
Plaza Frontenac



Saint Louis, Missouri



General Growth Properties, Inc.

110 N. Wacker Drive
11-1-2011

Chicago, IL

60606

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INTRODUCTION

INTRODUCTION

LETTER OF INTRODUCTION

This manual has been prepared to assist the Tenant’s architect and engineer(s) to prepare drawings and specifications that will meet the Center design criteria. Our objective is to allow the maximum expression of a store’s individual personality and character while maintaining a cohesive design theme throughout the Center.

The criteria herein are not intended to contradict any code requirements that may govern this project. It is the responsibility of the Tenant’s architect, engineers and contractors to comply with all applicable codes. Any questions concerning the information presented in this manual should be brought to the Tenant Coordinator’s attention as soon as possible to minimize design revisions.

THE TENANT PRINT PACKAGE, (“PRINT PACKAGE”) CONSISTS OF:

- Tenant Design Criteria Manual.
- Lease Outline Drawing (L.O.D.).
- Tenant As-Builts (if available).

Note: This manual is also available on General Growth’s website: [www. generalgrowth.com](http://www.generalgrowth.com). Locate the mall name under “Chose your mall.” Click on the “Downloadable Information” button and select the “Tenant Criteria Manual” link.

PLEASE FORWARD ALL INQUIRIES, REQUESTS, SUBMITTALS, ETC. TO:

General Growth Properties, Inc.
Attn.: Tenant Coordination Department
110 North Wacker Drive
Chicago, IL 60606
Phone: 312-960-5000
Fax: 312-960-5466

Store Name: _____ Space No: _____

Architectural Firm: _____

Contact: _____

Address: _____

Phone: (____) _____ Fax: (____) _____

Email: _____

CENTER ADDRESS:

Plaza Frontenac
1701 S. Lindbergh Boulevard
St. Louis, MO 63131

Phone: 314-432-6760
Fax: 314-432-0437

LANDLORD:

General Growth Properties, Inc.
Attn: Tenant Coordination Department
110 N. Wacker Drive
Chicago, IL 60606

Phone: 312-960-5000

BUILDING DEPARTMENT:

City of Frontenac Building Department
10555 Clayton Road
St. Louis, MO 63131

Phone: 314-994-3200

FIRE DEPARTMENT:

City of Frontenac fire department
10555 Clayton Road
St. Louis, MO 63131

Phone: 314-994-1801

HEALTH DEPARTMENT:

St. Louis County Health Department
111 S. Meramec
St. Louis, MO 63105

Phone: 314-615-0500

LOCAL UTILITY AGENCIES**GAS:**

Laclede Gas Company
720 Olive
St. Louis, MO 63101

Phone: 314-342-0500
Or: 314-621-6960

ELECTRIC:

Ameron UE
1901 Choteau
St. Louis MO 63103

Phone: 314-621-3222
Or: 800-552-7583

WATER:

Missouri-American Water
535 New Ballas Road
St. Louis, MO 63141

Phone: 314-991-3404
Or: 866-430-0820

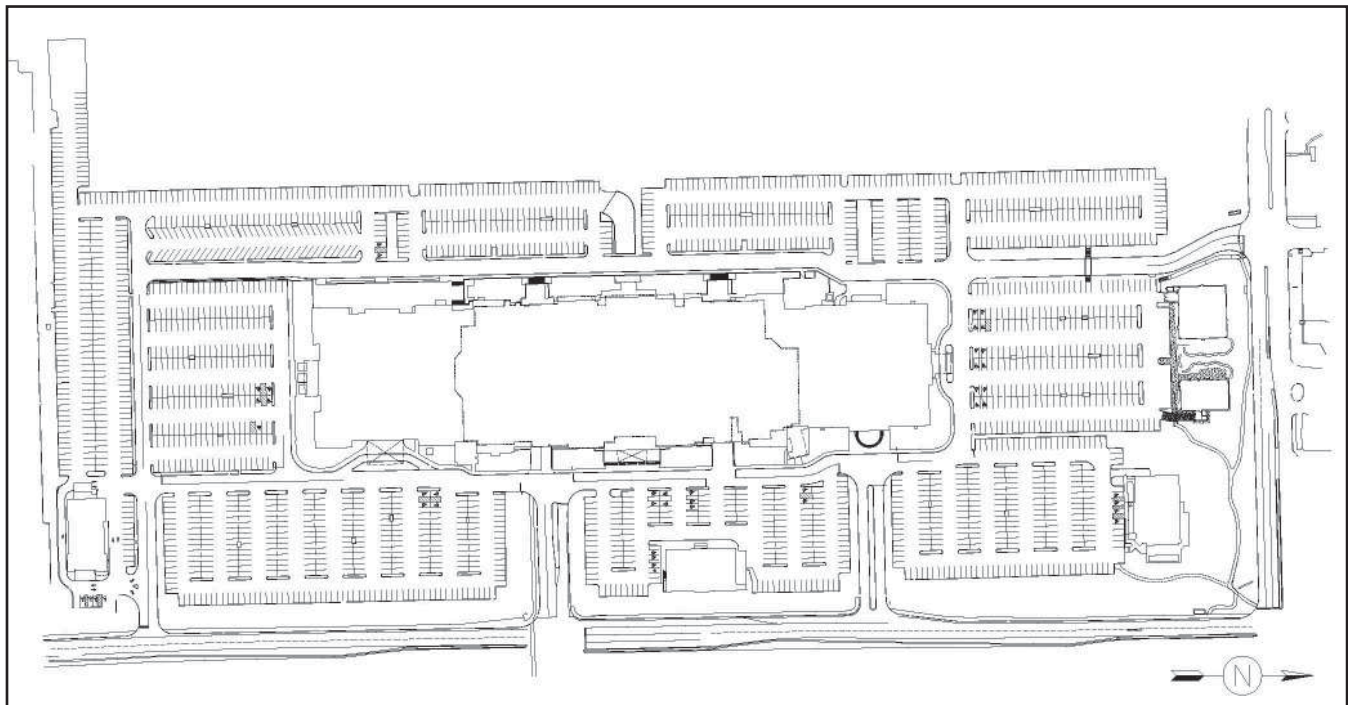
PHONE:

AT&T

Phone: 800-499-7928

Plaza Frontenac is located at the junction of Clayton Road and Lindbergh Blvd. just South of I-64 / 40. Plaza Frontenac features Neiman Marcus and Saks Fifth Avenue. There is 482,000 square feet of total leasable area.

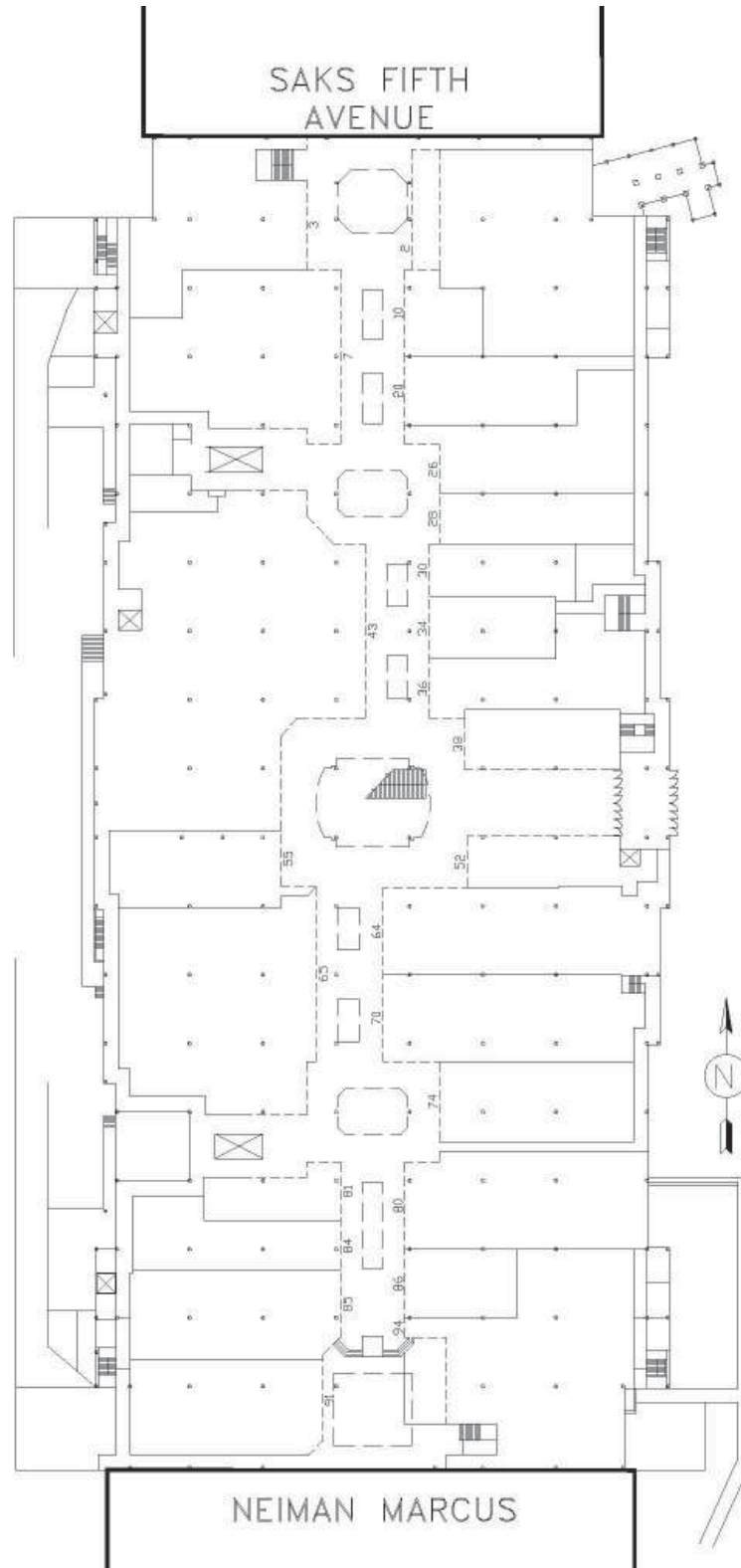
LOCATION PLAN 



SITE PLAN

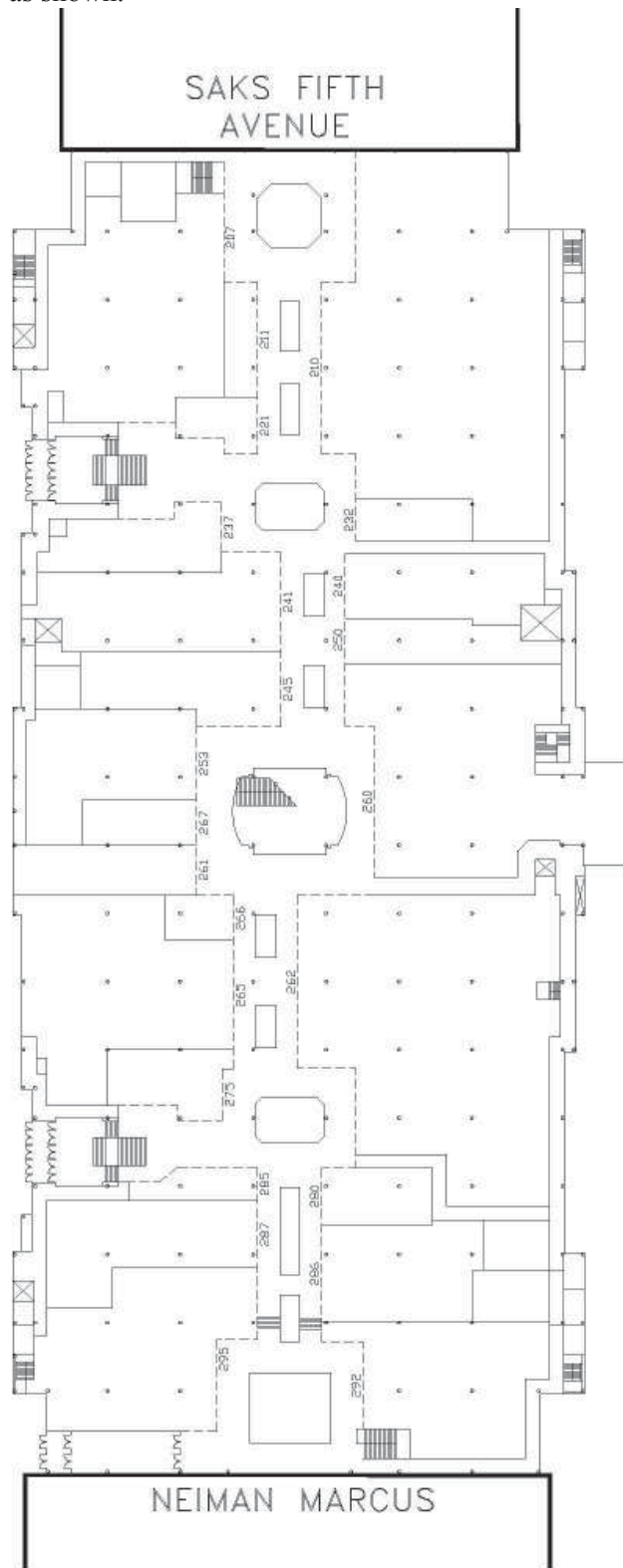
Certain elements shown on this plan are future or proposed. Landlord makes no representation that the future or proposed development will occur as shown.

Certain elements shown on this plan are future or proposed. Landlord makes no representation that the future or proposed development will occur as shown.



LOWER LEVEL PLAN

Certain elements shown on this plan are future or proposed. Landlord makes no representation that the future or proposed development will occur as shown.



UPPER LEVEL PLAN

TENANT SUBMISSIONS
AND
PERMIT REQUIREMENTS

TENANT SUBMISSIONS AND PERMIT REQUIREMENTS

LANDLORD'S ADDRESS FOR DOCUMENT SUBMISSION

General Growth Properties, Inc. Phone: 312-960-5000
Attn: Tenant Coordination Department Fax: 312-960-5466
110 North Wacker Drive
Chicago, IL 60606

DOCUMENT SUBMISSION

Please keep in mind that submission of plans must be in accordance with the time schedule specified in the lease. Sufficient time must be allowed for Landlord's and Local Jurisdiction reviews and approval processes. Preliminary Landlord plan approval will take approximately 5 working days or less. Final Landlord plan approval will take approximately 10 working days or less.

