





ROSEVILLE, CA  
 W-16 WEST ROSEVILLE  
 CONCEPTUAL DESIGN



Architecture + Planning  
 820 16th Street, Suite 500  
 Denver, CO 80202  
 303.825.6400  
 ktgy.com

The Canel Companies  
 1949 St. Johns Avenue, #200  
 Highland Park, IL 60035

**W-16 WEST ROSEVILLE**

ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN  
 FEBRUARY 11, 2022

TITLE SHEET

**A0.1**

## PROJECT TEAM

### DEVELOPER

THE CANEL COMPANIES  
1949 St. John's Ave., Ste. 200  
Highland Park, Illinois 60035

### ARCHITECT

KTGY GROUP, INC.  
820 16TH ST. SUITE 500  
DENVER, CO 80202  
TEL. (303) 825-6400  
Contact: Roger Barak  
rbarak@ktgy.com

### CIVIL ENGINEER

MORTON & PITALO, INC.  
2870 Gateway Oaks Drive, Suite 120  
Sacramento, CA 95833  
TEL. (916) 927-2400 FAX  
Contact: Scott Pedersen  
spedersen@mpengr.com

### LANDSCAPE ARCHITECT

YAMASAKI LANDSCAPE ARCHITECTURE  
1223 High Street  
Auburn, CA 95603  
TEL. (530) 885-0040 FAX  
Contact: Jeff Ambrosia  
yamasaki-la.com

### POOL DESIGN ENGINEER

H2 ENGINEERS LLP  
160 Rockmont Circle  
Sacramento, CA 95835  
TEL. (916) 390-0632 FAX

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FEBRUARY 11, 2022

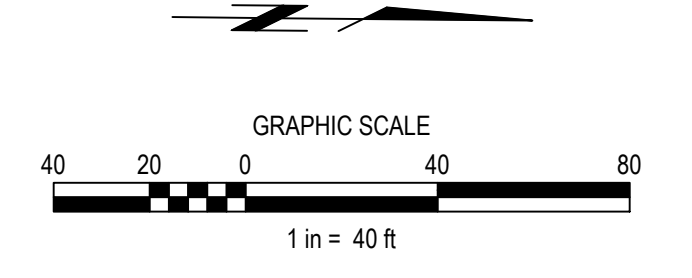
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**A0.2**

**GRADING LEGEND**

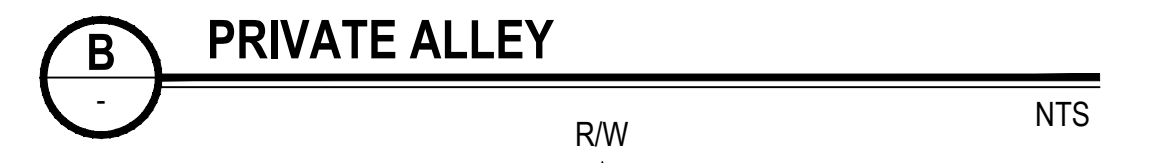
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	○	●	STORM DRAIN MANHOLE	AC ASPHALTIC CONCRETE
	□	■	STORM DRAIN INLET	C CONCRETE
	○	○	STORM DRAIN PIPE	E, EX EXISTING
	○	○	OVERLAND RELEASE DIRECTION	FF FINISH FLOOR
	—	—	GRADE BREAK	FL FLOWLINE
	2.0%	2.0%	DIRECTION OF DRAINAGE	GF GARAGE FLOOR
	—	—	FLOWLINE OF SWALE	GT GRATE
	—	—	RETAINING WALL	HP HIGH POINT
	—	—	SLOPE BANK: TOP OF BANK	LP LOW POINT
	—	—	SLOPE BANK: TOE OF BANK	PUE PUBLIC UTILITY EASEMENT

EARTHWORK VOLUMES	
CUT	39,200 CU. YDS.
FILL	29,400 CU. YDS.
NET EXPORT	9,800 CU. YDS.



WEST PARK S V 400, LLC  
LOT 3  
'DD'-MAPS-79  
APN: 496-100-029  
DOC. 2010-0068337

CITY OF ROSEVILLE  
LOT 12  
'CC'-MAPS-85  
APN: 496-100-012  
DOC. 2016-0012969



PLEASANT GROVE BLVD

PULTE HOME CO. LOT 1-A  
'CC'-MAPS-53  
APN: 496-030-011  
DOC. 2013-0087414

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:  
HORIZ. 1" = 40'  
VERT. 1" = N/A

BENCH MARK  
CITY OF ROSEVILLE B.M. 128  
3-1/4" BRASS DISK STAMPED 2018 PLS 8278, LOCATED ON THE NORTHEAST ANGLE POINT OF THE CONSPAN ON THE EAST SIDE OF WESTBROOK BLVD. BEING APPROX. 2000 FEET NORTH OF THE INTERSECTION WITH PLEASANT GROVE BLVD.

COMPUTED	DESIGNED	DRAWN	PROJ. ENGR.
DLF	SH	GB	

**MORTON & PITALO, INC.**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
Folsom • Fresno  
600 Coolidge Drive, Suite #140  
Folsom, CA 95630  
phone: (916) 984-7621  
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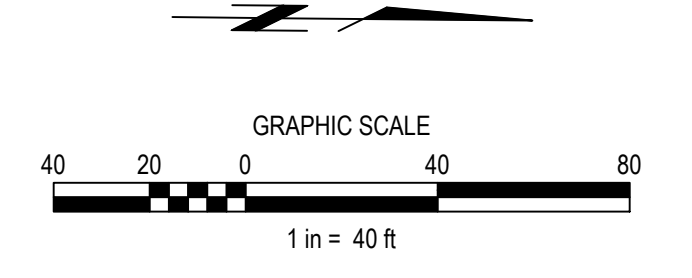
PRELIMINARY GRADING PLAN FOR  
**WESTPARK W-16**  
APN 496-010-001-000  
ROSEVILLE, CALIFORNIA

DATE	SHEET	OF
FEBRUARY 25, 2022	C1	2

**GRADING LEGEND**

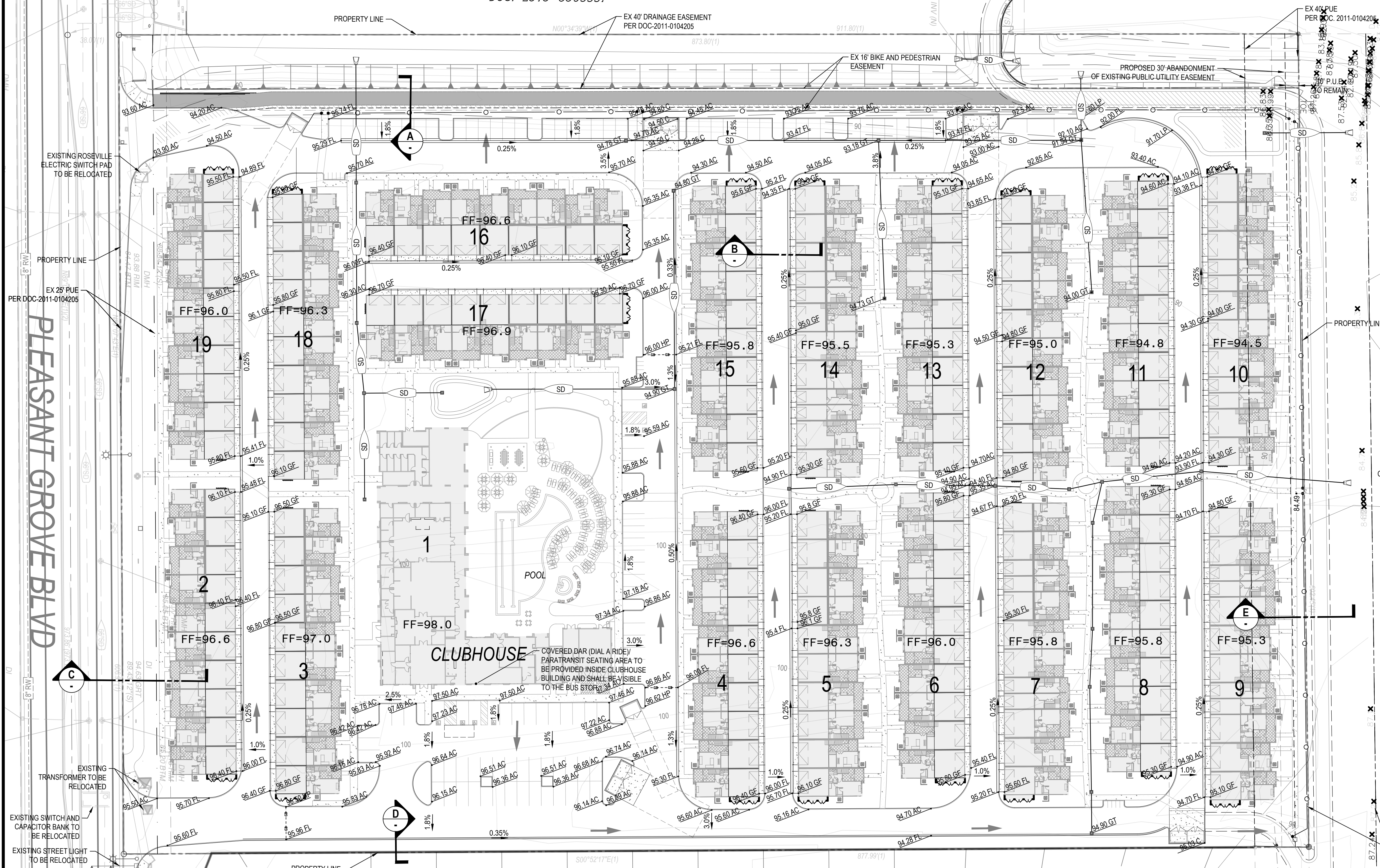
SYMBOLS:	EXISTING	PROPOSED	DESCRIPTION	ABBREVIATIONS
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	□	◐	STORM DRAIN INLET	C CONCRETE
	○	○	STORM DRAIN PIPE	E, EX EXISTING
	○	○	OVERLAND RELEASE DIRECTION	FF FINISH FLOOR
	— GB —	— GB —	GRADE BREAK	FL FLOWLINE
	2.0%	2.0%	DIRECTION OF DRAINAGE	GF GARAGE FLOOR
	—	—	FLOWLINE OF SWALE	GT GRATE
	—	—	RETAINING WALL	HP HIGH POINT
	—	—	SLOPE BANK: TOP OF BANK	LP LOW POINT
	—	—	SLOPE BANK: TOE OF BANK	PUE PUBLIC UTILITY EASEMENT

EARTHWORK VOLUMES	
CUT	39,200 CU. YDS.
FILL	29,400 CU. YDS.
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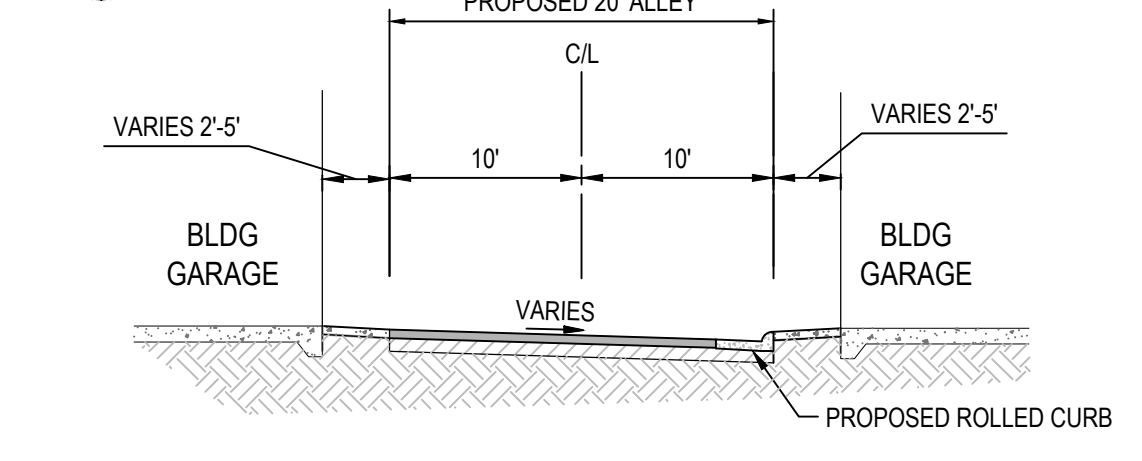


WEST PARK S V 400, LLC  
LOT 3  
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APN: 496-100-029  
DOC. 2010-0068337

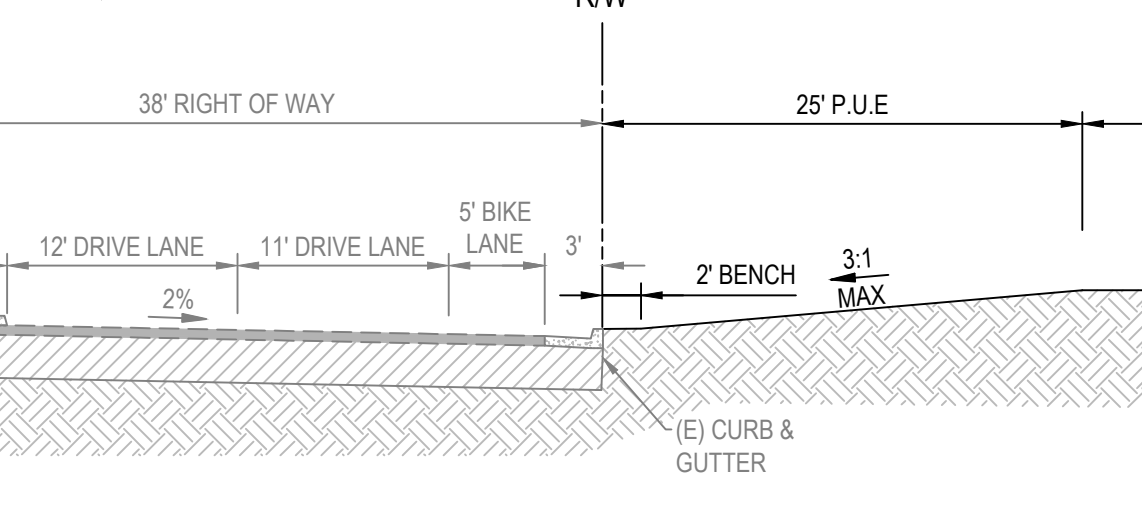
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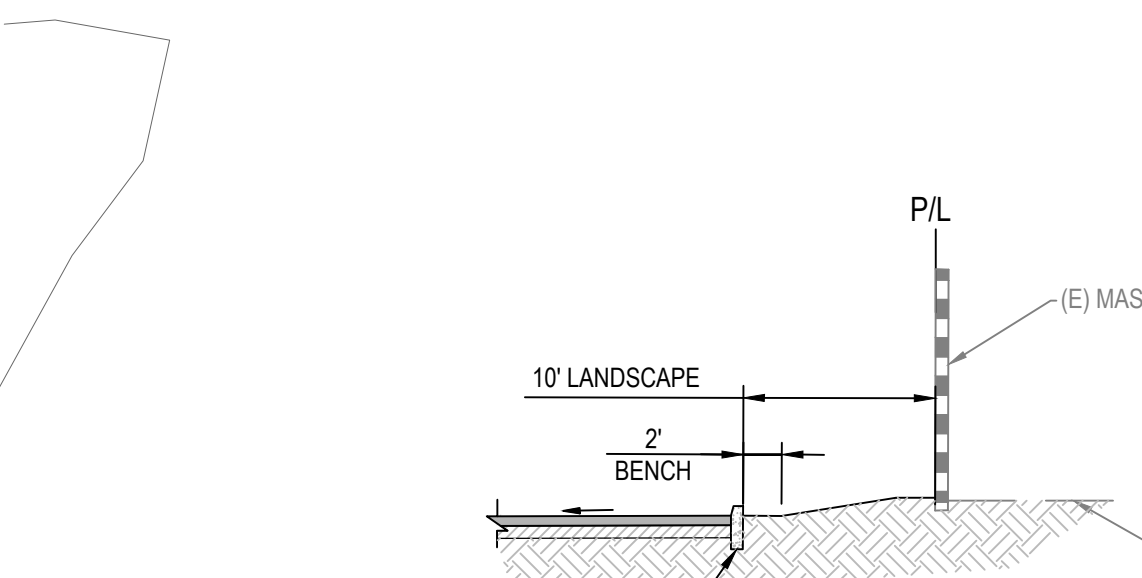
**A WEST BOUNDARY** NTS



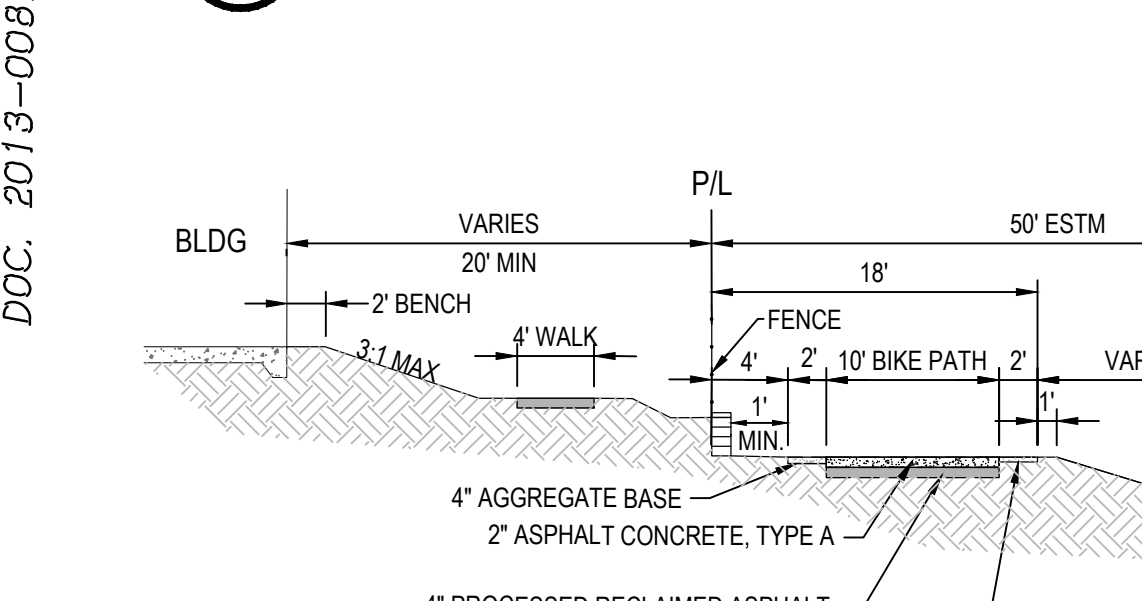
**B PRIVATE ALLEY** NTS



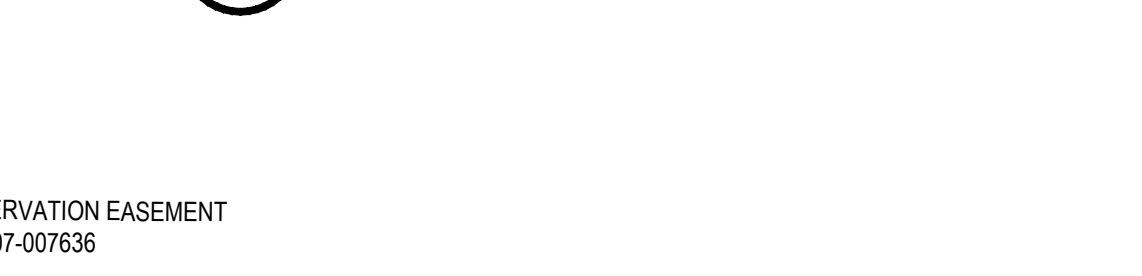
**C PLEASANT GROVE BOULEVARD** NTS



**D EAST BOUNDARY** NTS



**E NORTH BOUNDARY** NTS



PULTE HOME CO. LOT 1-A  
'CC'-MAPS-53  
APN: 496-030-011  
DOC. 2013-0087414

EX 50' CONSERVATION EASEMENT  
PER DOC. 2007-007636

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:  
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BENCH MARK  
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COMPUTED	DESIGNED	DRAWN	PROJ. ENGR.
DLF	SH	GB	

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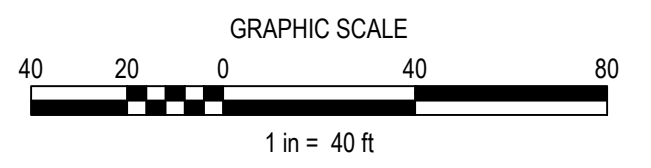
PRELIMINARY GRADING PLAN FOR  
**WESTPARK W-16**  
APN 496-010-001-000  
ROSEVILLE, CALIFORNIA

