

RESTAURANT TENANT
DESIGN CRITERIA

07.26.2013

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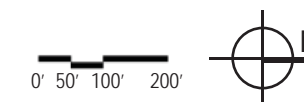
GENERAL DESIGN CRITERIA

The exterior restaurant tenants play a significant part in the successful development of University Town Center. The landlord is allowing the individual tenants to maximize their architectural character and tenants are encouraged to create unique and exciting fronts. The building line established by the landlord is only the starting point for the Tenant design. Restaurant Tenants in particular are encouraged to open their fronts to outside seating areas, in order to take advantage of the landscaped plaza area in front of the space.

Tenants are obligated to review their premises on site in detail to determine what localized conditions such as roof conductor locations, etc. may pertain and to determine in conjunction with the tenant coordinator how they may treat or otherwise deal with such conditions. Any changes to the roof provided by landlord contractor will be at tenant's expense.

Any damage to the premises or the building, caused by the Tenant or any of its employees, agents, visitors, contractor(s) or workmen, shall be repaired forth with by parties designated by the landlord at its sole discretion and at the expense of the tenant.

Tenants must waterproof the floor in any wet areas, ie: kitchen, service, bar and toilet rooms, prior to installing any final finishes. The waterproofing must be a membrane type coating, applied continuously, that continues up and terminates properly at the walls a minimum height of four inches. Anti-slip coatings or a final floor finish may be applied over the membrane.



STOREFRONT DESIGN

1. Landlord Structural Enclosure: As indicated in the following diagrams, the Landlord is providing structure and closure (roof) up to the Tenant exterior lease line.
2. Tenant Storefront: The Tenant will be required to provide a complete, weather tight envelope to the side demising partitions and roof flashing above.
 - Storefront construction must comply with hurricane wind design requirements as defined by applicable governmental authorities and FM Global.
3. Storefront Articulation: Tenants are urged to utilize a variety of planes and facade treatments, both horizontal and vertical in their design to create a three-dimensional feel to the storefront. Tenants are urged to utilize this range of height as an opportunity to add variety in the design elements of the façade. The Landlord has established an allowable pop-up/pop-out zone limited per ratio of storefront as follows:
 - Parapet: Existing base building parapet is 27ft. Tenant may extend their storefront finishes up to 30ft in height for the entire length of the storefront (from demising wall to demising wall) per the total pop-up and parapet area calculation below.
 - Pop-Up/ Pop-Outs: Allowed on the tenant storefronts as follows:
 - i. Spaces 101,103,105,107 = West Façade
 - ii. Spaces 173-174 = East Façade
 - iii. Pop Out/Up starts 2 ft off the demising leaseline
 - iv. 8"-24" max Pop Out past leaseline
 - v. 12ft max depth of Pop Out/Up (overbuild base building)
 - vi. 35ft max height of Pop Up (Existing base building parapet is 27ft)
 - Total Pop-Up/ Pop-Out and Parapet Area: The combination of the tenant Pop Out/Up and Parapet Area may not exceed 8' x lineal frontage area x 50%. Tenant design elements are subject to Landlord review.
 - (Refer to Sheet 4 through 9 for Diagrams that relate to specific details and allowances).
4. Materials: Storefronts shall be constructed of finished, durable materials suitable for exterior use in the Sarasota area climate.
 - Permitted materials include: wood (natural, finished and painted), steel, wrought iron, cement plaster, ceramic tile, stone, masonry, stained concrete and glass.
 - i. Painted metal surfaces shall be factory applied baked enamel finish to assure an even, high quality finish.
 - ii. All exposed woods used for exterior storefront construction shall be of a kiln-dried, mill quality finish.
 - iii. Additional materials will be reviewed on a case-by-case basis
 - The following materials and finishes are prohibited for exterior use on storefronts:
 - i. Standard or split face concrete masonry units
 - ii. Shingles of any material
 - iii. Standard extruded thin gauge anodized, mill finished
 - iv. Field painted metal
 - v. Plastic, plastic laminates, vinyl, rubber, etc.
 - vi. Mirrored glazing
5. Glazing: Tenant's glazing at a pedestrian level must be transparent to provide views into Tenant's space. A durable, impact resistant and pressure washable base material is required on all storefronts.
 - Height: The minimum height for this base is 8" although Tenant is encouraged to integrate the base module with their overall storefront concept.
 - Construction: Storefront construction must comply with hurricane wind design requirements as defined by applicable governmental authorities and the Landlord Insurance Underwriter, FM Global.
6. Doors/Entries: Tenants are required to use swinging entrance doors for their primary entry.
 - Doors-General:
 - i. Automatic sliding entrance doors may be permitted in limited instances where Tenant can prove hardship.
 - ii. Overhead rolling doors, air curtains and other full-width storefront closure systems are not permitted except as noted below.
 - iii. Tenant may employ multiple swinging entrance doors to provide a greater degree of openness to the storefront.
 - iv. Restaurants with exterior seating and Tenants with a regular exterior sales display area are permitted to have secondary doors including those that extend the width of their exterior presence provided that these secondary doors are in keeping with the quality and character of such products as "Nanawall" enclosures and glazed "garage" type doors.
 - Materials: Doors are to be constructed of wood, steel or anodized aluminum. Door hardware shall be of a consistent finish and selected to complement the overall storefront character. All doors must have thresholds and door sweeps integrated into their design. Aluminum thresholds are not permitted.
7. Awning/Canopies: Tenants are encouraged to incorporate architectural canopies or custom canvas awnings into the overall storefront design.
 - Dimensions: Such canopies or awnings may extend fifteen feet (15') (Min. clear height: 10'-0" for canopies/ 9'-0" for canvas awnings) Intermediate canopy supports must complement the design of the overall storefront. The shape and depth of tenant's canopy or awning should reflect the storefront configuration.
 - Signage: Signs may be incorporated into Tenant's canopy or awning subject to the design guidelines for signs (See Exterior Signage Section).
 - Awnings: Awnings should be constructed of a minimal aluminum or steel tube framing with a painted finish to compliment the overall tenant design.
 - i. Conceal all fasteners and grind welded seams to smooth finish
 - ii. Excessive cross-bracing should be avoided in the awning design.
 - Materials: Sunbrella "Firesist" fabric covers, or equal, are required. Internally illuminated vinyl awnings are expressly prohibited. Canopy design is subject to Landlord review.

