



# **Sunvalley Shopping Center**

## ***TENANT CONSTRUCTION RULES AND REGULATIONS (TTC Store Planning)***

**2024**

# Table of Contents

<b>Construction Prerequisites</b>	
<b>Contractors Duties and Responsibilities .....</b>	<b>3</b>
<b>Required Documents .....</b>	<b>5</b>
<b>Insurance Requirements.....</b>	<b>6</b>
<b>Construction</b>	
<b>Barricades.....</b>	<b>8</b>
<b>Demolition.....</b>	<b>9</b>
<b>Noise &amp; Odors.....</b>	<b>9</b>
<b>Floors .....</b>	<b>10</b>
<b>Plumbing .....</b>	<b>11</b>
<b>Electrical .....</b>	<b>13</b>
<b>HVAC .....</b>	<b>14</b>
<b>Roof Deck.....</b>	<b>16</b>
<b>Fire Protection &amp; Sprinklers .....</b>	<b>18</b>
<b>Life Safety .....</b>	<b>19</b>
<b>Demising Wall.....</b>	<b>20</b>
<b>Rear Exit/Service Doors .....</b>	<b>21</b>
<b>Floor/Deck.....</b>	<b>21</b>
<b>Structural.....</b>	<b>22</b>
<b>Storefront.....</b>	<b>22</b>
<b>General Center Requirements</b>	
<b>Deliveries .....</b>	<b>23</b>
<b>Security .....</b>	<b>25</b>
<b>Parking .....</b>	<b>25</b>
<b>Inspections.....</b>	<b>25</b>
<b>Job Boxes.....</b>	<b>26</b>
<b>Waste Disposal/Trash .....</b>	<b>26</b>
<b>Project Completion</b>	
<b>Stocking/Merchandising .....</b>	<b>27</b>
<b>Store Opening Inspection .....</b>	<b>27</b>
<b>Local Rules for Contractors .....</b>	<b>28</b>
<b>Tenant Insurance Requirements.....</b>	<b>32</b>
<b>Construction Deposit Deductions .....</b>	<b>33</b>
<b>Pre-Construction Information Form .....</b>	<b>27</b>
<b>Sunvalley Shopping Center Addendum.....</b>	<b>29</b>
<b>Sunvalley Shopping Center Required Contractors .....</b>	<b>39</b>
<b>Sunvalley Shopping Center Violations/Fines List.....</b>	<b>40</b>
<b>Sunvalley Shopping Center Structural Drawings .....</b>	<b>42</b>
<b>Sunvalley Shopping Center Waterproofing Details.....</b>	<b>71</b>

## ***Contractors Duties and Responsibilities***

***The general contractor is responsible for the construction of the leased space, while under full construction. Including the supervision of its sub-contractors as well.***

***The general contractor must ensure that the following issues are adhered to, and other requirements that are addressed in the Construction Rules and Regulations as well.***

- ***All contractors / sub-contractors must adhere to all State and Federal safety rules and regulations.***
- ***The General Contractor is responsible to ensure no one under 18 years of age is present on the job site.***
- ***The General Contractors at NO time shall leave a build out space unsupervised or unattended while under construction. Only individuals employed by the contractor that have attended the original pre-construction meeting will be authorized to supervise work within the center. Additional pre-constructions meetings can be scheduled to qualify individuals at a later date. The cost of these meetings will be \$250 each and can be paid at the time of the meeting or deducted from the construction deposit.***
- ***The General Contractor is responsible for the security of the tenant construction space. Ensuring that the barricade and back exit doors are properly secured and locked.***
- ***Contractor to adhere to CDC, County and State guidelines as it relates to COVID-19 mandates and or any applicable***

Revised January 25, 2024

***guidelines required.***

- ***During a tenant build-out, the general contractor must ensure while under construction, the space is kept clear of any unnecessary dust and debris that may spill out into mall common areas. Walk off mats are required at all construction site exits.***
- ***No smoking is allowed in the construction space or any of the mall common areas. Smoking is prohibited in designated areas only and minimum distance from the building must comply with state law.***
- ***No eating or construction meetings in common areas***

Revised January 25, 2024

**Required Documents**

**The following documents are to be assembled by the Tenant's General Contractor before arranging a pre-construction meeting with the center management staff.**

**Building Permit**

**A building permit and/or a demolition permit issued by the local Building Department.**

**Insurance Certificate for Contractor and Tenant**

**A Certificate of Insurance and a Worker's Compensation Certificate if regulated by the state.**

**W-9 form**

**Form must be filled out completely. (Ref: Construction deposit)**

**Construction Deposit and Facilities Cleaning and Maintenance Fee.**

**Refundable Construction Fee, a check payable to Sunvalley Shopping Center  
in the amount of \$5,000.00 (Ref: W-9 Form)  
Food Use Tenants in the amount \$8,000.00**

**Facilities Maintenance fee: Payable to Sunvalley Shopping Center  
Up to 25 linear feet of barricade install and removal \$1300.00  
Over 25 linear feet of barricade install and removal \$1800.00**

**Landlord Approved Construction Drawings**

**One complete set of landlords approved construction drawings shall be supplied by contractor via full size or 11 X 17 print for pre-construction meeting. It is recommended these drawings be reviewed by the General Contractor before the pre-construction meeting.**

**Pre-Construction Information Form**

**Using the form from Appendix B, record the names of all subcontractors used by the general contractor during the construction process. Designate subcontractors by trade. In addition, the general contractor shall complete the remainder of the form and provide the appropriate dates and construction costs.**

Revised January 25, 2024

## **Insurance Requirements**

***The Tenant, Tenant's general contractor, and all contractors involved with the construction process are responsible for obtaining the proper insurance. All insurance certificates, including the tenants are due at the time of the Pre-Construction meeting. A primary policy or primary policy plus an umbrella policy can satisfy liability requirements. The following minimum amounts are required:***

### **Worker's Compensation**

***In compliance with any and all statutes requiring such coverage in the state where the Center is located, covering employees, volunteers, temporary workers and leased workers. Employer's Liability in a minimum amount of \$1,000,000 each accident, \$1,000,000 each employee and \$1,000,000 policy aggregate. Such coverage shall include all employees, volunteers, temporary and leased.***

### **Comprehensive General Liability**

- ***\$1,000,000 Per occurrence for bodily injury and property damage***
- ***\$1,000,000 Per occurrence for personal and advertising injury***
- ***\$1,000,000 Products and Completed Operations***
- ***\$1,000,000 General Aggregate***

### **Comprehensive Automobile Liability**

***In the amount of \$1,000,000 combined single limit for bodily injury and property damage, covering all owned, non-owned, or hired automobiles used in the course of Contractor's business.***

Revised January 25, 2024

**Additionally Insured**

***All insurance policies (except worker's compensation) shall include the Landlord, its managing agent, and any other parties designated by Landlord as additionally insured. Demolition or construction may not commence until this statement is properly indicated on the insurance certificate.***

**Additionally insured clause should read:**

***Sunvalley Shopping Center, LLC and The Taubman Company, LLC.  
This coverage is considered primary insurance.***

***Certificate Holder should read:***

***Sunvalley Shopping Center, LLC  
c/o Sunvalley Mall  
One Sunvalley Mall,  
Concord, CA 94520.***

Revised January 25, 2024

**Construction  
Barricades**

***The landlord shall provide a prefabricated, full height barricade at the storefront. Before demolition, the general contractor shall install a visqueen dust barrier, from floor to ceiling, along the entire inside of the barricade, and maintain during the entire course of construction.***

***The general contractor shall provide a dust walk off mat inside of barricade door and rear exit door at all times during construction. Mat must be changed or cleaned regularly.***

***The general contractor is responsible for maintaining the area surrounding the barricade. If dirt or dust escapes from the construction site into the center common area, the general contractor may be charged a "cleanup" fee for cleanup performed by center personnel if the contractor does not clean area immediately.***

***All barricade doors (including rear exit doors) shall remain closed during construction activity. This will prevent unauthorized personnel from entering the site and help contain dust within the space.***

***The general contractor will be responsible for any barricade damage caused by demolition or construction. If any damage exists before demolition the general contractor should notify the center's Facilities Manager immediately.***

***Sunvalley staff will move the barricade away from the storefront lease line when it inhibits storefront construction. The barricade must remain rigid, square, and plumb throughout store construction.***

***Any common area tile exposed as a result of the barricade relocation must be protected. Plywood, carpet, Masonite or other durable material specified by the Facilities Manager shall be utilized. Relocation or removal of the storefront barricade will be authorized by the Facilities Manager and must be scheduled at least 48 hours in advance.***

***Additional signage may not be installed on the barricade exterior unless authorized by the center General Manager.***

***If any portion of the store remains open during construction, a barricade is required between the construction activity and the public. This barricade will consist of metal studs and gypsum board, fully taped, spackled, and painted. The general contractor shall verify all code requirements (entrance/exit routes, fire protection, etc.) before the barricade is installed. In the event the center management staff determines the public's welfare is compromised, all construction will be stopped.***

Revised January 25, 2024



**Demolition** *Demolition shall not interfere with the daily operations of adjacent tenants or center common areas. Be aware of work that may cause excessive vibrations, which can damage adjacent tenant spaces and/or surrounding areas.*

*Remove all existing electrical, mechanical, plumbing and other utilities and equipment to the source. Do not abandon any unused equipment.* Mechanical and Electrical Equipment: Tenant shall remove all mechanical and electrical systems existing on the Leased Premises are no longer functional or designated to

Be reused. Such work shall include but not be limited to: roof top and interior HVAC

equipment and supports, duct work, wire and conduits, electrical distribution equipment,

plumbing fixtures, sprinkler lines, telephone equipment and any specialty equipment as may

Exist in the Leased Premises.

**Repairs:**

Tenant shall make all repairs to the Leased Premises necessitated by the removal of the improvements

Made by previous occupant(s). Such work shall include but not be limited to: concrete slab, roof,

structural members, mechanical and electrical equipment, telephone equipment, partition walls and

Interior finishes.

**Noise & Odors** *The on-site Representative will terminate any construction activity that is deemed Excessively noisy or dusty or which is disruptive to the normal operations of the adjacent tenants and/or the center. No noise shall be allowed that violates the Concord noise ordinance. If excessive noise or odors are identified by the center operations staff, the general contractor will cease such operations immediately. No loud work shall be permitted from 8pm to 9am, unless it is contained within the tenant's space and not objectionable beyond the tenant's space.*

*All noise and odor violations will result in a fine. See violations sheet*

## **Floors**

***The general contractor is required to be present during the entire concrete pouring process to ensure that the concrete contractor be aware of and complies with the following requirements:***

- ***All concrete pours shall be scheduled with center management (a minimum of) 48 hours in advance.***
- ***Layout of any "new" tenant spaces on grade shall be performed in accordance with landlord's space layout, by the general contractor or contractor designated by the landlord. The concrete slab must be made ready to fully accept the bottom 4" track of the demising wall.***
- ***The route from the concrete truck to the site shall be protected with visqueen and plywood. This includes the area directly below the truck trough.***
- ***Concrete moving equipment that produces noxious fumes is not permitted in the center. Only manual equipment shall be used.***
- ***Sidewalks and curbs are not designed to support the weight of any concrete truck. Please ensure that the driver stages the vehicle appropriately.***

***When pumping concrete to the site, provide wood blocking below the coupling flanges. The flanges shall not rest on the deck. This should prevent damage to the center's finished floor.***

- ***The concrete truck shall be taken off center property for washing, rinsing and cleaning.***
- ***All ducts, fire dampers, pipes, clean-outs, etc., shall be protected from concrete exposure. Equipment must not be rendered inoperative or inaccessible due to the concrete pour. The general contractor shall confirm that all necessary forms are in place before the pour.***

### **Lower Level Slabs**

***All slabs of grade shall consist of concrete with minimum strength of 3000 PSI, a minimum thickness of 4", 6" x 6", w1.4 WWF and a visqueen vapor barrier (minimum 4 mill) on compacted fill.***

***A petroleum based (bituminous coating shall be applied to all steel column bases.***

Revised January 25, 2024

**Upper Level (Supported) Slabs**

**A 2" depressed area may exist in (new) supported slabs. The general contractor is responsible for filling and sloping this area to ensure that the tenant's finish floor material is the same elevation as landlord's tile floor.**

**A bonding agent shall be applied to any surface treated with concrete or cementitious product.**

**Plumbing**

**The general contractor shall verify that the plumbing contractor is aware of and complies with all landlord comments on the landlord's approved construction drawings.**

**They will designate sanitary, domestic water, air vent, and other utility lines to be used. These utility lines may exist outside the leased premises.**

**Copper, cast iron, steel or any other code-complying metal shall be used for all piping. PVC piping may not be used below grade or in return-air plenums. All cold water supply lines shall be insulated. Ensure that this insulation material is plenum rated if applicable.**

**Ensure that all sanitary clean-outs are exposed and remain accessible. Since many trades can affect this requirement, the general contractor shall ensure that all subcontractors are aware of any existing clean-outs. Coordinate locations with the Facilities Manager after demolition.**

**The general contractor shall ensure that the plumbing contractor does not leave any uncapped or open sanitary or vent lines, etc. Unnecessary cleanup can be costly and offensive.**

**Work requiring access into Lower Level tenant spaces shall be negotiated by the general contractor with the appropriate store manager and/or owner. Any damaged caused by this work shall be corrected by the general contractor at his expense.**

**Water meters (if required) and water main isolation valves (required) shall be installed in each tenant space, located within 5' of the floor and accessible at all times. Water main isolation valves must also be clearly labeled with a permanent plaque.**

**When construction is complete, the contractor will provide a camera inspection of the main line from the end of main to the mall main point of connection. All**

Revised January 25, 2024

***lateral sanitary lines shall be "hydro-jetted" to the main connection. A video showing the clear jetted sanitary line shall be provided to the Facilities Manager before barricade removal.***

**Piping for Natural Gas**

***A gas manifold has been provided by the gas company. Facilities Manager shall direct the general contractor on routes, type of support, etc., for this piping.***

***Installation of a seismic shut-off valve is required with all new gas meters. Seismically activated shut-off valves will be installed downstream from gas meters.***

***Use of natural gas is permitted for cooking (process loads) operations only. The system is not designed to supply:***

- ***Water heaters***
- ***Unit (air) heaters***
- ***Jeweler's torches***

***Enclosure requirements should be verified with the local government agency. Vented shafts, chases, etc., may be required along the route.***

**Electrical**

***The general contractor shall ensure that the electrical contractor is aware of and complies with all landlord comments on the landlord approved construction drawings.***

***All permanent wiring homeruns shall be conduit (rigid or EMT). Flexible conduit may not be used for home runs or in lieu of conduit in partitions. Flexible conduit/MC Cable may be used in lengths of 6' for finish connections only.***

***Temporary power may be available from a source designated by the Facilities Manager. Any temporary electrical wiring located outside the leased premises shall be placed in a metal casing. All temporary wiring used during construction (e.g., phone, power, service, etc.) shall be conduit and removed before project completion.***

***The type and size of the electric service will be specified on the landlord approved construction drawings. The Facilities Manager will designate the power source, route from the source to the space, and labeling. The general contractor and Facilities Manager should walk the route to verify the methods of attachment, support, penetrations, etc., are fully understood.***

***Note...City of Concord Building Department requires an AIC rating of the electrical service.***

## **HVAC**

***The general contractor shall ensure that the HVAC/ mechanical contractor is aware of and complies with all comments on the landlord approved construction drawings.***

***Any existing equipment to be reused shall be made "like new". This is applicable to air-handlers, condensing units, duct work and any other portion of the HVAC system. The Facilities Manager may request that reused ducts be replaced if their integrity cannot be maintained.***

***Placement of any mechanical equipment on the roof shall be scheduled with the Facilities Manager. The design loads of the roof typically do not support loads greater than 25 PSF. Plywood laid across the roof with a "moon buggy" supporting the unit is a minimum. Loads greater than 200 pounds will require a crane. Loads greater than 500 pounds will require a crane and/or helicopter. If a crane can easily reach the unit's destination point, the load requirements are not in effect.***

***HVAC equipment that produces a discharge or requires a drain shall be tied into the center's drainage system. Roof equipment cannot drain onto the roof as this eventually causes damage. Tie-in requirements shall be coordinated with the Facilities Manager.***

***All roof equipment (new or reused) shall be labeled with the store name and space number. Two-inch paint stenciled letter/numbers will be used on two sides of the equipment.***

***Exhaust ducts penetrating the roof shall be located at least 20' away from any fresh-air intake. A duct extending higher than the tallest air intake may be required if the 20' distance cannot be achieved. Coordinate locations and routes with the Facilities Manager.***

