



GARDEN STATE PLAZA

RETAIL CRITERIA MANUAL **LITE**

NOTE: This is an abridged version of the Tenant Criteria Manual to be used as a quick guideline and not to be used for construction. The full Tenant Criteria Manual is found on WestfieldTenantCoordination.com

BASE BUILDING INFORMATION:

CONSTRUCTION TYPE: 2B
OCCUPANCY GROUP: Covered Mall – M
(Group M (Mercantile))
PRIMARY OCCUPANCY: Mercantile

FULLY SPRINKLERED BUILDING

LANDLORD STAFF:

Our coordinating staff will provide a liaison service between the Landlord, the Tenant, the Tenant's Architect and/or Designer and the General Contractor. These individuals are available to assist you.

TENANT COORDINATION &
MALL MANAGEMENT
Westfield Garden State Plaza
One Garden State Plaza
Paramus, NJ 07652
Phone: 201-843-2121

LANDLORD
Westfield, LLC.
2049 Century City, 41st Floor
Century City, CA 90067

LEASING
Westfield, LLC.
2049 Century City, 41st Floor
Century City, CA 90067
Phone: 310-478-4456

GOVERNMENT AGENCIES

BUILDING DEPARTMENT
Borough of Paramus
Building Department
1 Jockish Square
Paramus, NJ 07652
Phone: 201-265-2100 ext. 745

FIRE DEPARTMENT
Borough of Paramus
Fire Prevention Department
1 Jockish Square
Paramus, NJ 07652
Phone: 201-265-2100 ext. 622
NOTE: Fire Marshall review is a separate process and must be completed prior to the start of construction.

APPLICABLE CODES

The following is provided as a general guide only and does not release the Tenant from complying with all applicable codes and regulations, as required by jurisdictional authorities. It shall be the Tenant's responsibility to determine the edition of the above code or codes which are applicable (including supplements and state amendments) as codes are frequently revised and updated.

The most stringent requirement of the above mentioned applicable codes shall govern each increment of the work.

- (IBC) INTERNATIONAL BUILDING CODE
- ELECTRICAL CODE
- MECHANICAL CODE
- PLUMBING CODE
- ENERGY CODE
- ELEVATOR SAFETY CODE
- HISTORICAL BUILDING CODE
- FIRE CODE
- EXISTING BUILDING CODE
- REFERENCED STANDARDS CODE
- AMERICANS WITH DISABILITIES ACT
- LOCAL ORDINANCES HAVING JURISDICTION

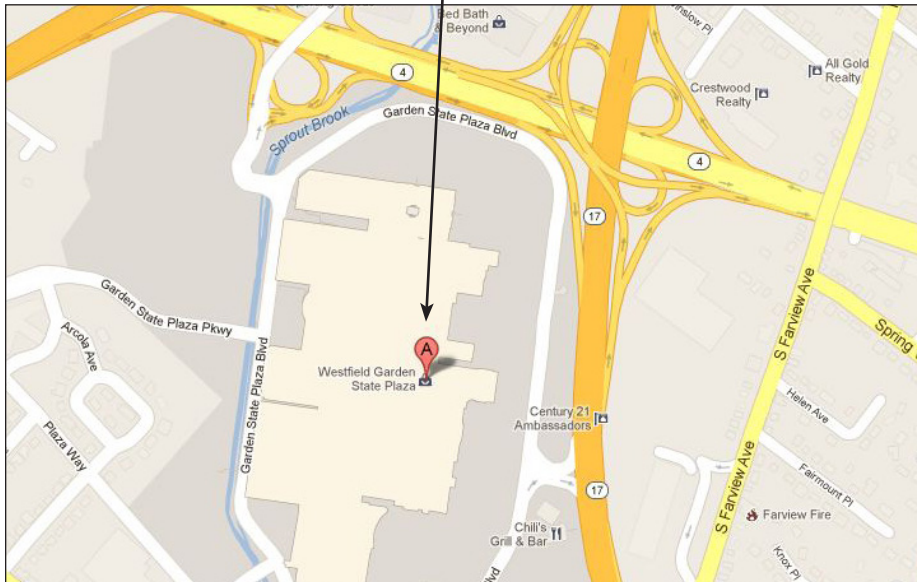
UTILITIES

ELECTRIC COMPANY
Public Service Electric & Gas
Walk-In Center
651 Main Avenue
Passaic, NJ 07055
Customer Service
Phone: 800-436-7734

TELEPHONE COMPANY
Verizon
Business Office, NJ
Phone: 800-339-9911

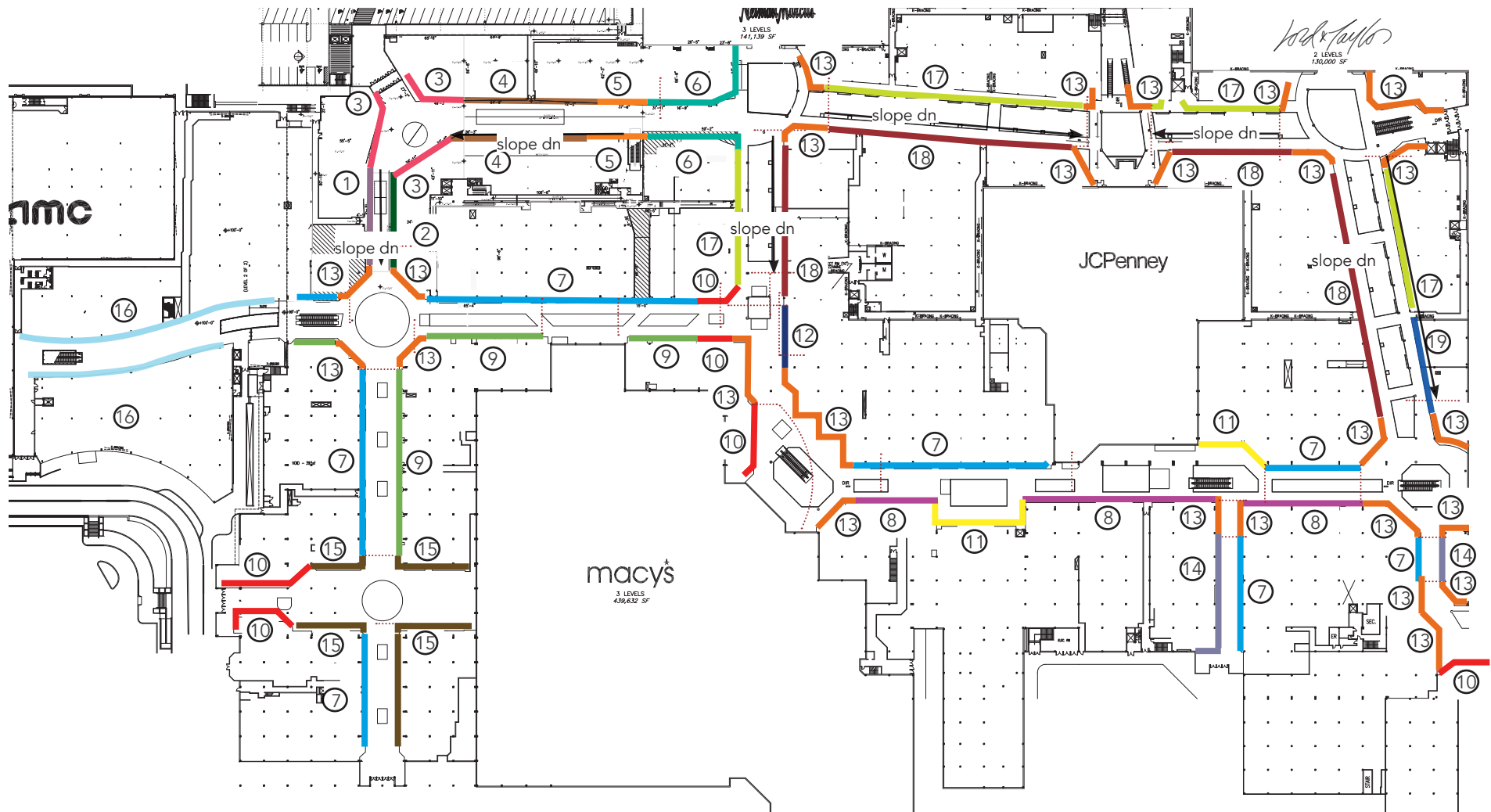
GAS COMPANY
Public Service Electric & Gas
Walk-In Center
651 Main Avenue
Passaic, NJ 07055
Customer Service
Phone: 800-436-7734

Project location



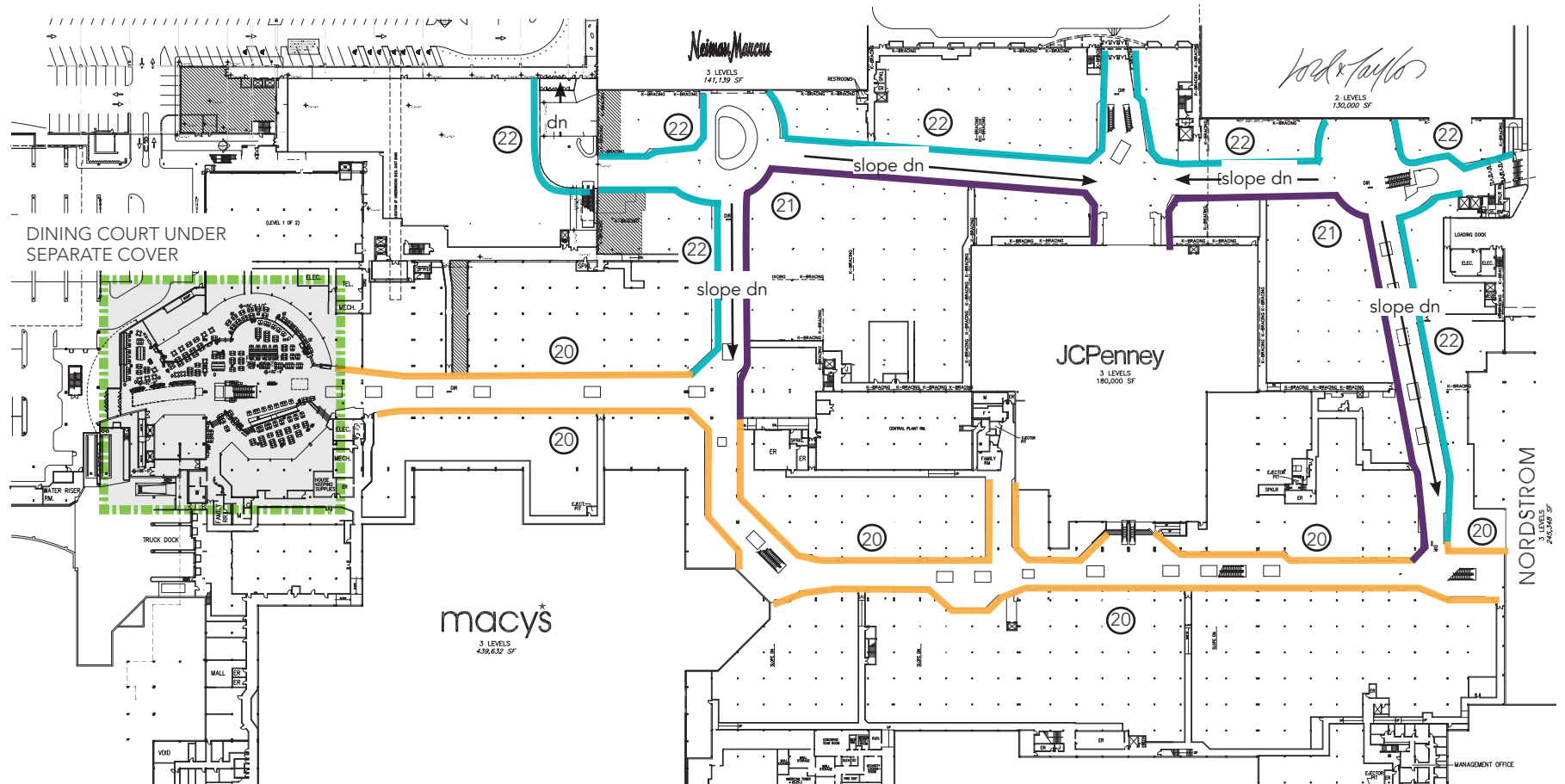
Walk-In Center
651 Main Avenue
Passaic, NJ 07055
Customer Service
Phone: 800-436-7734

2.1 STOREFRONT ZONES - UPPER LEVEL



storefront ht: 21'-5" to 23'-2"	ZONE 1	storefront ht: 13'-0" hold	ZONE 7	storefront ht: 11'-6" to 15'-5"	ZONE 13
storefront ht: 21'-5" to 23'-2"	ZONE 2	storefront ht: 18'-1" hold	ZONE 8	storefront ht: +/- 14'-0"	ZONE 14
storefront ht: +/- 21'-5"	ZONE 3	storefront ht: 19'-1" hold	ZONE 9	storefront ht: +/- 16'-10"	ZONE 15
storefront ht: 21'-5" to 18'-9"	ZONE 4	storefront ht: 18'-4" to 25'-0"	ZONE 10	storefront ht: 15'-0" to 16'-0"	ZONE 16
storefront ht: 13'-7" to 12'-6"	ZONE 5	storefront ht: +/- 30'-0"	ZONE 11	storefront ht: 14'-0" to 16'-6"	ZONE 17
storefront ht: 17'-2" to 27'-2"	ZONE 6	storefront ht: +/- 28'-0"	ZONE 12	storefront ht: 14'-0" to 16'-6"	ZONE 18
				storefront ht: +/- 17'-6"	ZONE 19

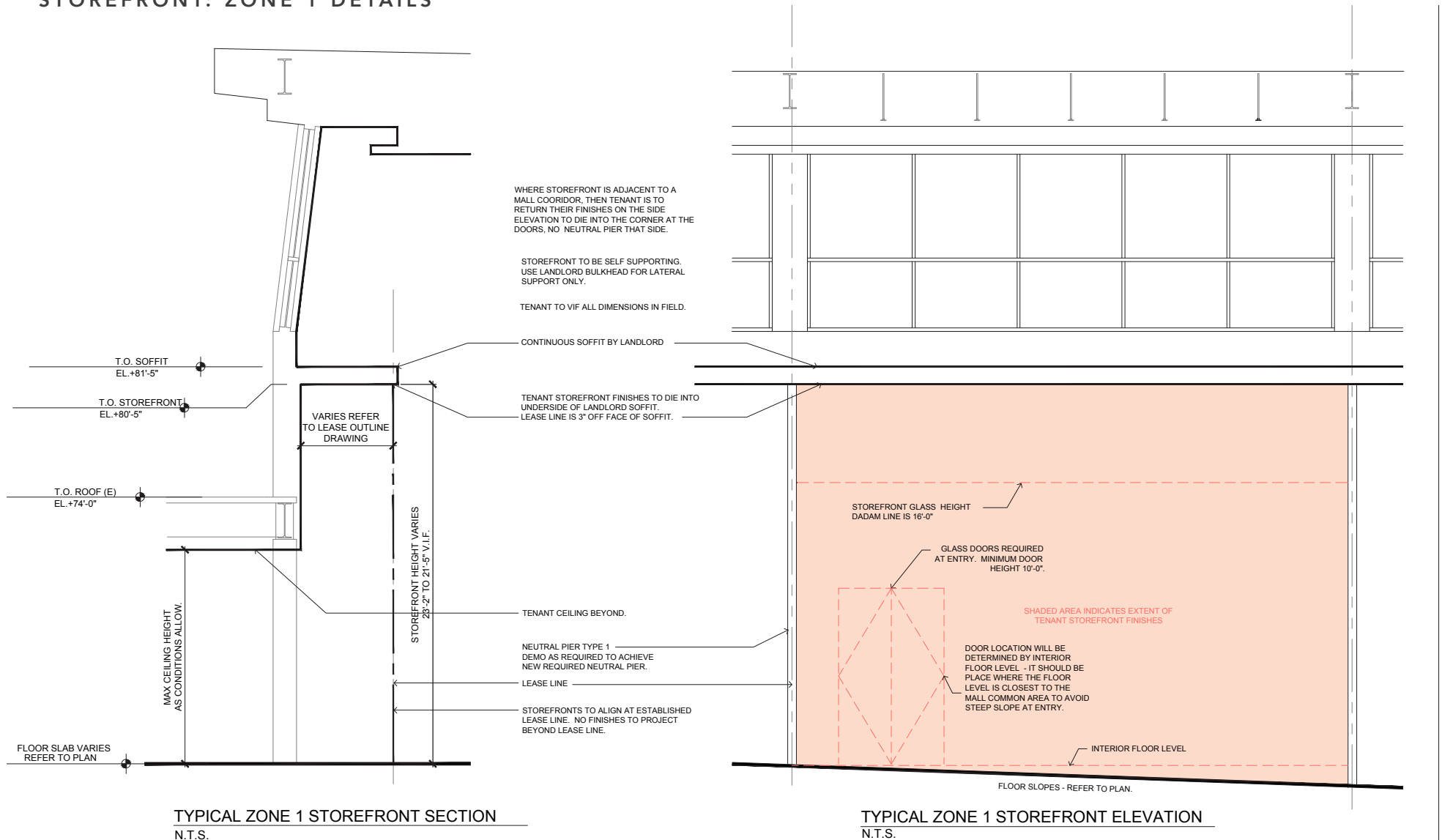
2.1 STOREFRONT ZONES - LOWER LEVEL



- storefront ht: +/- 12'-0" ZONE 20
- storefront ht: 12'-10" to 14'-3" ZONE 21
- storefront ht: 12'-3" to 14'-0" ZONE 22

