



MERIDEN

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 Meriden

470 Lewis Avenue
Meriden, CT 06451
t. (410) 266-5432
f. (410) 266-3572
General Manager: Chris Powers
Facilities Manager: Lou Grillo
Marketing Manager: Katherine Rioux

Westfield Tenant Coordination

Peter Sandor
t. (203) 895.3928
psandor@us.westfield.com

Health Inspector

Scott Bryden
t. (203) 630-4226

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 (Merchantile)

Sprinklered: Yes

Total Area: (Per A2)

Occupancy Load: Persons

Required Exits: Required/Provided

CODE INFORMATION

2012 International Building Code
2012 International Existing Building Code with CT extensions
2012 International Plumbing Code
2012 International Mechanical Code
2012 International Residential Code
2012 International Energy Conservation Code
2014 National Electrical Code (NFPA 70)
2016 Connecticut State Building Code with CT extensions

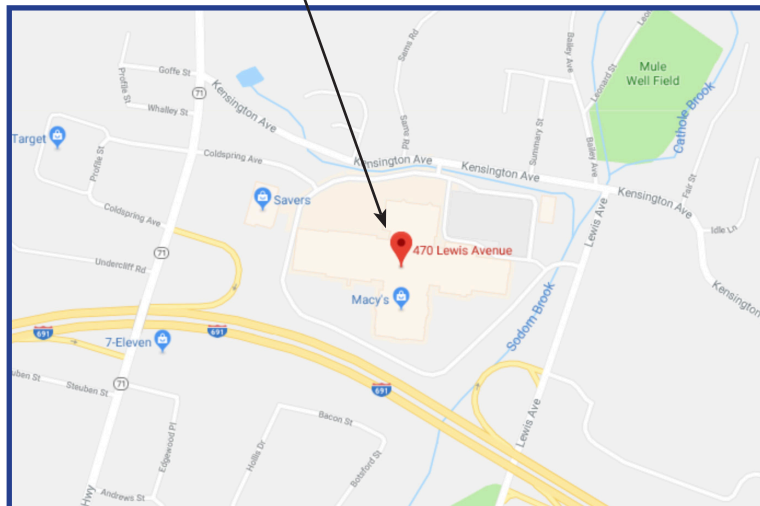
All Local Ordinances Having Jurisdiction.

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.

