

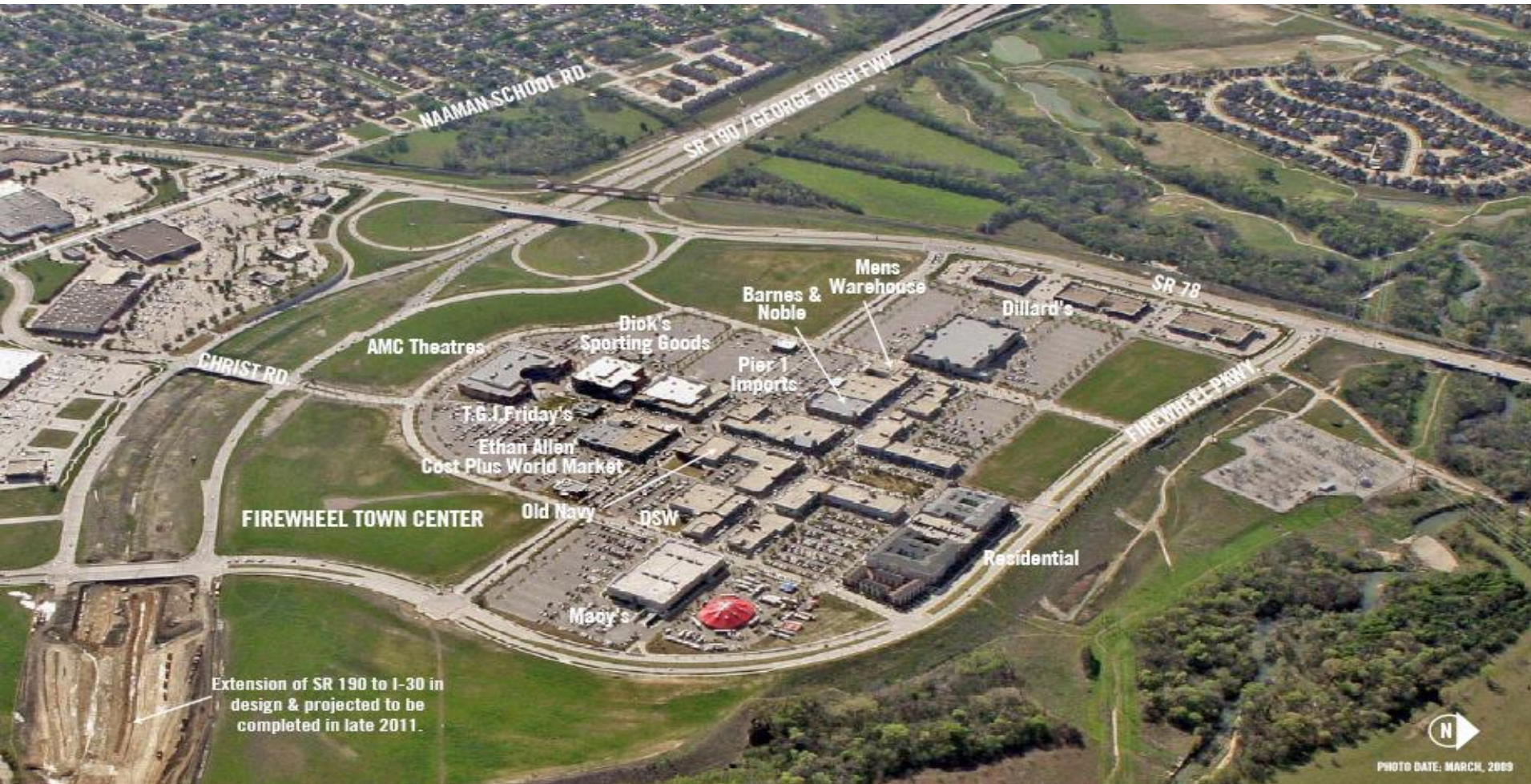
TENANT DESIGN MANUAL



UPDATED JUNE 2015



PROJECT OVERVIEW



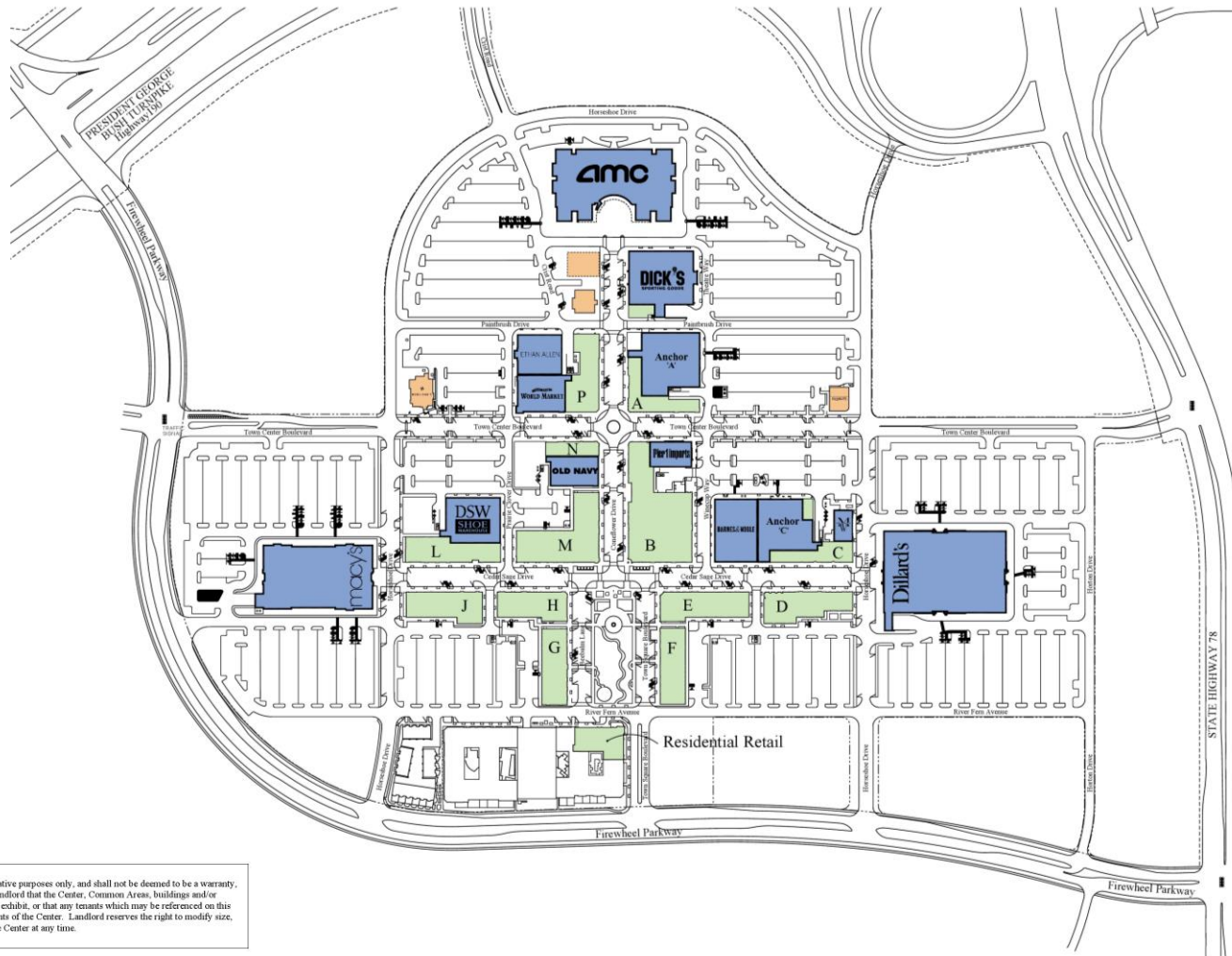
Firewheel Town Center is located at the intersection of President George Bush Turnpike and SR 78 in Garland, an inner suburb on the northeast side of Dallas, TX.

PROJECT OVERVIEW



Named for the pinwheel shaped, daisy like flower, Firewheel Town Center opened in 2005 and features many pedestrian friendly areas such as a park, Koi pond with fountain, play area, office space and the Parkside at Firewheel Apartments and Townhomes. It is anchored by more than 11 stores, including Dillard's and Macy's, and features more than 100 retail shops and restaurants, as well as, an AMC Theater/ IMAX.

SITE PLAN



This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or stores will be as illustrated on this exhibit, or that any tenants which may be referenced on this exhibit will at any time be occupants of the Center. Landlord reserves the right to modify size, configuration and occupants of the Center at any time.



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
Kiosk Design Manual	
Architectural Criteria	Outline submission requirements and will provide necessary guidelines to design your store.
MEP/FP Criteria	(same as Architectural Criteria)
Bulletins	

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.

*For questions regarding the Landlord design and construction requirements, please contact your Tenant Coordinator or call 317-636-1600 and request Tenant Coordination.

MALL BUILDING DATA

Occupancy/ Use:

Mercantile

Restaurant Space

2nd Level Office Space

Construction Classification:

Type II B

Building Levels:

One (1) or Two (2) Levels

Sprinkler System:

Fully Sprinkled, Non-Combustible

STOREFRONT ELEVATION



Firewheel Town Center was designed with lifestyle as the guiding principle where visitors can shop, dine and gather. The development integrates a unique blend of department stores, “big box” Tenants, specialty retail, restaurants, housing, office, theater and recreational facilities with distinctive design and exceptional characteristics of the area.

STOREFRONT ELEVATION



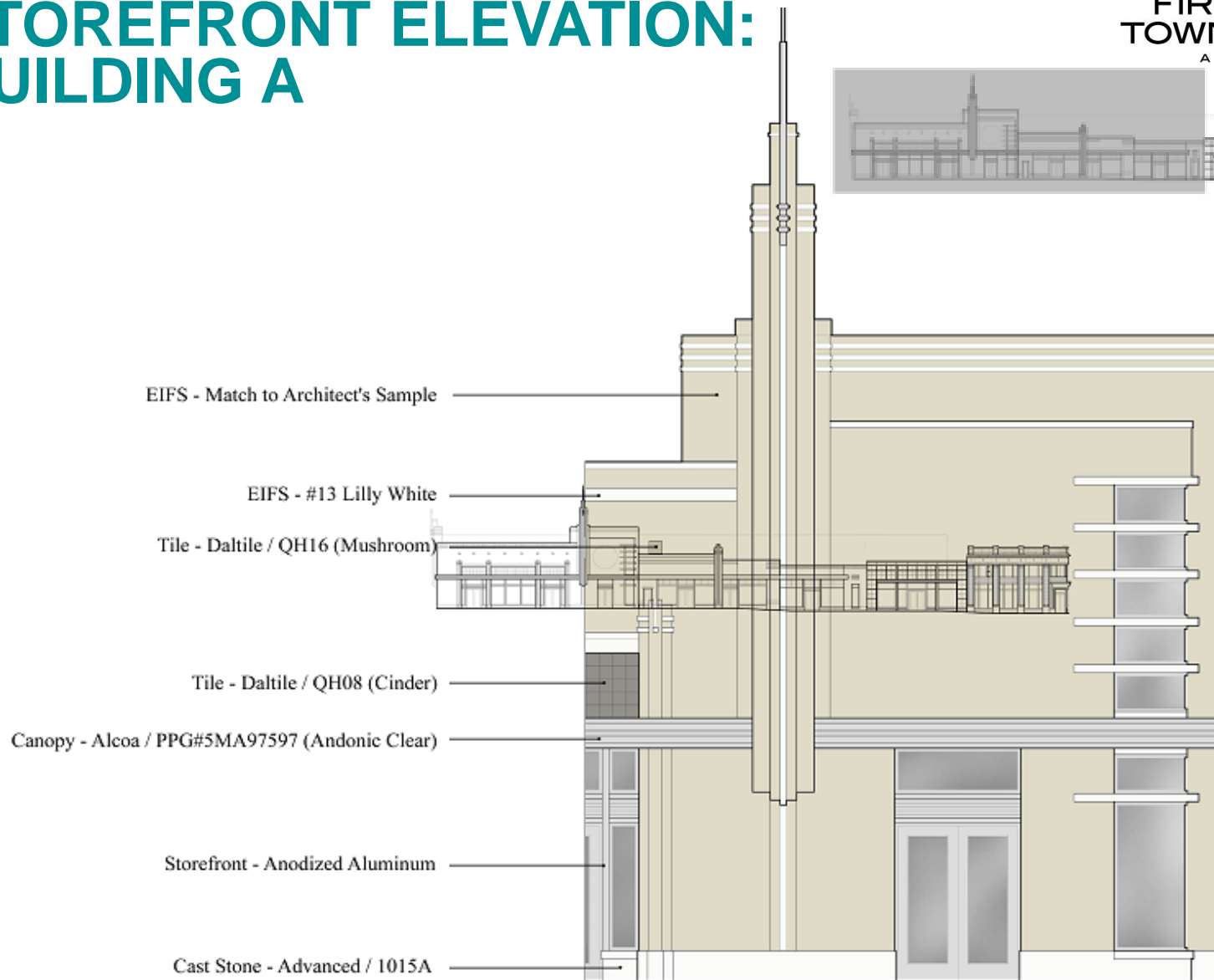
The Tenant's entire storefront opening within the Landlord's building façade was designed, fabricated and installed by the Landlord. Tenant shall preserve without alternation and install new signing only.

STOREFRONT ELEVATION

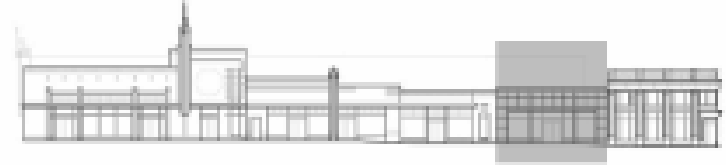


Landlord columns in the Tenant's storefront that are clad or otherwise designed as part of the Landlord building architecture were incorporated into the storefront design and shall be preserved without alteration by the Tenant. Tenants shall be responsible for all work within the Premises beyond the storefront including, but not limited to, finishes within the first 5'-0" of the space indicated as the "Design Control Zone."

STOREFRONT ELEVATION: BUILDING A



STOREFRONT ELEVATION: BUILDING A



STOREFRONT ELEVATION: BUILDING A



EIFS - Match to Cast Stone

Brick Accent - Belden / Ebony Black A

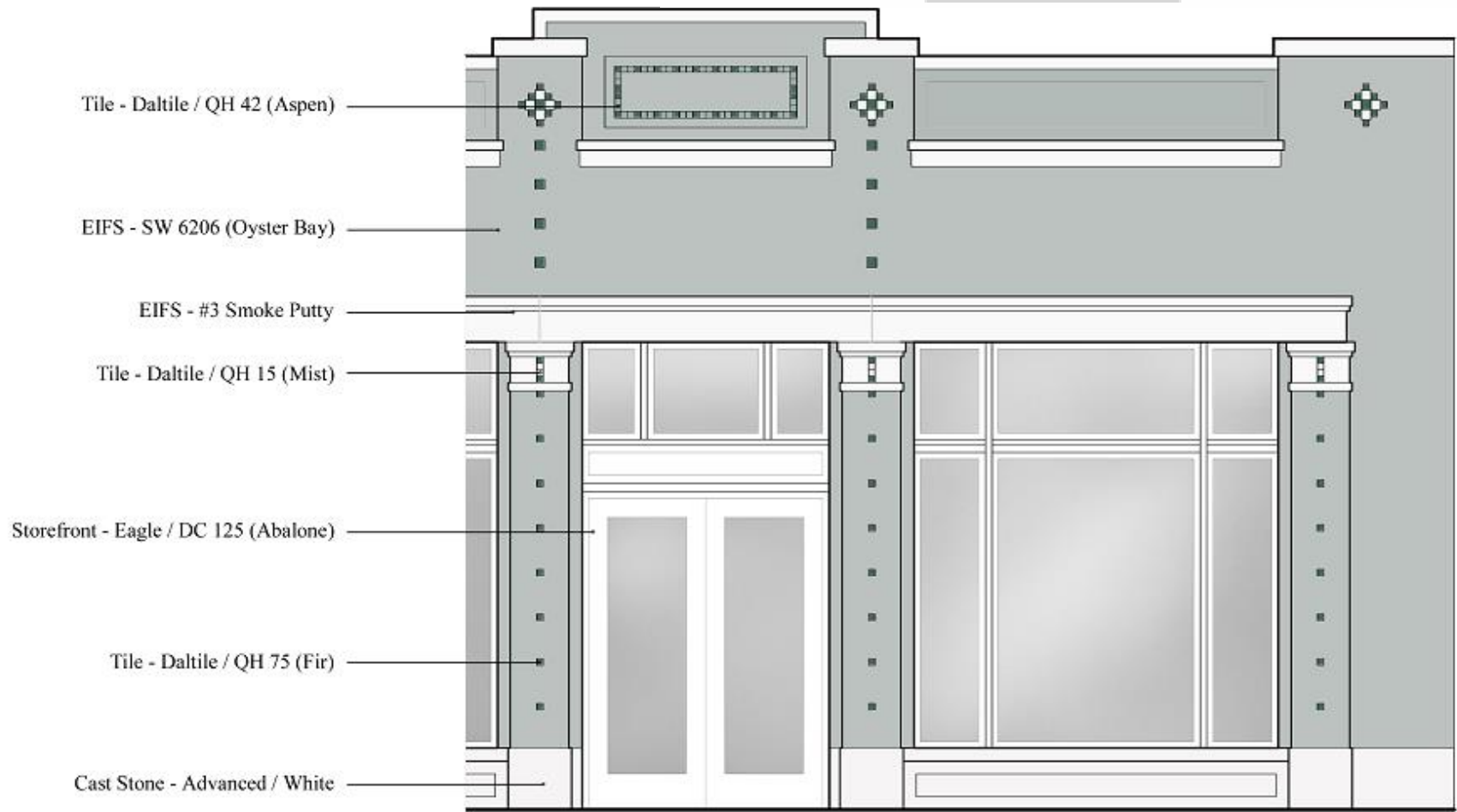
Storefront - Eagle / DC 108 (Olive)