***Placement of any equipment on the roof of Sunvalley Shopping Center that requires the use of a crane must be scheduled with the Facilities Manager at least 48 hours in advance. Any equipment placement that requires the use of a helicopter must be made 48 hours in advance. A non-refundable fee of \$600 for a crane lift or \$800 for a helicopter lift must be paid in advance at the management office during normal business hours. Fees will not be deducted from the construction deposit.***

### **Central Plant Systems**

***The general contractor shall ensure that the HVAC/ mechanical contractor is aware of and complies with all comments on the landlord approved construction drawings.***

Revised January 25, 2024

***When the system is ready for start-up, the Facilities Manager shall be notified at least 24 hours in advance, allowing time to schedule an operation inspection. The system shall be 100% operational before store opening.***

***An air balance of the system must be performed by an independent temperature controls contractor, and a certified air-balance report submitted to the Facilities Manager before the store opening. The general contractor's construction deposits will not be processed for return until this report is received.***

Revised January 25, 2024

## **Roof Deck**

***The general contractor shall coordinate any work that requires modifications to the existing roof with the Facilities Manager. The general contractor must use the center's roofing contractor for all roof modifications. The general contractor shall ensure that all applicable subcontractors (i.e., HVAC, mechanical, electrical, etc.) are aware of the roof requirements.***

***Typically, any opening in the roof greater than 12" x 12" requires additional steel reinforcing. This steel shall be installed before cutting the roof. Drawings showing the roof framing must be approved by the landlord's structural engineer.***

***The general contractor shall coordinate access to the roof for his subcontractors. Access shall be through the applicable roof hatches. Ladders, lifts, ropes, etc., shall not be used for access unless specifically approved by the Facilities Manager.***

***Pipes, conduit, ducts, antennas or other equipment shall penetrate vertically through the roof directly below the serviced equipment. Any material installed horizontally across the roof is subject to immediate removal.***

***Antennas are permitted on the roof only after an "Antenna Agreement" has been executed between the landlord and the tenant. This includes satellite dishes, Muzak dishes, and any other transmission or receiver devices.***

***All crating materials, unused equipment, trash, debris, etc., shall be removed from the roof upon completion of work by the general contractor, who may be assessed a "cleanup" fee if removal of debris, equipment, etc., is performed by center personnel.***

***Equipment of any kind shall be carried over roof expansion joints. Do not drag, drop or manhandle any other equipment across the roof. The cost of repairs for damage caused by a tenant subcontractor will be deducted from the general contractor's construction deposit.***

***Equipment placed on the roof shall not be visible from any point on the center site. Coordinate locations with the Facilities Manager.***



**Fire Protection And Sprinklers** *Only Landlord designated Fire Protection Contractors are allowed to work on the fire sprinkler system. See page 39 for approved contractors.*

*Plans must be submitted to Landlord's Required Fire Protection Underwriters See page 38*

*The general contractor shall ensure that the fire protection contractor is aware of and complies with all comments on the landlord approved construction drawings.*

*The general contractor shall ensure that the fire protection subcontractor drawings meet Fire Mutual specifications. The drawings must be submitted to and meet the approval of the Contra Costa County Fire Protection District's Fire Marshall.*

*Note that approvals can take up to six weeks.*

*Many tenant spaces have more than one sprinkler main within the space (both center and tenant supply lines). The Facilities Manager shall designate the sprinkler supply line to be used.*

*Permanent system isolation valves are not permitted in the system. Auxiliary drain valves may be used. They should be located in an area that does not invite tampering.*

*The sprinkler system is monitored by the local fire department, center security, and various alarm companies. Contractors must not tamper with these systems.*

*Before a shutdown for final connection can occur, the system shall be hydrostatically tested and made ready for "tie-in". The general contractor shall schedule a date and time for a system shutdown, which should be scheduled a minimum of 48 hours in advance with the Facilities Manager.*

*Shutdowns will be conducted during non-business hours. A shutdown fee of \$700.00 shall be charged for each system shutdown. Payment shall be made in the form of a check in the amount specified and made out to Sunvalley Shopping Center.*

Revised January 25, 2024

***A minimum of two fire extinguishers must be located on the job site through construction.***

***Hot work permit must be issued by Facilities before any “Hot Work” is performed. Welding/Open flame/Sparks/Brazing/ETC***

***No charge for Hot Work Permit but fines will be issued for Hot work without permit.***

Revised January 25, 2024

**Life Safety**

***All life safety requirements associated with the tenant's construction are based on the initial code review of the base building. Smoke detection, smoke exhaust, egress routes, etc., are unique to each center. Any tenant system that requires attachment to the center systems shall be coordinated with the Facilities Manager. The general contractor and his subcontractors shall be aware of all comments on the landlord approved construction drawings.***

**NOTE: *Not all tenants are required to install a fire alarm system. Verify installation requirements with landlord, fire department and building department before designing alarm system.***

Revised January 25, 2024

**Demising Wall** *At tenant's expense, the landlord will install 4" metal studs, 16" o.c., floor to structure above. The general contractor shall verify that the drywall contractor installs a minimum of one layer 5/8" fire-rated gypsum board, fire-taped and spackled from floor to ceiling.*

*The demising wall will be located per dimensions indicated on the landlord's space layout drawing. Any dimensional inconsistencies between the space layout drawing and the landlord approved construction drawings should be brought to the immediate attention of the Facilities Manager.*

*Demising walls do not possess any structural value. The general contractor shall provide structural reinforcement if tenant's construction is attached to or supported from the demising wall. Structural drawings must be approved by the landlord's structural engineer.*

*The general contractor shall schedule "new" demising wall installation with the Facilities Manager. Floor conditions must be level and structurally sound in order to accept the 4" bottom (metal) track fully.*

*If the area above the ceiling is used as a return-air plenum, the number and size of return-air openings will be indicated on the landlord approved construction drawings. The general contractor shall secure these openings with a screening specified by the Facilities Manager.*

*Standards may not be recessed into any fire-rated demising walls. A second layer of drywall must be used to conceal the standards.*

*The landlord will/has provide(d) laminated neutral piers at the storefront. The general contractor shall repair any damage to the landlord's neutral pier (or soffit) caused by demolition or construction.*

*An expansion joint shall be incorporated into walls if an expansion joint exists within the space. Since demising walls are fire rated, the general contractor shall verify code requirements with the local building department. Landlord approval is required for the aesthetic treatment of any expansion joint used.*

Revised January 25, 2024

**Rear Exit/Service Doors** *A metal door with a "B" label, commercial grade, 3' x 6'-8" or 7'-0" door is required. Frame and hardware are to conform to similar fire rating. All doors shall be equipped with a door closer located on the tenant (interior) side of door. All exit doors shall have the appropriate fire exiting hardware. Verify code requirements with the governing agency.*

*The general contractor will ensure that the rear door is painted per the center's specification. Coordinate labeling of the door with the Facilities Manager. This work shall be performed before project completion. If not, the landlord will perform the work and the cost will be deducted from the general contractor's construction deposit.  
A working doorbell is required at the rear door.*

**Vestibules**

*The local code may require that the emergency exits be installed in a recessed vestibule. Specific code requirements such as 2-hour ceilings, sprinkler installation, time of installation, etc., may be required. The general contractor should verify code requirements with the governing agency. 4'0" x 4" x 4" metal corner guards and 2" x 10" wood bases are required at both returns into the vestibule. Vestibule walls shall be painted to match the adjacent corridor. If this work is not completed before the store opening, the Facilities Manager will contract the work and the cost will be deducted from the general contractor's construction deposit.*

**Floor/Deck**

*All penetrations through any concrete floor slabs must be coordinated with the Facilities Manager. Core drilling, saw cutting, jack hammering, bush hammering, chipping, etc., are not permitted without prior approval. Floor is required to be x-rayed/scanned before ANY x-ray/scan report must be provided to the Facilities Manager before ANY saw cuts or core drills are executed. The general contractor must perform a field survey of the area below any proposed floor penetration to verify the existence of any electrical, mechanical, etc., equipment.*

*Any penetrations through the supported floor slab must have steel, watertight sleeves. The sleeve, penetration, and area surrounding this point shall be made waterproof. Verify with the Facilities Manager the approved type of waterproofing material. All restaurant and toilet room floors are to be waterproofed with an elastomeric membrane. Waterproofing must extend a minimum of 4" up all wall surfaces. The landlord requires the Laticrete Hydro-ban, installation of anti-fracture fabric may be necessary in some applications (or landlord approved equivalent) be used for waterproofing. A 24 hour flood test will be required of the waterproof membrane. This is a requirement, No exceptions.*

**All floor sinks, floor drains and penetrations need to be plugged and**

Revised January 25, 2024

**made water tight for test. The floor and receptor area shall be filled with potable water to a depth of no less than 3" measured at the threshold. Where a threshold of at least 3" does not exist, a temporary threshold shall be constructed to retain the test water in the lined floor. The water shall be retained for a period not less than 24 hour and there shall be no evidence of leakage. If leakage occurs the area shall be repaired and retested until no evidence of leakage.**

*Note...Landlords approved contractor must be used for all waterproofing, or with prior authorization, the general contractor may be allowed to install the waterproofing material; however, a flood test of the area will be required and must be inspected by the Facilities Manager prior to draining of the water.*

*Floor drains are required in all toilet room and kitchen areas. The floor shall be sloped to the drain to ensure proper drainage. Some on-grade slabs contain conduit/ piping for telephone, electrical, plumbing, etc. Coordinate any cutting and drilling through slabs with the Facilities Manager. A detection survey may be required.*

*Transitions between dissimilar floor materials shall be smooth and flush. The use of transition or reducer strips is not permitted.*

*See links below for Laticrete Hydro-ban:*

<https://laticrete.com/~media/7becaa785c964bfaa8b7c0b32c39044d.ashx>

<https://laticrete.com/~media/1350eca29e634ffc9e4705e6a285e04f.ashx>

<https://laticrete.com/~media/932bb233d9ba43bdbf6074db69c5d02f.ashx>

**See Laticrete Hydro-ban detail sheets on pages 71 to 73**

#### **Structural**

*Structural modifications to the center require approval from the landlord's structural engineer. Penetrations in decks, roof, bearing, walls, etc., greater than 12" x 12" require structural reinforcing before commencing work. It is imperative that structural work be coordinated in advance with the Facilities Manager.*

**Note: See Structural Drawings on pages 42 to 70**

*Excessive deck/roof loading caused by transformers, safes, mezzanines, HVAC units, etc., require approval from the landlord's structural engineer. Structural*

Revised January 25, 2024

**beams, purlins, joist, etc., shall not be modified by the contractor unless specifically noted on the landlord approved construction drawings.**

**Storefront**

**The landlord requires a smoke/fire separation at the center bulkhead. The general contractor shall ensure that the integrity of the bulkhead is not jeopardized by configuration of the storefront.**

**The center soffit is not designed to support any additional loads. The tenant's storefront may not be attached to any part of the center soffit or neutral piers.**

**All grille key switches shall be concealed within the storefront design. A door, smooth and flush, covered with the adjacent surface material can be used. All hinges shall be fully concealed from view. Soss type hinges are acceptable. Piano hinges, door hinges, or other visible hinges are not permitted.**

**Caulk, silicone, sealants, etc., are not acceptable materials for finishing glazing butt joints. Glazing clips shall be used in lieu of silicone when required by local building officials. The general contractor shall ensure that a material sample is submitted to SP&D for approval.**

**Transitions between materials, angles, breaks, etc., shall be even and clean. The use of caulks, silicone, etc., to fill these transitions is not acceptable.**

**Any damage caused by demolition or construction to the landlord's neutral piers, soffits, or lease line tile shall be repaired to a "like new" condition. The general contractor shall coordinate any repairs with the Facilities Manager. If these items are not addressed before project completion, repair cost will be deducted from the general contractor's construction deposit.**

**Storefront construction may not extend beyond the lease line unless approved by the landlord. Awnings, cornices, moldings, lamps, etc., are to be located within the tenant's leased premises.**

**Storefront Signs**

**The general contractor shall ensure that the sign contractor is aware of all comments on the landlord approved sign shop drawings. Landlord approval is required before sign fabrication. Failure to submit shop drawings may prohibit the storefront sign from being installed.**

**Temporary signs will not be permitted for store openings.**

**General Center**

Revised January 25, 2024

**Requirements**

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**Deliveries**

**All delivery routes to the construction site will be designated by the Facilities Manager. The general contractor shall ensure that all project subcontractors are aware of these routes. Coordinate delivery hours with the Facilities Manager.**

**Loading docks shall be used for all deliveries. The general contractor shall verify door size openings from the dock to the construction site, to ensure that all types and sizes of materials can be delivered to the space. The Facilities Manager will designate the appropriate loading dock for deliveries.**

**Loading docks shall be used only for loading and unloading construction materials. Any vehicles parked in the loading dock longer than 15 minutes may be towed at the general contractor's expense.**

**Deliveries to the tenant space shall be made through the service corridors to the rear door (where possible). When authorized by the Facilities Manager, deliveries will be permitted through the center common area after 9 p.m. and before 9 a.m.**

**Delivery carts used in the center shall be equipped with soft rubber tires. Carts with steel wheels are not permitted. Cost of floor repairs for damage caused by deliveries will be deducted from the general contractor's construction deposit. Escalators and passenger elevators are not designed to transport gang boxes, ladders, carts or other construction materials.**

**The general contractor shall ensure that subcontractors are aware that escalators and passenger elevators shall not be used for deliveries.**

**Customer entrances (glass doors) to the center shall not be used for material or tool deliveries. Special conditions may warrant use of these entries, but prior authorization from the Facilities Manager is required before delivery.**

**The general contractor shall ensure that any dirt, litter, or the tracks left from deliveries shall be cleaned by the responsible contractor. If cleanup is not performed within a reasonable time, center cleaning personnel will perform the work and, the cost will be deducted from the general contractor's construction deposit.**



**Security**

**Access to barricades, roof hatches, Data rooms, electrical rooms, etc., shall be coordinated through center security. Authorization for entry will be given by the Facilities Manager.**

**The general contractor is responsible for securing the construction site at all times. Contractors shall safeguard/secure all tools, materials, supplies, etc. The center will not be responsible for any items lost or stolen.**

**The center hours of operation are 10 a.m. to 9 p.m. Access outside of normal hours shall be coordinated through security and authorized by the Facilities Manager. Construction work is permitted 24 hours a day provided there are no disruptions to the center or adjacent tenant's mode of daily operation.**

**Conduct of all contractors involved with tenant construction is the responsibility of the general contractor. Rude, disrespectful, or loud behavior will not be tolerated. The general contractor shall ensure that all requests by center security personnel are complied with immediately; disputes can be addressed at a later time. Absolutely no alcohol, drugs, or weapons are permitted on center property.**

**All lunch breaks, coffee breaks, etc., by contractors shall be confined to the construction site. Any contractors seen lounging in the common area will be asked to move into the construction site or center restaurants. All contractors are required to wear appropriate construction clothing and protective equipment. It shall be understood that shirts, safety shoes, long pants, etc., will be worn at all times.**

**Parking**

**Contractor shall ensure that all subcontractors park in designated contractor parking areas. Those vehicles parked in other areas may be ticketed and/or towed at the general contractor's expense.**

**Inspections**

**Tenant's work shall be subject to inspection by center management and maintenance staff at any time during construction.**

**A pre-opening inspection, by a member of the center management staff, is required before the store opening.**

**Landlord's Right to Stop Construction**

**While it is not the landlord's intention to hinder or stop construction, if any landlord or center criteria are in question or the public's welfare has been compromised, the landlord and its representative reserve the right to stop construction. Upon resolution of the items questioned, work may resume.**

**Job Boxes**

**Job boxes will be allowed on property at a location designated by the Facilities Manager. A fee of \$200 per week, or any portion thereof, will be charged for each job box left on Center property. Payment shall be made in the form of a check in the amount specified and made out to Sunvalley Shopping Center.**

**Waste Disposal/  
Trash**

**General trash/construction debris can create personnel and fire hazards. The general contractor shall ensure that the construction site is policed and debris removed to provide a safe, sanitary construction site. Such debris shall be confined to the tenant's leased premises. Holding or storing trash in exit corridors, adjacent tenant spaces, loading docks or other areas will not be permitted. If trash is found in any of these areas, immediate removal will be requested by center personnel. If the general contractor fails to comply, center personnel will remove the trash. The cost for removal will be deducted from the general contractor's construction deposit.**

**The center trash compactors in the loading docks are not designed to accommodate construction trash and debris. Use of these compactors is not permitted during demolition or construction.**

**Because center personnel are not permitted to lend center cleaning equipment, we ask that contractors not jeopardize the employee's position by asking to borrow such items.**

**Contractor is required to obtain services for construction dumpsters through Mount Diablo Resource Recovery [elena.brown@mdrr.com](mailto:elena.brown@mdrr.com) Office (Elena Brown) (925) 682-9073**

