



MONTGOMERY

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

INLINE RETAIL CENTER:

Montgomery Mall

7101 Democracy Blvd.

Bethesda, MD 20817

t. 301.469.6025

f. 301.469.7612

General Manager: Jeff Brower

Assistant General Manager: Stuart Amos

Marketing Manager: Morgan McCloud

Westfield Tenant Coordination

Bertha Ballew - Director of Tenant Coordination

t. 240.222.2309

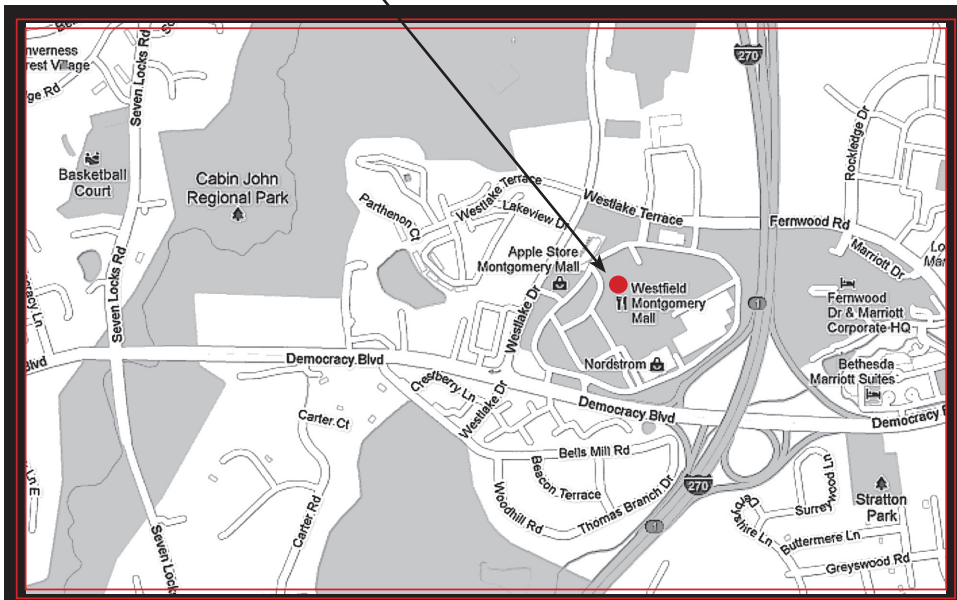
bballew@westfield.com

Vanessa Carpenter- Director of Design

t. 240.669.0346

vcarpenter@us.westfield.com

Project location



BASE BUILDING INFORMATION

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.

Construction Type:

Existing Mall Building:

TYPE 2-B Fully Sprinklered
Upper and Lower System

Primary Occupancy:

Group M (Mercantile)

Sprinklered:

Yes

Total Area:

(Per A2)

Occupancy Load:

Persons

Required Exits:

Required/Provided

CODE INFORMATION

Building: Most recent applicable code

Mechanical: Most recent applicable code

Plumbing: Most recent applicable code

Electrical: Most recent applicable code

Fire: Most recent applicable code

Accessibility: Most recent applicable code

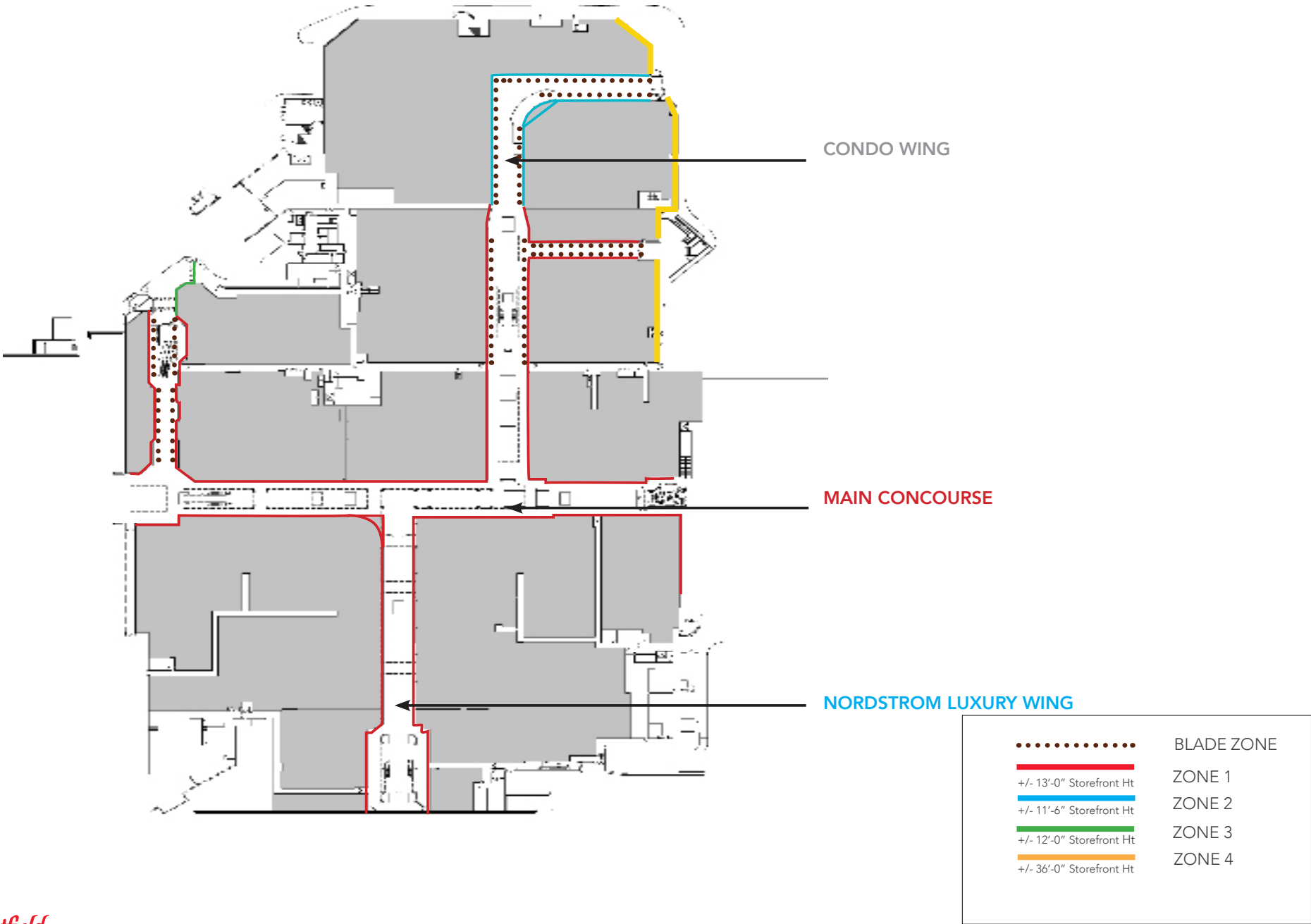
Energy: Most recent applicable code

All Local Ordinances Having Jurisdiction.

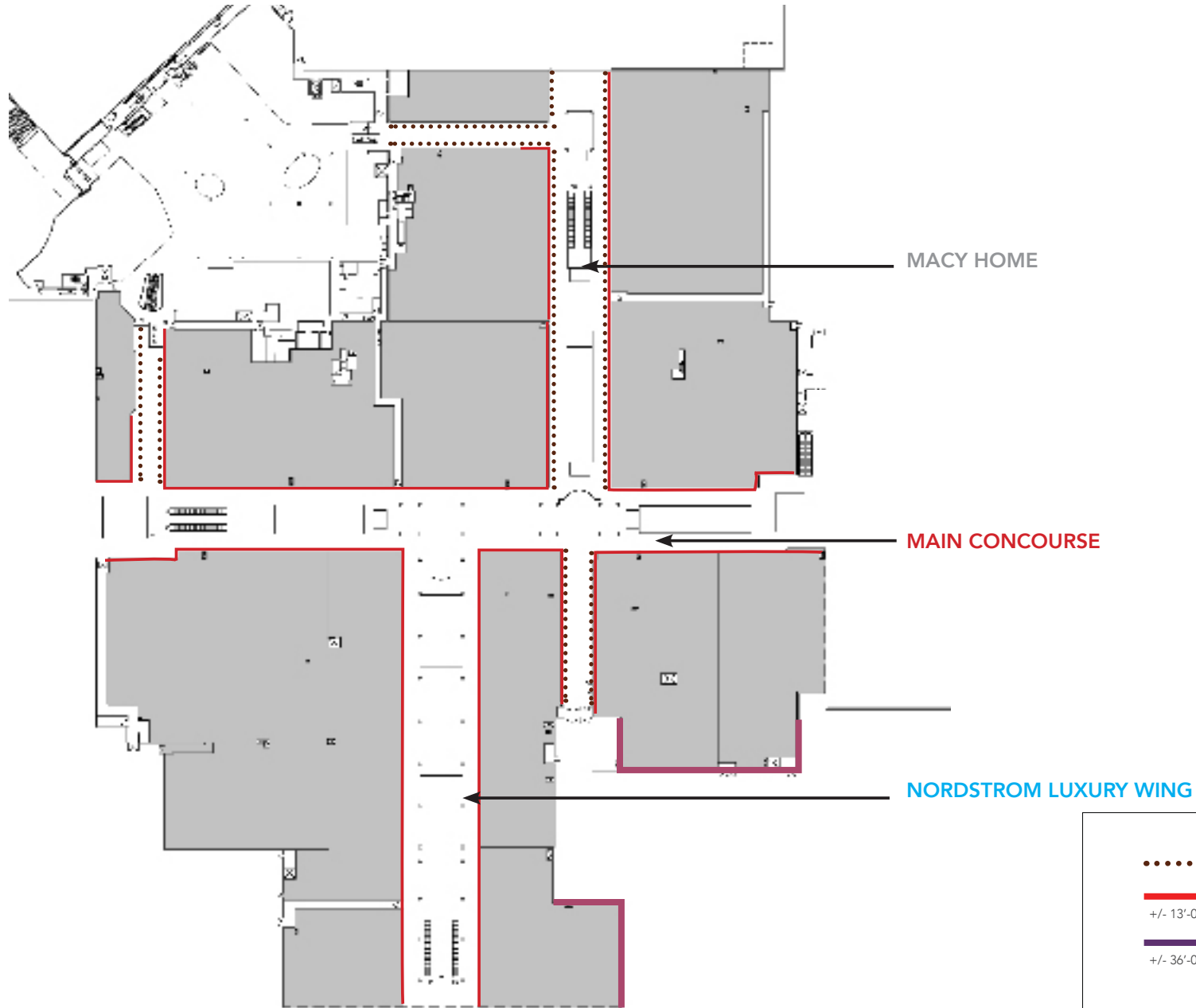
It shall be the Tenant's responsibility to determine that edition of the above codes which are applicable (including supplements and state amendments) as codes are frequently revised and updated.

