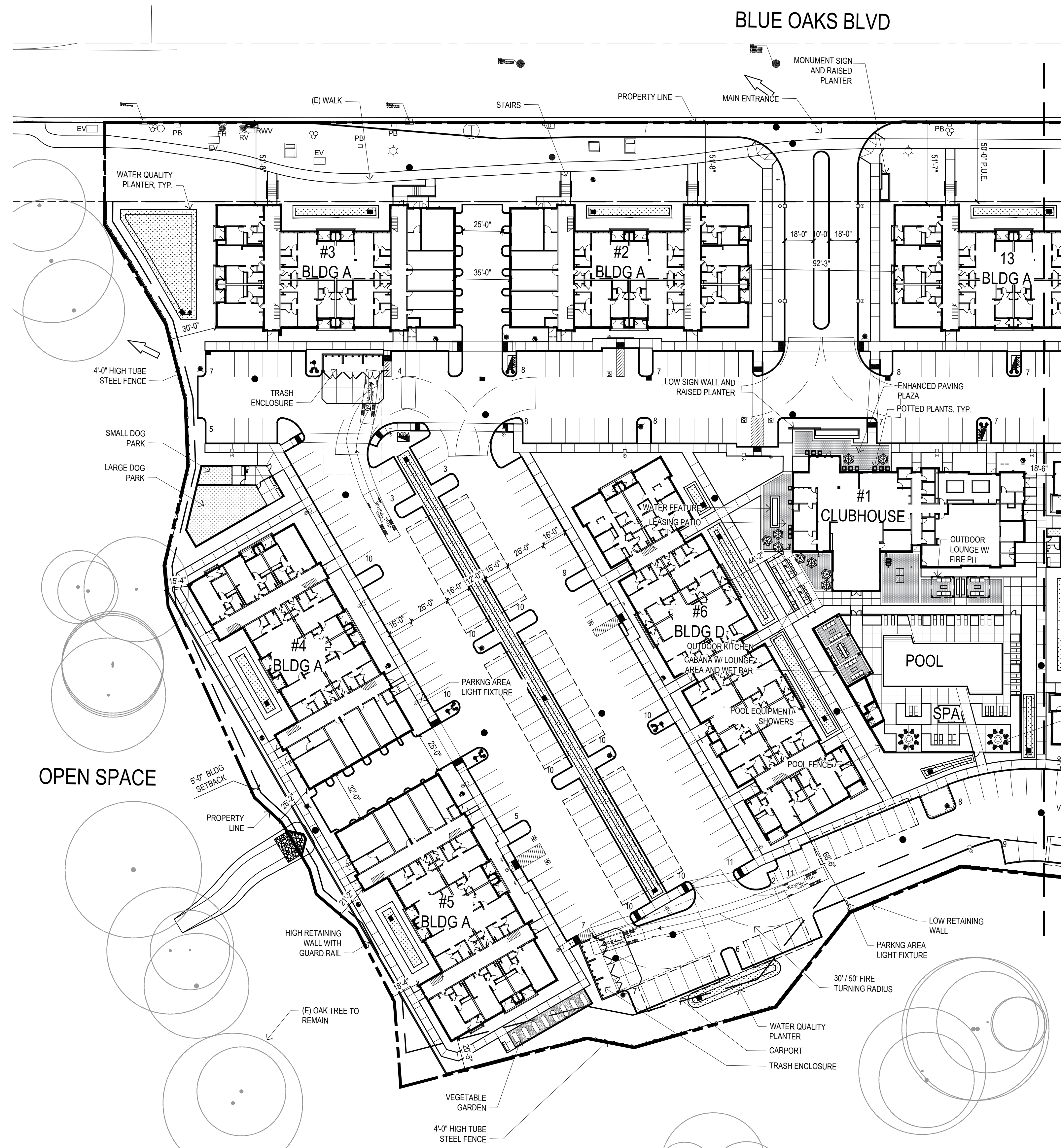
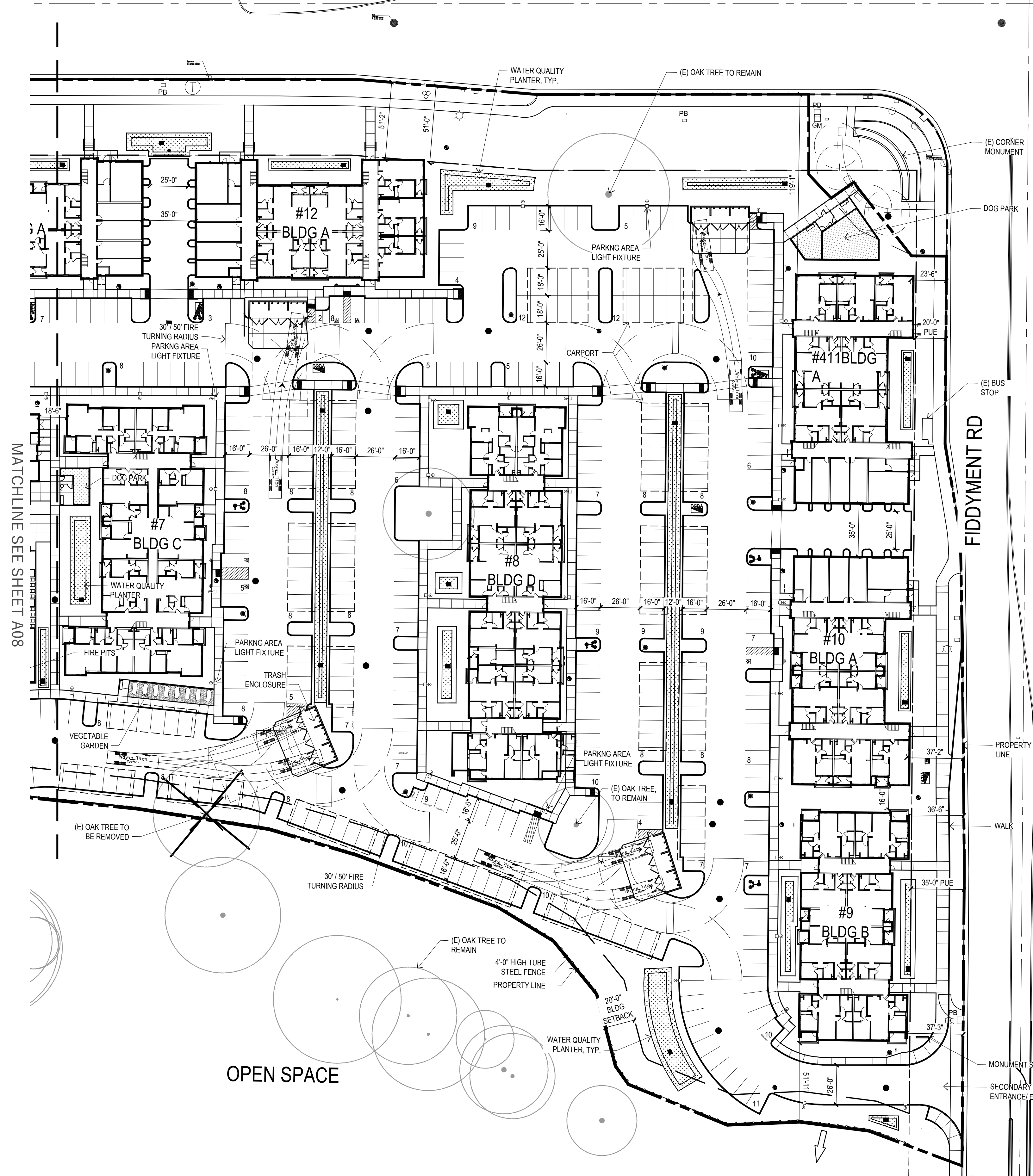


