



SOUTHCENTER

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:

Westfield Southcenter
2800 Southcenter Mall
Seattle, WA 98188

t. (206) 246-0423

f. (206) 244-8607

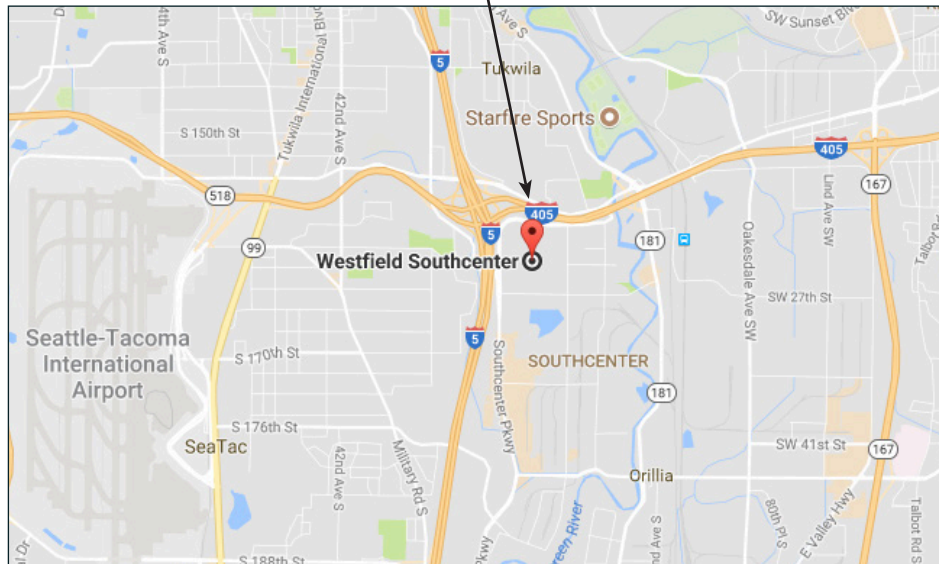
General Manager: Andrew Ciarrocchi

Facilities Manager: Christian Faltenberger

Marketing Manager: Nicole Grubbs

Westfield Tenant Coordination
Matt Koenigs / Sr. Project Manager
mkoenigs@westfield.com
t. 310.210.9965

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

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

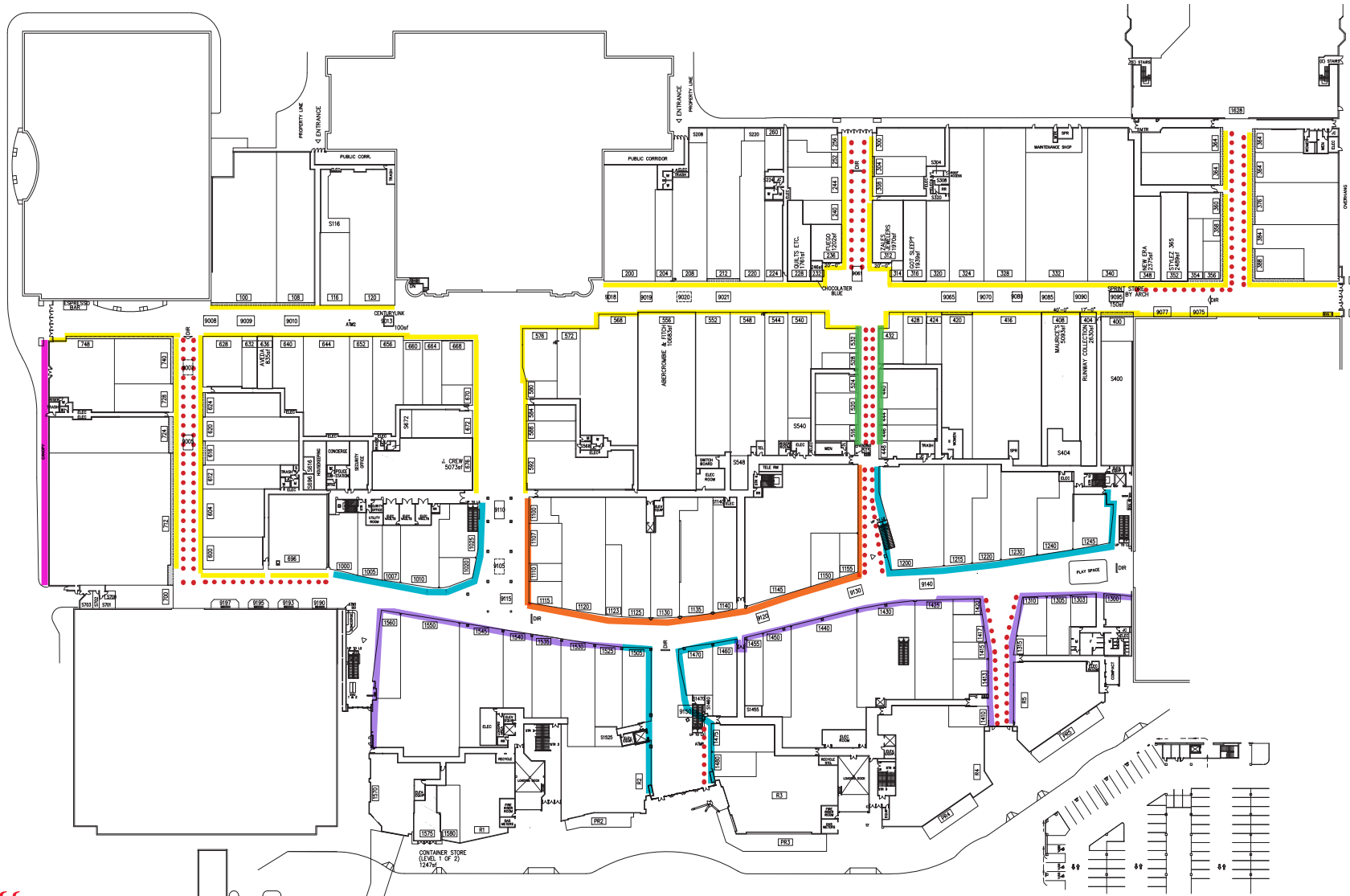
All Local Ordinances Having Jurisdiction.

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.

