

BASELINE

MARKETPLACE



DESIGN GUIDELINES

BASELINE ROAD AND FIDDYMENT ROAD
ROSEVILLE, CALIFORNIA

AUGUST 2025

PROJECT TEAM

| | |
|---------------------------------------|----------------------------|
| Developer: | Covenant Real Estate Group |
| Project Engineer: | Kimley-Horn |
| Landscape Architect: Guideline | Fuhrman-Leamy Land Group |
| Design Team: | Stantec Architecture Inc. |
| Principal In Charge: | Jay Baptista |
| Architect: | David Takeuchi |
| Design Team: | Genesis Ramos |

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These Guidelines are intended to foster quality Design by way of establishing criteria for the site development, architecture, landscape, exterior signage and lighting.

The objective is to achieve a consistent, high quality development that encourages unique architecture yet is unified through a comprehensive approach to materials, colors, landscape and common elements.

An architectural review committee will be established as part of the CC&Rs and all projects will be subject to approval prior to submitting to the City of Roseville.



INTRODUCTION

The Sierra Vista Specific Plan identifies this project as a commercial center consisting of three separate parcels; DF-40, 41, & 42. The intent is that they might develop individually but have an overall design intent that form an integrated shopping center.

The proposed site plan addresses the project as two distinct developments, Baseline Marketplace East and Baseline Marketplace West, separated by Upland Drive. It conforms to the Specific Plans' vision of a center anchored by several large plate retailers with supporting retails shops, businesses, restaurants and fuel centers. The plan establishes functional access and circulation for both vehicles and pedestrians along with an effective organization of buildings, parking and service areas.



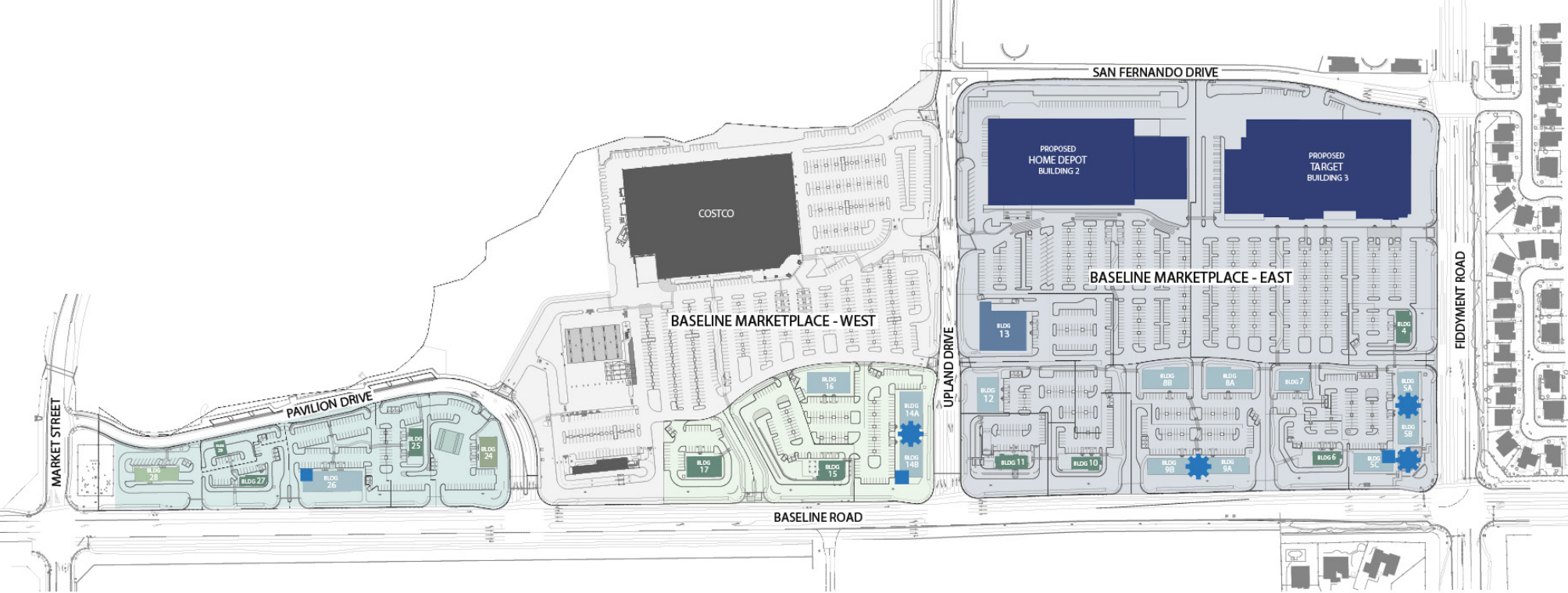
The architectural approach is intended to establish a general theme that addresses form, massing, materials, colors and details for the project. In addition, the approach addresses complementary elements such as landscape, lighting, signage and plaza design to create an overall cohesive appearance.

The design vision is to create a modern design with a clean, natural color palette inspired by Mediterranean and California styles, evoking the spirit of the City of Roseville, Placer County and the Gold Rush era. The goal is to make this plaza into a statement destination with a modern aesthetic, green spaces, and inviting seating areas; drawing more customers and establishing it as a central hub for community gatherings. The unifying elements become the landscape, paving and accessory features that provide commonality. Building massing will encourage the use of both horizontal and vertical elements to create dynamic forms. Structural elements can be expressed, overhangs are encouraged along with covered walkways. The use of tower elements will be limited to anchoring of building mass or as a focal point. Materials might include stucco, stone veneer, black steel, porcelain tiles, metal panels and wood siding.



BUILDING ZONES

Baseline Marketplace is anchored by several large plate retailers with supporting retail shops, businesses and restaurants creating districts or “zones”. These zones create the opportunity to establish their own distinct character including functional access and circulation for both vehicles and pedestrians along with an effective organization of buildings, parking and service areas.



BUILDING LEGEND

- MAJOR ANCHOR
- MINOR ANCHOR
- MULTI-TENANT
- DRIVE-THRU TENANT
- FUEL CENTER
- CAR WASH
- EXISTING BUILDING
- EXISTING RESIDENTIAL

SITE LEGEND

- ZONE 1
- ZONE 2
- ZONE 3
- EXISTING SITE
- PEDESTRIAN PLAZA
- TOWER ELEMENT
**Optional at Building 26*

ARCHITECTURAL GUIDELINES

The scale of the project is such that Architectural treatment would most effectively be addressed by building types or zones. Large floor plate buildings at the rear of the site warrant a different scale and treatment than shops closer to the street. Clusters of in-line shops will most likely be treated differently than a single stand-alone tenant. A few locations on site warrant special attention due to their proximity to corner entry drives or prominent street intersections.

Distinct Building Types include:

- Major Anchor
- Minor Anchor
- Multi-Tenant Buildings
- Individual Tenant Buildings
- Corner Buildings
- Drive-thru Restaurants
- Fuel Centers
- Car Washes

Individual tenant buildings, whether clustered or freestanding, should express unique architectural character while aligning with the marketplace's overall design language and the Baseline Marketplace base palette. All sides of each building must be thoughtfully treated, with attention to materials, articulation, and pedestrian experience. Design should prioritize walk-ability and comfort through storefront transparency, quality paving, covered walkways, and landscape integration. Variation in roof-lines, wall planes, signage, and lighting can create visual interest while maintaining cohesion. These buildings should balance individuality with continuity—supporting tenant identity while contributing to a unified, modern aesthetic rooted in Mediterranean and California styles.

Major Anchor

Baseline Marketplace is designed to be anchored by large retail tenants that provide goods and services beyond the local neighborhood. Due to their scale, these buildings must address the challenge of creating a human-scale environment through careful attention to form, proportion, and pedestrian-level detail. Materials follow the design guidelines of those major retailers, however they should complement the overall design palette, ensuring cohesion. All sides, including rear and sides, must be equally treated, and loading areas must be screened with compatible materials and methods.

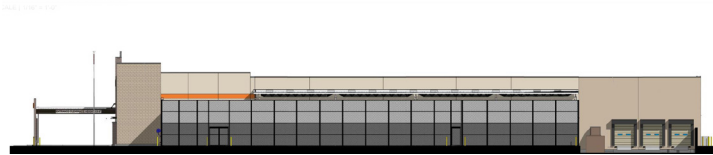
Baseline Marketplace base palette elements shall include:

- Articulated Facade and Parapet
- Tile or Stone Wainscot
- Stone/Masonry Veneer
- White/Beige Body Colors
- Black or White Steel Architectural Elements



Major Anchor - The Home Depot






COMPLIMENTS MATERIAL BOARD A - BLUE THEME

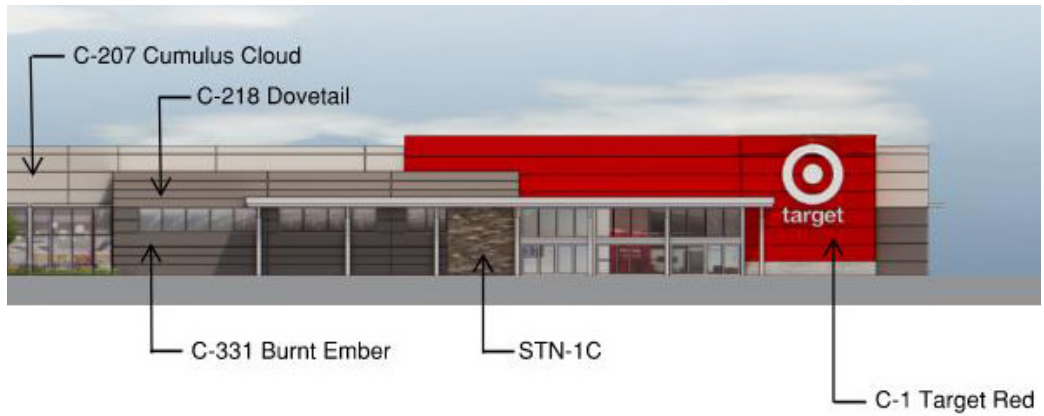


Major Anchor - Target

COMPLIMENTS MATERIAL BOARD B - GREY THEME



-  C-207 Cumulus Cloud
-  C-331 Burnt Ember
-  C-327 DoveTail
-  eifs - C-1 Target Red
-  STN-1C Coronado Stone Falmouth



Minor Anchor

Secondary or minor anchors such as grocery stores maybe included adjacent to large retail users. These buildings, although slightly smaller in scale, are encouraged to have unique architectural treatment but at the same time should complement the character of the adjacent buildings.

Baseline Marketplace base palette elements shall include:

- Articulated Facade and Parapet
- Tile or Stone Wainscot
- Masonry or Stone Veneer
- White & Beige Body Colors
- Black Steel Architectural Elements



Multi-Tenant Buildings

Clusters of shops and stand alone pad buildings containing multiple tenants form unique districts within the project area. These are intended to each have their own individual character as defined by the treatment of Architecture, use of materials, as well as comprehensive landscape and paving. Special attention must be paid to architectural treatment on all sides of the buildings. Strong pedestrian connection between clusters is desired. Base building heights to vary between 20 feet and 22 feet, with articulating parapet heights between 24 feet and 28 feet.



Individual Tenant Buildings

Similar to multi-tenant buildings, stand alone pad with individual tenants provide visual focal points of interests. These buildings are also intended to have their own individual character as defined by the treatment of Architecture, massing and roof forms, use of materials, as well as comprehensive landscape and paving. Special attention must be paid to architectural treatment on all sides of the buildings. Strong pedestrian connection to adjacent neighborhoods is desired. Base building heights to vary between 20 feet and 22 feet, with articulating parapet heights between 24 feet and 28 feet.



Corner Buildings

In addition to free standing pads, there are several prominent locations on site that are designed to accommodate feature corner buildings. These sites deserve special attention to massing, patios, and overhangs, emphasizing views from both the street and parking areas; and may be well suited for uses that take advantage of planned outdoor plazas such as cafes, restaurants, delis or coffee shops. Vertical depth of patios and overhangs shall be a minimum on 18 inches at corner buildings with direct access to a pedestrian area. Tenants should fully utilize connections to outdoor plazas, enhancing visibility and pedestrian engagement.

Projects on the corners of prominent intersections should be treated as community gateways and should be of the highest design quality. The corner of Baseline and Fiddyment and other high-traffic corners need to have significant architectural interest and prominence.



Fuel Center

The project includes land use for gas stations. Buildings should be placed to maximize front door visibility to the street for security and safety reasons. All structures, including canopies, should be placed internally and away from the street to reduce visual impact allowing the building to be highlighted. While also complementing the architectural character of the overall center incorporating appropriate colors and materials. While these uses often have unique architectural requirements, they should be designed to be compatible with the character of the overall project.

Baseline Marketplace base palette elements shall include:

- Articulated Facade and Parapet at Main Entrance
- Tile or Stone Wainscot
- Masonry or Stone Veneer
- White & Beige Body Colors
- Black Steel Architectural Elements



Drive-thru Restaurants

Drive-thru restaurants shall relate to the center and are encouraged to adopt a complementary scheme from the base palette of the overall center even while maintaining their own individual character. Signage should be the primary method of identification. The Baseline Marketplace design guidelines provides complimentary color schemes to suit a range of corporate building styles or colors. Special attention should be given to the treatment of materials, colors, landscaping and paving that conform to these Design Guidelines. Drive-thru aisles are to be screened to prevent headlight lumination towards Baseline Road by means of a landscape buffer or low wall which should not visually dominate the building.



Drive-thru Restaurant - Raising Cane's



MATERIAL FINISHES



MASSING & ARTICULATION

Buildings throughout the project should approach Articulation and Massing by addressing three components: Base, Height, and Modulation.

Large retail tenants may have need for high volume spaces which will somewhat determine the overall height of the exterior facade. Careful attention to form, proportion, and details at the pedestrian level will be important.

The following elements should be addressed for each building:

- Walls
- Base Treatment
- Storefront & Glazing
- Parapets & Cornices
- Canopies
- Lighting
- Architectural Elements

Building Massing and height should conform to the Roseville Zoning Ordinance and Community Design Guidelines.

Other considerations:

- Walls with base color shall be lower than corner and articulated parapet elements
- Stucco bands or pop outs used to achieve articulation is discouraged
- Wall mounted or visible roof exhaust will not be permitted.
- All mechanical systems to be screened

The Project may incorporate one tower element at each phase as a focal point which could exceed the allowable height limit. No Tower shall exceed 60 feet in height.



Walls

The primary body of a building may consist of any of the approved materials including stone, tile, block or stucco. Incorporation of the Baseline Marketplace Base Palette will be required to include cement stucco PT-1 in a sand finish. Window mullions and glazing also become significant wall elements. Metal panels, wood or fiber cement siding may be allowed on a limited basis.



Metal Panels



Baseline Marketplace Metal Panel Colors

Wood or Fiber Cement Siding



Base Treatment

The Base treatment of every project shall consider use of durable, high quality materials that will endure impact and exposure to shopping carts and other abuse.

The scale and texture of materials used should be appropriate to their location at the pedestrian level. Durable materials such as concrete, stone, stucco, or tile should be considered. Transitions from wall to pavement can be improved through the use of landscape elements such as potted plants adjacent to pedestrian traffic zones.



Storefront & Glazing

Black aluminum storefront framing shall be incorporated throughout Baseline Marketplace. The high contrast from the base palette will emphasize the entrances and facade, providing a heightened focus on design and impact. The addition of horizontal mullions is encouraged.

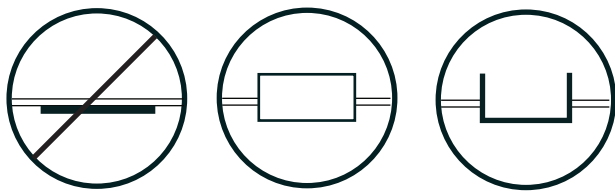
Glass shall be clear or have a light tint. Dark tints or reflective glass is discouraged. Where views into storage or work areas require obscured glass, frosted, sandblasted or white spandrel panels can be used.

