



COUNTRYSIDE

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:

Countryside Mall

27001 US Highway 19 North,
Clearwater, FL 33761

t. 727-796-1070

f. 727-791-8470

General Manager: Andrea Boitknott

Facilities Manager: Heath Keller

Marketing Manager: Lauren Clark

Westfield Tenant Coordination

Jim Needham

t. 618.225.7994

jneedham@westfield.com

UTILITY COMPANIES:

Power: Florida Power and Light
t. 800-375-2434

Gas: Florida Power Corp.
t. 727-443-2641

Water: City of Clearwater
t. 727-562-4600

Phone: GTE
t. 800-483-5200

Cable: Bighthouse
t. 727.326.1235

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, Merchantile |
| Restaurant Occupancy Group: | Group A2 |
| Office Occupancy Group: | Group B |
| Storage: | Group S - 1 |
| Occupancy Type: | Section 407 covered mall building |

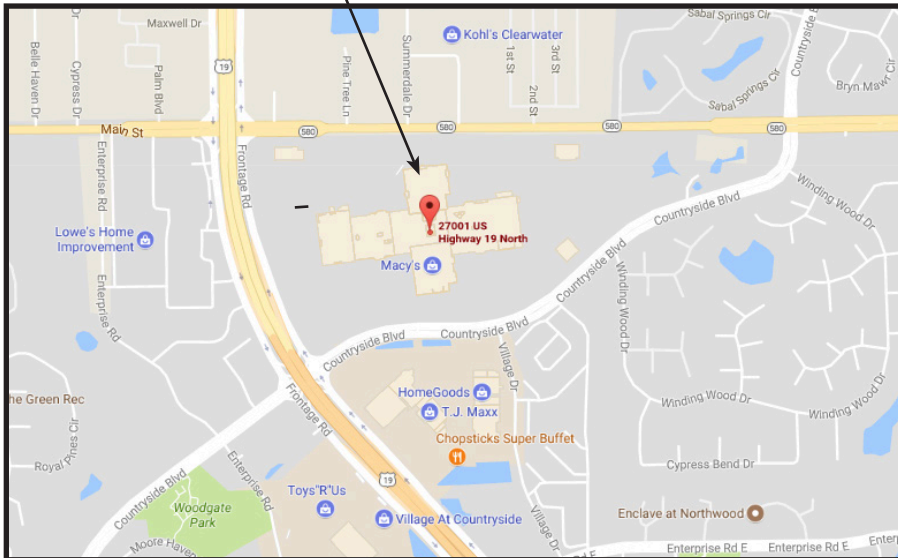
CODE INFORMATION

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
City of Clearwater, Zoning Ordinance
American Disabilities Act;
All Local Ordinances Having Jurisdiction.