**The general contractor shall coordinate with Mount Diablo Resource Recovery Cost, location, time schedules, etc., shall be fully understood by the general contractor, who is responsible for policing and cleaning the dumpster area.**

**Debris boxes are NOT permitted at the curb adjacent to the center. They MUST be in the designated dumpster area and exact location coordinated with the Facilities Superintendent or Facilities Manager**

Revised January 25, 2024

**Project  
Completion**

**Stocking/  
Merchandising**

***Merchandise is not permitted in the space until the Certificate of Occupancy has been completed by the local government agency. If merchandise has arrived before the space is completely ready, the general contractor must obtain written permission from the agency to move merchandise into the lease premises.***

***The landlord cannot be responsible for tenant's merchandise. Merchandise may not be stored outside the confines of the leased premises. Debris associated with merchandising must be discarded in the waste receptacle designated by center management.***

***When possible, a dumpster designated for cardboard or recyclable materials will be provided. All merchandise deliveries shall be scheduled with center management, who will also designate the loading dock and route from dock to space.***

***The center's normal hours of operation are 10 a.m.-9 p.m. Monday through Saturday and 11 a.m. to 7 p.m. on Sunday. If merchandising is performed outside these hours the store manager must notify center security.***

**Store Opening  
Inspection**

***Before removal of the storefront barricade, a member of center management staff will inspect the leased premises. A copy of the completed building permit and a Certificate of Occupancy shall be presented to the management office before the inspection.***

***The store must be 100% complete, fully cleaned and ready for business before the barricade is removed. The general contractor should coordinate a walk-through with the Facilities Manager before project completion for deficiency corrections. Barricade removal shall be scheduled with the Facilities Manager 72 hours in advance. Barricade removals are performed Monday through Friday morning of the store opening. The general contractor's construction deposit will not be processed for return until all punch list items are complete, an air balance report and documents verifying that the drains have been hydro-jetted and cleared by a certified plumbing contractor are received. Allow at least 30 days for processing and returning construction deposits.***

Revised January 25, 2024

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**Sunvalley Shopping Center**

**Local Rules for  
Contractors**

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**Sunvalley Management Office Hours: 9 a.m. - 5 p.m. Monday - Friday**  
**Store hours**

**10 a.m. – 9 p.m. Mon – Sat.**

**11 a.m. - 7 p.m. Sunday**

**One Sunvalley Mall**

**Concord, CA 94520**

**(925) 825-0400 x2216 Fax: (925) 825-1392**

**Facilities Manager: Scott Chavez (925) 765-9122**

**CORPORATE:**

**The Taubman Company**

**200 East Long Lake Road**

**Bloomfield Hills, MI 48304**

**(248) 258-6800 Fax: (248) 258-7615**

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**The Sunvalley management staff does not intend to hinder you in your work, but we view Sunvalley as a retail environment, not a construction site. Therefore, we have established the following rules to ensure successful completion of your construction while maintaining our retail environment. These rules supplement the General Construction Rules and Regulations issued with this document.**

- **Re-positioning or removal of temporary barricades must be performed by mall staff or landlord's contractor. Barricade work will be done between 6 a.m. to 10 a.m., Monday through Friday. 48-hour notice must be given for requests for installing or removal.**
- **Replacement of mall tile damaged by construction activity will be charged to the tenant. Please take precautions to protect tile at all times during the construction process.**
- **Care should be taken to protect floors and walls of common areas and existing mall wiring, ducting, etc., from damage by any means.**

Revised January 25, 2024

- **No deliveries of materials, fixtures, etc., will be permitted through the mall during mall hours (see "Deliveries - General Construction Rules and Regulations").**
- **Materials that have M.S.D.S. assignments must be reported to mall management along with a copy of the M.S.D.S. All M.S.D.S.'s must be on-site at all times. Solvents, sealers and adhesives which emit odors into the mall are not allowed.**
- **Construction materials, debris, etc., may not be left in the rear hallways or stairwells. It is to be confined to the premises. Debris removal can be arranged with Waste Management. A management representative must designate the debris box placement area which will be on the East side of the mall parallel to Interstate freeway 680 along Ring road.**
- **The debris and dust trail from the space under construction to and around the debris box will be kept clean on a daily "as needed" routine. There will be a minimum charge of \$50.00 per hour per man for each incident that mall labor must be used to clean areas caused by construction debris or dust.**
- **The use of the mall trash compactors for construction materials, debris, etc., is not permitted. A charge of \$250.00 will be made for each incident.**
- **No material of any kind may be dumped in mall planter areas, parking lots or sewers.**
- **When the debris box is full, it must be evacuated from the parking lot by 10:00 a.m. each day.**
- **Contractor's vehicles are not to be parked in the loading zones, or along curbs except for purposes of delivery. Employee and contractor parking is a minimum of 20 spaces out from the building.**
- **Contractor's and "Open Soon" signs may not be displayed. Tenant store signs are to be reviewed by mall management before installation.**
- **No one is to go on the roof without prior approval from mall management. Mall security officers have keys and will provide access upon clearance.**
- **Access to the mall during non-mall hours should be arranged through the mall security office (925) 825-0405**

Revised January 25, 2024

- **Access to electrical power panel rooms must have approval by mall management. No interior panel "hot" work will be permitted. All interior work will be done on disconnected panels during non-mall hours between 11 p.m. and 6:30 a.m.**
- **Use of equipment which makes excessive noise is not permitted during mall hours. This includes, but is not limited to, saw cutting, jack-hammers, engines, powder actuated tools, etc. If the mall receives a noise complaint, that noise generating activity will be immediately stopped and rescheduled to non-mall hours.**
- **All welding must have prior approval by Sunvalley Facilities. Contractor must be issued a hot permit by a Facility Technician before any hot work may begin.**
- **The agreement between the landlord and the tenant states:**

**"All contractors engaged by tenant shall be bonded, licensed contractors, possessing good labor relations, capable of performing quality workmanship and working in harmony with landlord's general contractor and other contractors on the job." Care should be taken in regards to all safety precautions according to California and Federal law.**
- **Copies of the latest construction drawings, stamped and approved by the City of Concord and The Taubman Company must be on-site at all times.**
- **Before work is to begin, there will be a construction deposit in the amount of \$5,000.00, and Facilities Barricade/Maintenance Fees in the amount of \$1,250.00 or \$1,700.00 will be made payable to: Sunvalley Shopping Center. This is for any damages to the common area or mall property (including repair and cleaning labor costs) as a result from your construction activities. Monthly Electrical Use Charge of \$250.00 per month. (See General Construction Rules and Regulations for deposit return procedures.)**
- **Architectural - This serves as a reminder for certain Standard Project Details (SPD's) that must be adhered to:**

**Metal studs used for demised-wall framing, which are installed by the landlord, are capable of supporting gypsum-board partitions only. Adequate blocking, bracing, backing, and/or additional studs must be provided to support any store fixtures, shelves or store elements fastened to the walls. All framing, blocking and/or backing required for wall partitions, platforms and to support wall display systems must be accomplished by the use of metal studs. Metal studs used to support any horizontal platform or surface that may be used as a load-bearing surface must be accomplished by use of structural steel studs.**

Revised January 25, 2024

**Roof Decks – Upper and Lower Level Construction: Ceiling systems or any construction must not be attached to the mall finished soffit, floor deck or roof deck as these components are not designed to support any additional load.**

**Ensure that all ceilings and construction are supported by building structure only.**

**Note: See Structural Drawings on pages 42 to 70**

- **Fire Sprinkler System - A drain-down fee of \$700.00 is required for each drain-down of the system. A check for this amount made payable to Sunvalley Shopping Center shall be delivered to the Facilities Manager or his representative prior to the drain-down. Drain-downs shall not occur until the following conditions have been met.**
  1. **Drain-down fee has been received.**
  2. **Copy of sprinkler layout drawing with stamped approvals by the Contra Costa County Fire Protection District's Fire Marshall. Note approvals can take up to six weeks.**
  3. **Must have a minimum 72-hour notice prior to drain-down. Drain-downs are to be scheduled with the Facilities Manager. Drain-downs are permitted Sunday to Thursday between 10 p.m. to 8 a.m.**
  4. **Drain-downs will only be conducted during non-business hours.**
  5. **Only Landlord designated Fire Protection Contractors are allowed to work on the fire sprinkler system.**

**Please Note:**

**The address for City Hall is 1950 Parkside Drive, Building & Neighborhood Services, Concord, CA 94519-2578. Building Department phone number is (925) 671-3107. To schedule an inspection, (925) 671-3109**

**It is the responsibility of the general contractor to enforce these rules and regulations by the Taubman Company.**

Revised January 25, 2024

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**Sunvalley Shopping Center**

***Tenant Insurance  
Requirements***

***The tenant, tenant's general contractor, and all contractors involved with the construction process are responsible for obtaining the following insurance amounts:***

***Worker's Compensation***

***As regulated by state law, an amount not less than \$2,000,000, and any additional amount as required by other applicable statutes.***

***Comprehensive General Liability***

***A blanket policy for an amount not less than \$2,000,000 (any one occurrence).***

***Comprehensive Automotive Liability***

***Include ownership, maintenance and operation of any automotive equipment in amounts indicated as follows:***

- ! Bodily Injury (Personal Injury or Death) in the amount of \$2,000,000 for each occurrence.***
- ! Property Damage in the amount of \$2,000,000 for each occurrence.***

***All insurance policies shall include the landlord, its managing agent, its architect and general contractor, partners and agents, and any other parties designated by landlord as additionally insured. If worker's compensation is state regulated, the policy shall contain an endorsement waiving all rights or subrogation against the landlord and all the parties listed above.***

***Additionally insured clause should read:***

***Sunvalley Shopping Center, LLC, The Taubman Company LLC. and Taubman Land Associates, LLC.***

***Certificate Holder should read:***

***Sunvalley Shopping Center  
One Sunvalley Mall, CA. 94520.  
This coverage is considered primary insurance.***

Revised January 25, 2024



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Sunvalley Shopping Center

**Construction Deposit  
Deductions and Fee Schedule**

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**The following is a general list of prices that will be used to determine  
Construction Deposit deductions. (Prices are subject to change at any time.)**

<b>Seal Penetration to Corridor Wall (Electric Service/Telephone Conduit)</b>	<b>\$ 100.00/Penetration</b>
<b>Seal Penetration to Electric Closet (Telephone Conduit)</b>	<b>\$ 100.00/Penetration</b>
<b>Repair Damaged floor Tile</b>	<b>\$ 50.00 per tile + Labor</b>
<b>Clean-Up by Center Personnel (Minimum 1 hour for each occurrence)</b>	<b>\$ TBD by FBS</b>
<b>Install Corner Guards in Vestibule</b>	<b>\$200.00</b>
<b>Electrical Shut down (quad)</b>	<b>\$600.00 / Shutdown</b>
<b>Sprinkler Shutdowns</b>	<b>\$700.00 / Shutdown</b>
<b>Roof Penetration/Repairs</b>	<b>\$ TBD by B&amp;T Roofing</b>
<b>Trash Compaction of Construction Debris</b>	<b>\$300.00/Incident</b>
<b>Damage to Mall Utilities (Electrical, Phone, Computer, etc.)</b>	<b>\$ 75.00/Hour</b>
<b>Facilities Manager Consultation Fee</b>	<b>\$ 75.00/Hour</b>
<b>Crane Lift</b>	<b>\$600.00 per lift</b>
<b>Helicopter Lift</b>	<b>\$800.00 per lift</b>
<b>Mall Floor Tile</b>	<b>\$ 50.00 per tile</b>
<b>Monthly Electrical Use</b>	<b>\$250.00 per month</b>

Revised January 25, 2024

**Appendix B: Pre-Construction Information Form**

***This form is to be completed before the Pre-Construction meeting to be held with Landlord's Field Representative. Construction work may not commence until this form is completed in its entirety and approved by Landlord's Project Manager or designated representative.***

**1. GENERAL CONTRACTOR:** \_\_\_\_\_

**Superintendent:** \_\_\_\_\_

**Address:** \_\_\_\_\_

\_\_\_\_\_  
**Office Phone:** \_\_\_\_\_

**2. MECHANICAL CONTRACTOR:** \_\_\_\_\_

**Superintendent:** \_\_\_\_\_

**Address:** \_\_\_\_\_

\_\_\_\_\_  
**Office Phone:** \_\_\_\_\_

**3. ELECTRICAL CONTRACTOR:** \_\_\_\_\_

**Superintendent:** \_\_\_\_\_

**Address:** \_\_\_\_\_

\_\_\_\_\_  
**Office Phone:** \_\_\_\_\_

**4. PLUMBING CONTRACTOR:** \_\_\_\_\_

**Superintendent:** \_\_\_\_\_

**Address:** \_\_\_\_\_

\_\_\_\_\_  
**Office Phone:** \_\_\_\_\_

**Appendix B: Pre-Construction Information Form (cont.)**

**5. SPRINKLER CONTRACTOR:** \_\_\_\_\_

**Superintendent:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Office Phone:** \_\_\_\_\_

**6. Commencement Date for Construction:** \_\_\_\_\_

**7. Estimated Date for Completion:** \_\_\_\_\_

**8. Estimated Date for Fixturing:** \_\_\_\_\_

**9. Estimated Date for Opening:** \_\_\_\_\_

**10. Cost of Construction:** \_\_\_\_\_

**11. Evidence of Insurance as Set Forth In Exhibit "B" of Lease Agreement.**

\_\_\_\_\_  
**Signature** **Company Name** **Contractor**

\_\_\_\_\_  
**Contractor Name Printed** **Company Address**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Facilities Manager** **Date**

## ***Sunvalley Shopping Center***

### **CONSTRUCTION PREREQUISITES**

#### **Insurance Certificate:**

Additional insured is to Include:

The following to be additionally insured: Sunvalley Shopping Center LLC, The Taubman Company LLC, and Taubman Land Associates. Coverage is Primary and not Contributory with any other insurance carried by the additional insured.

#### **Construction Deposit:**

Submit a Five Thousand-Dollar (\$5,000.00) deposit check made payable to *Sunvalley Shopping Center*.  
Food Use Tenants Deposit Amount \$8,000.00

#### **Non Refundable Charges:**

Facilities Maintenance Fee:  
\$1,300.00 for up to 25 feet of store front, \$1,800.00 from over 25 feet.

Revised January 25, 2024

# REQUIRED AND RECOMMENDED CONTRACTORS

## Landlord's *Required* Roofing Contractor:

Bigham Taylor Roofing Corp.  
22721 Alice St.  
Hayward, CA 94541-6401

Phone: (510) 886-0197

## Landlord's Recommended General Contractor:

Stealth Construction (Peter)  
PO Box 1081 - 2043 East St  
Concord, CA 94520

Phone: (925) 664-9078

## Landlord's Recommended Waterproofing Contractor:

Perri Marble and Tile  
1319 High St  
Alameda, Ca 94501

Phone: (510) 865-3097

## Landlord's Required Pest Control Contractor:

Dewy Pest control  
5106 Port Chicago Hwy b  
Concord, CA 94520

Phone: [\(925\) 521-9950](tel:(925)521-9950)

**All food use tenants must provide proof of service agreement with this vendor before approval to open will be given.**

## Landlord's Recommended Plumbing Contractors:

Ocean Plumbing (Johnny Meraz)

Phone: (925) 597-3227

Beetlehoser Hydro Jetting and Camera inspections

Greg Howe Office- (925) 255-0050  
Cell- (925) 400-3303

Nancy Howe [nancy@beetlehoser.com](mailto:nancy@beetlehoser.com)

Revised January 25, 2024

**Landlord's Required Fire Alarm Monitoring Contractor:**

Fire Detection Unlimited  
3975 Industrial Way  
Concord, CA 94520

Phone: (925) 370-8041

**Landlord's Required Fire Protection Underwriters:**

Plans must be sent to Global Risk Consultants for approval  
Must use schedule 40 pipe or better. XL pipe is not permitted.