The failure to provide adequate information during any phase will be just cause for return of the submission with no review. The submission at the preliminary phase must be complete in order to fairly evaluate the proposal and to also prevent continuation of work on an unacceptable storefront design.

PREVIOUSLY IMPROVED SPACES

At previously improved spaces, Tenant accepts the Leased Premises in an "as is" condition and shall fully remodel the storefront and interior of their store. No Existing material or finishes may be reused without Landlord's approval. Said remodeling shall consist of architectural, plumbing, fire protection, mechanical and electrical work. Tenant shall be responsible for the demolition and removal of any and all existing equipment and finishes related to the Premises at the Tenant's sole expense.

The Landlord may furnish the Tenant with existing drawings for a previously occupied space or with a lease outline drawing only. In either case, the Tenant shall be responsible for verifying all existing conditions and dimensions. The Landlord does not represent to the Tenant that previous Tenant documents reflect as-built conditions. The Tenant and his/her Architect should become totally familiar with the information package and the existing condition of the premises before proceeding to the Design Phase. The Landlord is not responsible for errors due to the lack of field verification by the Tenant. Typically, the Tenant will be required to perform a "complete remodel" of the Premises. Complete remodel consists of the removal and replacement of all improvement beyond the Landlord's base building.

PRELIMINARY DOCUMENTS:

Two bond sets indicating:

- Key plan.
- Floor plan.
- Storefront elevation.
- Reflected ceiling plan.
- Material sample board (labeled and keyed to plan).
- Color rendering or photograph of storefront prototype.

Verify with Tenant Coordinator if digital submittal is permitted.

TENANT SUBMISSIONS AND PERMIT REQUIREMENTS

FINAL CONSTRUCTION DOCUMENTS:

- Three (3) sets on bond of construction documents in 24" x 36" format to scale (containing architectural, mechanical, electrical and plumbing drawings).
Verify with Tenant Coordinator if digital submittal is permitted.
- Refer to appropriate section in this manual for drawing requirements.

Note: After Landlord approval, any changes or modifications to the construction documents or Tenant's interior improvements must be approved by Landlord in writing.

SPRINKLER DOCUMENTS:

- Verify procedure and requirements for sprinkler drawings and modification with the Landlord's on-site representative.
- Drawings and hydraulic calculations must be sealed and signed by a registered fire protection engineer from the State.
- Sprinkler contractor is required to submit sprinkler shop drawings to Landlord's on-site representative.

SIGNAGE DOCUMENTS:

One digital set via email to Tenant Coordinator

REQUIRED PERMITS AND INSPECTIONS

Permits required by the Local Jurisdiction must be presented to the Landlord's on-site representative prior to work start. It is the responsibility of the Tenant to obtain the approved construction documents from the Local Jurisdiction and to pay for and secure all applicable permits.

Note: All interior Tenant store signage shall be submitted to Landlord for approval. Exterior building store signage will require both Landlord's and the Local Jurisdiction's approval.

Inspections:

It is the Tenant architect's or contractor's responsibility to verify the field inspections required by the Local Jurisdiction.

TENANT SUBMISSIONS AND PERMIT REQUIREMENTS

BUILDING CODE INFORMATION

It is the sole responsibility of the Tenant's architect, engineer(s) and contractor(s) to comply with all applicable Federal, State, Local codes and ordinances for their occupancy type.

BUILDING TYPE:

Center	Construction Type 1-B
Tenant	Group M - Mercantile

APPLICABLE CODES:

Building	2000 International Building Code (IBC)
Mechanical	2000 International Mechanical Code (IMC)
Plumbing	2000 International Plumbing Code (IPC)
Electrical	2002 National Electrical Code (NEC) - NFPA 70
Fire	2000 International Fire Code (UCF) with local amendments
Accessability	Insert, verify with Local City Building Department
Food Code	Insert, verify with Local City Building Department
Energy Code	1993 Ashrae/IES-90.1- 1989-Energy Code

Building Permit Requirements: Prior to the City reviewing the Tenant plans for permit, the Tenant must submit a *Tenant Use Application* package to the City (available from the City). Upon receipt of the completed package by the City of Grontenac, the Tenant their representative or the Landlord must present the store at meetings of the Planning and Zoning Commission (4th Tuesday of the month) and the Board of Aldermen (3rd Tuesday of the month). Board of Alderman approval is required prior to the issuing of a building permit.

GENERAL REQUIREMENTS:

The Tenant shall cause its general contractor to deposit with Landlord's on-site representative without liability for interest, the sum of \$5,000.00. This sum shall be applied towards any costs incurred by the Landlord or the Landlord's contractor to complete any part of the Tenant's work including but not limited to punch list items and damage caused to any portion of the mall which the Tenant or the Tenant's contractor fails to complete within the time period required by the lease. A certified check made payable to General Growth Properties must be submitted to Landlord's on site representative prior to work start.

The Tenant's contractor shall erect a 13'-0" high (minimum) construction barricade to serve the Tenant's area. The barricade must cover the entire storefront width and be constructed using 3-1/2" metal studs with gypsum board taped, sanded and painted per mall requirements. See Landlords barricade detail in this manual for more information. The barricade can extend into the mall area 3'-0" only when working on the storefront (2 weeks maximum). The barricade shall not be removed without Landlord's approval.

All construction access is through the rear of the Tenant's space. All materials and workman access must be delivered to and brought into the building through the Tenant Contractor designated loading dock(s) and service corridors. Landlord's on-site representative will designate approved loading docks, service corridors, acceptable delivery/usage times, dumpster access, etc. No materials, assemblies, deliveries or workman access is permitted through the Tenant's storefront or in the mall common areas at any time.

TENANT SUBMISSIONS AND PERMIT REQUIREMENTS

DESCRIPTION OF LANDLORD'S REVIEW:

The objective of the Landlord's review procedure are to ascertain that the Tenant and his Architect:

- Have visited the premises and are familiar with the existing conditions.
- Have understood and are in compliance with the Tenant information and Design Criteria.
- Have designed high quality improvements that uniquely identify the retail store and are an asset to the Tenant and the Mall.

Tenants may be required by the Landlord to modify their storefront design and/or material palette in the event that it is similar to a neighboring store. Tenants are encouraged to be aware of neighboring store designs before proceeding with their own storefront design.

Landlord's approval does not imply the correctness of the drawings nor any guarantee as to the acceptability of the drawings by the Building Department. It is the Tenant's responsibility to comply with all codes and requirements of the appropriate jurisdictions and obtain by building department approvals that may be required. Any changes to the Tenant design necessitated by building department review must be resubmitted to Landlord for approval prior to proceeding with construction of affected areas. The information in this manual is considered part of the Tenant's lease plans whether it appears on the plans or not.

Upon final approval, the Landlord will instruct the Tenant to proceed with the Pre-Construction Phase. The Tenant and his architect should ascertain the availability of a General Contractor and the anticipated time required for Building Department approval. Whenever possible, these activities should be performed concurrently with the Design Phase to accelerate the process. However, the Landlord accepts no liability or responsibility due to changes required for the Landlord's final approval.

Whereas design objectives change over time, the existence of a particular condition in other improvements at the mall does not imply acceptance by the Landlord. New improvements are expected to comply with the current criteria and surpass the majority of existing tenancies in quality of design, innovative display techniques, excellence of finishes and details. The outcome over time is a Mall environment that reflects contemporary retail design techniques and maintains its competitive position. The criteria have been selected to define minimum standards and parameters without restricting the possible design solutions. Tenants are encouraged to develop new concepts and select colors, finishes and materials that distinguish their premises.

FINAL INSPECTION:

Upon completion of the work, the Tenant will provide the following documents to the Landlord's on-site management office prior to opening for business.

1. A photocopy of the Tenant's Certificate of Occupancy as proof of final inspection by all Building Department officials.
2. A photocopy of the Tenant's business license.
3. Certificate of insurance as stipulated in the lease.

TENANT SUBMISSIONS AND PERMIT REQUIREMENTS

CONTRACTOR'S GUIDELINES

The following is a brief description of required items/procedures for Tenant construction. Note that this is not a complete description of all requirements and limitations for Tenant construction. The Tenant's contractor shall obtain a "Tenant's Contractor Manual" at the site from an authorized GGP representative for further guidelines.

QUALITY STANDARDS:

All work by the Tenant's contractor, including repair work, shall be performed in a first-class workmanlike manner and shall be in a good and usable condition at completion. The Tenant shall require any person performing work to guarantee that the work is free from any and all defects in workmanship and materials for 1 year from the date of completion. The Tenant shall also require any such person to be responsible for the replacement or repair without additional charge of work done or furnished by or through such person which shall become defective within 1 year after substantial completion of the work. The correction of work shall include, without additional charge, all expenses and damages in connection with the removal, replacement or repair of any part of work which may be damaged or disturbed. All warranties or guarantees for materials or workmanship on or regarding the Tenant's work shall be contained in the contract or subcontract. The contract shall be written so that all warranties and guarantees shall inure to the benefit of both the Landlord and the Tenant, as their respective interests appear, and so that the contract can be directly enforced by either party.

COORDINATION:

The Tenant's work shall be coordinated with the Landlord's work as well as with the work of other Tenants in the shopping center, so that the Tenant's work will not interfere with or delay the completion of other construction in the shopping center.

CONSTRUCTION TRASH REMOVAL:

Tenant and Tenant's contractor(s) are responsible for all trash removal during construction, fixturing and stocking. Trash removal shall be performed using the containers, dumpsters, loading docks and service corridors as designated by Landlord's on site representative. All trash removal shall be performed during the days and times as designated by Landlord. Trash accumulation shall not be permitted overnight in the Leased Premises, mall common areas or service corridors. In the event Landlord provides trash removal at Tenant's request or as a result of Tenant's or Tenant's contractor's failure to remove trash, then Tenant and Tenant's contractor shall reimburse Landlord for its costs.

TEMPORARY ELECTRIC:

Landlord may provide temporary electrical service in designated areas of the mall during construction. Tenant shall request, in writing, permission to connect to the temporary service and distribute temporary service to the Leased Premises in accordance with applicable code and as designated by Landlord's on site representative.

TENANT SUBMISSIONS AND PERMIT REQUIREMENTS

OTHER CONTRACTOR REQUIREMENTS:

- Tenant and Tenant's contractor shall not commence any work or deliver any materials to the building or site without conducting a pre-construction meeting with Landlord's on-site representative and supplying all required pre-construction documents. Documents shall include but not limited to, a copy of building permit, certificate of insurance, contractor's license, construction schedule and subcontractor list.
- Tenant shall ensure that all Tenant contractors are bondable and licensed in the State and City of the location of the mall. Landlord shall have the right to approve Tenant's contractors and subcontractors; however, such approval shall not constitute the assumption of any responsibility or liability by Landlord for the actions of Tenant's contractors or subcontractors or the quality or sufficiency of Tenant's Work.
- All materials, supplies and labor necessary for the construction, fixtureing or merchandising of the Tenant's premises must be delivered at the times and through the designated truck docks and service corridors as designated by Landlord's on site representative.
- Tenant's contractor(s) may perform "noisy" construction, such as jack hammering, saw cutting, core drilling, etc., only during the hours as designated by the Landlord's on site representative.
- Tenant's contractor shall obtain Landlord's prior written approval for all drilling, welding or other attachment to Landlord's structural system.
- Tenant's contractor's work shall be subject to inspection by Landlord during the course of construction for the purpose of determining the quality of the workmanship and adherence to Landlord requirements. Tenant's contractor is required to cooperate with Landlord's on site representative and correct any deficiencies noted within 10 days. All work performed by Tenant's contractor shall be performed in strict accordance with the Landlord approved final plans and mall requirements.

INSURANCE:

The Tenant's contractor must fulfill the following insurance requirements, and shall maintain at no expense to the Landlord :

- Workers' Compensation Insurance with statutory limits and Employer's Liability Insurance with limits of not less than \$100,000
- General Liability Insurance with limits of not less than \$2,000,000 combined single limit for bodily injury and property damage, including personal injury, Contractual Liability Coverage specifically endorsed to cover the indemnity provisions contained herein and Contractor's Protective Liability Coverage if the contractor uses subcontractors
- Motor Vehicle Liability Insurance in the contractor's name, including owned, non-owned, leased and hired car coverage with limits of not less than \$2,000,000 combined single limit per occurrence for bodily injury and property damage

ARCHITECTURAL DESIGN CRITERIA

The following is a list of minimum design information required to expedite plan approval by Landlord. It is not intended to be a complete listing of all requirements, but should serve as a minimum checklist to be used by Tenant's design consultants to complete the construction documents.

We urge you to read this manual in its entirety in order to fully understand the requirements needed to generate an acceptable set of construction documents.

ARCHITECTURAL DRAWING REQUIREMENTS

ALL SHEETS:

- Tenant space number to be shown in the title block.
- Drawings to show column lines with designations.

COVER SHEET:

- Tenant name.
- Project directory.
- Location plan with space number.
- Leased square footage.
- Architectural symbols list.
- Drawing list.
- Occupancy load.
- Building data, use and construction type.
- Flame spread ratings of materials (as per code).
- Landlord provided notes.

FLOOR PLANS (1/4" SCALE MIN.):

- Demising and interior partition wall locations dimensioned.
- Indicate base building columns lines on drawings.
- Restroom facilities.
- Location of fixtures and equipment.
- Recessed service door (if applicable).
- ADA path of egress indicated.
- Door and room finish schedules.
- Typical wall sections.

STOREFRONT INTERIOR ELEVATIONS AND DETAILS:

- Storefront entry elevation.
- Interior store elevations.
- Identification of finishes and colors.
- Longitudinal and typical section through storefront from slab to roof.
- Typical section through demising walls.
- Storefront signage.
- Blade signage (if applicable).
- Neutral pier and bulkhead details.
- Floor transition details.

REFLECTED CEILING PLAN:

- Ceiling heights.
- Identification of ceiling materials.
- Exit lights.
- Emergency lights.
- Light fixtures.
- Sprinkler heads.
- Air diffusers and grilles.
- Access panels.

