

ARCHITECTURAL GUIDELINES HIGHLAND VILLAGE

RECEIVED
Planning & Redevelopment
Department

Highland Village is a mixed-use development including hotel, restaurant and retail uses. These architectural guidelines are designed to foster a high quality and an aesthetically pleasing development that encourages architectural individuality and diversity within a consistent architectural theme.

Highland Village will be developed in phases and includes two hotels, five sit-down restaurants, one bank with drive-up teller, and two multi-tenant retail buildings. The preliminary elevations of the following buildings are attached:

- Hotel 1 (Hyatt Place)
- Hotel 2 (Summerfield Hotel)
- Building 1 (multi-tenant retail)
- Building 2 (multi-tenant retail)

APPROVED BY
PLANNING COMMISSION
CITY OF ROSEVILLE

JAN 10 2008

ATTEST: Glatone

Development of buildings 3, 4, 5, 6, 7, and 8 shall conform to the following criteria. Building elevations and materials for these buildings shall be reviewed for the consistency with these Architectural Guidelines and approved by Planning Commission.

1. Architectural treatment, detail, and materials shall be compatible among the buildings, but should create visual interest through orientation, form, and alignment of individual buildings. Acceptable building colors and brick options are provided on Exhibit E attached.
2. Innovative use of durable, high quality materials such as brick, stone, tile, cement plaster, and certain forms of concrete shall be used. As a unifying theme throughout the project, all buildings shall contain a minimum of 10% of exterior wall surface of brick material. Additional use of brick adjacent to the buildings is encouraged. While brick colors may vary from building to building and multiple brick colors may occur on any building or adjacent to the building, it is required that all buildings contain brick application(s) on the building from the master material palette (Exhibit E).
3. Due to the significant exposure of each side of all buildings relative to vehicular and pedestrian circulation, the architecture shall be designed to create interest on all sides similar to, but not necessarily to the extent of, the front elevation. Buildings 4, 5, and 6 are required to have windows and/or doors incorporated into the facades that face the public plaza and walkways in order to create a relationship between indoor and outdoor spaces.
4. All primary building and project entries shall be well-defined by varied textures, forms materials, colors, and landscaping, to create a visual sense of entry.
5. All accessory structures not attached to the buildings shall conform in material, color, and texture to the main building.
6. Roof lines, wall planes, and wall heights shall be varied and articulated to avoid long blank expanses of building wall.

Attachment 2

Highland Village
Architectural Guidelines
Page 2

7. Texture and color shall be used to create visual interest and enhance the streetscape appearance of the building. Each building must utilize colors from the master color list (Exhibit E) and shall also utilize at least one color found on another building within the project.
8. Screening for roof-mounted equipment shall be integrated into the building and/or roof design, and use compatible materials, colors and forms.
9. Roof-mounted equipment, including but not limited to air conditioners, fans, vents, antennas, and microwave dishes shall be set back from the roof edge, placed behind a parapet or in a well, or painted to match their background, so that they are not visible to motorists or pedestrians on the adjacent streets.
10. Ground-mounted or wall-mounted equipment shall be located out of public view to the extent possible and screened or placed in an enclosure to the extent allowed by the utility companies.
11. Consistent site amenities shall be utilized on all common areas of the development, including benches, bollards, trash and ash receptacles, parking lot lighting, and pedestrian pole lighting as specified on Exhibit D.
12. Trash and recycle enclosure materials and colors are specified on Exhibit F.
13. A master landscape plan which provides one planting palette throughout the project will provide a strong and unifying overlay to the project in its entirety.
14. The use of consistent hardscape design elements within the parking lot to denote pedestrian crossings, project vehicular entry, and traffic calming intersections shall serve to connect all portions of the site into a common theme. This hardscape design shall contain project selected colors, textures, and patterns throughout the project.
15. The plaza at buildings 4, 5, and 6, will serve as a central node to the project creating a pedestrian plaza of significant size and purpose, strong visual interest, and shall define the major outdoor public space for the project.
16. Service yards shall be incorporated into the design of the buildings and shall have consistent architectural features and materials found on adjacent elevations. The service yards shall also be screened with landscaping.

List of Exhibits

Hotel 1 Elevations (Hyatt Place)	Exhibit A
Hotel 2 Elevations (Summerfield Hotel)	Exhibit B
Building 1 & 2 Elevations (multi-tenant retail)	Exhibit C
Center Amenities	Exhibit D
Master Color/Material Palette	Exhibit E
Typical Trash Enclosure	Exhibit F

Attachment 2

ARCHITECTURAL GUIDELINES EXHIBIT A

Highland Village
Rosedale Parkway & Gibson Drive
Rosedale, CA



GVSI
Gardner-Whitman Studio, LLC
7025 N. Rockledge Blvd., Ste. 300
Scottsdale, AZ 85250
(P) 800.882.0000
(F) 480.940.0070

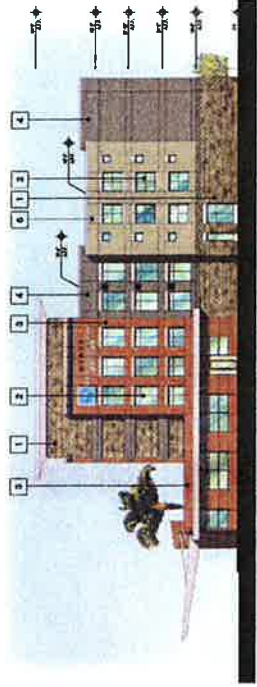
SUMMERFIELD SUITES HOTEL 2

NO.	DATE	DESCRIPTION
1	01/15/16	ISSUED FOR PERMITTING
2	02/01/16	REVISED PER COMMENTS
3	02/01/16	REVISED PER COMMENTS
4	02/01/16	REVISED PER COMMENTS
5	02/01/16	REVISED PER COMMENTS
6	02/01/16	REVISED PER COMMENTS

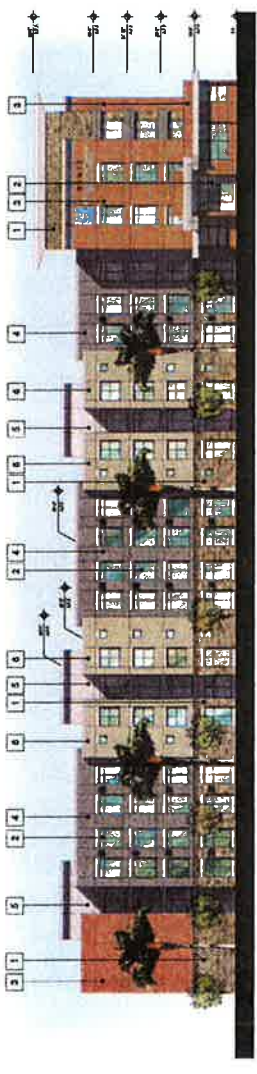
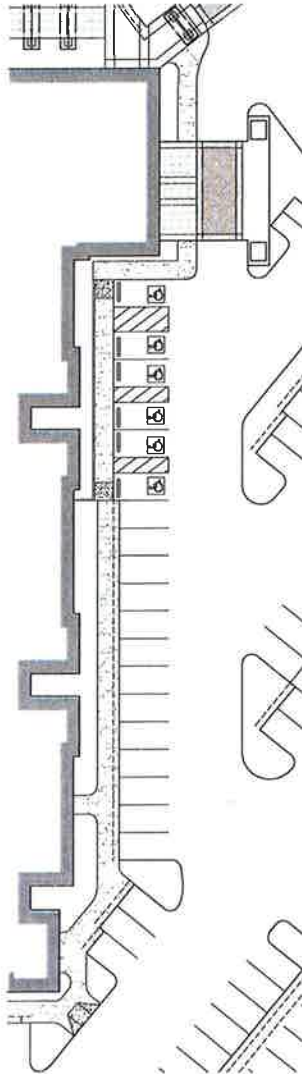
ELV.4

