

VOLUME C

Tenant Design Criteria Color Palette

**Greater Orlando
Aviation Authority**



Orlando International Airport

**Tenant Design Criteria
Retail, Food and Beverage**

August 2003

Greater Orlando Aviation Authority

*TENANT DESIGN CRITERIA
AUGUST 2003*



*ORLANDO INTERNATIONAL AIRPORT
Retail, Food and Beverage Design Criteria*

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1.0 INTRODUCTION

1.1 Purpose of Document

The following Design Criteria for Tenant Concessions Food, Beverage and Retail Improvements have been established to encourage exciting concepts and design identity within the commercial/retail areas of the Terminals at Orlando International Airport (OIA), including the Landside and Airside Terminals. They are intended to ensure an orderly and aesthetically coordinated approach to Storefront and sign design in keeping with the design objectives of the Greater Orlando Aviation Authority (GOAA), and to ensure that standards for Storefronts, interior finishes and signage requirements are understood by Tenants, their contractors and designers.

The latest edition of these Design Criteria, together with the Master Design Guidelines for GOAA and all Lease and Lease Drawing documentation required by GOAA comprise the Tenant Package. Tenants are strongly encouraged to become familiar with the intent and details of these documents prior to the commencement of work, and to become aware of the special characteristics of the terminal buildings and how their architectural elements, finishes, and materials will affect individual concession design solutions. Tenants must comply with the requirements and conditions set forth in the Tenant Package. Should there be any discrepancies between the Design Criteria for Tenant improvements and the Lease, the latter shall govern.

GOAA or their representative, the Design Review Committee (DRC), shall have absolute right of review and approval over all aspects of Concession Tenant improvements, as well as the discretion to waive any of the Design Criteria so long as the concept, quality and character of the project are not significantly affected.

1.2 Use of Design Criteria Handbook

Each Tenant must be familiar with the intent, scope and detailed requirements of the Criteria before the design process begin. It is the Tenant's and the Tenant designer's responsibility to visit the site and verify existing conditions. Each Tenant's design must be approved by GOAA before any construction is allowed to begin. Submittal and approval procedures are outlined in Section 12 of this handbook.

These Criteria are to be adhered to in the design of all retail and food and beverage facilities to be constructed at OIA's Landside and Airside Terminals. However, it shall be clearly understood that the

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purpose of the Criteria is solely to provide a single, succinct source of GOAA's intent regarding the design and construction of facilities at the OIA. In no instance is the Criteria to be interpreted or utilized as design, bid, or construction documents. By developing the Criteria, GOAA is solely providing guidance to the design professional(s). GOAA does not assume, in fact or by interpretation, the responsibilities of the design professional(s) to complete contractual and professional responsibilities to provide complete professional services as requested by GOAA or any Tenant .

Additionally, it is not the intent of the Criteria to supersede the applicable requirements as set forth by the Federal Aviation Administration (FAA), Transportation Security Administration (TSA), Florida Department of Transportation (FDOT), Orange County (OCO), the City of Orlando (City), or other applicable federal, state, or local standards or codes, such as Americans with Disabilities Act (ADA). All conflicts shall be identified by the design professional and presented in writing to GOAA for resolution.

The information contained in Sections 2, 3, and 4 constitute general Design Criteria, which applies to all concession Tenants. Sections 5, 6, 7, 8, 9, and 10 provide additional specific Design Criteria based on the concession Tenant's location in the Airport. The Criteria will reference specific sections of GOAA's Master Design Guidelines that apply to this type of Tenant development. The Master Design Guidelines address requirements for any work at the airport and therefore are quite lengthy. This Tenant Design Criteria will guide the developer to the appropriate sections that will affect their work.

An overall diagram of the Airport follows with all the specific design districts indicated.

1.3 Design Intent

Retail presentation within OIA will require careful consideration to scale, exposure to patrons, visibility and circulation patterns. Design merchandising solutions should encourage store identity and product recognition through the emphasis of Storefront transparency, creative concession identity graphics, vibrant merchandise display and strong overall retail identity. The application of glass and facade detailing of Storefronts must reflect a standard of high environmental quality. At the same time, these facades and accompanying displays should suggest the independent character of individual retailers and the quality of services and types of merchandise and food which they provide.

1.4 Retail Design Criteria Definitions

The following definitions are used throughout the Design Criteria and shall be interpreted as follows:

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- **GOAA** is the Greater Orlando Aviation Authority and any of its representatives.
- **Tenant** is the lessee, including all food and retail Tenants in the Airport.
- **Landside Terminal** is the central airport building and serves as the hub for all Airside Terminals.
- **Airside Terminals** serve as the concourses to all airline gates. They are noted on the plan as Airside One (Gates 1-28), Airside Two (Gates 101-126), Airside Three (Gates 30-59), and Airside Four (Gates 60-97).
- **Storefronts** shall be defined as the architectural facades of any Tenant-leased premise perimeter adjacent to public circulation areas of the terminals, including doorways. The Storefront will be physically defined by Base-Building elements to be provided by GOAA which surround and frame the Concession Tenant Storefront; those elements include side piers, the upper fascia/bulkhead, and the floor surface at the lease line.
- Permanent Tenant **Demising Walls** are walls that mark the lease lines between independent Concession Tenant-leased areas or other separately designed spaces, including public spaces, service corridors, etc.
- **Leaselines** (except where noted in plan exhibits) extend from the outermost point of the Storefront's exterior face into the rear of the Concession Tenant's leased premises and from the centerline of the side Demising Walls.
- **Common Area** is the space used by the general public that is designed and maintained by GOAA.

1.5 GOAA Work/Tenant Work

GOAA shall provide a shell within the terminal for the Tenant. All major building systems and utilities listed below will be provided by GOAA for Tenant interface with the exception of exhaust hoods related to Food and Beverage Concessions. Point of interface will be determined on a project-by-project basis. Existing conditions may be a factor in determining the feasibility for locating Tenants.

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Specific Utilities and their interface points are listed below, (See 11.1 of the Criteria for specific requirements).

- Heating and Air Conditioning System

The Tenant shall provide the connection to GOAA existing heating and air conditioning system. It is the Tenant's responsibility to verify the type and location of the system and its components.

- Plumbing

Domestic cold water will be installed by GOAA within reasonable distance of the Tenant's lease line. The Tenant shall provide the connections to GOAA's sanitary sewer. Coordinate with GOAA the availability of existing grease traps for Tenant use. Additional required grease traps shall be provided by the Tenant.

- Fire Protection

A fire protection system will be installed for the Common Area with capacity to service the Tenant areas. Undeveloped shell space is provided with sprinkler for unfinished spaces. The Tenant is responsible for expanding the sprinkler system to meet the design needs of the space and the existing fire code. Tenant space is required to be 100% sprinklered.

- Natural Gas

If available, a natural gas point of connection will be installed for Food and Beverage loads at point(s) to be determined by GOAA.

- Electrical Service

Tenants shall examine existing electrical service conditions for reuse in new build-out or renovation of lease space. Tenants shall be responsible for any modifications necessary to support new construction. Each Tenant space will be prorated or metered for consumption. See lease agreement for provisions, (Verify for each type of Tenant).

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- Life Safety System - Alarm

A life safety system with the capacity to service Tenant areas is available.

Tenant's Responsibilities and Work

- Food and Beverage Tenants

Food and Beverage Tenants at the Landside and Airside Terminals shall comply with not only this Tenant Design Criteria, but with all of the requirements of the Master Design Guidelines as well.

- Architect/Engineer/Interior Designer, other Specialty Consultant, and Contractor selection

The Tenant shall be responsible for contracting with its own Architect, Engineer, Interior Designer, Fire Protection Engineer, other Specialty Consultant, and Contractor unless otherwise agreed upon with GOAA.

- Work Standards

All of the Tenant's work shall conform to all applicable statutes, ordinances, regulations, and codes as well as the Criteria and the Master Design Guidelines. The work shall be limited to the leased concession space unless a utility interface point is required outside the lease. GOAA reserves the right to require changes in the Tenant's work when necessary by specific locations (proximity) to special use facilities or interface to GOAA's systems.

- Design and Construction

Responsibilities shall include the complete design and construction of the Tenant space. This includes all fees associated with the work, all interior finishes, interior partitions, Storefront and signing, visual merchandising and fixturing, furnishings, equipment, lighting, plumbing, mechanical and air conditioning systems, mechanical and electrical systems interface as described in the Tenant Design Criteria. Where Tenant systems interface with GOAA systems, the interface shall be in accordance with the standards established in the Master Design Guidelines.

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- Telecommunications

It is the Tenant's responsibility to coordinate interface and availability with GOAA Telecommunications at the inception of the project.

1.6 Interface Points and Utilities

- **Roof and Floor**

The Tenant shall provide any required supports, blocking, temporary flashing, counterflashing or other work necessary to complete the installation of the Tenant's equipment on GOAA's roof. The work shall not interfere with the roof warranties held by GOAA. The Tenant will be required to supplement existing construction to achieve assembly ratings, thermal values or additional criteria as required. All rooftop equipment is to be usually screened. Specific locations at the Terminals are allocated for rooftop equipment. All work shall meet the requirements established in the Master Design Guidelines.

The Landside Terminal Level 3 structural floor system, (where the Tenant concessions will be located), consists of reinforced concrete girders supporting cast-in-place solid slabs resting on precast and prestressed concrete joists spaced at approximately 5'-8". Joist depths are typically 24". Girder depths vary.

The Tenant is responsible for review of existing documentation available from GOAA archives and visual survey, to determine allowable loading of floors, roofs, etc. for Tenant equipment furnishings, etc.

- **Walls and Doors**

All existing fire rated construction must be maintained during construction.

- **Hardware/Keying**

For security and fire reasons, door hardware must be keyed to GOAA's master hardware system. GOAA's hardware Design Guidelines shall also be followed.

- **Ceiling**

The Tenant will be responsible for all interior ceiling finishes.

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- **Cutting and Penetration of the Floor Slab**

Cutting and penetrating the floor slab within the Tenant space is not allowed without written permission from the GOAA Engineering Manager. If the area to be cut has extensive reinforcing, the Tenant may be required at its expense, to x-ray the floor prior to cutting or penetrating. All fire ratings within the floor assembly must be maintained. All x-rays must be reviewed with the GOAA Engineering Manager. All penetration seals must be watertight. Time of cutting and penetrating floor slab must be coordinated and approved by GOAA.

- **Food Service and Kitchen Floors**

All floors shall have a waterproof membrane installed. The Tenant is solely and completely responsible for any leaks.

- **Utilities and Service**

The Tenant is responsible for all connections to the following utilities to make a complete, approved and operating system.

- HVAC System

The TENANT shall utilize GOAA specified VAV box(es) for connecting to GOAA's energy management controls. The Tenant shall also complete the HVAC system including toilet, process, kitchen and thermal exhaust systems as required for the leased space. Specific requirements for the owner's specified equipment can be found in Division 15 of the Master Design Guidelines. Other equipment not listed shall be provided as necessary to meet codes.

- Plumbing

The Tenant shall complete waste, grease waste, water and vent systems and sanitary sewer utilizing GOAA's supplied utilities. Grease traps shall be provided by the Tenant. A secondary containment shall be provided for all supply and waste systems over all above-grade occupied spaces.

- Fire Protection

The existing fire protection system may need to be modified depending on the Tenant's needs. This work may include, but not be limited to, the cost of relocating, resizing, adding sprinkler mains or heads, or draining the system and providing staff for a fire-watch during

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system down time. Special engineering services are required (See Architect/Engineer selection).

- Natural Gas

If available, gas will be used only for food service/process loads. The Tenant shall make all necessary arrangements for service to the site and complete the installation.

- Electrical

The Tenant will be responsible for installing a transformer and distribution panel. The Tenant shall use 277 volts for lights and 240/120 for power. The interface must be completed in accordance with Division 16 of the Master Design Guidelines. All other electrical work within the retail Tenant leased space shall be done to local applicable building codes, except for voltage requirements.

- Life Safety Systems

The Tenant shall provide all required life safety system components necessary to comply with code and complete GOAA's monitoring and alarm systems. The Tenant is responsible for the expansion of the system. GOAA provides all fire alarm monitoring.

- Emergency Power

Retail: Emergency power for retail Tenants shall be stand-alone and self-contained in the retail space.

Food and Beverage: Emergency power for food and beverage Tenants shall be tied into GOAA's system by the Tenant, however, it shall be used strictly for life safety systems, food refrigeration/freezer, and not the Tenant's computer systems or equipment.

- Special Equipment

The Tenant shall provide, as required, alarm systems or other protective devices, conveyors, time clocks, delivery door buzzers, fire extinguishers, dry chemical fire protection systems or any other equipment specific to the Tenant's business needs or Tenant use. Clocks installed by the Tenant that are exposed to public view shall be compatible with and be connected to GOAA's master

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clock system at the Tenant's expense and subject to the prior written approval of GOAA's Executive Director.

All Tenants requiring a radio system for communication must comply with GOAA requirements.

1.7 Insurance Requirements

The Designer and Contractor for the Tenant will be required to provide general liability and automobile insurance as listed below in accordance with GOAA's policies. The required amounts may be revised from time to time. The Tenant must confirm these requirements and provide proof of compliance to GOAA prior to proceeding with either design or construction. GOAA shall be listed on the policy as additional insured. The Designer shall be explicit as to which type of policy is applicable, (AOA or Non-AOA).

Type of Policy	Minimum Limit
<u>Designer/Architect</u>	
- Professional Liability	\$1,000,000
- Maximum Deductible	\$100,000
- Maximum Self Insured Retention	\$10,000
<u>Designer/Architect and Contractor</u>	
Commercial General and Contractual Liability	
- Services inside Airfield Operations Area (AOA)	\$5,000,000
- Services outside AOA	\$1,000,000
- Maximum Deductible for either inside or outside AOA	\$10,000
- Maximum Self Insured Retention	\$10,000
General Automobile Liability	
- Automobiles used inside AOA	\$5,000,000
- Automobiles used outside AOA	\$1,000,000
- Maximum Deductible for either inside or outside AOA	\$2,500
- Maximum Self Insured Retention	\$10,000

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Workers Compensation
and
Employers' Liability

Statutory Limit
\$500,000 each accident
\$500,000 disease - policy limit
\$500,000 disease - each employee

- The insurance forms are to be GOAA standard forms and filed with GOAA Construction.

1.8 Architect/Engineer Selection

- The Tenant shall engage an architect and engineer, licensed to practice in the State of Florida, to prepare the design, calculations, and construction documents. GOAA's Engineering department has a list of Architect/Engineering teams that are currently working on GOAA projects. The list is available upon request.
- Construction Administration Services shall be provided by the Architect/Engineer.
- If the existing fire protection system is to be modified in the Terminal, a licensed fire protection engineer shall be engaged for the design work.

1.9 Contractor Selection

- The Tenant shall engage a qualified contractor, licensed to do business in the State of Florida, to construct the Tenant's space in accordance with the approved documents. GOAA's Engineering and Construction department has a list of contractors that are currently working on GOAA projects. The list is available upon request.

1.10 Construction Document Requirements

- The Tenant must provide the following to the Properties Department prior to construction: 1) payment and performance bonds, each in the penal sum of the construction contract price; and 2) general liability and automobile insurance as listed above. All requirements are per the GOAA Tenant contract.

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- General condition requirements to be included in the Project Manual:
 - GOAA Insurance
 - GOAA Security & Badging
 - Project Close-out requirements for two sets of redlined as-built documents at substantial completion.
- Reference Section 12 of this Design Criteria for specific Construction Document requirements.

1.11 GOAA Document Review

- GOAA conducts 5 separate reviews through three defined phases of project development:
 - Design Review Committee (DRC) review occurs at the conceptual phase and the 30% phase. The submittal must be coordinated through GOAA Properties. Review by the DRC is required for all Tenant work. The 30% DRC submittal and the 30% Technical Review submittal (listed below), may be concurrent.
 - 30% Technical Review
 - 95% Technical Review
 - 100% Permit Submittal Review
- See 12.0 Document and Administrative Requirements, of this criteria for specific requirements.
- An example of what might be expected for a deliverable can be viewed in GOAA's Engineering Department Plan Room.

1.12 Building Official

- The City of Orlando is the Building Official. The review of documents typically takes six weeks. Submittals will be made to the City only after review and approval by GOAA. The Tenant is responsible for obtaining all permits.

City of Orlando City Hall
400 South Orange Avenue, Lobby Floor
Orlando, FL 32801-3302
Phone: (407) 246-2271

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- The City will not approve any building permits or plans that do not have the GOAA Engineering Department stamp of approval to permit.
- If food service is a part of the Tenant space, then the Tenant must submit a separate kitchen hood review to the City of Orlando and a concurrent submission is required at the Health Department (Division of Hotel and Restaurants, Department of Business and Professions Regulation BPR). The Health Department plan review usually takes four weeks. The Tenant is responsible for obtaining all permits.

Division of Hotels and Restaurants
941 W. Morse Blvd.
Winter Park, FL 32789
Phone: (407) 623-1240

1.13 Approvals, Permits, and Associated Fees

- The Tenant should be aware of various approvals, permits, and associated fees that are required prior to the start of construction. Obtaining these permits and payment of fees is the responsibility of the Tenant. These include, but are not necessarily limited to, the following:

Building Permit: City of Orlando
Sanitary Sewer Permit Benefit Fee: City of Orlando
Water Impact Fee: Orlando Utilities Commission
Electrical Services Fees: Orlando Utilities Commission
Permit to Construction Sanitary Sewer: State of Florida

1.14 Field Verification

- The Designer for the Tenant shall be required to field verify, in person, all on-site conditions and dimensions for the 30% design submittal. This work shall be incorporated into the contract documents as the basis for the existing condition backgrounds. The verification includes in person research of existing plans in GOAA's Engineering Plan Room.

1.15 CADD Standards and Deliverables

- All Tenants must meet the GOAA CADD Standards except Tenants with a lease of 5 years or less. For Tenants with a lease of 5 years or less, compliance with the CADD Standards will be

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limited to the following drawings: all systems, electrical, mechanical, plumbing, and fire protection. See EDC-02 for the CADD Standards in the Master Design Guidelines. See EDC-06 for deliverables – i.e. project manual and format for drawings. For architectural specifications, Tenant designer shall be allowed to include specifications on drawing sheets, in lieu of a manual, engineering specifications must follow the GOAA guide specifications and be included in a manual.

- Reference Section 12 of this Design Criteria for specific CADD document requirements.

1.16 Demolition

- Demolition at the OIA Landside and Airside Terminals is to be done between the hours of 10:00 p.m. and 6:00 a.m. Demolition generating noise next to an existing Tenant will only be allowed when that Tenant is not in operation. Demolition in proximity to the Hyatt Hotel will require coordination with Hyatt in order to minimize noise impact to hotel operations.
- Temporary construction walls (specifications for wall are located 01500 Temporary Facilities) are required for demolition and construction, unless existing conditions allow for rework to be hidden from the public view. Work can be accomplished during off peak hours and cleaned up (i.e. remove dirt, and debris from carpet) and be completely unnoticeable by start of operations.

