



SARASOTA SQUARE

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:

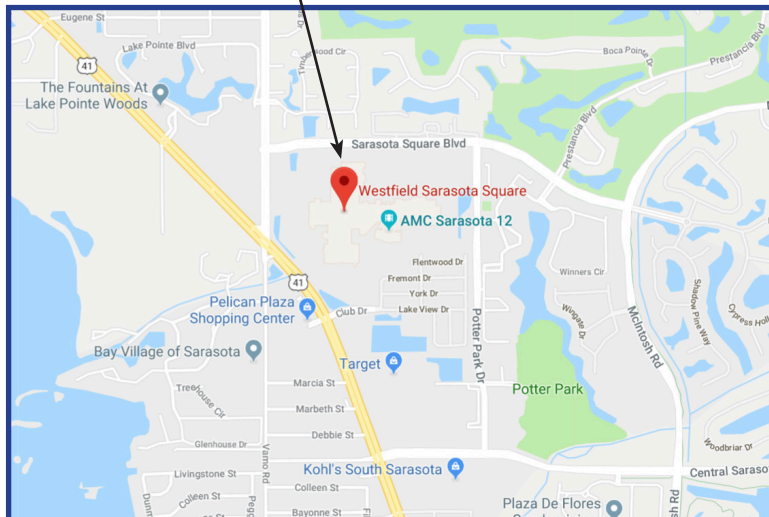
Retail Center Name

Westfield Sarasota Square
8201 S. Tamiami Trail, Sarasota , FL 34238
t. (941) 554-1902
f. 941.921.2632
General Manager: James Ralston
Facilities Manager: Roger Phelps
Marketing Manager: Todd Beckwith

Westfield Tenant Coordination

Jennifer Cristal/ Project Management/
Tenant Coordination
8000 West Broward Blvd., Suite 8000
Plantation, FL 33388
T. 954-375-0199 / M. 954-802-4829
E. jcristal@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:	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

