



BRANDON

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 Brandon

459 Brandon Town Center
Brandon, FL 33511
t. 813-661-5100
f. 813.661.2101
General Manager: Tara Martin
Facilities Manager: Winston Stephens
Marketing Manager: Dawn Arvidson

Westfield Tenant Coordination

Jim Needham
t. 618.225.7994
jneedham@westfield.com

UTILITY COMPANIES:

Power: Tampa Electric
t. 813-223-0800
Gas: TECO Gas
t. 877-832-6747
Water: Hillsborough County Water Resources
t. 813-272-5977
Phone: Verizon
t. 813-615-4800
Cable: Brighthouse
t. 866-309-EASY

LANDLORD AUTHORIZED CONTRACTORS:

Roofing Contractor: Contact Mall Management
Fire Alarm Contractor: Contact Mall Management
Sprinklers Contractor: Contact Mall Management

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:	Type II - B Unprotected fully sprinkled
Primary Occupancy Group:	M, Mercantile
Restaurant Occupancy Group:	Group A2
Office Occupancy Group:	Group B
Storage:	Group S - 1
Occupancy Type:	Section 407 covered mall building

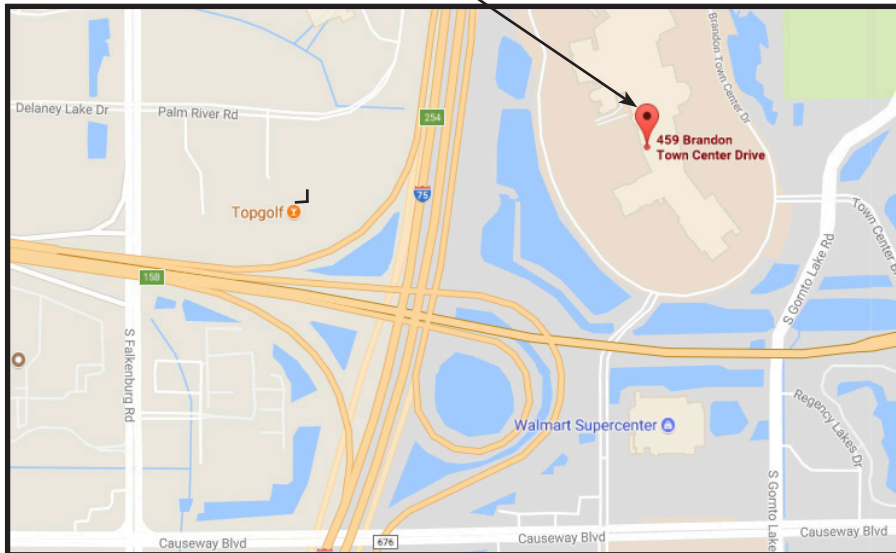
CODE INFORMATION

2007 Florida Building Code w/ Local Amendments
Florida Mechanical Code w/ Local Amendments
Florida Plumbing Code w/ Local Amendments
Florida Fire Code including NFPA101
Florida Electric Code NFPA70
Occupational Safety & Health Administration Standards
County of Brandon, Zoning Ordinance
American Disabilities Act;
All Local Ordinances Having Jurisdiction.

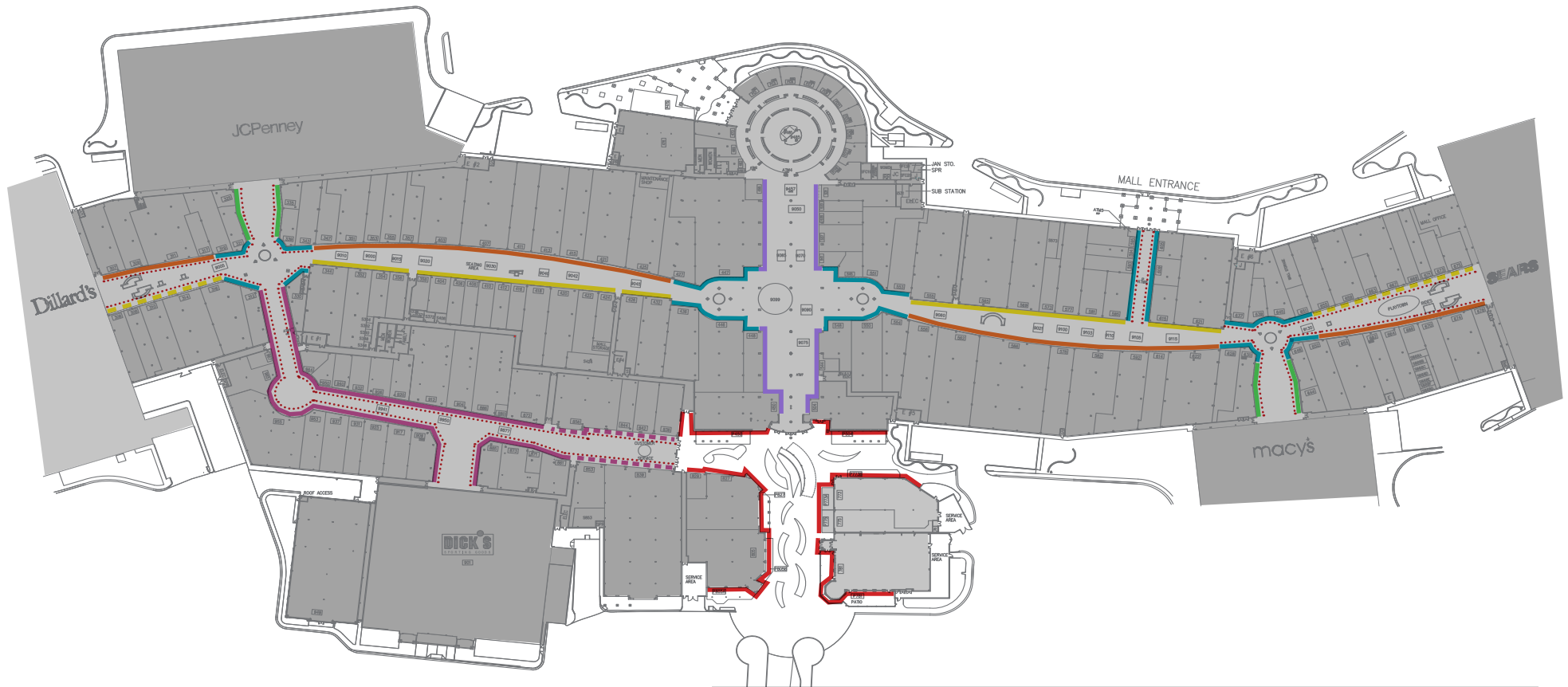
It shall be the Tenant's responsibility to determine that edition of the above codes which are applicable (including supplements and state amendments) as codes are frequently revised and updated.

