

# Crabtree Valley Mall Construction Department

## Pre-Construction Notes

Please review the following information before beginning the construction plan approval process. Be sure to take note of the information below as most of it is NOT repeated elsewhere. If there are any question please call or email the Mall's construction department for clarification. Thank you for your cooperation.

**City of Raleigh plan submission guidelines**- Please visit the City of Raleigh's website linked below and follow their guidelines for the Standard Commercial Review:  
<http://www.raleighnc.gov/business/content/CityMgrDevServices/Articles/CommercialStandardReview.html>

**Fire Alarm Panel** – You are required to purchase and install an addressable fire alarm panel for your store that is connected to the main panel in the Mall office. The City of Raleigh closely examines all plans for this safety issue.

**Important note:** The City of Raleigh will not examine plans that do not include Fire Alarm drawings; so be sure to include the Fire Alarm plan in your submittal set.

**Food Court Flooring**- All food court tenants or restaurants on the second floor are required to use Protect-All waterproof flooring in their entire space including walk-in freezers (all of the nonpublic areas in restaurants) installed by a Mall approved contractor and inspected by Mall Management.

**Second Floor Restrooms**- All second level restroom floors must have Strataflex waterproof membrane (available at Best Tile, Raleigh) installed under ceramic tile with epoxy grout. Waterproof membrane should wrap up the wall 6" A.F.F. Mall Management must inspect membrane installations prior to installing tile.

**Chilled Water Data**-The Mall is served by two chilled water plants. Plant 1 serves the east side of the Mall; Plant 2 serves the west side of the Mall. The data for each Plant is as follows:

Plant 1: EWT 45, LWT 56, 2.2 GPM per ton of cooling

Plant 2: EWT 45, LWT 59, 1.75 GPM per ton of cooling

Call the Mall construction coordinator to verify the plant that serves your suite.

**Mall Common Area Duct** – There is a Crabtree Valley Mall air conditioning duct that runs across the front of your space. Due to a recent code change the new tenant is required to provide a 1-

hour rated barrier between the duct and the tenant space. This must be rated and included on the plans. Dampers are not acceptable and cannot be used.

Smoke Evacuation Criteria - The basic requirement is to provide the capability for 100% outside air in the event of a smoke emergency. The Tenant AHU must be controlled by the fire alarm panel to close the return air dampers and open the outside air dampers to 100% to create the positive pressurization for smoke evacuation into the common area of the Mall. The fire alarm panel must also be able to override the time clock when the store is closed in the event of an after hours situation. The chilled water valve must be opened when the outside air dampers are at 100% to prevent freezing. The schematic of the controls for the smoke evacuation sequence must be included on the plans as well as a narrative on the proper operation. Your engineer must develop the schematic and narrative for inclusion in the plans. Contact Greg Ferrell, Gleeco Controls, 919-598-1905, for details on the interconnection with fire alarm system.

UL Detail Sheet and Building Code Data Summary Sheet – In the package I sent I have included the Building Code Data Summary Sheet and the UL Detail Sheets. The Building Code Data Summary Sheet is copied out of the City of Raleigh Commercial Projects Plan Submittal Requirements and is required to be included at the front of the submission set of plans. The UL Detail sheet has many of the common UL details found in construction at the Mall. You must include any others on all applicable sheets. The UL details must be duplicated or referenced on all sheets including the MEP. **The City of Raleigh requires that a wall legend be created specifying all wall fire ratings, copy and reference on all sheets!** The City of Raleigh will not issue a permit without all details referenced on all sheets.