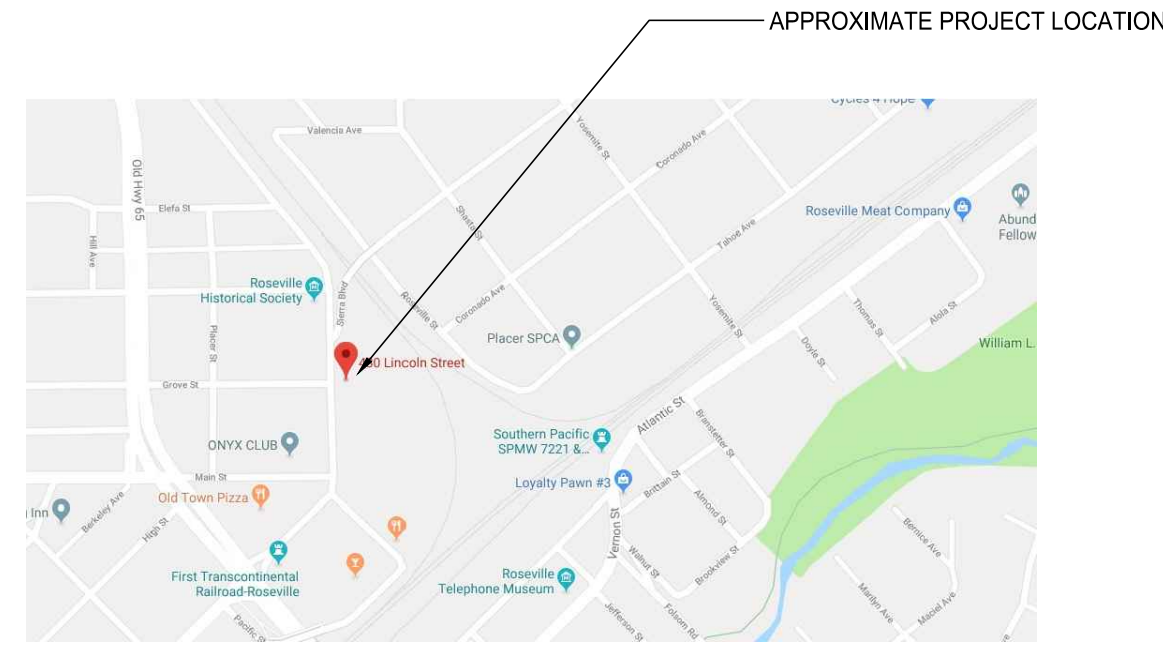


THE BELVEDERE

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
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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	
UNIT A	3 BEDROOM 3 1/2 BATH	UNIT A	3 BEDROOM 3 1/2 BATH	UNIT A	3 BEDROOM 3 1/2 BATH	UNIT A	3 BEDROOM 3 1/2 BATH	UNIT A	3 BEDROOM 3 1/2 BATH	UNIT A	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
UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE	
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
UNIT B	3 BEDROOM 3 1/2 BATH	UNIT B	3 BEDROOM 3 1/2 BATH	UNIT B	3 BEDROOM 3 1/2 BATH	UNIT B	3 BEDROOM 3 1/2 BATH	UNIT B	3 BEDROOM 3 1/2 BATH	UNIT 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
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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
UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE	
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UNIT C	3 BEDROOM 3 1/2 BATH	UNIT C	3 BEDROOM 3 1/2 BATH	UNIT C	3 BEDROOM 3 1/2 BATH	UNIT C	3 BEDROOM 3 1/2 BATH	UNIT C	3 BEDROOM 3 1/2 BATH	UNIT C	3 BEDROOM 3 1/2 BATH
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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
UNIT D	3 BEDROOM 3 1/2 BATH	UNIT D	3 BEDROOM 3 1/2 BATH	UNIT D	3 BEDROOM 3 1/2 BATH	UNIT D	3 BEDROOM 3 1/2 BATH	UNIT D	3 BEDROOM 3 1/2 BATH	UNIT D	3 BEDROOM 3 1/2 BATH
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TOTAL DWELLING	1987	TOTAL DWELLING	2540	TOTAL DWELLING	2540	TOTAL DWELLING	1987	TOTAL DWELLING	1987	TOTAL DWELLING	1987
UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE	
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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

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

REVISIONS		
NO.	DESCRIPTION	DATE
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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

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED UPON INFORMATION SUBMITTED, IN PART, BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, HMA IS NOT RESPONSIBLE FOR THEIR ACCURACY, NOR FOR ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DOCUMENTS AS A RESULT

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.

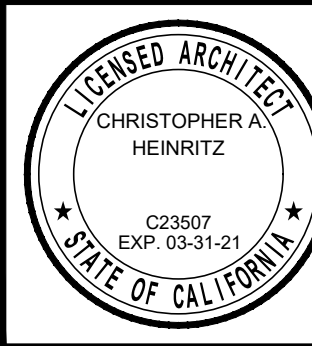
5.1.11 Ground ladders shall be secured at the top, to prevent slippage, by the first person to climb the ladder.

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

THE BEL VEDERE
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 CITY OF ROSEVILLE, CA
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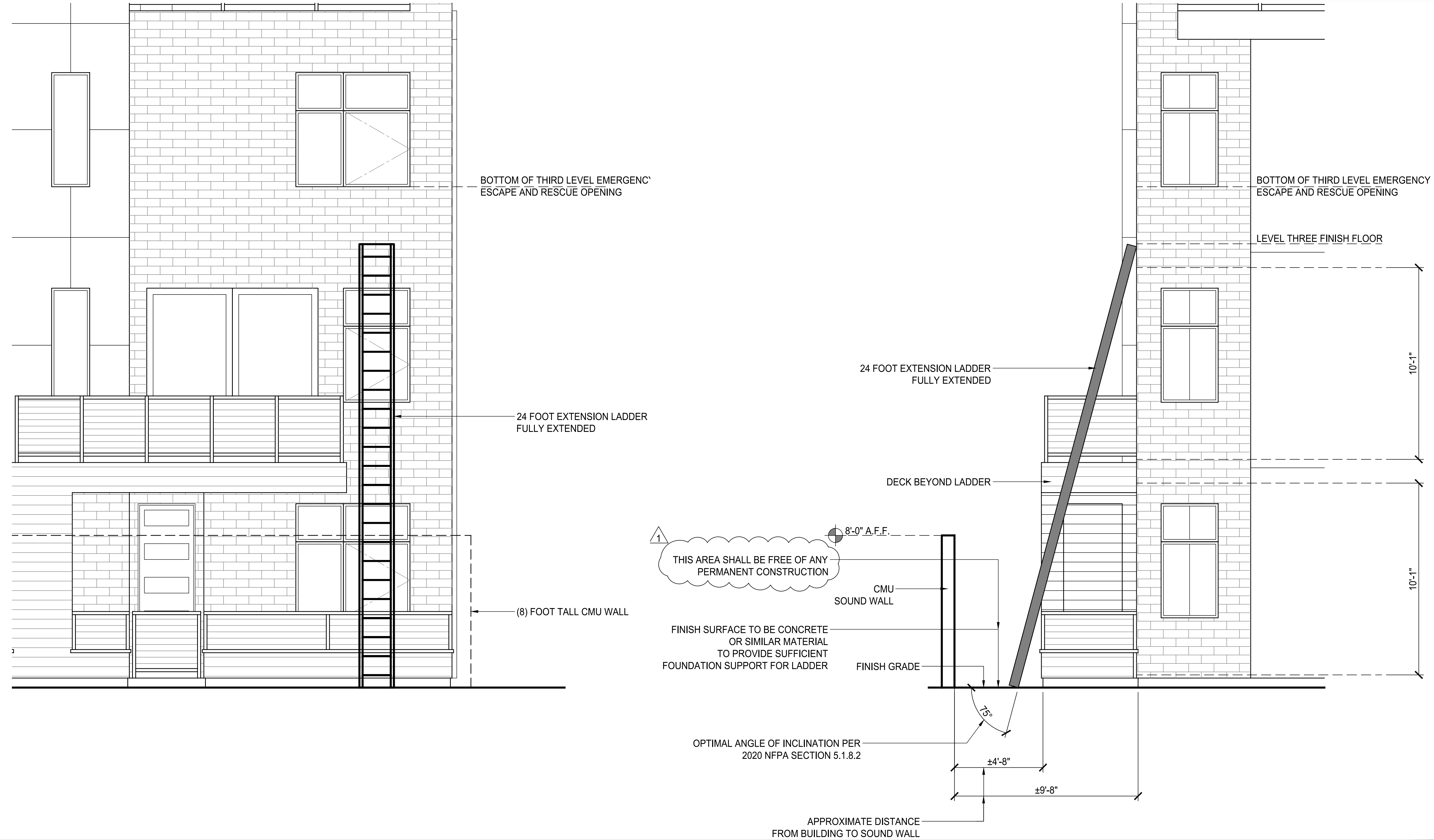
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1.	△ PLANNING COMMENTS	05/27/2020

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



LADDER ACCESS EXHIBIT FOR BUILDINGS (5) AND (6) 1/4" = 1'-0"

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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

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



REVISIONS		
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DATE	2019
JOB NO.	19032

TRASH ENCLOSURE

BELVEDERE
 SHEET
A0.03

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

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

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.

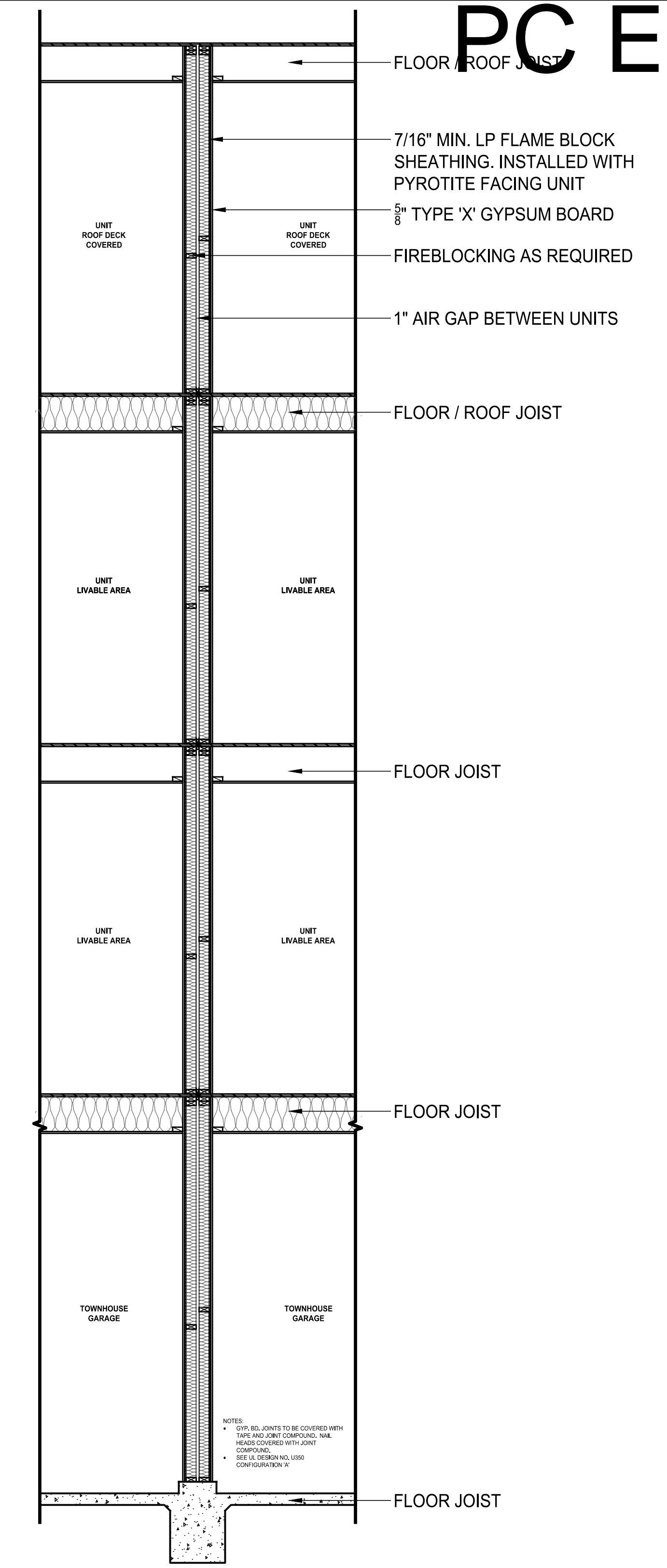
706.11 Ducts and air transfer openings.
 Ducts and air transfer openings shall not penetrate fire walls.

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 m²), 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

REVISIONS		
NO.	DESCRIPTION	DATE
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1.	△ PLANNING COMMENTS	05/27/2020

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

FIREWALL SECTION

TYPICAL SECTION
 SHEET
A0.04

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



FRONT ELEVATION

RIGHT ELEVATION

Building 1



LEFT ELEVATION

REAR ELEVATION

The Belvedere

Design Concept

Building 2



FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION

The Belvedere

Design Concept

Building 3



FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION

The Belvedere

Design Concept

Building 4



FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION

The Belvedere

Design Concept



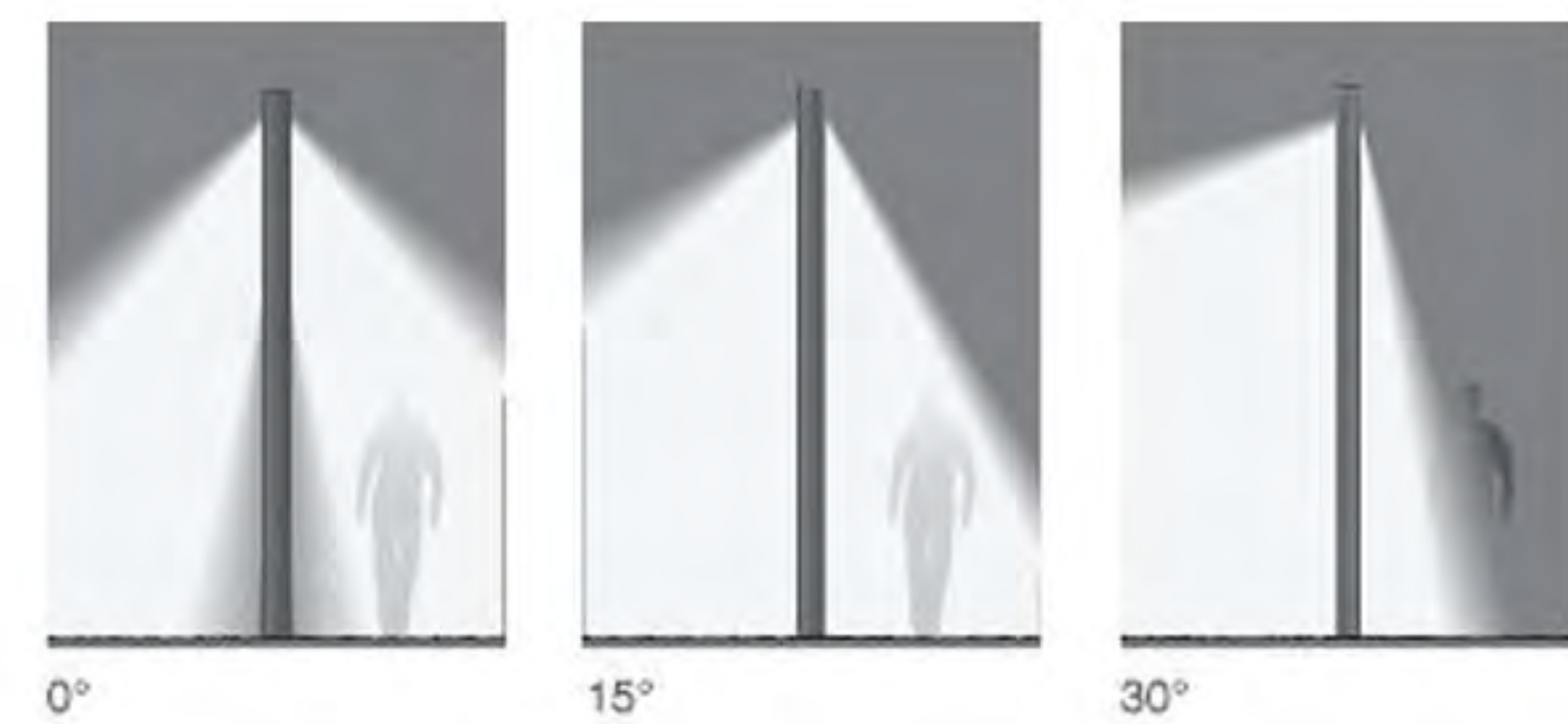
a.) exterior led post w/adjustable light distribution



b.) exterior bollards



c.) in ground led luminaire



0° 15° 30°



d.) exterior wall washer



e.) wall sconce at front door



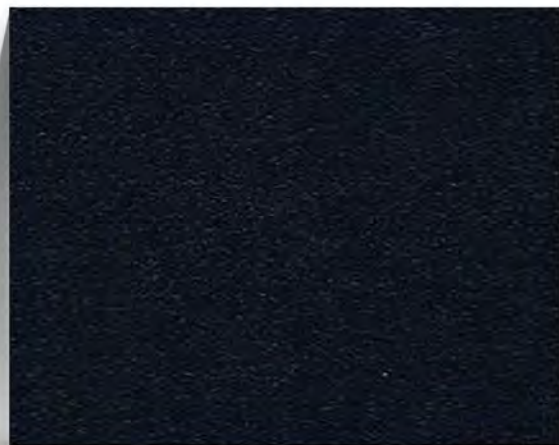
f.) recessed down light



Belvedere Townhomes

Exterior Lighting Package

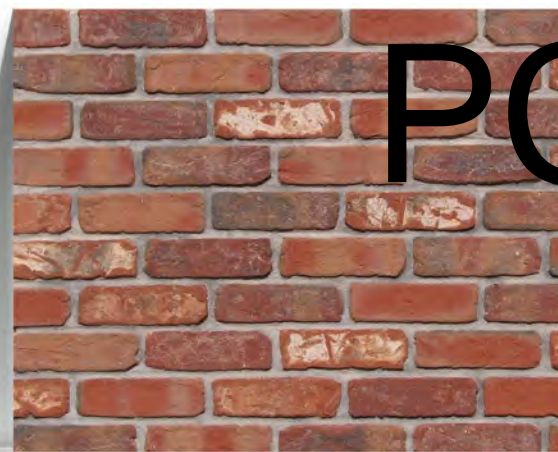
PC Exhibit C



- SCORED STUCCO -
Sherwin Williams
SW6990 Caviar



- SCORED STUCCO -
Sherwin Williams
SW7086 Grizzle Gray



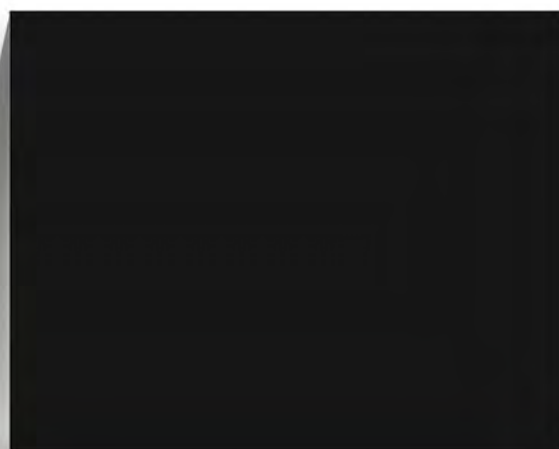
- THIN BRICK -
McNear Brick & Block
Sandmold Series - Stratford