Intent/ Objective:

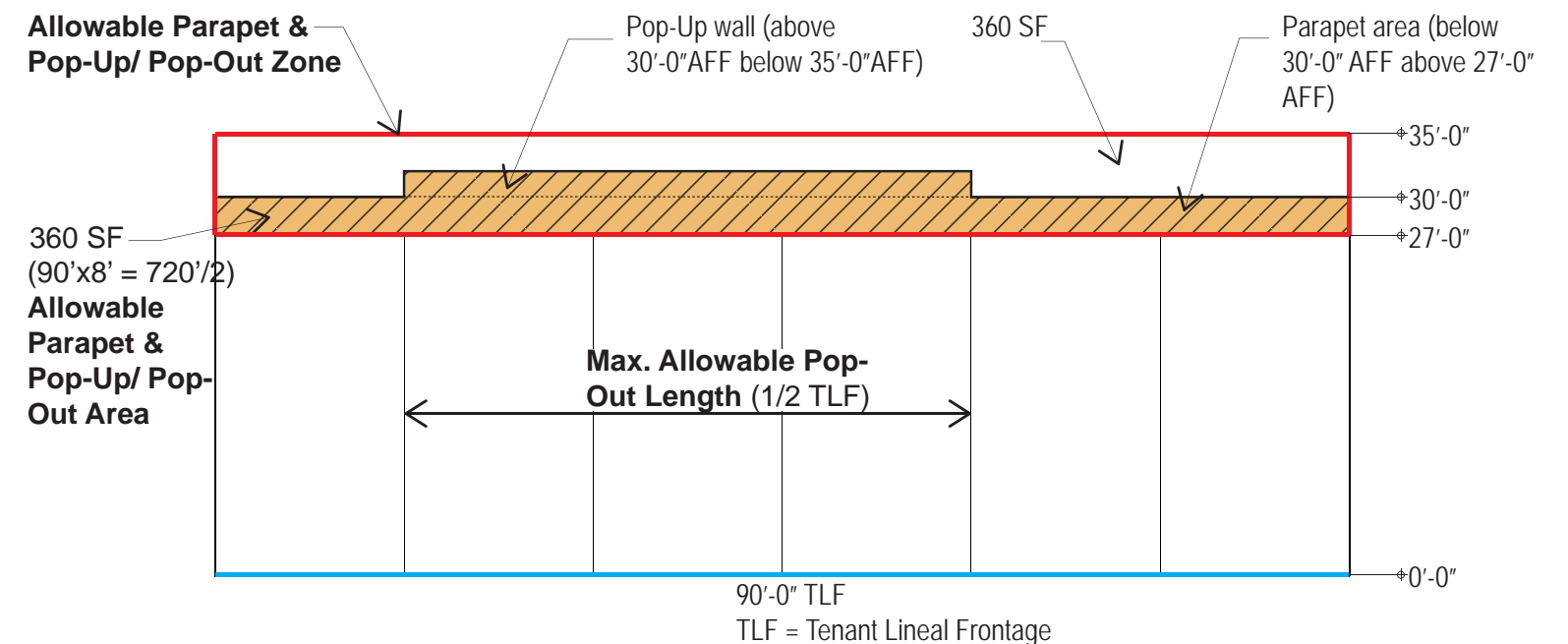
ENCOURAGE:

- A VARIETY OF WALL HEIGHTS
- INTEREST IN BUILDING MASSING
- HIERARCHY AT ENTRIES
- ALLOW FOR UNIQUE TENANT BUILDING EXPRESSION

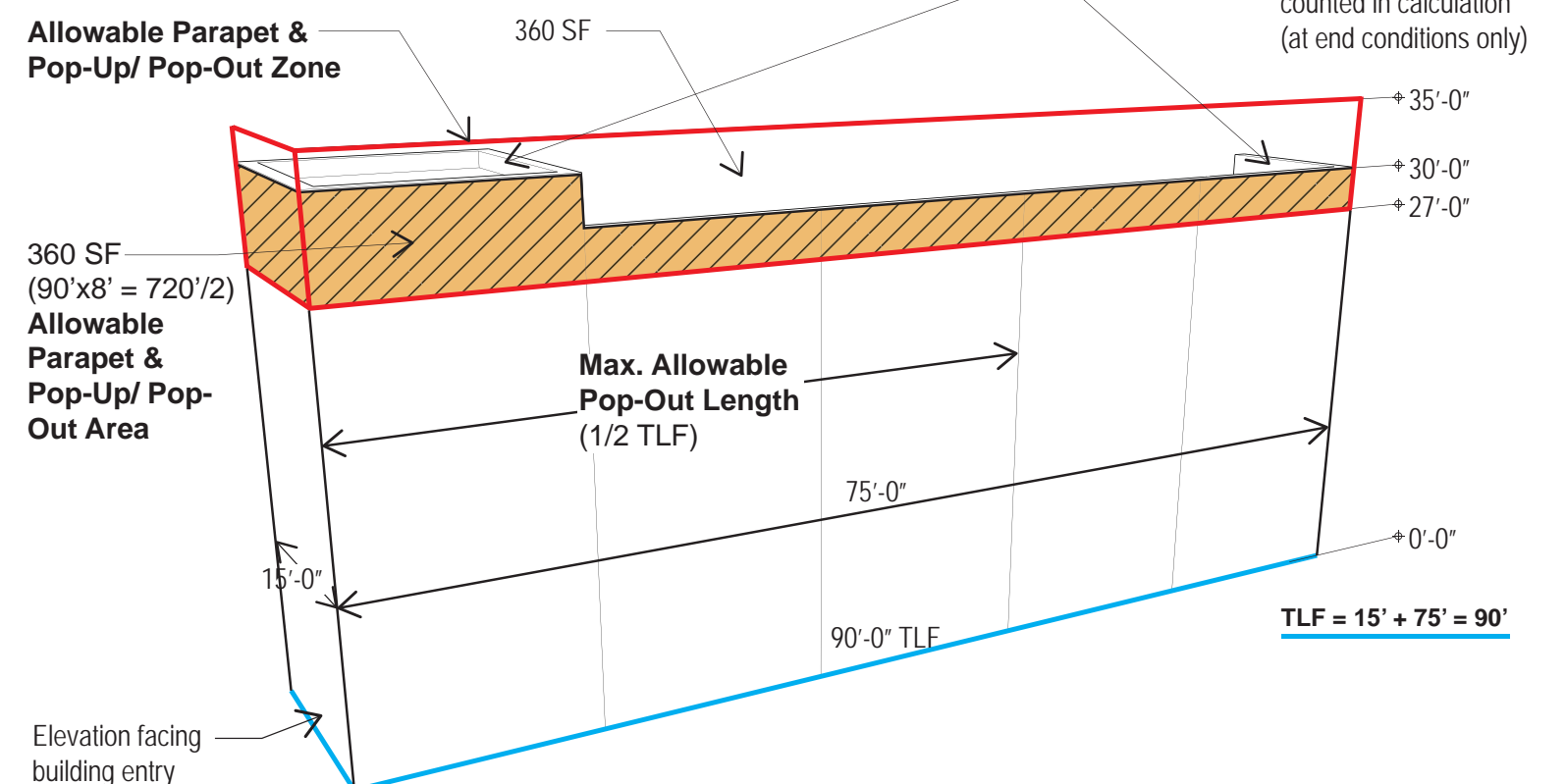
Definitions/Criteria:

- **Tenant Lineal Frontage** - Total length of allowable tenant frontage along main facade & facade facing adjacent building entries or ring road (Measured from adjacent landlord provided wall surface to demising wall or exterior building corner.) (Return wall area at adjacent loading dock areas is not included.)
- **Parapet Walls**- Any wall area between 27'-0"AFF & 30'-0"AFF at or beyond the lease line. [Permitted up to tenant demising walls and adjacent landlord supplied wall surfaces]
- **Storefront Pop-Ups** - Any wall construction above 30'-0"AFF up to 35'-0"AFF as permitted based on wall area above 27'-0" calculation
- **Storefront Pop-Outs** - Allowable 2'-0" architectural extensions beyond tenant lease line as options to add variety in building massing and design. [Permitted up to 2'-0" from tenant demising wall. The extent of pop-outs is limited to the allowable location of pop-ups, up to 50% of tenant lineal frontage or adjacent landlord supplied wall surface.]
- **Allowable Parapet & Pop-Up Zone** - Maximum building face area above 27'-0" along tenant frontage (including both pop-ups & parapet walls). Based on formula: Half the area determined by multiplying the total lineal frontage by the maximum allowable height. $(TLF \times 8') / 2$. Area which is not contiguous with the tenant frontage such as pop-up returns and end wall parapets is not included in maximum wall area above 27'-0" calculation and is permitted in excess of the max. area. (See Example A & B)
- **Architectural Canopies** - Constructed canopies, porches or overhangs incorporating architectural finished, lighting & structure.
- **Awnings** - Fabric canopies or sun shades with light weight metal framing
- **Cornice/ Wall Projections** - Maximum 1'-0" wall projections from lease line or pop-out (typically at top of parapet or pop-up)