DATE: FEBRUARY 25, 2022  
SHEET: **C1**  
OF: **2**

NOT FOR CONSTRUCTION

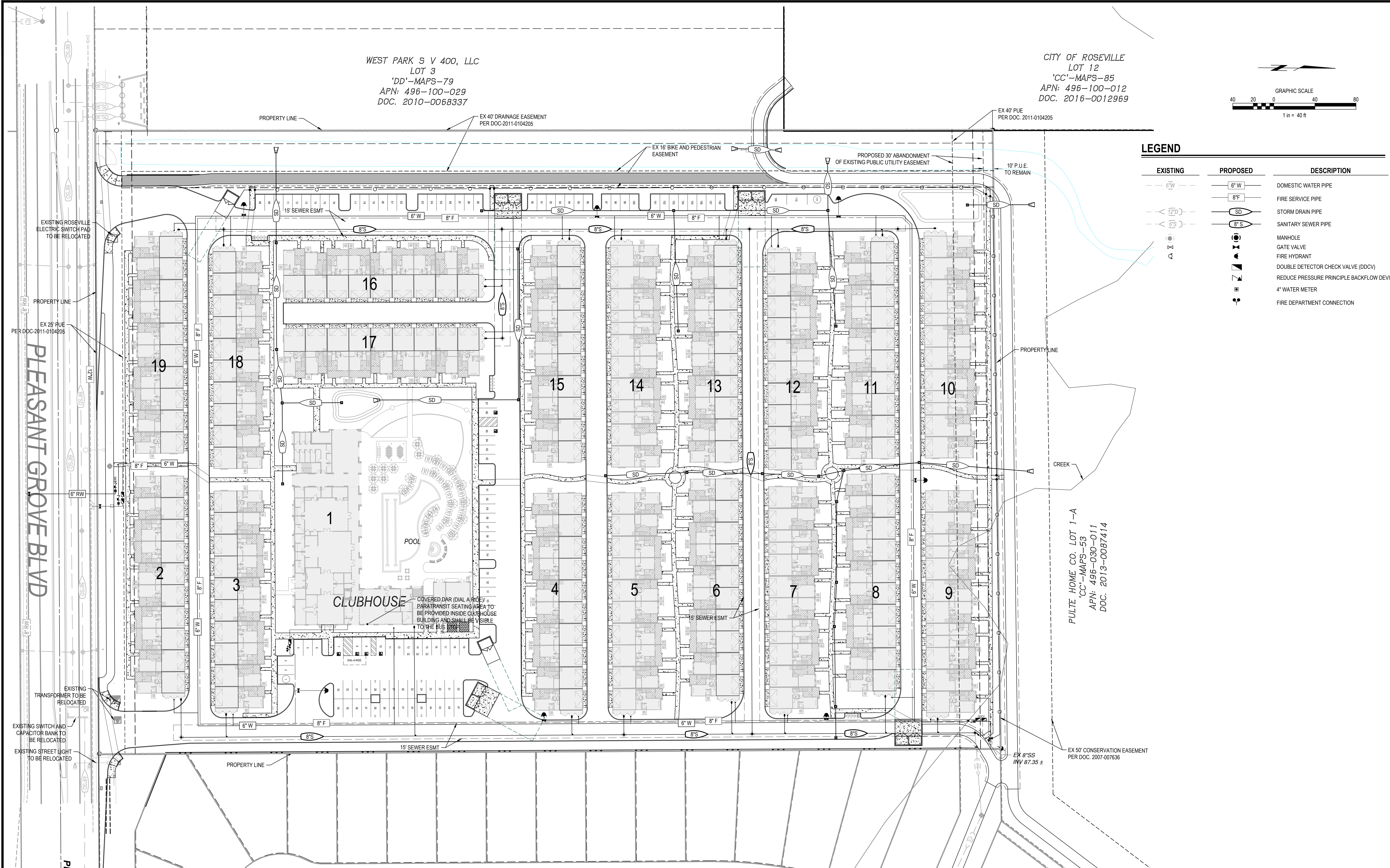
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CITY OF ROSEVILLE  
 LOT 12  
 'CC'-MAPS-85  
 APN: 496-100-012  
 DOC. 2016-0012969



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
6" W	6" W	DOMESTIC WATER PIPE
8" F	8" F	FIRE SERVICE PIPE
12" D	SD	STORM DRAIN PIPE
8" S	8" S	SANITARY SEWER PIPE
MANHOLE	MANHOLE	MANHOLE
GATE VALVE	GATE VALVE	GATE VALVE
FIRE HYDRANT	FIRE HYDRANT	FIRE HYDRANT
DOUBLE DETECTOR CHECK VALVE (DDCV)	DOUBLE DETECTOR CHECK VALVE (DDCV)	DOUBLE DETECTOR CHECK VALVE (DDCV)
REDUCE PRESSURE PRINCIPLE BACKFLOW DEVICE	REDUCE PRESSURE PRINCIPLE BACKFLOW DEVICE	REDUCE PRESSURE PRINCIPLE BACKFLOW DEVICE
4" WATER METER	4" WATER METER	4" WATER METER
FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION



PLEASANT GROVE BLVD

NOT FOR CONSTRUCTION

PULTE HOME CO. LOT 1-A  
 'CC'-MAPS-53  
 APN: 496-030-011  
 DOC. 2013-0087414

DWG: X:\2017\17-0037-01 WESTPARK W-16\DWG\PLAN\W-16-01-01.DWG | 1 | Sheet: 04-11-2022 09:58 AM | SHERBERG

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:  
 HORIZ. 1" = 40'  
 VERT. 1" = N/A

BENCH MARK  
 CITY OF ROSEVILLE B.M. 128  
 EL=96.120 (NGVD 88)

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COMPUTED	
DESIGNED	DLF
DRAWN	SH
PROJ. ENGR.	GB

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PRELIMINARY UTILITY PLAN FOR  
**WESTPARK W-16**  
 APN 496-010-001-000  
 ROSEVILLE, CALIFORNIA

DATE	APRIL 7, 2022
SHEET	C2
OF	2

PLEASANT GROVE BOULEVARD

SEE SHEET L 1.4

MATCH LINE

PLANT SCHEDULE

TREES	CODE
	ARB STR
	ARB MAR
	GED DEO
	CER FOR
	COR FLO
	LAG CAT
	LAG NAT
	PIN ELD
	PIS KEI
	PLA COL
	PRU CAR
	PRU SER
	ULM TRU

SEE SHEET L1.5 FOR FULL PLANT SCHEDULE

SEE SHEET L 1.2

MATCH LINE



JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET  
AUBURN, CALIFORNIA 95603  
(530) 885-0040  
FAX (530) 885-0042  
www.yamasaki-la.com

WESTPARK W16 APARTMENTS  
LANDSCAPE DEVELOPMENT PLANS  
PLEASANT GROVE BOULEVARD  
ROSEVILLE, CALIFORNIA

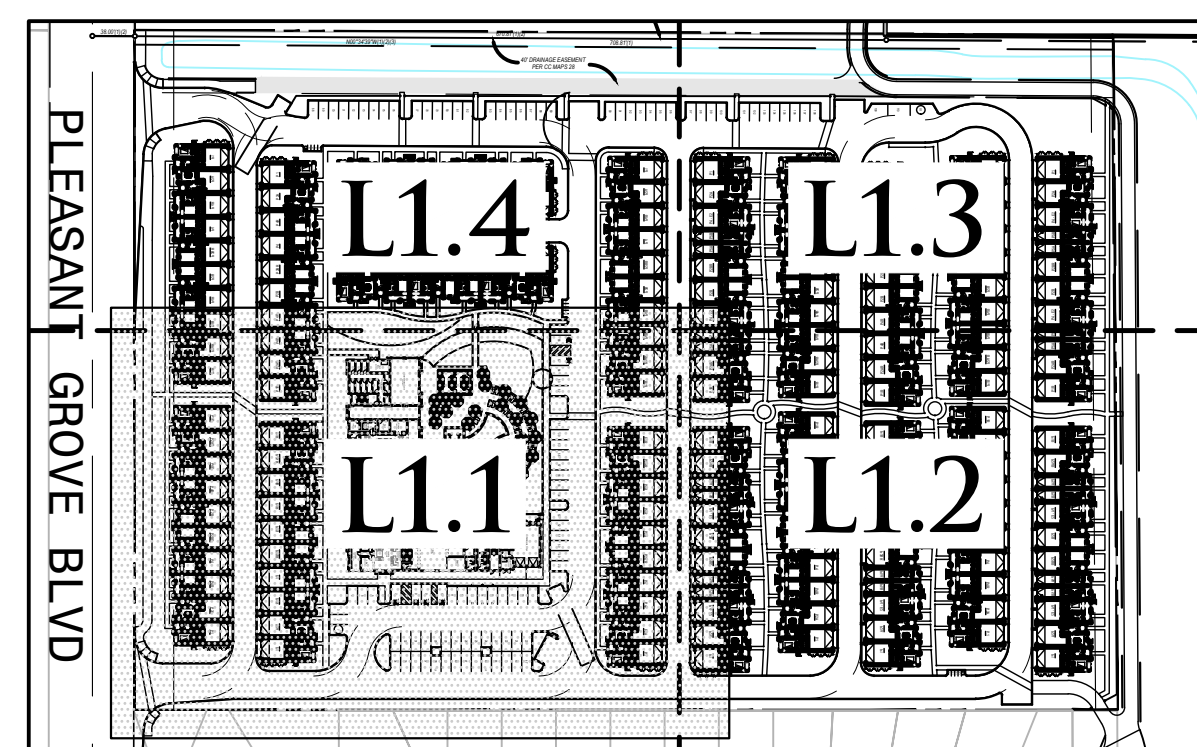
These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Sheet Title  
PLANTING PLAN A

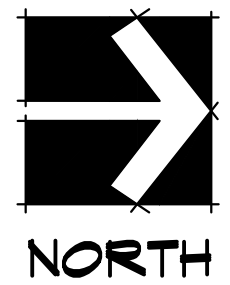
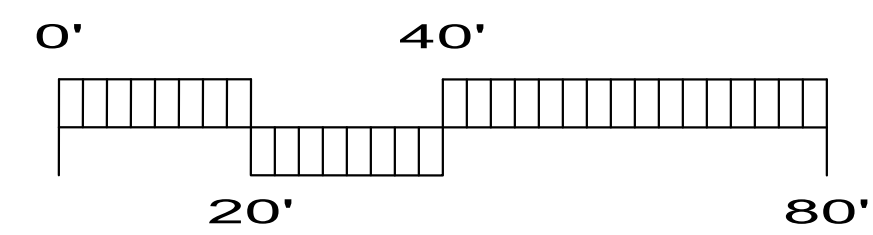


No.	Date	Revision
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Project Mgr.: JMA Sheet No.:  
 Drawn By: JMA  
 Scale: 1"=20'-0" L1.1  
 Date: 4/2/21  
 File Name: W16 PL of \_\_\_\_\_ sheets



VICINITY MAP



S:\016\Westpark W16 Apartments\DWG\A\DWG\PL\PL.dwg (L1.1) 2021 04/02 09:58 AM by: Jeff Ambrosia







PLEASANT GROVE BOULEVARD

2'(1)(2)

N00°34'39"W(1)(2)(3)

670.81'(1)(2)

708.81'(1)

40' DRAINAGE EASEMENT  
PER CC MAPS 28

PLANT SCHEDULE

TREES	CODE
	ARB STR
	ARB MAR
	GED DEO
	CER FOR
	COR FLO
	LAG CAT
	LAG NAT
	PIN ELD
	PIS KEI
	PLA COL
	PRU CAR
	PRU SER
	ULM TRU

SEE SHEET L1.5 FOR FULL  
PLANT SCHEDULE

SEE SHEET L1.3  
MATCH LINE

MATCH LINE

SEE SHEET L1.1



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WESTPARK W16 APARTMENTS  
LANDSCAPE DEVELOPMENT PLANS  
PLEASANT GROVE BOULEVARD  
ROSEVILLE, CALIFORNIA

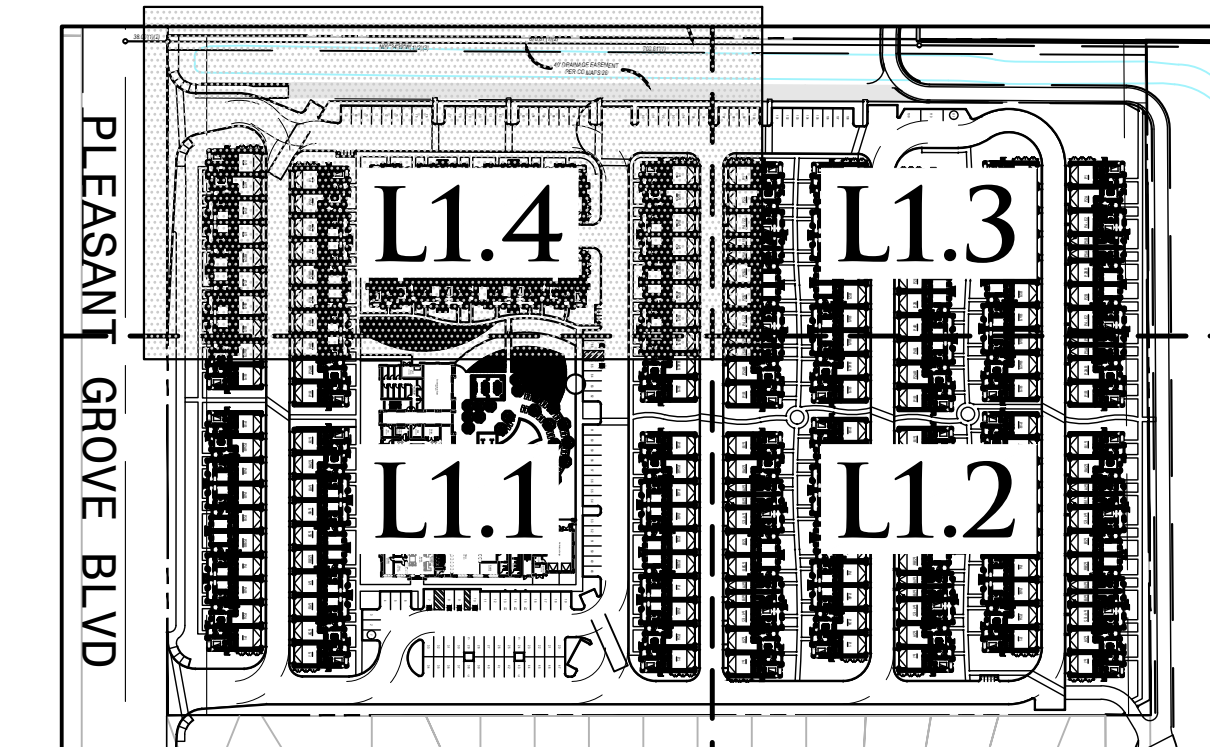
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Sheet Title  
PLANTING PLAN D

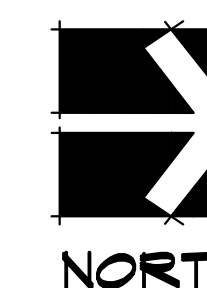
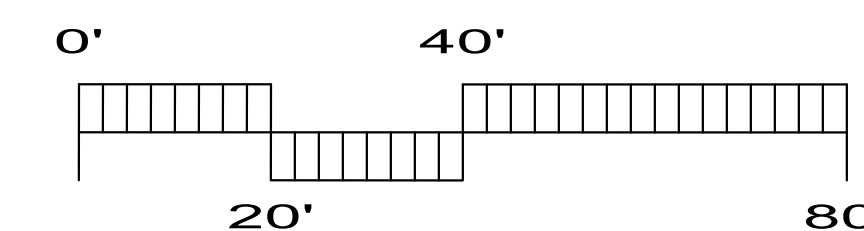


No.	Date	Revision
▲		
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Project Mgr.: JMA Sheet No.:  
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Date: 4/2/21  
File Name: W16 PL of \_\_\_\_\_ sheets

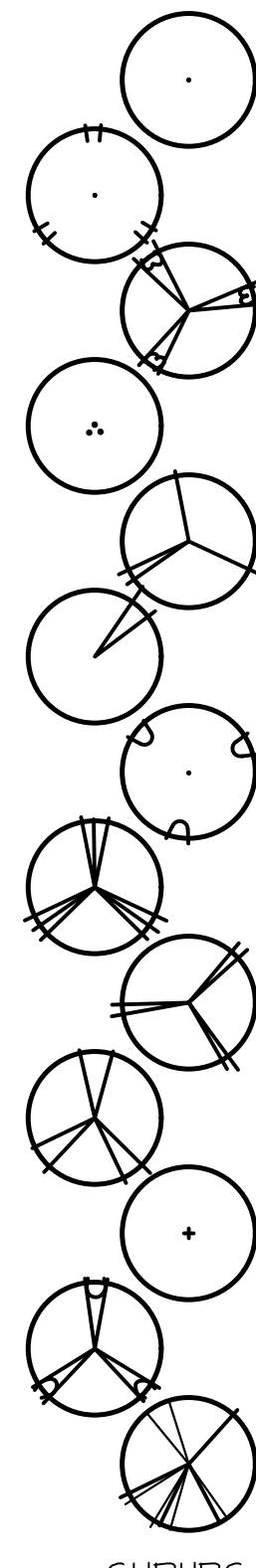


VICINITY MAP



S:\CWA\Westpark W16 Apartments\DWG\A\DWG\W16\_PL.dwg (L1.4) 28 Feb 2022 8:37 PM by: jeff.ambrosia

PLANT SCHEDULE



SHRUBS

TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	ARB STR	Arbutus unedo Standard / Strawberry Tree	24"box
	ARB MAR	Arbutus x 'Marina' / Marina Strawberry Tree	24"box
	CED DEO	Cedrus deodara / Deodar Cedar	15 gal
	CER FOR	Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud	15 gal
	COR FLO	Cornus florida / Flowering Dogwood	15 gal
	LAG CAT	Lagerstroemia indica 'Catanba' / Catanba Grape Myrtle	15 gal
	LAG NAT	Lagerstroemia indica x fauriei 'Natchez' / Natchez Grape Myrtle	24"box
	PIN ELD	Pinus eldarica / Mondell Pine	15 gal
	PIS KEI	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	24"box
	PLA COL	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree	15 gal
	PRU CAR	Prunus caroliniana / Carolina Laurel Cherry	24"box
	PRU SER	Prunus serrulata 'Kanzan' / Japanese Flowering Cherry	24"box
	ULM TRU	Ulmus parvifolia 'True Green' / True Green Lacebark Elm	24"box
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	BER HEL	Berberis thunbergii 'Helmond Pillar' / Columnar Red Barberry	5 gal
	CAL LIT	Callistemon citrinus 'Little John' / Dwarf Bottle Brush	1 gal
	CAR ELI	Carpenteria californica 'Elizabeth' / Bush Anemone	5 gal
	CIS PUR	Cistus x purpureus / Orchid Rockrose	5 gal
	DIA LIT	Dianella revoluta 'Little Rev' / Little Rev Flax Lily	1 gal
	DIE BIC	Dietes bicolor / Fortnight Lily	5 gal
	DOD PUR	Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush	5 gal
	GRE NOE	Grevillea x 'Noellii' / Grevillea	5 gal
	HEM ORO	Hemerocallis x 'Stella de Oro' / Yellow Daylily	1 gal
	LAV PRO	Lavandula x intermedia 'Provence' / Provence French Lavender	1 gal
	LOR SIZ	Loropetalum chinense 'Sizzling Pink' / Sizzling Pink Fringe Flower	5 gal
	MAH COM	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	1 gal
	MAH SOF	Mahonia eurybracteata 'Soft Caress' / Soft Caress Mahonia	1 gal
	NAN BLU	Nandina domestica 'Blush Pink' / Heavenly Bamboo	1 gal
	NAN COM	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	1 gal
	PHO MAO	Phormium tenax 'Maori Maiden' / New Zealand Flax	5 gal
	PHO FRA	Photinia x fraseri / Photinia	5 gal
	SAL GRE	Salvia greggii 'Heatwave Blaze' / Heatwave Blaze Salvia	1 gal

GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	
	LOM BRE	Lomandra longifolia 'Breeze' / Dwarf Mat Rush	1 gal	
	MUH REG	Muhlenbergia capillaris 'Regal Mist' / Pink Muhly	1 gal	
	MUH RIG	Muhlenbergia rigens / Deer Grass	1 gal	
VINES	CODE	BOTANICAL / COMMON NAME	SIZE	
	CLY CAL	Clytostoma callistegioides / Violet Trumpet Vine	5 gal	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING
	ARC ECP	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	36" o.c.
	CEA YAN	Ceanothus griseus horizontalis 'Yankee Point' / California Lilac	1 gal	60" o.c.
	ROS DNA	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 gal	48" o.c.
	TRA JAS	Trachelospermum jasminoides / Star Jasmine	1 gal	48" o.c.
SYNTHETIC TURF	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING
	SYN TUR	Synthetic Turf	sod	

PLANTING STATEMENT

The landscape plant palette consists of low water use shrubs, ground covers, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, ground covers, and grasses.

