



NORTH COUNTY

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:

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Westfield Tenant Coordination

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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 admendments) as codes are frequently revised and updated.

Construction Type:	
Existing Mall Building:	TYPE III N, Fully Sprinklered at Tenant Areas and Food Court of Three Level Mall Portion Only
Primary Occupancy:	Group M (Merchantile)
Occupancy:	B-2 (Tenant Space) A-3 (Food Court) B-1 (Maintenance Room)
Sprinklered:	Yes
Total Area:	(Per A2)

The existing building is a three level structure. Where the existing building is one-story, the concrete slab is 3 1/2" thick. There the existing building is three-stories, the first floor concrete slab is 6" thick

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

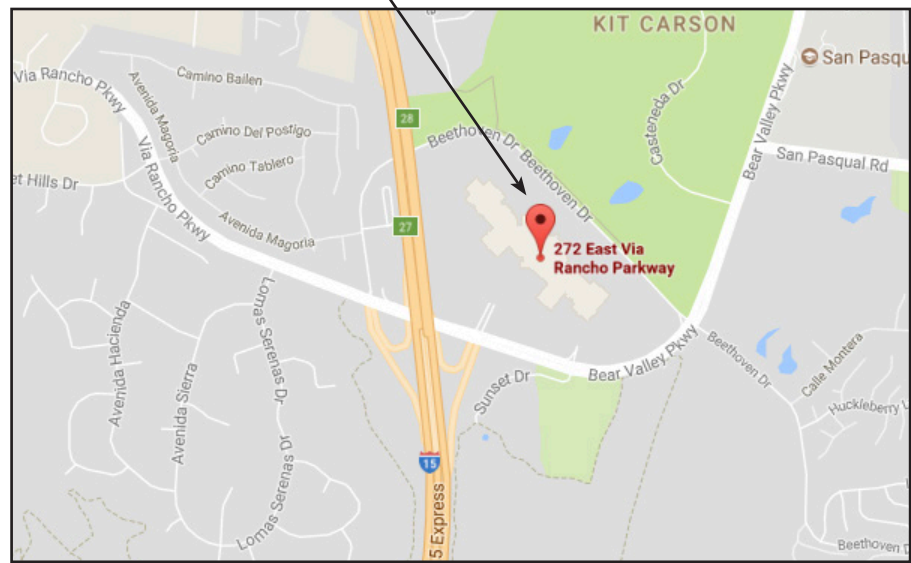
All Local Ordinances Having Jurisdiction.

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.

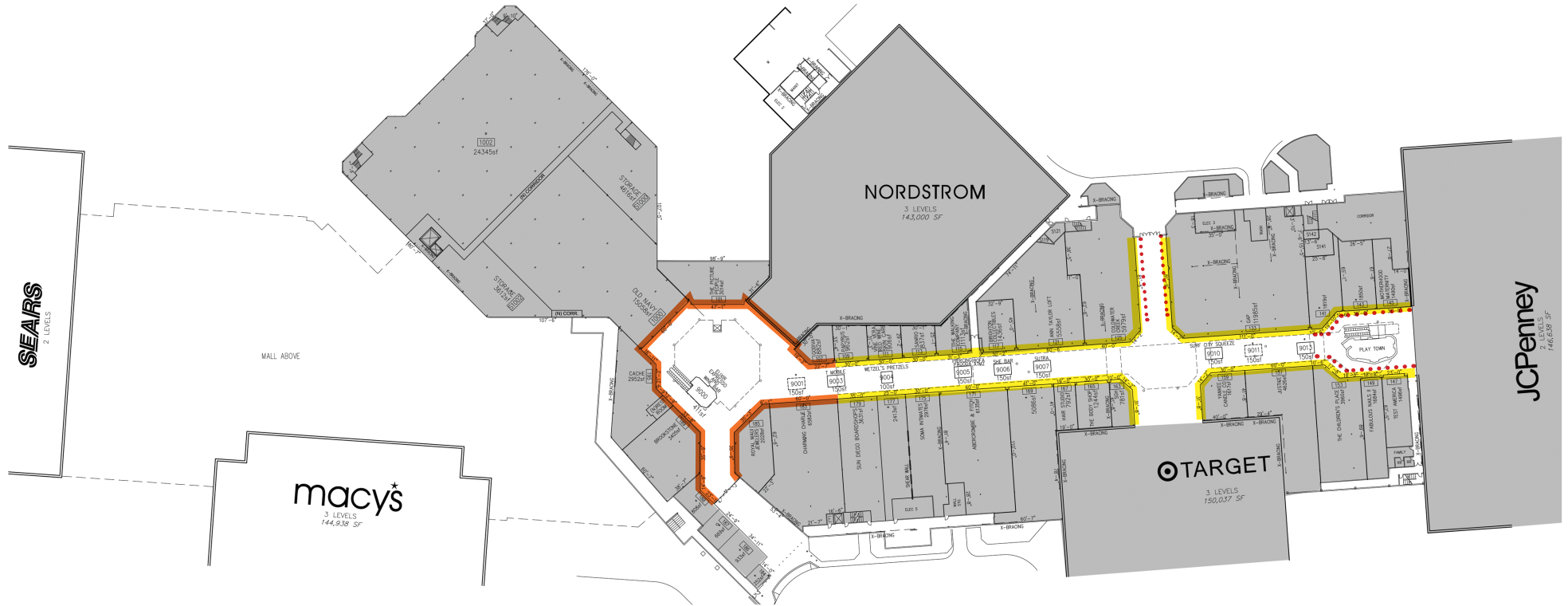
The most stringent requirement of the above-mentioned applicable codes shall govern each increment of the work.revised and updated.