- 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

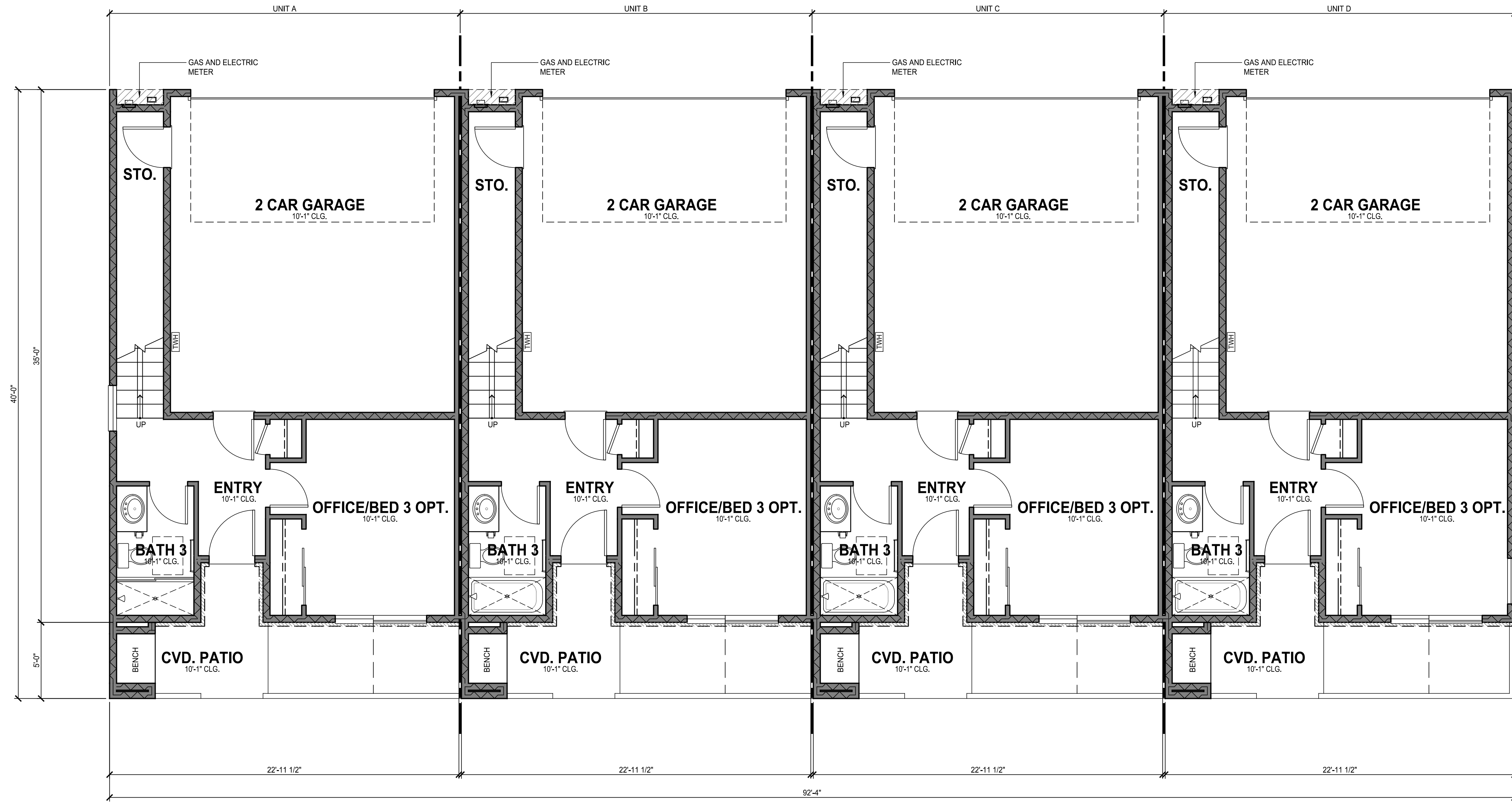
Belvedere Townhomes

Color & Material Board

PC Exhibit C

THE BEL VEDERE
 510 LINCOLN STREET
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 (916) 597-1500



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

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

REVISIONS		
NO.	DESCRIPTION	DATE
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1.	△ PLANNING COMMENTS	05/27/2020

DRAWN	HMA
SCALE	AS NOTED
DATE	2019
JOB NO.	19032

FLOOR PLANS

BUILDINGS 1,5,6
 SHEET
A2.01

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THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020

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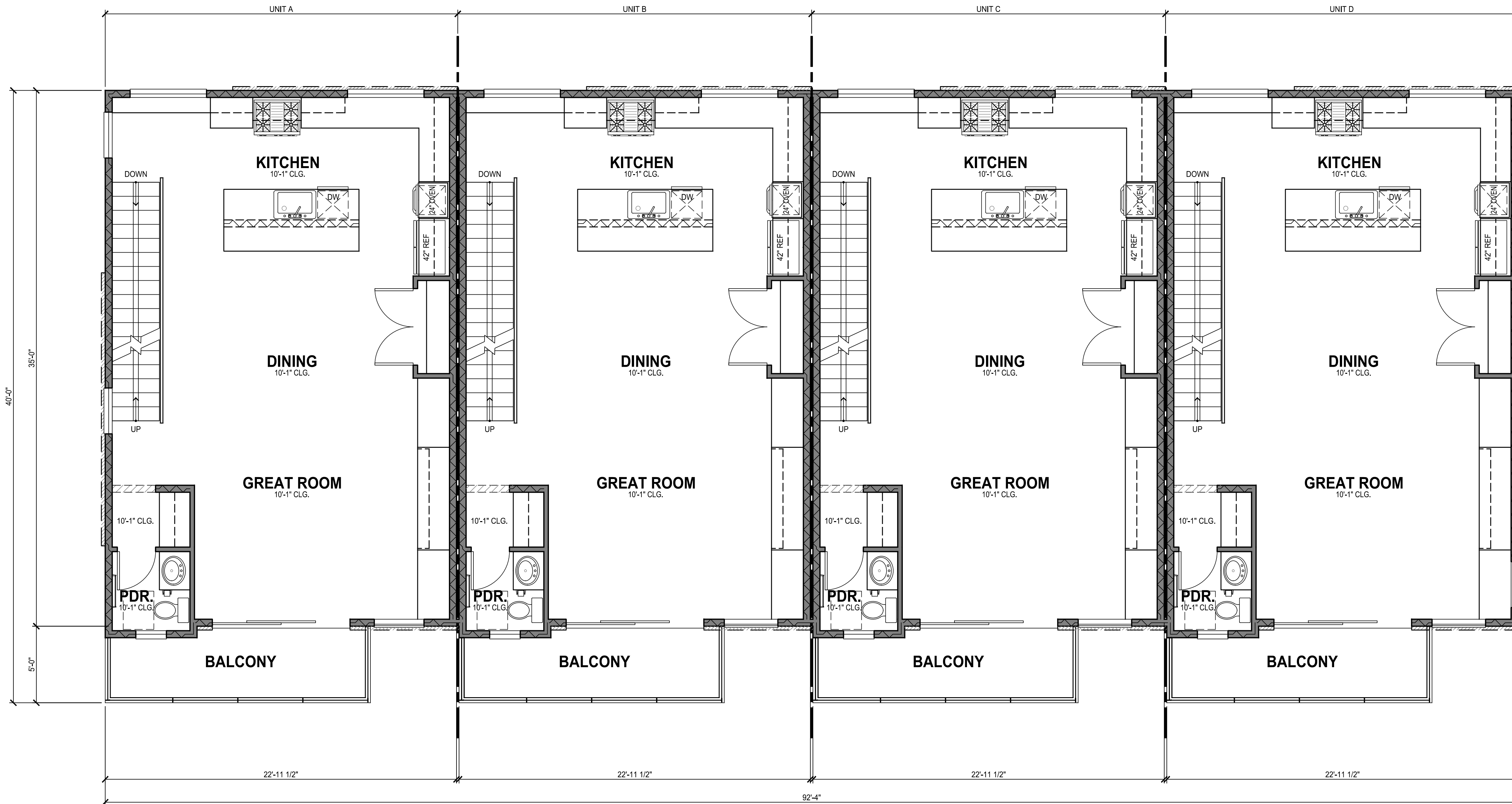
DRAWN	HMA
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JOB NO.	19032

FLOOR PLANS

BUILDINGS 1,5,6

SHEET
A2.02

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



WALL LEGEND

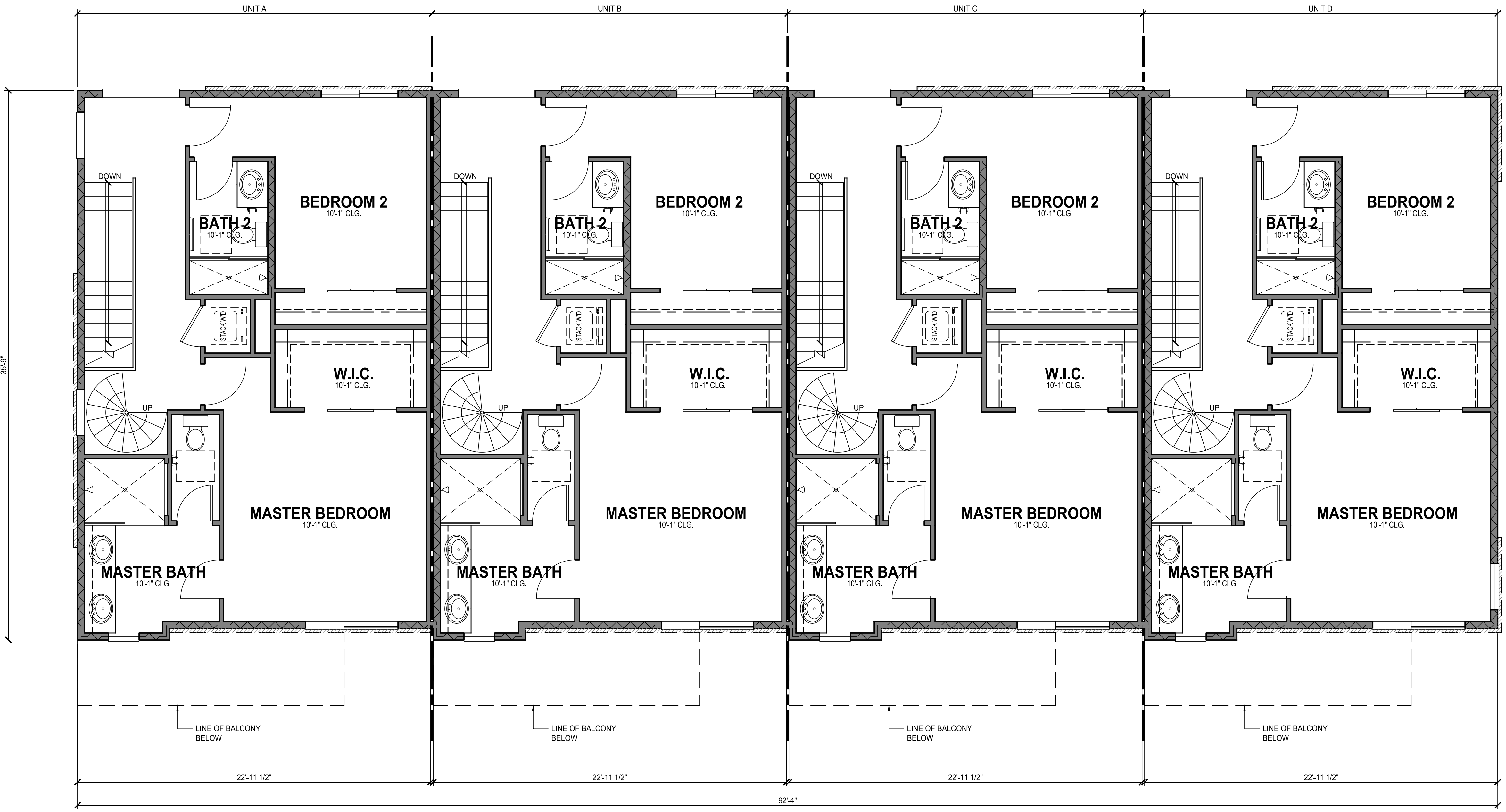
- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

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

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WALL LEGEND

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

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

REVISIONS		
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FLOOR PLANS

BUILDINGS 1,5,6
 SHEET
A2.03

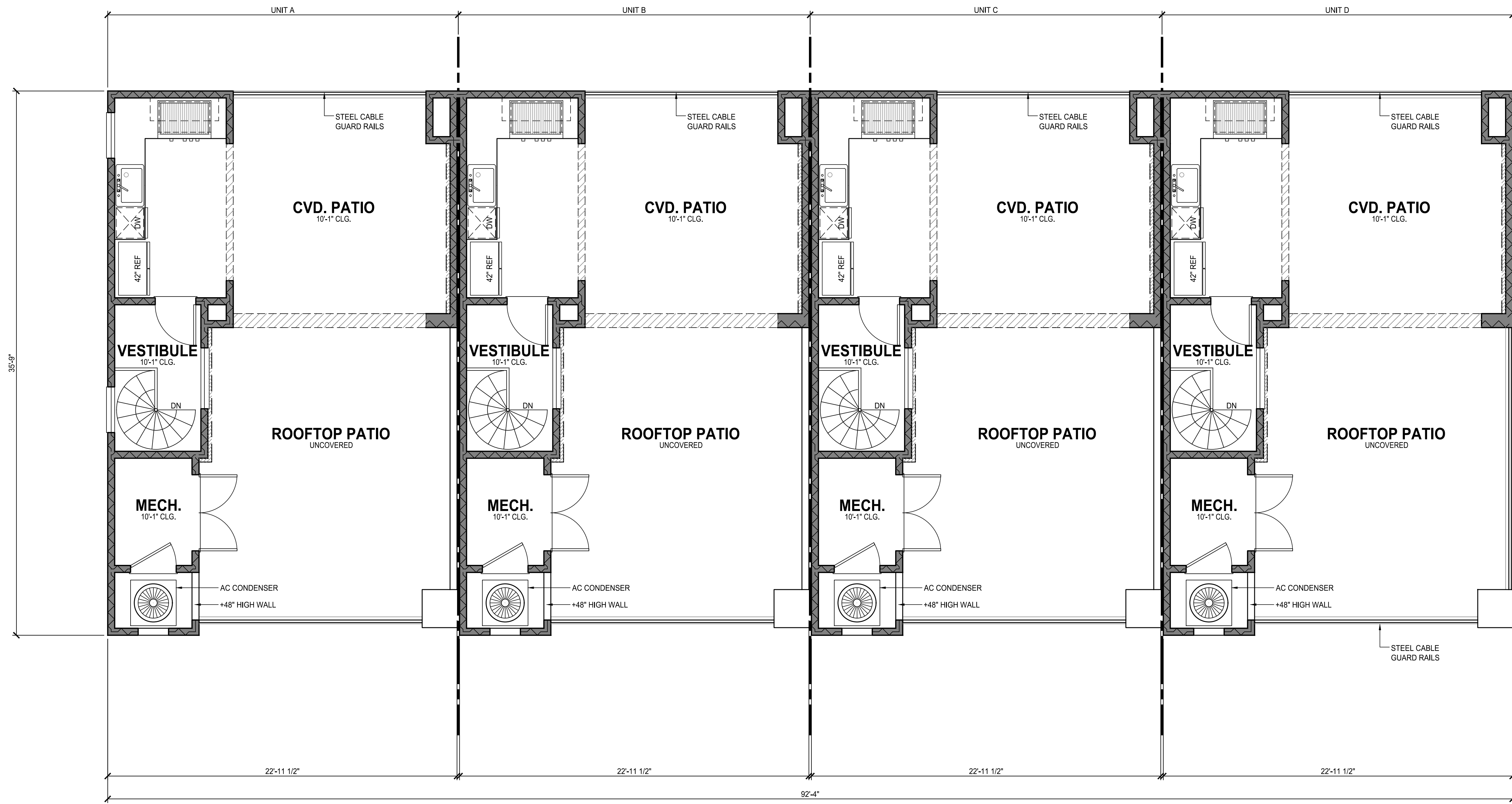
PC Exhibit C

THE BEL VEDERE



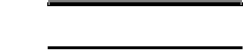
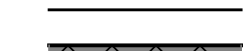

