

TENANT DESIGN MANUAL

JANUARY, 2018



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PROJECT OVERVIEW

The Shops at Riverside is located in Hackensack, New Jersey at the intersection of Route 4 and Hackensack Avenue, in the heart of Bergen County. The center is midway between the George Washington Bridge and the Garden State Parkway, only minutes away from Manhattan.



A PLACE FOR YOUR GO-TO SHOPPING, DINING & ENTERTAINMENT

The Shops at Riverside will offer a retail experience unlike any other in New Jersey with a carefully curated mix of shops, restaurants, and entertainment from a blend of international, national, regional, and local retailers. The Shops at Riverside is anchored by Bloomingdale's and includes high-end specialty stores, AMC premium luxury theater, and distinctive restaurants offering a unique shopping and dining experience in New Jersey.



TENANT INFORMATION PACKAGE

The Tenant Information Package (TIP) is intended to provide you with the project’s design and construction criteria and consists of several parts:

COMPONENT	DESCRIPTION
TIP Index	Will provide a comprehensive list of topics to help locate information
Tenant Design Manual	Provide mall-specific architectural, sign and engineering design criteria
Architectural Criteria	Outline submission requirements and will provide necessary guidelines to design your store
MEP/FP Criteria	(Same as architectural criteria)
Bulletins	Bulletins & Updates

To access the Tenant information package:

- The Tenant Information Package can be accessed from Simon’s website www.simon.com.
- Select the “Business” tab, search for the property name, click on the “Tenant Info Package” link on the lower right side of the page.
- If you have difficulties working with the website, please contact your Tenant Coordinator.
- Tenant design professionals may access design criteria, base building drawings and other information required to develop and complete tenant drawings on Buzzsaw by contacting their Tenant Coordinator.

* For questions regarding the Landlord design and construction requirements, please contact your Tenant Coordinator. Tenant to field-verify all lease conditions.

BASE BUILDING DATA

Occupancy/Use:

Mercantile
Covered Building

Construction Classification:

Type 1B Construction
2-hour-rated spray-on fire proofing is required on all steel columns, beams, joists, and deck throughout the mall.

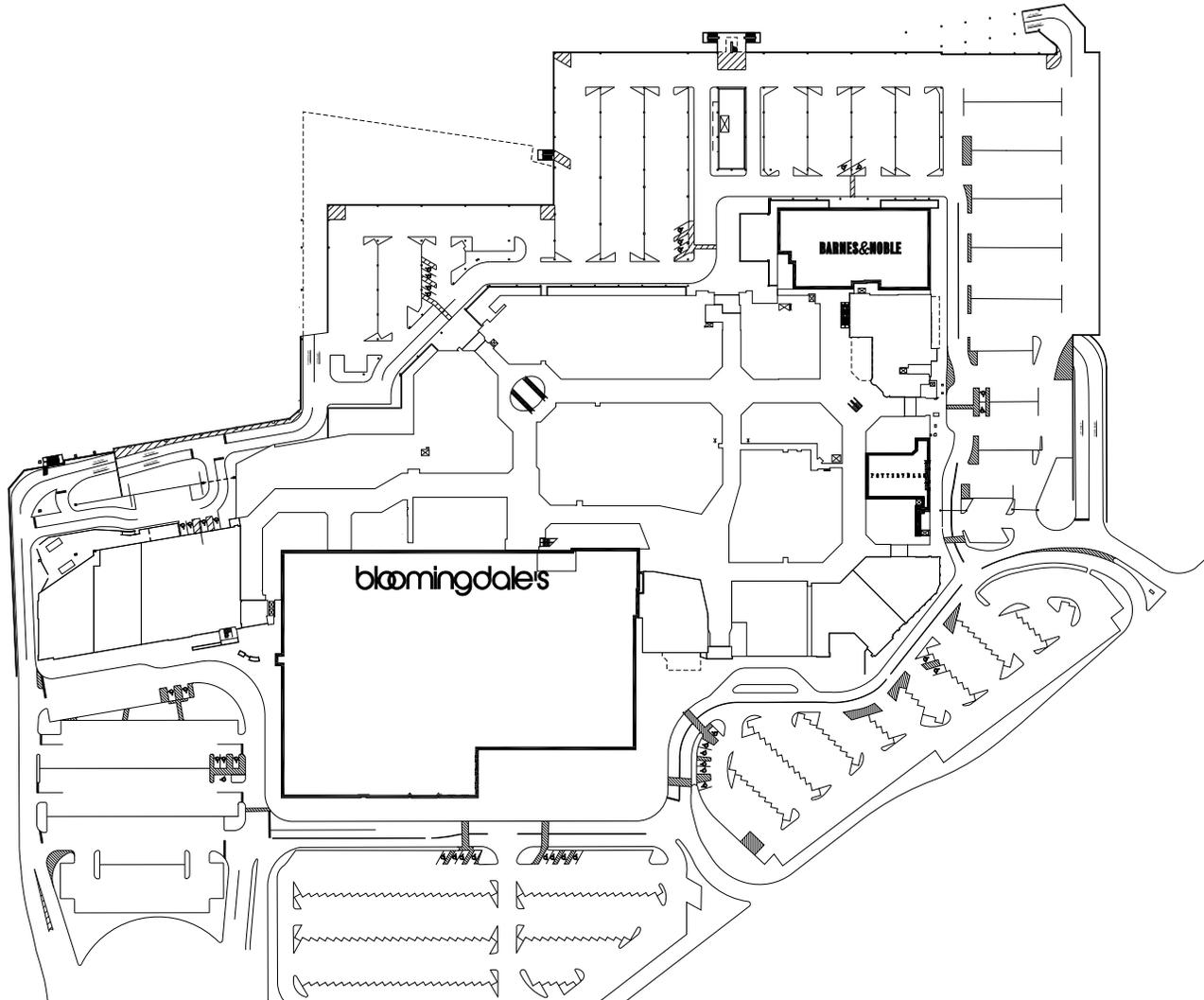
Building Levels:

Three (3) levels

Sprinkler System:

Fully sprinklered, Non-combustible

OVERALL SITE PLAN



2.0 STORE DESIGN

DESIGN OVERVIEW

The vibrant character of great shopping destinations is comprised of exceptional storefronts, texture, color, lighting, graphics, and merchandising enlivening the pedestrian experience. The character and identity of each Tenant will enhance the surrounding public space. The architectural expression of each tenant will help to create a vibrant, unique, and exciting shopping environment. The architectural design of The Shops at Riverside was developed through tremendous efforts of a highly talented team, working in a continuous, collaborative environment to create this forward-thinking project. Internationally known architects, designers, and consultants have worked hand in hand with The Landlord to explore creative ideas and leverage the expertise of all involved. The creative foundation which has been established by the world-class design team is the basis from which each Tenant and their design team should build. The Landlord is encouraging each Tenant to continue this collaborative process throughout the Tenant design effort and implementation. The Landlord has purposefully established very minimal design criteria to encourage each Tenant to push the boundaries. The Landlord welcomes energetic and engaging ideas. Each Tenant should move beyond the customary standards of their particular operation and strive for design that creates an entirely unique experience.



TENANT DESIGN EXPRESSION

Tenant design professionals are encouraged to view these renderings as inspiration to create storefronts that enhance the shopping experience at The Shops at Riverside. Tenants are encouraged to exceed and not simply replicate mall prototype storefronts. High-quality materials, trendsetting design and balanced composition shall be a high priority of the Tenant design professional and will be carefully reviewed, encouraged, and enforced by the Tenant Coordinator.



GENERAL DESIGN CRITERIA

The general design philosophy is to conceive new stores and new storefronts with maximum height and transparency using a refreshingly new design approach, resulting in innovative, state-of-the-art storefront and signage design. Tenants are encouraged to express their individuality and their brand identity through their originality in store design and merchandising.

This Tenant Design Manual is intended to work in conjunction with The Architectural Criteria Book and MEP Criteria Drawings. 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, Leasing/Property Name/Property Information.

STOREFRONT DESIGN CONTROL ZONE

The Tenant Storefront Design Control Zone is the area of the store extending from the storefront lease line into the store a minimum of five feet (5'-0") across the entire width of the store. Since the appearance of this zone is critical to the overall store appearance, design solutions, and materials are expected to be of the highest quality. The design zone will be closely reviewed by Landlord for design and use.

Ceiling materials shall consist of gypsum board, wood, metal, or other types of hard surface materials. Acoustical ceilings and open ceilings will not be permitted in this zone.

Sprinkler heads shall be fully recessed with cover plates at entry vestibule and storefront show windows.

Any speakers within 5'-0" of the entry shall have a separate volume control that can be set to the Mall Manager's specified level.

STOREFRONT DESIGN CONTROL ZONE

The backs of Emergency Exit signage/lights (over the entry doors) must not be visible from the common area.

Security systems shall be fully concealed. Gate style or stanchion security systems are not permitted if visible from the exterior common area. Security cameras, vision panels, or “bubbles” shall not be exposed to public view in the Design Control Zone.

All walls within this zone shall be provided with high-quality finish material—plain painted surfaces are not permitted. Materials such as stone, tile, wood panels, the use of trim, and other decorative treatments shall be utilized. Slat wall and grid wall are not permitted.

No previous Tenant storefront, or storefront materials, fixtures, or finishes shall be reused.

ENTRIES & WINDOWS

Doorways are celebrated and made monumental by a series of special elements added to the frame around the wall. All window and door openings shall be square or vertical in proportion, and any other divisions of openings shall happen as a system of squares or vertically proportioned rectangles.

STORE DISPLAY & MERCHANDISING

Extending 5'-0" back from the storefront glazing, the side walls and show windows shall be dedicated for use as a high-quality show window display. A creative display is required for standard merchandise racks, and wall finishing materials such as slat wall and prepackaged wall mounted grid systems are prohibited.

Distinctive, high-quality, and appropriate display techniques, which best showcase the Tenant's merchandise, must be used.

At the storefront entry, display fixtures and merchandise must be placed at least 3'-0" behind the Tenant's entry door. Merchandise rack and display features must not block customer traffic flow in and out of the store.

LOW CEILINGS OR SOFFITS WITHIN THE CONTROL ZONE

There are occurrences within some of the Tenant spaces in which there is a drop-in ceiling height within the Tenant Design Control Zone. In this case, Tenants are encouraged to minimize this transition as much as possible. The use of similar or same ceiling or Control Zone materials is recommended and anything that would bring attention to this condition such as color or lighting is discouraged.

TRANSPARENCY

Retail ground floors shall have between 60% and 80% glazing, as measured from the finished floor. Colored or mirrored glazing and glass block are inappropriate.

ACOUSTICS AND SOUND CONTROL

Proper sound control will be required for all Tenants, including retail and restaurant. Additional information on sound and noise control for all Tenants is on page 21.

STOREFRONT LIGHTING

Display window lighting shall be LED or similar light source, as approved by the Landlord. Light sources and track lighting must not be visible from the common area. Sodium lamps are prohibited in storefront areas.

Show windows and display areas should be adequately lighted and ventilated. Exposed fixture lamps are prohibited without prior Landlord approval. No lamp shall extend below the ceiling or below the display window heads in the Design Control Zone. Displays, show windows and entrances shall be illuminated during Shopping Center's hours of operation, and shall be controlled by an automatic time-clock or control system connected to the Tenant's power supply.

All emergency and exit lighting for the Tenant premises shall be by the Tenant and shall be provided with emergency battery power backup.

The Tenant is prohibited from providing any sign, light, or other building feature, extension, or attachment that will interfere with the Landlord's common area lighting. Strobe, spinner, chase, or moving type of lighting will not be allowed.