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

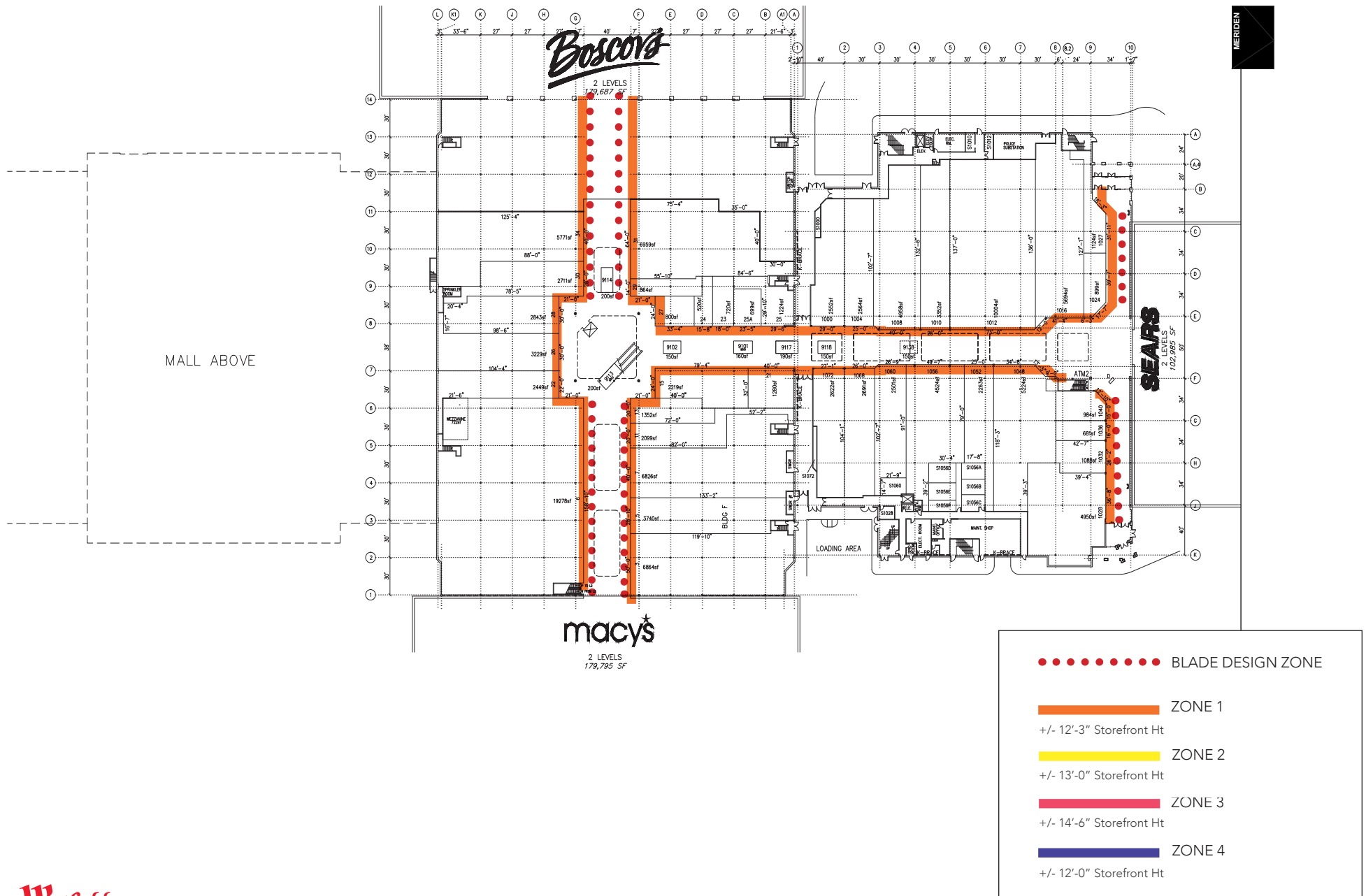
Project location



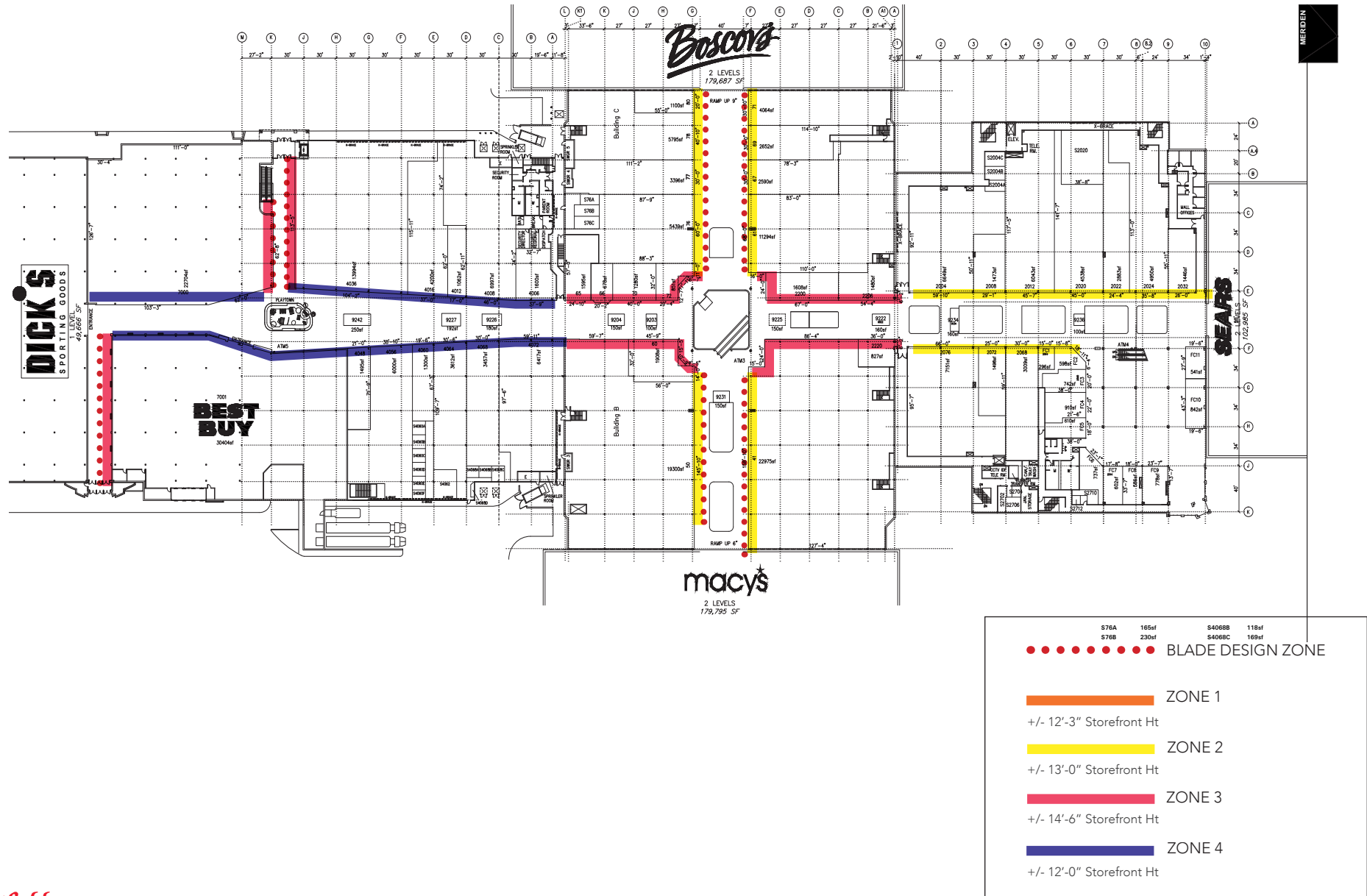
BASE BUILDING INFORMATION



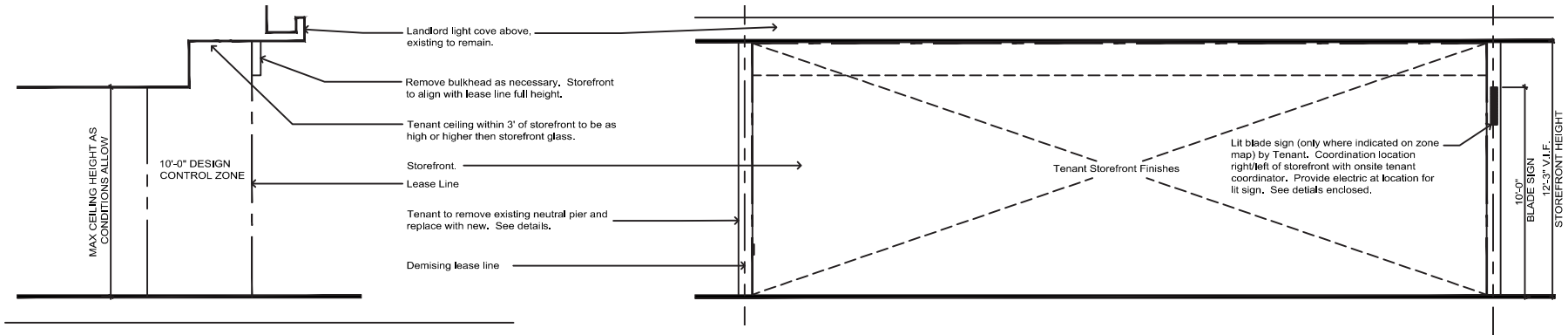
ZONING PLAN_LEVEL ONE



ZONING PLAN_LEVEL TWO

