Mall of Georgia is located on SR 20 (Buford Drive) in the Mill Creek District of Gwinnett County, Georgia. It is 30 miles northeast of Atlanta.
Currently the largest mall in the state of Georgia, Mall of Georgia features over 225 national and specialty retailers, a 20 screen Theater and Imax 3D Theater. It is anchored by Belk, Dillard’s, JC Penney, Macy’s and Nordstrom.
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:

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<td>Will provide a comprehensive list of topics to help locate information</td>
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<tr>
<td>Tenant Design Manual</td>
<td>Provide mall specific architectural, sign and engineering design criteria</td>
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<tr>
<td>Kiosk Design Manual</td>
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<td>Architectural Criteria</td>
<td>Outline submission requirements and will provide necessary guidelines to</td>
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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
Construction Classification: Type II B
Building Levels: Two (2) Levels
Sprinkler System: Fully Sprinkled
LOWER LEVEL ARCHITECTURAL ZONE PLAN

This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord for the Centre, Concept, Areas, buildings and/or stores will be as illustrated on this exhibit, or that any tenants which may be referenced on this exhibit will in any form be occupants of the Centre. Landlord reserves the right to modify sizes, configurations and occupants of the Centre at any time.
UPPER LEVEL ARCHITECTURAL ZONE PLAN
Architectural features that should be incorporated into the Tenant’s storefront design are: Arches and/or sweeping curves, architectural lintels and transoms, abstracted architectural forms and repeating vertical window bays designed in the mall common area.

Suggested materials to incorporate into the Tenant’s storefront design are: painted metal/metalwork, and painted hardwood. The color palette should reflect those of antique metal work using distressed metal and glass. Typical storefront height is 14’-0” and neutral pier consists of a 4” metal strip painted to match bulkhead.
Architectural features that should be incorporated into the Tenant’s storefront design are: Architectural lintels and transoms, repeating show windows, “standing seam” roof elements and swing entrance doors. Layering decorative elements will encourage the architectural nuances of this period.

Suggested materials to be incorporated into the Tenant’s storefront design are: painted metal, brick, wood trimmed windows and doors, painted hardwood and distressed metal and glass. Typical storefront height is 14’-0” and neutral pier consists of a 4” metal strip painted to match bulkhead.
All Tenant storefronts within the Arcade are to be in line with one another and are to utilize a recessed entry. Suggested architectural features that should be incorporated into the Tenant’s storefront design are: portal entry with signage above, blade signs and hinged entranced doors.

Suggested materials to be incorporated into the Tenant’s storefront design are: glass with minimum vertical framing or butt glazing, metalwork, distressed metal finishes and glass. Typical storefront height is 14’-0” and neutral pier consists of a 4” metal strip painted to match bulkhead.
By using architectural lintels, and transoms, repeating show windows, “standing seam” roof elements, hinged entrance doors and layered elements, the Tenant designer can establish a storefront in keeping with this architectural character.

Suggested materials to be incorporated into the Tenant's storefront design are: painted metal, brick, wood trimmed windows and doors, painted hardwood and distressed metal and glass. Typical storefront height is 14’-0” and neutral pier consists of a 4” metal strip painted to match bulkhead.
Suggested architectural features that should be incorporated into the Tenant’s storefront design are: heavy wood (member) detailing, wood trimmed windows and doors, architectural transoms and hinged entrance doors recessed into the storefront.

Stained wood, copper and brass (natural metals), cast stone, distressed metal, natural stone and painted metal may are the preferred materials for this design region of the mall. Typical storefront height is 14’-0” and neutral pier consists of a 4” metal strip painted to match bulkhead.
STOREFRONT SIGNS, AWNINGS & CANOPIES

BCBG Max Azria

Lady Foot Locker

Coach

Texas Store

ALDO

Lane Bryant

Pac Sun

PapaYa

Charlotte Russe
Food Court Elevation

Landlord specified gooseneck lighting

Landlord specified non-illuminated signage on metal sign band

Landlord specified illuminated Tenant blade signs

Note: Signage type and location must be coordinated with Landlord’s Tenant Coordinator.
Neutral Pier

Note: Signage type and location must be coordinated with Landlord’s Tenant Coordinator

Min. 6” toe kick
FOOD COURT ELEVATION

Partial Elevation At Food Court
Wall Section at Tenants Storefront
FOOD COURT SIGN DETAILS

Plan View

Elevation

Side Section

COLORS:
A. MAP 46-400 WITH CLEAR COAT
B. IC1 1141

NOTE:
TENANT NAME PROVIDED BY TENANT.
TENANT NAME DIMENSIONAL TYPE.
LOGOS AND LOGO TYPE ARE
ALLOWED BUT MUST FIT WITHIN
SPACE SHOWN.
INTERNALLY ILLUMINATED AND PAN
CHANNELED LETTERS ARE NOT
ALLOWED.
FOOD COURT BLADE SIGN DETAILS

