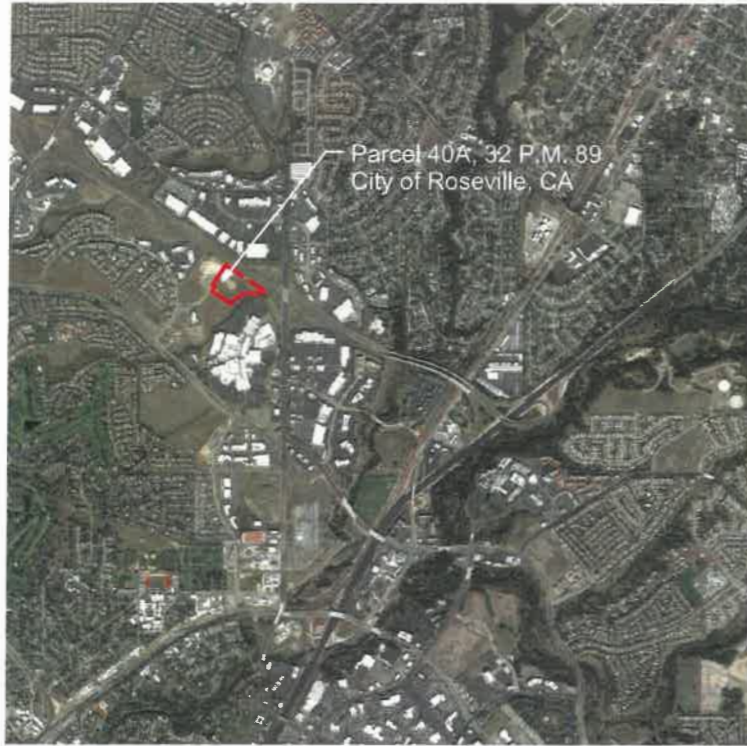


VICINITY MAP



SHEET INDEX

R0.01	Cover	R4.07	Hotel East Entrance
R1.00	Narrative	R4.08	Hotel East Entrance
R1.01	Architectural Site Plan	R4.09	Conference Center Entrance
R2.01	Level 1 Plan	R4.10	Generator - Enlarged Plan + Elevations
R2.02	Intermediate Level Plan	R4.11	Lobby and Bar Interiors
R2.03	Levels 2-9 Plan	R5.01	Site Sections - Line of Sight Diagrams
R2.04	Level 10 Plan	R6.01	Architectural Rendering - Evening View (Lighting Concept)
R2.05	Roof Plan	R6.02	Architectural Rendering - Aerial View
R2.11	Typical Guest Room Plans	R6.03	Architectural Rendering - Entry View
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R3.01	Hotel North Elevation	R7.01	Materials Sample Board
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R3.03	Hotel South Elevation		
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R3.05	Conference Center Elevations	C 1.02	Grading and Drainage Plan
R4.01	Restaurant Outdoor Dining Area	C 1.03	Utility Plan
R4.02	Restaurant Outdoor Dining Area		
R4.03	Hotel Main Entrance	L 1.01	Landscape Plan
R4.04	Hotel Main Entrance with Pool Area in Background	L 1.02	Landscape Plan - Enlargements
R4.05	Plaza	L 1.03	Outdoor Furnishings
R4.06	Pool Area	E 1.01	Site Lighting Plan / Lighting Cut Sheets



APPROVED BY:
 PLANNING COMMISSION
 CITY OF ROSEVILLE
 JUN 26 2014
 ATTEST: *EMcCoy*



Cover

The Roseville Hotel and Conference Center

16 May 2014

R0.01

FILE COPY

bull stockwell allen
 ARCHITECTURE + PLANNING + INTERIORS

Overall Design Concept

With a strong remit from the City of Roseville to provide an exceptional and iconic piece of architecture, a dramatic “rose” shaped circular site layout and curved building plan act as the genesis for the proposed Hotel and Conference Center. A central public plaza is the focal and geometric center point that represents a gathering space for the community, hotel guest and conference user alike.

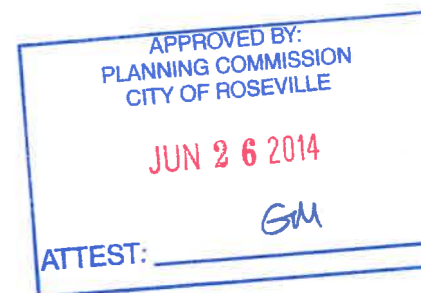
A direct axial access road connects the site entry with a circular drop off zone servicing both Hotel and Conference Center, while an outer “ring” road ensures the main volume of traffic and service vehicles flow efficiently around the site and to a proposed new bridge connection to the nearby Galleria.

The circular layout prescribes a strong curved form with both the Hotel and Conference buildings. This is oriented such that the Hotel is east /west and takes advantage of views to both the Sierras and Buttes. A largely glass façade to east and west provides for a modern state of the art architectural expression that maximizes natural daylight as well as views for the guest. The glazing will be dual pane low emissivity tinted glass reducing energy use and preventing solar gain. This is assisted by every other floor having a projecting balcony that offers not only an amenity for guests, but also acts as a solar shading device. Large vertical blue acrylic “fins” hanging vertically on the exterior between rooms diffuse light, offer privacy between balconies, frame views and when backlit at night, provide for a dramatic appearance to the building elevations. This same dynamic acrylic material is used for exterior Hotel spaces as well – it works with landscaping to screen the Hotel’s pool area from public view.

The “parti” of the Hotel building emphasizes the dramatic appearance of the building by creating two C shaped profiles of metal panel that slip by one another using the glassy corridor spine as a fulcrum. The result is that the ends of the building step and project to offer unique guest rooms and a naturally day lit corridor. The Entry Lobby accessed on the east and west, a signature restaurant with outdoor dining and a corridor connecting the Hotel and the Conference Center are identified using a bold double height curtain wall system at the base of the building. A glass entry canopy offers shelter and denotes the entry to the Hotel Lobby. The Hotel building is ten stories, having the uppermost floor set-back to provide a penthouse level with gracious balconies to what will be a whole floor of luxury suites.

The Conference Center is by comparison, a much smaller building having a roof level that aligns with the double height base of the Hotel Building. The building is connected to the Hotel with a glassy corridor and has a welcoming and exciting exposed structure and “floating” glass façade at its elevation facing the plaza. This has a glass entry canopy similar to the Hotel that denotes the entry to the main pre-function area and a series of Wood vertical solar “fins”. The main body (banquet/ball room) of the building is at the center and clad on the exterior with metal panel that matches those used on the Hotel. A “book end” to the glass entry is a wood clad mass at the east elevation that defines the service zone of the building.

The space created by the connecting glass corridor between Hotel and Conference Center offers the opportunity to provide an enclosed event garden for weddings, parties or similar. This will be a valuable area that increases the amount of usable function/event space. The roof of the Conference facility will be viewed by guests on some of the upper floors. The design intends to ensure therefore that all mechanical equipment is concealed by containing it within the interstitial space above the service area of the building and, with the use of a horizontal louvered screen, obscures the view from above.



Narrative

Major Project Permit Application Resubmittal



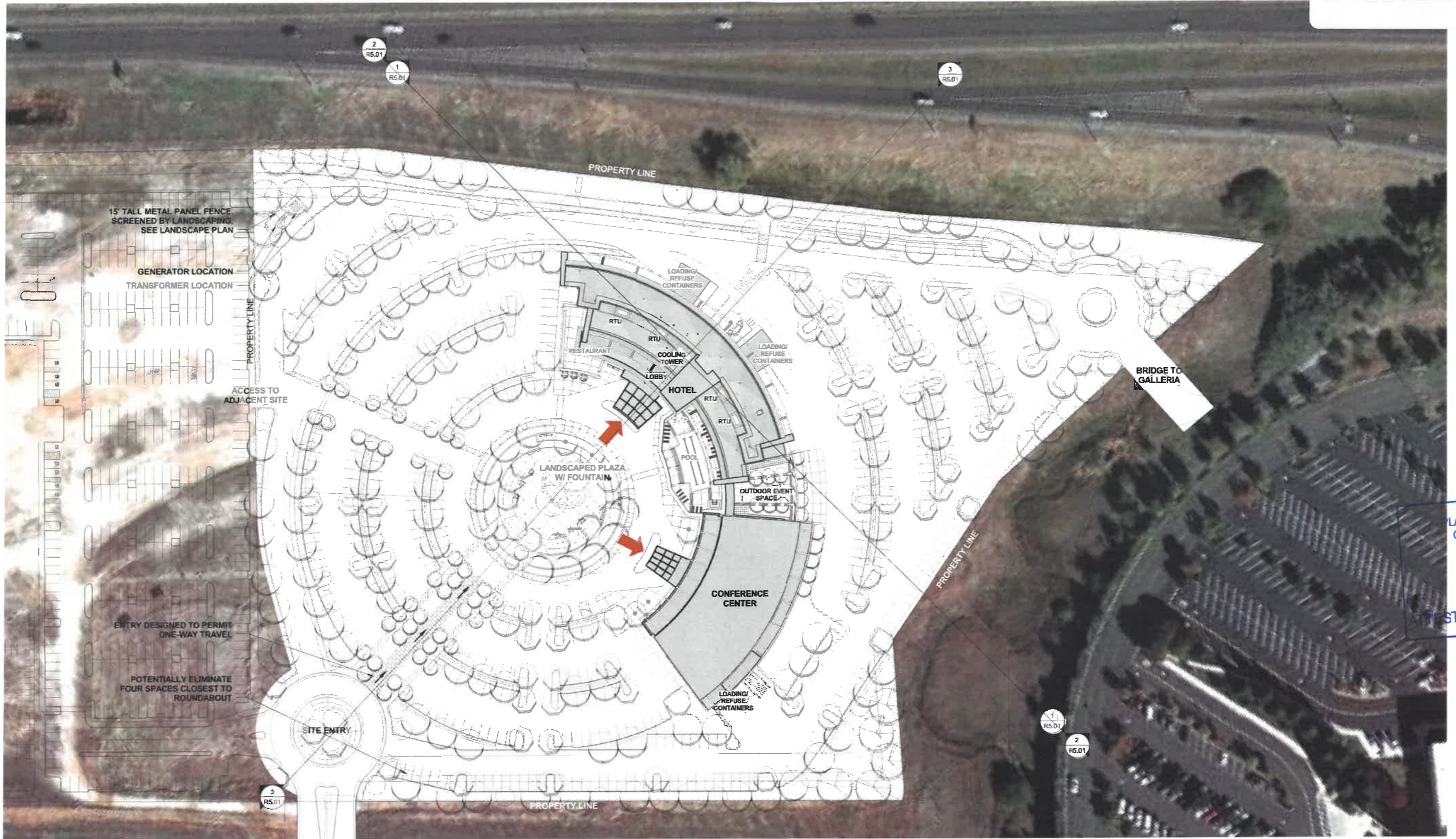
The Roseville Hotel and Conference Center

bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS

16 May 2014

R1.00

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PLANNING COMM
CITY OF ROSEVILLE

JUN 26 2014

BY: GM

PARKING COUNT: APPROX. 530 SPACES



Major Project Permit Application Resubmittal

Architectural Site Plan
The Roseville Hotel and Conference Center

16 May 2014

R1.01

bull stockwell allen
 ARCHITECTURE + PLANNING + INTERIORS

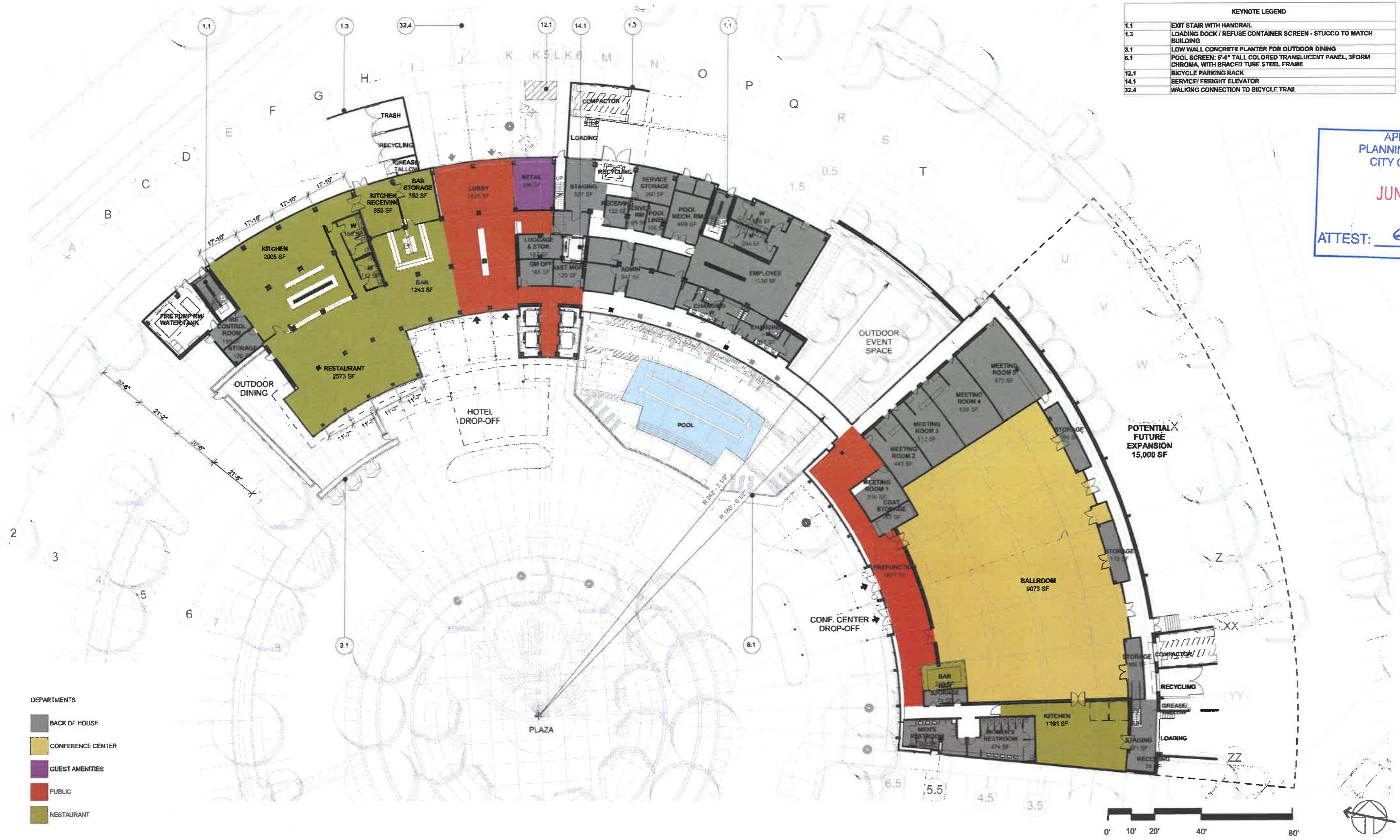
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KEYNOTE LEGEND	
1.1	EXIT STAIR WITH HANDRAIL
1.3	LOADING DOCK / REFUSE CONTAINER SCREEN - STUCCO TO MATCH BUILDING
3.1	LOW WALL CONCRETE PLANTER FOR OUTDOOR DINING
6.1	POOL SCREEN: 5'-4" TALL COLORED TRANSLUCENT PANEL, 3FORM CHROMA, WITH BRACED TUBE STEEL FRAME
12.1	BICYCLE PARKING RACK
14.1	SERVICE / FREIGHT ELEVATOR
32.4	WALKING CONNECTION TO BICYCLE TRAIL

APPROVED BY:
PLANNING COMMISSION
CITY OF ROSEVILL

JUN 26 2014

ATTEST: EM



- DEPARTMENTS
- BACK OF HOUSE
 - CONFERENCE CENTER
 - GUEST AMENITIES
 - PUBLIC
 - RESTAURANT

Level 1 Plan

The Roseville Hotel and Conference Center

16 May 2014

R2.01

Major Project Permit Application Resubmittal

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ARCHITECTURE + PLANNING + INTERIORS

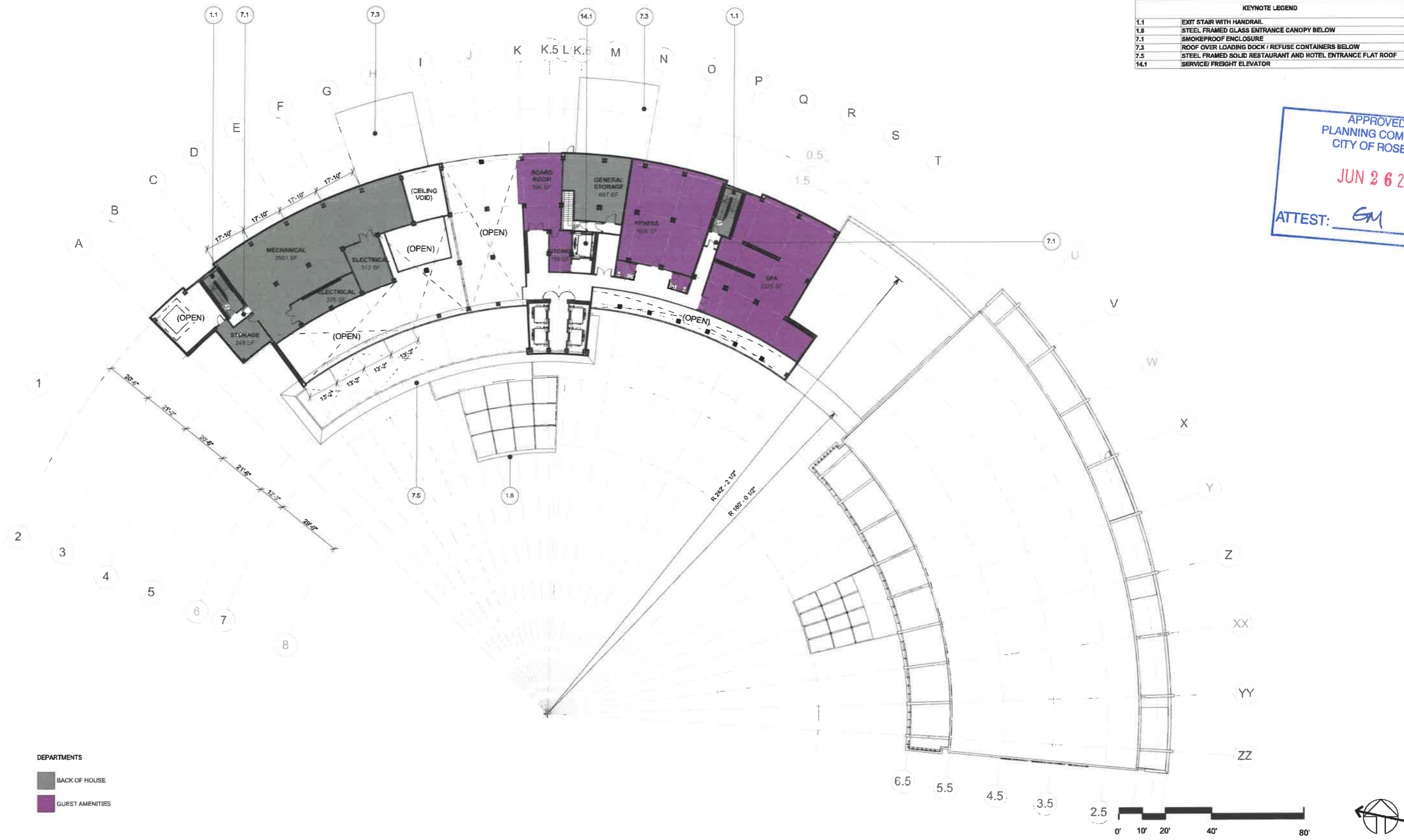
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KEYNOTE LEGEND	
1.1	EXIT STAIR WITH HANDRAIL
1.8	STEEL FRAMED GLASS ENTRANCE CANOPY BELOW
7.1	SMOKEPROOF ENCLOSURE
7.3	ROOF OVER LOADING DOCK / REFUSE CONTAINERS BELOW
7.5	STEEL FRAMED SOLID RESTAURANT AND HOTEL ENTRANCE FLAT ROOF
14.1	SERVICE / FREIGHT ELEVATOR

