

## **Arden Fair Standard Notes**

**The information included below must appear on the Tenant's working drawings in its entirety, prior to Landlord approval of the plans:**

(Tenant Coordinator can email these notes as a .doc document)

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1. No Asbestos Materials! All materials used in the construction of this space must be asbestos free.
2. This review does not release the Tenant for the responsibility of conforming to the Design and Construction Criteria as outlined in the lease.
3. Verify in field all existing conditions and dimensions.
4. All work is to be coordinated with Landlord's on-site representative.
5. The Landlord's on-site representative reserves the right to make changes (as required in the field) to the Landlord approved plans.
6. Tenant Contractor shall perform first class workmanship. Acceptance contingent upon Landlord approval.
7. Tenant's General Contractor shall prepare a record set of as-built drawings, which reflect any changes, additions, or deletions to the Landlord approved set of drawings and shall turn them over to the local mall management upon completion of construction.
8. Tenant's General Contractor shall arrange an on-site meeting with local mall management prior to starting any portion of the work, subsequent to Landlord's construction release.
9. After Landlord approval, any additional changes or modifications in the construction documents or tenant improvements must be approved by Landlord in writing.
10. Certain leases state that the tenant takes the space in an "as is condition." Any upgrades (if possible), performed to the space to accommodate the new tenant will be done by the tenant at the tenant's expense. Some Tenant work will be required to be completed by Landlord approved contractors contracted by the Tenant's General Contractor.
11. It is solely the Tenant's responsibility to comply with any and all handicap and ADA requirements as required by the governing authorities having jurisdiction

over this project. The Landlord's approval of these plans does not constitute any approval of handicap of ADA requirements.

12. Tenant must verify that there are no wood studs in demising walls and if so, must coordinate with Landlord's on-site representative all required modifications. All partitions shall be of metal stud construction.
13. Any penetrations or modifications to structural steel or concrete must be coordinated with local Landlord authority.
14. All saw cutting/coring of mall flooring must be coordinated with mall on-site representative prior to the start of construction.
15. Do not channel slab on upper level. Core drill only.
16. All floor penetrations must be sleeved and sealed liquid tight.
17. X-rays of proposed floor area may be required per mall management by a Landlord approved licensed X-ray contractor. Verify with mall on-site representative prior to the start of construction.
18. No speakers are permitted within 20'-0" of the lease line. Speaker faces shall be installed perpendicular to the storefront.
19. Existing items to remain are subject to Landlord representative's approval. Items to remain are to be in "like new condition". Landlord may require repair or replacements at Tenant's expense.
20. Existing utilities not being "reused" must be capped/removed per mall specs.
21. Existing equipment not being "reused" must be removed per mall specs.
22. Utility upgrades (if possible) will be at Tenant's expense with Landlord approval.
23. Provide roll down type waterproof membrane in all toilet rooms under flooring and up walls a minimum of 12". Landlord on-site representative must inspect membrane prior to flooring installation.
24. Submit three (3) copies of sprinkler contractor's plan for approval to Landlord or Tenant may not be allowed to open for business.
25. The General Contractor must contract with Landlord's approved sprinkler contractor at General Contractor's expense.
26. Show existing and relocated sprinkler head locations with final submittal.

27. Submit three (3) copies of original sign manufacturer's colored shop drawings to the Tenant Coordinator for Landlord approval prior to the fabrication/installation of signage.
28. Tenant Contractor will repaint and/or repair landlord property (neutral piers, bulkhead, rear corridor, etc.) damaged during tenant improvement and complete landlord's punch list items as required by local mall management.
29. Tenant store tile to extend out to the Lease line. Further, Tenant GC shall remove the first two rows of common area tile for the length of the storefront, and replace with new to match mall specifications (Absolute Black Granite, Grout is Delorian Grey). Match LL's tile size and grout layout dimensions.
30. Demising partitions must be covered with fire code type "X" sheetrock and fire taped. Provide sheetrock on demising walls tight to deck or 1'-0" below deck (whichever is applicable) as required by code.
31. All slat wall, where allowed, must be backed by 5/8" fire code type "X" sheetrock.
32. Support wires for lay-in ceiling grid must not be connected to any of Landlord's mechanical, electrical, plumbing or fire protection piping or equipment. Provide rigid seismic bracing detail.
33. Provide structural calculations for the storefront. Floor designed for 75 lbs. per square foot. Also structural calculations required for stock shelving (in stock rooms only), safes, and any other heavy equipment applicable.
34. No demo may occur until general contractor meets with Landlord's on-site representative for ACM survey results.
35. Tenant storefront must be self-supported. Storefront cannot be suspended from mall soffit.
36. Wood blocking, decking and framing is allowed only below the ceiling line and if it is milled – stamped fire retardant.
37. All raised platforms must be constructed of non-combustible materials.
38. Tenant is liable for compliance with all requirements of Landlord's fire protection engineers during original construction and all subsequent field inspections.
39. Landlord cannot guarantee that internal changes have not occurred since these plans have been prepared. It is the responsibility of the Tenant's