1.17 Hours of Work

- The Tenant can work at any time with the exception of demolition (see item 1.16) and shall not impact Airport operations.

1.18 Observed Holidays by the Authority

New Year's Day
Martin Luther King's Birthday
Memorial Day
Independence Day
Labor Day
Thanksgiving Day
Day after Thanksgiving

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Christmas Eve Day

Christmas Day

1.19 Security Requirements

- All Tenants are responsible for the security of their leased spaces and the construction materials and the merchandise therein.

1.20 Safety Requirements

- GOAA's airports are under the jurisdiction of the Orlando Police Department. The Orlando International Airport has its own Fire Department. Any incident of safety or security should be reported first to the appropriate agency and then to the respective GOAA's Operations Department.
- The Tenant is responsible for complying with all applicable provisions of OSHA Construction Safety and Health Regulations, Part 1926, Current Edition and the standards issued by the Secretary of Labor in 29 CFR Part 19190.

1.21 Other Safety Related Issues

- No cutting, welding, or burning is allowed without the proper GOAA Fire Department's approval and notification to the Maintenance Electronics Shop. See specific forms.
- No fossil fuel emission emitting vehicles of any nature are allowed inside the building.
- No fumes from paint (even latex), glues, adhesives, or dust are allowed to exit the designated construction area.
- No power or powder actuated fasteners are allowed to be used in the Landside and Airside Terminals.
- Paint processes shall meet environmental requirements as required by OSHA. All paints, solvents, rags, and other painting refuse shall be disposed of properly off of GOAA property

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according to State and Federal environmental regulations. Only latex-based paints are allowed for interior use.

1.22 Security Badging

- All employees for both design and construction who will be working unescorted in restricted areas of the airport must have an Airport Identification badge. There must be one person with a valid identification badge accompanying crews in restricted areas at all times. Procedures on airport security and the necessary forms to secure an Identification badge can be obtained from GOAA I.D. Control in the Landside Terminal and is subject to change at any time.
- High security alert conditions may be implemented from time to time and limited access to the terminal facilities may be implemented and must be complied with by the Tenant including any and all personnel under their employment, contract or control.

1.23 Temporary Utilities

- All temporary utilities are to be coordinated with the GOAA Maintenance Supervisor (electrical, mechanical, plumbing, etc).
- All utility or systems that are existing and required to be taken out of service must be coordinated through GOAA Construction. A "Utility Outage Notification" form must be properly submitted by the Tenant /contractor 3 working days in advance.

1.24 Conduct

- The Tenant's agents are held responsible for the actions and behavior of all parties under their direction. Safety and courtesy for their own personnel and the public should always be foremost considerations.
- Alcoholic beverages, loud audio equipment and firearms are strictly prohibited on the property.

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1.25 Delivery and Access for Concessions

- All new materials and demolition materials can only be delivered or removed from the designated construction area during the hours between 10:00 p.m. and 6:00 a.m.
 - Service elevators. Designated service elevators are available for the Tenant's use during construction and for daily operations. Specifics will be coordinated at the pre construction conference.
 - Public elevators. Public passenger elevators are not available for Tenant or contractor use.
 - Airside deliveries. For Tenant spaces at the Airsides, special provisions with GOAA Airside Operations should be arranged for delivery and access. The Automated Guideway Transit (AGT) is not allowed to be used for deliveries.

1.26 Construction Debris

- All trash is to be removed from the site between the hours of 10:00 p.m. and 6:00 a.m. Contractors/Tenants may locate a dumpster or trailer at the GOAA Canal Road location coordinated through GOAA Construction. All loads must be properly covered during transit. See GOAA specification section 00810 Security and Badging for other dumpster and trash constraints.

1.27 Cleanliness

- Strict enforcement of the cleanliness of the terminal and carpets will be enforced. If the contractor does not properly clean areas, GOAA may employ its building maintenance contractor to clean up and charge the contractor/Tenant.

1.28 Contractor Staging and Parking (OIA)

- Due to current parking limitations, GOAA has established parking for contractors at 6100 Canal Road, Orlando, Florida 32827. Contractor storage is also available at Contractor's Row on Canal Rd. See GOAA specification section 01100 Requirements for use of Canal Road for specific constraints.

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1.29 Right of Inspection

- The Owner shall have the right to inspect the Work, at any time, to ensure that the minimum quality level is being provided. GOAA's comments will be issued to the Tenant's designer for direction of the contractor's work and compliance with applicable Master Design Guidelines. The Tenant shall provide GOAA or any party designated by GOAA full access needed to review the quality of work including ladders. Quality control shall include the manufacturing and fabrication processes and the establishment of the minimum quality performance levels and tolerance during manufacturing and fabrication.

1.30 Inspection and Acceptance

- The Tenant's designer will inspect, at a minimum, the same as the inspections required by the City permit process. Upon substantial completion of the Tenant's work, the Tenant, the Tenant's designer, and the contractor shall schedule with GOAA to conduct a substantial and final inspection and prepare a punchlist which enumerates any areas of construction, fixturing, lighting or lamping, merchandising, etc., that are not in accordance with the Tenant's lease agreement and GOAA approved plans for the Tenant's space. All punch list work shall be completed within thirty (30) days of substantial completion per the concession agreement. Any damage to GOAA's property must be repaired prior to the Tenant's occupancy of the development.

1.31 Record Drawings

- Record drawings shall be submitted to GOAA by the Tenant within 90 days after completion of construction. The Tenant will provide the record drawings in accordance with EDC.06 with all changes fully incorporated by the A/E. Format: AutoCAD 2000 or higher. One set of reproducible Mylar plots which are direct plots from the CADD disk file will be required. Sepias or mylar sepias are not acceptable.

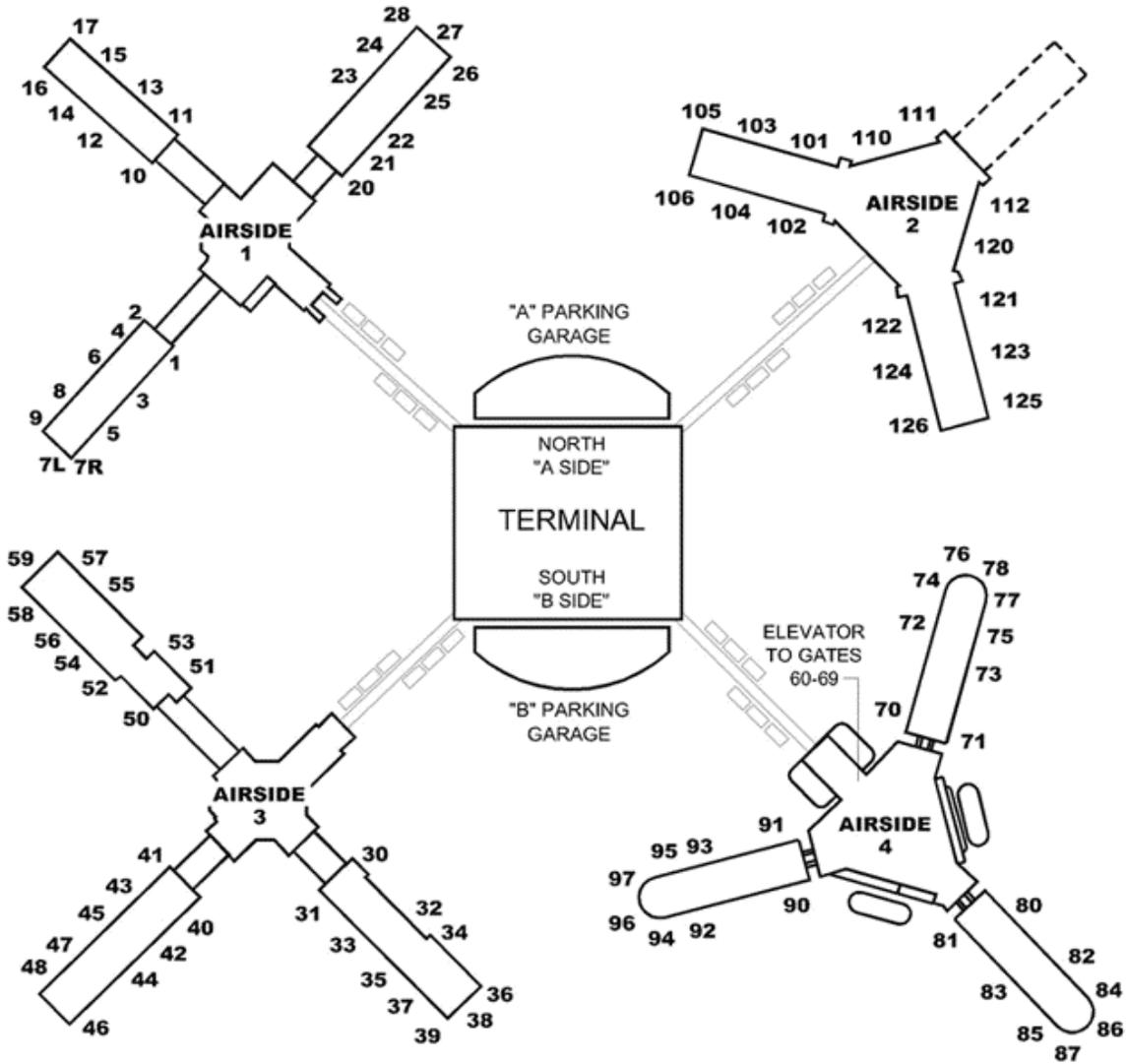
1.32 Tenants – Statement of Cost

- A statement of cost reflecting all costs associated with the build-out shall be submitted by all Tenants within 90 days following the completion of construction, installation or alteration per the lease agreement. This statement is required to be certified by an officer of the Tenant's company.

INTRODUCTION

1.33 Orlando International Airport – Facility Diagram

- The drawing below provides a diagrammatic layout of Orlando International Airport indicating the relationship between the 4 Airside Terminals with their respective Boarding Gates and the centrally located Landside Terminal.

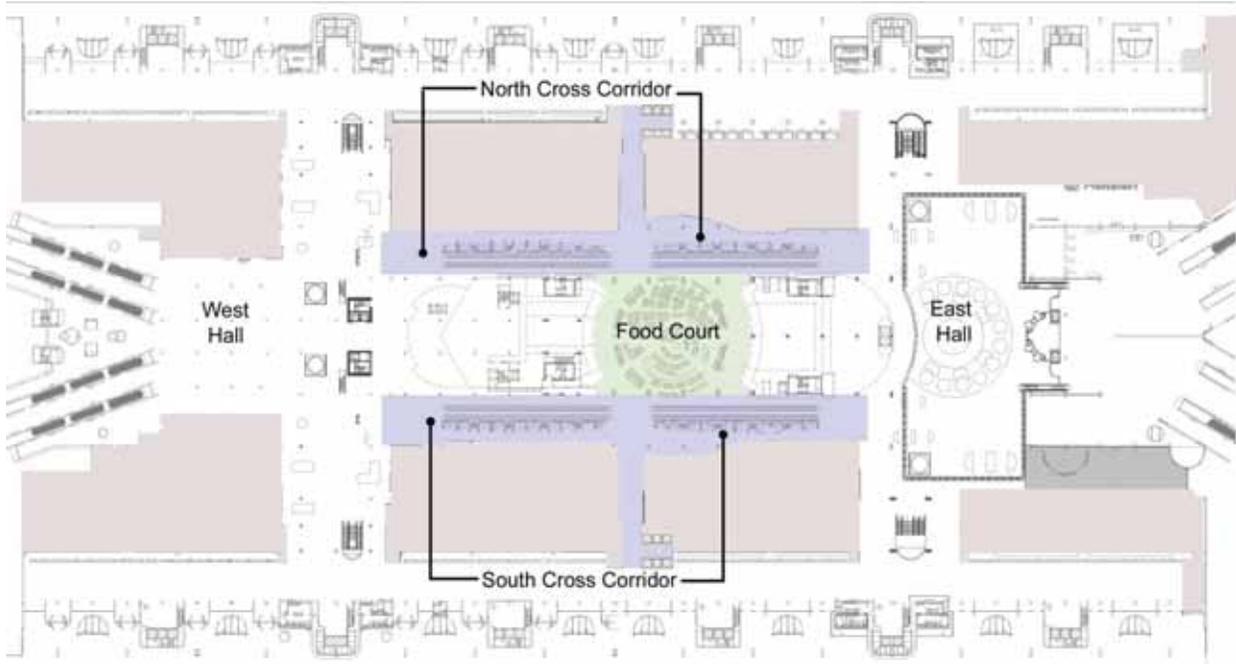


1.34 Orlando International Airport – Landside Terminal

INTRODUCTION

- The drawing below provides a diagram of Level 3 of the Landside Terminal indicating the primary zones for retail, food and beverage Tenant lease development.

SIDE 'A'



SIDE 'B'

LANDSIDE TERMINAL, LEVEL 3

GENERAL DESIGN CRITERIA

Retail, Food and Beverage Design Criteria

2.0 Storefront DESIGN**2.1 General**

- The overall theme of OIA is that of Central Florida. In shops where the Central Florida theme does not exist, there should be an appropriate transition from the main public space area to the shop. The type and amount of transition may vary depending on the design concept. Transitions can be accomplished through the blending of color and materials with that of the public space.
- Storefront construction shall extend from the floor slab to the horizontal neutral bulkhead or ceiling above and shall abut the vertical demising systems at both sides of the demised Concession Tenants premises. Elevation and section Type 'A' shall apply to Tenant lease locations within the North and South Cross Corridors. Elevation and section Type 'B' shall apply to Tenant lease locations within the North and South Cross Corridors where radial Storefronts are adjacent to the food court. Elevation and section for Type 'C' apply to Food Court Concessions in the Landside Terminal. Elevation and section for Type 'D' apply to Tenant lease locations in the East and West Atriums of the Landside Terminal.
- Neutral piers and fascia will be specified by GOAA, with finishes abutting the Leaseline to be selected by GOAA's architect. Refer to this Section of the criteria for neutral piers Type 'A, B, and C' and their respective Storefront Sections and elevations. Neutral piers shall be located only between Tenant's retail spaces. Columns that are between the extents of the Storefront shall be designed into the overall Storefront design image.
- Neutral piers that receive fire shutters and similar equipment operated and maintained by GOAA will be built by GOAA and finished by the Tenant. Storefronts will connect into this neutral pier with a neutral 3/4" x 3/4" black alum reveal strip at the perimeter of the Storefront provided by Tenant.
- Any soffit or neutral pier returns exposed by further recessing the Storefronts shall be finished to match GOAA's neutral surround construction and finishes by Tenant at Tenant's cost.
- Radial Storefronts adjacent to the food court shall be without formal neutral piers. Tenant's Storefronts shall retain a three-dimensional effect as described within the Criteria. The Tenant shall provide for and install a 3/4" x 3/4" black aluminum reveal. This reveal shall be installed on the Leaseline between Storefronts. Each Tenant shall return their respective Storefront to this

neutral strip. The Storefront construction immediately adjacent to this strip shall be solid. Transparent or translucent materials will not be allowed at this location. Refer to this Section of the criteria for neutral piers Type 'A, B, and C' and their respective Storefront Sections and elevations.

- No element of the Storefront may extend beyond the Tenant's Leaseline with the exception of specified Storefront blade signs where permitted by the specific criteria.
- All Storefronts, except entry doors, shall have a minimum of 6" high base of durable and maintainable material integrated with the Storefront design. Acceptable materials include brass, stainless steel, chrome, aluminum, natural stone, or hardwood.
- High transparency in the Storefront design is encouraged. The Tenants' overall Storefront area shall have a minimum of 75% visual transparency/openness unless otherwise specified in the subsections included under the location-specific Design Criteria.

2.2 Storefront Entries

- A limited portion of the Tenants' overall Storefront area shall be designated as Storefront entries.
- Storefronts up to 45 feet in width shall have entries at a maximum of 1/3 of the total Storefront leased-area width.
- Storefronts greater than 45 feet in width shall have entries at a maximum of 15 feet in width.
- Tenant Storefronts may have as many as two open entryways, but only if the Tenant's Storefront faces onto two Common Area concourses.
- For the maximum allowable entrance opening size and location of Storefronts for each design district, see Specific Design Criteria.
- Openings or setbacks from the Storefront Leaseline will be prohibited within 5'-0" of any demising pier unless otherwise specified within Specific Design Criteria.
- No part of any door swing shall extend beyond the Storefront Leaseline into GOAA's public corridors.

- Any flooring between the Leaseline and the Tenant Storefront or closure line is the responsibility of the Tenant and must either match the adjacent Common Area flooring or match the Tenant floor finish. Common Area flooring finishes vary depending on the location in the airport and may be terrazzo, carpet, or tile.
- Electronic surveillance or other shoplifting detection devices and security systems shall be integrated within Tenant's Storefront design, freestanding posts or columns. Suspended boxes, suspended rails or other exposed equipment or decals are not permitted.
- The Soffit at the recessed entries shall be a minimum of 8'-6" above the finished floor, unless otherwise specified in the Specific Design Criteria.
- Recessed incandescent down lights are required for the recessed entry area. Illumination of these lights must be controlled by time clock, see Section 3.6.

2.3 Storefront Closures

The following optional Storefront closure systems are permitted. Specific restrictions for each location in the Landside and Airside Terminals are specified in the Specific Design Criteria:

- Recessed, hinged outswinging doors with multipane glass, fully glazed, or frameless glass doors on pivots. Doors must not swing beyond the Leaseline when fully opened.
- Sliding glass doors which slide behind one another and stay open; these doors must be pocketed in and above the Storefront enclosure unless specifically approved by GOAA.
- Rolling vertical or horizontal coiling grilles are acceptable as long as all portions of the frame or track that are visible match the metal finishes used elsewhere in the Storefront. Grilles must be independently supported. GOAA's structure may be used for lateral support only. The structural support for the rolling grille must be incorporated into the Tenant's Storefront design.
- Sliding grille gates with floor tracks are not permitted.

2.4 Display Areas

- The use of creative Display Areas is strongly encouraged. Innovative merchandising, quality materials and appropriate lighting should be used to convey the Tenant's merchandise identity and generate activity and excitement.
- All merchandise shall be displayed to maximize customer convenience in both clarity of definition and ease of access. Storefront stocking of merchandise shall not be allowed.
- All merchandise shall be displayed and stocked in first-class condition. Damaged or soiled items will not be permitted.
- The width between aisles throughout the shop must be in compliance with the American with Disabilities Act.
- Basic principles of good housekeeping must be maintained. Displays, stock, fixtures, windows, doors, floors and other shop areas must be clean, orderly, and adequately stocked at all times.
- Countertop displays are not permitted on counter areas used for transactions. Under counter storage is to be hidden by doors, etc.
- Cashier stations and other public use casework shall meet ADA requirements.
- Cashier stations should be arranged so that queues at the stations do not block passage of other customers.
- Floor finishes associated with Storefront displays shall be limited to durable materials such as stone, ceramic tile, and wood. No carpet is allowed in this area. Display area is, but not limited to, the area immediately adjacent to the Storefront.
- All show windows shall be adequately lighted and ventilated. This area shall be illuminated with low voltage track lights, recessed incandescent lighting, or approved specialty lighting.
- Lighting in this area shall be on a dimmer. Glare visible to the Common Area will not be permitted.

