



SANTA ANITA

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:

Santa Anita

400 South Baldwin Ave., Suite 231

Arcadia, CA 91007

t. 626.445.3116

f. 626.446.9320

General Manager: Ramon Oseguera

Facilities Manager: Gregorio Ramirez

Marketing Manager: Debbie Oung

Westfield Tenant Coordination

TC:

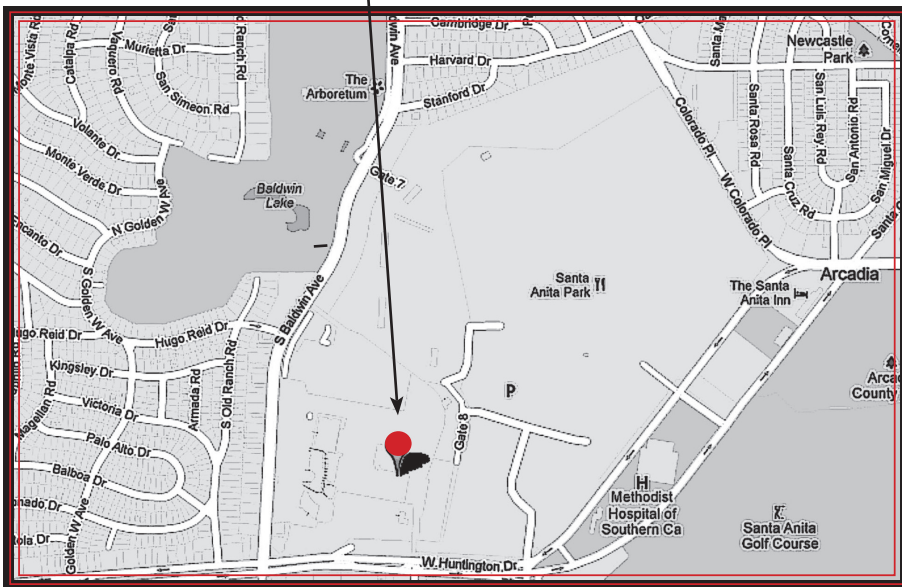
Rosa Tso PMP, NCIDQ, LEED AP CI

Senior Project Manager/ Tenant Coordination

2049 Century Park East 41st Floor/ Century City,
CA 90067

M: 310.435.4223/ rtso@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: 2A or 2B Full Sprinklered

Existing Mall Building: TYPE 2-B Fully Sprinklered

Primary Occupancy: Group M (Merchantile)

Sprinklered: Yes

Total Area: (Per A2)

Occupancy Load: Persons

Required Exits: Required/Provided

CODE INFORMATION

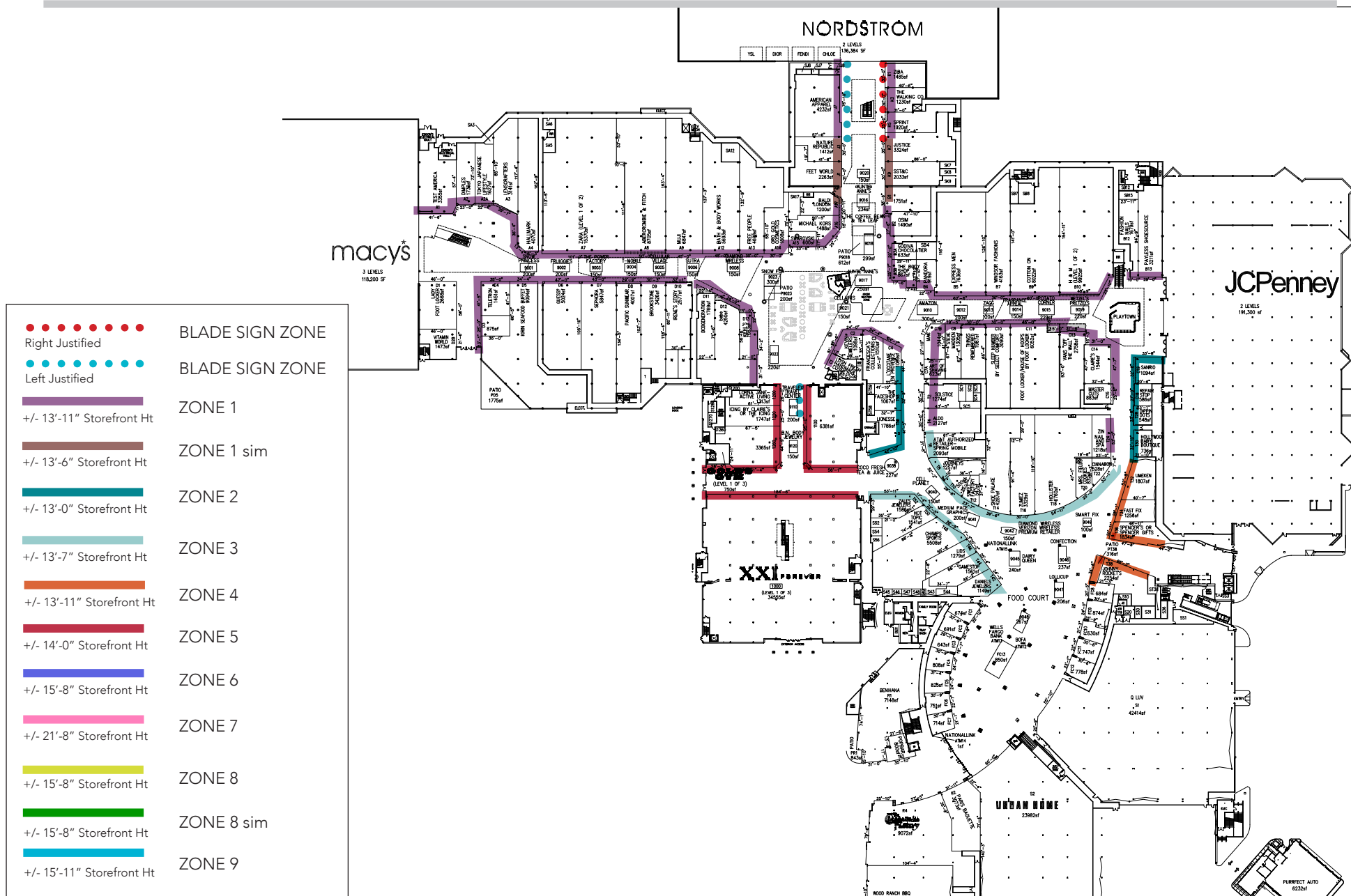
Building:	Most recent applicable code
Mechanical:	Most recent applicable code
Plumbing:	Most recent applicable code
Electrical:	Most recent applicable code
Fire:	Most recent applicable code
Accessibility:	Most recent applicable code
Energy:	Most recent applicable code

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.

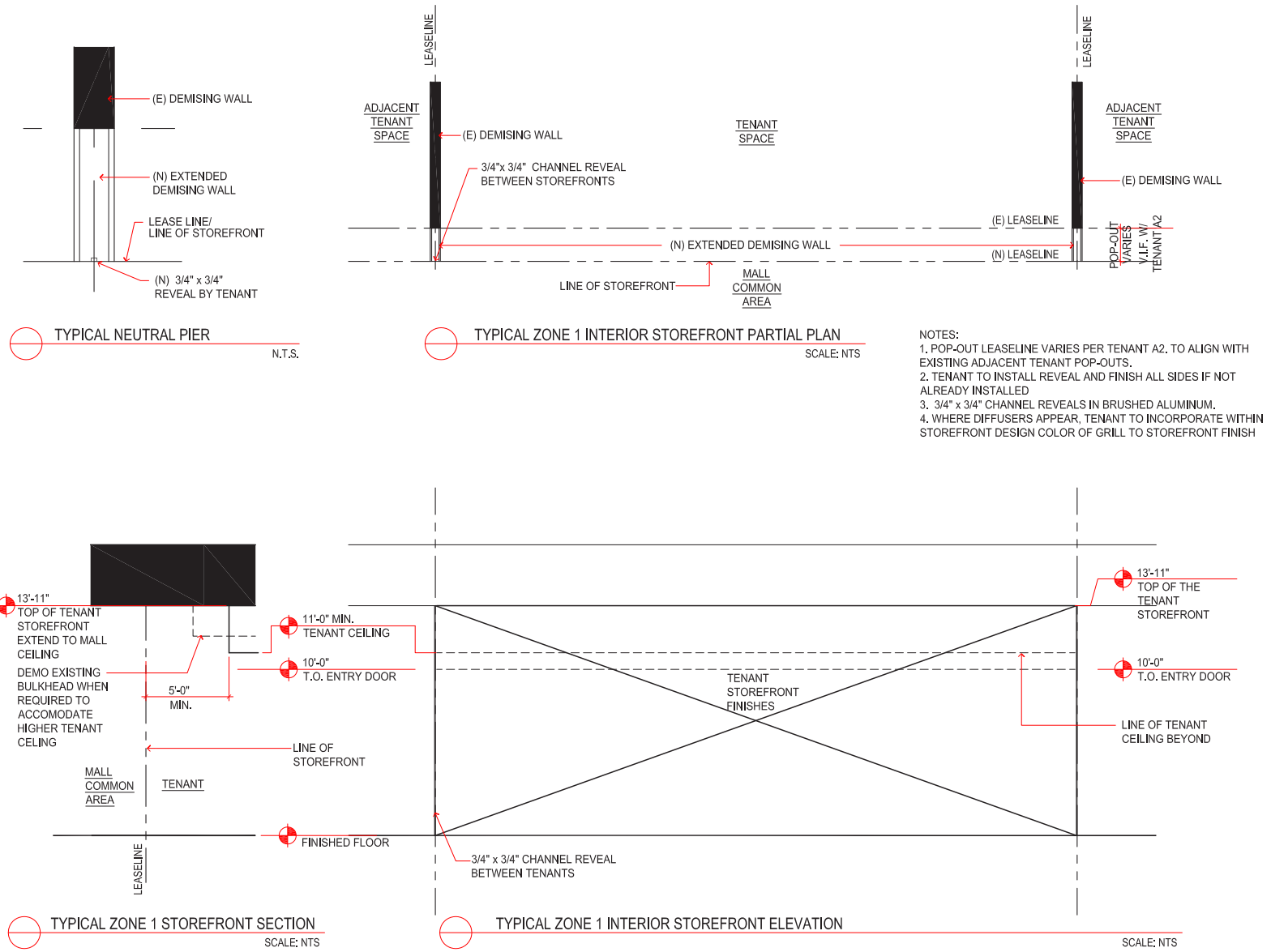
The most stringent requirement of the above-mentioned applicable codes shall govern each increment of the work.

