

TENANT DESIGN MANUAL



September 2019



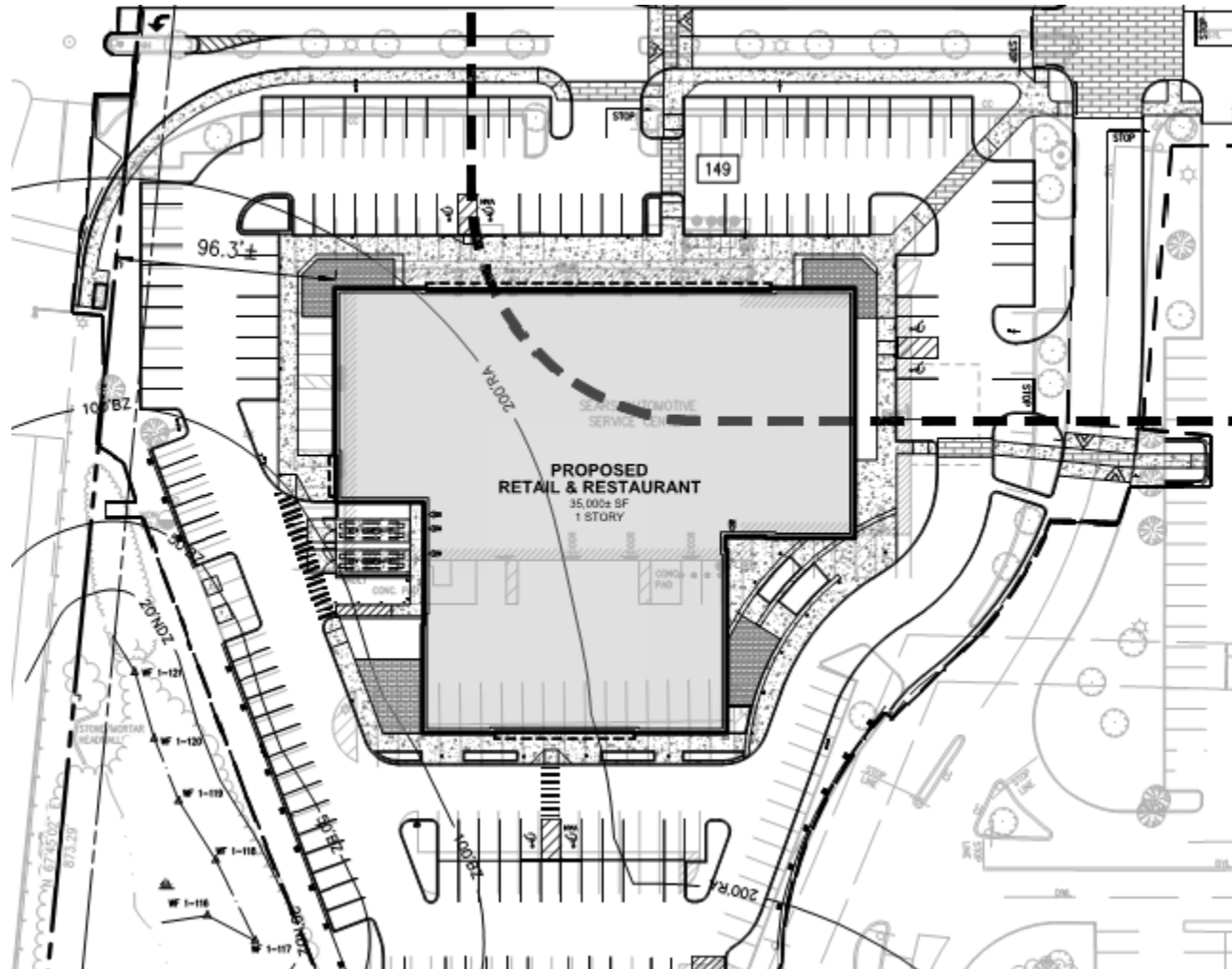
PROJECT OVERVIEW

PROJECT LOCATION



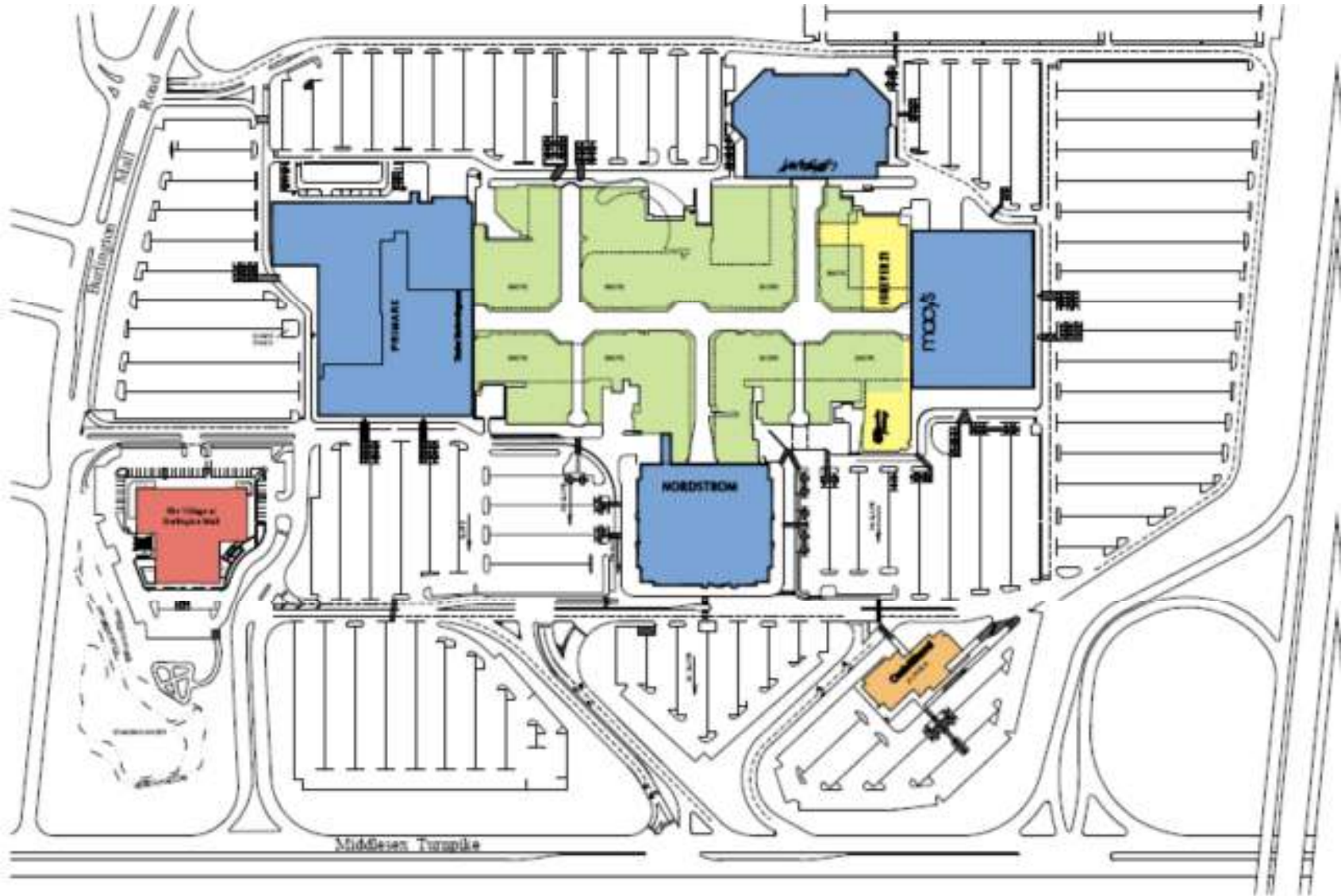
The Village at Burlington Mall is located along I-95 at the Middlesex Turnpike Intersection in Burlington, Massachusetts. It is 12 miles northwest of downtown Boston and encompasses the northwest suburbs of metro Boston, the Burlington market continues to grow and attracts world-class businesses. It is adjacent to The Burlington Mall main building.