**Plan review submittals for new construction, changes in fire protection, etc. should be submitted to:**

**Global Risk Consultants Attn: John Boureston / Simon Tenant Plan Review 56 Campanian Way Pacific Grove, CA 93950 (831) 324-4401 john.boureston@tuvsud.com**

**The following items must be submitted to conduct a prompt and thorough review of the sprinkler system: PDF files transmitted by email are the preferred submittal method, however 3 hard copies may be submitted: • Sprinkler Shop Drawings with section view • Hydraulic Calculations (required for all submittals) • Seismic calculations for all Earthquake Zones • Catalog Cut Sheets for materials being used (i.e. sprinklers, fittings, pipe, valves, etc.) • Owner's Certificate (ref. NFPA-13, section 4.3) including the Occupancy Details needed to ensure adequate protection, the occupancy details should include, but not be limited to, stored materials, storage height, storage arrangement (shelves, racks, mobile storage units), processes present, etc**

**Water tests no older than one year from submittal**

**Landlord's Required Fire Protection Contractor**

CR Fireline Inc.  
108 Center Ave.  
Martinez, CA

Phone: (925) 685-9008

**Shutdown Fee: \$700.00 per Shutdown**

**Landlord's Recommended Electrical Contractor**

Powersource Electric  
311 Harbor St

Phone: (925) 439-7713

Revised January 25, 2024

Pittsburg, CA 94565

**TRASH DUMPSTERS Required**

Please contact Mount Diablo Resource Recovery, for construction open top orders:

**Mount Diablo Resource Recovery** [elena.brown@mdrr.com](mailto:elena.brown@mdrr.com)  
**Office (Elena Brown) (925) 682-9073**

**Water & Sewer**

No action needed

**Gas**

Pacific Gas and Electric Company Phone: (510) 437-2235

**Landlord's Required Telecommunications Contractor**

Granite Phone: (866) 847-5500

**Mall Management and Tenant Coordination Office**

Sunvalley Management Office Phone: (925) 825-0400  
One Sunvalley Mall Fax: (925) 825-1392  
Concord, CA 94520

Facilities Manager Phone: (925) 765-9122

*STORE PLANNING AND DESIGN..... PHONE: (248) 258-7316*

**Governing Agencies**

BUILDING DEPT:

City of Concord  
Building & Neighborhood Services

Revised January 25, 2024

Permits Phone: (925) 671-3107  
 Inspections Phone: (925) 671-3109

**FIRE DEPARTMENT:**

Contra Costa Fire District Phone: (925) 941-3300

**HEALTH DEPARTMENT:**

Contra Costa County Health Department Phone: (925) 646-1600

**SUNVALLEY**  
 SHOPPING CENTER  
**VIOLATIONS / FINES**

General Contractor: \_\_\_\_\_

Space #: \_\_\_\_\_

Received Date: \_\_\_\_\_

	1. Smoking (only permitted outside 50 ft from entrance)	\$200
	2. Working on unprotected mall property	\$200
	3. Clogged drain lines	Cost to Repair
	4. No Superintendent on job site	\$250
	5. Parking in unauthorized area	\$200 (1 <sup>st</sup> violation) Towing (2 <sup>nd</sup> violation)
	6. Trash in common area	\$100 per incident
	7. Damage to mall (type: doors, tile, etc.)	\$___ plus cost of repair
	8. Blocking loading dock	Tow plus \$500
	9. Blocking back of house	\$200
	10. Using non approved subcontractor	Loss of Deposit
	11. Unauthorized roof or closet access	Loss of Deposit
	12. Cut WSHP Cable	\$1,000
	13. Tie In to WSHP without approval	Loss of Deposit
	14. Unauthorized dumping or cleanout	\$500
	15. Unauthorized storage	Loss of Deposit
	16. Using delivery carts with steel wheels	\$500
	17. Setting up a work on common mall property	\$1,000
	18. No radios of any kind, boom-box or headphones	\$200

Revised January 25, 2024



<input type="checkbox"/>	19. Verbal abuse to Sunvalley Center Personnel	Loss of Deposit & Construction shut down
<input type="checkbox"/>	20. Unauthorized slab coring	\$500 (1 <sup>st</sup> violation)
<input type="checkbox"/>		Loss of Deposit (2 <sup>nd</sup> violation)
<input type="checkbox"/>	22. Eating in common area	\$250 (1 <sup>st</sup> violation)
<input type="checkbox"/>		\$500 (2 <sup>nd</sup> violation)
<input type="checkbox"/>		(removal from job site) (3 <sup>rd</sup> violation )
<input type="checkbox"/>	23. Violation of Noise Ordinance (after 1 <sup>st</sup> warning)	\$500
<input type="checkbox"/>	24. Misc. fine at Sunvalley discretion	\$ TBD
	for:	

Total Amount of Fines: \_\_\_\_\_  
Taubman Representative: \_\_\_\_\_  
Contractor Information: \_\_\_\_\_

Revised January 25, 2024



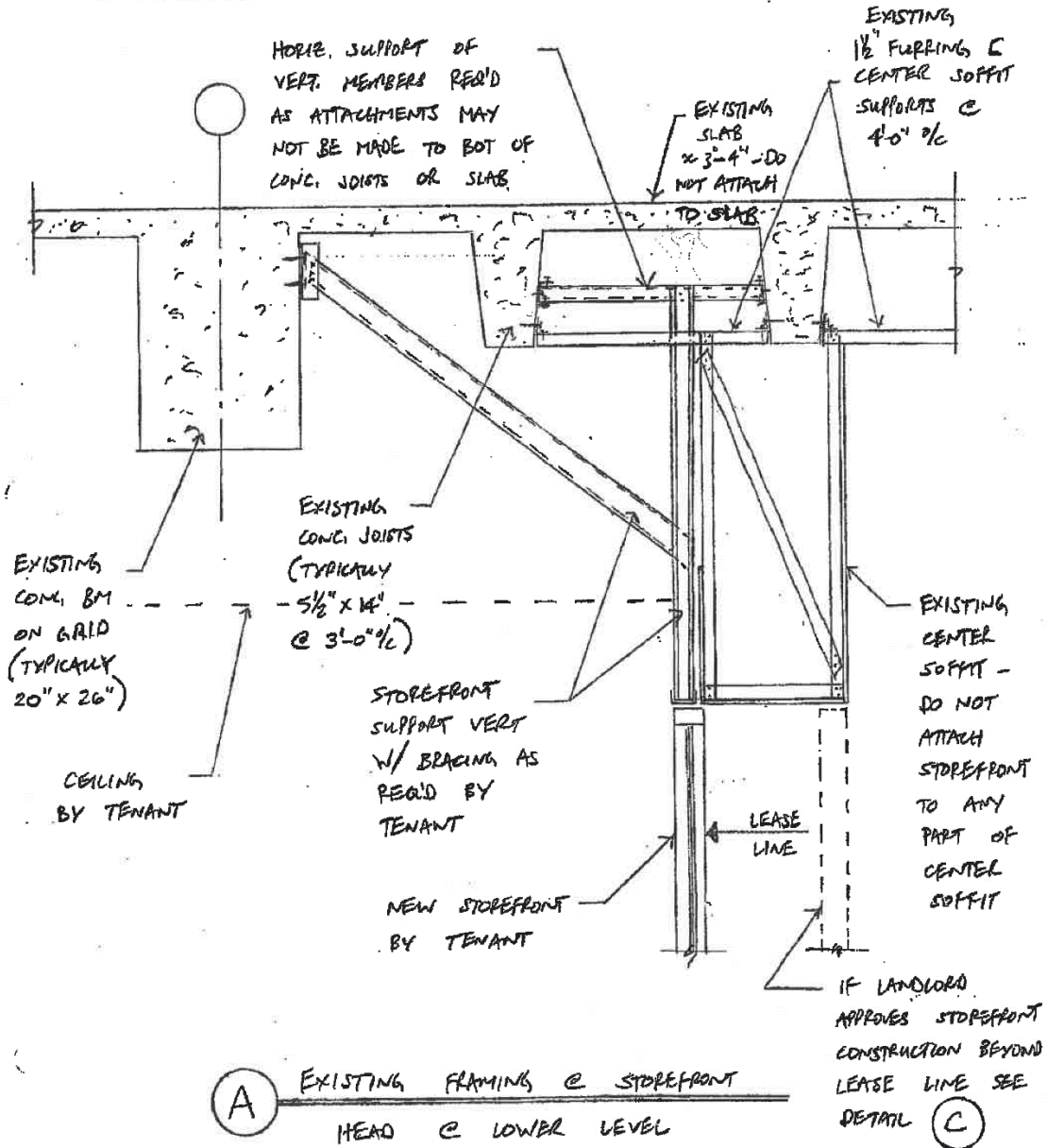
**FICCADENTI WAGGONER & CASTLE**  
Consulting Structural Engineers

3100 Oak Road, Suite 390  
Walnut Creek, CA 94597

Tel: (925) 280-0098  
Fax: (925) 280-0098

SUNVALLEY

PROJECT MAIL  
DATE 2/4/07  
DESIGNER JSK  
PAGE 1 OF 3





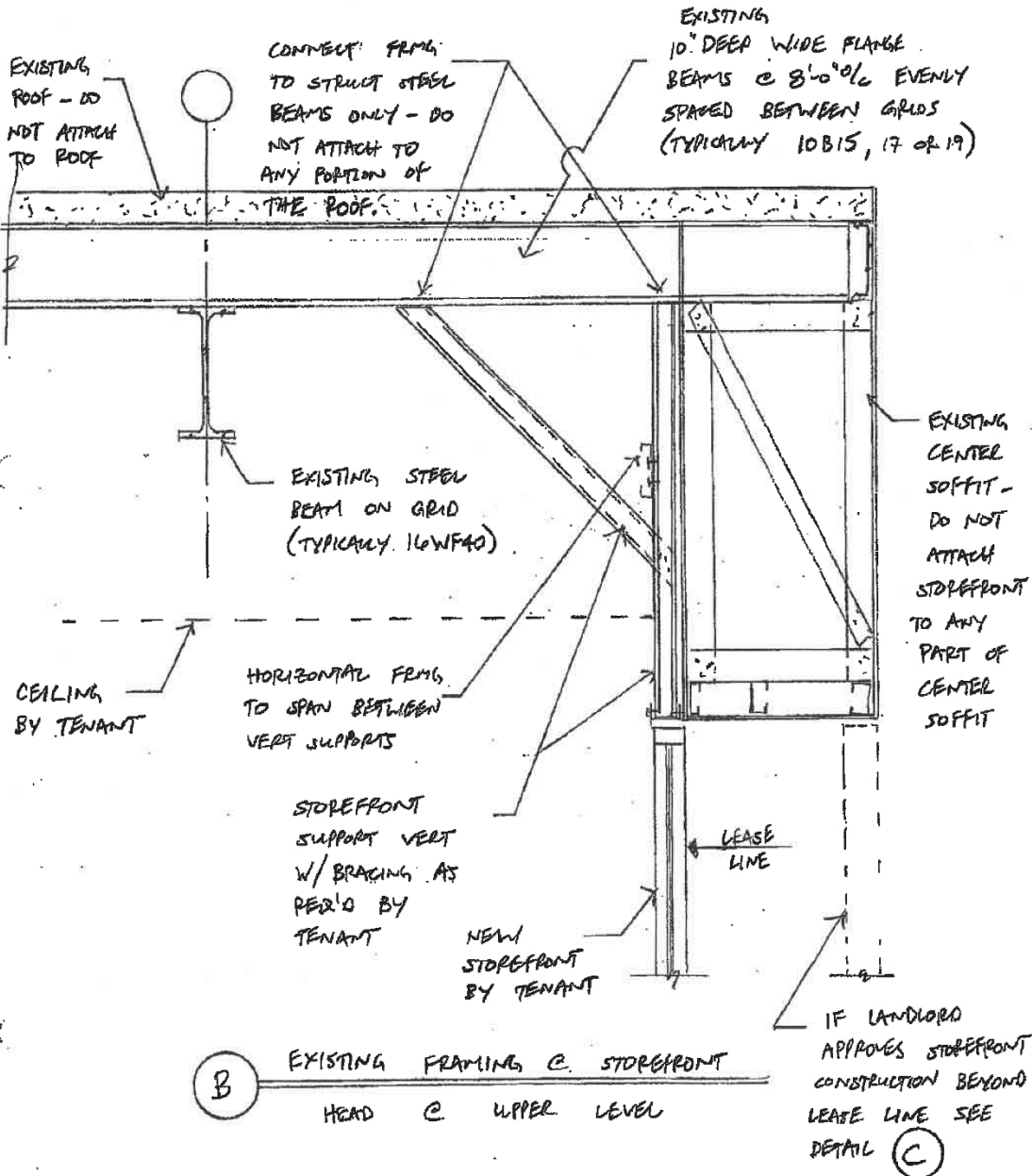
**FICCADENTI WAGGONER & CASTLE**  
Consulting Structural Engineers

3100 Oak Road, Suite 390  
Walnut Creek, CA 94597

Tel: (925) 280-0098  
Fax: (925) 280-0098

SUNVALEY

PROJECT MAN  
DATE 2/4/09  
DESIGNER JSE  
PAGE 2 of 3





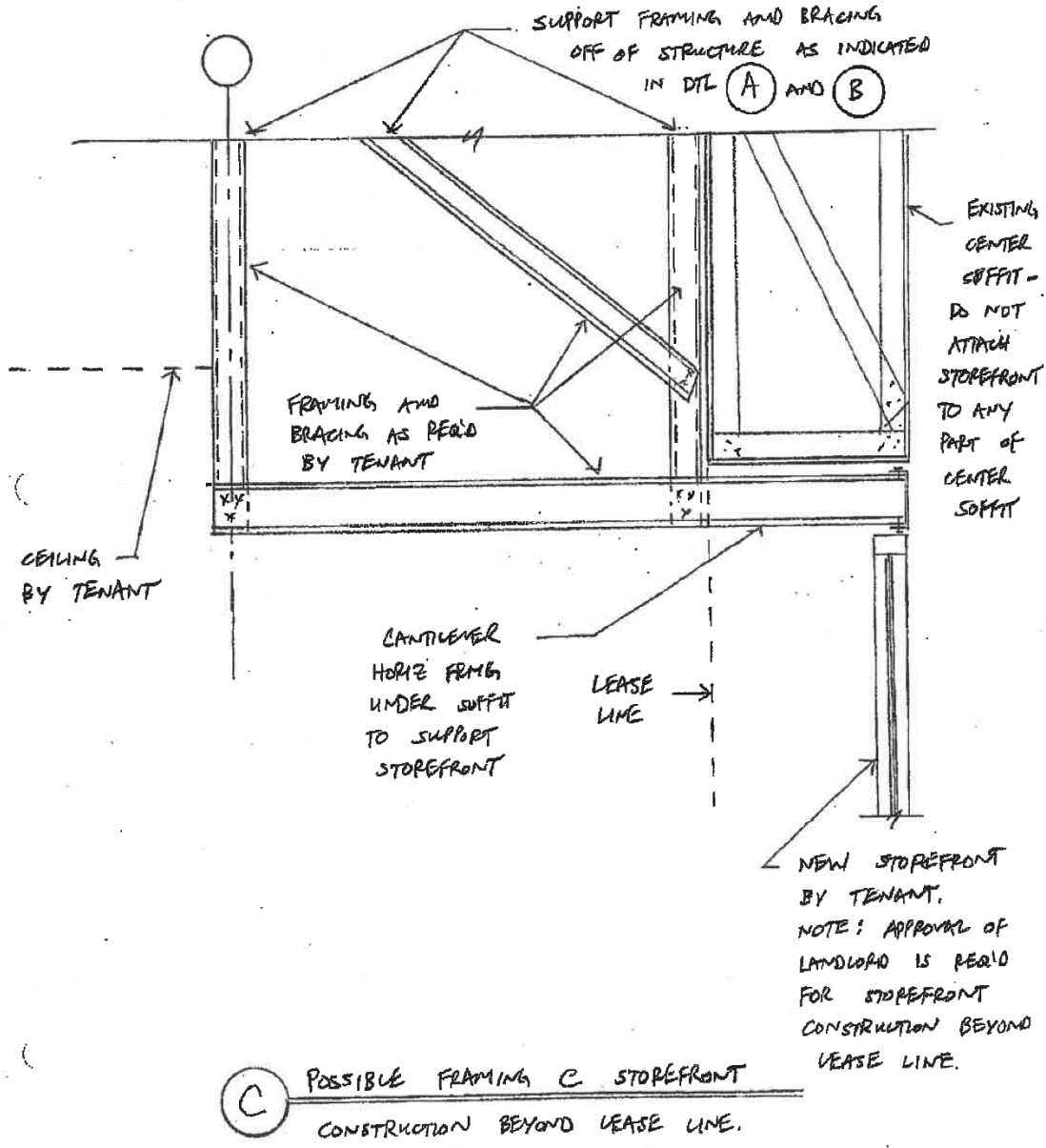
**FICCADENTI WAGGONER & CASTLE**  
Consulting Structural Engineers

