

ARCHITECTURAL CRITERIA

Food Court

Updated: April 2017



In the event of a discrepancy between this criteria, mall criteria, lease, and lease exhibits, the most stringent shall take precedence. Tenant, Tenant's design professional, and / or Tenant's general contractor shall confirm the criteria in question with the tenant coordinator before execution of work (or such work shall be corrected by Tenant at Tenant's expense).

General

Submission Requirements

Prior to the preparation of Tenant's plans, Tenant shall visit the premises to verify existing conditions and construction to ensure that none of Tenant's work shall be in conflict with any existing Landlord or adjacent Tenant improvements and construction.

Tenant shall schedule and sequence all drawing and construction activity to allow the Premises to be open for business as required in the Lease. The following timelines are minimum requirements and do not alter or waive Tenant's obligation to open the Premises as provided in the Lease.

Preliminary Drawings

Within ten (10) days of Lease execution, Tenant shall submit to Landlord one (1) set of blackline prints of Tenants Preliminary Drawings showing the intended design of the store, which shall include, but not limited to, the following:

- Floor plan and fixture plan
- Storefront elevation and interior elevations
- Section drawing through storefront
- Reflected ceiling plan
- Color rendering of storefront or photos of Tenant prototype
- Material and color sample board
- Sign design, size and location
- Merchandising plan of space including both permanent and moveable fixture locations

If the Preliminary Drawings are returned to Tenant without Landlord's Approval, then the Preliminary Drawings shall be revised by Tenant and resubmitted within ten (10) days of the date returned and the same procedure shall be repeated until Landlord fully approves the Preliminary Drawings.

Working Drawings

Within twenty (20) days of Landlord's approval of Tenant's Preliminary Drawings (but, in no event, any later than forty-five (45) days after lease execution), Tenant shall submit to Landlord two (2) sets of blackline prints of Tenant's Working Drawings.

If the Working Drawings are returned to the Tenant without Landlord's Approval, then the Working Drawings shall be revised by Tenant and resubmitted within fifteen (15) days of the date returned and the same procedure shall be repeated until Landlord fully approves the Working Drawings.

Any changes and/or modifications requested by the Tenant subsequent to the review and approval of the final Working Drawings shall require the written consent of the Landlord or Landlord's Tenant Coordinator.

Tenant's Working Drawings shall be prepared in strict compliance with Landlord's Design Criteria as established in the Tenant Information Package and shall adhere to Tenant's "Approved" or "Approved as Noted" Preliminary Drawings.

Working Drawings shall include, but not be limited to, the following:

- Floor plan fully dimensioned
- Item and fixture layout
- Section drawings
- Reflected ceiling / lighting plan
- Elevations and Sections of Storefront, Storefront signs, and Special Conditions indicated
- Sections and details of Types of Partitions used
- Schedule with jamb details, including list of Hardware
- Sample Board for Storefront and Interior Finishes
- Plumbing, Heating, Ventilating, and Cooling Plans and Riser Diagrams and Electrical Details
- Submittal forms and other items noted as being required in the Engineering Design Criteria

Signage Shop Drawings shall also be submitted for Landlord's review in accordance with the requirements listed in the signage criteria.

Jurisdiction Authorities

All Tenant work shall comply with authorities, agencies, or entities having jurisdiction over the Premises, including the Building Department, Fire Department, and local utility company, Health Department, Fire Insurance Underwriter and the Landlord.

All construction shall comply with the requirements of applicable codes and laws, including accessibility requirements.

The Landlord does not review the Tenant's drawings for compliance with building code or accessibility requirements. It is solely the Tenant's responsibility to ensure compliance with these codes and the requirements of jurisdictional authorities.

Tenant shall have sole responsibility for compliance with all applicable statutes, codes, ordinances, and other regulations for all work. In those instances where multiple standards and requirements apply, the strictest of such standards and/or requirements shall control unless prohibited by applicable Code.

