

INTERNATIONAL PLAZA 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 – International Plaza
Taubman

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Facilities Director – Ed Fay

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Building Information

Construction Type: II-B Non-combustible / Fully Sprinkled
Zoning Classification: Mercantile

Building Heights

First to Second Floor: 17'-3" Height to underside of structure: +/- 15'-4"
Second to Floor: 19'-9" Height to underside of structure +/-16'-6"
Bay Street: Same as above, but varies per building.
Second floor in spaces B209 & B212, Optional in B201 & B228
Allowable Ceiling Height: 11'-6"

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: 4" concrete over metal decking.
Tenant to install 1" concrete in depressed areas at storefront.
Bay Street: 5" concrete over metal decking. Tenant to install approximately 4" of concrete
Over 4" of Foam.
Design Load: First level, 125 lbs/sf maximum
Second level, 100 lbs/sf maximum

Demising Wall Construction

One layer 5/8" gypsum board tenant side only on 6" 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:	6.0 watts/SF
	Food Service Tenants:	40.0 watts/SF
	Food Court Tenant's:	50.0 watts/SF

Tenants with electrical service requirements of **less** than 200 amps connect to electrical distribution center in close proximity to premises as determined by Landlord at Tenant expense.

Tenants with service requirements **greater** than 200 amps connect to electrical service equipment in nearest electrical mezzanine 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.

4" Kitchen waste stubbed to a location below the Tenant's premises for Food Court Tenant's, and Bay Street.

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 to Tenant by Landlord 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 First Floor Tenants: = 1.10 CFM/SF

Maximum CFM for Second Floor Tenants: = 1.20 CFM/SF

Lighting: 6.0 watts/SF

Occupancy: One person/75 SF

Food Court Tenants: 1000 CFM of make-up air available from common area HVAC system.

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

Fire Protection

Sprinkler system is a hydraulically calculated fire protection system. Must use Schedule 40 pipe. Thin wall pipe is not allowed.

Smoke detectors required

Smoke control occurs in common area through tenant ceiling plenums for retail Tenant's. Tenant shall provide and install any required occupant notification system.

Toilet Facility requirements

One employee toilet is normally required in all tenant spaces. Please refer to local codes. 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 1,500 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