

RECEIVED

EXHIBIT E

Planning & Redevelopment
Department

ARCHITECTURAL GUIDELINES HIGHLAND VILLAGE

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

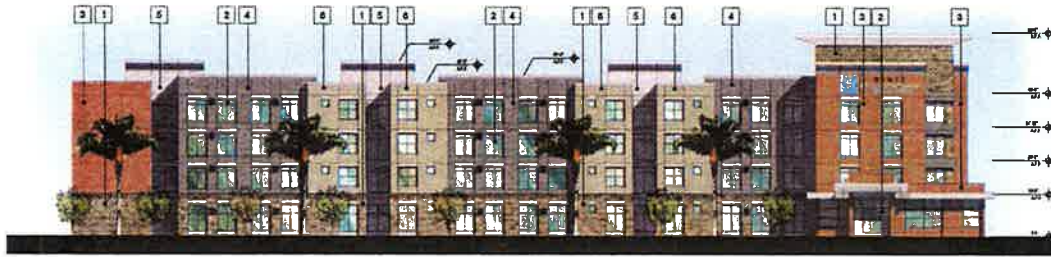
Development of buildings 3, 4, 5, 6, 7, and 8 shall conform to the following criteria. Building elevations and materials for these buildings shall be reviewed for the consistency with these Architectural Guidelines and approved by Planning Commission.

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.

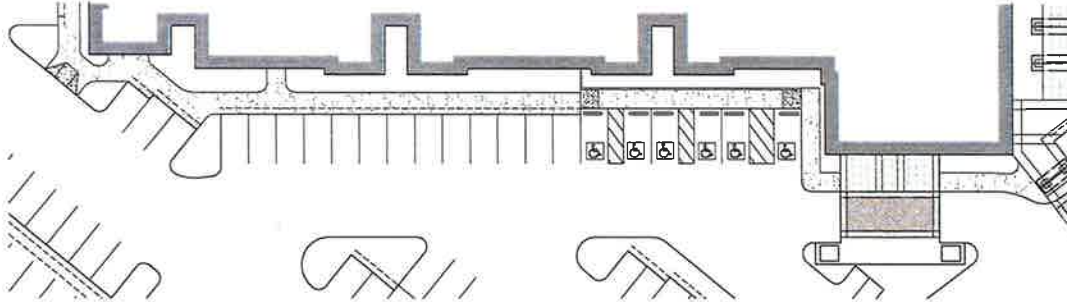
7. Texture and color shall be used to create visual interest and enhance the streetscape appearance of the building. Each building must utilize colors from the master color list (Exhibit E) and shall also utilize at least one color found on another building within the project.
8. Screening for roof-mounted 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

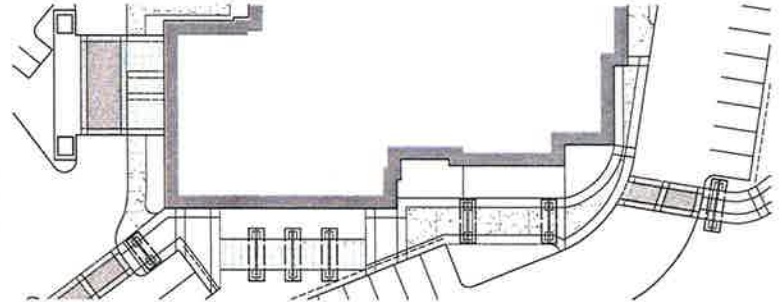
Hotel 1 Elevations (Hyatt Place)	Exhibit A
Hotel 2 Elevations (Summerfield Hotel)	Exhibit B
Building 1 & 2 Elevations (multi-tenant retail)	Exhibit C
Center Amenities	Exhibit D
Master Color/Material Palette	Exhibit E
Typical Trash Enclosure	Exhibit F



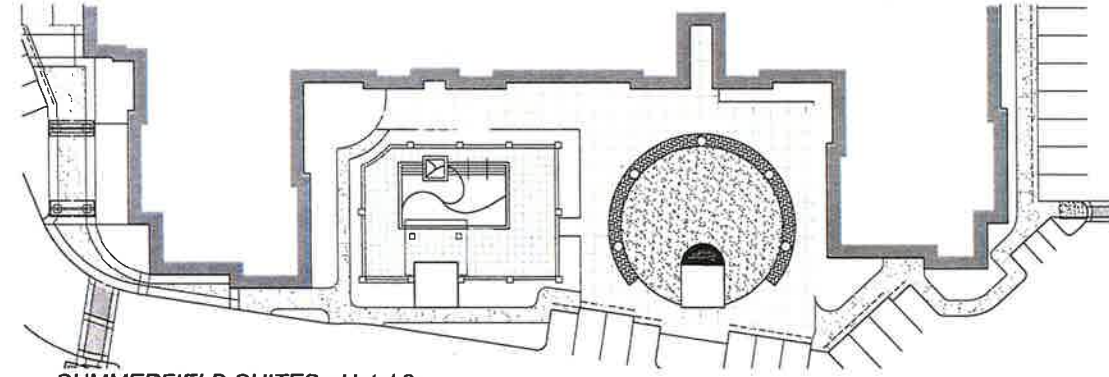
FRONT



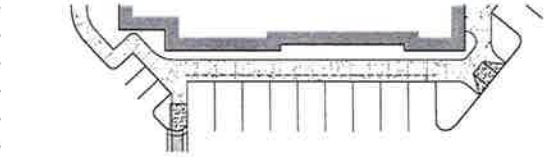
RIGHT



REAR



LEFT



Material	Manufacturer	Style/Color
1 Thin Brick	H.C. Mullins	Charcoal Blend
2 Anodized Aluminum Slatwork	NA	Clear
3 Curved Plaster Medium Dash Finish	Sherrin Williams	SW 0045 Antiquarian Brown
4 Curved Plaster Medium Dash Finish	Sherrin Williams	SW 7025 Grelin
5 Curved Plaster Medium Dash Finish	Sherrin Williams	SW 7030 Anser Gray
6 Curved Plaster Medium Dash Finish	Sherrin Williams	SW 6254 Stella Sage

ARCHITECTURAL GUIDELINES EXHIBIT A

Project:
Highland Village
 Roseville Parkway & Gibson Drive
 Roseville, CA

Developer:

 GYSENER PARTNERS, INC./GYPRESSE
 Glacier Ventures Southern, LLC
 7025 N. Scottsdale Road, Ste. 303
 Scottsdale, AZ 85250
 (P) 802.862.0033
 (F) 802.890.0913

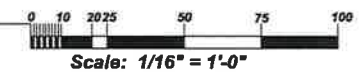
SUMMERFIELD SUITES HOTEL 2
 CONCEPT ELEVATIONS

Arch. Number: ASR-110
 Date: 11/17
 Owner: GYSW
 Architect: RMB

Sheet:
ELV.4

Rauschenbach Marvelli Becker
 ARCHITECTS
 8377 West Ave. - 3rd Floor P 916.488.8800
 Sacramento, CA 95820 F 916.488.8888
 www.rauschenbachmarvelli.com

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

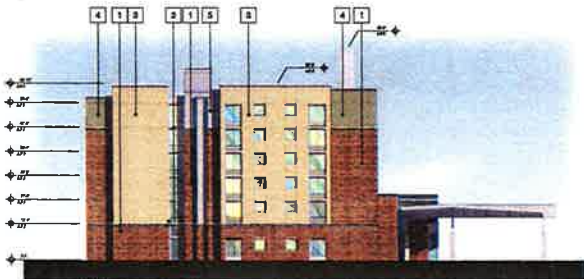
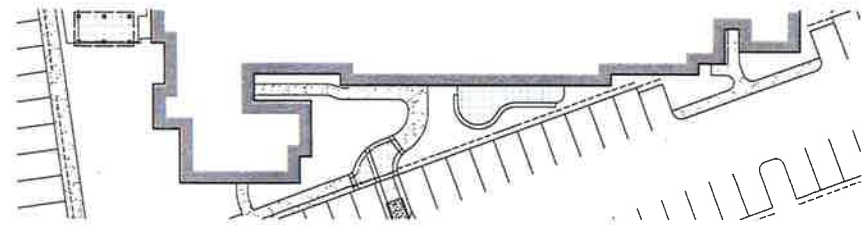
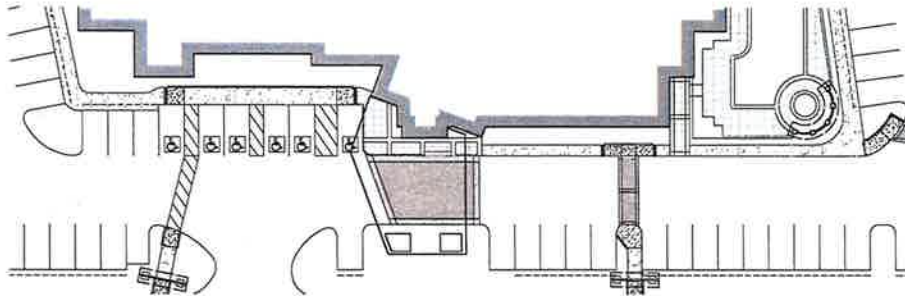




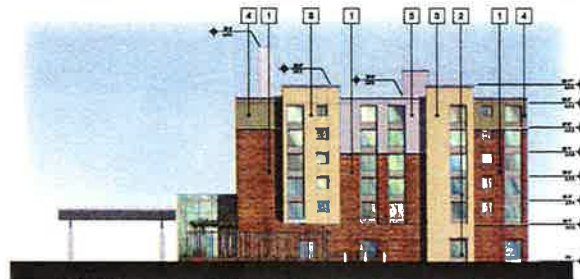
FRONT



REAR



LEFT



RIGHT

Material	Manufacturer	Style/Color
1 Thin Brick	H.C. Mubbia	Monterey Bay Flush
2 Anodized Aluminum Slatwork	NA	Clear
3 Concrete Plaster Medium Dash Finish	Burnish Williams	BW 0143 Basket Weave
4 Concrete Plaster Medium Dash Finish	Burnish Williams	BW 2805 Terracotta Olive
5 Concrete Plaster Medium Dash Finish	Burnish Williams	BW 0340 Windy Blue

ARCHITECTURAL GUIDELINES EXHIBIT B

Project:
Highland Village
Roseville Parkway & Gibson Drive
Roseville, CA

Developer:
a-h-a development
ABA Development, LLC
710 Palomar Airport Road, STE 300
Carlsbad, CA 92011
(760) 434-8800
(760) 434-0862
www.abadevelopment.com

