

**MORTON & PITALO, INC.**  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 400 Coolidge Drive, Suite 140 • Folsom, CA 95630  
 phone: 916.984.7621 • fax: 916.984.9617  
 web: www.mpeing.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

COMPUTED BY

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

**ROSEVILLE JUNCTION**

ROSEVILLE, CA

**CONCEPTUAL SITE PLAN**

DATE DEC 01, 2023 SHEET

SCALE 1" = 40' 2

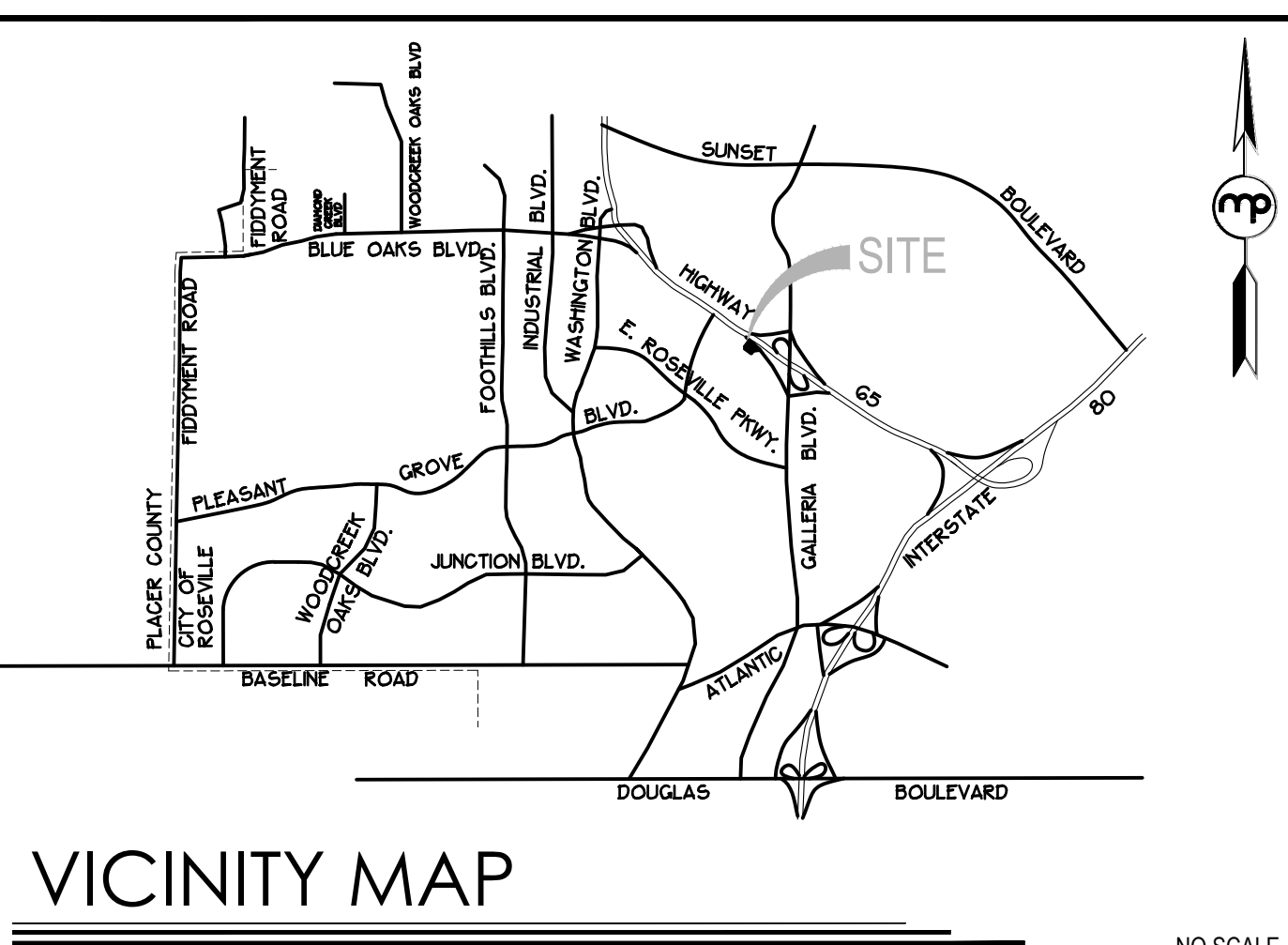
JOB NUMBER 21-0012-00 OF 5

NOT FOR CONSTRUCTION

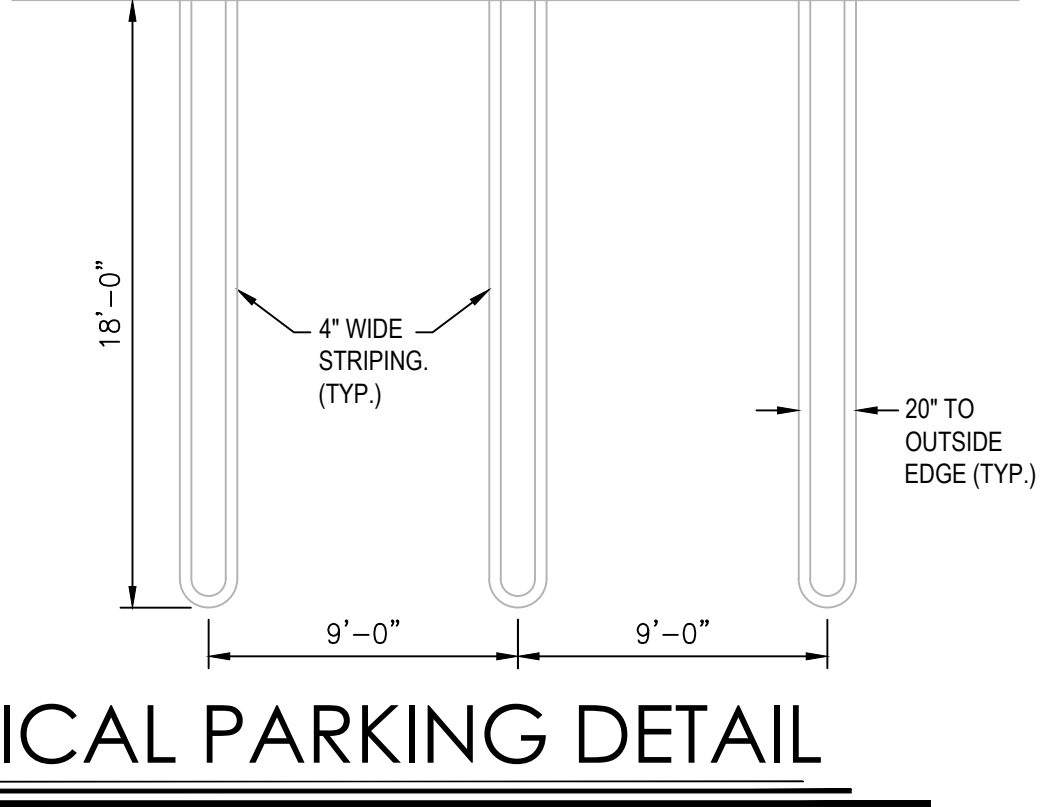
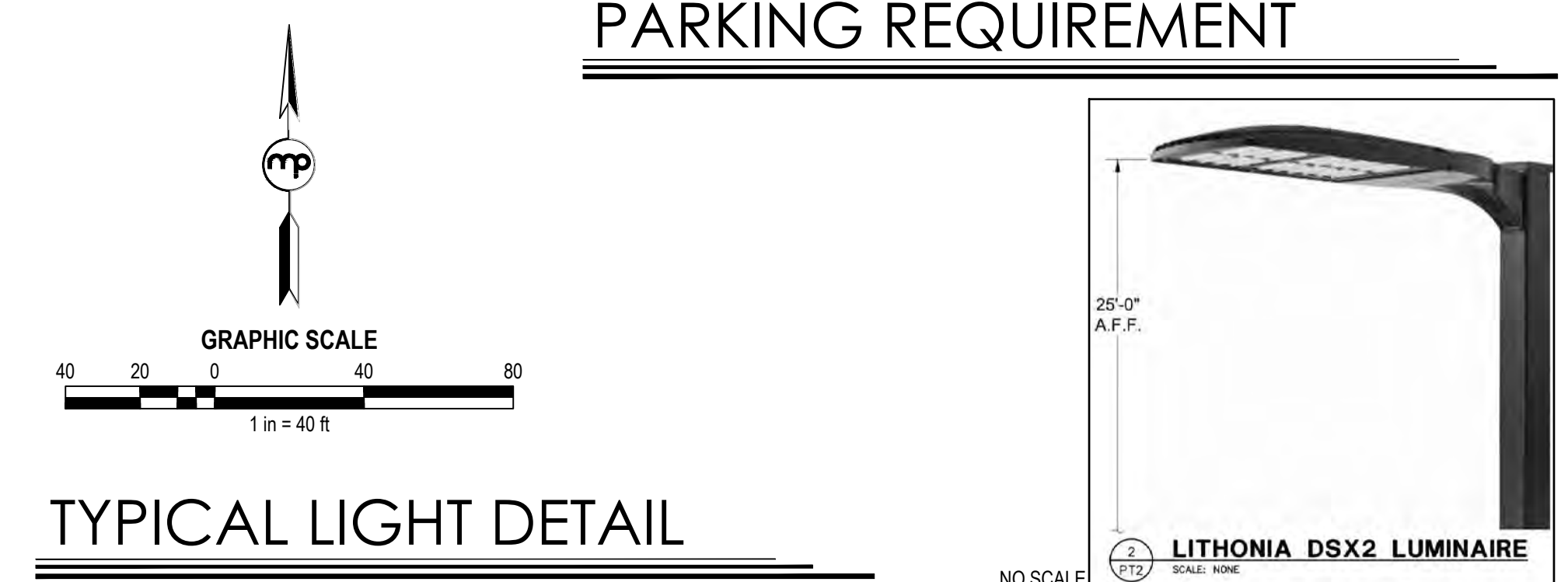
PARCEL	SQUARE FEET	CODE	REQUIRED	PROVIDED	EV Capable	EV Chargers	ACCESSIBLE	BIKE (SHORT TERM)	BIKE (LONG TERM)
PARCEL 1 - HOTEL 1	17,210 FLOOR SF, 122 ROOMS	0.8/ROOM*	98	129	25	9	5 REQ. 5 PROV.	7 REQ. 7 PROV.	TBD PER EMPLOYEES
PARCEL 2 - HOTEL 2	19,940 FLOOR SF, 126 ROOMS	0.8/ROOM*	101	82	25	9	5 REQ. 5 PROV.	7 REQ. 7 PROV.	TBD PER EMPLOYEES
PARCEL 3 - RESTAURANT 1	6,000 SF	1/100 SF	60	60	13	3	3 REQ. 3 PROV.	3 REQ. 3 PROV.	TBD PER EMPLOYEES
PARCEL 4 - RESTAURANT 2	5,600 SF	1/100 SF	56	58	13	3	3 REQ. 3 PROV.	3 REQ. 3 PROV.	TBD PER EMPLOYEES
PARCEL 5 - RESTAURANT 3	12,300 SF, 9 COURTS	1/100 SF, 2 PER COURT	141	138	17	4	4 REQ. 4 PROV.	7 REQ. 7 PROV.	TBD PER EMPLOYEES
PARCEL 6 - EVENT SPACE	4,400 SF	1/100 SF	44	33	4	0	1 REQ. 1 PROV.	1 REQ. 1 PROV.	TBD PER EMPLOYEES
<b>TOTAL</b>			<b>500</b>	<b>500</b>	<b>97</b>	<b>28</b>	<b>22 REQ. 22 PROV.</b>	<b>30 REQ. 30 PROV.</b>	<b>TBD PER EMPLOYEES</b>

SHARE PARKING REDUCTION:

\* Parking reduction request from City Code of 1 space per room to 0.8 space per room.



