



SOUTH SHORE

RETAIL CRITERIA MANUAL **LITE**

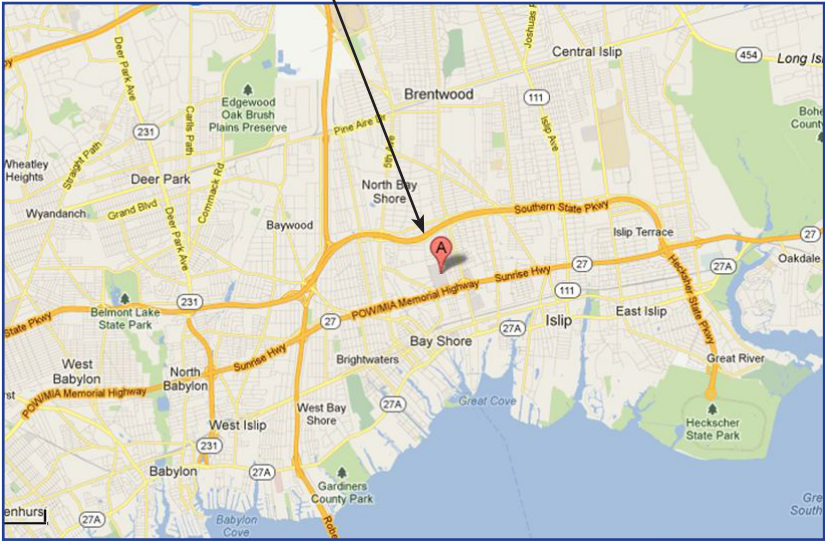
NOTE: This is an abridged version of the Tenant Criteria Manual to be used as a quick guideline and not to be used for construction. The full Tenant Criteria Manual is found on WestfieldTenantCoordination.com

INLINE RETAIL CENTER:

Westfield South Shore Mall
 1701 Sunrise Highway
 Bayshore, NY 11706
 t. 631.665.8600
 f. 631.665.8063
 General Manager: Virginia Pepe
 Facilities Manager: Stephen Dmuchowsky
 Marketing Manager: Vanessa Mitton

Westfield Tenant Coordination
 Ron Juarez
 t. 516.902.9894
 rjuarez@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.

| | |
|-------------------------|----------------------------|
| Existing Mall Building: | TYPE 2-B Fully Sprinklered |
| Primary Occupancy: | Group M (Mercantile) |
| Sprinklered: | Yes |
| Total Area: | (Per A2) |
| Occupancy Load: | Persons |
| Required Exits: | Required/Provided |

CODE INFORMATION

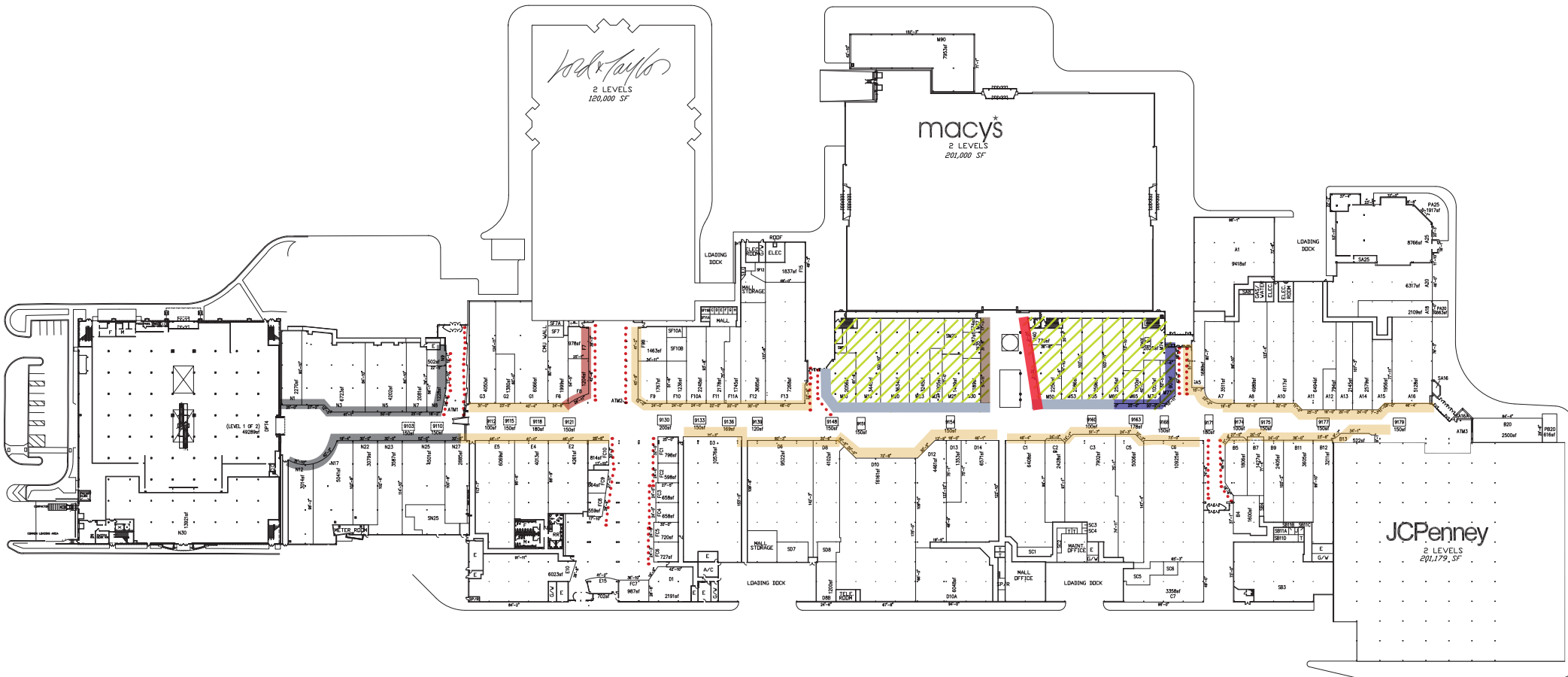
- Building:**
- Mechanical:** Most recent applicable code
- Plumbing:** Most recent applicable code
- Electrical:** Most recent applicable code
- Fire:** Most recent applicable code
- Accessibility:** Most recent applicable code
- Energy:** Most recent applicable code

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



ZONE 1



ZONE 5



NOISE CONTROL
CEILING ZONE



ZONE 2

+/- 12'-0" Storefront Ht



ZONE 6

+/- 12'-0" Storefront Ht



ZONE 3

Storefront Ht. Varies, V.I.F.



ZONE 7

Storefront Ht. Varies, V.I.F.