HYATT PLACE HOTEL 1
CONCEPT ELEVATIONS

Arch. Firm: **ELV.3**
Date: **ELV.3**
Revision No: **ELV.3**
Drawn By: **ELV.3**

Sheet: **ELV.3**

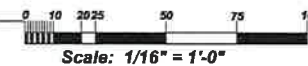
Rauschenbach Martelli Becker

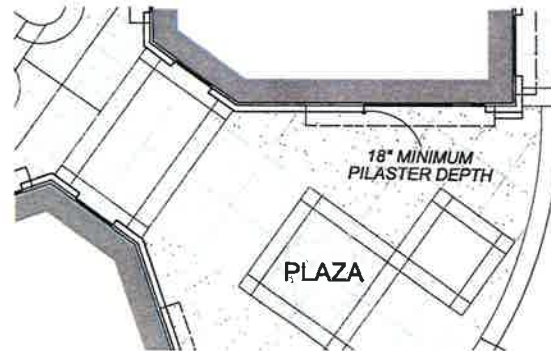
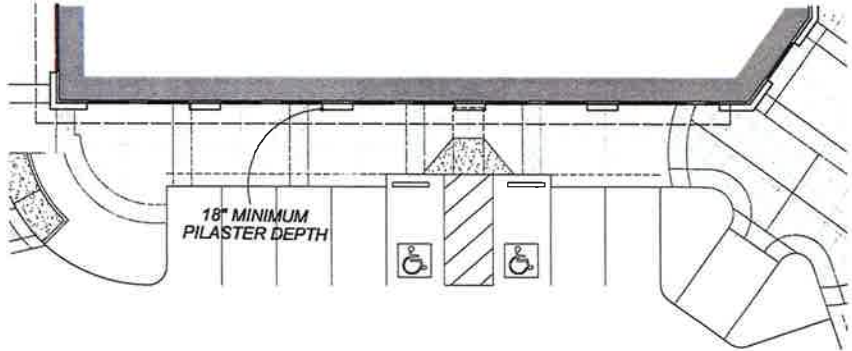
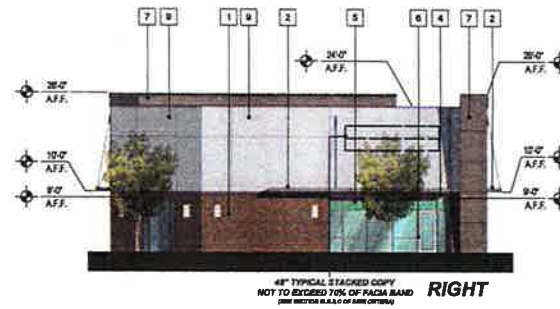
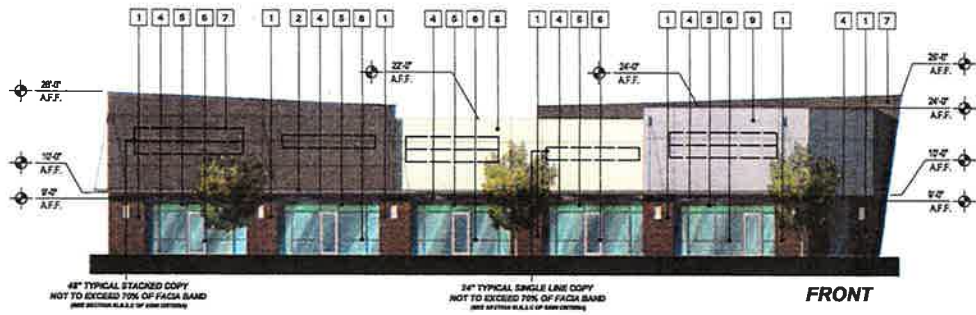
8277 Wood Ave., 2nd Floor
San Diego, CA 92126
P 619.444.8888
F 619.444.8889
www.rauschenbach.com

HYATT PLACE - Hotel 1

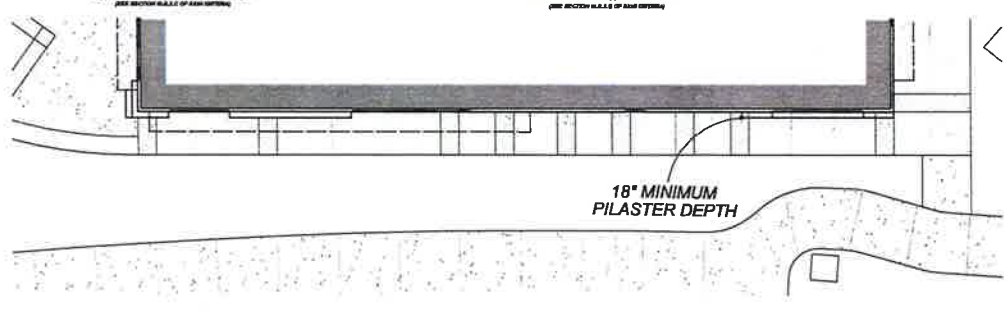
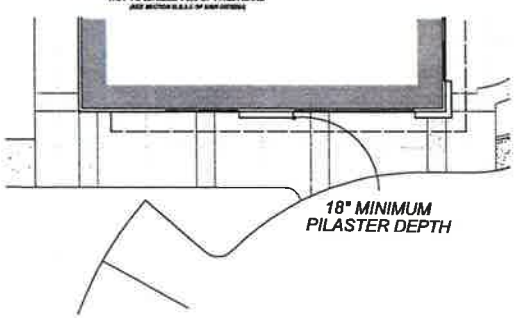
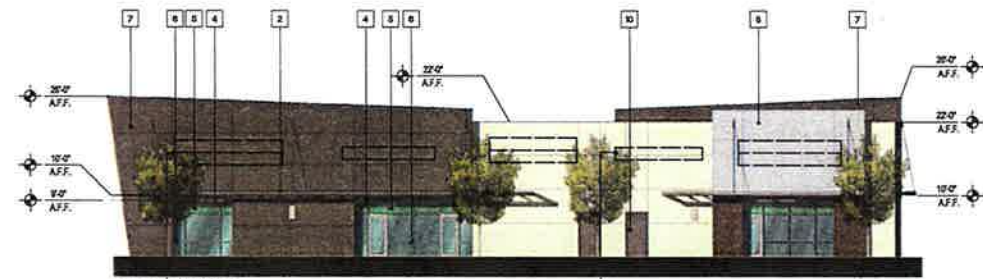
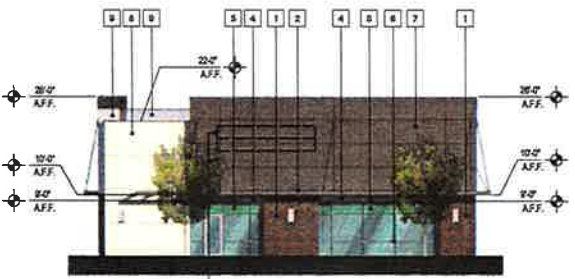
Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

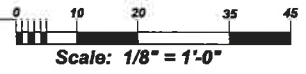




Material	Manufacturer	Style/Color
1 Thin Brick	H.C. Maddox	Mudbrick
2 Tube Steel	NA	7045 Interlock Gray
3 Perforated Aluminum	McNichole Co.	Clear
4 Metal Decorative Lintel	AMP Span	8W 7045 Interlock Gray
5 Laminated Glass	Vocovers	005A
6 Anodized Aluminum Slatwork	NA	Clear
7 Ceramic Plaster Median Dash Finish	Shursh Williams	SW 7028 Grish
8 Ceramic Plaster Median Dash Finish	Shursh Williams	SW 6548 Wood Grain
9 Ceramic Plaster Median Dash Finish	Shursh Williams	SW 6228 Langold Gray
10 Metal Door	Shursh Williams	SW 7045 Interlock Gray



Building 1
Highland Village ■ Roseville Parkway & Gibson Drive
 Roseville, CA



Project:
Highland Village
 Roseville Parkway & Gibson Drive
 Roseville, CA

Designer:
CWSH
 14076 38th St, Suite 100, San Diego, CA 92121
 Glencher Ventures SouthWest, LLC
 7025 N. Scottsdale Road, Ste. 303
 Scottsdale, AZ 85253
 (7) 602.962.0000
 (7) 602.850.0813

