

# TERRACINA AT FIDDYMENT APARTMENTS

# ATTACHMENT 2

1130 HARVEY WAY, ROSEVILLE, CA 95747  
ROSEVILLE, CALIFORNIA



HARVEY WAY ELEVATION  
APARTMENTS



HARVEY WAY ELEVATION  
CLUBHOUSE



PARKING LOT ELEVATION



RECREATION AREA ELEVATION

## OUR TEAM

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ARCHITECTURE • PLANNING • INTERIORS

**LANDSCAPE :**  
JETT LANDSCAPE ARCHITECTURE+DESIGN  
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afrench@emeraldcityeng.com



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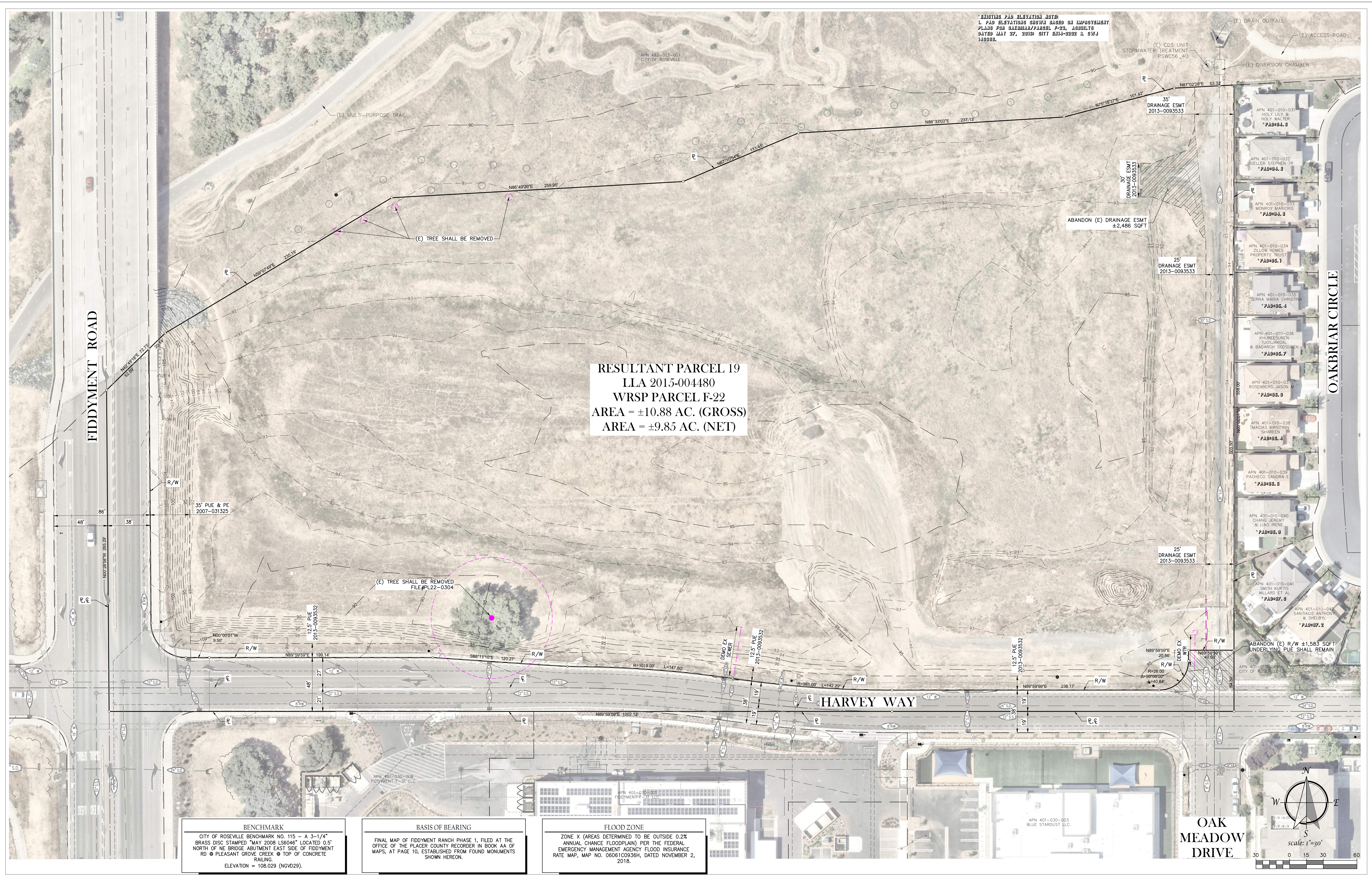
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**PROJECT FUNDING SOURCE:**  
THIS MULTI-FAMILY HOUSING PROJECT IS RECEIVING FUNDS FROM THE STATE OF CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE (T.C.A.C.). THE PROJECT IS NOT USING PUBLIC MONEY BUT IS USING TAX EXEMPT BONDS. IT IS THEREFORE CONSIDERED PUBLIC HOUSING PER THE DEFINATION FOUND IN C.B.C. SECTION 202 AND REQUIRED TO COMPLY WITH C.B.C. CHAPTER 11B - ACCESSIBILITY TO PUBLIC HOUSING.