TENANT ELEVATION EXAMPLE A



TENANT ELEVATION EXAMPLE B

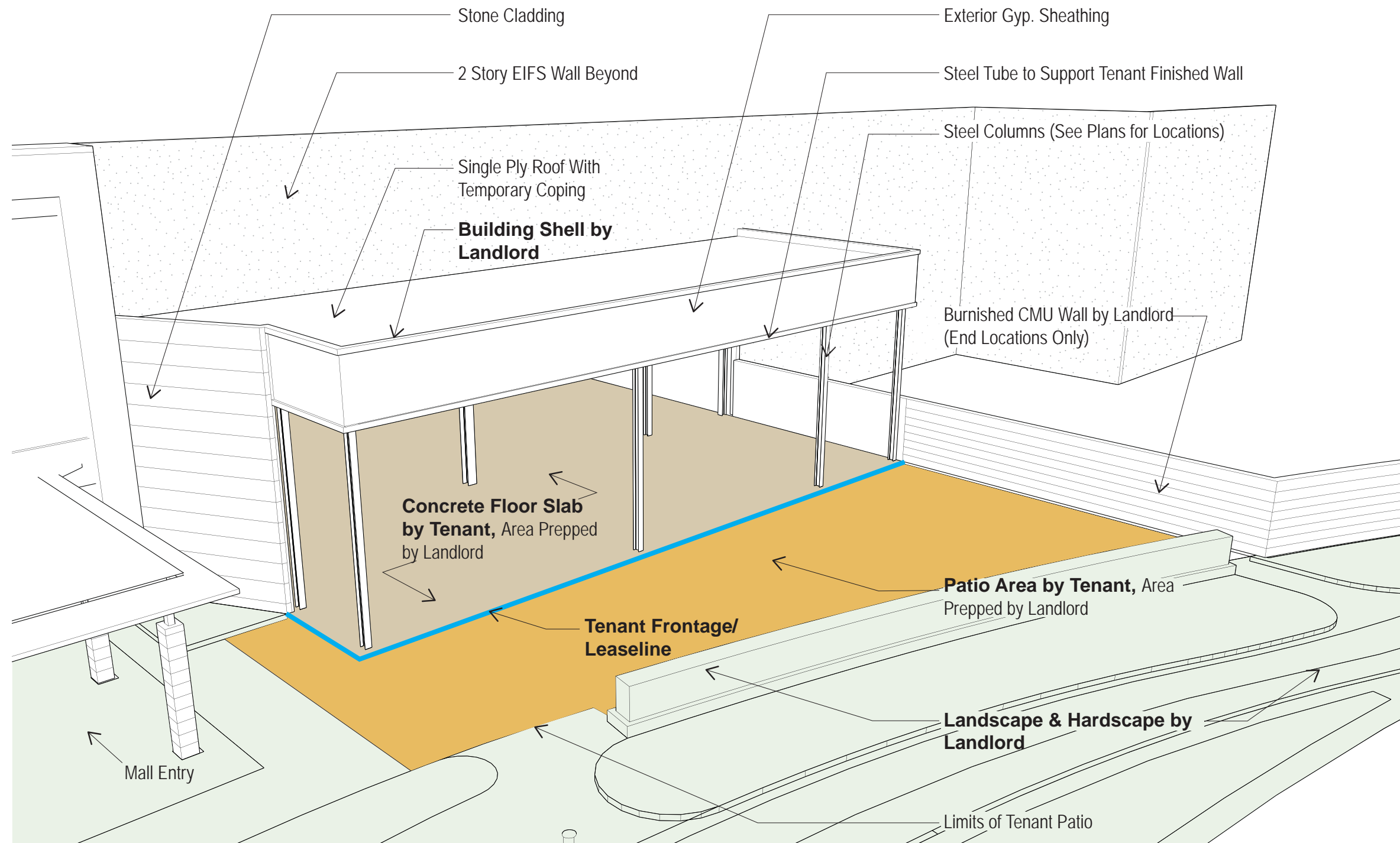


Legend

 Tenant Pop-Up/Pop-Out Example

BUILDING SHELL AND GROUND PLANE

Restaurant Tenant General Example

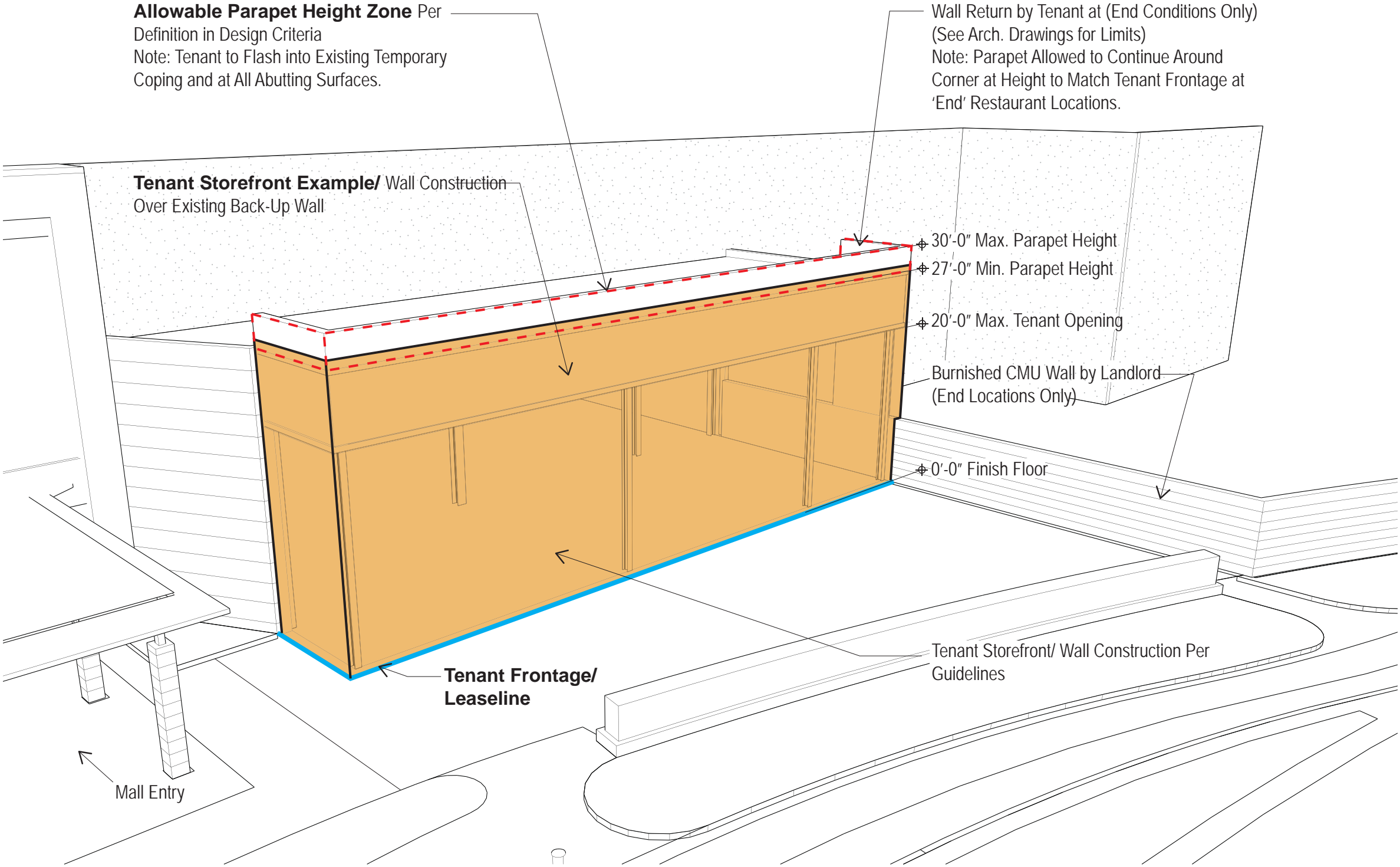


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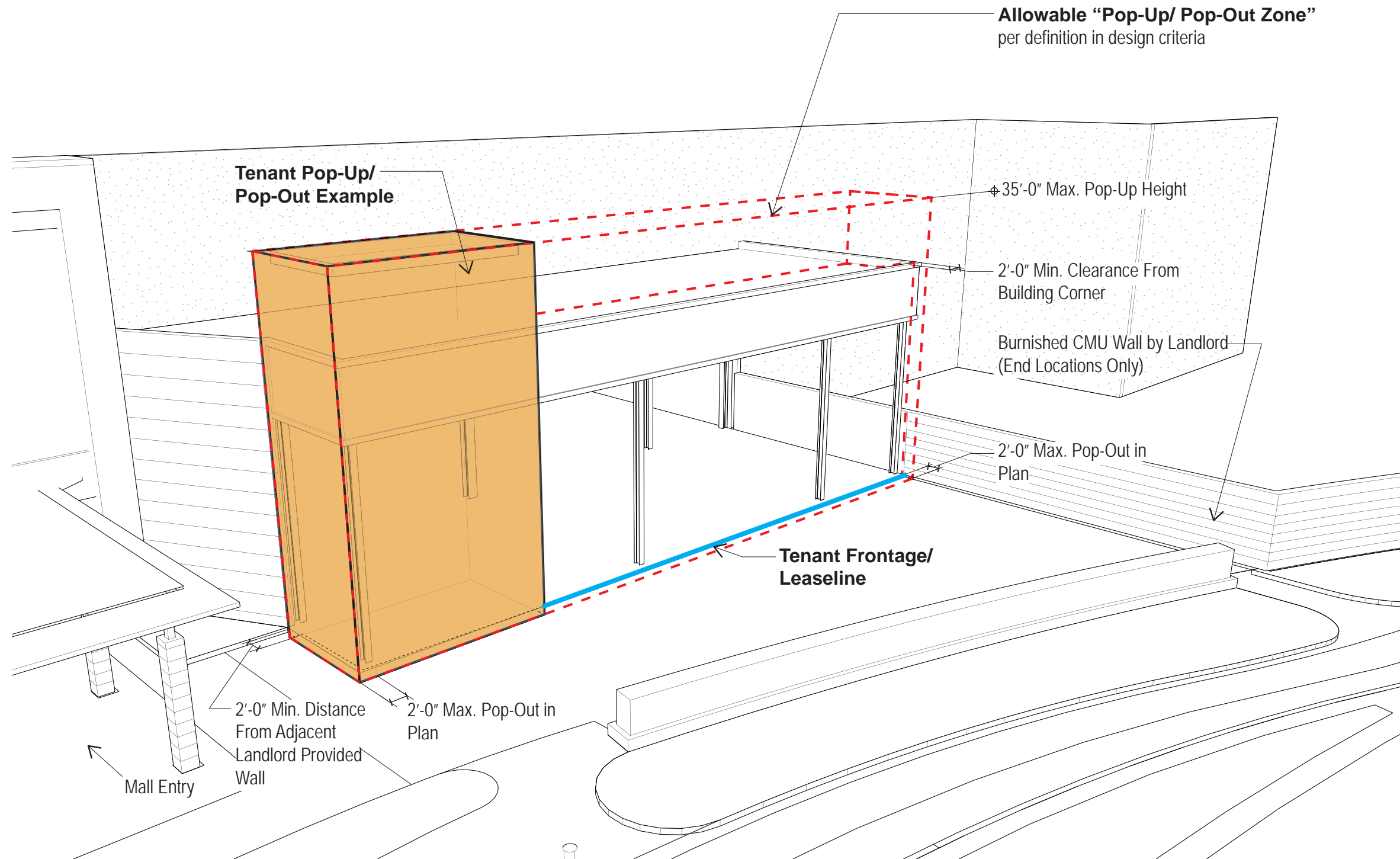
- Construction by Landlord
- Patio Area by Tenant
- Floor Slab by Tenant
- Landscape & Hardscape by Landlord