ZONE 4

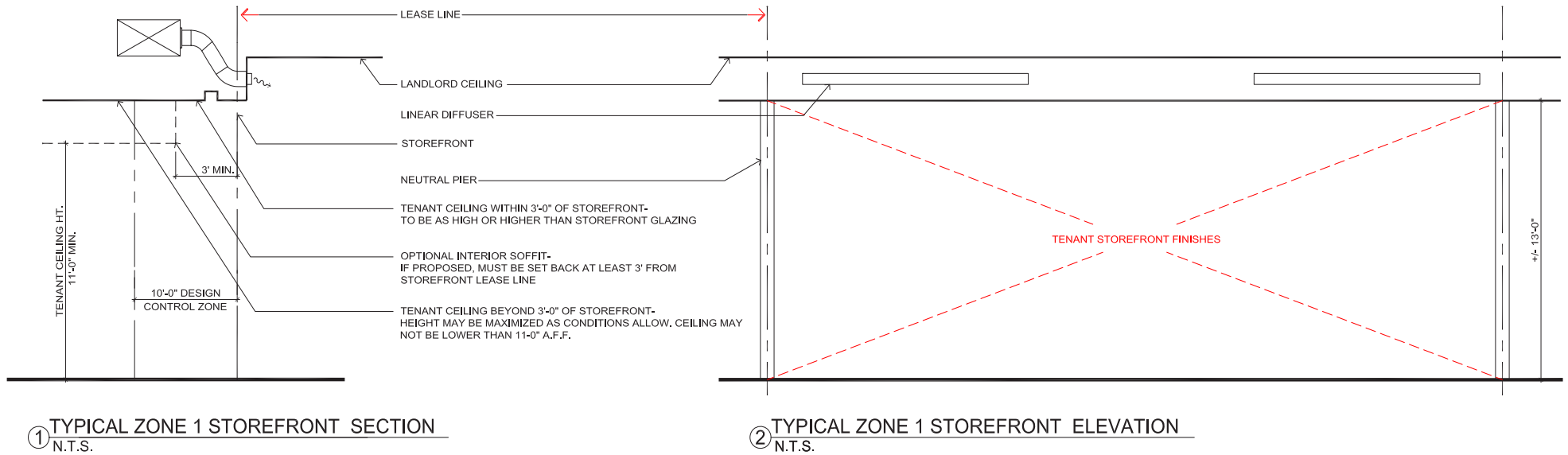
+/- 14'-0" Storefront Ht



BLADE SIGN ZONE

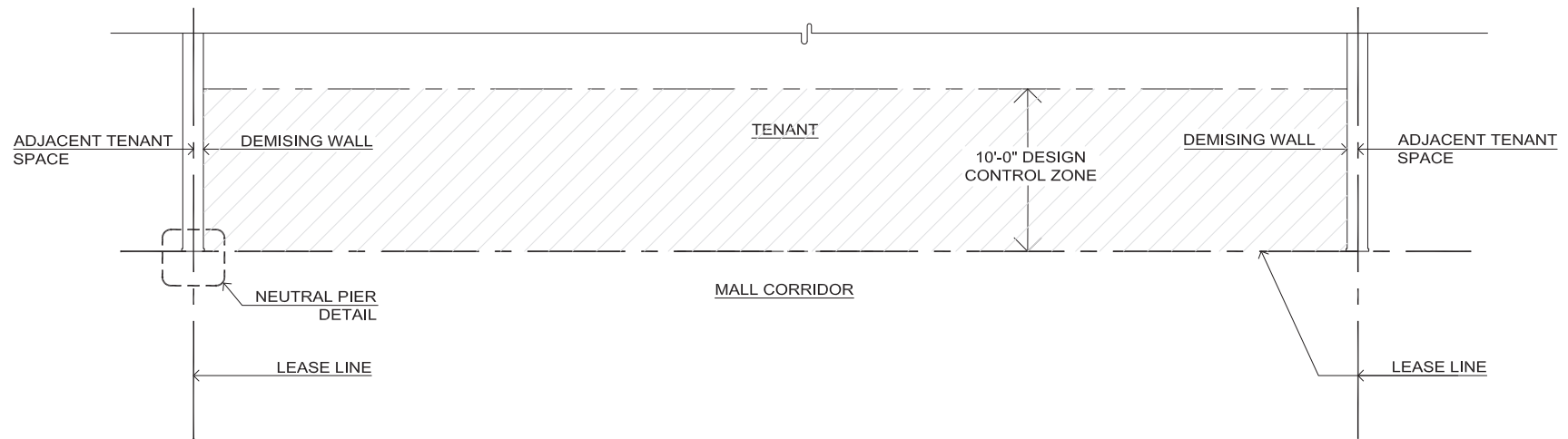
+/- 14'-0" Storefront Ht

STOREFRONT: ZONE 1 DETAILS

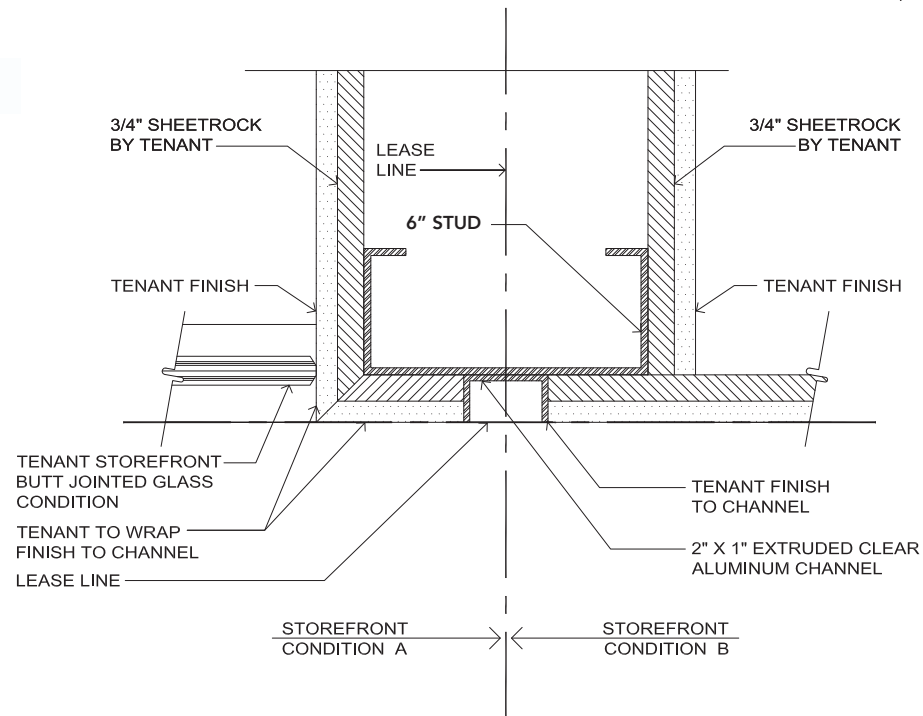


Note: Drawings not to scale

STOREFRONT: ZONE 1 DETAILS



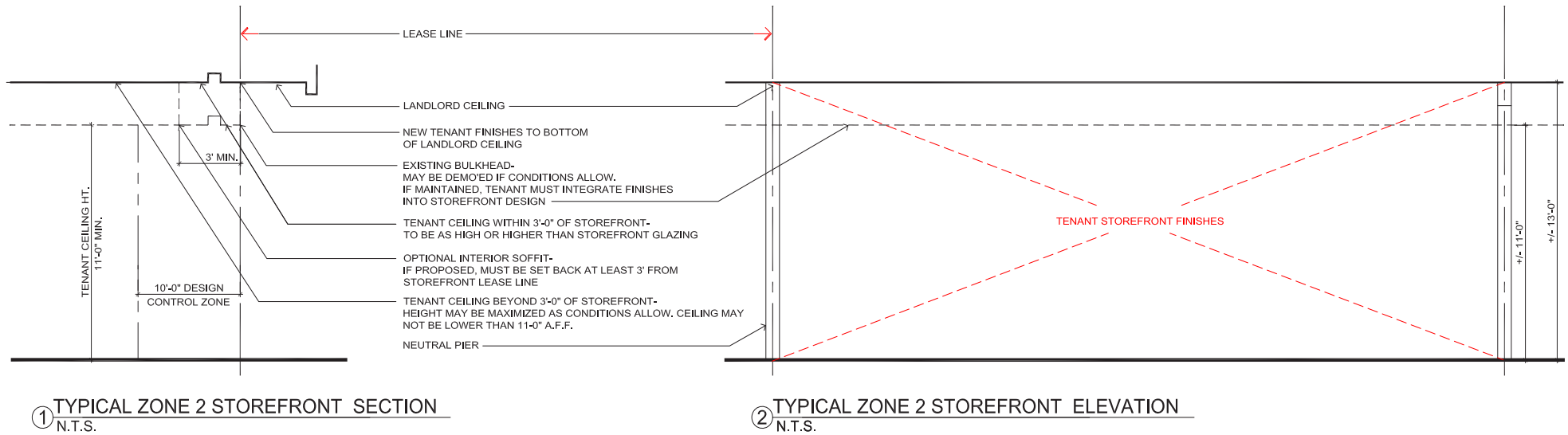
TYPICAL STOREFRONT PLAN



Note: Drawings not to scale

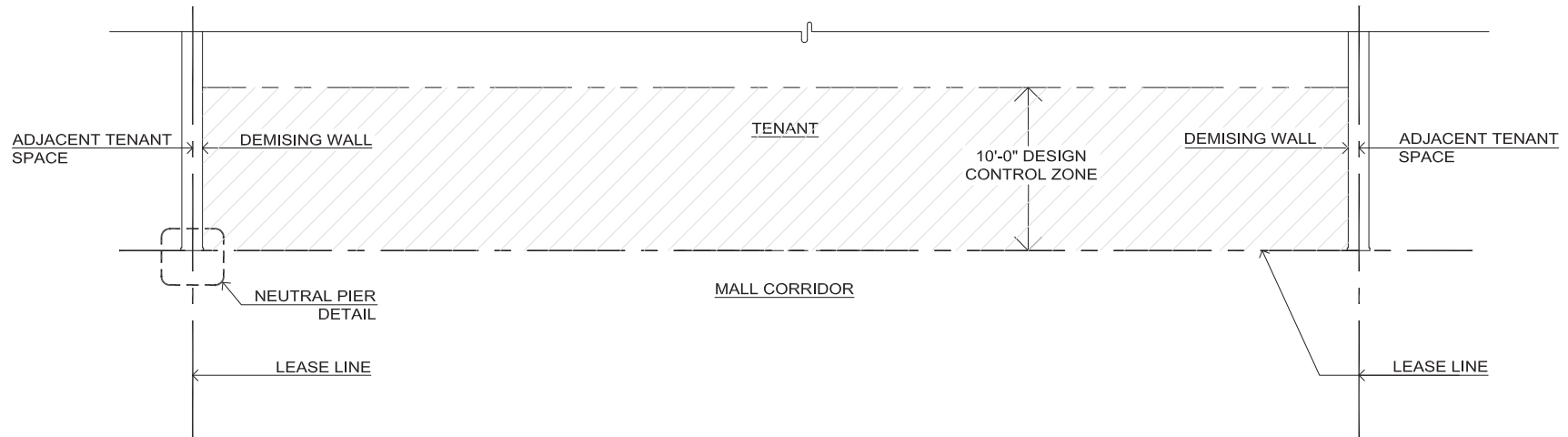
NEUTRAL PIER DETAIL

STOREFRONT: ZONE 2 DETAILS

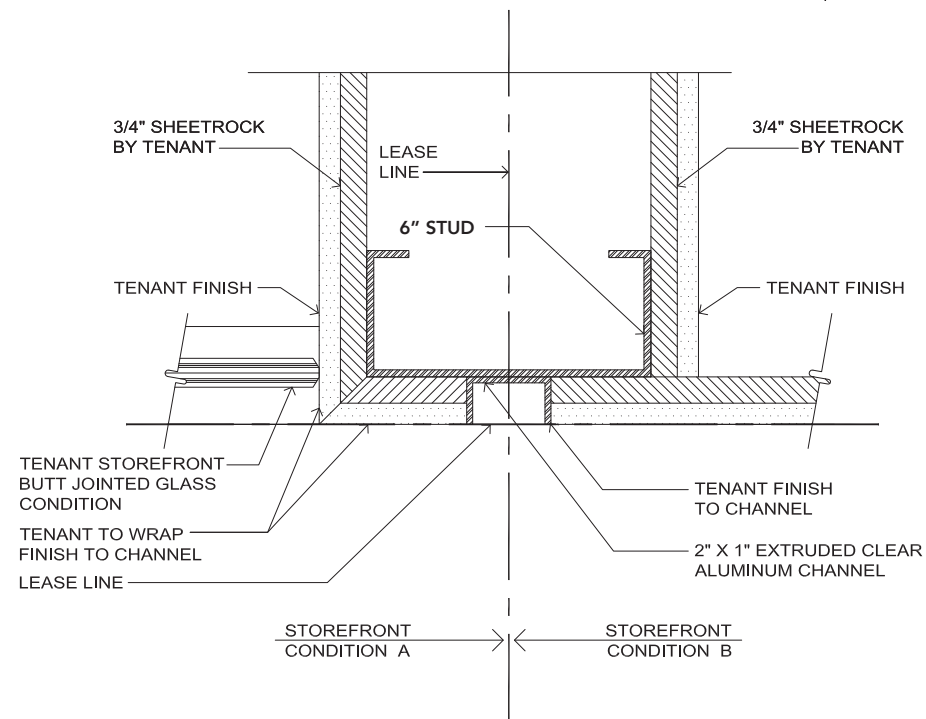


Note: Drawings not to scale

STOREFRONT: ZONE 2 DETAILS



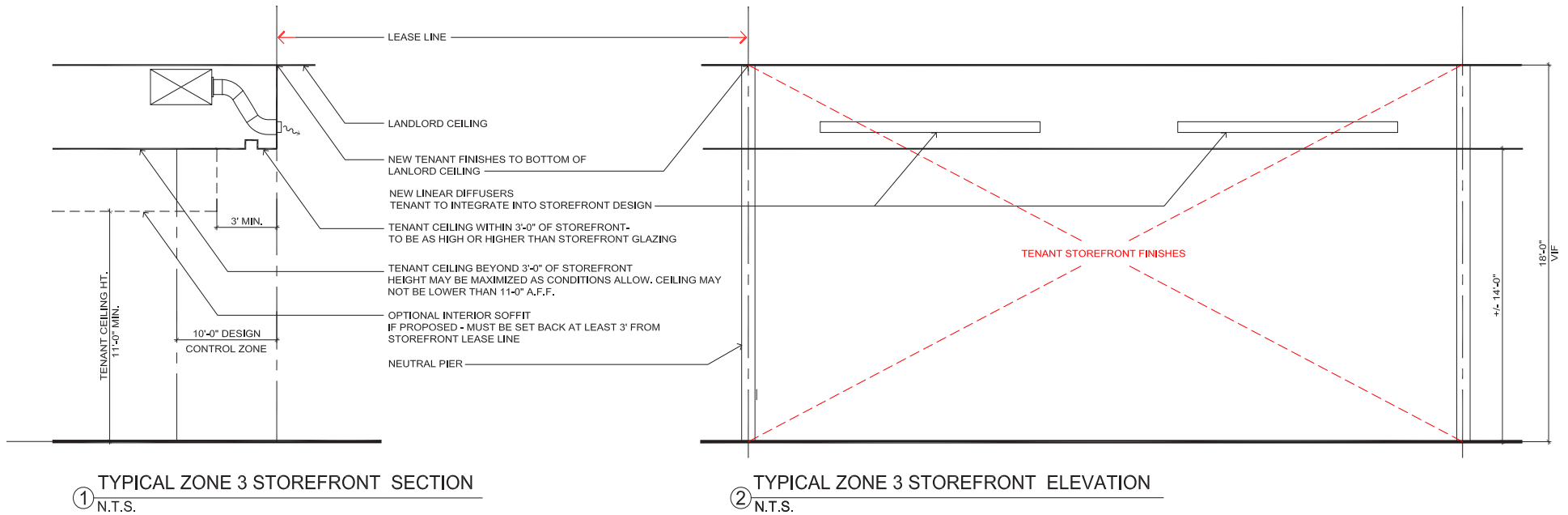
TYPICAL STOREFRONT PLAN



NEUTRAL PIER DETAIL