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Project location



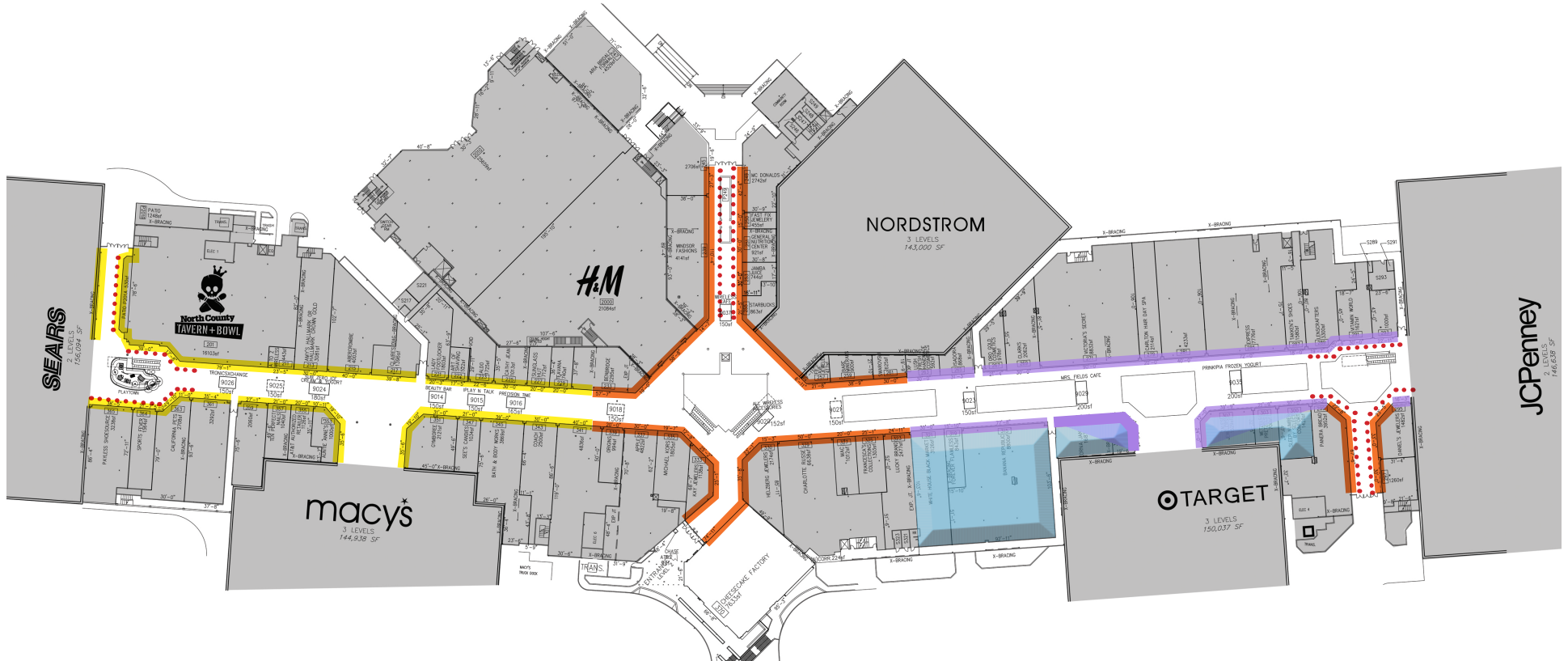
ZONING PLAN_LEVEL ONE



.....	BLADE SIGN ZONE	ZONE 5
.....	ZONE 1	ZONE 6
.....	ZONE 2	
.....	ZONE 3	
.....	ZONE 4	

INDICATES areas where vents occur and must be incorporated into tenant storefront design

ZONING PLAN_LEVEL TWO



BLADE SIGN ZONE



+/- 14'-0" Storefront Ht

ZONE 1



+/- 13'-8" Storefront Ht

ZONE 2



+/- 16'-0" Storefront Ht

ZONE 3



+/- 17'-0" Storefront Ht

ZONE 4



+/- 16'-6" Storefront Ht

ZONE 5



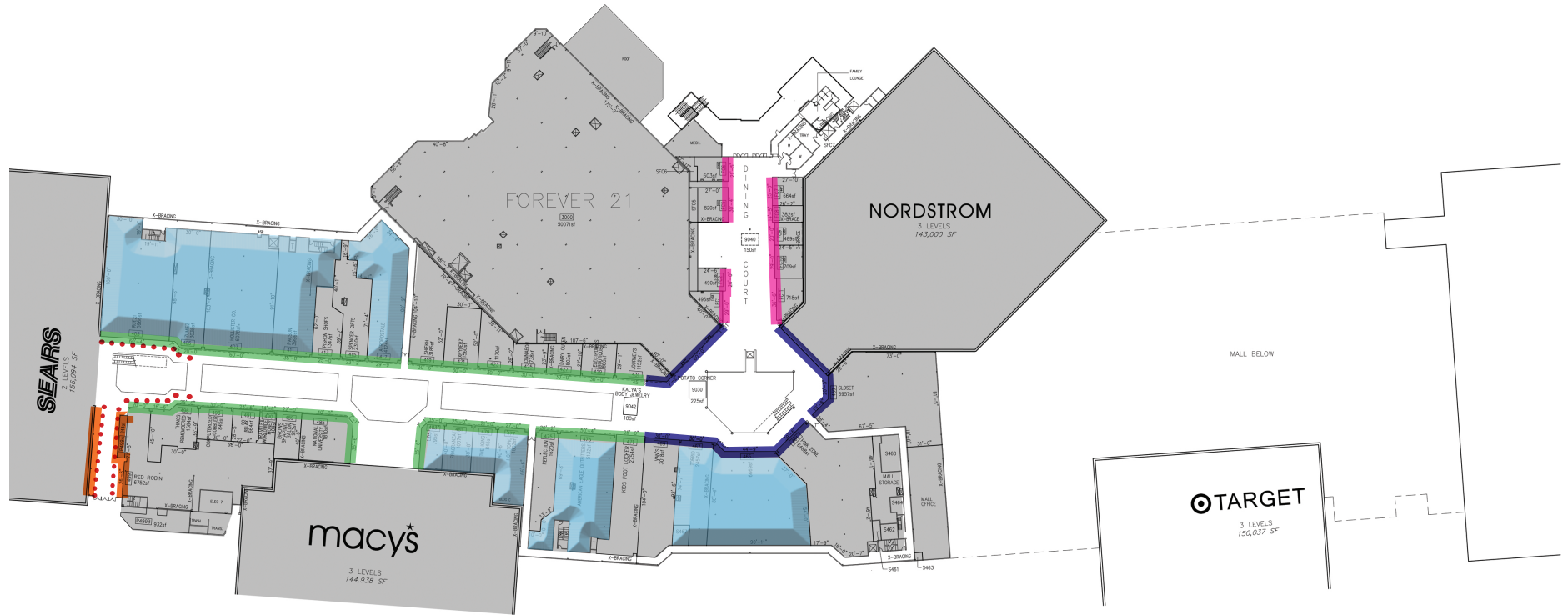
Food Court criteria
Under separate cover