ZONING PLAN: LEVEL ONE



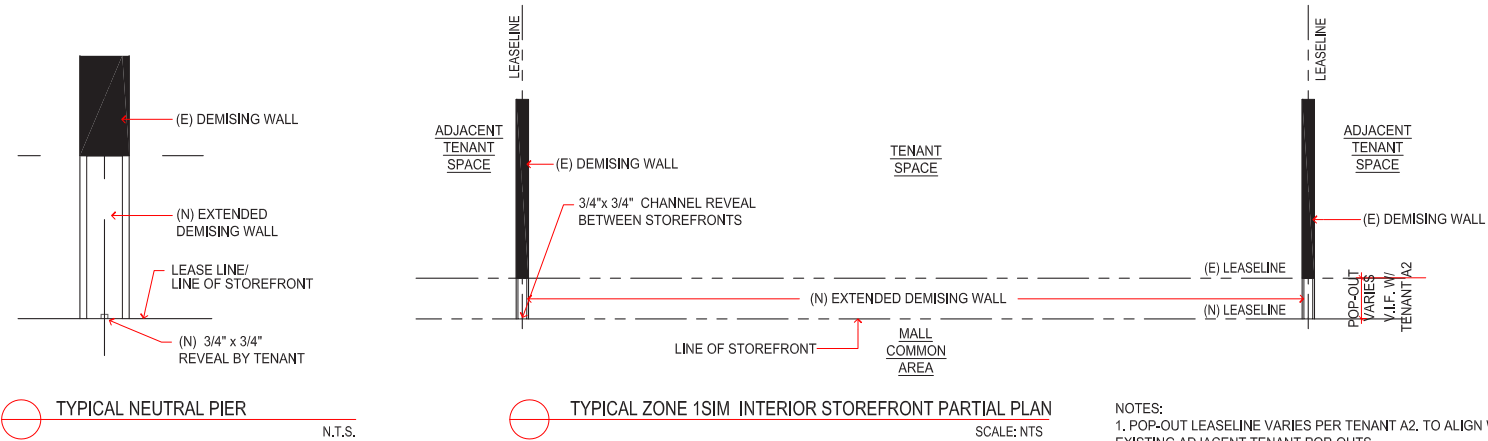


STOREFRONT: ZONE 1 DETAILS

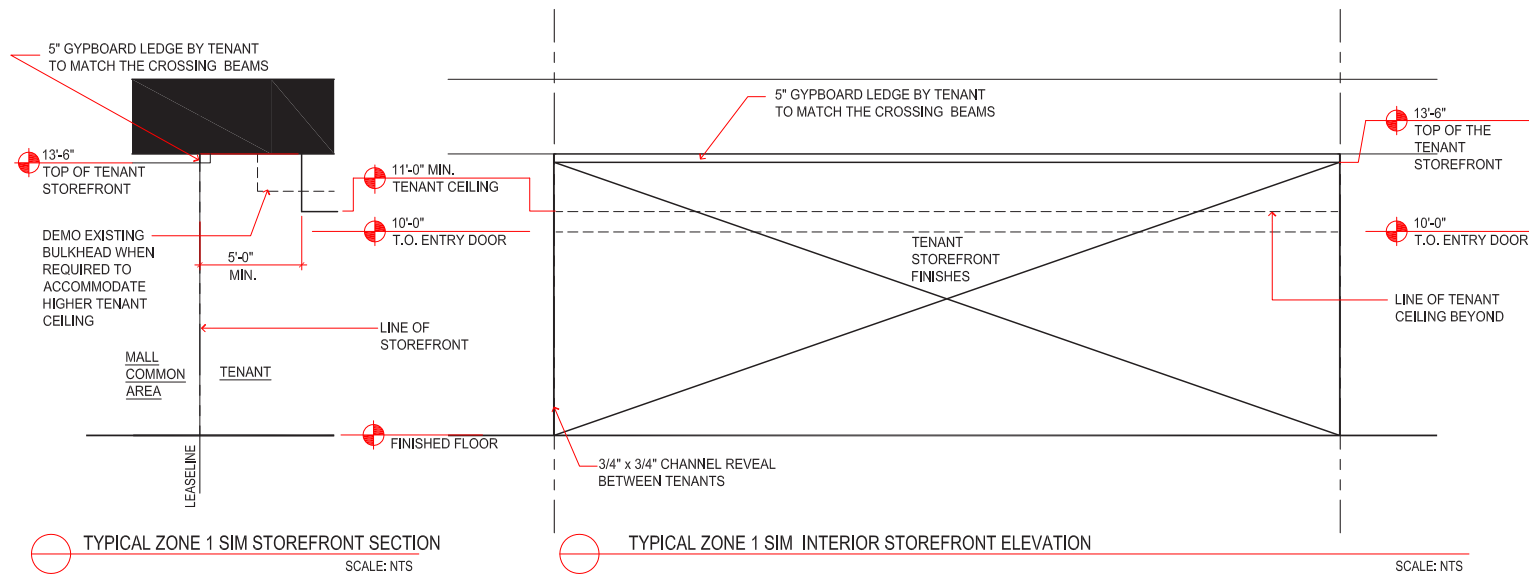


Note: Drawings not to scale

STOREFRONT: ZONE 1 SIM DETAILS

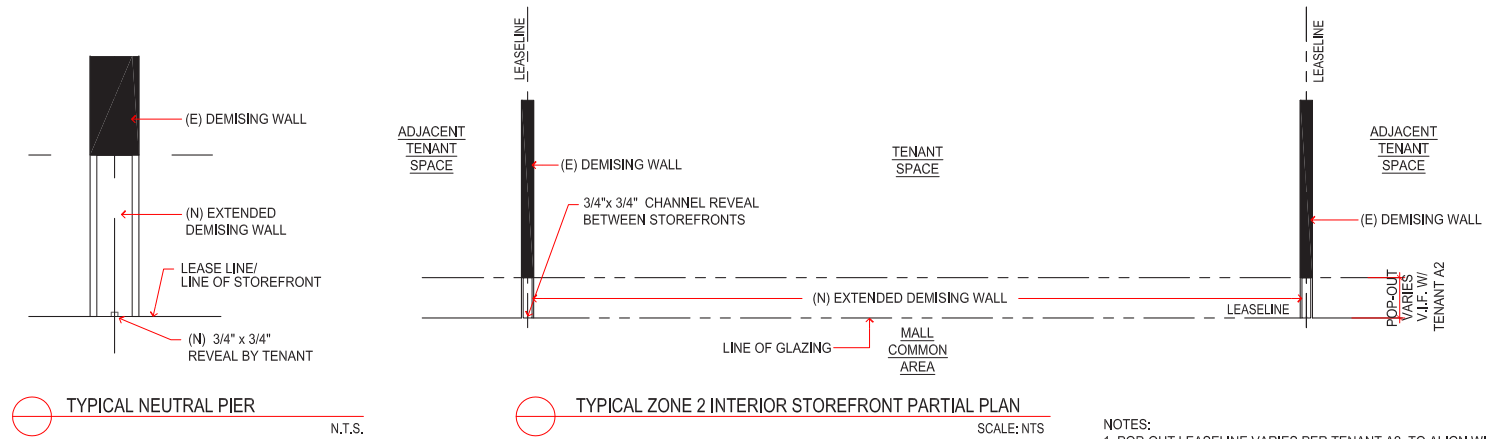


- NOTES:
1. POP-OUT LEASELINE VARIES PER TENANT A2. TO ALIGN WITH EXISTING ADJACENT TENANT POP-OUTS.
 2. TENANT TO INSTALL REVEAL AND FINISH ALL SIDES IF NOT ALREADY INSTALLED
 3. 3/4" x 3/4" CHANNEL REVEALS IN BRUSHED ALUMINUM.
 4. WHERE DIFFUSERS APPEAR, TENANT TO INCORPORATE WITHIN STOREFRONT DESIGN COLOR OF GRILL TO STOREFRONT FINISH