Parapets & Cornices

Parapets shall vary in height and provide and accentuate the building articulation. They shall return over the roof or appear as a solid mass by a minimum of four feet. Variations in height shall be by a minimum of two feet. All parapets shall have a termination by a cornice.

Parapet Diagrams

Partial Roof Plans at Parapet Conditions

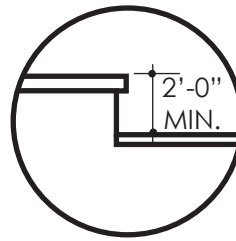


Planes

Mass

Return

Minimum Parapet Variation in Height



Cornices visually terminate the top of the wall or parapet by a contrasting architectural cap, cornice or coping. The cap becomes the top of the frame for tenant identity and the supporting framework for signage, windows and canopies. Careful attention should be paid to the texture and color as related to tenant signage and color scheme. Ease of repair might be a consideration as well in the event of signage changes.



Canopies

Architectural elements such as canopies and awnings should be integrated into the design and consist of durable, high quality materials. These can add visual interest, afford protection from the weather and may provide a location for signage if within the business storefront.

The use of black steel brackets, columns, vertical supports, bracing and hanger rods are encouraged. Cantilevered systems are also acceptable.



Building Lighting

Lighting on buildings can have a dramatic effect on the mood, quality, and character of a commercial center.

- Building mounted lighting fixtures should be placed to enhance the elements and proportions of the architecture.
- The color and intensity of lighting used on buildings should closely match that of the landscape and pedestrian walkways.
- All project lighting should be focused downward whenever possible to avoid light pollution of the night sky.
- All light fixtures should be the highest quality, most energy efficient available and complement the architecture of the building.
- No exposed LED bands, fluorescent tubes, or light strips will be permitted.



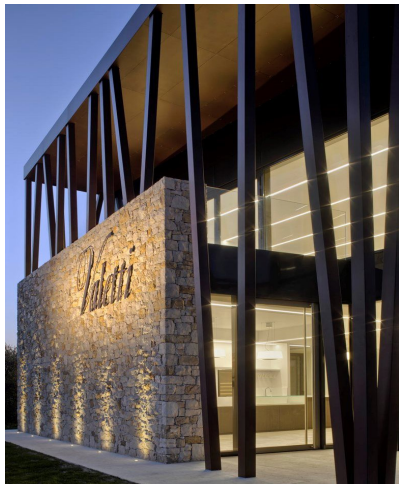
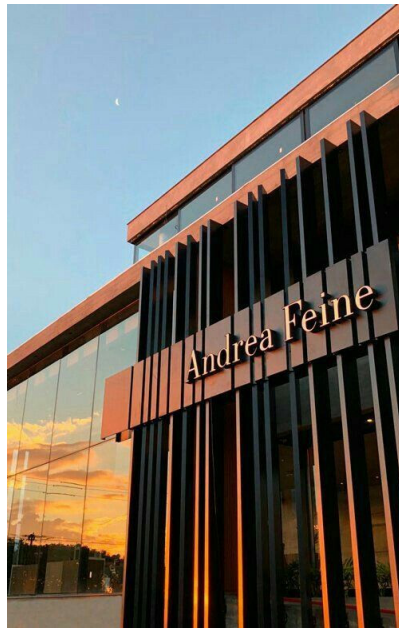
BASELINE MARKETPLACE BASE PALETTE OUTDOOR WALL LIGHTING

WAC LIGHTING
ARCHETYPE WS-W151918-18"
OUTDOOR WALL SCONCE
TEXTURED BLACK
13W LED / 1000 LED LUMEN'S
COLOR TEMP 3000K
TITLE 24 JA8 / ADA COMPLIANT

Architectural Elements

A key component to the guidelines is the consistent use of architectural elements throughout the project. Varied roof heights, breaks or steps in the roof and maintaining a minimum depth in the parapets shall be considered. Walls shall include black ornamental steel details to provide visual interest. Textures and vertical elements should be incorporated using high quality materials that span the height of the building to add visual interest.

Scuppers, internal downspouts and overflows shall be diverted to landscape areas and avoid being discharged onto pedestrian surfaces. Use of exposed gutters should be avoided. If used, cows tongue downspout nozzles shall be selected to minimize its obstruction at pedestrian walkways.

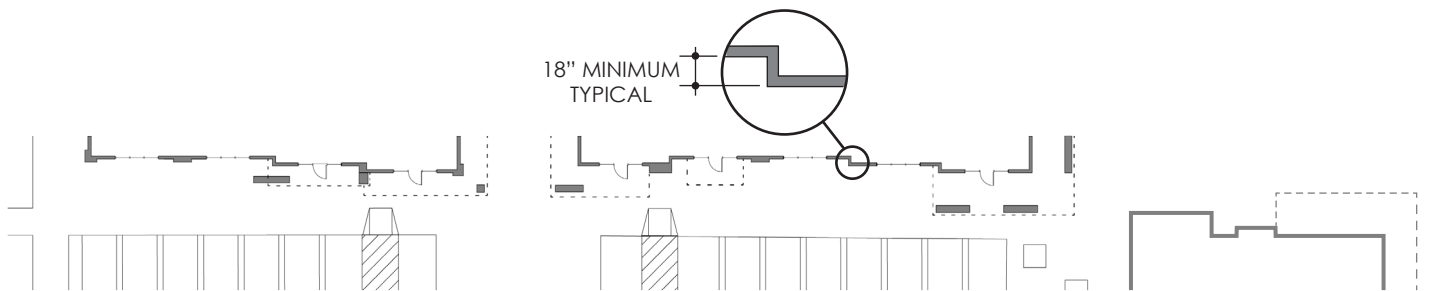


Building Articulation

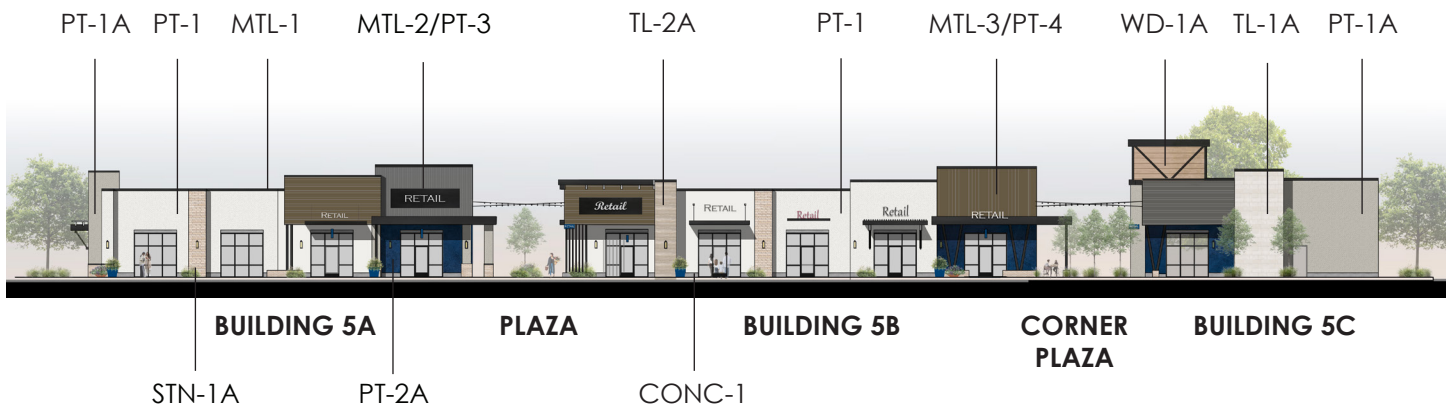
To provide addition interest to overall architectural aesthetic, the following key elements are to be implemented into each retail building:

- Base building height 20 feet to 22 feet
- Vertical parapet offsets of between 24 feet to 28 feet
- Horizontal facade articulation from the base building wall of a minimum of 18 inches
- Material Board A, B, or C
- Wainscot
- Horizontal Storefront to align with wainscot and door header
- Optional tile base

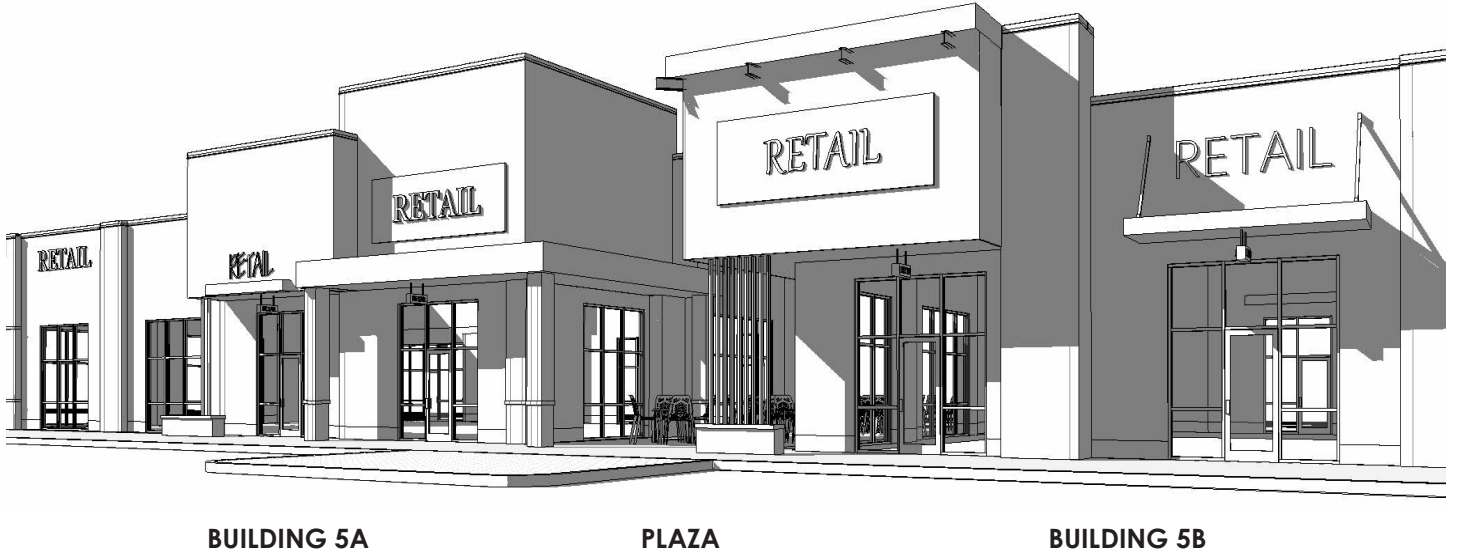
Buildings 5A, 5B, 5C Floor Plan Articulation



Buildings 5A, 5B, 5C Elevation Articulation: Material Board A



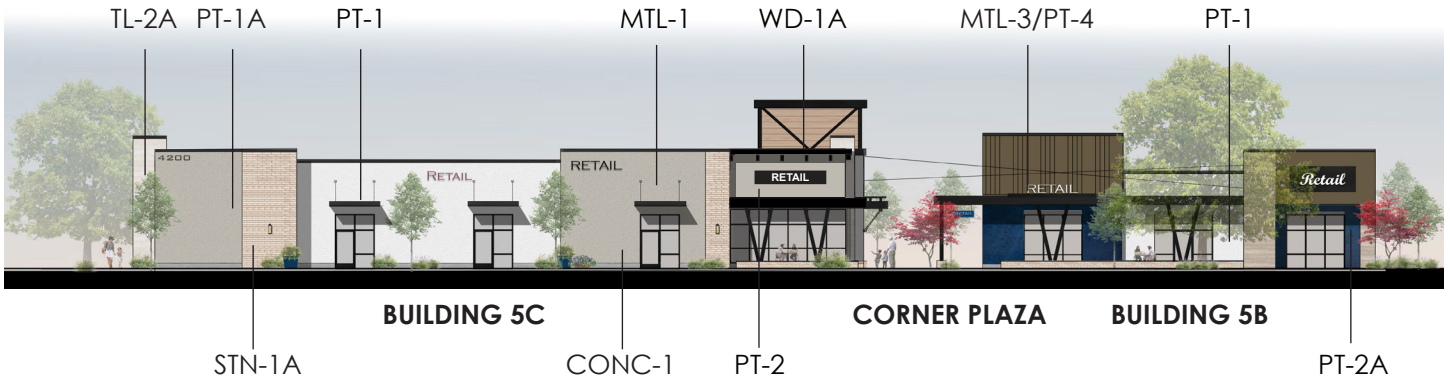
Buildings 5A & 5B Massing & Articulation Vignette



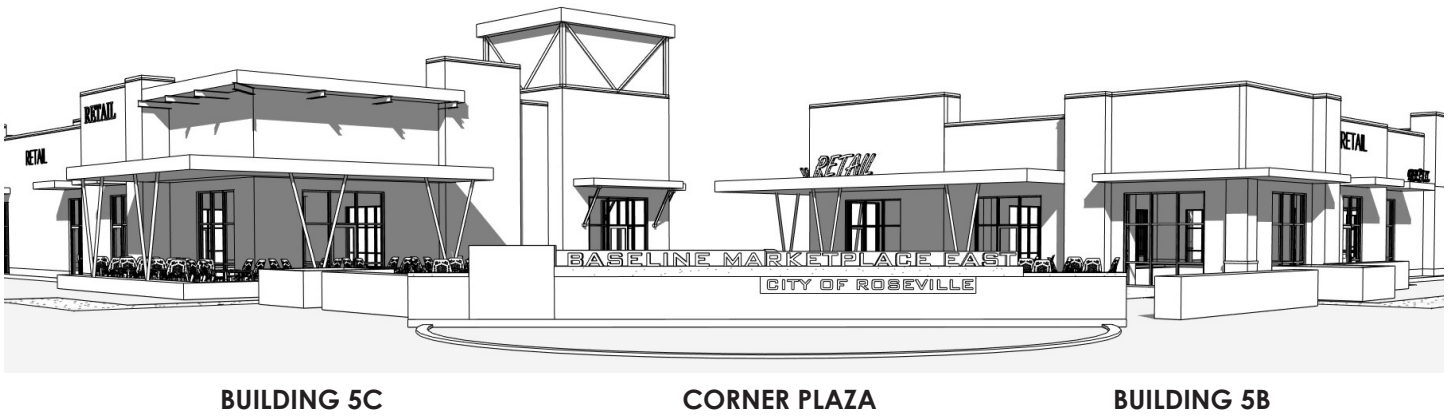
Buildings 5A & 5B Massing & Articulation Rendering



Building 5C & 5B Elevation Articulation: Material Board A



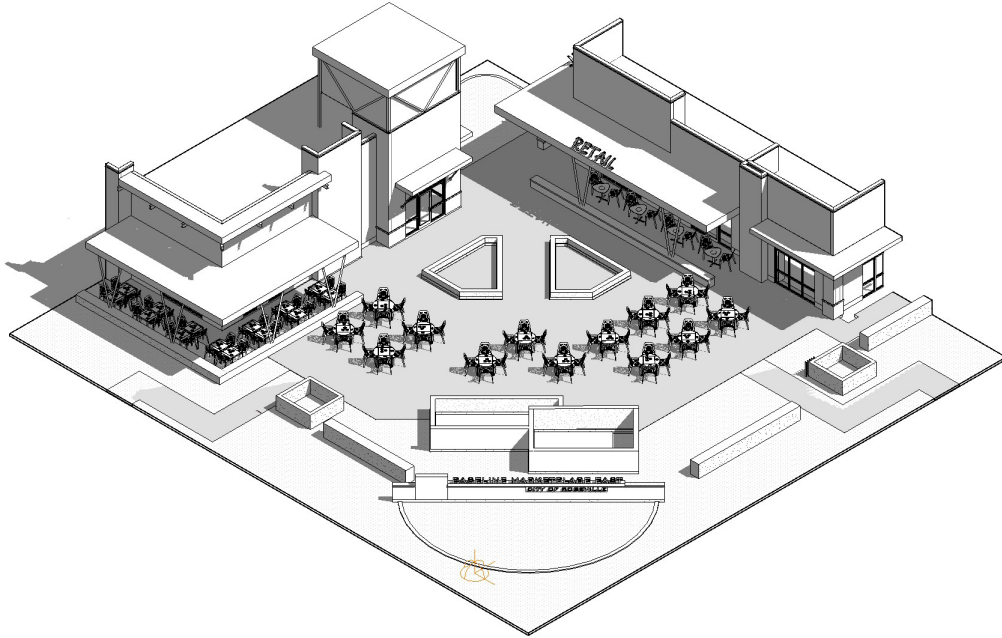
Buildings 5C & 5B Massing & Articulation Vignette