3100 Oak Road, Suite 380  
Walnut Creek, CA 94597

Tel: (925) 280-0098  
Fax: (925) 280-0098

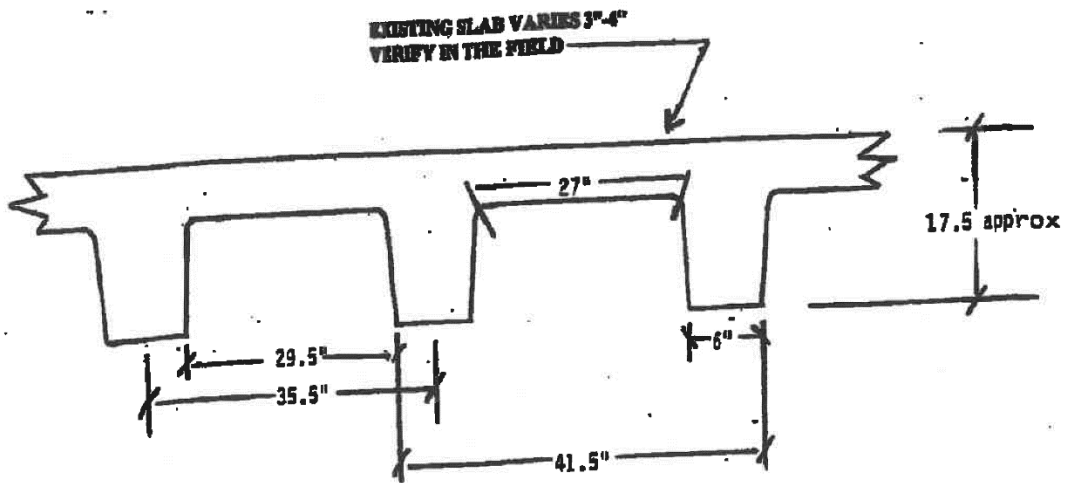
SUNVALLEY

PROJECT MAN  
DATE 2/4/09  
DESIGNER JSK  
PAGE 3 of 3



# SUNVALLEY MALL CONCRETE JOISTING ATTACHMENT DETAILS LOWER LEVEL MALL

## CROSS SECTION VIEW OF 2ND LEVEL FLOOR

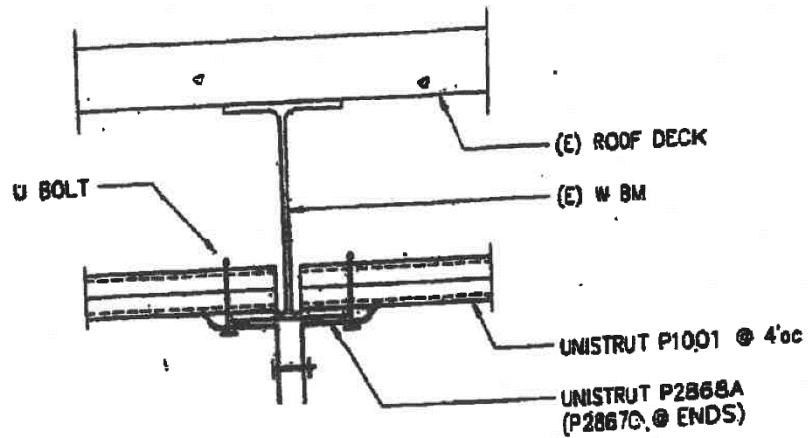


**NOT ALL MEASUREMENTS ARE  
EXACT. VERIFY IN THE FIELD.**

**ATTACHMENTS MAY NOT BE MADE INTO THE BOTTOM OF THE CONCRETE JOIST, NOR INTO  
THE BOTTOM OF THE DECKING. ATTACHMENTS MAY BE MADE ONLY INTO THE SIDE OF THE  
CONCRETE JOIST.  
ANY ATTACHMENTS INTO THE BOTTOM OF THE JOIST OR DECKING THAT ARE EXISTING  
MAY NOT BE REUSED AND MUST BE REMOVED BY THE NEW CONTRACTOR.**

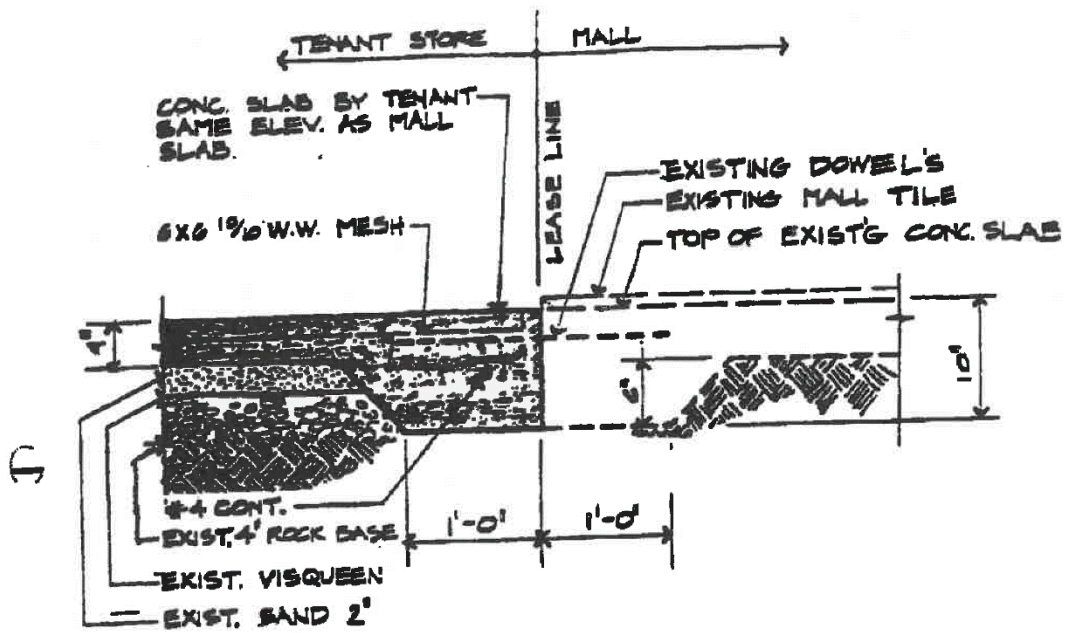
## SUNVALLEY MALL UNISTRUT ATTACHMENT UPPER LEVEL MALL

ATTACHED IS A COPY OF THE UNISTRUT CLAMPING SYSTEM THAT HAS WORKED QUITE WELL AT SUNVALLEY MALL. IT MAY BE PURCHASED THROUGH TOMARCO AT 510-637-1111. WE DO NOT REQUIRE THIS SYSTEM BE USED, HOWEVER WE HAVE FOUND THAT THIS SYSTEM CAN SOLVE L MANY PROBLEMS FOR THE CONTRACTOR.



BEING THAT YOU MAY NOT ATTACH TO ANY PORTION OF THE CENTERS ROOFING, LL THE FELT OR THE BULB T'S. YOU MUST ATTACH ALL EQUIPMENT, DUCTING, SOFFITS AND WALLS TO THE STRUCTURAL STEEL "T" BEAMS. ANY INSULATION THAT IS REMOVED FROM THE STRUCTURAL STEEL, MUST BE REPLACED BY THE CONTRACTOR.

ANY QUESTIONS CONTACT THE FACILITIES DIRECTORS OFFICE IN THE MANAGEMENT OFFICE.

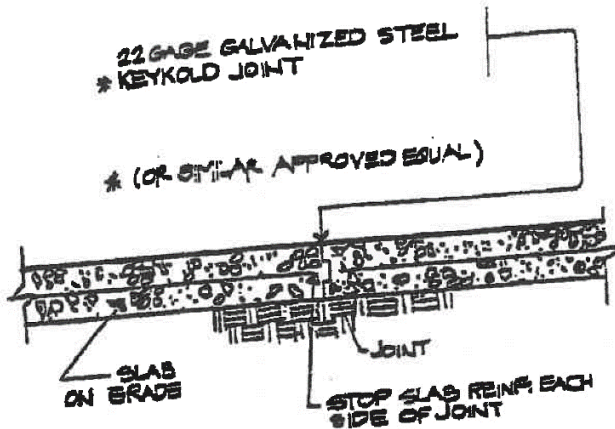


7-17-8

SUNVALLEY · CONCORD, CA.

SP15 · 1113





**NOTE**

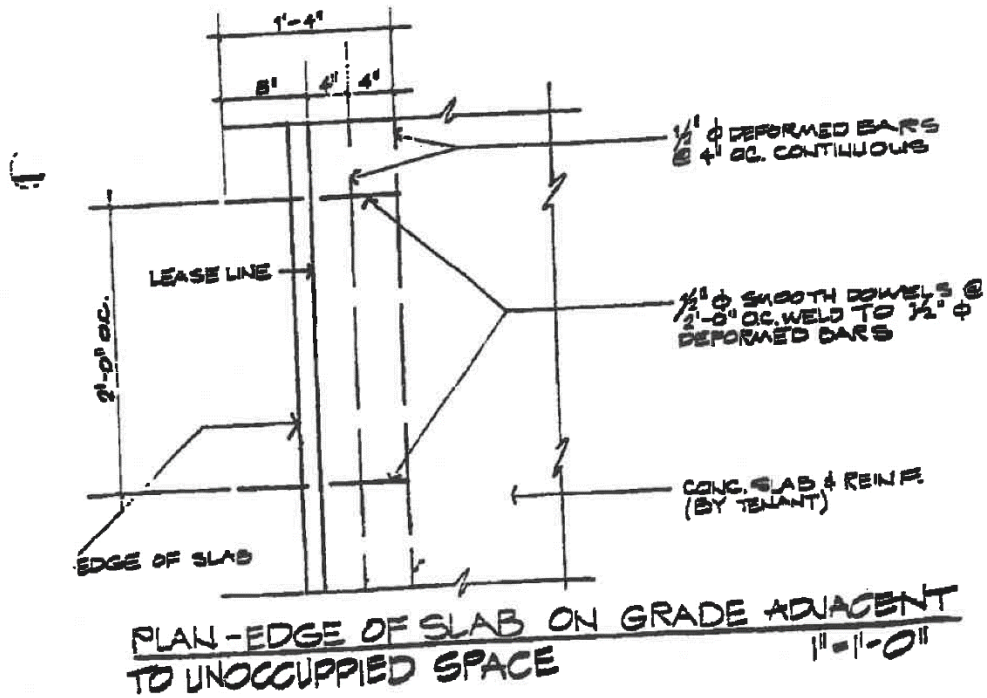
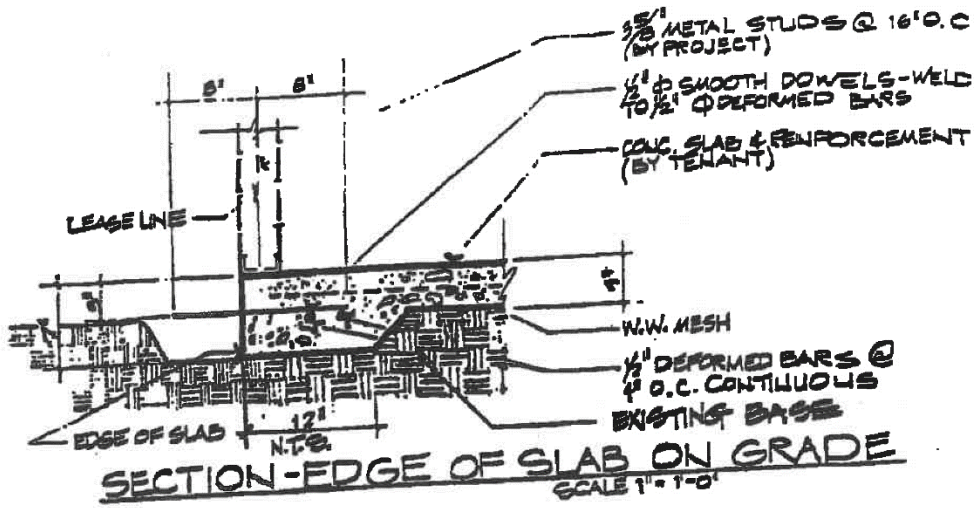
JOINT SHALL BE PLACED TO ENCLOSE NO MORE THAN 665 SQUARE FEET OF SLAB NOR MORE THAN 30'-0" APART IN ANY DIRECTION

**TYPICAL CONSTRUCTION JOINT  
AT INTERIOR SLAB ON GRADE**

7-174

SUNVALLEY · CONCORD, CA.  
SP15 · 1004

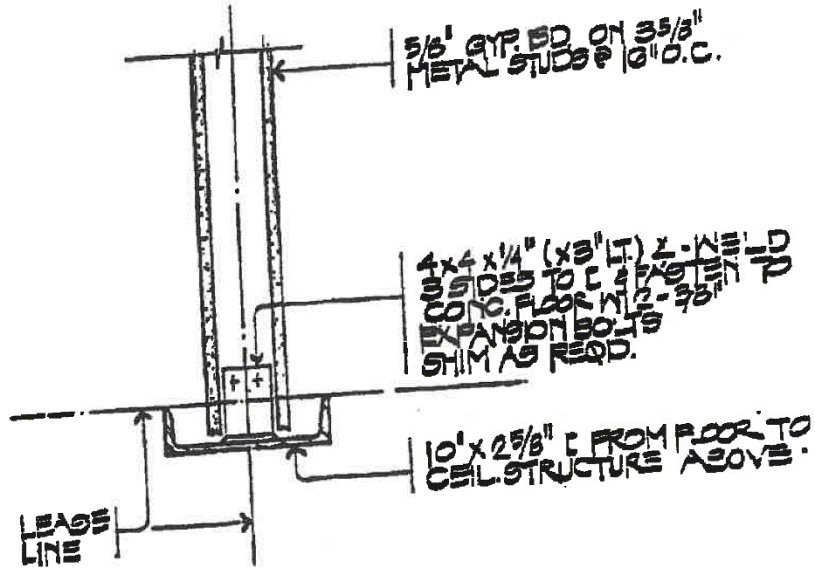




7-17-81

SUNVALLEY - CONCORD, CA.

SP11-105

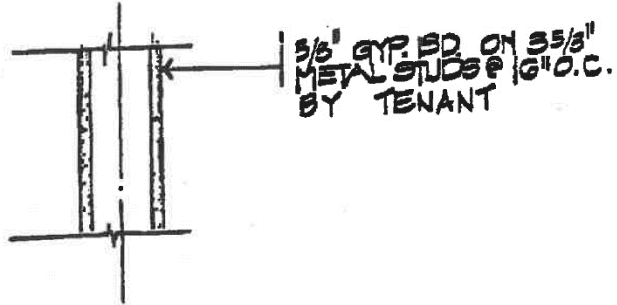


NEUTRAL DIVIDER  
 SCALE: 1/2" = 1'-0"

7-17-8

SUNVALLEY · CONCORD, CA.

SPD · 1 ( ) 6

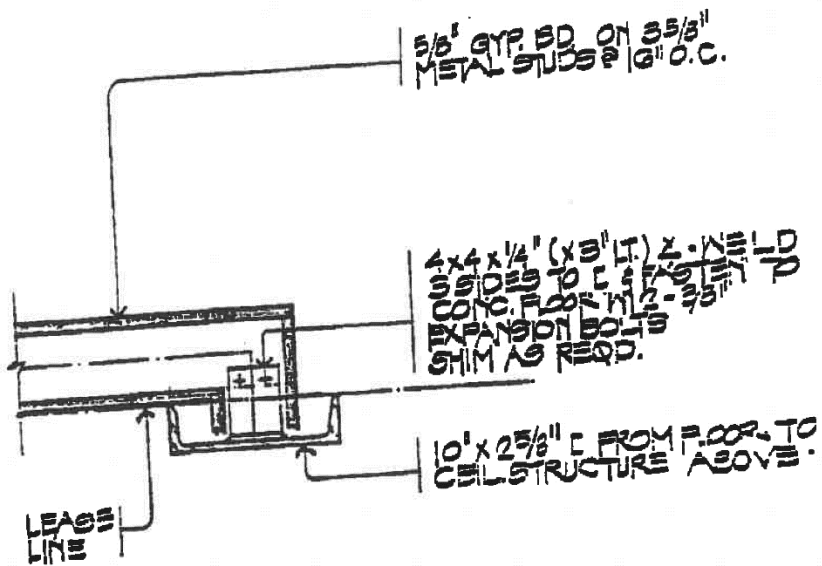


TYPICAL DEMISING PARTITION  
 SCALE: 1/2" = 1'-0"

REV. 6-15-84  
 7-17-84

SUNVALLEY · CONCORD, CA.

