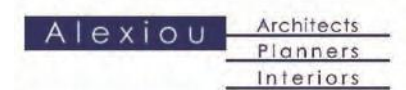


# Lynden Pindling International Airport Expansion Project

## Tenant Design Criteria Manual Section H

March 2010





# Introduction

## Welcome to Lynden Pindling International Airport

Lynden Pindling International Airport (NAS), formerly known as Nassau International Airport, is the largest airport in the Bahamas and is vital to the overall tourism product of the City of Nassau and the Islands of the Bahamas. The airport's expansion plan, unveiled in the fall of 2007, highlights the creation of new terminals with fully integrated technology that promises to make Lynden Pindling International Airport the most efficient Airport in the Bahamas/Caribbean region. To ensure the success of this venture, the Government of the Bahamas contracted with the newly created Nassau Airport Development Company (NAD) to manage, operate, maintain and develop the Lynden Pindling International Airport. The retail concessions program is an important part of the expansion plan and contributes to the overall customer experience at NAS as well as the Airport's annual budget. The Airport is committed to creating an environment for its tenants that will foster their success. The intent of this manual is to provide design guidance to retail tenants.

In order to provide visibility to tenant spaces, enhance the retail experience of departing and arriving passengers and create a harmonious concession environment relative to the Terminal Building, the Airport has established the following Design Criteria. Tenants are required to adapt the criteria to best fit the particular features of the individual leasehold spaces. The Design Criteria are supplementary to the lease requirements, all applicable codes, regulations, and Government legislative requirements.

To encourage compatibility with adjacent tenants as well as the overall image of the Airport, this manual establishes the standards of quality and design for each Tenant. The Design Criteria is divided into two main sections - General Criteria and Specific Criteria. The 'Design Intent' of the Criteria extends from architectural, interior and structural

expression through the design of all supporting systems, finishes, furnishings, and fixtures. It also encourages creative expression in regards to storefront, shop interior, signage and graphic design.

Tenants accept their space in 'As-Is' condition unless otherwise stipulated in the Lease agreement. Additionally, all designs are subject to the review and approval of the Airport's Design Review Committee.

The Airport has created a framework in which Tenants' designers can develop intriguing, lively and expressive concession spaces. General Design Elements that are employed to accomplish this include:

### Design Intent

Visitors to the Islands, first enraptured by their extraordinary natural beauty, are soon enchanted by the warmth of the Bahamian people, the rich musical heritage, and the vibrant local color. **Lynden Pindling International Airport seeks to celebrate the striking beauty of the Bahamian archipelago through Nature, Heritage and Culture.** The design of the tenant spaces should both complement and enhance the themes expressed in the Terminal's public spaces. Refer to the Thematic Zoning Diagrams on pages 8-9 for more information on the various themes. Tenants will be required to implement concession design solutions consistent with the following goals in mind:

- To create concessions which complement the architectural qualities of the base building and are compatible with adjacent tenancies.
- To create top quality, cutting edge designs. Concepts and materials used in concessions should be equal to or better in quality than those found in the base building construction.
- To create concessions which communicate a unique, distinctive and memorable experience. Design concepts which have been "parachuted" in from other projects

without regard to the character of NAS and the specific aesthetic design intent described within this document will not be accepted.

- To creatively plan concessions that are compatible with the airlines and Airports operational requirements and with passenger convenience.
- Concessions should be operationally efficient and demonstrate innovative in-unit storage.

### Visibility and Strong Presentation

It is important for travelers to identify the store, see the merchandise, and comprehend what is sold. To this end each Storefront is encouraged to be as open and accessible as possible with views into the store from the Concourse. Additionally, opportunities for three-dimensional icon-type signage are provided within Signage and Pop-Out Zones. Each Tenant is encouraged to express its individual identity through its storefront, signage and merchandise presentation.

### Enhanced Lighting

Shopfronts should exhibit a higher level of illumination than the adjacent concourse. Discernible categories of merchandise should be highlighted within the store to enhance the visibility and presentation of the unit.

### Ease of Access and Service

Airport customers typically have limited shopping time. Concessions are to provide layouts that allow quick and easy access to the store, clear organization, proper circulation for passengers with luggage, and points of sale that facilitate quick check-out and minimize queues.

### Finishes

The airport environment requires materials and finishes that can withstand high volume traffic, commercial maintenance equipment and resist wear. Tenants are encouraged to employ high quality materials in construction of their Leasehold spaces.

## Typical Conditions

### Retail:

- Type R1a - Inline Retail (full bay)
- Type R1b - Inline Retail (half bay)
- Type R1c - Inline Retail (level 1)
- Type R1d - Inline Retail (level 2)
- Type R2 - Kiosk Retail (provided by Landlord)
- Type R3 - Cart Retail (provided by Landlord)

### Combo Retail:

- Type CR1a - Combo Retail (Pier C)
- Type CR1b - Combo Retail (Pier B)
- Type CR1c - Combo Retail (Terminal B)

### Food and Beverage:

- Type FB1 - Inline Food and Beverage
- Type FB2 - Kiosk Food and Beverage
- Type FB3 - Hybrid Food and Beverage
- Type FB4 - Inline Food and Beverage
- Type FB5 - Kiosk Food and Beverage

### Restaurant

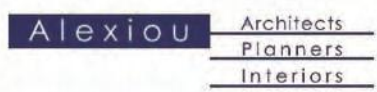
- Restaurant A
- Restaurant B

### Lounges

### Miscellaneous Leaseable Space

- Bank
- Post Office
- IRL
- Airline Counter

### Blade Signs



## Lynden Pindling International Airport Expansion Project

### Tenant Design Criteria Manual



# General Tenant Design Criteria

## Storefront Concepts

The following elements are common to the concessions design standards that follow (unless noted otherwise for specific Types or Spaces):

- Design Control / Zone
- Storefront Zone
- Demising Column and Airport Bulkhead Canopy
- Signage / Pop-Out Zone
- Soft-Retail Zone
- Tenant Feature Walls (FB3 locations only)
- Optional Tenant Bulkhead (Retail Inline spaces only)
- Counter Zone (F&B Inline spaces only)
- Light Fixture / Feature Zone (F&B Inline spaces only)

Full utilization by the tenants of these zones is critical in achieving the intended experience. The Airport requires that the tenants create dynamic storefronts and their spaces be fully integrated into the airport provided framework. Tenants are also required to confirm all base building mechanical, electrical and structural elements and incorporate them into the storefront and unit design.

## Storefront Zone

- The storefront is the portion of the Tenant Demising Wall that separates the leasehold or portion thereof, from the concourse, public lobby or adjoining functional public space directly accessible from the leasehold.
- Storefront boundaries include floor, ceiling or base building overhead structure as well as base building walls and/or columns.
- Tenants shall provide security closures as required to secure their unit.
- Tenant flooring is to extend to the Lease-Line at all open storefronts (see attached drawings). The Airport may require the Tenant to install neutral or transitional flooring within the Design Control Zone.

## Design Control Zone

- The design control zone extends a minimum of 2'-0" to a maximum of 5'-0" from the lease line.
- The ceiling within the Design Control Zone must be gypsum wallboard.
- Within the Design Control Zone, tenants are encouraged to articulate a 3-dimensional storefront.
- In order to promote clear site-lines, tenants should focus

on merchandise, display and lighting rather than enclosure.

- Tenants are urged to utilize a variety of dimensional design elements in addition to high-intensity lighting to create a dynamic storefront.
- Design Control Zone must incorporate suitable lighting as described in Article D12 of this document.
- Tenants are required to have open storefront designs; the storefront should be between 80% and 100% open on the horizontal and must maintain a minimum of 8'-0" clear to the underside of any tenant-provided element.

## Demising Column and Airport Bulkhead Canopy

- Demising Column and Demising Caps between concession units create a consistent framework that allows distinct tenant storefront expressions within a unified concourse design. Tenants are not permitted to encroach on or alter the Demising Column and Cap in any way.
- The Airport provides a Neutral Bulkhead and Canopy to support the Signage and Pop-Out zones. Tenants are encouraged to incorporate the canopy into their designs, without altering the finish of the canopy or the Neutral Zone (bulkhead).
- Tenants shall provide a continuous 3/4" brushed stainless steel reveal between tenant finishes and Neutral Piers.

## Signage/Pop-Out Zone

- A 3-Dimensional Signage/Pop-Out Zone extends as shown and dimensioned (length and profile vary).
- The Signage Zone, in combination with the Pop-Out Zone, is provided to allow the tenant the opportunity for 3-dimensional storefront elements associated with the Tenant brand.
- Signage can occur anywhere inside the Signage Zone.
- No advertising or sponsorship text, allowed.
- The 3-dimensional built-out area within the Pop-Out Zone should utilize a minimum of 60% of the allowable area, and should not exceed 80% of the allowable area.
- 3-dimensional signage is required. Tenants must incorporate illuminated elements and brand identity into the Signage Zone. Signage must be either internally or externally illuminated.
- Tenants should show creativity and are urged to utilize a variety of design elements and materials including lettering, text and branded icons to create an integrated, truly imaginative, 3-dimensional storefront experience.
- All mounting systems and conduit for signage must be

concealed from public view.

- All signage and bulkhead projections visible to the public must be finished on all sides.
- The following signage elements or components are prohibited: exposed neon tubing; promotional signs of any type; "box" signs; moving signs or moving lights; simple painted signs; formed plastic letters; exposed conduit, tubing, raceways, ballasts, transformers or other equipment.

## Soft-Retail Zone

- In most locations, a Soft-Retail Zone has been established just outside the Lease Line.
- The Soft-Retail Zone is to be used for temporary tenant merchandising.
- 40% of the entire Soft-Retail Zone may be occupied by merchandise and/or display units; the remaining 60% must be left unobstructed to allow for easy access to the tenant space. Critical clearances per the Building Code must be maintained.
- The merchandise units must be lockable and / or mobile and secured within the tenant premises when the store is closed.

## Tenant Feature Walls (where applicable)

- Tenants are to incorporate 100% of Tenant Feature Walls Into their storefront design.
- Tenant Feature Walls are to be designed to complement surrounding concourse design.
- Tenant Feature Walls can be solid wall, open or clear glass as determined by Tenant and approved by Landlord.
- Design and finishes, graphics, etc. of Feature Wall are the responsibility of the Tenant.
- No advertising or sponsorship text allowed.

## Optional Tenant Bulkhead (Retail Units Only)

- Tenants have the option of creating a secondary 'Tenant Bulkhead' below the Airport Bulkhead canopy.
- The face of the finishes on the underside of the Optional Tenant Bulkhead are not to drop below 8'-0" above finished floor.
- Tenant is responsible for the design, construction and finishes / graphics of the Optional Tenant Bulkhead.
- Tenant may choose to locate their primary signage on the Optional Tenant Bulkhead or in the Signage Zone.
- Tenant has the option of splitting their signage between the Optional Tenant Bulkhead and the Signage Zone, but

not repeating the same signage in both locations.

- No advertising or sponsorship text, allowed.
- All restrictions and design guidelines regarding signage design and construction listed in the "Signage / Pop-Out Zone" apply here as well.

## Counter Zone (F&B Units Only)

- The design of the counter must be fully integrated into the design of the Tenant Storefront elevation.
- Finishes are to be durable, hard-wearing and to have superior appearance retention.
- Counter shall not protrude beyond the Lease line with the exception of a tray rail if required. Tray rail design, size and location must be approved by the Landlord.
- Base Building flooring to extend to front face of counter base. Tenant to ensure that Base Building flooring extends into any recesses created by accessible counters. No Tenant flooring is to be exposed to concourse at these locations.
- Tenants are encouraged to provide flip-up section of counter for additional access point to service area, except at Full Service Restaurant location.

## F&B Feature Zone (F&B Units Only)

- Located above the Counter Zone (refer to attached drawings for profile and extent).
- Tenants are encouraged to utilize surface-mounted pendant fixtures in this Zone to illuminate the countertop.
- Considered placement of 3-dimensional branded icons, menu boards, pendant lights, signage, and themed bulkhead art are encouraged within this Zone.
- All 3-dimensional elements visible to the public must be finished on all sides.
- All mounting systems and conduit for signage must be concealed from public view.
- No advertising or sponsorship text allowed.
- All restrictions and design guidelines regarding signage design and construction listed in the "Signage / Pop-Out Zone" apply here as well.

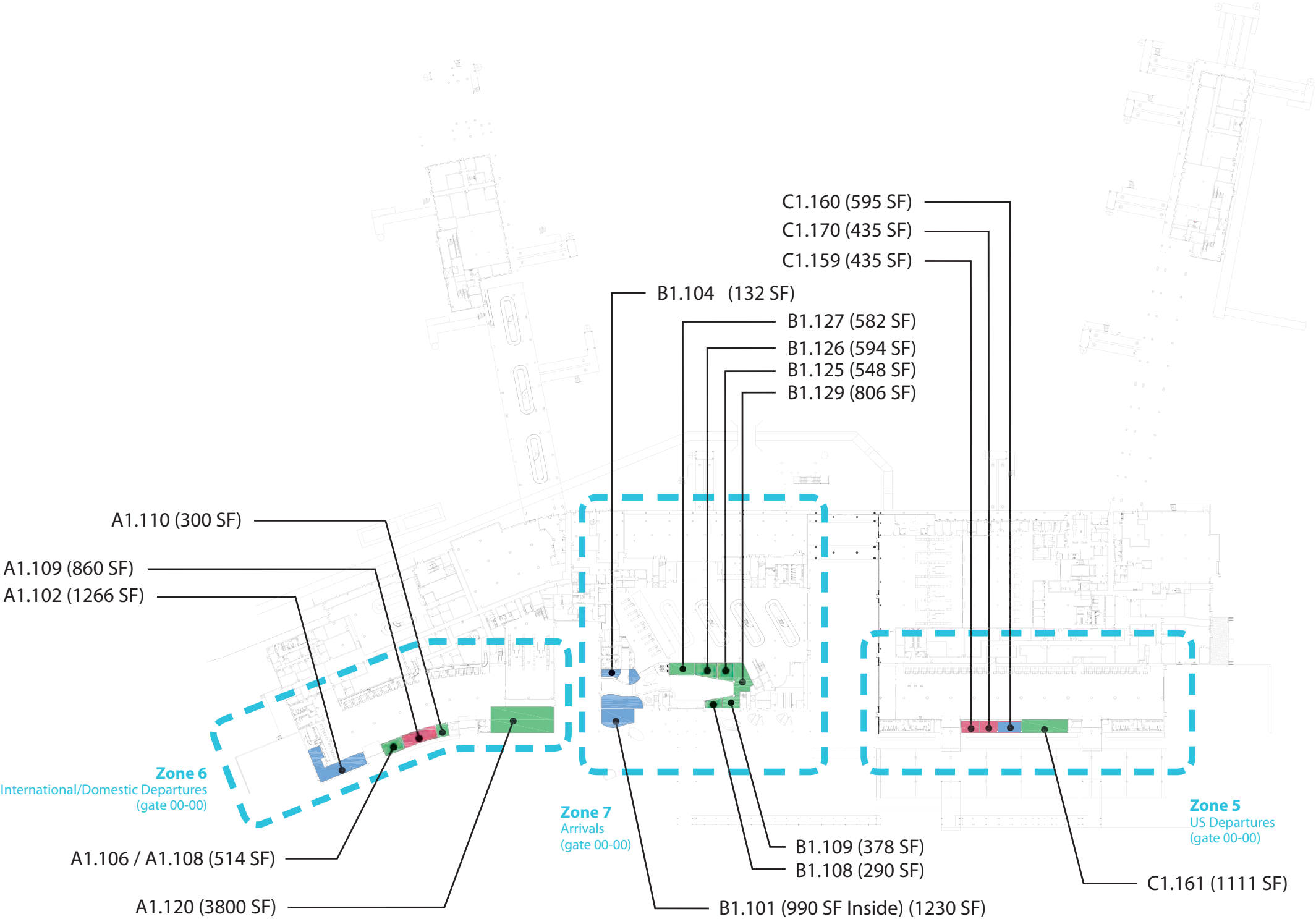
The following pages elaborate on the design elements listed above and show how they are applied to each of the Storefront conditions.

Key Plan

Level 1 - Retail/Food & Beverage  
Floor Plan

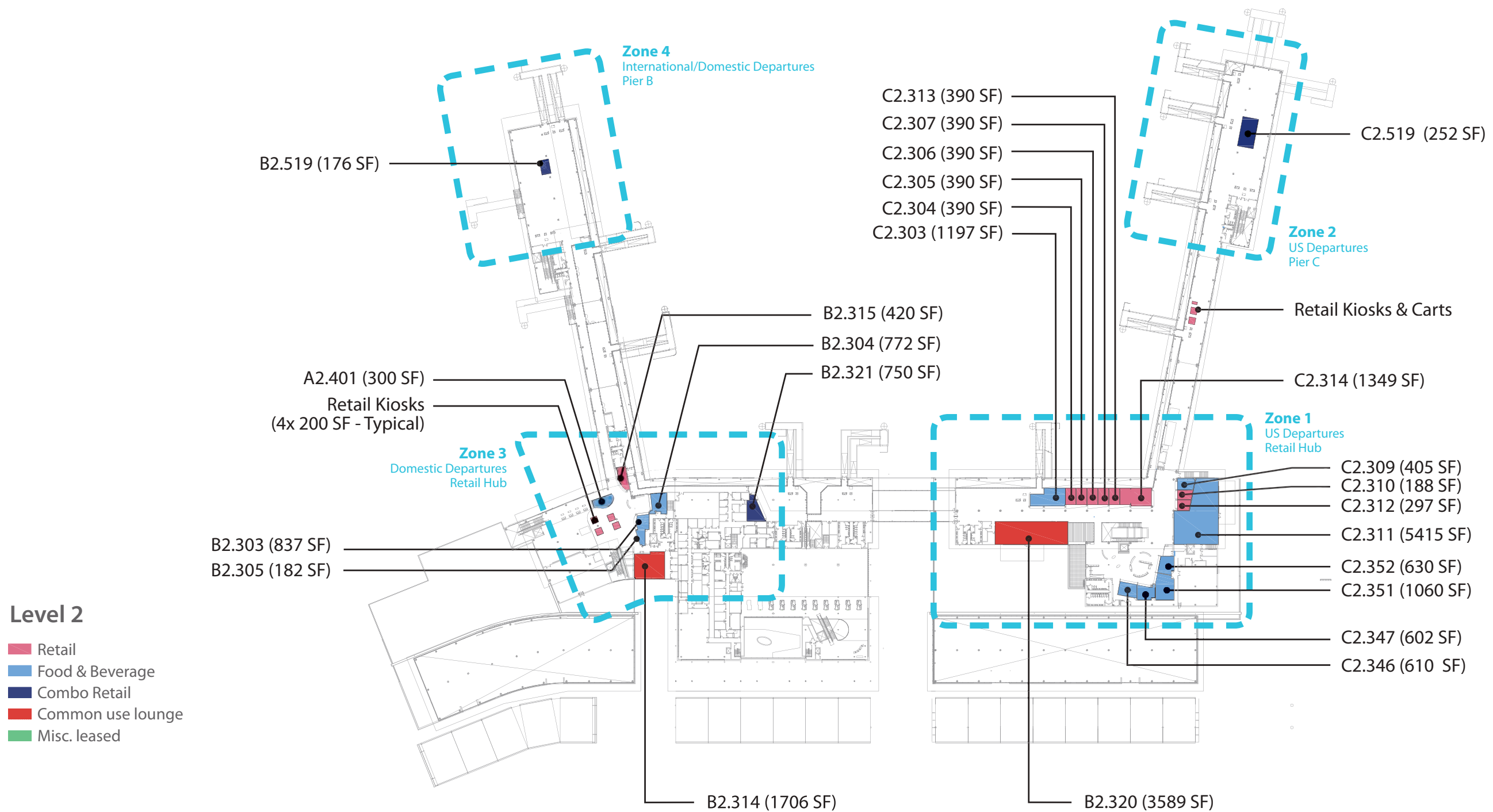
Level 1

- Retail
- Food & Beverage
- Combo Retail
- Common use lounge
- Misc. leased



\* All leasable areas to be confirmed (see lease outline drawings)





\* All leasable areas to be confirmed (see lease outline drawings)

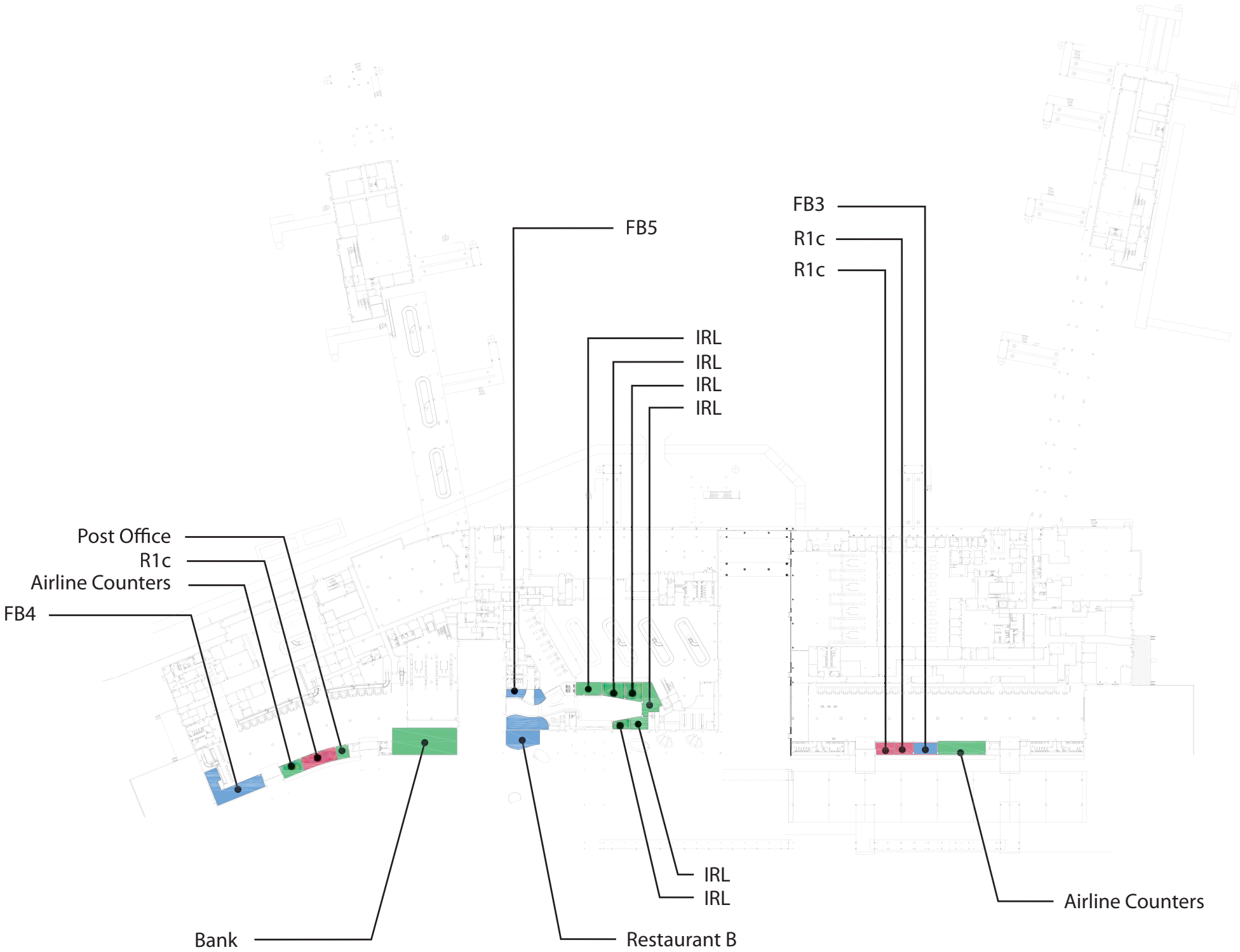


Key Plan

Level 1 - Retail/Food & Beverage  
Floor Plan

Level 1

- Retail
- Food & Beverage
- Combo Retail
- Common use lounge
- Misc. leased

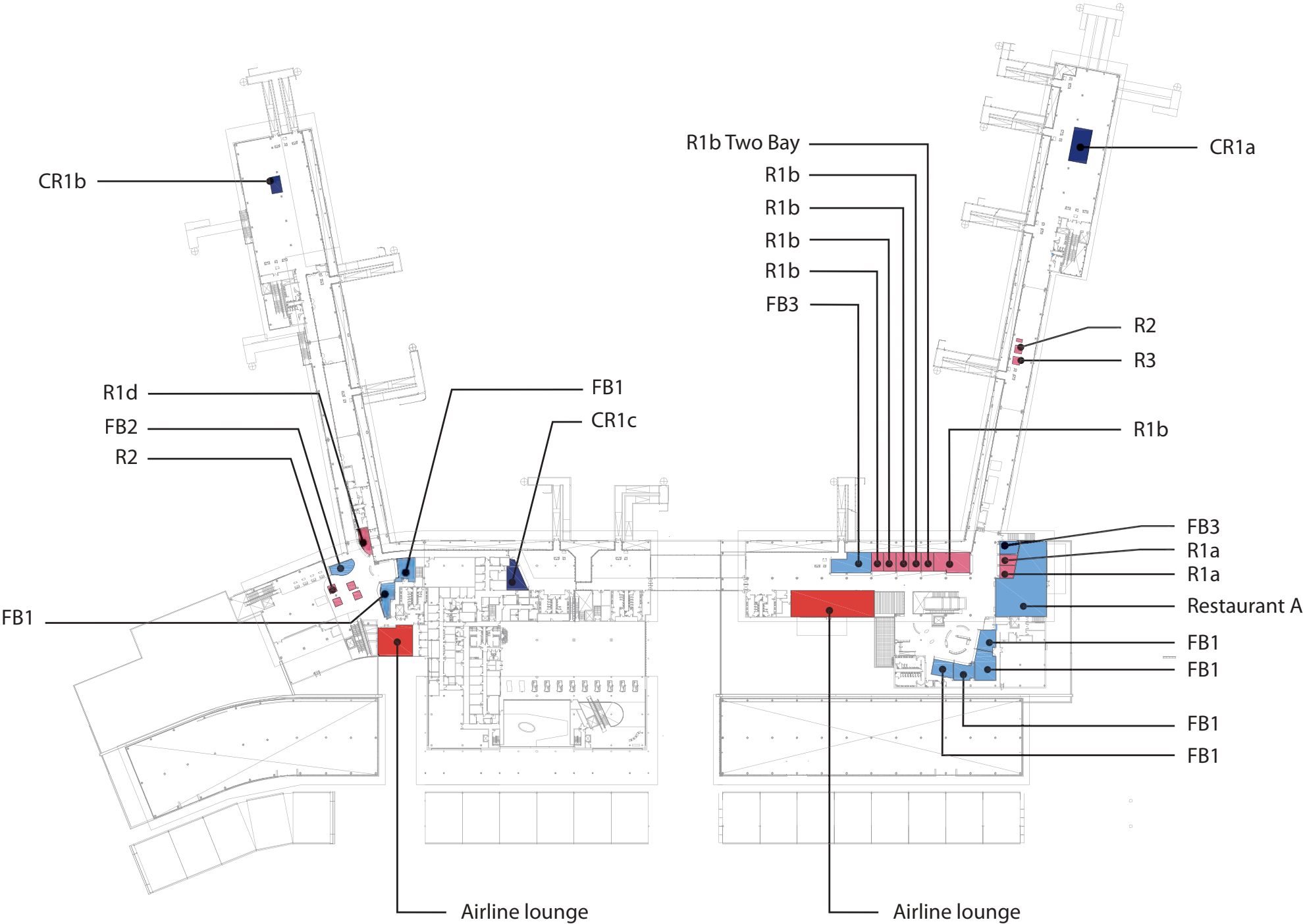


\* All leasable areas to be confirmed (see lease outline drawings)



