



## Roseville Junction

### Design Standards and Guidelines

City of Roseville

*All graphics are representative and not necessarily indicative of final designs*

## Context and Implementation

### Vision

Providing a variety of commercial uses, Roseville Junction will be a place for visitors to eat, relax, entertain, and stay. The project will be inviting for all patrons, whether arriving on foot or bicycle from the nearby apartments and residential communities, or by car or transit from the adjacent Highway 65 and the prominent Westfield Galleria Mall and The Fountains.

### Theme

The project's modern industrial theme materialized from the design concept of the two event spaces. The design utilizes metal, wood, cement, and shipping containers. The project will also follow the name of Roseville Junction with pops of railroad inspired accents paying respect to the rich and influential past of the city. These elements fit the industrial design, and by making the theme modern, this project will be designed to stand the test of time as a focal point in the North Central Roseville area.



### Purpose

This document establishes overall architectural, site, and other design criteria, aesthetic standards, and overall themes. Within the proposed physical framework, this document identifies and describes organizational principles intended to create a safe and welcoming atmosphere for all patrons and efficient circulation regardless of their mode of travel.

## Architecture

### Overall Theme

The project's design aesthetic was inspired by metal heavy modern industrial that will be found as the primary material used on the two main event space tenants that anchor this proposed project. The architectural elements and material palette provide a variety of forms and bold texture. Specific design details, elements, and color palettes have been developed and integrated in such a way that they are common "threads" that will weave the various buildings into a single cohesive project that stands the test of time and becomes a desirable place for the community to gather, socialize, exercise, eat, relax, and stay.

The building concepts and palette provide flexibility for design and tenant space configuration. These designs include functional elements such as canopies, building overhangs, and trellises, which provide a comfortable experience year-round.

# Exhibit B

Shipping containers shall be custom painted with opportunities for branding, art, or murals. Art and use of different materials are encouraged. Backs of containers or “back of house” areas should have “green screens” or landscaping to enhance public views. Windows and wall openings should be utilized to the extent feasible. The larger buildings proposed will also incorporate lower entry elements to “bring down” the scale of the building massing.

The landscape palette and hardscape treatments will also provide the necessary detail, color, rhythm, and texture to provide comfortable pedestrian experiences. The overall landscape and hardscape design will enhance not just the visitor experience, but also will add to the “sense of place” created by the architecture. This will benefit both the public visiting Roseville Junction and the tenants who seize the opportunity to be part of this innovative project.

The overall color palette of the project will be consistent with the modern industrial design. The colors used

throughout the project will resemble the materials used in modern industrial design. These colors include, but not limited to orange, rust, copper, brown, red, and grey with pops of green to provide a distinct contrast. These colors will also be consistent with the neighboring Villa Sport to help tie in the two projects.



## Colors and Materials



**WALL ACCENT/INSET:**  
WOOD LOOK PRECAST VENEER: VINTAGE RANCH PARCHWOOD



**STUCCO WALL BODY**  
FINISH: LACE, COLOR: SHERWIN WILLIAMS SW7008 "ALABASTER"

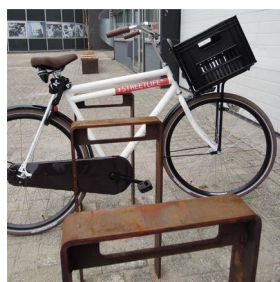


**METAL ACCENT**  
COLOR: SHERWIN WILLIAMS SW7048 "URBANE BRONZE"



**PRECAST BLOCK AND CAPS**  
BASALITE COLOR 205, GROUND FACE, CHAMFERED TOP CAP

## Pedestrian Design Elements



Bike Rack



Bike Locker



Fountain



Living Accent Wall



Bench



Trash



Planter Boxes



Building Lights

## Pedestrian Design Elements

Lighting considerations for Roseville Junction will focus on appropriate scaling, enhanced safety and security, energy efficiency and avoidance of impacts on adjacent properties. Project lighting will be designed according to, City of Roseville standards, Community Design Guidelines, and governing codes. Exterior lighting throughout the project shall be high quality, energy efficient, and complement the architectural style, materials, and scale of adjacent buildings and the project.

The color of light fixtures shall be coordinated across the project. Site lighting will feature energy efficient LED lighting, standardized at approximately 4,000k. Exposed LED diodes are not allowed, and must be diffused through refractors or other elements. Exterior lighting throughout the project occurs at three scales: Pedestrian, Building, and Site, described below.

Pedestrian lighting will be used to define pedestrian scale areas. This may occur in several forms: post-top lighting and bollard lighting may occur at regular intervals, spaced to avoid the perception of separate “pools” of light. Providing additional lighting in these areas acts as a beacon, announcing a destination and assuring patrons of a well-lit, comfortable setting. Accent lighting (using techniques such as up lighting, downlighting, and wall-washing) of accent and entry areas of buildings, art, or other features adds dynamism and drama to the landscape at night.