2.1 STOREFRONT ZONES

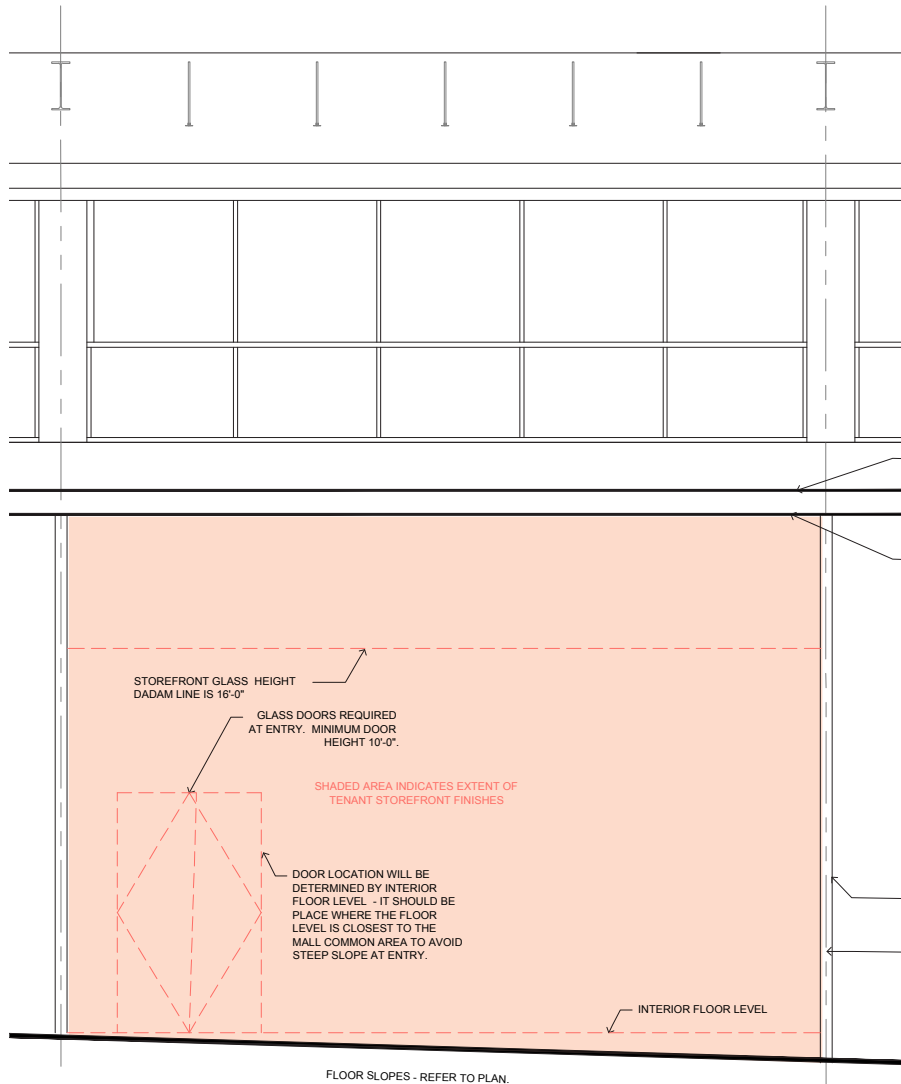
STOREFRONT: ZONE 1 DETAILS



Note: Drawings not to scale

2.1 STOREFRONT ZONES

STOREFRONT: ZONE 2 DETAILS



TYPICAL ZONE 2 STOREFRONT ELEVATION
N.T.S.

WHERE STOREFRONT IS ADJACENT TO A MALL COORIDOR, THEN TENANT IS TO RETURN THEIR FINISHES ON THE SIDE ELEVATION TO DIE INTO THE CORNER AT THE DOORS, NO NEUTRAL PIER THAT SIDE.

STOREFRONT TO BE SELF SUPPORTING. USE LANDLORD BULKHEAD FOR LATERAL SUPPORT ONLY.

TENANT TO VIF ALL DIMENSIONS IN FIELD.

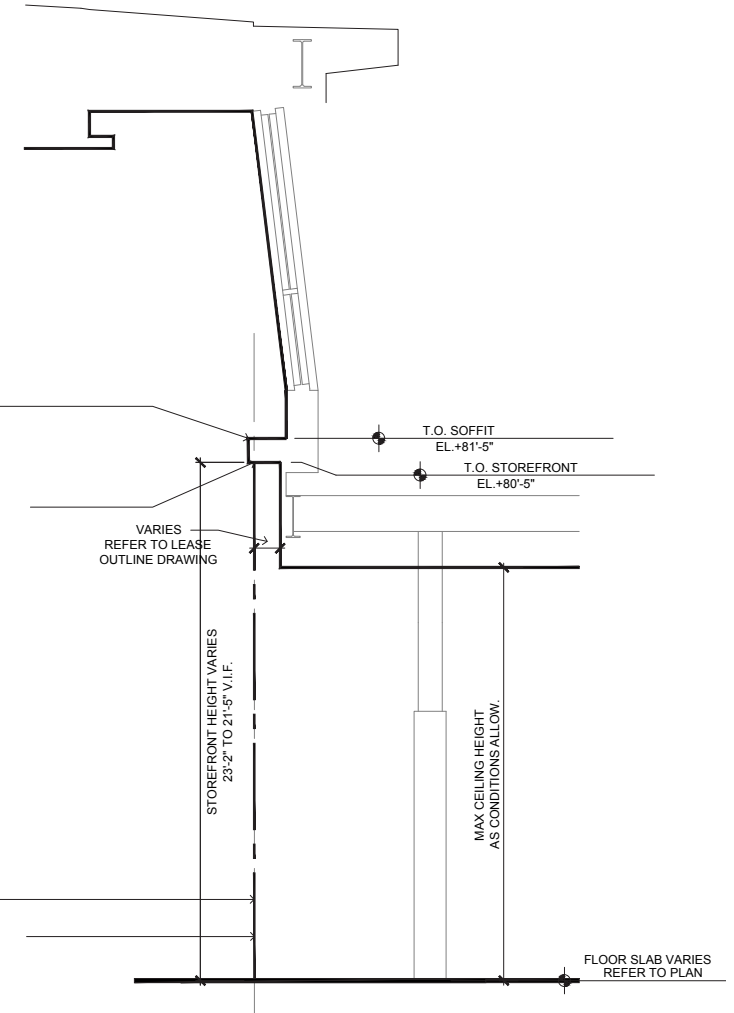
CONTINUOUS SOFFIT BY LANDLORD

TENANT STOREFRONT FINISHES TO DIE INTO UNDERSIDE OF LANDLORD SOFFIT. LEASE LINE IS 3" OFF FACE OF SOFFIT.

NEUTRAL PIER TYPE 1 DEMO AS REQUIRED TO ACHIEVE NEW REQUIRED NEUTRAL PIER.

LEASE LINE

STOREFRONTS TO ALIGN AT ESTABLISHED LEASE LINE. NO FINISHES TO PROJECT BEYOND LEASE LINE.

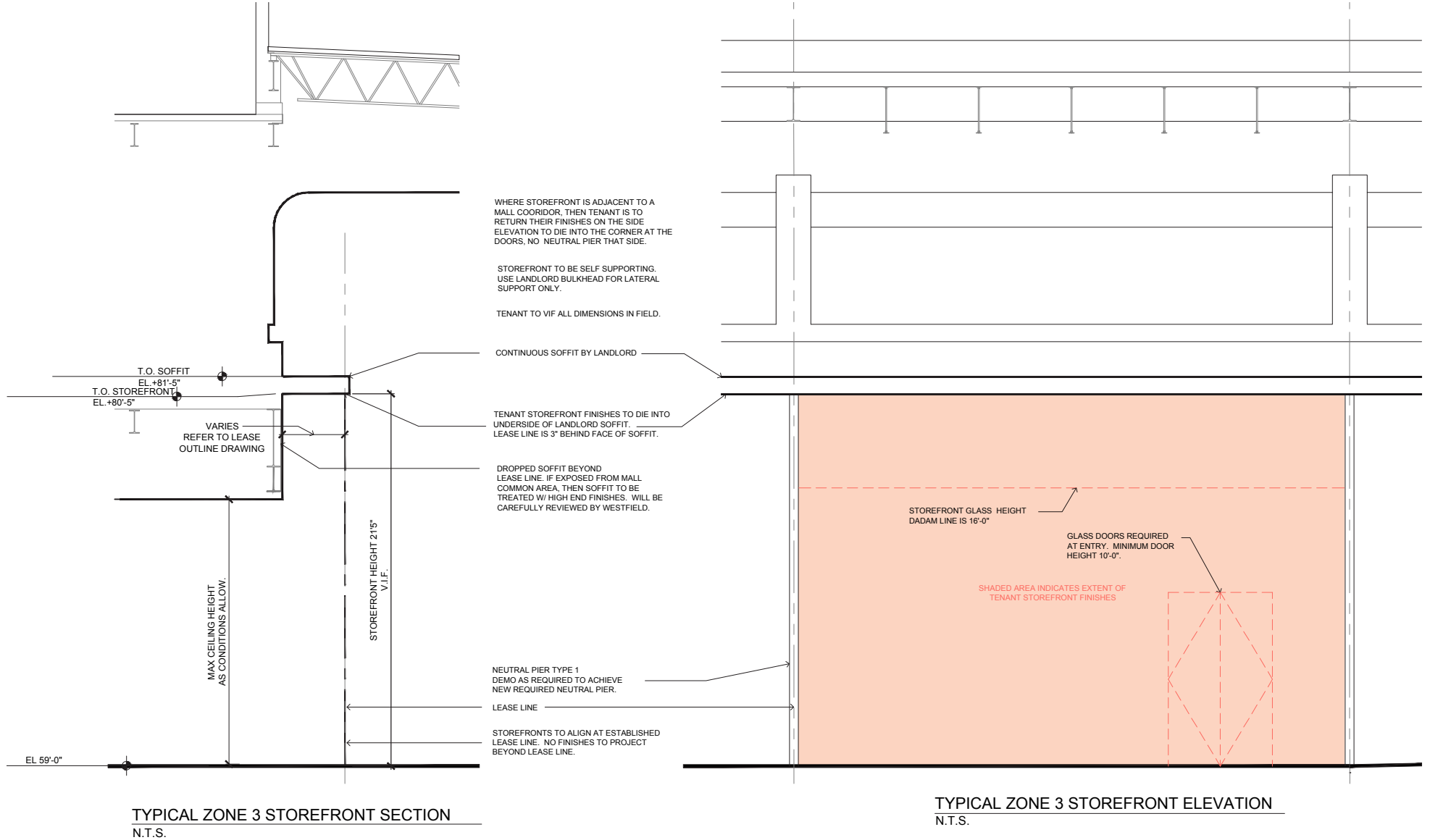


TYPICAL ZONE 2 STOREFRONT SECTION
N.T.S.