Plant design varies in form, texture and color. Informal planting patterns are preferred over uniform symmetrical planting patterns. Use of flowering trees and colorful plantings have been located at pedestrian and driveway entries. Planting design takes ease of maintenance into consideration by minimizing some of the following: plant material that may attract or harbor pests/disease; trees that drop extreme amounts of litter (e.g. Liquidambar, fruit trees, etc.); plant material with a mature size larger than the space provided for growth; perennial plants that die back in winter months.

All planted areas shall be properly amended, compacted and finish graded prior to planting. A pre-emergent herbicide will be installed in all shrub and groundcover planting areas to control weeds. All landscape areas will be top dressed with a 3-inch depth of shredded bark mulch (no shredded Redwood).

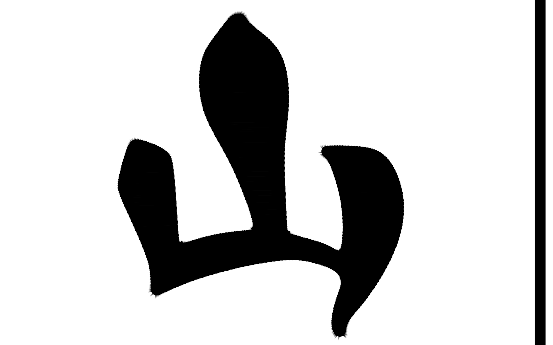
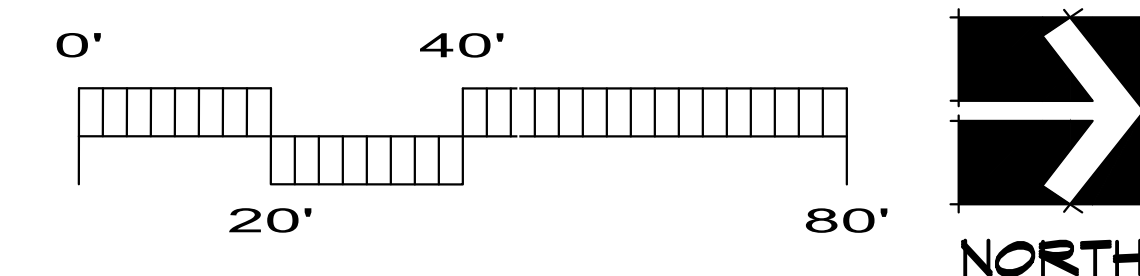
Shrubs and ground covers will be no less than 1-gallon size. Trees no less than 24" box size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

IRRIGATION STATEMENT

The irrigation system will be serviced by a new point of connection. The irrigation design will consist of low volume point source drip irrigation. 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%
ARB. MAR.			2 (157) = 315	
PIS. KEI.		1 (707) = 707	9 (481) = 4,329	
PLA. COL.	2 (962) = 1,924		13 (481) = 6,253	
ULM. TRU.	5 (962) = 4,810		6 (481) = 2,886	
PARKING LOT AREA	37,984 s.f.			
SHADE REQUIRED (50%)	18,992 s.f.			
TOTAL SHADE	21,224 s.f.			
PERCENT SHADE	56%			



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LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET  
AUBURN, CALIFORNIA 95603  
(530) 885-0040  
FAX (530) 885-0042  
www.yamasaki-la.com

WESTPARK W16 APARTMENTS  
LANDSCAPE DEVELOPMENT PLANS  
PLEASANT GROVE BOULEVARD  
ROSEVILLE, CALIFORNIA

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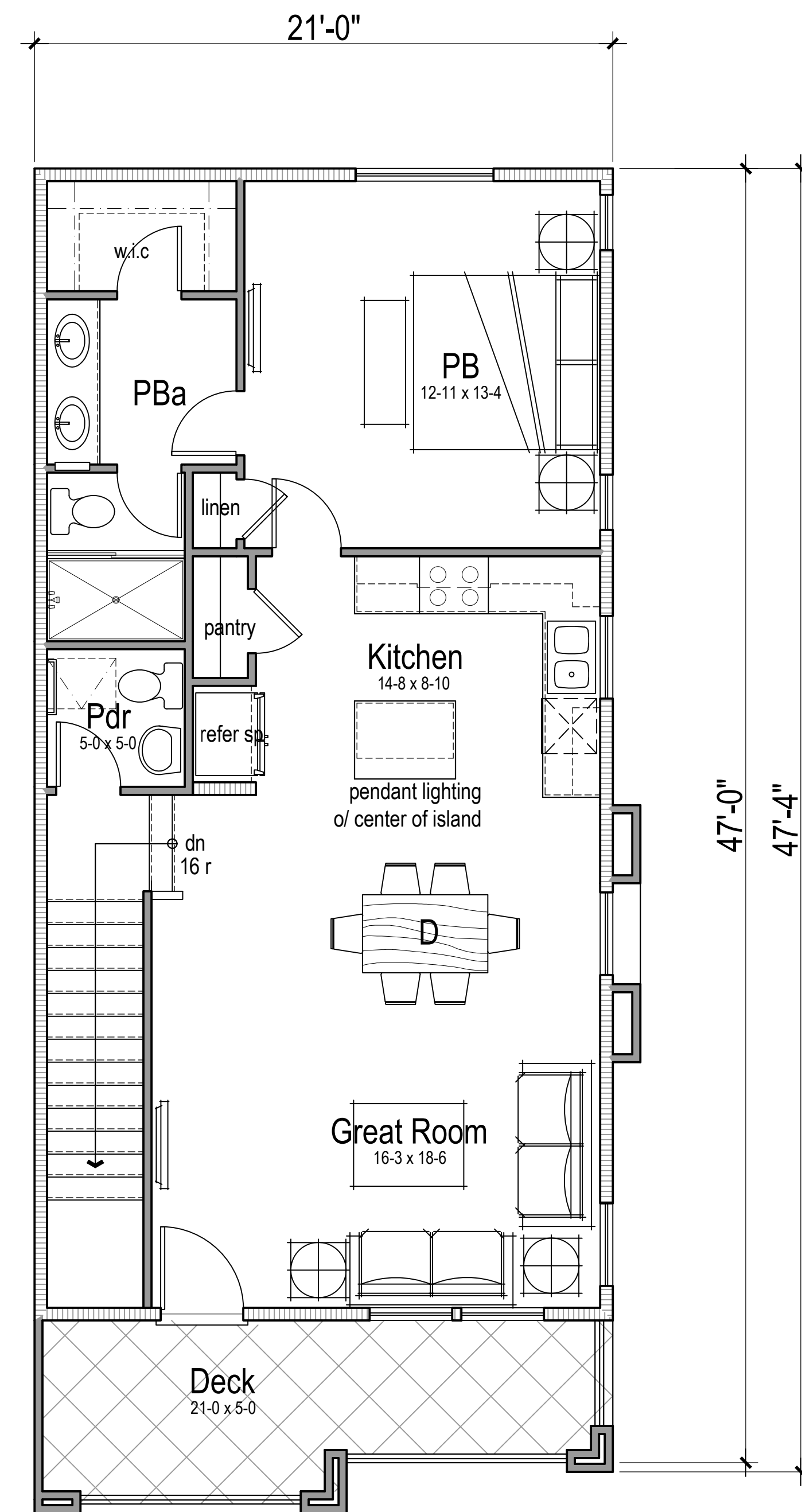
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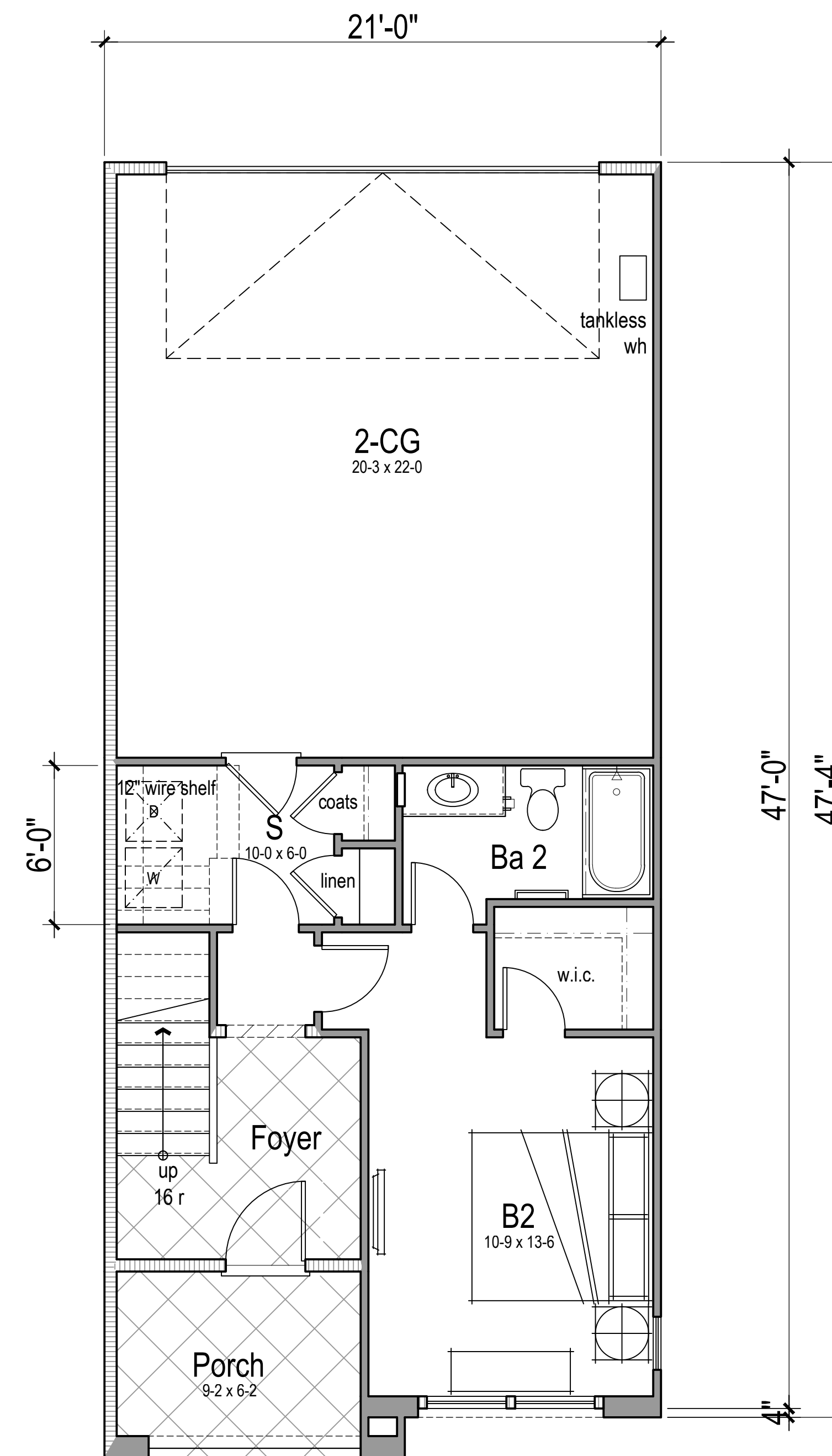
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Drawn By: JMA  
Scale: **L1.5**  
Date: 4/2/21  
File Name: W16 PL of \_\_\_\_\_ sheets

S:\049\Westpark W16 Apartments\DWG\A\DWG\W16\_PL.sch.dwg 2022 03:37 PM by: Jeff Ambrosia



**Second Floor Plan 1**  
Floor Area: 836 sqft



**First Floor Plan**  
Floor Area: 407 sqft  
Total Floor Area: 1,243 sqft



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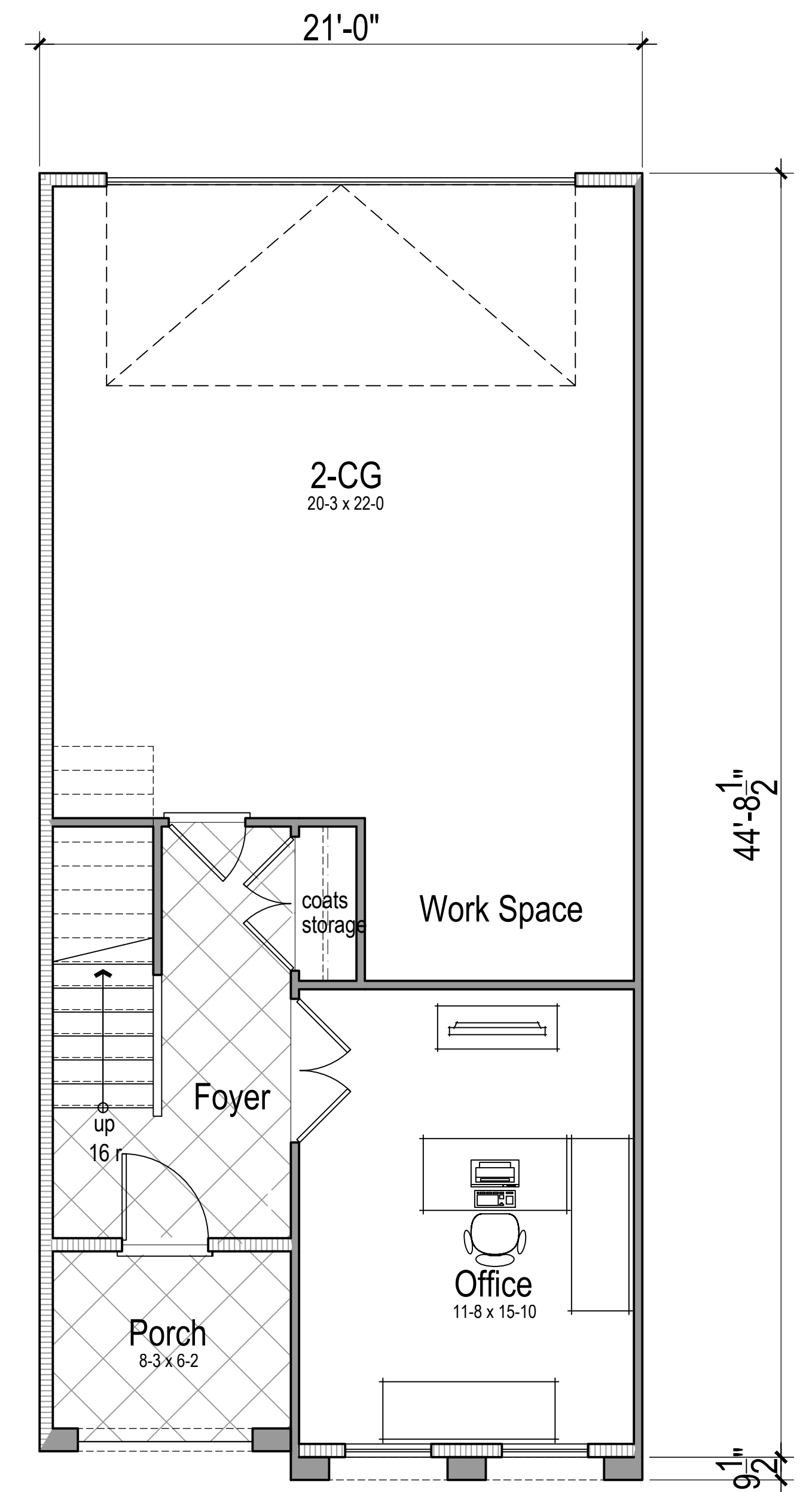
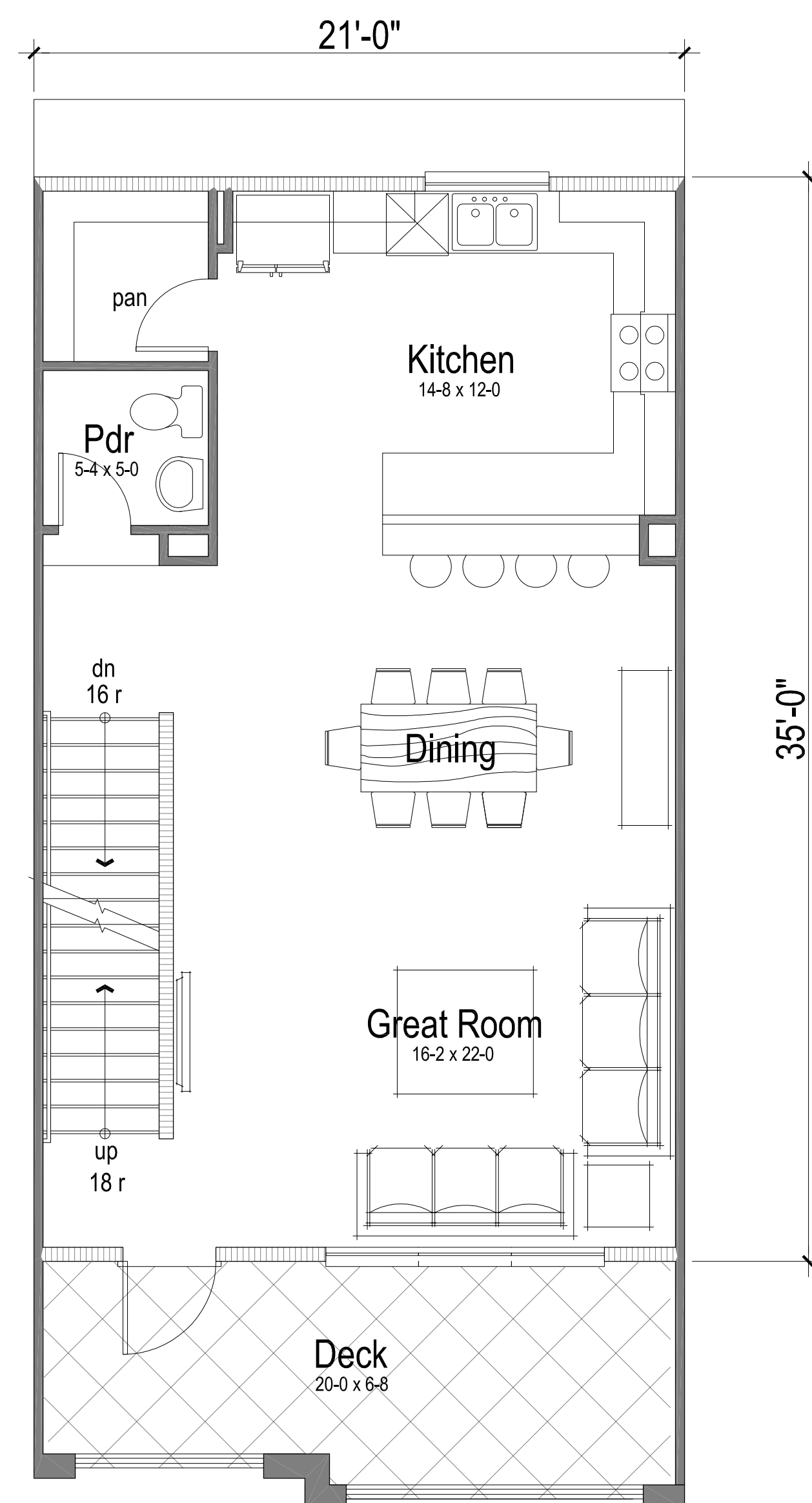
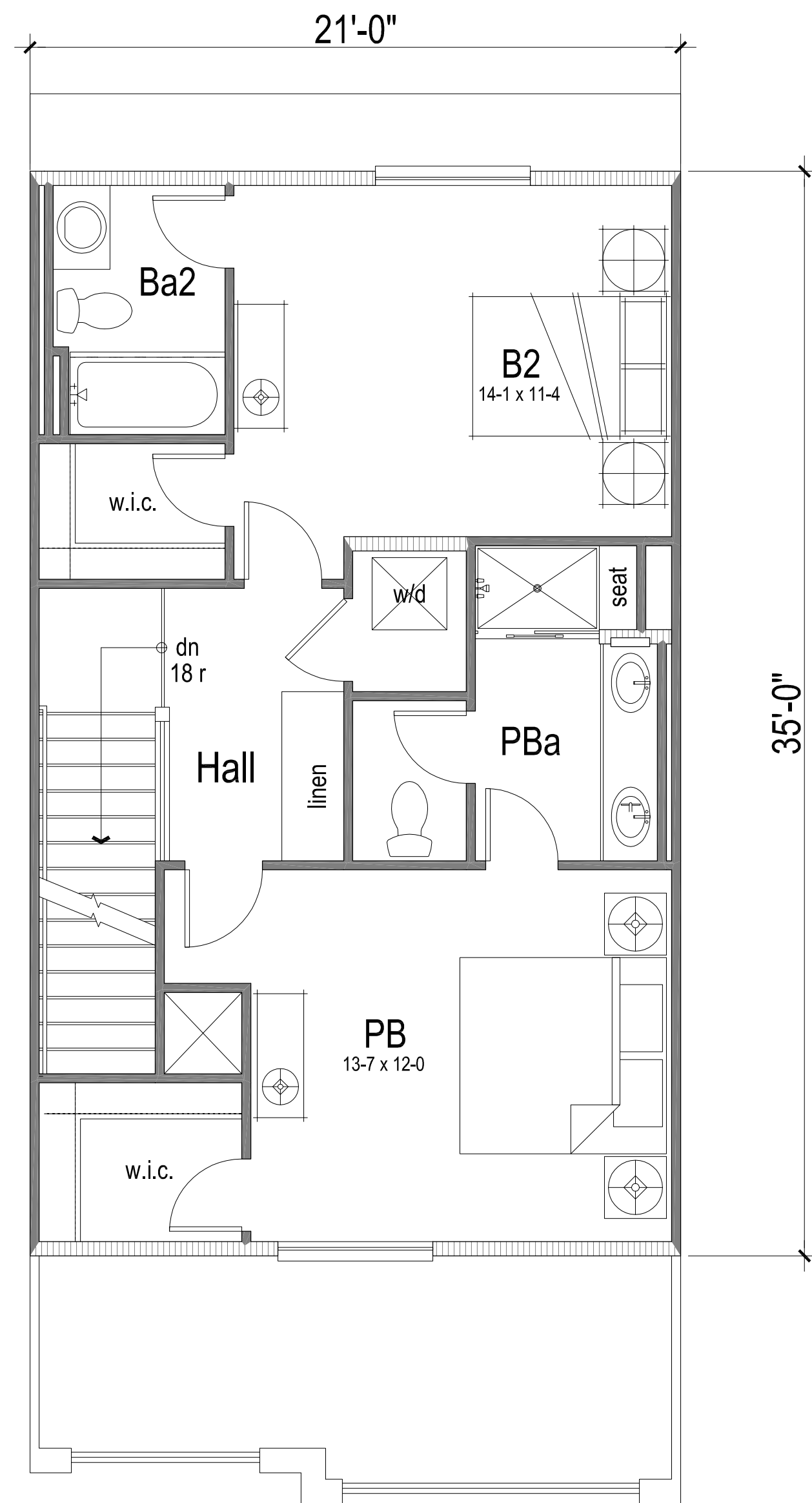
**W-16 WEST ROSEVILLE**