APPROVED BY:
PLANNING COMMISSION
CITY OF ROSEVILLE

JUN 26 2014

ATTEST: *GM*



DEPARTMENTS

- BACK OF HOUSE
- GUEST AMENITIES

Intermediate Level Plan

The Roseville Hotel and Conference Center

16 May 2014

R2.02

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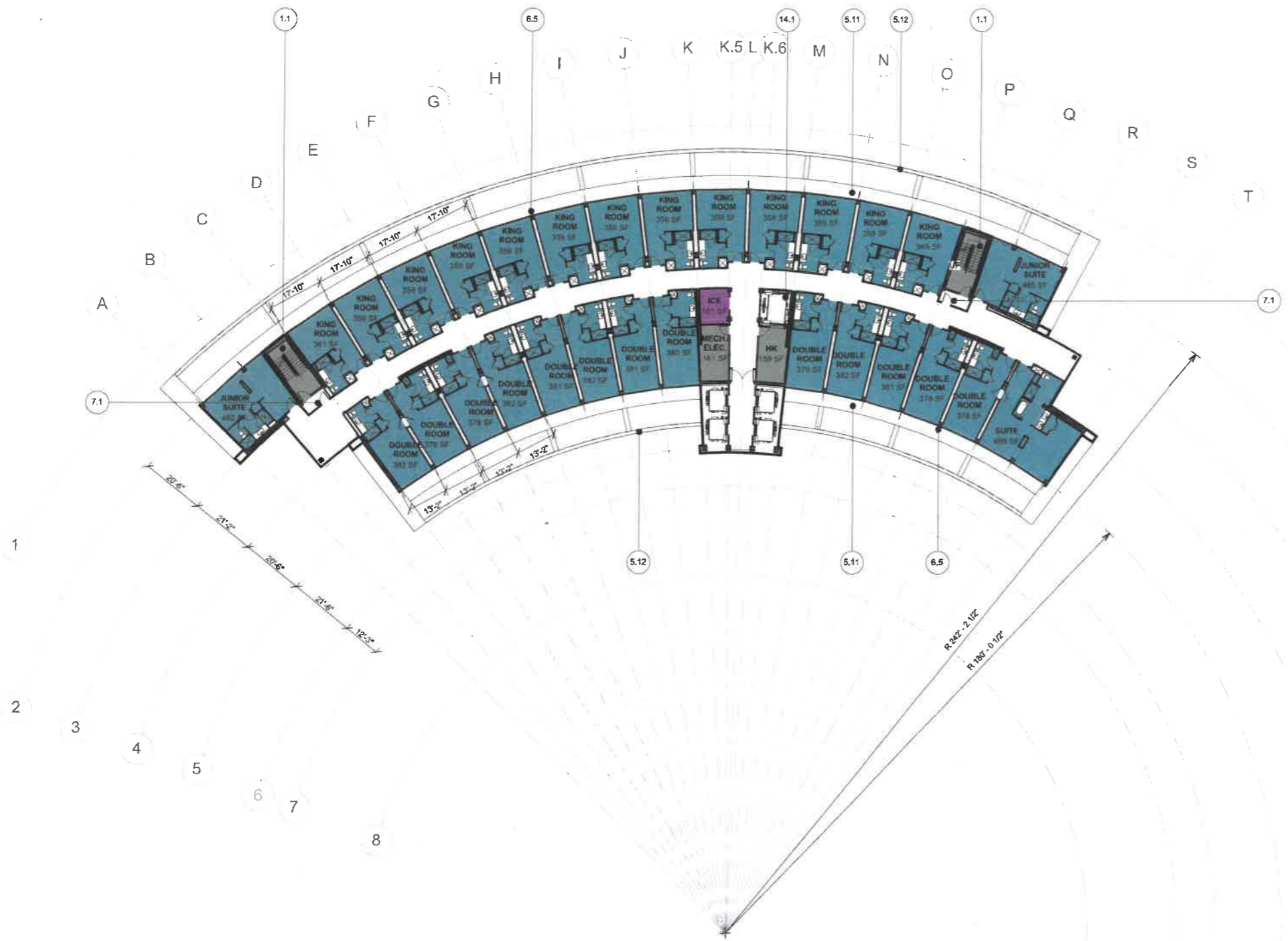
bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS

KEYNOTE LEGEND	
1.1	EXIT STAIR WITH HANDRAIL
5.11	METAL FASCIA AND SOFFIT BELOW, TO MATCH METAL PANEL CLADDING
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- DEPARTMENTS
- BACK OF HOUSE
 - GUEST AMENITIES
 - GUEST ROOMS



Levels 2-9 Plan

The Roseville Hotel and Conference Center

16 May 2014

R2.03

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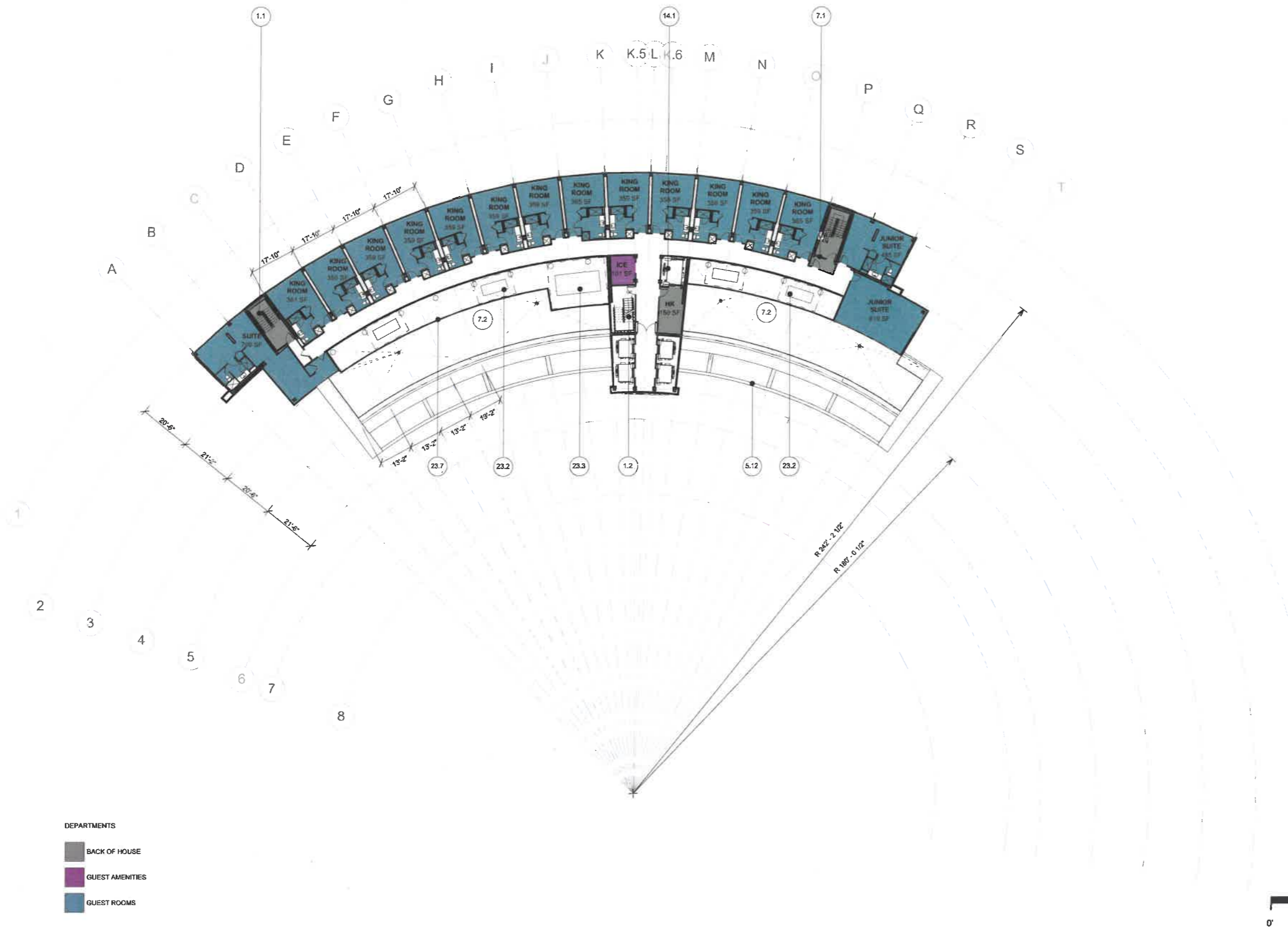
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ARCHITECTURE + PLANNING + INTERIORS

KEYNOTE LEGEND	
1.1	EXIT STAIR WITH HANDRAIL
1.2	STAIRWAY TO ELEVATOR CONTROL ROOM AND ROOF - SEE SHEET A4.15 FOR CONTROL ROOM PLAN
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23.3	COOLING TOWER, SEE MECH. DRAWINGS
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 CITY OF ROSEVILLE

JUN 26 2014

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- DEPARTMENTS
- BACK OF HOUSE
 - GUEST AMENITIES
 - GUEST ROOMS



Level 10 Plan

The Roseville Hotel and Conference Center

16 May 2014

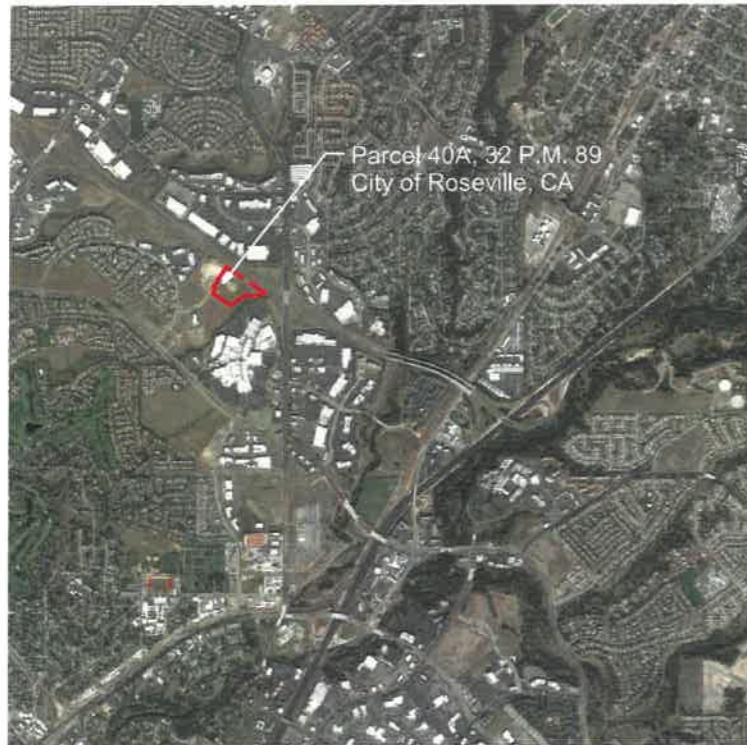
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Major Project Permit Application Resubmittal

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VICINITY MAP



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R4.06	Pool Area	L 1.03	Outdoor Furnishings
		E 1.01	Site Lighting Plan / Lighting Cut Sheets



APPROVED BY:
 PLANNING COMMISSION
 CITY OF ROSEVILLE
 JUN 26 2014
 ATTEST: *EMCCOY*

Cover



The Roseville Hotel and Conference Center

16 May 2014

R0.01

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 ARCHITECTURE + PLANNING + INTERIORS

Overall Design Concept

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Narrative

Major Project Permit Application Resubmittal



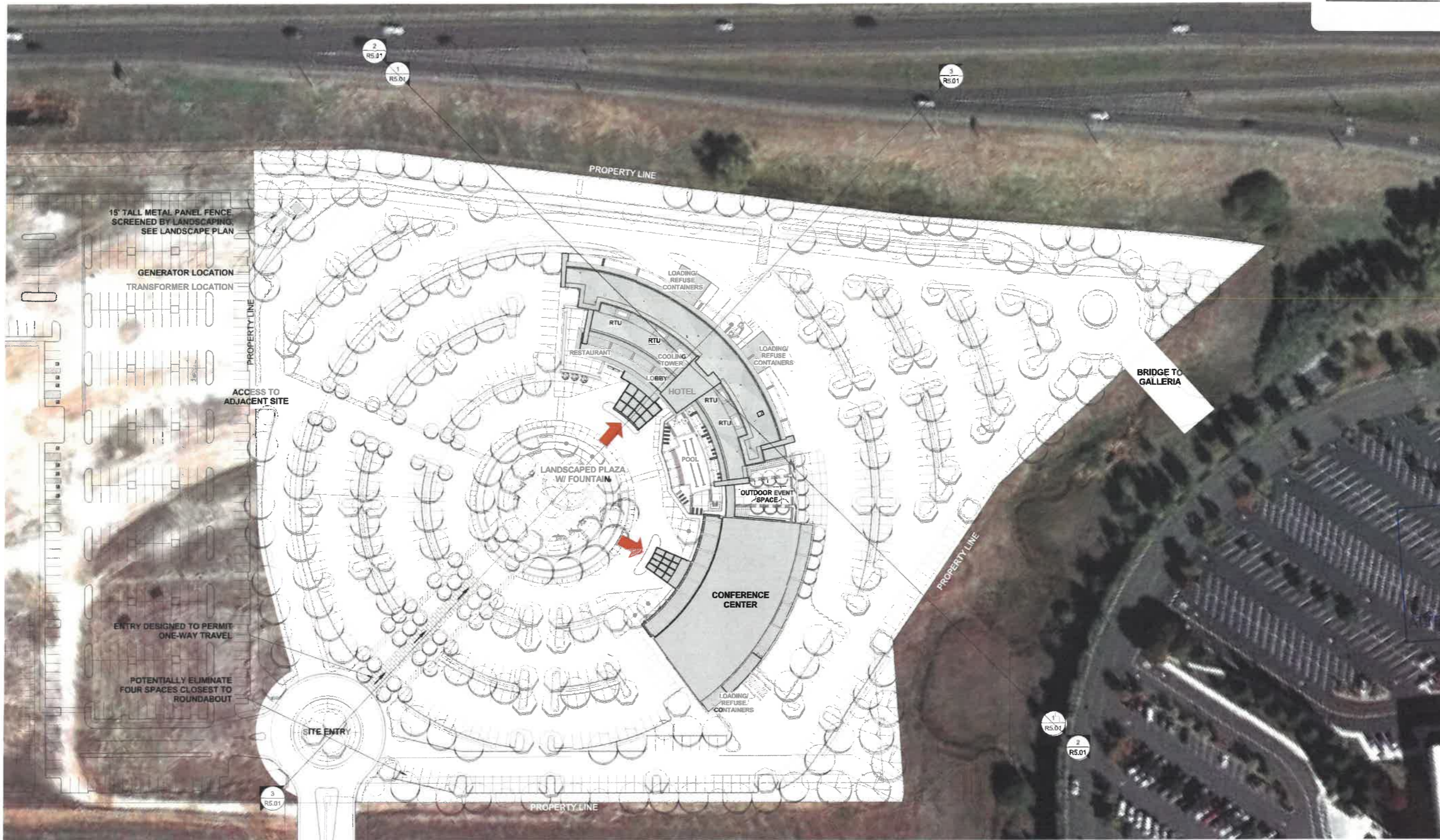
The Roseville Hotel and Conference Center

16 May 2014

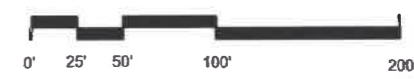
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ARCHITECTURE + PLANNING + INTERIORS



PARKING COUNT: APPROX. 530 SPACES



APPROVED E
PLANNING COMM
CITY OF ROSE
JUN 26 2
ST: *EM*



Architectural Site Plan

The Roseville Hotel and Conference Center

16 May 2014

R1.01

Major Project Permit Application Resubmittal

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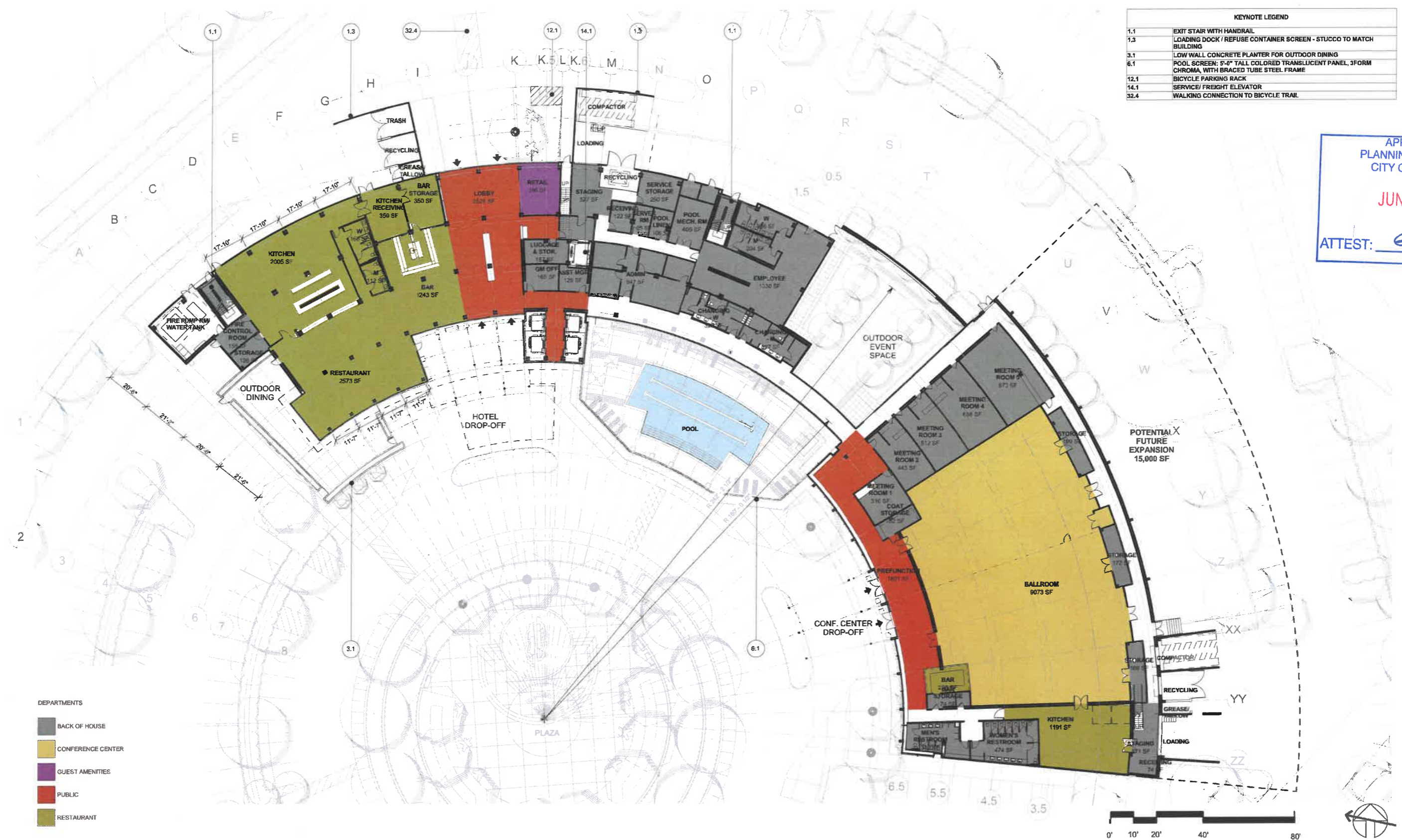
bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS

KEYNOTE LEGEND	
1.1	EXIT STAIR WITH HANDRAIL
1.3	LOADING DOCK / REFUSE CONTAINER SCREEN - STUCCO TO MATCH BUILDING
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12.1	BICYCLE PARKING RACK
14.1	SERVICE/ FREIGHT ELEVATOR
32.4	WALKING CONNECTION TO BICYCLE TRAIL

APPROVED BY:
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CITY OF ROSEVILL

JUN 26 2014

ATTEST: EM



Level 1 Plan

Major Project Permit Application Resubmittal



The Roseville Hotel and Conference Center

16 May 2014

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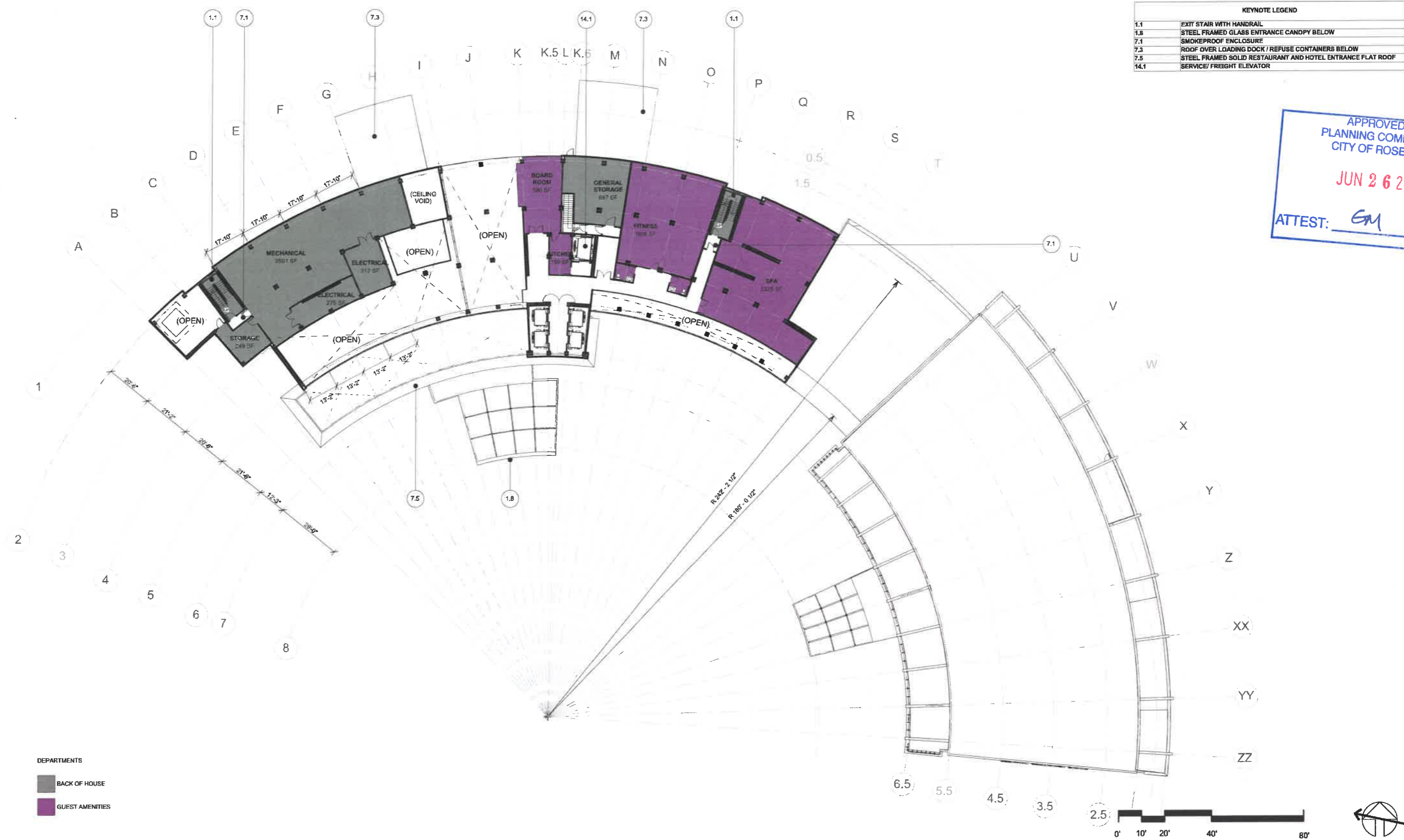
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ARCHITECTURE + PLANNING + INTERIORS

