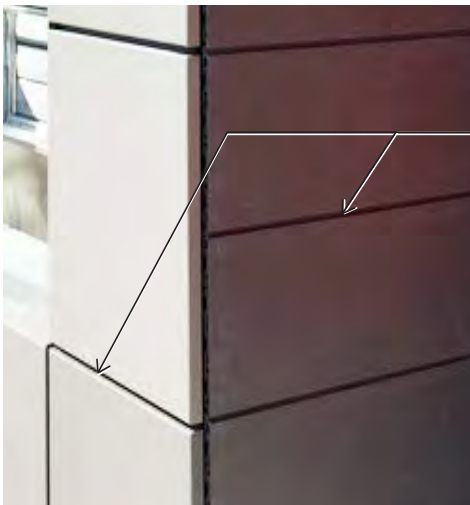
- ❑ **Natural stone** must be protected against staining and discoloration by means of sealers.



2.0 ARCHITECTURAL DESIGN CRITERIA

STOREFRONT MATERIALS-METALS

❑ **Metals:** All storefront metal panels must meet Landlord requirements below.



- ❑ **Textured or brushed** stainless steel, galvanized, sandblasted, and etched metals are encouraged in creative applications.
- ❑ **Minimum 18 gauge** metal panels are required. Min ½" thick fire rated plywood substrate is required.
- ❑ **Fabrication** must be either heavy gauge material or thinner gauge material shop laminated to solid backing. In no case is oil canning (resulting from light reflection from an uneven or buckled surface). Scratches, warps, dents, occlusions, visible seams, or other imperfections are not permitted.
- ❑ **Sealants** on natural metals are required to prevent tarnishing and must be maintained by Tenant at Tenant's expense.
- ❑ **All joints and seams** must be even, straight and concealed when possible. Outside corners are to be mitered, continuous break shaped, bent, or hemmed. **Seams between metal panels must be identified on the storefront elevations.**
- ❑ **Reveals:** Metal panels will not be allowed to directly come into contact with adjacent panel. Reveals, turn in seams, welding, or similar must be specified and detailed out on the plans. **No visible fasteners permitted.**



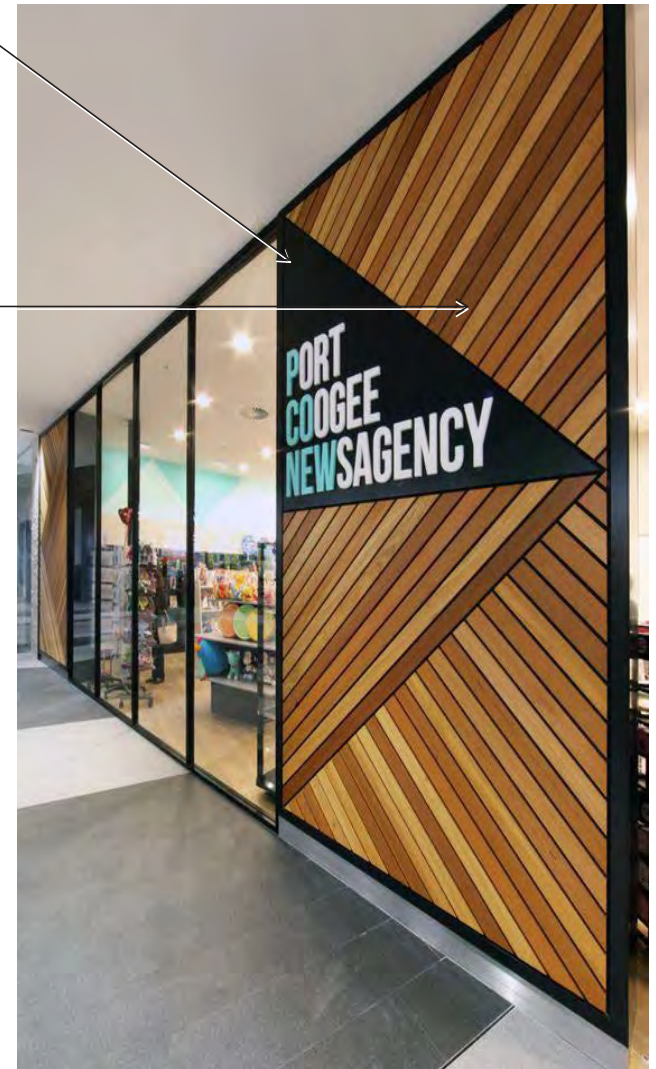
2.0 ARCHITECTURAL DESIGN CRITERIA

STOREFRONT MATERIALS-WOOD

- ❑ **Wood:** Painted or stained wood may be used in many design applications, such as window frames, decorative trim, molding, and for solid areas, such as decorative bulkheads. In some cases it may be used for larger architectural elements, such as columns and entrances.



- ❑ **Painted wood** must have a shop quality enamel or clear finish.
- ❑ **Detailing & construction** to be executed in a high quality craftsmanlike manner.
- ❑ **All wood used in construction of storefront** must be kiln dried, mill quality hardwood, and must meet local flame spread requirements.
- ❑ **Extensive use** of natural wood finishes is discouraged. All stains and finishes must be Landlord approved.
- ❑ **Wood paneling** and plank construction is not acceptable unless presented in a highly imaginative concept and approved by the Landlord.



2.0 ARCHITECTURAL DESIGN CRITERIA

STOREFRONT MATERIALS-TILE

- ❑ **Tile** may be used in diverse applications. Its use is encouraged to introduce light, decorative texture or graphic quality to a storefront.



- ❑ **Mosaic:** Small and intricate mosaic tile patterns may be utilized for detail and accent only.

- ❑ **Porcelain, ceramic, or glass tiles** in glazed or natural finishes may be used as accents and in limited field applications. Patterns used over large areas are expected to have a sophisticated well executed design concept.

- ❑ **Porcelain tiles** are known to be denser and less porous than ceramic tiles. Porcelain tiles are highly resistant against chipping and scratching.



- ❑ **Grout color** should match the background color of the tile so as not to emphasize a grid pattern.

- ❑ **Corner Details:** All tile must be carefully detailed at outside corners with bull nose edges or special corner trims. Lapped or butt joints



2.0 ARCHITECTURAL DESIGN CRITERIA

STOREFRONT MATERIALS-PAINTED SURFACES

- ❑ **Painted Surfaces:** Any paint applied to the materials in the storefront must be specified and is subject to Landlord review and approval.



- ❑ **Painted metal** shall have a factory applied finish of baked enamel or powder coat treatment.
- ❑ **Painted wood** surfaces must be properly prepared and sealed prior to the application of a high grade enamel or low VOC Epoxy type finish.
- ❑ **Painted gypsum** wall board will be allowed only within the interior of the storefront, not on the exterior storefront.
- ❑ **Required MDF finish process:** 1 coat primer, 2 coats finish (sprayed and sanded between each step). Min. thickness for MDF is 3/4" on storefronts.



2.0 ARCHITECTURAL DESIGN CRITERIA

STOREFRONT MATERIALS-MISC.

- ❑ **Precast Stone and Concrete:** Many precast stone and concrete products are currently available that may be acceptable for storefront applications. The use of these materials is at the discretion of the Landlord.
- ❑ **Plaster:** Plaster, cement plaster (stucco), and venetian plaster finishes may be considered for limited storefront applications. Plaster or stucco finishes should be used in combination with other high quality materials such as stone or metal and not be the primary storefront material.
- ❑ **Finish Textures:** Should be a light dash, sand, or smooth finish.
- ❑ **Faux Finishes:** Faux finishes may be used at the Landlord's discretion. Actual samples of the faux finish must be submitted to the Landlord.
 - Photographs of previous examples are helpful but may not be substituted for an actual sample.
 - Faux finishes must be executed by a commercial artisan specializing in that medium.



PROHIBITED MATERIALS

The following is a list of prohibited materials. In rare instances, special consideration may be given for the use of a prohibited material if its application is highly original, creative and essential to the theme or design concept of the storefront. Exceptions will be determined by the Landlord during design review:

- ✗ Plastic laminates
- ✗ Glossy or large expanses of acrylic or plexiglas
- ✗ Pegboard
- ✗ Mirror
- ✗ Highly polished or plated metals except as trim
- ✗ Reflective glass
- ✗ Distressed woods such as pecky cedar, rough sawn lumber, and softwoods.
- ✗ Anodized aluminum
- ✗ Vinyl, fabric, or paper wall coverings
- ✗ Plywood or particle board
- ✗ Sheet or modular vinyl
- ✗ Luminous ceilings including “egg crate”
- ✗ Vinyl awnings
- ✗ Shingles, shakes, and rustic siding

2.0 ARCHITECTURAL DESIGN CRITERIA

STOREFRONT SIGNAGE-INTERIOR

- ❑ **Number of Signs:** Tenant shall identify the premises by installing **(1) one primary identification sign** on the storefront elevation. Second sign at corner conditions may be permitted per Landlords approval.
- ❑ **Store Name/Trade Name:** Store identification signs shall be limited to the store name (D.B.A.). Wording of signs shall not include the product sold except as part of Tenant's trade name. The use of a crest, shield, logo, or other established corporate insignia which has been customarily displayed or associated with the store name may be approved on an individual basis by the landlord at Landlord's sole discretion.
- ❑ **Height:** The average height of sign letters or components **shall be twelve inches (12" in.) average and sixteen (16" in.) max.**
- ❑ **Projection:** Signs shall not project beyond the storefront more than two inches (2" in.) if less than eight feet (8'-0" ft.) above finished floor line, nor more than four inches (4" in.) above eight feet (8'-0" ft.).
- ❑ **Limits:** 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" in.) to the side lease lines of the premises.
 - The top side of which shall fall no closer than twelve inches (12" in.) to the soffit of the Mall fascia.
- ❑ **Fonts:** One font style with various heights, weights, and one color is strongly recommended in order to provide an economical and timely sign installation.
- ❑ **Review and Approval: All signage, identification, and graphics are subject to the approval of the Landlord.** The Landlord maintains all authority to reject any sign or sign component, whether specifically addressed in this manual or not.
 - All signage shall be submitted to Landlord for approval with scaled shop drawings.
 - All signs and sign installation shall comply with all local building and electrical codes.



2.0 ARCHITECTURAL DESIGN CRITERIA

STOREFRONT SIGNAGE-INTERIOR

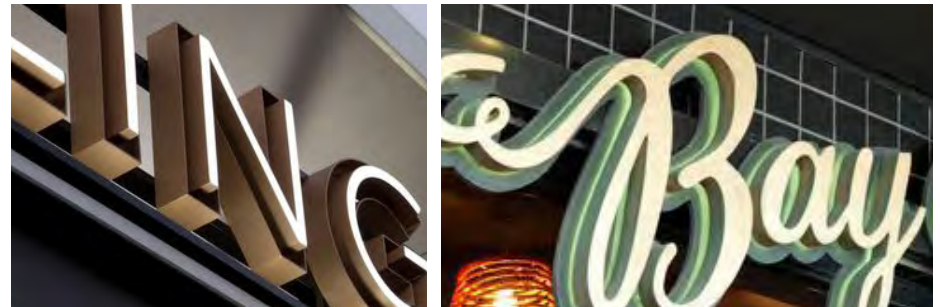
- ❑ **Service Door Sign-Interior:** A uniform store identification sign shall be installed by Tenant per Landlord's specifications. Tenant shall not post additional signs in service areas. Letters are to be three inch (3" in.) high in black vinyl applied directly to the outside face of the Tenant's door. Wording shall be limited to Tenant's name and space number only.
- ❑ **Blade Signs-Interior:** Blade signs are permissible subject to Landlord approval.

STOREFRONT SIGNAGE-EXTERIOR

In addition to the criteria specified in the interior signage section, Tenants with exterior entrance signage shall also comply with the following.

- ❑ **Exterior Sign Height:** The maximum height of sign letters or components shall not exceed twenty inches (24" in.) but size is subject to Landlord approval and may be required to be smaller.
- ❑ **Sign Outer Limits- Exterior:** 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" in.) to the side lease lines of the premises.
 - The top side of which shall fall no closer than twelve inches (12" in.) to the soffit of the mall fascia.
- ❑ **Projecting/Blade Sign:** One (1) sign with a maximum sign area of four to six square feet (4'-6'sf.) per side, or eight to twelve square feet (8'-12' sf.) total, a maximum sign height of three feet (3'-0" ft.), a maximum sign width of three feet (3'-0"ft.), a maximum sign thickness of six inches (6" in.), and a minimum clear passage height per code. The projecting/blade sign shall be located at the main pedestrian entry of the building subject to Landlord approval.

- ❑ **Awnings and Canopies** will be allowed for select exterior curbside Tenant elevations only. All designs shall be submitted for approval by Landlord.
 - Illumination of awning shall be wash-lit from above awning by approved fixture. Fixture counts and placement shall be indicated on submittal drawings, as well as foot-candle.
- ❑ **Service Door Sign-Exterior:** Rear door shall have store suite address number only posted at six feet (6'-0" ft.) above curb, white four inch (4" in) vinyl.
- ❑ **Postal Service Sign:** (Exterior Curbside Storefronts Only): Street address identification (street number only) for postal delivery is required and must be placed in the lowest left hand corner of the storefront glazing. Numbers to be six inch (6" in.) white vinyl mounted to the inside face of the glass.