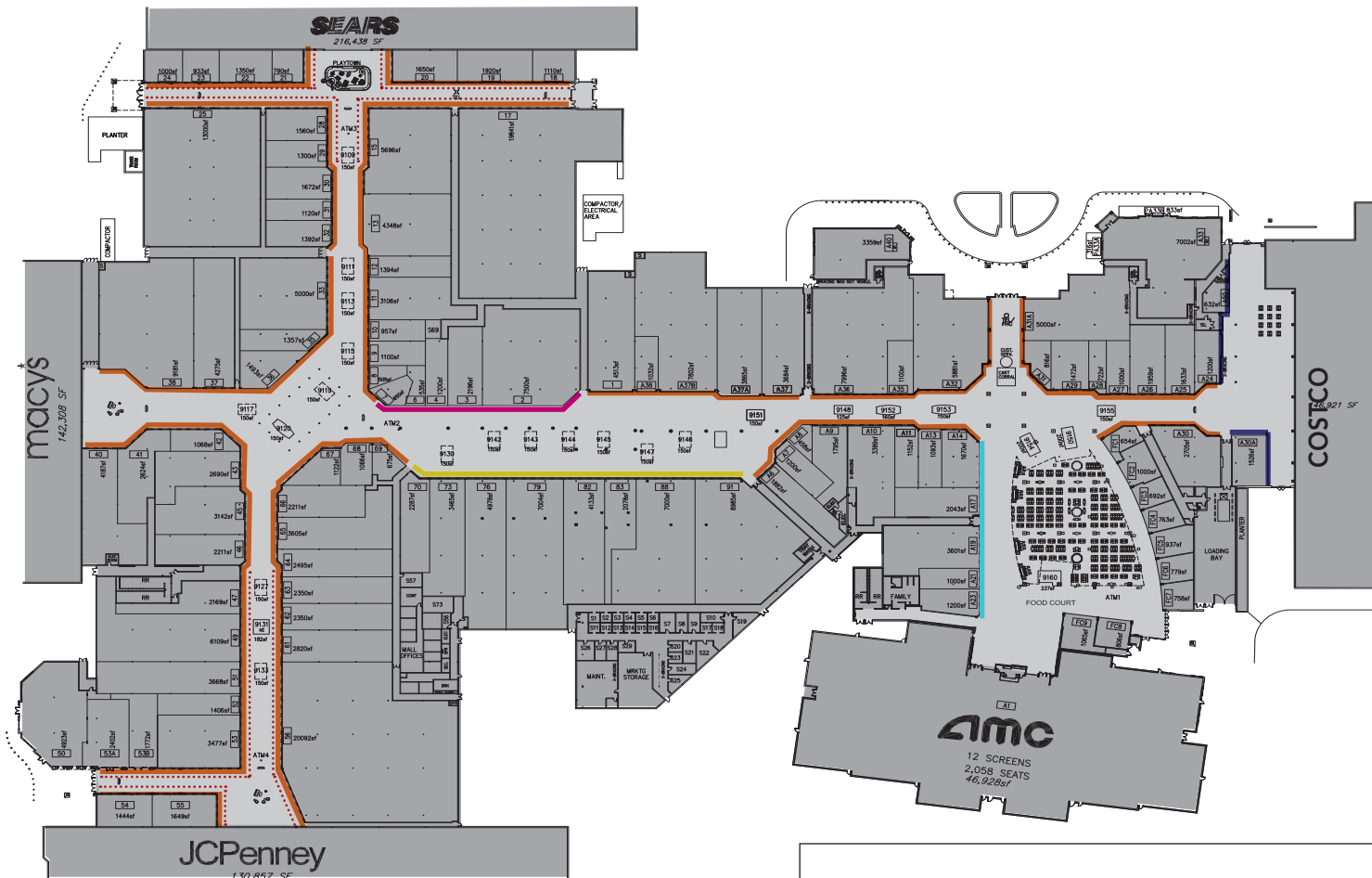
CODE INFORMATION

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 Sarasota, 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.

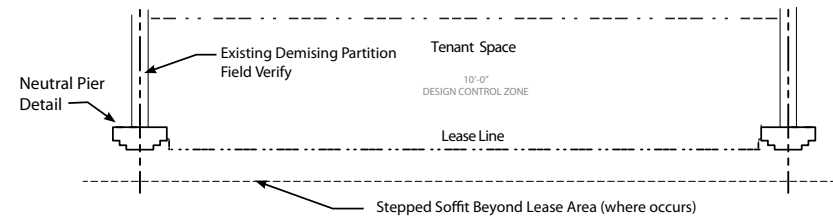