Key Plan  
Level 2 - Retail/Food & Beverage  
Floor Plan

- Level 2
- Retail
  - Food & Beverage
  - Combo Retail
  - Common use lounge
  - Misc. leased



\* All leasable areas to be confirmed (see lease outline drawings)



Thematic Zones





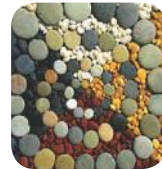
**Departures - Holdrooms**

Reflection  
Serenity



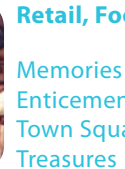
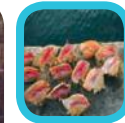
**Outdoor Terrace**

Roof Gardens  
Patterns



**Immigration**

Whimsical  
Rhythm  
Culture



**Retail, Food & Beverage**

Memories  
Enticement to come back  
Town Square  
Treasures  
Jewel



Zone 1

Storefront Type R1a

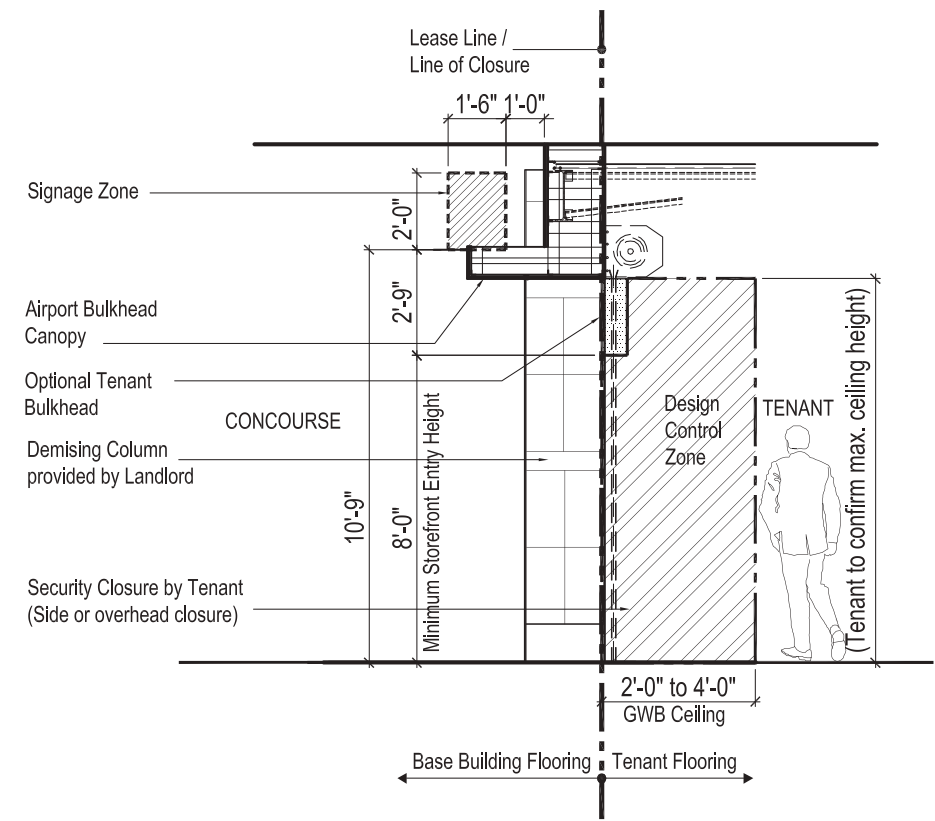
This storefront type is common throughout the Terminal for the larger inline retail units that extend from demising column to demising column.

Tenant’s primary storefront extends from finish floor to underside of Airport Bulkhead Canopy. Storefront shall be between 80% and 100% open and shall have a minimum opening height of 8’-0” clear. Tenants may take advantage of Optional Tenant Bulkhead, located directly below Airport Bulkhead Canopy, for additional branding and/or signage. Tenants are encouraged to take full advantage of Signage Zone and Pop-Out zone located above Airport Bulkhead Canopy.

Detailed descriptions of storefront elements can be found on pages 2 & 3 of this manual. Restricting dimensions for each zone are as detailed on Storefront Type drawings, unless shown otherwise on LOD or other Lease documents. Elements of this storefront system include:

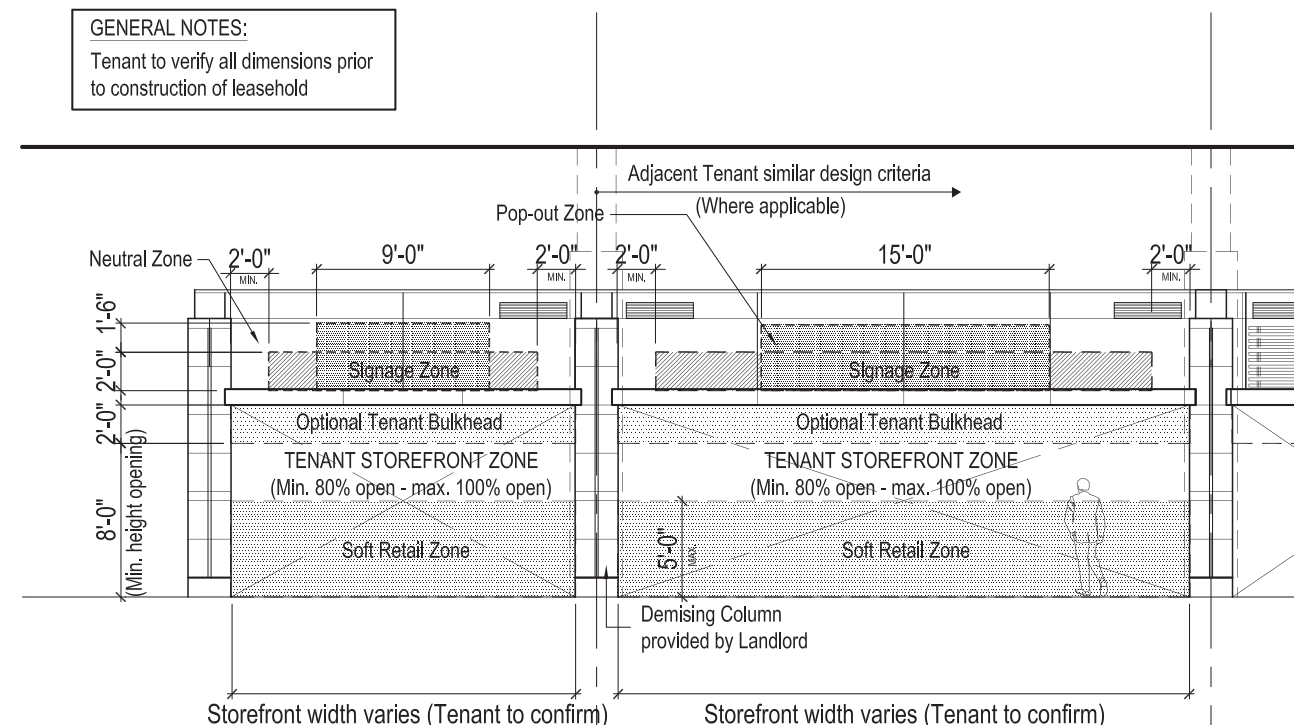
- Storefront Zone
- Design Control Zone
- Demising Columns and Airport Bulkhead Canopy
- Signage / Pop-Out Zone
- Soft-Retail Zone
- Optional Tenant Bulkhead
- Blade Signs

Storefront Type drawings are general; conditions will vary at individual locations. Tenant shall refer to Lease Outline Drawings (LODs) for conditions specific to their unit. It is also the Tenants’ responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.

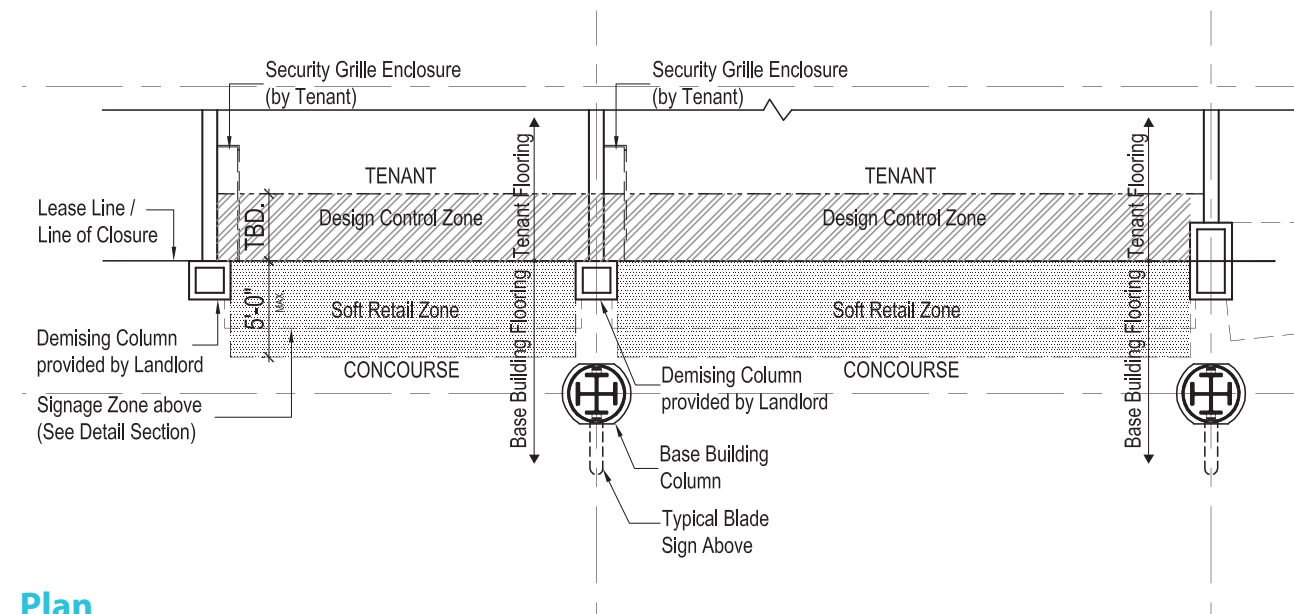


Section





Elevation



Plan



pop-out



signage



storefront

Zone 1

Storefront Type R1b

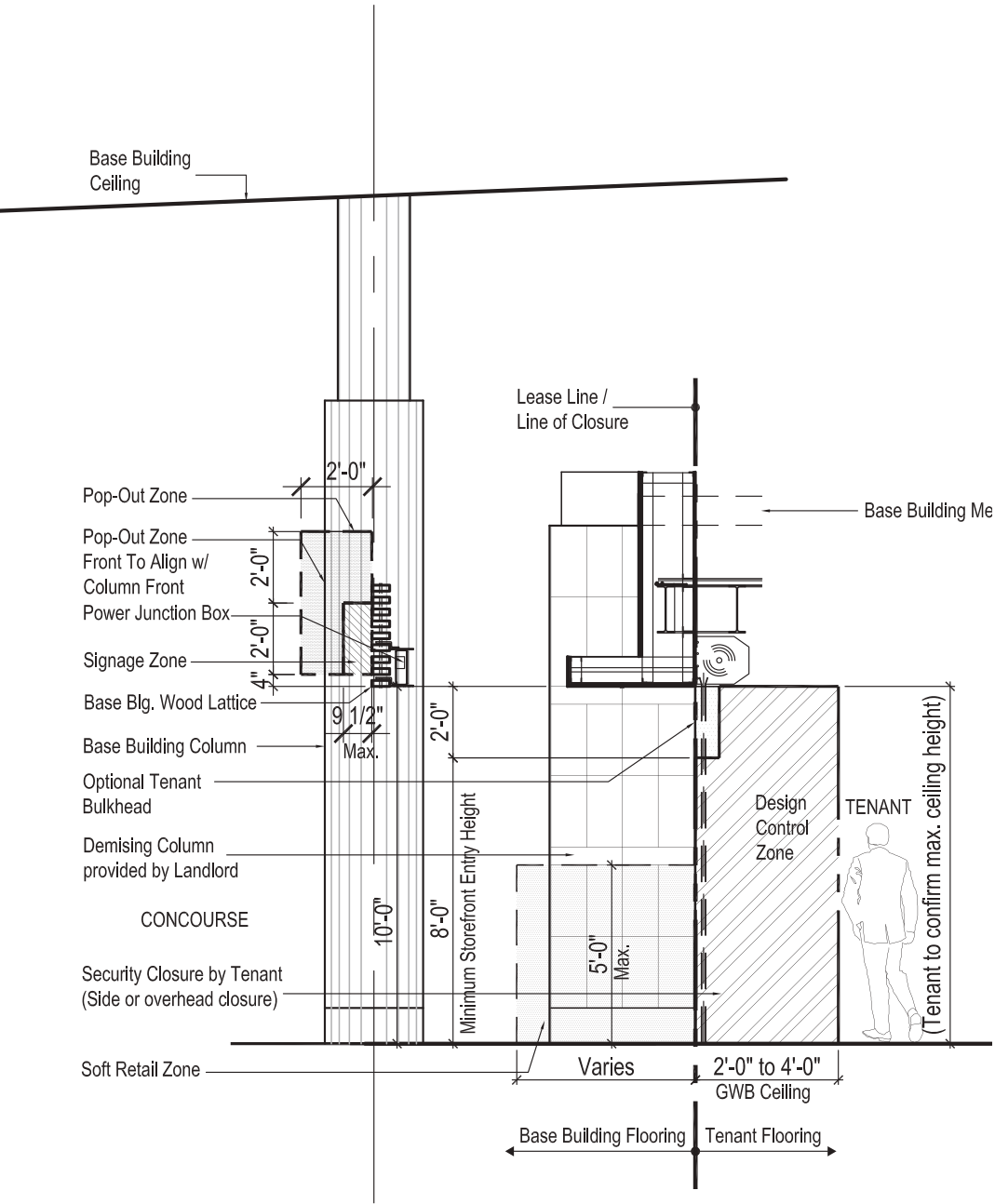
This storefront type is common throughout the Terminal for the larger inline retail units that extend from demising column to demising column.

Tenant’s primary storefront extends from finish floor to underside of Airport Bulkhead Canopy. Storefront shall be between 80% and 100% open and shall have a minimum opening height of 8’-0” clear. Tenants may take advantage of Optional Tenant Bulkhead, located directly below Airport Bulkhead Canopy, for additional branding and/or signage. Tenants are encouraged to take full advantage of Signage Zone and Pop-Out zone located above Airport Bulkhead Canopy.

Detailed descriptions of storefront elements can be found on pages 2 & 3 of this manual. Restricting dimensions for each zone are as detailed on Storefront Type drawings, unless shown otherwise on LOD or other Lease documents. Elements of this storefront system include:

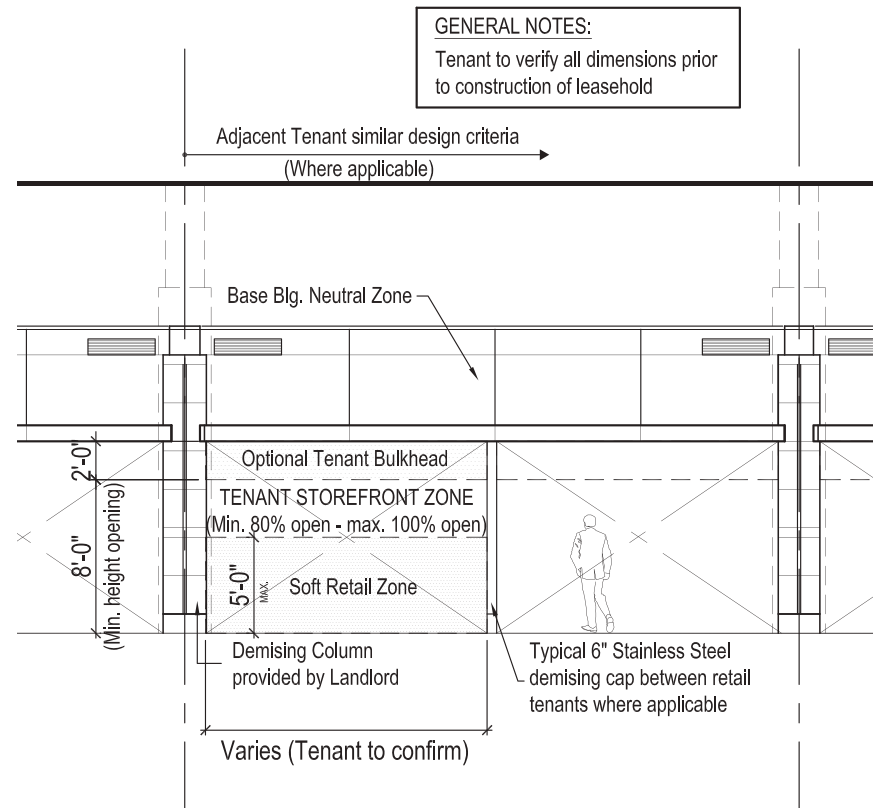
- Storefront Zone
- Design Control Zone
- Demising Columns and Airport Bulkhead Canopy
- Signage / Pop-Out Zone
- Soft-Retail Zone
- Optional Tenant Bulkhead
- Blade Signs

Storefront Type drawings are general; conditions will vary at individual locations. Tenant shall refer to Lease Outline Drawings (LODs) for conditions specific to their unit. It is also the Tenants’ responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.

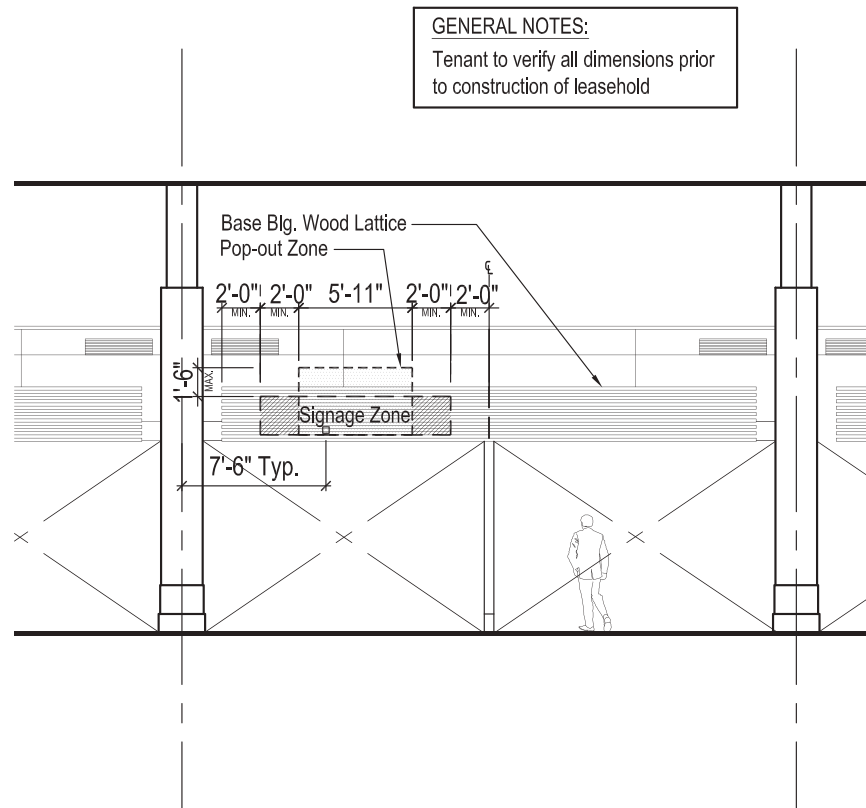


Section

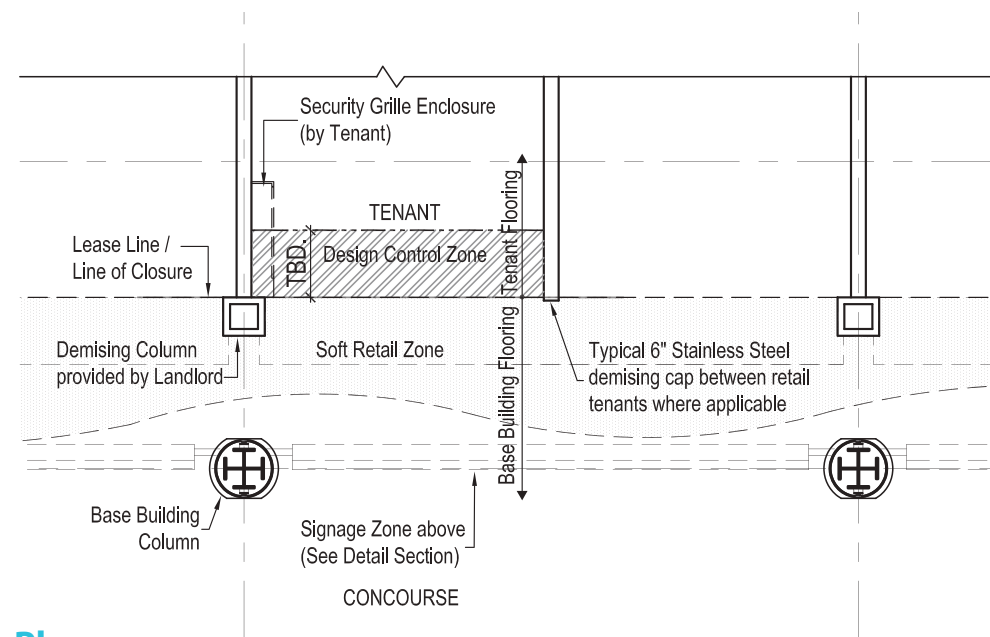




**Retail Elevation**



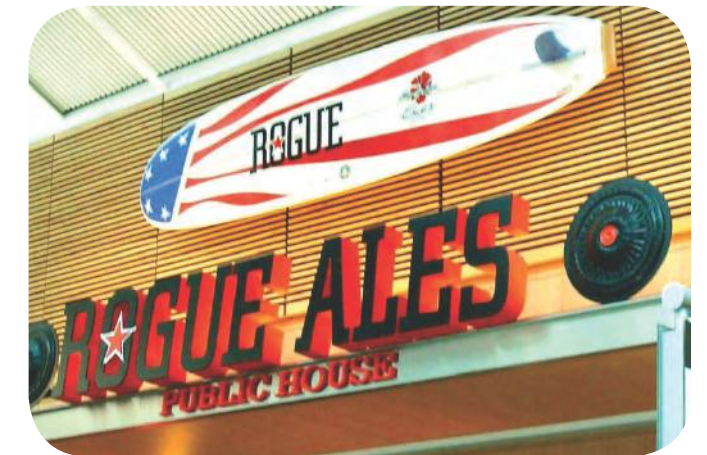
**Signage Elevation**



**Plan**



pop-out



signage



storefront

Zone 1

Storefront Type R1b Two Bay

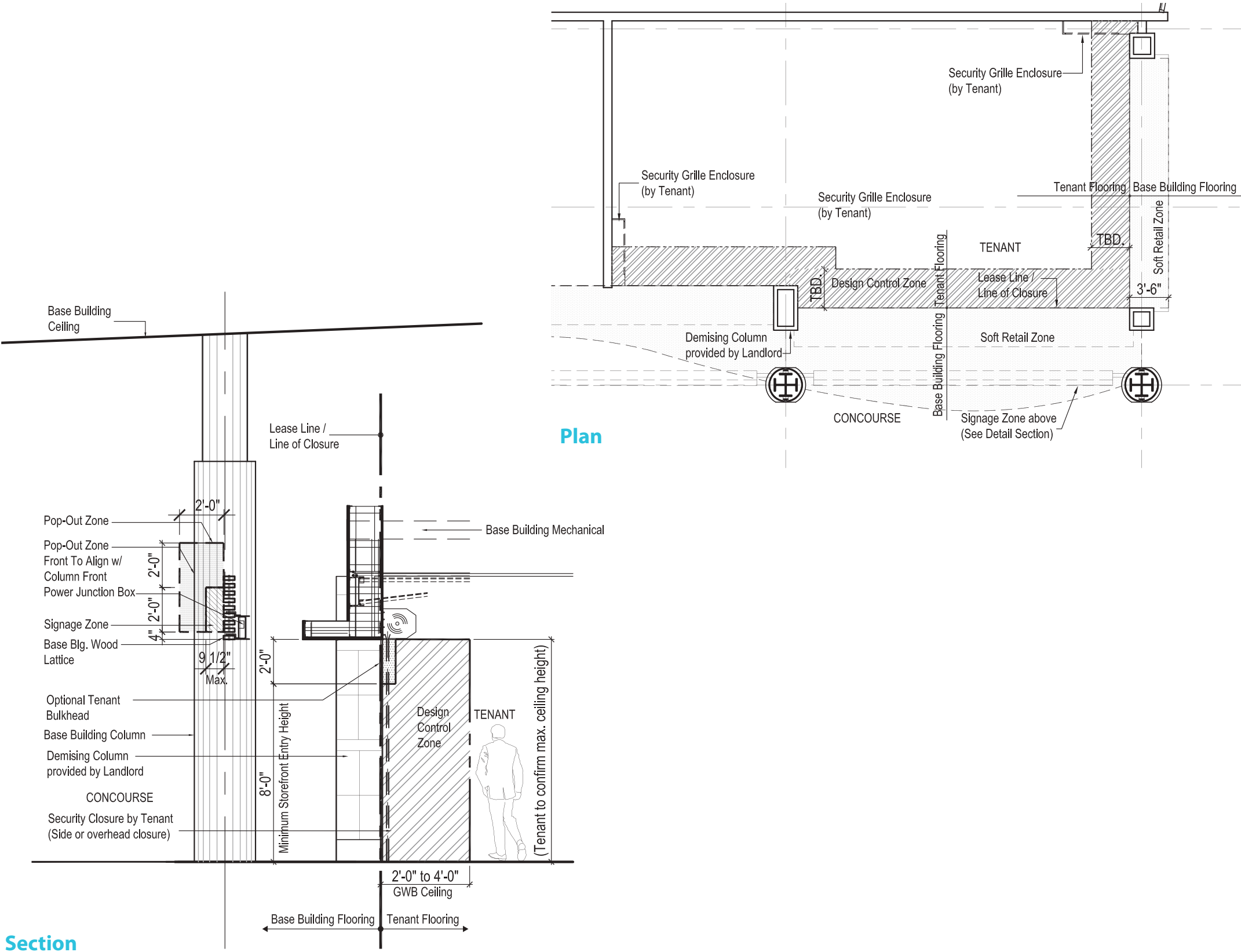
This storefront type is common throughout the Terminal for the larger inline retail units that extend from demising column to demising column.