2.0 ARCHITECTURAL DESIGN CRITERIA

SPECIFIC SIGN GUIDELINES-INTERIOR



Pin mounted



Back Lit



Applied to glass



Internal illumination



Edge lit



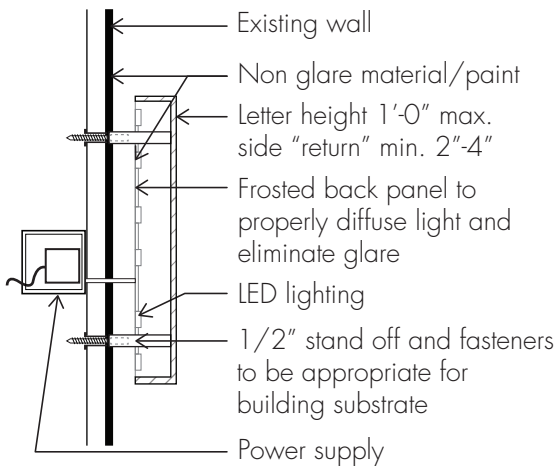
Back lit



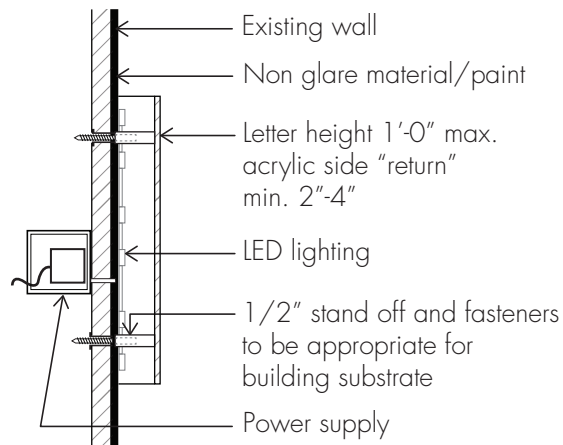
Dimensional



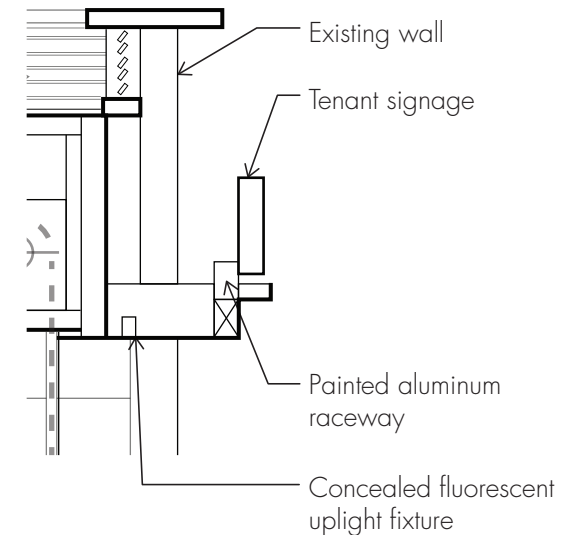
Ledge sign



Illuminated pin mount



Illuminated channel



Ledge sign

2.0 ARCHITECTURAL DESIGN CRITERIA

STOREFRONT SIGNAGE

PROHIBITED SIGN TYPES

- ✘ Signs with exposed fasteners, vents, or weep holes. **Exterior signs may have weep holes but they must be baffled.**
- ✘ Signs with exposed neon or other lamps and signs using flashing lights.
- ✘ Sign manufacturer's name, stamps, decals, or registered trade marks.
- ✘ Signs with exposed raceways, ballast boxes, or transformers.
- ✘ Signs with painted letters
- ✘ Signs employing luminous and 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 unedged 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.
- ✘ No sign, advertisement, notice or other temporary lettering shall be exhibited, inscribed, painted, or affixed on any part of the storefront(s) except store identification signs.

POSSIBLE SIGN TYPES

- ✓ Signs with an orientation other than horizontal, that is, no vertical, perpendicular (blade signs), or diagonal signage, etc. unless approved by Landlord.
- ✓ **LED simulated neon**, Neon creativity, combined with good taste and common sense, are watchwords in designing with neon graphics. Although bare tube neon may be acceptable as a graphic design element (when used in moderation) it generally is not favored as a graphic tool. Excessive use of neon or any neon within ten feet of the storefront lease line or on the storefront is restricted by the Lease agreement. Proposed neon details must be submitted with the Construction Documents for Landlord's review and approval.



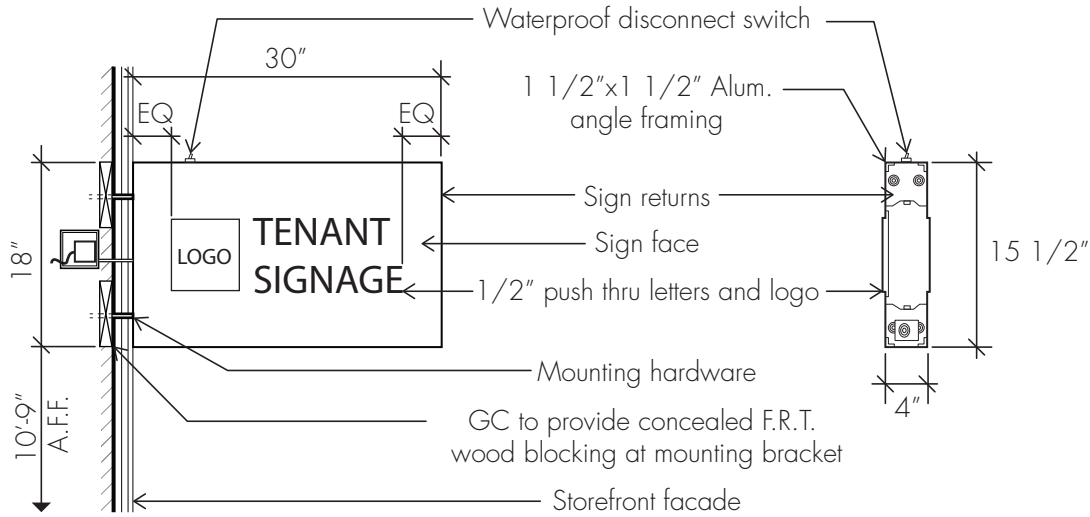
✓ ACCEPTABLE



✘ PROHIBITED
ARCHITECTURAL DESIGN CRITERIA

2.0 ARCHITECTURAL DESIGN CRITERIA

BLADE SIGN GUIDELINES



Type-1 Surface Mounted



Surface mounted



Surface mounted



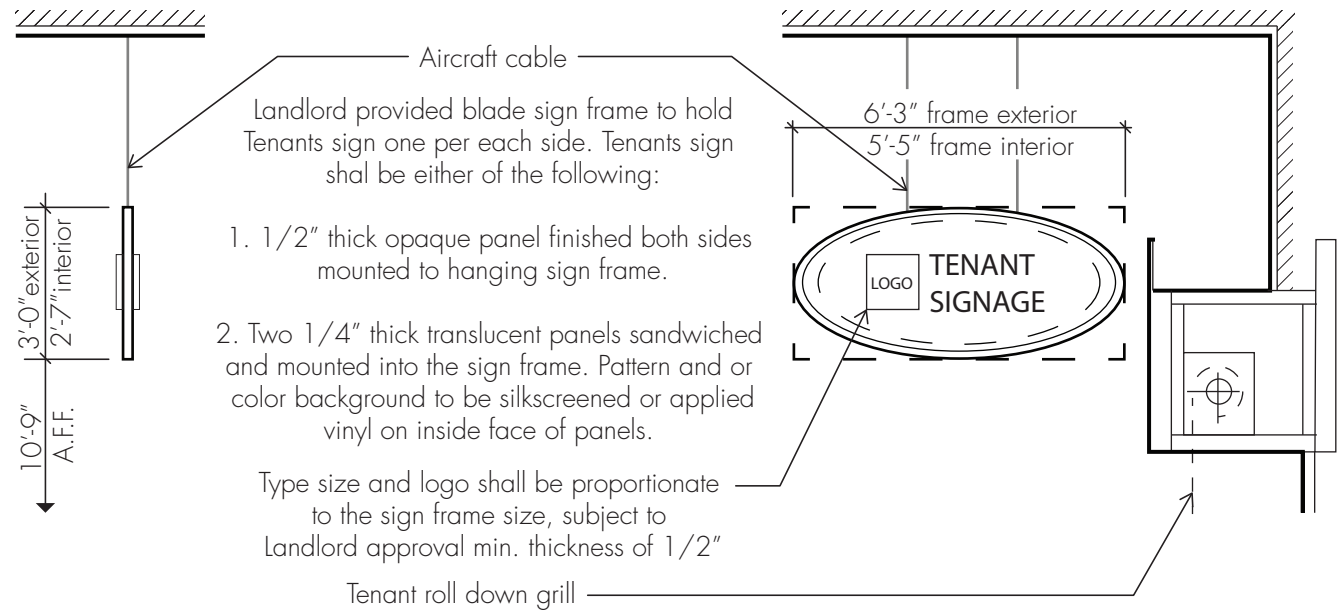
Surface mounted



Suspended



Suspended



Type-2a Suspended Oval
Type-2b Suspended Rectangle

2.0 ARCHITECTURAL DESIGN CRITERIA

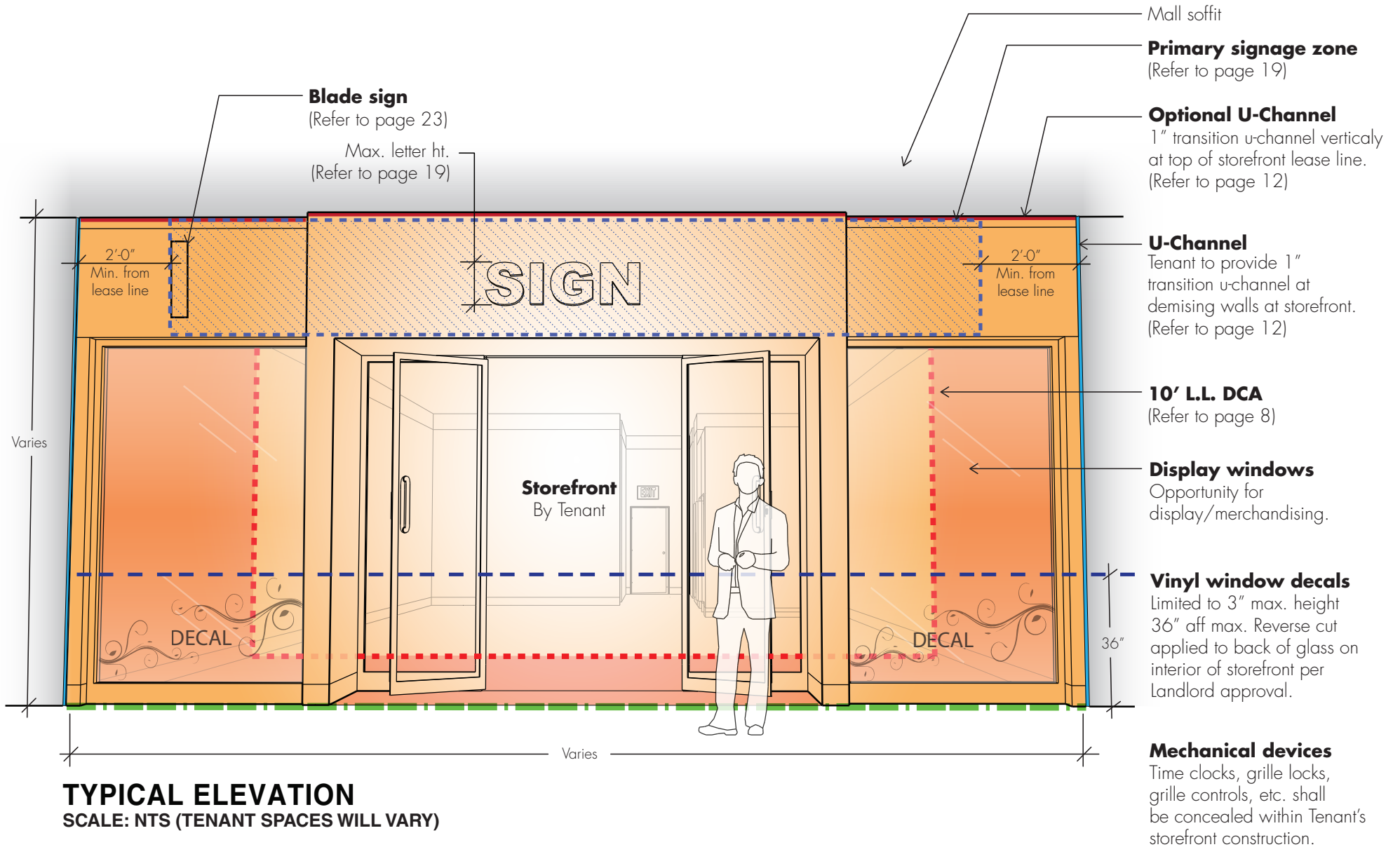
STOREFRONT DECALS

- ❑ **Decals** in addition to the primary identification sign graphics on the storefront glass doors are permissible. Subject to Landlord approval these may not be illuminated and must adhere to:
 - **Install on second surface, three to four inches (3"-4" in.) max. letter height, thirty six to forty two inch (36"-42" in.) AAF max.**
 - **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.



