



Building R - Tenant Design Criteria
04.01.14



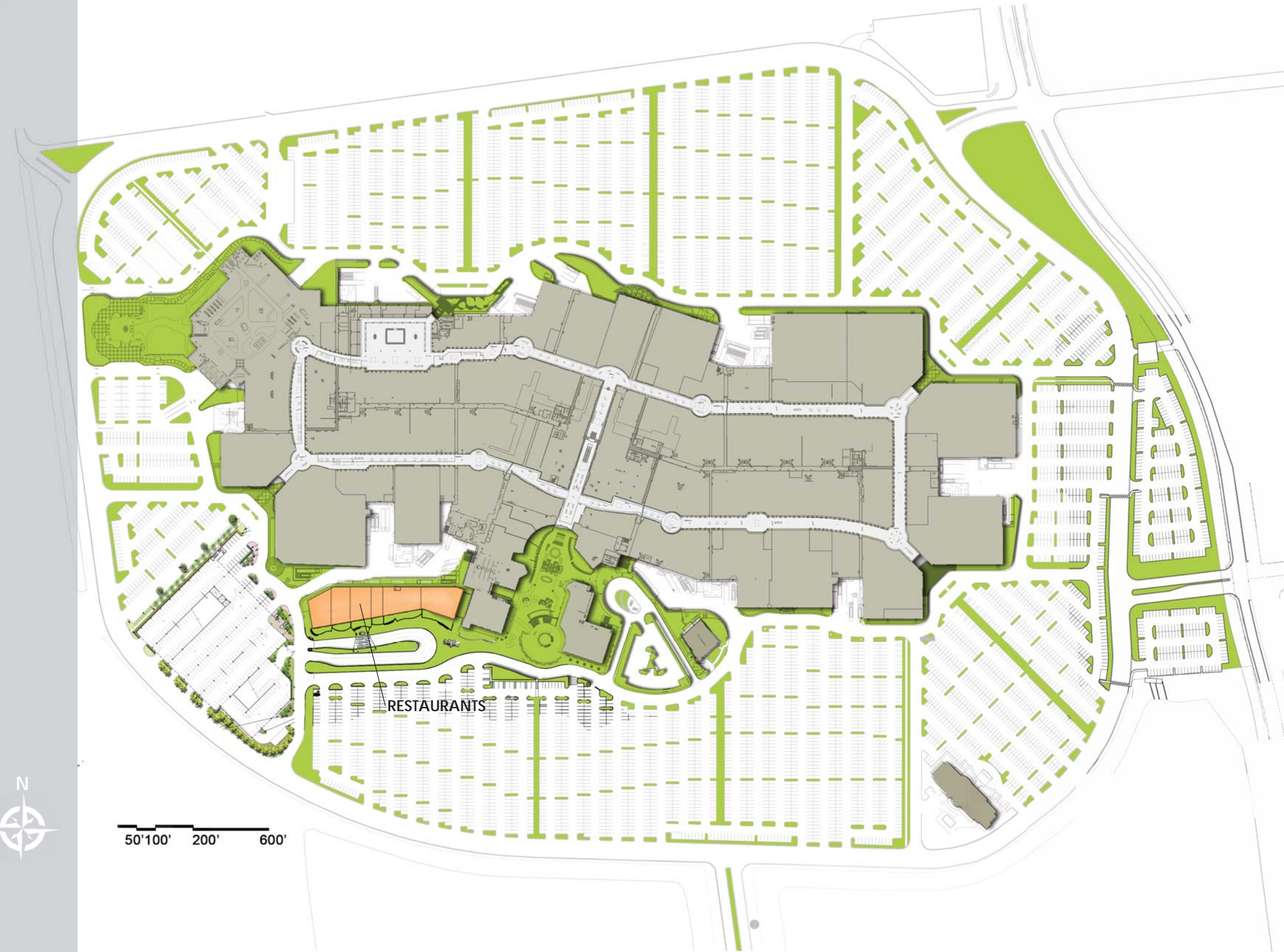
GENERAL DESIGN CRITERIA

The exterior restaurant tenants play a significant part in the successful development of Dolphin Mall. 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 tenants design. Restaurant Tenants in particular are encouraged to open their fronts to outside seating areas in order to take advantage of the landscaped plaza area in front of the space.

Tenants are obligated to review their premises on site in detail to determine what localized conditions such as roof conductor locations, 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 tenants expense.

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 at the expense of the tenant.

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.



50' 100' 200' 600'

DESIGN CRITERIA - STOREFRONT DESIGN

1. **Landlord Structural Enclosure:** As indicated in the following diagrams, the Landlord is providing structure and closure (roof) up to the Tenant exterior lease line.

2. **Tenant Storefront:** The Tenant will be required to provide a complete, weather tight envelope to the side demising partitions and roof flashing above.

> Storefront construction must comply with hurricane wind design requirements as defined by applicable governmental authorities and FM Global.

3. **Storefront Articulation:** Tenants are urged to utilize a variety of planes and facade treatments, both horizontal and vertical in their design to create a three-dimensional feel to the storefront. Tenants are urged to utilize this range of height as an opportunity to add variety in the design elements of the facade. The Landlord has established an allowable pop-up/ pop-out zone limited per ratio of storefront as follows:

> Parapet: Existing base building parapet is 26 ft. Tenant may extend their storefront finishes up to 34 ft. in height for the entire length of the storefront (from demising wall to demising wall) per the total pop-up and parapet area calculation below.

> Max Height of tenant storefront not including pop-up/ pop-out to be 34'-0"

> Min Height of tenant storefront is 27'-0" not to exceed 20% of the lineal footage of the storefront

> Pop-Up/Pop-Out: Allowed on the Tenant storefronts as follows:

- 8"-24" max Pop-Out past lease line.
- 12 ft. max depth of Pop-Out/Up (overbuild base building)(see pg 6).
- 47 ft. max height of Pop-Up (existing base building parapet is 26ft.).

> Total Pop-Up/Pop-Out and Parapet Area: The combination of the tenant Pop-Out/Up and Parapet Area may not exceed 33% of the total TLF. Tenant design elements are subject to Landlord review.

> (Refer to Sheet 4 through 9 for Diagrams that relate to specific details and allowances.)

4. **Materials:** Storefronts shall be constructed of finished, durable materials suitable for exterior use in the Miami area climate.

> **Permitted materials** include: wood (natural, finished or painted), steel, wrought iron, cement plaster, ceramic tile, stone, masonry, stained concrete and glass.

- a - Painted metal surfaces shall be factory applied baked enamel finish to assure an even, high quality finish.
- b - All exposed woods used for exterior storefront construction shall be of a kiln-dried, mill quality finish.
- c - Additional materials will be reviewed on a case-by-case basis.