General Disclosure

Landlord's approval of Tenant's Drawings is contingent upon Tenant's compliance with Landlord's comments and shall not be construed so as to hold Landlord liable for either the architectural and engineering design of the Premises or the accuracy of the information contained in Tenant's Drawings. Should any conflict arise between any of Tenant's Drawings and the Lease, the applicable portion(s) of the Lease shall be determinative. Landlord's approval of Tenant's Drawings will in no way alter, amend, or waive the requirements or criteria of the Lease.

The Tenant shall be responsible to conduct a site visit to the Premises for the purpose of verifying the existing conditions and construction of the Premises. Landlord's review or approval of Tenant's Drawings does not represent a confirmation or verification of any existing condition at The Premises. The existence of a particular condition in other spaces or improvements at the Mall does not imply acceptance by the Landlord. New improvements are expected to comply with the Current design criteria and Mall standards.

These criteria provide general design information and construction requirements. However, for specific information regarding the division of responsibilities of the Landlord and Tenant with respect to the Premise's construction, refer to the Lease Agreement or contact the Tenant Coordinator.

Contact Information

For questions regarding storefront or architectural criteria, engineering design, delivery dates, the scope of Landlord's and Tenant's work and store opening requirements, please contact your Tenant Coordinator or call 317.636.1600 for assistance.

For site survey appointments and access, rules and regulations for construction and information regarding the pre-construction meeting and requirements, please contact the Mall Management Office directly at the phone number listed on the Mall's website.

Storefront Design Criteria

General Design Criteria

The Architectural Criteria Manual and the MEP Criteria and Drawings are intended to supplement the Tenant Design Manual which is all part of the Tenant Information Package. Please refer to the Tenant Design Manual for important property specific details and design information. In the event of a discrepancy between this criteria, mall criteria, lease, and lease exhibits, the most stringent shall take precedence. Tenant, Tenant's design professional, and / or Tenant's general contractor shall confirm the criteria in question with the Tenant Coordinator before execution of work (or such work shall be corrected by Tenant at Tenant's expense). All components of the Tenant Information Package can be found at www.simon.com, Businesses/Property Name/Property Information.

Design Control Zone

The Tenant Design Control Zone consists of all areas within public view. Since the appearance of this area is critical to the overall store appearance, design solutions, and materials are expected to be of the highest quality and will be closely reviewed by Landlord.

Site lines should be blocked or visually obscured to non-food preparation areas such as toilet rooms, offices, electrical equipment, mop sinks, etc.

All walls which are visible to the public shall be covered in ceramic tile or better. Painted wall surfaces are not permitted in the customer service area. All construction in food service areas shall meet all jurisdictional and/or health department requirements.

Digital Menu Board location, applicable dimensions and details shall be detailed in the Tenant's Working Drawings for Landlord's review.

Customer Service Counter

Tenant shall provide a front customer service counter. The leading edge of this counter may not extend beyond the lease line, and shall be located as indicated in the Tenant Design Manual.

A tray slide may be used and may extend a maximum of 9" beyond the lease line. The tray slide shall be constructed from 3 stainless steel rods or the same material as the Tenants food service counter.

The customer service counter face shall be constructed of a high quality, durable, and washable product such as: marble, granite, ceramic tile, stainless steel, and powder-coated metal or cabinet-grade hardwood. Plastic laminate is prohibited on the customer counter face (but is permitted to be used on the face of base cabinets within the working area).

Tenant may incorporate a glass display case within front counter. Display case shall be internally illuminated and shall be used solely for the display of food or related items.

Sneeze guards shall be constructed of glass and stainless steel, brass, or bronze. The sneeze guard may not have any other items attached to or resting upon it.

Under-counter lighting or base halo lighting is prohibited on the customer service counter.

Tenant shall designate "ORDER" and "PICK-UP" areas, with relation to the queuing of customer traffic. These areas shall be clearly identified by appropriate graphics, subject to Landlord's approval and shown on Tenant's drawings.

Drink dispensers or condiment dispensers are not permitted to be placed at the customer service counter unless they are integrated in the overall store and counter design. If located at the customer service counter, drink dispensers must be installed to face Tenant's employees ONLY. Customer "self-service" for drinks is strictly prohibited. The backside of the drink dispenser shall not be visible to the public; the use of a screen, valance, or recessing into the countertop is required.