- No fluorescent lighting or acoustical tile ceiling will be permitted in Display Areas.
- Tenants are encouraged to provide ceiling heights as high as possible within the Display Area.
- All fixtures shall be professional and industry standard for display windows. In addition, no handwritten signs are permitted. No pegboard or metal shelving of any kind is permitted.
- No signs shall be taped or fastened to the display windows or hung from the soffit. The Executive Director or his designee, prior to installation must approve window displays in writing.
- No checkout counters, temporary sale racks or mass merchandising systems (slatwall) are allowed in the Display Area.
- General vendor – supplied displays (cardboard/plastic/wire) are prohibited.

2.5 Storefront Finish Materials

- All Storefronts shall be constructed of the highest quality, durable materials that can easily be maintained. Tenants are encouraged to use materials in a creative manner. All materials and their finished installation are subject to the approval of GOAA.
- Colors should generally be light. Gray tones or dark colors that dominate color palette are not acceptable. Hues in concert with GOAA's Terminal color palette are encouraged. GOAA's color palette is included at the end of this Design Criteria for reference.
- Acceptable Materials:
 - a. Marble, granite, limestone and other natural stone products.
 - b. Wood - top grade mill quality, natural or stained finish hardwood.
 - c. Ceramic tile.
 - d. Decorative finished metals such as polished chrome, stainless steel, brass, bronze, anodized aluminum or factory painted steel. This material may not comprise more than 10% of the Storefront.

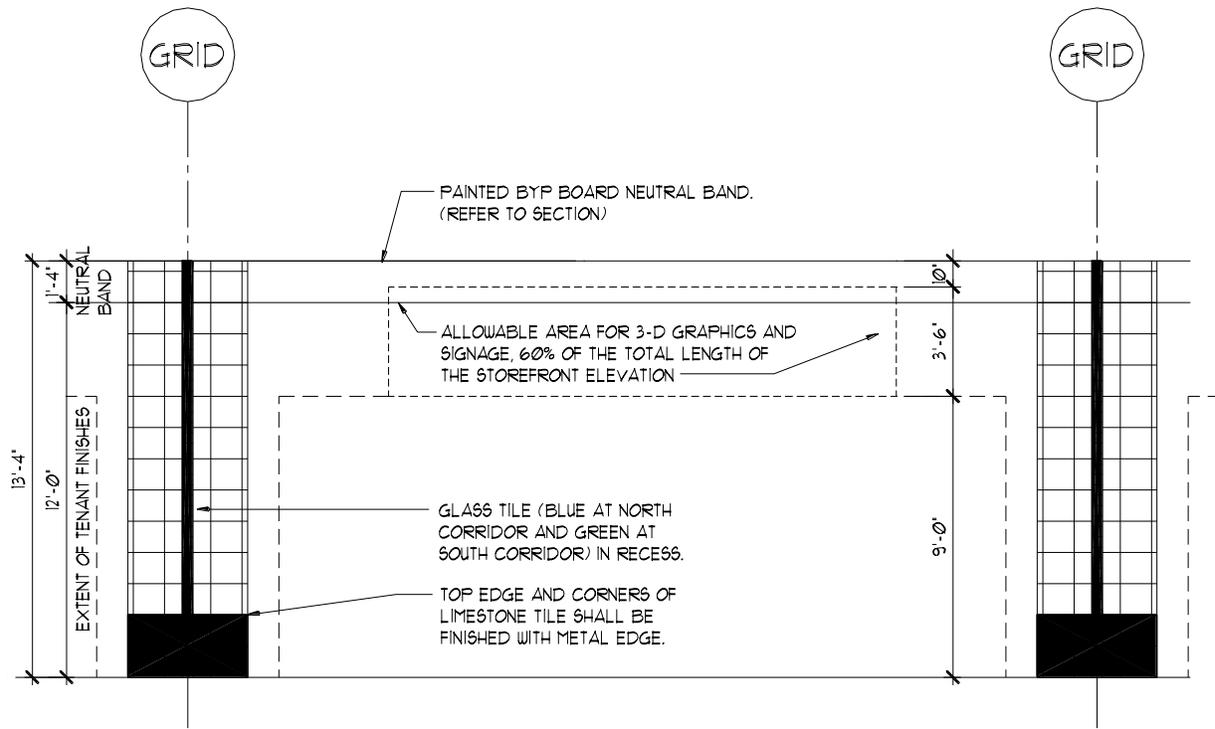
- e. Frameless clear glazing of tempered or laminated safety glass with polished exposed edges.
 - f. Framed clear glazing with wood or metal glazing mullions, only if acceptable to GOAA based on Tenants design intent.
 - g. Ornamental glass, such as tinted, etched, sandblasted, stained, beveled, or leaded.
 - h. Any other materials approved by GOAA.
- Restricted Use Materials:
 - a. Special coatings such as Zolotone and Polymyx may be allowed at GOAA's discretion. These special coatings will only be considered when used in limited areas, as accents, when applied to sound, smooth durable substrates and in areas inaccessible to the public.
 - Unacceptable Materials:
 - a. Simulated materials of brick, stone or wood, except as noted in restricted materials.
 - b. Painted gypsum board.
 - c. Wallpaper or wallcovering.
 - d. Rustic materials such as rough wood, "distressed" wood, diagonal wood siding, or used brick.
 - e. Plywood paneling.
 - f. Hardboard or high-density particle board.
 - g. Pegboard in any form.
 - h. Mill finish aluminum or field painted metal.
 - i. Cork or cork tile.
 - j. Carpet or fabric, (wall applications).
 - k. Plastic Laminates, (as specified in 3.2).
 - l. Plexiglas, fiberglass sheeting, or mirror.
 - m. Other materials which, in the sole opinion of GOAA, are of poor quality, inappropriate finish or incompatible with adjacent Tenant or Terminal finish material.

2.6 Neutral Piers

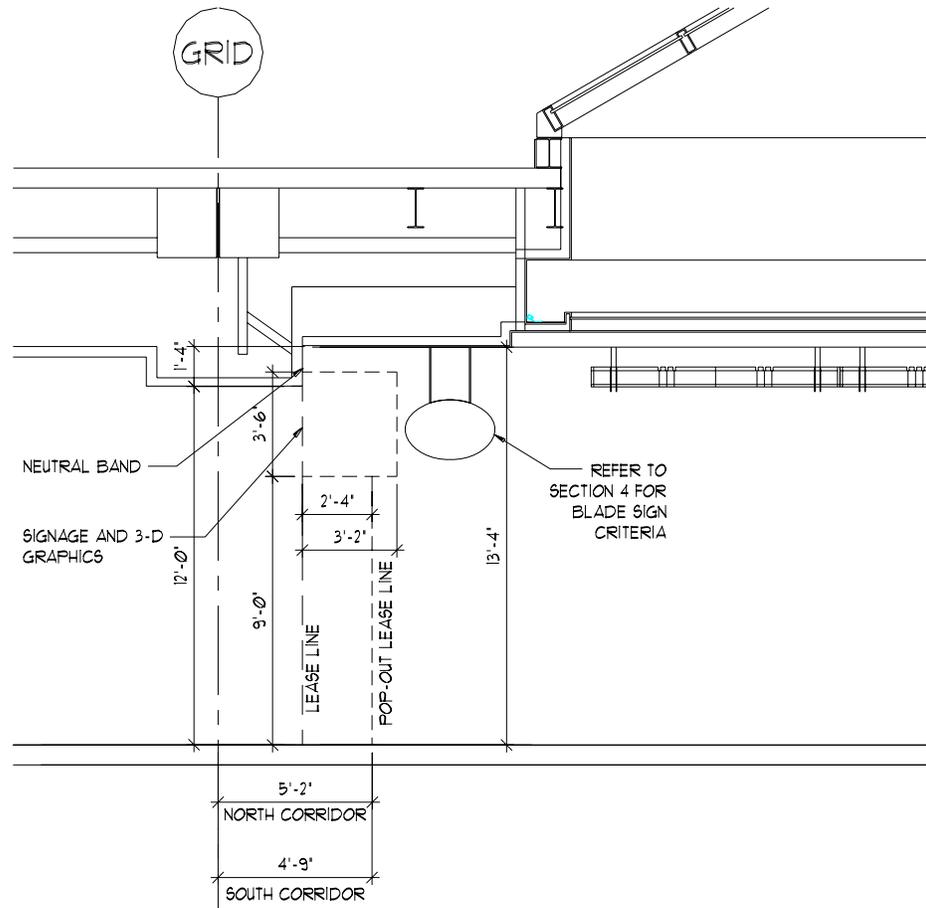
- Vertical neutral piers separating Tenant Storefront construction are specified by GOAA, provided by the Tenant, and centered on the permanent Tenant demising partitions. If an existing Tenant

space is redemised, however, it shall be the Tenant's responsibility to construct a new neutral pier.

- The typical neutral pier in the Landside Terminal is a painted gypsum board pilaster with a 2'-0" high stone tile base. The standard neutral pier width is 3'-0". This pier type is specified herein as neutral pier type 'A'. Neutral Pier type 'A' shall align with the adjacent floor tile accents and shall be centered on the existing structural gridlines. Any Permanent Tenant Demising Partition or Leaseline which is located between neutral pier type 'A' shall default to a neutral strip as described in this section.
- Neutral strip shall be located at the radial Leaseline adjacent to the food court to the North and South. This neutral strip shall be provided and installed by the Tenant. This neutral strip shall be 3/4" x 3/4" black aluminum reveal. A neutral strip may also be located between Storefronts, where the Tenant Leaseline does not coincide with a structural gridline.

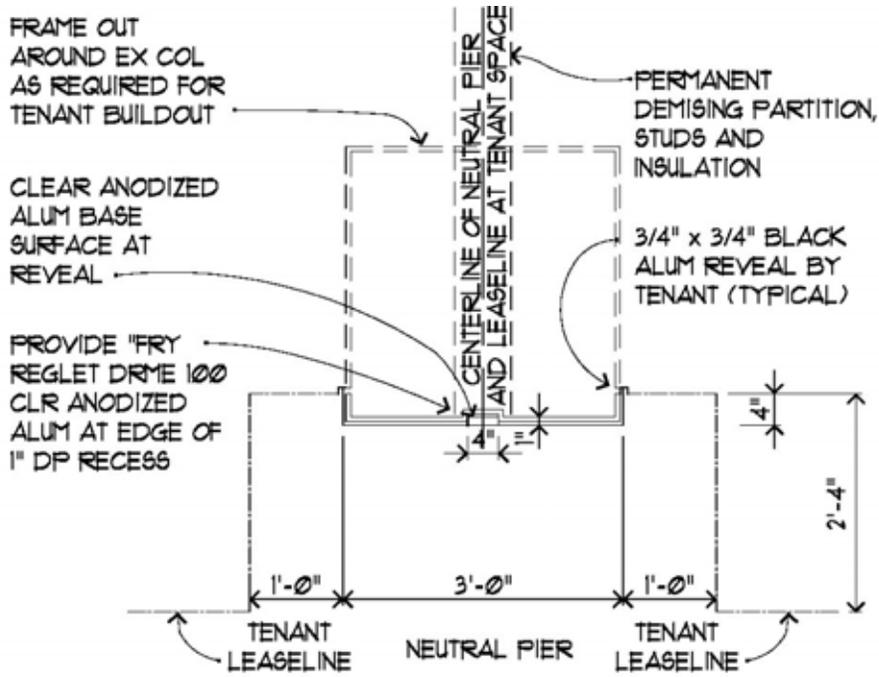


A TYPE A ELEVATION FOR NORTH AND SOUTH CROSS CORRIDOR LOCATIONS
1/4" = 1'-0"



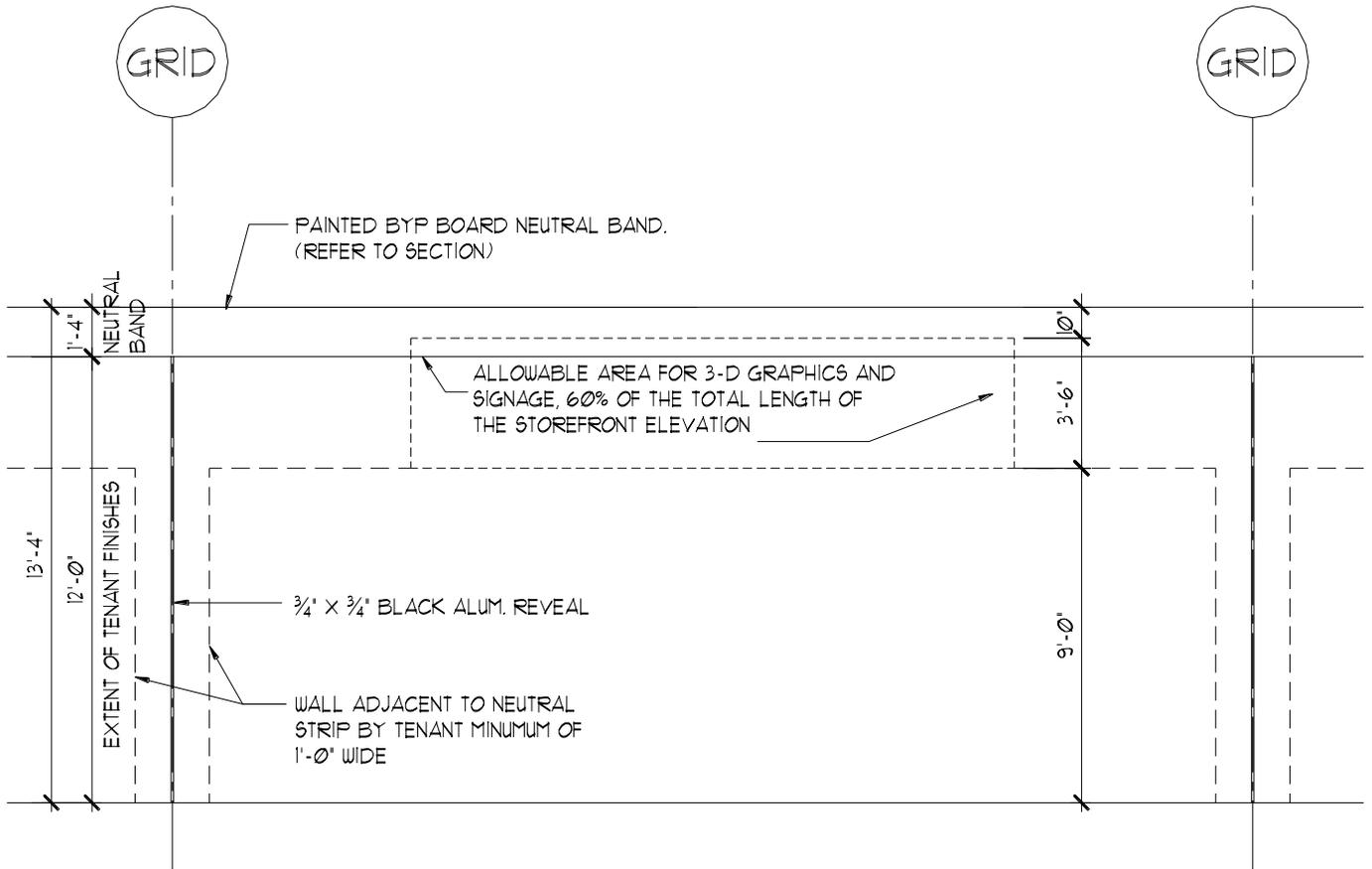
B TYPE A SECTION FOR NORTH AND SOUTH CROSS CORRIDOR LOCATIONS

1/4" = 1'-0"



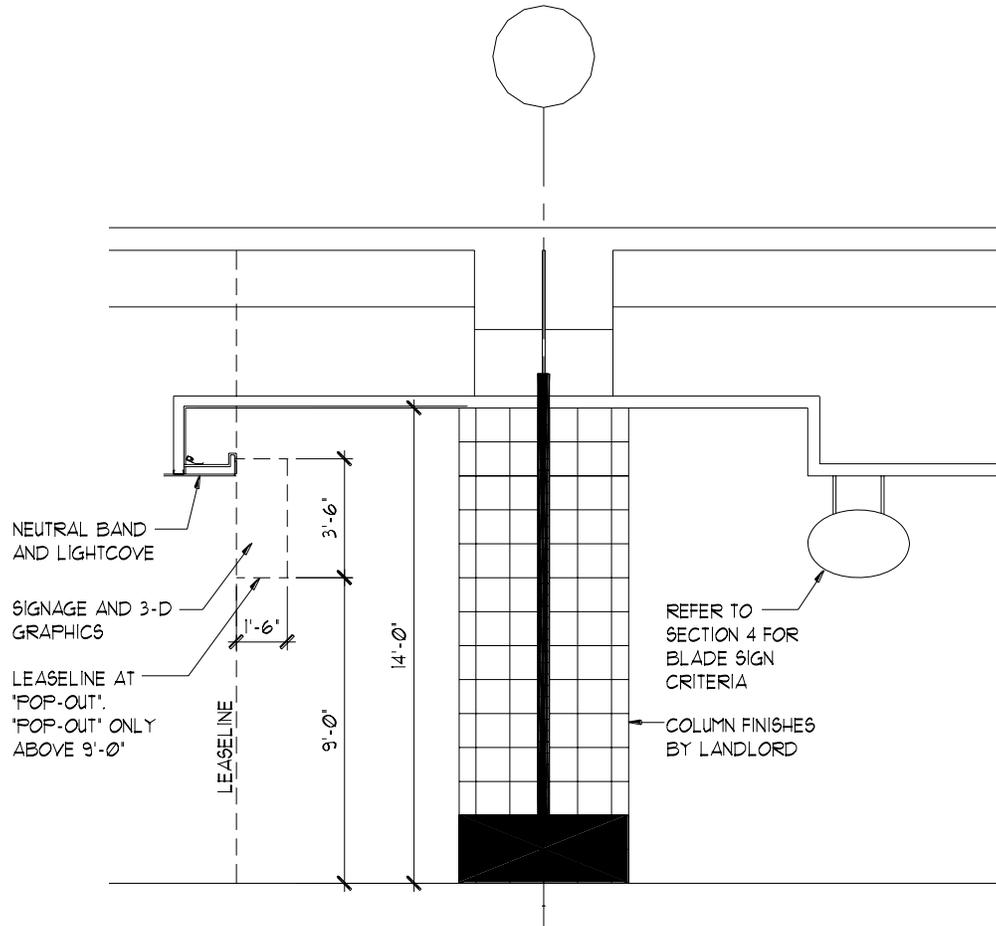
SEE ELEVATION FOR EXTENTS AND TYPES OF MATERIALS

C TYPE A NEUTRAL PIER FOR NORTH AND SOUTH CROSS CORRIDOR LOCATIONS
SCALE 1/2" = 1'-0"