Brick - Souix City / Toasted Fine Art

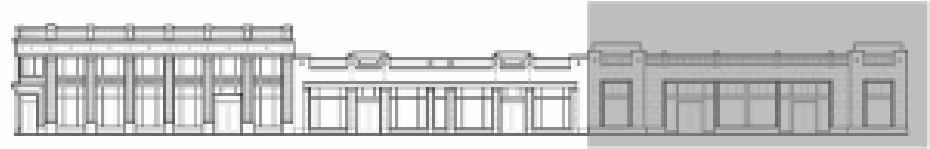
Cast Stone - Advanced / 1151G-A



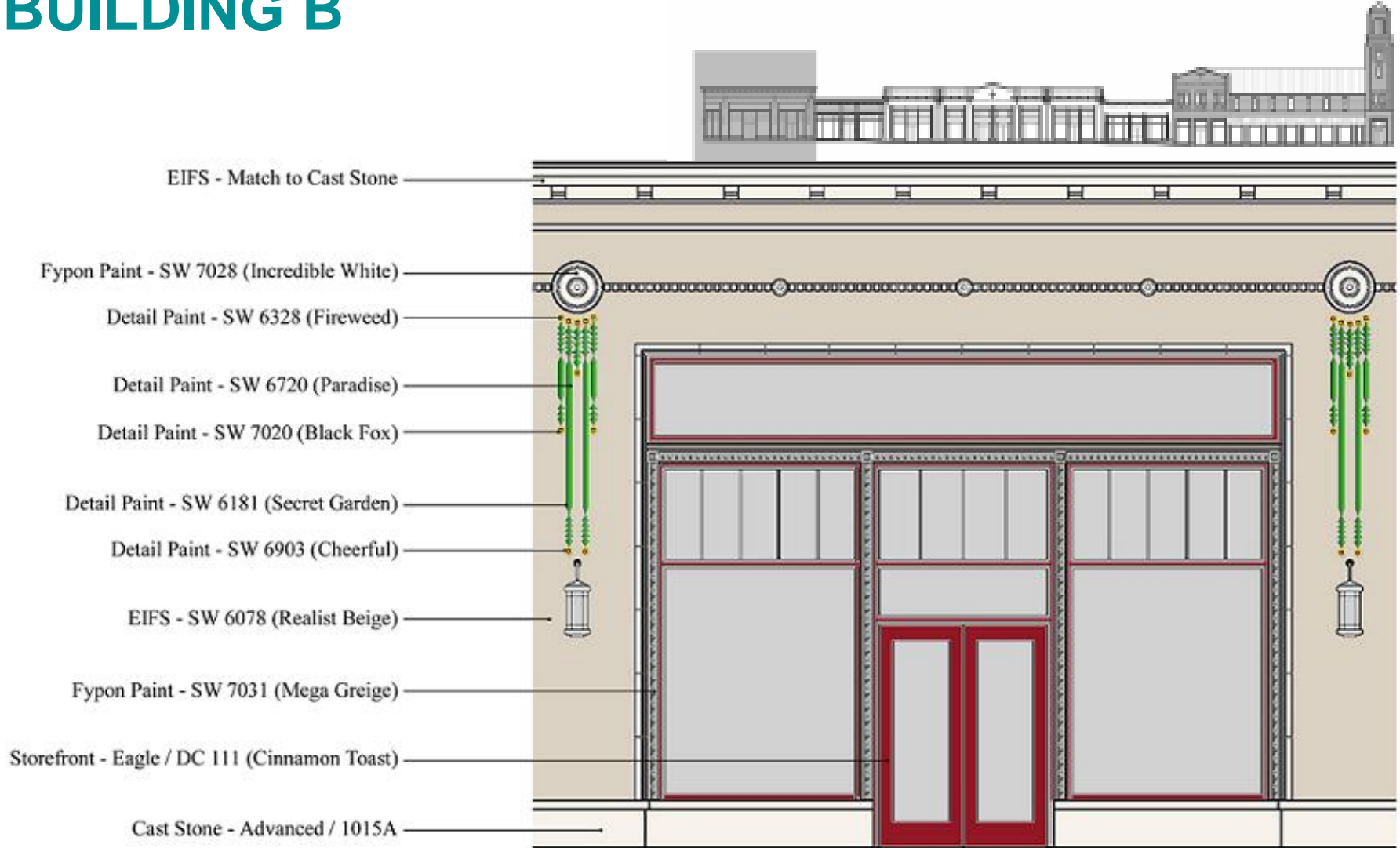
STOREFRONT ELEVATION: BUILDING A



STOREFRONT ELEVATION: BUILDING A



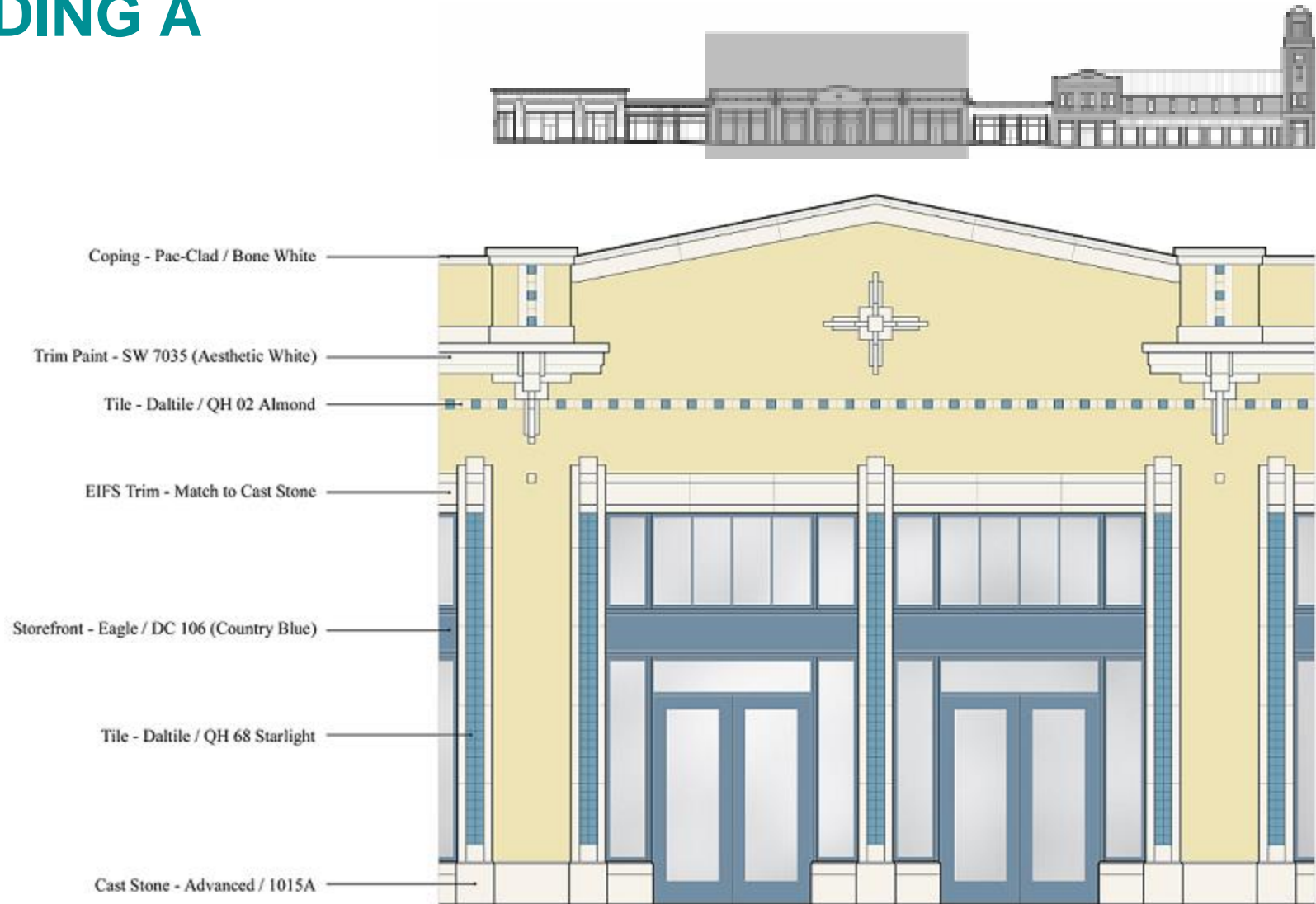
STOREFRONT ELEVATION: BUILDING B



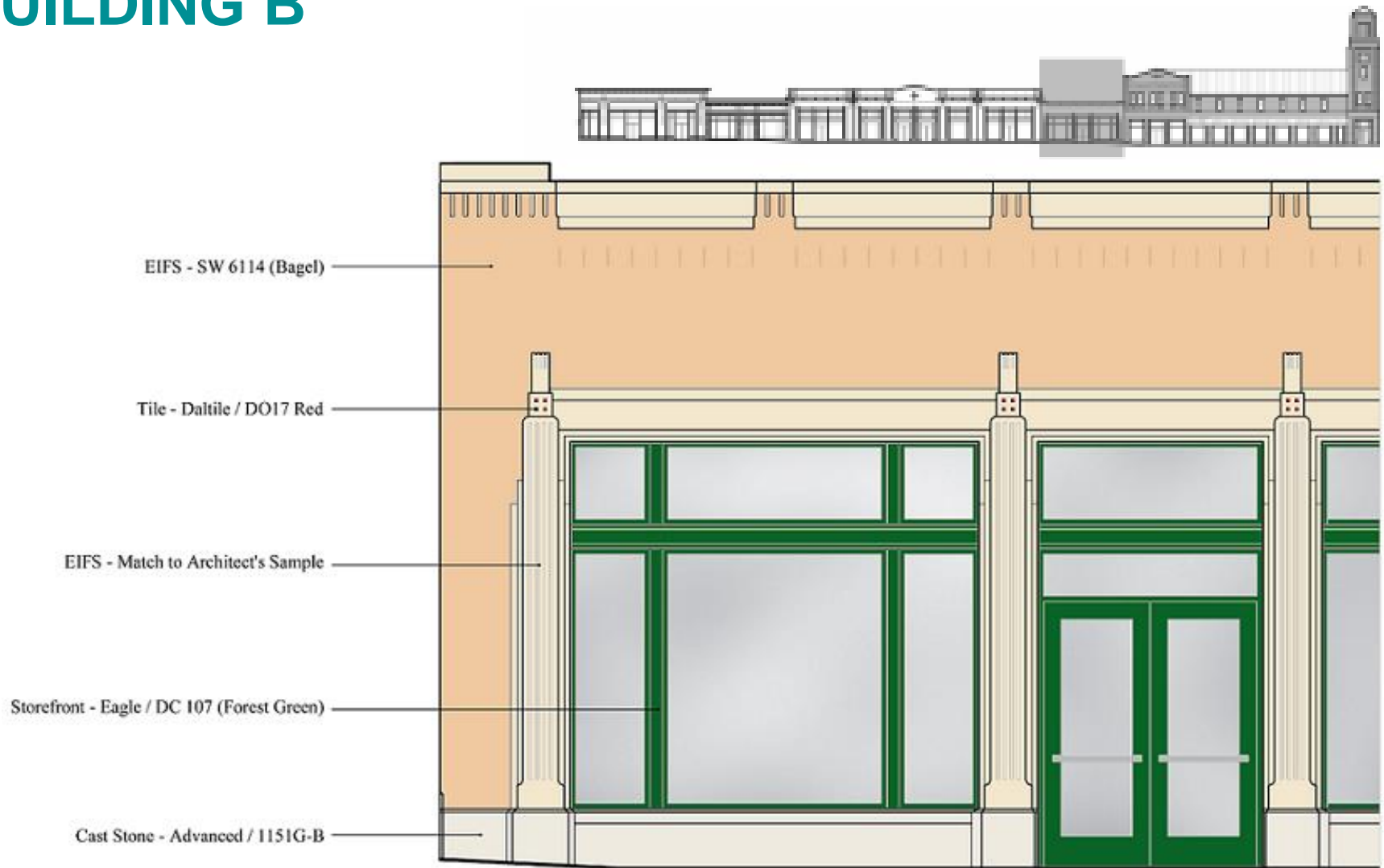
STOREFRONT ELEVATION: BUILDING B



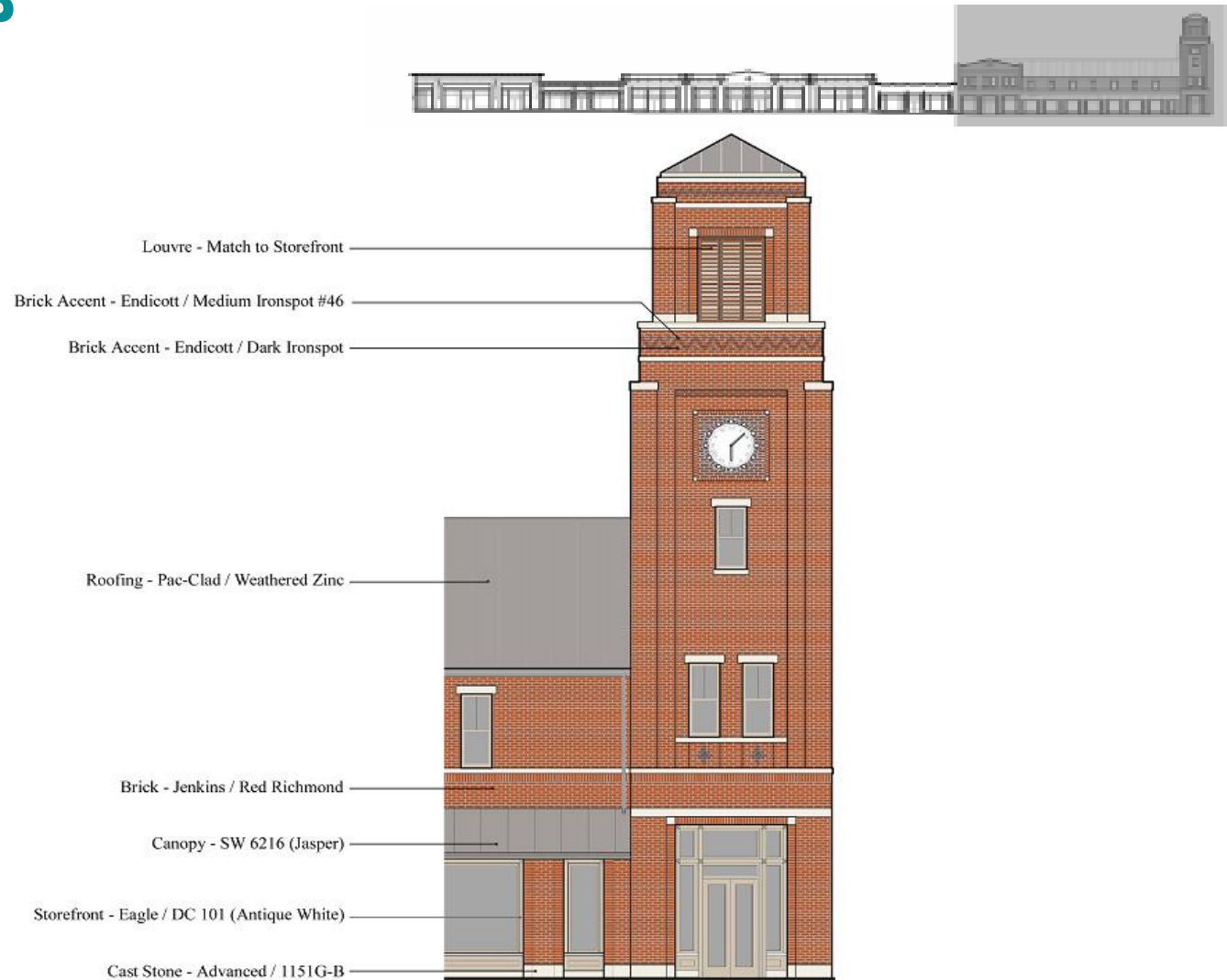
STOREFRONT ELEVATION: BUILDING A



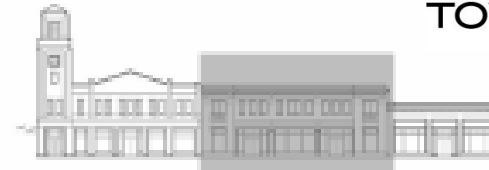
STOREFRONT ELEVATION: BUILDING B



STOREFRONT ELEVATION: BUILDING B

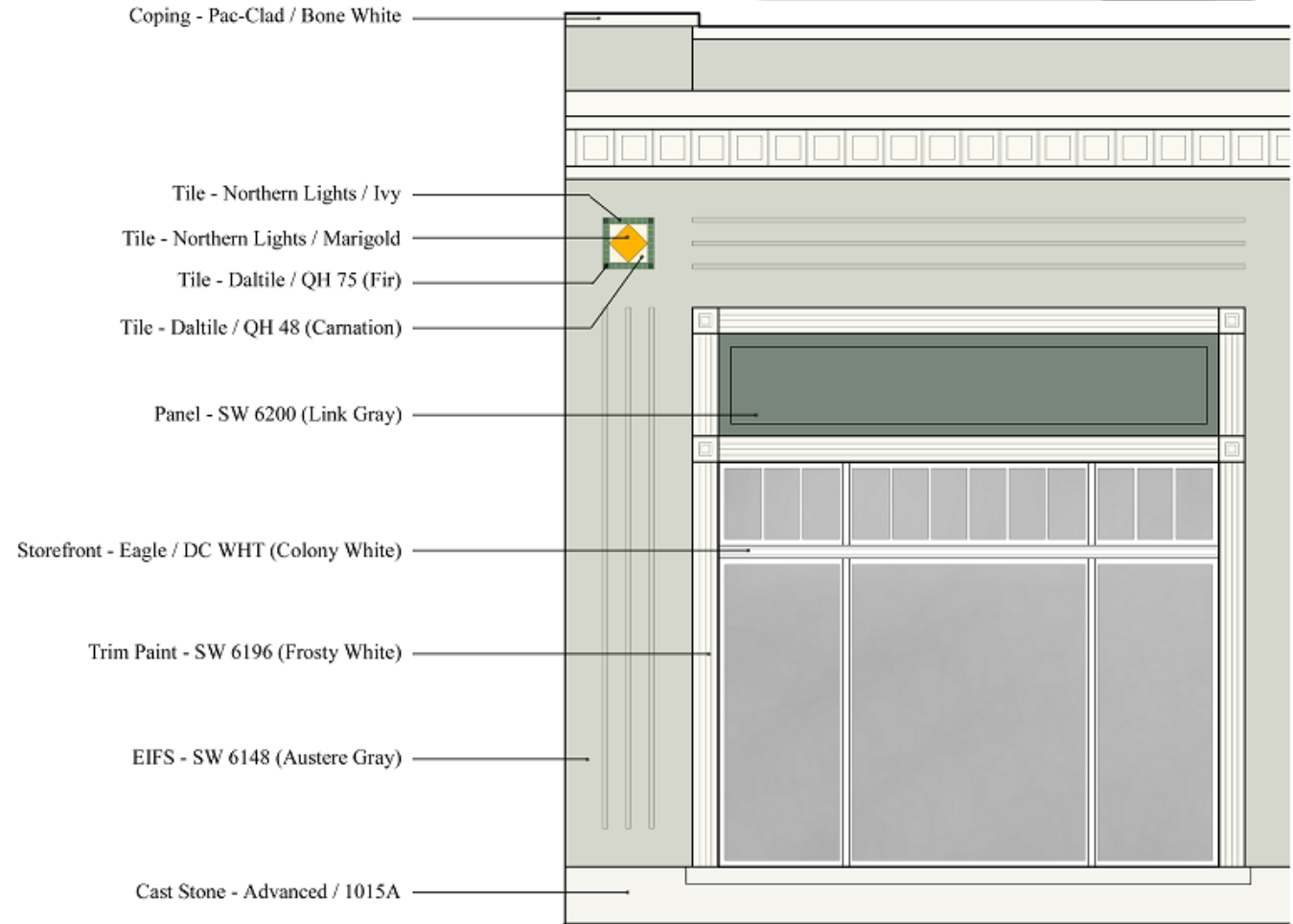


STOREFRONT ELEVATION: BUILDING B

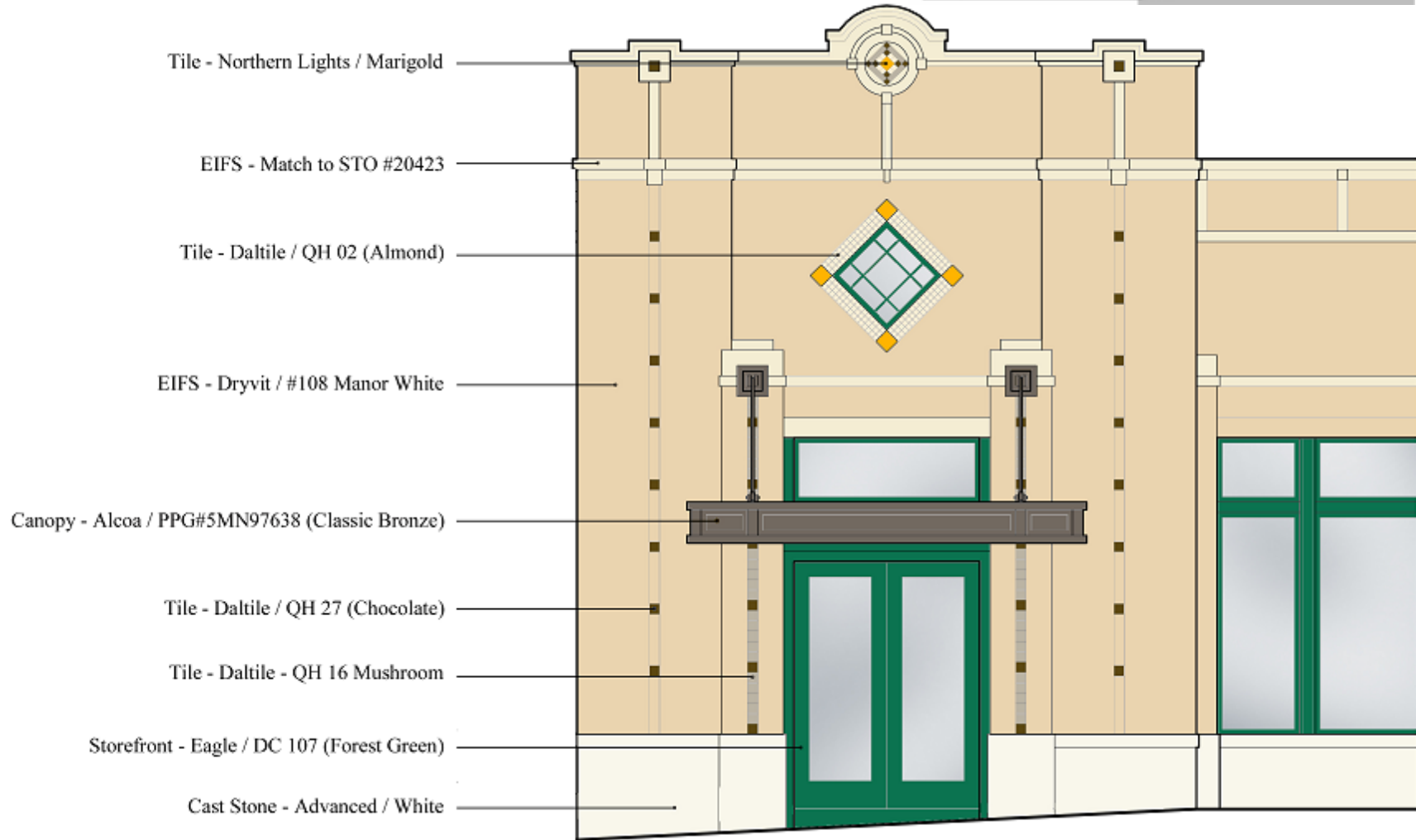


STOREFRONT ELEVATION: BUILDING B

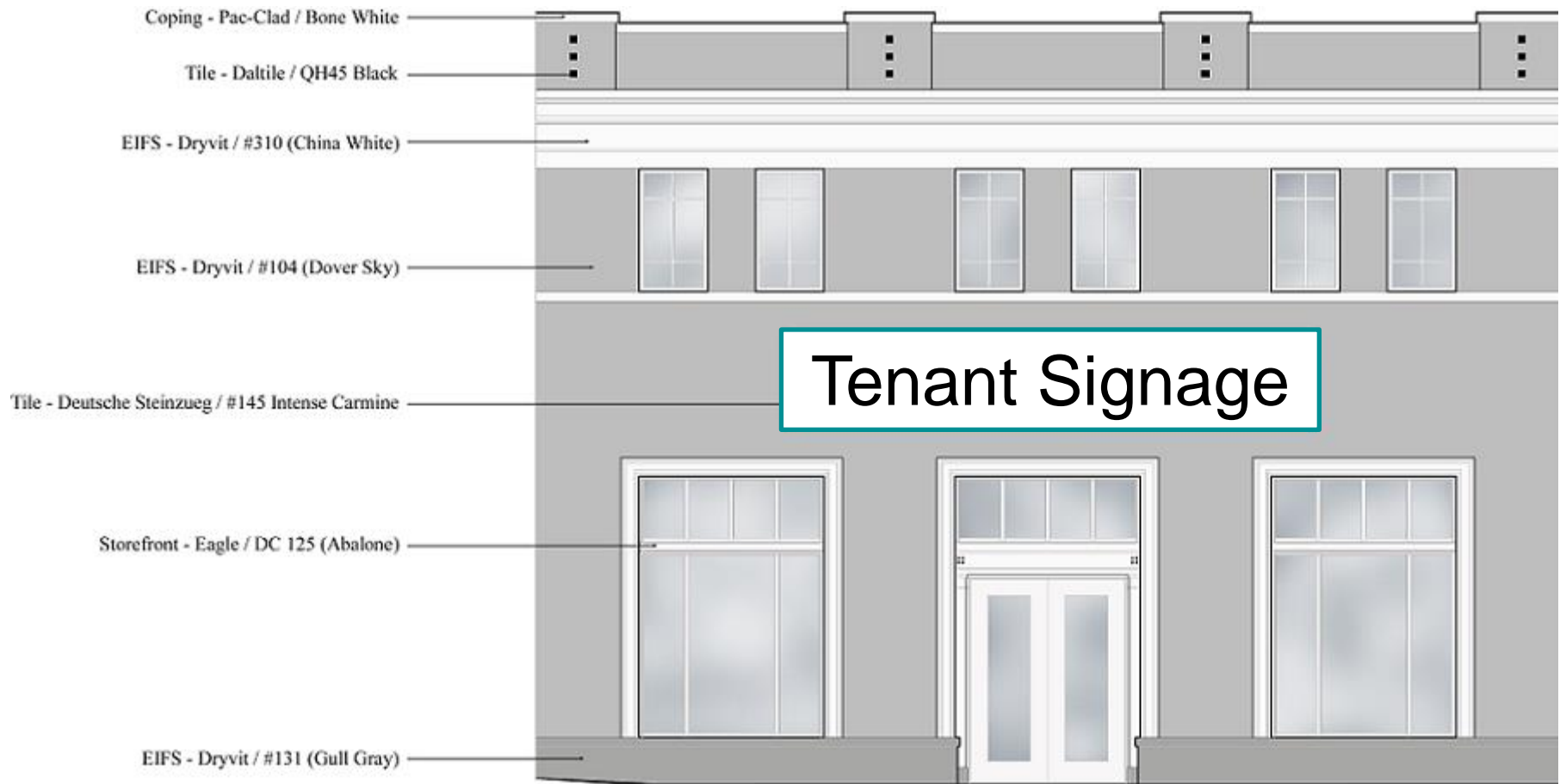

**FIREWHEEL
TOWN CENTER**