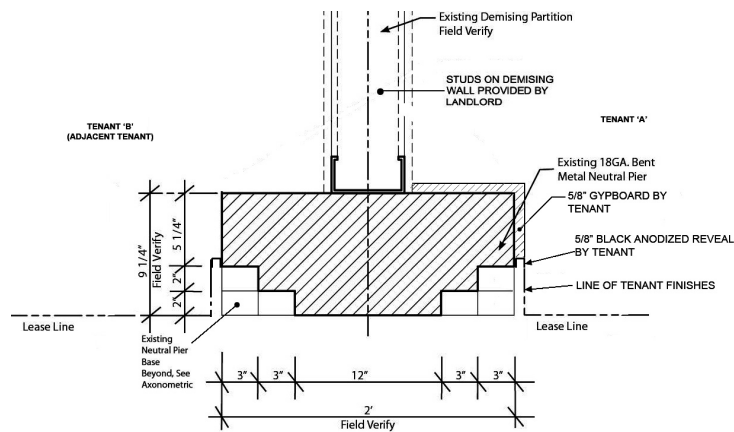
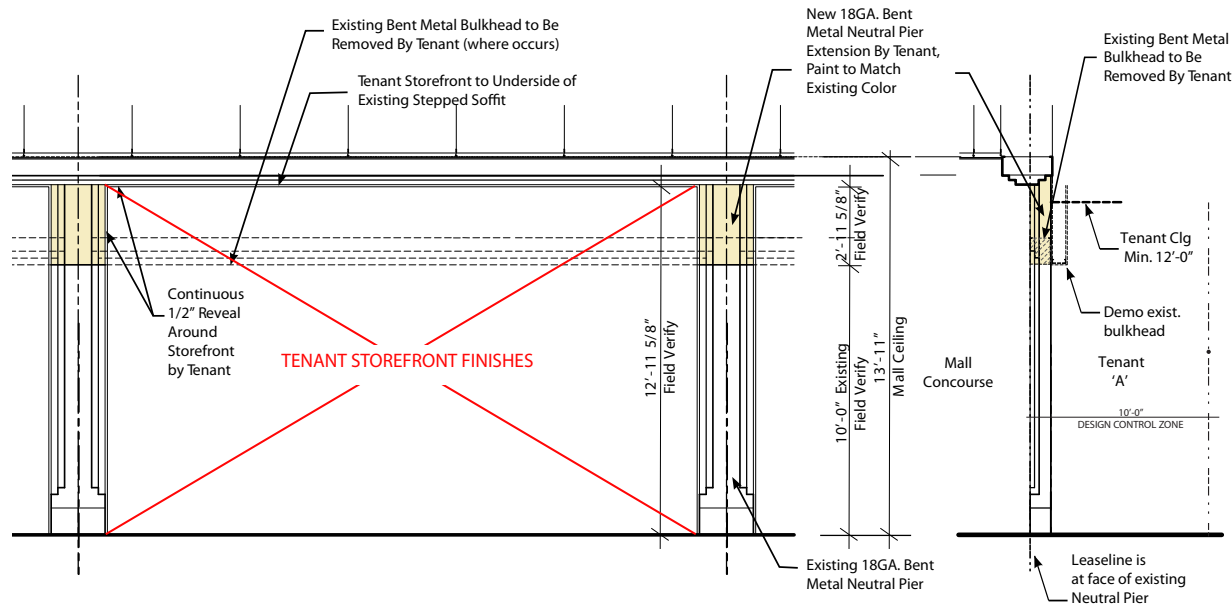
The most stringent requirement of the above-mentioned applicable codes shall govern each increment of the work.