Tenant’s primary storefront extends from finish floor to underside of Airport Bulkhead Canopy. Storefront shall be between 80% and 100% open and shall have a minimum opening height of 8’-0” clear. Tenants may take advantage of Optional Tenant Bulkhead, located directly below Airport Bulkhead Canopy, for additional branding and/or signage. Tenants are encouraged to take full advantage of Signage Zone and Pop-Out zone located above Airport Bulkhead Canopy.

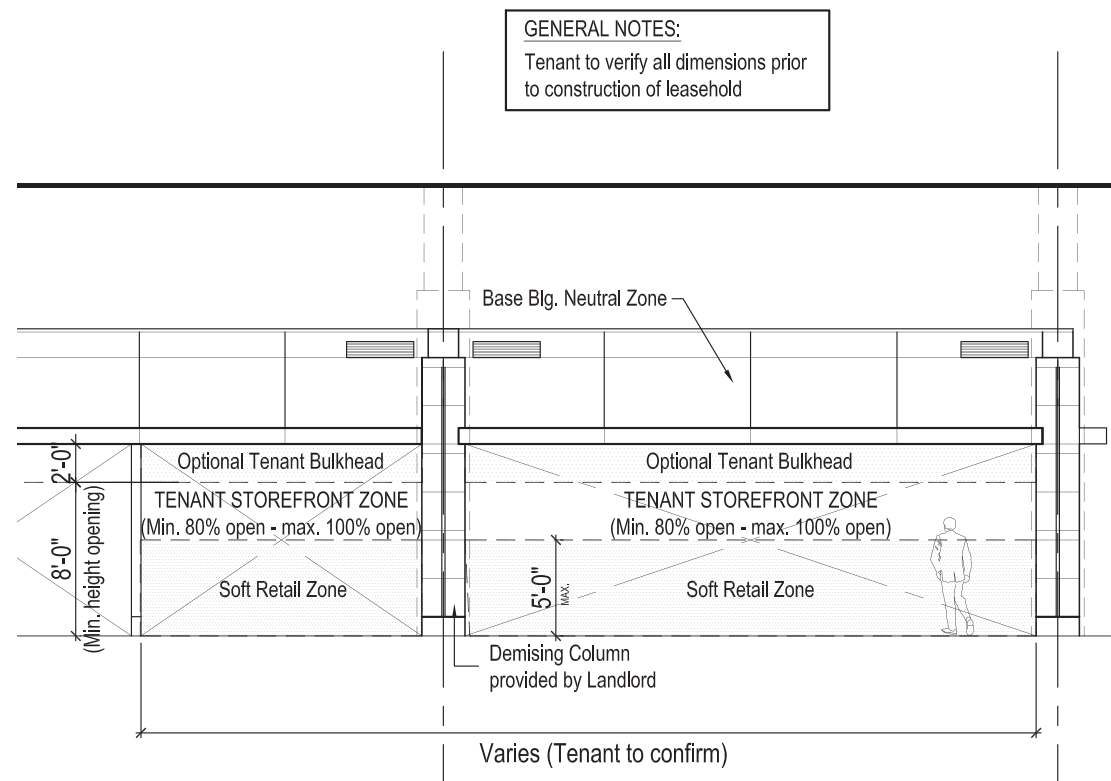
Detailed descriptions of storefront elements can be found on pages 2 & 3 of this manual. Restricting dimensions for each zone are as detailed on Storefront Type drawings, unless shown otherwise on LOD or other Lease documents. Elements of this storefront system include:

- Storefront Zone
- Design Control Zone
- Demising Columns and Airport Bulkhead Canopy
- Signage / Pop-Out Zone
- Soft-Retail Zone
- Optional Tenant Bulkhead
- Blade Signs

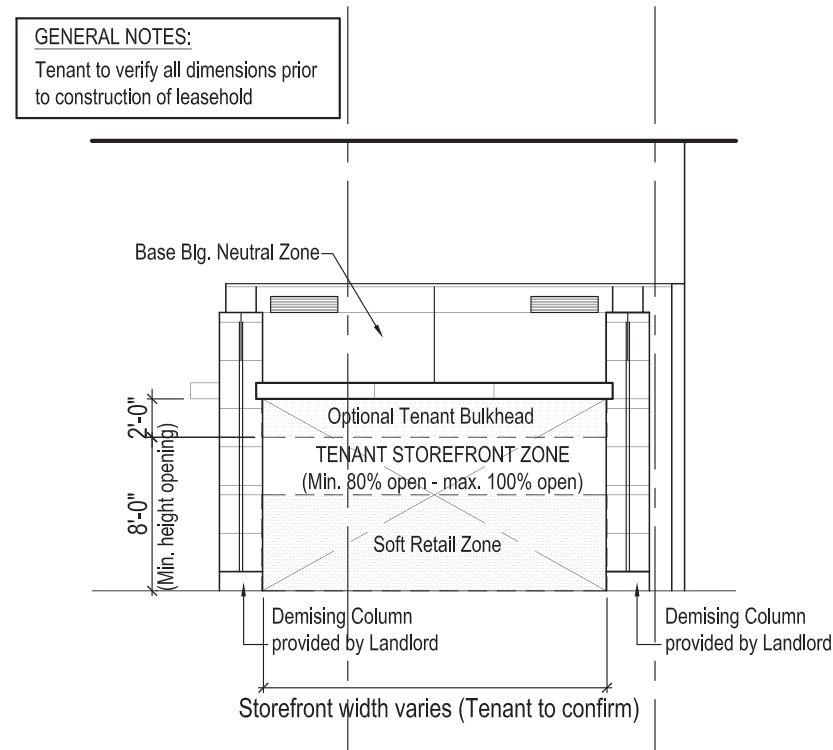
Storefront Type drawings are general; conditions will vary at individual locations. Tenant shall refer to Lease Outline Drawings (LODs) for conditions specific to their unit. It is also the Tenants’ responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.



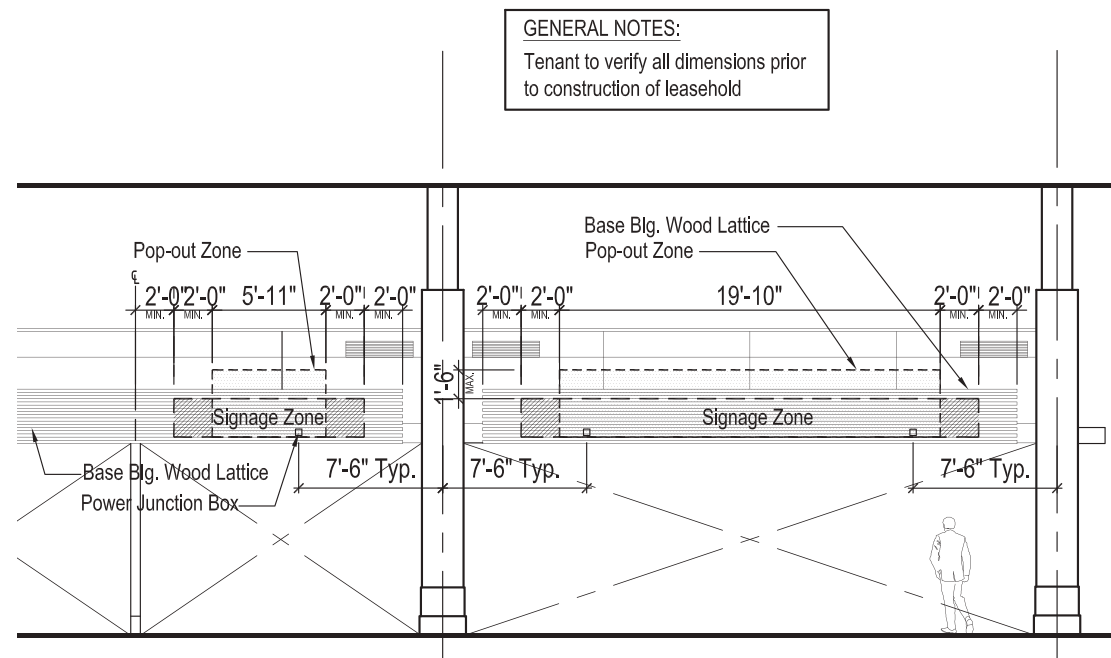




Retail Elevation 1



Retail Elevation 2



Signage Elevation



pop-out



signage



storefront

## Zone 1

### Storefront Type R1c Level1

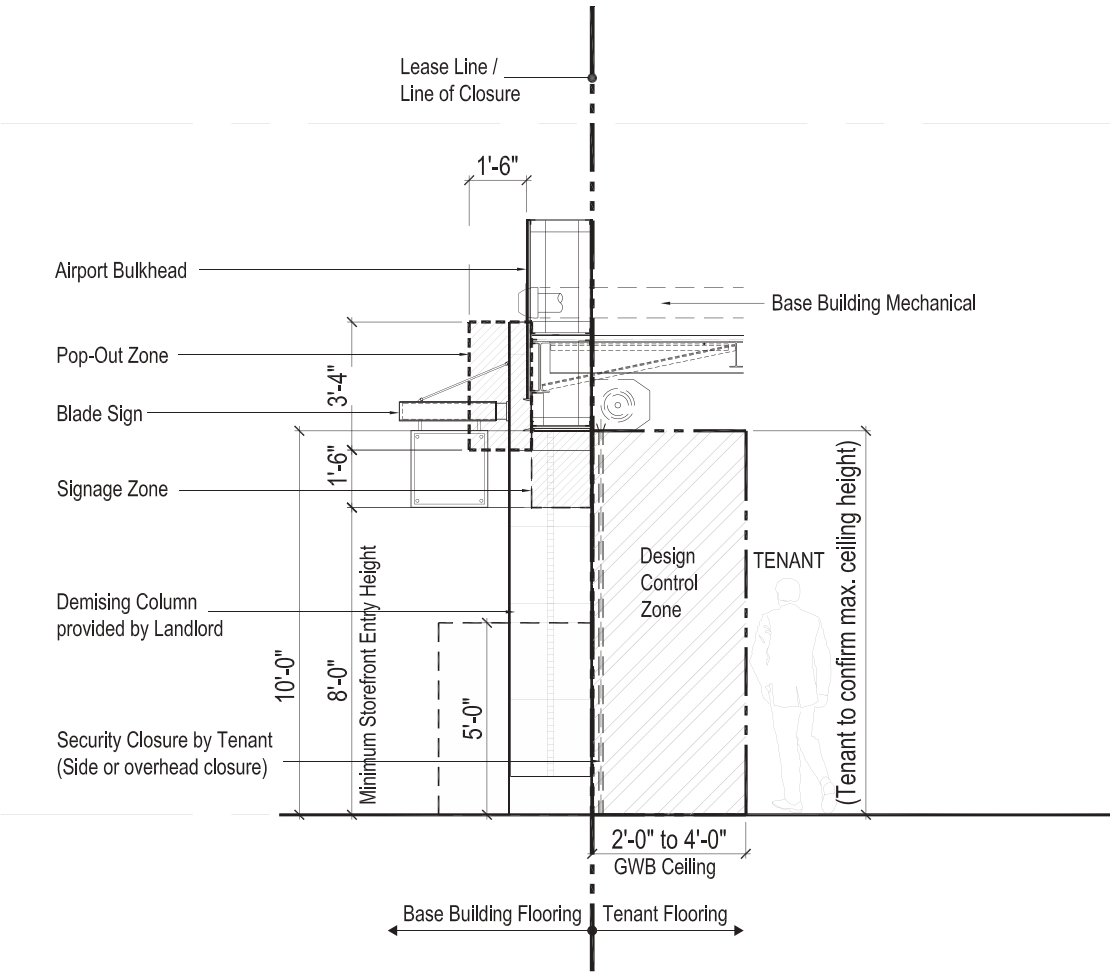
This storefront type is common throughout the Terminal for the smaller inline retail units that extend from demising column to demising cap.

Tenant's primary storefront extends from finish floor to underside of Airport Bulkhead Canopy. Storefront shall be between 80% and 100% open and shall have a minimum opening height of 8'-0" clear. Tenants may take advantage of Optional Tenant Bulkhead, located directly below Airport Bulkhead Canopy, for additional branding and/or signage. Tenants are encouraged to take full advantage of Signage Zone and Pop-Out zone located above Airport Bulkhead Canopy.

Detailed descriptions of storefront elements can be found on pages 2 & 3 of this manual. Restricting dimensions for each zone are as detailed on Storefront Type drawings, unless shown otherwise on LOD or other Lease documents. Elements of this storefront system include:

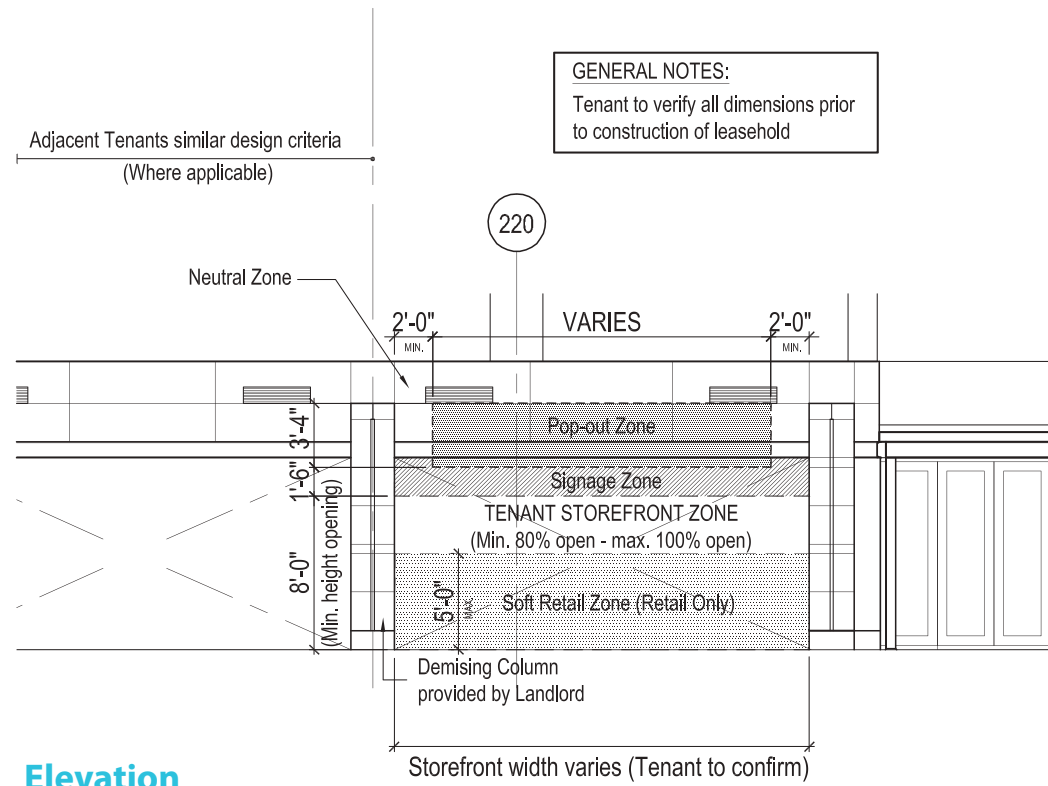
- Storefront Zone
- Design Control Zone
- Demising Column, Demising Cap and Airport Bulkhead Canopy
- Signage / Pop-Out Zone
- Soft-Retail Zone
- Optional Tenant Bulkhead
- Blade Signs

Storefront Type drawings are general; conditions will vary at individual locations. Tenant shall refer to Lease Outline Drawings (LODs) for conditions specific to their unit. It is also the Tenants' responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.

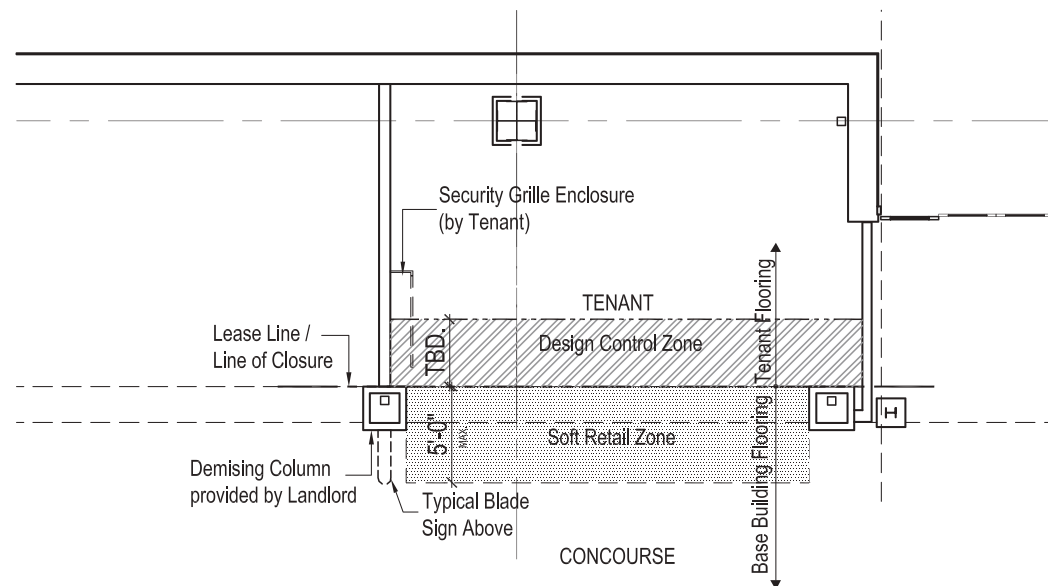


## Section





Elevation



Plan



pop-out



signage



storefront

Zone 3

Storefront Type R1d Level1

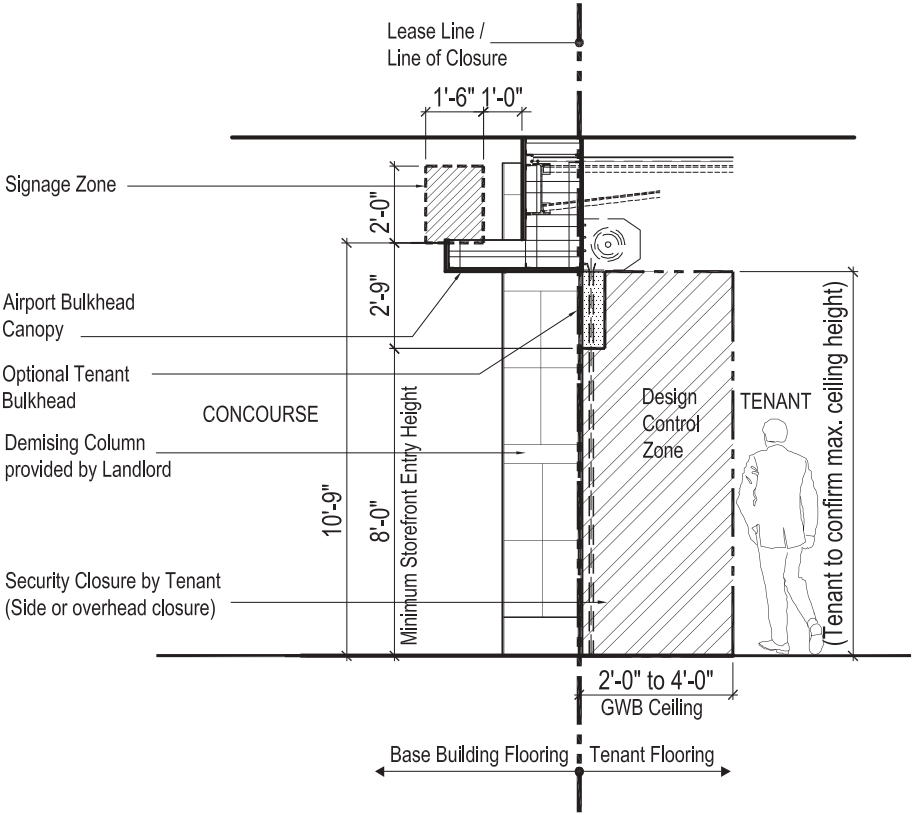
This storefront type is common throughout the Terminal for the smaller inline retail units that extend from demising column to demising cap.

Tenant's primary storefront extends from finish floor to underside of Airport Bulkhead Canopy. Storefront shall be between 80% and 100% open and shall have a minimum opening height of 8'-0" clear. Tenants may take advantage of Optional Tenant Bulkhead, located directly below Airport Bulkhead Canopy, for additional branding and/or signage. Tenants are encouraged to take full advantage of Signage Zone and Pop-Out zone located above Airport Bulkhead Canopy.

Detailed descriptions of storefront elements can be found on pages 2 & 3 of this manual. Restricting dimensions for each zone are as detailed on Storefront Type drawings, unless shown otherwise on LOD or other Lease documents. Elements of this storefront system include:

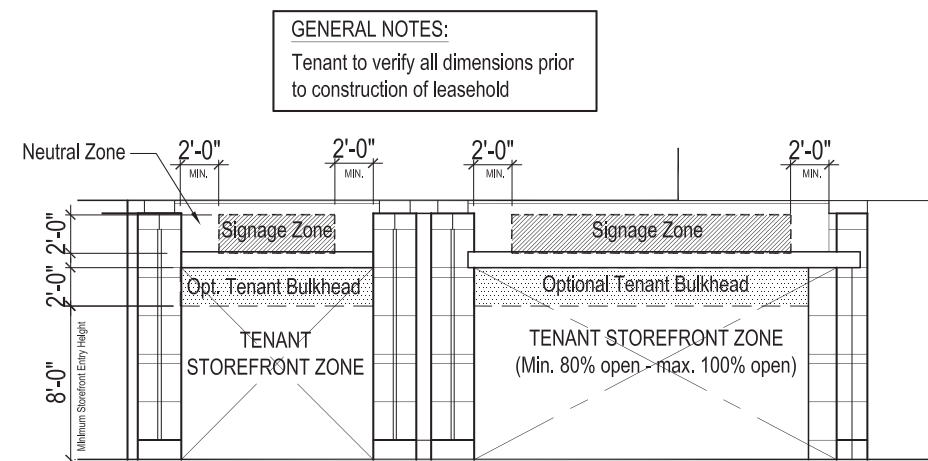
- Storefront Zone
- Design Control Zone
- Demising Column, Demising Cap and Airport Bulkhead Canopy
- Signage
- Optional Tenant Bulkhead
- Blade Signs

Storefront Type drawings are general; conditions will vary at individual locations. Tenant shall refer to Lease Outline Drawings (LODs) for conditions specific to their unit. It is also the Tenants' responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.

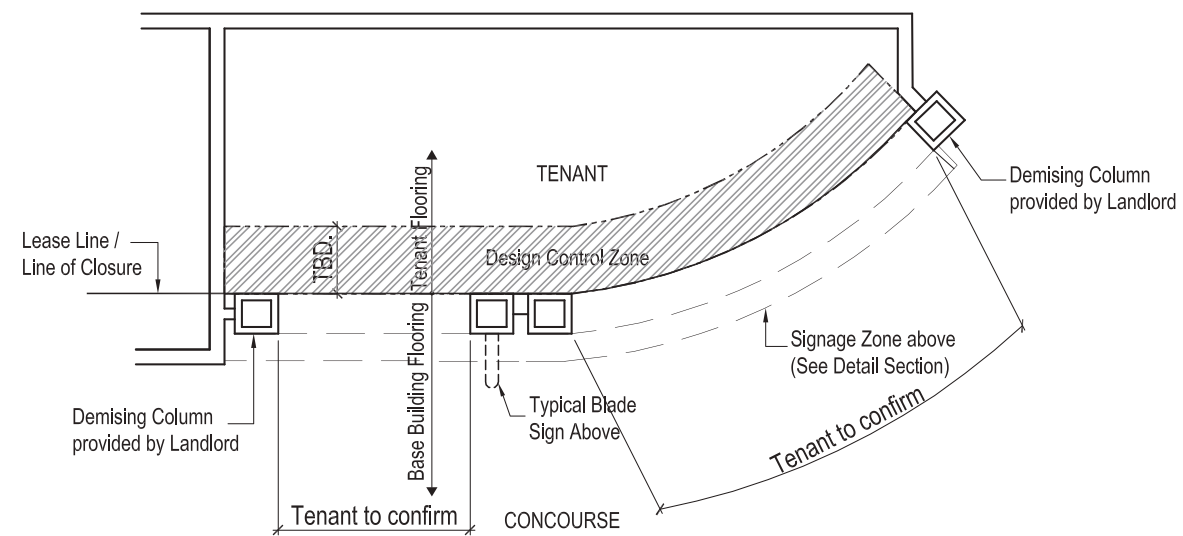


Section





Elevation



Plan



pop-out



signage

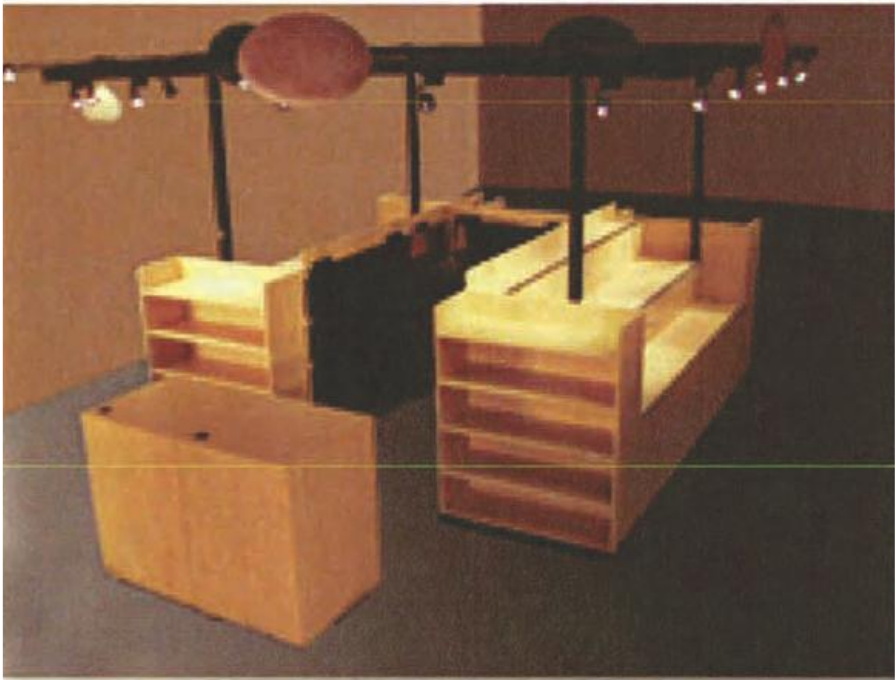


storefront

Storefront Type R2 - Retail Kiosks

This storefront type describes criteria for retail kiosk units, provided by the Landlord, and located throughout the Terminal.

