

# TECHNICAL CRITERIA

## SCOTTSDALE FASHION SQUARE



MACERICH® THE PLACE TO SHOP

ADDENDUM LOG

May, 2008	Entire Criteria Manual	January, 2014	Updated Fire Alarm info per TC (t5)
February, 2009	Full Layout/Content Revision	March, 2014	Distribution of utilities through exit corridors is prohibited with exception (t20)
May, 2009	Revision of full update	October, 2014	Conduit / slab langauge added to page t4
June, 2009	Revision to current Technical Information	January, 2015	Language regarding the waterproofing membrane on page t19 revised. (t19)
July, 2010	Replacement of content (pg t5 #3) and inclusion of addition page	March, 2015	Updated Plumbing content to list specific location for main water shut off valve to be at eye level. (t19)
September, 2011	waterproof membrane language updated	April, 2016	Added Water Efficiency language. (t19)
December, 2012	Updated Required Vendor language (t9)	April, 2017	Removed language regarding Telephone Service (t5) Replaced with language regarding Communications Services (t5)
February, 2013	Updated Fan Coil pricing contact info (t7, t8)	February, 2018	Added Exterior Mechanical Equipment Screening content (t10) Updated to new layout updated content re: piping (t8)
March, 2013	Updated Fan Coil pricing contact info (t7, t8) Added language for Equipment Controls (t9; §6)		
May, 2013	Updated Equipment Controls requirements (t8-9; §3 & 6)		
September, 2013	Updated Equipment Controls info per TC (t8)		

# SCOTTSDALE FASHION SQUARE

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# SCOTTSDALE FASHION SQUARE

## ELECTRICAL CRITERIA

The following criteria is provided for the purpose of designing the Tenant's Electrical system. This criteria is provided as a guideline for Tenant's Engineer. It is the Tenant's responsibility to verify existing conditions and comply with all applicable codes and standards.

At grade level electrical conduit may be installed at least 4" under the slab and must be in Schedule 40 PVC conduit. But never allowed to be installed in the slab or less than 4" below slab.

### ELECTRICAL POWER

1. Landlord shall provide each Tenant space with either an empty 1-1/2" or 2" conduit with pull string originating from a 277/480 volt, 3 phase, 4 wire power source. Conduit size may increase for larger Tenants. The electrical service is based upon a maximum total load of 15 watts/square foot in Tenant space for Phase IV. For Phase II and III, the electrical service is based upon a maximum total load of 10 watts/square foot in Tenant space. Tenant power will be delivered from a central distribution point. The distribution point, in most cases, will be located remotely from the Tenant space. All work within the Landlord's distribution panels must be performed by the Landlord's required electrical contractor at the Tenants expense. This includes new breaker purchase and installation as well as feeder terminations. Tenant is responsible

for providing all wiring from the distribution point to the Tenant's panel. Tenant's General Contractor to contract with the Landlord's approved electrician to make final tie-in at the mall's central distribution panel.

- a. All Tenant panelboards and associated distribution equipment shall be provided by the Tenant. Note that transformation for any voltage other than 277/480 shall be furnished by the Tenant within the Tenant's space.
- b. A main disconnect switch must be installed within the Tenant's space in order to provide the ability to isolate all electrical power within the space.
- c. There must be an electrical disconnect switch at each VAV box and fan coil unit for service.
- d. Each fan coil unit must have a combination starter/disconnect with an "H-O-A" switch.
- e. All fan coil units must be 480 volt, 3-phase and be fed from the electrical panel within the Tenant's space. Tenant is responsible for providing branch circuit(s) to 480 volt, 3 phase fan coil units within their space.
- f. FCU control wiring voltage must be reduced to 24 volts.

- g. The Tenant's electrical contractor must provide 120 volt power to all VAV boxes on a dedicated circuit from the breaker panel within the Tenant's space. This breaker must have a lock installed in order to prevent accidental switching.

- h. Restroom toilet exhaust fans must be tied to the light switch.
- i. An electrical load calculation form can be found in the appendix of this handbook. The form must be completed and submitted to Landlord with the final Tenant plans.

2. The power source for retail spaces is normal power, derived from building service entrance section(s). The service utility is Salt River Project. There is no standby/emergency power source available in the Tenant spaces. The normal power is not conditioned, filtered, or isolated, and does not have "transient voltage surge suppression" equipment.



# ELECTRICAL CRITERIA

## SCOTTSDALE FASHION SQUARE

CONTINUED

### LIGHTING

1. Tenant shall provide lighting fixtures, lamps and ballasts. The use of mercury vapor lamps is not permitted. Fluorescent lamps and ballasts shall be energy saving type, preferably T8 lamps with electronic ballasts. Recessed fluorescent troffers shall have parabolic louvers. Standard acrylic prismatic lenses will not be permissible in the sales area of the Tenant's premises. Flat lenses are not acceptable.
2. Lighting loads must not exceed 7watts/square foot
3. Tenant shall provide battery operated emergency exit illumination within Tenant space.

### COMMUNICATIONS SERVICES

1. Landlord has installed a high-speed fiber infrastructure at the Center for purposes of providing voice and data access throughout the Center. All access for Tenant's voice and data services must be sourced through Landlord's designated provider which is currently Granite Telecommunications or such alternative provider as designated by Landlord. The vendor contact for voice and data services can be found in the Tenant Criteria Package under General Information.

2. For all wiring needs in common electrical rooms, a required vendor must be used to maintain the integrity of the electrical room. The vendor contact for low voltage wiring needs can be found in the Tenant Criteria Package under General Information.

### FIRE ALARM

1. Landlord shall provide each Tenant space with junction boxes and wiring originating from a Simplex 4100-U transponder panel with voice evacuation, strobe, and True Alarm Addressable "Class B" initiating circuits.
2. Tenant shall be responsible for providing fire alarm devices and wiring complying with National, State and Local Codes and with the Americans with Disabilities Act (ADA). These devices shall include, but not be limited to, the following:
  - Simplex Series 4903 combination speaker strobes
  - Simplex Series 4098 photoelectric duct mounted smoke detectors for all fan coil unit supply ducts.

3. Scottsdale Fire Department in conjunction with Scottsdale Fashion Square have implemented a phased program to upgrade the emergency voice communication system as well as the emergency visual communication system to meet current code requirements.

New tenants and tenants renewing their leases shall be required to include the following scope of work at the time of signing a lease:

- Add Fire Alarm Speakers to bring the fire alarm notification level to a minimum of 90dB and to increase the audibility of the message to an acceptable level.
- Add Fire Alarm Strobe Notification Devices throughout the Suite to meet current ADA and Code standards and to allow synchronization with the common area strobes.
- Add relay to shunt power to the tenant music system in the event of an alarm. Connection to music system (as well as any music system reset; shall be by tenant's music equipment supplier.
- Add control equipment as required to power the above equipment and tie it into the existing Simplex Fire Alarm System. Dedicated 120v power to any required amps, NACs or controllers shall be by tenant's electrical contractor.

- Fire alarm shall be in conduit; conduit and boxes shall be provided by the tenant's electrical contractor.
- 4. Tenant shall be responsible for system programming and testing. Further information regarding programming, testing, scheduling, etc., can be obtained from Simplex (see required subcontractor's list).
- 5. Engineered drawings of existing and new fire alarm devices, load calculations and tie-in to mall fire alarm system is required at Tenant's expense. This must be performed by the Landlord's required fire alarm contractor.
- 6. Food Court Tenant's shall be responsible for connecting exhaust hood fire suppression system(s) into the building fire alarm system. This work must be performed by the Landlord's required fire alarm contractor and Tenant's expense.
- 7. The fire alarm system devices, installation and interface to the existing Scottsdale Fashion Square Simplex fire alarm system shall be provided by Johnson Controls (no exceptions).