ZONE 6



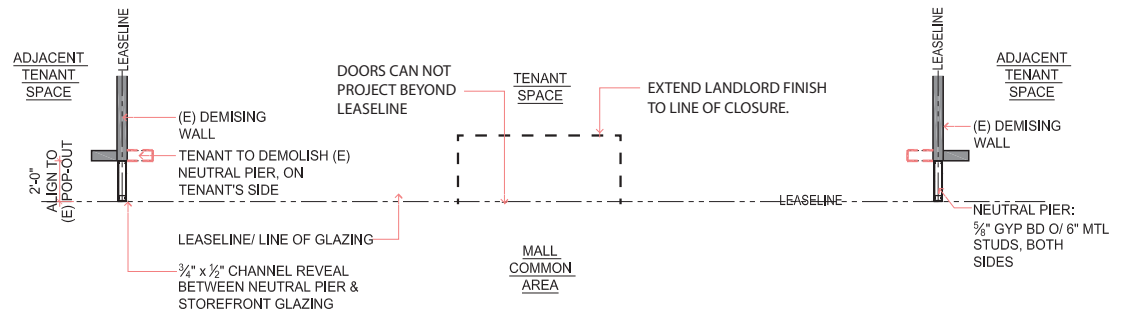
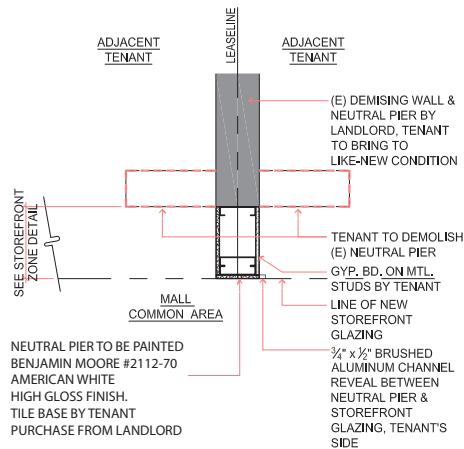
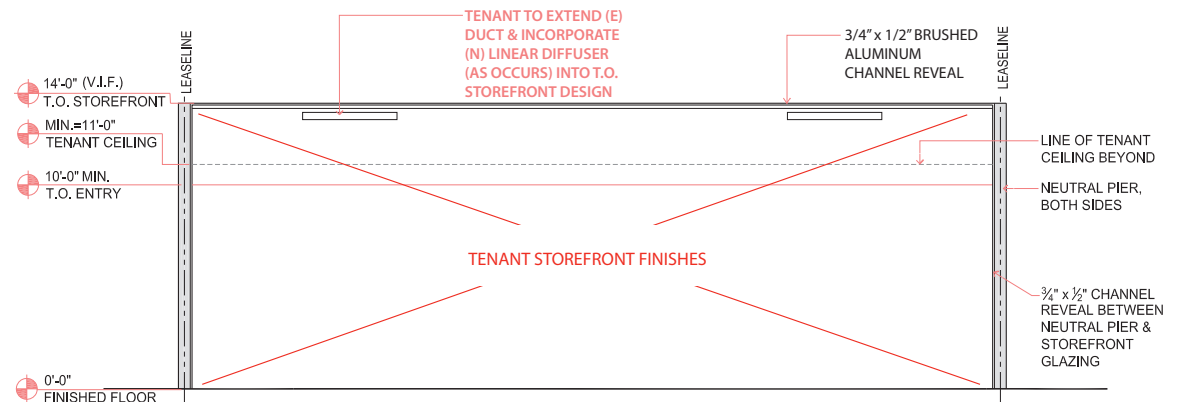
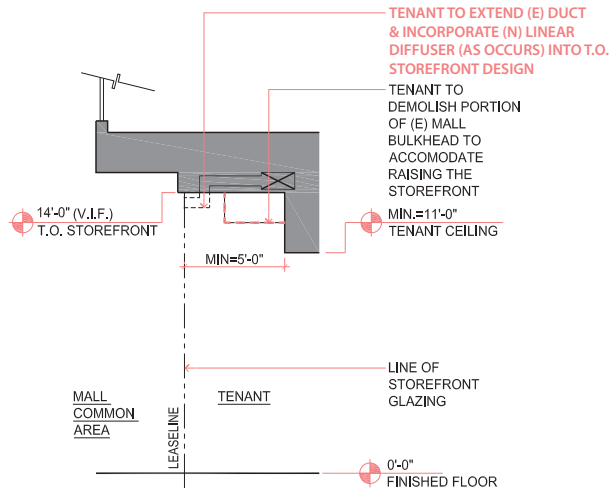
INDICATES areas
where vents occur
and must be
incorporated into
tenant storefront
design

ZONING PLAN_LEVEL THREE



.....	BLADE SIGN ZONE		ZONE 5
	ZONE 1	+/- 16'-6" Storefront Ht	
	ZONE 2		ZONE 6
	ZONE 3	Food Court criteria	
	ZONE 4	Under separate cover	
			INDICATES areas where vents occur and must be incorporated into tenant storefront design