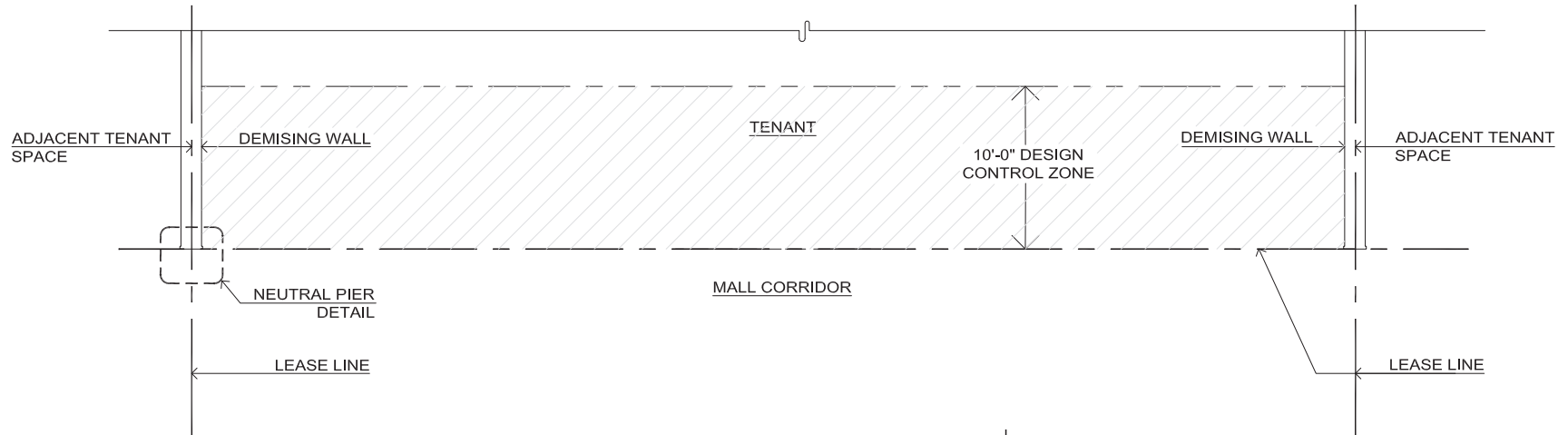
Note: Drawings not to scale

STOREFRONT: ZONE 3 DETAILS

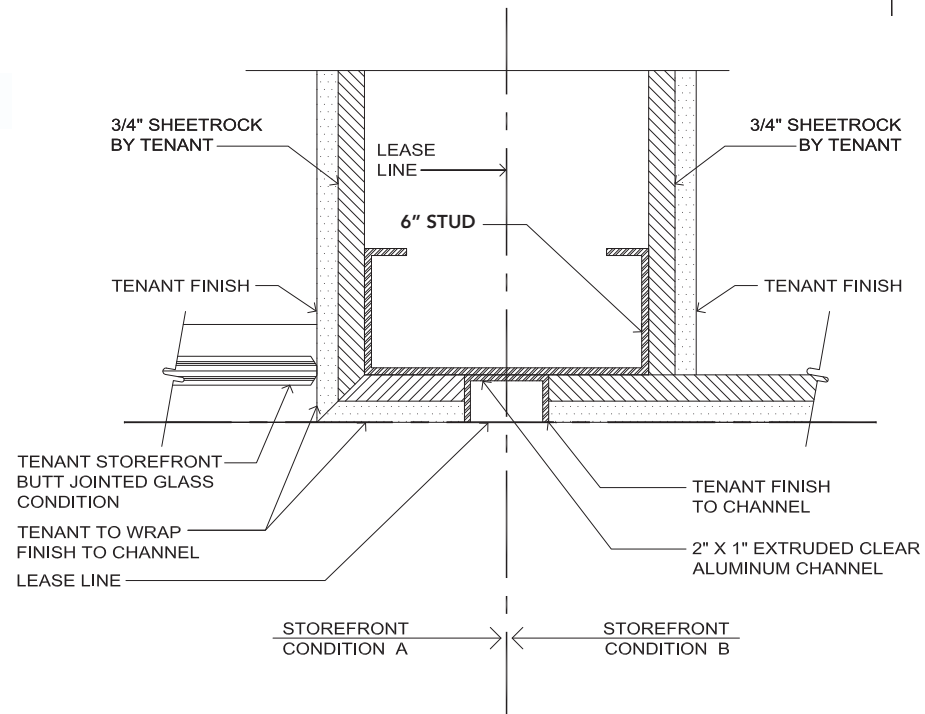


Note: Drawings not to scale

STOREFRONT: ZONE 3 DETAILS



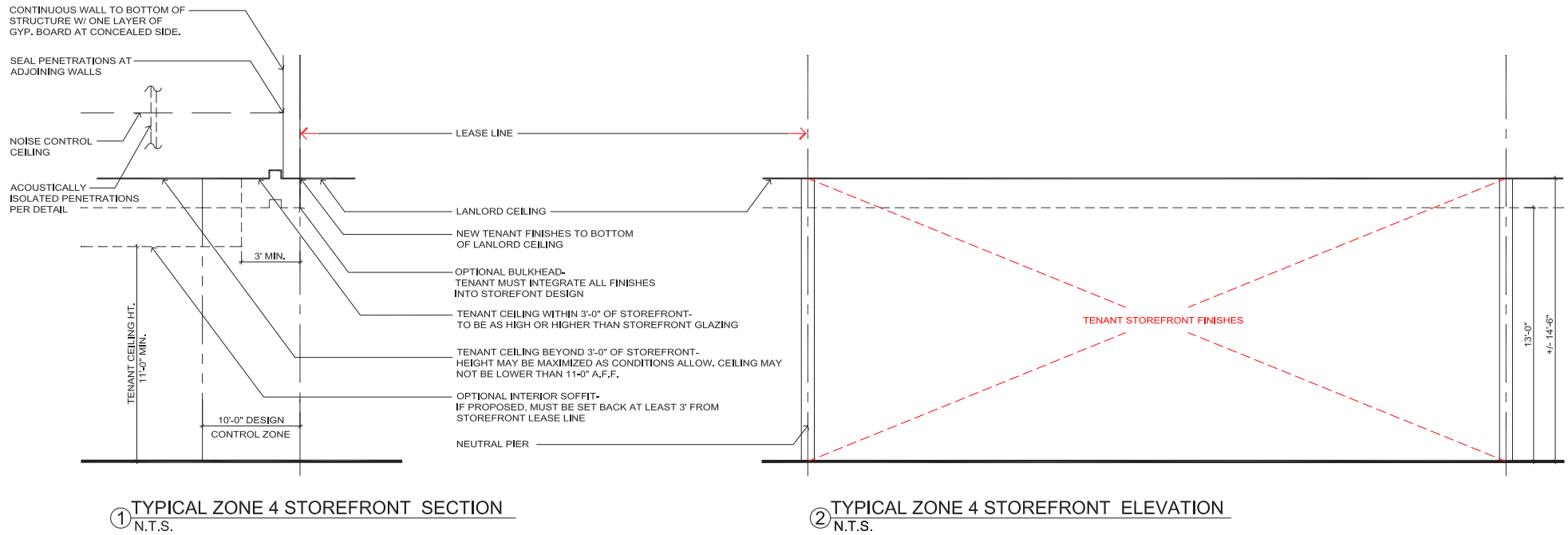
TYPICAL STOREFRONT PLAN



NEUTRAL PIER DETAIL

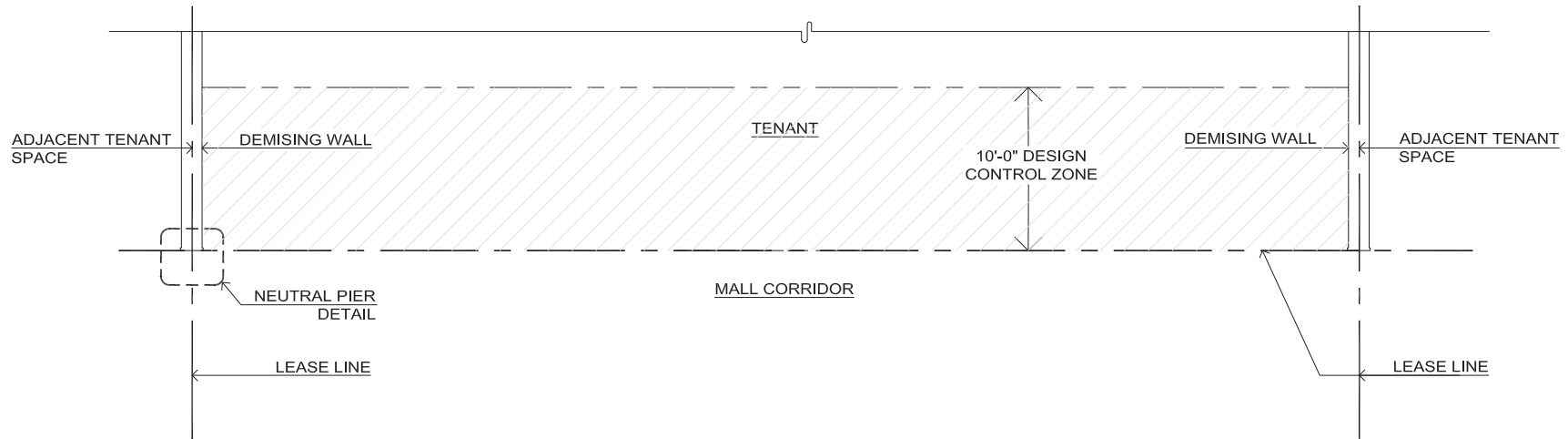
Note: Drawings not to scale

STOREFRONT: ZONE 4 DETAILS

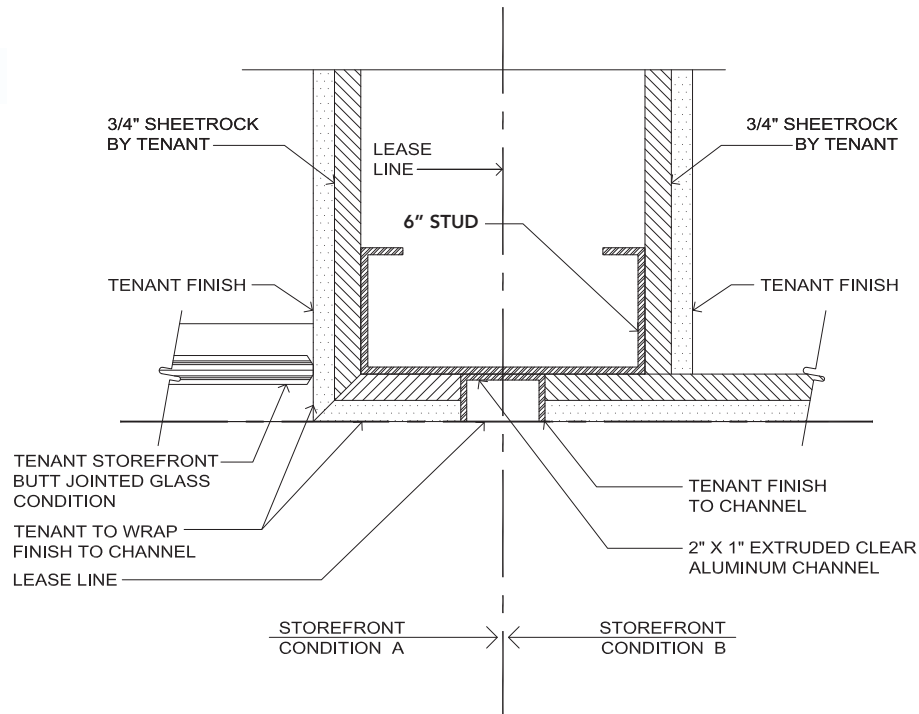


Note: Drawings not to scale

STOREFRONT: ZONE 4 DETAILS



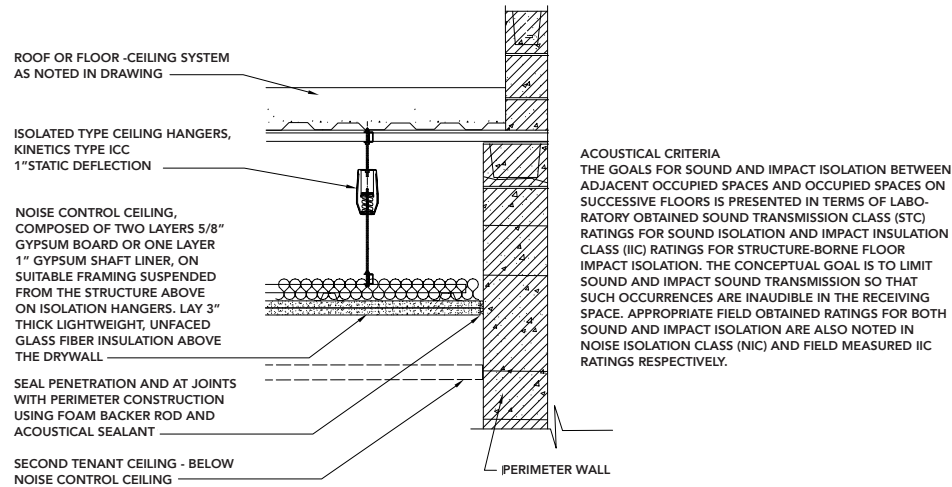
TYPICAL STOREFRONT PLAN



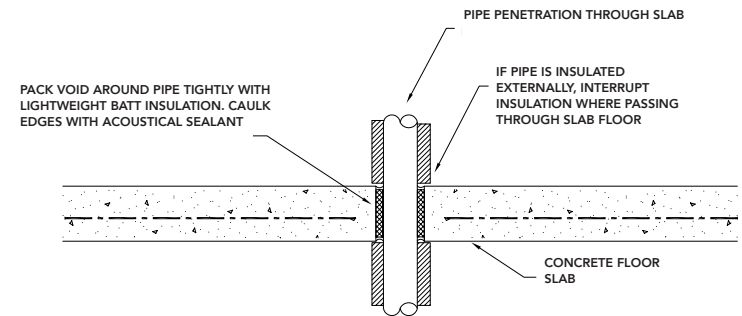
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NEUTRAL PIER DETAIL

