



## SUNRISE

### 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](http://WestfieldTenantCoordination.com)

## INLINE RETAIL CENTER:

### Westfield Sunrise

One Sunrise Mall  
 Massapequa, NY 11758  
 t.516.795.3550  
 f.516.795.8157  
 General Manager: Virginia Pepe

### Westfield Tenant Coordination

Ron Juarez  
 c. 516.902.9894  
 rjuarez@westfield.com

## GOVERNMENT SERVICES

Building Department  
 Town of Oysterbay

Nassau County Health Dept  
 200 County Seat Dr, Mineola, NY 11501  
 t. 516.227.9697

Nassau County Firemarshal  
 Rob Shernow  
 t. 516.573.9926

## 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

Mall Building: Type 2A

### Occupancy Type

Primary Occupancy: Group C2  
 Food Court: Group A2.1 (assembly 50 - <300person, without storage)  
 Restaurant: Group A3 (assembly >300 persons, without a stage)  
 Kitchen: Group F-1  
 Office: Group B  
 Storage: Group S-1

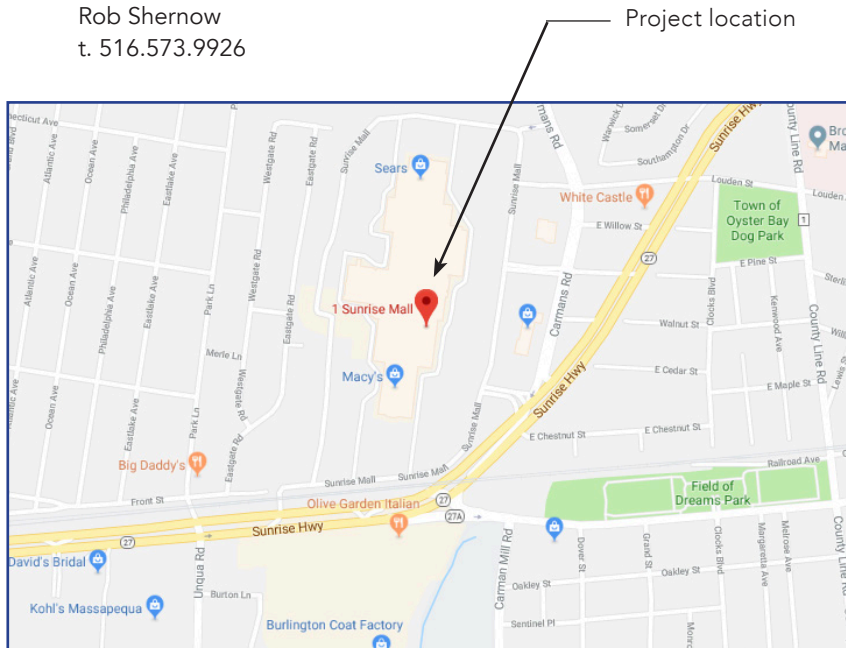
## CODE INFORMATION

**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

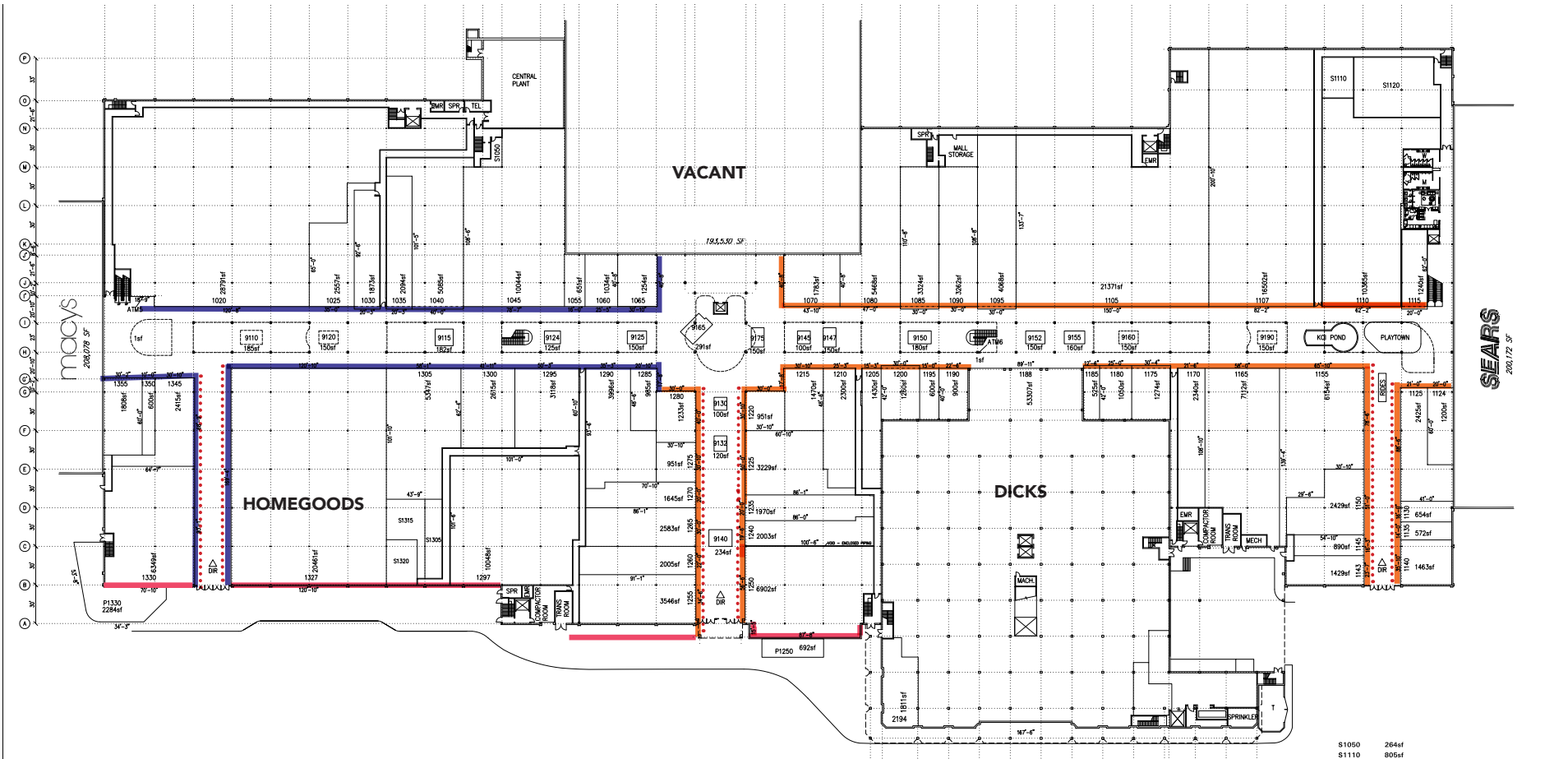
All Local Ordinances Having Jurisdiction.





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.