04.01.24  
130.23181

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**EXISTING PAD ELEVATION NOTE:**  
 1. PAD ELEVATIONS SHOWN BASED ON IMPROVEMENT PLANS FOR OAKBRIAR/PARCEL F-22, REBUILT 9/17/09 BY BRTI 0014-0002 & 01WJ 149988.

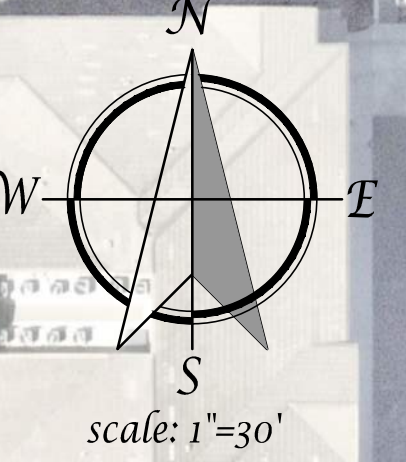
**RESULTANT PARCEL 19**  
 LLA 2015-004480  
 WRSP PARCEL F-22  
 AREA = ±10.88 AC. (GROSS)  
 AREA = ±9.85 AC. (NET)

**BENCHMARK**  
 CITY OF ROSEVILLE BENCHMARK NO. 115 - A 3-1/4" BRASS DISC STAMPED "MAY 2008 LS6046" LOCATED 0.5' NORTH OF NE BRIDGE ABUTMENT EAST SIDE OF FIDDYMENT RD @ PLEASANT GROVE CREEK @ TOP OF CONCRETE RAILING.  
 ELEVATION = 108.029 (NGVD29).

**BASIS OF BEARING**  
 FINAL MAP OF FIDDYMENT RANCH PHASE 1, FILED AT THE OFFICE OF THE PLACER COUNTY RECORDER IN BOOK AA OF MAPS, AT PAGE 10, ESTABLISHED FROM FOUND MONUMENTS SHOWN HEREON.

**FLOOD ZONE**  
 ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 06061C0936H, DATED NOVEMBER 2, 2018.

**OAK MEADOW DRIVE**



**TERRACINA AT FIDDYMENT EXISTING CONDITIONS PLAN CI**

1130 Harvey Way, Roseville CA 95747

Proposed By:



**USA PROPERTIES FUND**  
 3200 Douglas Blvd, Suite 200  
 Roseville CA 95661



**TSD ENGINEERING, INC.**  
 285 Orchard Drive, Suite #110  
 Folsom, CA 95630  
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**PROJECT NOTES & DETAILS:**

**PROJECT SUMMARY**

**SITE SUMMARY**  
 ADDRESS: 1130 HARVEY WAY  
 APN: 017-117-097  
 ZONING: R3  
 SPECIFIC PLAN: WEST ROSEVILLE SPECIFIC PLAN  
 LAND USE: HIGH DENSITY RESIDENTIAL (HDR)  
 AREA GROSS: ±10,882 AC  
 AREA NET: ±9,848 AC (NET R/W)

**BUILDING SUMMARY**  
 UNIT COUNT: 265 UNITS  
 DENSITY(NET): 26.9 UNITS/ACRE

**PARKING SUMMARY**  
 TOTAL: 436 SPACES

**CODE**  
 PROJECT IS A PUBLIC HOUSING PROJECT.  
 PROJECT SHALL COMPLY WITH 2022 CBC AND  
 2022 CALGREEN RESIDENTIAL MANDATORY  
 MEASURES.