ROSEVILLE, CA # 2020-0872

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UNIT PLANS\_PLAN 1

**A2.1**



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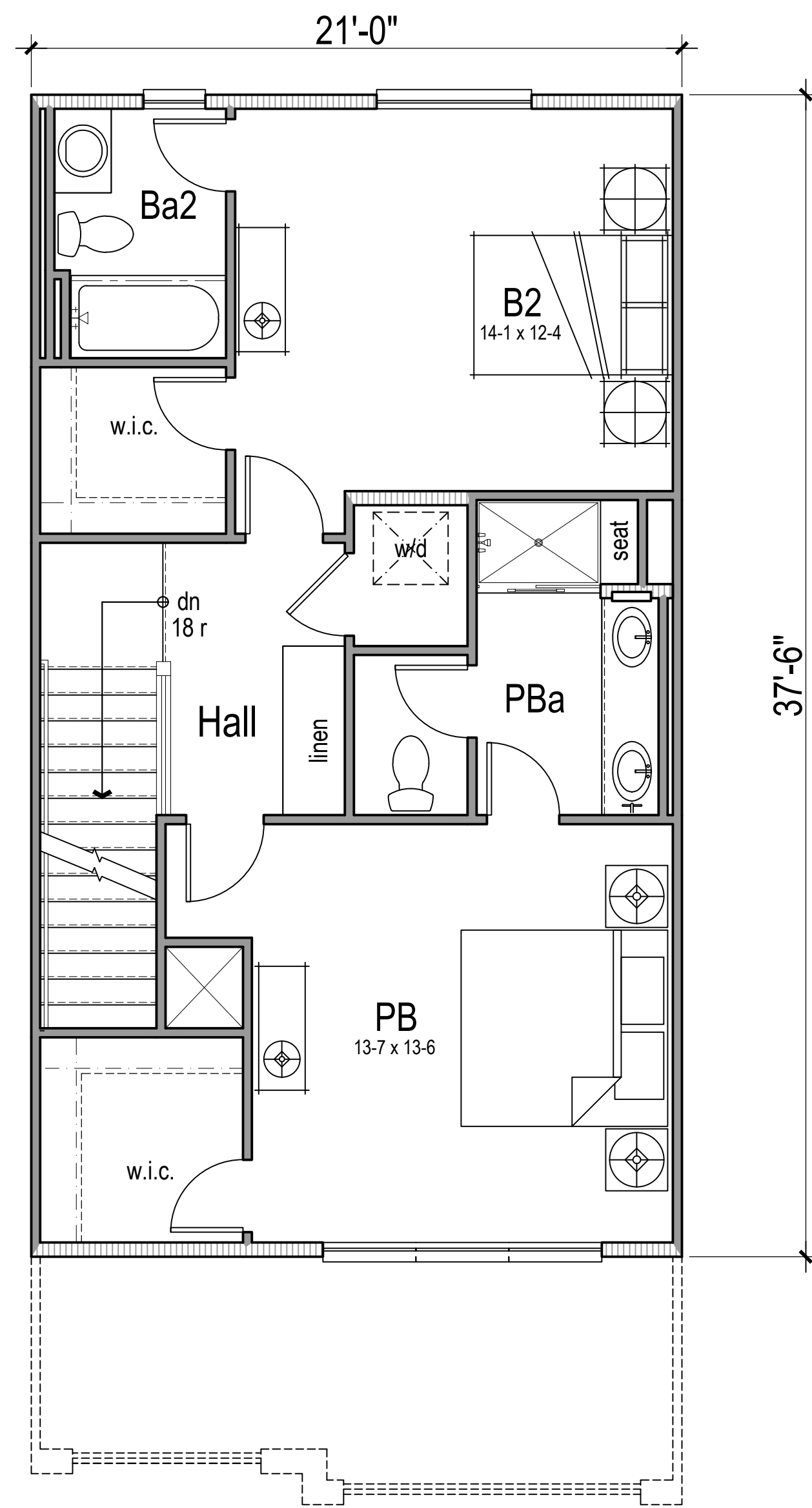
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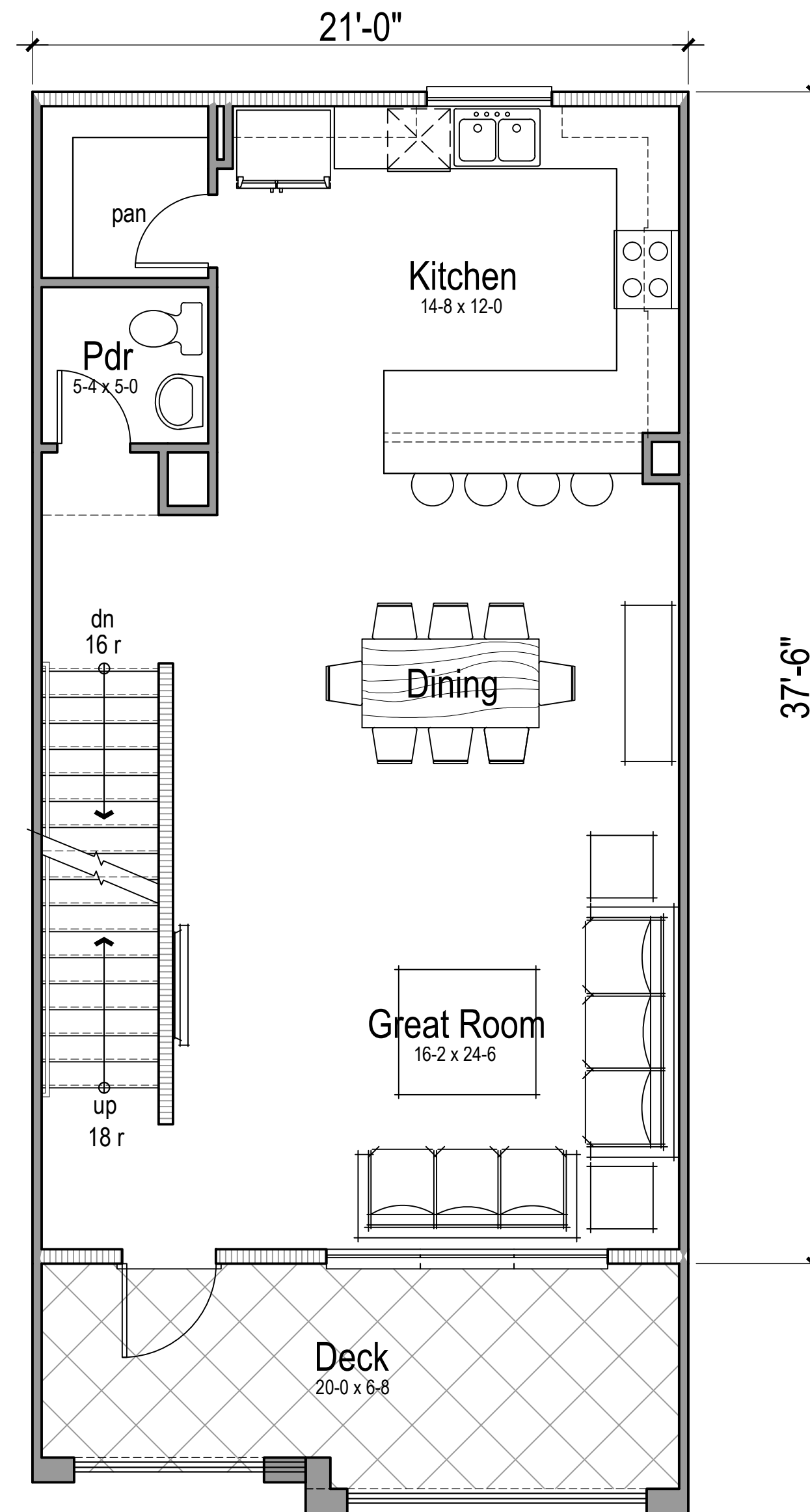
CONCEPTUAL DESIGN  
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UNIT PLANS\_PLAN 2A

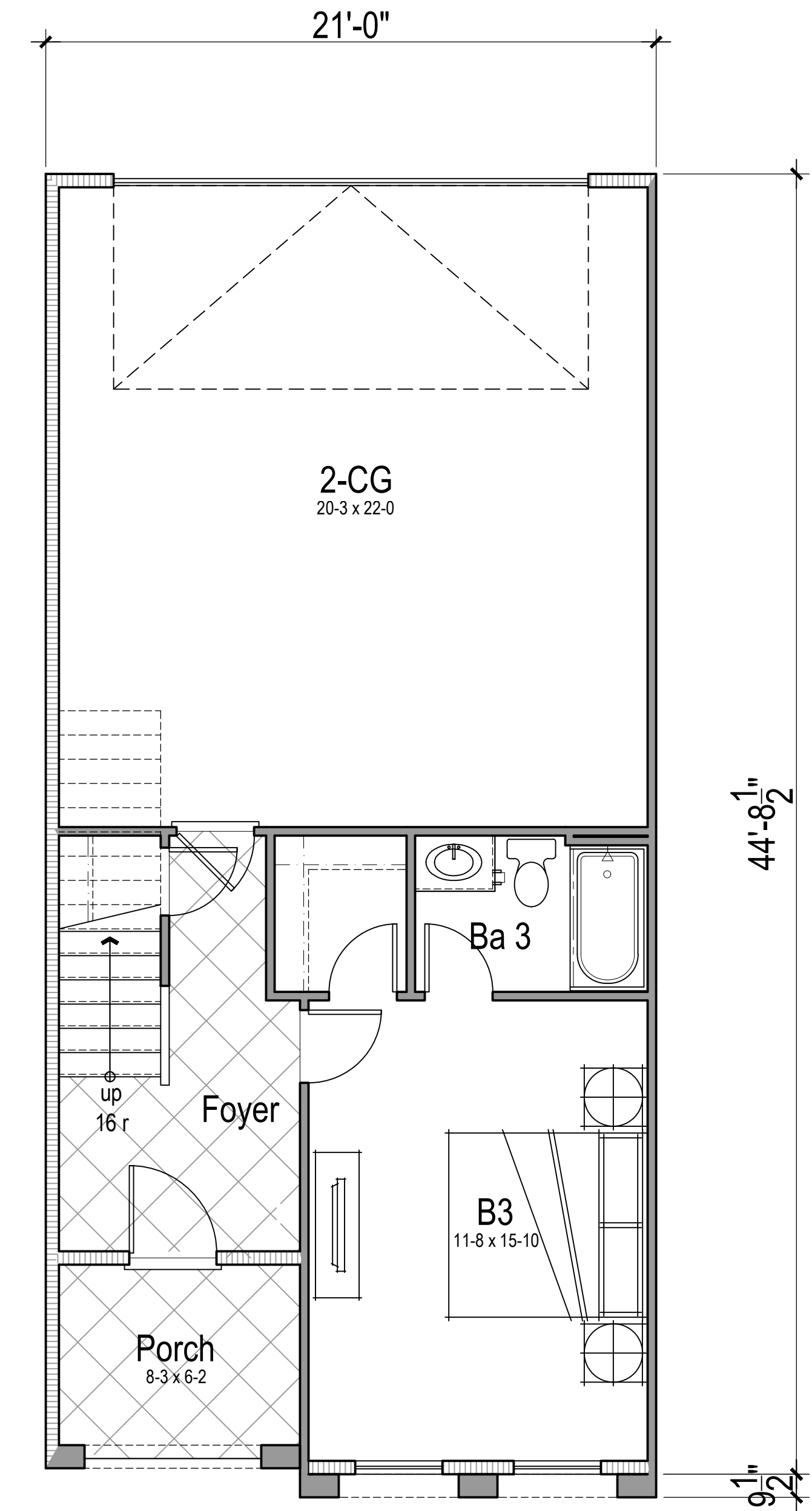
**A2.2a**



**Third Floor Plan 2B**  
Floor Area: 726 sqft



**Second Floor Plan 2B**  
Floor Area: 735 sqft



**First Floor Plan 2B**  
Floor Area: 279 sqft  
Total Floor Area: 1,740 sqft



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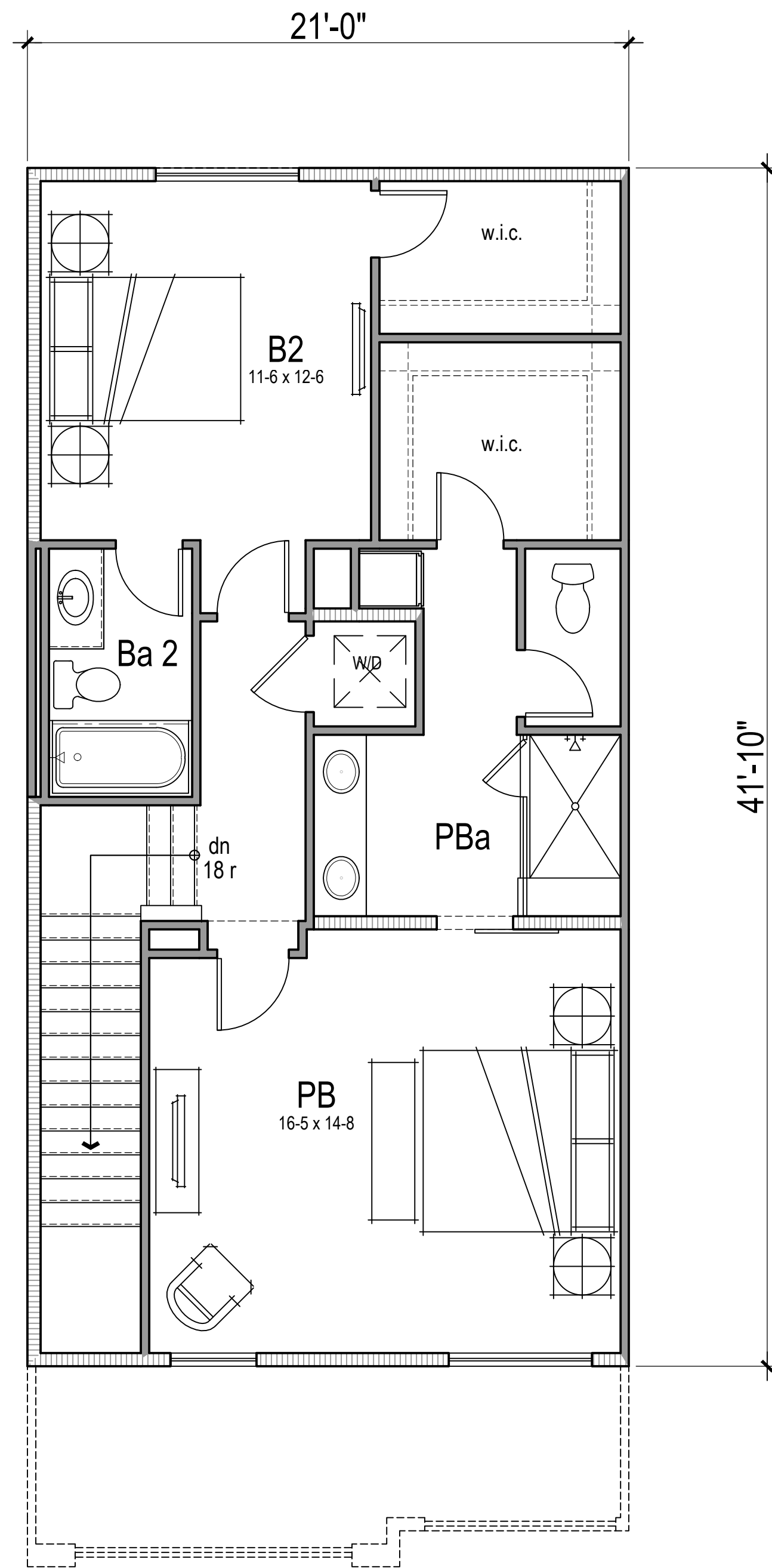
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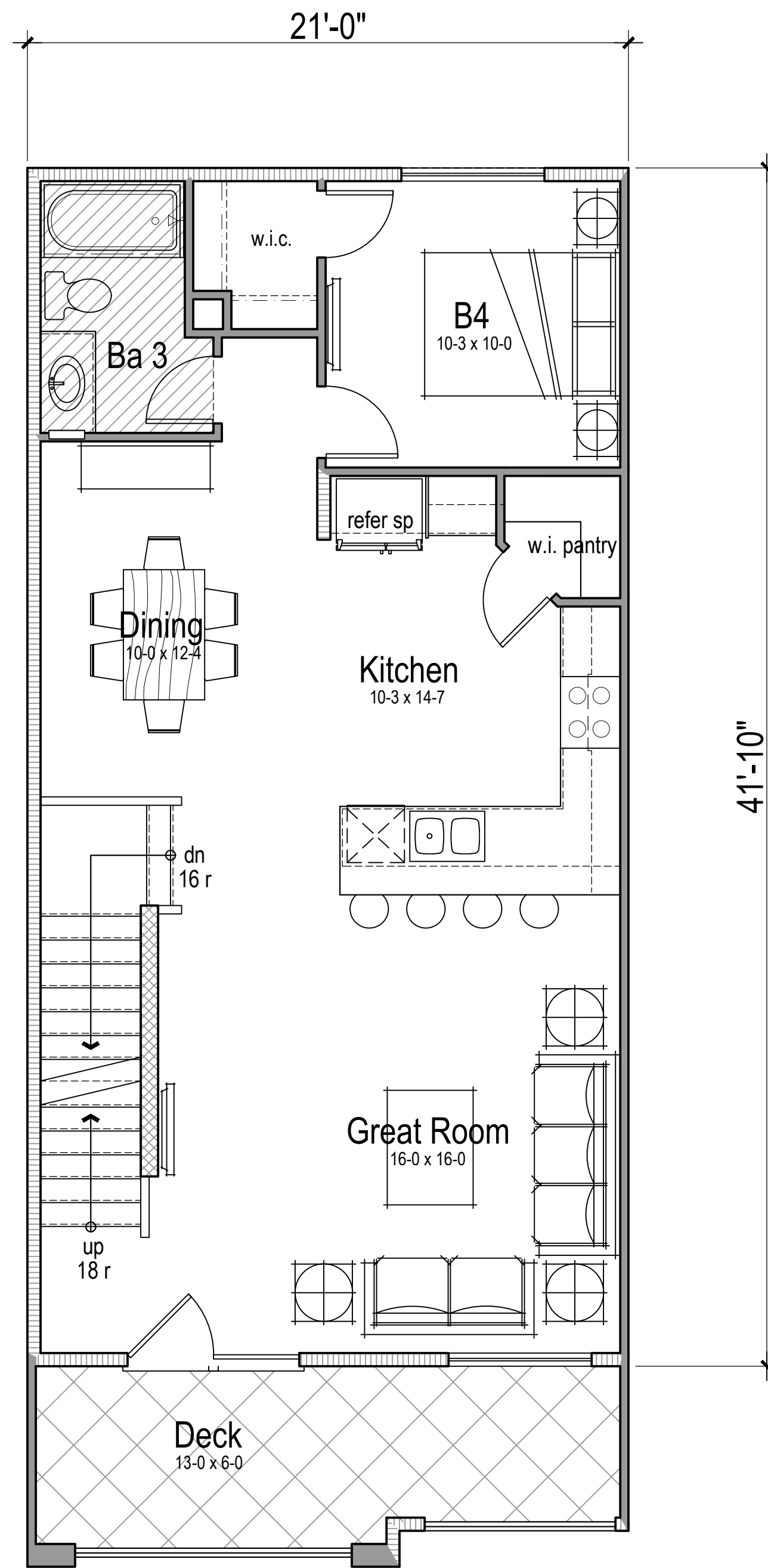
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UNIT PLANS\_PLAN 2B

