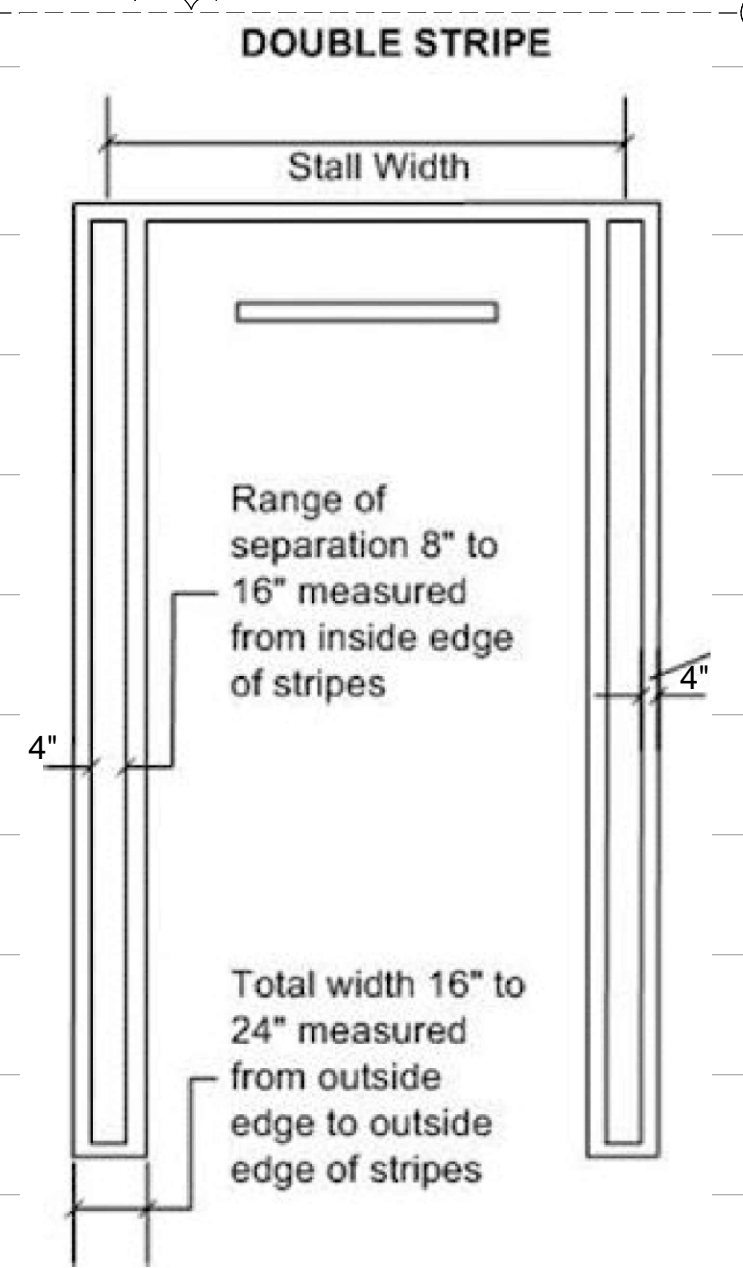


Basement & Outdoor

9'x18' Standard Indoor Parking Stalls.....	28
9'x16' Compact Indoor Parking Stalls.....	19
9'x20' Accessible Parking Stalls.....	02
9'x20' Outdoor Accessible Parking Stalls.....	01
9'x18' Standard Outdoor Clean Parking Stalls.....	05
Total Number Of Parking Stalls.....	60

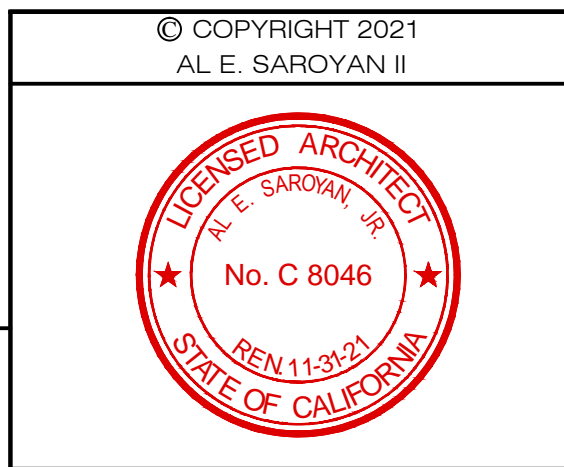
Basement Parking

9'x18' Standard Indoor Parking Stalls.....	28
9'x16' Compact Indoor Parking Stalls.....	19
9'x20' Accessible Parking Stalls.....	02
Total Number Of Parking Stalls.....	49



Basement Square Footage: 20,068

REVISIONS	
DATE	DESCRIPTION
3/20/21	Plan Review Comments for 19-11-0113
5/20/21	Plan Review Comments for 19-11-0113
DRAWN BY:	C.M.T.
CHECKED BY:	A.E.S.
PURPOSE:	T.I. Permit



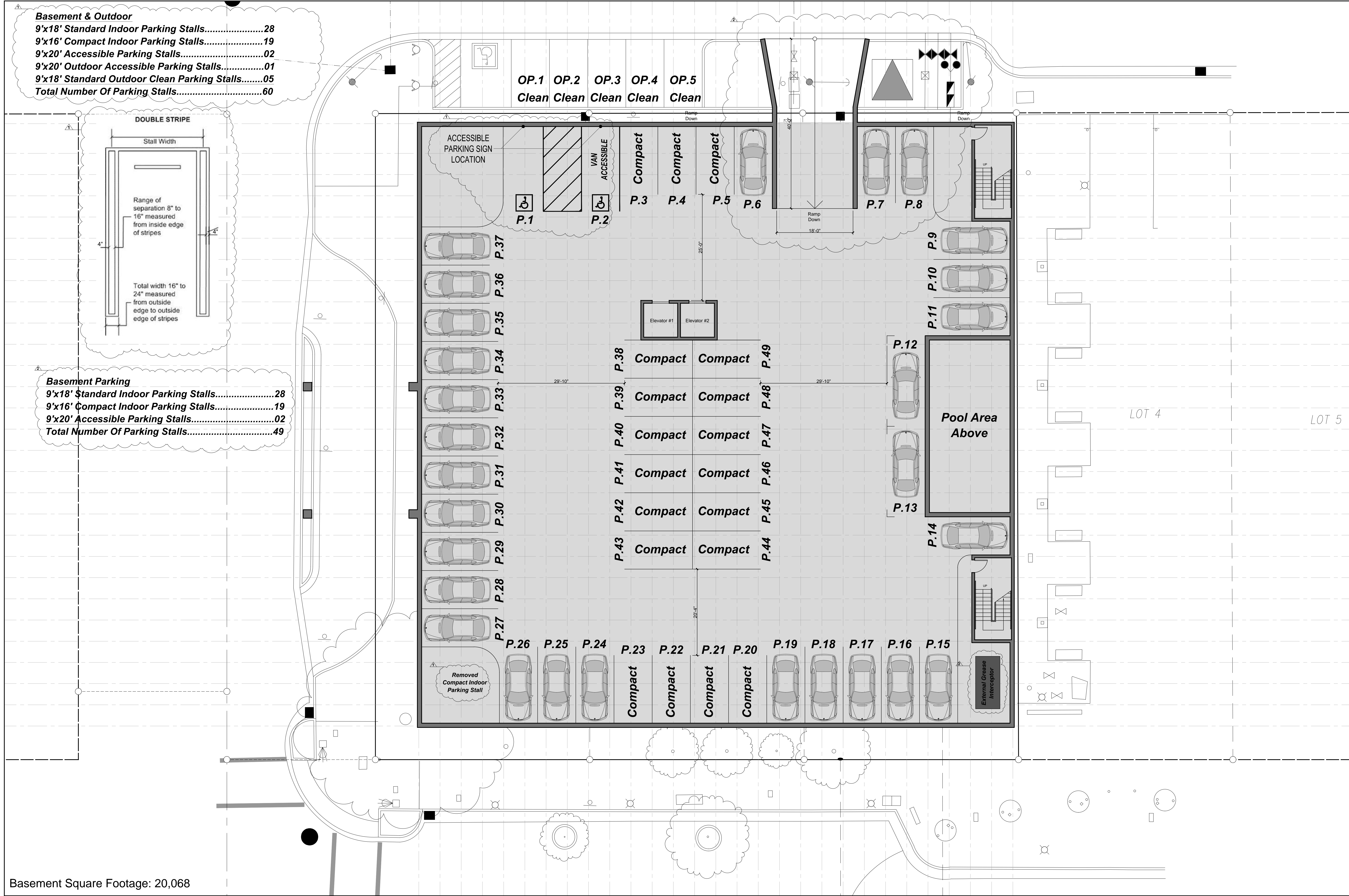
1" = 1' - 0"

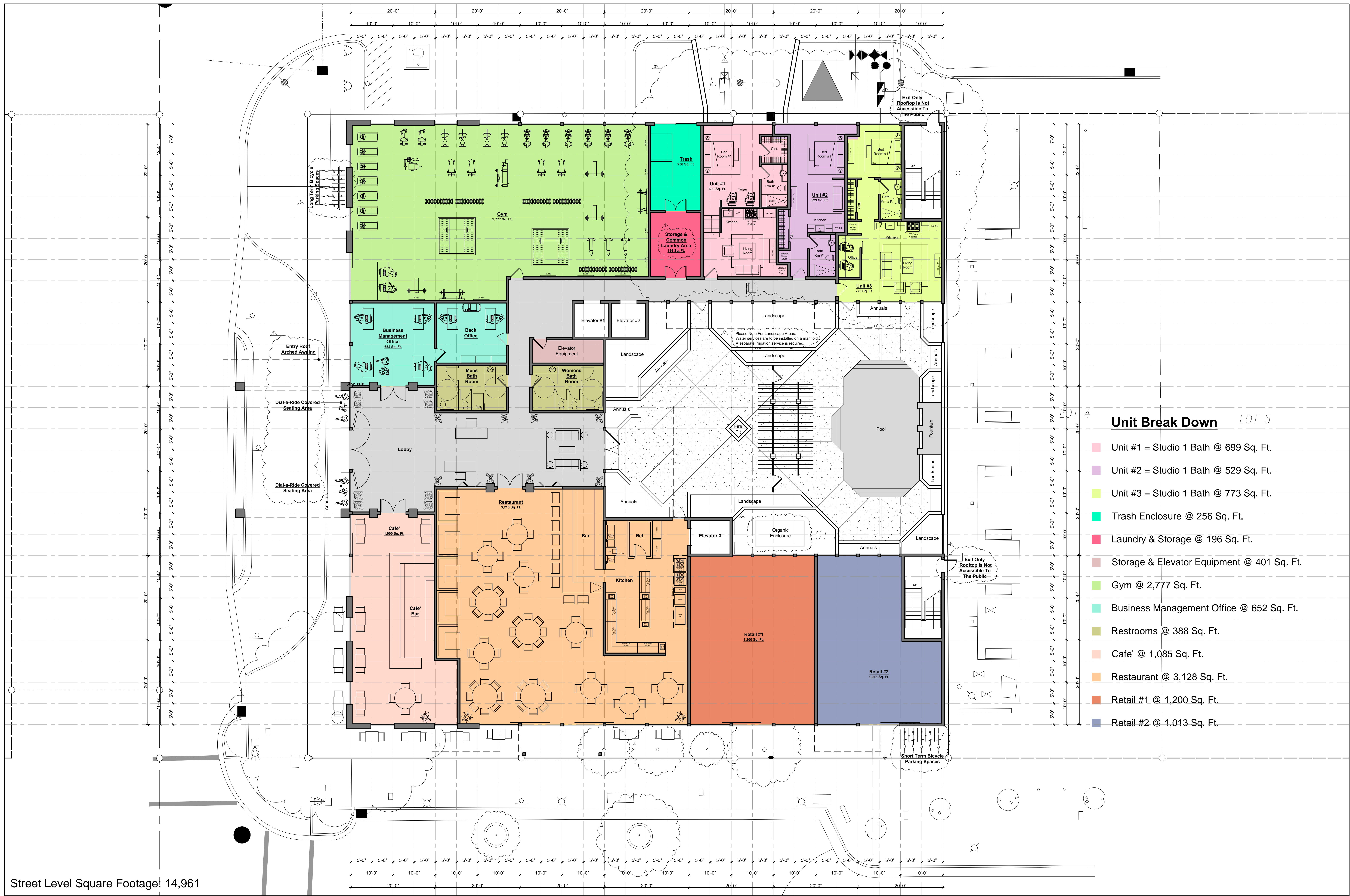
Basement Level Floor Plan

City Of Roseville Civic Plaza Residence

25 South Grant Street Roseville California 95678

DISCLAIMER
 All plans created, interpreted or otherwise intended to be used for a project shall be the responsibility of the contractor. The contractor shall verify all information and dimensions shown on these plans and shall be held responsible for any errors or omissions. The contractor shall be held responsible for any errors or omissions on these plans and shall be held responsible for any errors or omissions on these plans.





