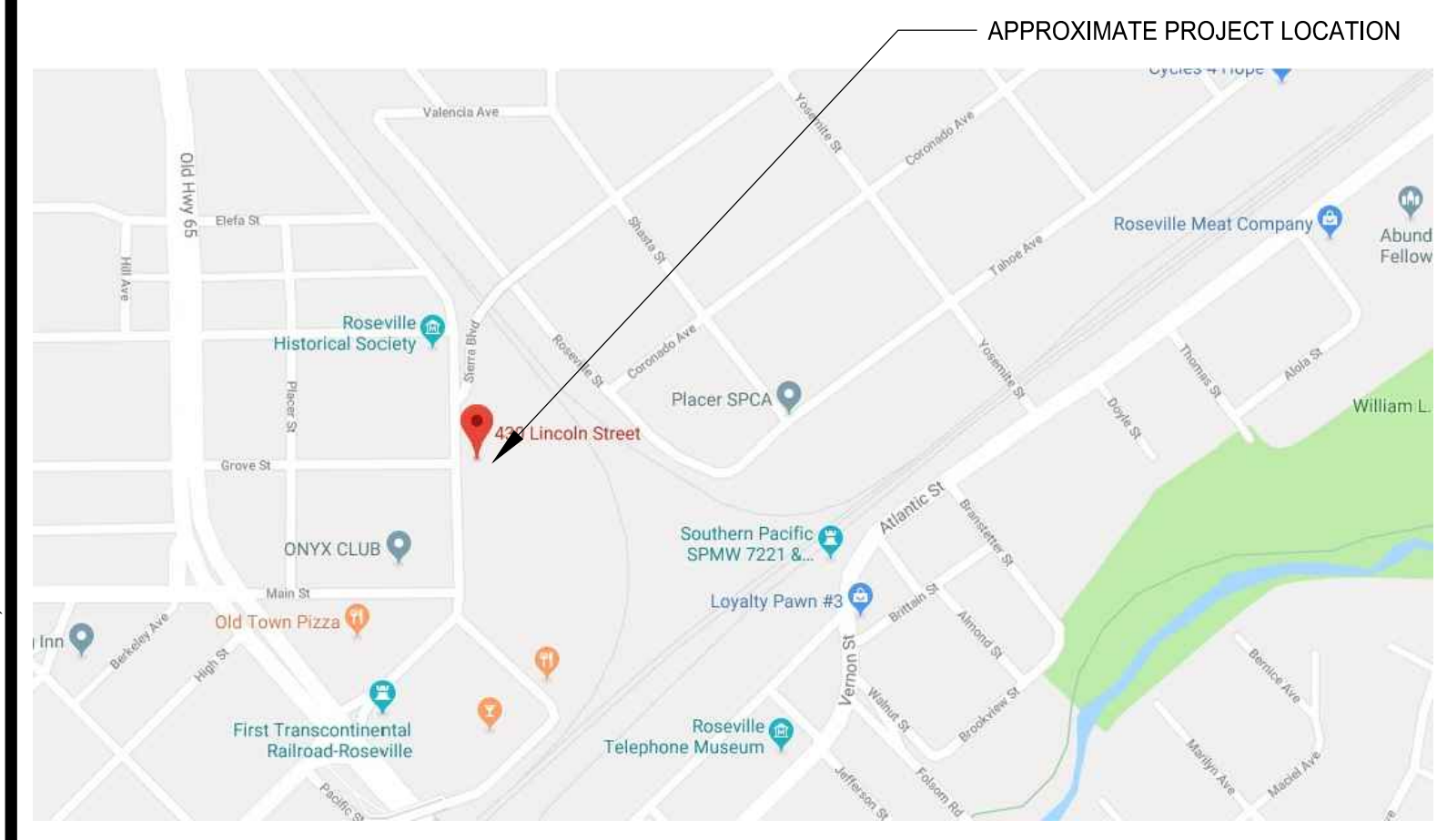


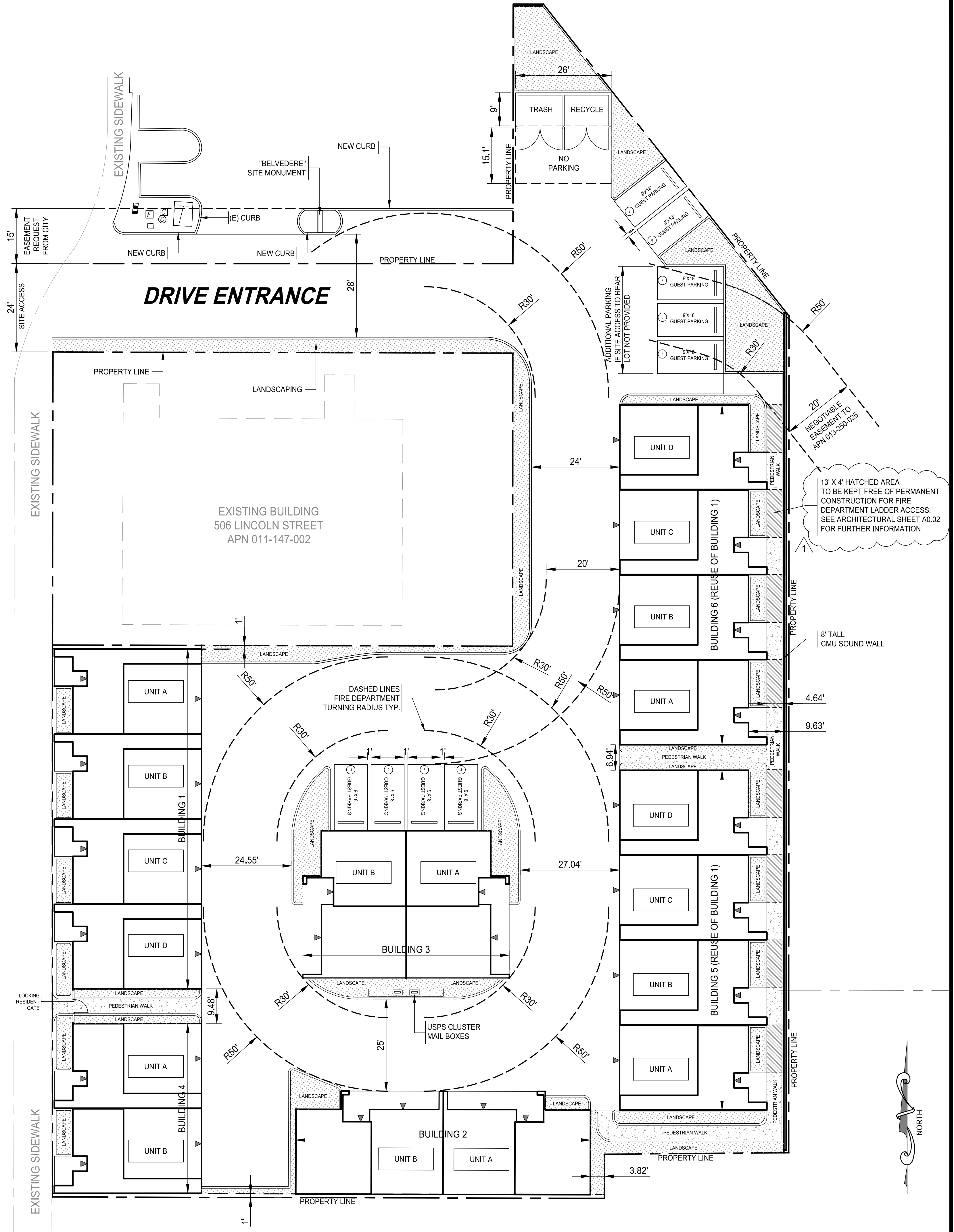
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VICINITY MAP

GROVE ST.

LINCOLN STREET



SCHEMATIC SITE PLAN 1" = 15'

**THE BELVEDERE**  
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 OLD ROSEVILLE, LLC

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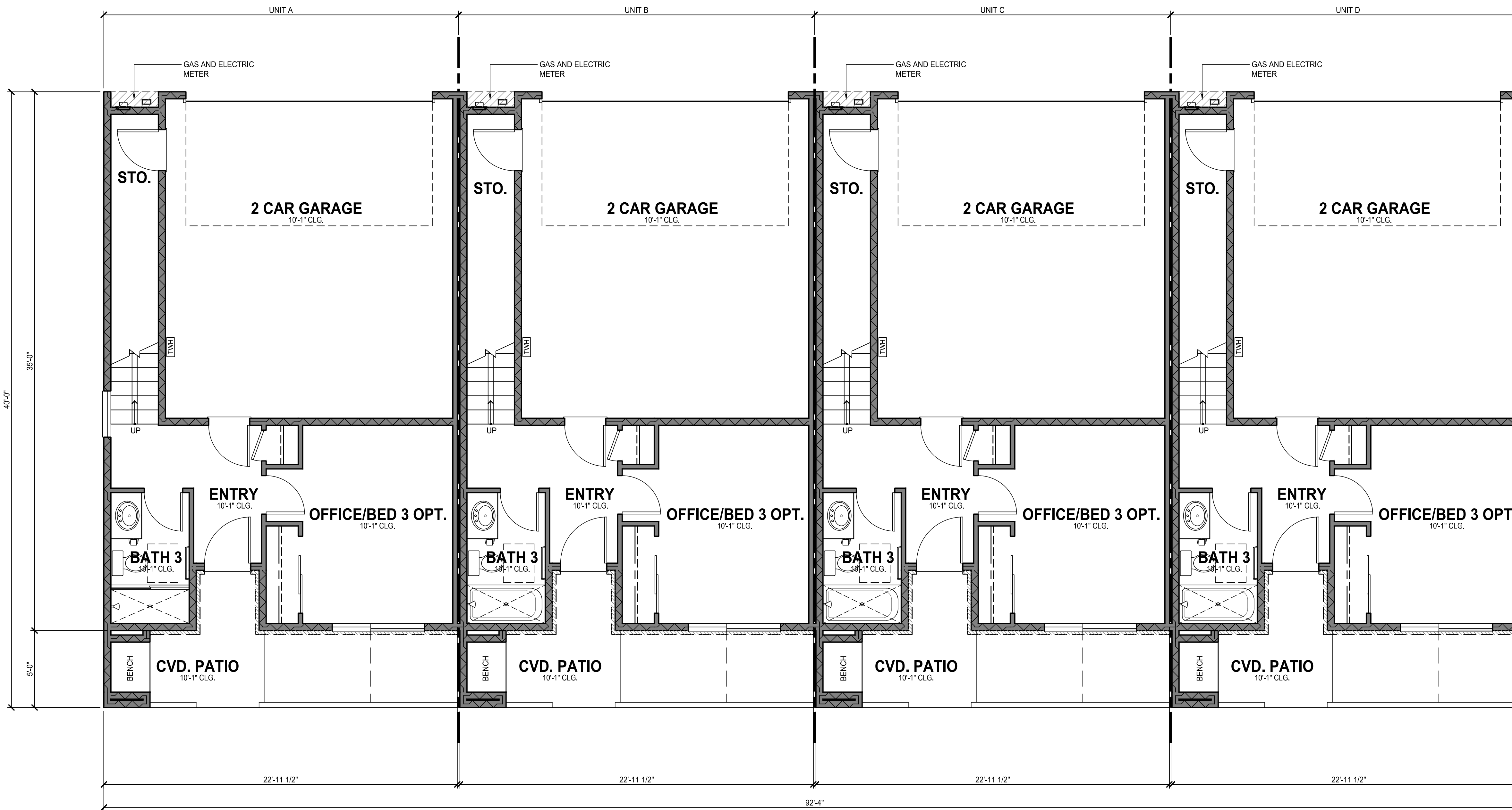
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SCALE	AS NOTED
DATE	2019
JOB NO.	19032

**ARCHITECTURAL SITE PLAN**

**BELVEDERE**  
 SHEET  
**A1.01**

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



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**FIRST FLOOR** 1/4" = 1'-0"

**WALL LEGEND**

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

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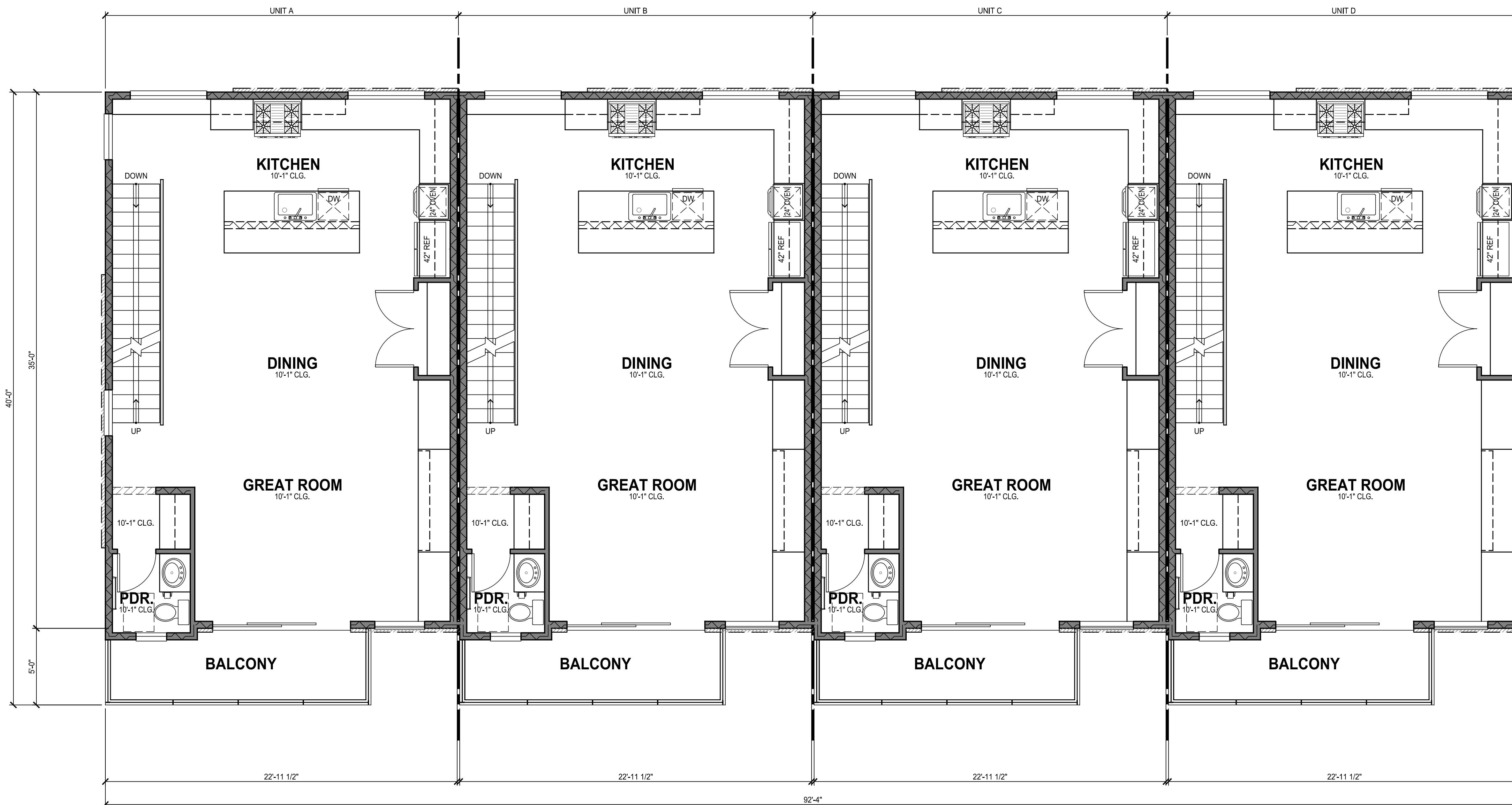
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JOB NO.	19032

**FLOOR PLANS**

**BUILDINGS 1,5,6**  
 SHEET  
**A2.01**

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



**SECOND FLOOR** 1/4" = 1'-0"

**WALL LEGEND**

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

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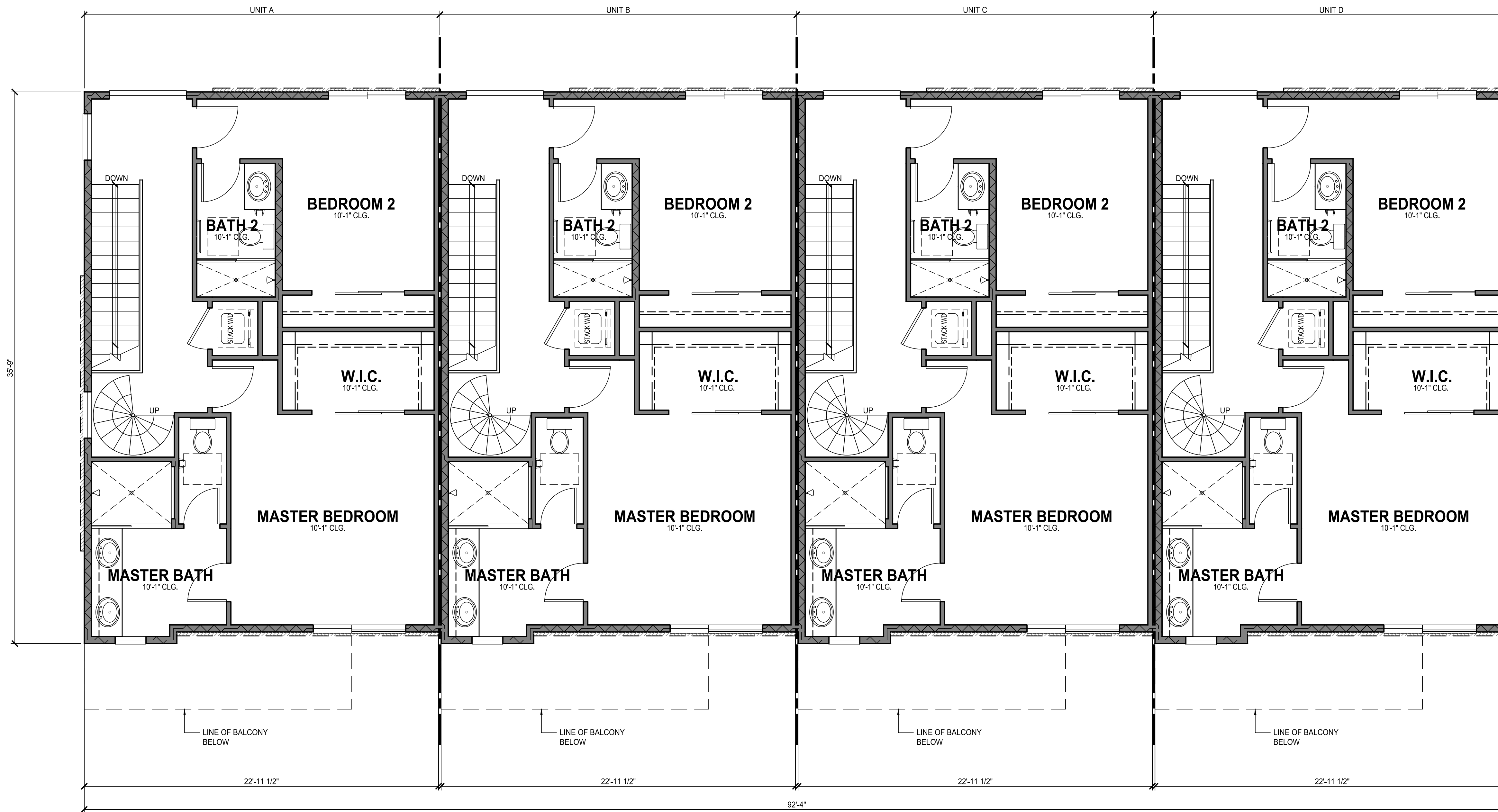
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**FLOOR PLANS**

**BUILDINGS 1,5,6**  
 SHEET  
**A2.02**



**THIRD FLOOR** 1/4" = 1'-0"

**WALL LEGEND**

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

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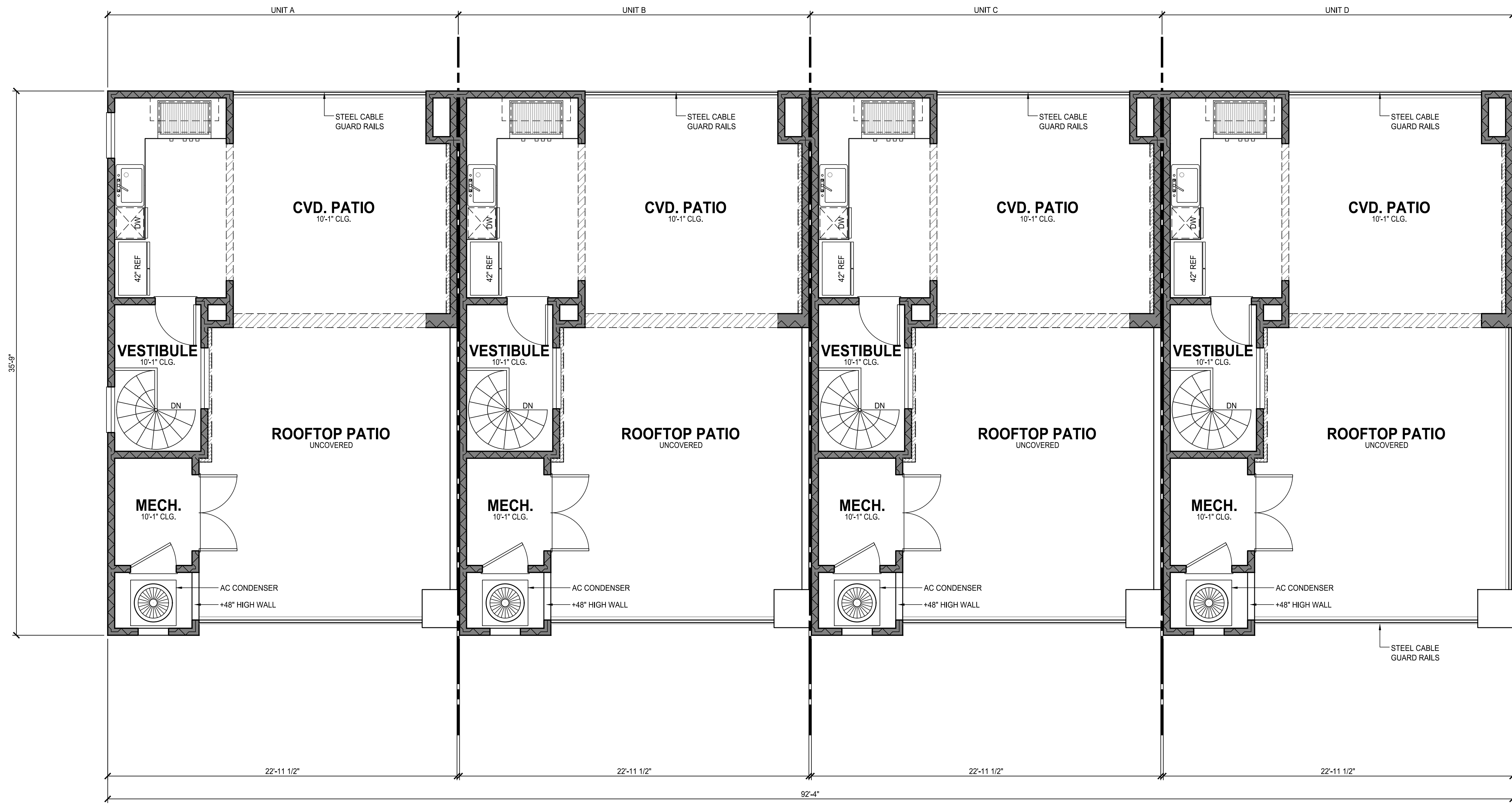
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**FLOOR PLANS**

**BUILDINGS 1,5,6**  
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**A2.03**

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**WALL LEGEND**

	2X4 FULL HEIGHT WALL
	2X WALL W/ BRICK VENEER
	2X HALF WALL
	2X6 FULL HEIGHT WALL
	2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

**FOURTH FLOOR** 1/4" = 1'-0"

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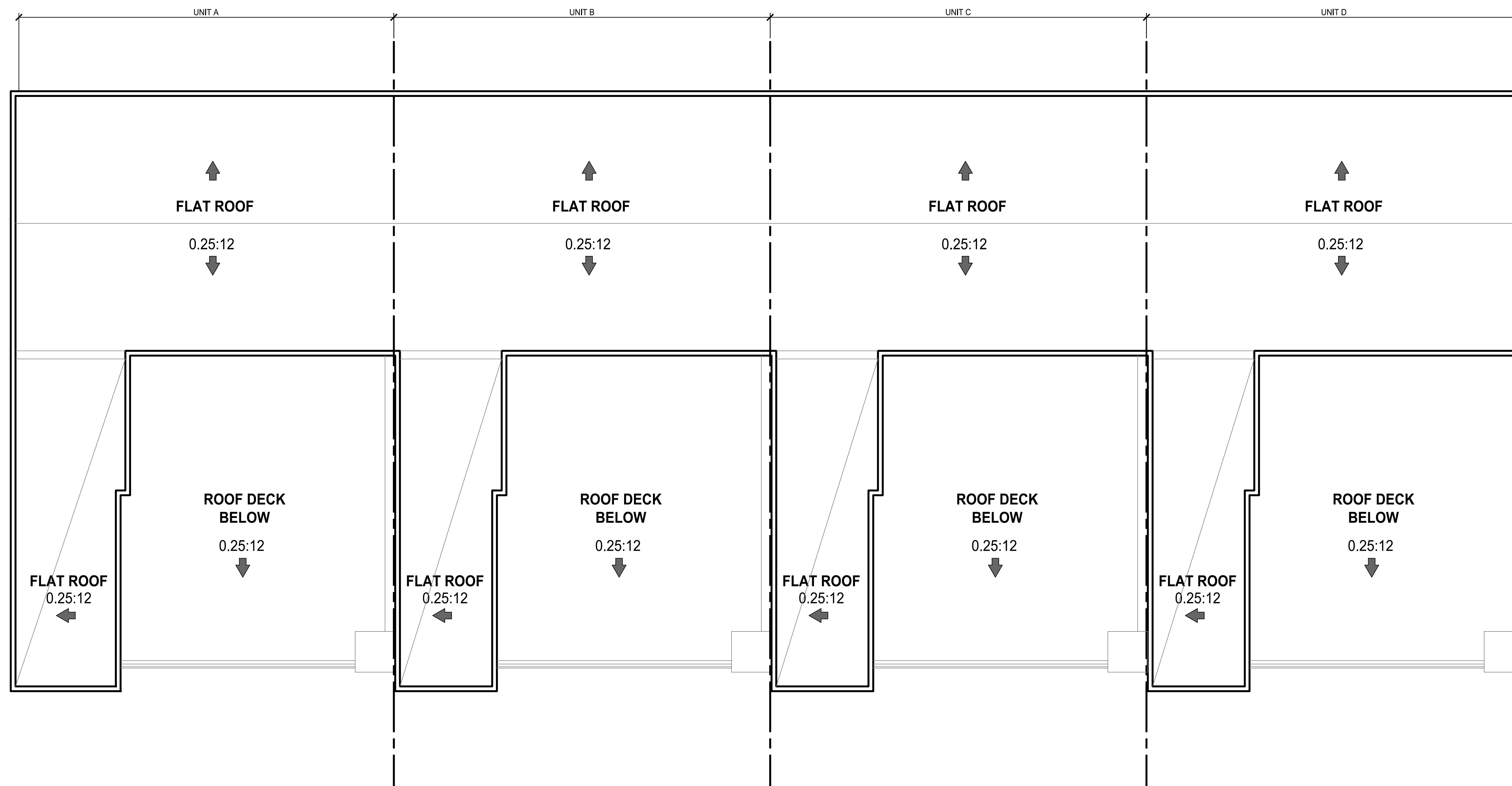
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JOB NO.	19032

**FLOOR PLANS**


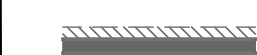



**BUILDINGS 1,5,6**  
 SHEET  
**A2.04**

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**WALL LEGEND**

-  2X4 FULL HEIGHT WALL
-  2X WALL W/ BRICK VENEER
-  2X HALF WALL
-  2X6 FULL HEIGHT WALL
-  2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

