



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

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1949 St. John's Ave., Ste. 200
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ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN

FEBRUARY 11, 2022

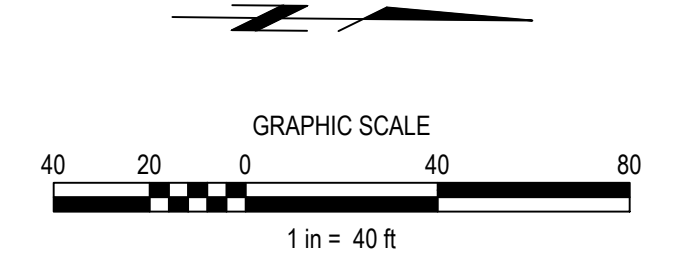
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A0.2

GRADING LEGEND

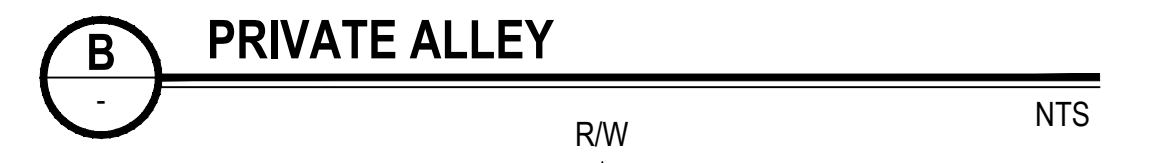
SYMBOLS:	EXISTING	PROPOSED	DESCRIPTION	ABBREVIATIONS
	○	●	STORM DRAIN MANHOLE	AC ASPHALTIC CONCRETE
	□	■	STORM DRAIN INLET	C CONCRETE
	○	○	STORM DRAIN PIPE	E, EX EXISTING
	○	○	OVERLAND RELEASE DIRECTION	FF FINISH FLOOR
	—	—	GRADE BREAK	FL FLOWLINE
	2.0%	2.0%	DIRECTION OF DRAINAGE	GF GARAGE FLOOR
	—	—	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
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PRELIMINARY GRADING PLAN FOR
WESTPARK W-16
APN 496-010-001-000
ROSEVILLE, CALIFORNIA

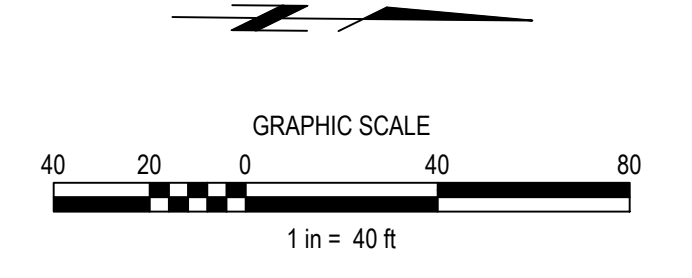
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FEBRUARY 25, 2022	C1

GRADING LEGEND

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	□	◐	STORM DRAIN INLET	C CONCRETE
	◑	◒	STORM DRAIN PIPE	E, EX EXISTING
		→	OVERLAND RELEASE DIRECTION	FF FINISH FLOOR
		— GB —	GRADE BREAK	FL FLOWLINE
		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

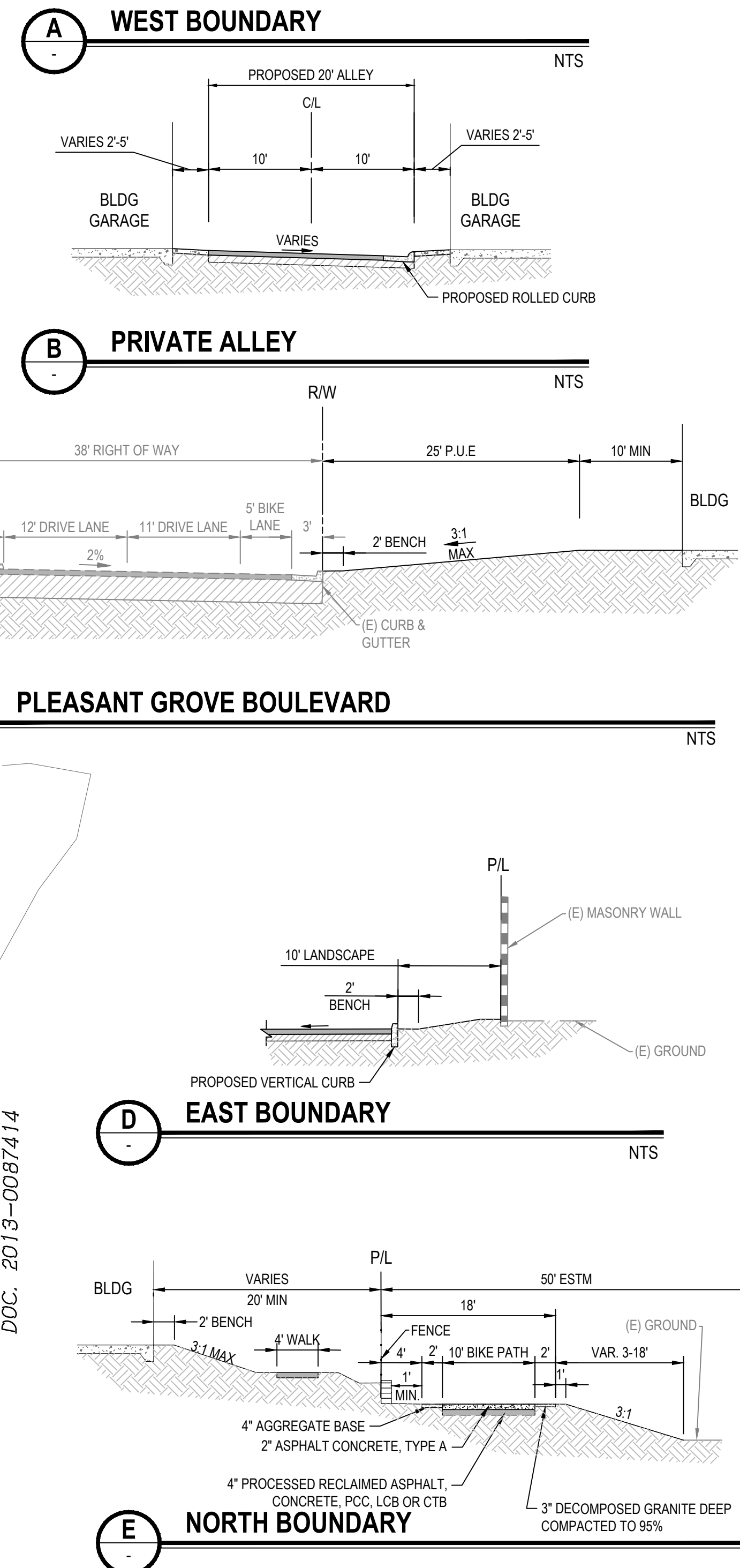
EARTHWORK VOLUMES

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
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COMPUTED	
DESIGNED	DLF
DRAWN	SH
PROJ. ENGR.	GB

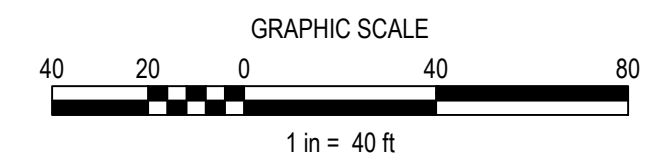
mp **MORTON & PITALO, INC.**
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
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PRELIMINARY GRADING PLAN FOR
WESTPARK W-16
APN 496-010-001-000
ROSEVILLE, CALIFORNIA

DATE	FEBRUARY 25, 2022
SHEET	C1
OF	2

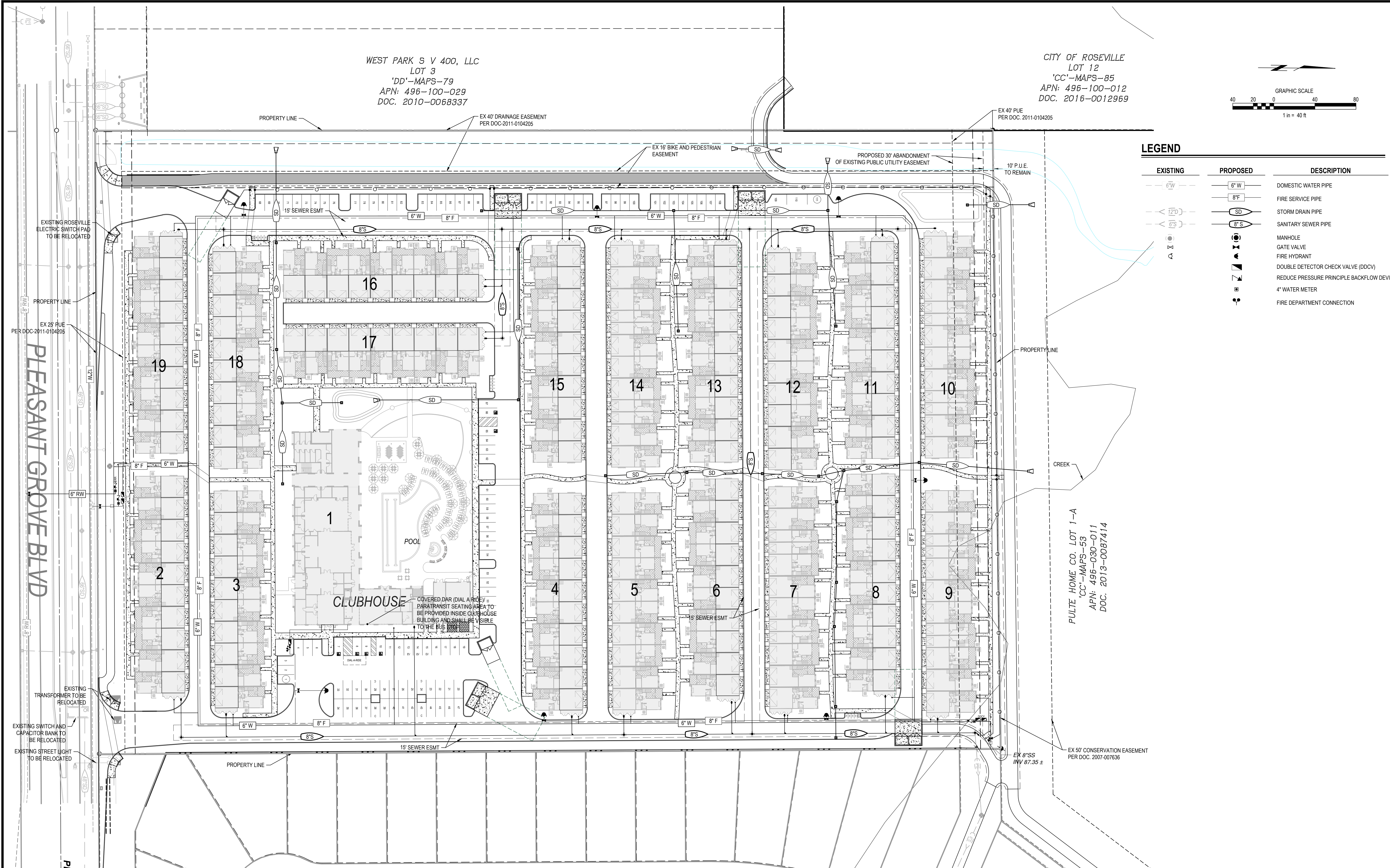
WEST PARK S V 400, LLC
 LOT 3
 'DD'-MAPS-79
 APN: 496-100-029
 DOC. 2010-0068337

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



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

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

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)

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	DLF
DRAWN	SH
PROJ. ENGR.	GB

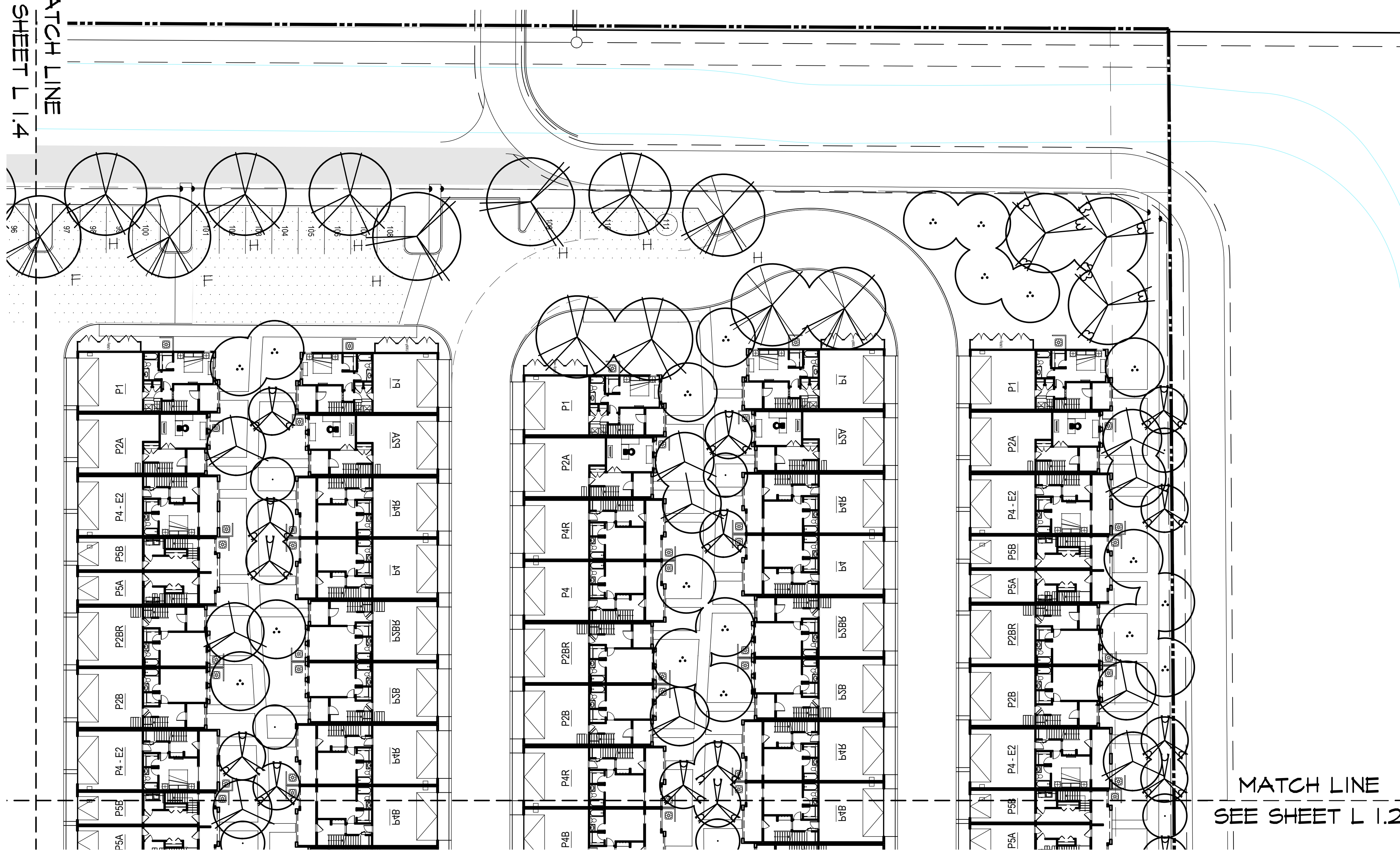
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PRELIMINARY UTILITY PLAN FOR
WESTPARK W-16
 APN 496-010-001-000
 ROSEVILLE, CALIFORNIA

DATE	APRIL 7, 2022
SHEET	C2
OF	2

SEE SHEET L 1.4

MATCH LINE



MATCH LINE
SEE SHEET L 1.2

PLANT SCHEDULE

TREES	CODE
	ARB STR
	ARB MAR
	CED 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



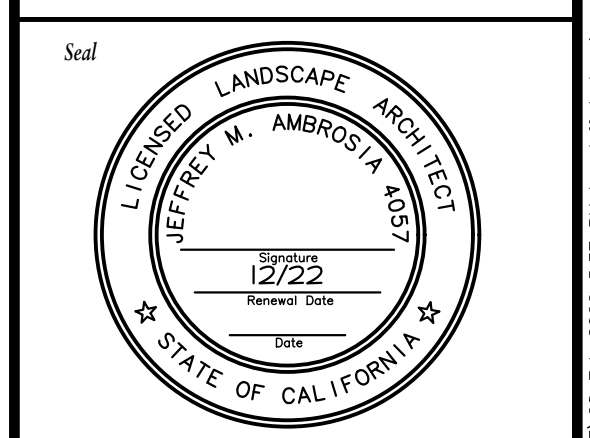
JEFF AMBROSIA, ASLA C4057

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www.yamasaki-la.com

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

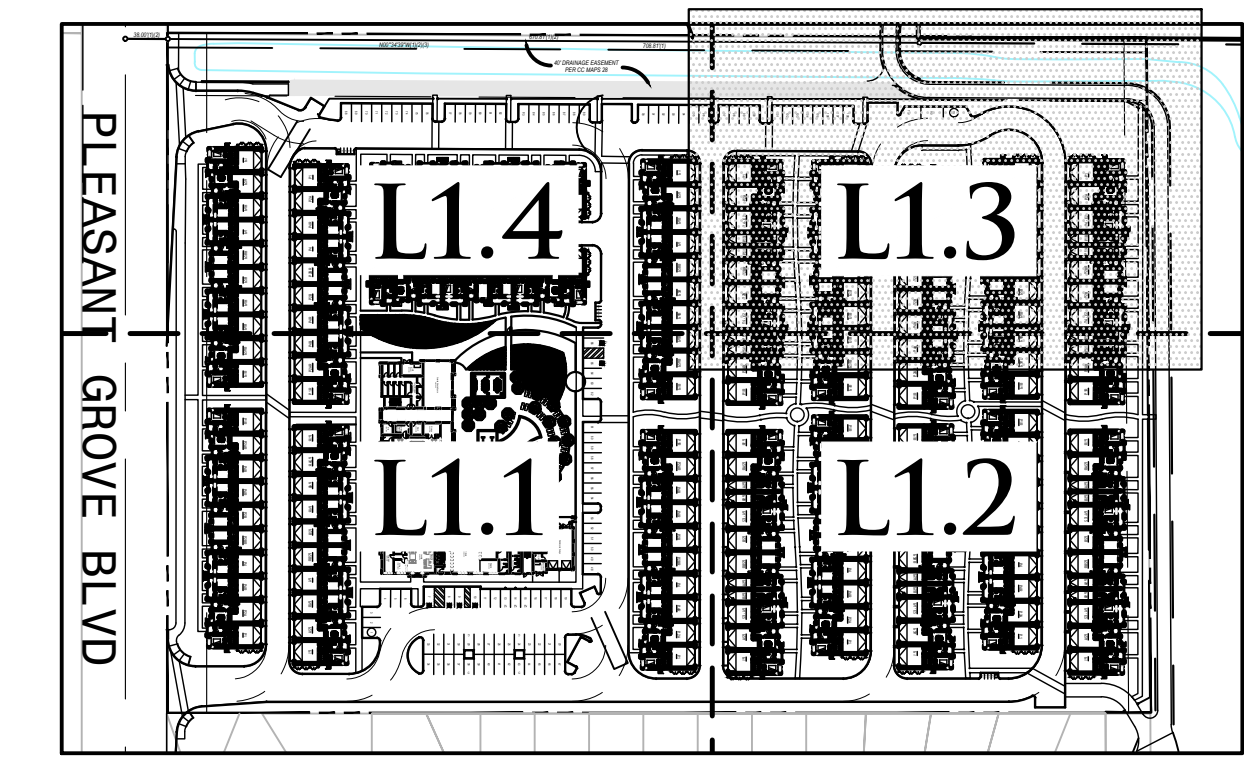
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Sheet Title
PLANTING PLAN C