Buildings 5C & 5B Massing & Articulation Rendering



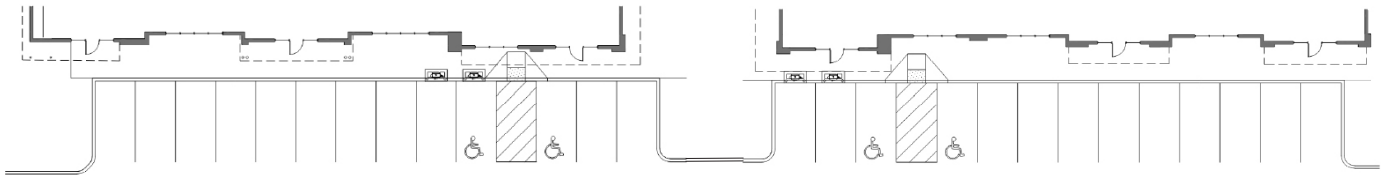
Plaza 5C & 5B Massing & Articulation Axonometric Vignette



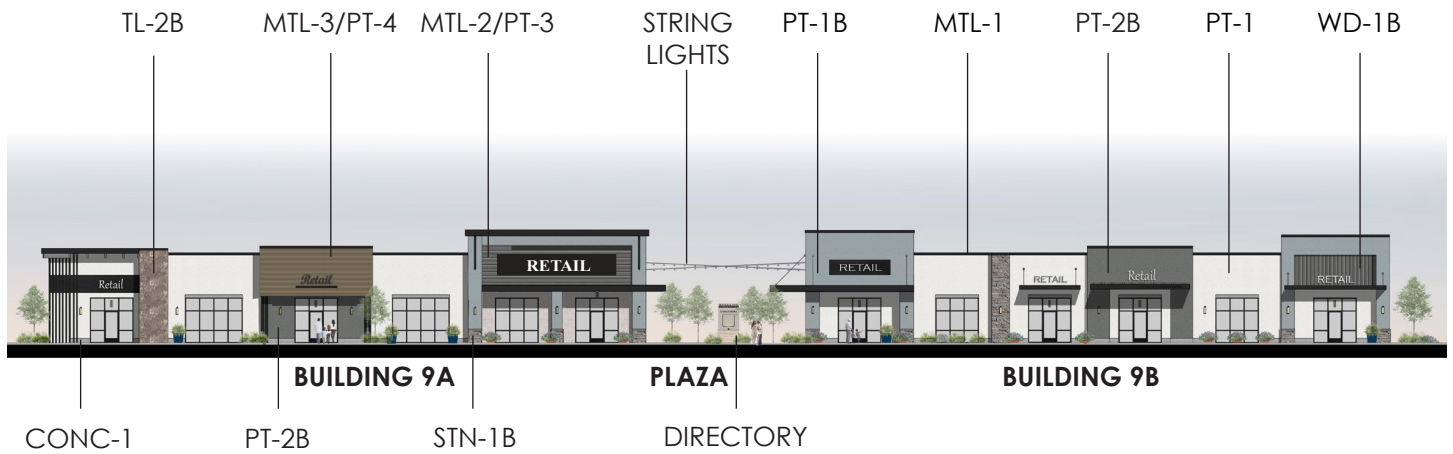
Plaza 5C & 5B Massing & Articulation Axonometric Rendering



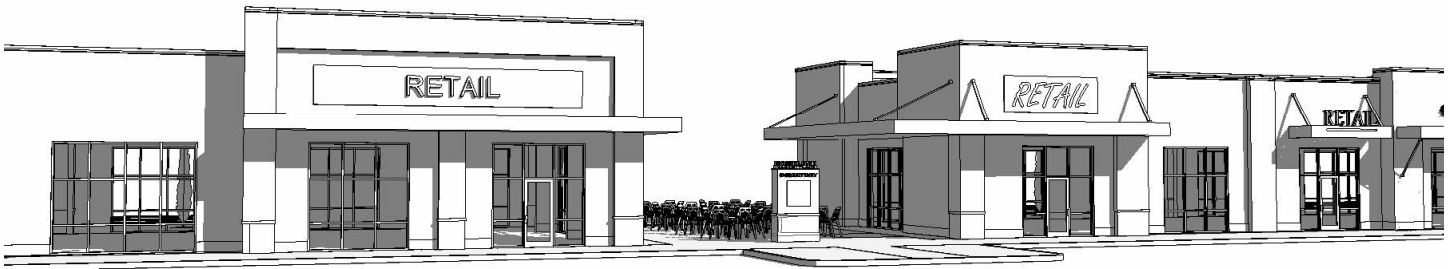
Building 9A & 9B Floor Plan Articulation



Building 9A & 9B Elevation Articulation: Material Board B



Building 9A & 9B Massing & Articulation Vignette



BUILDING 9A

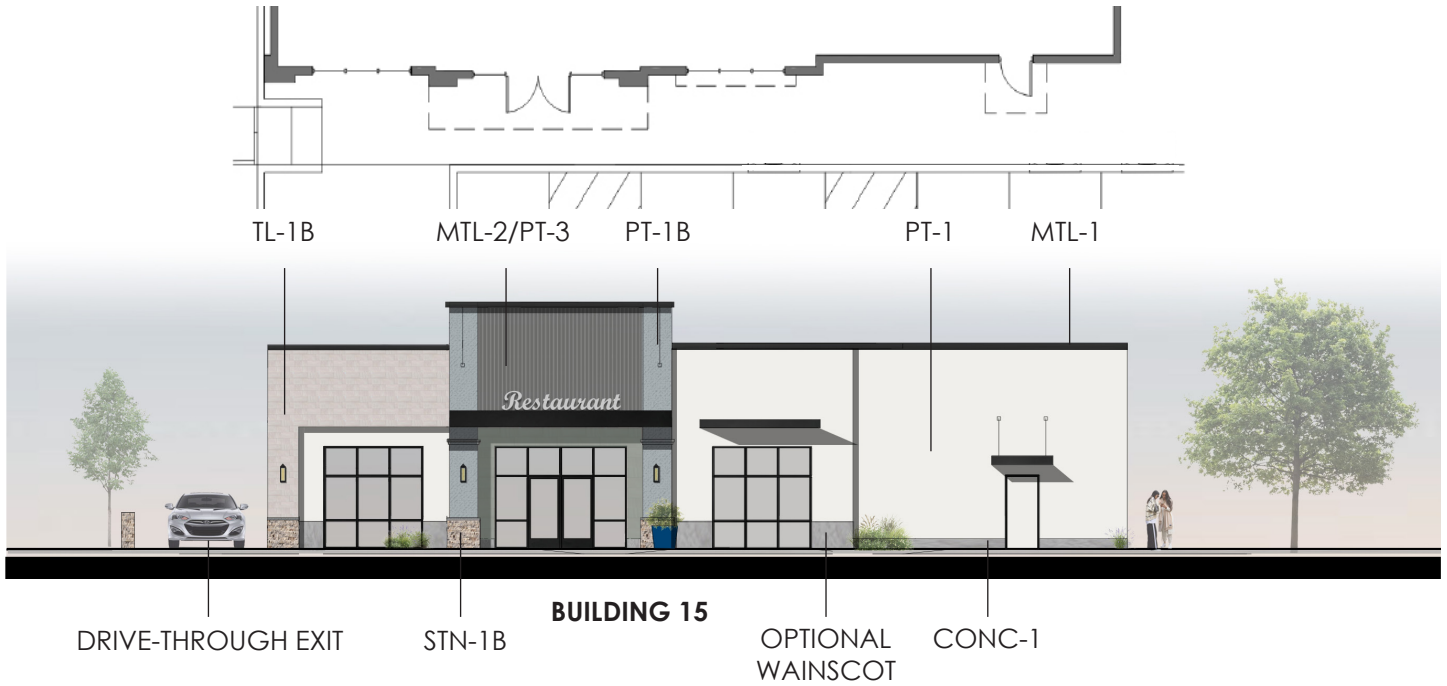
PLAZA

BUILDING 9B

Building 9A & 9B Massing & Articulation Render



Building 15 Articulation: Material Board B



Building 16 Articulation: Material Board C



BASELINE MARKETPLACE BASE PALETTE

Buildings shall be faced on all sides with durable, high quality materials. Elevations should consider use of appropriate materials for the proper application such as stone as a base material, concrete masonry or cement stucco for the body of the building. Exposed architectural steel elements and details are encouraged and includes - signage backers, signage supports, canopies, brackets, columns, trellis and structural members. Base site furnishings shall also match the selections for the entire development.

The Baseline Marketplace Base Palette is intended to provide flexibility for all tenant build-outs, incorporating common materials and complementary color schemes with various tenant programs.

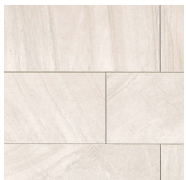
Main Base Palette of Materials

The core materials and colors used throughout the development for every building, landscape screening and on signage.



Stone

The use of stacked stone is encouraged as a unifying element through the development. The scale of coursing should be appropriate to the mass and scale of the facade. Large anchor tenants should have larger stone coursing. The style and color of stone used must be consistent throughout the project.



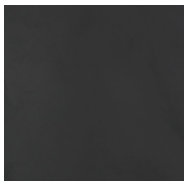
Porcelain Tile

Use of porcelain tile is encouraged. Tiles may be applied in a wide variety of sizes, using natural colors and matte finishes. High gloss, glazed or bright primary colors are discouraged.



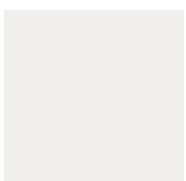
Concrete

Concrete may be used in a variety of applications such as cast-in-place, site-cast, or pre-cast. Where used as an exposed finish, concrete should incorporate the use of integral color and finished to the highest standard of workmanship in either smooth or sand-blasted treatment.



MTL-1/ PT-2: Black Metal Accents / Storefront / Site Furnishings

Black steel will be used for exposed structural elements and as accents, for canopies, columns, railings, supports, sight furnishings or light fixtures. The deep matte black will complement the earthy tones of other materials, adding sophistication while promoting a casual atmosphere. Storefront systems shall be black.



PT-1: Cement Stucco Sand Finish

Stucco finish may be applied over concrete block or stud framing using either an integral color or painted finish. Final coat should have a light sand finish. Heavy textures are discouraged. PT-2 can also be used for signage backer-boards.

Complementary Palette of Materials

Additional materials and colors used throughout the development provided to complement the Baseline Marketplace Base Palette of Materials.



PT-2: Cement Stucco Sand Finish

Paint used exclusively for signage backer-board.



MTL-2/PT-3: Grey Corrugated Metal Panel / Painted Stucco

Slate Grey pre-finished metal wall panels with a minimum offset of 1 3/8 inch, similar to Pac-Clad Highline C1 Musket Gray. Interchangeable with painted stucco PT-3: SW 9162, African Gray.



MTL-3/PT-4: Bronze Corrugated Metal Panel / Painted Stucco

Medium Bronze pre-finished metal paneling with a minimum offset of 1-3/8 inch similar to Pac-Clad Highline M1 - Medium Bronze. Interchangeable with painted stucco PT-4: SW 7033, Brainstorm Bronze

GL-1: Glass / Glazing

All glass should be dual-glazed, clear glass with a Solarban 60 "Low e" coating for maximum energy efficiency and transparency into tenant spaces. Dark, colored or reflective glass is strongly discouraged. Light tints are allowed. Glass panels used to obscure sight into storage or work areas shall be obscured frosted, sandblasted or white spandrel glass.

TL-1 & TL-2: Porcelain Tile

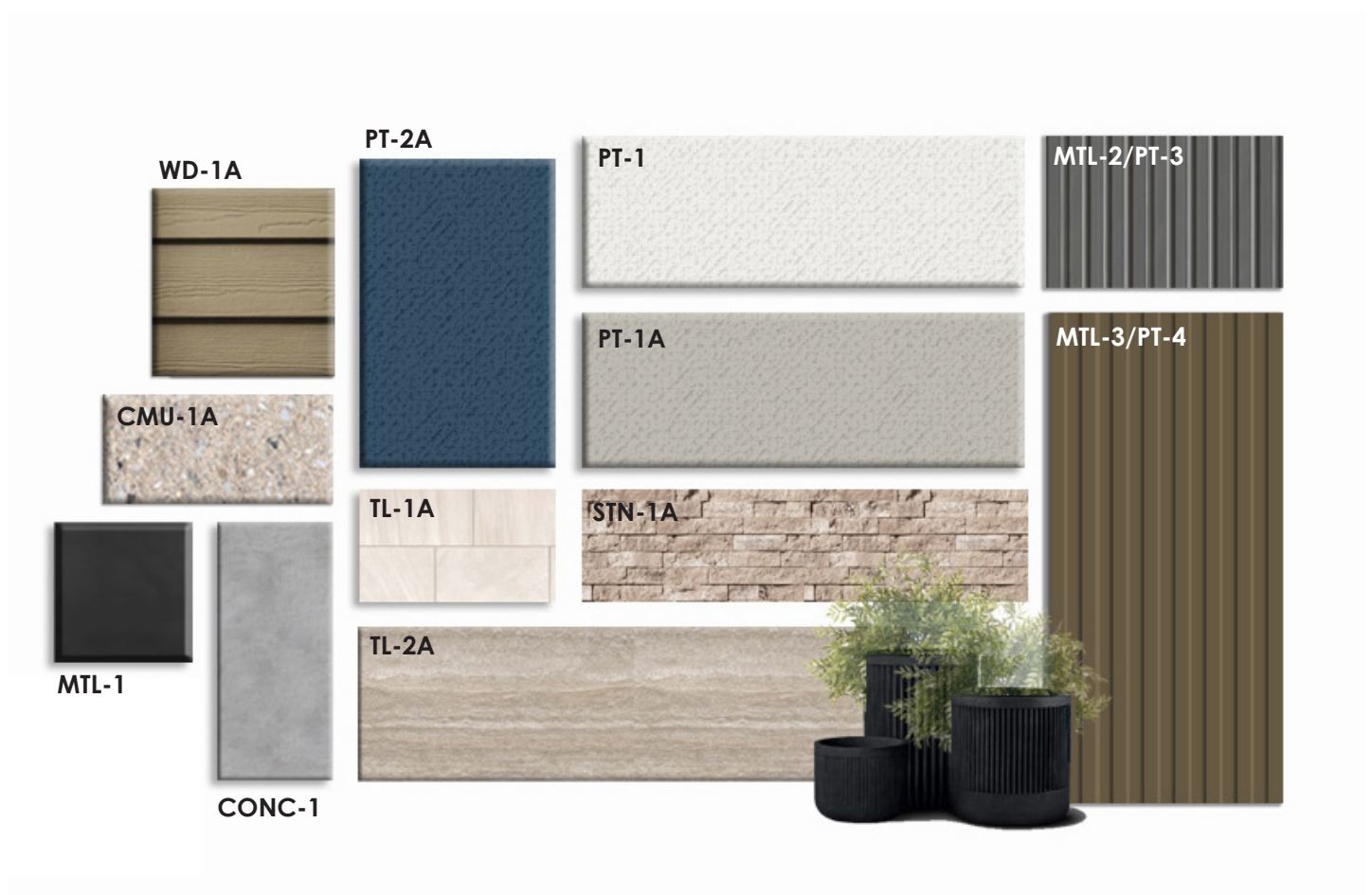
Use of natural stone or porcelain tile is encouraged. Tiles may be applied in a wide variety of sizes, using natural colors and matte finishes. High gloss, glazed or bright primary colors are discouraged.