SIGNAGE DRAWING REQUIREMENTS:

- Incorporate signage into storefront elevation.
- Indicate letter height.
- Provide typical letter section.
- Method of wiring and mounting.
- Indicate color and materials.
- Blade sign (if applicable).

LANDLORD PROVIDED NOTES:

The following Landlord notes must appear on the cover sheet of all Tenant's final construction documents:

- Tenant's general contractor shall submit a construction deposit with Landlord's on-site representative per Center requirements.
- Tenant's general contractor must check in with Landlord's on-site representative prior to work start.
- Tenant's contractor will repaint and/ or repair Landlord's property, (neutral piers, bulkheads, rear corridor, etc.) damaged during Tenant improvement.
- All ceiling material must have a minimum of a class "A" fire rating.
- Support wires for lay-in ceiling grid, lights HVAC equipment, etc. must not be connected to any of Landlord's electrical, plumbing, fire protection piping and mechanical equipment or deck above.
- All support wires may only be connected to top cord of joist and/ or structural members.
- All materials used in the construction of this space must be asbestos free.
- All Tenant's with bathrooms shall provide a water proof membrane in wet areas. Verify water test procedure with Landlord's on-site representative.
- Lower level Tenant's with restrooms: penetrations are limited to the center of the panel.
- Do not channel cut slab on upper level. Core drill only and install supplemental support framing.
- Any penetration or modifications to structural steel or concrete must be coordinated and approved by Landlord's on-site representative.
- It is the responsibility of the Tenant's architect to field verify dimensions, utility locations and conditions prior and during construction.
- Tenant shall not penetrate Landlord's metal roof deck with any type fasteners.
- It is Tenant's responsibility to maintain the integrity of Landlord's demising walls, floor slab, roof and building structure.
- Tenant to remove any existing or newly abandoned materials, equipment, piping, ducts and wiring from the premises. Cap service at point of origin and coordinate this work with Landlord's on-site representative.

LANDLORD PROVIDED NOTES (CONTINUED):

- Tenant's must comply with Title III of the Americans with Disabilities Act (ADA) and all Local and State codes.
- Free standing security devices are not allowed in the control zone. Security devices shall be concealed from public view.
- Tenant is to maintain any expansion joints within their leasable area. Install cover plates per Center requirements.
- Television antennas and satellite dishes are not permitted on the roof or attached to HVAC units.
- Tenants requiring cable television should refer to their lease and contact the Landlord's on-site representative for additional information.

DESIGN PHILOSOPHY

The following criteria are provided to give the Tenant maximum design flexibility while maintaining a consistent and high quality retail environment at the Center. This criteria will guide the Tenant's designer to create a store design compatible with the overall design intent of the Center.

All storefront, interior designs and materials are subject to Landlord's approval. It should be understood that Landlord will review a Tenant design concept with neighboring Tenants and make judgments that will benefit the entire Center.

GENERAL TENANT DESIGN CONSTRAINTS:

- Landlord will provide approximately 11'-0" height clearance throughout Tenants space. Additional height may be achieved upon Landlord's written approval. Any alterations to Landlord's structure or utilities as a result of ceiling height increase shall be at Tenant's expense.
- Tenant's storefront must be self supported. Storefronts shall not be suspended from Center bulkhead.
- Blocking, decking, framing and raised platforms shall be constructed of noncombustible materials.
- No combustibles above ceiling (i.e., transformer, water heaters, etc.).
- Provide 2" high black vinyl store space number and name, at rear exit door (or approved equal).
- All floor penetrations must be sleeved and sealed liquid tight.
- Support wires for lay-in ceiling grid, lights, HVAC equipment, etc. must not be connected to any of Landlord's mechanical, electrical plumbing or fire protection piping, equipment or deck above.
- Support wires must connect to top cord of joist and/ or structural members.
- A second exit is required if exit travel distance exceeds 75' within space or occupancy exceeds 50 people or space is greater than 1500 SQ. FT. (or as per code).
- Tenant's that are adjacent to service corridors must provide an alcove so that an exit door is fully recessed behind the lease line when in the open position. Tenant must match service corridor finishes established by Landlord throughout corridor side of alcove and provide sprinkler coverage. (see the Architectural Details section of this book).

STOREFRONT DESIGN CRITERIA

Storefronts shall be designed, fabricated and installed by Tenant at Tenant's sole expense. Storefronts should be predominantly glass and emphasize well-designed architectural elements. Landlord encourages Tenant to provide a sense of entry and imaginative show window displays.

STOREFRONT:

- Opening cannot exceed 50% of the total storefront width or a minimum of 6'-0".
- Totally open storefronts are prohibited.
- Storefront must be self supporting.
- Closure shall occur behind the lease line.
- One entrance per elevation is permitted.
- Entry height shall be a minimum of 9'-0" above finished floor.
- Swing doors are to be single acting in the direction of egress.
- Doors shall be fully recessed behind the lease line when in the open position.
- Door stops must be flush floor mounted.
- Door tracks are to be recessed flush with the finish floor.
- Storefront doors must be equipped with emergency quick release locks, or as required by code.
- Key plates shall not face toward the mall common area and shall be mounted at 12" A.F.F.
- Sliding vinyl accordion doors are prohibited.
- Roll-up overhead grilles are discouraged.
- All storefront glass and glazing shall be tempered, beveled polished edges and shall be set with 1/8" open butt joints between panes. Silicone joint fillers are not permitted.
- Glass storefront systems that exceed 10'-0" in height must be a minimum of 3/4" thick. Architectural glazing clips are required.
- Provide 3/4" x 3/4" black metal across the top horizontal portion of the storefront from neutral pier to neutral pier.
- Storefronts shall be recessed 4" behind face of neutral pier / bulkhead.
- All storefronts shall have a minimum 4" high approved durable base. (Wood base not permitted on storefronts)

ACCEPTABLE STOREFRONT MATERIALS:**GLASS:**

- Clear tempered with polished and beveled edges.
- Glass block.
- Sandblasted or stained glass.

METALS:

- Anodized aluminum.
- Brass.
- Bronze.
- Copper.
- Electrostatic colors.
- Stainless steel.
- Polished, brushed or textured.

TILE:

- Ceramic, mosaic, terra cotta tile.
- Glass fiber reinforced gypsum.
- Polished or honed cut stone.
- Terrazzo.

WOOD:

- Finish grade hard woods painted or stained.

UNACCEPTABLE STOREFRONT MATERIALS:**GLASS:**

- Mirror.
- Plexiglass.

LAMINATES:

- Corian or equal.
- Solid core.
- Vitracore or equal.
- Matrix or pattern finishes.
- Matt, and textured finishes.
- Simulated materials: (i.e., brick, stone, wood, etc.).
- Wood veneer laminates.

METALS:

- Antique.
- Unfinished.

TILE:

- Clay shingles.
- Simulated masonry and stone.
- Vinyl tile.

WOOD:

- Distressed wood.
- Masonite.
- Plywood paneling.
- Unfinished wood.
- Painted gypsum board.

Misc.:

- Asphalt shingles.
- Cedar shakes.
- Vinyl wall covering.

CONTROL ZONE CRITERIA

The front 10'-0" area from the storefront lease line has been designated as a control zone area. All Tenants must comply with these requirements.

FLOOR:

- Provide a smooth and level transition from Tenant's space to common area. Vinyl or rubber transitions are not permitted on the sales area. (refer to the Architectural Details portion of this book).
- Provide 10'-0" minimum of hard surface transition flooring material past the point of entry.

CEILINGS:

- Ceiling elevations should vary within the control zone.
- Locate exit sign behind ceiling soffit so as not to be seen from the Centers common area.
- Recessed incandescent down lights shall be used in the control zone.
- Track type lighting should be concealed and unobtrusive.
- Sprinkler heads in ceiling must be concealed, cover plates to be chrome or match ceiling color.
- Acoustical tile will not be allowed in control zone area.
- Speakers must be located a minimum of 20 feet behind the lease line. No speaker faces may be directed toward the storefront.

MISC:

- No Sales counter can be located within four feet (4') of the lease line or point of entry.
- Security Devices - All security devices must be physically integrated into the storefront construction and must not face the mall. Trenching is not permitted for sensormatic systems.

STORE INTERIOR DESIGN CRITERIA

Tenant's are encouraged to provide a high quality, well detailed and unique interior environment. The interior and storefront design should reflect and compliment one another. The use of quality materials for flooring, walls, ceiling and lighting will accomplish this task.

FLOORS:

- Tenant is responsible for installing all finished floor coverings.
- Provide metal terrazzo or butt jointing between all floor material changes (refer the Architectural Details section of this book).
- Provide waterproof membrane to base height where water is present, (i.e., restrooms) for all Tenant's.
- Tenant's shall install Mall flooring in recessed areas of the storefront. Flooring is available for purchase from Landlord.

CEILINGS:

- Ceiling heights in Tenant's space shall be a minimum of 9'-0". If Tenant's desired ceiling height causes the need for any alteration to Landlord structure or utilities, it shall be at Tenant's expense with Landlord approval.
- Hard ceilings shall comprise 70% of the sales area ceiling system.
- All sprinkler heads must be recessed throughout the sales area with matching cover plates.

LIGHTING:

- Tenant shall provide lighting for the entire leased premises.
- All store cases shall be adequately illuminated and vented.
- Display window illuminated during Center hours, controlled by a time clock.
- All store lighting shall be glare free.
- Flashing, spinning, chasing or strobe lights are prohibited.

WALLS:

- Tenants shall provide the required rated gypsum wallboard for their side of the demising wall.
- All interior wall surfaces accessible or visible to the public must be finished in an appropriate manner using quality materials and finishes.
- All music, video, and pet shops require a minimum 2" sound insulation (refer to the Architectural Details section of this book).
- Slatwall shall not be visible from the storefront and shall not be placed within the control zone.

ACCEPTABLE STORE INTERIOR ELEMENTS:

- Hardwoods.
- Ceramic tile.
- Natural stones.
- Metals.
- Laminates, Corian, etc.
- Carpet.
- Gypsum wall board.
- Concealed spline.
- 2' x 2' acoustical ceiling system with 3/8" regular edge, non-fused tile.
- Slatwall.
- Painted gypsum.
- 2' x 2' fluorescent fixtures with parabolic lenses.
- Neon with PK housings through all penetrations.
- Track lighting cannot to exceed 5" in length.

UNACCEPTABLE STORE INTERIOR ELEMENTS:

- Vinyl and rubber flooring and base are not allowed in sales area.
- Vinyl and rubber stripping between material floor changes.
- Unfinished concrete in sales area.
- Outdoor carpeting.
- Unfinished metals.
- 2' x 4' fluorescent fixtures.
- Prismatic or acrylic lenses.
- Exposed lighting in sales area.
- Strobe, spinner, chase, or moving type of lighting.
- 2' x 4' acoustical ceiling system in sales area.
- Mirrored ceiling.

Note: Some elements are not allowed within the Design Control Zone. Requirements for the Design Control Zone shall take precedence.

STOREFRONT SIGNAGE DESIGN CRITERIA

Signage is a major visual element to be provided by the Tenant. Imaginative, progressive and creative signage is essential to the success of the Tenants store. All signage are subject to Landlord approval. Landlord reserves the right to disapprove any signage that does not comply with Landlord's criteria.

SIGNAGE REQUIREMENTS:

- Not to exceed 70% of the width of the storefront.
- Letter height can be up to 18" for storefront exceeding 30' of frontage and up to 14" for storefronts with less than 30' of frontage.
- Letters shall not exceed 5" in Depth.
- Signage must be below 18" from the top of the storefront (including Landlord provided gypsum board fascia.)
- Limited to Tenant trade name (d.b.a.) only as defined in the lease.
- Registered trademarks and manufactures labels are not allowed.
- Signage shall be placed on Tenant's storefront at a minimum of 8'-0" A.F.F.
- Silk-screen signature area maybe applied to the interior surface at 3'-0" A.F.F. Verbiage shall be limited to Tenant's name or logo with a maximum letter height of 3".
- All illuminated signs must be fabricated and installed according to national, local building and electrical codes and must bear UL label.

- All electrical penetrations through the storefront fascia for sign installation shall use PK housing.
- Provide access to transformer and local disconnect.
- A time clock shall control and illuminate Tenant’s signage during Center hours.
- Interior signs that are visible from outside the Tenant’s space must be approved by Landlord.
- All signage must be installed as per code.
- All wiring, raceways, cabinets, transformers, etc. must be concealed.
- No sign, (except store identification signs) advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed to outside of the premises or in the interior within 10’ of any storefront transparent material except for merchandise tags not exceeding 144 square inches in size.

NEON REQUIREMENTS:

- PK Housings required with neon.
- If exposed neon, paint exposed end of PK to match adjacent surface. Provide clear standoffs.
- Exposed neon shall be on rheostat dimmer.
- Use no double backs if possible.
- If double backs are required, keep to a minimum quantity; paint out to match adjacent surface.

ACCEPTABLE SIGN TYPES:

- Fiber optics.
- Edge lit sandblasted glass.
- Light boxes if recessed and concealed.
- Routed backlit letters with translucent face.
- Dimensional letters of metal, or painted wood.
- Backlit individual letters pin mounted a maximum of 1” from a non-reflective background.
- High quality individual channel letters.
- Exposed neon backed by plexiglass as permitted by the Center.

UNACCEPTABLE SIGN TYPES:

- Vacuum formed luminous letters.
- Paper, cardboard, foamcore, cloth and decals.
- Signs painted directly on Tenant’s storefront sign.
- Animated and flashing lights or lasers.
- Projecting box or cabinet type signage-except when totally recessed.
- Television or projection screens within 10’ of the lease line

STOREFRONT BLADE SIGN DESIGN CRITERIA

Landlord encourages all Tenant's to design a unique non-illuminated three-dimensional blade sign. All signage is subject to Landlord approval. Landlord reserves the right to disapprove any signage that does not comply with Landlord's criteria.