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

Project location



ZONING PLAN: LEVEL ONE



BLADE SIGN ZONE



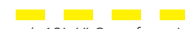
+/- 20'-0" Storefront Ht

ZONE 1



+/- 18'-6" Storefront Ht

ZONE 2



+/- 18'-6" Storefront Ht

ZONE 3



+/- 14'-0" Storefront Ht

ZONE 4



+/- 12'-6" Storefront Ht

ZONE 5



+/- 18'-0" Storefront Ht

ZONE 6



+/- 16'-0" Storefront Ht

ZONE 7



+/- 16'-0" Storefront Ht

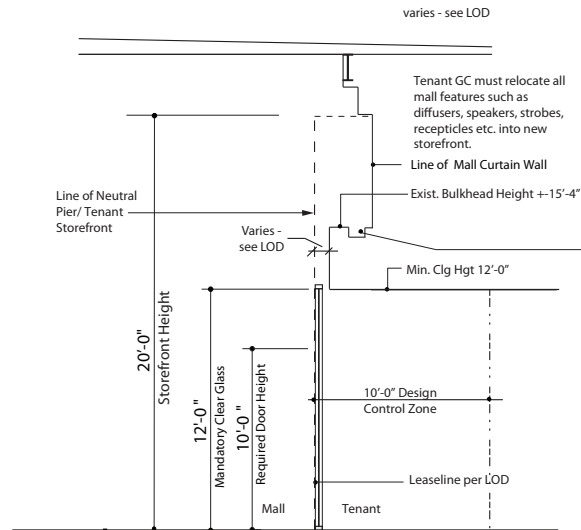
ZONE 8



Min. 16'-0" Storefront Ht

ZONE 9

STOREFRONT: ZONE 1 DETAILS



TYPICAL SECTION - ZONE 1

- Above +15'-4" Options:
- Uplift Graphics, Photos, Lifestyle Images
 - Uplift Logos or Tenant Signage
 - Combination of above

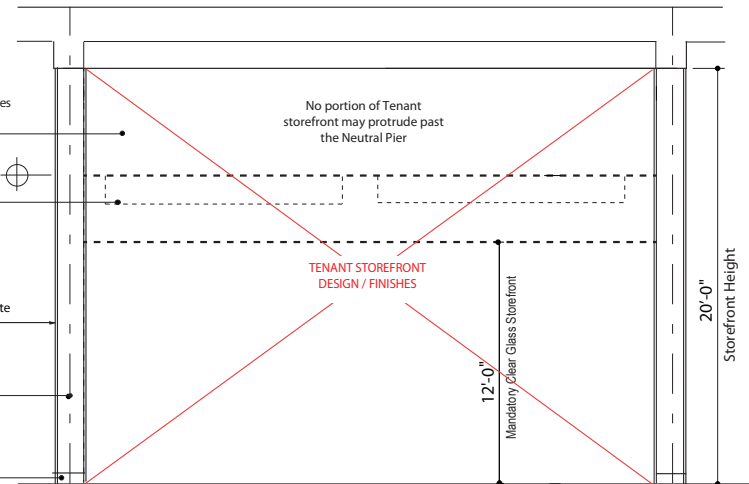
+15'-4" (Top of Exist Bulkhead)

Items behind bulkhead include planter, light cove, and diffusers (diffusers and connection for cove must be maintained)

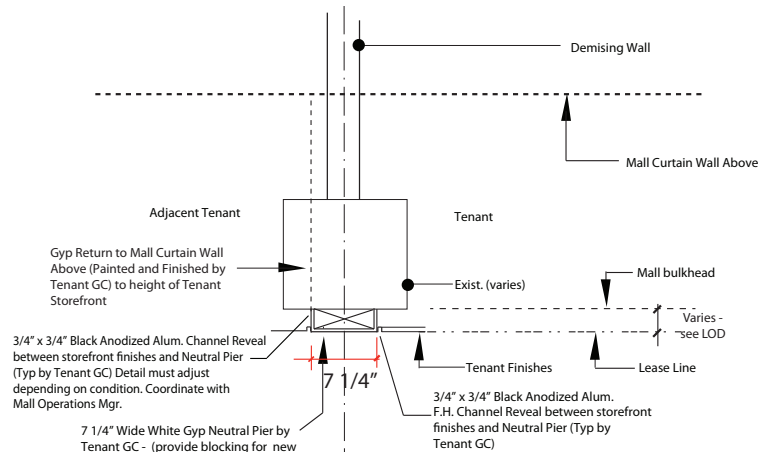
Note: Height of Channel Reveal at Adj. Tenant Side TBD in field. Coordinate with Mall Operations and TC

Neutral Pier by Tenant GC - (see detail)