Rauschenbach Murrelli Baker

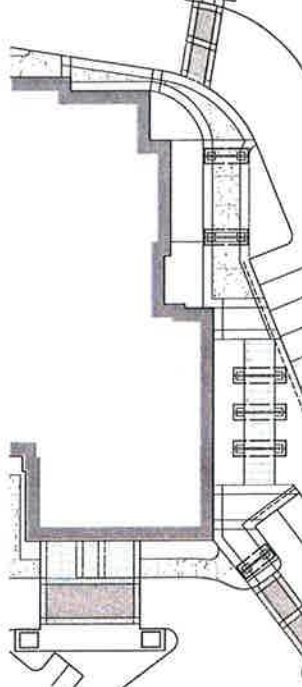
10000 E. Camelback Road, Suite 100
Phoenix, AZ 85016
(602) 998-8800
www.rauschenbachmurrellibaker.com



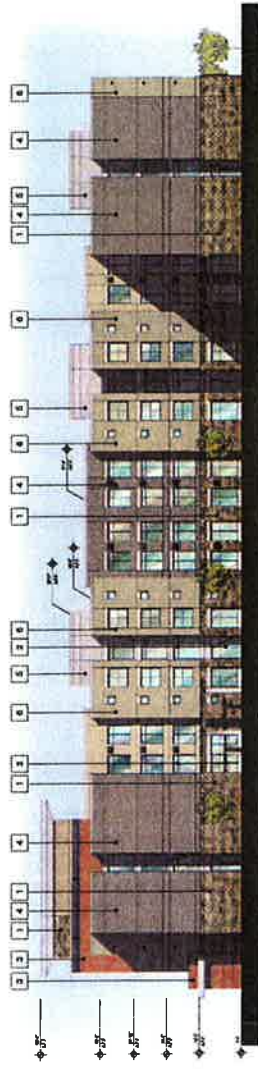
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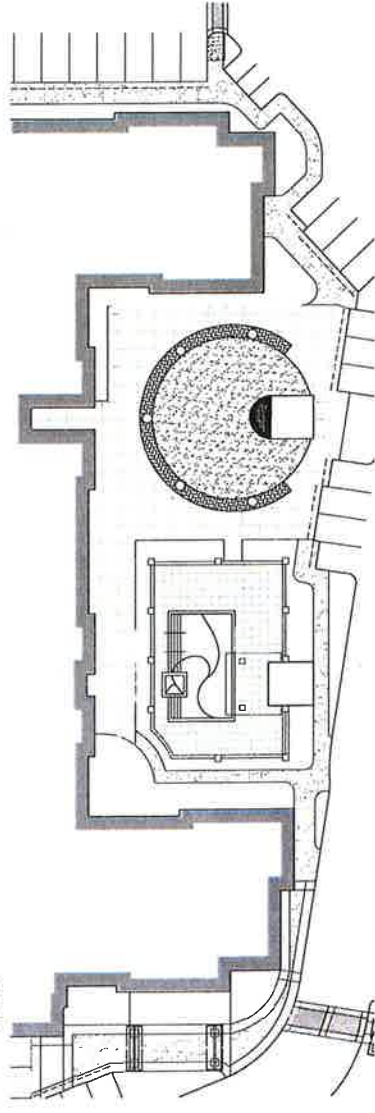
RIGHT



LEFT



REAR

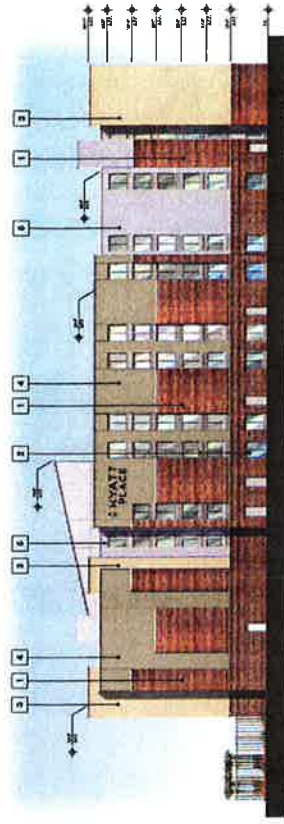


Material	Manufacturer	Style/Color
1 Thin Brick	H.C. Mulliken	Charred Brick
2 Antracite Aluminum	MA	Char
3 Sherwin Williams	Sherwin Williams	SW 2045 Antiquarian Brown
4 Medium Dark Finish	Sherwin Williams	SW 7028 Onyx
5 Medium Dark Finish	Sherwin Williams	SW 7000 Ardent Gray
6 Medium Dark Finish	Sherwin Williams	SW 6954 Pebble Sage

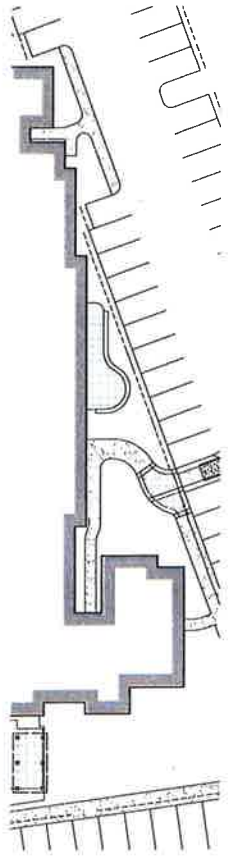


SUMMERFIELD SUITES - Hotel 2
Highland Village ■ Rosedale Parkway & Gibson Drive
Rosedale, CA

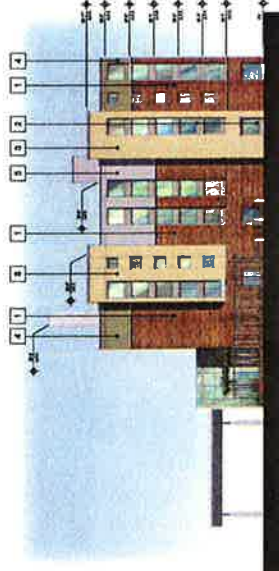
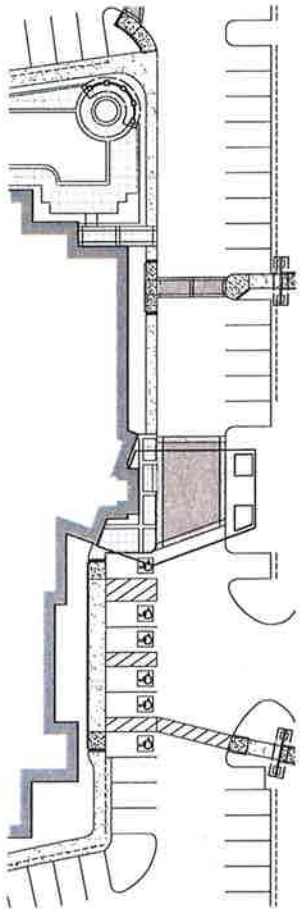
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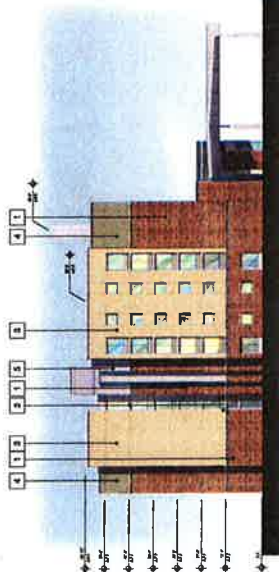
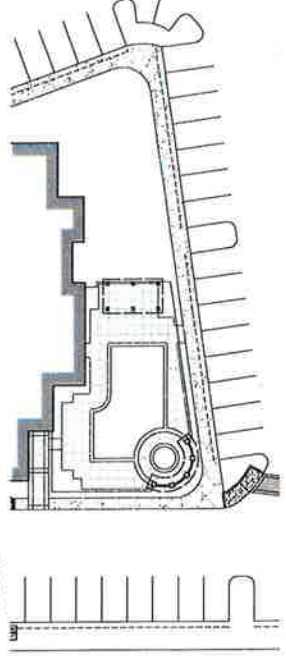
REAR



FRONT



RIGHT



LEFT



Material	Manufacturer	Style/Color
1	H.C. Ludlow	Masonry Red Brick
2	Various	Clear
3	Various	Dark Grey
4	Various	Dark Grey
5	Various	Dark Grey

ARCHITECTURAL GUIDELINES EXHIBIT B

Highland Village
Roseville Parkway & Gibson Drive
Roseville, CA

a-h-i-i
development

1440 Roseville Parkway, Suite 100
710 Pioneer Avenue, Roseville, CA 95750
Crestline, CA 95701
P: 916-827-8200
www.a-h-i-i.com