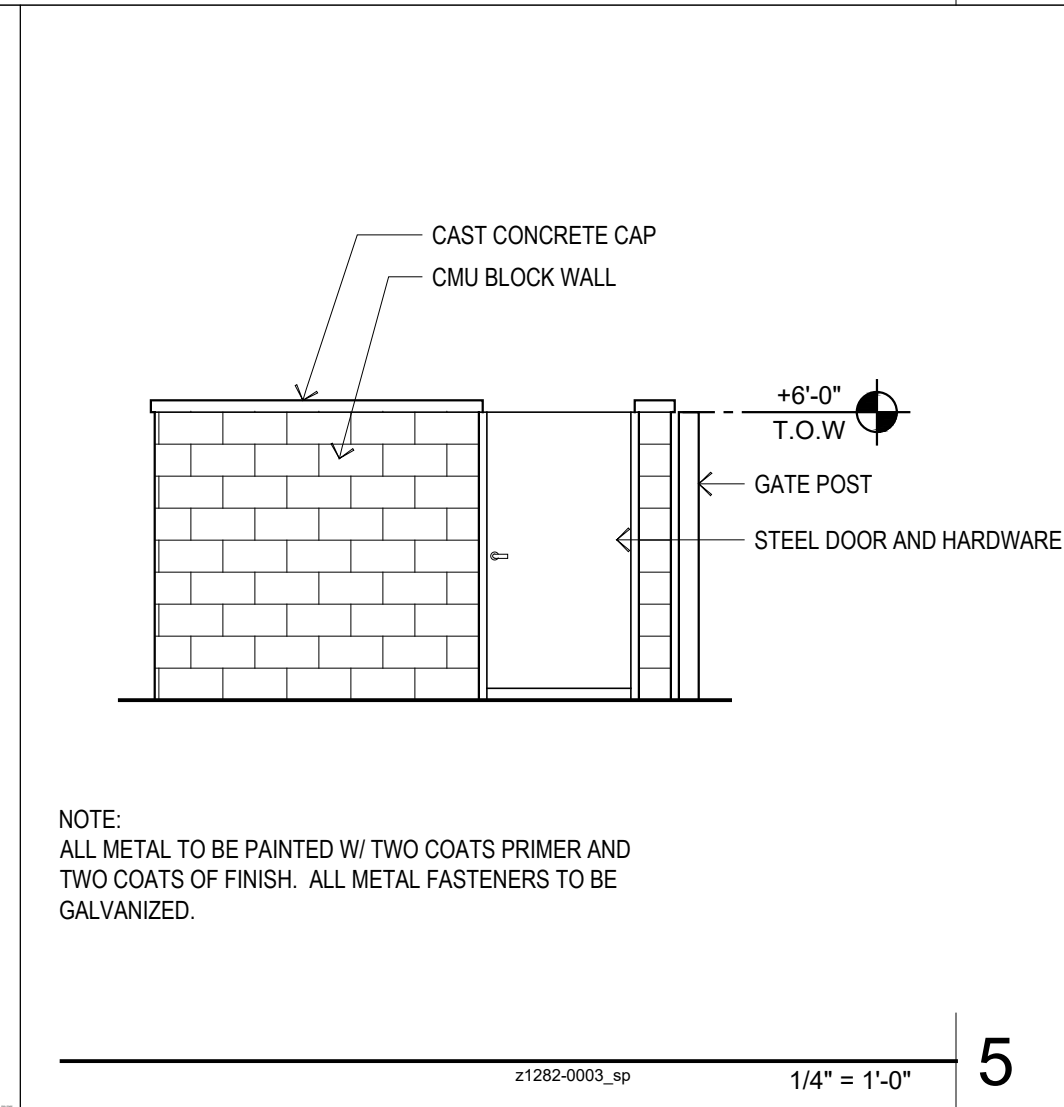
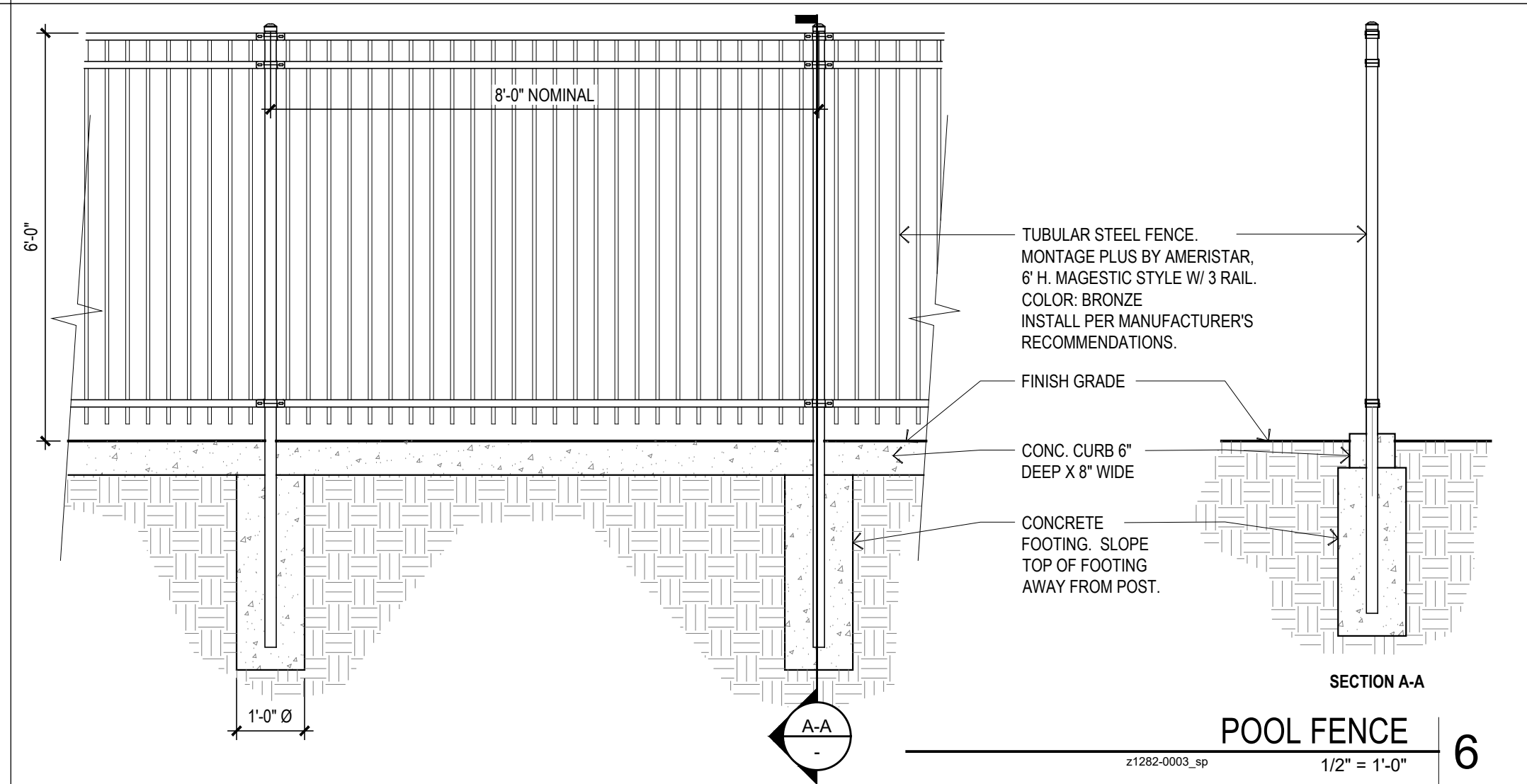