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

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

5. **Glazing:** 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.

> Height: The minimum height for this base is 8", although, Tenant is encouraged to integrate the base module with their overall storefront concept.

> Construction: Storefront construction must comply with hurricane wind design requirements as defined by applicable governmental authorities and the Landlord Insurance Underwriter, FM Global.

6. **Doors/Entries:** Tenants are required to use swinging entrance doors for their primary entry.

> Doors-General:

- a - Automatic sliding entrance doors may be permitted in limited instances where Tenant can prove hardship.
- b - Overhead rolling doors, air curtains and other full-width storefront closure systems are not permitted except as noted below, or approved by landlord.
- c - Tenant may employ multiple swinging entrance doors to provide a greater degree of openness to the storefront.
- d - 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, unless approved by landlord.

> Materials: Doors are to be constructed of wood, glass, 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.

7. **Awning/Canopies:** Tenants are encouraged to incorporate architectural canopies or custom canvas awnings into the overall storefront design.

> Dimensions: Such canopies or awnings may extend to patio limit line (minimum clear height: 10 ft. for canopies/9 ft. for canvas awnings). Intermediate canopy supports must complement the design of the overall storefront. The shape and depth of Tenant's canopy or awning should reflect the storefront configuration.

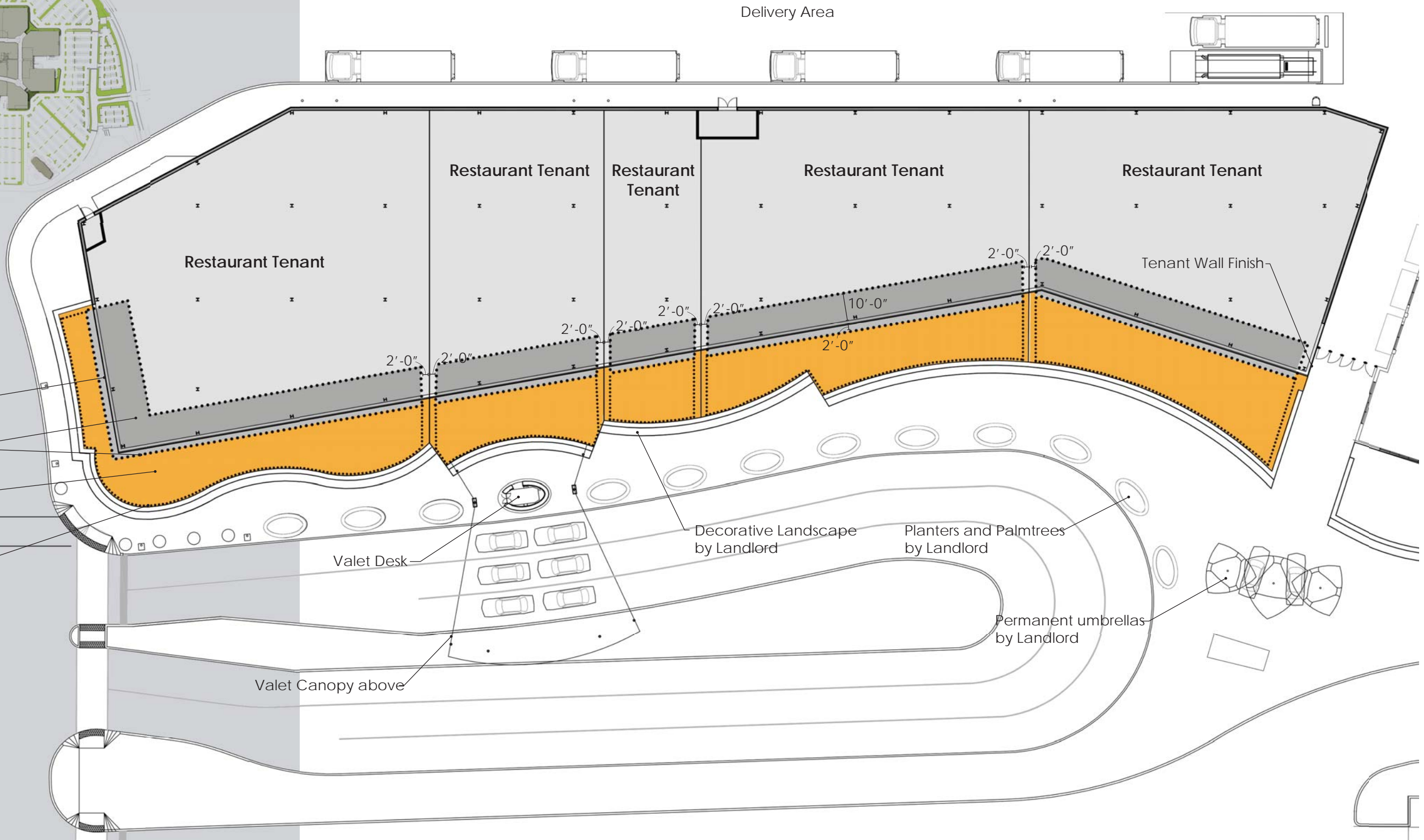
> Signage: Signs may be incorporated into Tenant's canopy or awning subject to the design guidelines for signs (see Exterior Signage Section). All signage to be permitted by tenants to Miami Dade County.

> Awnings: Awnings should be constructed of a minimal aluminum or steel tube framing with a painted finish to compliment the overall tenant design.

- a - Conceal all fasteners and grind welded seams to smooth finish.
- b - Excessive cross-bracing should be avoided in the awning design.
- c - Awnings must be open on the ends.

> Materials: Sunbrella "Finesist" fabric covers, or equal, are required. Internally illuminated vinyl awnings are expressly prohibited. Canopy design is subject to Landlord review.

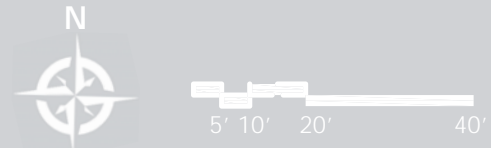
EXTERIOR RESTAURANT PLAN



- Tenant Wall Finish
- Allowable Pop-Up/
Pop-Out Zone
- Tenant Patio Limits
Reference Tenant Lease Exhibits
- Allowable Canopy Zone

Notes:
Tenants allowed to modify landlord provided hedge to accommodate required exit paths per landlord approval.

- Legend:**
- Limits of allowable canopy and pop-up/ pop-out zone
 - Tenant Frontage Leaseline
 - Tenant patio limits



BUILDING MASSING GUIDELINES

INTENT/ OBJECTIVE:

- a - variety of wall heights
- b - Interest in building massing
- c - Establish a hierarchy at entries
- d - Allow unique tenant building expression

DEFINITIONS/ CRITERIA:

> Tenant Lineal Footage (L) - Total length of allowable tenant frontage along main facade or ring road (Measured from adjacent landlord provided wall surface to demising wall or exterior building corner) (Return wall area at adjacent loading dock areas is not included.)