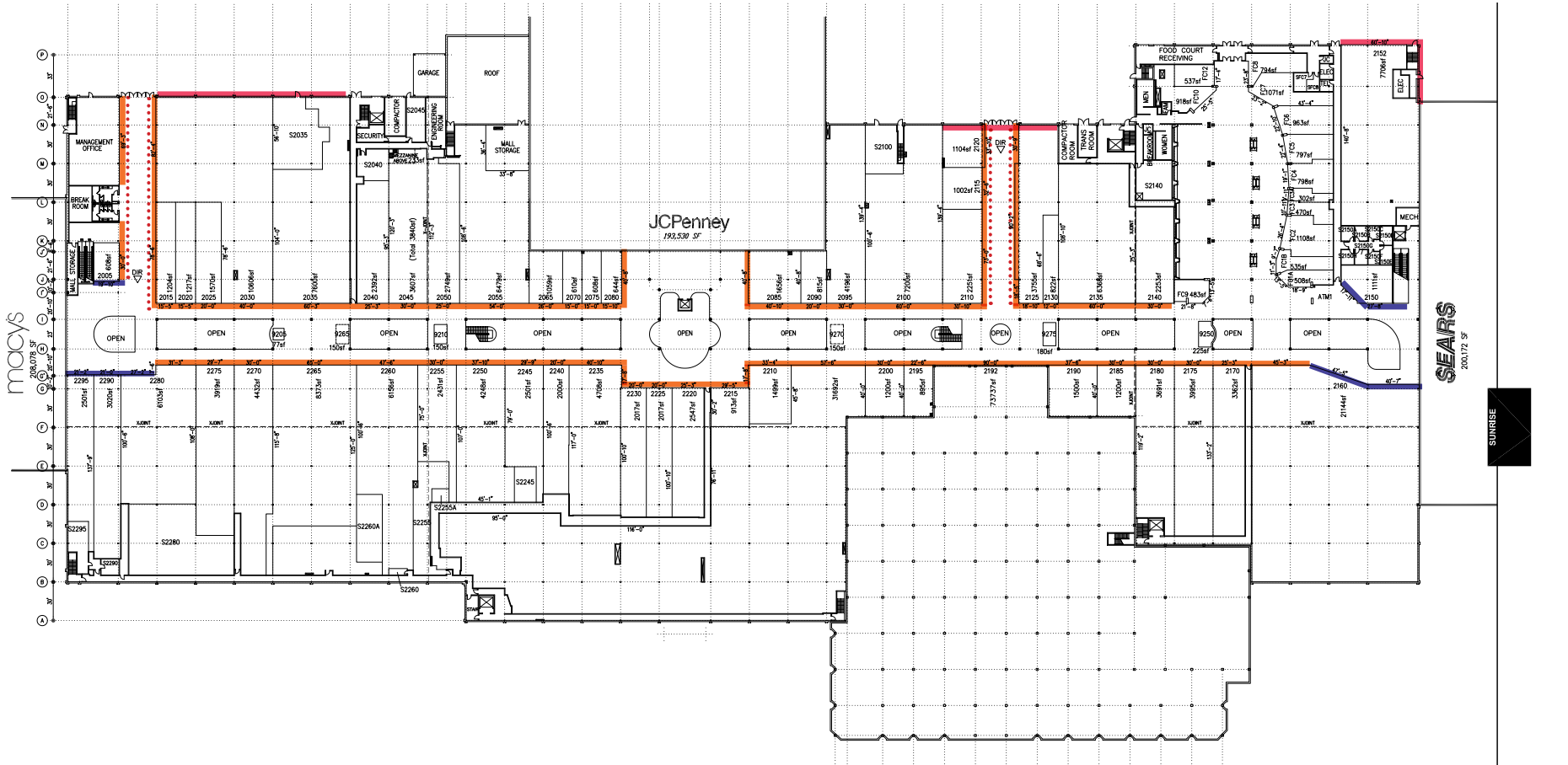


# ZONING PLAN\_LEVEL ONE



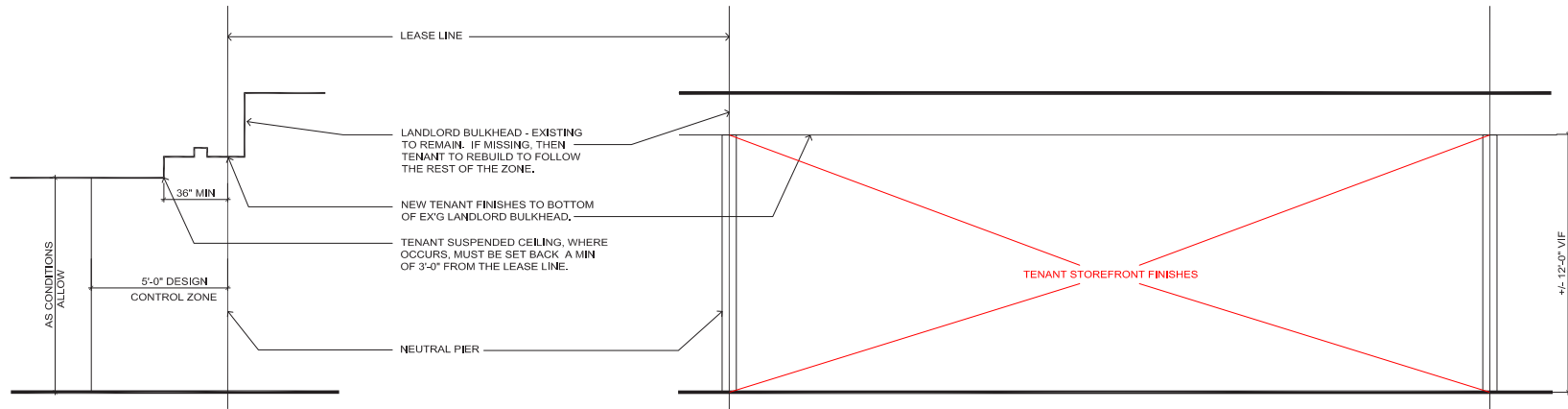
	BLADE SIGN ZONE
	ZONE 1 +/- 12'-0" Storefront Ht
	ZONE 2 Storefront Ht. Varies, V.I.F.
	ZONE 3 +/- 14'-0" Storefront Ht

# ZONING PLAN\_LEVEL TWO



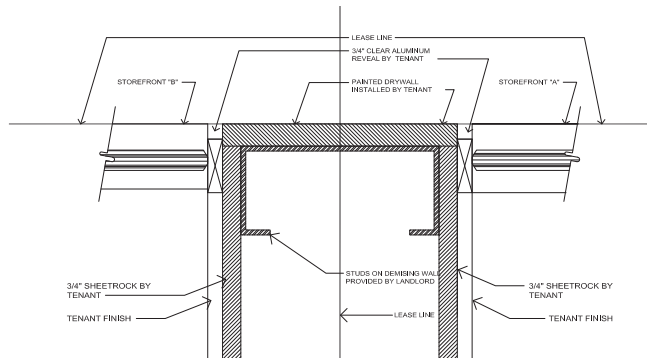
.....	BLADE SIGN ZONE
—————	ZONE 1 +/- 12'-0" Storefront Ht
—————	ZONE 2 Storefront Ht. Varies, V.I.F.
—————	ZONE 3 +/- 14'-0" Storefront Ht