STOREFRONT: ZONE 1 DETAILS

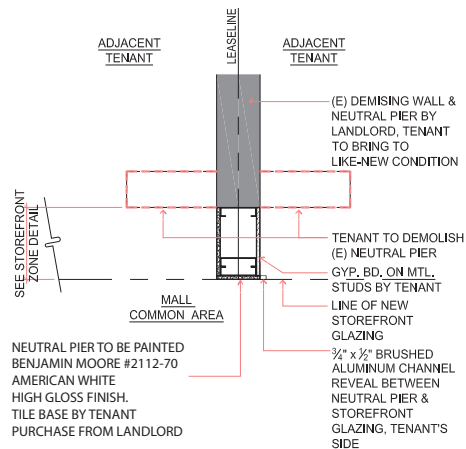
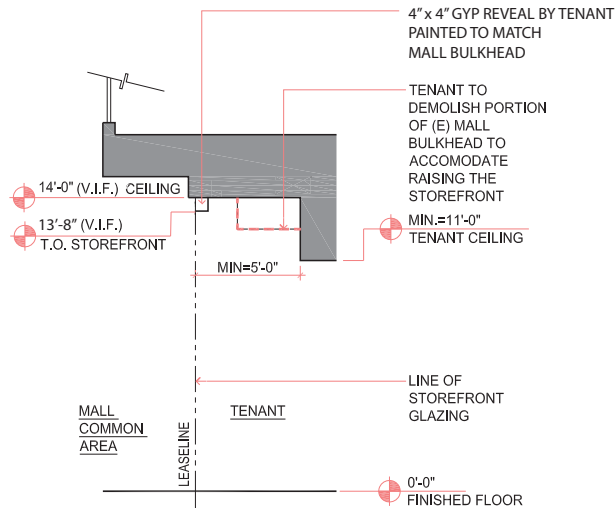


TYPICAL NEUTRAL PIER DETAIL - ZONE 1

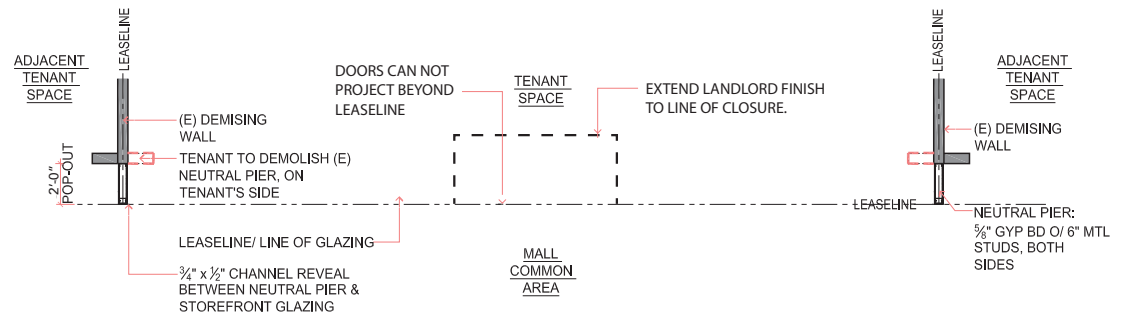
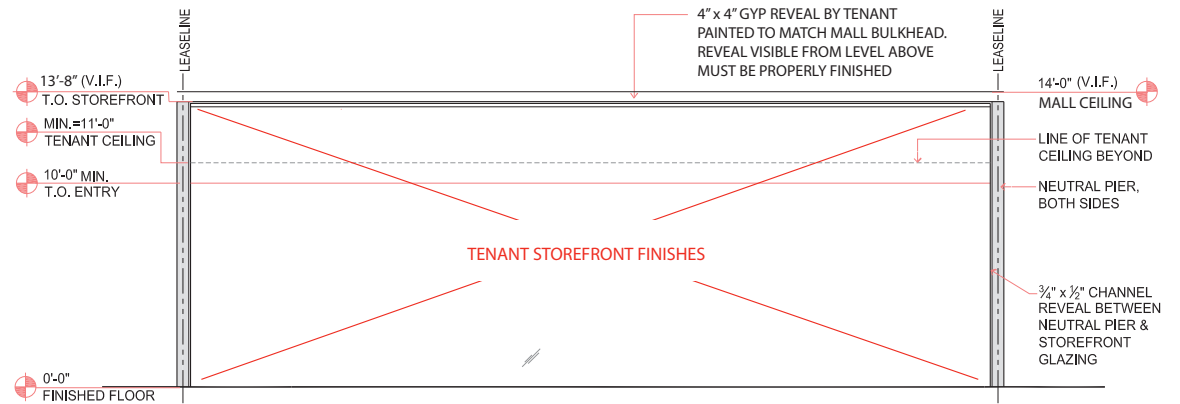
TYPICAL PLAN - ZONE 1