L.E.D. SCREENS

L.E.D. screens proposed to be installed at the storefront or within the Design Control Zone require approval by the Landlord, and will be reviewed on a case-by-case basis. If approved, L.E.D. screens shall be incorporated into the overall storefront design and are to be encased within attractive display fixtures to conceal all surfaces except for the screen surface.

They must be mounted a minimum of 3'-0" behind the storefront glass and must incorporate slow-fade-type graphics with no sound, animation, fast movement, strobing, or flashing. Maximum screen size is 42" measured diagonally. All cables and wiring must be concealed from view.



Approved LED samples

STOREFRONT DESIGN EXAMPLES



CLASSIC PORTAL



OPEN GLAZED EXPOSURE



GRAPHIC FACADE



STOREFRONT DESIGN EXAMPLES



ILLUMINATED PANELS

QUALITY FINISHES

OPEN STOREFRONT

SERVICE DOORS

In general, service doors are a Tenant responsibility. Where these doors are visible from the common area, Tenant shall thoughtfully coordinate door into design of the Tenant's facade area.

STOREFRONT MATERIALS

Tenant's storefront design shall maximize the use of glazing and will be subject to Landlord approval. Full height opaque areas of the storefront shall be minimal. A constant height opaque sign band, that extends flat across the entire storefront width, is not acceptable. Varied glazed show window heights and/or projections should be incorporated.

All storefront glazing shall be tempered. Butt joint glazing gaps shall not exceed 3/8". Glazing clips shall be utilized for stability per manufacturers/structural recommendations. Silicone joints are not permitted.

All storefront materials shall be high-quality, durable finishes with minimal maintenance requirements.

NOTE: Artificial finishes, faux products, or synthetic stone, brick, wood, etc. will be carefully reviewed for application, durability, and authenticity.

Storefront and glazing graphics, film, and projection techniques shall be clearly shown on Tenant's drawings and are subject to Landlord's approval.

ACCEPTABLE

- Brick, Stone, Marble, Granite, Hardwood, Wood Veneer (commercial grade products for use in high-traffic areas)
- Powder-Coated Metal or High-Tech Finishes
- Glazing (tempered)
- Precast/GFRC/GFRG

UNACCEPTABLE

- Plastic Laminates/Metal Laminates/Plastic Panels
- Painted Drywall (below 8'-0" AFF)
- Slat Wall or Pegboard, Mill Finish
- Aluminum Storefront/Curtain Wall Systems
- Metal Finishes, Anodized Aluminum, Mirror Finishes
- Field-Painted Metals
- Plexiglas or Plastics, Vinyl or Fabric Wall Coverings
- Soft Woods or Wood Veneers (except for commercial grade products for use in high-traffic areas)
- Lay-In Tile Entrance Ceilings (entry ceilings shall be hard surface such as drywall throughout the Design Control Zone)
- Surface-Mounted Track Lighting in Entrances or Show Windows (track shall be recessed)
- Reinforced EIFS (Exterior Finish Systems) or Stucco

STOREFRONT MATERIALS



Wood



Brick



Block



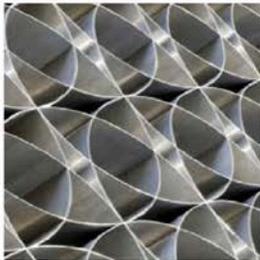
Stone



Tempered Glass



Decorative Glass



Decorative Metal



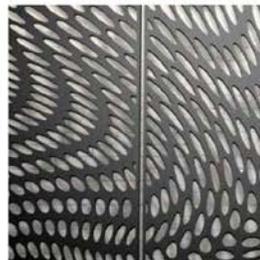
Metal Mesh



Textured Metal



Stainless Steel



Laser Cut



Precast Concrete

PATIO RAILS & OVERHEAD ENCLOSURES

When allowed in the lease, tenants who are permitted to have outdoor patios may design and install a perimeter fence or enclosure, subject to Landlord approval. Rails and enclosures shall be self-supporting (not attached to Landlord's facade) and shall be integrated with the Tenant's exterior expression.

Rails and enclosures shall meet all applicable requirements of the local jurisdiction. All concrete fasteners must be concealed and alteration of Landlord's concrete sidewalk is not permitted.

Overhead structures must also display a design consistent with a high-end center and compliment the aesthetic of the overall facade exterior and when used, design of overhead structure must be fully integrated with the rail system. Transparency through the Tenant's enclosure is important - a solid full height railing system is not permitted.

ACCEPTABLE

- Glass Panels
- Stainless Steel Posts, Cables, and Rails
- Wood Posts and Rails
- Painted Metal Posts and Rails (fully welded construction - no exposed fasteners)
- Louvered Roof System, including vertical enclosure walls, similar to an Arcadia louvered roof system

UNACCEPTABLE

- Roll-Down Canvas and Plastic Enclosures for the Vertical Enclosure
- Signage on Rails or Enclosures
- Temporary Structures
- Canvas



PATIO FURNITURE

Furniture for outdoor dining should be built for outdoor use and should be sufficiently sturdy to withstand reasonable variations of weather and wind. Both chairs and tables should be compact to allow the greatest flexibility in seating options.



ACCEPTABLE

- Chairs of metal (aluminum, steel, or wrought iron), wood, natural materials (wicker or rattan), or metal frames with natural, wood, or plastic parts (resin-woven wicker). All chairs must match. Colors should be natural or dark colors.
- Tables of natural materials (wicker, rattan), metal (aluminum, steel, or wrought iron), with metal, stone, wood, or resin tops. Tables should be natural or dark colors. Although more than one size and shape of table can be used, all tables should match in style.
- Umbrellas made of outdoor fabric with metal stands. Umbrellas should be compact in size and square is preferred over round. Plain colors rather than stripes are preferred. All parts of any umbrella (including the fabric and supporting ribs) must be contained entirely within the outdoor seating area. When extended, the umbrella must measure at least 7' above the surface of the outdoor dining area in order to provide adequate circulation space below. Any part of the umbrella may not exceed 10' above the level of the sidewalk. No plastic fabrics, plastic/vinyl-laminated fabrics are permitted.
- All outdoor lighting, if provided, must be approved by Landlord.

UNACCEPTABLE

- Any furniture or accessories other than chairs and tables (no warming tables, bus tables, etc.)

HEATING ELEMENTS

Food Service Tenants may install natural gas heaters, and ceiling fans that are rated for outdoor use, are permanently installed, and are designed to be fully integrated into the character of the Tenant's exterior presentation. No items may be supported from Landlord's walls, all conduit and piping must be concealed from public view, and mobile propane heating units are not allowed. Exterior fire features may be proposed and are subject to the requirements of this section and Landlord's approval.

OUTDOOR FURNISHINGS & PLANTERS

Tenants are encouraged to select outdoor furnishings that enhance the guest experience of their facility and complement the overall look of the center. Pieces must be commercially rated, comply with all local jurisdictional requirements, and are subject to Landlord's approval. All pieces must be located within the Tenant's patio area described in the lease documents. Planters are not permitted to drain onto or stain hardscape.

INDOOR/OUTDOOR EXPERIENCE

Tenants that are permitted patios are encouraged to design their patios to allow the inside of the restaurant to open out onto the patio by using Nanastyle sliding, bi-fold, or overhead garage-style doors or overhead structures.

RESTAURANT MUSIC AND LOUDSPEAKER MANAGEMENT

Tenants with outdoor seating wishing to provide music must provide accessible volume controls that can be managed by the Tenant's reception desk and sound levels will be coordinated with Property Management requirements. Notification of seating should be electronically through hand-held devices or text.

Tenants should not hang speakers on concrete columns or building components that can cause reverberation in adjoining spaces or above. If this is unavoidable then the speakers will need vibration isolation with transmission not to exceed 1% at a driving frequency of 30 Hz.

Tenants will be required to add specialty gypsum board (ASTM C 1396/C 1396M) and/or sound attenuation blankets (ASTM C 665) along with acoustical sound sealants and/or acoustical sound baffling panels or materials in or on and above their demising walls if they play music or have internal loudspeakers. Retail to restaurant STC should be rated at STC 65. Maximum interior sound decibels should be no more than 85 dBA.

ACCEPTABLE STOREFRONT PRIMARY SIGNAGE



Back & Edge Lit



Backlit



Dimensional



Backlit



Face Lit



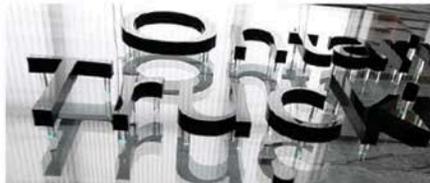
Edge Lit



Face Illuminated



Routed Material



Applied to Glass

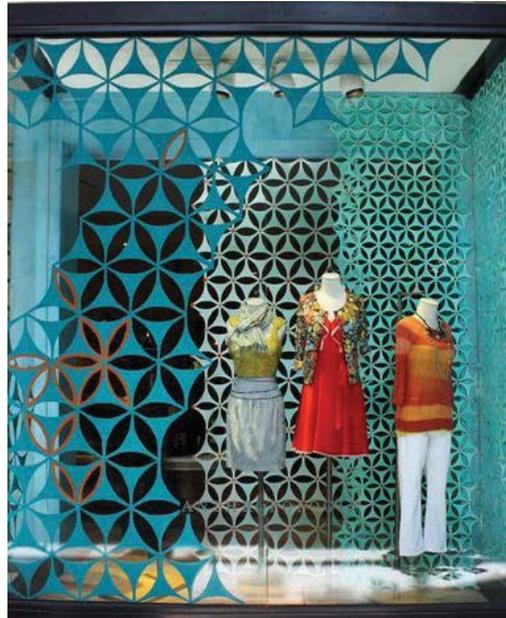


Laser Cut

ACCEPTABLE SECONDARY SIGNAGE/GRAPHIC



Floor Sign



Graphic Pattern



Graphic Pattern



Brand Graphic



Brand Graphic



Vinyl Graphic

GENERAL SIGNAGE CRITERIA

All interior signs that are within 5'-0" of the Tenant storefront lease line 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. Use of the national corporate logos and/or insignia is encouraged. All attachments, labels, fasteners, mounting brackets, wiring, clips, transformers, disconnects, lamps (except exposed neon tubes), and other 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.

The following types of signs and sign components are a sample of signs that are permitted:

- Internally illuminated individual channel letters with opaque metal sides and acrylic plastic face, illuminated within by 3700-K-3500-K neon or LED lighting systems.
- Metal letters backlit to produce a "halo" effect, illuminated with 3700-K-3500-K neon or LED lighting systems.
- Light boxes may be permitted if recessed and integrated into the overall design of the storefront. Exposed lighted surfaces are limited to the letters. The background shall be opaque, and of high-quality natural materials (i.e. brushed metal, opaque glass, etc.).
- Edge-lit, sandblasted glass.
- Gold leaf or silk screened on front of backlit tempered glazing.
- All letters shall be of fully welded construction.
- All electrical signage shall bear the UL label and must comply with all governing codes.
- All conduit, raceways, crossovers, wiring, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed.
- Channeled letters, belts, fastenings, and clips shall be of enameling iron with porcelain enamel finish; stainless steel, polished brass or copper, or carbon baring steel with painted finish. No black iron material will be allowed.

GENERAL SIGNAGE CRITERIA

The following types of signs and sign components are strictly prohibited:

- Taglines (regardless of DBA) and signs advertising products, services, or vendors.
- Box or cabinet-type construction where the outline of the box or cabinet is visible (the box or cabinet must be fully embedded into the storefront framing and finish).
- Signs employing audible equipment, and/or moving, flashing, or blinking lights.
- Signs employing exposed raceways, ballast boxes, or transformers.
- Sign manufacturers' names, stamps, or decal.
- Signs employing luminous vacuum-formed-type plastic letter signs.
- Signs employing unedged or uncapped plastic letters with no returns and exposed fastenings.
- Paper or cardboard signs, stickers, or decals hung around, on, or behind storefront.
- Exposed tube neon signs (except for open face channel letters).
- Freestanding, moving, rotating, flashing, noise making, or odor producing signs.
- Signs which are not professional in appearance.
- Blade signs.