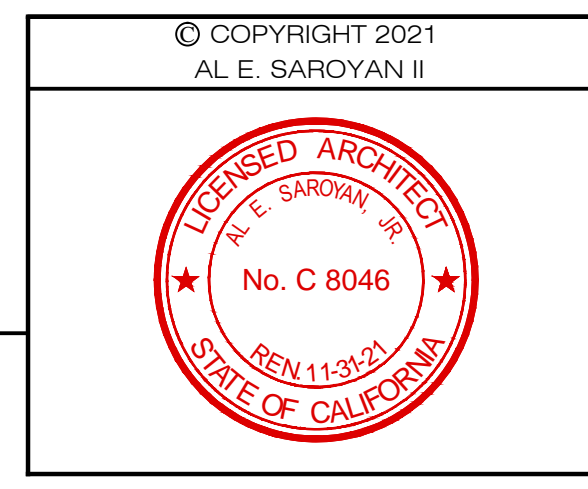
Street Level Square Footage: 14,961

Unit Break Down LOT 4 LOT 5

- Unit #1 = Studio 1 Bath @ 699 Sq. Ft.
- Unit #2 = Studio 1 Bath @ 529 Sq. Ft.
- Unit #3 = Studio 1 Bath @ 773 Sq. Ft.
- Trash Enclosure @ 256 Sq. Ft.
- Laundry & Storage @ 196 Sq. Ft.
- Storage & Elevator Equipment @ 401 Sq. Ft.
- Gym @ 2,777 Sq. Ft.
- Business Management Office @ 652 Sq. Ft.
- Restrooms @ 388 Sq. Ft.
- Cafe' @ 1,085 Sq. Ft.
- Restaurant @ 3,128 Sq. Ft.
- Retail #1 @ 1,200 Sq. Ft.
- Retail #2 @ 1,013 Sq. Ft.

REVISIONS	
DATE	DESCRIPTION
3/24/21	Plan Review Comments for RL 21-00113
5/20/21	Plan Review Comments for RL 21-00113

DRAWN BY: C.M.T.
 CHECKED BY: A.E.S.
 PURPOSE: T.1. Permit



1" = 1'-0"

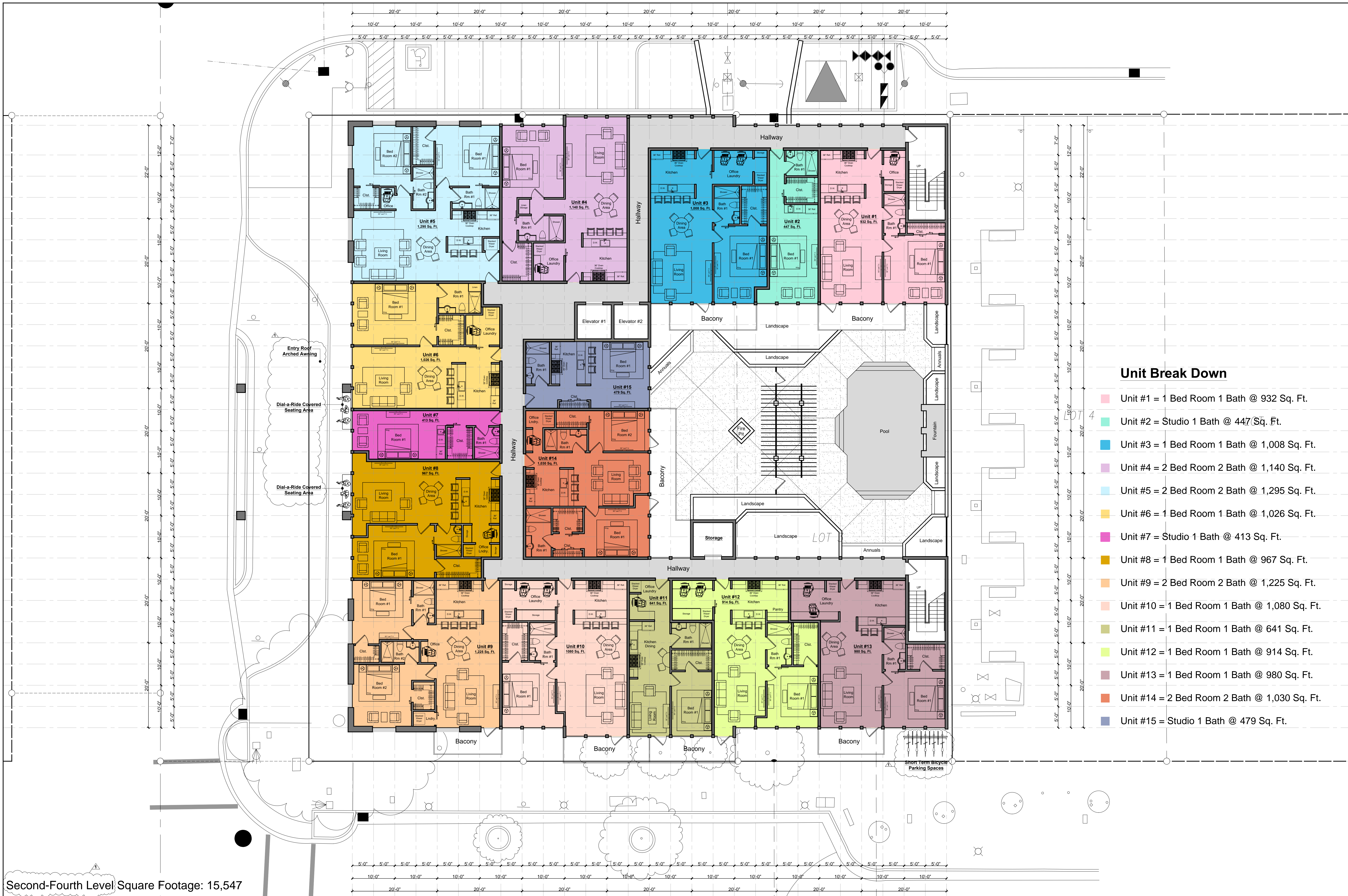
Street Level Commercial Real & And Three Studio Apartments

City Of Roseville Civic Plaza Residence
 25 South Grant Street Roseville California 95678

DATE: 19 MAY 2021
 CAD FILE
 A-3
 PAGE NO.
3
 OF N-A
 PROJECT NO. N-A



DATE: 19 MAY 2021
 CAD FILE
 A-3
 PAGE NO.
3
 OF N-A
 PROJECT NO. N-A

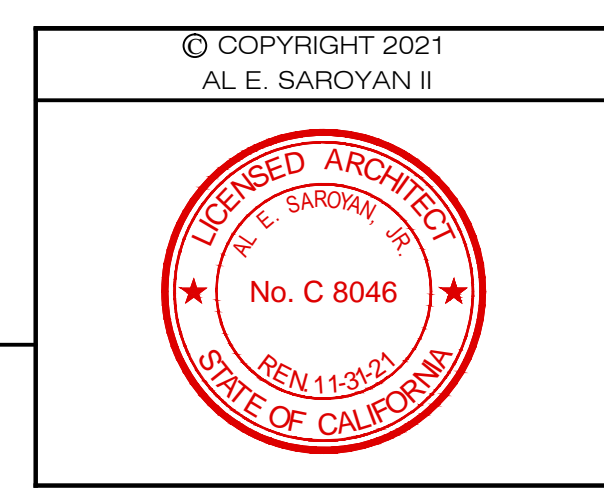


- Unit Break Down**
- Unit #1 = 1 Bed Room 1 Bath @ 932 Sq. Ft.
 - Unit #2 = Studio 1 Bath @ 447 Sq. Ft.
 - Unit #3 = 1 Bed Room 1 Bath @ 1,008 Sq. Ft.
 - Unit #4 = 2 Bed Room 2 Bath @ 1,140 Sq. Ft.
 - Unit #5 = 2 Bed Room 2 Bath @ 1,295 Sq. Ft.
 - Unit #6 = 1 Bed Room 1 Bath @ 1,026 Sq. Ft.
 - Unit #7 = Studio 1 Bath @ 413 Sq. Ft.
 - Unit #8 = 1 Bed Room 1 Bath @ 967 Sq. Ft.
 - Unit #9 = 2 Bed Room 2 Bath @ 1,225 Sq. Ft.
 - Unit #10 = 1 Bed Room 1 Bath @ 1,080 Sq. Ft.
 - Unit #11 = 1 Bed Room 1 Bath @ 641 Sq. Ft.
 - Unit #12 = 1 Bed Room 1 Bath @ 914 Sq. Ft.
 - Unit #13 = 1 Bed Room 1 Bath @ 980 Sq. Ft.
 - Unit #14 = 2 Bed Room 2 Bath @ 1,030 Sq. Ft.
 - Unit #15 = Studio 1 Bath @ 479 Sq. Ft.

Second-Fourth Level Square Footage: 15,547

REVISIONS	
DATE	DESCRIPTION
3/24/21	Plan Review Comments for PL21-0013
3/18/21	Plan Review Comments for PL21-0013

DRAWN BY: C.M.T.
 CHECKED BY: A.E.S.
 PURPOSE: T.I. Permit



1/8" = 1' - 0"

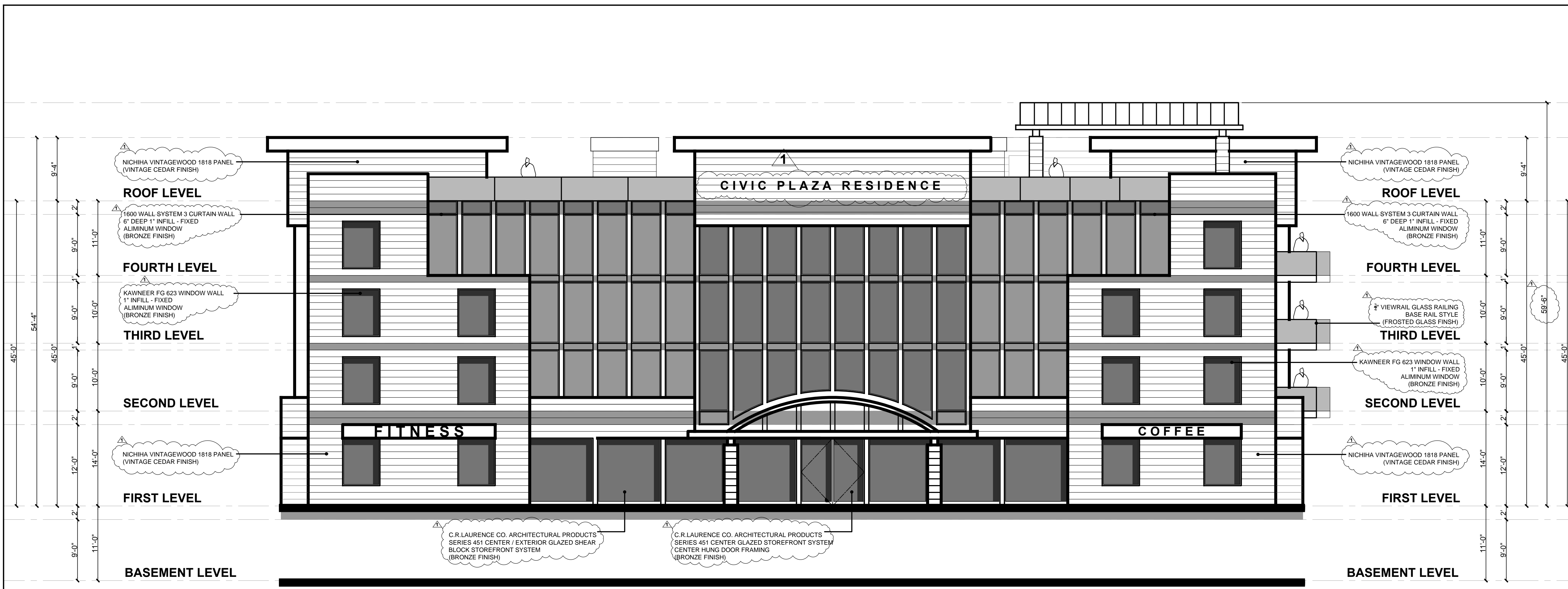
Second - Fourth Level Floor Plan 48 Units

City Of Roseville Civic Plaza Residence

25 South Grant Street Roseville California 95678

DATE: 19 MAY 2021
 CAD FILE
 A-4
 PAGE NO.
4
 OF N-A
 PROJECT NO. N-A





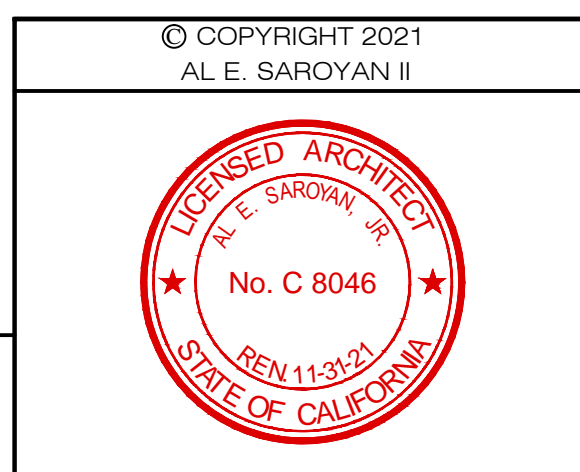
West Exterior Elevation



East Exterior Elevation



REVISIONS	
DATE	DESCRIPTION
02/24/21	Plan Review Comments for PL21-0013
03/02/21	Plan Review Comments for PL21-0013
DRAWN BY:	C.M.T.
CHECKED BY:	A.E.S.
PURPOSE:	T.I. Permit



1" = 1'-0"