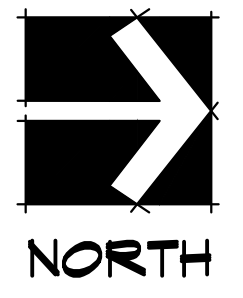
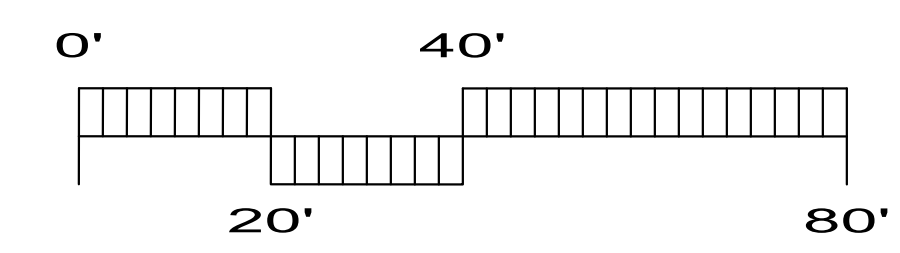


No.	Date	Revision
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Project Mgr.: JMA Sheet No.:
 Drawn By: JMA
 Scale: 1"=20'-0" **L1.3**
 Date: 4/2/21
 File Name: W16 PL of _____ sheets



VICINITY MAP



S:\016\Westpark W16 Apartments\DWG\A\DWG\W16_PL_C.dwg (L1.3) 28 Feb 2022 8:37 PM 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
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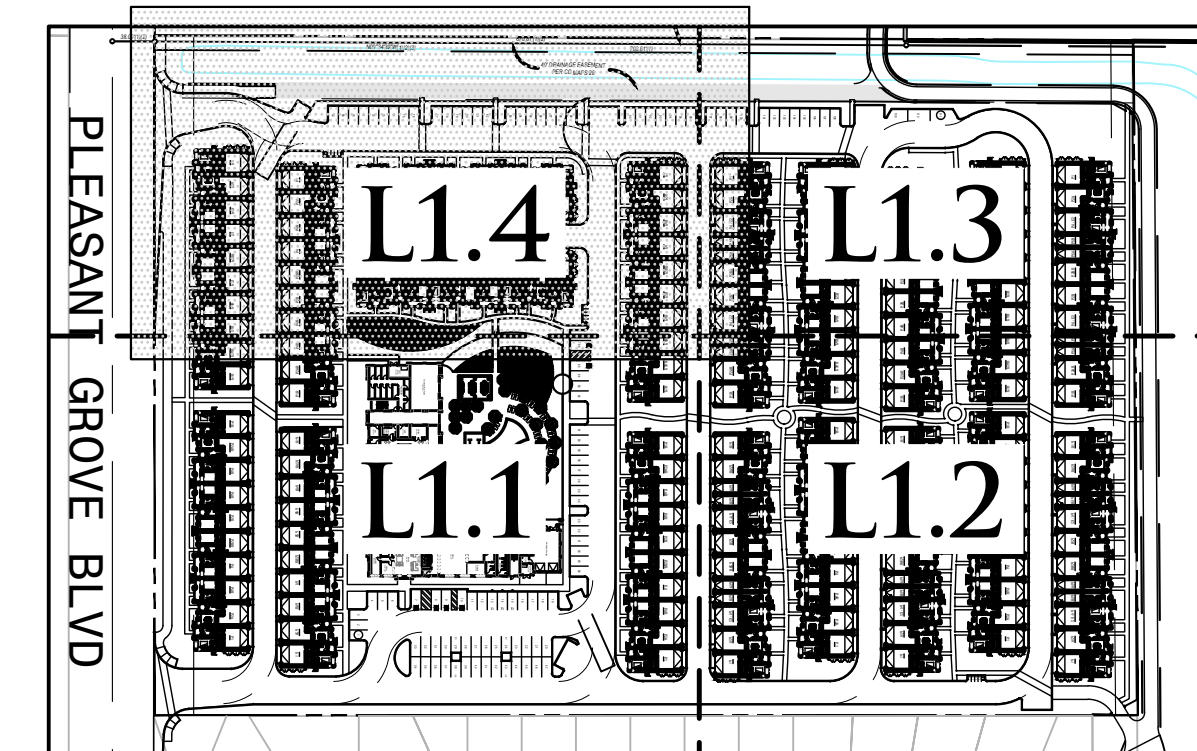
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Sheet Title
PLANTING PLAN D

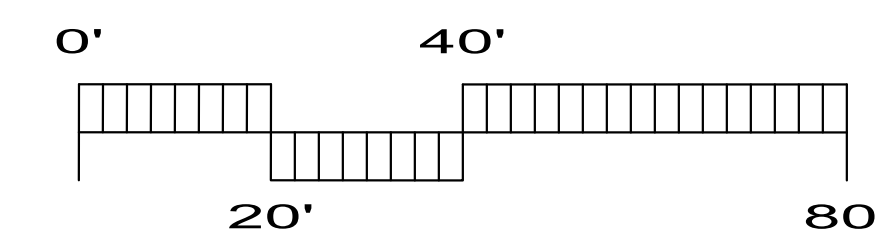


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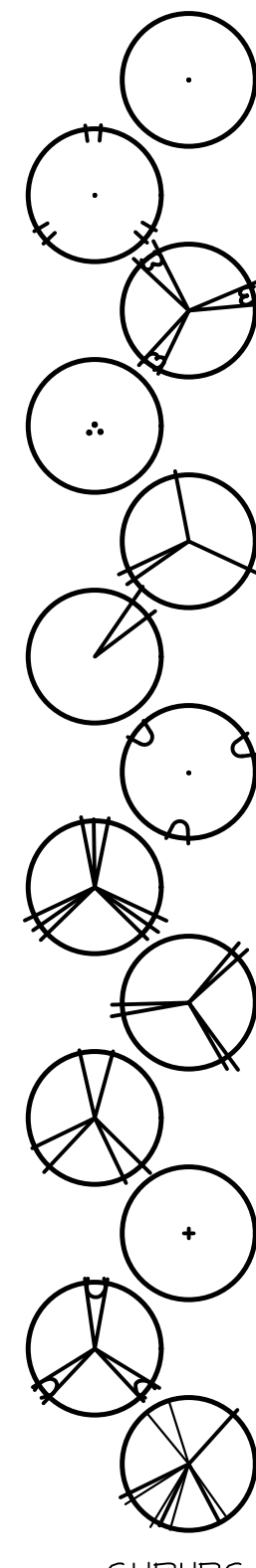


VICINITY MAP



S:\016\Westpark W16 Apartments\DWG\A\DO\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).

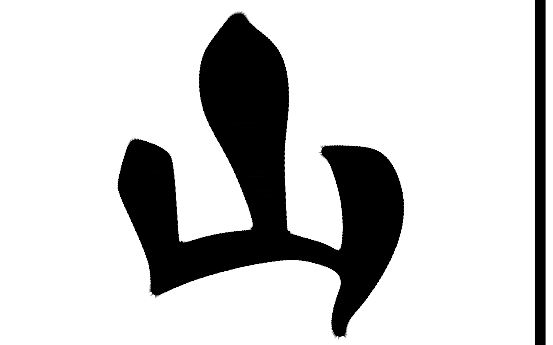
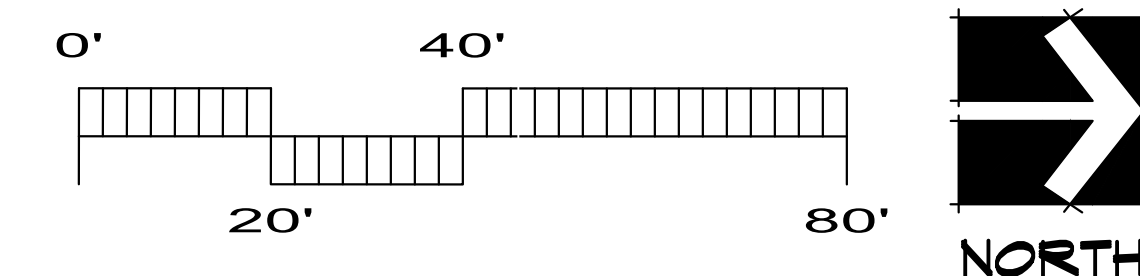
Shrubs and ground covers will be no less than 1-gallon size. Trees no less than 24" box size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

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

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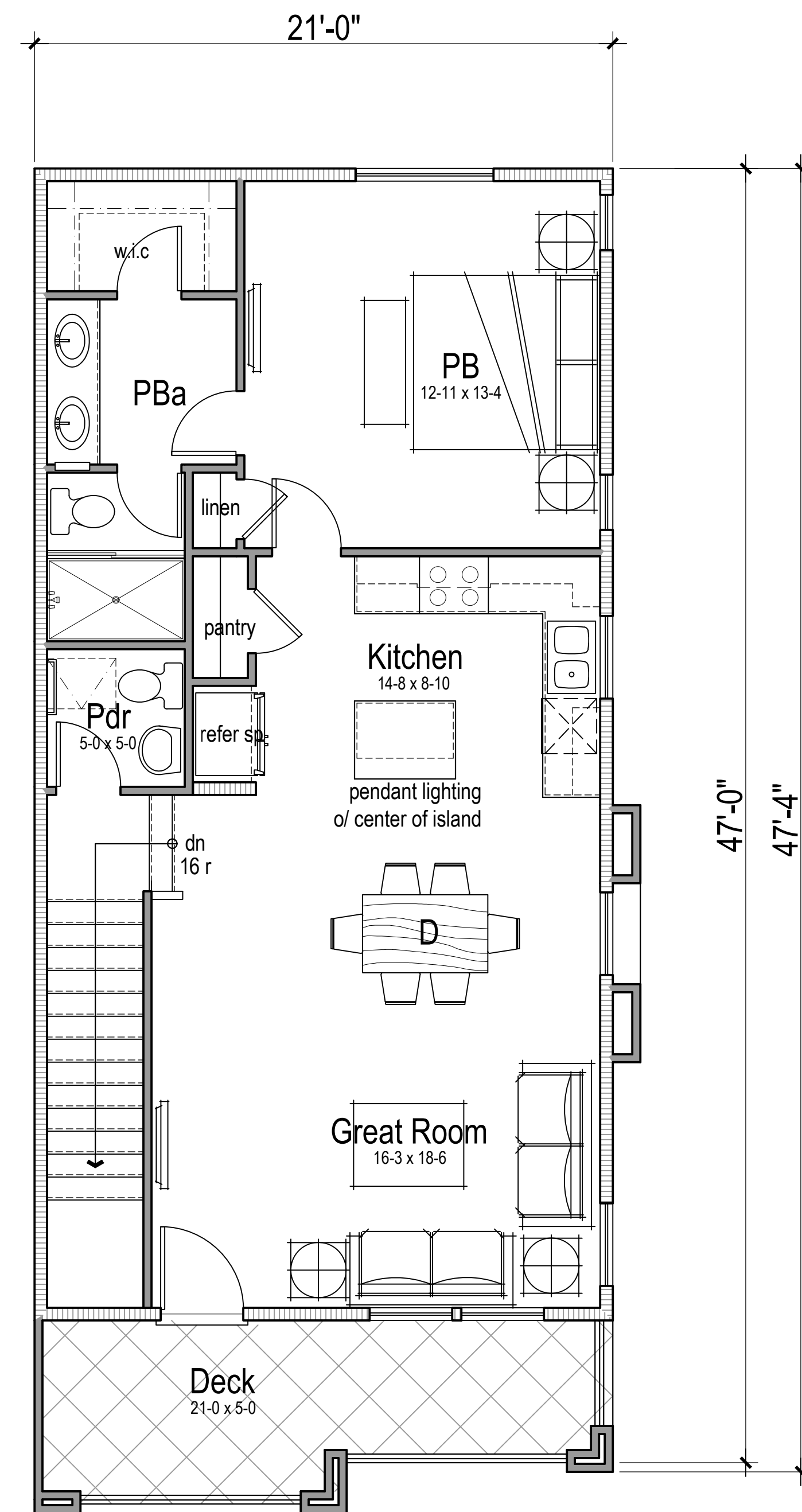
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PLANT SCHEDULE



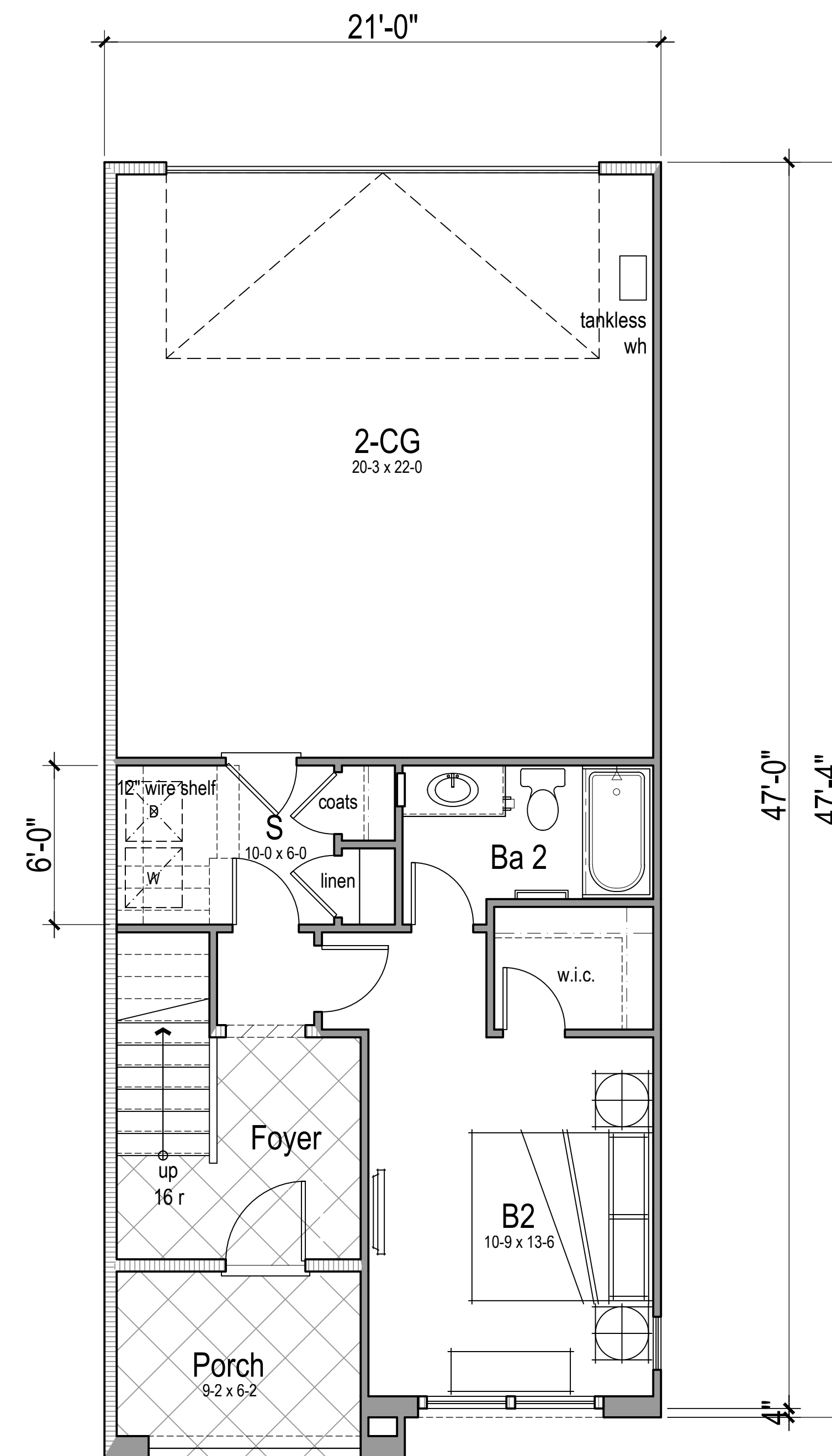
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Project Mgr.: JMA Sheet No.:
Drawn By: JMA
Scale: L1.5
Date: 4/2/21
File Name: W16 PL of _____ sheets

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



Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
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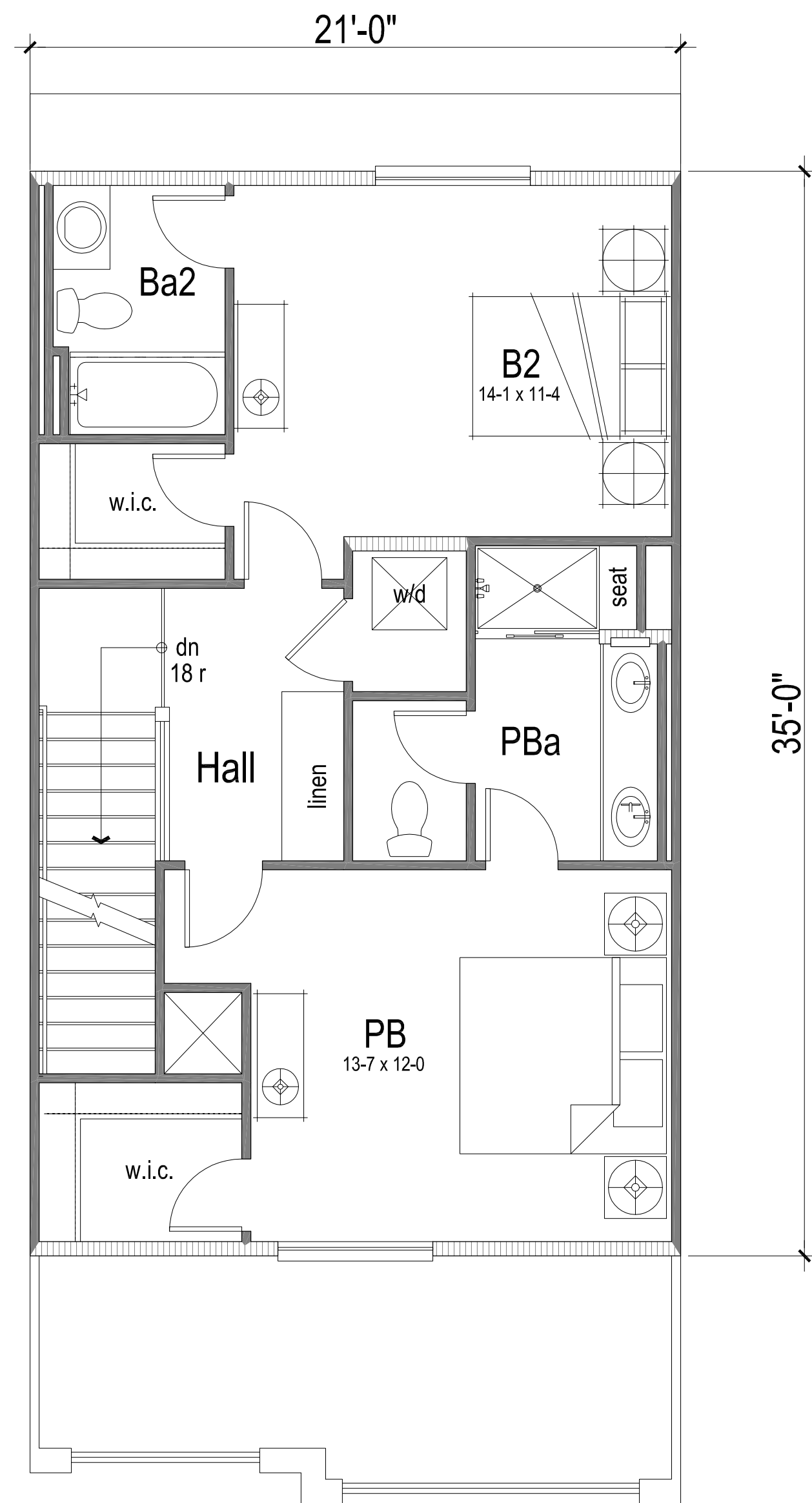
W-16 WEST ROSEVILLE