**ROOF PLAN** 1/4" = 1'-0"

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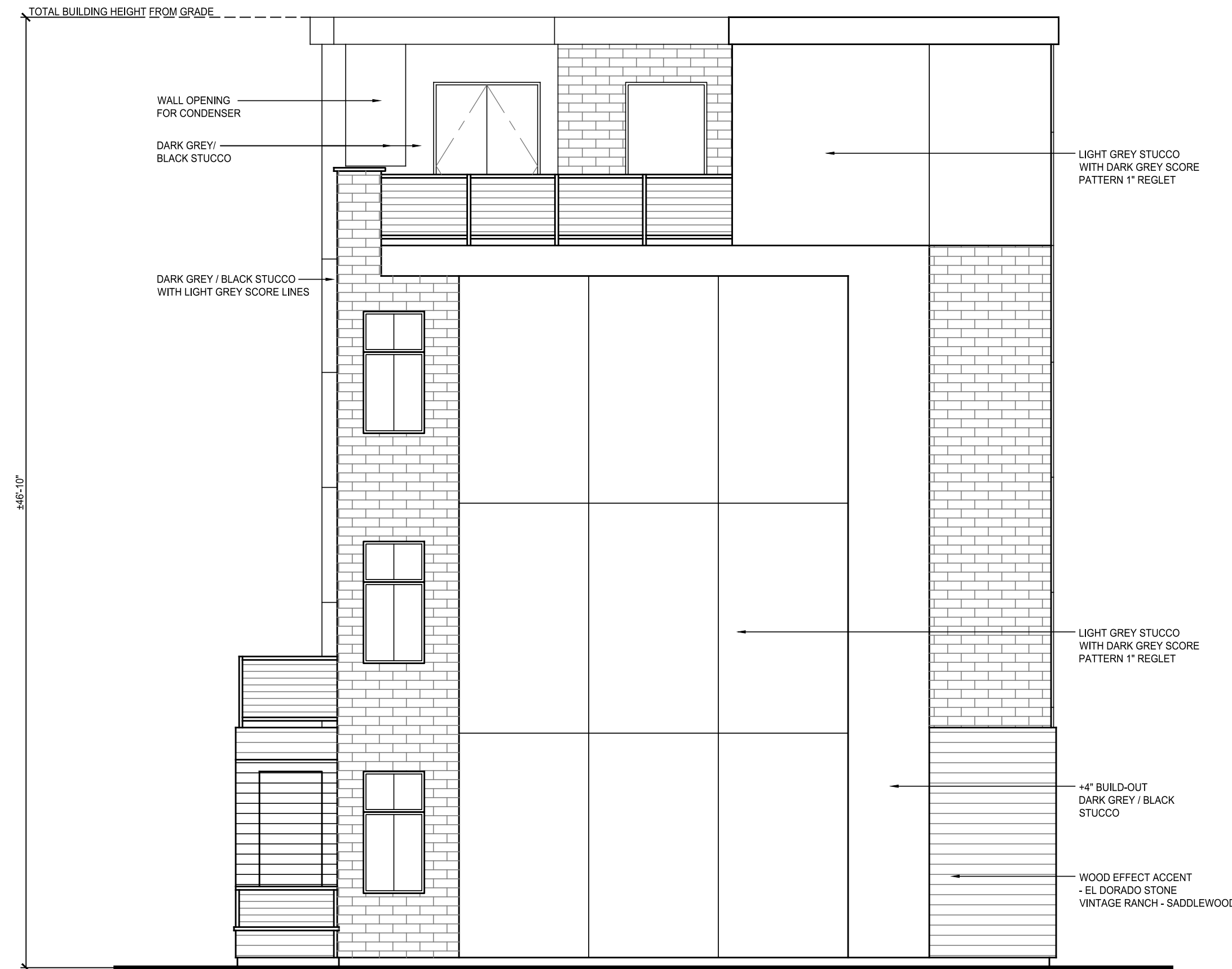
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**ROOF PLAN**

**BUILDINGS 1,5,6**  
 SHEET  
**A2.05**

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



**RIGHT ELEVATION** 3/16" = 1'-0"



**FRONT ELEVATION** 3/16" = 1'-0"

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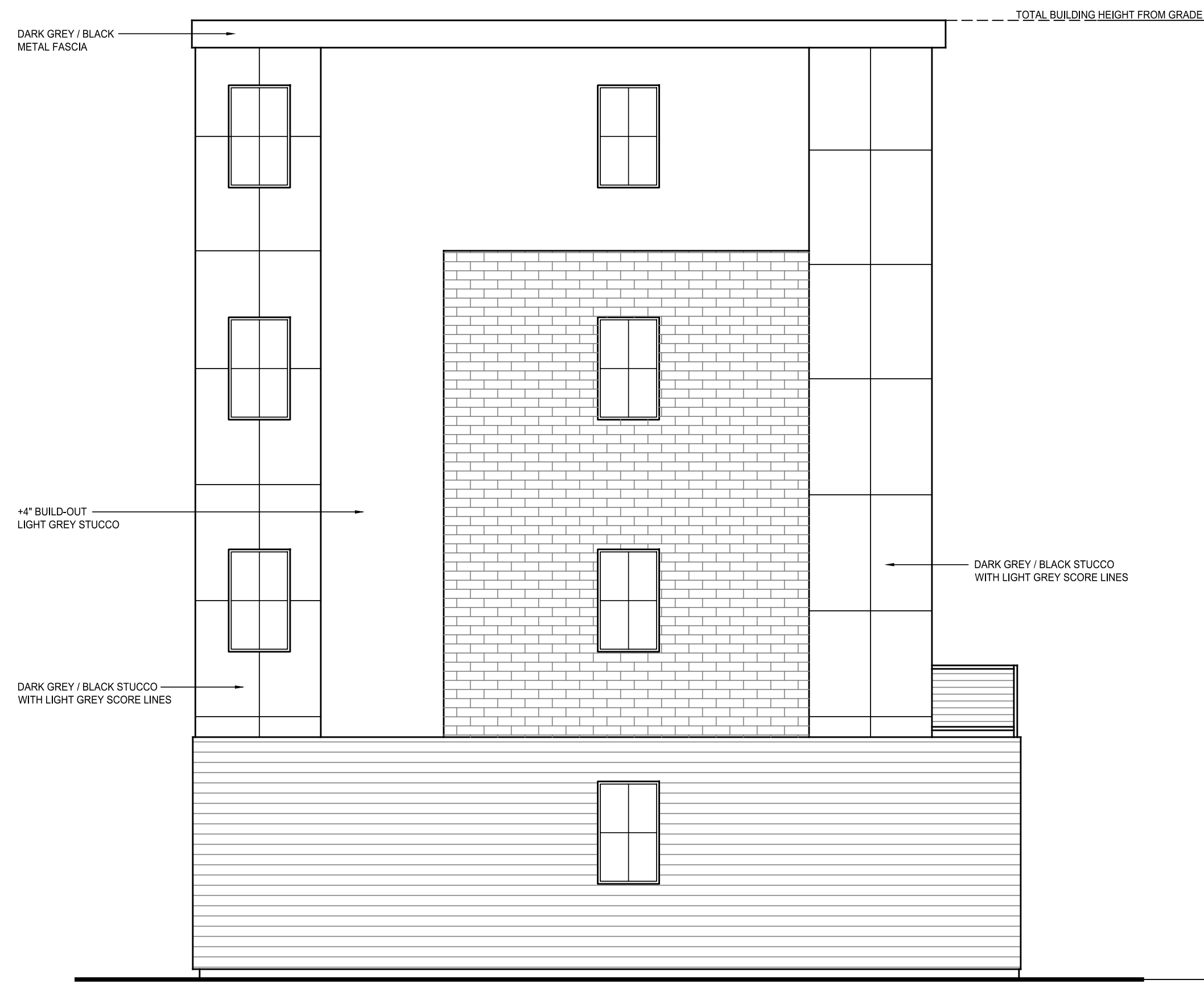
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JOB NO.	19032

**EXTERIOR ELEVATIONS**

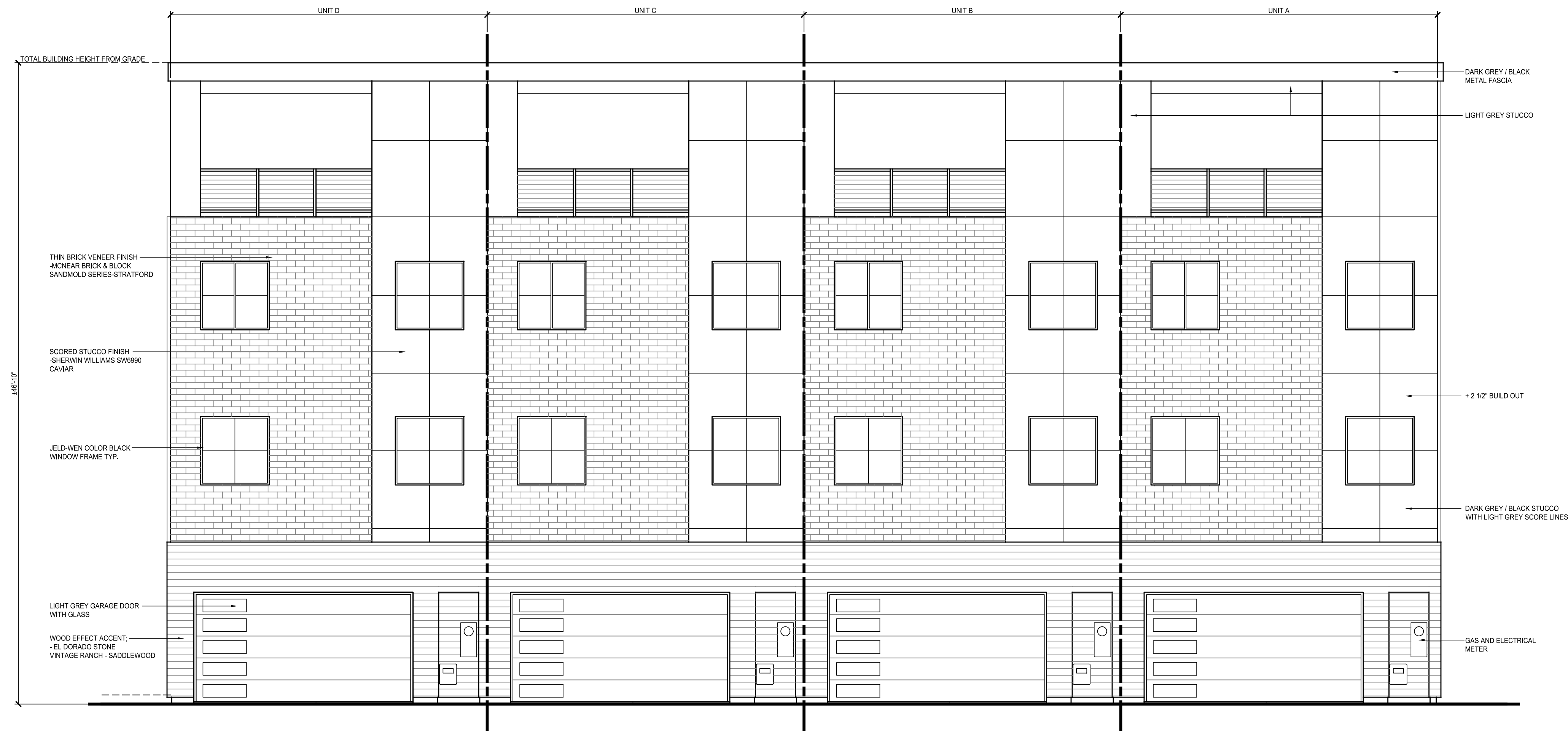
**BUILDINGS 1,5,6**

SHEET  
**A2.06**

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



**LEFT ELEVATION** 3/16" = 1'-0"



**REAR ELEVATION** 3/16" = 1'-0"

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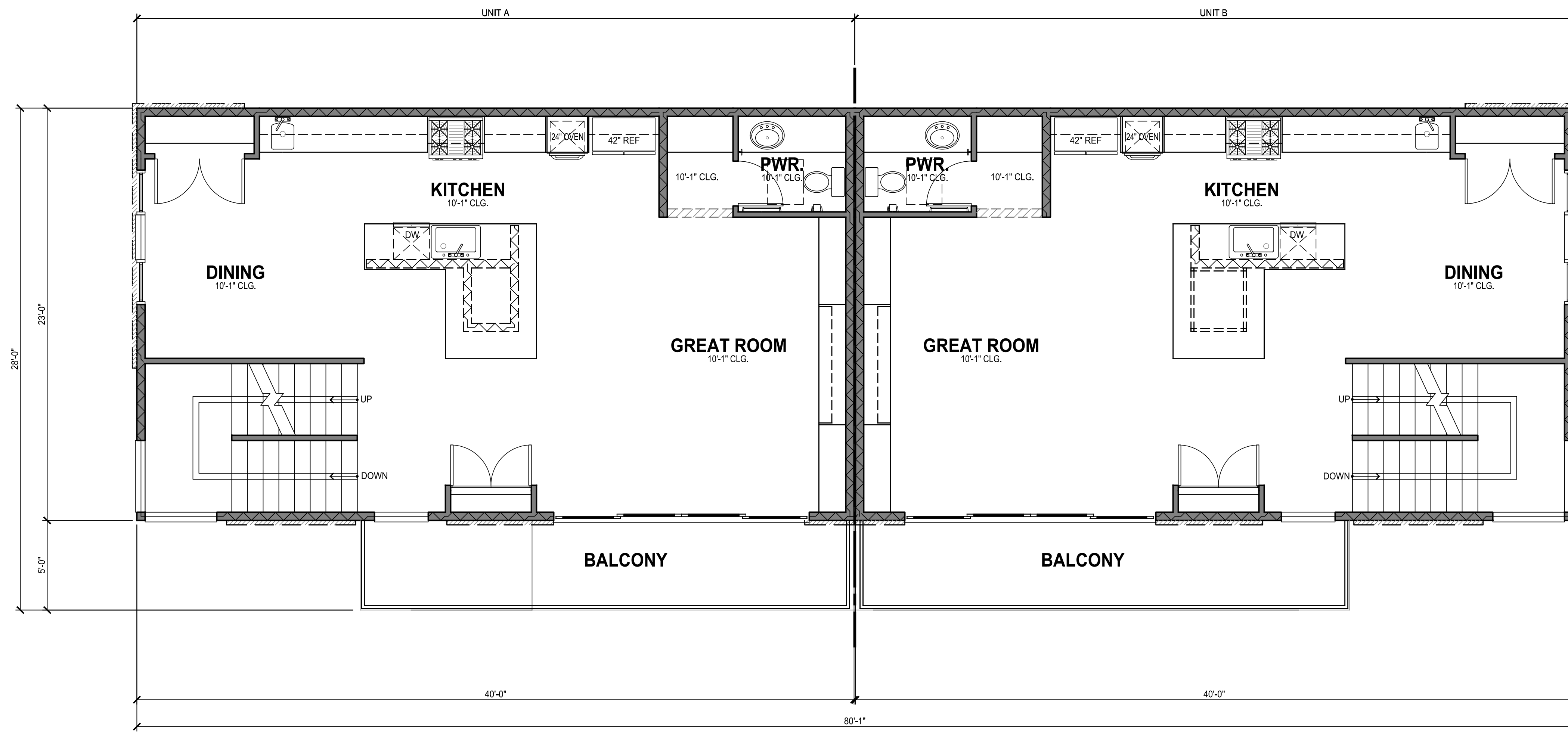
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**EXTERIOR ELEVATIONS**

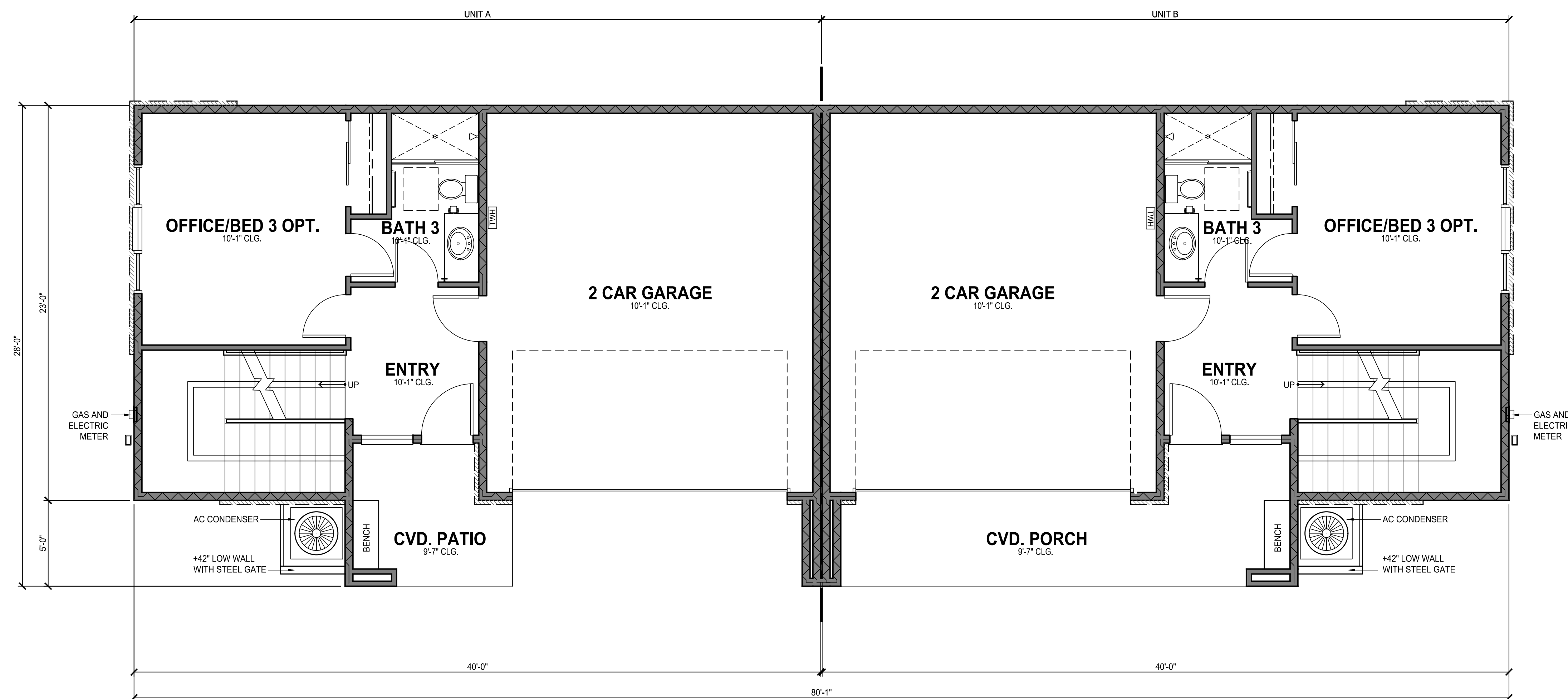
**BUILDINGS 1,5,6**

SHEET  
**A2.08**

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



**SECOND FLOOR** 1/4" = 1'-0"



**FIRST FLOOR** 1/4" = 1'-0"

**WALL LEGEND**

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

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 510 LINCOLN STREET  
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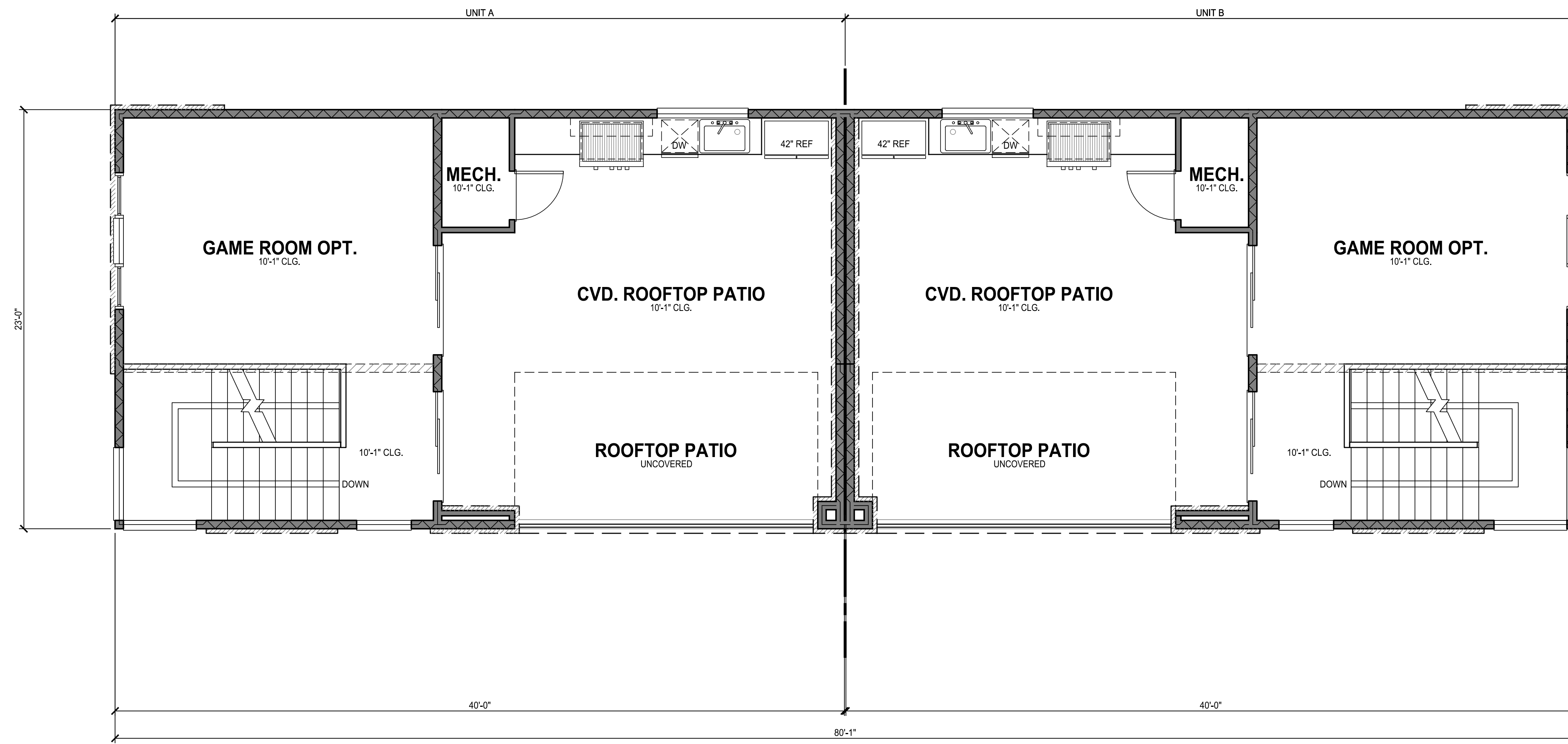
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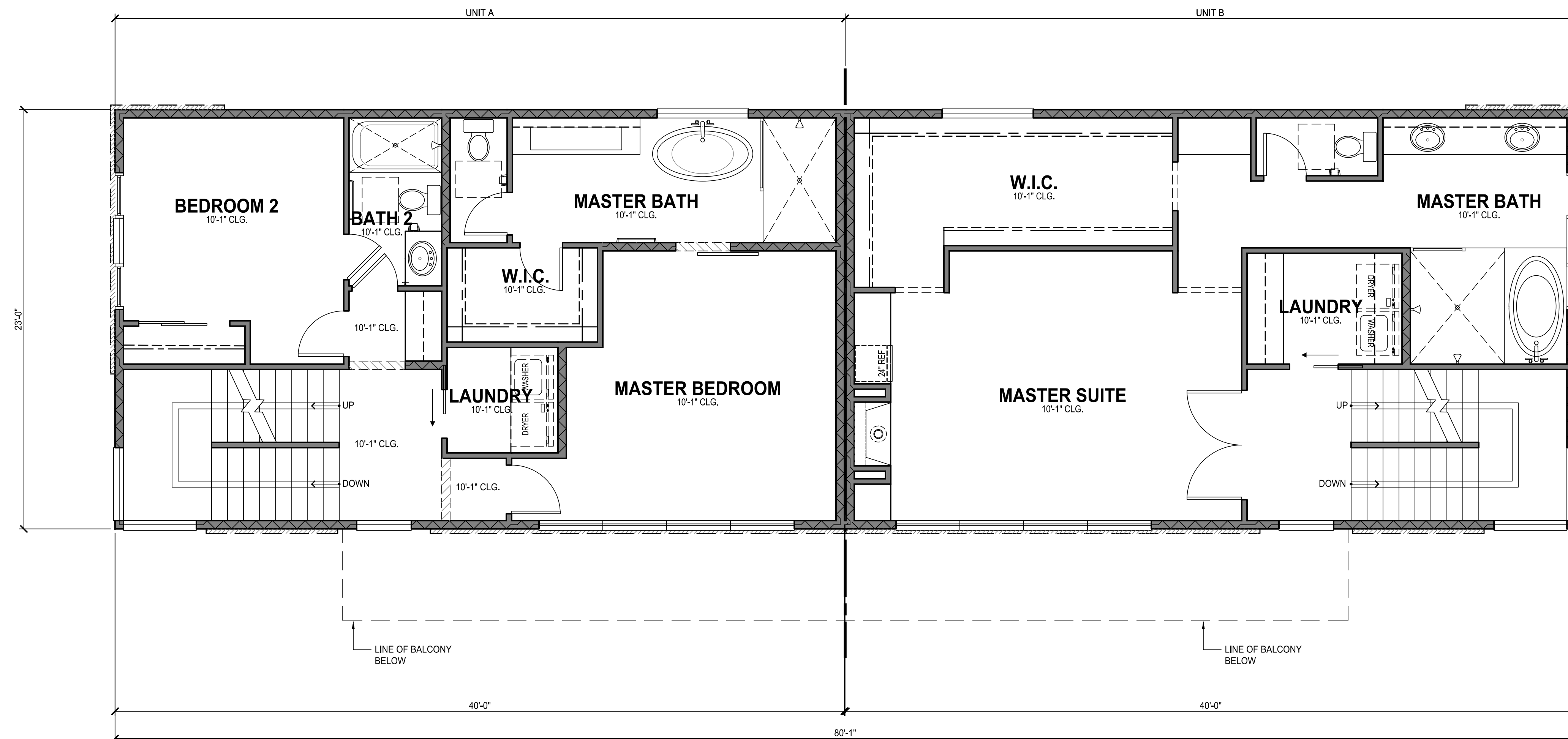
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DATE	2019
JOB NO.	19032

**FLOOR PLANS**

**BUILDING 2**  
 SHEET  
**A3.01**



**FOURTH FLOOR** 1/4" = 1'-0"



**THIRD FLOOR** 1/4" = 1'-0"

**WALL LEGEND**

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

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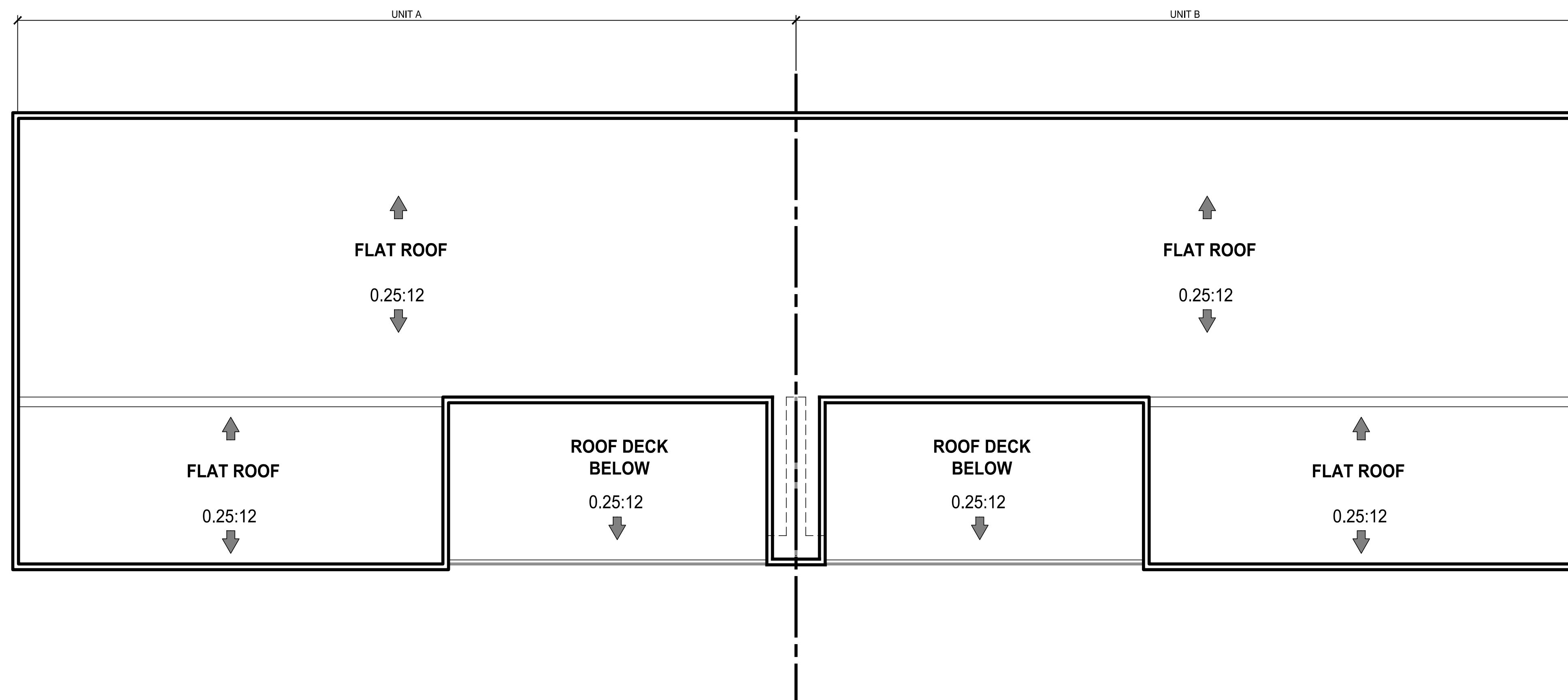
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DRAWN	HMA
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**FLOOR PLANS**