KEYNOTE LEGEND	
1.1	EXIT STAIR WITH HANDRAIL
1.8	STEEL FRAMED GLASS ENTRANCE CANOPY BELOW
7.1	SMOKEPROOF ENCLOSURE
7.3	ROOF OVER LOADING DOCK / REFUSE CONTAINERS BELOW
7.5	STEEL FRAMED SOLID RESTAURANT AND HOTEL ENTRANCE FLAT ROOF
14.1	SERVICE / FREIGHT ELEVATOR

APPROVED BY:
PLANNING COMMISSION
CITY OF ROSEVILLE

JUN 26 2014

ATTEST: *GM*



DEPARTMENTS

BACK OF HOUSE

GUEST AMENITIES

Intermediate Level Plan

The Roseville Hotel and Conference Center

16 May 2014

R2.02

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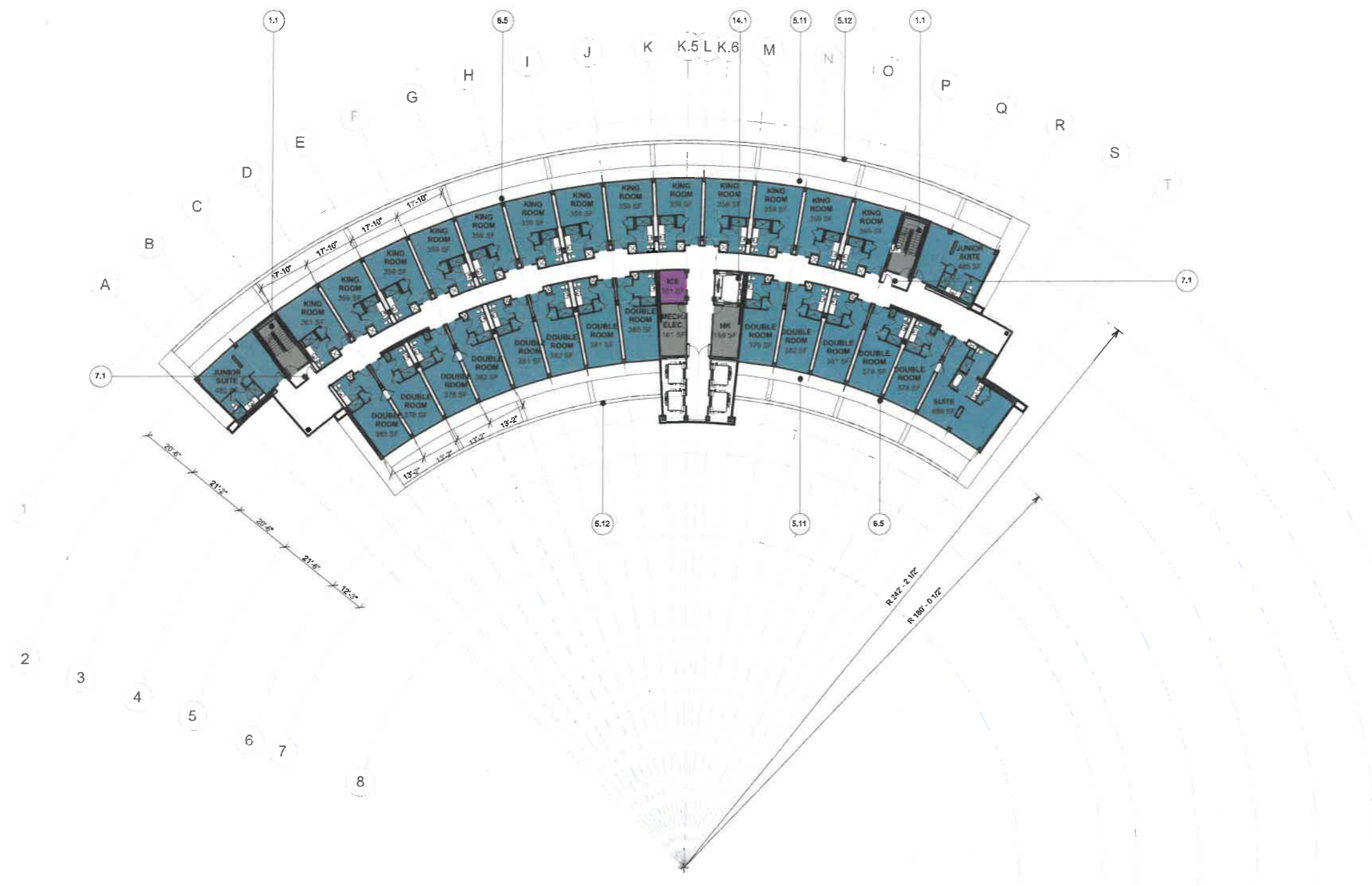
bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS

KEYNOTE LEGEND	
1.1	EXIT STAIR WITH HANDRAIL
5.11	METAL FASCIA AND SOFFIT BELOW, TO MATCH METAL PANEL CLADDING
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
6.5	COLORED, TRANSLUCENT PANEL, "3FORM" CHROMA ATLANTIC MATTE, BALCONY DIVIDERS
7.1	SMOKEPROOF ENCLOSURE
14.1	SERVICE/ FREIGHT ELEVATOR

APPROVED BY:
 PLANNING COMMISSION
 CITY OF ROSEVILLE

JUN 26 2014

ATTEST: *GM*



- DEPARTMENTS
- BACK OF HOUSE
 - GUEST AMENITIES
 - GUEST ROOMS



Levels 2-9 Plan

The Roseville Hotel and Conference Center

16 May 2014

R2.03

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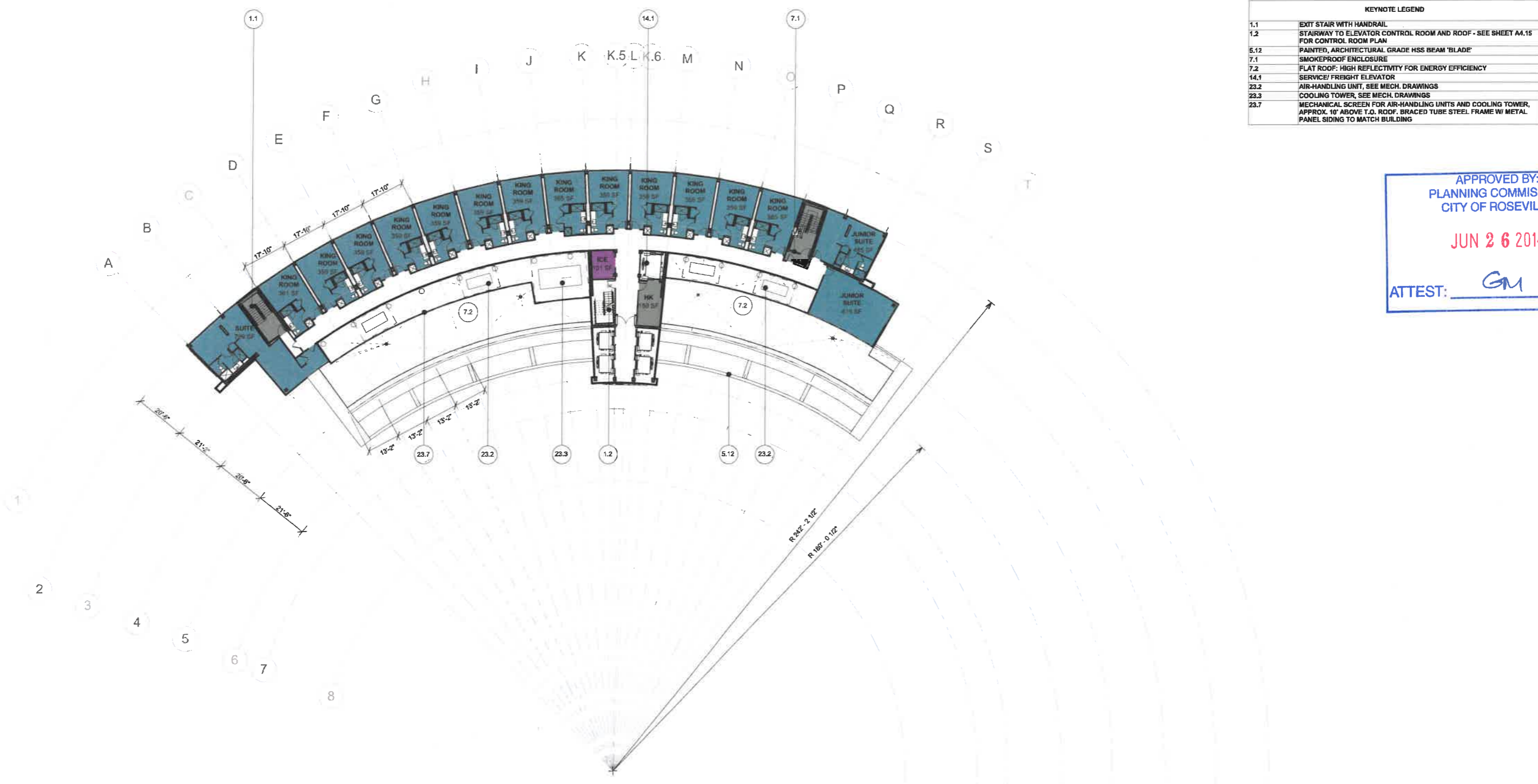
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 ARCHITECTURE + PLANNING + INTERIORS

KEYNOTE LEGEND	
1.1	EXIT STAIR WITH HANDRAIL
1.2	STAIRWAY TO ELEVATOR CONTROL ROOM AND ROOF - SEE SHEET AA.15 FOR CONTROL ROOM PLAN
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
7.1	SMOKEPROOF ENCLOSURE
7.2	FLAT ROOF: HIGH REFLECTIVITY FOR ENERGY EFFICIENCY
14.1	SERVICE/ FREIGHT ELEVATOR
23.2	AIR-HANDLING UNIT, SEE MECH. DRAWINGS
23.3	COOLING TOWER, SEE MECH. DRAWINGS
23.7	MECHANICAL SCREEN FOR AIR-HANDLING UNITS AND COOLING TOWER, APPROX. 10' ABOVE T.O. ROOF. BRACED TUBE STEEL FRAME W/ METAL PANEL SIDING TO MATCH BUILDING

APPROVED BY:
 PLANNING COMMISSION
 CITY OF ROSEVILLE

JUN 26 2014

ATTEST: GM



- DEPARTMENTS
- BACK OF HOUSE
 - GUEST AMENITIES
 - GUEST ROOMS

Level 10 Plan

The Roseville Hotel and Conference Center

16 May 2014

R2.04

Major Project Permit Application Resubmittal

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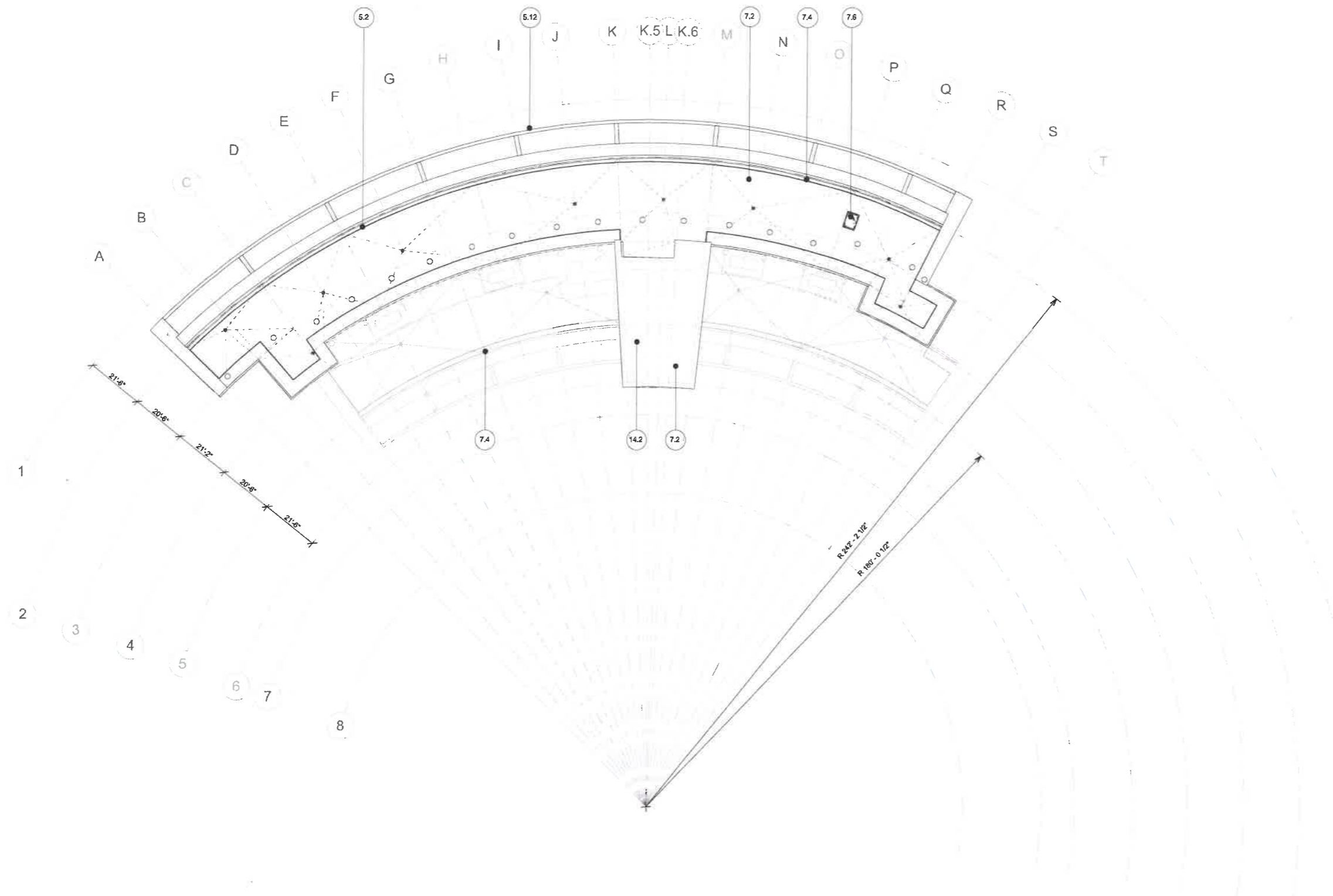
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 ARCHITECTURE + PLANNING + INTERIORS

KEYNOTE LEGEND	
5.2	ROOFTOP METAL RAILING FOR BLDG. MAINTENANCE
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
7.2	FLAT ROOF: HIGH REFLECTIVITY FOR ENERGY EFFICIENCY
7.4	LOCATION OF WINDOW WASHING EQUIPMENT DAVIT TYPICALLY OVER EACH STRUCTURAL COLUMN BELOW
7.6	ROOF HATCH ACCESS
14.2	ELEVATOR OVERRUN

APPROVED BY:
 PLANNING COMMISSION
 CITY OF ROSEVILLE

JUN 26 2014

ATTEST: EM



Roof Plan

The Roseville Hotel and Conference Center

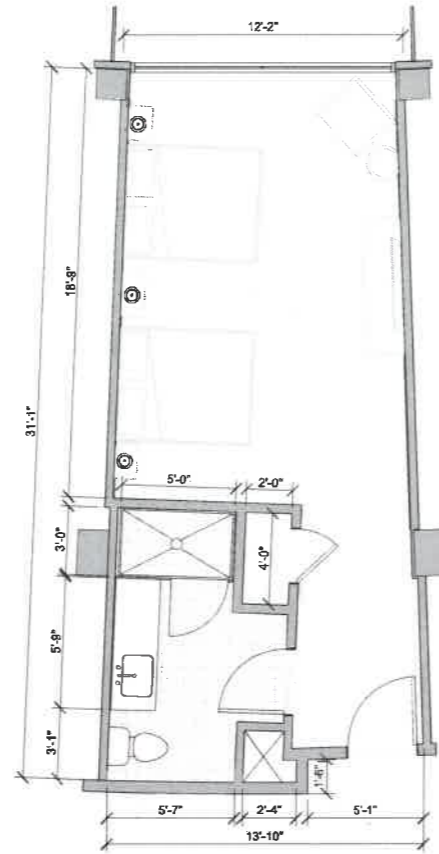
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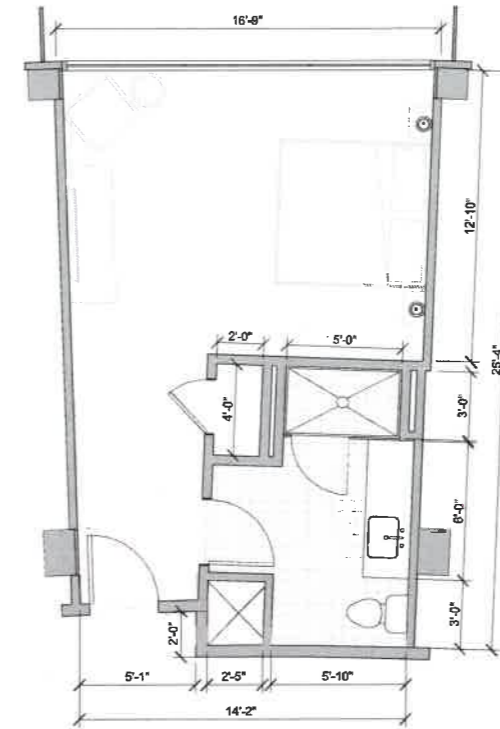
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 CITY OF ROSEVILLE
 JUN 26 2014
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2 TYPICAL UNIT PLAN - DOUBLE



1 TYPICAL UNIT PLAN - KING



Typical Guest Room Plans

The Roseville Hotel and Conference Center

16 May 2014

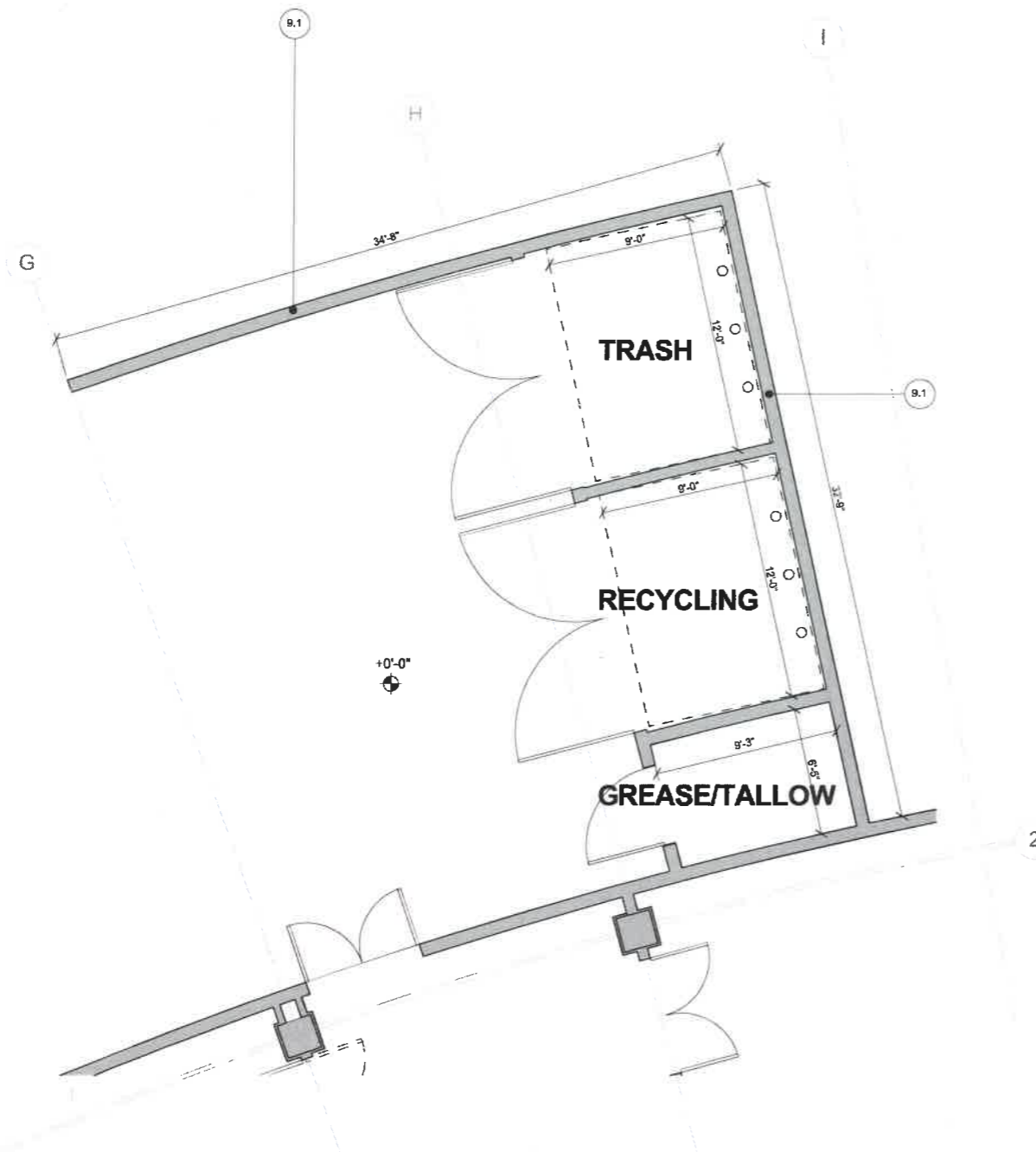
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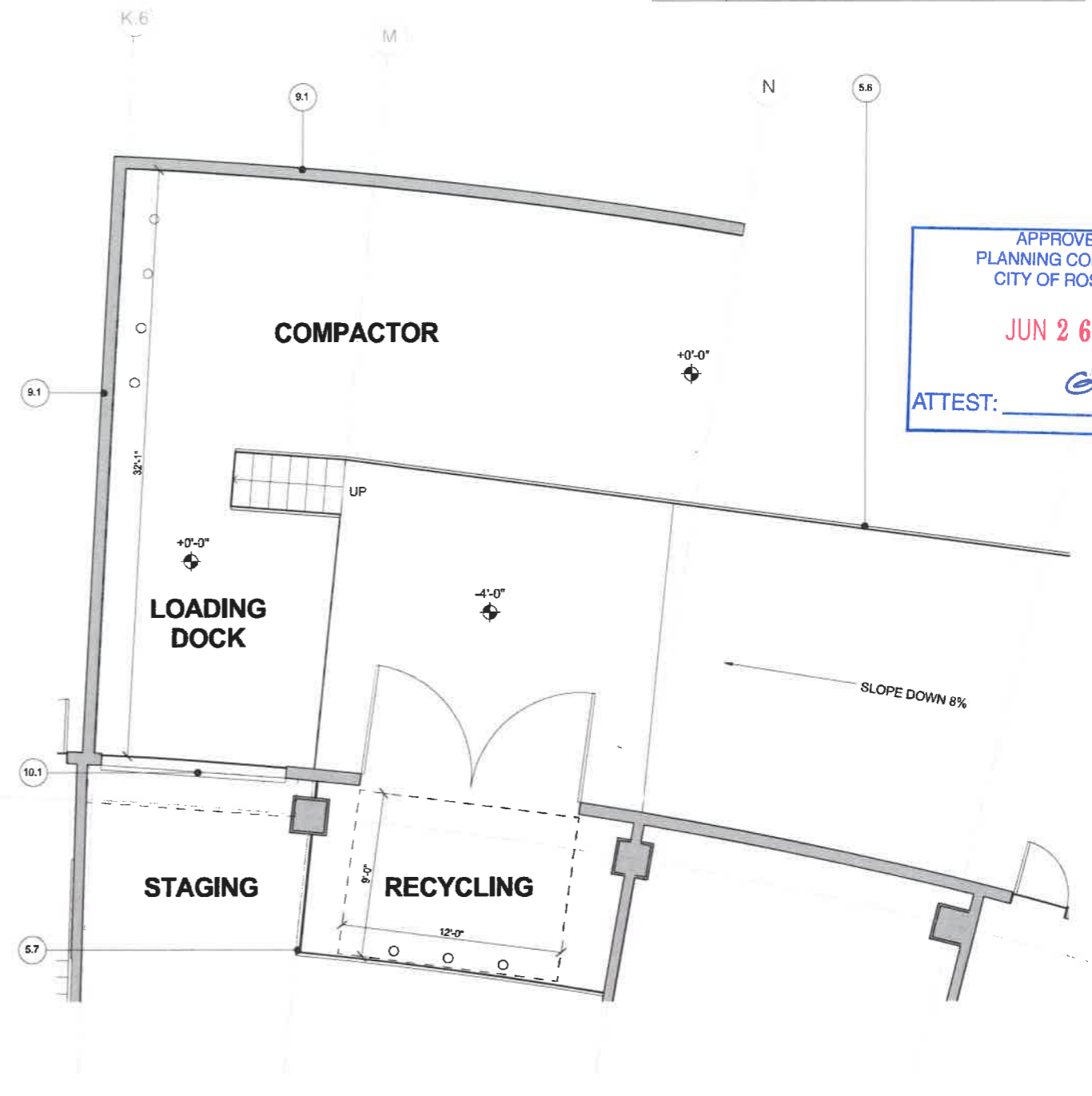