STOREFRONT PRIMARY SIGNAGE

Tenant shall provide and install a storefront identification sign for the premises. Each individual Tenant's storefront identification sign shall be installed on the Tenant's storefront surface and shall be integrated into the overall storefront design.

Storefront identification signage shall not be located closer than two feet six inches (2'-6") from the edge of each neutral pier or side lease line.

One primary sign per store elevation to comply with all local codes. Sign size, proportion, and placement to be designed to integrate into facade.

REAR SERVICE DOOR SIGNAGE

The Landlord has established a standard design for service door signage, naming the Tenant and suite number. No additional signage shall be permitted unless approved by the Landlord.



TEMPORARY BARRICADE

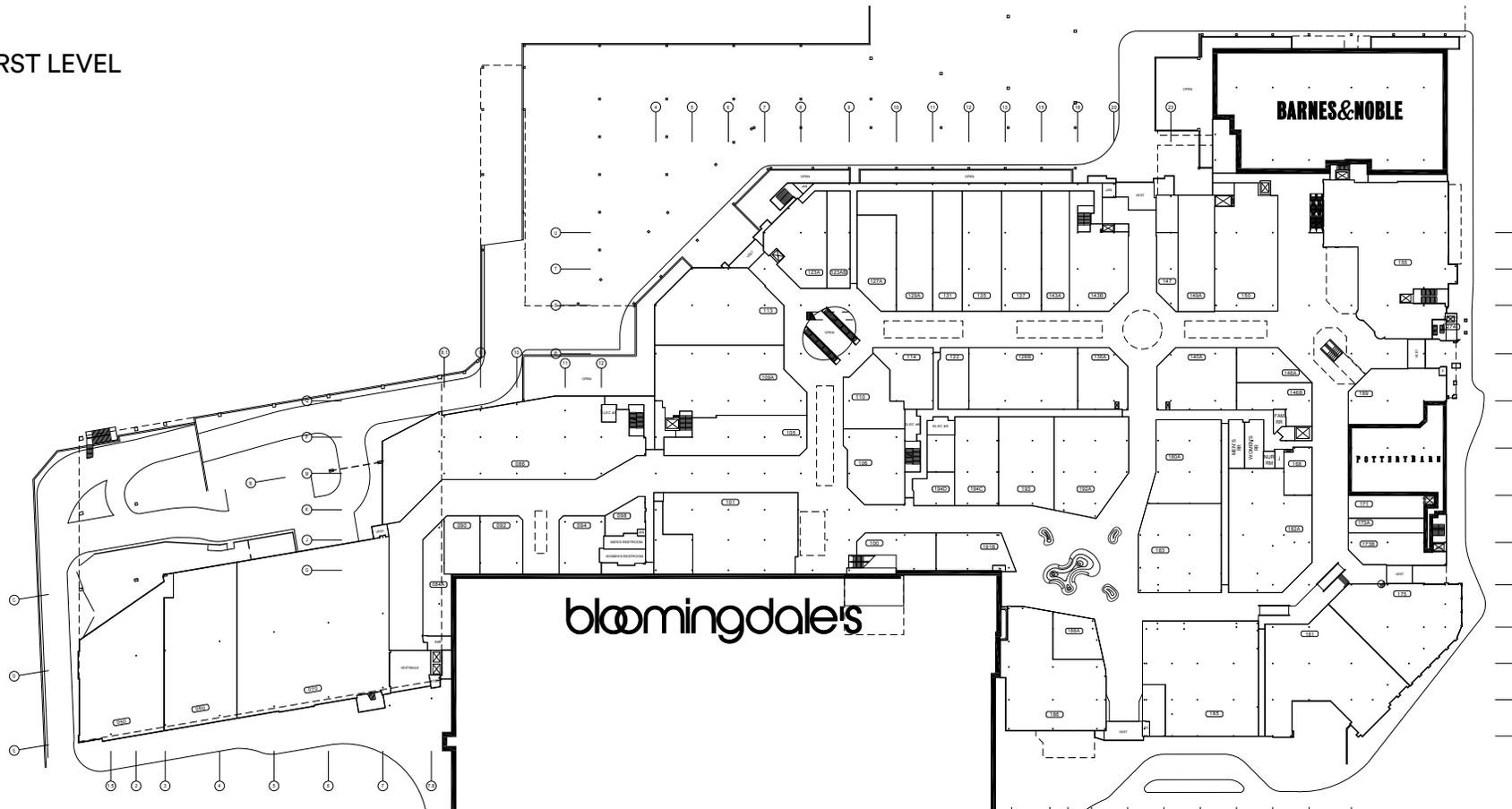
- If a construction barricade does not exist in front of the Tenant space, the Tenant is required to install a 5/8” plywood board enclosure. The barricade may be placed 3 feet in front of the Lease Line as long as a ten-foot minimum clearance is maintained between the barricade and the nearest obstruction.
- It is the Tenant contractor’s responsibility to ensure barricade placement meets egress, life safety, and building code requirements.
- Barricades should be finish painted 5/8” plywood with 2x4 metal studs at 16” on center. A 6 mil. clear plastic cover is to be installed over the top of the barricade to prevent dust transmission. A 3’-0” x 6’-8” hollow core access door with an “in” swing is permitted only when the premises do not have a rear service entrance.
- Barricades should be braced to maintain stability. Bracing should be made to Tenant materials inside the Lease Line. Do not attach any framing to Landlord finishes. Precautions should be taken to protect Landlord finishes.
- 3M full-color, peel-and-stick graphics are required and must cover the entire surface of the enclosure. Prior to printing and installation, the Tenant shall submit full-color graphic content to the Landlord for approval. Contractor signs are not permitted.
- Temporary barricade graphics offer the Tenant an opportunity to showcase their brand.