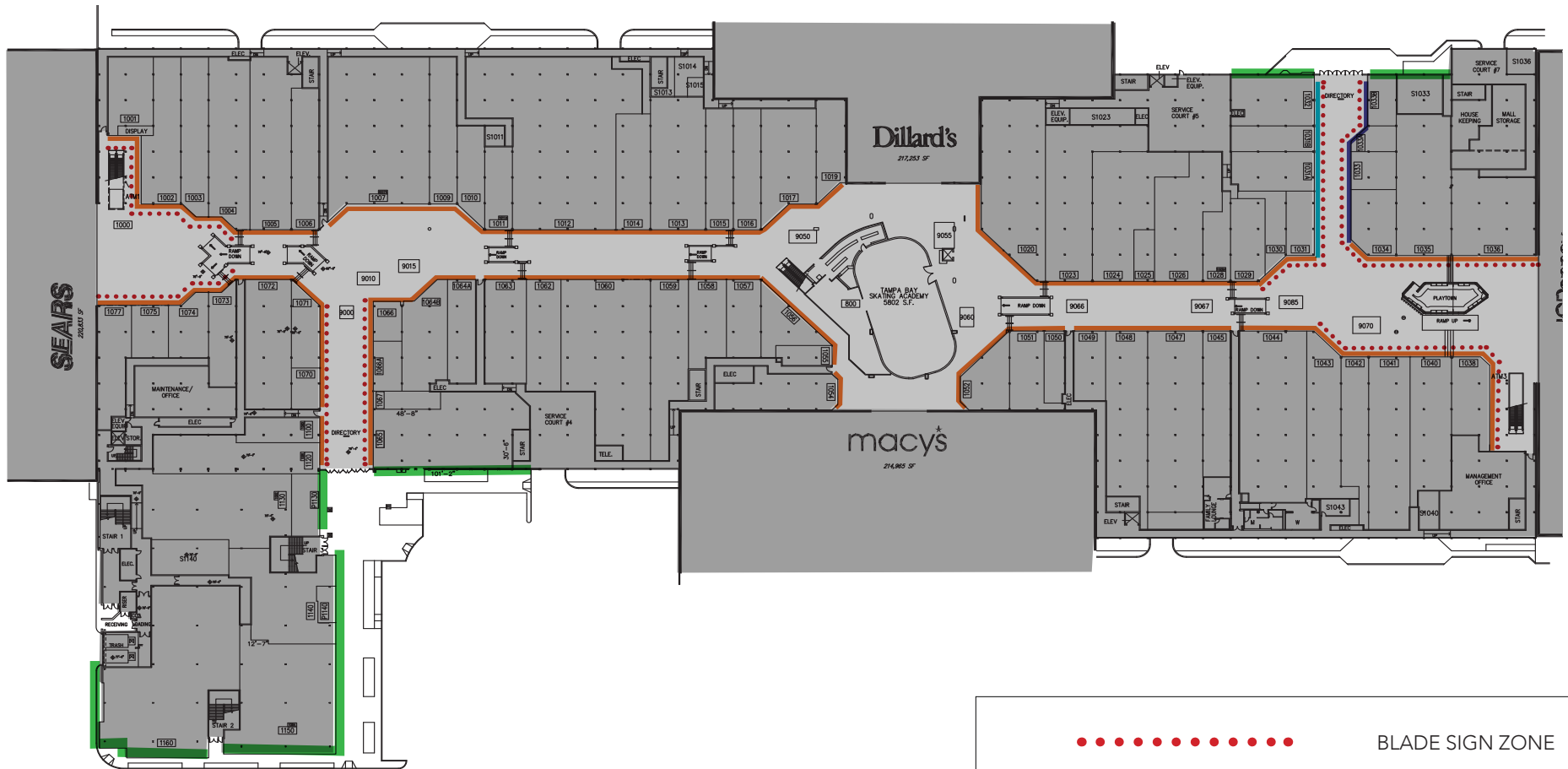
It shall be the Tenant's responsibility to determine that edition of the above codes which are applicable (including supplements and state amendments) as codes are frequently revised and updated.