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 ARCHITECTURE + PLANNING + INTERIORS

KEYNOTE LEGEND	
5.6	METAL RAILING BETWEEN LEVEL OF COMPACTOR AND RAMP TO LOADING DOCK
5.7	METAL RAILING AT EDGE OF LOWERED RECYCLING AREA
9.1	STUCCO "DRYVIT" HC-160/KNOXVILLE GRAY/SANDPEBBLE, INTEGRAL STUCCO
10.1	OVERHEAD ROLLING DOOR



2 Hotel Restaurant Trash Enclosure - Enlarged Plan
1/4" = 1'-0"



1 Hotel Trash Enclosure - Enlarged Plan

APPROVED BY:
PLANNING COMMISSION
CITY OF ROSEVILLE

JUN 26 2014

ATTEST: *EM*



Major Project Permit Application Resubmittal



Hotel Trash Enclosures - Enlarged Plans

The Roseville Hotel and Conference Center

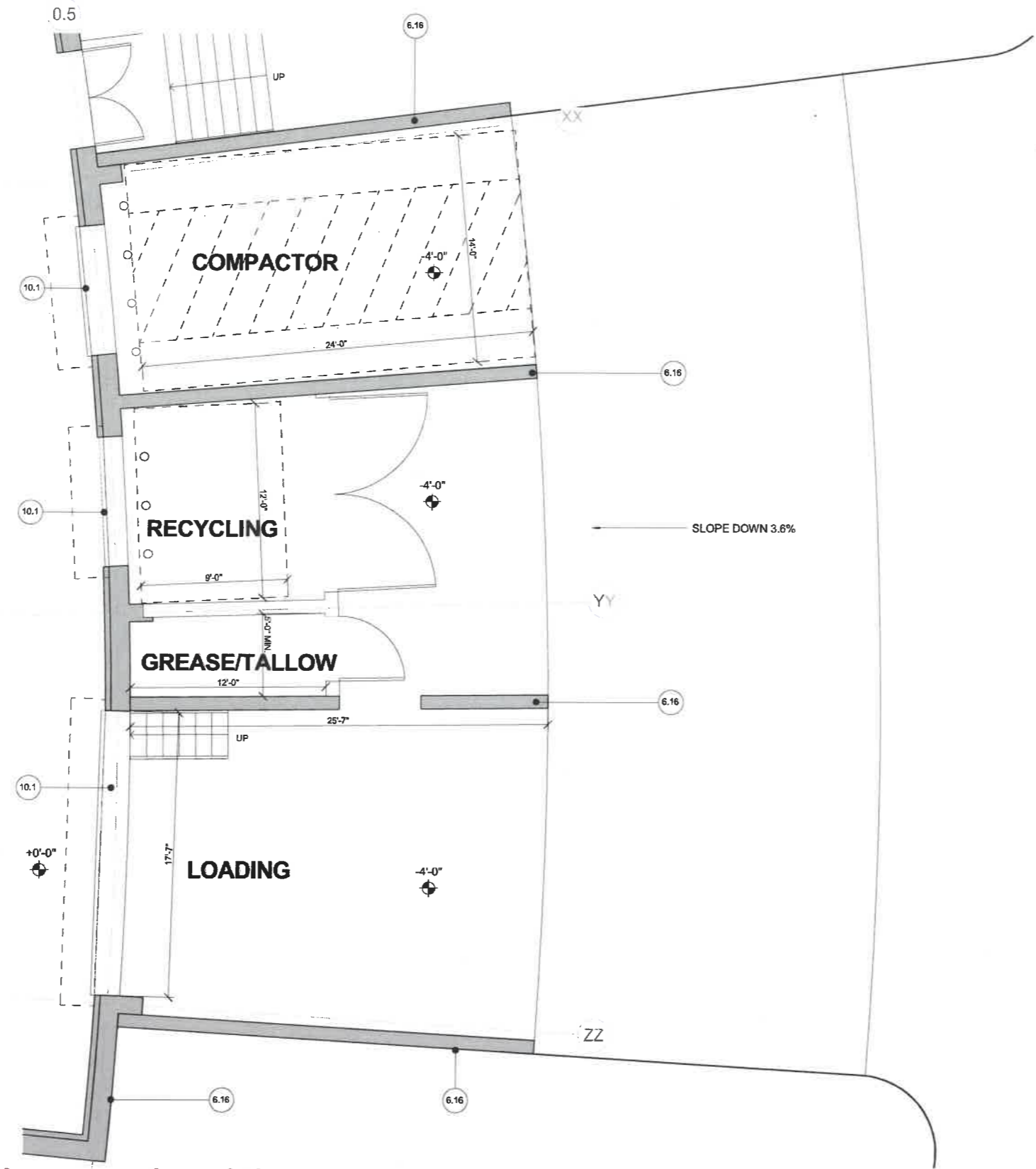
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KEYNOTE LEGEND	
6.16	VERTICAL WOOD SIDING
10.1	OVERHEAD ROLLING DOOR



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 PLANNING COMMISSION
 CITY OF ROSEVILLE
 JUN 26 2014
 ATTEST: GM



Conf. Center Trash Enclosures - Enlarged Plan

Major Project Permit Application Resubmittal

The Roseville Hotel and Conference Center

16 May 2014

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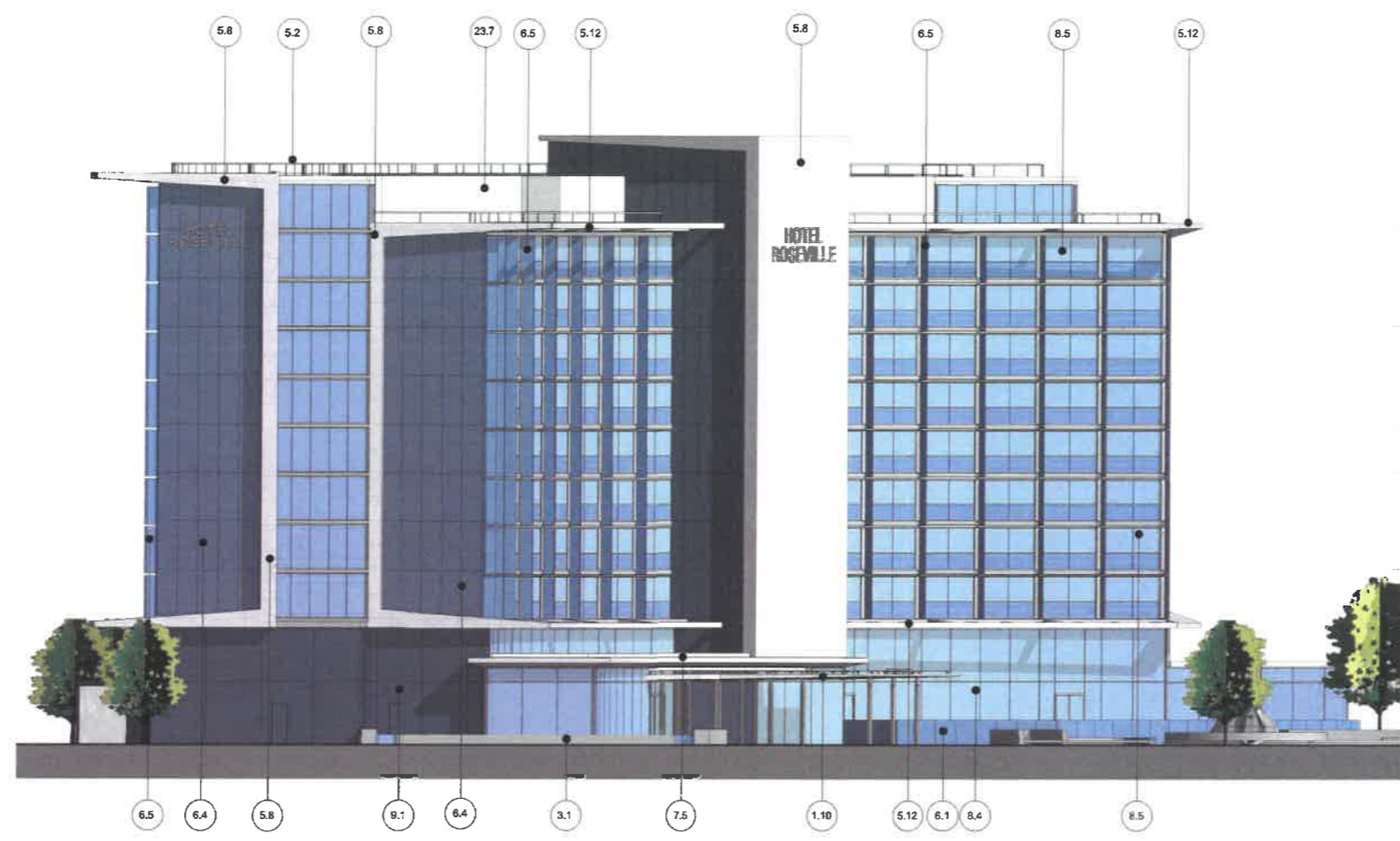
bull stockwell allen
 ARCHITECTURE + PLANNING + INTERIORS

KEYNOTE LEGEND	
1.10	STEEL FRAMED GLASS AND STEEL ENTRANCE CANOPY
3.1	LOW WALL CONCRETE PLANTER FOR OUTDOOR DINING
5.2	ROOFTOP METAL RAILING FOR BLDG. MAINTENANCE
5.8	METAL PANEL CLADDING, "CENTRIA" 176 REGAL WHITE
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM "BLADE"
6.1	POOL SCREEN: 5'-0" TALL COLORED TRANSLUCENT PANEL, 3FORM CHROMA, WITH BRACED TUBE STEEL FRAME
6.4	HIGH PRESSURE LAMINATE PANEL CLADDING, "TRESPA METEON" A 24.4, 1/8" STEEL BLUE
6.5	COLORLED, TRANSLUCENT PANEL, "3FORM" CHROMA ATLANTIC MATTE, BALCONY DIVIDERS
7.5	STEEL FRAMED SOLID RESTAURANT AND HOTEL ENTRANCE FLAT ROOF
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.5	STOREFRONT GLAZING SYSTEM
9.1	STUCCO, "DRYVIT" HC-160/KNOXVILLE GRAY/SANDPEBBLE, INTEGRAL STUCCO
23.7	MECHANICAL SCREEN FOR AIR-HANDLING UNITS AND COOLING TOWER, APPROX. 10' ABOVE T.O. ROOF, BRACED TUBE STEEL FRAME W/ METAL PANEL SIDING TO MATCH BUILDING

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JUN 26 2014

ATTEST: GM



T.O. Elev. Overrun	121' - 0"
T.O. Roof	114' - 0"
Level 10	102' - 4"
Level 9	92' - 8"
Level 8	83' - 0"
Level 7	73' - 4"
Level 6	63' - 8"
Level 5	54' - 0"
Level 4	44' - 4"
Level 3	34' - 8"
Level 2	25' - 0"
Intermediate Level	12' - 0"
Level 1	0' - 0"



Hotel North Elevation
The Roseville Hotel and Conference Center

Major Project Permit Application Resubmittal

16 May 2014

R3.01

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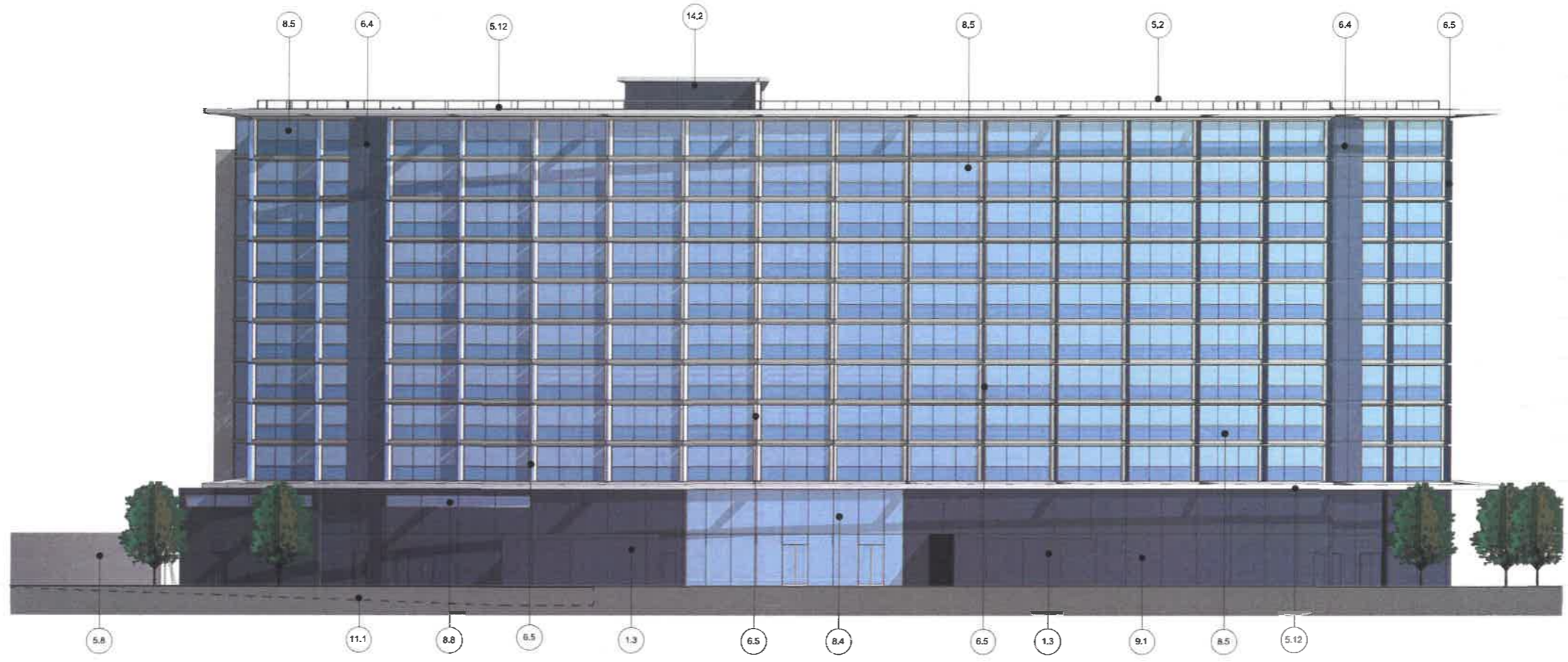
FILE COPY

KEYNOTE LEGEND	
1.3	LOADING DOCK / REFUSE CONTAINER SCREEN - STUCCO TO MATCH BUILDING
5.2	ROOFTOP METAL RAILING FOR BLDG. MAINTENANCE
5.8	METAL PANEL CLADDING, "CENTRIA" 179 REGAL WHITE
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM "BLADE"
6.4	HIGH PRESSURE LAMINATE PANEL CLADDING, "TRESPA METEON" A 24-4.15T STEEL BLUE
6.5	COLORLED, TRANSLUCENT PANEL, "3FORM" CHROMA ATLANTIC MATTE, BALCONY DIVIDERS
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.5	STOREFRONT GLAZING SYSTEM
8.8	THERMALLY BROKEN, ALUMINUM FRAMED WINDOWS
9.1	STUCCO, "DRYVIT" HC-160/KNOXVILLE GRAYSANDPEBBLE, INTEGRAL STUCCO
11.1	RAMP DOWN TO LOADING DOCK
14.2	ELEVATOR OVERRUN

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1.0 Elev. Offset
 12'-0"

F.O. Roof
 114'-0"

Level 10
 102'-4"

Level 9
 92'-8"

Level 8
 83'-0"

Level 7
 73'-4"

Level 6
 63'-8"

Level 5
 54'-0"

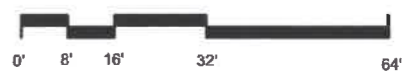
Level 4
 44'-4"

Level 3
 34'-6"

Level 2
 25'-0"

Intermediate Level
 12'-6"

Level 1
 0'-0"



Hotel East Elevation

The Roseville Hotel and Conference Center

16 May 2014

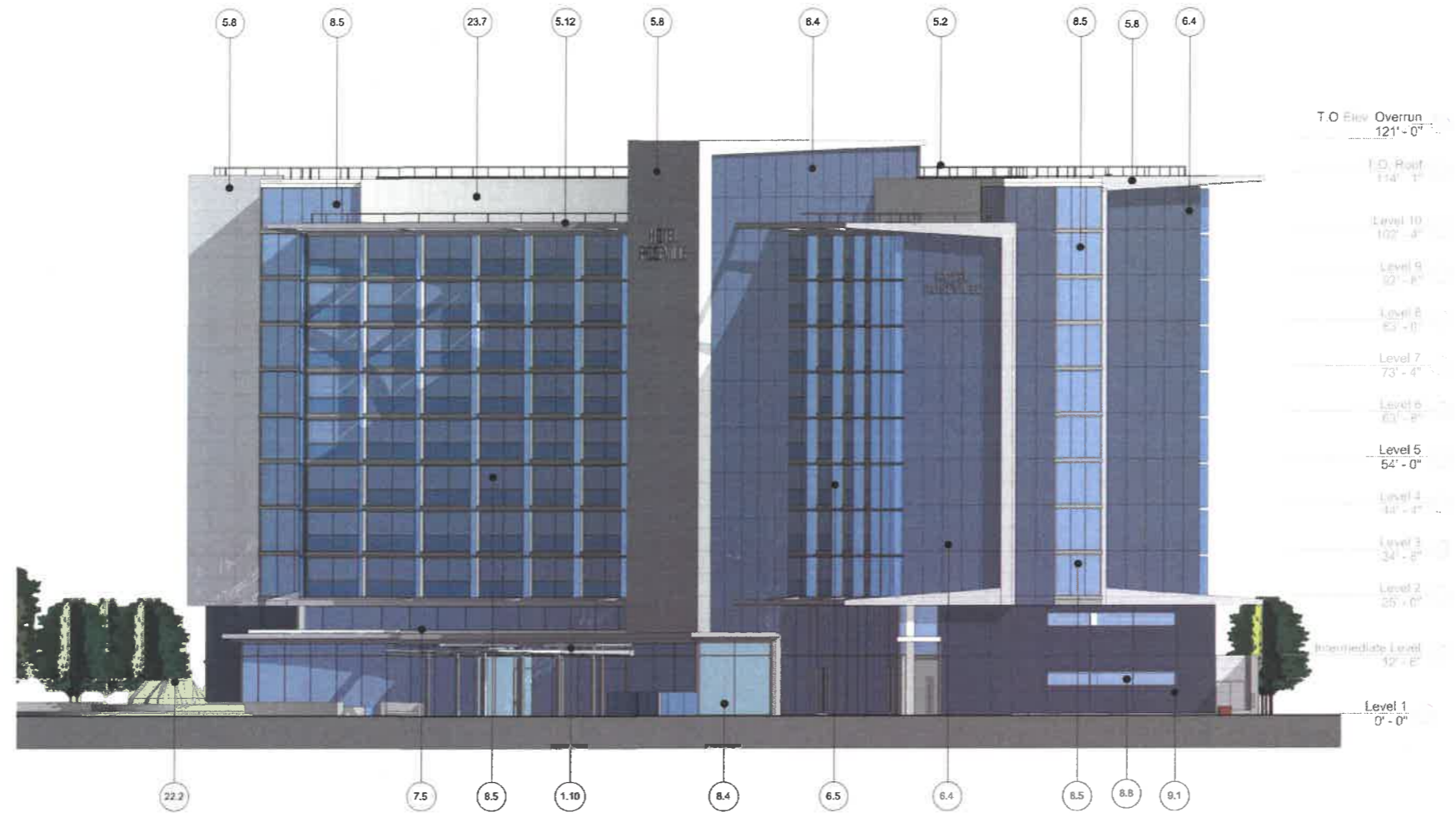
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R3.02