SPS · INC · 6 11 1



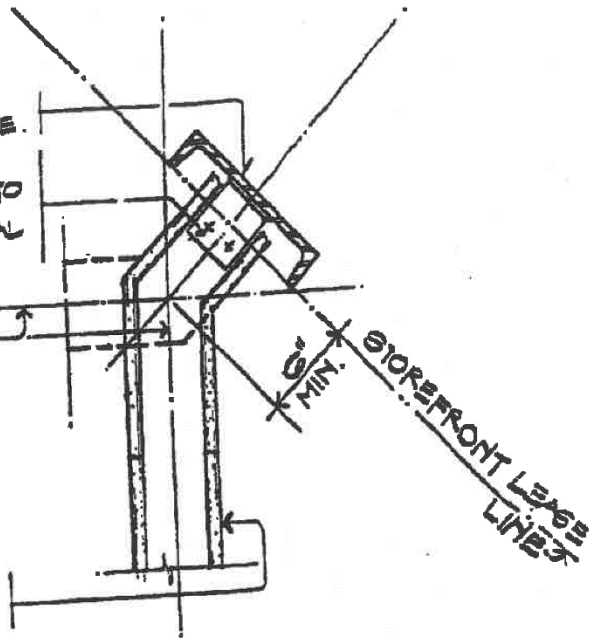
NEUTRAL DIVIDER @ SPECIAL CONDITION  
 SCALE: 1/2" = 1'-0"

SUNVALLEY · CONCORD, CA.  
 SP11 · 106 · B

10" X 2 5/8" C FROM FLOOR  
TO CEIL. STRUCTURE ABOVE.  
4 X 4 X 1/4" 3 1/2" LT. Z-NEED  
ON SIDES TO F. - FASTEN TO  
CONCRETE WITH 1/2" DIA.  
EXPANSION BOLTS. METAL  
SHIM AS NECESSARY.

C PARTITION & LEASE  
LINE

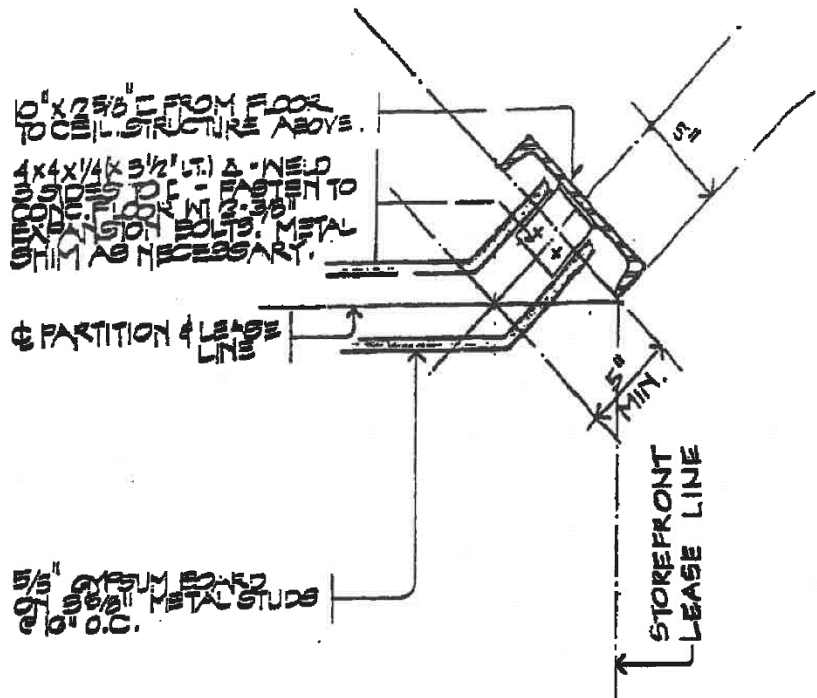
5/8" GYPSUM BOARD  
ON 3 1/2" METAL STUDS  
@ 16" O.C.



NEUTRAL DIVIDER @ OBLIQUE ANGLE  
SCALE: 1/2" = 1'-0" TO STOREFRONT

7-17-E

SUNVALLEY · CONCORD, CA  
SPID · 1(1)7



10' X 2 5/8" FROM FLOOR  
TO CEIL. STRUCTURE ABOVE.  
4 X 4 X 1/4 X 3 1/2' L & WELD  
BOTH SIDES TO F. - FASTEN TO  
EXPANDED FLOOR W/ 1/2" DIA. BOLTS.  
SHIM AS NECESSARY.

☉ PARTITION & LEASE  
LINE

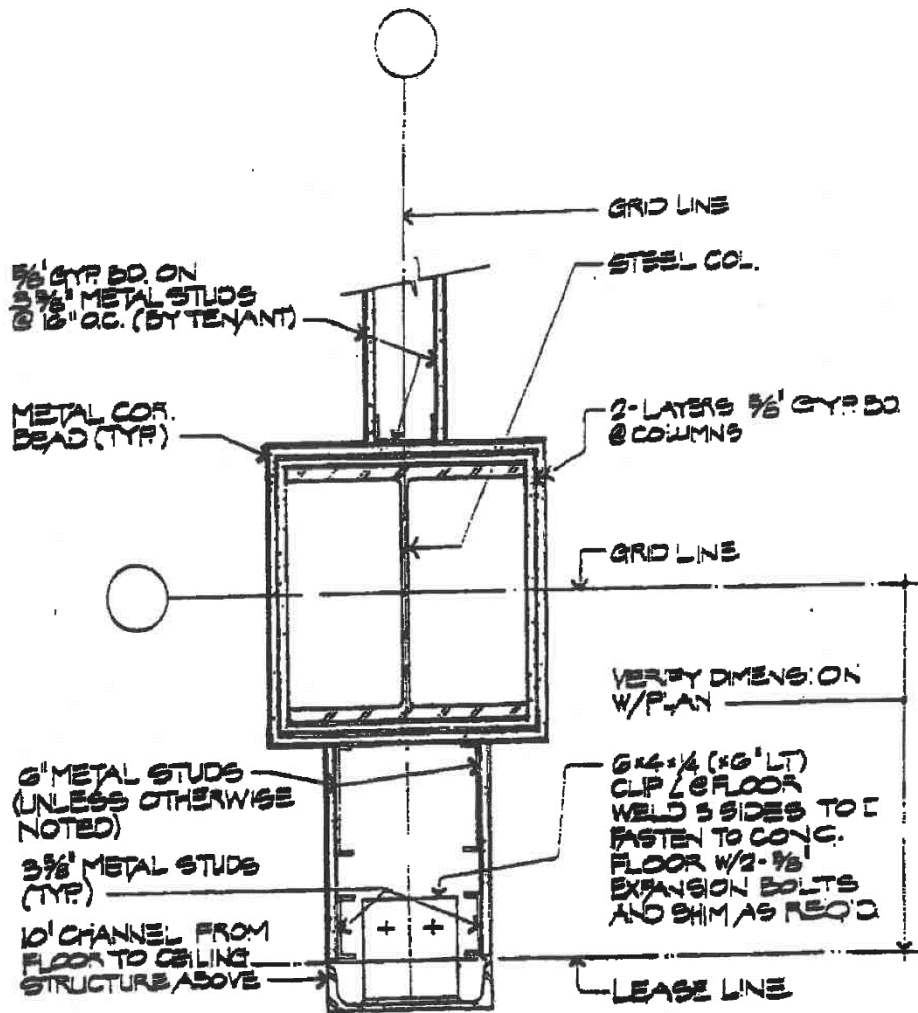
5/8" GYPSUM BOARD  
ON 3/8" METAL STUDS  
@ 16" O.C.

STOREFRONT  
LEASE LINE

NEUTRAL DIVIDER @ OBLIQUE ANGLE  
SCALE: 1/2" = 1'-0" TO STOREFRONT

	SUNVALLEY · CONCORD, CA <b>SPI · 107A</b>
--	--

NOTE: SEE EXHIBIT 'C' FOR RESPONSIBILITIES OF  
 TENANT'S WORK VS. LANDLORD'S WORK.



**NEUTRAL DIVIDER @ COLUMN**

SCALE: 1/2" = 1'-0"

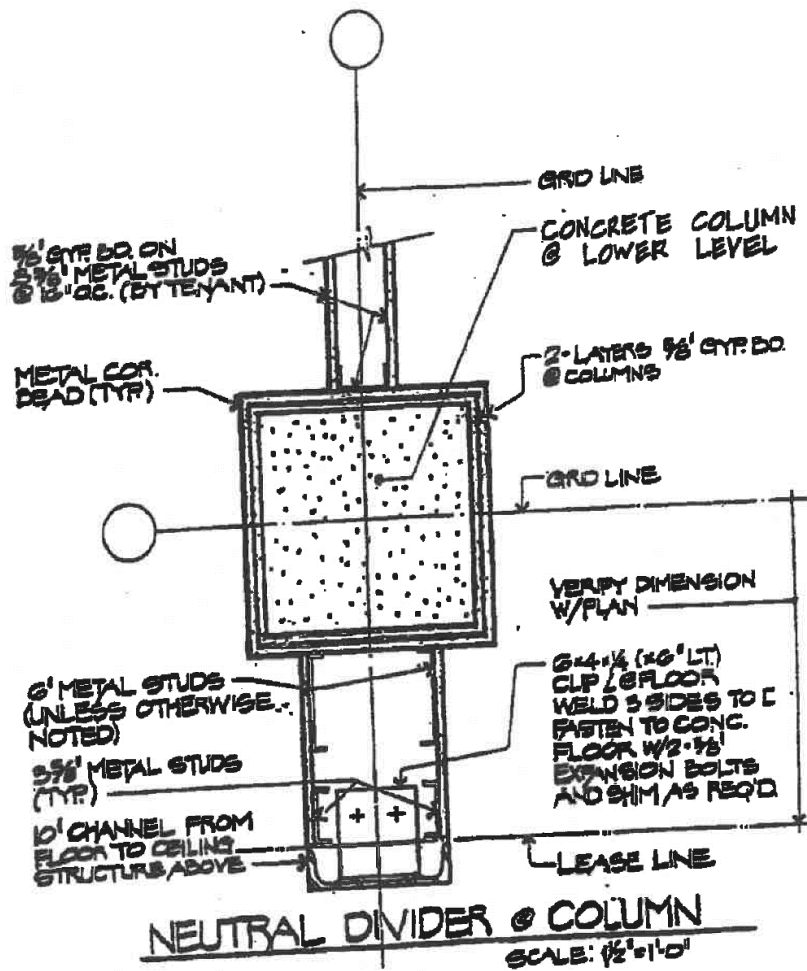
7-17-81

SUNVALLEY - CONCORD, CA.

**SUNVALLEY**



NOTE: SEE EXHIBIT 'C' FOR RESPONSIBILITIES OF TENANT'S WORK VS. LANDLORD'S WORK.

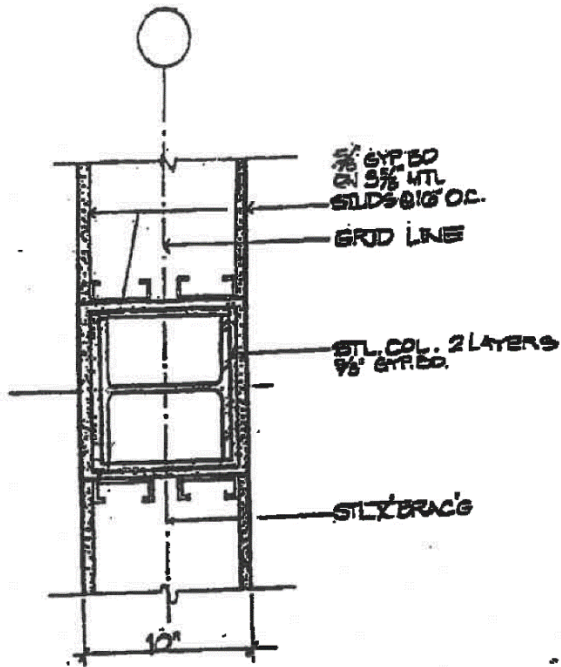


REV. 2-26-82  
7-17-81

SUNVALLEY, CONCORD, CA.

SPD-108A

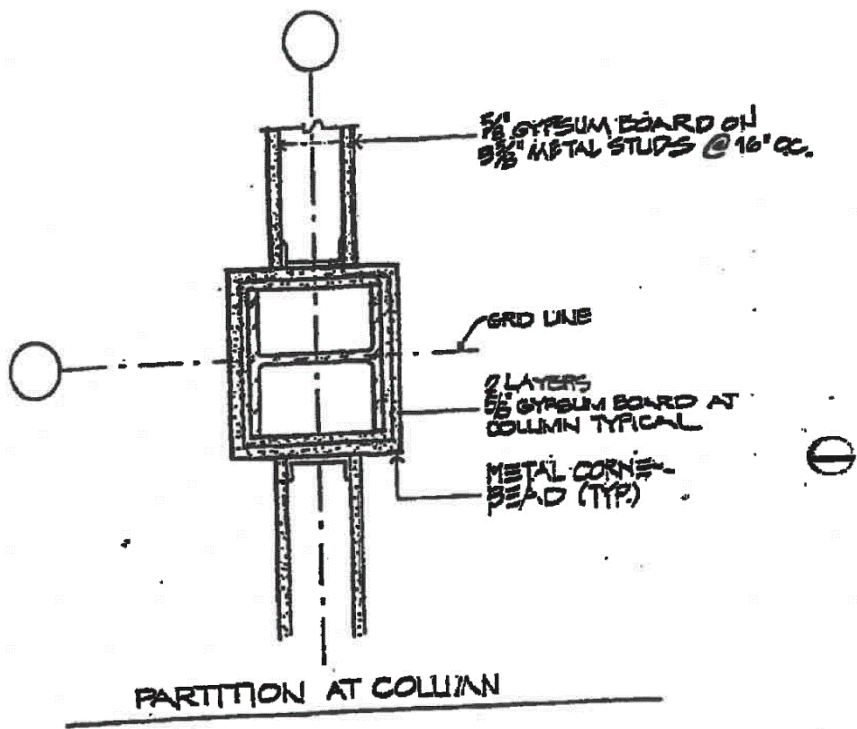




WALL @ STL X' BRACING

7-17-E

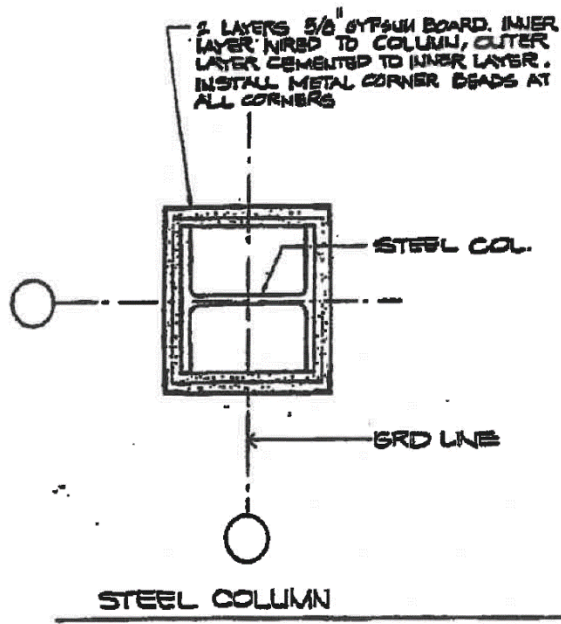
SUNVALLEY · CONCORD, CA.  
 SPD · 109



7-17-E

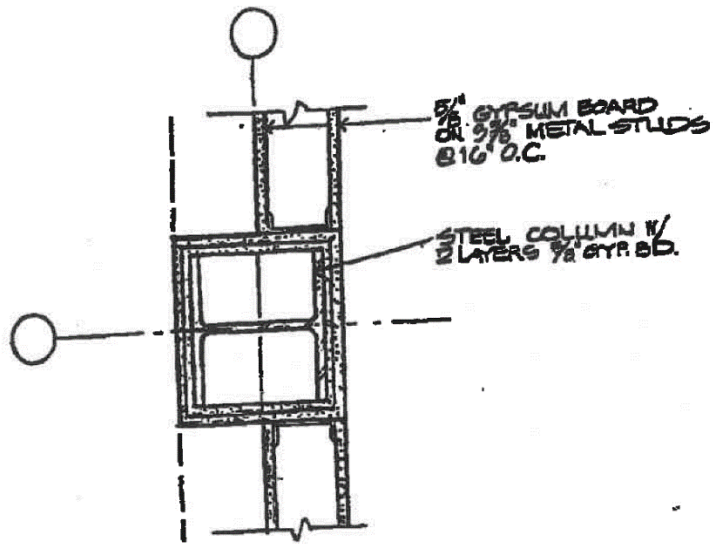
SUN VALLEY - CONCORD, CA.

SPID-110



7-17-81

SUN VALLEY · CONCORD, CA.  
 SPID · III



5/8" GYPSUM BOARD  
OR 5/8" METAL STUDS  
8 1/2" O.C.