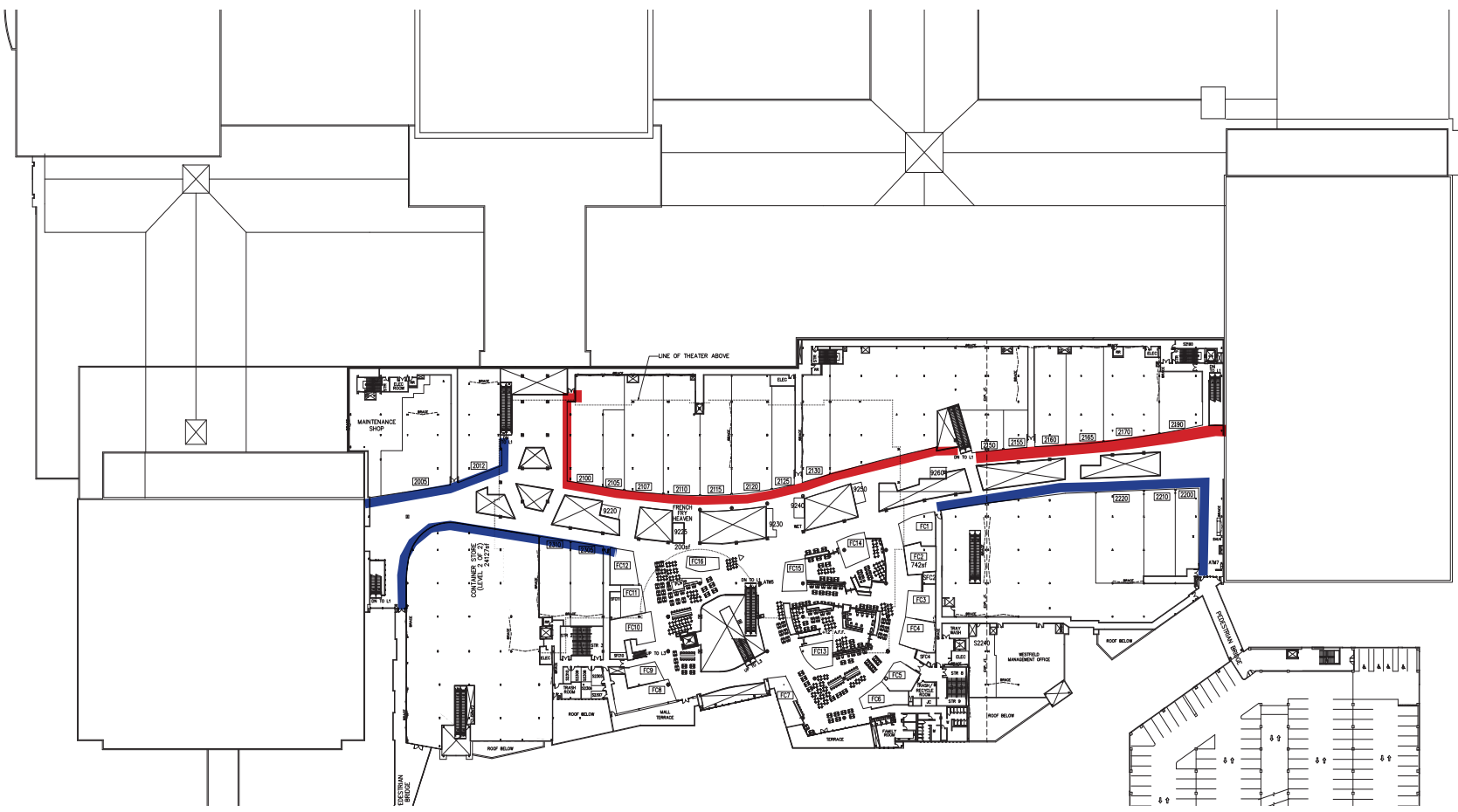
Zoning Plan: Level 1

 BLADE SIGN ZONE		
	ZONE 1 15'-6"	
	ZONE 2 13'-6"	
	ZONE 3 15'-0"	
		
		
		



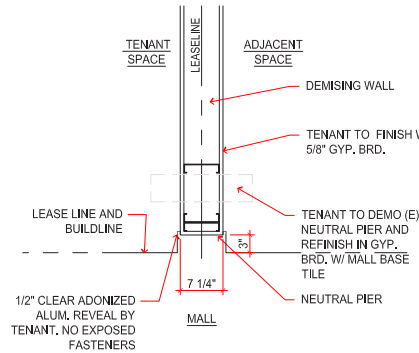
Zoning Plan: Level 2

<div>.....</div> <div>BLADE SIGN ZONE</div>		
<div></div>	ZONE 1 15'-6"	<div></div> ZONE 4 14'-0"
<div></div>	ZONE 2 13'-6"	<div></div> ZONE 5 13'-0"
<div></div>	ZONE 3 14'-6"	<div></div> ZONE 6 15'-0"
		<div></div> ZONE 7 13'-6"
		<div></div> ZONE 8 V.I.f.

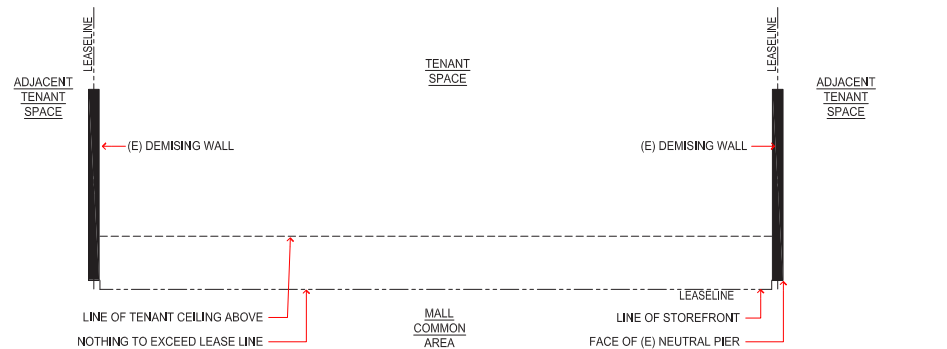


Storefront: Zone 1 Details

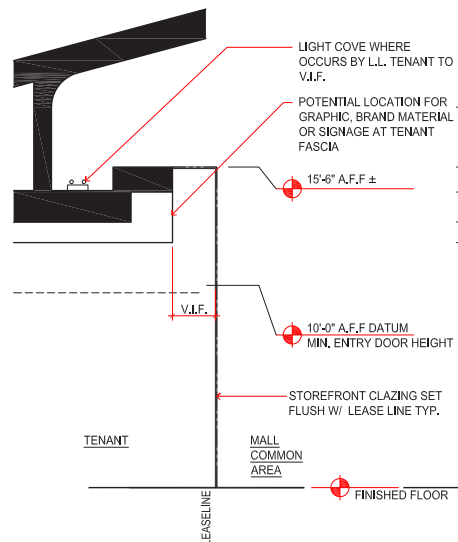
- Storefront height of **+/- 15'-6"**
- Entry height of 10'-0" or higher
- Datum lines, if used, may not occur lower than 10'-0" AFF.