SIGNAGE REQUIREMENTS:

- Tenant shall design, furnish and install the blade sign and bracket.
- Tenant's name, logo and/ or graphic image.
- Blade sign to be non-illuminated.
- Image must be on both sides of opaque material with 1/4" raised letters.
- Sign shall not exceed 18" in height and 24" in width.
- Material thickness shall be minimum of 1".
- Sign shall be hung using 1/16 – 1/8" airplane cable from Mall ceiling. A cable hanging ceiling system must be used. Cable shall either be mounted to the sign using clamps or attachment shall occur inside the sign panel.. Eye bolts are not permitted.
- Top of sign approximately 11' above finished floor.

ACCEPTABLE SIGN TYPES:

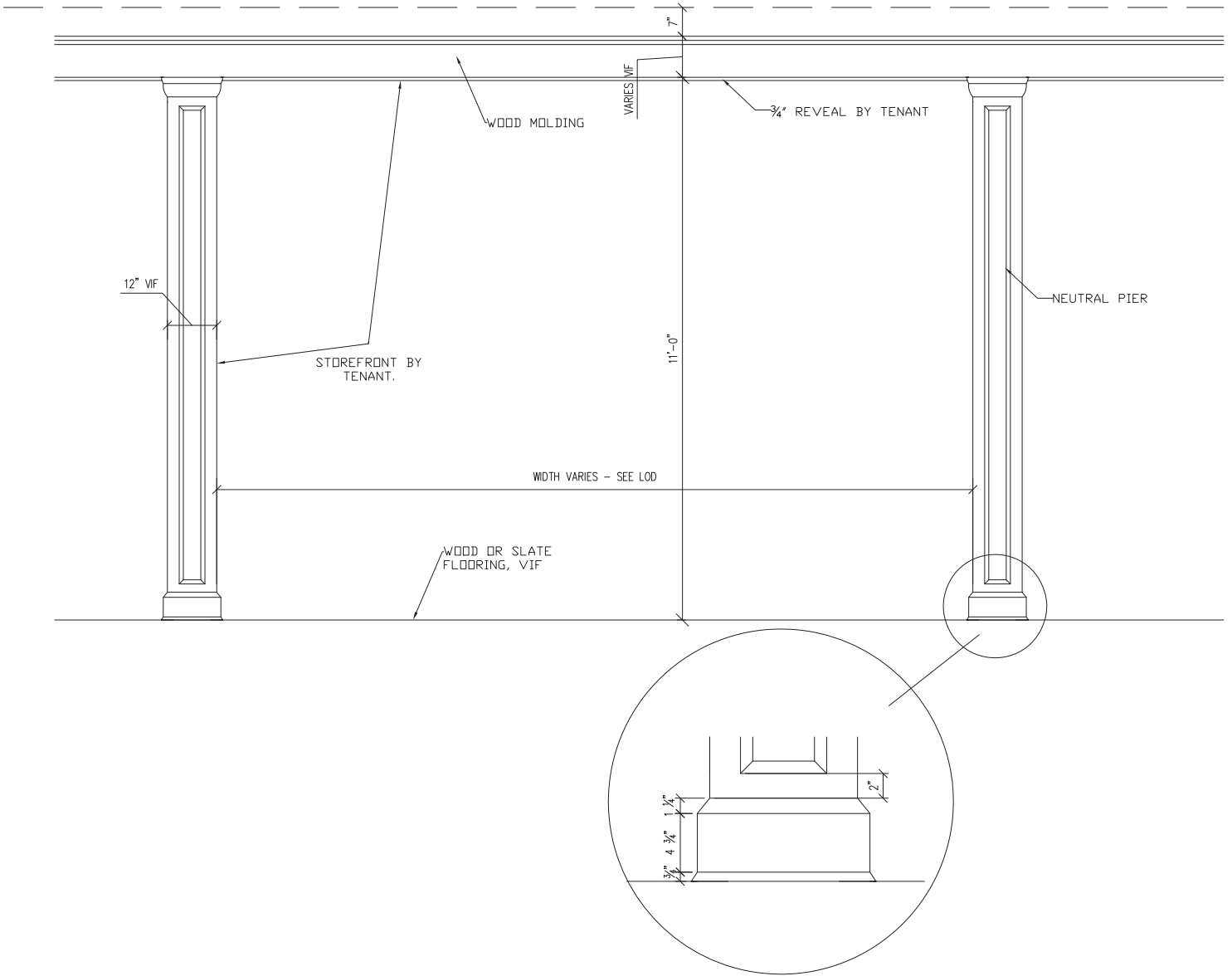
- Wood.
- Metal.
- Etched materials.

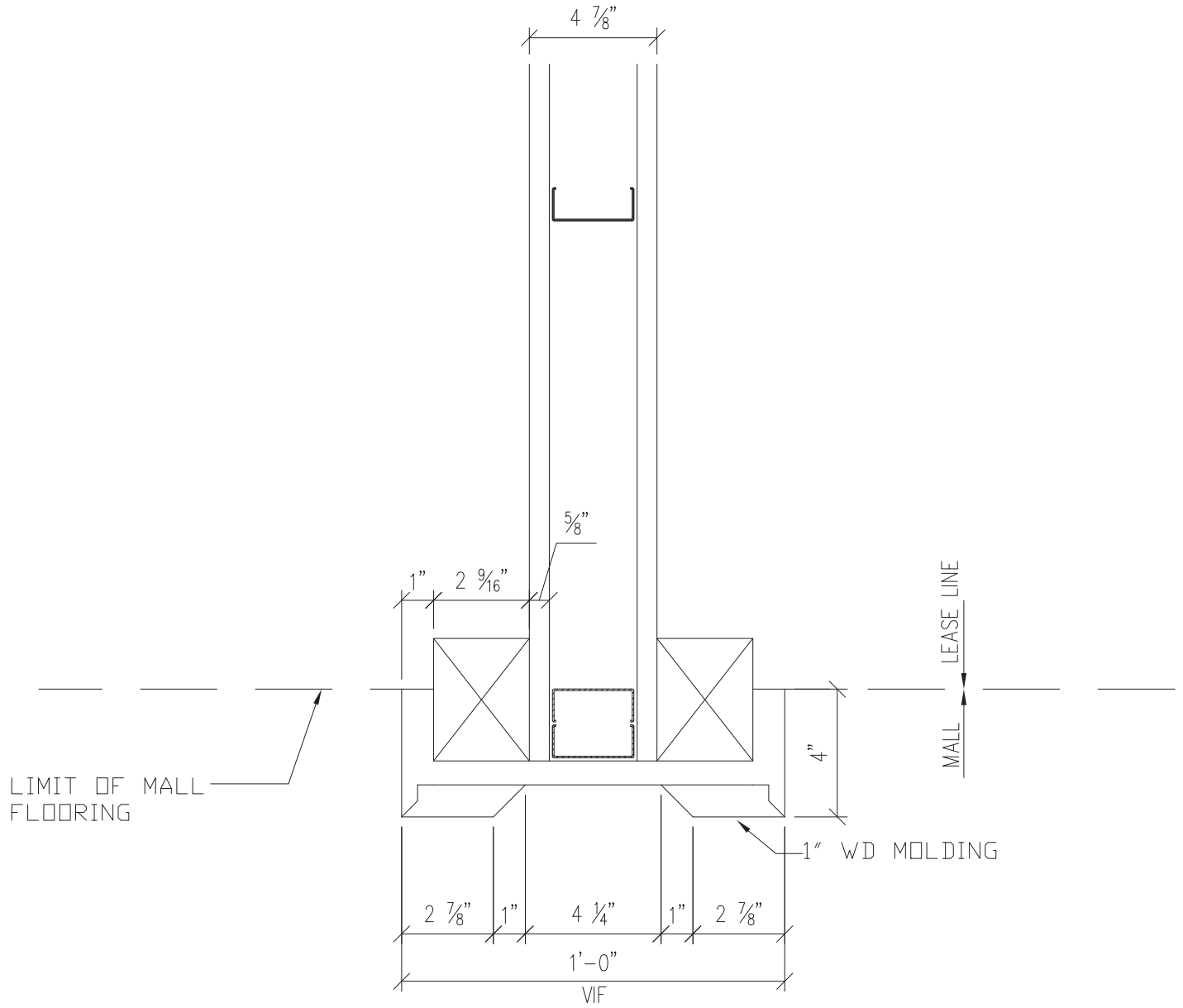
UNACCEPTABLE SIGN TYPES:

- Foamcore.
- Cardboard.
- Masonite.
- Paper.
- Vacuum formed signage.



ARCHITECTURAL
DETAILS





MECHANICAL, ELECTRICAL AND
PLUMBING
DESIGN CRITERIA

The following is a list of minimum design information required to expedite plan approval by Landlord. It is not intended to be a complete listing of all requirements, but should serve as a minimum checklist to be used by Tenant's design consultants to complete the construction documents. It is the responsibility of the Tenant's architect or engineer to field verify dimensions, utility locations and conditions prior to and during construction.

We urge you to read this manual in its entirety in order to fully understand the requirements needed to generate an approvable set of construction documents.

DESIGN CRITERIA - GENERAL REQUIREMENTS

Tenant must submit to Landlord for review, all documents and specifications for the design and installation of all systems. Landlord approval hereinafter referenced shall not imply acceptability of any system's operating performance or design. The scope of the Tenant's responsibilities shall include, but not be limited to the following:

1. Complete design and installation of a system for heating, air conditioning and ventilating, for Tenant's premises.
2. Complete design and installation of Tenant's toilet exhaust system for the premises.
3. Complete design and installation of a sanitary sewer and vent system for Tenant's plumbing facilities, including connection to Landlord's waste systems.
4. Complete domestic water service for Tenant, commencing from Landlord's piping.
5. Modifications to existing sprinkler systems or installation of new grid systems as required by local authorities and Landlord's criteria. Installation of audible and visual fire alarm systems in compliance with ADA regulations.
6. Complete design and installation of Tenant's electrical service distribution.
7. Complete design and installation of a system for electrical lighting for Tenant's premises. Connection to Landlord's energy management system, where necessary.
8. Complete design and installation of Tenant's smoke evacuation and connection of smoke evacuation system to Landlord's fire alarm panel where necessary.

SITE GENERAL MECHANICAL, ELECTRICAL AND PLUMBING SPECIFICATIONS

1. Plumbing

Domestic water tap size		3/4"
Sanitary sewer tap size		4"
Vent tap size	Provided	by Tenant
Water meter required		Restaurants/Special use Tenants
Gas availability	Y	es, restaurants only
Gas meter required	Y	es

2. Fire Protection

Central fire alarm system		No
Central smoke evacuation system		No
Sprinkler system	Y	es
Tenant smoke evacuation		Upper Level Tenants

3. HVAC

Central HVAC system		No
Packaged roof top units		Upper Level
Split system units	Lower	Level
Hot/Chilled water system		No
VAV system	No	
Fixed volume air system		No
Outside air	Lower	Level, Landlord supplied
Make up air systems		No

4. Electrical

Service voltage		277/480, 3-phase, 4 wire
Central energy management system		No
Electric meter required		Yes, in Tenants space

5. Roof Type

Built-up or single ply (verify location)

MECHANICAL DESIGN CRITERIA

GENERAL

1. All upper-level Tenants to use a packaged roof top unit. All first-level Tenants to use a split HVAC system.
2. A free area for maintenance access and/or filter removal around and to the equipment shall be provided. Ample access to and around all sides of air condition equipment must be provided.
3. Exhaust fans for purposes of exhausting odorous fumes or heat, such as those found in cooking or beauty shop areas, shall be of the type having high velocity vertical discharge to project the air upward way from the roof and nearby intake openings (minimum discharge velocity shall be 2,000 FPM).
4. Tenant shall be responsible for balancing all duct systems related to the premises. Certified independent Test and Balance reports shall be furnished to the Landlord for review and approval. Test and Balance reports should be provided by AABC or NEBB licensed contractors.
 - a. Provide sufficient time before final completion date so that an independent contractor's test and balancing report can be accomplished. Provide a copy of the report to local mall management.
 - b. Provide immediate labor and tools to make corrections when required without undue delay. Install balancing dampers as required by test and balance agency.
 - c. The contractor shall put all heating, ventilating and air conditioning systems and equipment into full operation and shall continue operation of same during each working day of testing and balancing.
 - d. Testing and balancing agency shall be kept informed on any major changes made to system during construction and shall be provided with a complete set of as-built drawings.
5. Any Mechanical, heating, ventilating, or air condition or allied equipment to be installed by Tenant must conform to the following noise and vibration limits:
 - a. It must not produce sounds which emanate into any adjacent occupied areas (not occupied by or leased by Tenant) exceeding 35 DBA
 - b. In Tenant's premises, it must not produce sounds exceeding 35 DBA in normal areas of human activity.
 - c. If mounted on the roof or other structure, it must provide at least 95% vibration isolation of all frequencies generated by the equipment, and the mounting system must be such that no resonances can occur between the equipment and the structure. All mounted equipment must be furnished with factory vibration damper isolators.
6. Tenant shall perform all calculations in accordance with methods set forth in the latest American Society of Heating, Refrigerating, and Air Condition Engineer's Guide and Data Book and in accordance with good engineering practice. All calculations shall be performed in a neat manner. Tenant shall submit calculations to Landlord which show the heating and cooling loads for each space, calculations for the conditioned air supply to each space and calculations for the exhaust ventilation of each space requiring exhaust.