**BUILDING 2**  
 SHEET  
**A3.02**

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**ROOF PLAN** 1/4" = 1'-0"

**WALL LEGEND**

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

**THE BEL VEDERE**  
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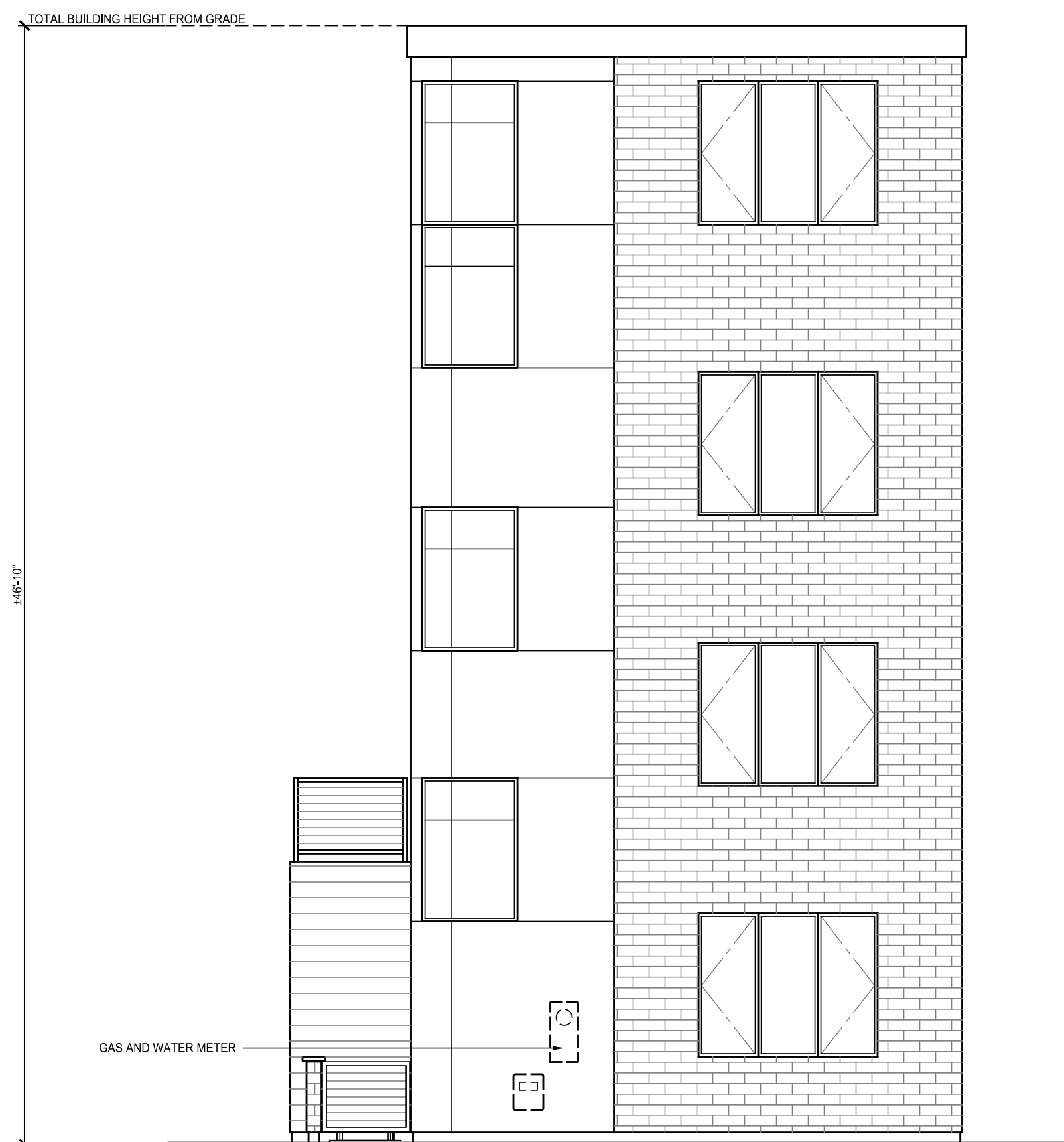
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**ROOF PLAN**

**BUILDING 2**  
**A3.03**

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



**RIGHT ELEVATION** 3/16" = 1'-0"



**FRONT ELEVATION** 3/16" = 1'-0"

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**THE BEL VEDERE**

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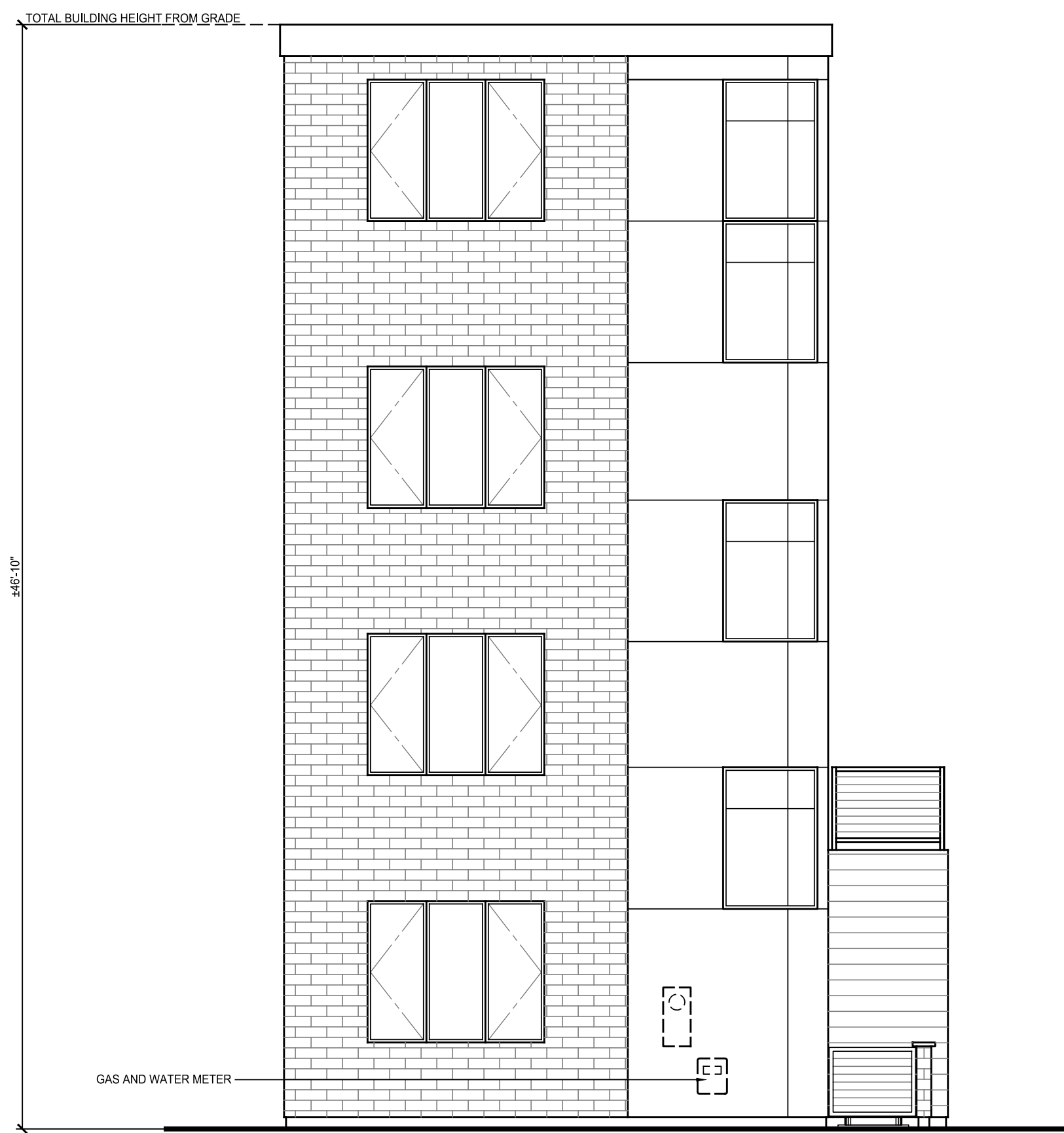
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**EXTERIOR ELEVATIONS**

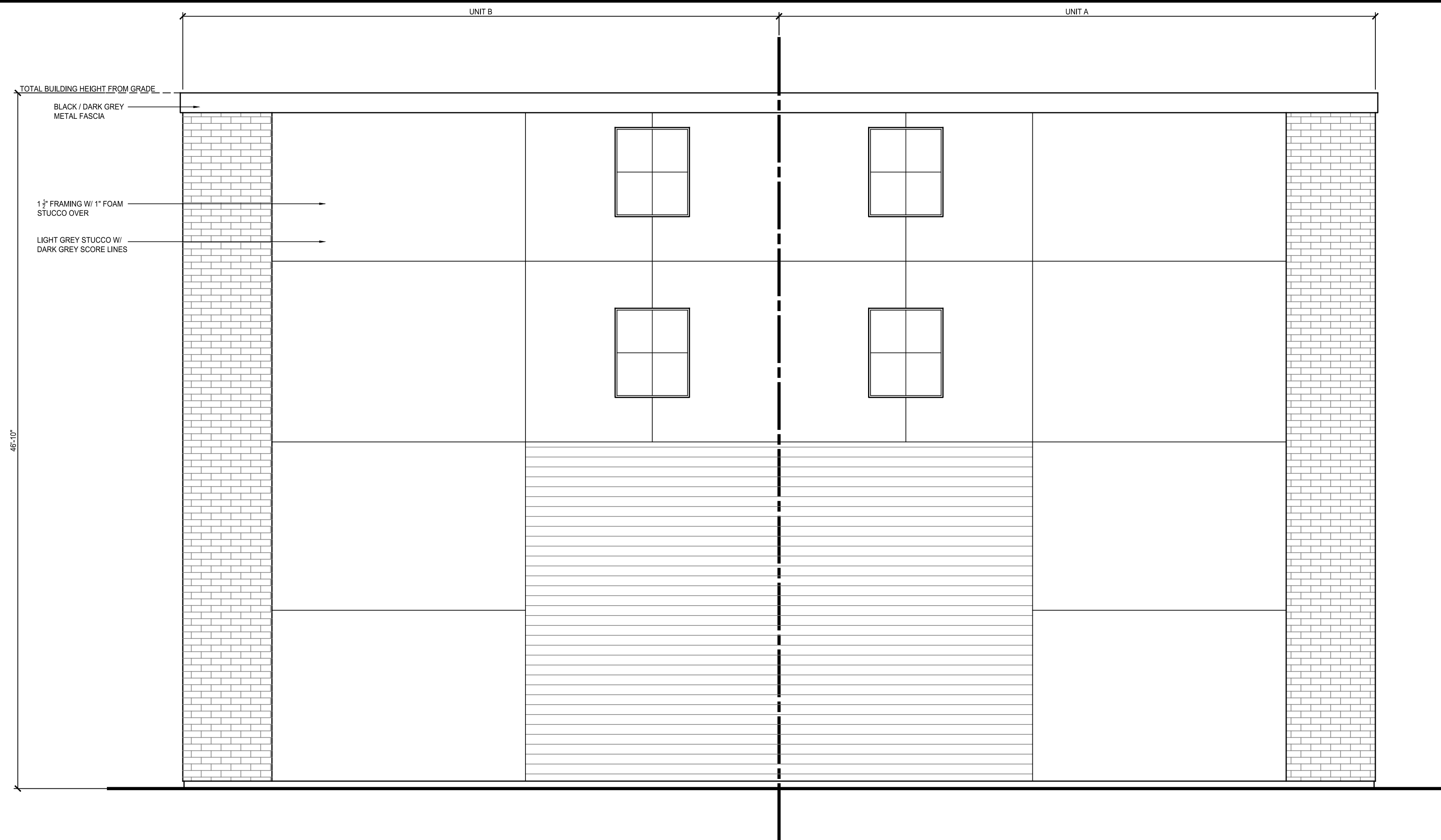
**BUILDING 2**

SHEET  
**A3.04**

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



LEFT ELEVATION 3/16" = 1'-0"



REAR ELEVATION 3/16" = 1'-0"

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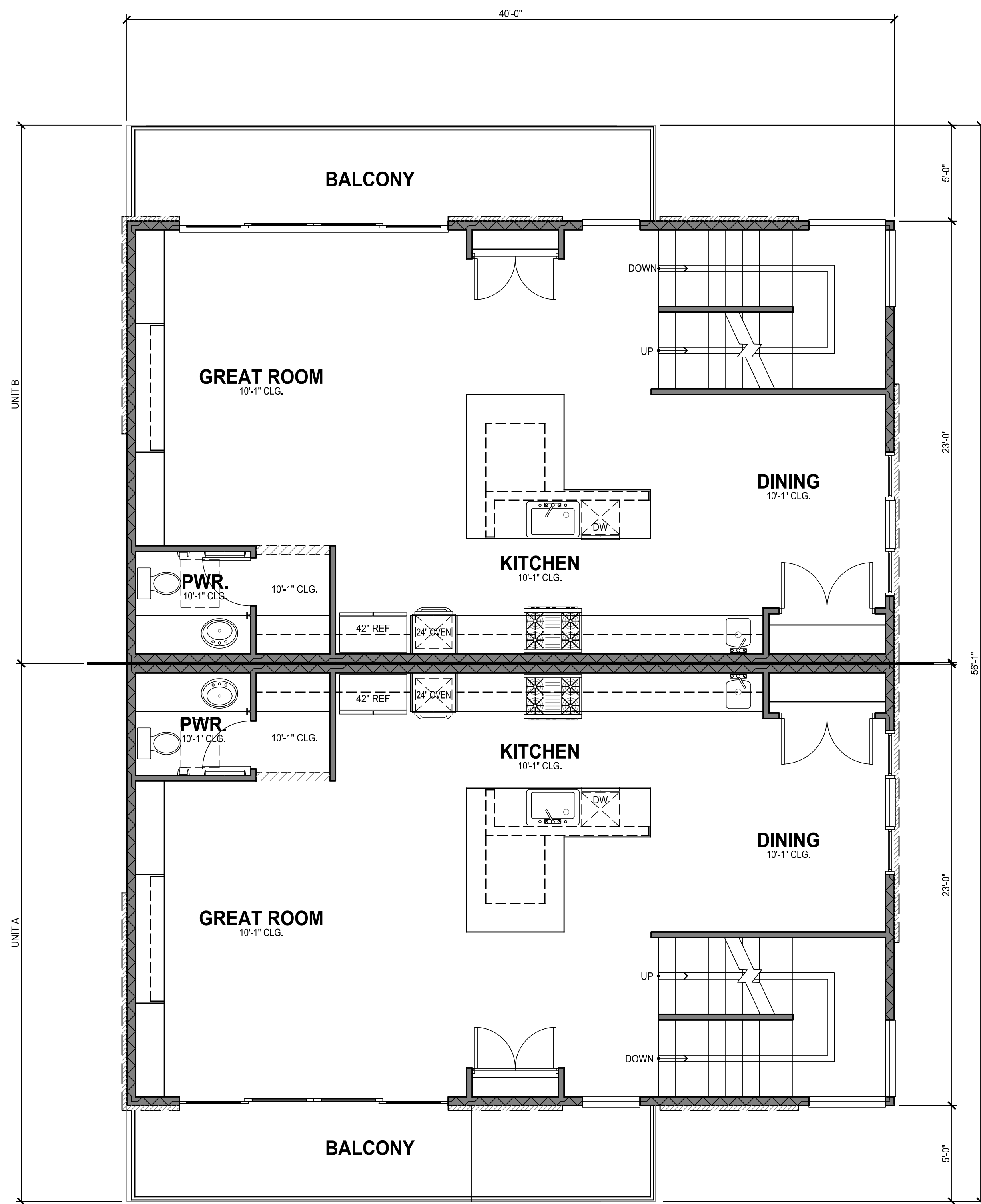
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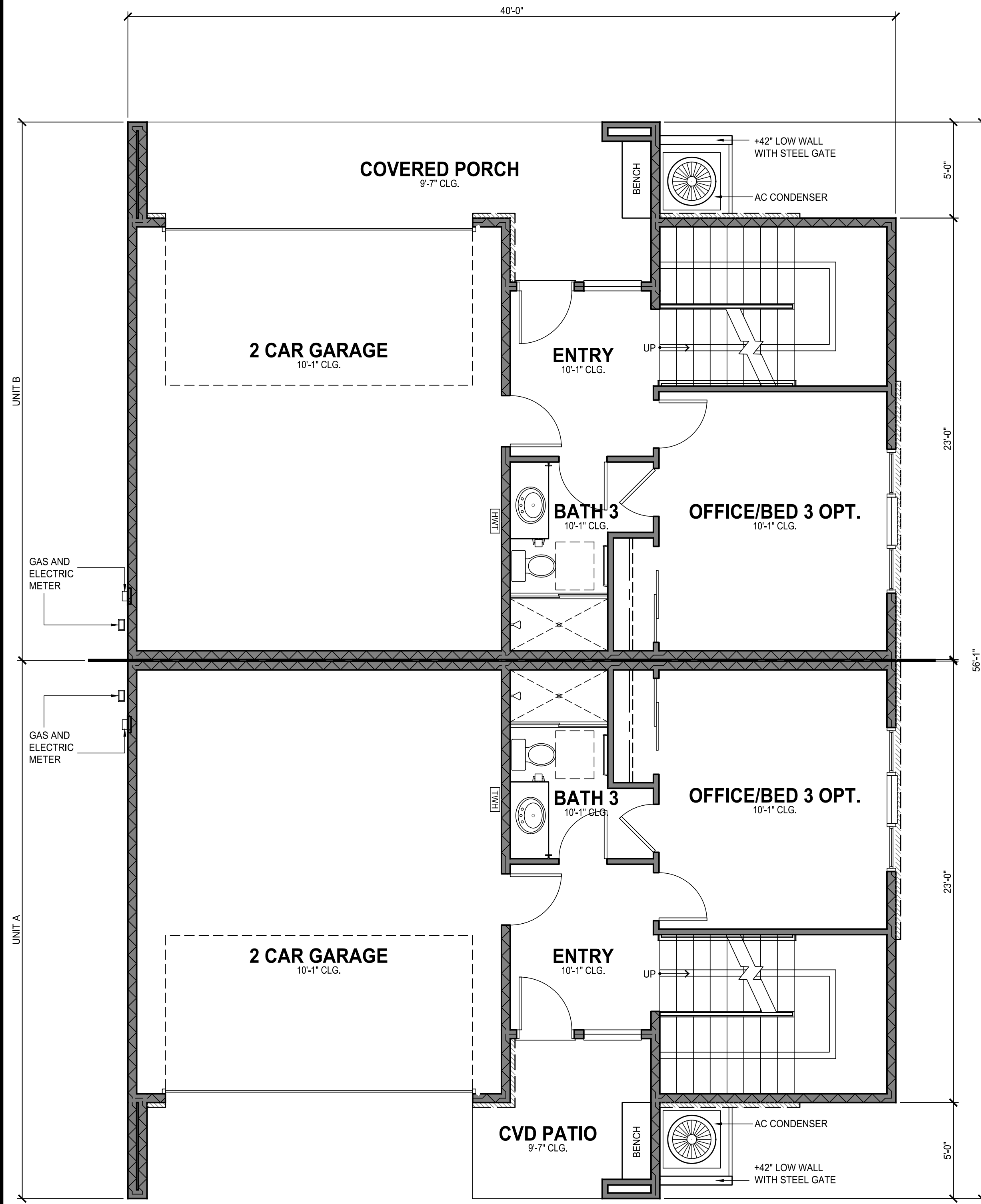
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**EXTERIOR ELEVATIONS**

**BUILDING 2**  
 SHEET  
**A3.05**



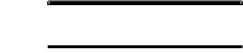




**SECOND FLOOR** 1/4" = 1'-0"



**FIRST FLOOR** 1/4" = 1'-0"

**WALL LEGEND**

-  2X4 FULL HEIGHT WALL
-  2X WALL W/ BRICK VENEER
-  2X HALF WALL
-  2X6 FULL HEIGHT WALL
-  2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

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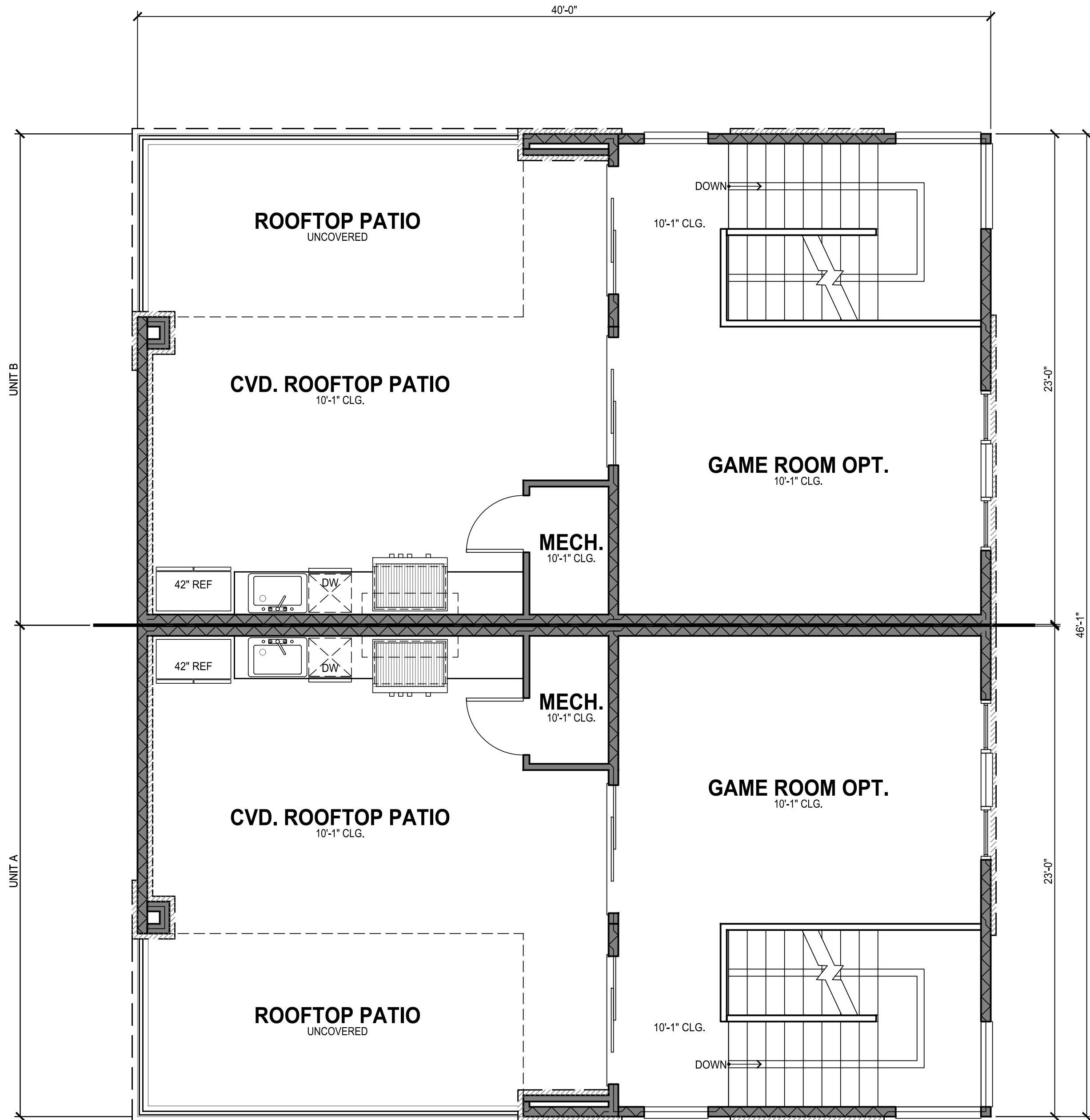
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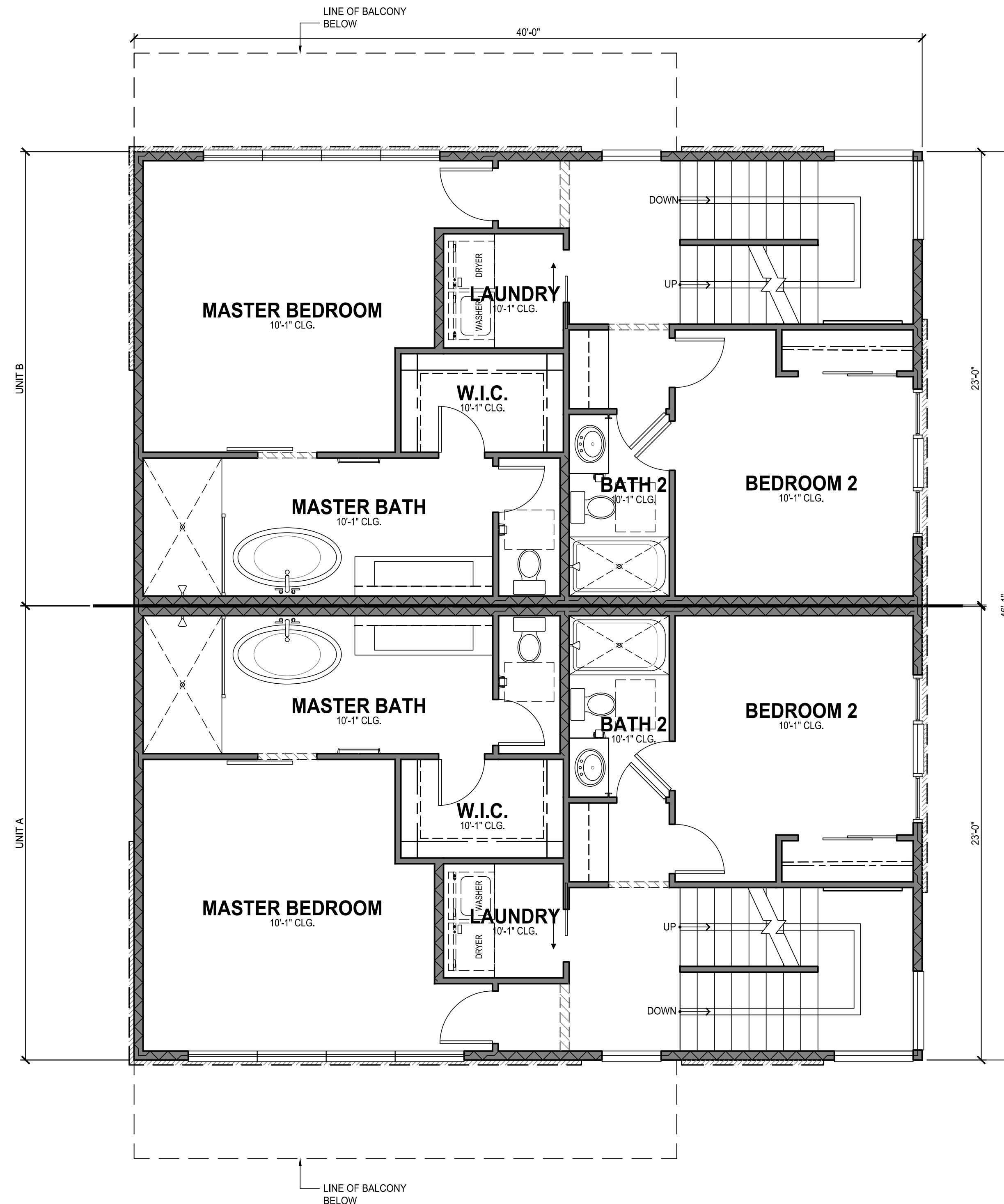
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**FLOOR PLANS**