Note: Drawings not to scale

STOREFRONT: ZONE 2 DETAILS



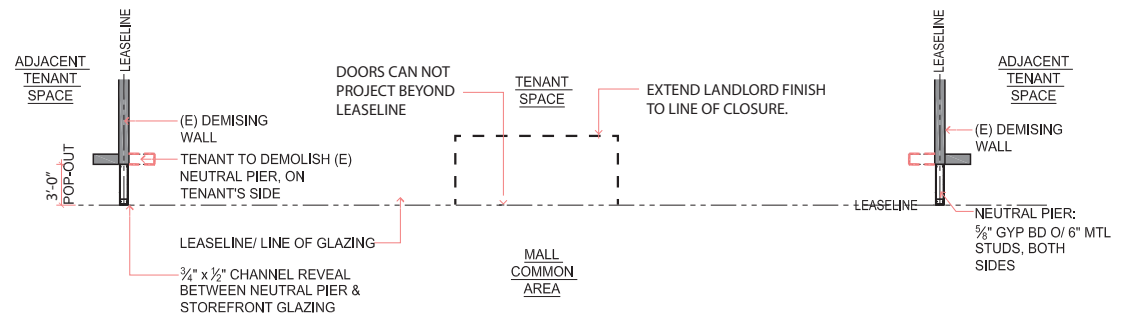
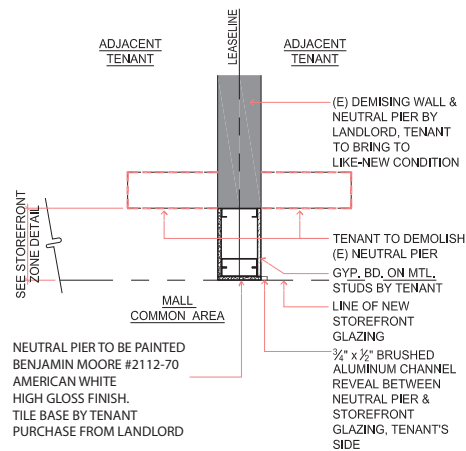
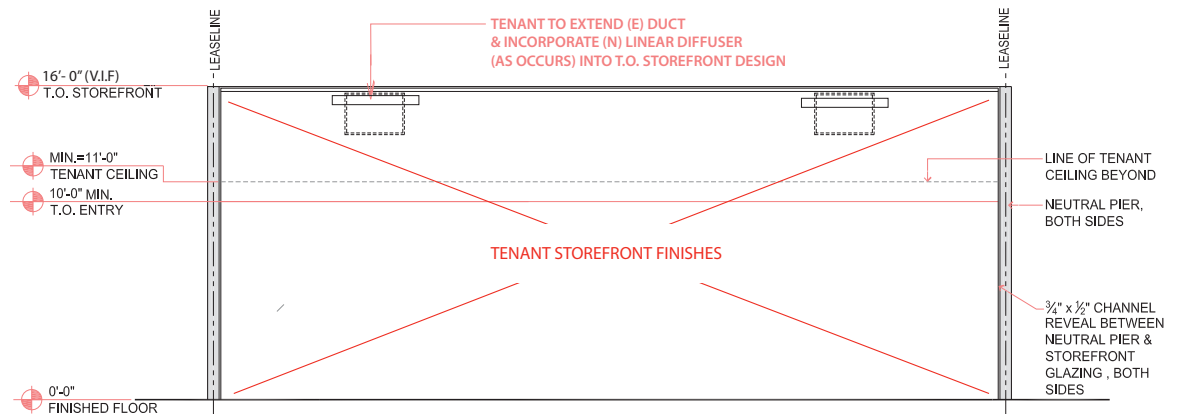
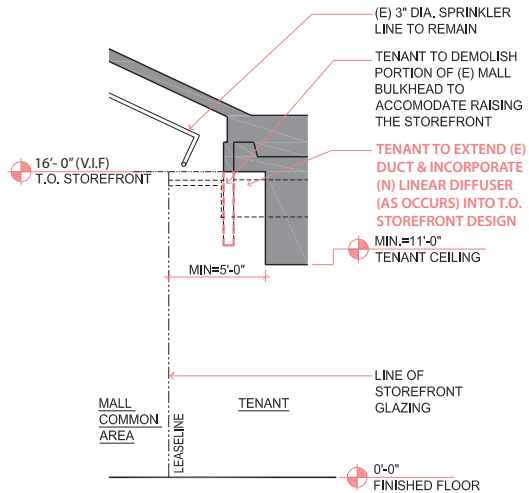
TYPICAL NEUTRAL PIER DETAIL - ZONE 2



TYPICAL PLAN - ZONE 2

Note: Drawings not to scale

STOREFRONT: ZONE 3 DETAILS

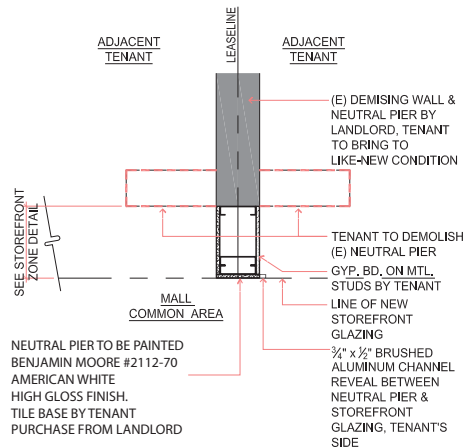
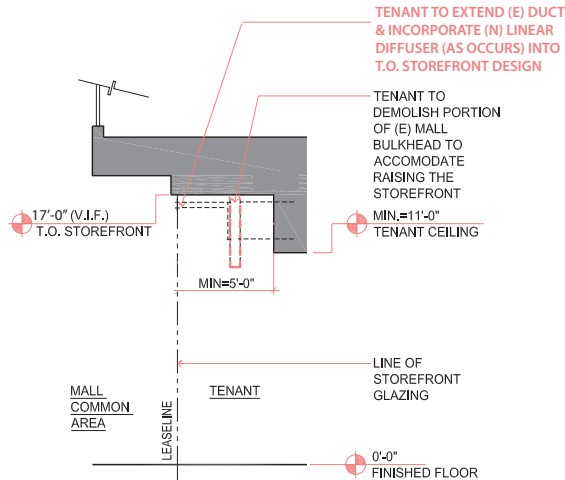