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

ZONING PLAN: LEVEL ONE



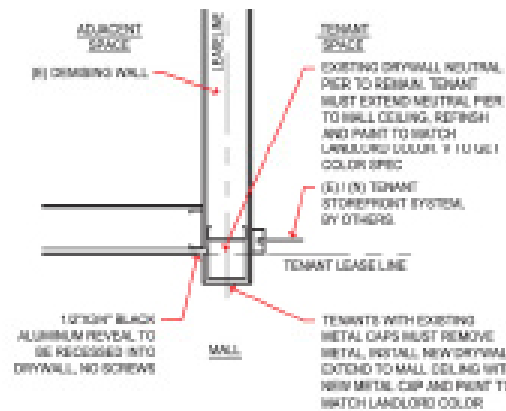
ZONING PLAN: LEVEL TWO



.....	BLADE ZONE
——— +/- 13'-0" Storefront Ht	ZONE 1
——— +/- 36'-0" Storefront Ht	ZONE 5

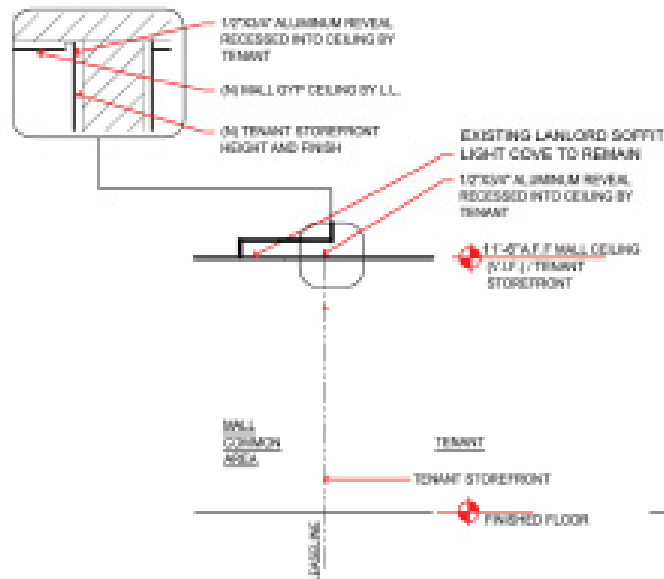


STOREFRONT: ZONE 2 DETAILS_ LEVEL ONE



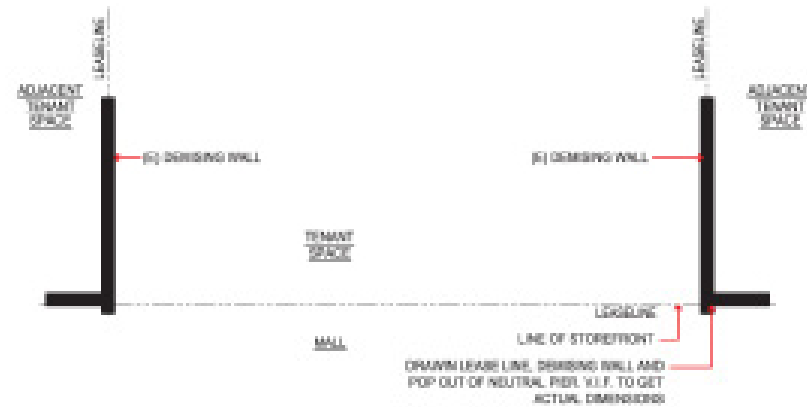
TYPICAL NEUTRAL PIER

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



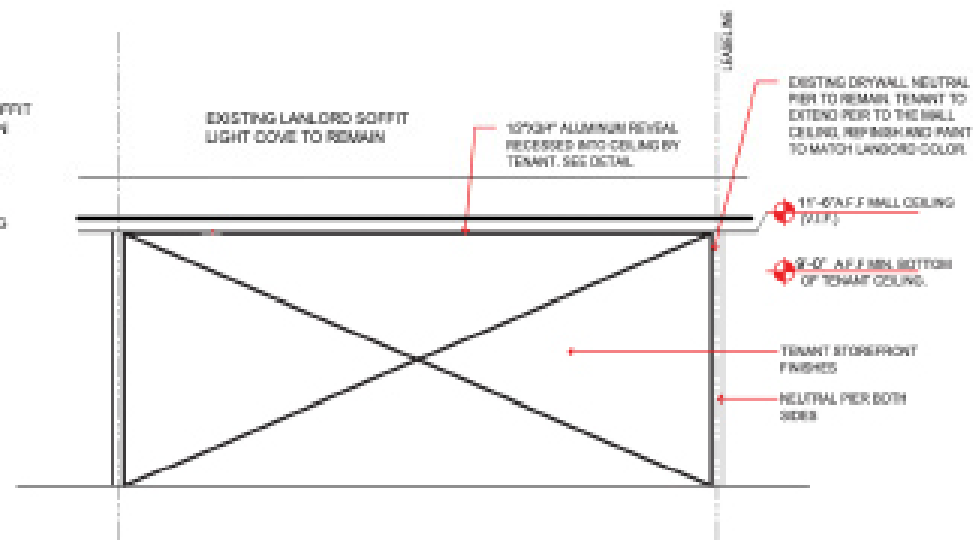
TYPICAL STOREFRONT SECTION

SCALE: 1/8" = 1'-0"