Tenant shall refer to Lease Outline Drawings (LODs) for conditions specific to their unit. It is also the Tenants' responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.

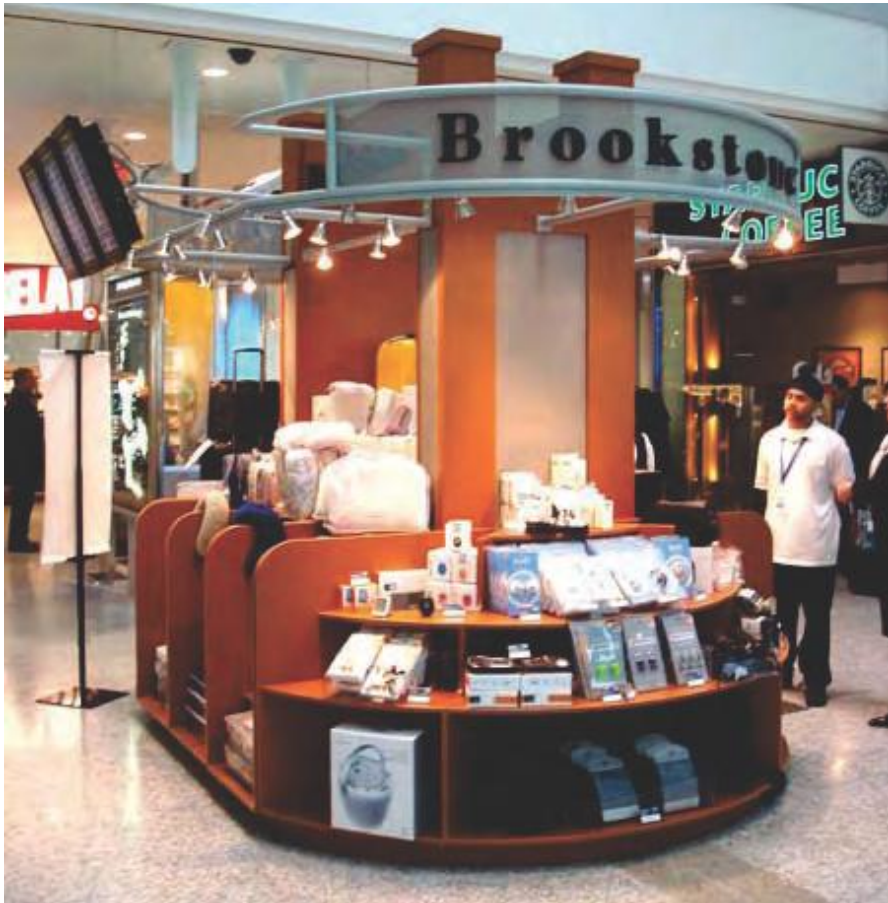




Storefront Type R3 - Retail Carts

This storefront type describes criteria for retail carts, provided by the Landlord, and located throughout the Terminal.

It is the Tenants’ responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.



## Zone 1

### FB1 - Inline Food & Beverage (foodcourt)

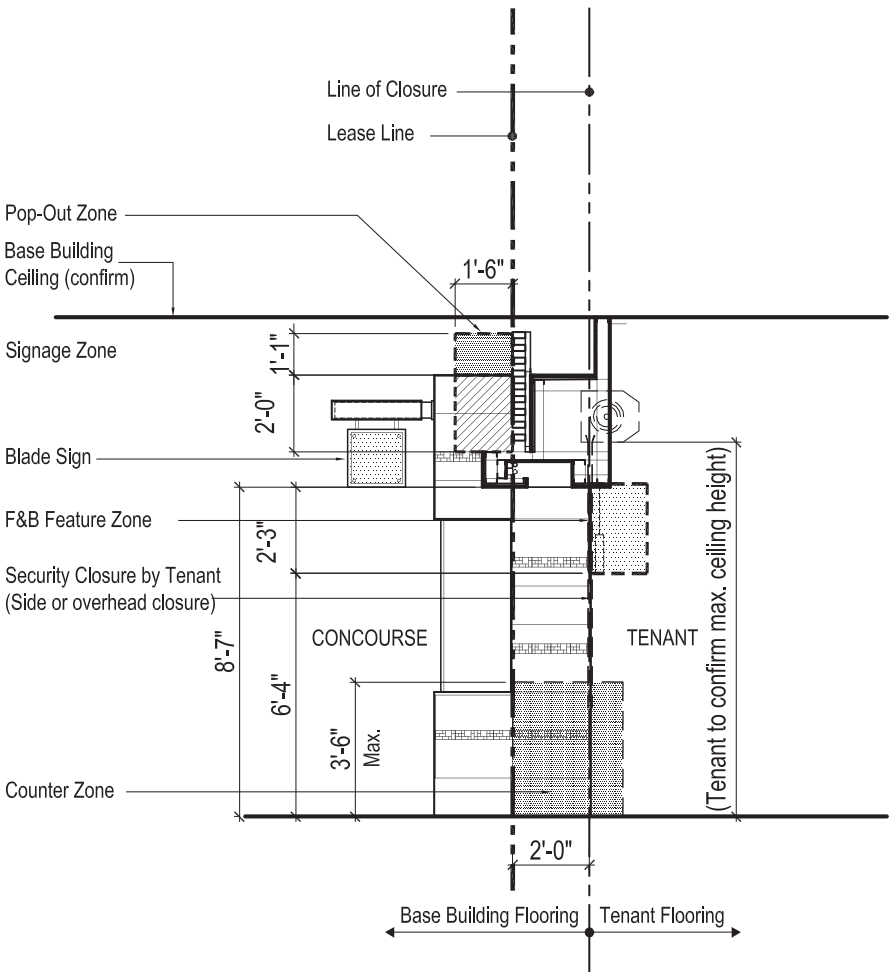
This storefront type is common throughout the Terminal for the inline food and beverage units that utilize a full-length service counter, extending from demising column to demising column.

Tenant's primary storefront extends from finish floor to underside of Airport Bulkhead Canopy. Customers are served across a full-length counter. Tenants are encouraged to build-in a flip-up portion of the counter for employee access. Tenants are required to include items that reinforce their brand and/or add interest to their storefront, such as menu boards or pendant light fixtures, in the F&B Feature Zone. No element from this zone may drop down below 6'-4" above finished floor. Tenant counters are to be a maximum of 3'-6" high. Tenants are encouraged to take full advantage of Signage Zone and Pop-Out zone located above Airport Bulkhead Canopy.

Detailed descriptions of storefront elements can be found on pages 2 & 3 of this manual. Restricting dimensions for each zone are as detailed on Storefront Type drawings, unless shown otherwise on LOD or other Lease documents. Elements of this storefront system include:

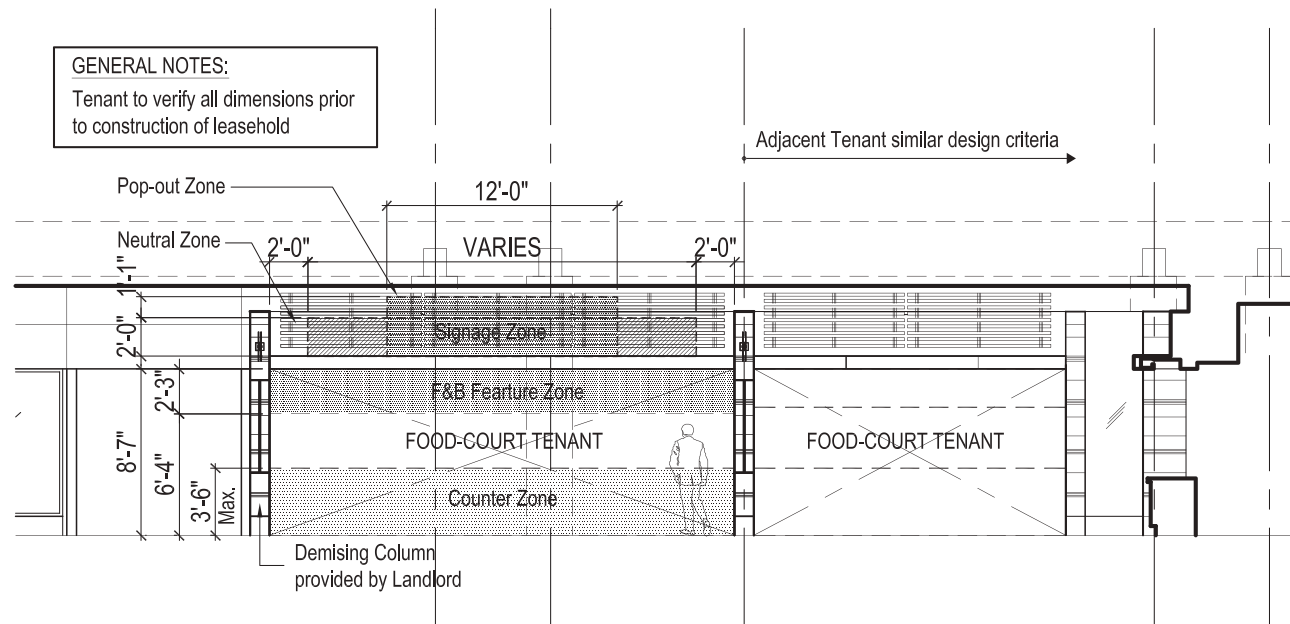
- Storefront Zone
- Design Control Zone
- Demising Columns and Airport Bulkhead Canopy
- Signage / Pop-Out Zone
- Counter Zone
- F&B Feature Zone
- Blade Signs

Storefront Type drawings are general; conditions will vary at individual locations. Tenant shall refer to Lease Outline Drawings (LODs) for conditions specific to their unit. It is also the Tenants' responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.

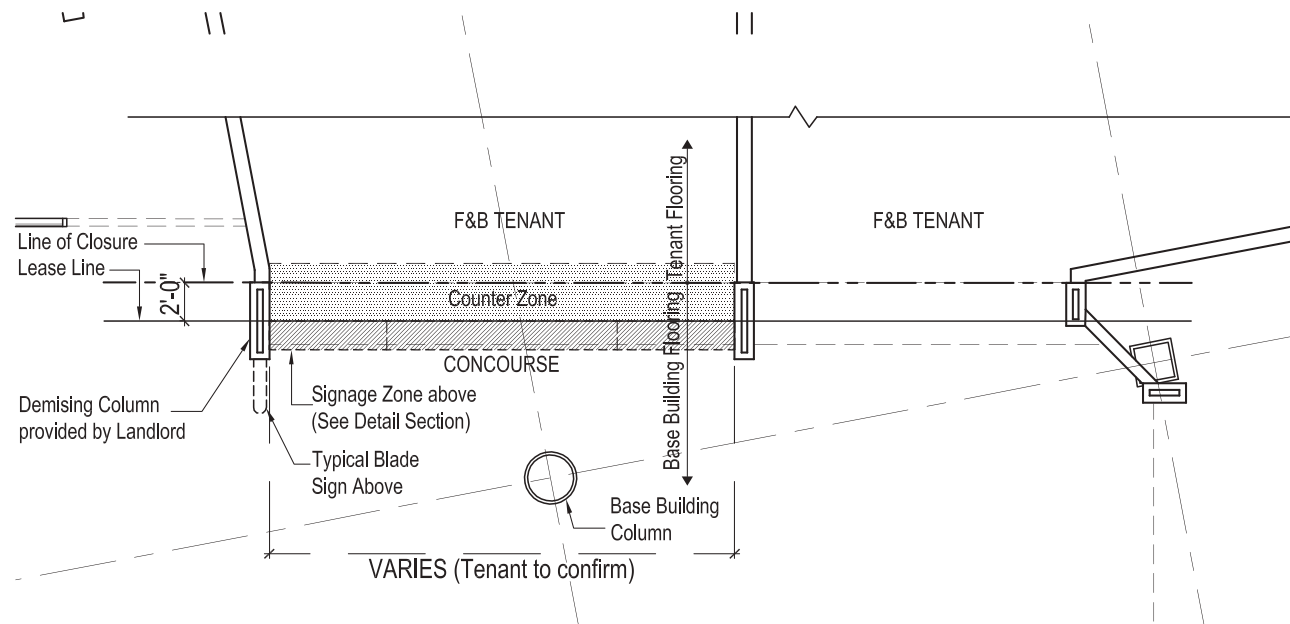


### Section





Elevation



Plan



pop-out



signage



storefront

Zone 3

FB2 - Kiosk Food & Beverage

This storefront type describes criteria for kiosk Food & Beverage unit with seating area.

This kiosk unit is open to view from three sides and offers the Tenant the benefit of maximum exposure to passenger traffic. The shape and exact configuration of the kiosk service counter shall be determined by the Tenant (subject to Landlord’s approval) but must accommodate any and all Base Building features and services shown on Storefront Type drawings included in this manual and on the LOD. Tenant service counters shall be a minimum 3’-6” high

and a maximum of 5’-2” high. The kiosk design should allow for ample views from the concourse into the seating area. No aspects of the kiosk, products, signage or Tenant displays may exist outside the ‘Maximum Lease Area.’

The kiosk unit shall be located beneath tenant provided Feature Canopy. Kiosk signage is restricted to Signage Zone.

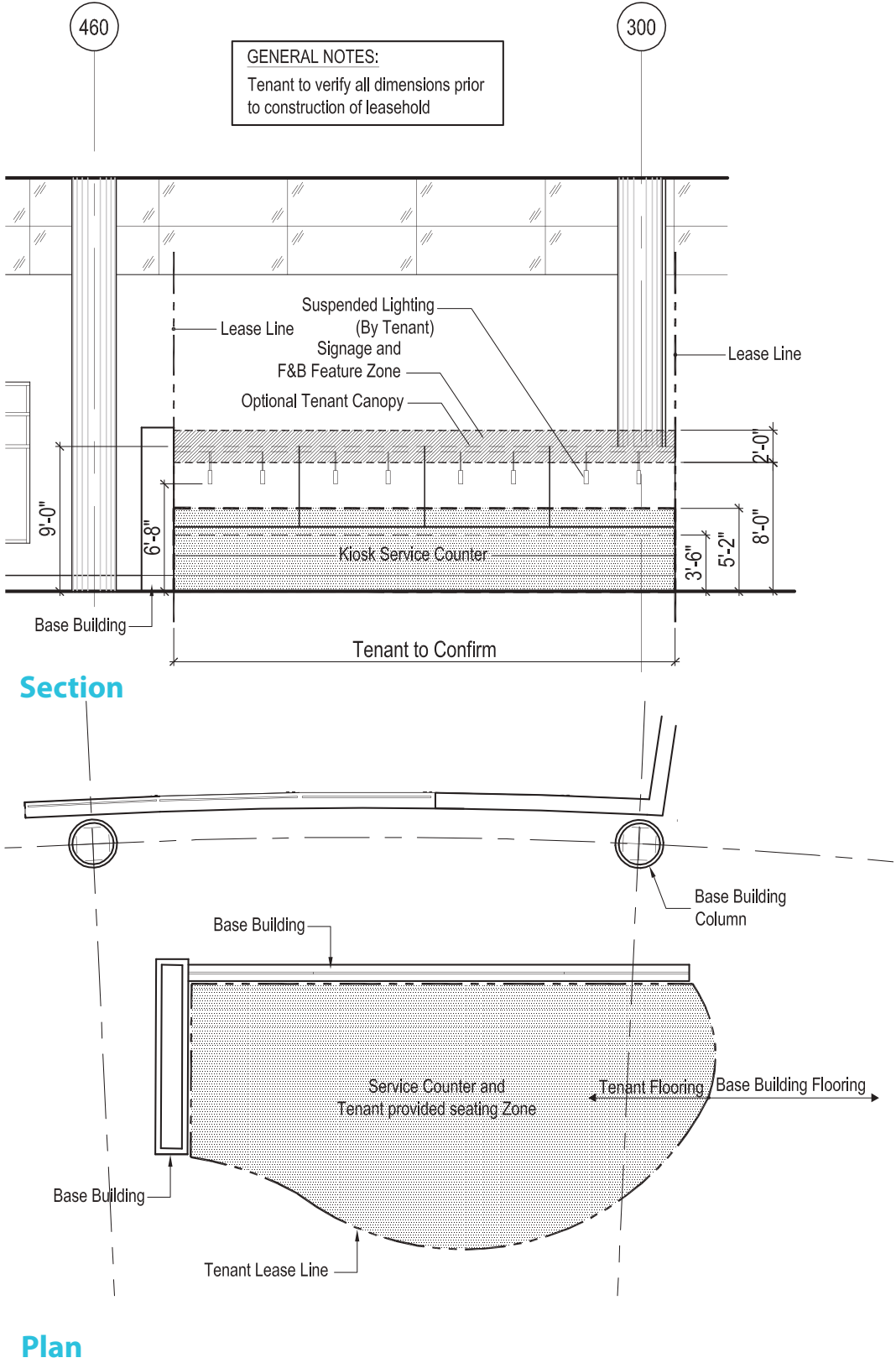
Tenants are encouraged to include pendant lighting within the F&B Feature Zone to illuminate their service counter. Tenant lighting may be attached to the Feature Canopy, but must be approved by the Landlord and coordinated with the Base Building Contractor.

Detailed descriptions of storefront elements can be found on pages 2 & 3 of this manual. Restricting dimensions for each zone are as detailed on Storefront Type drawings, unless shown otherwise on LOD or other Lease documents. Elements of this storefront system include:

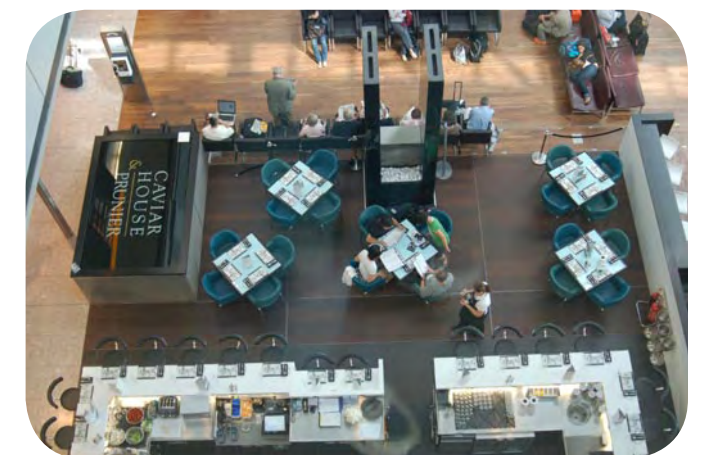
- Signage
- F&B Feature Zone

Storefront Type drawings are general; conditions will vary at individual locations. Tenant shall refer to Lease Outline Drawings (LODs) for conditions specific to their unit. It is also the Tenants’ responsibility to confirm all base building

conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.







Zone 5

Storefront Type FB3 - Inline Food & Beverage  
(Retail condition CR1c /Unit B2.321, similar)

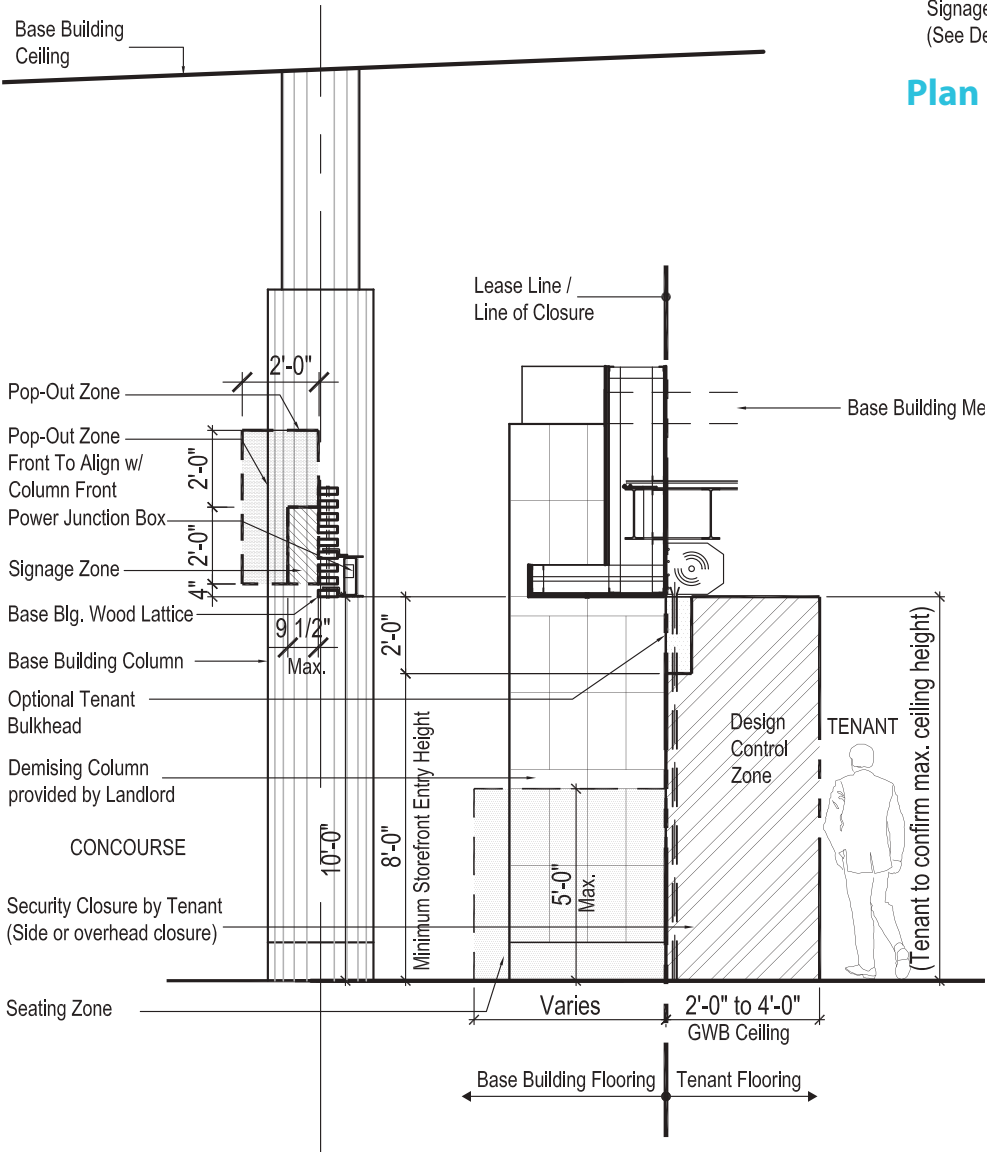
This storefront type describes criteria for the inline food and beverage that service their customers through an open storefront and are located throughout the Terminal.

Tenant's primary storefront extends from finish floor to underside of Airport Bulkhead Canopy. Storefront shall be between 80% and 100% open and shall have a minimum opening height of 8'-0" clear. Tenants may take advantage of Optional Tenant Bulkhead, located directly below Airport Bulkhead Canopy, for additional branding and/or signage. Tenants are encouraged to take full advantage of Signage Zone and Pop-Out zone located above Airport Bulkhead Canopy.

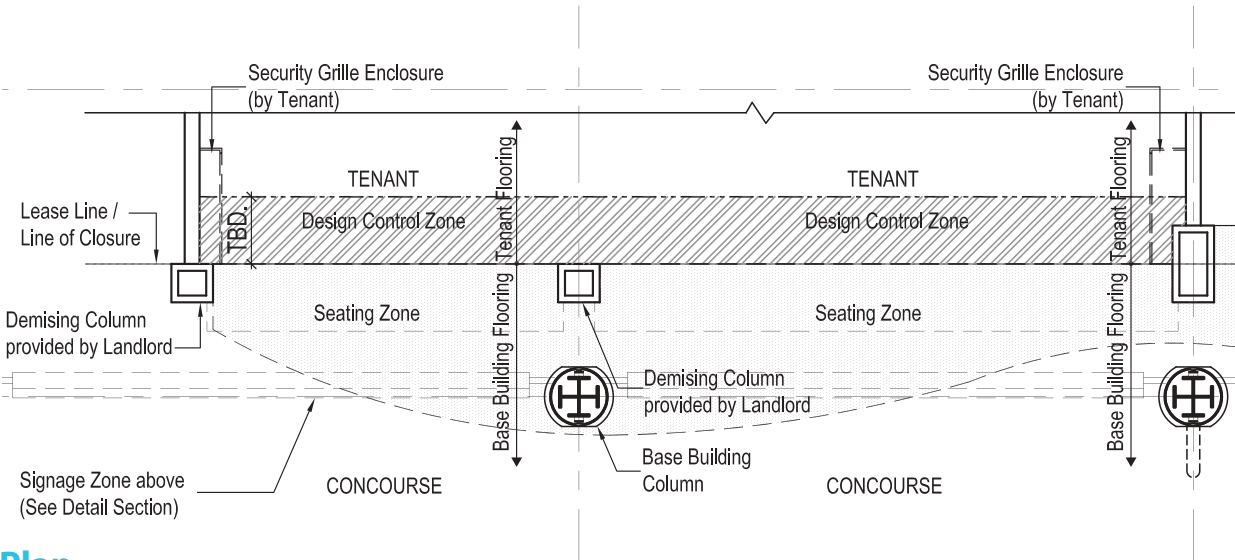
Detailed descriptions of storefront elements can be found on pages 2 & 3 of this manual. Restricting dimensions for each zone are as detailed on Storefront Type drawings, unless shown otherwise on LOD or other Lease documents. Elements of this storefront system include:

- Storefront Zone
- Design Control Zone
- Demising Columns and Airport Bulkhead Canopy
- Signage / Pop-Out Zone
- Soft-Retail Zone
- Tenant Feature Walls
- Optional Tenant Bulkhead
- Blade Signs

Storefront Type drawings are general; conditions will vary at individual locations. Tenant shall refer to Lease Outline Drawings (LODs) for conditions specific to their unit. It is also the Tenants' responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.