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WALL LEGEND

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-  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"

REVISIONS		
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FLOOR PLANS

BUILDINGS 1,5,6

SHEET
A2.04

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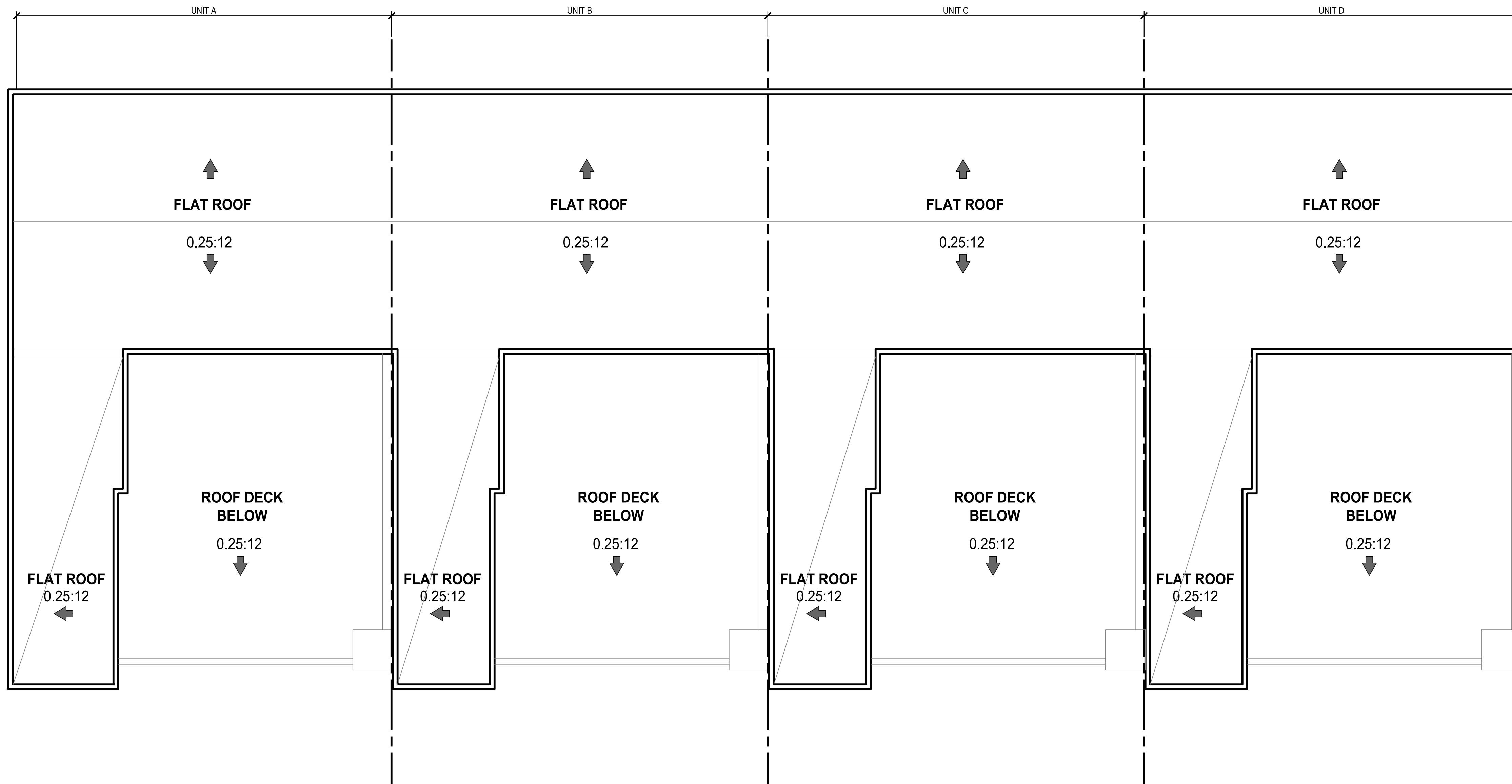
DRAWN	HMA
SCALE	AS NOTED
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ROOF PLAN

BUILDINGS 1,5,6

SHEET
A2.05

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



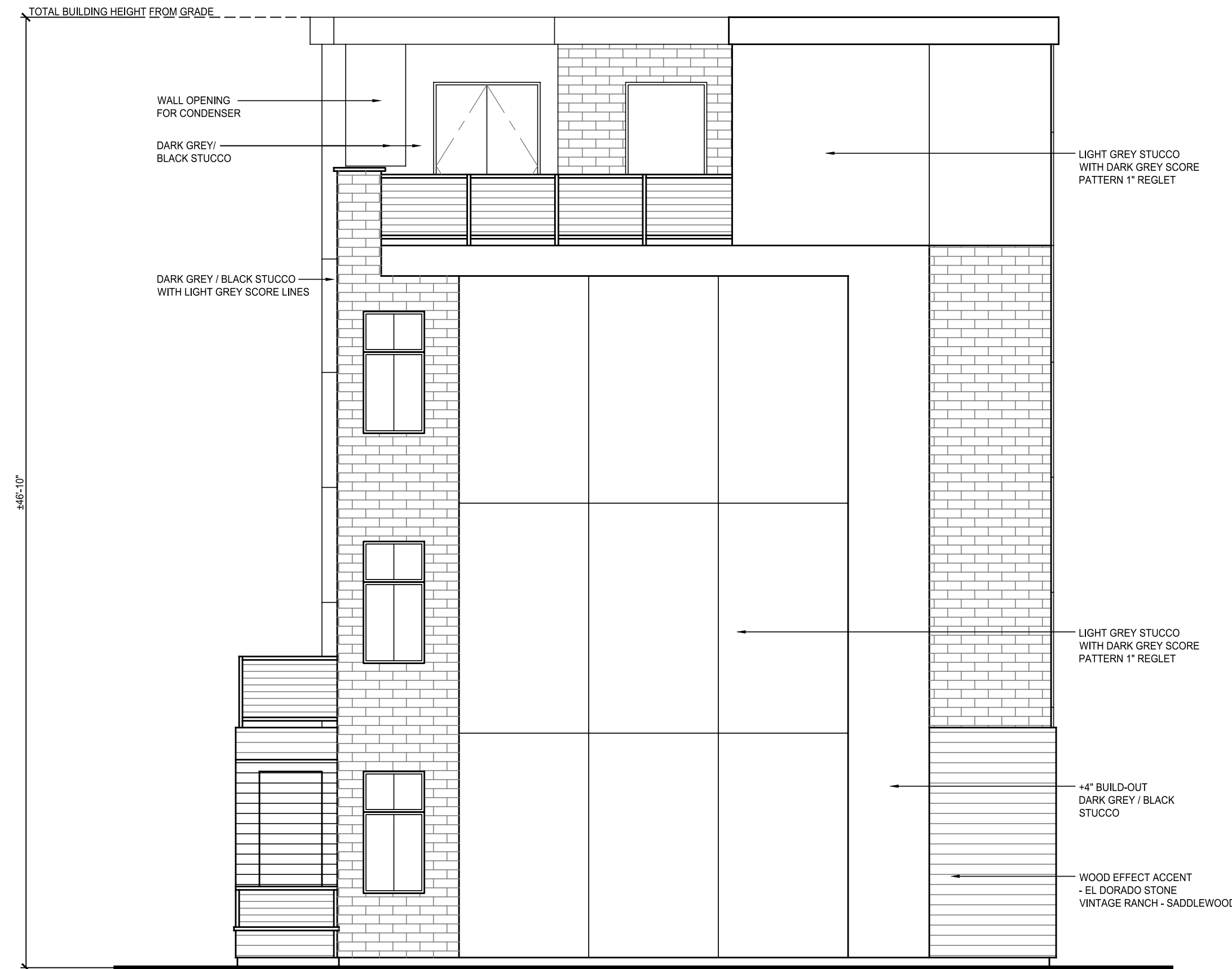
WALL LEGEND

- 2X4 FULL HEIGHT WALL
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- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

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

THE BEL VEDERE
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RIGHT ELEVATION 3/16" = 1'-0"



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

REVISIONS		
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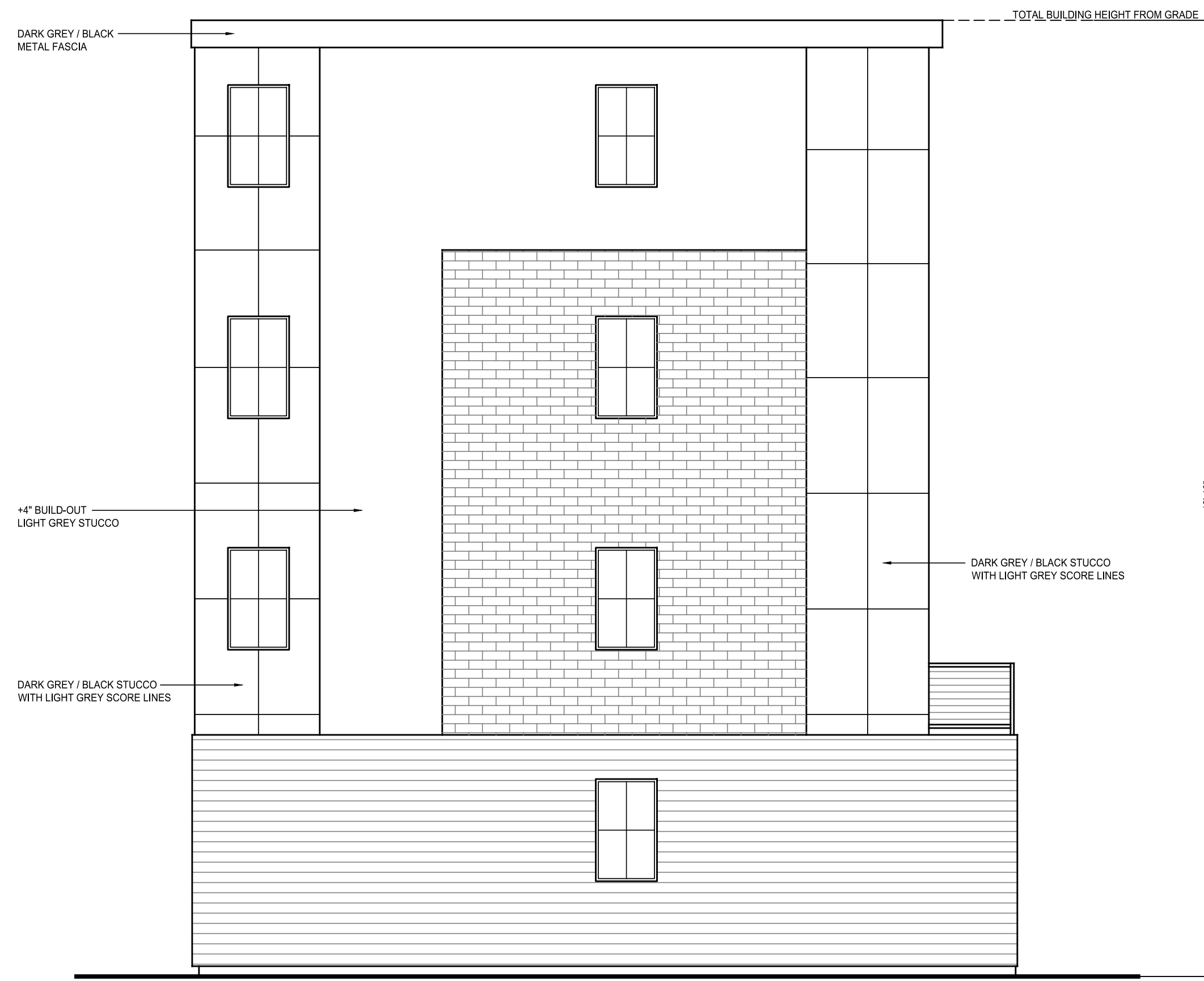
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SCALE	AS NOTED
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JOB NO.	19032

EXTERIOR ELEVATIONS

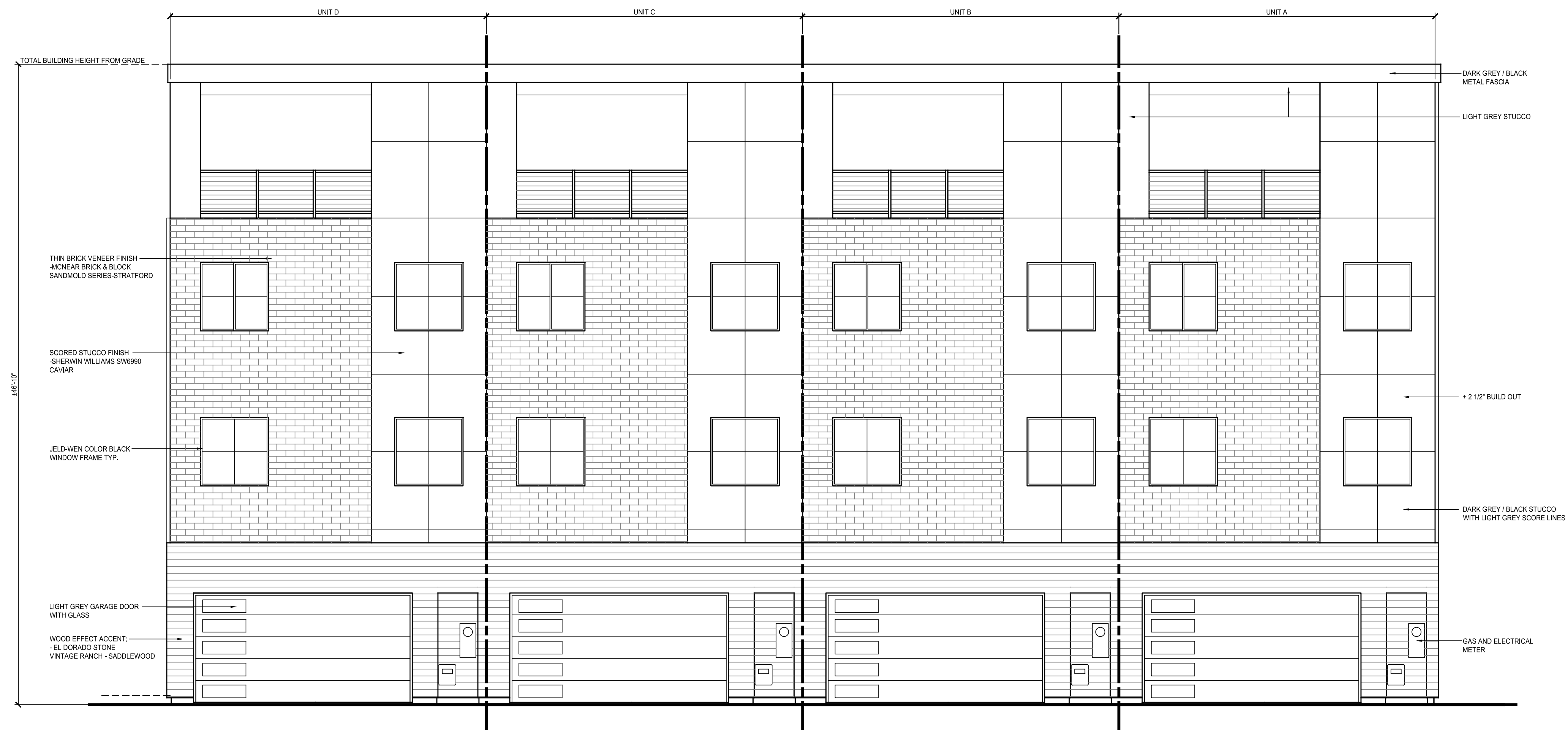
BUILDINGS 1,5,6

SHEET
A2.06

PC Exhibit C



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



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

THE BEL VEDERE
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EXTERIOR ELEVATIONS