HYATT PLACE
HOTEL 1
CONCEPT ELEVATIONS

DATE: 11/15/11
SCALE: 1/16" = 1'-0"

ELV.3

Rauschenbach
Marrett
Becker

1070 Roseville Parkway, Suite 100
Roseville, CA 95750
P: 916-827-8200
www.a-h-i-i.com



HYATT PLACE - Hotel 1
Highland Village
Roseville Parkway & Gibson Drive
Roseville, CA

Attachment 2

Highland Village
Roseville Parkway & Gibson Drive
Roseville, CA

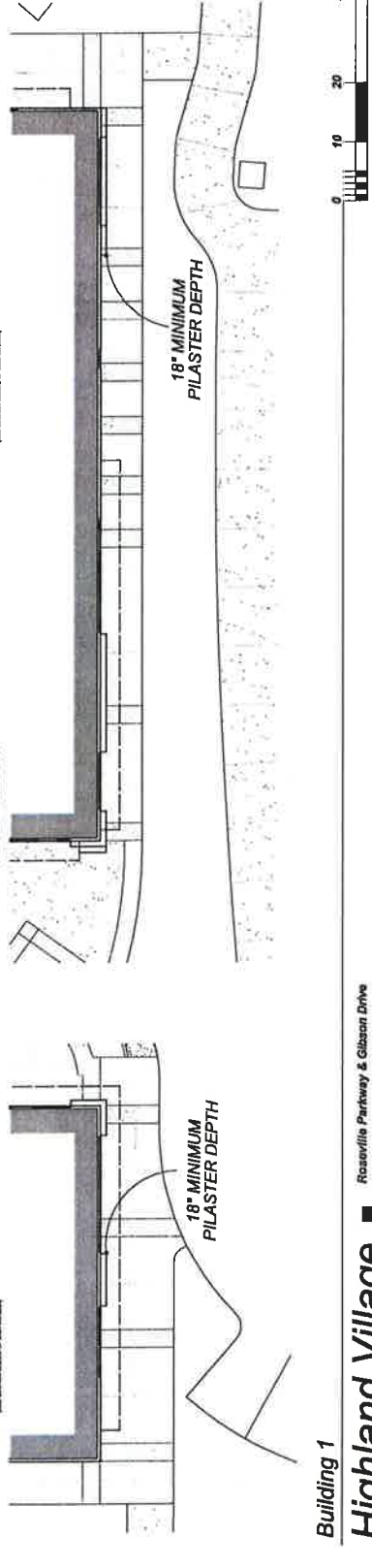
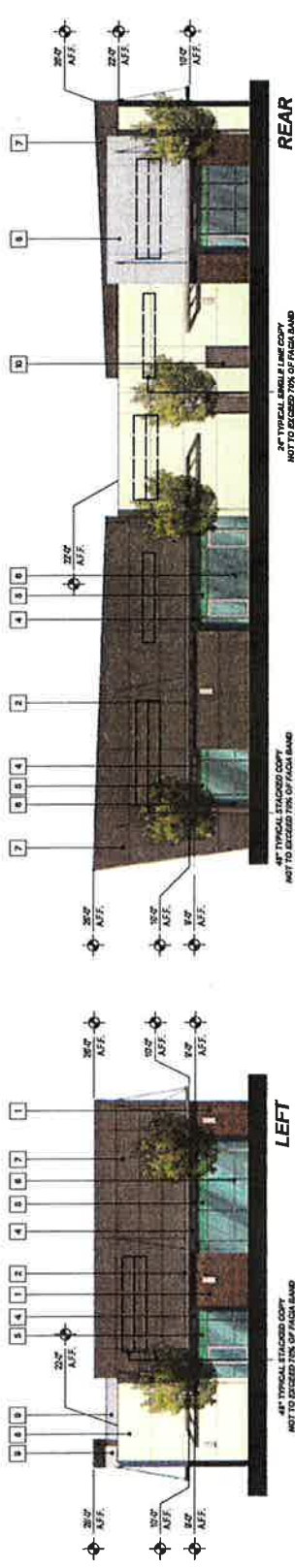
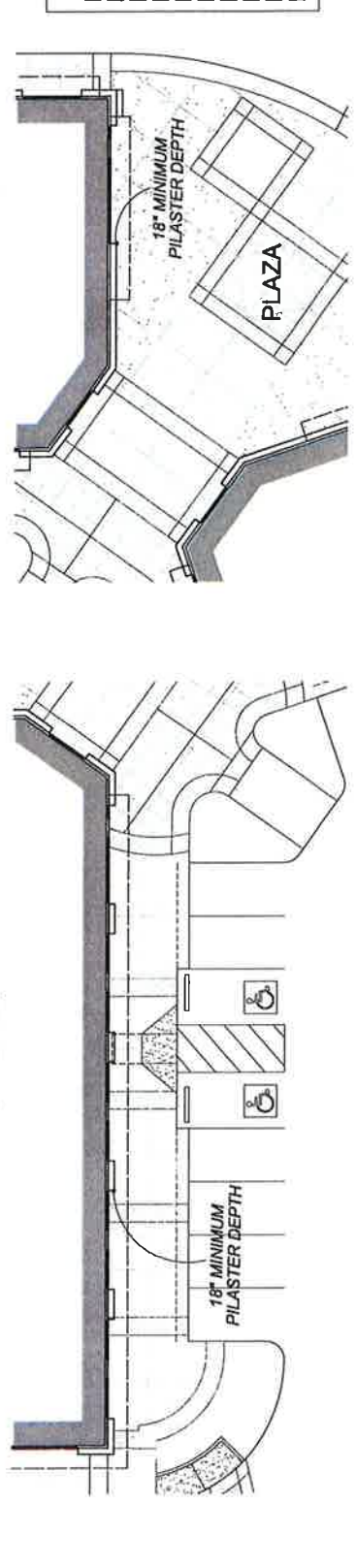
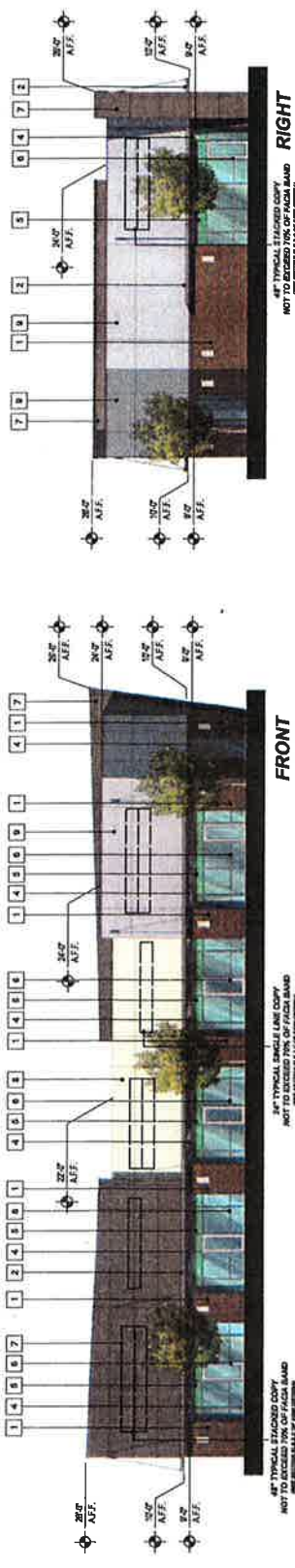
GSW
6450 WILSON BLVD, SUITE 101
GROVER VILLAGE SOUTHSHORE, LLC
3000 WILSON BLVD, SUITE 300
SAN JOSE, CA 95128
(916) 252-2000
(916) 252-0910