STOREFRONT CONSTRUCTION & PARAPET HEIGHT

Restaurant Tenant General Example

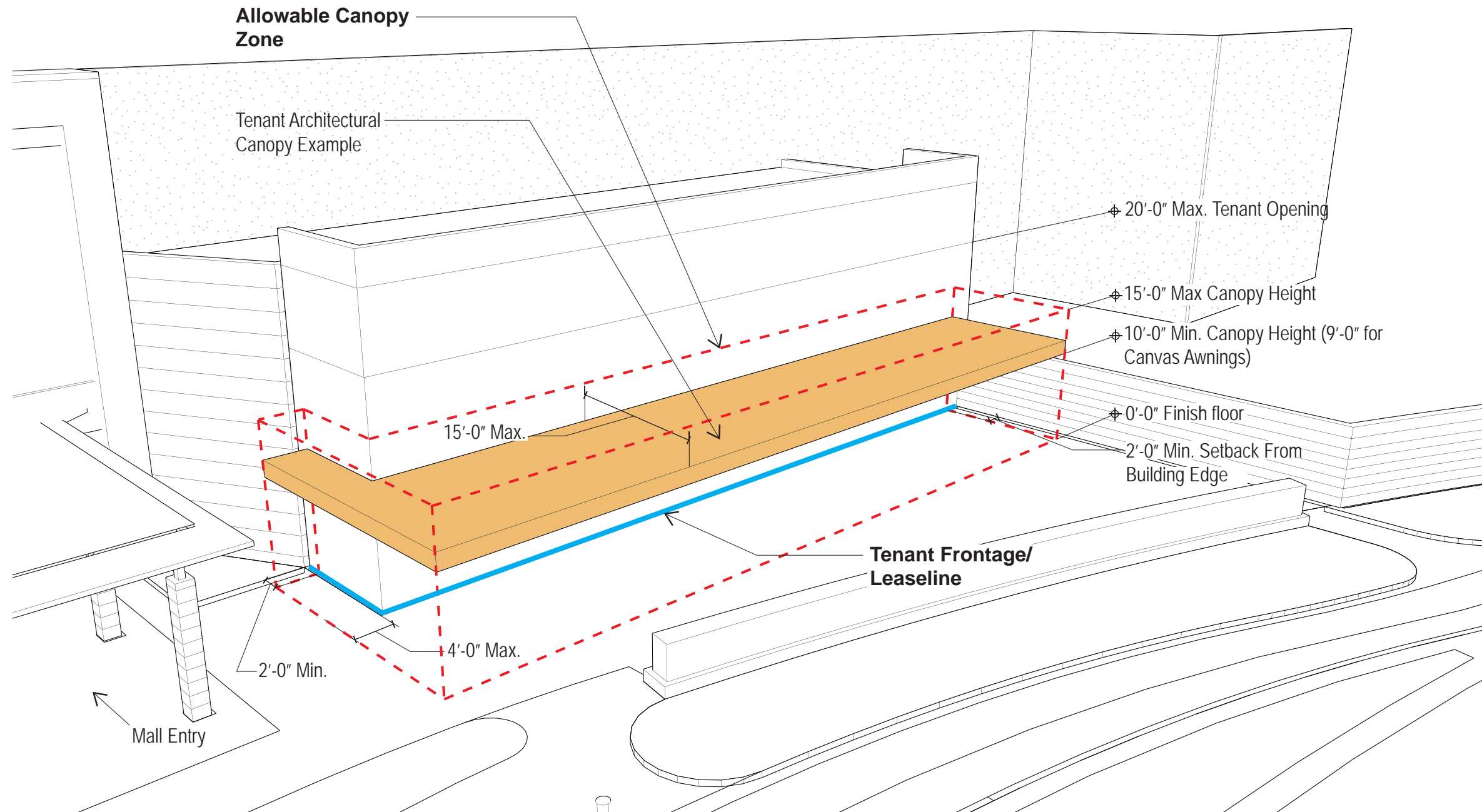


Legend
 Tenant Storefront Example



Legend

 Tenant Pop-Up/ Pop-Out Example



Legend

 Allowable Canopy Zone

WEST EXTERIOR RESTAURANTS PLAN



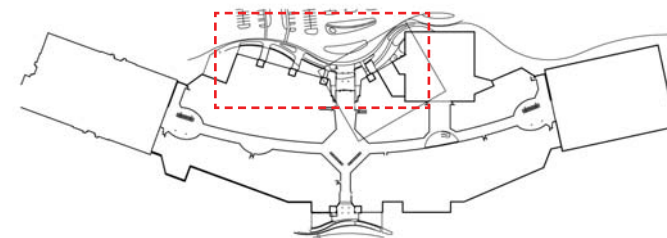
West Restaurant - Floor Plan



Notes:

- Tenants allowed to modify landlord provided screen wall at ends (adjacent to service areas) per landlord approval.
- Tenants allowed to modify landlord provided hedge to accommodate required exit paths per landlord approval.