Contract and coordinate fire alarm system design, material and device installation through Johnson Controls. Contact Frank Waddell of Johnson Controls @ (602) 284-0777 no later than six weeks prior to occupancy date.

To allow time for the City of Scottsdale fire alarm plan review process, it is required that Johnson Controls have a signed contract from the General Contractor for fire alarm services no later than five weeks prior to the scheduled occupancy date.

### PERMITS AND FEES

Tenant shall be responsible for obtaining all permits and pay all fees required by local inspection authorities. Upon completion of the Tenant space construction, the Tenant shall furnish to the Landlord all final certificates of inspection.

### GENERAL

All installation and connections shall be performed by a Landlord approved contractor.

# MECHANICAL CRITERIA

## SCOTTSDALE FASHION SQUARE

The following criteria is provided for the purpose of designing the Tenant's Mechanical/HVAC system. This criteria is provided as a guideline for Tenant's Engineer. It is the Tenant's responsibility to verify existing conditions and comply with all applicable codes and standards.

### COOLING:

Landlord's cooling system has been designed to the following specifications:

Cooling Criteria:

Summer Outside Air: 108°F

Stores Space Temperature: 78°Fdb. 55% RH

Mall Common Area Temp: 80°F. Relative Humidity: 55%

**Air volumes within retail stores must be minimum 1.75 CFM / Sq.Ft.**

**\*\*Cooling is provided to accommodate mall hours only\*\***

### HEATING:

Heat is not allowed.

### AIR QUANTITY:

Landlord provided outside air is not conditioned for temperature. The Landlord outside/fresh air duct is located within the Tenant space or exposed in the adjacent Tenant service corridor. Tenant shall be responsible for the installation of any necessary ductwork between the Tenant a/c unit and the Landlord's main trunk.

#### Phase II & III:

20% outside air or 15 cfm per person, whichever is greater. 80% recirculated.

#### Phase IV:

10 cfm outside air per person

### TOILET VENTILATION:

Landlord toilet exhaust air main trunk line is located within the Tenant space, or exposed in the adjacent Tenant service corridor. Tenant shall be responsible for the installation of any necessary ductwork between the Tenant a/c unit and the Landlord's main trunk.

### CHILLED WATER:

Chilled water is provided during normal Mall operating hours. Design Temperatures: 50°F Entering Water Temperature, 64°F Leaving Water Temperature. Landlord's system is controlled to maintain an end-run differential pressure of 15 psi.

#### Phase II & III:

Phase II & III mall chilled water gpm averages are around .013 gpm / Sq.Ft. Max. gpm to any fan coil unit is in the mid-twenties. If the space requires more gpm, then more fan coil units must be installed. Booster pumps are not allowed.

#### Phase IV:

Phase IV mall chilled water gpm averages around .012 gpm / Sq.Ft. Booster pumps are not allowed.

### Max. Lighting Loads:

7watts / sq. ft.

### MAX OCCUPANCY LOAD:

75 sq. ft. / person Costs for additional cooling capacity will be the responsibility of the Tenant and subject to the Landlord's approval.

# MECHANICAL CRITERIA

## SCOTTSDALE FASHION SQUARE

CONTINUED

### FAN COIL UNIT SPECIFICATIONS & REQUIREMENTS:

1. Tenant must replace existing fan coil units serving their space with new if existing units are over 10 years old. All new fan coil units must be either Carrier 39L or Trane (LPC or MCC) series units. If existing fan coil unit is less than 10 years old, the unit must be completely refurbished by the Landlords approved Mechanical Contractor at the Tenant's expense. Contact Dave Mure' with Mechanical Air Design at 480-483-9622 for pricing.
2. All fan coil units within the Tenant's space must have a secondary drain pan installed underneath each unit.
3. All fan coil units must have a strainer and circuit setter installed at each unit with a pressure / temperature plug installed on the inlet and outlet of the system, as well as across the strainer. The strainer must have a ball type isolation valve installed at the drain port for service.
4. All fan coil units must have an automatic air vent installed with the discharge piped to the condensate drain. A ball type isolation valve must be installed between the air vent and chilled water line. Air vents must be installed at the highest point of the supply waterline.
5. Each fan coil unit must have isolation valves installed on both the supply and return chilled water lines. A ball type isolation valve must be used. Chilled water lines to each fan coil unit must be insulated with fiberglass insulation.
6. All fan coil units must have disposable 2" pleated air filters. All units must accommodate one or more of the following filter sizes in any combination: (16x20x2, 16x25x2, 20x20x2, 20x25x2)
7. Fan coil units are not allowed to share taps off of the main chilled water loop. Each fan coil unit must have a dedicated tap off of the mall's main loop. All new taps must be performed by the Landlord's required Mechanical Contractor, at the Tenant's expense. Contact Dave Mure' with Mechanical Air Design at 480-483-9622 for this pricing.
8. The fan coil unit must not have anything attached to it, nor within two feet around each unit. This includes all conduits and piping of any kind that is not directly for the unit. The unit must not be up against any walls or other structural members that would not allow for the minimum 2' - 0" of clearance around the entire unit.
9. All condensate drain lines must use copper piping. PVC piping will not be allowed. A union type fitting must be installed in the condensate drain line within 18" of the fan coil unit. All condensate drain lines must be piped separately to a floor sink within the Tenant's space, if possible. The drain line must be insulated with fiberglass insulation. Condensate pumps are not allowed. Condensate drains on draw-through units must have a p-trap equal to the negative static pressure plus one inch. Condensate drains on blow-through units must have a p-trap equal to the fan total static pressure.
10. Chilled water valve must be purchased through the Landlord's required controls contractor, and installed by the Tenant's mechanical contractor. Chilled water valve must be two-way only.



#### VARIABLE AIR VOLUME BOXES (PHASE II ONLY)

1. All new VAV boxes shall be Titus brand.
2. No fan powered VAV boxes or electric duct heaters allowed.
3. All new VAV boxes must be installed and ducted back to the Landlord's main trunkline by the Landlord's required mechanical contractor, at the Tenant's expense.
4. The maximum pressure drop after the VAV box shall not exceed .25"
5. Duct penetrations at the Landlord's main trunkline must not exceed the size of the inlet at the VAV box by more than one nominal size.
6. Maintain at least 3 duct diameters of straight duct-work prior to the inlet of the VAV box.

#### EQUIPMENT CONTROLS:

1. All HVAC energy management controls shall be purchased through and installed by Landlord's required controls contractor at Tenant's expense. Tenant shall contract directly with Landlord's required controls contractor to install a fully functional direct digital control (DDC) system that must be interfaced into the Landlord's building automation system (BAS). These controls shall provide the following data at a minimum:

- a. Space Temperature
- b. Supply Air Temperature
- c. Return Air Temperature
- d. Fan Status (Binary Current Transducer)
- e. Chilled water Valve Position
- f. Fan Start/Stop

Tenant shall purchase a new chilled water valve from Landlord's control contractor at Tenant's expense. Automated chilled water valves are to be installed by Tenant's mechanical contractor and wired by Landlord's control contractor at Tenant's expense. Tenant is not allowed access to the Landlord's BAS. If a Tenant desires to monitor space conditions, then Tenant is allowed to install, at their expense a stand alone BAS to monitor conditions within their space if desired. Any stand alone monitoring system shall not be attached to the Landlord's BAS in any way.

2. Tenant shall contract directly with the Landlord's required controls contractor to remove all DDC components and disconnect all network cabling before demolition.