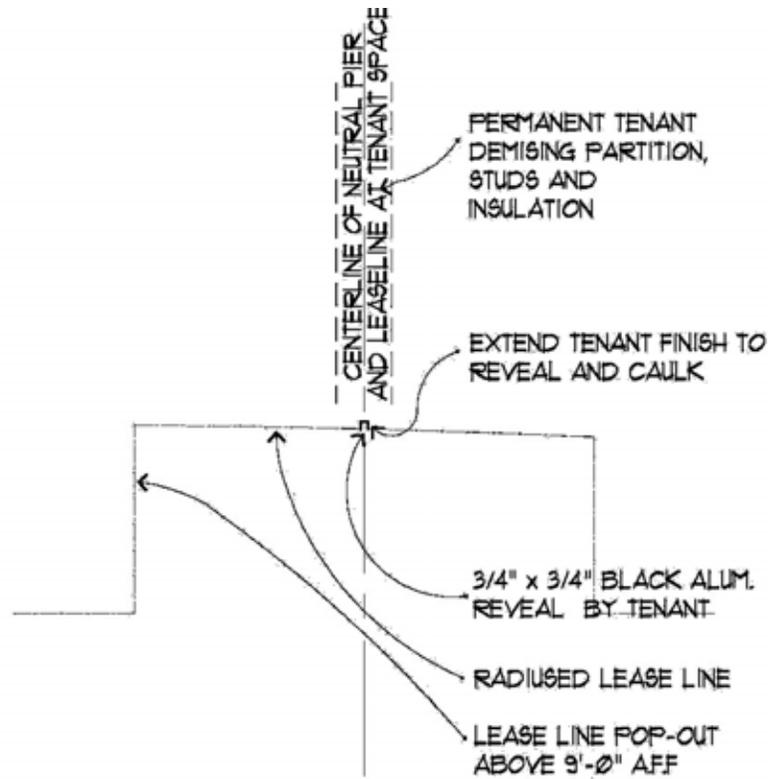
A TYPE B ELEVATION FOR NORTH AND SOUTH CROSS CORRIDOR LOCATIONS

1/4" = 1'-0"

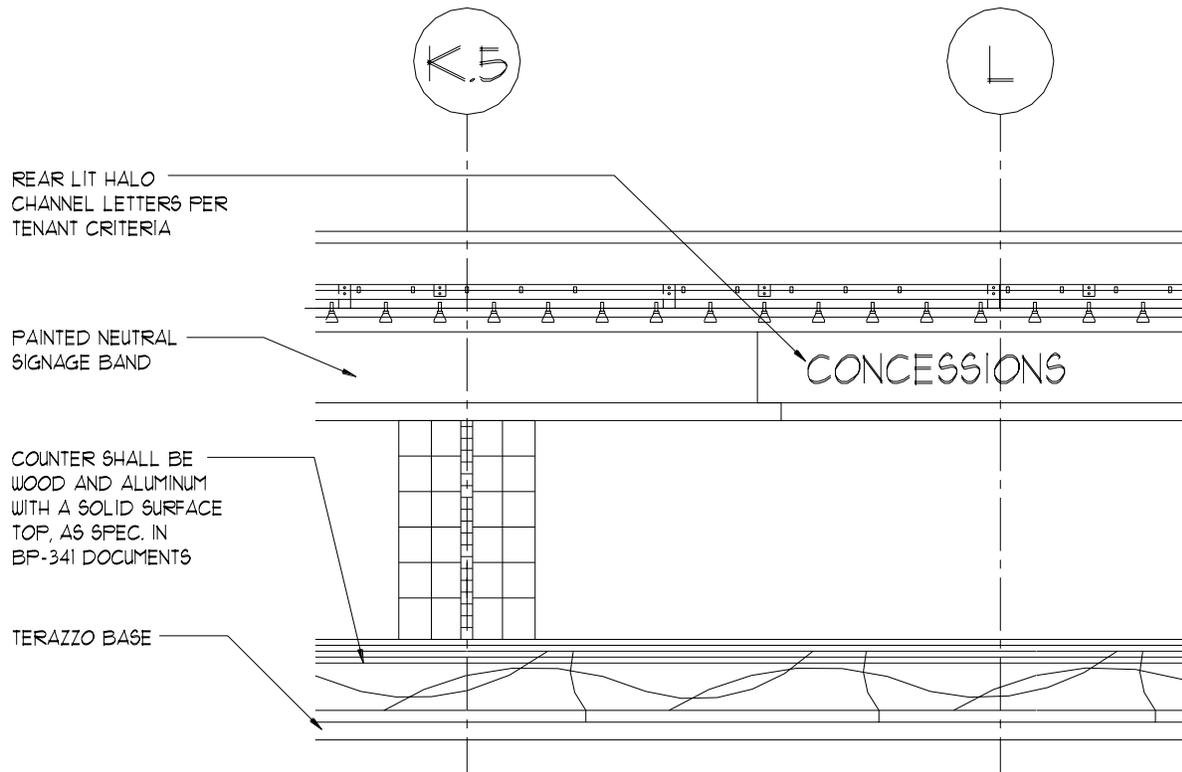


B TYPE B SECTION FOR NORTH AND SOUTH CROSS CORRIDOR LOCATIONS

1/4" = 1'-0"

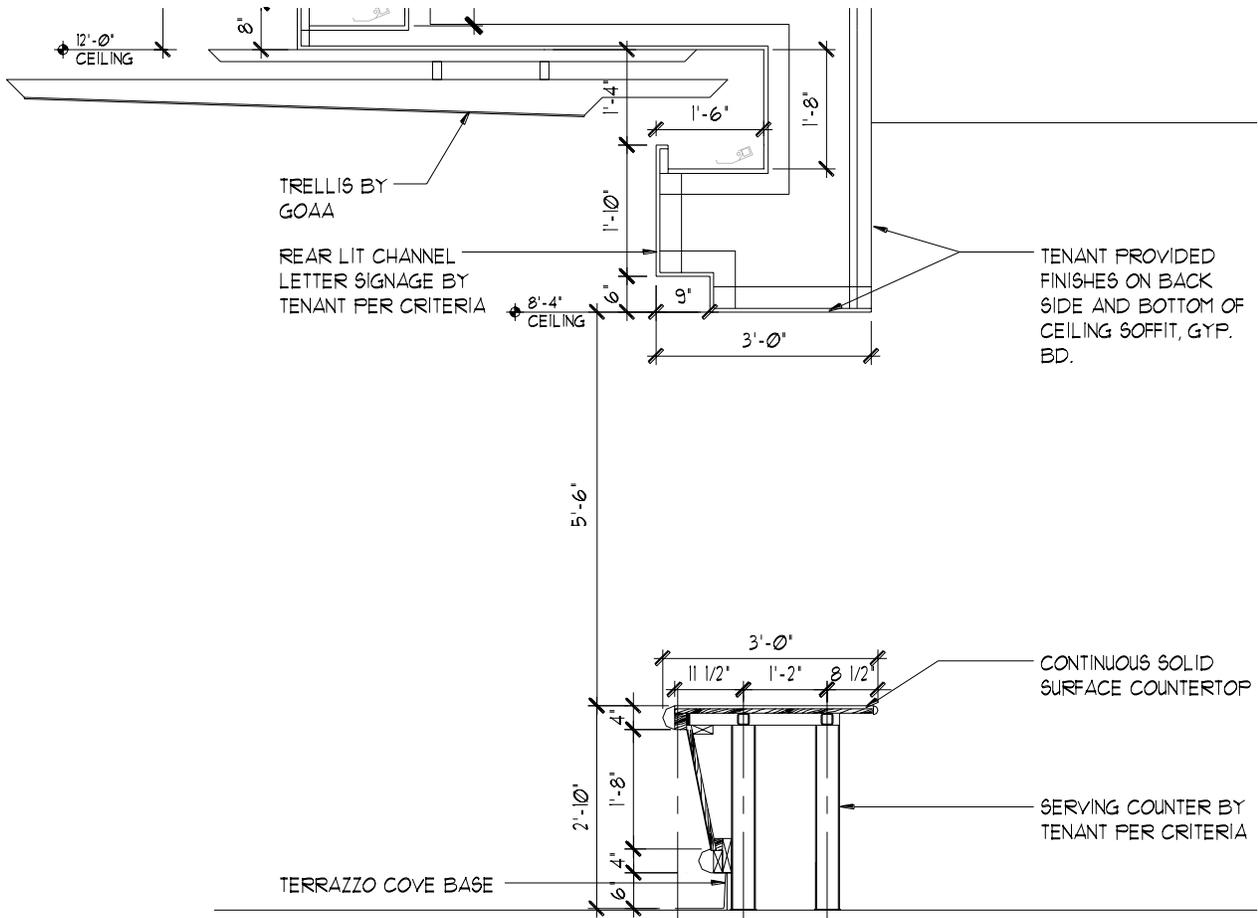


C TYPE B NEUTRAL STRIP FOR NORTH AND SOUTH CROSS CORRIDOR LOCATIONS
SCALE 1/2" = 1'-0"



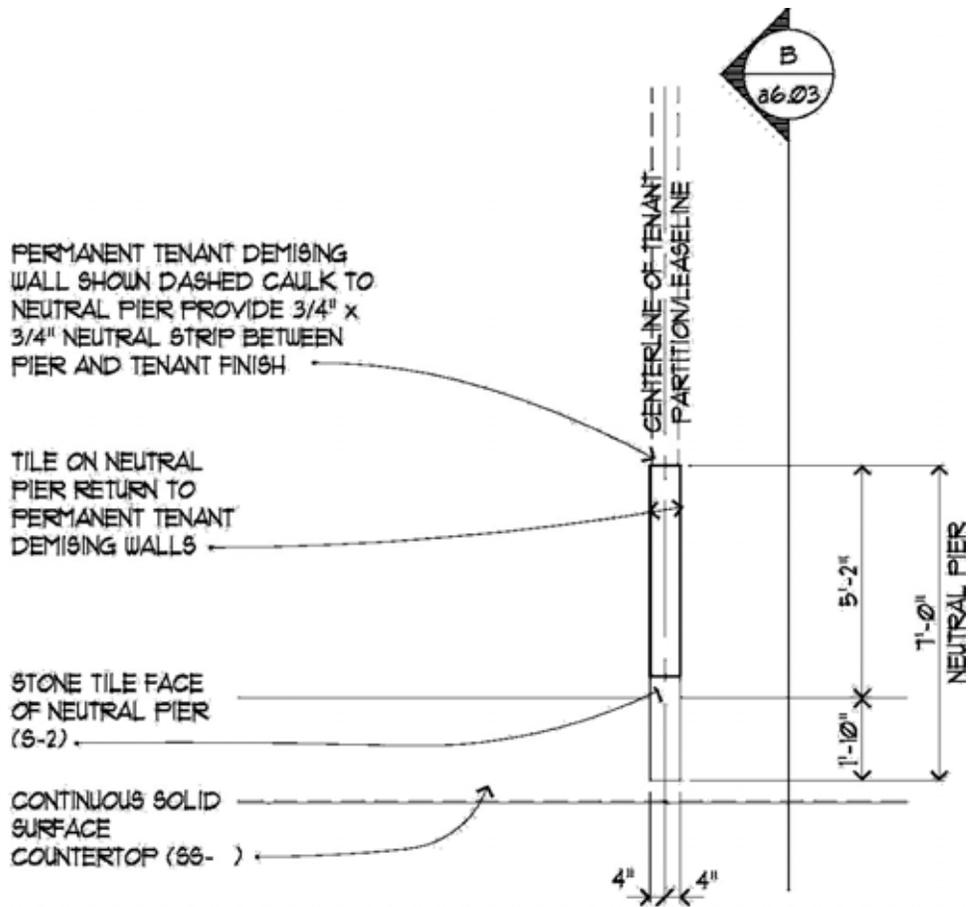
A TYPE C ELEVATION FOR FOOD
COURT LOCATIONS

1/4" = 1'-0"



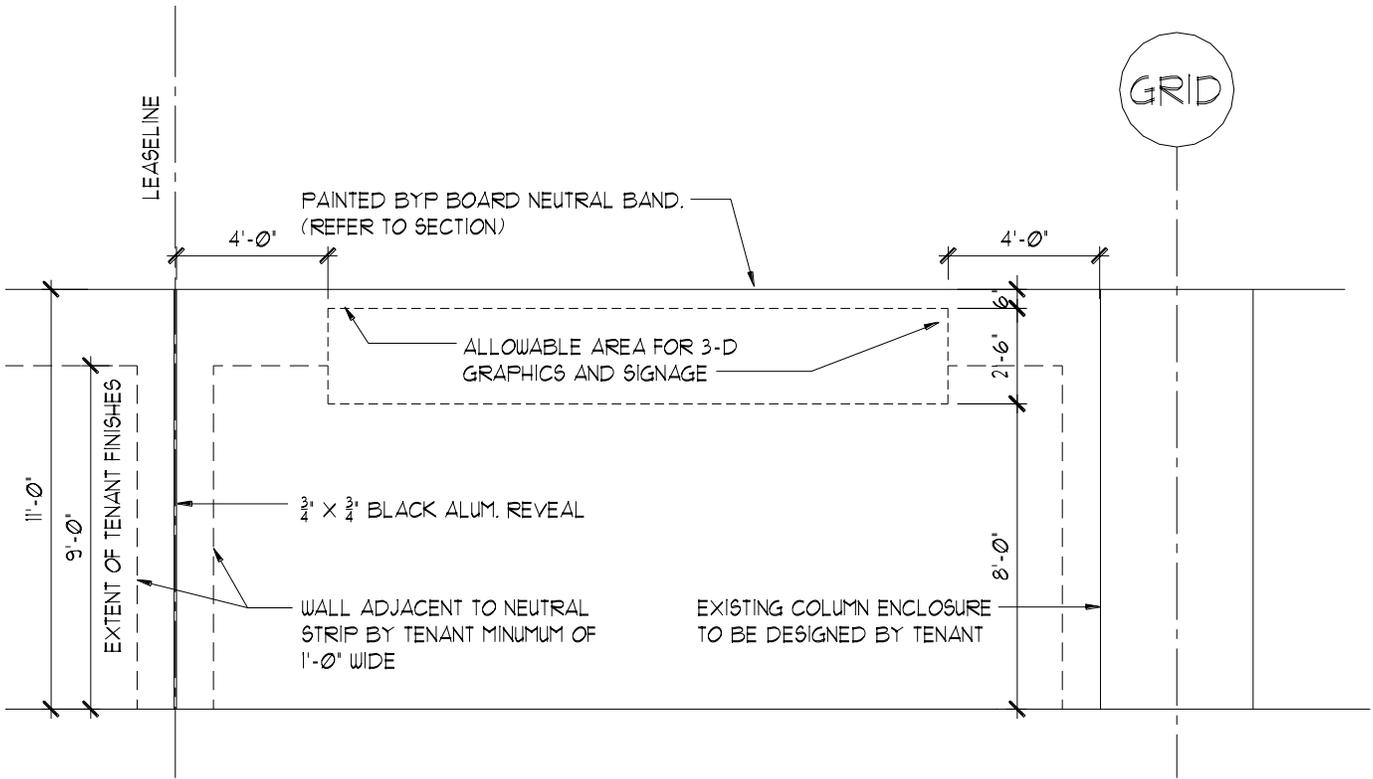
B TYPE C SECTION FOR FOOD COURT LOCATIONS

1/2" = 1'-0"



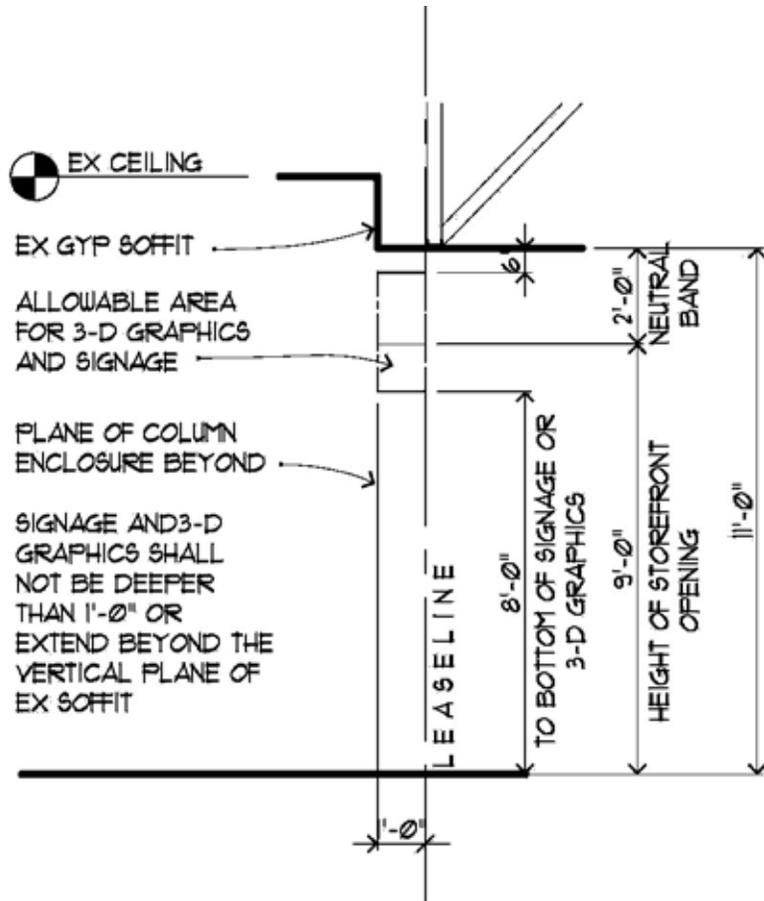
C TYPE C NEUTRAL PIER FOR FOOD COURT LOCATIONS

SCALE 1/2" = 1'-0"