ROSEVILLE, CA # 2020-0872

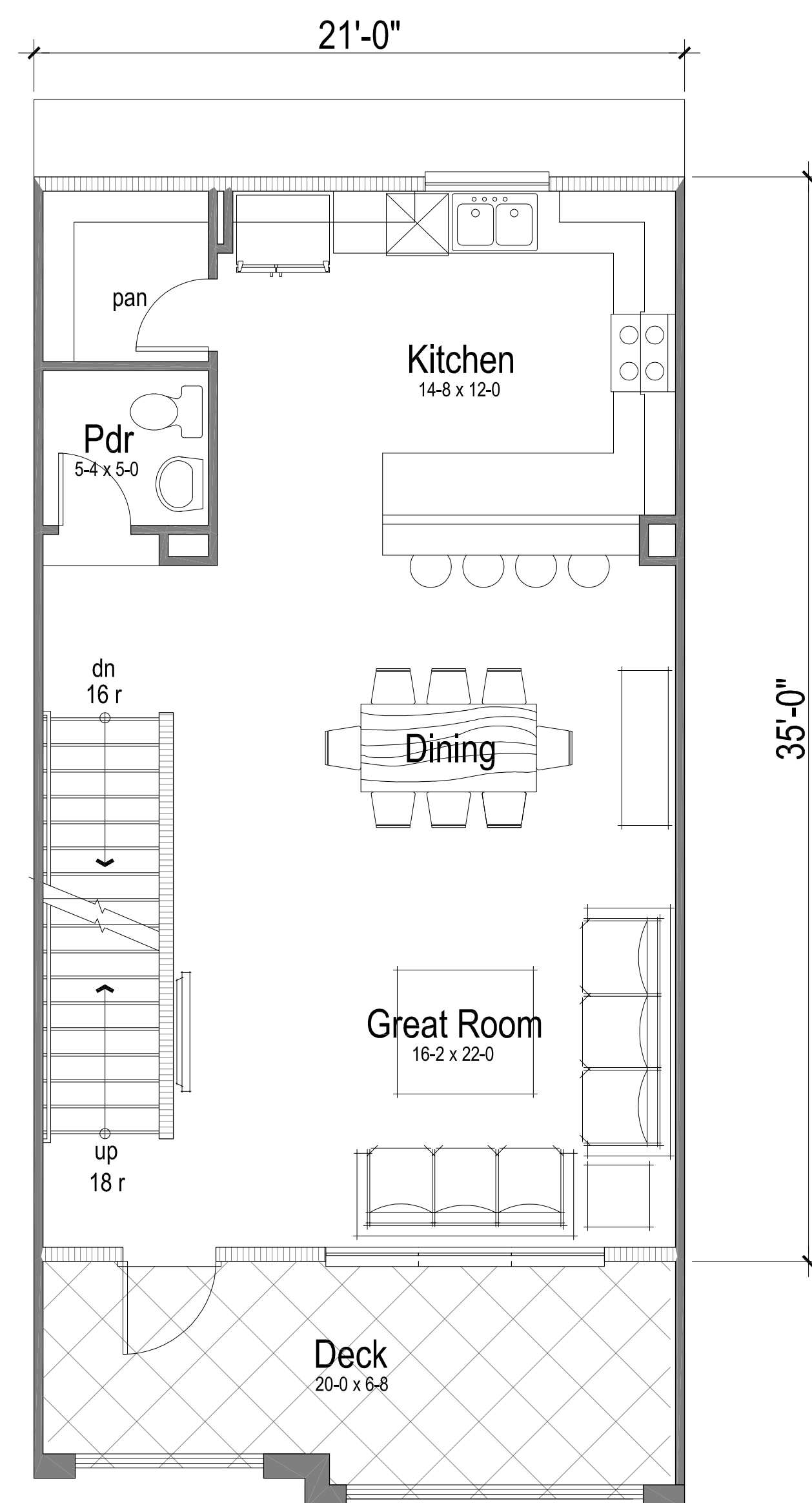
CONCEPTUAL DESIGN
FEBRUARY 11, 2022

UNIT PLANS_PLAN 1

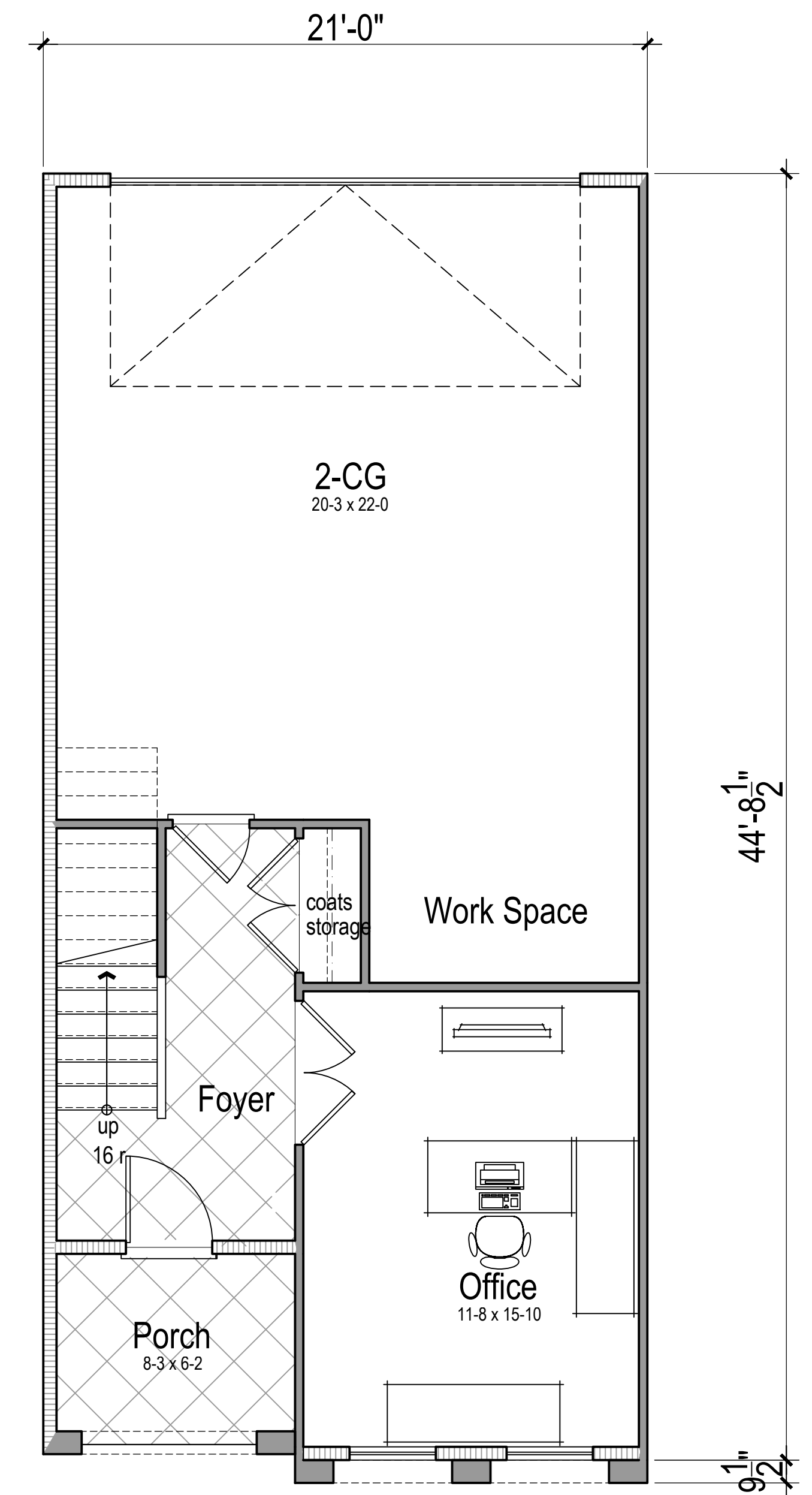
A2.1



Third Floor Plan 2A
 Floor Area: 726 sqft



Second Floor Plan 2A
 Floor Area: 735 sqft



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



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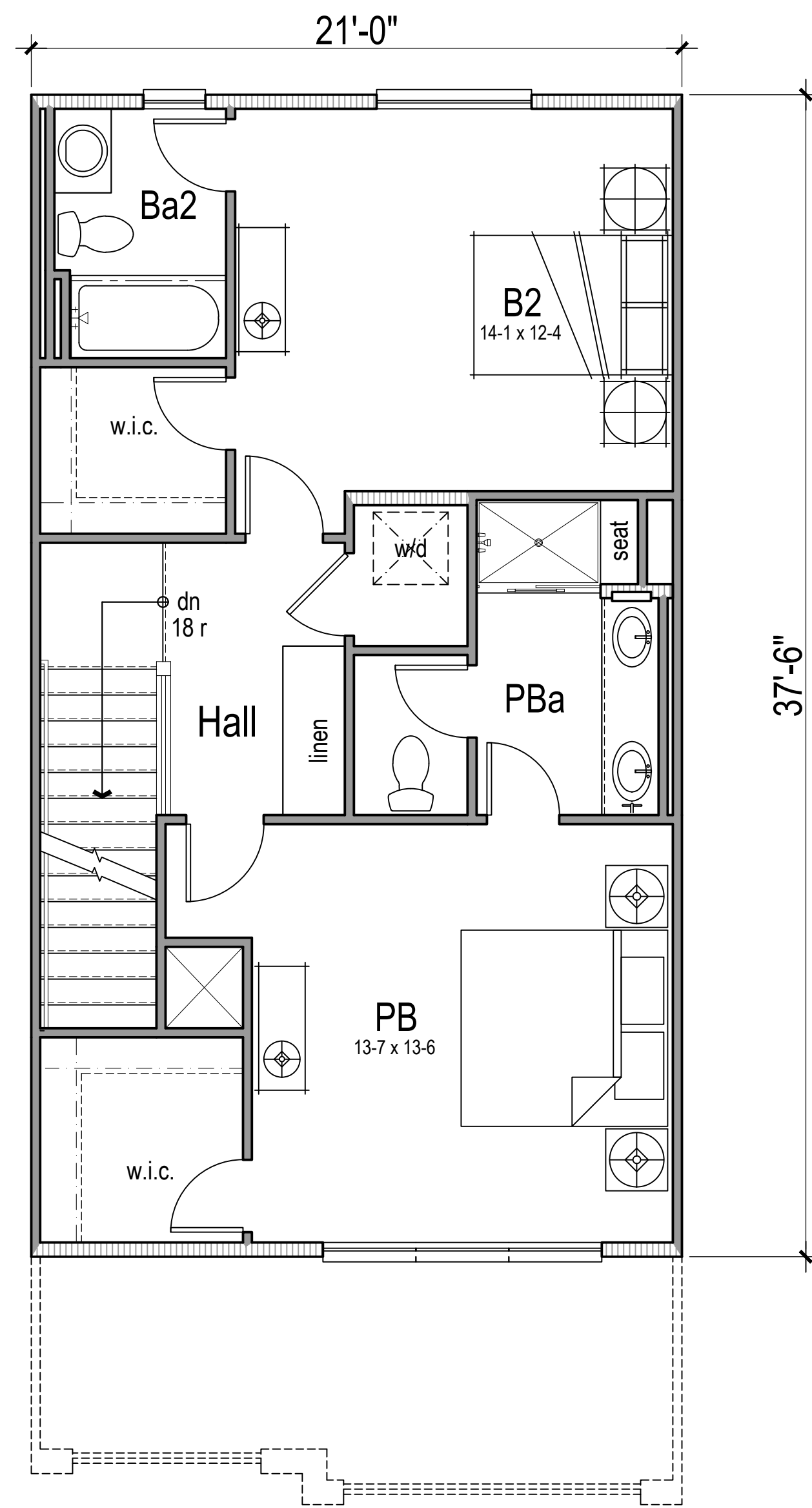
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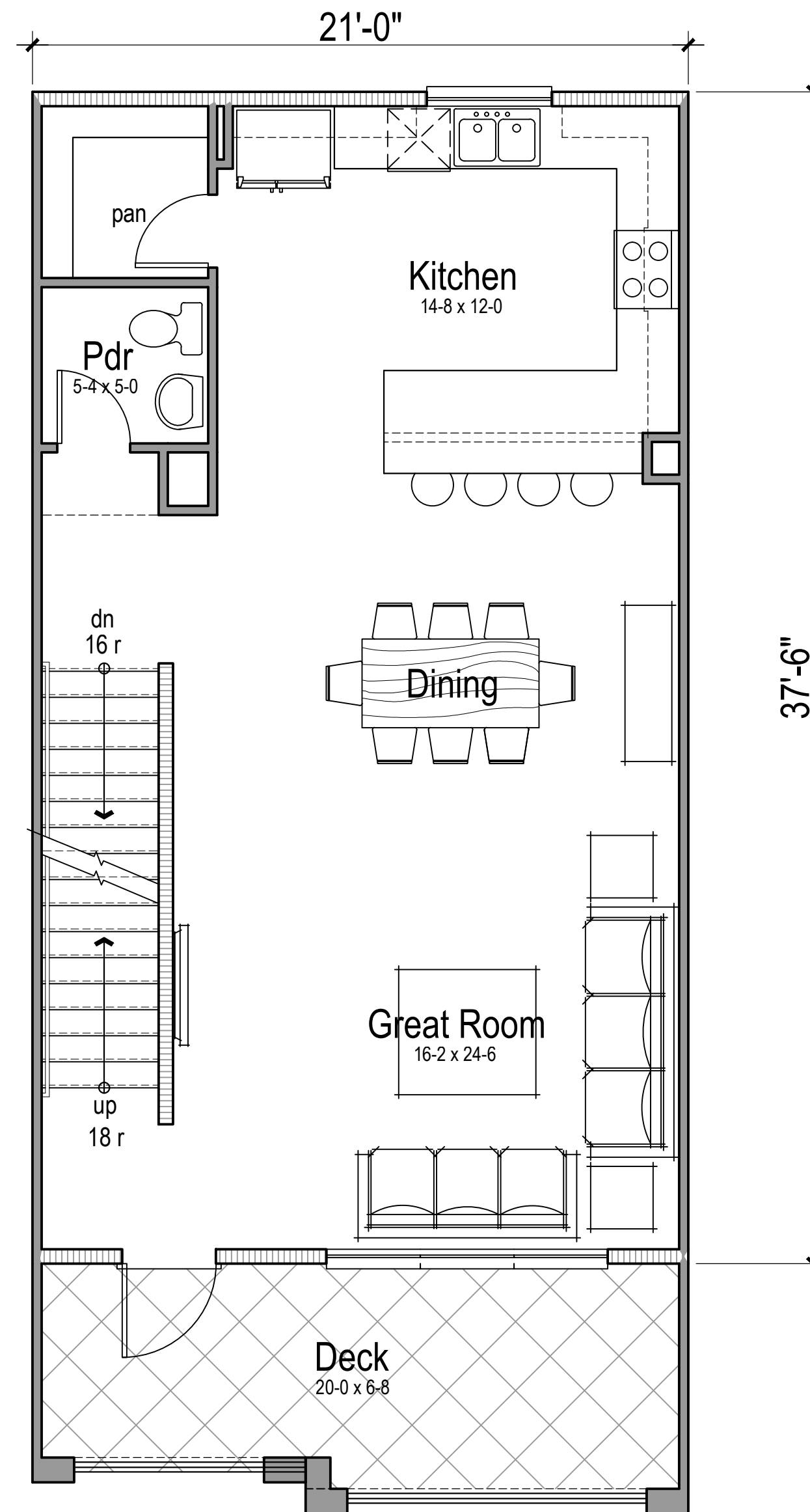
CONCEPTUAL DESIGN
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UNIT PLANS_PLAN 2A