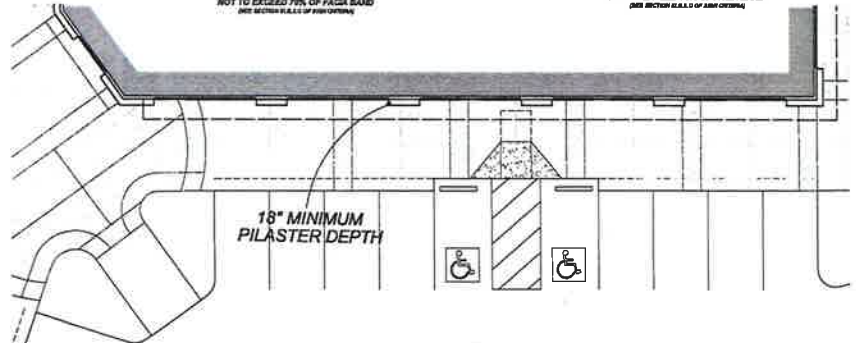
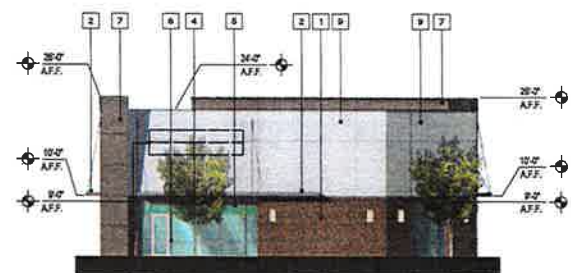
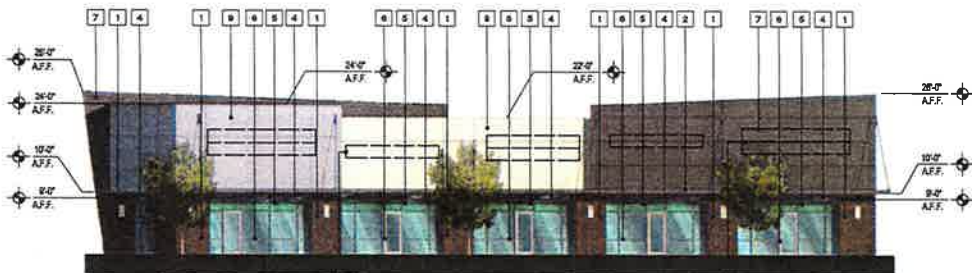
Exhibit C

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Date:	9/17/22
Drawn By:	BOBBI
Revised:	12/15/22

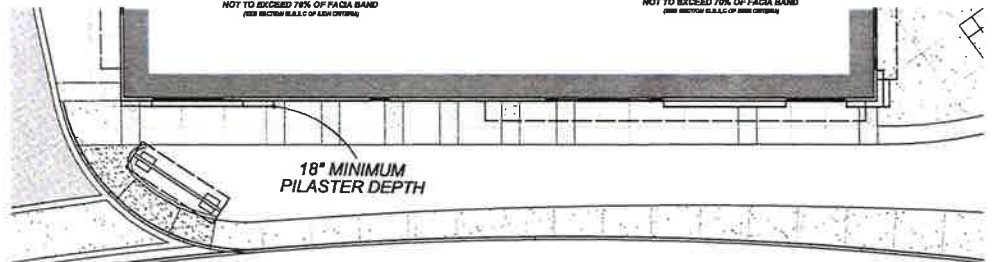
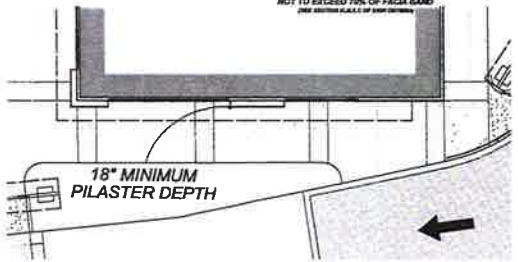
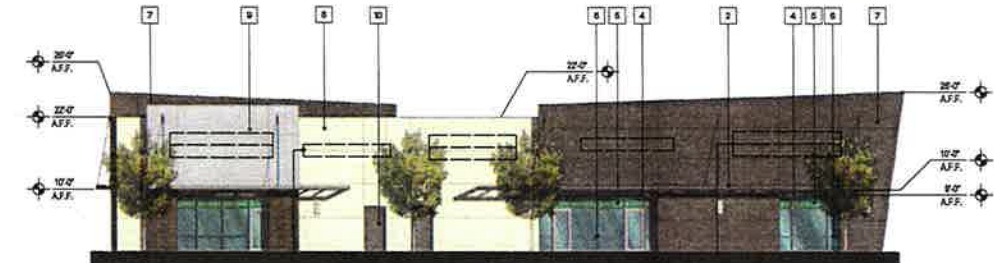
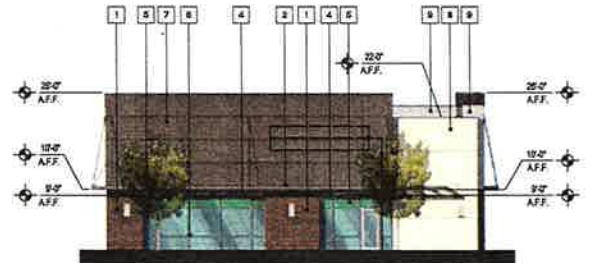
Sheet:
ELV.1

**Rauschenbach
 Marcelli
 Becker**
 architects

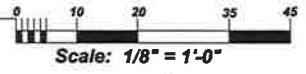
2277 South Ave - 2nd Floor P 916.438.2200
 Northridge, CA 91329 F 916.438.2200
 www.rauschenbachmarcelli.com



Material	Manufacturer	Style/Color
1	Thin Brick	H.C. Maddox Mendocino
2	Tube Steel	NA 7045 Intellectual Gray
3	Perforated Aluminum	McNichols Co. Clear
4	Metel Decorative Lintel	AEP Span 6W 7045 Intellectual Gray
5	Laminated Glass	Venoco 005A
6	Anodized Aluminum Structural	NA Clear
7	Castnet Plaster Medium Dash Finish	Sherrin Wilshire 6W 7028 Orinth
8	Castnet Plaster Medium Dash Finish	Sherrin Wilshire 6W 6148 Wood Blush
9	Castnet Plaster Medium Dash Finish	Sherrin Wilshire 6W 6028 Langold Blue
10	Metel Door	Sherrin Wilshire 6W 7040 Intellectual Gray



