



# CONSTRUCTION CRITERIA

07/28/2023

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## Introduction

Information contained in this section has been assembled to assist the architect and the architect's consultants in preparation of Construction Documents and Specifications. The architect is responsible for adhering to the requirements outlined in the **Lease Criteria** as well as the following criteria.

International Plaza will provide an opportunity for Tenant's to express their individual identity & branding through the use of high end, sophisticated and sustainable materials. We encourage the use of sustainable design and construction practices for all aspects of Tenant improvements.

The following Construction Document Criteria and the Design Criteria, which are available on our website at <http://tenantcoordination.taubman.com>, were created to help define the Design Philosophy.

***Landlord's Criteria is intended to assist with the Tenant's design with respect to the limitations of the Base Building systems; to ensure that the interfaces between the tenant systems and the Base Building systems conform to the respective limitations. Landlord's Criteria does not ensure satisfactory performance of tenant systems, nor compliance with any Code regulations and ordinances. It is the Tenant's sole responsibility to ensure that tenant systems will perform to the Tenant's satisfaction.***

## Introduction

**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  
**Heidi Schmidt, Sr. Tenant Coordinator**  
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### **Building Information:**

**Construction Type:** Type II-B Non-combustible / Fully Sprinkled

**Occupancy 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"



## Structural

**Modifications and Alterations: Modifications and alterations to Landlord's framing structure and floors will not be permitted without Landlord's prior written approval.**

In the event that Landlord approves Tenant's request, Tenant shall leave Landlord's structure as strong as or stronger than original design with finishes unimpaired. Conditions vary by location. Refer to Base Building Structural drawings for more information and Field verify all structural conditions:

1. **Floors on Grade: Tenant** shall provide a 4" concrete slab with a minimum strength of 3,000 PSI on a reinforced with 6" x 6" – W1.4 x W1.4 WWF on a vapor barrier (10 mil minimum). **Tenant shall provide additional compacted sand fill and remove excess as required.**
  - a. **Termite Protection:** Treat soil for termite protection prior to pouring the slabs as needed per code.
  - b. **Structural Design Loads:** First Level: 125 psf – subject to Landlord review and approval.
2. **Upper Level Floors:** Landlord provided concrete slab on composite metal deck. Approximate 2" depression may occur within concrete slab in designated areas adjacent to the Tenant's storefront lease line (V.I.F) to allow for tenant's floor finish thickness.
  - a. **Structural Design Loads:** Second Level: 100 psf
3. **Bay Street:** 5" concrete over metal decking. Tenant to install approximately 4" of concrete, over 4" of foam.
4. **Mezzanines:** Upper level floor framing has not been designed to support mezzanines. In the event an upper level Tenant is approved for a mezzanine, all structural enhancements of the floor framing and associated structure is the sole responsibility of the Tenant. Tenant shall submit structural mezzanine framing drawings and structural calculations verifying capacity of the base building structure, prepared by a structural engineer registered in the State of Florida for Landlord's review and approval.
5. **Roof:** Structural design loads subject to Landlord review and approval. Tenant shall submit loading, roof framing analysis and support details - prepared by a structural engineer registered in the State of Florida for Landlord's review and approval.
6. **Concrete Floor Penetrations and Floor Trenching:** Required by Tenant shall be coordinated with Landlord's Field Representative and shall be reviewed and approved by landlord's structural consultant.
  - a. All floor penetrations in food service/preparation areas and toilet rooms shall have water tight sleeves extending a minimum of 4" above finish floor.
  - b. **Concrete Floor Trenching on upper level floor framing is not permitted**
    - i. **Cores Only – maximum 4" diameter**
      - i. Spacing and quantity of cores to be reviewed and approved by landlord structural consultant
7. **Vibration Isolation and Sound Attenuation:** Vibration isolation requirements must be provided for all equipment (floor mounted and suspended).
  - a. Speaker systems must provide sound attenuation materials and installation methods so as not to infringe on adjacent tenant's quiet enjoyment.
  - b. **Speakers must be located +/- 20ft from store entry.**

## Floor - General Requirements

1. **Transitions:** *All floor finishes at the storefront lease line shall be the same finish floor elevation (flush) as the Landlord's mall floor and provide recessed Schluter Type or equivalent transition strips*
  - a. All toilet rooms are to have an ADA compliant marble threshold (or equivalent) to contain water in the event of a leak.
2. **Expansion Joints:** Expansion joints in sales areas must be detailed and illustrated in the Construction Documents. Expansion joint material must be compatible with the floor finish materials.
3. **Anti-Fracture Membrane - Floor Isolation:** It is recommended to install an Anti-Fracture Membrane at the column lines, transitions between the structural slab and any shrinkage cracks that are evident.

## Mechanical Design

### 1. Landlord Provisions

#### a. Multiple-Zone Variable-Air Volume (VAV) Central HVAC System (Cooling Only)

- i. Packaged rooftop units (RTU) provide supply air at a constant temperature and varying flow rate to each tenant to satisfy a specified temperature setpoint.
- ii. High velocity duct mains with point of connection(s) for tenant within leased premises, tenant to verify duct tap(s) locations in field.
- iii. The landlord provided system is cooling only, if needed tenant shall be responsible for providing supplemental heating as specified by landlord.
- iv. Outside air provided in accordance with ASHRAE 62.1.

v. **Landlord system shall provide cooling at a rate of no less than 400 square feet per ton.**

- vi. Landlord system will not operate during shopping center off-hours as determined by landlord.
- vii. Central HVAC system not provided for Bay Street tenants.

#### b. Landlord Provided Supply Air Characteristics

i. **Lower Level Tenants – Maximum Allowed 1.15 CFM/SF.**

ii. **Tenants with Roof Above – Maximum Allowed 1.20 CFM/SF.**

- iii. Supply Air Temperature Setpoint – 56° F
- iv. Available External Static Pressure Downstream of VAV Terminal Unit – 1.0 IN. W.G.

#### c. Design Conditions (Based on Governing Energy Code)

- i. Indoor Conditions
  - i. Summer – Minimum 75° FDB
  - ii. Winter – Maximum 70° FDB
  - iii. Lighting – Watts/SF as allowed per governing codes
  - iv. Occupancy – 1 person / 75 SF
  - v. Sensible Heat Gain – 250 BTU/HR/person
  - vi. Latent Heat Gain – 250 BTU/HR/person
  - vii. Exterior Wall U Value – 0.151 BTU/(HR\*F\*FT<sup>2</sup>)
  - viii. Roof U Value – 0.039 BTU/(HR\*F\*FT<sup>2</sup>)
- ii. Outdoor Conditions
  - i. Summer – 91° FDB / 79° FWB
  - ii. Winter – 40° FDB

#### d. Toilet Exhaust System

- i. Point of connection within leased premises, tenant to verify size, location, and number of taps in field.

#### e. Building Automation System Communication Loop

- i. Point of connection within leased premises, tenant to verify location of communication loop junction box in field.



**f. Smoke Control System**

- i. Refer to the **Fire Protection Design** section for information on the center smoke control system.