WD-1: Wood Siding

Wood elements should be used to bring warmth and a natural touch to the space. Choose durable, weather-resistant wood types or wood-look materials.

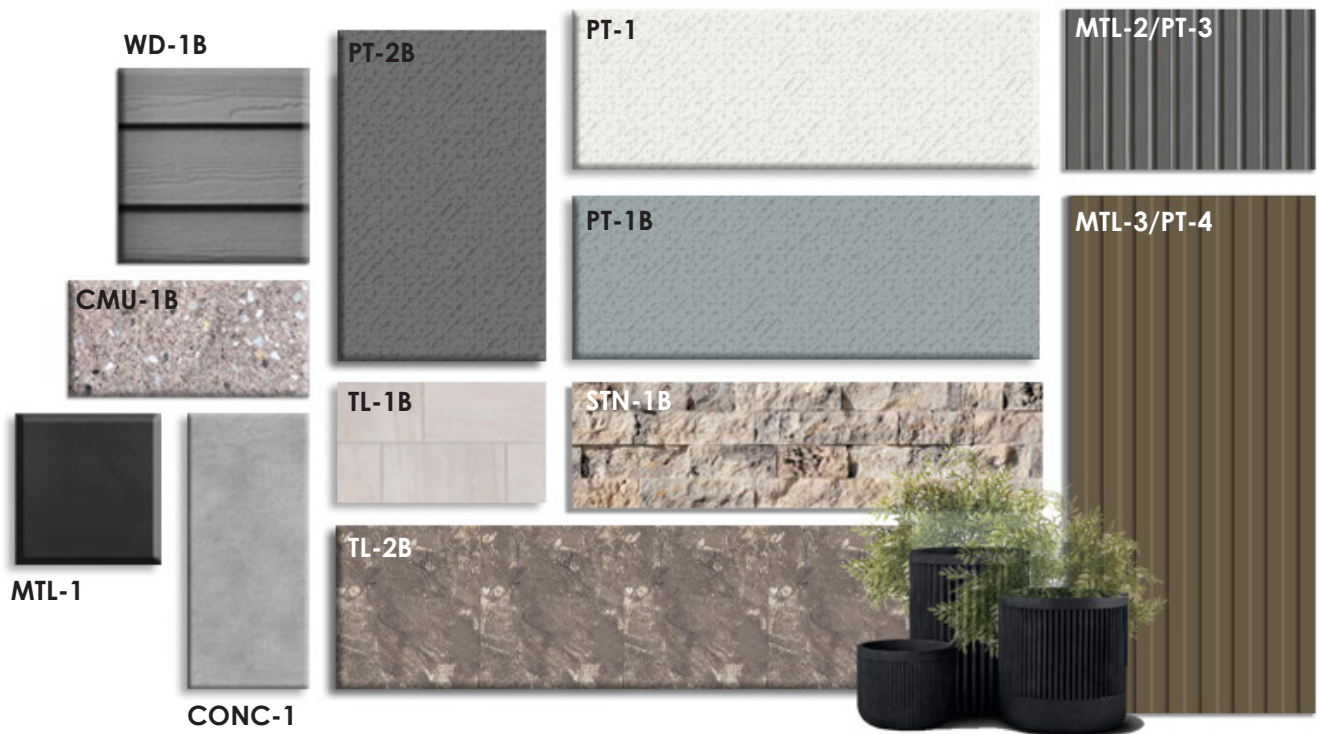
Concrete Masonry - When concrete block is proposed to be used as an exposed finish, it should have integral color and be either honed or split-face. Smooth gray, precision block is discouraged. Incorporating subtle patterns of different colored or textured block is encouraged on large wall surfaces.

Material Board A - Blue Theme



- PT-1:** Cement Stucco Sand Finish - SW7004 Snowbound
- PT-1A:** Cement Stucco Sand Finish - SW7023 Requisite Gray
- PT-2A:** Cement Stucco Sand Finish - SW9177 Salty Dog
- STN-1A:** Amalfi Ledge - Marianna
- TL-1A:** Porcelain Tile - Purestone - Beige
- TL-2A:** Porcelain Tile - Crossville - Travertine Dove
- WD-1A:** Wood Siding - James Hardie - Khaki Brown
- MTL-1:** Black Steel Accents
- MTL-2/PT-3:** Corrugated Metal Panel - Slate Grey
- MTL-3/PT-4:** Corrugated Metal Panel / Stucco - Medium Bronze
- CONC-1:** Limestone Stucco - Thermocromex
- CMU-1A:** Echelon Masonry Split Face - SF 1153

Material Board B - Grey Theme



- PT-1:** Cement Stucco Sand Finish - SW7004 Snowbound
PT-1B: Cement Stucco Sand Finish - SW 9152 Let It Rain
PT-2B: Cement Stucco Sand Finish - SW 7068 Grizzle Gray
STN-1B: Coronado Stone - Amalfi Ledge - Salerno
TL-1B: Porcelain Tile - Purestone - Grigio
TL-2B: Porcelain Tile - Crossville Marblique Invisible Grey
WD-1: Wood Siding - James Hardie - Gray Slate
MTL-1: Black Steel Accents
MTL-2/PT-3: Corrugated Metal Panel - Slate Grey
MTL-3/PT-4: Corrugated Metal Panel - Medium Bronze / Painted Stucco
CONC-1: Limestone Stucco - Thermocromex
CMU-1B: Echelon Masonry Split Face - SF 112

Material Board C - Green Theme

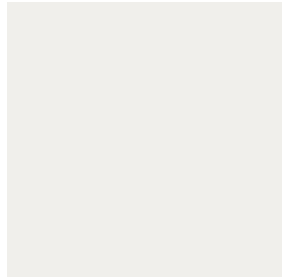


- PT-1:** Cement Stucco Sand Finish - SW7004 Snowbound
- PT-1C:** Cement Stucco Sand Finish - SW 7059 Unusual Grey
- PT-2C:** Cement Stucco Sand Finish - SW 6194 Basil
- STN-1C:** Coronado Stone - Sierra Ledge - Falmouth
- TL-1C:** Porcelain Tile - Purestone - Bianco
- TL-2C:** Porcelain Tile - Crossville - Java Joint House Blend
- WD-1:** Wood Siding - James Hardie - Iron Gray
- MTL-1:** Black Steel Accents
- MTL-2/PT-3:** Corrugated Metal Panel - Slate Grey
- MTL-3/PT-4:** Corrugated Metal Panel / Stucco - Medium Bronze
- CONC-1:** Limestone Stucco - Thermocromex
- CMU-1C:** Echelon Masonry Split Face - SF 1344

Material Palette

Base Palette Colors

Primary Paint |
Stucco Finishes



PT-1
Cement Stucco |
Sign Backer Boards
SW 7004
Snowbound



PT-B
Cement Stucco
Sign Backer Boards
SW 7016
Mindful Gray

Material Board A
Blue Theme

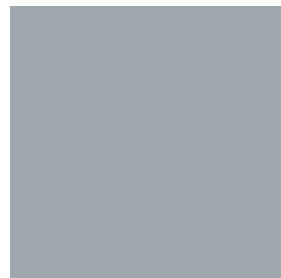
Material Board B
Grey Theme

Material Board C
Green Theme

Primary Paint |
Stucco Finishes



PT-1A
Cement Stucco
SW 7023
Requisite Gray



PT-1B
Cement Stucco
SW 9152
Let It Rain



PT-1C
Cement Stucco
SW 7059
Unusual Grey

Accent Paint



PT-2
Exposed Steel
Sign Backer Board
SW 6258
Tricorn Black



PT-2A
Cement Stucco
SW 9117
Salty Dog


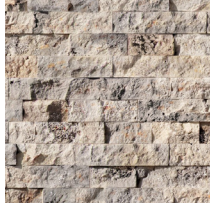


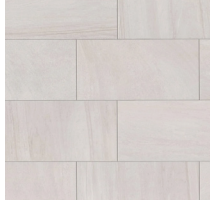
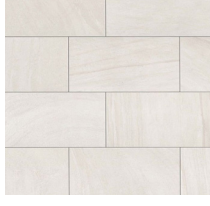





PT-2B
Cement Stucco
SW 7068
Grizzle Gray



PT-2C
Cement Stucco
SW 6194
Basil

Material Palette

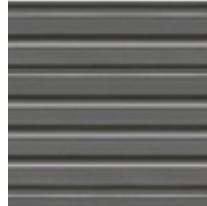
| | Material Board A Blue Theme | Material Board B Grey Theme | Material Board C Green Theme |
|---------------------------------|---|---|---|
| Base Columns Wainscot |  <p>STN-1A Coronado Stone Amalfi Ledge Marianna</p> |  <p>STN-1B Coronado Stone Amalfi Ledge Salerno</p> |  <p>STN-1C Coronado Stone Sierra Ledge Falmouth</p> |
| Wall Tile / Accent/ Wainscot |  <p>TL-1A Porcelain Tile Purestone Beige</p> |  <p>TL-1B Porcelain Tile Purestone Grigio</p> |  <p>TL-1C Porcelain Tile Purestone Bianco</p> |
| Accent Wall Tile |  <p>TL-2A Porcelain Tile Crossville - Access Point Travertine Dove</p> |  <p>TL-2B Porcelain Tile Crossville - Marbelique Invisible Gray</p> |  <p>TL-2C Porcelain Tile Crossville - Java Joint House Blend</p> |

Material Palette

Storefront |
Corrugated
Metal Panel



Storefront
Black



MTL-2
Slate Gray



MTL-3
Medium Bronze

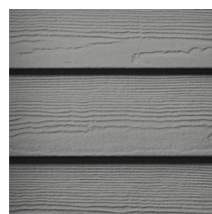
Wood Siding

Material Board A
Blue Theme



WD-1A
James Hardie
Hardie Panel
Khaki Brown

Material Board B
Grey Theme



WD-1B
James Hardie
Hardie Panel
Gray Slate

Material Board C
Green Theme

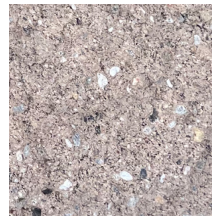


WD-1C
James Hardie
Hardie Panel
Iron Gray

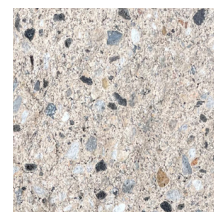
Split Face
Masonry



CMU-1A
Echelon Masonry
Split Face
SF 1153



CMU-1B
Echelon Masonry
Split Face
SF 112



CMU-1C
Echelon Masonry
Split Face
SF 1344

Material and Color Constraints

The use of textures and colors affects every element of a building design. Designers may incorporate a variety of materials and colors consistent from the approved palette which utilizes earth or natural tones. Contrasting or accent colors within an approved range, may be used to emphasize forms or unique features. Bright colors are discouraged.

Constraint are limited to no more than 3 different materials and 3 paint colors recommended on a single building:

Colors:

1. Generic Paint Color
2. Primary Paint Color
3. Accent Paint Color

Materials:

- A. Cement Stucco
- B. Wainscot
- C. Wood Siding
- D. Corrugated Metal
- E. Tile Accent

MATERIAL BOARD A



Typical Street Elevations:

MATERIAL BOARD A



Conceptual Street Elevation
Option A:
Limited Storefront & Glass Doors with white
spandrel or obscured glass



Conceptual Street Elevation
Option B:
Hollow Metal Doors Painted To Match
Adjacent Surface

Plaza 5C & 5B Massing & Articulation Axonometric Rendering



Buildings 5C & 5B Massing & Articulation Rendering



Buildings 5A & 5B Massing & Articulation Rendering



BUILDING 5A

PLAZA

BUILDING 5B

Building 9A & 9B Massing & Articulation Rendering



BUILDING 9A

PLAZA

BUILDING 9B

Community Gateway Signage

The primary identification and key way finding point for Baseline Marketplace is the Fiddymont Road and Baseline Road intersection. This location will set the tone and statement for Baseline Marketplace. Special landscaping will occur at the Community Sign, Project entries, and the Secondary entries to identify the points of entry and set the tone for the project development.

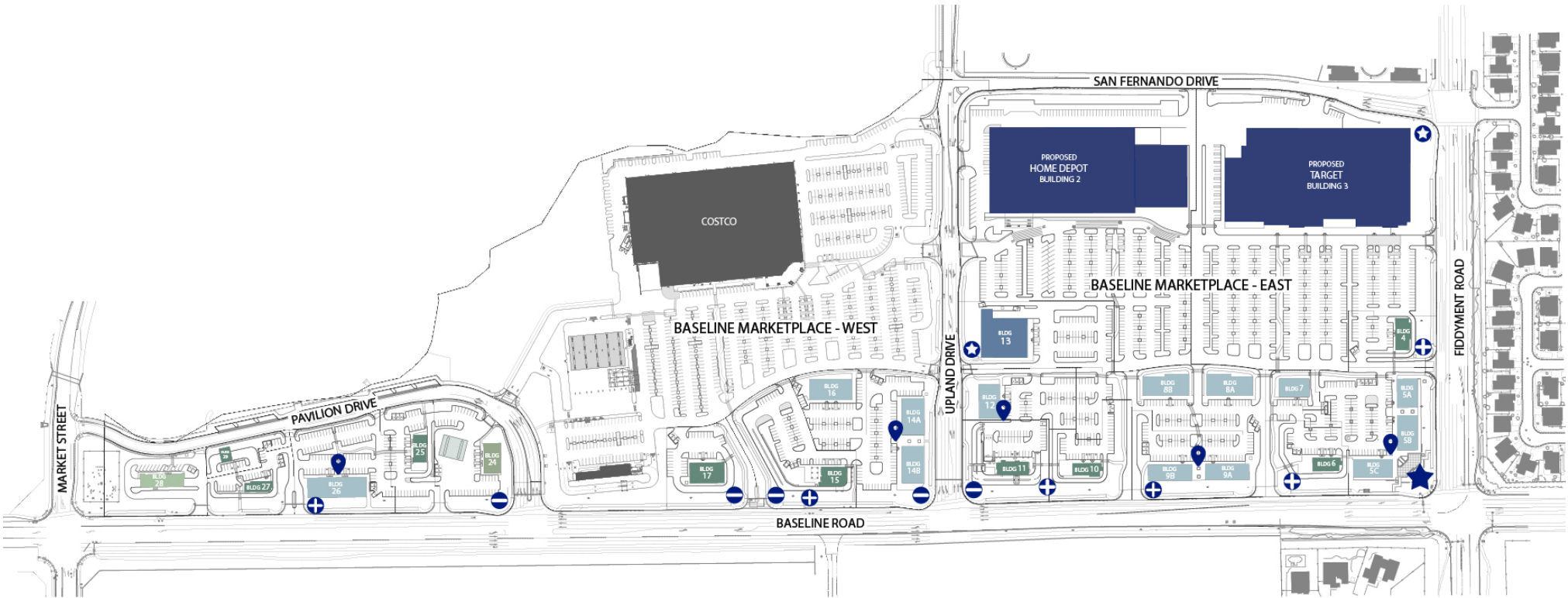
The principle deviations in design elements between the Community signage and Project signage are the intensity of the planting and the scale of the monument. The Community sign will have proportionally sized to provide the sense of arrival and set the tone and theme for the balance of the center while meeting the Specific Plan requirements for incorporating City of Roseville signage. See Figure 16. All other signage, Project and Tenant, identification will cascade from these designs.