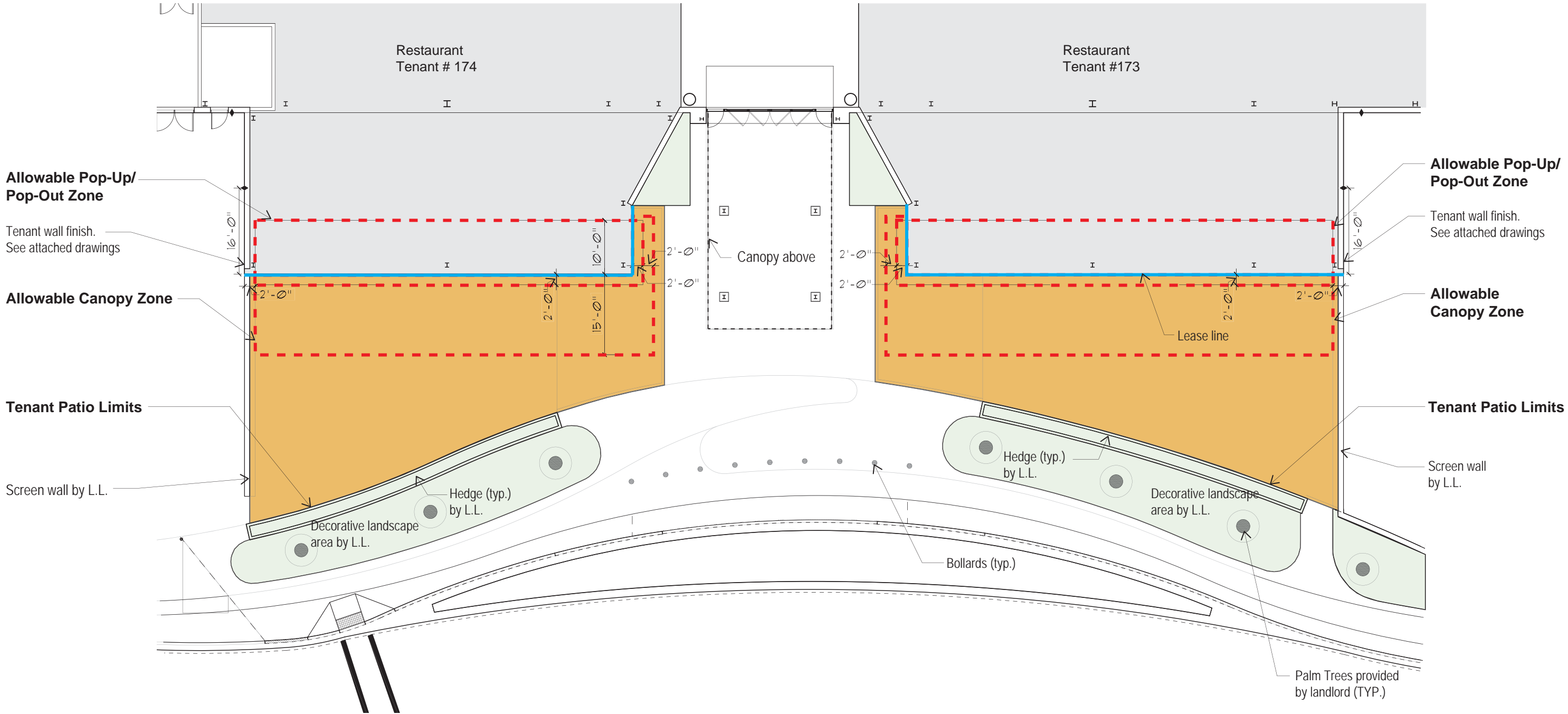
Key Plan



Legend

- Limits of Allowable Canopy & Pop-Up/ Pop-Out Zone
- Tenant Frontage/ Leaseline
- Tenant Patio Limits

EAST EXTERIOR RESTAURANTS PLAN



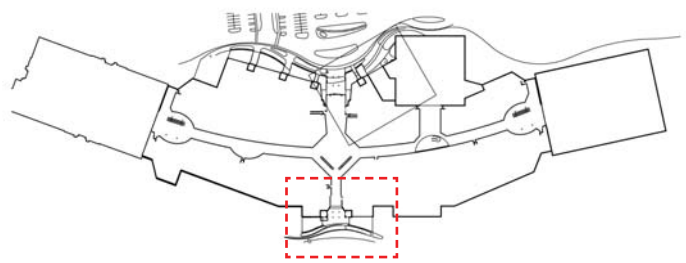
East Restaurant - Floor Plan



Notes:

- Tenants allowed to modify landlord provided screen wall at ends (adjacent to service areas) per landlord approval.
- Tenants allowed to modify landlord provided hedge to accommodate required exit paths per landlord approval.

Key Plan



Legend

- Limits of Allowable Canopy & Pop-Up/ Pop-Out Zone
- Tenant Frontage/ Leaseline
- Tenant Patio Limits

EXTERIOR SIGNAGE

Restaurant General Sign Guidelines:

- a) The average height of sign letters or components shall not exceed twenty-four inches (24") max
- b) No part of the sign letter shall hang free of the background.
- c) Signs shall be limited to the restaurant name only.
- d) Sign letters or components shall not have exposed neon or other lamps. All light source shall be concealed by translucent material. Surface brightness of translucent material shall be consistent in all letters and components of the sign. All edges and backs shall be fully encased in metal.
- e) The restaurant sign shall not employ the name of the shopping center as part of restaurant id.
- f) The outer limits of sign letters, components or insignia shall fall within a rectangle, the two short sides of which must be at least twenty-four inches (24") from the side lease lines of the leased premises.
- g) All electrical sign components must bear U.L. label. Such label must be inconspicuously placed.

Restaurant Sign Prohibitions

- a) Signs employing moving or flashing lights or any audible or moving components.
- b) Signs exhibiting manufacturer's name, stamps or decals.
- c) Signs employing painted an/or non-illuminated letters.
- d) Signs employing luminous-vacuum formed plastic letters.
- e) Signs of box or cabinet type, employing transparent, translucent or luminous plastic background panels.
- f) Shadow-box type signs.
- g) Signs employing unedged or uncapped plastic letters with no returns.
- h) Any exposed fasteners whatsoever.
- i) Cloth, paper, plastic or cardboard signs, stickers, decals, or painted signs of any kind, hung around, on or behind storefront glass or within restaurant space.
- j) Back-illuminated signs.
- k) Free-standing signs.
- l) Trademarks

Restaurant Tenants will be allowed both Primary and Secondary signage which must adhere to both the signage criteria guidelines in this document as well as the Sarasota County Signage Ordinance.

1. For Restaurants under 40,000 SF the following Sign SF is allowed:
 - i. Less than 100 linear feet of building frontage- 2 SF per linear foot of total signage is allowed for all signs.
 - ii. 100' or more linear feet of building frontage - 200 SF total is allowed for signs.

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

- **Primary Sign**

- i. **Wall/Flat Sign:** One sign with a maximum average letter height of twenty-four (24") Signage type options include: Internally Illuminated Channel Letters, Halo Illuminated Pan Channel Letters, Mixed Media, Internally Illuminated Sign Cabinets and Externally Illuminated Sign.