All condiment holders at the customer service counter for napkins, straws, silverware, trash, food service trays, etc. are required to be recessed into the counter as well. All condiments provided to customers must be individually wrapped and pre-packaged. All cash registers and other food dispensing equipment must be recessed into front counter. Counter tops and work surfaces must be of high quality, solid surface, durable material, such as stainless steel, solid surface (Corian), or other non-porous material. Plastic laminate is prohibited.

Tenant equipment on counter shall be set back a minimum of 8" from the front edge of the counter. No Tenant equipment shall protrude higher than 6" above the countertop.

Cabinets and back room shall be lockable for security purposes. Rolling grilles or curtains are not permitted.

No openings are permitted in the front counter. Access and egress from the space must be through back room of the demised Premises, unless there is not an exit corridor or exterior exit. If access through the front counter is required, the resulting design must conceal any evidence of an entry panel or hinged top so as not to be perceptible to the public.

Landlord's neutral columns, pedestals, or piers may not be modified to fit Tenant's counter. Tenant shall caulk the joint between the counter and same with colored caulk (max. 1/4" thick) as specified by Landlord.

Floor Finishes

All floor surfaces visible to the public shall receive hard, durable floor finish, such as slip resistant ceramic tile, terrazzo, granite, or marble. The use of vinyl floor or vinyl base in any areas visible to the public is prohibited. The mall floor finish must extend to the Tenant's counter base. When extending the mall tile to the counter base, Tenant shall not cut "slivers" of tile as fill-in. Rather, remove partial mall tile and "tooth-in" the tile to maintain the tile pattern up to the counter base.

Interior Design Criteria

Tenant Service Door

Unless existing, Tenant shall be responsible to furnish, install, finish, and maintain in good repair a service door. The door and surrounding wall surface shall be finished and sized to match Mall standards.

When the service door is to be installed in a CMU wall, the opening shall have a steel angle lintel header and metal corner guards at the jambs.

The Tenant shall be responsible for installation of an insulated hollow metal service door in exterior walls and, if required by Landlord, a frost-proof slab. Tenant shall provide building standard hardware as required by the center. Refer to Tenant Design Manual. The existing exterior door location shall not be altered by Tenant without prior written approval of Landlord.

The Landlord has established standard service door signage for each Tenant service door. No additional signage shall be allowed unless approved by Landlord.

Tenant Interior Wall Construction

Typical interior wall construction shall be composed of non-combustible metal stud framing sized per structural recommendations, with all walls and partitions receiving 5/8" water proof gypsum board, taped, spackled, sanded and finished. Metal stud framing shall extend up to the structure above as required so the wall is adequately braced and supported. Entire perimeter and penetrations through demising walls shall be fire- sealed per UL rating requirements. Do not attach directly to Landlord's roof deck (refer to "Structural Requirements").

Prohibited Wall Construction

- Concrete masonry unit or other masonry partitions, except at existing masonry demising or exterior partitions to infill and match the adjacent building construction.
- Wood stud construction
- Modifications to the exterior walls of the building shell, without Landlord's prior written approval.

If required by code, Tenant is to install two (2) hour fire rated finish for all common duct shafts and walls adjacent to exit or service corridors.

If Tenant's sound transition level through demising walls does not meet a rating of STC 50 or greater, Tenant shall, at Tenant's expense, install sound attenuation and/or resilient furring as required to comply.

Tenant shall be responsible for maintaining the code-required fire rating at all demising wall penetrations (ductwork, piping, conduit etc.). This work shall include the installation of fire stops and fire-rated penetration seals as required by code.

Wall Finishes and Store Fixtures

Interior wall finishes shall be high quality, long lasting, washable and durable. Finishes shall comply with all applicable building code and Insurance

Underwriter requirements for appropriate fire resistance and flame spread ratings and are subject to Landlord approval.

All trade fixtures shall be first-class new fixtures with durable water resistant finishes consistent with anticipated use.

All finished wood shall be millwork quality kiln dried with a durable water resistant protective finish where exposed to public contact.

Asbestos containing materials, fiberglass, formaldehydes or any other known hazardous materials are prohibited.