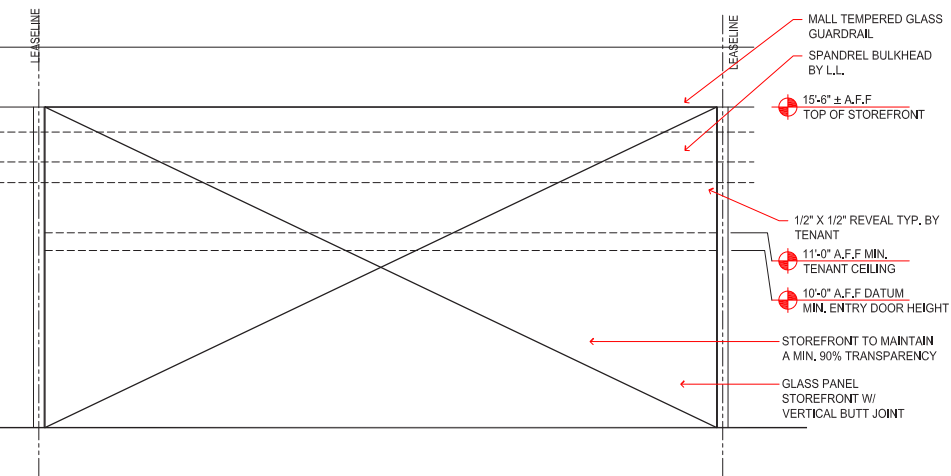
TYPICAL NEUTRAL PIER
SCALE: 1/2" = 1'-0"



TYPICAL ZONE 1 INTERIOR STOREFRONT PARTIAL PLAN
SCALE: 1/8" = 1'-0"



TYPICAL ZONE 1 STOREFRONT SECTION
SCALE: 1/8" = 1'-0"



TYPICAL ZONE 1 INTERIOR STOREFRONT ELEVATION
SCALE: 1/8" = 1'-0"

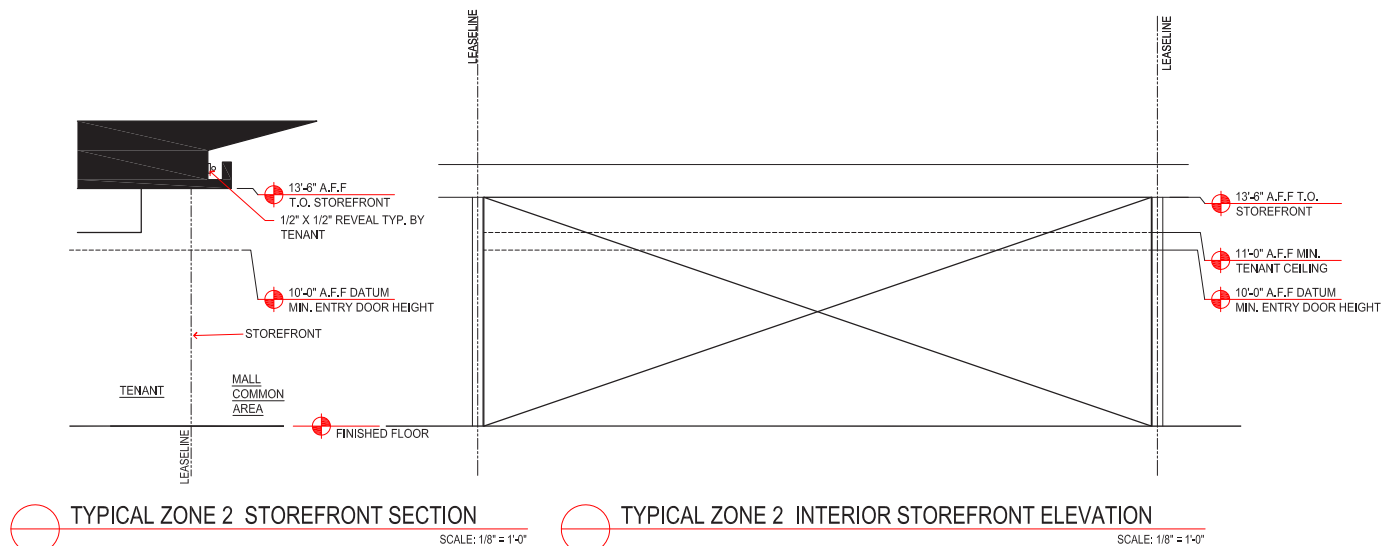
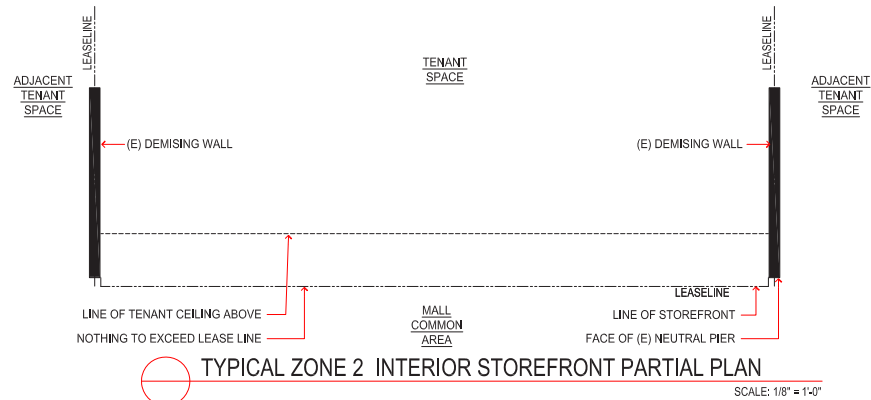
Note: Drawings not to scale

Storefront: Zone 2 Details

- Storefront height of **+/- 13'-6"**
- Entry height of 10'-0" or higher
- Datum lines, if used, may not occur lower than 10'-0" AFF.