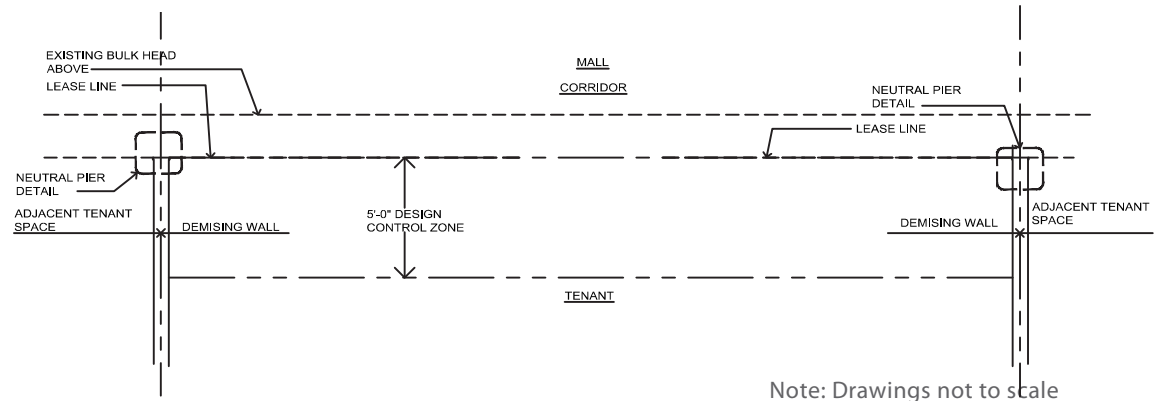


STOREFRONT: ZONE 1 DETAILS



TYPICAL ELEVATION - ZONE 1

TYPICAL SECTION - ZONE 1

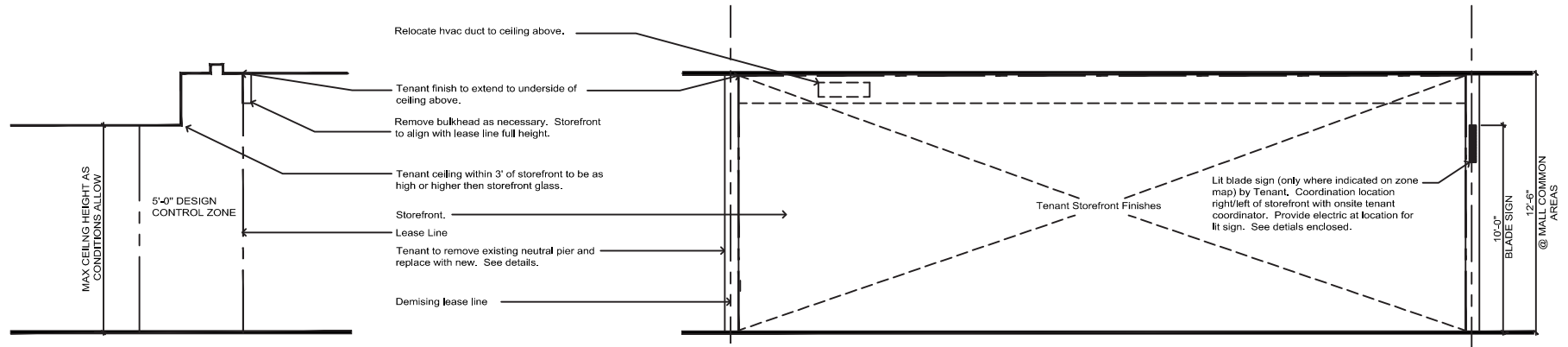


Note: Drawings not to scale

TYPICAL PLAN - ZONE 1

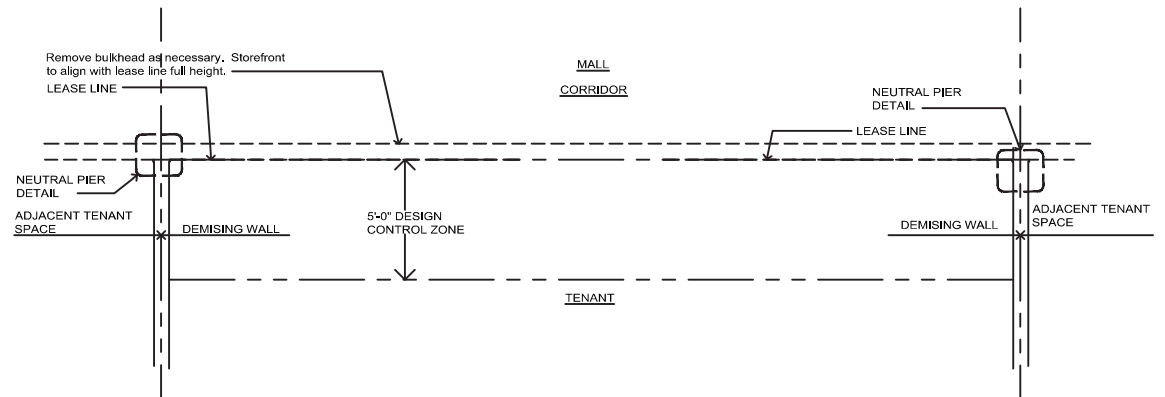
Note: Drawings not to scale