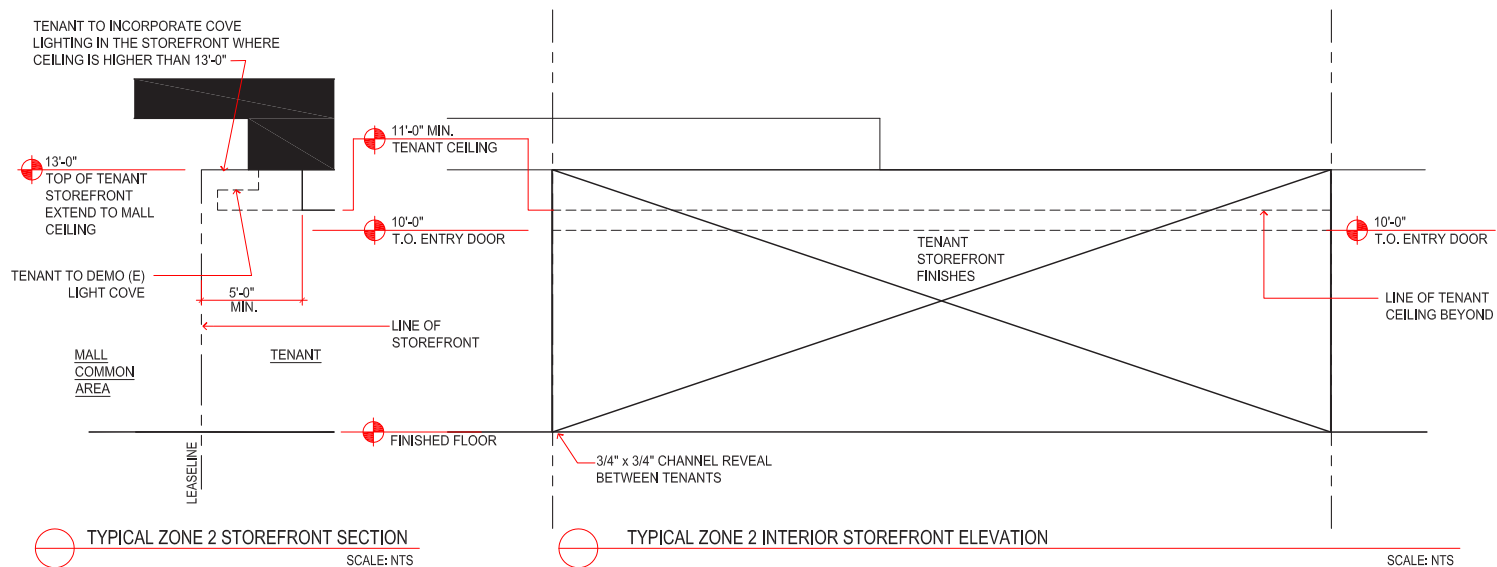


Note: Drawings not to scale

STOREFRONT: ZONE 2 DETAILS

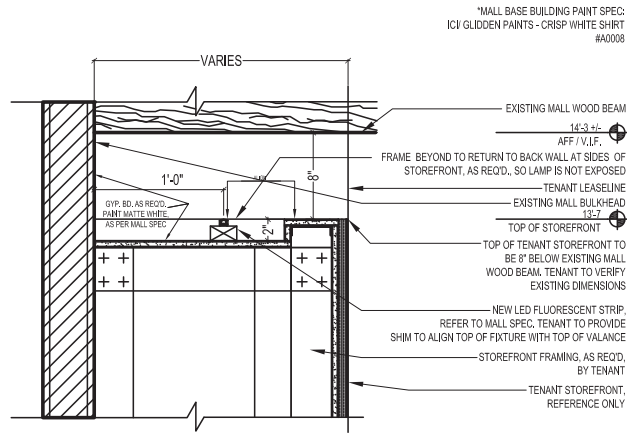


- NOTES:
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 2. TENANT TO INSTALL REVEAL AND FINISH ALL SIDES IF NOT ALREADY INSTALLED
 3. 3/4" x 3/4" CHANNEL REVEALS IN BRUSHED ALUMINUM.
 4. WHERE DIFFUSERS APPEAR, TENANT TO INCORPORATE WITHIN STOREFRONT DESIGN COLOR OF GRILL TO STOREFRONT FINISH

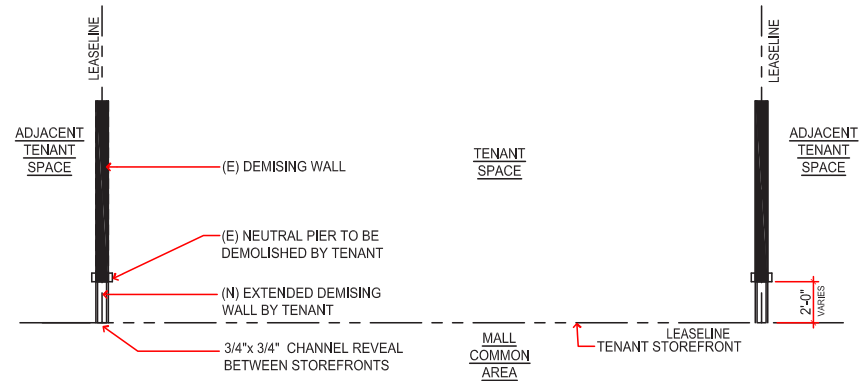


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STOREFRONT: ZONE 3 DETAILS

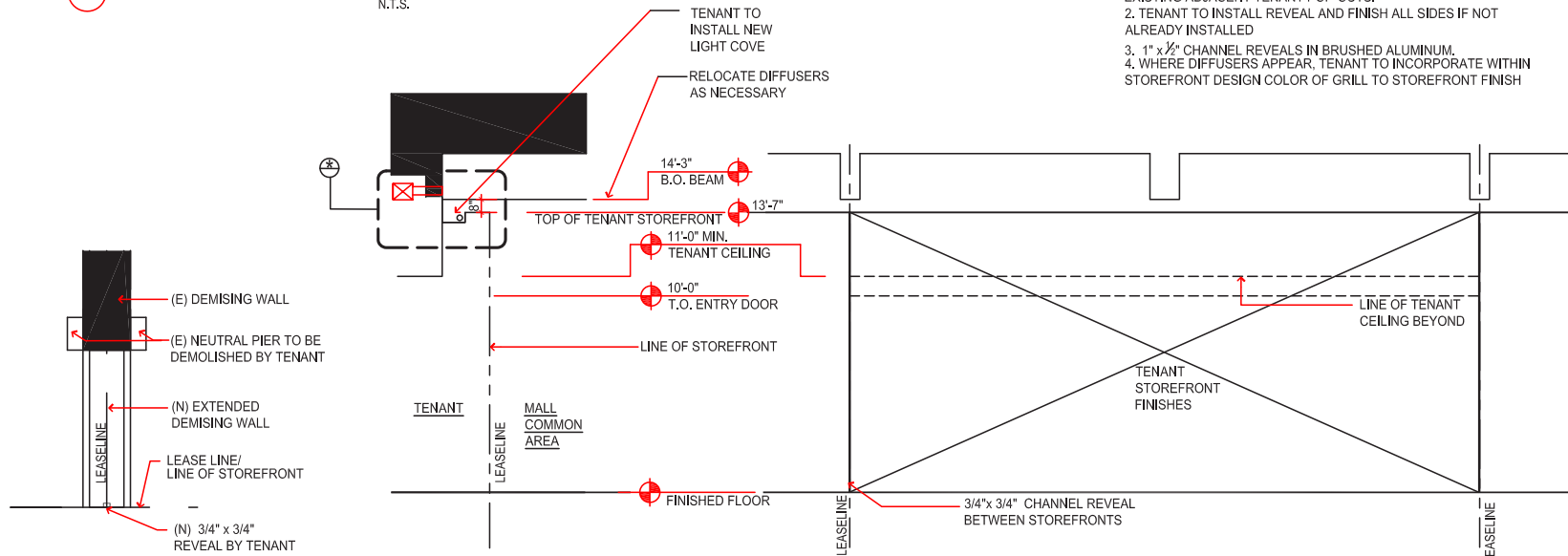


*** ENLARGED LIGHT COVE DETAIL**
N.T.S.



TYPICAL ZONE 3 INTERIOR STOREFRONT PARTIAL PLAN
SCALE: NTS

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 2. TENANT TO INSTALL REVEAL AND FINISH ALL SIDES IF NOT ALREADY INSTALLED
 3. 1" x 1/2" CHANNEL REVEALS IN BRUSHED ALUMINUM.
 4. WHERE DIFFUSERS APPEAR, TENANT TO INCORPORATE WITHIN STOREFRONT DESIGN COLOR OF GRILL TO STOREFRONT FINISH



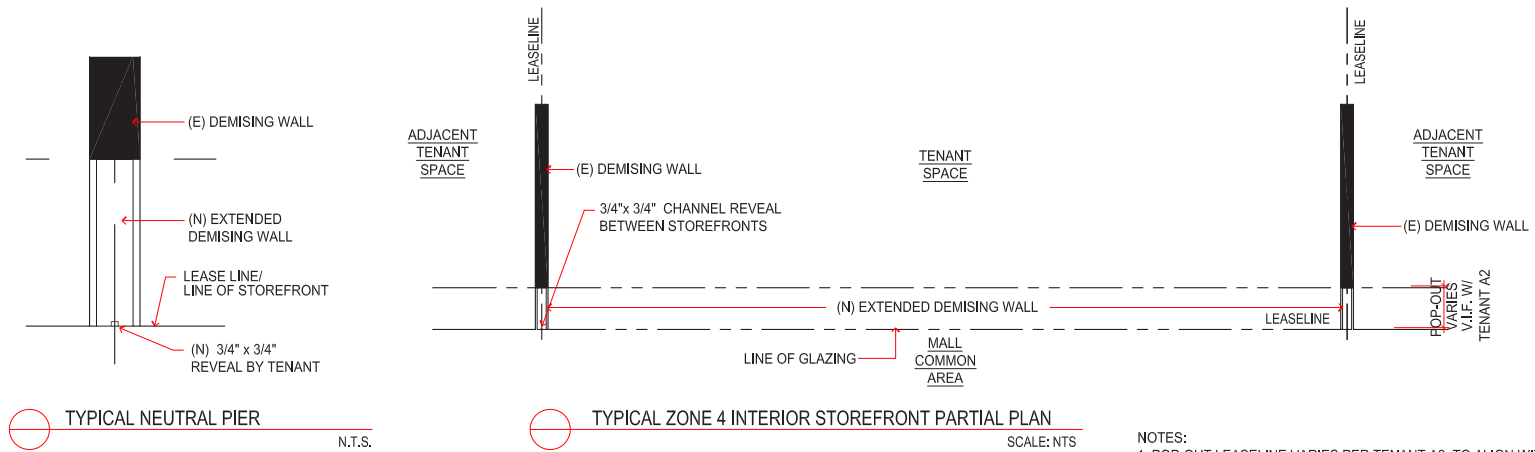
TYPICAL NEUTRAL PIER
N.T.S.