3.0 BUILDING CONDITIONS

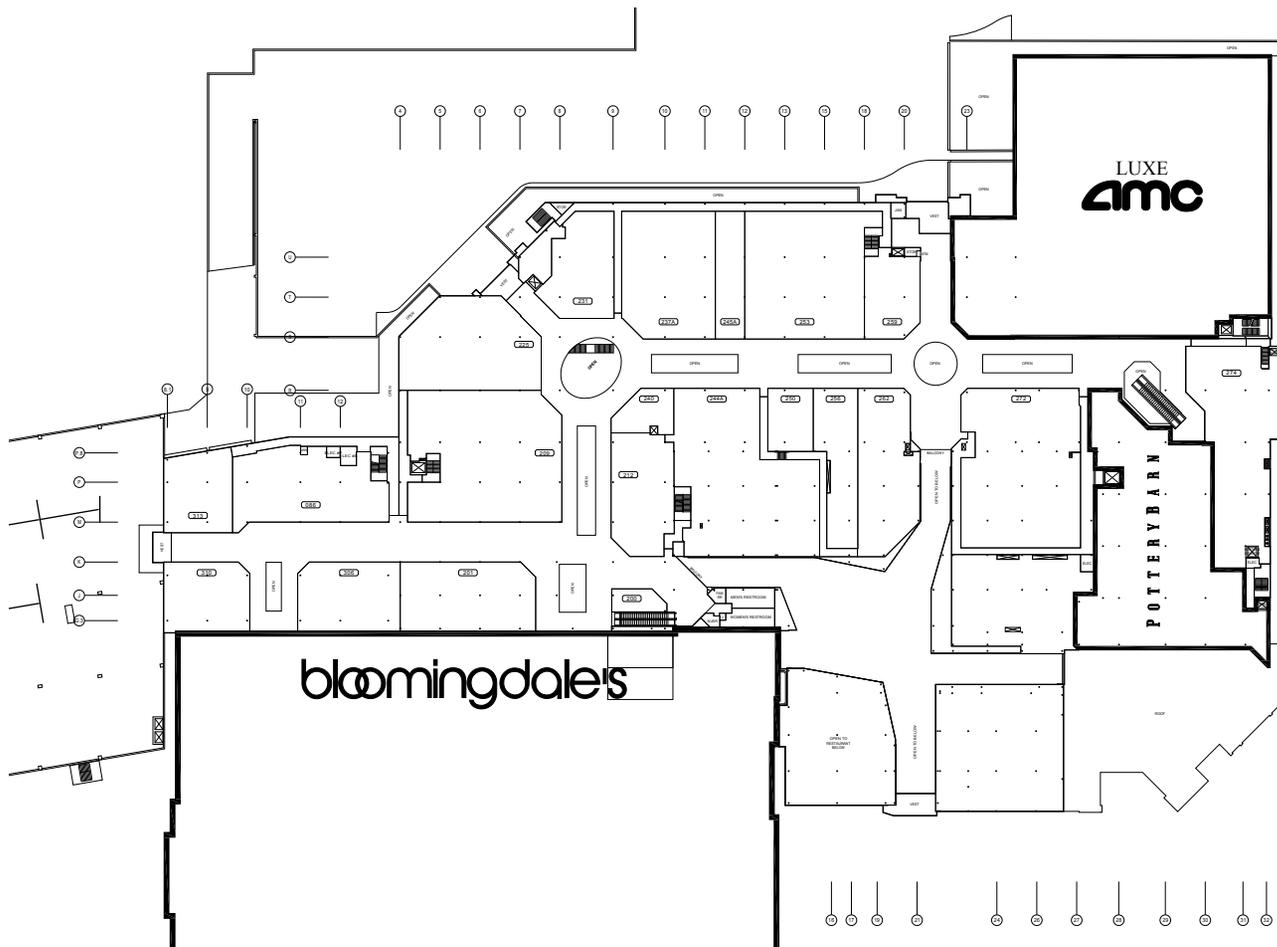
OVERALL CENTER PLAN

FIRST LEVEL



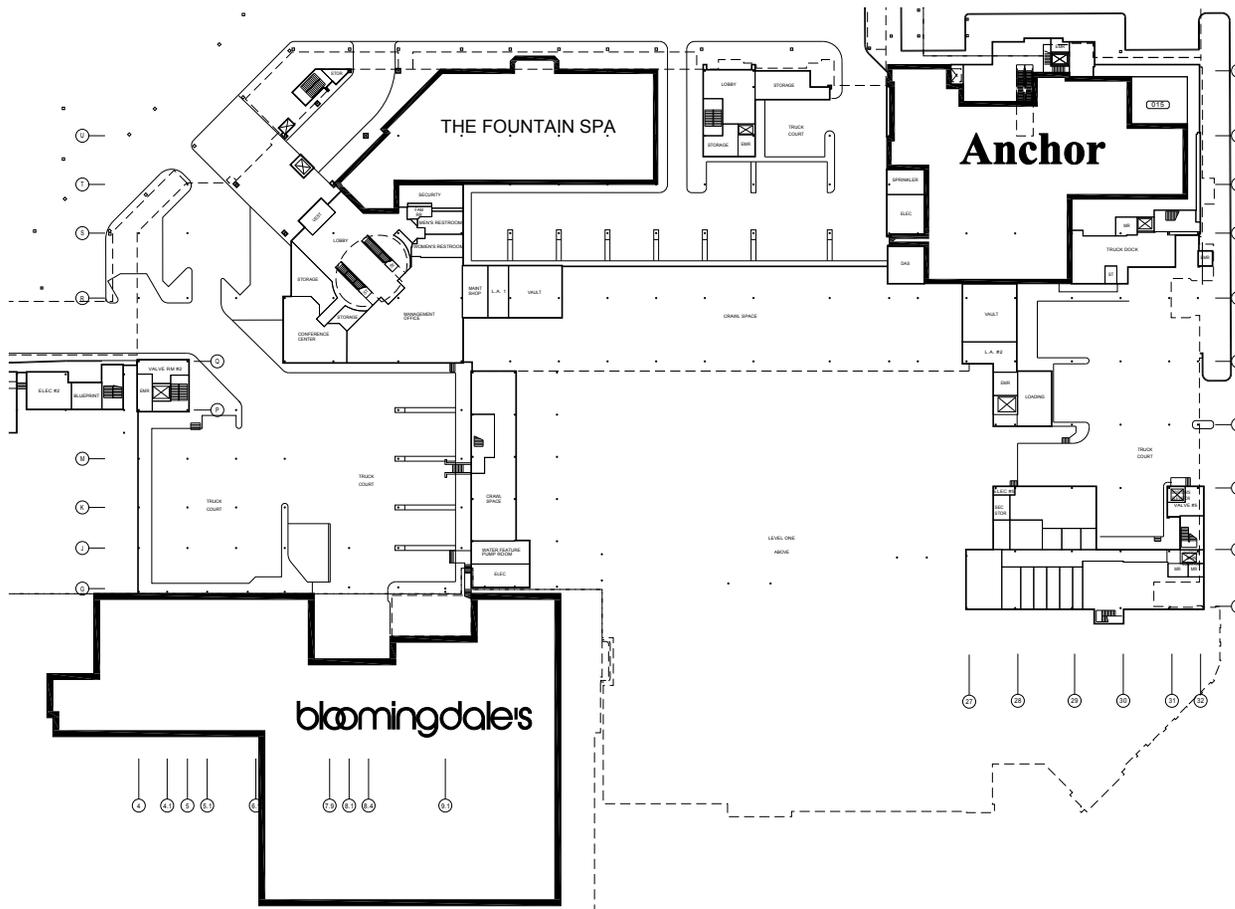
OVERALL CENTER PLAN

SECOND LEVEL

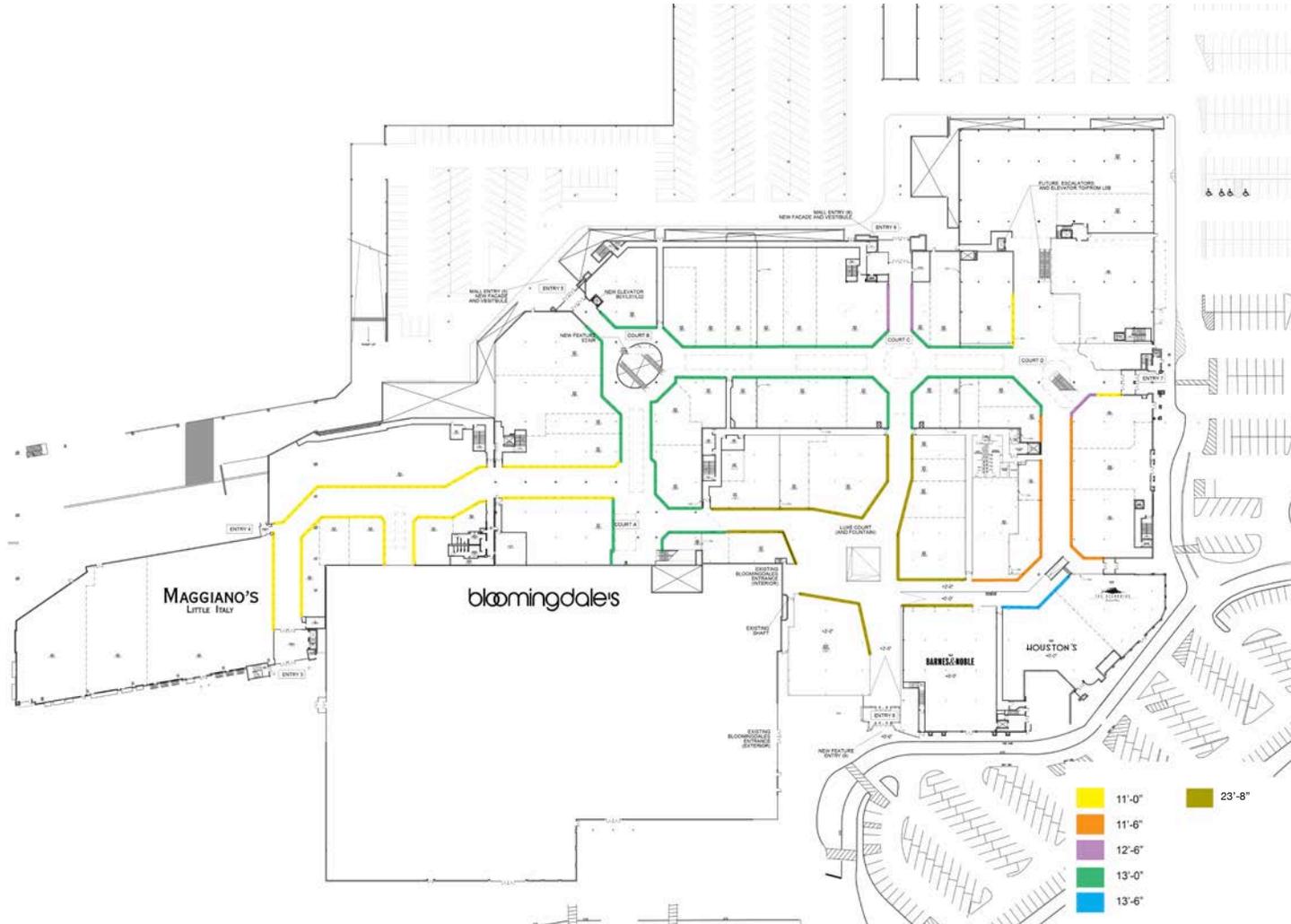


OVERALL CENTER PLAN

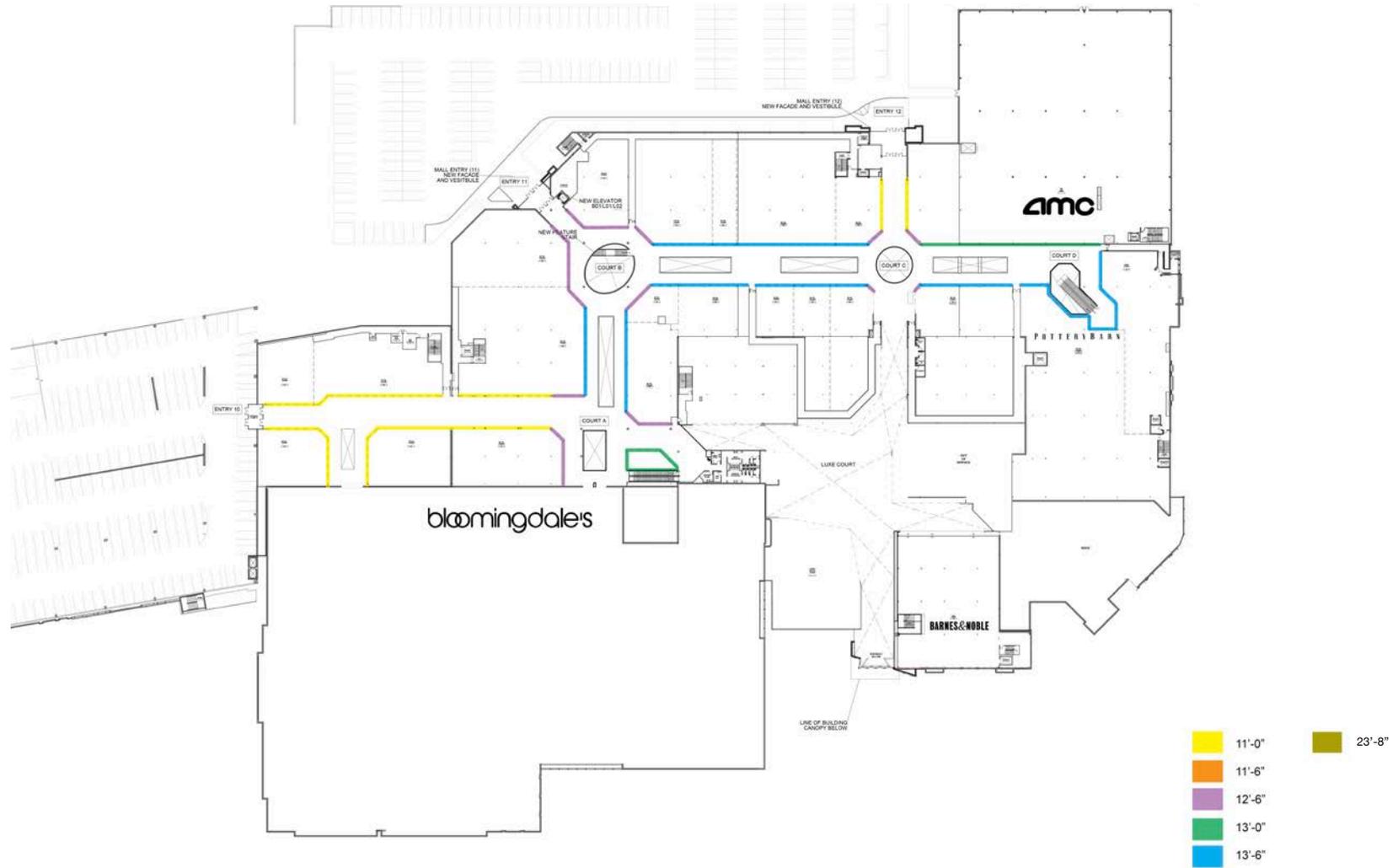