A SIMON MALL



STOREFRONT ELEVATION: BUILDING B



STOREFRONT ELEVATION: BUILDING C



STOREFRONT ELEVATION: BUILDING C

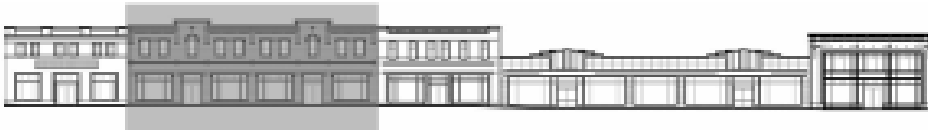

**FIREWHEEL
TOWN CENTER**
A SIMON MALL

Brick - Souix City / Badlands

Trim Paint - SW6078 (Realist Beige)

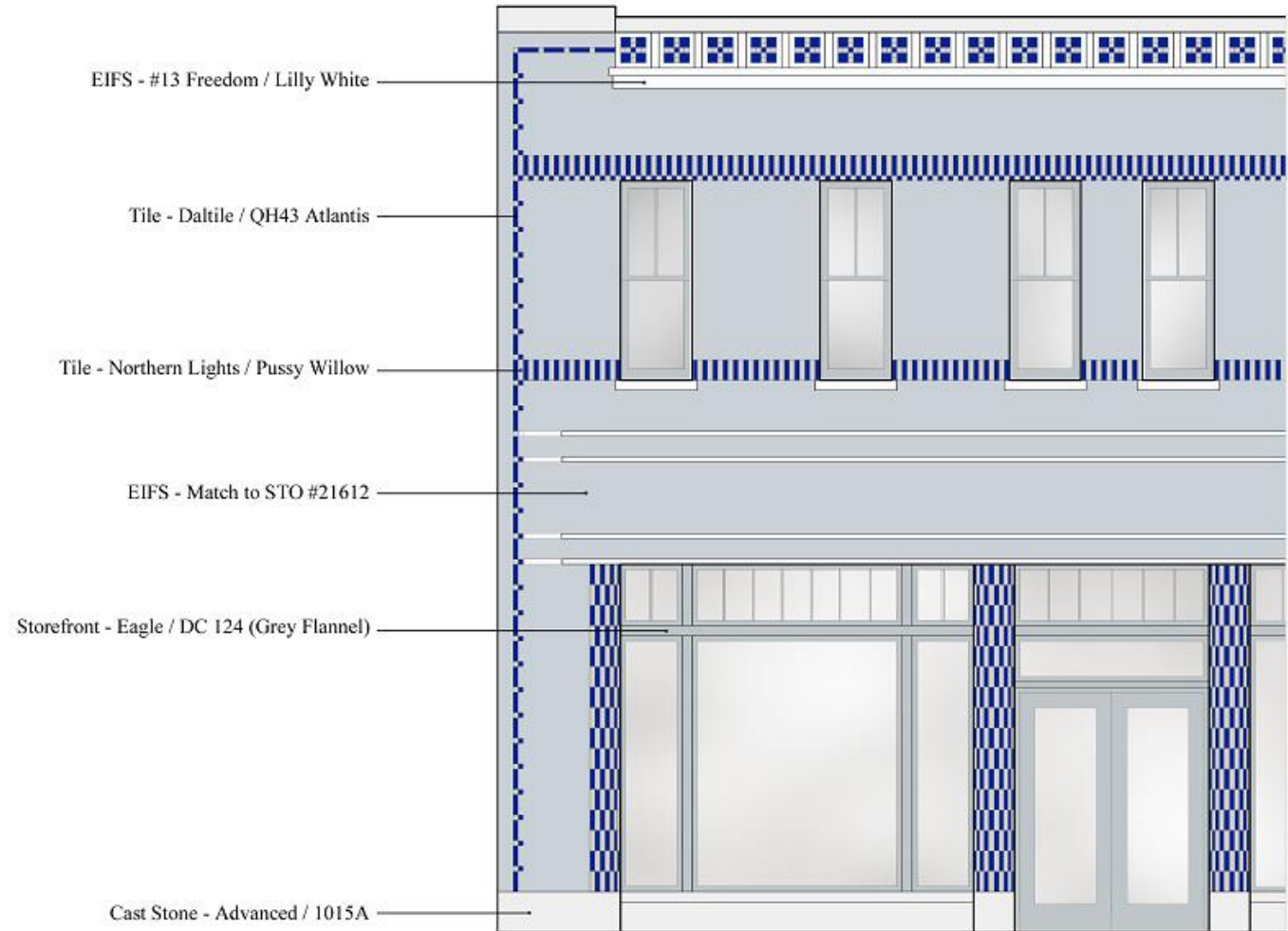
Cast Stone - Advanced / 1151G-A

Storefront - Eagle / BRZ (Sierra Bronze)

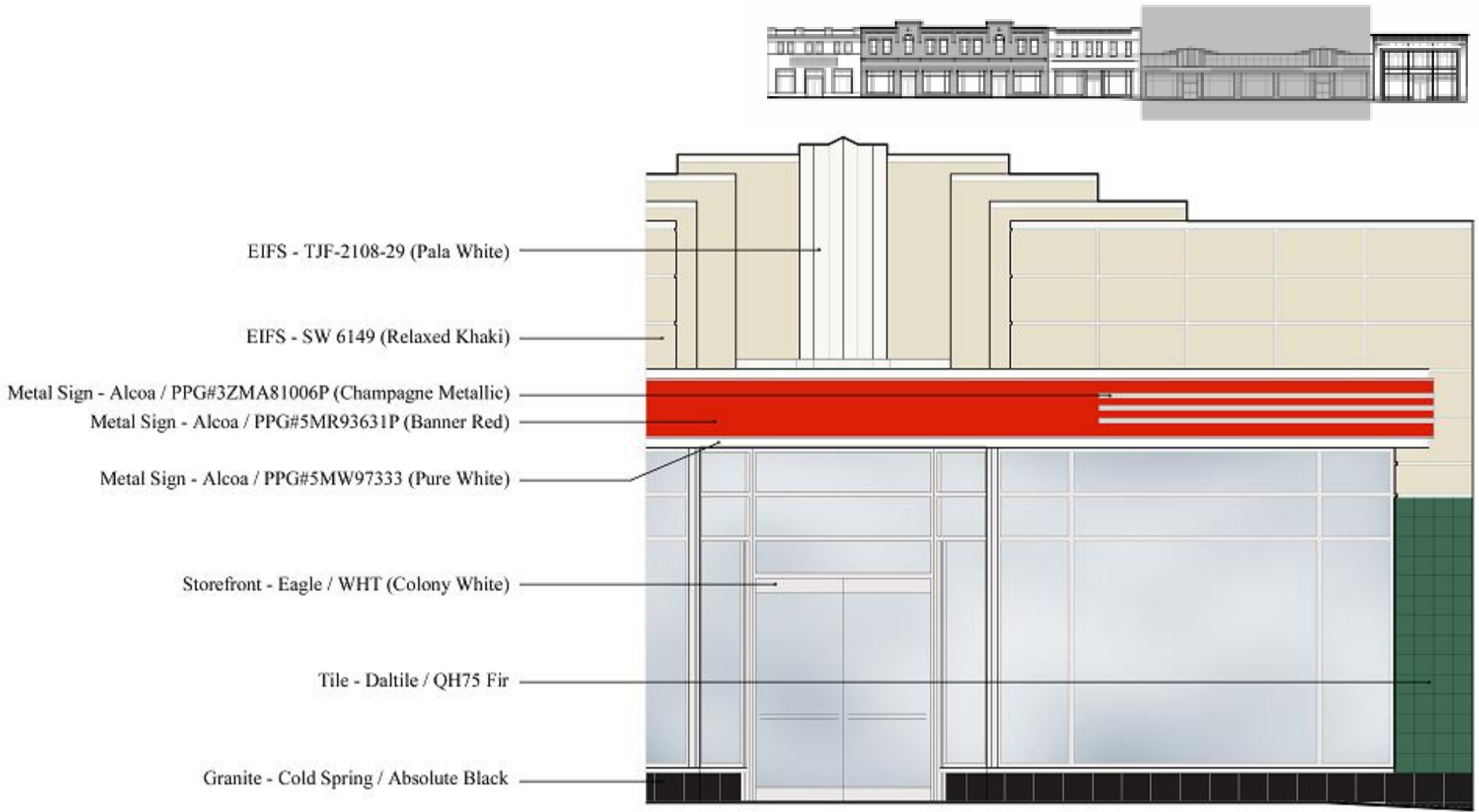


STOREFRONT ELEVATION: BUILDING C


**FIREWHEEL
TOWN CENTER**
A SIMON MALL



STOREFRONT ELEVATION: BUILDING C



STOREFRONT ELEVATION: BUILDING D



STOREFRONT ELEVATION: BUILDING D

Brick Accent - Endicott / Medium Ironspot #46

Brick Accent - Endicott / Manganese Ironspot

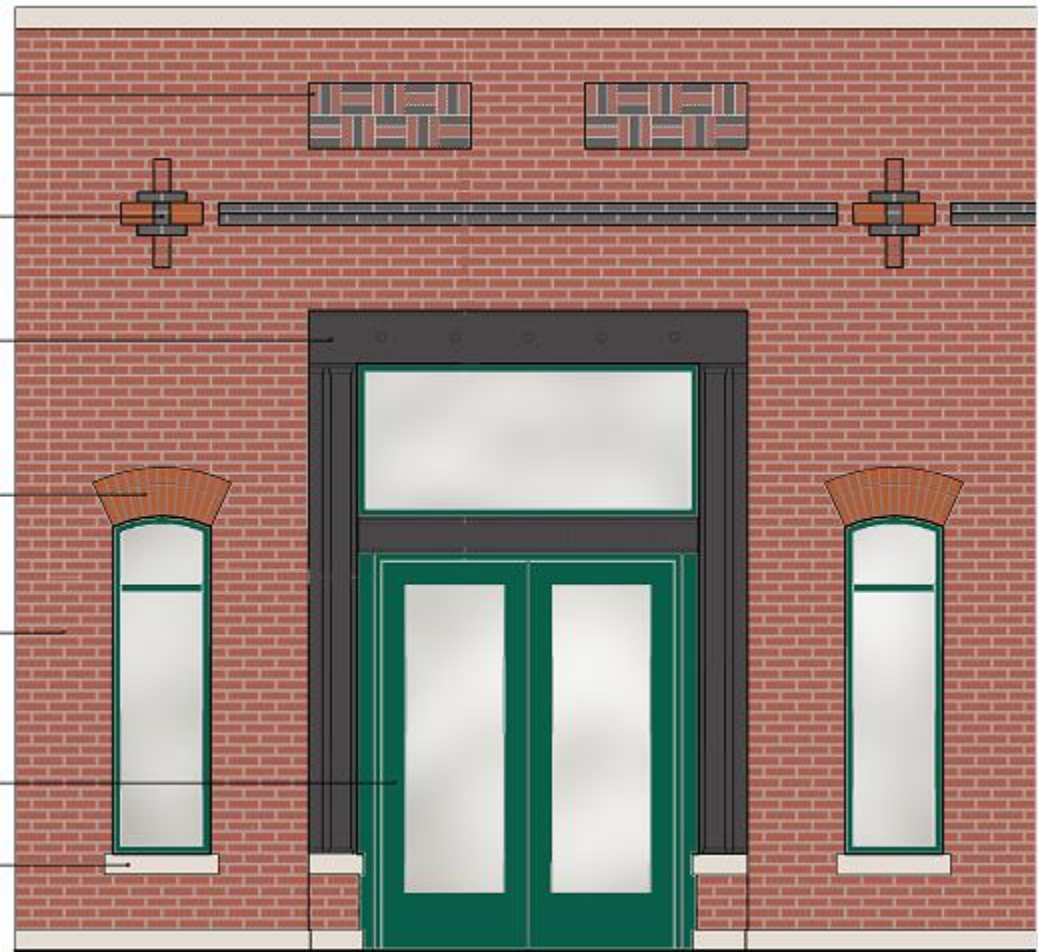
Trim Paint - SW 6258 (Tricorn Black)