# STOREFRONT: ZONE 1 DETAILS

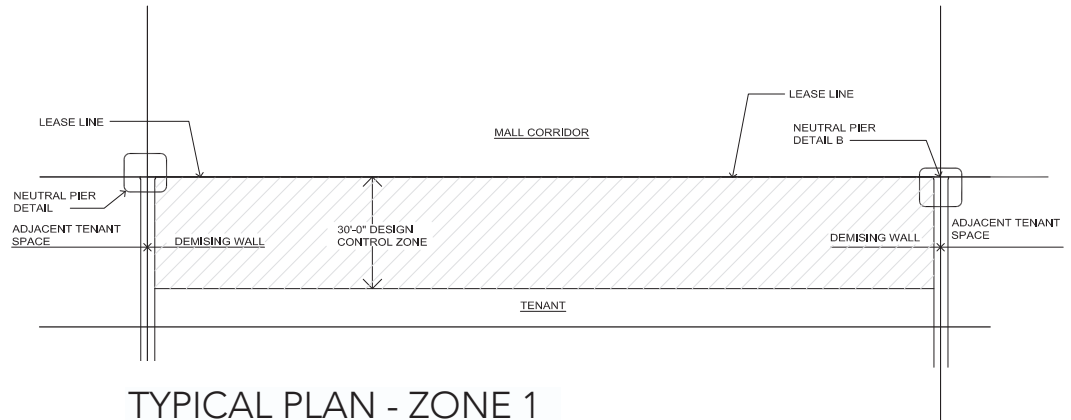


TYPICAL SECTION - ZONE 1

TYPICAL ELEVATION - ZONE 1



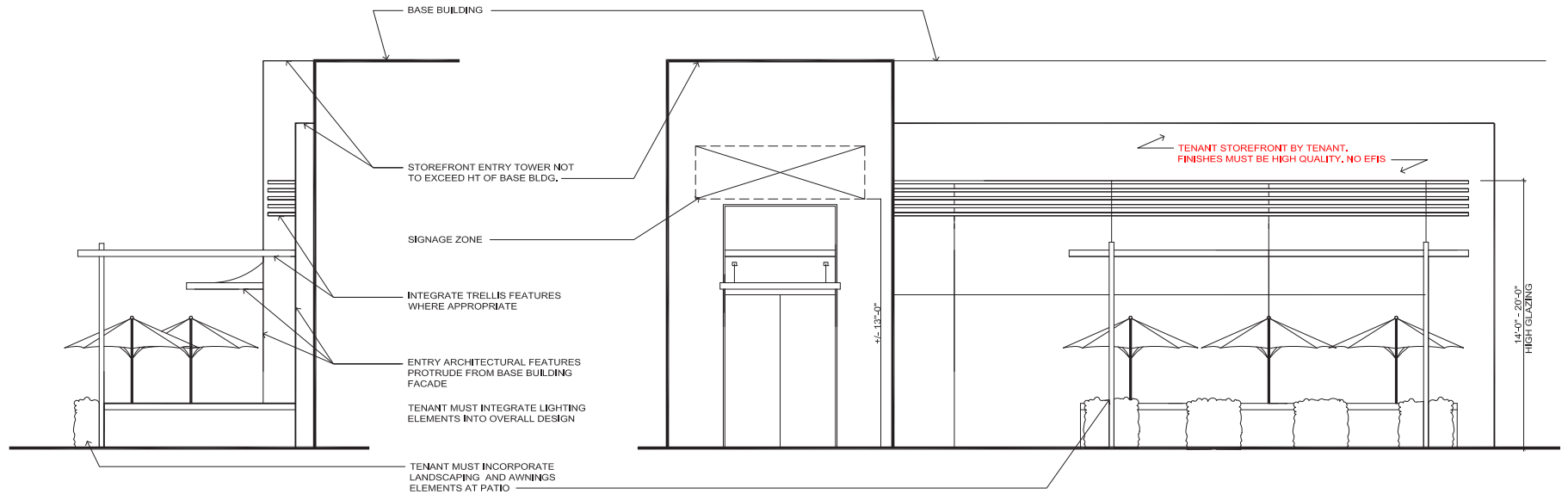
TYPICAL NEUTRAL PIER DETAIL - ZONE 1



TYPICAL PLAN - ZONE 1

Note: Drawings not to scale

# STOREFRONT: ZONE 2 DETAILS

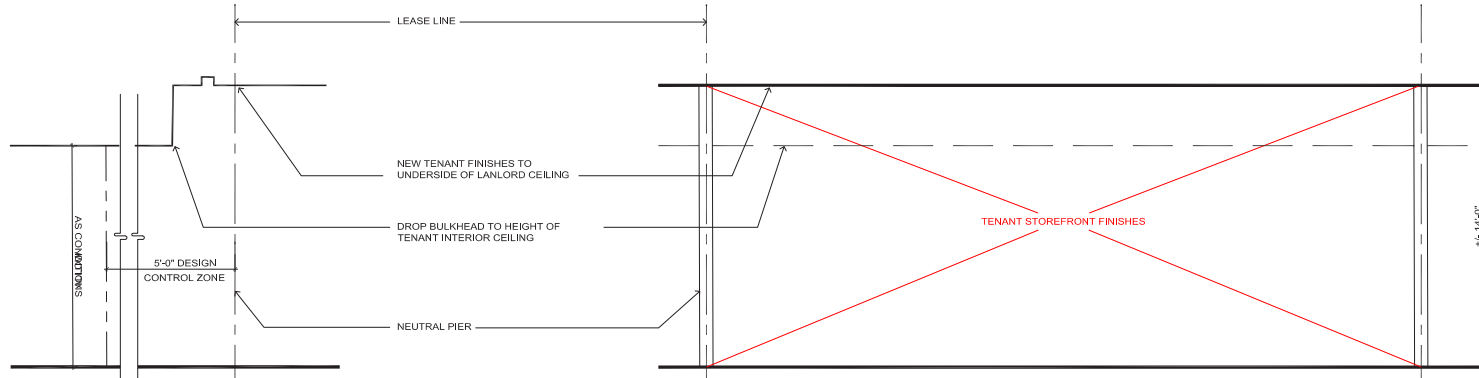