SITE PLAN



Renderings & images for illustrative purposes only. Dimensions and conditions noted on this rendering may vary and must be verified on the Base Building drawings.

SITE PLAN



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TENANT INFORMATION PACKAGE

The **Tenant Information Package (TIP)** is intended to provide you with 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 or have questions regarding the Landlord design and construction requirements, please contact the Tenant Coordinator, Kristen Harris, Senior Manager Tenant Coordination at kristen.harris@simon.com or 978.977.6351. Tenant to field verify all existing conditions.

STORE DESIGN

DESIGN OVERVIEW

The vibrant character of great shopping streets are compromised of exceptional storefronts. Planters, canopies and outdoor seating create the streetscape that enliven the pedestrian experience. Texture, color, lighting, graphics and merchandising are the key element to the Tenant identity and storefront.

Ultimately, the streetscapes are created by the visually stimulating storefronts. Within the context of the base building, the storefront provides the interest to draw shoppers forward towards their next destination.



STORE DESIGN

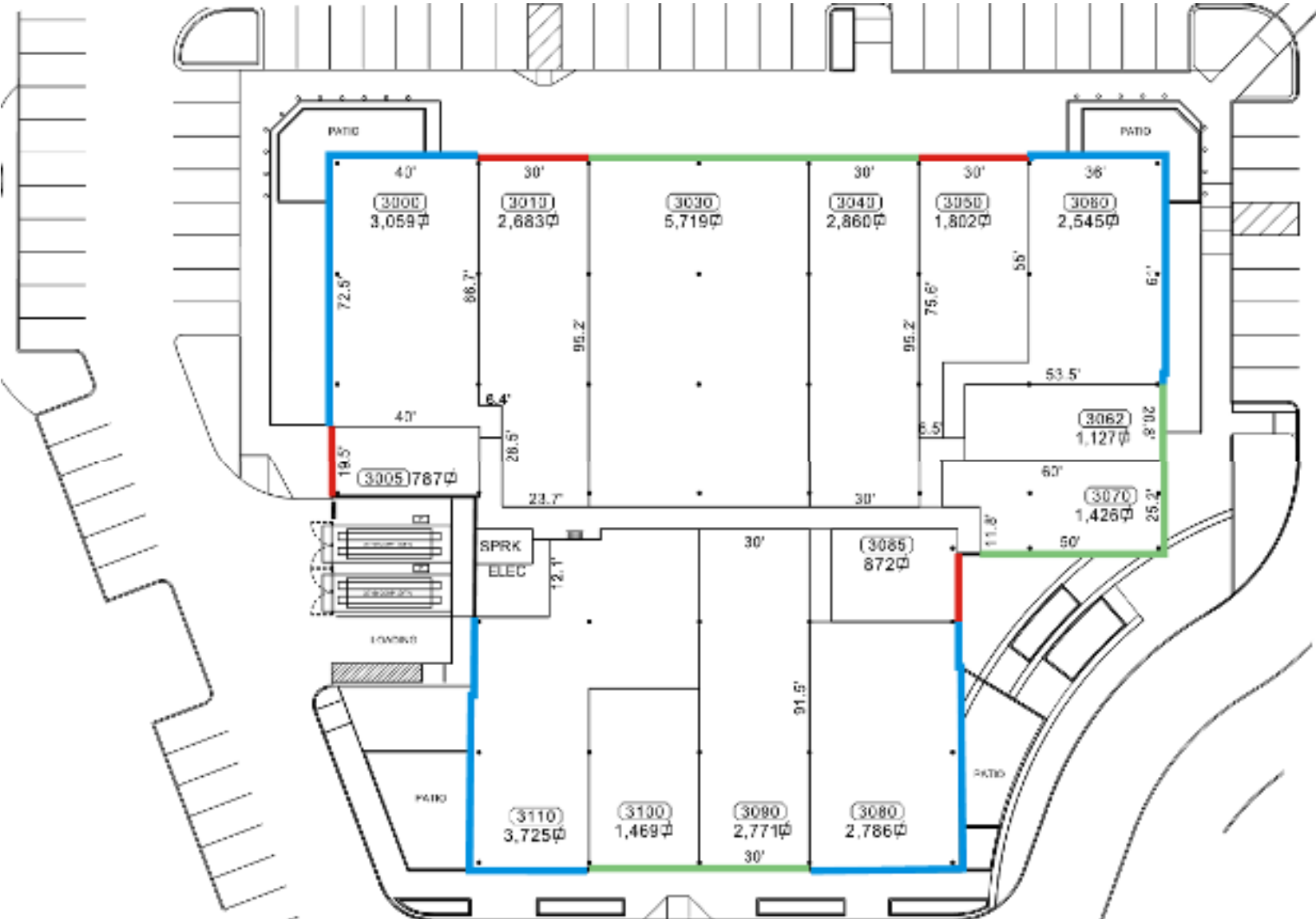
TENANT DESIGN EXPRESSION

Tenant design professionals are encouraged to view these renderings as the inspiration to create storefronts that enhance the shopping experience. Tenants are encouraged to exceed and not simply replicate mall prototype storefronts. High-quality materials, trend-setting 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.