STOREFRONT: ZONE 2 DETAILS



TYPICAL SECTION - ZONE 2

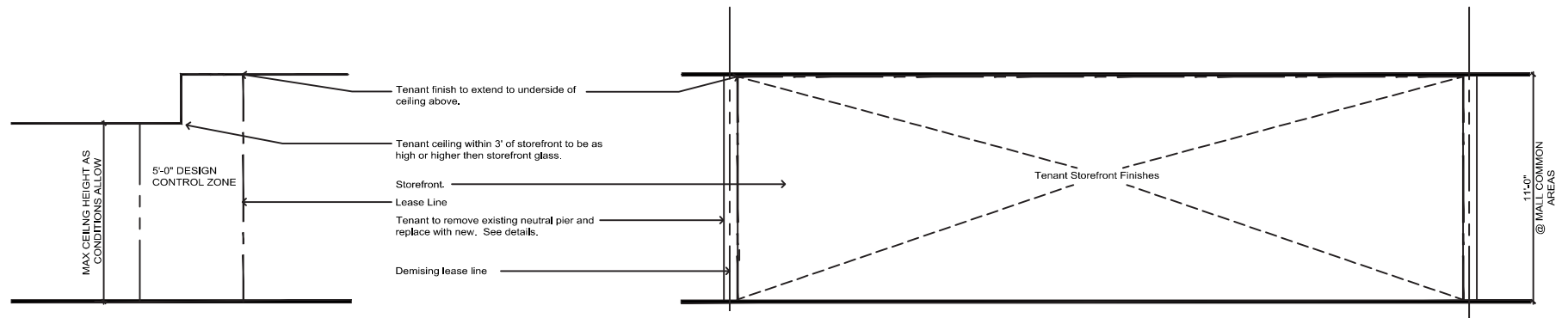
TYPICAL ELEVATION - ZONE 2



TYPICAL PLAN - ZONE 2

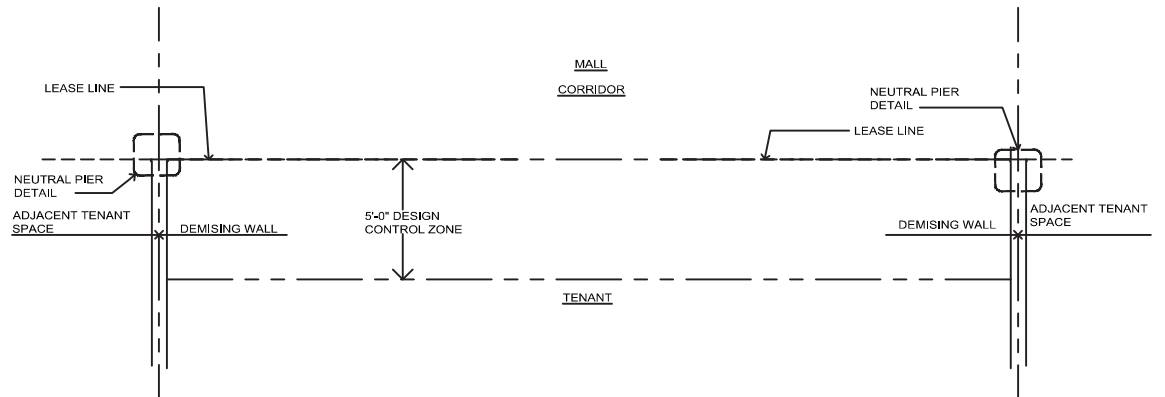
Note: Drawings not to scale

STOREFRONT: ZONE 3 DETAILS



TYPICAL ELEVATION - ZONE 3