> Parapet Wall Height - Any wall area between 27'-0" AFF and 34'-0" AFF at or beyond the lease line. (Permitted up to tenant demising walls and adjacent landlord supplied wall surfaces)

> Storefront Pop-Ups - Any wall construction above 34'-0" AFF up to 47'-0" AFF as permitted based on wall area above 27'-0" calculation

> Storefront Pop-Outs - Allowable 2'-0" architectural extension beyond tenant lease line as options to add variety in building massing and design. (Permitted up to 2'-0" from tenant demising wall. The extent of pop-outs is limited to the allowable location of pop-ups, up to 33% of tenant lineal footage or adjacent landlord supplied wall surface.)

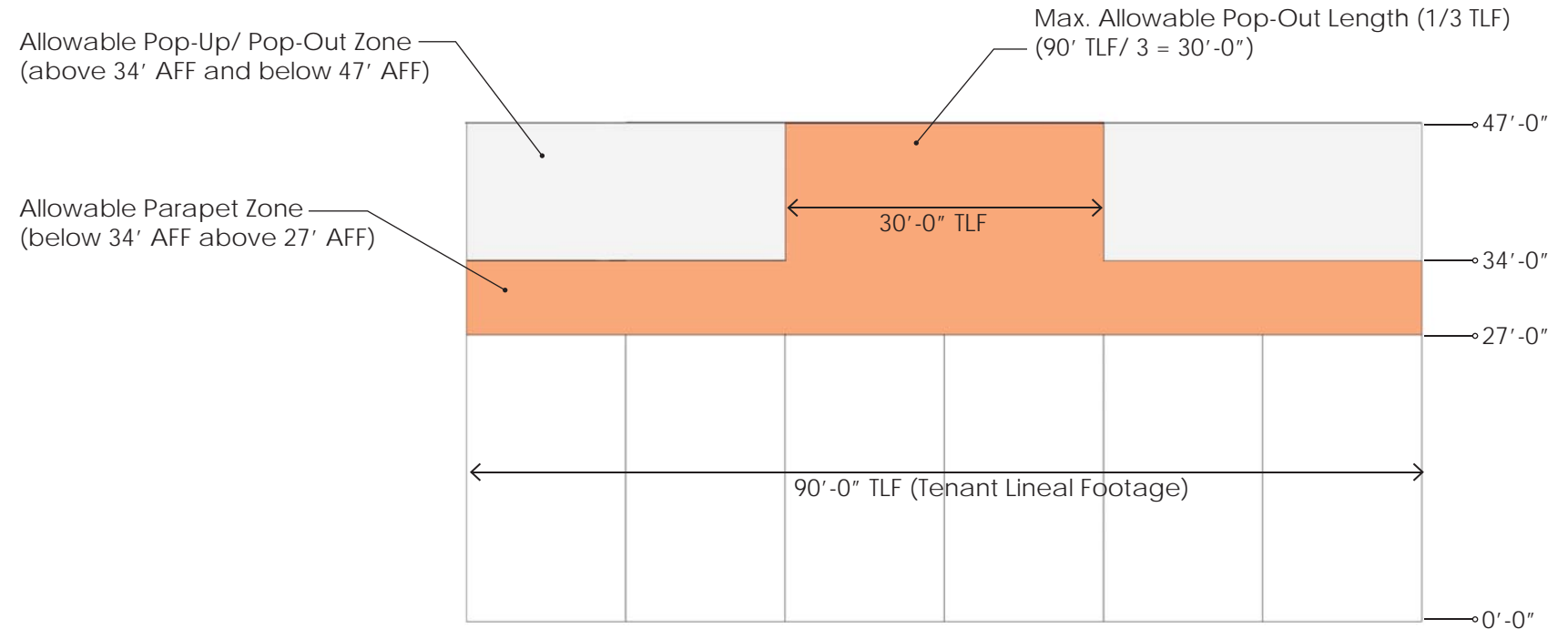
> Allowable Parapet & Pop-Up Zone - Parapet may extend up to 34' height. Pop-Ups may not be more than 33% of the total tenant lineal footage and pop up a maximum of 47'. (See examples A + B)

> Architectural Canopies - Constructed canopies, porches or overhangs incorporating architectural finished, lighting and structure

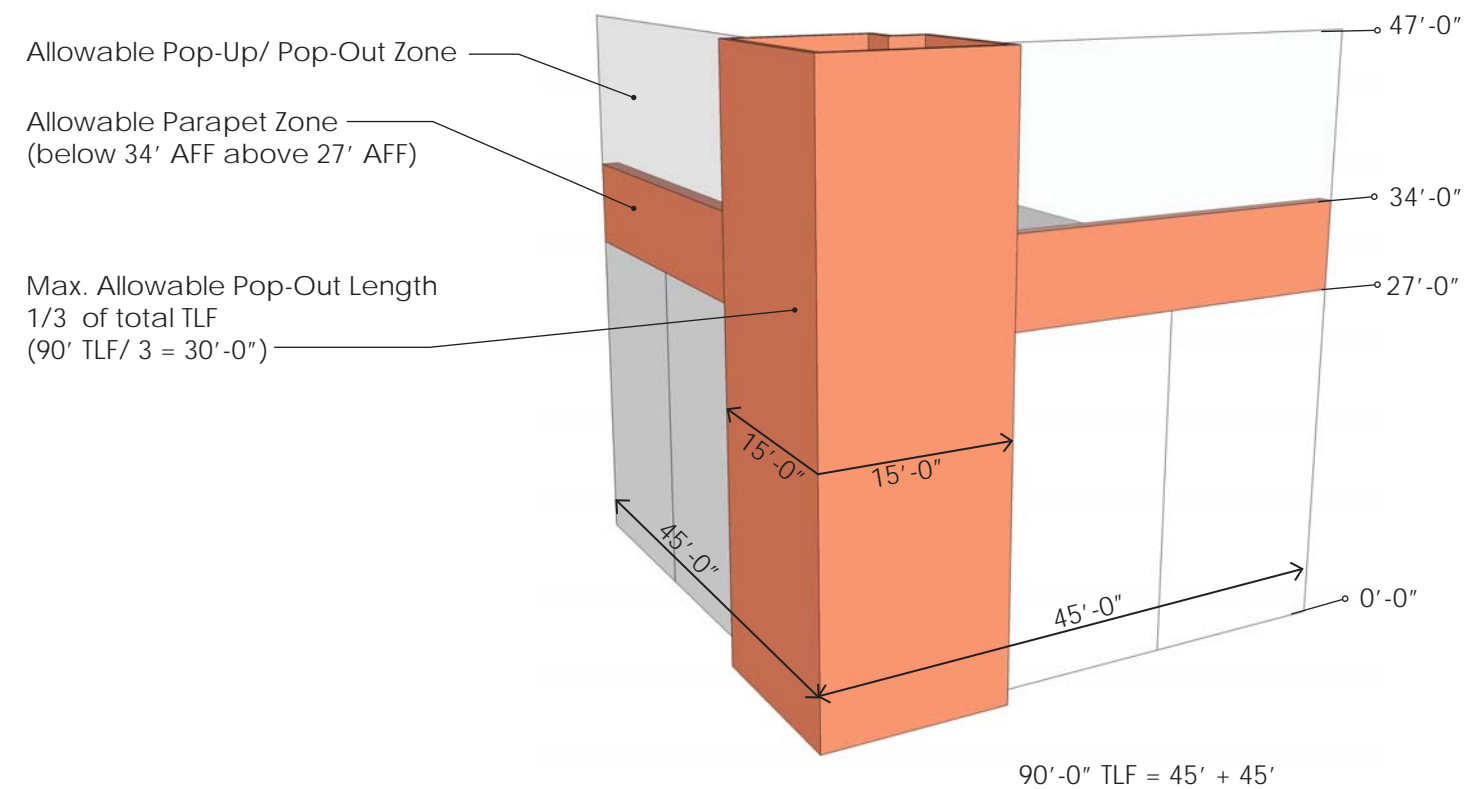
> Awnings - Fabric canopies or sun shades with light weight metal framing. Awning are to be open ended.

