

## Mission Statement

Westfield Galleria at Roseville is the dominant upscale shopping destination for the greater Sacramento market's 2.4 million people. Due to its superior offering of luxury, home furnishings, fashion and destination retail/dining, the center attracts customers from well outside its traditional trade area. The center boasts over 46 retailers that have their sole representation for the entire Sacramento MSA at Roseville Galleria. Offering a family-friendly gathering place, the shopping center has a strong connection to the local suburban community.



## Design Guidelines

- **Storefront Height** –Varies (14'-17' depending on zone requirement)
- **Glass Height** –Varies depending on zone requirement, low-iron glass
- **Glass Door Height** - Exact height (10')
- **Design Control Zone** – Entire sales floor
- **Transparency Percentage** - Exact number (60% glass, 40% opaque).
- **Signage Height** - Exact height or range (18" signage, face-lighted no trimcap, reverse channel halo or illuminated push through letters)
- **Blade Signage** –Varies depending on zone requirement
- **Window Signage** - 2" frosted 3M film applied to inside face of window.
- **Bulkhead Conditions** – Tenant to maintain storefront heights with tenant finishes per zone requirements, mall bulkhead conditions to be preserved
- **Neutral Pier Conditions** – Depending on location, existing or new to mall criteria per zone

## MEP Criteria

Mechanical system types:

- **Type A** – A central supply system where Landlord supplies conditioned air to each tenant space and exhaust air to each tenant space located within the mall, via the Landlord supplied rooftop units and exhaust fans.
- **Type B** – A Split System Design. Landlord supplies unconditioned outside air and exhaust air to all tenant spaces located in this zone via the Landlord provided supply fans and exhaust fans located on the roof.
- **Type C** – Tenant supplied Roof Top Units and Exhaust Fans where the tenant provides all elements of the HVAC service.
- **Electrical conditions** – 277/480 volt, 3 phase, 4 wire
- **Smoke Evac** – Yes for common area

## Permit Process

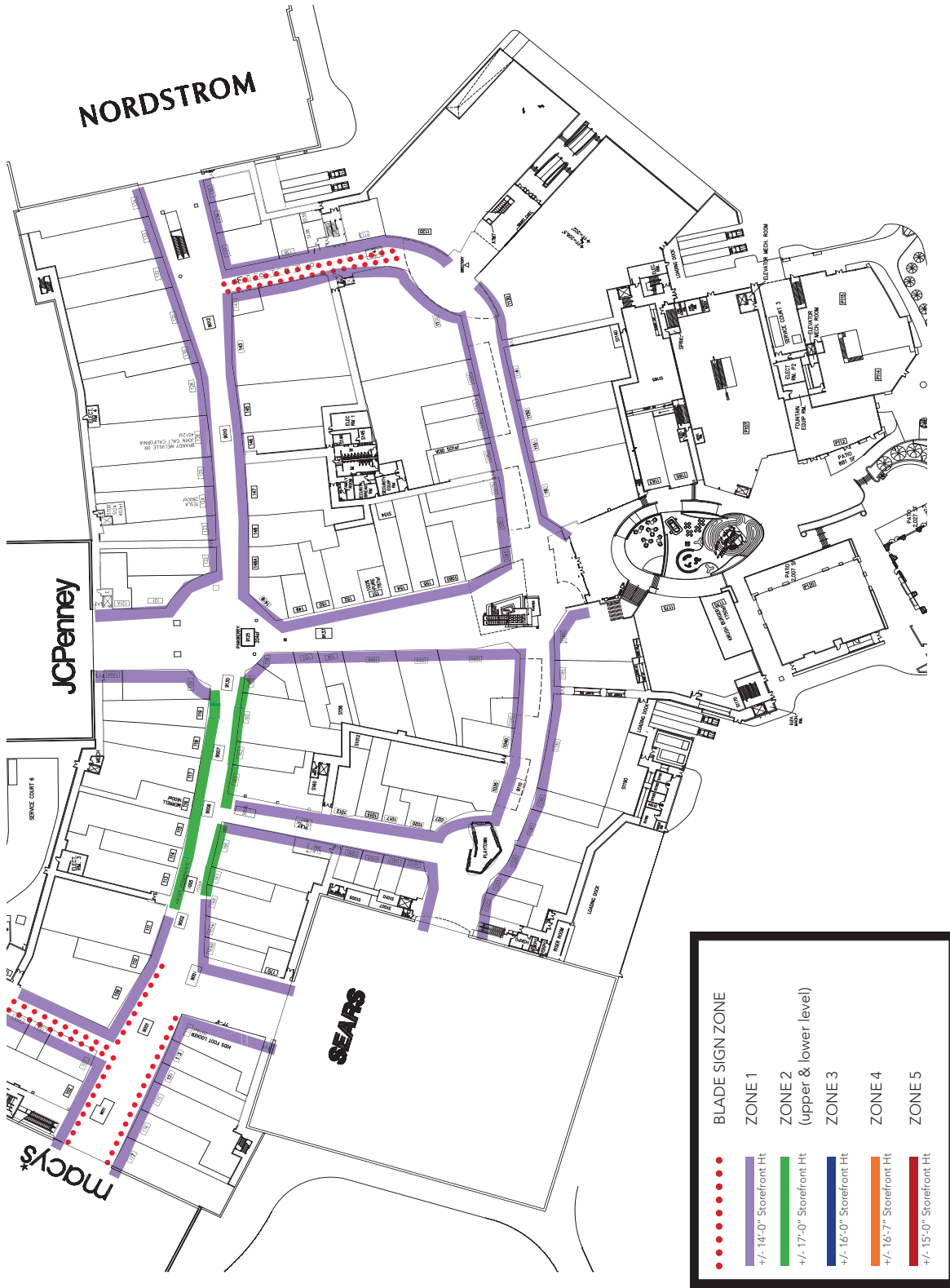
**Standard length of process** - Permit time is average 8 -10 weeks, digital plancheck process through Westfield