**2. Tenant General Requirements**

- a. Bay Street:** Tenants shall abide by all applicable tenant criteria requirements detailed below.

- b. Tenants designated to install Individual Heating, Ventilating and Air Conditioning Systems:**

- i. Depending on Lease Requirement and location, some tenants may provide their own individual system, subject to landlord review and approval (i.e. heating, ventilation and air-conditioning equipment and controls, ducts, insulation, water supply, venting and drainage, fresh air supply and return, exhaust and make-up air, dehumidification and humidification equipment, water saving equipment and all structural, plumbing and electrical work related thereto).
- ii. All equipment shall be designed in accordance with governing codes and adhere to the criteria below where applicable.

- c. Base Building Systems**

- i. Tenant shall not make modifications to landlord's base building systems without prior approval from landlord.
- ii. Any damage done to the landlord's base building or systems by tenant during construction shall be repaired by the landlord at the tenant's expense.

- d. Professional Engineer:** Tenant shall engage a professional engineer licensed in the state of Florida to prepare mechanical construction drawings and specifications.

- e. Load Calculations:**

- i. Tenant shall include space load calculations on the construction drawings.
- ii. Calculations shall conform to Florida Building Code – Energy Conservation, ASHRAE standards, and the landlord provided design conditions.

- f. Construction Standards:** All mechanical work shall be installed per governing codes and the landlord's tenant criteria.

- g. As-Builts:** Upon completion of tenant build out, the tenant shall provide one (1) set of pdf as-built plans for all mechanical work to the landlord.

- h. Testing and Balancing**

- i. The tenant shall use an AABC or NEBB certified HVAC balancing contractor to adjust and balance the tenant's HVAC systems.
- ii. Balance shall be done per the design air quantities indicated on the tenant's design drawings, but not in excess of airflow capacity designated by the Landlord.
- iii. Balancing of terminal units must be coordinated with the landlord's BAS contractor.

- iv. A certified balancing report must be submitted to the landlord for review and approval at least two weeks prior to opening of the leased premises or as directed by landlord.
  - v. If balancing is not performed by tenant the landlord shall balance the tenant's HVAC system at the tenant's expense.
  - i. **Space Odors:** Tenants that produce odors must make provisions for maintaining acceptable negative air pressures within their space with respect to adjacent tenants and the mall concourse.
  - j. **Existing Work:** Existing systems from previous tenant cannot be abandoned in place and must be demolished entirely if not being re-used.
  - k. **Roof Openings:** Cutting and patching of roof openings shall be performed by the landlord's contractor at tenant's expense.
  - l. **Labeling:** Equipment shall be labeled as required by landlord tenant construction rules and regulations manual.
  - m. **Mechanical Load Calculation Check Sheets**
    - i. Shall be certified by engineer of record
    - ii. Submit with construction documents for landlord review process
- 3. Tenant Equipment and Control Requirements**
- a. **Equipment Access:** Proper access shall be provided and maintained for landlord and tenant installed equipment/accessories.
  - b. **VAV Terminal Units**
    - i. Tenants shall provide a minimum of one (1) VAV terminal unit as follows:
      - i. Single Duct terminal unit(s)
      - ii. Parallel Flow Fan Powered terminal unit(s) required if resistance heating is included in the terminal unit
      - iii. Compatible with direct digital controls
  - c. **VAV Terminal Unit Controls**
    - i. **Tenant shall furnish and install a Delta DVC 304 controller in each VAV box.**
    - ii. **Tenant shall furnish and install a Delta DFM 400P module in one VAV box for connection to water meter.**
    - iii. **Tenant shall use landlord approved BAS contractor to furnish and install VAV box controllers, thermostats, zone sensors, and all associated control wiring at tenant's expense.**
    - iv. All control wiring shall be installed in conduit.
    - v. Prior to the start of demolition, the tenant shall have the landlord approved contractor safe off existing VAV controls that will not be re-used at tenant's expense.
  - d. **Roof Mounted Equipment**
    - i. Tenant rooftop equipment shall be located in areas designated by landlord at specified heights and shall submit a roof plan showing all existing and new equipment within the vicinity of the tenant space.

- i. Should the weight or location of tenant rooftop equipment require additional supports, screens, catwalks, roof hatches, etc. they shall be provided by the tenant according to the landlord's specifications.
    - ii. Tenant shall submit a roof loading analysis and support details prepared by a structural engineer registered in the state of Florida. All equipment shall be mounted on rails or roof curbs and anchored/strapped to the supporting structure to withstand wind and seismic effects per governing codes, AHJ, and the landlord's insurance provider. Anchorage requirements shall be provided on mechanical plans.
    - iii. Roof equipment placement shall be done by crane or helicopter, equipment shall not be rolled across or improperly rested upon the roof. An equipment pick plan shall be submitted to the landlord for approval before commencement of rooftop equipment placement work.
    - iv. All rooftop equipment shall be painted according to landlord's specifications.
- e. Restroom Exhaust Fans**
  - i. Inline or ceiling mounted.
  - ii. Provide with backdraft damper.
  - iii. Connect to landlord provided toilet exhaust duct main.
- f. Air Devices**
  - i. Refer to the Fire Protection Design section for information on the tenant provided return air openings.
- g. Auxiliary Heat**
  - i. All tenant supplemental heating equipment shall be approved by landlord.
  - ii. Electrical resistance heating shall be powered from tenant's panel.
- h. Fire Dampers**
  - i. Shall be UL listed.
  - ii. Provide at locations where ductwork penetrates a fire rated assembly.
  - iii. Fire dampers shall be required in all tenant demising walls.

#### **4. Tenant Material and Installation Requirements**

***a. Tenant Interface Drawings: Refer to HVAC & BAS – Schematic Diagrams for more information on tenant fit out guidelines and connections to landlord systems.***

##### **b. Hangers and Supports**

- i. Hangers and supports shall be supported from structural members only (not secured to the deck above).
- ii. Additional intermediate structural supports for hangers shall be installed as needed upon landlord approval.
- iii. All duct hangers exposed to public view shall be wire or rod type, shall be evenly spaced, and shall be grouped as much as possible with other trades for uniformity.

##### **c. Main and Branch Ductwork**

- i. **All tenant ductwork shall be fabricated of minimum 26 gauge galvanized steel for supply, return, and exhaust air throughout the leased premises.**
- ii. **Flexible ductwork shall not be installed anywhere within the leased premises.**
- iii. Main duct branch connections shall be via 45 degree entry, bellmouth, or conical type and shall be provided with a locking quadrant type volume damper.
- iv. Square and rectangular duct elbows shall have double thickness turning vanes.
- v. Supply and outside air ductwork shall be insulated as required by governing codes.

**d. SMACNA Ductwork Construction Standards**

- i. Duct Class – 2 in. water gauge
- ii. Seal Class – A
- iii. Rectangular Metal Leakage Class – 6
- iv. Round Metal Leakage Class – 3

**5. Tenant Food Service Requirements**

**a. Kitchen Hoods**

- i. Type I hoods shall be installed where cooking appliances produce grease or smoke as a result of the cooking process.
  - i. Shall include UV light system for grease mitigation in ductwork.
  - ii. Shall be provided with an approved automatic fire suppression system complying with governing codes.
  - iii. **The kitchen hood fire suppression system shall be connected to the base building fire alarm system for monitoring, at the tenant's expense.**
- ii. Type II hoods shall be installed above dishwashers and appliances that produce heat or moisture and do not produce grease or smoke as a result of the cooking process.
- iii. Kitchen hoods shall be constructed and installed as required by governing codes.

