

SHORT HILLS GENERAL INFORMATION

Landlord's Tenant Coordinator

The role of the Tenant Coordinator is to serve as liaison between Landlord and the Tenant, Tenant's architect and Tenant's contractor. All plans and correspondence concerning Tenant's construction are to be submitted to the Landlord's Tenant coordination Department.

Tenant Coordination
Short Hills
Russell Schoenrath, Senior Tenant Coordinator
200 East Long Lake Road
P.O. Box 200
Bloomfield Hills, MI 48303-0200

Phone: (248) 258-6800
Direct Dial: (248) 258-7438
Email: rschoenrath@taubman.com

Mall Address

The Mall at Short Hills
Management Office – Suite A-001
1200 Morris Turnpike
Short Hills, NJ 07078

Phone: (973) 376-7359
Fax: (973) 379-2976

Facilities Director: Gregory Ahart

Phone: (973) 376-7359 x2220

Building Information

Construction Type: 2B Unprotected/Fully Sprinkled

Zoning Classification: Mercantile

Building Heights

First to Second Floor: 15'-0", Clear Height to underside of structure: +/- 13'-0"

Second Floor to Roof: 17'-0", Clear height to underside of structure: +/- 14'-0"

Allowable Ceiling Height: 11'-6"

Floor Construction

First Floor: 4" concrete slab with a minimum strength of 3,000 psi reinforced with 6" X 6" W2.9 X W2.9 wwm in upper 1/3 of concrete on vapor barrier (10 mil minimum)

Second Floor: 4" concrete over metal deck or pre-stressed concrete planks with 2" concrete topping.
Verify in field.

Design Load: First and Second levels, 75 lbs/sf live load + 20 lbs/sf for partitions.
Restaurants, 75 lbs/sf maximum.

Demising Wall Construction

One layer 5/8" gypsum board tenant side only on 4" metal studs @ 16" OC (25 gauge)

Ceiling Construction

All upper and lower level tenant spaces must have a ceiling installed throughout the entire store to create a return air / smoke exhaust plenum above ceiling. No open ceilings with return air / smoke exhaust transfer duct's across store are permitted.

Service Corridor Vestibule Required

Yes

One layer of 1/2" fire-retardant treated plywood 4'-0" high with 4" metal corner guards 8' high to be installed inside service vestibule recess to match Landlord corridor finish.

Utility Services and Points of Connection

Electrical: Service available to premises: 277/480 volt, 3 phase, 4 wire, 60 hertz.

Watt Density: Retail Tenants: 6.0 watts/SF

Food Service Tenants: 40.0 watts/SF

Tenants with electrical service requirements of **less** than 200 amps connect to tenant distribution centers located in close proximity as determined by Landlord at Tenant expense.

Tenants with service requirements **greater** than 200 amps connect to electrical service equipment in nearest electrical distribution room to Tenants premises as determined by Landlord at Tenant expense.

Telephone

Tenant to extend telephone service in conduit from premises to Landlord's designated telephone closet as determined by Landlord at Tenant's expense.

Plumbing

3/4" Cold Water stub located **above** the premises for first floor tenant's and **below** the floor for second floor tenants, in a location determined by Landlord. Location of larger size stubs must be verified in field and at Tenants expense.

4" Sanitary Sewer and Plumbing Vent stubbed to a location determined by Landlord.

Gas Utility Company meter manifolds locations as determined by Landlord.

HVAC

VAC Conditioned Air Supply stubbed to a location within or in close proximity to tenant's premises. VAV boxes will be provided to the tenant by Landlord in accordance with the Landlord approved construction documents.

Return air is through ceiling plenum. Open ceilings must have ducted returns across the premises.

Maximum CFM for tenants on the First Floor: = 1.0 CFM /SF

Maximum CFM for tenants on the Second Floor: = 1.0 CFM/SF

Lighting: 6.5 watts/SF

Occupancy: One Person /75 SF

All tenant HVAC equipment, make up air systems, exhaust fans, etc., to be located on the roof must be installed on structural steel support rails or equipment curbs on spring isolators located on the roof in locations determined by Landlord.

Fire Protection

Sprinkler system is a hydraulically calculated fire protection system at 225 PSI for 2 Hours.



Smoke detectors required

Spot type smoke detector above the APS as required by NFPA 72.

Duct smoke detectors in the supply and return side of all air handling units (AHU) greater than 2,000 cfm.

Smoke control occurs in common area and through tenant ceiling plenums.

Fire Alarm System

Audio/Visual Annunciation System is required for each tenant space.

Toilet Facility requirements

One employee toilet is required in all tenant spaces.

Tenant spaces with employee occupancy greater than 15 people must provide a separate toilet for each gender.

Exiting Requirements

One exit required in tenant spaces less the 1500 sf and with an occupancy load less than 50.

All other spaces require a minimum of two exits.

CONSTRUCTION PREREQUISITES

Please refer to the Construction Rules and Regs