Brick Accent - Acme Brick / Ranger Red #19

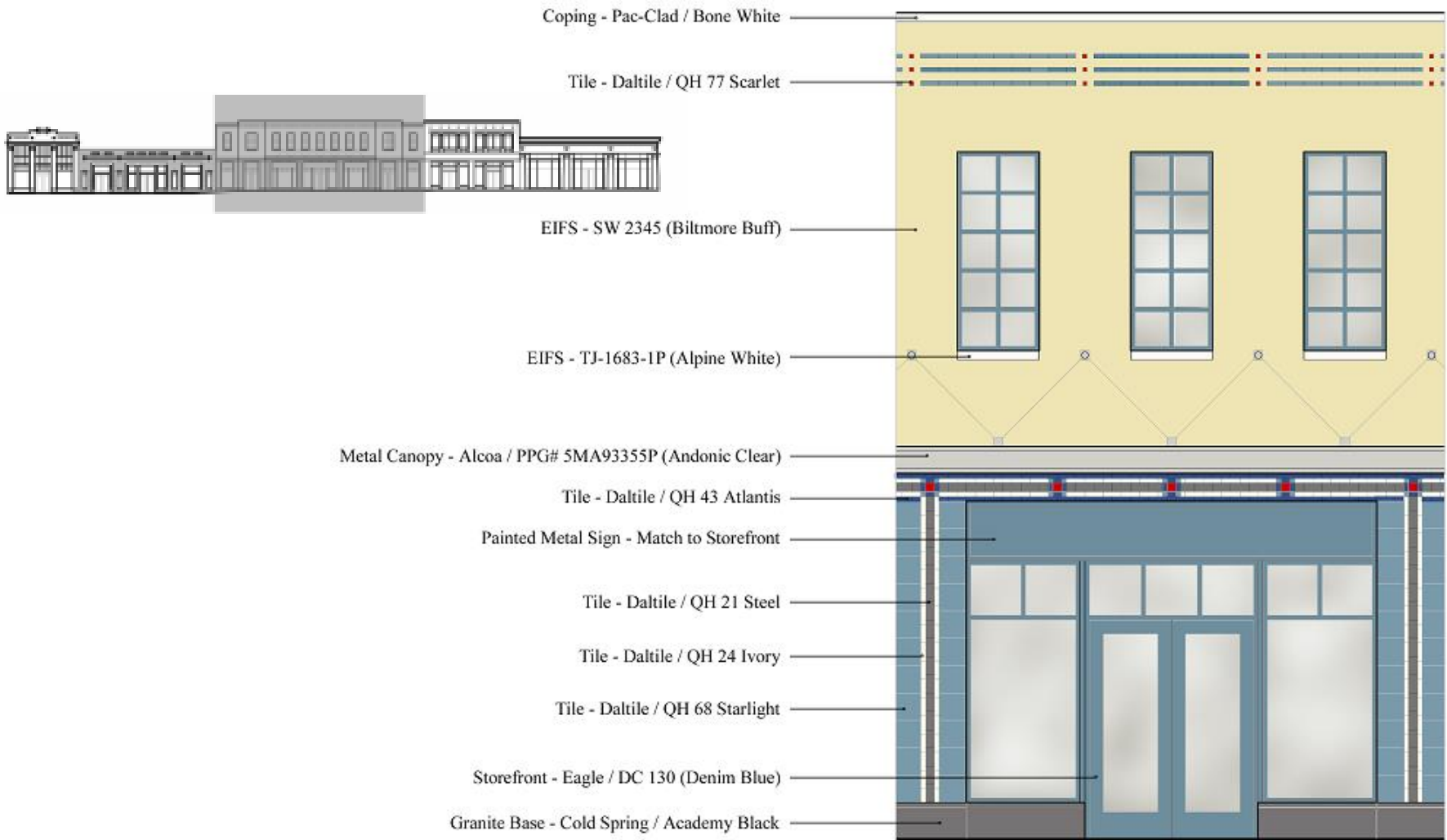
Brick - Acme Brick / Ranger Red #147

Storefront - Eagle / DC 109 (Mallard Green)

Cast Stone - Advanced / 1151G-B

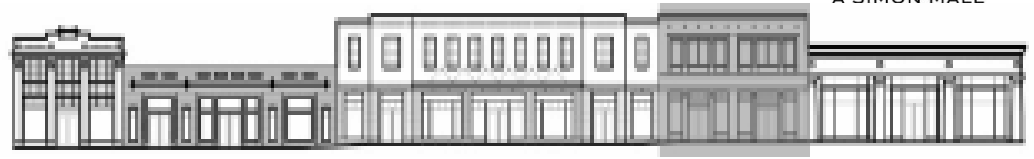


STOREFRONT ELEVATION: BUILDING D

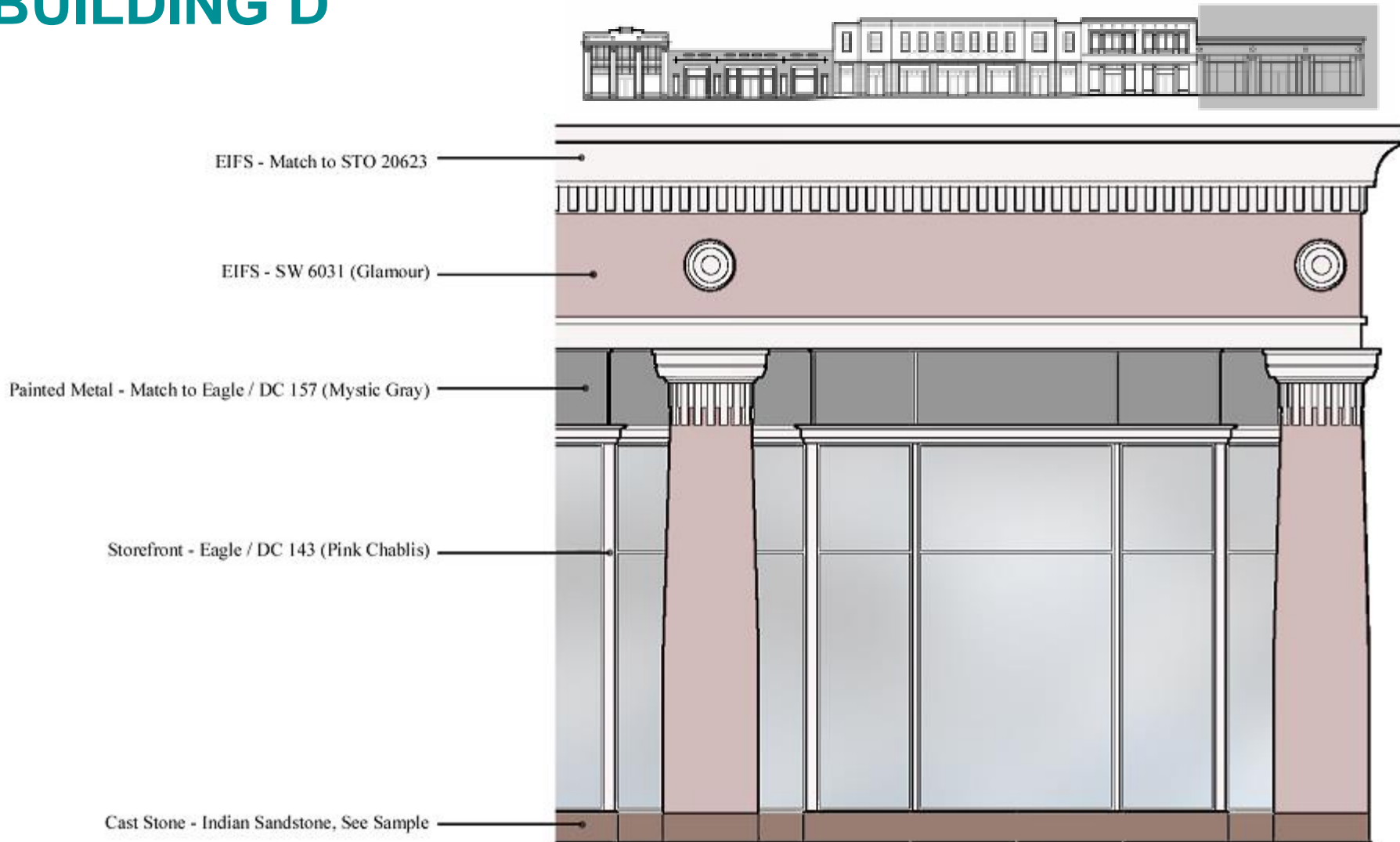


STOREFRONT ELEVATION: BUILDING D

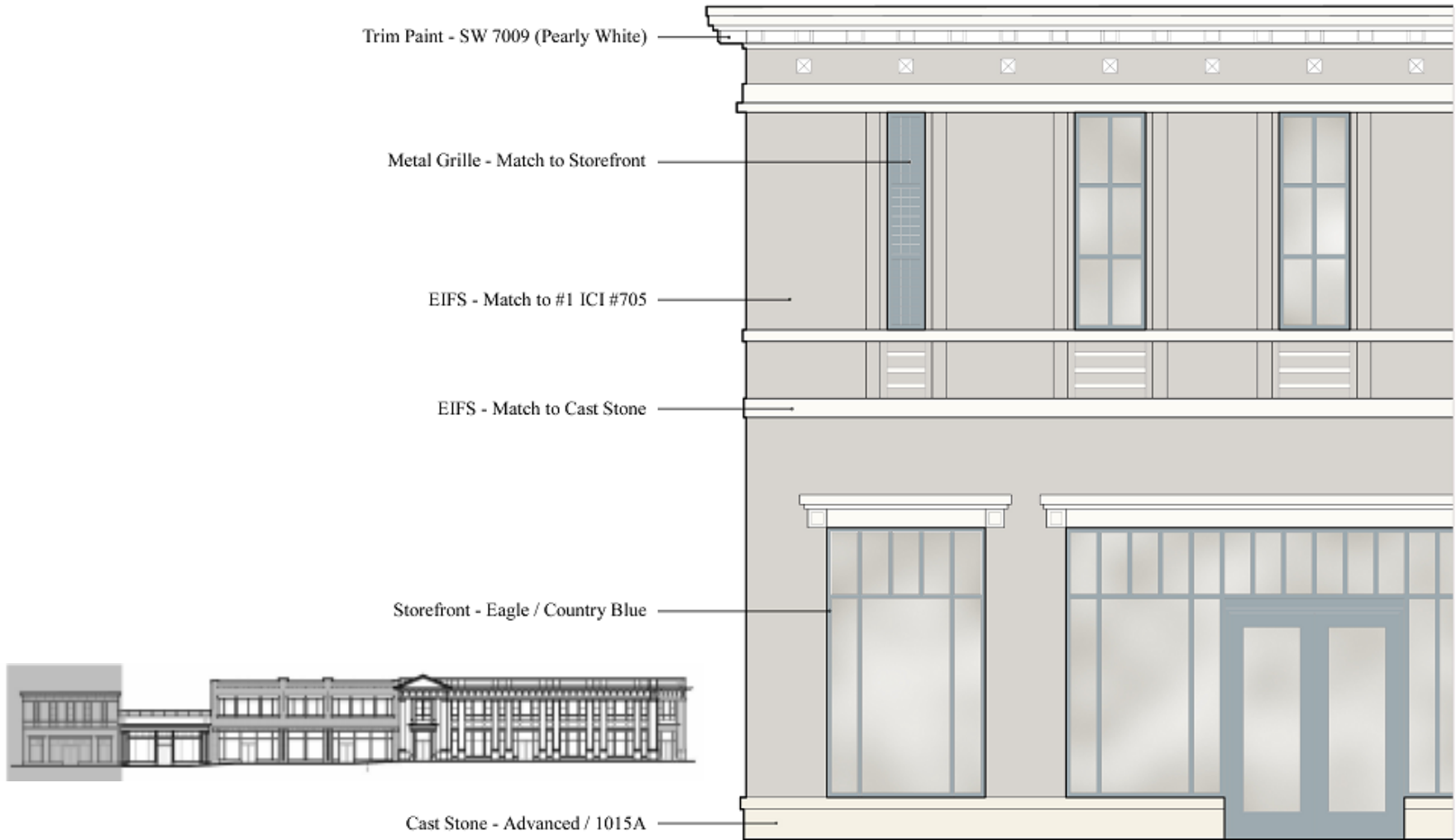

**FIREWHEEL
TOWN CENTER**
A SIMON MALL



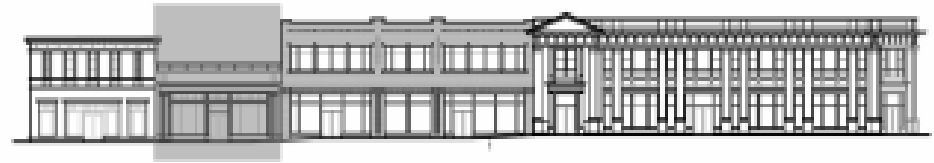
STOREFRONT ELEVATION: BUILDING D



STOREFRONT ELEVATION: BUILDING E



STOREFRONT ELEVATION: BUILDING E



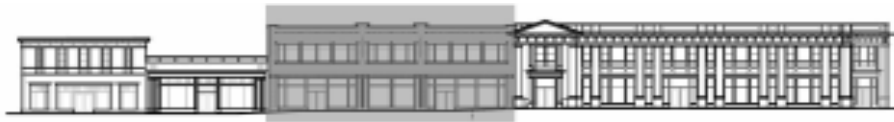
STOREFRONT ELEVATION: BUILDING E

Brick Accent - Souix City Brick / Mountain Shadow

Brick - Belden / 470-479 Medium A

Storefront - Eagle / Olive

Cast Stone - Advanced / 1151G-B



STOREFRONT ELEVATION: BUILDING E

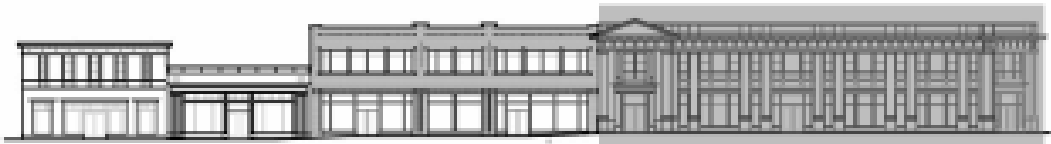
EIFS - TJ-1683-1P (Alpine White)

EIFS - SW 6079 (Diverse Beige)