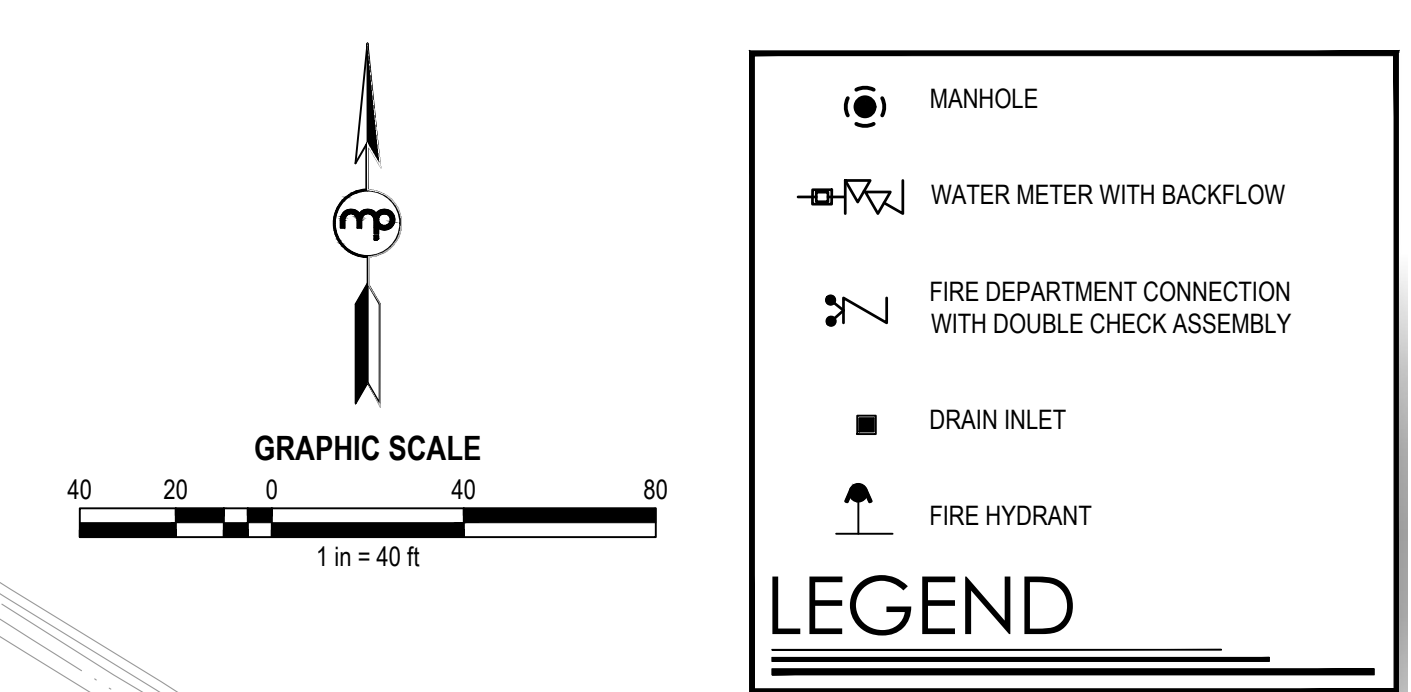
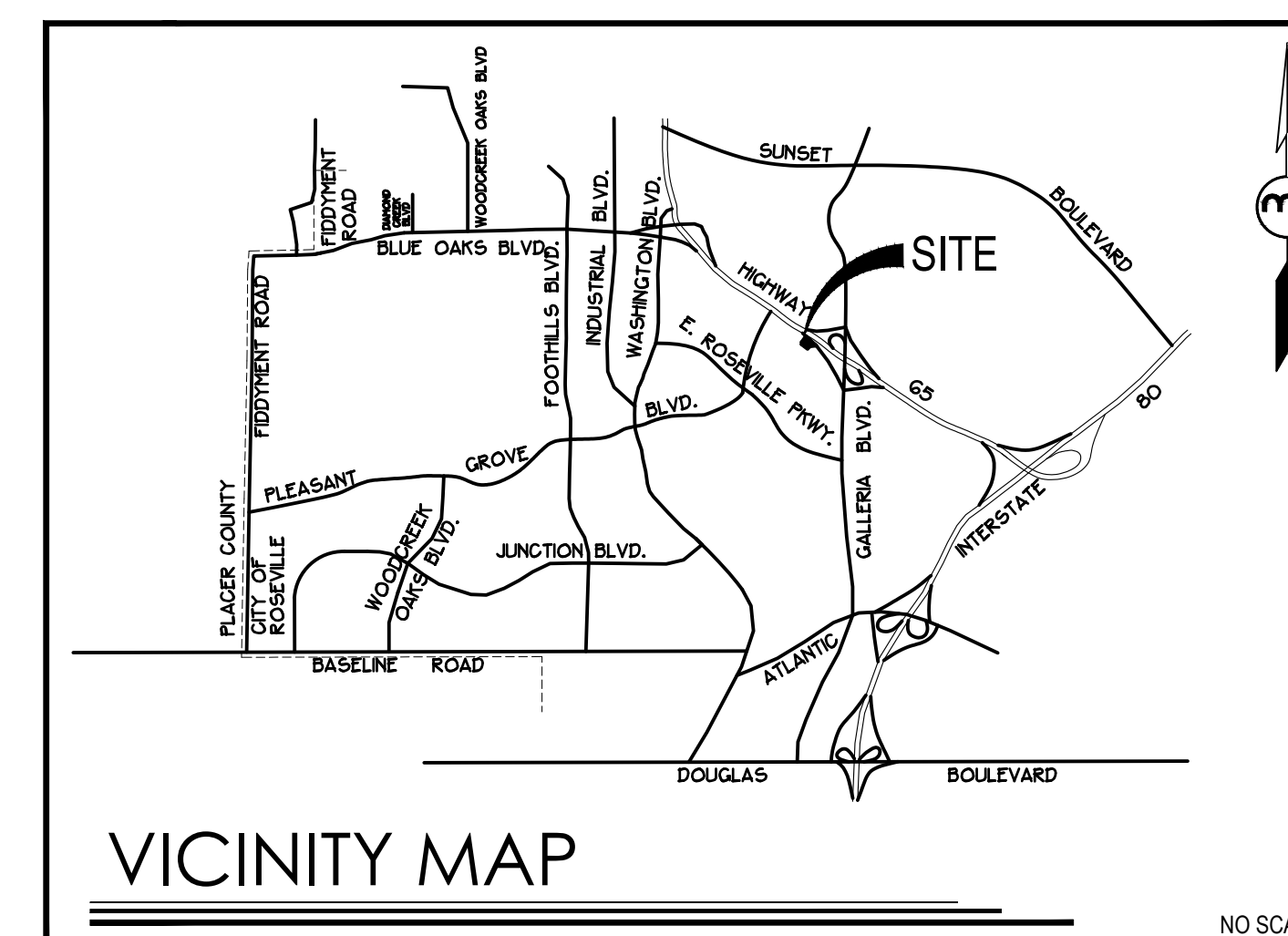
**CONCEPTUAL SITE PLAN  
 ROSEVILLE JUNCTION  
 SHEET 2 OF 5  
 290 CONFERENCE CENTER DRIVE**