Exhibit C

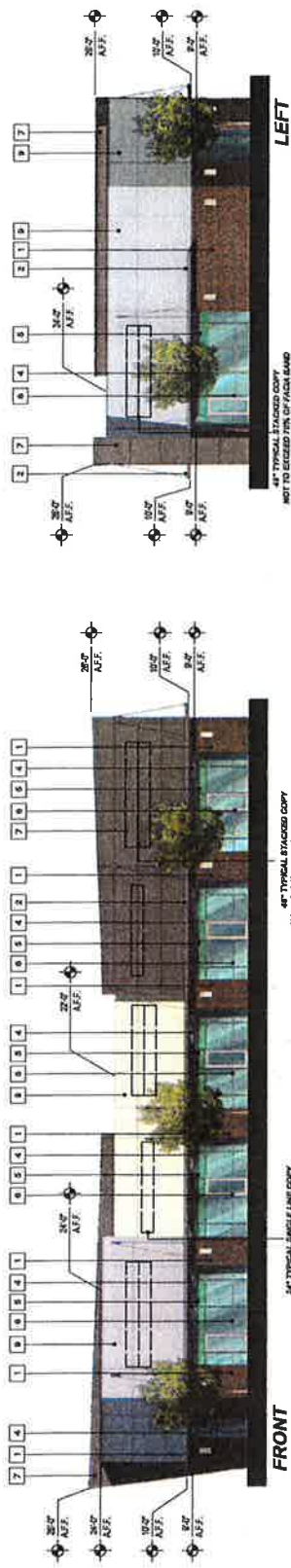
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Drawn By	GSW
Checked By	GSW
Date	12/12/17

ELV.1

Rauschenbach Marvelli Becker
1000 WILSON BLVD, SUITE 100
GROVER VILLAGE SOUTHSHORE, LLC
3000 WILSON BLVD, SUITE 300
SAN JOSE, CA 95128
(916) 252-2000
(916) 252-0910



Attachment 2

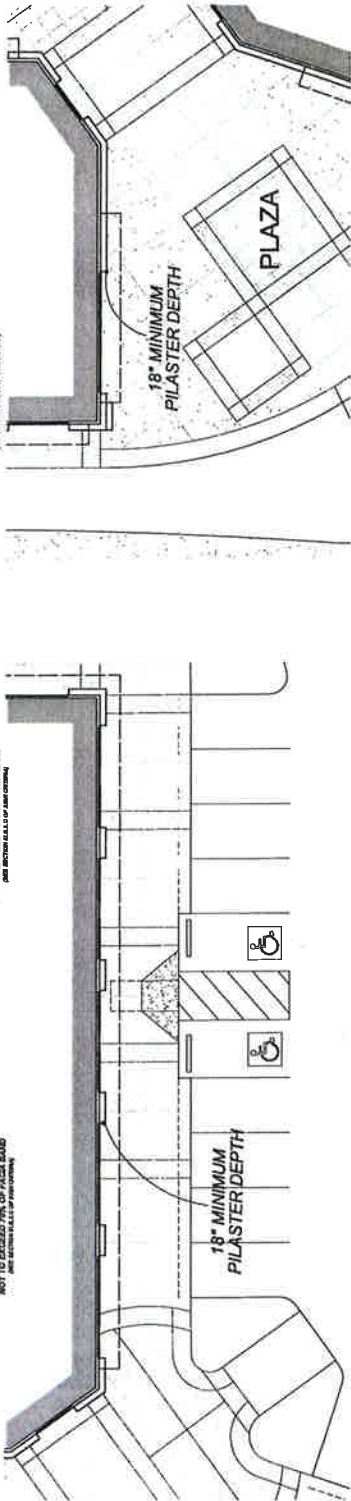


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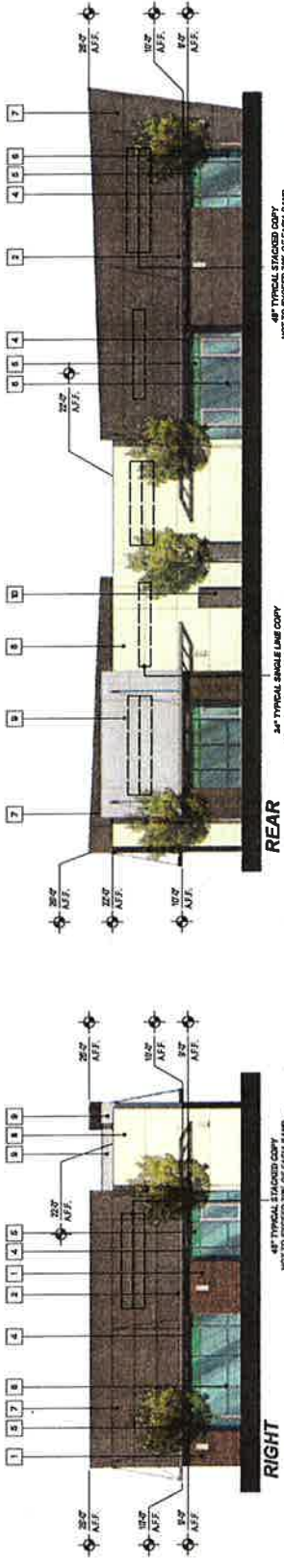
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NOT TO EXCEED 2% OF FACE BAND
SEE SECTION A-1.1 FOR FINISHING

LEFT

48" TYPICAL STACKED COPY
NOT TO EXCEED 2% OF FACE BAND
SEE SECTION A-1.1 FOR FINISHING



Material	Manufacturer	Style/Color
1 Thin Brick	N.C. Muddick	Memphis
2 Tube Steel		7048 Individual Gray
3 Perforated Aluminum		Clear
4 Mold Durable/Lite Label	Moldex Co.	66 7048 Individual Gray
5 Laminated Glass	Veronesi	000A
6 Anodized Aluminum		Clear
7 Extruded Aluminum		66 7048 Gray
8 Cast Iron		66 648 Wood Blk
9 Cast Iron		66 6228 Lngdnl Blk
10 Metal Door		66 7048 Individual Gray

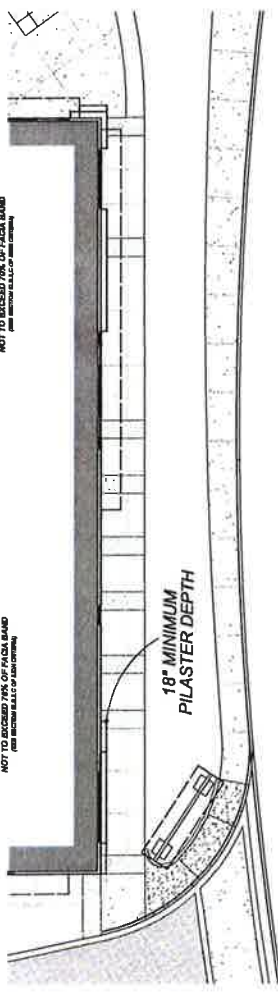


RIGHT

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NOT TO EXCEED 2% OF FACE BAND
SEE SECTION A-1.1 FOR FINISHING

REAR

48" TYPICAL STACKED COPY
NOT TO EXCEED 2% OF FACE BAND
SEE SECTION A-1.1 FOR FINISHING



Building 2

Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA



Highland Village
Roseville Parkway & Gibson Drive
Roseville, CA

GSJ
GENERAL SERVICES JOURNAL
10000 Yonkers Boulevard, LLC
10000 Yonkers Boulevard, LLC
Scottsdale, AZ 85253
P: 602.982.0223
F: 602.982.0173

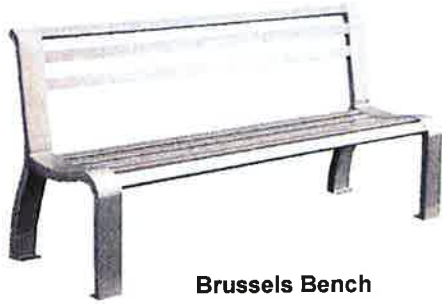
Exhibit C

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DRAWN BY: [Signature]
CHECKED BY: [Signature]

ELV.2

Rauschenbach Marretti Becker
10000 Yonkers Boulevard, LLC
10000 Yonkers Boulevard, LLC
Scottsdale, AZ 85253
P: 602.982.0223
F: 602.982.0173

