

FAIR OAKS MALL

FAIR OAKS 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
Fair Oaks
Mary McDevitt, Senior Tenant Coordinator
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Facilities Director: Michael Mitchell

Phone: (703) 359-8302 x217

Building Information

Construction Type: 1978 BOCA Code: Type 2C / Modified / Fully Sprinklered
(New construction: 2003 IBC Type 2B / Modified / Fully Sprinklered)

Use Group: M (Mercantile) / A2 / B Lot: #1-C Building: NA Subdivision: Fair Oaks Mall
Building Area: Total square footage of area under construction
Total Mall Tenant Area: 567,000
Total Common Area: 382,000
Total Mall GLA: 1,583,000
Total Acreage: 110.75
7700 Parking Spaces
Tax Map: # 046-3-08-0001

UL Fire Resistance Design

Demising Walls (1 Hr.)	U-425 (4" studs) U-465 (3 5/8" studs)
Steel Columns (1 Hr.)	X-526 (Gypsum Board) X-722 (Sprayed Columns)
Corridor Separation (1 Hr.)	U-425 (4" studs) U-465 (3 5/8" studs)
Roof / Floor (1980) (1 Hr.)	

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Lower Level Tenants D-502 (Gypsum Board)
D-219 (Lay-in Tile)
(Modified to omit fire dampers)

Upper Level Tenants D-502 (Gypsum Board)
D-219 (Lay-in Tile)
(Modified to omit fire dampers)

Roof/Floor (1986 – A/B Wing) (1 Hr.)

Lower Level Tenants D-914 (Sprayed Fiber)
(Modified to omit fire dampers)

Upper Level Tenants D-502 (Gypsum Board)
D-219 (Lay-in Tile)
(Modified to omit fire dampers)

Building Heights

1980 Building – 2 Story

First to Second Floor: 16'-2", Clear Height to underside of structure: field verify

Second Floor to Roof: 18'-6", Clear height to underside of structure: field verify

Allowable Ceiling Height: 11'-6"

1987 Building – 2 Story

First to Second Floor: 16'-6", Clear Height to underside of structure: field verify

Second Floor to Roof: 18'-0", Clear height to underside of structure: field verify

Allowable Ceiling Height: 11'-6"

Floor Construction

First Floor:
1980/1987 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 w/vapor barrier
(10 mil minimum) on compact fill

Second Floor:
1980 Pre-cast concrete panels with 2" topping.
1987 Pan w/4.5" topping

Design Loads: First and Second Levels, 75 lbs/sf live load + 20 lbs for partitions
Roof, 20 lbs/sf maximum

Demising Wall Construction

Tenant:

One layer 5/8" gypsum board tenant side only on 3 5/8" metal studs @ 16" OC (20 gauge)

Landlord:

One layer 5/8" gypsum board vacant side only on 3 5/8" metal studs @ 16" OC (20 gauge)

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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 bus duct distribution located in service corridors 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 tenants 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. (M & K Loading Docks)

Toilet Facility requirements

Minimum number of toilet facilities in mercantile occupancies (2003 International Plumbing Code)

1. Occupancies 1500 sq.' and over (30 sq.' per person = 50 or more people), two toilet facilities are required.

Location of employee toilet facilities: 403.5 (2000 International Plumbing Code)

1. The path of travel to required facilities in covered malls shall not exceed a distance of 300 feet.
2. Not more than one story above or below the employee's work area.

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

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HVAC

Ducted Air Supply (cooling only) stubbed to a location within or in close proximity to tenant's premises. VAV boxes will be: Environmental Technologies SDR – (size) – SD408-R. Thermostat: Honeywell TP970A-2004 Direct Acting

All return air is through ceiling plenum. Open ceilings must have ducted return across 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 watts/SF

Occupancy: One Person/75 SF

All tenant HVAC equipment, 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.

20% outdoor air is introduced at the roof top unit.

Fire Protection

Sprinkler system is a hydraulically calculated fire protection system:

Density - .20 gpm per sq.' over 2500 sq.' at the first floor and the second floor

FIRST FLOOR

Static – 65psi

Residual – 52psi

Flow Rate of 600gpm

SECOND FLOOR

Static – 58psi

Residual – 45psi

Flow Rate of 600gpm

Sprinkler pipe must be schedule 40 pipe.

Fire Alarm System

1980 Building: Required in certain food service tenant spaces. Contract with off-site central station company to provide monitoring.

1986 Addition (Suites that began with A or B): Audio/Visual Annunciation System is required for each tenant space.

Smoke detectors required

1980 Building: No 1986 Addition (Suites that began with A or B): Yes. Smoke Evacuation Test also required.

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Exiting Requirements

Two exits required for a tenant space when: 402.4.2 (2000 International Building Code)

1. Distance of travel to the mall from any location within a tenant space used by persons other than employees exceeds 75 feet.
2. Tenant space exceeds an occupant load of 50.

CONSTRUCTION PREREQUISITES

Please refer to the Construction Rules and Regs