A TYPE D ELEVATION FOR EAST AND WEST ATRIUM LOCATIONS

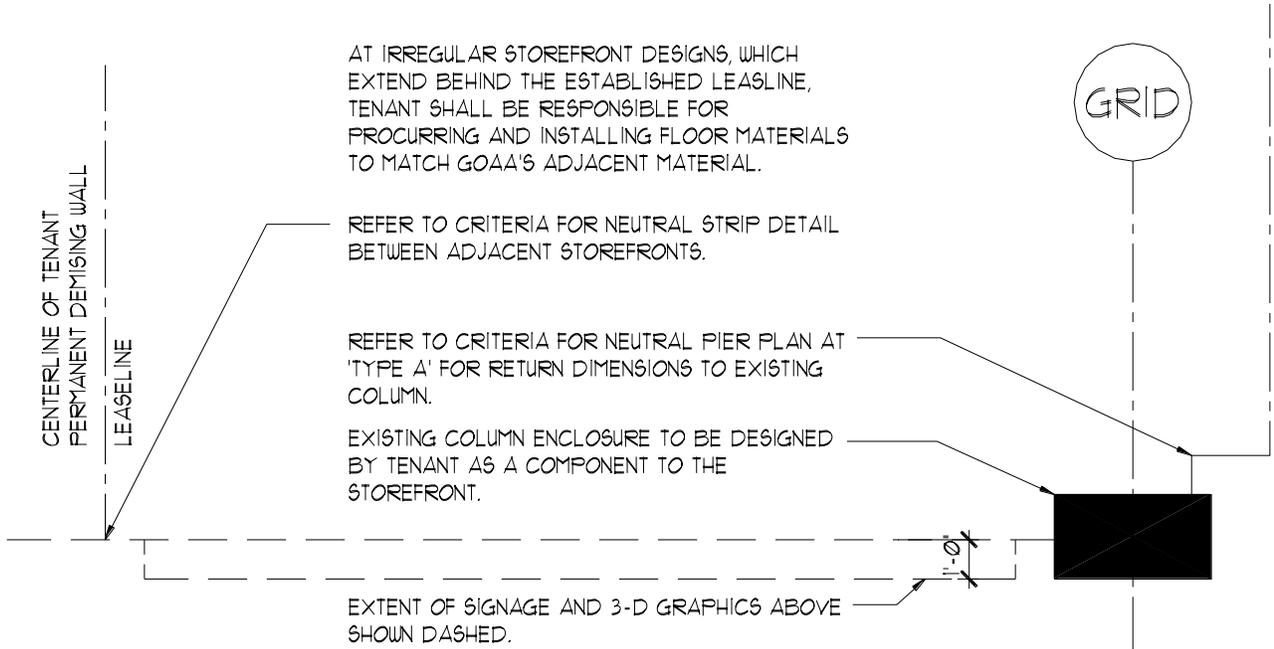
1/4" = 1'-0"



B

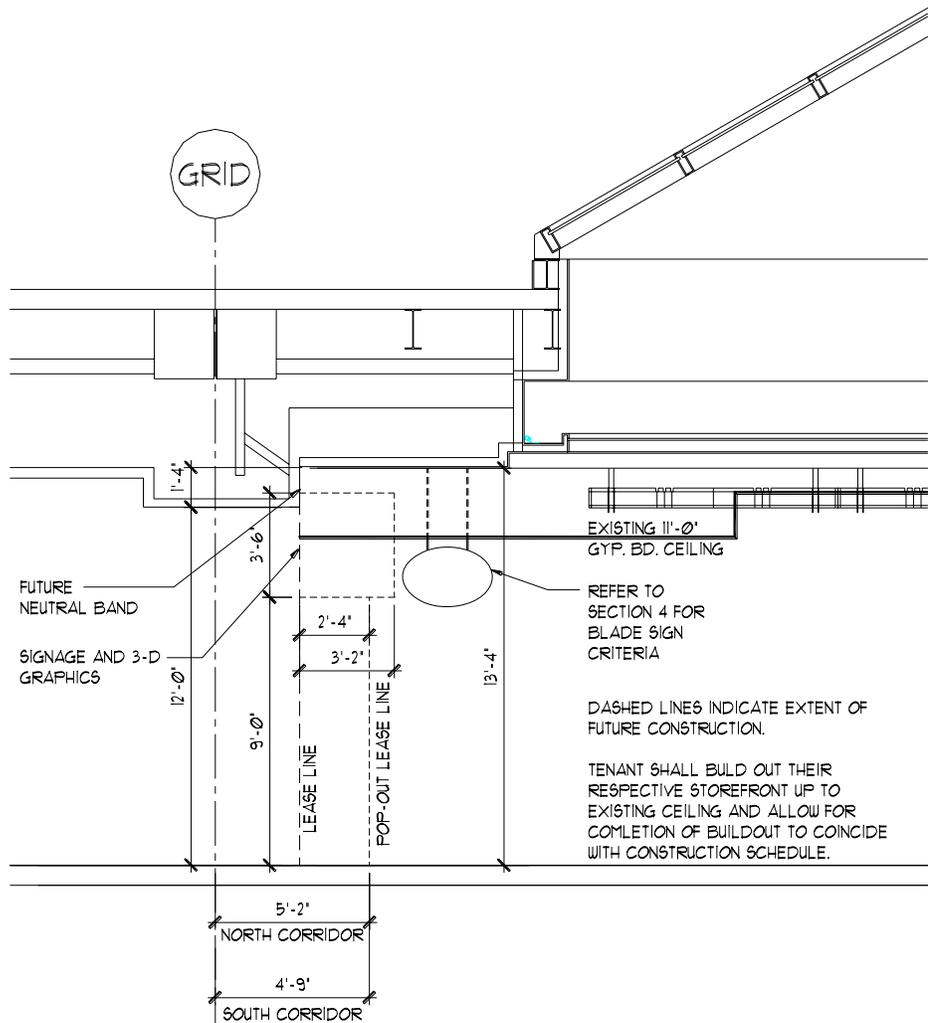
TYPE D SECTION FOR EAST AND WEST ATRIUM LOCATIONS

SCALE 1/4" = 1'-0"



C TYPE D PLAN FOR EAST AND WEST ATRIUM LOCATIONS

NTS



INTERIM SECTION FOR NORTH AND SOUTH CROSS CORRIDOR LOCATIONS

1/4" = 1'-0"

This Section is intended to serve as an “interim” design solution that accounts for the existing ceiling height of 11'-0” in the North and South Cross Corridors. This lower ceiling height will exist for a period of time until the renovation of these corridors can be implemented, thus raising the ceiling heights to 13'-4” (±). The Tenant Design Criteria, Section 2.0, indicates the final design intent. Tenant’s entering into a lease agreement with intentions of constructing retail lease space within the North or South Cross Corridor areas prior to the renovation of the cross corridors, should use this “interim” design criteria section as a basis for their storefront planning. Those tenants will have the option of modifying their storefront and associated signage at the “pop-up” area of the neutral band following implementation of the corridor renovation.

3.0 STORE INTERIOR DESIGN**3.1 Permanent Tenant Demising Partitions**

- Permanent Tenant Demising Partitions between Tenants shall be centered on the lease line dividing Tenant spaces and extend to the structure above. The Tenant will provide metal studs and sound attenuation batts for these partitions and 5/8" fire rated gypsum board extending from the floor slab airtight to the underside of the deck above, with all voids filled and penetrations sealed as required to provide a one hour rated assembly.
- Permanent Tenant Demising Partitions along exit corridors and other GOAA spaces will be provided by GOAA and constructed of concrete unit masonry or fire rated partitions and extend from floor to structure above. The Tenant shall provide finishes.
- The Tenant must seal around all structural shapes, ducts, pipes and other penetrations through the Permanent Tenant Demising Partitions in an approved manner, since the space above the finished ceiling is used as an air plenum. Provisions must be made for return air to GOAA's HVAC unit.
- Additional wall reinforcement or independent support is required for Demising Walls used to support shelf standards or other heavy attachments
- The Tenant shall furnish and install a minimum 3'-0" wide by 7'-0" high door connecting to the service corridor. Doors to exit corridors must be fully recessed so as not to project into the corridor when open. The door recesses, where required, shall be provided by the Tenant. Doors, frames, and recesses shall be painted to match the corridor paint color. All interior doors used to access fire exit corridors shall be "B" labeled metal door and frame fire door assemblies, complying with local codes.

3.2 Wall Finishes

- All wall surfaces in the sales area visible to the public must be finished in an acceptable manner. The wall treatments should reflect the image established at the Storefront. Finishes considered to be suitable are painted gypsum board or plaster, commercial grade wall coverings, wood moldings or panel treatments, decorative metal, or natural stone.

- The use of the following materials will not be allowed as a wall material in areas visible to the public:
 - a. Extensive use of mirrors or common slatwall
 - b. Simulated brick or stone
 - c. Wood grained or simulated pattern plastic laminates
 - d. Pegboard or corkboard
 - e. Plywood and rustic or rough sawn wood
 - f. Carpeting on walls
 - g. Any other material as determined by GOAA

- Wall treatments should be finished at the floor with a durable base material such as wood, stone, ceramic tile, or stainless steel. Vinyl or rubber base will be permitted upon request and design approval in areas visible to the public.

- Surface mounted shelf standards will not be accepted.

3.3 Floor Finishes

- A suitable floor finish must be provided by the Tenant at all public areas of the Tenant's premises. The elevation of the finish floor must match the adjacent Common Area floor.

- Floor treatments should be designed to reinforce the character of the store concept and image.

- A hard surface floor material is required at the Storefront lease line and must extend at least five feet into the store. Acceptable hard surface treatments include natural stone, hardwood strip floors, or terrazzo. Refer to Specific Design Criteria for exceptions.

- Floor finish materials that are not permitted in sales areas or areas visible by the public are quarry tile, rubber/vinyl flooring, vinyl composition tile, or wood parquet flooring.

- When carpeting is used, the Tenant is encouraged to use patterns and borders to define areas of the store. Carpeting must be of superior quality. Direct glue-down installation is recommended. It is important that flush transitions to other materials be provided to minimize visual distractions and walking hazards. Reducer strips of any kind are not acceptable.

- Tenants must install a waterproof membrane, where applicable, at floor slab and floor penetrations in all toilet rooms, kitchens and similar waterprone areas. The waterproofing must extend a minimum of 4" up the perimeter walls of such areas. Tenant must provide material or devices required to prevent the passage of water or liquids out of these areas.
- The Tenant is required to repair the interior slab as required to provide a smooth, sound substrate to receive Tenant finishes.
- If an expansion joint occurs within the Tenant space, it shall be the Tenant's responsibility to install the finish floor material to this joint in a workmanlike manner. GOAA will not be responsible for finished floor material installed over expansion joints.

3.4 Ceiling Finishes

- The Tenant is required to provide a ceiling treatment throughout the premises. Exposed structure is permitted only with a prior approval (of extents and types of treatments) from GOAA. Provide expansion joints consistent with industry standards.
- Approved ceiling systems for the sales area or any area visible to the public include the following:
 - Painted gypsum board or plaster
 - Concealed spline acoustical tile
 - 2' x 2' acoustical tile with tegular edge
- Access must be provided by the Tenant to any of GOAA's equipment, valves, controls, piping, etc., located above the Tenant's ceiling.
- Ceiling suspension systems may not be fastened to the underside of the metal roof deck, piping or ductwork above. All fastening devices must be secured to the structure above.
- Combustible materials of any type are not permitted above the finished ceiling.
- Ceilings not terminated tight against a wall surface must be returned to the deck above and sealed.

3.5 Store Layout

- Tenants shall give careful consideration to the use of colors and materials on all floor, wall, and ceiling surfaces, complementing the aesthetic and quality established in the main public areas.
- Layouts should react to passengers limited time with displays arranged to encourage impulse purchase, ease of browsing and speed of transaction.
- Displays should be attractive and call attention to the products featured, but must not interfere with the egress or access to the store.
- Aisle widths must be adequate for passengers with baggage or luggage carts and also meet all ADA requirements.
- Restaurants, lounges, and snack bars should have room available near or underneath tables for the storage of bags and packages.

3.6 Lighting Criteria

These Criteria shall govern the design and installation of all store lighting by Tenant that is visible from the public areas of the terminals. Tenants shall install all lighting subject to the following requirements:

Window Display Lighting

Window display lighting shall be incandescent or a combination of incandescent, halogen, or low-brightness fluorescent. In general, light sources (including lamps) shall not be visible from the terminals' public corridors.

Spotlights

Spotlights may be recessed incandescent, adjustable angle fixtures or track-mounted adjustable spotlights. All adjustable units must be focused so that brightness is not visible from public area walkways, with the exception of small halogen spotlights.

Interior General Lighting

- General lighting fixtures for the store interior shall be of the glare-free type.
- No flashing, pulsating, rotating or motion type lighting is allowed.
- If incandescent lighting is used, it shall be of a low-brightness type. Colored incandescent bulbs are not permitted. No light source shall be visible at or below the ceiling line. Light fixtures may be exposed or shielded, pendant - or surface-mounted on walls or ceilings.
- If fluorescent lighting is used, it shall be of a low-brightness type. Shielding shall be either metal parabolic or acrylic paracube or parawedge-type louvers. No acrylic lens, "egg crates" or bare fluorescent tubes shall be used for general lighting in Tenant areas visible to the public. Acceptable color temperature of lamps is 3000K or 3500K.
- Surface or pendant-mounted track and track fixtures installed for accent lighting may be used.
- The track and fixtures shall be painted to match the ceiling color of Tenant's store. If the track and track fixtures are a part of the interior decor and other paint finishes are required, they must be approved in advance in writing by GOAA.
- Low-voltage type lighting is recommended for high impact on merchandise displays.
- Decorative type lighting, i.e., incandescent or fluorescent pendant units, chandeliers, or wall brackets, may be used only if Tenant has established an identity based on this design theme, and must be approved in advance of build-out by GOAA. No strobe, spinner or chase-type lighting shall be used. Luminous ceilings are prohibited.
- All lighting installations must be approved by GOAA.
- No lighting shall be installed in the Common Area ceiling for any purpose.
- All self-illuminated showcases and display cases must be adequately lit and ventilated. Direct visual exposure of incandescent lamps and/or fluorescent tubes is prohibited.

- A seven-day, calendar type, 24-hour timing device shall be provided by the Tenant for lighting of Tenant's Storefront and show window areas during required hours which will be designated by GOAA.
- Interior emergency lighting shall be installed as required by applicable codes.
- The interior lighting system shall be designed to comply with the local Energy Codes.

4.0 SIGNAGE AND GRAPHICS**4.1 General Criteria**

Tenants are required to design, fabricate, install and maintain Storefront signs, which exhibit imagination, high fabrication quality, and compatibility with adjacent and facing Storefronts. Signage shall be limited to trading name and logo only, as approved by the Lease. No corporate brand names, product names or phrases may be used on Storefront signs or in any area visible to public areas without written GOAA approval. All signs must be Underwriter Laboratory-approved. No exposed raceways, ballast, transformers, sign company names or labels are permitted.

The primary sign options include the following:

- **Rear-Lit Channel:** Rear-lit, or halo-reverse-lit channel individually mounted metal letters illuminated with neon with the rear face of each letter no more than 2" away from the background plane of the fascia sign band. Illuminated channel letters with acrylic sides are not permitted.
- **Rear-Lit Stencil:** Rear-lit, acrylic-faced characters fabricated flush to face of sign band surface.
- **Individually-Cut/Low Relief:** Signs and/or letters carved and applied to sign band surface illuminated externally.
- **Neon Formed Letter Tubing:** Protected neon tubes forming letters and/or Tenant logo. Dimmer transformers are required.
- **Hand Painted, Silk Screened or Etched on Glass:** Applied to fascia glass with external display lighting.

Tenant may suggest other types of signs for consideration, but GOAA must give approval prior to final design and fabrication.

Sign Types, Areas and Sizes

All Tenants should refer to the Storefront Design Criteria exhibits for applicable sign types, sizes and limitations. In general, the following applies:

- GOAA has final approval on all Tenants' signage.
- A creative approach to Storefront signage as an integral part of the Storefront design is encouraged. Aside from the size and location identified as the "signable area" illustrated on the relevant Exhibit, see 2-8, "Typical Type A Elevation" and 2-11, "Typical Type B Elevation", there is no specific position for Storefront signs unless specified in the Specific Design Criteria. Refer to Section 4.3 of this criteria for locations of Blade signs within the Landside Terminal building.
- Tenants will be allowed to install one sign at Storefront as a primary business identity; this sign will be limited to trade name and logo only.
- In the case of a corner store located in the North and South Cross Corridors, additional identification signs are permitted for frontages in excess of 20 feet in width.
- Provisions for illumination of primary store identity signage will be supplied by Tenant. Brightness of signs is subject to GOAA approval.
- Hand leafed/painted silk-screened, or decal signing of display windows are permitted. Such signs, which will display Tenant name and logo only, will not exceed 2' x 2' square and located a minimum of six vertical feet from the level of the concession's entry floor.
- Signs recessed within the Storefront leaseline may be externally lit from recessed or specifically approved decorative features with all attachments, wiring, clips, transformers, tubes and other mechanisms concealed. All sign lighting shall be controlled by a time clock with hours of illumination to be determined by GOAA.

4.2 Sign Restrictions

The following Criteria and restrictions apply to the fabrication and installation of Storefront signage and signage within the Tenant's premises.

- All signage, including sale signage must be approved by the Executive Director or his designee prior to its use/installation. Handwritten signage of any type is not permitted.

- Tenants are prohibited from affixing permanent or temporary signing, decals, credit card signs or symbols, artwork, or other signage indicating product line.
- Permanent or temporary interior signage specifying products and prices must be designed, constructed and executed with quality and professional standards of fabrication.
- Commercially produced graphics for nationally produced and merchandised products are generally unacceptable. Listing of merchandise shall not be permitted within the first five feet measured inward from the lease line.
- Animated component signs and signs employing moving or flashing lights are not permitted under any circumstances.
- Surface-mounted box or cabinet-type signs are not permitted.
- Formed plastic or injection molded signs, or vacuum-formed letter signs are not permitted.
- Signs fabricated from simulated materials such as wall coverings, stone or wood-grained plastic laminates are not permitted.
- Free-standing floor signs within the first five feet of the store are not permitted.
- Corporate sponsored posters and banners, in good taste, are acceptable for special promotions within a limited time frame and must be approved in advance by the Executive Director or his designee. Non-corporate supplied "generic" posters and banners are not permitted.
- All Merchandise must be priced with a price gun tag, hangtag, or computerized laser printed price sticker. Freestyle handwritten price tags are not permitted. Corporate logoed blank tags may be stenciled.

4.3 Landside Terminal Blade Signs

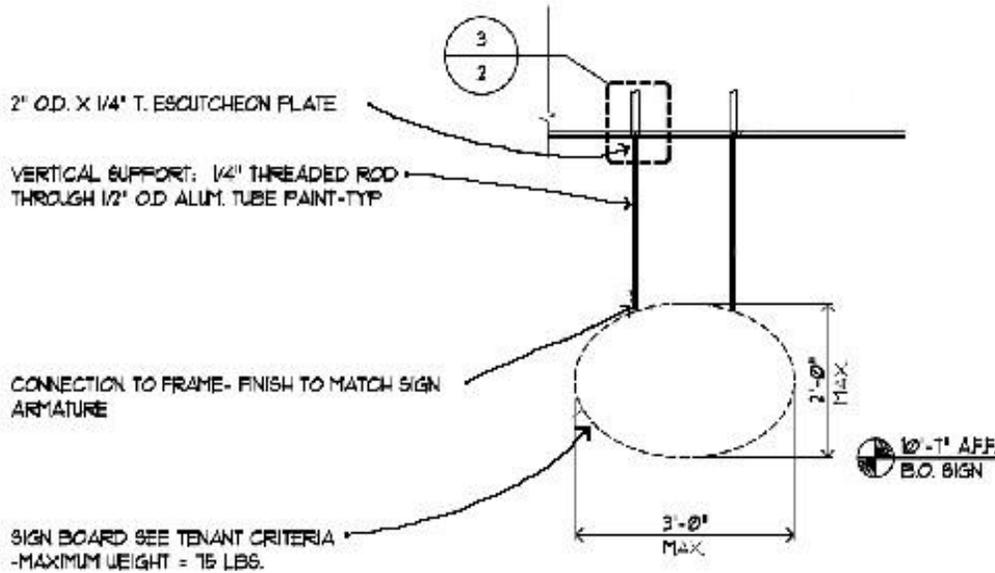
- Retail Tenants located in the Landside Terminal building North and South Cross Corridors are entitled to one two-sided blade sign projecting perpendicular to the Storefront. The blade signs will be located on the centerline of a neutral pier as determined by GOAA.