**b. Grease Ductwork**

- i. Grease ductwork shall be constructed, installed, and tested as required by governing codes.
- ii. Grease ductwork shall be encompassed by an approved rated enclosure where required by governing codes.
- iii. Routing of grease ductwork and placement of access doors beyond the tenant's space shall be approved by landlord.

**c. Kitchen Exhaust Fans**

- i. Shall be up-blast discharge type bearing evidence of UL & NSF approval for kitchen exhaust service.
- ii. Locate a minimum of 30 feet horizontally away from outside air intakes or openings to the building.

- iii. Grease drain and trap.
- iv. Cleanout port.
- v. G2 grease guard rooftop defense system
- vi. Minimum 40" discharge above the roof.

**d. Pollution Control Units (PCU)**

- i. A PCU shall be provided as required by governing codes.
- ii. Landlord reserves the right to require tenant to provide a pollution control unit if kitchen exhaust fans do not meet the minimum landlord required distance from outside air intakes or openings into building.
- iii. PCUs shall be factory assembled and capable of significantly reducing smoke, grease, and odor from the exhaust air stream
- iv. PCUs shall be provided with an approved fire-extinguishing system and an internal detection system capable of activating fire-extinguishing system protecting the unit.

**e. Make-Up Air Units**

- i. Make-up air units shall be required to deliver fresh air to tenant kitchen/hood(s).
- ii. Make-up air units shall be installed a minimum of 36" above the roof surface.
- iii. Make-up air units shall be interlocked to start with the associated exhaust air system.
- iv. Up to 1000 CFM of make-up air is available from the landlord provided common area HVAC system through the tenant storefront for food court tenants.

**f. Kitchen Systems**

- i. Kitchen systems shall be designed and constructed such that the space is maintained at a negative pressure relative to the mall common area.
- ii. Tenant make-up air systems shall replace the minimum amount of exhaust air as required by governing codes.

**g. General Maintenance**

- i. Food service tenants shall clean their filters, hoods, duct systems, and grease collecting devices on a regular basis as determined by landlord.
- ii. Tenants shall take the appropriate steps necessary to prevent the depositing and accumulation of grease on the roof, damage to the roof resulting from tenant neglect shall be repaired by the landlord at tenant's expense.
- iii. The Landlord reserves the right to maintain the tenant's hoods, duct systems, and grease collecting devices at Tenant's expense.

**h. Kitchen Systems**

- i. Shall be designed and constructed such that the space is maintained at a negative pressure relative to the mall common area.
- ii. Tenant make-up air systems shall replace the minimum amount of exhaust air as required by governing codes.

- i. **Duct Lining:** Food service tenants shall not use internally lined ductwork.

## Plumbing Design

### 1. Landlord Provisions

- a. **Domestic Water:** Point of connection on main line within leased premises, tenant to verify size and location in field.
- b. **Sanitary Waste:** Point of connection on main line below leased premises, tenant to verify size and location in field.
- c. **Sanitary Vent:** Point of connection on main line within leased premises, tenant to verify size and location in field.
- d. **Grease Waste:** Point of connection on main line below leased premises for food court and Bay Street tenants, tenant to verify location in field.
- e. **Cooking Oil Disposal**
  - i. Food court tenants are required to use landlord cooking oil recycling company.
  - ii. Bay Streets tenants provided with cooking oil disposal point of connection on main line below leased premises, tenant to verify location in field.
- f. **Gas Manifold:** Provided by utility company located in exterior service courts, tenant to verify location and capacity in field. Gas piping to leased premises may be existing from previous tenant and can be reused if deemed to be in acceptable condition upon inspection and test.

### 2. Tenant General Requirements

- a. **Bay Street:** Tenants shall abide by all applicable tenant criteria requirements detailed below.
- b. **Base Building Systems**
  - i. Tenant shall not make modifications to landlord's base building systems without prior approval from landlord.
  - ii. Any damage done to the landlord's base building or systems by tenant during construction shall be repaired by the landlord at the tenant's expense.
- c. **Professional Engineer:** Tenant shall engage a professional engineer licensed in the state of Florida to prepare plumbing construction drawings and specifications.
- d. **Construction Standards:** All plumbing work shall be installed per governing codes and the landlord's tenant criteria.
- e. **As-Builts:** Upon completion of tenant build out, the tenant shall provide one (1) set of pdf as-built plans for all plumbing work to the landlord.
- f. **Plumbing Calculations:** Plumbing tabulations shall be provided on drawings to include water supply fixture units (WSFU), drainage fixture units (DFU), and grease interceptor sizing calculations (if applicable).
- g. **Tenant Criteria Sections:** Refer to Architectural and Structural sections of tenant criteria for information on floor and wall construction requirements.
- h. **Existing Work**
  - i. Existing systems from previous tenant cannot be abandoned in place and must be demolished entirely.

- ii. Tenant shall not reuse previous tenant systems and all new plumbing system integration shall occur at landlord provided points of connection on main line.
- i. **Roof Openings:** Cutting and patching of roof openings shall be performed by the landlord's contractor at tenant's expense.
- j. **Labeling:** Equipment and piping shall be labeled as required by landlord tenant construction rules and regulations manual.

**k. Plumbing Facilities**

- i. **All tenants shall be required to install a minimum of one (1) restroom within the leased premises, unless otherwise stated by local code.**
- ii. **Tenant spaces with an employee occupancy greater than fifteen people shall be required to install a separate restrooms for each gender.**

**3. Tenant Equipment and Fixture Requirements**

- a. **Equipment Access:** Proper access shall be provided and maintained for landlord and tenant installed equipment/accessories.

**b. Water Meter**

- i. **Tenant shall furnish and install landlord specified water meter with remote readout capability to landlord BAS (setup for 10 gallons per pulse output).**
- ii. Water meter shall be installed in an accessible location a maximum of 5 feet above finished floor (preferably in tenant restroom).
- iii. **Control wiring from water meter to controller for monitoring shall be done by landlord approved BAS contractor at tenant's expense.**

**c. Water Heaters**

- i. Tenants shall provide instantaneous or storage type water heater(s) as required.
- ii. Storage type water heaters shall be floor mounted and provided with the following:
  - i. Vacuum relief valve
  - ii. Temperature and pressure relief valve with discharge piping to an indirect waste receptor
  - iii. 3/4" drain valve with male garden hose threads
  - iv. Heat trap nipples
  - v. Expansion tank
  - vi. Minimum 24 gage galvanized steel drain pan with discharge piping to an indirect waste receptor

**d. Plumbing fixtures**

- i. Shall be commercial grade.
- ii. Shall Comply with ADA guidelines.
- iii. Shall not exceed code specified maximum flow rates.
- iv. Dry retail water closets shall be tank type (flushometer valves are not acceptable).
- v. A minimum of one (1) mop sink shall be provided within tenant space.