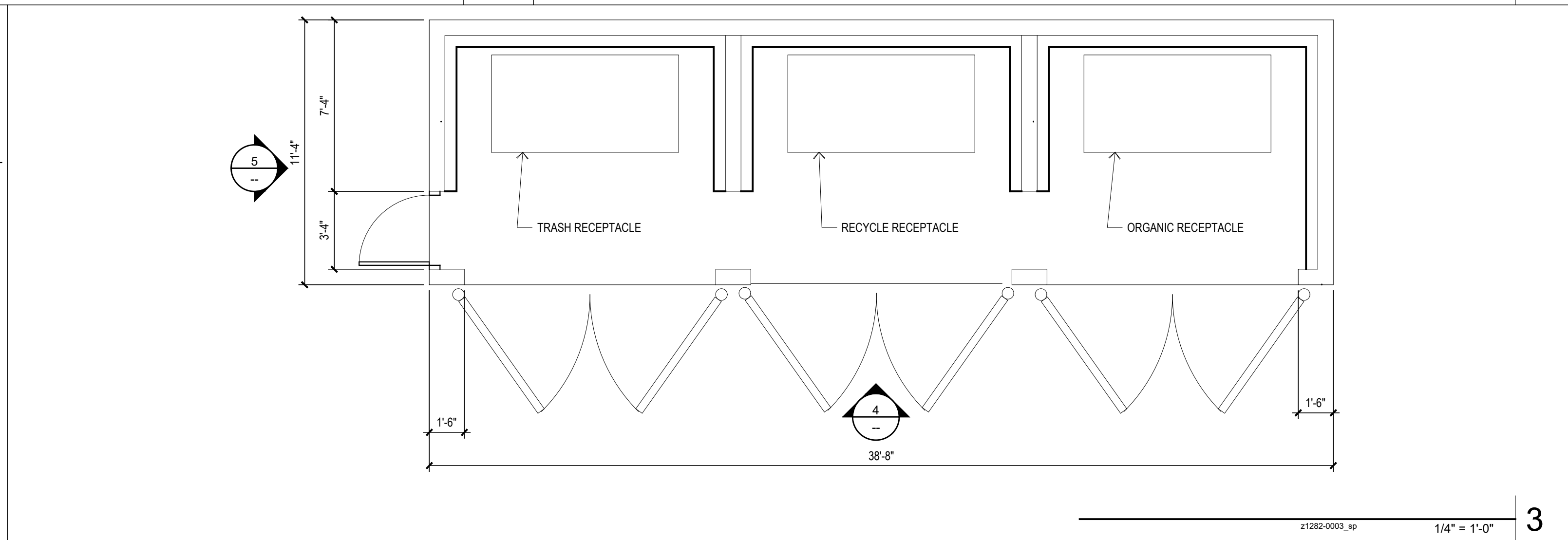
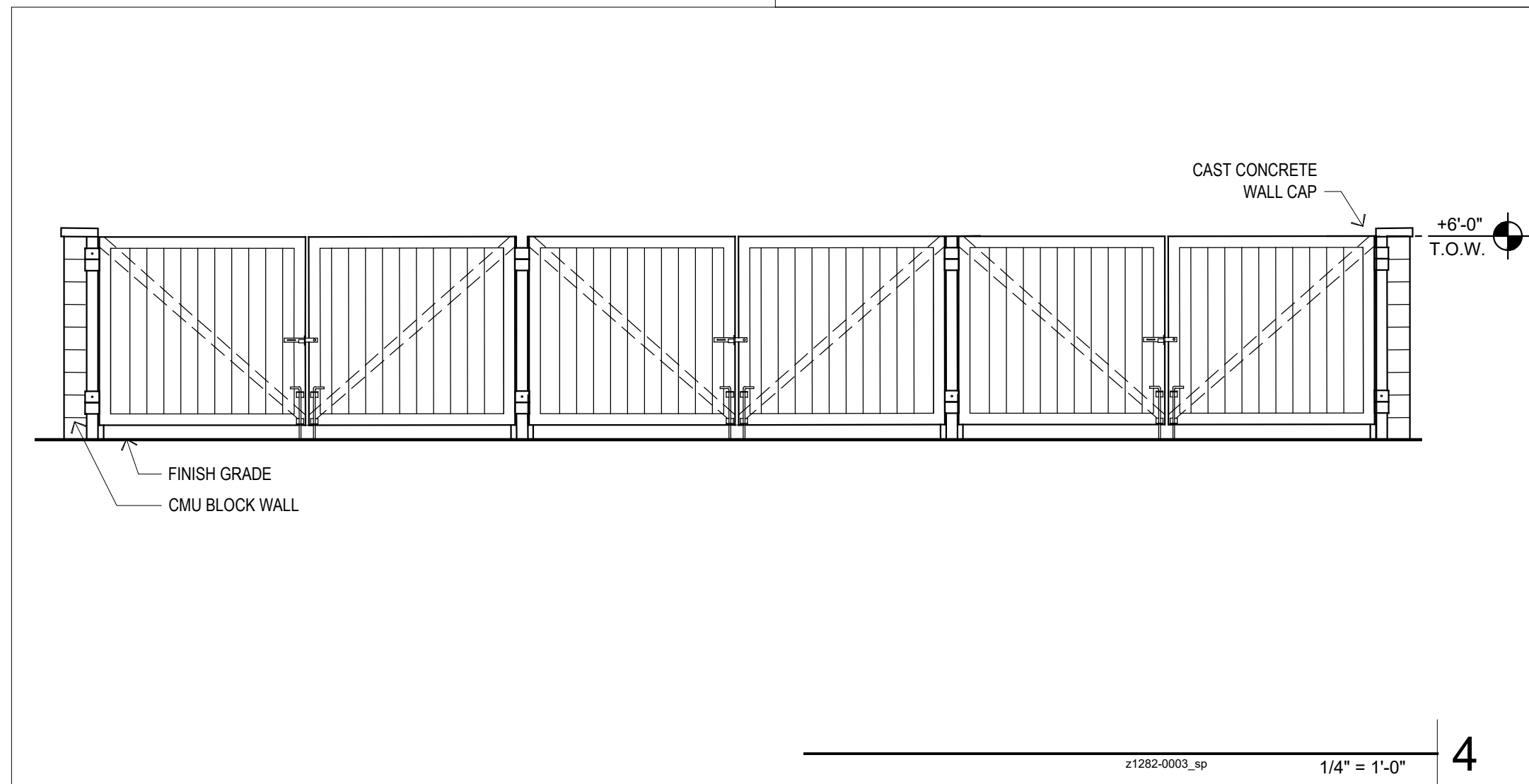