- Signage shall be a custom quality sign utilizing a three dimensional quality from each side of the sign. These signs shall also incorporate a multi-layering effect of colors and branding associated with the Tenant's identity.
- The blade sign frame shall be furnished and installed by the Tenant.
- Each Tenant must submit shop drawings of the blade sign frame, support, and a full size graphic layout of the blade sign for approval by GOAA.
- The sign face graphics must be consistent with the graphics of the Tenant's space and may feature a corporate logo as well as the store name. Three-dimensional treatment is encouraged.
- The sign panel may be of any shape, but must not exceed the dimensions shown on the illustrations.
- The weight of the sign panel must be compatible with the structural design of the blade sign frame. Maximum weight is 75 lbs.
- Blade signs will not be allowed in either the East or West Atriums of the Landside Terminal.

4.4 Airside Terminal Blade Signs

- Tenants located in one of the gate concourses are entitled to one two-sided blade sign similar to the ceiling mounted Landside Terminal blade sign.
- The same criteria stated for the Landside Terminal blade signs apply to the Airside Terminal blade sign. Refer to the "Blade Sign" illustrations in this section for dimensions and sign panel size limitations.

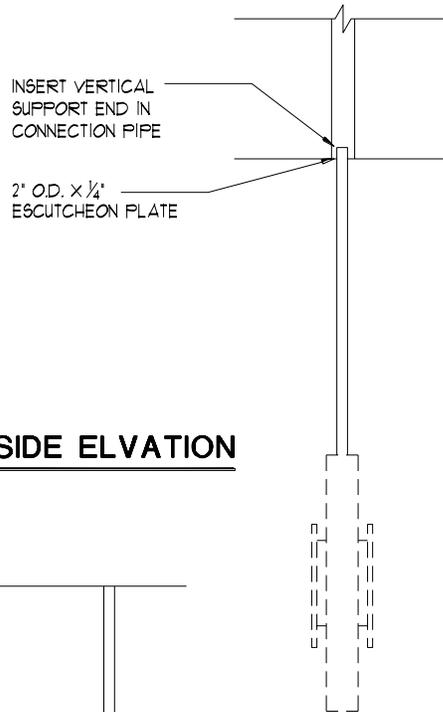
© 2002 Architectural Alliance



1 **BLADE SIGN FRONT ELEVATION**
1/2"-1'-0"

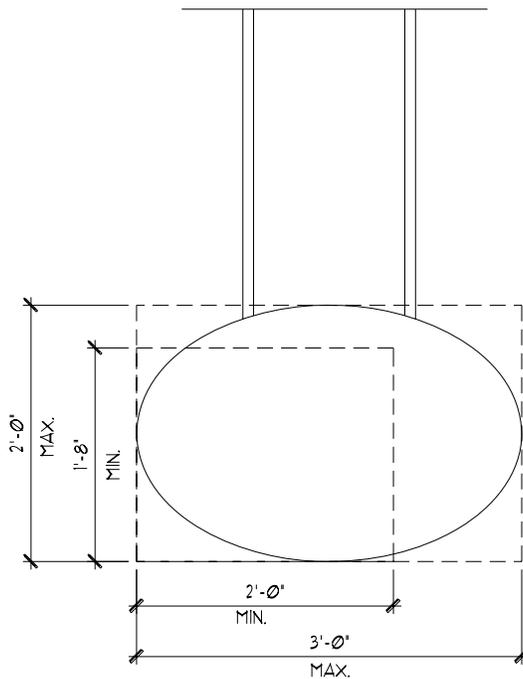
BLADE SIGN SPECIFICATION:
-PAINT TO BE DETERMINED BY ARCHITECT

BLADE SIGN SHEET 1



2 BLADE SIGN SIDE ELEVATION

1" = 1'-0"



SIGN PANEL SIZE/SHAPE RESTRICTIONS

THE SIGN PANEL MAY BE OF ANY SHAPE OR SIZE, BUT MUST NOT EXCEED THE MAXIMUM AND MINIMUM DIMENSIONS ASHOWN ON THE ILLUSTRATION. THE FOLLOWING RULES APPLY:

- THE MAXIMUM AREA OF ANY SQUARE OR RECTANGULAR SHAPE CANNOT EXCEED 4.7 SF.
- UNIQUE SHAPES MAY BE AN EXCEPTION TO THE OVERALL GUIDELINES BUT ARE NEVER PERMITTED TO HANG BELOW THE BOTTOM OF THE SIGN ELEVATION REQUIRED AT THE CONDITION.

ALL BLADE SIGN DESIGNS MUST BE SUBMITTED FOR REVIEW AND APPROVAL. THE SUBMITTAL MUST BE DRAWN IN CONECT WITH THE ARMATURE IN FULL GEIGHT SECTION AT A SCALE OF 1/2" = 1'-0"

3 SIGN SHAPE RESTRICTIONS

1" = 1'-0"

LANDSIDE TERMINAL

Retail, Food and Beverage Design Criteria

5.0 Landside Terminal Retail Tenant Criteria**5.1 Storefront**

- Storefront shall comply with the general criteria in Section 2.0.
- Storefronts (including signage) for North and South Cross Corridor Tenant lease locations, may project up to 2'-0" beyond the horizontal neutral band for a maximum vertical distance of 3'-6" starting at a point at 9'-0" above the finished floor, if sightlines to the surrounding Tenants are not obstructed. Refer to Section 2 of the Criteria for locations of various sections and neutral pier plans at Storefronts.
- Storefront designs should create a three dimensional treatment by recessing the closure line or other portions of the Storefront. Incorporation of multiple planes relative to the lease line is encouraged.
- Storefronts (including signage) for East and West Atrium Tenant lease locations, may not project beyond neutral band and Leaseline. Three dimensional treatment of Storefront shall occur within Tenant Leaseline. Refer to Section 2 of the Criteria for locations of various sections and neutral pier plans at atrium Storefronts.

5.2 Store Interiors

- Store interior design shall comply with Section 3.0.

5.3 Signage

- Signage shall comply with the criteria in Sections 4.1 and 4.2.
- The maximum height of the sign letters shall not exceed 14 inches and the maximum height of any individual letter shall not exceed 20 inches.
- The maximum length of the sign shall not exceed 70% of the total Storefront width.
- In addition, each Tenant is allowed one Landside Terminal blade sign as described in Section 4.3.

6.0 Landside Terminal FOOD COURT Tenant CRITERIA

6.1 General Criteria

- The Tenant, or master concessionaire shall provide a dropped bulkhead across the entire width of the Storefront at the lease line to separate the Food Court ceiling from the Tenant provided ceiling and to create a Tenant sign band. The bottom of the bulkhead shall be 9'-0" above the finished floor and shall extend to the structure above. See elevation and section for Type 'C', in Section 2 of the Criteria for specific details.
- The overhead soffit may not be used to house the overhead-coiling grille.
- A maximum of 100% of the Storefront may be open (without glazing).
- The Tenant must provide a full height wall separating the Sales area from the kitchen, service and storage area for security and to shield views into the service area.
- Wall openings between the sales area and service area must be kept to a minimum. Pass-through openings shall be designed to block views into the service area.
 - The finish on all walls in the sales area behind the counter shall be ceramic tile or similar materials. Materials other than ceramic tile may be used with prior approval from GOAA. Painted gypsum board or vinyl wall covering is not allowed.
- Ceilings shall comply with Section 3.4 and meet all health code requirements.

6.2 Sales Counter

- Countertops shall be of a solid polymer material as noted in section 2 of this criteria. Plastic laminate and ceramic tile will not be allowed as either a countertop or edge material.
- The backside of the sales counter shall be designed such as to conceal trash, outlets etc. Open storage areas will not be allowed unless they are concealed from the viewing of the public.

- Glass display cases constructed of clear glass and stainless steel, brass or bronze, will be permitted to a maximum height of 4'-8" and maximum width of 25% of the Storefront width. Display cases may not extend past the face of the countertop. The design of the displays shall incorporate the tile cove base.
- No food preparation areas or display cases are allowed in a zone 24" from the edge of each neutral pier and within 18" of the finished floor.
- Tenants immediately adjacent to the Landside food court shall have countertops and displays concentric with the radiused food court leaseline. Countertops with multiple straight segments between neutral piers and demising partitions will not be allowed.
- Trash receptacle shall be located so that they are integral with the design of the store/restaurant. They shall be concealed from view. Under counter with integral access door is acceptable. Exposed and open trash bins located in a open corner is unacceptable.
- The front counter must present a clean, uncluttered appearance. Food service equipment, beverage dispensers, cash registers, and other equipment must be concealed from view as much as possible.
- Displays, advertising, cash registers, and other similar types of equipment must be built into the Storefront and countertop. Loose equipment and displays will not be allowed.
- Open storage of paper goods, packaging, and supplies is not permitted.
- Wires, conduit, and wire mold shall all be concealed from view. Exposed wires from equipment, telephones etc. will be prohibited.
- If not already provided for within GOAA's food court plan. Napkins, condiments, utensils, straws, and trays must be concealed behind the front counter or recessed into the countertop.
- Access through the front counter is not permitted unless no rear service door is possible.

- Sneeze guards and/or tray slides, when required, must be custom designed as an integral part of the front counter and be constructed of glass and stainless steel or brass.

6.3 Lighting

- All self illuminated showcases and display cases must be adequately lit and ventilated. Direct visual exposure of incandescent lamps and/or fluorescent tubes is prohibited.
- Each Tenant may have lighting, which will support their design identity. This lighting may be pendant lighting or other type of decorative fixture. Additional lighting may be used as a supplement to the suspended lighting.
- All supplemental lighting over the counters and workspace adjacent to the counter shall be consistent from one Tenant to another. All lighting shall have a lamp temperature of 3000K to 3500K.
- Surface mounted lights are not permitted on the ceiling. Custom designed sconces, which support the imaging of the Tenant's identity, are acceptable. Sconces shall be fabricated from premium grade materials.
- All lighting fixtures are subject to review and approval by GOAA.
- Refer to Section 3.6 for additional lighting criteria.

6.4 Ceiling

- Ceiling over the counter and 5'-0" beyond the countertops work zone shall be a solid surface of painted plaster, gypsum board. Additional materials may be submitted and are subject to approval of GOAA.
- The Tenant shall provide access to any of GOAA's equipment, valves, controls, etc. above the Tenants ceiling space.
- Ceiling suspension systems may not be fastened to the underside of the roof deck or floor structure above. Any and all fastening devices shall be secured to the structure above.

6.5 Floors

- Tenants must install a waterproof membrane on the floor slab and at all floor drain penetrations. Waterproofing shall extend up wall 4". Tenant must provide materials or devices required to prevent the passage of water or liquids out of these areas.
- Tenant floors shall not extend beyond the established lease line.
- Floor shall be tile or stone and shall be consistent with the Tenant's branding identity. Tiles with a simulated wood or other simulated finish are prohibited.

6.6 Permanent Tenant Demising Partitions

- In areas exposed to public view the permanent Tenant demising partitions shall be finished with stone, or tile. Fiberglass reinforced panels or similar materials are prohibited.
- Extend permanent Tenant demising partitions to underside of floor or deck above. Seal wall to deck or floor with required fire rating, or acoustical sealant.
- Refer to neutral pier Type C in Section 2 of the Criteria for Plan, Section and Elevation of the Food Court Tenants neutral pier and permanent Tenant Demising Walls.

6.7 Signage

- The maximum height of the sign letters allowed at the signage soffit shown in Drawing B, Section 2, or this criteria, shall not exceed 12 inches and the maximum height of any individual letter shall not exceed 14 inches. These shall be rear lit channel letters.
- No signage shall be displayed on wall immediately adjacent to or within 5'-0" of the rear of the countertop.
- Main signage for the food court Tenants shall be located on the neutral band above the counter area. The signage type shall be rear lit channels with internal white neon. Letters shall stand off the neutral band by 2". Tenants may select the color of the channel letters to coordinate with their respective branding identity.

6.8 Menu Board

- All Main Terminal Food Service Tenants are required to provide one menu board, mounted on the rear wall of the sales area or on a suspended fascia. Menu boards are not permitted at the front lease line.
- Internally illuminated box signs must be recessed. These menu boards shall be integrated into the overall design. Provisions should be made for changing prices or products in an undetectable manner.
- Adjustable track lighting concealed from view in an alcove directly in front of the menu board is also an acceptable means of illumination for the menu board.
- All menu boards and photos of menu items shall be professionally designed and fabricated, and be integrated with the Tenant's graphics and merchandising design.
- The menu board signage shall be of proper size, color, and illumination level to be readily visible from the Common Area. The Storefront fascia shall not block views to the menu board.

AIRSIDE TERMINALS 1-4

Retail, Food and Beverage Design Criteria

7.0 AIRSIDE TERMINALS 1-4 RETAIL TENANT CRITERIA**7.1 Storefront**

- The overall theme of OIA is that of Central Florida. In shops where the Central Florida theme does not exist, there should be an appropriate transition from the main public space area to the shop. The type and amount of transition may vary depending on the design concept. Transitions can be accomplished through the blending of color and materials with that of the public space.
- No element of the Storefront may extend beyond the Tenant's Leaseline with the exception of specified Storefront blade signs where permitted by the specific Design Criteria.
- All Storefronts, except entry doors, shall have a minimum of 6" high base of durable and maintainable material integrated with the Storefront design. Acceptable materials include brass, stainless steel, chrome, aluminum, natural stone, or hardwood.
- High transparency in the Storefront design is encouraged. The Tenants' overall Storefront area shall have a minimum of 75% visual transparency/openness unless otherwise specified in the subsections included under the location-specific Design Criteria.
- Storefront designs should create a three dimensional treatment by recessing the closure line or other portions of the Storefront. Incorporation of multiple planes relative to the lease line is encouraged.
- Storefront Entries shall comply with Section 2.2.
- Storefront Closures shall comply with Section 2.3.
- Display areas shall comply with Section 2.4.
- Storefront Finish Material shall comply with Section 2.5.

7.2 Store Interiors

- Store interior design shall comply with Section 3.0.

7.3 Signage

- Signage shall comply with the criteria in Sections 4.1 and 4.2.
- The maximum height of the sign letters shall not exceed 14 inches and the maximum height of any individual letter shall not exceed 20 inches.
- The maximum area of the sign shall not exceed 24 S.F. (square feet).

8.0 AIRSIDE TERMINALS 1-4 FOOD SERVICE TENANT CRITERIA**8.1 General Criteria**

- The overhead soffit may not be used to house the overhead-coiling grille.
- A maximum of 100% of the Storefront may be open (without glazing).
- The Tenant must provide a full height wall separating the sales area from the kitchen, service and storage area for security and to shield views into the service area.
- Wall openings between the sales area and the kitchen/commissary area must be kept to a minimum. Pass-through openings shall be designed to block views into the service area.
- The finish on all walls in the sales area behind the counter shall be ceramic tile or similar materials. Materials other than ceramic tile may be used with prior approval from GOAA. Painted gypsum board or vinyl wall covering is not allowed.
- Ceilings shall comply with Section 3.4 and meet all health code requirements.

8.2 Sales Counter

- Countertops shall be of a solid polymer material as noted in section 2 of this criteria. Plastic laminate and ceramic tile will only be allowed as either a countertop or edge material upon request and approval by GOAA.
- The backside of the sales counter shall be designed such as to conceal trash, outlets etc. Open storage areas will not be allowed unless they are concealed from the viewing of the public.
- Glass display cases constructed of clear glass and stainless steel, brass or bronze, will be permitted to a maximum height of 4'-8" and maximum width of 25% of the Storefront width. Display cases may not extend past the face of the countertop. The design of the displays shall incorporate the tile cove base.

- No food preparation areas or display cases are allowed in a zone 24" from the edge of each demising wall and within 18" of the finished floor.
- The face of the counter shall be ceramic tile, wood or other durable impervious material.
- Trash receptacle shall be located so that they are integral with the design of the store/restaurant. They shall be concealed from view. Under counter with integral access door is acceptable. Exposed and open trash bins located in an open corner is unacceptable.
- The front counter must present a clean, uncluttered appearance. Food service equipment, beverage dispensers, cash registers, and other equipment must be concealed from view as much as possible.
- Displays, advertising, cash registers, and other similar types of equipment must be built into the Storefront and countertop. Loose equipment and displays will not be allowed.
- Open storage of paper goods, packaging, and supplies is not permitted.
- Wires, conduit, and wire-mold shall all be concealed from view. Exposed wires from equipment, telephones etc. will be prohibited.
- Napkins, condiments, utensils, straws, and trays must be concealed behind the front counter, recessed into the countertop or contained in a designed condiment counter.
- Access through the front counter is not permitted unless no rear service door is possible.
- Sneeze guards and/or tray slides, when required, must be custom designed as an integral part of the front counter and be constructed of glass and stainless steel or brass.

8.3 Lighting

- All self illuminated showcases and display cases must be adequately lit and ventilated. Direct visual exposure of incandescent lamps and/or fluorescent tubes is prohibited.

- Each Tenant may have lighting, which will support their design identity. This lighting may be pendant lighting or other type of decorative fixture. Additional lighting may be used as a supplement to the suspended lighting.
- All supplemental lighting over the counters and workspace adjacent to the counter shall be consistent from one Tenant to the other. All lighting shall have a lamp temperature of 3000K to 3500K.
- Surface mounted lights are not permitted on the ceiling.
- All lighting fixtures are subject to review and approval by GOAA.
- Refer to Section 3.6 for additional lighting criteria.

8.4 Ceiling

- Ceiling over the counter and 5'-0" beyond the countertops work zone shall be a solid surface of painted plaster, gypsum board. Additional materials may be submitted and are subject to approval of GOAA.
- The Tenant shall provide access to any of GOAA's equipment, valves, controls, etc. above the Tenants ceiling space.
- Ceiling suspension systems may not be fastened to the underside of the roof deck or floor structure above. Any and all fastening devices shall be secured to the structure above.

8.5 Floors

- Tenants must install a waterproof membrane on the floor slab and at all floor drain penetrations. Waterproofing shall extend up wall 4". Tenant must provide materials or devices required to prevent the passage of water or liquids out of these areas.
- Tenant floors shall not extend beyond the established leaseline.

- Floor shall be tile or stone and shall be consistent with the Tenant's branding identity. Quarry tile or tiles with a simulated wood or other simulated finish are prohibited.