Floor Finishes

All transitions between floor finishes of unequal thickness shall be accomplished by a gradual transition with floor leveling compound to create a smooth and level walking surface. Tripping hazards such as carpet trim strips and reducer trim strips are not permitted.

Tenant Fixtures, Equipment, Rack/Shelving/Storage Unit Requirements

Tenant fixtures, equipment and rack/storage units must be designed to provide adequate clearance for the automatic (fire) sprinkler system. No displays or storage should exceed 12 ft. and ceilings shall be installed to provide at least 18 in. of clearance between the top of the storage and sprinkler deflectors.

Tenant displays or storage higher than 12 ft. are classified as “high piled storage”, which requires high hazard automatic (fire) sprinkler protection designed per FM Global Loss Prevention Data Sheet 8-9 and NFPA-13-Chapter 12 for the storage of “Group a Plastic” commodities. High piled storage also requires at least 36 in. of clearance between the top of storage and sprinkler deflectors.

Tenant mobile (compact) storage systems should be constructed of wire mesh shelves. However, if constructed with solid (steel, wood), the units must be equipped with 3 in. spacers to provide flue spaces at 4 ft. to 5 ft. maximum intervals.

Tenant’s Architect/General Contractor shall provide the following information to the Sprinkler Contractor regarding stock/storage area:

- Type of storage units (Details of storage unit)
- Type of shelving (wire mesh, solid, steel, wood, etc.)
- Type of commodities (plastic, aerosols, clothing, etc.)
- Elevation of highest shelf

Waterproofing Membrane

All Food Court or Food Service Tenants are considered “wet areas” and shall have a waterproofing barrier membrane installed, in accordance with Landlord’s specifications, in the entire space. Waterproof membrane shall extend 6” up all adjacent walls.

After installation, the waterproof membrane shall be required to undergo an on-site, four-hour flood test to be performed by the Tenant contractor while witnessed and documented by Landlord personnel.

The Tenant shall sleeve, fire-stop, flash and caulk all penetrations so as to provide an adequate seal. Refer to the required waterproofing specifications included as part of Tenant Information Package.

All drains must be accessible and have cleanouts

If Tenant currently occupies any portion of the Premises, or, if any portion of the Premises was previously occupied by a former Tenant, Tenant shall remove all previous floor penetrations not intended to be re-used (and patch & repair the floor to original condition) and, re-seal all remaining floor penetrations to be re-used utilizing Landlord's waterproofing specifications.

Interior Ceiling Criteria

Painted gypsum drywall ceilings or other hardpan ceilings are required. Open ceilings or acoustical tile ceilings are not permitted where visible to the public.

Hard surface ceilings shall have individual access panels to allow access to Landlord's and Tenant's systems.

All ceilings and associated framing, furring, and blocking shall be non-combustible UL approved materials. Absolutely no wood of any kind shall be used above any ceiling or soffit, including fire retardant treated wood blocking.

Ceiling heights within the Premises may be restricted depending upon field conditions. Tenants are encouraged to use a variety of ceiling heights throughout their space.

All ceiling construction shall be properly supported to structural members only (refer to "Structural Requirements").

Soffits shall be supported solely by a wire suspension system and shall be properly braced to the structure (refer to "Structural Requirements").

General Construction & Structural Requirements Supplemental Structural Framing

Supplemental structural support framing shall be designed by a licensed structural engineer employed by Tenant to adequately support the Tenant's suspended equipment within the Premises.

The Landlord may require that engineering analysis, review, or design be performed by Landlord's engineer at Tenant's expense.

Structural Alterations

No alterations, additions, reinforcements, or modifications to Landlord's structure to accommodate Tenant's work shall be performed, without obtaining Landlord's prior written approval.

The Landlord may require that approved structural or mechanical/electrical modifications be performed by the Landlord's contractor and/or engineer under contract to Tenant at Tenant's expense.

Mezzanine Structures (if approved by Landlord in Tenant's lease)

Mezzanine structures within any Tenant space shall require review and approval in writing by the Landlord's structural engineer at the Tenant's expense. All mezzanines shall be designed to be self-supporting and meet all applicable design standards, requirements and codes.