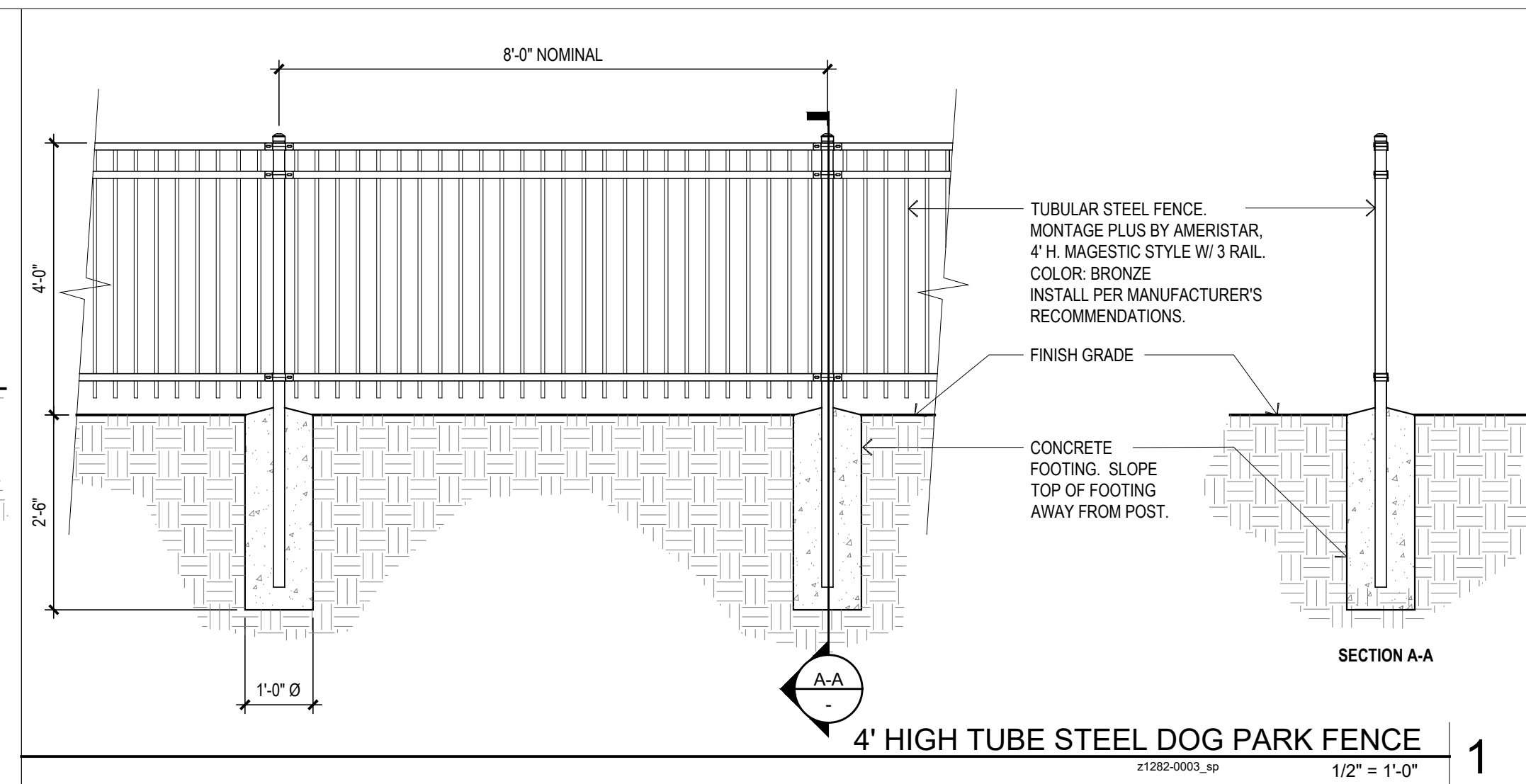
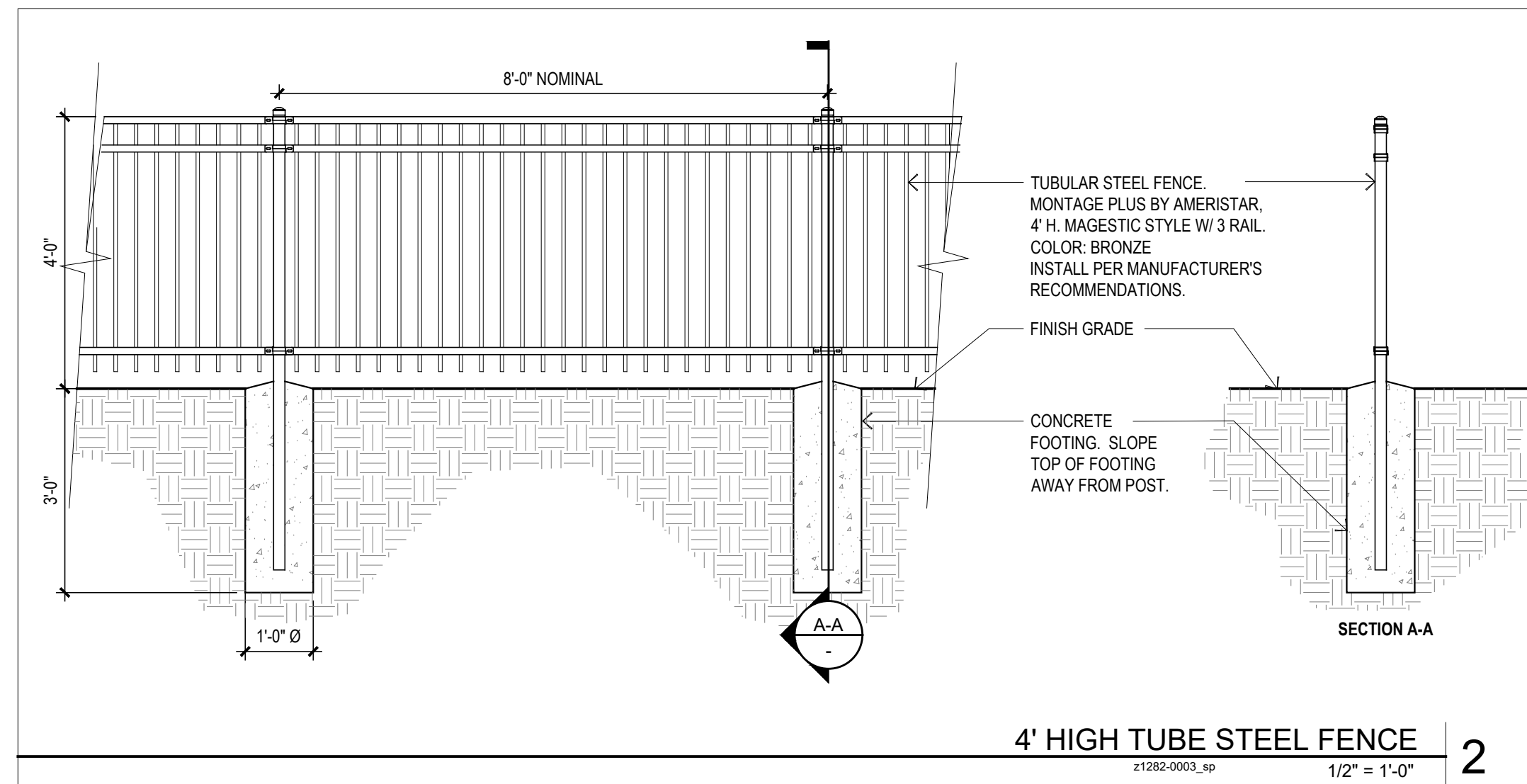
BLUE OAKS BLVD