The following criteria must be observed when installing the HVAC roof top units:

- a. All HVAC units shall be equipped with a 120 volt outlet mounted to the unit on the roof top.
 - b. All HVAC units shall be bottom fed for supply and return air.
 - c. HVAC units must be set on enclosed curbs (12" or height) and located a minimum of three feet (3') from any side wall. The HVAC unit should not be visible from the parking lot or adjacent streets. bridging and/or blocking. Submit structural plans to Landlord for approval.
-

MECHANICAL DESIGN CRITERIA

- d. The HVAC unit must be located over a minimum of two major structural members and bar joists must be used to reinforce and adequately support the units. Do not remove any structural or misc. steel including bridging and/or blocking. Submit structural plans to Landlord for approval.
- e. A certified structural engineer registered in the state of Missouri must certify the existing structure is adequate to support the load of the HVAC units for the manner in which the unit is installed, including air-handlers hanging from joists. All modifications required will be approved by the Landlord's structural engineer, contracted by the Tenant, at Tenant's expense.
- f. Roof penetrations may not be located so close to one another that they interfere with proper flashing. Penetration for control and electrical wiring shall be made through the unit on full package equipment the curb or square pitch pan located within 30" of the curb. All penetrations will be performed by Landlord's roofing contractor at Tenant's expense.
- g. Cutting and patching: The Tenant's contractor shall coordinate with the mall roofing contractor all cutting and drilling necessary for the proper installation of the work.
- h. The Tenant must provide the mall office with a recommendation of the method of support for the installation of the rooftop HVAC unit. This recommendation must be from a certified structural engineer registered in the state of Missouri. Upon completion of HVAC installation, a letter shall be submitted from the engineer, stating that the unit has been installed in accordance with his recommended design. All recommendations of design and verification of completion shall have the structural engineer's embossed seal from the state.
- i. Fiberglass ducts will not be acceptable for run outs (maximum length six (6) inches). The minimum length shall be dictated by governing authorities having jurisdiction.
- j. Duct work and air distribution devices: All Tenant's duct work shall be furnished and installed by the Tenant in strict accordance with the ASHRAE Guide (latest edition) and the SMACNA construction standards (latest edition).
- k. Any required fire damper assemblies (including sleeves and installation procedures) shall be U.L. listed and approved by the building inspector prior to installation. Install duct and ceiling access to fire dampers.
- l. Toilet room shall be provided with 2 CFM per square foot, with a minimum of 50 CFM to be provided and connected to the light switch.
- m. Any existing rooftop equipment, which is not being used by the Tenant, shall be removed and disposed of at the Tenant's expense. All abandoned curbs and pitch pans to be re-roofed by the Tenant using Landlord's roofing contractor at Tenant's expense.

7. Existing HVAC system may be reused providing the Tenant meets the following criteria:

- a. Tenant may not reuse an HVAC unit five (5) years old or more. A new unit shall be installed in accordance with the Landlord's criteria.
- b. When reusing an existing HVAC system, the Tenant is in no way relieved of the responsibility to conform to the Landlord's criteria governing the HVAC.
- c. The Tenant may not alter the existing HVAC system in any way without first submitting plans for approval.
- d. No curb adapters will be allowed. New curbs must be installed with new HVAC units.

MECHANICAL DESIGN CRITERIA

DESIGN CONDITIONS

1. Design conditions heating:

Minimum space temperature sales and public spaces:

70°F day 60°F night

Minimum space temperature stock and service area:

60°F day 55°F night

2. Design conditions cooling:

Maximum conditioned space: 78°F

Maximum conditioned space relative humidity: 50°F

- a. Total air circulated will be based on internal sensible heat load at peak requirements but not less than code requirements.
- b. Tenant's HVAC system shall provide outside air for ventilation at a minimum rate of 0.1 CFM per square foot of lease area but not less than code requirements, should same be greater. Outside air shall flow through the air conditioning unit only.
- c. HVAC units shall be electrically driven, air cooled type.
- d. The Tenant shall paint the HVAC unit if required by the Landlord. The color shall be selected and obtained from the Landlord. All work shall be at the expense of the Tenant.
- e. The Tenant shall stencil the Tenant's name and space number on the HVAC unit at the location designated by the Landlord. The stenciling system can be obtained from the Landlord. All stenciling will meet the requirements of the Landlord.
- f. The Tenant must contract with an outside HVAC contractor for regular repair and maintenance of the system and provide proof of such contract to the Landlord. Coordinate this requirement with local mall management.

3. Minimum supply air change rate:

Sales and public areas 15 CFM per occupant

Stock and service areas 15 CFM per occupant

Minimum exhaust air quantities:

T oilets 2 CFM per square foot

Spaces with air contaminated
By odors or other contaminants 110% of supply

MECHANICAL DESIGN CRITERIA

4. Minimum outside air supply:
- | | | |
|-----------------------|------|-------------------------------|
| Sales spaces | as | required by code authority |
| Inactive stock spaces | none | |
| Active stock spaces | | as required by code authority |
5. Occupancy Load:
- | | |
|---------|--|
| People: | One (1) person per 50 square feet in sales and public spaces and one (1) person per 100 square feet in active status spaces, 250 BTUH sensible, 250 BTUH latent. |
| People: | One (1) person per 15 square feet in restaurant seating area and public spaces, 275 BTUH per sensible, 250 BTUH latent. |
6. Envelope Area:
- Areas of exterior walls shall be calculated from floor to underside of roof.
- Area of roof shall equal the Rentable Area of premises.
7. Electrical Load
- Internal heat gain from electrical loads shall be based on the following:
- One hundred percent (100%) of the total wattage from all installed lighting including but not limited to general, showcase, valance, accent, sign and misc. lighting.
 - One hundred percent (100%) of all wattage of all appliances, motors, and equipment operated continuously for three (3) hours or more.
 - A percentage of connected wattage for all appliances, motors, and equipment operated intermittently. The percentage shall be determined by the nameplate duty cycle or, if such nameplate rating is unavailable as indicated in the latest edition of the ASHRAE Fundamentals Handbook.
 - Where return air plenums are used, the heat gain due to recessed lighting shall be divided between the room and the return air plenum, with the division being 75% to the room and 25% to the plenum. Lighting heat rejected to the plenum shall not be included in calculating room supply air requirements.
 - Heat gain calculations shall be based on the time of peak gain (month, day & hour), considering coincident solar, thermal and internal environmental heat gains. Heat gain calculations shall be based on full internal heat gains (all lights on) and full outside air requirements at the design conditions. Heat gain shall include full connected process loads and diversity factors used to determine peak load. Heat loss calculations shall be based on full heat loss and full outside air requirements at design conditions.
 - If complete space usage and requirements are not indicated, the following factors should be used for determining maximum heat gain.
-

MECHANICAL DESIGN CRITERIA

1. Minimum Internal Heat Gains (based on net areas).

- a. Lights and power: leaseable areas 5 watts / square foot average

2. People: (based on total gross square feet):

Normal retail	100 sq. ft. / person avg.
Common areas	150 sq. ft. / person avg.
Medium density areas	30 sq. ft. / person avg.
Restaurant type facilities	40 sq. ft. / person avg.
Theatre type facilities	10 sq. ft. / person avg.
Lounge	20 sq. ft. / person avg.

TOILET EXHAUST SYSTEM

Tenant shall design and install an extension of toilet exhaust systems with ducts, exhaust fan, controls and roof vent as approved by Landlord. In some locations a common Landlord provided exhaust system exists for the Tenant to tap into.

MISCELLANEOUS EXHAUST SYSTEMS

1. Tenant occupancies that produce odors such as pet stores, beauty shops and food servers shall design an exhaust system in conjunction with HVAC system to provide and maintain a 10-15% negative pressure relative to the mall and adjacent premises to prevent transfer of odors and other contaminants.
2. All odor and moisture producing areas and high heat producing equipment and appliances must be exhausted by special mechanical exhaust systems to atmosphere. Special exhaust systems shall be designed to prevent odors, heat and/or moisture from entering the Mall and the Landlord's air conditioning system. Exhaust air quantities shall be in an adequate amount and shall be not less than required by codes.
3. All special exhaust systems including fans, ductwork, registers, grilles, controls and accessories shall be provided by Tenant. Exhaust discharge opening directly to the exterior will not be allowed without permission of Landlord. In all cases, exhaust ductwork shall connect directly to exhaust hoods, if provided, or registers or grilles mounted in ceiling in ventilated area.
4. It is required that totally enclosed, highly illuminated show windows be ventilated by means of positive air supply or exhaust. Such exhaust system may be discharged into false ceiling space if approved by Landlord.
5. Air quantities in excess of 15% of total air supplied to the premises, which are exhausted to atmosphere through Tenant's special exhaust system(s) require the Landlord's written approval.
6. Make-up air system shall provide a complete make-up system if Tenant requires exhaust air quantities in excess of 15% of total air allowed to the premises with approval of Landlord. Make-up system equipment and distribution shall be provided by Tenant/ All make-up air units shall be a minimum of 15 feet from any exhaust fan, HVAC equipment, or plumbing vents.

MECHANICAL DESIGN CRITERIA

7. Location of equipment serving special exhaust and make-up air systems and special heating and cooling systems shall be designated and/or approved in writing by the Landlord. Engineering and design showing structural loads added and all supports, engineering design and additional structural capacity shall be furnished and installed by the Tenant. Routing of ductwork serving special exhaust and make-up air systems shall be designated and/or approved by the Landlord. Tenant's duct passing through the roof shall have motorized shut-off damper(s) and UL approved fire dampers where required by code.

SPECIAL DUCTWORK SYSTEMS

1. Dishwasher Ducts:

- a. Ductwork for dishwasher exhaust shall be fabricated in accordance with the standards as herein before specified for rectangular low pressure stainless steel ductwork, except that in no case shall this ductwork be less than 20 gauge. All ductwork shall be properly pitched to drain to the hood connection, and all joints shall be soldered to prevent leaking.
- b. Dishwasher Duct Insulation: The dishwasher exhaust duct shall be insulated with one inch (1") thick fiberglass duct insulation with vapor barrier having a 3/4 lb. density. Insulation shall be adhered to duct surface with Foster 81-99 or approved equal adhesive applied in strips six inches (6") wide on 12" centers and all edges of insulation shall be butted. Fiberglass taping cord shall be used to secure insulation in place until adhesive sets.

2. Range hoods and exhaust ductwork shall be designed, fabricated and installed in accordance with NFPA Standard #96. Access doors shall be in the vertical face. The range hood and exhaust duct shall be insulated with two inch (2") thick blanket type fiberglass insulation with .20 BTUH per pound per degree Fahrenheit specific heat 1,000 degrees design. Insulation shall be installed over all exhaust ductwork located above the suspended ceiling, in full accordance with the manufacturer's instructions. Insulation shall be tied with fiberglass cord and all joints shall be lapped three inches (3").

DUCT ACCESSORIES

1. Registers and diffusers: Air distribution devices shall be ceiling or sidewall mounted registers or diffusers installed as required to achieve air distribution in accordance with good engineering practice. All registers and diffusers shall have integral manual volume control devices.

2. Return Air Grilles: Return air openings in ceiling shall have integral manual volume control devices.

3. Dampers: Fresh air, exhaust air and recirculating air dampers on built-up system shall equal Johnson Control D 1300 Proportionaire opposed blade with one percent (1%) maximum leakage rate. Dampers shall be installed on all return air ducts.

Exhaust fan discharge shall be Johnson Control D 1300 Proportionaire or equal, opposed blade with one percent (1%) maximum air leak rate. Relief air outlets shall have felted back-draft dampers. Entire air relief system shall pass maximum excess of supply above exhaust with not over 3/16" W.G. pressure drop total from interior space to outdoors.

Air intakes, exhaust discharge, relief outlets location and design must comply with Landlord and code requirements and limitations.

4. Flexible Connectors: Flexible duct connector shall be fire resistant type and installed on the discharge door inlet of all units containing fans. Maximum length shall be six (6) feet.

ELECTRICAL DESIGN CRITERIA

SERVICE AND DISTRIBUTION

1. All electrical work shall meet these criteria, NEC and state and local codes. Electrical plans are required to be sealed by an electrical engineer registered in the state of Missouri.

2. Tenant service is 277/480 volt, 3 phase, 4 wire.

3. Main distribution switchboards, if required, shall be fused-switch type for service entrance duty.

Distribution panels shall be fused switch type.

Lighting panel boards shall be either 120/208 volt circuit breaker type with all bolt-on breakers rated for switching duty. Load center construction is not acceptable.

4. All wiring devices shall be specification grade including duplex grounding type convenience outlets and 20 amp wall switches.

5. Conductors shall be all copper with Type THHN/THWN insulation. No conductors shall be smaller than #12. On 120 volt circuits longer than 100 feet from panel to center of load, #10 conductors shall be used. On 277 volt, if available circuits longer than 200 feet from panel to center of load, #10 conductors shall be used.

6. All wiring including all low voltage wiring shall be run in metal raceways consisting of rigid galvanized steel conduit, or EMT. For EMT, only compression type fittings shall be used. Minimum conduit size 1/2". The use of BX, IMC or MC are not permitted.

7. Telephone conduit, if required, shall be the same as the conduit specified above. Telephone service to the premises shall be installed by the telephone company. Tenant shall leave pull wires in all conduit. All details on installation shall meet the requirements of local telephone company. Landlord shall provide a telephone distribution point accessible to the Tenant, to permit Tenant to extend from within the premises to the point of connection.

8. Transformers, if applicable, shall be dry type 480 volt, 3-phase primary; 120/208 volt, 3-phase, 4-wire secondary for sizes 15 KVA and above.

Transformers rated less than 15 KVA may be single phase 480 volt, 120/208 volt, 150 degree Heat Rise.

Transformers shall have a class H insulation with multiple taps above and below the rated voltage. Transformer demand shall not be more than 80% of the transformer rating.

Single-phase transformers shall be connected between the phases indicated by Landlord. Single-phase transformers are not permitted without Landlord approval.

Transformers neutrals shall be securely grounded to the building steel.

10. The connected loads shall be balanced so that a variation of amperage among the phases of less than 10% is present.

11. Tenants providing metering provisions within their space shall provide equipment approved by the Landlord.

12. If Tenant design load is greater than Landlord allowance, Tenant shall coordinate with Landlord regarding increased loading and Tenant calculations for "service switch", fuse protection and service conduit and wire.

The cost of the larger service and of any other electrical work necessary to accommodate the larger load shall be at the Tenant's expense.

13. Tenant shall run an energy efficient space. Where applicable, lighting, HVAC and heavy equipment shall be run at 277/480 volts.

14. All electrical equipment shall carry the Underwriters Laboratory (UL) rating.

15. The electrical contract drawings should indicate available short circuit current at the Owner's end of the Tenant service feeder. All equipment shall be installed to withstand the available short circuit current within the Tenant space with protective devices properly coordinated.