BUILDINGS 1,5,6

SHEET
A2.08

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1.	▲ PLANNING COMMENTS	05/27/2020

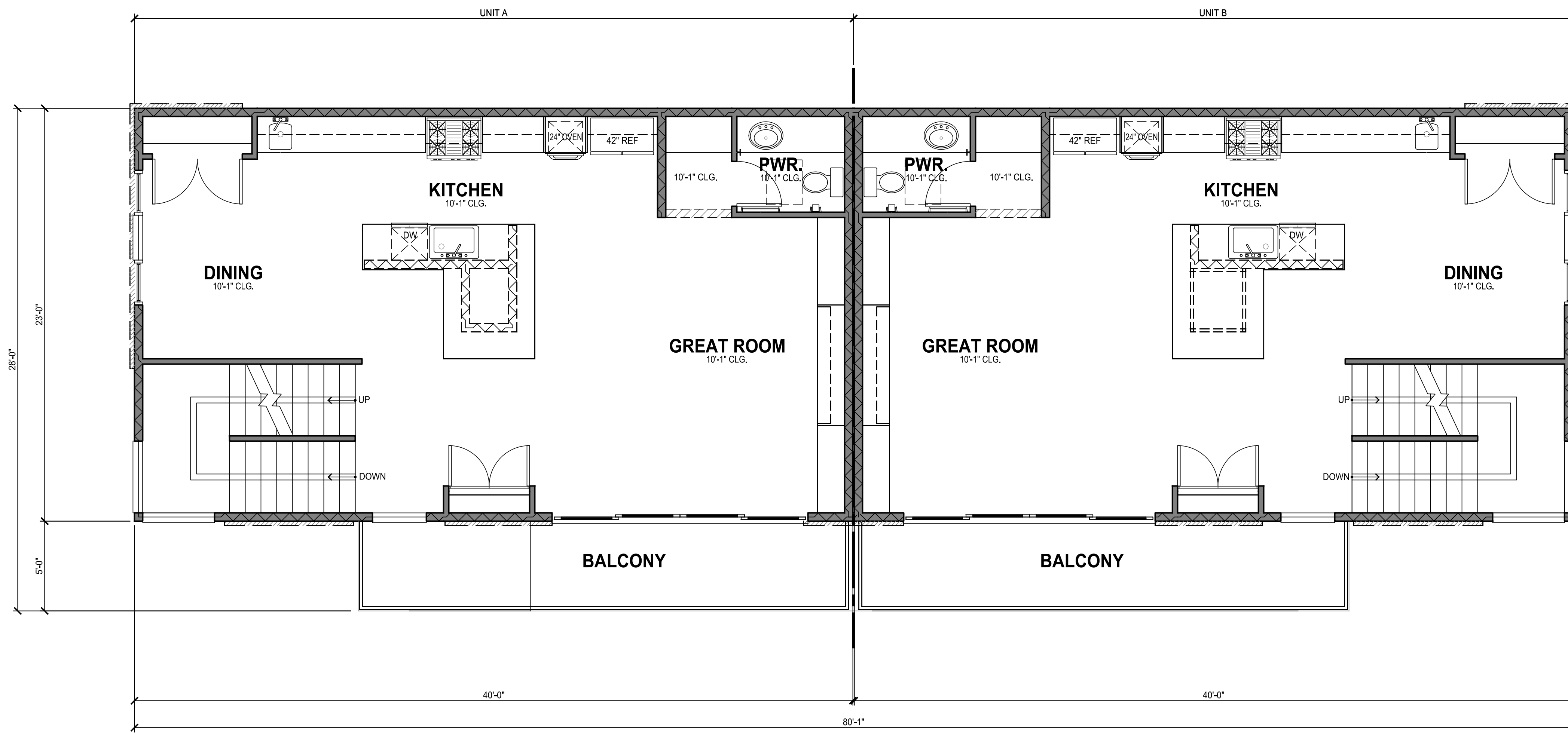
DRAWN	HMA
SCALE	AS NOTED
DATE	2019
JOB NO.	19032

FLOOR PLANS

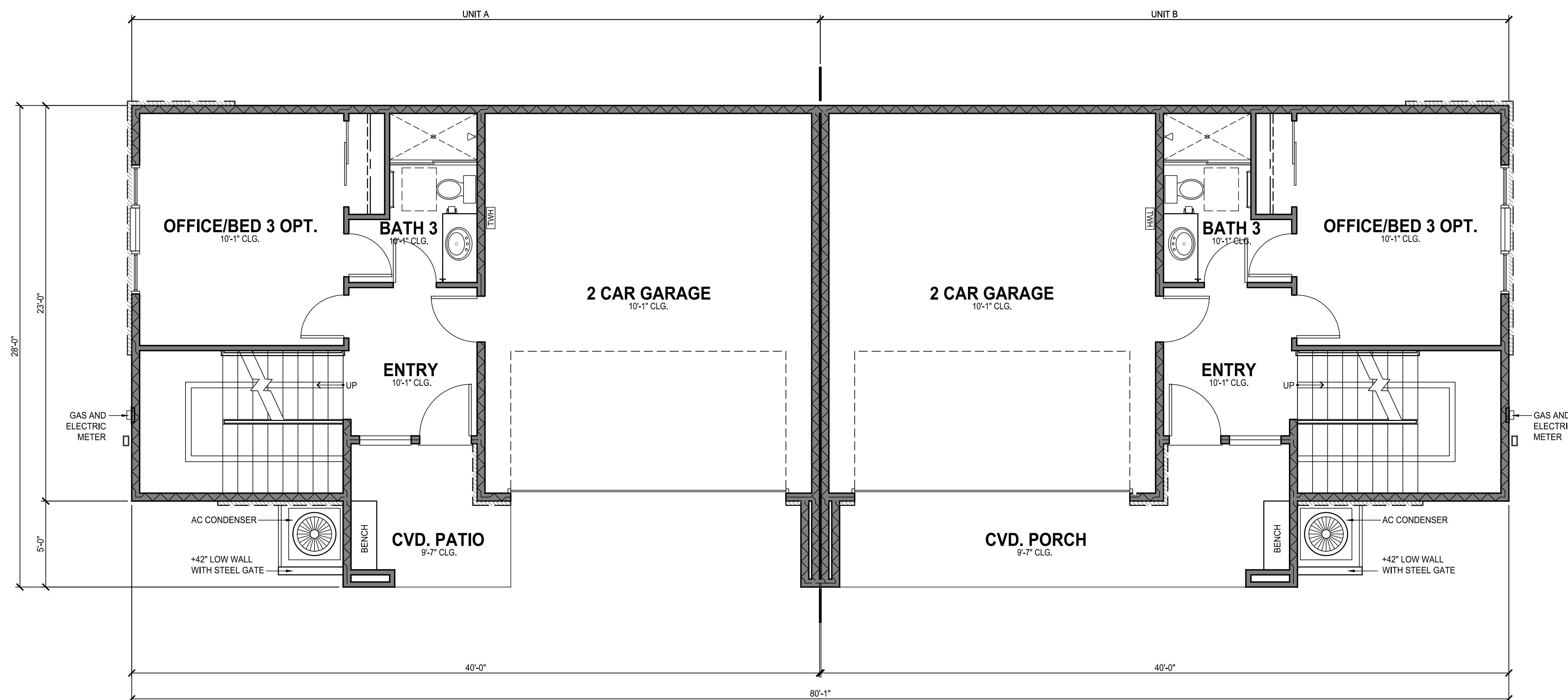
BUILDING 2

SHEET
A3.01

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

PC Exhibit C

THE BEL VEDERE
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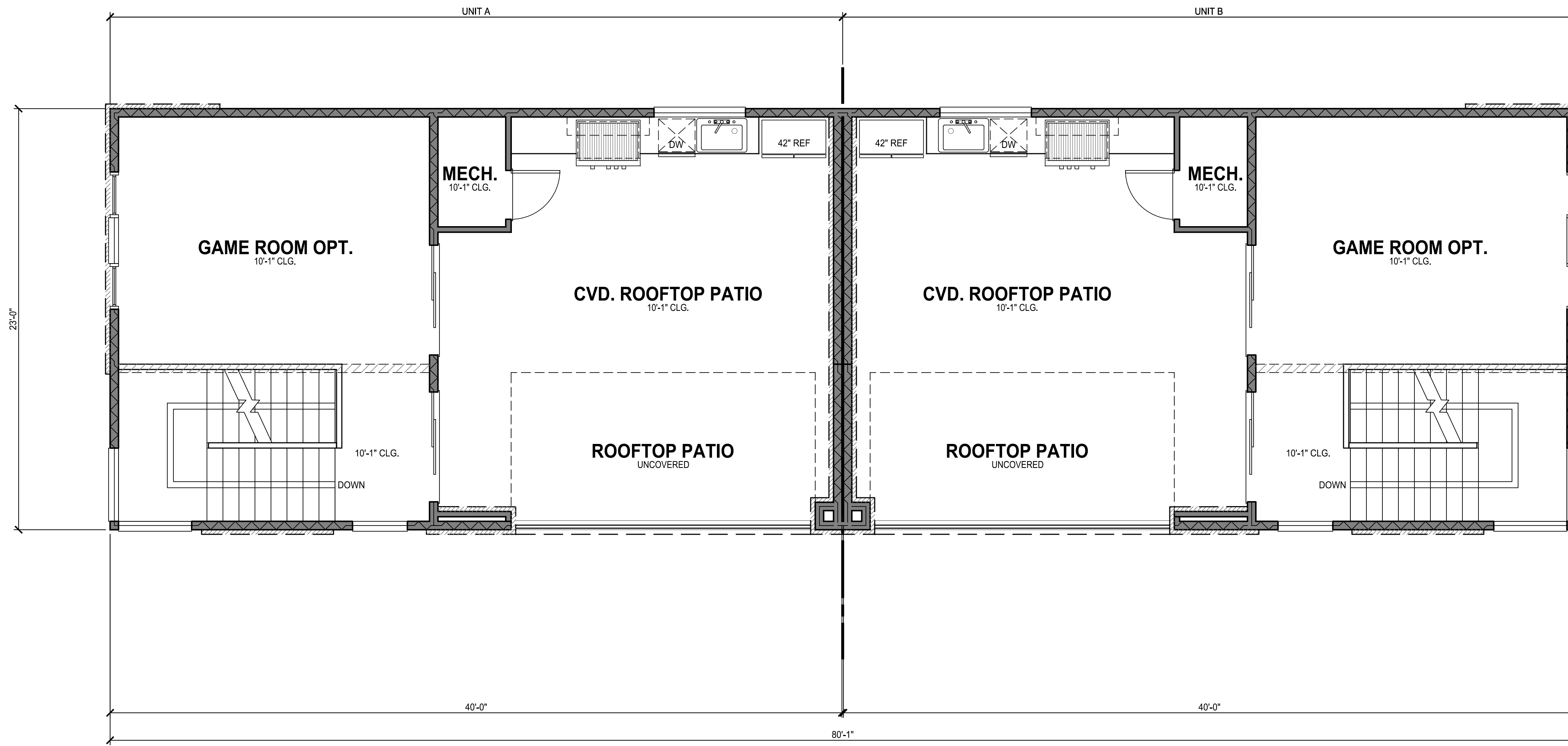
DRAWN	HMA
SCALE	AS NOTED
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FLOOR PLANS

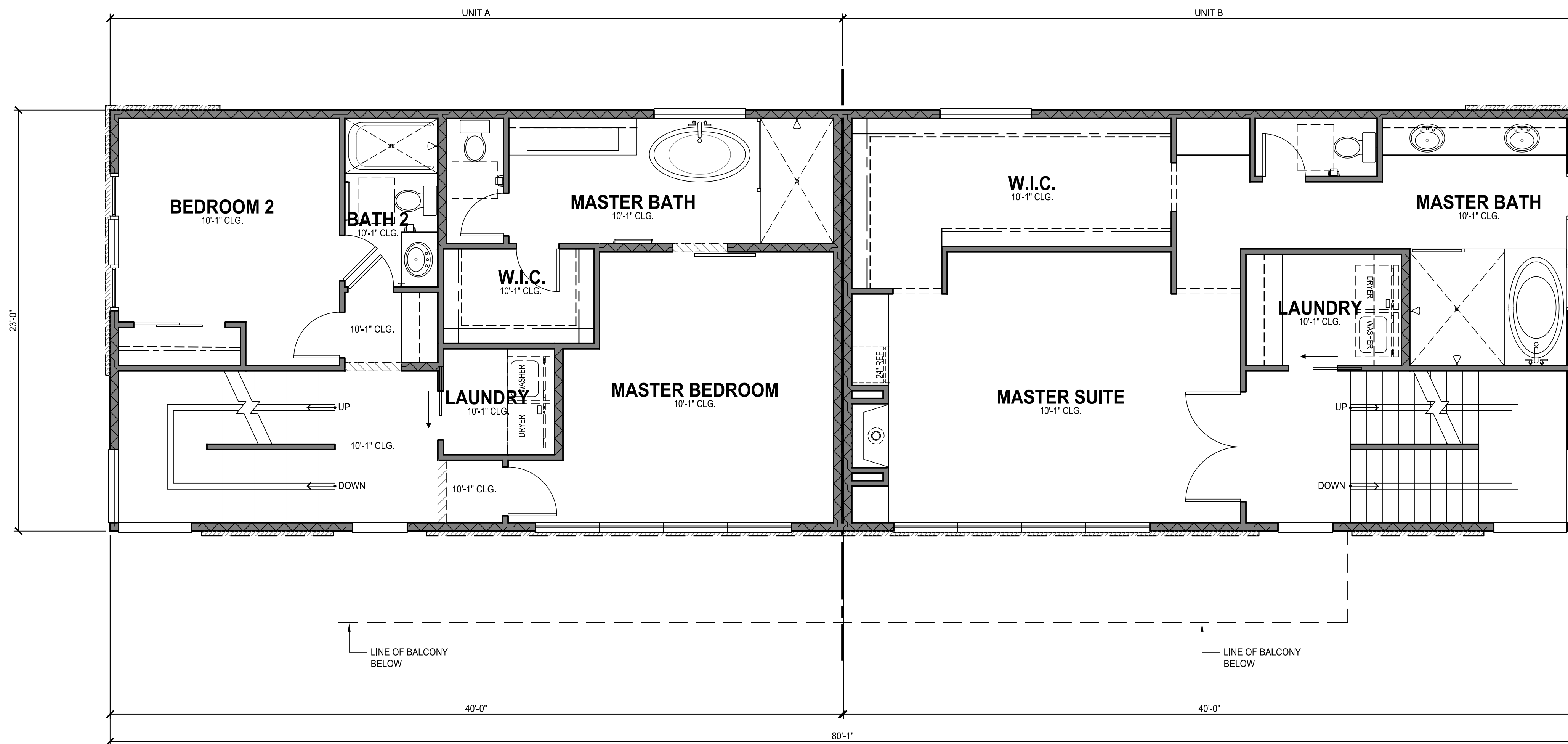
BUILDING 2

SHEET
A3.02

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



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



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

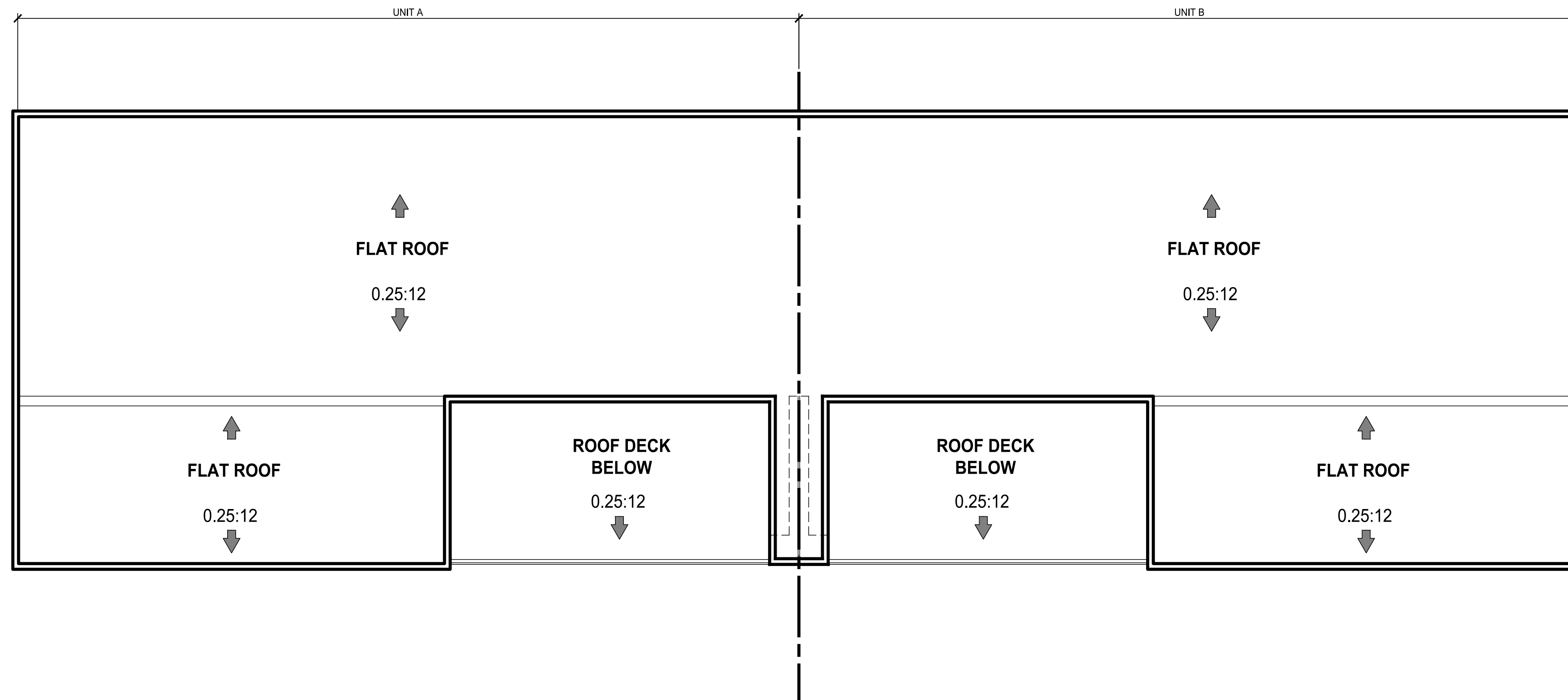
WALL LEGEND

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



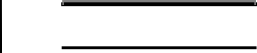
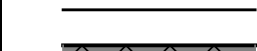
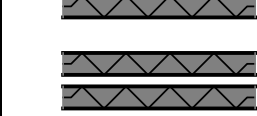
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WALL LEGEND