3. Tenant's General Contractor shall be held responsible to maintain the integrity of the BAS network cable within their space during all phases of construction. General Contractor shall bear sole responsibility for any damage or disruption to the BAS network.
4. All new tenant HVAC and lighting controls must meet the following specifications:
  - a. Open protocol, BACnet, based communications backbone.
  - b. New controllers must be natively tied into existing Tridium Niagara based BMCS.
  - c. Macerich preferred controllers are BACnet Testing Laboratories (BTL) approved and meet all requirements for BACnet advanced application controllers (B-AAC).

# MECHANICAL CRITERIA

## SCOTTSDALE FASHION SQUARE

CONTINUED

### GENERAL MECHANICAL NOTES:

1. A return air grille must be located over each thermostat in the appropriate zone. Landlord must approve final thermostat location.
2. Access panels must be provided for all landlord serviceable equipment which is located above any hard ceiling areas. Supply diffusers and return grilles may be used as an access point, but a working platform must be constructed to the point of the landlord maintained equipment.
3. A Water and Air balance report must be performed by an AABC certified water and air balance contractor at the Tenant's expense. All fan coil units used to condition the space, must have the gpm and all associated temperatures and pressures recorded. The test & balance company must contact the mall HVAC department at 480-990-7502, to insure the units are in full cooling at the time of the test. A copy of the report must be submitted to the landlord upon completion.
4. Fiberglass duct board is not allowed anywhere on the facility.
5. Flexible ductwork must not exceed 6feet in length.
6. Restroom exhaust fans must be motorized with an automatic backdraft damper, and be tied to the light switch. Connect the exhaust discharge to the Landlord's common exhaust trunkline.

7. Zone dampers are not allowed to be installed with fan coil units.
8. Service corridors behind Tenant spaces are not conditioned for temperature.

### RESTAURANT EXHAUST REQUIREMENTS:

1. Restaurant exhaust hoods must have a grease filter system with efficiency of no less than 98%. Cut sheets & details for grease filters must be submitted to the landlord.
2. Discharge of all exhaust fans must be kept at a minimum of 20 feet from all mall air intakes.
3. Rooftop mounted grease exhaust fans must be located over a spill containment device in order to protect the roof surface.
4. If existing grease exhaust ductwork is to be reused, then it must be thoroughly cleaned at the Tenant's expense, with a report submitted to the Landlord upon completion.
5. All new rooftop exhaust fans must be Supreme brand, GBD Heavy-Duty, Curb-Mounted units purchased and installed at the Tenant's expense.

### ODOR CONTROL EXHAUST REQUIREMENTS:

All hair salons, nail salons and pet stores must meet the special exhaust criteria. This involves the installation of a separate exhaust system which will generate a negative pressure within the leased premises as outlined below:

1. A total negative pressure of between five and ten percent, (5-10%), minimum, must be maintained during all hours that the Tenant is operating its business in the leased premises.
2. The HVAC system must be modified to provide additional make-up supply air to offset the quantity of air exhausted.
3. A commercial roof-mounted exhaust fan must be used. All new rooftop exhaust fans must be Supreme brand, GBD series units.
4. Air filtration systems are not an acceptable solution.
5. The exhaust fan must be ducted to ceiling grilles located approximately in the center and rear of the leased premises. The system shall be designed to cause the exhaust air to gravitate from the mall common area to the odor producing area and then to the exhaust.
6. The exhaust fan must be interlocked with the light switches for the store customer service area.

7. The Tenant must have an AABC certified water and air balancing contractor test the completed system and verify its operation according to these specifications. A copy of the water and air balance report must be submitted to the landlord for review and approval.
8. Discharge of all exhaust fans must be kept at a minimum of 20 feet from all mall air intakes.
9. The combined HVAC and exhaust system per the above-noted specifications must be in operation during all hours that the Tenant is operating its business in the leased premises.

#### EXTERIOR MECHANICAL EQUIPMENT SCREENING

1. Screening materials and methods are not meant to be all-inclusive. There may be other tenant proposed options to utilize screening devices not included in this manual. Screening methods are subject to Landlord approval.
2. Alternate screening devices and methods may be acceptable provided they effectively reduce the visual impact of the utility equipment in maintain required clearances. All screening shall be commercial grade, with durable finish.
3. Screening shall not interfere with or adversely affect the operation of the equipment or its access. Materials/design cannot obstruct the cooling of equipment, or restrict opening of access doors or pull boxes.
4. Screening shall be properly supported and compatible with existing roofing systems; and will require Landlord approval to ensure safety, access, and aesthetic considerations of the roofing systems are addressed.
5. All screening systems must comply with local code regulations; stamped structural drawings/corresponding calculations and/or inspection may be required for large system designs and their attachments methods.
6. Screening systems shall be five (5) sided, panels at all sides and top panel; unless otherwise approved by Landlord. Screening required must be 360 degrees around all roof top equipment and is additive to any screening afforded by the surrounding roof parapet(s). See pictures for reference.
7. Screening materials and colors shall be appropriate and correspond to the surrounding climate and architectural features, and are subject to Landlord approval.

### **SMOKE EVACUATION SYSTEMS NOTICE**

Tenant required smoke evac systems are no long applicable at Scottsdale Fashion Square.

To perform the following decommission of the existing system, the following conditions must be represented in the space and on the plans:

1. All demising walls must be brought to the deck, eliminating plenum condition and fire dampers.
2. Demising walls must be 1 hour rated and all penetrations fire caulked.
3. The letter on the following page is required to be inserted into all tenant mechanical plans.
4. Coordinate with landlord operations team to remove decommissioned equipment from ceiling area during demolition.

# MECHANICAL CRITERIA

## SCOTTSDALE FASHION SQUARE

CONTINUED



CODE CONSULTANTS, INC.

2043 Woodland Pkwy, Suite 300  
St. Louis, Missouri 63146  
314-991-2633 phone

The Fire Protection and  
Life Safety Experts

- Code Consultation
- Fire and Egress Modeling
- Accessibility Consultation
- Fire Sprinkler Design
- Fire Alarm Design
- Information and Communications Technology

April 3, 2018

Ms. Kathryn Zmrzlik  
Manager, Design  
Macerich  
11411 N. Tatum Boulevard  
Phoenix, AZ 85028

RE: SCOTTSDALE FASHION SQUARE – SCOTTSDALE, AZ  
TENANT SMOKE CONTROL DECOMMISSIONING  
PROJECT NO. 160842.00.015

Dear Ms. Zmrzlik:

The purpose of this letter is to serve as documentation of the agreement made on March 15, 2018 between the City of Scottsdale and Macerich/Code Consultants, Inc. (CCI), regarding the tenant smoke control systems at the above project.

In an effort to simplify building classification, standardize requirements, and improve the inspections process, it was agreed that the building would be classified as a covered mall building under the current code requirements, and smoke control requirements for the building would be based on this classification. Covered mall buildings are only required to be provided with smoke control when atrium floor openings connect three floors. Based on this, dedicated smoke control is not required within tenant spaces.

It was agreed that tenant smoke control systems can be immediately decommissioned, with physical removal to take place in the future, as tenant improvements are made. The decommissioning process was agreed to occur as follows:

1. Fire alarm systems in the building will be reprogrammed such that automatic activation of the systems will no longer occur.
2. Smoke control panels in the building controlling both tenant and concourse smoke control systems will be modified such that the manual controls of tenant smoke control zones are no longer operational. Smoke control panels that only provide control of tenant zones can be completely removed.
3. Labeling will be provided on smoke control panels that remain to indicate that tenant zones are no longer operational.
4. Physical removal of tenant smoke control equipment will occur as tenant improvement and change over occurs. It is anticipated that all tenant smoke control equipment will be completely removed in approximately 10 years.
5. Any penetrations left in fire rated assemblies that are a result of the removal of these systems will be repaired at the time of removal.

This letter should accompany any tenant improvement permit submittals made to the City of Scottsdale, and should be provided to tenants upon lease signing.

