

# Construction Document Criteria

## Introduction

Information contained in this section has been assembled to assist the architect and the architect's consultants in preparation of Construction Documents and Specifications. The architect is responsible for adhering to the requirements outlined in **Lease Criteria** as well as the following criteria.

## Architecture and Finishes

### Floors

**Floors on Grade:** Four inch concrete slab with a minimum strength of 3,000 PSI reinforced with 6" x 6" - W1.4 WWF on a vapor barrier (4 mil minimum). Tenant shall provide additional sand fill and remove excess as required, and provide compaction to 95% modified proctor.

**Upper Level Floors:** Trowel-finished reinforced structural concrete deck.

**Mezzanines:** Where mezzanines are approved by the Landlord, Tenant is required to submit Structural Design Drawings and Calculations for Landlord's review and approval. Mezzanines shall be framed, supported, and constructed with materials suitable to the use intended and as required by governing codes.

### Storefront Work

1. All materials employed in Tenant's storefront shall be hard surface, durable materials that require minimum maintenance.
2. All storefront work requiring structural support shall be floor supported and braced at their head sections by a welded structural steel framework secured to the existing building steel structure.
3. Storefront grilles shall be concealed in an overhead or side storage pocket during shopping center hours.
4. Identify and specify any security system to be used.
5. Any mechanical device (time clocks, grille locks, grille controls, etc.) shall be concealed within Tenant's storefront construction.
6. Expansion joints in storefronts must be detailed and illustrated in the Construction Documents. Expansion joints should be incorporated into the storefront design and be inconspicuous.
7. Wood employed decoratively within or at the storefront, or anywhere within the leased premises, must receive a Flame Spread Class III coating per UBC requirements.

## **Walls, Partitions and Separations**

1. Landlord will erect metal stud partitions dividing the Tenant's premises from the adjacent tenant spaces or common areas at the Tenant's expense. Tenant shall verify Landlord's placement of wall studs prior to space acceptance and advise Landlord in writing of any discrepancies immediately. Failure to notify Landlord of discrepancies shall be regarded as acceptance by the Tenant.
2. Demising walls and steel columns shall receive a minimum of one layer of 5/8" fire code gypsum wallboard with taped and spackled joints from floor to underside of structure above.
3. Tenant's interior partitions shall be made of metal stud framing with gypsum board finish on all sides with taped and spackled joints.
4. Tenant shall provide and install non-combustible fire stops as may be required at separations from the leased premises and ceiling above mall areas. Fire stop must not be attached to the Landlord's mall ceiling system.

## **Exit / Access / Doors and Corridors**

1. Exit/access doors shall be minimum 3'-0" x 6'-8" x 1-3/4" "B" label fire door and frame with commercial grade hardware in accordance with governing codes. Said doors shall be constructed in a recessed vestibule which will be constructed by Tenant at Tenant's expense.
2. After installation of exit/access door, Tenant shall restore service corridor to original condition. Where vestibules are constructed, extend corridor base into the vestibule and provide corner guards as per the Landlord's specifications.
3. Exit/access door shall be painted per color specified by Landlord and labeled with store name and number as specified by center management.
4. Exit/access corridor walls shall receive one layer of 5/8" fire code gypsum wallboard on both sides from floor to underside of structure above. All joints must be taped and spackled.

## **Ceiling Work**

1. Ceiling heights are shown on the Space Layout Drawing (See Sheet 1 of 2) included with the Tenant Design Package. Tenant is responsible for field verification of the existing conditions. Ceiling heights above the height shown on the Space Layout Drawing may be possible but Landlord does not guarantee clearances for such ceilings. In some cases, existing utilities may be relocated by Tenant at Tenant's expense. Written approval from Landlord is required before proceeding with such work.
2. Metal suspension systems shall be used for all ceilings and shall be secured to Landlord's structural framing only. No connections to Landlord's roof deck will be permitted. Only lay-in acoustical ceilings may be secured to floor deck, refer to Landlord's Standard
3. Combustible materials of any sort may not be used or stored above the Tenant's ceilings.

4. All diffusers, grilles, tracks, etc., must be painted to match finish ceiling.
5. Provide access panels to permit servicing to all equipment located above the ceiling. Access panels in hard surface ceilings must be flush with adjacent finishes. Access panels should be installed on vertical ceiling soffits or located as inconspicuously as possible.