***i. Mop sink for kiosks shall be concealed from public view and requirements shall be verified with local municipality.***

vi. Restrooms, janitor closets, etc. shall include at least one (1) floor drain, minimum size 3" (all floor drains shall be provided with trap primers).

**e. Hair interceptors**

- i. Shall be installed on all sinks, basins, special sanitary units, etc. which in any way receive human or animal hair.
- ii. All hair interceptors must be made accessible and maintained.

**4. Tenant Material and Installation Requirements**

***a. Tenant Interface Drawings: Refer to HVAC & BAS – Schematic Diagrams for more information on tenant fit out guidelines and connections to landlord systems.***

**b. Hangers and Supports**

- i. Hangers and supports shall be supported from structural members only (not secured to the deck above).
- ii. Additional intermediate structural supports for hangers shall be installed as needed upon landlord approval.
- iii. Cast iron pipe must be supported at least every five feet and at every joint/fitting.
- iv. All hangers exposed to public view shall be evenly spaced and grouped as much as possible with other trades for uniformity.
- v. Supports are required for all piping routed across the roof.

**c. Domestic Water Piping**

- i. Above Grade: Type L drawn-temper copper tubing conforming to ASTM B88 with solder-joint fittings.
- ii. Below Grade: Type K drawn-temper copper tubing conforming to ASTM B88 with solder-joint fittings.
- iii. All valves for domestic water shall have a minimum CWP rating of 125 psi.

**d. Sanitary Waste and Vent Piping**

- i. Above Grade: Service weight hubless cast-iron pipe conforming to ASTM A 888 with stainless steel shield and clamps no-hub coupling.
- ii. Below Grade: Solid-wall schedule 40 PVC conforming to ASTM D 2665 with PVC socket fittings.

**e. Gas Piping**

- i. Black steel schedule 40 pipe conforming to ASTM A 53 with steel press-connect fittings conforming to CSA LC-4 or as may be required by governing codes and landlord's insurance provider.
- ii. All valves for natural gas piping shall be bronze plug valves with a minimum pressure rating of 125 psi.
- iii. Tenants requiring natural gas shall arrange for gas service directly with gas utility.
- iv. Tenant shall install all gas piping to and within their space.

- v. Routing of gas piping to tenant space shall be approved by landlord.
- vi. All exterior gas piping shall be painted per landlord's specification.
- vii. Gas piping on roof shall be installed on landlord specified roller supports.
- viii. Gas piping shall be labeled per governing codes along with the tenant's name and space number.

**f. Condensate Piping**

- i. Rooftop air conditioning unit condensate line routing shall be coordinated with landlord.
  - i. All condensate piping shall be routed to an indirect waste receptacle as required by governing code.
  - ii. Condensate piping material shall be copper type DWV

**g. Pipe Sleeves:** Shall be installed for penetrations through floor slabs.

**h. Escutcheons:** Shall be provided at pipe penetrations through walls and partitions within finished areas.

**i. Insulation**

- i. All hot water and condensate piping shall be insulated as required by governing codes and be rated for use in a return air plenum.
- ii. All second level food and beverage tenant below floor sanitary and kitchen waste piping shall be insulated.

**j. Drain Pans:** An auxiliary drain pan with leak detection shall be provided below plumbing piping that is routed through base building mechanical/electrical rooms and under air handling units with evaporator coils located indoors.

**5. Tenant Food Service Requirements**

**a. Grease Waste**

- i. Tenant shall provide a grease waste disposal system in accordance with governing codes.
- ii. ***A floor mounted grease interceptor shall be provided for each three (3) compartment sink.***
- iii. Tenant furnished grease interceptors shall be in accordance with governing codes and located as determined by landlord.
  - i. Provide grease waste sampling port as required by governing code.

**b. Floor Drains**

- i. Kitchens, walk in coolers, and other wet areas shall include at least one (1) floor drain, minimum size 3" (all floor drains shall be provided with trap primers).

## Electrical Design

### 1. Landlord Provisions

#### a. Electrical Service

- i. 277/480 Volt, 3 Phase, 4 Wire, 60 Hz

#### b. Electrical Distribution Equipment

- i. Landlord shall provide tenant with a dedicated point of connection to one of the following:
  - i. Electric switchboard
  - ii. Panelboard
  - iii. Bus duct

#### c. Telecommunications

- i. Telecommunications service backbone from minimum point of entry (MPOE) to intermediate distribution frames (IDF) throughout the center.
- ii. Point of connection to IDF located within tenant space for connection by tenant, tenant to verify location in field.

### 2. Tenant General Requirements

a. **Bay Street:** Tenants shall abide by all applicable tenant criteria requirements detailed below.

#### b. Base Building Systems

- i. Tenant shall not make modifications to landlord's base building systems without prior approval from landlord.
- ii. Any damage done to the landlord's base building or systems by tenant during construction shall be repaired by the landlord at the tenant's expense.

c. **Professional Engineer:** Tenant shall engage a professional engineer licensed in the state of Florida to prepare electrical construction drawings and specifications.

d. **Constructions Standards:** All electrical work shall be installed per governing codes and the landlord's tenant criteria.

e. **As-Builts:** Upon completion of tenant build out, the tenant shall provide one (1) set of pdf as-built plans for all electrical work to the landlord.

f. **Existing Work:** Existing systems from previous tenant cannot be abandoned in place and must be demolished entirely if not being re-used.

g. **Roof Openings:** Cutting and patching of roof openings shall be performed by the landlord's contractor at tenant's expense.

h. **Compliance Forms:** Tenant shall complete energy compliance forms as required per governing codes.

#### i. Electrical Data Tabulation Sheets

- i. Shall be certified by engineer of record
- ii. Submit with construction documents for landlord review process

j. **Labeling:** Equipment shall be labeled as required by landlord tenant construction rules and regulations manual.

### **3. Tenant Equipment and Fixture Requirements**

- a. **Required Access:** Proper access shall be provided and maintained for landlord and tenant installed equipment, junction boxes, and accessories.
- b. **Electrical Meter**
  - i. Landlord shall furnish electronic “pulse” type meter at tenant’s expense for installation by tenant in a landlord approved accessible location.
- c. **Circuit Breakers**
  - i. Tenant shall use landlord approved contractor to furnish and install circuit breaker as required for electrical service at landlord provided distribution equipment.
- d. **Panelboards**
  - i. Provide panelboard(s) designed for 20% minimum spare ampacity (based on connected load) and 20% spare breaker space.
  - ii. Loads shall be balanced across all phases.
  - iii. ***Electrical Panels for kiosks shall be concealed from public view and requirements shall be verified with local municipality.***
- e. **Transformers**
  - i. Provide three phase dry type transformer located within the leased premises.
  - ii. Transformers shall be mounted on the floor or structural wall, not from the building structure or demising walls.
- f. **Lighting Fixtures (Refer to Architectural Design Section)**
- g. **Exit/Emergency Lighting System**
  - i. Tenant shall provide exit and emergency lighting system as required by governing codes.
  - ii. Emergency lighting shall be battery-operated with recessed or twin-head configuration.
  - iii. In areas visible to customers, battery assembly for exit and emergency lights shall be concealed and remote type light fixtures used.
  - iv. Exit signs must be green on edge lit or white background per governing codes.
- h. **Signage**
  - i. Circuits serving sign(s) shall be connected by a time switch.
- i. **Telecommunications**
  - i. ***Tenant shall coordinate with landlord’s telecommunications service provider (Granite) for account set up and scheduling service activation.***
- j. **Roof Mounted Antennas or Equipment**
  - i. The addition of any roof mounted antennas or equipment must be approved by landlord and installed by landlord approved contractor.
  - ii. All equipment shall be mounted on rails and anchored to the supporting structure to withstand wind and seismic effects per governing codes.
- k. **Service Call System**

- i. Tenant shall provide and install a buzzer call system located at the back of house service corridor entrance.
- ii. Buzzer call system shall not be audible in sales floor area.