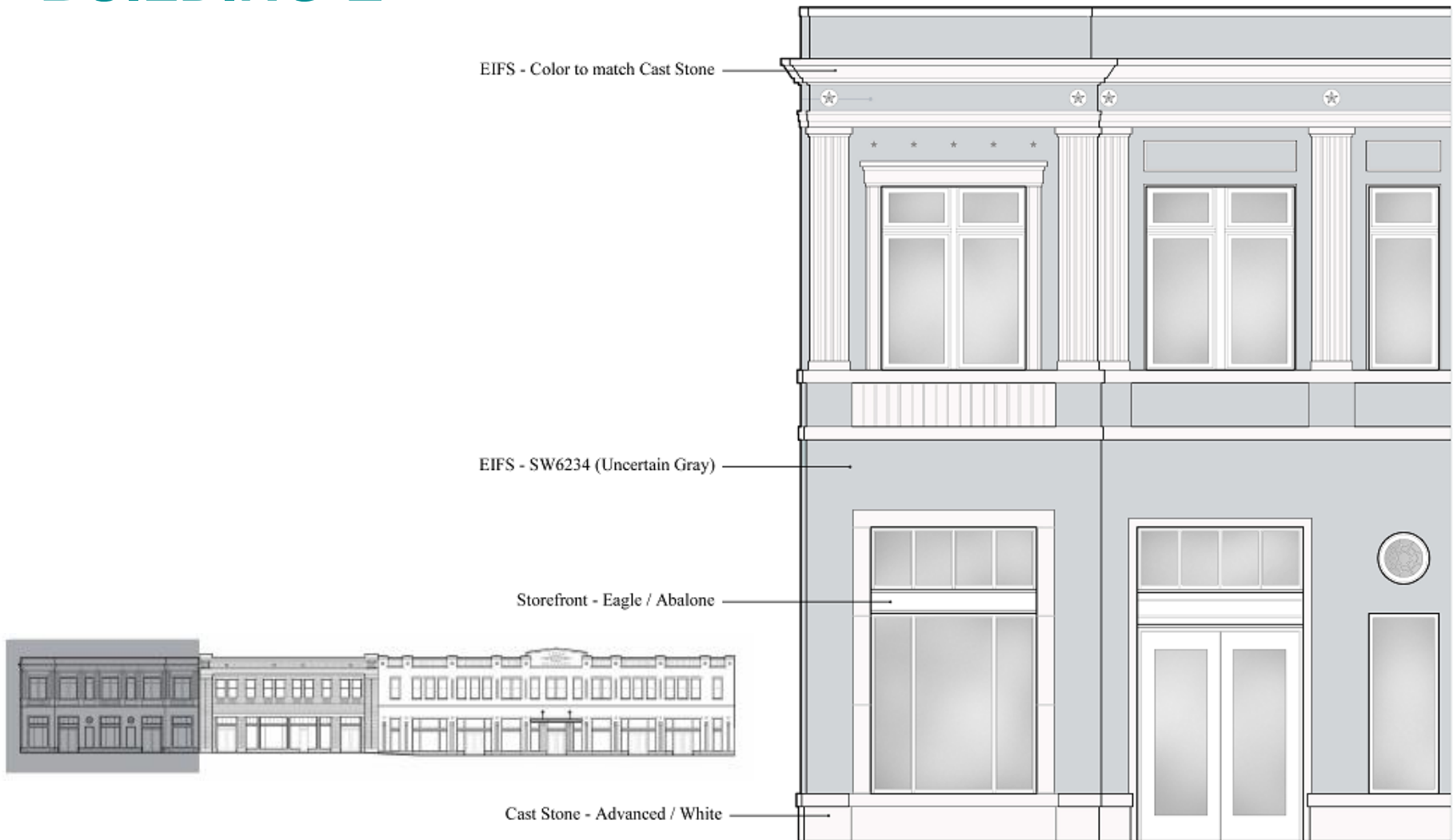
Trim Paint - Alpine White

Storefront - Eagle / Sierra Bronze

Cast Stone - Advanced / 1015A



STOREFRONT ELEVATION: BUILDING E



STOREFRONT ELEVATION: BUILDING F



- Tile - Northern Lights / Saddle
- Brick - Endicott / Red Blend
- Brick Accent - Endicott / Manganese Ironspot
- Brick Accent - Sioux City / Royal Burgundy
- Trim Paint - Color to match Storefront
- Storefront - Eagle / Forest Green
- Cast Stone - Advanced / 1151G-A



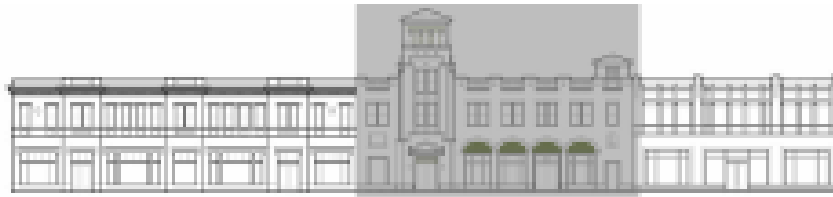
STOREFRONT ELEVATION: BUILDING F



STOREFRONT ELEVATION: BUILDING G



STOREFRONT ELEVATION: BUILDING G



Roofing - Pac-Clad / Granite

EIFS - Match to Cast Stone

EIFS - TJ-859-3P (Heraldic Ivory)

Tile - Northern Lights / Palm

Tile - Daltile / QH45 Ginger

Tile - Daltile / QH06 Buttercream

Canopy - Alcoa / Oyster White

Storefront - Eagle / DC 108 Olive

Cast Stone - Advanced / 1151G-B



STOREFRONT ELEVATION: BUILDING G

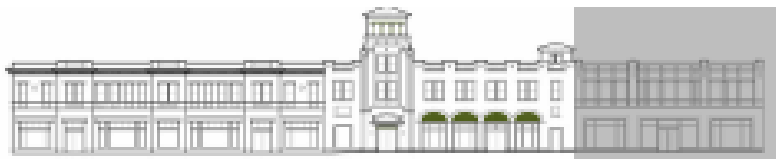
EIFS - SW6038 Truly Taupe
EIFS - SW6060 Moroccan Brown

EIFS - Match to Sto 20524

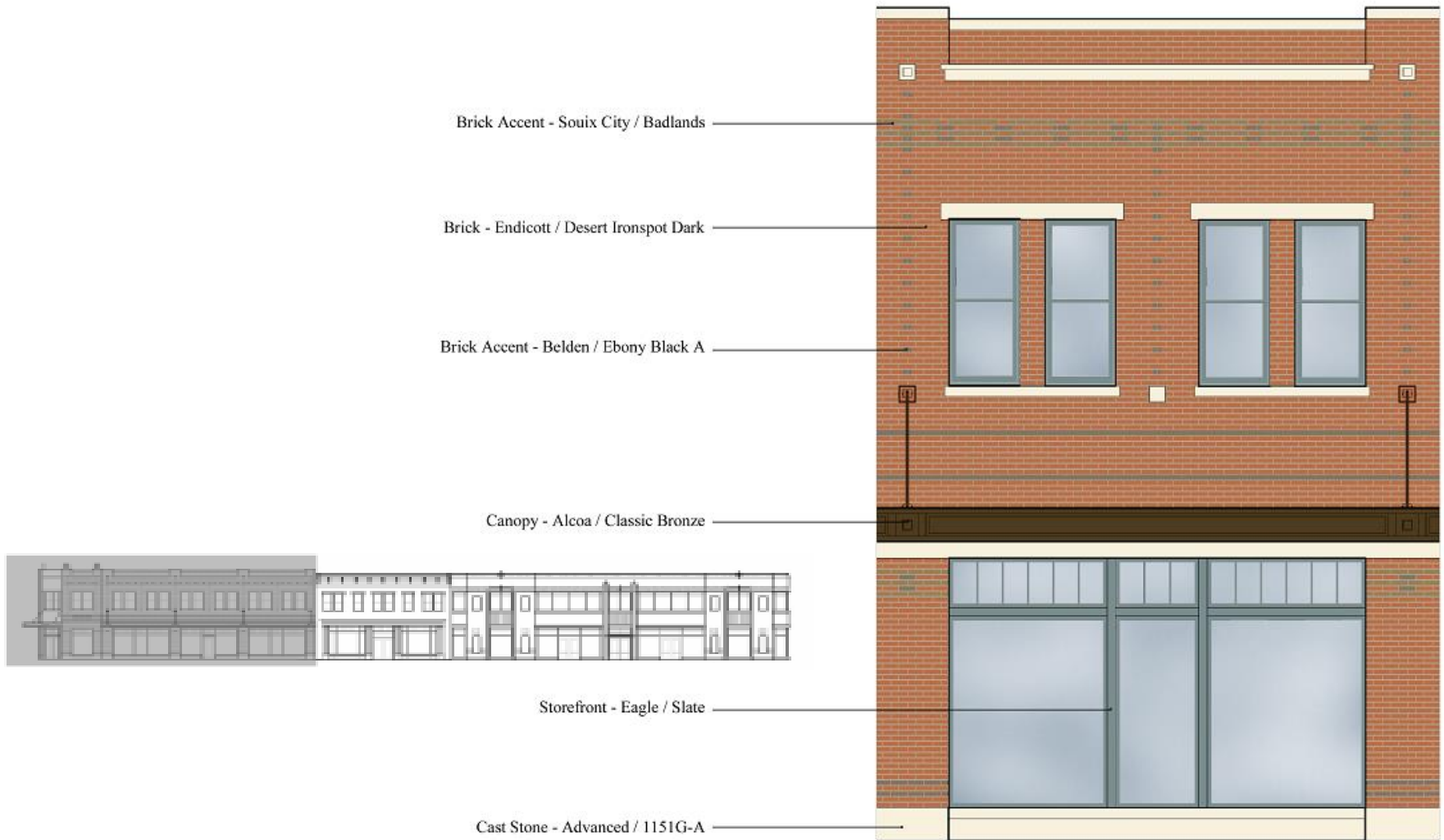
EIFS - SW6036 Angora

Storefront - Eagle / DC 157 (Mystic Gray)

Cast Stone - Advanced / 1015A



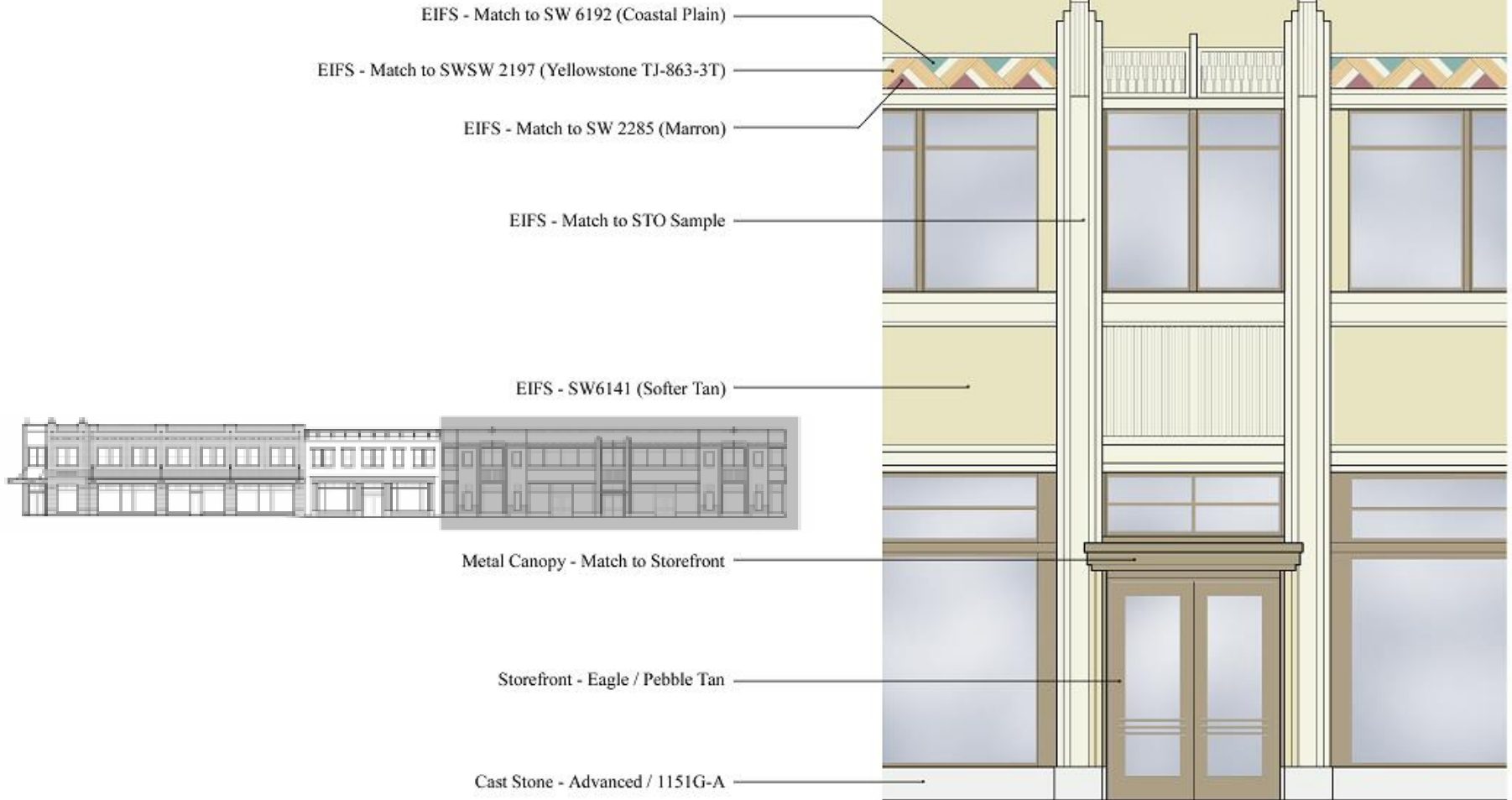
STOREFRONT ELEVATION: BUILDING H



STOREFRONT ELEVATION: BUILDING H



STOREFRONT ELEVATION: BUILDING H



STOREFRONT ELEVATION: BUILDING J


**FIREWHEEL
TOWN CENTER**
A SIMON MALL



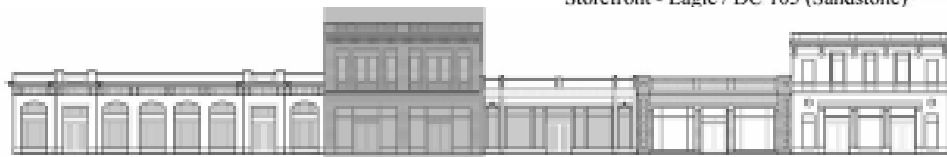
STOREFRONT ELEVATION: BUILDING J



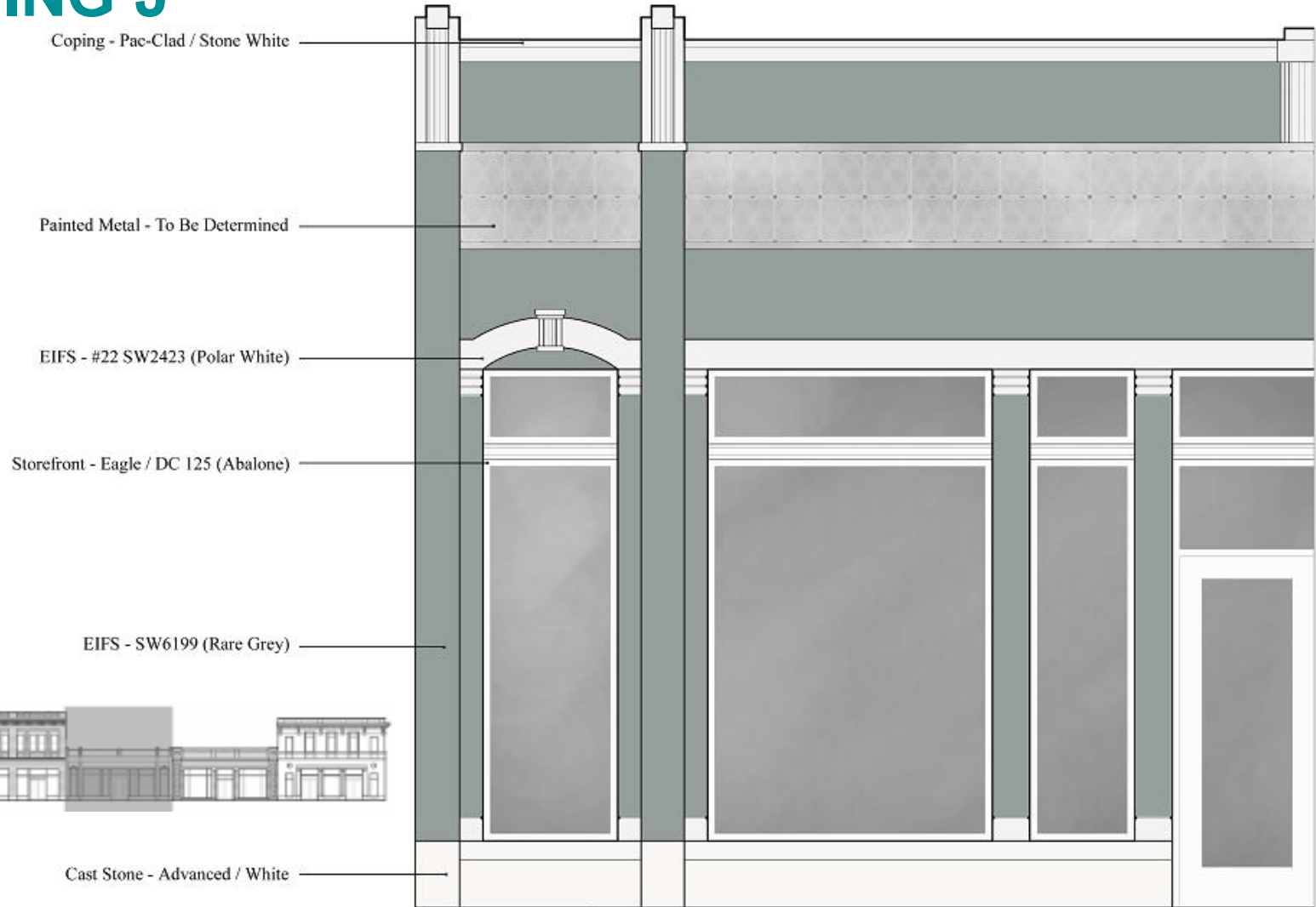
Brick - Belden / Mod 8X50 A

Storefront - Eagle / DC 105 (Sandstone)

Cast Stone - Advanced / 1151G-B



STOREFRONT ELEVATION: BUILDING J



STOREFRONT ELEVATION: BUILDING J



Brick Accent - Endicott / Medium Ironspot #77

Brick - Belden / Carolina Rose A

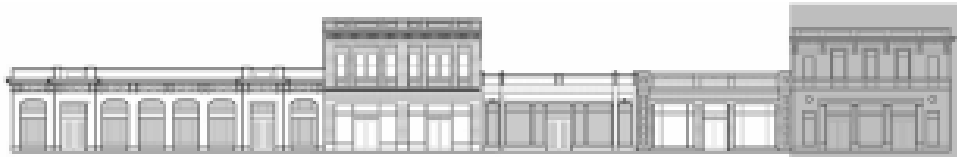
Storefront - Eagle / DC132 (Slate)

Cast Stone - Advanced / 1151G-A



STOREFRONT ELEVATION: BUILDING J


**FIREWHEEL
TOWN CENTER**
A SIMON MALL



Coping - Pac-Clad / Bone White

EIFS - Alpine White

EIFS - SW 6142 (Macadamia)

Storefront - Eagle / DC 157 (Mystic Gray)