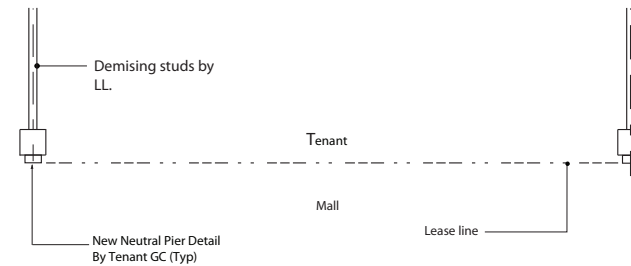
Provide new LL base



TYPICAL ELEVATION - ZONE 1



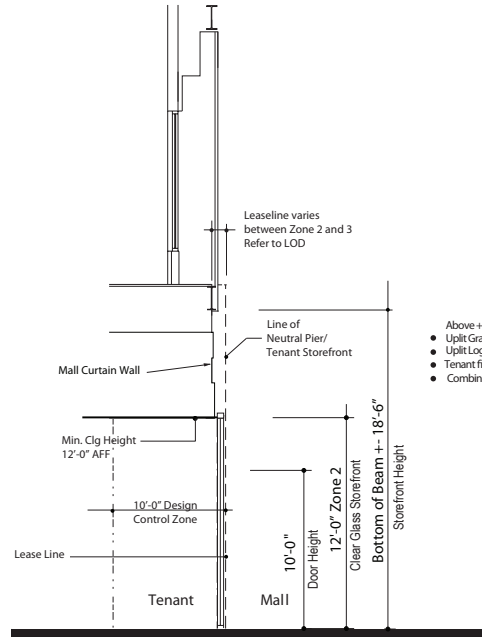
TYPICAL NEUTRAL PIER DETAIL - ZONE 1



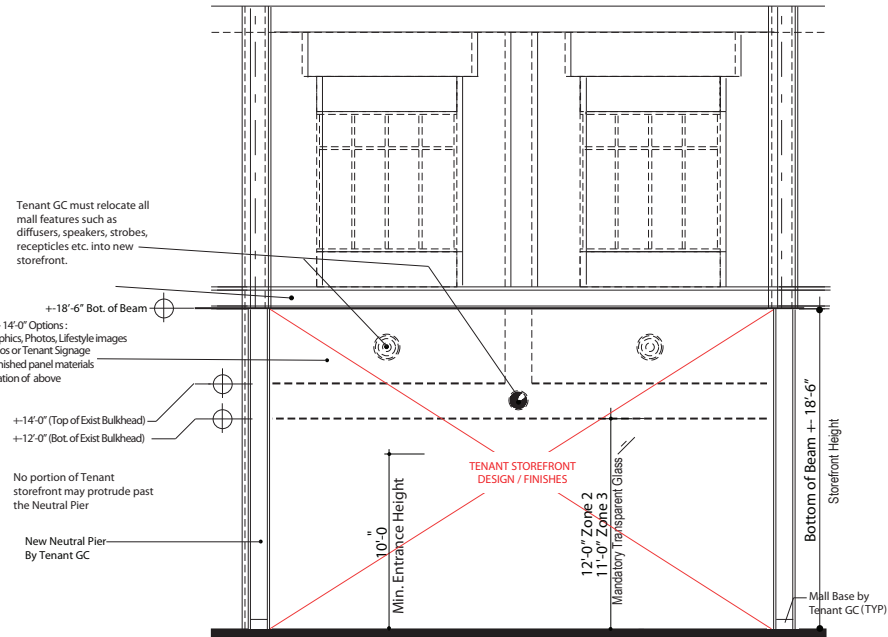
TYPICAL PLAN - ZONE 1

Note: Drawings not to scale

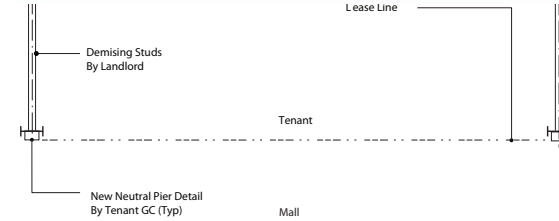
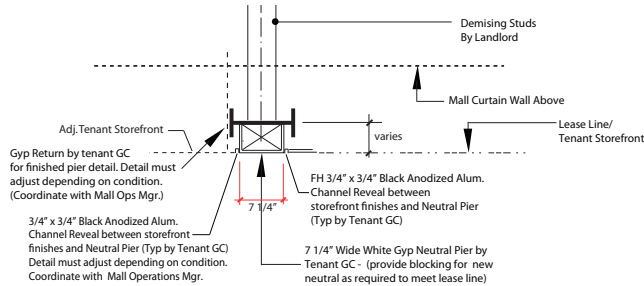
STOREFRONT: ZONE 2 & 3 DETAILS