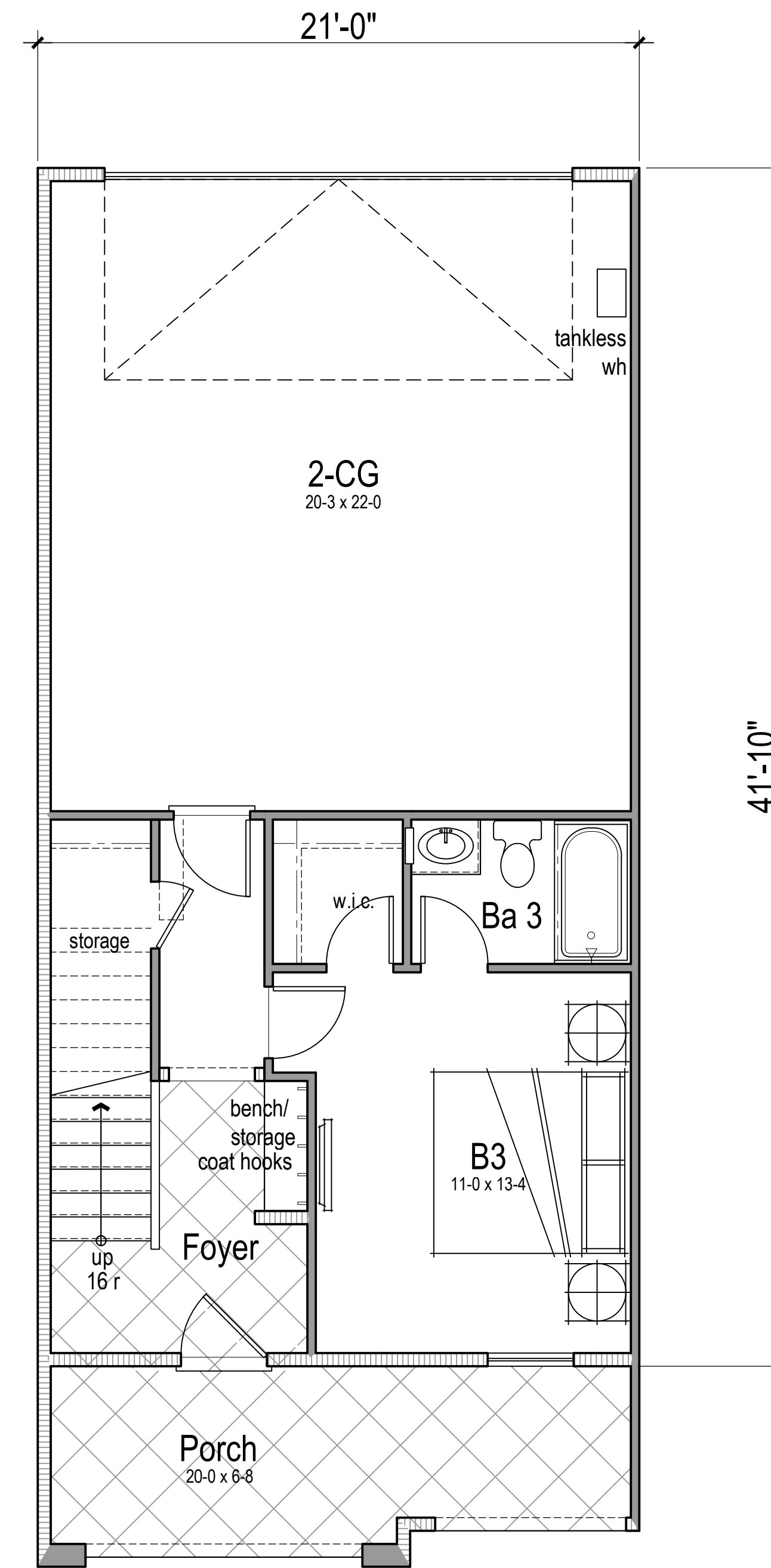
**A2.2b**



**Third Floor Plan**  
Floor Area: 736 sqft



**Second Floor Plan 4**  
Floor Area: 825 sqft



**First Floor Plan 4**  
Floor Area: 385 sqft  
Total Floor Area: 1,946 sqft



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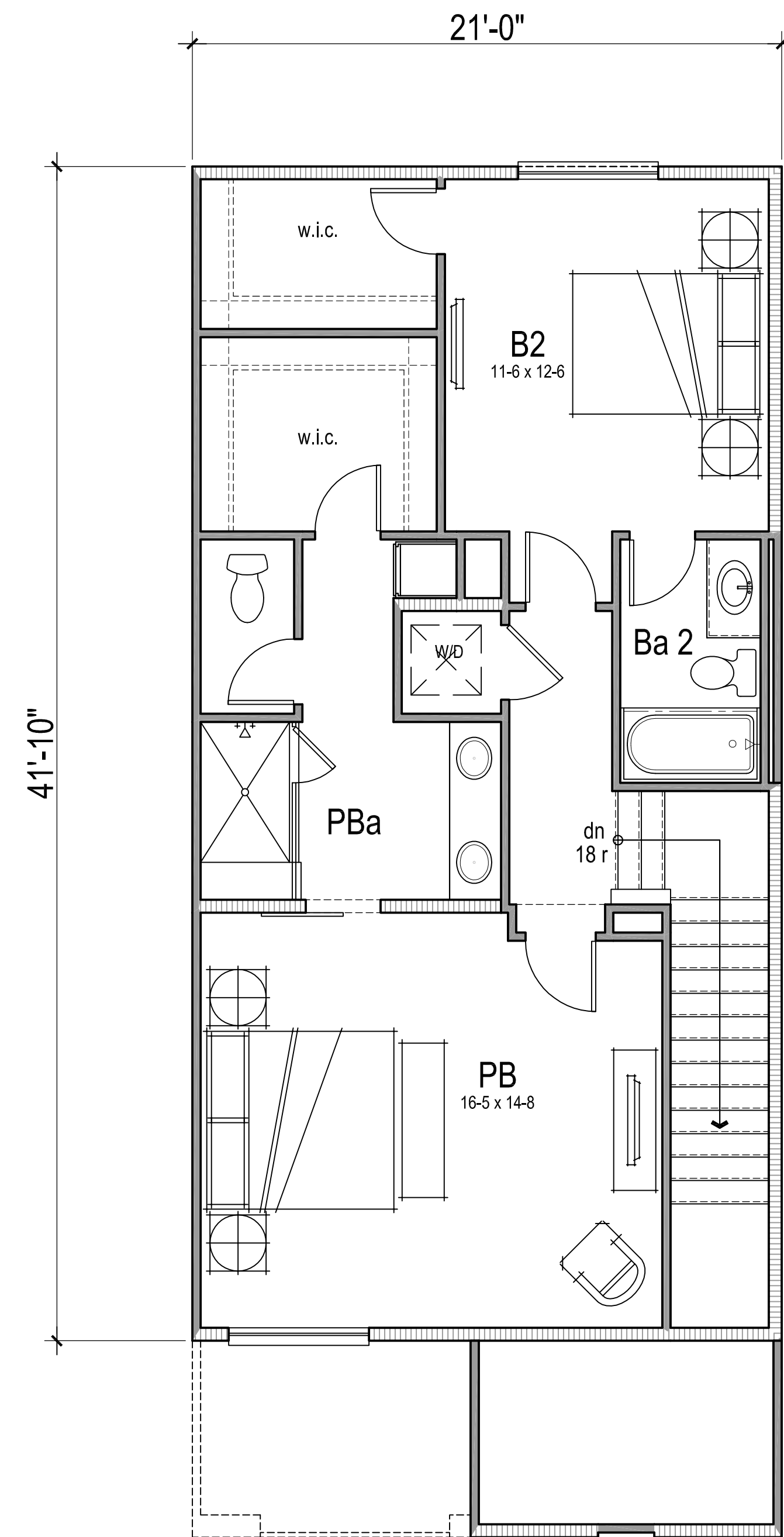
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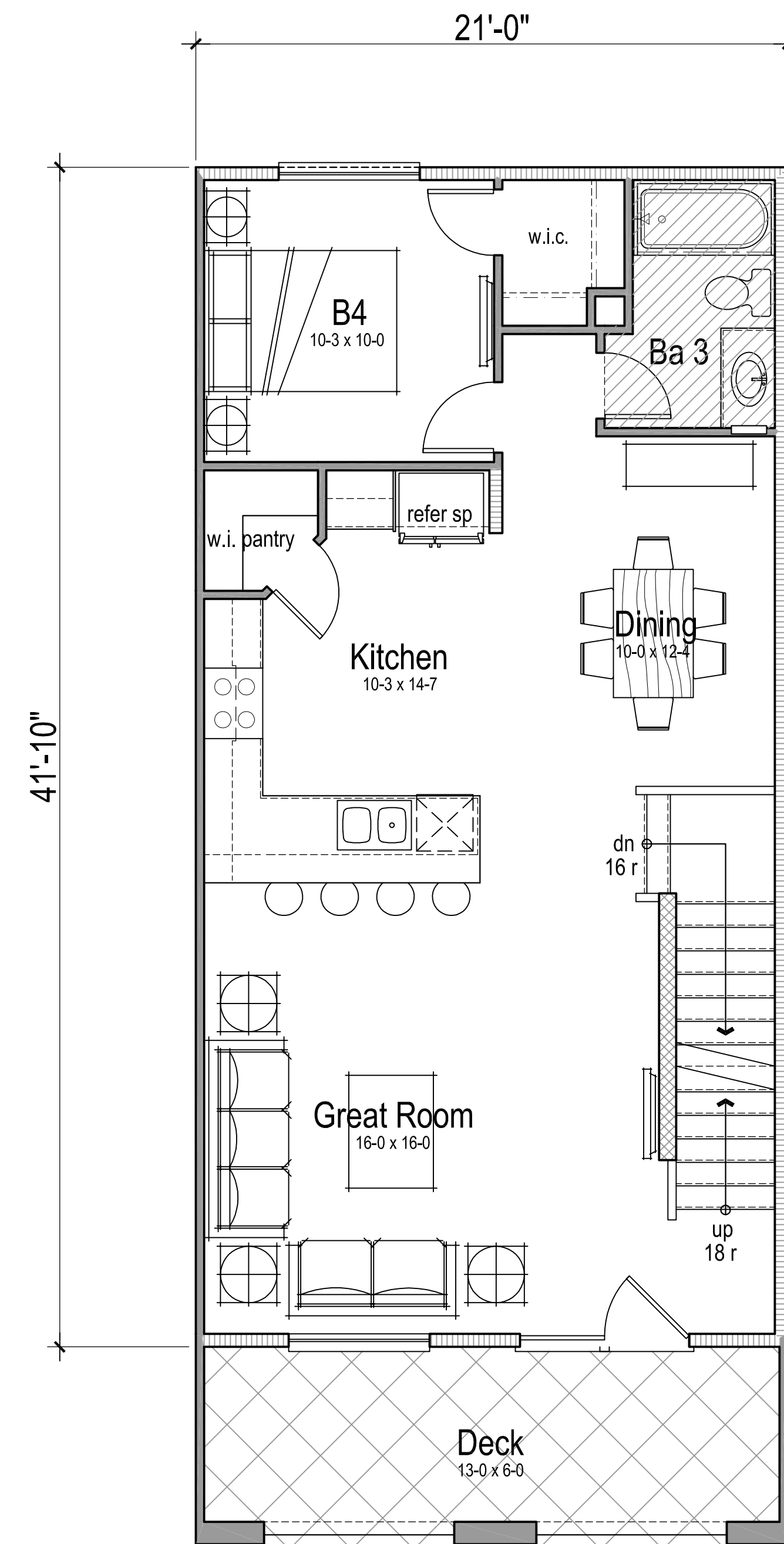
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UNIT PLANS\_PLAN 4