TYPICAL ZONE 3 STOREFRONT SECTION
SCALE: NTS

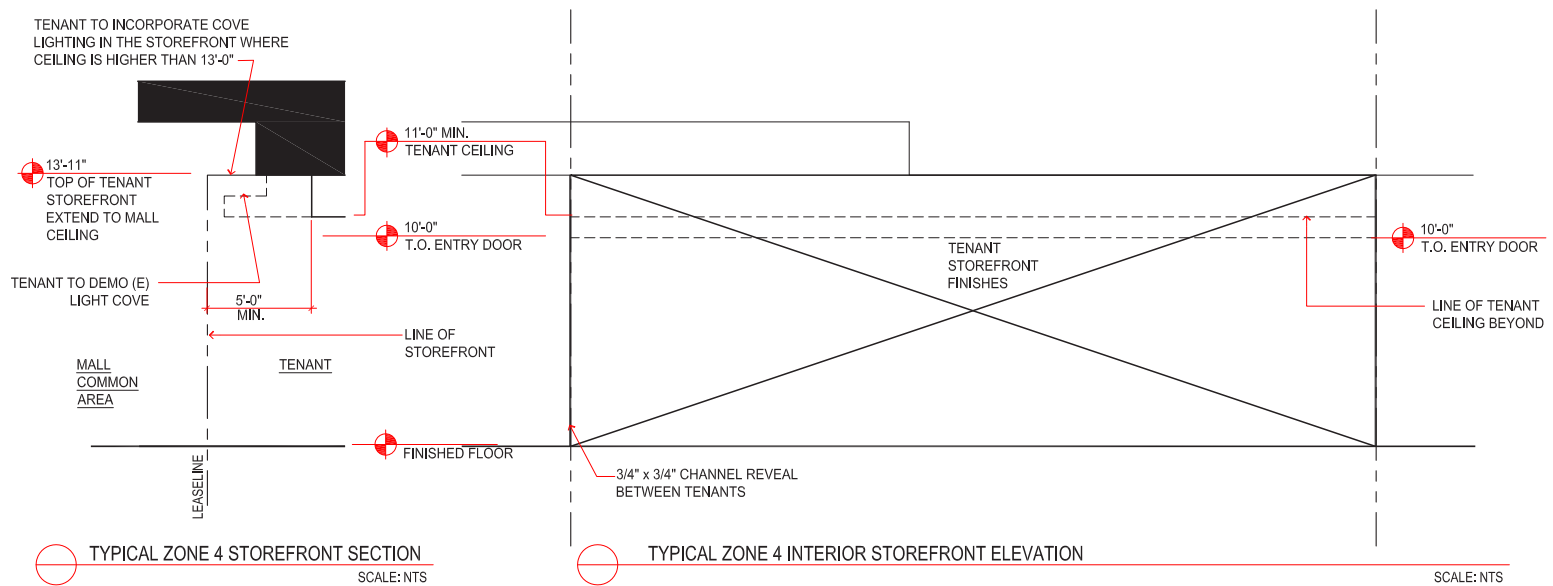
TYPICAL ZONE 3 INTERIOR STOREFRONT ELEVATION
SCALE: NTS

Note: Drawings not to scale

STOREFRONT: ZONE 4 DETAILS

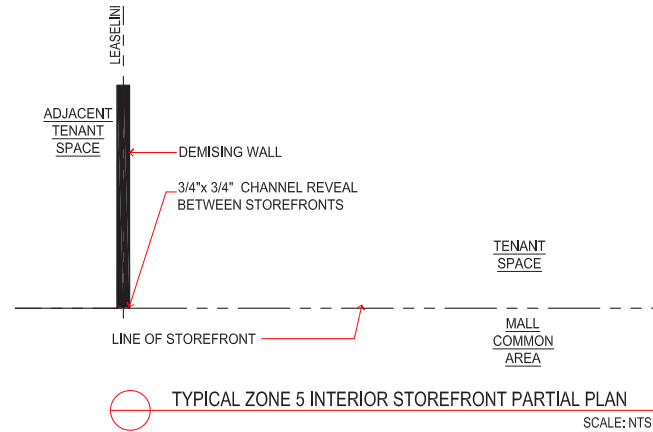
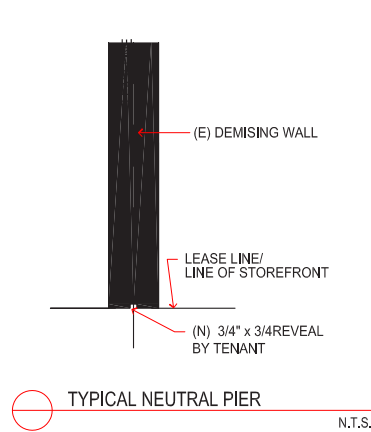


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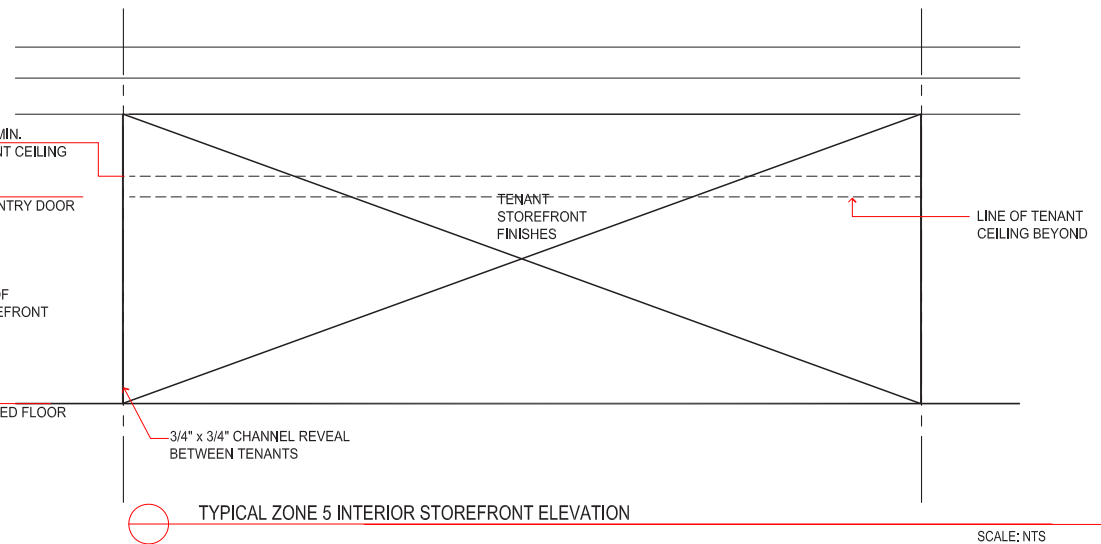
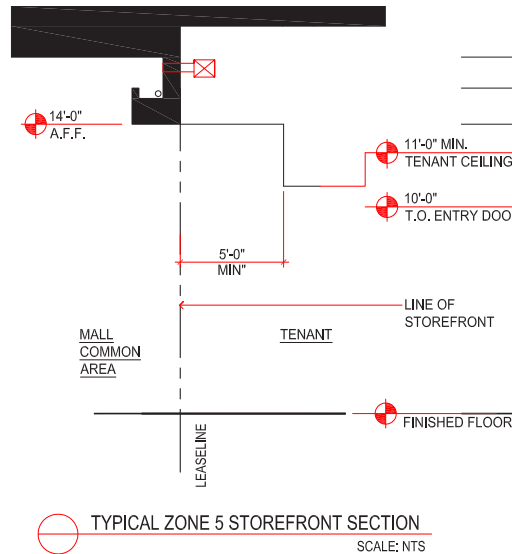