NO SCALE City of Roseville Approval



**PRELIMINARY UTILITY PLAN  
ROSEVILLE JUNCTION  
SHEET 4 OF 5  
290 CONFERENCE CENTER DRIVE**



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APPROVALS

NO	DATE	DESCRIPTION

REVISIONS  
BENCH MARK

COMPUTED BY  
DESIGNED BY  
DRAWN BY  
PROJECT ENGINEER  
PROJECT

**ROSEVILLE JUNCTION**

ROSEVILLE, CA

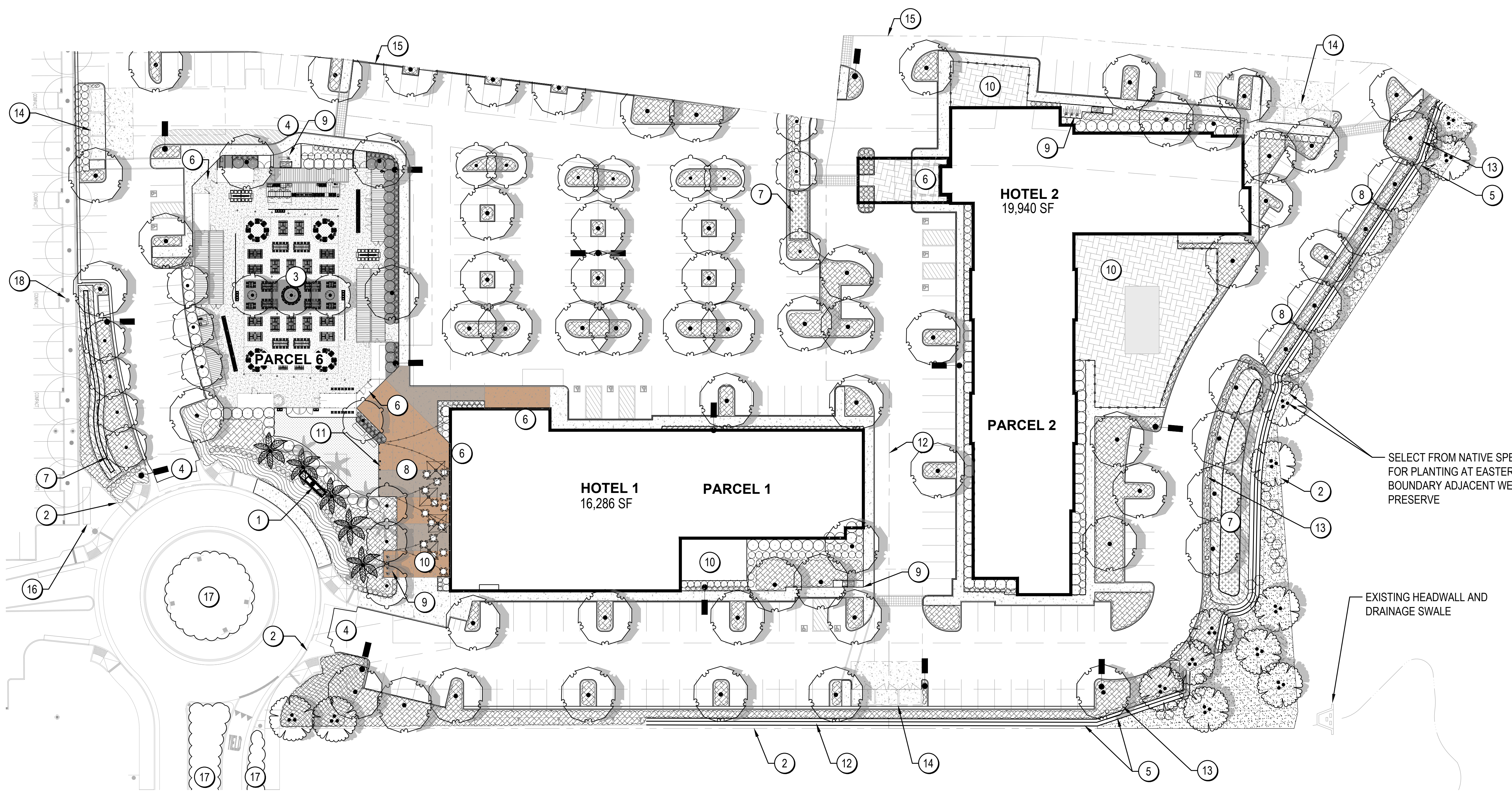
**PRELIMINARY UTILITY PLAN**

DATE	DEC 01, 2023	SHEET	4
SCALE	1" = 40'	OF	5
JOB NUMBER	21-0012-00		

NOT FOR CONSTRUCTION

DATE PLOTTED: 12/01/2023 10:58:15 AM; PROJECT: ROSEVILLE JUNCTION; SITE: 290 CONFERENCE CENTER DRIVE; SHEET: 4 OF 5





**PRELIMINARY PLANTING LEGEND**

PLANT TYPE/LATIN BINOMIAL	CONT.	SIZE	WAT. USE
<b>PARKING LOT / SHADE TREES</b>			
FRAXINUS ANGUSTIFOLIA DIXYCARPA 'RAYWOOD' / RAYWOOD ASH	15 GAL.	50' H X 25' W	M
PISTACIA CHINENSIS 'RED PUSH' / RED PUSH PISTACHE	24" BOX	40' H X 30' H	L
PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	24" BOX	60' H X 35' W	M
QUERCUS VIRGINIANA 'SOUL' / CATHEDRAL™ LIVE OAK	15 GAL.	60' H X 35' W	M
LILYUS X MORTON / ACCOLADE™ ELM	15 GAL.	50' H X 30' W	M
ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN JAPANESE ZELKOVA	24" BOX	50' H X 30' W	M
<b>INTERIOR AISLE AND ALLEE TREES</b>			
USED BEHIND MAJOR CANOPY TREES OR TO EXPRESS ENTRANCES, ALLEES, OR OTHER SITE FEATURES			
ACER RUBRUM 'FRANKSRED'™ / RED SUNSET MAPLE	15 GAL.	40' H X 25' W	M
CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAM	15 GAL.	50' H X 30' W	M
NYSSA SYLVATICA / SOUR GUM	24" BOX	40' H X 25' W	M
<b>NATIVE BUFFER TREES</b>			
EVERGREEN TREES, PRIMARILY NATIVE OAKS, USED AT THE NORTH AND EAST PROJECT BOUNDARIES, ABUTTING THE HWY 65 CORRIDOR AND OPEN SPACE. MAY INCLUDE ADAPTED SPECIES (CEDRUS DEODORA) TO MATCH ADJACENT DEVELOPMENT.			
RESOLUS CALIFORNICA / CALIFORNIA BUCKEYE	15 GAL.	25' H X 20' W	VL
CEDRUS DEODARA / DEODAR CEDAR	15 GAL.	60' H X 30' W	L
CERCIS OCCIDENTALIS / WESTERN REDBUD	15 GAL.	20' H X 15' W	VL
QUERCUS AGRIFOLIA / COAST LIVE OAK	15 GAL.	60' H X 40' W	VL
QUERCUS WISLIZENI / INTERIOR LIVE OAK	15 GAL.	60' H X 40' W	VL
<b>PALM ACCENT TREES</b>			
ACCENT PALMS FOR ENTRY PLANTING			
PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM	FIELD DUG, 60' H X 20W,		L
<b>FOUNDATION SHRUBS</b>			
LARGE, EVERGREEN SHRUBS AGAINST BUILDINGS AND USED FOR SCREENING.			
ARBUSUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE	15 GAL.		L
CISTUS X PULVERULENTUS 'SUNSET' / SUNSET ROCKROSE	5 GAL.		L
FELICIA SELLOWIANA / PINEAPPLE GUAVA	15 GAL.		L
LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET	5 GAL.		M
OLEA EUROPAEA 'LITTLE OLLIE'™ / LITTLE OLLIE OLIVE	15 GAL.		L
PHOTINIA X FRASER / PHOTINIA	5 GAL.		M
PITTOSPORIUM TOBIIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	5 GAL.		L
RHAPHOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORN	5 GAL.		M
VIBURNUM TINUS 'SPRING BOUQUET' / VIBURNUM	15 GAL.		M
<b>MID-GROUND SHRUBS</b>			
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE.			
BUTYLUS MICROPHYLLA 'J' / GREEN BEAUTY / GREEN BEAUTY BOXWOOD	5 GAL.		M
CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA	5 GAL.		L
CISTUS X PULVERULENTUS 'SUNSET' / SUNSET ROCKROSE	5 GAL.		L
ILEX ORENATA 'STOKES' / JAPANESE HOLLY	5 GAL.		L
LOROPETALUM CHINENSE 'RUBRUM' / FIRE DANCE™ / PURPLE LEAF FRINGE FLOWER	5 GAL.		M
PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKEN LAUREL	5 GAL.		M
PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE	5 GAL.		L
RHAPHOLEPIS INDICA 'PINK DANCE' / INDIAN HAWTHORNE	5 GAL.		L
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / COLLINGWOOD INGRAM ROSEMARY	5 GAL.		L
<b>ACCENT SHRUB</b>			
PLANTS WITH INTERESTING FLOWERS OR FOLIAGE, USED TO HIGHLIGHT BUILDING ENTRANCES AND OTHER FEATURED AREAS			
ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA	1 GAL.		M
ADAPANTHUS A. 'RANCHO WHITE' / DWARF WHITE LILY OF THE NILE	1 GAL.		L
DIANELLA REVOLUTA 'BIG REV' / DIANELLA	1 GAL.		L
DIETES IRIDIODES / FORTNIGHT LILY	1 GAL.		L
HEMEROCALLIS X 'STELLA SUPREME' / STELLA SUPREME DAYLILY	1 GAL.		L
HESPERALOE PARVIFLORA / RED YUCCA	1 GAL.		L
LAVANDULA DENTATA 'GOODWIN CREEK GREY' / GOODWIN CREEK GREY LAVENDER	1 GAL.		L
MUHLENBERGIA DUBIA / PINE MUHLY	1 GAL.		L
PHORMIUM TEXAS 'MAORI QUEEN' / NEW ZEALAND FLAX	1 GAL.		M
SALVIA MACROPHYLLA / HOT LIPS SAGE	1 GAL.		L
SALVIA X 'DARA'S CHOICE' / DARA'S CHOICE SAGE	1 GAL.		L
SPIRAEA X B. 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA	1 GAL.		M
TULBAGHIA VIOLACEA / SOCIETY GARLIC	1 GAL.		M
YUCCA FILAMENTOSA 'COLOR GUARD' / ADAM'S NEEDLE	1 GAL.		L
<b>NATIVE AND ADAPTED BUFFER PLANTING</b>			
NATIVE OR ADAPTED SPECIES SELECTED FOR COMPATIBILITY WITH LOCAL ECOSYSTEM. PLANTED IN NATURAL DRIFTS IN NATURAL & BUFFER AREAS.			
ARCTOSTAPHYLOS DENSIFLORA / HOWARD MCMINN MANZANITA	5 GAL.		L
BACCHARIS FILLIARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH	5 GAL.		L
CARPENTERIA CALIFORNICA / BUSH ANEMONE	5 GAL.		L
CEANOETHUS X 'RAY HARTMAN' / CALIFORNIA LILAC	5 GAL.		L
HETEROMELES ARBUTIFOLIA 'DAVIS GOLD' / TOYON	5 GAL.		VL
RHAMNUS CALIFORNICA / CALIFORNIA COFFEE BERRY	5 GAL.		L
<b>SHRUBS AND GROUNDCOVER</b>			
MEDIUM TO LOW SHRUBS WITH GROUNDCOVERS (SEE BELOW IN LARGER AREAS).			
ACACIA REDOLENS 'LOWBOY' / BANK CATCLAW	1 GAL.		L
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL.		M
CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH	1 GAL.		L
CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE	1 GAL.		L
DIETES VEGETA / AFRICAN IRIS	1 GAL.		L
ESCALLONIA FRADESII / ESCALLONIA	1 GAL.		L
GREVILLEA X 'NOELLI' / GREVILLEA	1 GAL.		L
JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER	1 GAL.		L
MUHLENBERGIA DUBIA / PINE MUHLY	1 GAL.		L
MUHLENBERGIA RIGENS / DEER GRASS	1 GAL.		L
RHAPHOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN	1 GAL.		L
<b>ACCENT/ENTRY PLANTING</b>			
THEMED PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUNDCOVERS WITH INCREASED DENSITY AT FOCAL AREAS.			
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.		L
CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE	1 GAL.		L
COLEONEMA PULCHRUM / PINK BREATH OF HEAVEN	1 GAL.		M
FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE	1 GAL.		L
HEMEROCALLIS X VARS. / STELLA SUPREME DAYLILY	1 GAL.		M
LAVANDULA X INTERMEDIA VARS. / LAVENDER	1 GAL.		L
LOROPETALUM CHINENSE VARS. / GREEN LOROPETALUM	5 GAL.		L
MUHLENBERGIA DUBIA / PINE MUHLY	1 GAL.		L
OLEA EUROPAEA 'LITTLE OLLIE'™ / LITTLE OLLIE OLIVE	15 GAL.		L
<b>NATIVE HYDROSEED</b>			
NATIVE AND ADAPTED GRASSES FOR OPEN AREAS AWAY FROM PUBLIC GATHERING SPACES.			
<b>WATER QUALITY SLOPES</b>			
SODDED BLEND OF NATIVE AND ADAPTED SPECIES FOR USE ON SLOPES AND OTHER SEMI-NATURAL AREAS. TOLERANT OF LIMITED INUNDATION DURING STORM EVENTS.			
<b>WATER QUALITY AND CHANNEL BOTTOM</b>			
PLUGGED PLANTINGS OF HYDROPHILIC SEDGES AND RUSHES AT REGULAR SPACING, INCLUDING CAREX AND JUNCUS SP.			

**KEYNOTES**

- 1 PRIMARY ENTRY MONUMENT BY OTHERS
- 2 PROJECT BOUNDARY (PARCEL 40A)
- 3 OUTDOOR PEDESTRIAN PLAZA / EATING AREA, (PROGRAM BY OTHERS)
- 4 PROJECT ENTRY/DRIVE AISLE WITH CONSISTENT PLANTING DIFFERENTIATED FROM PARKING ISLANDS AND OTHER LANDSCAPE
- 5 ROCKERY WALLS AT ADJACENT WALKWAYS, SLOPES, AND DRAINAGE SWALES. SEE CIVIL DRAWINGS
- 6 BUILDING ENTRANCE (DEPENDENT ON ARCHITECTURE)
- 7 WATER QUALITY SWALE/BASIN
- 8 PEDESTRIAN PLAZA WITH CONTRASTING BANDS OF COLORED CONCRETE FINISHED WITH A TOPCAST ETCHED FINISH.
- 9 BICYCLE LOCKER/RACK LOCATION, TYPICAL. FINAL QUANTITY AND PLACEMENT AS REQUIRED PER CALGREEN/LOCAL REQUIREMENTS.
- 10 TABLES, CHAIRS, AND UMBRELLAS (PROVIDED BY TENANT) WITH OVERHEAD BISTRO LIGHTING (BY ARCHITECT)
- 11 BARRIER COMPLIANT WITH ABC REQUIREMENTS BETWEEN BEER GARDEN'S ARTIFICIAL TURF AND PEDESTRIAN PLAZA
- 12 ROW OF SHRUBS AT SOUTH PROPERTY BOUNDARY TO BLOCK VIEWS OF CARS (TREES NOT ALLOWED OVER EX. STORM DRAIN)
- 13 CONCRETE SPLIT-RAIL FENCING ADJACENT TO NATURAL AREAS
- 14 TRASH ENCLOSURES
- 15 PARCEL BOUNDARY. SEE CIVIL DRAWINGS
- 16 ADJACENT PROJECT SIGNAGE (VILLASPORT)
- 17 OFF-SITE LANDSCAPE WITHIN CITY ROW (NOT A PART OF THIS PROJECT)
- 18 OFFSITE TREES, LOCATION APPROXIMATE, TYP.

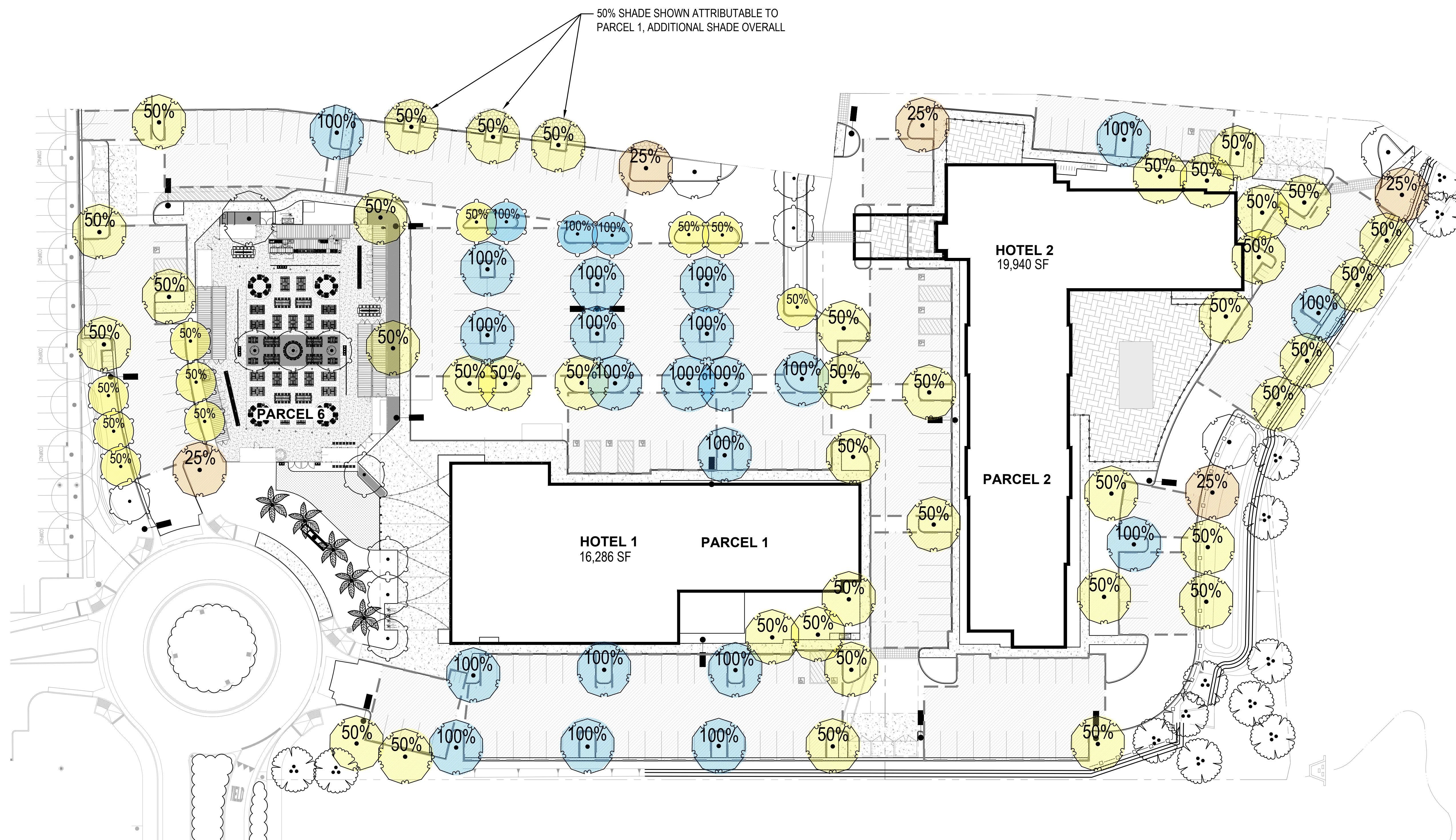
NOTE: PARCELS 3 AND 4 TO REMAIN AS PREVIOUSLY DESIGNED PER MMP 1 PRELIMINARY LANDSCAPE PLAN SUBMITTAL AS DATED AUGUST 06, 2021

**DESIGN NARRATIVE**

PROVIDING A VARIETY OF COMMERCIAL USES, ROSEVILLE JUNCTION WILL BE A PLACE FOR VISITORS TO EAT, RELAX, ENTERTAIN, AND STAY. THE LANDSCAPE USES A DESIGN LANGUAGE WITH ACCENT AND ENTRY PLANTINGS TO DRAW IN VISITORS, SHADE TREES TO COOL THE ENVIRONMENT, AND A NATIVE BUFFER AGAINST THE OPEN SPACE AREA.

A KEY ELEMENT OF THE LANDSCAPE IS THE PEDESTRIAN PLAZA BETWEEN HOTEL 1 AND THE BEER GARDEN. THIS PLAZA DISTINGUISHES ITSELF FOR PEDESTRIAN USE, WITH COLORED CONCRETE AND SPECIALITY ETCHED FINISH. ALTERNATING BANDS OF COLORED CONCRETE CORRESPONDS TO THE ARCHITECTURAL ELEMENTS IN THE HOTEL AND BEER GARDEN CREATING A SENSE OF CONNECTION BETWEEN THE TWO. THE VERTICAL ELEMENTS OF TREES, PLANTING, WALLS, AND BISTRO LIGHTING FURTHER DEFINE THE SPACE CREATING AN INVITING ATMOSPHERE AND SENSE OF ENCLOSURE, WITH PLANTING DESIGNED TO PROVIDE INTEREST.

