

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

Livia Owens, Senior Tenant Coordinator
200 East Long Lake Road
Bloomfield Hills, MI 48304
Phone: (248) 258-6800

Phone: (248) 258-7455
Email: lowens@taubman.com

Mall Address:

Fairfax Company of VA., LLC
Management Office
11750 Fair Oaks
Fairfax, VA 22033-3365

Phone: (703) 359-8302
Fax: (703) 591-6548

Facilities Director – **Tony Sylvain**

Phone: (703) 279-2707

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.)	
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: 4" concrete slab with a minimum strength of 3,000 psi reinforced with
1980/1987 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: Pre-cast concrete panels with 2" topping.
1980 Pan w/4.5" topping
1987

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)

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 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.

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).
DDC Controller/Actuator: American Auto-Matrix SBC-VAVta. Tenant must use Landlord Temperature Control Contractor to install Controller.

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:

Calculation Information

Density - .18 gpm per sq.' over 2500 sq.'

NOTE: If this design criteria cannot be achieved without hydraulic reinforcement of the existing LL's fire water supply system, contact the LL immediately to discuss options.

WATER SUPPLY - Reference the Fire Sprinkler Hydraulic Analysis Documents (see base building drawings) along with the TFMS Flow and Pressure Tables indicating the available flow and pressure on each TFMS. Reference permit number 192800223 regarding County's Plan Review of Landlords Documents.

NOTE: Pressures do not include the city required 10 psi safety factor.

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.

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.

Fair Oaks Tenant Construction Manual Addendum

Insurance Certificate:

Requirements Include:

\$2,000,000 aggregate coverage required
\$2,000,000 for each occurrence
\$2,000,000 auto coverage
Workers Comp must meet state statutory limits

List as additional insured:

Fairfax Company of Virginia L.L.C., a Virginia limited Liability Company and their managing agent The Taubman Company Limited Partnership. This insurance is considered primary coverage.

Construction Deposit:

Submit a refundable \$5,000 security (construction) deposit check (certified funds or cashier check only) payable to: Fairfax Company of Virginia, L.L.C.

Non Refundable Charges:

Submit non-refundable facility maintenance fee (certified funds or cashier check only).
Up to 25' linear feet of barricade @ \$1,000
Over 25' linear feet of barricade @ \$1,350

Landlord's Designated Roofing Contractor:

Function Enterprises
7954 Cameron Brown Court
Springfield, VA 22153

Phone: (703) 569-2422
Fax: (703) 569-9661

Landlord's Designated Waterproofing Contractor:

Required Restaurant Floor System (See Mall Construction Rules and Procedures Guide)

Oscoda Plastics Protect All Commercial Kitchen and Wet Area Flooring

<http://www.oscodaplastics.com/kitchens.html>

TJ Precision Inc.
Lavalett, WV
304-272-3086
Jeff Pratt

B&H Commercial Services
Apex, NC
989-906-2155
Joe Brinn

Required Mercantile Toilet Rooms (May use local waterproofing contractor) (See Mall Construction Rules and Procedures Guide)

Laticrete Waterproofing Membrane System 9235

<http://laticrete.com/sellSheets/A12019235.pdf>

*Lower level tenants are required to apply the Laticrete Waterproofing Membrane System 9235 at the floor/wall joint only.

Minimum 2 hour flood test required for upper level tenants. Tenant Construction Coordinator must be present.

Tenant Construction Coordinator must inspect and approve installations before tile installation.

Landlord's Designated Pest Control Contractor:

Western Pest Services
703-273-4887

Landlord's Fire Protection Underwriters:

Factory Mutual Insurance Company
2100 Reston Parkway, Suite 600
Reston, VA 20191
Attn: Plan Review Department
FM Global Index # 44443.13 (submit this number w/plans)
703-860-4101

Landlord's Fire Protection Contractor (Shut Downs only)

Please check with the management office for the drain down fees as required.

Sprinkler pipe must be schedule 40 pipe.