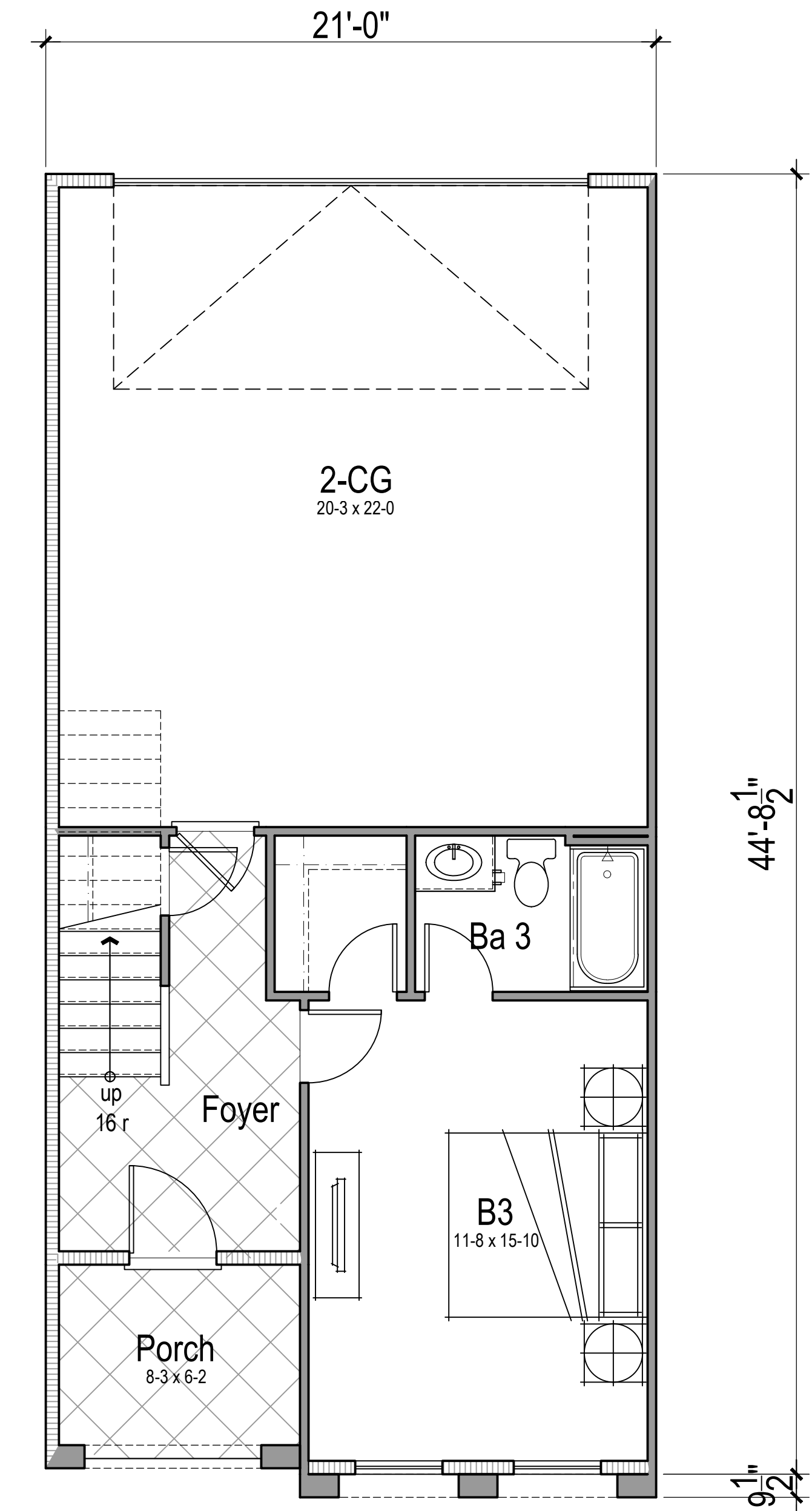
A2.2a



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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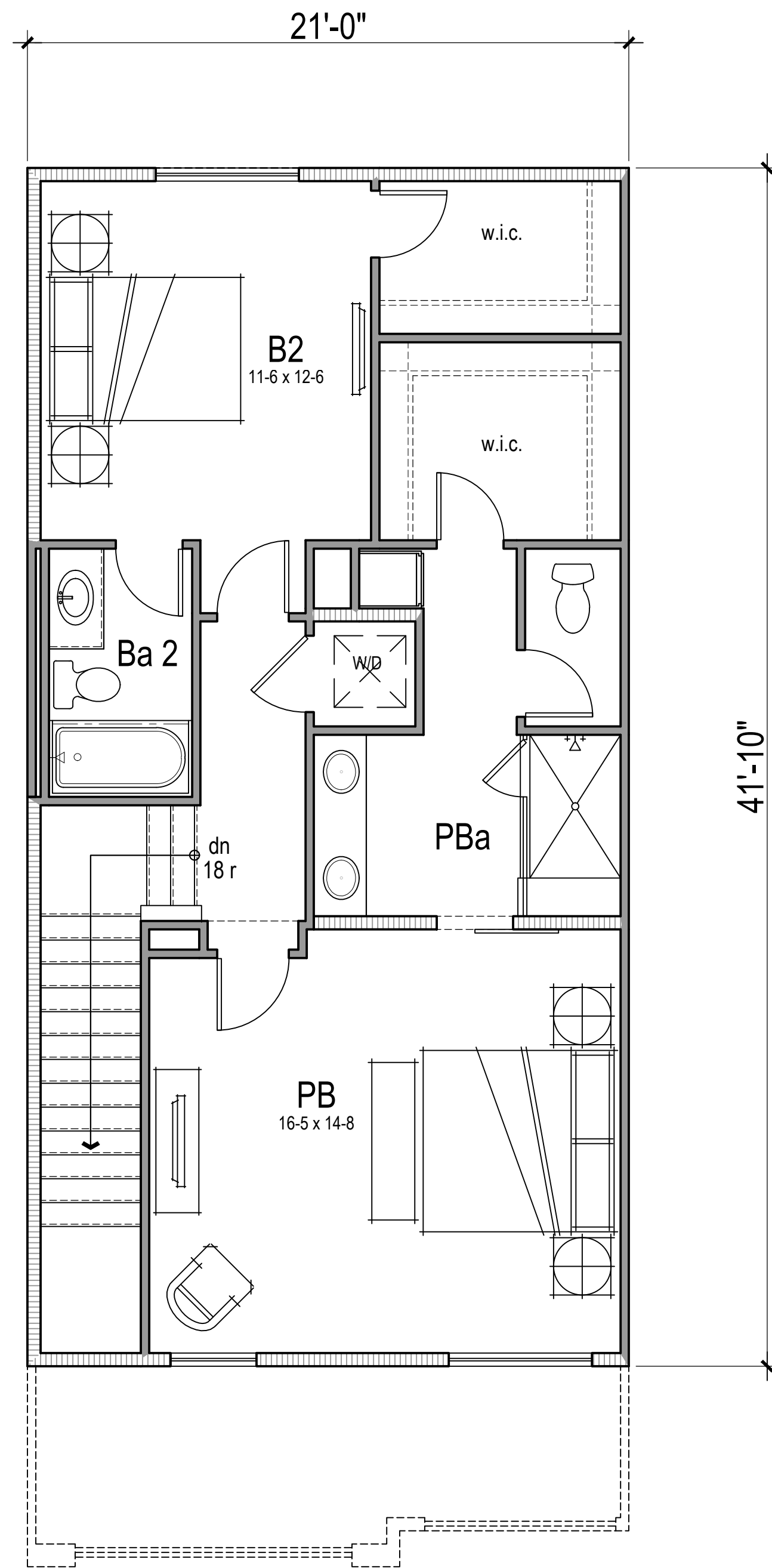
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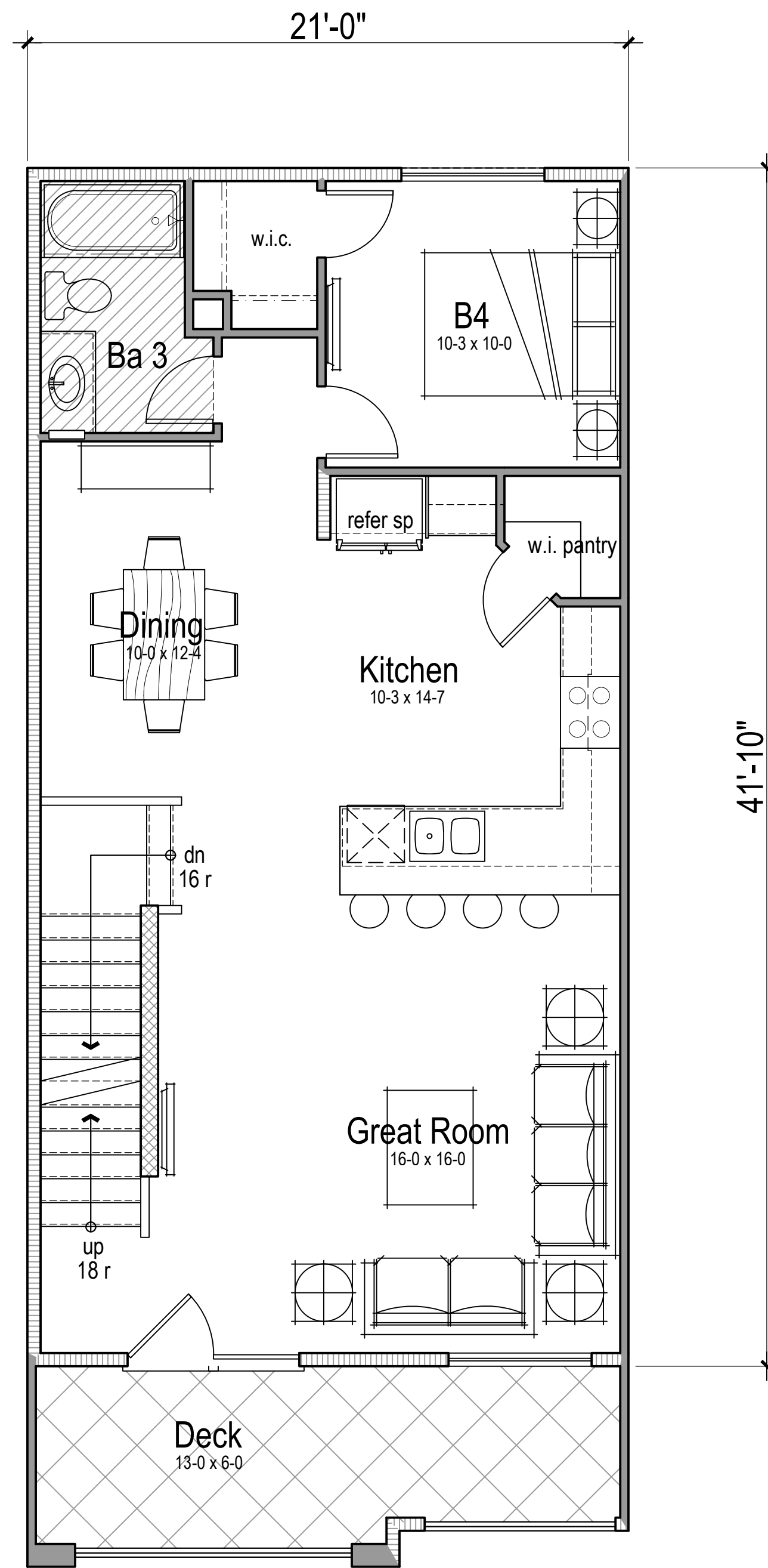
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UNIT PLANS_PLAN 2B

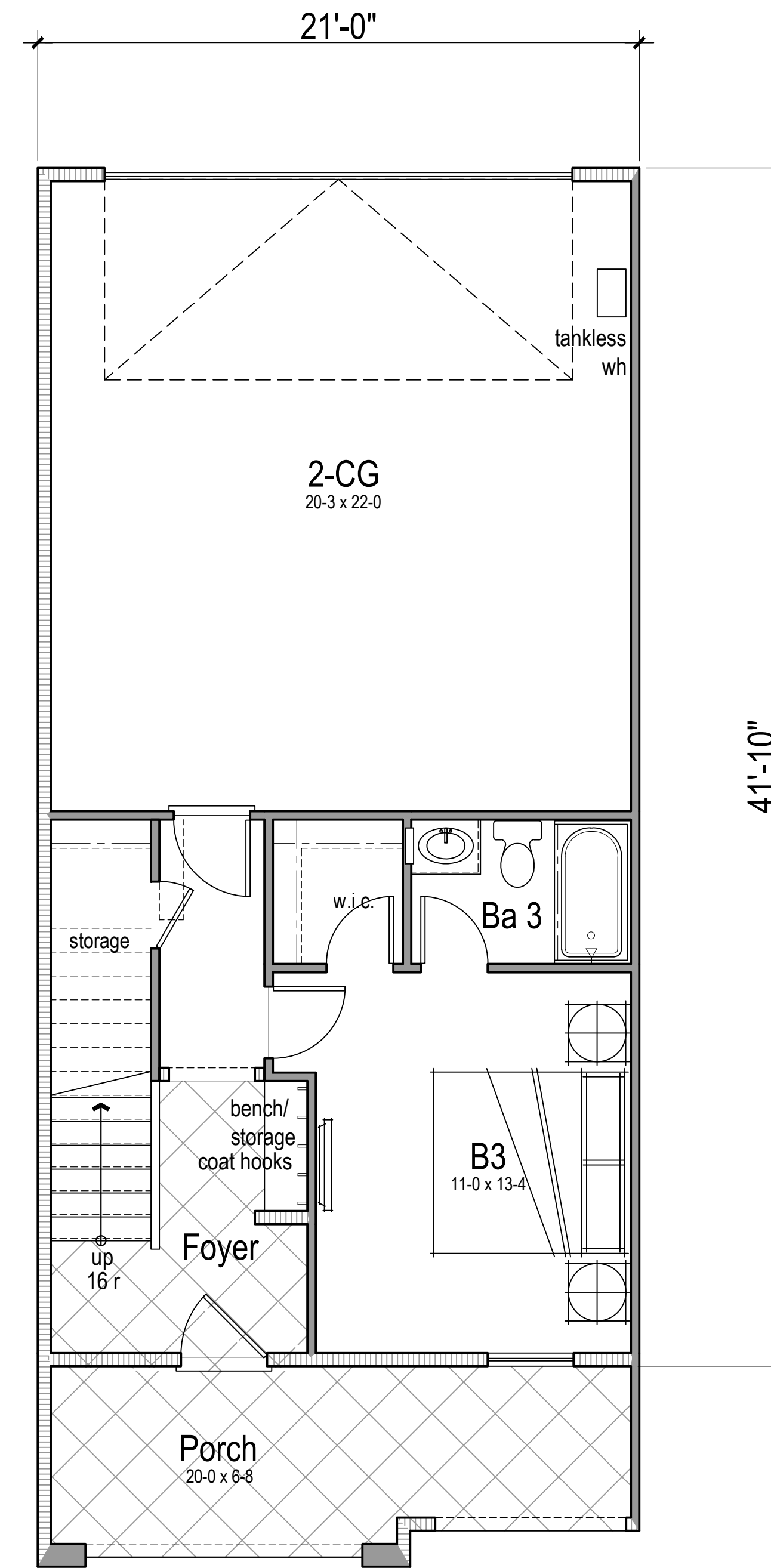
A2.2b



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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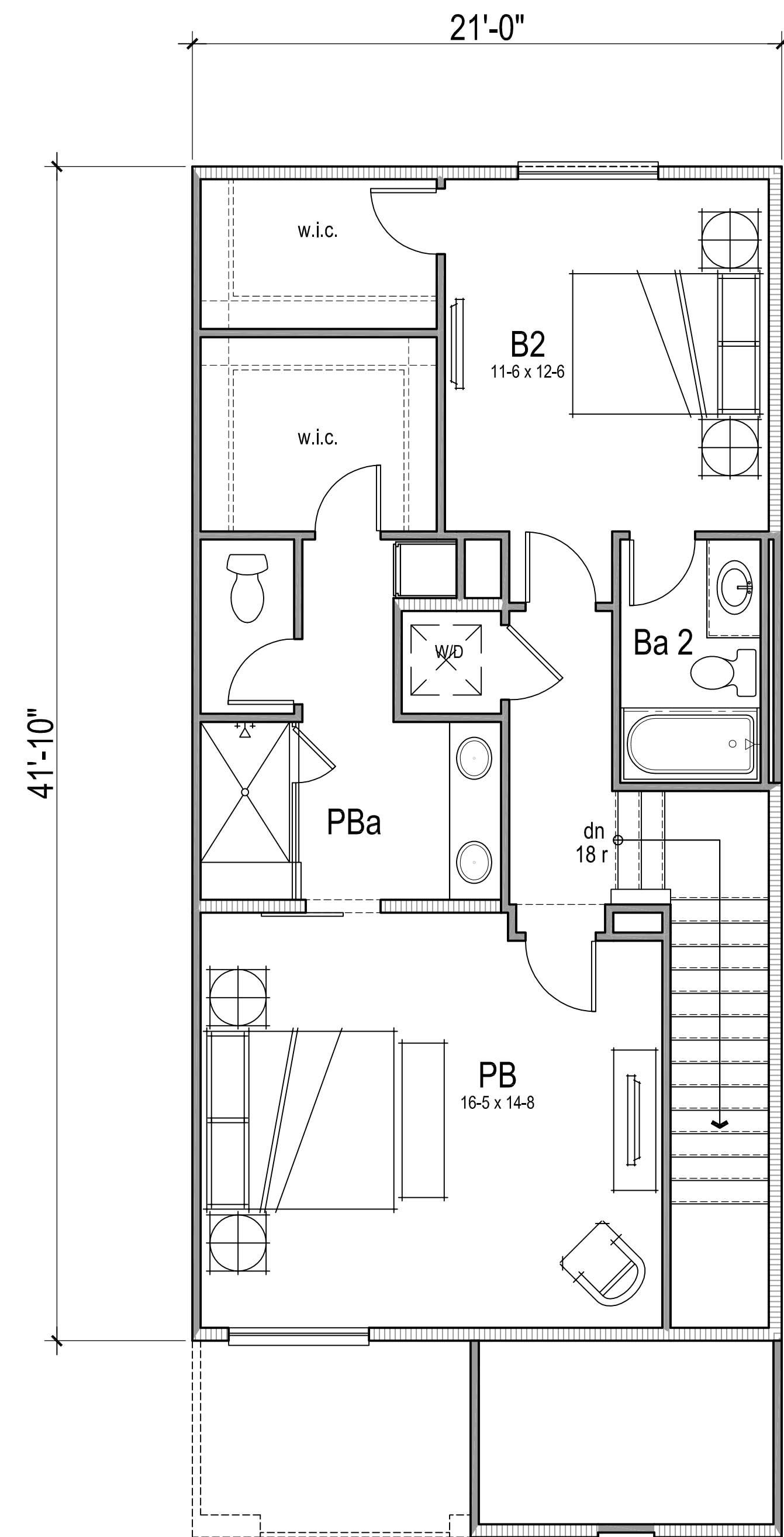
W-16 WEST ROSEVILLE

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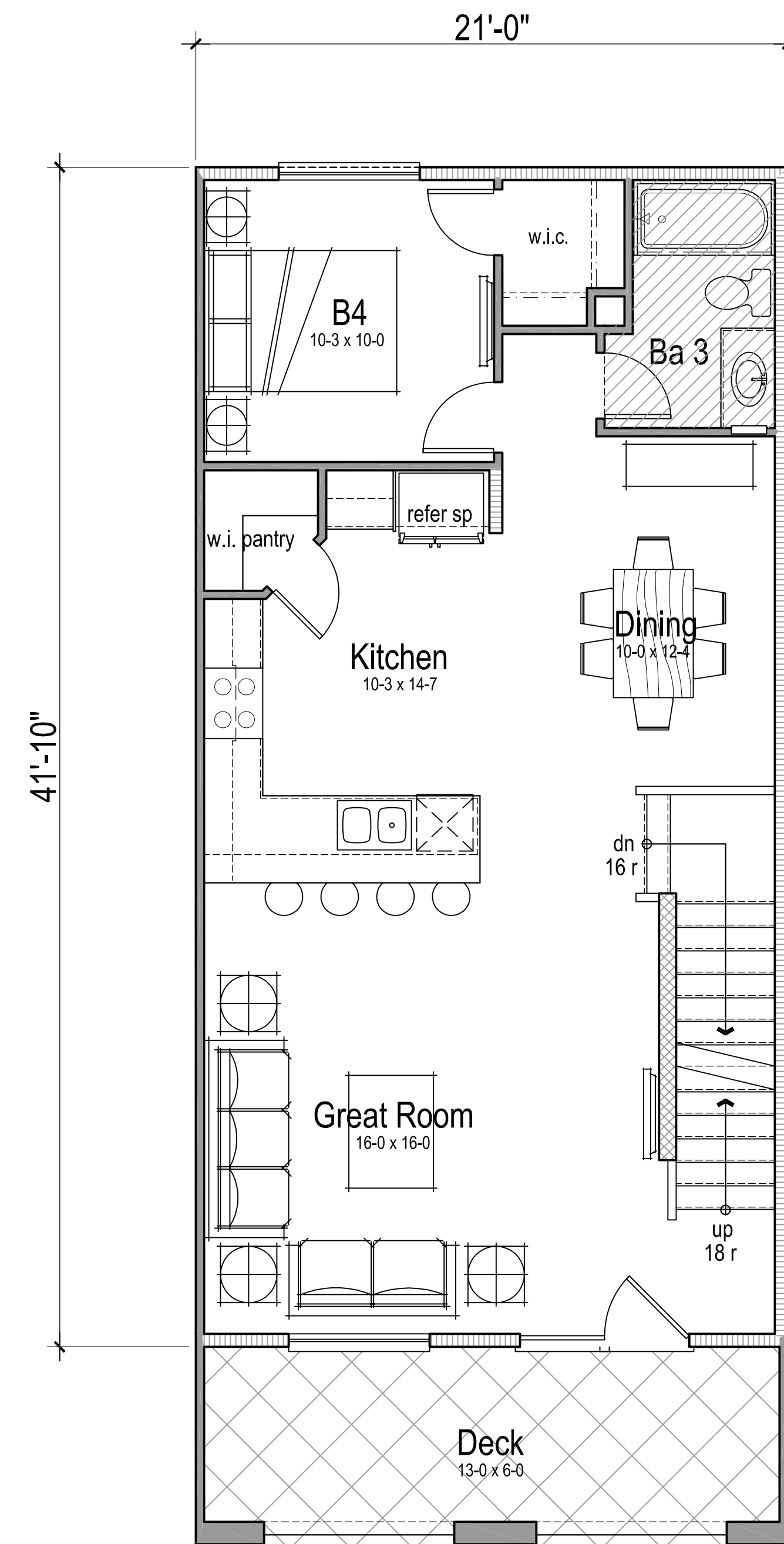
CONCEPTUAL DESIGN
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UNIT PLANS_PLAN 4

