

TENANT DESIGN MANUAL



THE SHOPS AT MISSION VIEJO

A SIMON MALL

UPDATED MAY 2016



PROJECT OVERVIEW


THE SHOPS
AT MISSION VIEJO
A SIMON MALL



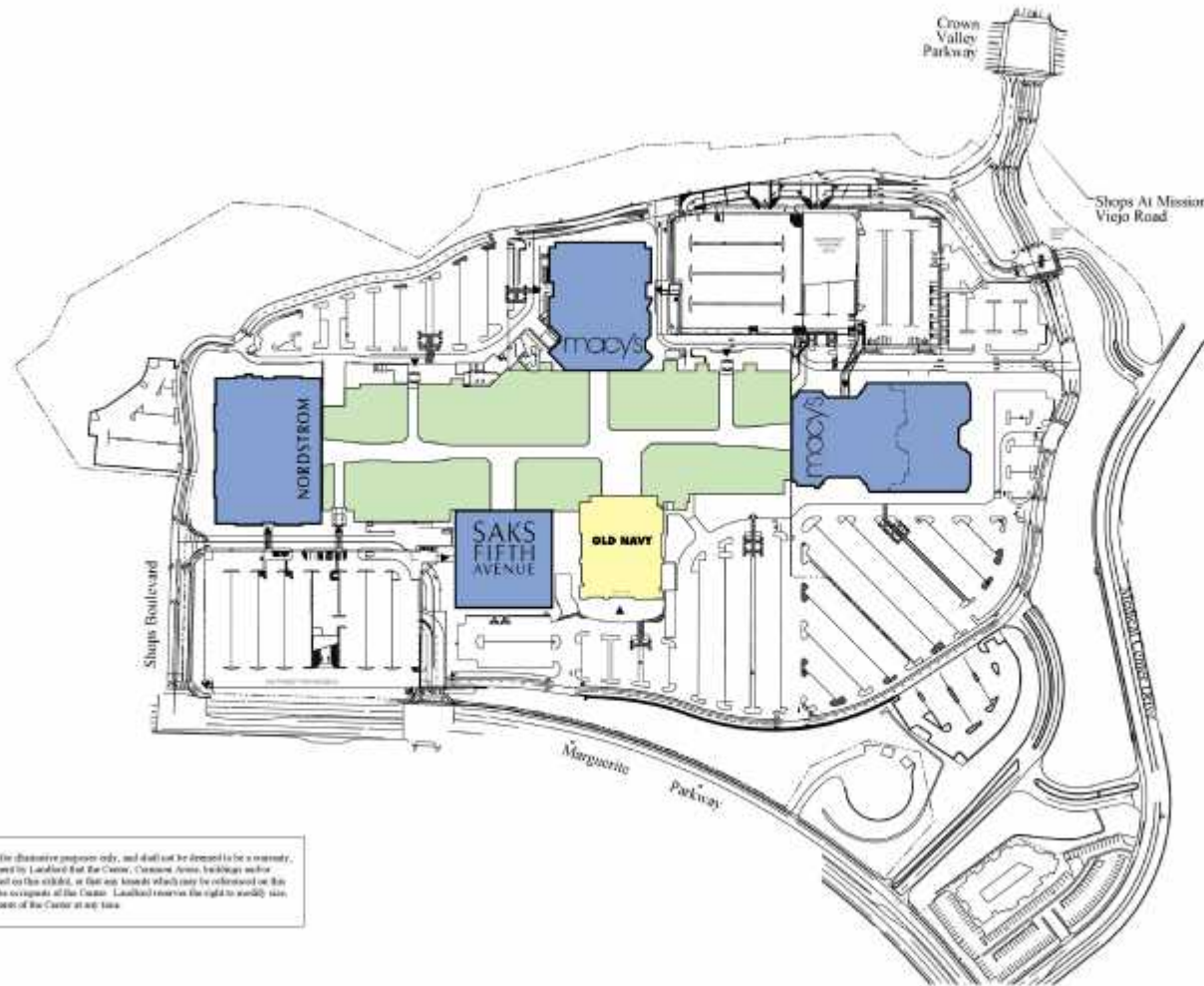
The Shops at Mission Viejo is located in Orange County, between Los Angeles and San Diego, CA, just off I-5 and the Crowne Valley Parkway.

PROJECT OVERVIEW



Renovated and expanded in 1999, The Shops at Mission Viejo have a casual but elegant style, defined by architectural features such as Bavarian limestone flooring, soaring walkways and a bubbling fountain. The Shops are anchored by Macy*s, Nordstrom and Saks Fifth Avenue, and offers over 125 upscale shops and restaurants.

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, Outlets, Annex, Outlets and/or stores will be as depicted on this exhibit, or that any brands which may be referenced on this exhibit will at any time be occupants of the Center. Landlord reserves the right to modify site configuration and occupancy 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

Construction Classification:

Type II B

Building Levels:

Two (2) Levels

Sprinkler System:

Fully Sprinkled

STOREFRONT ELEVATION



All storefronts are to extend to the bottom of mall bulkhead. Neutral piers are 6" wide painted drywall with Tenants providing a 3/4" black reveal to separate storefront on all sides.

STOREFRONT SIGNS, AWNINGS, & CANOPIES



FOOD COURT ELEVATION



FOOD COURT SIGN 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	
EXISTING EQUIPMENT	KITCHEN EXHAUST FAN SPECIFICATION
	KITCHEN MAKE-UP AIR UNIT SPECIFICATION
NEW EQUIP.	VAV TERMINAL SPECIFICATIONS
	MAINTENANCE
	<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 FAN AND PAN GREASE TRAP GREASE GUARD SYSTEM GREASE EXHAUST HOOD AND FILTERS GREASE EXHAUST DUCT GREASE INTERCEPTOR</p> <p>THE TENANT MUST SUBMIT PROOF TO THE LANDLORD THAT CONTRACTS HAVE BEEN EXECUTED AND THESE SYSTEMS OPERATIVELY AND RECEIVING TO THE FOLLOWING SCHEDULE, SYSTEMS TO BE MAINTAINED 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, TRAPS, FILTERS AND ACCESSORIES</p> <p>THE CONTRACTOR SHALL KEEP A MAINTENANCE LOG AND SUPPORT DOCUMENTS ON SITE FOR INSPECTION BY THE LANDLORD AND LOCAL AUTHORITIES.</p> <p>NOTE: 1. UPGRADE HVAC 2. CHECK ON THE PLUMBING FITTURE WITHIN THE FOOD PREPARATION AREA THAT IS NOT CONNECTED TO THE GREASE INTERCEPTOR. 3. ALL VAV</p>



SIMONSM