TYPICAL SECTION - ZONE 2

TYPICAL ELEVATION - ZONE 2

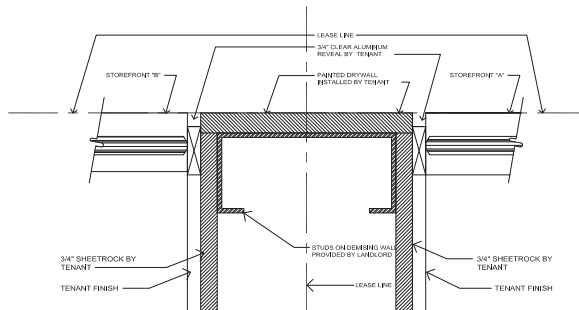
Note: Drawings not to scale

# STOREFRONT: ZONE 3 DETAILS

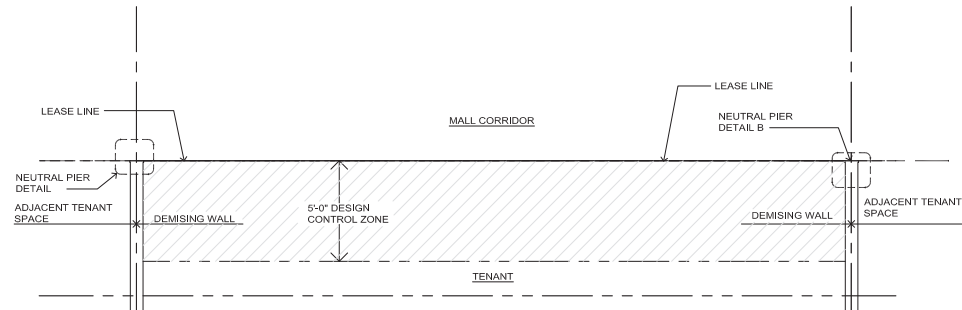


TYPICAL SECTION - ZONE 3

TYPICAL ELEVATION - ZONE 3



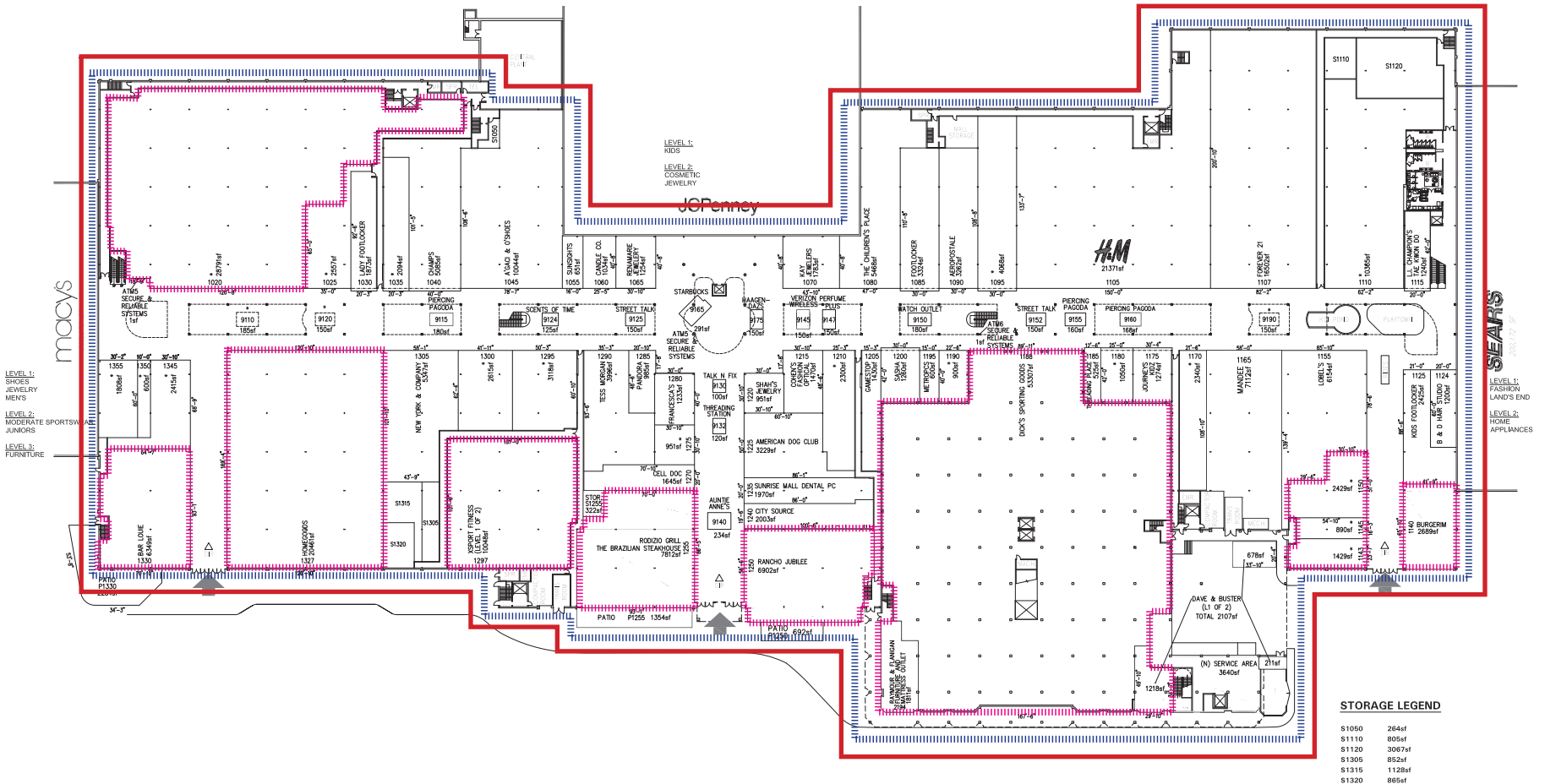