BASEMENT LEVEL



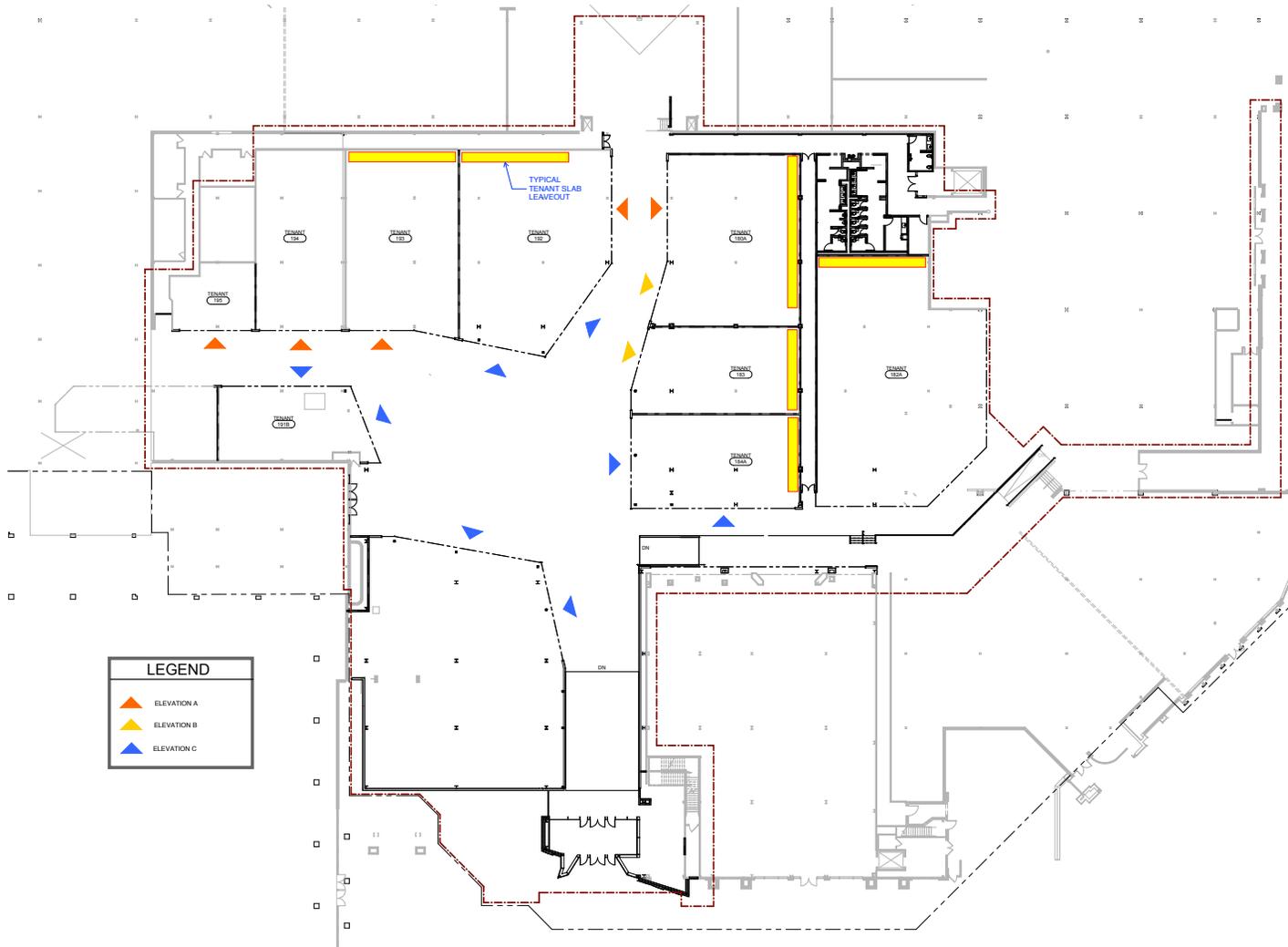
TENANT STOREFRONT HEIGHTS LEVEL 1



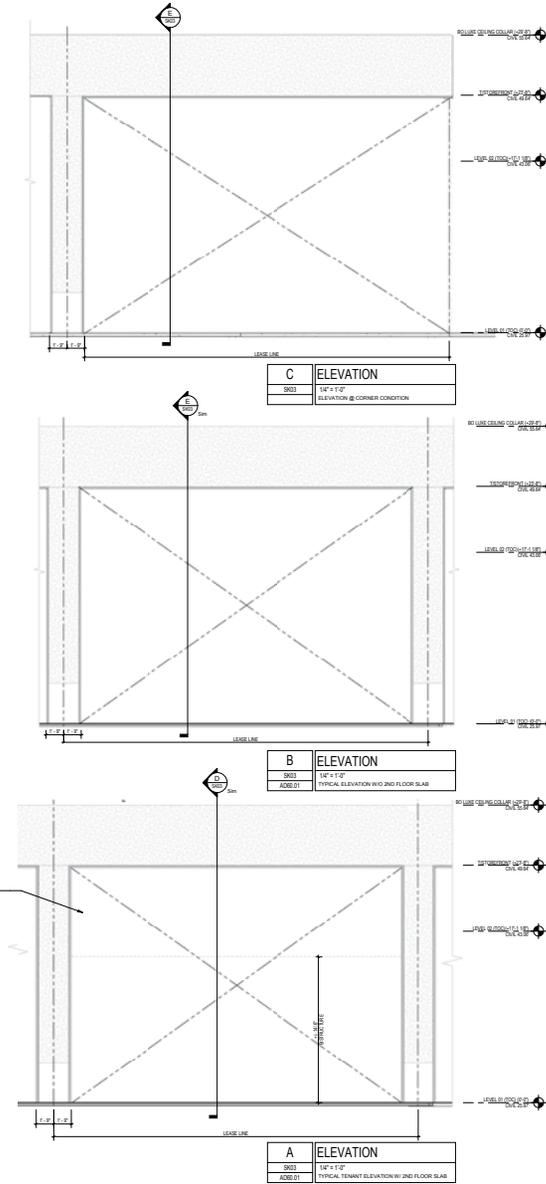
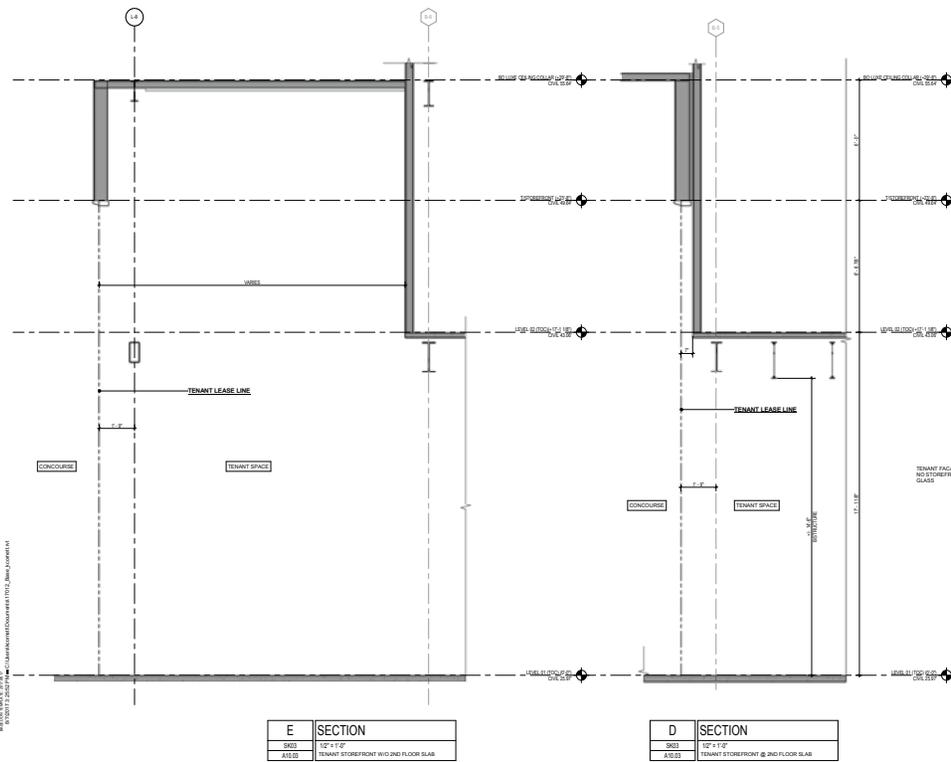
TENANT STOREFRONT HEIGHTS LEVEL 2



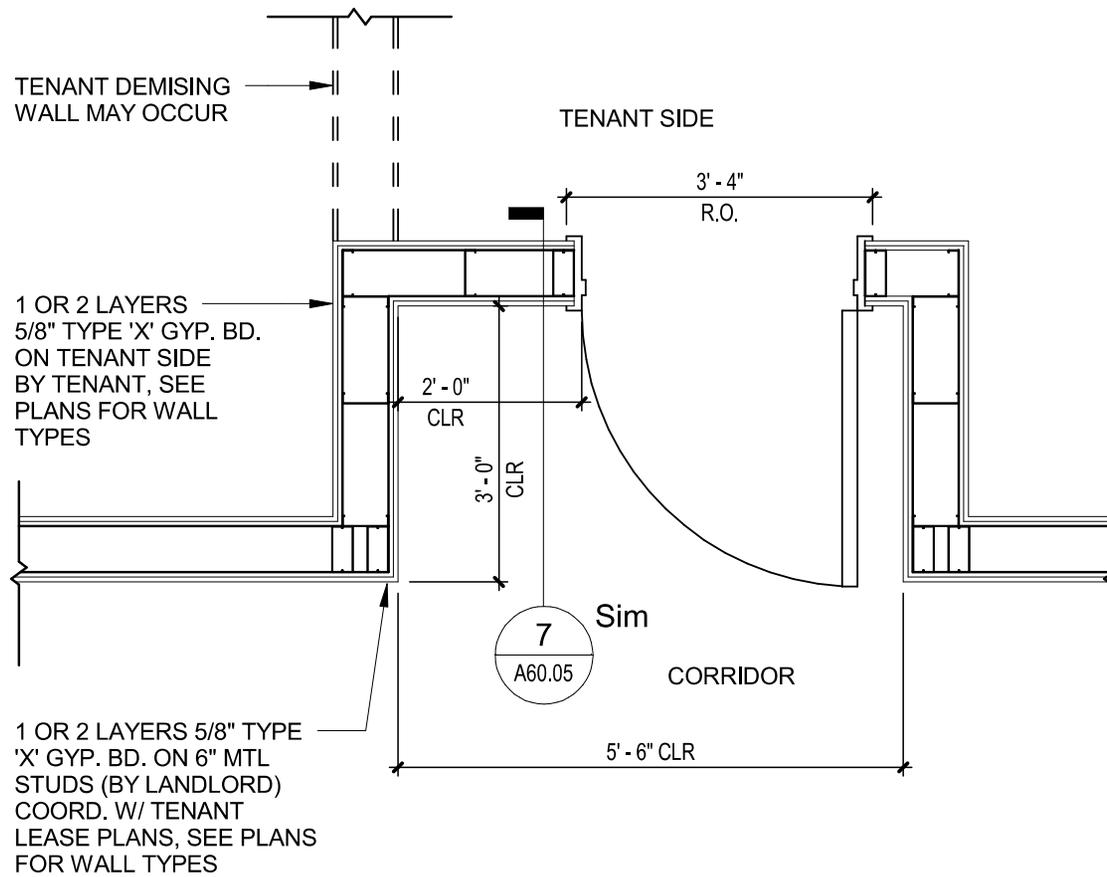
LUXURY TENANT STOREFRONT HEIGHTS LEVEL 1