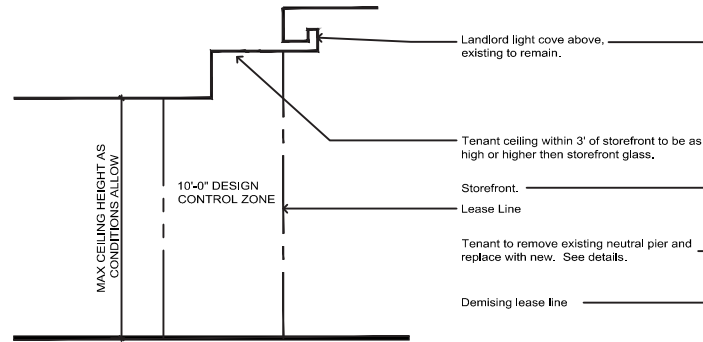
TYPICAL SECTION - ZONE 3



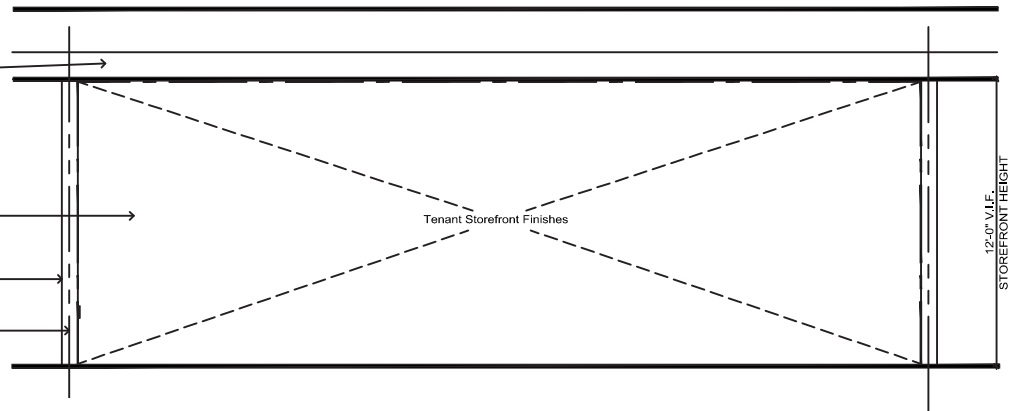
TYPICAL PLAN - ZONE 3

Note: Drawings not to scale

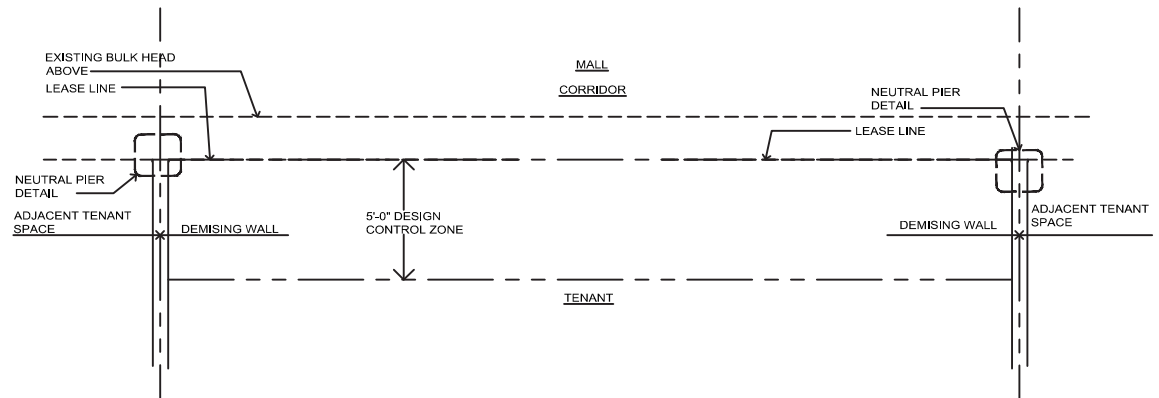
STOREFRONT: ZONE 4 DETAILS



TYPICAL SECTION - ZONE 4



TYPICAL ELEVATION - ZONE 4