ZONING PLAN_LEVEL ONE



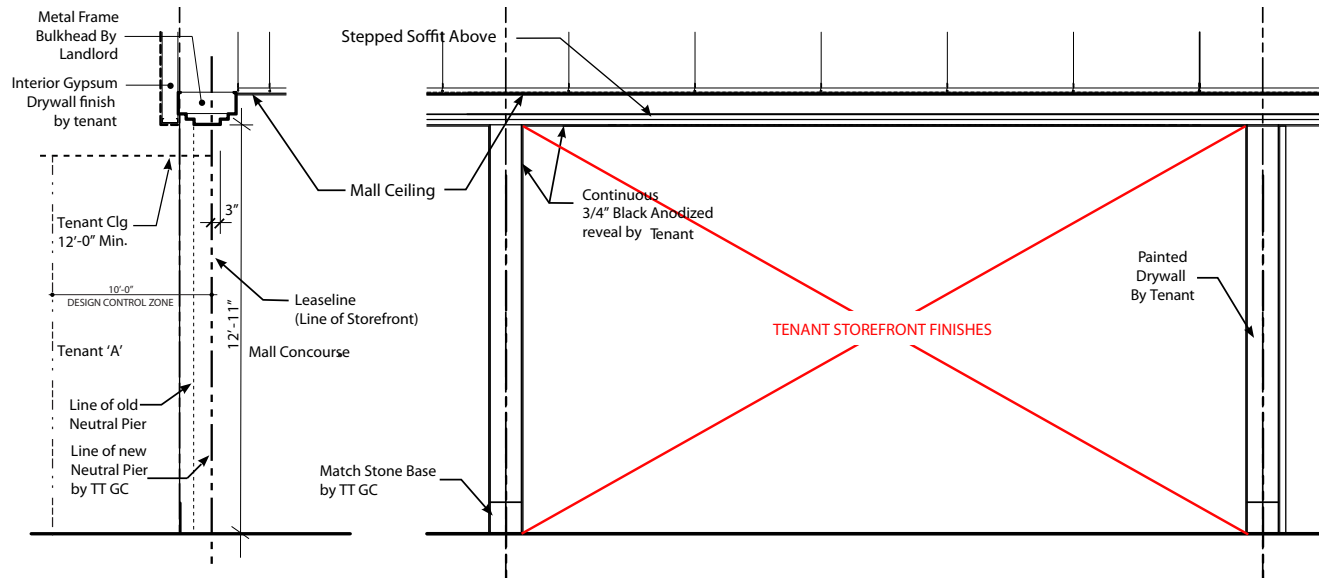
- | | | | |
|-------|---------------------------|-------|---------------------------|
| | BLADE DESIGN ZONE | ————— | ZONE 2A |
| | | | +/- 12'-11" Storefront Ht |
| ————— | ZONE 1 | ————— | ZONE 3 |
| | +/- 12'-11" Storefront Ht | | +/- 19'-0" Storefront Ht |
| ————— | ZONE 2 | ————— | ZONE 4 |
| | +/- 12'-11" Storefront Ht | | +/- 17'-3" Storefront Ht |