2.0 ARCHITECTURAL DESIGN CRITERIA

STOREFRONT ELEVATION-INTERIOR



TYPICAL ELEVATION

SCALE: NTS (TENANT SPACES WILL VARY)

2.0 ARCHITECTURAL DESIGN CRITERIA

STOREFRONT- DIGITAL BRANDING

As referenced in the Design Philosophy section of this criteria, connecting people to your brand through the brick-and-mortar experience is more important than ever. Digital branding (collectively - images, lifestyle graphics, distinctive colors, etc.) is one feature of your storefront design that may help customers discover and connect to your overall brand.

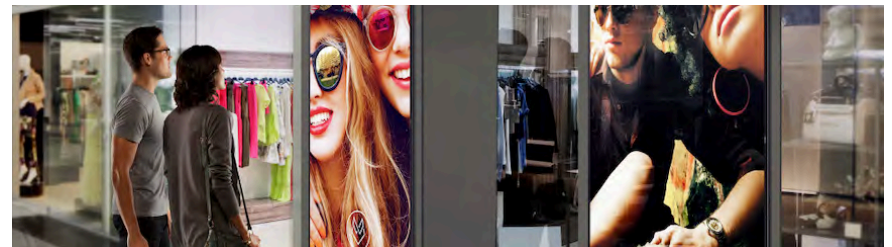
Digital branding in the past had its pitfalls, such as light trespass on to the common mall and other tenants, brightness limitations, flashing or other movement issues. New technologies have addressed many of those previous shortcomings but also create new challenges when being utilized within the mall environment.

The following criteria was created to allow tenants reasonable flexibility and creativity when using digital branding as part of their store design while being respectful of your neighbors and overall mall environment.

❑ Digital Branding Types:

- **Architectural:** Digital LED panels or “Bricks” built right into the storefront architecture and face.
 - **Show window:** LED panels or translucent screens within the Design Control zone at the show windows.
 - **Interior:** LED panels or integrated digital within the store interior that can be seen from the mall common area (around columns, backwalls, at product displays).
- ❑ **Storefront Design Integration: All digital branding must be integrated into a well thought out, interesting, overall storefront design. No freestanding displays. No after thoughts.**
- Such signage shall be installed in accordance with Tenant’s working drawings and specifications and approved by Landlord.
 - The back of unit/display must be finished and integrated into the store design.
 - All cords, fans, frames, transformers, outlets, and mounting attachments must be concealed.

- ❑ **Location:** May be located on/at tenant storefront, Design Control Area, or interior of space.
- ❑ **Audio:** Audio component of the LCD screens is not permitted.
- ❑ **Content: Lifestyle graphics only.** No sales advertising or equivalent content. All content is subject to the decency standards in the lease. All images, content, and formatting are subject to Landlord review and approval prior to displaying.
- ❑ **Light and Color Control:** Newer digital technology allows for quicker and easier adjustments to light display output.
 - Minimize light or color trespass into the common area or adjacent Tenant space...respect your neighbors and the mall environment.
 - Control the light and color intensity electronically or relocate the signage further from the storefront. **All digital branding must be dimmable.**
- ❑ **Movement: Images at/on the storefront must be static. Digital Branding behind the storefront glass (minimum 3-4 ft) may have slow motion. No flashing, flickering or rapid movement of any digital content.**
- ❑ **Landlord approval:** will be granted based on creative design integration. Landlord reserves the right to reject any digital branding or signage in the design review process if not appropriate.
- ❑ **Emergency – Power Off:** The tenant must provide an emergency – power off (physically) and take full responsibility for connectivity and bandwidth requirements. The tenant is responsible for any type of cyber security risk to ensure their content is protected from the outside.



2.0 ARCHITECTURAL DESIGN CRITERIA

STOREFRONT- DIGITAL BRANDING

- ❑ **Size & Area Percentages at Storefront:** Size of Digital Display shall be proportional to storefront square footage and subject to Landlord review and approval.
- The following calculations are examples based on several typical/general storefront sizes and to be used as a guide when determining the overall amount of digital branding proportional to the overall storefront square footage.

■ **12' H x 30' W = 360 SQFT = up to 10% or 36 SQFT.**
Digital Signage not to exceed 6' linear – horizontal,
unless otherwise approved by Landlord.

■ **12' H x 50' W = 600 SQFT = up to 10% or 60 SQFT.**
Digital Signage not to exceed 6-8' linear – horizontal,
unless otherwise approved by Landlord.

■ **12' H x 75' W = 900 SQFT = up to 10% or 90 SQFT.**
Digital Signage not to exceed 8' linear – horizontal,
unless otherwise approved by Landlord.

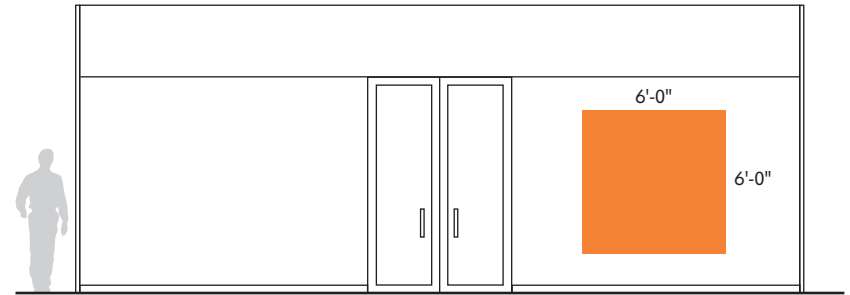
■ 10% of storefront digital 12' H x 30' W = 36'-0" SQ. FT.

■ 10% of storefront digital 12' H x 50' W = 60'-0" SQ. FT.

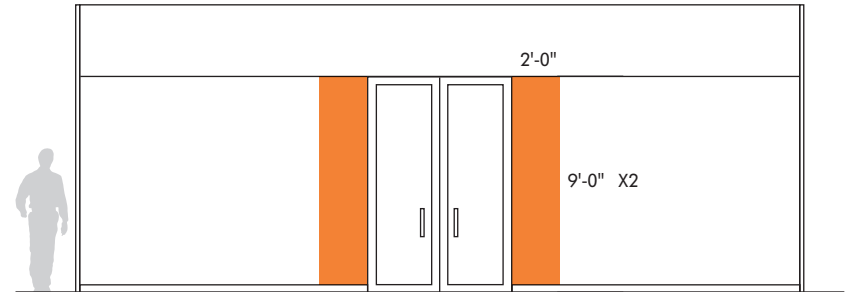
■ 10% of storefront digital 12' H x 75' W = 90'-0" SQ. FT.

NOTE:
Digital Media not to extend past storefront
floor base, no media to touch floor.

Example Configuration 1



Example Configuration 2



Example Configuration 3



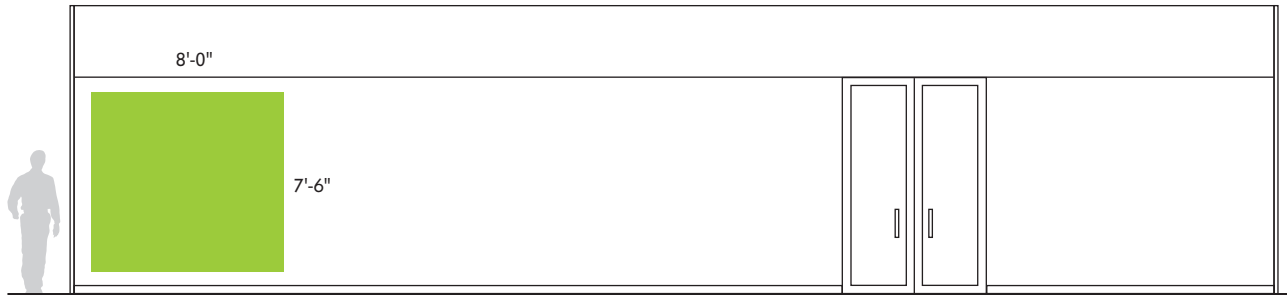
10% of Storefront digital = 36'-0" SQ. FT.

12'-0" H x 30'-0" W = 360'-0" SQ. FT.

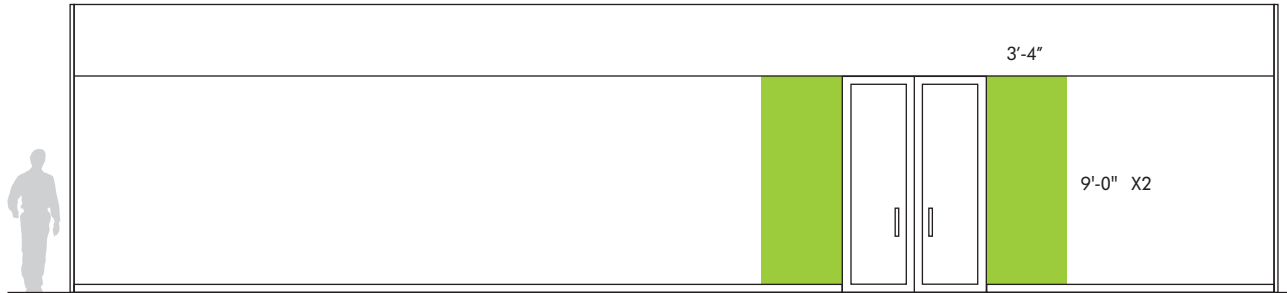
2.0 ARCHITECTURAL DESIGN CRITERIA

STOREFRONT- DIGITAL BRANDING

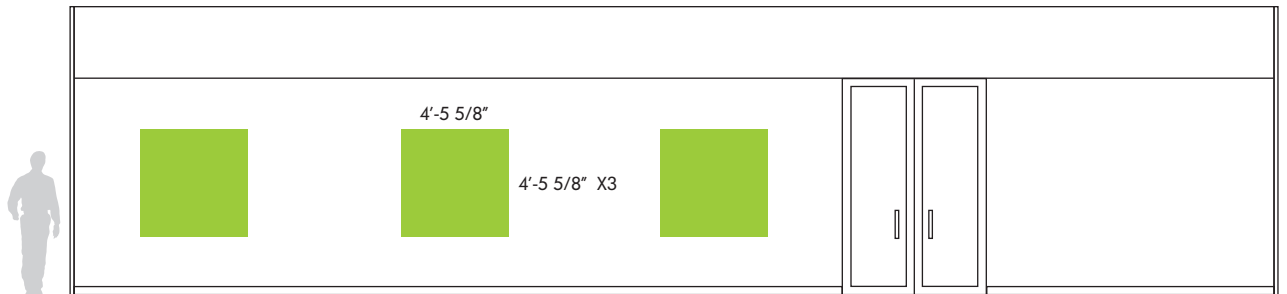
Example Configuration 1



Example Configuration 2



Example Configuration 3



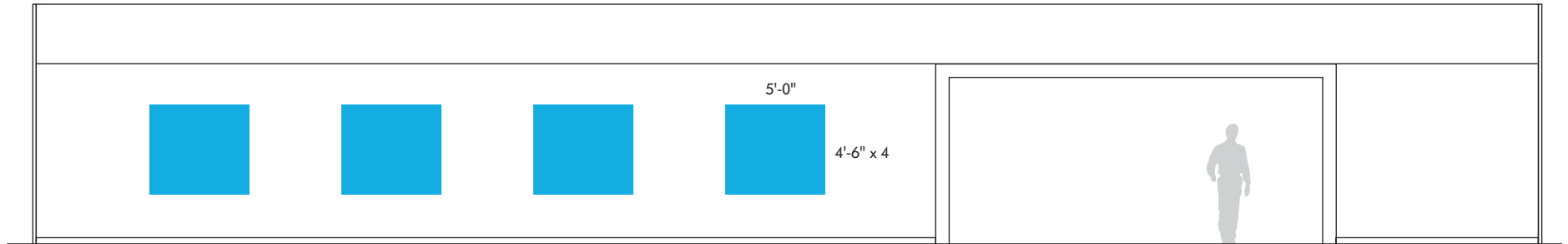
10% of Storefront digital = 60'-0" SQ. FT.

12'-0"H x 50'-0"W = 600'-0" SQ. FT.