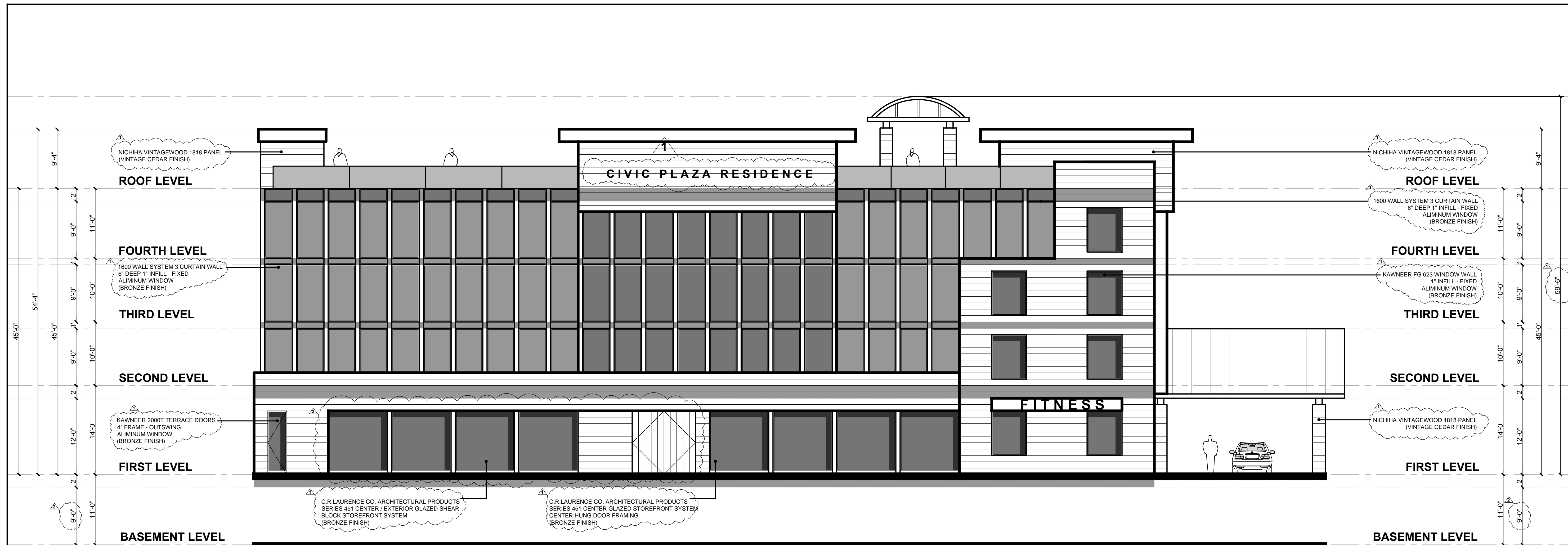
West & East Exterior Elevation

City Of Roseville Civic Plaza Residence
 25 South Grant Street Roseville California 95678

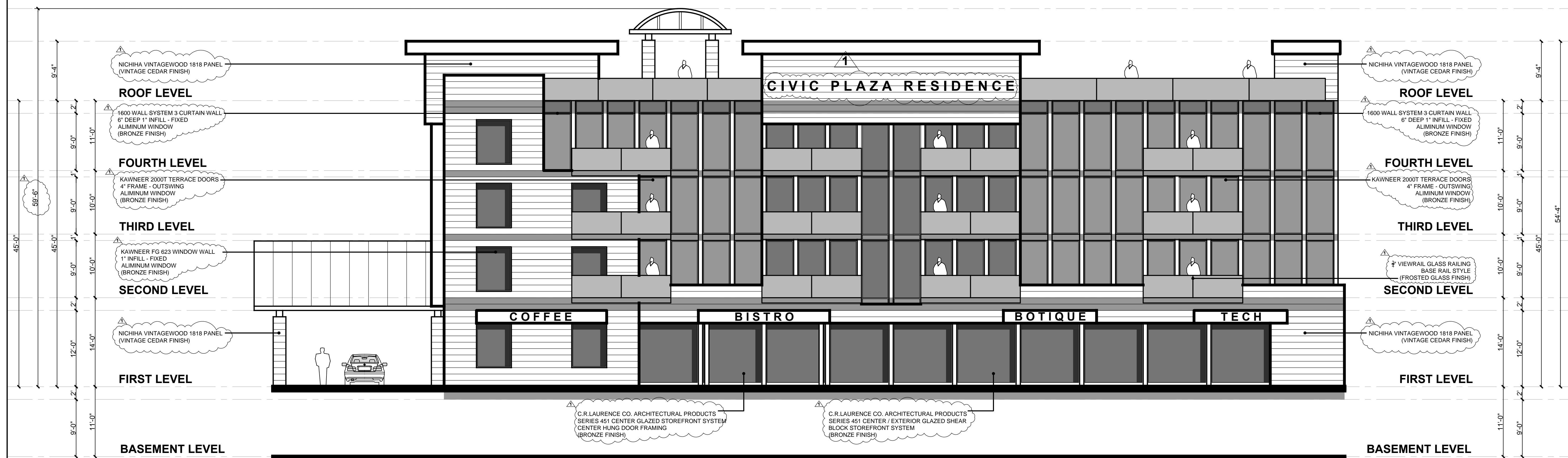
ALL TRADES, MATERIALS, METHODS AND FINISHES SHOWN ARE TO BE APPROVED BY THE ARCHITECT AND THE CITY OF ROSEVILLE. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THESE PLANS.



DATE: 19 MAY 2021
 CAD FILE
 A-6
 PAGE NO.
6
 OF N-A
 PROJECT NO. N-A



North Exterior Elevation



South Exterior Elevation



REVISIONS	
DATE	DESCRIPTION
3/24/21	Plan Review Comments for PL-21-0013
5/19/21	Plan Review Comments for PL-21-0013
DRAWN BY :	C.M.T.
CHECKED BY :	A.E.S.
PURPOSE :	T.I. Permit



1/8" = 1'-0"

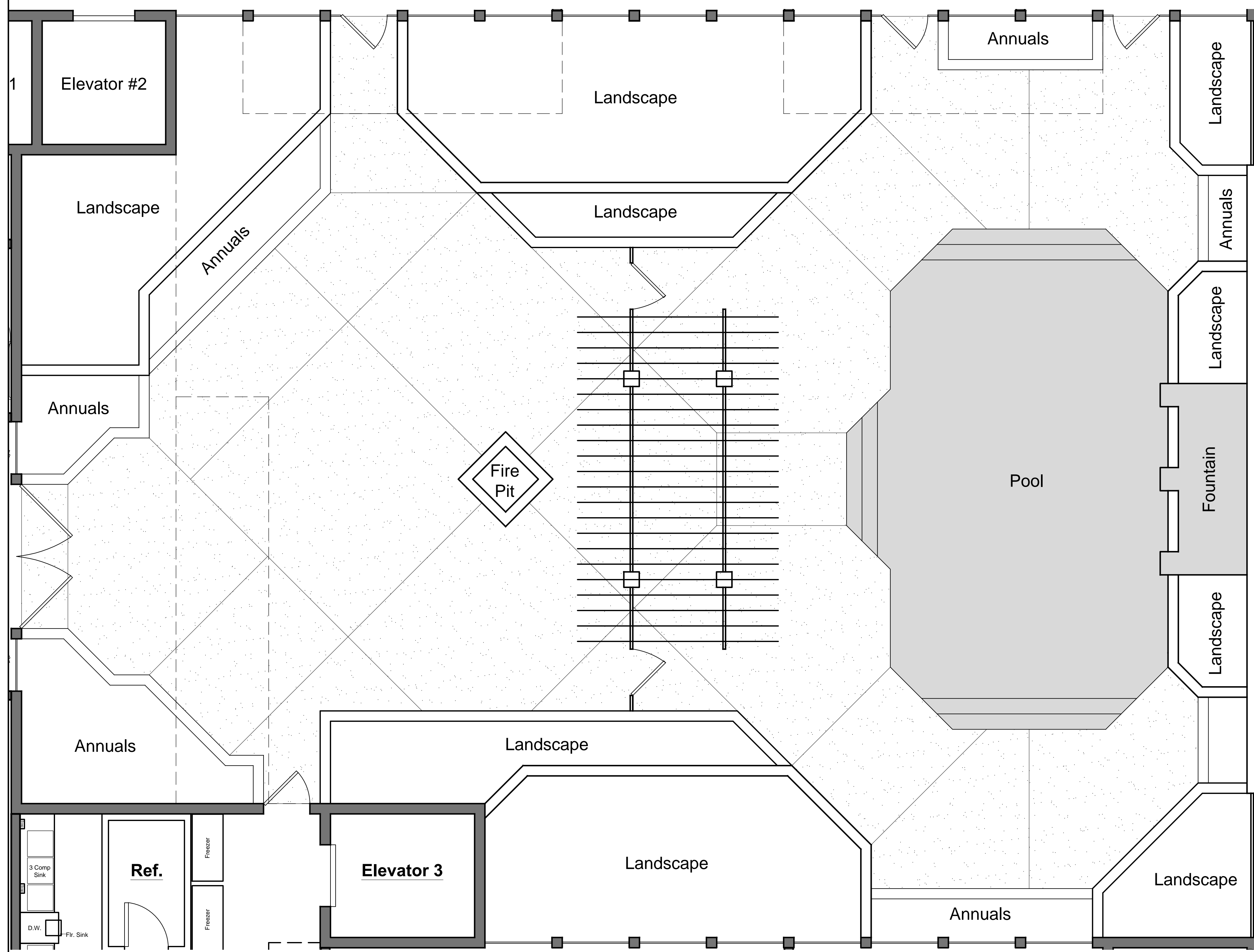
North & South Exterior Elevation

City Of Roseville Civic Plaza Residence
 25 South Grant Street Roseville California 95678

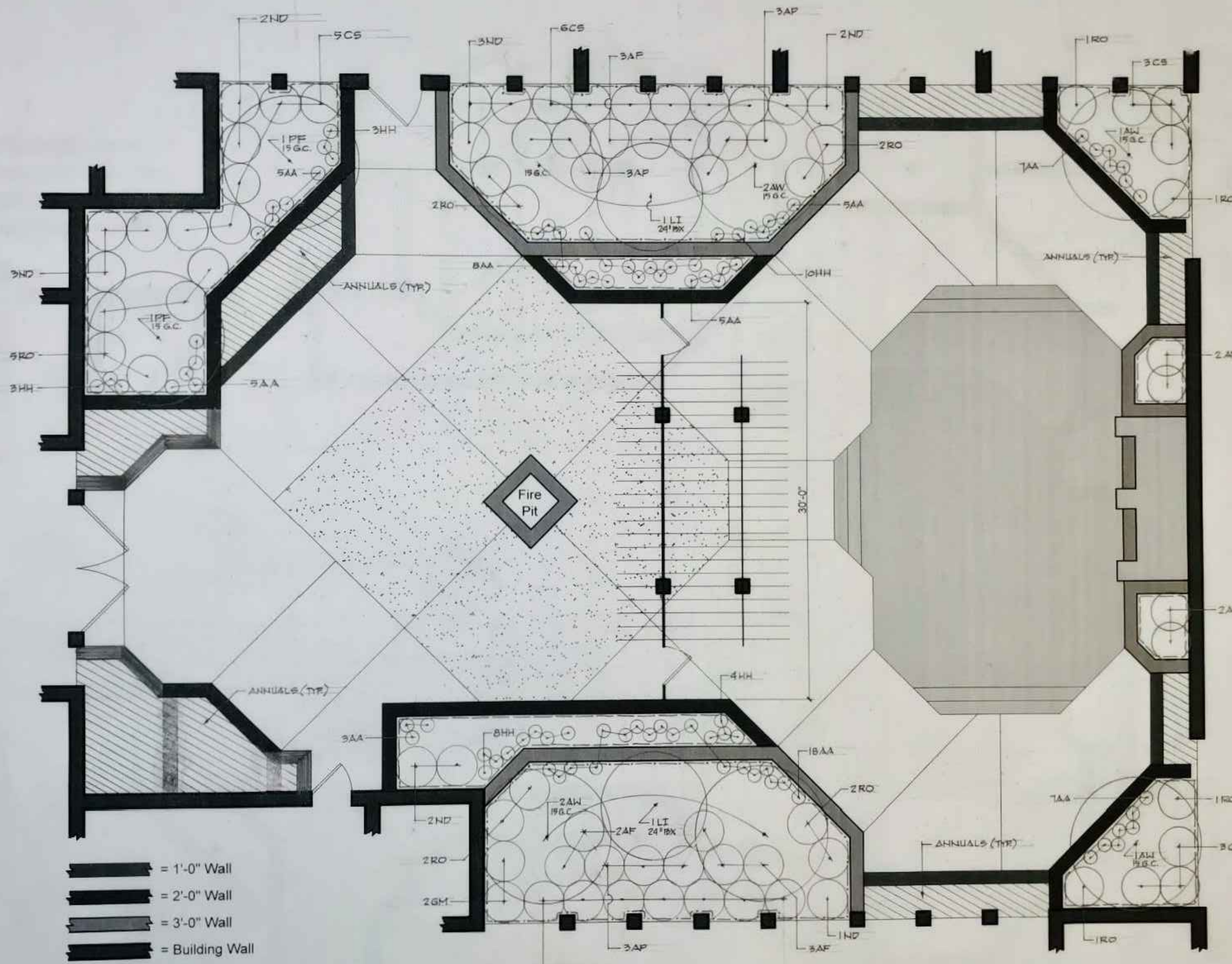
ALL DIMENSIONS AND FINISHES ARE AS SHOWN UNLESS OTHERWISE NOTED.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROSEVILLE.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROSEVILLE.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROSEVILLE.