STOREFRONT: ZONE 1 DETAILS



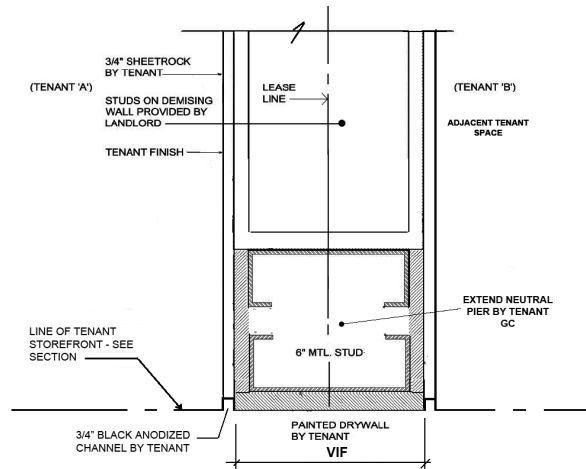
Note: Drawings not to scale

STOREFRONT: ZONE 2 DETAILS

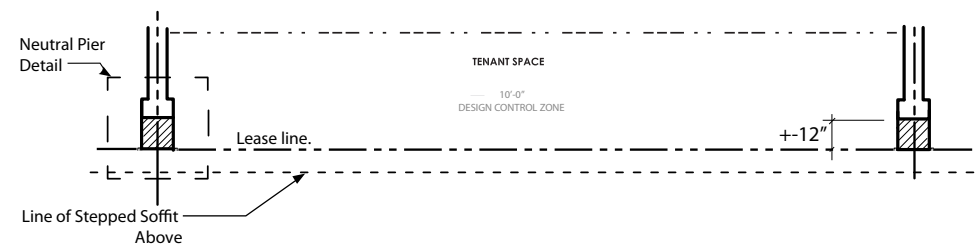


TYPICAL SECTION - ZONE 2

TYPICAL ELEVATION - ZONE 2



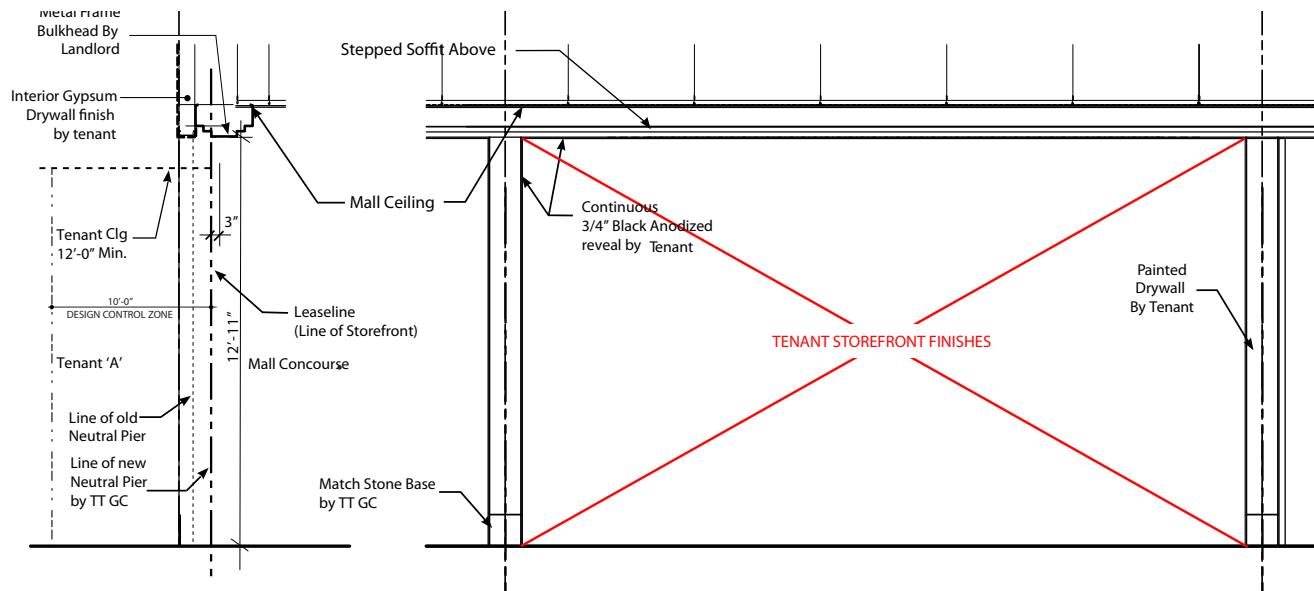
TYPICAL NEUTRAL PIER DETAIL - ZONE 2



TYPICAL PLAN - ZONE 2

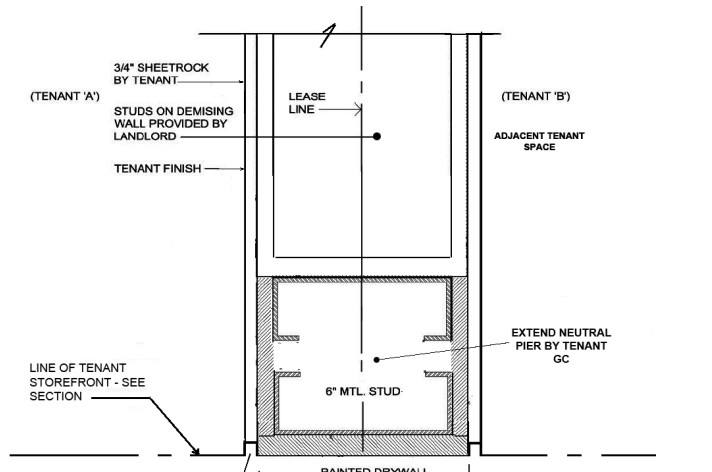