## Floor Finishes

1. All floor finishes at the storefront lease line shall be the same finish floor elevation as the Landlord's mall floor.
2. Expansion joints in sales areas must be detailed and illustrated in the Construction Documents. Expansion joint material must be compatible with the floor finish materials.

## Interiors

1. **Toilet Rooms:** All toilet room floors above grade level shall have a Landlord approved waterproof membrane between the structural sub-floor and Tenant's finish floor. All toilet rooms shall have ceramic tile sanitary floors and bases that extend a minimum of 4" above finish floor. Floor drains and thresholds are also required.
2. **Rubbish Storage Rooms:** Provide a storage area for rubbish in all food or beverage service operations. All storage area floors above grade level shall have a Landlord approved waterproof membrane between Landlord's structural sub-floor and Tenant's finish floor.
3. **Food Preparation and Service Areas:** All food preparation and service area floors above grade level shall have a Landlord approved waterproof membrane between the structural sub-floor and Tenant's finish floor. They also must have an adequate number of floor drains.

## Storefront Signage Dimensional and Location Requirements

1. The average height of sign letters or components shall not exceed twelve inches. Letters are limited to fourteen inch maximum height.
2. Signs shall not project beyond the storefront lease line more than two inches if less than eight feet above finished floor line, nor more than four inches above eight feet.
3. The extreme outer limits of the sign letters and components shall fall within a rectangular area that can be defined as follows: The two short sides shall not fall closer than twenty-four inches to the side lease lines of the leased premises and the top side of which shall fall no closer than twelve inches to the soffit of the mall fascia.

## Prohibited Sign Types

1. Signs with exposed neon or other lamps or signs using flashing lights.
2. Sign manufacturer's name, stamps or decals, or registered trademarks.
3. Signs with exposed raceways, ballast boxes or transformers.
4. Signs with painted letters.
5. Signs employing luminous, vacuum-formed plastic letters.
6. Signs of exposed box or cabinet-type design that employ transparent, translucent or luminous plastic background panels.
7. Shadow box type signs.
8. Signs employing un-edged or uncapped plastic letters with no returns.
9. Paper, plastic or cardboard signs. In addition, stickers or decals of any kind are not permitted on the storefront glass or in entry area, unless approved by Landlord.
10. Signs with exposed fasteners, vents or weep holes.
11. Signs with an orientation other than horizontal, that is, no vertical, perpendicular or diagonal signage, etc., unless approved by Landlord.

## Structural Modifications and Alterations

Modifications and alterations to Landlord's framing structure will not be permitted without Landlord's prior written approval. In the event that Landlord approves Tenant's request, Tenant shall leave Landlord's structure as strong or stronger than original design with finishes unimpaired.

## Penetration of Landlord's Floor Structure

Concrete floor penetrations required by Tenant shall be coordinated with Landlord's Field Representative, shall be designed by a certified structural engineer at Tenant's expense.

## Design Loads

**Stores:** Stores located on supported slabs (levels other than on-grade): 75 pounds per square foot

**On-grade slabs:** 125 pounds per square foot

**Roof:** 20 pounds per square foot

**Mezzanines:** Subject to Landlord review and approval.

## **For Tenants Installing Individual Heating, Ventilation and A/C Systems**

1. Refer to **Section Three: Design** for additional criteria regarding Mechanical components.
2. Tenant shall not permit odors from within the leased premises to enter other areas of the center. If any tenant or occupant of the center objects to odors from the leased premises the Landlord may, at Landlord's discretion, instruct the Tenant to control such odors. Failure to correct the situation would be a material breach of the Lease. If Tenant's mechanical system is unable to function in a manner to prevent odors from leaving the premises, Tenant shall make the necessary adjustments or additions to its present system to the satisfaction of the Landlord's Field Representative.
3. Cutting and patching of roof openings when approved by the Landlord shall be done by the project roofing contractor designated by the Landlord at the Tenant's expense.
4. Mechanical Load Tabulation Sheets must be filled out completely, certified and included with Construction Documents for Landlord Review.
5. Tenant shall engage a separate temperature control contractor for final set-up of system(s) operations and air balancing.