Note: Drawings not to scale

2.1 STOREFRONT ZONES

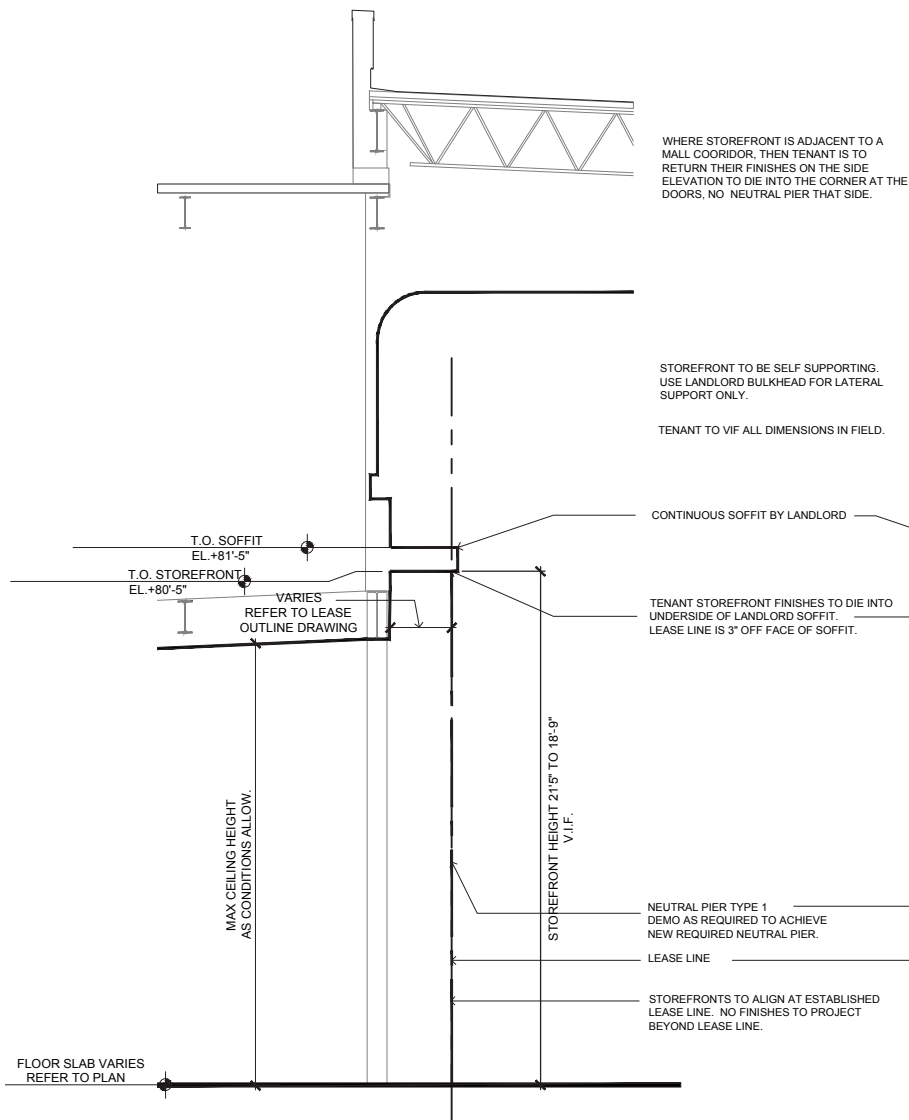
STOREFRONT: ZONE 3 DETAILS



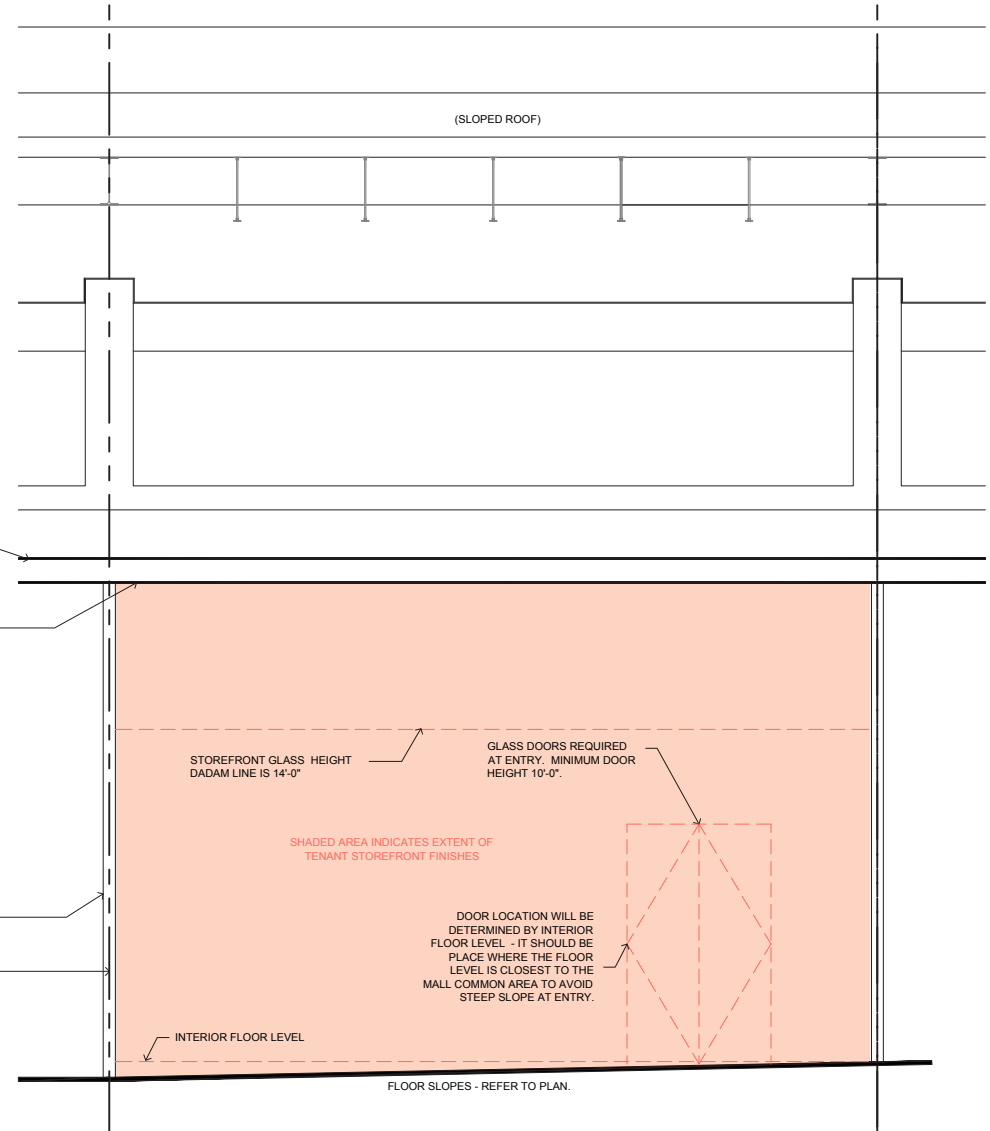
Note: Drawings not to scale

2.1 STOREFRONT ZONES

STOREFRONT: ZONE 4 DETAILS



TYPICAL ZONE 4 STOREFRONT SECTION
N.T.S.

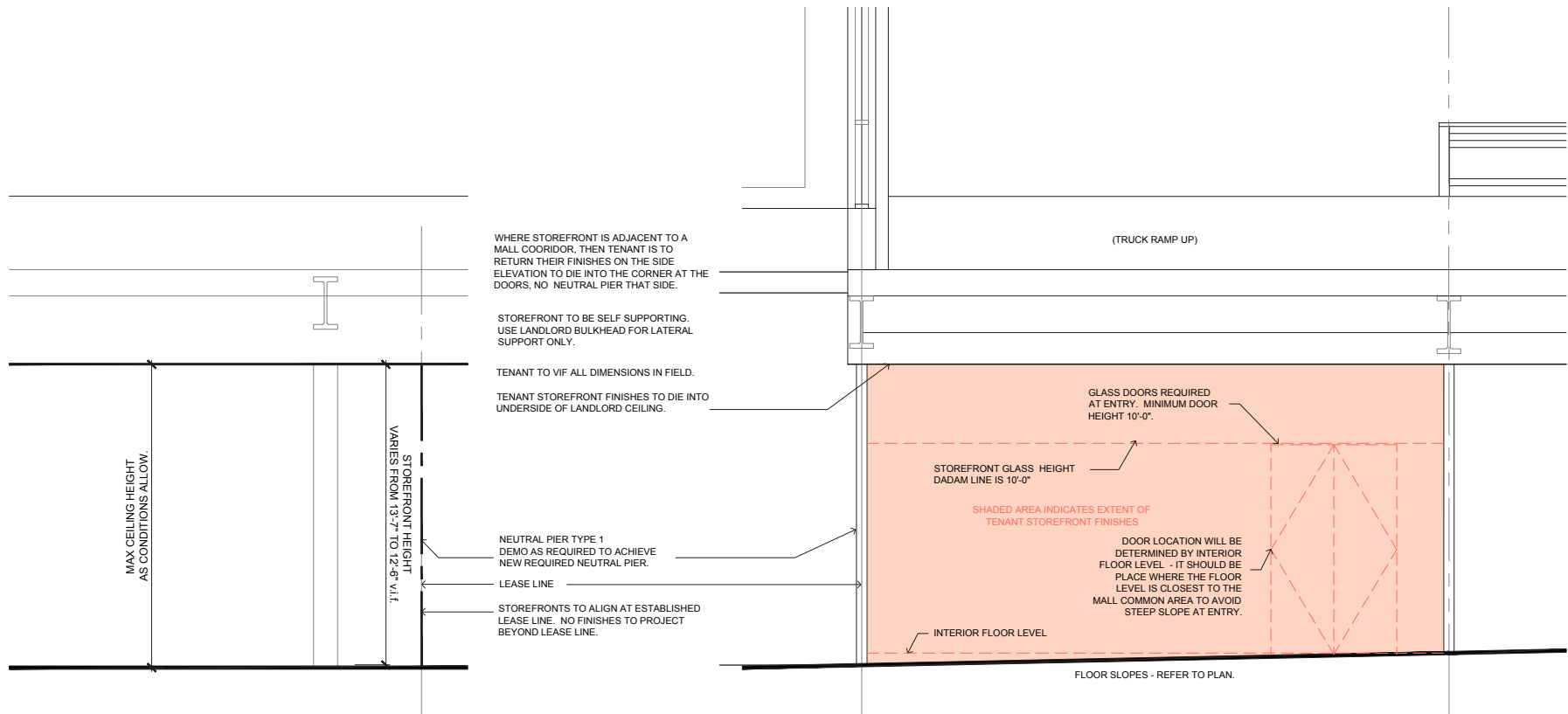


TYPICAL ZONE 4 STOREFRONT ELEVATION
N.T.S.

Note: Drawings not to scale

2.1 STOREFRONT ZONES

STOREFRONT: ZONE 5 DETAILS

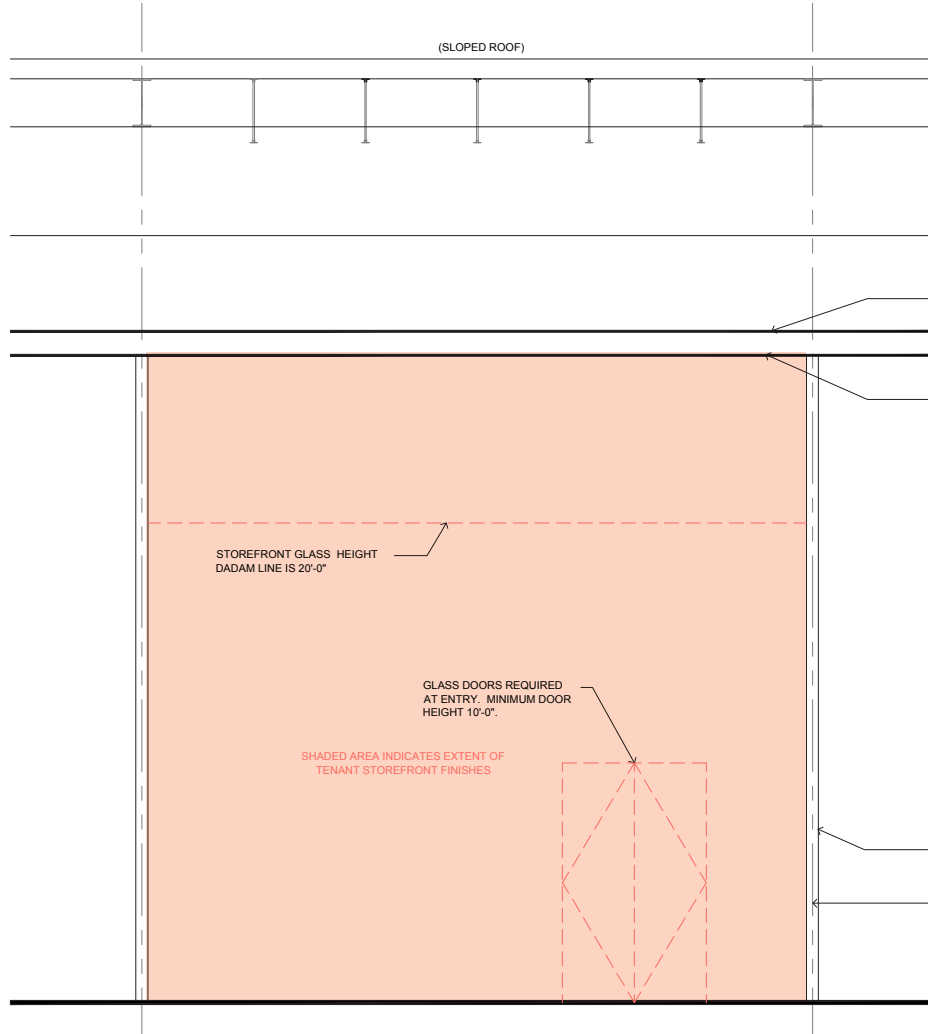


TYPICAL ZONE 5 STOREFRONT SECTION
N.T.S.

TYPICAL ZONE 5 STOREFRONT ELEVATION
N.T.S.

2.1 STOREFRONT ZONES

STOREFRONT: ZONE 6 DETAILS



TYPICAL ZONE 6 STOREFRONT ELEVATION
N.T.S.

WHERE STOREFRONT IS ADJACENT TO A
MALL COORIDOR, THEN TENANT IS TO
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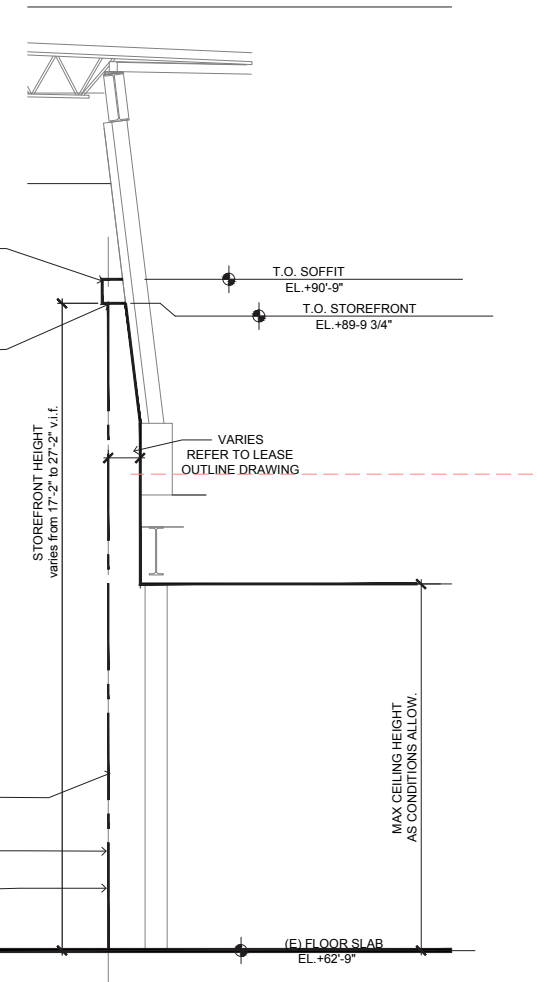
CONTINUOUS SOFFIT BY LANDLORD

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LEASE LINE

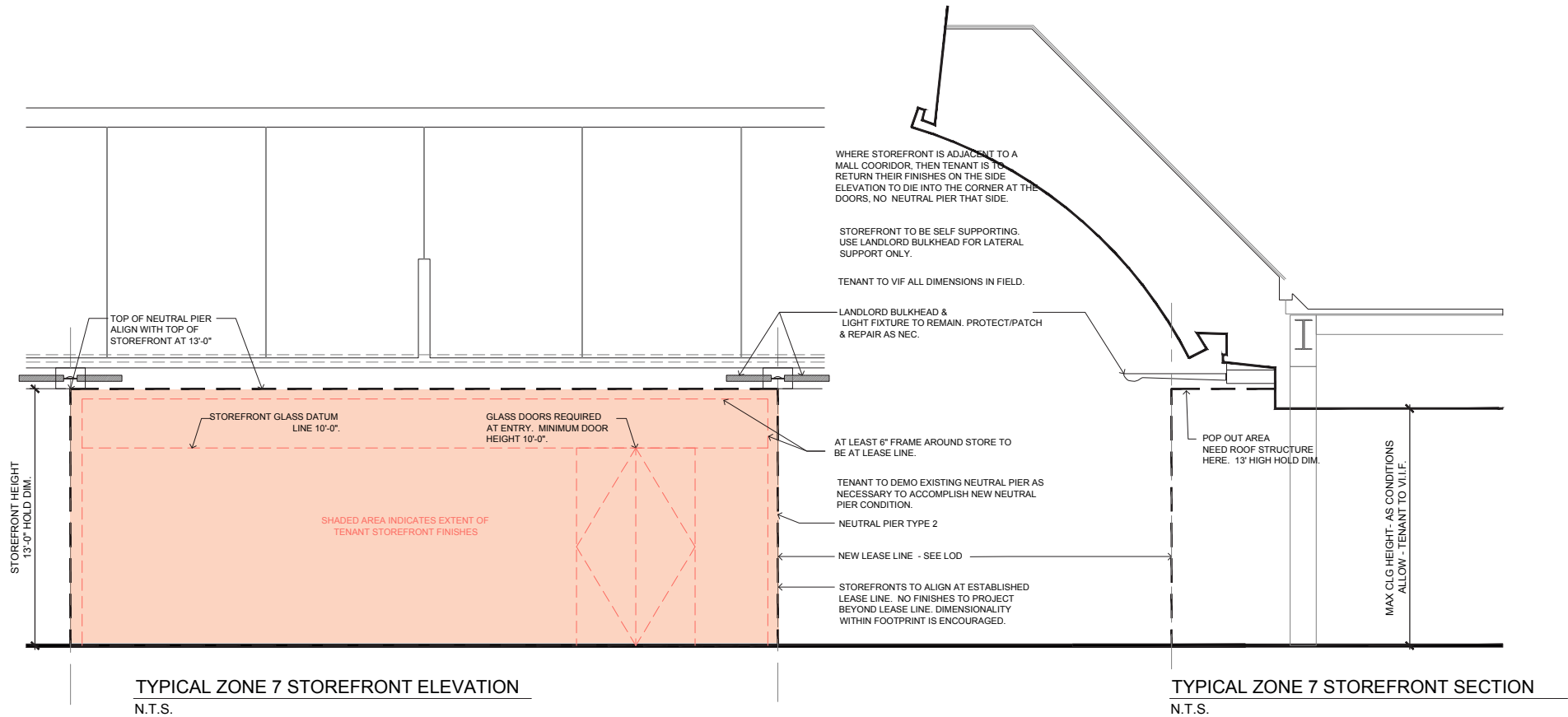
STOREFRONTS TO ALIGN AT ESTABLISHED
LEASE LINE. NO FINISHES TO PROJECT
BEYOND LEASE LINE.