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



ZONE 1

+/- 13'-4" - 16'-11" Storefront Ht



ZONE 2

+/- 11'-5 1/2" - 14'-10 1/2" Storefront Ht



ZONE 3

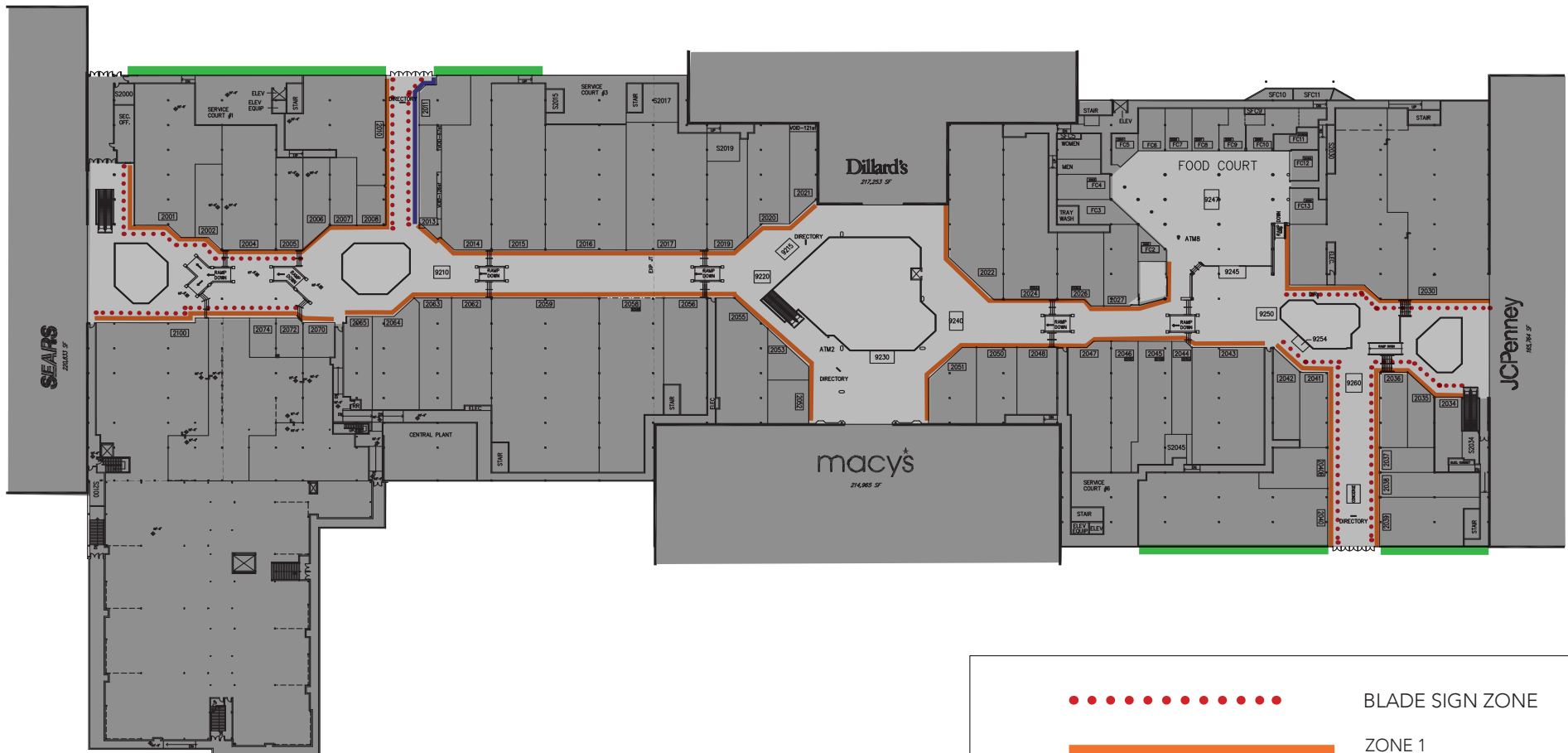
+/- 11'-5 1/2" Storefront Ht



ZONE 4

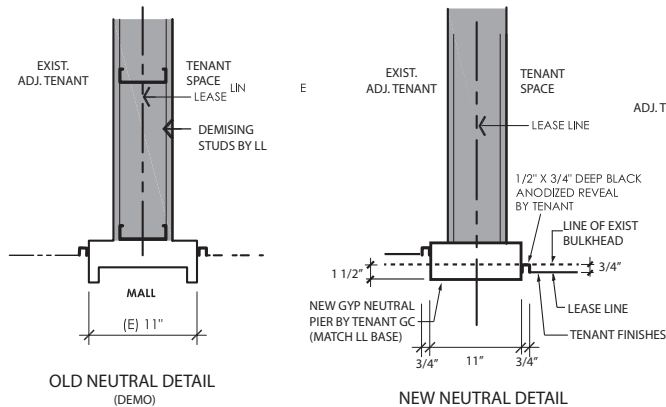
Exterior Facing Storefronts

ZONING PLAN: LEVEL TWO

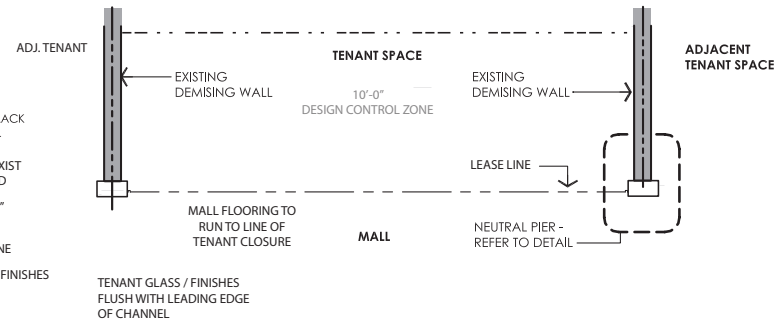


- BLADE SIGN ZONE
- ZONE 1
+/- 13'-4" - 16'-11" Storefront Ht
- ZONE 2
+/- 11'-5 1/2" - 14'-10 1/2" Storefront Ht
- ZONE 3
+/- 11'-5 1/2" Storefront Ht
- ZONE 4
Exterior Facing Storefronts