Sign materials shall be from the Baseline Marketplace base palette of stone, stucco, and metal, using raised full dimensioned letters and back-lighted. Upright steel tubes shall be powder coated using one color in five to seven different hues. The banner stretching the length of the sign shall be powder coated steel fabric panel to match PT-2 Dark Engine. The sign rests on a base wall clad in stacked stone veneer STN-1A.











City Gateway Sign on the corner of
Baseline and Fiddymont

Site Plan Signage



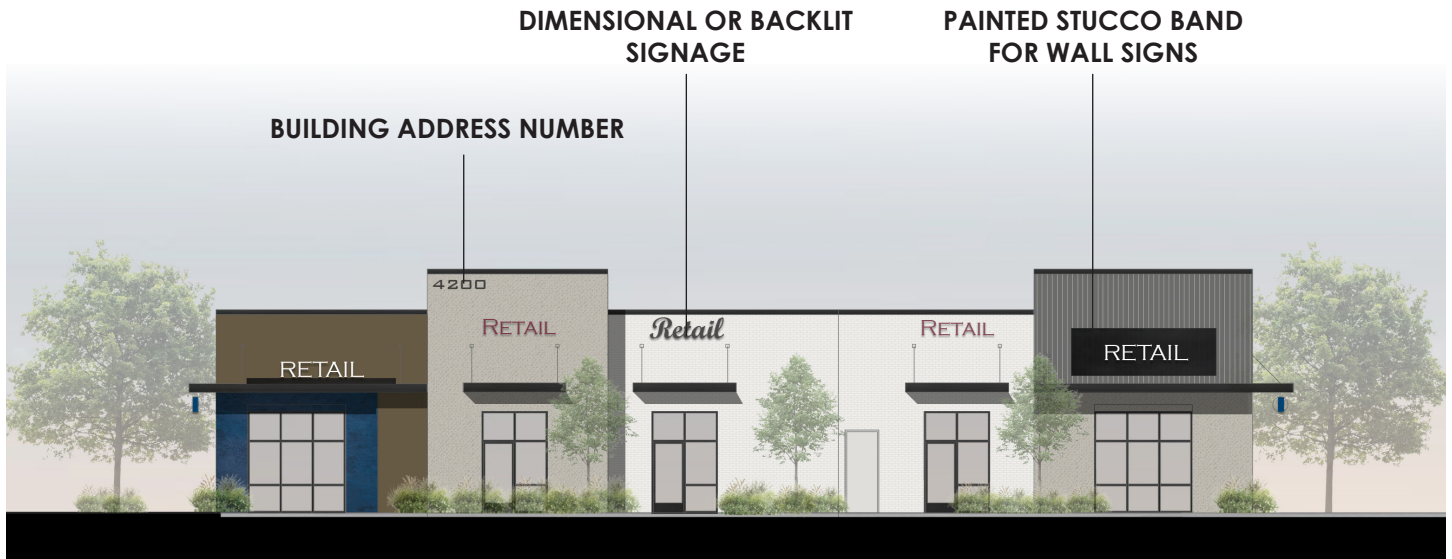
BUILDING LEGEND

| | | | | | |
|--|--------------|---|-------------------|---|----------------------|
|  | MAJOR ANCHOR |  | DRIVE-THRU TENANT |  | EXISTING BUILDING |
|  | MINOR ANCHOR |  | FUEL CENTER |  | EXISTING RESIDENTIAL |
|  | MULTI-TENANT |  | CAR WASH | | |

SIGNAGE LEGEND

| | | | |
|---|----------------------|---|-----------------------|
|  | CITY GATEWAY |  | RETAIL GATEWAY |
|  | NEIGHBORHOOD GATEWAY |  | MULTI-TENANT MONUMENT |
|  | DIRECTORY | | |

Building Signage



Tenant Signage



All proposed signage will reflect the project's overall design aesthetic through the use of complementary materials such as stone, stucco, black steel, and painted stucco (PT-2 Dark Engine). Signage will be appropriately scaled—larger along street frontages and gateways, smaller at rear access points—with clear, well-proportioned dimensional or backlit lettering for enhanced visibility. Signs will be thoughtfully integrated with building architecture, landscaping, or low walls to maintain a cohesive and uncluttered appearance while reinforcing the project's identity.

Directory Sign

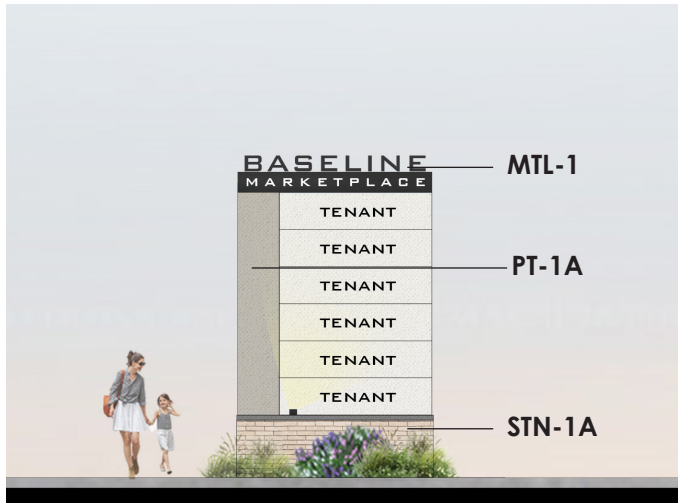


City Gateway / Low Wall Sign



Signs shall reflect the overall design aesthetic by incorporating the common elements and materials such as stone, stucco, black steel, and powder-coated metal. The scale of signage must suit the context—larger signs for gateways and smaller signs for internal directories—with clear, well-proportioned lettering. All signage should be thoughtfully integrated with landscaping or low walls, feature high-quality finishes, and use dimensional or backlit lettering to enhance visibility and reinforce the project's identity without causing visual clutter.

Multi-Tenant Monument Sign



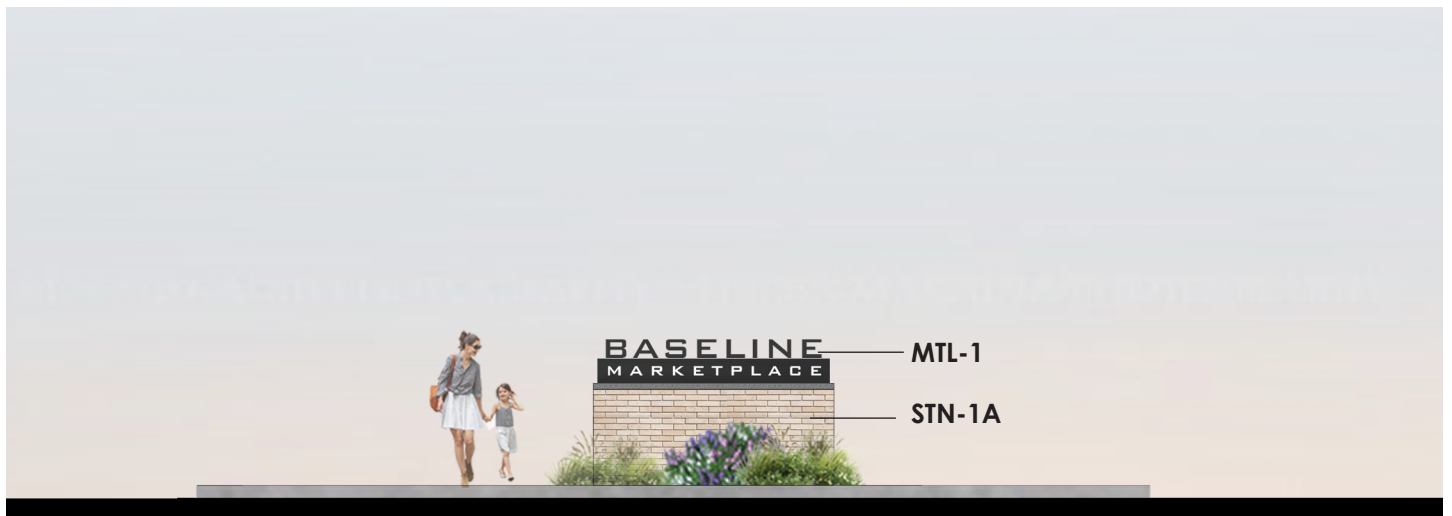
Directory Sign

Buildings 5B / 5C, Buildings 9A / 9B, Building 12,
Buildings 14A / 14B, Building 26

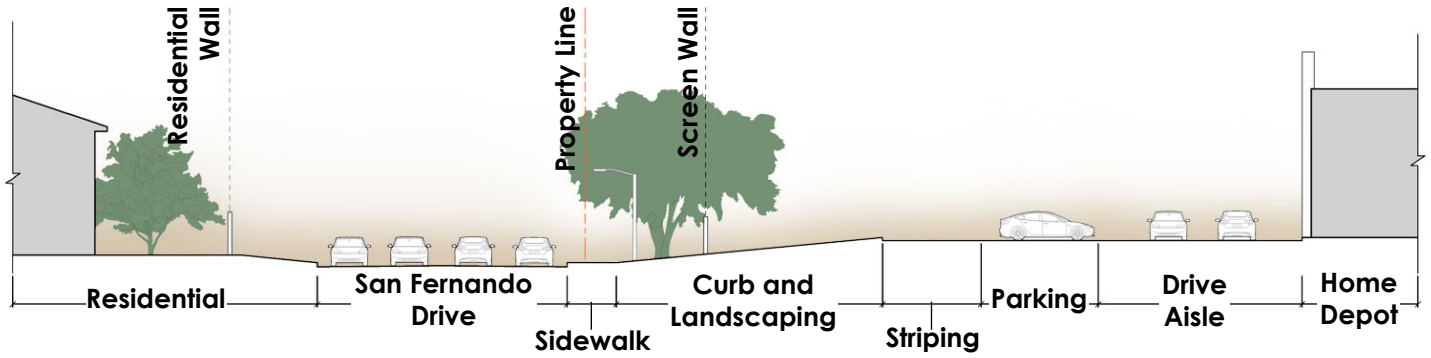


Neighborhood / Retail Gateway Sign

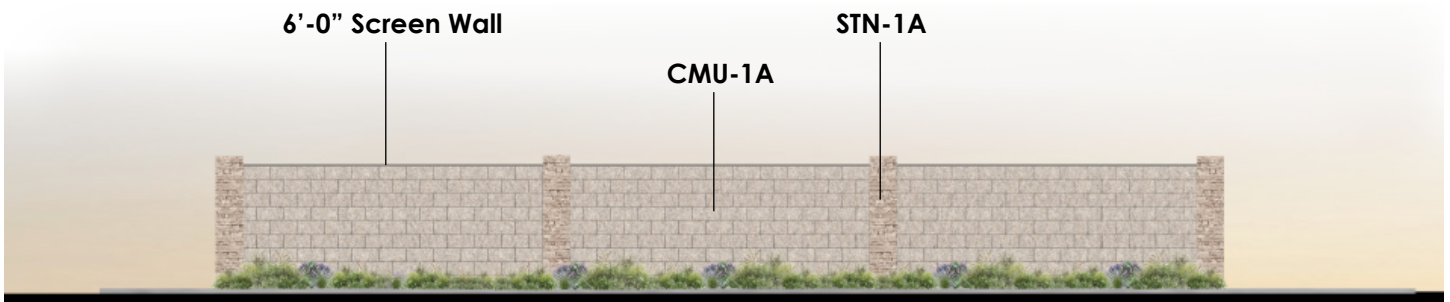
Corners: Fiddymment & San Fernando, Upland East Internal Drive
Villages: Fiddymment, Baseline Central, Upland East, Upland West, Pavilion



San Fernando Sight Line Section



Screen Wall



Baseline Marketplace

The objective for site planning is to establish a functional and effective organization of buildings, circulation, parking and service areas that enhances the identity and efficiency of the project and its relation to surrounding future development. The project will be designed to allow convenient access to, from and within the site for pedestrians and bicyclists.

Landscape Design

The guidelines within this chapter specifically address how to appropriately design with plant material on Baseline Marketplace properties. Planting design and plant material are a key component to the site and the property's ability to convey a comfortable seamless retail marketplace experience appearance.

See Preliminary Landscape Plan, Figure 0.

The goal of providing site design guidelines is to assist Developers, Architects, Engineers, and Landscape Architects in preparing landscape plans that align with the Community's expectations, and City of Roseville Standards.

A number of facets in the design phase must be considered and accounted for to achieve a lush, layered, and healthy landscape. Landscape Architects shall use these guidelines within this chapter in addition to normal design considerations such as soils, moisture, and exposures.

Design Intent

Unification of Baseline Marketplace environment should be achieved through common landscape forms, colors and materials. Simple, timeless and enduring styles of furnishings, paving, and landscape treatments should be used in a highly uniform manner, and the repetition at which they occur will serve to strengthen the sense of site unity and order. Generally, the street trees are selected for creating a uniform streetscape appearance within the Sierra Vista Specific Plan area.

Areas of Emphasis

It is important to delineate the areas of site that have the highest impact on user experience, such as key corridors, use areas, focal points and buffer zones. Planting plans should appropriately emphasize these areas through the specification of large plant material and spacing plants to achieve an immediate landscape impact.

Preliminary Landscape Plan



Figure 0

The objective for landscaping design is to create a pleasant and distinctive environment that reinforces the site plan, enhances building frontages, softens parking areas, buffers service areas and maintains street continuity.

These landscape design guidelines set a high standard for quality landscape design, construction, and maintenance in this retail marketplace. The planting will meet the following major criteria:

- Consistent aesthetic quality that enhances the retail user experience.
- Plant patterning shall be consistent throughout the center in order to unify the site while allowing special accent zones where appropriate.

Vehicular traffic in parking areas requires a number of design considerations:

- Incorporating a majority of deciduous shade trees to decrease temperatures in the summer while allowing parking areas to dry faster after winter storms.
- The parking stall and related back up space shall be shaded to comply with the City of Roseville Shade Tree requirements as per City Ordinance.
- Design formally massed and diverse planting in the parking lots to ease way finding, (helping visitors determine where they are and how to negotiate the site), while promoting biodiversity and reducing contagious diseases or insect infestations.
- Allow visual access of store fronts and/or signage from entry drives and frontages.
- Applying water conservation principles in accordance with the Roseville Water-Conserving Landscape Ordinance.
- Properly maintaining landscaped areas to present a healthy and thriving appearance. Undeveloped areas shall be neat and presentable at all times.
- Screening service zones, trash areas and mechanical equipment with solid walls, fences or shrubs.
- Screening the back of the shopping center buildings from Public view and adjacent residential development.

Planting Zone Breakdown

There are five proposed distinct Landscape Planting Zones related to the project site. They are described as follows, see Figure 1:

Zone A - Frontages

Zone B - North Boundary

Zone C - Entries

Zone D - Parking Fields

Zone E - Building Zones



Defensible Seating and Dining



Outdoor Dining



Formally Massed & Diverse Textures



Raised Planters and Tree Wells

Planting Zone Plan



Figure 1

- | | | |
|--|--|-----------------------------------|
| <u>Zone A - Frontages:</u> | <u>Zone C - Entries:</u> | <u>Zone E - Buildings:</u> |
| Fiddyment Road | Upland Drive | Anchors |
| Baseline Road | East/West Secondary Entries | Tenants |
| <u>Zone B - North Boundary:</u> | <u>Zone D - Parking Fields:</u> | Plazas |
| San Fernando Drive | West Field | |
| Open Space Transition | East Field | |

Zone A - Frontages

Baseline Road and Fiddymment Road shall be landscaped in accordance with these Planting guidelines.

See Figure 2. In areas within these zones planting might be enhanced to meet any of the following goals:

- Screening of parking areas, service zones, trash enclosures and or mechanical equipment
- Accenting monument signage and walkways
- Framing views of building entrances
- Reducing erosion potential and respond to storm water measures.