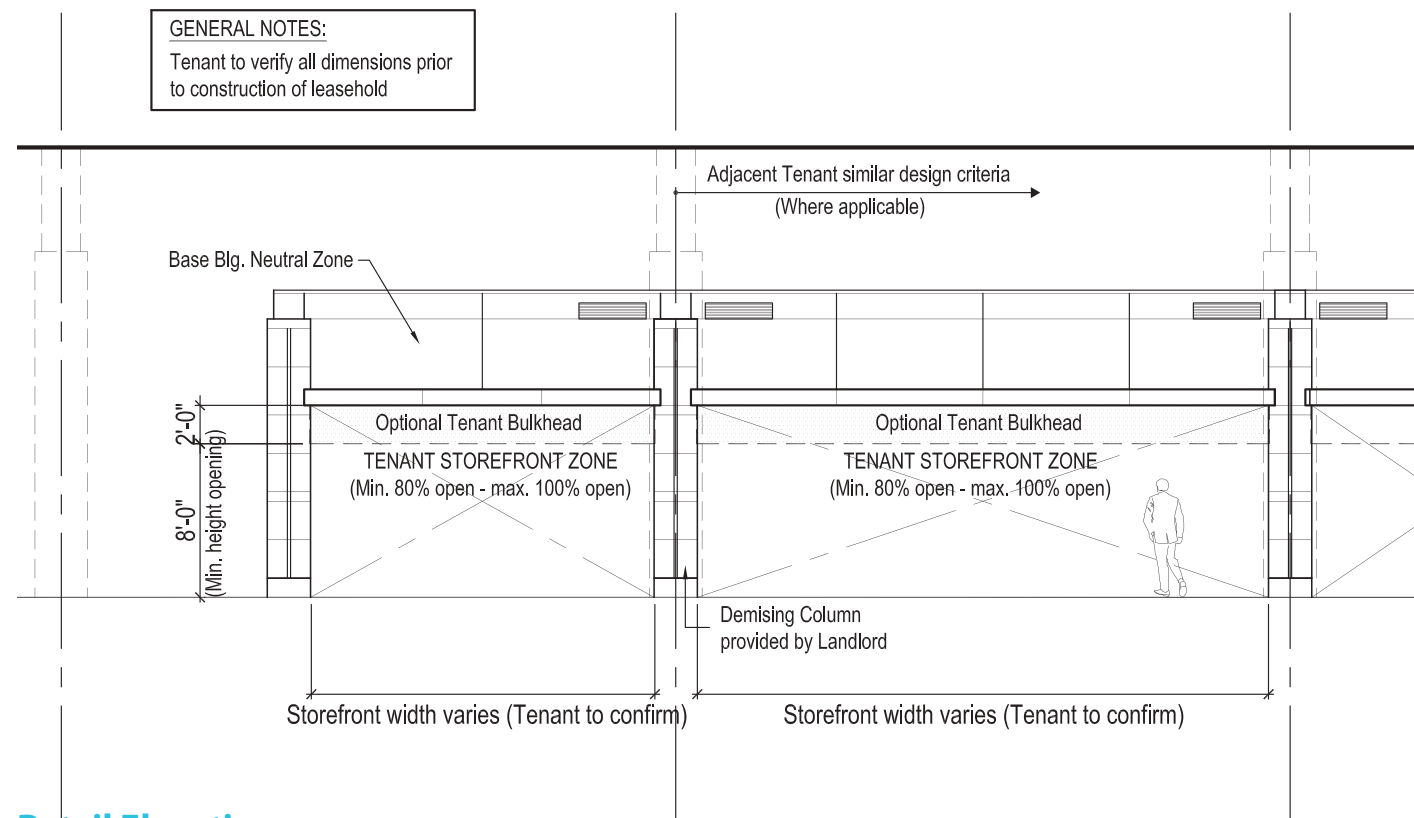


Section

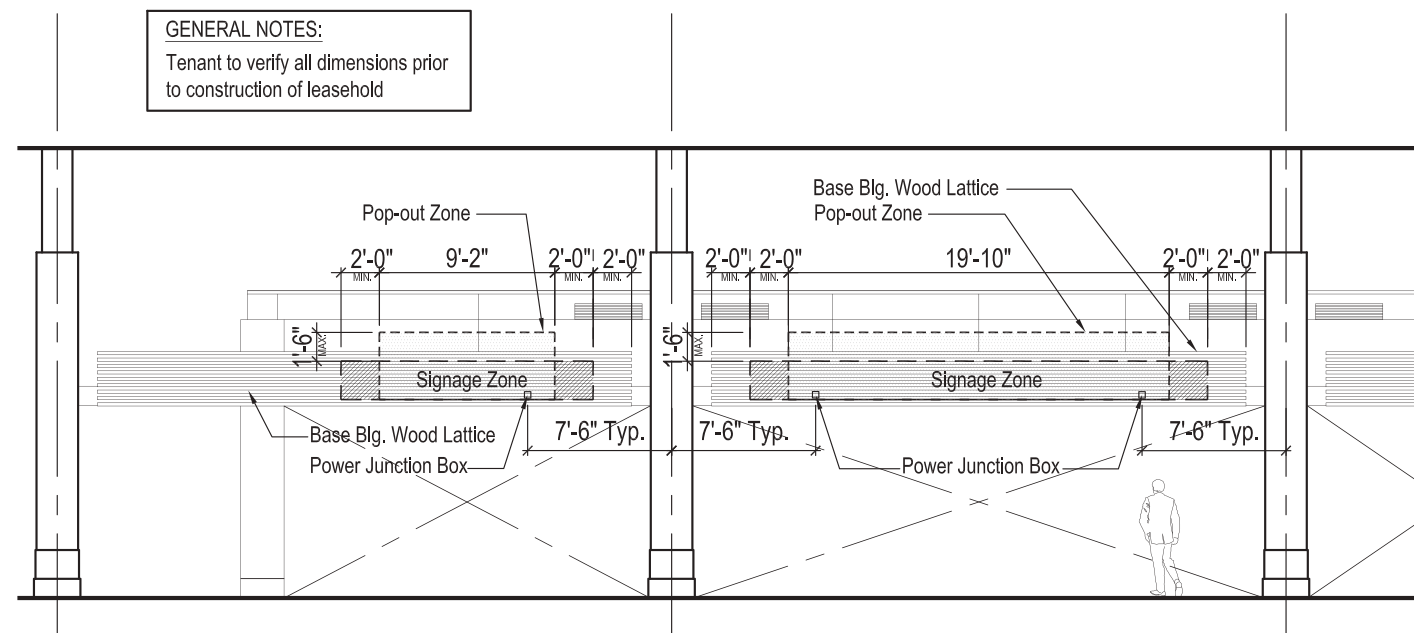


Plan

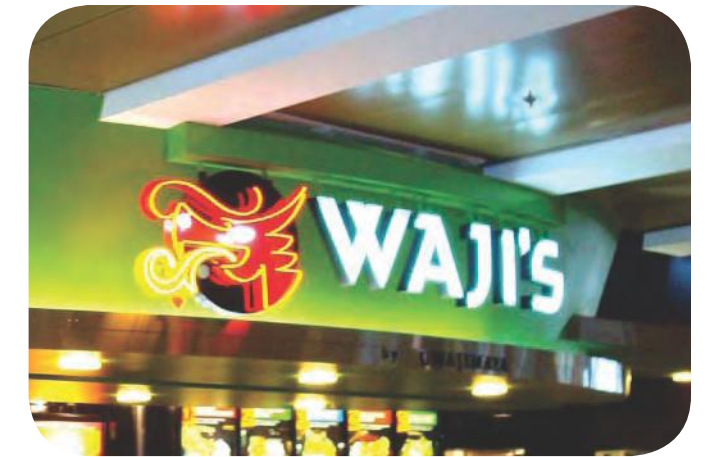




## Retail Elevation



## Signage Elevation



pop-out



signage



storefront

Zone 6

Storefront Type FB4 - Inline Food & Beverage

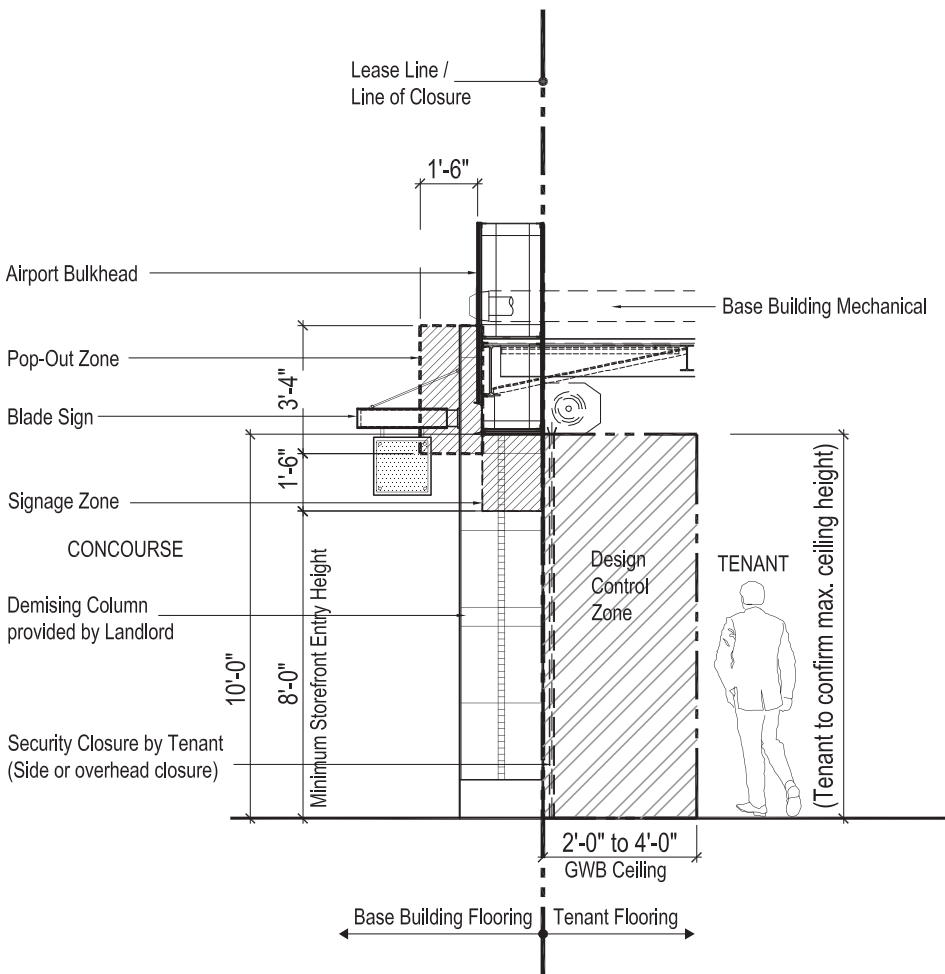
This storefront type describes criteria for the inline food and beverage that service their customers through an open storefront and are located throughout the Terminal.

Tenant's primary storefront extends from finish floor to underside of Airport Bulkhead Canopy. Storefront shall be between 80% and 100% open and shall have a minimum opening height of 8'-0" clear. Tenants may take advantage of Optional Tenant Bulkhead, located directly below Airport Bulkhead Canopy, for additional branding and/or signage. Tenants are encouraged to take full advantage of Signage Zone and Pop-Out zone located above Airport Bulkhead Canopy.

Detailed descriptions of storefront elements can be found on pages 2 & 3 of this manual. Restricting dimensions for each zone are as detailed on Storefront Type drawings, unless shown otherwise on LOD or other Lease documents. Elements of this storefront system include:

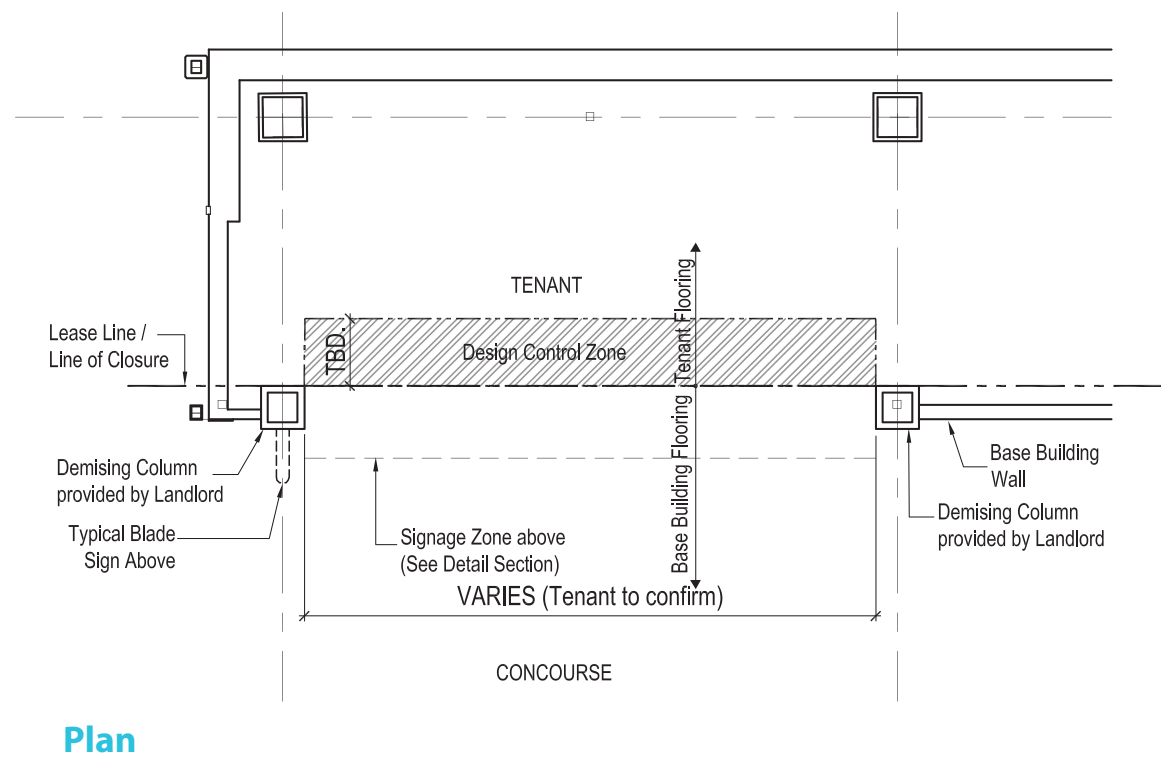
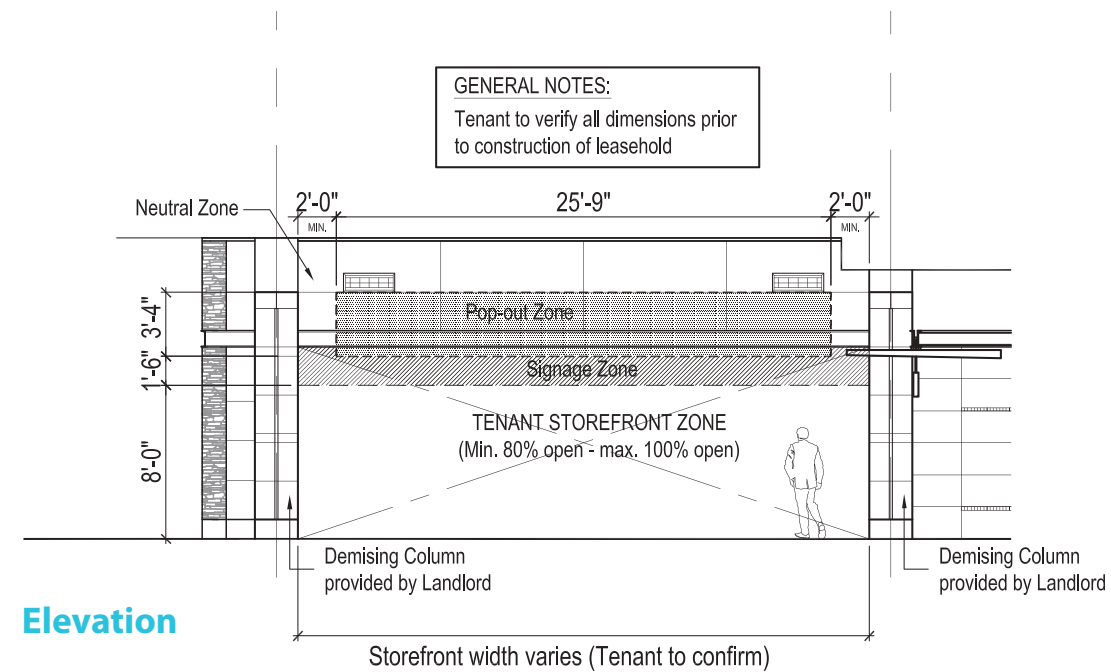
- Storefront Zone
- Design Control Zone
- Demising Columns and Airport Bulkhead Canopy
- Signage / Pop-Out Zone
- Soft-Retail Zone
- Tenant Feature Walls
- Optional Tenant Bulkhead
- Blade Signs

Storefront Type drawings are general; conditions will vary at individual locations. Tenant shall refer to Lease Outline Drawings (LODs) for conditions specific to their unit. It is also the Tenants' responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.



Section





pop-out



signage



storefront

Zone 7

Storefront Type FB5 - Inline Food & Beverage

This section describes the storefront criteria for a food and beverage unit, open to view from two sides

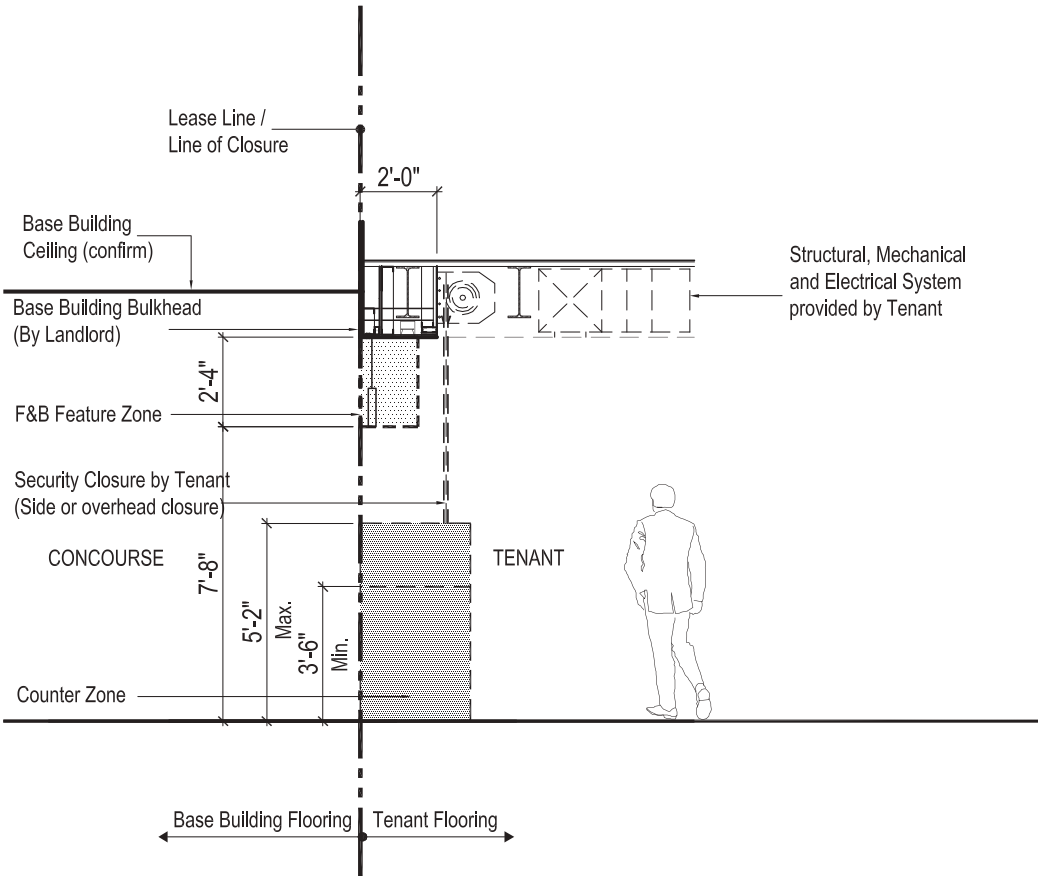
Customers are served across a full-length counter. The shape and exact configuration of the service counter shall be determined by the Tenant (subject to Landlord’s approval) but must accommodate any and all Base Building features and services shown on the attached drawings or the LOD. Tenants are encouraged to build-in a flip-up portion of the counter for employee access. Tenant service counters shall be a minimum 3’-6” high and a maximum of 5’-2” high. No aspects of the kiosk, products, signage or Tenant displays may exist outside Tenant Lease Line.

Tenant is encouraged to take full advantage of Signage Zone and F&B Feature Zone located below the Airport Bulkhead. Kiosk signage is restricted to Signage Zone. Tenant is required to include items that reinforce their brand and/or add interest to their storefront, such as menu boards, in the F&B Feature Zone. Tenant is also encouraged to include pendant lighting within the F&B Feature Zone to illuminate their service counter. Tenant lighting may be attached to the Base Building Bulkhead, but must be approved by the Landlord and coordinated with the Base Building Contractor. No element from this zone may drop down below 8’-0” above finished floor.

Detailed descriptions of storefront elements can be found on pages 2 and 3 of this manual. Restricting dimensions for each zone are as indicated on the attached drawings, unless shown otherwise on LOD or other Lease documents. Elements of this storefront system include:

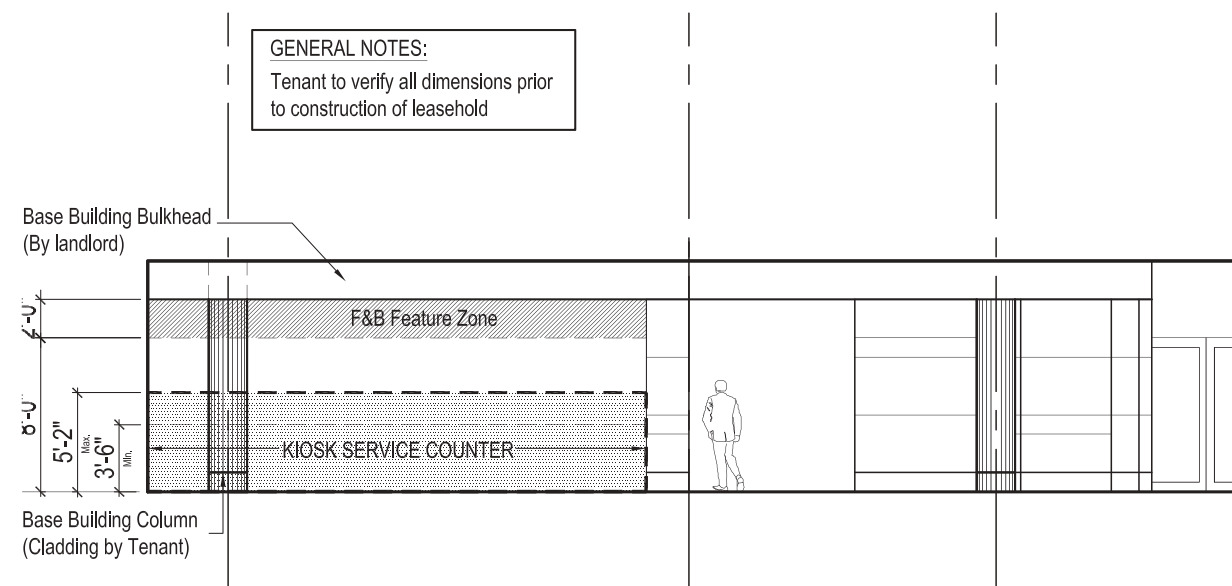
- Demising Columns and Airport Bulkhead Canopy
- Signage Zone
- Counter Zone
- F&B Feature Zone

Tenant shall refer to Lease Outline Drawings (LODs) for conditions specific to their unit. It is also the Tenants’ responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.

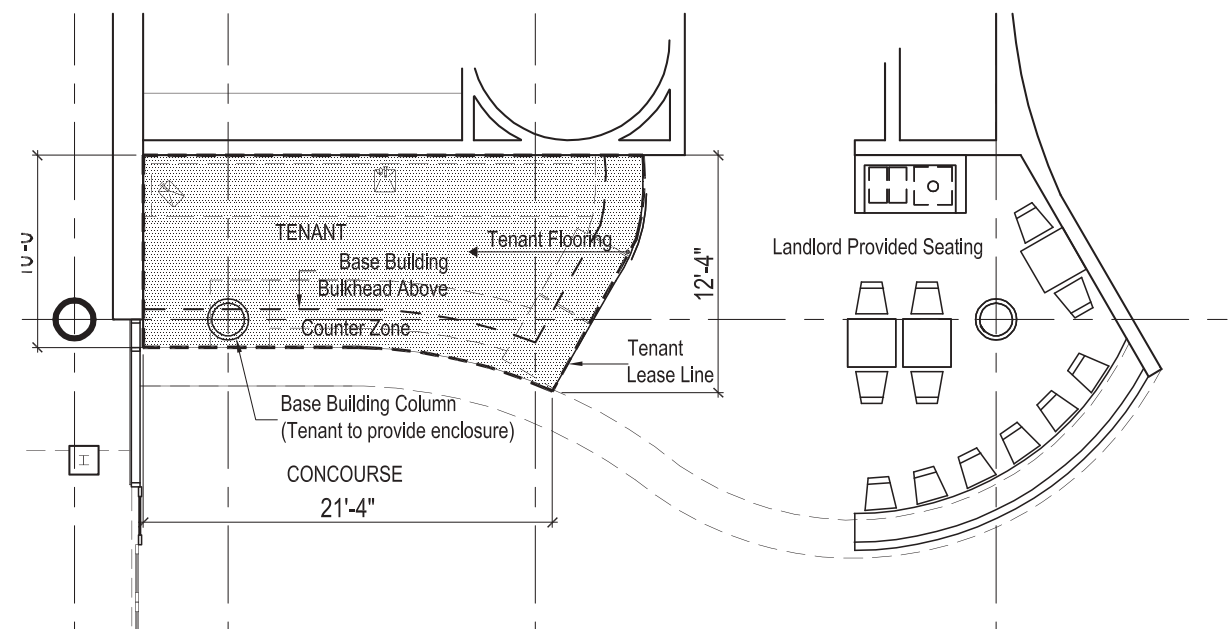


Section





Elevation



Plan



pop-out



signage



storefront

Typical

Storefront Type CR1a

This storefront type describes criteria for combo retail kiosk unit located in Pier C.