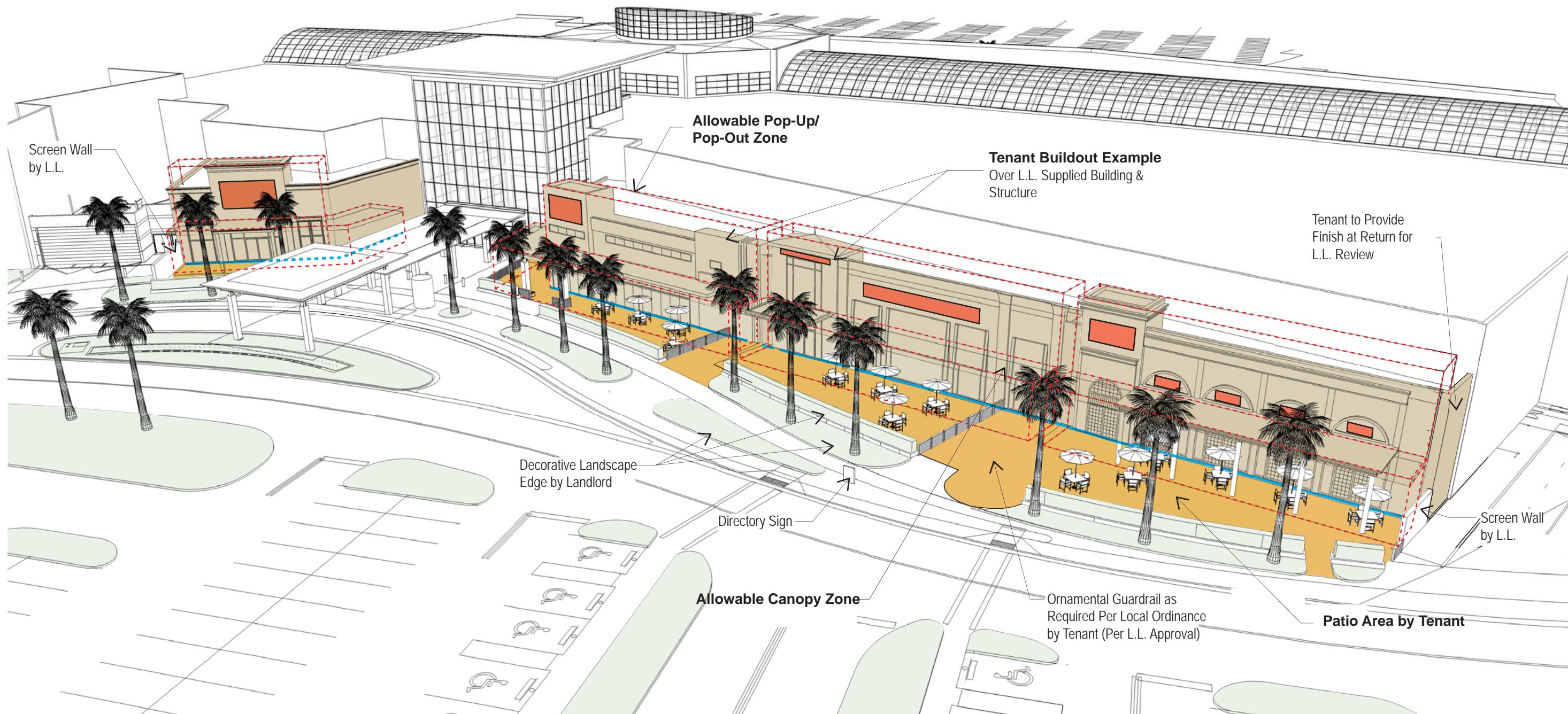
- ii. **Internally Illuminated Channel Letters** shall have opaque metal returns with or without translucent acrylic faces. Letter forms may not exceed twenty-four inches (24") in height and a return thickness of four inches (4") max.
- iii. **Halo- Illuminated Letters** (Silhouette Letters) shall be fabricated metal with polished, brushed or baked enamel painted finish, and must be back-lit. Letters may only be used against solid surface material (ie: brick, tile etc.) Letter forms may not exceed twenty-four inches (24") in height and must have a return thickness of four inches (4") max.
- iv. **Mixed Media** can be a combination of internally illuminated channel letters and halo-illuminated letters with non-illuminated letter or graphic forms. A minimum of two (2) colors shall be used.
- v. **Internally Illuminated Sign Cabinets** shall consist of an opaque metal sign face with routed letters and push-through acrylic type. The cabinet shall be recessed into the wall and backlit. Acrylic letters must project from 1/2" to 1" from sign face.
- vi. **Externally Illuminated Signs** may be used subject to Landlord approval.

- **Secondary Sign**

- i. **Canopy Sign:** One (1) sign per storefront with a maximum area per canopy of 20 sf. and a maximum letter height of 18", and a maximum combined sign and canopy height of 5'-0".
- ii. **Awning Signs:** One (1) sign per window bay expression or door/ entry bay with a maximum area per awning surface of 30%, and a maximum canopy valance height of 9".
- iii. **Applied Letters/ Graphics:** A maximum height of 3" and maximum line length of 36" internally applied to the storefront glass.
- iv. **Nameplate Signs:** Signage with a maximum sign area of 10 sf., projecting a maximum distance from the wall of 1" is allowed.
- v. **Space Identification and Restroom Signs:** As required by Sarasota County.

