

- 7.5 All office complex interior partition walls to be a minimum of 10" high with designed lateral bracing. Provide #4 plywood backing behind gypsum wall board on designated walls, partitions and furring in manager's office and equipment closet and at all walls in cash office (see enlarged plan prototype sheet A4.0).
- 7.6 The interior separation wall between the toilet complex and the office complex on one side and the fitting room complex on the other is to be full height, acoustically insulated with a double layer of taped and sanded drywall on the office complex side and the fitting room complex side respectively, both complete to the roof structure above. See additional requirements applying to the toilet complex walls at 7.7, 7.8 and 7.9 below.
- 7.7 Gypsum wall board installed in the janitor's closet is to be a water resistant type.
- 7.8 Toilet Complex Acoustical Walls. Acoustical wall treatment is to be limited to the interior walls of the toilet room complex that are common with the fitting room complex, the office complex and, as may occur from time to time in some non-prototypical configurations, the stockroom complex. Toilet room walls that are common to the janitor's closet and toilet room vestibule are not required to be acoustically sealed. Acoustically sealed toilet complex walls are to be above acoustic wall insulation and on the common wall, floor tracts set in sealant and where wall device penetrations can not be avoided these must be isolated and fully sealed. The double layer of gypsum wall board is to be installed full height to the roof structure above. See enlarged plan prototype sheet A-4.0 for prototype configuration and the Site-specific AE-1 Tenant's Plan for non-prototype configurations.
- 7.9 The interior walls of the toilet rooms are to be provided with a floor to 6-inches above ceiling substrate of 5/8" exterior style A-C plywood installed as backing for acoustic insulation and as a mounting surface for the full height Nonfire FRP toilet room finished wall surface.
- 7.10 The Ross construction representative is to be given a one week notice prior to the expected closing of interior framing and rough electrical. Whether or not the construction representative is able to visit the site will not in any way affect the landlord's and contractor's responsibility to construct all work in accordance with the approved Final Plans.
- 7.11 Base building insulation must be sufficient to reach a minimum exterior wall "R" value of 19 and a minimum roof "R" value of 39. Climate, code and best industry practice may dictate a higher level of insulation in order to achieve the tenant's requirement for an optimum energy efficient building envelope that is appropriate for the local climate and the design criteria levels of heating and cooling. The mechanical engineer-of-record is to calculate and recommend the optimum insulation levels that reflect these requirements including USDOE recommended national zone commercial building standards in the HVAC design including a requirement for double pane insulated glazing.
- 7.12 Walls and partitions are to be located as dimensioned in the Final Plans. All dimensions are considered to be critical and are to be maintained in the finished construction to within 1/8" of the final plan dimensions EXCEPT that no wall or partition shall be constructed so as to intrude into a code required accessible route, maneuvering space or clearance or cause any object shown mounted to that wall in the tenant's plan to so intrude.
8. CONSTRUCTION - DOORS AND WINDOWS
- 8.1 Storefront framing system to be Knaener 451 series aluminum in a clear anodized finish (unless otherwise required in tenant's AE-1 site-specific plan elevation), with drop bottom installed glass. Betacert 7-mil "Guillguard" film on door glazing and on all storefront plan elevation below the +8'-4" a.f.f. horizontal mullion. 3M Scotchlitt HV-25 night vision series sun control window film applied to the glazing above the doors and to all window glazing above the +8'-4" a.f.f. horizontal mullion on southwest and west facing elevations as well as all unprotected glazing.
- 8.2 The prototypical storefront entry and exit doors are to be Knaener series 190 narrow stile aluminum doors in a clear anodized finish (unless otherwise required in tenant's AE-1 site-specific plan elevation). Both entry (door number 1) and exit (door number 2) doors are to be in a paired configuration with a nominal 3'-0" leaves, nominal 6'-0" opening. Door leaves are to have a 10-inch smooth bottom rail, stainless steel offset pivots (top, bottom and intermediate), concealed, non-hold open overhead door closers set to an operating pressure of between 4-3/4 and 5 pounds (or greater if permitted by local, state and federal codes), and equipped with Adams-Rite three-point high security locking hardware with drop bolt, strike boss with cam and Best 7-pin locking cylinder. Interior thumb-turns are not permitted. Door number 1 (entry set) is to have a single interior key locking cylinder. Unless specifically approved otherwise by the Ross construction representative, no exterior exterior door is to have a standard interior push bar and exterior push bar finished to match storefront door. Door number 1 (entry set) is to have both interior push and exterior push hardware; door number 2 (exit set) is to have only interior push bar. All storefront doors are to have full weathering and seals, ADA thresholds and door landings.
- 8.3 Storefront doors are to be provided with code required signage ("DOORS TO REMAIN UNLOCKED DURING BUSINESS HOURS" or comparable as required by local authority).
- 8.4 Door number 1 is the main entry door and employee entry. An exterior employee signal button is to be located in the jamb adjacent to door 1.
- 8.5 All interior doors with the exception of the stockroom traffic door are to be 3' x 7' solid core birch with paint grade finish. See prototype plan sheet A1.0 together with the door and hardware schedules on sheet A6.0 for prototypical locations, required hardware and finishes.
- 8.6 Stockroom to sales floor door is to be a paired double acting traffic door. See door and hardware notes, prototype sheet A6.0 for specification.
- 8.7 With the exception of the storefront doors, all door frames are to be flush hollow metal. Knock-down style frames are not acceptable.
- 8.8 All non-storefront man doors leading directly from the exterior to the exterior are to be 3' x 7' hollow metal insulated doors with sealed cores and stainless steel hinges.
- 8.9 The door receiving door is a 591 series thermacore, insulated steel sectional door by the Overhead Door Corporation, Dallas, Texas. See prototype sheet A1.0 together with the door and hardware schedules on sheet A6.0 for prototypical locations, required hardware and finish.