Building 2
Highland Village ■ Roseville Parkway & Gibson Drive
 Roseville, CA



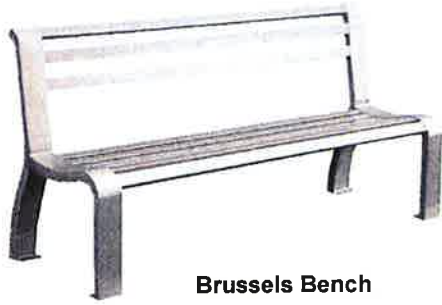
Project
Highland Village
 Roseville Parkway & Gibson Drive
 Roseville, CA

Developer

 MENDOCINO VENTURE PARTNERS LLC
 Glencher Ventures Southwest, LLC
 7025 N. Scottsdale Road, Ste. 303
 Scottsdale, AZ 85253
 (P) 602.962.0203
 (F) 602.850.0815

Exhibit C
 Job Number: 055.100
 Date: 5.17.20
 Drawn By: GCMW
 Revised:
 Rev: **ELV.2**

Rauschenbach Marcelli Becker
 3277 South Ave. - 2nd Floor
 Broomfield, CO 80020
 P 303.440.8800
 F 303.440.8800
 www.rauschenbach.com



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**

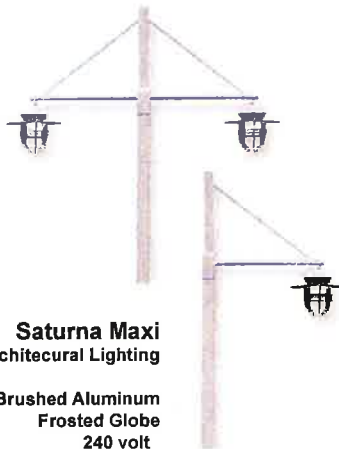
**Adobe
61078**

**Standard
Concrete**



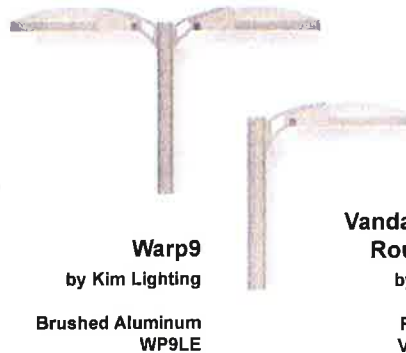
Wilshire Planter
by QuickCrete

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

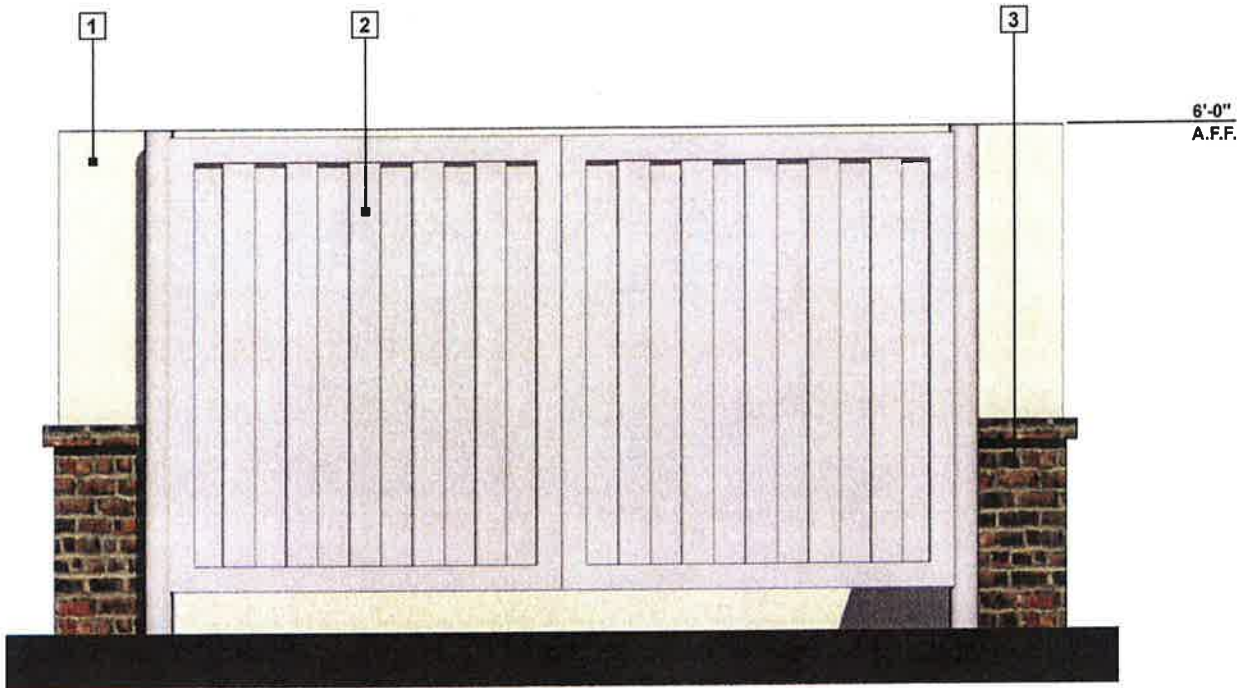
Center Amenities

Highland Village

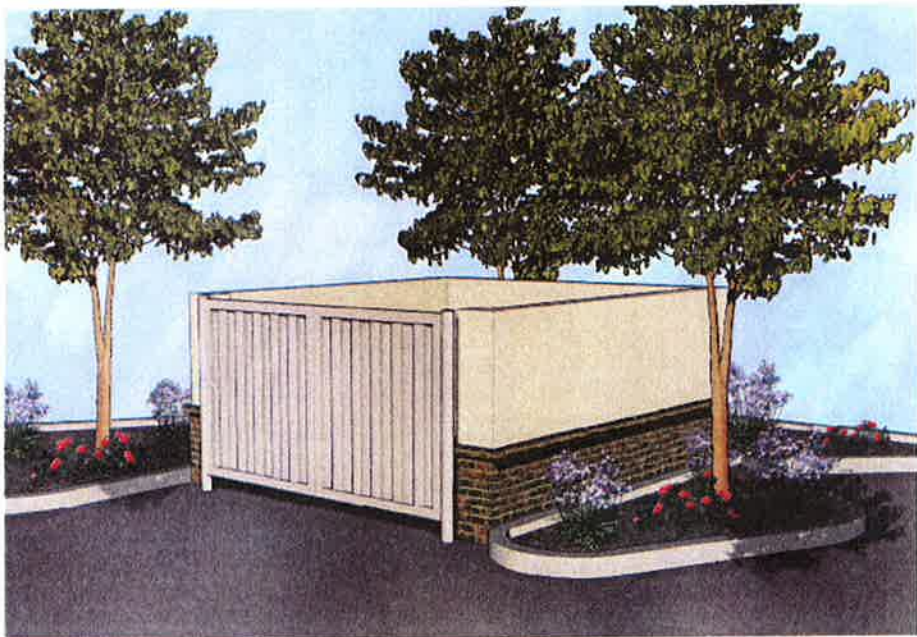
Roseville Parkway & Gibson Drive
Roseville, CA