Note: Drawings not to scale

STOREFRONT: ZONE 2A DETAILS

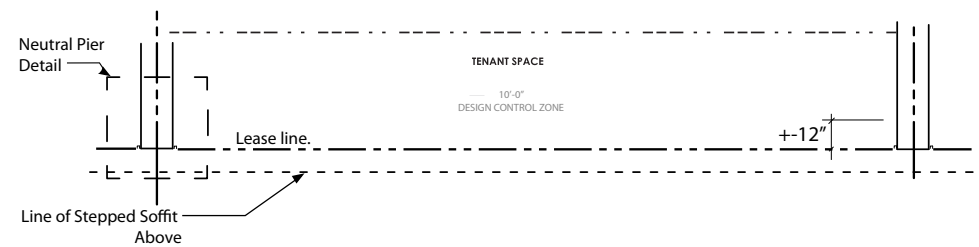


TYPICAL SECTION - ZONE 2

TYPICAL ELEVATION - ZONE 2



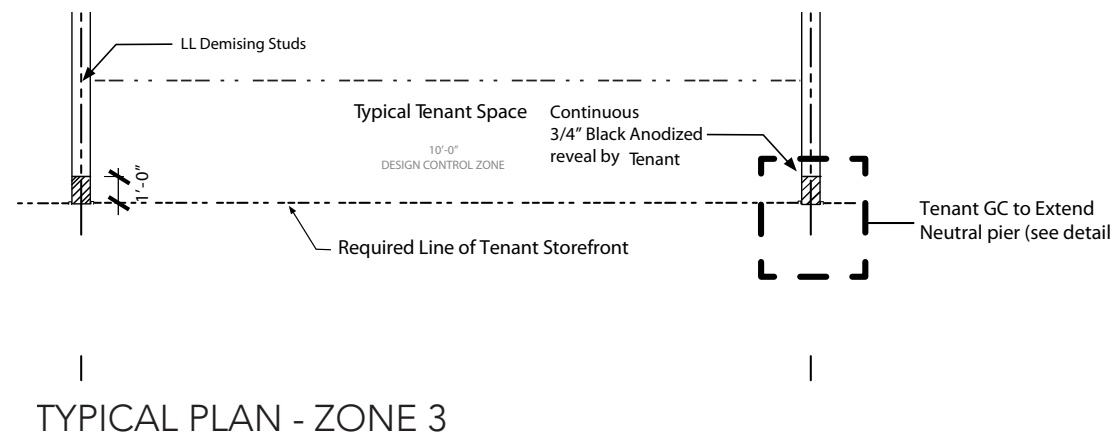
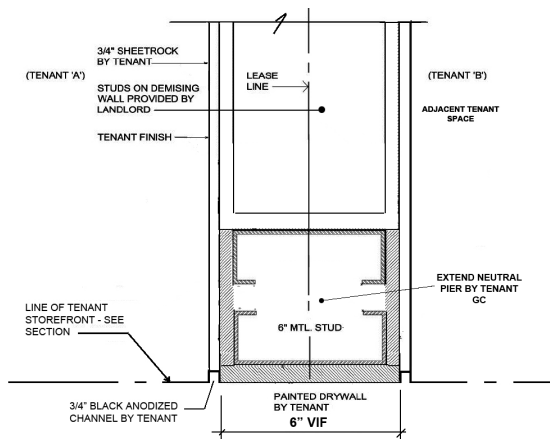
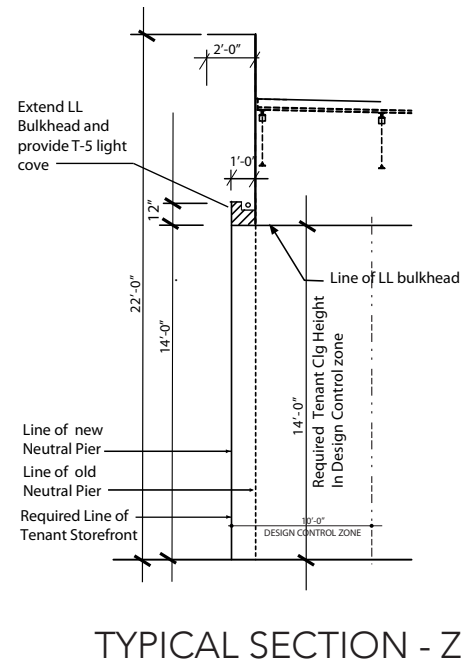
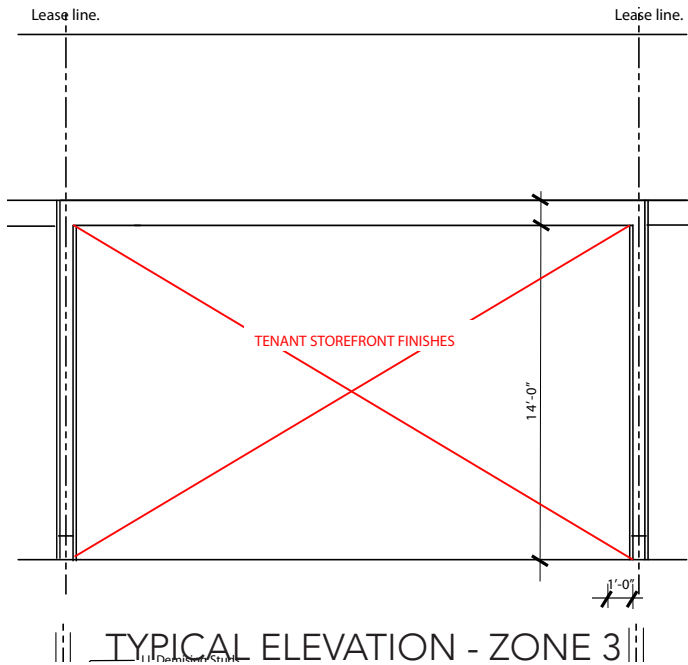
TYPICAL NEUTRAL PIER DETAIL - ZONE 2