TABLES, CHAIRS, AND UMBRELLAS PROVIDED BY THE TENANT INVITES USERS TO RELAX, ENJOY, AND STAY AWHILE.



**SHADING LEGEND** (PER CITY OF ROSEVILLE DESIGN GUIDELINES)

- 25% 25% SHADE VALUE, TYPICALLY IN CORNERS OR AT NORTH EDGE
  - 50% 50% SHADE VALUE, TYP. AT EAST, WEST, AND SOUTH EDGES
  - 100% 100% SHADE VALUE, TYPICALLY AT INTERNAL ISLANDS
- BOUNDARY OF PAVED AREA TO BE SHADED, INCLUDES PARKING STALLS AND BACKUP AREAS; EXCLUDES DRIVEWAYS AND LOADING AREAS

Parking Lot Shade Calculations  
Roseville Conference Center - Parcel 3, 4

	25%	50%	100%	Total
Qty. Large Trees (30-35' diameter)	9	8	17	
sub total of shade at 962sf for 100% canopy	2160	3848	16354	22,362
Qty. Large to Medium Trees (25-30' diameter)	0	0	0	
sub total of shade at 707sf for 100% canopy	0	0	0	0
Qty. Medium to Small Trees (20-25' diameter)	1	2	0	
sub total of shade at 491sf for 100% canopy	123	492	0	615
Qty. Small Trees (10-20' diameter)	0	0	0	
sub total of shade at 314sf for 100% canopy	0	0	0	0
<b>Total Shade Provided</b>				<b>22,977</b>
<b>Total Parking Area</b>				<b>41,828</b>
<b>Percent Shaded</b>				<b>55%</b>

PARCEL 3 AND 4 SHADE CALCULATIONS REFLECT THE PROPORTION OF SHADE SHOWN IN THE MMP 1 PRELIMINARY LANDSCAPE PLAN SUBMITTAL AS DATED AUGUST 06, 2021. ATTRIBUTABLE TO PARCELS 3 AND 4. SHADE COMPLIANCE WILL ALSO BE PROVIDED IN THE FUTURE BUILDING PERMIT SUBMITTAL.

Parking Lot Shade Calculations  
Roseville Conference Center - Parcel 1, 2, 6

	25%	50%	100%	Total
Qty. Large Trees (30-35' diameter)	2	19	11	
sub total of shade at 962sf for 100% canopy	480	9139	10552	20,201
Qty. Large to Medium Trees (25-30' diameter)	4	20	10	
sub total of shade at 707sf for 100% canopy	960	7080	7080	15,100
Qty. Medium to Small Trees (20-25' diameter)	0	10	3	
sub total of shade at 491sf for 100% canopy	0	2460	1473	3,933
Qty. Small Trees (10-20' diameter)	0	0	0	
sub total of shade at 314sf for 100% canopy	0	0	0	0
<b>Total Shade Provided</b>				<b>39,234</b>
<b>Total Parking Area</b>				<b>78,250</b>
<b>Percent Shaded</b>				<b>50%</b>

## BICYCLE PARKING



**CLASS 1 (BICYCLE LOCKER)**  
ENCLOSED, DOUBLE OR SINGLE SIDED, LOCKABLE UNIT



**CLASS II (INDIVIDUAL BICYCLE POST-HOOP)**  
SINGLE OR DOUBLE PARKING PER UNIT, MAY INCLUDE UNITS TO COORDINATE WITH OTHER SITE FURNISHINGS AS SHOWN ABOVE, OR MORE ARTISTIC FORMS  
SHOWN: VICTOR STANLEY BHRS-101, BRHS-103  
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)



**CLASS II (RACK/CORRAL)**  
3, 4, 5, 6, OR 8 UNIT MODULES AS REQUIRED TO MEET PARKING REQUIREMENTS AND SPACE ALLOWS. SHOWN: LIGHTNING BOLT BY SCH ENTERPRISES, OR SIMILAR.  
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)

## SITE FURNISHINGS



**TRASH RECEPTACLE**  
HORIZONTAL BOARD, SQUARE  
COLOR/FINISH: POLYESTER POWDER COAT, COLOR TO COORDINATE WITH ARCHITECTURE (BLACK SHOWN)  
SHOWN: ANOVA VIBE-45



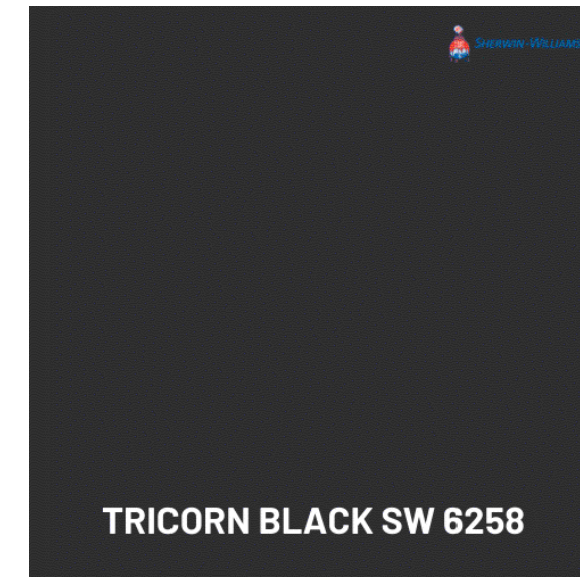
**BENCH**  
HORIZONTAL BOARD, WITH BACK, WITH OR WITHOUT ARMS (NOTE: NO VERTICAL STRAP STYLES)  
COLOR/FINISH: POLYESTER POWDER COAT, COLOR TO COORDINATE WITH ARCHITECTURE (BLACK SHOWN)  
SHOWN: ANOVA VIBE

## FENCING



**FENCING ADJACENT NATURAL AREAS:**  
PRECAST, TWO- OR THREE-RAIL, EARTHTONE BROWN

## MATERIALS



**METAL ACCENT**  
COLOR: SHERWIN WILLIAMS SW6258 TRICORN BLACK



COLOR 205



COLOR 790



COLOR 389

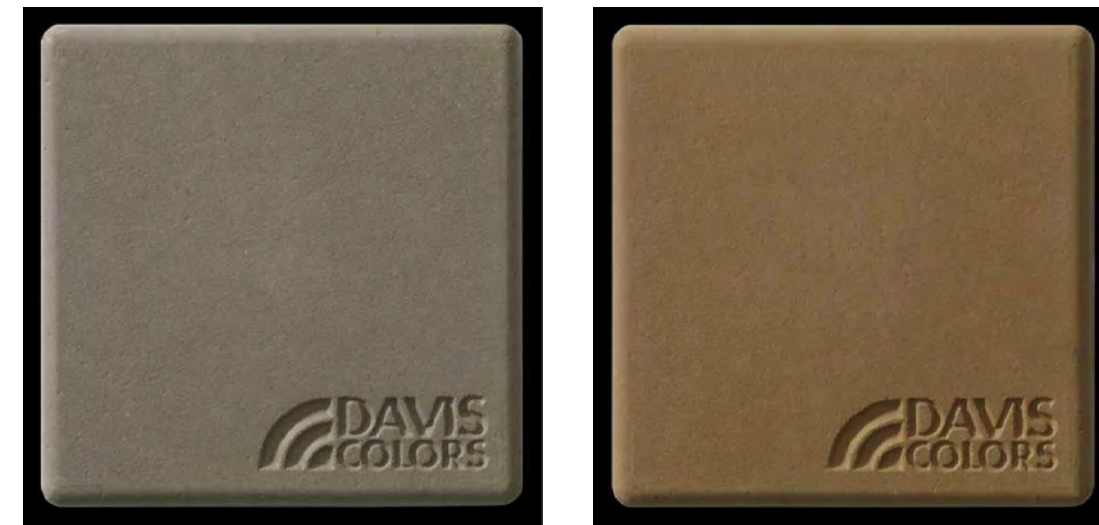
**PRECAST CONCRETE MASONRY UNIT**

- SITE PRECAST: BASALITE COLOR 205, GROUND AND SPLIT FACE
- TRIM COLOR & WAJNSCOTING: COOL GRAY, BASALITE STD. 790 OR SIMILAR SPLIT FACE.
- FIELD COLOR: EARTHTONE LIGHT GRAY, BASALITE STD. 389 GROUND FACE OR SIMILAR.
- CAP: MATCH OTHER PRECAST (COOL GRAY, BASALITE STD. 790 OR SIMILAR), CHAMFERED.

## PAVING



**DECORATIVE CONCRETE**  
ACID-ETCH TOPCAST G3 FINISH (ETCHES NEW CONCRETE TO EXPOSE FINE AGGREGATES AND ELIMINATE SHEEN AND CLARE OF NEW PLAIN CONCRETE), AS SHOWN OVER PLAIN AND INTEGRALLY COLORED CONCRETE. ACCENT COLORS TO BE WARM GREY (DAVIS COLOR SEQUOIA SAND OR SIMILAR) AND SOFT GOLD (DAVIS COLOR SPANISH GOLD OR SIMILAR) OR OTHER NEUTRAL COLOR COORDINATING WITH ARCHITECTURAL IMPROVEMENTS.



**STAMPED ASPHALT** (ALTERNATE FOR STAMPED CONCRETE)  
RANDOM COBBLE, RUNNING BOND (SHOWN WITH STREETBOND COATING WITH CONTRASTING FIELD/GROUT COLORS)

**GENERAL NOTES:**

1. DUE TO VARYING CONDITIONS OR ORIGINAL PHOTOGRAPHY AND REPRODUCTION, SIMULATED IMAGES CANNOT ACCURATELY REPRESENT ACTUAL COLORS, AND ARE INTENDED TO SHOW DESIGN INTENT ONLY.
2. SPECIFIC PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO AVAILABILITY AND COMPETITIVE BIDDING, AND ARE SHOWN TO ILLUSTRATE DESIGN INTENT.
3. ADDITIONAL FENCINGS, FURNISHINGS, AND MATERIALS PER ARCHITECT OR SIGNAGE CONSULTANT.



**HYATT CAPTION ROOM TYPE SUMMARY:**

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	RATIO
K - KING	6	23	23	22	74	61%
FF - FULL/FULL	4	13	13	14	44	36%
KING SUITE	1	1	1	1	4	3%
TOTAL	11	37	37	37	122	100%

**HYATT CAPTION AREA SUMMARY:**

	AREA
LEVEL 1	17,210 SF
LEVEL 2	14,430 SF
LEVEL 3	14,430 SF
LEVEL 4	14,430 SF
TOTAL	60,050 SF

**HYATT CAPTION ROOM MATRIX**

**PARKING SUMMARY:**

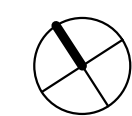
78 PARKING STALLS PROVIDED WITHIN HYATT HOUSE PARCEL LINES. ADDITIONAL PARKING SPACES WILL BE PROVIDED THROUGH RECIPROCAL PARKING AGREEMENT WITH SURROUNDING PARCELS

**PARKING DATA**

SITE PLAN

1" = 30'-0"

1



**HYATT CAPTION**

HYATT CAPTION

**ROSEVILLE JUNCTION**

290 Conference Center Drive, Roseville CA



2277 Fair Oaks Boulevard, Studio 220  
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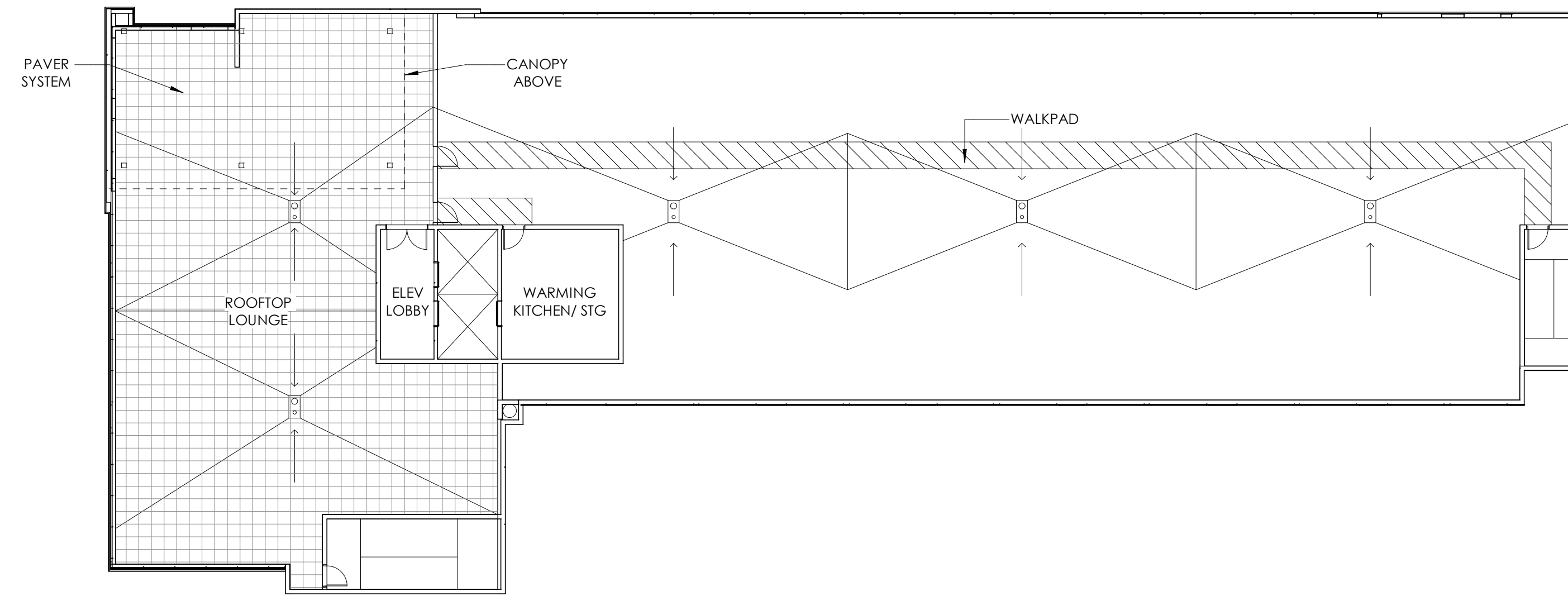
08/28/2023