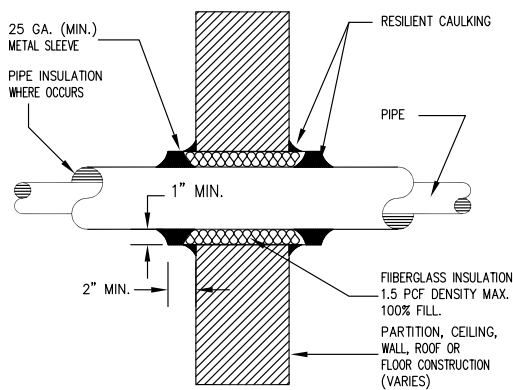
STOREFRONT: ZONE 4 DETAILS



NOISE CONTROL CEILING



PIPE PENETRATION WITH PIPE SLEEVE

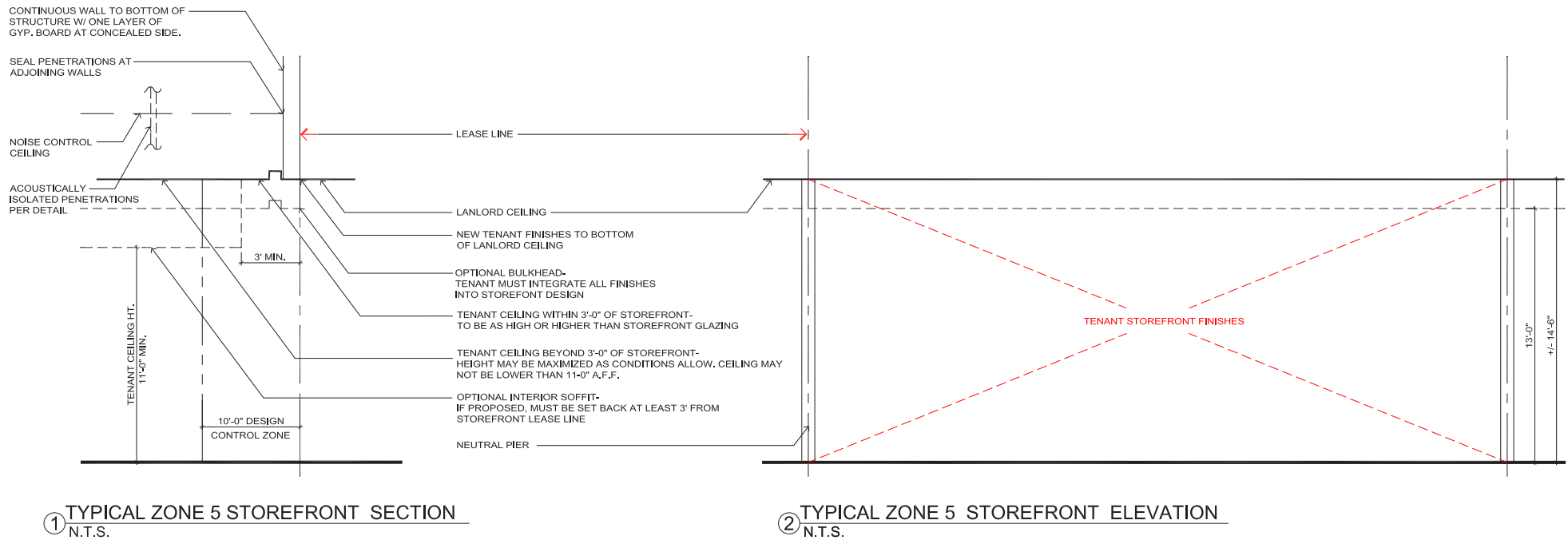


- NOTES:
- 1) PROVIDE PITCH POCKET CONSTRUCTION ADDITIONAL FLASHING OR WEATHER CAP AS REQUIRED FOR WATER PROOF CONSTRUCTION. DO NOT MECHANICALLY TIE PIPE TO STRUCTURE IN ANY WAY.
 - 2) SPACE BETWEEN PIPE AND SLEEVE SHALL BE FREE OF ANY FOREIGN MATERIALS.
 - 3) PIPE SHALL NOT CONTACT STRUCTURE AT ANY TIME. WEDGES SHALL NOT BE USED TO MAINTAIN PIPE POSITION.
 - 4) PIPE MUST BE APPROXIMATELY CENTERED IN OPENING. PROVIDE ADDITIONAL CLEARANCE FOR POSITIONAL CHANGE OF PIPE DUE TO LOADING OF PIPE OR OPERATION OF SYSTEM.