TYPICAL ZONE 6 STOREFRONT SECTION
N.T.S.

2.1 STOREFRONT ZONES

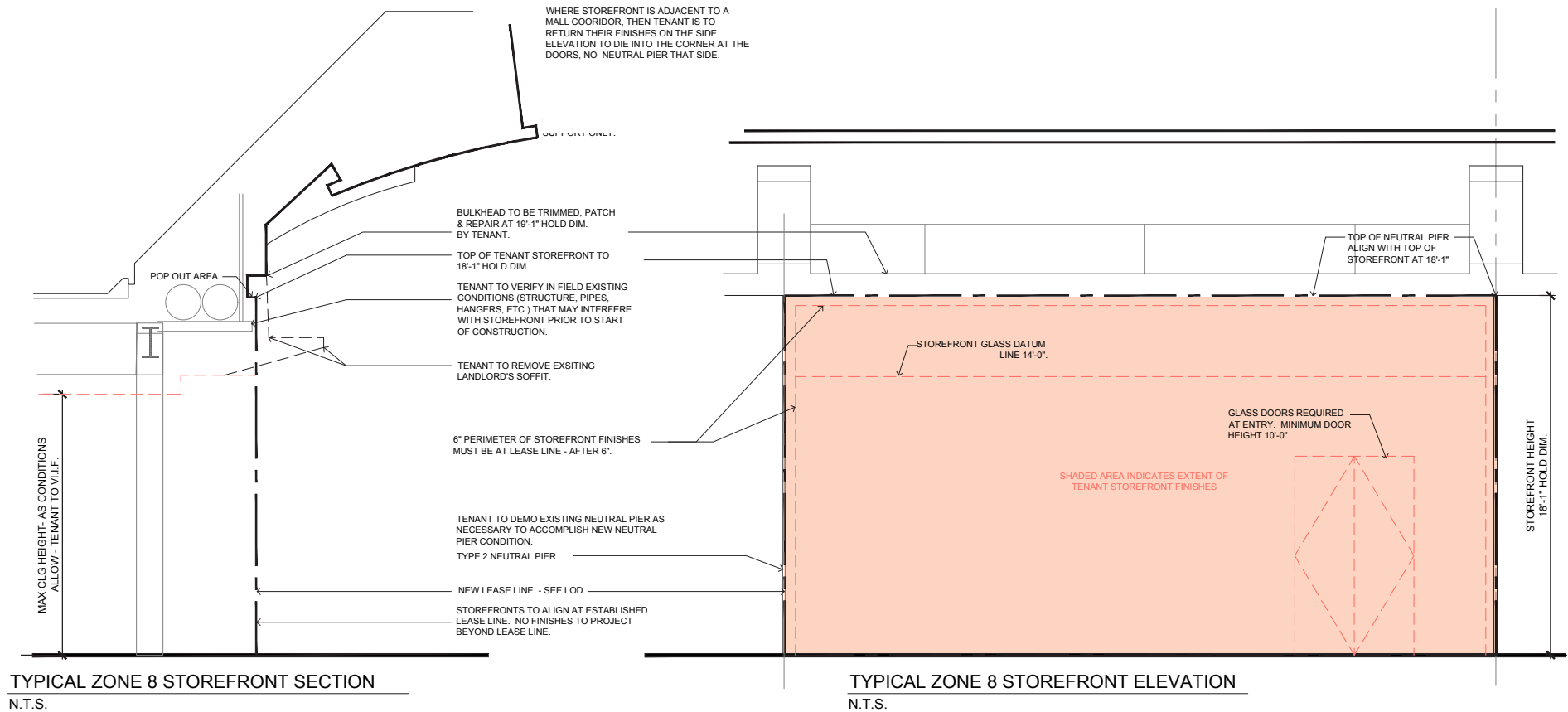
STOREFRONT: ZONE 7 DETAILS



Note: Drawings not to scale

2.1 STOREFRONT ZONES

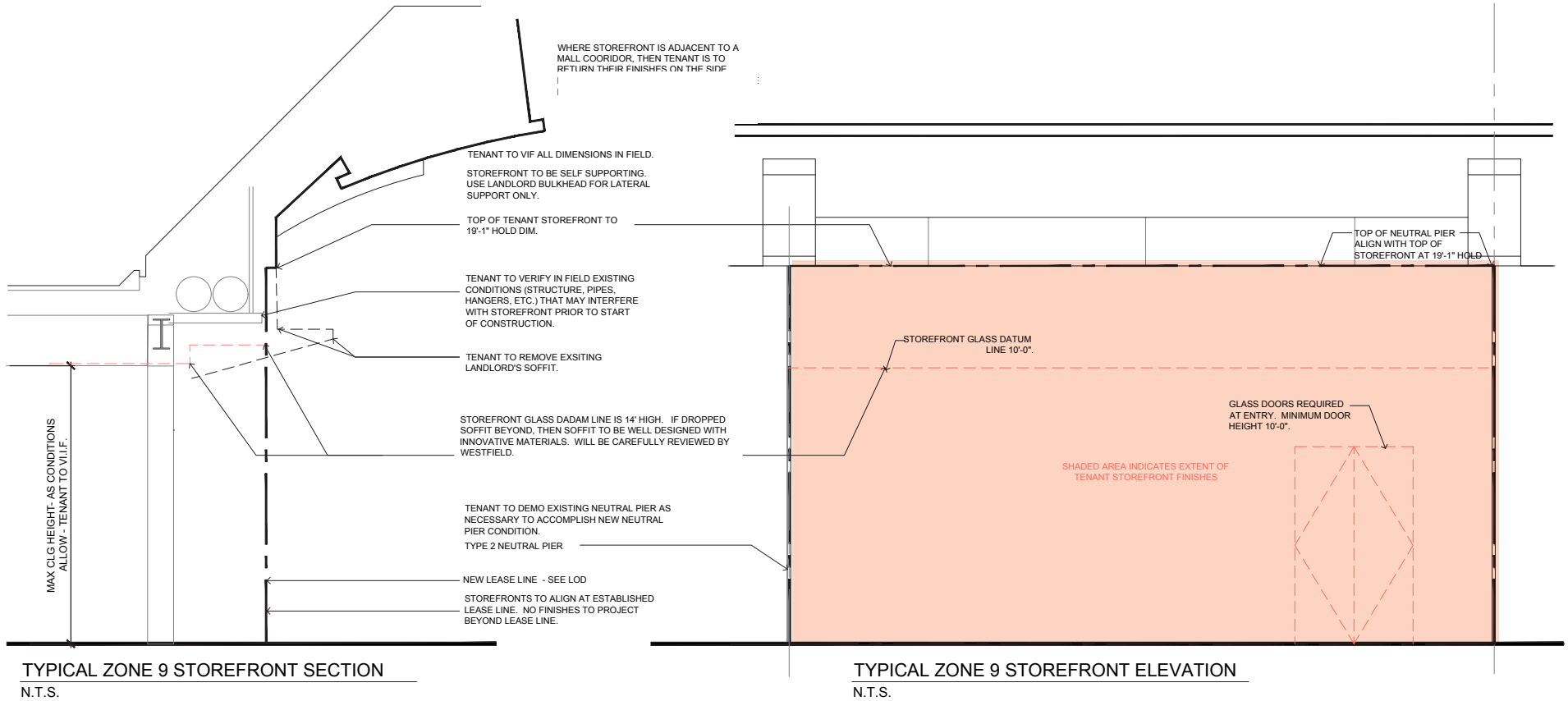
STOREFRONT: ZONE 8 DETAILS



Note: Drawings not to scale

2.1 STOREFRONT ZONES

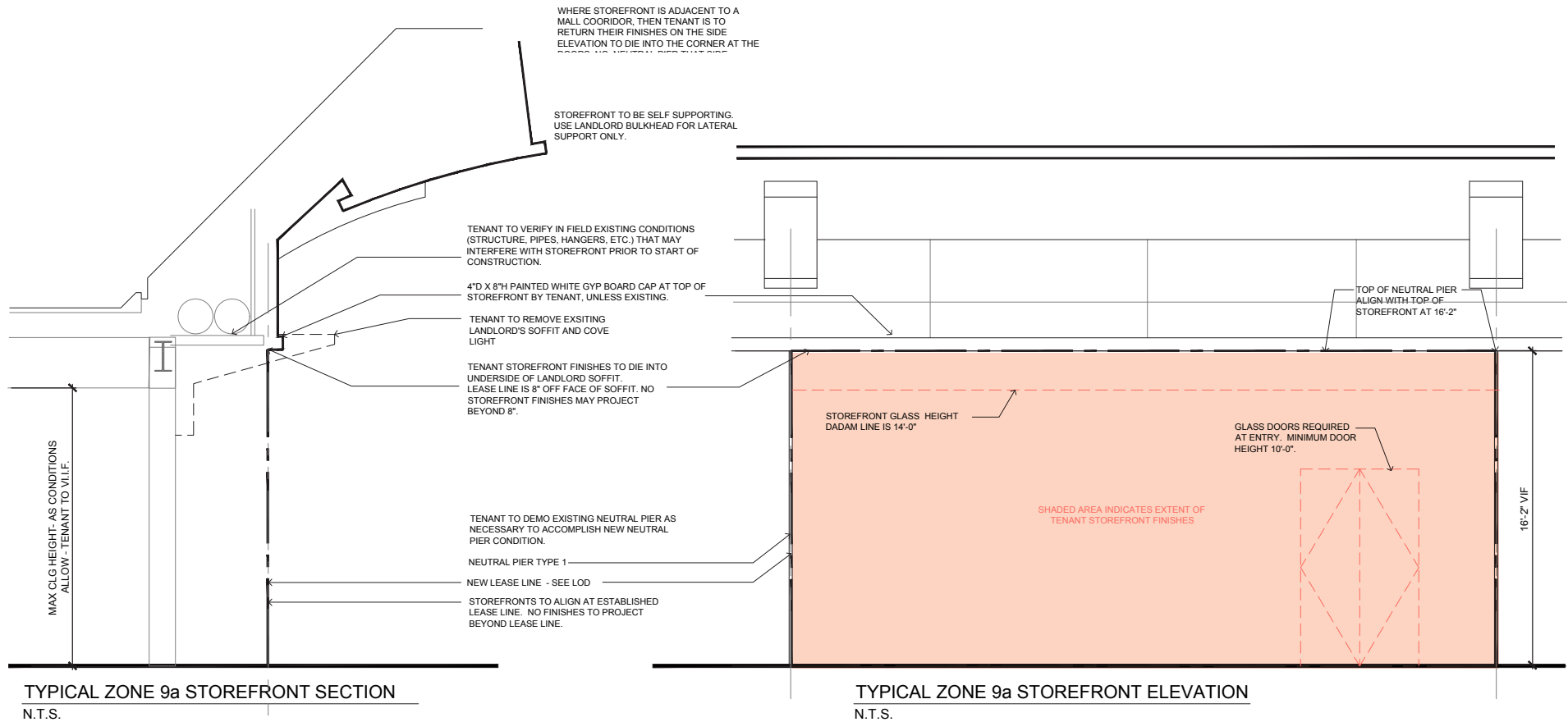
STOREFRONT: ZONE 9 DETAILS



Note: Drawings not to scale

2.1 STOREFRONT ZONES

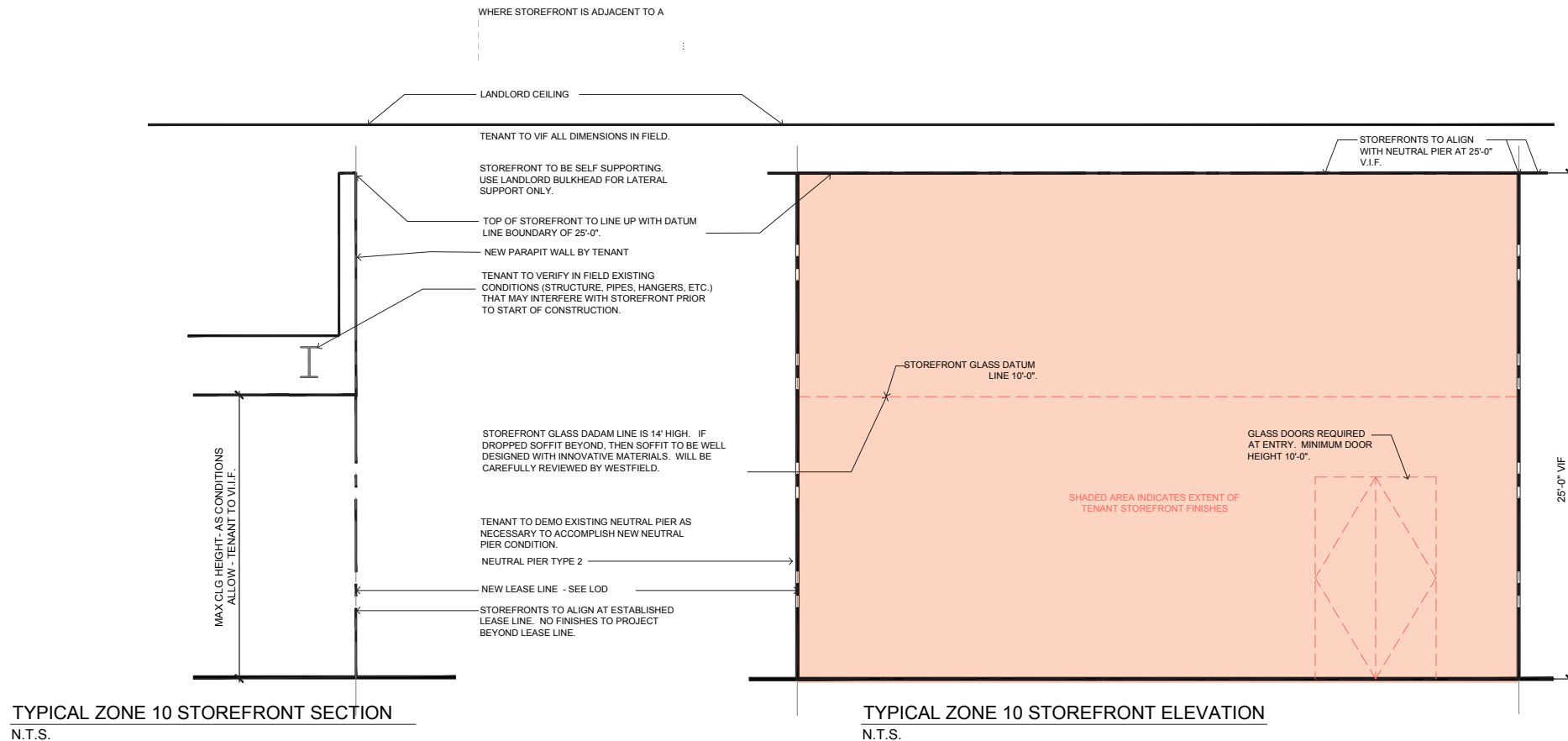
STOREFRONT: ZONE 9A DETAILS



Note: Drawings not to scale

2.1 STOREFRONT ZONES

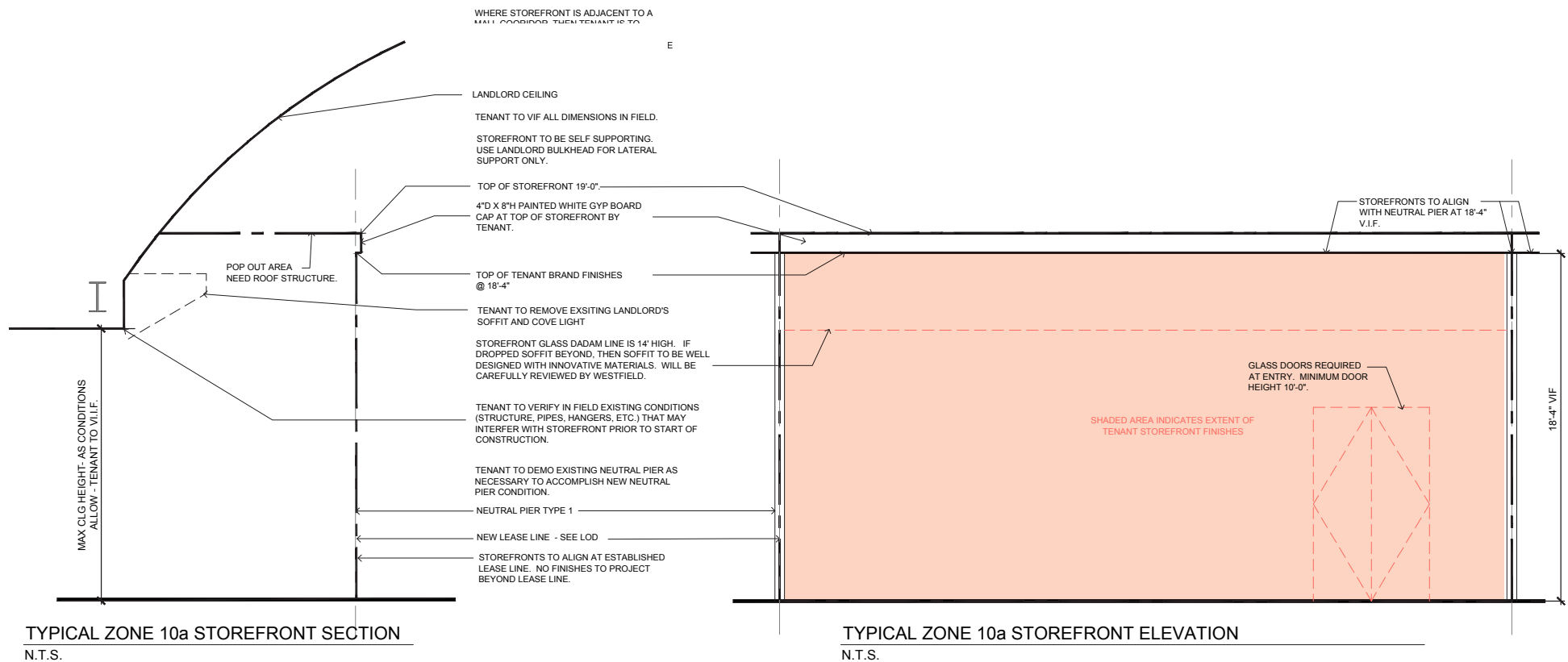