FILE COPY

KEYNOTE LEGEND	
1.10	STEEL FRAMED GLASS AND STEEL ENTRANCE CANOPY
5.2	ROOFTOP METAL RAILING FOR BLDG. MAINTENANCE
5.8	METAL PANEL CLADDING, "CENTRIA" 179 REGAL WHITE
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
6.4	HIGH PRESSURE LAMINATE PANEL CLADDING, "TRESPA METEON" A 24.4.1/ST STEEL BLUE
6.5	COLORED, TRANSLUCENT PANEL, "3FORM" CHROMA ATLANTIC MATTE, BALCONY DIVIDERS
7.5	STEEL FRAMED SOLID RESTAURANT AND HOTEL ENTRANCE FLAT ROOF
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.5	STOREFRONT GLAZING SYSTEM
8.8	THERMALLY BROKEN, ALUMINUM FRAMED WINDOWS
9.1	STUCCO, "DRYVIT" HC-180/KNOXVILLE GRAY/SANDPEBBLE, INTEGRAL STUCCO
22.2	SCULPTURAL WATER FEATURE AT PLAZA
23.7	MECHANICAL SCREEN FOR AIR-HANDLING UNITS AND COOLING TOWER, APPROX. 10' ABOVE T.O. ROOF. BRACED TUBE STEEL FRAME W/ METAL PANEL SIDING TO MATCH BUILDING



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CITY OF ROSEVILLE

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Hotel South Elevation

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16 May 2014

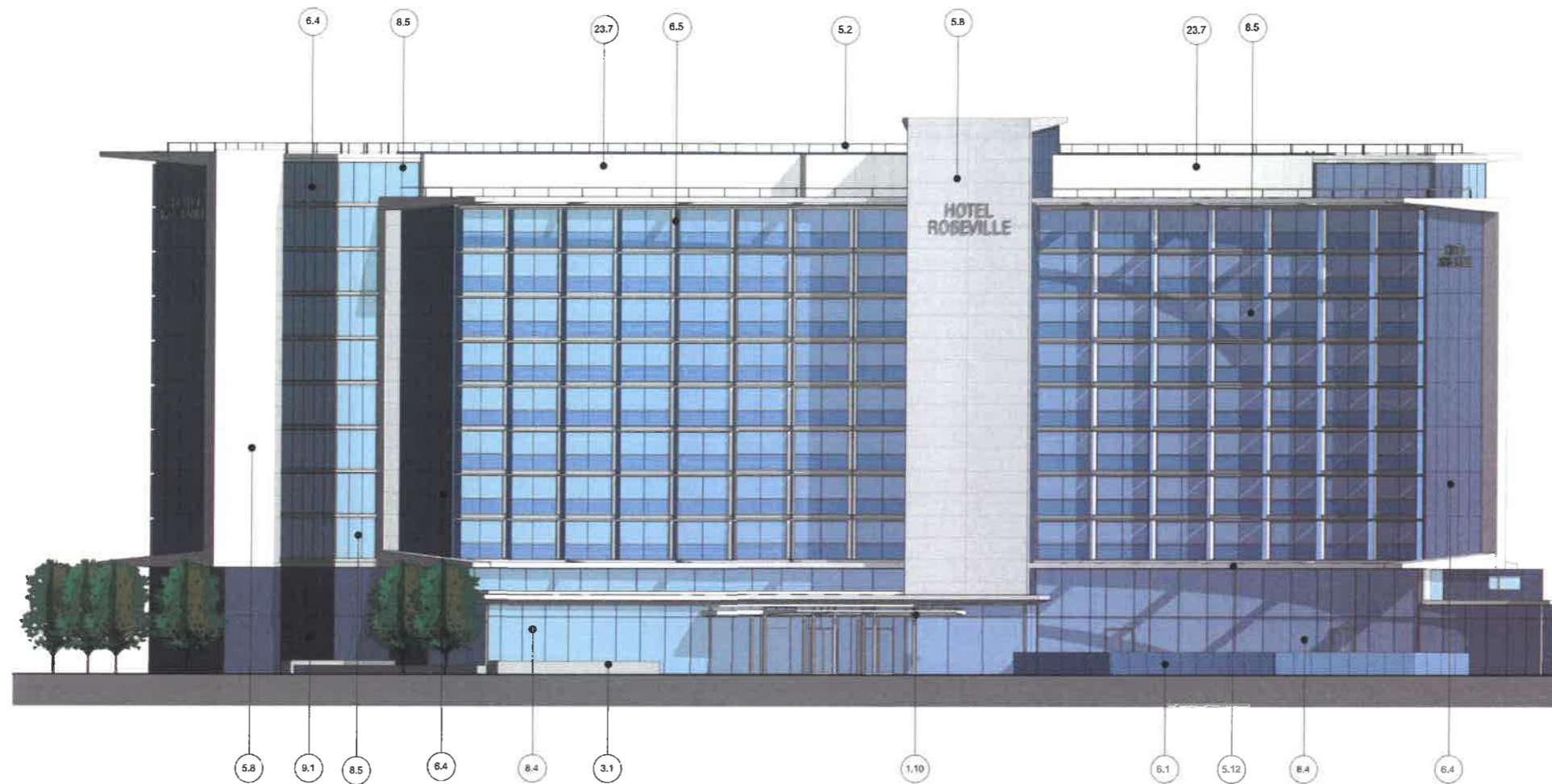
R3.03

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 CITY OF ROSEVILLE
 JUN 26 2014
 ATTEST: *GM*

KEYNOTE LEGEND	
1.10	STEEL FRAMED GLASS AND STEEL ENTRANCE CANOPY
3.1	LOW WALL CONCRETE PLANTER FOR OUTDOOR DINING
5.2	ROOFTOP METAL RAILING FOR BLDG. MAINTENANCE
5.8	METAL PANEL CLADDING, "CENTRIA" 176 REGAL WHITE
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
6.1	POOL SCREEN: 5'-0" TALL COLORED TRANSLUCENT PANEL, 3FORM CHROMA, WITH BRACED TUBE STEEL FRAME
6.4	HIGH PRESSURE LAMINATE PANEL CLADDING, "TRESPA METEON" A 24.4.1/ST STEEL BLUE
6.5	COLORED, TRANSLUCENT PANEL, "3FORM" CHROMA ATLANTIC MATTE, BALCONY DIVIDERS
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.5	STOREFRONT GLAZING SYSTEM
9.1	STUCCO, "DRYVIT" HC-160/KNOXVILLE GRAYSANDPEBBLE, INTEGRAL STUCCO
23.7	MECHANICAL SCREEN FOR AIR-HANDLING UNITS AND COOLING TOWER, APPROX. 10' ABOVE T.O. ROOF. BRACED TUBE STEEL FRAME W/ METAL PANEL SIDING TO MATCH BUILDING



T.O. Elev. Overrun	121' - 0"
T.O. Roof	114' - 1"
Level 10	107' - 4"
Level 9	97' - 8"
Level 8	85' - 0"
Level 7	73' - 4"
Level 6	63' - 8"
Level 5	54' - 0"
Level 4	44' - 4"
Level 3	34' - 8"
Level 2	25' - 0"
Intermediate Level	17' - 6"
Level 1	0' - 0"



Hotel West Elevation

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R3.04

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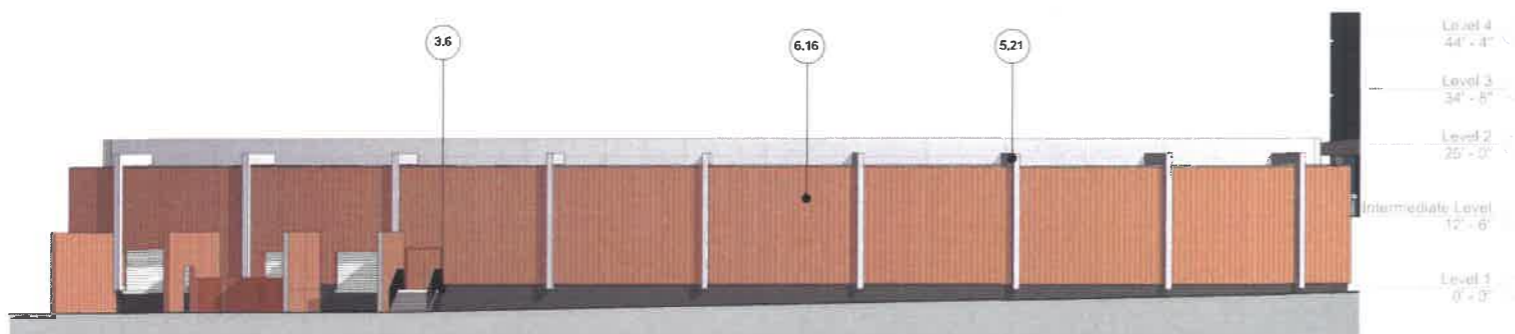
KEYNOTE LEGEND	
1.10	STEEL FRAMED GLASS AND STEEL ENTRANCE CANOPY
1.14	ACCESS BETWEEN HOTEL AND CONFERENCE CENTER
3.6	PAINTED CONCRETE STEM WALL
5.21	METAL CLAD FINIS
5.28	DARK METAL PANEL
6.16	VERTICAL WOOD SIDING
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.10	SPANDREL PANEL
8.18	EXTERIOR BREAK-AWAY TYPE SLIDING DOORS WITHIN CURTAIN WALL SYSTEM
8.21	DOUBLE GLASS OUT-SWINGING ENTRY DOOR
12.21	WOODCLAD SUN SHADE
12.22	DECORATIVE WOOD CLAD PROFILE ATTACHED TO EXTERIOR FACE OF VERTICAL CURTAIN WALL MULLION



1 NORTH ELEVATION CONFERENCE CENTER
 1/16" = 1'-0"



2 NORTH-EAST ELEVATION CONFERENCE CENTER
 1/16" = 1'-0"



3 SOUTH ELEVATION CONFERENCE CENTER
 1/16" = 1'-0"




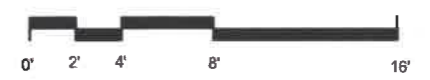
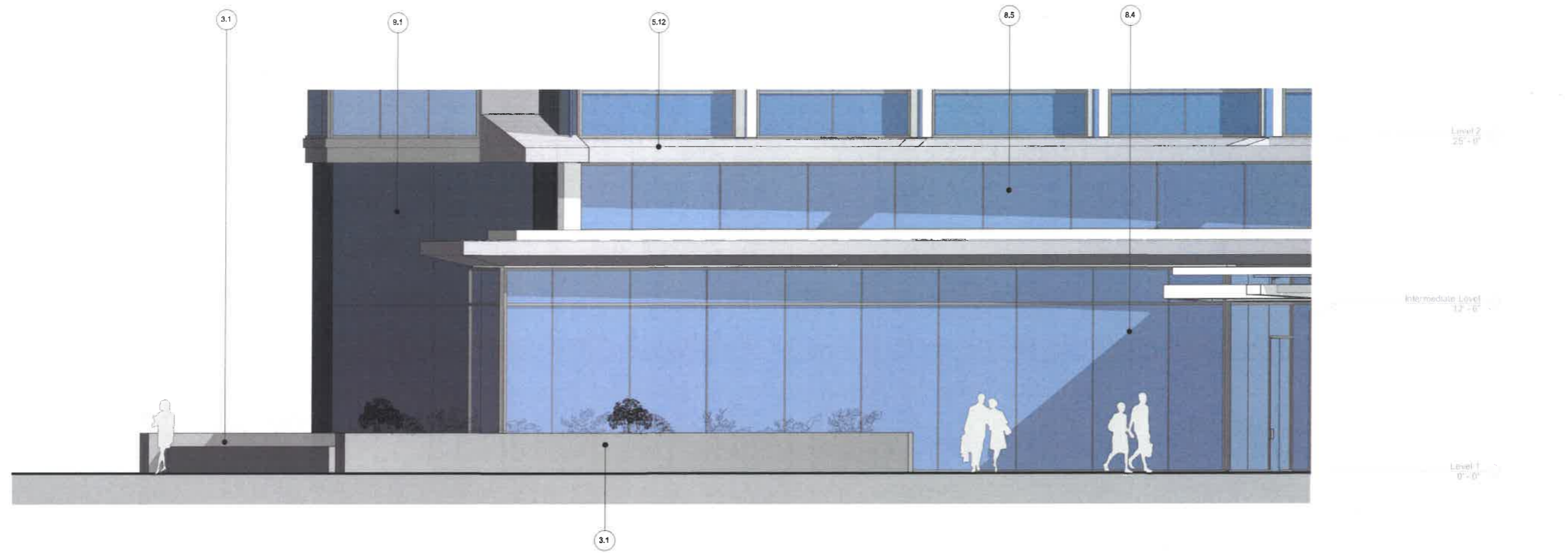
4 WEST ELEVATION CONFERENCE CENTER
 1/16" = 1'-0"

KEYNOTE LEGEND	
3.1	LOW WALL CONCRETE PLANTER FOR OUTDOOR DINING
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.5	STOREFRONT GLAZING SYSTEM
9.1	STUCCO, "DRYVIT" HC-160/KNOXVILLE GRAY/SANDPEBBLE, INTEGRAL STUCCO

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ATTEST: 



Restaurant Outdoor Dining Area

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The Roseville Hotel and Conference Center

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R4.01

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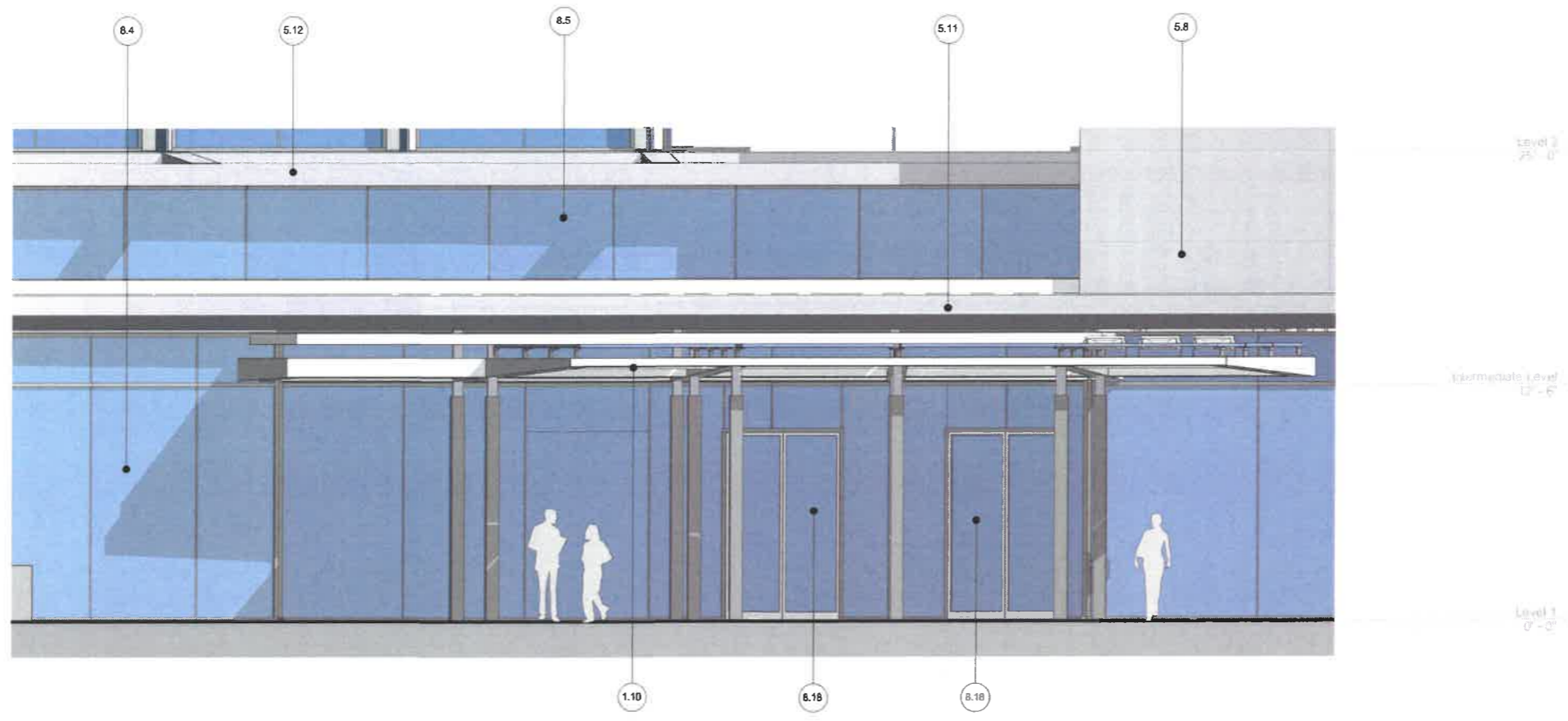
ATTEST: *GM*

KEYNOTE LEGEND	
1.10	STEEL FRAMED GLASS AND STEEL ENTRANCE CANOPY
5.8	METAL PANEL CLADDING, "CENTRIA" 179 REGAL WHITE
5.11	METAL FASCIA AND SOFFIT BELOW, TO MATCH METAL PANEL CLADDING
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.5	STOREFRONT GLAZING SYSTEM
8.18	EXTERIOR BREAK-AWAY TYPE SLIDING DOORS WITHIN CURTAIN WALL SYSTEM

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ATTEST: *em*



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MAY 6 2014

ATTEST: CA



Hotel Main Entrance with Pool Area in Background
The Roseville Hotel and Conference Center

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Plaza

The Roseville Hotel and Conference Center

16 May 2014

R4.05

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KEYNOTE LEGEND	
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM "BLADE"
6.1	POOL SCREEN: 5'-0" TALL COLORED TRANSLUCENT PANEL, 3FORM CHROMA, WITH BRACED TUBE STEEL FRAME
6.4	HIGH PRESSURE LAMINATE PANEL CLADDING, "TRESPA METEON" A 244.1/ST STEEL BLUE
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.5	STOREFRONT GLAZING SYSTEM
8.18	EXTERIOR BREAK-AWAY TYPE SLIDING DOORS WITHIN CURTAIN WALL SYSTEM

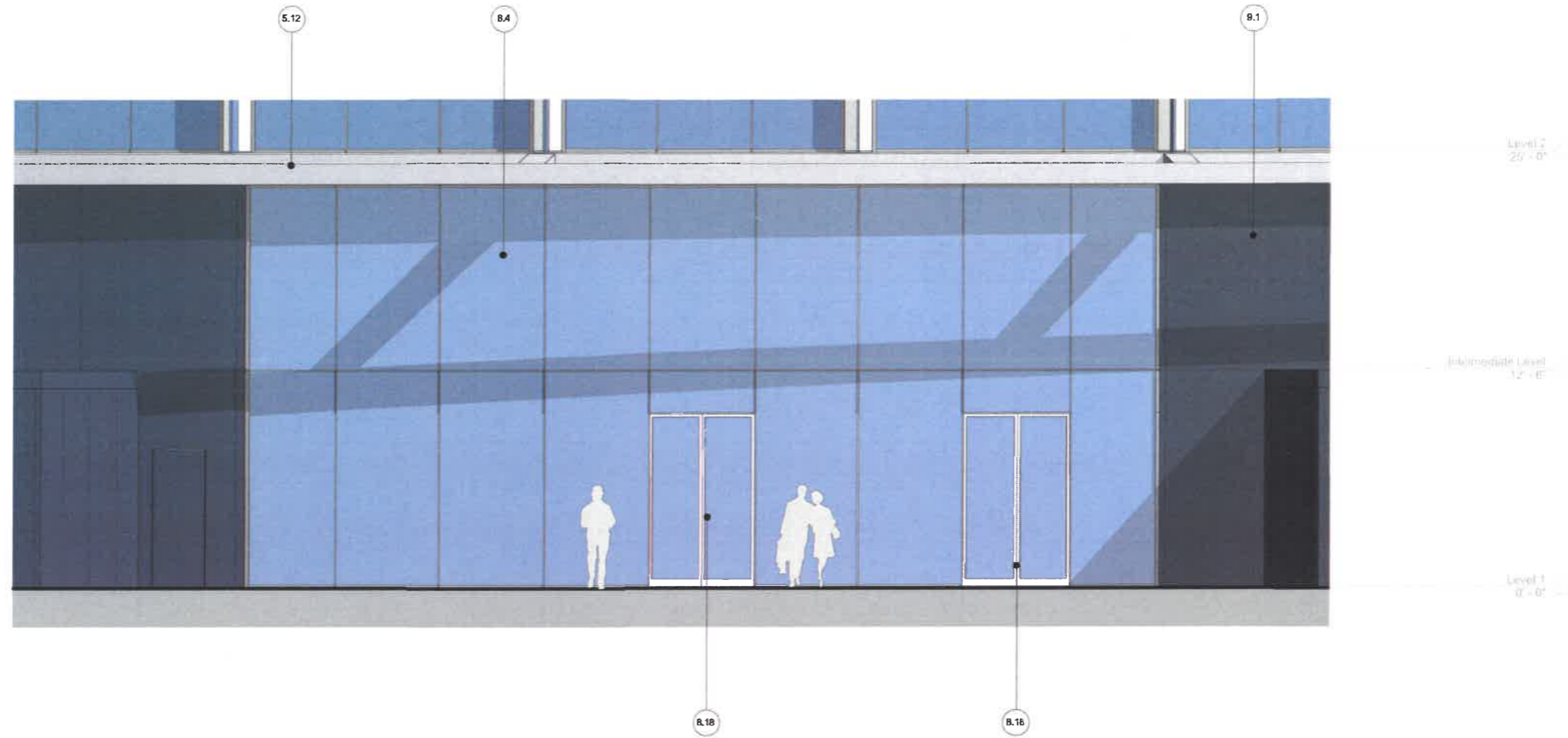
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 CITY OF ROSEVILLE
 JUN 26 2014
 ATTEST: *AM*