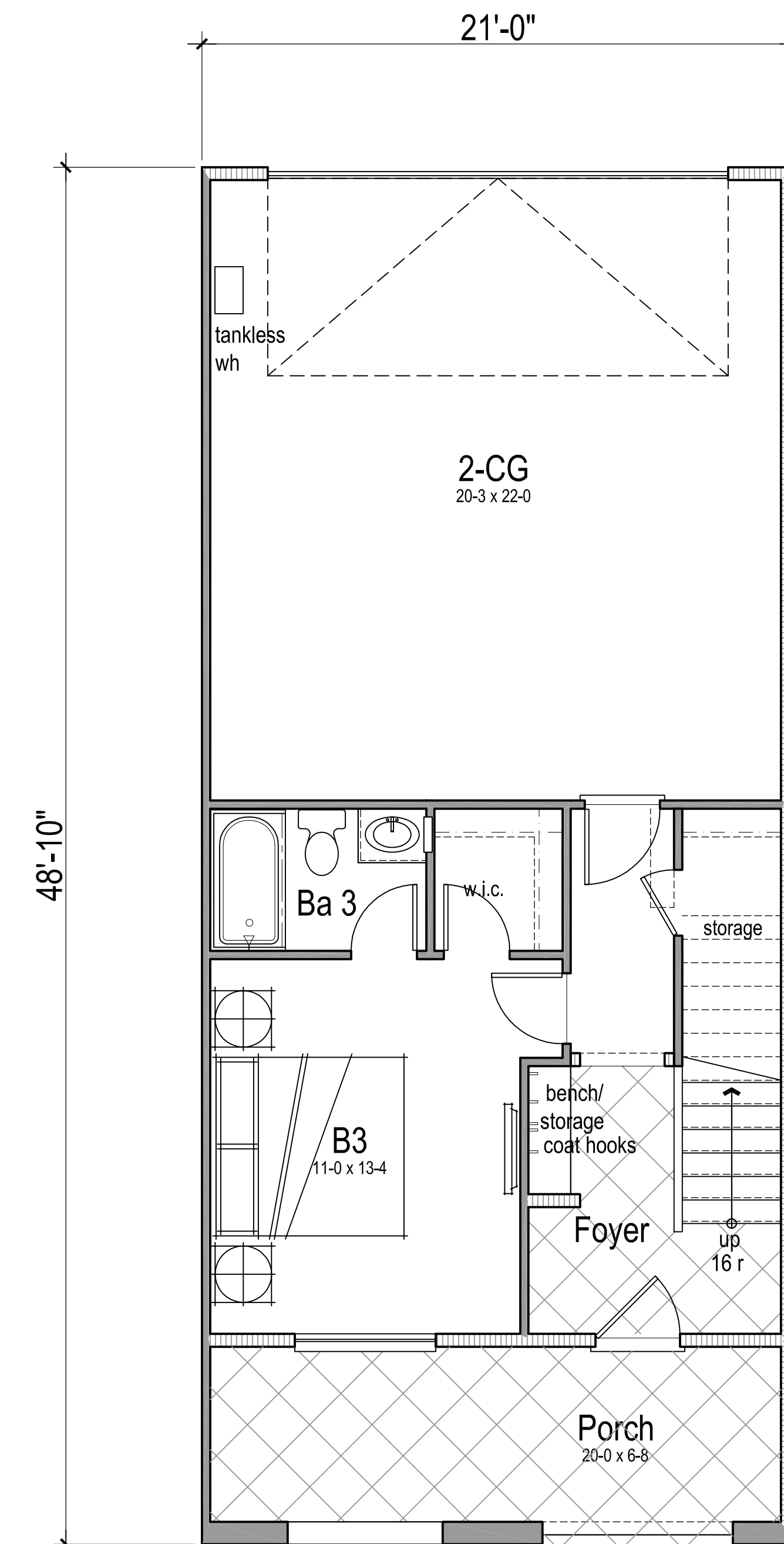
**A2.4**



**Third Floor Plan 4**  
Floor Area: 736 sqft



**Second Floor Plan 4-E2**  
Floor Area: 825 sqft



**First Floor Plan 4-E2**  
Floor Area: 385 sqft  
Total Floor Area: 1,946 sqft



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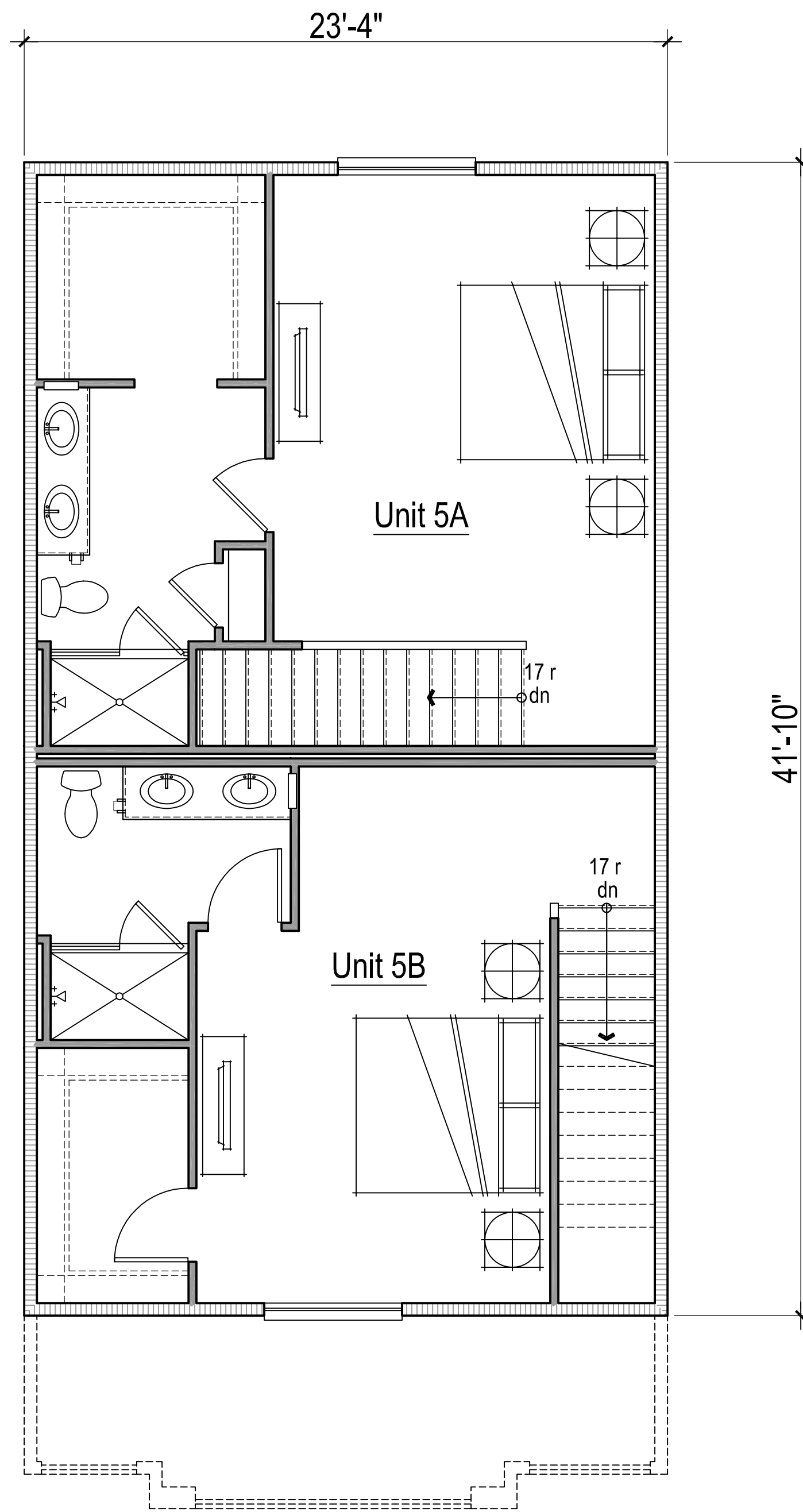
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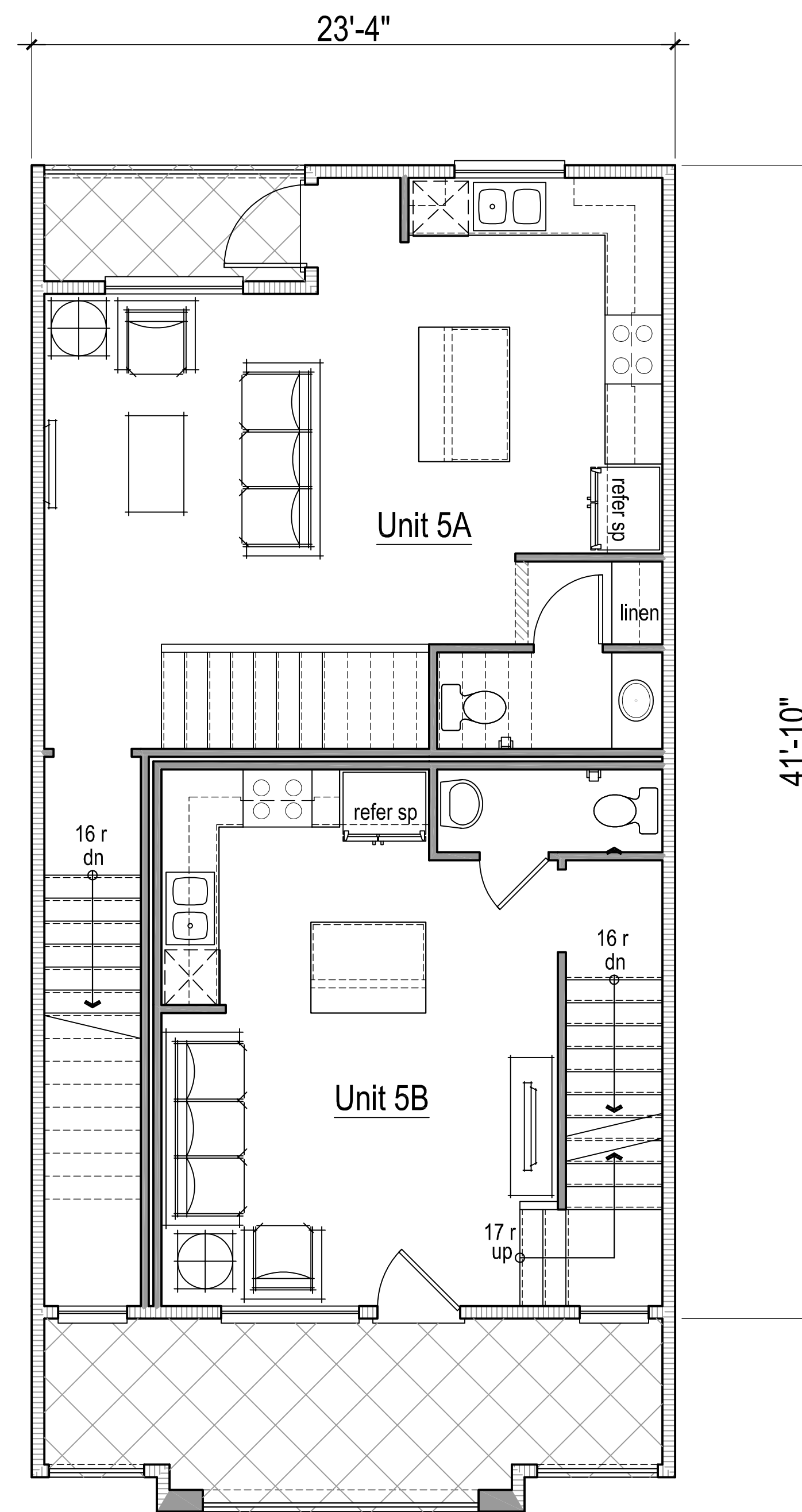
**UNIT PLANS\_**  
**PLAN 4-E2**

**A2.4.1**

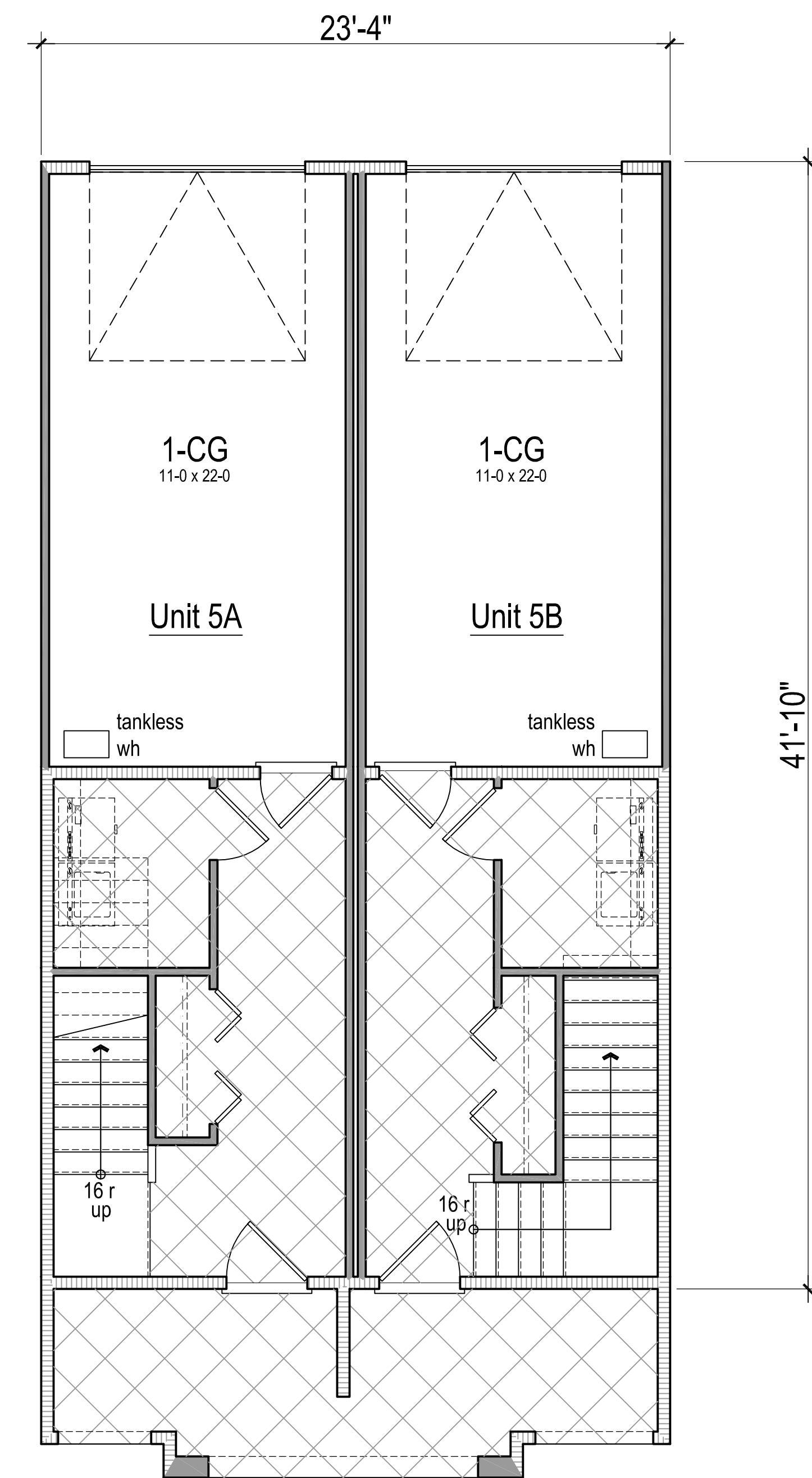




Third Floor Plan 5



Second Floor Plan 5



First Floor Plan 5



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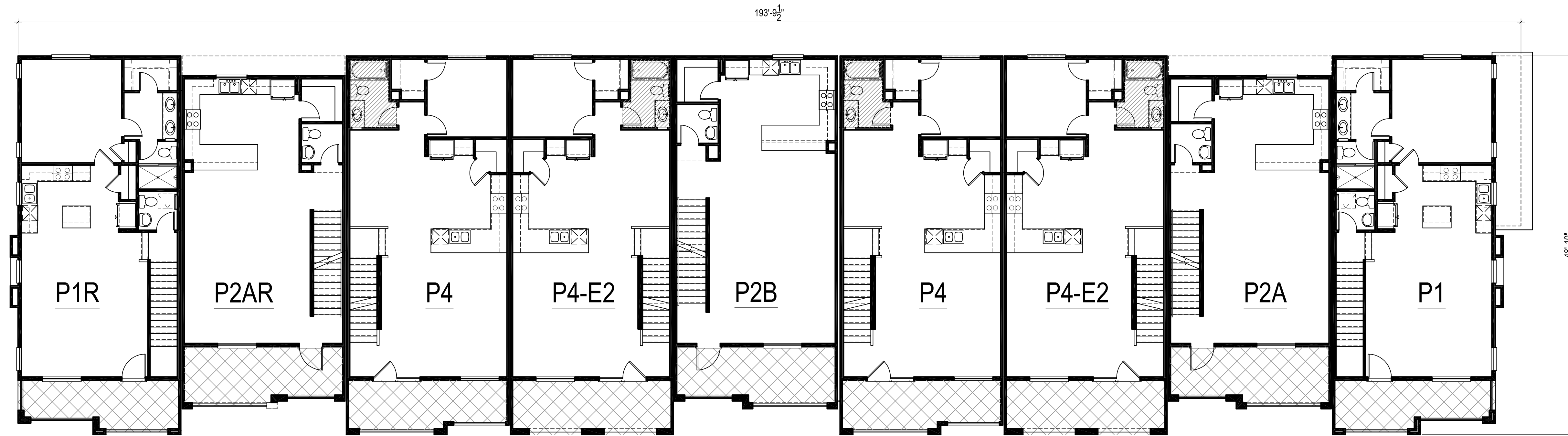
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UNIT PLANS\_PLAN 5

**A2.5**



9-Plex Second Floor Composite Plan

Scale: 1/8" = 1'-0"



9-Plex First Floor Composite Plan

Scale: 1/8" = 1'-0"



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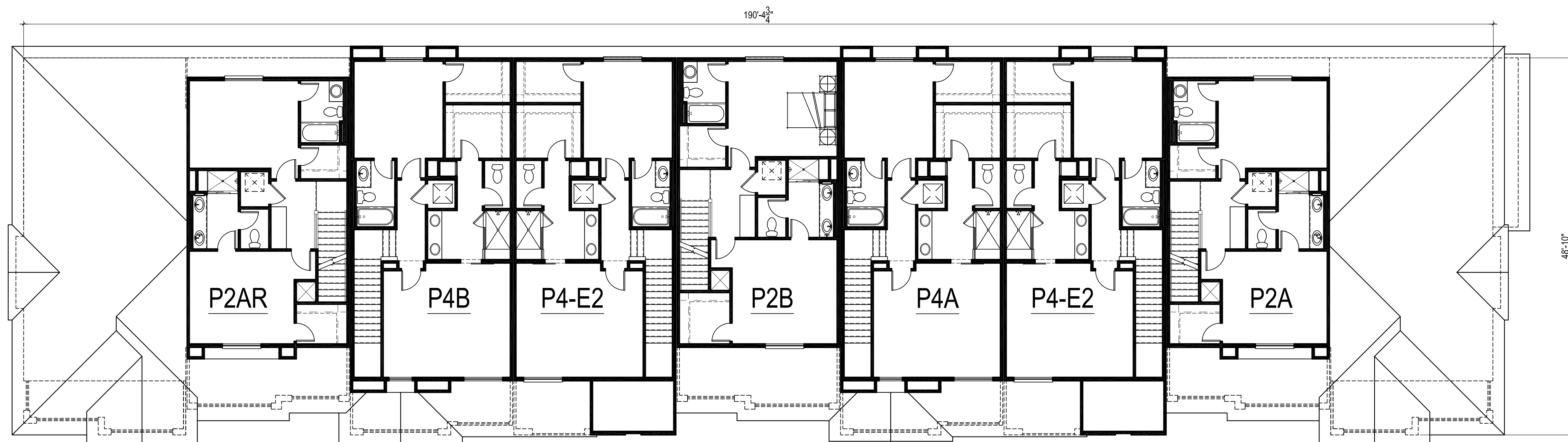
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ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN  
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9-PLEX -  
COMPOSITE PLANS

A3.1



9-Plex Third Floor Composite Plan  
 Scale: 1/8" = 1'-0"



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CONCEPTUAL DESIGN  
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9-PLEX -  
 COMPOSITE PLANS

**A3.2**



Conceptual 9-Plex Front Elevation  
Variation B



Conceptual 9-Plex Front Elevation  
Variation A



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9-PLEX -  
FRONT ELEVATIONS

A3.3



9-Plex Rear Elevation

Scale: 1/8" = 1'-0"



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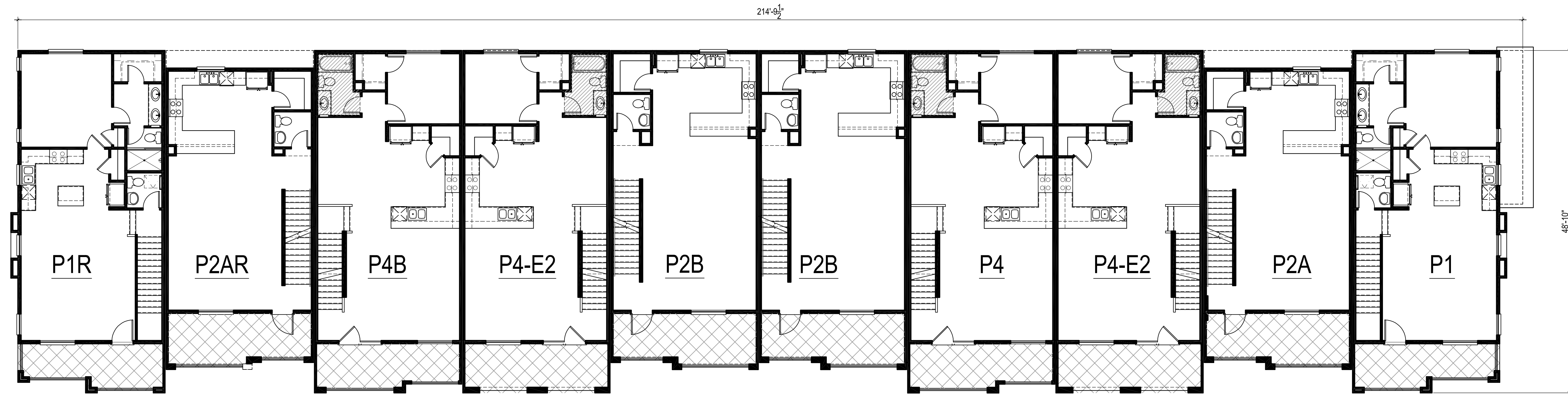
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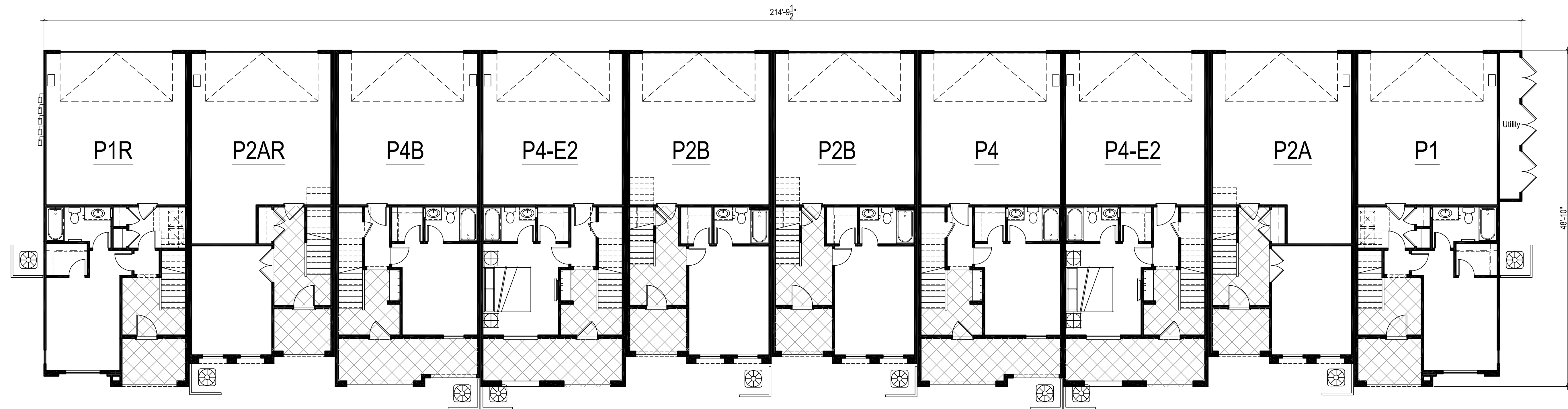
CONCEPTUAL DESIGN  
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9-PLEX -  
 SIDE AND REAR  
 ELEVATIONS

**A3.4**



10-Plex Second Floor Composite Plan



10-Plex First Floor Composite Plan



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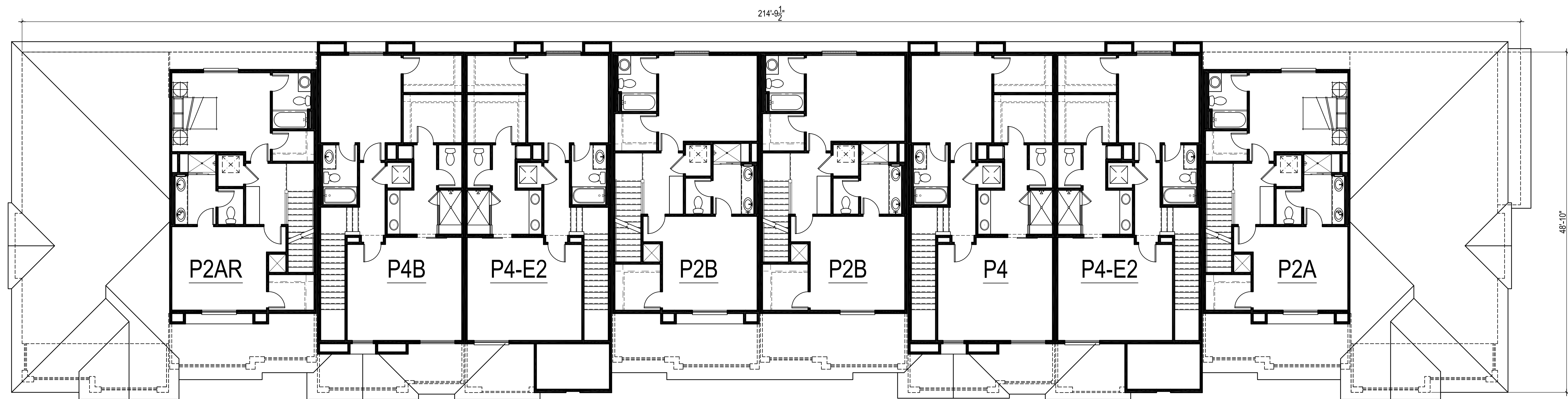
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ROSEVILLE, CA # 2020-0872

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10-PLEX -  
 COMPOSITE PLANS

A4.1



10-Plex Third Floor Composite Plan



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10-PLEX -  
 COMPOSITE PLANS

A4.2



Conceptual 10-Plex Front Elevation  
Variation B



Conceptual 10-Plex Front Elevation  
Variation A



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ROSEVILLE, CA # 2020-0872

**CONCEPTUAL DESIGN**  
FEBRUARY 11, 2022

**10-PLEX -  
FRONT ELEVATIONS**

**A4.3**





Conceptual 10-Plex Rear Elevation  
Scale: 1/8" = 1'-0"