NOTE:
NEUTRAL PIER TYPE A &
TYPE B - REFER TO PAGE 16
CONSULT WITH TENANT
COORDINATOR FOR
PROPER DETAIL



** SOME STOREFRONT HEIGHTS MAY VARY. TENANT TO CONSULT LANDLORD AND PERFORM A FIELD SURVEY.

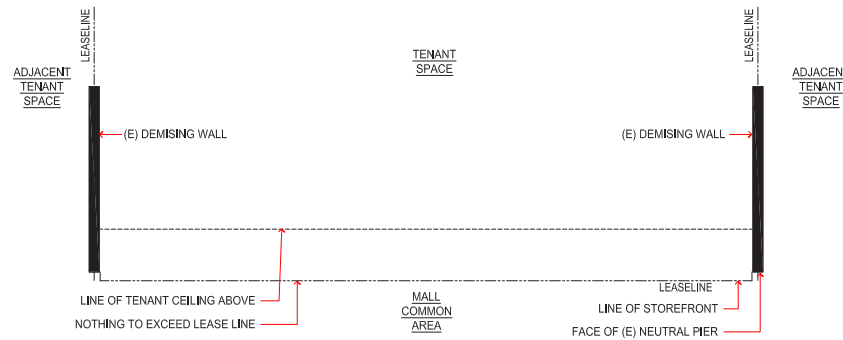
Note: Drawings not to scale

Storefront: Zone 3 Details

- Storefront height of **+/- 14'-6"**
- Common area ceiling height varies
- Entry height of 10'-0" or higher
- Datum lines, if used, may not occur lower than 10'-0" AFF.