-  2X4 FULL HEIGHT WALL
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-  2X HALF WALL
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REVISIONS		
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1.	△ PLANNING COMMENTS	05/27/2020

DRAWN	HMA
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JOB NO.	19032

ROOF PLAN

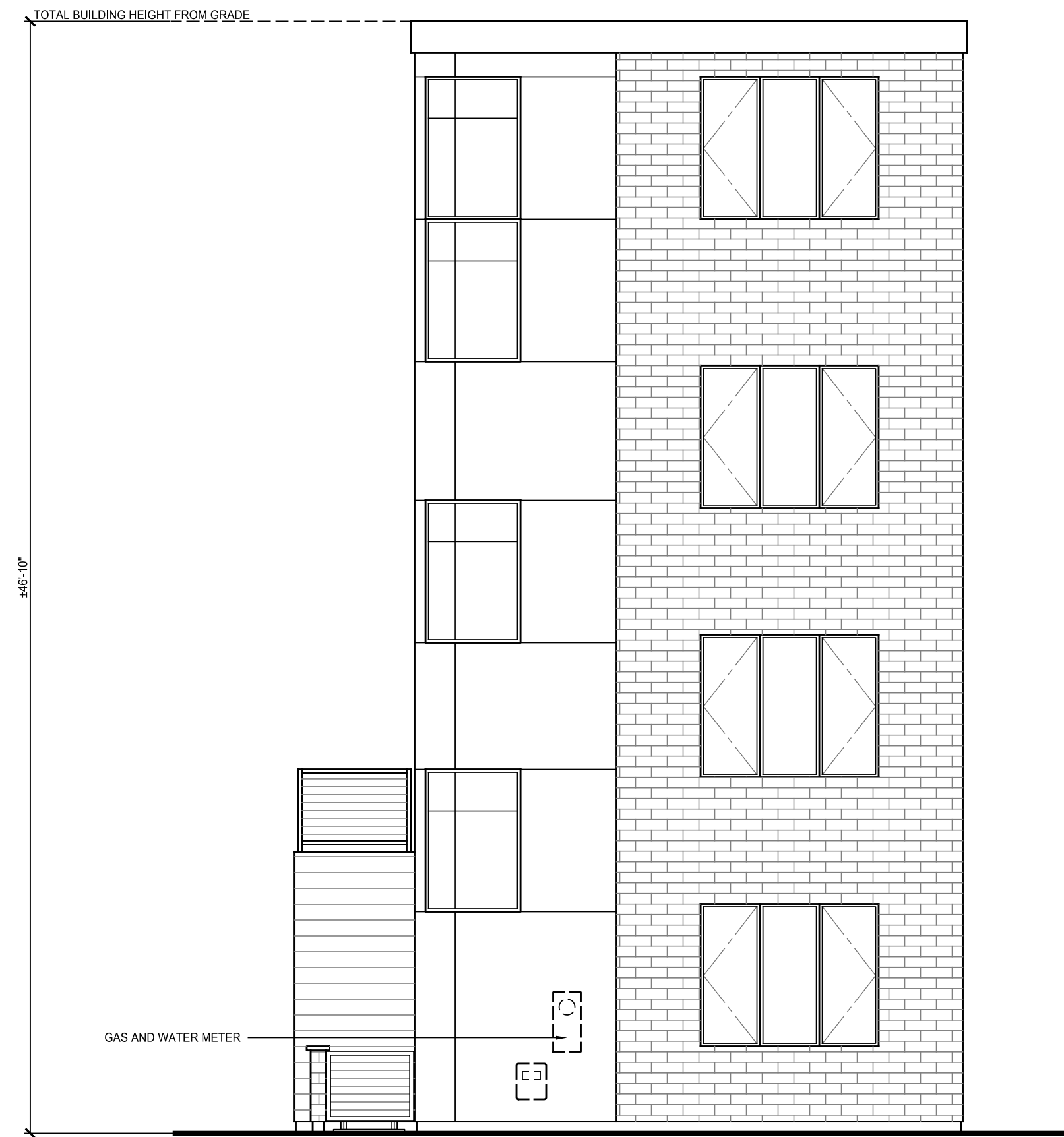
BUILDING 2

A3.03

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

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



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

REVISIONS		
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EXTERIOR ELEVATIONS

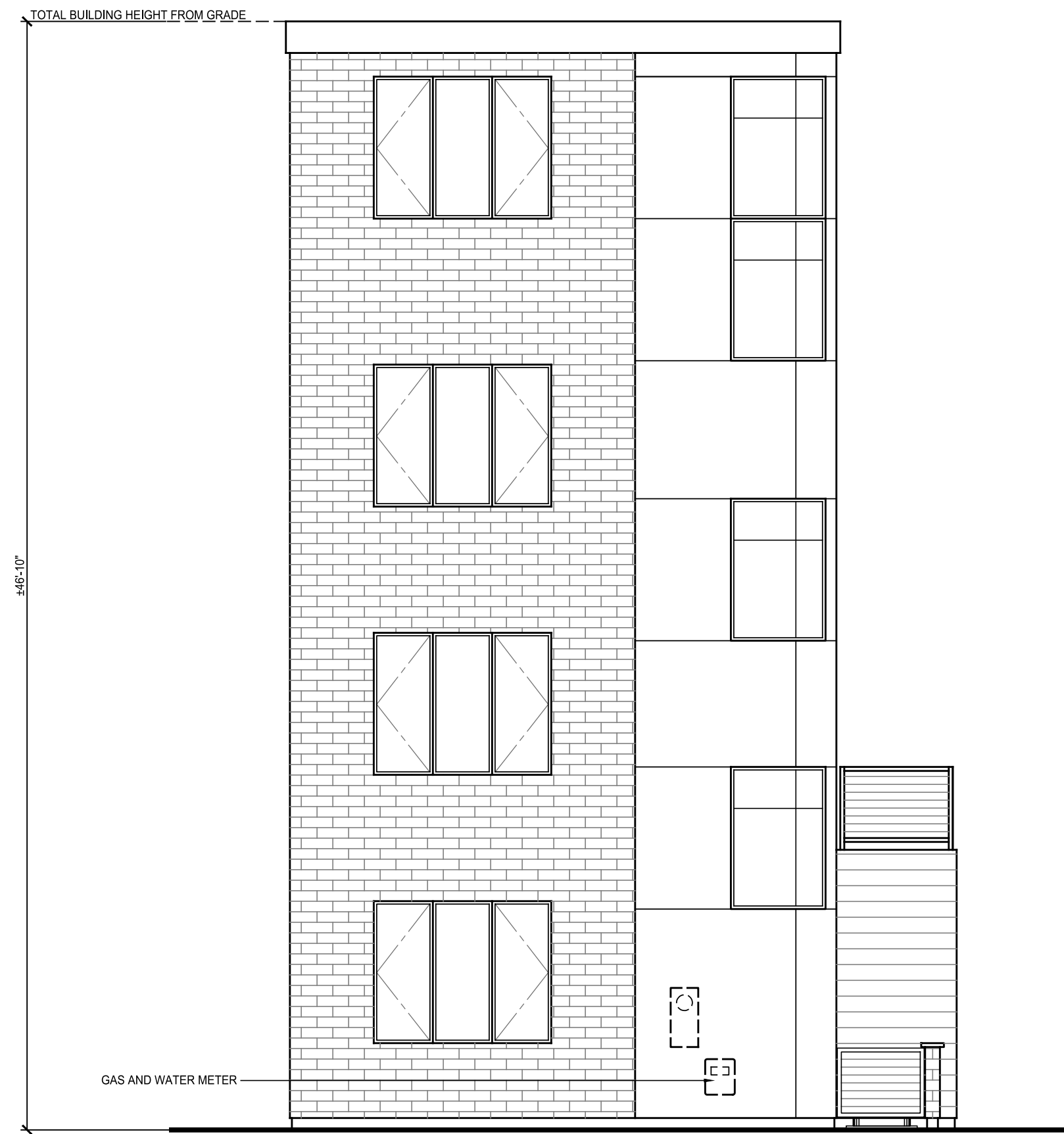
BUILDING 2

A3.04

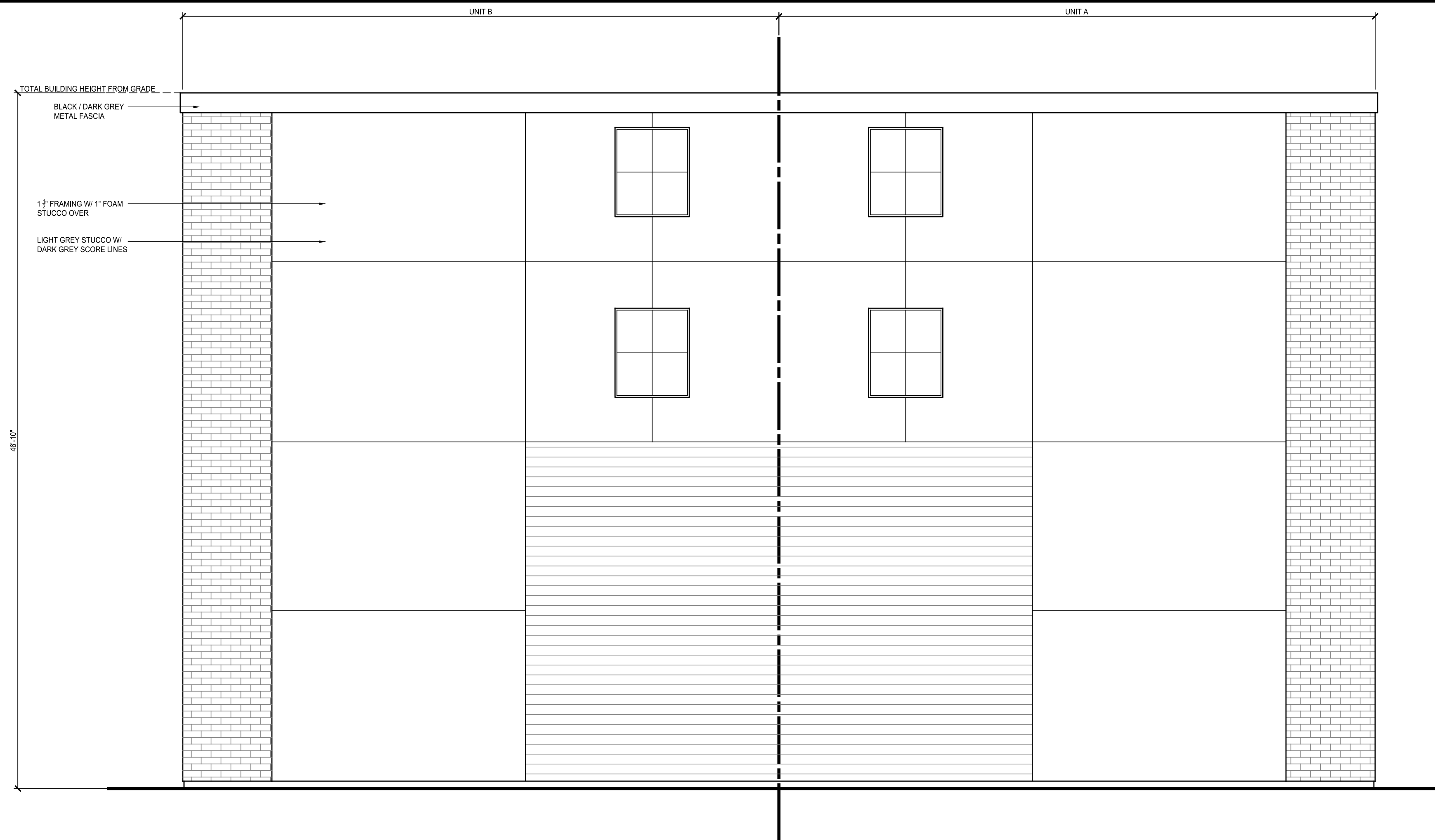
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LEFT ELEVATION 3/16" = 1'-0"



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

REVISIONS		
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EXTERIOR ELEVATIONS

BUILDING 2

A3.05

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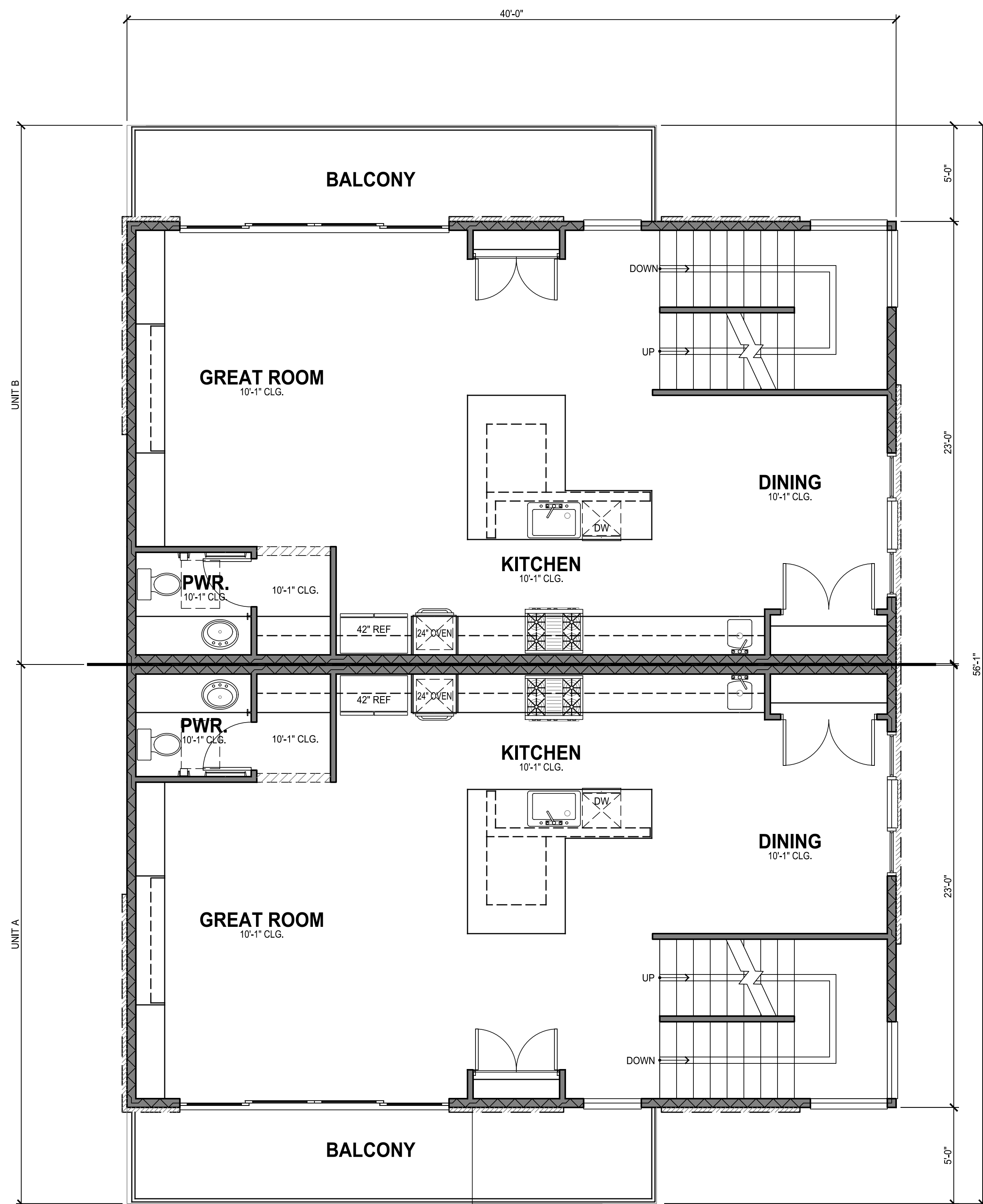
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FLOOR PLANS