TYPICAL PLAN - ZONE 2

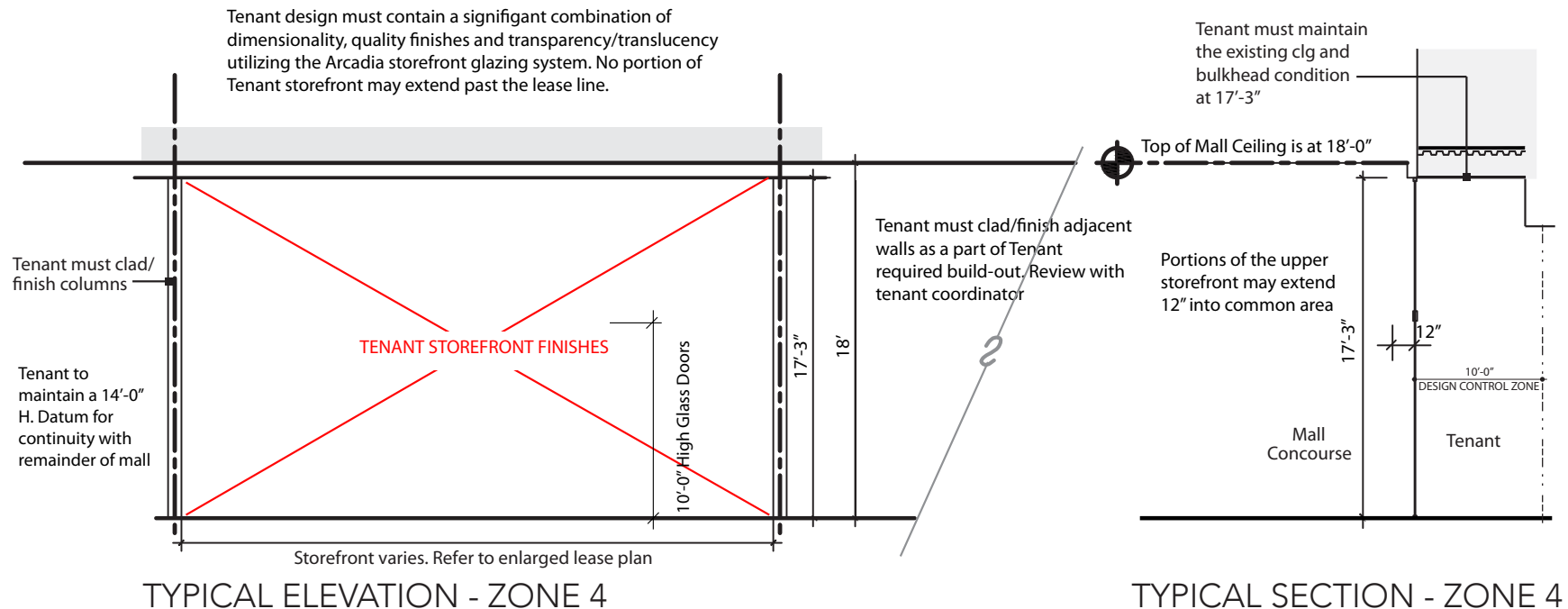
Note: Drawings not to scale

STOREFRONT: ZONE 3 DETAILS



Note: Drawings not to scale

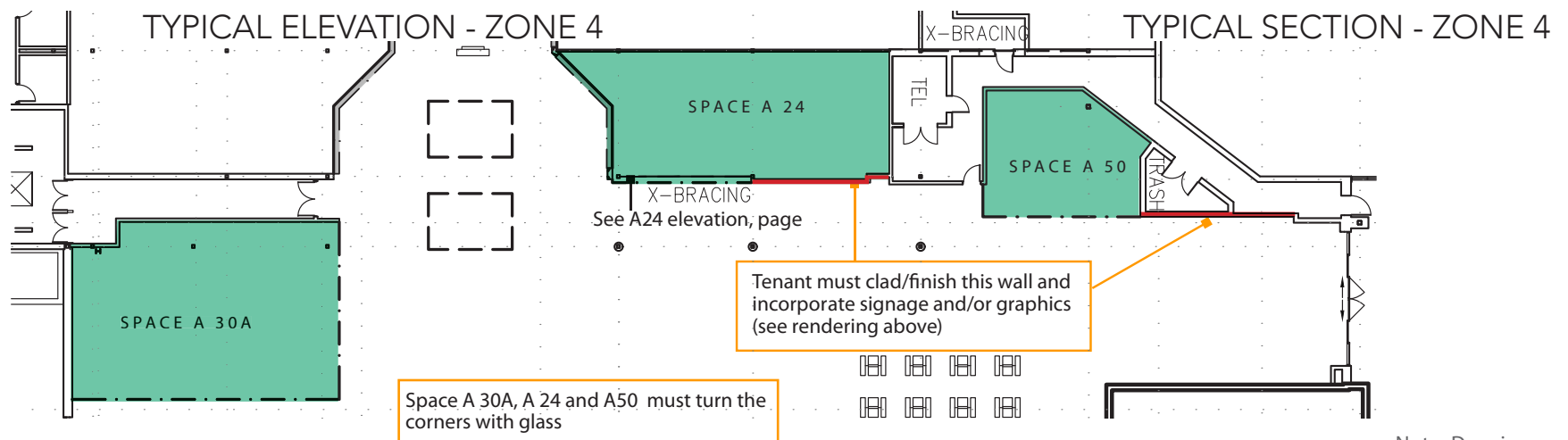
STOREFRONT: ZONE 4 DETAILS



SEE NEXT PAGE FOR PLAN OF THIS ZONE