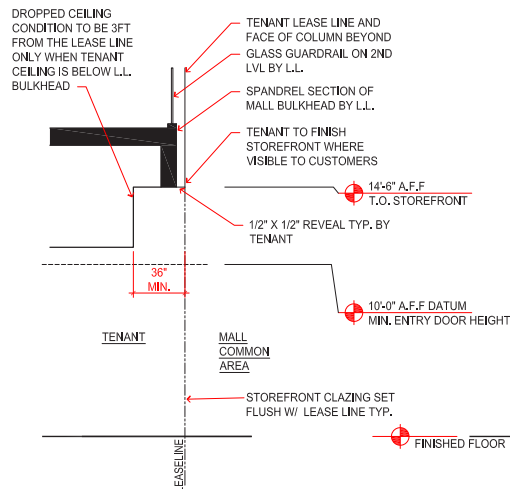


NOTE:
NEUTRAL PIER TYPE A &
TYPE B - REFER TO PAGE 16
CONSULT WITH TENANT
COORDINATOR FOR
PROPER DETAIL



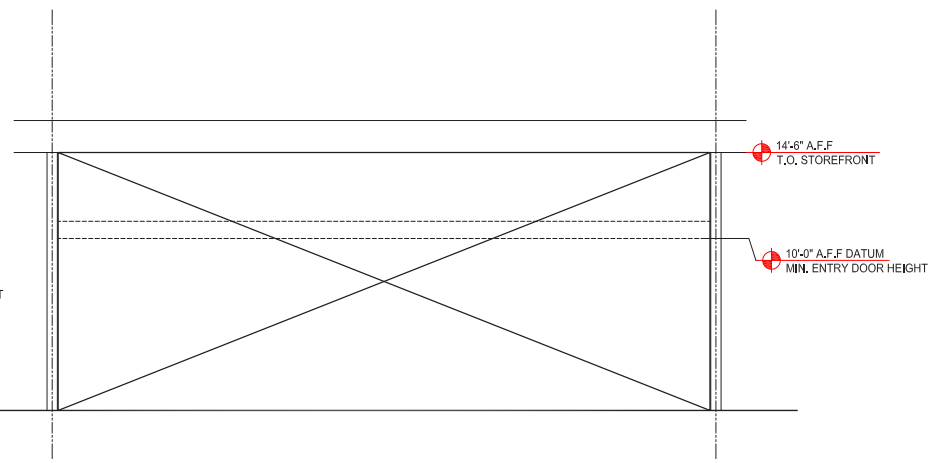
TYPICAL ZONE 3 INTERIOR STOREFRONT PARTIAL PLAN

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



TYPICAL ZONE 3 STOREFRONT SECTION

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



TYPICAL ZONE 3 INTERIOR STOREFRONT ELEVATION

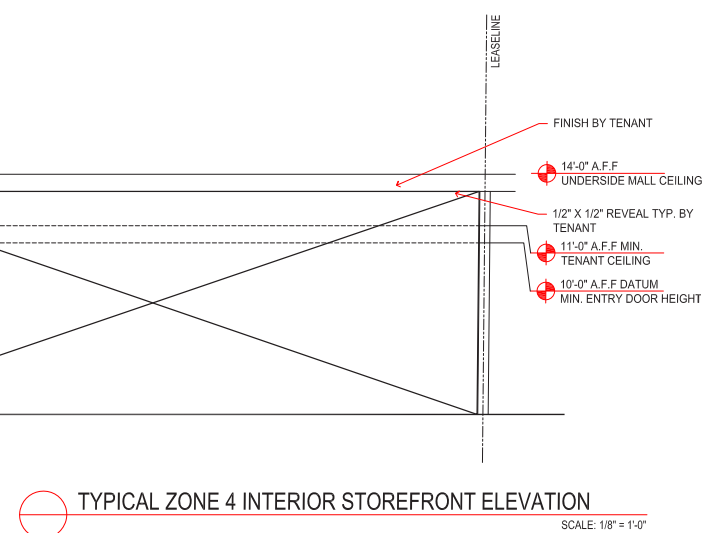
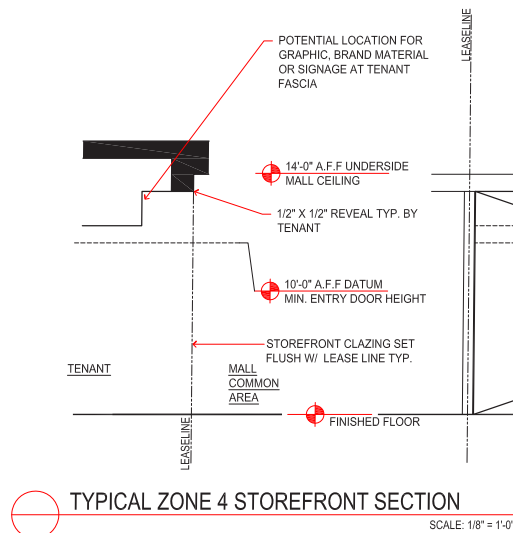
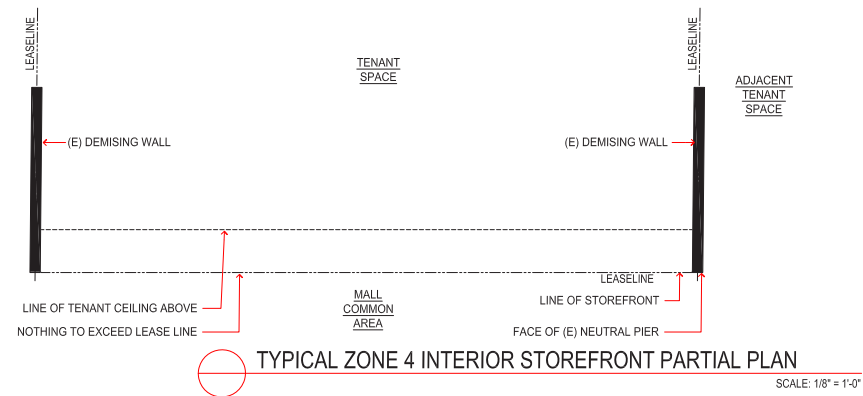
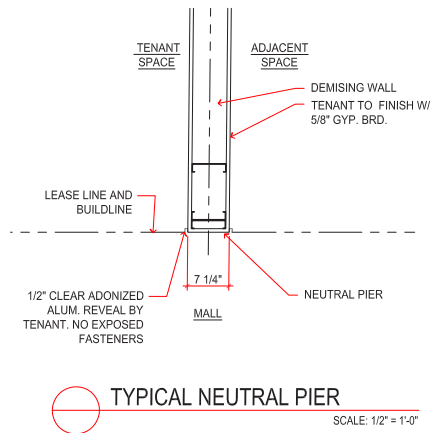
SCALE: 1/8" = 1'-0"

** SOME STOREFRONT HEIGHTS MAY VARY. TENANT TO CONSULT LANDLORD AND PERFORM A FIELD SURVEY.

Note: Drawings not to scale

Storefront: Zone 4 Details

- Storefront height of **+/- 14'-0"**
- Common area ceiling height varies
- Entry height of 10'-0" or higher
- Datum lines, if used, may not occur lower than 10'-0" AFF.

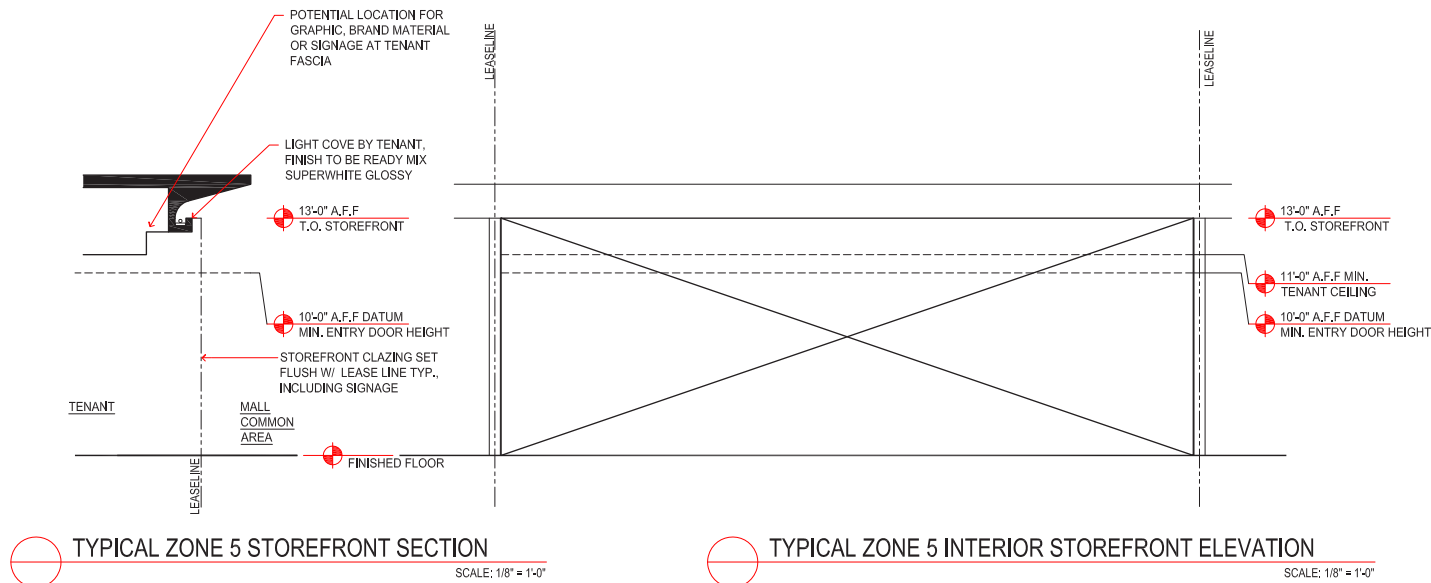
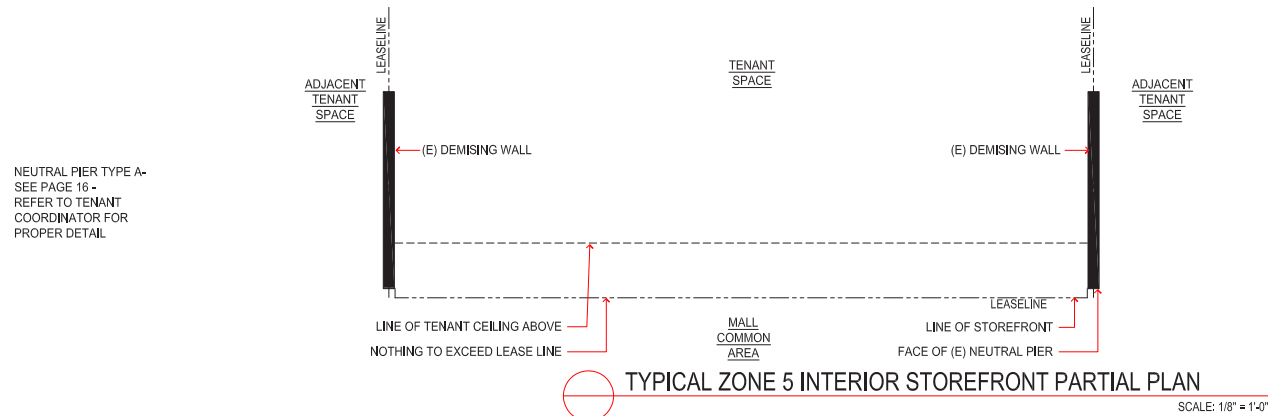