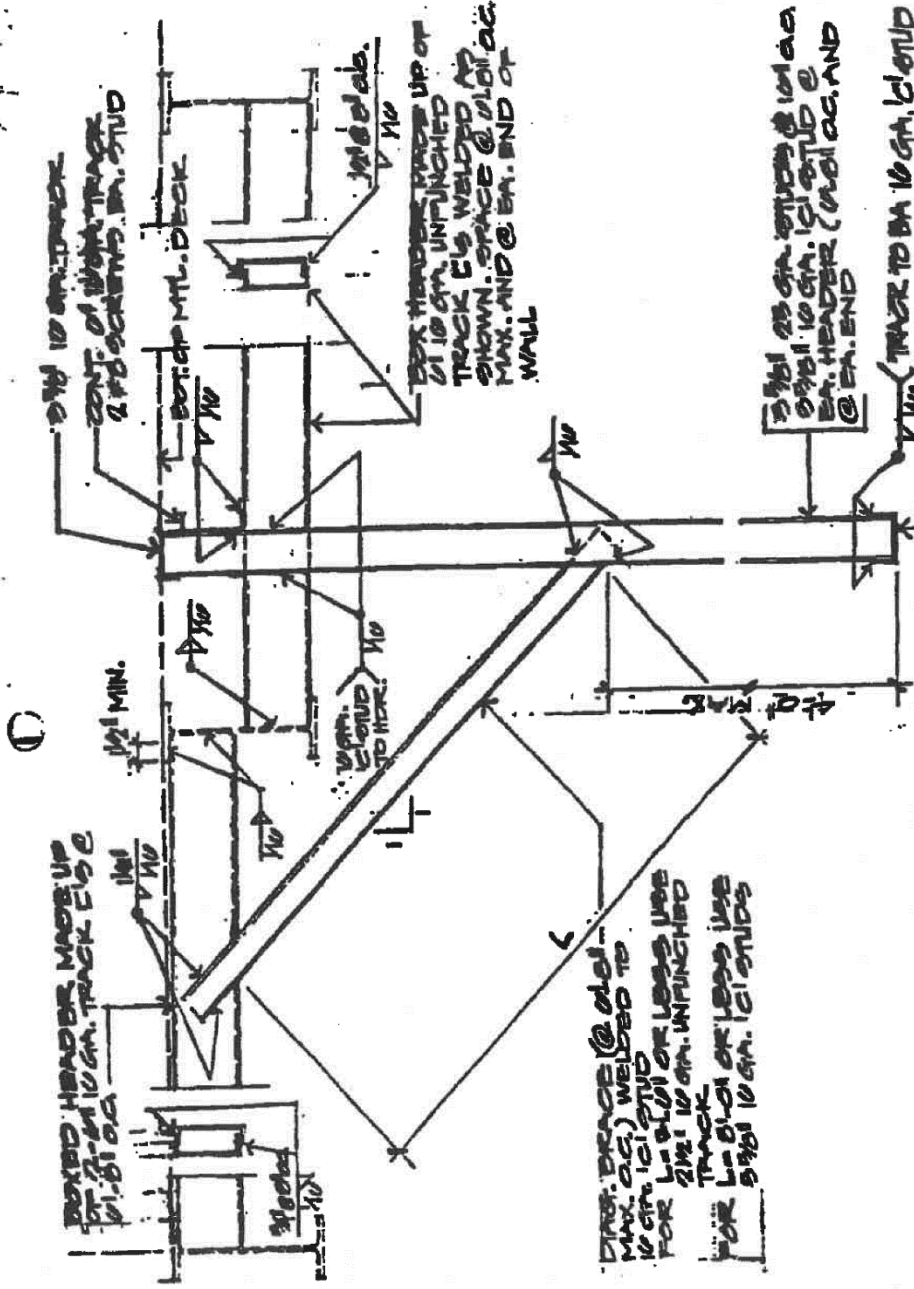
STEEL COLUMN 1/2"  
2 LAYERS 5/8" GYR. BD.

PARTITION AT COLUMN

7-17-8

SUN VALLEY - CONCORD, CA.

SP10-112



**ROOF DECK**  
**WALL SUPPORT FRAME - WALL PARALLEL TO AND BTWN FURLINGS**  
 STUDS 16 GA. FRAMES AS SHOWN @ 16" O.C. MAX. @ EA. END OF WALL

DIAG. BRACES @ 45° TO MAX. O.C. WELDED TO 16 GA. 1" CI STUD FOR L.E. STUD OR LESS USE 2x12 16 GA. UNFINISHED TRACK FOR L.E. STUD OR LESS USE 2x10 16 GA. 1" CI STUDS

BOX HEADERS MADE UP OF 2x10 GA. UNFINISHED TRACK E/S WELDED AS SHOWN. SPACE @ 16" O.C. MAX. AND @ EA. END OF WALL

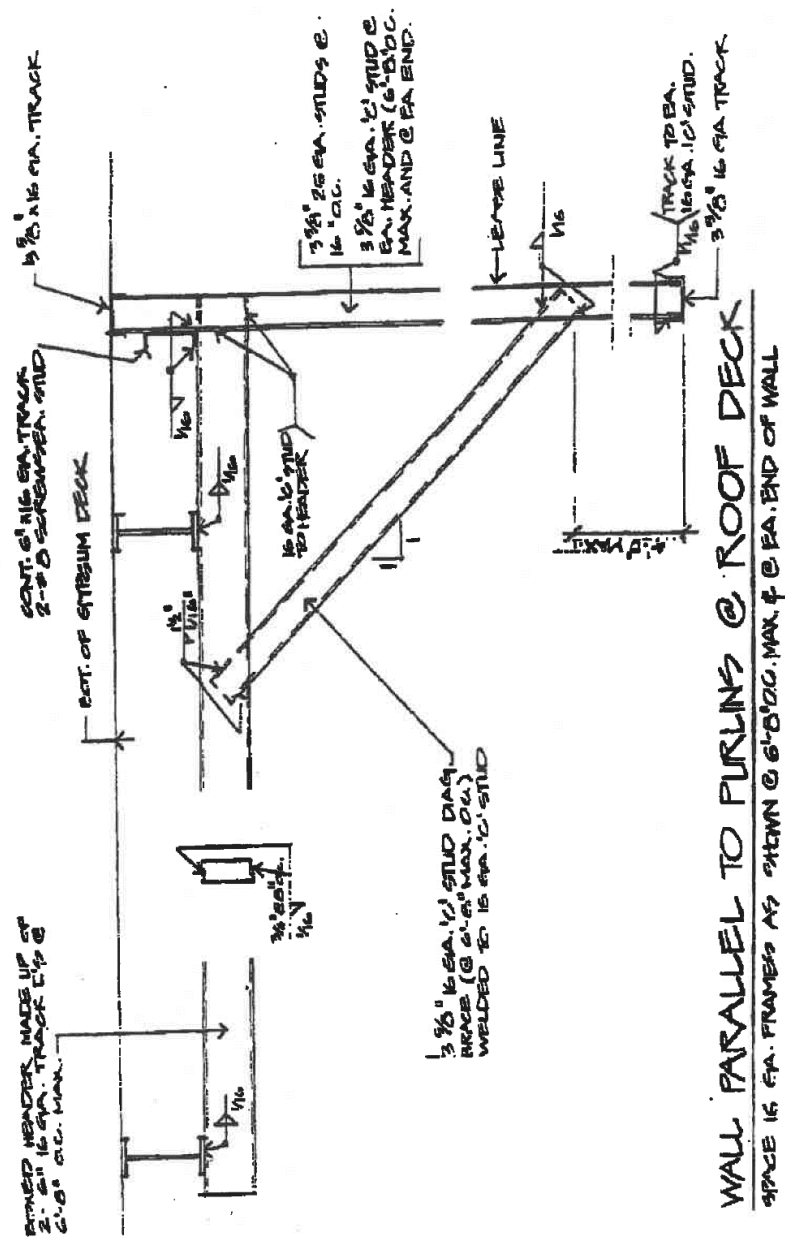
2x12 25 GA. STUDS @ 16" O.C. @ EA. END OF WALL @ EA. END OF TRACK TO BA 16 GA. 1" CI STUD

7-17-8

SUNVALLEY · CONCORD, CA.

SPD · 113

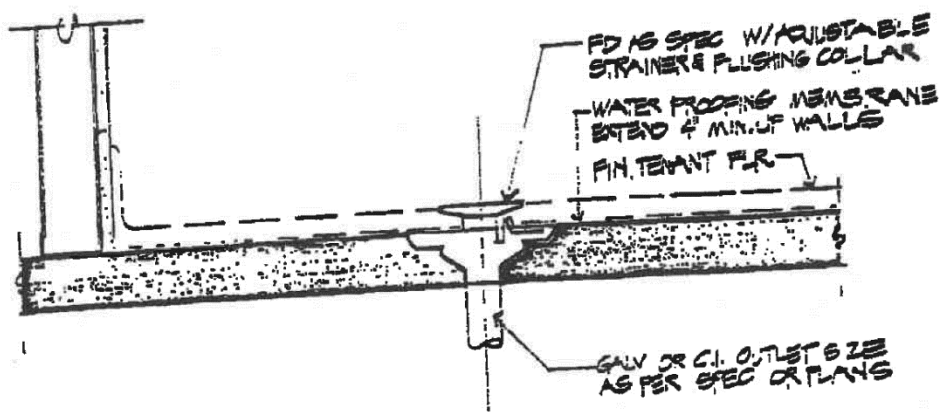




**WALL PARALLEL TO PURLINS @ ROOF DECK**  
 SPACE 16 GA. FRAMES AS SHOWN @ 6" O.C. MAX. @ EA. END OF WALL

1 4 8

SUN VALLEY CONCORD, CA  
**SPD 114A**



FD AS SPEC W/ ADJUSTABLE  
STRAINER & FLUSHING COLLAR

WATER PROOFING MEMBRANE  
EXTEND 4" MIN. UP WALLS

FIN. TRIM F.R.

GA. OR C.I. OUTLET SIZE  
AS PER SPEC OR PLANS

TYPICAL FLOOR DRAIN

SUNVALLEY, CONCORD CA

SPID-1183



**SUN VALLEY MALL  
CONCORD, CA**

**- TYPICAL DEMISING WALLS -**

**Structural Calculations & Details**

**JULY 22, 2011**

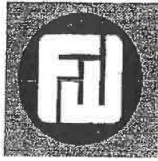


**FICCADENTI WAGGONER & CASTLE**  
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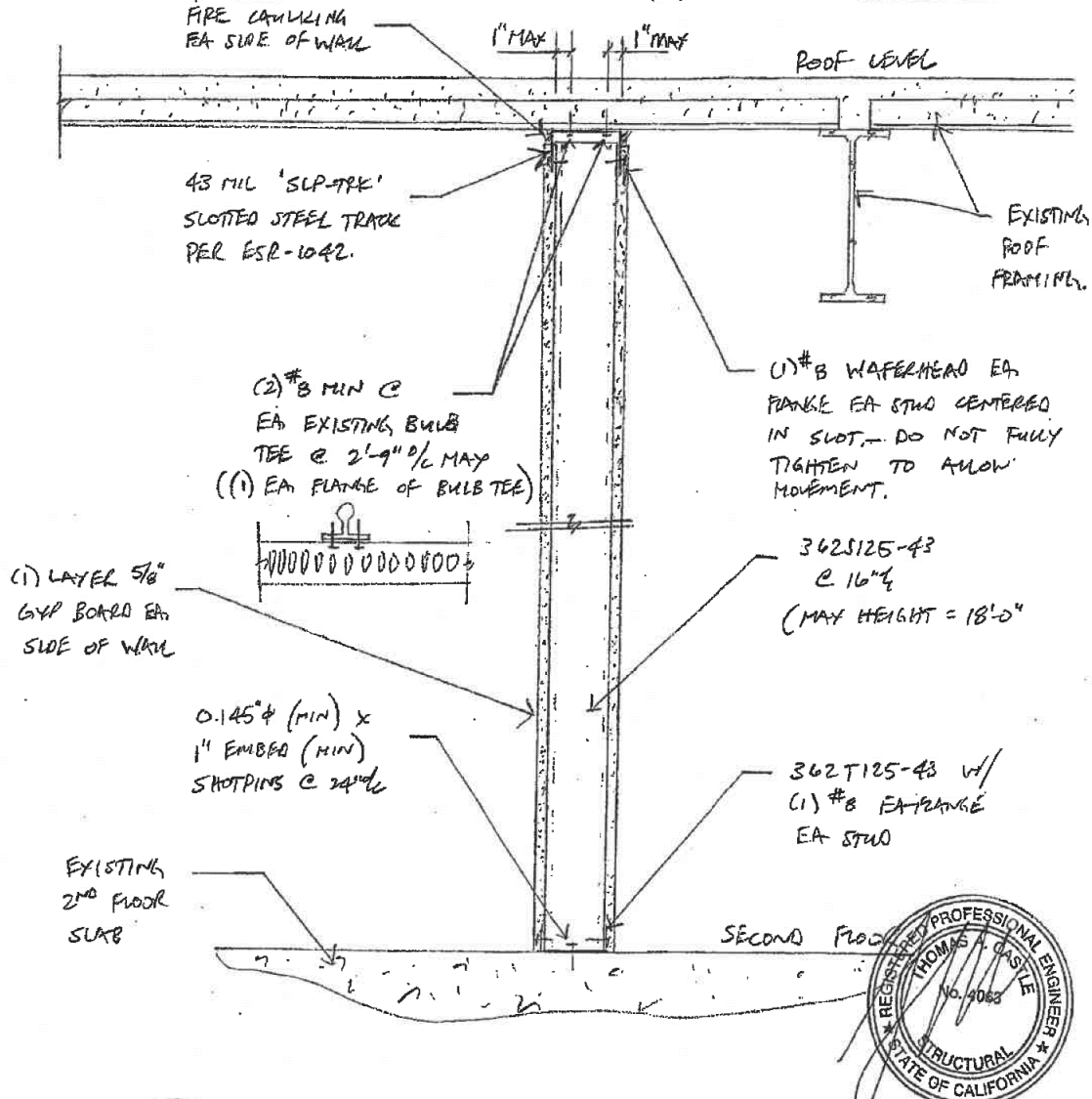


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SUN VALLEY  
 PROJECT: MAN  
 DATE: 7/22/11  
 DESIGNER: JSK  
 PAGE: 2 OF 2



43 MIL 'SLP-TRK'  
 SLOTTED STEEL TRACK  
 PER ESR-1042.

(2) #8 MIN @  
 EA EXISTING BULB  
 TEE @ 2'-9" O/C MAX  
 ((1) EA FLANGE OF BULB TEE)

(1) #8 WAFFERHEAD EA  
 FRANGE EA STUD CENTERED  
 IN SLOT. DO NOT FULLY  
 TIGHTEN TO ALLOW  
 MOVEMENT.