Elevation

Bracket Detail

End View

Section

COLORS:
A  MAP 46-400 WITH CLEAR COAT
B  ICI 1141

- 1/2" OD ALUM. RINGS (TYP.) [B]
- 5/8" DIA. ALUM. RING [B]
- 1/4" CUTOUT [B]
- BAND WRAPS BOTH ELEMENTS [B]
- ROLL-FORMED 5/8" x 5/8" SQUARE ALUM. BAR WITH PAINTED FINISH. [B]
- 1/8" ALUM. PLATE CONNECTOR (TYP) [B]

- 1 3/4" OD ALUM. PIPE [B]
- 3" OD COLLAR
- 1" OD SLEEVE
- ALUM. CABINET [B]
- OWNER SUPPLIED CONVEX ACRYLIC FACE, TRANSLUCENT GRAPHICS FURN. BY TENANT
- WHITE FLUORESCENT GRID AS REQUIRED TO EVENLY ILLUMINATE FACES

4 1/2" OD GOLD GUILD ALUMINUM FINIAL [A]
2 1/2" OD ALUM. CAP
1 3/4" OD ALUM. PIPE [B]
3" OD COLLAR
1" OD SLEEVE

OWNER SUPPLIED CONVEX ACRYLIC FACE, TRANSLUCENT GRAPHICS FURNISHED BY TENANT
FABRICATED ALUMINUM CABINET [B]
HVAC – RETAIL TENANTS

This is a 2 level enclosed Mall. Tenant’s design team shall accommodate conditions that may affect the performance of the HVAC system for their store, i.e. zoning for solar gain at the storefront, sensor location (s) and size and quantity of return air outlets.

- **System**  Landlord supplied 56 degree conditioned air at 0.9” static pressure. .25” of static pressure drop downstream of VAV box allowed.
  - Upper level: 1.2 CFM per SQ.FT.
  - Lower level: 1.1 CFM per Sq.FT.
- **Equipment**  Tenant to provide cooling only and parallel fan powered VAV boxes with electric heat.
- **HVAC Load Calculation**  Tenant to submit detailed computer generated load calculations to justify request for air.
- **Outside Air**  Code minimum at time of original building occupancy and economizer supplied through Landlord system.
- **Return**  Plenum (Ducted return is for odor producing Tenants only and subject to Landlord approval). Provide 20 sq.ft. minimum free air opening with fire damper in demising walls of adjacent tenants for adequate return cfm. Size return registers for an additional 50 CFM per lineal foot of storefront for common area return.
- **Smoke Exhaust/Relief**  Tenant and Common area through Tenant plenum return path.
- **Toilet Exhaust**  Landlord has provided a central toilet exhaust system for inline Tenant’s tie in with Tenant supplied fan and ductwork from their toilet room only to the Landlord provided central duct (150 cfm max.). Interlock with light switch. Larger capacities by Tenant.
- **Odor, Thermal & Process Equipment Exhaust**  Size for application by Tenant.
- **Temperature Controls**  Utilize Landlord specification direct digital controls (Andover).
- **Test & Balance**  Tenant shall employ a TAB, NEBB or AABC certified air balance contractor to perform final air testing and balancing.
- **See Criteria Sheet MEP-1 for further information.**
PLUMBING – RETAIL TENANTS

- **Water**  Redistributed by Landlord via overhead mains. Minimum 1” valved connection. Tenant supplied meter w/remote reader for large water users only.
- **Waste**  4” wye connection off Landlord main. Designated connection point within or adjacent to space.
- **Vent**  2” connection off Landlord main.
- **Drinking Fountain**  As required by Code.
- **Natural Gas**  Not available
- **Toilet Rooms**  As required by Code.
- **See Criteria Sheet MEP-1 for further information.**
FIRE PROTECTION – RETAIL TENANTS

- **Fire Protection**  Tenant shall modify existing grid system in compliance with local codes and Landlord’s insurance requirements.
- **Implementation**  Tenant shall directly employ the Landlord designated contractor.
- **Tenant Flow Switch**  Not permitted.
- **Valve for Tenant Space**  Not permitted.
- **See Criteria Sheet MEP-1 for further information.**
ELECTRICAL – RETAIL TENANTS

• **Voltage** 480/277V, 3ph, 4-wire

• **Wire Color** For all wire sizes install wire colors in accordance with the following:
  - (A) black, (B) red, (C) blue, and (N) gray/white for circuits @ 120/208 volts single or three phase
  - (A) brown, (B) orange, (C) yellow, and (N) gray/white, with one or more colored stripes for circuits @ 277/480 volts single or three phase

• **Landlord Equipment** Circuit breakers and meter at common switchgear in central locations. 1 ¼” minimum empty conduit.