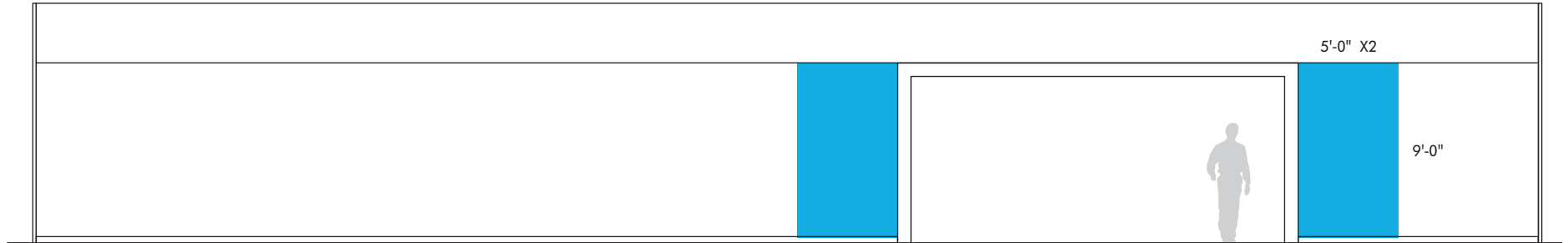
2.0 ARCHITECTURAL DESIGN CRITERIA

STOREFRONT- DIGITAL BRANDING

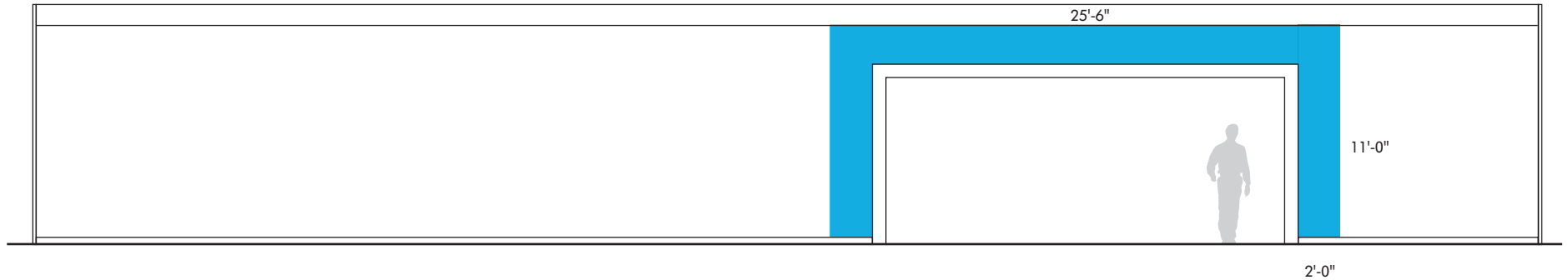
Example Configuration 1



Example Configuration 2



Example Configuration 3



10% of Storefront digital = 90'-0" SQ. FT.

12'-0"H x 75'-0"W = 900'-0" SQ. FT.

2.0 ARCHITECTURAL DESIGN CRITERIA

DIGITAL BRANDING EXAMPLES



Digital Integrated into Storefront Display



Digital Pattern Behind Glass



Translucent Digital Behind Glass



Digital Surrounding Entrance



Digital Display



Digital Integrated into Storefront



Digital Flanking Entrance



Clean Digital Design Integration

2.0 ARCHITECTURAL DESIGN CRITERIA

CEILING TREATMENTS

Just as floor treatments should reflect the fixturing and merchandise layout, so too should the ceiling accentuate the merchandise presentation and Tenant brand.

- ❑ **Open Ceiling Requirement:** To ensure compatibility with the covered Mall building smoke management system where Tenant spaces are provided with full or partial decorative ceilings, provisions shall be made such that the **ceiling is at least 30% free open area**, uniformly distributed. The free open area shall be distributed such that a maximum ten foot (10'-0" ft.) spacing is provided between adjacent open areas in any direction. The free open area shall be provided via openings in the ceiling grid that may be finished with perforated metal grilles or louvers.
- ❑ **Articulated Ceilings:** i.e. ceilings of various heights, lighting coves, coffered ceilings, soffits, etc. reinforce the design statement, enhance the merchandise, emphasize or deemphasize areas, and provide drama and focus.
- ❑ **Gypsum board ceilings and soffits are required throughout the sales area and in the storefront display area.**
 - **Acoustical lay-in tile ceiling** is only permitted in back of house non sales areas.
 - Combustible materials of any sort may not be used or stored above the Tenant's ceilings.
 - All diffusers, grilles, tracks, speakers, etc., must be painted to match finish ceiling.
 - Concealed sprinkler heads are required in the storefront display area. **(Refer to MEP and FP criteria)**
 - All diffusers, grilles, tracks, speakers, etc., must be painted to match finish ceiling.
- ❑ **Ceiling Heights: Tenant is responsible for field verification of the existing conditions.** In some cases, existing utilities may be relocated by Tenant at Tenant's expense. Written approval from Landlord is required before proceeding with such work.

- ❑ **Metal Suspension Systems:** Metal suspension systems shall be used for all ceilings and shall be secured to Landlord's structural framing only. **No connections to Landlord's deck will be permitted.**
- ❑ **Hanging Marketing Displays:** Tenant hanging marketing displays must provide a recessed track or equivalent discreet hanging method. Hanging grids or other surface mounted hanging methods are prohibited.
- ❑ **Access Panels:** Provide access panels to permit servicing of all Tenant and Landlord equipment located above the ceiling. **Access panels in hard surface ceilings must be a flush panel door with a tape in drywall bead flange.** Access panels should be installed on vertical ceiling soffits or located as inconspicuously as possible.



POSSIBLE CEILINGS

(Subject to Landlord review and approval)

- ✓ Tin, aluminum, and other metals
- ✓ Wood slats
- ✓ Panels
- ✓ Open grid patterns
- ✓ Trompe l'oeil painting (faux clouds, windows, etc)
- ✓ 2x2 tegular acoustical lay-in ceiling

2.0 ARCHITECTURAL DESIGN CRITERIA

LIGHTING

"Light is the magical ingredient that makes or breaks a space."

Interior designer-Benjamin Noriega-Ortiz

- ❑ **Lighting shouldn't be an afterthought...** it is an essential part of your store design and should match your overall brand aesthetic and product offerings. The right lighting design can attract customers to your store, direct them through your space, create an overall ambiance, highlight your brand and products, evoke feelings, etc, which in turn may positively impact how people shop and may bolster your bottom line.
- ❑ **Take energy, cost efficiency, and long-term maintenance into account.** Remember lighting is a significant portion of your stores electrical use (+/- 40%) and that the lighting you install won't take care of itself.



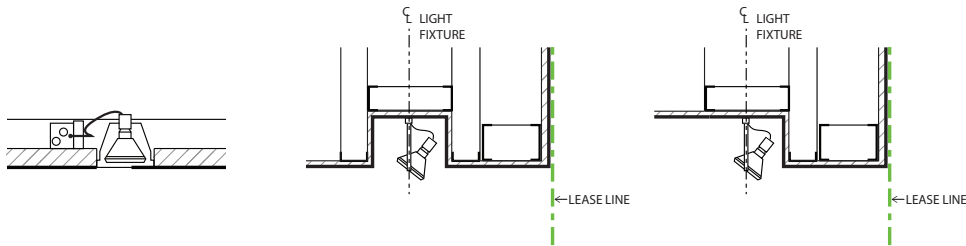
- ❑ **Ambient Lighting:** The goal in ambient lighting design is to develop a general light level consistent with the merchandise or service and allows the customer to distinguish the features, colors, and other attributes of the displayed merchandise. In addition to ambient lighting, Tenants should incorporate a mix of the following to further enhance the overall brand experience:
 - **Accent lighting** performs a multi faceted role in retail design. It can provide focus, orientation, and dramatic impact to the merchandise statement, highlight key displays, enhance the sales atmosphere, and provide complimentary illumination to the presentation.
 - **Color Filters:** The use of color filters may be incorporated with these light fixtures to add dramatic effects to merchandise displays. Conventional accent lighting using standard incandescent lamps is not recommended due to its inferior color rendering and focusing properties compared to light sources mentioned above.
 - **Task lighting** is used for tasks in which detail work rather than general illumination is required. There are many methods for employing task lighting but typically, recessed lighting, or table lamps are used. Task lighting can be effective and beneficial, and should be considered for use at the cash/wrap counter, jewelry demonstration, or examination areas, and so forth.



2.0 ARCHITECTURAL DESIGN CRITERIA

LIGHTING-CONTINUED

- ❑ **Lighting Fixtures and Bulbs:** There are numerous types of high quality commercial grade fixtures and bulbs to consider. You will need multiple sources of light in your retail store to create atmosphere, contrast and draw attention to your products... show off your products in the best light by:
 - **Selecting Fixtures:** Vintage fixtures, chandeliers, sconce or dome lighting to create a more intimate feel, recess, track lighting, pendant, or suspended fixtures to help create more of a refined atmosphere.
 - **Lighting in the Design Control Area shall be recessed or concealed behind a soffit** unless otherwise approved by landlord. Lighting outside the storefront display area may be surface mounted.
 - **Lighting shall not spill outside premises** and no direct glare shall be visible to public view.
 - **Fixtures** shall be two feet by two feet (2'-0" x 2'-0" ft.) direct/indirect type with perforated Center basket diffusers.
 - **Bare lamp fixtures** such as LED, fluorescent, or incandescent fixtures may not be used except in stockrooms or areas inaccessible to customers.



CAN LIGHT FIXTURE

TRACK LIGHT FIXTURE

SOFFIT CONDITION

TYPICAL RECESSED LIGHT FIXTURES

SCALE: NTS

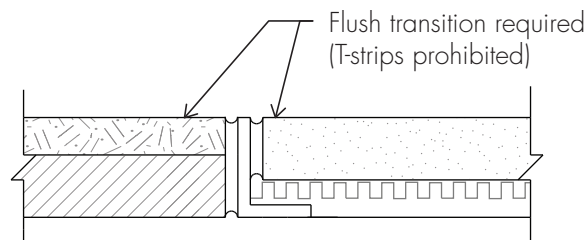
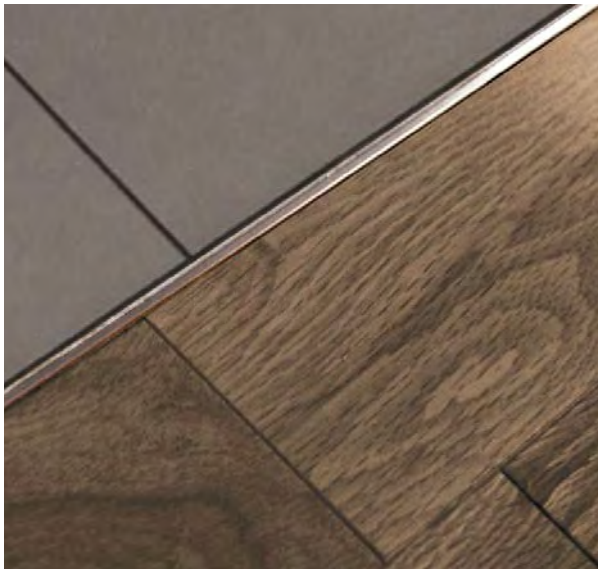
HEALTHY LIGHTING FOR TENANT BUILD-OUTS

- ❑ **Please consider incorporating in your lighting design** the following specifications, which follow WELL Building Standard® and other research-based guidelines.
 - **Ambient lighting** at 200 lux average, Ambient daylight dimming sensors where applicable.
 - **Shielding at the following angles, based on luminance:**
 - 5800 foot-lamberts, including reflected sources: no shielding required.
 - 5800 to 14,500 foot-lamberts: 15°, 14,500 to 145,000 foot-lamberts: 20°, 145,000 foot-lamberts and above: 30°
 - **Controllable task lighting** that provides 300 to 500 lux
 - **Conference room lighting** at 500 lux
 - **The following Light Reflective Values (LRV):**
 - Walls: .7 maximum, Ceilings: .7 -.8, Floor: .2-.4, Furniture: .5
 - **Color Rendering Index (CRI) Ra of at least 80 and CRI R9 of at least 50.**
 - **Circadian Correct Lighting at least 4 hours of the workday:**
 - At least 250 equivalent melanopic lux is present within at least 75% of workstations on the vertical plane facing forward 4 feet above the finished floor (to simulate the view of the occupant).
 - **Maximize Daylight/Natural Light:** Space and lighting design that maximizes daylighting throughout the space, as well as occupant exposure to natural light.
 - **Controllable window shades** or blinds where applicable, Indirect lighting to prevent glares.

2.0 ARCHITECTURAL DESIGN CRITERIA

FLOORING

- ❑ **Floor treatments** should be designed and specified to reinforce the character of the store concept and image.
- ❑ **Hard Surface Flooring to Lease line:** Regardless of the spatial configuration, a hard surface floor material porcelain or stone is required at the storefront lease line and must extend at least four to five feet (4'-0" to 5'-0" ft.) into the store.
- ❑ **Flooring in Tenant's space** shall be hard surface and durable materials that require minimum maintenance. Wood employed anywhere within the leased premises, must comply with code requirements. **(Refer to Wood Flooring)**
- ❑ **Mall Flooring Infill:** Minor recessed portions of the storefront not at the storefront entry may have the standard common area flooring extended into these areas. This infill material is available to be **purchased from the Landlord.** Tenant must use their own flooring material within the store up to the lease line.
- ❑ **No vinyl or rubber base permitted** in the sales area. Provide a hard surface durable base material.
- ❑ **Expansion joints** in storefront or sales areas must be detailed and illustrated in the construction documents. Seismic or expansion joint materials must be compatible with the storefront and floor finish materials.
- ❑ **Anti-Fracture Membrane floor isolation** is recommended to install an anti fracture membrane at the column lines, transitions between the structural slab and any shrinkage cracks that are evident.
- ❑ **Transitions:** All floor finishes at the storefront lease line shall be the same finish floor elevation to ensure flush and smooth transition to mall flooring and throughout sales area. Provide one eight inch (1/8") max. Schluter strip or equal at flooring changes. Reducer/'T' strips are not permitted.
- ❑ **Waterproofing and Drains:** Install continuous elastomeric waterproof membrane across wet-area floor(s) and four to six inch (4"-6") min. vertically up adjacent walls. Provide floor drains as required by code. Provide waterproofing detail at floor and base noting and demonstrating compliance with required installation and testing per Landlord's construction Criteria.