Building lighting (exterior wall-mounted) should be coordinated with each tenant, keeping the same rhythm and spacing. Building-mounted lighting should reflect the architectural style of each building, and be consistent with other architectural elements, such as awnings or ornamentation. Building-mounted lighting should also highlight key architectural features, such as building entries, corners, or other architectural accents.

Site lighting includes pole-mounted lighting in parking fields, a maximum pole height of 25 feet, and shall be spaced for maximum energy efficiency. All project site lighting shall be of similar design. Lighting should be positioned to maximize lighting at pedestrian crossings and other key intersections to enhance safety and security. Light design should consider off-site lighting, building lighting, and other light sources together. Lighting at the site boundary should be shielded where possible to avoid undesirable impacts to adjacent uses.



Parking Lot Lighting

## Paving

### Store Frontage

Pedestrian-scale flatwork (paving) shall be coordinated throughout the site. In general, paving fields shall be plain concrete, in keeping with a simple modern approach. Building pads, pedestrian use areas, and other features shall be highlighted with variation in score pattern, texture, or color. Where color is used, color hardener is preferred over integral color, as it results in a more even appearance and durable surface. Lamp black, or silica may be integrated in concrete mix to achieve subtle variation in tone. Use of surface retardants to achieve an "acid etch" finish creates an attractive, subtle, weather-patinaed appearance and avoids the overly white, glaring appearance of new concrete. The use of overly textured, simulated, or sealed glossy finishes are discouraged.

### Plazas and Pedestrian Areas

Where compatible with tenant programming, pedestrian plazas and seating areas will provide a place to relax, eat, and enjoy life. Shade will be provided by a combination of umbrellas, canopy trees, and architectural elements. Planting should be designed to provide variety and interest at these areas, a sense of enclosure and protection from vehicular areas, while avoiding blocking sightlines. Enhanced paving, lighting, furnishings, and other features will make these spaces inviting and hospitable.