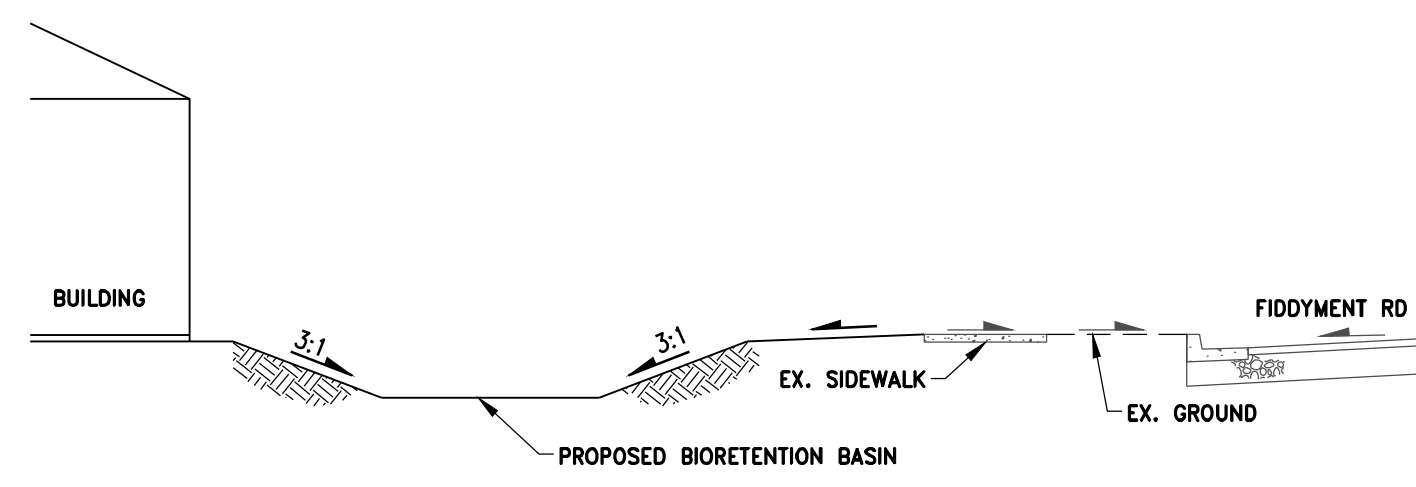


MATCHLINE SEE SHEET A09

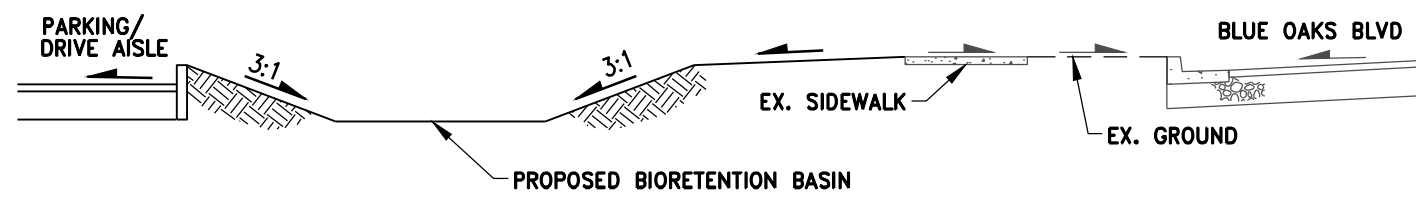




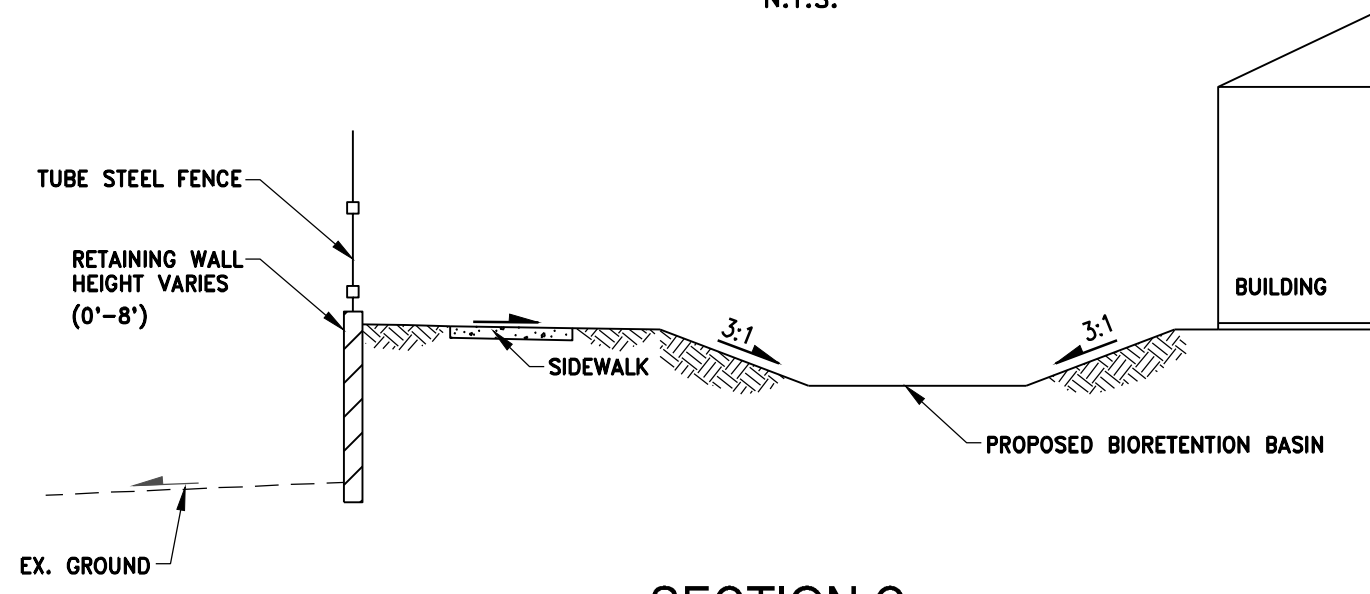




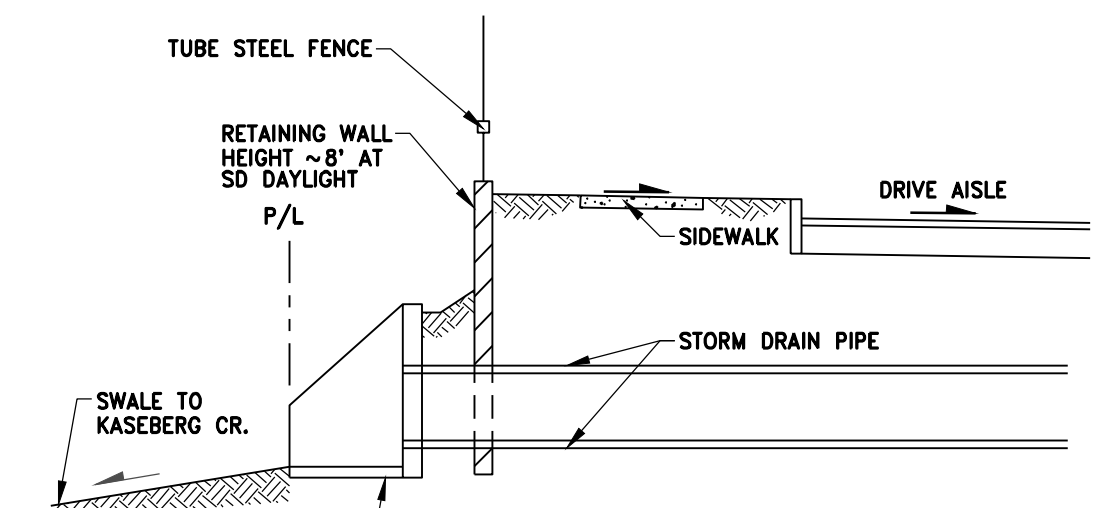
SECTION A
N.T.S.