Trim Paint - Match to EIFS Alpine White

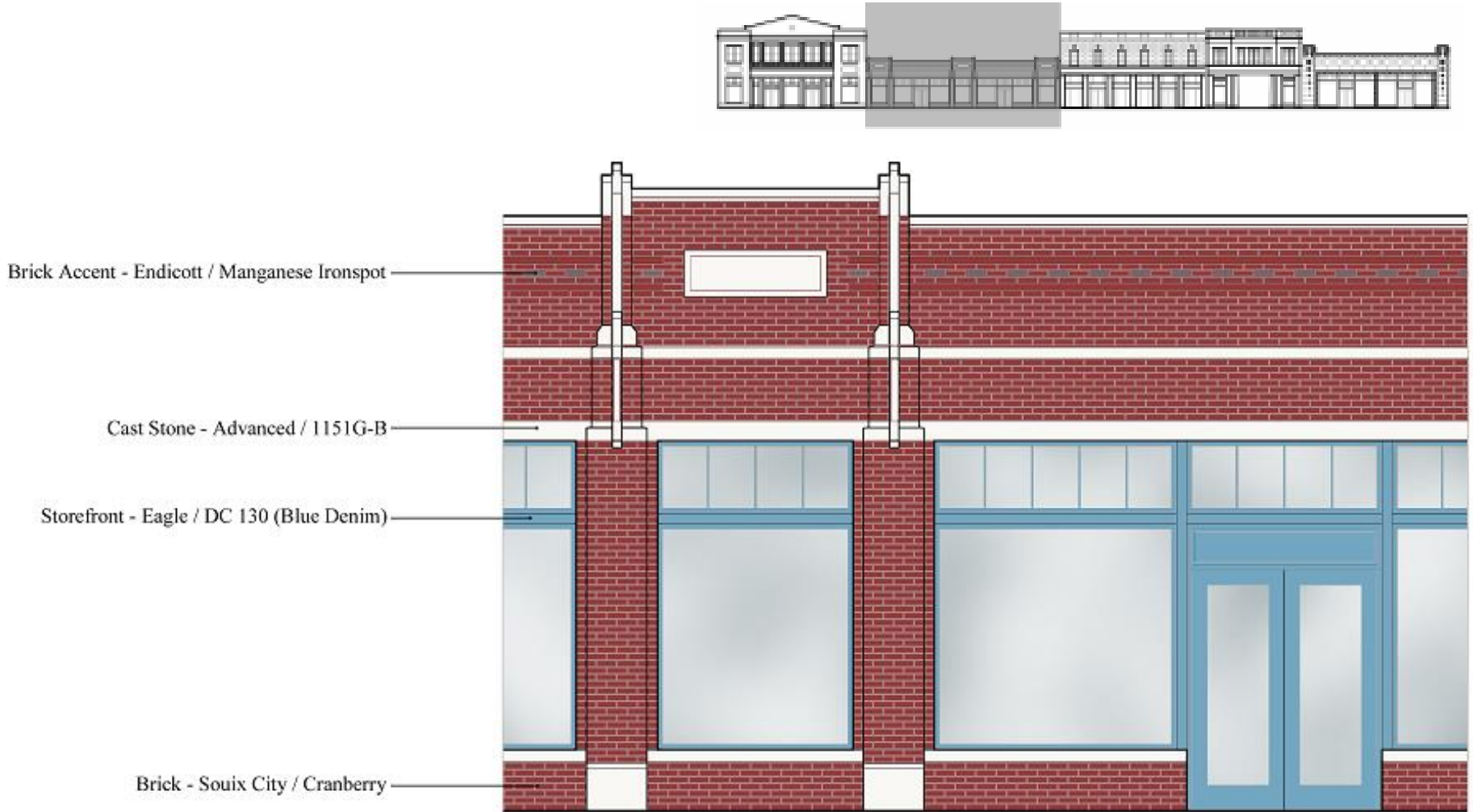
Cast Stone - Advanced / 1015A



STOREFRONT ELEVATION: BUILDING L



STOREFRONT ELEVATION: BUILDING L



STOREFRONT ELEVATION: BUILDING L

Coping - Pac-Clad / Bone White

EIFS - Match to STO #21613

Storefront - Eagle / DC 150 (Smokey Gray)

Cast Stone - Advanced / White



STOREFRONT ELEVATION: BUILDING L


**FIREWHEEL
TOWN CENTER**
A SIMON MALL

Coping - Pac-Clad / Bone White

EIFS - SW 6094 (Sensational Sand)

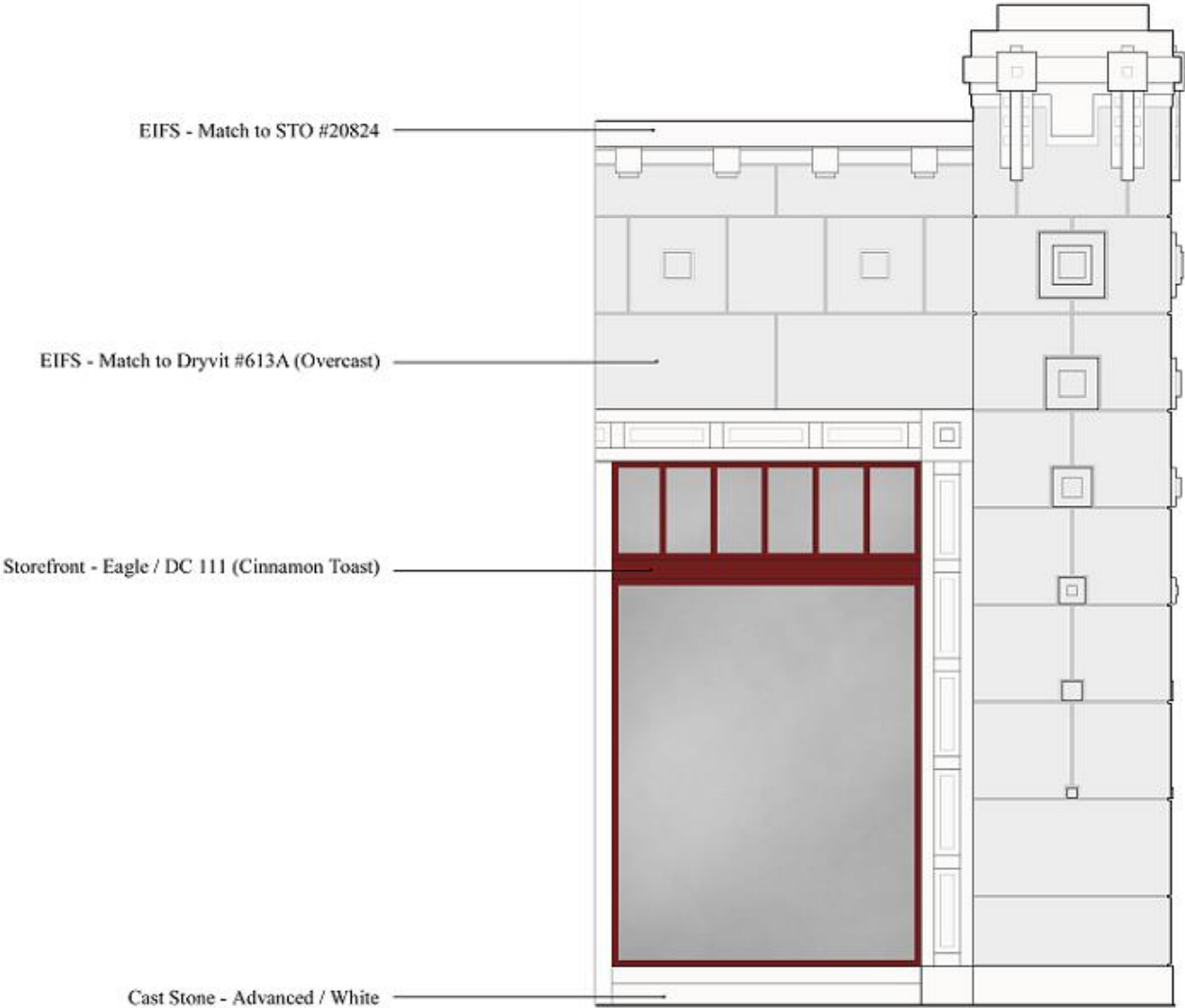
EIFS - Alpine White

Storefront - Eagle / WHT (Colony White)

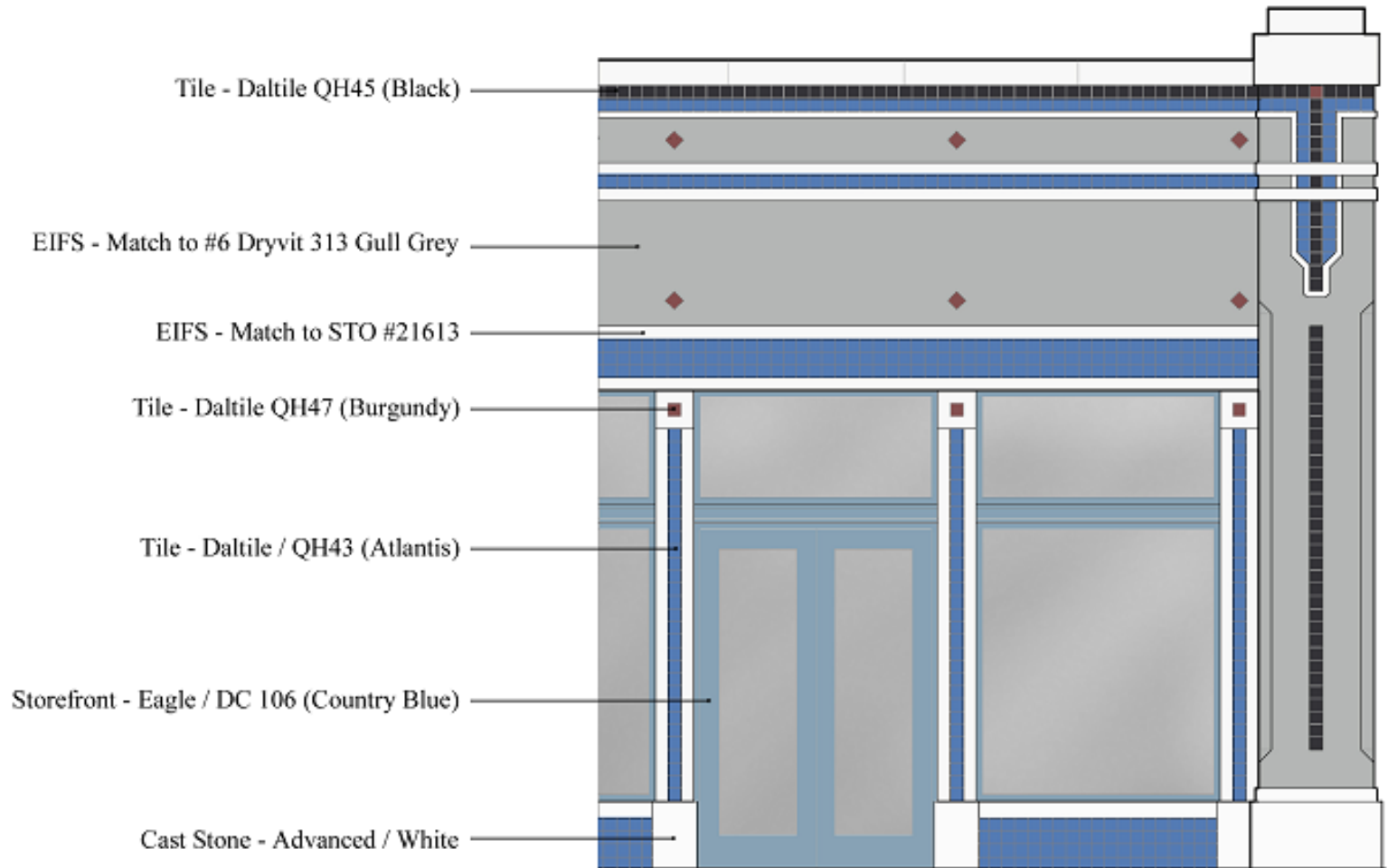
Cast Stone - Advanced / 1151G-B



STOREFRONT ELEVATION: BUILDING L

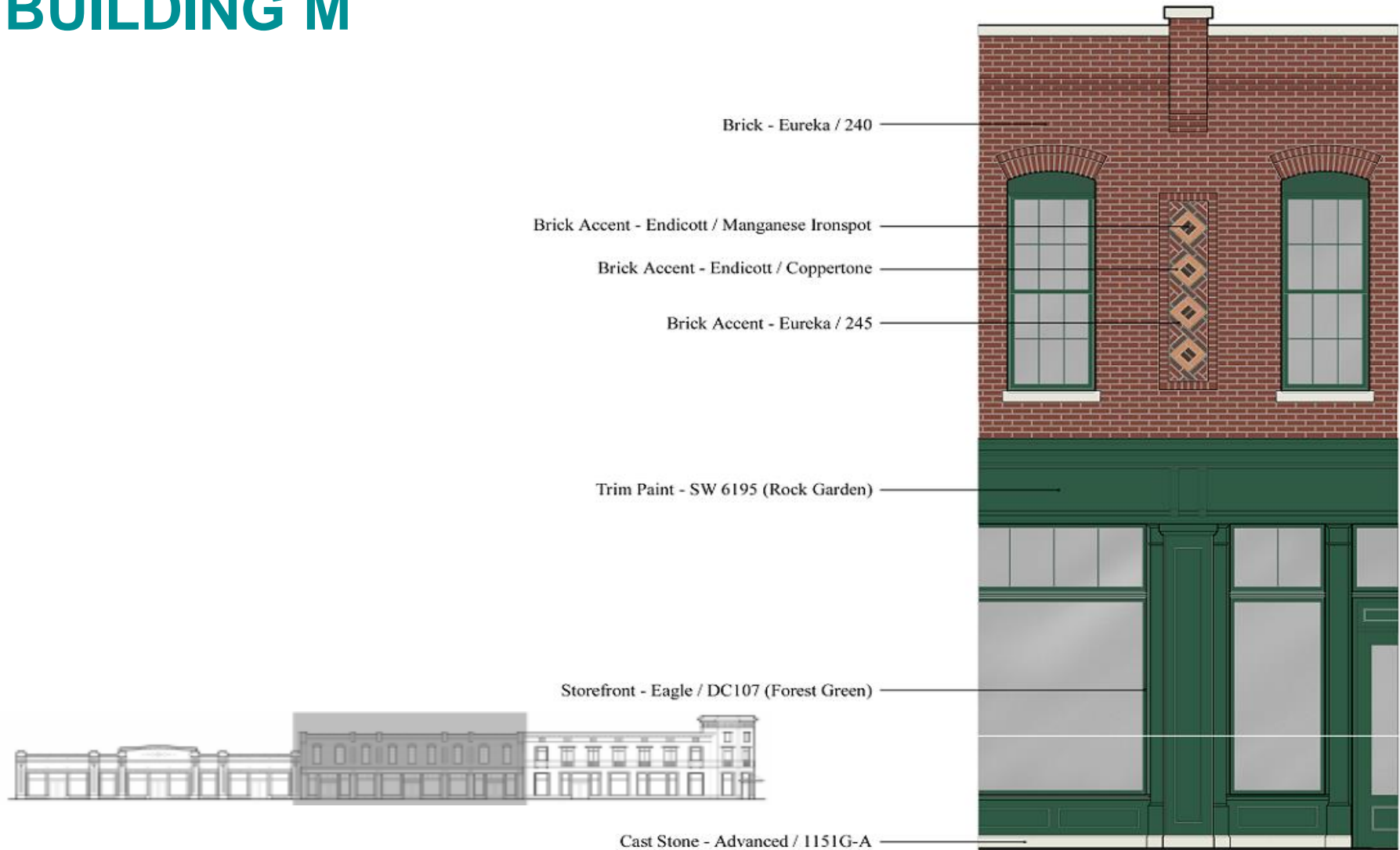


STOREFRONT ELEVATION: BUILDING M



STOREFRONT ELEVATION: BUILDING M


**FIREWHEEL
TOWN CENTER**
A SIMON MALL



STOREFRONT ELEVATION: BUILDING M

Paint - SW 6074 (Spalding Gray)

Paint - SW 6072 (Versatile Gray)

EIFS - Dryvit / #449 Buckskin

Railing - SW 6006 (Black Bean)

EIFS - Match to STO #21613

Storefront - Eagle / DC 133 (Hot Chocolate)

Cast Stone - Advanced / 1015A



STOREFRONT ELEVATION: BUILDING M

Coping - Pac-Clad / Sandstone

Brick - Souix City / Royal Burgundy

Brick Accent - Endicott / Medium Ironspot #46

Storefront - Eagle / DC 132 (Slate)

Cast Stone - Advanced / 1151G-A



STOREFRONT ELEVATION: BUILDING M

EIFS - Dryvit / #613 Overcast

EIFS - White #4

Storefront - Eagle / DC 124 (Grey Flannel)

Cast Stone - Advanced / White



STOREFRONT ELEVATION: BUILDING M



STOREFRONT ELEVATION: BUILDING N

Coping - Pac-Clad / Bone White

EIFS - #3 Smoke Putty

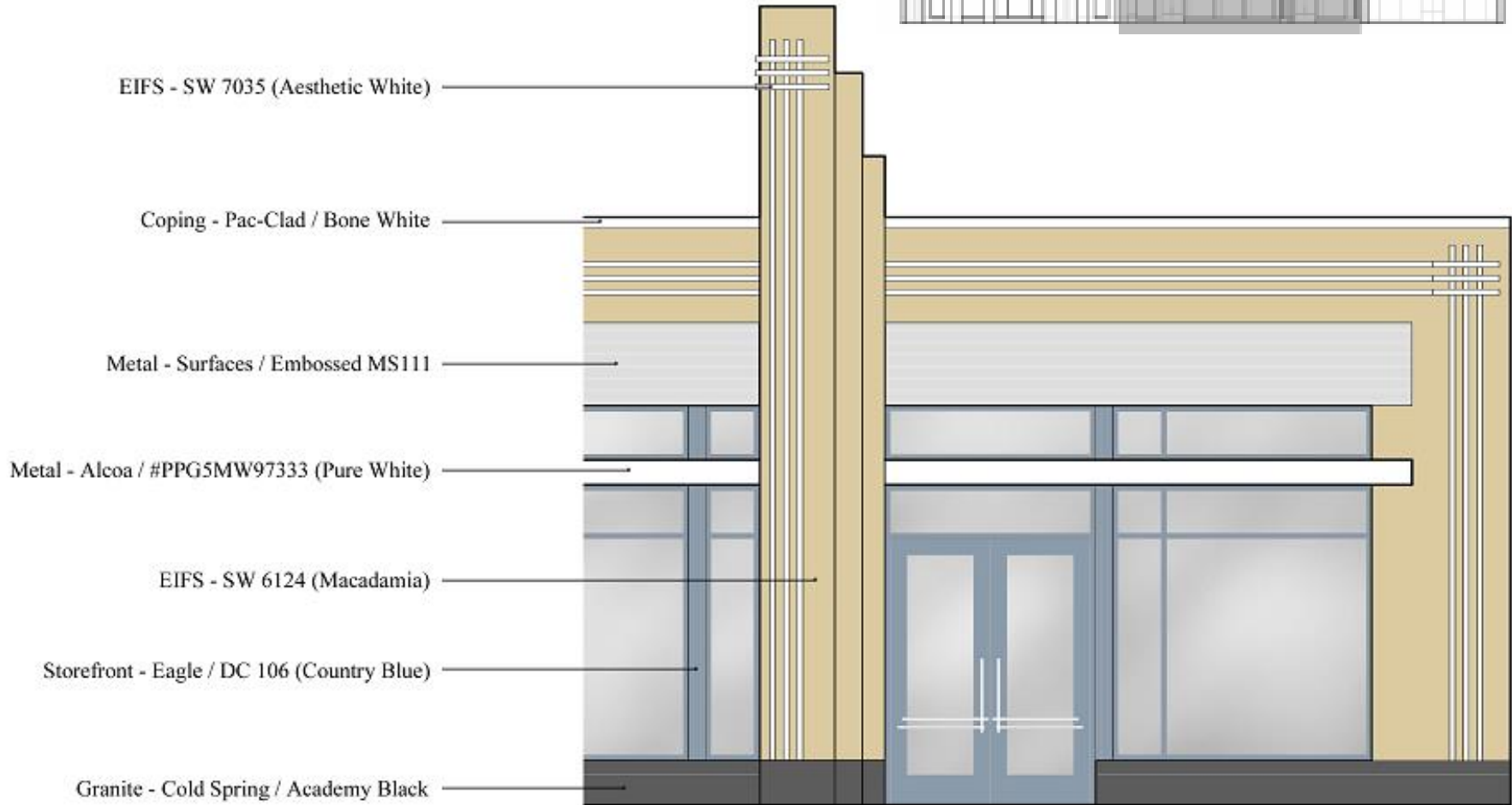
EIFS - Match to Architect's Sample

Storefront - Eagle / DC 149 (Moss)