8.6 Permanent Tenant Demising Partitions

- In areas exposed to public view the permanent Tenant demising partitions shall be finished with stone, wood (smooth finish and sealed) or tile. Fiberglass reinforced panels or similar materials are prohibited.
- Extend permanent Tenant demising partitions to underside of floor or deck above. Seal wall to deck or floor with required fire rating, or acoustical sealant.

8.7 Signage

- The maximum height of the sign letters allowed at the signage soffit shall not exceed 12 inches and the maximum height of any individual letter shall not exceed 14 inches. These shall be rear lit channel letters.
- No Tenant signage shall be displayed on surfaces outside the Tenant lease lines.
- Main signage for the food court Tenants shall be located on the neutral band above the counter area. The signage type shall be rear lit channels with internal white neon. Letters shall stand off the neutral band by 2". Tenants may select the color of the channel letters to coordinate with their respective branding identity.

8.8 Menu Board

- All Airside Terminal Food Service Tenants are required to provide one menu board, mounted on the rear wall of the sales area or on a suspended fascia. Menu boards are not permitted at the front lease line.
- Internally illuminated box signs must be recessed. These menu boards shall be integrated into the overall design. Provisions should be made for changing prices or products in an undetectable manner.

- Adjustable track lighting concealed from view in an alcove directly in front of the menu board is also an acceptable means of illumination for the menu board.
- All menu boards and photos of menu items shall be professionally designed and fabricated, and be integrated with the Tenant's graphics and merchandising design.
- The menu board signage shall be designed to be readily visible from the Common Area with respect to size, color, and illumination level. Storefront fascia shall not block views to the menu board.

KIOSK

Retail, Food and Beverage Design Criteria

9.0 KIOSK TENANT CRITERIA

9.1 General

- Free standing Kiosks will not be allowed at the Orlando International Airport.

SOUTH TERMINAL EXPANSION

Retail, Food and Beverage Design Criteria

10.0 SOUTH TERMINAL

Reserved

MECHANICAL AND ELECTRICAL

Retail, Food and Beverage Design Criteria

MECHANICAL AND ELECTRICAL

11.0 MECHANICAL AND ELECTRICAL CRITERIA

11.1 Electrical Systems Design Criteria

Objective

The objective of the Electrical Systems design criteria is to provide the Tenant with specific instructions for meeting the GOAA standards for construction materials, means and methods when the Tenant work extends beyond the Tenant's lease line, or the work involves Food & Beverage Tenant space. For Retail Tenant work only, the standard for construction materials, means and methods within the Tenant Leaseline shall be required by GOAA to meet applicable building code requirements. GOAA will require and maintain the same standards for all Tenants. Incomplete drawings, inferior design or poor construction are unacceptable and will not be permitted.

Licensed Professional Engineer

A professional engineer licensed in the state of Florida shall prepare all calculations, drawings and specifications in accordance with the GOAA Master Electrical Systems Design Guidelines, all applicable codes and recognized engineering practices.

Project Review

GOAA will review drawings for general compliance with the Master Electrical Design Guidelines. It is the Tenants responsibility to ensure that the Tenants system will perform satisfactorily and is in compliance with all applicable codes and regulations.

Submission Requirement

The Tenant shall submit complete plans and specifications to GOAA for electrical work consisting of the following:

- Electrical floor plans
- Electrical riser diagram indicating sizes and types of feeders, fuses, disconnect switches, main breakers, etc.
- Panelboard schedules indicating all breaker sizes and loads

MECHANICAL AND ELECTRICAL

- Electrical load summary including connected and demand load calculations
- Fixture schedule
- As-built and record drawings upon project completion

General Codes

Comply with the current issues of the National Electrical Code, governing local and state codes and ordinances. Use only electrical materials UL listed where UL standards or listing exists. In addition comply with the following:

- Florida Building Code (2001)
- National Electrical Code (1999)
- Florida Fire Prevention Code (2000)
- NFPA 1 (2000)
- NFPA 13 (1999)
- NFPA 72 (1999)
- City of Orlando Engineering Standards Manual
- Airport fire marshal
- NFPA 101 Life Safety Code (2000)
- ADA requirements
- Florida Building Code
- Orlando City Code
- Any other codes required by the City of Orlando Building Department.

Electrical Room Access

All work performed by the Tenants electrical contractor within GOAA electrical rooms shall be performed under the supervision of the GOAA maintenance personnel or their designated representative.

Service Voltages

- 120/208V, three phase, 4 wire with ground system.
- 277/480V, three phase, 4 wire with ground system. (Voltage from GOAA Panel)
- The Tenant shall balance all load phases of the Tenant's electrical system upon completion of construction to within ten percent.

MECHANICAL AND ELECTRICAL

Temporary Electrical

The Tenant shall be responsible for all labor, materials, equipment and related services necessary to furnish, install and connect temporary lighting and power.

General Requirements

- The Tenant shall furnish and install all electrical work required for and within the Tenant leasehold.
- All necessary permits, inspections and insurance shall be obtained and paid for by the Tenants electrical contractor. State of Florida Electrical Permit is required.
- Electrical system modifications requiring shutdown of other portions of the electrical system shall be done between the hours of 11 p.m. and 5 a.m. Notify the owner 3 working days prior to the shutdown requirement.
- If metering provisions are required in main electrical rooms, they are the responsibility of the Tenant Electrical Contractor.
- Obtain permission from GOAA prior to core drilling through floors or roof structure.
- Cutting and patching to be performed as required, to return original finishes to their original condition.
- Floor and wall penetrations must be sealed to maintain Fire Rating and Water Proofing separation requirements.
- Welding or torch cutting under the direct supervision and by approval of GOAA. Comply with GOAA Fire Department regulations and notify them prior to welding or torch cutting. See appropriate forms.
- As-built electronic drawings are to be maintained by the Tenant electrical contractor and submitted to the GOAA Engineering Department. Record exact conduit routing and location, devices, lights and sizes of equipment.
- Tenant design package shall include feeder conductors and conduit from GOAA distribution panel. Provide properly size circuit breaker in panel.
- Provide metering components to connect Tenant feeder to GOAA PowerNet Monitoring System.

Identification and Labeling

Identification and Labeling is required for all equipment, cabinets, conductors and conduit within the Tenant space, see Division 16 Guide Specifications for requirements.

MECHANICAL AND ELECTRICAL

Raceways and Fittings

All power wiring shall be installed in conduit without exception. All systems external to the Tenant premises shall be in conduit. Fire alarm, HVAC and fiberoptic cables are to be in conduit within the Tenant premises. Telephone, computer, sound system low voltage conductors may be run within the Tenant premises without conduit if properly supported. Conductors are not allowed to lay on ceiling. Raceways are to be rigid or electrical metallic tubing. See Division 16 Guide Specifications for Requirements.

Conductors

All power conductors to be copper, 600V class, type THWN, XHHW or THHN. Low voltage communication system conductors or cable, not installed in conduit, to be plenum rated.

- Aluminum conductors prohibited.

Outlet Boxes

Galvanized steel, 4" square, 25 cubic inch with device plaster/tile ring.

Wiring Devices

- Receptacles: 20A specification grade, Hubbell 5352 or equal.
- Switches: 20A specification grade, quiet type, Hubbell 1221 or equal.
- GFI receptacles: 20A, installed where required.

Motors and Motor Starters

- $\frac{3}{4}$ HP and above shall be three phase type.
- Manual motor starters with overload protection for fractional horsepower motors. Three phase starters with overloads in each phase for integral hp motors.
- Combination starters to be motor circuit protectors or rejection fuse type.

MECHANICAL AND ELECTRICAL

Disconnect Switches

- NEMA heavy duty, fused or non-fused, horsepower rated.

Panelboards and Circuit Breakers

Panelboards to be dead front, 3 phase, 4 wire, constructed with code gauge steel, door in door construction.

- Circuit breakers: bolted line and load terminals, quick make/break. Multipole breakers to have common trips.
- Space for 20% space capacity of 1 pole breakers.

Grounding

All raceways and outlets, all non-current carrying metal parts, all non-electrical equipment, switching enclosures and electrical protective devices to be solidly grounded in accordance with the National Electrical Code.

Transformers

Dry type, 480V Delta-120/208V wye with 200 degree C insulation, 80 degree C maximum temperature rise two winding with voltage adjusting taps.

Lighting Fixtures

- Fluorescent fixtures to utilize 10% total harmonic distortion electronic ballasts, .99 power factor, Motorola or equivalent.
- 2, 3 or 4 ft. nominal lamps to be T8.
- Fluorescent fixtures: Type "A" sound rating and HID fixtures: Type "B" sound rating or better.

Exit and Emergency Lights

- Provided per code.
- Exit signs, LED, red letters on white face.

MECHANICAL AND ELECTRICAL

11.2 Telephone/Communication Service

The Tenant Electrical Contractor to provide a one inch (1") conduit from the facility telephone terminal board to a point within the premises for the Tenants telephone service.

- The Tenant is responsible for all conduit, wiring and devices within the Tenant space.
- The Tenant shall be required to furnish and install telephone cabling in conduit from the Tenant premises to the telephone backboard.
- The Tenant shall be required to coordinate the connection at the terminal backboard with GOAA Telecommunications.

11.3 Fire Alarm System

GOAA requires fire alarm system connections compatible with the owners existing System. The following are general requirements to be reviewed with, and approved by, GOAA during the design phase.

- Installed fire alarm detection devices connected to GOAA's system are required to be compatible with GOAA fire alarm system. GOAA's fire alarm contractor is the only authorized representative for system modification and expansion.
- All conduit, wiring and devices in the Tenant space is the responsibility of the Tenant, including having GOAA's fire alarm contractor do temporary shunting of system devices.
- Tenants HVAC system duct detectors (over 2000 cfm) to shut down the system motors and alarm the fire alarm system.
- Where smoke detectors are required, they shall be addressable.
- Coordinate device installation work with GOAA and coordinate all testing and final adjustments.
- See Guide Specifications Division 16, Fire Alarm Wiring Requirements.

11.4 Mechanical Systems Design Criteria

Objective

The objective of the Mechanical Systems design criteria is to provide the Tenant with specific instructions for meeting GOAA standards for construction materials, means and methods when the

MECHANICAL AND ELECTRICAL

Tenant work extends beyond the Tenant's lease line, or the work involves Food & Beverage Tenant space. For Retail Tenant work only, the standard for construction materials, means and methods within the Tenant Leaseline shall be required by GOAA to meet applicable building code requirements. GOAA will require and maintain the same standards for all Tenants. Incomplete drawings, inferior design or poor construction are unacceptable and will not be permitted.

Licensed Professional Engineer

A professional engineer licensed in the state of Florida shall prepare all calculations, drawings and specifications in accordance with the GOAA Master Mechanical Systems Design Guidelines, all applicable codes and recognized engineering practices.

Project Review

GOAA will review drawings for general compliance with the Master Mechanical Design Guidelines. It is the Tenant's responsibility to ensure that the Tenants system will perform satisfactorily and is in compliance with all applicable codes and regulations.

Submission Requirement

The Tenant shall submit complete plans and specifications to GOAA for Mechanical work consisting of the following:

- HVAC, plumbing, and fire protection floor plans.
- Plumbing riser diagram indicating pipe sizes and connection points.
- Heating and cooling load calculations.
- Supply air, chilled water, hot water requirements.
- As-built and record drawings upon project completion

General Codes

Comply with the current issues of the Florida Building Code 2001, Mechanical Code, governing local and state codes and ordinances. In addition comply with the following:

- Florida Building Code (2001)

MECHANICAL AND ELECTRICAL

- National Electrical Code (1999)
- Florida Fire Prevention Code (2000)
- NFPA 1 (2000)
- NFPA 13 (1999)
- NFPA 72 (1999)
- City of Orlando Engineering Standards Manual
- Airport fire marshal
- NFPA 101 Life Safety Code (2000)
- ADA requirements
- Florida Building Code
- Orlando City Code
- Any other codes required by the City of Orlando Building Department.

Mechanical Room Access

All work performed by the Tenant's mechanical contractor within GOAA mechanical rooms and tie-ins to GOAAA equipment shall be performed under the supervision of the GOAA maintenance personnel or their designated representatives.

Temporary Mechanical

The Tenant shall be responsible for all labor, materials, equipment and related services necessary to furnish, install and connect temporary cooling, heat or ventilation.

General Requirements

- The Tenant shall furnish and install all mechanical work required for and within the Tenant premises.
- Mechanical system modifications requiring shutdown of other portions of the mechanical systems shall be done between the hours of 11 p.m. and 5 a.m. Notify the owner in writing 3 working days prior to the shutdown requirement.
- Obtain permission from GOAA prior to core drilling through floors or roof structure.
- Cutting and patching to be performed as required, to return original finishes to their original condition.
- Floor and wall penetrations must be sealed and dampered to maintain fire rating and water proofing separation requirements.

MECHANICAL AND ELECTRICAL

- Welding or torch cutting under the direct supervision and by approval of GOAA. Comply with GOAA Fire Department regulations and notify them prior to welding or torch cutting. See additional welding requirements in section 15060 of the Mechanical Guide Specifications and appropriate forms.
- As-built electronic drawings are to be maintained by the Tenant mechanical contractor and submitted to GOAA Engineering Department. Record exact pipe, duct, and equipment routing and location, and sizes of equipment.

Identification and Labeling

Required for all equipment, pipes and ducts within the Tenant space. See Guide Specifications Division 15, for Pipe and Duct Identification requirements.

11.5 Plumbing Criteria

- All plumbing plans must be submitted to the GOAA Engineering Department for review and approval prior to construction.
- All Tenants shall submit a plumbing fixture schedule with fixture connection sizes and fixture unit demands.
- No fiberglass floor sinks are allowed.
- Tenants shall design and install their own hot water system.
- All waste piping, fittings, etc subject to grease shall be of a chemical waste drain material. "Duriron" by the Flowserve Corporation is the piping material approved for use at OIA.

11.6 Fire Protection Criteria

- Prior to installation, sprinkler shop drawing shall be submitted to the city and GOAA for review and approval.
- All materials must be FM or U.L. approved.
- Pipe:
 - A) XL rate pipe is not allowed.
 - B) All pipe shall be schedule 40 up to 2".
 - C) Pipe larger than 2" may be schedule 10.
- System tie-in and testing shall be coordinated with GOAA Engineering and GOAA Maintenance Department. System shall not be deemed "acceptable" until approved by the above parties.
- Support pipe from mezzanine floor compatible with existing distribution system.
- All pipe to be sized by hydraulic calculations.

MECHANICAL AND ELECTRICAL

11.7 HVAC Criteria

- Refer to GOAA Master Design Guidelines, Division 15, Mechanical Guide Specifications, for specific requirements.
- Verify with GOAA Maintenance type of HVAC system required for specific area of the Landside and Airside Terminals (variable air volume, chilled water system, or Tenant provided). No direct expansion (DX) systems will be allowed.
- Air quantities may be limited. Submit design requirements to GOAA Engineering for review and approval.
- Ductboard is not allowed.
- Ductwork shall be insulated. All insulation shall be external.
- Piping shall be insulated and provided with identification markers as noted above.
- Interface with existing GOAA Building Automation System (Invensys).
- No HVAC equipment shall be installed on the roof with exception of exhaust requirements for food service which shall be coordinated with GOAA.

11.8 Referenced Guide Specifications

The following Guide Specifications from GOAA's Master Design Guidelines apply to Tenant development:

Division 15 – Mechanical

- 15060 Pipe and Fittings
- 15100 Valves
- 15250 Thermal Insulation
- 15300 Fire Protection
- 15410 Plumbing Piping System
- 15440 Plumbing Fixtures
- 15450 Plumbing Equipment
- 15483 Fuel Piping System

Division 16 – Electrical

- 16010 Basic Electrical Requirements
- 16012 Submittals

MECHANICAL AND ELECTRICAL

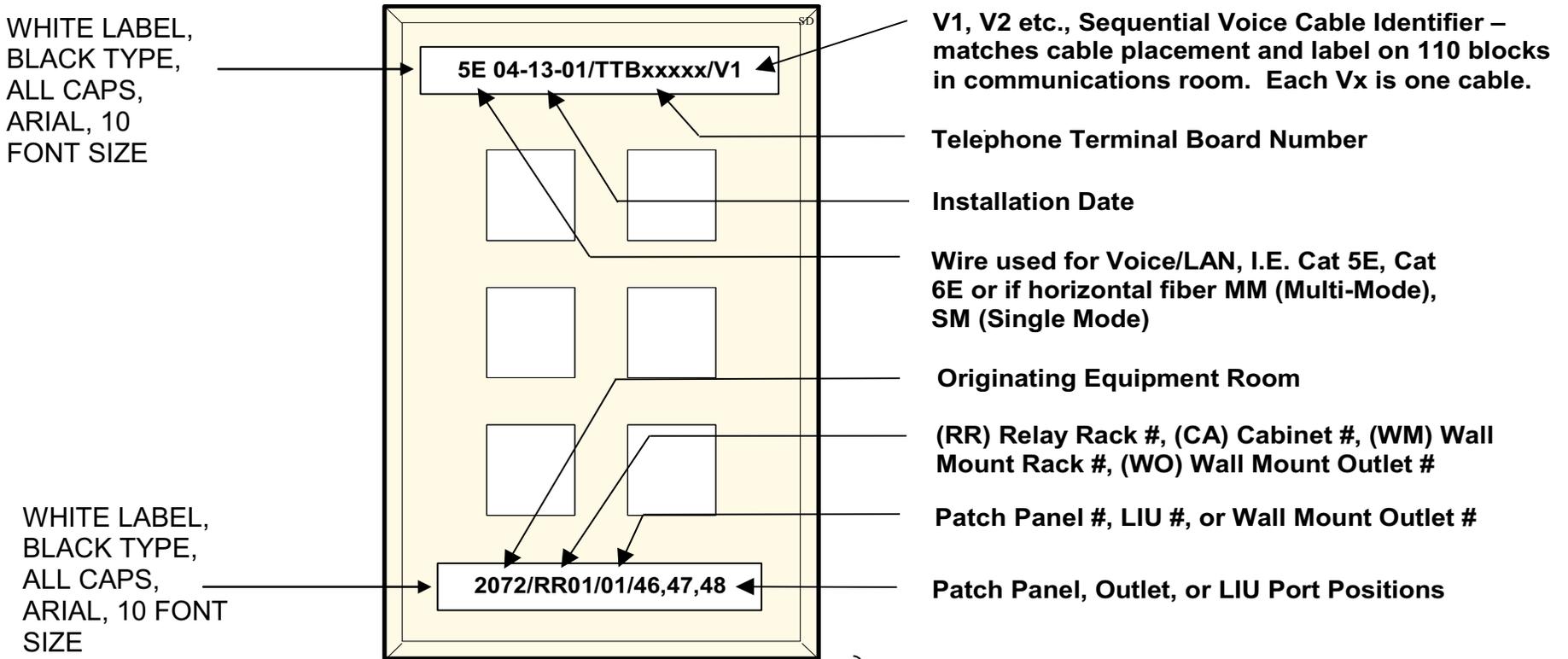
- 16013 Substitutions
- 16020 Safety Procedures
- 16060 Minor Electrical Demolition for Remodeling
- 16061 Investigation of Existing Electrical Systems
- 16090 Tests and Performance Verification
- 16095 Demonstration of Completed Electrical Systems
- 16098 Operation and Maintenance Manuals
- 16111 Conduit
- 16119 Wireway
- 16123 Building Wire and Cable
- 16131 Outlet Boxes
- 16132 Floor Boxes
- 16133 Pull and Junction Boxes
- 16141 Wiring Devices
- 16160 Cabinets and Enclosures
- 16172 Grounding and Bonding
- 16190 Supporting Devices
- 16195 Electrical Identification
- 16441 Enclosed Disconnect Switches
- 16461 Dry Type Transformers
- 16471 Panelboards
- 16484 Motor Control
- 16510 Interior Luminaires
- 16535 Emergency Lighting Equipment
- 16723 Fire Alarm System (Extension of Existing Addressable System)
- 16742 Premise Distribution System
- 16771 Sound / Paging System (Extension of Existing)

ATTACHMENT ONE - WORK AREA TELECOMMUNICATIONS OUTLET (TO) JACK AND WIRING DETAIL

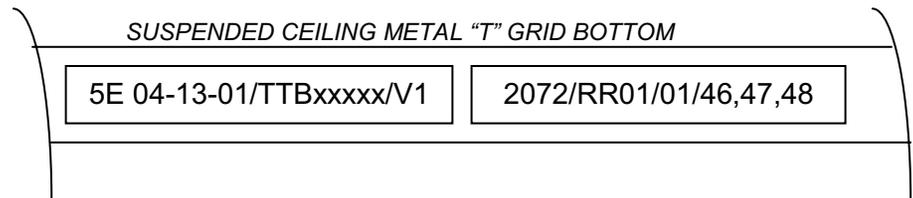
Labeling

No handwritten labels are allowed. Do not remove adhesive backing from typical label printers. Insert under clear lens top and bottom of outlet as shown below.