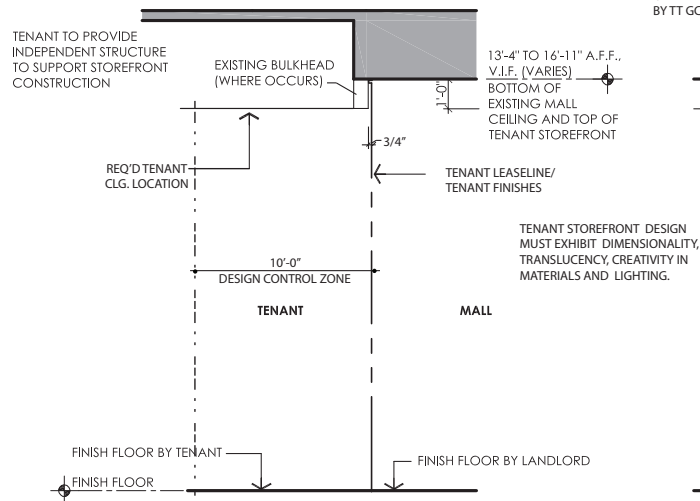
STOREFRONT: ZONE 1 DETAILS



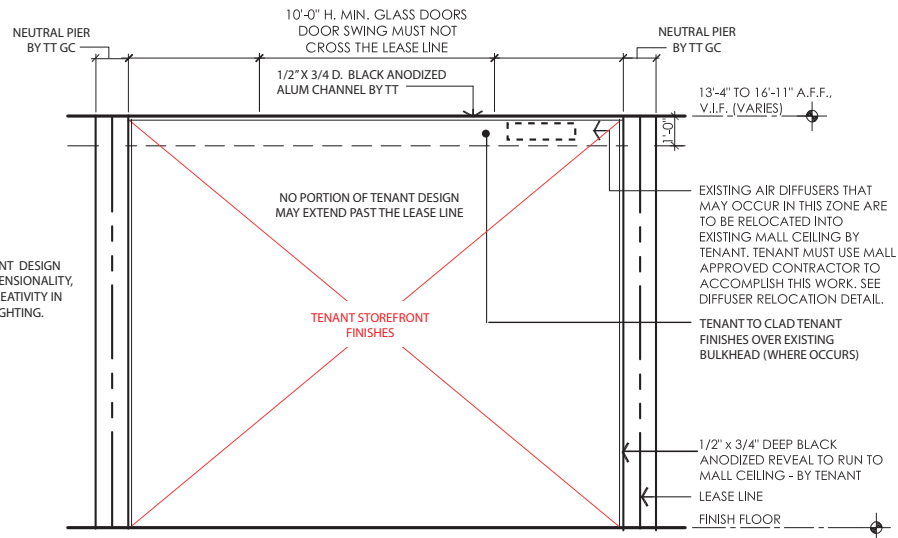
TYPICAL NEUTRAL PIER DETAIL - ZONE 1



TYPICAL PLAN - ZONE 1



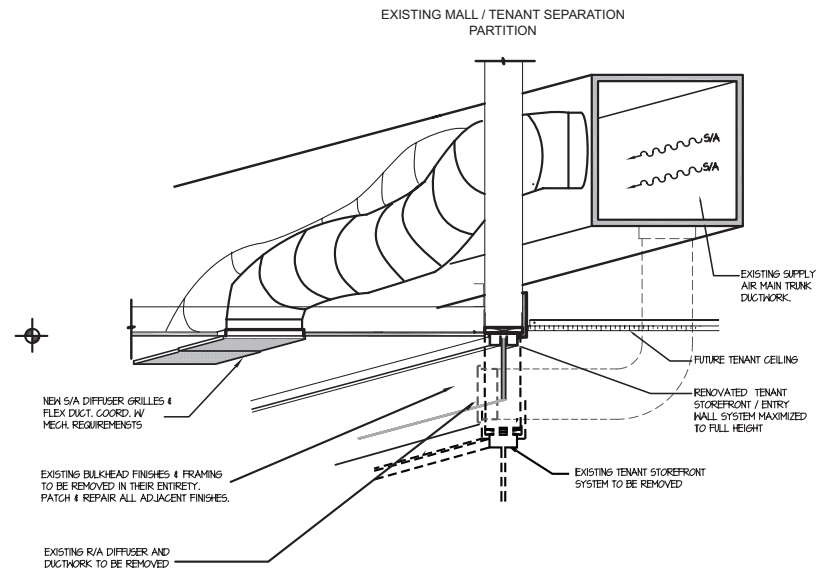
TYPICAL SECTION - ZONE 1



TYPICAL ELEVATION - ZONE 1

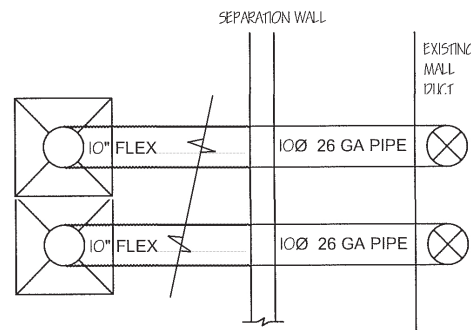
Note: Drawings not to scale

STOREFRONT: ZONE 1 DETAILS



ZONE A - DIFFUSER RELOCATION DETAIL - SECTION

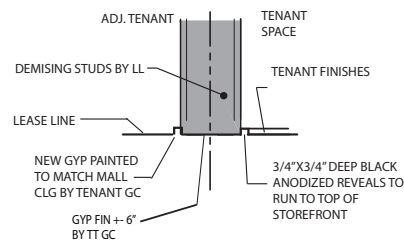
ZONE A - DIFFUSER RELOCATION DETAIL - SEC-