**BUILDING 3**  
 SHEET  
**A4.01**



**FOURTH FLOOR** 1/4" = 1'-0"



**THIRD FLOOR** 1/4" = 1'-0"

**WALL LEGEND**

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

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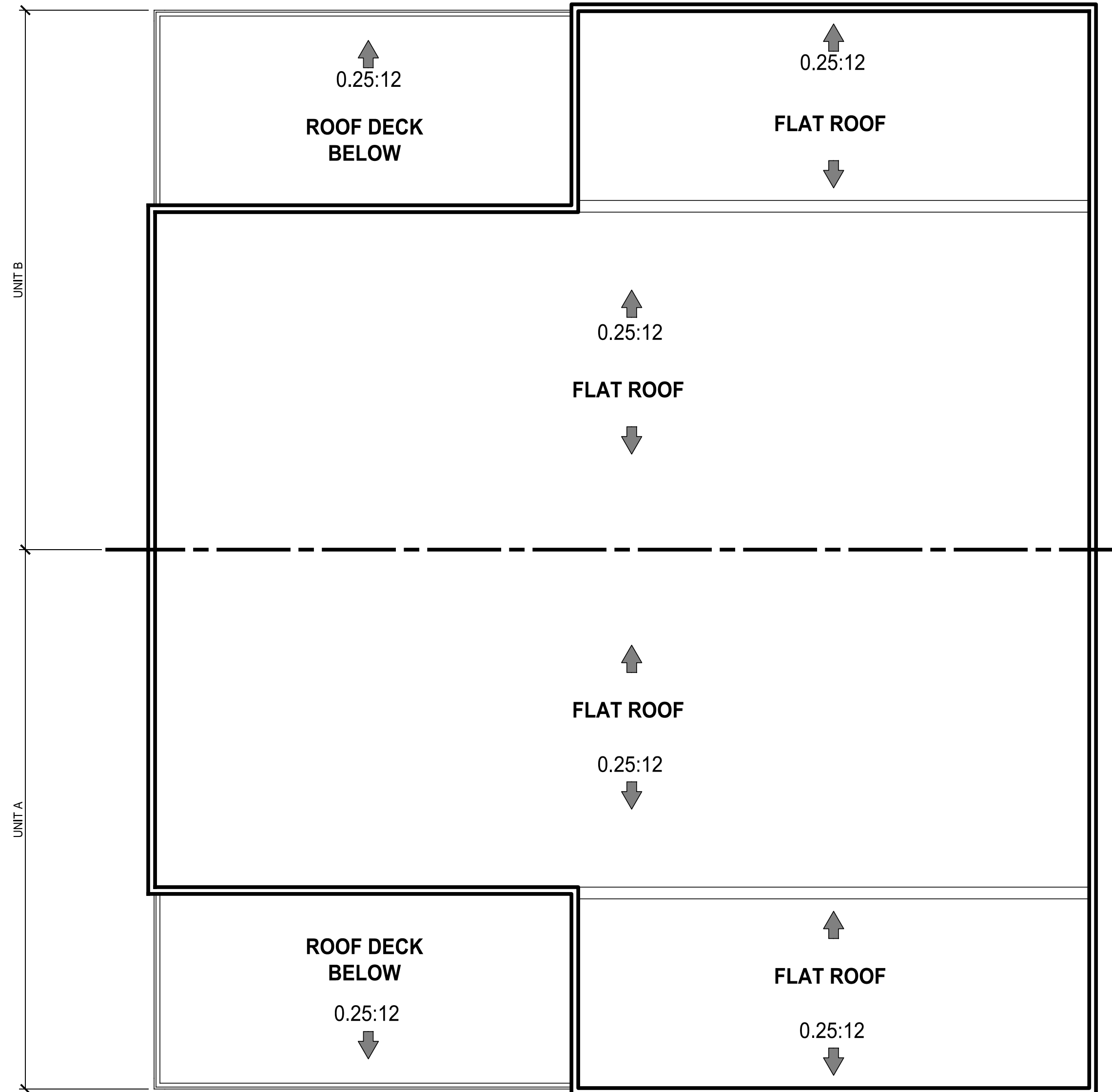
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**FLOOR PLANS**

**BUILDING 3**  
 SHEET  
**A4.02**



**WALL LEGEND**

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

**ROOF PLAN** 1/4" = 1'-0"

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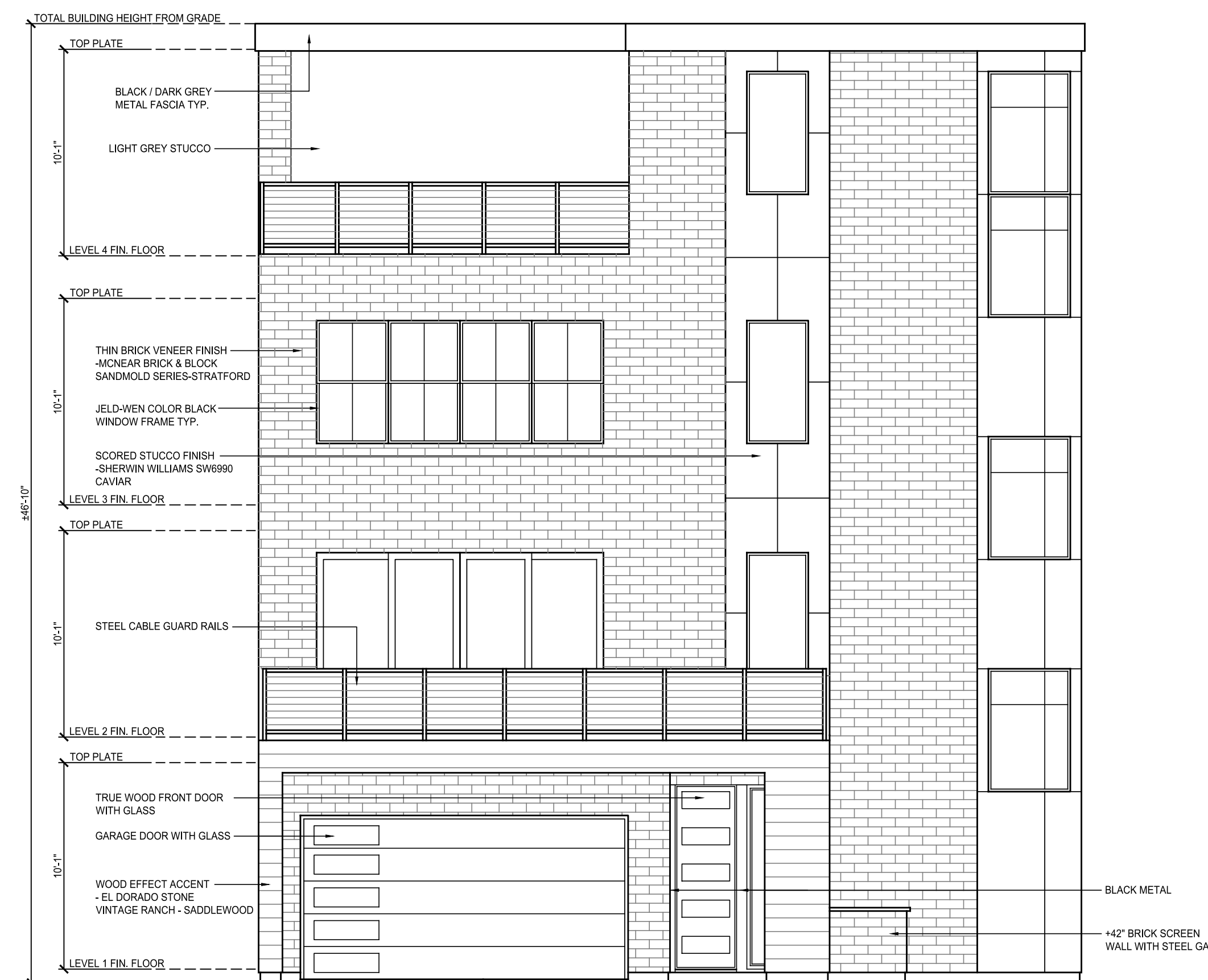
**ROOF PLAN**

**BUILDING 3**

SHEET  
**A4.03**



**RIGHT ELEVATION** 3/16" = 1'-0"



**FRONT ELEVATION** 3/16" = 1'-0"

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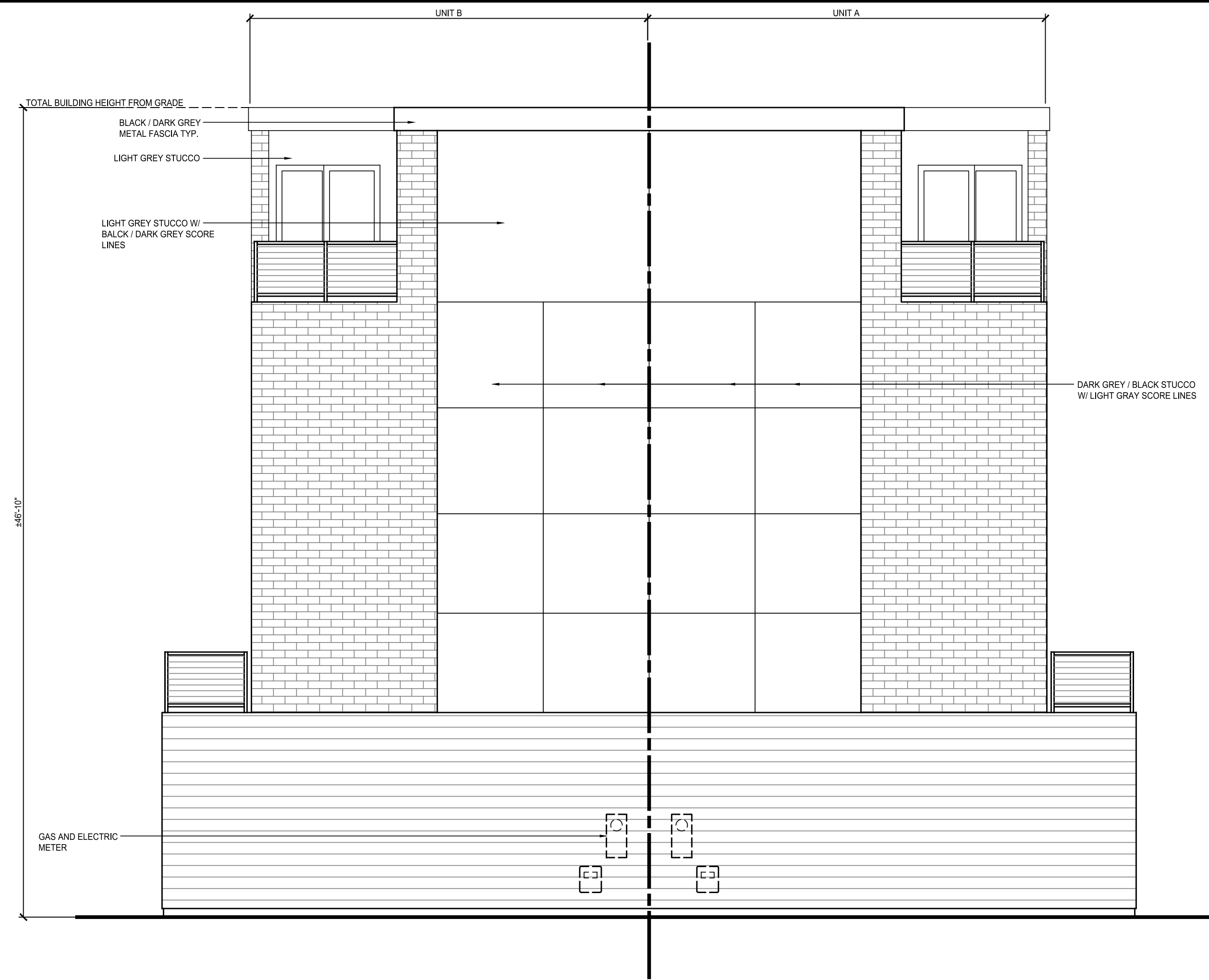
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**EXTERIOR ELEVATIONS**

**BUILDING 3**  
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**A4.04**

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LEFT ELEVATION 3/16" = 1'-0"



REAR ELEVATION 3/16" = 1'-0"

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EXTERIOR ELEVATIONS

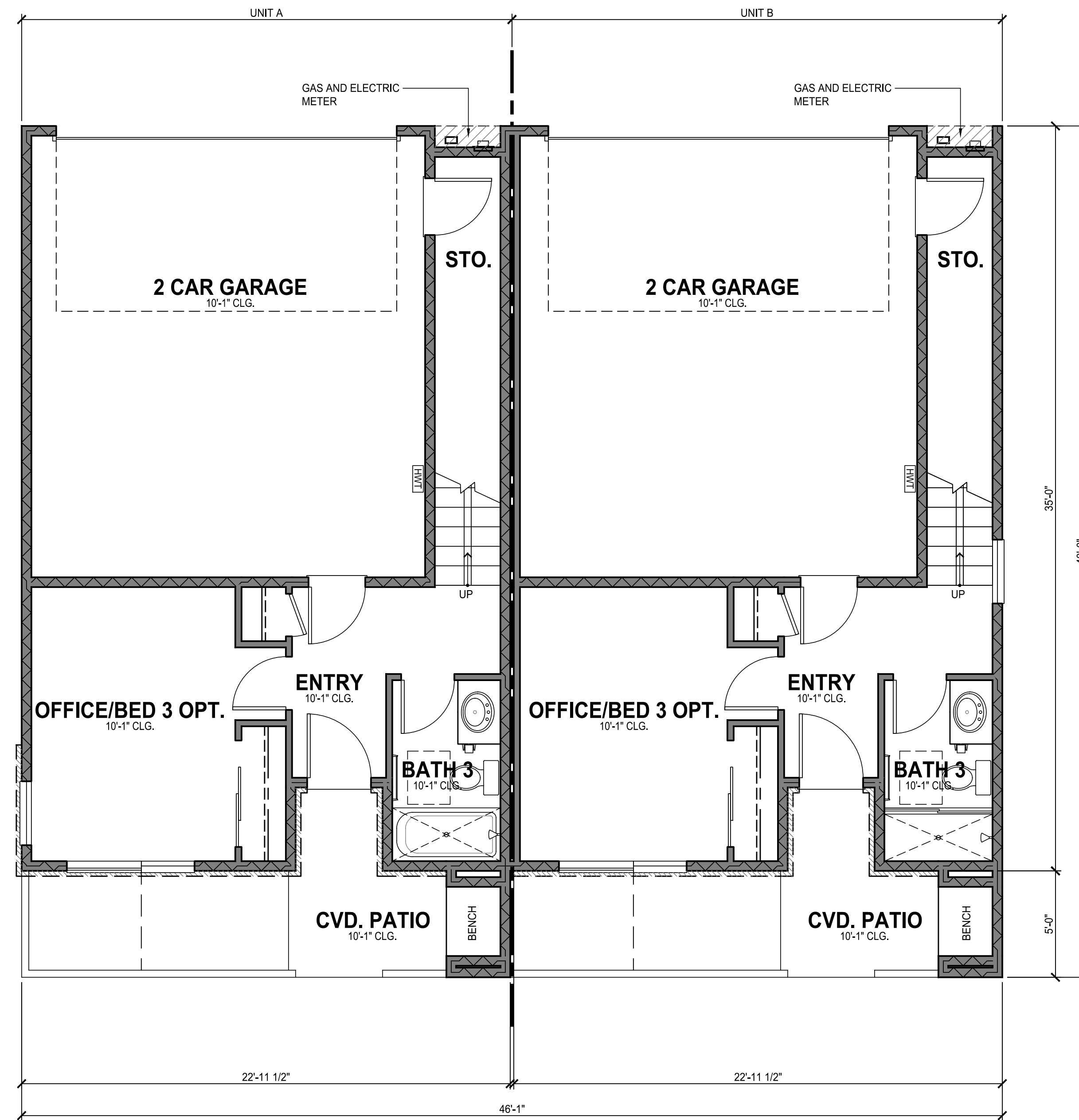
BUILDING 3

SHEET  
**A4.05**

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



**SECOND FLOOR** 1/4" = 1'-0"



**FIRST FLOOR** 1/4" = 1'-0"

**WALL LEGEND**

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

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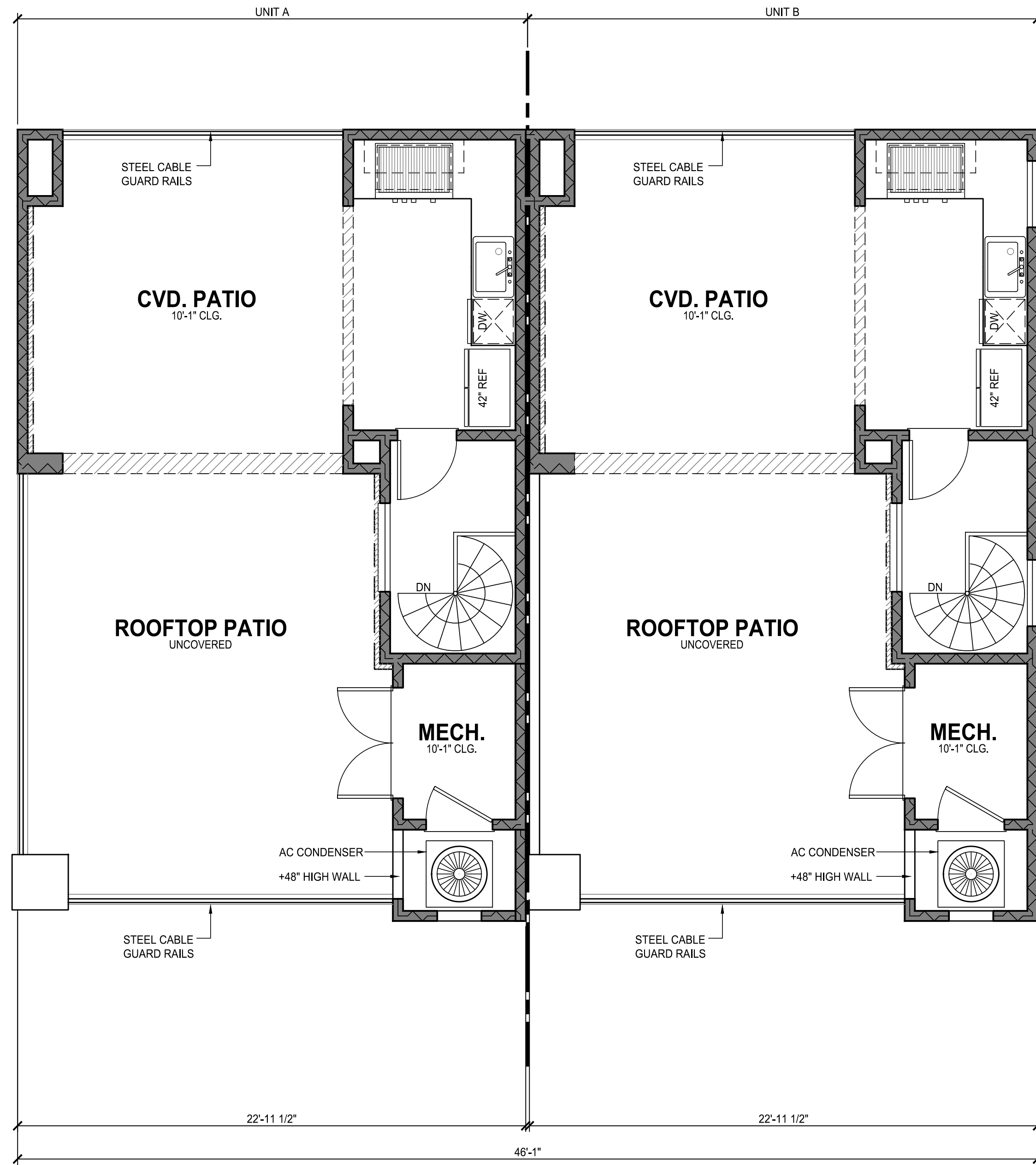
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1.	△ PLANNING COMMENTS	05/27/2020

DRAWN	HMA
SCALE	AS NOTED
DATE	2019
JOB NO.	19032

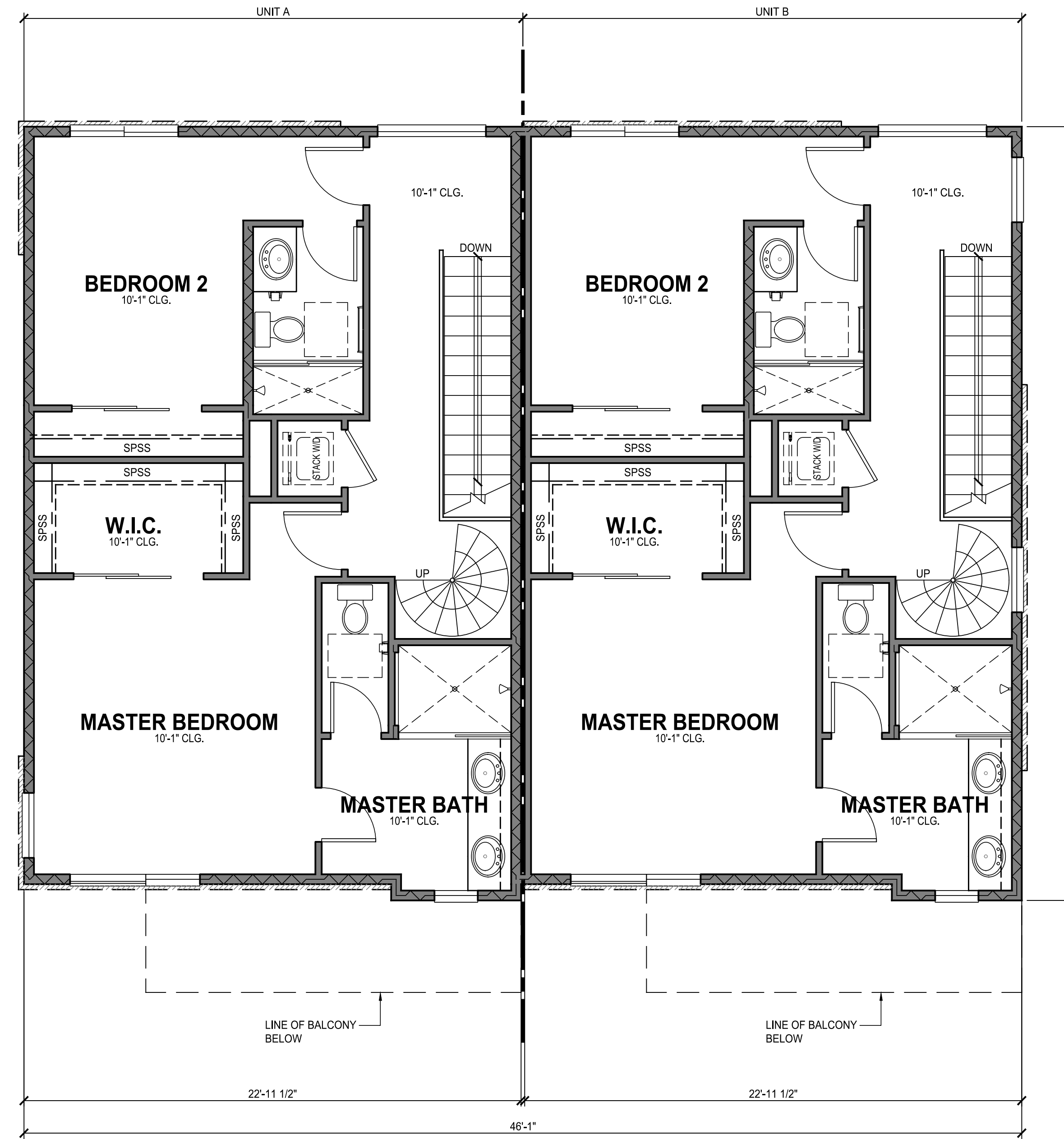
**FLOOR PLANS**

**BUILDING 4**  
 SHEET  
**A5.01**

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



**FOURTH FLOOR** 1/4" = 1'-0"



**THIRD FLOOR** 1/4" = 1'-0"

**WALL LEGEND**

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

**THE BEL VEDERE**  
 510 LINCOLN STREET  
 CITY OF ROSEVILLE, CA  
 OLD ROSEVILLE, LLC

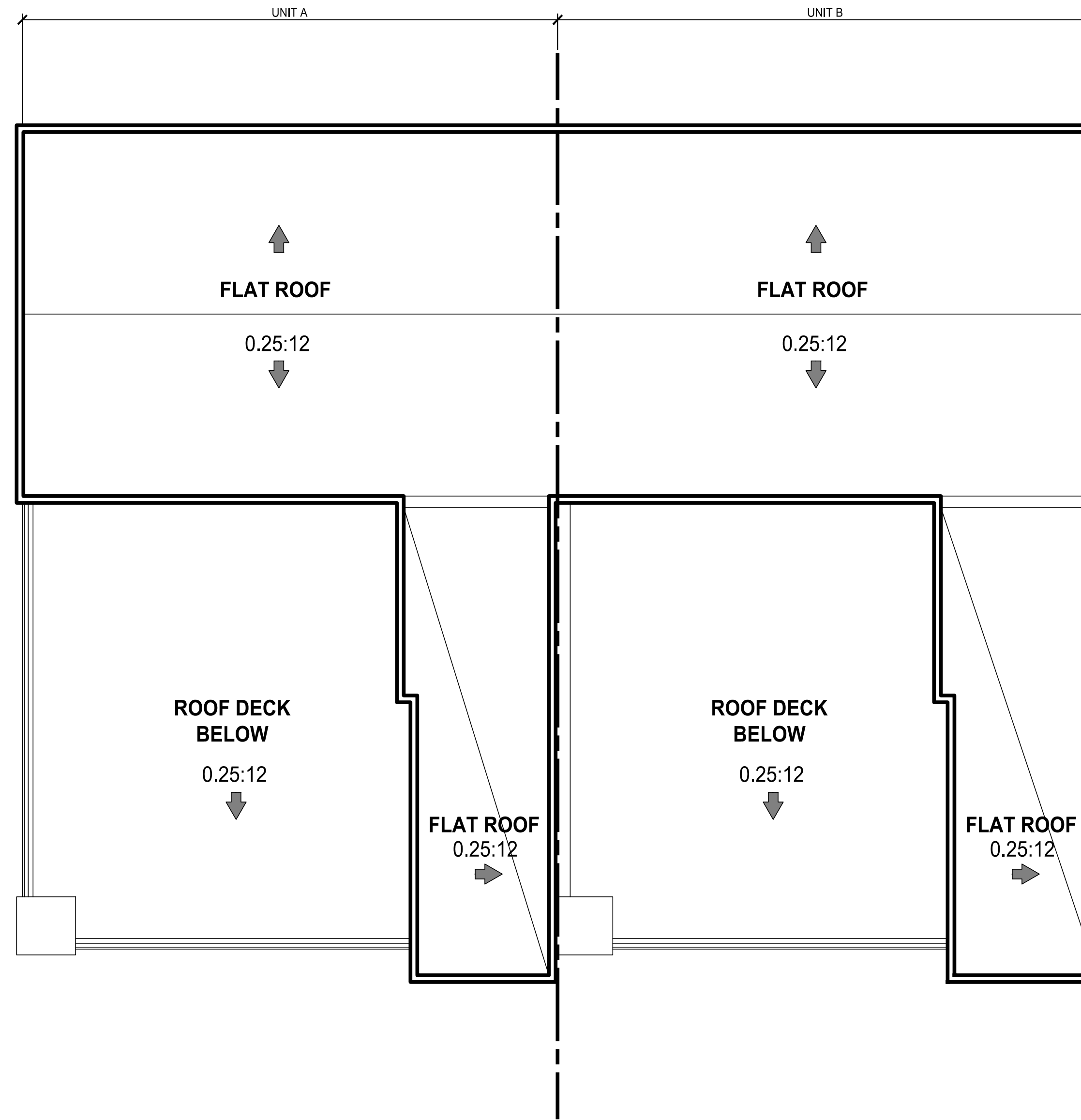
**HMA Architecture**  
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 Folsom, CA 95630  
 (916) 597-1500

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1.	▲ PLANNING COMMENTS	05/27/2020

DRAWN	HMA
SCALE	AS NOTED
DATE	2019
JOB NO.	19032

**FLOOR PLANS**

**BUILDING 4**  
 SHEET  
**A5.02**



**WALL LEGEND**

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

**ROOF PLAN** 1/4" = 1'-0"

**THE BEL VEDERE**  
 510 LINCOLN STREET  
 CITY OF ROSEVILLE, CA  
 OLD ROSEVILLE, LLC

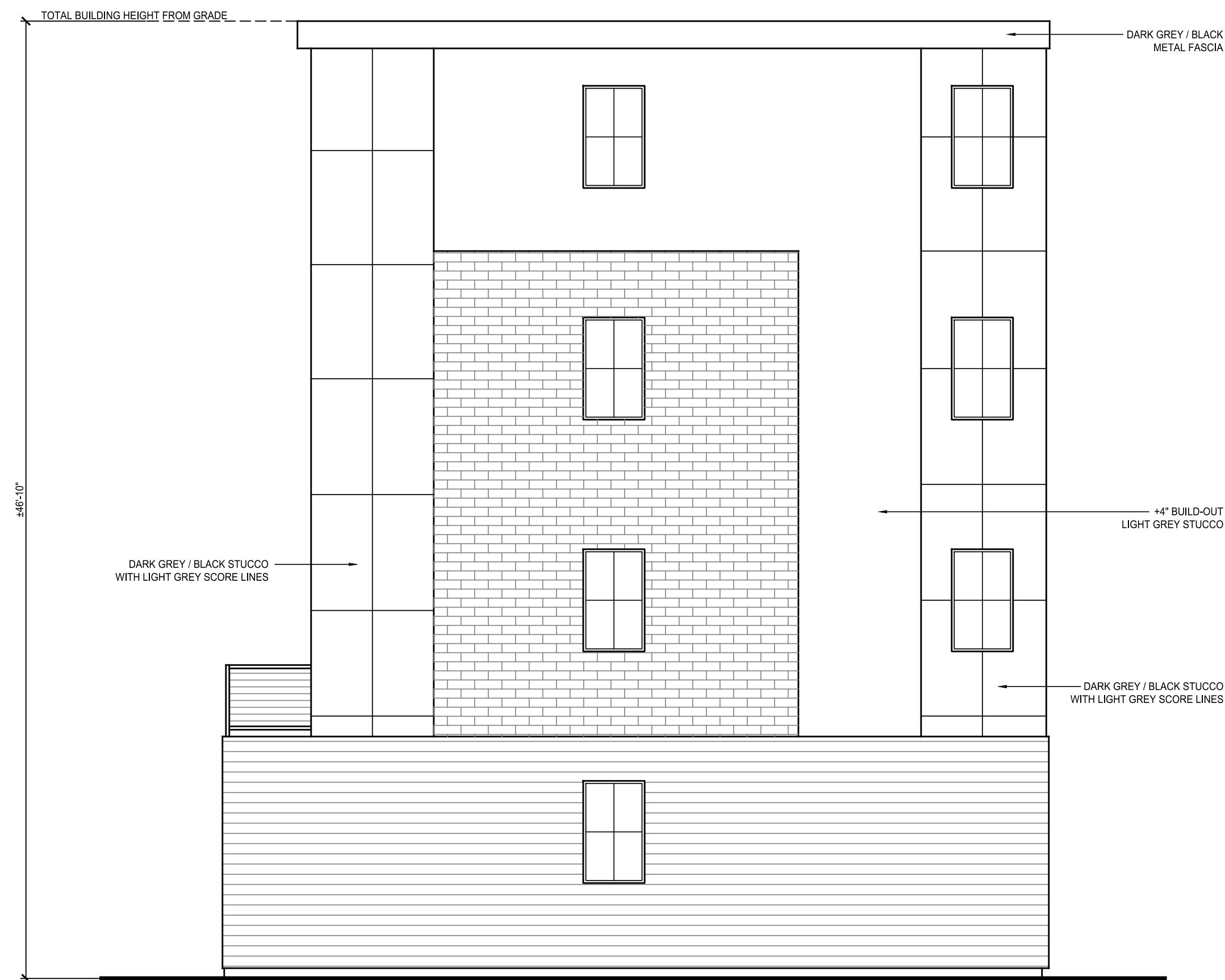
**HMA Architecture**  
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 (916) 597-1500

