

Detailed requirements for construction

Building Requirements

Water Tight Shell
Dedicated Exterior Entrance
Dedicated Mall Entrance
Game Access Door of 8'w x 10' h
Clear height of 15' Minimum
Floor- Reinforced Concrete Slab
Typical Tenant Build Out duration: 6 Months

Electrical Service Options

Power Supplied by Power Company:

(4) Parallel runs of (4) 600 KCMIL, 3-1/2" conduit
480Y/277V, 3 phase 4 wire – 1600 amp
Transformer and service lateral (conductors & conduit from transformer) by Landlord

Utility connection fees by Landlord

Power Supplied by Sub-Distribution:

(4) Parallel run of (4) 600 KCMIL, (1) 4/0 GND., 4" conduit
480Y/277V, 3 phase 4 wire – 1600 amp
Conductors, conduit and feeder source breaker/fuse by Landlord. Configure for single meter

Communications

Access to the roof for installation of satellite dish.
Access to location where communications utility enters the facility for connection of fiber service

Natural Gas

Commercial pressure of 2 – 5 psi ideal with approximate usage as follows:

Water heating -	400	MBH
Building Heating-	1500 - 3700	MBH
TOTAL -	1900 - 4100	MBH
(Avg. Square Feet per MBH)-	24.5	MBH/ ft ²

Water

Domestic:

90 – 105 GPM 2-1/2" line at 8 FPS Max.
Minimum pressure at 55 PSI
Minimum 2" water meter with RPZ

Fire:

Sprinkler coverage meeting FM Global standards and NFPA 13 requirements
0.10-0.20 GPM / S.F.
1500 s.f. w/o Hose Demand
8" main line located tight to ceiling
(6" with adequate pressure)

Sewer

Sanitary:

120-200 Fixture Units depending on layout and jurisdiction
4" dedicated line at 60" BFF invert (6" line may be required)

Grease:

Dedicated 4" Line: Grease Waste at 60" BFF invert
1,500-2,500 gallon grease interceptor or 100 gpm hydromechanical grease interceptor depending on applicable codes and approval from authority having jurisdiction.

HVAC

Supply Air:

35,000 – 90,000 CFM supply
Average CFM per Square Foot: 1.0 CFM / ft²

Cooling Tons:

110 – 280 Tons Cooling
Average Square Feet per Ton: 320 ft² / Ton

Outdoor Ventilation Air:

15,000 – 24,000 CFM

Ducted Air to/from Roof

Rooftop Unit Supply Air and Return Air Ductwork

General Exhaust Ductwork:

1 - 5 Exhaust Fans/Ducts serving Restrooms, Electrical and A/V Rooms, Storage Rooms, etc.

(2000 CFM Average General Exhaust Airflow Total)

Kitchen Exhaust Ductwork:

Two Grease Exhaust Fans/Ducts *(6000 CFM Average)*
One dishwasher Exhaust Fan/Duct *(525 CFM Average)*

Water Heater Venting/Exhaust:

Two Water Heater Combustion Air Intakes and Flue Exhaust Vents

Refrigeration Systems to/from Roof

A/V Room Split System Refrigerant Lines to Roof Mounted Condensing Unit
Kitchen Cooler Refrigerant Lines to Roof Mounted Condensing Unit