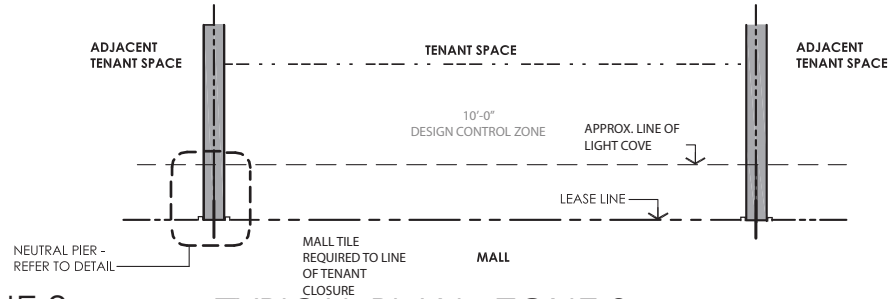
ZONE A - DIFFUSER RELOCATION DETAIL- PLAN

Note: Drawings not to scale

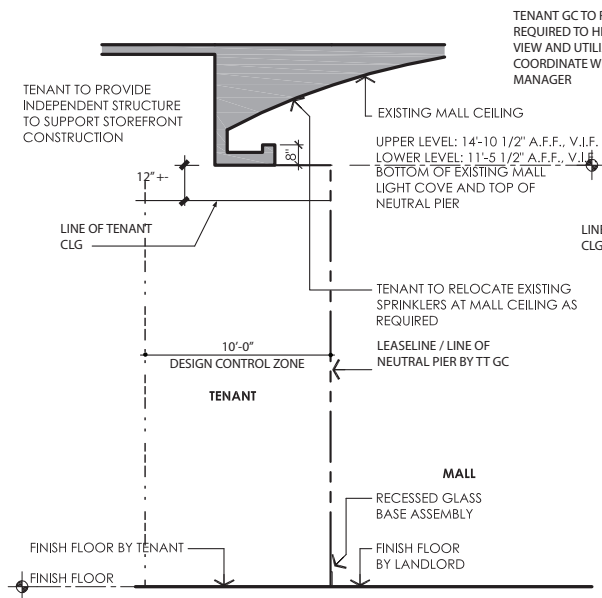
STOREFRONT: ZONE 2 DETAILS



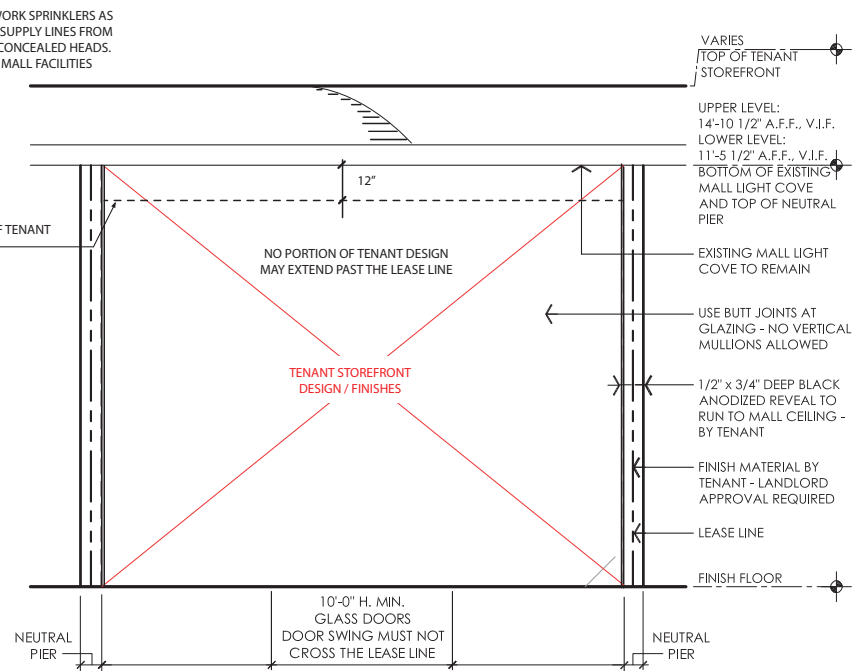
TYPICAL NEUTRAL PIER DETAIL - ZONE 2



TYPICAL PLAN - ZONE 2