TYPICAL SECTION - ZONE 2&3



TYPICAL ELEVATION - ZONE 2 & 3

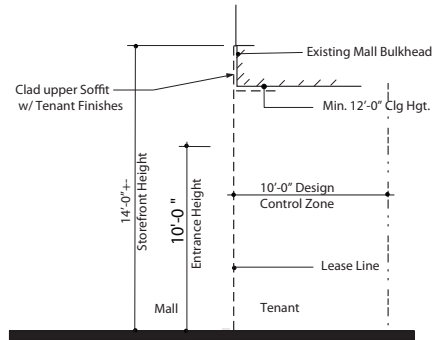


TYPICAL PLAN - ZONE 1

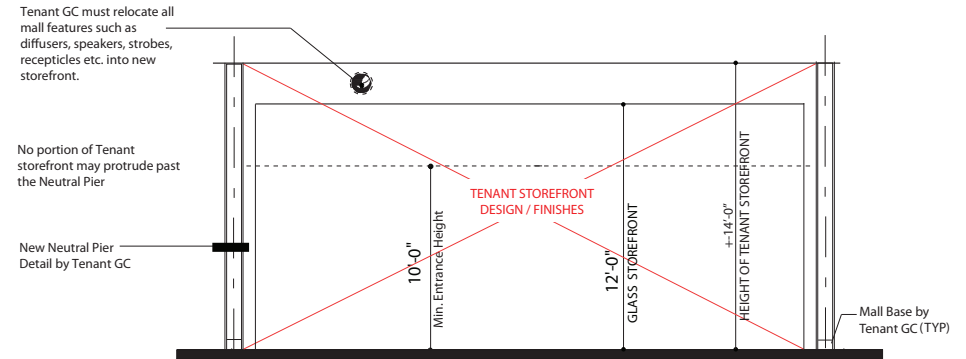
TYPICAL PLAN - ZONE 2

Note: Drawings not to scale

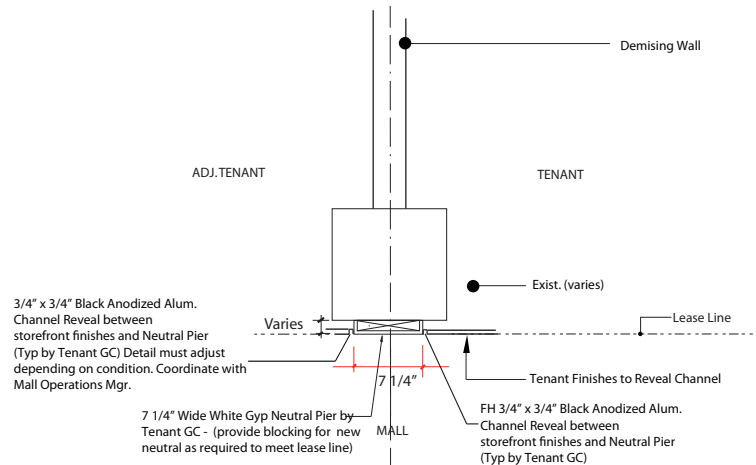
STOREFRONT: ZONE 4 DETAILS



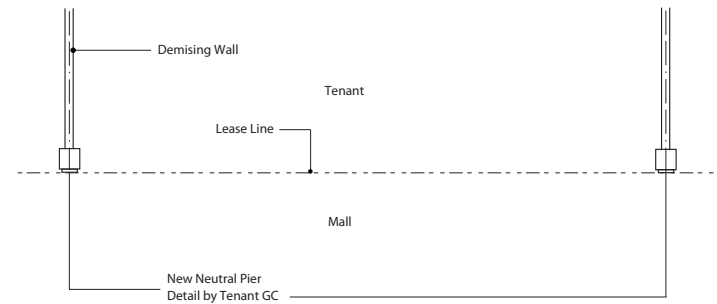
TYPICAL SECTION - ZONE 4



TYPICAL ELEVATION - ZONE 4



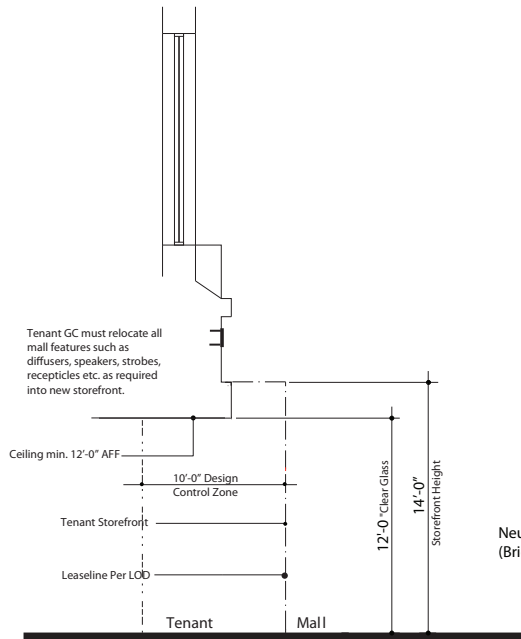
TYPICAL NEUTRAL PIER - ZONE 4



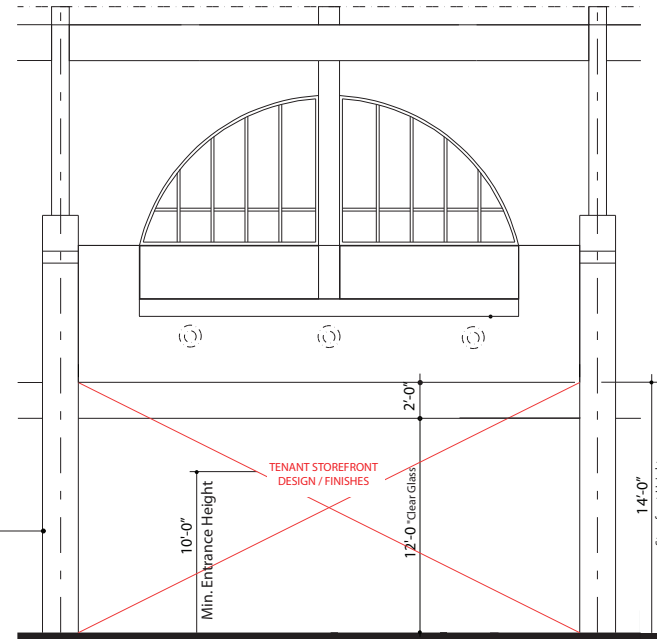
TYPICAL PLAN - ZONE 4

Note: Drawings not to scale

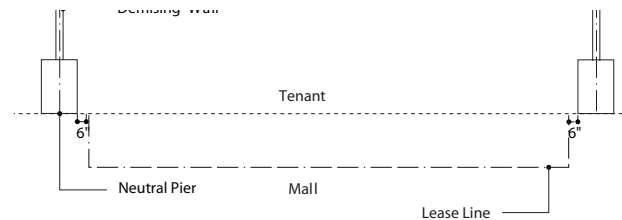
STOREFRONT: ZONE 5 DETAILS