STOREFRONT: ZONE 10 DETAILS



Note: Drawings not to scale

2.1 STOREFRONT ZONES

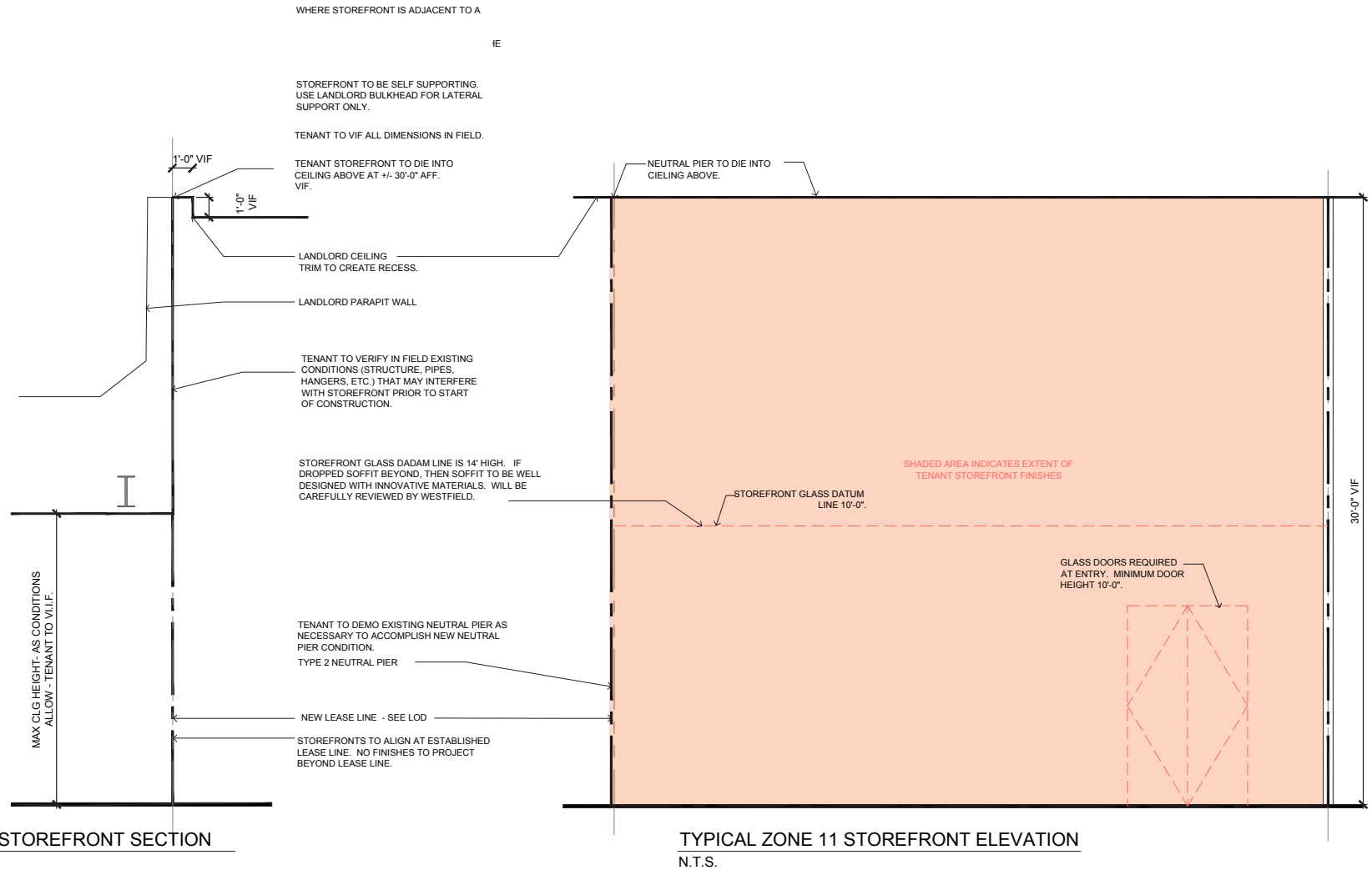
STOREFRONT: ZONE 10a DETAILS



Note: Drawings not to scale

2.1 STOREFRONT ZONES

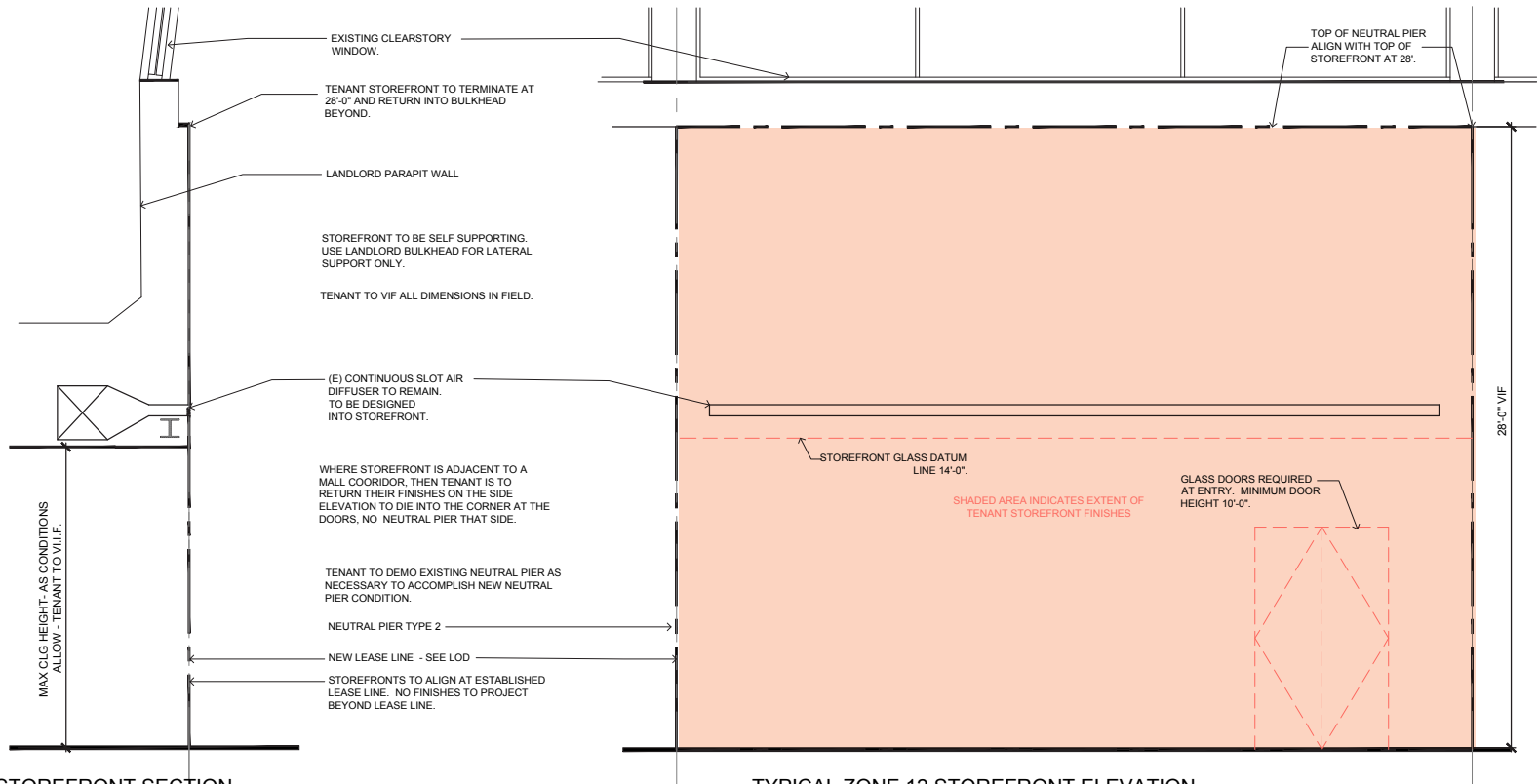
STOREFRONT: ZONE 11 DETAILS



Note: Drawings not to scale

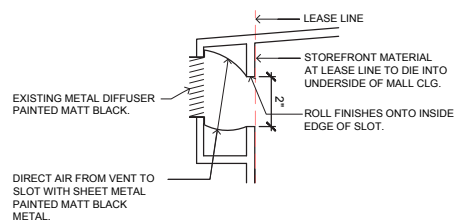
2.1 STOREFRONT ZONES

STOREFRONT: ZONE 12 DETAILS



TYPICAL ZONE 12 STOREFRONT SECTION
N.T.S.

TYPICAL ZONE 12 STOREFRONT ELEVATION
N.T.S.

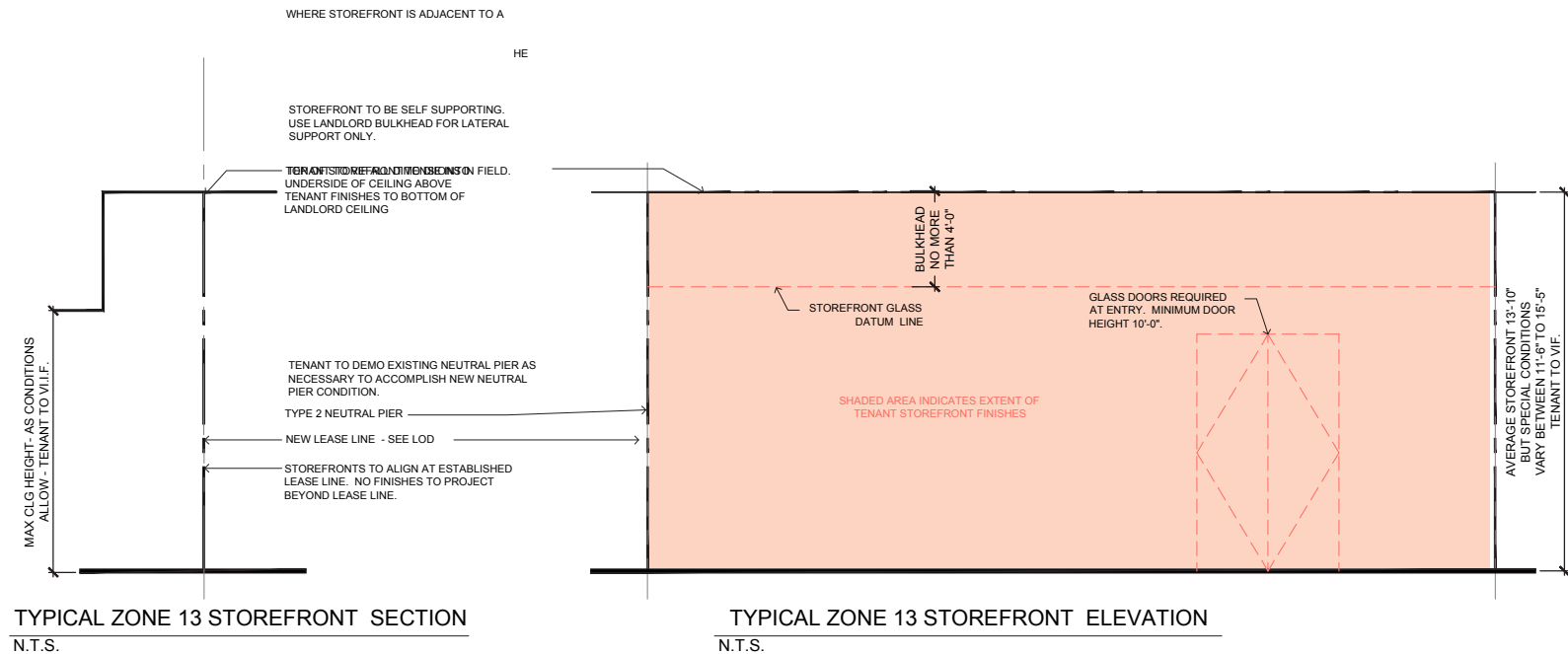


HVAC SLOT DETAIL. MANDATORY FOR ALL TENANTS.
N.T.S.