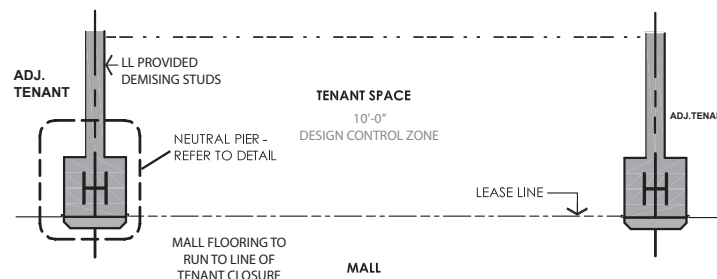


TYPICAL SECTION - ZONE 2



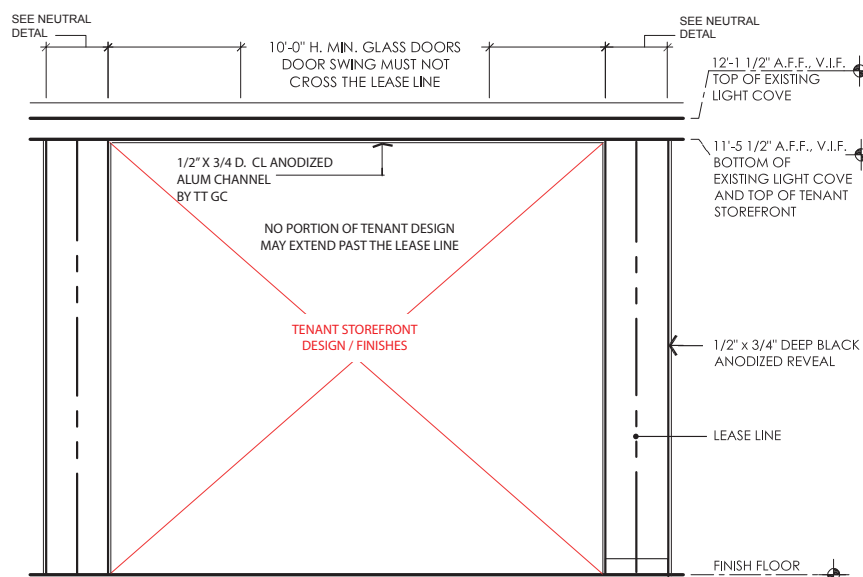
TYPICAL ELEVATION - ZONE 2

Note: Drawings not to scale



TYPICAL NEUTRAL PIER DETAIL - ZONE 3

TYPICAL PLAN - ZONE 3



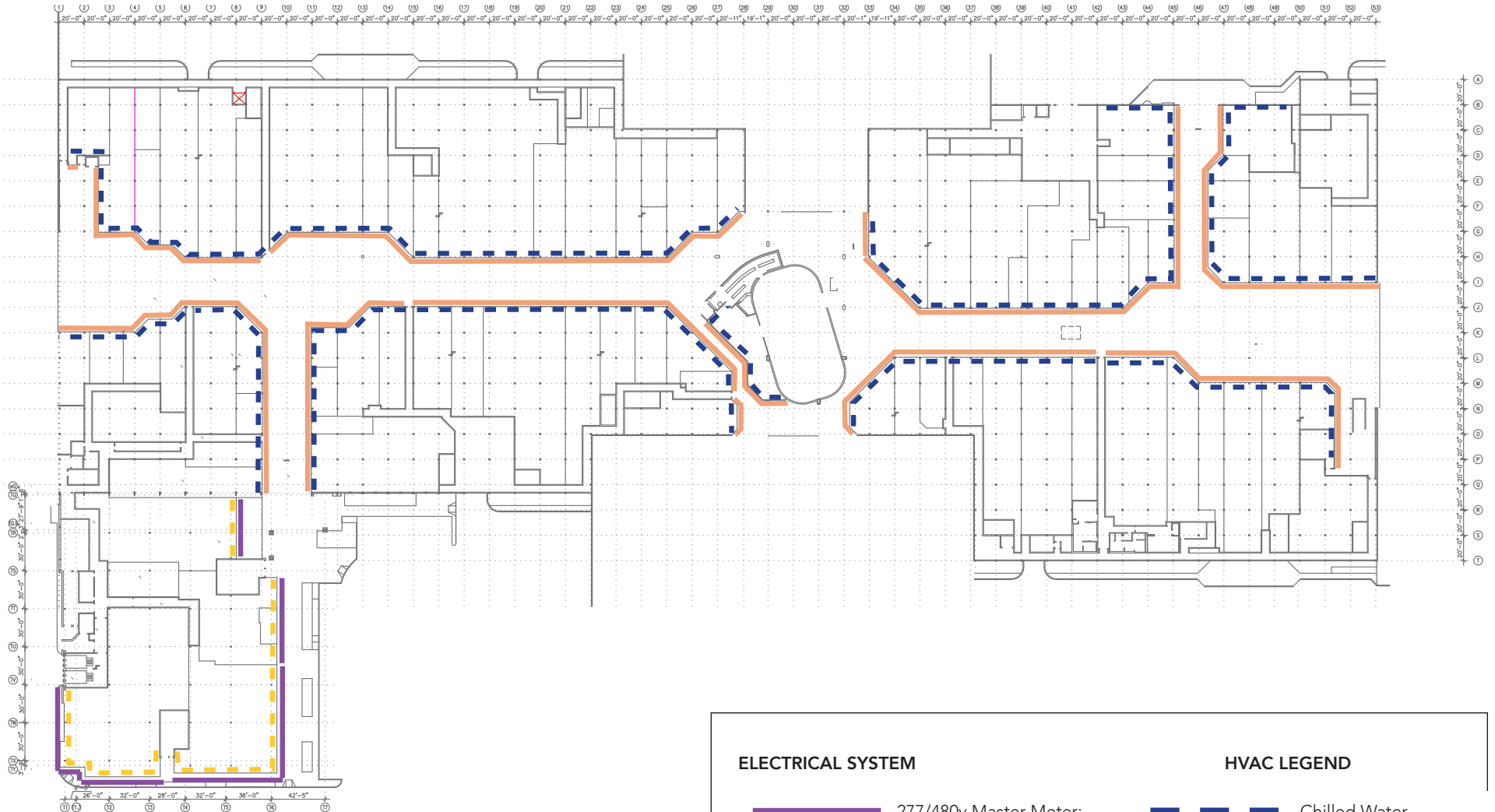
TYPICAL SECTION - ZONE 3