Renderings & images for illustrative purposes only. Dimensions and conditions noted on this rendering may vary and must be verified on the Base Building Drawings

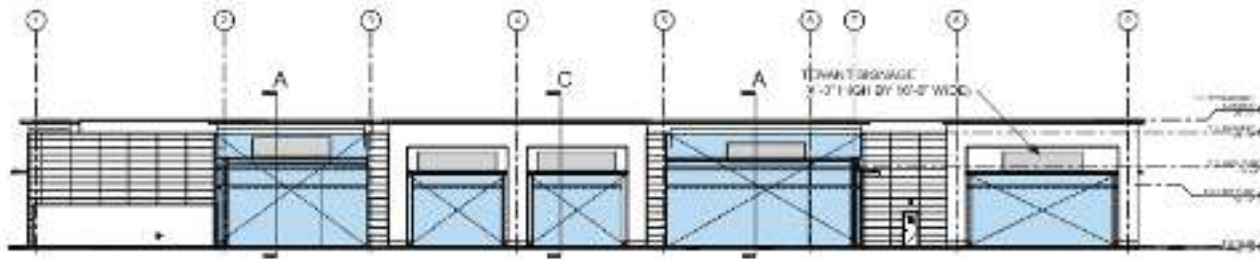
STOREFRONT ZONE PLAN



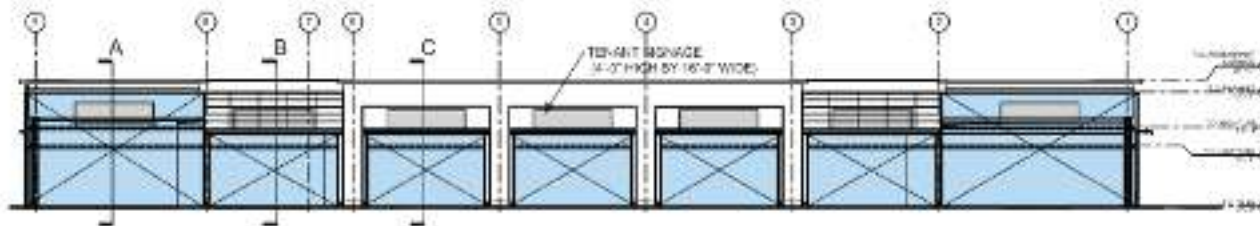
- Type A 26'10" Storefront
- Type B 15'10" Storefront
- Type C 15'10" Storefront

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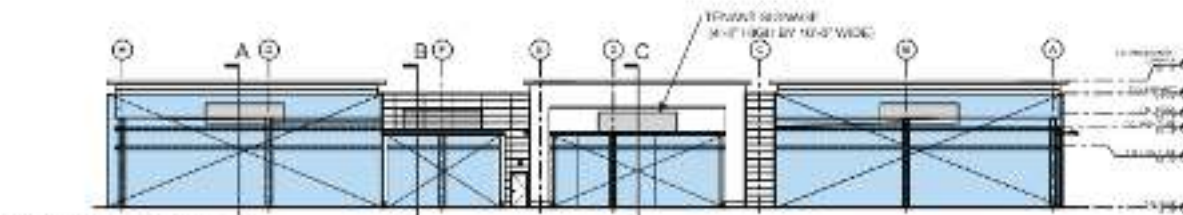
STOREFRONT ELEVATIONS



WEST ELEVATION
SCALE: 1/32" = 1'-0"



EAST ELEVATION
SCALE: 1/32" = 1'-0"



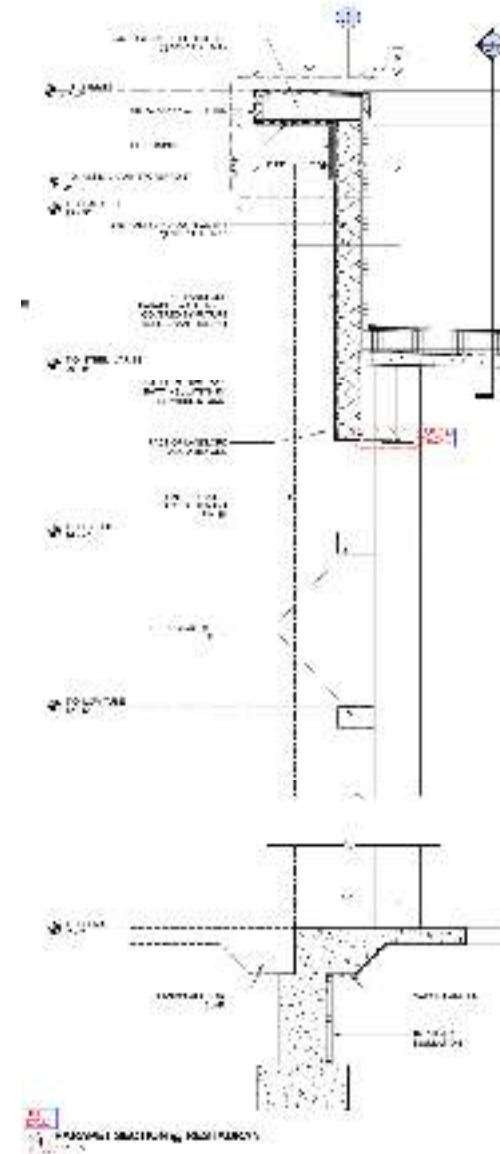
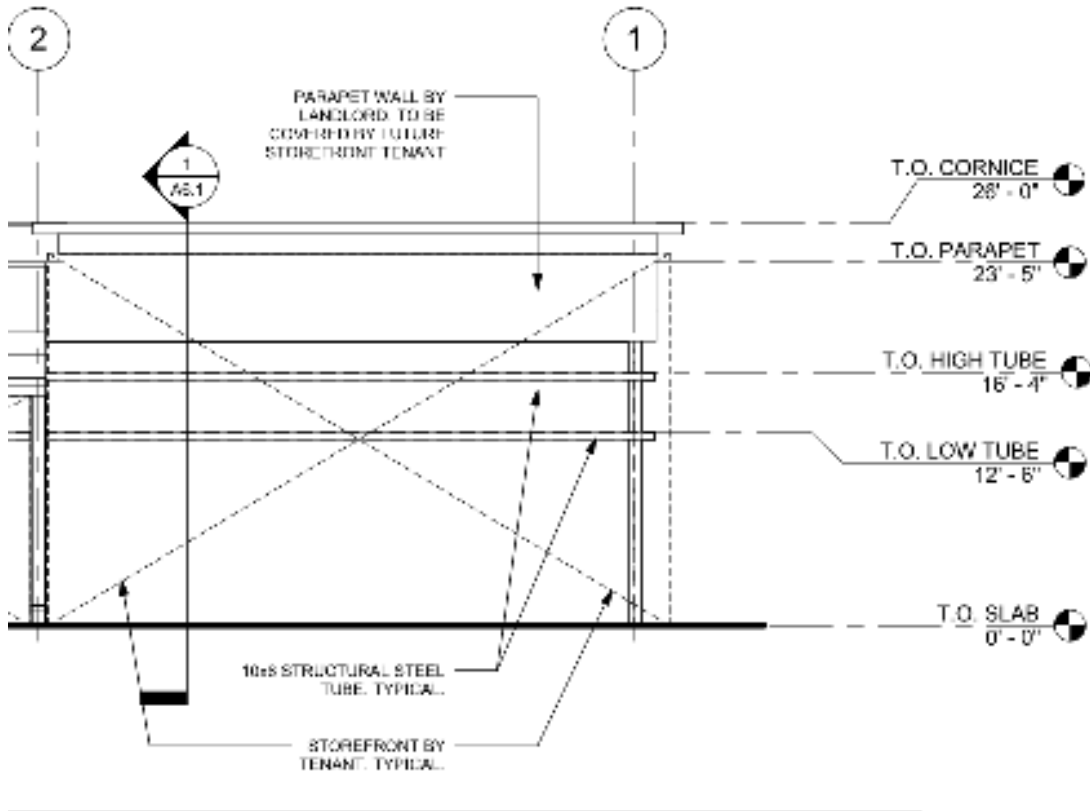
SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