**DEVELOPMENT STANDARDS**

ZONING: R3  
 DENSITY: 26.9 du/acre  
 SETBACKS - BLDG: 20 FEET  
 FRONT: 20 FEET  
 SIDE STREET: 20 FEET  
 SIDE INTERIOR: 5 FEET  
 REAR: 20 FEET  
 SETBACK - LANDSCAPE: 20 FEET  
 HARVEY WAY: 36 FEET  
 FIDDYMENT ROAD: 5 FEET  
 SIDE (SINGLE FAMILY): 5 FEET  
 REAR (OPEN SPACE): 5 FEET  
 HEIGHT: 45 FEET  
 LOT COVERAGE (BUILDING): 50% MAX  
 COMMON OUTDOOR SPACE "COS"  
 REQUIRED 40 sq.ft./265 UNITS = 10,600 sq.ft.  
 COS #1 = 553 sq.ft.  
 COS #2 = 3,724 sq.ft.  
 COS #3 = 8,150 sq.ft.  
 COS #4 = 1,570 sq.ft.  
 COS #5 = 512 sq.ft.  
 TOTAL COMMON OUTDOOR SPACE 14,509 sq.ft.

**BUILDING & UNIT SUMMARY**

**CLUB HOUSE BUILDING**  
 2-STORY  
 GROUND FLOOR CLUB HOUSE 5,542 SQFT  
 2ND STORY - MANAGER UNIT (2-BEDROOM) 1,529 SQFT  
 GROSS BLDG AREA 6,981 SQFT

**LAUNDRY BUILDING**  
 1-STORY 955 SQFT

**LAUNDRY & MAINTENANCE BUILDING**  
 1-STORY 1,187 SQFT

**RESIDENTIAL BUILDING - 24 UNITS**  
 3-STORY  
 1-BEDROOM = 6 UNITS  
 2-BEDROOM = 12 UNITS  
 3-BEDROOM = 6 UNITS  
 GROSS BLDG AREA 22,979 SQFT

**TOTAL UNITS**  
 1-BEDROOM 66  
 2-BEDROOM 133  
 3-BEDROOM 66  
 TOTAL UNITS 265

**MAXIMUM PARKING REQUIRED**

PER GOVY CODE 65915(P)(1) FOR DENSITY BONUS  
 1 - BEDROOM UNITS = 1 SPACE PER UNIT  
 - 66 UNITS x 1 = **66 SPACES REQUIRED**

2 - BEDROOM UNITS = 1.5 SPACES PER UNIT  
 - 133 UNITS x 1.5 = **200 SPACES REQUIRED**

3 - BEDROOM UNITS = 1.5 SPACES PER UNIT  
 - 66 UNITS x 1.5 = **99 SPACES REQUIRED**

GUEST PARKING = NA  
 = **0 SPACES REQUIRED**

TOTAL PARKING REQUIRED - **365 SPACES**

**TOTAL PROVIDED PARKING - SUMMARY**  
 COVERED CARPORT PARKING FACILITY (0.45 SPACE PER UNIT) = 120 SPACES  
 UNCOVERED PARKING FACILITY = 316 SPACES  
 TOTAL PARKING PROVIDED = **436 SPACES**

**SUBTOTAL EV PARKING - CRC CALGREEN - RESIDENTIAL MANDATORY**

ELECTRIC VEHICLE CHARGING 4,106,422 172  
 EV CAPABLE (EVC) PER 4,106,422(1) 41  
 SUBTOTAL COVERED PARKING (120 SPACES) 12  
 SUBTOTAL UNCOVERED PARKING (316 SPACES) 32  
 EV READY (EVR) PER 4,106,422(2) 109  
 EV CHARGER (EVC) PER 4,106,422(3) 22  
 SUBTOTAL EVCS 20  
 SUBTOTAL EVCS ACCESSIBLE STD AISLE (11B-228.3.2) 1  
 SUBTOTAL EVCS ACCESSIBLE VAN AISLE (11B-228.3.2) 1

