

STAMFORD TOWN CENTER 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
Stamford Town Center
Randy Tambourine, Sr. Tenant Coordinator
200 East Long Lake Road, Suite 300
Bloomfield Hills, MI 48303-0200

Phone: (248) 258-7625
Fax: (248) 258-7301
Email: rtambourine@taubman.com

Mall Address

Stamford Town Center
Management Office
100 Greyrock Place
Stamford, CT 06901

Phone: (203) 356-9700
Fax: (203) 359-9942

Facilities Director – Richard Pape

Phone: (203) 653-9930 x9941

Building Information

Construction Type: 2B Unprotected/Fully Sprinklered

Zoning Classification: Mercantile

Building Heights

Level 65:	14' - 0", Clear Height to underside of structure: +/-12' - 0"
Level 50:	16' - 0", Clear Height to underside of structure: +/-12' - 0"
Level 33:	14' - 0", Clear Height to underside of structure: +/-14' - 0"
Level 23:	8' - 6"

Allowable Ceiling Height:

Level 3:	6' - 11' 3/8"
Level 4:	11' - 6"
Level 5:	10' - 0"
Level 7:	11' - 0", 7' - 6" at mezzanine

Floor Construction

All Floors: Post-tension supported slab.
Design Load: All 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)

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: 6.5 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 on Level 70 only 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 in accordance with the Landlord approved construction documents.

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

Maximum CFM for tenants on Level 23: = 1.0 CFM/SF

Maximum CFM for tenants on Level 33 & 50: = 1.0 CMF/SF

Level 70 is condenser water: = 1.1 CMF/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.

For Food Court Tenants: Refer to In-line Kitchen Criteria Handbook.

For H Building Tenants: Refer to H Building Criteria.

All Tenants: One or more Audio/Visual Annunciation Devices if required by local authorities.

Smoke detectors required

No
Smoke control occurs in common area and through tenant ceiling plenums by Landlord.

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