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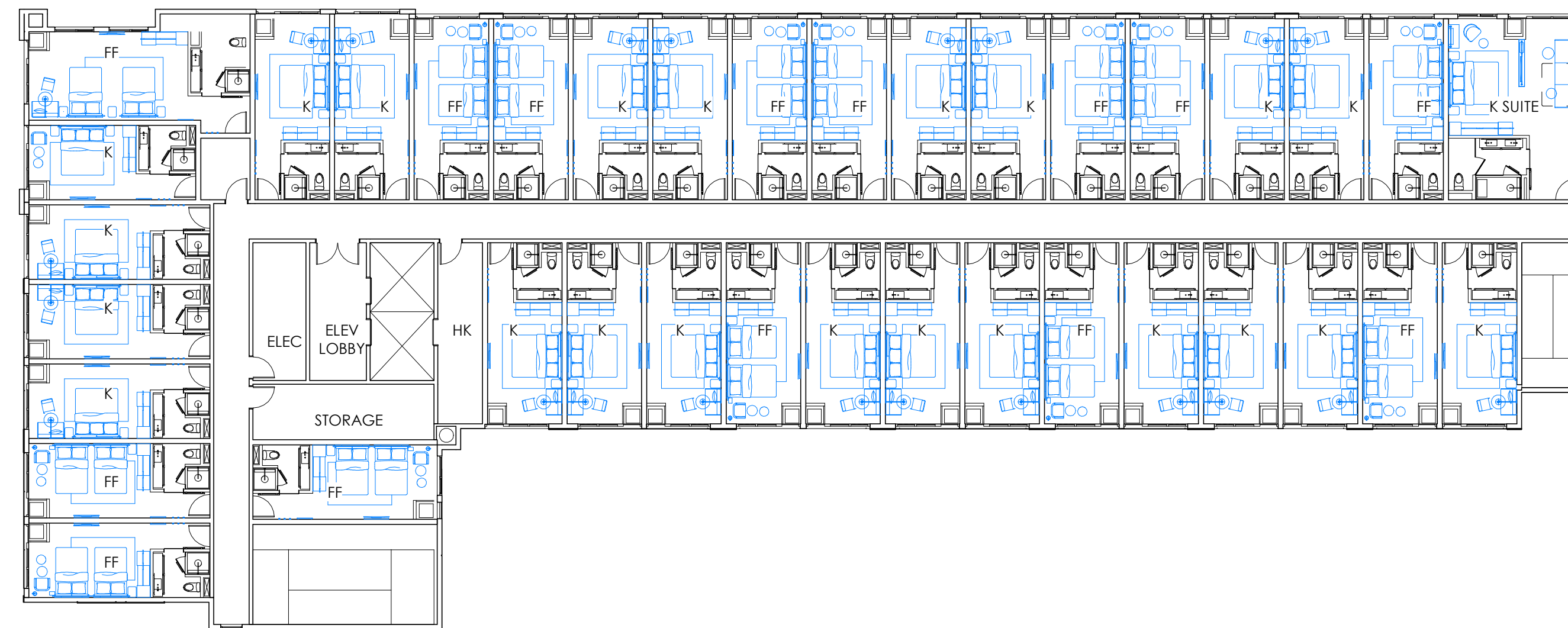
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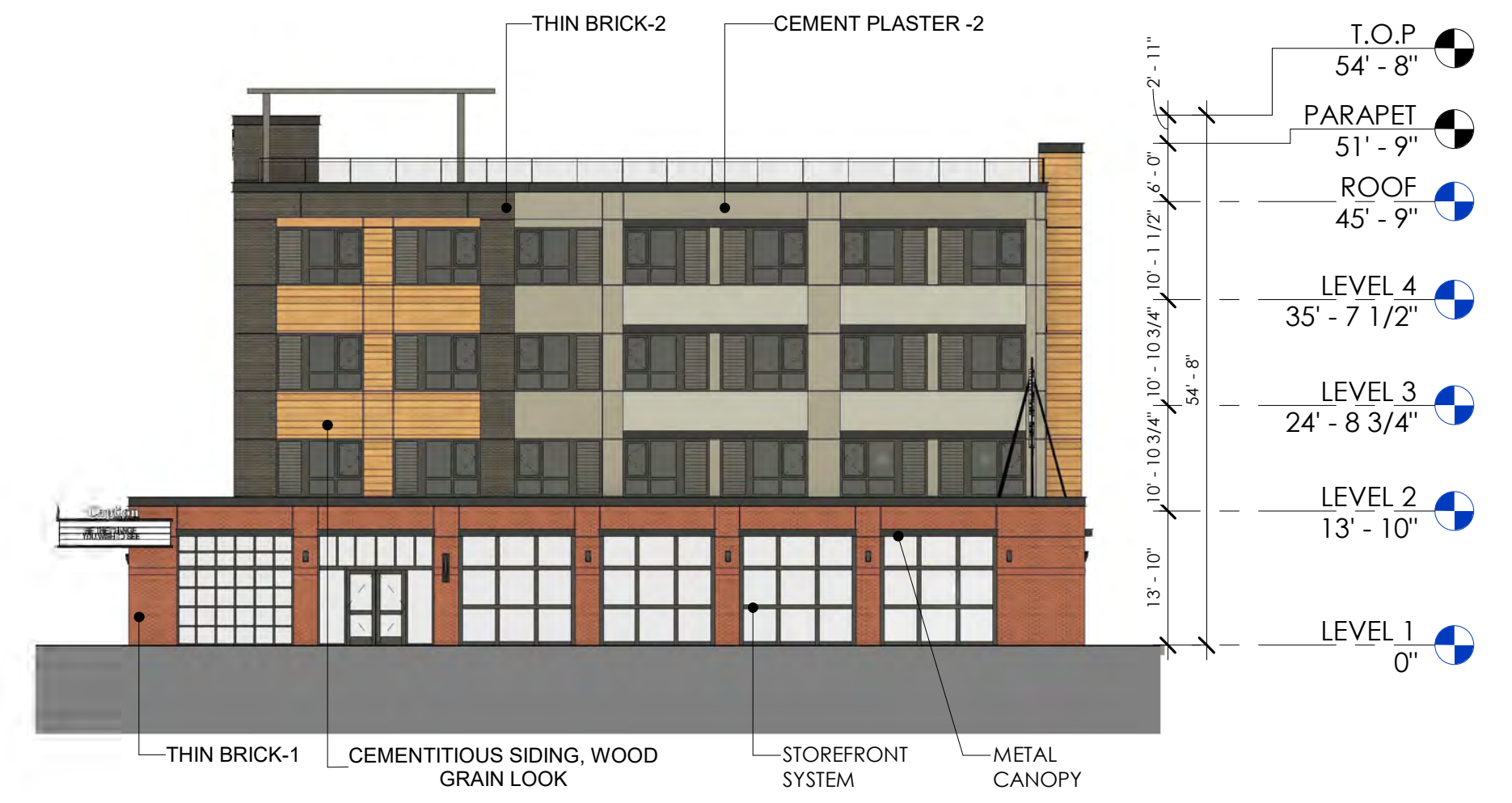
ROOF 1/16" = 1'-0" **2**