### **Landlord Work**

Landlord has initially constructed or provided the following:

1. Duct shafts through roof for Tenant's fresh air, relief and toilet exhaust ducts. Shaft locations shall be determined by Landlord. (For use by lower level Tenants.)

### **Tenant Work**

Tenant at its sole cost and expense shall prepare Construction Contract Drawings and Specifications for its specific Heating, Ventilation, and Air-Conditioning (H.V.A.C.) system including, but not limited to, air moving equipment, air distribution and exhaust ductwork; as well as all required structural supports, piping, plumbing, and electrical work pertaining to its H.V.A.C. system. All equipment shall be listed for compliance with California energy conservation laws.

### **General Requirements**

1. All air moving equipment shall be located within Tenant's demised premises. Air cooled condensing units may be located on the roof subject to meeting height and architectural constraints. Roof locations shall be assigned by Landlord; units shall be installed on rails in accordance with standard project details. Roof equipment shall be permanently labeled with Tenant's name.
2. Tenant's air-handling units shall be floor-supported in the leased premises independent of Landlord's structural system. Do not suspend air-handling units from building structure.
3. All air supplied to Tenant's area by its equipment shall not migrate to the mall area or adjacent spaces.

4. Tenant's H.V.A.C. system shall be provided with an automatically controlled "economizer" cycle which will allow the introduction of 100% fresh-air for cooling purposes anytime the outside temperature is below 60° Fahrenheit. Relief-air shall be mechanically exhausted.
5. All supply-air ductwork shall be insulated and all ductwork shall be installed in concealed spaces above ceilings. Space between ceiling and structure may be used as a return-air plenum. Fresh-air from shafts to air-handling equipment shall be ducted.
6. All Tenant's outside air, relief air, exhaust air, and other ductwork requiring outdoor intake or discharge shall be extended by lower level Tenant to be common service shafts indicated on the Space Layout Drawings: upper level Tenant's shall penetrate roof at locations designated by Landlord.

All outside air, relief air, and general exhaust (toilet room, storage room, etc.) ductwork shall connect with backdraft dampers to sheet metal housings provided at the base of the common shafts. Roof terminations shall be equipped with manufactured, louvered hoods.

7. Design, fabricate, and construct all ductwork from galvanized sheet metal in accordance with the latest ASHRAE and SMACNA standards.
8. Commercial grade temperature controls shall be provided for heating, cooling, and ventilating system as manufactured by Barber-Colman, Honeywell, Johnson, Powers or Robert-Shaw, and installed under the supervision of the manufacturer's representative.
9. Heating, ventilating, and air-conditioning shall be provided in all exterior lobbies, vestibules, and window display areas.
10. Equipment must be installed allowing clear access for servicing.
11. Tenant's roof equipment shall be located on roof rails in areas designated by the Landlord to specified heights and according to Landlord's approval.
  - a. **Exception:** Should location of equipment by Tenant require screens, catwalks or roof hatch and ladder, they shall be provided by Tenant according to Standard Project Details. Landlord will determine when and where the above shall be required.
  - b. **Finish:** All such equipment shall be factory-finish painted according to the Landlord's paint schedule and specifications.
  - c. **Identification:** Tenant's roof equipment shall be clearly identified with Tenant's name and store number.

## Additional Requirements for Food and Beverage Service Tenants

1. Tenant shall furnish and install, if applicable, a complete kitchen exhaust and makeup air duct system. Ductwork shall be fabricated of galvanized sheet metal in gauges specified by NFPA 96 for the use intended and shall be designed and constructed according to all codes and the latest ASHRAE and SMACNA standards.
2. Tenant shall provide all process requirements, hood exhausts, equipment vents, and other contaminated exhausts. When permitted by the Landlord, they shall extend in ductwork through the roof. This ductwork shall be located in special shafts built by Tenant at locations and of construction designated by the Landlord. Non-grease laden ductwork that passes through service corridor walls or upper level floors shall have UL approved fire dampers located in ductwork at wall and floor. Provide approved access doors for service to fire dampers. All grease laden ducts that pass through fire-rated partitions are to be encased in a gypsum board enclosure or other suitable material approved for use by the code authorities.
3. All process exhausts, hood exhaust, equipment vents, and other contaminated exhaust, when permitted by Landlord, shall discharge vertically to the atmosphere twenty feet minimum horizontally away from any fresh-air intakes, properly dispersing odors or fumes away from same.