The City of Scottsdale Building and Fire Departments, by providing their signature below, indicate that they are in agreement with concepts outlined herein.

ST. LOUIS • NEW YORK • LOS ANGELES



CODE CONSULTANTS, INC.

Ms. Kathryn Zmrzlik  
April 3, 2018  
Page 2

Should you have any questions please feel free to contact us.

Sincerely,

Jason Daniels  
Project Manager

Amy Murdock  
Principal

cc: Andy Greenwood, Macerich  
Joseph Slajus, JPRA

APPROVAL: CITY OF SCOTTSDALE BUILDING DEPARTMENT

By:   
Title: BUILDING OFFICIAL

Date: 4/3/2018

APPROVAL: CITY OF SCOTTSDALE FIRE DEPARTMENT

By:   
Title: Deputy Chief / Fire Marshal

Date: 4/03/2018

JD:rmb

160842000150letters160842.00.015 SFS Tenant Smoke Control Letter DRAFT 2018-03-29.docx

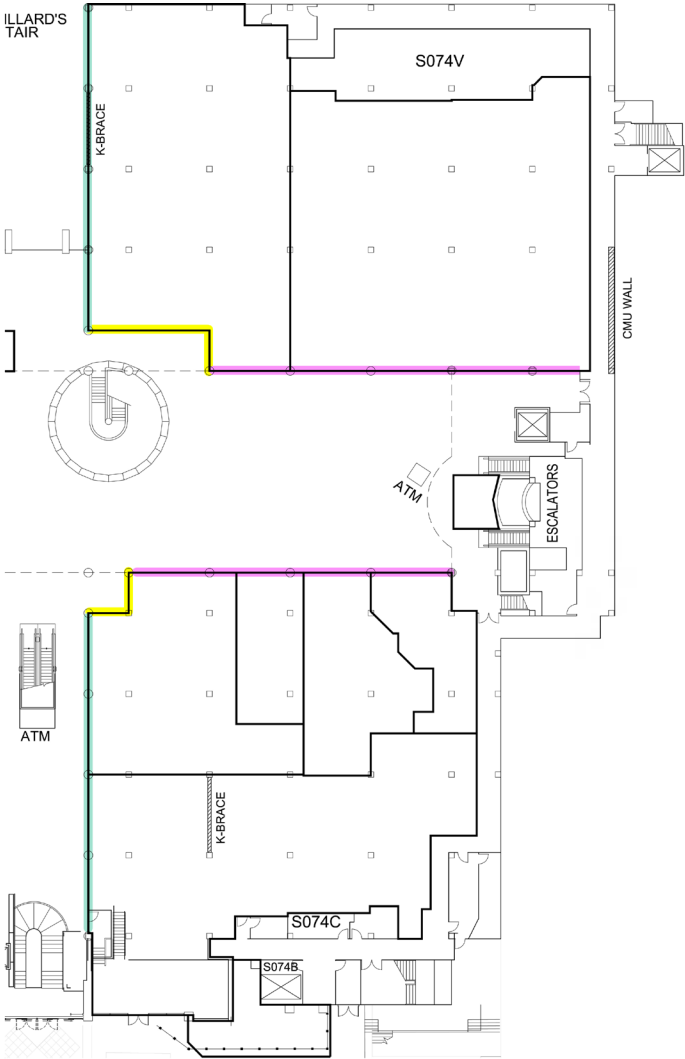
A PDF of this letter is available on the Scottsdale Fashion Square website via this [link](#).



# MECHANICAL CRITERIA

## SCOTTSDALE FASHION SQUARE

Phase II Plan Details



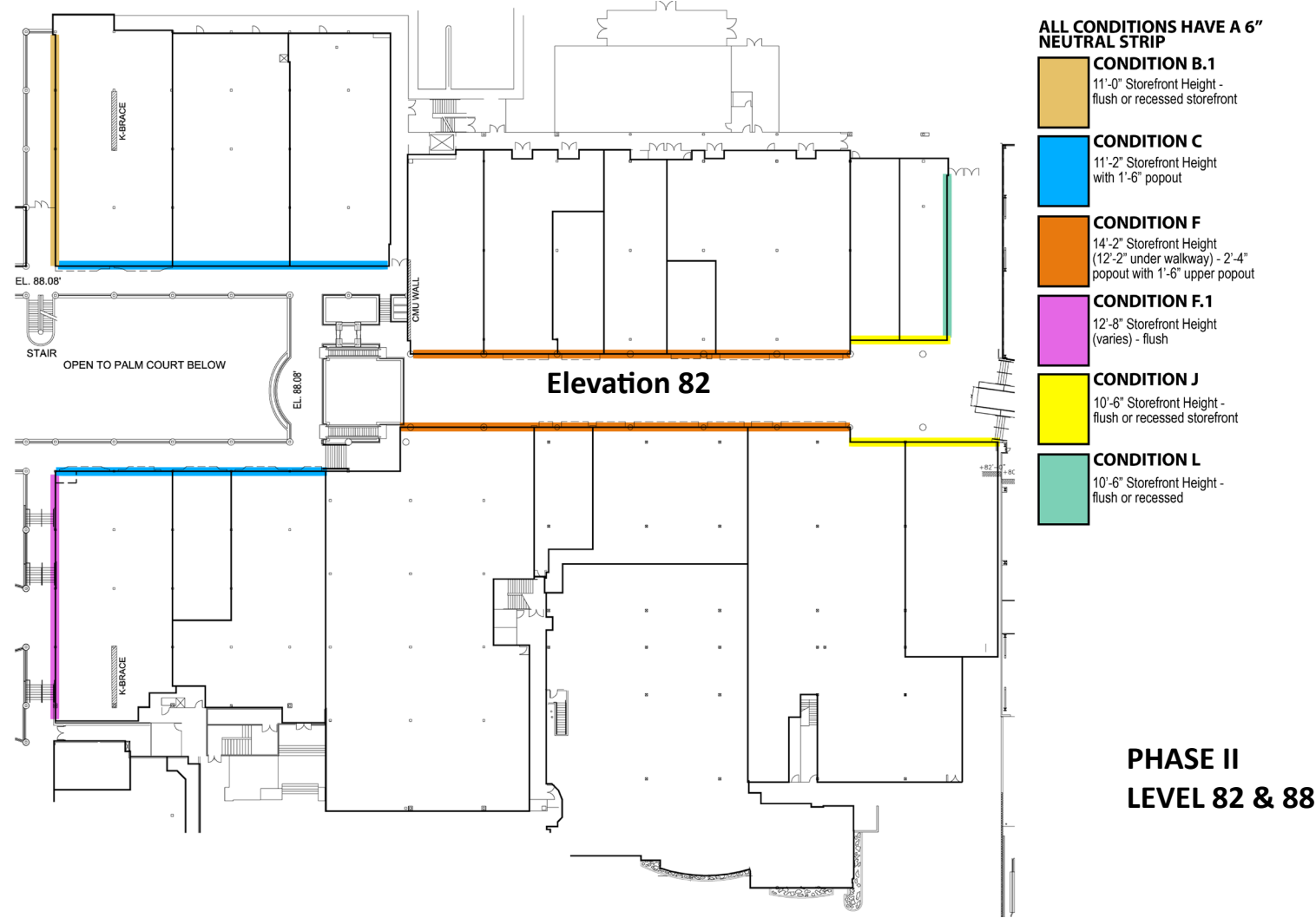
- ALL CONDITIONS HAVE A 6" NEUTRAL STRIP**
- CONDITION A**  
10'-6" Storefront Height -  
2'-0" popout and 1'-6" overhead  
projection
  - CONDITION A.1**  
10'-6" Storefront Height -  
no popout or recessed storefront
  - CONDITION B**  
10'-6" Storefront Height -  
1'-6" popout