TYPICAL ELEVATION - ZONE 3

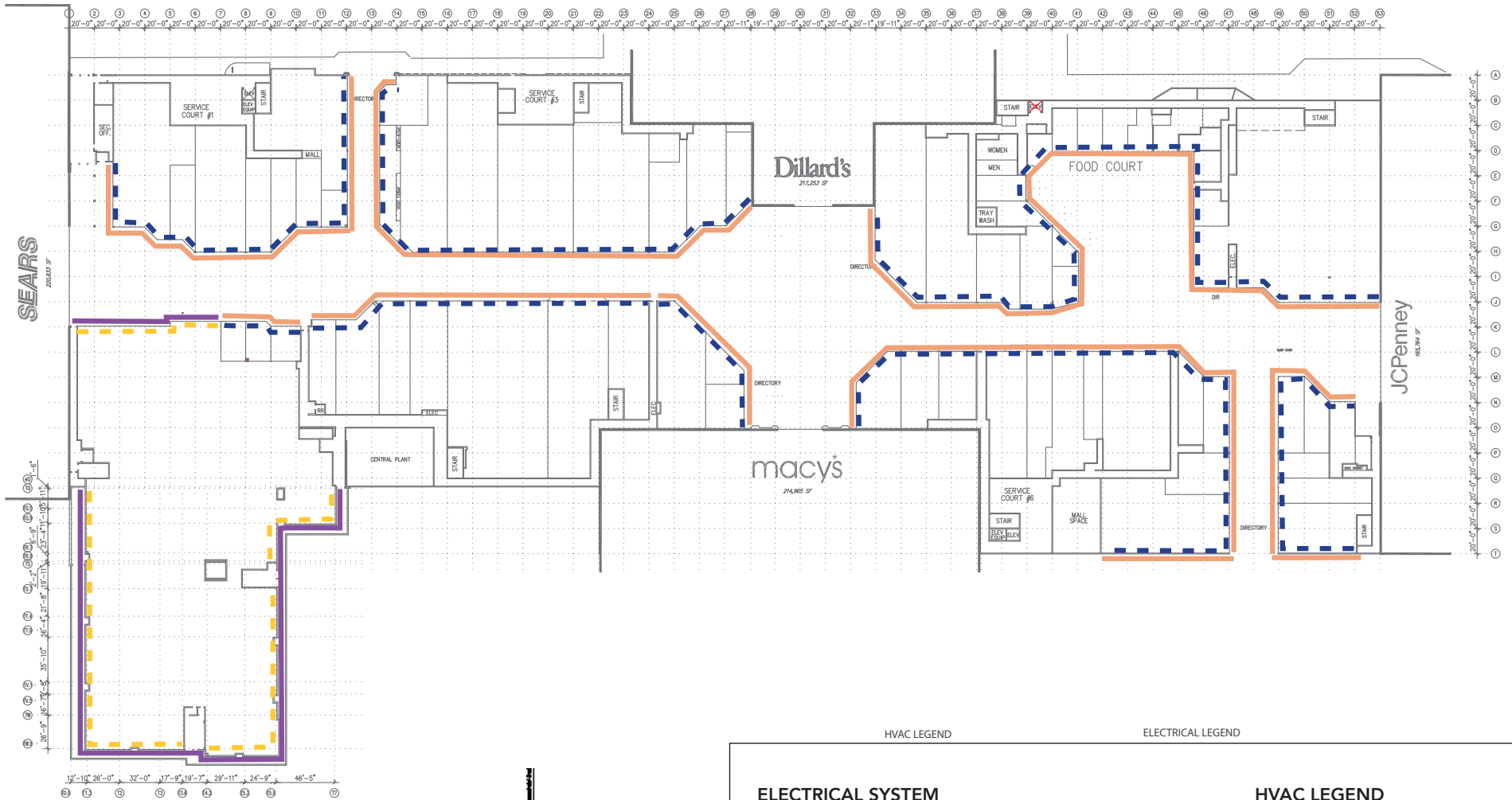
Note: Drawings not to scale

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MEP MAPS: ELECTRICAL AND HVAC_ LEVEL ONE



MEP MAPS: ELECTRICAL AND HVAC_ LEVEL TWO



HVAC LEGEND

ELECTRICAL LEGEND

ELECTRICAL SYSTEM

HVAC LEGEND