Note: Drawings not to scale

STOREFRONT: ZONE 5 DETAILS

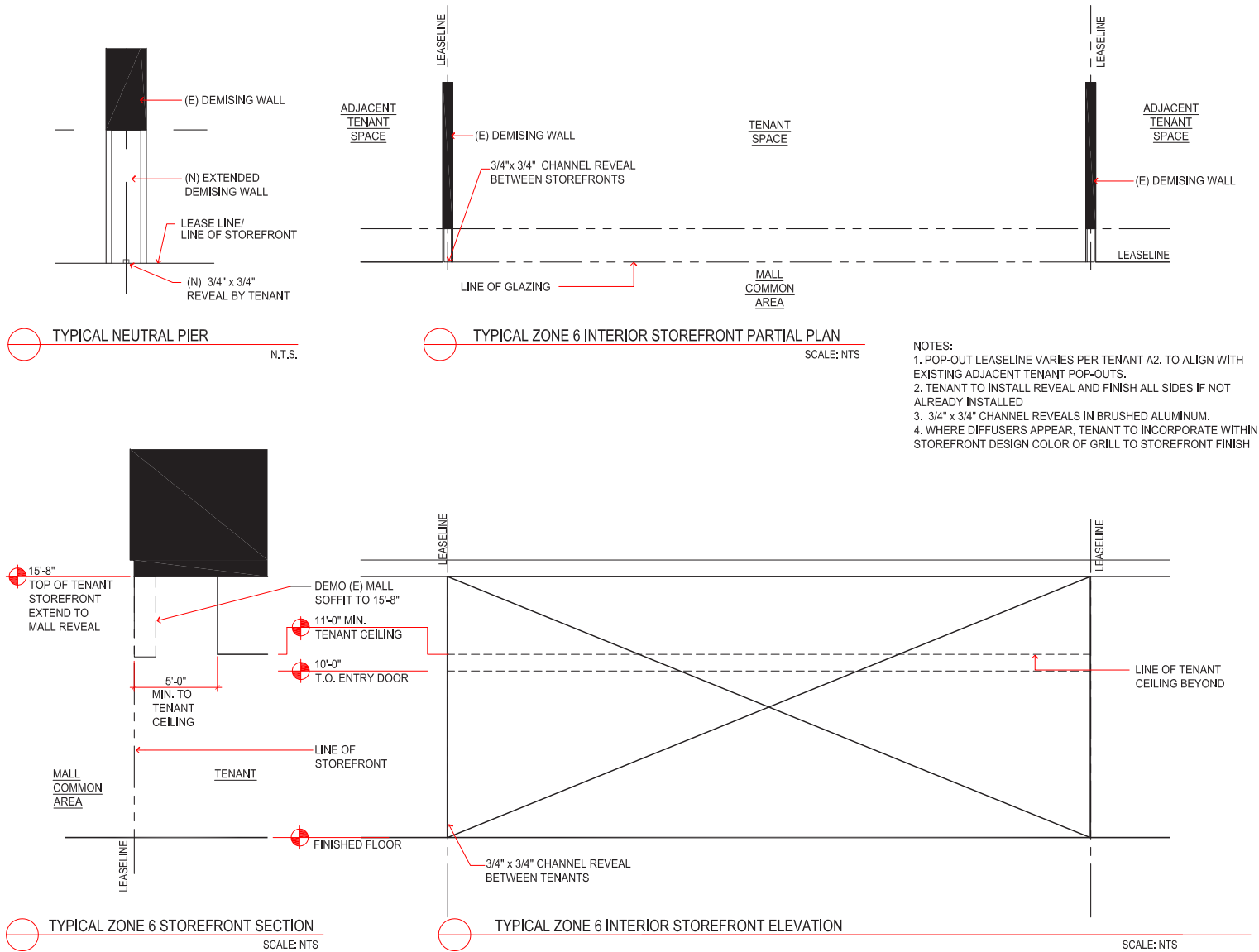


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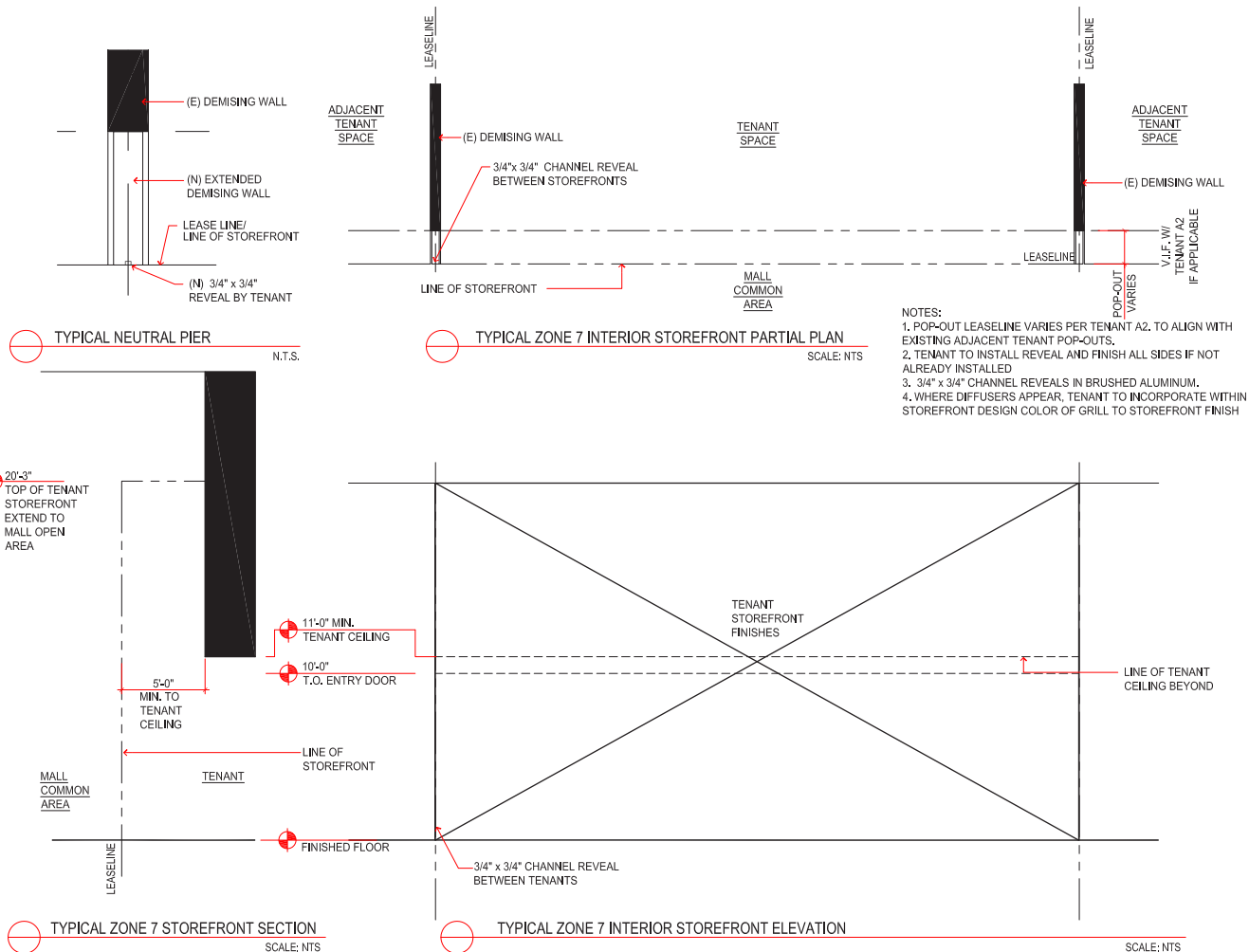