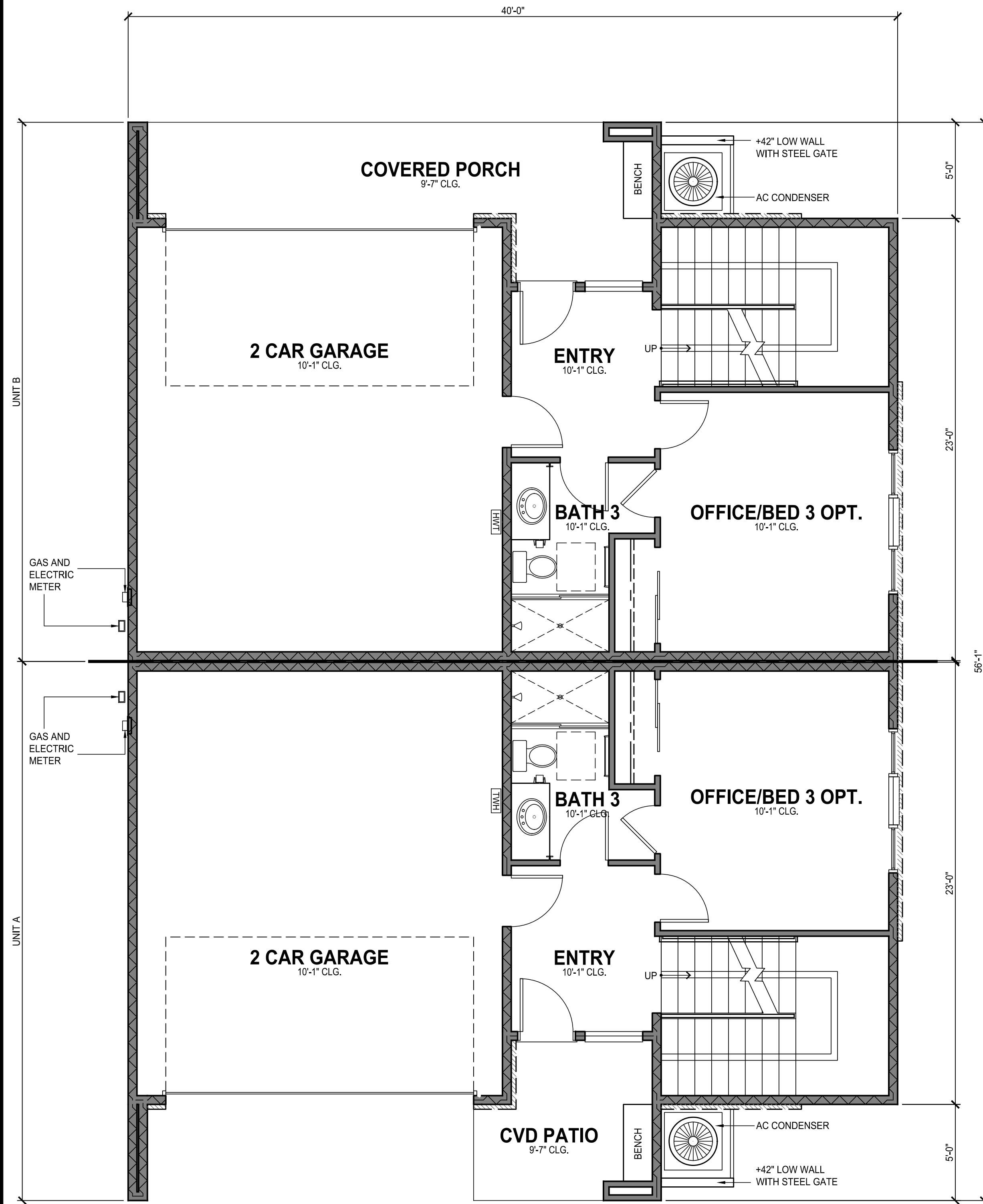
BUILDING 3

SHEET
A4.01

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

PC Exhibit C

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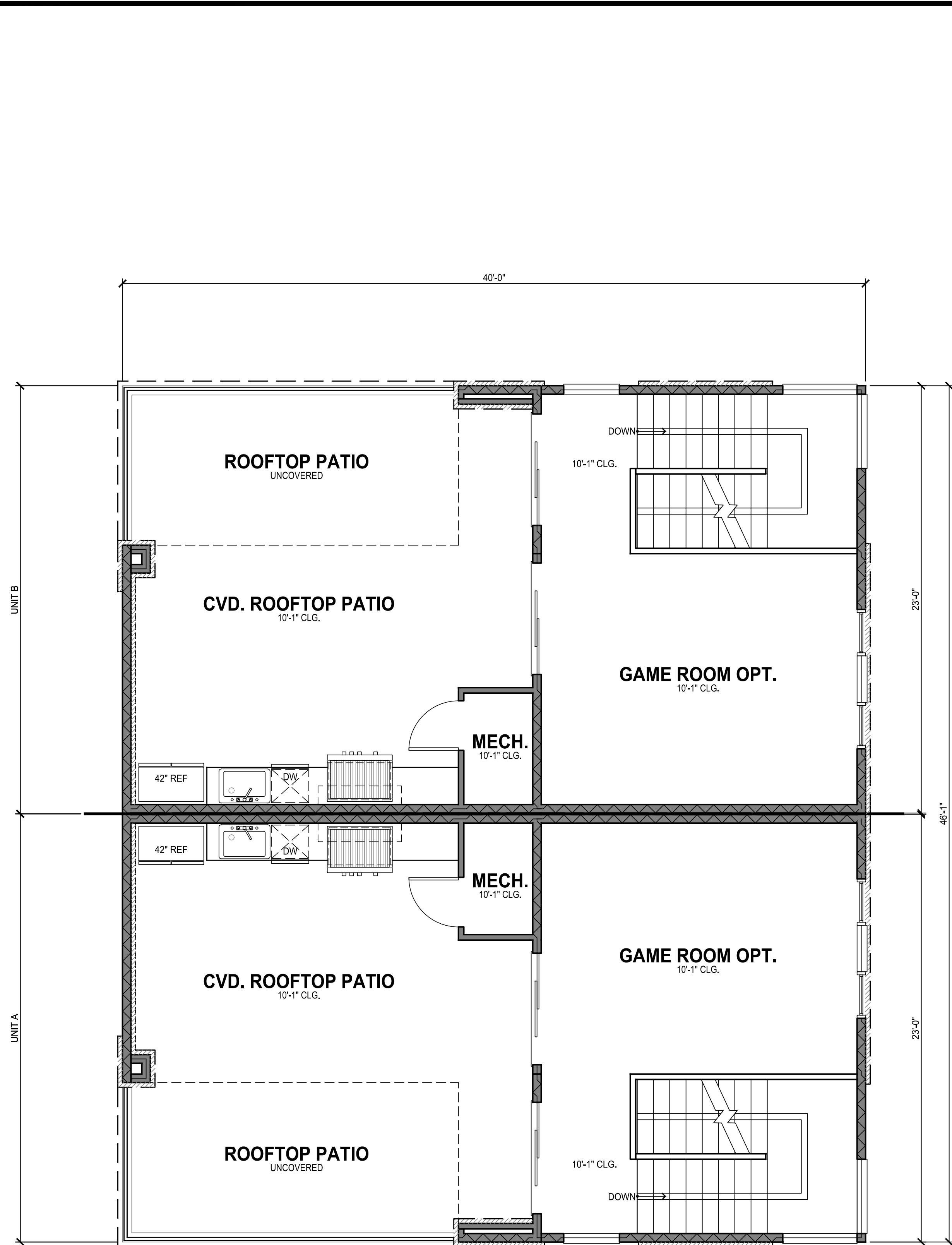
DRAWN	HMA
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FLOOR PLANS