Design with a variety of deciduous ornamental, deciduous shade, and coniferous trees for the site perimeter with a clean appearance, a healthy canopy, and a long life span. Pay attention to color combination that can enhance the appearance of one tree when placed next to another. Design with a variety of large shrub sizes to help achieve a strong buffer and use evergreen shrubs and large deciduous accent shrubs to further develop a layered effect and provide year-round color and screening. Select shrubs that blend together well to form a solid form when used in mass plantings. Consider a variety of large perennials to help screen the lower ground level. Consider that materials will typically be viewed from afar and need to be of a larger scale. Use perennials that work well in mass plantings with lower maintenance needs in the site perimeter. Select understory plant material compatible with the water use and patterning of the landscaping for the entire Baseline Marketplace project.

In Zone A, large street trees are prohibited due to the existing PG&E gas line easement and overhead powerlines. To create interest in the understory planting, provide landscape berming, cobble or boulders, and layered planting.

Fiddymment Road - Planting design is proposed to be compatible with existing conditions.

STREET TREE - NONE (due to PG&E gas line easement)

SUBORDINATE TREE - NONE (due to PG&E gas line easement)

SCREEN TREE - *Podocarpus gracilior*

ACCENT TREE - *Cercis occidentalis* 'Oklahoma'

Baseline Road - Planting design is proposed to be similar with landscape berms, layered plantings and/or use of cobble and boulders for varied interest.

STREET TREE - NONE (due to PG&E gas line easement)

SUBORDINATE TREE - *Tilia cordata* 'Greenspire' & *Zelkova serrata* 'Village Green'

ACCENT TREE - *Cercis occidentalis* 'Oklahoma' & *Vitex agnus-castus*

Zone A - Frontages Plan



-  Fiddymment Road
-  Baseline Road



Figure 2

Baseline Road - Trees



Zelkova s.
'Village Green'
Sawleaf Zelkova



Tilia cordata
'Greenspire'
Greenspire Linden



Cercis o. 'Oklahoma'
Western Redbud



Vitex angus-castus
Chaste Tree

Fiddymment Road - Trees



Podocarpus gracilior
Fern Pine



Cercis o. 'Oklahoma'
Western Redbud

Zone A - Frontages

The Baseline Road and Fiddymment Road frontages have a couple of areas that need extra attention while designing. The two areas are the PG&E gas transmission line easement and the pad drive thru lanes.

Drive Thru Lanes

The drive thru lanes will be screened using 36" masonry walls, berming and screen shrubs. See Figure 4.

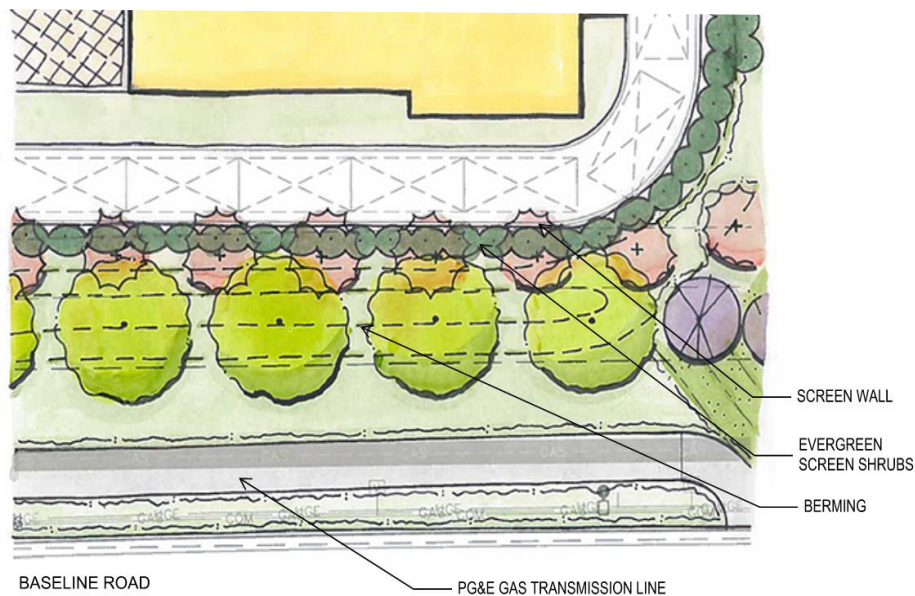


Figure 3

PG&E Gas Line Easement

Baseline Road has a large gas transmission line running along the project frontage. Pacific Gas and Electric (PG&E) has strict requirements about planting near gas transmission lines. The easement is broken down into 3 Zones per Figure 4. Refer to PG&E's 'Guide to Safe Landscaping Near Gas Pipelines' for plant material allowed within each zone. See next page.

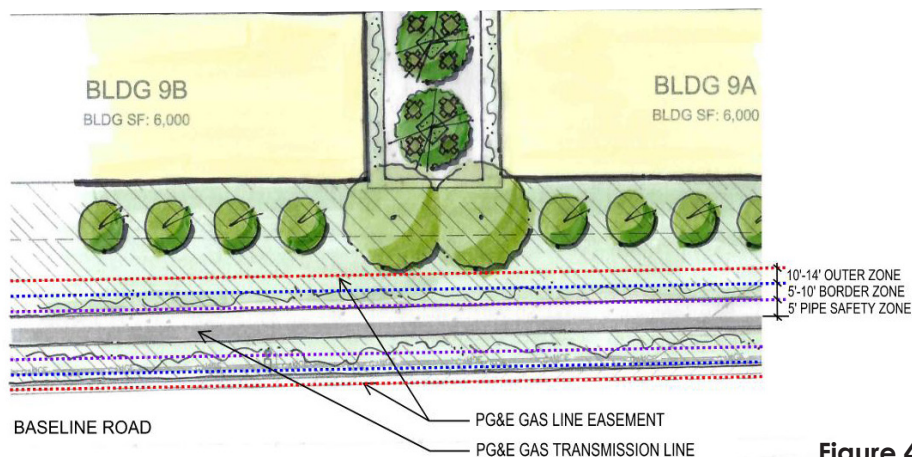


Figure 4



Below is a sample of water-wise plant types that are safe in certain locations near a pipeline. Scan the code for more safe planting tips.

Pipe Safety Zone Typically from 0 up to 5 feet on either side of the edge of the pipe. Lawns, flowers, low-profile grasses and low-growing herbaceous plants are permitted within the Pipe Safety Zone.

| | | | |
|---|--|---|--|
| Blue-Eyed Grass <i>(Sisyrinchium bellum and cvs.)</i> | Coyote Mint <i>(Monardella villosa)</i> | Matilija Poppy <i>(Romneya coulteri)</i> | Sand Aster <i>(Lessingia filaginifolia and cvs.)</i> |
| Buckwheat <i>(Eriogonum spp.)</i> | Deer Weed <i>(Acmispon glaber)</i> | Perennial Hollyhock <i>(Alcea rosea and cvs.)</i> | Sonoma Sage <i>(Salvia sonomensis and cvs.)</i> |
| California Fuchsia <i>(Epilobium canum)</i> | Douglas Iris <i>(Iris douglasiana)</i> | Pink Santa Barbara Daisy <i>(Erigeron x moerheimii)</i> | Yarrow <i>(Achillea millefolium and cvs.)</i> |
| California Mugwort <i>(Artemisia douglasiana)</i> | Lilac Verbena <i>(Glandularia lilacina and cvs.)</i> | Purple Needlegrass <i>(Stipa pulchra)</i> | Yerba Buena <i>(Clinopodium douglasii)</i> |

Pipe Border Zone Typically from 5 up to 10 feet from the edge of the pipe. Small to medium shrubs with a trunk or main branch less than 8 inches in diameter at full maturity are permitted within the Border Zone. Diameter is measured at chest height.

| | | | |
|--|--|--|--|
| Aloe <i>(Aloe spp. (CA native and non-native))</i> | Concha Ceanothus <i>(Ceanothus "Concha")</i> | Manzanita (shrub) <i>(Arctostaphylos hookeri (shrub cvs.))</i> | Shrub Live Oak <i>(Quercus turbinella)</i> |
| Apache Plume <i>(Fallugia paradoxa)</i> | Coyote Brush <i>(Baccharis pilularis consanguinea)</i> | Mountain Blue Curls <i>(Trichostema parishii)</i> | Tree Mallow <i>(Malva assurgentiflora and cvs. (Lavatera assurgentiflora))</i> |
| Blue Jeans Ceanothus <i>(Ceanothus "Blue Jeans")</i> | Elderberry <i>(Sambucus spp.)</i> | Mountain <i>(Lepechmia caa)</i> | Tree Poppy <i>(Dendromecon rigida)</i> |
| California Wild Rose <i>(Rosa californica)</i> | Hillside Gooseberry <i>(Ribes californicum)</i> | Pitcher Sage <i>(Lepechinia calycina)</i> | Woolly Yerba Santa <i>(Eriodictyon tomentosum)</i> |
| Chaparral Honeysuckle <i>(Lonicera interrupta (shade))</i> | | Purple Sage <i>(Salvia leucophylla and cvs.)</i> | Yellow Penstemon <i>(Keckiella antirrhinoides)</i> |

Outer Zone Typically from 10 up to 14 feet from the edge of the pipe. Large shrubs and small trees with a trunk less than 36 inches in diameter at full maturity are permitted within the Outer Zone, however, it's recommended to plant trees even further away from the pipeline. Diameter is measured at chest height.

| | | | |
|---|---|--|---|
| American Arborvitae <i>(Thuja occidentalis 'Fastigata')</i> | Crape Myrtle <i>(Lagerstroemia hybrids)</i> | Ray Hartman Ceanothus <i>(Ceanothus 'Ray Hartman')</i> | Trident Maple <i>(Acer buergeranum)</i> |
| Australian Willow <i>(Gijera parviflora)</i> | Desert Willow <i>(Chilopsis linearis)</i> | Red Buckeye <i>(Aesculus pavia)</i> | Western Redbud <i>(Cercis occidentalis)</i> |
| White Alder <i>(Alnus rhombifolia)</i> | Flowering Dogwood <i>(Cornus florida)</i> | Smoke Tree <i>(Cotinus coggygria Purpureus')</i> | |
| Blue Blossom <i>(Ceanothus thyrsoiflorus)</i> | Japanese Persimmon <i>(Diospyros kaki)</i> | Swan Hill Olive <i>(Olea eruopaea 'Swan Hill')</i> | |
| Chinese Pistache <i>(Pistacia chinensis)</i> | Lily Magnolia <i>(Magnolia liliflora)</i> | Toyon <i>(Heteromeles arbutifolia)</i> | |

Please note that this list includes recommended plant species suited for most California climate zones and is not all-inclusive. Consult your local nursery for more information. If there is an electric power line on or near your property, there may be additional planting restrictions.

To learn more about PG&E's gas safety programs, visit pge.com/gasveg. You can contact us at 1-800-259-6277 or gasveg@pge.com.

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Zone B - North Boundary

The area between the proposed San Fernando Drive extension to Upland Drive and the back of the Marketplace shall be densely planted to provide a tall, colorful barrier screening the view of the anchor buildings and service area. Trees shall be at least 24" box plantings. Evergreen conifers are proposed for tall screening along with opaque walls to immediately screen views to the service area. This area should also be a low water-use area. Furthermore, the area west of the Upland Drive and San Fernando Drive intersection shall be designed to transition to the natural landscapes of the surrounding grassland and riparian corridor of Curry Creek with loose groves of deciduous riparian natives and oaks. This area should be a low water-using zone. See Figure 5.

Design with a purposeful intent of tightly planted evergreen trees for the rear site perimeter when within public view. Consider trees that hold their leaves through the winter such as Interior Live Oak and conifers which can help winter screening needs. Use trees that have a clean appearance, a healthy canopy, and a long life span and pay attention to color combinations that can enhance the appearance of one tree when placed next to another. A masonry or precast concrete wall with large shrub sizes will help achieve a strong barrier along San Fernando Drive while using shrubs that blend together to form a solid screen when used in mass plantings and that are drought tolerant. Consider using no perennials in boundary areas due to maintenance concerns.

Adjacencies to open space requires the selection of material that responds and respects the preserve area controlled by the Army Corp. Use naturalized overstory trees and understory shrubs to create a transitional buffer adjacent to the open space corridor. Consider using material that can take low water, abuse from varmint and rabbits, and provide quick cover to help reduce emergent of weeds blowing into the site from the north and west. Consider large grasses to help screen the lower ground level and plant only slopes from fill operations. Existing ground should be maintained in its native state.

San Fernando Drive Buffer

STREET TREE - *Pinus canariensis*

SUBORDINATE TREE - *Cedrus deodara*

ACCENT TREE - *Cotinus coggygria* 'Royal Purple'

Open Space Transition

STREET TREE - *Liriodendron tulipifera*

SUBORDINATE TREE - *Quercus lobata*

ACCENT TREE - *Cercis occidentalis* 'Oklahoma'

Zone B - North Boundary



-  San Fernando Drive
-  Open Space Transition



Figure 5

Baseline Road - Trees



Pinus canariensis
Canary Island Pine



Cedrus deodara
Deodar Cedar



Cotinus c. 'Royal Purple'
Purple Smoke Tree



Liriodendran tulipifera
Tulip Tree



Quercus lobata
Valley Oak



Cercis o. 'Oklahoma'
Western Redbud

Open Space Transition - Trees

Zone C - Entries

Entry drives shall be bordered with upright trees and incorporate low, colorful shrubs and groundcovers to enhance these busy areas, and clearly delineate primary circulation patterns. Major vehicular access off of adjacent frontages shall be clearly defined by the use of formal rows of upright trees and accent trees shall be used to reinforce the visual connections throughout the site. See Figure 7.

Utilize small ornamental trees as a backdrop to monument signage. (Their reduced size creates a more welcoming scale to the member and can provide a beautiful backdrop to an entry monument sign). Select ornamental trees with unique characteristics such as profuse spring flowers or brilliant fall color to help highlight the entry and use large shade trees with good form and fall color to line the entry drive proceeding towards the anchor buildings. Use evergreen trees behind the ornamental backdrop to the monument sign if space permits. Avoid species that drop large or messy fruit. Utilize a variety of small to medium shrub sizes to help create a layered effect and use both deciduous and evergreen shrubs to further develop a layered effect and provide year-round color. Design shrub beds to flank the entry and create a welcoming experience. They may be used in an entry median or as base planting around a monument sign. Spring, Summer, & Fall flowering woody perennials for entry enhancement are key to entry areas, and should be used in a strong identifiable pattern. Pay attention to scale as materials will typically be viewed from vehicles and need to be of an adequate scale for visibility. Use perennials that work well in mass plantings and provide interesting color combinations. Perennials with a matched and varied bloom times add aesthetic value to the site entry. See Figure 6.