Note: Drawings not to scale

STOREFRONT: ZONE 6 DETAILS

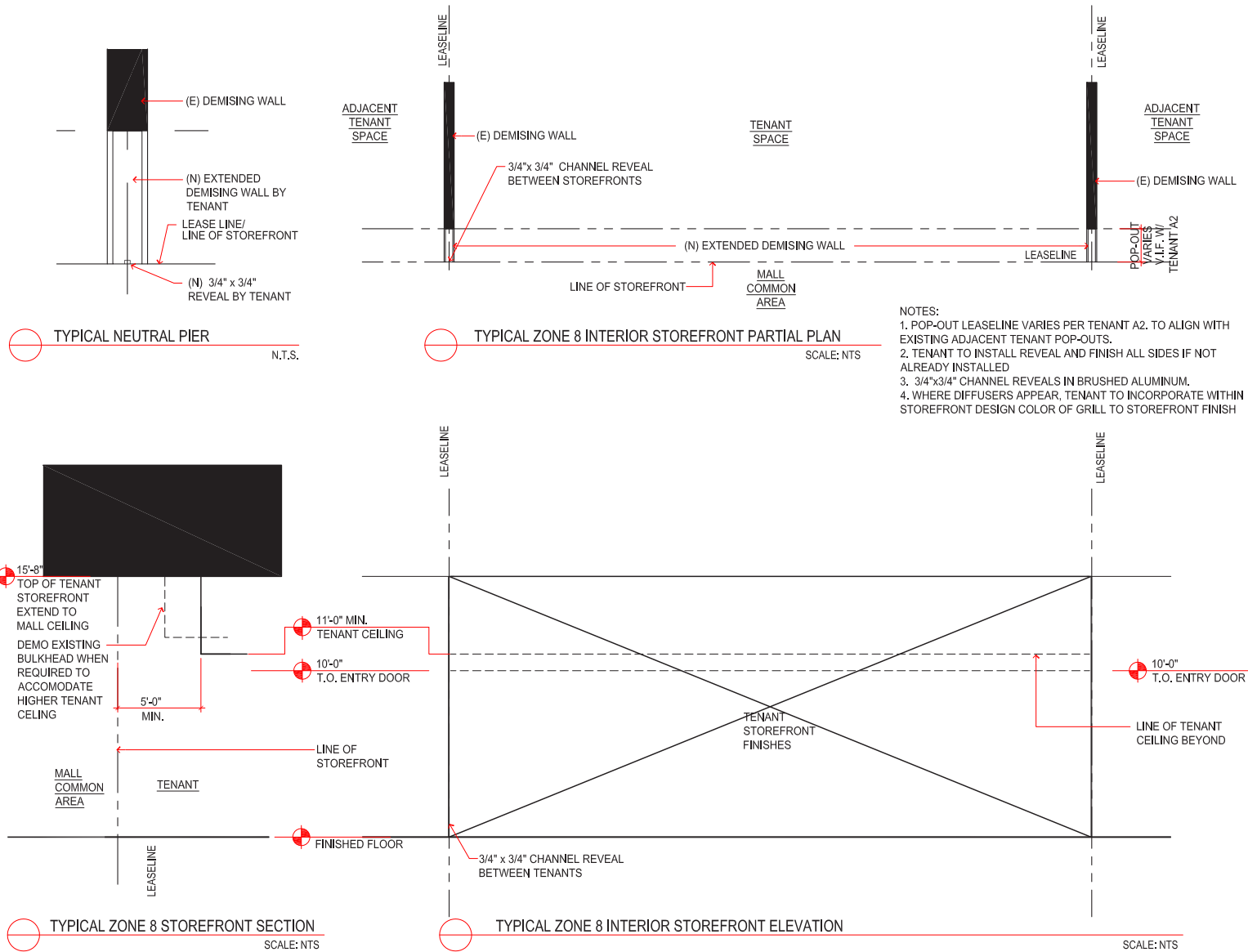


STOREFRONT: ZONE 7 DETAILS



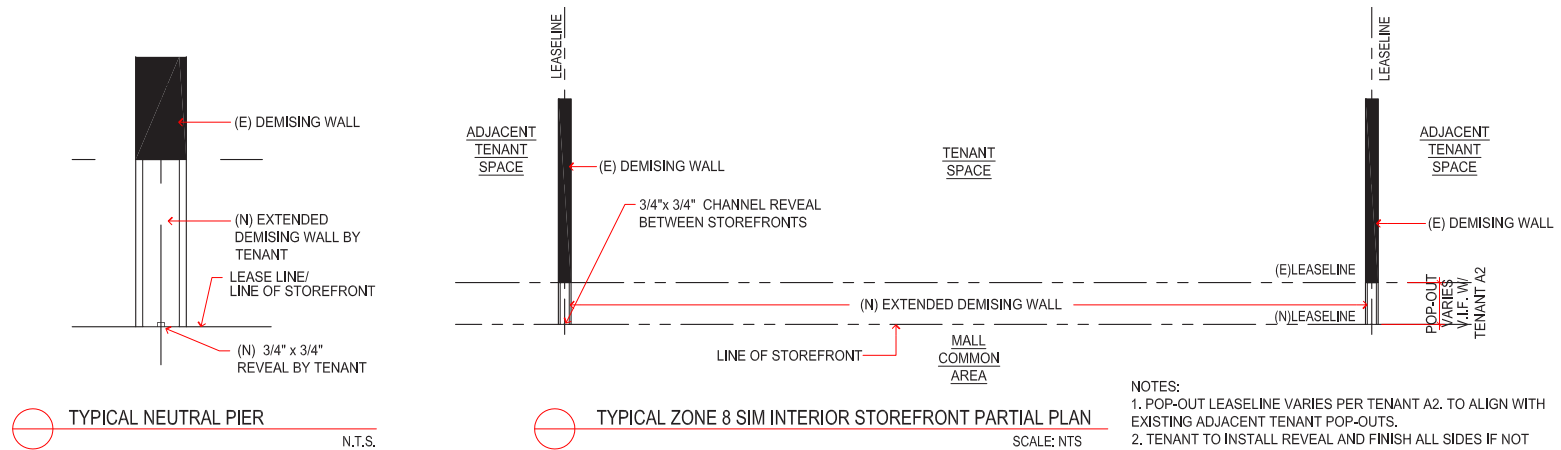
Note: Drawings not to scale

STOREFRONT: ZONE 8 DETAILS

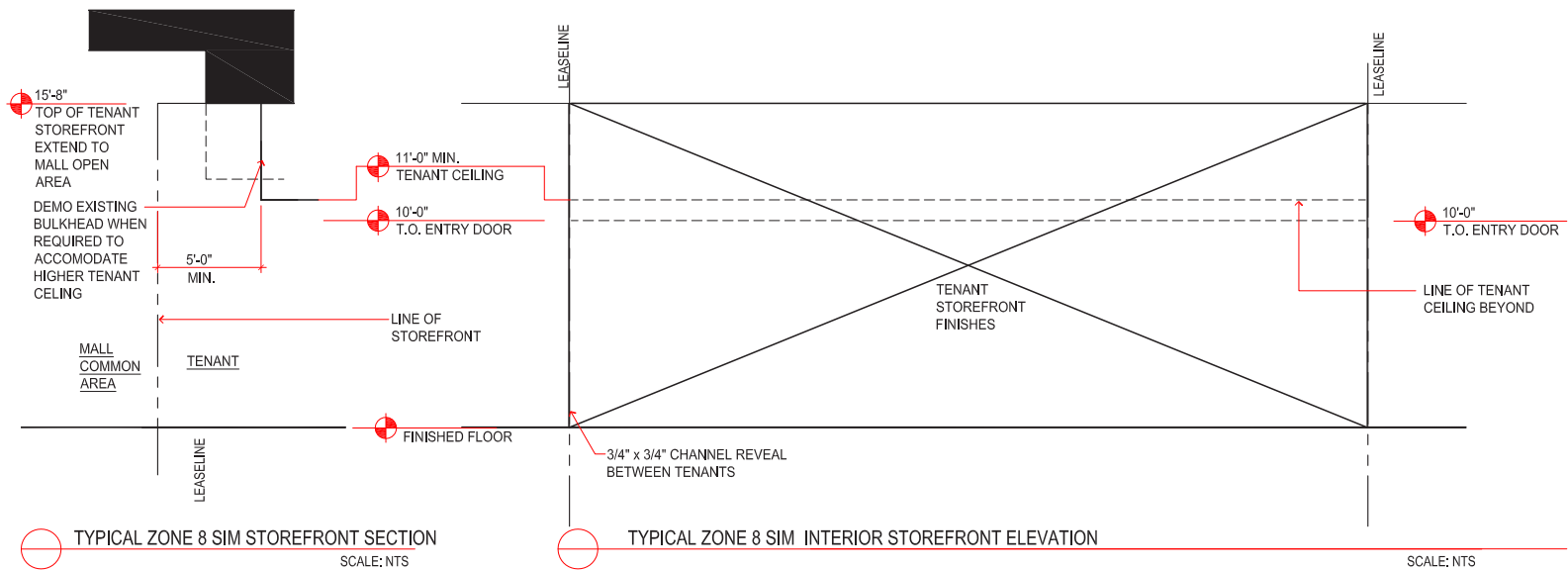


Note: Drawings not to scale

STOREFRONT: ZONE 8 SIM DETAILS

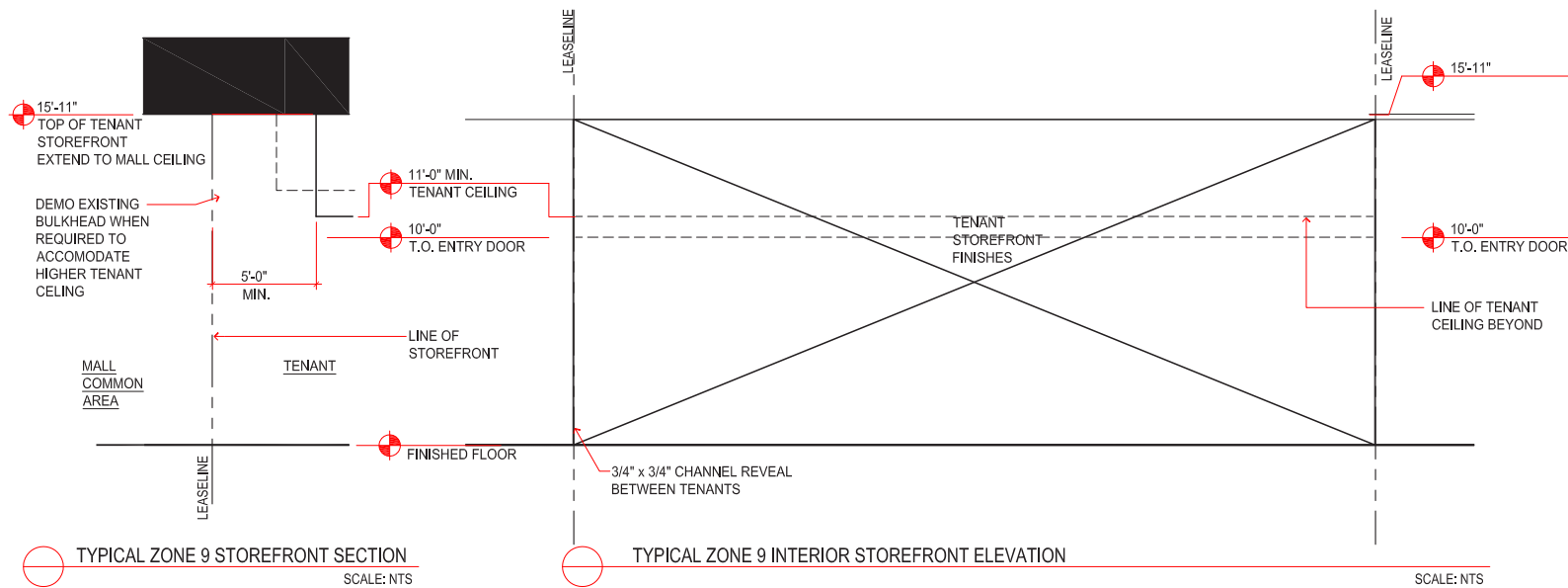
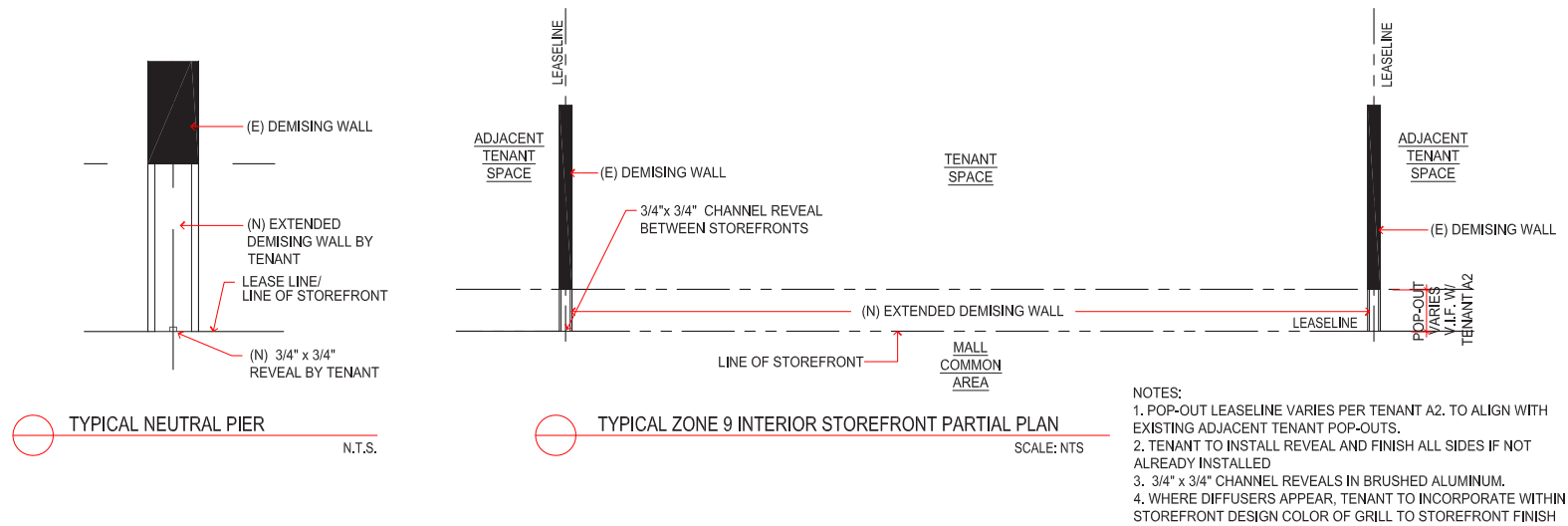