TYPICAL SECTION - ZONE 5



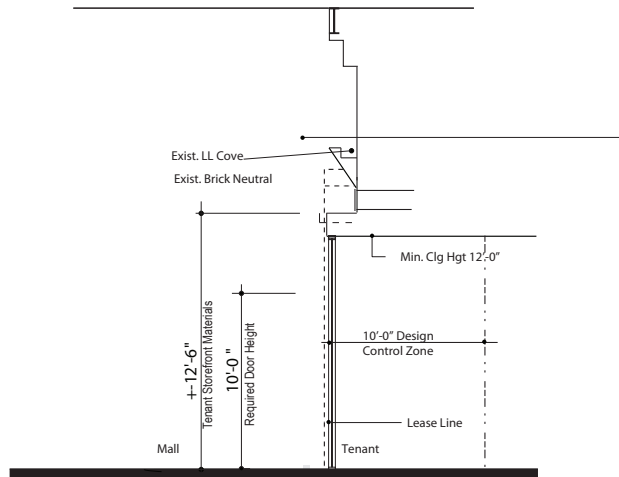
TYPICAL ELEVATION - ZONE 5



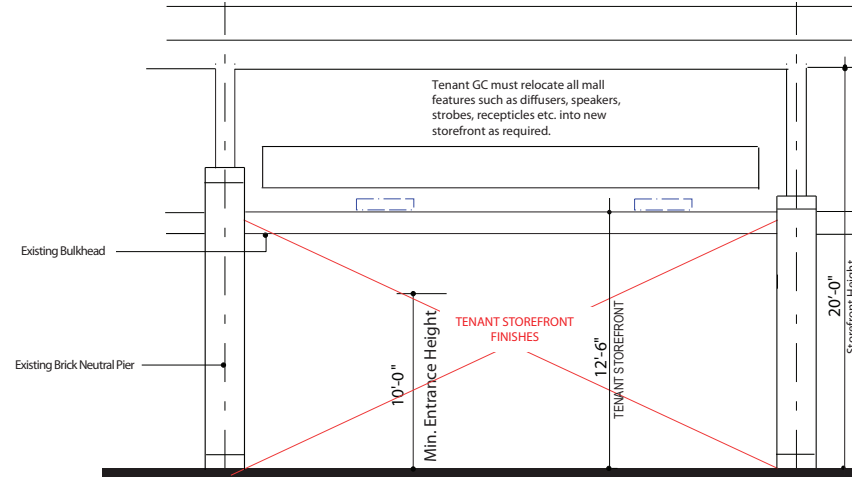
TYPICAL PLAN- ZONE 5

Note: Drawings not to scale

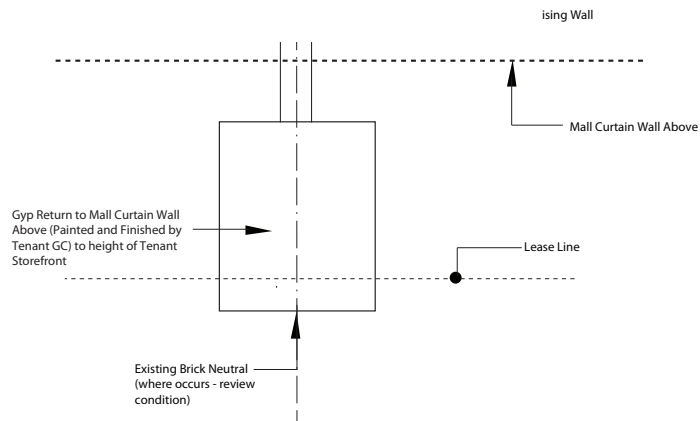
STOREFRONT: ZONE 6 DETAILS



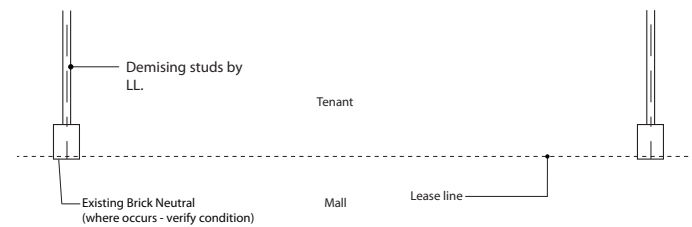
TYPICAL SECTION - ZONE 6



TYPICAL ELEVATION - ZONE 6



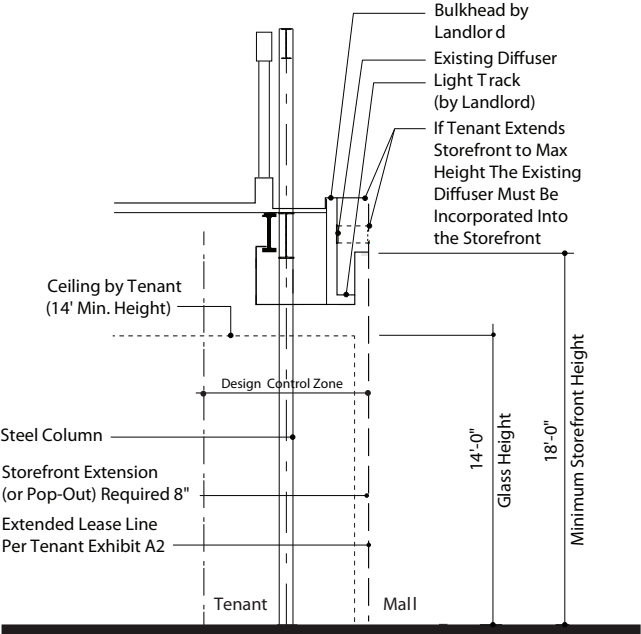
TYPICAL NEUTRAL PIER - ZONE 6



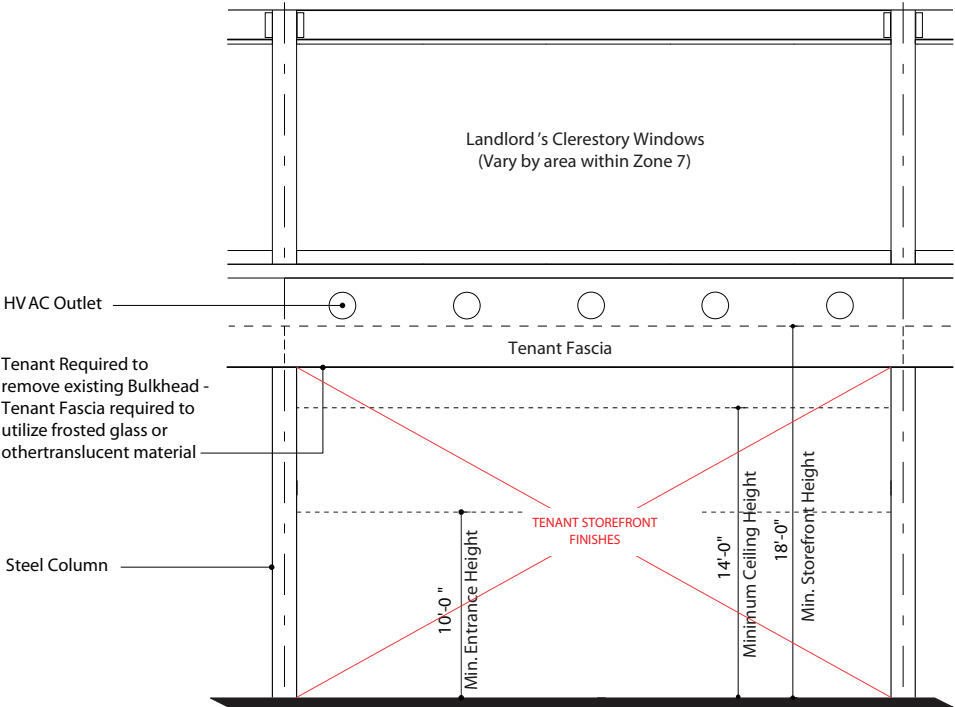
TYPICAL PLAN- ZONE 6

Note: Drawings not to scale

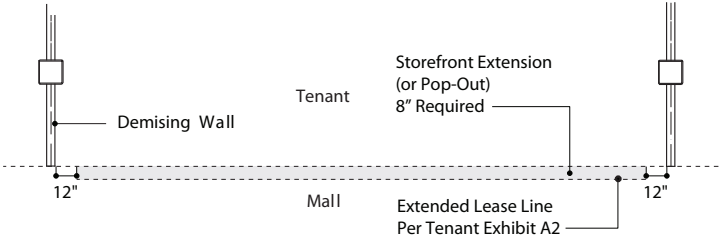
STOREFRONT: ZONE 7 DETAILS



TYPICAL SECTION - ZONE 7