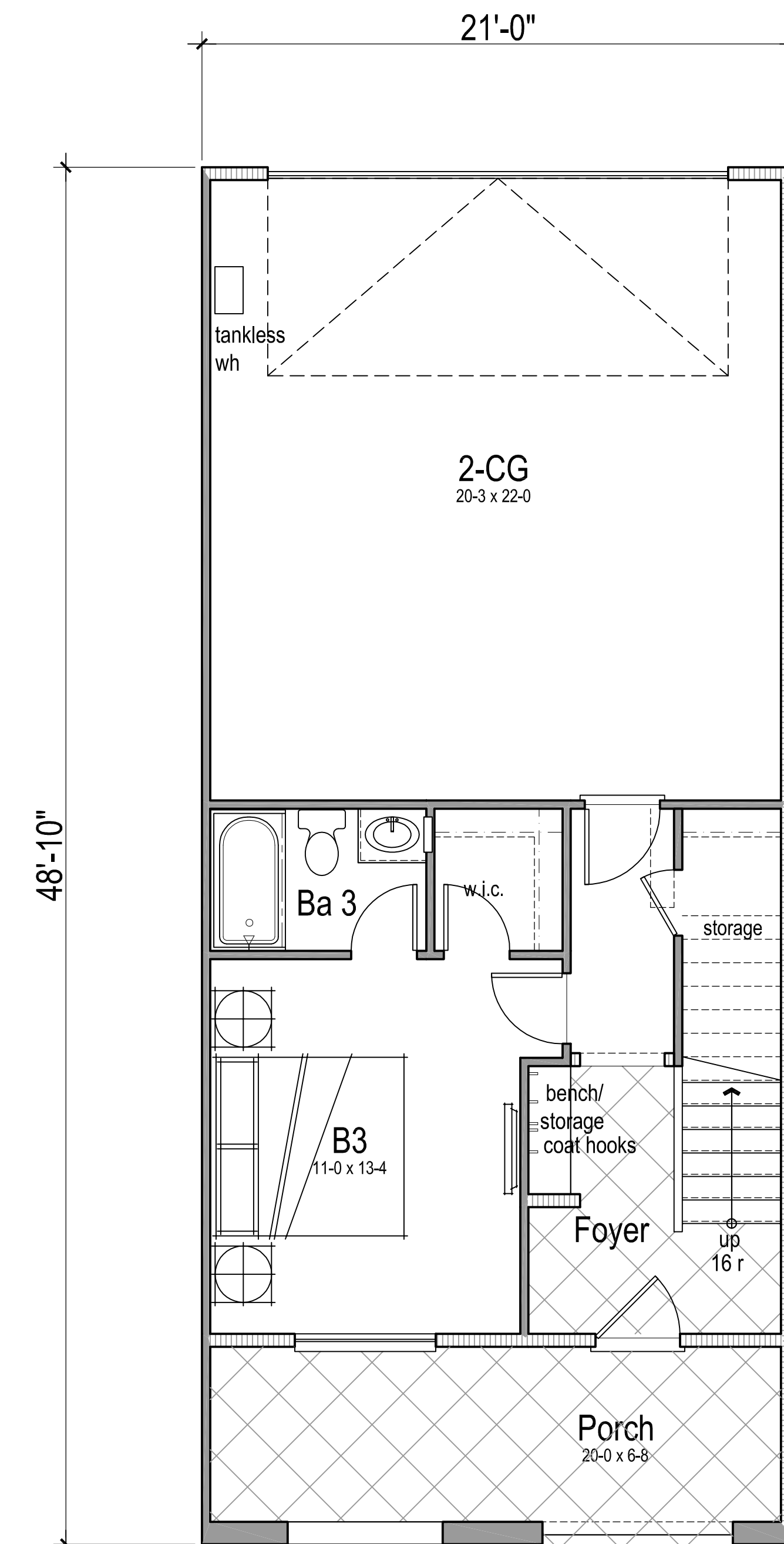
A2.4



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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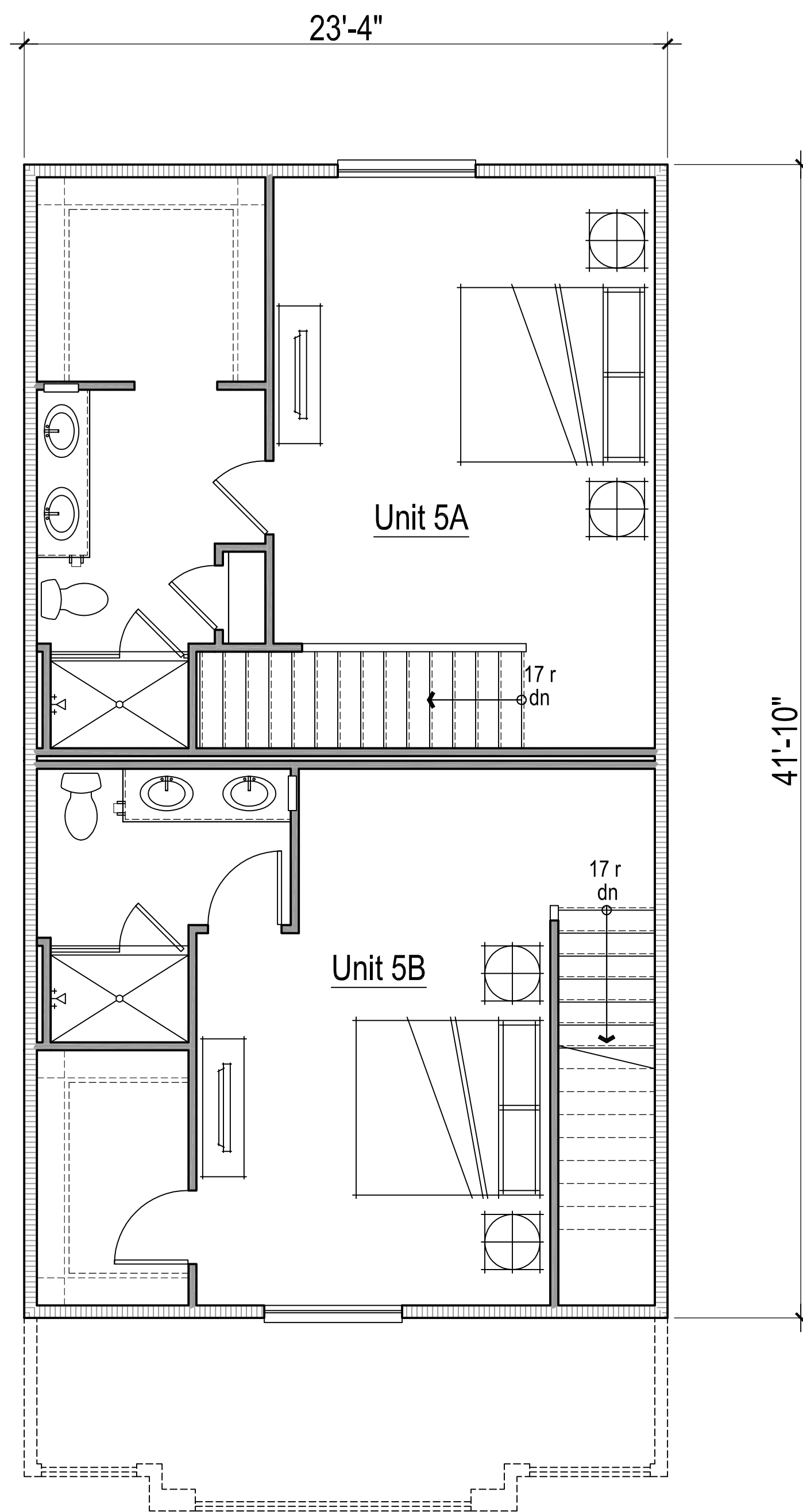
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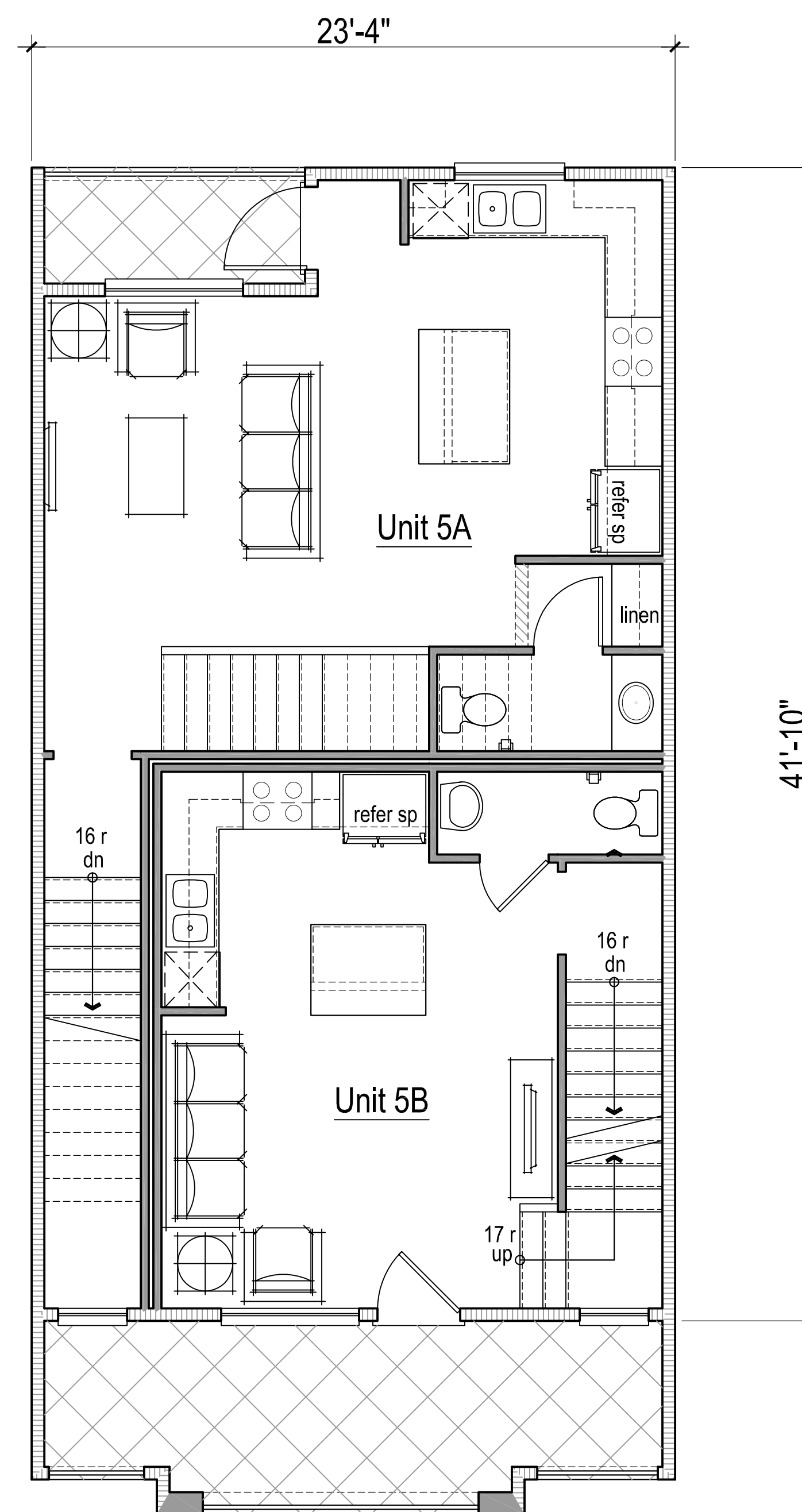
CONCEPTUAL DESIGN
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UNIT PLANS_
PLAN 4-E2

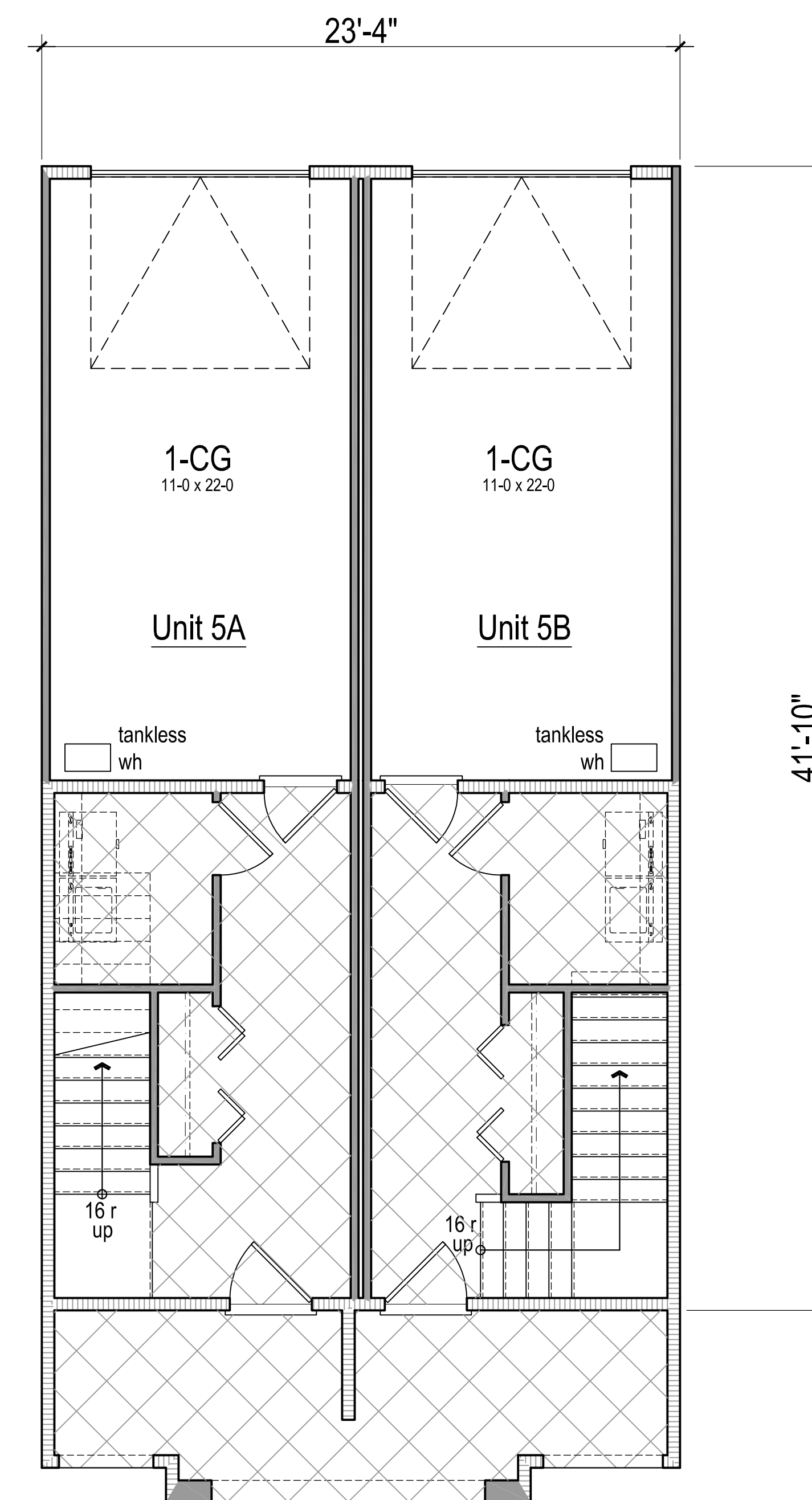
A2.4.1



Third Floor Plan 5



Second Floor Plan 5



First Floor Plan 5



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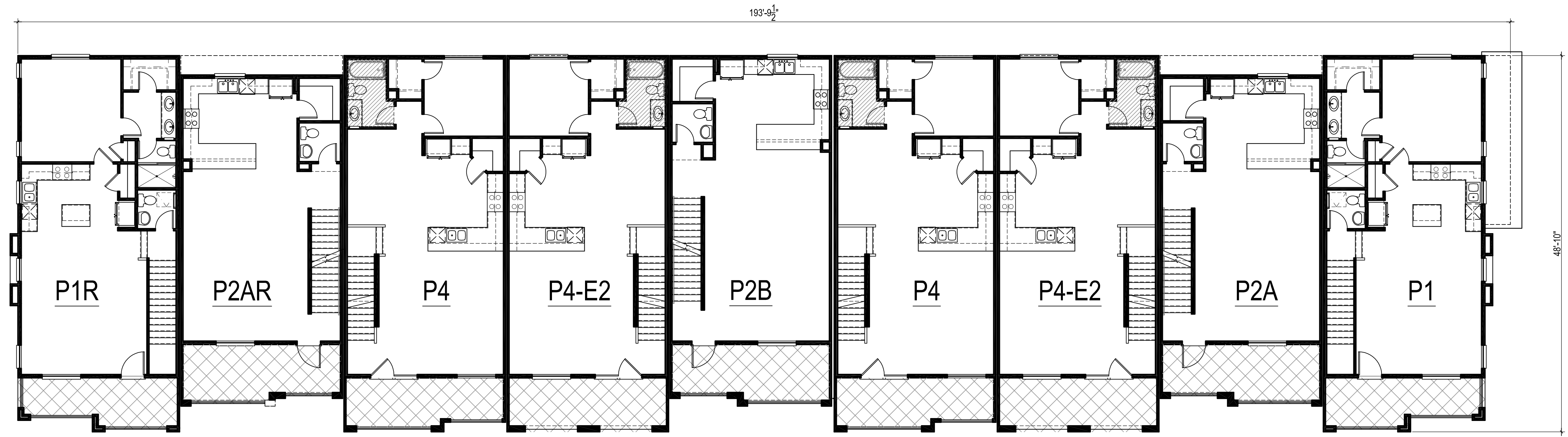
W-16 WEST ROSEVILLE

ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN
FEBRUARY 11, 2022

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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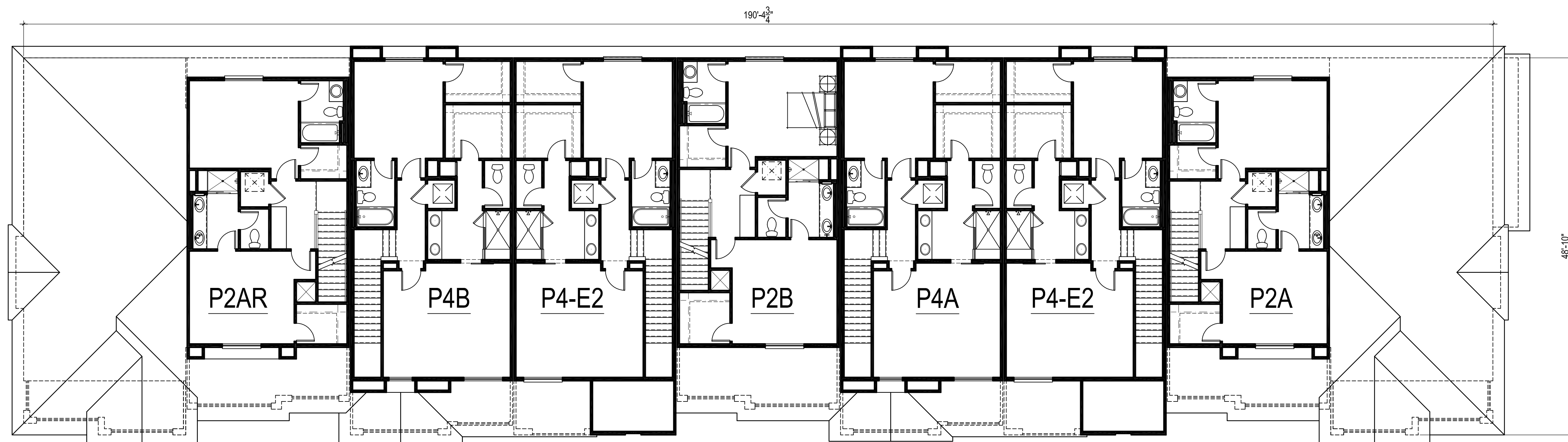
W-16 WEST ROSEVILLE

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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 ROSEVILLE, CA # 2020-0872

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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W-16 WEST ROSEVILLE

ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN
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**9-PLEX -
FRONT ELEVATIONS**

