



## Mission Statement

Located just minutes from Washington, D.C. in one of the nation's most affluent, highly educated, and supremely influential suburban communities, Westfield Montgomery is ideally positioned to become the undisputed retail destination choice of Greater DC's most fashion-savvy trendsetters, posh socialites, and perennial power brokers. The Center is home to an impressive range of top brands and recently unveiled a new \$100M full renovation and expansion featuring a luxurious Arclight Cinemas, new select fashion concepts, first-to-market upscale dining terrace and sensational cuisine at an array of new restaurants.

## Design Guidelines

- **Storefront Height** – Exact height (11'6"-13' depending on zone requirement)
- **Glass Height** – Exact height (10')
- **Glass Door Height** - Exact height (10')
- **Design Control Zone** – Exact depth (10') hard lid, hard surface flooring, concealed track lighting
- **Transparency Percentage** - Exact number (80% glass, 20% opaque).
- **Signage Height** - Exact height or range (14"-18" signage, face-lighted, halo or edge lit, push through letters, no trim cap, min 3" thickness)
- **Blade Signage** – not permitted in main concourse – ancillary wings only.
- **Window Signage** - 2" frosted 3M film applied to inside face of window.
- **Bulkhead Conditions** – Tenant to demolish
- **Neutral Pier Conditions** – Depending on location, existing or new to mall criteria per zone.

## MEP Criteria

- **Mechanical system type** – RTU systems by tenant. Some locations require Crane or Helicopter lift for new installation. Split systems are allowed based on location.
- **Electrical conditions** – 277/480
- **Smoke Evac** - Yes
- **Sprinkler System** - Upper (Landlord) & Lower (by Tenant) - both require by the County.

## Permit Process

- **Standard length of process** – For Inline/Kiosks - permit time is average 4-6 weeks (approx. 5 weeks with Permit Expeditor). WSSC is 3-4 weeks (Plumbing Permit is filed separately by Tenant plumber). For Restaurants- permit time is 6-8 weeks.
- **Need Landlord approved drawings to submit ?** - No
- **Precon is required** – Tenant GC to set up meeting with Facilities Manager prior to start. Must submit all docs and checks at the time of the meeting
- **GC required for permit issuance.**
- **Non-Union**