> Cornice/ Wall Projections - Maximum 1'-0" wall projections from lease line or pop-out (typically at top of parapet or pop-up)

TENANT ELEVATION EXAMPLE A

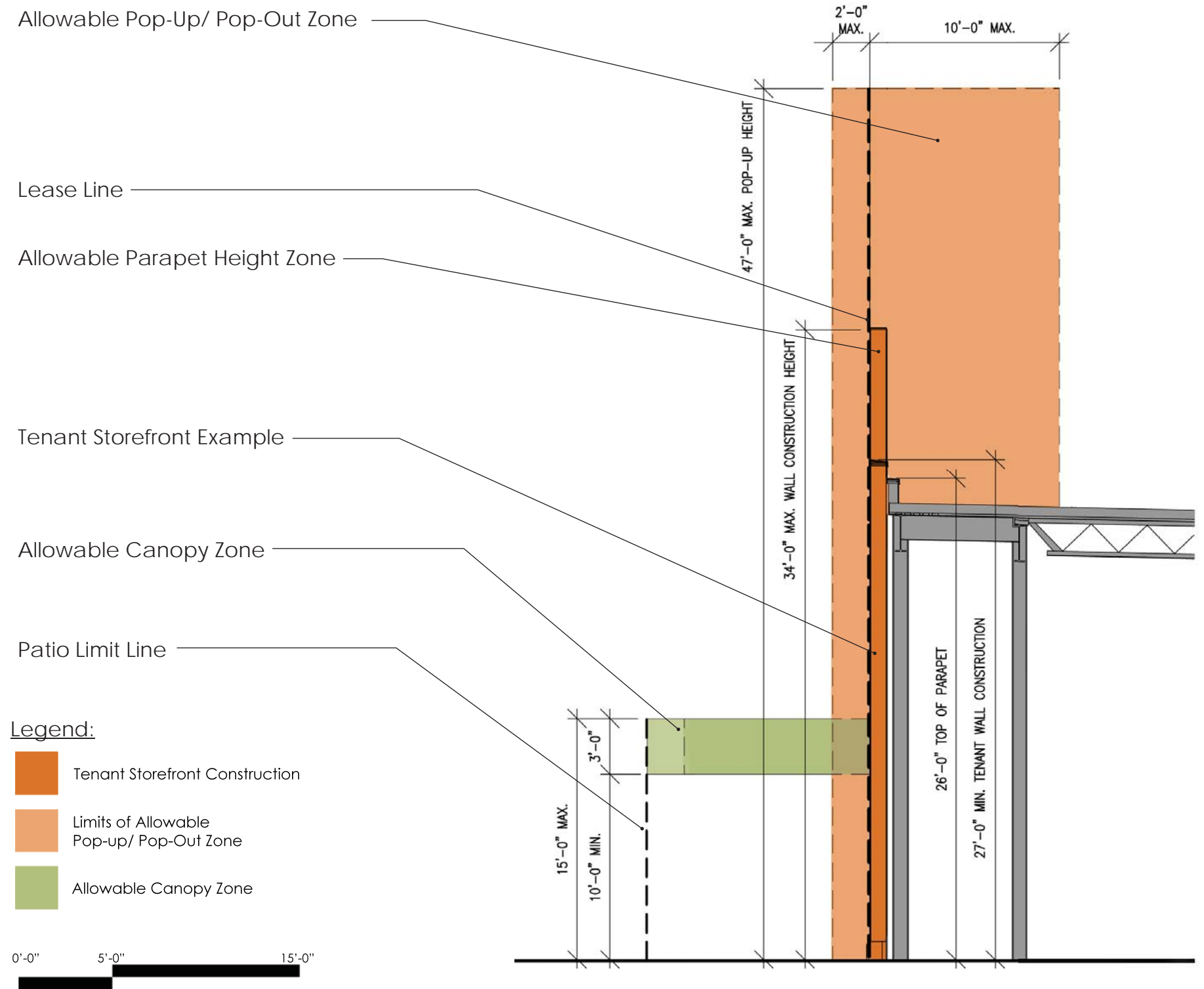


TENANT ELEVATION EXAMPLE B



STOREFRONT DESIGN & SECTION CRITERIA

RESTAURANT TENANT CRITERIA GENERAL EXAMPLE



BUILDING SHELL AND GROUND PLANE

RESTAURANT TENANT CRITERIA GENERAL EXAMPLE

Roofing system

Temporary coping

Building shell by landlord

Steel Columns
(see plans for locations)