REVISIONS		
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1.	△ PLANNING COMMENTS	05/27/2020

DRAWN	HMA
SCALE	AS NOTED
DATE	2019
JOB NO.	19032

**ROOF PLAN**

**BUILDING 4**  
**A5.03**



**RIGHT ELEVATION** 3/16" = 1'-0"



**FRONT ELEVATION** 3/16" = 1'-0"

**THE BEL VEDERE**  
 510 LINCOLN STREET  
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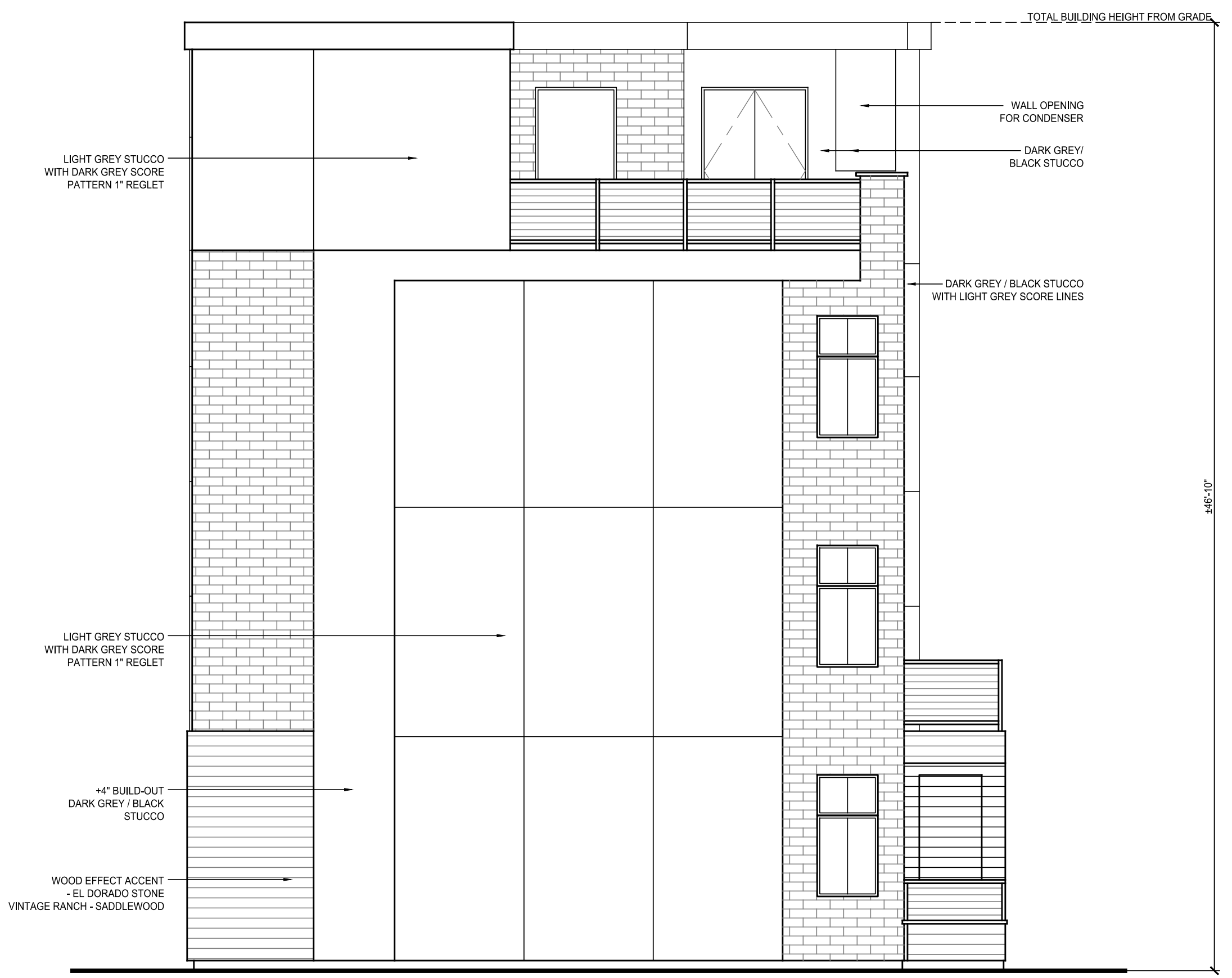
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1.	△ PLANNING COMMENTS	05/27/2020

DRAWN	HMA
SCALE	AS NOTED
DATE	2019
JOB NO.	19032

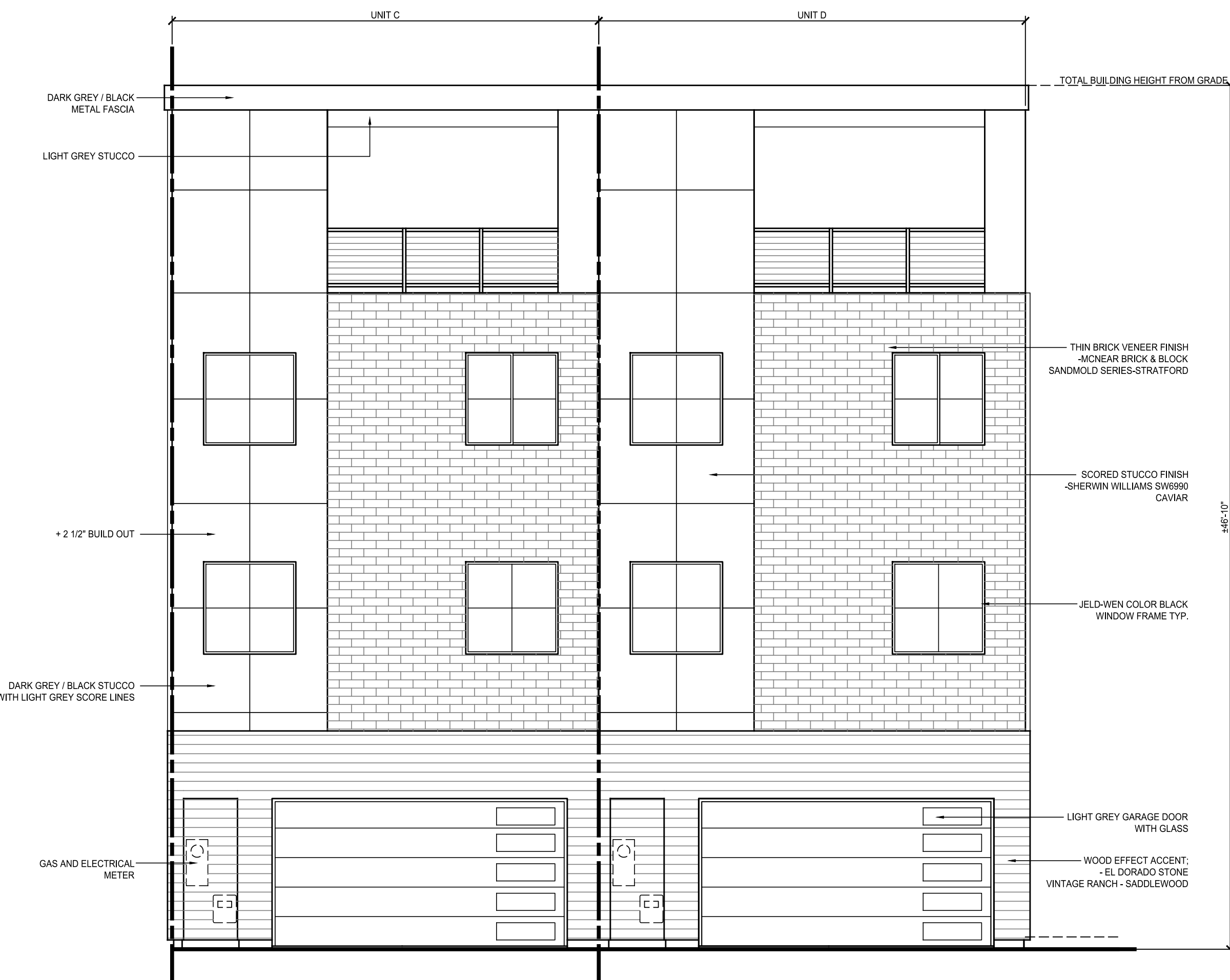
**EXTERIOR ELEVATIONS**

**BUILDING 4**

SHEET  
**A5.04**



**LEFT ELEVATION** 3/16" = 1'-0"



**REAR ELEVATION** 3/16" = 1'-0"

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**THE BEL VEDERE**  
 510 LINCOLN STREET  
 CITY OF ROSEVILLE, CA  
 OLD ROSEVILLE, LLC

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1.	△ PLANNING COMMENTS	05/27/2020

DRAWN	HMA
SCALE	AS NOTED
DATE	2019
JOB NO.	19032

**EXTERIOR ELEVATIONS**

**BUILDING 4**  
 SHEET  
**A5.06**

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



FRONT ELEVATION

RIGHT ELEVATION

Building 1



LEFT ELEVATION

REAR ELEVATION

The Belvedere

# Design Concept

Date 04/13/2020  
 Scale AS NOTED  
 Job # 19032

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FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION

The Belvedere

# Design Concept

Date 04/13/2020  
 Scale AS NOTED  
 Job # 19032

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FRONT ELEVATION

RIGHT ELEVATION

Building 3



LEFT ELEVATION

REAR ELEVATION

The Belvedere

# Design Concept

Date 04/13/2020  
 Scale AS NOTED  
 Job # 19032

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FRONT ELEVATION

RIGHT ELEVATION

Building 4



LEFT ELEVATION

REAR ELEVATION

The Belvedere

# Design Concept

Date 04/13/2020  
 Scale AS NOTED  
 Job # 19032

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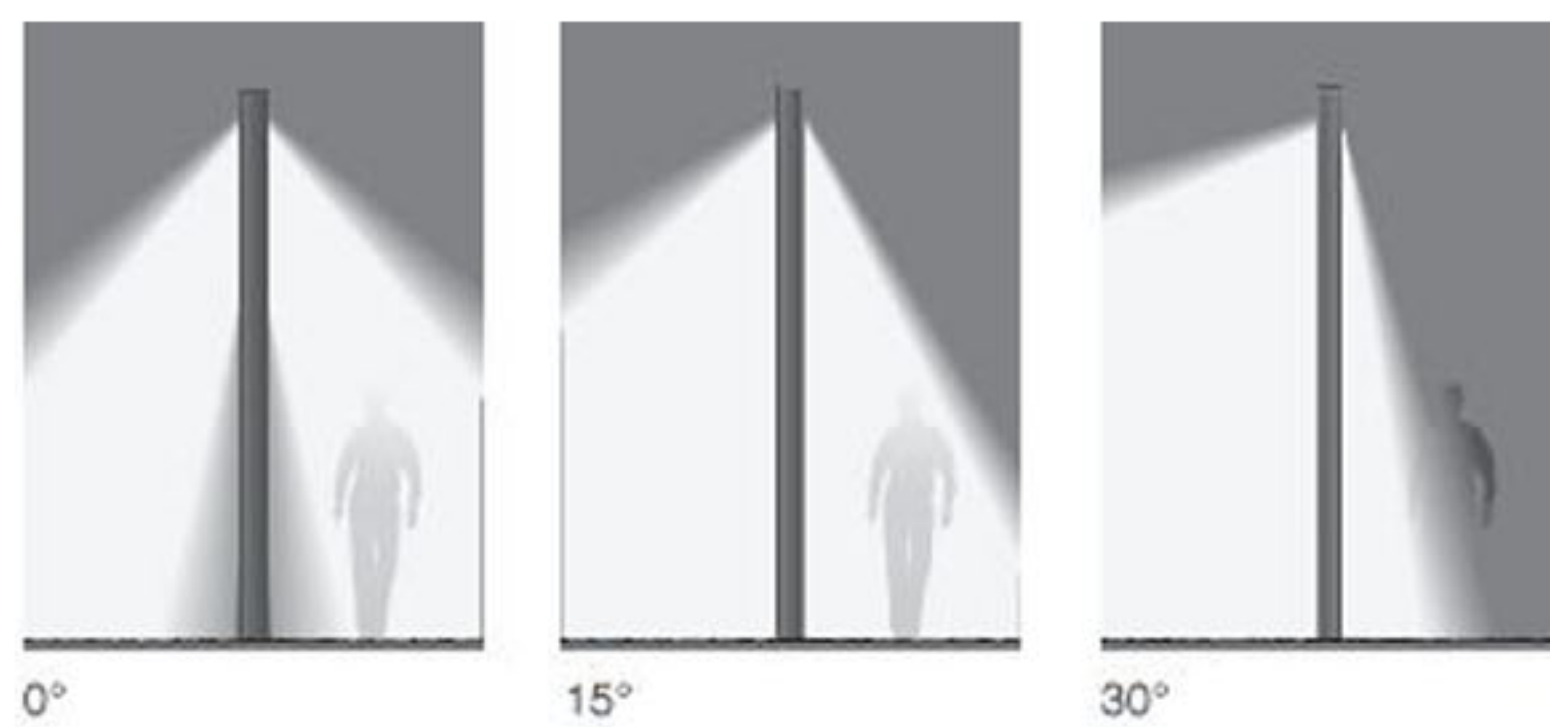
a.) exterior led post w/adjustable light distribution



b.) exterior bollards



c.) in ground led luminaire



d.) exterior wall washer



e.) wall sconce at front door



f.) recessed down light

Belvedere Townhomes

Exterior Lighting Package

Date 01/06/2020  
Scale NTS  
Job # 18054

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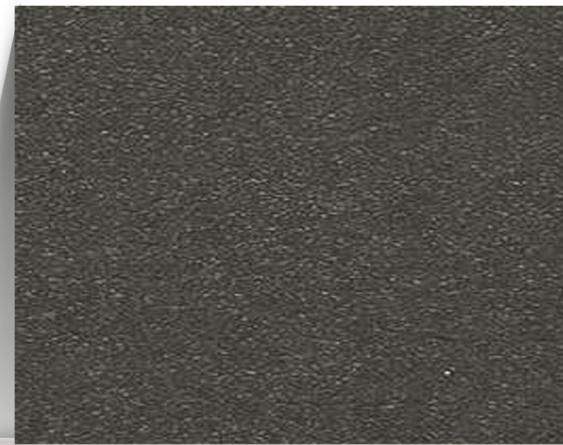
**HMA** Architecture  
2330 East Bidwell St., Ste. 204  
Folsom, CA 95630  
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**SIGN PLAN SHEET HAS BEEN REMOVED**



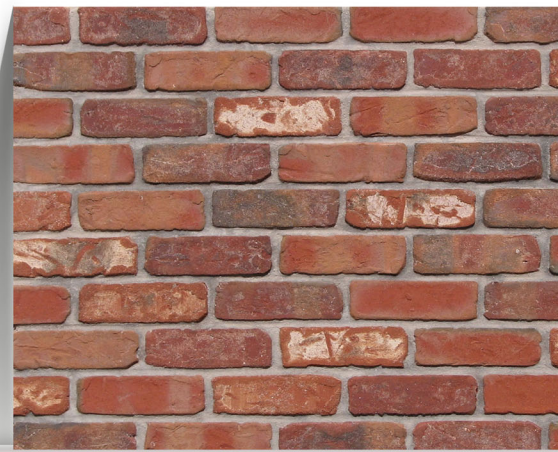
- SCORED STUCCO -

Sherwin Williams  
SW6990 Caviar



- SCORED STUCCO -

Sherwin Williams  
SW7086 Grizzle Gray



- THIN BRICK -

McNear Brick & Block  
Sandmold Series - Stratford



- WOOD EFFECT STONE -

El Dorado Stone  
Vintage Ranch - Saddlewood



- DOOR/METAL RAIL -

Sherwin Williams  
SW6990 Caviar



- METAL FLASHING AT FASCIA -

Sherwin Williams  
SW6990 Caviar



- GARAGE DOOR -

Raynor Garage Doors  
Aspen AP200 Steel w/  
Versa View Windows  
Color SW7086 Grizzle Gray



- WINDOWS -

Jeld-Wen  
Color Black

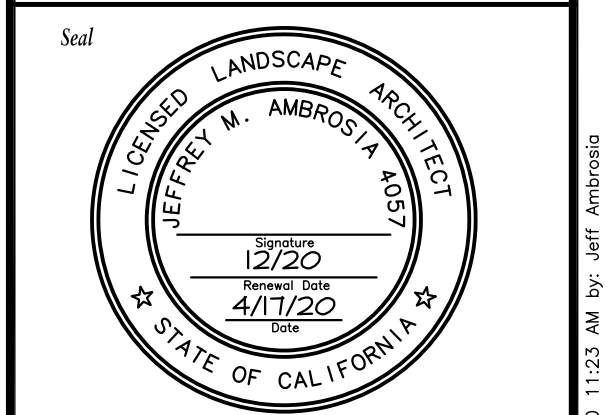
Belvedere Townhomes

# Color & Material Board

**THE BELVEDERE**  
**LANDSCAPE DEVELOPMENT PLANS**  
**510 LINCOLN STREET**  
**ROSEVILLE, CALIFORNIA**

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Sheet Title  
**PLANTING PLAN**

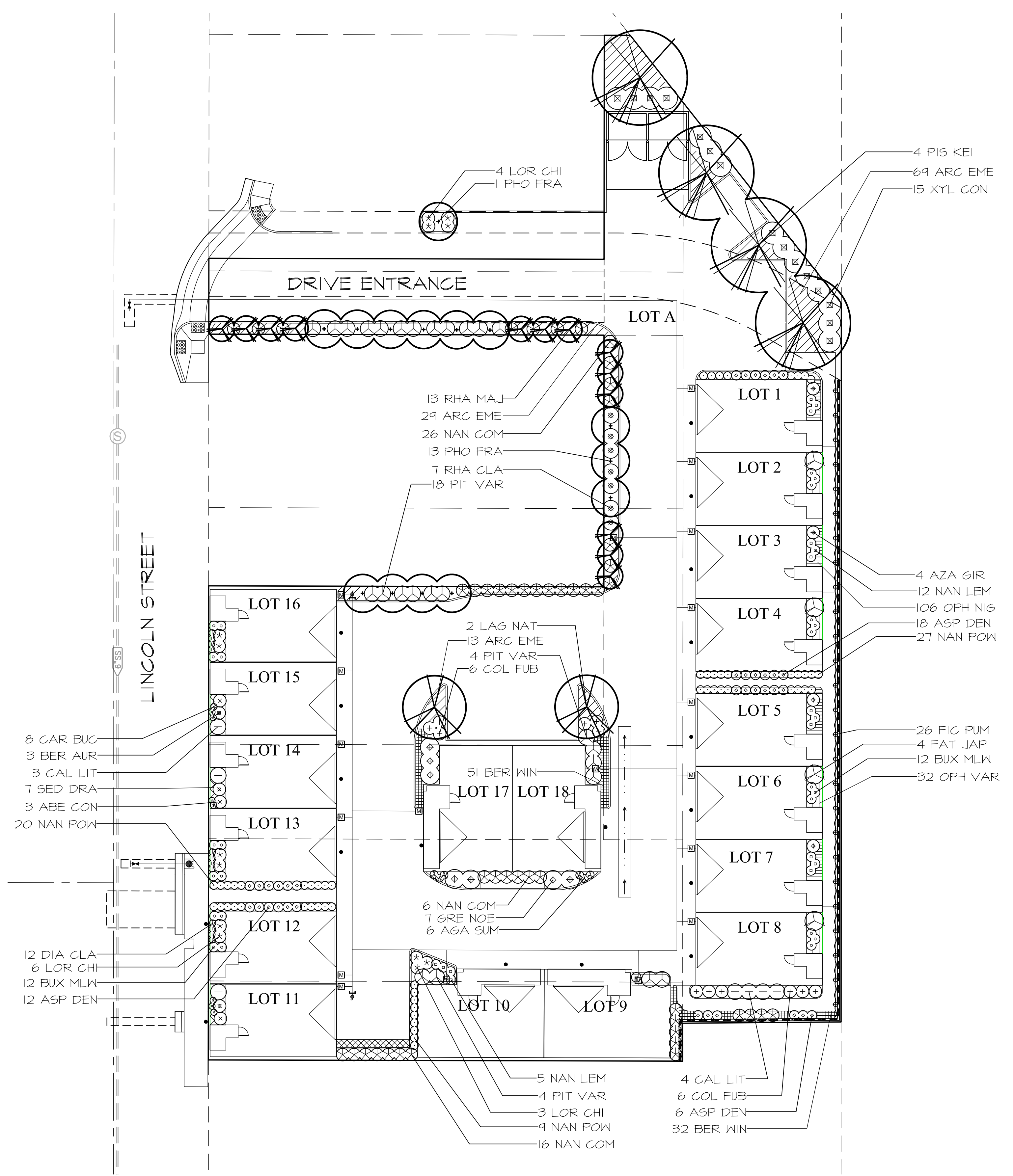


No.	Date	Revision
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Project Mgr.: JMA	Sheet No.:
Drawn By: DS	<b>L1.1</b>
Scale: 1"=20'-0"	Date: 2/2/20
File Name: RS-PL	of 1 sheets

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	LAG NAT	2	Lagerstroemia x 'Natchez' / Grape Myrtle	15 gal	
	PHO FRA	14	Photinia x fraseri / Red Tip Photinia Standard	15 gal	
	PIS KEI	4	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal	
	RHA MAJ	13	Rhaphiolepis indica 'Majestic Beauty' / Majestic Beauty Indian Hawthorne Standard	15 gal	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	ABE CON	3	Abella x grandiflora 'Confetti' / Variegated Glossy Abella	5 gal	
	AGA SUM	6	Agapanthus africanus 'Summer Gold' / Summer Gold Agapanthus	5 gal	
	AZA GIR	4	Azalea x 'Girard's Rose' / Girard's Rose Azalea	5 gal	
	BER AUR	3	Berberis thunbergii 'Aurea Nana' / Japanese Barberry	5 gal	
	BUX MLW	24	Buxus microphylla 'Golden Dream' / Golden Dream Boxwood	5 gal	
	CAL LIT	7	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 gal	
	COL FUB	12	Coleonema pulchellum 'Sunset Gold' / Sunset Gold Breath of Heaven	5 gal	
	FAT JAP	4	Fatsia japonica / Japanese Fatsia	5 gal	
	GRE NOE	7	Grevillea x 'Noellii' / Grevillea	5 gal	
	LOR CHI	13	Loropetalum chinense 'Purple Pixie' / Purple Pixie Loropetalum	5 gal	
	NAN COM	48	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	5 gal	
	NAN POW	56	Nandina domestica 'Fire Power' / Firepower Nandina	5 gal	
	NAN LEM	17	Nandina domestica 'Lemon Lime' / Lemon Lime Nandina	5 gal	
	PIT VAR	26	Pittosporum tobira 'Variegata' / Variegated Mock Orange	5 gal	
	RHA CLA	7	Rhaphiolepis indica 'Clara' / Clara Indian Hawthorn	5 gal	
	XYL CON	15	Xylosma congestum / Shiny Xylosma	5 gal	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	ASP DEN	36	Asparagus densiflorus 'Myers' / Myers Asparagus	1 gal	
	CAR BUC	8	Carex buchananii / Curly Top Sedge	1 gal	
	DIA CLA	12	Dianella x 'Clarity Blue' / Clarity Blue Dianella	1 gal	
VINES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	FIG PUM	26	Ficus pumila / Creeping Fig	1 gal	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	ARC EME	111	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	36" o.c.
	BER WIN	83	Bergenia cordifolia 'Winterglut' / Winterglow Heartleaf Bergenia	1 gal	18" o.c.
	OPH VAR	32	Ophiopogon japonicus / Mondo Grass	1 gal	18" o.c.
	OPH NIG	106	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	1 gal	12" o.c.
	SED DRA	7	Sedum spurium 'Dragon's Blood' / Two Row Stone Crop	1 gal	24" o.c.

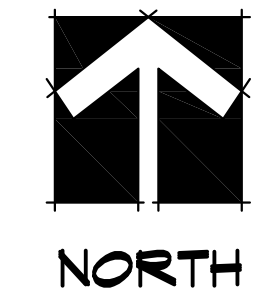
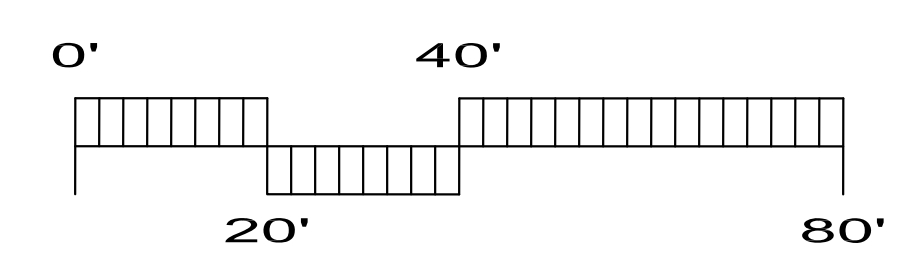


**IRRIGATION STATEMENT**

The irrigation design will consist of low volume point source drip irrigation. Overhead spray and rotator type irrigation heads are discouraged. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design shall incorporate hydrozones by locating plants of different water needs into groups for ease of water application.

**PARKING LOT SHADE CALCULATIONS**

TREE SYMBOL	100%	75%	50%	25%
LAG NAT.			2 (157) = 314	
PIS KEI.	1 (962) = 962		2 (481) = 962	
TOTAL PAVED AREA	2,430 s.f.			
SHADE REQUIRED	1,215 s.f.			
SHADE PROVIDED	2,238 s.f.			
PERCENT SHADE	92%			



**OWNER**  
 OLD ROSEVILLE, LLC  
 1204 WOOD OAK COURT  
 ROSEVILLE, CA 95747



200 Auburn Folsom Road, Ste. 201 T: (530) 272-8329  
 Auburn, California 95603 E: info@king-engineering-inc.com

**ARCHITECT**  
 HMA ARCHITECTURE  
 2330 E BIDWELL ST, FOLSOM, CA 95630

**CONTOUR INTERVAL**  
 CONTOUR INTERVAL = 1 FOOT

**SOURCE OF TOPOGRAPHY**  
 CENTERPOINT ENGINEERING  
 1217 PLEASANT GROVE BLVD  
 ROSEVILLE, CA 95678  
 916-773-4006

**BENCHMARK**  
 CITY OF ROSEVILLE BENCHMARK NO. 9: 3-1/4" BRASS DISK IN TOP OF CURB AT DRAIN INLET WEST SIDE OF WASHINGTON BLVD. APPROXIMATELY 80' SOUTH OF ALL AMERICAN CITY BLVD. ELEVATION = 162.418

**BASIS OF BEARING**  
 THE SOUTH LINE OF THE PROPERTY SURVEYED ON "RECORD OF SURVEY #1405" RECORDED IN BOOK 11 OF SURVEYS AT PAGE 103, BETWEEN THE MONUMENTS SHOWN HEREON AS FOUND AND TAKEN AS NORTH 89°51'11" WEST.