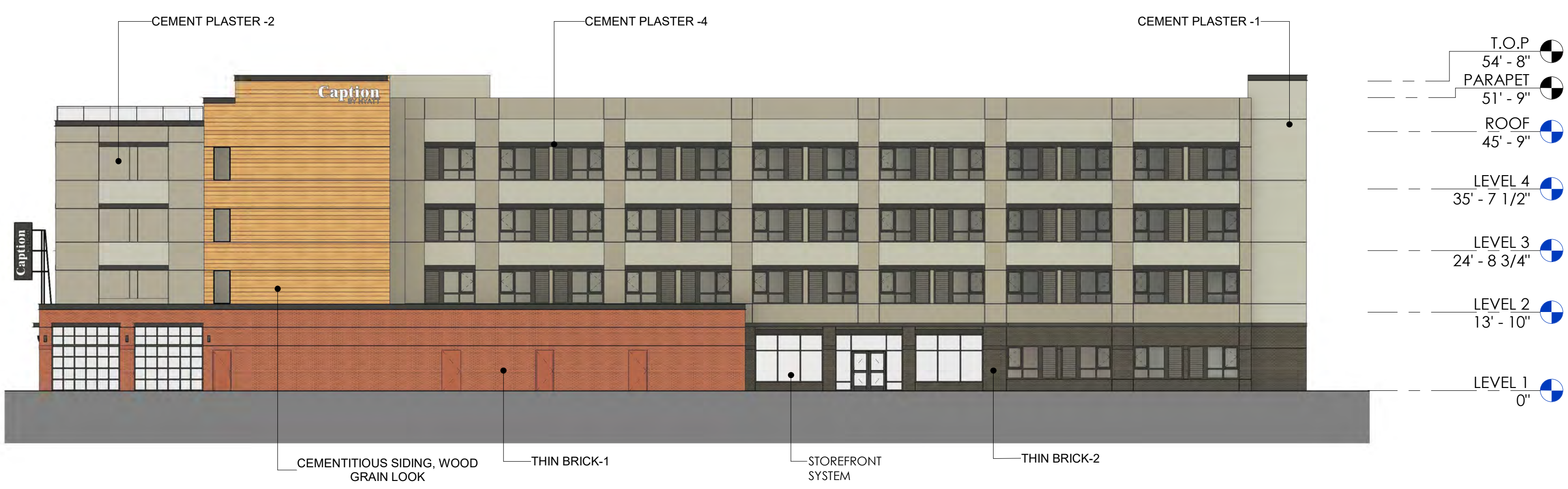
LEVEL 4 1/16" = 1'-0" **1**



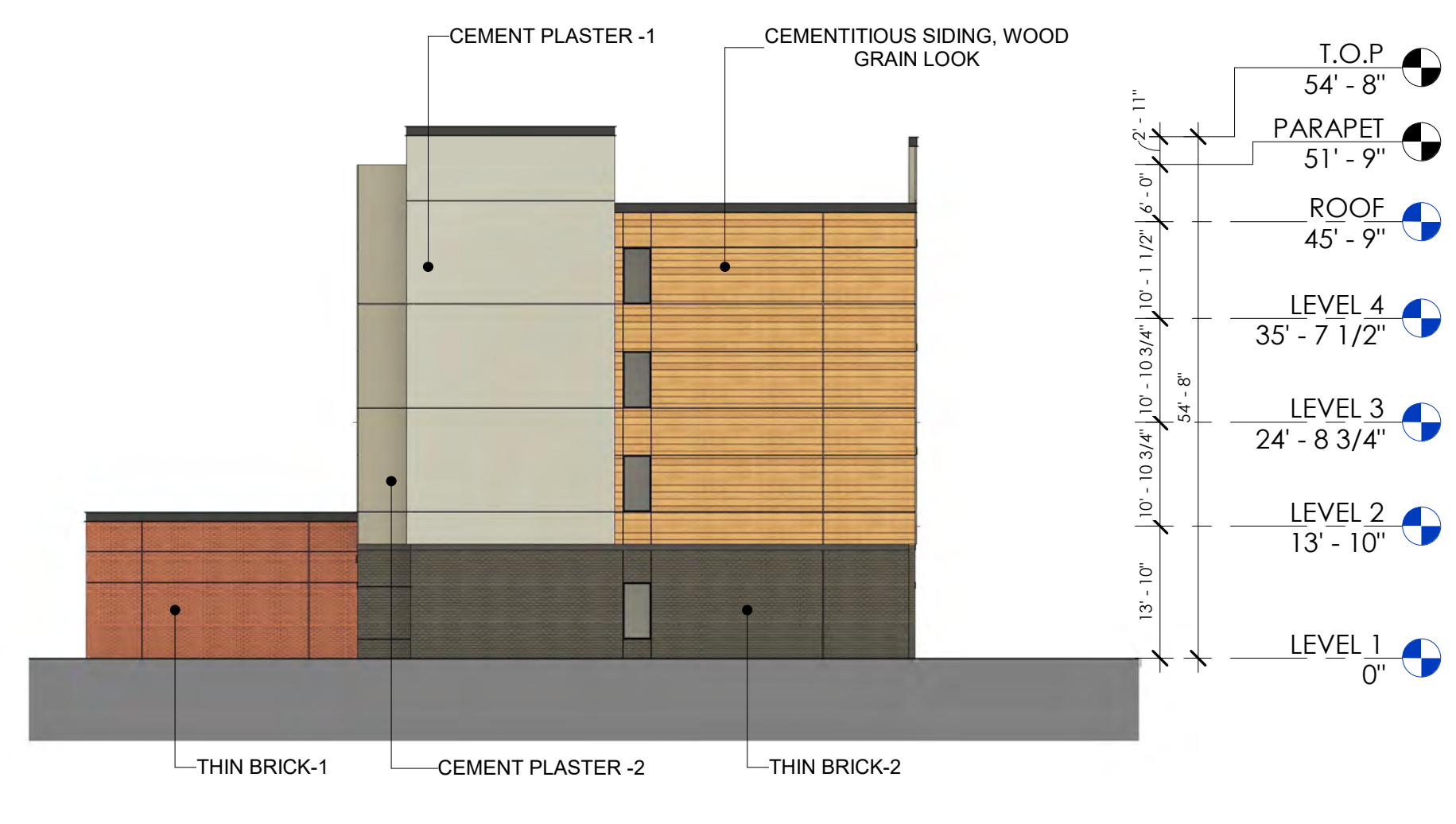
NORTH ELEVATION 1/16" = 1'-0" 1



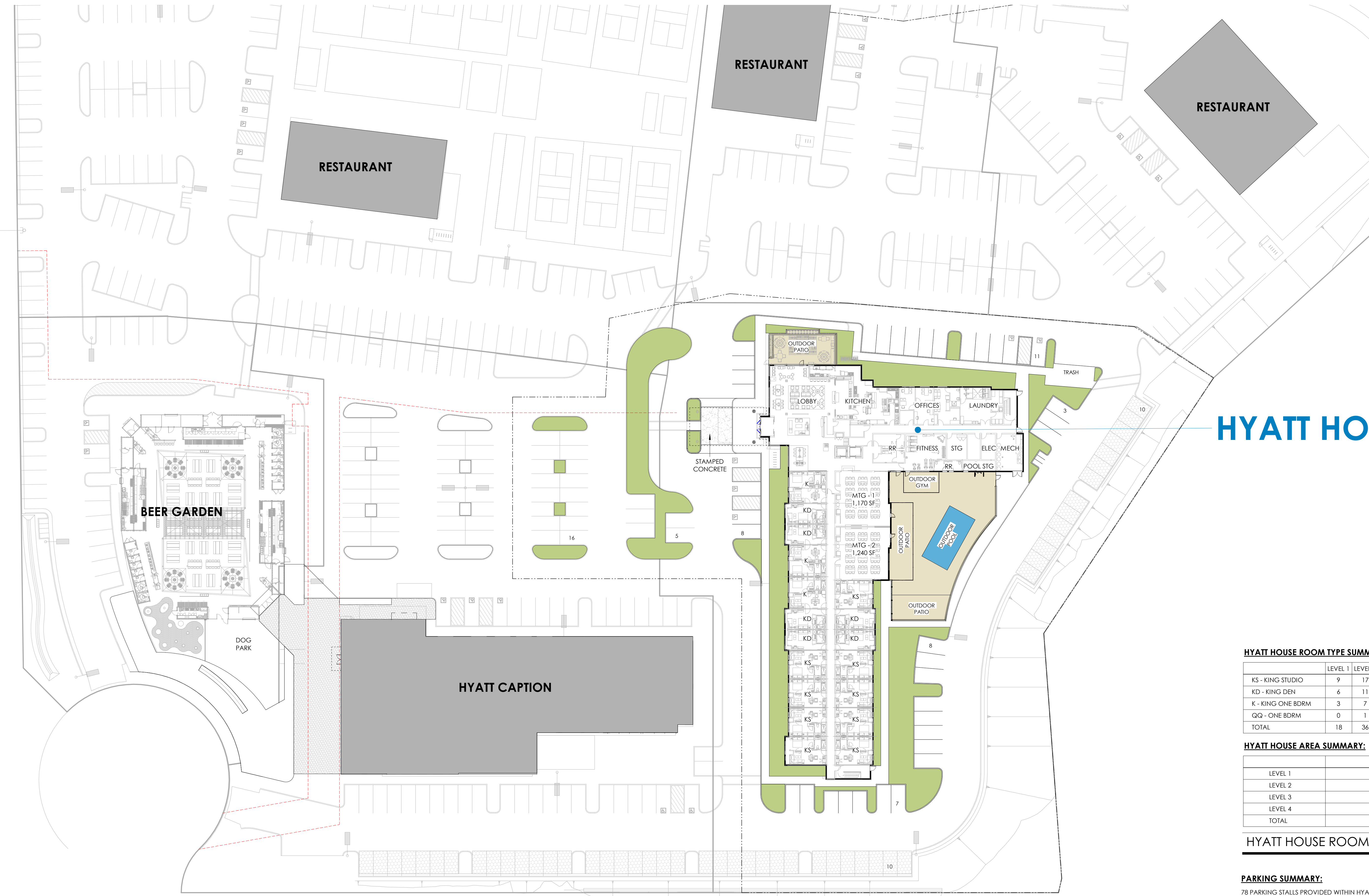
WEST ELEVATION 1/16" = 1'-0" 2



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



EAST ELEVATION 1/16" = 1'-0" 4



**HYATT HOUSE**

**HYATT HOUSE ROOM TYPE SUMMARY:**

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	RATIO
KS - KING STUDIO	9	17	16	16	58	45%
KD - KING DEN	6	11	11	11	39	31%
K - KING ONE BDRM	3	7	8	9	27	22%
QQ - ONE BDRM	0	1	1	0	2	2%
<b>TOTAL</b>	<b>18</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>126</b>	<b>100%</b>

**HYATT HOUSE AREA SUMMARY:**

	AREA
LEVEL 1	20,720 SF
LEVEL 2	19,015 SF
LEVEL 3	19,015 SF
LEVEL 4	19,015 SF
<b>TOTAL</b>	<b>77,765 SF</b>

**HYATT HOUSE ROOM MATRIX**

**PARKING SUMMARY:**

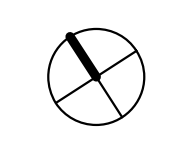
78 PARKING STALLS PROVIDED WITHIN HYATT HOUSE PARCEL LINES. ADDITIONAL PARKING SPACES WILL BE PROVIDED THROUGH RECIPROCAL PARKING AGREEMENT WITH SURROUNDING PARCELS

**PARKING DATA**

SITE PLAN

1" = 30'-0"

1



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**HYATT HOUSE  
ROSEVILLE JUNCTION**

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1



**HRGA**

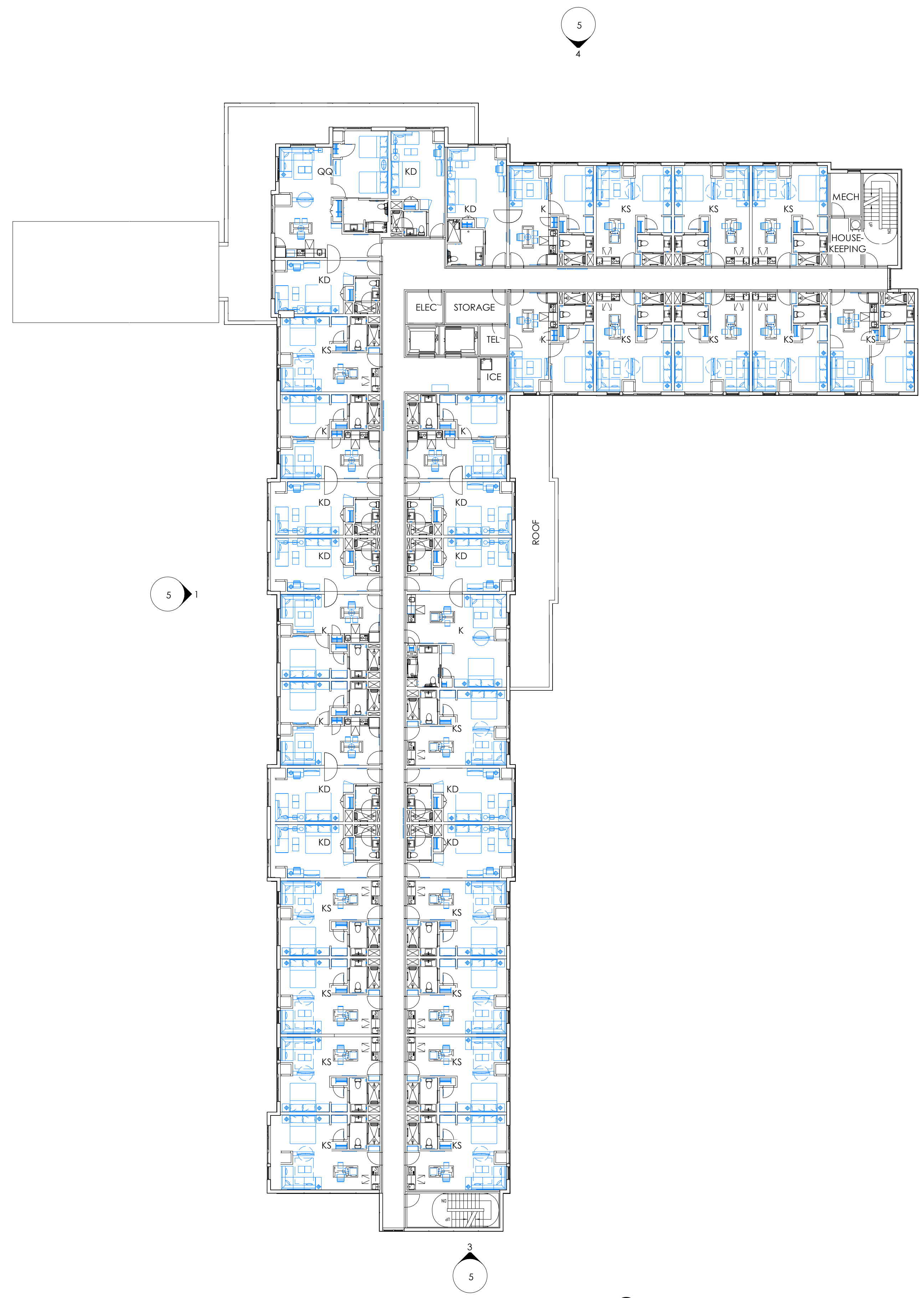
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HYATT HOUSE  
**ROSEVILLE JUNCTION**  
290 Conference Center Drive, Roseville CA

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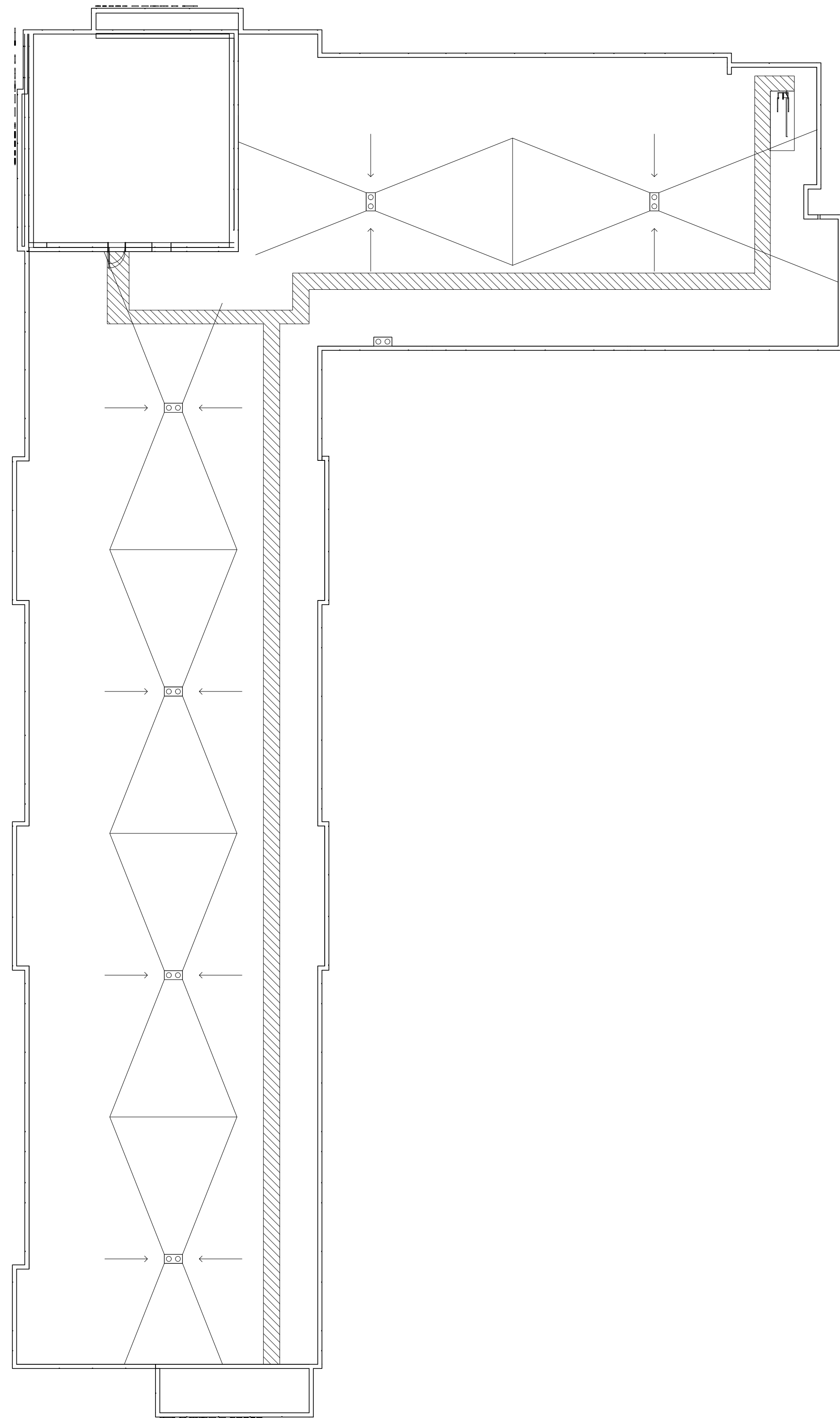
**2**