A3.3



9-Plex Rear Elevation

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



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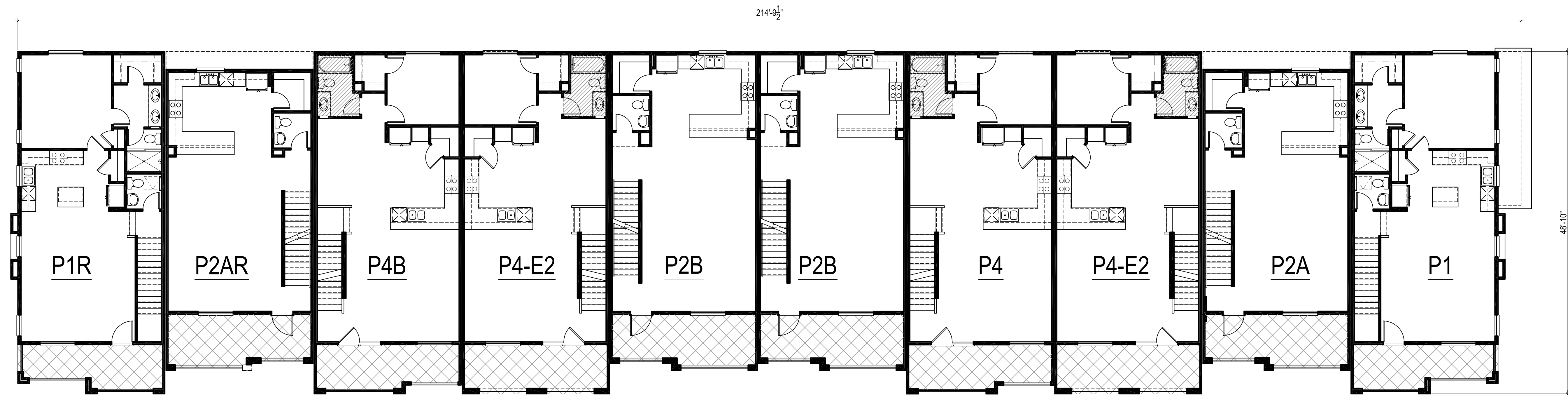
W-16 WEST ROSEVILLE

ROSEVILLE, CA # 2020-0872

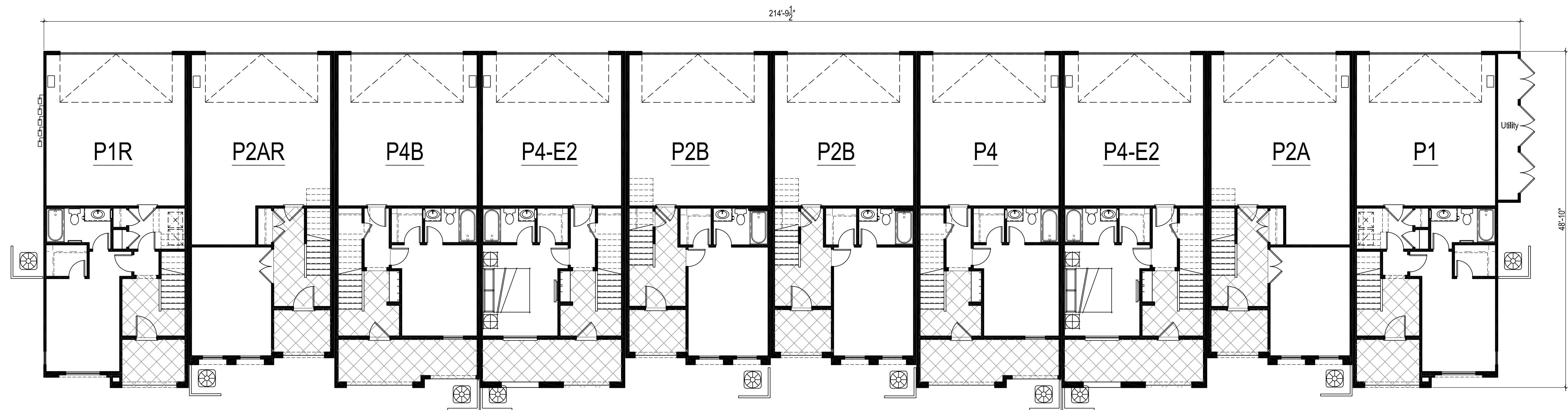
CONCEPTUAL DESIGN
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9-PLEX -
 SIDE AND REAR
 ELEVATIONS

A3.4



10-Plex Second Floor Composite Plan



10-Plex First Floor Composite Plan



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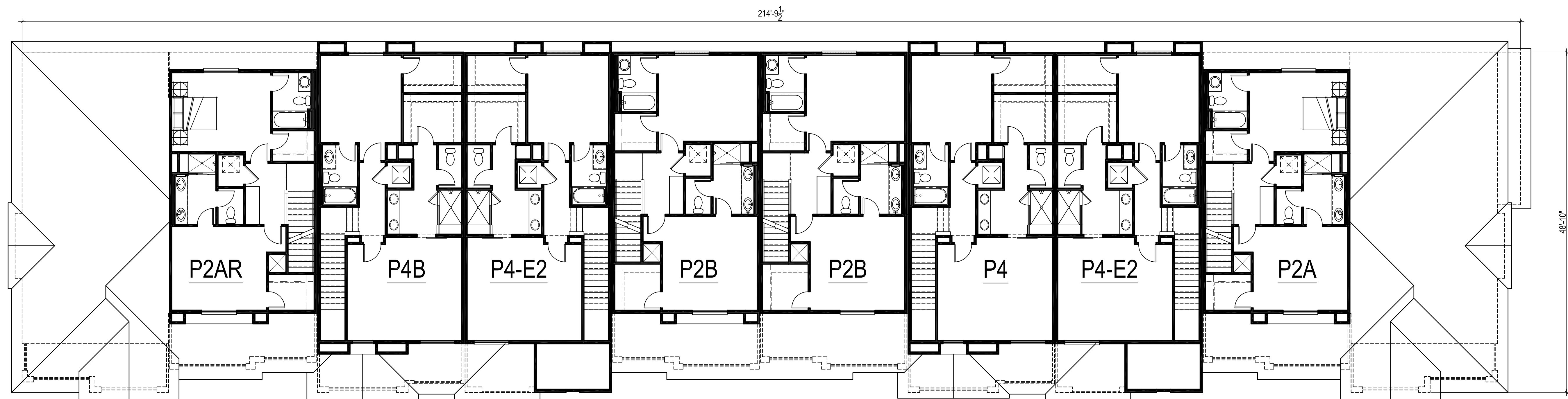
W-16 WEST ROSEVILLE

ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN
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10-PLEX -
 COMPOSITE PLANS

A4.1



10-Plex Third Floor Composite Plan



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CONCEPTUAL DESIGN
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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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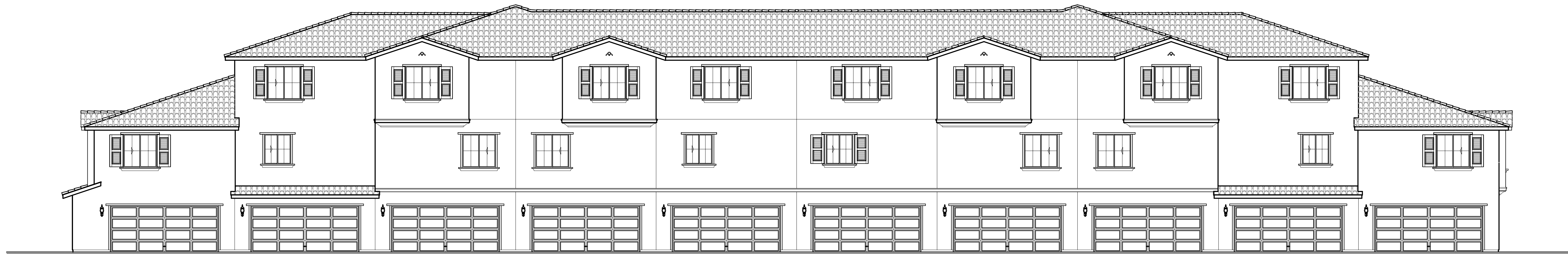
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ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN
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**10-PLEX -
FRONT ELEVATIONS**

A4.3



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



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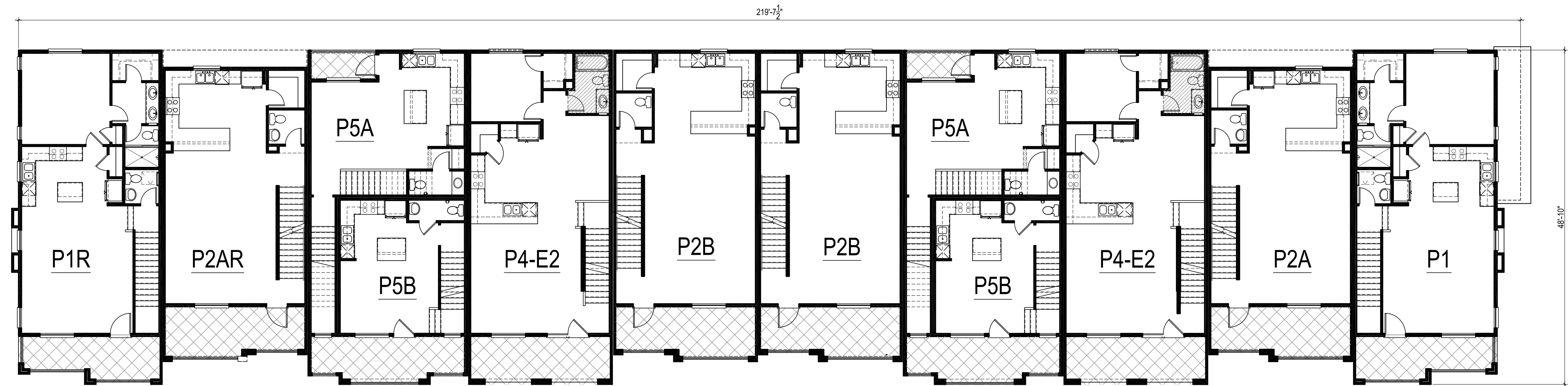
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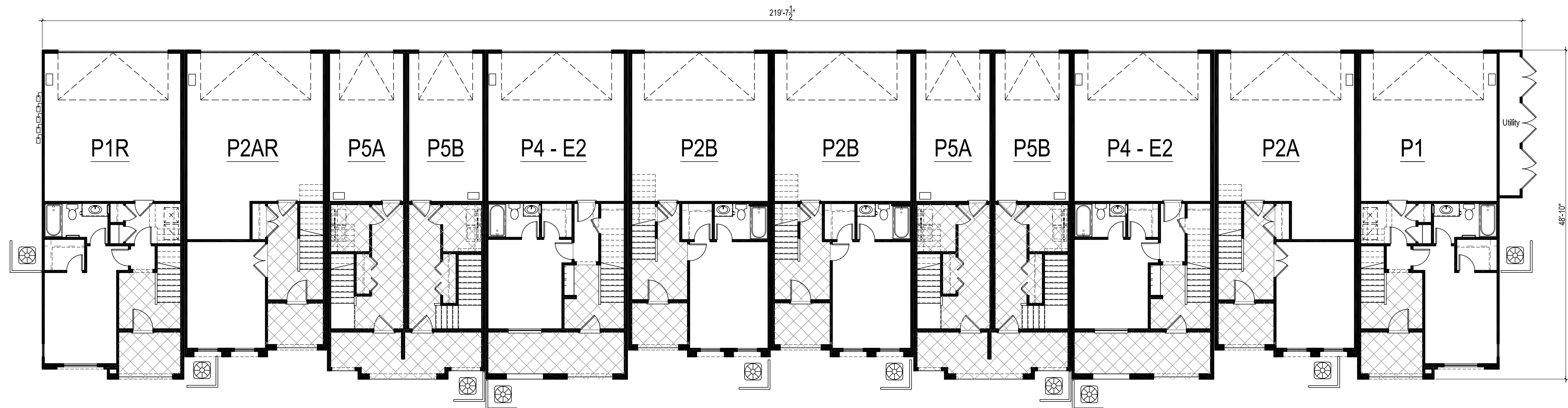
CONCEPTUAL DESIGN
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10-PLEX -
SIDE AND REAR
ELEVATIONS

A4.4



12-Plex Second Floor Composite Plan



12-Plex First Floor Composite Plan



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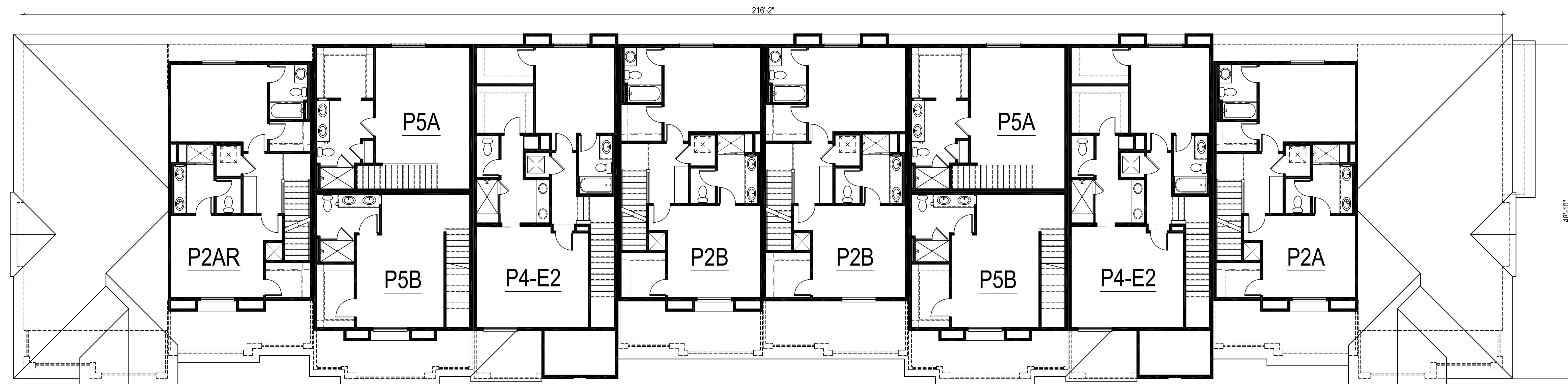
W-16 WEST ROSEVILLE

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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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CONCEPTUAL DESIGN
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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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ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN
FEBRUARY 11, 2022

12-PLEX -
FRONT ELEVATIONS

A5.3



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



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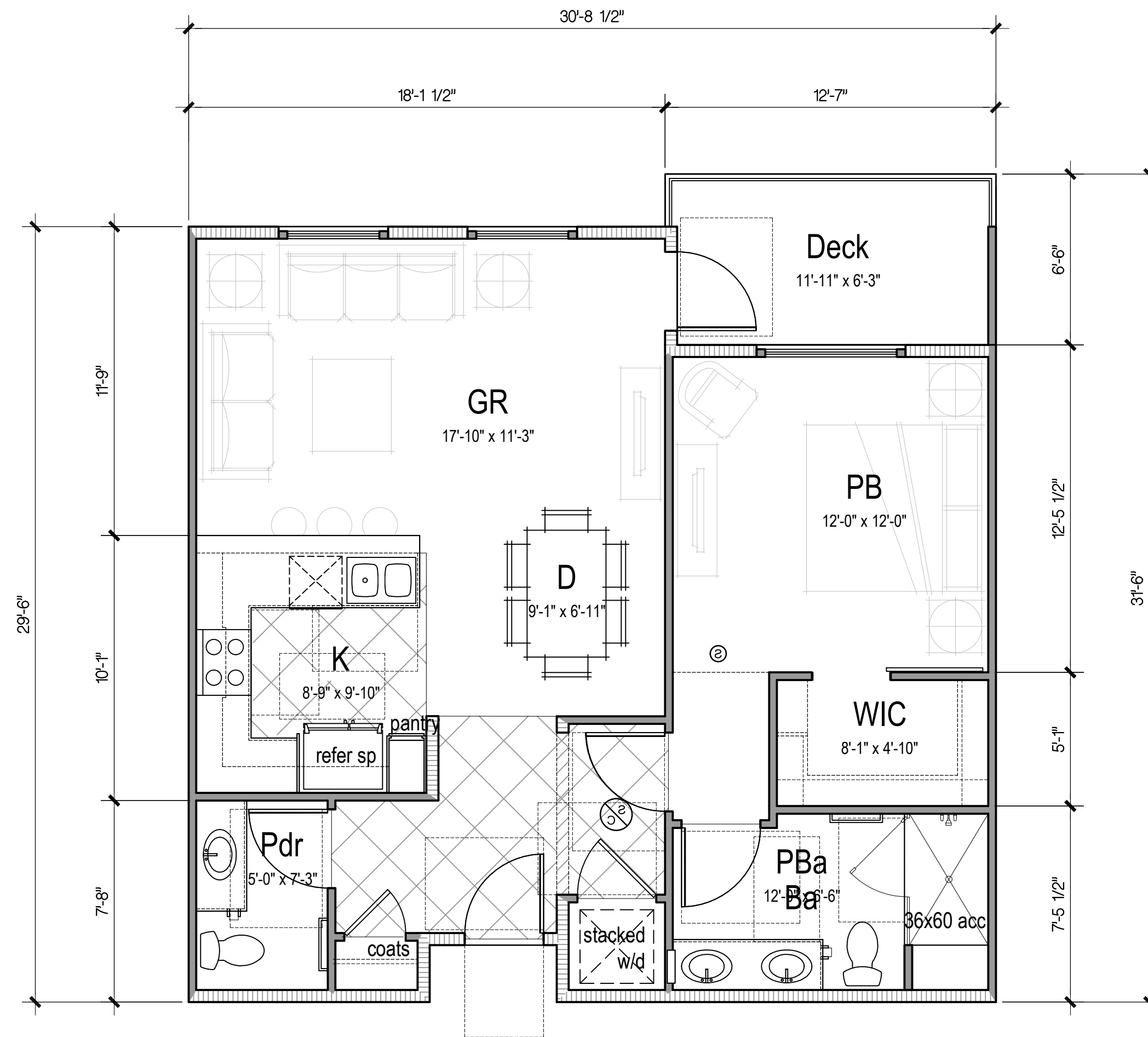
W-16 WEST ROSEVILLE