16. HVAC Wiring: Tenant's air conditioning system shall be powered off of Tenant's electrical distribution system.

LIGHTING

1. Exit lights shall be supplied for each separate room to meet code light level requirements. Rechargeable battery pack units are the only acceptable source. Sales area exit lighting to be clear edge lit acrylic type.

2. Lighting Fixtures: All fluorescent and incandescent lighting fixtures in Tenant's public areas (other than decorative fixtures or track lighting) shall be recessed. All recessed light fixtures within a rated ceiling shall be installed to provide a non-combustible assembly.

Fluorescent fixtures shall have parabolic louvers or diffusers. The lenses of all fluorescent fixtures within the sales area shall be fully recessed. Plastic acrylic lenses are prohibited.

Tenant shall install incandescent light fixtures in the storefront control zone. Tenant should submit catalog specifications of all proposed light fixtures within Tenant's leased area to Landlord.

3. Display Windows: All display windows must have lighting. Display window lighting should be controlled by a 7-day, 24-hour time clock and be on during the hours that the mall is open. Display window lighting at ceiling should be glare free at the storefront glass line.

ELECTRICAL DESIGN CRITERIA

4. Showcase lighting: All showcases and display cases must be adequately lighted, using a concealed light source. Pre-wired fixtures must be UL rated and meet the requirements of local code.
5. Lighting fixture ballasts shall be high power factor, CBM labeled.
6. Flexible metal conduit, up to six feet (6') in length, may be used between recessed accessible fixture outlet box and recessed fluorescent lighting fixtures. Outlet boxes of this type may serve up to four separately recessed fluorescent fixtures.

MISCELLANEOUS PROVISIONS

1. Tenant may install a music system, after first obtaining approval from Landlord. Tenant must submit shop drawing showing the type of system, manufacturer, model number, layout of speakers, and all wiring (both within the premises and leading to and from the premises). In no event will a system be allowed which is not in conformity with the noise criteria. Speakers can not be located within 20' of the store entrance.
2. Key switches for rolling grilles shall be recessed and shall not face toward the Mall common area.
3. All fixtures, devices, equipment and materials used shall bear UL labels.
4. All satellite dishes shall be approved by the Landlord prior to construction start. No roof penetration may occur during satellite dish installation. Landlord prefers satellite dish be attached to Tenant HVAC rooftop equipment.

PLUMBING DESIGN CRITERIA

GENERAL

1. Design: All plumbing work and materials shall be designed in conformance with good engineering practice, applicable state and local codes, and Landlord's requirements as specified herein.
2. Minimum Toilet Requirements: Mall tenants shall install a minimum of one (1) handicapped accessible toilet; second toilet shall be installed if required by code.
3. Sanitary: Sewer lines installed shall be no larger than the line to which they are to be connected.

Restaurants or other Tenants engaged in food preparations shall install separate waste lines from all grease producing sources to a grease interceptor located within the premises; grease interceptor outflow shall connect to sanitary sewer ahead of toilet connections.

Tenant must obtain a maintenance agreement for the grease interceptor and provide copies of agreement meeting Landlord requirements to Landlord's on-site representative.

Tenants shall install cleanouts and floor drains as required. Cleanouts to service Tenant's plumbing must turn up flush with the floor or wall and be accessible only from the Tenant's premises or Landlord's common areas. No cleanouts are permitted above ceilings.

Tenant shall provide floor drains in toilet areas and in immediate vicinity of other sources of water.

4. Domestic Water: The taps into domestic water line shall be a minimum of one pipe size smaller than line in which tap is made.
5. Sanitary Vents: Vents shall be extended through roof in accordance with roof penetration specifications.
6. Freeze Protection: Tenant shall insulate or otherwise provide protection for all piping installed by Tenant or occurring within premises for Tenant's or common benefit which may be subjected to freezing temperatures.
7. Water Heaters: Tenant shall install and maintain electric water heaters as necessary. Heaters shall be UL listed and relief valves shall be piped to open floor drains or other air gap drain connection. The use of insta-hot or similar type devices is not permitted. Tenant must have two inch (2") deep galvanized drip pan piped to a floor drain. Located under water heater.
8. Calculations: Tenant shall provide calculations showing the basis of capacity or size selections for all piping and connected equipment.
9. Provide an approved backflow preventor for main domestic water line and connections to fire protection systems.

PIPE AND PIPE FITTINGS

Materials shall be as follows:

1. Sanitary sewer and waste within the building: Standard weight cast iron, coated bell and spigot type two inches (2") and over, threaded cast iron, IPS type, 1-1/2" and less, galvanized wrought iron cast fittings, or type DWV copper with cast copper fittings with sweat joints.
2. Vent and re-vent piping: Schedule 40 galvanized with cast iron drainage fittings, or type DWV copper with cast copper fittings with sweat joints. Provide dielectric unions between copper and steel connections.
3. Cold water and piping: Type L hard copper with wrought copper fittings using sweat joints, with dielectric unions between copper to steel connections.
4. Cold water, service pipe: Type K hard copper, two inches (2") and smaller. For three inches (3") and larger, Clow Class 53 cast iron water main piping with mechanically sealed joints.
5. All cleanouts: Full size of pipe, but need not be larger than four inches (4").
6. Floor drains: Service areas (4" minimum) cast iron body, sediment bucket with bypass drainage and cast iron grate, coated, Zurn Z542, Josam 5450 or Smith 2240.
7. Gas piping and casing: Gas piping two inches (2") and smaller shall be Schedule 40, black steel, ASTM A120 or A53, with screwed malleable iron fittings for all areas except underground, in return air plenum ceilings, and piping 2-1/2" and larger where piping and fittings shall be welded. Gas piping located above the roof shall be supported on approved carriers and shall be painted in Landlord designated color.

Gas casing shall be Schedule 40, black steel, welded, ASTM, A120 or A53, with screwed malleable iron fittings for all areas except underground and in return air plenum ceilings where casing and fittings shall be welded. Underground gas piping passing directly beneath the building and gas piping located in return air plenum ceiling shall be encased. Casing shall be completely gas tight and shall be vented to the atmosphere.

VALVES AND COCKS

Valves shall be Crane, Walworth, Scott, Lukenheimer, Powell, Jenkins, Ohio Unjector, Hammond-Heavy Duty, or accepted equal as follows:

1. Valves two inches (2") and smaller and those in copper or brass piping must have brass bodies.
2. Larger valves may have brass or ferrous bodies.
3. Globe and angle valves shall have brass rings and removable composition discs.
4. Check valves shall have non-ferrous clappers and seats, and shall be 45 degrees
5. Gate valves shall be of the wedge disc type with non-rising stem.

PLUMBING DESIGN CRITERIA

6. Underground gate valves shall be suitable for underground service, with identified box at grade and removable operator. Valve boxes shall be equal to Clow F-2450, identified as to “water” or “gas”.
7. Valve handles shall be of metal, ventilated, self-cooling type.
8. Union or flange union adjacent to each valve or group of valves shall permit removal of valve body.
9. Valves must be accessible for operating and so that bonnet assembly may be readily removed.
10. Gas Cocks: 125 lb. WOG, screwed, bronze, flat heat cock, shall be used for sizes two inches (2”) and smaller, and 125 lb. WOG, semi-steel lubricated cocks for sizes 2 1/2” and larger.

SUPPORTS AND COVER PLATES

Pipe hangers, supports and inserts shall be as follows:

1. Piping shall be supported independently of all connections and sleeves by pipe hangers and pipe supports of Modern, Grinnell, Fee & Mason, AutoGrip or Crane make as follows:

Pipe Size	Maximum Distance from Sleeve in Wall End Offset or Corner to Hanger	Hanger Spacing
Up to 1-1/4”	2’-0”	8’-0”
1-1/2”, 2”	3’-0”	10’-0”
2-1/2” and up	3’-0”	12’-0”

2. Hangers and supports shall be arranged to permit free, unrestrained and noiseless expansion and contraction of piping and must be adjustable.
3. Unless otherwise noted, hangers, supports, collars, associated equipment, etc., shall be of all steel construction with a heavy prime coat, except that portions in contact with non-ferrous pipe shall be same construction as pipe, plated with same metal as pipe, or covered with same metal as pipe, and securely fastened in place.
4. Overhead hangers shall be of the solid ring, split ring or clevis type, with adjustable steel rods securely supported from inserts or bolted to steel construction
5. Piping hung close to walls shall be supported by bracket type supports or from brackets with suspension ring hangers, arranged to position piping away from walls in center of sleeves, securely bolted to masonry walls or steel construction. Hangers and supports within 4’-0” of floor must be free of sharp edges, corners and projections.

PLUMBING DESIGN CRITERIA

INSULATION

1. Pipe Cover: Shall be one inch (1") thick fiberglass (K=0.23 at 75F) with factory applied white, flame resistant, vapor barrier jacket type ASJ, as manufactured by Owens-Corning, Gustin-Bacon or PPG.
2. Valves and Fittings: Shall be covered with 3-1/2# demsotu 1/2" thick fiberglass protected with a 6 oz. flame retardent treated, canvas jacket.

INSTALLATION

1. Piping shall run true, straight, plumb, and parallel with walls; have uniform pitch; be centered in hangers or supports independent of connections and sleeves; be anchored as required to control movement; be provided with expansion joints, expansion lets, expansion loops, and expansion connectors with flexible pipe and fittings arranged as required to permit free, unrestrained, noiseless expansion and contraction, and freedom from strain on equipment.
2. Accessible unions or flange unions shall be provided in each branch, adjacent to each equipment connection, each valve, or device, or group of devices and at least every 75'-0" in mains.
3. All connections between iron and copper pipe shall have dielectric unions.
4. Connections to soil, waste and drain stacks shall be at 45 degrees; those to vent stacks may be at 45 degrees or 90 degrees.
5. Unless otherwise noted, soil, waste, drain and vent stacks shall be concealed in walls, pipe chases, or shafts with cleanouts extended to accessible locations.
6. All plumbing fixtures shall be properly vented to prevent siphoning of traps. Use lead jackets for roof vents only.
7. Tenant shall install air chambers or shock absorbers in piping system to prevent noise and damage due to water hammer. All branch piping shall have accessible service valves.
8. All hot and cold water piping including all piping in pipe chases shall be covered with one (1) inch specified insulation. Insulate all valves and fittings, except unions and taper, seal and cover all insulation endings. All horizontal runs (except underground sanitary storm and waste sewers) and all fittings including roof drain and sumps, shall be covered the same as water piping.
9. The domestic water piping system shall be filled with a solution containing 50 parts per million of chlorine and allowed to stand for not less than six (6) hours before flushing. Chlorination shall be performed after all piping and final connections and pressure tests have been completed.

If after the pipes have been chlorinated, the pipes have to be dismantled, the chlorination process shall be repeated.
10. The plumbing system shall be installed in accordance with governing building codes and shopping center requirements.

PLUMBING DESIGN CRITERIA

11. Use square type pitch pans only.

12. All photographic film processing equipment must have an approved reduced pressure principle backflow prevention assembly installed at the water service connection (inside store, after meter).

PLUMBING FIXTURES

1. Selection of plumbing fixtures by Tenant is subject to the approval of Landlord.

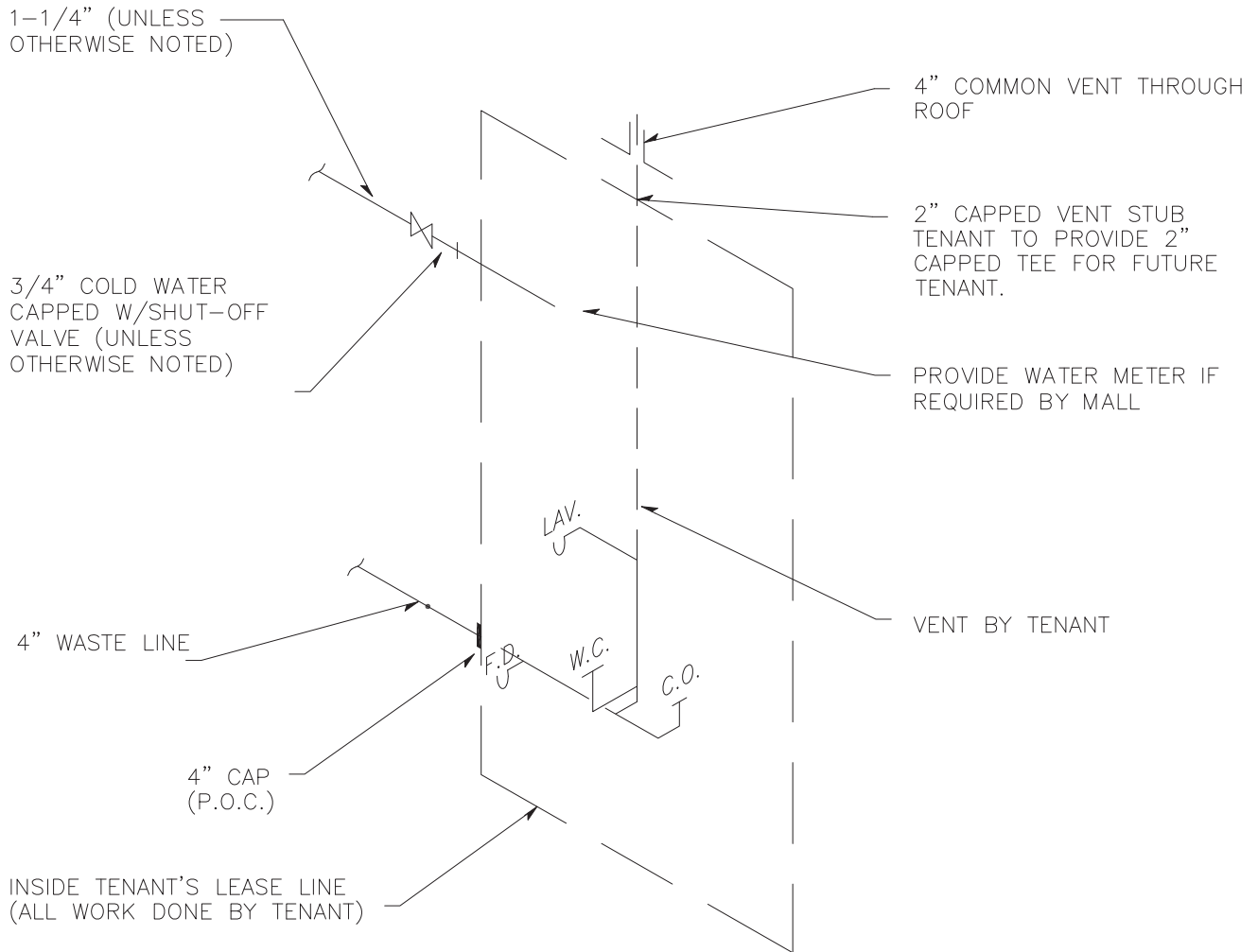
2. All fixtures not related to or utilized in food preparation shall be vitreous china.