TYPICAL INTERIOR STOREFRONT PARTIAL PLAN

SCALE: 1/8" = 1'-0"



TYPICAL INTERIOR STOREFRONT ELEVATION

SCALE: 1/8" = 1'-0"

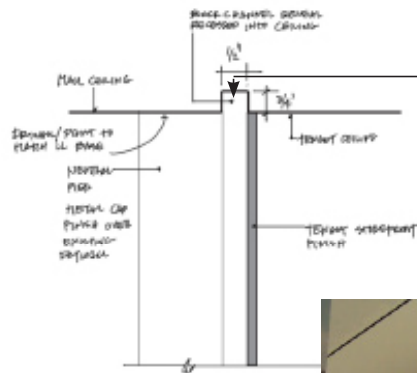
Note: Drawings not to scale

STOREFRONT: ZONE 1 AND 2_NEUTRAL PIER DETAILS_LEVEL ONE AND TWO

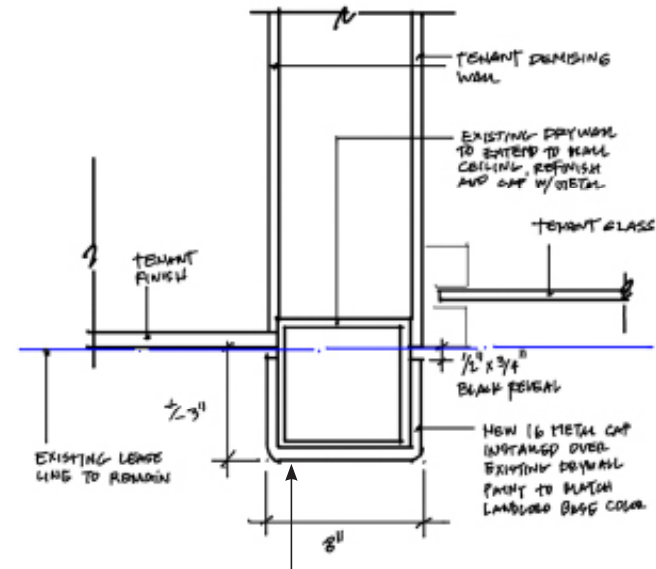
TYPICAL CHANNEL REVEAL AT STOREFRONT AND MALL CEILING AT LEVEL ONE & TWO

Main Concourse, Condo Wing and Level 2 Nordstrom Wing
To be used at all conditions where store intersects
Landlord ceiling.

Detail A



Detail B

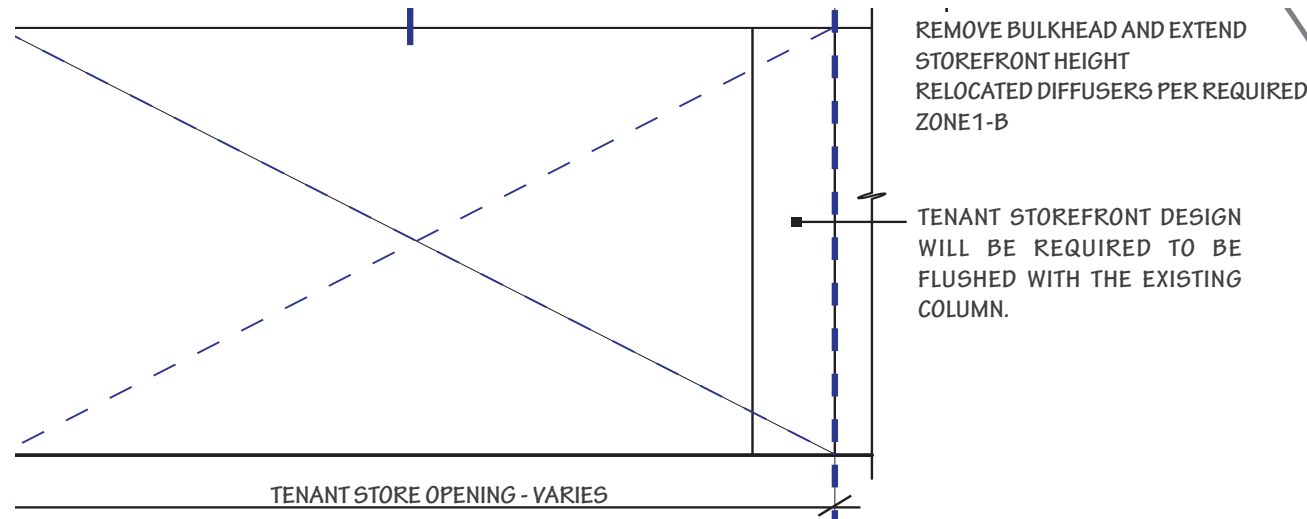


TYPICAL NEUTRAL PIER DETAIL AT LEVELS 1 & 2
Main Concourse, Condo Wing and Level 2 Nordstrom Wing