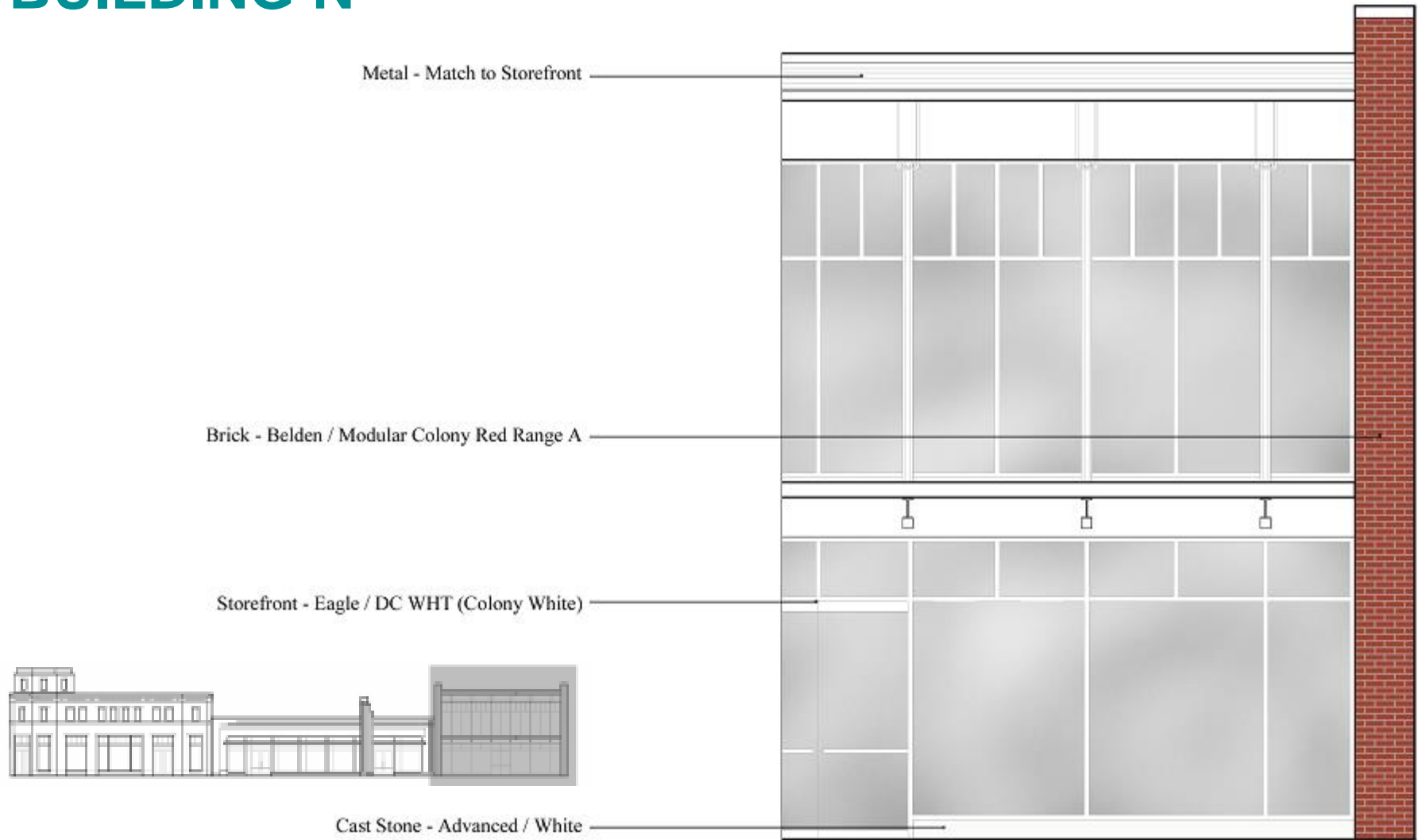
Cast Stone - Advanced / White



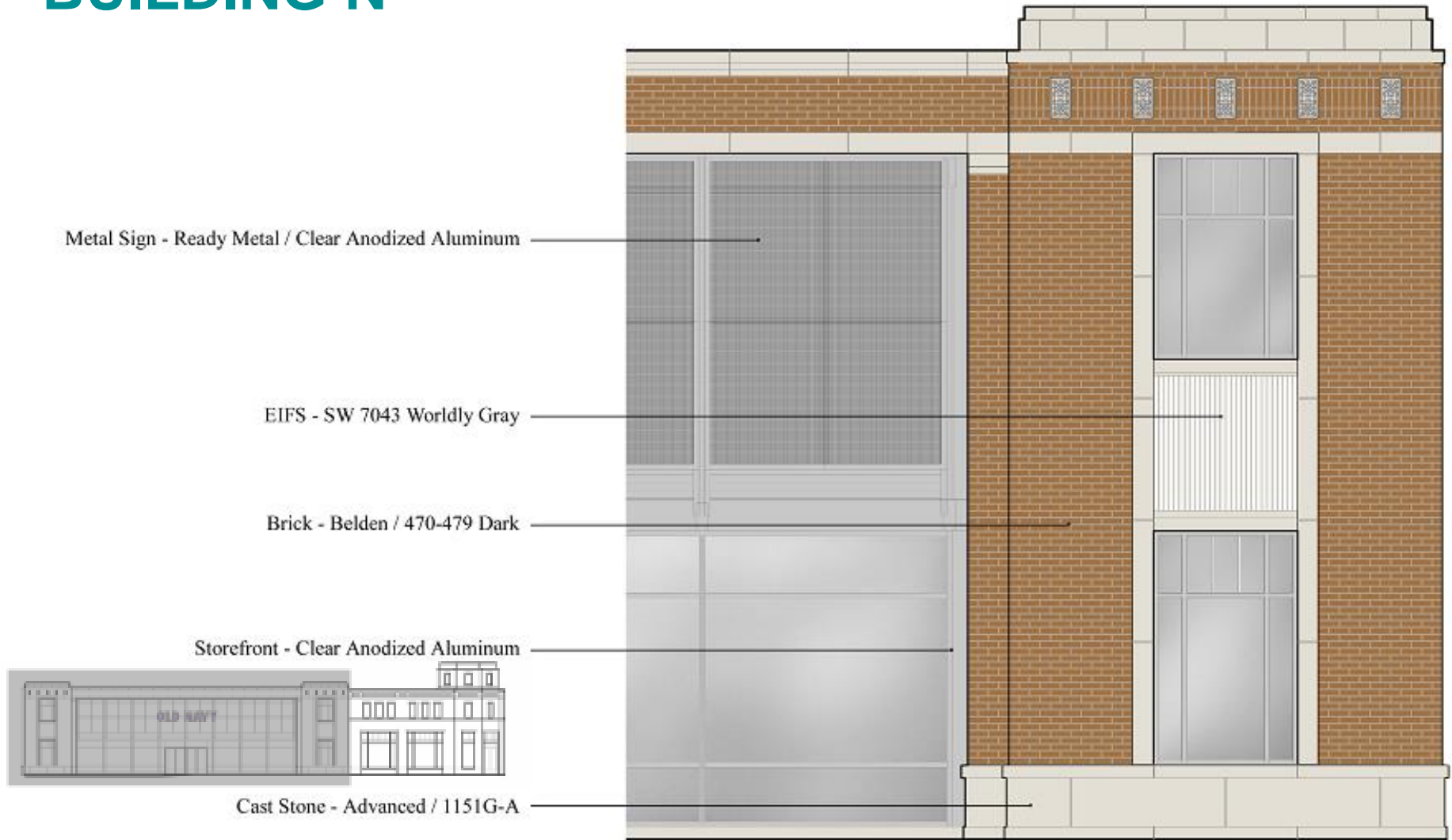
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STOREFRONT ELEVATION: BUILDING N