ISOLATED PIPE PENETRATION

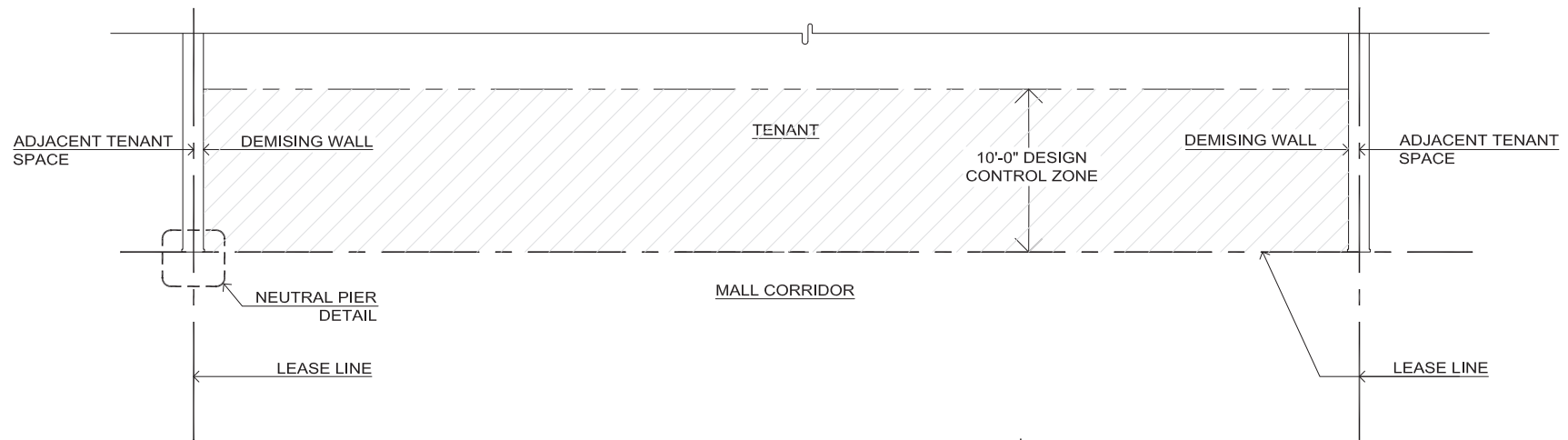
Note: Drawings not to scale

STOREFRONT: ZONE 5 DETAILS

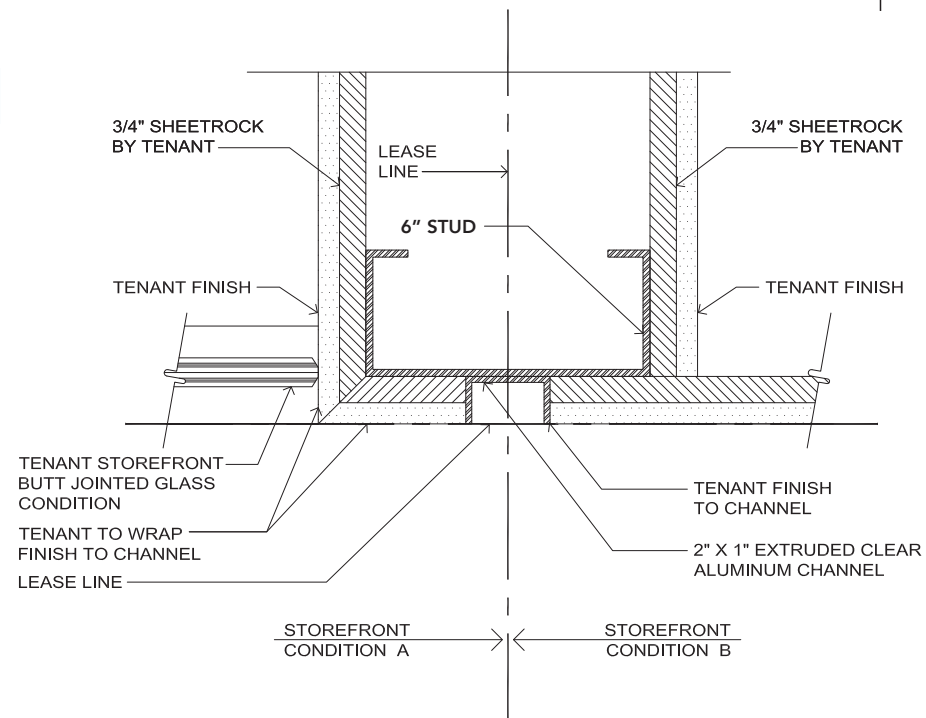


Note: Drawings not to scale

STOREFRONT: ZONE 5 DETAILS



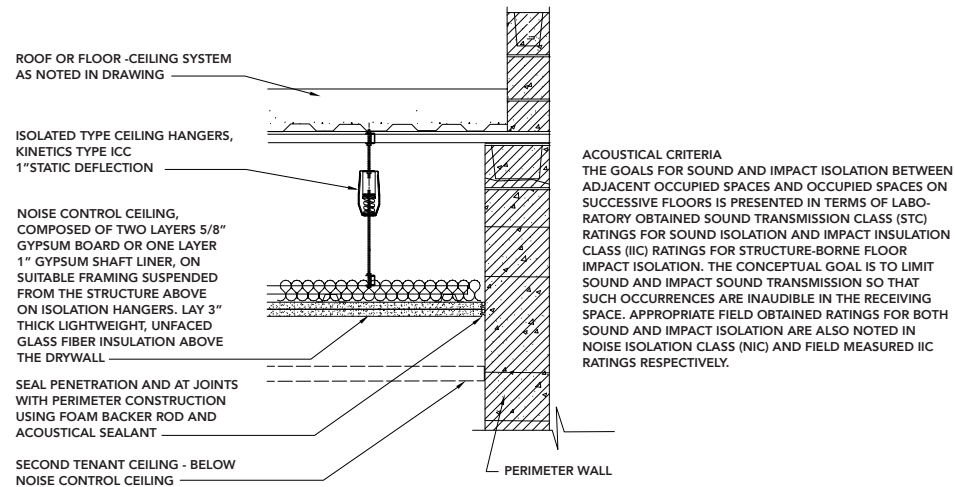
TYPICAL STOREFRONT PLAN



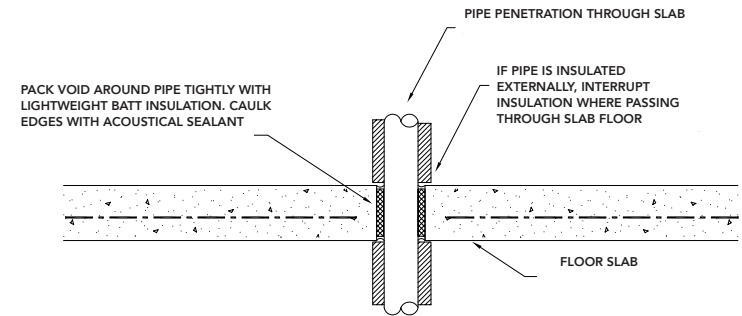
NEUTRAL PIER DETAIL

Note: Drawings not to scale

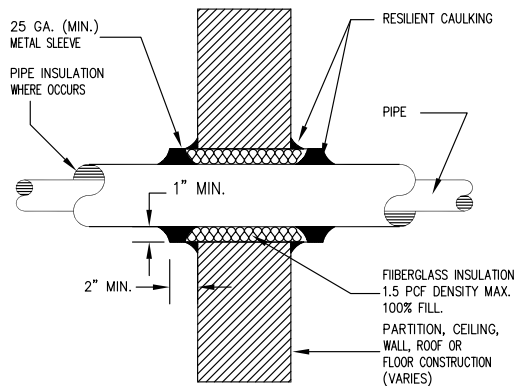
STOREFRONT: ZONE 5 DETAILS



NOISE CONTROL CEILING



PIPE PENETRATION WITH PIPE SLEEVE

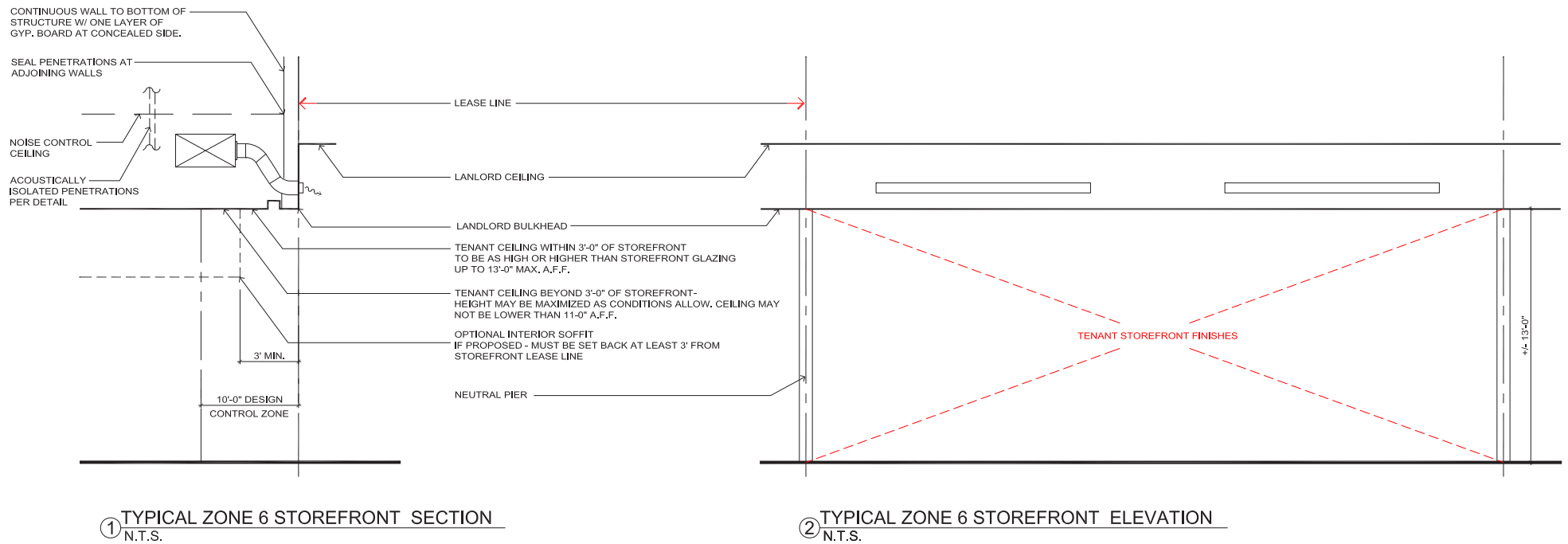


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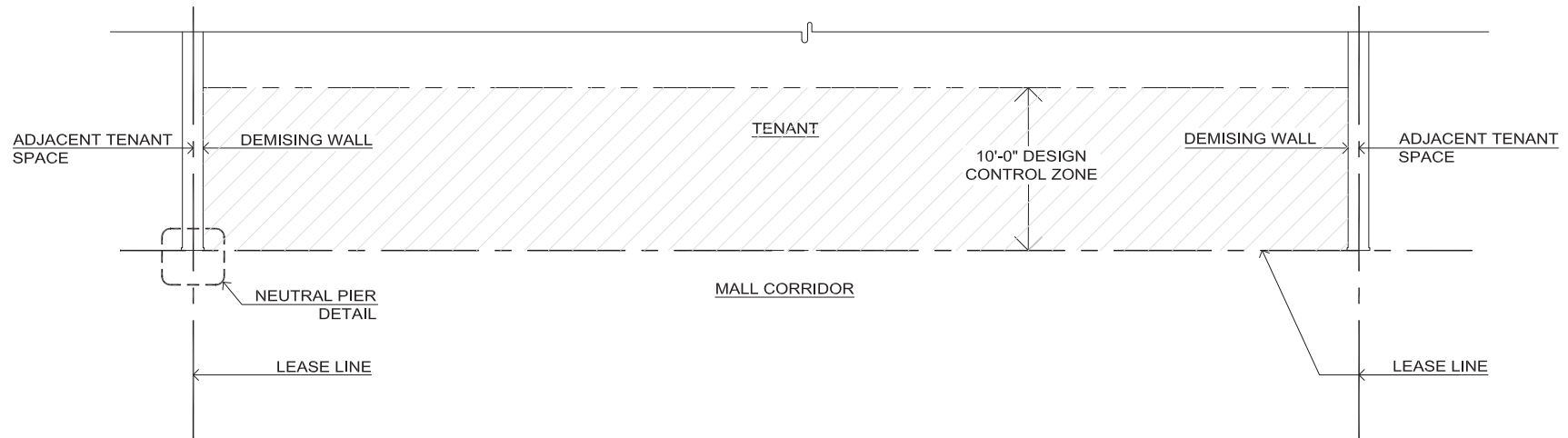
Note: Drawings not to scale

STOREFRONT: ZONE 6 DETAILS

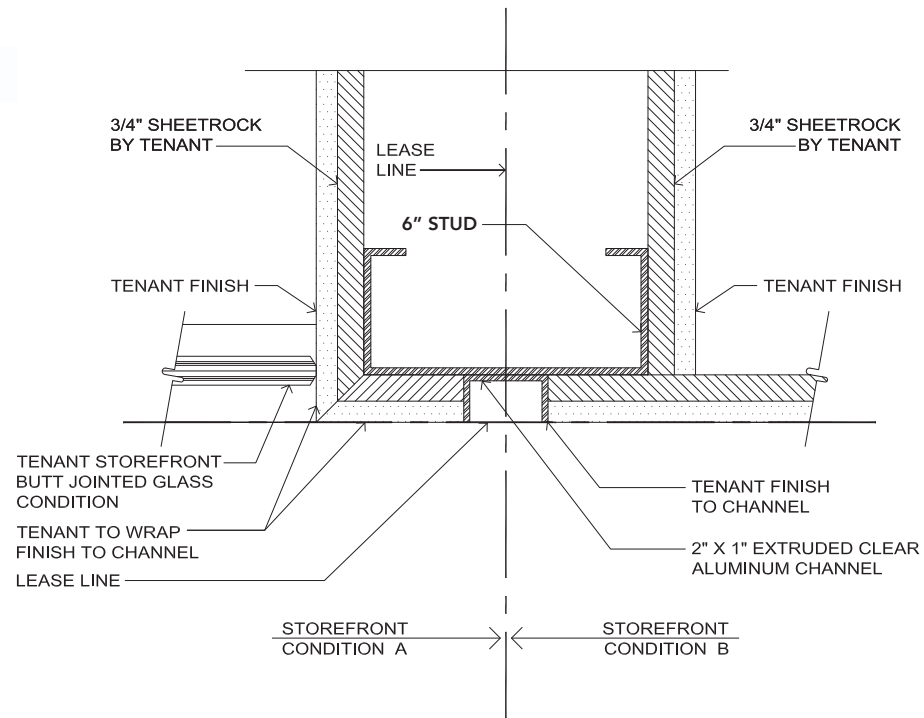


Note: Drawings not to scale

STOREFRONT: ZONE 6 DETAILS