**PHASE II  
LEVEL 74**

# MECHANICAL CRITERIA

## SCOTTSDALE FASHION SQUARE

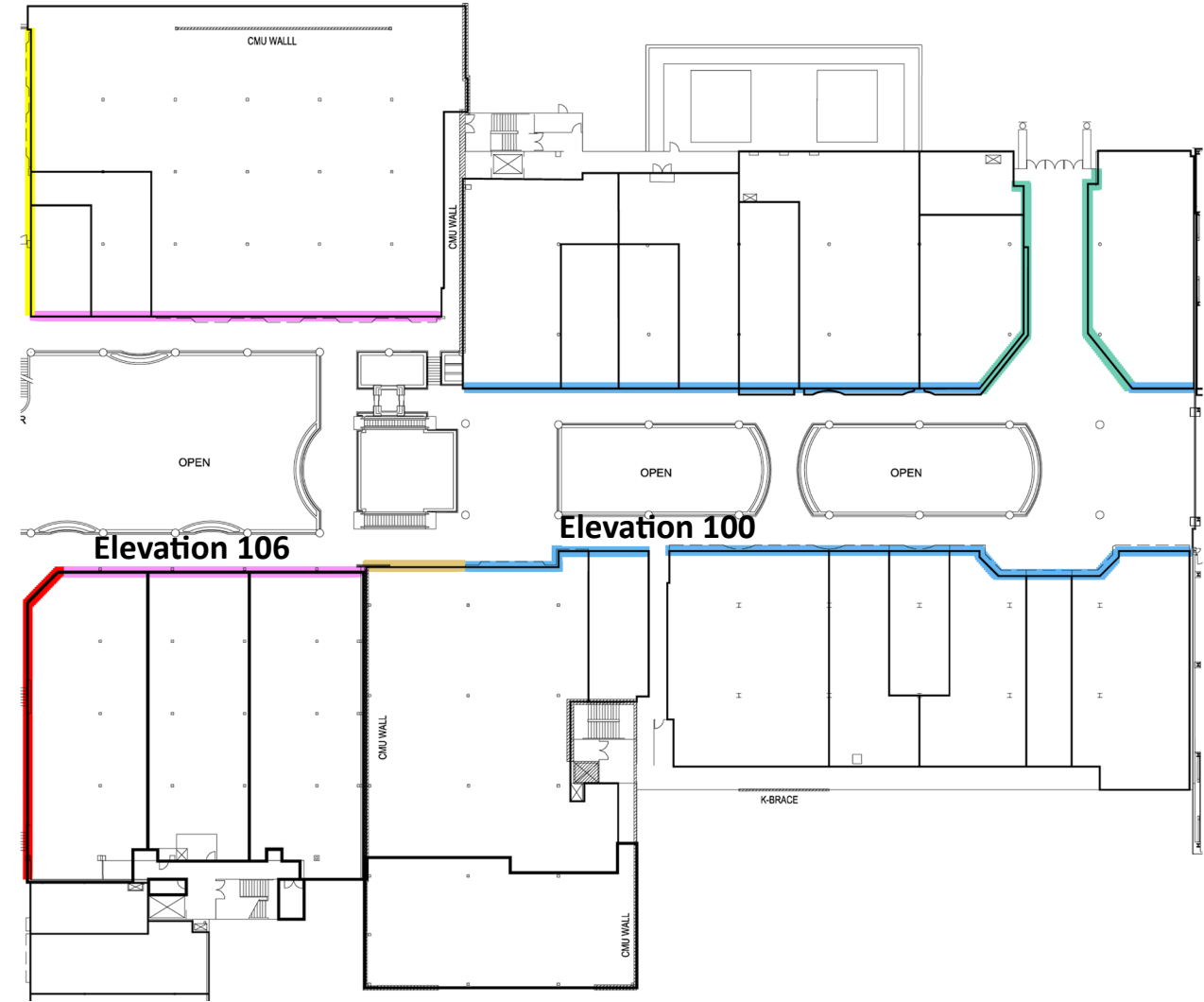
### Phase II Plan Details



# MECHANICAL CRITERIA

## SCOTTSDALE FASHION SQUARE

Phase II Plan Details



ALL CONDITIONS HAVE A 6" NEUTRAL STRIP

**CONDITION D**  
11'-6" Storefront Height -  
with 2'-0" popout

**CONDITION D.1**  
11'-6" Storefront Height  
flush or recessed storefront

**CONDITION E**  
11'-6" Storefront Height -  
with 2'-0" popout and  
1'-6" upper popout

**CONDITION E.1**  
13'-2" Storefront Height -  
flush or recessed storefront

**CONDITION G \***  
13'-2" Storefront Height -  
with 2'-0" popout

**CONDITION H**  
13'-2" Storefront Height -  
with 1'-6" popout

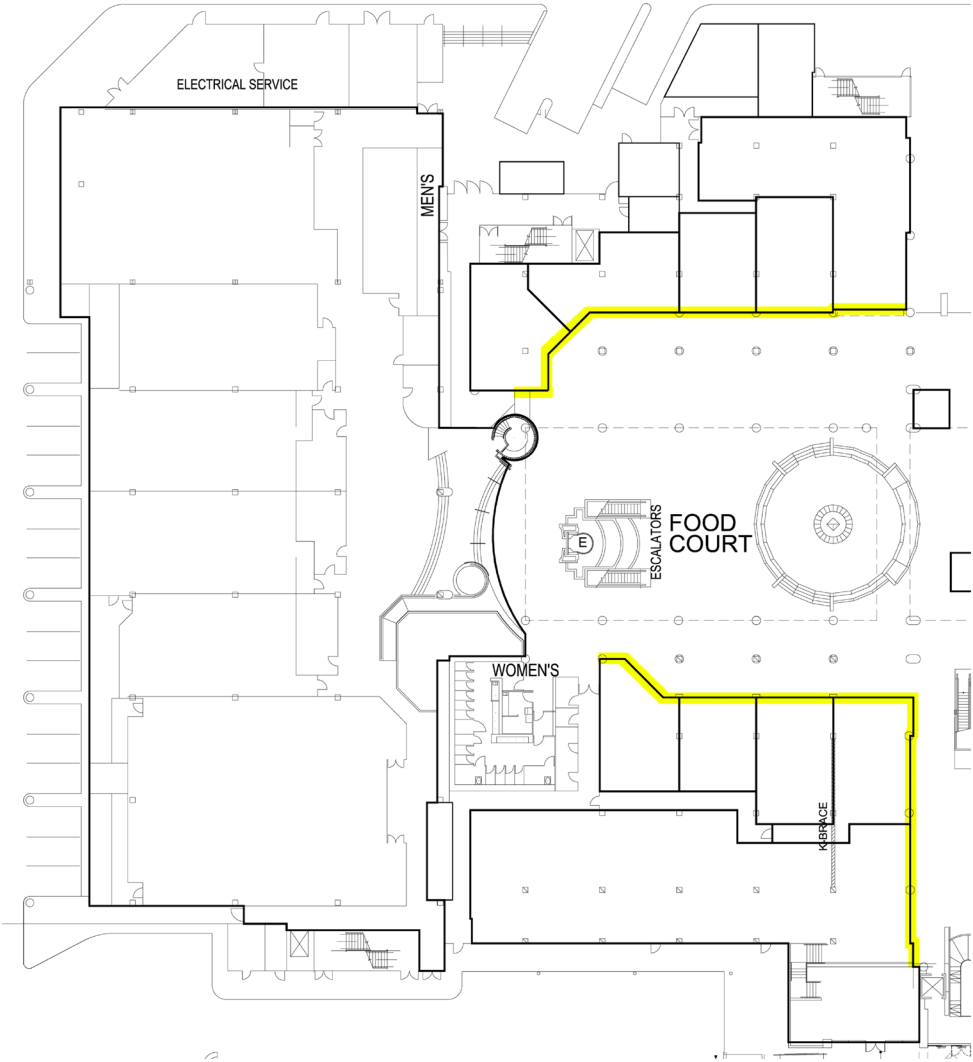
**\* MUST KEEP POPOUTS  
10'-0" CLEAR OF  
STRUCTURAL COLUMNS**

**PHASE II  
LEVEL 100 & 106**

# MECHANICAL CRITERIA

## SCOTTSDALE FASHION SQUARE

Phase III Plan Details



ALL CONDITIONS HAVE A 6" NEUTRAL STRIP

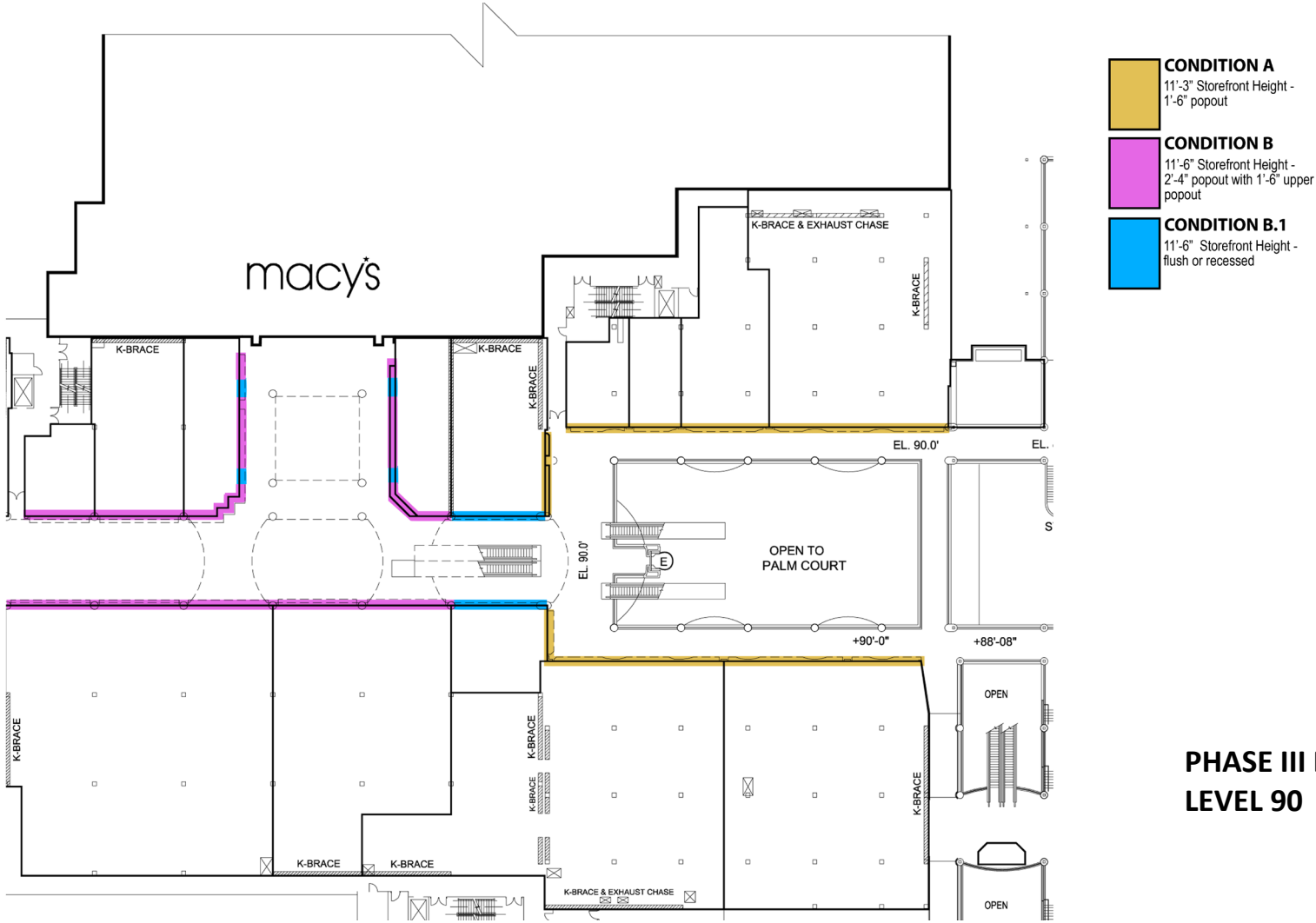
**CONDITION A.1**  
11'-6" Storefront Height - flush or recessed storefront