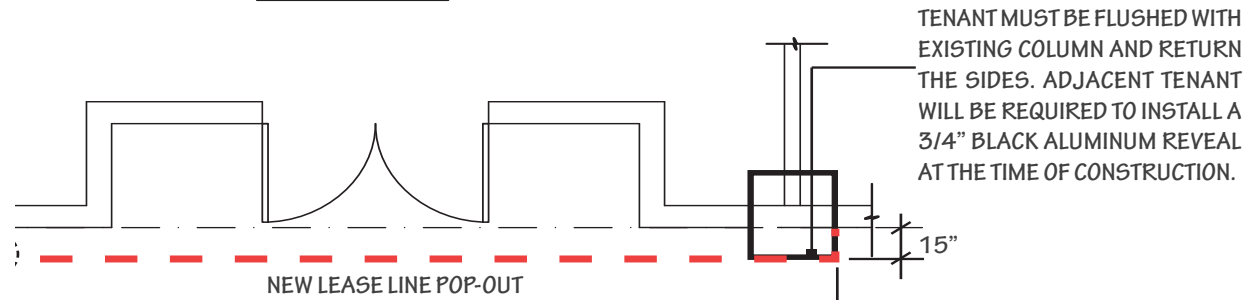
To be used at all conditions where top of store
intersects Landlord ceiling.

Note: Drawings not to scale

STOREFRONT: ZONE 1_NORDSTROM WING



ELEVATION



TYPICAL PLAN - ZONE 6 LEVEL ONE

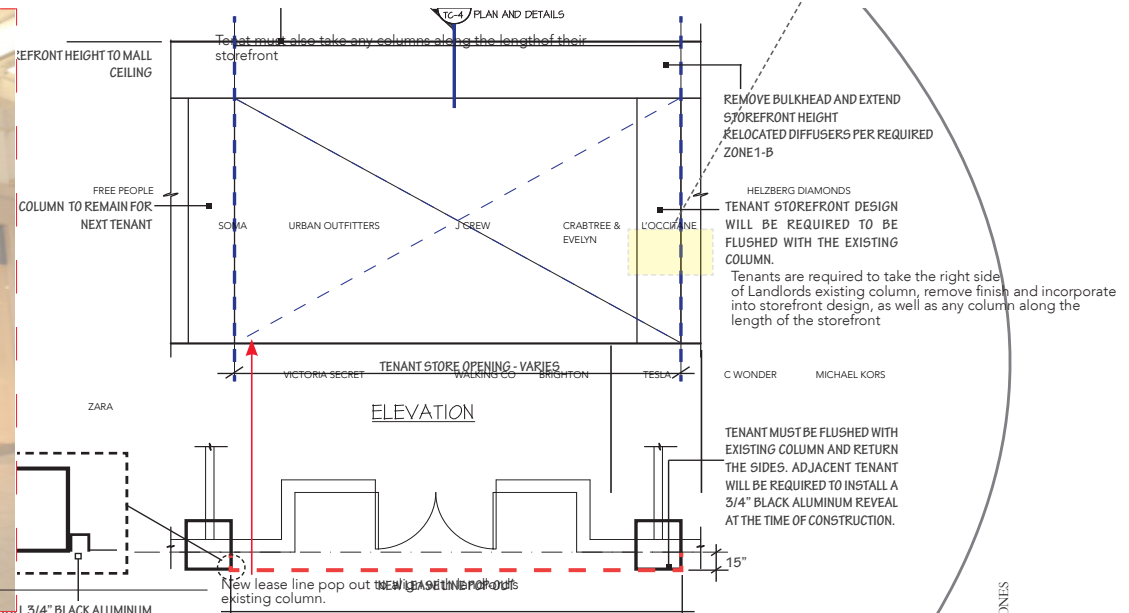
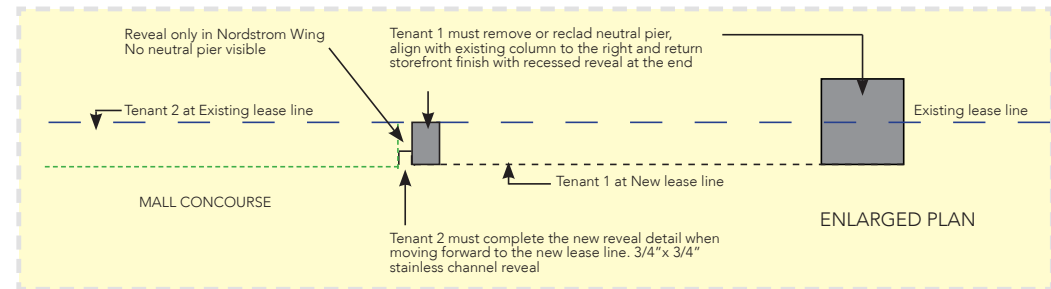
Note: Drawings not to scale