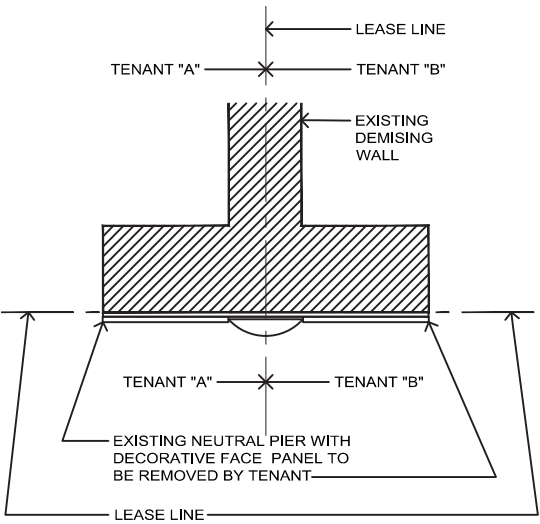


TYPICAL PLAN - ZONE 4

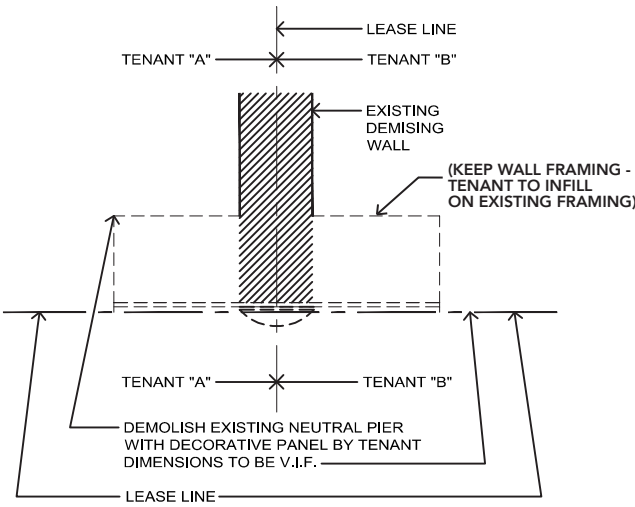
Note: Drawings not to scale

STOREFRONT: NEUTRAL PIER DETAIL

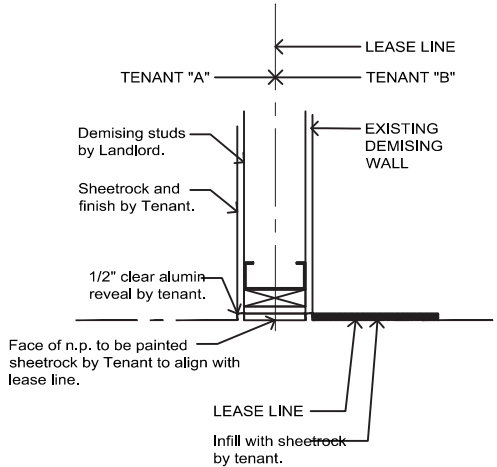
EXISTING NEUTRAL PIER



DEMOLITION NEUTRAL PIER

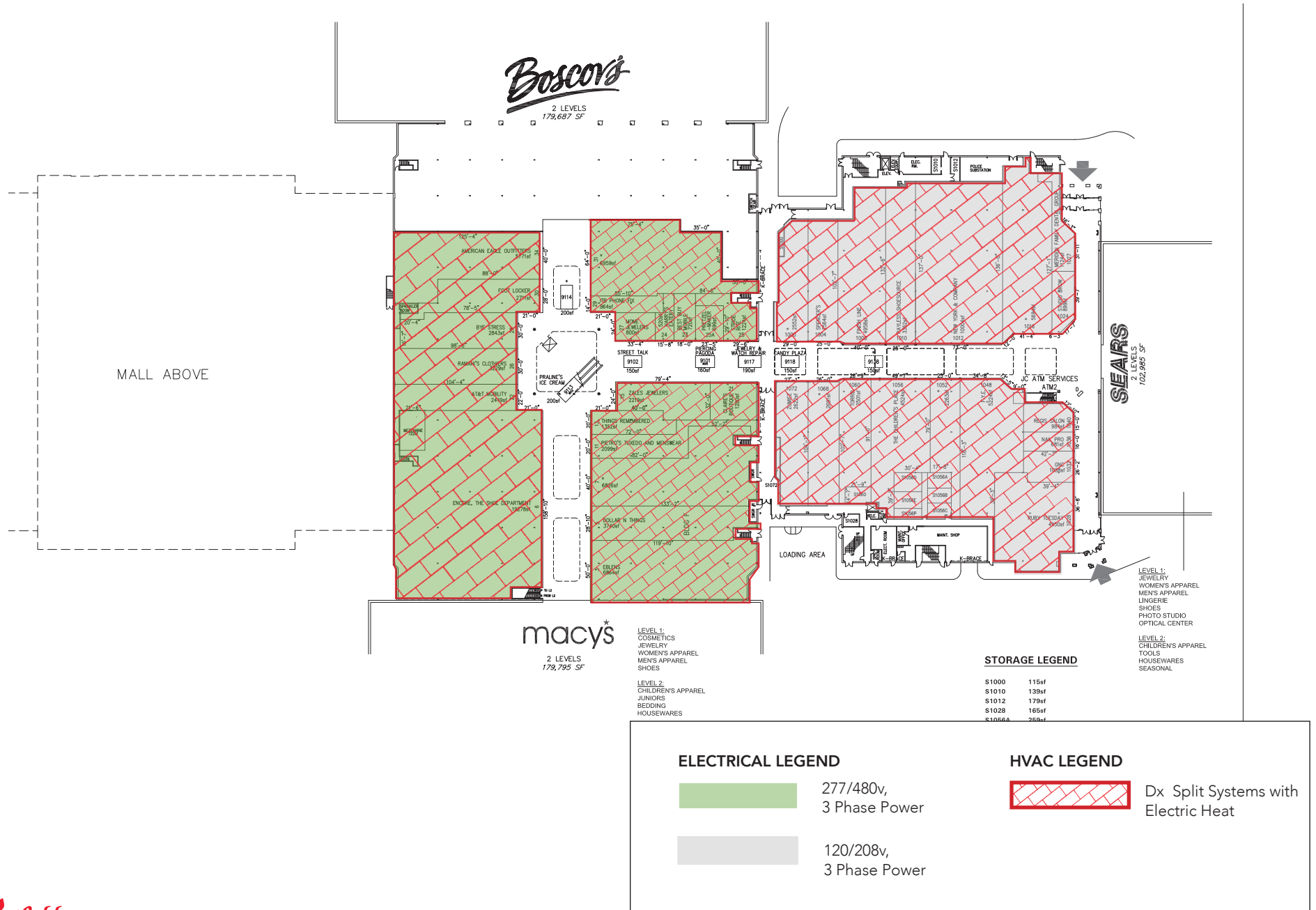