TYPICAL FLUSH TRANSITION
SCALE: NTS (TENANT SPACES WILL VARY)



2.0 ARCHITECTURAL DESIGN CRITERIA

FLOORING-CARPETING



❑ **Carpeting** should be of superior quality. Insets, borders, and walkways can be devised to help identify merchandise categories or areas of special focus by combining different colors, textures, or patterns of carpets.

❑ **Carpet squares** of different sizes and patterns may also be utilized for insets, borders, and walkways.

❑ **Direct glue-down** carpet installation is preferable to carpets installed over padding.



❑ **Flush Transitions:** In all instances it is important that flush transitions be provided between floor treatments to minimize visual distractions and walking hazards. Floor treatment reducer strips can be trip hazards and are not permitted.



2.0 ARCHITECTURAL DESIGN CRITERIA

FLOORING-WOOD

- ❑ **Solid wood or engineered wood flooring** with veneers of 2mm thickness or more and commercial grade (10 year warranty) finish are acceptable.



- ❑ **Flush Transitions:** In all instances it is important that flush transitions be provided between floor treatments to minimize visual distractions and walking hazards. Floor treatment reducer strips can be trip hazards and are not permitted.



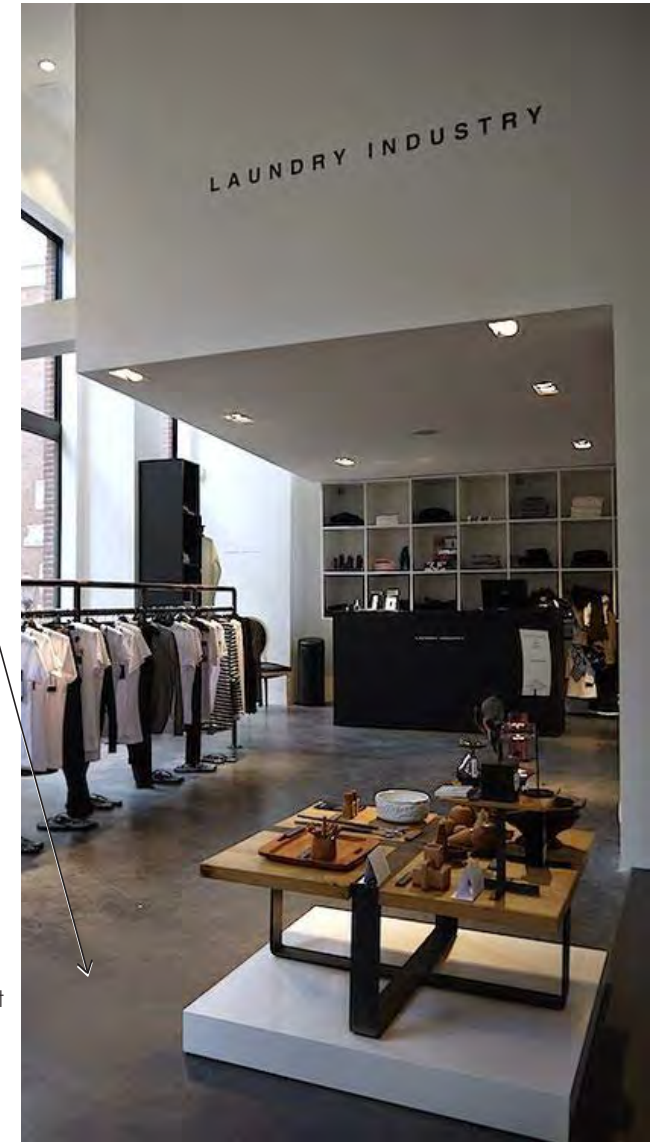
2.0 ARCHITECTURAL DESIGN CRITERIA

FLOORING-POLISHED CONCRETE

- ❑ **Polished concrete floors** are allowed on a case by case basis, if consistent with Tenant prototype design.



- ❑ **Concrete floors** must be sealed with a high quality, low VOC clear acrylic, epoxy, or urethane sealer, level 2 (minimum) sheen finish.
- ❑ **Repair** of the cracks or spalls in the existing slab, where desired by the Tenant, shall be performed by the Tenant using concrete repair methods approved by the Landlord.
- ❑ **Submit prototype** design package as part of the approval process.
- ❑ **Pattern/texture** provide score, diamond grind, and/or bead blast pattern.
- ❑ **Finish:** Sealing the surface with clear acrylic, epoxy, or urethane sealer adds varied levels of sheen and depth, and protects the concrete from damage and staining.
- ❑ **Color:** Artistic designs using pigments, paints, and epoxy are acceptable if wear resistant and consistent with prototype.
- ❑ **Flush Transitions:** In all instances it is important that flush transitions be provided between floor treatments to minimize visual distractions and walking hazards. Floor treatment reducer strips can be trip hazards and are not permitted.



2.0 ARCHITECTURAL DESIGN CRITERIA

FLOORING-TILE

- ❑ **Tile** may be used in diverse applications. Its use is encouraged to introduce light, decorative texture, or graphic quality to a storefront.



- ❑ **Porcelain, ceramic, or glass tiles** in glazed or natural finishes may be used as accents and in limited field applications. Patterns used over large areas are expected to have a sophisticated well executed design concept.

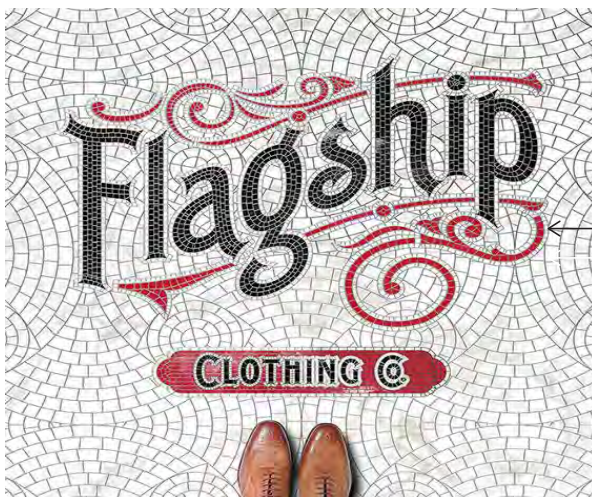
- ❑ **Porcelain tiles** are known to be denser and less porous than ceramic tiles. Porcelain tiles are highly resistant against chipping and scratching.

- ❑ **Ceramic tiles** are known to be very versatile in nature and can be used in a wide range of environments without being affected by stains and water.

- ❑ **Grout color** should match the background color of the tile so as not to emphasize a grid pattern.

- ❑ **Mosaic:** Small and intricate mosaic tile patterns may be utilized for detail and accent only.

- ❑ **Flush Transitions:** In all instances it is important that flush transitions be provided between floor treatments to minimize visual distractions and walking hazards. Floor treatment reducer strips can be trip hazards and are not permitted.



2.0 ARCHITECTURAL DESIGN CRITERIA

WALL CONSTRUCTION

- ❑ **Demising Walls:** After Tenant demolition or unless otherwise stated in the lease, Landlord will erect metal stud partitions dividing the Tenant's premises from the adjacent Tenant spaces or common areas at the Tenant's expense. Tenant shall verify Landlord's placement of wall studs prior to space acceptance and advise Landlord in writing of any discrepancies immediately. Failure to notify Landlord of discrepancies shall be regarded as acceptance by the Tenant.
- ❑ **Gypsum board will be provided as follows:**
 - **Between adjacent Tenants,** Tenants will provide 5/8" Type "X" gypsum wallboard from the floor to 12'- 0" A.F.F. Max. on their side of the partition, supplying a one (1) hour rated wall system to twelve foot (12'-0" AFF.).
 - **Between Tenants and service/exit corridors,** and at Smoke Zone partitions, Landlord will provide and install one (1) layer of 5/8" Type "X" gypsum wallboard on each side of the partition to the underside of the roof structure or twelve foot (12'-0" AFF.) where the corridor is of tunnel construction. In tunnel applications, studs will not continue to the deck above twelve foot (12'-0" AFF.). Wallboard Tenant's side of the partition is to be provided and installed at Tenant's expense. Wallboard is to be finished by the Tenant, ultimately providing a one (1) hour rated wall system for the full height of the partition.
 - **Between Tenants and anchor/major stores,** Tenant will provide and install one (1) layer of 5/8" Type "X" gypsum wallboard on their side of the partition to the underside of the roof structure or twelve foot (12'-0" AFF.) where the corridor is of tunnel construction. (Wallboard on Tenant's side of partition is to be provided and installed at Tenant's expense.) Wallboard is to be taped and finished by the Tenant, ultimately providing a one (1) hour rated wall system for the full height of the partition.
 - **Gypsum board to deck:** All Tenants in the following use groups will extend gypsum board to deck above and insulate demising partition as follows: Food/Beverage establishments, Game rooms/arcades, media retailers, Pet stores, Other establishments as noted by Landlord's design review.
- ❑ **Security:** Tenants requiring additional security may provide wire security mesh as approved by Landlord from twelve foot (12'-0" AFF.) to the roof on the demising partitions at Tenants expense
- ❑ **Wall Construction:** Tenant's interior partitions shall be constructed of 3 5/8" metal stud framing with gypsum board finish on all sides with taped and spackled joints.
 - **Exit/access corridor walls** shall receive one layer of 5/8" fire code Type 'X' gypsum wallboard on both sides from floor to underside of structure above. All joints must be taped and spackled.
 - **Repairs:** Where the premises have been previously occupied and Tenant elects to retain existing walls, the existing walls shall be repaired or improved by Tenant to a condition which will satisfy the Landlord and the fire rating requirements.
- ❑ **Tenant shall provide and install non-combustible fire stops** as may be required at separations from the adjacent leased premises and ceiling above Mall areas.
- ❑ **Exit/access doors** shall be minimum three feet by seven feet by one and three fourths of an inch (3'-0" x 7'-0" x 1-3/4") one hour fire door or code permitted equivalent and frame with hardware in accordance with governing codes. Hardware must match existing building standards and key ways.
- ❑ **Exit/Access Door Paint and label:** Exit/access door shall be painted per color specified by Landlord and labeled with store name and number as specified by Center management.
- ❑ **Corridor Vestibules: All exit/access doors must be recessed into the Tenant space by means of a vestibule.** Extend adjacent corridor finishes into the vestibule and provide corner guards as per the Landlord's specifications. After installation of Tenant exit/access door, Tenant shall restore base building service corridor to original condition.
- ❑ **Corridor Vestibules:** Where vestibules are constructed, extend adjacent corridor finishes into the vestibule and provide corner guards as per the Landlord's specifications.
- ❑ **Projections:** Tenant door may not project when fully open into the exit passageway per code.

2.0 ARCHITECTURAL DESIGN CRITERIA

INTERIORS-GENERAL

- ❑ **Tenant Toilet Rooms-Public Facilities Requirements:** One employee toilet may be required in all Tenant spaces refer to local-codes.
 - All Toilet room floors above grade level shall have a Landlord approved waterproof membrane between the structural subfloor and Tenant's finish floor.
 - All on grade toilet rooms will have perimeter waterproofing. All Toilet Rooms shall have ceramic tile sanitary floors and base that extend a minimum of four inches (4" in.) above finish floor. **(Refer to Flooring Section page 34)**
- ❑ **ADA:** All restrooms are to have an ADA complaint marble threshold (or equivalent) to help contain water in the event of a leak.
- ❑ **Rubbish Storage Rooms:** Provide a storage area for rubbish in all food or beverage service operations. All storage area floors above grade level shall have a Landlord approved **waterproof membrane** between Landlord's structural sub-floor and Tenant's finish floor.
- ❑ **Food Preparation and Service Areas:** All food preparation and service area floors above grade level shall have a Landlord approved **waterproof membrane** between the structural sub-floor and Tenant's finish floor. They also must have an adequate number of floor drains.
- ❑ **Health Code:** All finishes shall be in compliance with Health Code Requirements (or approved by local health authority).
- ❑ **Stock Rooms:** Tenants may exit through stock rooms if the stock room is of the same hazard classification as that found in the main retail area.
- ❑ **Stock Room Access:** Not more than fifty percent (50%) of the exit access is through the Stock Room. Stock Room is not subject to locking from egress side. forty four inch (44" in.) clear aisle defined by full or partial height fixed walls and leads directly to the exit without obstructions.
- ❑ **A clear egress path** of ten feet (10'-0" ft.) is required in the mall concourse area in front of the storefronts. Tables/chairs, signage, and other obstructions must not be located in this space.