FILE COPY

KEYNOTE LEGEND	
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.18	EXTERIOR BREAK-AWAY TYPE SLIDING DOORS WITHIN CURTAIN WALL SYSTEM
9.1	STUCCO, "DRYVIT" HC-160/KNOXVILLE GRAY/SANDPEBBLE, INTEGRAL STUCCO

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 CITY OF ROSEVILLE
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 ATTEST: *GM*



FILE COPY

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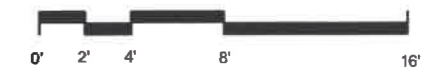
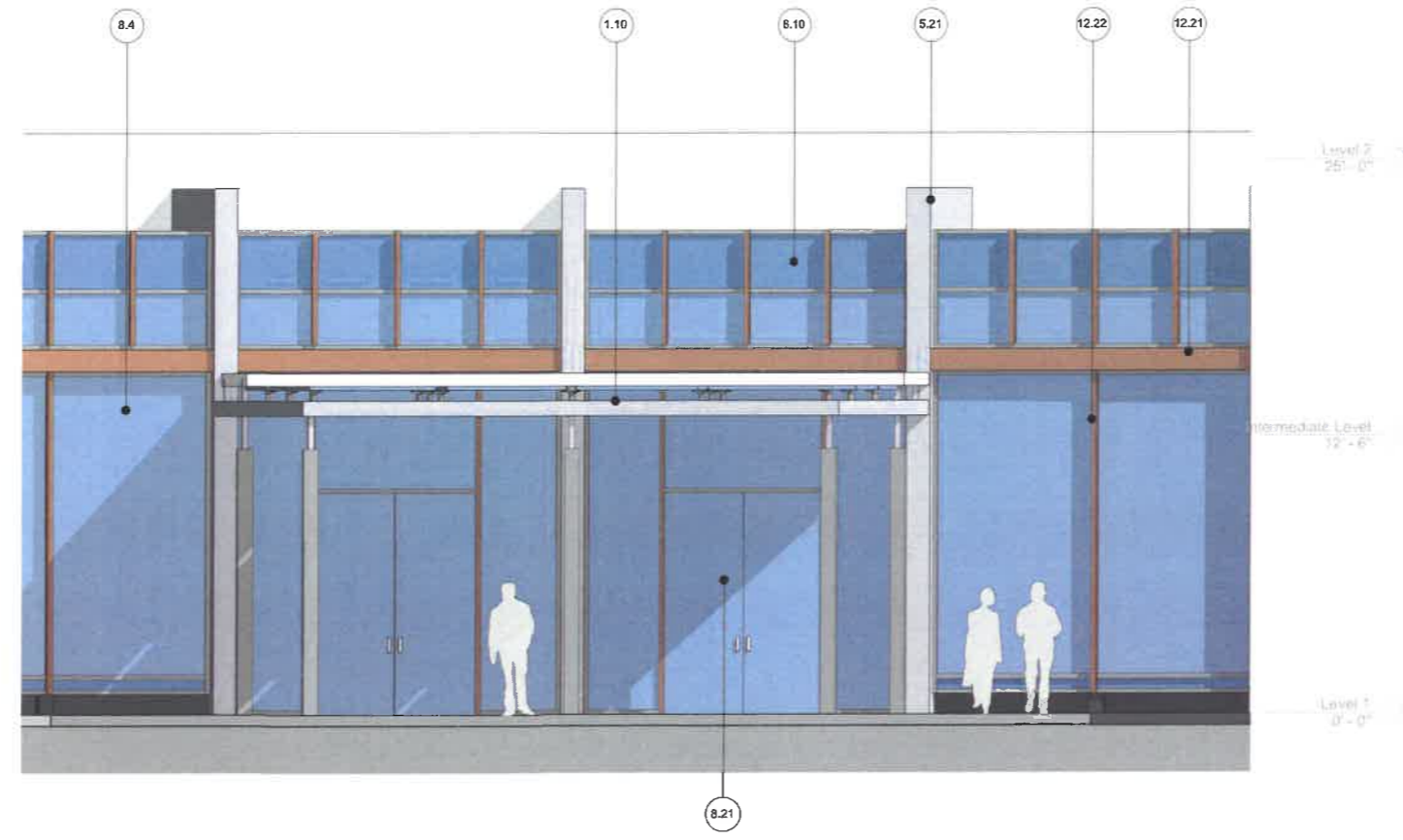
JUN 26 2014

ATTEST: *GM*



KEYNOTE LEGEND	
1.10	STEEL FRAMED GLASS AND STEEL ENTRANCE CANOPY
5.21	METAL CLAD FINIS
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 66 (2) GLASS + CLEAR GLASS
8.10	SPANDREL PANEL
8.21	DOUBLE GLASS OUT-SWINGING ENTRY DOOR
12.21	WOODCLAD SUN SHADE
12.22	DECORATIVE WOOD CLAD PROFILE ATTACHED TO EXTERIOR FACE OF VERTICAL CURTAIN WALL MULLION

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Conference Center Entrance
The Roseville Hotel and Conference Center

Major Project Permit Application Resubmittal

16 May 2014

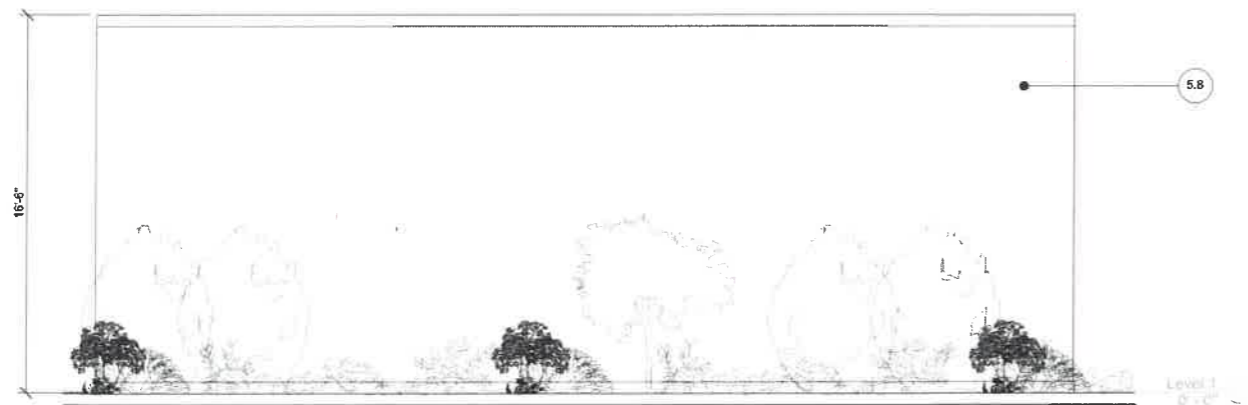
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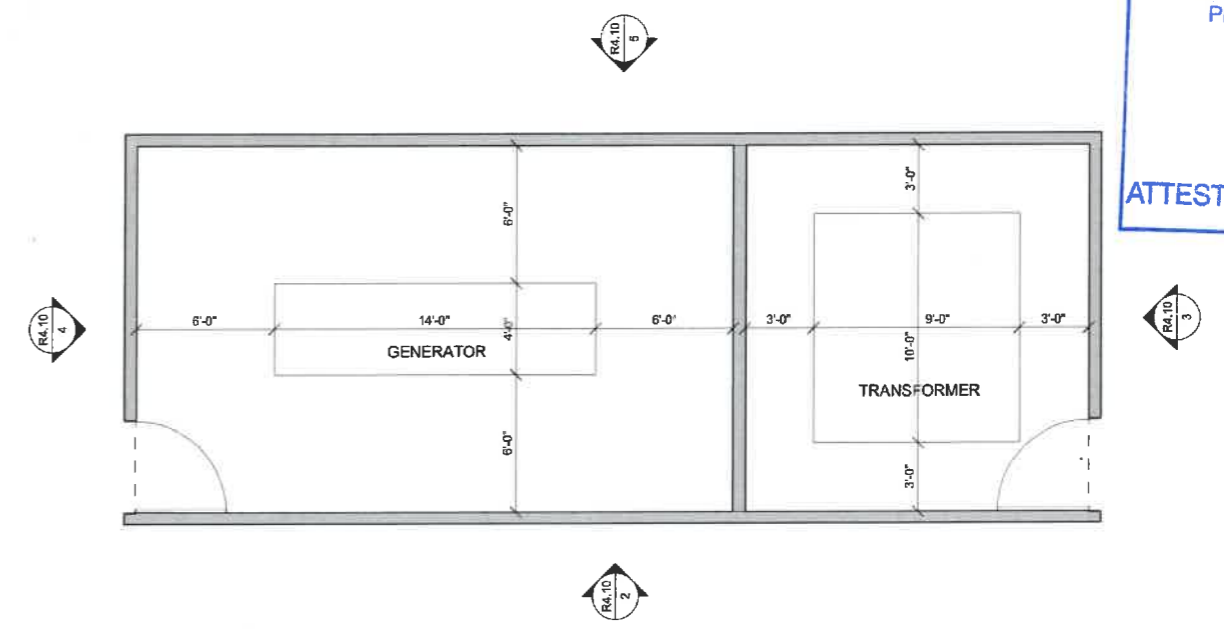
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 ARCHITECTURE + PLANNING + INTERIORS

KEYNOTE LEGEND	
5.8	METAL PANEL CLADDING, "CENTRIA" 179 REGAL WHITE
8.1	METAL PANEL CLAD DOOR TO MATCH HOTEL

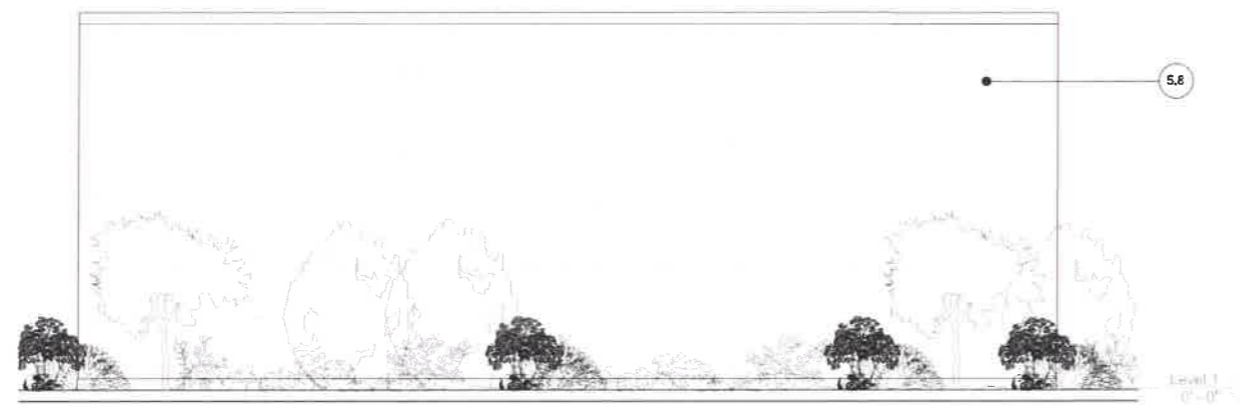
APPROVED BY:
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 ATTEST: *GM*



2 Generator Elevation A



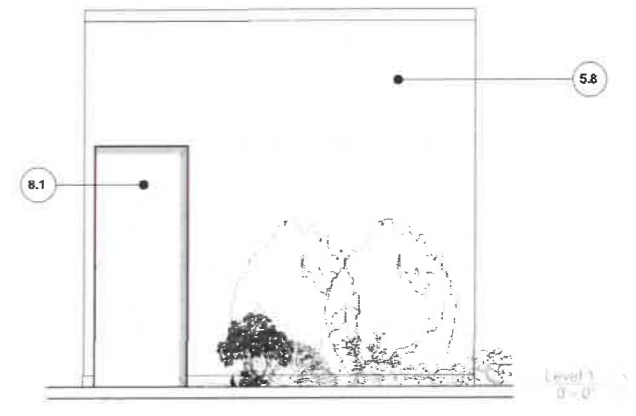
1 Generator - Enlarged Plan



5 Generator Elevation D



4 Generator Elevation C



3 Generator Elevation B



Generator - Enlarged Plan + Elevations
The Roseville Hotel and Conference Center

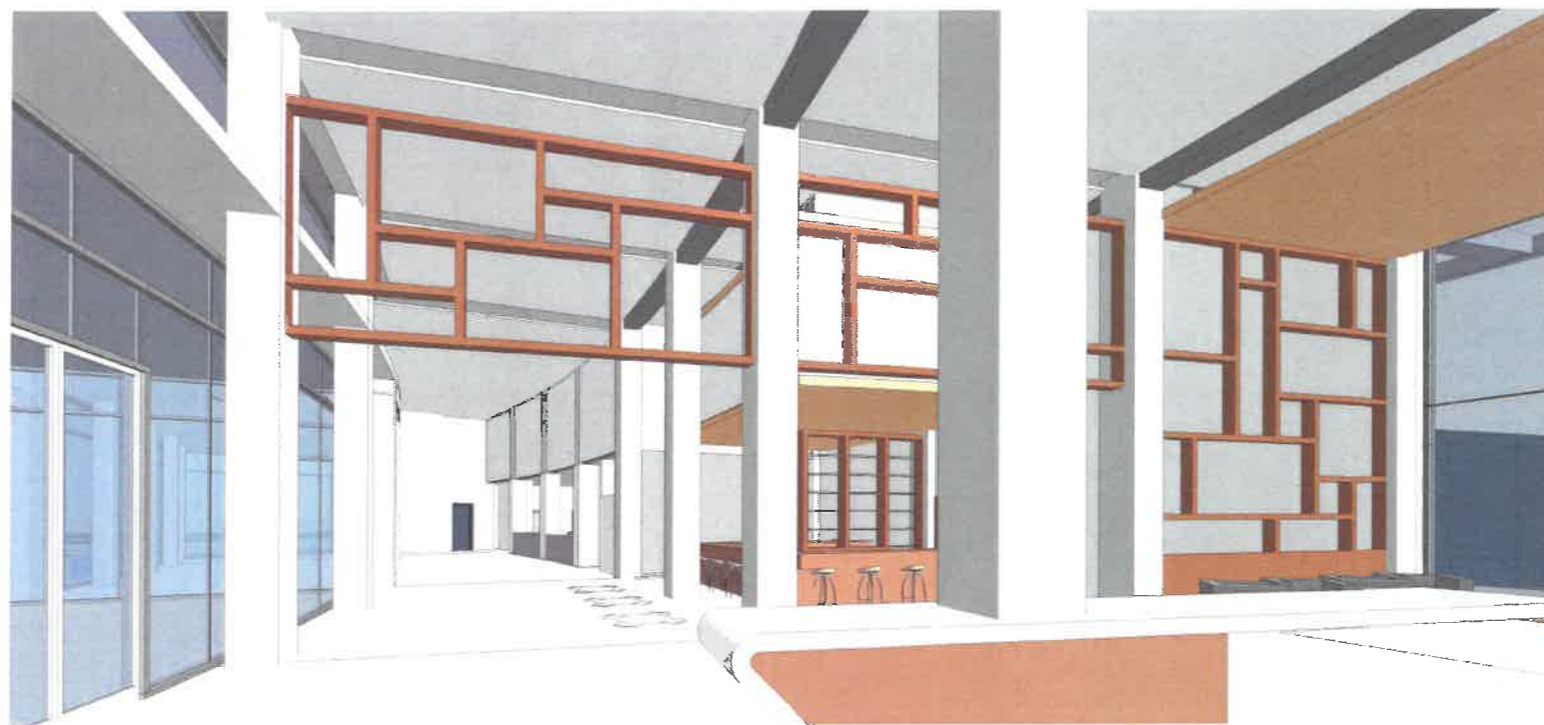
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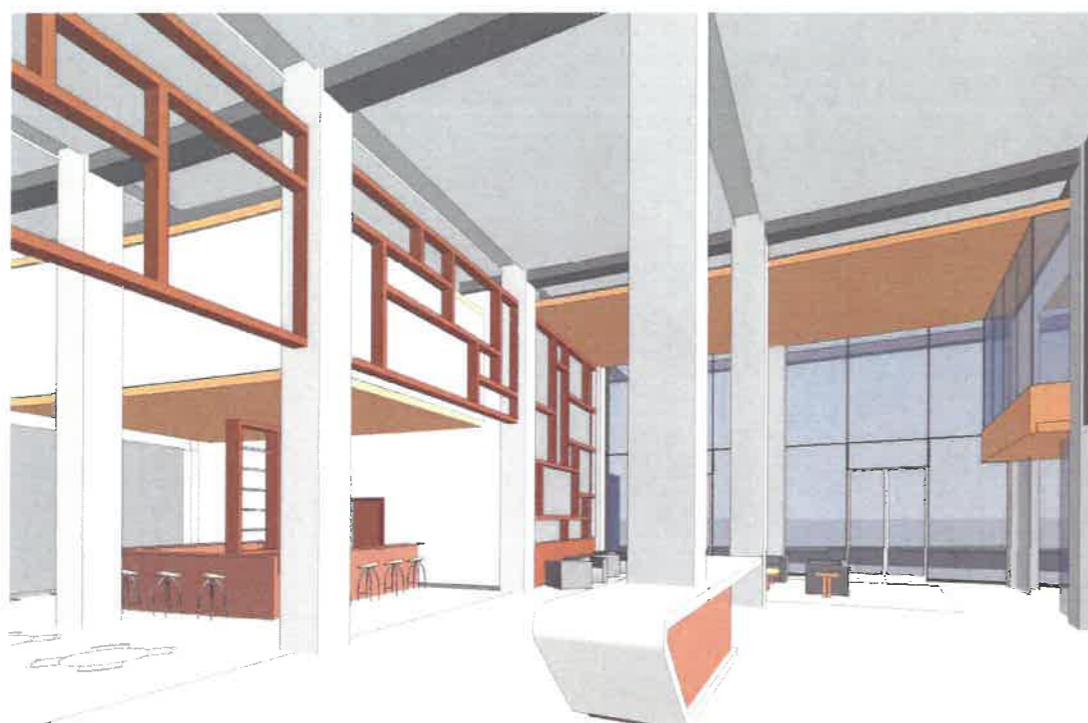
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Lobby and Bar Interiors

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The Roseville Hotel and Conference Center

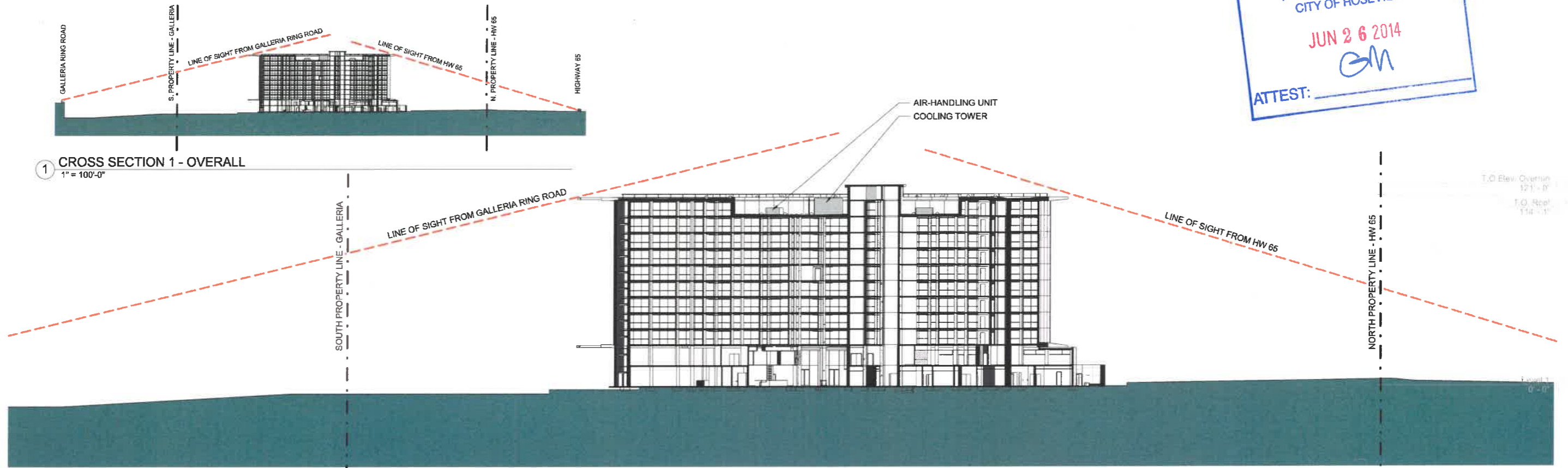
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16 May 2014