DATE: 19 MAY 2021
 CAD FILE
 A-7
 PAGE NO.
 7
 OF N-A
 PROJECT NO. N-A



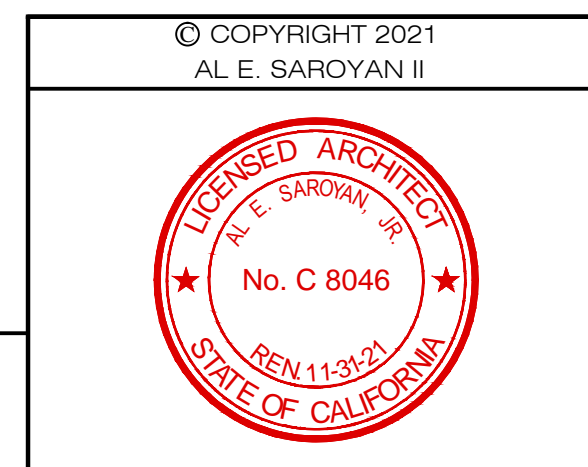
Courtyard Landscape Layout $\frac{1}{4}''=1'-0''$



PLANT MATERIALS LEGEND

KEY	SIZE	QTY	TREES
AW	15 G.C.	6	ACACIA SALICINA AUSTRALIA WILLOW
LI	24" BX.	2	LAGERSTROEMIA INDICA CRAPE MYRTLE 'WATER MELON RED'
PF	15 G.C.	2	PHOTINIA FRASERI PHOTINIA SINGLE STEM TREE STD.
SHRUBS			
AA	5 G.C.	63	AGAPANTHUS AFRICANUS 'PETER PAN' DWARF LILY OF THE NILE
AF	5 G.C.	5	AZALEA SOUTHERN INDICA 'FIELDERS WHITE'
AP	5 G.C.	13	AZALEA SOUTHERN INDICA 'PHOENICIA'
CS	5 G.C.	24	CAMELLIA SASANQUA - SUN CAMELLIA
GM	5 G.C.	2	GARDENIA JASMINOIDES - MYSTERY
HH	5 G.C.	28	HEMEROCALLIS HYBRID DAY LILY
ND	5 G.C.	13	NANDINA DOMESTICA - HEAVENLY BAMBOO
RO	5 G.C.	15	ROSMARINUS OFFICINALLIS 'PROSTRATUS' ROSEMARY
GROUNDCOVERS			
			AJUGA REPTANS CRISPA - GIANT ADJUGA FROM FLATS PLANT 12" O.C. Δ SPACING
			VINCA MINOR - DWARF PERIWINKLE FROM FLATS PLANT 12" O.C.
			ANNUALS - OWNER SELECT FROM FLATS PLANT 12" O.C.

REVISIONS	
DATE	DESCRIPTION
3/24/21	Plan Review Comments for R1.21-20113
5/20/21	Plan Review Comments for R1.21-20113
DRAWN BY: C.M.T.	CHECKED BY: A.E.S.
PURPOSE: T.I. Permit	



$\frac{1}{4}''=1'-0''$

Courtyard Landscape Plan

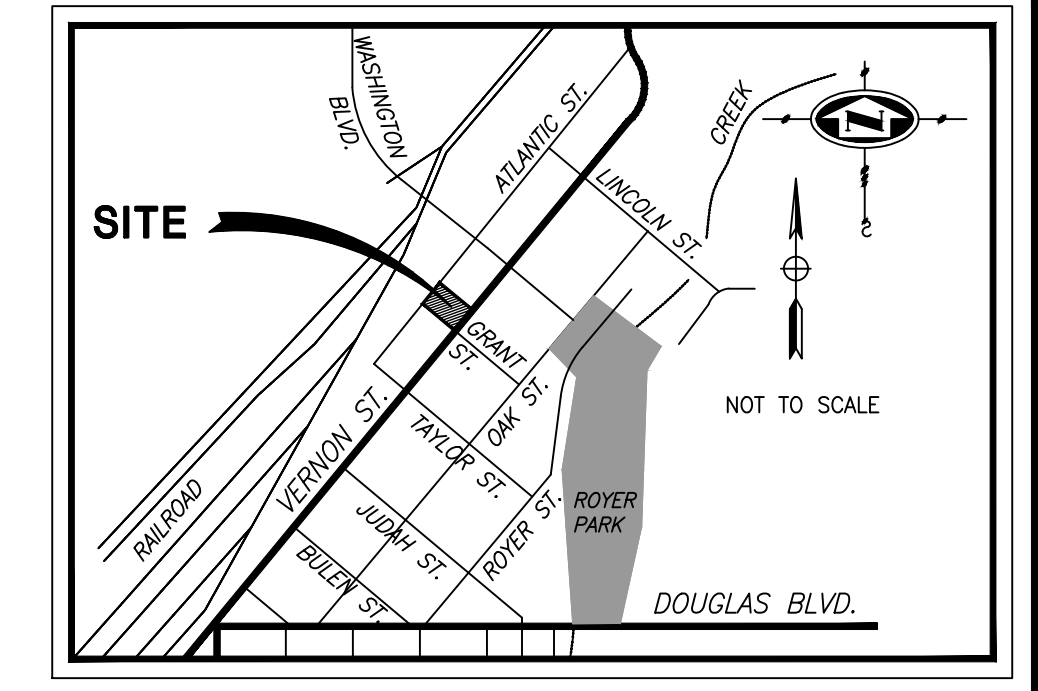
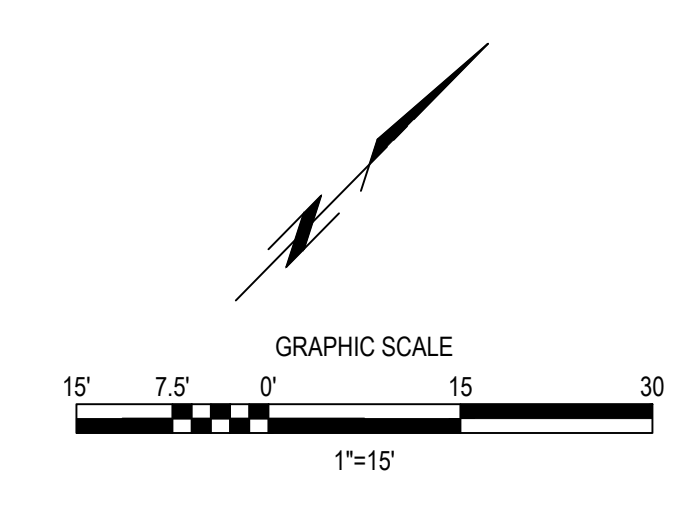
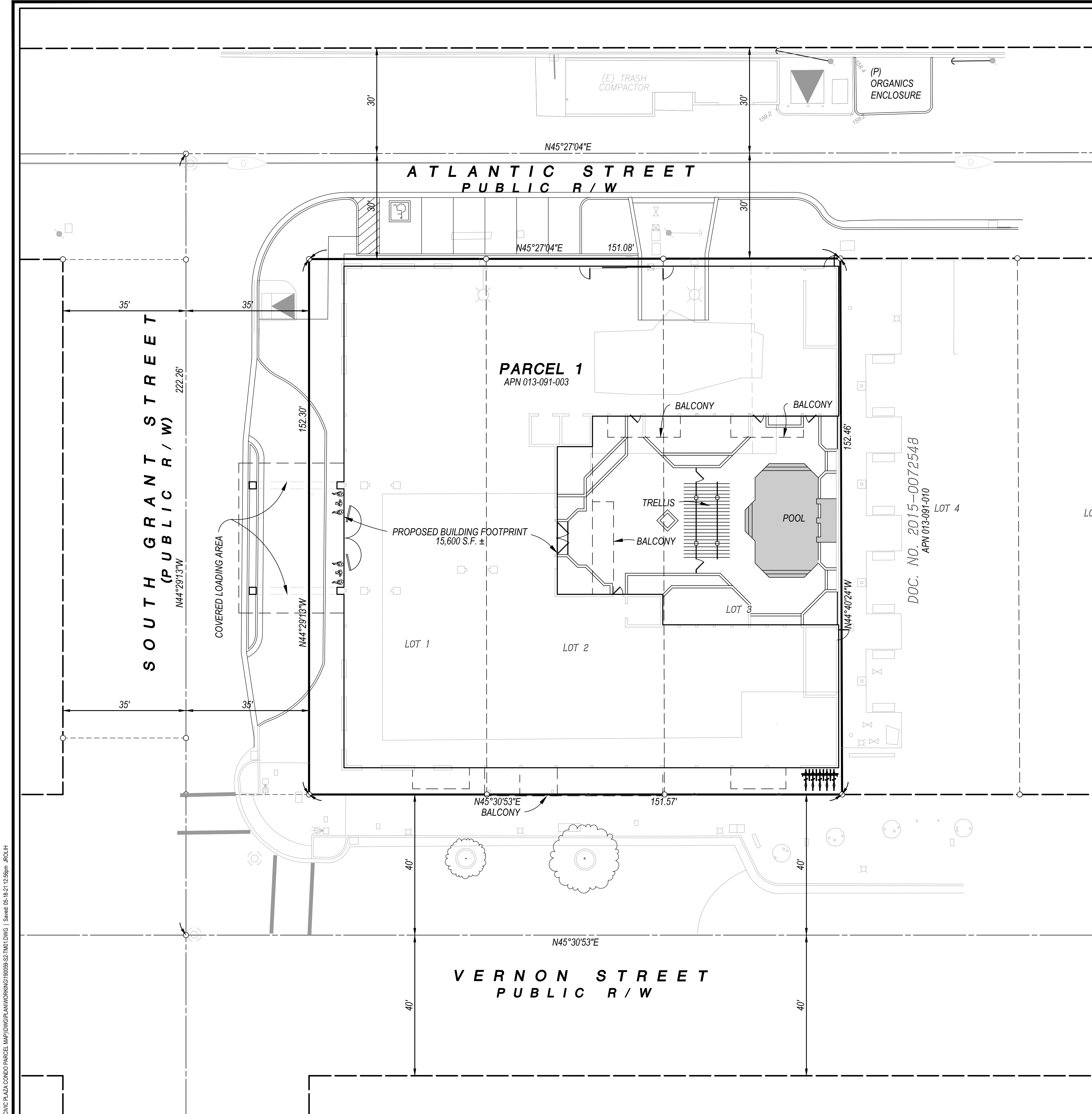
City Of Roseville Civic Plaza Residence

25 South Grant Street Roseville California 95678

ARCHITECTURE INTERIORS
760 Redwood Avenue, Sand City, CA 93955
Phone 651.365.1800 Fax 651.393.2400
Contractor License 681906



DATE: 19 MAY 2021
CAD FILE
L-1
PAGE NO.
8
OF N-A
PROJECT NO. N-A



VICINITY MAP
N.T.S.

OWNER / DEVELOPER: CITY OF ROSEVILLE
311 VERNON STREET
ROSEVILLE, CA 95678

ENGINEER: MORTON & PITALO, INC.
600 COOLIDGE DRIVE, SUITE 140
FOLSOM, CA 95630

ATTN: CHRIS GORGES
ATTN: 916-927-2400

ASSESSORS PARCEL NO.: 013-091-003

PROJECT AREA: 0.53 ACRES ±

EXISTING ZONING: CBD/SA-DT

- NOTES:
- APPROVAL OF THIS TENTATIVE PARCEL MAP WILL ALLOW FOR THE CREATION OF UP TO 48 CONDOMINIUM UNITS ON PARCEL 1 WITH THE FILING OF A FINAL PARCEL MAP AND SUBSEQUENT CONDOMINIUM PLAN.
 - PUBLIC PEDESTRIAN INGRESS/EGRESS ALONG VERNON STREET, SOUTH GRANT STREET AND ATLANTIC STREET SHALL BE PROVIDED TO THE SATISFACTION OF THE CITY OF ROSEVILLE.