**PHASE III  
LEVEL 74  
PALM COURT**

# MECHANICAL CRITERIA

## SCOTTSDALE FASHION SQUARE

Phase III Plan Details

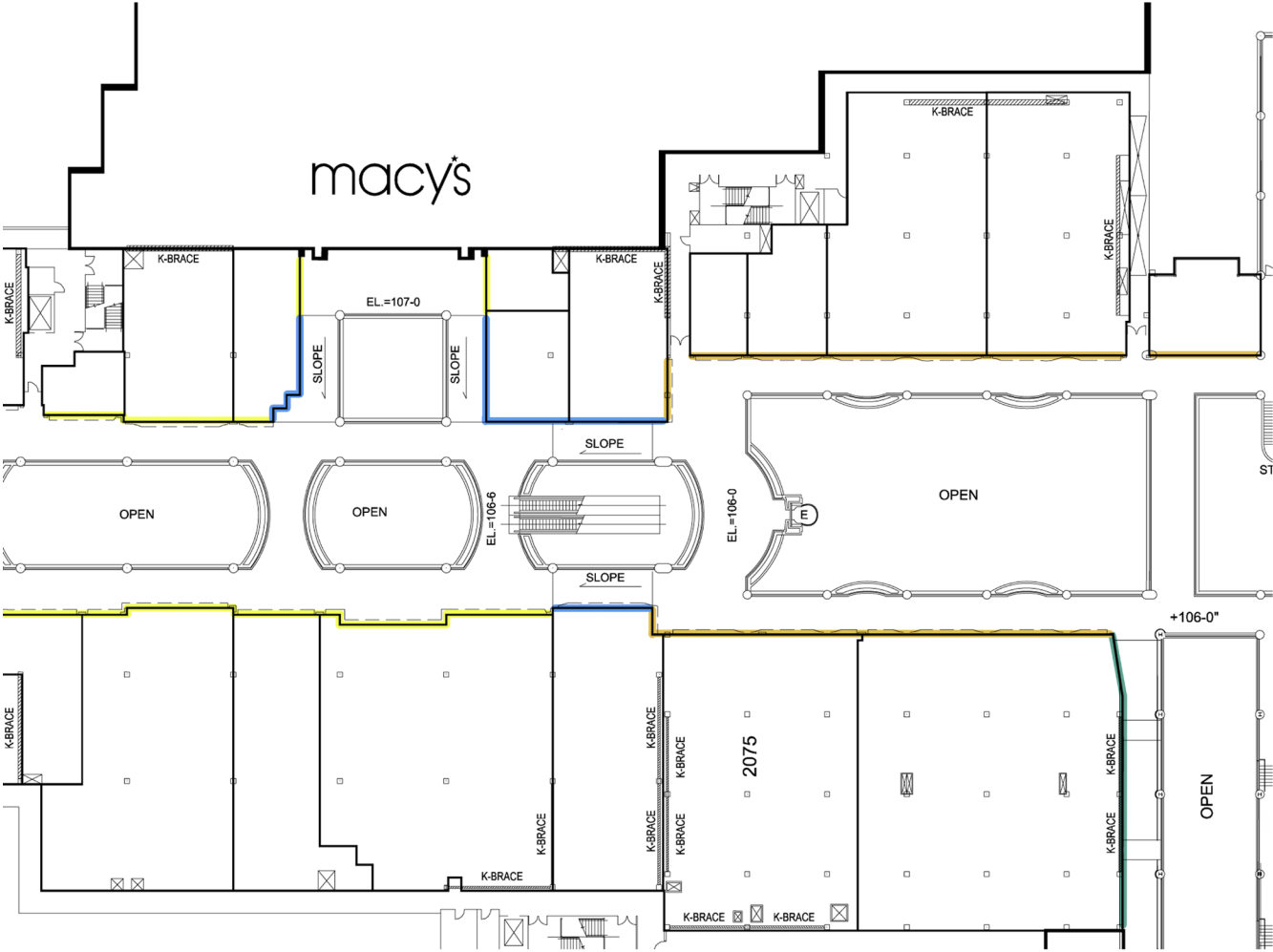




# MECHANICAL CRITERIA

## SCOTTSDALE FASHION SQUARE

Phase III Plan Details



POSSIBLE TO POPOUT ONTO LANDLORD BULKHEAD UP TO 13'-0"