GLIMCHER VENTURES SOUTHWEST



	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



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 916.488.8506

Typical Trash Enclosure

Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

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

28 Tube Steel - SW 6045 Intellectual Gray

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

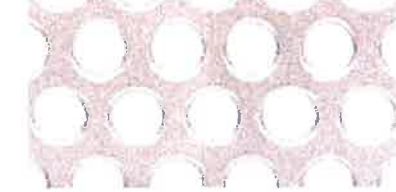
23 Monterey Bay Flash Thin Brick

6 SW 7048 Urbane Bronze

12 SW 7026 Griffin

18 SW 6158 Sawdust

24 Chardel Blend Thin Brick



Project:
Highland Village
Roseville Parkway & Gibson Drive

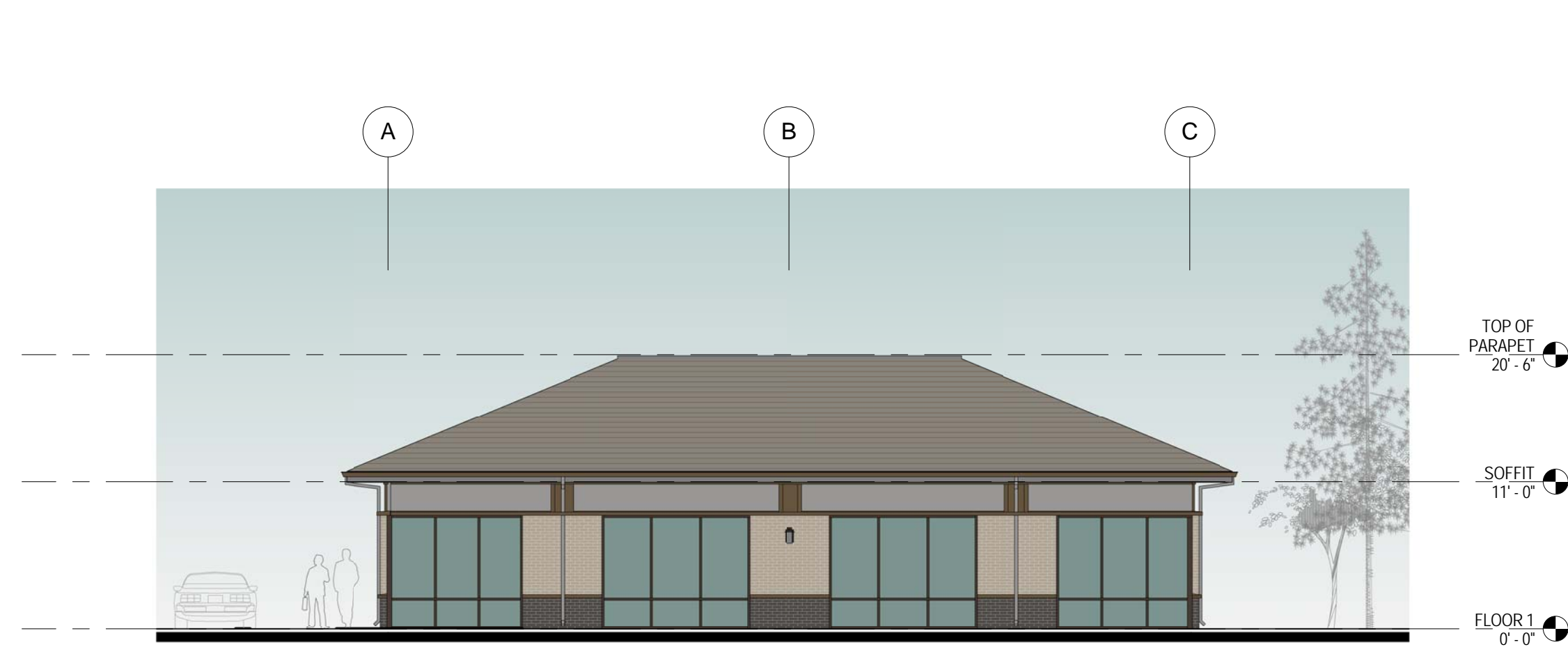
MASTER COLOR / MATERIAL PALETTE

Job Number:	A06.140
Date:	11.12.07
Drawn:	JEI
Revised:	

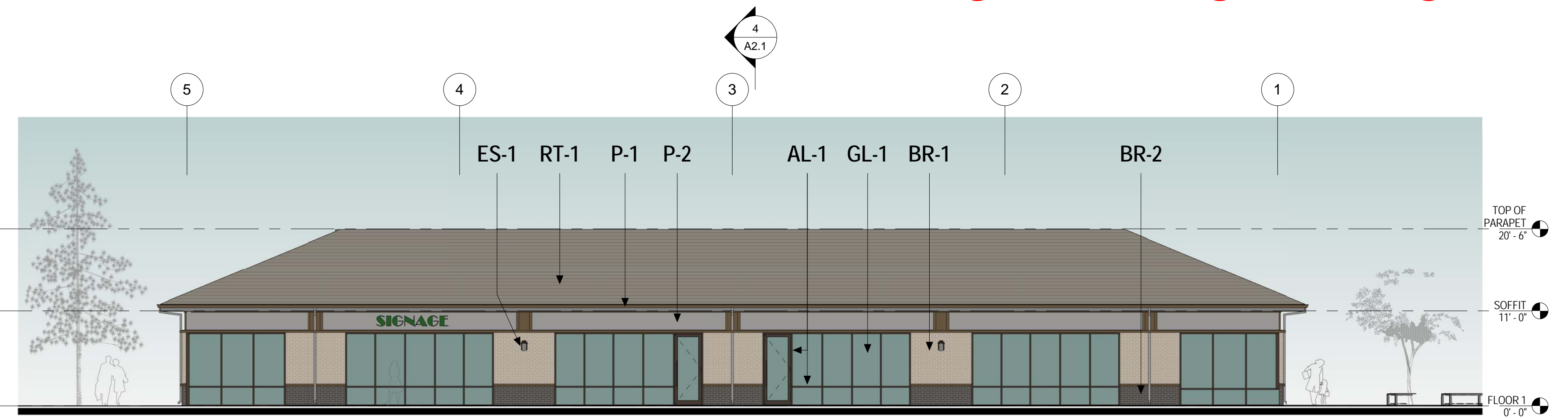
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Exhibit E

