



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's submission drawings can be uploaded to Landlords Tenant Coordination Department. Follow the instructions provided in Tenant's Design Package Letter. If you need a copy, please contact us.

Tenant Coordination
Taubman Prestige Outlets of Chesterfield
Michael Cooper, Senior Tenant Coordinator
200 East Long Lake Road, Suite 300
Bloomfield Hills, MI 48304-2324

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Email: mcooper@taubman.com

Mall Address

Taubman Prestige Outlets of Chesterfield
17017 North Outer 40 Road
Chesterfield, MO 63005

Phone: (636) 812-0567

Facilities Director: George Armentrout, III

Phone: (636) 812-0570

Tenant mailing address:
(Building number)
(Suite number)
North Outer 40 Road
Chesterfield, MO 63005

Tenant Mail Boxes are located in Building "P", Mall Mail Room / Delivery Area.

Building Information

Construction Type: 2B Fully Sprinkled

Zoning Classification: Mercantile

Applicable Codes

The following codes are adopted by the City of Chesterfield and enforced by St. Louis County Department of Public Works:
2009 International Building Code, IBC, with St. Louis County amendments
2009 International Fir Code, IFC, with St. Louis County amendments



2009 International Plumbing Code, UPC, with St. Louis County amendments

Building Heights

Finished slab to underside of structure (roof) 16'- 4" to 20' +/-

Allowable inside ceiling height 12' +/-

Floor Construction

- White Box: 4" concrete slab with a minimum strength of 3,000 psi reinforced with 6" x 6" w2.9 x 2.9 wwm in upper 1/3 of concrete on vapor barrier (10 mill minimum)
- Food Court: 5" concrete slab with a minimum strength of 3,000 psi reinforced with 6" x 6" w2.9 x 2.9 wwm in upper 1/3 of concrete on vapor barrier (10 mill minimum)

Demising Wall Construction

One layer 5/8" gypsum board each side of 6" metal studs framing @ 16" OC with gauge metal studs and track. Fire taped and fire caulked for a 1-hour rating.

Service Corridor Vestibule Required

Yes

Additionally, all service corridor vestibules must be finished to match existing corridor. (i.e., 1/2" rated plywood to 4' AFF. Wood top rail and 4" metal corner guards to 8' AFF.

Utility Services and Points of Connection

Electrical

Service provided by Landlord: 120/208 volt service, transformer, disconnect, main and sub panel
277/480 volt, 3 phase, 4 wire, 60 hertz

See Tenant Design Criteria for specific space / service sizes

Telephone

Tenant to extend telephone service from Tenant space to Landlord's designated telephone closet in 1" conduit with pull string provided by Landlord from space to closet.

Electrical

Tenant lighting loads to be designed at 3 watts PSF or less

Plumbing

White Box Tenants: Complete restroom will be provided by Landlord in Tenant space for Tenant

(See Design Criteria for specific restroom information)



Food Court Tenants: A domestic water stub, 4" sanitary drain and a 4" greasy waste line will be stubbed into each Food Court Tenant space.

Each Food Court Tenant must install a floor mounted grease separator in there space.

Gas Meter Manifold will be provided in the Food Court area for use by Food Court Tenants as needed. Tenant to provide piping from Tenant space to Gas Meter Manifold location.

HVAC

White Box Tenants

All White Box Tenants will be supplied with a VAV Conditioned Air Supply, via, Landlord's packaged rooftop unit.

Landlord shall provide fire dampered opening(s) in partitions as required by Code defining Tenant's Leased Premises (party walls) for the transfer of the return air to its respective Central System Air Handling Unit. Refer to Standard Project Details for locations in ceiling space, detail, height and sizing of return air openings.

Landlord has provided cooling at a rate no less than three hundred (300) sq. ft. per ton which includes ventilation and building population loads.

Food Court Tenants

Due to variables in design and needs of each Food Court Tenant, Food Court Tenants shall design, install, maintain their packaged rooftop HVAC System, as well as provide any and all roofing, steel work, screening, etc. needed per Landlord's design criteria. **(See Landlord's Design Criteria for specific information)**

Fire Protection / Sprinklers

Landlord will provide a basic sprinkler system meeting NFPA and FM Global specs to be used with an open ceiling. Additionally, the sprinklers in the rear 25' of the Tenant space will be increased to provide coverage in stockroom areas. Any additional sprinkler work required due to design and construction of Tenant space s hall be at Tenant's sole cost and responsibility.

Landlord's designated fire sprinkler contractor is required for any and all alterations.

(See Design Criteria for additional information)

Smoke Detectors Required

Landlord will provide all White Box Tenant spaces with smoke alarms and modules / connections from fire alarms.

CONSTRUCTION PREREQUISITES

Please refer to the Construction Rules and Regs

**Tenant PERMIT / EMS address is by building:
Include Building letter and EMS address
with all submittals to St. Louis Co. and Monarch Fire**

Building	Space No.	EMS / Permit Address
"A"	A97 - A99	17121 N. Outer 40 Rd.
"B"	100 - 121A	17105 N. Outer 40 Rd.
"C"	223 - 232	17113 N. Outer 40 Rd.
"D"	216 - 222	17097 N. Outer 40 Rd.
"E"	125 - 140	17089 N. Outer 40 Rd.
"F"	F03 - F12	17073 N. Outer 40 Rd.
"G"	142 - 155	17057 N. Outer 40 Rd.
"H"	206 - 215	17081 N. Outer 40 Rd.
"J"	200	17065 N. Outer 40 Rd.
"K"	189 - 197	17049 N. Outer 40 Rd.
"L"	155A - 171	17033 N. Outer 40 Rd.
"M"	180 - 188	17041 N. Outer 40 Rd.
"N"	173 - 179	17025 N. Outer 40 Rd.
"P"	A200	17017 N. Outer 40 Rd.