3. All fixtures utilized in or related to food preparation shall be stainless steel.

4. Any plumbing or fixtures that can receive hair, such as pet shops and hair styling or related shops, are required to install a lint and hair trap within the Tenant space

5. Low flow plumbing fixtures are required for water conservation.

PLUMBING DETAILS



NOTES:

ALL DOMESTIC HOT AND COLD WATER PIPING WITHIN TENANT SPACE TO BE INSULATED WITH 1" THICK FIBERGLASS ALL SERVICE JACKET TYPE WRAP AROUND INSULATION.

ALL SANITARY PIPE TO BE CAST IRON.

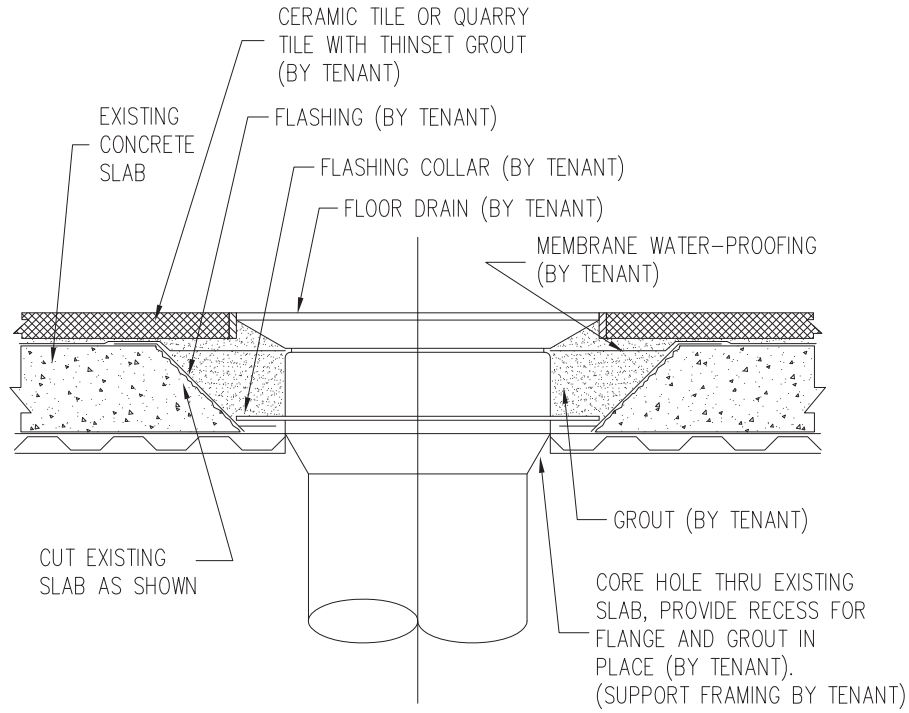
ALL DOMESTIC WATER PIPING TO BE L COPPER TUBING.

P.V.C. PIPING IS NOT PERMITTED.

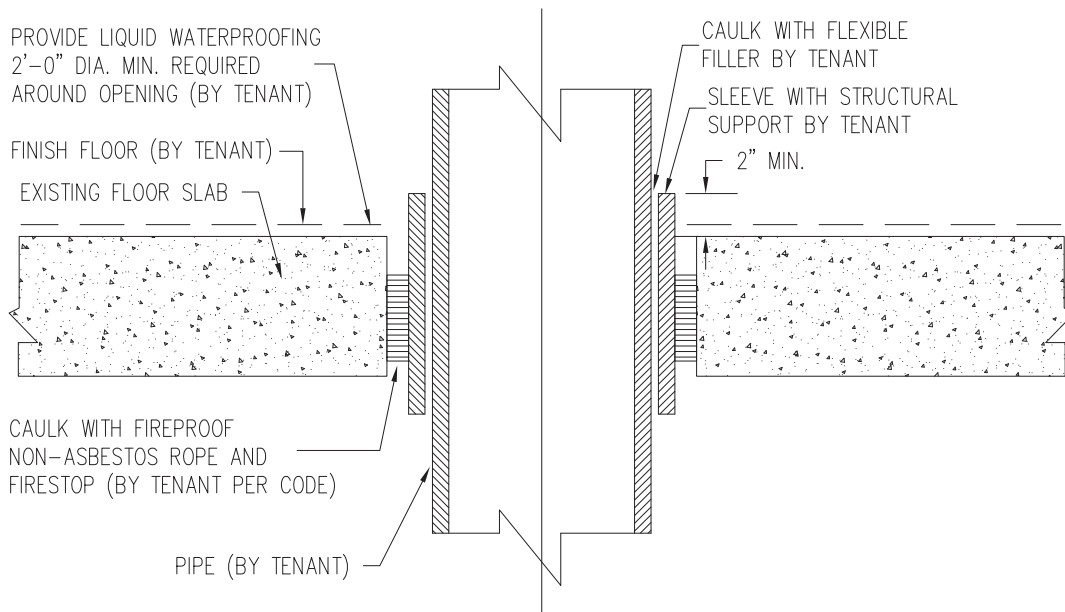
TENANTS TO PROVIDE WATER METER READ IN CUBIC FEET.

ALL TENANTS LOCATED ON MALL SECOND FLOOR MUST PROVIDE A WATERPROF MEMBRANE UNDER FINISH FLOOR AND TURN-UP 4" ON EACH WALL AT ALL PLUMBING AREAS WITHIN SPACE.

IF REQUIRED BY LOCAL AUTHORITY, TENANT IS TO PROVIDE AN INDUSTRIAL BACKFLOW PREVENTORS



FLOOR DRAIN PENETRATION



PIPE FLOOR PENETRATION

FIRE PROTECTION DESIGN CRITERIA

GENERAL

Design of new or modified system shall conform to current edition of the following: NFPA Standards #13, #71 and #72A and current IFPC Act.

PRESSURIZED EXTINGUISHER

1. Extinguisher shall conform to the requirements of NFPA Standard.
2. Retail establishments not engaged in food preparation nor stocking of flammable, volatile materials shall provide extinguisher suitable for Class A or Class C materials.
3. Food service establishments and those requiring the use or on-site storage of flammable, volatile materials shall provide extinguisher suitable for Class A, Class B, or Class C materials.

HOOD AND DUCT FIRE PROTECTION

All exhaust hoods used in food preparation establishments shall be equipped with a fire protection system conforming to Chapter 7 of NFPA Standard #96

SPRINKLER SYSTEM

The Tenant shall follow the criteria below for all sprinkler work:

1. Sprinkler is existing in standard grid pattern. The Tenant may rearrange if required, but in all cases must maintain conformance to governing codes. **Tenant's General Contractor must contract with Landlord's approved sprinkler contractor at Tenant's expense.** The Tenant must submit a sprinkler plan for Landlord's approval.
2. Contractor shall notify the Landlord at least 48 hours in advance of making any modifications to the sprinkler systems.
3. In order to clear alarms, contractor shall contract security or Mall maintenance supervisor at least 60 minutes prior to any drain down. Contractor shall remain for one (1) hour after the system has been refilled to check for leaks or other problems.
4. No System will be left to drain overnight. All systems have to be charged and operational when workers leave from the job site.
5. Branch lines may only service one space.

EMERGENCY SMOKE EVACUATION

The following criteria should be observed when an emergency smoke evacuation system is required by the governing code and/or by the Landlord.

1. The Tenant shall arrange for the installation of detectors and maintenance agreements for smoke evacuation systems from an approved Landlord's fire protection contractor. The total cost of installation is the Tenant's sole responsibility. The Tenant's detectors and smoke evacuation fans shall be coordinated with the Landlord. All work shall be in compliance with the governing building codes.
2. Smoke detectors must be located within ten feet (10') of the front of the Tenant space and shall be Fenwal model CPD 7021.
3. The Tenant shall supply the Landlord with a copy of the service contract and maintenance agreement for the detectors.
4. Tenant shall provide his own emergency smoke evacuation exhaust fan(s) and ducting. Smoke exhaust fan shall be an integral part of all new Tenant HVAC roof top units.
5. Fan operation shall be interlocked with the Tenant's smoke detector.
6. Tenant shall meet all governing codes and plans must be submitted to fire marshal and all other required parties for approval.
7. HVAC unit controls shall be interlocked with smoke evacuation system to shut off HVAC when smoke is detected as per 1988 UBC Appendix, Chapter 56.
8. Prior to the Tenant's opening, the smoke evacuation system shall be tested and found to be functioning properly. Testing and verification shall be done in the presence of the Landlord's on-site representative.

CONSTRUCTION RULES AND REGULATIONS

CONSTRUCTION RULES AND REGULATIONS

POST AT JOB PHONE

Important Phone Numbers:

Fire, Ambulance, Police	91	1
Security/Maintenance * 24 hour Cellular Phone *		(314) 413-4357
Plaza Frontenac Management Office	(314)	432-6760
Plaza Frontenac Management Office Fax		(314) 432-0437

It is the responsibility of the GENERAL CONTRACTOR to enforce these guidelines with all the subcontractors on the site. Failure to follow these guidelines may result in the shutdown of construction and/or fines.

DEMOLITION

- The general contractor may be required to supply and install a barricade of 1/2" drywall with metal studs from floor to ceiling. The wall must sit on one (1) layer of masonite. Between the barricade track and the lease line, the Landlord floor will be covered with two (2) layers of masonite with a poly barrier in between and turned up at least one (1) foot on the barricade. (See attached Barricade and Floor Protection Detail). A dust curtain is required at all doorways. This wall must be taped with 2" masking tape and painted a Landlord specified color. The floor outside the barricade must be protected with poly while the wall is built and during its demolition. If a door is permitted, it must have a closure. A Landlord approved cove base is also required.
- Prior to demolition, a Landlord Required Electrical Contractor shall disconnect the electrical service and install temporary lighting in the space.(Please refer to Landlord Required Contractors List) All on/off valves and switches must also be located for the water and fire sprinkler service.
- The general contractor's superintendent must be present during all work at the site, including after hours and demolition.
- A wet vac and a mop bucket must be on site during demolition and construction.
- Three (3) fire extinguishers must be accessible in the construction area.
- A 4' X 6' throw rug or carpet must be used at both the front and back entrances to prevent tracking on the flooring. A 24" dust mop must be kept on the job site. All entrances must be draped with a heavy poly curtain and doors have closures.
- Masonite, supplied by the contractor, must cover the mall floors from the tenant space to the service corridor or outside entrance while demolition materials are removed and new materials are brought into the space. The area must be stantioned off from mall pedestrian traffic or marked with caution signs.
- One 20 yard dumpster may be left on the dock during construction. Positioning subject to management office approval. Pick up and delivery of all containers must be witnessed by security. Pre-arrange this with your waste hauler.
- All mall floors (including corridors) must be dry dust mopped by contractor daily, or as needed to protect the common area and mall shoppers. Absolutely no chemicals used on mall floors – this to include Pledge, Endust, etc.

CONSTRUCTION RULES AND REGULATIONS

- All carts and wheelbarrows must have rubber or polyurethane wheels.
- Mist all debris with a pressure sprayer before exiting mall.

GENERAL CONSTRUCTION

- All materials and supplies must be brought into the mall through the loading dock before 9:00 a.m. Nothing is allowed in or out of the customer entrances. See demolition item 7.
- If materials are too large to bring in through the loading dock, arrangements must be made with the Plaza Frontenac Management Office in advance for an alternate means of entry.
- No vehicles or service trucks may be left in the dock area except while loading and unloading.
- No vehicles in the fire lanes. Violators will be ticketed by the Frontenac Police Department.
- Contractors/subcontractors must park against the west hill in contractor lots, verify location with Mall Management. Violators will be towed.
- **The approved landlord drawings must be on site at all times.**
- No debris or construction materials will be allowed in mall trash chutes.
- All work and construction materials must be contained within the tenant's store at all times. No lunches or breaks may be taken in the mall common area or at the mall entrances.
- No loud equipment may be used during mall hours (i.e. radios, hammerdrills, chisels, core drills, etc.)
- **No gasoline or propane powered equipment may be used in mall (generators, welding equipment, etc.)**
- Any and all welding done on the job site must be approved by the management office 24 hours in advance.
- Tenant to obtain hot work permit from mall operations prior to welding.
- The management office must have 48 hours notice before any sprinkler work is done. **NO EXCEPTIONS!!!**
- All sprinkler shut downs will be charged to the tenant per the lease for each day that the system is drained and filled.
- No penetration of the roof will be permitted without prior approval by the management office. All penetrations must be made by the Landlord's roofing contractor.
- Hoisting of HVAC equipment by boom truck or helicopter to the roof must be cleared with the management office 48 hours in advance. Three (3) quarter inch plywood must be put down on the roof while transporting the AC unit on a cart with pneumatic tires.
- All penetrations of concrete slab must be core drilled and approved by the management office. **Channeling is prohibited!!!**

CONSTRUCTION RULES AND REGULATIONS

- All concrete and masonry penetrations must be sealed with quick plug and fire caulk. All demising wall \ penetrations must be fire taped.
- If outside access is needed between the hours of 10:00 p.m. and 6:00 a.m., security must be furnished by Plaza Frontenac on an hourly fee to be paid by the general contractor. If security is needed, 48 hours notice must be given to the management office.
- Each construction site must provide temporary restroom facilities either at the work space or at a location approved by mall management. **Do not use the customer restrooms.**

CONSTRUCTION CHARGES TO TENANT

1.	Sprinkler Shutdown	\$500 each day
2.	Temporary Utility Fee	30¢ per square foot (Billed on a per month basis)
3.	Landlord Floor Material	\$16 per square foot
4.	Temporary Storefront Barricade (If installed by Landlord)	\$60 per lineal foot
5.	After Hour Security Charge	\$20 per hour
6.	Cleaning Charges	\$20 per hour

These are estimated costs. Check with the tenant for actual fees charged per lease.