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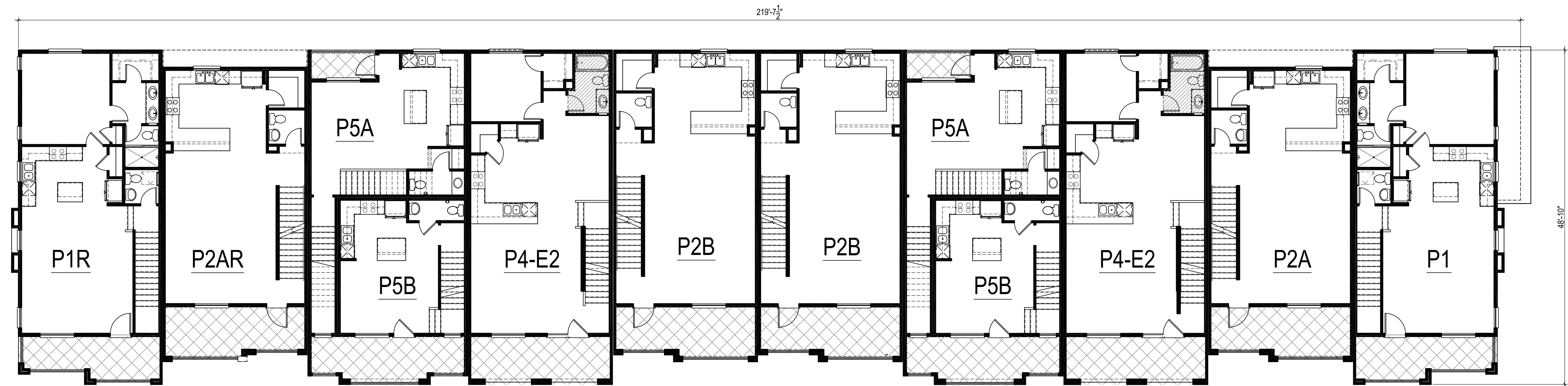
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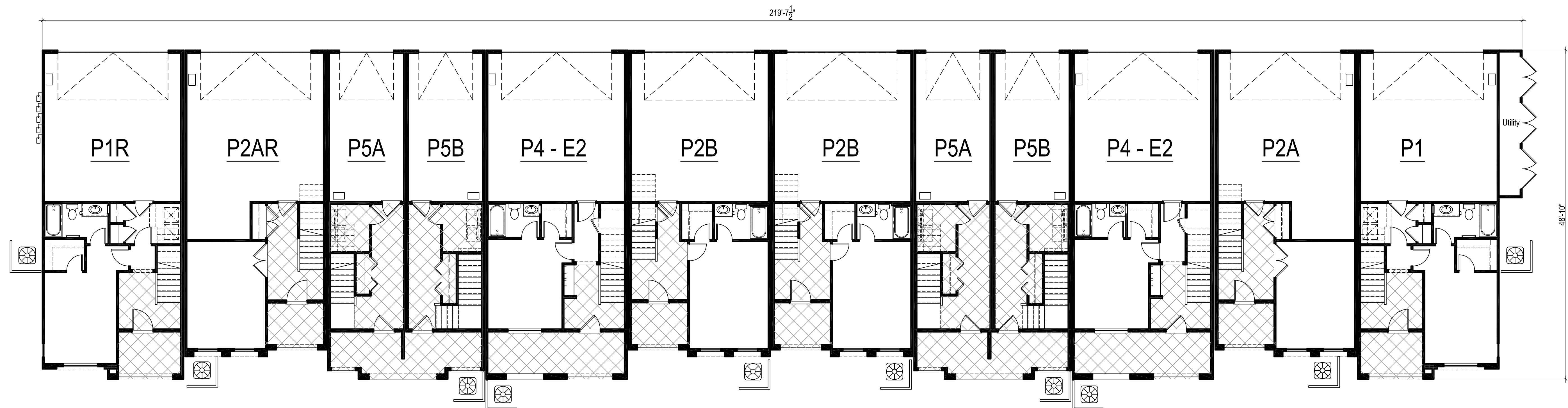
CONCEPTUAL DESIGN  
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10-PLEX -  
SIDE AND REAR  
ELEVATIONS

A4.4



12-Plex Second Floor Composite Plan



12-Plex First Floor Composite Plan



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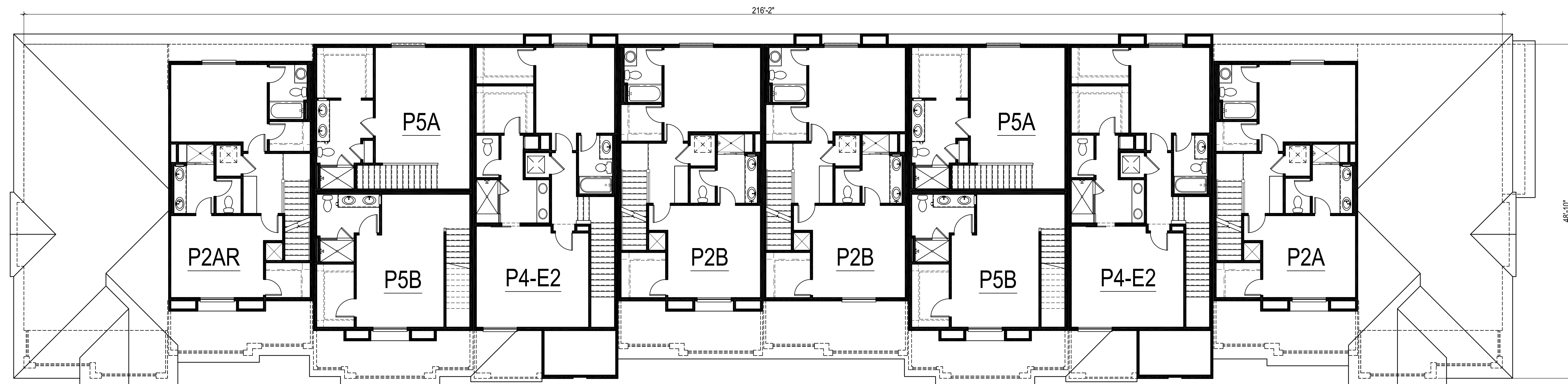
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CONCEPTUAL DESIGN  
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12-PLEX -  
COMPOSITE PLANS

A5.1



12-Plex Third Floor Composite Plan



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12-PLEX -  
 COMPOSITE PLANS

**A5.2**



Conceptual 12-Plex Front Elevation  
Variation B



Conceptual 12-Plex Front Elevation  
Variation A



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**12-PLEX -  
FRONT ELEVATIONS**

**A5.3**



Conceptual 12-Plex Rear Elevation  
Scale: 1/8" = 1'-0"



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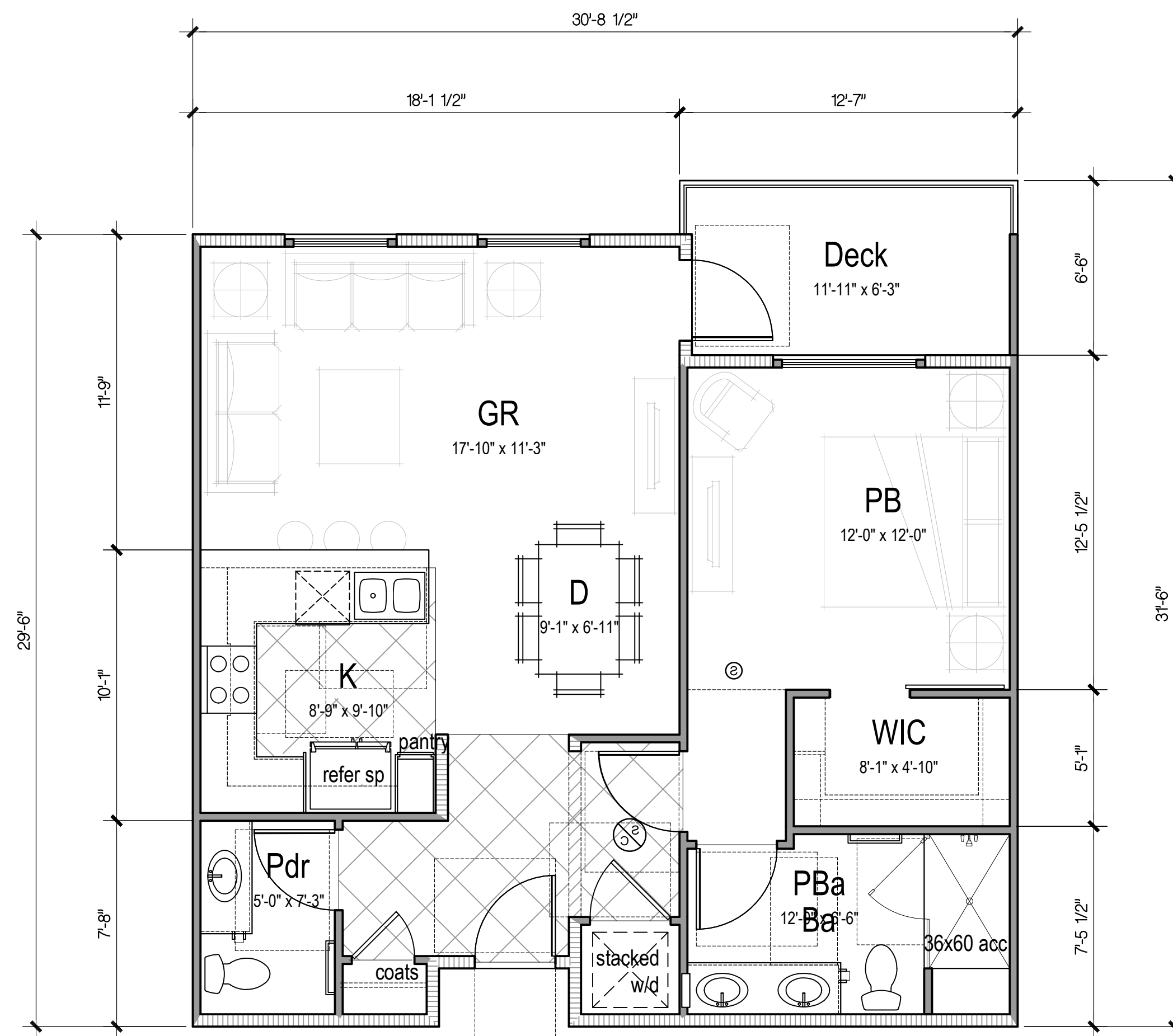
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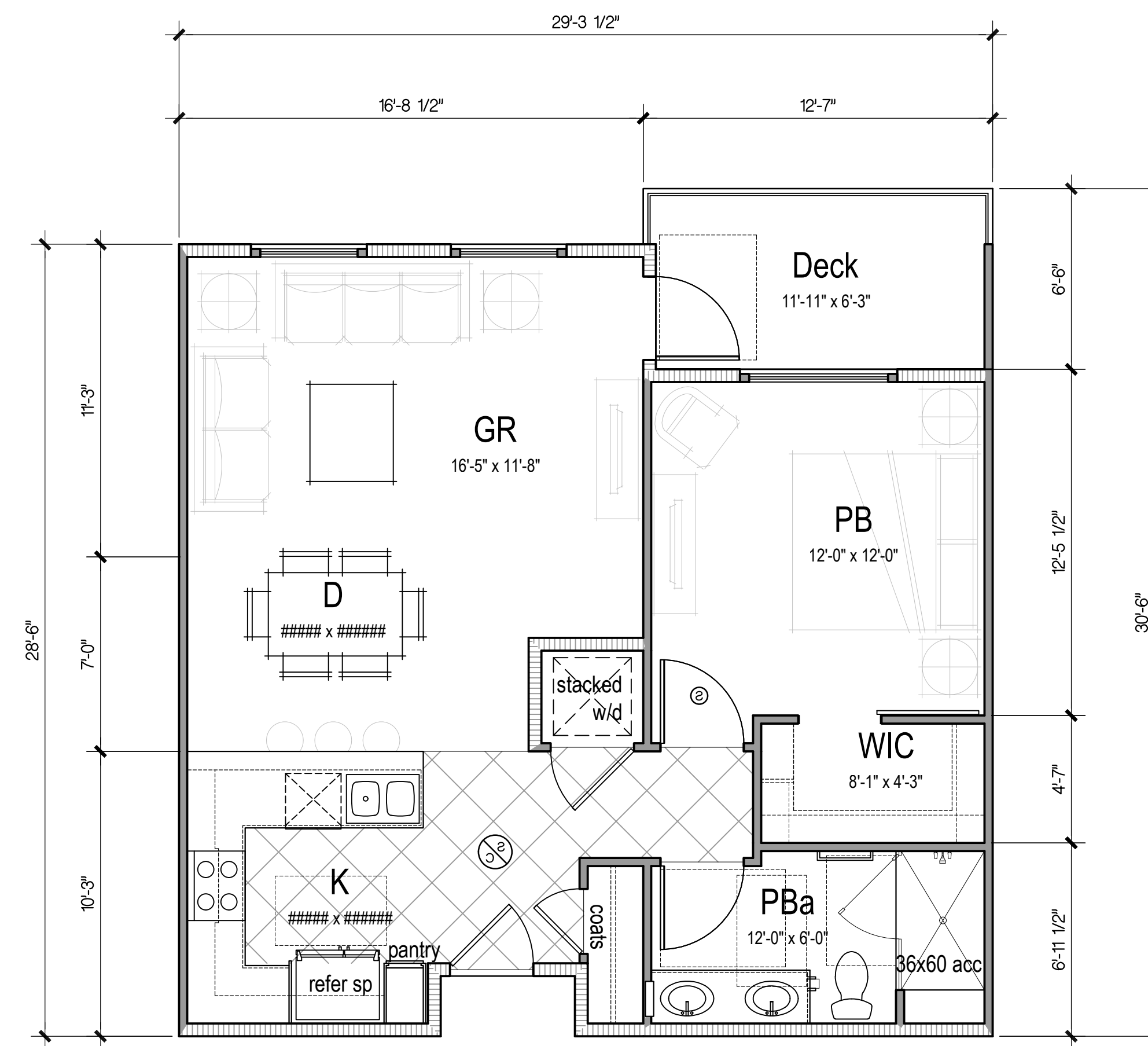
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**12-PLEX -  
SIDE AND REAR  
ELEVATIONS**

**A5.4**



**Unit 1**  
 1 Bed, 1.5 Ba  
 Total Floor Area: 790 sqft



**Unit 2**  
 1 Bed, 1 Ba  
 Total Floor Area: 720 sqft



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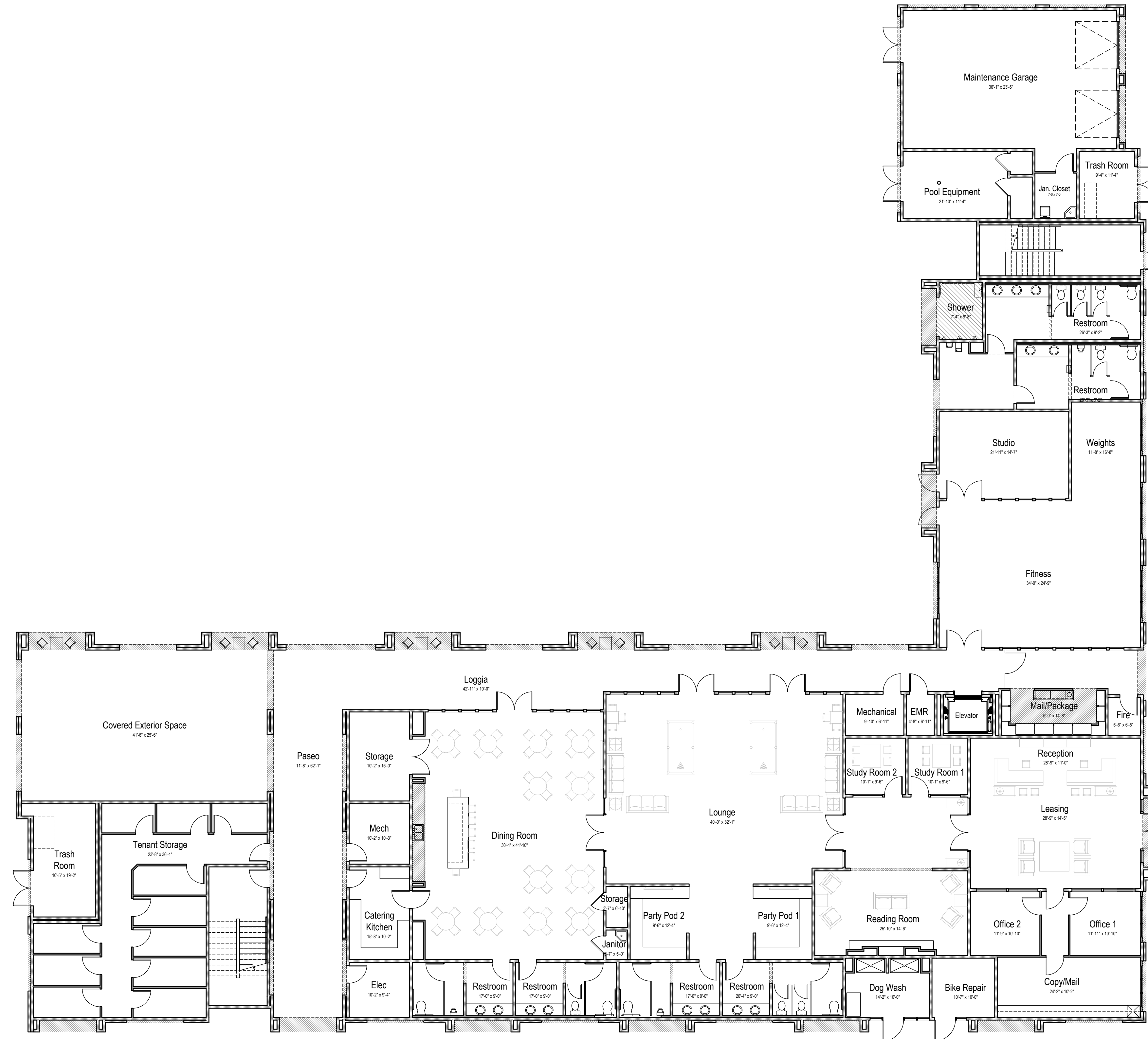
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37-PLEX -  
 UNIT PLANS

A6.1



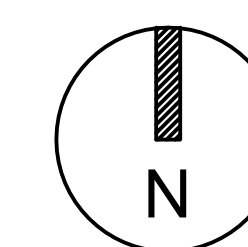
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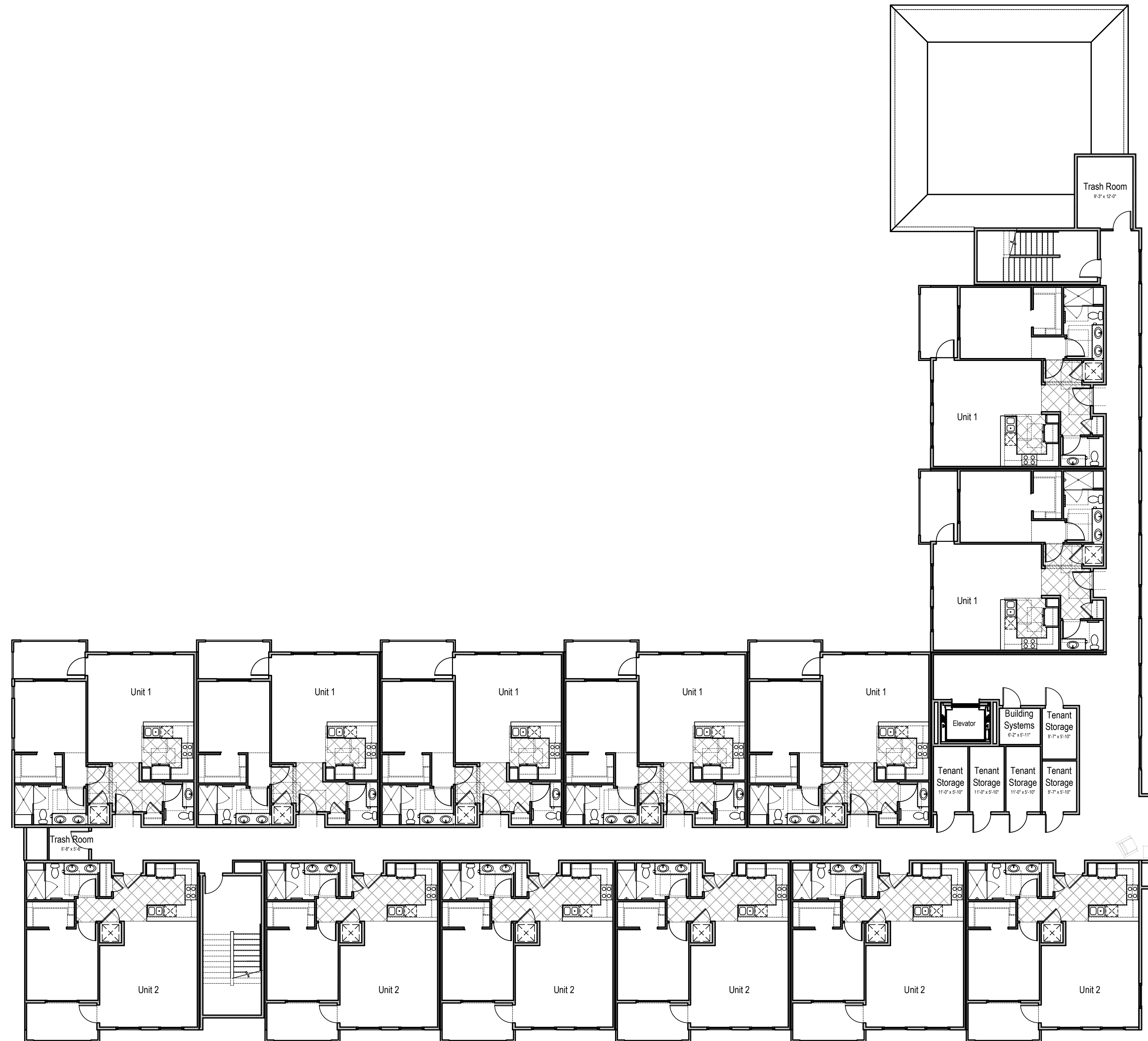
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37-PLEX -  
 1st FLOOR PLAN