Stamped Concrete

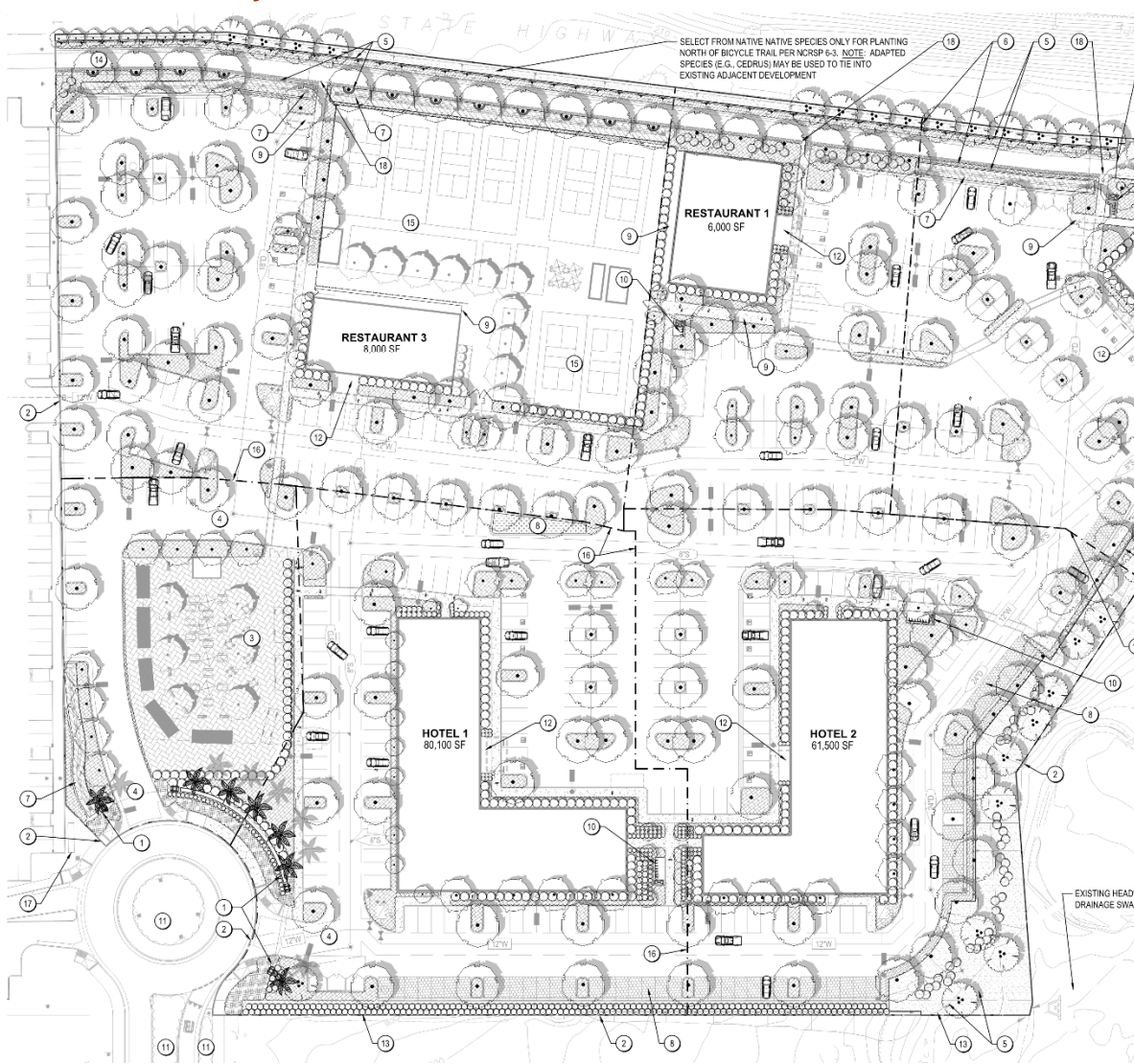


Stamped Asphalt



Pavers

## Landscape Design Elements



### PRELIMINARY PLANTING LEGEND

PLANT TYPE/LATIN BINOMIAL	CONT.	SIZE	WAT. U.
<b>PARKING LOT / SHADE TREES</b>			
ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE	24' BOX	40H X 30W M	M
FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW-LEAVED ASH	24' BOX	40H X 30W M	M
PLATANUS X ACERIFOLIA 'COOLIMBIA' / LONDON PLANE TREE	24' BOX	35H X 30W M	M
ULMUS X ACCOLADE / ACCOLADE ELM	24' BOX	50H X 40W M	M
<b>COLUMNAR TREES</b>			
TREES WITH UPRIGHT, FASTIGIATE HABIT. USED IN NARROW AREAS, ADJACENT BUILDINGS, AS SCREENING, OR BACKGROUND.			
ACER RUBRUM 'BONHALLI' / BONHALLI MAPLE	15 GAL.	40H X 20W M	M
MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA	15 GAL.	20H X 15W M	M
PODOCARPUS MACROPHYLLUS 'MAKI' / SHRUBBY YEW	15 GAL.	20H X 8W M	M
QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK	15 GAL.	40H X 20W M	M
TILIA AMERICANA 'BOULEVARD' / BOULEVARD LINDEN	15 GAL.	40H X 30W M	M
<b>INTERIOR AISLE AND ALLEE TREES</b>			
USED BEHIND MAJOR CANOPY TREES OR TO EXPRESS ENTRANCES, ALLEES, OR OTHER SITE FEATURES			
CARPINUS BETULUS / EUROPEAN HORNBEAM	15 GAL.	30H X 25W M	M
NYSSA SYLVATICA / SOUR GUM	15 GAL.	30H X 20W M	M
PYRUS CALLERYANA 'HOLMFORD' / HOLMFORD PEAR	15 GAL.	35H X 25W M	M
PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE CALLERY PEAR	15 GAL.	30H X 20W M	M
<b>NATIVE BUFFER TREES</b>			
EVERGREEN TREES, PRIMARILY NATIVE OAKS, USED AT THE NORTH AND EAST PROJECT BOUNDARIES, ADJUSTING THE WAY US CORRIDOR AND OPEN SPACE. (MAY INCLUDE ADAPTED SPECIES TO MATCH ADJACENT DEVELOPMENT).			
CEDRUS DEODORA / ATLAS CEDAR	15 GAL.	50H X 30W L	L
CERES OCCIDENTALIS / WESTERN REDBUD	15 GAL.	10H X 12' W	L
QUERCUS AGRIFOLIA / COAST LIVE OAK	15 GAL.	40H X 30W M	M
QUERCUS WISLIZENI / INTERIOR LIVE OAK	15 GAL.	35H X 30W L	L
<b>PALM ACCENT TREES</b>			
ACCENT PALMS FOR ENTRY PLANTING			
PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM	15 GAL.	VARIES	L
STAGNORUS ROMANOFFIANA / QUEEN PALM	15 GAL.	VARIES	L
<b>FOUNDATION SHRUBS</b>			
LARGE, EVERGREEN SHRUBS AGAINST BUILDINGS AND USED FOR SCREENING.			
ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE	15 GAL.	6H X 5W L	L
FELICIA SELCOWIANA / PINEAPPLE GUAVA	15 GAL.	6H X 8W M	M
LIGUSTRUM JAPONICUM 'TEKANUM' / WAX LEAF PRIVET	15 GAL.	6H X 8W M	M
OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	15 GAL.	5H X 6W L	L
PHYTOLIA X FRAXINI / PHYOTIA	15 GAL.	30H X 8W M	M
PITTOSPORUM TOBIRA 'VAREGATA' / VAREGATED MOCK ORANGE	15 GAL.	5H X 6W L	L
RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORNE	15 GAL.	5H X 6W M	M
VIBURNUM TRINUS 'SPRING BOUQUET' / VIBURNUM	15 GAL.	5H X 6W M	M