Note: Drawings not to scale

2.1 STOREFRONT ZONES

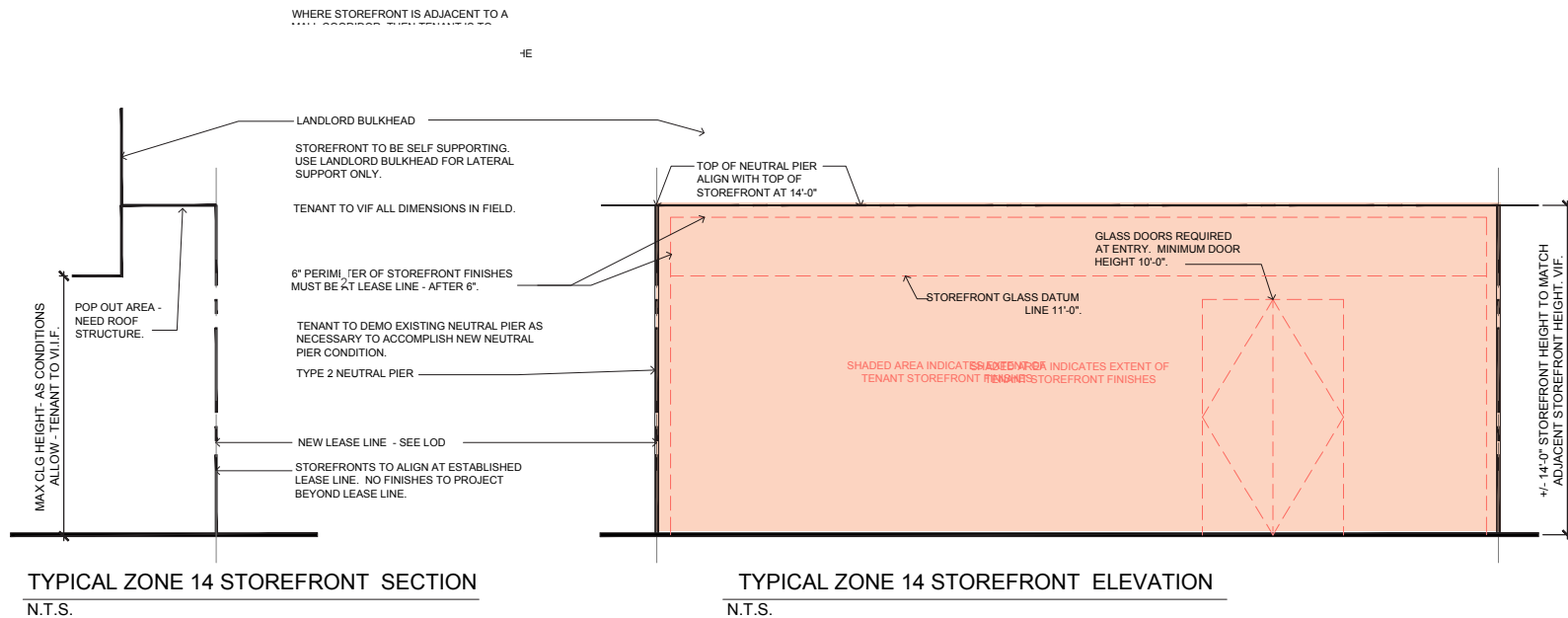
STOREFRONT: ZONE 13 DETAILS



Note: Drawings not to scale

2.1 STOREFRONT ZONES

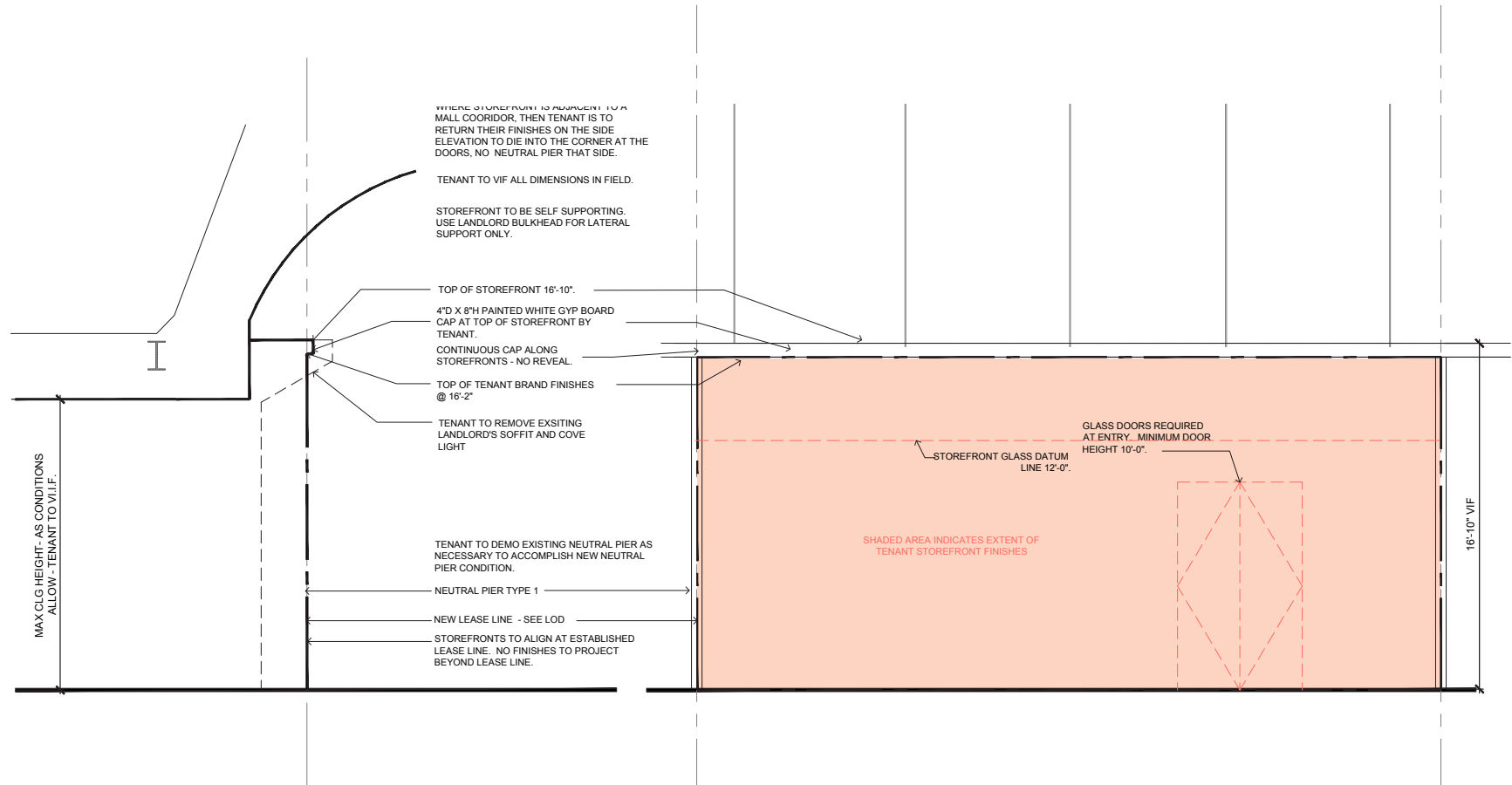
STOREFRONT: ZONE 14 DETAILS



Note: Drawings not to scale

2.1 STOREFRONT ZONES

STOREFRONT: ZONE 15 DETAILS



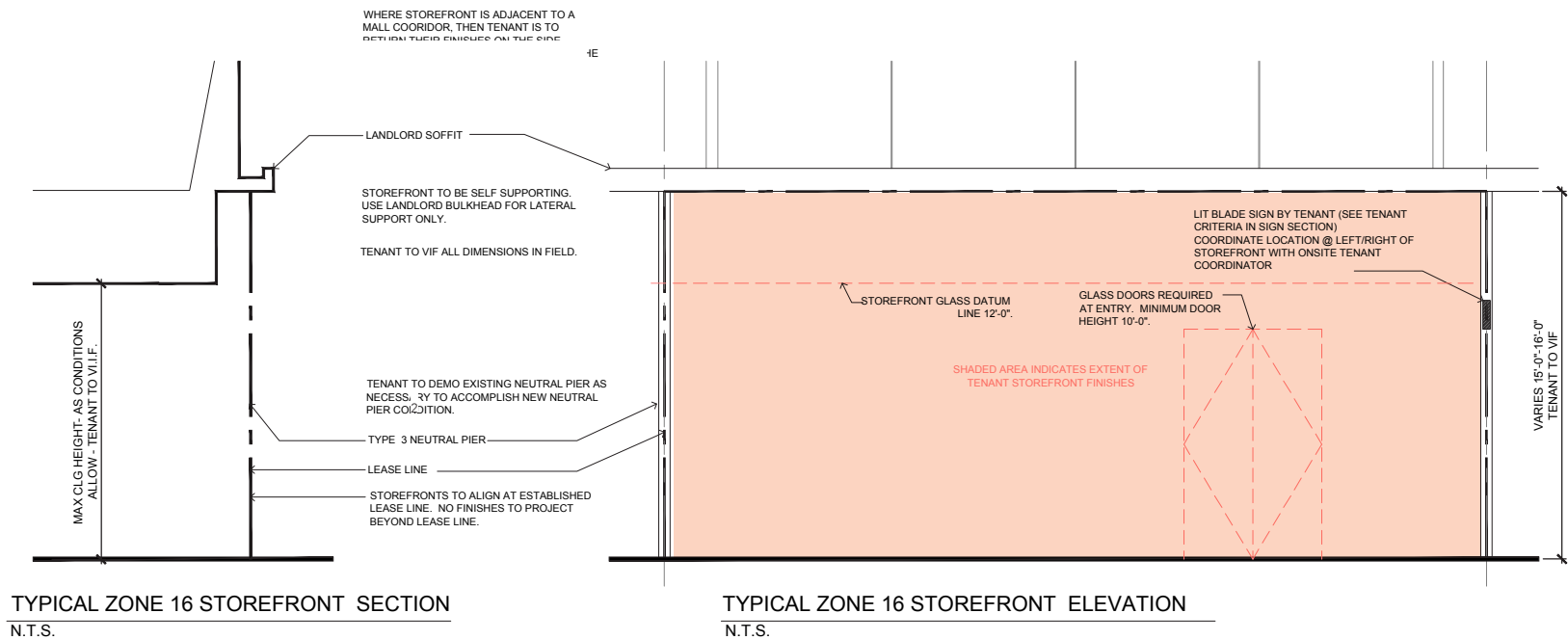
TYPICAL ZONE 15 STOREFRONT SECTION
N.T.S.

TYPICAL ZONE 15 STOREFRONT ELEVATION
N.T.S.

Note: Drawings not to scale

2.1 STOREFRONT ZONES

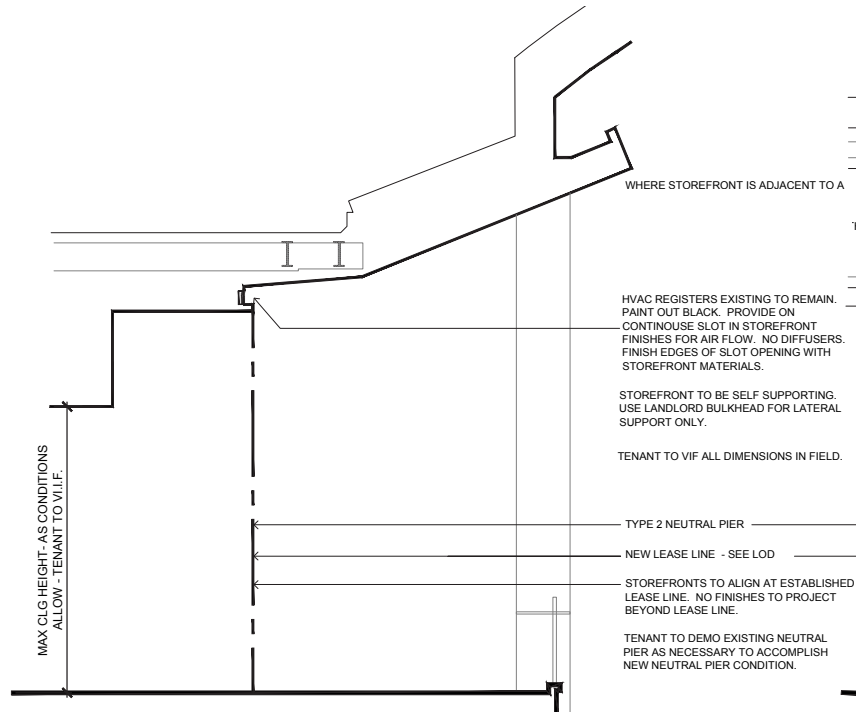
STOREFRONT: ZONE 16 DETAILS



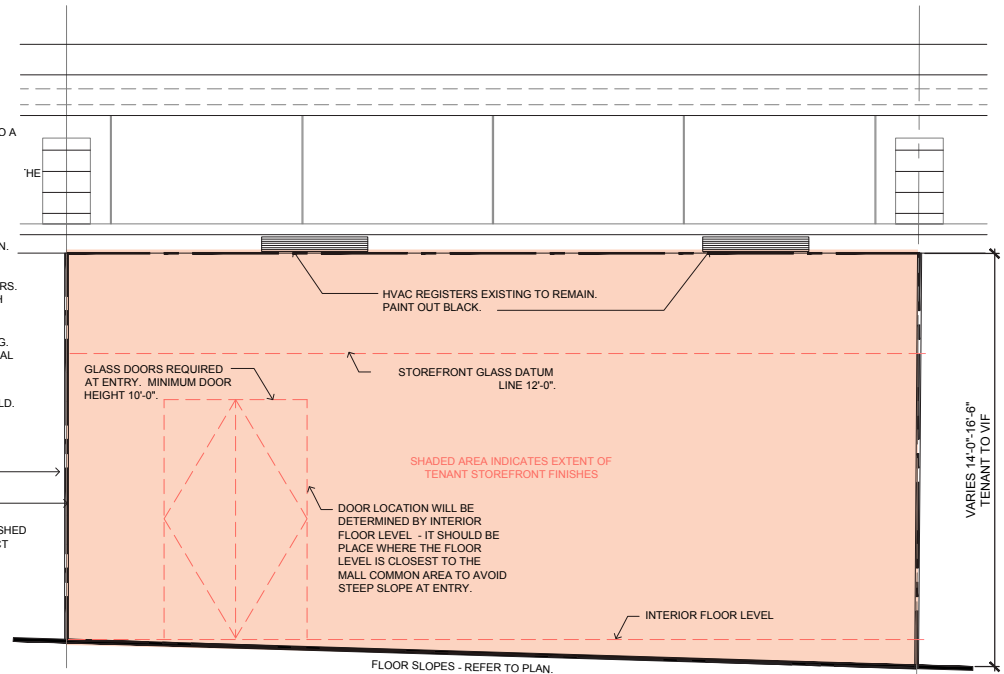
Note: Drawings not to scale

2.1 STOREFRONT ZONES

STOREFRONT: ZONE 17 DETAILS



TYPICAL ZONE 17 STOREFRONT SECTION
N.T.S.

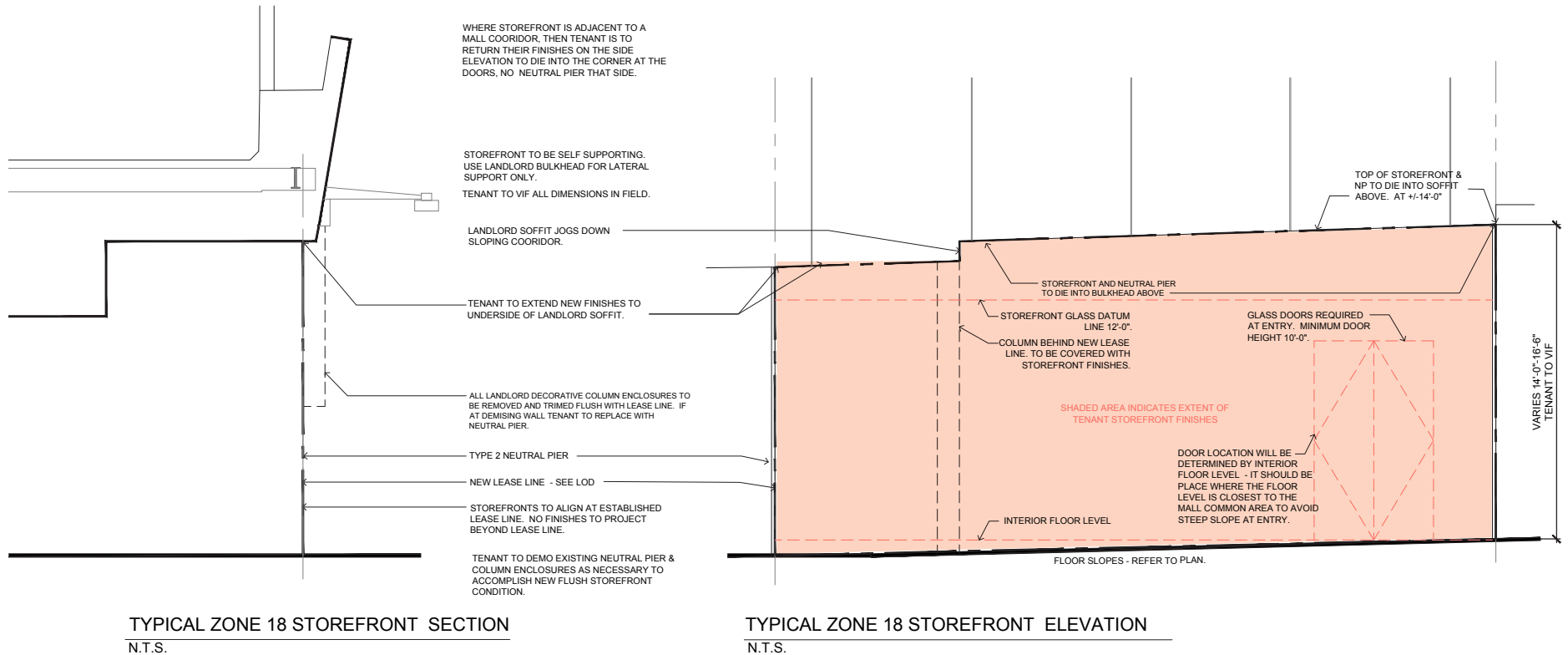


TYPICAL ZONE 17 STOREFRONT ELEVATION
N.T.S.