(1) LAYER 5/8"  
 GYP BOARD EA  
 SIDE OF WALL

0.145" (MIN) x  
 1" EMBED (MIN)  
 SHOTPIPS @ 24" O/C

362S125-43  
 @ 16" O/C  
 (MAX HEIGHT = 18'-0")

362T125-43 w/  
 (1) #8 EA FRANGE  
 EA STUD

EXISTING  
 2ND FLOOR  
 SLAB

SECOND FLOOR



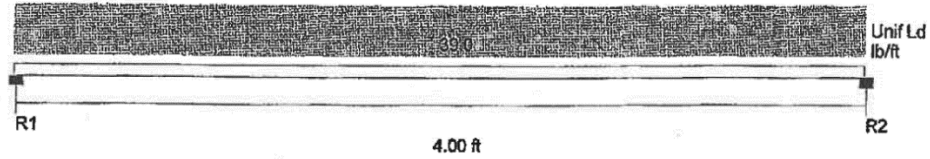
TYPICAL DEMISING WALL @ SECOND FLOOR

C2

2007 NASPEC

Project: Sun Valley Mall Typical Details  
 Model: Typical Demising Wall Top Track

Date: 7/18/2011



Section : 362T125-30 Single Track (X-X Axis) Fy = 33.0 ksi  
 Maxo = 251.1 Ft-Lb Moment of Inertia, I = 0.339 in<sup>4</sup> Va = 762.1 lb

Loads have not been modified for strength checks  
 Loads have not been modified for deflection calculations

Flexural and Deflection Check

Span	Mmax Ft-Lb	Mmax/ Maxo	Mpos Ft-Lb	Bracing (in)	Ma(Brc) Ft-Lb	Mpos/ Ma(Brc)	Deflection (in)	Ratio L/2137
Center Span	78.0	0.311	78.0	Full	251.1	0.311	0.022	

Combined Bending and Web Crippling

Reaction or Pt Load	Mmax P(lb)	Brng (in)	Pa (lb)	Pn (lb)	Mmax (Ft-Lb)	Intr. Value	Stiffen Req'd ?
R1	78.0	1.00	78.3	141.0	0.0	0.50	No
R2	78.0	1.00	78.3	141.0	0.0	0.50	No

Combined Bending and Shear

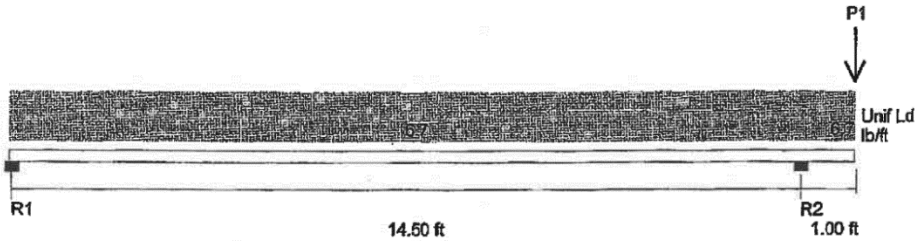
Reaction or Pt Load	Vmax (lb)	Mmax (Ft-Lb)	Va Factor	V/Va	M/Ma	Intr. Unstiffen	Intr. Stiffen
R1	78.0	0.0	1.00	0.10	0.00	0.01	NA
R2	78.0	0.0	1.00	0.10	0.00	0.01	NA

43

2007 NASPEC

Project: Sun Valley Mall Typical Details  
 Model: Typical Stud with Brace at 6'-0"o/c

Date: 7/18/2011



Point Loads P1  
 Load(lb) 104  
 X-Dist.(ft) 15.50

Section : 362S125-30 Single C Stud (X-X Axis)  
 Maxo = 256.9 Ft-Lb Moment of Inertia, I = 0.376 in<sup>4</sup>

Fy = 33.0 ksi  
 Va = 793.8 lb

Loads have not been modified for strength checks  
 Loads have not been modified for deflection calculations

Flexural and Deflection Check

Span	Mmax Ft-Lb	Mmax/ Maxo	Mpos Ft-Lb	Bracing (in)	Ma(Brc) Ft-Lb	Mpos/ Ma(Brc)	Deflection (in)	Ratio
Center Span	126.7	0.493	126.7	Full	256.9	0.493	0.385	L/452
Right Cant.	106.9	0.416	84.8	Full	256.9	0.330	0.047	L/515

Distortional Buckling Check

Span	K-phi lb-in/in	Lm Brac (in)	Ma-d Ft-Lb	Mmax/ Ma-d
Center Span	0.00	174.0	263.8	0.480
Right Cant.	0.00	12.0	263.8	0.405

Combined Bending and Web Crippling

Reaction or Pt Load	Load P(lb)	Brng (in)	Pa (lb)	Pn (lb)	Mmax (Ft-Lb)	Intr. Value	Stiffen Req'd ?
R1	41.2	1.00	134.8	235.9	0.0	0.18	No
R2	166.1	1.00	258.4	426.4	106.9	0.80	No
P1	103.5	1.25	145.4	254.4	0.0	0.37	No

Combined Bending and Shear

Reaction or Pt Load	Vmax (lb)	Mmax (Ft-Lb)	Va Factor	V/Va	M/Ma	Intr. Unstiffen	Intr. Stiffen
R1	41.2	0.0	1.00	0.05	0.00	0.00	NA
R2	110.2	106.9	1.00	0.14	0.42	0.19	NA
P1	103.5	0.0	1.00	0.13	0.00	0.02	NA



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SUN VALLEY  
 PROJECT MAN  
 DATE 7/18/14  
 DESIGNER JSK  
 PAGE \_\_\_\_\_

C1

FIRST FLOOR DEMISING WALL

LATERAL LOAD = 5 psf

$W_{TOP TRAC} = 5 psf (15.5') (\frac{1}{2}) = 39 plf$

- CHECK 362T125-30 TO  
 SPAN 4'-0"

OK, SEE OUTPUT ✓

$R_{STUD W/ BRACE} = 5 psf (15.5') (\frac{1}{2}) (4' - 1.33')$   
 $= 103.5 \#$

- PROVIDE 362S125-30 MIN  
 C STUD W/ BRACE

OK, SEE OUTPUT ✓

$R_{C BRACE MAX} = 166 \#$

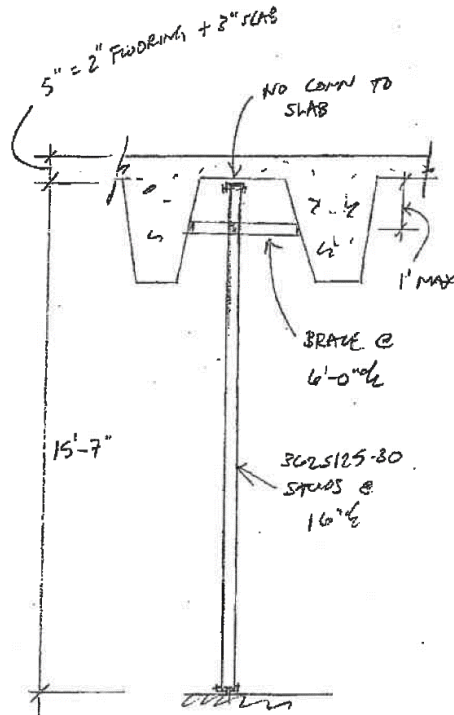
ANGLE BEARS AGAINST SOME JOIST ∴ OK BY INSPECTION FOR REACTION

CONN STUD BRACE TO ANGLE W/ (1) # 8 SMS IN SLOTS

85% LOAD TO REAR-SIDE, 15% TO OPP SIDE

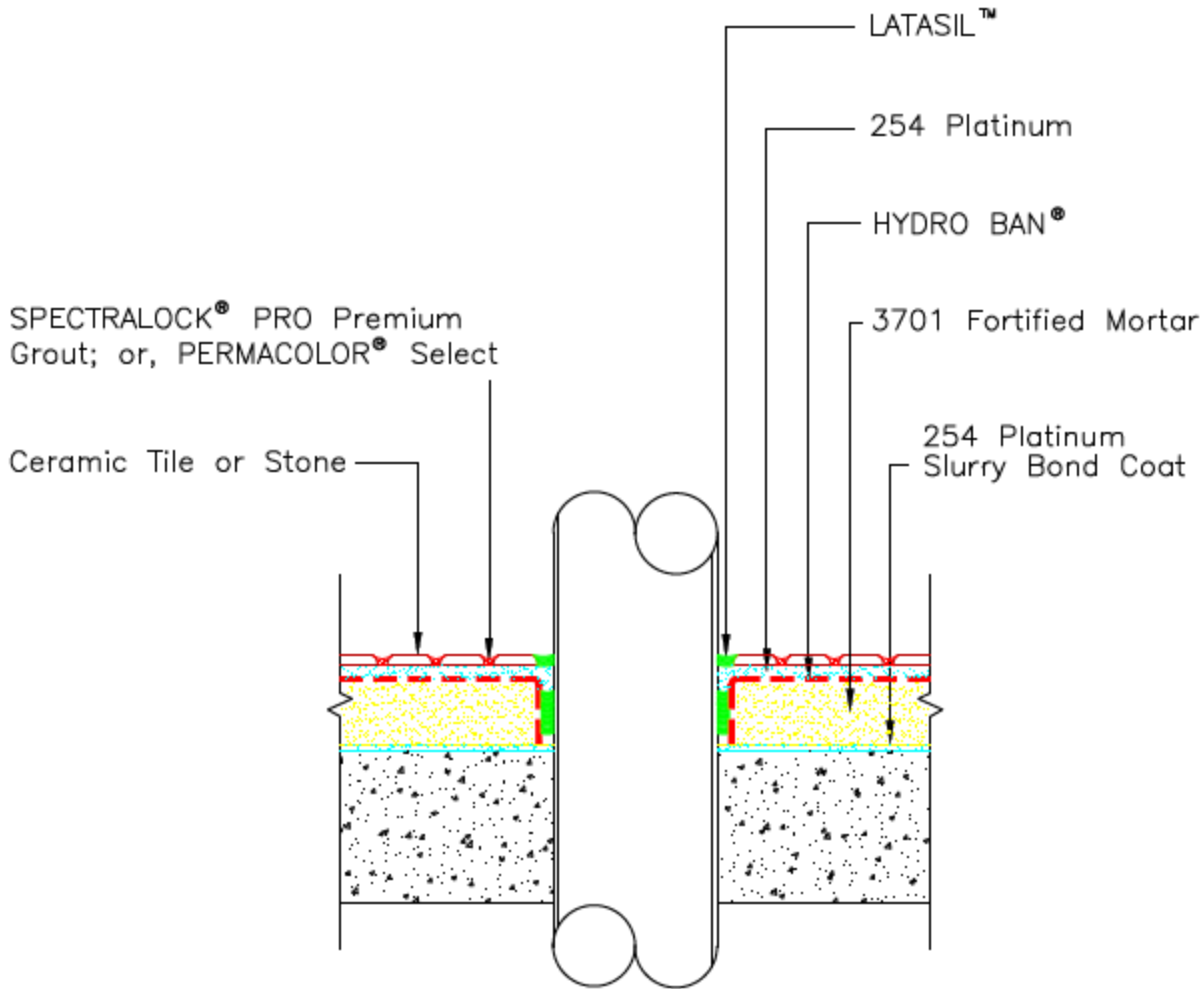
$V_{MAX SCREEN} = 166 \# (0.85) = 141 \#$

$V_{AVG \#B INTO END M/C} = 141 \# ∴ OK ✓$





# Drawing No. ES WP300



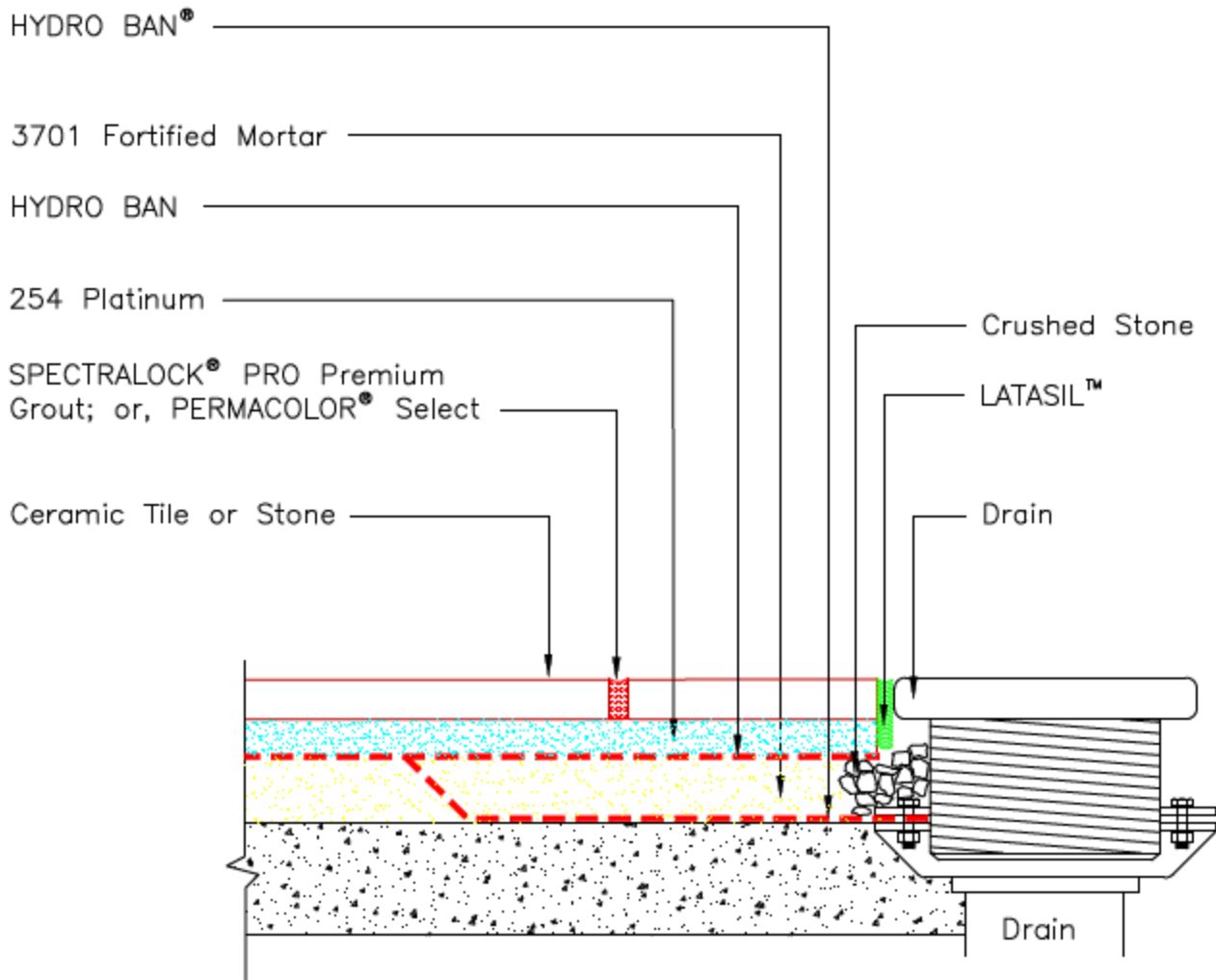
Revision Date: 1/15 Scale: N.T.S.

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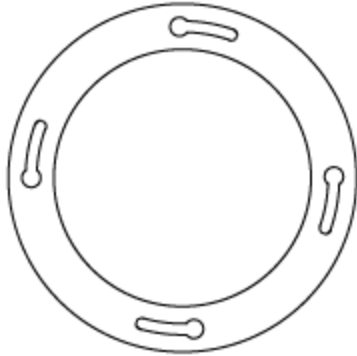
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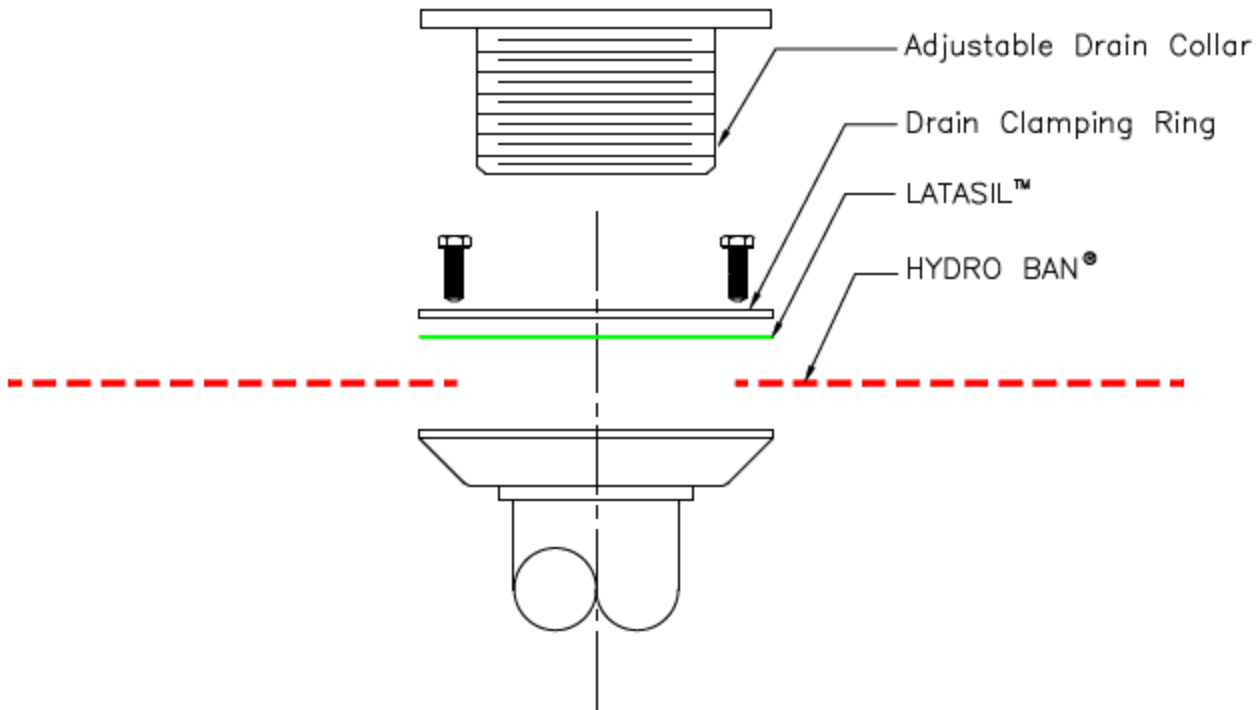
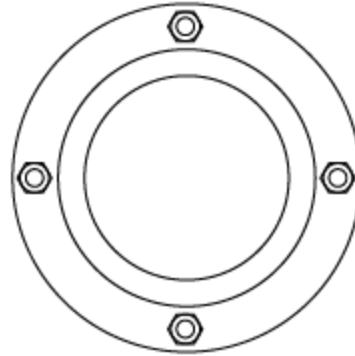


# Drawing No. ES WP302

Drain Clamping Ring



Drain Base



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