COLUMNS

- ❑ **Columns:** The architectural treatment of columns is, an integral element of the store design. If desired, Tenants may even showcase columns, using materials and architectural elements found at the storefront and throughout the store.
 - **Columns** may sometimes be used for focal point display or a single hook garment presentation. **Mirrored columns should not face the common area if within the DCA.**

SOUND & OLFATORY

- ❑ **Sound:** Tenants with above normal sound levels must provide sound isolation in demising walls, floor, ceiling including pipes, conduits, and wires must be designed so that in no event shall Tenant noise emit sounds and/or vibrations which would cause the ambient noise level to rise anywhere in the adjacent spaces.
 - **Speaker location to be twenty feet (20'-0" ft) +/- from storefront. Unless the depth of the storefront requires a closer location. Landlord approval will be required.**
- ❑ **Olfactory "scent marketing"** is subject to Landlord review and approval. Some retailers incorporate ambient scents as part of their retail branding/marketing. In the Mall environment, it must be so subtle that it evokes a reaction without impacting your neighbors or common area.
- ❑ **The Landlord will strictly enforce all Tenant's rights to quiet enjoyment of their leased premises.**

3.0 ARCHITECTURAL DESIGN CRITERIA-FOOD COURT TENANTS

PHILOSOPHY

The Food Court at The Dolphin Mall is located directly off one of the thoroughfare zones with one entry into the Food Court. The Food Court's theme is reflected in the architectural features, seating, and decorative objects in the court. The Food Court Tenants surround the general seating area.

Each individual Food Court Tenant is part of an exciting, memorable group of stores enticing the passerby with the sights and smells. The unique and thoughtful design of the visual identity of the food stall, along with the quality, service, and variety of foods offered, is essential to the overall success of the group of stores brought together in these special places.

- ❑ **The store should tell a cohesive story about the food offered.** The many aspects of the operation should all support the theme: cooking out front, signage, the menu board, the finishes from front to back of the stall, the appearance of the staff uniforms, and the display of the product all work together to broadcast a strong message to the public.
- ❑ **Food Sells Itself:** Show the fresh ingredients and final products wherever possible. Overwhelm the shopper with the abundance of what is offered, and emphasize the uniqueness of the cuisine at the front counter.
- ❑ **"Up Front" Is The Key:** Catch the passerby with unique arrangements and beautiful containers, as well as the food presentation at the front counter. The cash register, soda dispenser, condiments, napkins, and silverware should not be the focal point. Remember, everyone has those to give or sell. Emphasize the specialness of your product.
- ❑ **The cook should be the Center of attention.** He or she is the master of ceremonies, underlining how fresh the product is, as well as performing a memorable show in the store. Chopping, slicing, baking, or grilling. Whatever the particular activity is, its attraction emphasizes the quality of the product.
- ❑ **The employees are the most visible representation beyond the food.** Their courtesy in dealing with the public and their well attended appearance are important to the success of the Tenant's theme. The choice of uniforms is an opportunity to consistently support the overall concept for the store.

- ❑ **Integral to the design of the store is graphic presentation.** Together with the architectural design, and the presentation of the particular cuisine, consistency, uniqueness, and good professional graphic design lends to the successful execution of the theme. Careful selection of a name for the store and products can emphasize further the establishment theme.
- ❑ **Adherence to the guidance provided by an overall theme, or set of design concepts cannot be overemphasized. It may be the difference between looking temporary or permanent, complete or incomplete.**
- ❑ **Establish the desired image** and carry it through in every aspect on your new endeavor to a successful conclusion.

INTERIOR FINISHES FOR FOOD STALLS

The following design criteria pertains to the food service area the first eight feet (8'-0" ft.) from the outside face of the front counter back into the premises (**Refer to Lease Outline Drawing**).

CEILINGS

Tenant is responsible for installing a drywall ceiling from the front bulkhead throughout the Food Service Area or full extent of area visible to the public. The Tenant is responsible for installing a drywall or a two foot by two foot (2'-0" x 2'-0" ft.) cleanable lay-in-tile ceiling in the food prep area (**area not visible to the public**) which meets all codes and ordinances.

FLOORS

Quarry or ceramic tiles only are permitted in the Food Stall Area. No VCT is allowed including back area kitchens. (**Refer to Architectural Design Criteria Flooring Waterproofing and Transitions page 34**)

3.0 ARCHITECTURAL DESIGN CRITERIA-FOOD COURT TENANTS

DEMISING WALLS

- ❑ **Refer to the Lease Outline Drawings** for type and location of demising walls and piers provided by the Landlord.
- ❑ **Demising wall finish by:** A portion of the demising wall in the area visible to the public will be installed by the Tenant as specified by the Landlord. **(Refer to the Lease Outline Drawings)**. The remaining portion of the Tenant's serving area in full public view will be finished with tile approved by the Landlord. The Tenant's preparation area and kitchen walls will be finished with either tile, FRP (Fiber Reinforced Plastic) or stainless steel. FRP can only be used in areas that are not visible to the public.

SECURITY

Roll-down or side closing security closures are not permitted at front counter.

SIGNAGE

(Refer to Architectural Design Criteria Storefront & Signage Criteria pages 19-24)

COUNTERS

Tenants will install a continuous serving counter as shown on the Lease Outline Drawing. No component of the storefront counter shall exceed three feet six inch (3'-6" aff.).

- ❑ **Counter tops must be one of the following materials:**
 - Marble/granite
 - Stainless steel
 - "Corian" or equivalent
 - Ceramic tile (Plastic laminate is not permitted)
- ❑ **The front face of the counter top** is to be installed four inch (4" in.) back from the face of the demising pier. If a tray shelf or tray runners are to be incorporated in the counter, the leading edge of the element is to be located flush with the front face of the counter top.
- ❑ **Counter fronts** must allow for a six inch (6" in.) high tile base by Tenant per Tenants brand.
- ❑ **The counter front finish** must be constructed per the storefront criteria included with the Landlord's Tenant Design Package. Design package per Tenant brand, design, and finishes per Landlords approval.
- ❑ **Sneeze guards** and cooler display units must be built-in and fully integrated into the counter design.

SOUND & OLFACTORY

(Refer to Architectural Design Criteria Sound & Olfactory page 40)

LIGHTING

(Refer to Architectural Design Criteria Lighting pages 32-33)

3.0 ARCHITECTURAL DESIGN CRITERIA-FOOD COURT TENANTS

EQUIPMENT AND FIXTURES

- ❑ **Tenant equipment** on counter is to be set back a minimum of six inch (6" in.) from the counter front edge and must not project above the Equipment Control Line. **The Equipment Control Line is four foot six inch (4'-6") from the finished floor. (Refer to Food Court Tenants pages 45-46)**
- ❑ **The demising piers** at the front counter have been designed to "open" the food stalls and increase visibility. All equipment and fixtures abutting the demising pier will not project above the Equipment Control Line. **(Refer to pages Food Court Tenants pages 45-46)**
- ❑ **No "used" equipment may be installed.**
- ❑ **Integrated equipment and supplies:** Beverage machines, cash registers, cup dispensers, and other "miscellaneous equipment" on the front counter are subject to design review. They must be recessed into the front counter and placed below the four foot six inch (4'-6") high Equipment Control Line. Attention should be given to the use of these items in the overall design of the storefront. **(Refer to Food Court Tenants pages 45-46)**
- ❑ **Supplies: All napkin holders, straw dispensers, and plastic utensils must be kept off the sneezeguard.**
- ❑ **All paper goods and supplies** are to always be stored in areas not visible to the public.

DISPLAYS

- ❑ **Movable and/or portable displays** are not permitted on the front counter. No displays are permitted beyond the Lease Line.
- ❑ **Plants** (live or artificial) are not permitted.

- ❑ **All wall art and photos** are to be tasteful and relevant to the brand. All wall art and photos are to be professionally mounted and installed.
- ❑ **Rotating cases or displays are not allowed.**
- ❑ **All showcases and display cases** must be lighted and vented. Direct visual exposure of lighting is not permitted. Display cases must have glass front (preferably curved glass) with mirrored sides and back. Glass must be tempered or safety.

FOOD STORAGE IN STORAGE ROOMS OUTSIDE FOOD COURT AREA

- ❑ **Submit drawings and or specifications** for all storage rooms, storage devices (shelving, cabinets, etc.) and refrigeration equipment in accordance with local health codes. All designs subject to Landlord review and approval.
- ❑ **Wood shelving and cabinets are not allowed.** All storage will be on metal and raised at least six inches (6" in.) above finished floor.
- ❑ **The overall height** of any shelving, cabinets, or equipment will not obstruct the sprinkler coverage.
- ❑ **All equipment must meet local codes.**

3.0 ARCHITECTURAL DESIGN CRITERIA-FOOD COURT TENANTS

MENU BOARDS

In order to maintain a pleasant and high quality food service ambiance, Tenants are encouraged to use well designed menu boards in their space. Menu board designs must be reviewed and approved by the Landlord before construction. Below is a list of requirements:

- ❑ **All digital screen menus will be integrated** into the back wall design and are a part of the overall design concept.
- ❑ **Digital screen frames** will be concealed in a unique and innovative way.
- ❑ **Maximum size** is 2 feet wide by 3 feet high (2'-0" W x 3'-0" H). Materials utilized must compliment the restaurant design.
- ❑ **Approved digital displays** should utilize flat-screen monitors only. All digital displays must be in working operation during all hours of operation. **(Refer to Digital page 26-30)**



ACCEPTABLE MENU BOARDS

- ✓ Maximum Height: thirty six inch (36" in.)
- ✓ Menu Boards to be mounted to back wall, a maximum of four (4) digital menu boards allowed.
- ✓ Digital, framed, and light box type menu boards.
- ✓ Final graphics to be approved by Landlord.

PROHIBITED MENU BOARDS

- ✗ No printed menu boards
- ✗ No mechanical attachments or electrical facilities can be visible.
- ✗ No more than an area of fifty percent (50%) illustrations will be permitted on the menu boards.
- ✗ No gratuitous advertising panels or illustrations other than menu boards will be permitted.
- ✗ No visible cords, wires, power cords, raceways, etc.
- ✗ Sandwich boards, chalkboards, placards, posters, banners, table-toppers, etc.



3.0 ARCHITECTURAL DESIGN CRITERIA-FOOD COURT TENANTS

Ceiling finishes & lighting
by Tenant to Landlord specifications

Counter top equipment
Ensure backside of equipment is shielded from public view (ie. cords, fans, inputs, etc.) submit cut sheets for landlord review

Tenant hood zone subject to Landlord approval oven must be located under hood

Demising piers
(Refer to page 42)

Counter top edge
must be held back a min. 4" from the lease line.
(Refer to page 42)

Counter base
6" high tile base by Tenant (Refer to page 42)

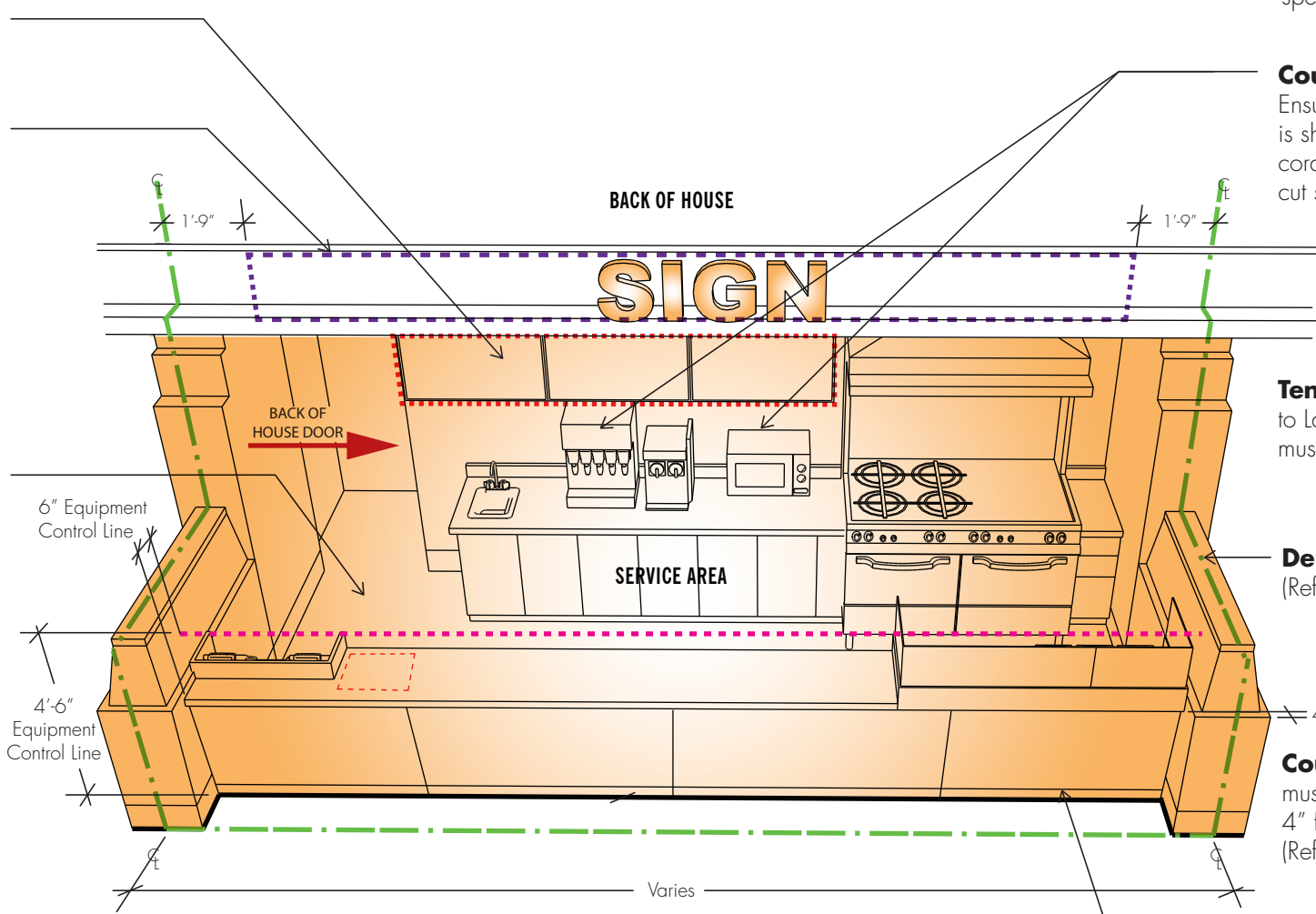
Menu board zone
(Refer to page 44)