Upland Drive Trees
STREET TREE - *Liriodendron tulipifera* &
Tilia cordata 'Greenspire'

Secondary East
STREET TREE - *Pistachia c.* 'Keith
Davey' & *Ulmus p.* 'JFS-Bieberich'

Secondary West
STREET TREE - *Ulmus parvifolia* 'Drake'

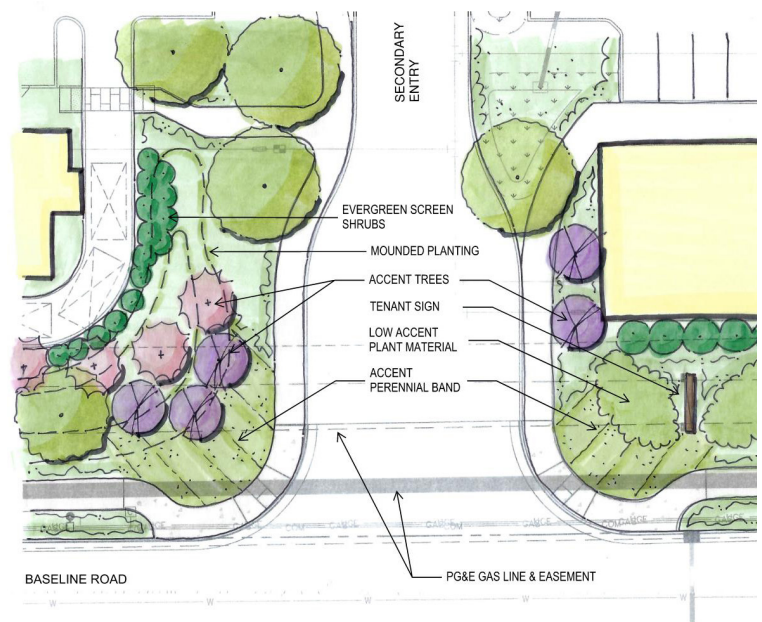


Figure 6 - Secondary Entry Concept

Zone C - Entries

- Upland Drive
- East/West Secondary Entries

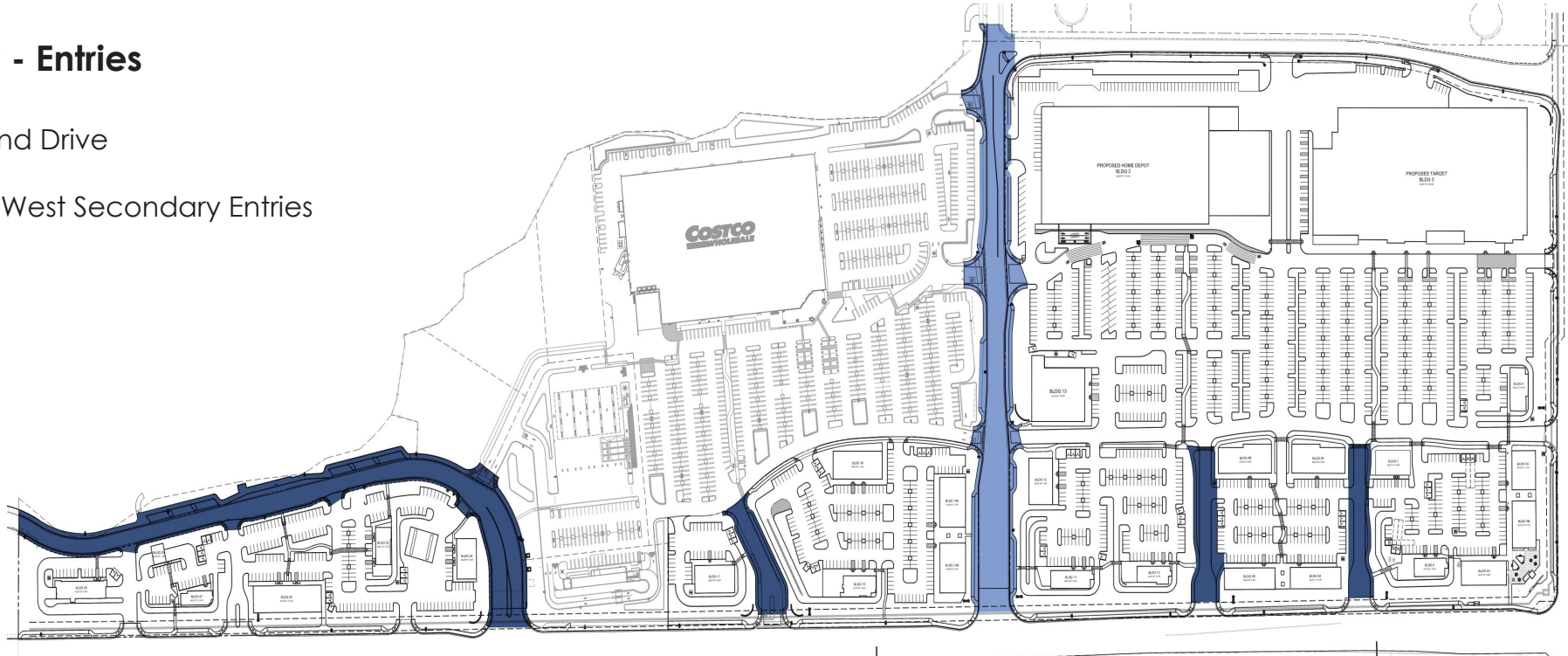


Figure 7

Upland Drive - Trees



Liriodendran tulipifera
Tulip Tree



Tilia cordata
'Greenspire'
Greenspire Linden

Secondary East - Trees



Pistachia c. 'Keith Davey'
Chinese Pistache



Ulmus p. 'JFS-Bieberich'
Emerald Sunshine Elm

Secondary West - Trees



Ulmus parvifolia 'Drake'
Drake Lacebark Elm

Zone D - Parking Fields

The parking fields are divided into two areas, east and west side of Upland Drive. Each field is defined by a different shade tree(s) in an attempt to assist in wayfinding throughout the site. Large canopy shade trees will be planted in the parking lot to provide 50% shade in 15 years in accordance with the Roseville Zoning Ordinance and Sierra Vista Specific Plan. Flexible shrubs and perennials will survive the pedestrian and vehicular traffic while providing much-needed relief by softening the geometries of the parking lot. Secondary walkways and driveways shall be highlighted with upright or evergreen accent trees. These areas should be low water use zones. The parking lot plantings enhance the arrival experience, provide shade, aid stormwater infiltration, and reduce stormwater runoff.

Utilize overstory shade trees for parking lot islands, (their larger scale is desirable for the parking field and with time the tree canopy can be pruned higher to allow good ground level visibility). Consider shading benefits of larger trees that help reduce the urban heat island effect. Plant ornamental trees to anticipate and avoid signage conflicts while avoiding tress with fruit drop. Tree palette is selected using trees with nice fall color if available and that can survive the harsh conditions associated with a commercial parking lot. It is imperative to coordinate tree locations with lighting to avoid conflicts with desired light levels. Shrubs shall be of variety and planted in masses at parking lot end islands. Avoid shrubs shorter than 1.5' and taller than 5' in the parking lot islands and combine evergreen shrubs to develop a layered effect and provide year-round color. Avoid shrubs with thorns or fruit to avoid injury or attract pests/birds. Do not use perennials in parking lot islands and in tree wells within the fields of parking and provide a spreading ground cover to 12" max. height.

In order to minimize stormwater runoff and use collection and infiltration techniques to manage the discharged water quality, bioswales will be used for such a purpose in the parking fields. The use of a variety of deciduous understory and overstory trees tolerant of wet and dry soils are proposed as well as trees that hold their leaves through the winter, such as oaks, can help winter screening needs. The design uses trees that have a fast growth rate that can significantly contribute to evapotranspiration of stormwater. Shrubs and or grasses shall be selected that are tolerant of both wet and dry soils. Select shrubs that blend together well to form a solid mass. Perennials such as a variety of large ornamental grasses which commonly have deep root systems that aid with infiltration. See Figure 8.

East Field

SHADE TREE - *Ulmus parvifolia* 'Drake' & *Zelkova serratta* 'Village Green'

West Field

SHADE TREE - *Acer rubrum* 'October Glory' & *Tilia cordata* 'Greenspire'

Bio Swales

SHADE TREE - *Koelreuteria paniculata* & *Pistacia chinensis* 'Keith Davey'

Zone D - Parking Fields

- West Field
- East Field

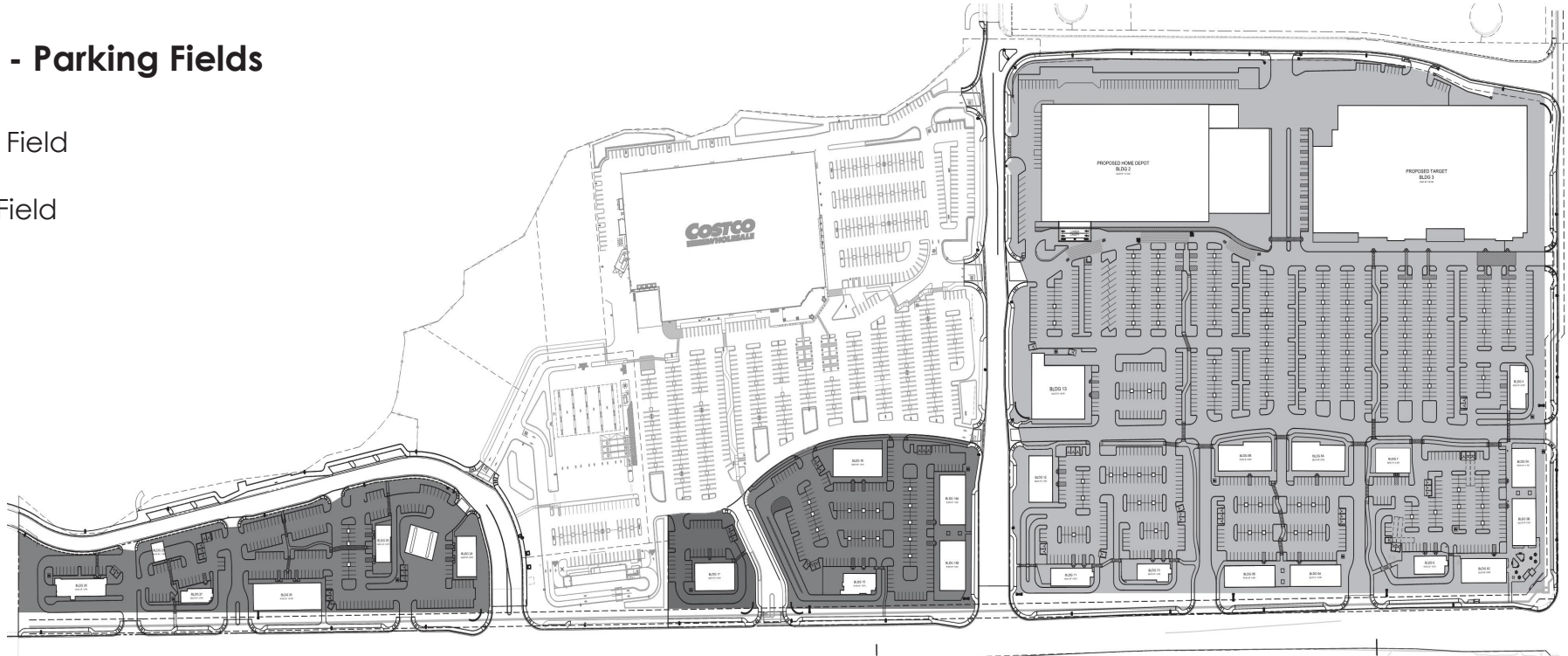
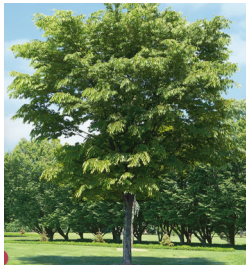


Figure 8

East Field - Trees



Ulmus parvifolia 'Drake'
Drake Lacebark Elm



Zelkova s. 'Village Green'
Sawleaf Zelkova

West Field - Trees



Acer rubrum 'October Glory'
October Glory Red Maple



Tilia cordata 'Greenspire'
Greenspire Linden

Bioswales - Trees



Pistachia c. 'Keith Davey'
Chinese Pistache



Koelreuteria paniculata
Golden Rain Tree

Zone E - Building Zone

The Building Zones are reinforced to the parking and entry zones with promenades. See Figure 9. They serve to connect major storefronts and shall be designed to accommodate substantial pedestrian traffic. Rest areas along the route will include benches, trash receptacles and interesting planting. Rest area planting should not interfere with sign and storefront visibility or accessibility. These areas shall be low water use.

The two pedestrian promenades, (Anchor promenade, and Retail promenade through the middle of the site), shall be 8' wide, accessible to all, and separated from vehicular zones by formal planting of upright, flowering, and fall colored material. Connections to the public way shall be highlighted with colorful shrub planting.

Retail pad areas should be kept neat and clean until they are developed. When developed, they shall be designed to complement the overall site landscaping. Shade trees shall match those on site and be placed such that Roseville's 50% shade requirement is met within the pad parcel. Pad developers may, at the discretion of the Marketplace owner's representative, have the option of connecting to the existing site irrigation system. These pad zones shall comply with the City's water conservation ordinance. See Figures 10 & 11.

Select shade trees that can thrive in a narrow environment near paving & sidewalks with limited oxygen for their root systems and higher soil compaction levels. Ensure ornamental trees mature size does not exceed 16' if located in front of building signage. Use larger mature size ornamental selections only if signage will not be affected and avoid trees that have fruit drop or other potentially messy characteristics

Shrub material shall be selected for mass-forming small and medium shrubs for the raised plant beds with attention paid to a brand image. Utilize evergreen shrubs in mass for winter color and foliage while recognizing the sun/shade requirements of the plant with the site conditions. Perennials are not encouraged in parking areas yet are encouraged in mass perennials to enhance the front sidewalks. Select perennials appropriately for their intended use (i.e. edging plants / mass plantings), and for long lasting foliage with good structure 1st, color 2nd, and texture & size 3rd. Select perennials with good color combinations and a variety of bloom times to add extra aesthetic value. Avoid the use of perennials that attract bees, or have objectionable odor, near entries or where people may congregate.

The use of vertical "green" screens and/or espaliers against building walls are encouraged to reduce building mass and create articulation. The use of espaliers adjacent to trash enclosures is also encouraged along with evergreen vines or screen material that can be used to screen utility areas and or placed on trash enclosure walls, as well.

Zone E - Building Zones

- Anchors
- Tenants
- Plazas



Figure 9

Anchor & Retail Promenade & Plaza - Trees



Acer rubrum
"Redpointe"
Redpointe Maple



Chionanthus retusus
Chinese Fringe Tree



Quercus wislizenii
Interior Live Oak

Anchor Promenade

SHADE TREE - *Chionanthus retusus*

Anchor Promenade Plazas

SHADE TREE - *Acer rubrum* 'Redpointe'

Retail Promenade

SHADE TREE - *Acer rubrum* 'Redpointe'

Retail Promenade Plazas

SHADE TREE - *Chionanthus retusus*

SPECIMEN TREE - *Quercus wislizenii*



Green Screen In Planter



Green Screen at Wall



Green Screen at Wall



Figure 10 - Corner Plaza Concept

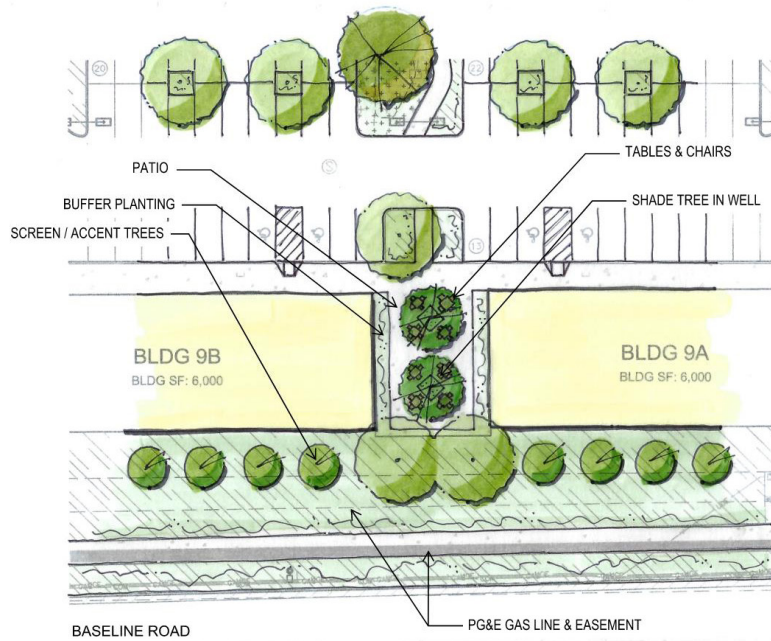


Figure 11 - Tenant Patio Concept

Walls, Fencing, and Furnishings

Freestanding walls, fences and cohesive, timeless designed, quality furnishings further reinforce project identity, branding, and image. Walls shall only be used to perform a specific function. To date there is no inherent function for any walls within this project. Perimeter fencing to the north of the site area shall provide for a post and cable fence, see below to discourage access into the open space area. No chain link, wood fences, or other types of wire fabric fencing will be allowed within the project area without special approval by the architectural control committee.