NORTH ELEVATION
SCALE: 1/32" = 1'-0"

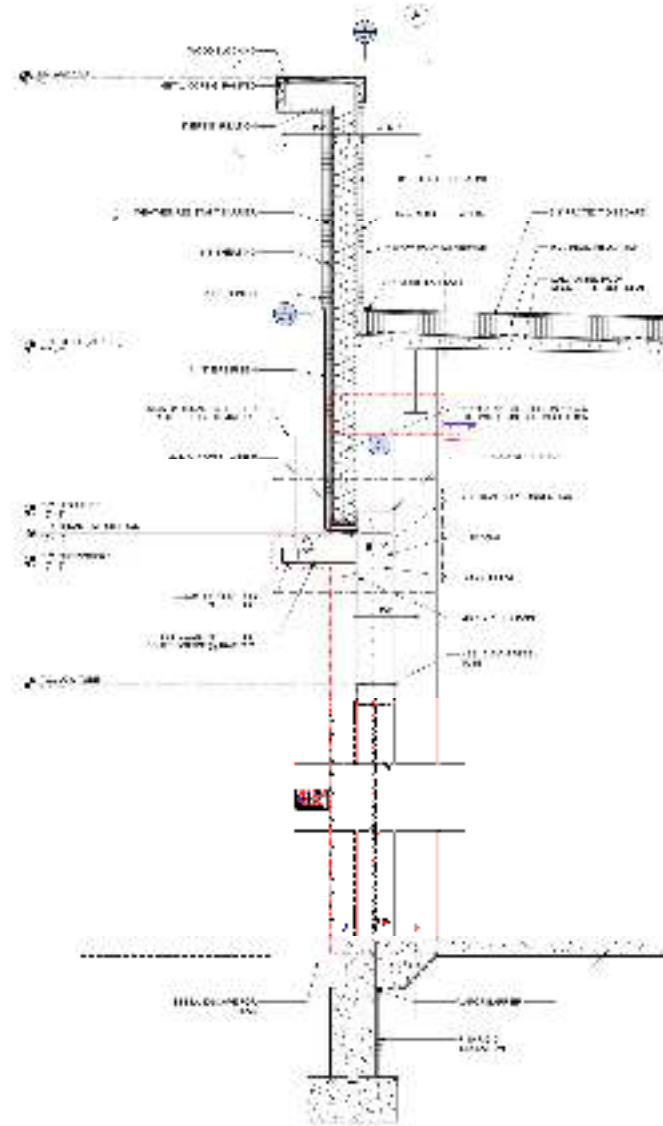
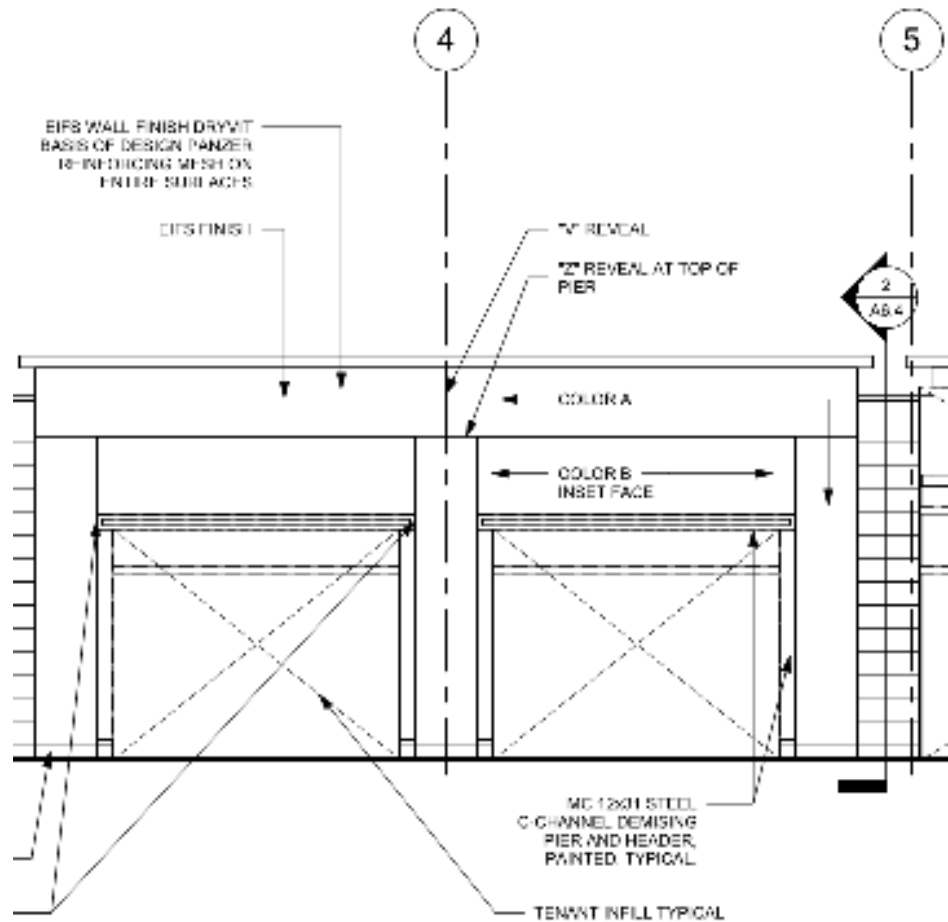
Area shaded in blue indicates Tenant storefront area.

STOREFRONT TYPE A



PLEASE REFER TO THE CURRENT LANDLORD CONSTRUCTION DRAWINGS TO CONFIRM ALL DETAILS.