#### **4. Tenant Material and Installation Requirements**

**a. Tenant Interface Drawings: Refer to HVAC & BAS – Schematic Diagrams for more information on tenant fit out guidelines and connections to landlord systems.**

##### **b. Hangers and Supports**

- i. Hangers and supports shall be supported from structural members only (not secured to the deck above).
- ii. Additional intermediate structural supports for hangers shall be installed as needed upon landlord approval.
- iii. All hangers exposed to public view shall be evenly spaced and grouped as much as possible with other trades for uniformity.
- iv. Supports are required for all piping routed across the roof.

##### **c. Electrical Wiring**

- i. All conductors shall be insulated soft-drawn annealed copper type THHN/THWN building wire and color coded (aluminum conductors are not allowed).
- ii. Tenant shall provide electrical service feeders in conduit from landlord's metering switchboard to tenant's premises.
  - i. Electrical feeders shall be sized for no more than a three percent (3%) voltage drop.

##### **d. Conduit**

- i. All interior electrical wiring shall be in electric metal tubing (EMT), metal-clad cable is not permitted.**
- ii. All exterior electrical wiring shall be in rigid metal conduit (RMC).**
- iii. Speaker, security, or other low voltage wiring within the tenant's leased premises shall be installed in conduit.

##### **e. Neutral Conductor**

- i. The neutral conductor shall not be bonded to ground at the tenant's electrical distribution equipment. The ground fault protection in the landlord's distribution system will not function properly if the neutral is bonded to ground anywhere.

## Fire Alarm Design

### 1. Landlord Provisions

- a. **Addressable Fire Alarm Panel:** Located in base building Fire Command Center.
- b. **Tenant Interface Junction Box (TIB)**
  - a. Signaling and notification circuits from base building fire alarm panel routed to terminal strip within TIB for future connection by tenant.
  - b. Tenant to verify location of TIB in field.
- c. **Bay Street**
  - a. Fire alarm subpanel located within leased premises wired to base building fire alarm panel for future connection by tenant.
  - b. Tenant to verify location of subpanel in field.

### 2. Tenant General Requirements

- a. **Bay Street:** Tenants shall abide by all applicable tenant criteria requirements detailed below.
- b. **Base Building Systems**
  - i. Tenant shall not make modifications to landlord's base building systems without prior approval from landlord.
  - ii. Any damage done to the landlord's base building or systems by tenant during construction shall be repaired by the landlord at the tenant's expense.
- c. **Approved Contractor:** *Tenant shall engage landlord approved contractor to prepare fire alarm construction drawings/specifications and install the fire alarm system within the tenant's space.*
- d. **Construction Standards:** All fire alarm work shall be installed per governing codes and the landlord's tenant criteria.
- e. **As-Builts:** Upon completion of tenant build out, the tenant shall provide one (1) set of pdf as-built plans for all fire alarm work to the landlord.
- f. **Existing Work**
  - i. Existing systems from previous tenant cannot be abandoned in place and must be demolished entirely if not being re-used.
  - ii. Tenant shall use landlord approved contractor to safe-off fire alarm system before any demolition work occurs.
- g. **Labeling:** Equipment shall be labeled as required by landlord tenant construction rules and regulations manual.

### 3. Tenant Equipment and Control Requirements

- a. **Code Compliance:** Tenant is required to provide a code compliant fire alarm system within their leased premises as required by governing codes and in accordance with NFPA 72.
- b. **Fire Alarm System Devices:** Tenant shall provide and install all initiating devices, notification appliances, addressable modules, auxiliary power supplies, junction boxes, etc. as required by governing codes and landlord specifications.

- c. **Junction Box:** Tenant is required to connect fire alarm system serving the leased premises to the landlord provided tenant interface junction box (TIB).
- d. **HVAC Systems**
  - i. Tenants providing independent packaged rooftop HVAC systems shall provide unit or duct mounted smoke detectors per landlord tenant construction rules and regulations manual, addressable through the center's fire alarm system.
  - ii. All tenant provided supplemental ducted HVAC equipment, including kitchen hood fire suppression systems, shall interface with the center's fire alarm system for appropriate sequencing during a fire alarm emergency.
- e. ***Final Acceptance: Testing of the tenant fire alarm system shall be performed by the landlord approved contractor concurrent with the base building fire alarm system at the tenant's expense.***

## Fire Protection Design

### 1. Landlord Provisions

#### a. Tenant Fire Service Main (TFSM)

- i. Ordinary hazard pipe scheduled fire protection sprinkler system main routed to tenant space with a point of connection for tenant use.
  - i. Tenant is only allowed one (1) point of connection on fire protection sprinkler system main.**
  - ii. Tenant to verify location in field.
- ii. Fire protection sprinkler system is provided with a supervised alarm system, the system is monitored by the local fire department, center security, and various alarm companies.

#### b. Smoke Control System

- i. The landlord has provided a fully functional smoke evacuation system for in-line tenants complete with all necessary equipment and controls.
- ii. Sequencing and shutdown of the landlord provided VAV system shall be via the center's fire alarm system and Building Automation System (BAS) as required during a smoke control emergency.
- iii. Tenants requiring an independent smoke control system shall design and install such systems after review and approval by the landlord.
  - i. The tenant shall use landlord approved contactor to furnish and install all smoke detectors, contacts, addressable modules, relays, etc. necessary to interface with the center's fire alarm system and BAS for smoke control, including programming.
- iv. Transfer air openings shall be provided in tenant demising walls for return air and smoke evacuation purposes. The size and approximate location of these openings shall be specified by the landlord.
- v. Ceiling plenums are used throughout the tenant areas for conveyance of return air and smoke exhaust. Finished ceilings are required, tenants who elect not to install a ceiling shall coordinate with the landlord for approval. The tenant space shall be evaluated by the landlord's engineer to determine what modifications are required to the existing smoke evacuation system to accommodate an open ceiling design.

### 2. Tenant General Requirements

- a. **Bay Street:** Tenants shall abide by all applicable tenant criteria requirements detailed below.
- b. **Base Building Systems**
  - i. Tenant shall not make modifications to landlord's base building systems without prior approval from landlord.
  - ii. Any damage done to the landlord's base building or systems by tenant during construction shall be repaired by the landlord at the tenant's expense.