Attachment 2



Brussels Bench
by Canterbury International

Silver
Powder Coat Finish
6' W
1" x 2" Slats



CityView Ash Urn
by SiteScapes

Silver
Powder Coat Finish
27" H
8" Ash Pan
Removable



**Bowery Trash Receptacle
with Recycler Compartments**
by Canterbury International

Silver
Powder Coat Finish
22" D x 39.5" H
40 Gallon Capacity

Colored Asphalt
by StreetPrint



**Ashlar Slate
Mocha**

Khaki

Colored Concrete
by Davis Colors



**Pebble
641**

**Palomino
5447**

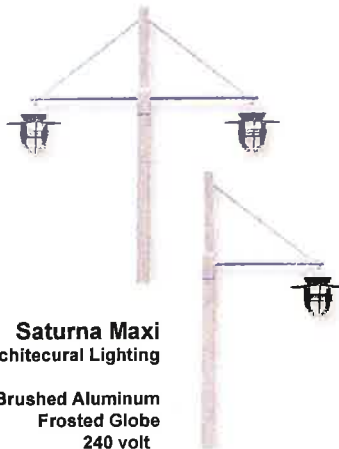
**Adobe
61078**

**Standard
Concrete**



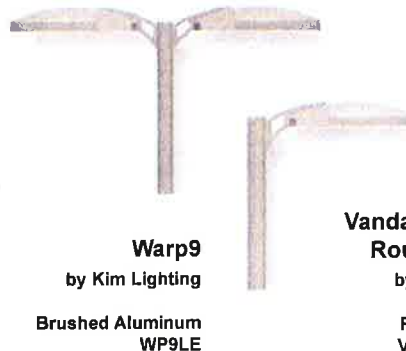
Wilshire Planter
by QuickCrete

C1 - Natural
T1 - Smooth



Saturna Maxi
by Rebelle Architectural Lighting

Brushed Aluminum
Frosted Globe
240 volt



Warp9
by Kim Lighting

Brushed Aluminum
WP9LE

**Vandal Resistant
Round Bollard**
by Kim Lighting

Platinum Silver
VRB4 - Flat Top



Project:

Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

Developer:

Glimcher Ventures Southwest, LLC
7025 N. Scottsdale Road, Ste. 303
Scottsdale, AZ 85253

(P) 802.952.9333
(F) 602.850.0513

CENTER AMENITIES

Job Number:	ADB.140
Date:	08.29.07
Drawn:	JEI
Revised:	

Sheet:

Exhibit D



2277 Watt Ave. 2nd Floor Sacramento, CA 95825
P 916.488.8500 F 916.488.8566

Center Amenities

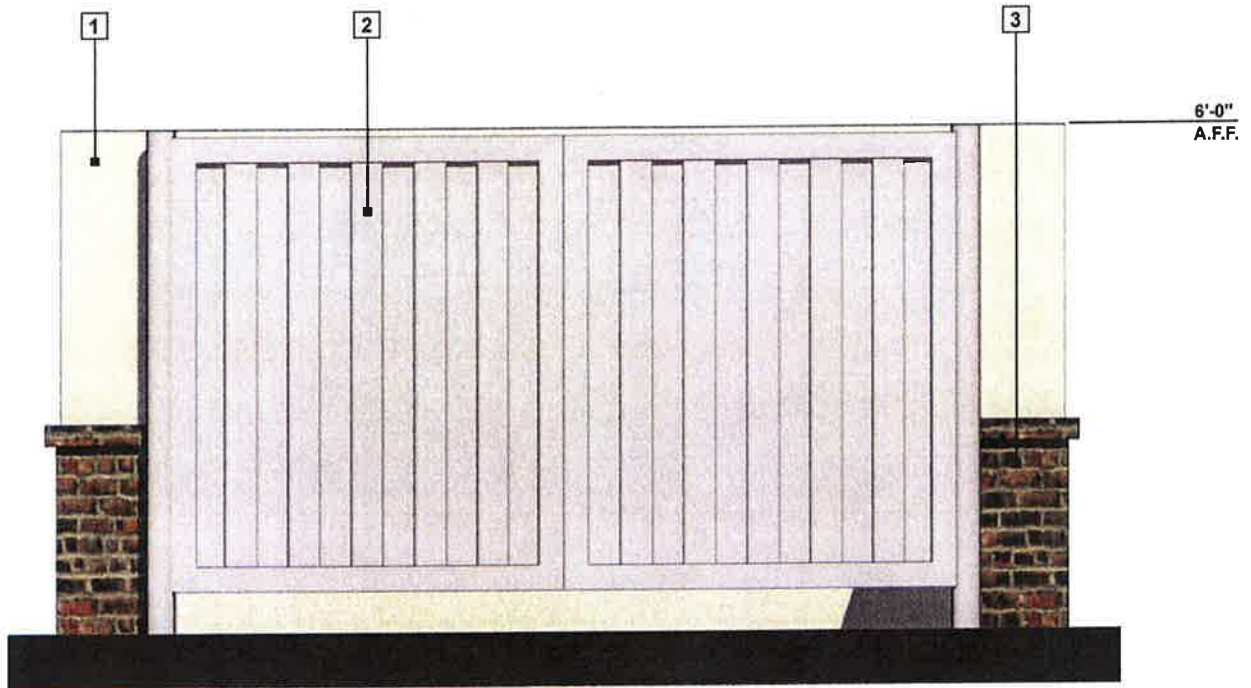
Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

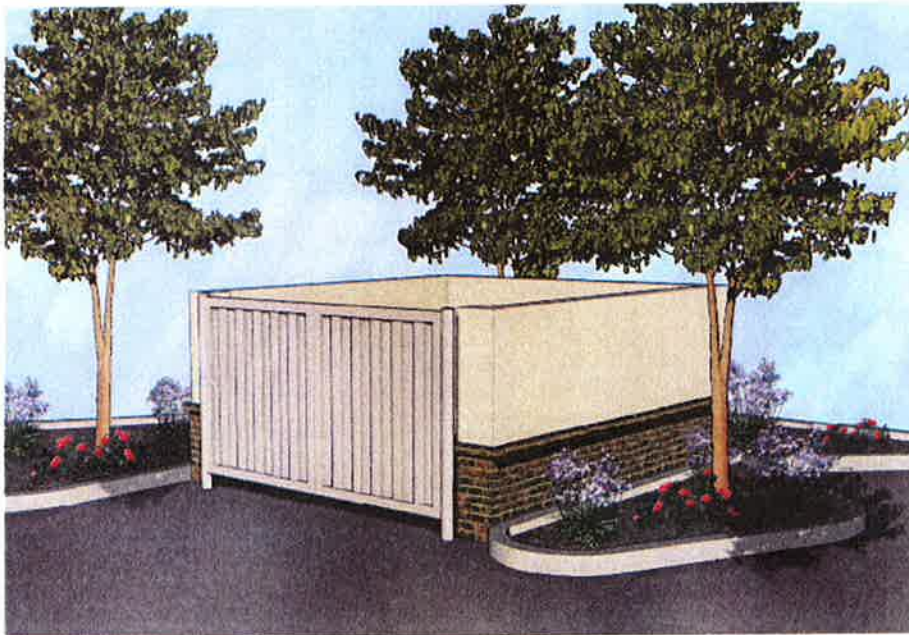


GLIMCHER VENTURES SOUTHWEST

Attachment 2



	Material	Manufacturer	Style/Color
1	Cement Plaster	Sherwin Williams	SW 6148 Wool Skein
2	Tube Steel		SW 7045 Intellectual Gray
3	Thin Brick	H.C. Muddox	Mendocino



Typical Trash Enclosure

Highland Village ■ Roseville Parkway & Gibson Drive
Roseville, CA

Project:

Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

Developer:

Glimcher Ventures Southwest, LLC
7025 N. Scottsdale Road, Ste. 303
Scottsdale, AZ 85253

(P) 802.952.9333
(F) 802.850.0613

TYPICAL TRASH ENCLOSURE

Job Number:	A08.140
Date:	11.13.07
Drawn:	JEB
Revised:	

Sheet:

Exhibit F

*Rauschenbach
Marvelli
Becker* architects

2277 Watt Ave. 2nd Floor Sacramento, CA 95825
P 916.488.8500 F 916.488.8566

1 SW 6148 Wool Skein

7 SW 6381 Anjou Pear

13 SW 6143 Basket Biege

19 SW 6226 Languid Blue

25 Perforated Aluminum

2 SW 7030 Anew Gray

8 SW 6130 Mannered Gold

14 SW 6388 Golden Fleece

20 SW 6240 Windy Blue

26 Laminated Glass - Translucent 068A

3 SW 7051 Analytical Gray

9 SW 2854 Caribbean Coral

15 SW 3687 Compatible Cream

21 SW 6270 Soulmate

27 Anodized Aluminum Storefront

4 SW 7045 Intellectual Gray

10 SW 6117 Smokey Topaz

16 SW 6164 Svelte Sage

22 Mendecino Thin Brick

5 SW 7046 Anonymous

11 SW 0045 Antiquarian Brown

17 SW 2815 Renwick Olive

23 Monterey Bay Flash Thin Brick

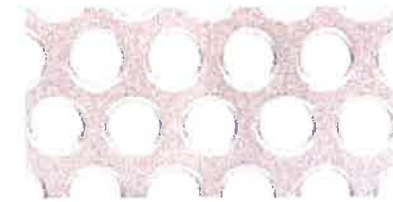
6 SW 7048 Urbane Bronze

12 SW 7026 Griffin

18 SW 6158 Sawdust

24 Chardel Blend Thin Brick

28 Tube Steel - SW 6045 Intellectual Gray



Project:
Highland Village
Roseville Parkway & Gibson Drive

MASTER COLOR / MATERIAL PALETTE

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Date:	11.12.07
Drawn:	JEI
Revised:	

Sheet:
Exhibit E

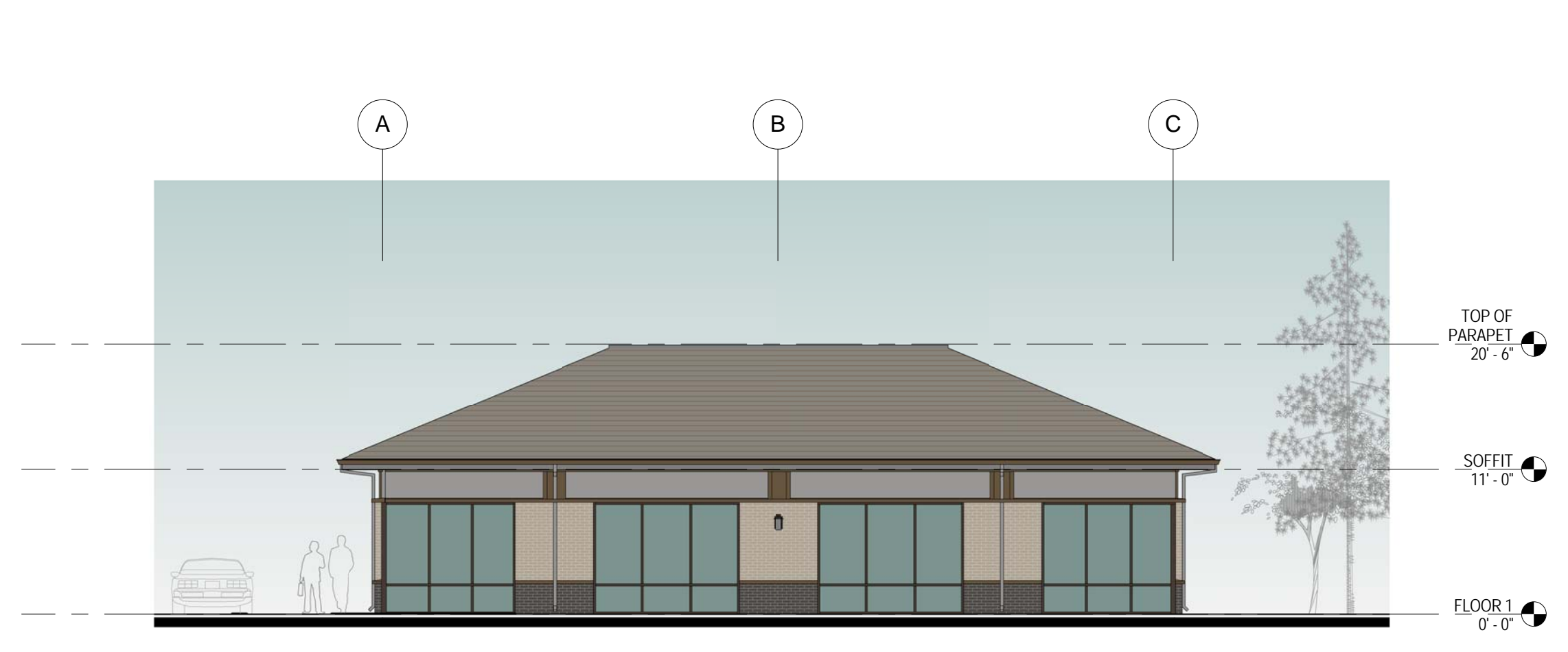
*Rauschenbach
Marvelli
Becker* architects