STOREFRONT: ZONE 1_NORDSTROM WING

NORDSTROM LUXURY WING-BULKHEAD AND NEUTRAL PIER CONDITIONS

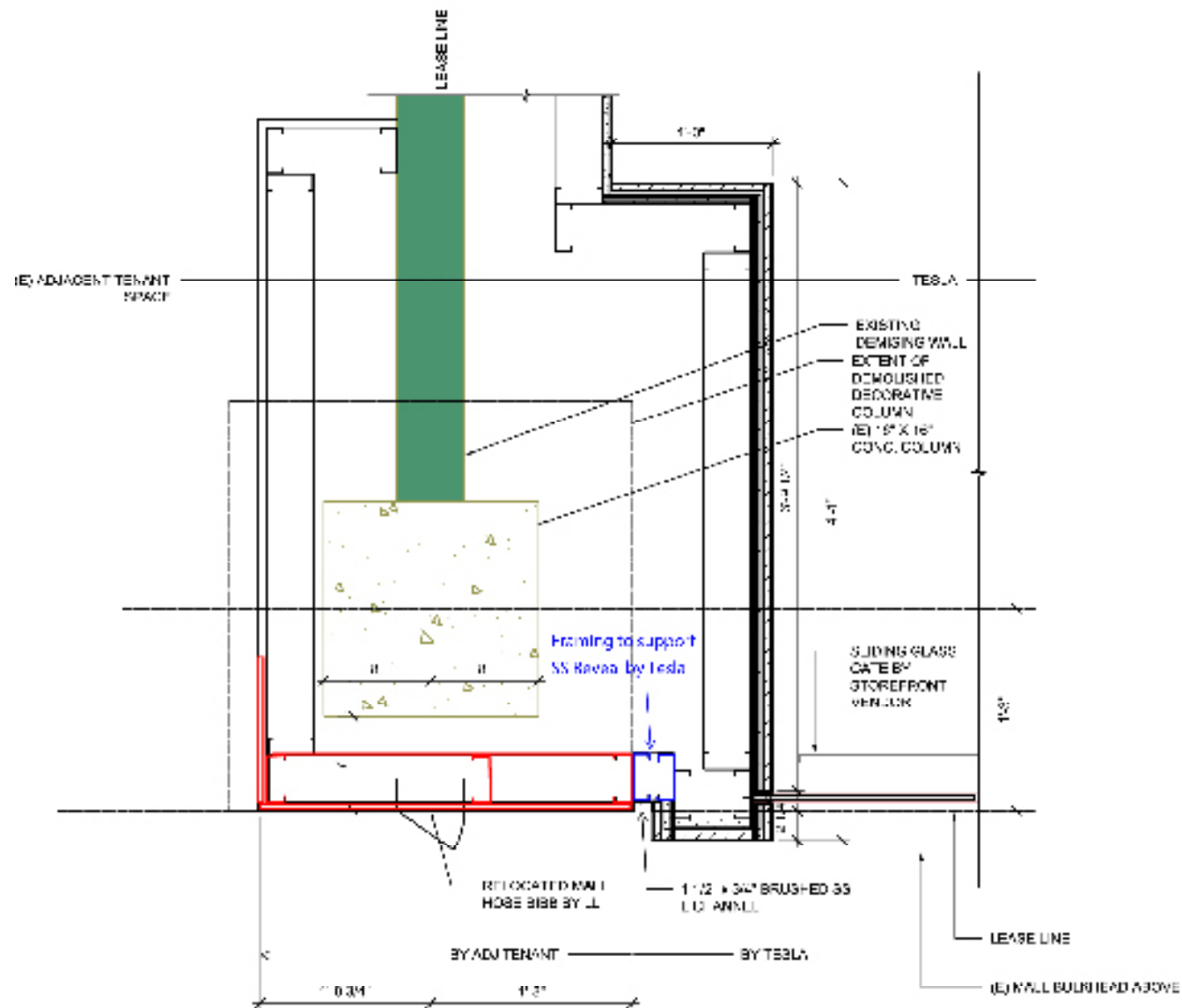


Tenant 1 must remove small neutral pier or re clad side return with store finish and recessed reveal