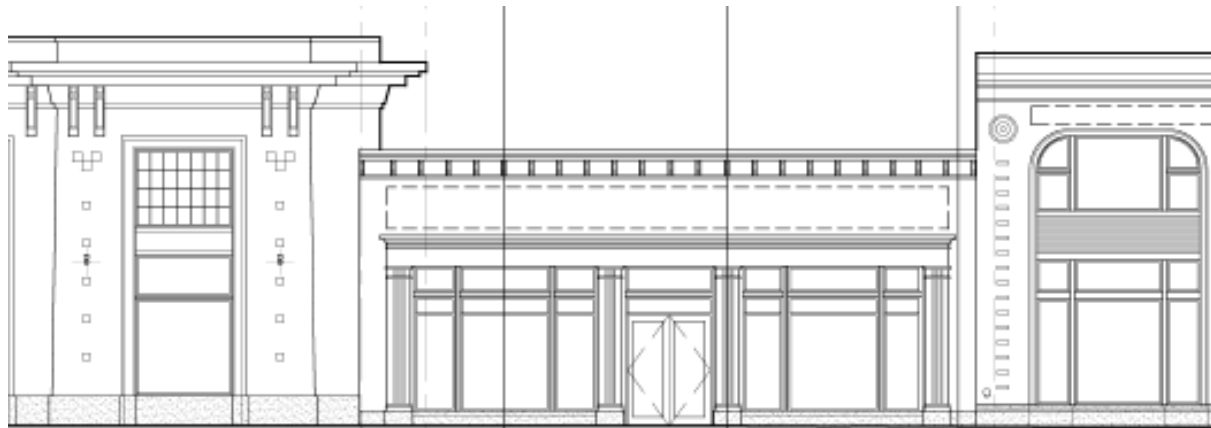
STOREFRONT ELEVATION: BUILDING N



STOREFRONT ELEVATION: BUILDING P

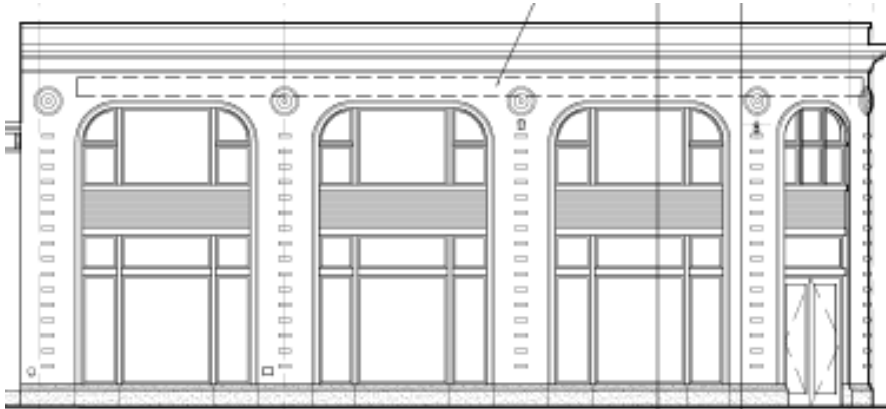


North Elevation

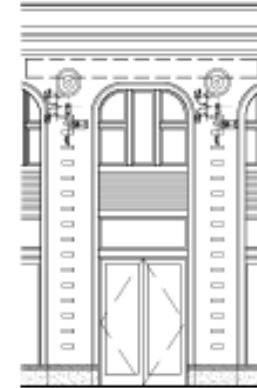


North Elevation

STOREFRONT ELEVATION: BUILDING P



North Elevation

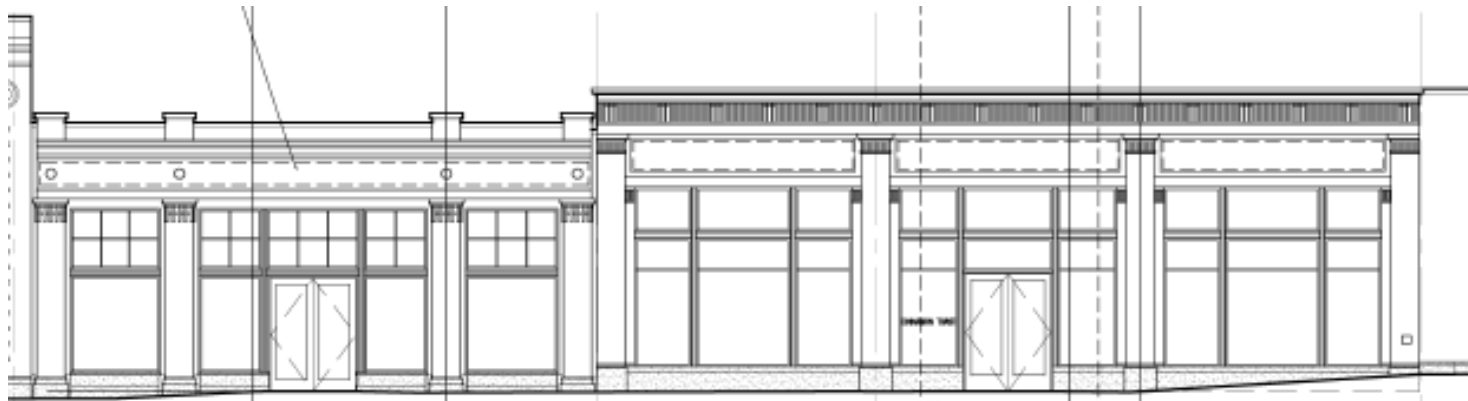


**Northwest
Elevation**



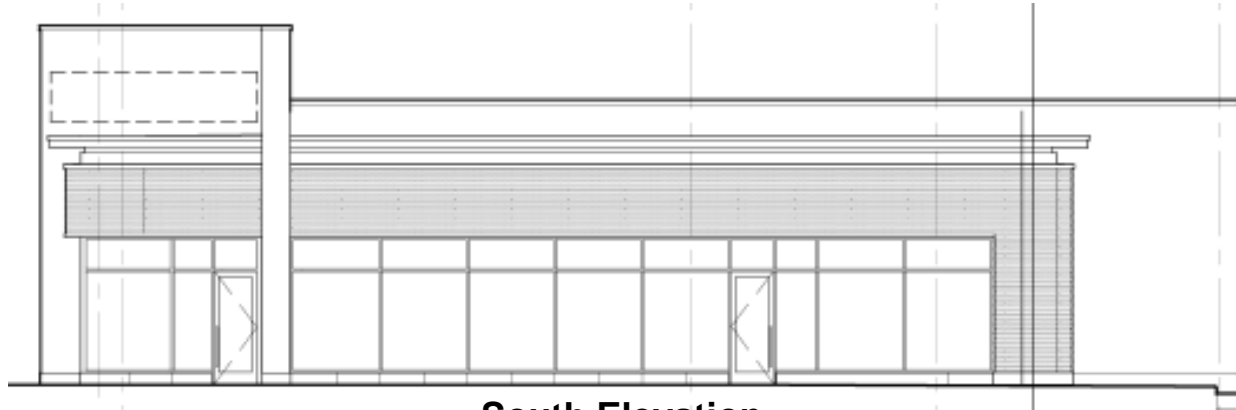
West Elevation

STOREFRONT ELEVATION: BUILDING P

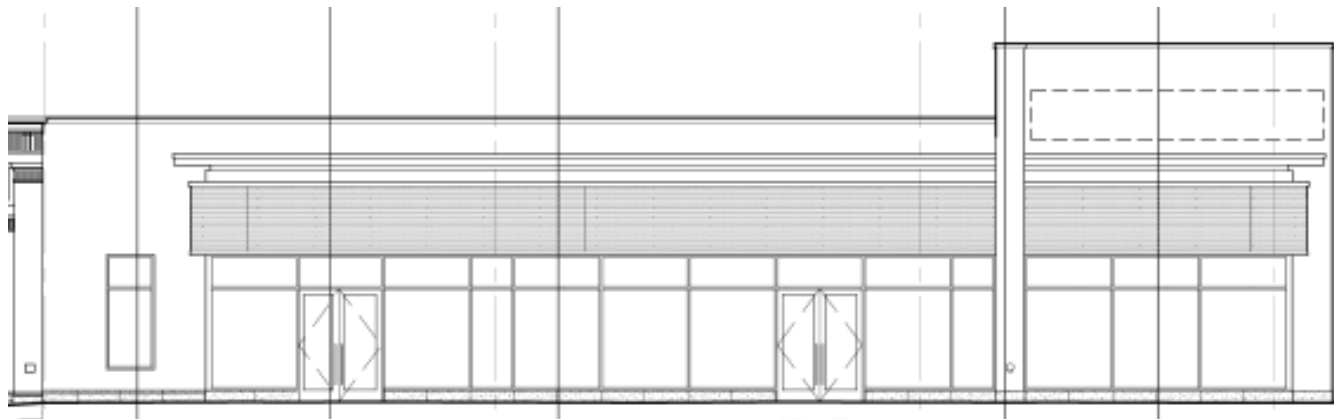


West Elevation

STOREFRONT ELEVATION: BUILDING P



South Elevation



West Elevation

RESIDENTIAL RETAIL ELEVATION



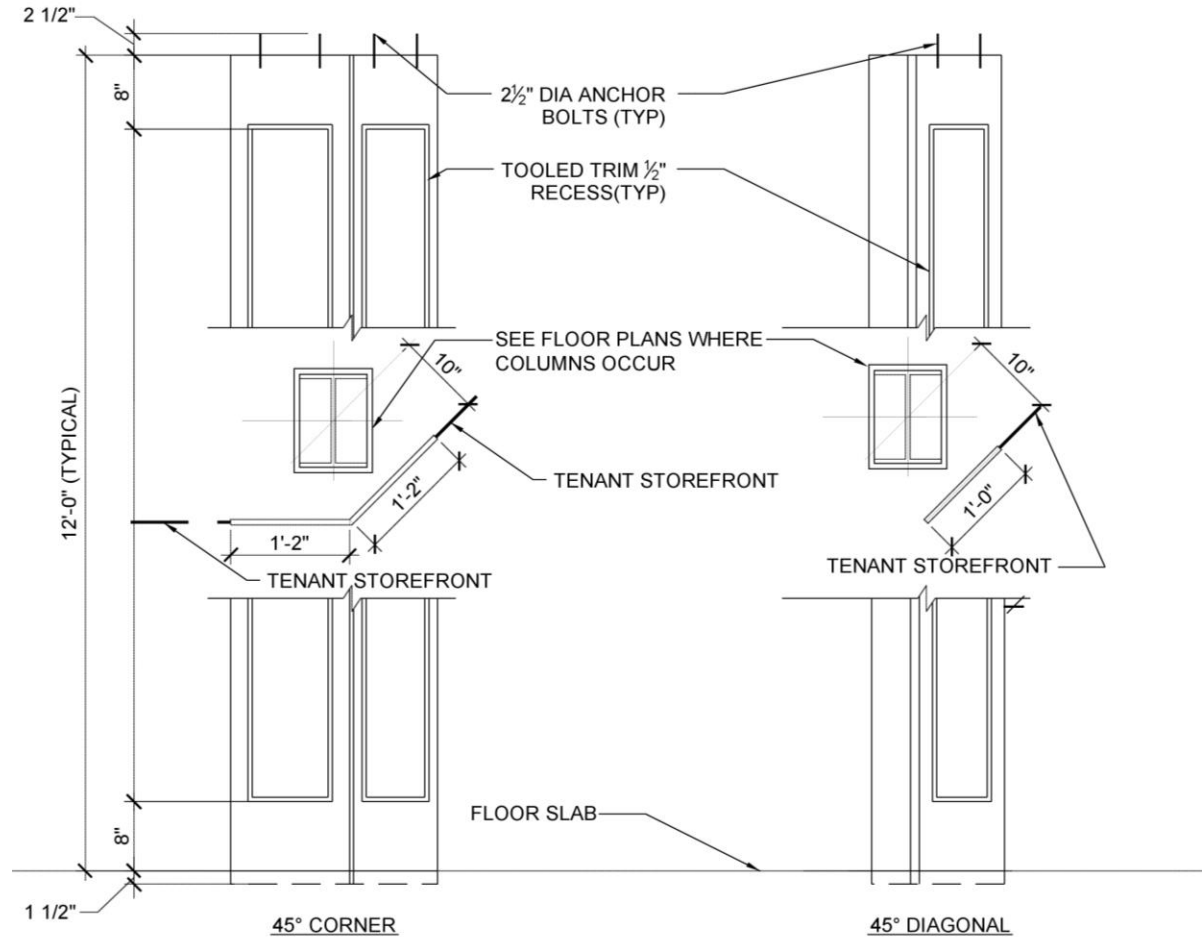
South Elevation



West Elevation

NEUTRAL PIER DETAIL

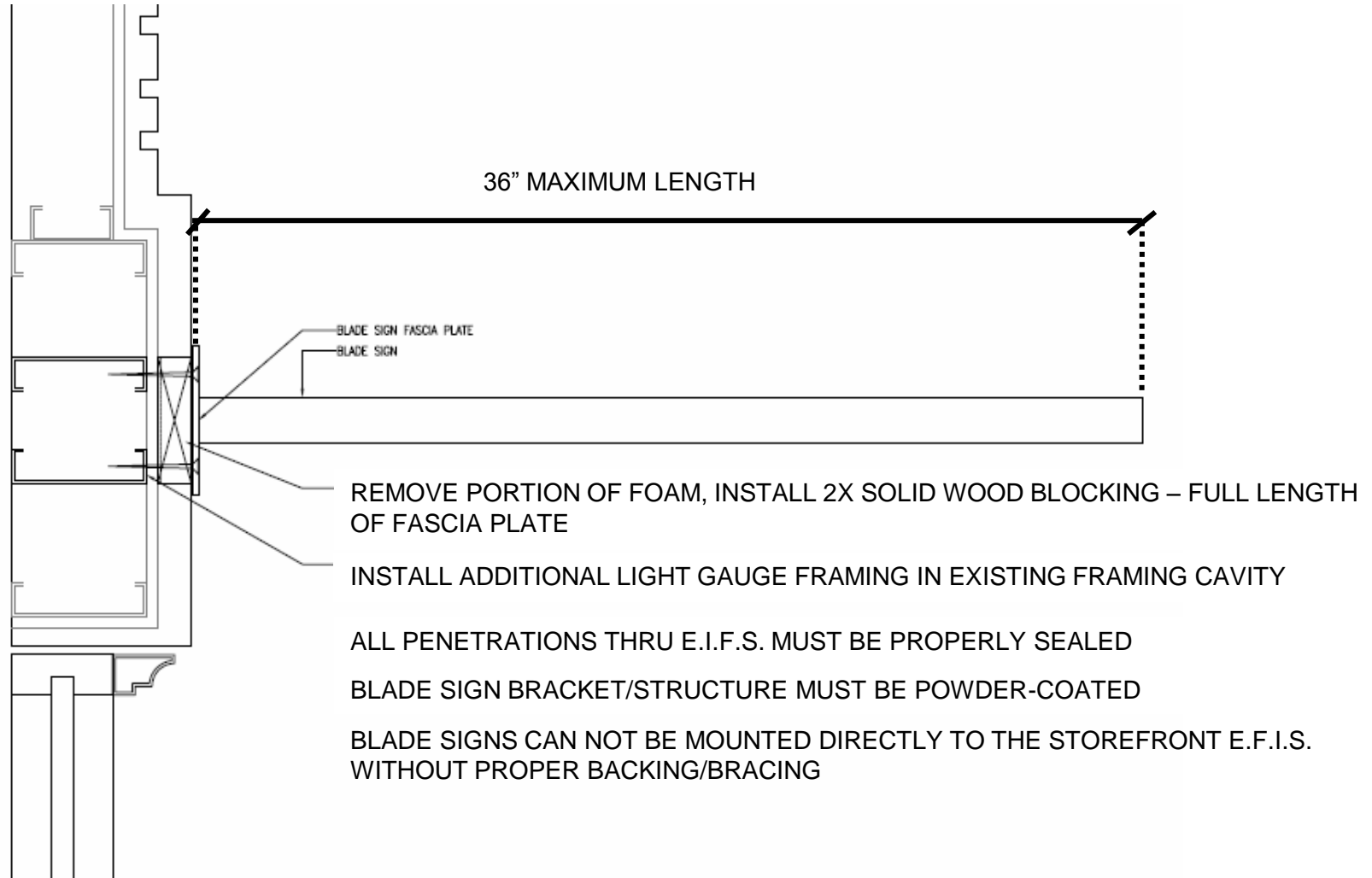
NEUTRAL PIERS ARE UTILIZED TO HOUSE MALL COMMON AREA CONDUIT AND PIPES IN LOCATIONS THROUGHOUT THE MALL. TENANTS ARE RESPONSIBLE TO VERIFY IN FIELD IF THIS CONDITION EXISTS AT THEIR SPACE, AND SHALL NOT REMOVE OR DISCONNECT ANY PIPES OR CONDUITS FOUND TO BE EXISTING AT THEIR NEUTRAL PIER.



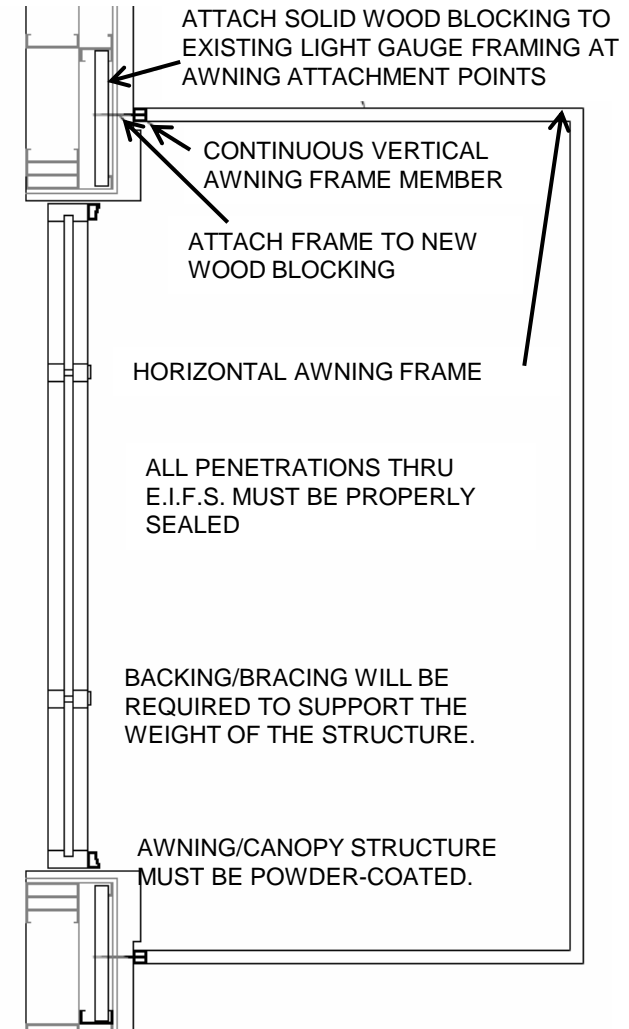
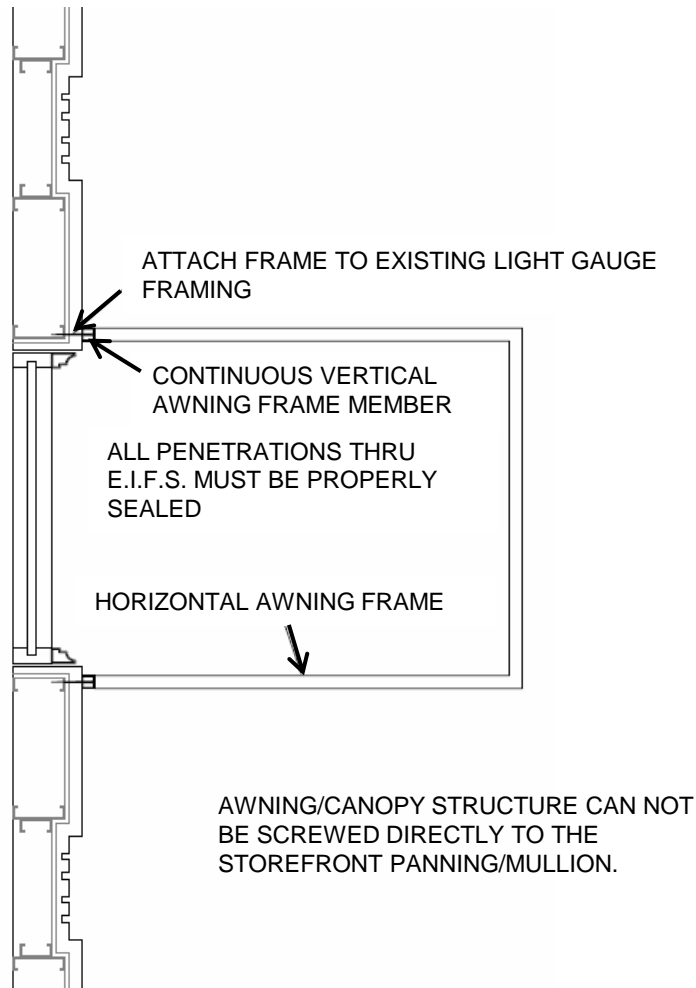
STOREFRONT SIGNS, AWNINGS, & CANOPIES



STOREFRONT ELEVATION BLADE SIGN



STOREFRONT ELEVATION – AWNING/ CANOPIES



This is an open air Mall. Engineer is required to accommodate conditions that may affect the performance of the HVAC system for their store.

- **Equipment** Landlord supplied conditioned air from centralized rooftop equipment. Tenant to provide variable air terminal. Fan powered terminals and electric heat are at Tenant's option.
- **Supply Air Conditions** 50 degree F at 0.75" w.c. static pressure. Landlord has provided adequate supply air for retail occupancies and exterior exposures as may exist in each Tenant's space.
- **Outside/Relief Air** Provided by Landlord through the supply air system.
- **Return** Plenum (Ducted return is for odor producing Tenants only and subject to Landlord approval).
- **Smoke Exhaust/Relief** None required.
- **Toilet Exhaust** Landlord has provided a central toilet exhaust system for Tenant's tie in with Tenant supplied fan and ductwork from their toilet room only to the central duct.
- **Odor, Thermal & Process Equipment Exhaust** Size for application by Tenant.
- **Replacement Air** From Tenant outside air and dedicated makeup air units.
- **Temperature Controls** Tenant to provide electronic control system fully compatible with the Landlord's central BAS/EMS control system.
- **Test & Balance** Tenant shall employ a TAB, NEBB or AABC Certified Air Balance Contractor to perform final testing and balancing.
- **Building Thermal Values** Exterior wall $U=0.053$ – Roof $U=0.05$ – Glass $U=0.7$ – $SC=0.4$
- **See Criteria Sheet MEP-1 for further information.**

PLUMBING

- **Water** Redistributed by Landlord via overhead mains. Designated connection point within or adjacent to space. 1 ¼" (retail spaces) 2" (designated food spaces) valved connection with 45 psi minimum pressure available. Tenant supplied meter with remote reader for large water users only, including food Tenants.
- **Waste** 4" wye connection off Landlord main. Designated connection point within or adjacent to space.
- **Vent** 4" connection off Landlord main. Designated connection point within or adjacent to space.
- **Grease Waste** No Landlord provisions. Tenant is responsible for their own grease interceptors. Garland Health Department mandates a 250# minimum for four fixtures, 750# for more than four fixtures and 100# for pizza and no-fry bakeries. Contact the Garland Health Department. Location of separate, in-ground interceptors as approved by Landlord.
- **Natural Gas** Low pressure gas is available from the utility for cooking use only at exterior meter bank in limited locations.
- **Toilet Rooms** As required by code.
- **Drinking Fountain** Per code and ADA requirements.
- **Service Sink** As required by code.
- **See Criteria Sheet MEP-1 for further information.**

FIRE PROTECTION

- **Implementation** Tenant shall directly employ the Landlord designated contractor to install and/or modify existing grid or utilize connection provided.
- **Tenant Flow Switch** Not permitted.
- **Valve for Tenant Space** Not permitted.
- **See Criteria Sheet MEP-1 for further information.**

ELECTRICAL

- **Voltage** 277/480v, 3ph, 4-wire
- **Landlord Equipment** Fusible switches at distribution boards central locations.
- **Power** Provided from redistributed electrical power by Landlord.
- **Metering** No Tenant meters.
- **Capacity** TENANT MAXIMUM ALLOTMENT IS 15 WATTS PER SQUARE FOOT. Submit connected and demand electrical load data to support electric service size requested.
- **Telephone** 1" conduit with pull wire to designated connection point in central locations.
- **Fire Alarm** ADA compliant notification devices with Tenant provided signal boosting unit required in Tenant spaces. Tenant is to tie into Landlord's central annunciation system.
- **Exit Pathway Illumination** Exit pathway illumination required at rear door via light fixture above door on emergency power and at front door with an emergency light fixture in the space strategically located to illuminate out an open door, all by Tenant.
- **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	
KITCHEN EXHAUST FAN SPECIFICATION	
KITCHEN MAKE-UP AIR UNIT SPECIFICATION	
VAV TERMINAL SPECIFICATIONS	
MAINTENANCE	
COOKING EQUIPMENT	<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>ODOR EXHAUST FAN GREASE EXHAUST FAN AND FAN GREASE TRAP GREASE GUARD SYSTEM GREASE EXHAUST HOOD AND FILTERS GREASE EXHAUST DUCT GREASE INTERCEPTION</p>
OTHER EQUIP.	<p>THE TENANT MUST SUBMIT PROOF TO THE LANDLORD THAT CONTRACTS HAVE BEEN EXECUTED AND THESE SYSTEMS ARE MAINTAINED ACCORDING TO THE FOLLOWING SCHEDULE, OR MORE FREQUENTLY AS ESTABLISHED BY THE MAINTENANCE CONTRACTOR OR LANDLORD.</p> <p>WEEKLY - GREASE TRAP / INTERCEPTOR MONTHLY - GREASE EXHAUST FAN GREASE TRAP AND GREASE GUARD SYSTEM QUARTERLY - GREASE EXHAUST DUCTWORK, FANS, FILTERS AND ACCESSORIES.</p>
DESCRIBE	<p>THE CONTRACTOR SHALL KEEP A MAINTENANCE LOG AND SUPPORT DOCUMENTS ON SITE FOR INSPECTION BY THE LANDLORD AND LOCAL AUTHORITIES.</p>
Light	<p>THE TENANT SHALL EDUCATE THEIR EMPLOYEES ON THE PROBLEMS THAT CAN OCCUR BY IMPROPER DAILY CLEANING OR DISPOSAL OF GREASE. THESE INCLUDE CLOGGED WASTE LINES, FINES FROM THE LOCAL AUTHORITY AND INCREASED MAINTENANCE COSTS. TENANT SHALL ALSO POST TWO (2) "GREASE" SIGNS OVER EACH PLUMBING FIXTURE WITHIN THE FOOD PREPARATION AREA THAT IS NOT CONNECTED TO THE GREASE INTERCEPTOR.</p>
Recept	
Water	
Rooftop	
Full	
Refr	
Toilet E	
Misc. E	
20% of	
TOTAL	
NOTE	
1. LIGHTING HVAC	
2. CALCUL ON THE	
3. ALL VAV	



SIMONSM