Note: Drawings not to scale

2.1 STOREFRONT ZONES

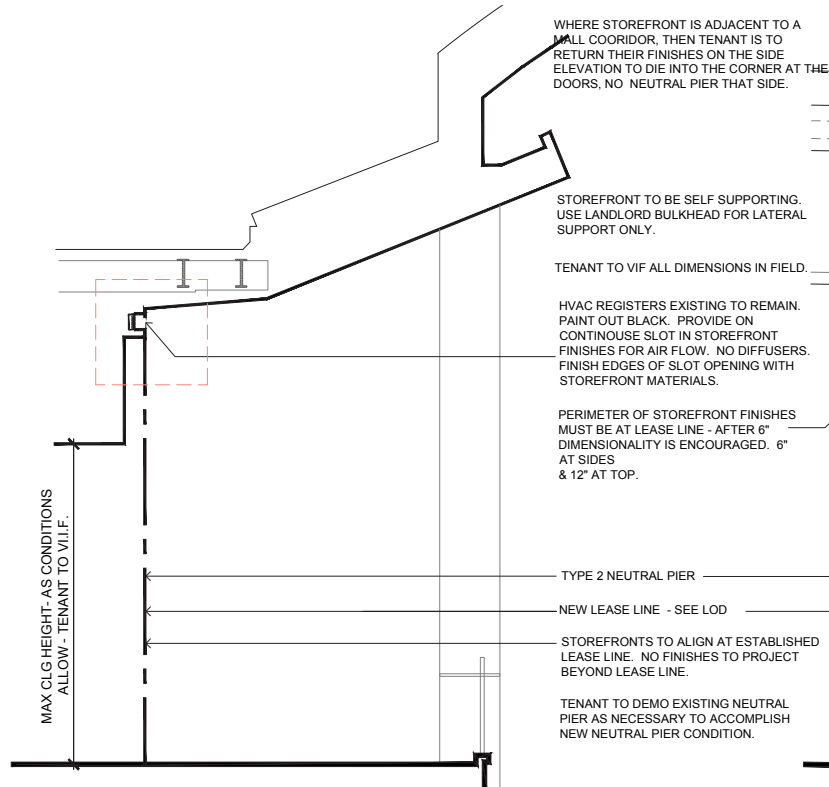
STOREFRONT: ZONE 18 DETAILS



Note: Drawings not to scale

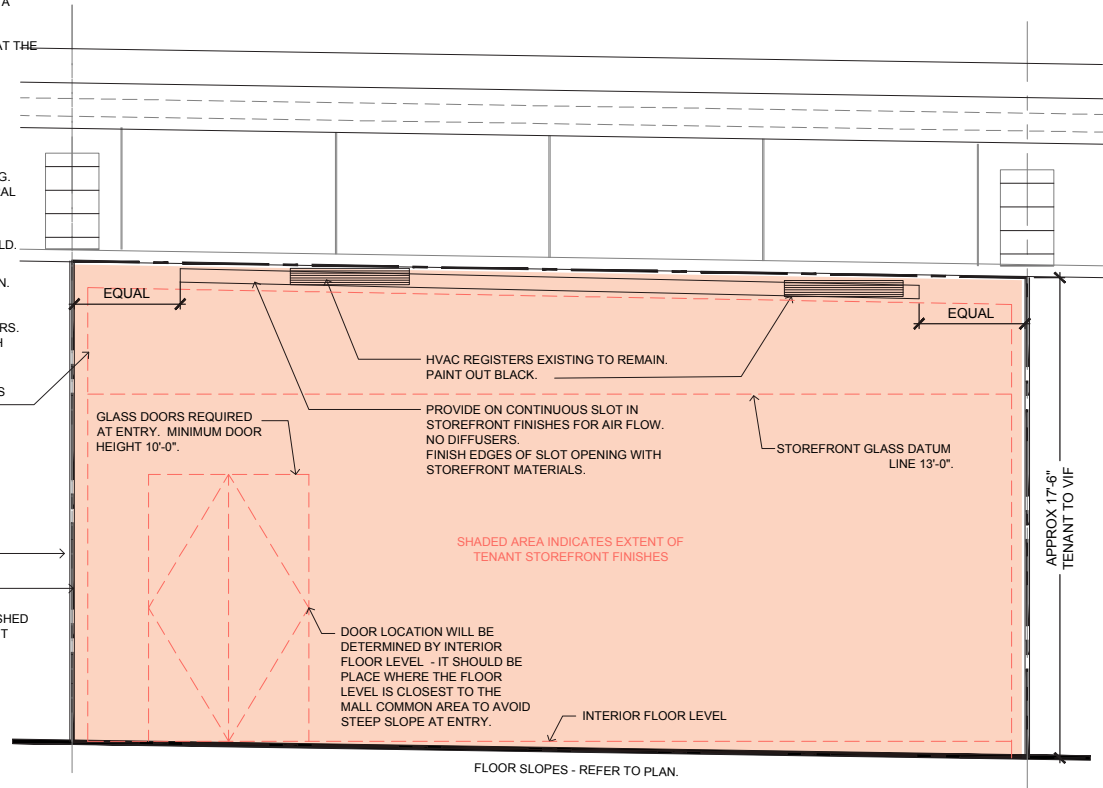
2.1 STOREFRONT ZONES

STOREFRONT: ZONE 19 DETAILS



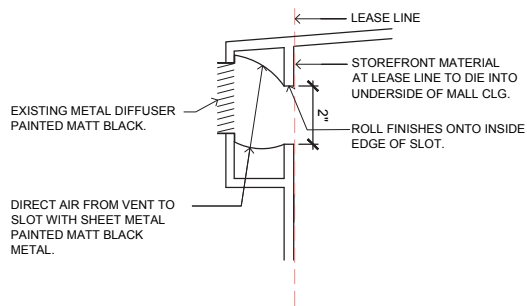
TYPICAL ZONE 19 STOREFRONT SECTION

N.T.S.



TYPICAL ZONE 19 STOREFRONT ELEVATION

N.T.S.



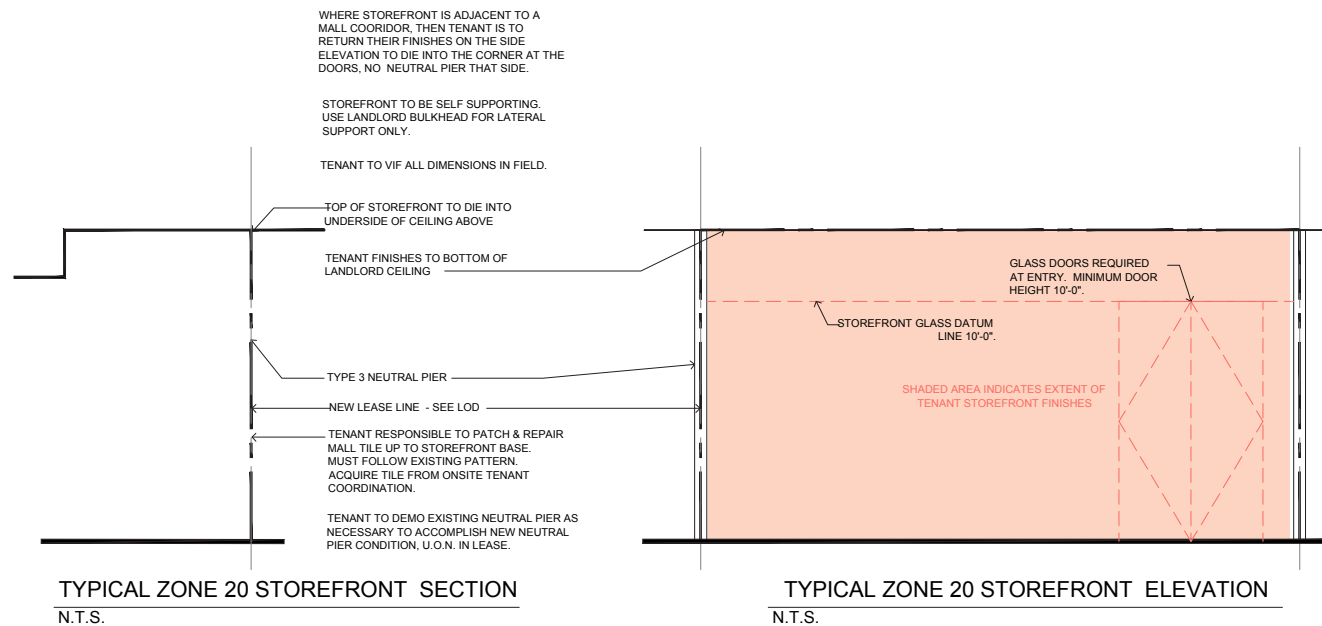
HVAC SLOT DETAIL.

N.T.S.