TYPICAL NEUTRAL PIER DETAIL - ZONE 3

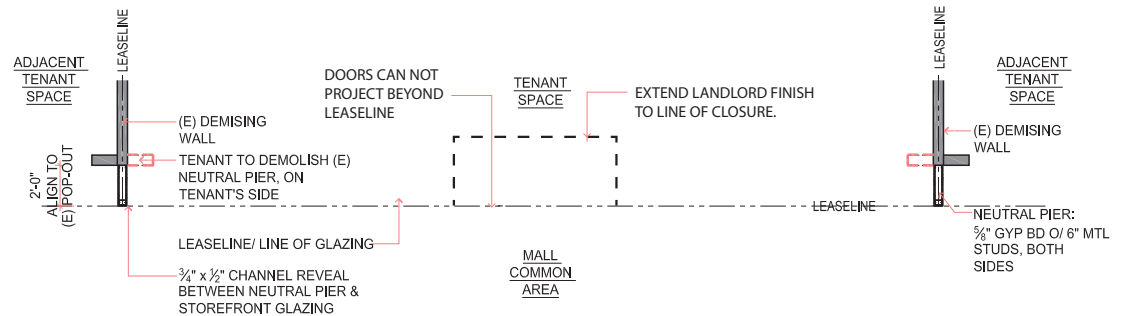
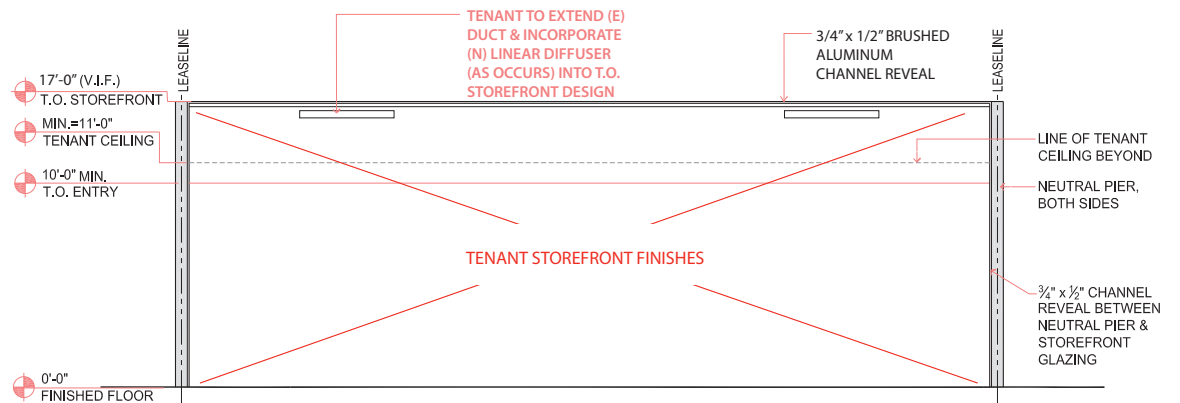
TYPICAL PLAN - ZONE 3

Note: Drawings not to scale

STOREFRONT: ZONE 4 DETAILS



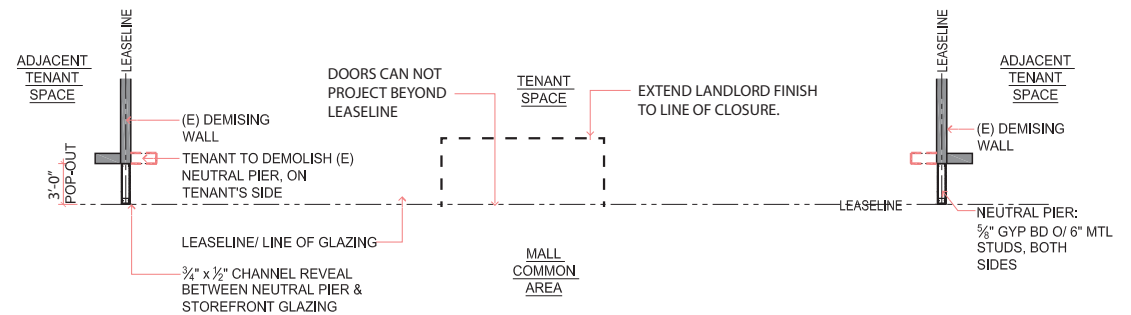
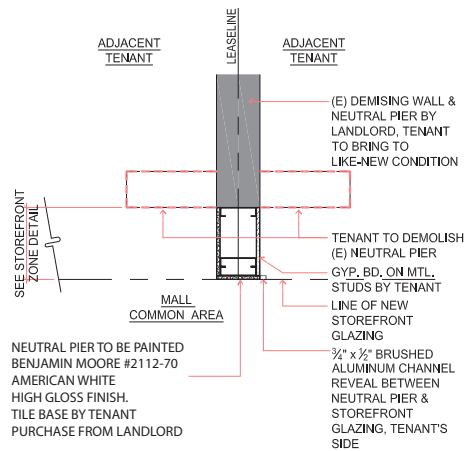
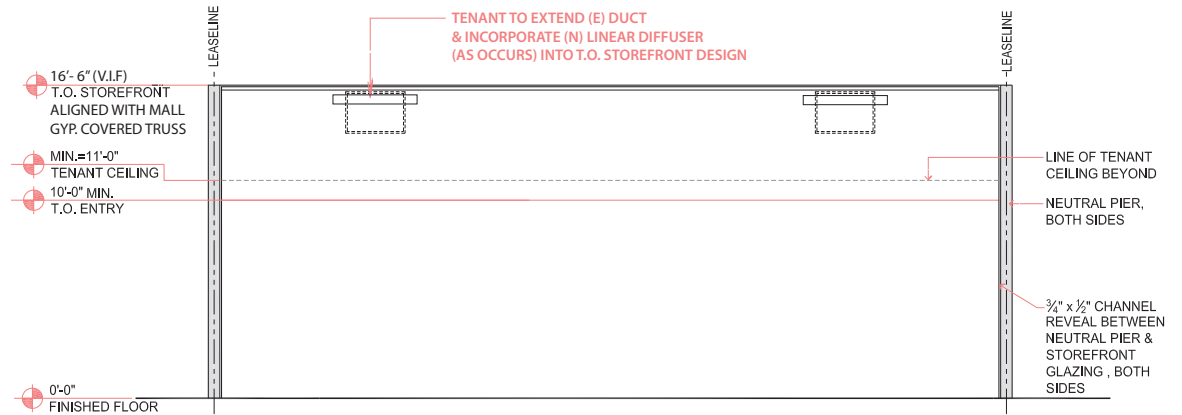
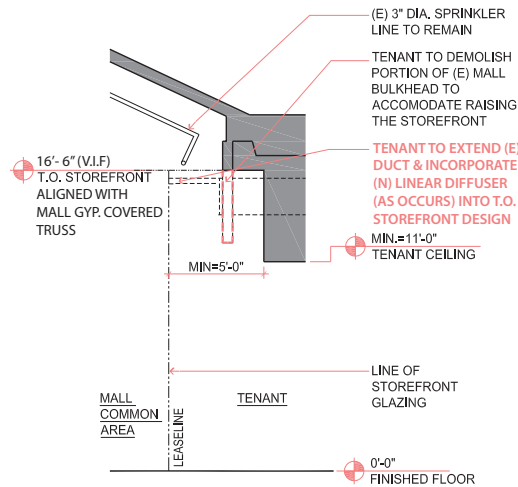
TYPICAL NEUTRAL PIER DETAIL - ZONE 4