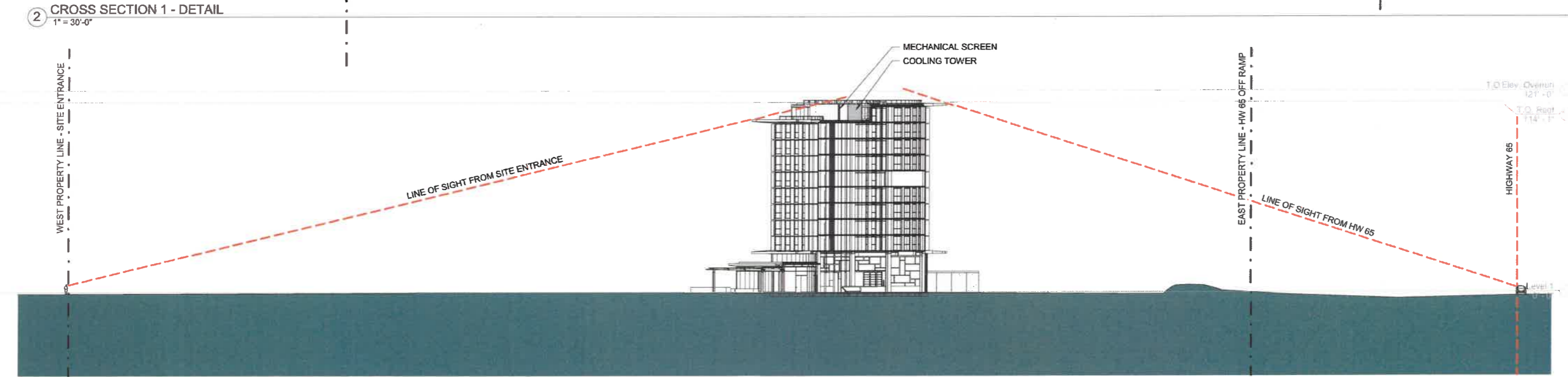
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GM
ATTEST:



1 CROSS SECTION 1 - OVERALL
1" = 100'-0"



2 CROSS SECTION 1 - DETAIL
1" = 30'-0"

3 CROSS SECTION 2
1" = 30'-0"

Site Sections - Line of Sight Diagrams

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R5.01

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JUN 26 2014

ATTEST: *GM*



Architectural Rendering - Evening View (Lighting Concept)

Major Project Permit Application Resubmittal



The Roseville Hotel and Conference Center

16 May 2014

R6.01

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JUN 26 2014
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 Architectural Rendering - Aerial View
The Roseville Hotel and Conference Center

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R6.02

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Architectural Rendering - Entry View

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R6.03

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 **Architectural Rendering - Highway View**
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R6.04

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Architectural Rendering - Additional Views

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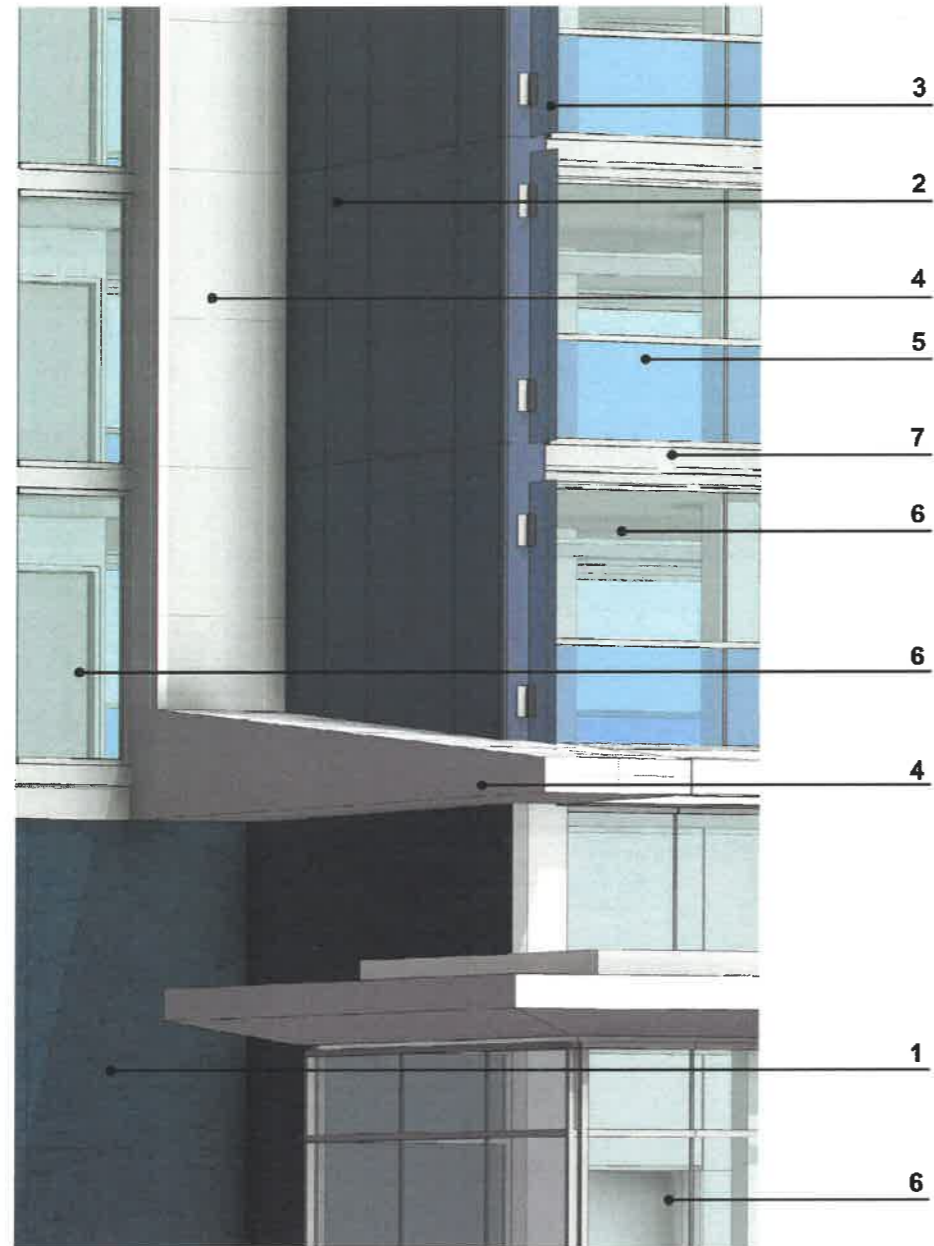
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R6.05

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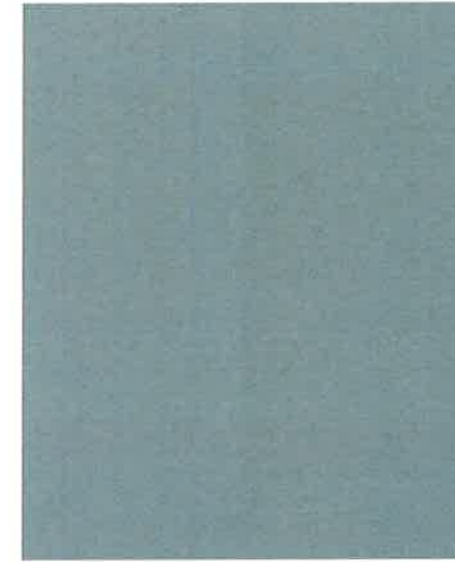
APPROVED BY:
 PLANNING COMMISSION
 CITY OF ROSEVILLE
 JUN 26 2014
 ATTEST: *CAH*



1// STUCCO - "DRYVIT" HC-160/KNOXVILLE GRAY/ SANDPEBBLE *



2// "TRESPA METEON" - A 24.4.1/ST STEEL BLUE *



3// "3FORM" - ATLANTIC MATTE *



4// "CENTRIA" - 179 REGAL WHITE *

5// "PPG" - SOLARBLUE GLASS + CLEAR GLASS *

6// "PPG" - SOLARBAN 60 (2) STARPHIRE GLASS *

7// "CENTRIA" - 9989 PLATINUM *



*Or similar approved.

DEVELOPER/APPLICANT

CITY OF ROSEVILLE
311 VERNON STREET
ROSEVILLE, CA 95678
CONTACT: MIKE ISOM

ENGINEER

MORTON & PITALO, INC.
75 IRON POINT CIRCLE
SUITE 120
FOLSOM, CA 95630
CONTACT: GREG BARDINI

ASSESSOR'S PARCEL NO.

363-011-012
PROPOSED PARCEL 2

AREA

11.0± AC.

EXISTING ZONING

CC/SA-NC

PROPOSED ZONING

CC/SA-NC

SCHOOLS

ROSEVILLE JOINT UNION
HIGH SCHOOL DISTRICT
ROSEVILLE CITY SCHOOL DISTRICT

GAS

PACIFIC GAS & ELECTRIC

TELEPHONE

SUREWEST TELEPHONE

CITY OF ROSEVILLE

STORM DRAINAGE

SANITARY SEWER

WATER

ELECTRICITY

PARK & RECREATION

FIRE PROTECTION

POLICE PROTECTION

FLOOD ZONE

ZONE X

PANEL 06061C0477G (NOVEMBER 21, 2001)

NO. OF EXISTING PARCELS

1 PARCEL

NO. OF PROPOSED PARCELS

1 PARCEL

ESTIMATED FLOOR AREA

LEVEL	AREA (SF)
1ST	19,059
MEZZANINE	10,230
2ND	16,454
3RD	16,454
4TH	16,454
5TH	16,454
6TH	16,454
7TH	16,454
8TH	16,454
9TH	16,454
10TH	16,454
TOTAL	175,009

MAXIMUM HEIGHTS

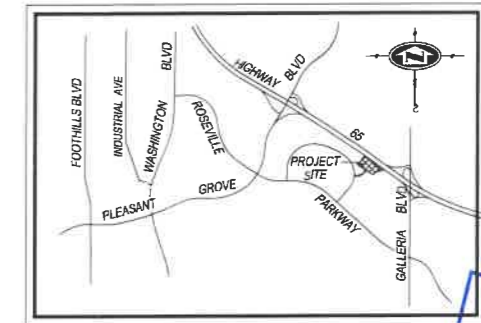
MAXIMUM HEIGHT TO ROOF EDGE: 122'-0"

PARKING TABLE SOURCE: FEHR & PEERS, 2014

PARKING GENERATOR	PHASE I CONFERENCE CENTER (20,000 SQ. FT)	
	AVERAGE LARGE EVENT (325-PERSON LOCAL EVENT)	MAXIMUM EVENT (500-PERSON LOCAL EVENT)
CONFERENCE GUEST ¹	257	396
CONFERENCE EMPLOYEES ²	41	41
HOTEL ³	250	250
TOTAL	548	687
SUPPLY	535	535
EXCESS SUPPLY	<13>	<152>

NOTE:

1. ASSUMES 95 PERCENT OF GUESTS DRIVE TO/FROM THE SITE WITH AN AVERAGE VEHICLE OCCUPANCY OF 1.2.
2. ASSUMES 90 PERCENT OF EMPLOYEES DRIVE TO/FROM THE SITE WITH AN AVERAGE VEHICLE OCCUPANCY OF 1.1.
3. BASED ON CITY CODE REQUIREMENT OF ONE SPACE PER ROOM. THIS REQUIREMENT ALSO PROVIDES FOR THE PARKING NEEDS FOR AN ON-SITE RESTAURANT.

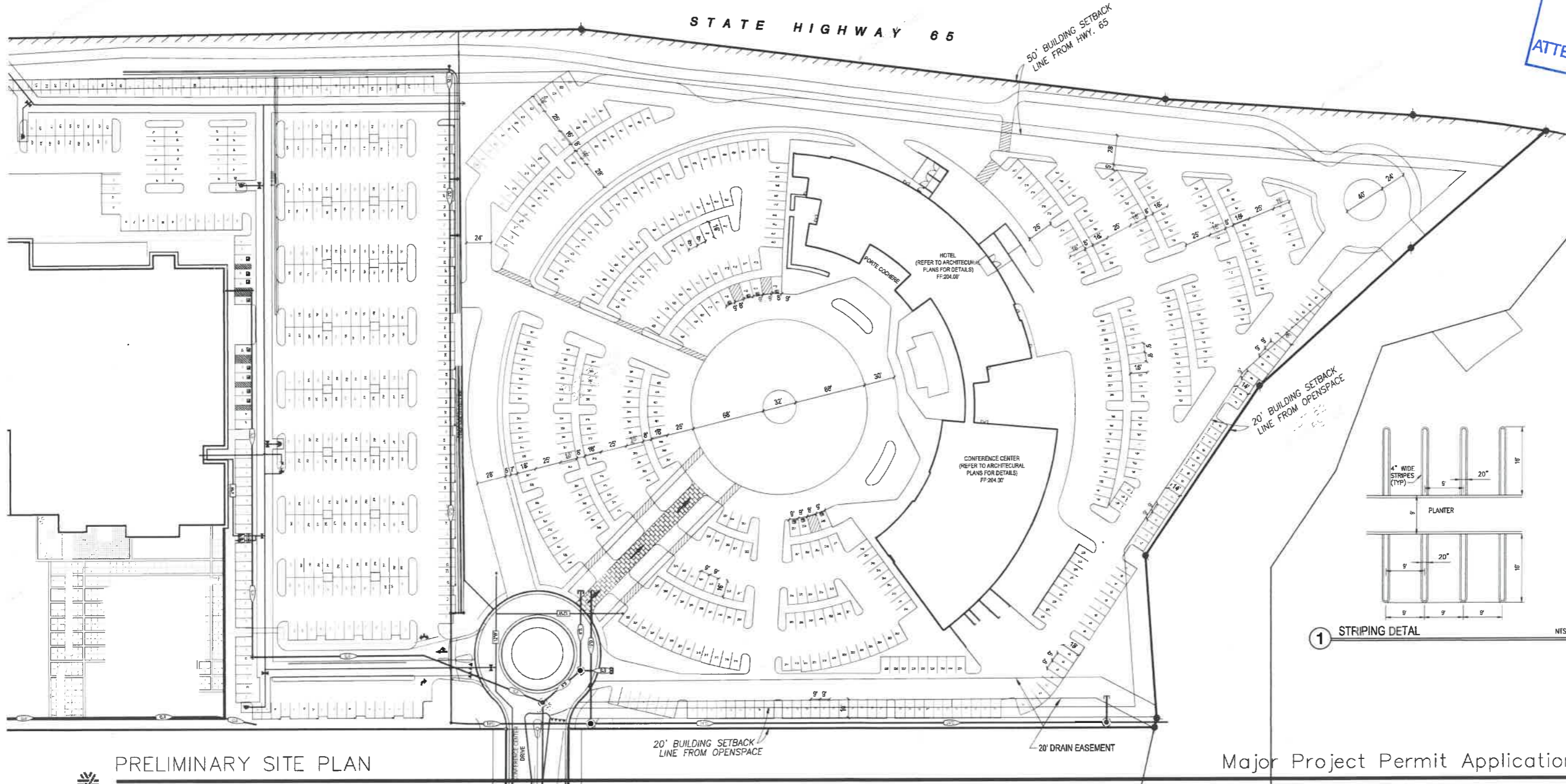


VICINITY MAP
N.T.S.

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CITY OF ROSEVILLE

JUN 26 2014

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PRELIMINARY SITE PLAN

The Roseville Hotel and Conference Center

March 2014

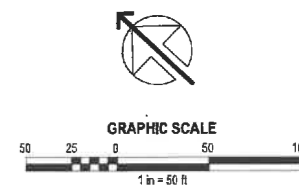
C-1.01

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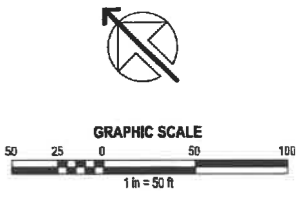
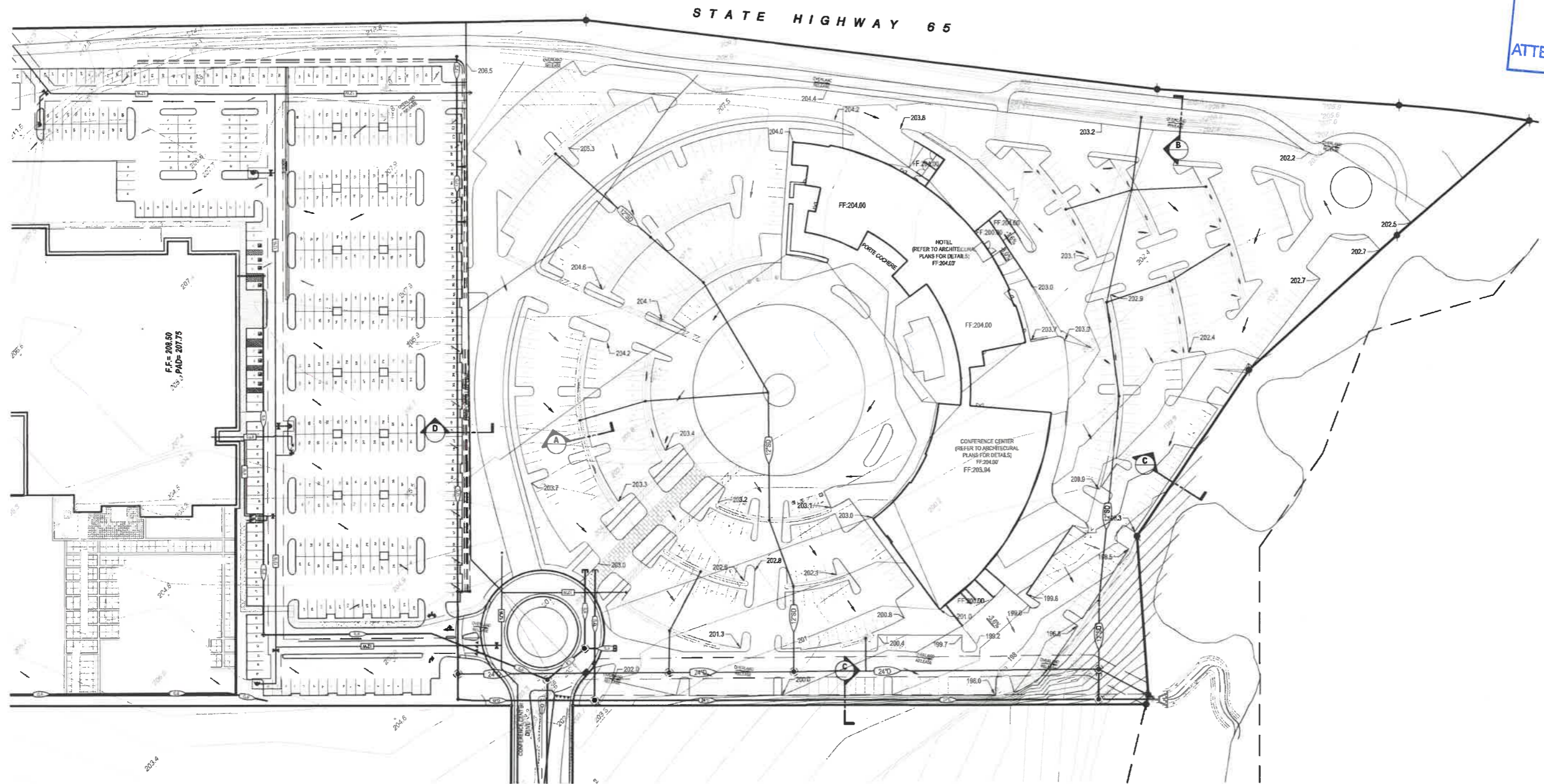


CUT= 23,219 CY
 FILL= 54,301 CY
 NET FILL= 31,082 CY
RAW EARTHWORK



A SECTION A WATER QUALITY SWALE NTS
B SECTION B WATER QUALITY SWALE NTS
C SECTION C WATER QUALITY SWALE NTS
D SECTION D WATER QUALITY SWALE NTS

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 CITY OF ROSEVILLE
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PRELIMINARY GRADING PLAN
The Roseville Hotel and Conference Center
 March 2014

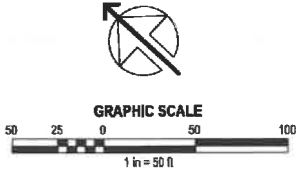
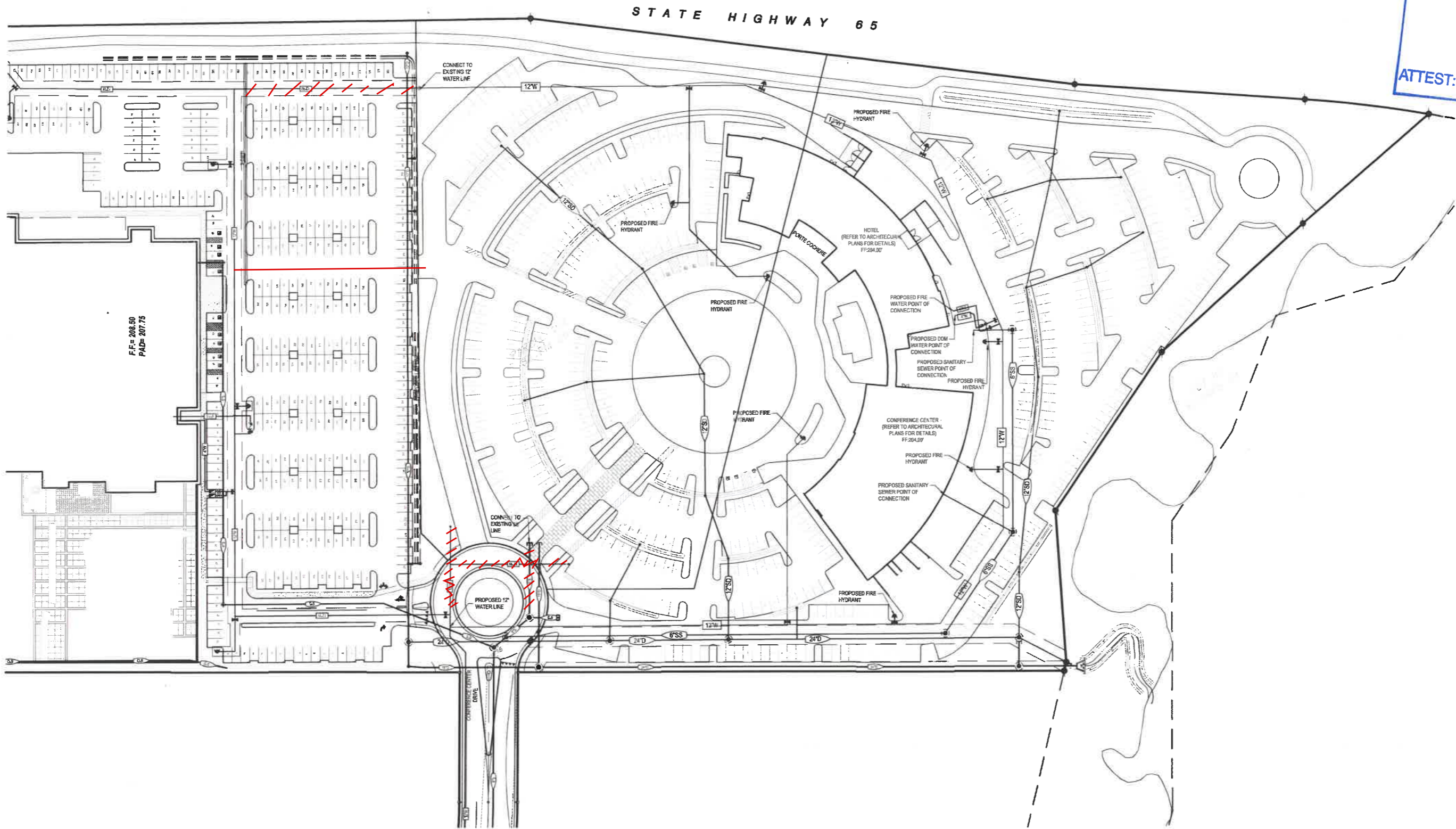
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C1.02