Concrete floor slab by tenant,
area prepped by landlord

Tenant Frontage/ Leaseline

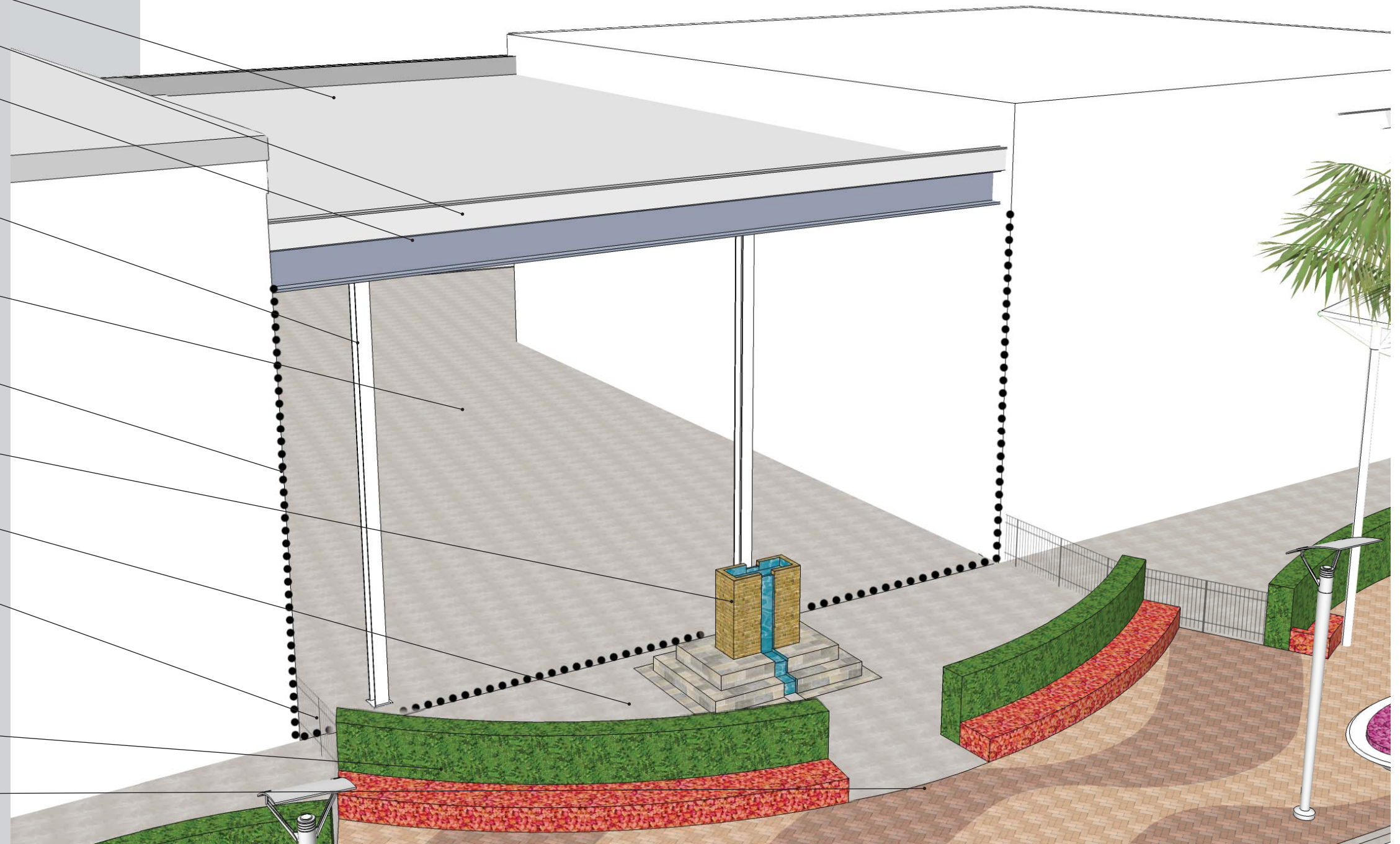
Water features strongly
encouraged in tenant patios

Patio area by tenant, area
prepped by landlord

Fencing by tenant. Landlord
preferred specification listed
on page 14. Alternates may be
accepted subject to Landlord
review & approval. Planting in
front of fence optional

Landscape + Hardscape by
Landlord

Limits of tenant patio



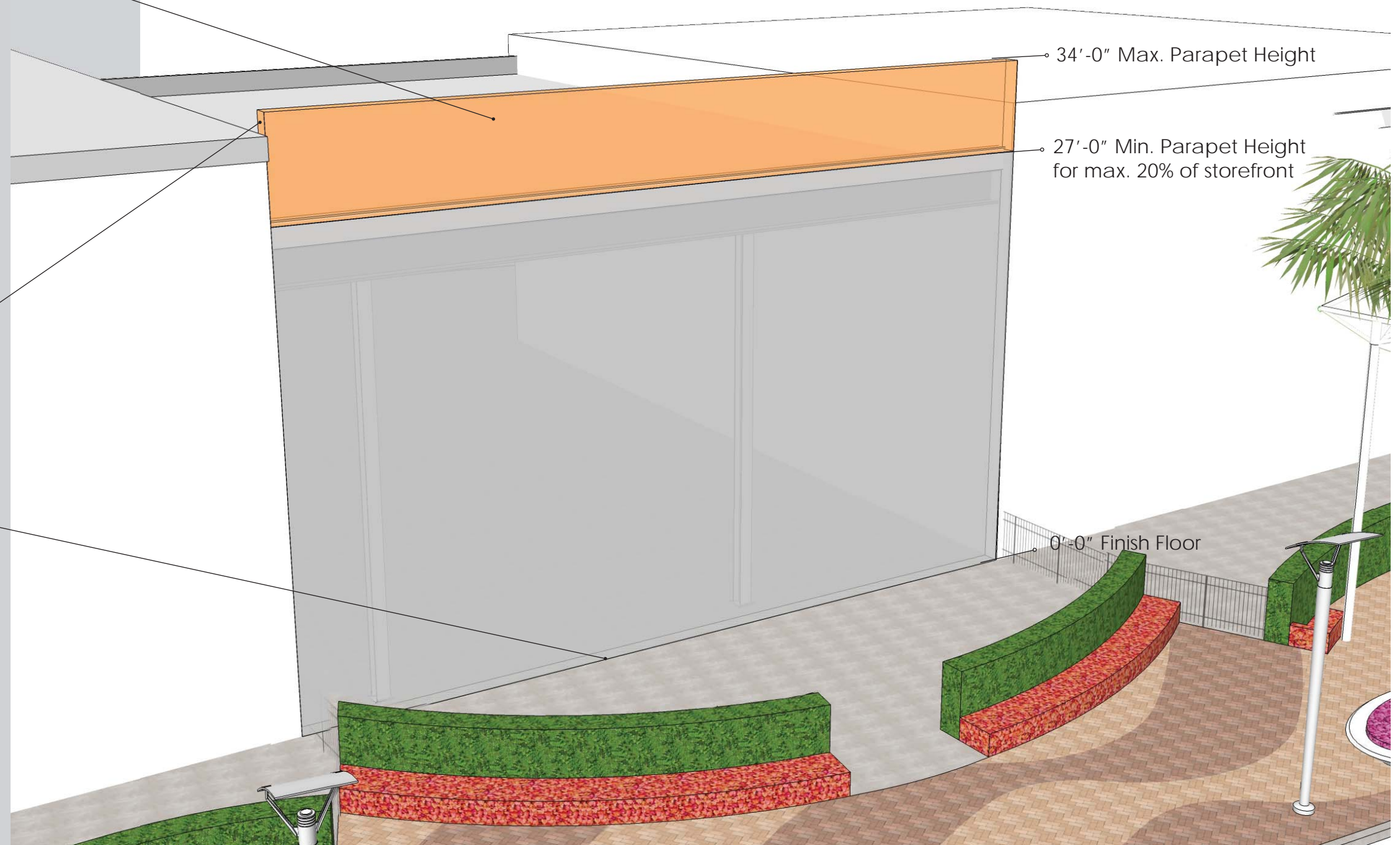
STOREFRONT CONSTRUCTION & PARAPET HEIGHT