**c. Approved Contractor**

**i. Tenant shall use landlord approved contractor to prepare fire sprinkler shop drawings and perform scope of work.**

**ii. Tenant shall use landlord approved contractor for any modifications or additions to the landlord's smoke control system.**

iii. Fire sprinkler drawings and calculations must be submitted to landlord's insurance provider for approval before commencement of work.

**d. Construction Standards:** All fire protection work shall be installed per governing codes, the landlord's tenant criteria, and the landlord's insurance provider.

**e. As-Builts:** Upon completion of tenant build out, the tenant shall provide one (1) set of pdf as-built plans for all fire protection work to the landlord.

**f. Existing Work**

i. Existing systems from previous tenant cannot be abandoned in place and must be demolished entirely if not being re-used.

ii. Tenant shall use landlord approved contractor to safe-off fire sprinkler system before any demolition work occurs.

**g. Service Interruptions:** All fire protection work must be accomplished without interrupting fire protection service to the remainder of the center during operating hours.

**h. Tenant Responsibility:** Tenant shall be solely responsible for the fire protection system within the leased premises.

**i. High Piled Storage:** Where storage/merchandise is high piled or hazard commodities are stored, coordinate design criteria with NFPA and landlord insurance provider.

**3. Tenant Material and Installation Requirements**

**a. System Components:** All fire protection sprinkler system components shall be UL listed and landlord insurance provider approved.

**b. Pipe Material**

i. Minimum schedule 40 steel pipe conforming to ASTM A53 is required.

**c. Sprinkler Heads**

i. Sprinkler heads at the storefront, in show windows, and in all hard-surface ceilings must be fully concealed type.

ii. Semi-recessed (or concealed) type heads may be used in lay-in or other approved type ceiling systems (where accessible to the public).

iii. Fully pendant type sprinkler heads are permitted only in stock/storage or open ceiling areas.

iv. No stock or merchandise shall be within 18" of sprinkler heads.

v. All walk-in coolers shall be provided with a minimum of one dry sprinkler head as required by governing codes and/or landlord insurance provider.

**d. Valves**

i. Individual tenant control valves are not allowed in the sprinkler system.

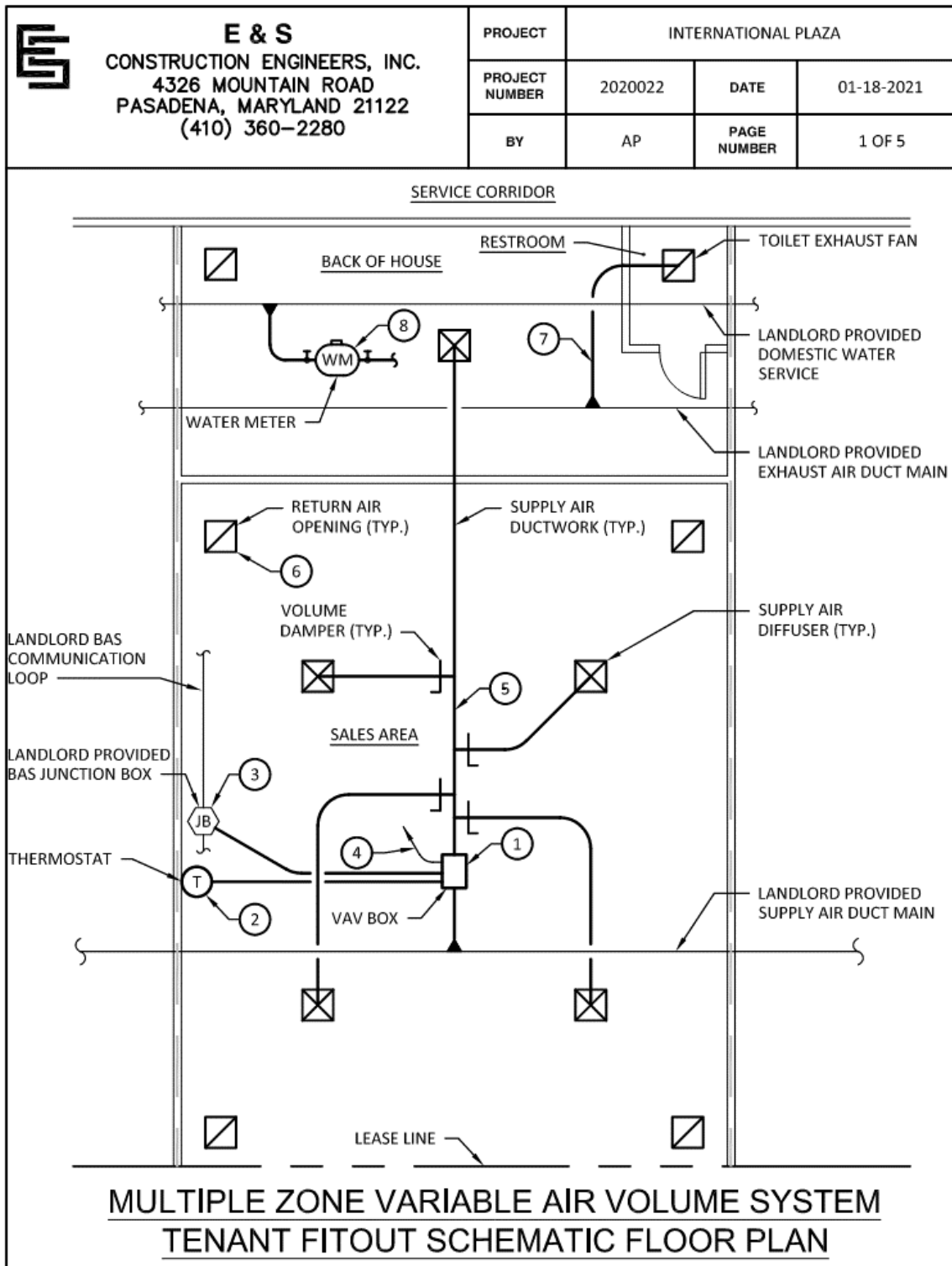
ii. Permanent system isolation valves are not permitted in the system.

- iii. Valve operation and alarm system are accomplished at source by landlord.

**e. Return Air Openings**

- i. Tenants who elect not to install a ceiling shall coordinate with the landlord for approval. The tenant space shall be evaluated by the landlord's engineer to determine what modifications are required to the existing smoke evacuation system to accommodate an open ceiling design.
- ii. The tenant provided return air grilles will be used for smoke removal by the landlord's smoke evacuation system during a fire life safety event.
- iii. Tenant shall furnish and install return air grilles that open into the return air plenum above the tenant's space in size/quantities as required for a maximum air velocity of 400 FPM.