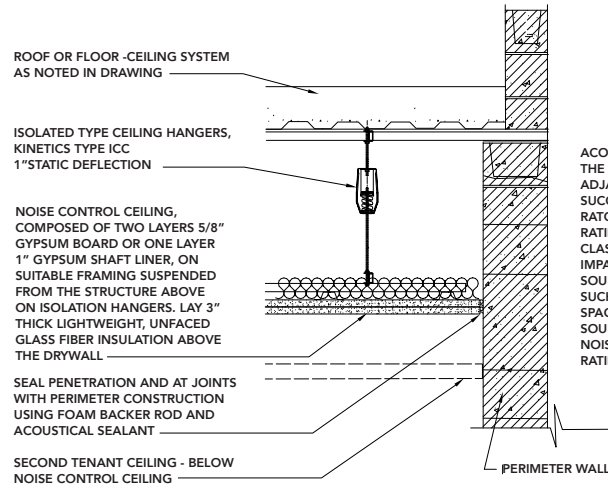
TYPICAL STOREFRONT PLAN



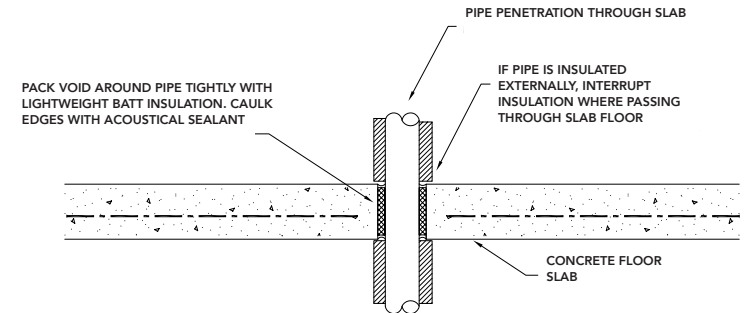
NEUTRAL PIER DETAIL

Note: Drawings not to scale

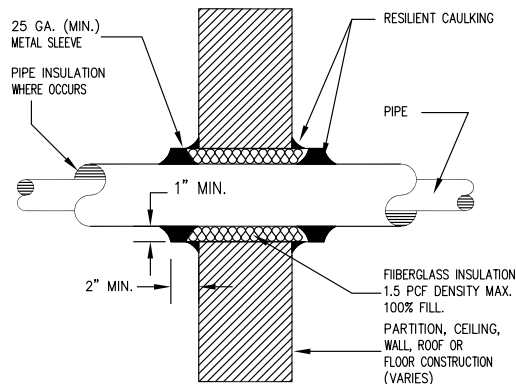
STOREFRONT: ZONE 6 DETAILS



ACOUSTICAL CRITERIA
THE GOALS FOR SOUND AND IMPACT ISOLATION BETWEEN ADJACENT OCCUPIED SPACES AND OCCUPIED SPACES ON SUCCESSIVE FLOORS IS PRESENTED IN TERMS OF LABORATORY OBTAINED SOUND TRANSMISSION CLASS (STC) RATINGS FOR SOUND ISOLATION AND IMPACT INSULATION CLASS (IIC) RATINGS FOR STRUCTURE-BORNE FLOOR IMPACT ISOLATION. THE CONCEPTUAL GOAL IS TO LIMIT SOUND AND IMPACT SOUND TRANSMISSION SO THAT SUCH OCCURRENCES ARE INAUDIBLE IN THE RECEIVING SPACE. APPROPRIATE FIELD OBTAINED RATINGS FOR BOTH SOUND AND IMPACT ISOLATION ARE ALSO NOTED IN NOISE ISOLATION CLASS (NIC) AND FIELD MEASURED IIC RATINGS RESPECTIVELY.