Designated companies:

Virginia Sprinkler Co., Inc.
7708 Fullerton Street
Springfield, VA 22153
(703) 569-7010
(703) 569-1847 Fax

Cavalier Fire Protection, Inc.
Joseph P Amberger
14522-G Lee Rd.
Chantilly, VA 20151
Office 571-931-1004
Fax 571-931-1010
Cell 703-929-3413

Landlord's Required Fire Alarm Contractor and Central Monitoring Company

Landlord Fire Alarm Contractor and Central Monitoring Company
(Smoke detectors required only in suites beginning with the letter A or B)
SIMPLEX GRINNELL
22712 Commerce Court Suite 114
Simplex Grinnell Service Sales Representative
Dulles, VA 20166
(703) 996-0782
(703) 996-8212 Fax

Landlord Required Controls Contractor

Landlord Required Controls Contractor:
Mid-Atlantic Controls Corp.
8511 Oakview Avenue
Richmond, VA 23228
804-262-4923
Point of Contact – Dave Buchanan

Electrical Company

Sub-metered by Landlord

Tenant shall purchase a demand type electric meter (if required) from Landlord supplier:

ISTA North America

Ron Runkles

E-mail: rrunkles@ista-na.com

(847) 838-3090

Cell # (847) 553-6901

Water & Sewer

Sub-metered by Landlord

Tenant shall provide a water meter (if required). Meter shall read in gallons. Such meter shall be located no more than three (3) feet above the floor and be located so that it is easy to read.

Gas

Washington Gas

Phone: (703) 750-5920

Telephone

Verizon

Phone: (800) 275-2355

Governing Agencies

Building Department: County of Fairfax www.co.fairfax.va.us/gov/dem

Hours of Operation Mon-Thu: 8 am – 4 pm Fri: 9:15 am – 4 pm

Herrity Building, 12055 Government Center Parkway, Fairfax, VA 22035

Fire Prevention Plan Review – (703) 246-4800

Permit Application Center – (703) 222-0801

Building Plan Review – (703) 222-0114

Commercial Inspections – (703) 324-1910

Inspection Requests– (703) 222-0455

Zoning – (703) 222-1082

**FAIR OAKS MALL
HYDRAULIC ANALYSIS OF THE EXISTING TENANT FIRE SERVICE MAINS
July 30, 2019**

WATER SUPPLY

The below water supply coordinates are based on a hydraulic water model dated November 30, 2018 provided by Fairfax Water:

Raw Water Supply Coordinates:

Static:	67 psi
Residual:	63 psi
Flow:	1,000
Low Hydraulic Grade Line (HGL):	575 ft
Hydrant Elevation:	430 ft

Adjusted Water Supply Coordinates:

Static:	$575 \text{ ft} - 430 \text{ ft} = 145 \text{ ft} \times .433 \text{ psi} = \underline{62.8 \text{ psi}}$
Residual:	$63 \text{ psi} - 4.2 \text{ psi} (67 \text{ psi} - 62.8 \text{ psi} = 4.2 \text{ psi}) = \underline{58.8 \text{ psi}}$

Adjusted Water Supply at an elevation of 430 ft:

Static:	62.8 psi
Residual:	58.8 psi
Flow:	1,000 psi

The adjusted water supply coordinates above were used to perform the TFMS hydraulic calculations and were used to determine flow and pressures available on the TFMSs. See the TFMS Flow & Pressure Tables to determine the available fire water supply at the remote point of each TFMS. The drawings also indicate the flow and pressures available at other points along the TFMS.

NOTE: The above water supply coordinates as well as the flow & pressures indicated within the tables and drawings DO NOT INCLUDE a 10 psi safety factor required by the Fire Department.

**FAIR OAKS MALL
FLOW & PRESSURES AT REMOTE POINTS ON EACH TFISM
July 30, 2019**

Note: The pressures shown below do not include the 10 psi safety factor required by the Fire Department.