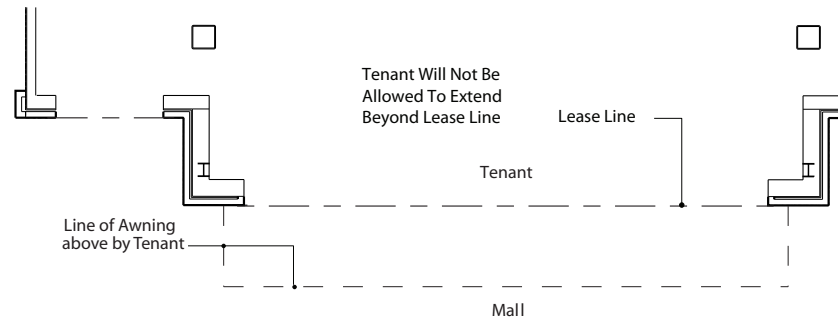


TYPICAL ELEVATION - ZONE 7

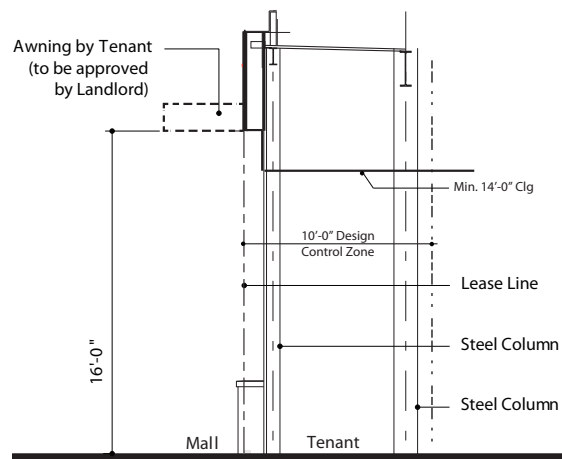


TYPICAL PLAN- ZONE 7

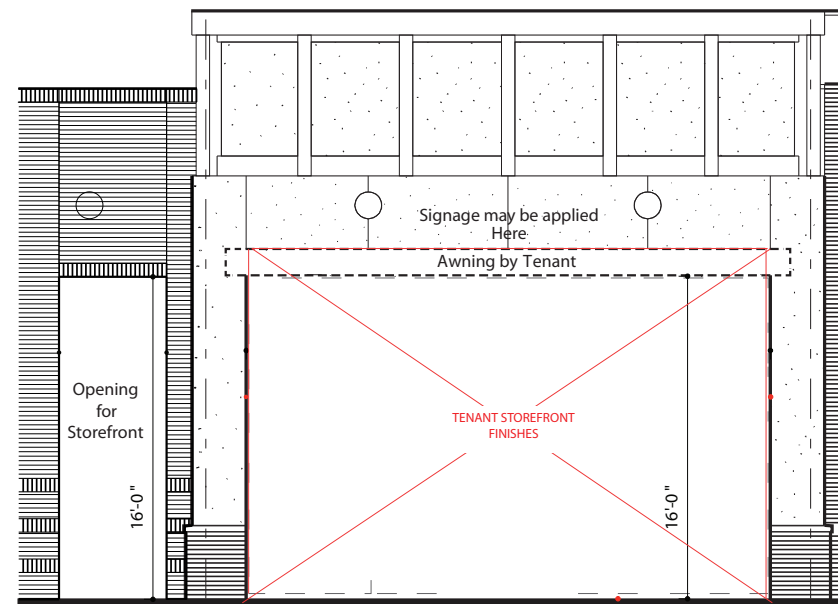
STOREFRONT: ZONE 8A DETAILS



TYPICAL PLAN- ZONE 8A

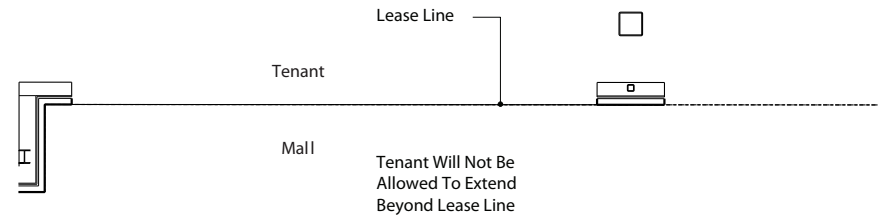


TYPICAL SECTION - ZONE 8A

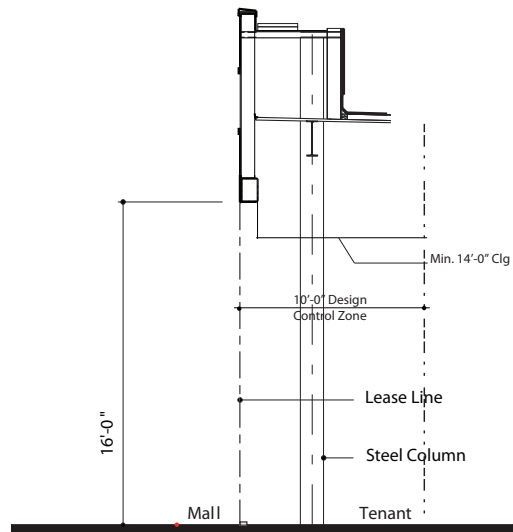


TYPICAL ELEVATION - ZONE 8A

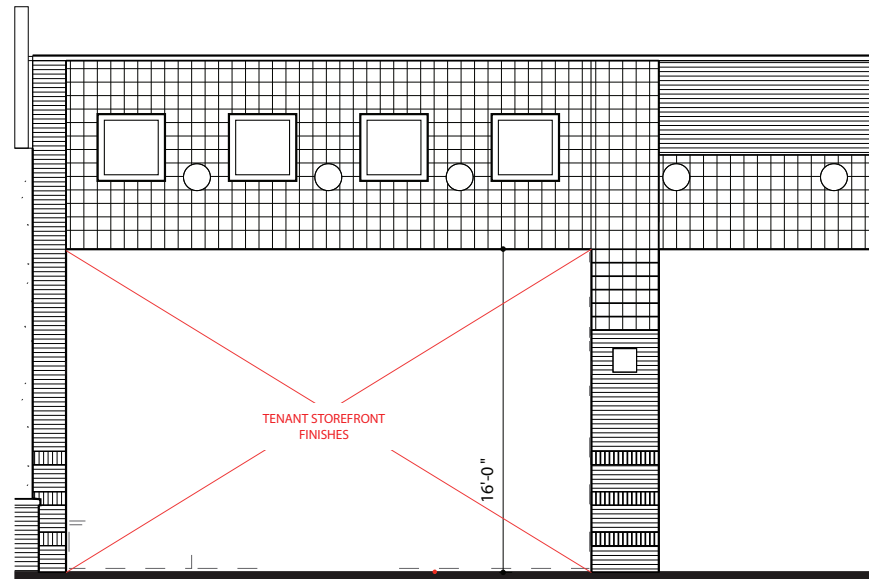
STOREFRONT: ZONE 8B DETAILS



TYPICAL PLAN- ZONE 8B

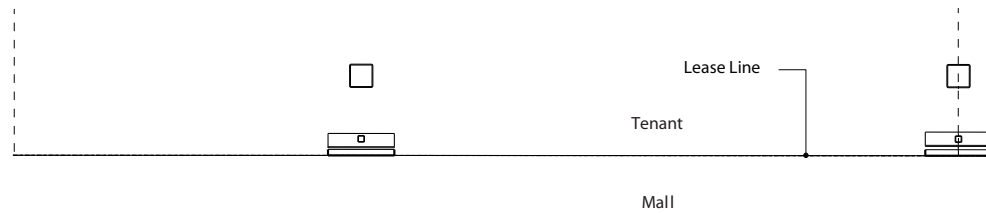


TYPICAL SECTION - ZONE 8B

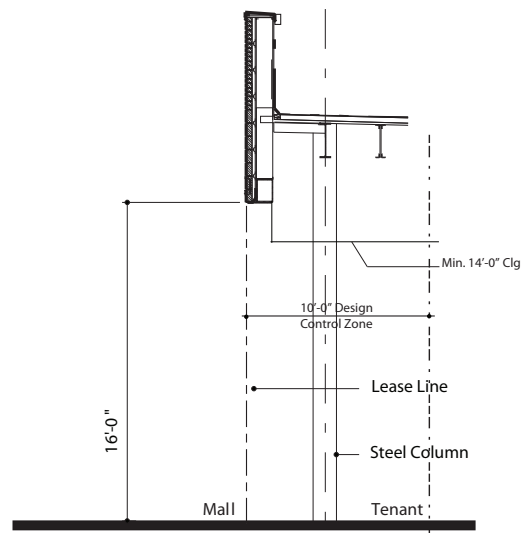


TYPICAL ELEVATION - ZONE 8B