Concrete Floor Slab

All concrete work by Tenant for slab on grade or structural slab shall comply with the more stringent of Landlord's project standards, the American Concrete Institute's standards for installation, performance, finishing, and ASTM specifications and requirements.

General Structural Conditions

The Tenant's construction, fixturing and normal occupancy load shall not exceed 75 lbs/s.f. loading capacity without Landlord's prior written consent. All storefront construction shall be floor supported only with an appropriate structural system. No vertical load shall be suspended from Landlord's storefront bulkhead system. Welding to the base building structure is not permitted.

Tenant shall not drill, screw, weld, or shoot into Landlord's structure or structural members. All attachments shall be with beam clamps, clips, wire, or bolts with washers. Do not attach any construction directly to Landlord's roof deck. Joists, beams, trusses, and girders may be used for lateral bracing and spanning support. Do not support any construction from Landlord's cross-bracing or bridging.

Roof

All roof work, penetrations, flashing, and repair shall be performed by Landlord's roofer at Tenant's expense.

Demising Walls

Demising walls shall conform to all local codes, ordinances and UL design requirements.

Signage Criteria

General Signage Criteria

All signs that are located within the Design Control Zone shall be specifically approved in writing by the Landlord. All signage is to be of the highest quality design and construction. Tenant signage shall be designed to be proportionate in scale to the elevation to which it is affixed and in accordance with the following criteria.

Shop fabrication and painting is required. All conduit, raceways, attachments, labels, fasteners, mounting brackets, wiring, clips, transformers, disconnects, lamps (except exposed neon tubes) and other equipment or mechanisms required for all signage shall be concealed from view. Light leaks are not permitted. Weep holes are permitted only on exterior signs.

Illuminated signs must be connected to a 7-day, 24-hour time clock set to the hours specified by the Mall Management and must remain illuminated during all Mall hours of operation.

Storefront Identification Signs

Tenant shall provide and install a storefront identification sign for the Premises. (Refer to Tenant Design Manual for specific project details).

Electronic Digital Menu Boards

Electronic digital menu boards are required. Menu boards must be built into the architecture of the overall storefront design and should not be applied as an afterthought.

Placement of menu boards should be located so that they do not extend in front of the neutral pier opening and are not placed too far back to read. Placement may occur on the feature wall.

The brightness of the electronic menu board should not be brighter than the storefront.

No static graphics or supplemental menu boards are allowed.

Product logos are not allowed.

Ghost images in the background of Tenant's name are not allowed.

Limited to four (4) panels unless approved by Landlord.

No unfinished backs or data lines to be exposed to public.

Internally illuminated menu boards are not permitted.





Note:

- Maximum Height, 48"
- Menu Boards to be mounted to back wall

Signage Approval Process

Landlord’s approval of Tenant’s storefront signage shall be based on the size and style of the sign and lettering, the location of the sign within the storefront, and the cohesive integration of the sign into the overall storefront design.

Approval of the Tenant’s preliminary design or Working Drawings by the Landlord shall not constitute review and approval of the Tenant’s signage. Tenant shall submit one (1) set of the Tenant’s sign shop drawings for review and approval by Landlord. Fabrication or installation of the Tenant’s signage shall not commence before the Landlord’s approval of the sign shop drawings.

The Tenant is responsible to obtain all permits as may be required by the local jurisdiction.

Sign Shop Drawings

Sign shop drawings shall be submitted by the Tenant, for the Landlord review and approval, prior to fabrication and installation of the sign. These shop drawings provide complete information for the Landlord to understand the signage design and appearance.

Sign Shop Drawings shall:

- Provide a store elevation, dimensioning each sign location.
- Provide a section(s) through the sign relative to the lease line

- Identify the materials, color scheme, fabrication techniques, illumination and mounting systems, and the access for repairs and/or re-lamping (photographs of similar signs should be submitted if available)

If approved for use at the property, blade sign shop drawings shall include, in addition to above, colored elevation of sign indicating the dimensions of all graphics and elements, including sign height, length, and depth. Minimum scale should be 1" = 1'-0".