## Heating, Ventilating, and Air-Conditioning System Parameters

1. Refrigeration capacity shall be adequate to maintain inside conditions of 75° Fahrenheit dry bulb and 50% relative humidity when outside conditions are 95° Fahrenheit dry bulb and 69° Fahrenheit wet bulb.
2. All refrigerant piping shall be installed in ceiling spaces and extended through roof adjacent to the equipment. Suction lines shall be insulated; lines for lower level Tenant's shall be extended through air shafts.
3. **Air-conditioning units:** "Split system" direct expansion cooling only units or "heat pumps" U.L. listed and ARI listed.
4. Heating capacity shall be adequate to maintain 70° Fahrenheit inside temperature when outside conditions are 33° Fahrenheit outside dry bulb.

Sales Area shall be heated by means of heat pump and/or electric duct heaters.

Stock Area shall be heated by electric unit heaters or electric duct heaters.

5. H.V.A.C. system shall provide minimum air circulation of 1.25 CFM/SF of sales area, 0.5 CFM/SF of service and stock areas and minimum 15 CFM outside-air per occupant, but not less than 15% of all air supplied to the leased premises.
6. **Toilet Rooms:** shall be exhausted per local code requirements. Exhaust fans shall be of ceiling or in-line type complete with backdraft dampers and discharge duct connections to Landlord provided shafts.

## **Plumbing**

### **Landlord Work**

1. On-site water supply mains combined for domestic and fire protection, shut-off valves, and fire hydrants. Metered interior domestic water branch lines stubbed above or below Tenant's premises at a point to be determined by Landlord.
2. Sanitary and plumbing vent branch lines stubbed at a point to be determined by Landlord. Verify points of connection with Landlord's field representative.
3. Utility gas distribution system and metering banks on roof.

### **Tenant Work**

1. Plumbing fixtures and piping system including all rough-in and final connections for same. Installation of all hot and cold water lines, drains, and vents, electrical water heaters, water meter, and final connections to Tenant's specialty equipment. All installed per governing codes.
2. Plumbing fixtures and accessories shall be of commercial quality and shall be of water conserving type.
3. Food and beverage service tenants shall connect all grease laden waste to a grease receptor. Use of above floor receptors is required for upper level spaces. Tenant is responsible for setting up a regularly scheduled servicing of the grease receptor as determined by the Landlord.
4. Floor drains to be provided in toilet rooms, kitchens, and food preparation areas.
5. Pipe sleeves shall be installed in penetrations through floor slabs and annular space between pipe and sleeve shall be sealed with water and fireproof material.
6. Provide water meter within the leased premises. Install meter near floor (preferably in Toilet Room) in an easily accessible location. Meter shall read in gallons.
7. Gas service from roof located utility meter banks: Tenant shall make service arrangements with Utility Company.
8. Food and beverage service tenants shall make gas service arrangements with the gas utility company. Routing of gas line shall be approved by Landlord prior to construction.
9. Food and beverage service tenants on the second level shall be required to provide the following:
  - a. Waterproof membrane installed by Landlord's designated contractor at Tenant's expense.
  - b. Install all under floor sanitary and kitchen waste piping in soldered type DWV copper.
  - c. Insulate all under floor sanitary and kitchen waste piping.



## **Fire Protection**

### **Landlord Work:**

Interior ordinary hazard pipe schedule fire protection sprinkler system main stubbed to a point to be determined by landlord. Fire protection system is provided with a supervised alarm system.

## **General Requirements**

### **Tenant Work:**

Since the entire fire protection system for the project is required to be an inter-related, centrally controlled installation, Tenant shall use a qualified sprinkler contractor to design and install system within Tenant's premises in accordance with Landlord's requirements.

Tenant's sprinkler contractor shall submit shop drawings and specifications of the sprinkler system approved by the Fire Rating Inspection Bureau for Landlord's review. Landlord's approval of drawings and specifications shall not constitute the assumption of any responsibility by the Landlord for the accuracy or sufficiency of each system. Tenant is solely responsible therefore.

Valves are not in the sprinkler system. Valving and alarm system is accomplished at source to building by Landlord.

Provide dry chemical fire protection for range hoods, etc.

Stock rooms: Where stock exceeds twelve feet in height, coordinate design with the Fire Rating Inspection bureau.

