



DOLPHIN MALL 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.

* Reference Design Package Letter for information on electronic submittal.

Tenant Coordination
Dolphin Mall
Randy Tambourine, Sr. Tenant Coordinator
200 East Long Lake Road, Suite 300
Bloomfield Hills, MI 48304-0200
Phone: (248) 258-7625
Email: rtambourine@taubman.com

Mall Address

Dolphin Mall
Management Office
11401 NW 12th Street
Miami, FL 33172
Phone: (305) 599-3000
Fax: (305) 436-9000

Facilities Director: Al Lara Phone: (305) 599-3000

Building Information

Construction Type: Type 1 Fully Sprinkled
Zoning Classification: Mercantile

Building Heights

First to Deck Height to underside of structure varies +/-22'-0" to +/- 45'-0" verify in field
Allowable Ceiling Height: 11'-6"

Floor Construction

First & Second 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)
Design Load: First level, 100 lbs/sf, maximum
Second level, 100 lbs/sf, maximum.
Roof, 30 lbs/sf, maximum

Demising Wall Construction

One layer 5/8" gypsum board on each side only on 6" metal studs @ 16" OC (25 gauge) to 12ft.
Any walls above 12ft. must be at least 50% open area.



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:	White Box Tenants:	277/480 volt, 3 phase 3 wire, 60 hertz. 120/208 tenant transformer provided.
	Food Court:	277/480 volt, 3 phase 4 wire, 60 hertz
	Anchor Tenants:	277/480 volt, 3 phase 4 wire, 60 hertz
Watt Density:	White Box Tenants	10 watts/sf
	Food Court	50 watts/sf
	Anchor Tenants:	20 watts/sf

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

White Box Tenants: 1" Cold Water stub **above** the premises in a location determined by Landlord

Food Service Tenants: 2" Cold Water stub provided as determined by Landlord.

Anchor Tenants: 2" Cold Water stub provided as determined by Landlord.

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

4" Grease waist line provided for Food Court, tenant to provide an in-line grease interceptor.

Gas Utility Company meter manifolds located in loading docks.

HVAC

White Box Tenants: VAV conditioned Air Supply have been provided.
All return air is through open ceilings above.

Food/ Anchor Tenants: Provide a complete roof mounted HVAC system with return air.

Fire Protection

White Box Tenants: Sprinkler system is a Hydraulically Calculated fire protection system.

Anchor Tenants: Provide a separate Hydraulically Calculated fire protection system.
Final connection by Landlord approved contractor at Tenant expense.

BAS / Fire

Johnson Controls

Phone: (866) 825-8860



Smoke detectors requirements

White Box Tenants: Smoke detectors required as part of smoke control system.

Anchor Tenants: Provide interface between tenant fire alarm and main building fire alarm system.

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.

Required Letter for Permitting

Code Consultants, Inc.
Contact: David A. Lewis, Pricipal

Phone: (313) 991-2633
Email: davel@codeconsultants.com

Exiting Requirements

One exit required in tenant spaces less the 1470 sf and with an occupancy load less than 50.

All other spaces require a minimum of two exits.

Confirm requirements with local codes and verify Life Safety Plan for compliance.

Reference Design Package Letter for more information.

CONSTRUCTION PREREQUISITES

Please refer to the Construction Rules and Regs