

FIREHOUSE SUBS BUILDING REQUIREMENTS

HVAC

LL will provide and install a complete HVAC system designed to condition space to comply with local area design requirements.

1. Rooftop or split HVAC system – LL will provide and install new rooftop or split heating and cooling system. Capacity of system will be 10 tons minimum with potential adjustments based on final engineering design.

System to include the following:

- A. Main trunk duct drop and distribution ductwork per Tenant's design.
- B. All power and control wiring in accordance w/ tenant design specs, local codes, and manufacturing specs.
- C. All required permits, inspections, and all associated roofing by landlord roofing contractor.

ELECTRICAL

LL will provide and install complete electrical service to the tenant space. Service to be 300 amp minimum with potential adjustments based on final engineering design – 120/208v, 3-phase, 4 wire minimum including but not limited to the following:

1. CT block, meter base and meter located per Tenant's plans and specifications.
2. 42 circuit, 400 amp panel with breakers; one (1) with feed through lugs at location designated by tenant.
3. Main feeder from service point to panel, main breaker and main disconnect to be dedicated for tenant's use only.
4. All required permits, inspections and approvals.

PLUMBING

LL will provide and install the following:

1. 4" sanitary waste line brought within demised space at suitable depth to drain per local code from any location within demised premises.
2. 1" domestic water supply line w/ a minimum of 55 psi located per tenant's plan; pressure including valve set at a maximum 70 psi, in line water meter, gate valve and backflow preventer.
3. 3" vent located above proposed ceiling brought within demised space from proper flashed vent through roof.
4. ¾" water line feed and hose bib at rear of building for clean-up. Exterior drain to waste system.
5. 750 LB in ground grease trap, if required, or under counter unit to comply with all state, local and federal codes. Architect shall coordinate with local jurisdiction to determine local grease interceptor requirements, however, unit is always determined by local building and utility department requirements.
6. 50 gallon electric or gas (per tenant plans) high recovery hot water heater.

RESTROOMS

LL will provide and install two fully functional handicapped accessible restrooms meeting all applicable codes, installed pursuant to tenant's plans and specifications to include but not limited to the following:

1. Handicapped approved toilet, lavatory, faucet, grab bars, signage and door hardware.

2. All accessories including but not limited to paper towel dispensers, toilet paper holders, mirrors and soap dispensers.
3. Exhaust system.
4. Recessed ceiling light fixtures.
5. Hard gypsum ceiling at 8'-0" A.F.F.

FIRE PROTECTION

LL will provide and install complete sprinkler system for the tenant space (if required by code for tenant's use) including the following:

1. Distribution piping and heads based upon an open space layout in accordance with local, state and national fire codes. Tenant will be responsible for final drops and modifications based upon Tenant plans.
2. LL will be responsible for all flow switches, tamper valves, and other control and monitoring devices.

WALLS

1. All demised walls shall be framed with 22 gauge studs, 16" o.c. insulated, sheetrocked and taped up to the roof structure, seal joint air tight with foam sealant.
2. Sheetrock to applicable fire and building codes and standards.
3. Finished, taped and sanded smooth.
4. All demising walls shall comply with code tenant separation requirements.
5. Tenant separation, sprinkler and alarm systems and protection of all structural members, columns, beams and roof deck shall comply with current code requirements for subject space surrounding building and any fire district requirements.

STOREFRONT

LL shall provide non-tinted, standard storefront with entry doors per tenant's location.

FLOORS

LL will provide clean and level concrete slab or clean and level wood underlayment in a stable and dry location. Floor is prepared ready for tenant's floor finish.

CEILINGS

1. Seating area ceiling to be USG 2220-Radar ClimaPlus 2x2x5/8 panels. Grid to be DX 15/16, SLT, White.
2. Prep Areas to be USG 3260-ClimaPlus, Clean Room, Vinyl Faced Sheetrock Brand 2x2x1/2 panels. Grid to be DXLA 15/16 Square, White.
3. Bathrooms to be Gypsum Board ceiling on metal stud frame, smooth finish, prep to paint.