Kiosk units are open to view from all sides and offer the Tenant the benefit of maximum exposure to passenger traffic. The shape and exact configuration of the kiosk service counter shall be determined by the Tenant (subject to Landlord’s approval) but must accommodate any and all Base Building features and services shown on Storefront Type drawings included in this manual and on the LOD. Tenant service counters shall be a minimum 3’-6” high and a maximum of 5’-2” high. No aspects of the kiosk, products, signage or Tenant displays may exist outside the ‘Maximum Lease Area.’

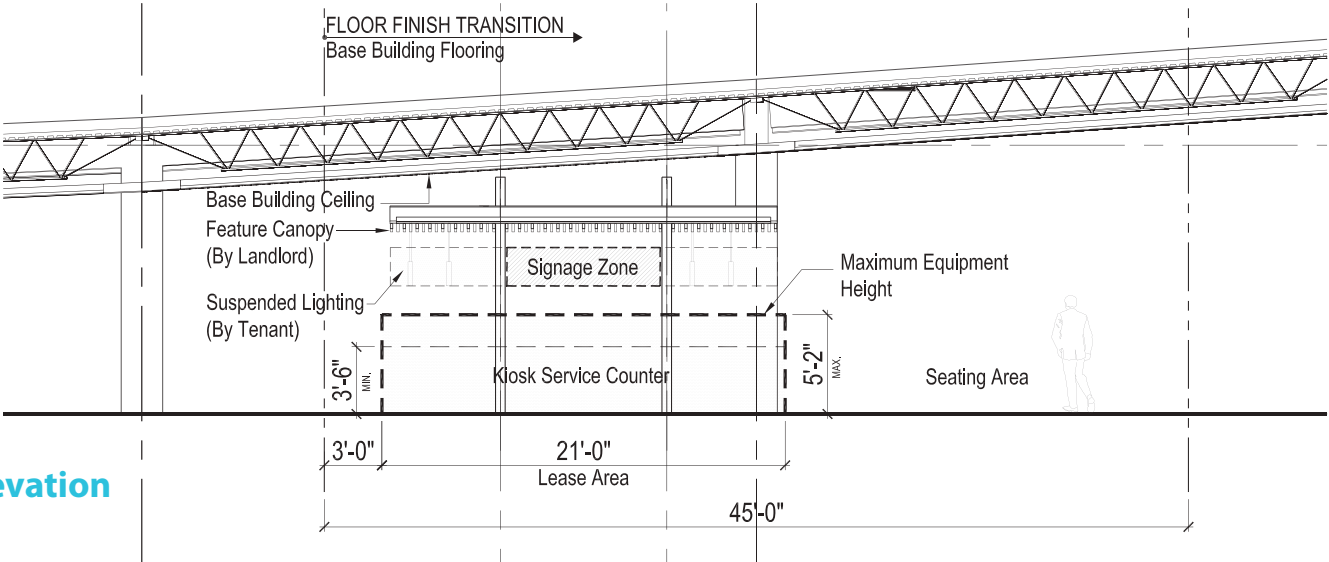
Kiosk units shall be located beneath landlord provided Feature Canopies. The Tenant shall not alter the design of the Feature Canopy, nor may they alter the Base Building flooring. Kiosk signage is restricted to Signage Zone. Tenants are encouraged to include pendant lighting within the F&B Feature Zone to illuminate their service counter. Tenant lighting may be attached to the Feature Canopy, but must be approved by the Landlord and coordinated with the Base Building Contractor.

Detailed descriptions of storefront elements can be found on pages 2 & 3 of this manual. Restricting dimensions for each zone are as detailed on Storefront Type drawings, unless shown otherwise on LOD or other Lease documents. Elements of this storefront system include:

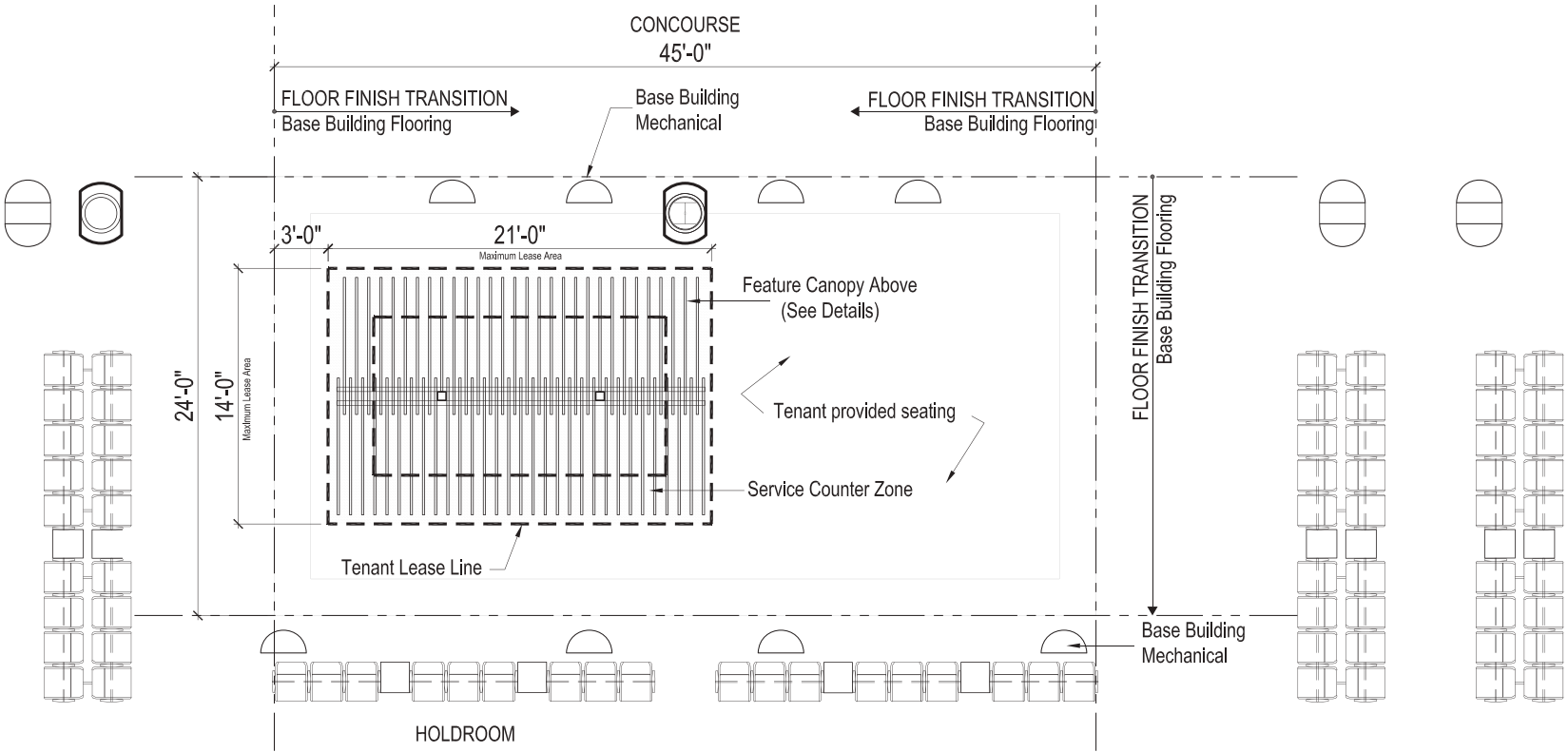
- Signage / Pop-Out Zone
- F&B Feature Zone

Storefront Type drawings are general; conditions will vary at individual locations. Tenant shall refer to Lease Outline Drawings (LODs) for conditions specific to their unit. It is also the Tenants’ responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.

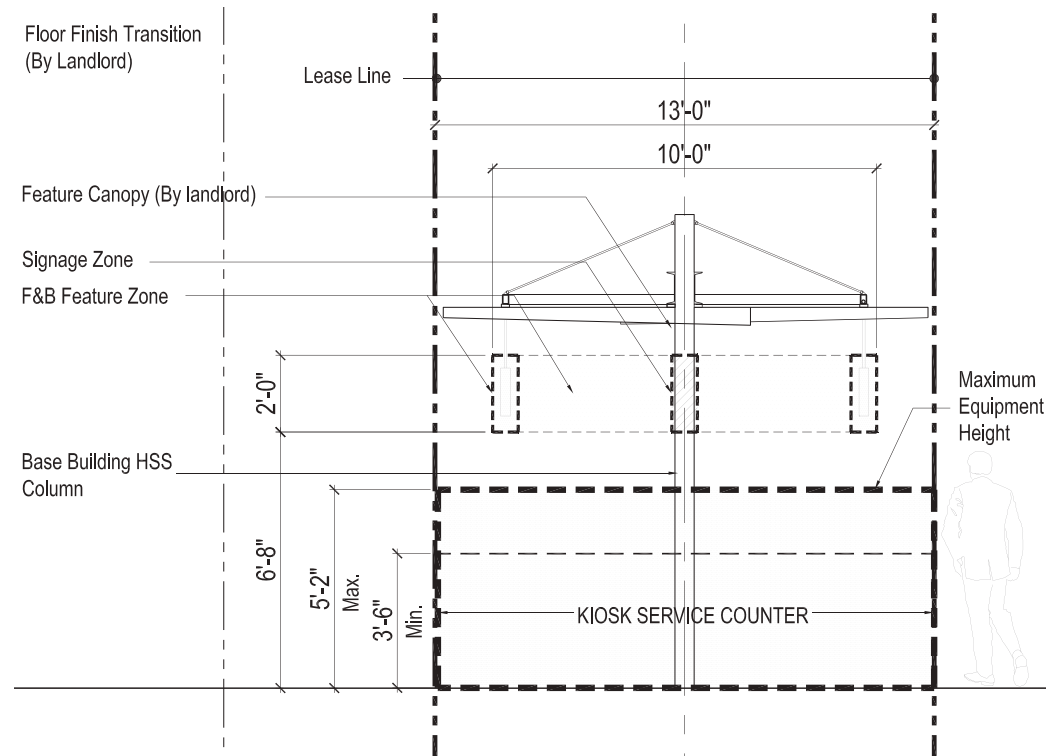
Elevation



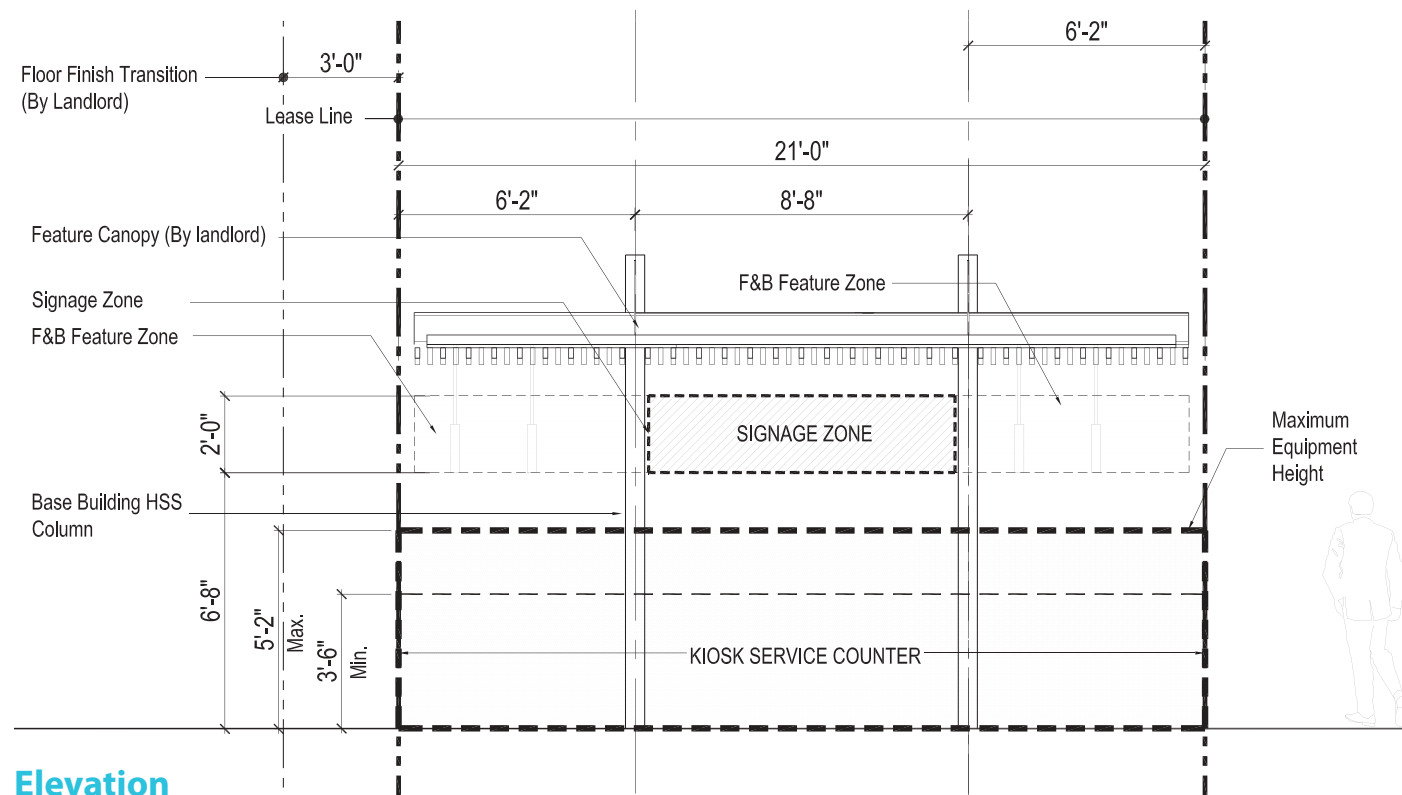
Plan







Elevation



Elevation



pop-out



signage



storefront

Typical

Storefront Type CR1b

This storefront type describes criteria for food and beverage kiosk units located in Pier B.

Kiosk units are open to view from all sides and offer the Tenant the benefit of maximum exposure to passenger traffic. The shape and exact configuration of the kiosk service counter shall be determined by the Tenant (subject to Landlord’s approval) but must accommodate any and all Base Building features and services shown on Storefront Type drawings included in this manual and on the LOD. Tenant service counters shall be a minimum 3’-6” high and a maximum of 5’-2” high. No aspects of the kiosk, products, signage or Tenant displays may exist outside the ‘Maximum Lease Area.’

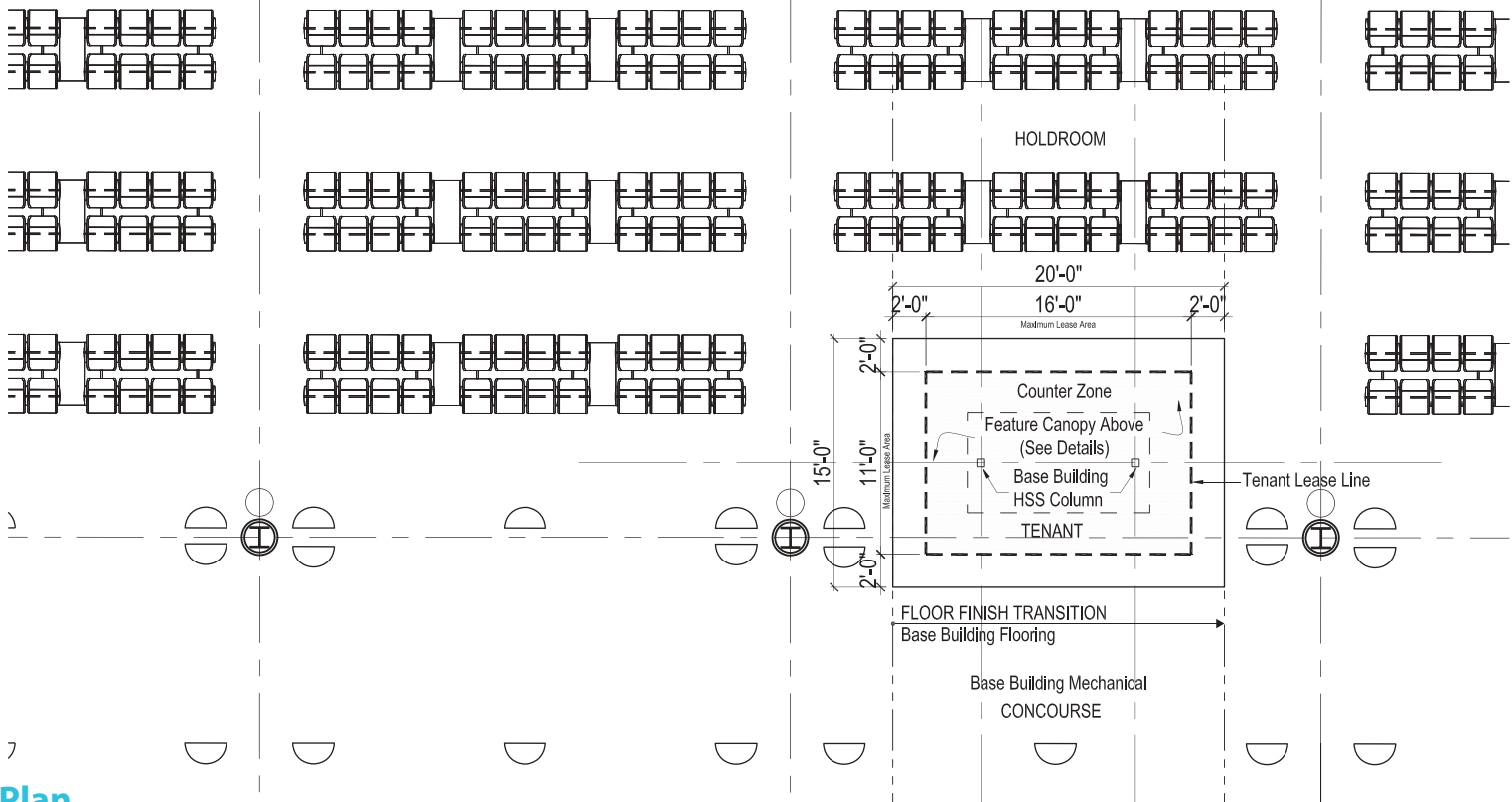
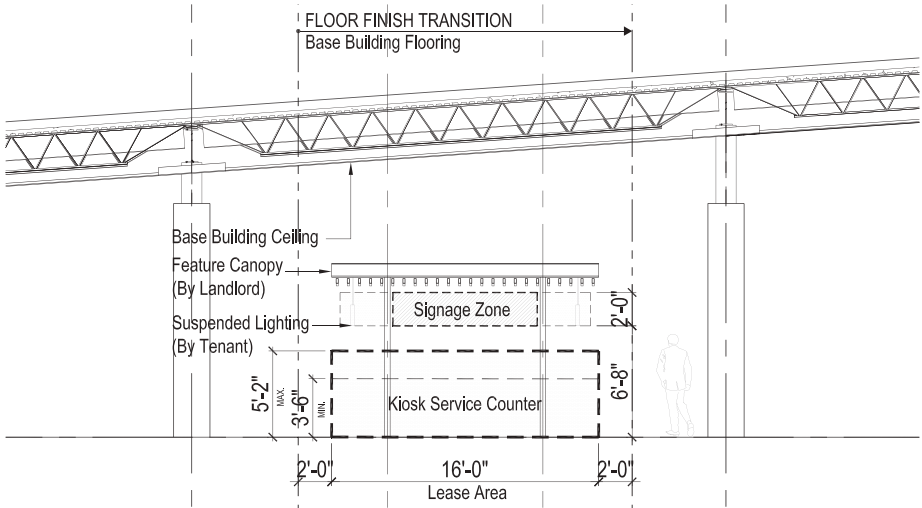
Kiosk units shall be located beneath landlord provided Feature Canopies. The Tenant shall not alter the design of the Feature Canopy, nor may they alter the Base Building flooring. Kiosk signage is restricted to Signage Zone. Tenants are encouraged to include pendant lighting within the F&B Feature Zone to illuminate their service counter. Tenant lighting may be attached to the Feature Canopy, but must be approved by the Landlord and coordinated with the Base Building Contractor.

Detailed descriptions of storefront elements can be found on pages 2 & 3 of this manual. Restricting dimensions for each zone are as detailed on Storefront Type drawings, unless shown otherwise on LOD or other Lease documents. Elements of this storefront system include:

- Signage / Pop-Out Zone
- F&B Feature Zone

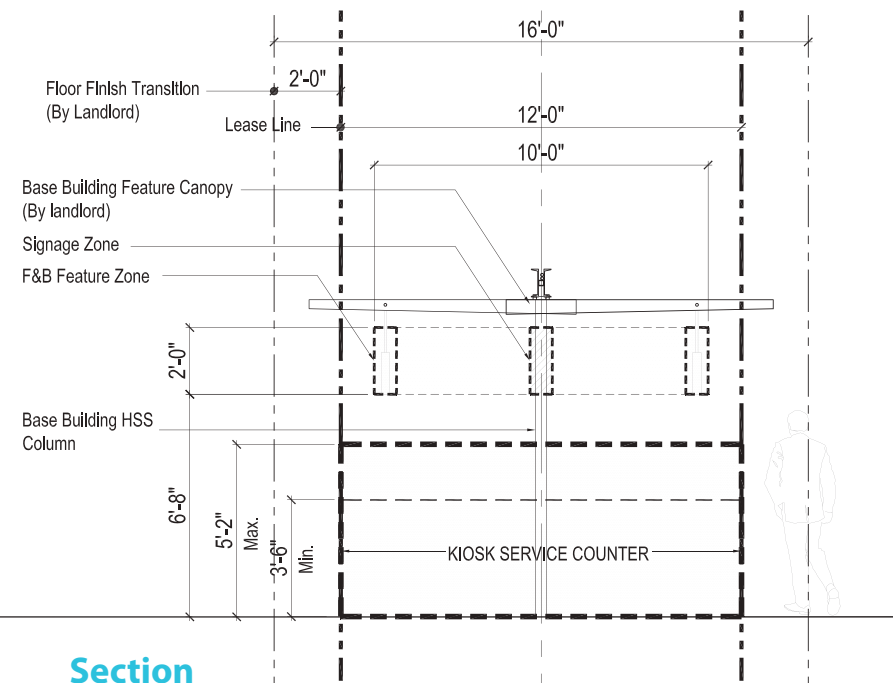
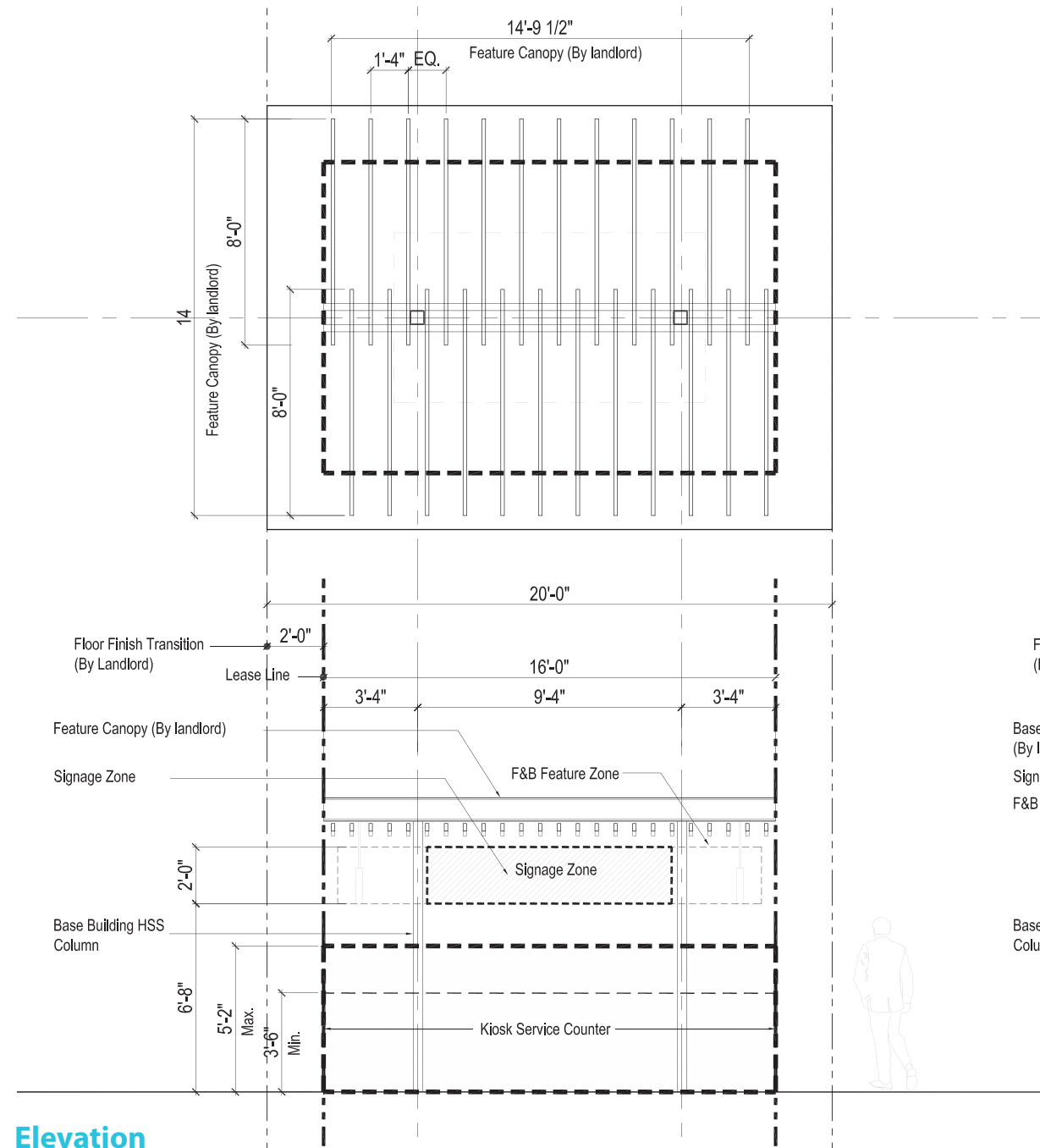
Storefront Type drawings are general; conditions will vary at individual locations. Tenant shall refer to Lease Outline Drawings (LODs) for conditions specific to their unit. It is also the Tenants’ responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.