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- ceiling, provide minimum 3/4" conduit for all low-voltage systems including telephone, signal and paging system (typical paging system speaker locations are shown on sheet A2.0; a site-specific plan may be obtained from the Ross construction representative).

12.6 At each lighting panel, provide one lighting control panel (LCP) box. Where lighting panels are adjacent, one LCP box may be used.

12.7 Exterior lighted signs (including related exterior sign lighting) are to be controlled by Novar EMS. HVAC to be controlled by EMS and time schedules.

12.8 The final electrical drawings are to contain a 3/8" = 1'-0" scale plan and elevations of the electrical room showing an accurately drawn, labeled layout of all electrical devices including but not limited to main switch, transformers, electrical panels, HCR panel, telephone terminal and board, fire control panel and all equipment required by Ross, such as Novar EMS panels and security panel (see EMS and Security contracts listed on sheet A0.0). All such equipment must be in the electrical room.

12.9 Power outlets to be Hubbell's, as indicated, with gray devices for dirty power; all P.U. outlets are to have red devices and HCR power outlets (clean power) are to have brown devices. All cover plates are to be brushed stainless steel.

12.10 All new electric panels to have copper buss.

12.11 Circuit sales floor for two level switching 1/2 and full lighting; lifting room and tower lighting is to be for three level switching, 1/3 - 2/3 - full lighting.

12.12 All contractors are to leave pull wires in conduits after installation of their work.

12.13 The Final Plans are to provide for the complete electrical connection of the HVAC and EMS controller(s) even if the circuiting may not be shown in those plans. The architect--at-record and the landlord's contractor must insure that the mechanical, electrical and EMS scopes of work are coordinated and complete in the final documents and provided at time of bid.

12.14 The current rating of the main service panel, main breaker and subfeed breakers must equal or exceed the absolute interrupt current rating (root mean square symmetrical) of the utility transformer.

12.15 Submit completed electrical plans for review and approval to Ross lighting consultant, Ross EMS and engineering consultant; and, Ross construction representative (see prototype sheet A0.0 for names and addresses).

12.16 Where and if the local code requires that the final electrical connection of the building signing is to be made by a state licensed electrical contractor, then it will be the responsibility of the Landlord's General Contractor to insure that those connections are contained in the scope of work of the licensed project Electrical Sub-contractor and that the scheduling of those connections is coordinated with the Ross signing contractor and the Ross construction representative.

12.17 All conduits are to be installed with end bushings and pull strings in place.

13 CONSTRUCTION - AUTOMATIC SPRINKLER SYSTEM

13.1 Provide a complete code compliant wet pipe sprinkler system. Sprinkler heads shall be ordinary hazard and ordinary degree temperature rated unless local jurisdiction specifically requires a higher rating. At finished spaces with ceilings of 8' 0" and higher, sprinkler heads shall be semi-recessed type, chrome finish. 8' 0" heads shall be full recessed type with white covers; manufacturer: "Reliable" or "Viking". At finished spaces sprinkler heads are to be located in the centers of modular tiles and centered uniformly and symmetrically in spaces with hard ceiling. Provide fire switches on risers and lampier switches on all control valves, including the PIV. Provide conduit from PIV valve to fire control panel in building for PIV lampier switch wire. At the Sales Floor the sprinklers are to be mounted at or above the height of the light fixtures; be sure to account for the different heights of the fluorescent and HID fixtures. Inquire sprinkler system design takes into account stockroom shelving layout and enclosed compactor. The Completed Plan submittal is to include the sprinkler plan drawings. At project turnover deliver two sets of complete sprinkler As-built drawings with calculations to the Ross construction representative.

13.2 The riser providing service coverage to the CONFIDENTIAL tenant space is to be separate and independent of other areas of coverage. Riser is to be located in the Stock Receiving Area, see A1.0, NO EXCEPTIONS.