<u>LOWER LEVEL</u> (Static Pressures at POCs to all Lower Level TFISMs is 60.3 psi at an elevation of 435 ft.)		
<u>ZONE 1 TFISMs</u>		
System A1	500 GPM @ 45.9 PSI	Elevation: 435 ft.
System B1	500 GPM @ 43.3 PSI	Elevation: 435 ft.
<u>ZONE 2 TFISMs</u>		
System A1	500 GPM @ 54.4 PSI	Elevation: 435 ft.
System B1	500 GPM @ 46.6 PSI	Elevation: 435 ft.
System C1	500 GPM @ 45.3 PSI	Elevation: 435 ft.
<u>ZONE 3 TFISMs</u>		
System A1	500 GPM @ 46.3 PSI	Elevation: 436 ft.
System B1	500 GPM @ 44.0 PSI	Elevation: 436 ft.
System C1	500 GPM @ 45.2 PSI	Elevation: 436 ft.
<u>ZONE 4 TFISMs</u>		
System A1	500 GPM @ 45.1 PSI	Elevation: 434.5 ft.
System B1	500 GPM @ 45.9 PSI	Elevation: 435 ft.
System C1	500 GPM @ 47.1 PSI	Elevation: 434.5 ft.
<u>ZONE 5 TFISMs</u>		
System A1	500 GPM @ 45.0 PSI	Elevation: 435.5 ft.
System B1	500 GPM @ 52.3 PSI	Elevation: 436.5 ft.
System C1	500 GPM @ 44.5 PSI	Elevation: 436.5 ft.
<u>ZONE 6 TFISMs</u>		
System A1	500 GPM @ 47.6 PSI	Elevation: 435 ft.
System B1	500 GPM @ 49.1 PSI	Elevation: 435 ft.
<u>ZONE 10 TFISMs</u>		
System A1	500 GPM @ 50.7 PSI	Elevation: 435 ft.
System B1	500 GPM @ 50.7 PSI	Elevation: 435 ft.
System C1	500 GPM @ 50.2 PSI	Elevation: 435 ft.
System D1	500 GPM @ 52.3 PSI	Elevation: 435 ft.

Note: Only the pressure at the remote point of each TFISM is shown above; see the drawings for the flow and pressures at additional points along the TFISM.

**FAIR OAKS MALL
FLOW & PRESSURES AT REMOTE POINTS ON EACH TFISM
July 30, 2019**

Note: The pressures shown below do not include the 10 psi safety factor required by the Fire Department.

<u>UPPER LEVEL</u> (Static Pressures at POCs to all Upper Level TFISMs is 52.5 psi at an elevation of 453 ft.)		
<u>ZONE 1 TFISMs</u>		
System A1	500 GPM @ 41.6 PSI	Elevation: 454 ft.
System B1	500 GPM @ 42.4 PSI	Elevation: 454 ft.
<u>ZONE 2 TFISMs</u>		
System A1	500 GPM @ 42.3 PSI	Elevation: 453.5 ft.
System B1	500 GPM @ 43.9 PSI	Elevation: 453.5 ft.
System C1	500 GPM @ 43.8 PSI	Elevation: 453.5 ft.
<u>ZONE 3 TFISMs</u>		
System A1	500 GPM @ 40.6 PSI	Elevation: 452 ft.
System B1	500 GPM @ 41.0 PSI	Elevation: 452 ft.
System C1	500 GPM @ 42.0 PSI	Elevation: 452 ft.
<u>ZONE 4 TFISMs</u>		
System A1	500 GPM @ 42.2 PSI	Elevation: 452 ft.
System B1	500 GPM @ 42.1 PSI	Elevation: 452 ft.
System C1	500 GPM @ 41.7 PSI	Elevation: 452 ft.
<u>ZONE 5 TFISMs</u>		
System A1	500 GPM @ 43.2 PSI	Elevation: 452 ft.
System B1	500 GPM @ 47.6 PSI	Elevation: 452 ft.
System C1	500 GPM @ 47.1 PSI	Elevation: 452 ft.
System D1	500 GPM @ 42.9 PSI	Elevation: 452 ft.
<u>ZONE 6 TFISMs</u>		
System A1	500 GPM @ 43.5 PSI	Elevation: 452 ft.
System B1	500 GPM @ 44.1 PSI	Elevation: 452 ft.
<u>ZONE 10 TFISMs</u>		
System A1	500 GPM @ 43.8 PSI	Elevation: 453 ft.
System B1	500 GPM @ 43.7 PSI	Elevation: 453 ft.
System C1	500 GPM @ 45.4 PSI	Elevation: 453 ft.
System D1	500 GPM @ 45.2 PSI	Elevation: 453 ft.

Note: Only the pressure at the remote point of each TFISM is shown above; see the drawings for the flow and pressures at additional points along the TFISM.