ROSEVILLE, CA # 2020-0872

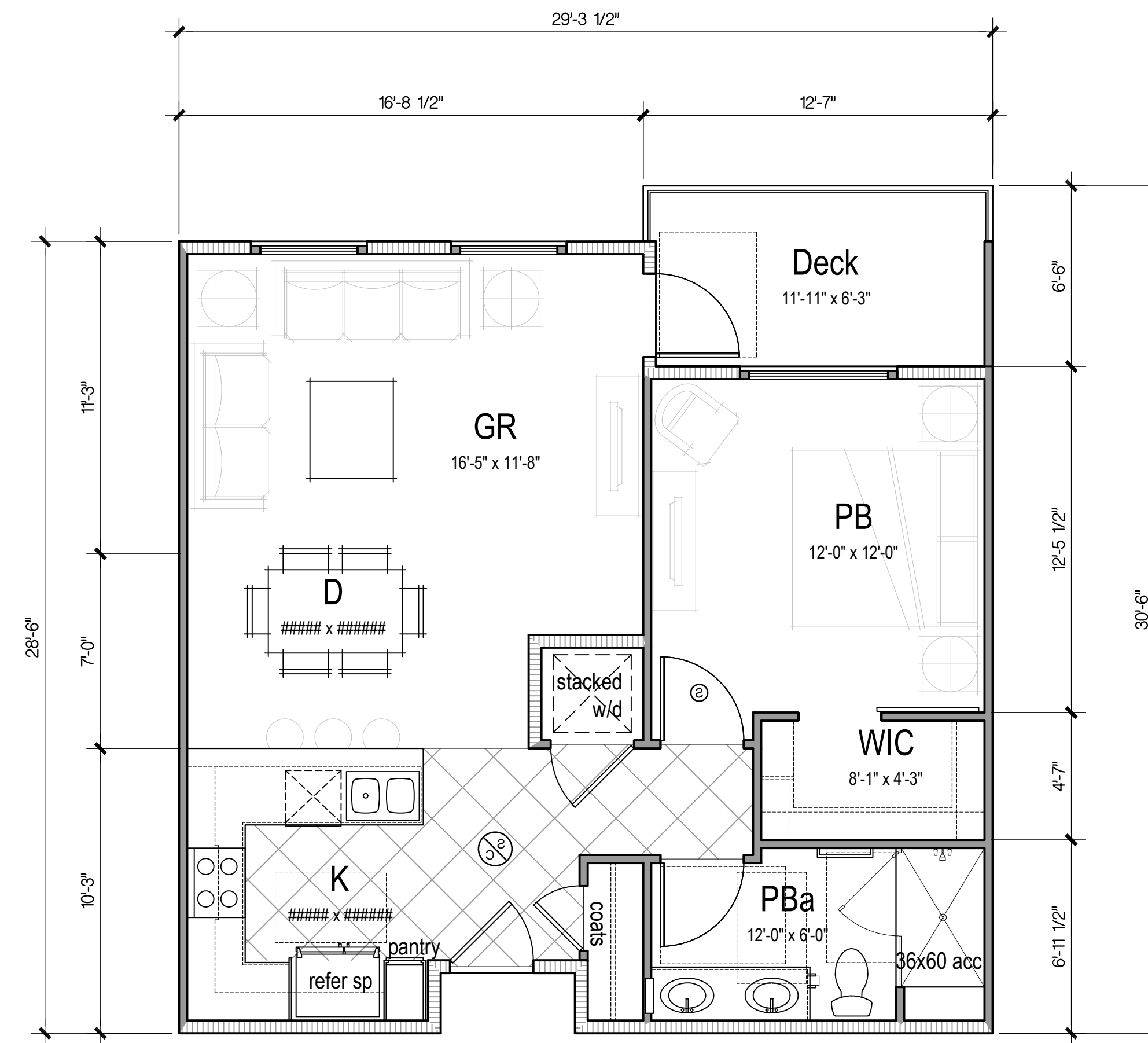
CONCEPTUAL DESIGN
FEBRUARY 11, 2022

**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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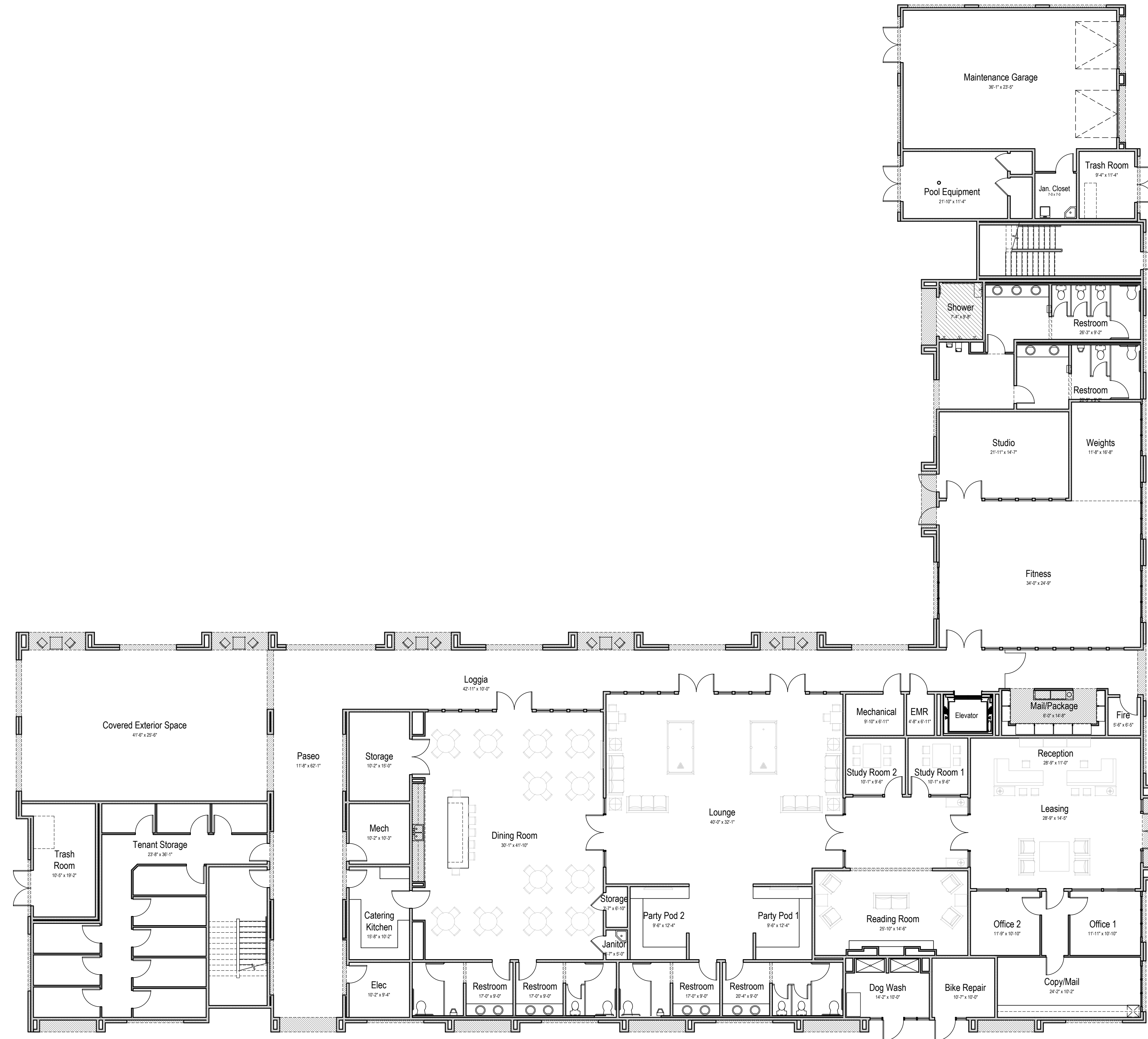
W-16 WEST ROSEVILLE

ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN
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**37-PLEX -
 UNIT PLANS**

A6.1



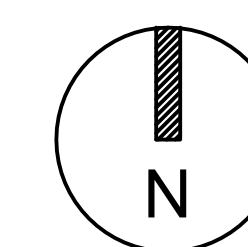
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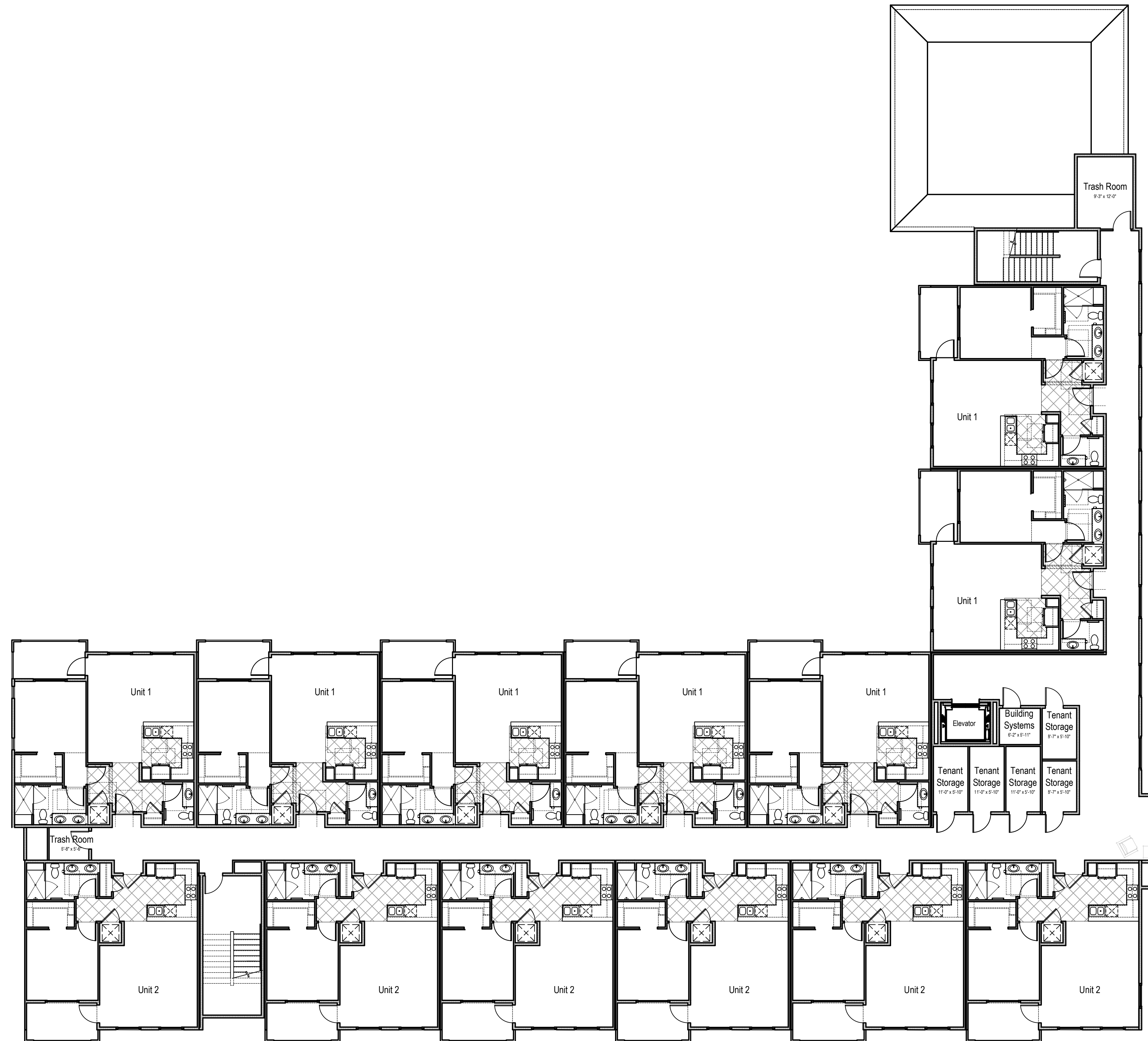
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CONCEPTUAL DESIGN
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37-PLEX -
 1st FLOOR PLAN

A6.2



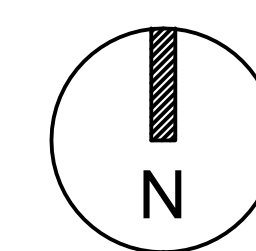
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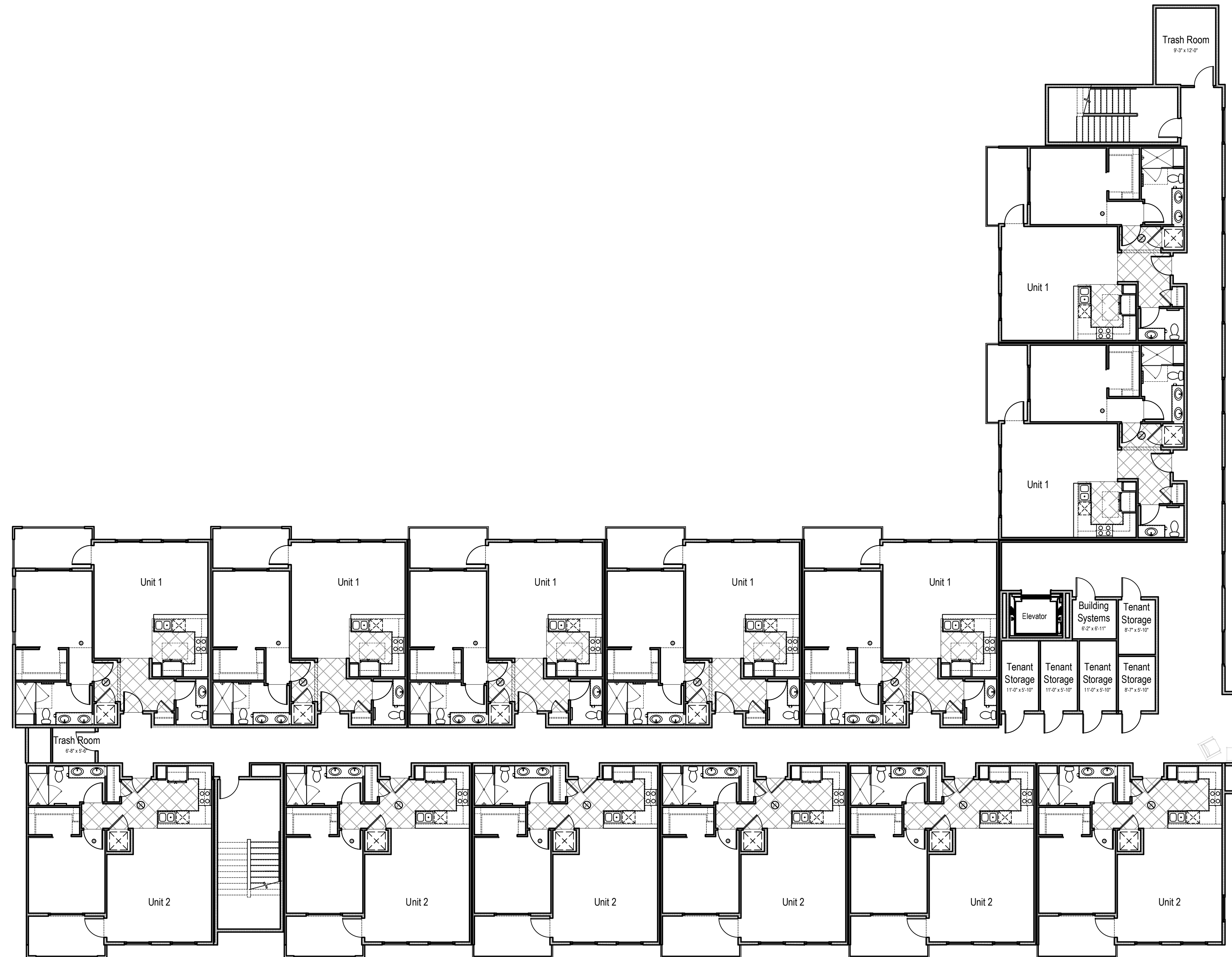
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CONCEPTUAL DESIGN
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37-PLEX -
 2nd FLOOR PLAN

A6.3



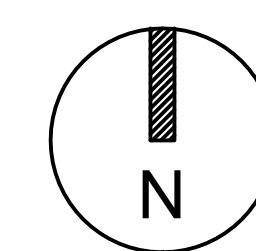
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W-16 WEST ROSEVILLE

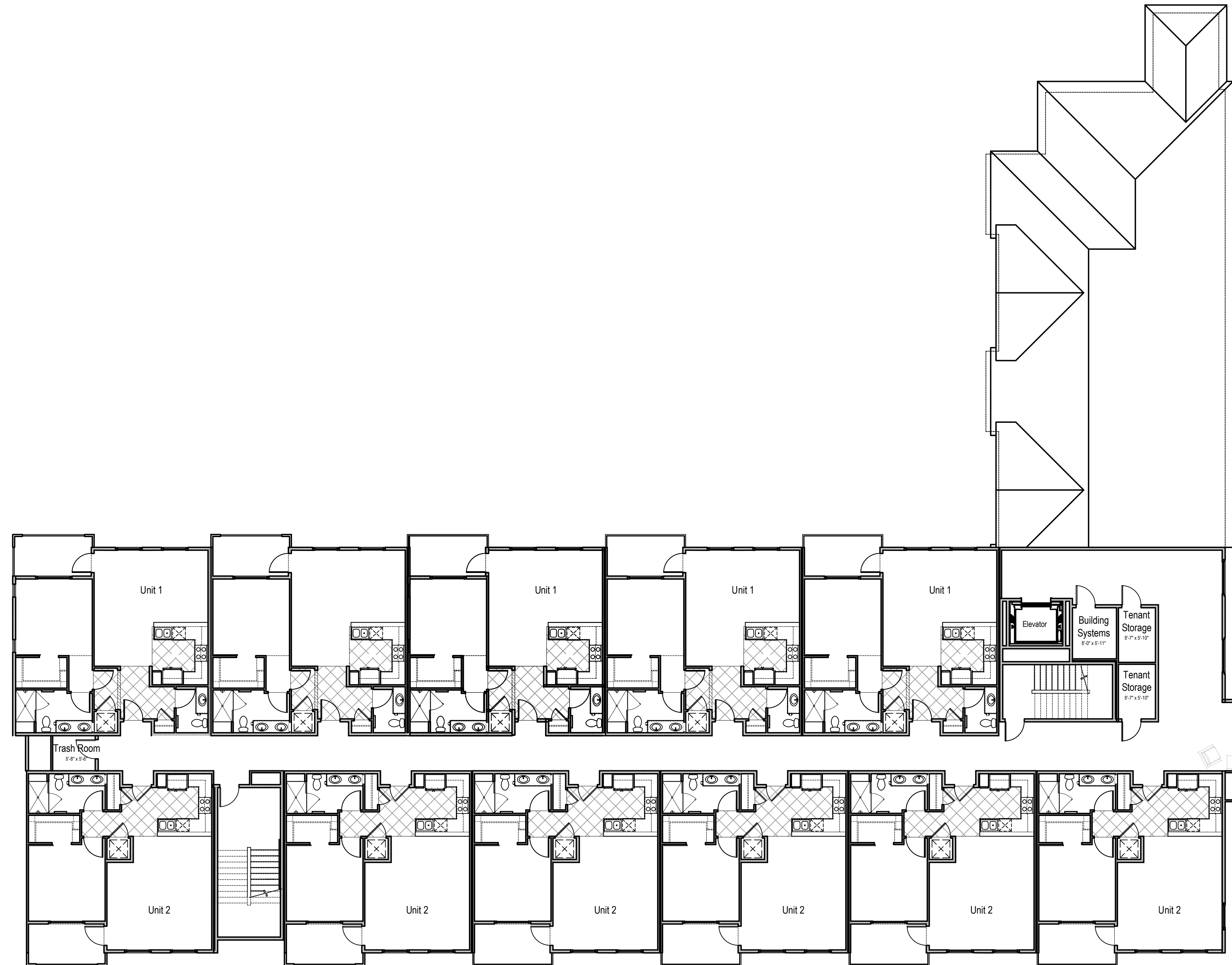
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37-PLEX -
 3rd FLOOR PLAN

A6.4



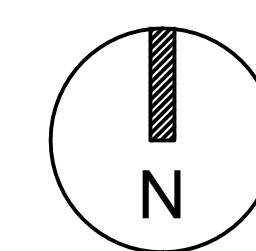
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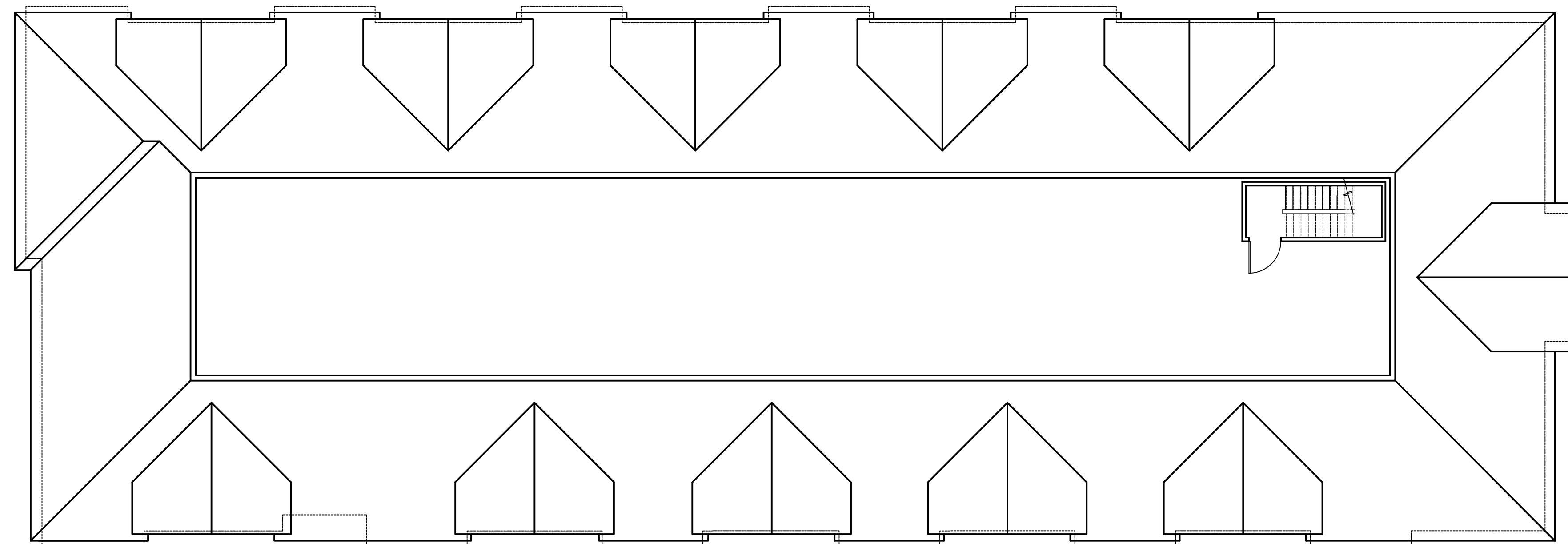
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CONCEPTUAL DESIGN
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37-PLEX -
 4th FLOOR PLAN

A6.5



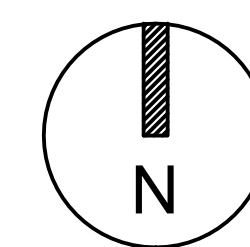
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37-PLEX -
ROOF PLAN

A6.6



Conceptual 37-Plex
East Elevation



Conceptual 37-Plex
South Elevation



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CONCEPTUAL DESIGN
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37-PLEX -
ELEVATIONS

A6.7



Conceptual 37-Plex
West Elevation



Conceptual 37-Plex
North Elevation



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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)		
SCHEME 1 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)
SCHEME 2 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)
SCHEME 3 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)
SCHEME 4 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.