NEW STANDARD NEUTRAL PIER

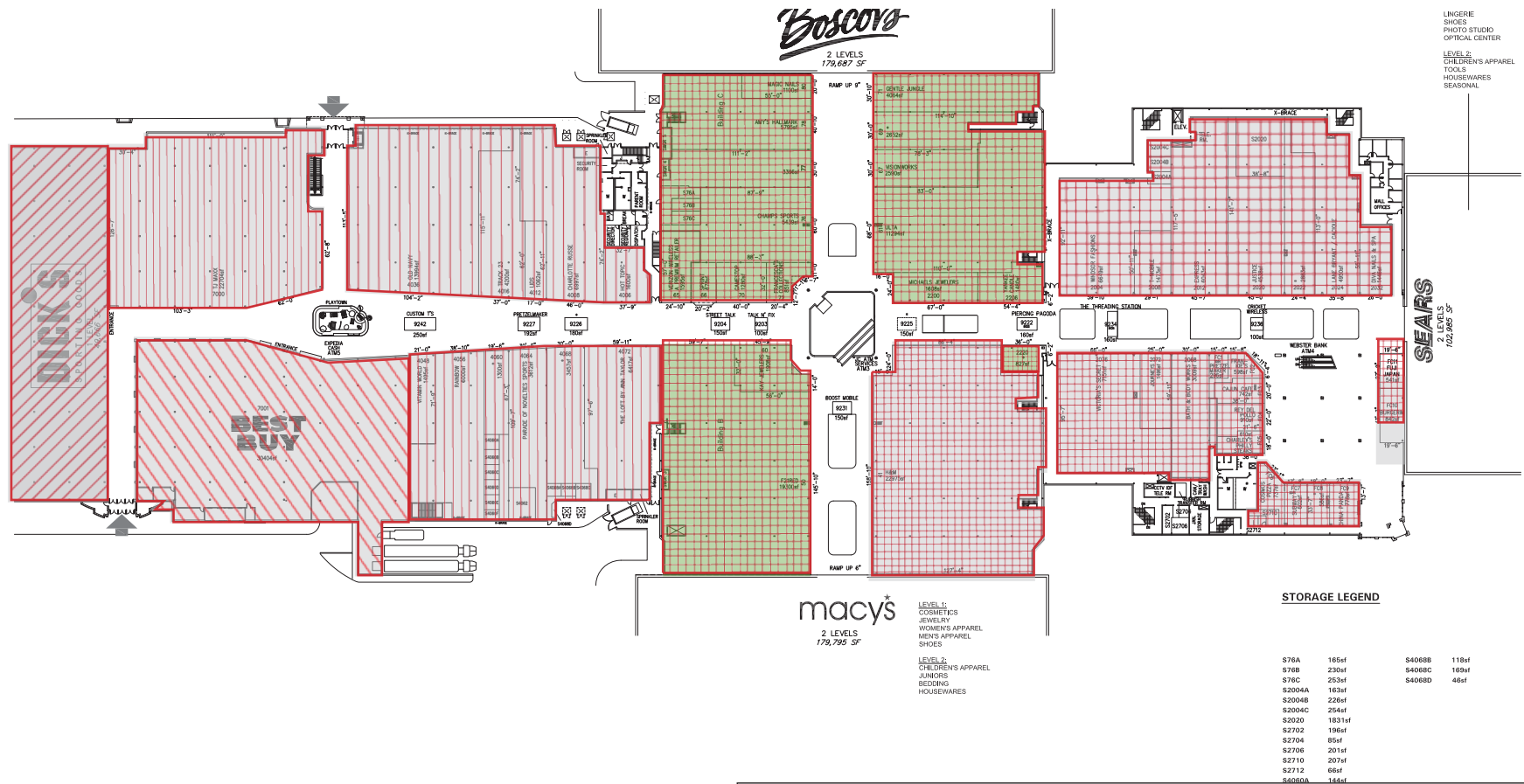


Note: Drawings not to scale

MEP MAPS: ELECTRICAL_LEVEL ONE



MEP MAPS: ELECTRICAL_LEVEL TWO



ELECTRICAL LEGEND

	277/480v, 3 Phase Power
	120/208v, 3 Phase Power

HVAC LEGEND

	Dx Package Units with Gas Heat Optional