TYPICAL PLAN - ZONE 4

Note: Drawings not to scale

STOREFRONT: ZONE 5 DETAILS

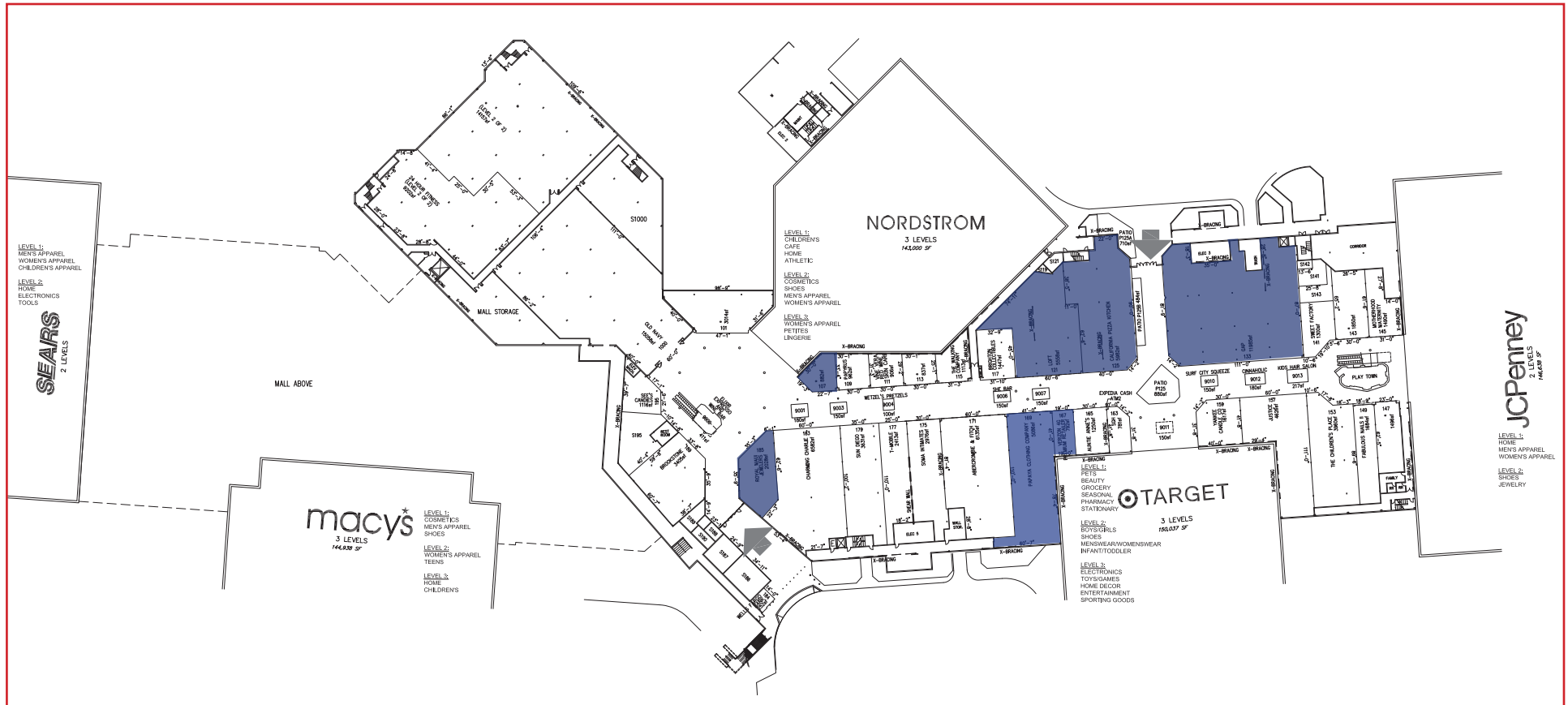


TYPICAL NEUTRAL PIER DETAIL - ZONE 5

TYPICAL PLAN - ZONE 5

Note: Drawings not to scale

MEP MAPS: ELECTRICAL AND MECHANICAL_ LEVEL ONE



ELECTRICAL SYSTEM

Electrical- Entire center is 277/480v.

