



SUNVALLEY GENERAL INFORMATION

Landlord's Tenant Coordinator

The role of the Tenant Coordinator is to serve as liaison between Landlord and the Tenant, Tenant's architect and Tenant's contractor. All plans and correspondence concerning Tenant's construction are to be submitted to the Landlord's Tenant coordination Department.

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200 Long Lake Road, Suite 300
Bloomfield Hills, MI 48303-0200

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Mall Address

Sunvalley Mall
Management Office
1 Sunvalley Mall
Concord, CA 94520

Phone: (925) 825-0400
Fax: (925) 825-1392

General Manager – Dorian Bordenave

Phone: (925) 825-0400 x2213

Building Information

Construction Type: 2N/Non-combustible/Fully Sprinkled

Zoning Classification: Mercantile

Building Heights

First to Second Floor: +/-16'-0", Clear Height to underside of structure: +/- 14'-0", field verify.
Second Floor to Roof: +/- 18'-0", Clear Height to underside of structure: +/- 14'-0", field verify.
Allowable Ceiling Height: First Floor = 11'-0"
Second floor = 13' 0"

Floor Construction

First Floor: 4" concrete slab with a minimum strength of 3,000 psi reinforced with 6" X 6" W2.9 X W2.9 wwm in upper 1/3 of concrete on vapor barrier (10 mil minimum)
Second Floor: 2" concrete topping over concrete waffle floor structure.
Pop-out areas, 2" concrete over supported metal deck.
Design Load: First level, 125 lbs/sf maximum
Second level, 75 lbs/sf maximum
Roof, 20 lbs/sf maximum

Demising Wall Construction

One layer 5/8" gypsum board tenant side only on 4" metal studs @ 16" OC (25 gauge)



Ceiling and Soffits

Structural calculations for all ceilings and soffits, signed and sealed by a structural engineer, must be submitted to the plan review division upon submitting construction drawings for permit review

Service Corridor Vestibule Required

Yes

One layer of 1/2" fire-retardant treated plywood 4'-0" high with 4" metal corner guards 8' high to be installed inside service vestibule recess to match Landlord corridor finish.

Utility Services and Points of Connection

Electrical: Service available to premises: 120/208 volt, 3 phase 4 wire, 60 hertz.

Watt Density: Retail Tenants: 15.0 watts/SF
Food Service Tenants: 40.0 watts/SF
Food Court Tenants: 75.0 watts/SF

Tenants with electrical service requirements of **less** than 200 amps connect to distribution center located in close proximity to premises as determined by Landlord at Tenant expense.

Tenants with service requirements **greater** than 200 amps connect to electrical service equipment in nearest electrical distribution room to Tenants premises as determined by Landlord at Tenant expense.

Telephone

Tenant to extend telephone service in conduit from premises to Landlord's designated telephone closet as determined by Landlord at Tenant's expense.

Plumbing

3/4" Cold Water stub located **above** the premises for first floor tenant's and **below** the floor for second floor tenants, in a location determined by Landlord. Location of larger size stubs must be verified in field and at Tenants expense.

4" Sanitary Sewer and Plumbing Vent stubbed to a location determined by Landlord.
4" Kitchen Waste in Food Court tenant spaces

Gas Utility Company meter manifolds locations as determined by Landlord.

- All gas fired equipment must have flexible connector's at gas line equipment source.
- Tenant contractor must install an SVSG valve on tenant side of gas meter.

HVAC

Tenant must install an HVAC designed split-system.

Tenant must provide an individual HVAC system designed with spring isolators, installed in tenants space independent of Landlord's structure.

Return air is through ducted returns.

All tenant make-up air systems, exhaust fans, etc., to be located on the roof must be installed on structural steel rails or curbs with spring isolators in locations determined by Landlord.



Fire Alarm – Food Court Tenants

FC101 – FC110 Require Visual and Audible devices. See FA 1.01, FA 1.03

Fire Protection

Sprinkler system is a hydraulically calculated fire protection system.
Must use schedule 40 pipe. Thin wall pipe is not permitted.

Smoke detectors required

No

Toilet Facility requirements

One employee toilet is required in all tenant spaces.
Tenant spaces with employee occupancy greater than 15 people must provide a separate toilet for each gender.

Exiting Requirements

One exit required in tenant spaces less than 1,470 sf and with an occupancy load less than 50.
All other spaces require a minimum of two exits.

CONSTRUCTION PREREQUISITES

Please refer to the Construction Rules and Regs