

BEVERLY CENTER

BEVERLY 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
Beverly Center
Randy Tambourine, Senior Tenant Coordinator
200 East Long Lake Road
P.O. Box 200
Bloomfield Hills, MI 48303-0200

Phone: (248) 258-6800
Fax: (248) 258-7301
Direct Phone: (248) 258-7625
Email: rtambourine@taubman.com

Mall Address

Beverly Center
Management Office
8500 Beverly Boulevard, Suite 501
Los Angeles, CA 90048

Phone: (310) 854-0071
Fax: (310) 854-6376

Facilities Director: Chuck Lenz

Phone: (310) 289-7519

Building Information

Construction Type: Type 1 Fire Resistive/Fully Sprinkled
Zoning Classification: Mercantile

Building Heights

First Level	17'-8" +/- (Varies)
Level 2 to 4	11'-3"
Level 5	13'-0"
Level 6 & 7	17'-6"
Level 8	17'-0"
Level 9	28'-9"
Allowable Ceiling Height	11'-6"

Floor Construction

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

Level 6 to 8: 2 1/2" concrete on composite metal deck reinforced with 6 x 6 -w/.4wwf. Tenant to install one inch concrete in depressed areas at storefront.

Design Load: First level, 125 lbs/sf live load
Second level, 75 lbs/sf load
Roof, 20 lbs/sf

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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 masonite 4' – 0" 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 level 6 & 7 = 6.5 watts/SF

Tenants connect to designated electrical distribution rooms as determined by Landlord at Tenant expense. Tenants responsible for Fusible Disconnect and Electric Meter.

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** or **below** the premises in a location determined by Landlord for Tenants at Tenants expense.

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

4" Kitchen Waste stubbed to a location below the tenant's premises for Food Court tenants.

Gas Utility Company meter manifolds located in loading docks.

HVAC

VAC Conditioned Air Supply stubbed to a location within or in close proximity to tenant's premises.

VAV boxes will be installed by the Tenant in accordance with the Landlord approved construction documents.

Maximum CFM for tenants on level 6 & 7 = 1.0 CFM/SF

Lighting: 5.5 watts/SF

Occupancy: One person/75 SF

1000 CFM of make-up air available from common areas HVAC system.

Food Court Tenants: Make up air and HVAC systems by Tenant.

All tenant HVAC equipment, exhaust fans, etc., to be located on the roof must be installed on support equipment curbs located on the roof in locations determined by Landlord.

Fire Protection

Sprinkler system is a hydraulically calculated fire protection system.

A sprinkler shutdown fee of \$250.00 is required for **each** shutdown

Must use schedule 40 pipe, thin wall pipe is not permitted.

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Smoke detectors required

Yes

Toilet Facility requirements

Subject to Code Requirements

Exiting Requirements

Subject to Code Requirements

CONSTRUCTION PREREQUISITES

Please refer to the Construction Rules and Regs