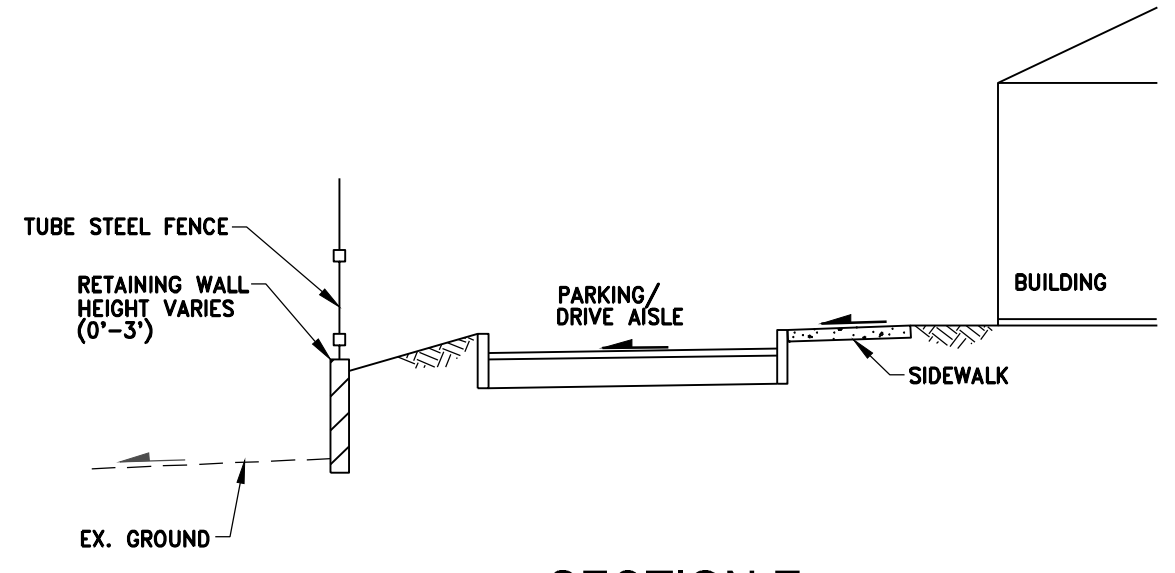
SECTION B
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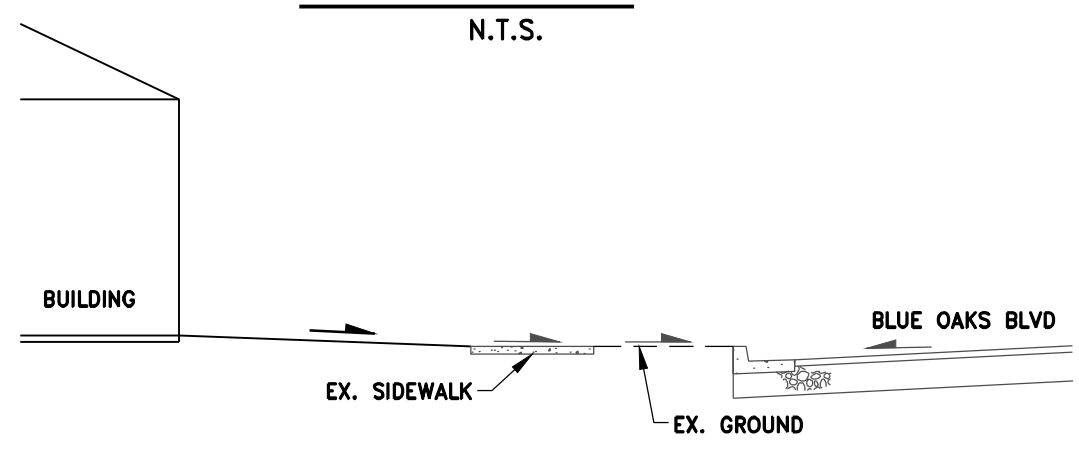
SECTION C
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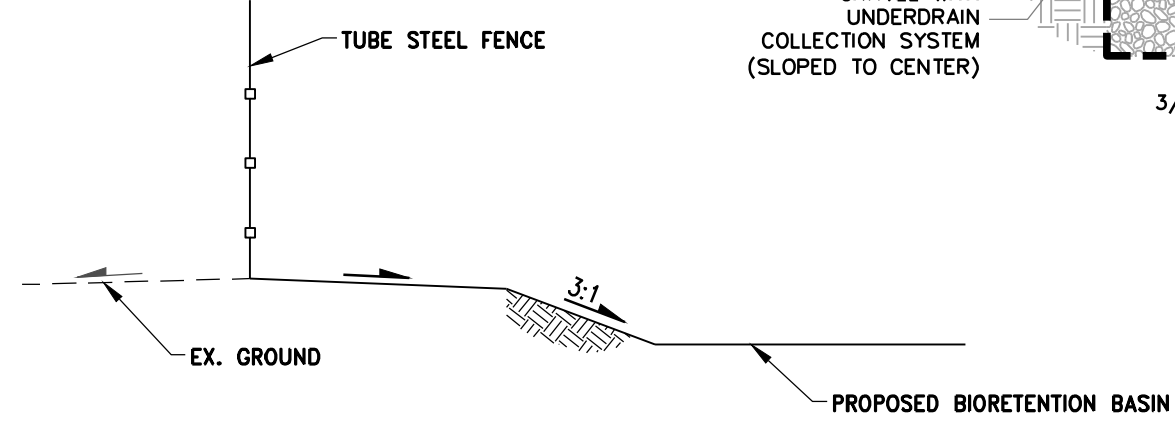
SECTION D
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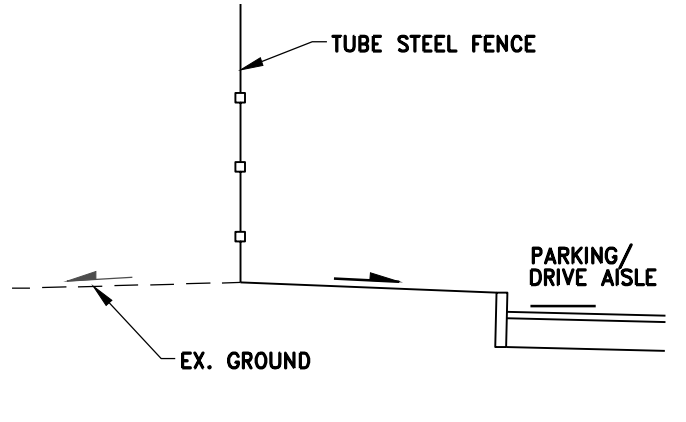
SECTION E
N.T.S.