NOTE: All horizontal cables to be visibly labeled at the patch panel 2" from the termination fan-out with the room/relay rack/port. All horizontal cables to be labeled at the patch panel end, label placed in visible location approx 4IN from stripped outer jacket.



Duplicates of both the top and bottom labels with adhesive backing removed to be placed side by side on the suspended ceiling metal support runner above the Work Area (TO). If the ceiling is higher than normal office space these labels shall be placed on millwork or other above the (TO) clearly visible without moving furniture or equipment.



ATTACHMENT ONE - WORK AREA TELECOMMUNICATIONS OUTLET (TO) JACK AND WIRING DETAIL

EACH (TO) SHALL BE INSTALLED WITH CAT 5E OR CAT 6 CABLE AND HARDWARE. THIS SPECIFICATION IS WRITTEN FOR CAT 5E COMPONENTS. IF CAT 6 COMPONENTS ARE USED; REPLACE ALL REFERENCES TO CAT 5E WITH CAT 6 AND ALL YELLOW LAN BEZELS SHALL BE GREEN. ALL CAT 6 MATERIAL USED MUST BE CAT 6 COMPONENT COMPLIANT.

EACH (TO) SHALL BE CABLED WITH QTY (4) YELLOW CATEGORY 5E CABLES INSTALLED IN ONE INCH MINIMUM CONDUIT. **SEE L1 AND L2 NOTE BELOW.** ONE CATEGORY 5E 4 PAIR UTP (V1) CABLE SERVES 3 VOICE JACKS; 2 PAIR TO T1, 1 PAIR TO T2, 1 PAIR TO T3. V1 SHALL BE INSTALLED UNBROKEN, NO SPLICES, BACK TO GOAA TTB/COMM ROOM FOR CONNECTION TO HORIZONTAL 110 STYLE CROSS-CONNECT FIELD. NO TTBs SHALL EXIST OR BE INSTALLED IN TENANT AREA.

ONE CATEGORY 5E CABLE (L3) IS RESERVED FOR AIRPORT USE. L3 SHALL BE INSTALLED UNBROKEN BACK TO GOAA TTB/COMM ROOM FOR TERMINATION TO CAT 5E PATCH PANEL. L3 BEZEL SHALL BE BLUE. GOAA SHALL PROVIDE PATCH PANEL IN COMM ROOM IF NONE EXISTS.

NOTE: L1 AND L2 JACKS/CABLING/ASSOCIATED COMPONENTS ARE RESERVED FOR TENANT POS, LAN, OR OTHER PDS REQUIREMENTS THAT SHALL HAVE CABLE TERMINATED TO TENANT EQUIPMENT IN TENANT SPACE. L1 AND L2 COMPONENT SPECIFICATIONS ARE AT THE TENANTS DISCRETION. IT'S RECOMMENDED TO FOLLOW OIA GOAA TYPICAL.

T1 - TELECOM JACK ONE

- **USOC 8 pin jack**
- **Two pair**
- **white bezel**

white/blue to pin 5,
blue/white to pin 4,
white/orange to pin 7,
orange/white to pin 2

T2 - TELECOM JACK TWO

USOC 8 pin jack

- **One pair**
- **white bezel**

white/green to pin 4,
green/white to pin 5

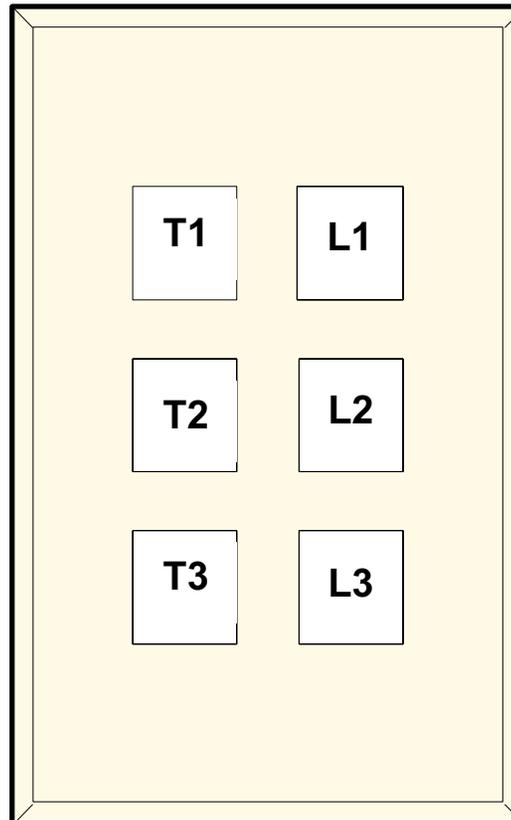
T3 - TELECOM JACK THREE

USOC 8 pin jack

- **One pair**
- **white bezel**

white/brown to pin 4,
brown/white to pin 5

CABLE V1
SERVES
THREE "T"
JACKS



L1 - LAN JACK ONE

- **CATEGORY 5E**
- **4 PAIR UTP**
- **568B**
- **yellow bezel**

L2 - LAN JACK TWO

- **CATEGORY 5E**
- **4 PAIR UTP**
- **568B**
- **yellow bezel**

L3 - LAN JACK THREE

- **CATEGORY 5E**
- **4 PAIR UTP**
- **568B**
- **blue bezel**

FACEPLATE AND JACKS MATERIALS' BASIS OF DESIGN: SUPERIOR MODULAR PRODUCTS; 6 PORT FACEPLATE P/N FPS06XX, USOC JACK W/WH BEZELS P/N UMJL08U01, 568B JACKS/ BEZELS P/N UMJEFS8BXX. ACCEPTABLE SUBSTITUTIONS: PANDUIT, ORTRONICS, DRAKO-MOLEX. ALL SHALL BE 6 PORT FACEPLATE/JACKS ASSEMBLIES COLOR CODED AS DESCRIBED ABOVE.

CAT 5E CABLE BASIS OF DESIGN: ESSEX CAT 5E PLUS WITH CONTINUOUS YELLOW JACKET. ACCEPTABLE SUBSTITUTIONS: MOHAWK, BERK-TEK, HITACHI.

SUBMISSION

Retail, Food and Beverage Design Criteria

SUBMISSION REQUIREMENTS

12.0 DOCUMENT AND ADMINISTRATIVE REQUIREMENTS

12.1 DOCUMENT REQUIREMENTS

The following are the documentation standards that the Greater Orlando Aviation Authority's Engineering Department requires for submissions. GOAA EDC-02 establishes the requirements and standards for Computer Aided Drafting and Design (CADD) efforts for contracted A/E/C Consultants and Tenants. All Tenants must meet these Standards **except Tenants with a lease of 5 years or less**. EDC-06 establishes the requirements for deliverables such as the project manual and sets the format for drawings.

For Tenants with a lease of 5 years or less, compliance with the EDC-02, CADD Standards, will be limited to the following drawings:

- All Systems such as mechanical, electrical, electrical systems, plumbing and fire protection.

Every CADD file submitted to GOAA becomes the foundation for future work or the archived record of work. All drawings shall be delivered in AutoCadd.dwg format, Release 2000 version or higher, and shall comply with all the requirements defined in the EDC-02, CADD Standards. Any proposed deviations or modifications to the requirements defined in EDC-02, including proposed changes to the schematic methodology of file naming, layering, sheet numbering and standard symbols, shall be submitted in writing for GOAA's Engineering Department approval prior to the start of any production activities.

12.2 GOAA EDC-02, CADD STANDARDS

EDC-02 along with Exhibit A, Layering Matrix, and EDC-06 apply to Tenant development as stipulated in 12.1 of the Criteria and can be found in GOAA's Master Design Guidelines.

12.3 ADMINISTRATIVE REQUIREMENTS

The following Table illustrates the Administrative Procedures to follow for Project development at the GOAA. There are three Phases described:

- Project Initiation and Development to 30%
- 95% - 100% Plans and Specifications Review and Approval
- Construction Phase

SUBMISSION REQUIREMENTS

PHASE 1-PROJECT INITIATION AND DEVELOPMENT TO 30%

Activity	Responsibility			
	Tenant	Properties	Construction	Engineering
Lease Awarded		X		
Properties contacts Engineering and Engineering establishes Tenant Project Identification Number		X		X
Tenant Design Criteria and the GOAA Master Design Guidelines transmitted to the Tenant on compact disk (CD)		X		
Design intent with proposal to be reviewed by Properties and their consultants.		X		
Tenant submits executed lease, certificate of property insurance, and Designers' Insurance form to Properties	X			
Kick off meeting with Tenant, Properties, Engineering and Construction.		X		
Tenant prepares Design Review Committee (DRC) package with conceptual floor plan and conceptual Storefront elevations and submits to properties; (Note: DRC meets 2 times each month)	X 12 sets			
Properties submits 10 sets of DRC package to DRC		X 10 sets		
Tenant prepares Design Review Committee (DRC) 30% package with floor plan, elevation, colored rendered perspective sketch and material finish board and submits to Properties (Note: DRC meets 2 times each month)	X 12 sets and 1 finish board			
Properties submits 10 sets of DRC package to DRC		X 10 sets		
Tenant prepares 30% technical design submittal which consists of floor plan, elevation, and verification of as-built conditions per requirements of GOAA's deliverables guidelines and submits to Properties	X 6 sets			
Properties transmits 30% submittal to all reviewers including Engineering and Construction for comment (Review period: 5 business days exclusive of delivery and handling periods)		X		
Properties collects comments and forwards them to the Tenant	X	X	Assists	Assists

DRC 30% submittal and 30% technical submittal may be concurrent

SUBMISSION REQUIREMENTS

Phase 2 – 95% -100% Plans and Specifications Review and Approval

Activity	Responsibility			
	Tenant	Properties	Construction	Engineering
Tenant incorporates 30% comments and submits 95% to Properties (written responses to comments is due prior to 95% submittal)	X 6 sets			
Properties transmits 95% to all reviewers including Engineering and Construction (Review period: 10 business days exclusive of delivery and handling periods)		X	Assists	Assists
Properties collects comments and returns plans to Tenant for corrections		X		
Tenant submits 6 sets of signed and sealed plans and specifications if 100% accepted to Properties to submit to Engineering for stamping approved for permitting (Review period: 5 business days exclusive of delivery and handling periods)	X 6 sets Note: If food service, submit another 6 sets			
Engineering and Maintenance signs and stamps plans , retains 2 sets, and returns plans to Properties				X
Tenant takes the 4 sets to the City of Orlando for permitting. Permitting can take as long as 8 weeks. If the Tenant is food service, then the Tenant must also submit for a separate kitchen hood review at the City of Orlando. The Tenant must also submit for plan review and approval with the health department –Division of Hotel and Restaurants.	X 4 sets Note: If food service another 6 sets			

SUBMISSION REQUIREMENTS

Phase 3—Construction Phase

Activity	Responsibility			
	Tenant	Properties	Construction	Tenant's Contractor
Properties verifies that the appropriate bonds and insurance are in hand along with GOAA Construction Project Manager(PM)		X		X
Properties and Construction PM verifies with Risk Management that the Contractor's certificate of insurance is acceptable		X	X	
Construction PM verifies that the building permit is in hand			X	
Construction PM schedules pre-construction conference			X	
NOTICE TO PROCEED is prepared by Construction and signed by Properties and Construction PM			X	
If applicable, Construction issues letter to badge and ID regarding contractor and copies GOAA locksmith			X	
Contractor Mobilizes and begins work				X
Construction work progress monitored by Tenant's designer and Construction PM (minimal support)	X		X	
Contractor obtains certificate of occupancy and requests substantial completion inspection with Construction PM, Properties, and Tenant	X	X		X
Construction PM schedules inspection and verifies certificate of occupancy, A/E sign off and GOAA acceptance of final inspection	X	X	X	X
				turn in 1 set redlined as-built and "conformed" electronic files
Authorization for business is prepared by Construction PM —the document is signed by the Construction PM, Properties and Maintenance	X	X	X	X
Tenant submits record drawings mylar, electronic CD of files, and statement of cost (if applicable)	X		X	X
Construction PM verifies receipt of closeout documents	X	X	X	
Project Complete	X	X	X	

The point of contact for Tenant Projects at the Greater Orlando Aviation Authority is the Director of Concessions and DBE. Meetings of the Design Review Committee (DRC) are typically scheduled for the second and fourth Tuesday of each month or as scheduled by the Committee Chairperson. Items

SUBMISSION REQUIREMENTS

for review must be submitted to the DRC Chairperson, or the designee, for inclusion on the Agenda no later than eight (8) working days before each meeting. For all items other than standard letter size paper, twelve sets of documents are required to be submitted for distribution. Any special materials or exhibits for the committee's review which cannot be easily circulated shall be submitted to the DRC Chairperson or the designee no later than eight (8) working days before the meeting.

All DRC requirements will be followed for each Project unless the GOAA point of contact and the Senior Director of Engineering and Construction approve proposed deviations.

CONSTRUCTION

Retail, Food and Beverage Design Criteria

CONSTRUCTION

13.0 CONSTRUCTION REQUIREMENTS

The Greater Orlando Aviation Authority has a well-established set of procedures to follow for any type of construction at OIA. These are necessary to insure minimal impact on the on-going operations that exist at the Airport. These procedures are often impacted by security concerns that frequently change. Tenants shall have their A/E consultant review with GOAA prior to final completion of their construction documents, current construction requirements at OIA, for inclusion in relevant Bid Documents. GOAA requires a Pre-Construction Conference with the successful contractor for the Tenant prior to commencement of any on-site work in order to review required procedures at the Airport.

The following Guide Specifications from GOAA's Master Design Guidelines apply to tenant concessions development and shall be incorporated into the Tenant's construction documents in either a project manual or specification sheets in the drawings:

- 00650 Certificate of Insurance Form
- 00810 Security and Badging
- 01045 Cutting and Patching
- 01100 Requirement for Canal Road (Contractor's staging area)
- 01380 Construction Video Tape
- 01500 Temporary Facilities
- 01700 Project Close-Out
- 02224 Selective Demolition
- 08711 Door Hardware

Also reference the following subsections of this Tenant Criteria package for additional contractor requirements:

- 1.7 Insurance Requirements
- 1.9 Contractor Selection
- 1.12 Building Official
- 1.13 Approvals, Permits and Associated Fees
- 1.16 Demolition
- 1.17 Hours of Work
- 1.18 Observed Holidays by the Authority
- 1.19 Security Requirements
- 1.20 Safety Requirements
- 1.21 Other Safety Related Issues

CONSTRUCTION

- 1.22 Security Badging
- 1.23 Temporary Utilities
- 1.24 Conduct
- 1.25 Delivery and Access for Concessions
- 1.26 Construction Debris
- 1.27 Cleanliness
- 1.28 Contractor Staging and Parking (OIA)
- 1.29 Right of Inspection
- 1.30 Inspection and Acceptance
- 1.31 Record Drawings

APPENDIX

Orlando International Airport Color Palette

- The attached color palette is provided to give the Tenant's designer a reference to the color scheme used at OIA. The Tenant's color scheme at the Storefronts, where there is a transition from the Terminal Common Areas (public spaces), should be in harmony with this OIA color scheme. Reference Section 2.5 of the Criteria for additional requirements.



Brown Tones

Rose Tones

Green Tones

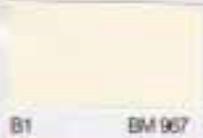
Teal Tones

Aqua Tones

Yellow Tones

Purple Tones

Blue Tones



B1 BM 967



B2 BM SAILCLOTH



B3 BM 965



B4 BM HC 83



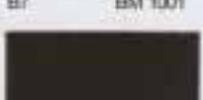
B5 BM 1025



B6 BM HC 69



B7 BM 1001



B8 BM 1491



R1 BM 1252



R2 BM 1250



R3 BM 1312



R4 BM 1327



R5 BM 1329



R6 BM 1344



G1 BM 589



G2 BM 590



G3 BM 591



G4 BM 592



G5 BM 593



G6 BM 594



T1 BM 600



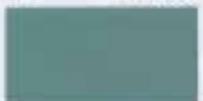
T2 BM 661



T3 BM 662



T4 BM 663



T5 BM 664



T6 BM 665



A1 BM 729



A2 BM 737



A3 BM 738



A4 BM 739



A5 BM 740



A6 BM 741



A7 BM 742



Y1 BM 344



Y2 BM 345



Y3 BM 346



Y4 BM 347



Y5 BM 348



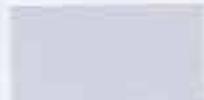
Y6 BM 349



Y7 BM 350



P1 BM 1415



P2 BM 1416



P3 BM 1417



P4 BM 1418



P5 BM 1419



P6 BM 1420



P7 BM 1421



BL1 BM 785



BL2 BM 786



BL3 BM 788



BL4 BM 789



BL5 BM 790



BL6 BM 791



BL7 BM 798

- Refer to GOAA Color Paint Matrix for Color Match numbers.
- Benjamin Moore colors are to be used as the "control" color. Other manufacturers can be utilized. See the Master Design Guidelines.



MAB 131 Pelican White