A6.2



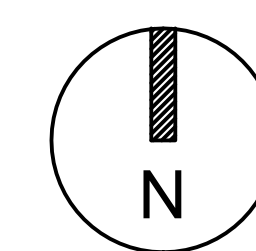
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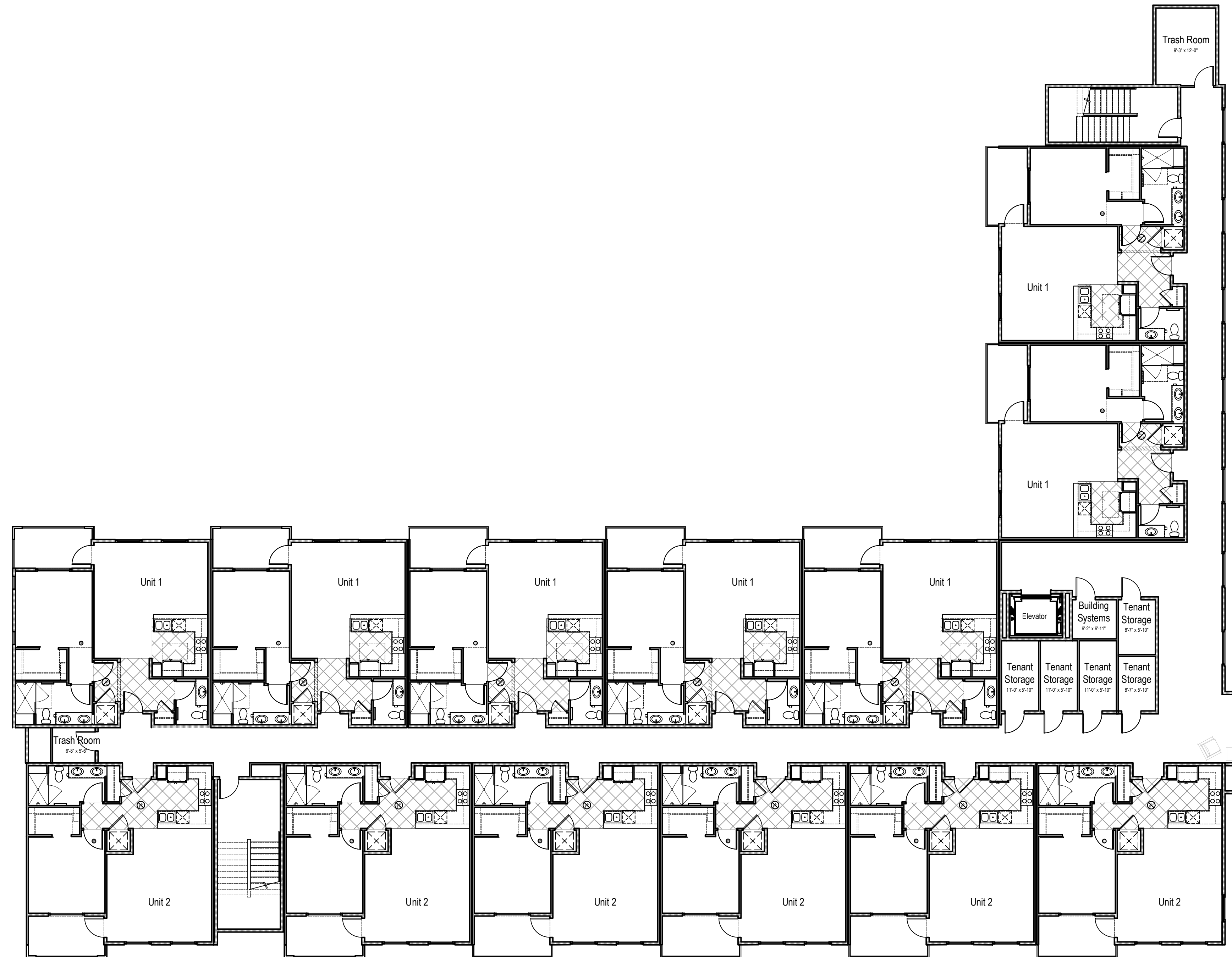
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37-PLEX -  
 2nd FLOOR PLAN

A6.3





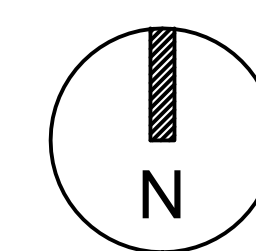
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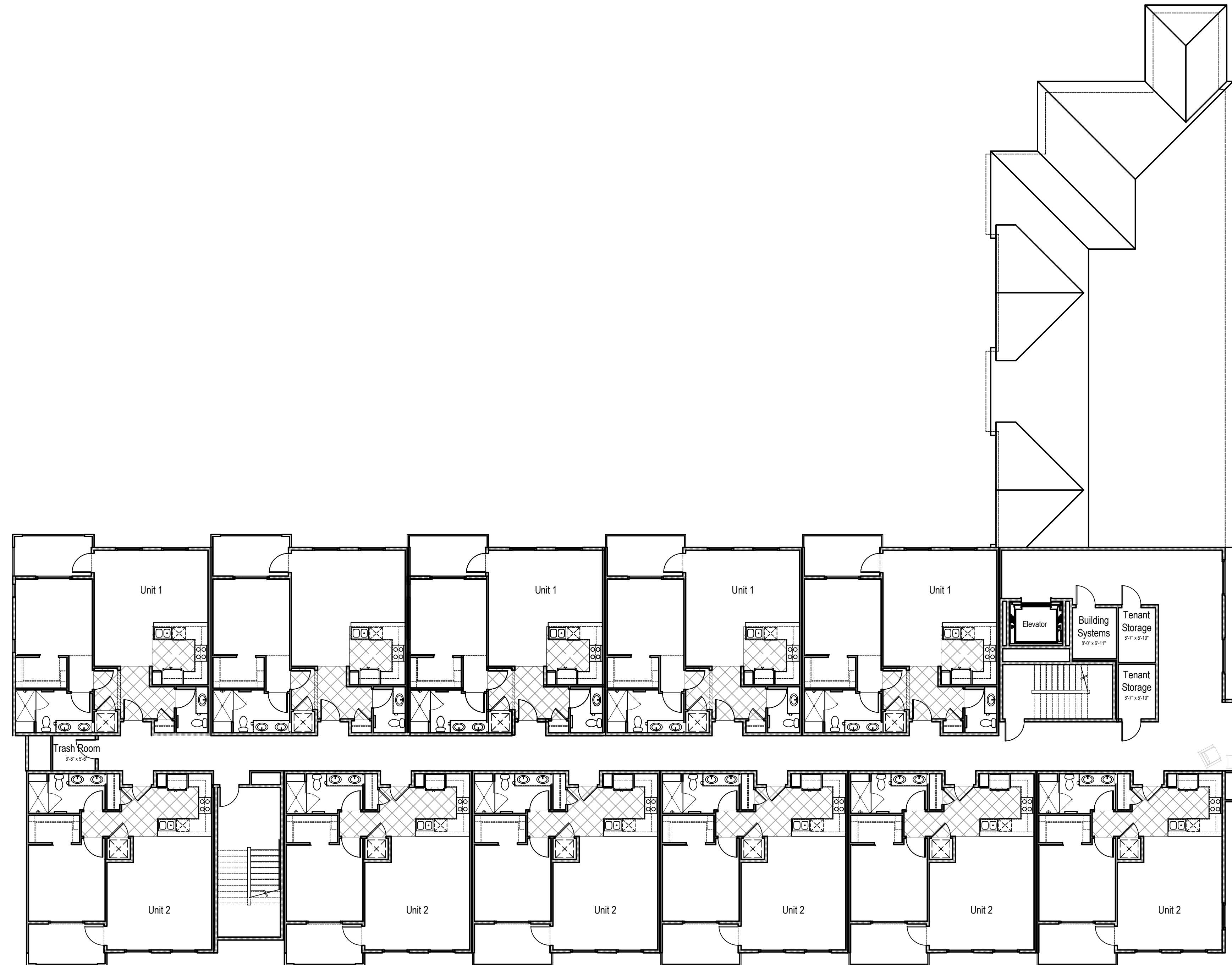
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37-PLEX -  
 3rd FLOOR PLAN

A6.4



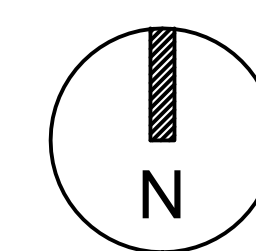
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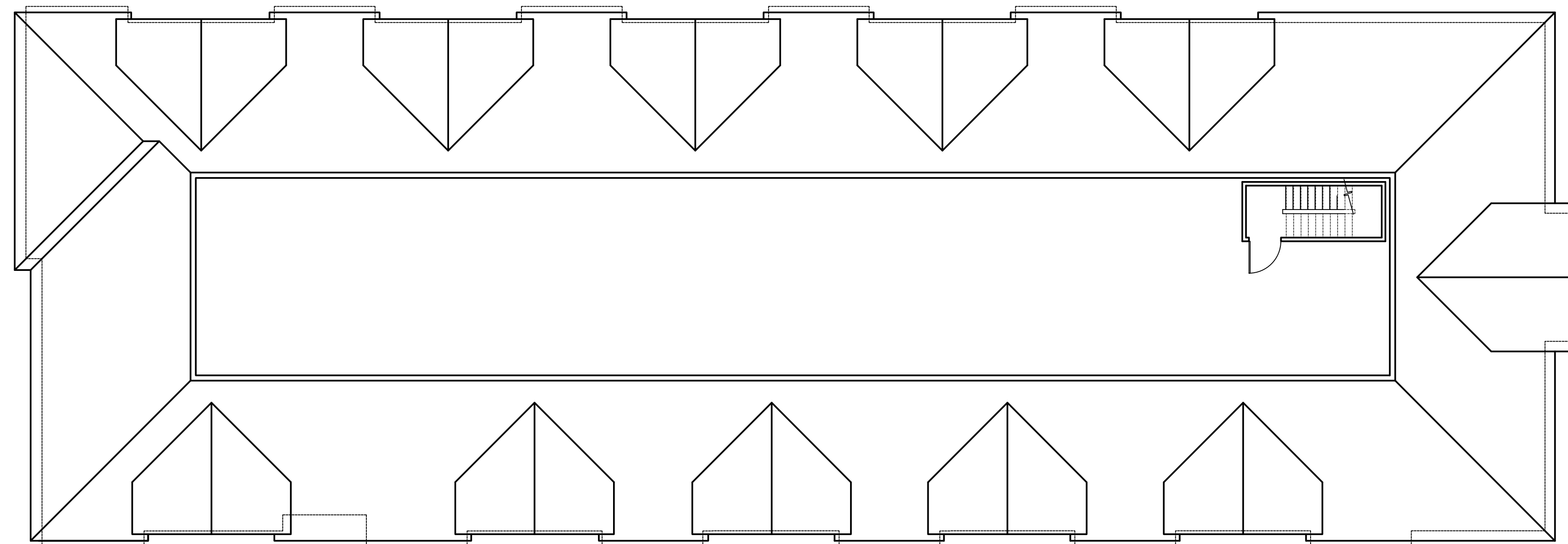
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CONCEPTUAL DESIGN  
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37-PLEX -  
 4th FLOOR PLAN

A6.5



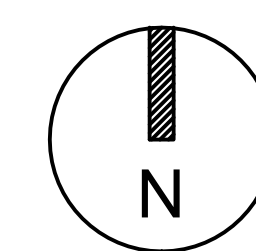
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ROSEVILLE, CA # 2020-0872

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37-PLEX -  
ROOF PLAN

A6.6



Conceptual 37-Plex  
East Elevation



Conceptual 37-Plex  
South Elevation



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ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN  
FEBRUARY 11, 2022

37-PLEX -  
ELEVATIONS

A6.7



Conceptual 37-Plex  
West Elevation



Conceptual 37-Plex  
North Elevation



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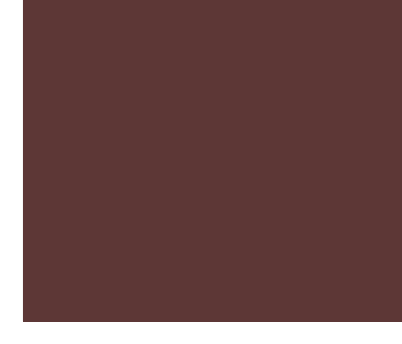
**W-16 WEST ROSEVILLE**

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CONCEPTUAL DESIGN  
FEBRUARY 11, 2022

37-PLEX -  
ELEVATIONS

A6.8

	PRIMARY STUCCO BODY	SECONDARY STUCCO BODY	FASCIA / EAVE / GARAGE DOOR	TRIM	ENTRY DOOR / ACCENT	DECORATIVE METAL	BUILDING MATERIAL ROOF (CAPISTRANO 'S TILE) / BRICK (STANDARD) / STONE (ENHANCED)		
<b>SCHEME 1</b> CLUBHOUSE AND POOL BUILDING	 SW 7537 IRISH CREAM	 SW 6151 QUIVER TAN	 SW 7034 STATUS BRONZE	 SW 7551 GREEK VILLA	 SW 7595 SOMMELIER	 SW 6994 GREENBLACK	 3684 SAN RAFAEL BLEND	 CANYON COBBLE	 TUSCAN VILLA (PRAIRIE MOSS)
<b>SCHEME 2</b> TOWNHOMES LIGHT SCHEME	 SW 7517 CHINA DOLL	 SW 7502 DRY DOCK	 SW 6167 GARDEN GATE	 SW 7100 ARCADE WHITE	 SW 0005 DEEPEST MAUVE	 SW 6994 GREENBLACK	 3646 SUNSET BLEND	 WIRECUT BRICK (OLD CHICAGO)	 ITALIAN VILLA (ASPEN)
<b>SCHEME 3</b> TOWNHOMES DARK SCHEME	 SW 7537 IRISH CREAM	 SW 6151 QUIVER TAN	 SW 7034 STATUS BRONZE	 SW 7551 GREEK VILLA	 SW 7595 SOMMELIER	 SW 6994 GREENBLACK	 3606 VALLEJO RANGE	 WIRECUT BRICK (COUNTRY)	 TUSCAN VILLA (PRAIRIE MOSS)
<b>SCHEME 4</b> TOWNHOMES MEDIUM SCHEME	 SW 6171 CHATROOM	 SW 2851 SAGE GREEN LIGHT	 SW 6146 UMBER	 SW 7049 NUANCE	 SW 9141 WATERLOO	 SW 6994 GREENBLACK	 SCC 8829 SANTA FE BLEND	 WEATHERED BRICK (SAVANNAH)	 COUNTRY RUBBLE (COASTAL BROWN)

\*\* Stone and brick selection is tentative. A similar stone may be used based on availability.



Architecture + Planning  
820 16th Street, Suite 500  
Denver, CO 80202  
303.825.6400  
ktgy.com

The Canel Companies  
1949 St. Johns Avenue, #200  
Highland Park, IL 60035

**W-16 WEST ROSEVILLE**

ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN  
FEBRUARY 11, 2022

COLOR SCHEMES



# PROJECT SUMMARY

WESTPARK VILLAGE W-16

TOTAL UNITS: 223  
 PERMITTED # OF UNITS: 250  
 SITE AREA: 12.16 ACRES  
 DENSITY: 18.3 DU/AC

**BUILDING FLOOR AREA:**

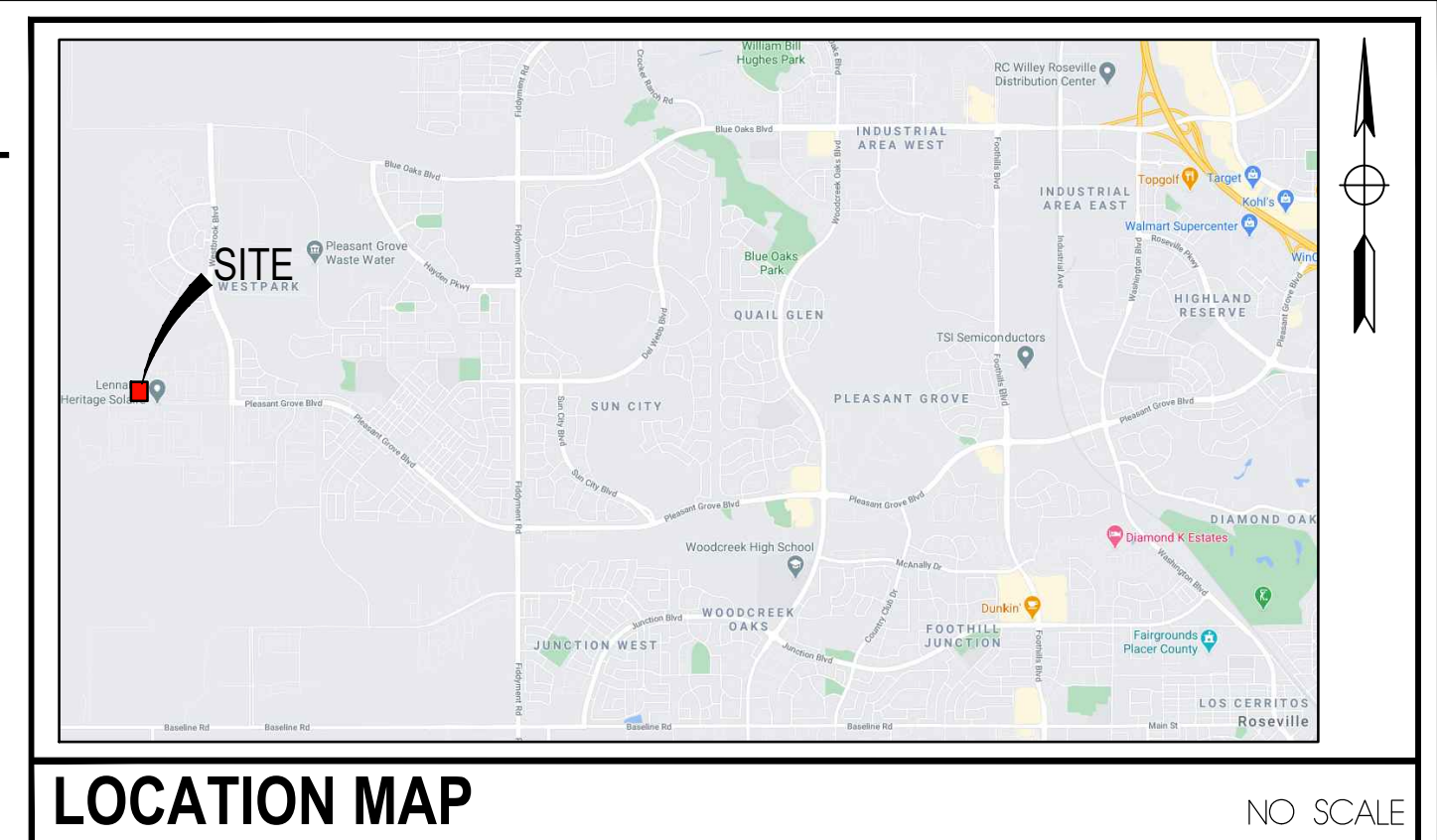
12-PLEX (4): 10,248 sf  
 10-PLEX (12): 10,011 sf  
 9-PLEX (2): 9,058 sf  
 CLUBHOUSE: 16,440 sf

2nd FLOOR: 15,000 sf  
 3rd FLOOR: 15,000 sf

**TOTAL: 225,680 sf**

# WESTPARK VILLAGE W-16

TRASH TURNING EXHIBIT  
 SHEET 1 of 1  
 FEBRUARY 15, 2022



LOCATION MAP NO SCALE

**MORTON & PITALO, INC.**  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING

Folsom • Fresno  
 600 Coolidge Dr., Suite # 140  
 Folsom, CA 95630  
 phone: (916) 984-7621  
 web: www.mpegr.com