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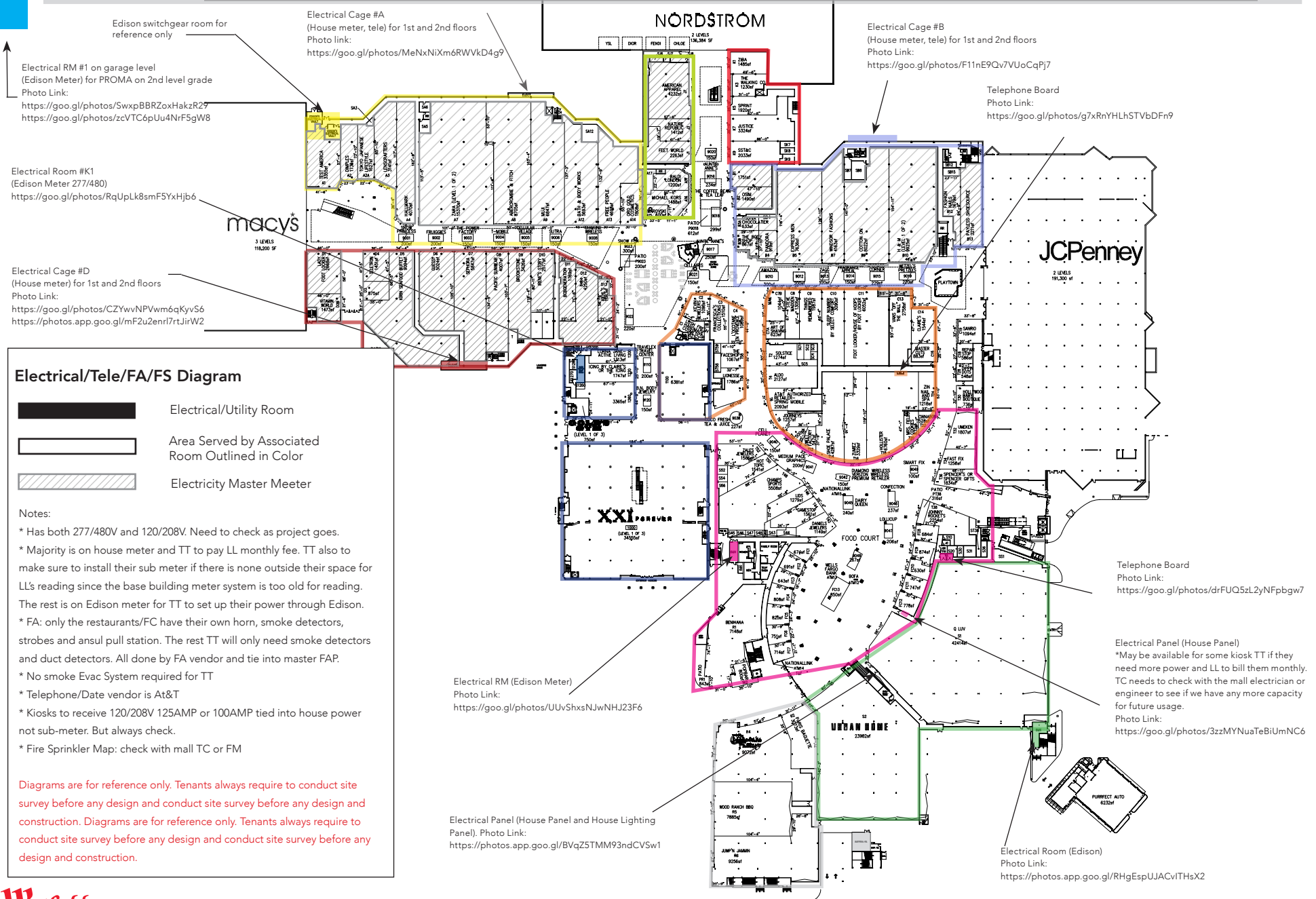
Note: Drawings not to scale

STOREFRONT: ZONE 9 DETAILS

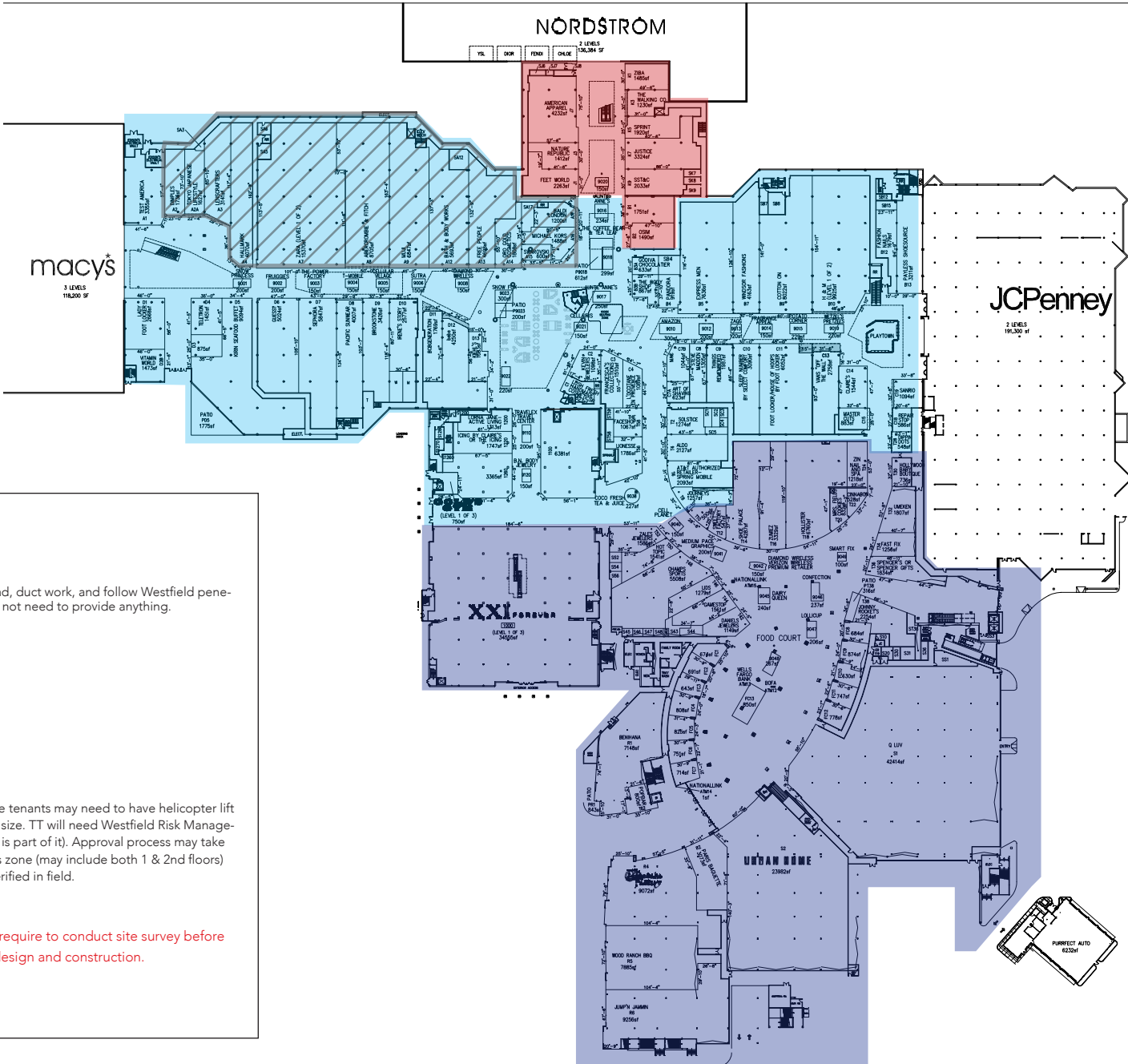


Note: Drawings not to scale

MEP MAPS: ELECTRICAL_ LEVEL ONE



MEP MAPS: HVAC_ LEVEL ONE



HVAC Diagram

TT RTU: TT to provide RTU, pad, duct work, and follow Westfield penetration details. LL usually does not need to provide anything.