**Need Landlord approved drawings to submit?** - Yes

**Precon is required** – Tenant GC to set up meeting with Facilities Director prior to start

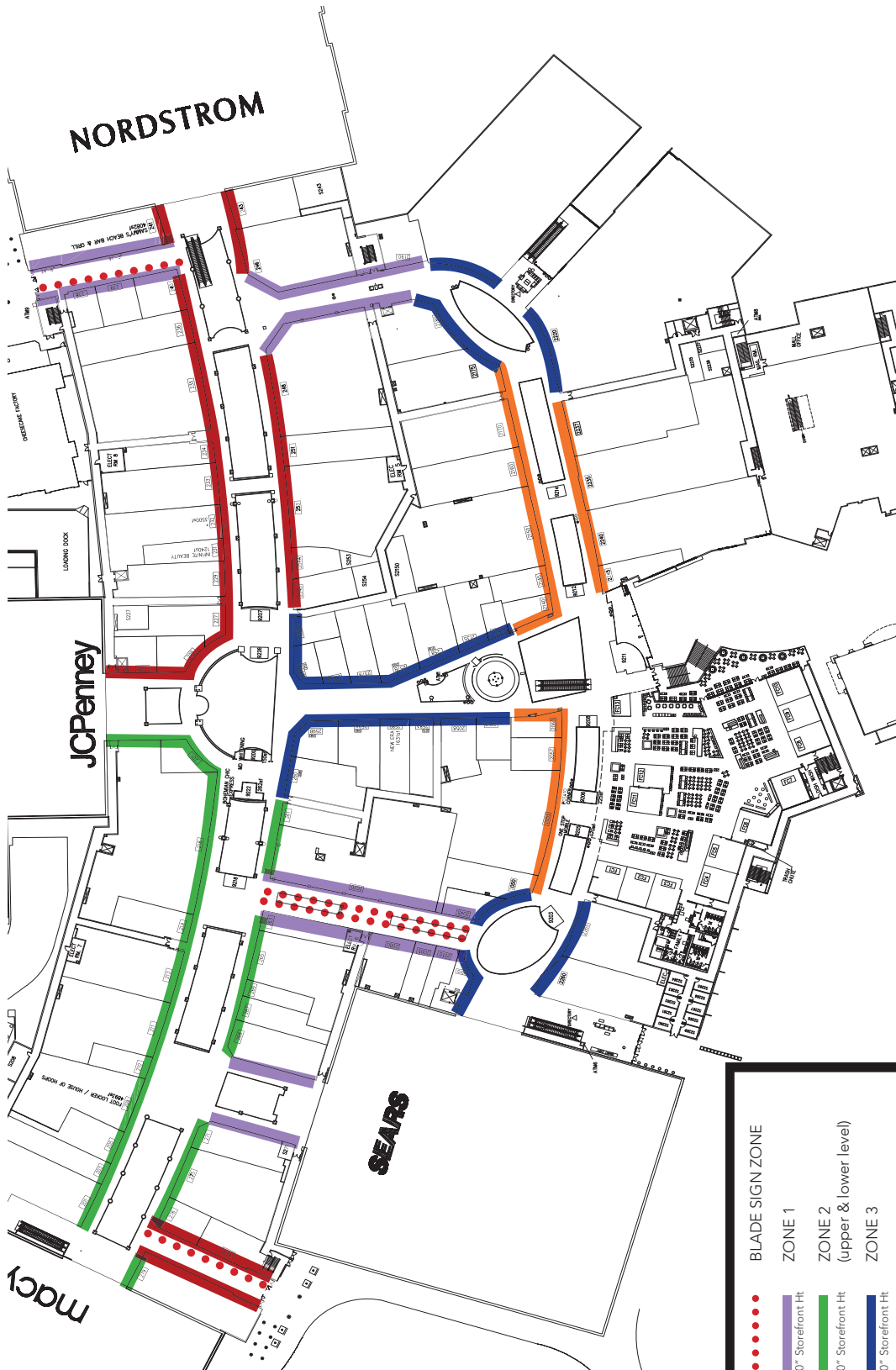
**GC required for permit issuance** - Yes

**GC Labor Requirement** – None



LEVEL ONE ZONE PLAN

GALLERIA AT ROSEVILLE



LEVEL TWO ZONE PLAN

GALLERIA AT ROSEVILLE