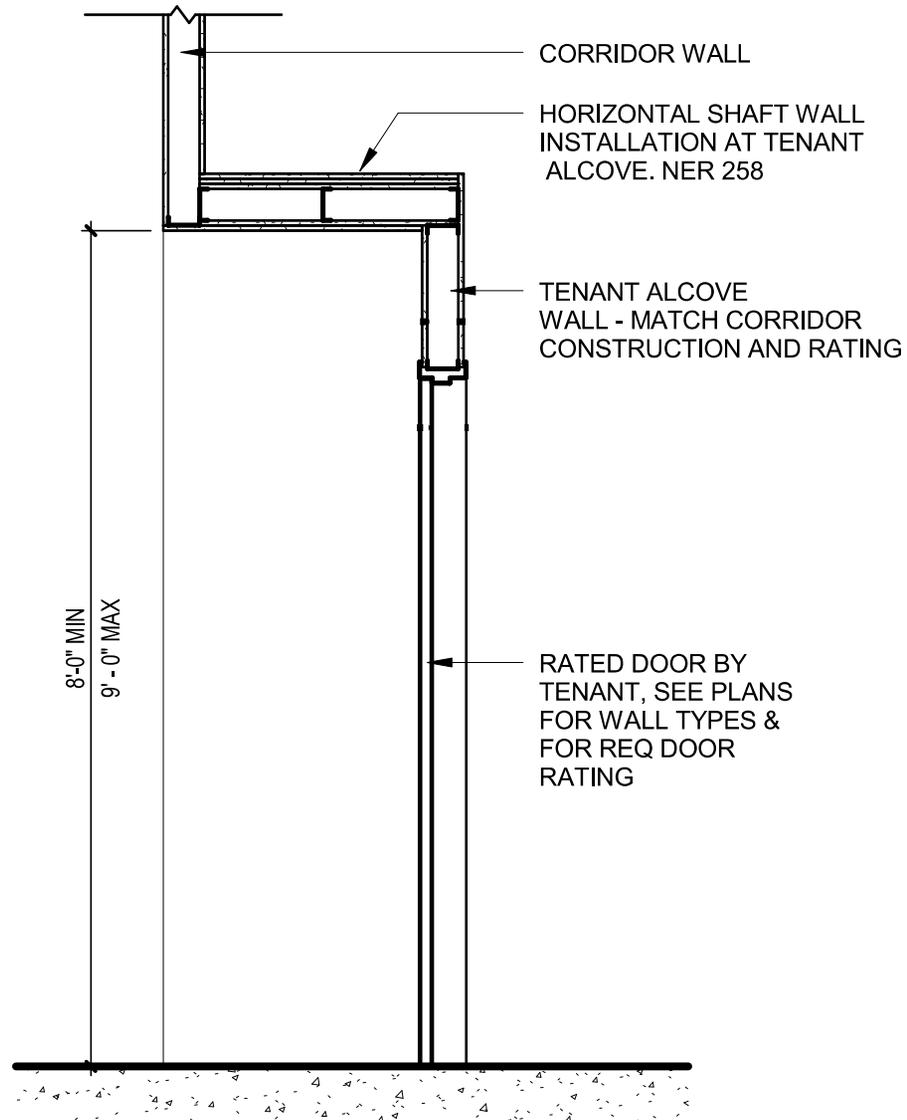
TENANT ELEVATION



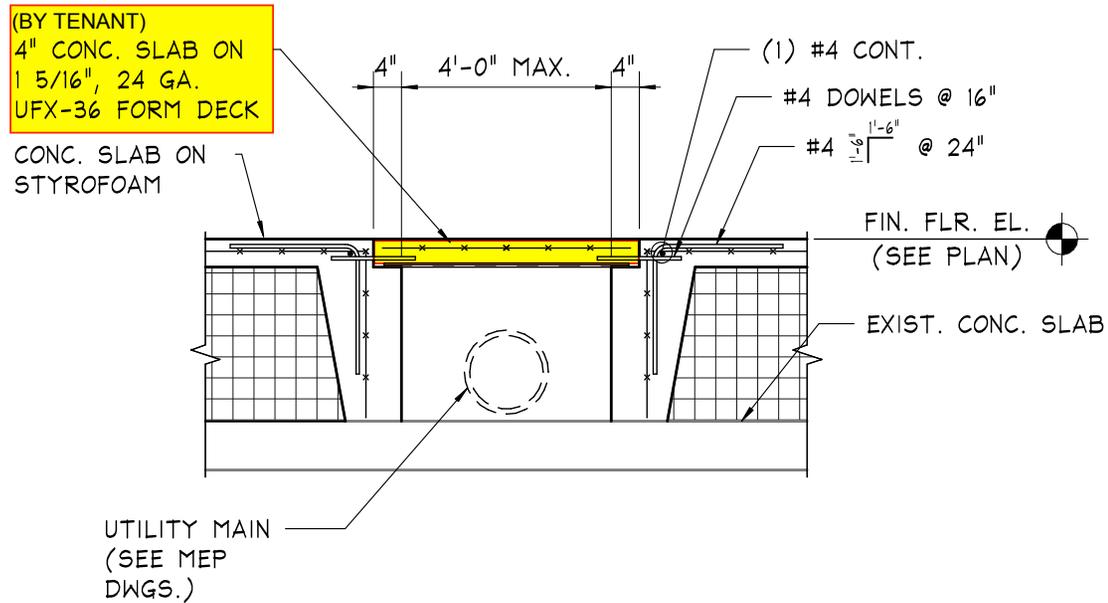
TENANT DETAILS SINGLE DOOR



TENANT DETAILS INTERIOR CORRIDOR DOOR

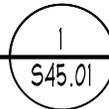


TENANT DETAILS CONCRETE SLAB ON FOAM DECK

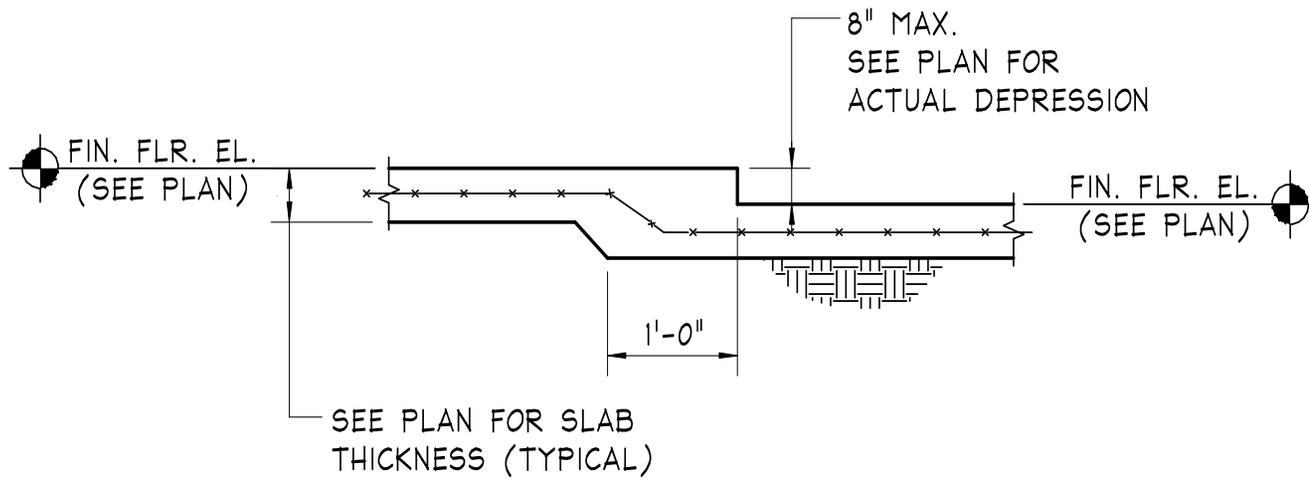


TYPICAL DETAIL @ INTERIOR TENANT UTILITY MAIN

Section

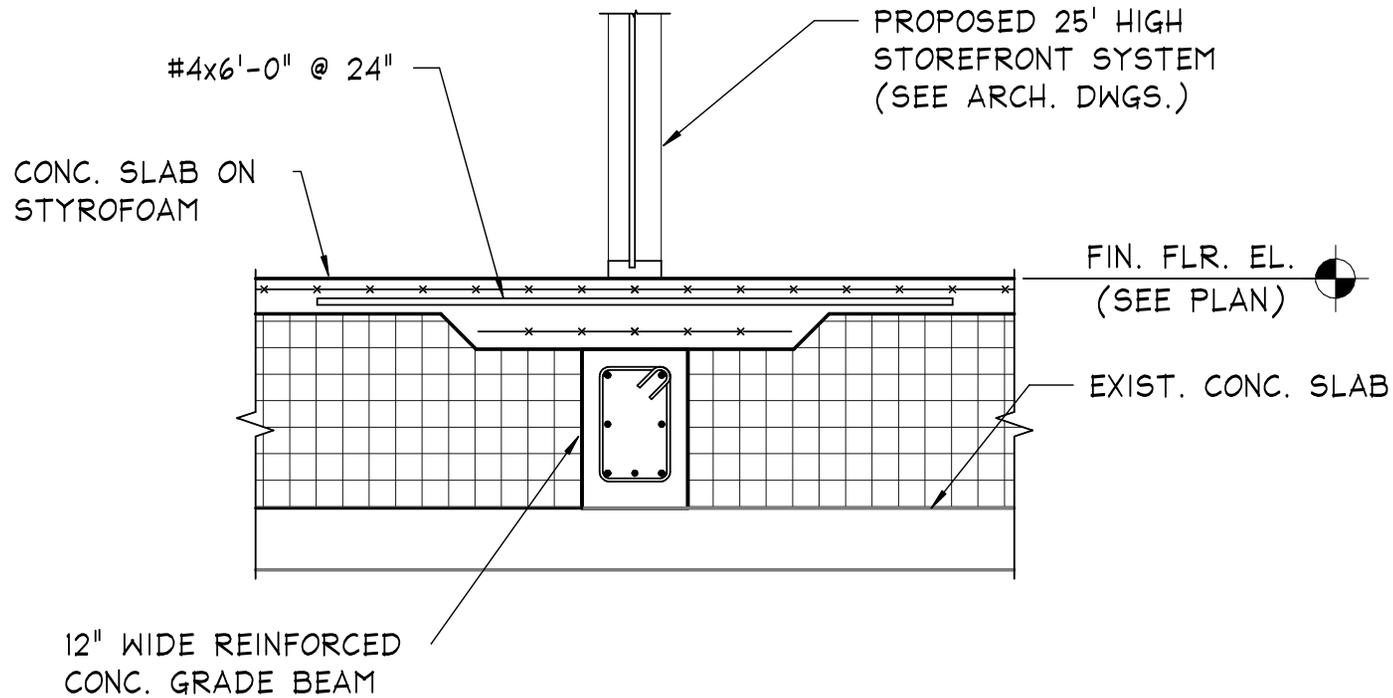


TENANT DETAILS DEPRESSED SLAB



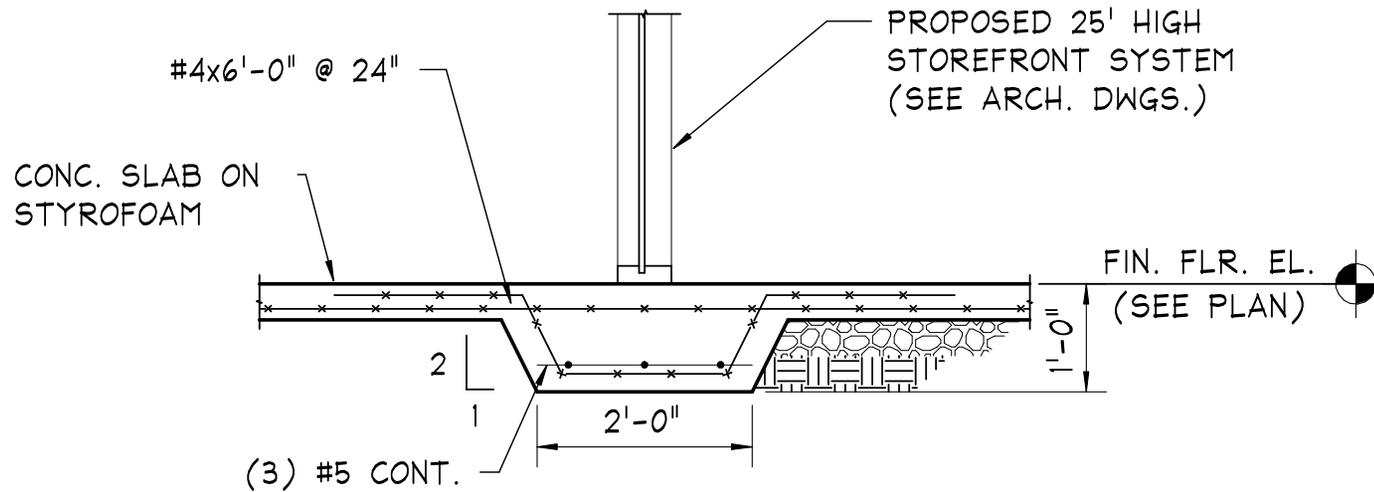
TYPICAL DEPRESSED SLAB DETAIL

TENANT DETAILS STOREFRONT GRADE BEAM



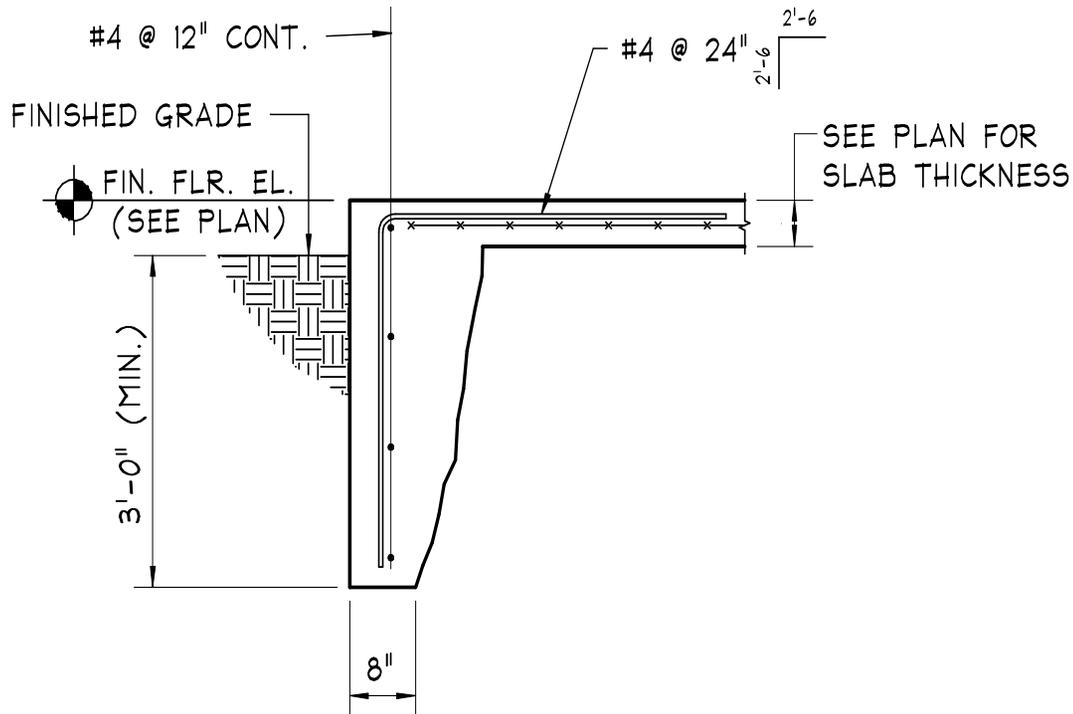
TYPICAL DETAIL @ BASE OF 25' HIGH STOREFRONT WITHIN FORMER FURNITURE STORE

TENANT DETAILS SLAB AT 25' HEIGHT STOREFRONT



TYPICAL THICKENED SLAB DETAIL @ BASE OF 25' HIGH STOREFRONT WITHIN NEW CONSTRUCTION

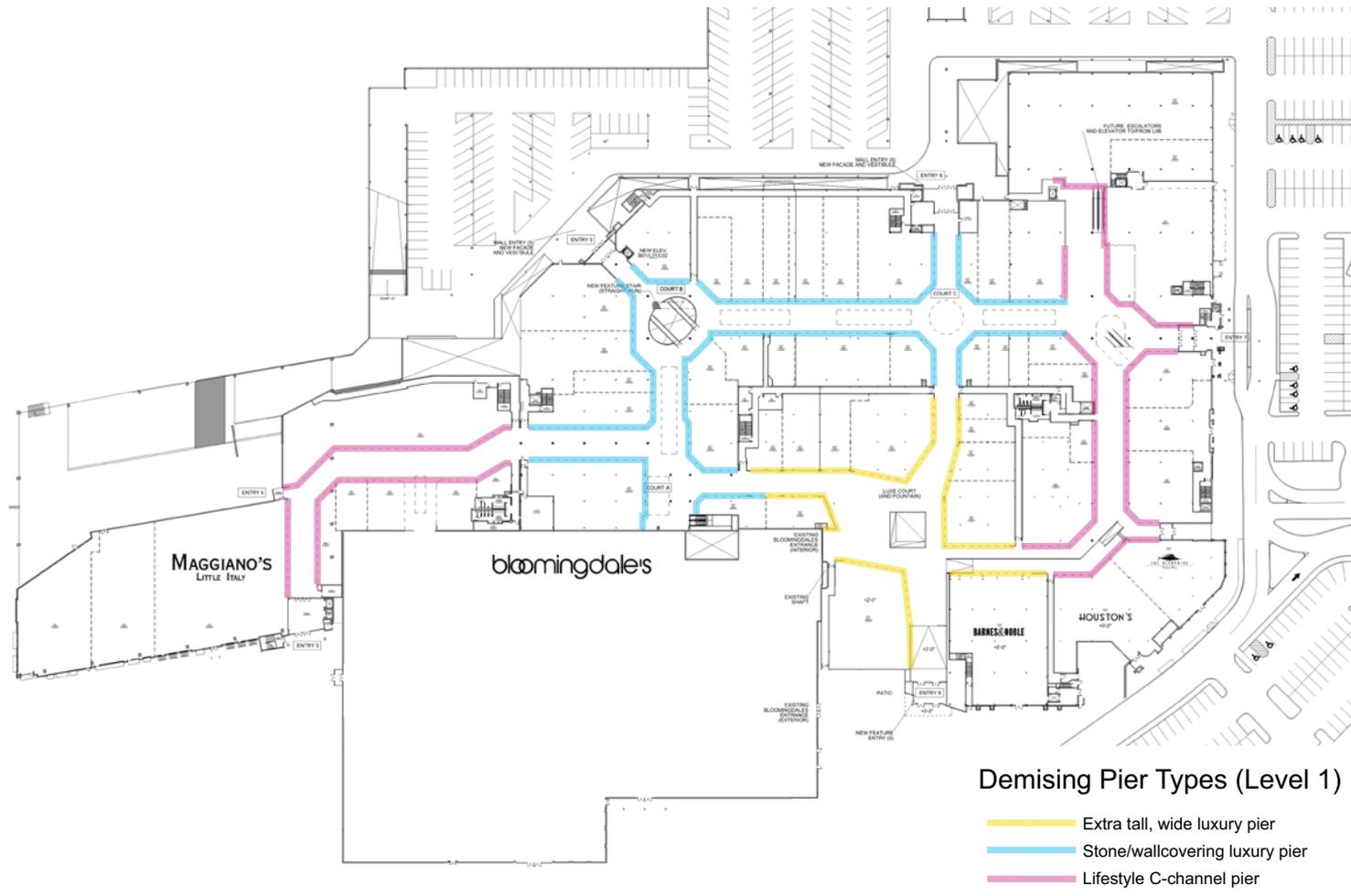
TENANT DETAILS TURNED DOWN SLAB



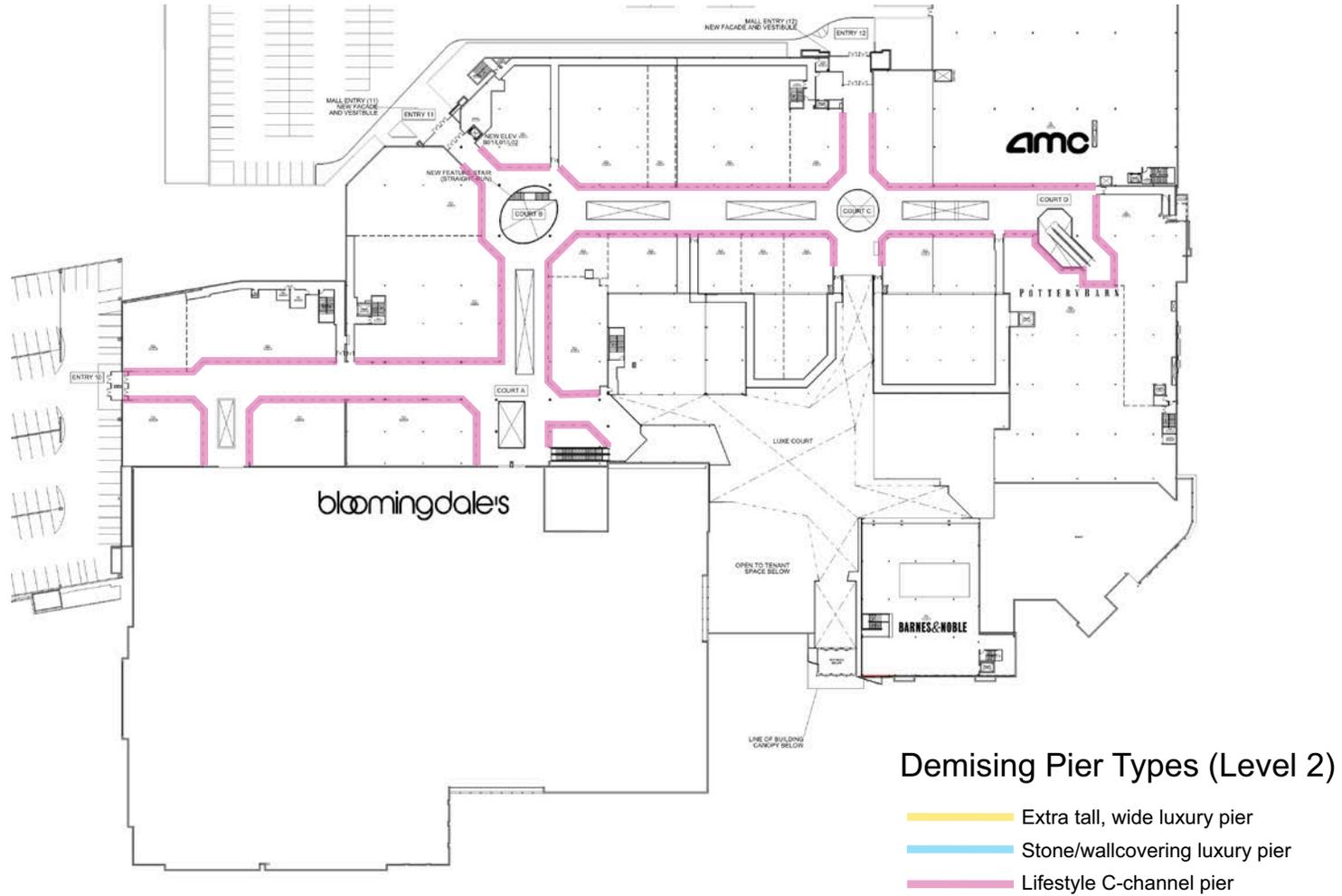
TYPICAL TURNED DOWN SLAB DETAIL

4.0 ARCHITECTURAL DETAILS

DEMISING PIER TYPES LEVEL 1

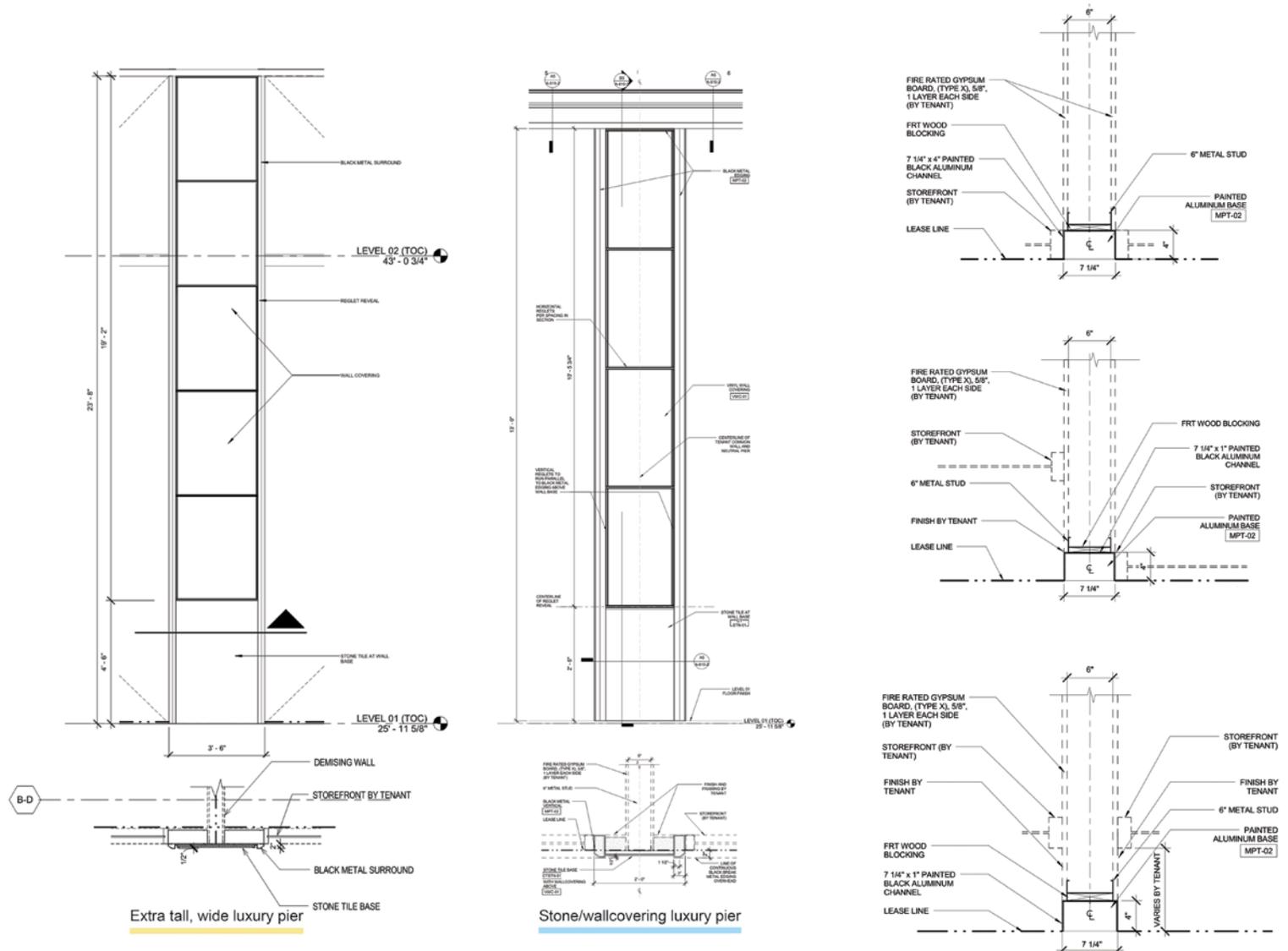


DEMISING PIER TYPES LEVEL 2



NEUTRAL PIER

Examples of neutral pier conditions for The Shops at Riverside. Tenant should refer to the construction drawings for more information.



5.0 MEP & HVAC DETAILS

HVAC—LEVEL 1 OF 2

- **Equipment** Packaged Split System units shall be provided and installed by the Tenant to condition the leased space. Equipment shall be sized based on Tenant’s HVAC space load calculations.
 - Condensing units for main mall Tenants to be located in structurally approved locations in conjunction with Landlord’s roof plan. Tenant to be aware of the economizer mode requirements.
- **Condensate Drain** Tenant shall provide a condensate drain trap at the AHU drain connection above the ceiling. Tenant shall terminate to an approved waste system within the Tenant space. All condensate piping shall be copper and insulated below roof line.
- **DX Pipe Routing** Utilize Landlord chases to route DX piping through the roof, or to lower level for Tenants.
- **Return Air** Open plenum for non-odor-producing Tenants. Ducted return is subject to Landlord’s approval.
- **Supply Air** Design for constant volume, low velocity pressure.
- **Smoke Exhaust/Relief** None required.
- **Odor, Thermal & Process Equipment Exhaust** Odor producers (pets, hairstyling, manicures) and Food Use Tenants must maintain a minimum of 20% negative air pressure between their space and the mall. Pollution Control Unit (PCU) may be required to mitigate odors.
- **Grease Exhaust** Food Tenants shall provide a Grease Exhaust and Make Up Air system. Maintain negative air pressure between Tenant space and the mall. Protect roof with “Grease Guard” containment system.
- **Outside/Relief Air** Tenants must install intake and exhaust louvers in an adjacent exterior wall to utilize an economizer cycle. Tenants without exterior wall exposure shall connect to Landlord-provided ducts. All Tenants with roof access are thru roof by Tenant.
- **Toilet Exhaust** Tenants without roof access shall connect to the Landlord-provided Toilet Exhaust duct.
- **Temperature Controls** Tenant supplied HVAC is stand alone.
- **Test & Balance** Tenant shall employ a NEBB or AABC certified air system contractor to perform final testing and balancing.
- **See Criteria Sheet MEP-1 for further information.**

HVAC—LEVEL 2 OF 2