Elevation



Plan





pop-out



signage



storefront

Zone 7

Storefront Type Restaurant A - Full Service

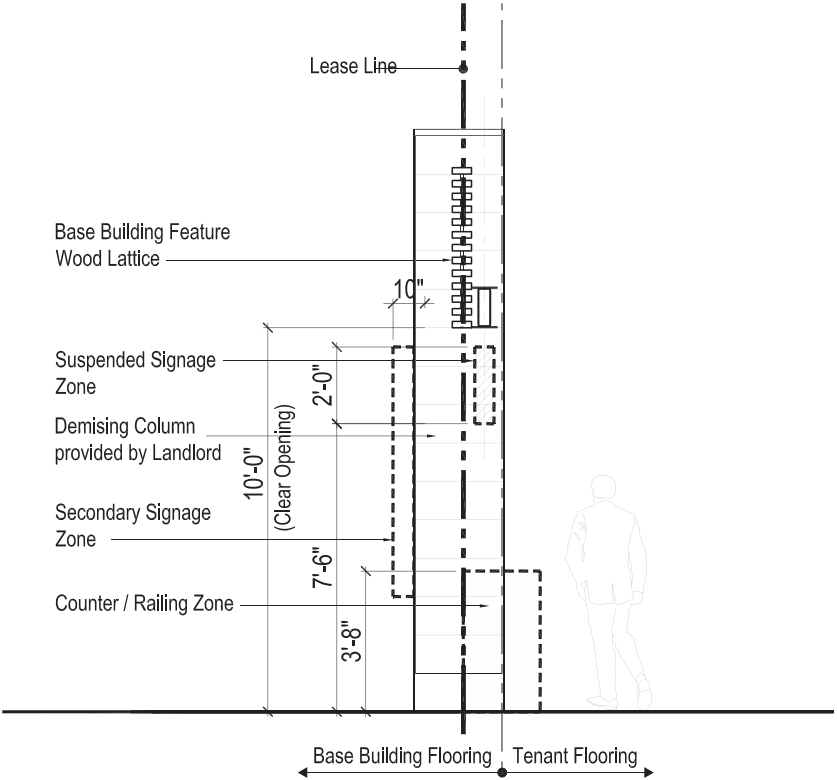
This section describes the storefront criteria for a full service restaurant with an outdoor seating area.

The storefront shall be composed of both open storefront and a railing – the configuration shown on the attached drawings is the preferred configuration. The storefront shall have a clear opening height of 10'-0" at the restaurant entry. The storefront design should allow for ample views from the concourse into the seating area, while maintaining a secure entry with Host station.

Signage is restricted to the Signage Zone; the Tenant is encouraged to take full advantage of this zone. Detailed descriptions of storefront elements can be found on pages 2 and 3 of this manual. Restricting dimensions for the Signage Zone are as indicated on the attached drawings, unless shown otherwise on LOD or other Lease documents. Elements of this storefront system include:

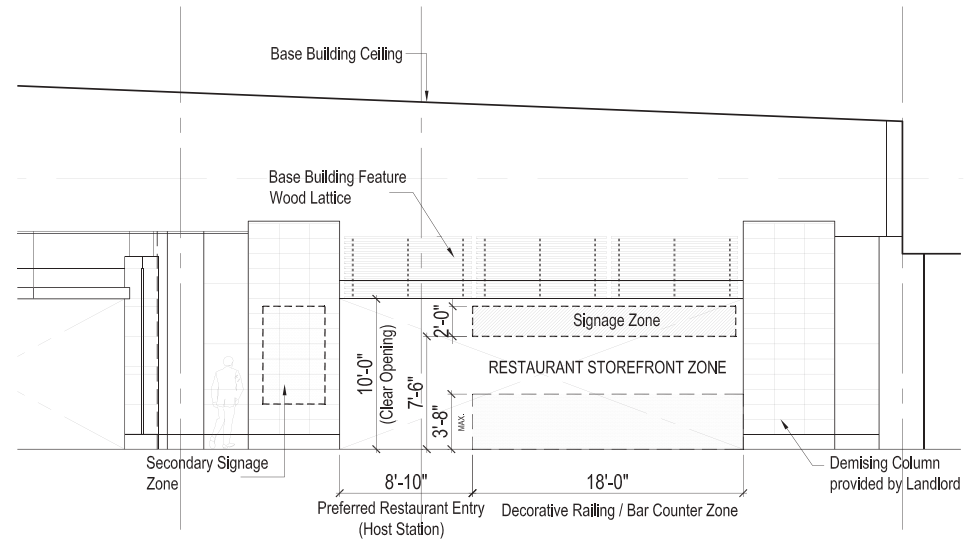
- Airport Bulkhead Canopy
- Signage Zone

Tenant shall refer to Lease Outline Drawings (LODs) for conditions specific to their unit. It is also the Tenants' responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.

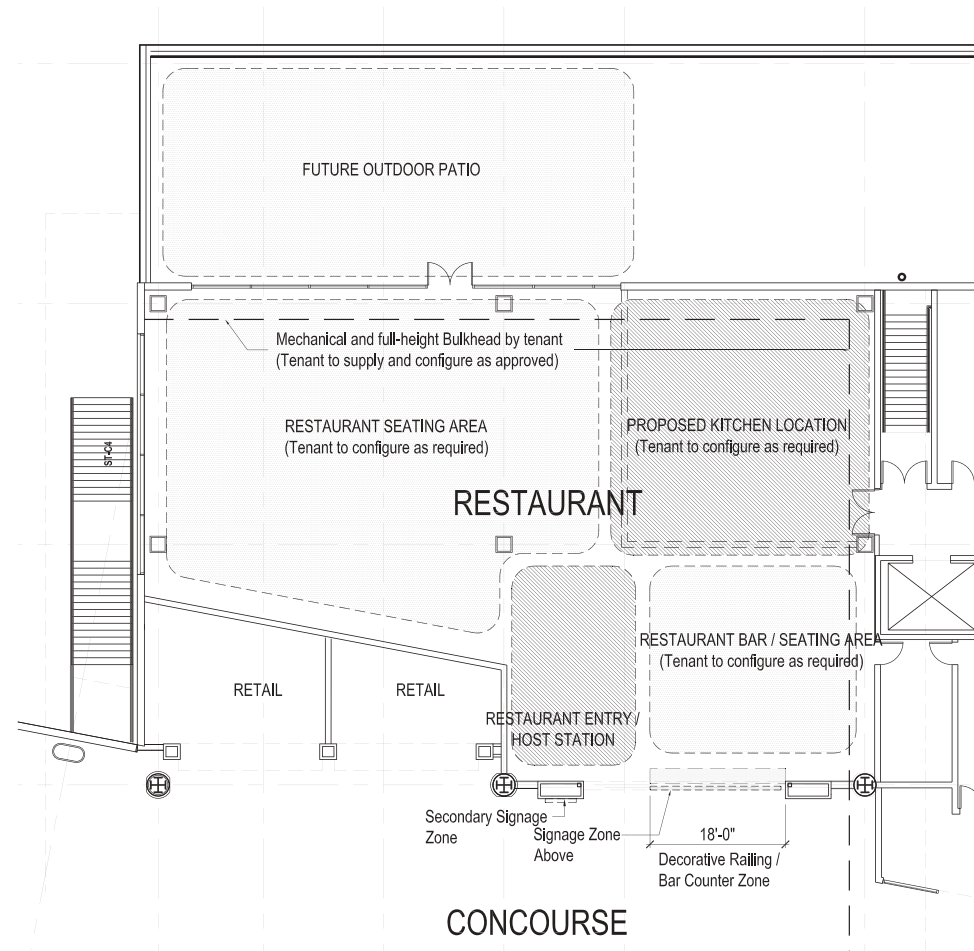


Section





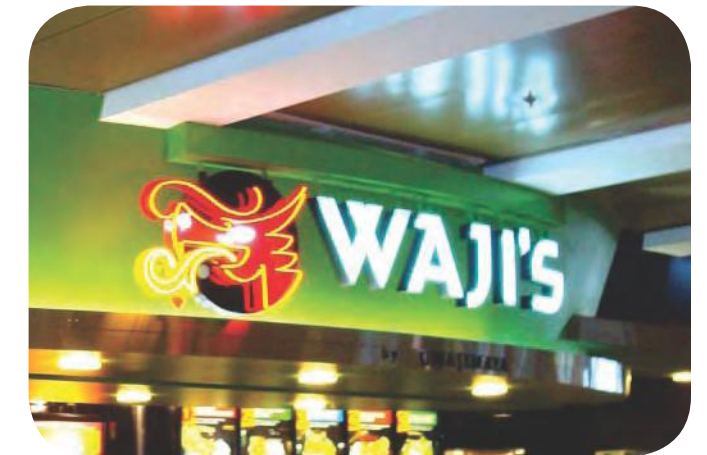
Elevation



Plan



pop-out



signage



storefront

Zone 7

Storefront Type Restaurant B - Full Service

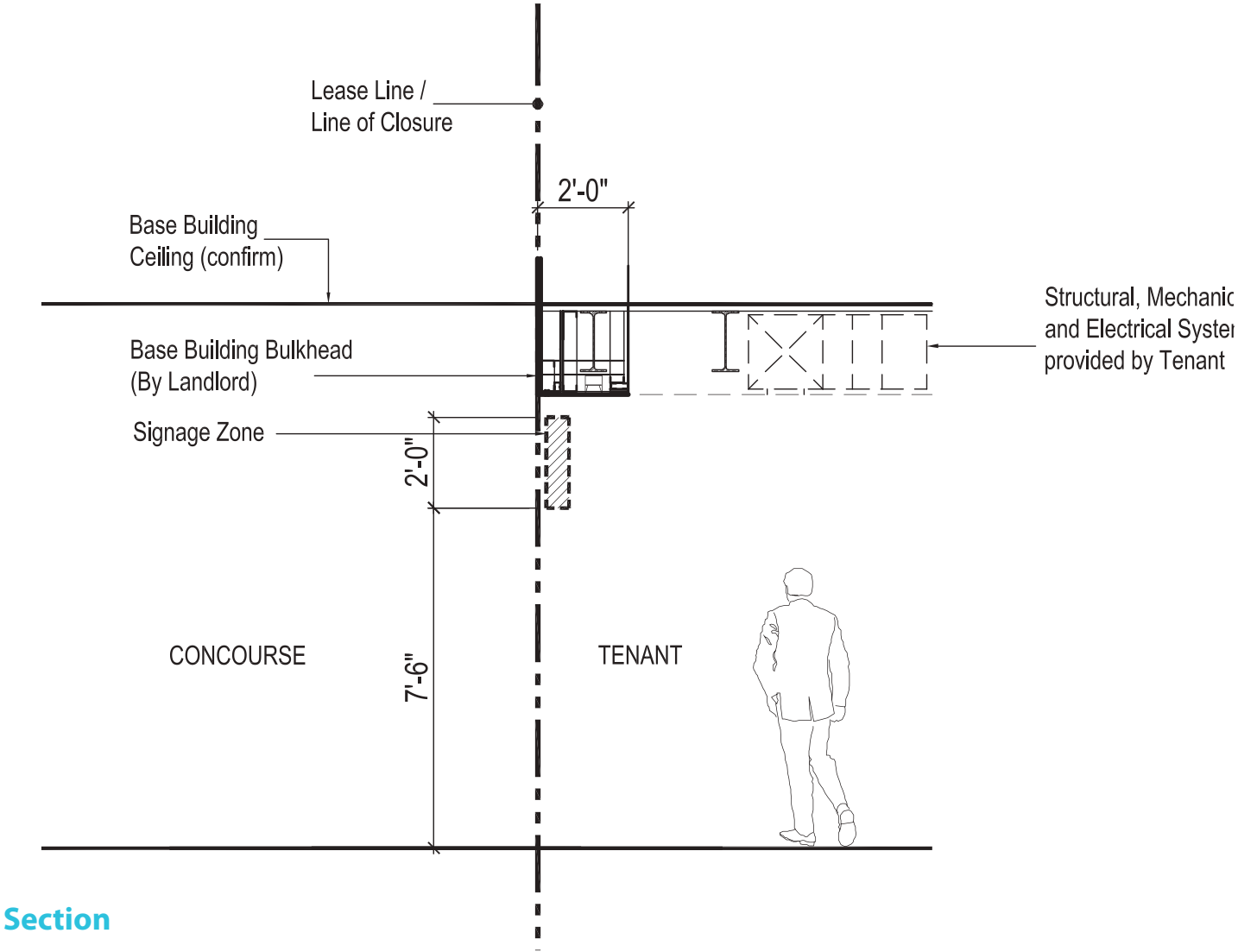
This section describes the storefront criteria for a full service restaurant with an outdoor seating area.

The storefront shall be composed of both open storefront and a railing – the configuration shown on the attached drawings is the preferred configuration. The storefront shall have a clear opening height of 10'-0" at the restaurant entry. The storefront design should allow for ample views from the concourse into the seating area, while maintaining a secure entry with Host station.

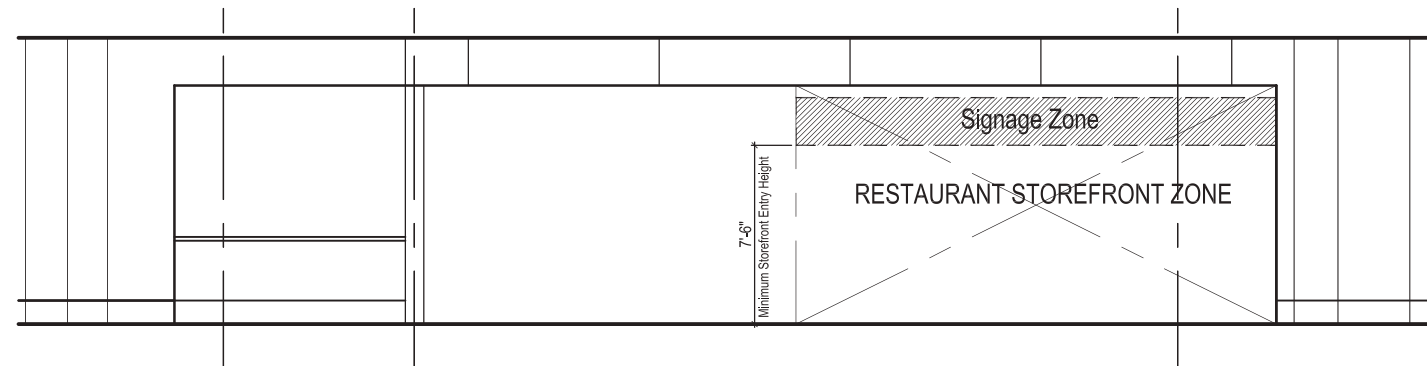
Signage is restricted to the Signage Zone; the Tenant is encouraged to take full advantage of this zone. Detailed descriptions of storefront elements can be found on pages 2 and 3 of this manual. Restricting dimensions for the Signage Zone are as indicated on the attached drawings, unless shown otherwise on LOD or other Lease documents. Elements of this storefront system include:

- Airport Bulkhead Canopy
- Signage Zone

Tenant shall refer to Lease Outline Drawings (LODs) for conditions specific to their unit. It is also the Tenants' responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.



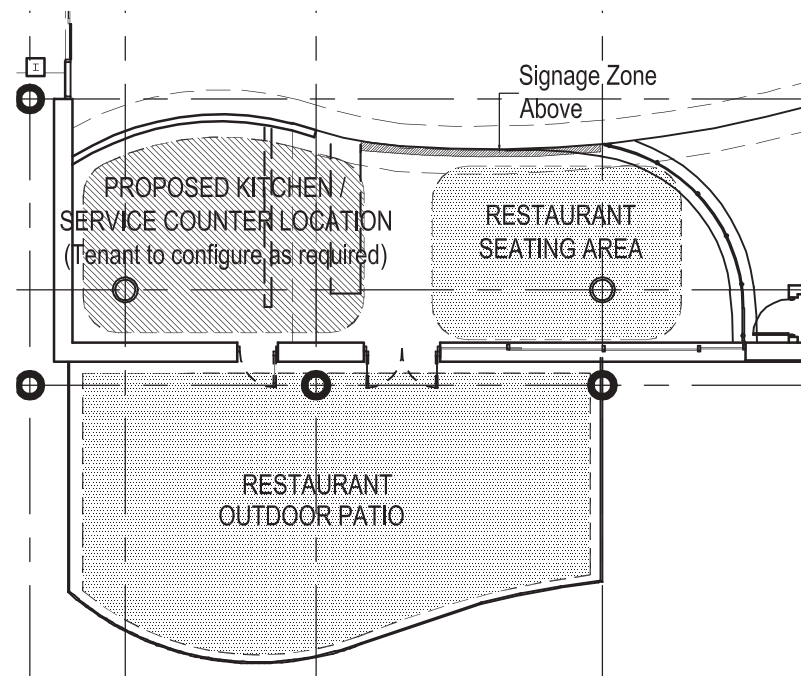




Elevation



pop-out



Plan



signage



storefront

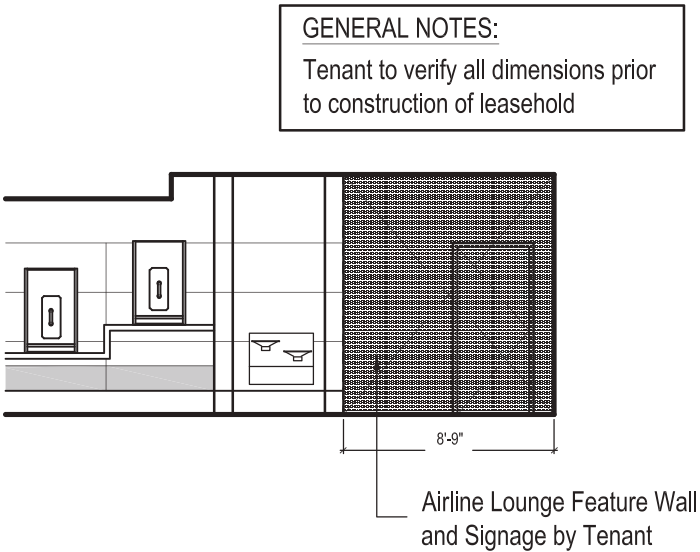
Miscellaneous Leaseable

Common Use Lounges

This section describes the criteria for the design and construction of the Common Use Lounges’ feature walls.

Tenants are required to provide complete code-compliant design and construction of the feature wall, including but not limited to: wall construction, finishes, doors, signage, graphics and any electrical work. Tenants must carefully design and detail the junction of the Tenant and Landlord finishes. Tenants are required to include items that identify the Lounge and add interest to their feature wall - such as signage, graphics and decorative finishes. No Tenant finish element may extend beyond the borders of the feature wall. Tenant must obtain Landlord approval of design prior to any construction or fabrication.

Restricting dimensions for the feature wall are as indicated on the attached drawings, unless shown otherwise on Lease Outline Drawings (LODs) or other Lease documents. Conditions will vary at individual locations. Tenant shall refer to LODs for conditions specific to their unit. It is also the Tenants’ responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.



Elevation - US Departures



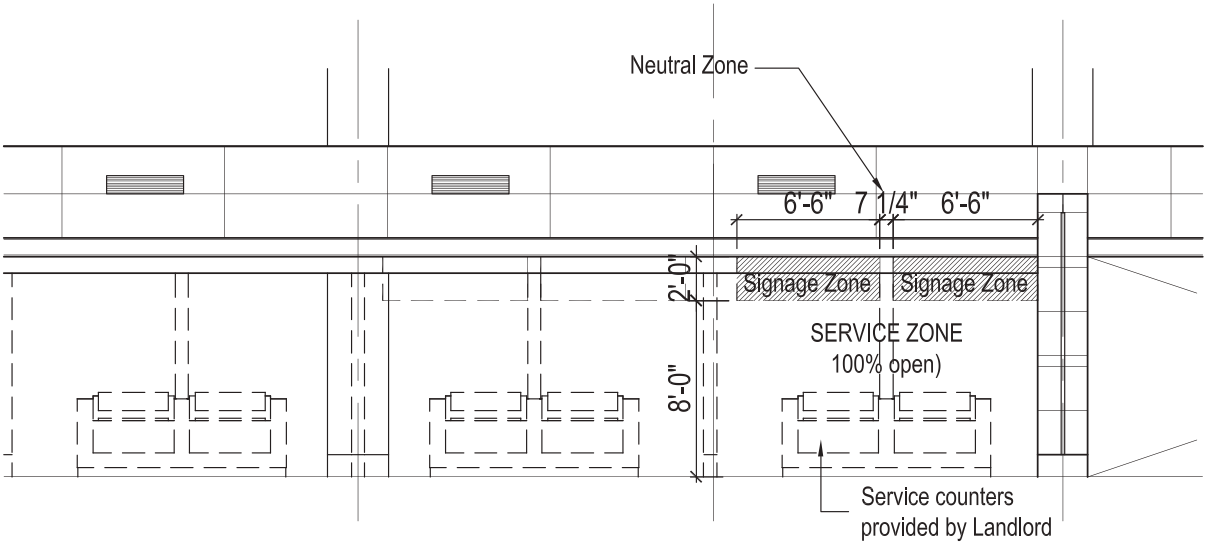
Miscellaneous Leaseable

Airline Counters

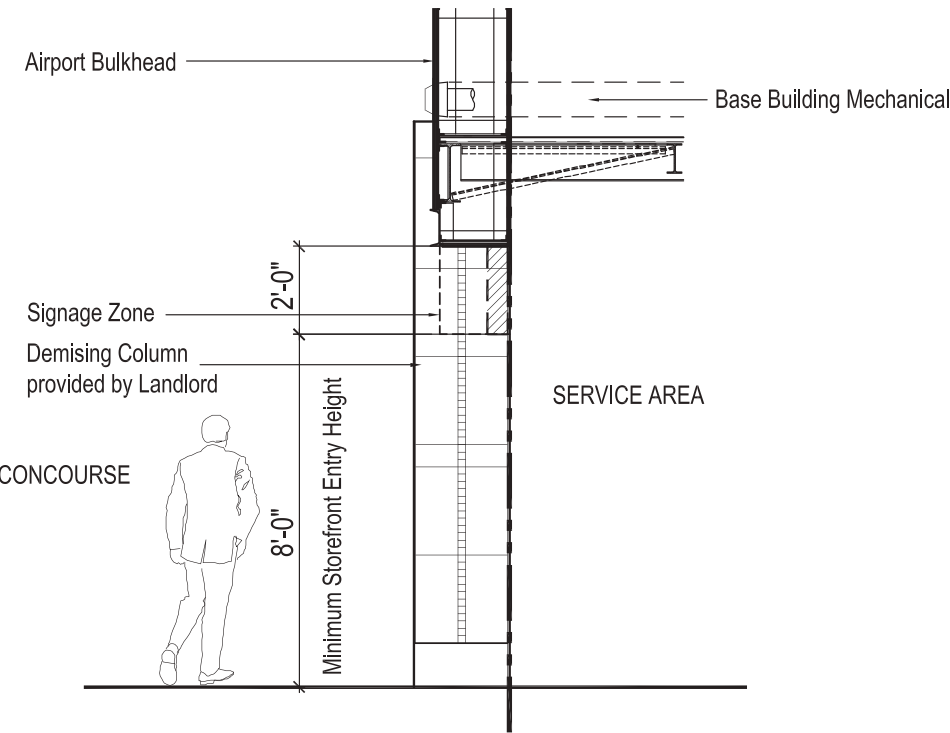
This section describes the criteria for the Airline Counters area.

Service counters will be provided by the Landlord. The Landlord has full control over the Service Zone, as shown on attached Drawings. The Service Zone must remain 100% open. One Signage Zone is provided for each Service Counter. The Airline Tenant must provide one sign per Signage Zone, and this sign must encompass the entire volume of the Signage Zone. Sign boxes must be fabricated to meet Landlord specifications (to be provided upon request). Airline Tenant must obtain Landlord approval of all signage and graphics prior to fabrication.

It is the Airline Tenants’ responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.



Elevation



Section

# Miscellaneous Leaseable

## Bank

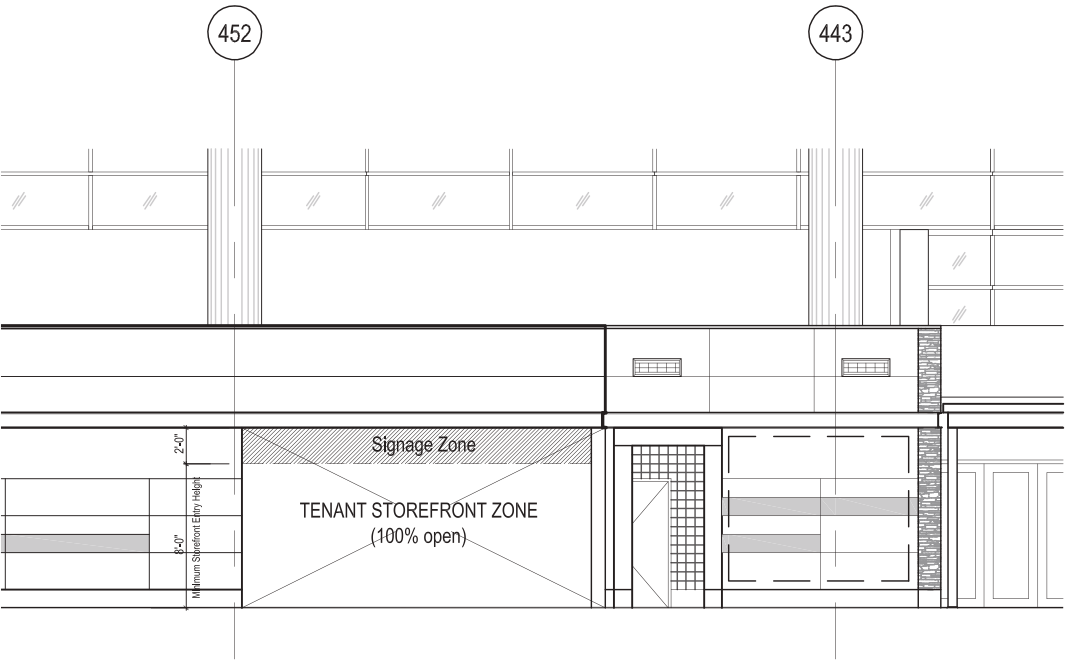
This storefront type describes the criteria for the small inline bank units.

Tenant's Storefront Zone extends from finish floor to underside of Airport Bulkhead. Storefront shall be 100% open and shall have a minimum opening height of 8'-0" clear. Tenants are encouraged to take full advantage of Signage Zone located below the Airport Bulkhead.