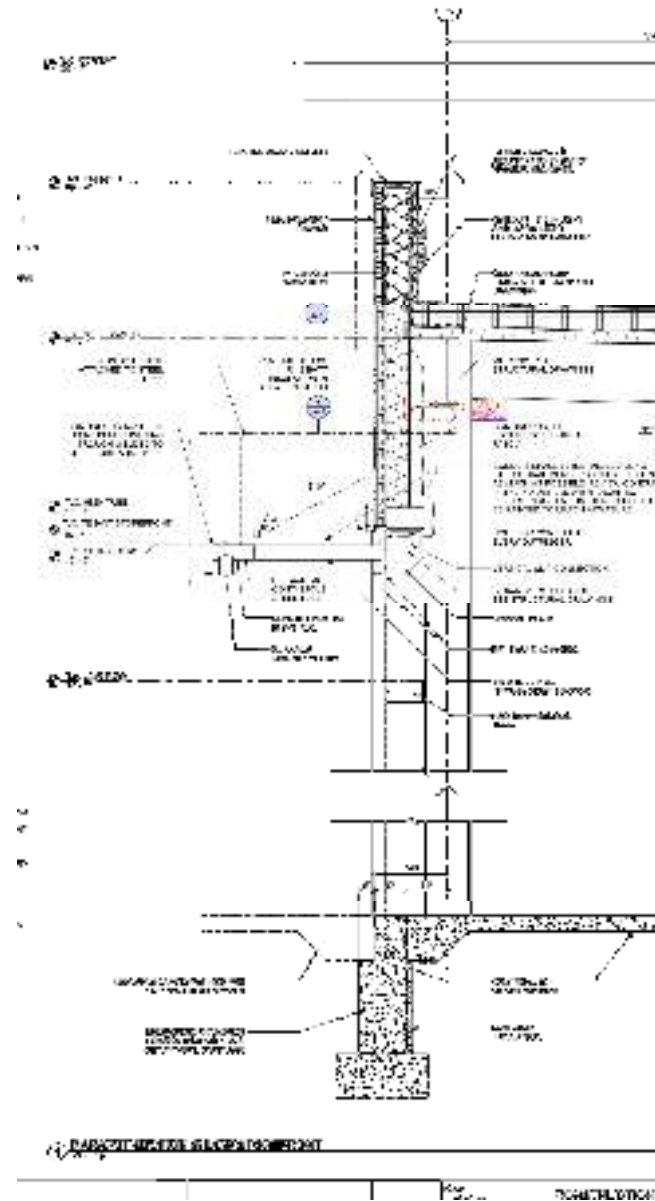
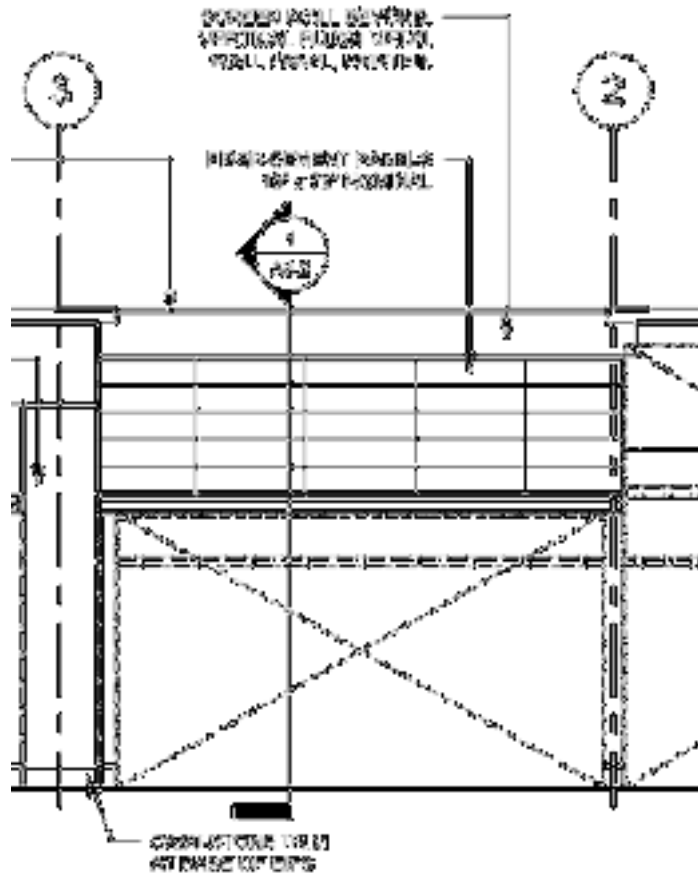
STOREFRONT TYPE B