Dwg: X:\2019\19-0059-01\ROSEVILLE CIVIC PLAZA COND PARCEL MAP\DWG\PLAN\WORKING\190505-25-TITLE.DWG - Saved: 05/16/21 12:26pm - rfc/rlh

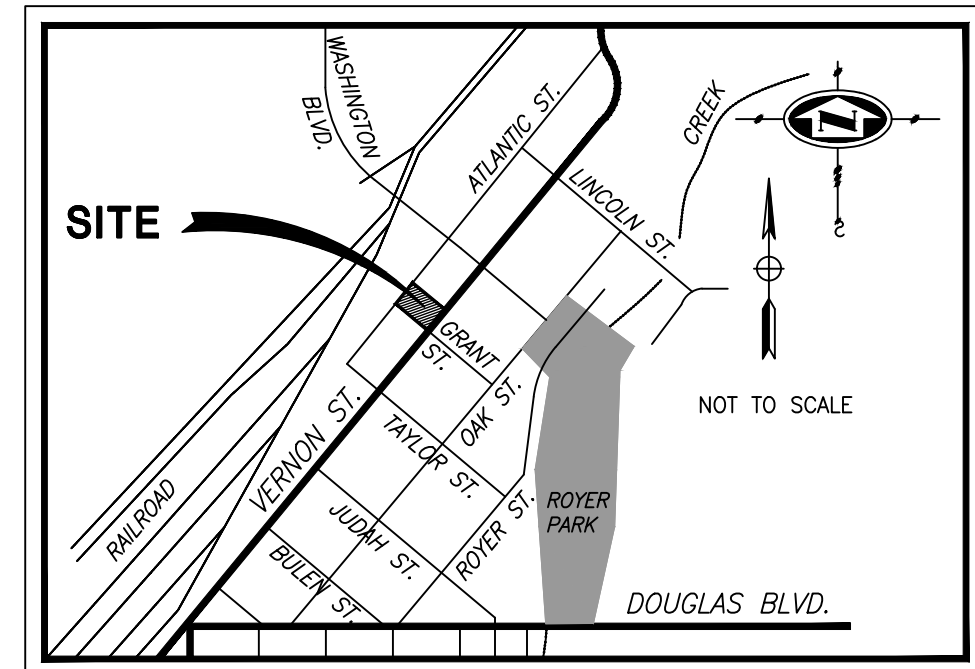
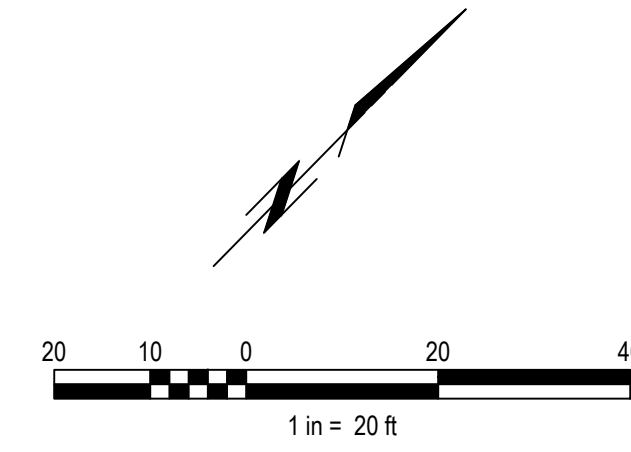
SCALE:	COMPUTED:	MJC
HORIZ. 1" = 15'	DRAWN:	MJC
VERT. 1" = N/A	CHECKED:	CJG



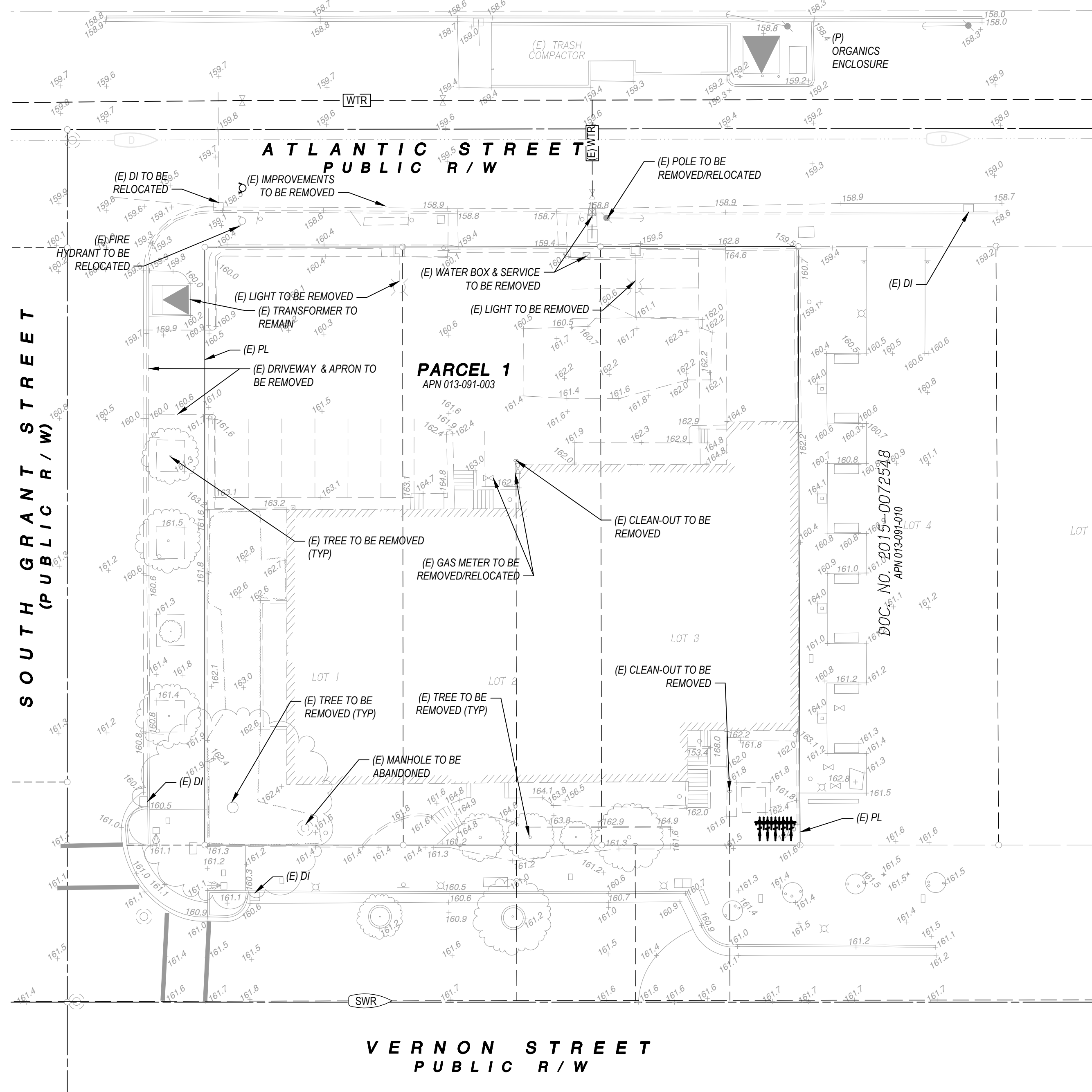
MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
600 Coolidge Drive, Suite 140 • Folsom, CA 95630
phone: 916.984.7621 • fax: 916.984.9617
survey email: staking@mpengr.com • web: www.mpengr.com

TENTATIVE PARCEL MAP
ROSEVILLE CIVIC CENTER PLAZA CONDOMINIUMS
PARCELS 1 & 2 - DOC. NO. 2010-0038471
25 SOUTH GRANT ST.
CITY OF ROSEVILLE, STATE OF CALIFORNIA

DATE	MAY 2021
SHEET	1
OF	5

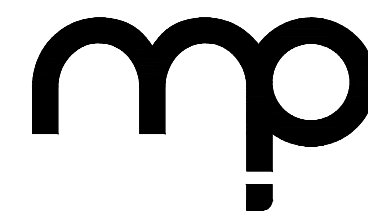


VICINITY MAP
N.T.S.



Dwg: X:\2019\19-0059-01\ROSEVILLE CIVIC PLAZA COND PARCEL MAP\DWG\PLAN\WORKING\190525-SEC 2.DWG DATE: 05-19-21 08:11 AM JRD/H

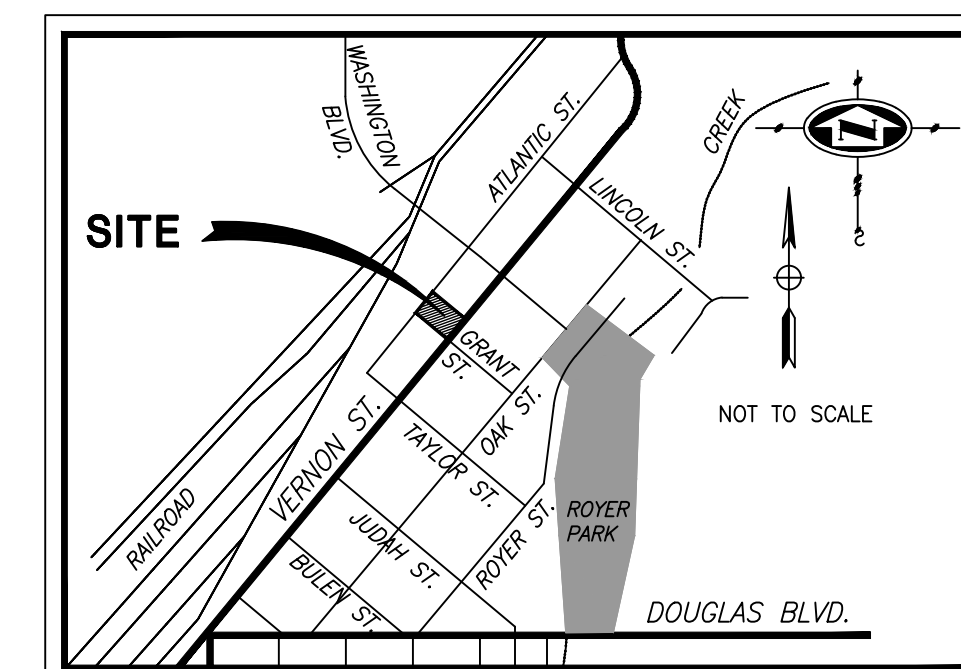
SCALE:	COMPUTED:	MJC
HORIZ. 1" = 20'	DRAWN:	JNR
VERT. 1" = N/A	CHECKED:	SMP



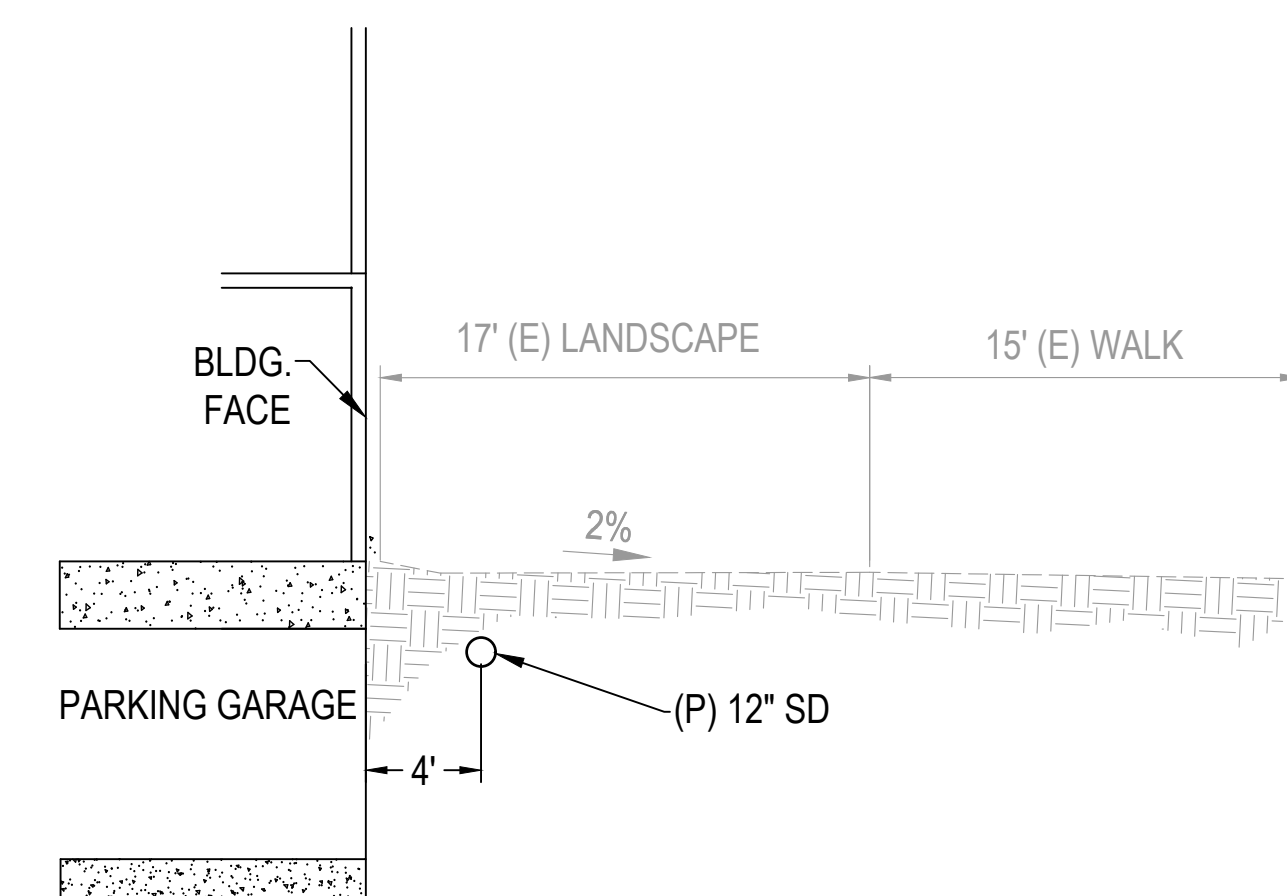
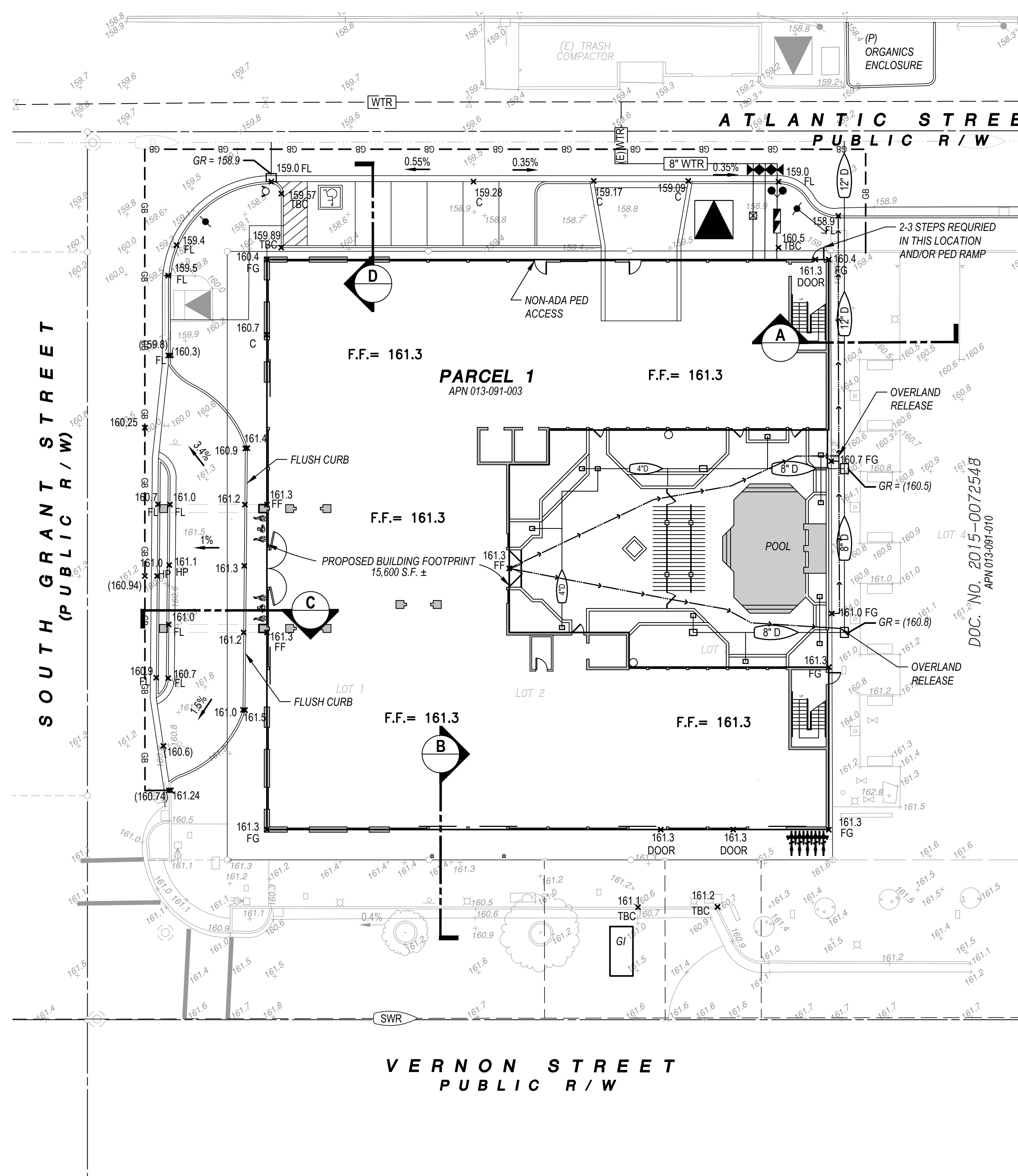
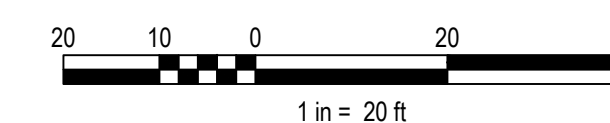
MORTON & PITALO, INC.
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 600 Coolidge Drive, Suite 140 • Folsom, CA 95630
 phone: 916.984.7621 • fax: 916.984.9617
 survey email: staking@mpengr.com • web: www.mpengr.com