- **Equipment** Tenant shall furnish and install rooftop unit(s) sized per sensible/total load calculations. Heating shall be electric. All roofing by Landlord's authorized contractor at Tenant's expense. Air distribution within leased space is Tenant's responsibility. Rooftop unit(s) shall be constant volume, variable temperature, self-contained and air-cooled type with air-side economizers where required by ASHRAE and AHJ.
- **Condensate Drain** Condensate line to drain within Tenant space (if permitted by local Code) through separate roof penetration using pipe portal. All condensate piping shall be copper and insulated below roof line. Power connection, ductwork to RTU to be within the perimeter of the roof curb.
- **Return Air** Open plenum for non-odor-producing Tenants. Ducted return is subject to Landlord's approval.
- **Supply Air** Design for constant volume, low velocity pressure.
- **Smoke Exhaust/Relief** None required.
- **Odor, Thermal & Process Equipment Exhaust** Odor producers (pets, hairstyling, manicures) and Food Use Tenants must maintain a minimum of 20% negative air pressure between their space and the mall. Pollution Control Unit (PCU) may be required to mitigate odors.
- **Grease Exhaust** Food Tenants shall provide a Grease Exhaust and Make Up Air system. Maintain negative air pressure between Tenant space and the mall. Protect roof with "Grease Guard" containment system.
- **Outside/Relief Air** All Tenants with roof access are thru roof by Tenant.
- **Toilet Exhaust** By Tenant including fan, ductwork, and roof cap.
- **Temperature Controls** Tenant-supplied HVAC is stand alone.
- **Test & Balance** Tenant shall employ a NEBB or AABC certified air system contractor to perform final testing and balancing.
- **See Criteria Sheet MEP-1 for further information.**

PLUMBING

- **Water** Redistributed by Landlord via overhead mains. Designated connection point within or adjacent to space. Tenant-supplied meter w/remote reader.
- **Waste** 4" wye connection off Landlord main. Designated connection point within or adjacent to space.
- **Vent** A central sanitary vent system for Tenant use on Level 1 only for Tenant connection will be provided, otherwise, Tenant to install sanitary vent through roof by Landlord's roofing contractor at Tenant's expense.
- **Grease Waste** Landlord has provided central grease interceptor piping and designated grease interceptor locations for Tenants to install future interceptors with grease waste lines to specific in-line restaurants.
- **Drinking Fountain** Per code.
- **Natural Gas** Low pressure gas is available from the utility for Restaurants cooking use only at exterior meter bank in limited locations. Gas service is not available for Retail Tenants.
- **Toilet Rooms** Per code.
- **Cooking Oil Management** Cooking oil shall be captured in a waste oil containment tank.
- **See Criteria Sheet MEP-1 for further information.**

FIRE PROTECTION

- **Implementation** Tenant shall modify existing grid system in compliance with local codes and Landlord's insurance requirements. Tenant shall directly employ the Landlord-designated contractor.
- **Tenant Flow and Tamper Switch** Landlord tie-in notification. Tenant's fire alarm panel and smoke detectors must comply with mall and AHJ criteria. Tenants shall connect to the Tenant zone located in the area of their premises.