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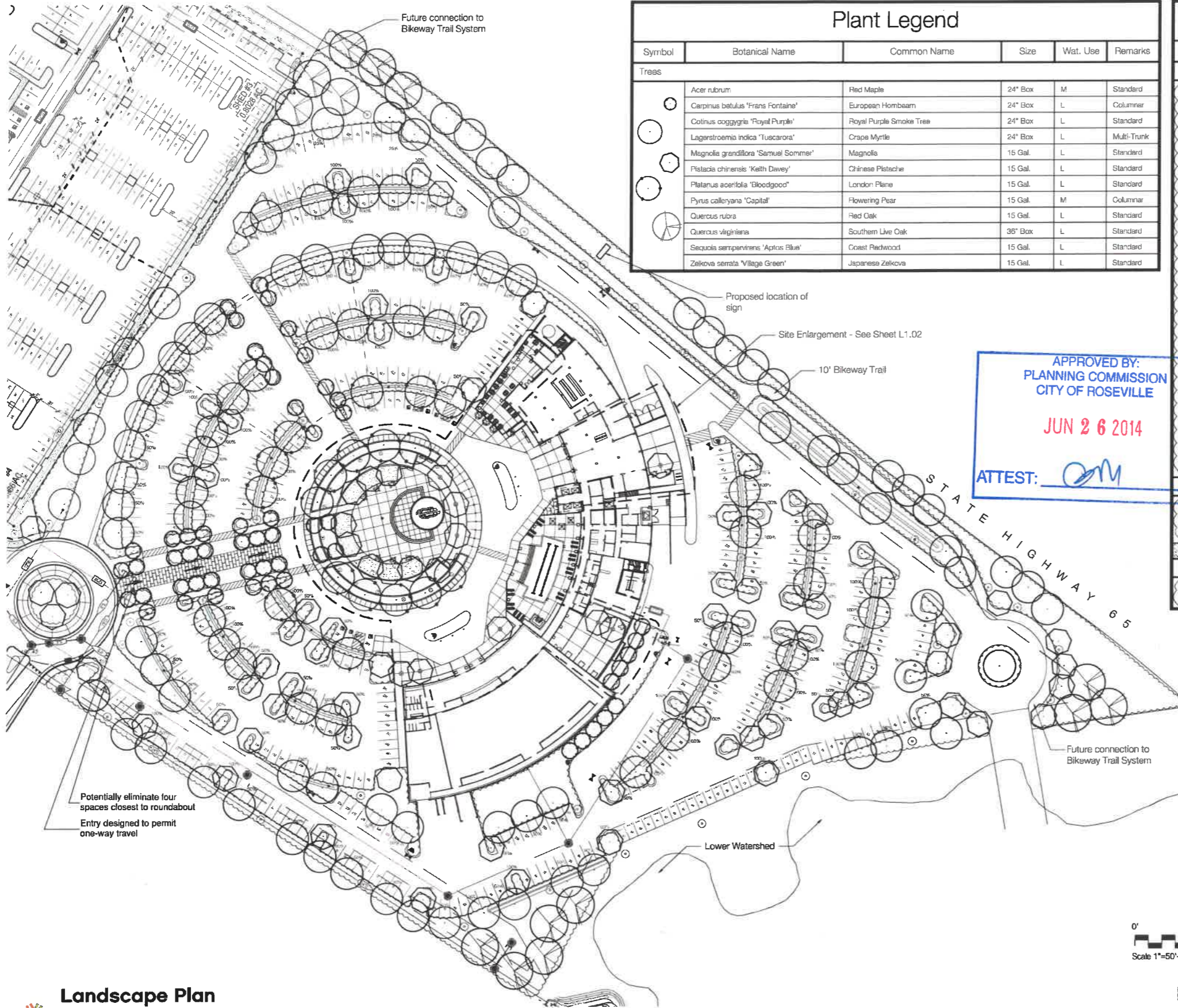
PRELIMINARY UTILITY PLAN
The Roseville Hotel and Conference Center
March 2014

Major Project Permit Application Resubmittal

C1.03

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Plant Legend					
Symbol	Botanical Name	Common Name	Size	Wat. Use	Remarks
Trees					
○	<i>Acer rubrum</i>	Red Maple	24" Box	M	Standard
○	<i>Carpinus betulus</i> 'Frans Fontaine'	European Hornbeam	24" Box	L	Columnar
○	<i>Cotinus coggygria</i> 'Royal Purple'	Royal Purple Smoke Tree	24" Box	L	Standard
○	<i>Lagerstroemia indica</i> 'Tuscarora'	Crape Myrtle	24" Box	L	Multi-Trunk
○	<i>Magnolia grandiflora</i> 'Samuel Sommer'	Magnolia	15 Gal.	L	Standard
○	<i>Pistacia chinensis</i> 'Keith Davey'	Chinese Pistache	15 Gal.	L	Standard
○	<i>Platanus acerifolia</i> 'Bloodgood'	London Plane	15 Gal.	L	Standard
○	<i>Pyrus calleryana</i> 'Capital'	Flowering Pear	15 Gal.	M	Columnar
○	<i>Quercus rubra</i>	Red Oak	15 Gal.	L	Standard
○	<i>Quercus virginiana</i>	Southern Live Oak	36" Box	L	Standard
○	<i>Sequoia sempervirens</i> 'Aptos Blue'	Coast Redwood	15 Gal.	L	Standard
○	<i>Zelkova serrata</i> 'Village Green'	Japanese Zelkova	15 Gal.	L	Standard

Plant Legend					
Symbol	Botanical Name	Common Name	Size	Wat. Use	Remarks
Shrubs					
○	<i>Abelia x. graciflora</i> 'Kaleidoscope'	Kaleidoscope Abelia	5 Gal.	L	2' T x 3' W
○	<i>Agapanthus orientalis</i> 'Blue'	Agapanthus	5 Gal.	L	2' T x 3' W
○	<i>Berberis thunbergii</i> 'Citrazam'	Drawl Berberry	5 Gal.	L	2' T x 2' W
○	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	5 Gal.	L	3' T x 2' W
○	<i>Callistemon viminalis</i> 'Little John'	Dwarf Bottlebrush	5 Gal.	L	3' T x 5' W
○	<i>Carpenteria californica</i>	Bush Anemone	1 Gal.	L	4' T x 5' W
○	<i>Ceanothus</i> 'Dark Star'	Ceanothus	1 Gal.	L	6' T x 8' W
○	<i>Coleomea puchurum</i> 'Sunset Gold'	Golden Breath of Heaven	1 Gal.	L	2.5' T x 5' W
○	<i>Dielsia iridioides</i>	Fortnight Lily	5 Gal.	L	3' T x 4' W
○	<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue	1 Gal.	L	1' T x 1' W
○	<i>Hemerocallis</i> sp.	Daylily	1 Gal.	L	Varies
○	<i>Heteromeles arbutifolia</i>	Toyon	5 Gal.	L	6' T x 8' W
○	<i>Liriope spicata</i>	Creeping Lilyturf	1 Gal.	M	1' T x 1.5' W
○	<i>Loropetalum chinense</i> 'Sizzling Pink'	Fringe Flower	5 Gal.	M	5' T x 5' W
○	<i>Muhlenbergia capillaris</i> 'Lenca'	Ragel Mist Pink Muhly	5 Gal.	M	4' T x 4' W
○	<i>Muhlenbergia rigens</i>	Deer Grass	5 Gal.	L	3' T x 5' W
○	<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	1 Gal.	L	2' T x 2' W
○	<i>Nandina domestica</i> 'Gulf Stream'	Heavenly Bamboo	5 Gal.	L	3' T x 3' W
○	<i>Phormium tenax</i> 'Atrorubrum Compactum'	Bronze New Zealand Flax	5 Gal.	L	5' T x 3' W
○	<i>Pittosporum tobira</i> 'Variegatum'	Variegated Japanese Mock Orange	5 Gal.	L	6' T x 6' W
○	<i>Prunus caroliniana</i> 'Compacta'	Compact Carolina Cherry Laurel	5 Gal.	L	8' T x 6' W
○	<i>Raphiolepis umbellata</i> 'Minor'	Dwarf Yeoda Hawthorn	5 Gal.	L	6' T x 6' W
○	<i>Rosa x. NOA250092'</i>	Flower Carpet Pink Supreme Rose	2 Gal.	L	3' T x 3' W
○	<i>Viburnum tinus</i> 'Compactum'	Spring Bouquet Viburnum	5 Gal.	L	6' T x 5' W
○	<i>Yucca filamentosa</i> 'Golden Sword'	Golden Sword Yucca	5 Gal.	VL	3' T x 5' W
Groundcovers					
○	<i>Arctostaphylos</i> 'Emerald Carpet'	Merzanita	1 Gal.	L	1' T x 5' W
○	<i>Cotoneaster dammeri</i> 'Coral Beauty'	Coral Beauty Cotoneaster	1 Gal.	L	1' T x 6' W
○	<i>Myoporum parvifolium</i>	Myoporum	1 Gal.	VL	6' T x 4' W
○	Sodded Turf	90/10 Tall Fescue-Bluegrass Mix available from Delta Bluegrass - 800.637.8873			
Bioswales					
○	<i>Carex lumulocola</i>	Berkeley Sedge	1 Gal.	M	18" o.c.
○	<i>Eleocharis macrostachya</i>	Spike Rush	Plug	M	18" o.c.

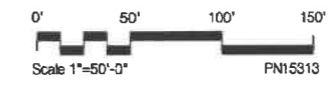
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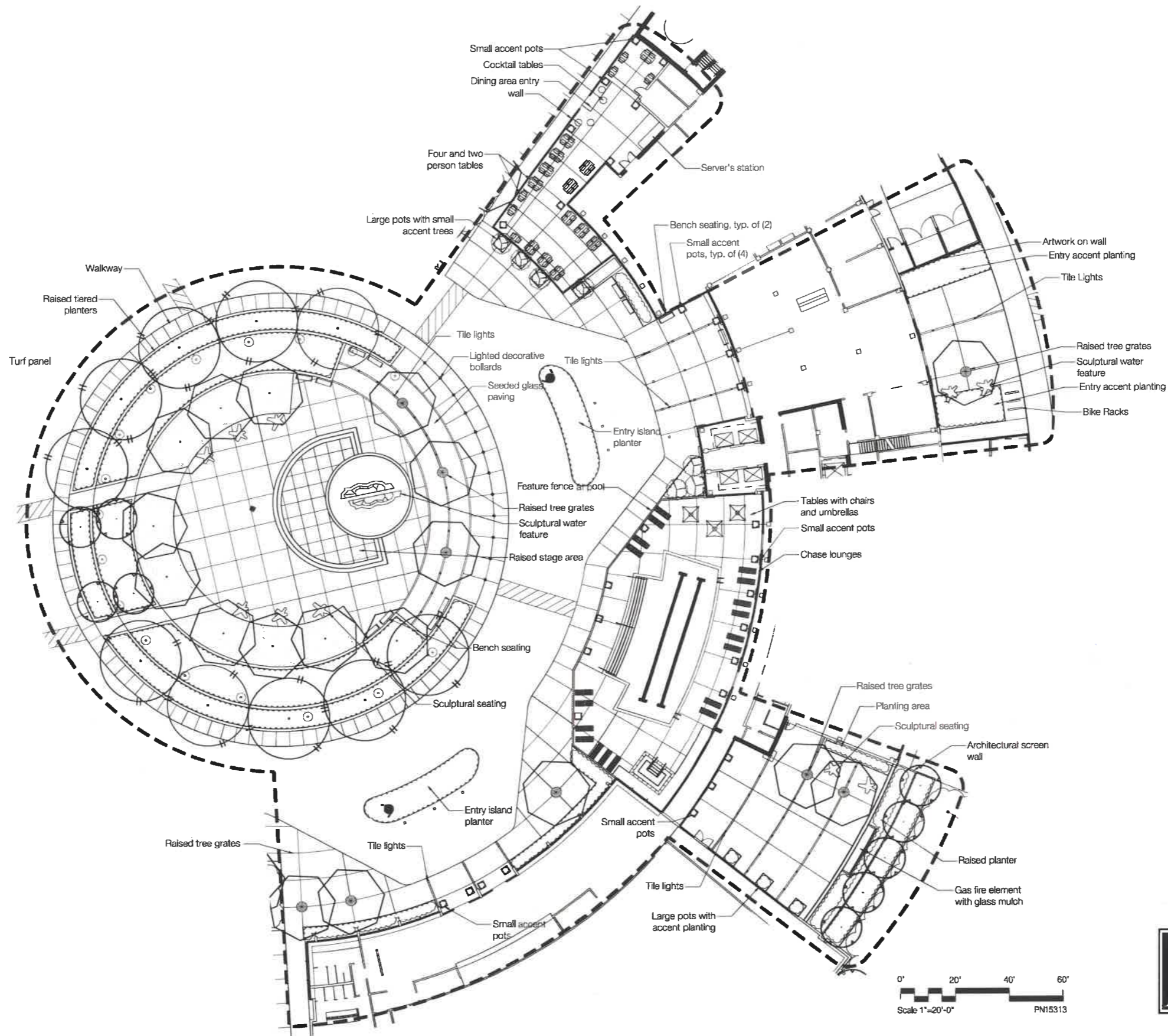
Shade Calculations				
Plant Name	Interior	South, East, and West	Corner and North	Total
30"-35" Trees	40 @ 962 SF	47 @ 481 SF	5 @ 240 SF	62,287 SF
25"-30" Trees	22 @ 707 SF	36 @ 354 SF	2 @ 177 SF	28,852 SF
Total Shade Provided				90,939 SF
Total Paved Area				141,291 SF
Shade Percentage Provided				64.3 %

HILA will comply with the criteria of Ordinance No. 5186 and apply them accordingly for the efficient use of water in the Irrigation Design Plan.

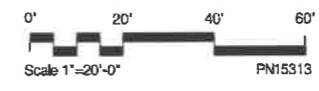


The HLA Group
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& Planners, Inc.
2600 Capitol Avenue, Suite 120
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Landscape Plan - Enlargement
The Roseville Hotel and Conference Center
 17 MARCH 2014

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Sculptural Seating



Sculptural Seating



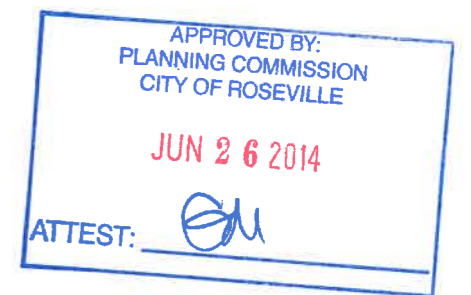
Raised Tree Grates



Benches



Benches



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Outdoor Furnishing

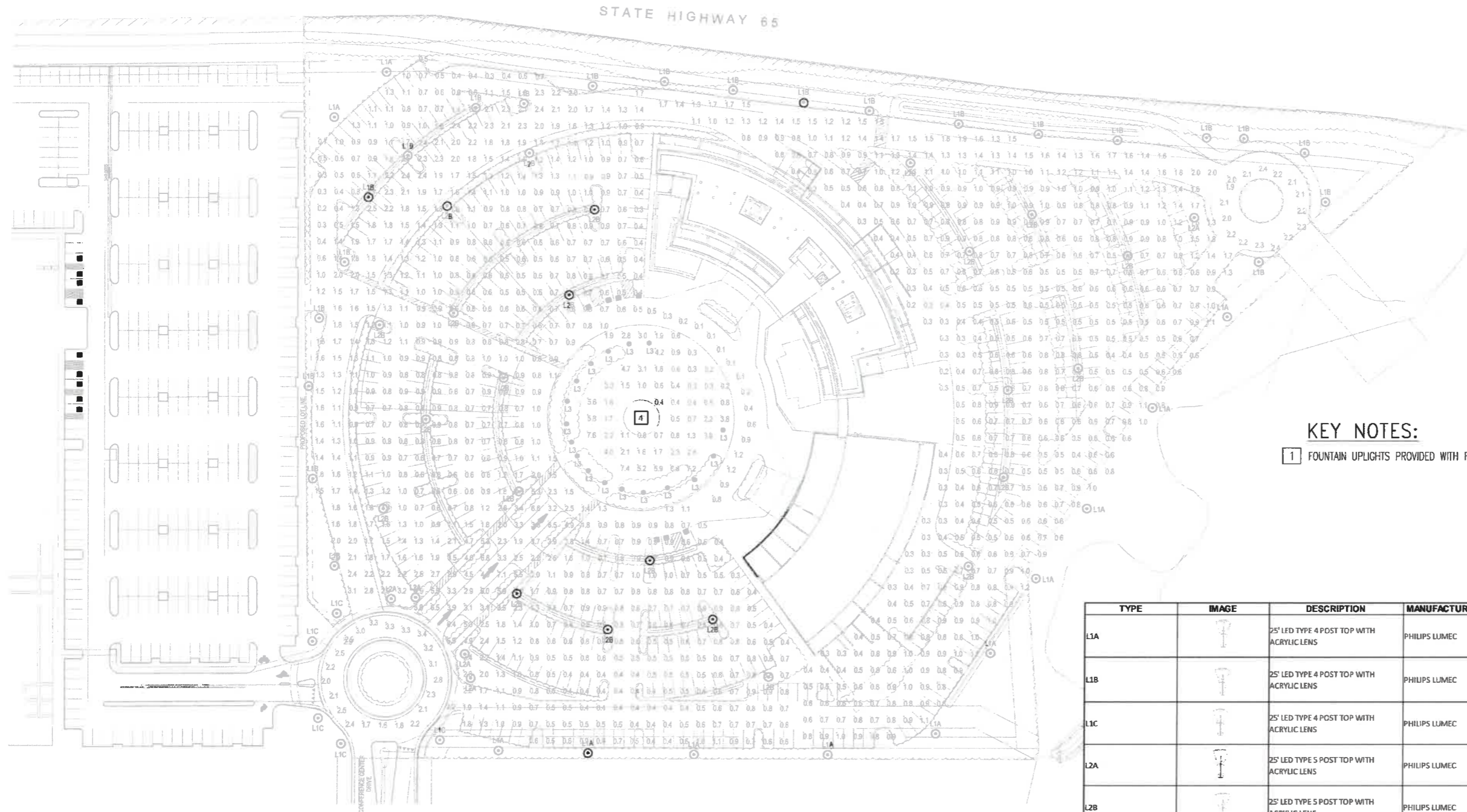
The Roseville Hotel and Conference Center

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KEY NOTES:
 1 FOUNTAIN UPLIGHTS PROVIDED WITH FOUNTAIN BY OTHERS.

TYPE	IMAGE	DESCRIPTION	MANUFACTURER	MODEL	LAMPING	MOUNTING	NOTES
L1A		25' LED TYPE 4 POST TOP WITH ACRYLIC LENS	PHILIPS LUMEC	MPTC-70W64LED4KES-LE4-277	70W LED	POLE	POLE TYPE AND FINISH PER ARCH
L1B		25' LED TYPE 4 POST TOP WITH ACRYLIC LENS	PHILIPS LUMEC	MPTC-110W64LED4KES-LE4-277	110W LED	POLE	POLE TYPE AND FINISH PER ARCH
L1C		25' LED TYPE 4 POST TOP WITH ACRYLIC LENS	PHILIPS LUMEC	MPTC-135W80LED4KES-LE4-277	135W LED	POLE	POLE TYPE AND FINISH PER ARCH
L2A		25' LED TYPE 5 POST TOP WITH ACRYLIC LENS	PHILIPS LUMEC	MPTC-135W80LED4KES-LE5-277	135W LED	POLE	POLE TYPE AND FINISH PER ARCH
L2B		25' LED TYPE 5 POST TOP WITH ACRYLIC LENS	PHILIPS LUMEC	MPTC-70W64LED4KES-LE5-277	70W LED	POLE	POLE TYPE AND FINISH PER ARCH
L3		12' EXTRUDED ALUMINUM LIGHT COLUMN WITH MATTE ACRYLIC LENS	HESS AMERICA	SE4000G-150-M7-13RB	150W MH	IN-GRADE	FINISH PER ARCH