HVAC LEGEND

TAC
RTUs

MEP MAPS: ELECTRICAL AND MECHANICAL_ LEVEL TWO



ELECTRICAL SYSTEM

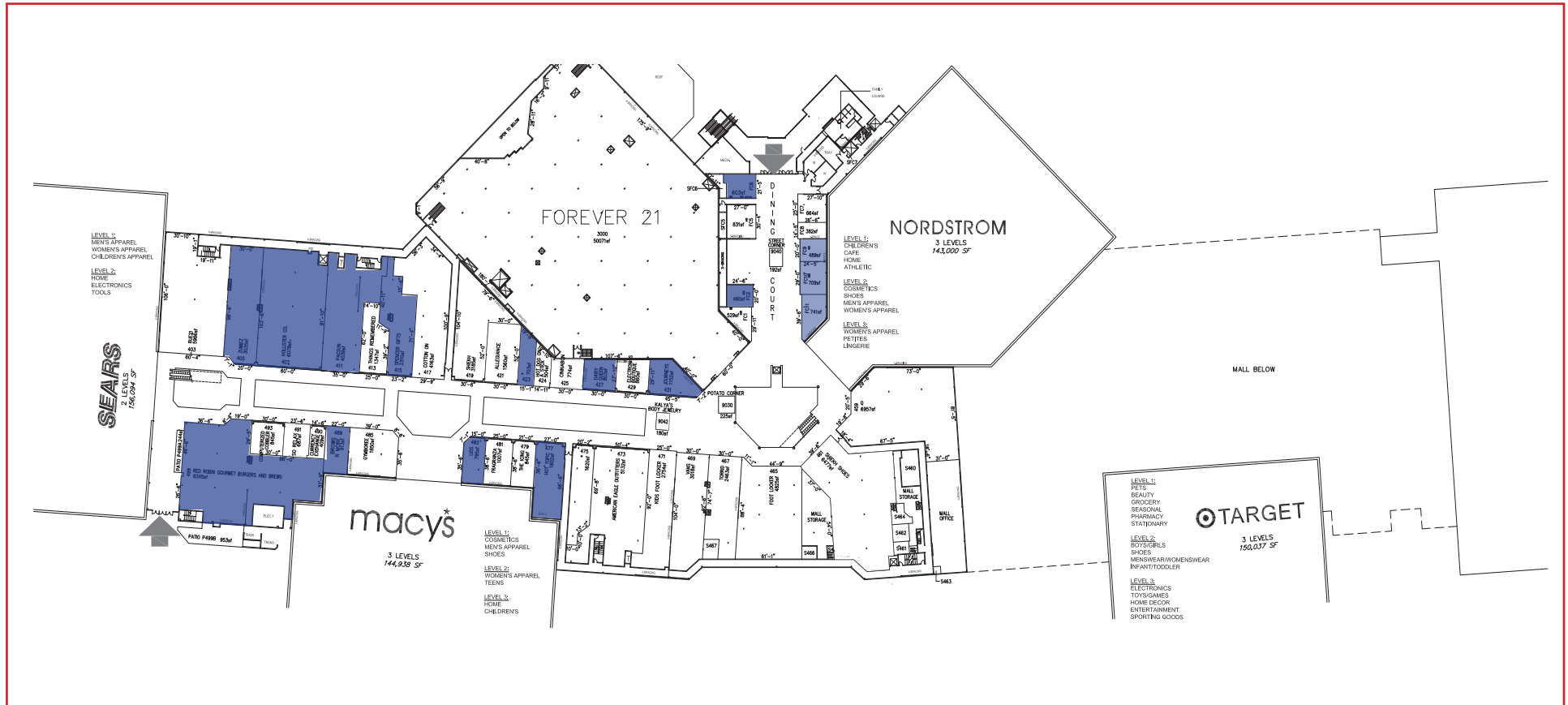
Electrical- Entire center is 277/480v.

HVAC LEGEND

TAC

RTUs

MEP MAPS: ELECTRICAL AND MECHANICAL_ LEVEL THREE



ELECTRICAL SYSTEM

Electrical- Entire center is 277/480v.

HVAC LEGEND

TAC
RTUs

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.

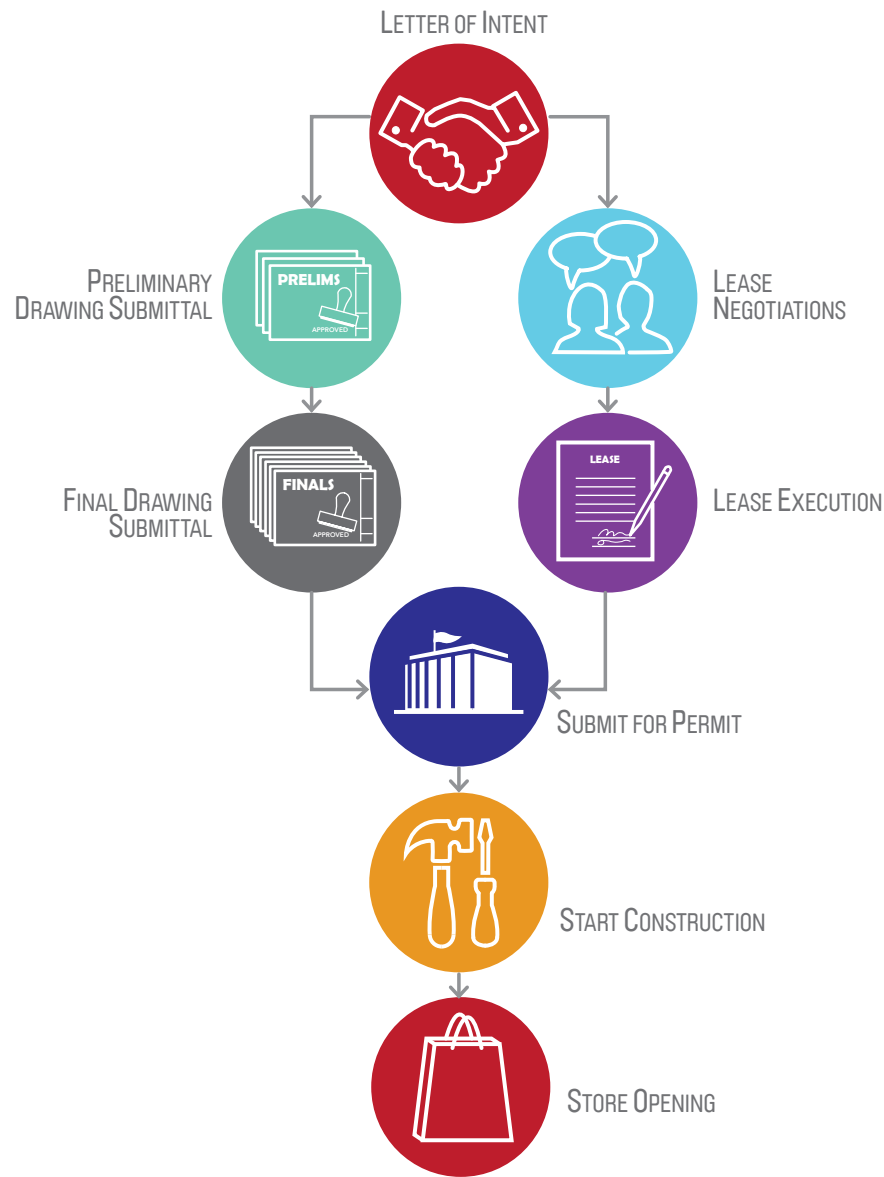
LANDLORD APPROVAL:

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