EXISTING CONDITIONS AND DEMOLITION
ROSEVILLE CIVIC CENTER PLAZA CONDOMINIUMS
PARCELS 1 & 2 - DOC. NO. 2010-0038471
25 SOUTH GRANT ST.
 CITY OF ROSEVILLE, STATE OF CALIFORNIA

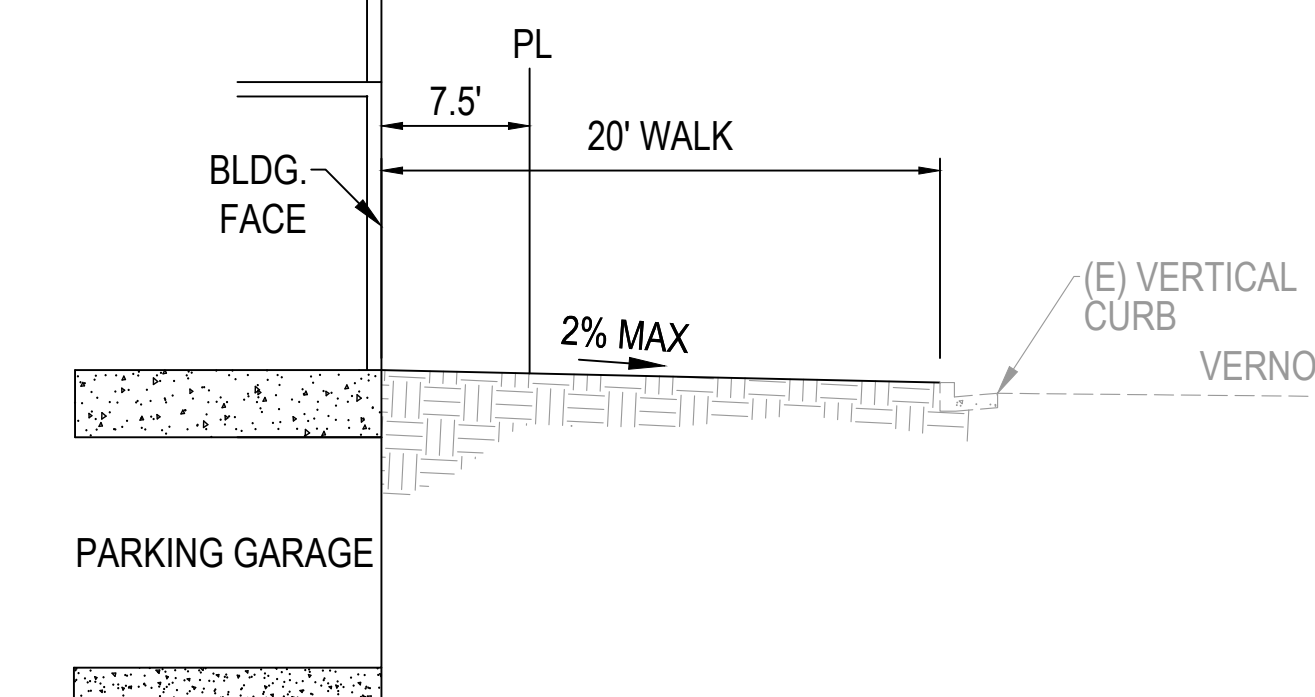
DATE	MAY 2021
SHEET	2
OF	5



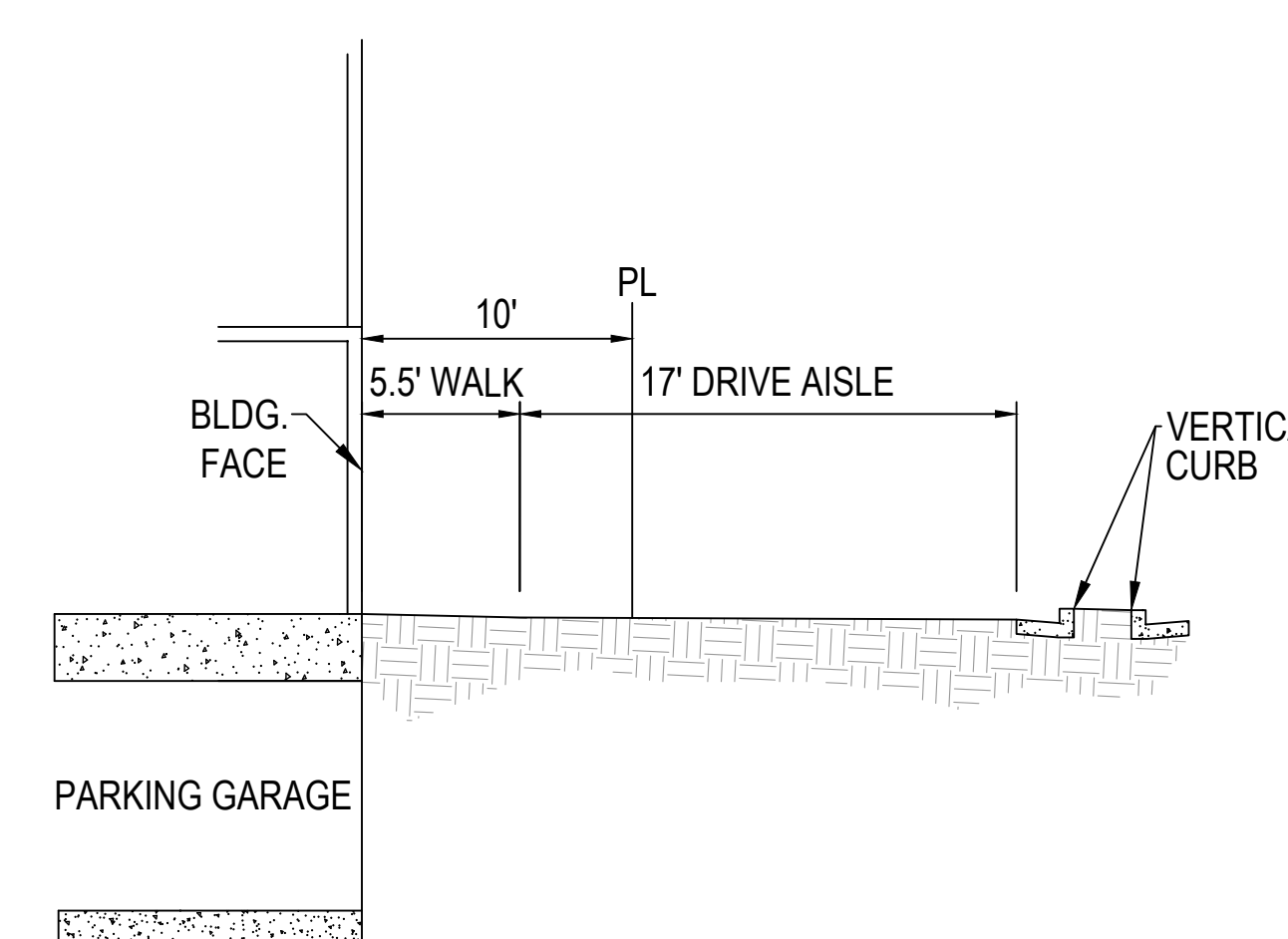
VICINITY MAP
N.T.S.



