

## General Structure

The Shoppes at Grand Prairie are a series of single story buildings.

The base building roof framing consists of structural steel beams spanning between columns, with open-web steel joists filling in between the beams. Corrugated steel roof deck is used on top of the bar joists. The roof deck is used as a flexible horizontal diaphragm for the lateral system. The lateral system consists of a series of braced and unbraced steel frames.

Steel columns support the roof framing. Each column is founded on a spread footing to distribute the load to the soil. Around the perimeter of the building, cast-in-place concrete trench footings are constructed down to frost depth. Property line footings ("zero lot line") are utilized at the buildings adjacent to any anchor stores or other buildings adjacent to a property line. A slab on grade, reinforced with welded wire fabric for crack control, will be used on the floor at ground level.

## Floor Slab Structural Conditions

Throughout the Tenant's premises, the maximum allowable floor live load is 200 pounds per square foot. The Tenant's construction, fixturing and normal occupancy load shall not exceed this maximum loading.

Channeling or saw-cutting of a concrete slab on grade may be permitted for installing piping and conduit below the slab, with prior Landlord notification and approval. If permitted, the concrete slab must then be re-installed in accordance with the below noted requirements. Also see SPD-20B for more information.

## Slab Blockouts

As part of the original base building construction, the Landlord has provided at least one slab blockout area in the lease premises within which the sanitary sewer tap is located, unless otherwise noted.

At this blockout location, and wherever the Tenant removes the existing slab as part of the store construction, the Tenant shall install a minimum of 4" thick concrete slab on compacted granular fill with minimum 3000 psi structural concrete with welded wire fabric on 10 mil vapor retarder. The Tenant's slab must be doweled with epoxy into the Landlord's existing slab. Before installing the concrete slab on grade, the Tenant must compact all fill to 98% standard proctor so uneven floor slab settling does not occur.

## Mezzanine Structures

The Tenant may construct a mezzanine or storage platform subject to the following:

All mezzanines must be of Type 2C construction and satisfy all applicable local codes.

Tenant mezzanine structures shall require review and approval in writing by the Landlord's structural engineer at the Tenant's expense.

**All mezzanines must be designed by a licensed Structural Engineer. All mezzanines shall be designed to be self-supporting. Mezzanine framing must be completely independent of the basic building structural frame and demising partitions.**

# SECTION VII STRUCTURAL REQUIREMENTS

## Roofing System

Access to the Mall roof is restricted to the Landlord's personnel and Landlord's designated contractors only. No contractor or subcontractor will be permitted on the roof unless written permission has been obtained from the Landlord Representative.

All work affecting or pertaining to the roof, including roof penetration and installation of structural supports, curbing and flashing on or to the roof, shall be installed in accordance with the Landlord's Standard Project Details (SPD Nos. 8, 9, 10, 17, 18A, 18B, and 18C). **All roof work including cutting of the roof membrane, repair or maintenance of such work, and re-roofing shall be performed by the Landlord's designated roofing contractor under contract to the Tenant at the Tenant's expense.** The furnishing of the roof curb and the installation of equipment on the roof will be by the Tenant's Contractor.

## Roofing Penetrations

Roofing penetrations require advance approval by the Landlord. All work including structural supports, curbing and flashing shall be installed in accordance with Landlord's Standard Project Details listed above. All roof work including cutting of the roof membrane shall be performed by the Landlord's roofing contractor under contract to Tenant and at Tenant's expense.

Roof protection boards shall be installed around any rooftop HVAC equipment by the Landlord's roofing contractor under contract to the Tenant at Tenant's expense. Landlord approved grease protection systems shall be required around any cooking exhaust fan outlet.

Specific roof top equipment zones have been designated by the Landlord throughout the Mall. The Tenant will be required to install all roof top equipment within this zone, unless otherwise approved by the Landlord. Refer to the Space Lease Outline Drawing for information on the location of the roof top equipment zone applicable for a particular space.

## Roof Top Equipment Structural Support

Supplemental structural support framing shall be installed by the Tenant to adequately support the Tenant's roof top equipment or suspended equipment within the Premises in accordance with the aforementioned Landlord's Standard Project Details, Section Sixteen of this manual. Also see SPD Nos. 19A and 19B.

If Tenant's roof top equipment location, size, weight or other factors do not allow the application of the Standard Project Details, specific details must be developed by the Tenant and submitted for Landlord's review, and the Landlord may require that engineering analysis, review or design be performed by Landlord's engineer at Tenant's expense.

## Tenant Base Building Modifications

Any alterations, additions, reinforcements, modifications or connections to Landlord's structure, foundations, piping, conduit or ductwork to accommodate Tenant's work, shall not be performed without in each instance obtaining Landlord's prior written approval.

Any work affecting the base building systems by Tenant shall leave Landlord's structure as strong or stronger than the original design with finishes unimpaired. The Landlord may require that approved structural or mechanical/electrical modifications be performed by the Landlord's contractor under contract to Tenant at Tenant's expense, and Landlord may further require that engineering analysis, review or design be performed by Landlord's engineer at Tenant's expense.

Welding to the building structure is not permitted except where otherwise approved by the Landlord.

Under no circumstances shall the Tenant's Contractor cut or modify the Landlord's structural members, expansion joints, wind bracing, columns, beams, and bridging. Any structural framing or bracing required for Tenant's construction and to be attached to the Landlord's structure must be designed by a Structural Engineer and approved by the Landlord's Architect and Engineer.

The Landlord reserves the right to refuse to permit the installation of any roof- or wall-mounted equipment which exceeds the capability of the structural system; or to require screening if the appearance of such equipment would be detrimental to the appearance of the center.

Tenant's Contractor shall not be permitted to modify, attach or hang from the Landlord's ductwork, water lines, sprinkler lines, conduit or roof deck to accommodate Tenant's construction including, but not limited to, Tenant's ceiling grid, ductwork, pipes, conduit, etc.