**SECTION, TOWNSHIP and RANGE**  
 SECTION 34, TOWNSHIP 11 NORTH, RANGE 6 EAST MDB&M

**ASSESSOR'S PARCEL NUMBERS**  
 APN(S): 011-147-003, 011-147-012 AND 011-147-014

**EXISTING ZONING**  
 HD/SA-DT - SPECIFIC PLAN DISTRICT, DOWNTOWN SPECIFIC PLAN, DT-4  
 EXISTING USE: RESIDENTIAL (RES) AND COMMERCIAL/ SINGLE FAMILY

**PROPOSED ZONING**  
 SPECIFIC PLAN DISTRICT, DOWNTOWN SPECIFIC PLAN, DT-4

**UTILITY INFORMATION**

SERVICE:	PROVIDERS	CONTACT	PHONE
SEWER:	CITY OF ROSEVILLE	MATTHEW TODD	916-774-5562
WATER:	CITY OF ROSEVILLE	MATTHEW TODD	916-774-5562
RECYCLED WATER:	CITY OF ROSEVILLE	MATTHEW TODD	916-774-5562
DRAINAGE:	CITY OF ROSEVILLE	MATTHEW TODD	916-774-5562
ELECTRIC:	ROSEVILLE ELECTRIC	RICK CORAL	916-774-5616
GAS:	PG&E	MIKE WILLIAMS	530-537-4006
TELEPHONE:	CONSOLIDATED COMMUNICATIONS	TONY NOLASCO	916-786-1212
TELECOM:	COMCAST	GARY ABELIA	916-830-6743
SCHOOL DISTRICT:	ROSEVILLE CITY SCHOOL DISTRICT		
REFUSE:	CITY OF ROSEVILLE SOLID WASTE DIVISION		
POLICE PROTECTION:	CITY OF ROSEVILLE		
FIRE PROTECTION:	CITY OF ROSEVILLE		

**SITE ADDRESS**  
 510 LINCOLN STREET

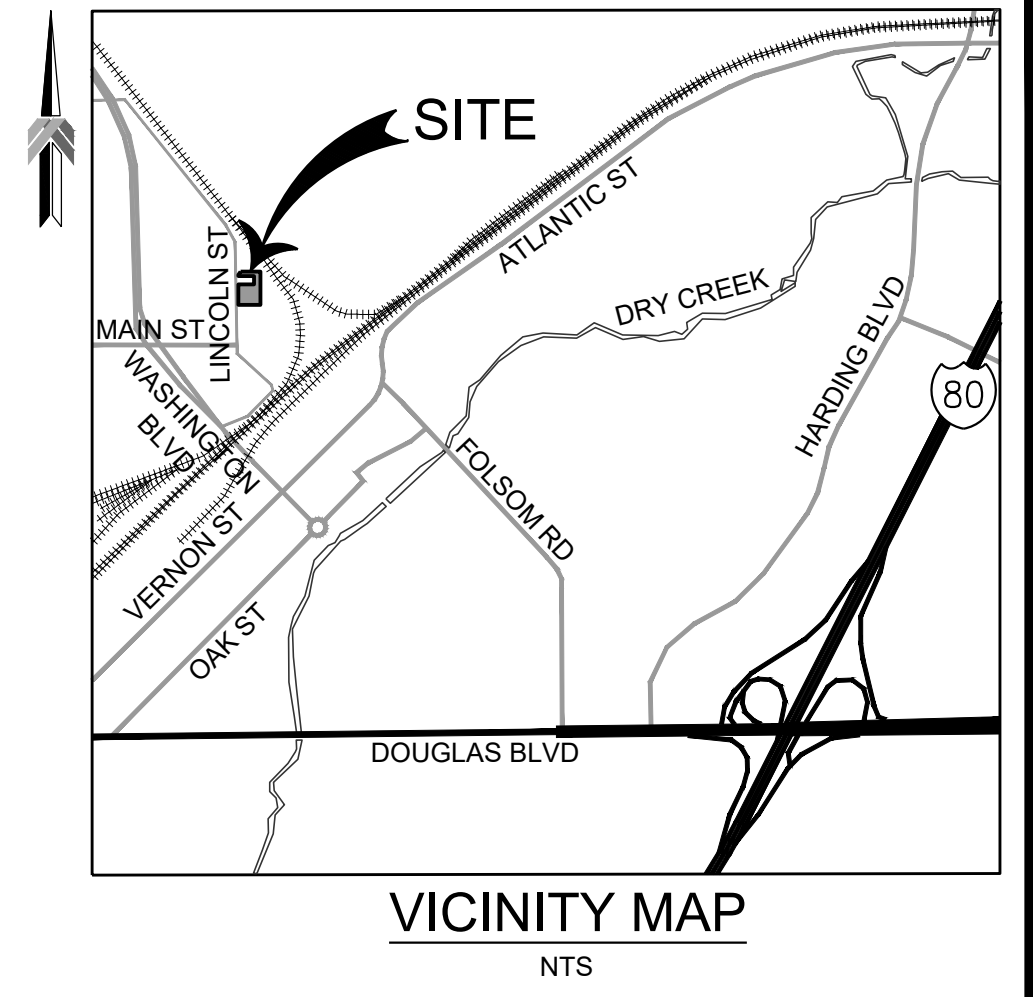
**NOTES:**

- SEE SHEET 2 FOR GRADING AND DRAINAGE INFORMATION
- SEE SHEET 3 FOR UTILITY INFORMATION

TENTATIVE MAP

THE BELVEDERE  
 RESIDENTIAL SUBDIVISION

CITY OF ROSEVILLE STATE OF CALIFORNIA  
 MAY 2020



**LOT A USAGE**

THE LOT A - COMMON AREA PARCEL HAS THE FOLLOWING USAGE: INGRESS/EGRESS, ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, LANDSCAPE EASEMENT, AND DRAINAGE EASEMENT. MAINTENANCE ENTITY FOR LOT A IS THE HOMEOWNERS ASSOCIATION (HOA).

**EXISTING USES**

ADDRESS	AREA (SF)	%COVERAGE
510 LINCOLN ST (VACANT, COMMERCIAL)	22,173	52.0
502 LINCOLN ST (RES)	10,000	23.4
430 LINCOLN ST (RES)	10,500	24.6
<b>TOTAL</b>	<b>42,673</b>	<b>100.0</b>

**PROPOSED USES**

TYPE	NO. LOTS	AREA (SF)	%COVERAGE
RESIDENTIAL (RES)	18	17,091	40.1
LOT A (REMAINDER)	1	25,582	59.9
<b>TOTAL</b>		<b>42,673</b>	<b>100.0</b>

**STANDARDS**

ALLOWABLE BUILD TO LINE	0-10 FEET
PROPOSED BUILD TO LINE	6 INCHES
ALLOWABLE SIDE SETBACK	0 FEET
PROPOSED SIDE SETBACK	0 FEET
ALLOWABLE REAR SETBACK	0 FEET
PROPOSED REAR SETBACK	0 FEET
MAXIMUM HEIGHT	4 STORY/60 FEET
PROPOSED HEIGHT	4 STORY/47 FEET
MINIMUM DENSITY	16 UNITS/ACRE
MAXIMUM DENSITY	32 UNITS/ACRE
PROPOSED DENSITY	18.4 UNITS/ACRE

**DATE OF PREPARATION**

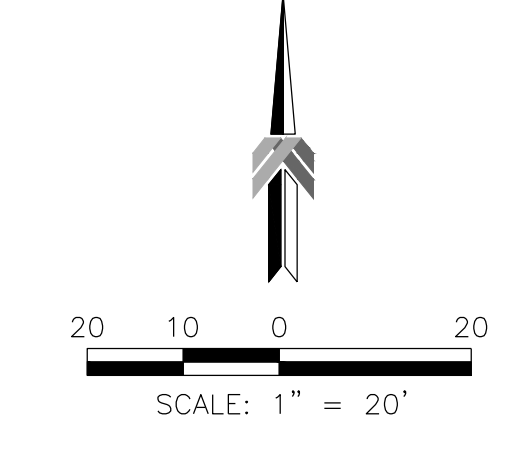
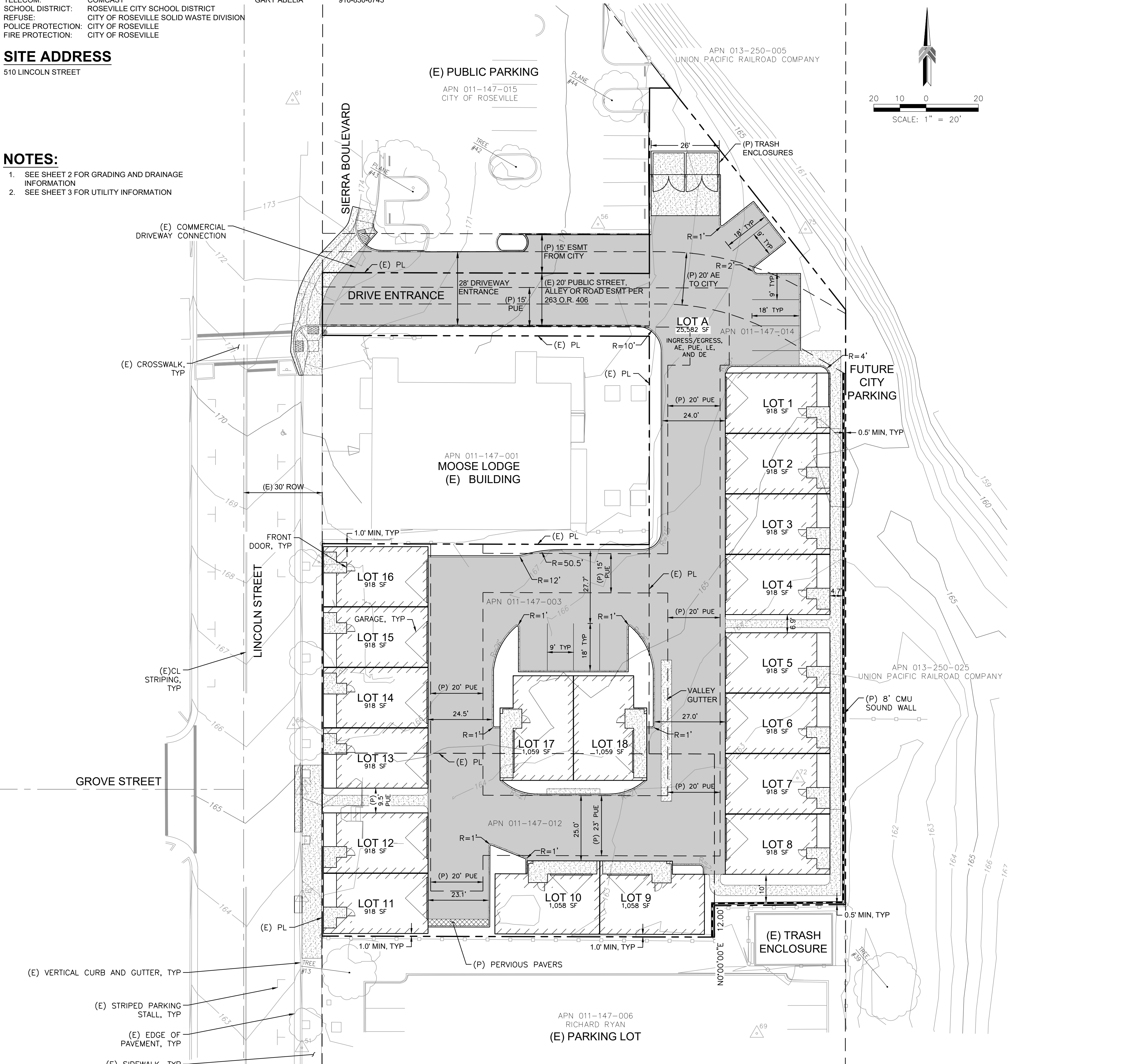
APRIL, 2020

**MINIMUM LOT AREA**

918 SQUARE FEET

**LEGEND**

ESMT	EASEMENT	TYP	TYPICAL
AE	ACCESS EASEMENT	X	TREE TO BE REMOVED
PUE	PUBLIC UTILITY EASEMENT	WQB	WATER QUALITY BASIN
LE	LANDSCAPE EASEMENT	12+00 13+00	CENTERLINE (C/L) & STATION
DE	DRAINAGE EASEMENT	2%	DIRECTION OF FLOW AND SLOPE
---	BOUNDARY LINE	TREE TAG#	TREE LABEL WITH TAG #
---	CENTERLINE	+166.5	EXISTING SPOT ELEVATION
---	EASEMENT LINE	166.60	PROPOSED SPOT ELEVATION
---	EXISTING PROPERTY LINE	120	CONTOUR
---	EXISTING LOT LINE	▲	TRANSFORMER
---	PROPOSED LOT LINE	☀	STREET LIGHT
CL	CENTERLINE	⊕	WATER FIRE HYDRANT ASSEMBLY (FH)
CMU	CONCRETE MASONRY UNIT	⊕	WATER METER (WM)
(E)	EXISTING	⊕	WATER GATE VALVE, END OF MAIN 2" BLOW-OFF
EG	EXISTING GROUND ELEVATION	8" W	WATER LINE (W)
FF	FINISHED FLOOR ELEVATION	6" SS	SANITARY SEWER CLEANOUT (SSCO)
FG	FINISHED GROUND ELEVATION	18" SS	SANITARY SEWER LINE (SS)
GB	GRADE BREAK	⊕	SANITARY SEWER MANHOLE (SMH)
(P)	PROPOSED	⊕	STORM DRAIN MANHOLE (DMH)
PL	PROPERTY LINE	⊕	PAD ELEVATION
R	RADIUS	170.00	
RIM	RIM ELEVATION		
ROW	RIGHT OF WAY		



PRELIMINARY GRADING AND DRAINAGE PLAN

**THE BELVEDERE  
DOWNTOWN SPECIFIC PLAN**

CITY OF ROSEVILLE STATE OF CALIFORNIA  
MAY 2020

**ESTIMATED EARTHWORK**

1,320± CY EXCAVATION (INCLUDING FOOTINGS & UTILITIES)  
2,385± CY EMBANKMENT  
1,065± CY NET IMPORT

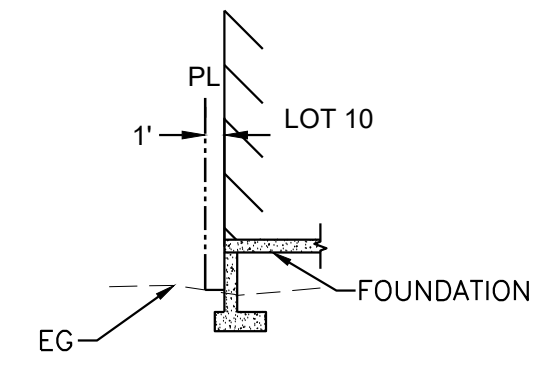
NOTE:  
20% ASSUMED FOR SHRINK LOSS AND SETTLEMENT.  
QUANTITIES ARE PRELIMINARY AND SUBJECT TO CHANGE.

**TOTAL PROJECT AREA OF DISTURBANCE**

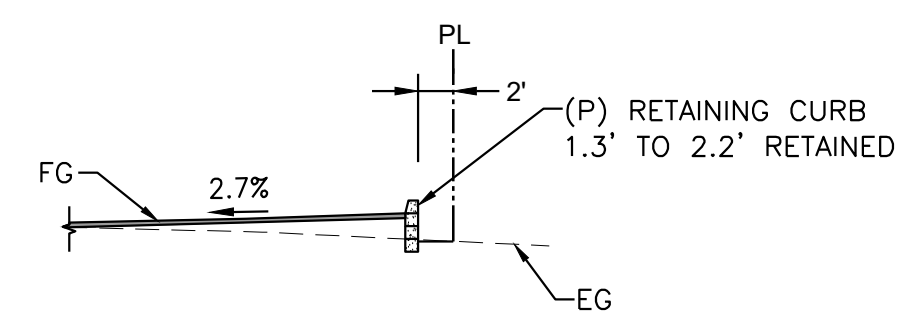
42,673 SF

**NOTES:**

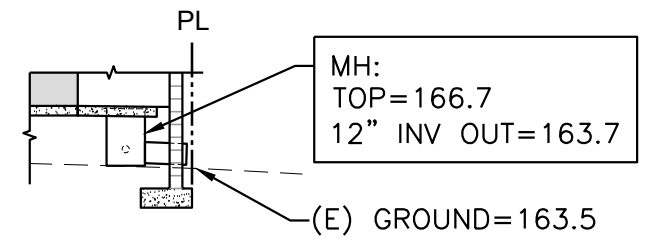
- ALL GRADES ARE TOP OF ASPHALT UNLESS OTHERWISE NOTED.
- SEE SHEET 3 FOR UTILITY INFORMATION.



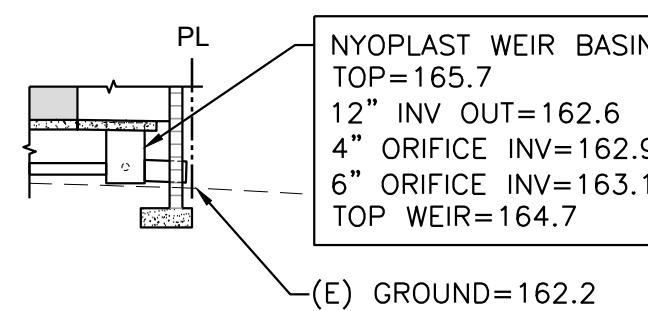
**SECTION 5**



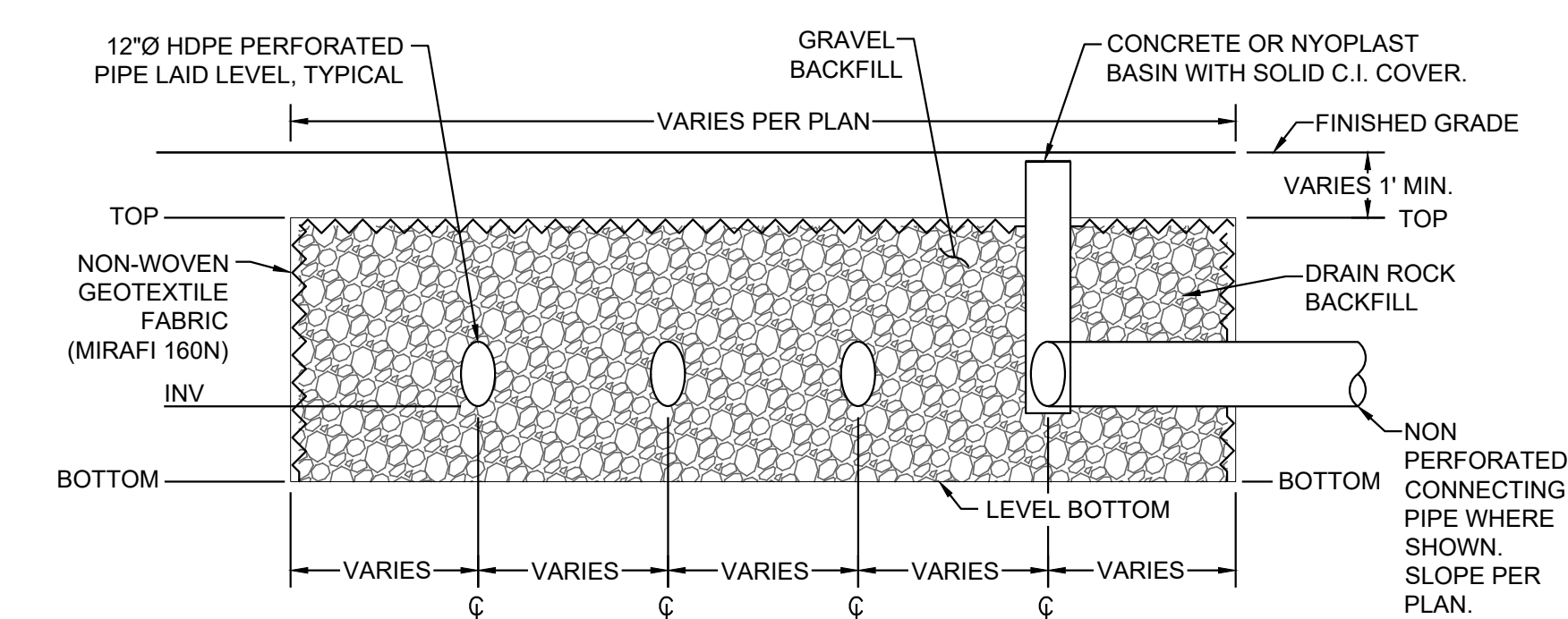
**SECTION 6**



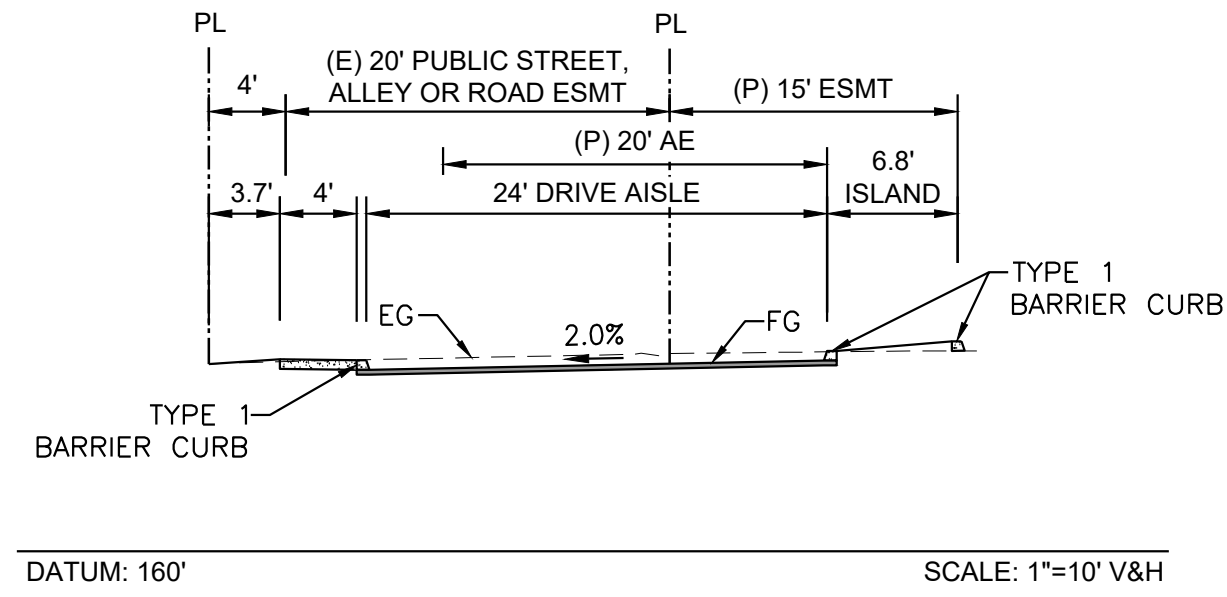
**SECTION 3A**



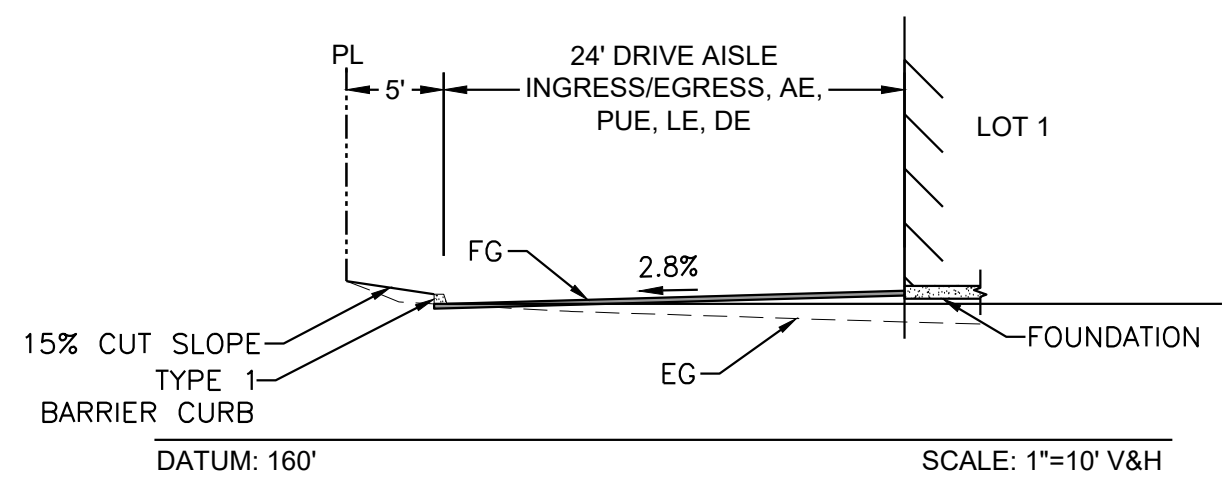
**SECTION 3B**



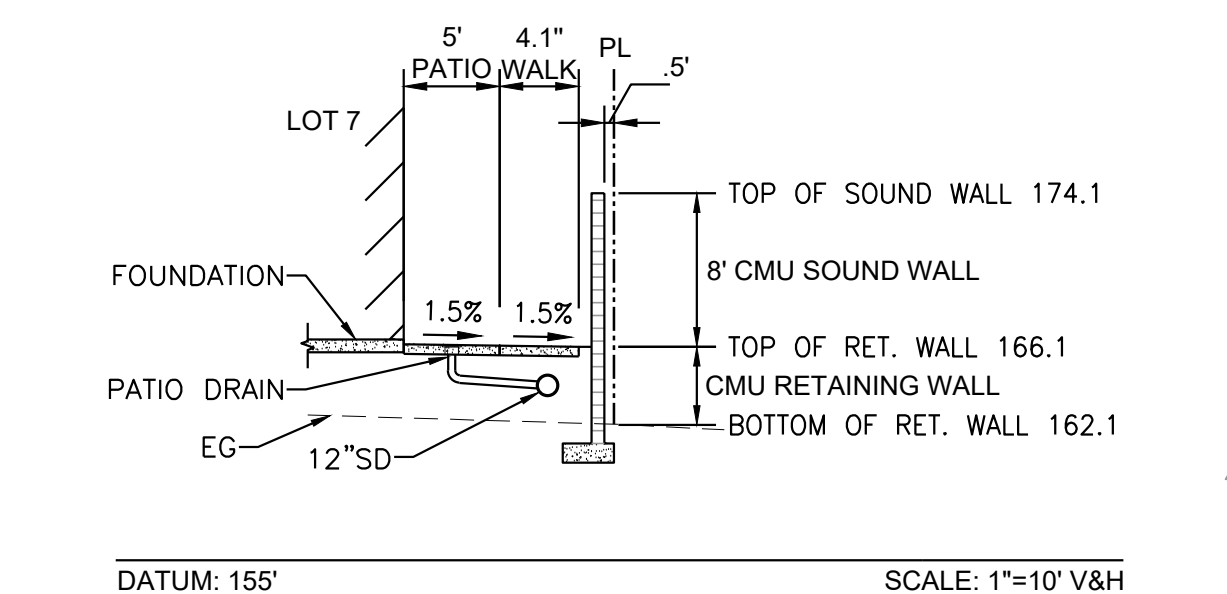
**SECTION 7 - DETENTION BASIN**



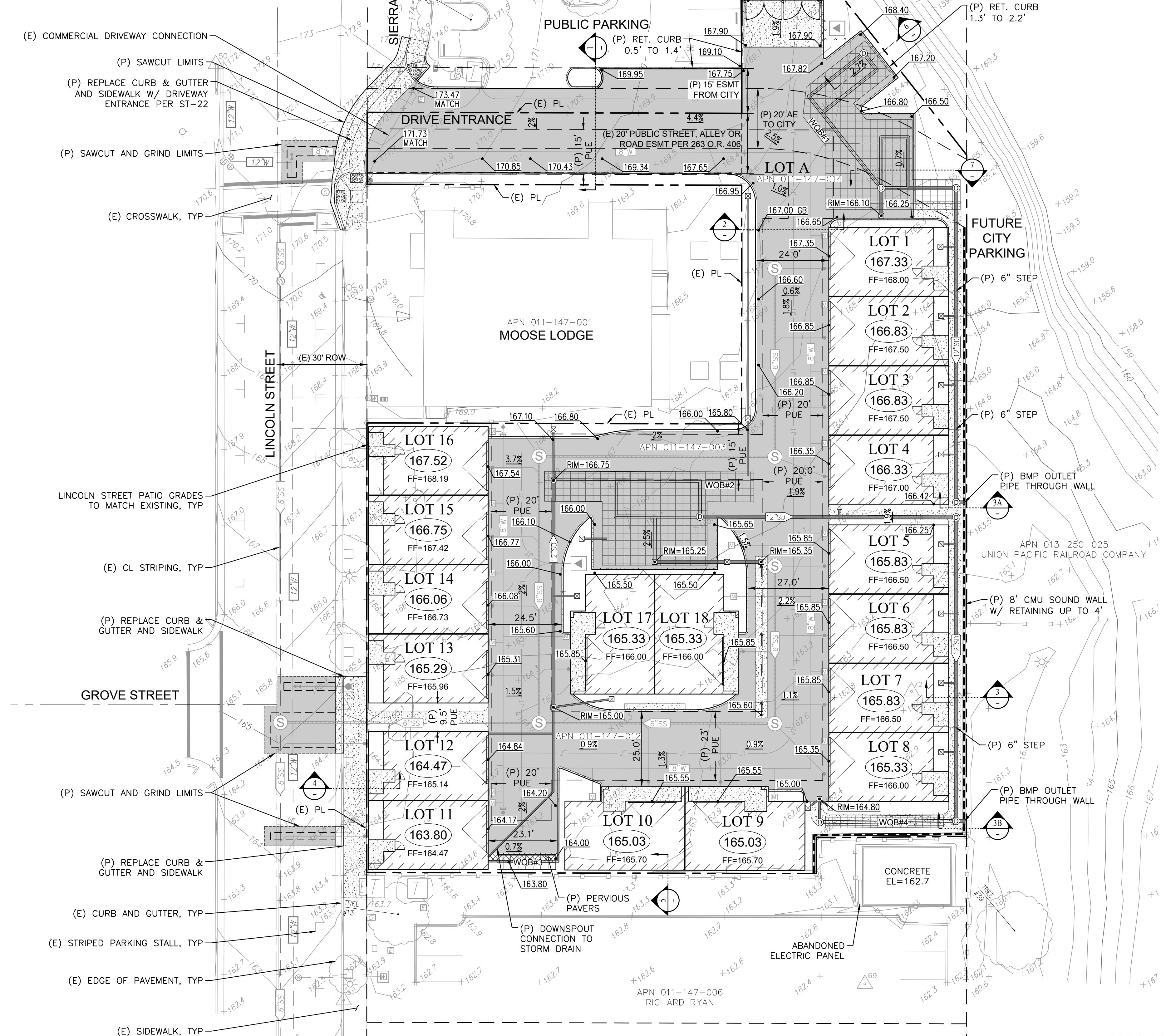
**DRIVE ENTRANCE TYPICAL ROAD SECTION SECTION 1**