**CONDITION B.1**  
11'-6" Storefront Height - flush or recessed

**CONDITION E**  
11'-6" Storefront Height - 1'-6" popout with 1'-6" upper popout

**CONDITION F**  
11'-6" Storefront Height - 1'-6" popout with 1'-6" upper popout

**CONDITION F.1**  
12'-8" Storefront Height - flush (varies slope)

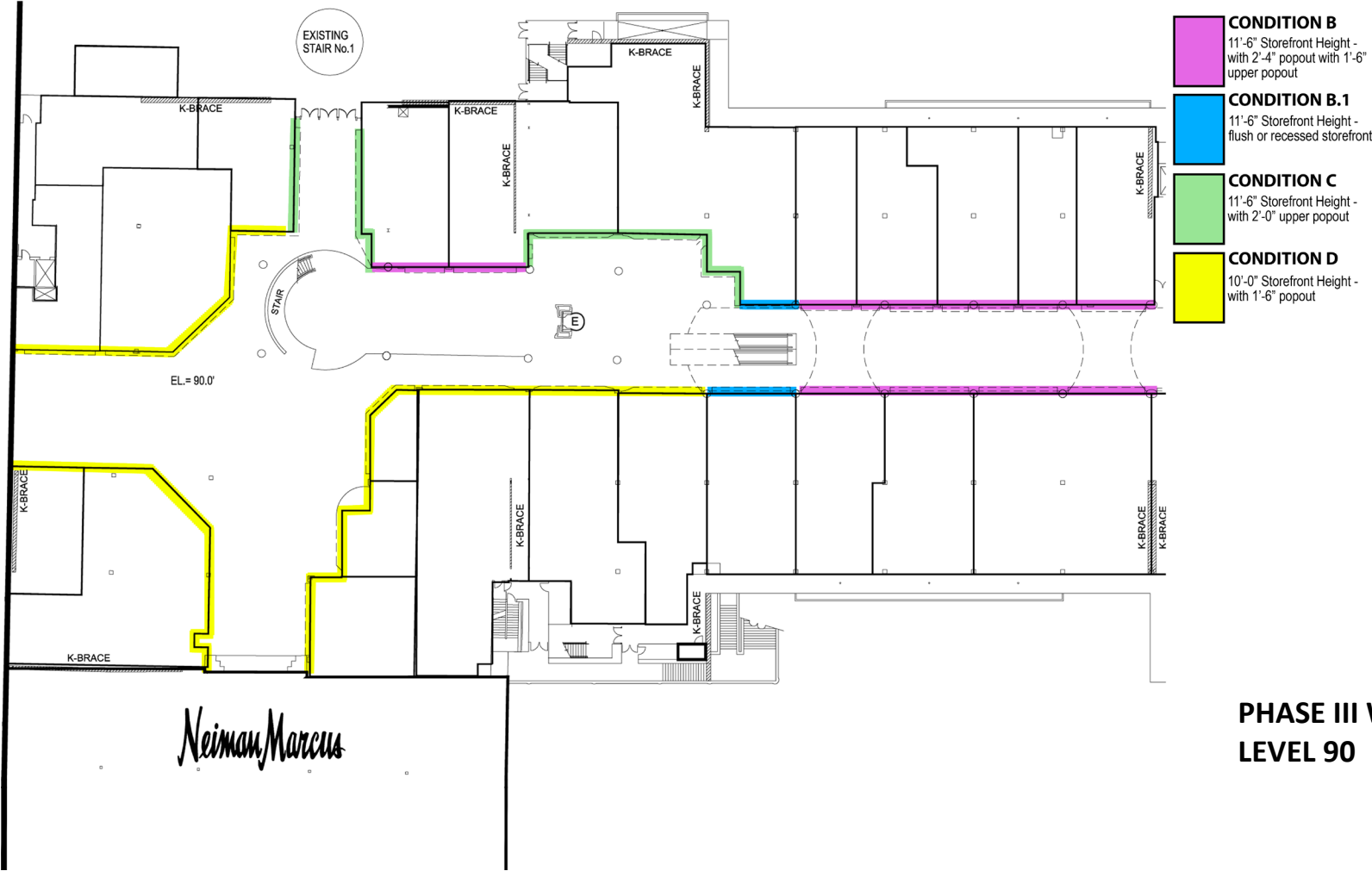
**MUST KEEP POPOUTS 10'-0" CLEAR OF STRUCTURAL COLUMNS**

**PHASE III EAST-LEVEL 106**

# MECHANICAL CRITERIA

## SCOTTSDALE FASHION SQUARE

### Phase III Plan Details

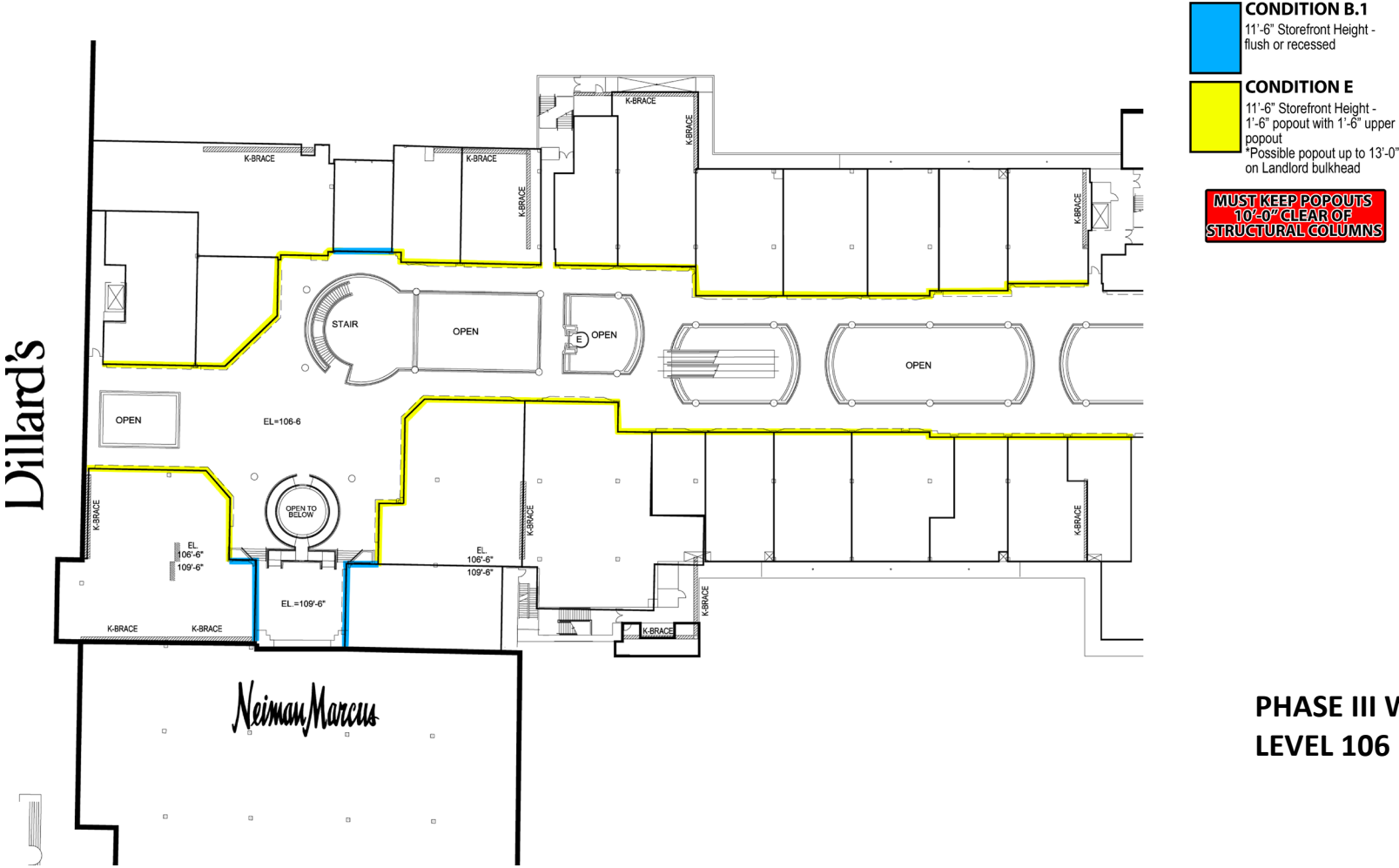


PHASE III WEST-  
LEVEL 90

# MECHANICAL CRITERIA

## SCOTTSDALE FASHION SQUARE

### Phase III Plan Details



PHASE III WEST-  
LEVEL 106

# SCOTTSDALE FASHION SQUARE

## PLUMBING CRITERIA

### Phase II & III:

The following criteria is provided for the purpose of designing the Tenant's plumbing. This criteria is provided as a guideline for Tenant's Engineer. It is the Tenant's responsibility to verify existing conditions and comply with all applicable codes and standards.

#### 1. Landlord shall provide the following:

- a. Valved cold water stub out for the demised premises. This stub out shall be located either in the Tenant space or exposed in the adjacent service corridor.
- b. Sanitary sewer located below the floor slab for Tenant spaces located on grade or below the floor in lower level ceiling space for Tenants located above the Service Level or on the First & Second Levels.
- c. Vent piping located either in the Tenant space or exposed in the adjacent service corridor.

#### 2. Tenant shall provide the following:

- a. Connections to cold water supply stub out. If Tenant requirements exceed the stub outs provided, the Tenant shall notify Landlord and obtain Landlord's written approval to any modification of furnished supply system.

- b. All plumbing fixtures including, but not limited to the following: waterclosets, urinals, floor drains, showers and lavatories as required plus all associated water, waste and vent piping to owner furnished stub outs.

Note: Tenant shall insure that all water closets within their space are a "pressure assisted" type at the Tenant's expense. All plumbing fixtures shall be "Water Saving" type in accordance with City of Scottsdale requirements.

#### Water Efficiency

- The Tenant is required to install waterless urinals in tenant restrooms when urinals are used.
  - Low-Flow water closets using 1.6 GPF or less gallons per flush will be installed in all tenant spaces.
  - Operation sensors and low-flow heads using 0.5 GPM or less in lavatories.
- c. Domestic Tank-type or Instantaneous Water Heaters and associated piping and valving.
  - d. Tenant shall provide a main water shut off valve located at eye level in a wall behind a labelled access door. Locate in or near employee restroom as designated by Landlord.

3. In the event that the Tenant requires sanitary sewer connections in locations other than where sanitary sewer lines exist, all work associated with connection to sanitary sewer shall be Tenant's responsibility and subject to Landlord's approval. Removal and replacement of existing floor slabs shall be in accordance with approved construction practices.

Note: Phase IV - Tenant's located on the First Level over Camelback Road and over the Ring Road shall be restricted to the area where waste piping can run due to the height restrictions for sloping piping.

4. Any relocation of basic utility services within the Tenant's space shall be the Tenant's responsibility, subject to written approval by the Landlord.
5. All toilet areas and other areas with plumbing fixtures shall be provided with self-priming floor drains. Flooring in these areas must have a waterproof membrane installed with the edges running no less than 4" up each affected wall and out 18" from door line. This membrane will be water tested by the General Contractor and inspected and signed off by Mall Personnel. If the membrane fails the water test, it must be replaced.