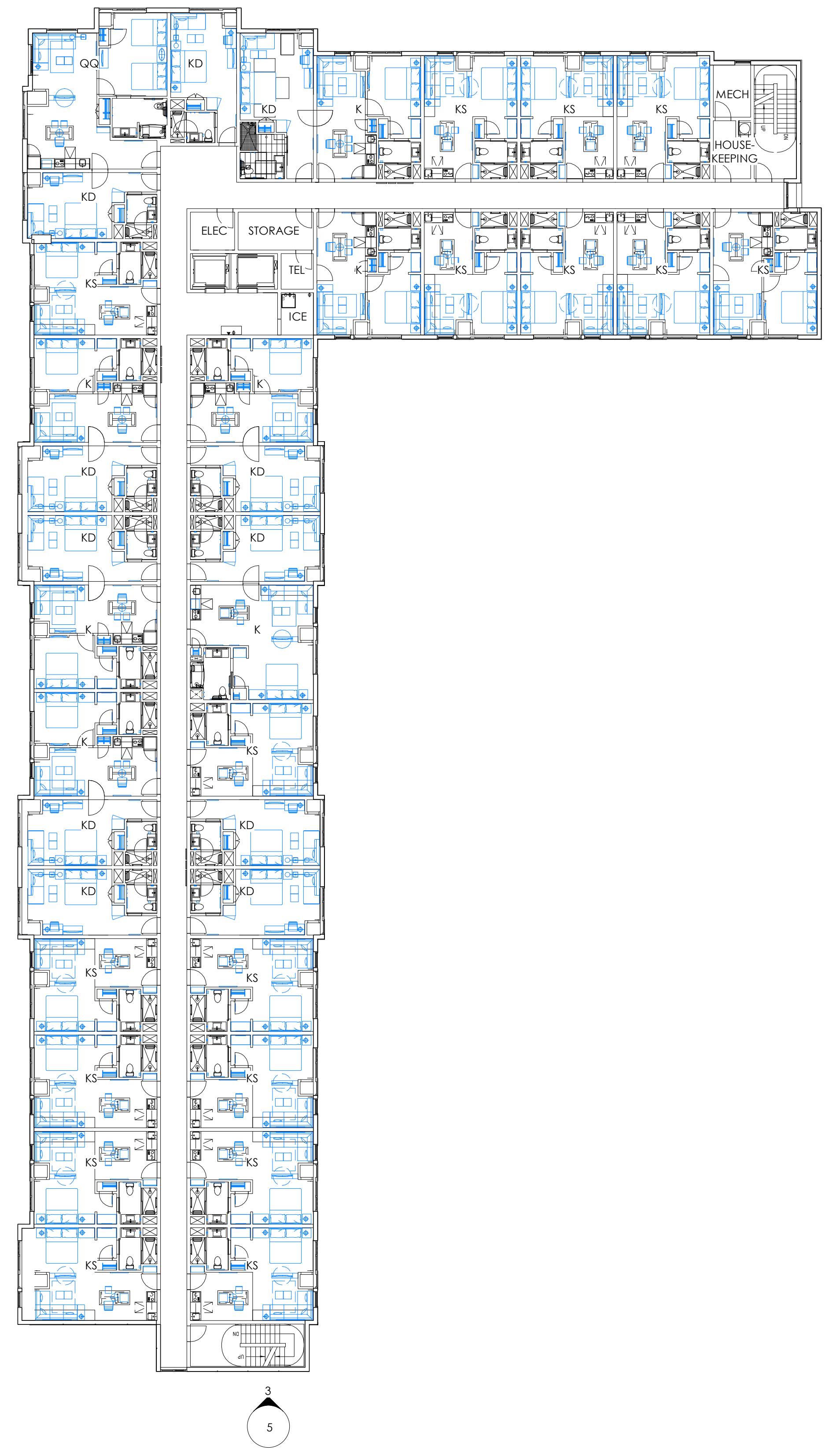
LEVEL 2 1/16" = 1'-0" 2



LEVEL 1 1/16" = 1'-0" 1



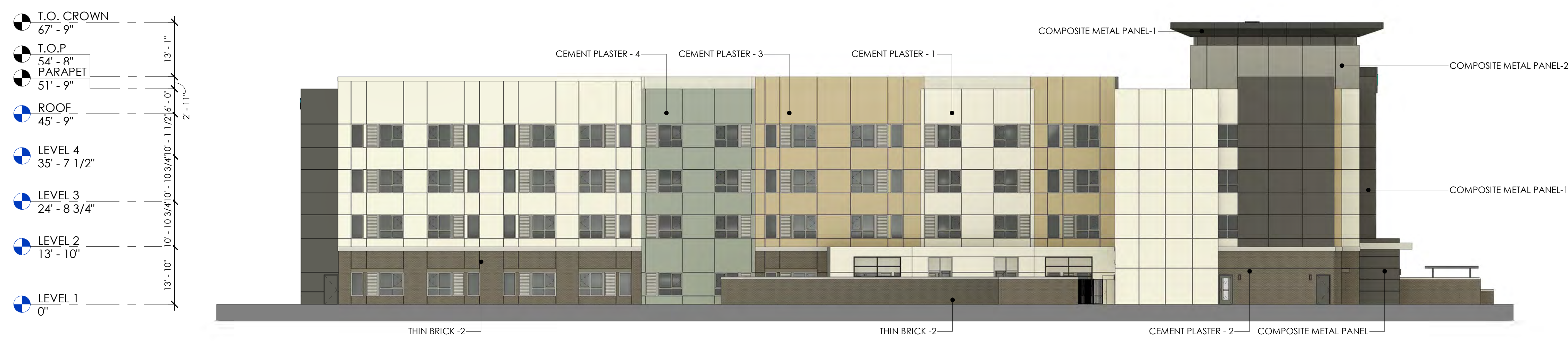
ROOF 1/16" = 1'-0" 2



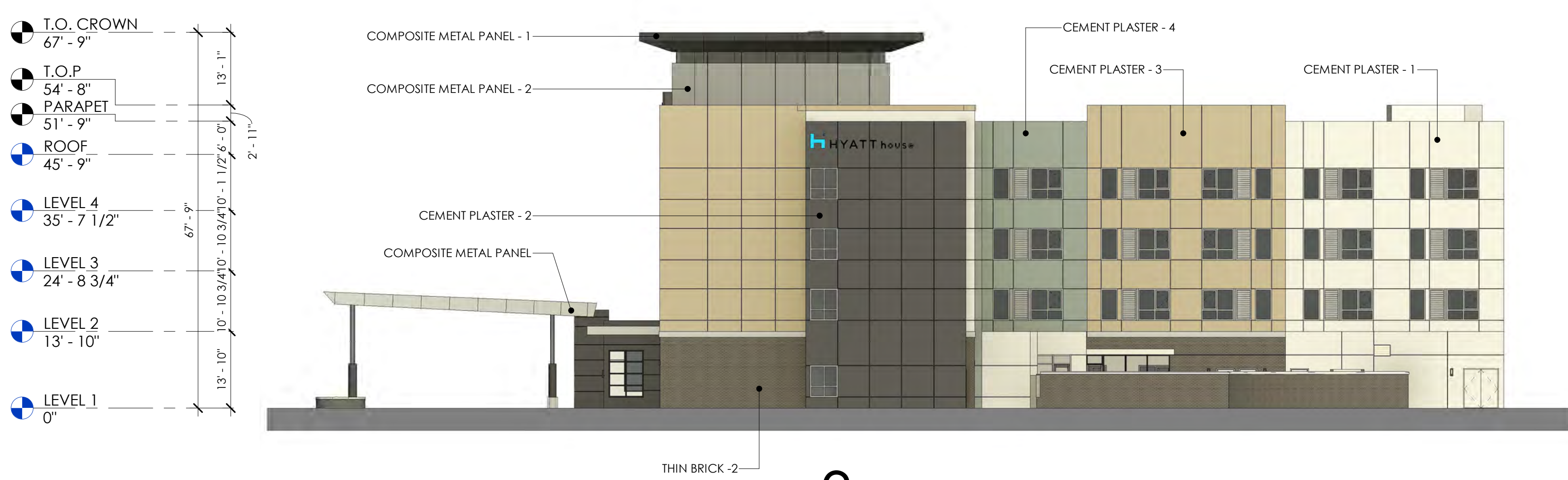
LEVEL 3 & 4 1/16" = 1'-0" 1



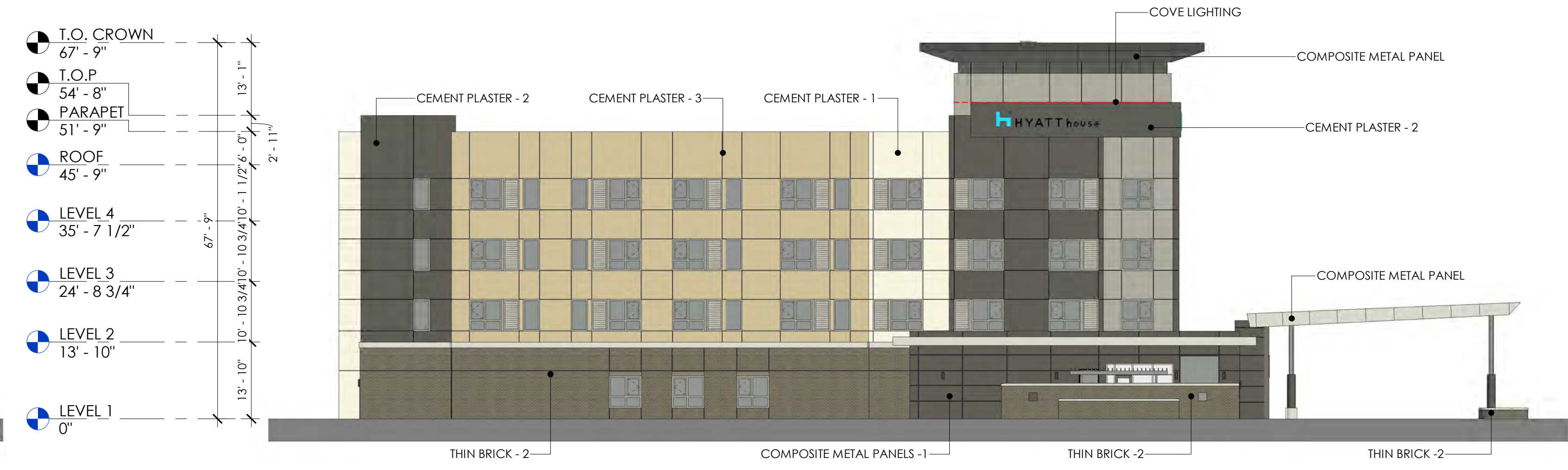
WEST ELEVATION. 1/16" = 1'-0" **1**



EAST ELEVATION. 1/16" = 1'-0" **2**



SOUTH ELEVATION. 1/16" = 1'-0" **3**

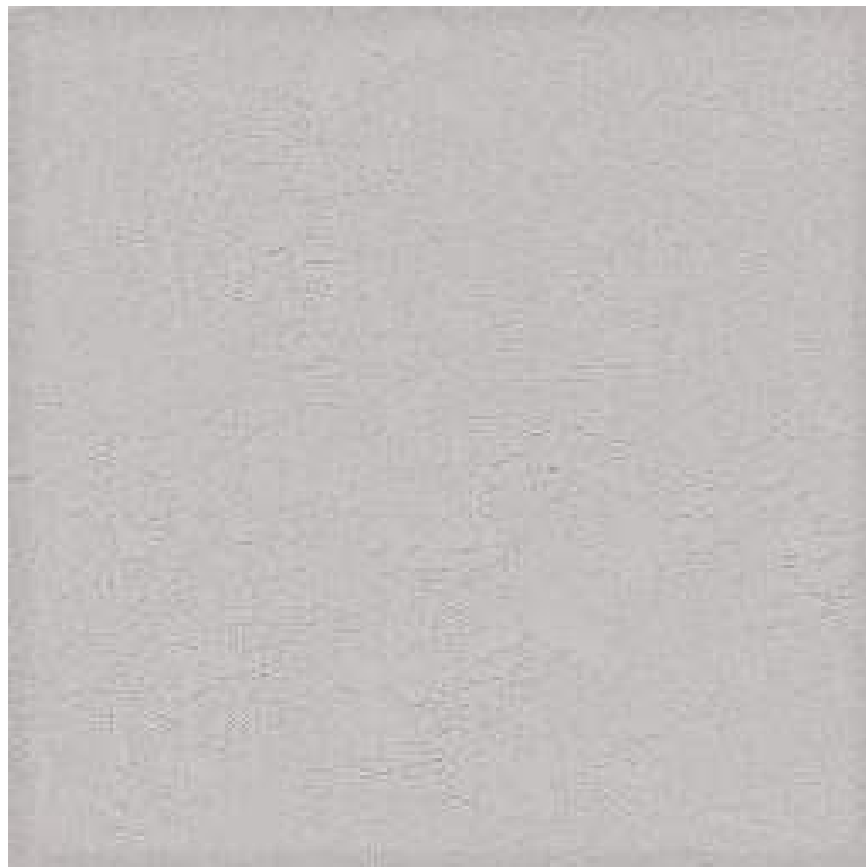


NORTH ELEVATION. 1/16" = 1'-0" **4**

# MATERIAL BOARD



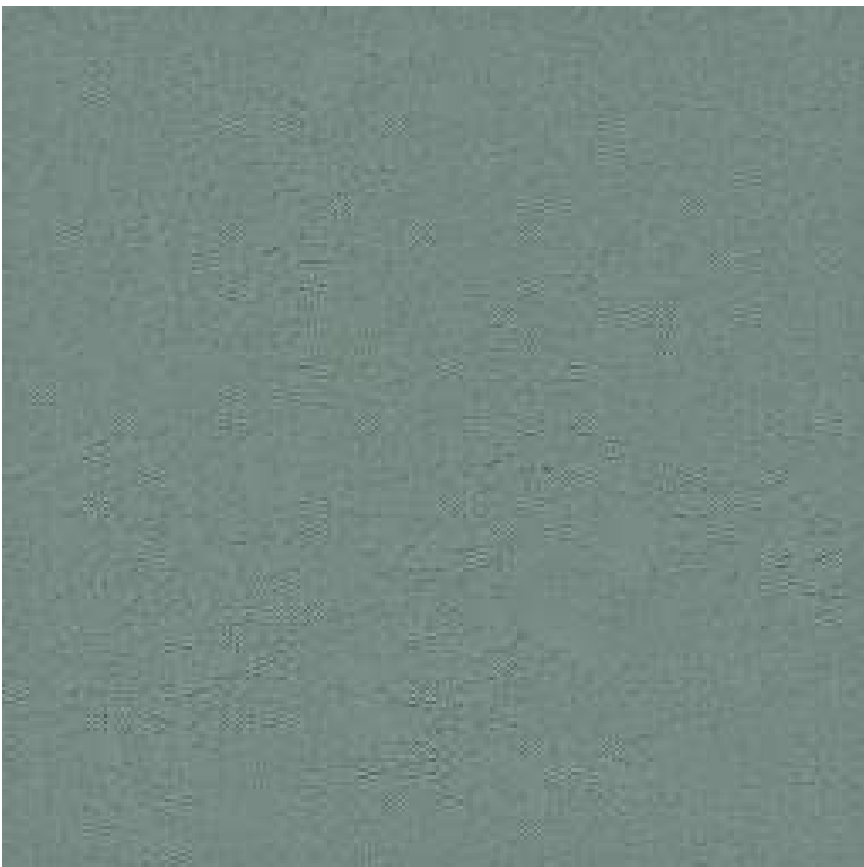
HYATT HOUSE  
CEMENT PLASTER - 1  
LIGHT BEIGE



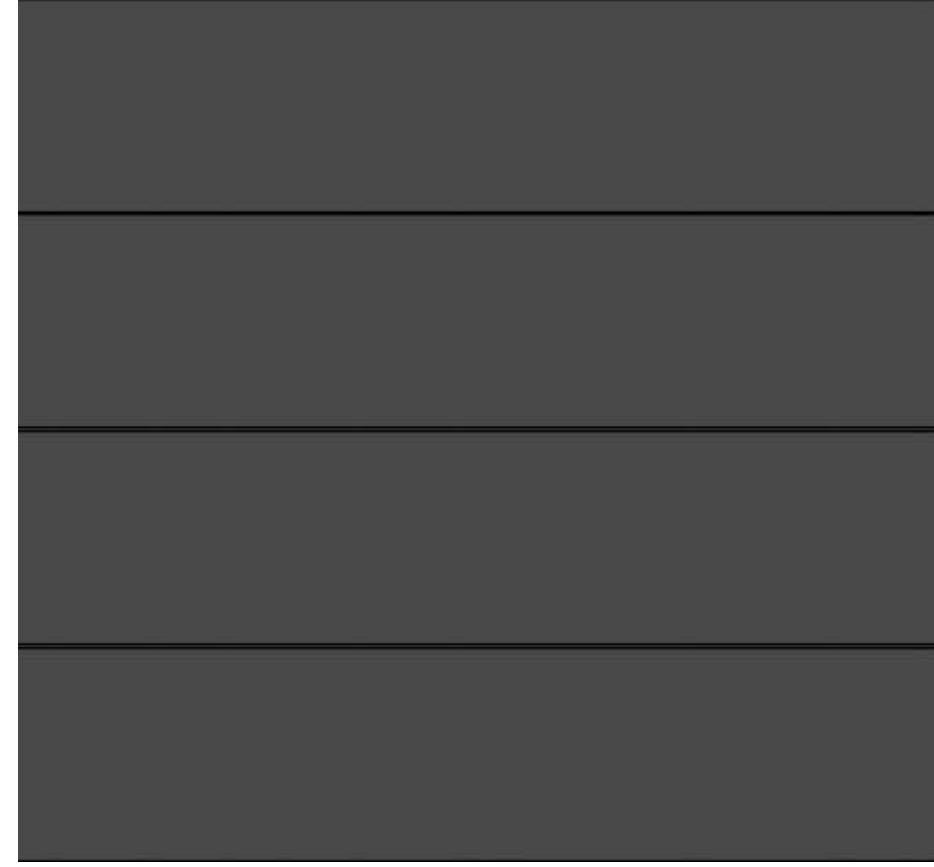
HYATT HOUSE  
CEMENT PLASTER - 2  
LIGHT GREY