© DASMET SYSTEMS INC - STOREFRONT

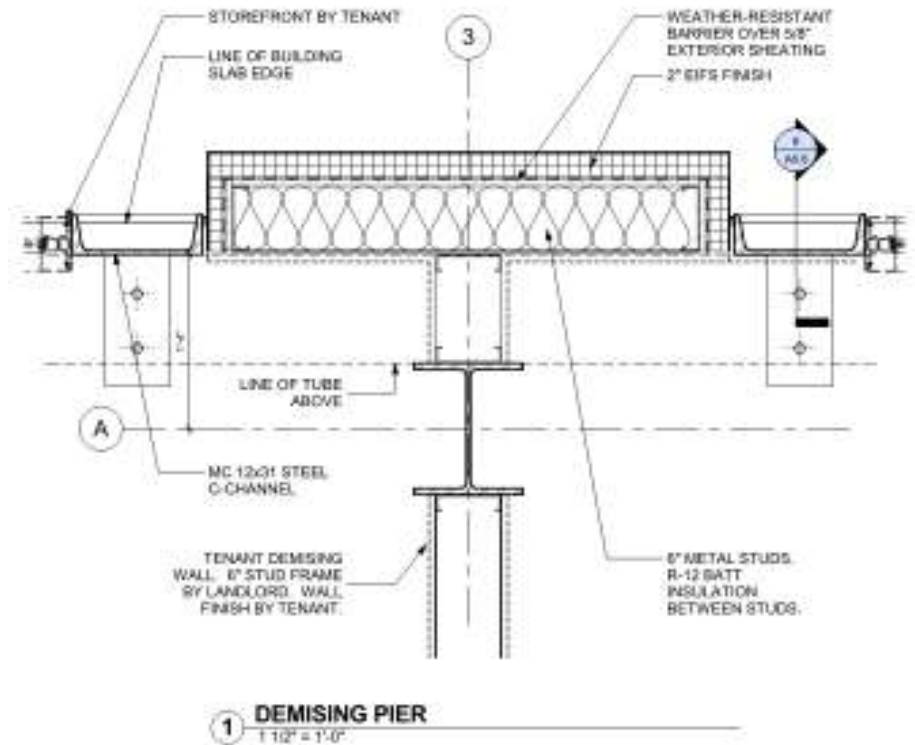
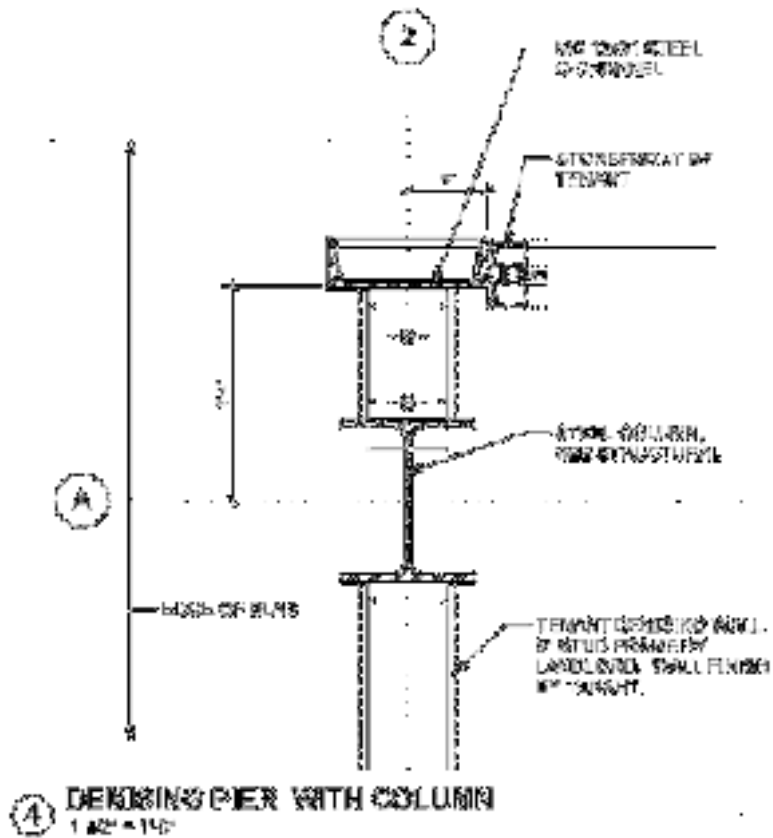
PLEASE REFER TO THE CURRENT LANDLORD CONSTRUCTION DRAWINGS TO CONFIRM ALL DETAILS.

STOREFRONT TYPE C



PLEASE REFER TO THE CURRENT LANDLORD CONSTRUCTION DRAWINGS TO CONFIRM ALL DETAILS.

NEUTRAL PIER TYPES



PLEASE REFER TO THE CURRENT LANDLORD CONSTRUCTION DRAWINGS TO CONFIRM ALL NEUTRAL PIER DETAILS.

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'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. Creative ceiling finishes encouraged throughout the remaining portions of the store.

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 Managers' specified level.

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 CEILING 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 lighting is discouraged.

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.

Grouped or "ganged" windows shall be treated as single opening, unless they are separated by a minimum 4 inch divider. Windows and doors may meet at building corners, or shall be a minimum of 24 inches from the building corner. Shading devices over doors are permitted to be cantilevered and made of any architectural grade material, but shall be fully functional, rather than simply decorative.

ENTRIES & WINDOWS

If the tenant chooses to construct a recessed entrance, the Tenant must follow and/or meet these requirements:

1. Tenant takes full responsibility for the slope in the recess to meet ADA codes. Where tenant recesses their façade back from the lease line, they will be responsible to finish exposed slab.
2. If entry doors are recessed there needs to be an approved finish applied to the concrete at the storefront. It can not be left as exposed concrete.
3. Ponding water is not acceptable within the entry area and Tenant is fully responsible to ensure this does not occur.

All recessed entrances will be reviewed on a case-by-case basis. Out-swinging doors that are not recessed may not impact pedestrian traffic flow or Landlord or Tenant amenities and built-in conditions. Tenants are encouraged to be aware of surroundings and adjacencies. Door is in an open position, 180 degrees, to use integral hardware and may not impact Landlord sidewalk finishes.

TRANSPARENCY

Retail shall have between 60% and 80% glazing, as measured from grade to the underside of the slab above. 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 22.

STOREFRONT LIGHTING

Display window lighting shall be LED, incandescent, HID or similar color light source, as approved by the Landlord. Light sources and track lighting must not be visible from the exterior 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.

If applicable, exterior rear egress lighting to match other base building service fixtures. All emergency and exit lighting for the tenant premises, both interior and exterior, 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 building lighting, common-area or landscape lighting. All lighting power penetrations through building piers or Landlord exterior building walls are not allowed. 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, animations, fast movement, strobing, or flashing. Maximum screen size is 42" measured diagonally. All cables and wiring must be concealed from view.

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 Tenants façade area. All exterior doors are subject to Landlord approval.

STOREFRONT MATERIALS

Tenant's storefront design shall maximize the use of glazing with the storefront area having a minimum of 60% transparency. 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 materials shall be high-quality, durable finishes with minimal maintenance requirements. All storefront glazing shall be tempered.

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 Entrance or Show windows (track shall be recessed)
- Reinforced EIFS (Exterior Finish Systems) or Stucco

TENANT-PROVIDED CANOPIES

Canopies are encouraged and shall be coordinated with the Landlord's building façade, and geometry between columns or piers. Canopies must be of fire-retardant material. Awnings will be evaluated as a case by case basis. Canvas awnings will not be permitted.

CANOPIES:

- Any lighting of canopies to be by Tenant and preapproved by Landlord.
- Shall be constructed entirely within the Tenant façade zone and be fully integrated in Tenant's façade design.
- May encroach sidewalk above 9'-0" minimum.
- Canopies shall extend horizontally from Tenant's structure supported by metal rods, wires, cables, or brackets above. Canopies shall be supported entirely by Tenant.
- Canopies made of high-quality metal or glass.
- Coordinate with Landlord in regards to base-building canopies.
- Buildings D1 and D2 canopies to be by Tenant, buildings have been pre-engineered to handle load. Refer to base building structural drawings for more info.



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 façade) 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 façade 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.

A 6' clearance will be required from any Tenant's patio/seating areas to any landscape or common area features to maintain pedestrian pathways.

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.



Renderings & images for illustrative purposes only. Dimensions and conditions noted on this rendering may vary and must be verified on the Base Building drawings.

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 neutral 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

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 compliments 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.

RESTAURANT MUSIC AND LOUD SPEAKER 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 be 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/C1396) 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.

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.

Signs height shall be a maximum of 24".

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-3500K neon or LED lighting systems.
- 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. The UL label must be placed where it is not visible to pedestrians.
- All conduit, 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.