Secondary signage zone
Min. from lease line
(Refer to page 18)

Tenant floor by Tenant to Landlord specifications

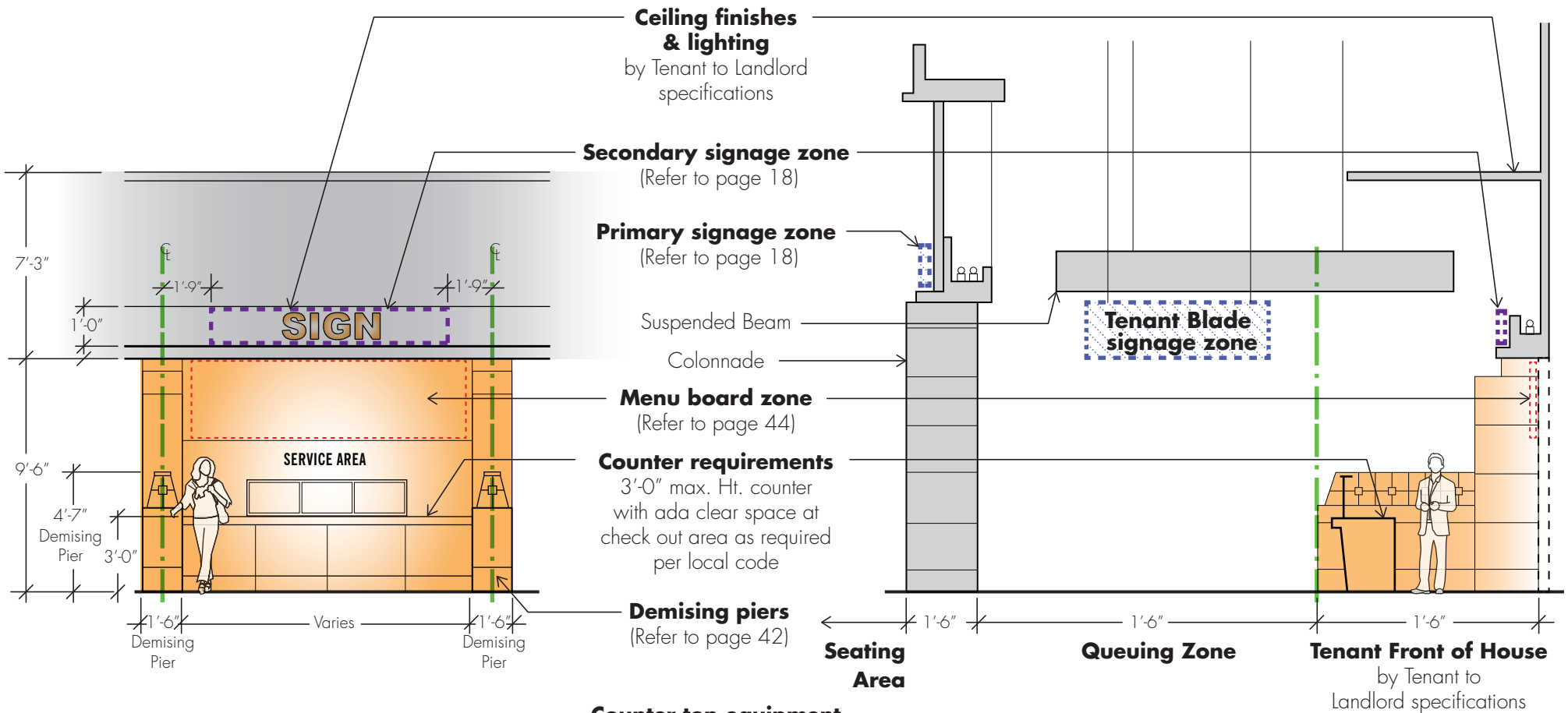
Equipment control line
6" from counter front edge. 4'-6" from finished floor.
(Refer to page 43)

Counter requirements
3'-6" max. Ht. counter with ada clear space at check out area as required per local code



TYPICAL 3D VIEW
SCALE: NTS (TENANT SPACES WILL VARY)

3.0 ARCHITECTURAL DESIGN CRITERIA-FOOD COURT TENANTS



TYPICAL ELEVATION
SCALE: NTS (TENANT SPACES WILL VARY)

Counter top equipment
Ensure backside of equipment is shielded from public view (ie. cords, fans, inputs, etc.) submit cut sheets for landlord review

TYPICAL SECTION
SCALE: NTS (TENANT SPACES WILL VARY)

4.0 ARCHITECTURAL DESIGN CRITERIA-WALK IN INTERIOR RESTAURANTS

RESTAURANT TENANTS

Restaurants are located throughout the Mall at various entrances and may include both walk in and counter operation type services. Where possible, Tenants are encouraged to take advantage of exterior exposures by installing an exterior entrance and adjacent glazing. These openings will allow access into the Restaurant from the entry court and views into and out of the Restaurant to the entry landscaping. Any and all design proposals are subject to Landlord approval.

- ❑ **Tenants with counter operations** should **(Refer to The Food Court Design Guidelines pages 38-41)** when designing their spaces.
- ❑ **Rough framing and penetration** of Landlord's exterior wall will be by Landlord's designated contractor at Tenant's expense.
- ❑ **Exterior treatment** installed by Tenant may include glass storefronts or greenhouses.
- ❑ **Awnings** attached to the building facade or freestanding awning/canopy is encouraged to provide weather protection and add color and identity to the Restaurant entrance.
- ❑ **Tenant will submit** to Landlord the proposed exterior entrance and samples of materials for approval. Maintenance and replacement of exterior treatments will be by Tenant.

STOREFRONT

(Refer to Storefront Design Criteria Section 2.0)

SIGNAGE

(Refer to Signage Criteria pages 19-24)

MENU BOARDS

(Refer to Food Court Tenants Menu Boards page 44)

INTERIORS-GENERAL

- ❑ **Tenant Toilet Rooms:** All Toilet Room floors above grade level shall have a Landlord approved waterproof membrane **(Refer to Flooring Section page 34)** between the structural subfloor and Tenant's finish floor. All on grade toilet rooms will have perimeter waterproofing. All Toilet Rooms shall have ceramic tile sanitary floors and base that extend a minimum of 4" above finish floor.
- ❑ **ADA:** All restrooms are to have an ADA complaint marble threshold (or equivalent) to help contain water in the event of a leak.
- ❑ **Rubbish Storage Rooms:** Provide a storage area for rubbish in all food or beverage service operations. All storage area floors above grade level shall have a Landlord approved **waterproof membrane** between Landlord's structural sub-floor and Tenant's finish floor.
- ❑ **Food Preparation and Service Areas:** All food preparation and service area floors above grade level shall have a Landlord approved **waterproof membrane** between the structural sub-floor and Tenant's finish floor. They also must have an adequate number of floor drains.
- ❑ **Health Code:** All finishes shall be in compliance with Health Code Requirements (or approved by local health authority).
- ❑ **Stock Rooms:** Tenants may exit through stock rooms if the stock room is of the same hazard classification as that found in the main retail area.
- ❑ **Stock Room Access:** Not more than fifty percent (50%) of the exit access is through the Stock Room. Stock Room is not subject to locking from egress side. forty four inch (44" in.) clear aisle defined by full or partial height fixed walls and leads directly to the exit without obstructions.
- ❑ **Clear egress path** of ten feet (10'-0" ft.) is required in the Mall concourse area in front of the storefronts. Tables/chairs, signage, and other obstructions must not be located in this space.
- ❑ **Interior furnishings** and finishes visible to the public are subject to review and approval by the Landlord.

4.0 ARCHITECTURAL DESIGN CRITERIA-WALK IN INTERIOR RESTAURANT

KITCHENS

- ❑ **Kitchens and storage area floors** will be quarry or ceramic tile installed by Tenant.
- ❑ **Consult applicable building and health codes** for finish and wall construction requirements for kitchen, storage, and related food preparation areas.

SOUND & OLFACTORY

- ❑ **Exhaust and odor:** All odor and moisture producing areas, high heat producing equipment, and appliances must be exhausted by special mechanical exhaust systems to atmosphere. Special exhaust systems shall be designed to prevent odors, heat, and/or moisture from entering the property's common area and the Landlord's air conditioning system. Exhaust air quantities shall be in an adequate amount and shall be not less than required by codes. **(Refer to Architectural Design Criteria Sound & Olfactory page 40 for additional information)**

OUTDOOR SEATING & TABLES

- ❑ **Restaurant Tenants are permitted to include outdoor seating in the defined patio area where applicable with lease agreement.**
- ❑ **Railing or Enclosure:** 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 awnings or 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.
- ❑ **Landlord Approval:** All outdoor seating layouts and furnishings are to be reviewed and approved by Landlord.

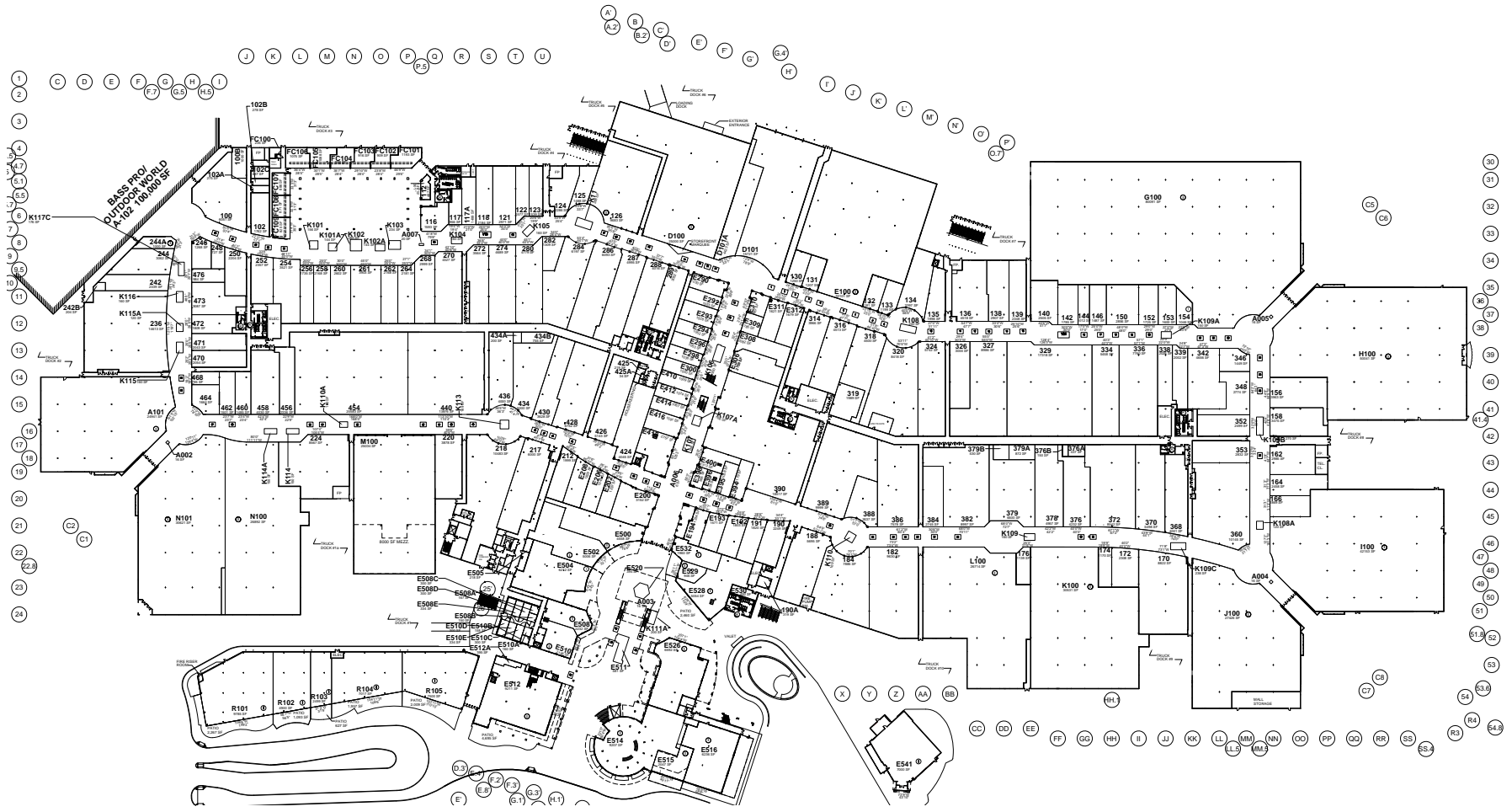
GUARDRAILS

- ❑ **Exterior Guardrails:** The guardrails are to contain patrons within the Tenant outdoor seating area. Preferred guardrails are specified by the Landlord for a uniform look, but alternates may be accepted and are subject to Landlord review and approval. Railings may be enhanced with plantings, at the sides of Tenant exterior patio as delineated in the Tenant's lease agreement.
- ❑ **Tenant Outdoor Space:** This requirement is to facilitate the proper construction of the Tenant storefront facade and to allow the Tenant to create a space that will reinforce the facade design and to further define the Tenant's outdoor seating ambiance.