RESTAURANT TENANT CRITERIA GENERAL EXAMPLE

Allowable parapet height zone per definition in design criteria
Note: Tenant to flash into existing temporary coping and at all abutting surfaces. Tenant to use mall roofing contractor.
Wall returns by tenant (at end conditions only) (see architectural drawings for limits)
Note: Parapet allowed to continue around corner at height to match tenant frontage at 'end' restaurant locations.

End face must be finished

Tenant Frontage/ Leaseline



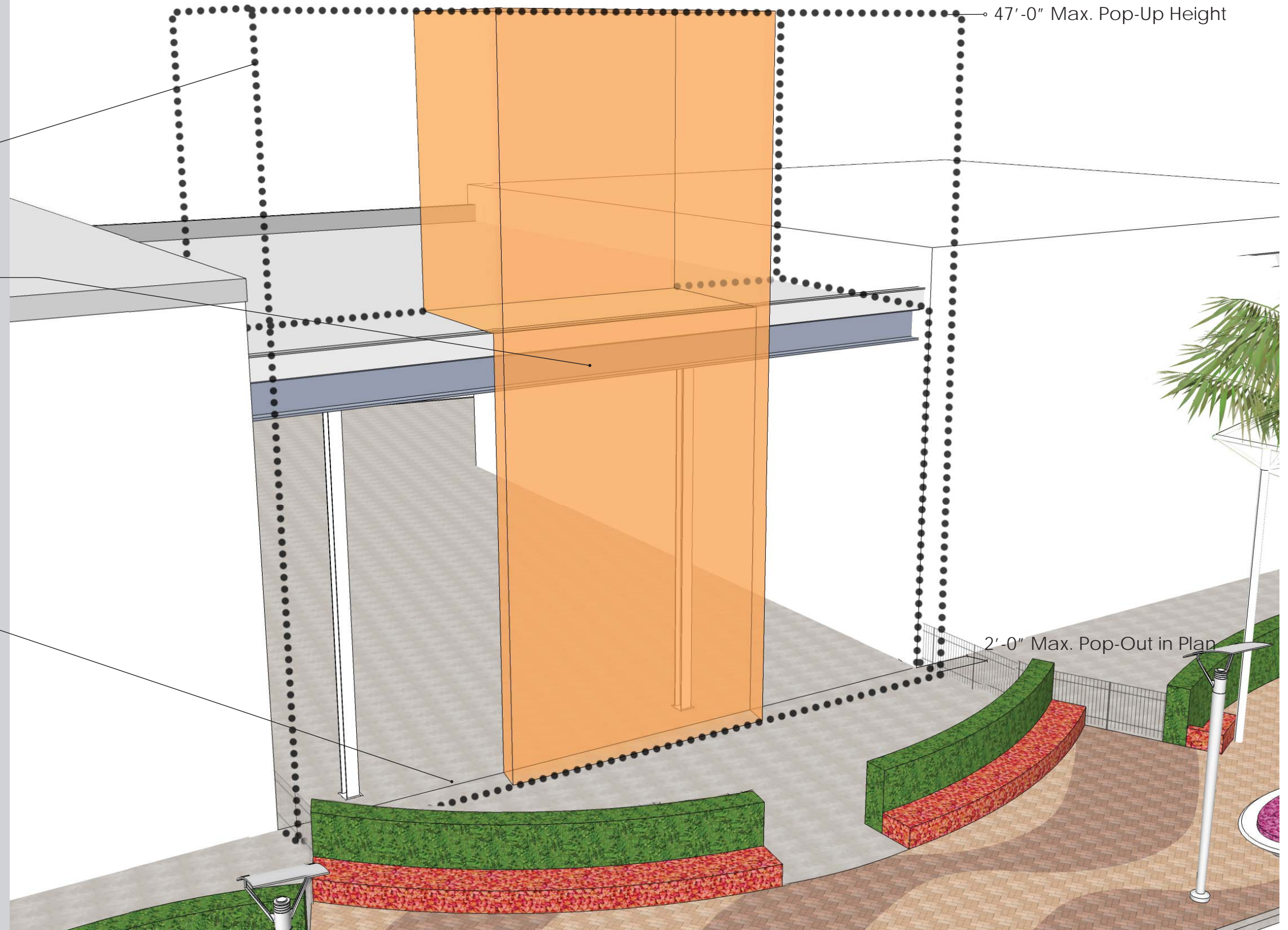
POP-UPS & POP-OUTS

RESTAURANT TENANT CRITERIA GENERAL EXAMPLE

Allowable "Pop-Up/ Pop-Out Zone" per definition in design criteria

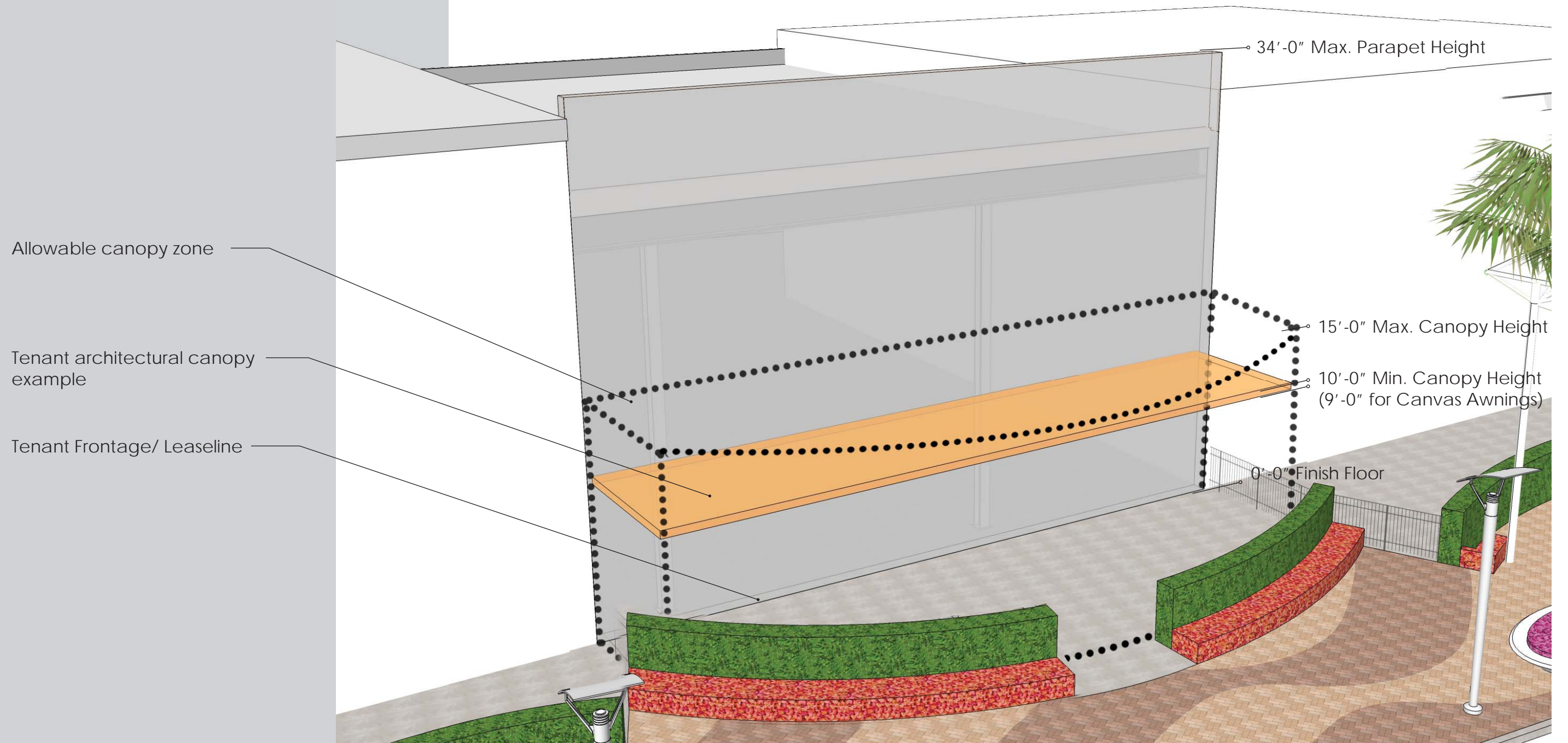
Tenant Pop-Up/ Pop-Out Example see page 3 and 5 for explanation

Tenant Frontage/ Leaseline



ARCHITECTURAL CANOPIES

RESTAURANT TENANT CRITERIA GENERAL EXAMPLE



EXTERIOR SIGNAGE

RESTAURANT GENERAL SIGN GUIDELINES

- a - The average height of sign letters or components shall not exceed twenty-four inches (24") max; unless approved by landlord.
- 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 identification.
- 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, unless approved by landlord
- g - All electrical sign components must bear U.L. label. Such labels must be inconspicuously placed.

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 and / 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 unedged or uncapped 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 - Free-standing signs, except approved menu boards.
- k - Trademarks.

Restaurant tenants will be allowed both Primary and Secondary signage which must adhere to both the signage criteria guidelines in this documents as well as the Miami Dade County Signage Ordinance.

1. For Restaurants, 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 - 100' or more linear feet of building frontage - 200 SF total is allowed for signs.

2. The Restaurant tenants may install one of the following identification signs on their perimeter facades:

PRIMARY SIGN

- a - Wall/ flat sign: one sign with a maximum average letter height of twenty-four (24"). Signage type options include: internally illuminated channel letters, halo illuminated pan channel letters, mixed media, internally illuminated sign cabinets and externally illuminates sign.
- b - Internally illuminated channel letters shall have opaque metal returns with or without translucent acrylic faces. Letters forms may not exceed twenty-four inches (24") in height and a return thickness of four inches (4") max.
- c - 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 materials (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.
- d - Mixed Media can be a combination of internally illuminated channel letters in halo-illuminated letters with non-illuminated letter or graphic forms. A minimum of two (2) colors shall be used.
- e - 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 back-lit. Acrylic letters must project from 1/2" to 1" from sign face.
- f - Externally illuminated sign may be used subject to landlord approval.

SECONDARY SIGN

- a - Canopy sign: One (1) sign per storefront with a max. area per canopy of 20 SF and a max. letter height of 18", and a max. combined sign and canopy height of 5'-0".
- b - Awning signs: One (1) sign per window bay expression or door/ entry bay with a maximum area per awning surface of 30% and a maximum canopy valance height of 9".
- c - Applied letters/ graphics: A maximum height of 3" and maximum line length of 36" internally applied to the storefront glass.
- d - Nameplate signs: signage with a maximum sign area of 10 SF., projecting a maximum distance from the wall of 1" is allowed.
- e - Space identification and restroom signs: As required by Miami Dade County and the City of Sweetwater.


Refer to sheet 12 for diagram that relates to signage.

EXTERIOR RESTAURANT EXAMPLE

SIGNAGE CRITERIA GENERAL EXAMPLE



Legend:

 Sample allowable signage

SIGNAGE CRITERIA:

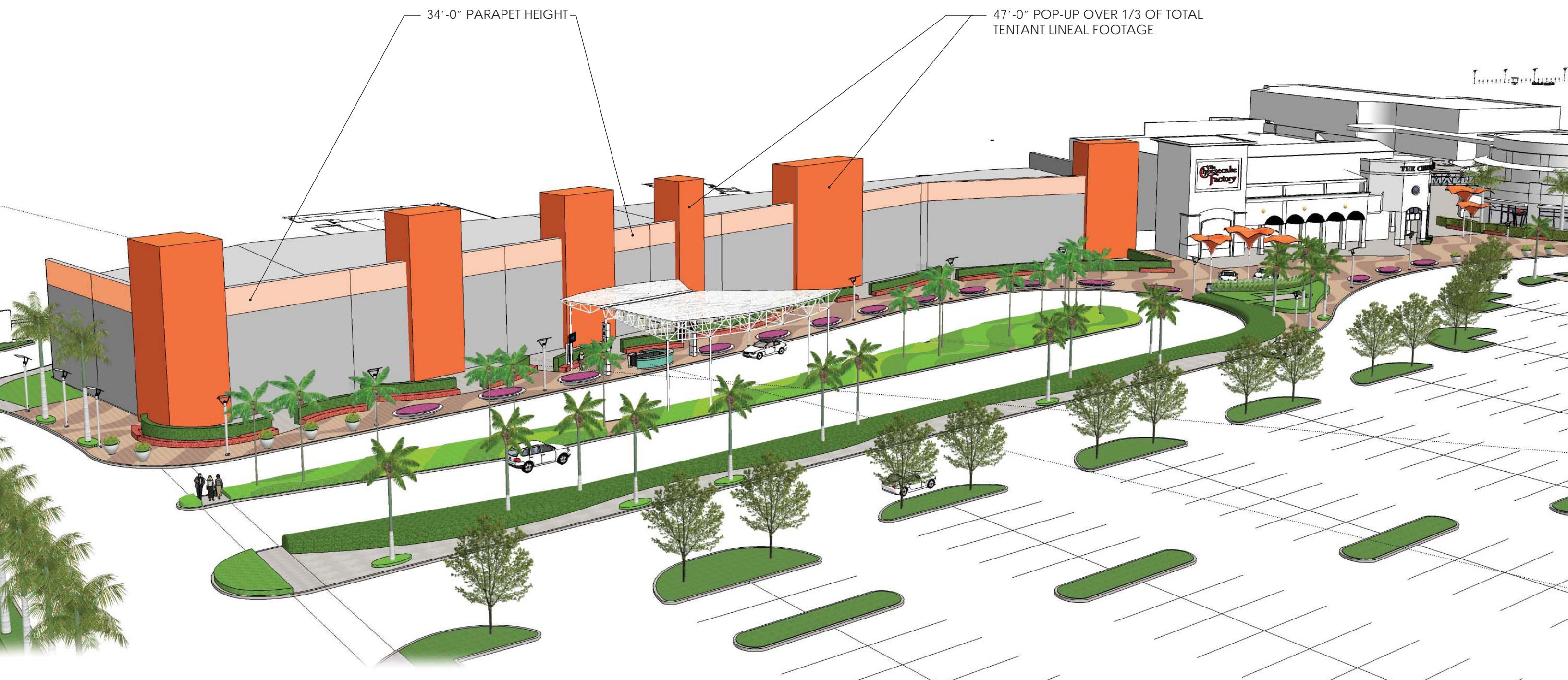
For Restaurants, the following sign SF is allowed:

For tenants with less than 100 linear feet of building frontage - 2 SF/ linear foot of total signage is allowed for all signs.

For tenants with 100' or more linear feet of building frontage - 200 SF total is allowed for all signs.

POP UP MASSING STUDY

POP-UP/ POP-OUT 1/3 OF TOTAL TLF



EXTERIOR AMENITIES CRITERIA

EXTERIOR PAVING & ORNAMENTAL GUARDRAILS

The Tenant shall provide exterior paving and ornamental guard rails (preferred specification below. Alternates may be accepted subject to Landlord review and approval) at the sides of tenant exterior patio as delineated in the Tenant's lease agreement. This requirement is to facilitate the proper construction of the Tenant storefront facade and to allow the tenant to create pattern and finish that will reinforce the facade design and to further define the tenant's outdoor seating ambience.

- 1 - **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 & approval. Railings may be enhanced with plantings.
- 2 - **Color Palette:** A neutral palette for paving and guardrails is recommended for cohesive look that creates a backdrop for variation and accents within the Tenants FF&A.
- 3 - **Enhancements:** Tenants are encouraged to enhance pavement finishes in areas directly related to outside seating, merchandising or entry areas. Such enhancements could include concrete or stone pavers, integral color, exposed aggregate concrete or enhanced scored patterns. All such enhancements shall be installed to commercial standards, meet all ADA requirements and shall be subject to approval of the landlord.

OUTDOOR SEATING & TABLES

Restaurant tenants are permitted to include outdoor seating in the defined patio area.

- 1 - 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.
- 2 - 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.
- 3 - All outdoor seating layouts and furnishings are to be reviewed and approved by landlord.

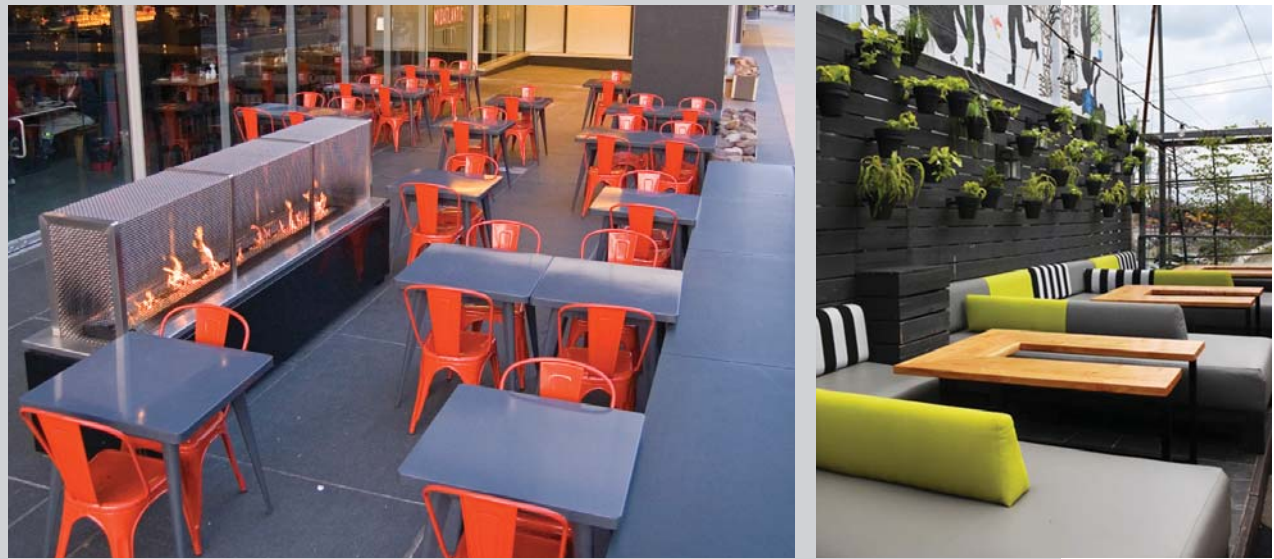
EXTERIOR ACCESSORIES

Where space permits, Tenant is 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.

- 1 - 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.

FOUNTAINS

Fountains or water features are strongly encouraged in patio areas.



PREFERRED RAILING SPECIFICATION:
 Alumina Railing Products, Inc.
 M-Series: M301-1a
 Option 8 Cap Profile
 5/8" Square Pickets
 Medium Bronze Powdercoat
 36" overall height