- **See Criteria Sheet MEP-1 for further information.**

ELECTRICAL

- **Voltage** Maximum design capacity of Tenant's electrical system is 277/480-volt, 3-phase, 4-wire. Tenant will provide their own dry-type transformer to provide 120/208-volt, 3-phase, 4-wire for their own use as required.
- **Power** Tenant shall connect to the Landlord's electrical distribution system through Landlord-provided conduit and pull string. Tenant has option of providing check meter at own expense.
- **Capacity** Tenant maximum connection is 20 watts per square foot for Retail, 50 watts for Food Tenants. Submit connected and demand electrical load data to support electric service size requested.
- **Telephone** A 1" empty conduit with pull string or sleeve will be provided from the demised premises to a back of house corridor containing an IDF. J-hooks will be provided to allow the Tenant to install communication cabling, at Tenant expense. Tenant provides all tel/data wiring, hardware, and connections.
- **Fire Alarm** Landlord provides a connection point to each Tenant space. Tenant to utilize Landlord-approved control panel and contractor to tie in to mall's fire alarm at Tenant's expense. Tenant's fire alarm panel and smoke detectors must comply with mall and AHJ criteria. Tenant required to install both audio & visual alarm devices per the AHJ.
- **Lighting Control** Tenant shall provide 24/7 time-clock control for storefront signage, storefront lighting, and storefront receptacles.
- **See Criteria Sheet MEP-1 for further information.**

MEP CALCULATION FORMS

Tenant's engineer shall use their own form for HVAC Load Calculations:

- Appliance Heat Gain
- Electrical Load Summary
- Kitchen Exhaust Fan Specifications
- Kitchen Make-Up Air Unit Specification
- RTU/Split System Specification
- Maintenance

	APPLIANCE HEAT GAIN
	ELECTRICAL LOAD SUMMARY
COOKING EQUIPMENT	KITCHEN EXHAUST FAN SPECIFICATION
	KITCHEN MAKE-UP AIR UNIT SPECIFICATION
OTHER EQUIP.	VAV TERMINAL SPECIFICATIONS
MOTOR & ELEC.	MAINTENANCE
Recept	<p>THE TENANT IS REQUIRED TO OBTAIN FORMAL MAINTENANCE CONTRACTS WITH MAINTENANCE CONTRACTORS APPROVED BY THE LANDLORD FOR THE INSPECTION AND CLEANING OF THE FOLLOWING SYSTEMS:</p> <p>DOOR EXHAUST FAN GREASE EXHAUST PAN AND PAN GREASE TRAP GREASE GUARD SYSTEM GREASE EXHAUST HOOD AND FILTERS GREASE EXHAUST DUCT GREASE INTERCEPTOR</p>
Water F	<p>THE TENANT MUST SUBMIT PROOF TO THE LANDLORD THAT CONTRACTS HAVE BEEN EXECUTED AND THESE SYSTEMS HAS MAINTAINED ACCORDING TO THE FOLLOWING SCHEDULE, BY MORE FREQUENTLY AS ESTABLISHED BY THE MAINTENANCE CONTRACTOR OR LANDLORD:</p> <p>WEEKLY - GREASE TRAP INTERCEPTOR MONTHLY - GREASE EXHAUST PAN GREASE TRAP AND GREASE GUARD SYSTEM QUARTERLY - GREASE EXHAUST ELECTRODE, PAN, FILTERS AND ACCESSORIES</p>
Roofing	<p>THE CONTRACTOR SHALL KEEP A MAINTENANCE LOG AND SUPPORT DOCUMENTS ON SITE FOR INSPECTION BY THE LANDLORD AND LOCAL AUTHORITIES</p>
Fall	
Ree	
Total E	
Mac E	
25% of	
TOTAL	
NOTE	<p>THE TENANT SHALL DELEGATE 1-OR EMPLOYEES ON THE PREMISES THAT CAN OCCUR BY IMPROPER DAILY CLEANING OR DISPOSAL OF GREASE. THESE INCLUDE CLOGGED WASTE LINES, TRIPS FROM THE LOCAL AUTHORITY, AND INCREASED MAINTENANCE COSTS. TENANT SHALL ALSO POST "NO GREASE" SIGNS OVER EACH PLUMBING FIXTURE WITHIN THE FOOD PREPARATION AREA THAT IS NOT CONNECTED TO THE GREASE INTERCEPTOR</p>
1. LIGHTING	
HVAC	
2. CALCDL	
ON TR	
3. ALL VAV	