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W-16 WEST ROSEVILLE

ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN
FEBRUARY 11, 2022

COLOR SCHEMES

PROJECT SUMMARY

WESTPARK VILLAGE W-16

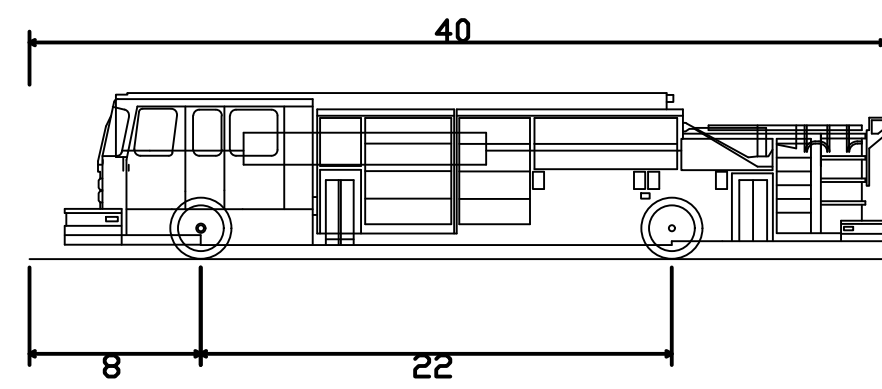
TOTAL UNITS: 223
 PERMITTED # OF UNITS: 250
 SITE AREA: 12.16 ACRES
 DENSITY: 18.3 DU/AC

BUILDING FLOOR AREA:

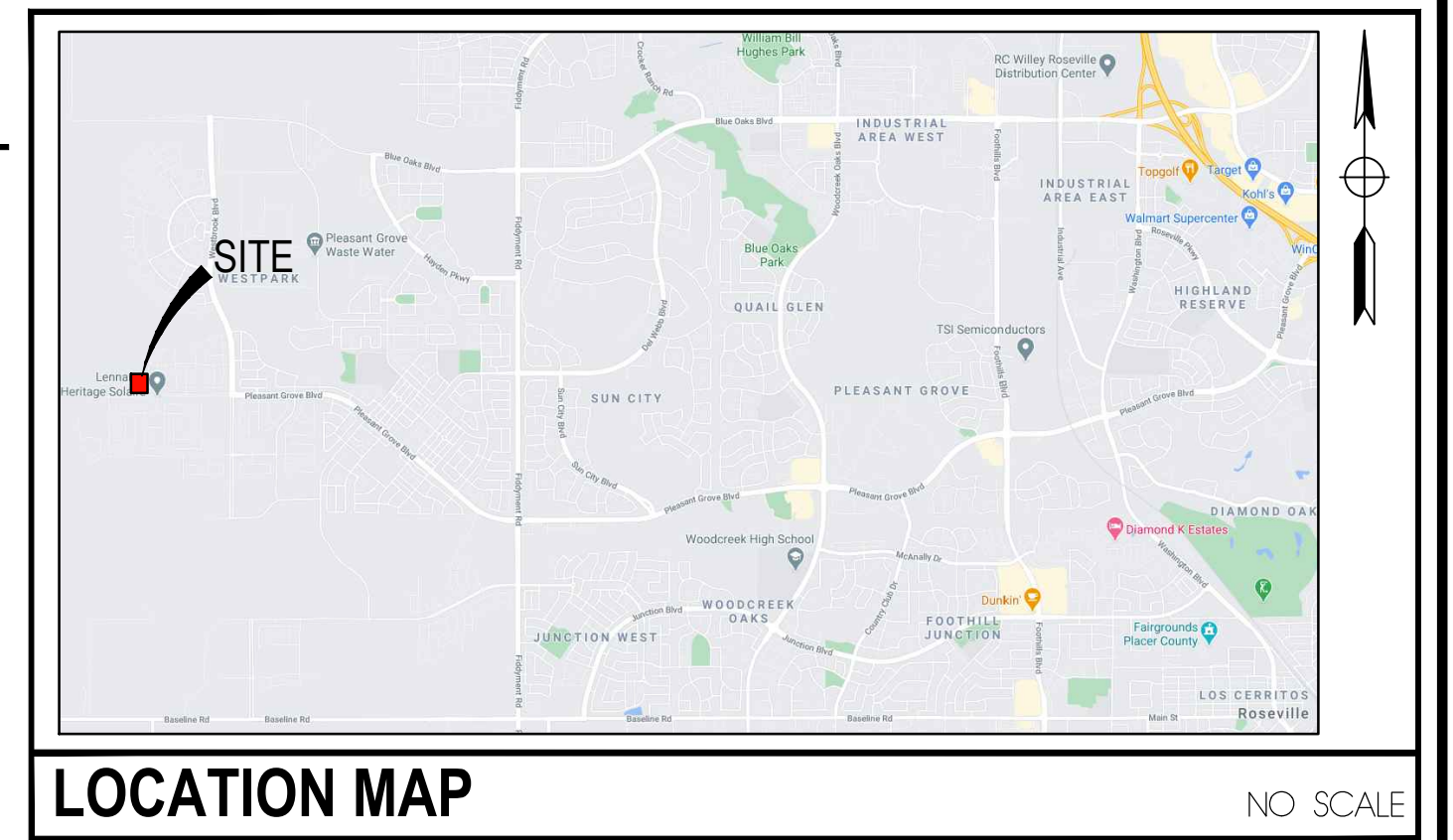
12-PLEX (4): 10,248 sf
 10-PLEX (12): 10,011 sf
 9-PLEX (2): 9,058 sf
 CLUBHOUSE: 16,440 sf
 2nd FLOOR: 15,000 sf
 3rd FLOOR: 15,000 sf
TOTAL: 225,680 sf

WESTPARK VILLAGE W-16

FIRE TURNING EXHIBIT
 SHEET 1 of 1
 FEBRUARY 15, 2022

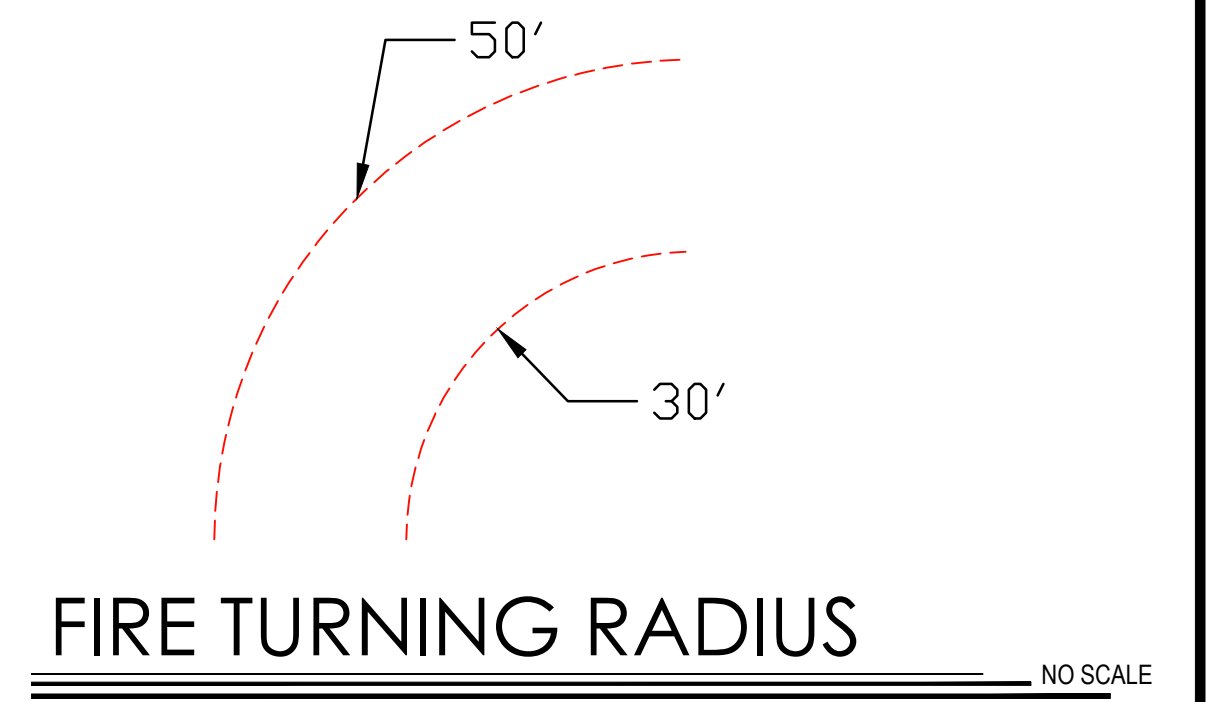
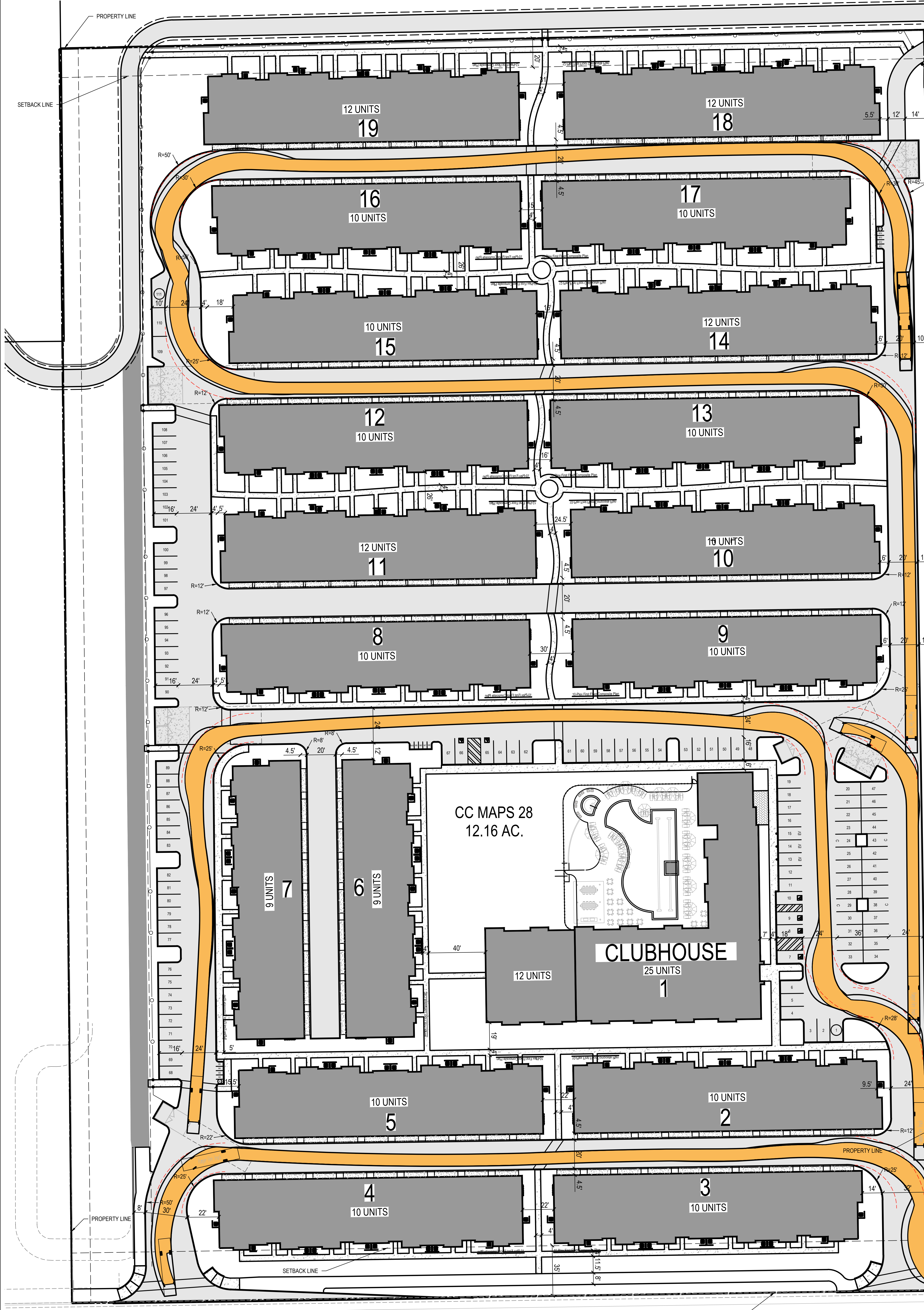


Pumper Fire Truck
 Overall Length 40.000ft
 Overall Width 8.167ft
 Overall Body Height 7.745ft
 Min Body Ground Clearance 0.656ft
 Track Width 8.167ft
 Lock-to-lock time 5.00s
 Max Wheel Angle 45.00°

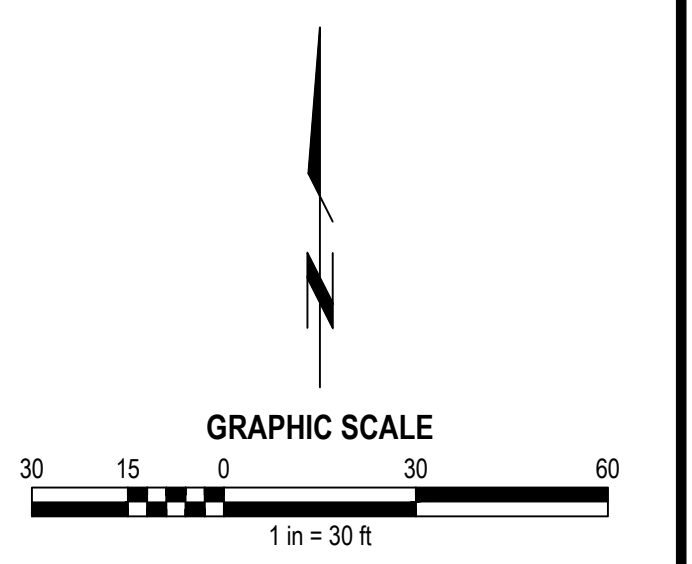


LOCATION MAP NO SCALE

MORTON & PITALO, INC.
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FIRE TURNING RADIUS NO SCALE



PLEASANT GROVE BLVD

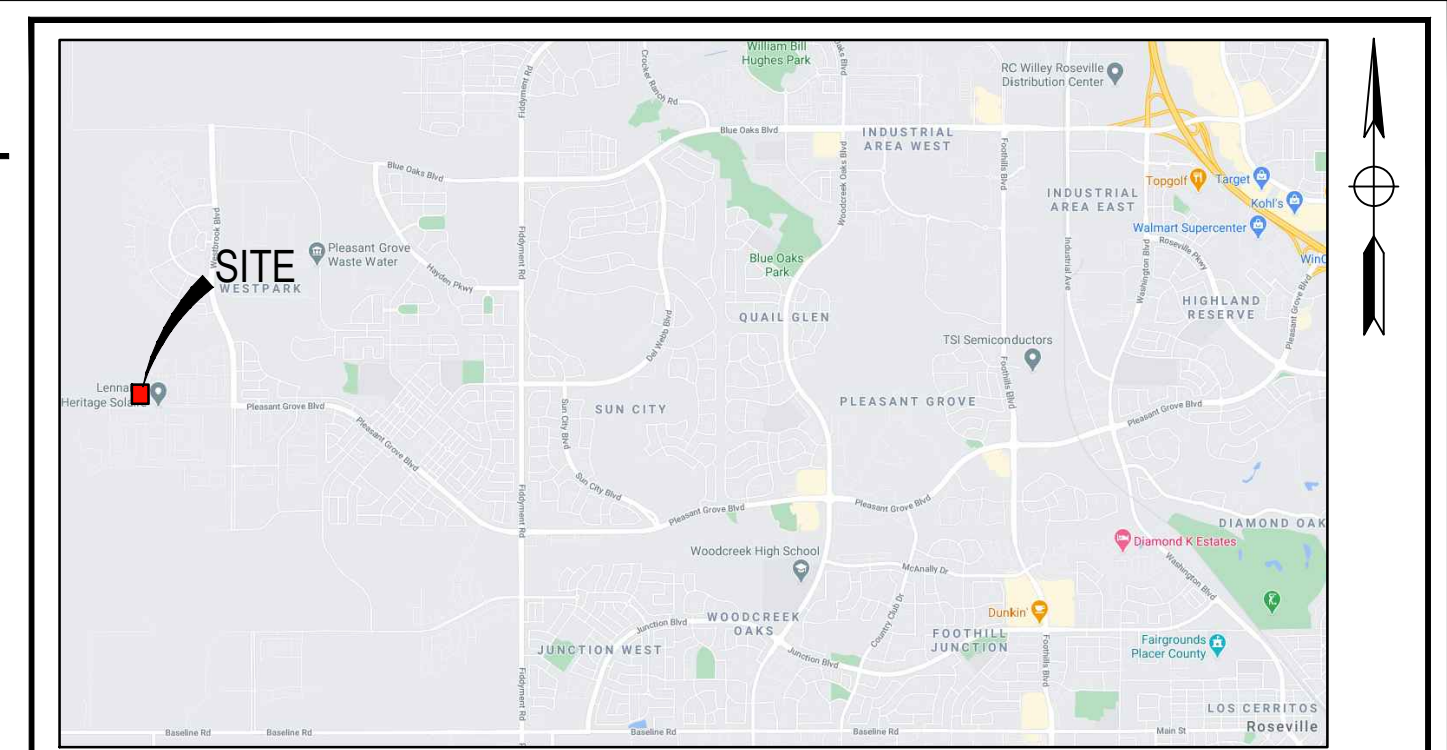
PROJECT SUMMARY

WESTPARK VILLAGE W-16
 TOTAL UNITS: 223
 PERMITTED # OF UNITS: 250
 SITE AREA: 12.16 ACRES
 DENSITY: 18.3 DU/AC

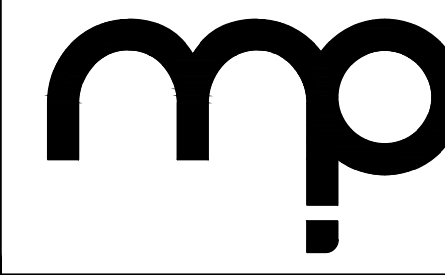
BUILDING FLOOR AREA:
 12-PLEX (4): 10,248 sf
 10-PLEX (12): 10,011 sf
 9-PLEX (2): 9,058 sf
 CLUBHOUSE: 16,440 sf
 2nd FLOOR: 15,000 sf
 3rd FLOOR: 15,000 sf
TOTAL: 225,680 sf

WESTPARK VILLAGE W-16

TRASH TURNING EXHIBIT
 SHEET 1 of 1
 FEBRUARY 15, 2022



LOCATION MAP NO SCALE



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