2277 Watt Ave. 2nd Floor Sacramento, CA 95825
P 916.488.8500 F 916.488.8506

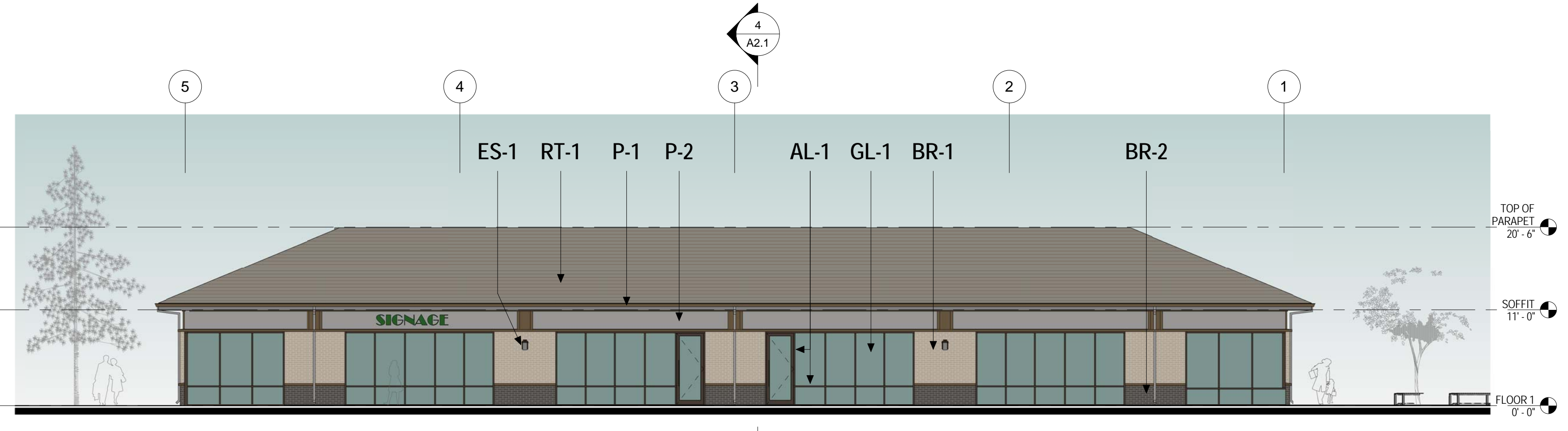
Master Color/Material Palette

Highland Village ■ Roseville Parkway & Gibson Drive
Roseville, CA

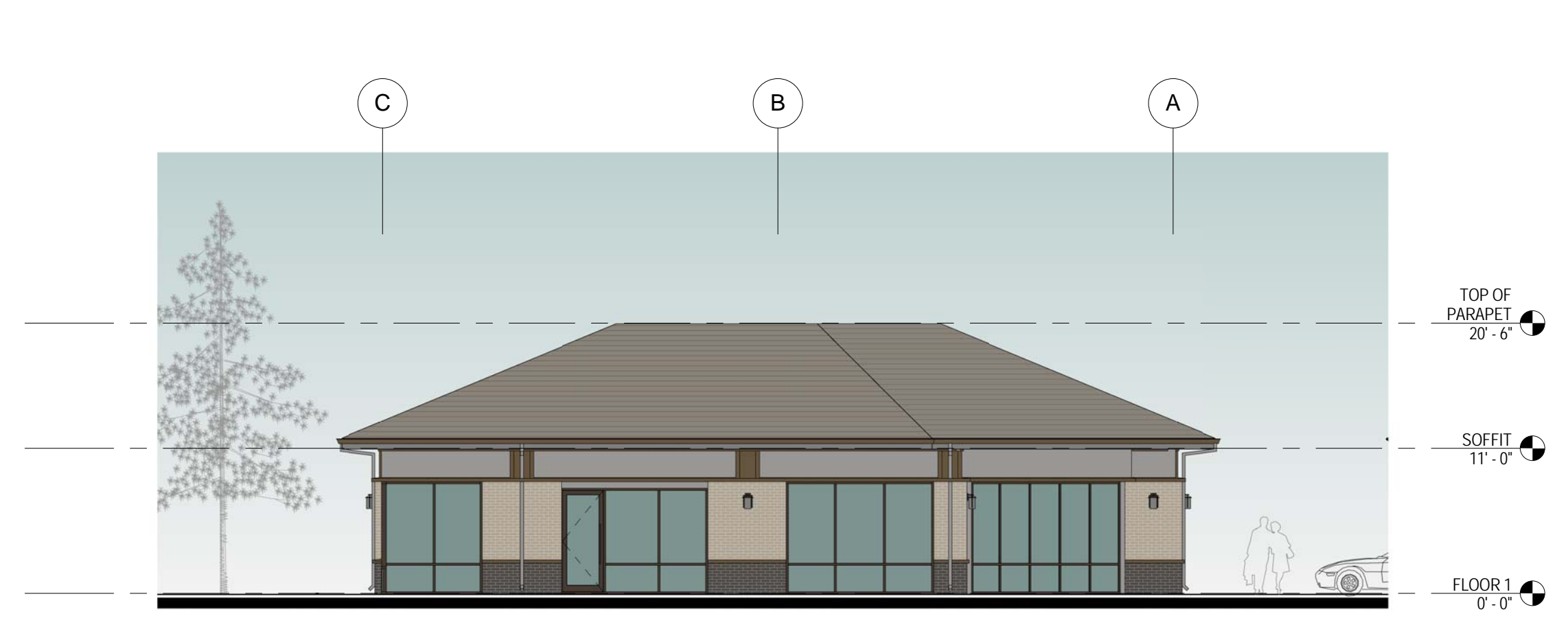
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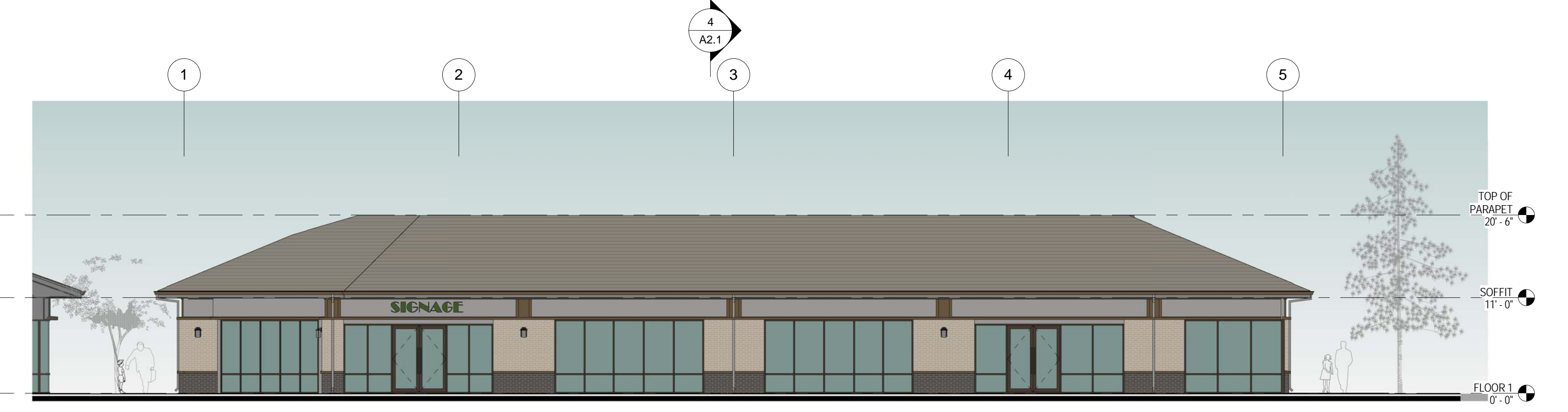
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NORTH ELEVATION - BUILDING 2
1" = 10'-0"



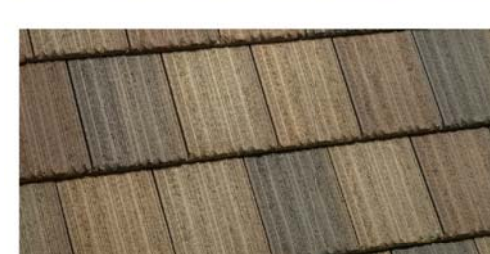


WEST ELEVATION - BUILDING 2
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SOUTH ELEVATION - BUILDING 2
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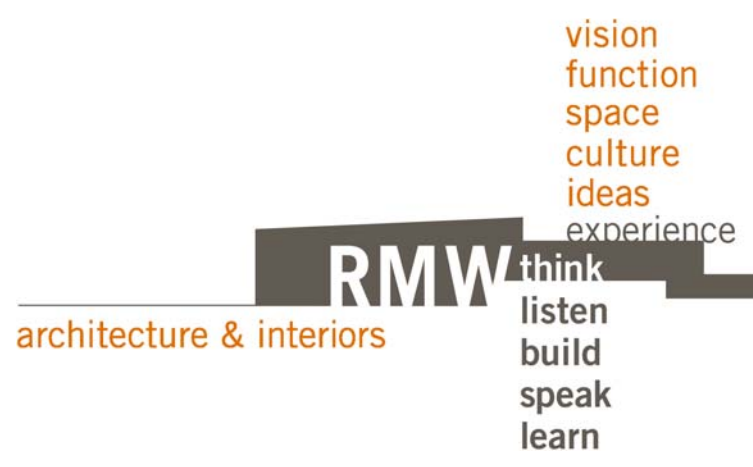
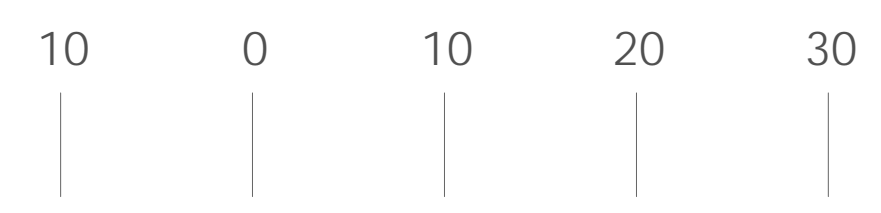
EXTERIOR FINISH SCHEDULE

<p>BR-1 THIN BRICK VENEER BASIS-OF-DESIGN PRODUCT MFR: H. C. MUDDOX COLOR: CHARDEL BLEND</p>	
<p>BR-2 THIN BRICK VENEER BASIS-OF-DESIGN PRODUCT MFR: H. C. MUDDOX COLOR: KLINKER</p>	
<p>RT-1 CONCRETE ROOF TILE BASIS OF DESIGN PRODUCT MFR: EAGLE ROOFING PRODUCTS COLOR: VILLAGE BLEND</p>	

<p>P-1 PAINT COLOR 1 MFR: DUNN EDWARDS COLOR: DE6119 NEUTRAL VALLEY LRV 15</p>
<p>P-2 PAINT COLOR 2 MFR: KELLY MOORE COLOR: KM5792 STACKED STONE</p>
<p>P-3 PAINT COLOR 3 MFR: KELLY MOORE COLOR: KM4578 FEATHER STONE</p>
<p>AL-1 ALUMINUM FRAMING ALUMINUM FRAMED STOREFRONT AND ENTRANCES - SYSTEM WITH MIN 4.5" DEEP, 2" WIDE MULLIONS FINISH: ARCADIA, STANDARD DARK BRONZE AB-7</p>
<p>GL-1 INSULATING GLASS UNITS BASIS-OF-DESIGN PRODUCT: PPG SOLARBAN 60 (2) CLEAR + CLEAR GLASS INSULATING GLASS UNIT AT DOORS, INSTALL SINGLE PANE, TEMPERED GLASS</p>

<p>ES-1 WALL SCONCE, EXTERIOR SUPPLIER: LUMENS MFR: HUBBARDTON FORGE STYLE: TOUROU COASTAL OUTDOOR</p>	
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Fit Developments