** SOME STOREFRONT HEIGHTS MAY VARY. TENANT TO CONSULT LANDLORD AND PERFORM A FIELD SURVEY.

Note: Drawings not to scale

Storefront: Zone 5 Details

- Storefront height of **+/- 13'-0"**
- Common area ceiling height varies
- Entry height of 10'-0" or higher
- Datum lines, if used, may not occur lower than 10'-0" AFF.

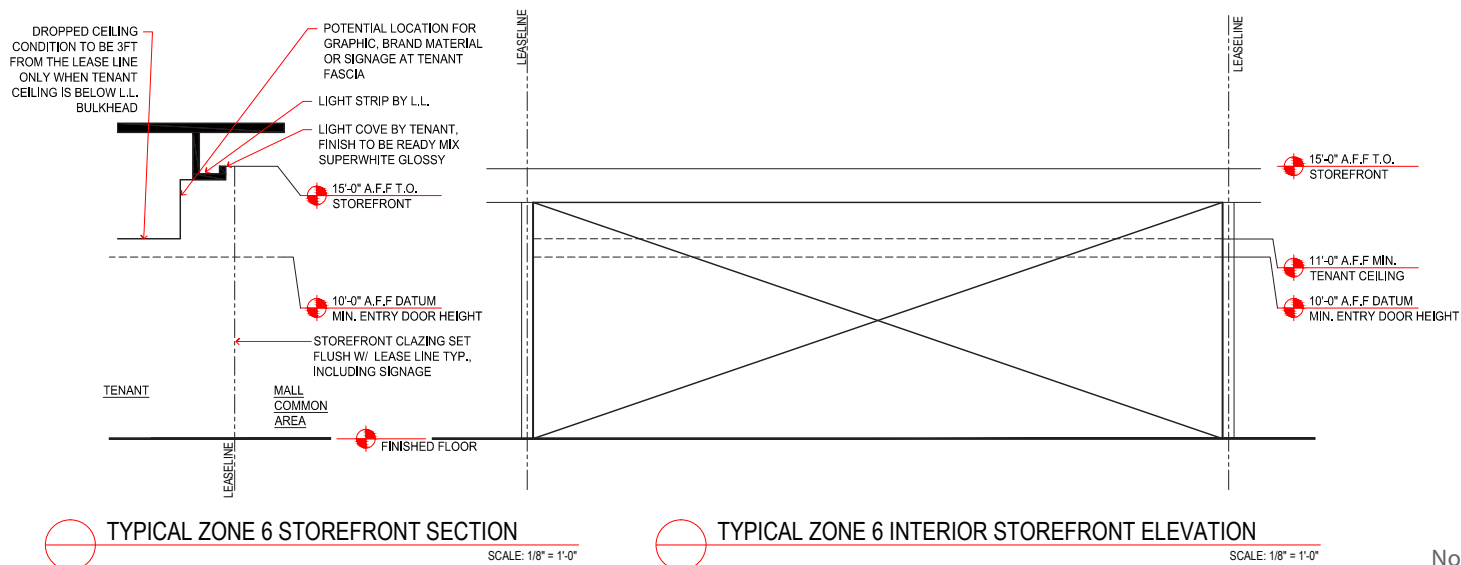
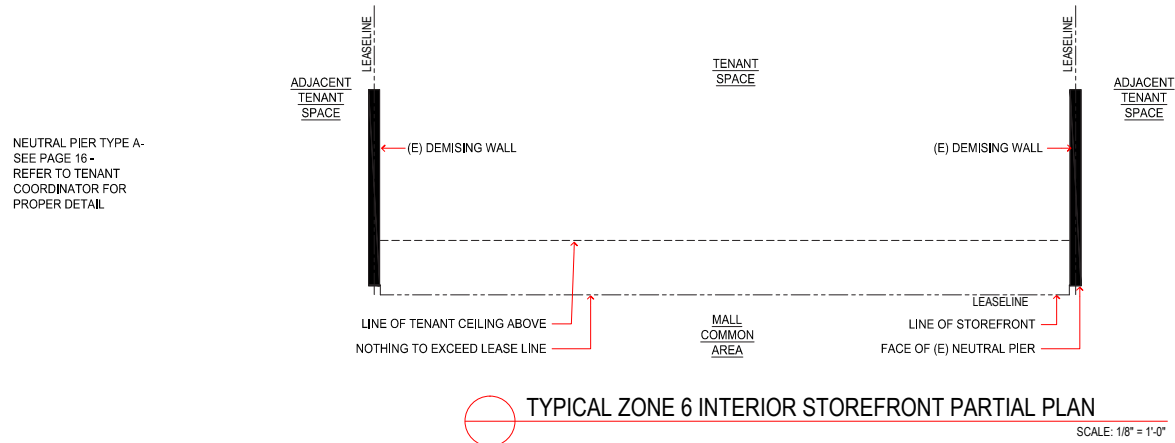


Note: Drawings not to scale

** SOME STOREFRONT HEIGHTS MAY VARY. TENANT TO CONSULT LANDLORD AND PERFORM A FIELD SURVEY.

Storefront: Zone 6 Details

- Storefront height of **+/- 15'-0"**
- Common area ceiling height varies
- Entry height of 10'-0" or higher
- Datum lines, if used, may not occur lower than 10'-0" AFF.