### **Design Requirements: Tenants 5,000 SF or less**

Ordinary hazard pipe schedule fire protection sprinkler system, fire hose cabinets, fire extinguishers and other equipment within the Tenant's premises in accordance with Landlord's Insurance Underwriter's Fire Rating Inspection Bureau and code requirements.

### **Design Requirements: Tenants over 5,000 SF**

Hydraulically calculated fire protection sprinkler system, fire hose cabinets, fire extinguishers, and other equipment within Tenant's premises according to Landlord's Insurance Underwriter's Fire Rating Inspection Bureau and code requirements. Since the fire protection system for the project is required to be an inter-related, centrally controlled installation, Tenant shall cause to be designed and installed, by a qualified sprinkler contractor acceptable to the Landlord, said system within Tenant's premises according to the Landlord's requirements, and shall submit for Landlord's review, shop drawings, specifications and hydraulic calculations for the sprinkler system that have been approved by the Fire Rating Inspection Bureau. Landlord's approval of this shall not constitute the assumption of any responsibility by the Landlord for the accuracy or sufficiency of the sprinkler system. Tenant is solely responsible for the system within the leased premises.

Sales area: Density 0.20 GPM/SF over 3,000 feet.

Pressure and flow requirements: Verify with the Fire Rating Inspection Bureau.

## Sprinkler Heads

Sprinkler heads in gypsum board and other hard surface ceilings must be concealed type while sprinkler heads in lay-in ceilings to be semi-recessed. Pendant type heads are permitted only in the stock/storage areas.

## Electrical

### General Requirements

1. Refer to **Section Three: Design** for requirements regarding Electrical components.
2. Electrical Data Tabulation Sheets must be filled out completely, certified, and submitted with Construction Documents for Landlord Review Process.

### Landlord Work

1. Electrical primary and secondary distribution feeders to Landlord's electrical rooms or distribution centers.
2. Power available for the leased premises is 120/208 volt, 3 phase, 4 wire, 60 hertz.
3. Telephone incoming feeders to project central distribution closets.

### Tenant Work

1. Electrical service feeders in conduit from Landlord's electrical distribution centers to Tenant's premises. The work shall include, but not be limited to, furnishing and installing a fusible disconnect switch at Tenant switchboard and conduit and conductors of sufficient capacity for Tenant's requirements. Minimum conductor size shall be #6 THHN copper.
2. Panelboard(s), all conduits, wiring, outlet boxes and fittings, and final connections to all electrical devices, including mechanical equipment, controls, and signs.
3. Panel board(s) shall be designed for 20% minimum spare ampacity (based on connected load) and 20% spare breaker space.
4. All lighting fixtures, lamps, convenience outlets, time clocks, signs, etc., and all related conduits and wiring.
5. All fluorescent or incandescent lighting fixtures in Tenant's sales areas, other than track-type and decorative fixtures shall be recessed. Fluorescent fixtures shall have deep cell parabolic lenses. Bare lamp fluorescent or incandescent fixtures may not be used except in stockrooms or areas inaccessible to customers. Connections to all devices in Tenant's sales areas shall be concealed.
6. Telephone and Internet equipment, conduits and wire installations from tenant Dmark to central distribution cabinet shall be coordinated through Granite Telecommunications only at (855) GRT-GRID / (855) 478-4743.
7. Television and burglar alarm equipment, and all conduits, wiring, and related items for same. The installation of any roof mounted antenna must be approved, in writing, by Landlord.

8. Emergency lighting to illuminate stock and sales area and rear exit way during power outages. In areas visible to customers, battery pack assembly for emergency lights shall be concealed or remote-type light fixtures used.
9. Ballast, conduit, wiring, and related items for signage. Circuits serving sign(s) shall be operated via a time switch.
10. **Service call system:** Tenant shall provide and install a buzzer call system and all related conduit and wire located at back service corridor and must not be audible in sales area.
11. The complete installation shall meet all requirements of national or local electrical codes. All equipment shall bear UL labels.
12. All electrical wiring systems shall be in conduit. The use of "Bx" or "Romex" is not permitted. Speaker or low voltage wiring must be plenum rated or in conduit.
13. Unless approved otherwise in the Tenant's lease, a roof access agreement is required prior to the installation of any roof mounted antenna or satellite dish.