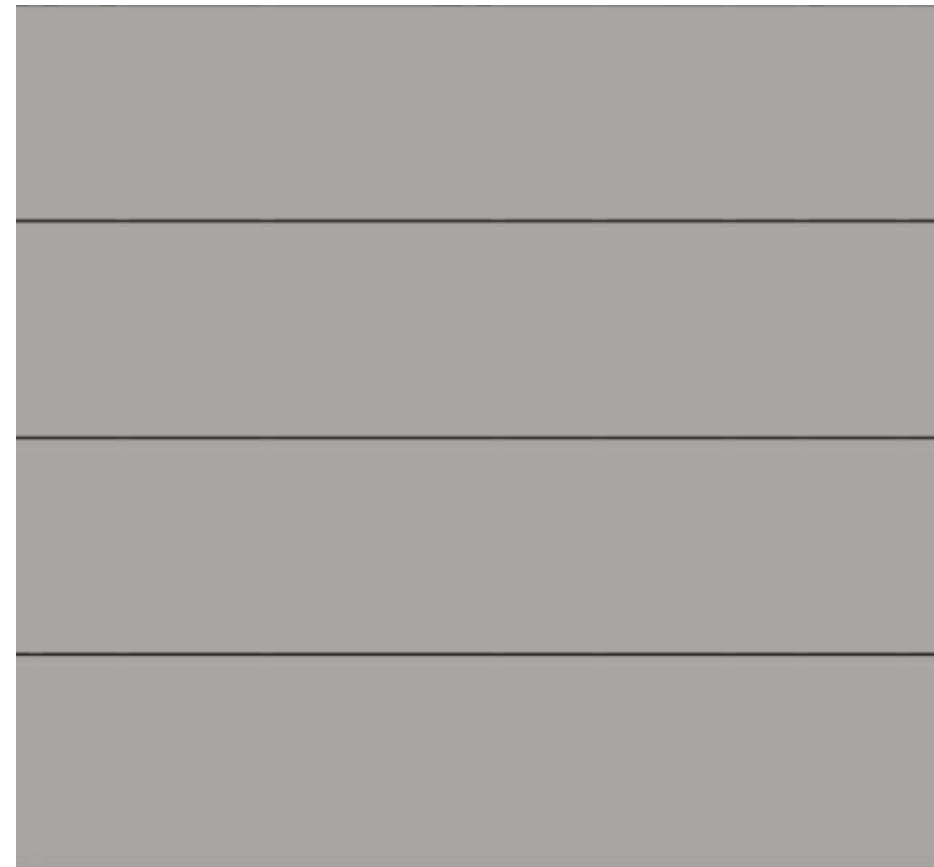
HYATT HOUSE  
CEMENT PLASTER - 3  
LIGHT BROWN



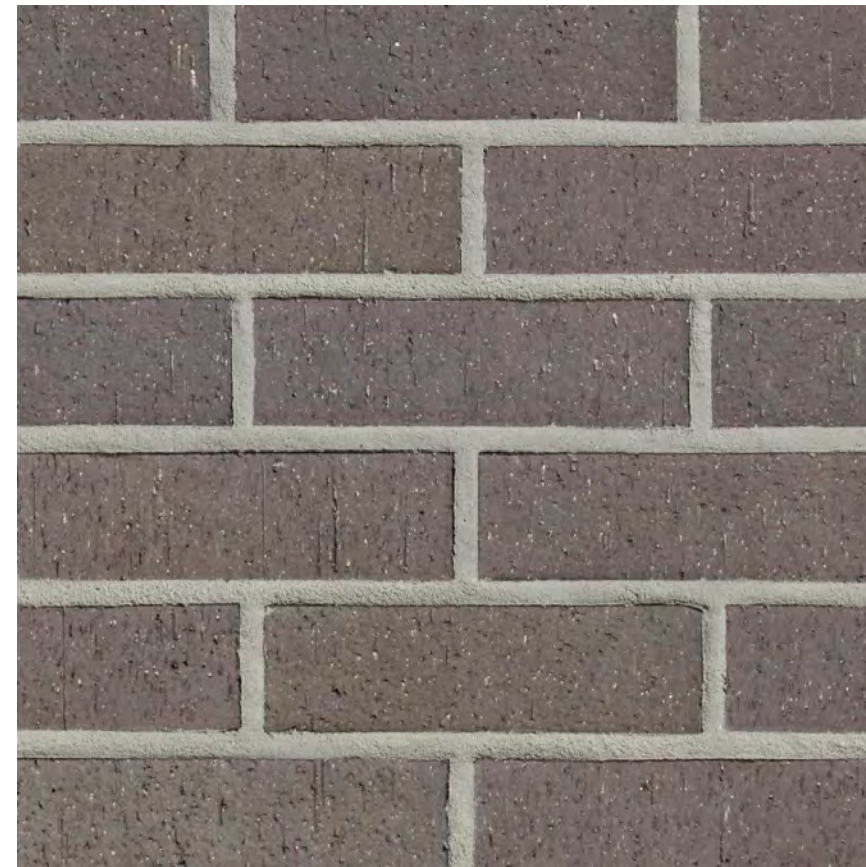
HYATT HOUSE  
CEMENT PLASTER - 4  
LIGHT GREEN



HYATT HOUSE  
COMPOSITE  
METAL PANEL - 1



HYATT HOUSE  
COMPOSITE  
METAL PANEL - 2



HYATT HOUSE  
THIN BRICK -2  
DARK GREY



HYATT CAPTION  
CEMENT PLASTER - 1  
LIGHT GREY



HYATT CAPTION  
CEMENT PLASTER - 2  
GREY



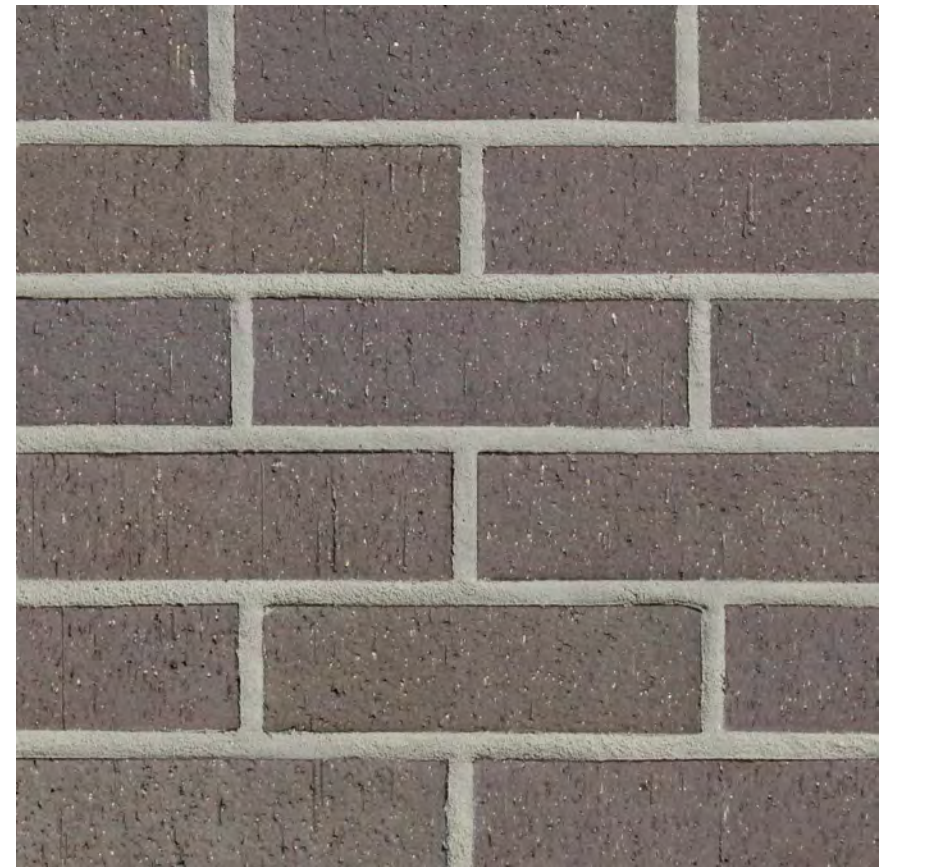
HYATT CAPTION  
CEMENT PLASTER - 3  
MEDIUM GREY



HYATT CAPTION  
CEMENT PLASTER - 4  
DARK GREY



HYATT CAPTION  
THIN BRICK -1  
RED



HYATT CAPTION  
THIN BRICK -2  
DARK GREY



HYATT CAPTION  
CEMENTITIOUS SIDING,  
WOOD GRAIN LOOK