Note: Drawings not to scale

STOREFRONT: ZONE 4 DETAILS



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.

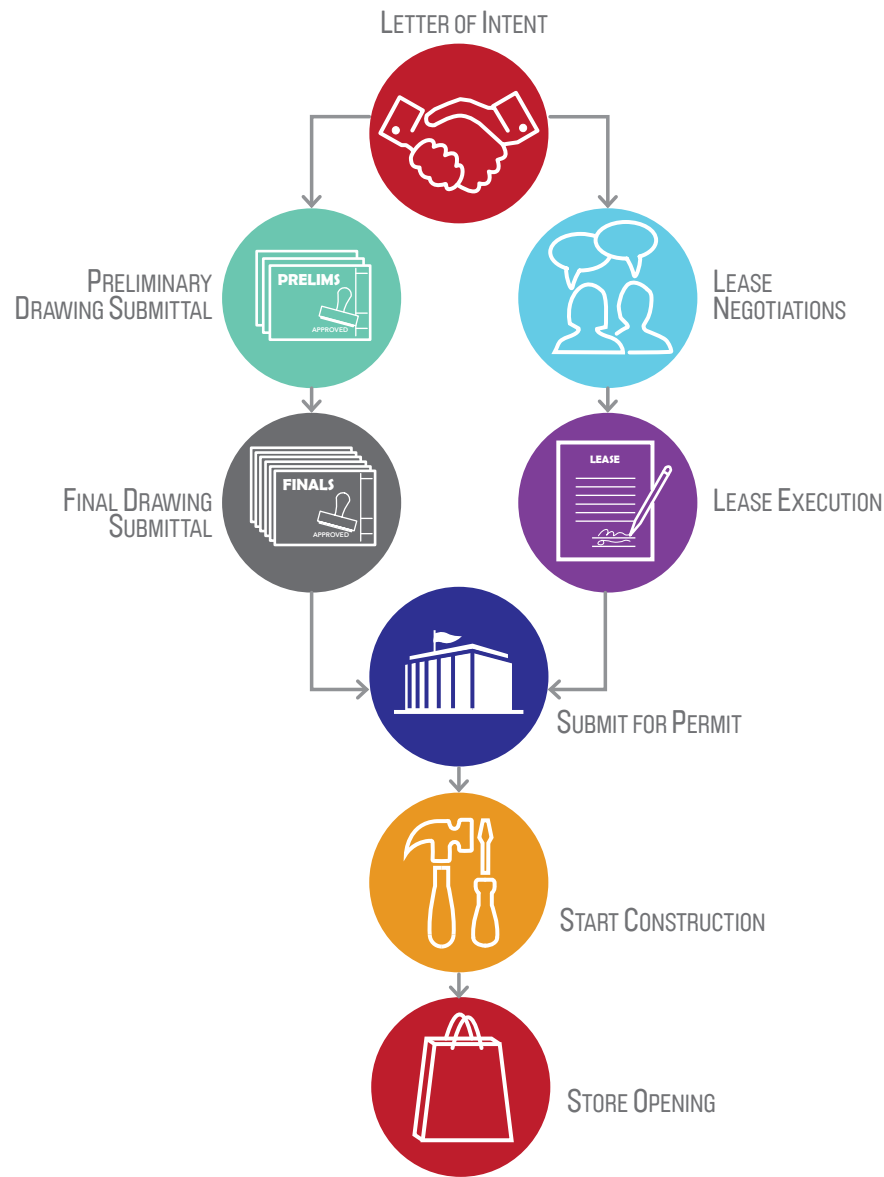
LANDLORD APPROVAL:

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