6. A water shut-off valve must be installed in the space at eye level, using a ball type valve to isolate all domestic water within the space. This valve must be clearly

# PLUMBING CRITERIA

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labeled “Water Shut Off Valve”. If the Tenant’s water requirements exceed the Landlord provided water supply to the space, the Tenant will notify the Landlord, and obtain the Landlord’s approval prior to any modifications to the existing supply system.

7. A water meter must be installed to record all domestic water usage for all restaurants, hair salons, nail salons and pet stores. The meter must be installed at eye level or have a remote reader placed at eye level, All water meters must read in gallons.
8. All fire sprinkler work must be performed by the Landlord’s required contractor at the Tenant’s expense.
9. Tenant restroom toilet exhaust must be motorized with a backdraft damper and connected to the Landlord’s common exhaust duct. Exhaust fan must be tied to light switch.
10. In no case shall any products containing lead be used for piping or connections - including fluxes and solders used in pipe joinery. The following criteria is provided for the purpose of designing the Tenant’s structural drawings. This criteria is provided as a guideline for Tenant’s Engineer. It is the Tenant’s responsibility to verify existing conditions and comply with all applicable codes and standards.

Complete Engineered drawings must be submitted to the Landlord’s Tenant Coordinator for review and approval.

Landlord will review the plans for conformance to basic Mall requirements. The Landlord does not review for design, nor does the Landlord accept responsibility for the Tenant’s adherence to governing codes.



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## STRUCTURAL CRITERIA

The documents to be submitted for Landlord approval must include the following:

Complete plans and specifications for all structural work. Documents must be signed and sealed by a Licensed Engineer in the state where the Shopping Center is located.

### General Requirements

The Tenant's storefront must be structurally self-supported. Tenant may not support the storefront from the bulkhead or fascia. Structural support for Tenant storefronts must be from the roof joists for lateral bracing.

Fixtures and equipment may not be attached to or supported from the floor or roof deck.

Structural drawings are required for all items that require support from the steel structure or for all roof top equipment weighing 300 lbs. or more. Drawings must be submitted to Landlords Structural Engineer for review and final approval.

Joist reinforcing is required for roof top equipment as well as steel support for all roof openings.

Upper level Tenant's must review base building structural drawings prior to installing a security safe, ovens or any equipment weighing 300 lbs. or more and must obtain Landlord's Structural Engineer's approval at Tenant's cost.

Nothing is permitted to be attached to, suspended from, or penetrates the roof deck above. You are required to frame, brace and / or suspend, as needed, to / from the top chord of joist or structural steel which exist above your respective tenant space.

### Exit Corridors

Distribution of utilities through a newly constructed or an altered exit passageway is prohibited except for equipment and ductwork specifically serving the exit passageway, sprinkler piping, standpipes, electrical raceway for fire department communication and electrical raceway serving the exit passageway.