14 CONSTRUCTION - FIRE ALARM SYSTEM

14.1 Furnish and install a complete, fully operational and fully code compliant, electrically supervised, closed circuit fire alarm system including control, wires, boxes, control panel, smoke detectors, dust smoke detectors, fire alarm annunciator with remote keypad, heat detectors, manual pull stations, audio/visual signal devices, and sprinkler water flow and supervisory switches. The sprinkler switches shall be provided under work specified in the project engineering specification, and connected to the fire alarm system by the fire alarm supplier.

14.2 All equipment comprising the fire alarm system shall be listed, labeled or approved by Underwriters Laboratories, Inc. for use as fire alarm equipment.

14.3 System is to be compatible with ADT monitoring interface and capable of being monitored by ADT Security Systems, Inc.

14.4 Ross has a national account with ADT. Questions about the ADT monitoring interface and compatibility can be addressed to ADT technical contact, see sheet A0.0

14.5 The system fire control panel is to be Bosch D7024. NO EXCEPTIONS

14.6 Provide with each dust smoke detector one Remote Indicator/Test Switch, one set of sampling tubes, and one End-of-Line power supervision relay.

14.7 Provide End-of-Line power supervision relay for each zone of smoke detectors.

14.8 Conceal all wiring except in area where other conduit and piping are exposed.

- 10 The fire alarm control panel is to be mounted where shown in the approved Final Plans. A dedicated 120vac, 10 amp circuitrated outlet, red device color, is to be provided at the location of the fire alarm control panel and so permanently identified on the outlet cover plate. Schedule and coordinate system connection to two dedicated telephone lines (line 6 primary, line 3 secondary) through the assigned Ross construction representative.
- 11 The remote keyfob and annunciator are to be mounted to the south wing wall at the front of the store closer to the exit door unless required to be mounted elsewhere by local code and authority having jurisdiction.
- 12 At an appropriate time scheduled prior to turnover, the fire alarm system supplier-installer is to contact ADI Security Services of (800) 453-2247 extension 2803 to make the final connection and commence fire alarm system monitoring. Turnover not complete without commencement of system monitoring.
- 13 The fire alarm system supplier-installer is to pre-program the control panel as a fully operational local system and must leave in a sleeve/binder attached to the panel all programming keys, codes manuals and other devices necessary for future re-programming together with supplier-installer's contact name and phone number. NO EXCEPTIONS.
- 14 Submit completed electrical plans for review to ADI Security Services, National Accounts, Ross Stores Project Team and to Ross construction representative (see prototype sheet AD.O and the initiation letter issued by the Ross store designer for contact names and addresses).
- 15 An inspected, passed, complete and fully operational monitored Fire Alarm System-including complete related systems, such as telephone and power, is required for satisfactory completion of the landlord's construction obligation and for Construction Turnover to the tenant. The satisfactory completion of this requirement may necessitate early coordination and scheduling of the CONFIDENTIAL telecommunications vendor. Initiate contact and scheduling through the assigned Ross construction representative.
- 16 CONSTRUCTION - HVAC SYSTEM
- 17 Ross Stores has a national account agreement with Lennox Industries to supply (at landlord's cost) HVAC products at all locations. NO SUBSTITUTIONS OR EXCEPTIONS (see prototype sheet AD.O for Lennox contact information).
- 18 See CONFIDENTIAL prototype sheets M1.0 and M2.0 for design layout and checklist.
- 19 Submit completed mechanical plans with complete calculations for review to Ross EHS and engineer consultant and to Ross construction representative (see prototype sheet AD.O and the initiation letter issued by the Ross store designer for contact names and addresses).
- 20 CONSTRUCTION - TELEPHONE/Data
- 21 Ross requires an independent and secure telephone and data service with the IPOE at the CONFIDENTIAL Telephone Board located in the CONFIDENTIAL electrical room. NO EXCEPTION. The satisfactory completion of this requirement may necessitate early contact and coordination with the local telephone service provider.
- 22 Telephone and data service will be ordered by Ross Store contact John Parisi, Ross Stores, 925-965-4355. Service cannot be established unless contractor provided and installed conduit, cable, backboard, power outlet and grounds are complete and in place. Service must be active prior to construction turnover to tenant. The satisfactory completion of this requirement may necessitate early coordination and scheduling of the Ross telecommunications vendor. Initiate contact and scheduling through the Ross construction representative.
- 23 The landlord's contractor is responsible for the installation of a direct, dedicated conduit and 25-pair cable (either by self or the service provider) from the telephone service providers system to the CONFIDENTIAL Telephone Board for a service ground at the board; and, for dedicated 120vac, 20amp ground outlet with power. The installation must be complete in order for telephone service to be initiated.
- 24 Active telephone service is necessary for the satisfactory completion of the Fire Alarm System installation (see section 14 above).
- 25 All low voltage wiring to be provided in white and must be approved, argued, and labled.