



## Mission Statement

Westfield is transforming Southgate into the new Westfield Siesta Key with a completed renovation and an expansion that is well underway adding critical restaurant offerings. The approach is to enhance the intimate scale and boutique style of this center by introducing a Country Club feel with a Mediterranean flair. Boutique shops, sophisticated dining, and a unique theater experiences for the locals, snow birds and tourists.

## Design Guidelines

- **Storefront Heights** – Exact height (12'-2" – 16'-0" see zone plan attached)
- **Glass Height** – Exact height (+12')
- **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"-16" signage, low profile 2" deep reverse channel halo, face-lighted no trimcap, or illuminated push through letters)
- **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 as required to achieve zone height.
- **Neutral Pier Conditions** – Depending on location, existing or new to mall criteria per zone. Existing Neutrals with existing fire cabinets (where occurs) to be eliminated by tenant unless otherwise specified in lease.

## MEP Criteria

- **Mechanical system type** – RTU systems by tenant.
- **Electrical conditions** – Exterior Expansion 277/480 - Interior Tenants 120/208
- **Smoke Evac** - None

## Permit Process

- **Standard length of process** - Permit time is average 8- 10 weeks
- **Need Landlord approved drawings to submit?** - Yes
- **Precon is required** – Tenant GC to set up meeting with Facilities Manager prior to start.
- **GC required for permit issuance.**
- **Non-Union**

BUILDING 'C'

BUILDING 'D'

BUILDING 'F'



## LEGEND

- Exterior Expansion - Storefront Heights vary refer to Mall Criteria Pages
- Interior Retail Zone 1 - Storefront Height 12'-6"
- Interior Retail Zone 2 - Storefront Height 12'-6"
- Interior Retail Zone 3 - Storefront Height 12'-6"
- Interior Retail Zone 4 - Storefront Height 11'-6"
- K - Pop Kiosk
- Mall Common Area
- Outdoor Common Area
- New Theatre Expansion
- Blade Sign Zone