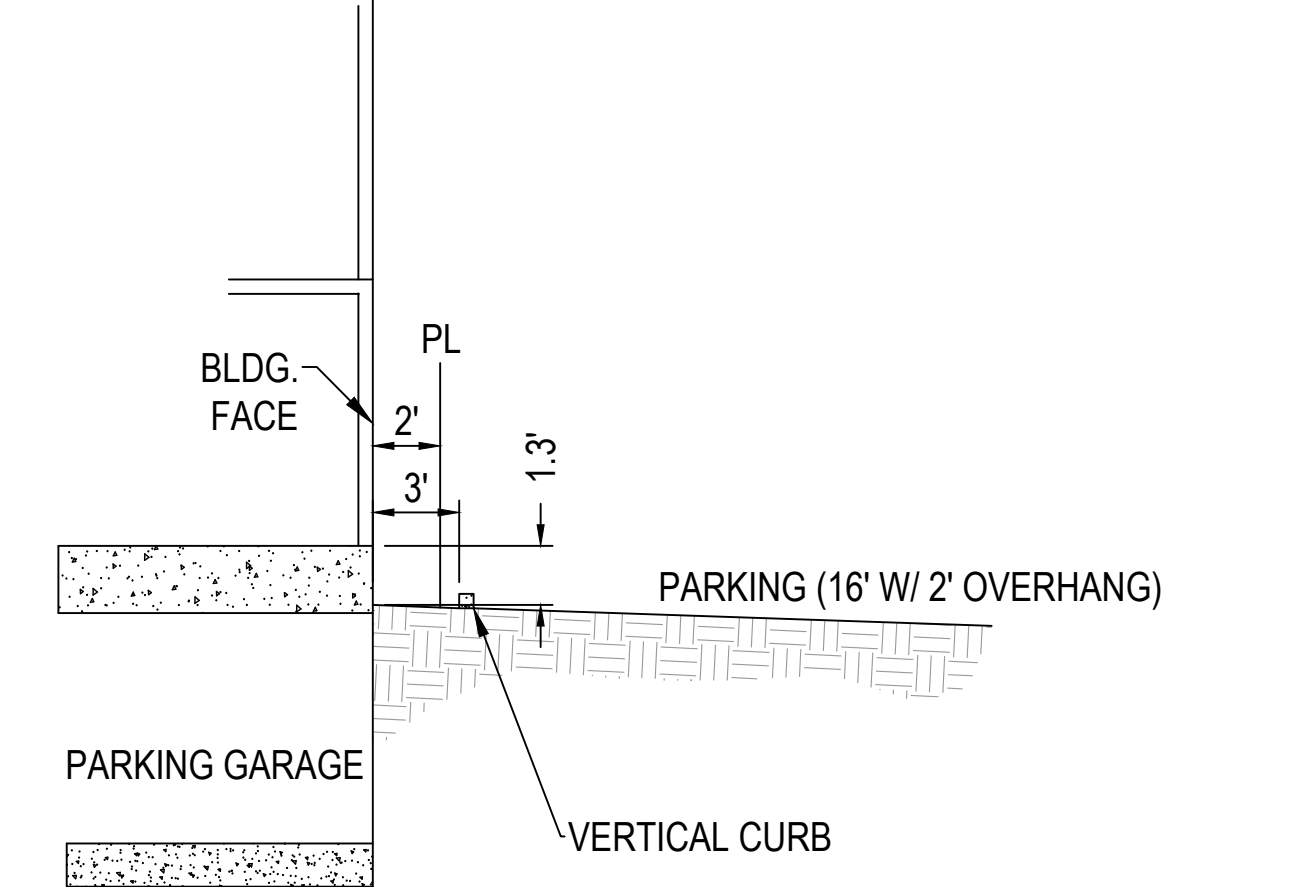
(A) NORTH EAST SECTION



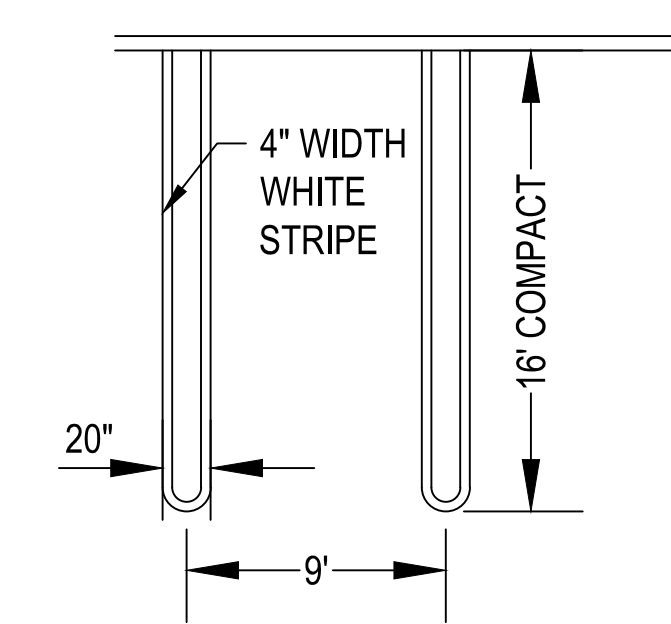
(B) SOUTH EAST SECTION



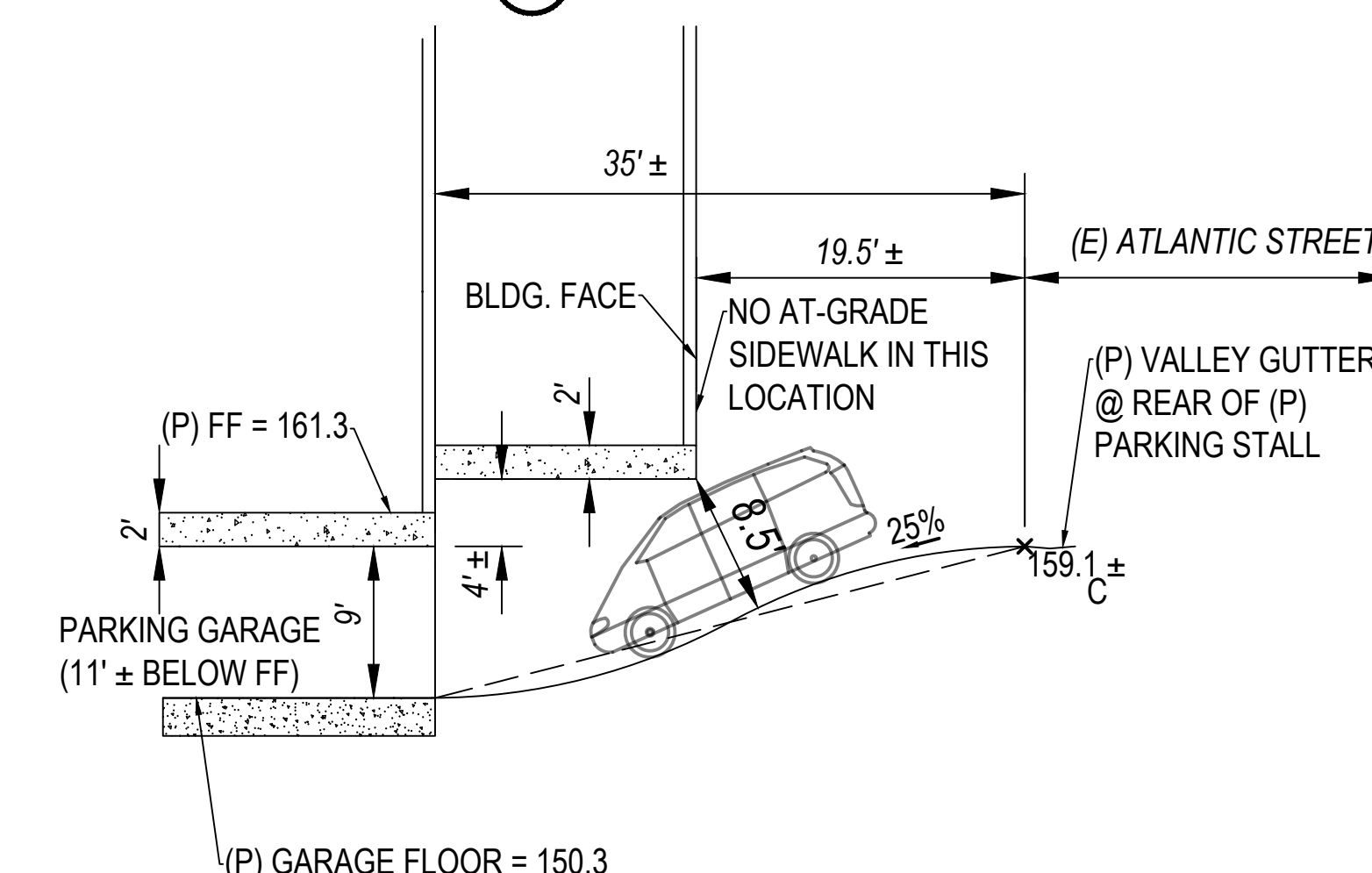
(C) SOUTH WEST SECTION



(D) NORTH WEST SECTION



(1) PARKING STALL STRIPING (TYP)
N.T.S.



(E) PARKING GARAGE RAMP (UPDATED)
TYPICAL VAN - ELEVATED BLDG. STRUCTURE (N.T.S.)

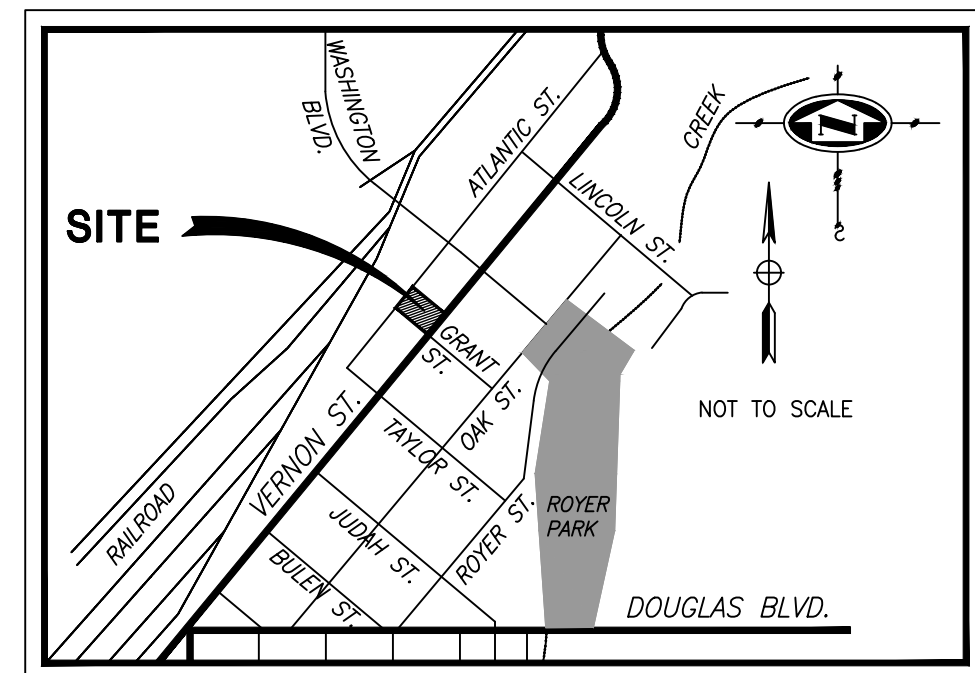
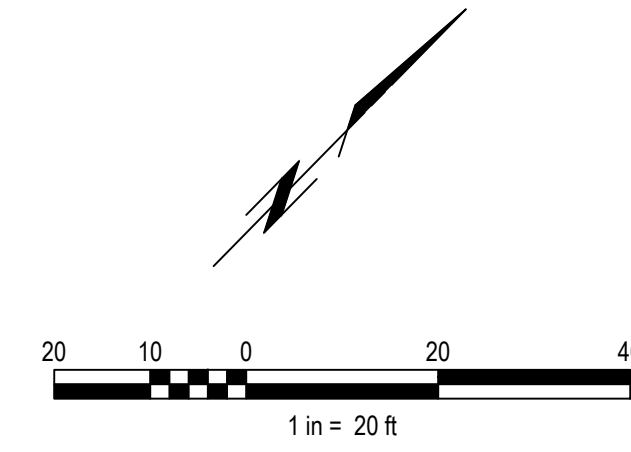
SCALE:	COMPUTED:	MJC
HORIZ. 1" = 20'	DRAWN:	JNR
VERT. 1" = N/A	CHECKED:	SMP



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
600 Coolidge Drive, Suite 140 • Folsom, CA 95630
phone: 916.984.7621 • fax: 916.984.9617
survey email: staking@mpengr.com • web: www.mpengr.com

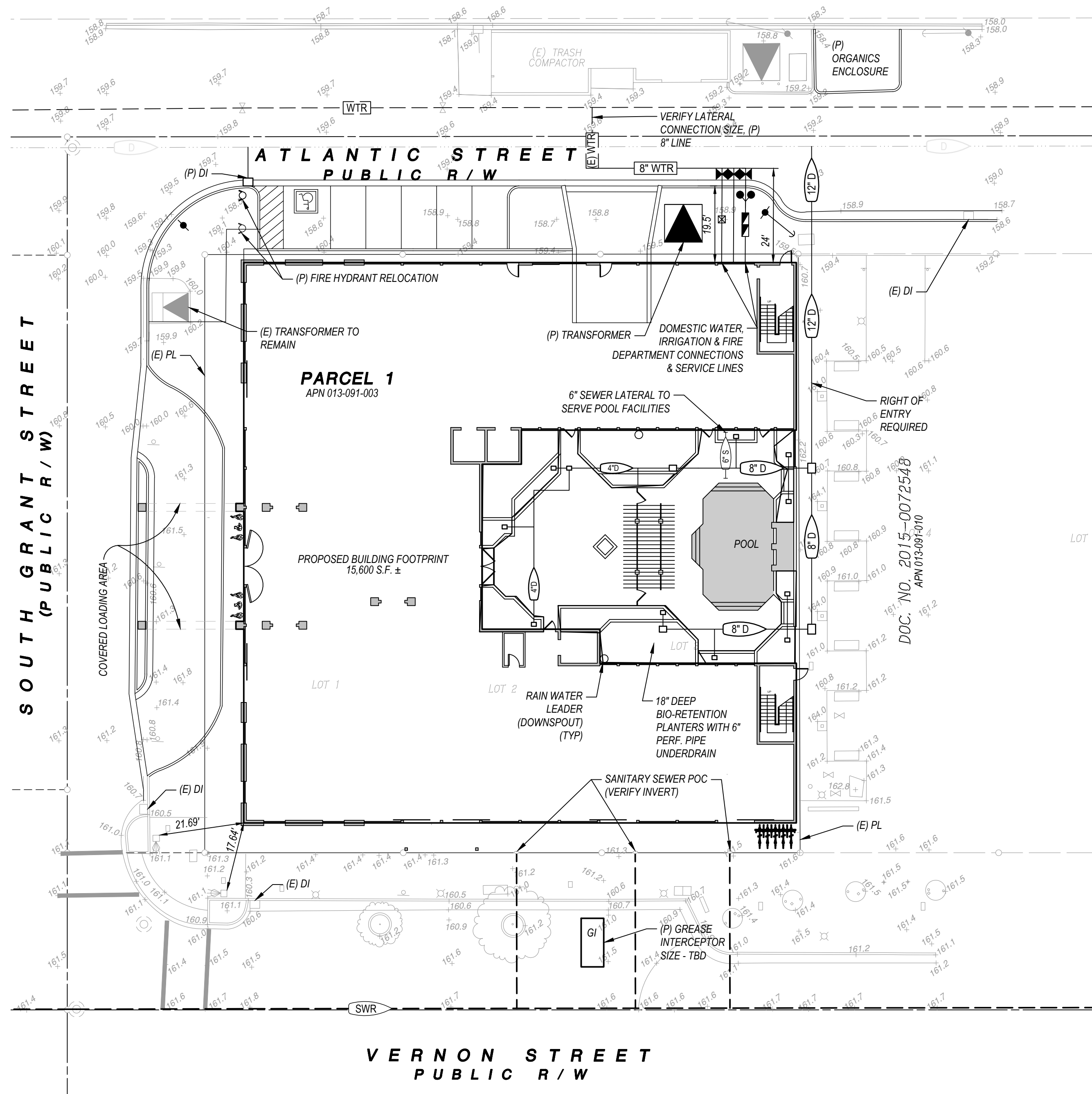
PRELIMINARY GRADING PLAN
ROSEVILLE CIVIC CENTER PLAZA CONDOMINIUMS
PARCELS 1 & 2 - DOC. NO. 2010-0038471
25 SOUTH GRANT ST.
CITY OF ROSEVILLE, STATE OF CALIFORNIA

DATE	MAY 2021
SHEET	3
OF	5



VICINITY MAP
N.T.S.