PIPE PENETRATION WITH PIPE SLEEVE

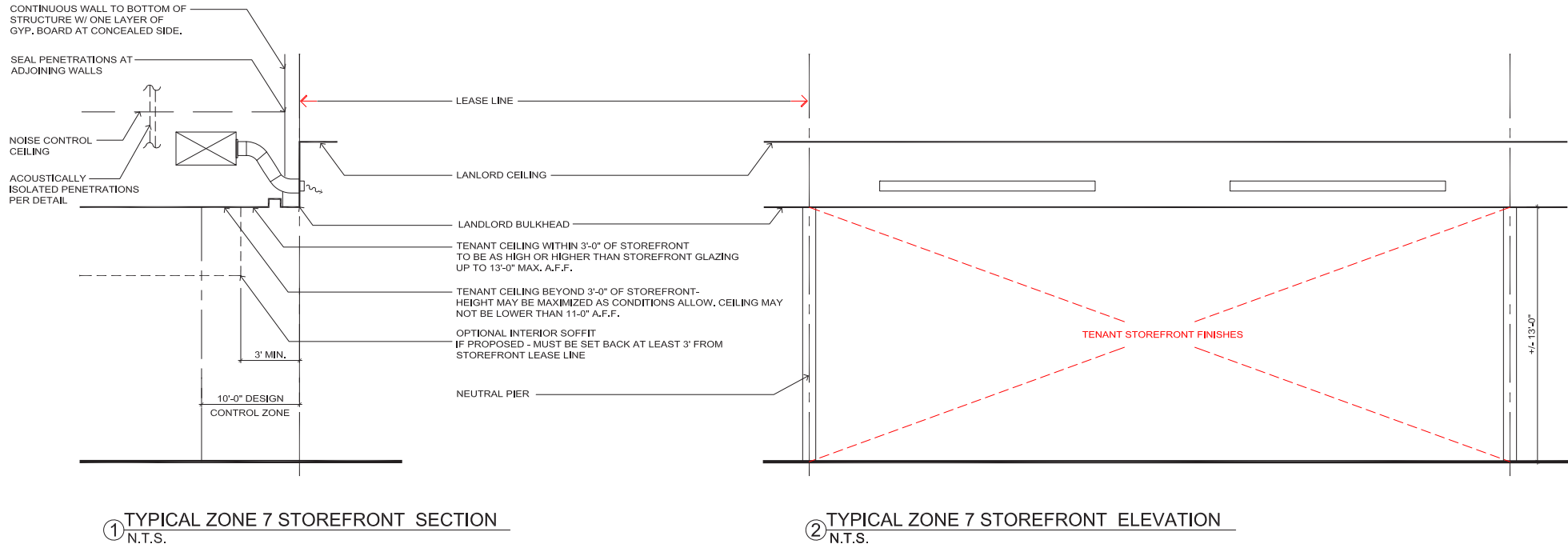


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ISOLATED PIPE PENETRATION

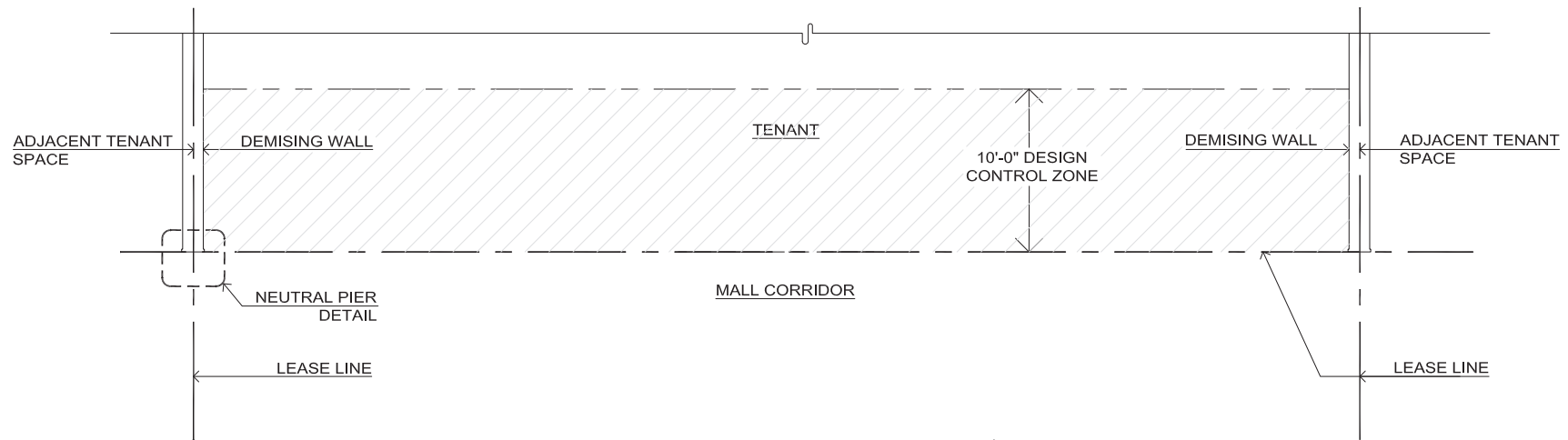
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STOREFRONT: ZONE 7 DETAILS