**DRIVE AISLE TYPICAL ROAD SECTION SECTION 2**



**SECTION 3**

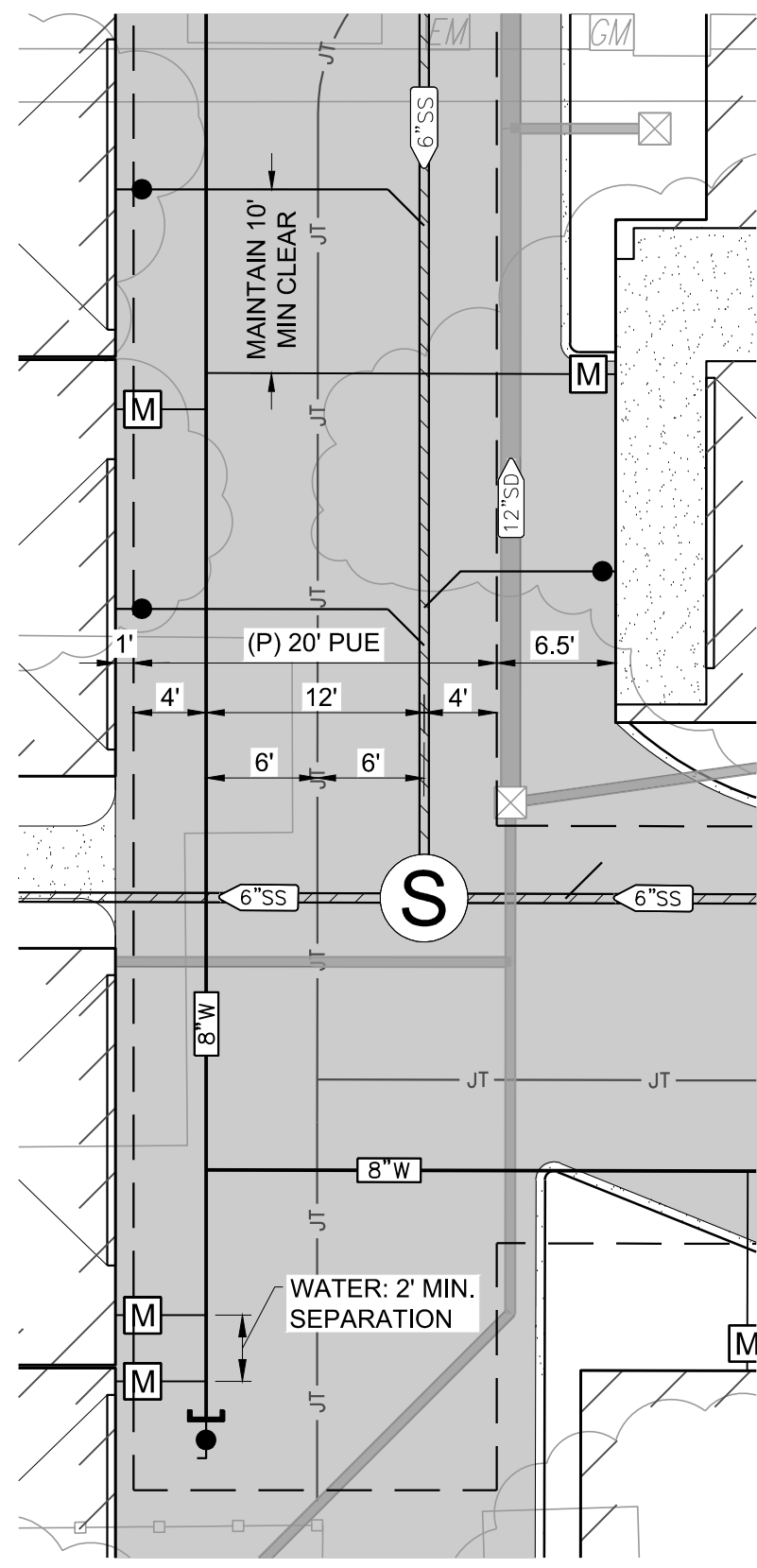


PRELIMINARY UTILITY PLAN

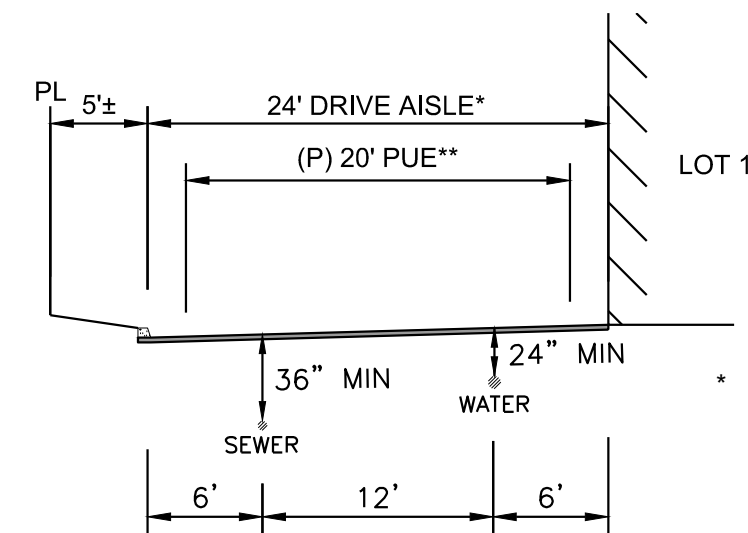
**THE BELVEDERE**  
DOWNTOWN SPECIFIC PLAN

CITY OF ROSEVILLE STATE OF CALIFORNIA

MAY 2020

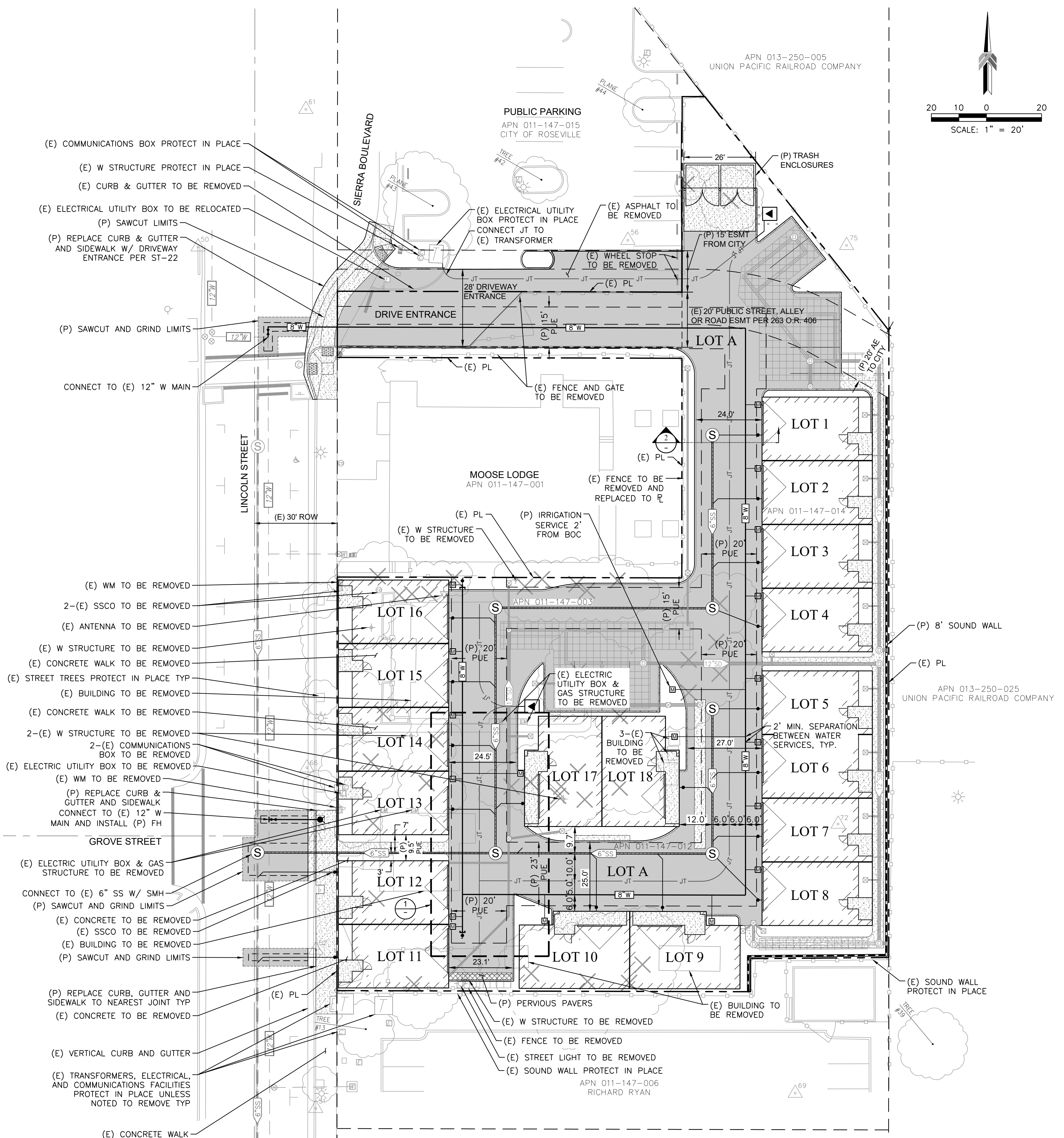


SECTION 1 BLOW UP DETAIL  
SCALE: 1"=10'



UTILITY SECTION 2  
SCALE: 1"=10'

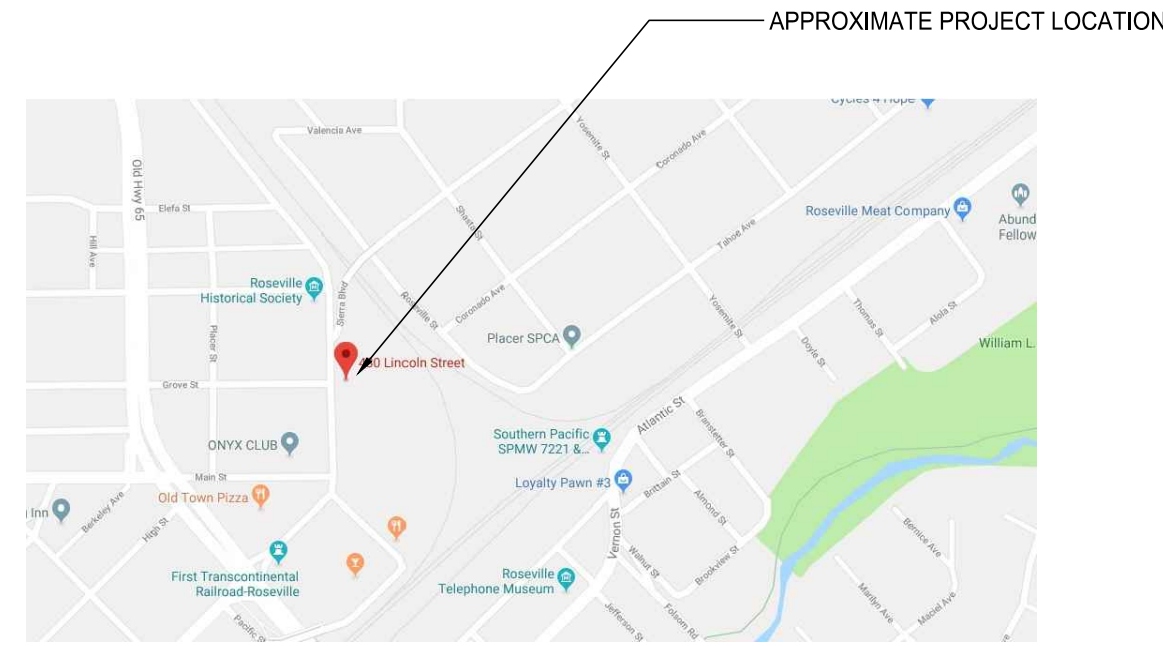
\* THE LOT A COMMON AREA PARCEL HAS THE FOLLOWING USAGE: INGRESS/EGRESS, ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, LANDSCAPE EASEMENT, AND DRAINAGE EASEMENT.  
\*\* 20' PUE TYPICAL AT 24' DRIVE AISLE.



- (E) COMMUNICATIONS BOX PROTECT IN PLACE
- (E) W STRUCTURE PROTECT IN PLACE
- (E) CURB & GUTTER TO BE REMOVED
- (E) ELECTRICAL UTILITY BOX TO BE RELOCATED
- (P) SAWCUT LIMITS
- (P) REPLACE CURB & GUTTER AND SIDEWALK W/ DRIVEWAY ENTRANCE PER ST-22
- (P) SAWCUT AND GRIND LIMITS
- CONNECT TO (E) 12" W MAIN
- (E) WM TO BE REMOVED
- 2-(E) SSCO TO BE REMOVED
- (E) ANTENNA TO BE REMOVED
- (E) W STRUCTURE TO BE REMOVED
- (E) CONCRETE WALK TO BE REMOVED
- (E) STREET TREES PROTECT IN PLACE TYP
- (E) BUILDING TO BE REMOVED
- (E) CONCRETE WALK TO BE REMOVED
- 2-(E) W STRUCTURE TO BE REMOVED
- 2-(E) COMMUNICATIONS BOX TO BE REMOVED
- (E) ELECTRIC UTILITY BOX TO BE REMOVED
- (E) WM TO BE REMOVED
- (P) REPLACE CURB & GUTTER AND SIDEWALK CONNECT TO (E) 12" W MAIN AND INSTALL (P) FH
- (E) ELECTRIC UTILITY BOX & GAS STRUCTURE TO BE REMOVED
- CONNECT TO (E) 6" SS W/ SMH
- (P) SAWCUT AND GRIND LIMITS
- (E) CONCRETE TO BE REMOVED
- (E) SSCO TO BE REMOVED
- (E) BUILDING TO BE REMOVED
- (P) SAWCUT AND GRIND LIMITS
- (P) REPLACE CURB, GUTTER AND SIDEWALK TO NEAREST JOINT TYP
- (E) CONCRETE TO BE REMOVED
- (E) VERTICAL CURB AND GUTTER
- (E) TRANSFORMERS, ELECTRICAL, AND COMMUNICATIONS FACILITIES PROTECT IN PLACE UNLESS NOTED TO REMOVE TYP
- (E) CONCRETE WALK

# THE BELVEDERE

510 LINCOLN ST.  
ROSEVILLE, CA  
CITY OF ROSEVILLE



## PROJECT DATA

**ZONING SUMMARY:**  
CURRENT ZONING DESIGNATION - HD/SA-DT  
DOWNTOWN SPECIFIC PLAN OVERLAY  
OLD TOWN COMMERCIAL DISTRICT (DT-4)  
EXISTING USE: RESIDENTIAL AND COMMERCIAL / SINGLE FAMILY

ALLOWABLE BUILD TO LINE - 0'-10"  
PROPOSED BUILD TO LINE - 6'  
ALLOWABLE SIDE SETBACKS - 0'  
PROPOSED SIDE SETBACKS - 0'  
ALLOWABLE REAR SETBACKS - 0'  
PROPOSED REAR SETBACKS - 0'

MAXIMUM HEIGHT - FOUR STORIES / 60 FEET  
PROPOSED HEIGHT - FOUR STORIES / +/- 47 FEET

**LOT COVERAGE:**  
MINIMUM ALLOWABLE FAR - 1.5  
MAXIMUM ALLOWABLE FAR - 3.0

COMBINED TOTAL LOT AREA - 42,673 SQUARE FEET  
PROPOSED FLOOR AREA - 65,260 SQUARE FEET  
PROPOSED TOTAL FAR - 65,260 / 42,673 = 1.53

**PARKING SUMMARY:**  
REQUIRED:  
2+ BEDROOM = 1.5 PER UNIT  
10+ UNITS = 1 GUEST SPACE FOR EVERY 10 UNITS

PROPOSED:  
2 CAR GARAGE AT EACH UNIT  
9 GUEST PARKING STALLS ON SITE

**CODE SUMMARY:**  
2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA FIRE CODE  
2019 NFPA 1932

**OCCUPANCY SUMMARY:**  
R3 SINGLE FAMILY ATTACHED TOWNHOUSES  
(2) HOUR FIRE WALL SEPARATION BETWEEN EACH TOWNHOUSE UNIT (1) HOUR RATING EACH UNIT WITH 1" AIR SPACE ALONG PROPERTY LINE  
FIRE WALL TO EXTEND FROM FOUNDATION TO UNDERSIDE OF ROOF DECK  
HORIZONTAL CONTINUITY OF FIREWALL TO BE MAINTAINED PER 2019 CBC SECTION 706.5

**PROJECT DESCRIPTION:**  
FOUR STORY ATTACHED TOWNHOUSES R3  
ATTACHED TWO CAR GARAGES U  
PROJECT SITE CONTAINS 6 BUILDINGS AS FOLLOWS:  
BUILDING 1 - FOUR ATTACHED TOWNHOUSE UNITS  
BUILDING 2 - TWO ATTACHED TOWNHOUSE UNITS  
BUILDING 3 - TWO ATTACHED TOWNHOUSE UNITS  
BUILDING 4 - TWO ATTACHED TOWNHOUSE UNITS  
BUILDING 5 - FOUR ATTACHED TOWNHOUSE UNITS (REUSE OF BUILDING 1)  
BUILDING 6 - FOUR ATTACHED TOWNHOUSE UNITS (REUSE OF BUILDING 1)

**PROJECT LOCATION:**  
510 LINCOLN STREET  
ROSEVILLE, CA.

## SHEET INDEX

ARCHITECTURAL	
A0.01	ARCHITECTURAL COVERSHEET
A0.02	BUILDINGS (5) (6) LADDER EXHIBIT
A0.03	TRASH ENCLOSURE
A0.04	FIREWALL SECTION
A1.01	ARCHITECTURAL SITE PLAN
A2.01	FLOOR PLANS
A2.02	FLOOR PLANS
A2.03	FLOOR PLANS
A2.04	FLOOR PLANS
A2.05	ROOF PLAN
A2.06	EXTERIOR ELEVATIONS
A2.08	EXTERIOR ELEVATIONS
A3.01	FLOOR PLANS
A3.02	FLOOR PLANS
A3.03	ROOF PLAN
A3.04	EXTERIOR ELEVATIONS
A3.05	EXTERIOR ELEVATIONS
A4.01	FLOOR PLANS
A4.02	FLOOR PLANS
A4.03	ROOF PLAN
A4.04	EXTERIOR ELEVATIONS
A4.05	EXTERIOR ELEVATIONS
A5.01	FLOOR PLANS
A5.02	FLOOR PLANS
A5.03	ROOF PLAN
A5.04	EXTERIOR ELEVATIONS
A5.06	EXTERIOR ELEVATIONS

THE BELVEDERE  
510 LINCOLN STREET  
CITY OF ROSEVILLE, CA  
OLD ROSEVILLE, LLC

## AREA ANALYSIS

BUILDING 1		BUILDING 2		BUILDING 3		BUILDING 4		BUILDING 5		BUILDING 6	
<b>UNIT A</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT A</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT A</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT A</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT A</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT A</b>	3 BEDROOM 3 1/2 BATH
FIRST FLOOR	360	FIRST FLOOR	423	FIRST FLOOR	423	FIRST FLOOR	360	FIRST FLOOR	360	FIRST FLOOR	360
SECOND FLOOR	788	SECOND FLOOR	887	SECOND FLOOR	887	SECOND FLOOR	788	SECOND FLOOR	788	SECOND FLOOR	788
THIRD FLOOR	770	THIRD FLOOR	865	THIRD FLOOR	865	THIRD FLOOR	770	THIRD FLOOR	770	THIRD FLOOR	770
FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR	365	FOURTH FLOOR	365	FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR VESTIBULE	69
TOTAL DWELLING	1987	TOTAL DWELLING	2540	TOTAL DWELLING	2540	TOTAL DWELLING	1987	TOTAL DWELLING	1987	TOTAL DWELLING	1987
<u>UNCONDITIONED SQUARE FOOTAGE</u>		<u>UNCONDITIONED SQUARE FOOTAGE</u>		<u>UNCONDITIONED SQUARE FOOTAGE</u>		<u>UNCONDITIONED SQUARE FOOTAGE</u>		<u>UNCONDITIONED SQUARE FOOTAGE</u>		<u>UNCONDITIONED SQUARE FOOTAGE</u>	
TWO CAR GARAGE	428	TWO CAR GARAGE	454	TWO CAR GARAGE	454	TWO CAR GARAGE	428	TWO CAR GARAGE	428	TWO CAR GARAGE	428
COVERED PATIO	66	COVERED PATIO	73	COVERED PATIO	73	COVERED PATIO	66	COVERED PATIO	66	COVERED PATIO	66
SECOND FLOOR BALCONY	82	SECOND FLOOR BALCONY	138	SECOND FLOOR BALCONY	138	SECOND FLOOR BALCONY	82	SECOND FLOOR BALCONY	82	SECOND FLOOR BALCONY	82
FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP PATIO	508	FOURTH FLOOR ROOFTOP PATIO	508	FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP	739
<b>UNIT B</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT B</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT B</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT B</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT B</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT B</b>	3 BEDROOM 3 1/2 BATH
FIRST FLOOR	360	FIRST FLOOR	423	FIRST FLOOR	423	FIRST FLOOR	360	FIRST FLOOR	360	FIRST FLOOR	360
SECOND FLOOR	788	SECOND FLOOR	887	SECOND FLOOR	887	SECOND FLOOR	788	SECOND FLOOR	788	SECOND FLOOR	788
THIRD FLOOR	770	THIRD FLOOR	865	THIRD FLOOR	865	THIRD FLOOR	770	THIRD FLOOR	770	THIRD FLOOR	770
FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR	365	FOURTH FLOOR	365	FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR VESTIBULE	69
TOTAL DWELLING	1987	TOTAL DWELLING	2540	TOTAL DWELLING	2540	TOTAL DWELLING	1987	TOTAL DWELLING	1987	TOTAL DWELLING	1987
<u>UNCONDITIONED SQUARE FOOTAGE</u>		<u>UNCONDITIONED SQUARE FOOTAGE</u>		<u>UNCONDITIONED SQUARE FOOTAGE</u>		<u>UNCONDITIONED SQUARE FOOTAGE</u>		<u>UNCONDITIONED SQUARE FOOTAGE</u>		<u>UNCONDITIONED SQUARE FOOTAGE</u>	
TWO CAR GARAGE	428	TWO CAR GARAGE	454	TWO CAR GARAGE	454	TWO CAR GARAGE	428	TWO CAR GARAGE	428	TWO CAR GARAGE	428
COVERED PATIO	66	COVERED PATIO	73	COVERED PATIO	73	COVERED PATIO	66	COVERED PATIO	66	COVERED PATIO	66
SECOND FLOOR BALCONY	82	SECOND FLOOR BALCONY	138	SECOND FLOOR BALCONY	138	SECOND FLOOR BALCONY	82	SECOND FLOOR BALCONY	82	SECOND FLOOR BALCONY	82
FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP PATIO	508	FOURTH FLOOR ROOFTOP PATIO	508	FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP	739
<b>UNIT C</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT C</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT C</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT C</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT C</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT C</b>	3 BEDROOM 3 1/2 BATH
FIRST FLOOR	360	FIRST FLOOR	423	FIRST FLOOR	423	FIRST FLOOR	360	FIRST FLOOR	360	FIRST FLOOR	360
SECOND FLOOR	788	SECOND FLOOR	887	SECOND FLOOR	887	SECOND FLOOR	788	SECOND FLOOR	788	SECOND FLOOR	788
THIRD FLOOR	770	THIRD FLOOR	865	THIRD FLOOR	865	THIRD FLOOR	770	THIRD FLOOR	770	THIRD FLOOR	770
FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR	365	FOURTH FLOOR	365	FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR VESTIBULE	69
TOTAL DWELLING	1987	TOTAL DWELLING	2540	TOTAL DWELLING	2540	TOTAL DWELLING	1987	TOTAL DWELLING	1987	TOTAL DWELLING	1987
<u>UNCONDITIONED SQUARE FOOTAGE</u>		<u>UNCONDITIONED SQUARE FOOTAGE</u>		<u>UNCONDITIONED SQUARE FOOTAGE</u>		<u>UNCONDITIONED SQUARE FOOTAGE</u>		<u>UNCONDITIONED SQUARE FOOTAGE</u>		<u>UNCONDITIONED SQUARE FOOTAGE</u>	
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COVERED PATIO	66	COVERED PATIO	73	COVERED PATIO	73	COVERED PATIO	66	COVERED PATIO	66	COVERED PATIO	66
SECOND FLOOR BALCONY	82	SECOND FLOOR BALCONY	138	SECOND FLOOR BALCONY	138	SECOND FLOOR BALCONY	82	SECOND FLOOR BALCONY	82	SECOND FLOOR BALCONY	82
FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP PATIO	508	FOURTH FLOOR ROOFTOP PATIO	508	FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP	739
<b>UNIT D</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT D</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT D</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT D</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT D</b>	3 BEDROOM 3 1/2 BATH	<b>UNIT D</b>	3 BEDROOM 3 1/2 BATH
FIRST FLOOR	360	FIRST FLOOR	423	FIRST FLOOR	423	FIRST FLOOR	360	FIRST FLOOR	360	FIRST FLOOR	360
SECOND FLOOR	788	SECOND FLOOR	887	SECOND FLOOR	887	SECOND FLOOR	788	SECOND FLOOR	788	SECOND FLOOR	788
THIRD FLOOR	770	THIRD FLOOR	865	THIRD FLOOR	865	THIRD FLOOR	770	THIRD FLOOR	770	THIRD FLOOR	770
FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR	365	FOURTH FLOOR	365	FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR VESTIBULE	69
TOTAL DWELLING	1987	TOTAL DWELLING	2540	TOTAL DWELLING	2540	TOTAL DWELLING	1987	TOTAL DWELLING	1987	TOTAL DWELLING	1987
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FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP PATIO	508	FOURTH FLOOR ROOFTOP PATIO	508	FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP	739

HMA Architecture  
2330 East Bidwell St. Suite 204  
Folsom, CA 95630  
(916) 597-1500

REVISIONS		
NO.	DESCRIPTION	DATE
7.		
6.		
5.		
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2.		
1.	PLANNING COMMENTS	05/27/2020

DRAWN	HMA	
SCALE	AS NOTED	
DATE	2019	
JOB NO.	19032	

## PROJECT TEAM

	LANDSCAPE ARCH	CIVIL ENGINEER	ARCHITECT	OWNER/BUILDER
	YAMASAKI LANDSCAPE ARCHITECTURE 1223 HIGH STREET AUBURN, CA 95603  (530) 885-0040	KING ENGINEERING INC. 200 AUBURN FOLSOM RD. SUITE 201 AUBURN, CA 95603  (530) 272-8328	HMA ARCHITECTURE, INC. 2330 EAST BIDWELL STREET SUITE 204 FOLSOM, CA 95630  (916) 597-1500	OLD ROSEVILLE LLC 520 LINCOLN STREET ROSEVILLE, CA

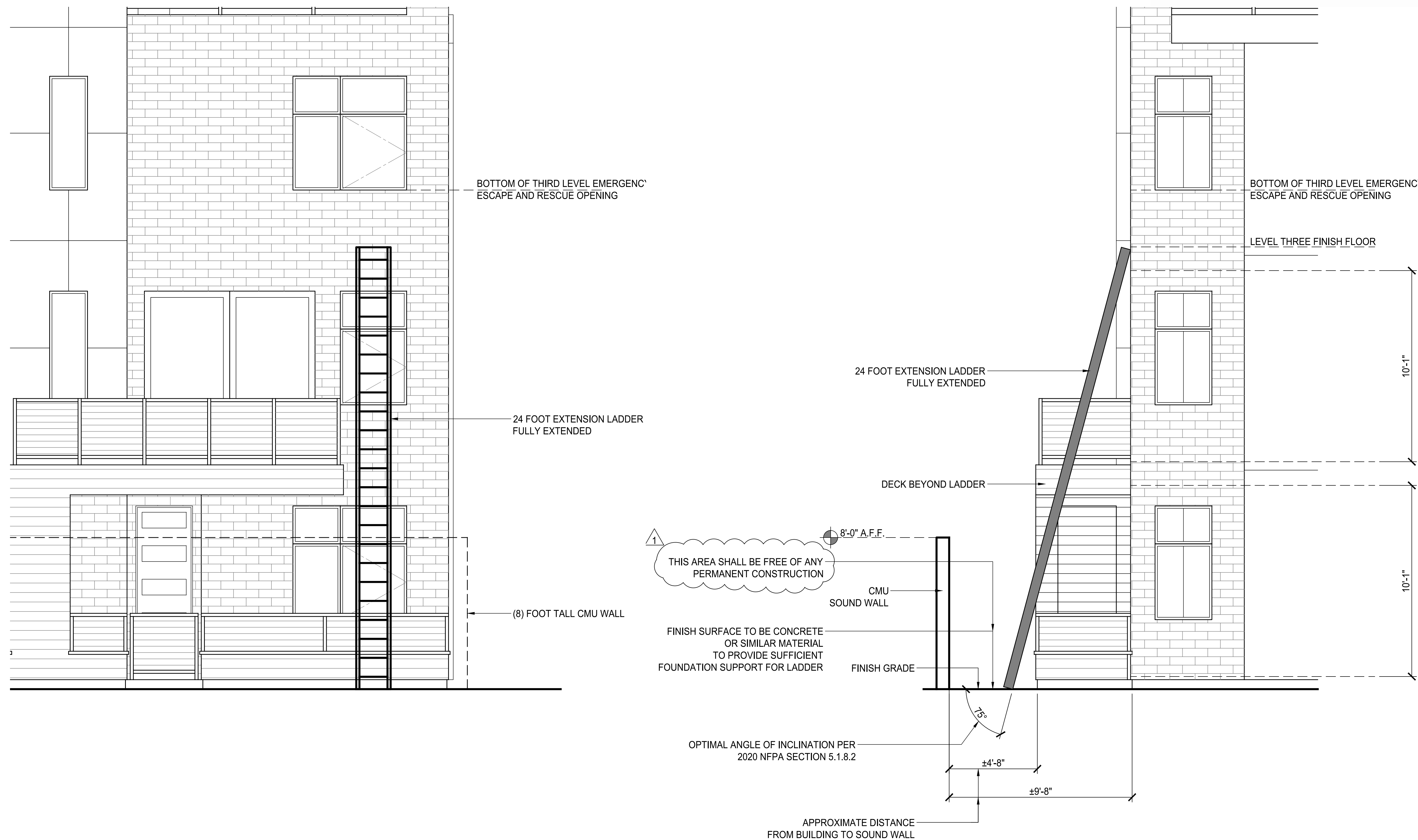
ARCHITECTURAL  
COVERSHEET

BELVEDERE  
SHEET

A0.01

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**5.1.8 Angle of Inclination.**

**5.1.8.1** To provide the optimum combination of load carrying and stability, ground ladders shall be set at the correct angle of inclination by positioning the base section a horizontal distance from the vertical wall equal to one-quarter the working length of the ground ladder.