- NOTES:
1. CONNECT TO (E) SEWER ON VERNON STREET.
 2. CONNECT TO (E) WATER ON ATLANTIC STREET.
 3. CONNECT TO (E) STORM DRAIN ON ATLANTIC STREET.
 4. PROVIDE 6" FIRE SERVICE CONNECTION ON ATLANTIC STREET.
 5. RAIN WATER LEADERS TO BE ROUTED TO INTERIOR COURTYARD.
 6. RAIN WATER LEADERS TO SURFACE DRAIN TO BIO-RETENTION PLANTERS.
 7. CONNECT TO EXISTING TRANSFORMER ON SOUTH GRANT STREET.



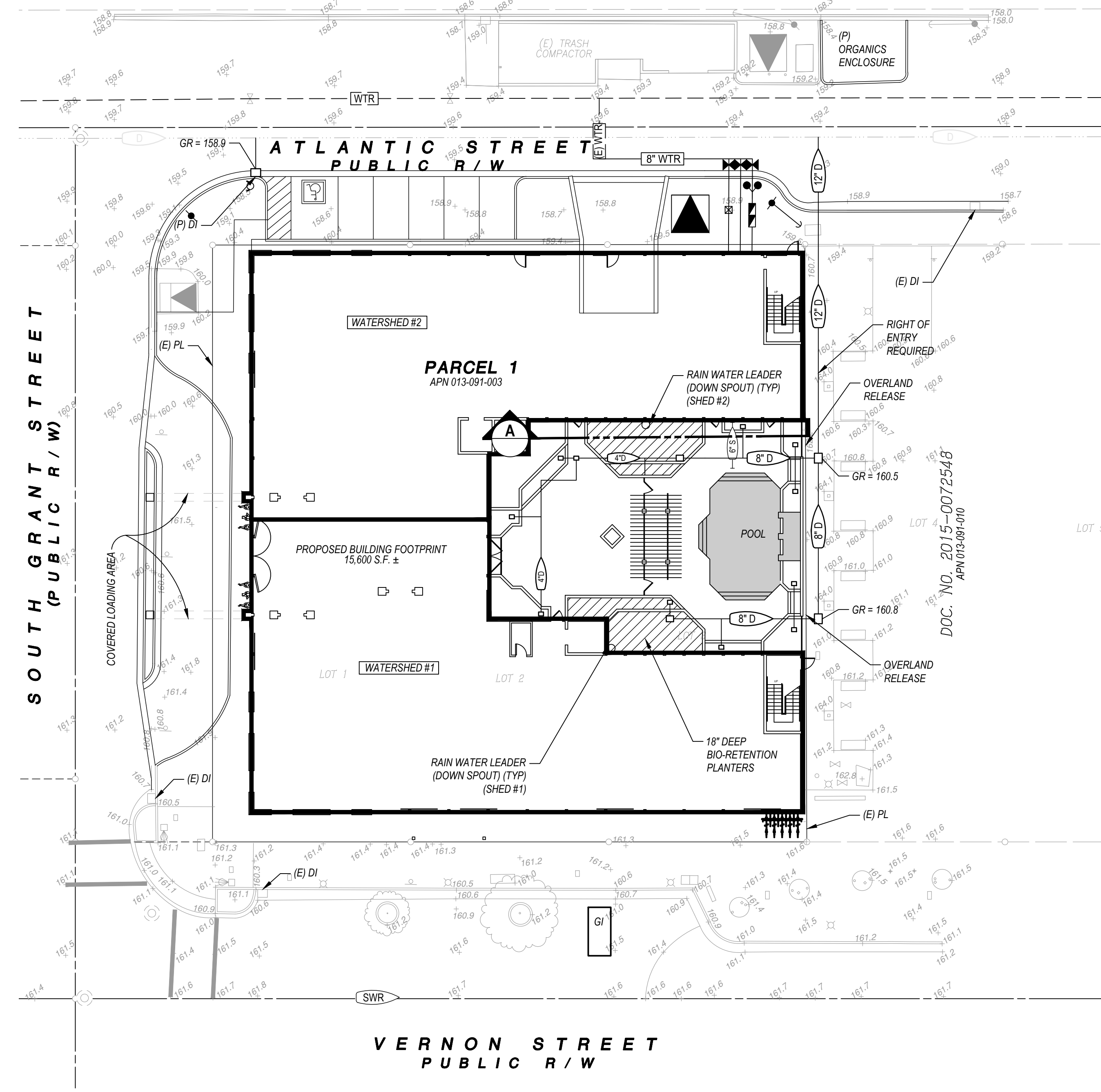
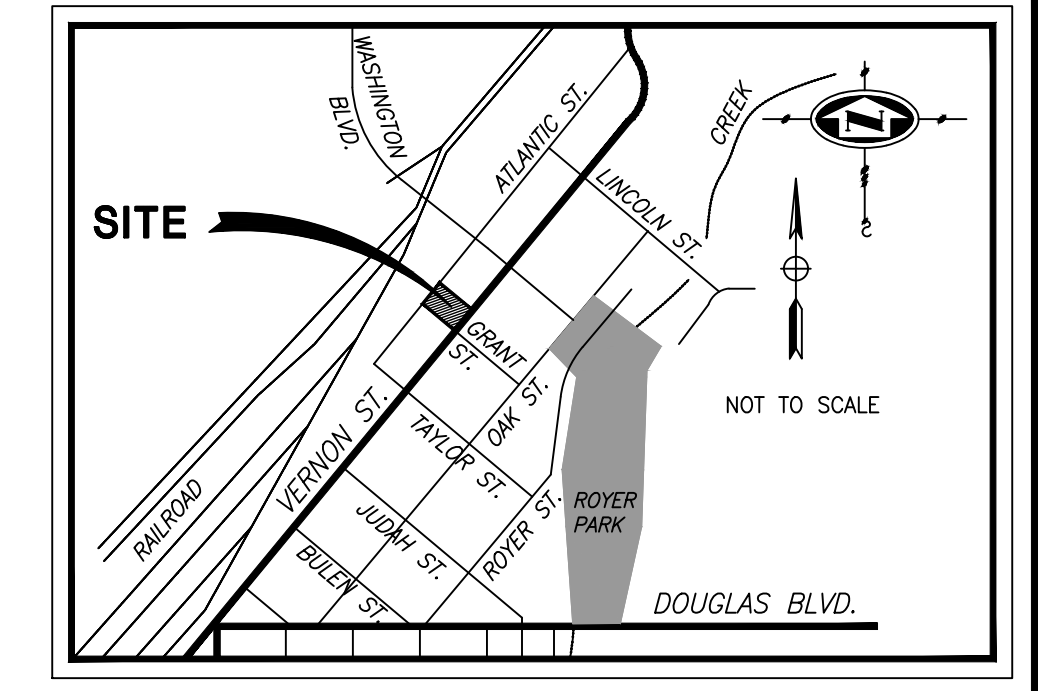
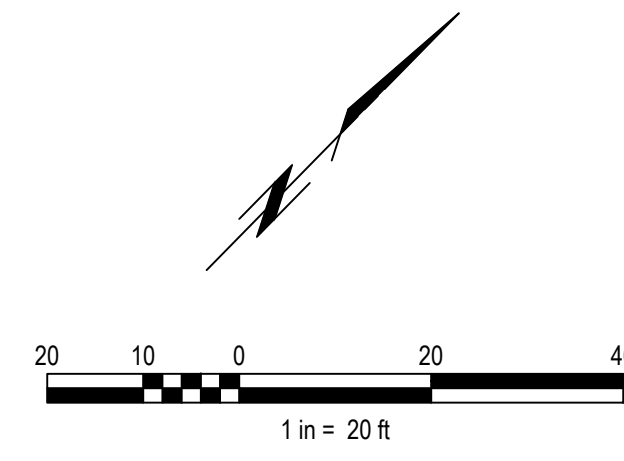
SCALE:	COMPUTED:	MJC
HORIZ. 1" = 20'	DRAWN:	JNR
VERT. 1" = N/A	CHECKED:	SMP



MORTON & PITALO, INC.
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 600 Coolidge Drive, Suite 140 • Folsom, CA 95630
 phone: 916.984.7621 • fax: 916.984.9617
 survey email: staking@mpengr.com • web: www.mpengr.com

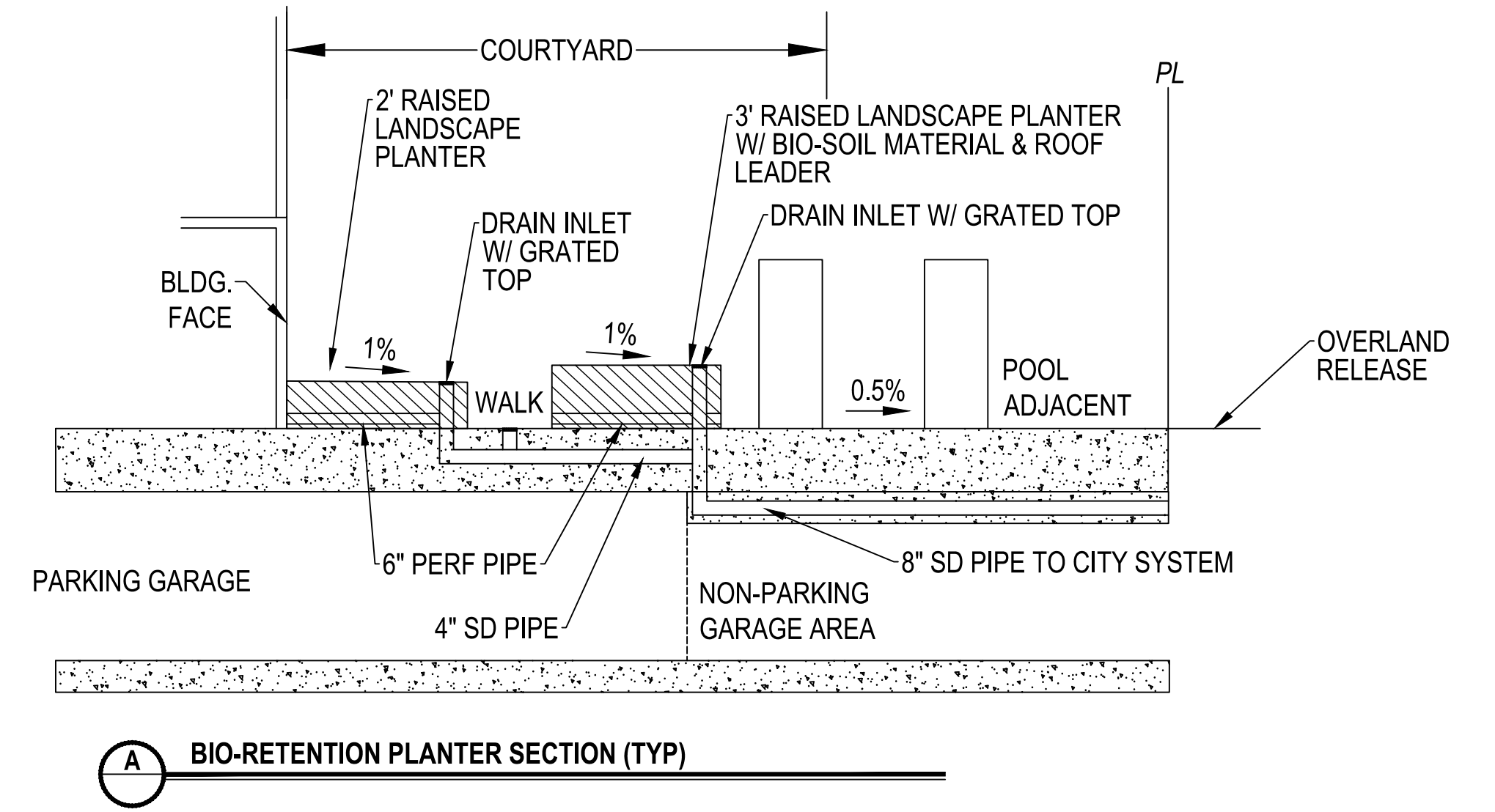
PRELIMINARY UTILITY PLAN
ROSEVILLE CIVIC CENTER PLAZA CONDOMINIUMS
PARCELS 1 & 2 - DOC. NO. 2010-0038471
25 SOUTH GRANT ST.
 CITY OF ROSEVILLE, STATE OF CALIFORNIA

DATE	MAY 2021
SHEET	4
OF	5



WATER QUALITY INFORMATION:

BUILDING SHED #1	AREA: 8,050 SF
	RETENTION VOLUME PROVIDED: 375 CF
	RETENTION VOLUME REQUIRED: 318 CF
BUILDING SHED #2	AREA: 7,630 SF
	RETENTION VOLUME PROVIDED: 354 CF
	RETENTION VOLUME REQUIRED: 302 CF



Doc: X:\2019\19-0059-02\ROSEVILLE CIVIC PLAZA CONDOMINIUMS\DWG\190525-25\WQ1.DWG 1. Smart: 05-16-21 12:21pm JROLL

SCALE:	COMPUTED:	MJC
HORIZ. 1" = 20'	DRAWN:	JNR
VERT. 1" = N/A	CHECKED:	SMP



MORTON & PITALO, INC.
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 600 Coolidge Drive, Suite 140 • Folsom, CA 95630
 phone: 916.984.7621 • fax: 916.984.9617
 survey email: staking@mpengr.com • web: www.mpengr.com

WATER QUALITY PLAN
ROSEVILLE CIVIC CENTER PLAZA CONDOMINIUMS
PARCELS 1 & 2 - DOC. NO. 2010-0038471
25 SOUTH GRANT ST.
 CITY OF ROSEVILLE, STATE OF CALIFORNIA

DATE	MAY 2021
SHEET	5
OF	5