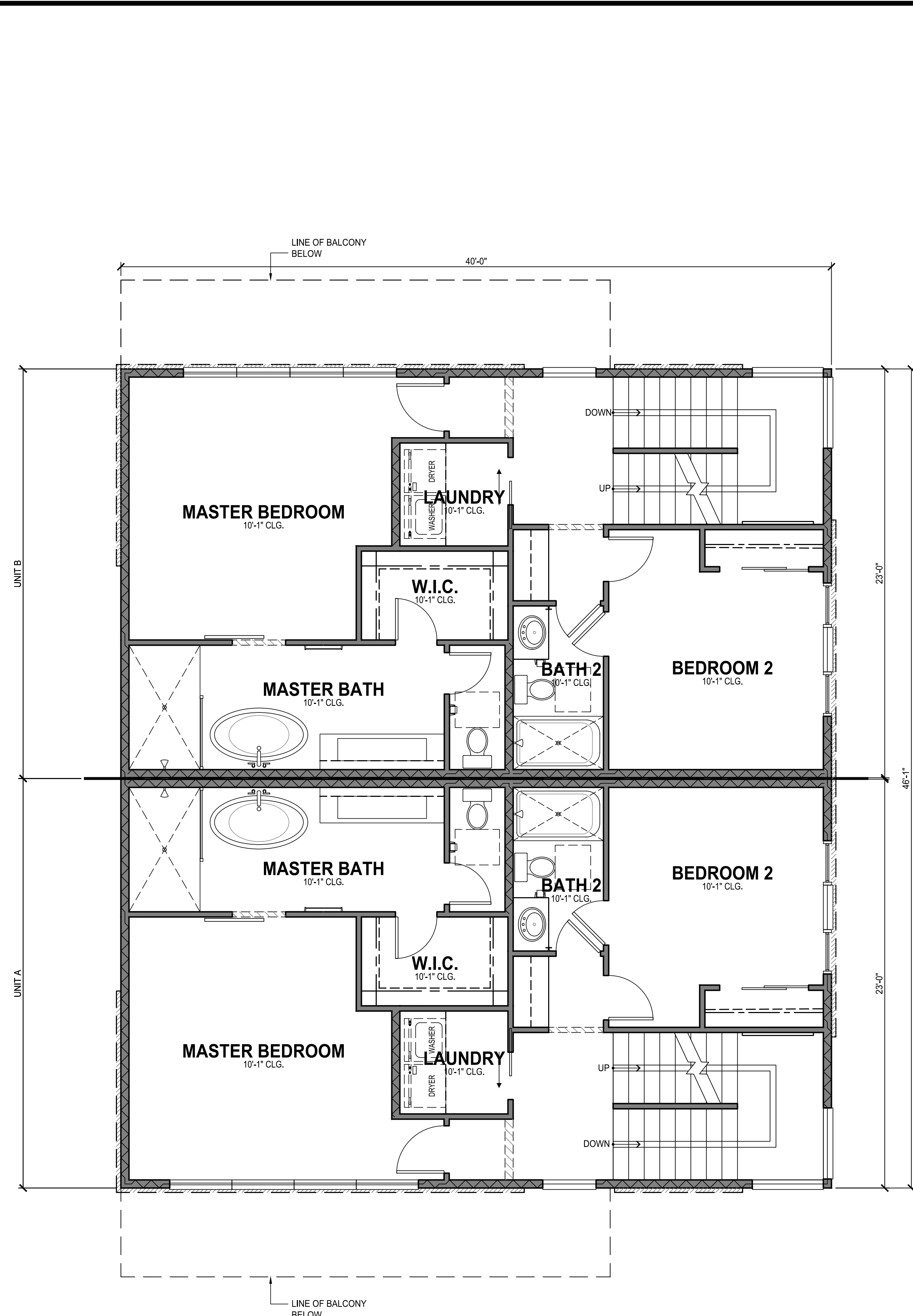
BUILDING 3

SHEET
A4.02

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



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



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

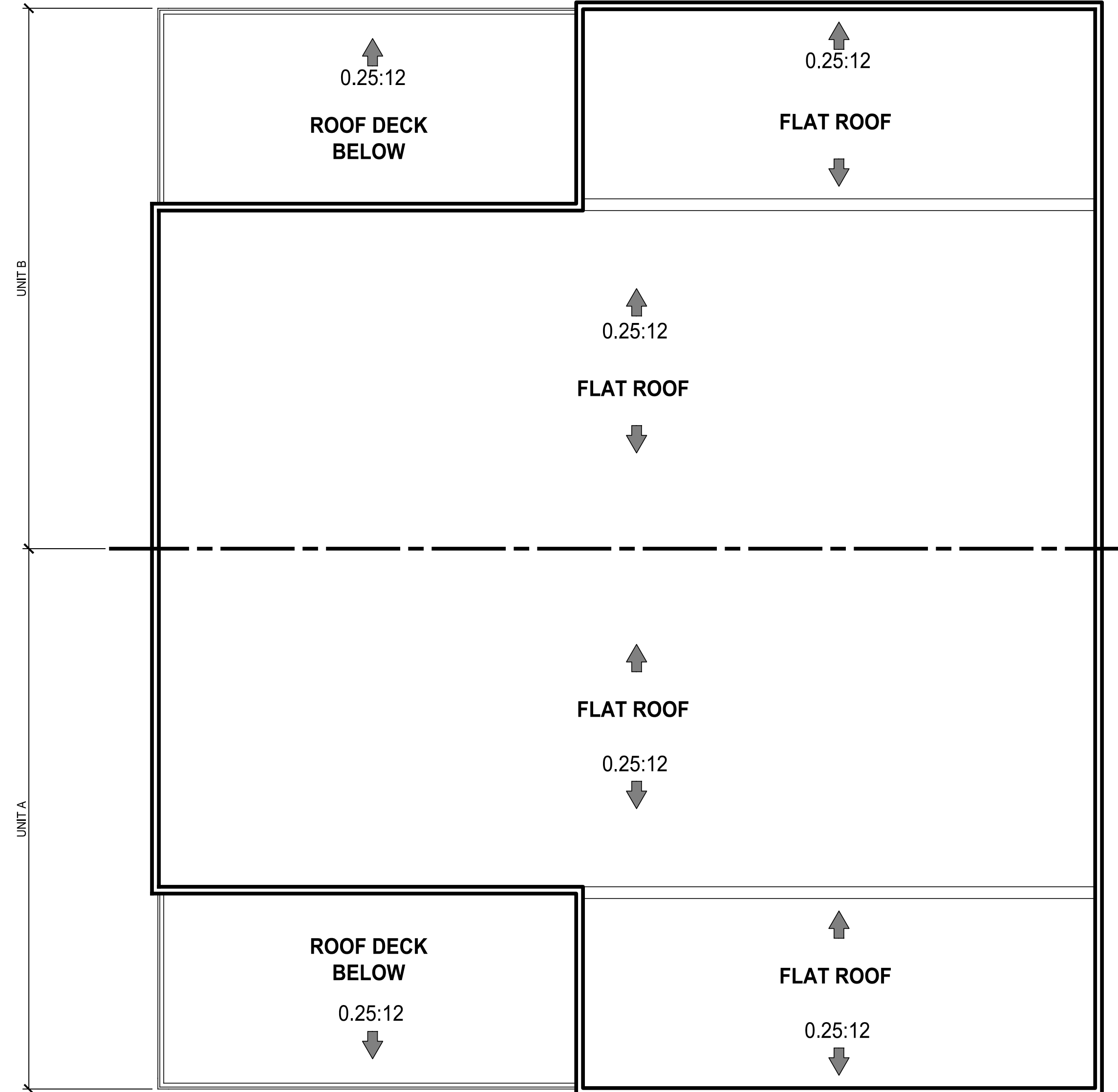
WALL LEGEND

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PC Exhibit C

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

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ROOF PLAN

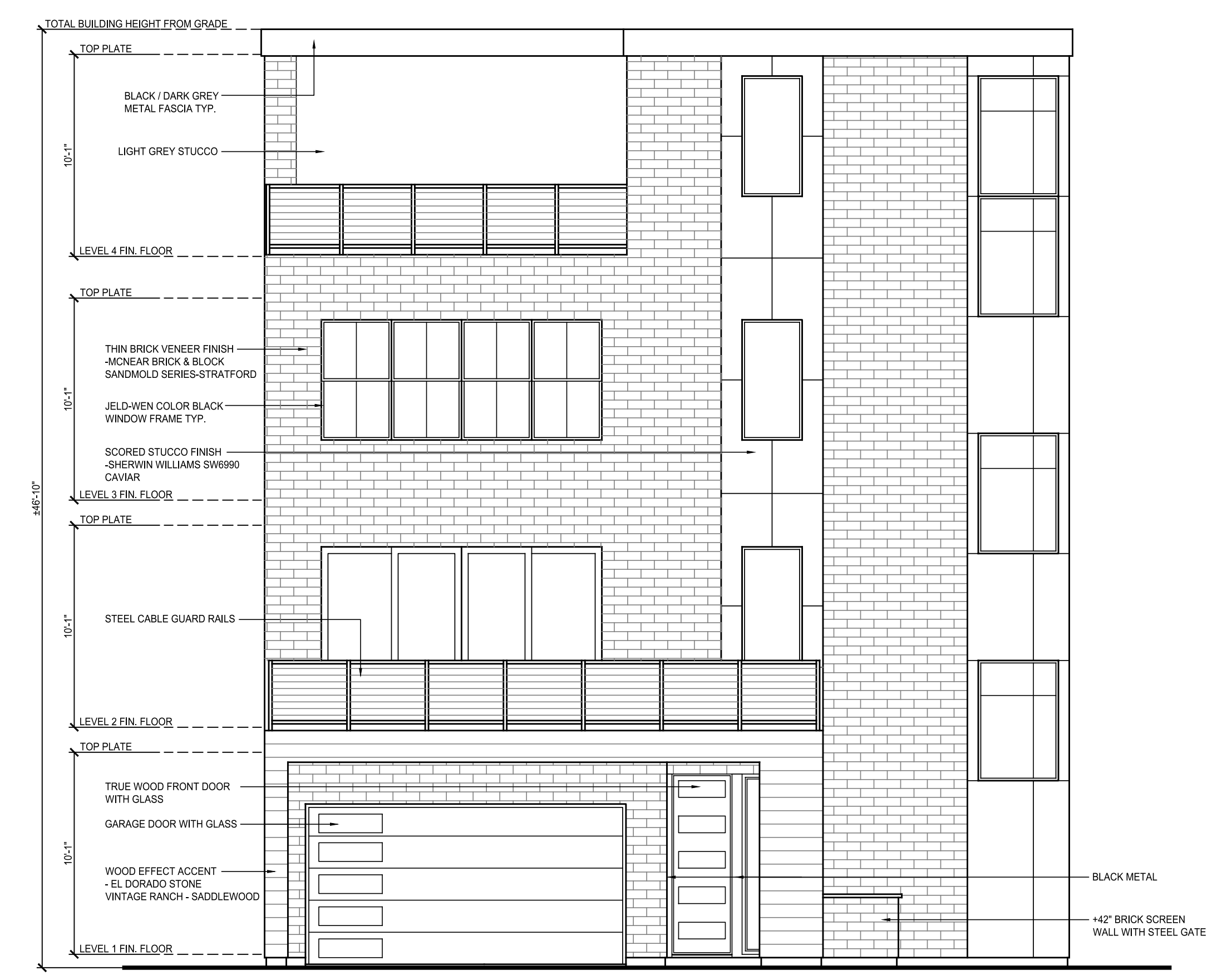
BUILDING 3

SHEET
A4.03

PC Exhibit C



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



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

THE BEL VEDERE
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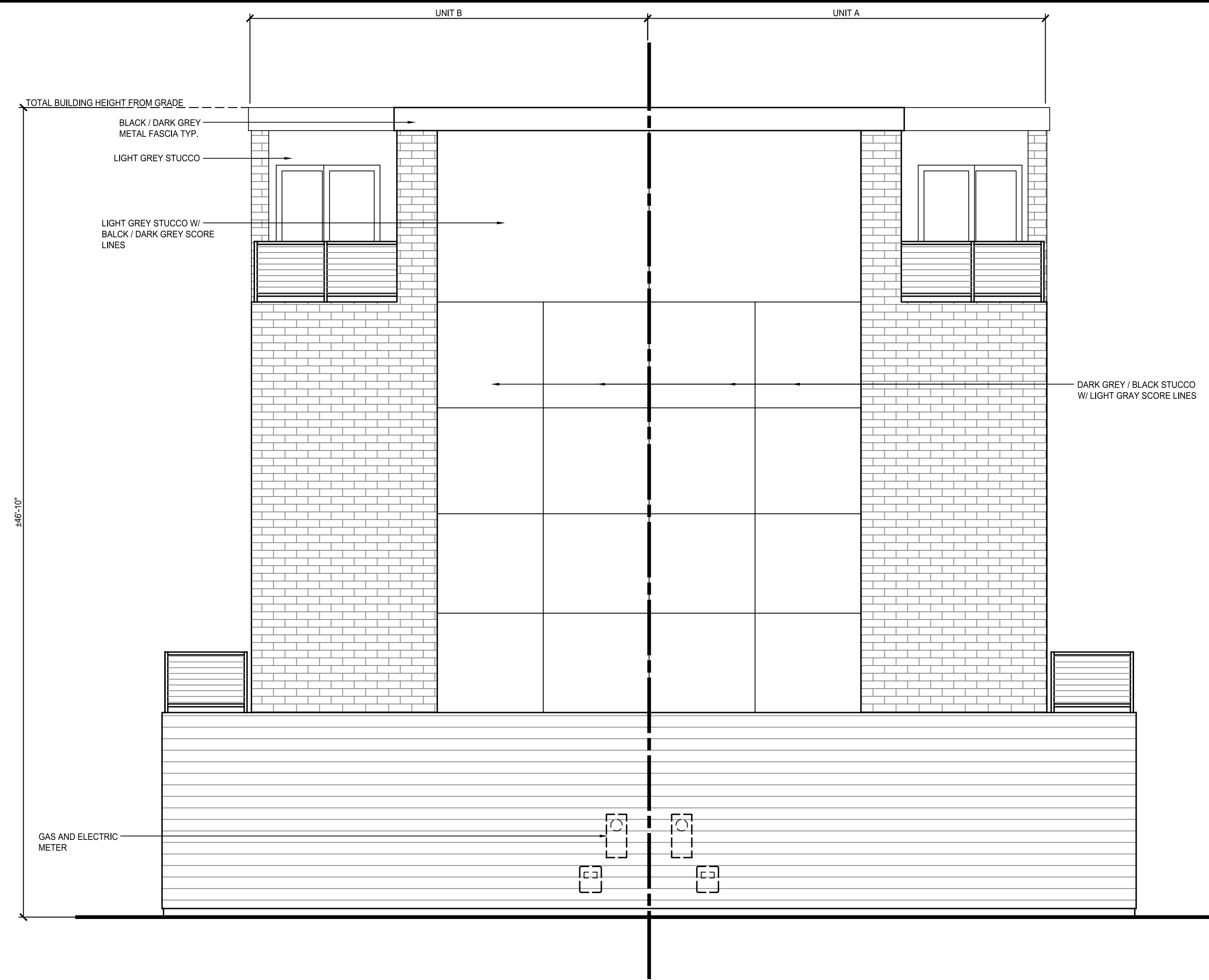
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EXTERIOR ELEVATIONS

BUILDING 3
 SHEET
A4.04

PC Exhibit C



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



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

THE BEL VEDERE

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EXTERIOR ELEVATIONS

BUILDING 3

A4.05

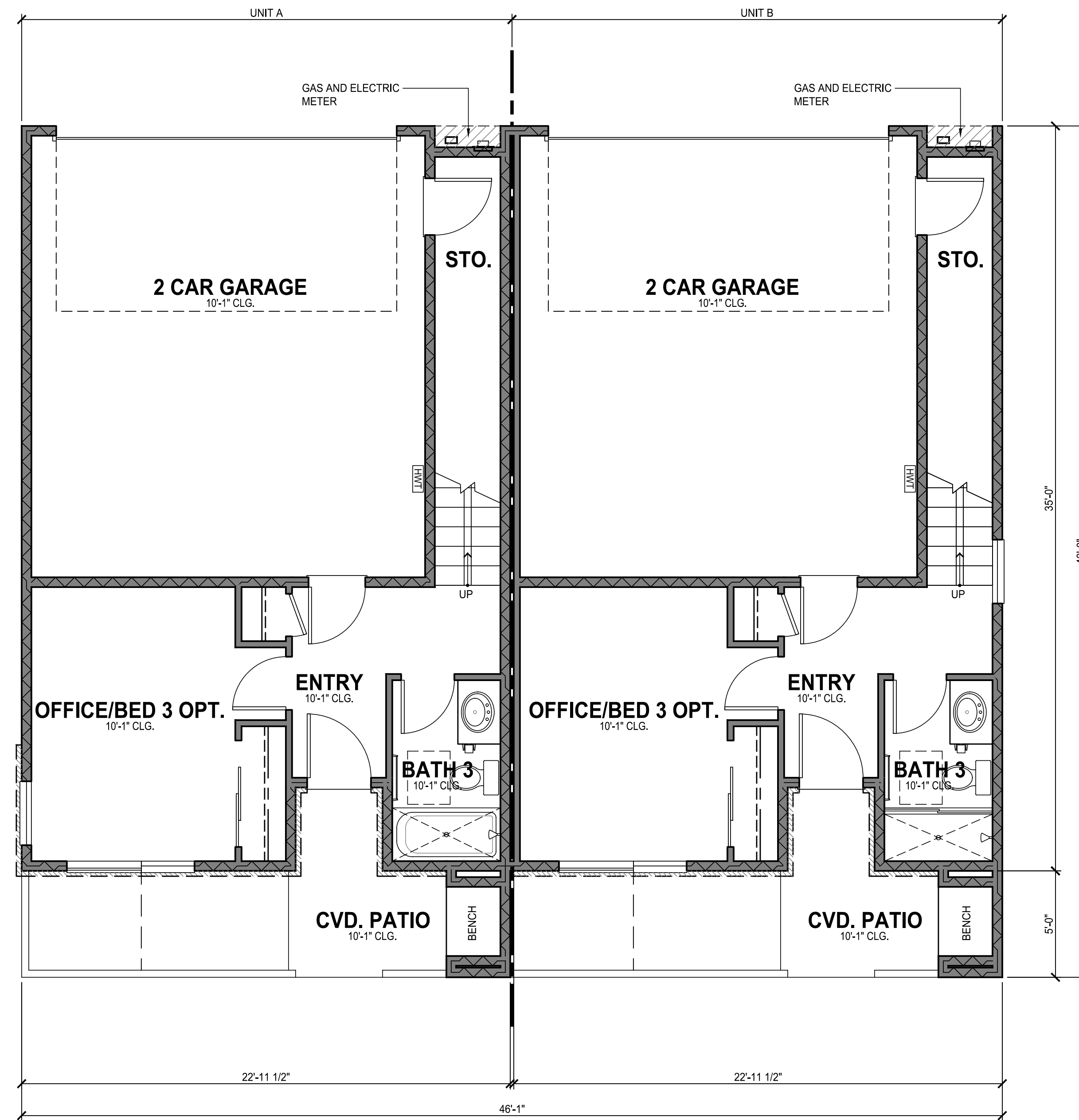
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SECOND FLOOR 1/4" = 1'-0"



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

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

FLOOR PLANS

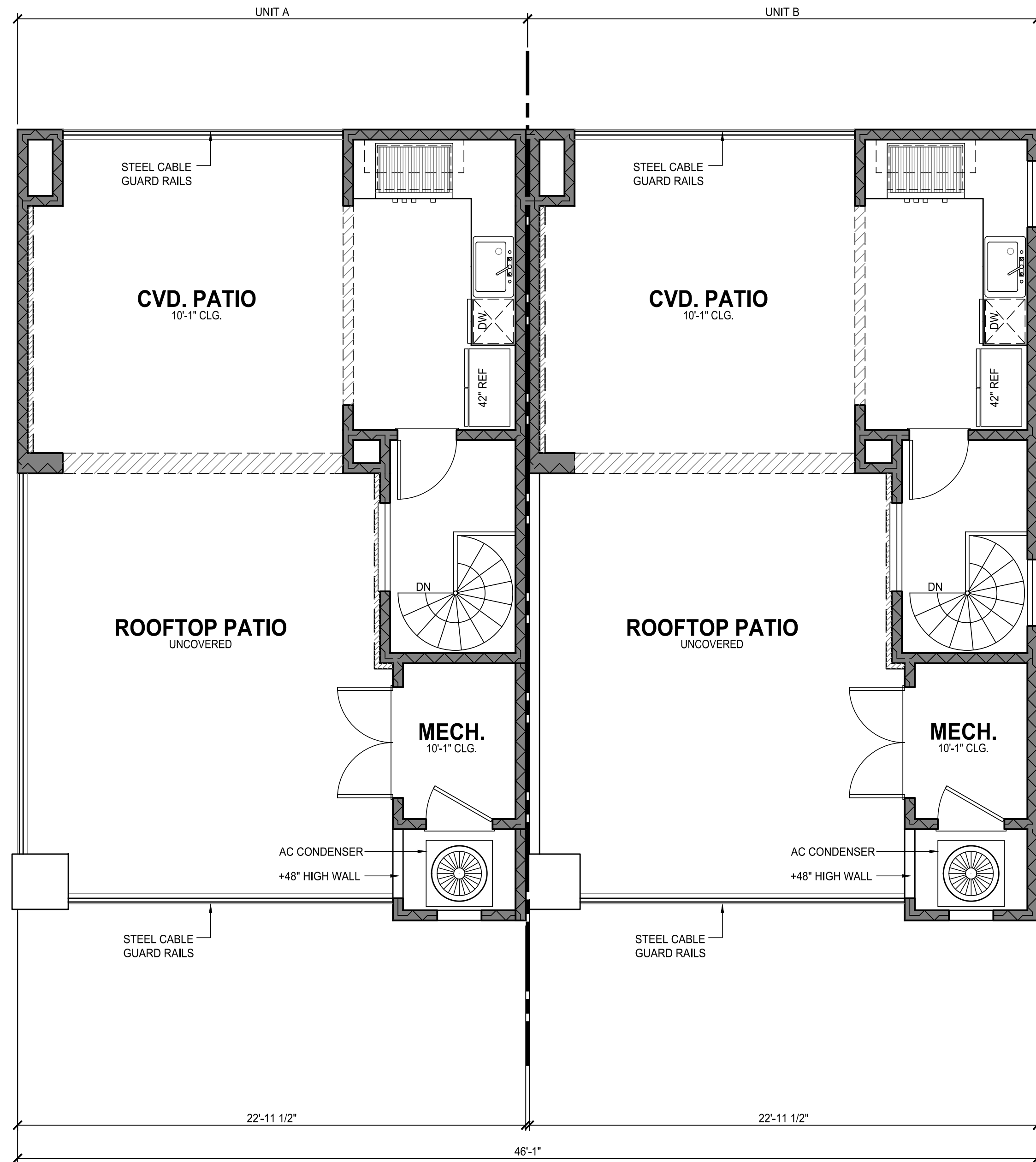
BUILDING 4

A5.01

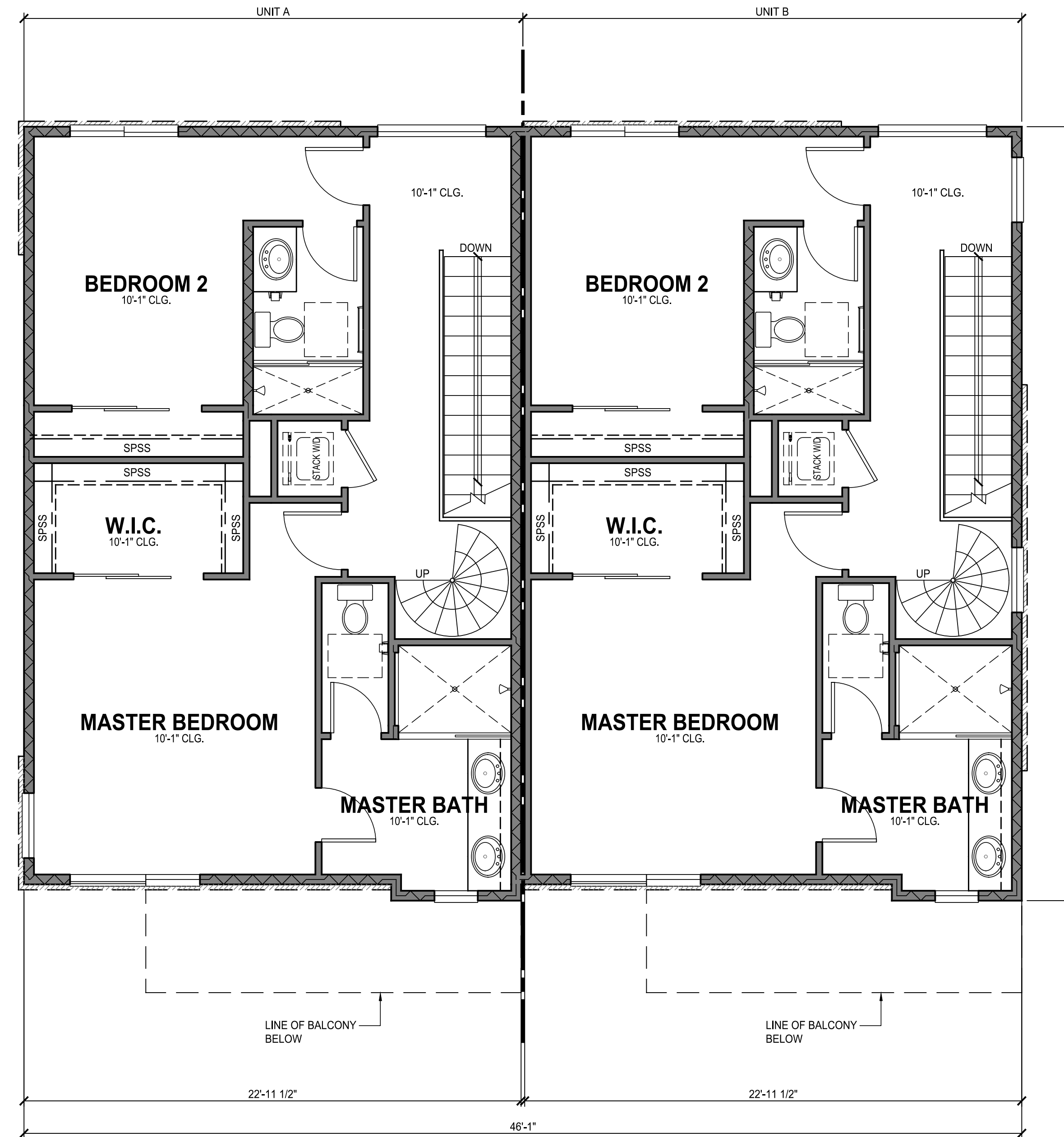
PC Exhibit C

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





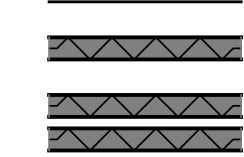


FOURTH FLOOR 1/4" = 1'-0"