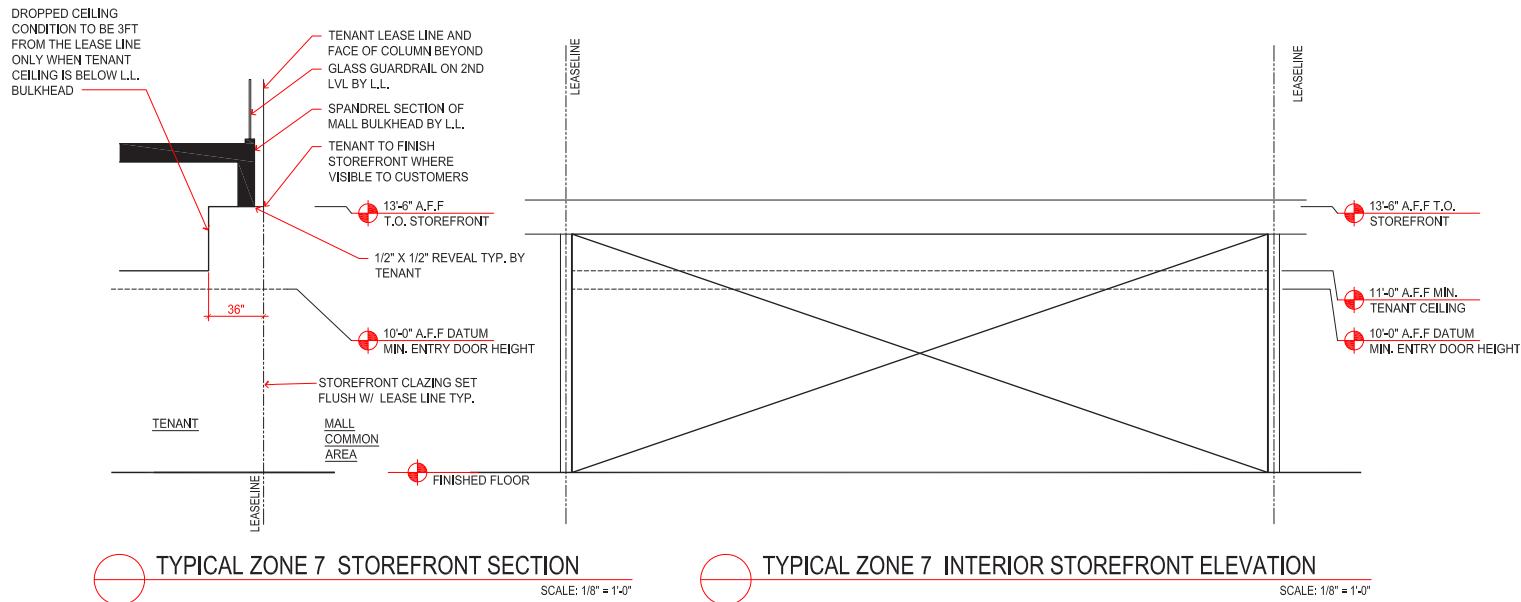
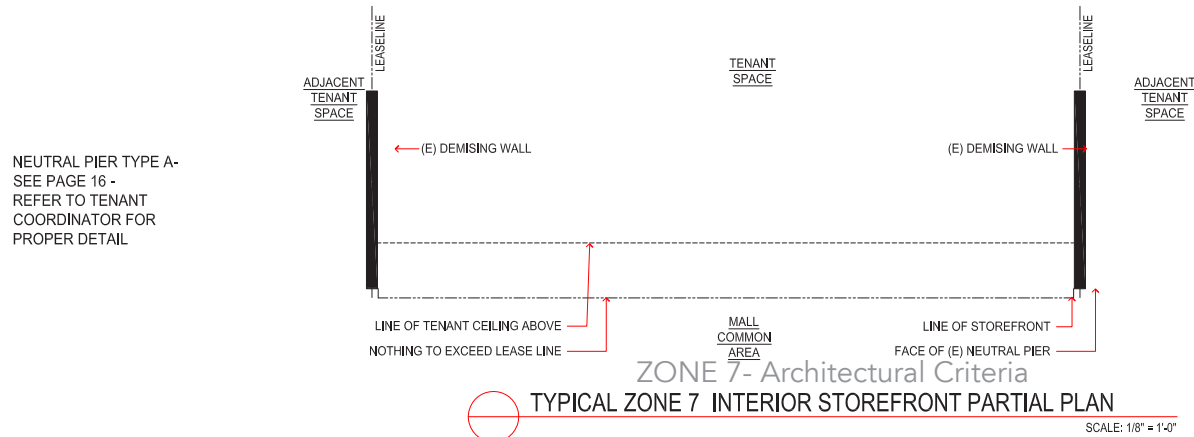


Note: Drawings not to scale

** SOME STOREFRONT HEIGHTS MAY VARY. TENANT TO CONSULT LANDLORD AND PERFORM A FIELD SURVEY.

Storefront: Zone 7 Details

- Storefront height of **+/- 13'-6"**
- Entry height of 10'-0" or higher
- Datum lines, if used, may not occur lower than 10'-0" AFF