Masonry or pre cast walls, landscape hedges , vines on walls, and other screening measures should be used to reduce negative views. Walls built to screen transformers or trash enclosures adjacent to building should utilize stacked stone or veneer that complements the architecture of the building.

If barrier is necessary for security and or screening, solid masonry or precast concrete wall shall be utilized and compatible with the walls designed in the Sierra Vista Design Guidelines. Softening of the walls is encouraged using evergreen vines. Detail for masonry walls shall include decorative cap, pilasters and pilaster caps. See Figure 12.

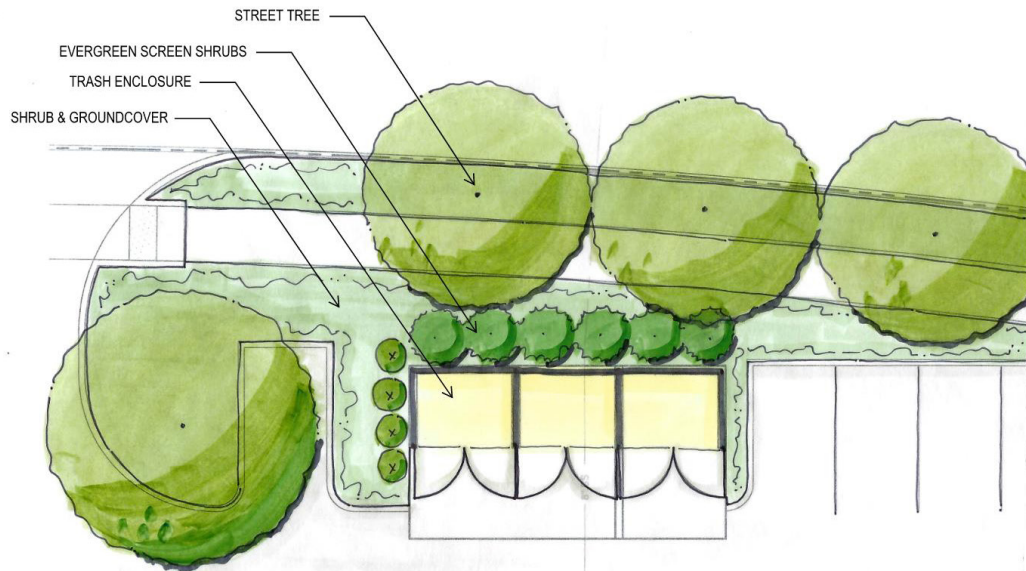


Figure 12 - Screening at Trash Enclosures

Furnishings

Street elements such as benches, bollards, trash receptacles, dining tables, pottery, and bike racks should reflect the project theme and mirror a residential scale. Materials used in construction of site furniture should complement Architectural materials used on adjacent buildings. Materials that are difficult to maintain, such as natural, unpainted, wood or easily vandalized such as concrete and highly polished metals should not be a part of the furniture. Materials such as plastic, fiberglass or simulated natural materials are not allowed without special approval. They should also be of such design that discourages graffiti or vandalism. All metal furniture shall be 'Matte Black'.



'Midtown' Metal Bench with Back
by Keystone Ridge Designs or Equal



'Preston' Metal Chairs
by Keystone Ridge Designs or Equal



'Midtown' Metal Trash Receptacle
by Keystone Ridge Designs or Equal



'Sonance' Bike Rack
by Keystone Ridge Designs or Equal



'Contra' Metal Table
by Keystone Ridge Designs or Equal



Cluster Pottery

General lighting considerations for site lighting quality must be geared to the specific use of the area.

Careful consideration must be given to the use area within the project as well as the convenience of the site users. In the design of lighting for Baseline Marketplace, an effort has been made to emphasize the human scale design in public areas. The general guidelines with respect to the overall lighting concept for Baseline Marketplace are as follows:

- Light standards and fixtures (electroliers) should compliment architecturally with buildings, pedestrian areas and other hardscape elements.
- Electroliers shall be painted uniform, black color throughout the project.
- Design and placement of site lighting must utilize off fixtures or fixtures directed away from others required under these conditions.
- Automatic timers or a photo electric eye for lighting should be designed to maximize personal safety during night use while also saving energy.
- All frontage street lighting adjacent to Baseline Marketplace shall be of similar design, placed at regular intervals and mounted atop a concrete or metal pedestal. Streetlights shall be installed per City of Roseville specifications.
- Parking Lot fields, east and west of Upland and north of the Pedestrian Promenade, shall be positioned to enhance the lighting to mitigate conflict of vehicles and pedestrians at key points within the fields. These lights should be concentrated at intersections and pedestrian crosswalks. The maximum height in the parking lot fields shall be 30 feet.
- The smaller Retail parking lot fields East and West of Upland Drive and South of the Pedestrian Promenade shall be positioned to enhance the safety of vehicles and pedestrians at key points within the fields. These lights should be concentrated at intersections and pedestrian crosswalks. The maximum height of the parking lot lights in this area shall be 20 feet. The use of bollard lighting is encouraged to enhance the pedestrian safety during evening use hours and shall match style and color of site light fixtures.
- Site lighting in plaza areas are encouraged to be indirect where possible, accenting landscaping, and or using decorative lighting such as "string lights" hung between building where reasonable. Site pedestrian level lighting in plaza areas where needed shall not exceed 14 foot mounting heights.
- All frontage street lighting adjacent to Baseline Marketplace shall be of similar design, placed at regular intervals and mounted atop a concrete or metal pedestal. Streetlights shall be installed per City of Roseville specifications. Seasonal lighting using bright colored or blinking lights shall be permitted within specific seasonal periods as identified in the Baseline Marketplace Association Guidelines.

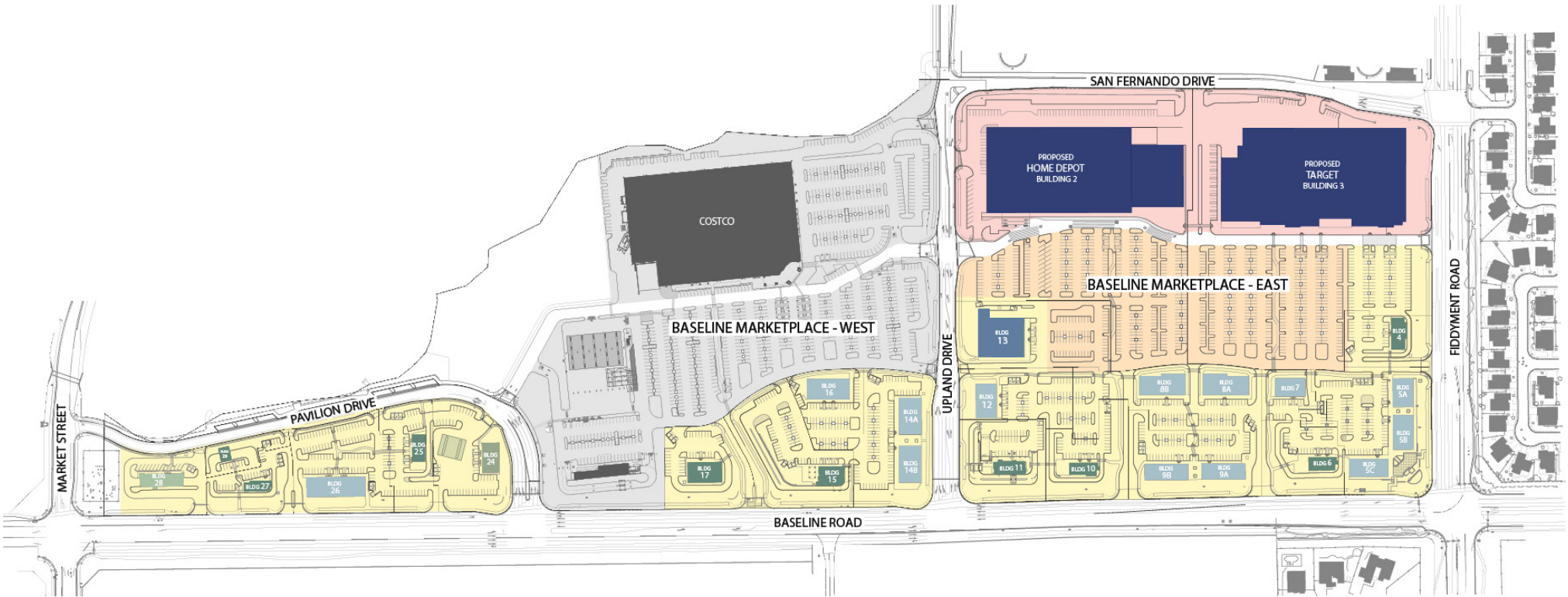


LED Parking Field Lighting Poles











Bollard Lighting

Site Plan Lighting



BUILDING LEGEND

| | | | | | |
|--|--------------|---|-------------------|---|----------------------|
|  | MAJOR ANCHOR |  | DRIVE-THRU TENANT |  | EXISTING BUILDING |
|  | MINOR ANCHOR |  | FUEL CENTER |  | EXISTING RESIDENTIAL |
|  | MULTI-TENANT |  | CAR WASH | | |

LIGHTING LEGEND

| | | | |
|---|--|---|-------------------|
|  | ADJACENT TO RESIDENTIAL - 18-20 FOOT POLES |  | EXISTING LIGHTING |
|  | PRIMARY PARKING FIELD - 30 FOOT POLES | | |
|  | PEDESTRIAN SHOPPING - 18-20 FOOT POLES | | |

Irrigation and Soils

In the face of increased regulation, and the potential for drought conditions, this project can be challenged to deliver a reliable water supply to its landscape. In preparing to meet future irrigation water demands and continuing to comply with municipal regulations requires this project and others within the Sierra Vista Specific Plan to comply with the plan requirements for connection to the municipal recycled water system. Initially this project will connect to a domestic source, however all components of the irrigation system will need to comply with City and State requirements for recycled water.

Irrigation Objectives

Developing an attractive, water efficient landscape, goes beyond a well designed irrigation system. Coordination during project planning is critical to meeting best management practices for irrigation and local requirements. Additionally, the actual watering procedures carried out after implementation must recognize and align with the landscape's low water needs. Methods of irrigation are grouped by Plant Selection, Hydrozones, Soils, and System & Controls.

Plant Selection

Drought tolerant and introduced native species have lower water demands, require less fertilization and are less susceptible to pests. Designing with drought tolerant exotic species, can result in a healthy and attractive landscape with minimal irrigation needs. The Sierra Vista Specific Plan design Guidelines Plant List shall be used as a guide for overstory, understory, and perennial plant selections.

Cool season turf generally requires more frequent watering and produces more runoff than most landscape plants. This project does not encourage the use of a cool season turf unless a specific function can support it's use. Where turf is identified it shall be a blend of tall fescue, i.e. "No Mow" or "Mow free" varieties. The consideration of using this drought tolerant turf grass is used because it is well adapted to the local climate and minimizes mowing and watering costs.

Hydrozones

Group plants and turf that have similar water needs to create different hydrozones within the landscape. Other micro-climatic conditions that guide zoning will include soil, sun/shade exposure, wind susceptibility and slope. Irrigating according to each zone's needs can result in significant water savings. Hydrozones should support the design intent and plant material guidelines for each Planting Zone.



Low Output Device, Subterranean Drip Tubing



Low Output Device, Stream Rotor

Systems & Controls

Irrigation systems provide supplemental water when rainfall is not sufficient to maintain the turf and landscape for its intended purpose. A quality irrigation system and its proper management are required to distribute supplemental water to foster healthy plants while conserving and protecting water resources and the environment.

Automated irrigation systems can greatly decrease the amount of water used in the landscape. They provide a high level of control across multiple areas with varying needs.

Responsive technology adjusts irrigation according to current site needs as they fluctuate with weather conditions, maximizing the benefits of precipitation. Obtain direct knowledge of site conditions prior to plan preparation by following City of Roseville Water Conservation ordinance standards. Provide all work per City and State plumbing and planning codes. The soils fertility report will need to be applied to the landscape elements considering the soil type, slope, plant material type, microclimate, weather and the ultimate water source, which will ultimately be a municipal recycled water source in scheduling irrigation zones.

- Select appropriate equipment that meets state and local codes and site needs.
- Specify manufacturer, model, type, and size of all components to eliminate ambiguity at construction and to facilitate management of the system.
- Select components to ensure the sprinkler precipitation rate is below the infiltration rate of the soil and/or use repeat cycles to allow the water to soak into the root zone. Specify filtration at the control valve at all drip systems to remove particulate matter.
- Separate drip/micro-irrigation zones from overhead irrigated zones. Drip/micro irrigation systems are not as susceptible to water losses due to evaporation, wind, or surface runoff.

-
- Specify pressure-compensated devices to improve overall uniformity.
 - Specify pressure regulation upstream from the drip/micro-irrigation components.
 - Use air release valves to minimize ingestion of dirt or other contaminants into the emitters.
 - Use valves to flush the laterals after completion of the irrigation cycle.

Design Strategies

- Design irrigation system to be efficient and to uniformly distribute the water.
- Separate station/zones for sprinklers at the top and toe of sloped areas. Use separate station/zones (hydrozones) for areas with dissimilar water or scheduling requirements.
- Design the irrigation system to minimize installation and maintenance difficulties.
- Consider the expected size of larger specimen plants (three-year establishment period for shrubs and ten years for trees) to guide design layout.
- Use drip/micro-irrigation, and or bubblers where appropriate to reduce evaporation losses and surface runoff, and to avoid applying water on paved surfaces.
- Design the layout of heads and other emission devices for zero overspray across or onto paved surfaces, building, fence, or adjoining property.
- Overspray may occur during operation due to actual wind conditions that differ from the design criteria.
- When selecting system components, place a high priority on avoiding surface runoff.
- Design sprinkler head spacing with a minimum of “head-to-head” coverage (minimum 50% of diameter) unless the coverage is designed for wind de-rating.
- Locate sprinkler heads based on a thorough evaluation of physical, environmental, and hydraulic site conditions, including typical wind conditions during the normal irrigation period.
- Audit installation for conformance with design specifications and drawings.

Typical Water-Conserving Devices

- Check valves shall be used to minimize low-head drainage and runoff.
- Pressure regulators or pressure compensating screens, stems or nozzles to control high pressure rain, and/or wind sensors to suspend irrigation during weather conditions that are unfavorable for irrigation.
- ET based controller that allows for flexible irrigation scheduling and advanced water management features.
- This project will ultimately be fed with recycled, (non-potable), water. Special management practices and components will be required when using this alternative water source.
- Explore low-trajectory sprinkler nozzles along with the appropriate modified head spacing to mitigate the effects of wind.
- Select components that do not mist when manufacturer's pressure specifications are met.

Soils

- Different soils have varying irrigation requirements. The Baseline Marketplace site is a Clay soil type which will have a higher runoff rate requiring lower-volume, higher frequency watering, (cycle / soak controller).
- Conditioning the soil with an organic based soil conditioner will be required and will increase water holding capacity resulting in reduced runoff, watering requirements and frequency of watering. Provide soils fertility test to correctly assess soils and specify organic matter, fertilizer rates, and other amendments as necessary. The anticipated ratio of organic based soil conditioner is 4 cubic yards per 1,000 square feet of landscaped area.

END