EXTERIOR ACCESSORIES

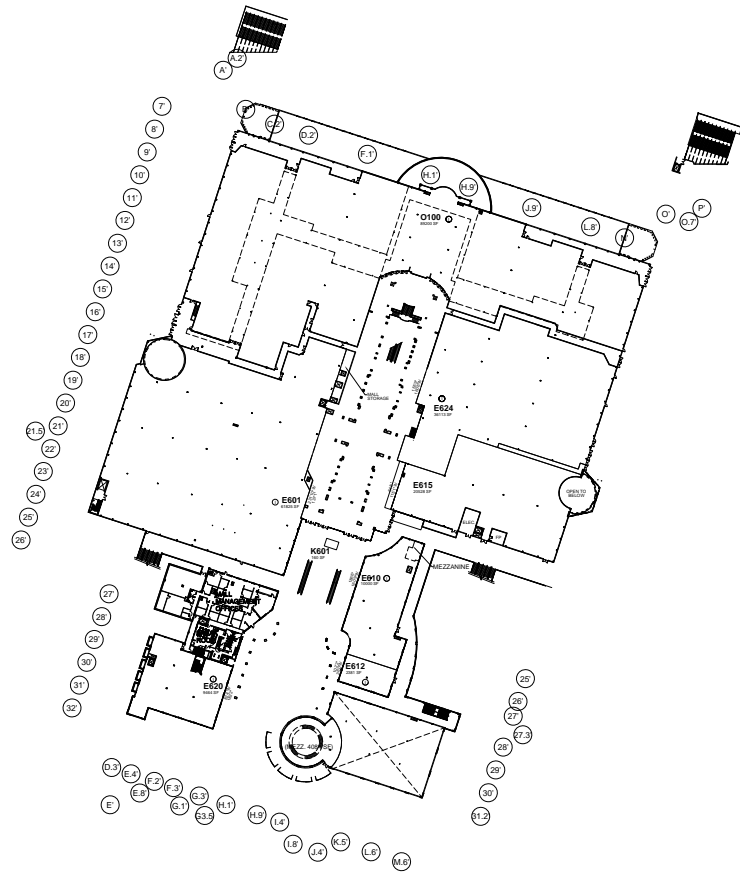
- ❑ **Accessories:** Where space permits, Tenants are encouraged to accessorize their storefront through the addition of potted plants, benches, umbrellas, heaters and other elements in the area immediately in front of Tenant's storefront. Accordingly, such accessories shall be the property of the Tenant, subject to the terms of the Lease Agreement, and maintained in a first-class manner.
- ❑ **Accessories shall be contained** between Tenants 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.

5.0 DETAILS & DIAGRAMS



LOWER LEVEL FLOOR PLAN
SCALE: NTS (TENANT SPACES WILL VARY)

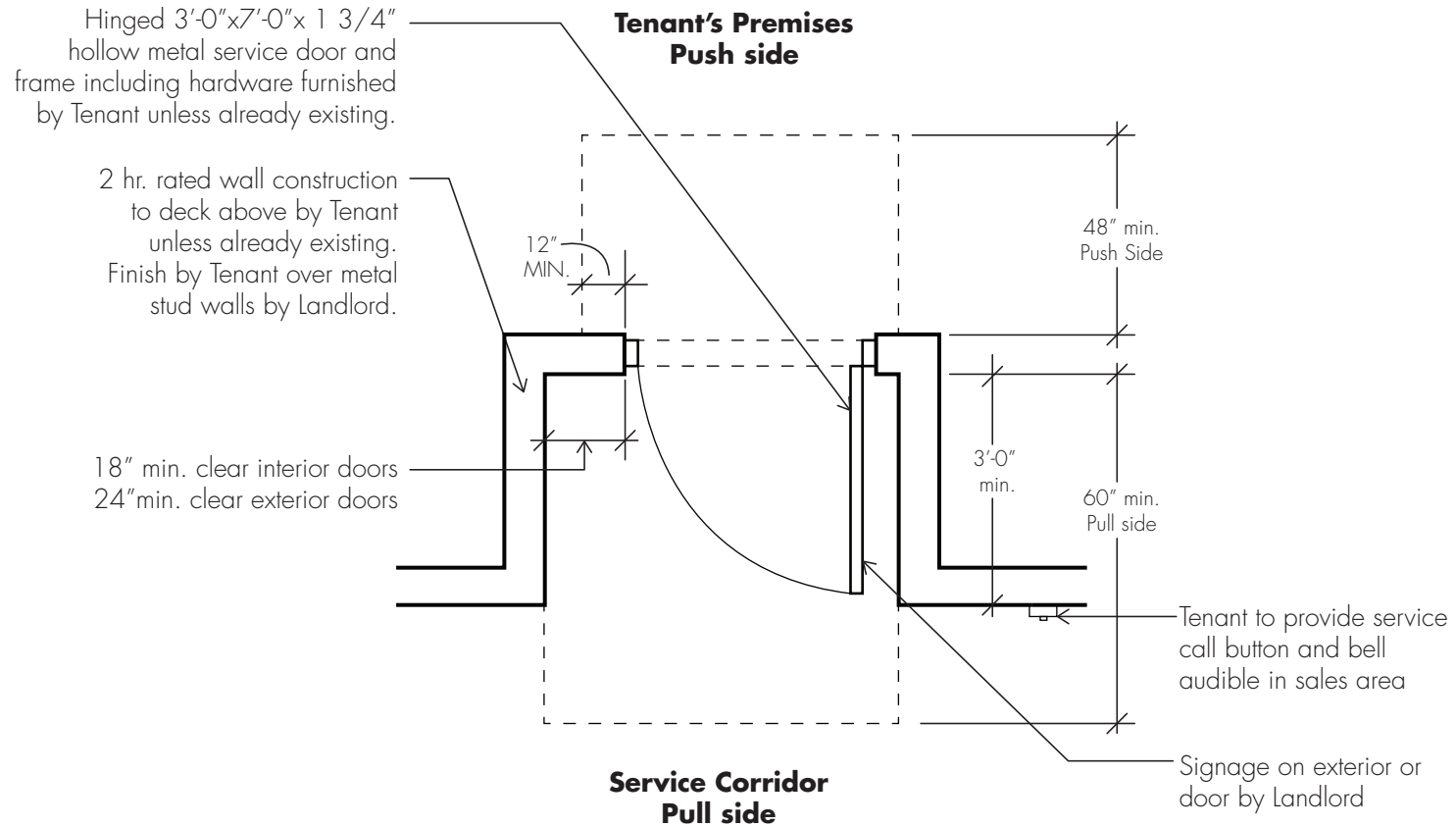
5.0 DETAILS & DIAGRAMS



UPPER LEVEL FLOOR PLAN
SCALE: NTS (TENANT SPACES WILL VARY)

5.0 DETAILS & DIAGRAMS

TENANT SERVICE DOOR



6.0 STORE SECURITY (ADDENDUM)

Security of a tenant's store is an important consideration. Based on the type of store (luxury, jewelry, etc.), location in the mall (interior or exterior entry or storefront), type of storefront (open or glazing), etc., security measures could be different for different tenants.

The following are several store design features that may be included as part of a comprehensive security plan for a tenant space.

GENERAL - INTERIOR & EXTERIOR STOREFRONTS

- ❑ **Glazing:** Laminate glass is common, but tenant may choose glass that is more resistant to strikes.
 - **Consider laminate protection** (School Guard Glass) or adding surface applied film (3M products "Scotchshield") to the back of glass to contain or maintain the glass assembly or similar forced-entry rated features.
 - **Balance Visibility and Opacity:** Consider the balance between visibility and opacity and the amount of free glass as part of a well thought out storefront design.
- ❑ **Stores with both Interior & Exterior Storefronts:** Tenants must "harden" their exterior storefront to prevent access to the interior mall should a break-in occur. This may include less open or free glass; as well as more durable storefront materials such as stone, brick, metals, etc.
- ❑ **Show Windows:** Enclosed show window display areas with doors may consider adding a deadbolt to limit access to the store if a break in occurs in that area.
- ❑ **Lighting:** Consider the balance between providing security and safety lighting and turning off lights after business hours to reduce presence at night (less of a beacon - psychologically).

- ❑ **Security Gates:** One way to secure a storefront entry or display area are security gates. Some of the challenges with gates and gate types are levels of security, installation and construction based on mall and tenant store location.
 - **Pull Across Gates:** Are acceptable for interior mall locations but may require additional pins or strengthening points in the floor and ceiling for increased security/stability.
 - **Roll Down Gates:** Are acceptable for interior/exterior locations. Depending on maximum ceiling height and structural conditions above storefront, Tenants may have issues installing Roll Down Gates.
 - **Conceal All Gates:** All gates must be concealed when not in use and integrated into the storefront design. No surface mounted gates.

GENERAL - STORE SECURITY DESIGN FEATURES

- ❑ **Back Doors:** 4-point lock, pry lock plates are typical.
- ❑ **Rear Egress:** Tenants may want additional concealed security cameras and alarm systems at back doors.
- ❑ **Security Mesh in Walls:** Tenants may install Security Mesh in walls in limited areas and in corridor walls as desired.
- ❑ **Display Cases:** We strongly encourage the use of strengthened display cases for featuring valuable products. Strongly consider using impact resistant glazing materials or laminated glass, reinforced doors, pry resistant locks for your display cases. Also, all display cases should meet the local codes and other standards as needed, "U.L.". Proper installation is critical to ensure the effectiveness of these features.
- ❑ **POS Locations:** Tenants should consider a well lit and visible Point of Sale location as well as reputable POS equipment and operating system. POS location and equipment should be secure, tamper resistant and free of any brochure holders and other items that could hide any devices that could record any store or customer information.

6.0 STORE SECURITY (ADDENDUM)

- ❑ **Queuing:** Consider using Video Analytics applications for queue management. These applications work in conjunction with security cameras and store networks to detect and inform when queues and over occupancy near checkouts appear.
- ❑ **Security Cameras:** Tenants may add additional cameras for more surveillance of additional access points of their store.
 - **Security Cameras, Vision Panels, or "Bubbles" shall not be visible to public view in the design control zone or on patios from the common area. Security cameras in the sales area or near storefronts must be discreet and match adjacent finishes.**
 - **Security cameras must be within the leased premises** and are not permitted on the exterior of the premise (unless approved in writing by the Landlord). However, in cases where Landlord approves exterior cameras or equipment, the cameras or equipment should be positioned as to limit viewing area and shall capture images of the Tenant areas only. In cases where a Tenant may have an approved patio area, all cameras or equipment shall be installed and operated so as to capture only the approved patio area.
 - **All Equipment,** installation methods and locations must be approved by Landlord in writing prior to installation.
- ❑ **Alarm System, Sensors, Monitors:** All systems must be discrete and shall be completely concealed from storefront view. All monitors, sensors (glass, motion, etc.); and control boards shall be out of public view.

All security systems are to be monitored by the Tenant and all elements are to be contained within the Tenant's demised premises.

- ❑ **Security Devices at Customer Entry:** Identify and specify any storefront entry security systems to be used. Door frame mounted or in floor systems are acceptable provided they are incorporated into the Tenant's storefront design and subject to Landlord Approval. No free standing, exposed pedestal or Angel Wing systems are permitted.
- ❑ **Safes:** When Tenants require the use of a safe, please submit weight, location and structural analysis (including path of travel to space) for Landlord's review and approval.
- ❑ **Burglar Bars:** When installing Burglar Bars within ducts and other openings, consult your Design Consultant/Engineer regarding airflow impacts and other code related requirements.

GENERAL - EXTERIOR CONTINUED

- ❑ **BARRIERS:** Physical barriers for exterior stores and restaurants are considerations for additional security measures and may include, bollards, planters, fencing, gates, etc. All elements must be part of a well thought out design and subject to landlord review and approval.
 - **Review all Local Codes** for additional requirements.