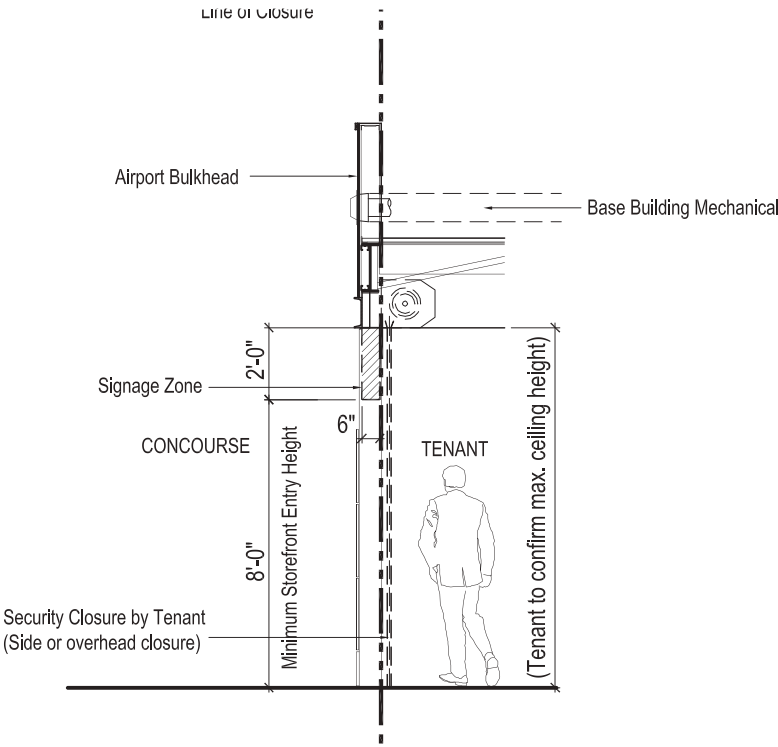
Detailed descriptions of storefront elements can be found on pages 2 and 3 of this manual. Restricting dimensions for each zone are as detailed on Storefront Type drawings, unless shown otherwise on LOD or other Lease documents. Elements of this storefront system may include:

- Storefront Zone
- Demising Column, Demising Cap and Airport Bulkhead Canopy
- Signage Zone

Storefront Type drawings are general; conditions will vary at individual locations. Tenant shall refer to Lease Outline Drawings (LODs) for conditions specific to their unit. It is also the Tenants' responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.



Elevation



Section



Miscellaneous Leaseable

Post Office

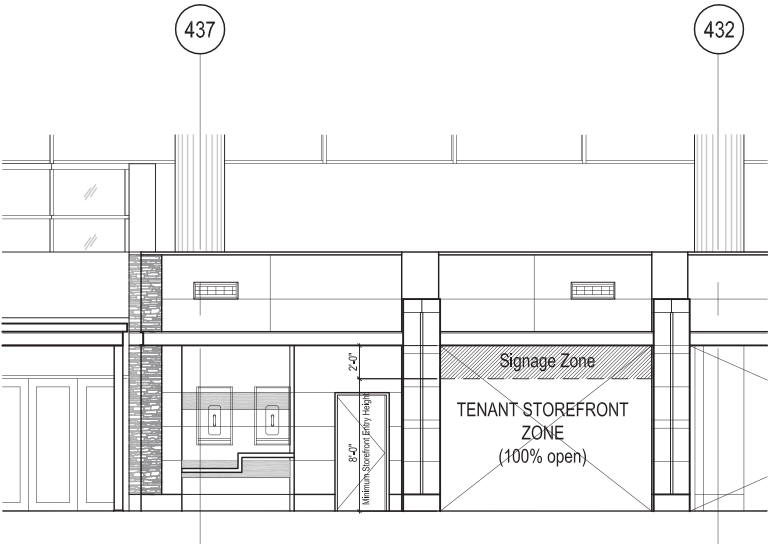
This storefront type describes the criteria for the small inline post office units.

nt’s Storefront Zone extends from finish floor to underside of Airport Bulkhead. Storefront shall be 100% open and shall have a minimum opening height of 8’-0” clear. Tenants are encouraged to take full advantage of Signage Zone located below the Airport Bulkhead.

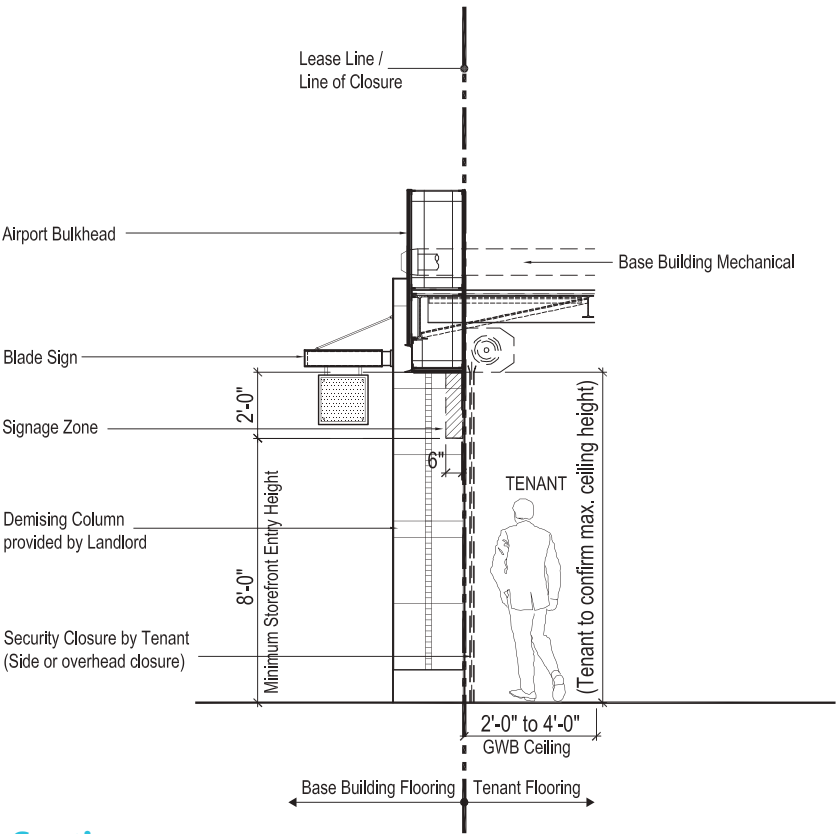
Detailed descriptions of storefront elements can be found on pages 2 and 3 of this manual. Restricting dimensions for each zone are as detailed on Storefront Type drawings, unless shown otherwise on LOD or other Lease documents. Elements of this storefront system may include:

- Storefront Zone
- Demising Column, Demising Cap and Airport Bulkhead Canopy
- Signage Zone
- Blade Signs

Storefront Type drawings are general; conditions will vary at individual locations. Tenant shall refer to Lease Outline Drawings (LODs) for conditions specific to their unit. It is also the Tenants’ responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.



Elevation



Section

## Miscellaneous Leaseable

### IRL

This storefront type describes the criteria for the interior inline IRL walls.

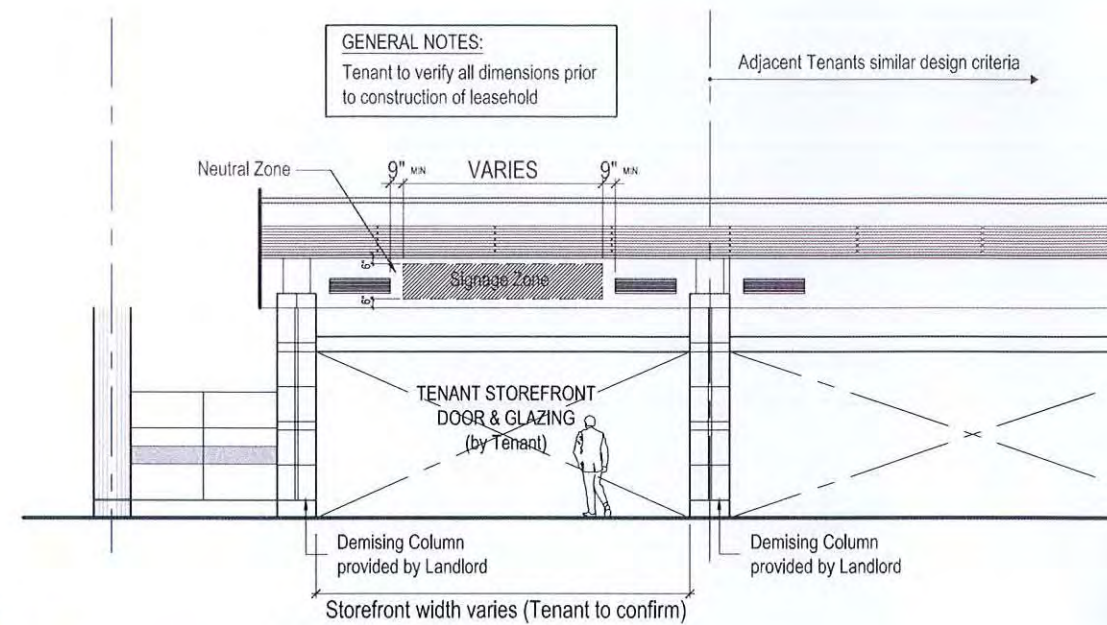
Tenant's Storefront Zone extends from finish floor to underside of Airport Bulkhead. Tenant is to provide Airport approved storefront door and glazing system (Dorma - ESA400). Tenants are encouraged to take full advantage of Signage Zone located on the Airport Bulkhead.

Detailed descriptions of storefront elements can be found on pages 2 and 3 of this manual. Restricting dimensions for each zone are as detailed on Storefront Type drawings, unless shown otherwise on LOD or other Lease documents. Elements of this storefront system may include:

- Storefront door and glazing
- Demising Column, Demising Cap and Airport Bulkhead Canopy
- Signage Zone

Storefront Type drawings are general; conditions will vary at individual locations. Tenant shall refer to Lease Outline Drawings (LODs) for conditions specific to their unit. It is also the Tenants' responsibility to confirm all base building conditions prior to design, especially those relating to architectural, mechanical, electrical and structural restraints.

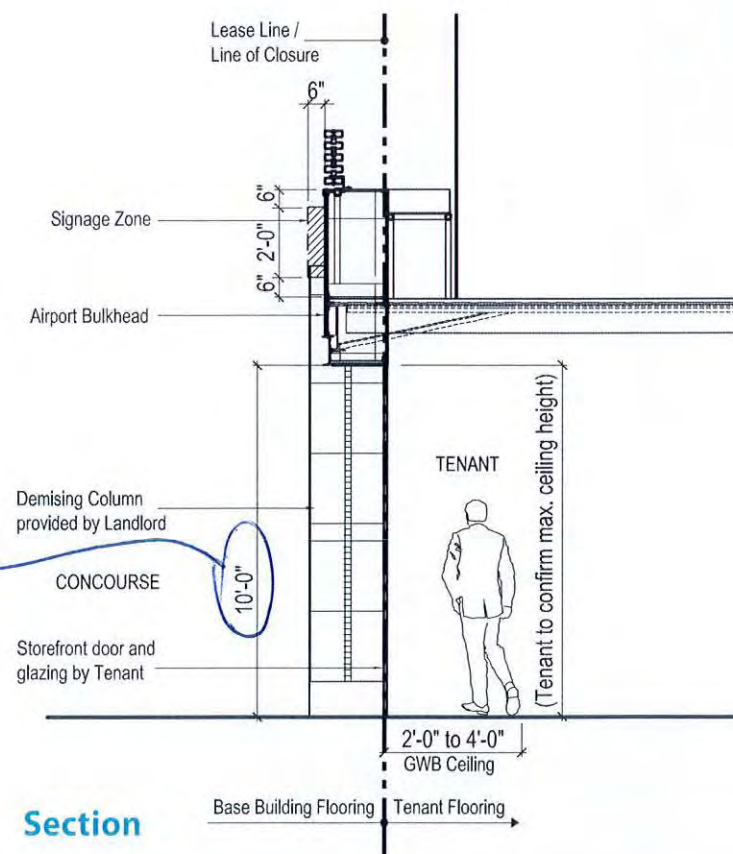
IFC dimension is 9'-6" Refer to next sheet



Elevation

#### NOTE:

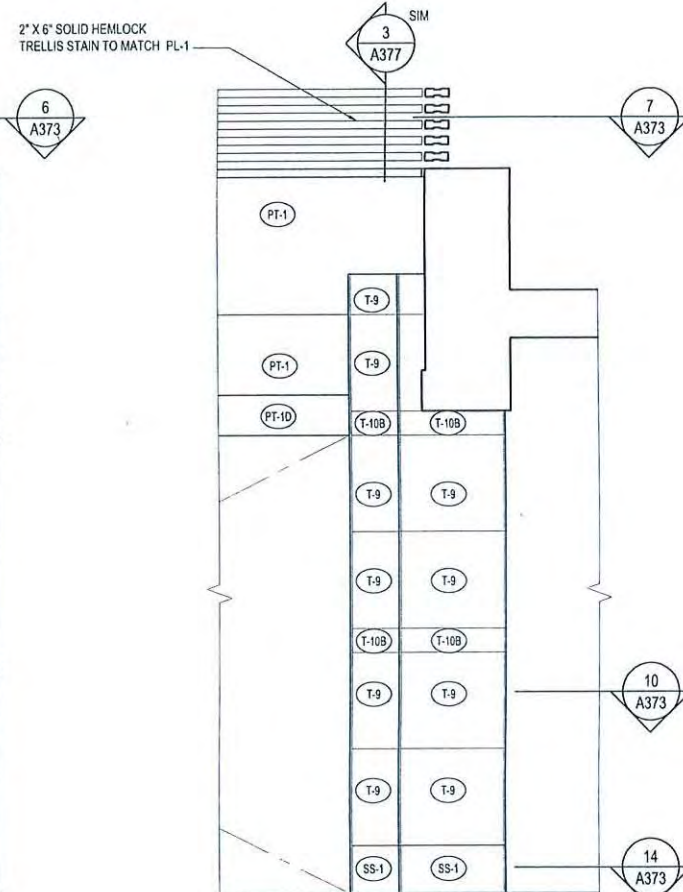
Tenant to provide Airport approved storefront door and glazing system (Dorma - ESA 400)



Section

*Jayen*  
Sept 26, 2012





3 ELEVATION : CORRIDOR B1.133  
~ 1/2" = 1'-0"



IFC DRAWING - A.330 REV 0  
- DETAIL 2.

  
 Sept 26, 2012



Sheet  
T.B1.129 AD



Sheet  
T-B1.129 AE





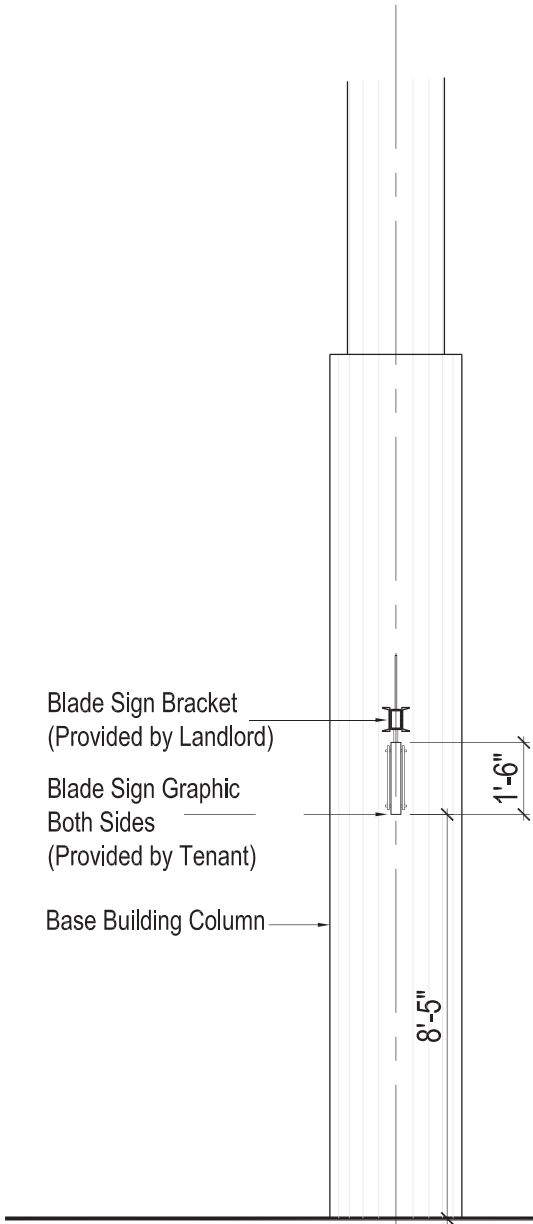
Typical

Blade Signs

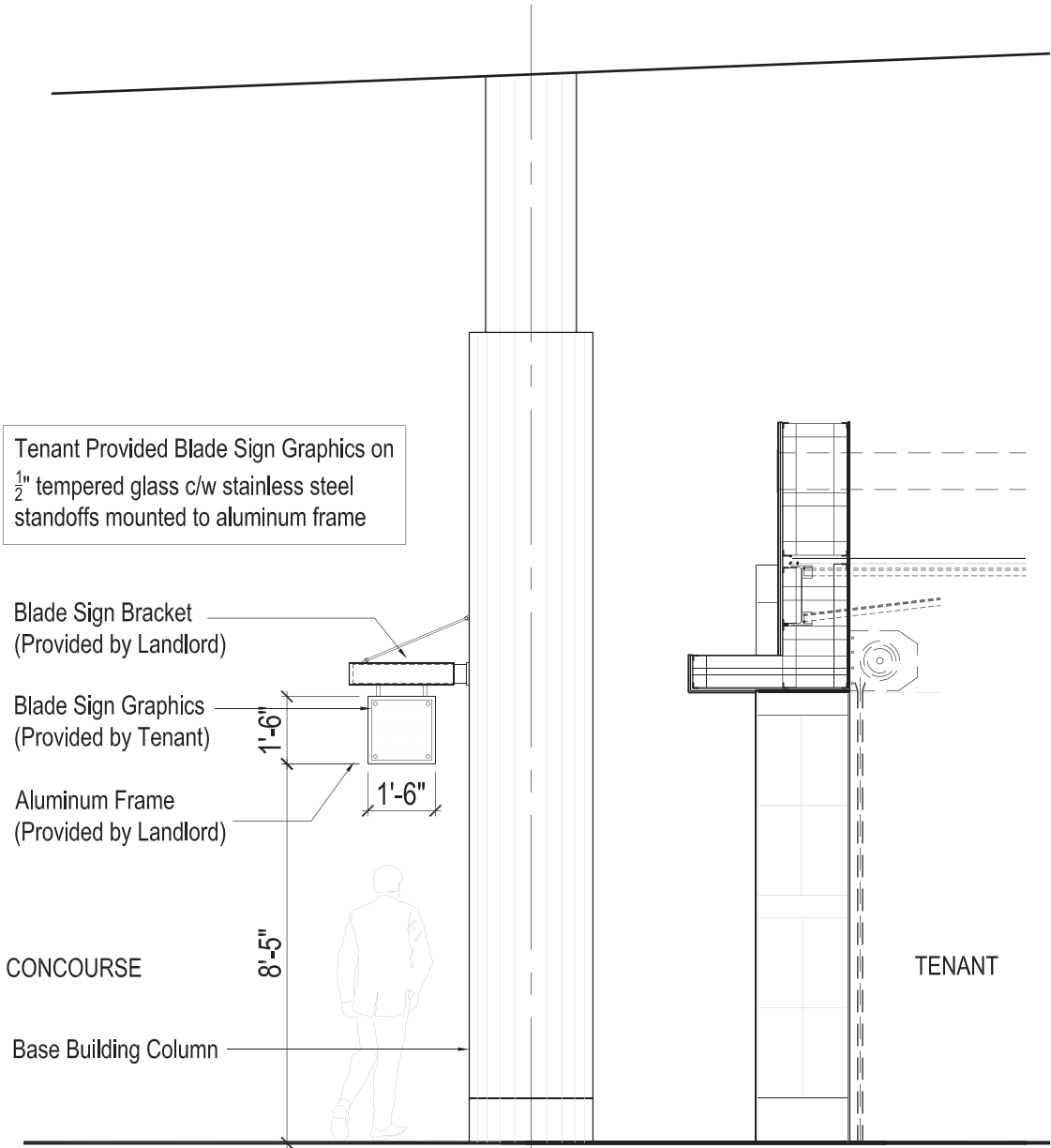
The Blade Sign extends as shown in the attached drawing

The landlord will provide and install the bracket from which the tenant blade sign is mounted.

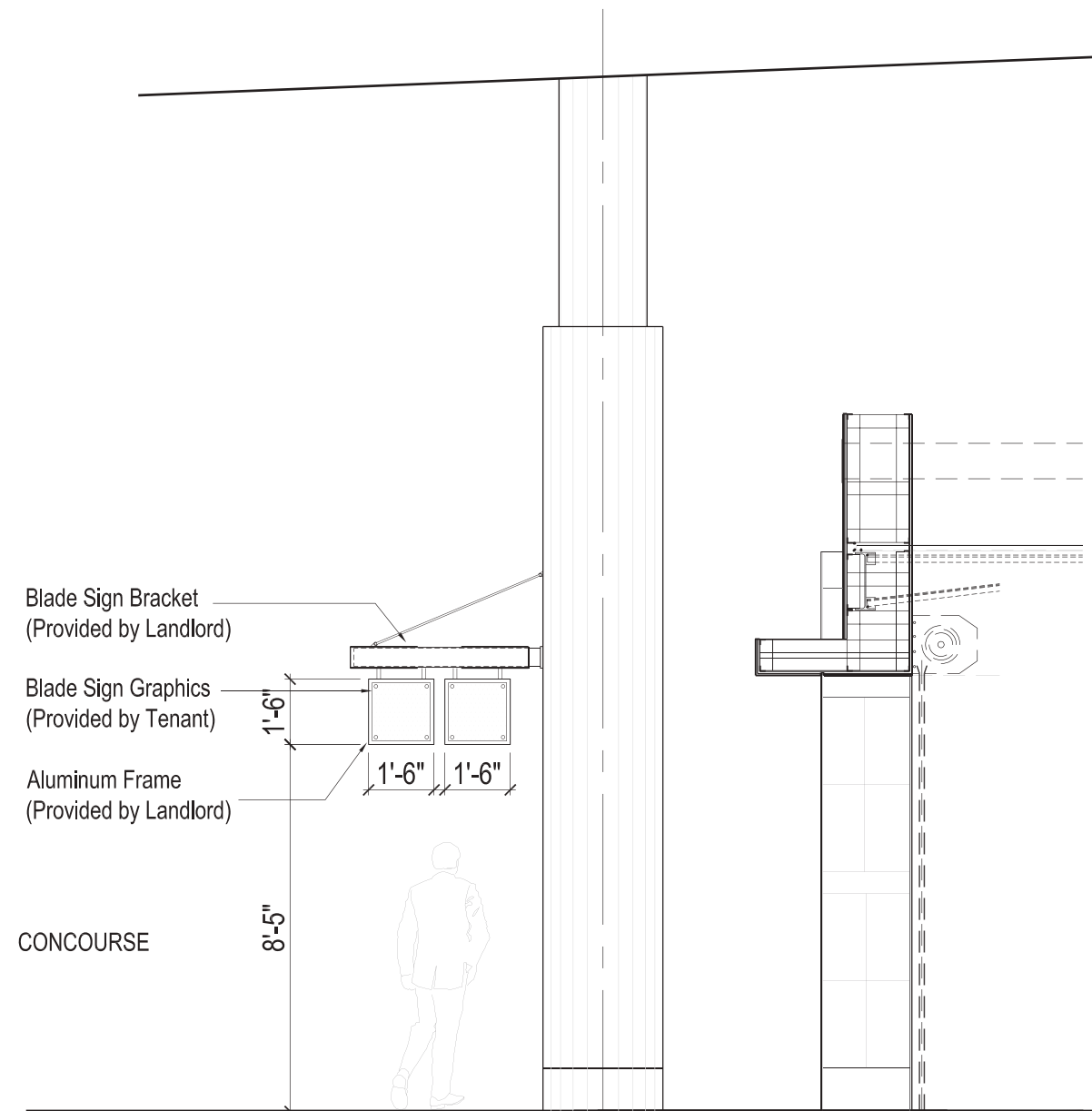
Tenant blade sign locations are pre-determined by the Landlords and may not exist at some locations. Tenants to refer to Lease Outline Drawings (LOD's) drawings for location of blade signs specific to their leaseable area.



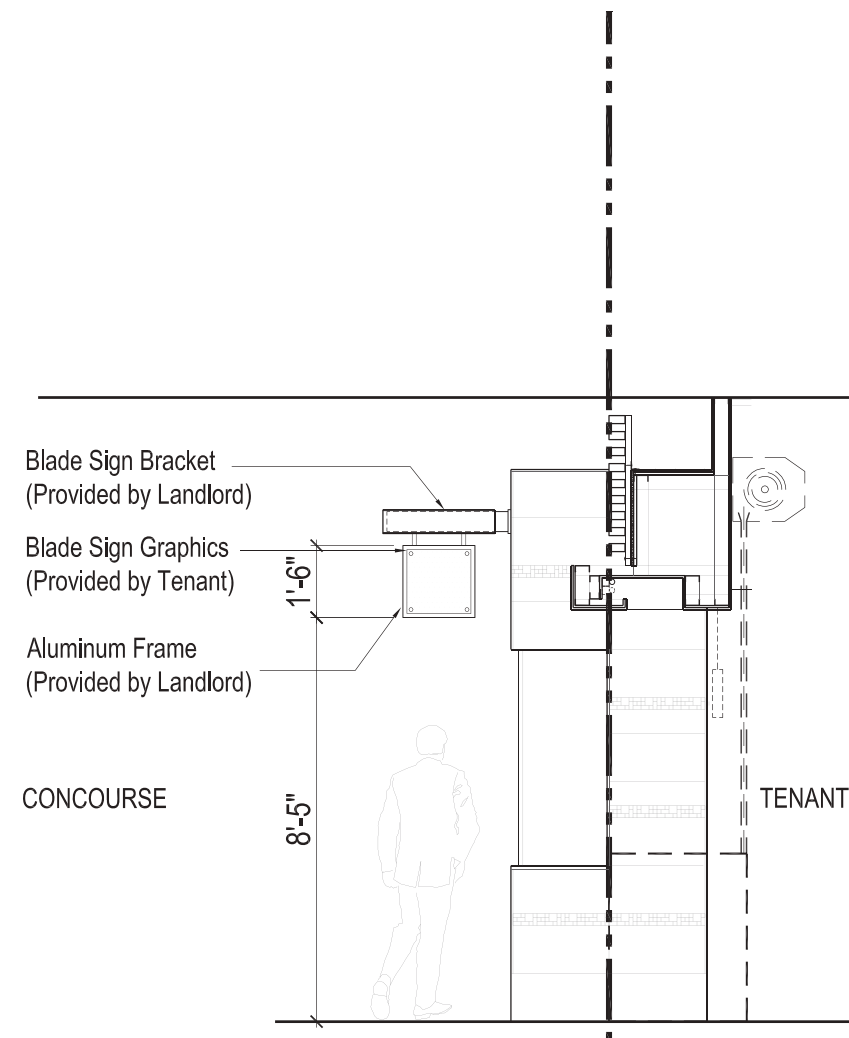
Elevation



Section - Retail Single Blade



Section - Retail Double Blade



Section - Foodcourt