- **(Refer to Sheet 13 through 14 for Diagrams that relate to signage).**

WEST EXTERIOR RESTAURANT EXAMPLE W/ SIGNAGE CRITERIA



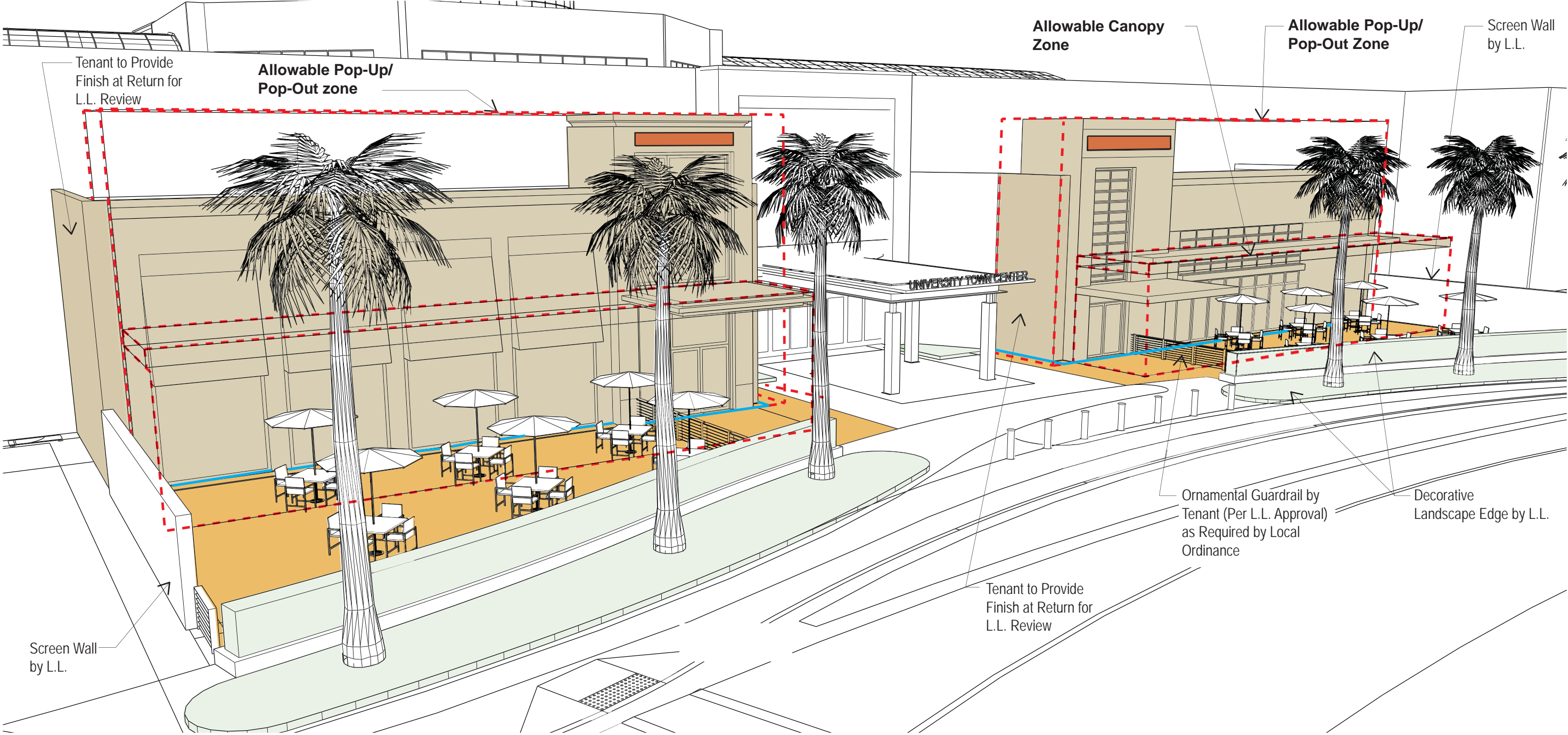
Signage Criteria

FOR BUILDINGS UNDER 40,000 SF - THE FOLLOWING SIGN SF IS ALLOWED
 For tenants with less than 100 linear feet of building frontage - 2 SF/ linear foot of total signage is allowed for all signs.
 For tenants with 100' or more linear feet of building frontage - 200 SF total is allowed for all signs.

Legend

- Limits of Allowable Canopy & Pop-Up/ Pop-Out Zone
- Tenant Frontage/ Leaseline
- Patio Area by Tenant
- Tenant Buildout Example
- Sample Allowable Signage
- Construction by Landlord

EAST EXTERIOR RESTAURANT EXAMPLE W/ SIGNAGE CRITERIA



Signage Criteria

FOR BUILDINGS UNDER 40,000 SF - THE FOLLOWING SIGN SF IS ALLOWED
 For tenants with less than 100 linear feet of building frontage - 2 SF/ linear foot of total signage is allowed for all signs.
 For tenants with 101' or more linear feet of building frontage - 200 SF total is allowed for all signs.

Legend

- Limits of Allowable Canopy & Pop-Up/ Pop-Out Zone
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- Sample Allowable Signage

EXTERIOR AMENITIES CRITERIA

EXTERIOR PAVING & ORNAMENTAL GUARDRAILS

The Tenant shall provide exterior paving and 36" ht. ornamental guard rails (or alternative separation) at its exterior storefront as delineated in the Tenant's lease agreement. This requirement is to facilitate the proper construction of the Tenant storefront façade and to allow the tenant to create pattern and finish that will reinforce the façade design and to further define the tenant's outdoor seating ambience.

1. **Guardrails:** The guardrails are to contain patrons within the Tenant outdoor seating area as required by the local Liquor ordinances and should utilize design elements such as planting and decorative rails that are sophisticated and unique while still in keeping with the overall UTC design.
2. **Color Palette:** A neutral palette for paving and guardrails is recommended for cohesive look that creates a backdrop for variation and accents within the Tenant's FF&A.
3. **Finishes:** At a minimum, the Tenant will extend the Landlord's material finishes and patterns to the line of the Tenant façade, including recesses for entry doors or other architectural features. Refer to lease exhibits that define in detail Landlord's work.
4. **Enhancements:** Tenants are encouraged to enhance pavement finishes in areas directly related to outside seating, merchandising or entry areas. Such enhancements could include concrete or stone pavers, integral color, exposed aggregate concrete or enhanced scored patterns. All such enhancements shall be installed to commercial standards, meet all ADA requirements, and shall be subject to approval of the Landlord.

OUTDOOR SEATING

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

1. The seating area and any surrounding railing or enclosure cannot impede or restrict the required or desired pedestrian pathways. Allowable areas for outdoor seating will be defined in Tenant's Lease Agreement.
2. Tables and chairs used in outdoor seating areas, including those under awnings or canopies, must be rated for commercial outdoor use. If tables and chairs are chained together overnight for security, the cables and locks must be discreet and fully removed during business hours.
3. All outdoor seating layouts and furnishings are to be reviewed and approved by landlord.

EXTERIOR ACCESSORIES

Where space permits, Tenant is encouraged to accessorize their storefront through the addition of potted plants, benches, umbrellas, heaters and other non-permanent and readily movable elements in the area immediately in front of Tenant's storefront. Accordingly, such accessories shall be the property of Tenant, subject to the terms of the Lease Agreement, and maintained in a first-class manner.

1. Accessories shall be contained between Tenant's lease lines and shall not impede or restrict pedestrian or vehicular movement. Any accessories left outside on a regular basis should be of a size and weight to discourage theft. If accessories are chained together overnight for security, the cables and locks must be discreet and fully removed during business hours.