ACCEPTABLE STOREFRONT PRIMARY SIGNAGE



Back & Edge Lit



Backlit



Dimensional



Backlit



Face Lit



Edge Lit



Face Illuminated



Routed Material



Applied to Glass



Laser Cut

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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 3'-0"x6'-8" hollow core access door with an "in" swing is permitted only when the premises do not have rear service entrance. Barricades to sit on atop of a layer of visqueen with plywood on top to protect the Landlord's hardscape area below.
- 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.
- Vinyl 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.



HVAC – THE VILLAGE AT BURLINGTON MALL FOR RETAIL AND RESTAURANT TENANTS

This Building requires Tenant provided RTU's located in designed structural area outside the Solar Zone.

- **Equipment:** Tenant shall furnish and install downflow rooftop unit(s) with electric heat for retail, gas is available for Restaurants only. Rooftop unit(s) shall be constant volume, variable temperature, self-contained and shall be supported on full perimeter curb located in structural designed locations outside of solar zone. Split systems are allowed with Landlord approval. Refer to page(s) 7-8 for Roof solar and structural locations. Tenants are required to install roof walk pads around all roof equipment.
- **Condensate Drain:** Condensate to be piped through rooftop unit curb to sanitary drain. All condensate piping shall route within the RTU curb into Tenant space and terminated at a code approved indirect location within Tenant space. All condensate piping shall be copper and insulated below roof line.
- **HVAC Load Calculation** Tenant to submit a detailed computer generated load calculation to justify equipment selection.
- **Return Plenum** (Ducted return is for Restaurants and odor producing Tenants only and subject to Landlord approval.) Ceiling plenum frost protection as directed by Landlord.
- **Outside Air** Economizer and barometric or fan powered relief through Tenant installed components.
- **Toilet Exhaust** By tenant including fan, ductwork, and roof cap.

PLEASE REFER TO THE TENANT TECHNICAL DESIGN CRITERIA FOR FURTHER DETAIL

HVAC CONT. – THE VILLAGE AT BURLINGTON MALL FOR RETAIL AND RESTAURANT TENANTS

- **Odor, Process Equipment Exhaust** Odor producers (pets, hairstyling, manicures) must maintain a minimum of 10% negative air pressure between their space and adjacent Tenants.
- **Process Cooking Exhaust Equipment:** Size for application by Tenant. Locate Exhaust fans minimum 10' from closest outside air and at a height to disperse exhaust up and away from adjacent outside air intakes located so as to not be seen from ground level. Utilize upblast or utility set exhaust fans with wind band extensions to obtain desired discharge height. Tenant hoods must utilize 2 stage grease extraction filter(s) equivalent to Captive-Aire Captrate filters.
- **Make-Up Air** Tenant must provide replacement make-up equipment designed to replace 90% of process cooking exhaust air.
- **Grease Exhaust** Per code. Protect roof with “Grease Guard” containment system.
- **Temperature Controls** Stand alone digital/electric/electronic control system by Tenant
- **Test & Balance** Tenant shall employ a TAB, NEBB or AABC Certified Air Balance Contractor to perform final testing and balancing.
- **See Criteria Sheet MEP-1 for further information.**

PLEASE REFER TO THE TENANT TECHNICAL DESIGN CRITERIA FOR FURTHER DETAIL

PLUMBING – THE VILLAGE AT BURLINGTON MALL FOR RETAIL AND RESTAURANT TENANTS

- **Water** Redistributed by Landlord via overhead main designated connection point within or adjacent to space. Large Retail, Restaurants, Food Tenants and Nail Salons to provide check meters with remote reader.
- **Waste** 4” wye connection off Landlord main. Designated connection point within or adjacent to space.
- **Vent** at designated connection point within or adjacent to space of through roof by Tenant.
- **Gas for Restaurants** Gas is available from the local utility company at a designated location on the back of the building. Tenant to provide meter bar if not existing and meter as directed by local utility Company. All piping from meter to Tenant space to be installed by Tenant. Pollution control unit may be required by AHJ code or Landlord requirements.
- **Grease Waste** Landlord provided 4” connections for designated Restaurant Tenants. Restaurant Tenants must also provide internal grease Interceptor within their space as directed by AHJ.
- **Toilet Rooms** As required by code.
- **Drinking Fountain** Per code and ADA requirements.
- **Service Sink** As required by code or Authority Having Jurisdiction. Sinks shall be wall hung or legged. Floor sinks with drains mounted in the floor slab are not allowed.
- **See Criteria Sheet MEP-1 for further information.**

PLEASE REFER TO THE TENANT TECHNICAL DESIGN CRITERIA FOR FURTHER DETAIL

FIRE PROTECTION – THE VILLAGE AT BURLINGTON MALL FOR RETAIL AND RESTAURANT TENANTS

- **Implementation** Tenant shall directly employ the Landlord designated contractor to install and/or modify existing grid or utilize connection provided.
- **Tenant Flow Switch** By Tenant if not existing. Interface connection by Tenant.
- **Valve for Tenant Space** By Tenant if not existing.
- **Fire Extinguishers** By Tenant as required by AHJ and NFPA
- **See Criteria Sheet** MEP-1 for further information.