NOTE  
 \* REQUIRED FOR ALL PARKING FACILITIES  
 \*\* NOT REQUIRED FOR ALL PARKING FACILITIES - PER SITE  
 \*\*\* FOR PURPOSE OF CALCULATION SUBTRACT MOBILITY & EVCS SPACES

**PARKING SUMMARY**

PARKING FACILITY	PARKING SPACE TYPE					SUBTOTAL
	ACCESSIBLE STD	ACCESSIBLE VAN	EVC (109%)	EVR (25%)	STD / ACS / VAN	
CARPORT COVERED	3	1	12	0	0	104
SURFACE UNCOVERED	15	4	32	109	20	184
<b>SUBTOTAL</b>	<b>18</b>	<b>5</b>	<b>44</b>	<b>109</b>	<b>20</b>	<b>238</b>
<b>TOTAL</b>	<b>23</b>	<b>44</b>	<b>109</b>	<b>22</b>	<b>238</b>	<b>TOTAL 436</b>

**PROVIDED - PARKING SCHEDULE & SUMMARY**

PARKING FACILITY	PARKING SPACE TYPE					SUBTOTAL
	ACCESSIBLE STD	ACCESSIBLE VAN	EVC (109%)	EVR (25%)	STD / ACS / VAN	
CARPORT COVERED	3	1	12	0	0	104
SURFACE UNCOVERED	15	4	32	109	20	184
<b>SUBTOTAL</b>	<b>18</b>	<b>5</b>	<b>44</b>	<b>109</b>	<b>20</b>	<b>238</b>
<b>TOTAL</b>	<b>23</b>	<b>44</b>	<b>109</b>	<b>22</b>	<b>238</b>	<b>TOTAL 436</b>

**CITY REQUIRED BI-CYCLE SUMMARY**

PER 2022 CALGREEN SECTION 5.10.4  
 SHORT TERM = 5% OF GUEST PARKING  
 27 SPACES \* 0.05 = **2 SPACES REQUIRED**

LONG TERM = 5% OF UNIT PARKING  
 436 SPACES \* 0.05 = **22 SPACES REQUIRED**

**PROVIDED - BI-CYCLE PARKING**  
 EXTERIOR SPACES - 21

**SITE LEGEND:**

- ASPHALT PAVEMENT
- LANDSCAPE AREA
- BUILDING AREA
- CARPORT
- SIDEWALK
- CONCRETE
- BIO RETENTION BASIN

**NOTES**

- 1 COMMERCIAL DRIVEWAY - TYPE D PER CITY STD.
- 2 4' PUBLIC SIDEWALK PER CITY STD. ACCESSIBLE PARKING
- 3 20' AC MAINTENANCE ACCESS ROAD PER CITY STD.
- 4 ROLLED CURB PER CITY STD.
- 5 BOLLARD PER CITY STD.
- 6 TRASH ENCLOSURE "TE" PER CITY STD.
- 7 VERTICAL CURB
- 8 CURB & GUTTER
- 9 SIDEWALK WIDTH AS SHOWN
- 10 ACCESSIBLE CURB RAMP
- 11 ACCESSIBLE PARKING SPACE
- 12 ACCESSIBLE CROSSWALK
- 13 ELECTRIC VEHICLE PARKING SPACE
- 14 CARPORT - SEE ARCHITECT PLANS
- 15 MONUMENT SIGN - SEE LANDSCAPE PLANS
- 16 SITE DIRECTORY SIGN
- 17 COMMON OUTDOOR SPACE "COS" POOL - SEE LANDSCAPE PLANS FOR DETAIL
- 18 COMMON OUTDOOR SPACE "COS" - SEE LANDSCAPE PLAN FOR DETAILS
- 19 WATER QUALITY BASIN
- 20 BIKE RACK
- 21 FIRE HYDRANT
- 22 FIRE DEPARTMENT CONNECTION
- 23 WATER METER & BACKFLOW DEVICE
- 24 DOMESTIC CAMPUS PUMP ENCLOSURE
- 25 IRRIGATION METER & BACKFLOW (NP)
- 26 6-FOOT HIGH STEEL TUBE OPEN FENCE
- 27 20-FOOT WIDE STEEL TUBE MAINTENANCE VEHICLE GATE
- 28 STEEL TUBE PEDESTRIAN MAINTENANCE GATE