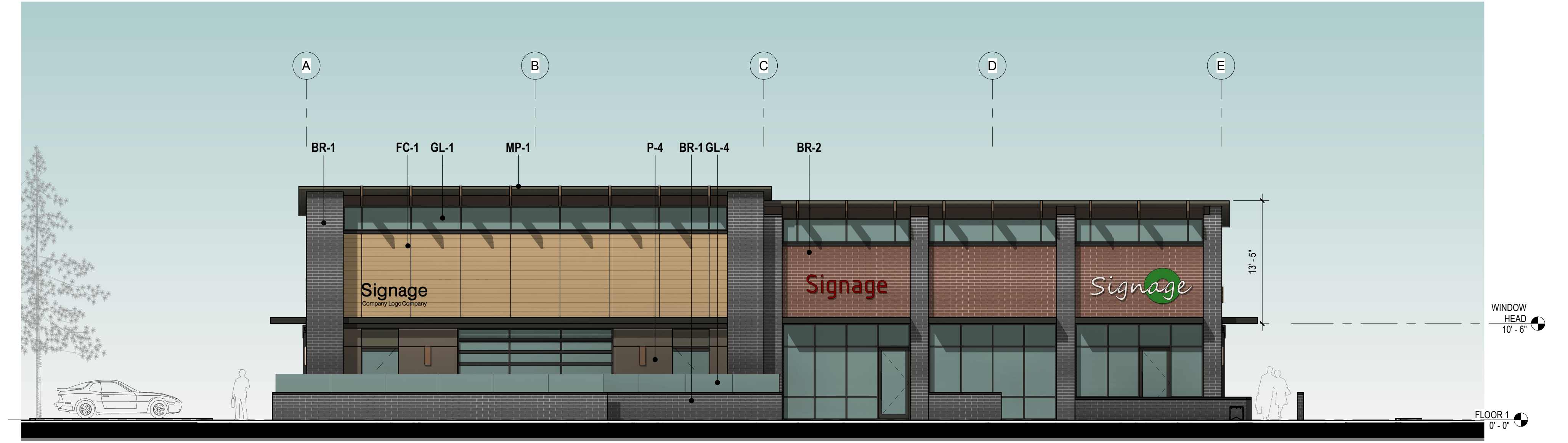
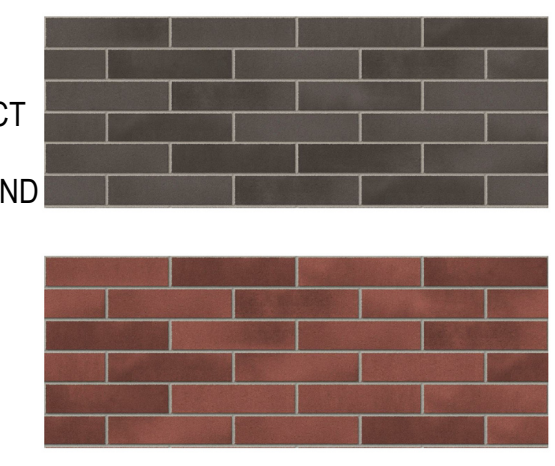
A3.1 PLANNING SUBMITTAL
EXTERIOR ELEVATIONS
HIGHLAND VILLAGE BUILDINGS 1 & 2

258 & 262 GIBSON DRIVE, ROSEVILLE, CA 95678

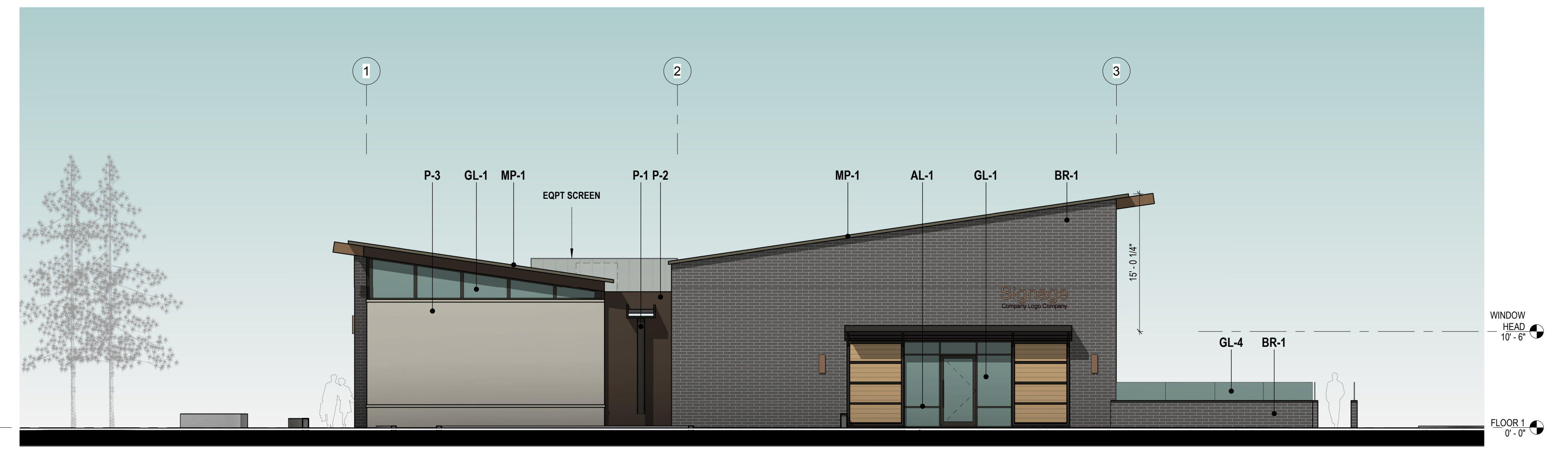
07.18.2017

EXTERIOR FINISH SCHEDULE

- BR-1** **OPTION 1**
THIN BRICK VENEER
 BASIS-OF-DESIGN PRODUCT
 MFR: H. C. MUDDOX
 COLOR: SIERRA SLATE AND EBONY, BLEND
- BR-2** **OPTION 2**
BRICK VENEER
 BASIS-OF-DESIGN PRODUCT
 MFR: SPEKBRIK
 COLOR: CHESAPEAKE BLEND
- BR-2** **THIN BRICK VENEER**
 BASIS-OF-DESIGN PRODUCT
 MFR: H. C. MUDDOX
 COLOR: MONTEREY BAY FLASHED
- P-1** **PAINT COLOR TO MATCH**
 MFR: KELLY MOORE
 COLOR: KM4897 YIN MIST
- P-2** **PAINT COLOR TO MATCH**
 MFR: SHERWIN WILLIAMS
 COLOR: SW0045 ANTIQUARIAN BROWN
- P-3** **PAINT COLOR TO MATCH**
 MFR: SHERWIN WILLIAMS
 COLOR: SW7051 ANALYTICAL GRAY
- P-4** **PAINT COLOR TO MATCH**
 MFR: SHERWIN WILLIAMS
 COLOR: SW 7026 GRIFFIN
- AL-1** **ALUMINUM FRAMING**
 ALUMINUM FRAMED STOREFRONT AND ENTRANCES
 SYSTEM WITH MIN 4.5" DEEP, 2" WIDE MULLIONS
 FINISH: ARCADIA, STANDARD DARK BRONZE AB-6
- GL-1** **INSULATING GLASS UNITS, SOLAR CONTROL LOW-E**
 BASIS-OF-DESIGN PRODUCT:
 PPG INDUSTRIES "SOLARBAN" 60(2)CLEAR + CLEAR
 AT DOORS, INSTALL SINGLE PANE, TEMPERED GLASS
- GL-4** **FRAMELESS GLAZING SYSTEM**
 MIN 1/2" THK TEMPERED GLASS, BUTT JOINT, SILICONE
 SEALANT
- MP-1** **METAL PANEL SYSTEM**
 STANDING SEAM METAL PANEL ROOF SYSTEM
 FINISH TO MATCH:
 MFR: AWIP
 COLOR: NATURAL GREEN
- FC-1** **FIBER CEMENT PANEL SYSTEM**
 MFR: NICHHA
 STYLE: VINTAGE WOOD
 COLOR: CEDAR EPC762F



EAST
 1/8" = 1'-0"



SOUTH
 1/8" = 1'-0"

Pac Shores
 Holding LLC

8 0 8 16 24



A3.1 PLANNING SUBMITTAL
EXTERIOR ELEVATIONS
234 GIBSON DRIVE
 234 GIBSON DRIVE, ROSEVILLE, CA 95678

04.12.2018