Master Color/Material Palette

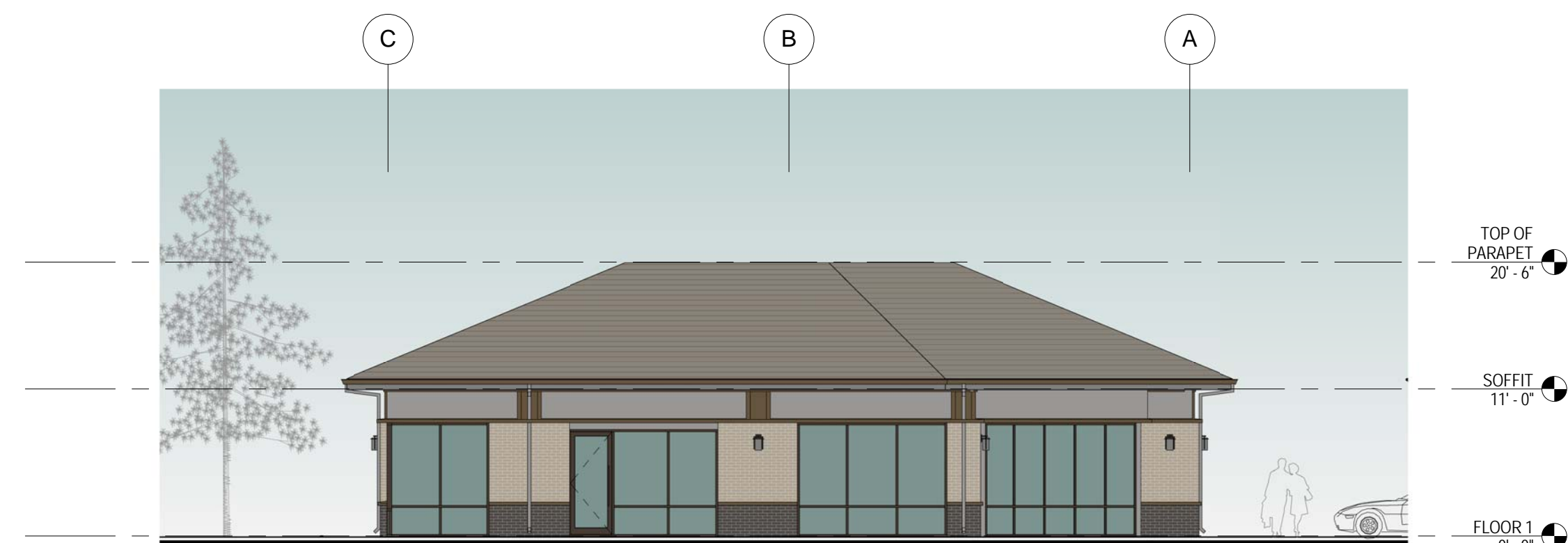
Highland Village ■ Roseville Parkway & Gibson Drive
Roseville, CA



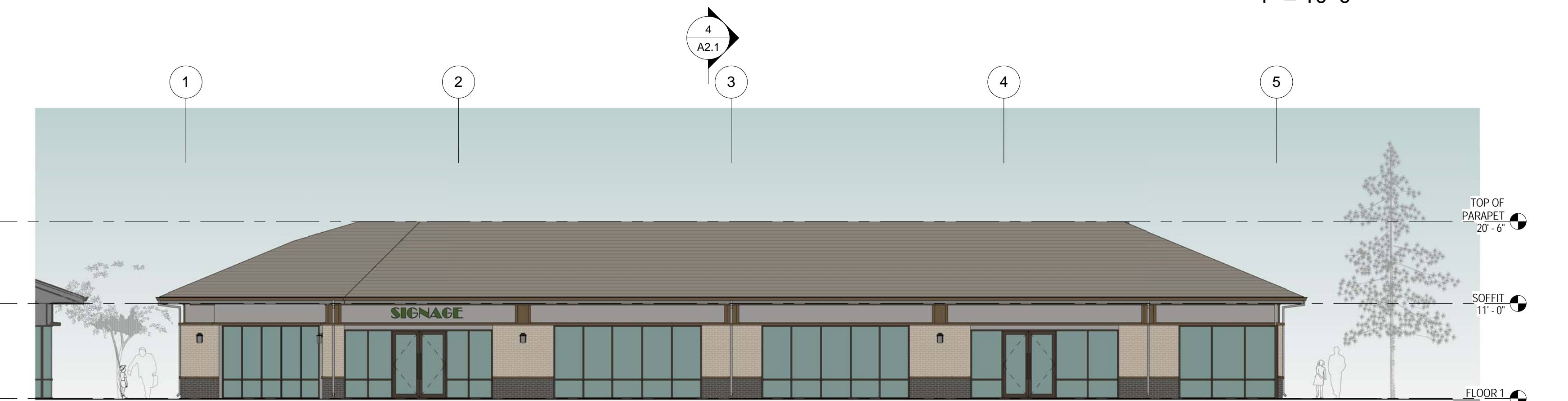
EAST ELEVATION - BUILDING 2
1" = 10'-0"