- 277/480v Master Meter;
3 wire; 3 phase
- 120/208v Electrical
Service; 3 wire; 3 phase

- Chilled Water
- Tenant Owned Units
(Split System or 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.

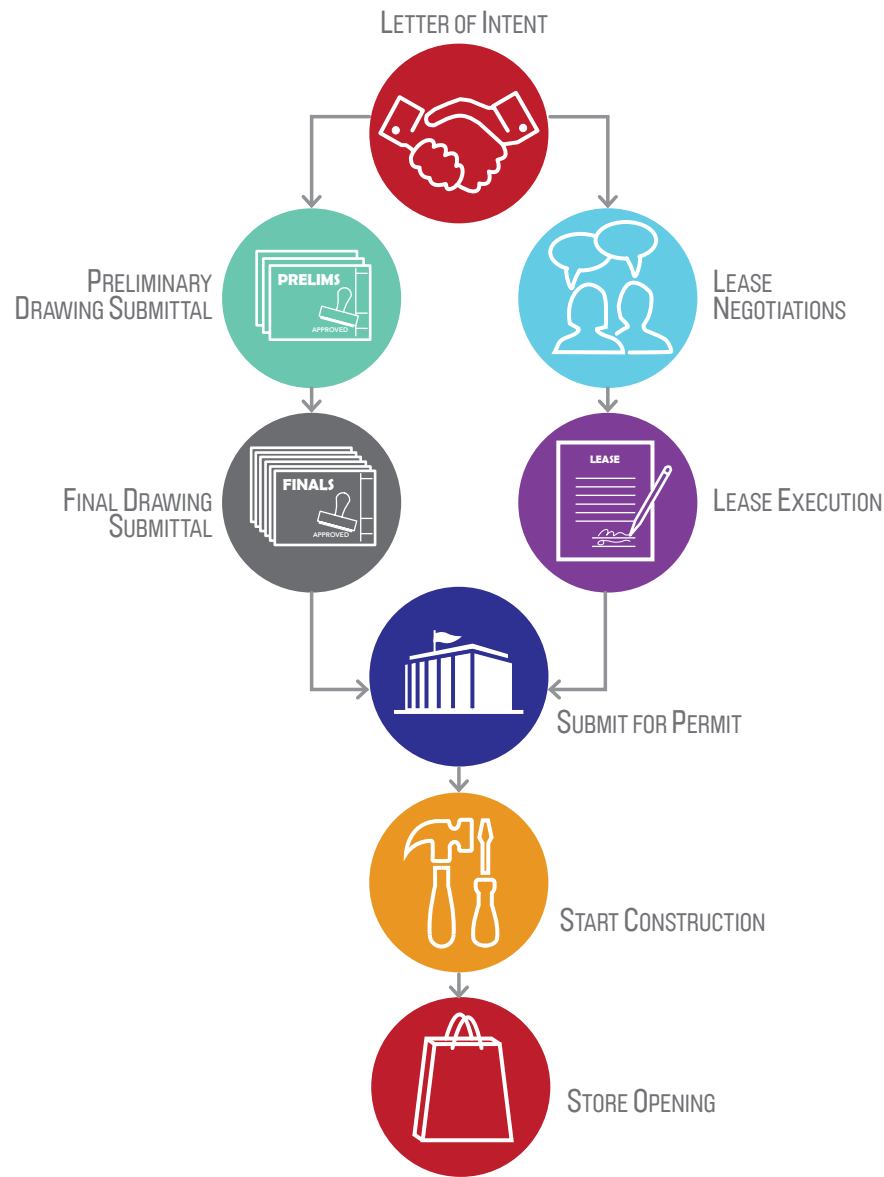
LANDLORD APPROVAL:

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