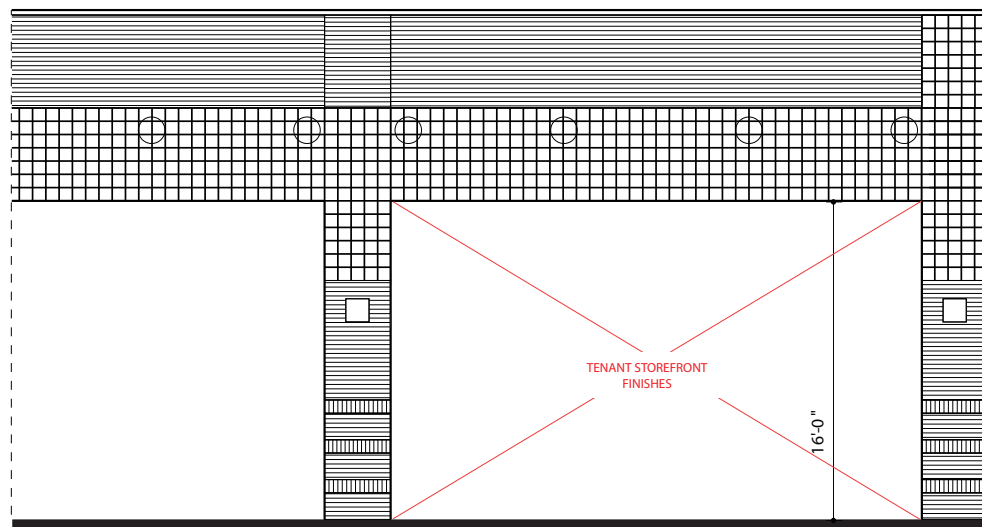
STOREFRONT: ZONE 8C DETAILS



TYPICAL PLAN- ZONE 8C

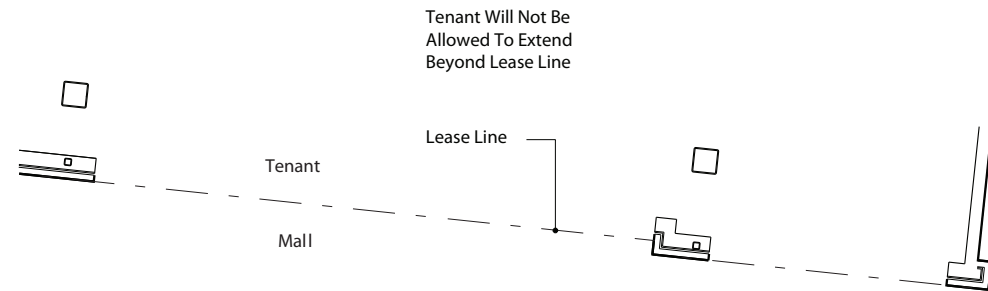


TYPICAL SECTION - ZONE 8C

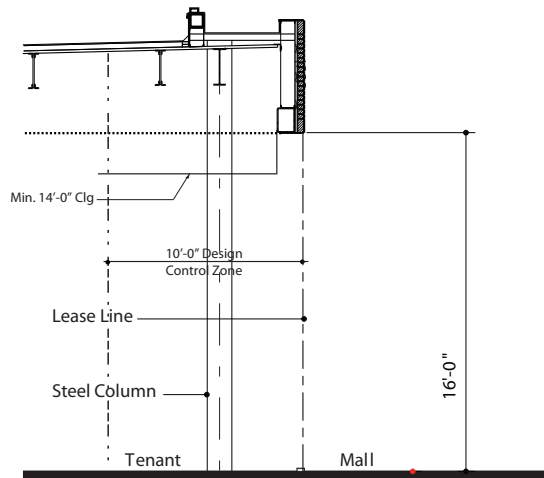


TYPICAL ELEVATION - ZONE 8C

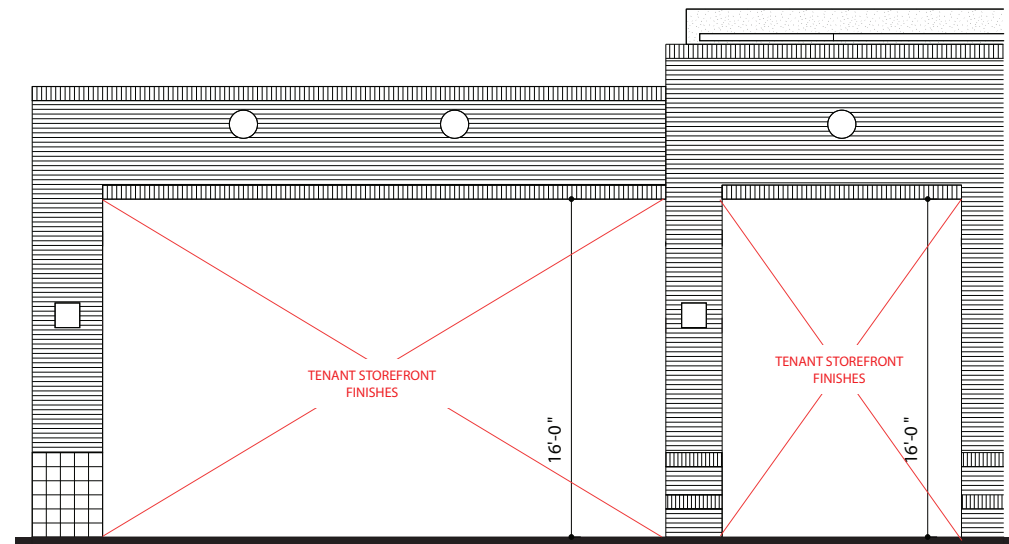
STOREFRONT: ZONE 8D DETAILS



TYPICAL PLAN- ZONE 8D



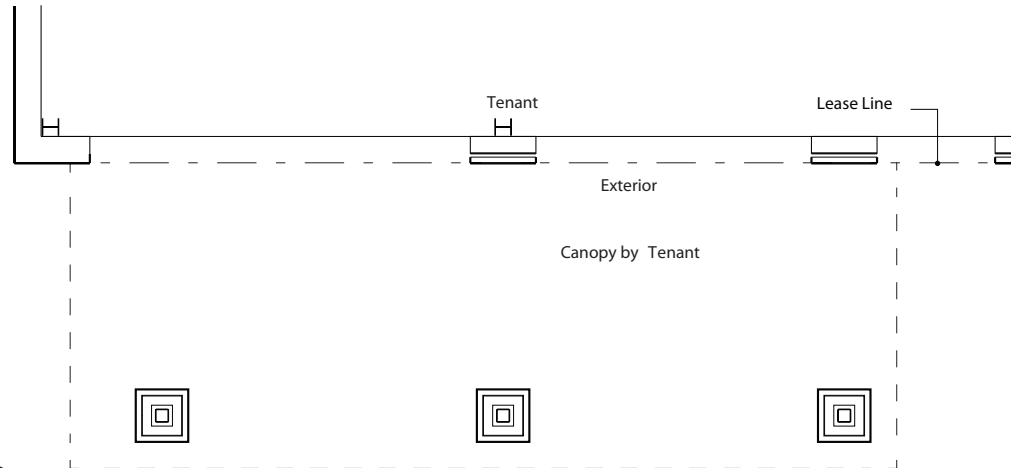
TYPICAL SECTION - ZONE 8D



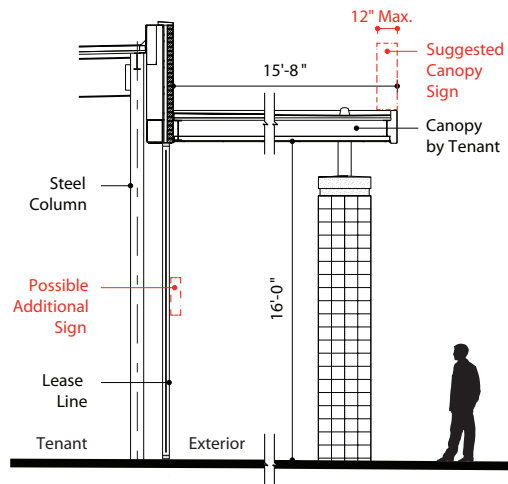
TYPICAL ELEVATION - ZONE 8D

STOREFRONT: ZONE 9 DETAILS

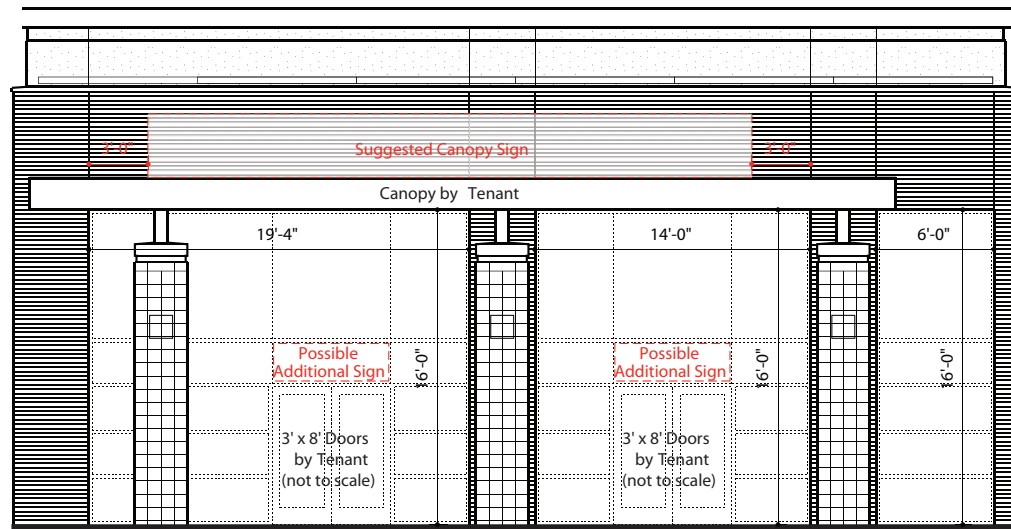