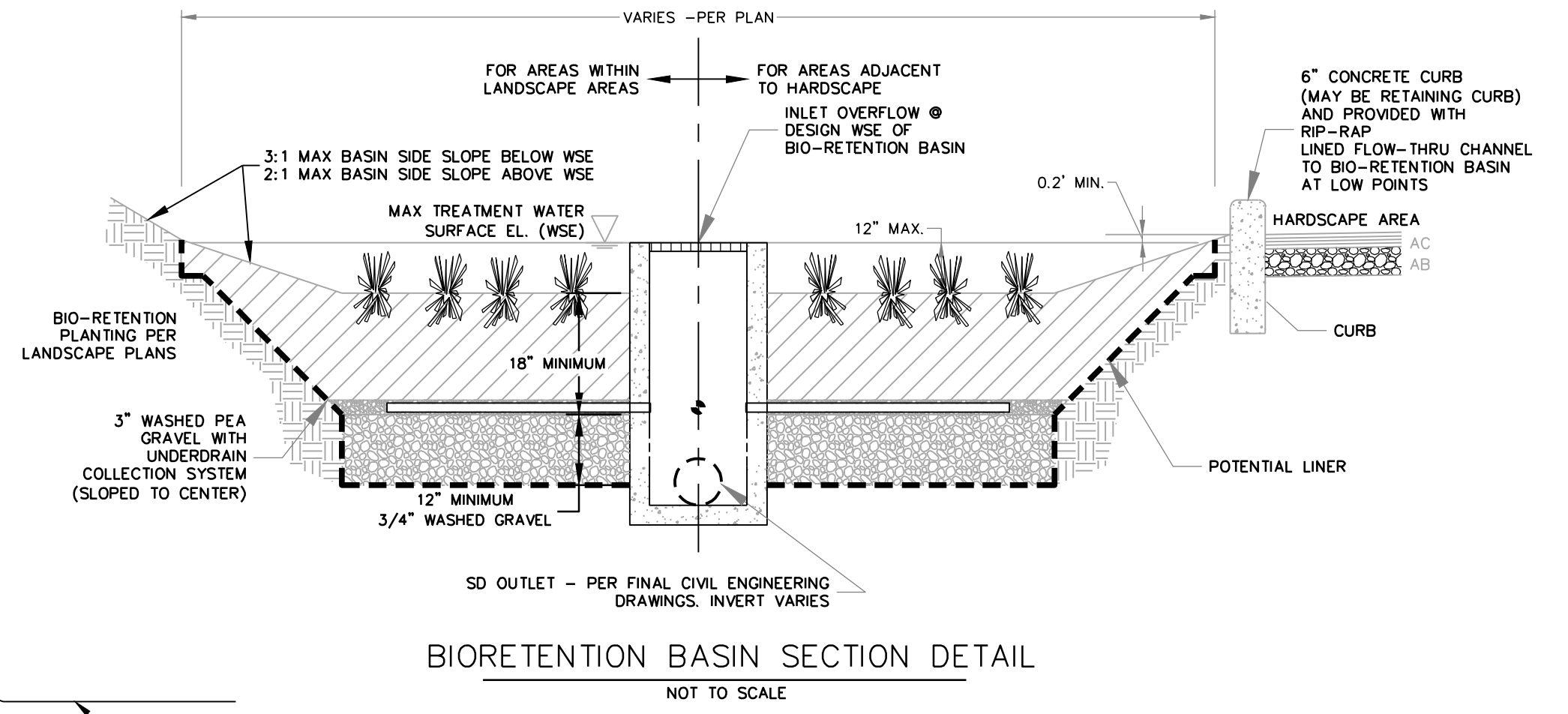
SECTION F
N.T.S.



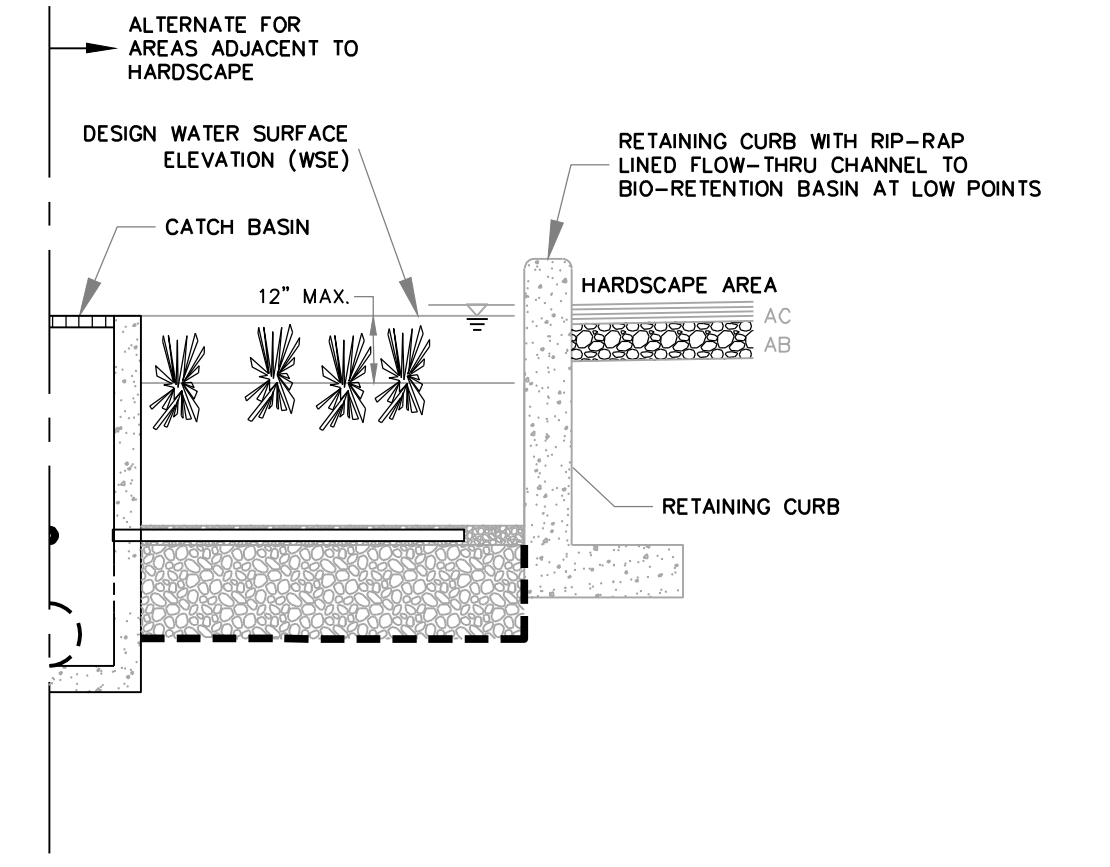
SECTION G
N.T.S.