<b>MID-GROUND SHRUBS</b>			
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE.			
BUXUS MICROPHYLLA J. 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD	5 GAL.	3H X 3W M	M
CAMELLIA SASANQUA 'SHISHI GASHIWA' / SHISHI GASHIWA CAMELLIA	5 GAL.	4H X 5W L	L
CISTUS X PULVERULENTUS 'SUNSET' / SUNSET ROCKROSE	5 GAL.	4H X 5W L	L
LEX ORENATA 'STOKES' / JAPANESE HOLLY	5 GAL.	3H X 3W L	L
LOROPETALUM CHINENSIS 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER	5 GAL.	4H X 5W M	M
PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL	5 GAL.	4H X 4W M	M
PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE	5 GAL.	3H X 3W M	M
RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE	5 GAL.	3H X 3W M	M
<b>ACCENT SHRUB</b>			
PLANTS WITH INTERESTING FLOWERS OR FOLIAGE, USED TO HIGHLIGHT BUILDING ENTRANCES AND OTHER FEATURED AREAS			
AGAPANTHUS A. 'RANCHO WHITE' / DWARF WHITE LILY OF THE NILE	1 GAL.	30H X 30W M	M
DIANELLA REVOLUTA 'BIG RED' / DIANELLA	1 GAL.	30H X 30W L	L
DIETES IRIDIODES / FORTNIGHT LILY	1 GAL.	30H X 30W M	M
HEMEROCALLIS X STELLA SUPREME / STELLA SUPREME DAYLILY	1 GAL.	30H X 30W M	M
PHORMIUM T. 'MADRID MAIDEN' / TRICOLOR NEW ZEALAND FLAX	1 GAL.	30H X 30W M	M
SPIRAEA X B. 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA	1 GAL.	30H X 30W M	M
TULBAGHA VIOLACEA / SOCIETY GARLIC	1 GAL.	30H X 30W M	M
YUCCA FILAMENTOSA 'COLOR GUARD' / ADAM'S NEEDLE	1 GAL.	30H X 30W L	L
<b>NATIVE AND ADAPTED BUFFER PLANTING</b>			
NATIVE OR ADAPTED SPECIES SELECTED FOR COMPATIBILITY WITH LOCAL ECOSYSTEM. PLANTED IN NATURAL DRIFTS IN NATURAL & BUFFER AREAS.			
ARCTOSTAPHYLOS DENSIFLORA / HOWARD MCMINN MANZANITA	5 GAL.	4H X 6W L	L
CARPENTERIA CALIFORNICA / BUSH MEMIONE	5 GAL.	5H X 6W L	L
CEANOthus X RAY HARTMAN / CALIFORNIA LILAC	5 GAL.	5H X 6W L	L
HETEROMELES ARBUTIFOLIA 'DAVIS GOLD' / TOYON	5 GAL.	6H X 6W L	L
JUNIPERUS CALIFORNICA / CALIFORNIA JUNIPER	5 GAL.	4H X 6W L	L
RHAMNUS CALIFORNICA / CALIFORNIA COFFEE BERRY	5 GAL.	7H X 6W L	L
<b>HEDGE/BORDER SHRUBS</b>			
EVERGREEN, HARDY SHRUBS DESIGNED TO SEPARATE AREAS, SCREEN DRIVE AISLES AND PARKING, AND BUFFER ADJACENT USES			
COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER	15 GAL.	4H X 6W L	L
RHAPHIOLEPIS X MONTANA / MAJESTIC INDIAN HAWTHORNE	15 GAL.	5H X 6W M	M
XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	15 GAL.	5H X 6W L	L
<b>VINES</b>			
MIX OF EVERGREEN AND DECIDUOUS VINES, PLANTED ON MASONRY RETAINING WALLS			
ACTINIDIA ARGUTA 'ISSA' / HARDY KIWI	5 GAL.	M	M
CLEMATIS SPP. / CLEMATIS	5 GAL.	M	M
FIOLIS PUMILA / CREEPING FIG	5 GAL.	M	M
PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY	5 GAL.	M	M
VITIS SPP. / GRAPE (VITIS CALIFORNICA AT NATIVE PLANTING AREA)	5 GAL.	M	M