**TERRACINA AT FIDDYMENT PRELIMINARY SITE PLAN C2**

1130 Harvey Way, Roseville CA 95747

Proposed By: **USA PROPERTIES FUND**  
 3200 Douglas Blvd, Suite 200  
 Roseville CA 95661

**USA PROPERTIES FUND**  
 Creating Outstanding Communities

**USA PROPERTIES FUND**  
 258 Orchard Drive, Suite #110  
 Folsom, CA 95630  
 Phone: (916) 668-0707  
 Fax: (916) 668-0701

284 PROPERTIES FUND  
 04.01.24

WATER & SEWER LEGEND:		
DESCRIPTION	PROPOSED	EXISTING
WATER MAIN 'W' (PUBLIC)		
DOMESTIC WATER 'DW' (PRIVATE)		
FIRE WATER 'FW' (PRIVATE)		
FIRE SERVICE 'FS' (PRIVATE)		
NON-POTABLE WATER 'RW' (PUBLIC)		
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION		
DOUBLE CHECK DETECTOR		
WATER METER & BACKFLOW DEVICE		
SEWER LINE		
SEWER MANHOLE		
SEWER CLEANOUT		

**WATER NOTES:**

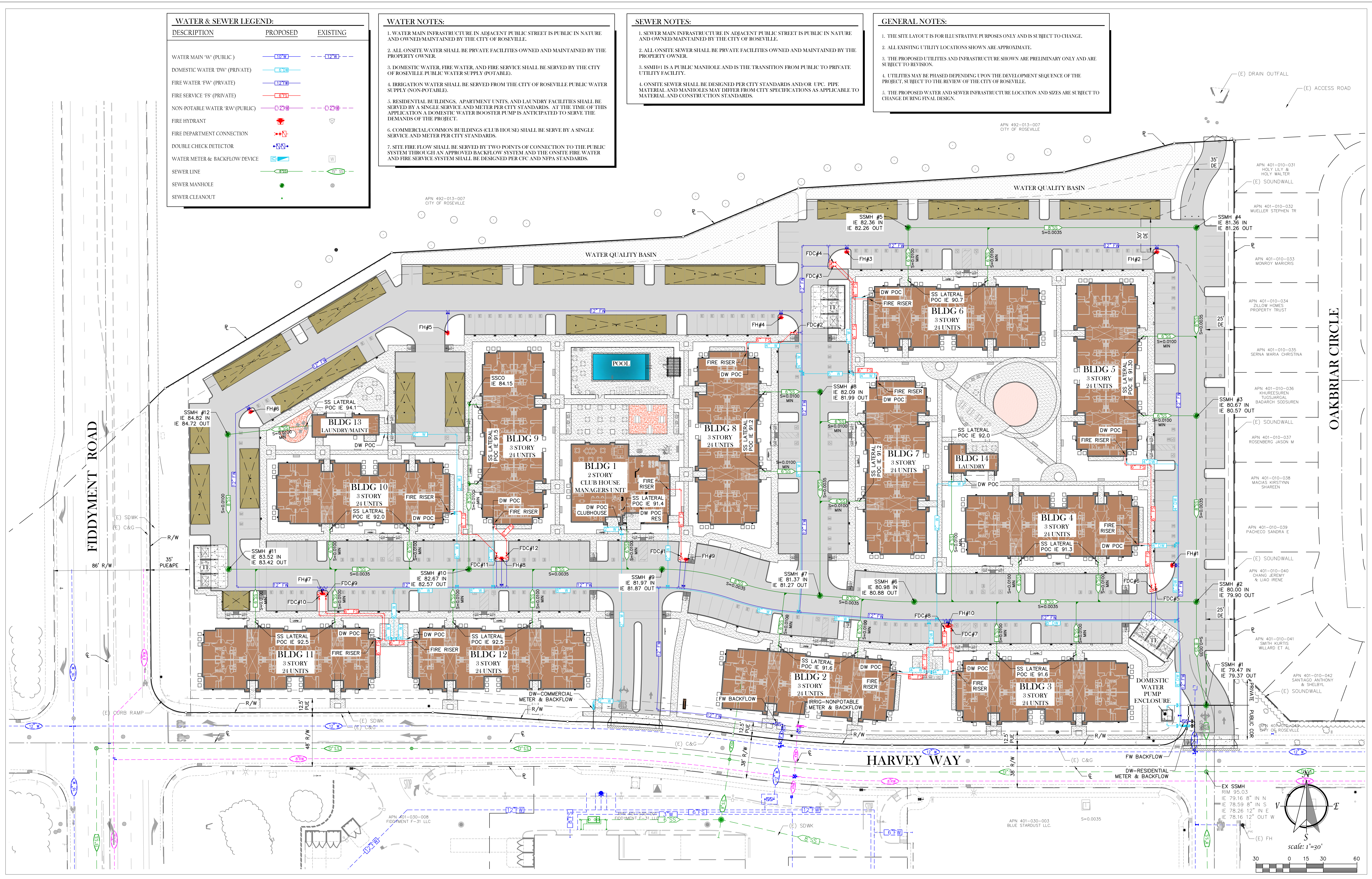
1. WATER MAIN INFRASTRUCTURE IN ADJACENT PUBLIC STREET IS PUBLIC IN NATURE AND OWNED/MAINTAINED BY THE CITY OF ROSEVILLE.
2. ALL ONSITE WATER SHALL BE PRIVATE FACILITIES OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. DOMESTIC WATER, FIRE WATER, AND FIRE SERVICE SHALL BE SERVED BY THE CITY OF ROSEVILLE PUBLIC WATER SUPPLY (POTABLE).
4. IRRIGATION WATER SHALL BE SERVED FROM THE CITY OF ROSEVILLE PUBLIC WATER SUPPLY (NON-POTABLE).