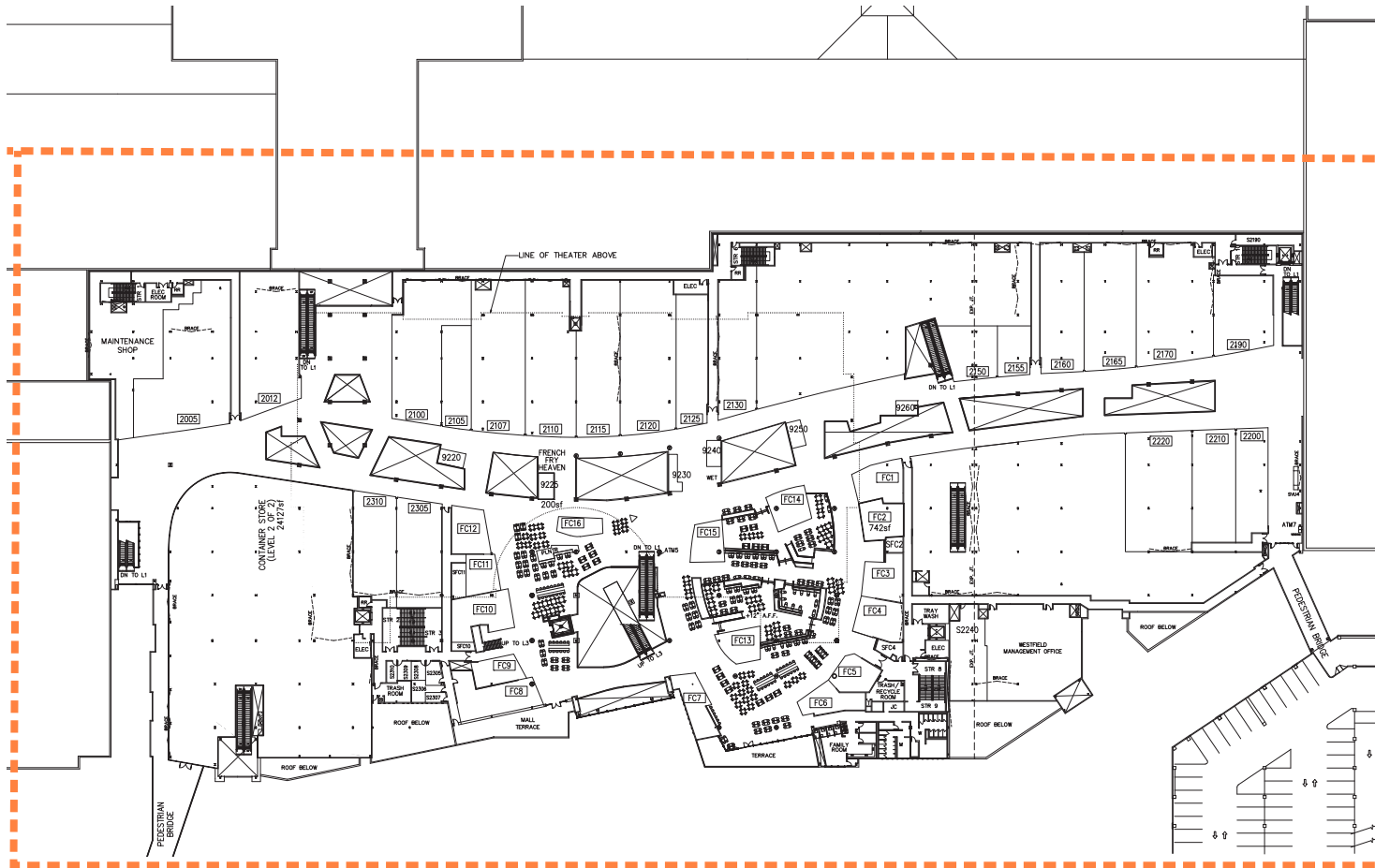


Note: Drawings not to scale

Electrical/Mechanical Design- Electrical System Zoning Plan: Level 1



Electrical/Mechanical Design- Zoning Plan: Level 2



- OPERATIONAL AREA**
Electrical : 120/208V
HVAC : RTU system
- DEVELOPMENT AREA**
Electrical : 277/480V
HVAC : VAV system
- RESTAURANTS & THE TENANT SPACE 1575 ARE INDEPENDENT**

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 submittals must be prepared by an architect or engineer registered with the State of New California. 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.

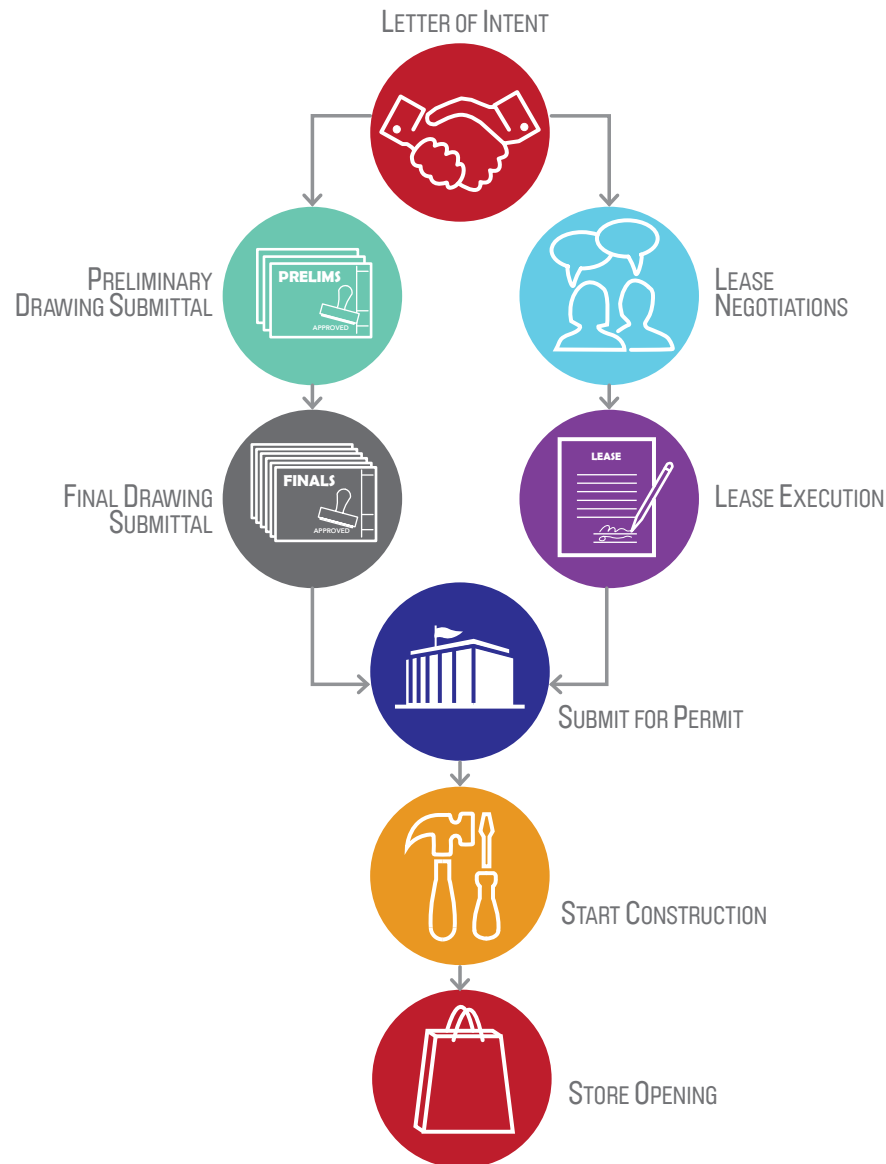
LANDLORD APPROVAL:

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