TYPICAL NEUTRAL PIER DETAIL - ZONE 3



TYPICAL PLAN - ZONE 3

Note: Drawings not to scale

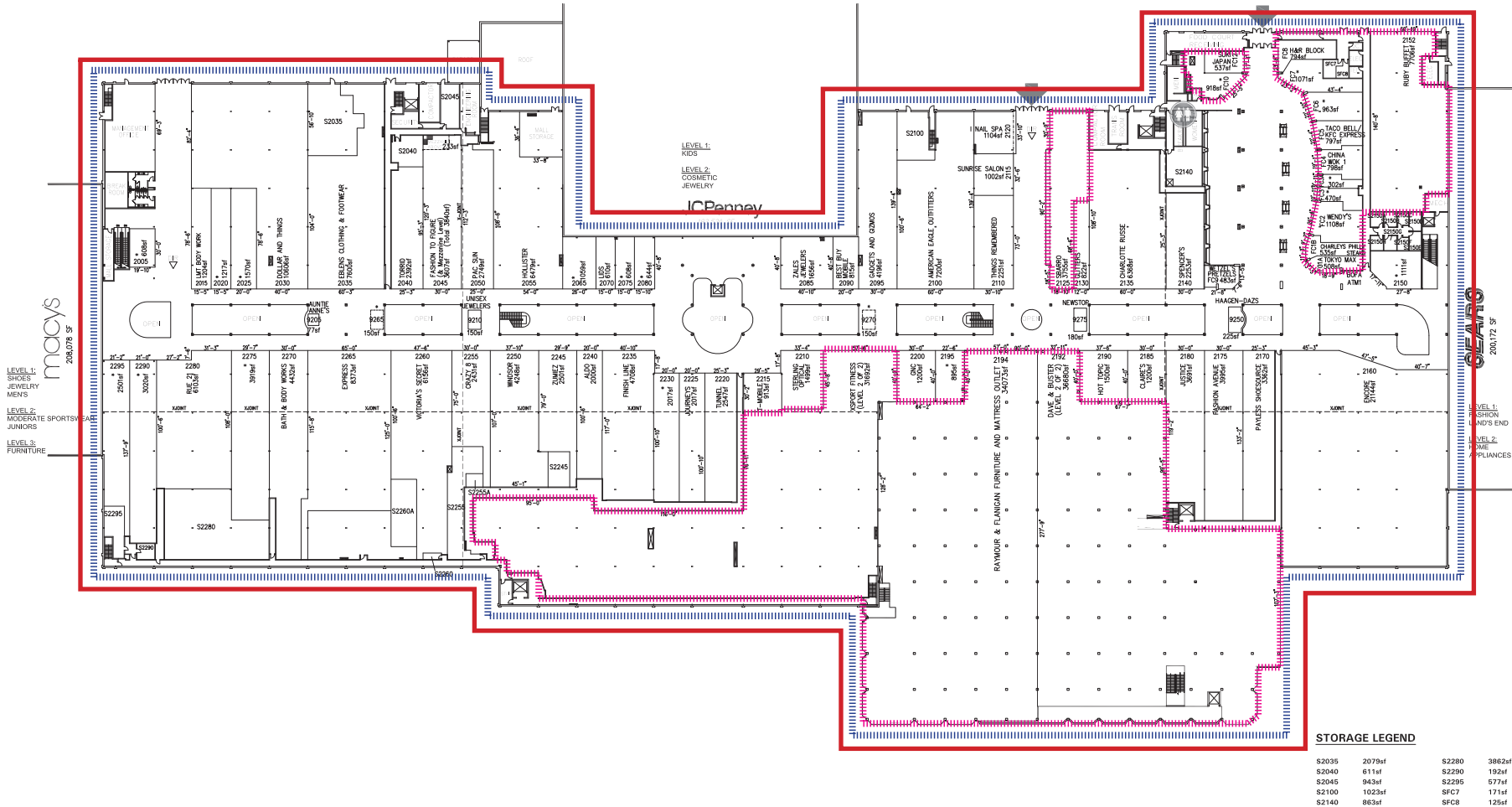
# MEP MAPS: ELECTRICAL\_LEVEL ONE



<b>ELECTRICAL SYSTEM</b>	<b>HVAC LEGEND</b>
277/480 POWER	RTU FOR SUPPLEMENTAL AIR USE
	CHILLED WATER SYSTEM AVAILABLE: APRIL - NOV