## HVAC & BAS – Schematic Diagrams





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DRAWING KEY NOTES:

① TENANT VARIABLE AIR VOLUME (VAV) TERMINAL UNIT

VAV TERMINAL UNIT(S) SHALL BE SINGLE DUCT COOLING ONLY OR PARALLEL FLOW FAN POWERED WITH RESISTIVE HEAT. TENANT SHALL PROVIDE ADEQUATE CLEARANCE FOR SERVICING, A MINIMUM OF 3'-0" CLEARANCE ON CONTROL SIDE OF VAV UNIT(S). ACCESS TO VAV UNIT(S) THROUGH CEILING MUST BE PROVIDED AND MAINTAINED BY TENANT. THE VAV TERMINAL UNIT CONTROLLER SHALL BE FURNISHED AND INSTALLED BY THE LANDLORD'S BAS CONTRACTOR AT THE TENANT'S EXPENSE.

② THERMOSTAT

THERMOSTATS SHALL BE WALL MOUNTED 48" ABOVE FINISHED FLOOR IN THE AREA TO BE CONTROLLED AND IN A LOCATION THAT IS NOT RESTRICTED FROM AIR CIRCULATION. THE THERMOSTAT(S) SHALL BE FURNISHED AND INSTALLED BY THE LANDLORD'S BAS CONTRACTOR AT THE TENANT'S EXPENSE.

③ BUILDING AUTOMATION SYSTEM (BAS) JUNCTION BOX

LANDLORD JUNCTION BOX LOCATED WITHIN LEASED PREMISES FOR TERMINATION OF TENANT'S BAS COMMUNICATION WIRING, ALL COMMUNICATION WIRING SHALL BE INSTALLED IN 3/4" CONDUIT. ALL BAS COMMUNICATION WIRING WORK SHALL BE PERFORMED BY THE LANDLORD'S BAS CONTRACTOR AT THE TENANT'S EXPENSE.

④ ELECTRICAL SERVICE TO VAV

A DEDICATED POWER CIRCUIT SHALL BE PROVIDED TO THE VAV TERMINAL UNIT 24 V TRANSFORMER. A DISCONNECT SWITCH ADJACENT TO THE VAV TERMINAL UNIT SHALL BE PROVIDED FOR SERVICING EQUIPMENT. ACCESS TO THE DISCONNECT SWITCH SHALL BE PROVIDED AND MAINTAINED.

⑤ SUPPLY AIR SYSTEM

SUPPLY DUCTWORK SHALL BE RIGID GALVANIZED SHEET METAL, ALL SUPPLY DUCTWORK SHALL BE INSULATED. VAV INLET SUPPLY DUCTWORK SHALL BE APPROXIMATELY 3' TO 5' STRAIGHT INTO BOX AND MUST BE THE SAME SIZE AS THE CONNECTION TO VAV UNIT. VAV INLET SUPPLY AIR DUCTWORK SHALL BE EXTERNALLY INSULATED. TENANT SHALL UTILIZE THE SUPPLY AIR TAP(S) PROVIDED WITHIN TENANT SPACE. IF ADDITIONAL TAP(S) ARE REQUIRED, TENANT SHALL COORDINATE WITH LANDLORD. FLEXIBLE DUCTWORK SHALL NOT BE USED ANYWHERE WITHIN THE LEASED PREMISES.

⑥ RETURN AIR OPENINGS

TENANT SHALL FURNISH AND INSTALL RETURN AIR GRILLES THAT OPEN INTO THE RETURN AIR PLENUM ABOVE THE TENANT'S SPACE IN SIZE/QUANTITIES REQUIRED TO MAINTAIN A MAXIMUM AIR VELOCITY OF 400 FPM.

⑦ TOILET EXHAUST

A TOILET EXHAUST FAN WITH ASSOCIATED TOILET EXHAUST DUCTWORK CONNECTED TO LANDLORD'S TOILET EXHAUST DUCT SYSTEM SHALL BE FURNISHED AND INSTALLED BY THE TENANT'S CONTRACTOR.

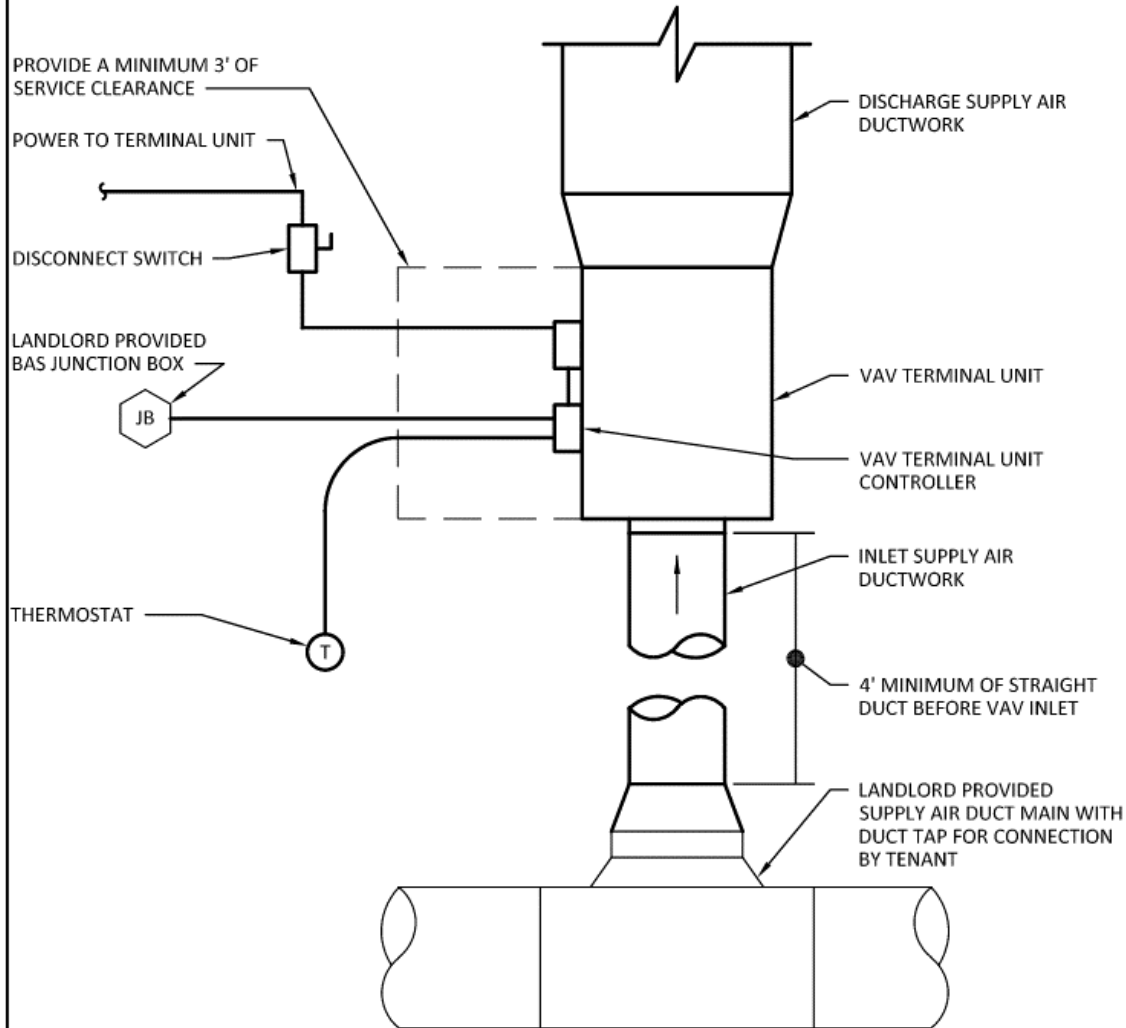
⑧ WATER METER

TENANT SHALL PROVIDE LANDLORD SPECIFIED WATER METER WITH REMOTE READOUT CAPABILITIES FOR MONITORING BY LANDLORD BAS. CONTROL WIRING FROM WATER METER TO CONTROLLER FOR MONITORING SHALL BE DONE BY LANDLORD APPROVED BAS CONTRACTOR AT TENANT'S EXPENSE.



