

# TWELVE OAKS

## TWELVE OAKS GENERAL INFORMATION (BUILDINGS "A", "B", "C", and "D" ONLY)

### 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  
Twelve Oaks  
**Mary McDevitt, Senior Tenant Coordinator**  
200 East Long Lake Road  
P.O. Box 200  
Bloomfield Hills, MI 48303-0200

Phone: (248) 258-6800  
**Direct Dial: (248) 258-7350**  
Email: [mmcdevitt@taubman.com](mailto:mmcdevitt@taubman.com)

### Mall Address

Twelve Oaks Mall  
Management Office  
27500 Novi Road  
Novi, MI 48377

Phone: (248) 348-9438  
Fax: (248) 348-9411

**Facilities Director – Scott Lofton**

**Phone: (248) 348-9438**

### Building Information

**Construction Type:** 2B Unprotected/Fully Sprinkled

**Zoning Classification:** Mercantile

### Building Heights

First to Second Floor: 16'-0", Clear Height to underside of structure: +/- 15'-0"

Second Floor to Roof: 17'-0", Clear height to underside of structure: +/- 16'-0"

Allowable Ceiling Height: 12'-0"

### 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: Pre-cast concrete panels with 2" concrete topping

Design Load: First and Second levels, 75 lbs/sf live load + 20 lbs/sf for partitions.  
Food Court, 100 lbs/sf maximum.  
Roof, 20 lbs/sf maximum

### Demising Wall Construction

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

# TWELVE OAKS

## 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
	Food Court Tenants:	50.0 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 by the Tenant.

Maximum CFM for tenants on the First Floor: = 1.10 CFM/SF

Maximum CFM for tenants on the Second Floor: = 1.15 CFM/SF

Lighting: 6.0 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 pipe schedule fire protection system.

Must use schedule 40 pipe. Thin wall pipe is not permitted.

Each space must have an individual flow and valve tamper control.

# TWELVE OAKS

## **Smoke Detectors Required**

No. Smoke control occurs in common area only.

## **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