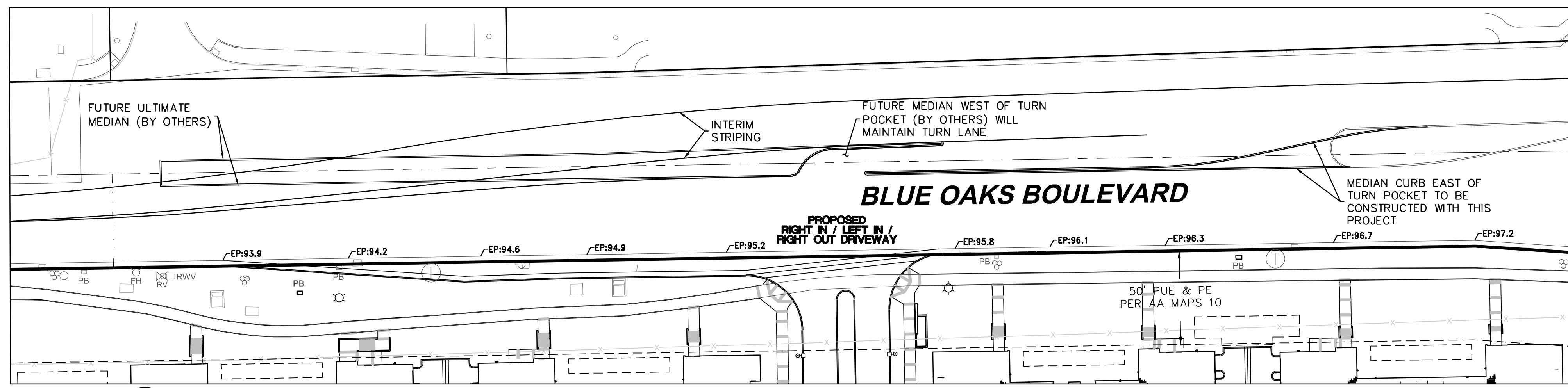
SECTION H
N.T.S.



BIORETENTION BASIN SECTION DETAIL
NOT TO SCALE



ALTERNATE BIORETENTION BASIN DETAIL AT PARKING
NOT TO SCALE



1 PROPOSED LEFT TURN POCKET-BLUE OAKS
1"=40'

EARTHWORK

CUT (15% SHRINK): 33,400 CY
 FILL (0% ADJUSTMENT): 12,950 CY
 STRIPPING: 630,200 SF @ 4" (PENDING GEOTECH): 7,700 CY
 GROSS IMPORT / EXPORT: 12,750 CY EXPORT

STRUCTURAL SECTIONS

PARKING DRIVE AISLES: 118,805 SF @ 0.75" THICK (PENDING GEOTECH): 3,300 CY
 PARKING STALLS: 99,690 SF @ 0.67" THICK (PENDING GEOTECH): 2,475 CY
 SIDEWALK: 96,930 SF @ 0.67" THICK (PENDING GEOTECH): 2,405 CY
 CONCRETE DRIVE: 6,170 SF @ 1.0" THICK (PENDING GEOTECH): 230 CY
 BIO RETENTION BASINS: 17,330 SF @ 2.5" THICK: 1,605 CY
 BUILDING SLAB AND FOUNDATIONS: 144,733 SF @ 1.0" THICK (ASSUMED): 5,360 CY
 TOTAL STRUCTURAL SECTIONS: 15,375 CY
 NET EXPORT: 28,125 CY
 (OWNER DIRECTION TO SET SITE LOWER AND NOT BALANCE; SECTIONS TO BE CONFIRMED DURING IMPROVEMENT PLANS)

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 231 Vernon Street
 Roseville, CA 95678
 Tel 916.341.7760
 Fax 916.341.7767

LPAS
 Architecture + Design

KF PROPERTIES

SITE DETAILS

FIDDYMMENT RANCH APTS.

ROSEVILLE, CA

PROJECT NO.1282-0003

11/30/21

J:\1000-s\1027-Fiddyment_Ranch\Phase1\1027-Fiddyment_Ranch\Use_Entitlement\Exh_Details\F21.dwg 11/30/2021 9:52 AM Jason Reed

FIDDYMENT RANCH APTS
3/11/2021

PROJECT DATA															
SITE AREA:		14.4 ACRES		627,264											
PROPOSED DENSITY:		23.8 DU/ACRE													
NUMBER OF UNITS:		BLDG. A TYP. OF 8		BLDG. B TYP. OF 1		BLDG. C TYP. OF 1		BLDG. D TYP. OF 2		TOTAL		%	TOTAL NET SF		
UNIT TYPE		X8		X1		X1		X2							
A1	1 BDR / 1 BTH:	723 SF	0	0	0	0	1	1	0	0	1 UNITS	0%	723 NSF		
A2	1 BDR / 1 BTH:	690 SF	10	80	0	0	0	0	0	0	80 UNITS	23%	55,200 NSF		
A3	1 BDR / 1 BTH:	718 SF	0	0	1	1	0	0	1	2	3 UNITS	1%	2,154 NSF		
A4	1 BDR / 1 BTH:	687 SF	5	40	0	0	6	6	0	0	46 UNITS	13%	31,602 NSF		
B1	2 BDR / 2 BTH:	987 SF	12	96	11	11	0	0	17	34	141 UNITS	41%	139,167 NSF		
B2	2 BDR / 2 BTH:	987 SF	0	0	0	0	11	11	6	12	23 UNITS	7%	22,701 NSF		
B3	2 BDR / 2 BTH:	987 SF	0	0	12	12	0	0	6	12	24 UNITS	7%	23,688 NSF		
C1	3 BDR / 2 BTH:	1,302 SF	0	0	0	0	0	0	6	12	12 UNITS	4%	15,624 NSF		
C2	3 BDR / 2 BTH:	1,284 SF	0	0	0	0	12	12	0	0	12 UNITS	4%	15,408 NSF		
TOTAL UNITS:		896 AVE SF	216	24	30	72	342 UNITS	100%	306,267 NSF						
GROSS BUILDING AREAS:		CLUBHOUSE		SUPPORT		BLDG. A TYP. OF 8		BLDG. B TYP. OF 1		BLDG. D TYP. OF 1		BLDG. C TYP. OF 2			
				X8		X1		X1		X2					
NET RENTABLE AREA:				22,179	177,432	23,419	23,419	31,110	31,110	37,153	74,306	306,267 SF			
GARAGE				1,969	15,752	-	-	-	-	-	-	15,752 SF			
BUILDING SUPPORT:		305		361	2,888	267	267	266	266	268	536	3,957 SF			
CIRCULATION:				4,814	38,512	2,820	2,820	4,985	4,985	3,630	7,260	53,577 SF			
AMENITY:		8,398										- SF			
TOTAL GROSS AREA:		8,703	-	234,584	26,506	36,361	82,102	379,553 SF							
PARKING SUMMARY:															
PARKING REQUIRED:															
1BDR		130	1.6 SPACES / UNIT									208 SPACES			
2BDR		188	2.1 SPACES / UNIT									395 SPACES			
3BDR		24	2.1 SPACES / UNIT									50 SPACES			
TOTAL												653 SPACES			
PARKING PROVIDED:															
GARAGES												48 SPACES			
SURFACE												400 SPACES			
CARPORTS												193 SPACES			
ACCESSIBLE												12 SPACES			
MOTORCYCLE												6 SPACES			
TOTAL		1.93	SPACES / UNIT									659 SPACES			