CHECK IN PROCEDURE

Prior to the start of any work, all contractors must check in at the Mall Management Office. On or before that date, the contractor must supply to the Mall Manager the following:

1. A completed Tenant Contractor Information Sheet
2. A copy of the Building Permit
3. A Certificate of Insurance with Additional Insured Language made out to: See Page 58
4. A security deposit check in the amount of \$5,000.00 made out to Plaza Frontenac Acquisition.
5. A utility deposit check in the amount indicated in the section entitled "utilities charges"
6. Signed copy of construction guidelines.
7. Signed general contractors Asbestos Statement - See Exhibit A.

MALL MANAGEMENT ADDRESS:

Plaza Frontenac
97 Plaza Frontenac
St. Louis, MO 63131

CONSTRUCTION RULES AND REGULATIONS

INSURANCE

The Certificate of Insurance must provide for a comprehensive general liability policy including bodily injury liability with minimum limits of \$500,000.00 for injury or death of one person, \$2,000,000.00 per occurrence, and property damage limits of \$500,000.00, or to be a combined single policy limit of \$2,000,000.00. See Tenant Design & Construction manual for additional information regarding insurance requirements.

CONSTRUCTION PLAN APPROVAL

All Construction and remodeling plans must be approved in writing by GGP Tenant Coordination Department. No construction is allowed without this

JURISDICTIONAL AUTHORITIES/DIRECTORY

Building Department	City of Frontenac Building Department
10555	Clayton Road
Frontenac,	Missouri 63131
Attn:	John Morgan
Building	Commissioner and Zoning Administrator
314-994-3200	

Fire Department	City of Frontenac Fire Department
10555	Clayton Road
Frontenac,	Missouri 63131
Fire	Chief: Chief Jack Trout
314-994-1801	

Health Department	St. Louis County Health Department
1	11 S. Meramec
Clayton,	Missouri 63105
314-615-0500	

Electric	AmerenUE
1901	Choteau
St.	Louis, Missouri 63103
	314-621-3222 or 800-552-7583(outside St. Louis calling area)
	(Have unit number and/or meter number when calling)

Gas	Laclede	Gas Company
720		Olive
St.		Louis, Missouri 63101
314-342-0500		
314-621-6960		(customer service)

Water	Missouri-American	Water
535		N. New Ballas Road
St.		Louis, Missouri 63141
314-991-3404		

CONSTRUCTION RULES AND REGULATIONS

Sewer		Metropolitan St. Louis Sewer District
2000		Hampton Avenue
St.		Louis, Missouri 63139
Billing		Department
314-768-6200		
Telephone	A	T&T
Business		Service
800-499-7928		
Complex Address:		Plaza Frontenac
1701		S. Lindbergh Boulevard
St.		Louis, Missouri 63131
Corporate Office		General Growth Properties
1		10 North Wacker Drive
Chicago,		IL 60606
Mall Office	Plaza	Frontenac
David		Freeburg, General Manager
97		Plaza Frontenac
St.		Louis Missouri 63131
(314)		432-6760
Fax		(314) 432-0437
		Email: David Freeburg david.freeburg@ggp.com
Bill		Johnson
Maintenance		Supervisor
(314)		432-6760

CONSTRUCTION RULES AND REGULATIONS

CERTIFICATE OF INSURANCE

Certificate Holder	Plaza Frontenac Acquisition, LLC
97	Plaza Frontenac
St.	Louis, MO 63131
Additional Insured	Plaza Frontenac Acquisition and its direct and indirect parents and subsidiaries, any of their affiliated entities, successors and assigns and any current or future director, officer, employee, partner, member or agent of any of them.

Required coverage and minimum amounts.

a. Workmen's Compensation at statutory limits, as required by applicable state law, and Employer's Liability Insurance, with limits for coverage "B" of not less than \$500,000.00 and as required by any Employee Benefit Act or other statutes applicable where the work is to be performed, as will protect Tenant's Contractor from any and all liability under the aforementioned acts.

b. Comprehensive (or Commercial) General Liability Insurance (including Independent Contractor's Liability) in an amount not less than \$2,000,000.00 per occurrence and in the aggregate whether involving personal injury liability (or death resulting therefrom), bodily injury or property damage liability or a combination thereof. Such insurance shall provide for explosion and collapse coverage and contractual liability coverage and shall insure the Tenant's Contractor against any and all claims for personal injury, including death resulting therefrom and damage to the property of others and arising from its operations under the Contract whether such operations are performed by the Tenant's Contractor or by any one directly or indirectly employed by any of them.

c. Comprehensive Automobile Liability Insurance, including the ownership, maintenance and operations of any automobile, owner, hired and non-owned in an amount not less than \$1,000,000.00 per occurrence whether involving personal injury liability (or death resulting therefrom), bodily injury or property damage liability or a combination thereof. Such insurance shall insure the Tenant's Contractor against any and all claims for bodily injury, including death resulting therefrom, and damage to the property of others arising from its operations under its Contract with Tenant whether such operations are performed by the Tenant's Contractor or by any one directly or indirectly employed by any of them.

d. Owner's and Contractor's Protective Liability Insurance insuring Landlord and Tenant against any and all liability to third parties for damage because bodily injury liability (or death resulting therefrom), and property damage liability of others or a combination thereof which may arise from work in the completion of the premises and any other liability for damages which the Tenant's Contractor is required to insure under any provisions herein. Said insurance shall be provided in minimum amounts as follows:
Bodily injury and property damage in a minimum combined single limit of \$2,000,000.00.

e. Builder's Risk Completed Value Form affording "All Risks of Physical Loss or Damage" on its work in the premises as it relates to the building in which the premises are located, naming the interest of Landlord, Tenant's General Contractor and all Subcontractors as their respective interests may appear, within a radius of 100 feet of the premises.

f. Coordinate any additions or changes to the above insurance requirements with local mall management.

LANDLORD REQUIRED CONTRACTORS

DEMOLITION

Callahan Company
123 Connie
St. Charles, MO 63301
636-946-0155

Aalco Wrecking Company
1700 N. Lindbergh Blvd.
St. Louis, MO 63132
314-991-3255

DUMPSTERS

Waste Management
7320 Hall Street
St. Louis, MO 63147
314-506-4700

ELECTRICAL SWITCHGEAR

Bell Electrical
Harry Osborn / Jeff Horvath
128 Milwell Dr.
Maryland Heights, MO 63043
314-739-7744

ROOFING - SINGLE PLY

Bade Roofing, Inc.
3806 Lemay Ferry Road
St. Louis, MO 63125
314-892-1331

ROOFING - BUR/SINGLE PLY

Taylor Roofing
Steve Michalke
1127 East B Street
Belleville, IL 62220
618-233-2424

SPRINKLERS

St. Louis Automatic Sprinkler Company
Ron Hangge
3928 Clayton Ave.
St. Louis, MO 63110
314-533-7710

United Fire Protection
Charlie Vaughn
5323 Northrup Ave.
St. Louis, MO 63110
314-773-9600

Ahern Fire Protection
John Schotz
5555 West Park Ave.
St. Louis, MO 63110
314-535-4544

STRUCTURAL ENGINEERING

Frontenac Engineering
Michael Alberswerth
16 Sunnen Drive
Suite 165
St. Louis, MO 63143
314-644-2200

LANDLORD APPROVED CONTRACTORS

DRYWALL

Weis Drywall
Steve Hermann
11767 Lackland
St. Louis, MO 63146
314-432-5040

TJ Wies Contracting
Randolph Moore
200 TCW Court
Lake Saint Louis, MO 63367
636-561-8555

Orf Drywall
Dan Orf
606 S. Church Street
Wentzville, MO 63385
636-332-6472

DUMPSTERS

Waste Management
7320 Hall Street
St. Louis, MO 63147
314-506-4700

ELECTRICIAN

Bell Electrical
Jeff Horvath
128 Milwell Dr.
Maryland Heights, MO 63043
314-739-7744

Payne Crest Electric
George Lehmuth
10411 Baur Blvd.
St. Louis, MO 63132
314-996-0400

Stiarwalt Electric, Inc.
Charles Stiarwalk
1134 E. Walbash Street
O;Fallon, MO 63366
314-503-0836(cell)
636-379-8669(fax)
cstiarwalt@stiarwalt.com

FLOORING

Tony Prince Company
Tony Prince
11745 Lackland Rd.
St. Louis, MO 63146
314-567-4666

CI Select
Ellen Zucker
10725 Midwest Industrial Dr.
St. Louis, MO 63132
314-909-1990

GENERAL CONTRACTORS

Spiegelglass Construction
Barry Spiegelglass
11640 Lilburn Park
PO Box 27681
St. Louis, MO 63146
314-569-2300

Lauer Construction, Inc.
Timothy Leonard
98 Harvest Drive
St. Louis, MO 63304
636-928-9784

HVAC

Jarrell Contracting & Service Co.
Rick Clary
4208 Rider Trail North
St. Louis, MO 63045
314-291-0100

Quality Heating & Cooling
Bruce Holland
6141 Etzel Avenue
St. Louis, MO 63133
314-721-1263

PAINTING

O. Voorhees Company
Bill Voorhees
1656 Headland Dr.
Fenton, MO 63026
636-349-1656

Spectra Painting

Randy Meyer
13573 St. Charles Rock Road
Bridgeton, MO 63044
314-291-3120

Bazan Painting
Valentin Perales
1273 N. Price
St. Louis, MO 63132
314-991-3500

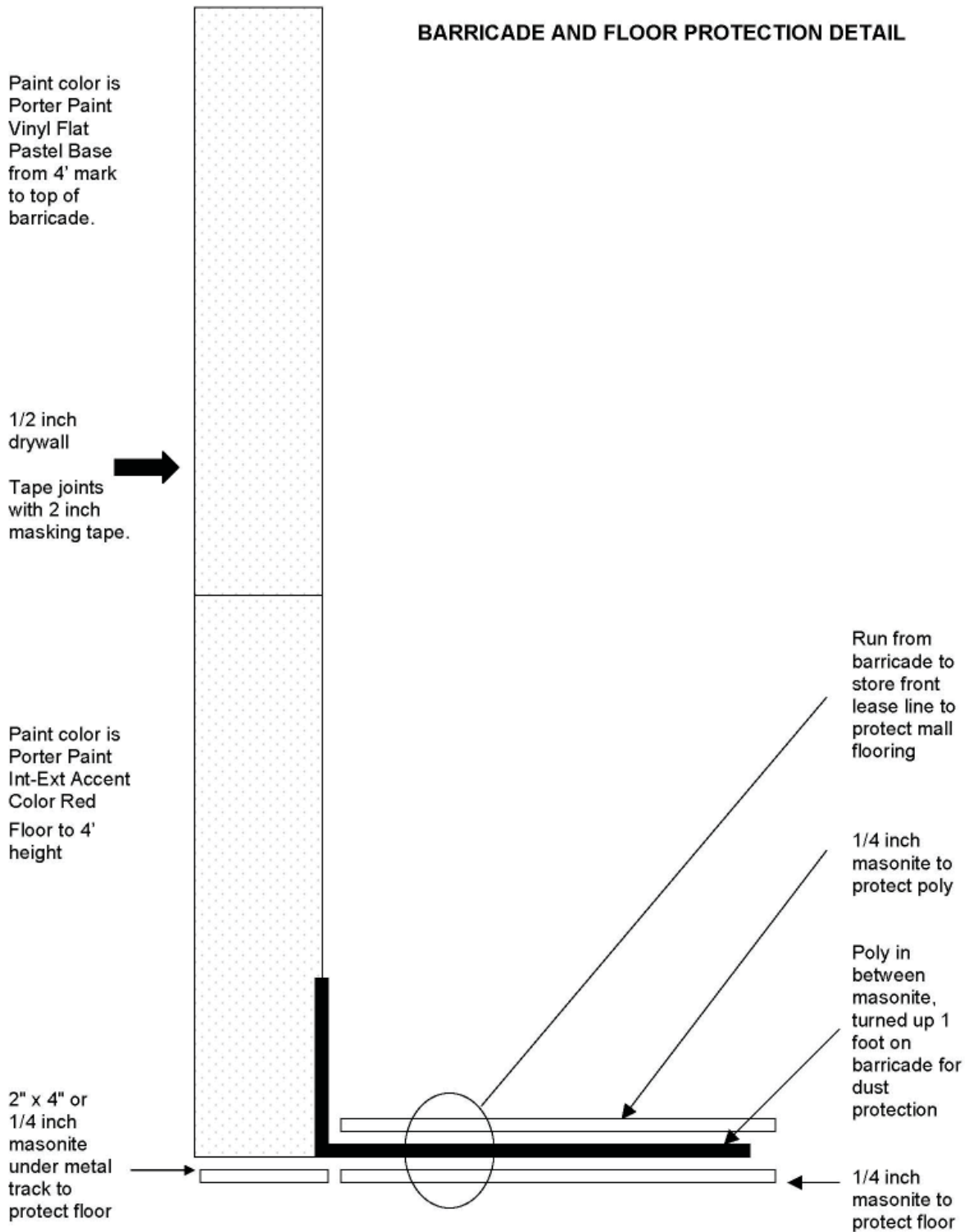
PLUMBING

Linek Plumbing
Jim Linek
#24 Kirkham Industrial Dr.
St. Louis, MO 63119
314-962-0956

E & M Plumbing
Donald Downes
1411 Morton
St. Louis, MO 63133
314-261-1209

BARRICADE DETAIL

BARRICADE AND FLOOR PROTECTION DETAIL



PLAZA FRONTENAC

**Contact Numbers for Contractors
TO BE POSTED AT JOB SITE**

**Police / Fire / Ambulance
911**

Security / Maintenance
413-4357**

**Plaza Frontenac Management Office
432-6760**

**Plaza Frontenac Fax
432-0437**

**** Let phone ring, if you get pager, leave a message!**