	Dx Units Mix Package and Split Systems
	Cooling Tower Unit Water Cooled
	Cooling Tower Unit Water Cooled

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.

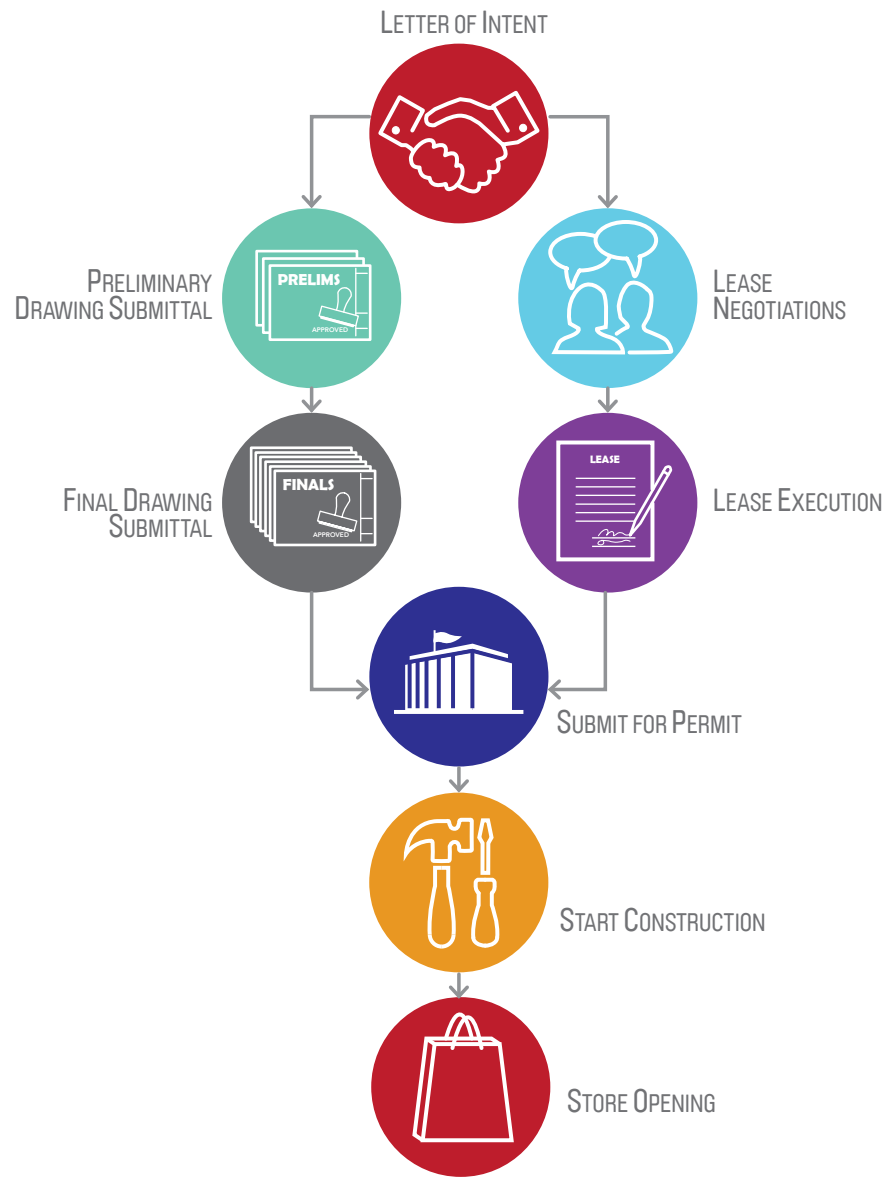
LANDLORD APPROVAL:

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