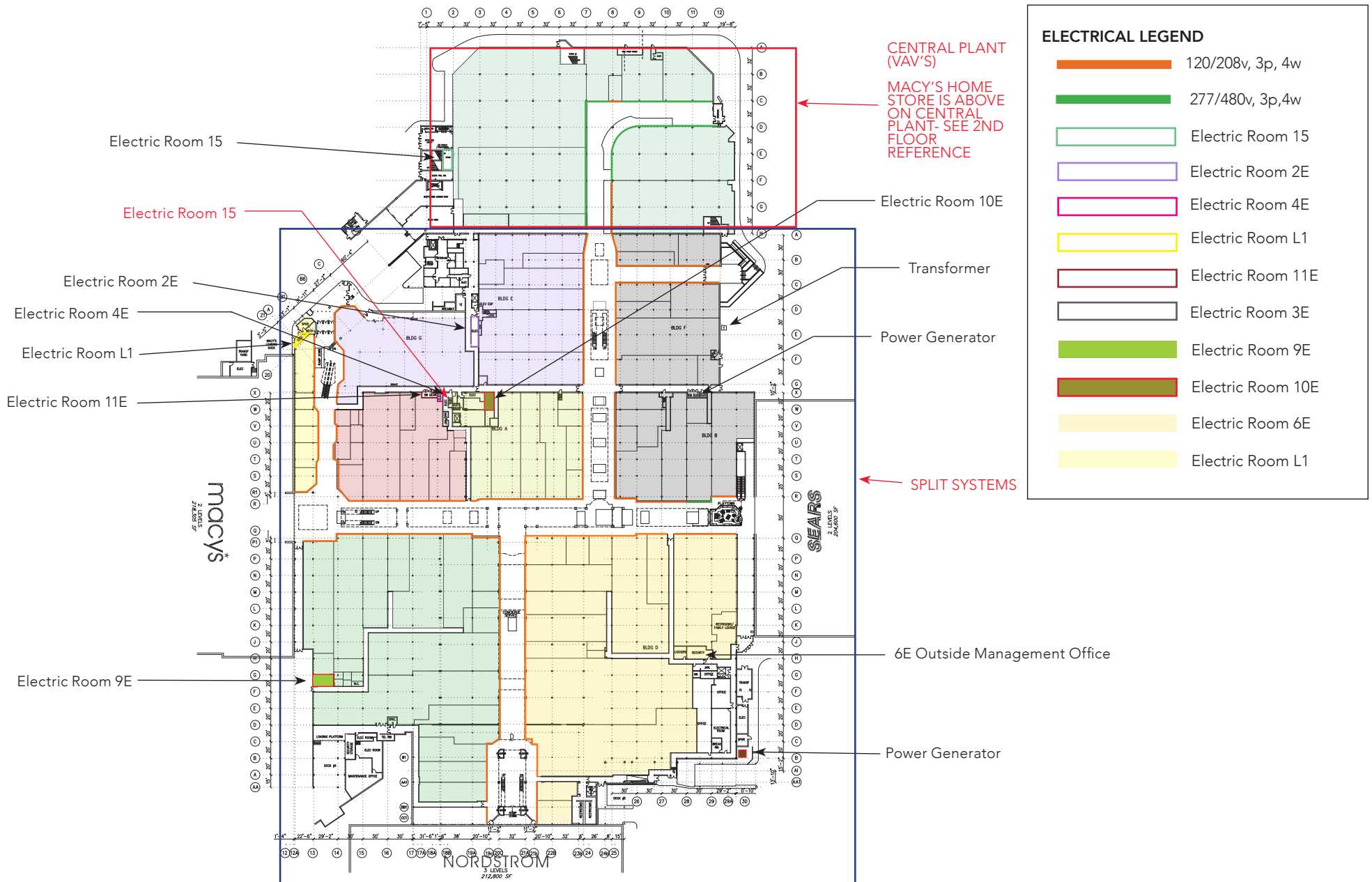
Note: Drawings not to scale

STOREFRONT: TYPICAL REVEAL DETAILS_ LEVEL ONE NORDSTROM WING

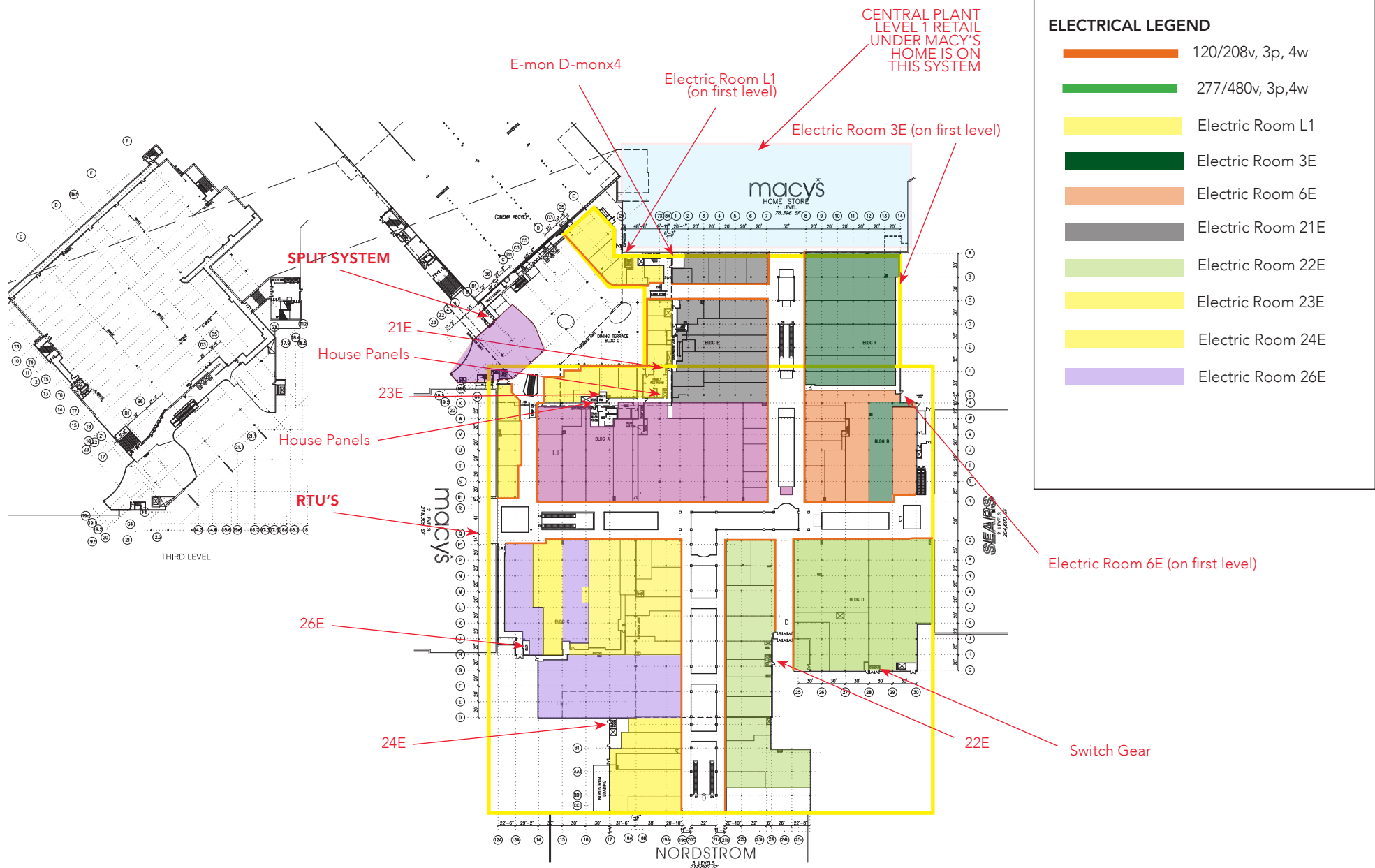


Note: Drawings not to scale

MEP MAPS: ELECTRICAL AND MECHANICAL_ LEVEL ONE