Note: Drawings not to scale

2.1 STOREFRONT ZONES

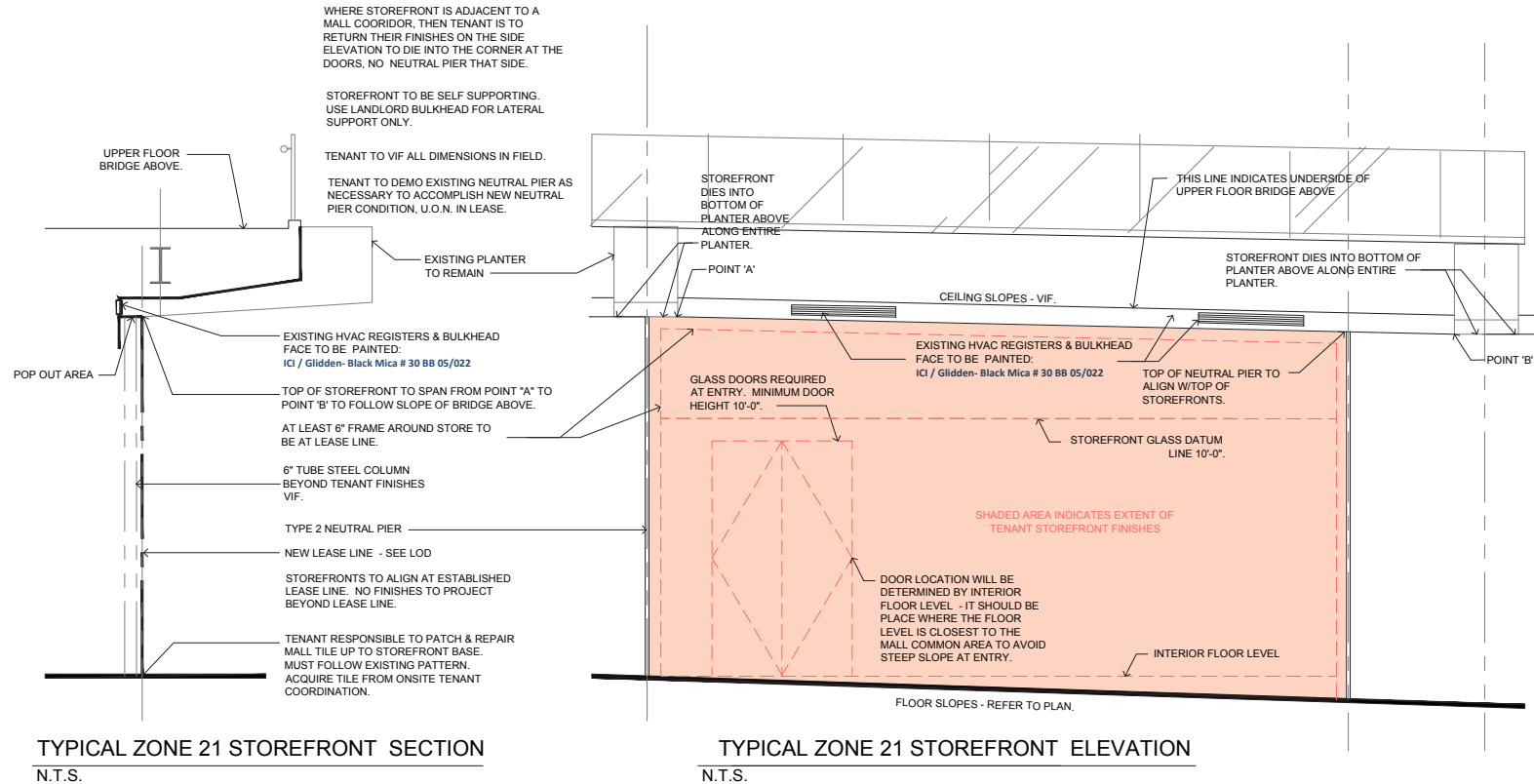
STOREFRONT: ZONE 20 DETAILS



Note: Drawings not to scale

2.1 STOREFRONT ZONES

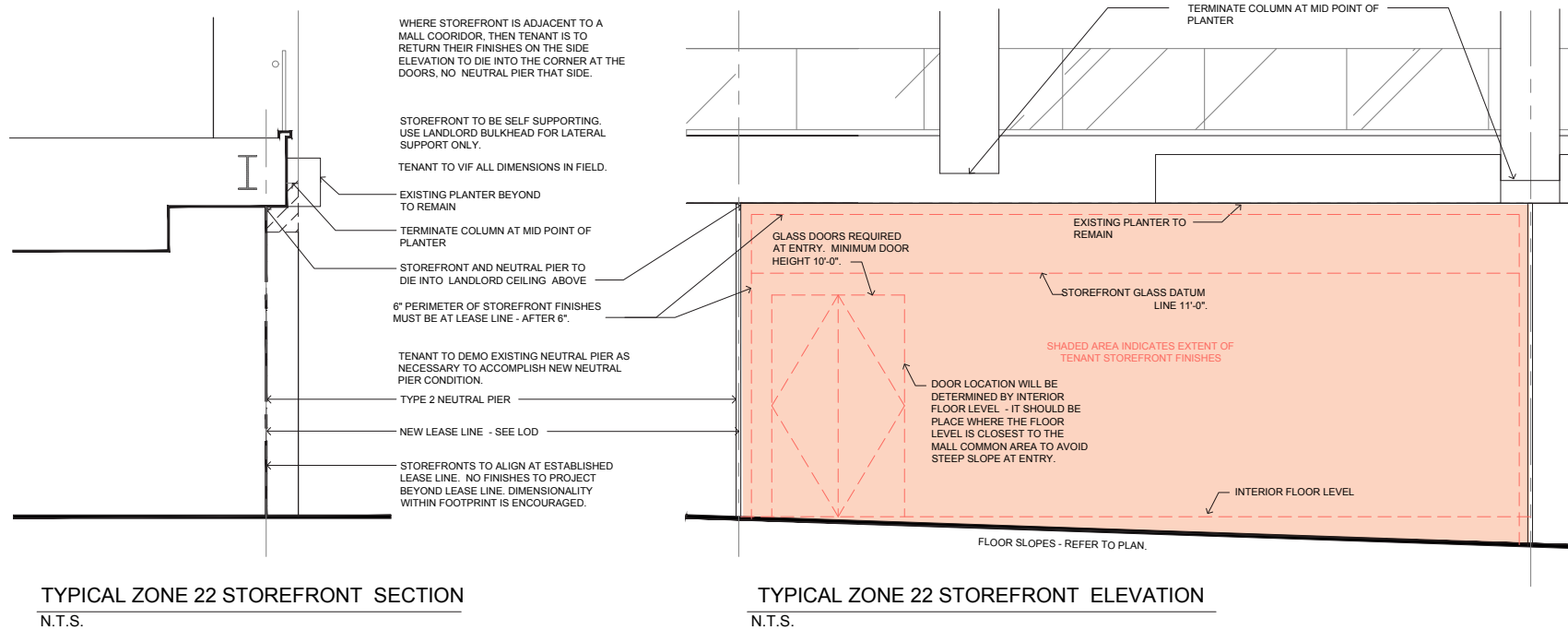
STOREFRONT: ZONE 21 DETAILS



Note: Drawings not to scale

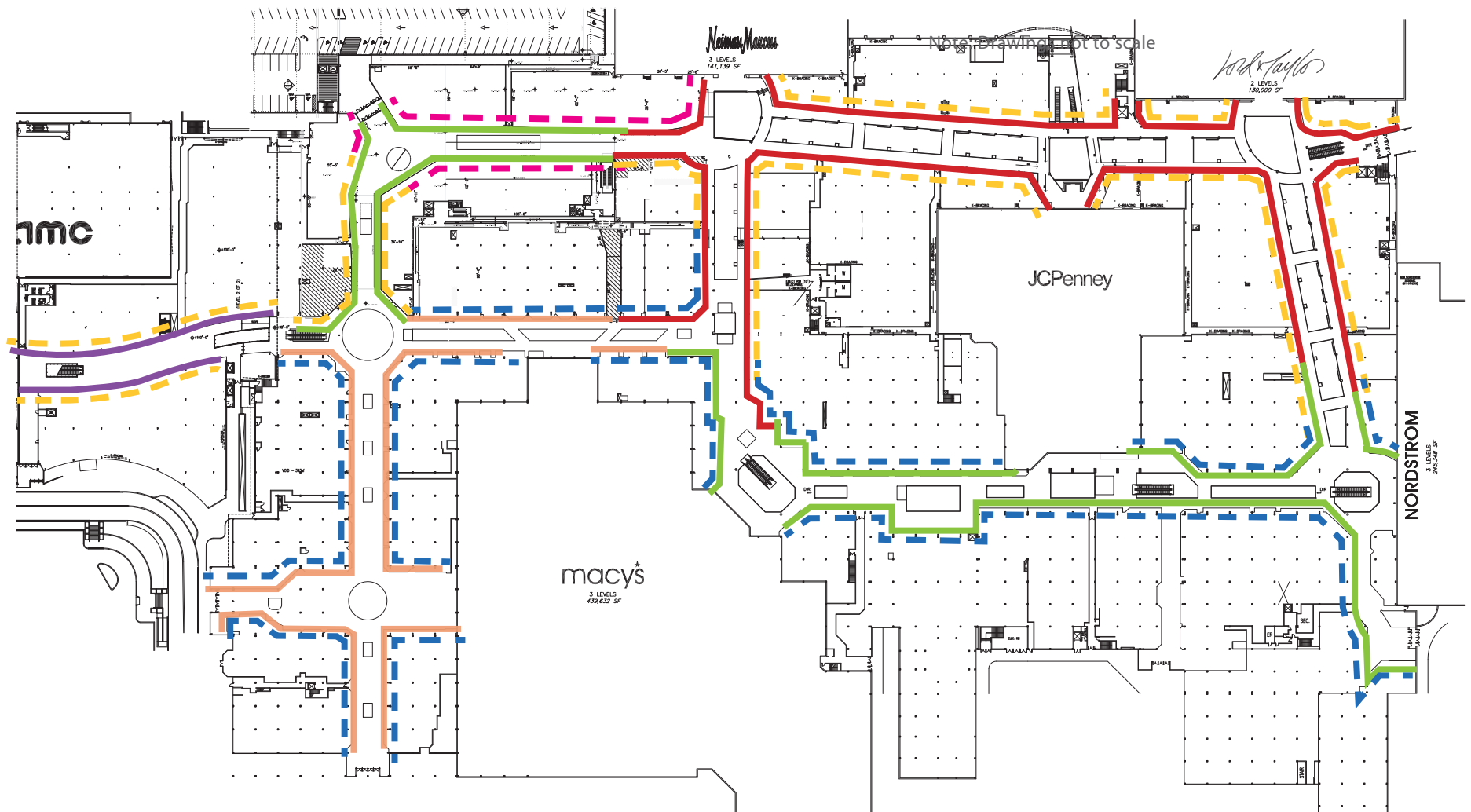
2.1 STOREFRONT ZONES

STOREFRONT: ZONE 22 DETAILS



Note: Drawings not to scale

4.0 MEP MAPS: UPPER LEVEL



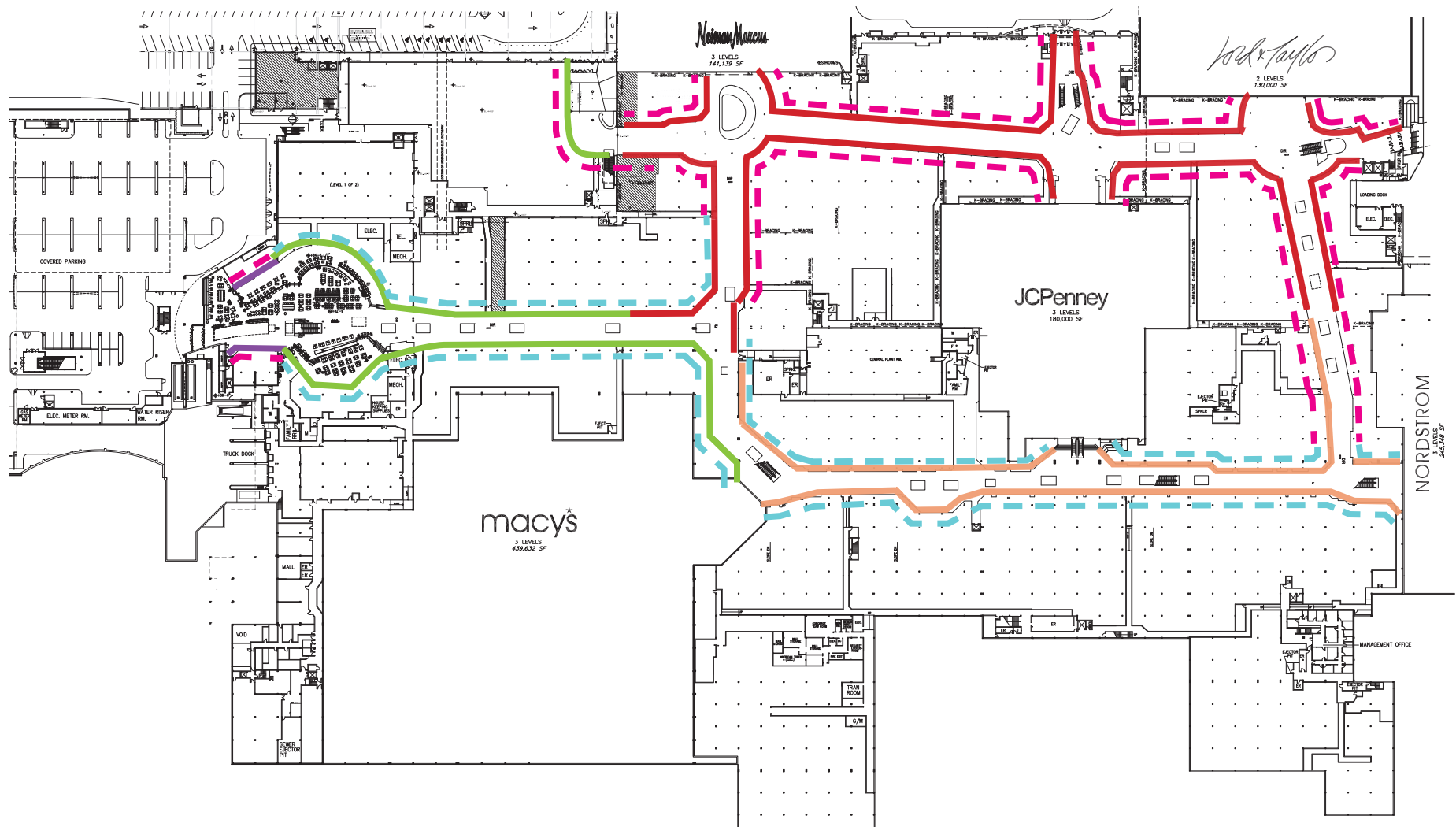
HVAC LEGEND

- Chiller Water
- Tenant Owned Units (Split System Only)
- Tenant Owned Units (Split System or RTU)

ELECTRICAL LEGEND

- 277/480v Master Meter; 5 wire; 3 phase
- 277/480v Electric Service; 5 wire; 3 phase
- 277/480v Electric Service w/GFI; 5 wire; 3 phase
- 120/208v Electric Service; 5 wire; 3 phase

4.0 MEP MAPS: LOWER LEVEL



HVAC LEGEND

- Condenser Water
- Tenant Owned Units (Split System Only)

ELECTRICAL LEGEND

- 277/480v Master Meter; 5 wire; 3 phase
- 277/480v Electric Service; 5 wire; 3 phase
- 277/480v Electric Service w/GFI; 5 wire; 3 phase
- 120/208v Electric Service; 5 wire; 3 phase

6.0 SUBMITTAL PROCEDURES

HOW TO SUBMIT:

All drawings shall be submitted electronically at www.westfieldtenantcoordination.com. A welcome letter with password access will be sent to the Tenant Contact (as listed in the lease documentation). If you have any trouble gaining access to the website contact one of the Westfield Tenant Coordination Team.

WHAT TO SUBMIT:

All drawing submittal must be prepared by an architect or engineer registered with the State of New Jersey. It is the Tenant's sole responsibility to comply with all laws, codes, and regulations as may apply.

Drawing sheet format: 24"x36"

Document format: a single Adobe PDF containing all sheets, in order.

Plans must be submitted to Landlord for approval in the following three phases:

1. **PRELIMINARY SUBMITTAL**
Design Intent Package with minimum:
Color Rendering of Storefront
 - Material Sample Board
 - Floor Fixture Plan & RCP
 - Section at Storefront
 - Concept Inspirational Images
 - Photos of existing Concept (if available)
2. **FINAL SUBMITTAL**
100% Set Submittal - Full Construction set as outlined in the following pages.
3. **SIGN SHOP DRAWINGS**
Shop drawing set including all signs & graphics visible to the public.

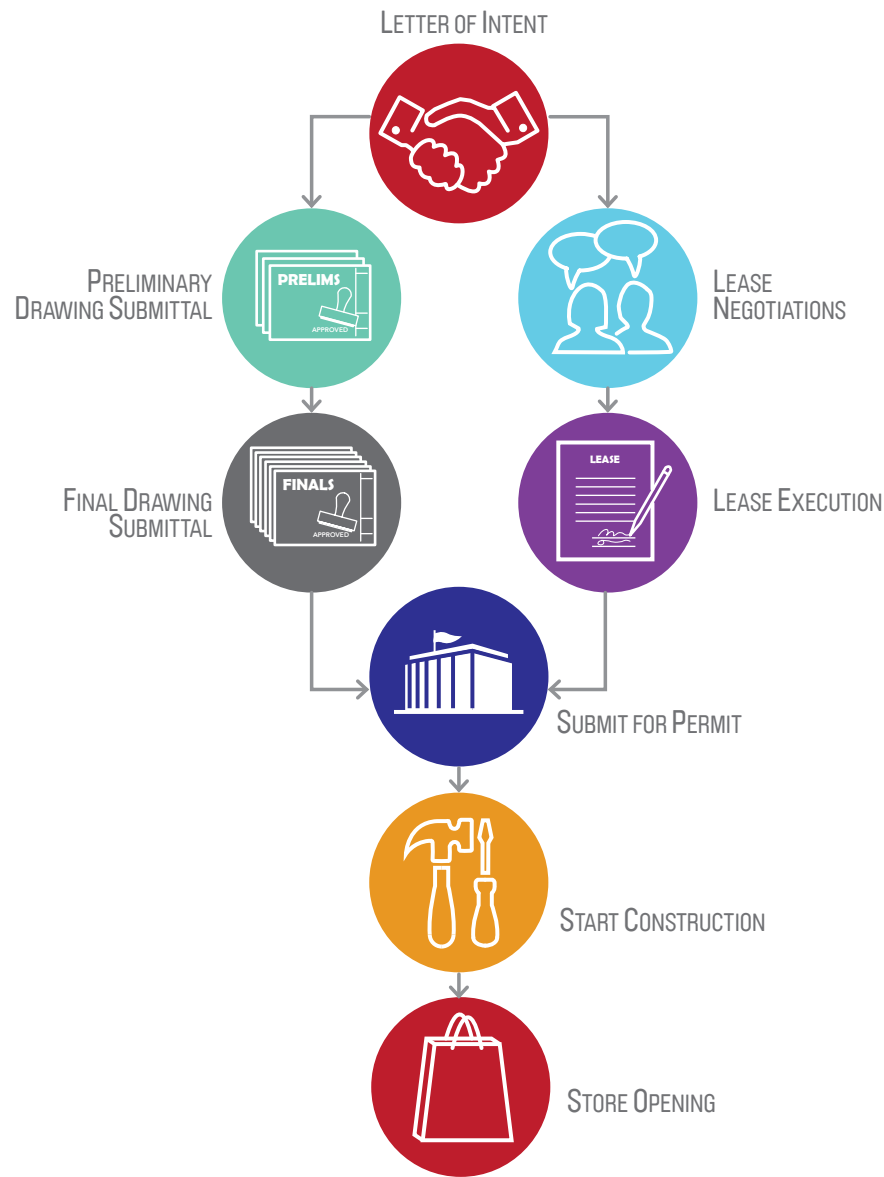
LANDLORD APPROVAL:

Landlord's approval of the construction documents is for compliance with this criteria. By reviewing these drawings, the Landlord, its agent(s) and consultant(s) assume no responsibility for code compliance (including ADA requirements), dimensional accuracy, engineering accuracy or completeness of these drawings for construction purpose.

Landlord's Design Manager reserves the right to use discretion to assure all stores conform to the criteria and have a strong visual concept, use good design principles, and is harmonious with the surrounding tenants & base building.

Tenant & GC must have the stamped Landlord Approved drawing set onsite at all times during construction.

PROJECT CRITICAL PATH:



CONSTRUCTION:

- Tenant's General Contractor is required to contact Westfield's Mall Management Office (Mall Facilities Manager) and arrange a Preconstruction Meeting with him/her and Westfield's On Site Tenant Coordinator to go over all construction and installation requirements when working at the mall.

This meeting will discuss the following items, but not limited to:

- Building Permits
- Contractor's Fees
- All insurance requirements
- All bonds
- Access to Project
- Parking
- All Deliveries Schedules and Designated Locations
- Service Elevators Requirements
- Security Requirements
- Safety Requirements
- Construction Schedules
- Barricade Requirements
- Construction Utilities
- Required Landlord Approved Drawings
- Any Construction Restrictions