**5.1.8.2\*** An angle of inclination of between 70 and 76 degrees shall be permitted, with an angle of 75½ degrees being optimum.

**5.1.9\*** Ground ladders shall be secured at the base, either by a fire fighter or by mechanical means, to prevent slippage.

**5.1.9.1\*** Extreme caution shall be used when the angle of inclination is less than 70 degrees.

**5.1.9.2** At angles less than 70 degrees, mechanical means shall be used to prevent slippage.

**5.1.10** Any time a ladder is positioned or repositioned, a visual determination that the paws are correctly latched shall be made before the ladder is climbed.

**5.1.11** Ground ladders shall be secured at the top, to prevent slippage, by the first person to climb the ladder.

**5.1.12** Raised ground ladders shall not be slid along cornices or roof edges.

**THE BEL VEDERE**

510 LINCOLN STREET  
CITY OF ROSEVILLE, CA  
OLD ROSEVILLE, LLC

**HMA Architecture**

2330 East Bidwell St. Suite 204  
Folsom, CA 95630  
(916) 597-1500

REVISIONS		
NO.	DESCRIPTION	DATE
7.		
6.		
5.		
4.		
3.		
2.		
1.	△ PLANNING COMMENTS	05/27/2020

DRAWN HMA	
SCALE AS NOTED	
DATE 2019	
JOB NO. 19032	

**BUILDINGS (5) (6)  
LADDER EXHIBIT**

**BELVEDERE**  
SHEET  
**A0.02**

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020

NOTES:  
TRASH ENCLOSURE DESIGN TO COMPLY WITH CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES DEPARTMENT DETAIL SW-1. EXTERIOR WALL FINISH AS SHOWN BELOW IS BRICK VENEER OVER CMU. BRICK FINISH TO MATCH BRICK FINISH ON EXTERIOR OF BUILDINGS



THE BEL VEDERE

510 LINCOLN STREET  
CITY OF ROSEVILLE, CA  
OLD ROSEVILLE, LLC

HMA Architecture

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REVISIONS

NO.	DESCRIPTION	DATE
7.		
6.		
5.		
4.		
3.		
2.		
1.	△ PLANNING COMMENTS	05/27/2020

DRAWN	HMA
SCALE	AS NOTED
DATE	2019
JOB NO.	19032

TRASH ENCLOSURE

BELVEDERE

SHEET

A0.03

**NOTES:**

**706.5.1 Exterior walls.**

Where the fire wall intersects exterior walls, the fire-resistance rating and opening protection of the exterior walls shall comply with one of the following:

1. The exterior walls on both sides of the fire wall shall have a 1-hour fire-resistance rating with 3/4-hour protection where opening protection is required by Section 705.8. The fire-resistance rating of the exterior wall shall extend not less than 4 feet (1220 mm) on each side of the intersection of the fire wall to exterior wall. Exterior wall intersections at fire walls that form an angle equal to or greater than 180 degrees (3.14 rad) do not need exterior wall protection.
2. Buildings or spaces on both sides of the intersecting fire wall shall assume to have an imaginary lot line at the fire wall and extending beyond the exterior of the fire wall. The location of the assumed line in relation to the exterior walls and the fire wall shall be such that the exterior wall and opening protection meet the requirements set forth in Sections 705.5 and 705.8. Such protection is not required for exterior walls terminating at fire walls that form an angle equal to or greater than 180 degrees (3.14 rad).

**706.5.2 Horizontal projecting elements.**

Fire walls shall extend to the outer edge of horizontal projecting elements such as balconies, roof overhangs, canopies, marquees and similar projections that are within 4 feet (1220 mm) of the fire wall.

**Exceptions:**

1. Horizontal projecting elements without concealed spaces, provided that the exterior wall behind and below the projecting element has not less than 1-hour fire-resistance-rated construction for a distance not less than the depth of the projecting element on both sides of the fire wall. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour.
2. Noncombustible horizontal projecting elements with concealed spaces, provided that a minimum 1-hour fire-resistance-rated wall extends through the concealed space. The projecting element shall be separated from the building by not less than 1-hour fire-resistance-rated construction for a distance on each side of the fire wall equal to the depth of the projecting element. The wall is not required to extend under the projecting element where the building exterior wall is not less than 1-hour fire-resistance rated for a distance on each side of the fire wall equal to the depth of the projecting element. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour.
3. For combustible horizontal projecting elements with concealed spaces, the fire wall need only extend through the concealed space to the outer edges of the projecting elements. The exterior wall behind and below the projecting element shall be of not less than 1-hour fire-resistance-rated construction for a distance not less than the depth of the projecting elements on both sides of the fire wall. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour.

**706.6 Vertical continuity.**

Fire walls shall extend from the foundation to a termination point not less than 30 inches (762 mm) above both adjacent roofs.

**Exceptions:**

1. Stepped buildings in accordance with Section 706.6.1.
2. Two-hour fire-resistance-rated walls shall be permitted to terminate at the underside of the roof sheathing, deck or slab, provided that:
  - 2.1. The lower roof assembly within 4 feet (1220 mm) of the wall has not less than a 1-hour fire-resistance rating and the entire length and span of supporting elements for the rated roof assembly has a fire-resistance rating of not less than 1 hour.
  - 2.2. Openings in the roof shall not be located within 4 feet (1220 mm) of the fire wall.
  - 2.3. Each building shall be provided with not less than a Class B roof covering.
3. Walls shall be permitted to terminate at the underside of noncombustible roof sheathing, deck or slabs where both buildings are provided with not less than a Class B roof covering. Openings in the roof shall not be located within 4 feet (1220 mm) of the fire wall.
4. In buildings of Types III, IV and V construction, walls shall be permitted to terminate at the underside of combustible roof sheathing or decks, provided that all of the following requirements are met:
  - 4.1. Roof openings are not less than 4 feet (1220 mm) from the fire wall.
  - 4.2. The roof is covered with a minimum Class B roof covering.
  - 4.3. The roof sheathing or deck is constructed of fire-retardant-treated wood for a distance of 4 feet (1220 mm) on both sides of the wall or the roof is protected with 5/8-inch (15.9 mm) Type X gypsum board directly beneath the underside of the roof sheathing or deck, supported by not less than 2-inch (51 mm) nominal ledgers attached to the sides of the roof framing members for a distance of not less than 4 feet (1220 mm) on both sides of the fire wall.
5. In buildings designed in accordance with Section 510.2, fire walls located above the 3-hour horizontal assembly required by Section 510.2, Item 1 shall be permitted to extend from the top of this horizontal assembly.
6. Buildings with sloped roofs in accordance with Section 706.6.2.

**706.5 Horizontal continuity.**

Fire walls shall be continuous from exterior wall to exterior wall and shall extend not less than 18 inches (457 mm) beyond the exterior surface of exterior walls.

**Exceptions:**

1. Fire walls shall be permitted to terminate at the interior surface of combustible exterior sheathing or siding provided that the exterior wall has a fire-resistance rating of not less than 1 hour for a horizontal distance of not less than 4 feet (1220 mm) on both sides of the fire wall. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour.
2. Fire walls shall be permitted to terminate at the interior surface of noncombustible exterior sheathing, exterior siding or other noncombustible exterior finishes provided that the sheathing, siding or other exterior noncombustible finish extends a horizontal distance of not less than 4 feet (1220 mm) on both sides of the fire wall.
3. Fire walls shall be permitted to terminate at the interior surface of noncombustible exterior sheathing where the building on each side of the fire wall is protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

**706.2 Structural stability.**

Fire walls shall be designed and constructed to allow collapse of the structure on either side without collapse of the wall under fire conditions. Fire walls designed and constructed in accordance with NFPA 221 shall be deemed to comply with this section.

**706.1.1 Party walls.**

Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706. Party walls shall be constructed without openings and shall create separate buildings.

**Exceptions:**

1. Openings in a party wall separating an anchor building and a mall shall be in accordance with Section 402.4.2.2.1.
2. Fire walls are not required on lot lines dividing a building for ownership purposes where the aggregate height and area of the portions of the building located on both sides of the lot line do not exceed the maximum height and area requirements of this code. For the code official's review and approval, he or she shall be provided with copies of dedicated access easements and contractual agreements that permit the owners of portions of the building located on either side of the lot line access to the other side for purposes of maintaining fire and life safety systems necessary for the operation of the building.

**706.11 Ducts and air transfer openings.**

Ducts and air transfer openings shall not penetrate fire walls.

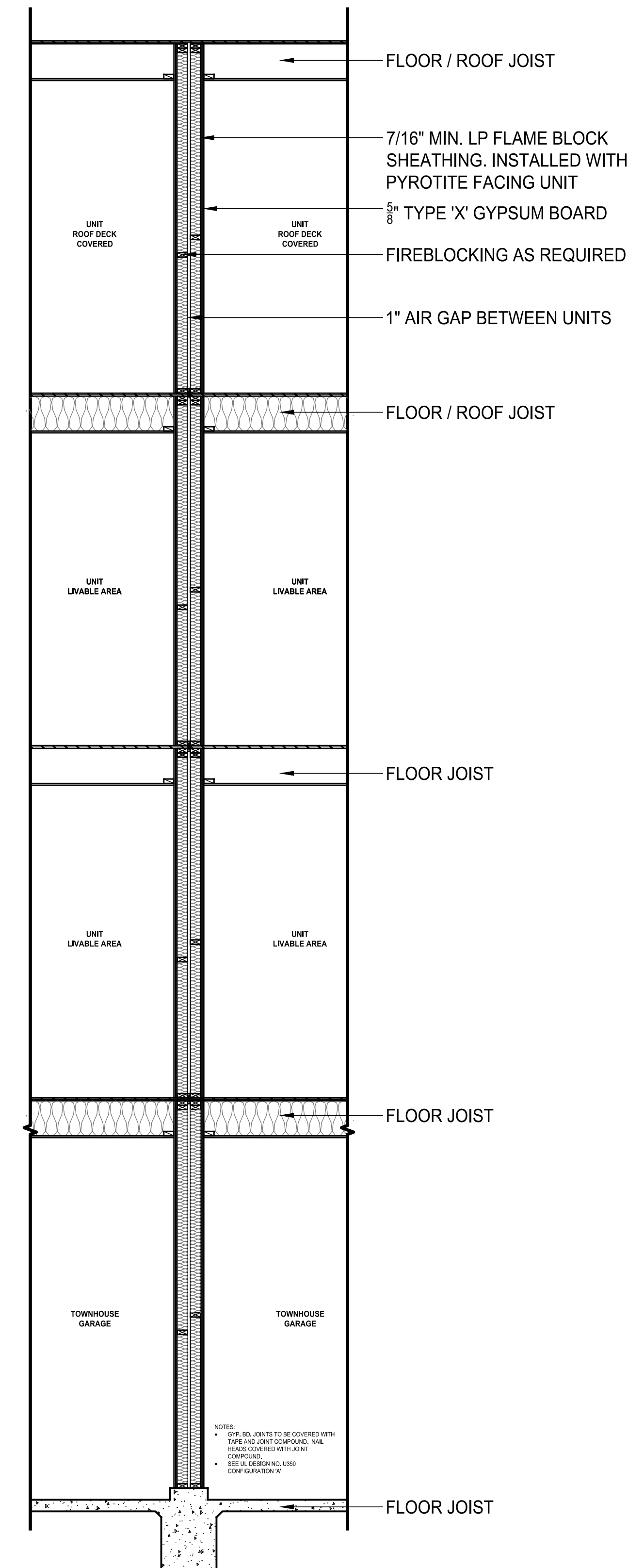
Exception: Penetrations by ducts and air transfer openings of fire walls that are not on a lot line shall be allowed provided that the penetrations comply with Section 717. The size and aggregate width of all openings shall not exceed the limitations of Section 706.8.

**714.4.1 Through penetrations.**

Through penetrations of fire-resistance-rated walls shall comply with Section 714.4.1.1 or 714.4.1.2.

Exception: Where the penetrating items are steel, ferrous or copper pipes, tubes or conduits, the annular space between the penetrating item and the fire-resistance-rated wall is permitted to be protected by either of the following measures:

1. In concrete or masonry walls where the penetrating item is a maximum 6-inch (152 mm) nominal diameter and the area of the opening through the wall does not exceed 144 square inches (0.0929 m<sup>2</sup>), concrete, grout or mortar is permitted where installed the full thickness of the wall or the thickness required to maintain the fire-resistance rating.
2. The material used to fill the annular space shall prevent the passage of flame and hot gases sufficient to ignite cotton waste when subjected to ASTM E119 or UL 263 time-temperature fire conditions under a minimum positive pressure differential of 0.01 inch (2.49 Pa) of water at the location of the penetration for the time period equivalent to the fire-resistance rating of the construction penetrated.



**WALL SECTION**

SCALE: 3/8" = 1'-0"

CODE USED:	2019 C.B.C., C.M.C., C.E.C., C.P.C., C.F.C. 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)
OCCUPANCY:	R-3 SINGLE FAMILY ATTACHED TOWNHOME U PRIVATE GARAGE
OCCUPANCY SEPARATION:	PROVIDE A 2 HOUR FIREWALL BETWEEN EACH R3 TOWNHOUSE ALONG PROPERTY LINE IN COMPLIANCE WITH 2019 CBC SECTION 706.
PROPERTY LINE SEPARATION:	PROVIDE A 1 HOUR RATED EXTERIOR WALL ALONG PROPERTY WHEN PROPERTY LINE IS LESS THAN 5 FEET FROM BUILDING IN COMPLIANCE WITH 2019 CBC SECTION 602
CONSTRUCTION:	TYPE V-B
FIRE SPRINKLER SYSTEM:	RESIDENCE SHALL HAVE APPROVED FIRE SPRINKLER SYSTEM PER 2019 C.R.C R313.2 AND R313.3

**WALL SECTION** 3/8" = 1'-0"

**THE BEL VEDERE**  
510 LINCOLN STREET  
CITY OF ROSEVILLE, CA  
OLD ROSEVILLE, LLC

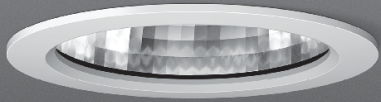
**HMA Architecture**  
2330 East Bidwell St. Suite 204  
Folsom, CA 95630  
(916) 597-1500

REVISIONS		
NO.	DESCRIPTION	DATE
7.		
6.		
5.		
4.		
3.		
2.		
1.	△ PLANNING COMMENTS	05/27/2020

DRAWN:	HMA
SCALE:	AS NOTED
DATE:	2019
JOB NO.:	19032

**FIREWALL SECTION**

**TYPICAL SECTION**  
SHEET  
**A0.04**



**LED recessed ceiling downlights**  
with symmetrical light distribution

A new series of LED recessed ceiling mounted downlights available in a variety of housing sizes, light distributions, and light outputs. Interior silicone optic allows for superior light control. These luminaires are designed for down lighting atriums, canopies, passages and other interior and exterior locations featuring symmetrical narrow or wide beam distributions.

Die-cast aluminum housing and trim ring · Clear safety glass · Silicone optical lens · Reflector surface made of pure anodized aluminum

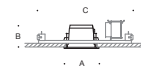
LED color temperature 3000 K – for 4000 K add suffix **K4**

These impressive luminaires have a selection of color temperatures, boast a minimum service life of 50,000 hours, and are guaranteed to last with the BEGA 20 Year Replacement Promise for LED modules, see page 415.

Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at [www.bega-us.com](http://www.bega-us.com).

BEGA luminaires are provided with polyester powder coat finish in four standard colors – Black, White, Bronze, or Silver. These luminaires are optionally available in RAL and custom colors.

UL or CSA listed, suitable for wet locations · Protection class IP 65



**Recessed ceiling downlights · narrow beam**

LED	β	A	B	C
<b>24817</b>	8.3 W	21°	5 5/8"	5 18"
<b>24820</b>	16.8 W	21°	5 5/8"	5 18"
<b>24818</b>	11.5 W	16°	6 7/8"	5 18"
<b>24821</b>	24.5 W	16°	6 7/8"	5 18"
<b>24819</b>	17.3 W	20°	8 1/2"	5 18"
<b>24822</b>	36.0 W	20°	8 1/2"	5 18"

**Recessed ceiling downlights · wide beam**

LED	β	A	B	C
<b>24823</b>	8.3 W	38°	5 5/8"	5 18"
<b>24826</b>	16.8 W	38°	5 5/8"	5 18"
<b>24824</b>	11.5 W	29°	6 7/8"	5 18"
<b>24827</b>	24.5 W	29°	6 7/8"	5 18"
<b>24825</b>	17.3 W	32°	8 1/2"	5 18"
<b>24828</b>	36.0 W	32°	8 1/2"	5 18"

**Recessed ceiling downlights · very wide beam**

LED	β	A	B	C
<b>24829</b>	8.3 W	59°	5 5/8"	5 18"
<b>24832</b>	16.8 W	59°	5 5/8"	5 18"
<b>24830</b>	11.5 W	56°	6 7/8"	5 18"
<b>24833</b>	24.5 W	56°	6 7/8"	5 18"
<b>24831</b>	17.3 W	56°	8 1/2"	5 18"
<b>24834</b>	36.0 W	56°	8 1/2"	5 18"

β = Beam angle





One-sided

Two-sided

**LED wall washers**  
with shielded light in one or two directions

A series of LED wall washer luminaires with light output in one or two directions. These luminaires are ideally suited for the even illumination of vertical mounting surfaces. Arranged individually or in groups, they are great design elements for a host of lighting applications.

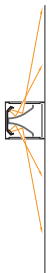
Die-cast aluminum · Safety glass · Reflector made of pure anodized aluminum  
LED color temperature 3000 K – for 4000 K add suffix **K4**

These impressive luminaires have a selection of color temperatures, boast a minimum service life of 50,000 hours, and are guaranteed to last with the BEGA 20 Year Replacement Promise for LED modules, see page 415.

Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at [www.bega-us.com](http://www.bega-us.com).

BEGA luminaires are provided with polyester powder coat finish in four standard colors – Black, White, Bronze, or Silver. These luminaires are optionally available in RAL and custom colors.

UL or CSA listed, suitable for wet locations · Protection class IP 64



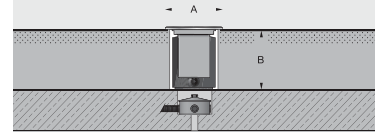
Light emission on one side				
	LED	A	B	C
<b>24 370</b>	8.4 W	4 1/4"	5 1/4"	5 1/2"

Light emission on two sides				
	LED	A	B	C
<b>24 371</b>	16.8 W	4 1/4"	5 1/4"	5 1/2"



**Drive-over LED in-grade luminaires**  
High performance floodlights and luminaires

Pressure loads	2200 lbs.
Material	Stainless steel · aluminum
Protection class	IP 67
Installation depth	5 inch
Length	20 7/8 - 39 1/2 inch



**Drive-over LED in-grade luminaires**  
High performance floodlights and luminaires

A series of linear LED in-grade floodlights with symmetrical or asymmetrical light distribution. The symmetrical floodlights are ideal for up-lighting canopies or landscape details. The asymmetrical floodlights are ideal for illuminating signage and building facades. This family of luminaires is also available with RGBW color mixing technology. These luminaires are designed to bear pressure loads up to 2200 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

Aluminum housing · Stainless steel luminaire housing and faceplate · Matte safety glass · Aluminum reflector with high gloss coating

LED color temperature 4000K – for 3000K add suffix **K3**

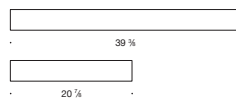
RGBW units are DMX and RDM compatible

These impressive luminaires have a selection of color temperatures, boast a minimum service life of 50,000 hours, and are guaranteed to last with the BEGA 20 Year Replacement Promise for LED modules, see page 415.

Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at [www.bega-us.com](http://www.bega-us.com).

Luminaires are provided with #4 brushed stainless steel finish.

UL or CSA listed, suitable for wet locations · Protection class IP 67



**Symmetrical · Floodlights**

	LED	A	B
<b>77915</b>	19.8W	20 7/8 x 3 1/2	5
<b>77916</b>	39.6W	39 1/2 x 3 1/2	5

**Symmetrical · Floodlights RGBW**

	LED	A	B
<b>77849</b>	36.4W	39 1/2 x 3 1/2	5

**Asymmetrical · Floodlights**

	LED	A	B
<b>77917</b>	19.8W	20 7/8 x 3 1/2	5
<b>77918</b>	39.6W	39 1/2 x 3 1/2	5

**Asymmetrical · Floodlights RGBW**

	LED	A	B
<b>77843</b>	36.4W	39 1/2 x 3 1/2	5





**LED garden and pathway luminaires for the Home & Garden**  
with shielded light

A series of LED pathway luminaires with shielded light for use in the private sector. These luminaires are ideally suited for garden, entryways, and for many applications on paths and terraces. Anchorage units are available for direct burial in concrete or soil, or with a hardscape base for installation on foundations or paved surfaces.

Die cast and extruded aluminum · Clear safety glass · Galvanized steel anchorage

LED color temperature 3000 K

These impressive luminaires have a selection of color temperatures, boast a minimum service life of 50,000 hours, and are guaranteed to last with the BEGA 20 Year Replacement Promise for LED modules, see page 415.

Luminaires in this series require a remote 12V AC magnetic power supply suitable to operate the intended LED wattage, see page 411.

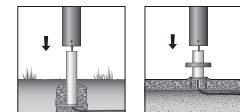
Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at [www.bega-us.com](http://www.bega-us.com).

BEGA luminaires are provided with polyester powder coat finish in two standard colors – Black and Bronze

UL or CSA listed, suitable for wet locations · Protection class IP 65

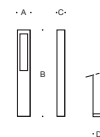


Shielded light

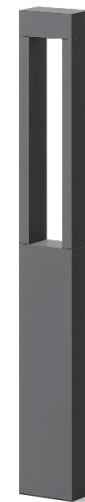


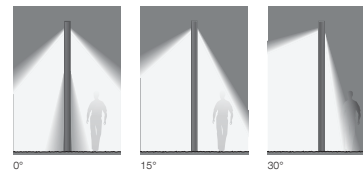
Direct burial anchorage

Hardscape base



		LED	A	B	C	D
<b>77 265</b>	with direct burial anchorage	4.2W	3 ½	27 ½	2	-
<b>77 266</b>	with hardscape base	4.2W	3 ½	27 ½	2	3 ½





**LED light building element**  
with adjustable light distribution

A series of LED light building elements with adjustable light distribution. An internal adjusting device allows the optical system to be adjusted from 0°, 15° and 30° on either side of the luminaire. Light building elements are luminous design features for public areas. They are ideally suited for delineating and structuring interior and exterior spaces such as landscape areas, plazas, building entrances and atria.

Die-cast and extruded aluminum · Clear safety glass · Reflector made of pure anodized aluminum · Anchorage unit made of galvanized steel

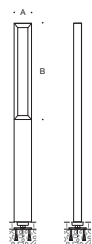
LED color temperature 4000 K – for 3000 K add suffix **K3**

These impressive luminaires have a selection of color temperatures, boast a minimum service life of 50,000 hours, and are guaranteed to last with the BEGA 20 Year Replacement Promise for LED modules, see page 415.

Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at [www.bega-us.com](http://www.bega-us.com).

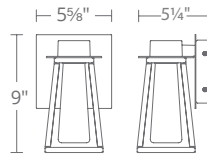
BEGA luminaires are provided with polyester powder coat finish in four standard colors – Black, White, Bronze, or Silver. These luminaires are optionally available in RAL and custom colors.

UL or CSA listed, suitable for wet locations · Protection class IP 65

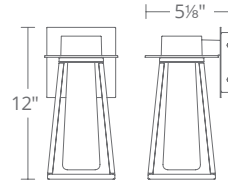


	LED	A	B	C	Anchorage
<b>99075</b>	50.6W	15¼x7	85½	177½	<b>79814</b>

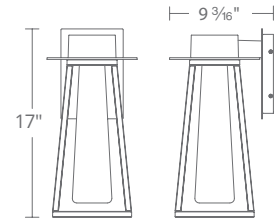




WS-W17909



WS-W17912



WS-W17917

**Fixture Type:** \_\_\_\_\_

**Catalog Number:** \_\_\_\_\_

**Project:** \_\_\_\_\_

**Location:** \_\_\_\_\_

**PRODUCT DESCRIPTION**

Classic lantern profile artfully expressed in black lines. A clear mouth blown glass element within reveals a spectral reference to an Edison filament lamp of old. A contemporary art piece idea for welcoming friends and family in entryways and lobbies in residential and hospitality venues.

**FEATURES**

- Mouth-blown grooved etched glass
- Weather-resistant powder coat
- Dimmer: ELV, TRIAC, 0-10V
- Universal Driver (120-277V)
- Rated Life: 50,000 hours
- Color temp: 3000K
- CRI: 90

**SPECIFICATIONS**


**Construction:** Aluminum

**Light Source:** High output LED

**Finish:** Black (BK)

**Standards:** ETL & cETL Wet Location listed

**ORDER NUMBER**

Model	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
<b>WS-W17909</b>	9W		343	242	<b>BK</b> <i>Black</i> 
<b>WS-W17912</b>	12.5W	120V-277V	555	426	
<b>WS-W17917</b>	17.5W		610	503	

Example: **WS-W17909-BK**

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