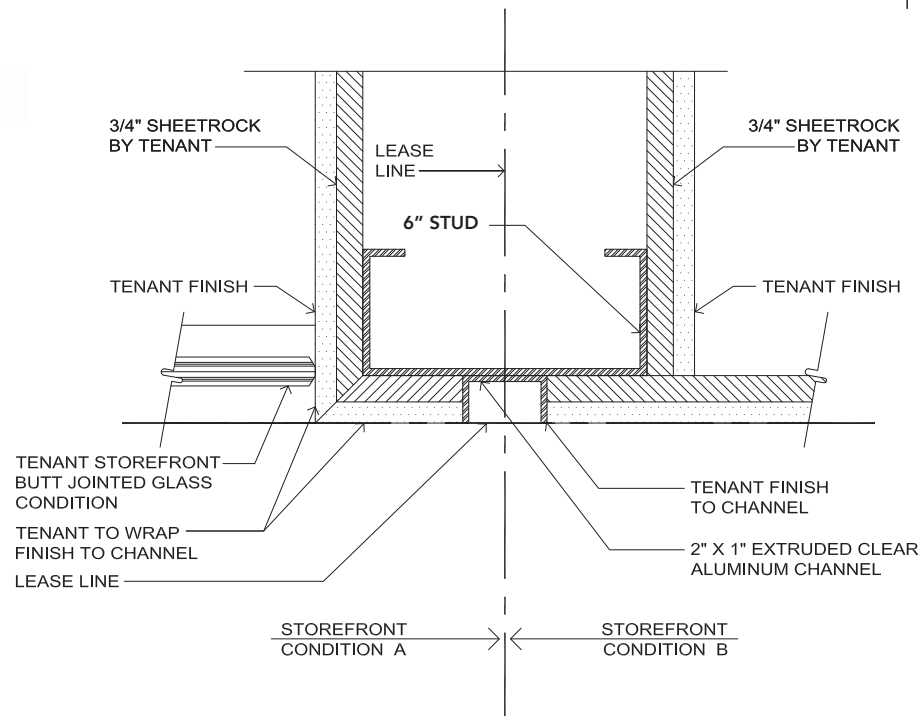


Note: Drawings not to scale

STOREFRONT: ZONE 7 DETAILS



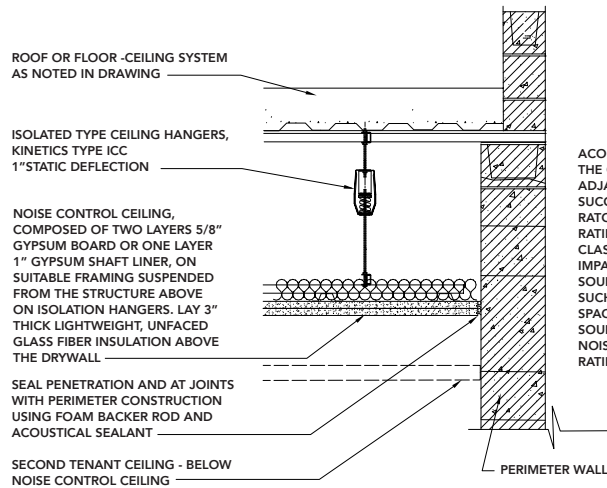
TYPICAL STOREFRONT PLAN



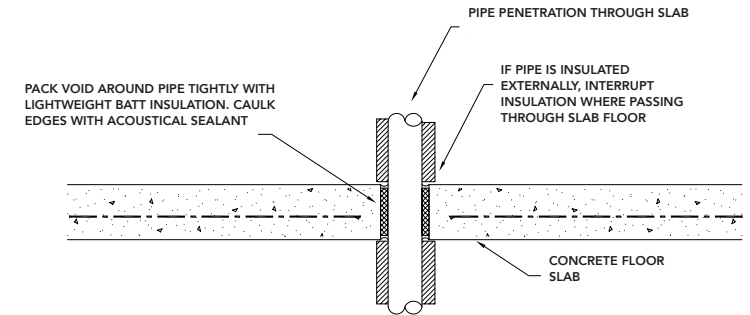
NEUTRAL PIER DETAIL

Note: Drawings not to scale

STOREFRONT: ZONE 7 DETAILS

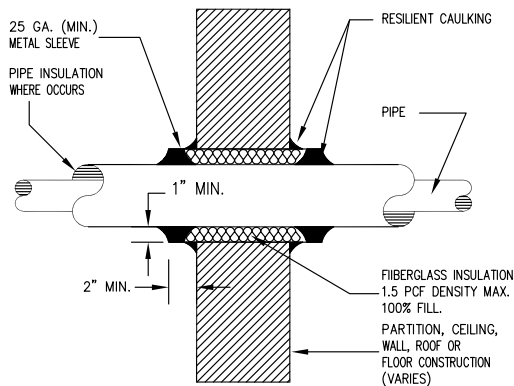


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NOISE CONTROL CEILING

PIPE PENETRATION WITH PIPE SLEEVE

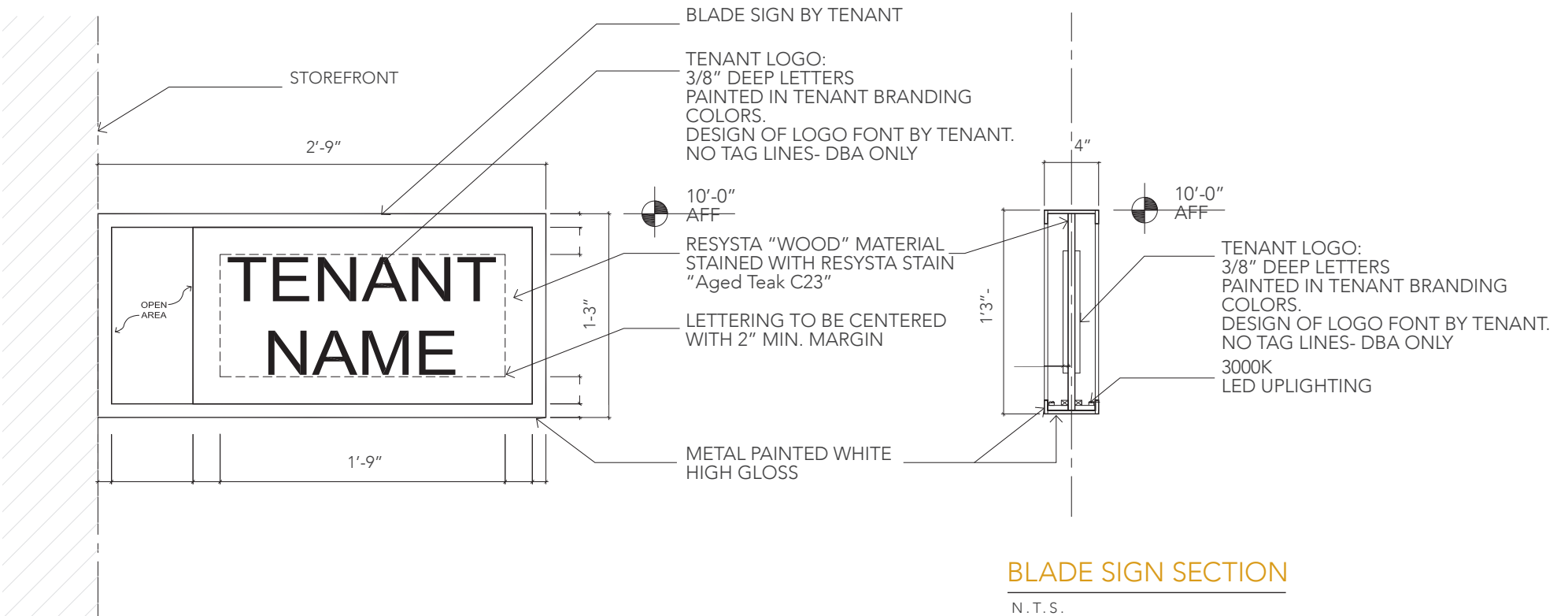


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ISOLATED PIPE PENETRATION

Note: Drawings not to scale

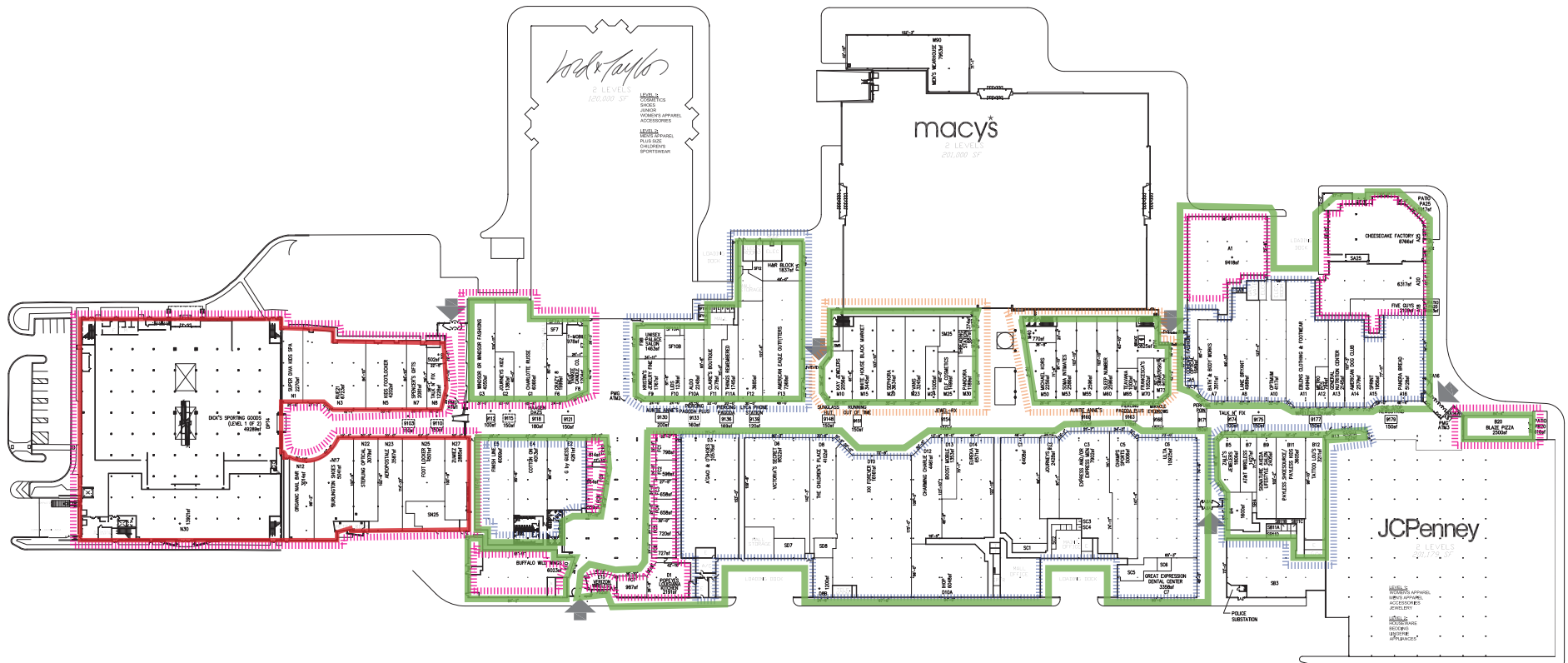
BLADE SIGN ELEVATION



*THE FOLLOWING CANNOT BE VISIBLE TO THE PUBLIC:
WIRING, ELECTRICAL DEVICES, SCREWS,
FASTENERS, HARDWARE, MOUNTING DEVICES,
RACEWAYS, LABELS, SWITCHES, LIGHT LEAKS.
PLACE REQUIRED UL LABELS AT TOP OF LETTERS.

Note: Drawings not to scale

MEP MAPS: ELECTRICAL_LEVEL ONE



ELECTRICAL LEGEND

- 120/208 POWER
- 277/480 POWER

MECHANICAL LEGEND

- ||||| RTU/SPLIT SYSTEM- NO CONDENSER WATER AVAILABLE
- ||||| CONDENSER WATER SYSTEM AVAILABLE: APRIL-NOV
- ||||| CONDENSER WATER SYSTEM AVAILABLE: AVAILABLE YEAR ROUND

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.

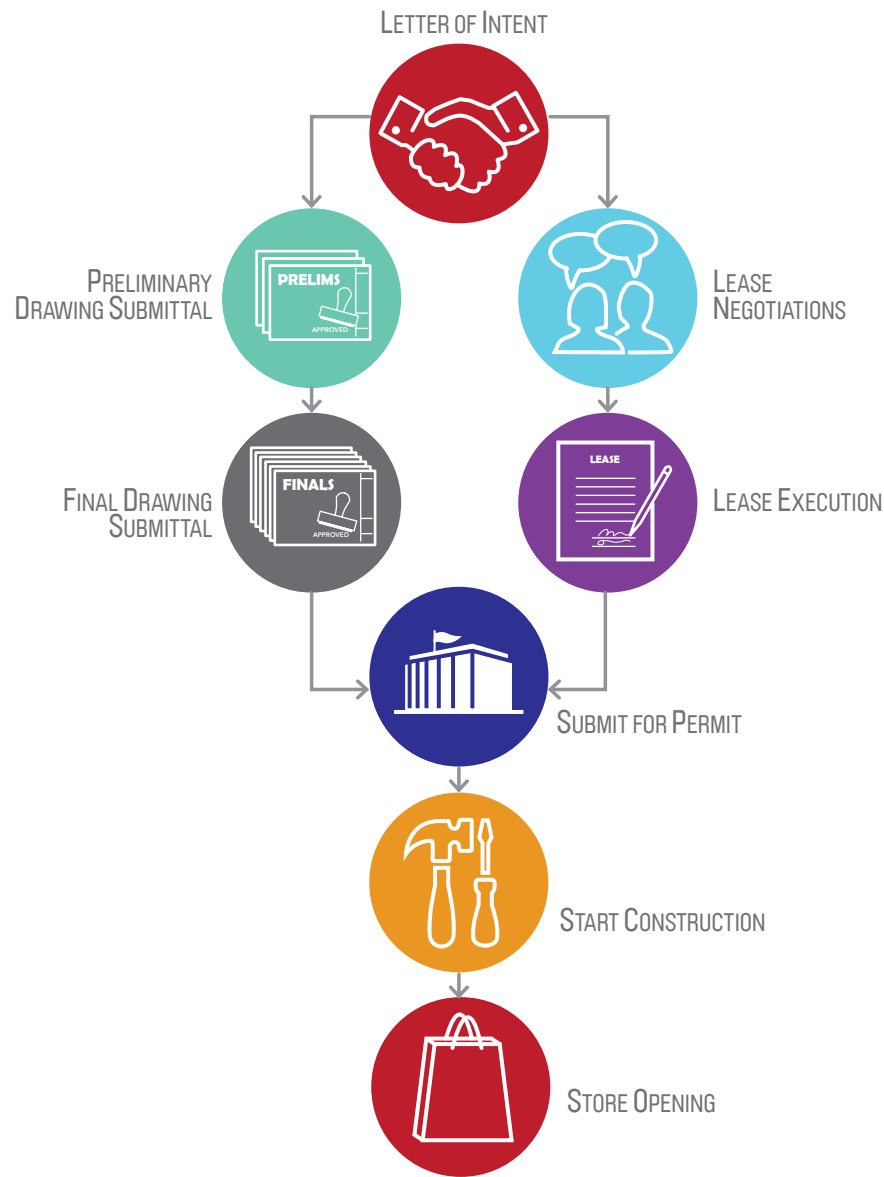
LANDLORD APPROVAL:

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