# MEP MAPS: ELECTRICAL\_LEVEL TWO



## ELECTRICAL SYSTEM

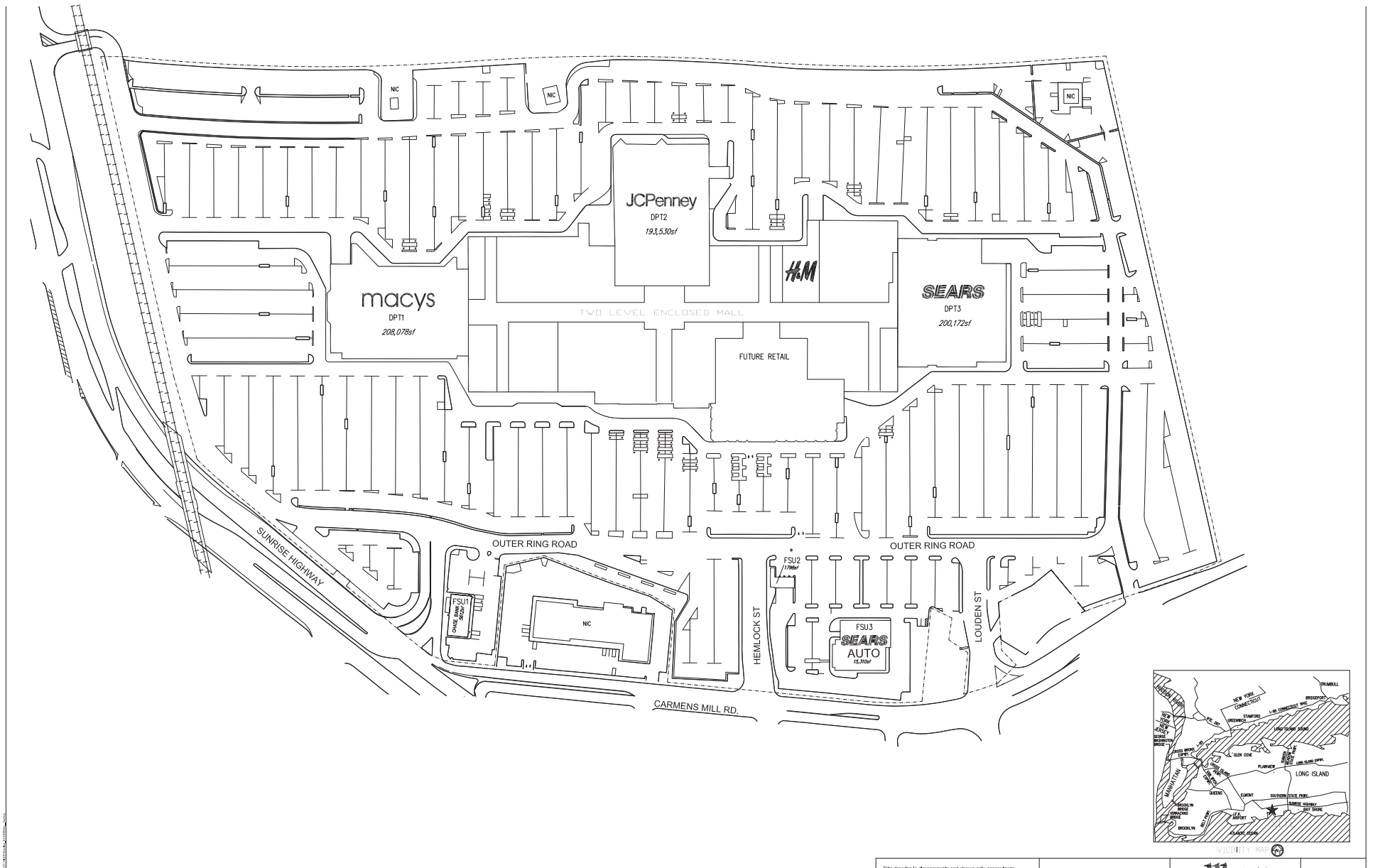
————— 277/480 POWER

## HVAC LEGEND

- - - - - RTU FOR SUPPLEMENTAL AIR USE

- - - - - CHILLED WATER SYSTEM AVAILABLE: APRIL - NOV

# MEP MAPS: ELECTRICAL\_LEVEL THREE



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This drawing is a schematic and does not constitute

SCALE: 1/8" = 1'-0"

# SUBMITTAL PROCEDURES:

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## HOW TO SUBMIT:

All drawings shall be submitted electronically at [www.westfieldtenantcoordination.com](http://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:

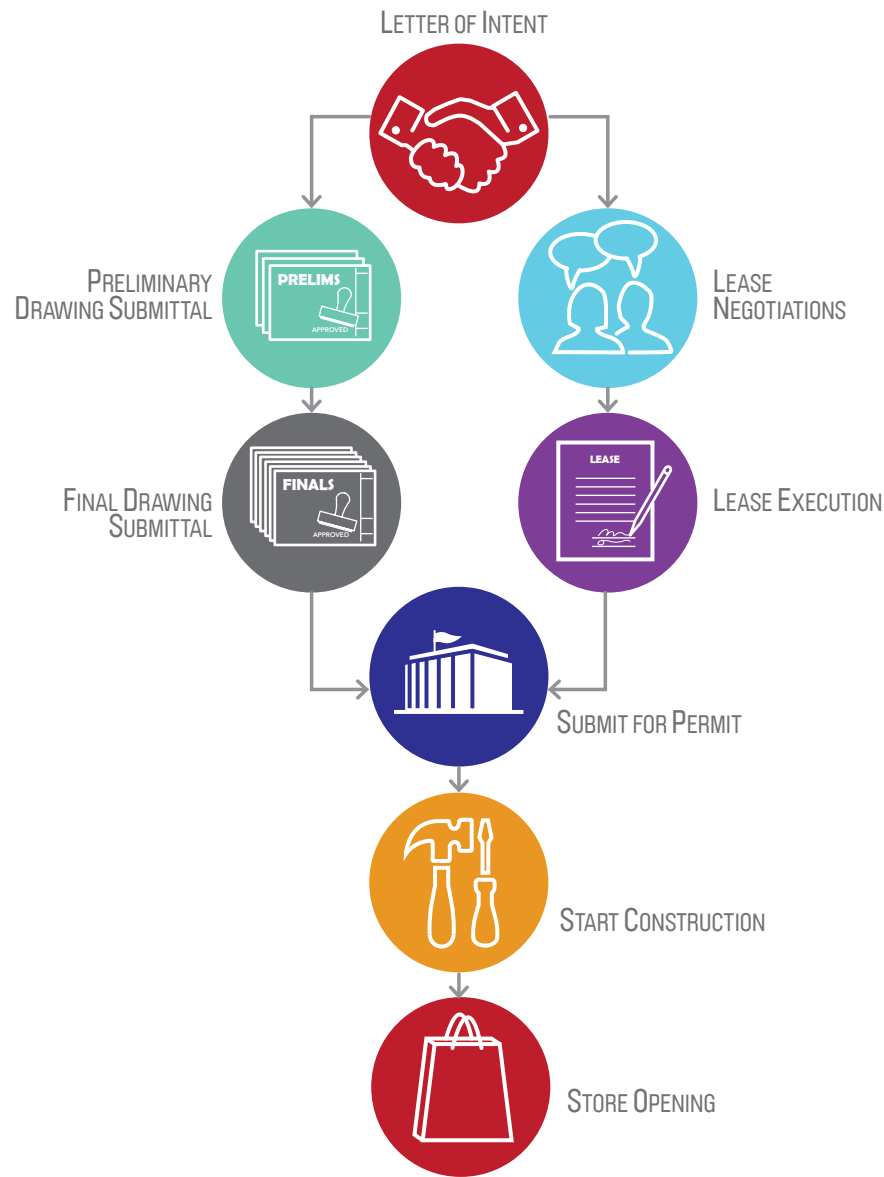
Landlord's approval of the construction documents is for compliance with this criteria. By reviewing these drawings, the Landlord, its agent(s) and consultant(s) assume no responsibility for code compliance (including ADA requirements), dimensional accuracy, engineering accuracy or completeness of these 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