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



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



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

EXTERIOR FINISH SCHEDULE

BR-1 THIN BRICK VENEER
BASIS-OF-DESIGN PRODUCT
MFR: H. C. MUDDOX
COLOR: CHARDEL BLEND



BR-2 THIN BRICK VENEER
BASIS-OF-DESIGN PRODUCT
MFR: H. C. MUDDOX
COLOR: KLINKER



RT-1 CONCRETE ROOF TILE
BASIS OF DESIGN PRODUCT
MFR: EAGLE ROOFING PRODUCTS
COLOR: VILLAGE BLEND



P-1 PAINT COLOR 1
MFR: DUNN EDWARDS
COLOR: DE6119 NEUTRAL VALLEY LRV 15

P-2 PAINT COLOR 2
MFR: KELLY MOORE
COLOR: KM5792 STACKED STONE

P-3 PAINT COLOR 3
MFR: KELLY MOORE
COLOR: KM4578 FEATHER STONE

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

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

ES-1 WALL SCONCE, EXTERIOR
SUPPLIER: LUMENS
MFR: HUBBARDTON FORGE
STYLE: TOUROU COASTAL OUTDOOR



A3.1 PLANNING SUBMITTAL

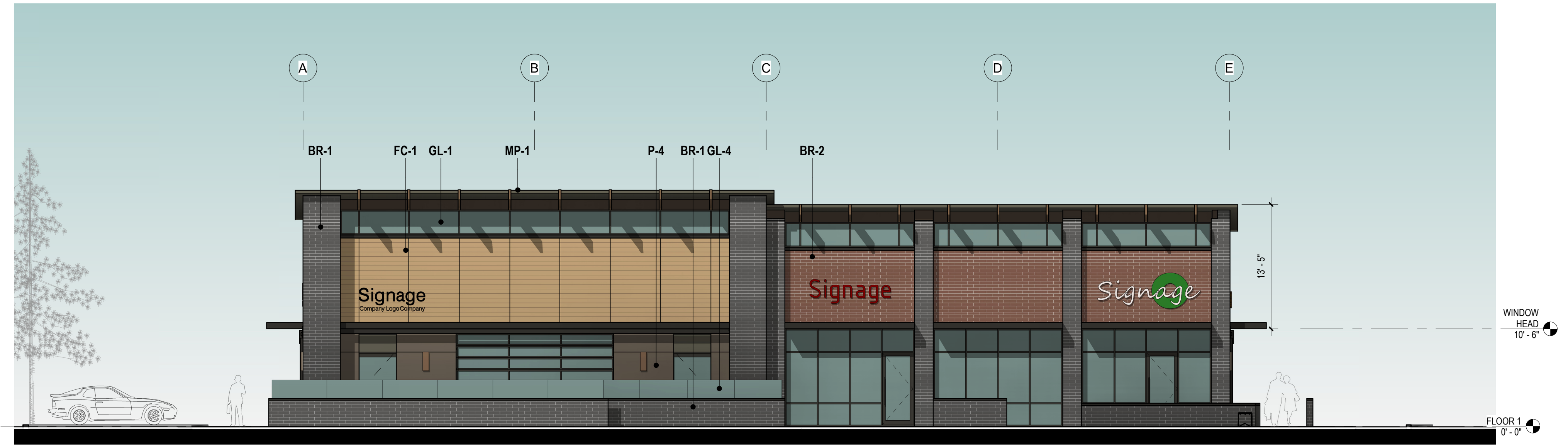
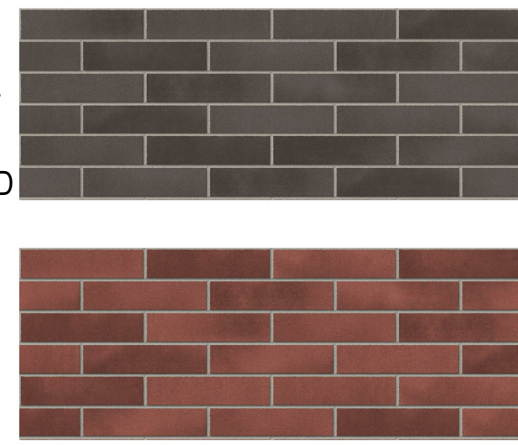
EXTERIOR ELEVATIONS

HIGHLAND VILLAGE BUILDINGS 1 & 2

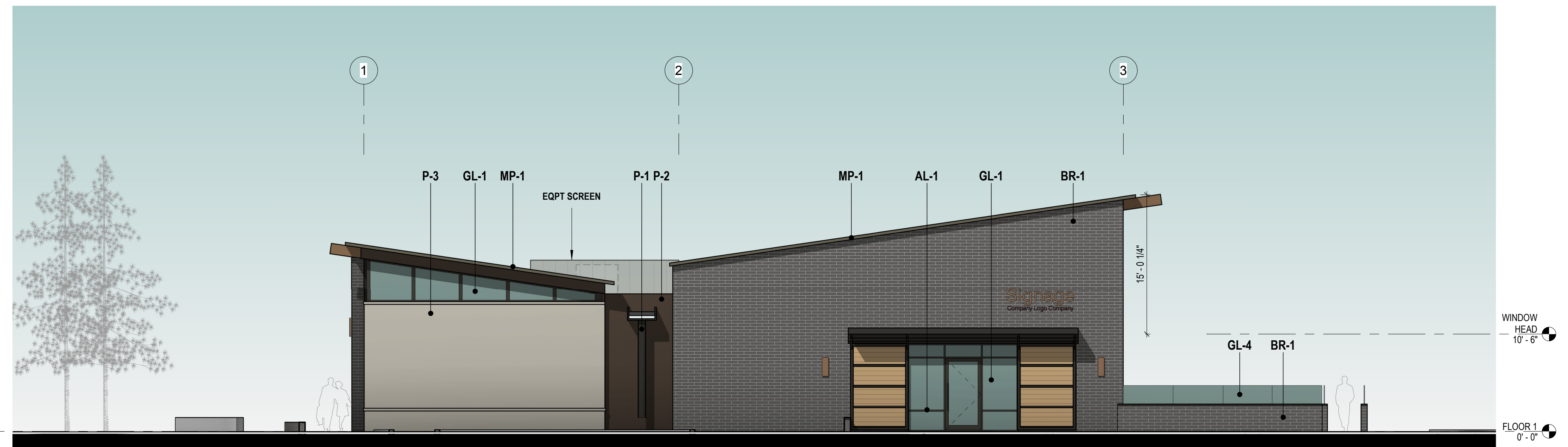
258 & 262 GIBSON DRIVE, ROSEVILLE, CA 95678

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: SPEKBRK
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