Exterior conditions and requirements vary by location. Work closely with your Tenant Coordinator to arrive at a design that is compliant with Westfield expectations combined with Dynamic Brand Identity. Field survey is required for all build-outs in this Zone.



TYPICAL PLAN- ZONE 9



TYPICAL SECTION - ZONE 9



TYPICAL ELEVATION - ZONE 9

Note: Drawings not to scale

MEP MAPS: ELECTRICAL AND MECHANICAL_ LEVEL ONE



ELECTRICAL SYSTEM

— 277/480v Master Meter;
3 wire; 3 phase

HVAC LEGEND

— Tenant Owned Units-
RTU)

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.

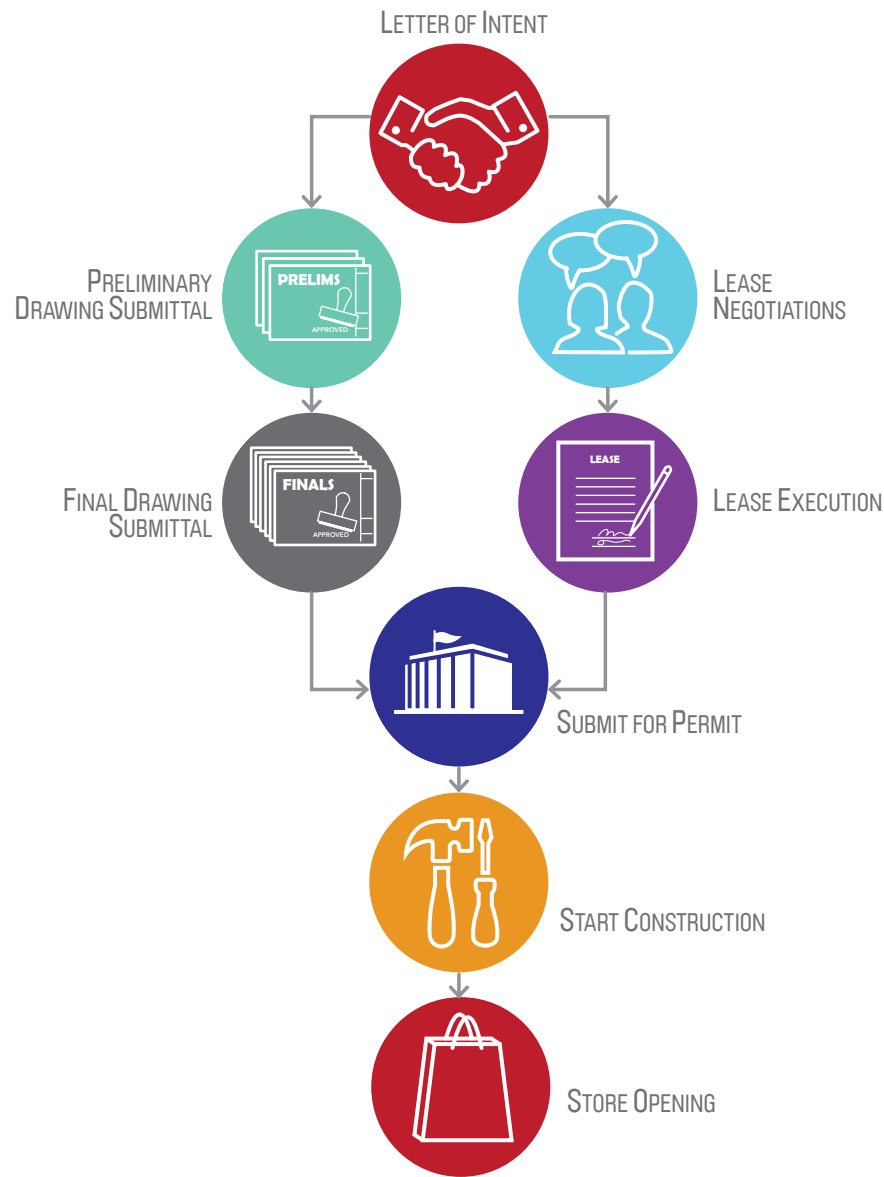
LANDLORD APPROVAL:

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