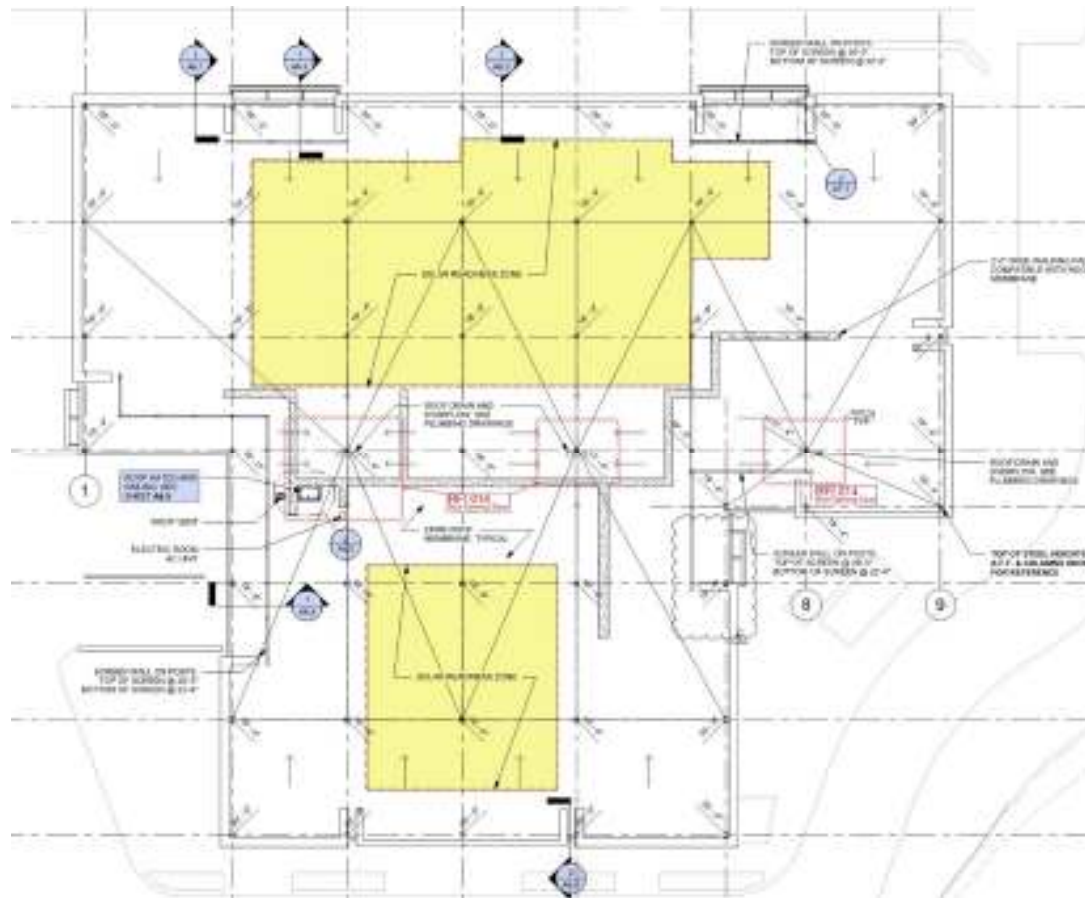
PLEASE REFER TO THE TENANT TECHNICAL DESIGN CRITERIA FOR FURTHER DETAIL

ELECTRICAL – BURLINGTON MALL FOR RETAIL AND RESTAURANT TENANTS

- **Voltage** 277/480 volt, 3ph, 4 wire.
- **Landlord Equipment** Tenants are a customer of the utility company. Electric service is provided direct from utility company thru the Landlord provided Main Distribution switchboard system in Landlord Electrical Room. Tenant to connect to LL designated breaker and utilize designated LL conduit and pull string for Tenant provided feeder cables.
- **Power** Tenant shall furnish and install approved electric meter.
- **Capacity** Tenant maximum connection is 20 W/SF for Retail and 50 W/SF for Restaurant. Submit connected and demand electrical load calculations to support electric service size requested.
- **Telephone/Data** Conduit with pull wire to designated connection point in central locations.
- **Fire Alarm** Tenant to utilize Landlord approved contractor to provide a code compliant fire alarm system within the tenant space. Fire alarm must be tied into the mall's system panel located within building. Tenant Fire Alarm to include pull stations and visible alarms as follows:
 - A pull station is to be provided at each Tenant egress, one from Tenant space to service corridor and one at Tenant space public entrance
 - At least one audio visual fire alarm device is to be provided within Tenant space
 - The fire alarm is to monitor both the mall building flow switch and Tenant flow switch at head of fire protection system.

PLEASE REFER TO THE TENANT TECHNICAL DESIGN CRITERIA FOR FURTHER DETAIL

ROOF SOLAR AND STRUCTURAL ZONES-THE VILLAGE AT BURLINGTON MALL FOR RETAIL AND RESTAURANT TENANTS



Roof structural zone from base building Plan A3.1
(Refer to most current A3.1 plan)

PLEASE REFER TO THE TENANT TECHNICAL DESIGN CRITERIA FOR FURTHER DETAIL

ROOF SOLAR AND STRUCTURAL ZONES-THE VILLAGE AT BURLINGTON MALL FOR RETAIL AND RESTAURANT TENANTS

- **Tenants must locate all their Rooftop Equipment, Piping and Penetrations within the hatched structural area to include:
(Note: All location outside of the Structural zone must have prior Landlord approval)**
- Roof top equipment and split systems.
- Plumbing vents.
- Gas routing to Restaurants.
- Toilet Exhaust Fans.

PLEASE REFER TO THE TENANT TECHNICAL DESIGN CRITERIA FOR FURTHER DETAIL

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	DISCR	KITCHEN EXHAUST FAN SPECIFICATION
	Light	KITCHEN MAKE-UP AIR UNIT SPECIFICATION
		VAV TERMINAL SPECIFICATIONS
OTHER EQUIP.	UNIT	MAINTENANCE 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: (DOOR) EXHAUST FAN GREASE EXHAUST FAN AND FAN GREASE TRAP GREASE GUARD SYSTEM GREASE EXHAUST HOOD AND FILTERS GREASE EXHAUST DUCT GREASE INTERCEPTOR THE TENANT MUST SUBMIT PROOF TO THE LANDLORD THAT CONTRACTS HAVE BEEN EXECUTED AND THESE SYSTEMS ARE MAINTAINED ACCORDING TO THE FOLLOWING SCHEDULE, BY MORE FREQUENTLY AS ESTABLISHED BY THE MAINTENANCE CONTRACTOR OR LANDLORD: WEEKLY - GREASE TRAP INTERCEPTOR MONTHLY - GREASE EXHAUST FAN GREASE TRAP AND GREASE GUARD SYSTEM QUARTERLY - GREASE EXHAUST DUCTWORK, FANS, FILTERS AND HOODS/BOWLS THE CONTRACTOR SHALL KEEP A MAINTENANCE LOG AND SUPPORT DOCUMENTS ON SITE FOR INSPECTION BY THE LANDLORD AND LOCAL AUTHORITIES. NOTE: 1. LIGHTEN HVAC 2. CALCUL ON THE 3. ALLOW
	Recept	
	Water	
	Rooftop	
	Fan	
	Box	
	Total E	
	Mac. E	
	20% of	
	TOTAL	

- See Criteria Sheet MEP-1 for further information

PLEASE REFER TO THE TENANT TECHNICAL DESIGN CRITERIA FOR FURTHER DETAIL

Submission Requirements

Prior to the preparation of Tenant's Plans, Tenant shall visit the premises to verify existing conditions and construction and 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.

- Reflected ceiling plan
- Color rendering of storefront or photos of Tenant prototype
- Material and color sampleboard
- Sign design, size and location
- Merchandising plan of space including both permanent and moveable fixture locations

PRELIMINARY DRAWINGS

If Tenant is to submit Preliminary Drawings showing the intended design of the store the submission should include, but not be limited to, the following:

- Floor plan and fixture plan
- Storefront elevation and interior elevations
- Section drawing through storefront

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.

FINAL PLAN SUBMISSION – CONSTRUCTION DRAWINGS

Tenant's Final Plan submission 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
 - Door 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 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, Health Department, Planning 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.

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, Kristen Harris at kristen.harris@simon.com or 978-977-6351.

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.