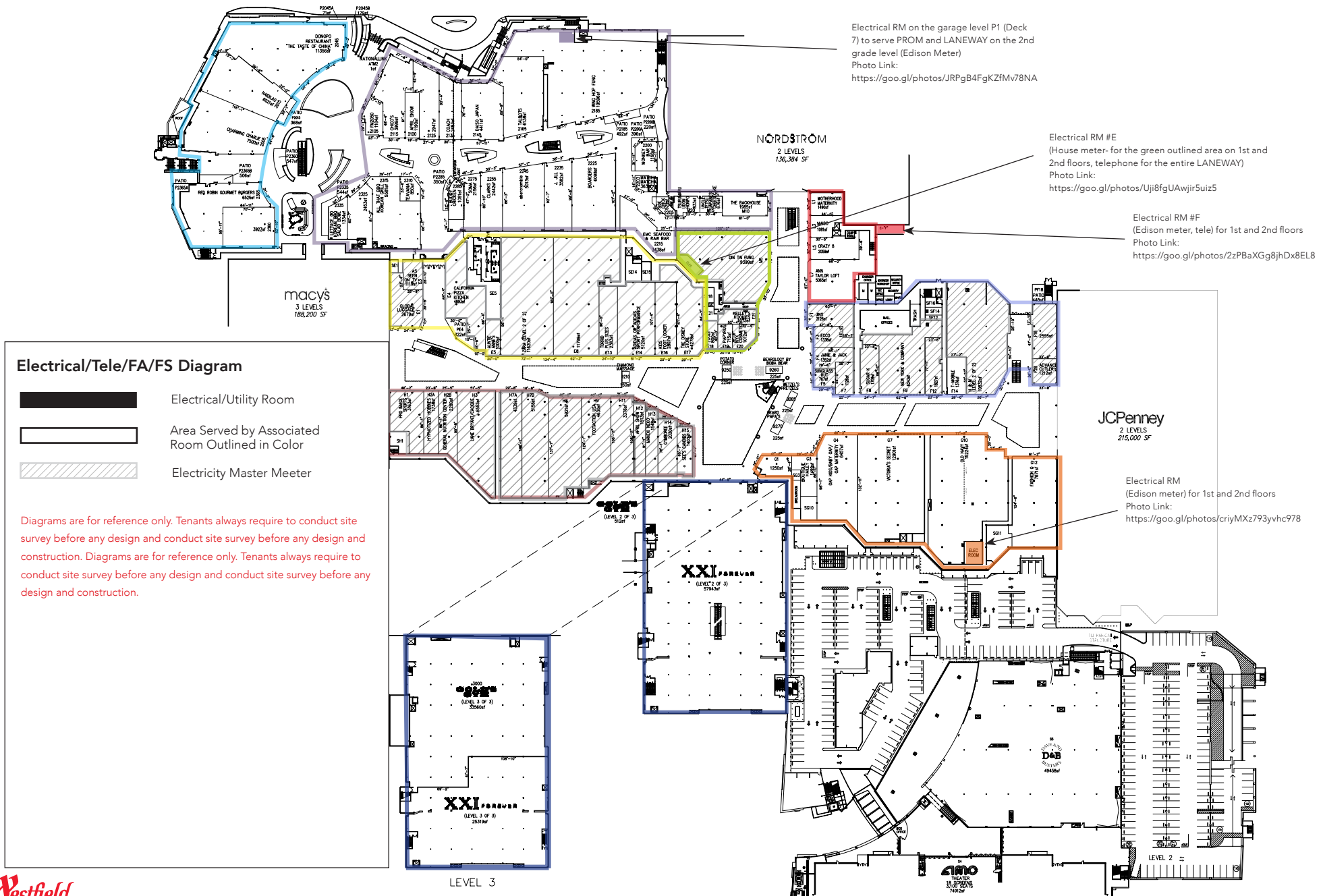
Split Unit TT

Central VAV System

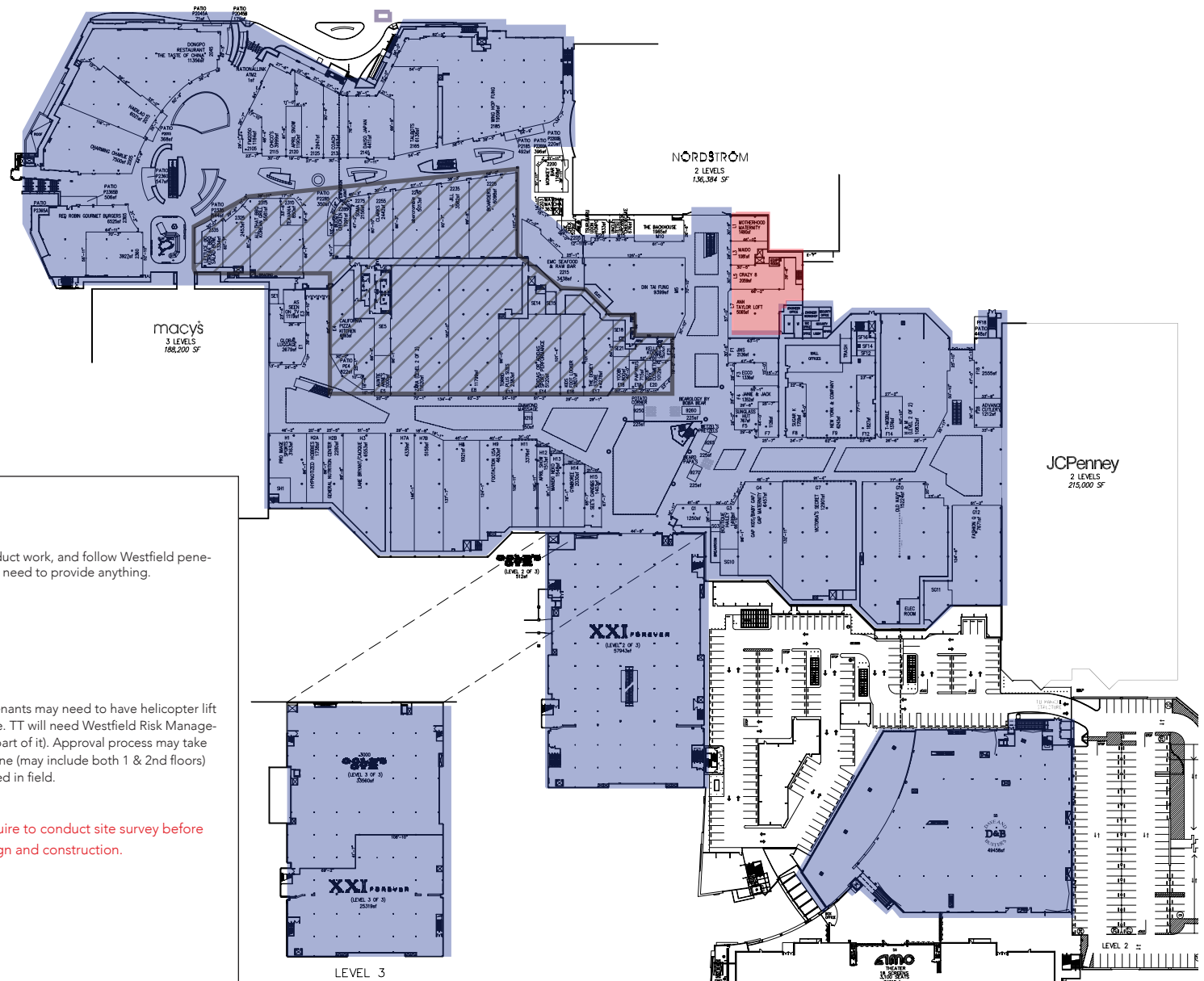
Future Helicopter Zone: These tenants may need to have helicopter lift on their units pending on the size. TT will need Westfield Risk Management approval (FAA approval is part of it). Approval process may take about 4 weeks. Tenants at this zone (may include both 1 & 2nd floors) always need to have GC to verified in field.

Diagrams are for reference only. Tenants always require to conduct site survey before any design and conduct site survey before any design and construction.

MEP MAPS: ELECTRICAL_LEVEL TWO



MEP MAPS: HVAC_ LEVEL TWO



HVAC Diagram

- TT RTU: TT to provide RTU, pad, duct work, and follow Westfield penetration details. LL usually does not need to provide anything.
- Split Unit
- Central VAV System
- Future Helicopter Zone: These tenants may need to have helicopter lift on their units pending on the size. TT will need Westfield Risk Management approval (FAA approval is part of it). Approval process may take about 4 weeks. Tenants at this zone (may include both 1 & 2nd floors) always need to have GC to verified in field.

Diagrams are for reference only. Tenants always require to conduct site survey before any design and conduct site survey before any design and construction.

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 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.

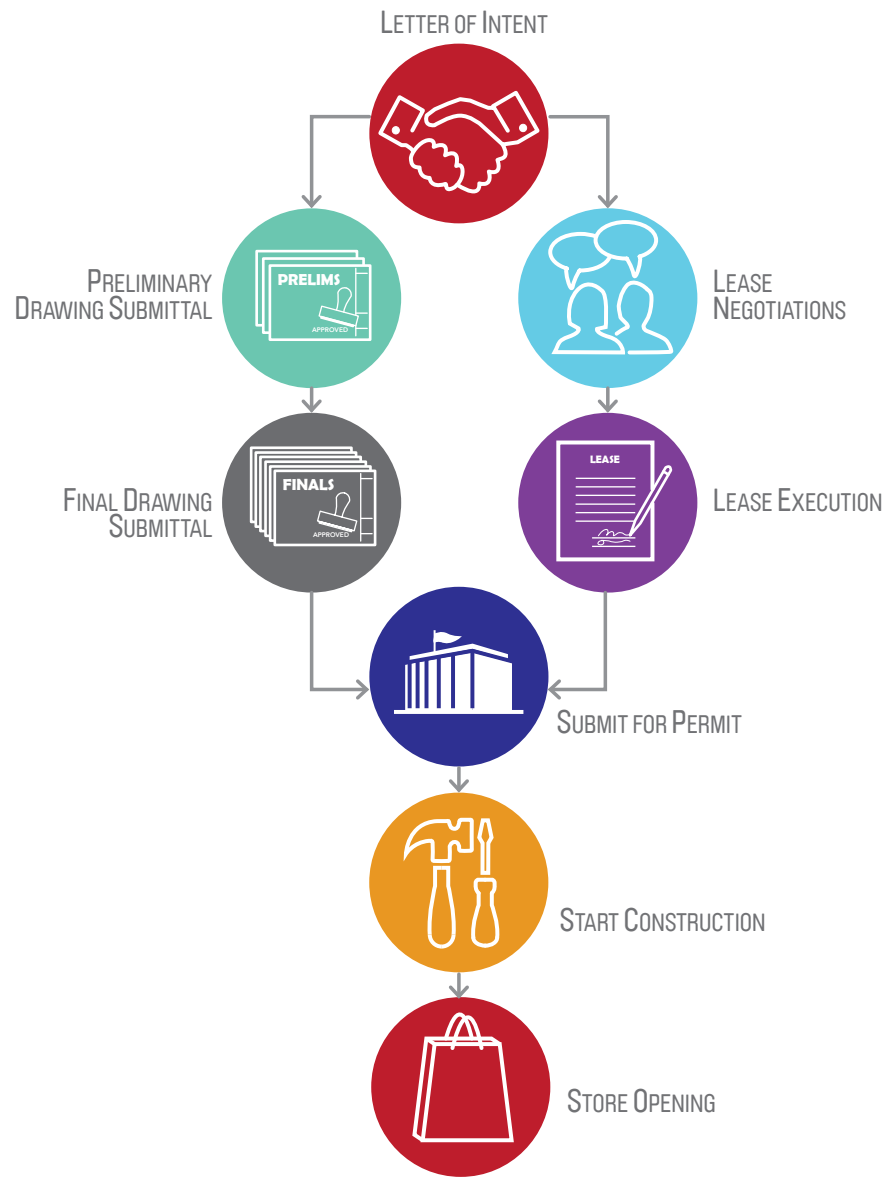
LANDLORD APPROVAL:

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.

Tenant Coordinator 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

Any drawings being submitted for permit at Santa Anita must have a wet Westfield Approval Wet Stamp at each page prior to submittal to the Building Department. To coordinate stamping of drawing at the mall management office, contact Tenant Coordinator, Rosa Tso at 310.345.4223/ rsto@westfield.com or Mall Management, Shannon Bradshaw at 626.445.3116/ sbradshaw@us.westfield.com.