MEP MAPS: ELECTRICAL AND MECHANICAL_ LEVEL TWO



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.

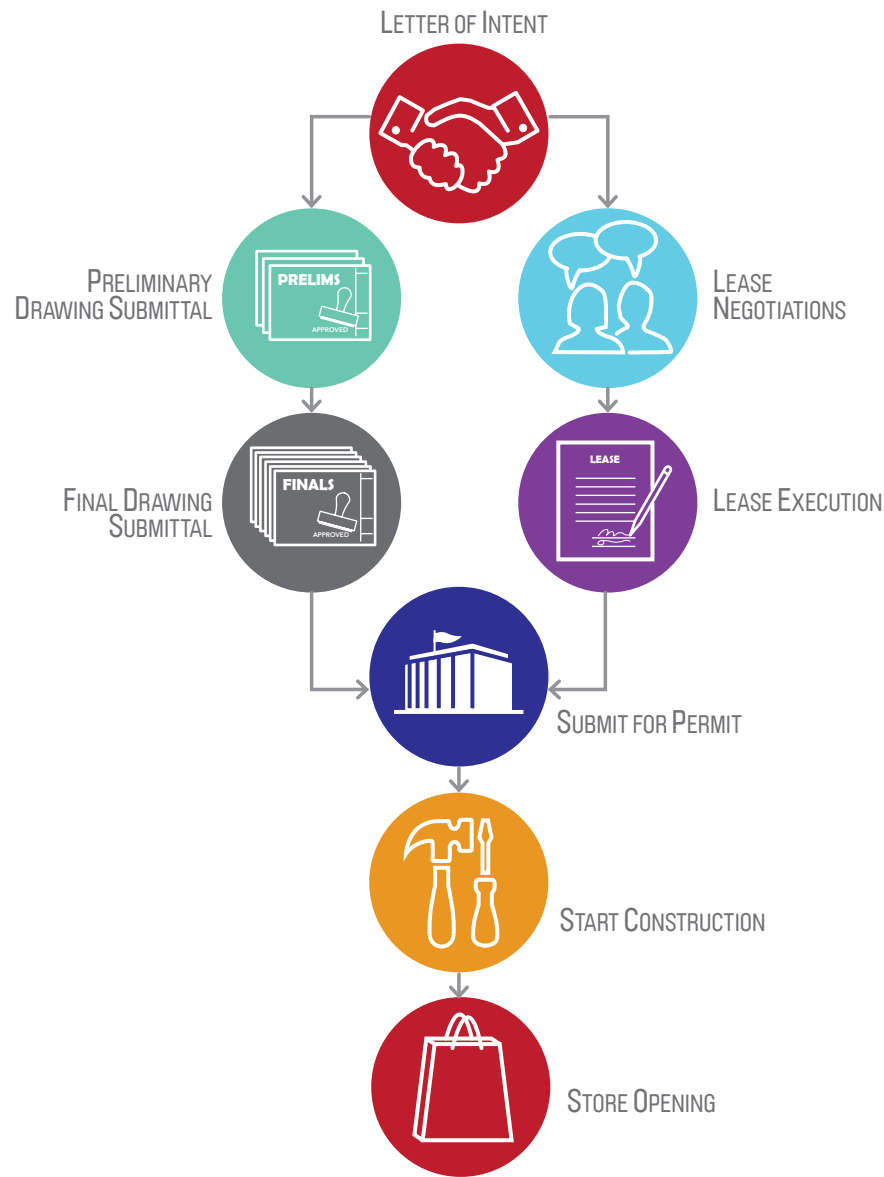
LANDLORD APPROVAL:

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