architect to field check all dimensions and conditions prior to and during construction.

40. All materials must meet flame spreads of less than 25 on unsprinkler areas above ceiling, 75 on storefront, and 200 in sprinklered areas.
41. All ceiling material must have class "A" fire rating.
42. For a remodel tenant – all reused materials and equipment must be refurbished to "like new" condition.
43. Food Court Tenant – Provide waterproof membrane and perform water test, per mall requirements.
44. Lower Level Phase 1 Tenants – (Between Columns A–N) Abandon water, power and phone and connect to new all wood, abandoned conduits. VAV boxes etc. to be removed by tenant.
45. Lower level Tenants – Top of storefronts must be finished to match storefront material. Painted gyp Board will not be allowed.
46. No construction hung from roof or Level 2 deck. Use unistrut (or similar materials) to span across the structural steel.
47. Theft deterrent systems must be concealed from public view. No pedestal type allowed.
48. Wall which support wall mounted fixtures or soffits must be braced.
49. Patch and repair all fireproofing damaged or removed during TI work.
50. Landlord's responsibilities are defined in the lease only.
51. All penetrations through the roof shall be performed by the LL's roofing contractor at Tenant's expense. Tenant shall have a structural engineer review, design and certify all new roof opening. Fireproof as required.
52. All work must be performed per the criteria and as instructed by LL's on-site rep.
53. Stock Room: Specify 4" high vinyl letters in red underlined at 10'-6" AFF "DO NOT STORE ABOVE THIS LINE".
54. The tenant storefront shall be built directly on the concrete slab and not on top of the Landlord tile / common area floor finish.

### **Mechanical, Electrical & Plumbing Sheets:**

55. Tenant is permitted 1.5 cfm per square foot from Landlord system. Must adjust drawings/schedules accordingly.
  56. Tenant shall provide heating and cooling load calculations to mall management.
  57. Tenant must provide 24" x 24" access panels. Coordinate with mall on-site representative for location/placement prior to the start of construction.
  58. Tenant is required to connect to Landlord central fire alarm system and smoke evacuation system.
  59. Sprinkler heads in gypsum board must be fully recessed with blow off caps. Semi-recessed elsewhere.
  60. Provide floor drain in toilet area with cleanout and exhaust fan.
  61. Relief valve drain for hot water heater must be piped to nearest drain.
  62. Lower level Tenants – Keep domestic water line in walls. Coordinate work with Landlord's on-site representative.
  63. Panel loads shall be balanced within 10%.
  64. Submit two (2) copies of the air balancing report to on-site Operating Manager prior to opening of tenant space.
  65. Storefront lighting and signage to be on a 7 day, 24 hr. time clock operation.
  66. Tenant to provide **NEW** water sub meter required in cubic feet. Mount either in wall with access panel or above with remote reader below. Must be easily accessible to mall personnel.
  67. Tenant must connect to Landlord's mechanical system. Coordinate work with Landlord's on-site rep.
  68. Contractor to check plumbing lines before leaving site. All lines must be clear of debris.
  69. All MEP plans: Review all LL requirements and install all materials and equipment as directed by LL's on-site rep.
  70. Provide signed structural calculations and details to support rooftop HVAC unit.
  71. Electrical service requested by Tenant is subject to approval by LL's on-site rep.
  72. Tenant will confirm size of existing electrical service and ensure that it is satisfactory for the Tenant's conditions before work commences.
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