• **Power** Redistributed by Landlord. Tenant shall utilize existing electric service (minimum 60 amps, meter and existing conduit). Wire by Tenant if existing is not of sufficient size. Landlord specification meter required if not existing.

• **Capacity**
  - 12.3 watts per square foot. (60 amp minimum) Submit connected and demand load data to support electric service size requested.

• **Telephone** 1” conduit with pull wire to designated connection point in central locations or utilize service corridor for open cabling.

• **Fire Alarm** Existing system is an Edwards EST. A connection point has been provided by the Landlord. Tenants to provide occupant notification devices, duct detectors and a power supply using Landlord specification devices. Final connection and programming to be by Landlord’s designated vendor if not existing.

• **CATV** Not available

• **See Criteria Sheet MEP-1 for further information.**
HVAC – FOOD COURT TENANTS

This is a 2 level enclosed Mall. Tenant’s design team shall accommodate conditions that may affect the performance of the HVAC system for their store, i.e. zoning for solar gain at the storefront, sensor location (s) and size and quantity of return air outlets.

- **System** Tenant to provide split system for cooling.
- **HVAC Load Calculation** Tenant to submit detailed computer generated load calculation to justify equipment sizing.
- **Condensate** Route to Code approved waste connection.
- **Outside Air** Utilize common outside air duct provided by Landlord.
- **Return** No return air is drawn through Food Court spaces. All supply air must be exhausted through kitchen and process exhaust.
- **Smoke Exhaust/Relief** Through the common area.
- **Toilet Exhaust** No Landlord provisions.
- **Odor & Process Equipment Exhaust** Size for application. Tenant to install ductwork in shafts provided by Landlord.
- **Replacement Air** Utilize common outside air duct provided by Landlord.
- **Temperature Controls** By Tenant as required.
- **Test & Balance** Tenant shall employ a TAB, NEBB or AABC certified air balance contractor to perform final air testing and balancing.
- **See Criteria Sheet MEP-1 for further information.**
PLUMBING – FOOD COURT TENANTS

• **Water**  Redistributed by Landlord via overhead mains. Minimum 1 1/2” valved connection. Tenant supplied meter w/remote reader. Provide RPZ backflow preventer.

• **Waste**  4” wye connection off Landlord main. Designated connection point within or adjacent to space.

• **Vent**  3” connection off Landlord main.

• **Grease Waste**  Provide Code approved 250 gallon interceptor and connect to 4” wye connection off Landlord main to common grease interceptor. Special approval can be sought from local authorities if space is limited. Designated connection point within or adjacent to space.

• **Natural Gas**  Gas is available from the Utility for cooking use only. Reuse existing 1 1/2” (min.) line or install new to meet capacity required. Coordinate with local utility for availability.

• **See Criteria Sheet MEP-1 for further information.**
FIRE PROTECTION – FOOD COURT TENANTS

- **Fire Protection**  Tenant shall modify existing grid system in compliance with local codes and Landlord's insurance requirements.
- **Implementation**  Tenant shall directly employ the Landlord designated contractor.
- **Tenant Flow Switch**  Not permitted.
- **Valve for Tenant Space**  Not permitted.
- **See Criteria Sheet MEP-1 for further information.**
ELECTRICAL – FOOD COURT TENANTS

- **Voltage** 480/277V, 3ph, 4-wire
- **Wire Color** For all wire sizes install wire colors in accordance with the following:
  - (A) black, (B) red, (C) blue, and (N) gray/white for circuits @ 120/208 volts single or three phase
  - (A) brown, (B) orange, (C) yellow, and (N) gray/white, with one or more colored stripes for circuits @ 277/480 volts single or three phase
- **Landlord Equipment** Circuit breakers and meter at common switchgear in central locations. 2” minimum empty conduit.
- **Power** Redistributed by Landlord. Tenant shall utilize existing electric service (minimum 100 amps, meter and existing conduit). Wire by Tenant if existing is not of sufficient size. Landlord specification meter required if not existing.
- **Capacity**
  - 100 watts per square foot. (100 amp minimum) Submit connected and demand load data to support electric service size requested.
- **Telephone** 1” conduit with pull wire to designated connection point in central locations or utilize service corridor for open cabling.
- **Fire Alarm** Existing system is an Edwards EST. A connection point has been provided by the Landlord. Tenants to provide occupant notification devices, duct detectors, hood extinguishing system monitor and a power supply using Landlord specification devices. Final connection and programming to be by Landlord’s designated vendor if not existing.
- **CATV** Not available
- **See Criteria Sheet MEP-1 for further information**
HVAC – RETAIL TENANTS

Tenant’s Engineer shall use their own form for HVAC Load Calculations:

- Appliance Heat Gain
- Electrical Load Summary
- Kitchen Exhaust Fan Specifications
- VAV/FPB Unit Specification
- Split system Specification
- Maintenance