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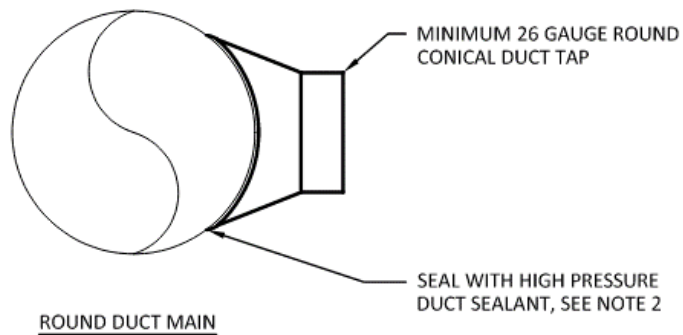
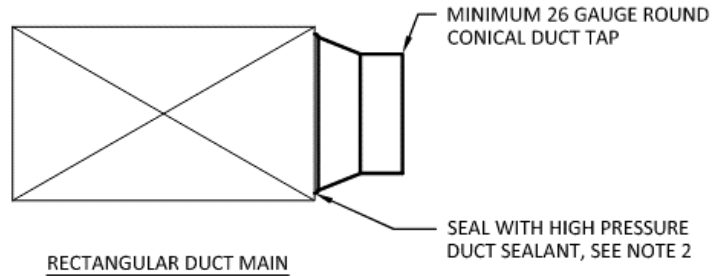
1. ACCESS MUST BE PROVIDED AND MAINTAINED TO SERVICE THE TENANT VAV BOX ABOVE CEILING, MINIMUM SIZE ACCESS DOOR SHALL BE 24" x 24".

**TENANT VAV TERMINAL UNIT DETAIL**



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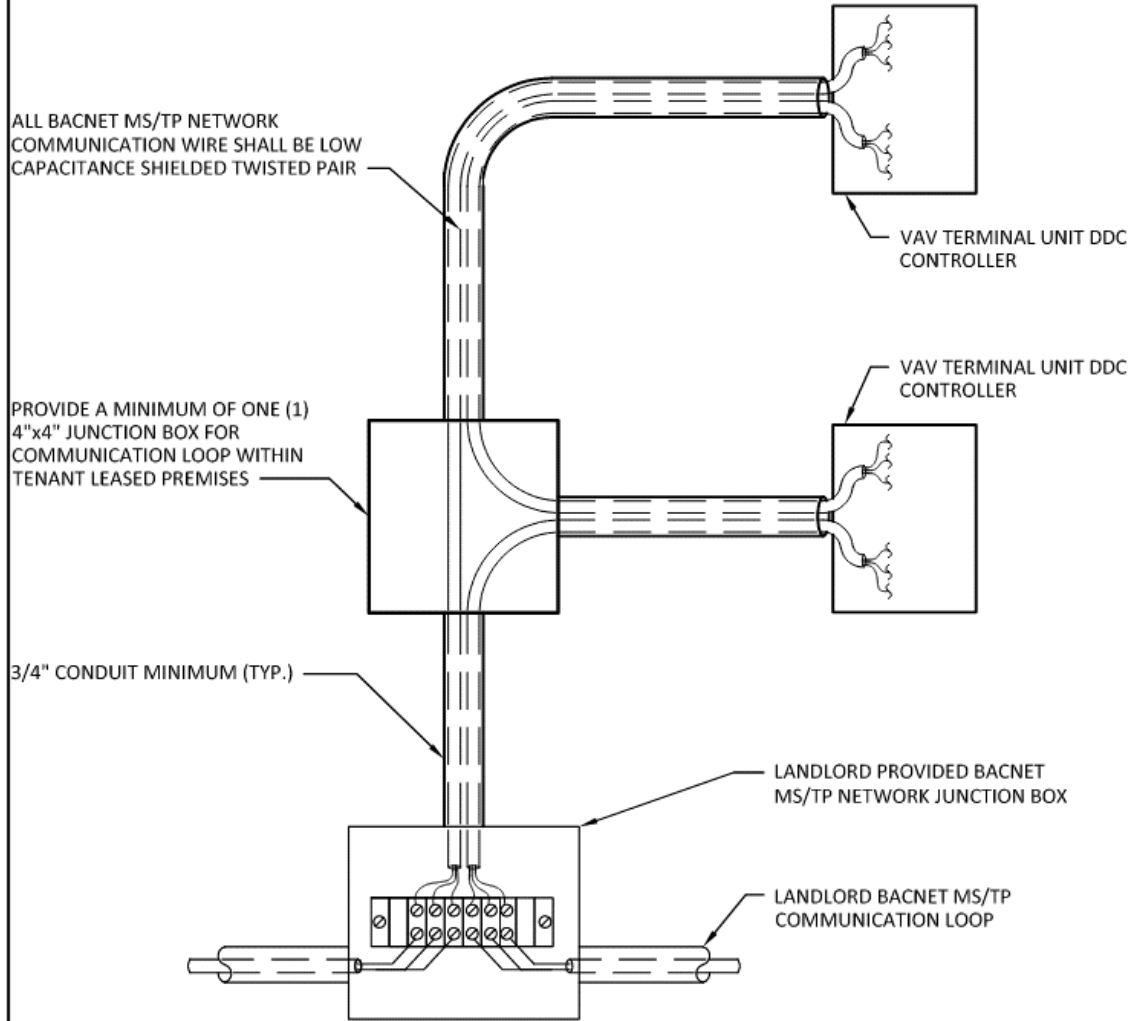
1. TENANTS REQUIRING ADDITIONAL SUPPLY OR EXHAUST AIR TAPS SHALL COORDINATE WITH LANDLORD FOR APPROVAL. MODIFICATIONS TO BASE BUILDING SYSTEMS SHALL BE INSPECTED BY THE LANDLORD PRIOR TO THE COVERING OF ANY WORK.
2. DUCT SEALANT SHALL BE UL 181 LISTED AND SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 50.

TENANT DUCTWORK MAIN CONNECTION DETAIL



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**NOTES:**

1. ACCESS MUST BE PROVIDED AND MAINTAINED TO SERVICE BAS COMMUNICATION JUNCTION BOXES.

**BAS COMMUNICATION LOOP WIRE INSTALLATION DETAIL**