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

REVISIONS		
NO.	DESCRIPTION	DATE
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1.	▲ PLANNING COMMENTS	05/27/2020

DRAWN	HMA
SCALE	AS NOTED
DATE	2019
JOB NO.	19032

FLOOR PLANS

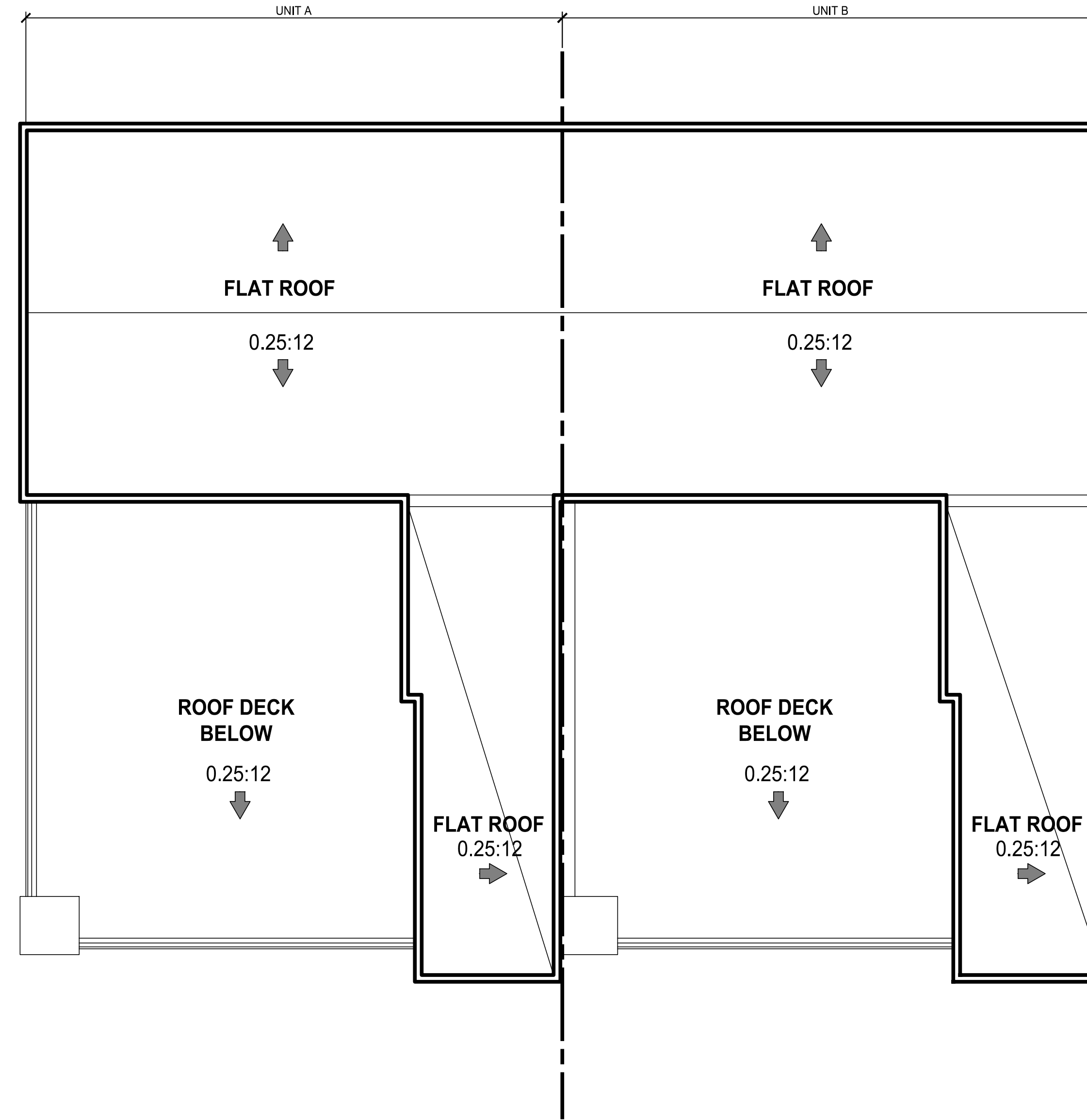
BUILDING 4

SHEET
A5.02



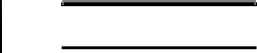
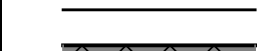
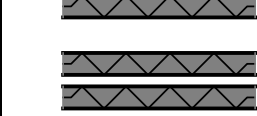
PC Exhibit C

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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"

REVISIONS		
NO.	DESCRIPTION	DATE
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2.		
1.	△ PLANNING COMMENTS	05/27/2020

DRAWN	HMA
SCALE	AS NOTED
DATE	2019
JOB NO.	19032

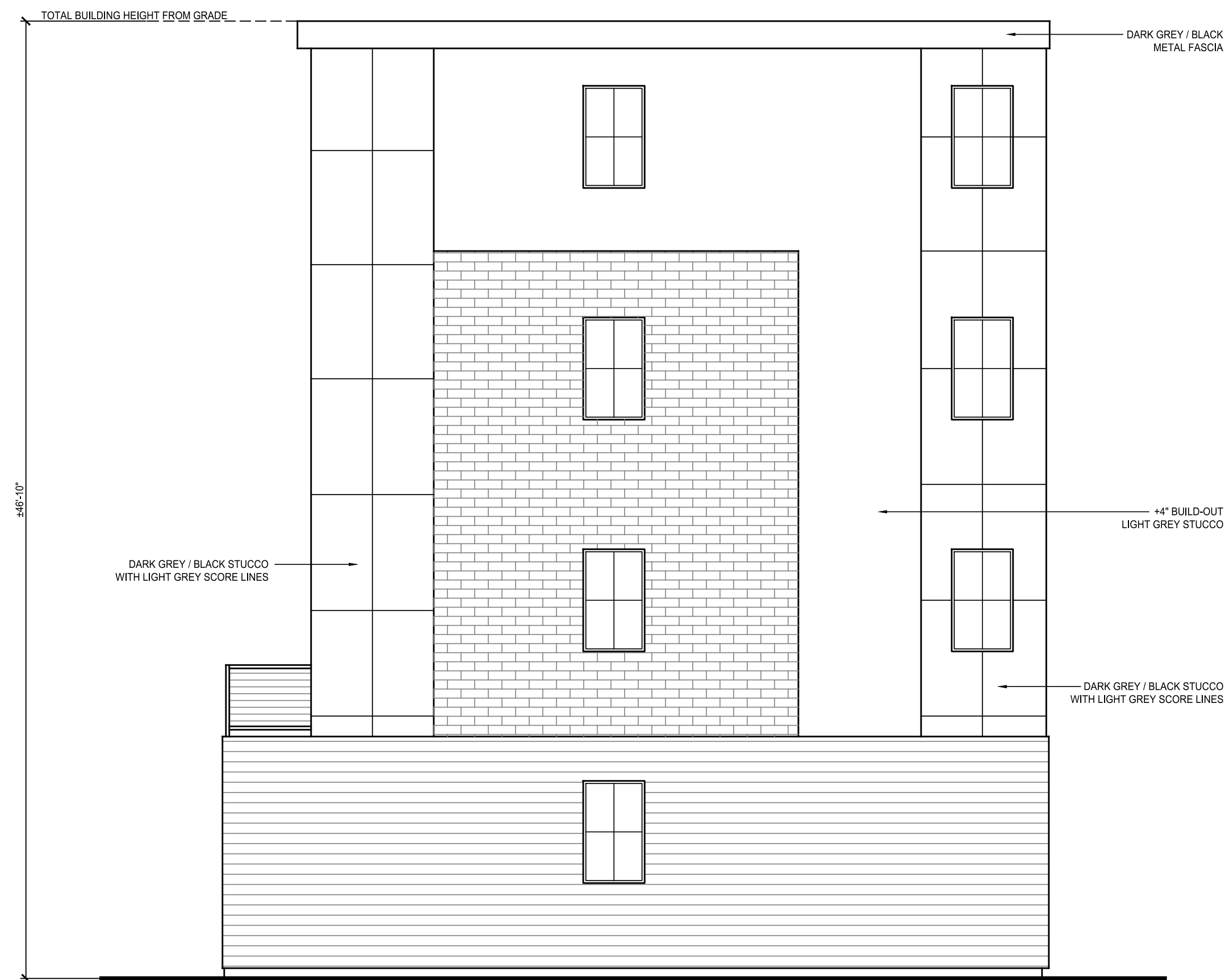
ROOF PLAN

BUILDING 4

SHEET
A5.03

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



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

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

DRAWN	HMA
SCALE	AS NOTED
DATE	2019
JOB NO.	19032

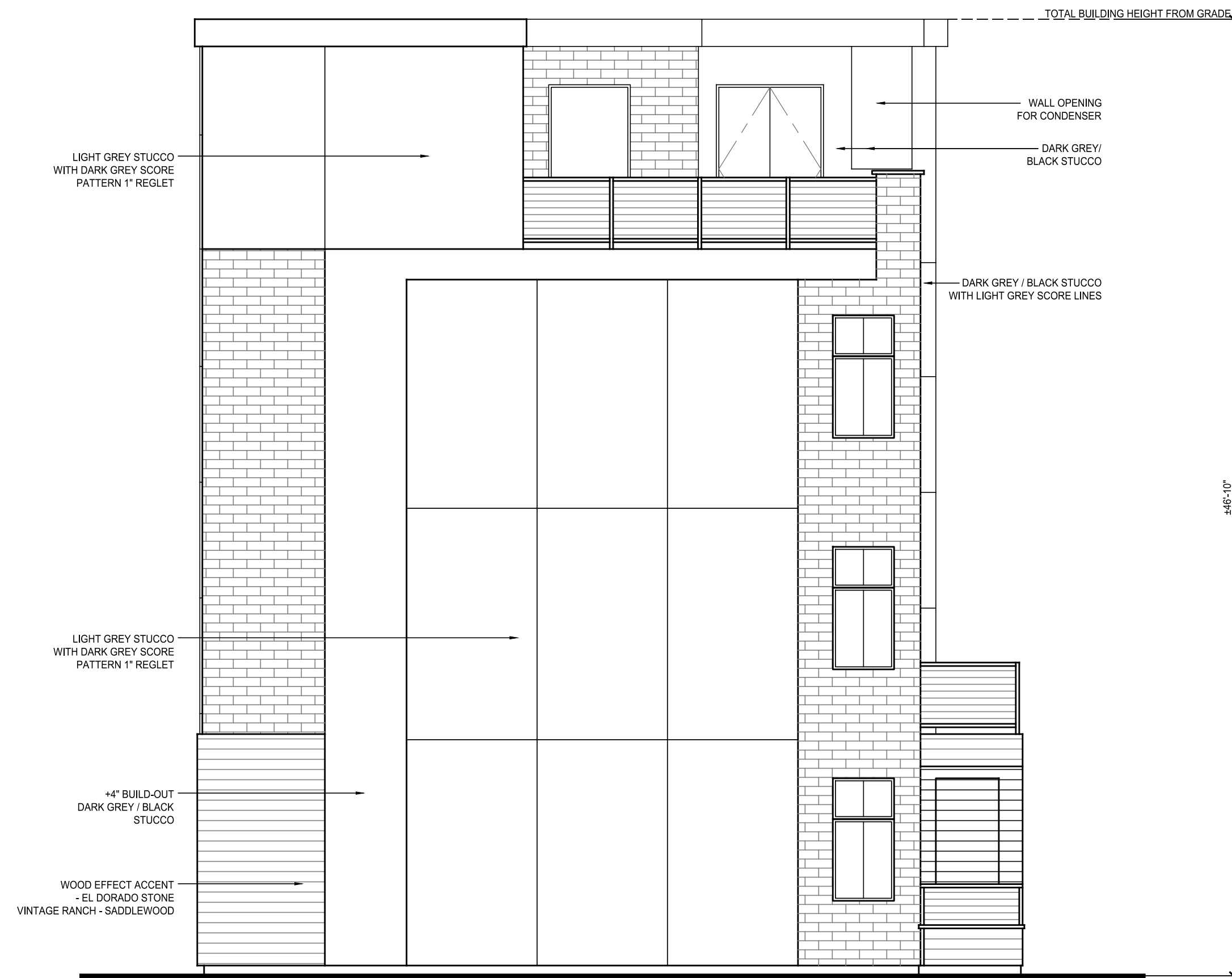
EXTERIOR ELEVATIONS

BUILDING 4

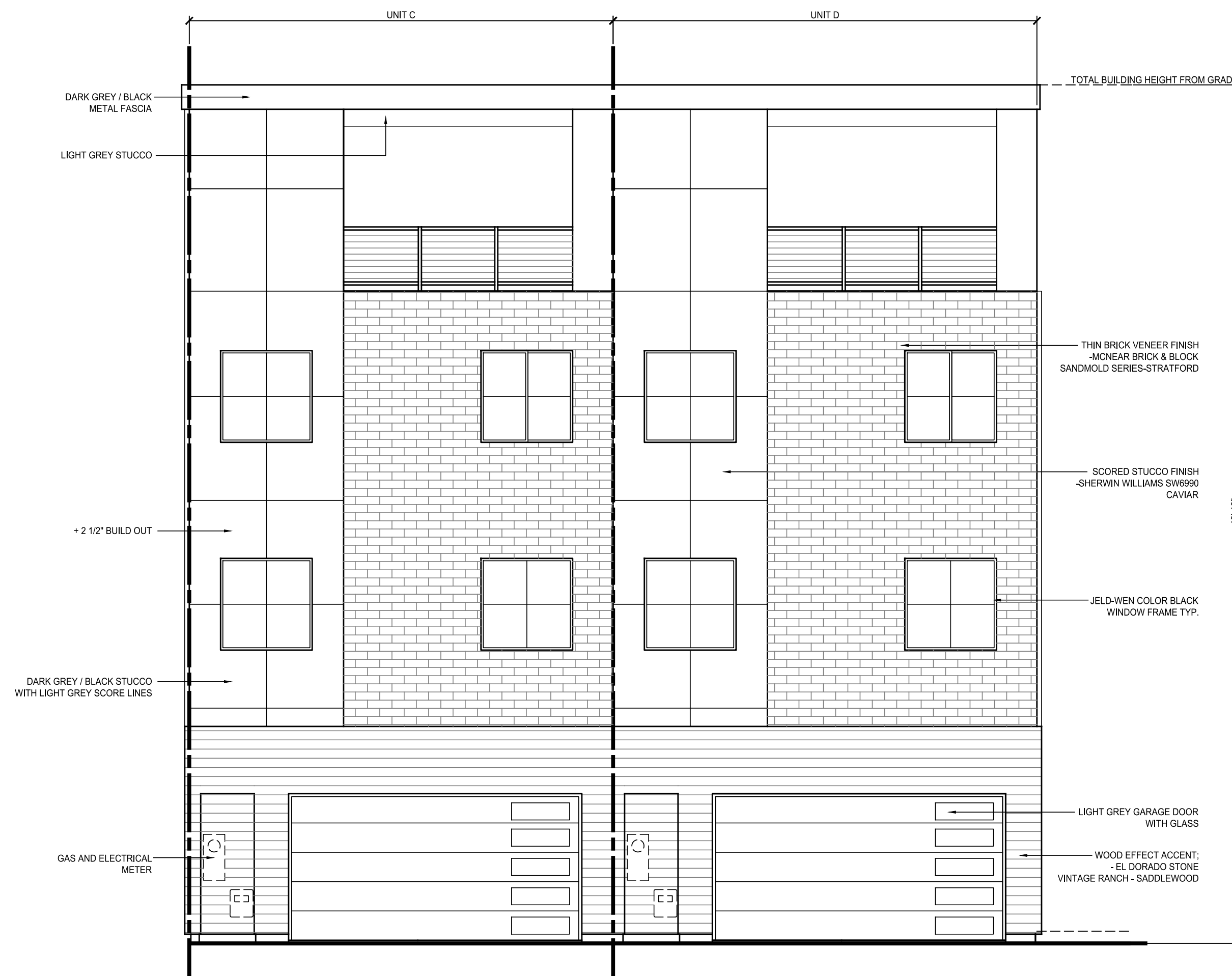
A5.04

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



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

REVISIONS		
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7.		
6.		
5.		
4.		
3.		
2.		
1.	△ PLANNING COMMENTS	05/27/2020

DRAWN	HMA
SCALE	AS NOTED
DATE	2019
JOB NO.	19032

EXTERIOR ELEVATIONS

BUILDING 4

A5.06