5. RESIDENTIAL BUILDINGS, APARTMENT UNITS, AND LAUNDRY FACILITIES SHALL BE SERVED BY A SINGLE SERVICE AND METER PER CITY STANDARDS. AT THE TIME OF THIS APPLICATION A DOMESTIC WATER BOOSTER PUMP IS ANTICIPATED TO SERVE THE DEMANDS OF THE PROJECT.
6. COMMERCIAL COMMON BUILDINGS (CLUB HOUSE) SHALL BE SERVED BY A SINGLE SERVICE AND METER PER CITY STANDARDS.
7. SITE FIRE FLOW SHALL BE SERVED BY TWO POINTS OF CONNECTION TO THE PUBLIC SYSTEM THROUGH AN APPROVED BACKFLOW SYSTEM AND THE ONSITE FIRE WATER AND FIRE SERVICE SYSTEM SHALL BE DESIGNED PER CFC AND NFPA STANDARDS.

**SEWER NOTES:**

1. SEWER MAIN INFRASTRUCTURE IN ADJACENT PUBLIC STREET IS PUBLIC IN NATURE AND OWNED/MAINTAINED BY THE CITY OF ROSEVILLE.
2. ALL ONSITE SEWER SHALL BE PRIVATE FACILITIES OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. SSMH#1 IS A PUBLIC MANHOLE AND IS THE TRANSITION FROM PUBLIC TO PRIVATE UTILITY FACILITY.
4. ONSITE SEWER SHALL BE DESIGNED PER CITY STANDARDS AND/OR UPC. PIPE MATERIAL AND MANHOLES MAY DIFFER FROM CITY SPECIFICATIONS AS APPLICABLE TO MATERIAL AND CONSTRUCTION STANDARDS.

**GENERAL NOTES:**

1. THE SITE LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
3. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE PRELIMINARY ONLY AND ARE SUBJECT TO REVISION.
4. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
5. THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.



**TERRACINA AT FIDDYMENT PRELIMINARY WATER & SEWER PLAN C3**

1130 Harvey Way, Roseville CA 95747

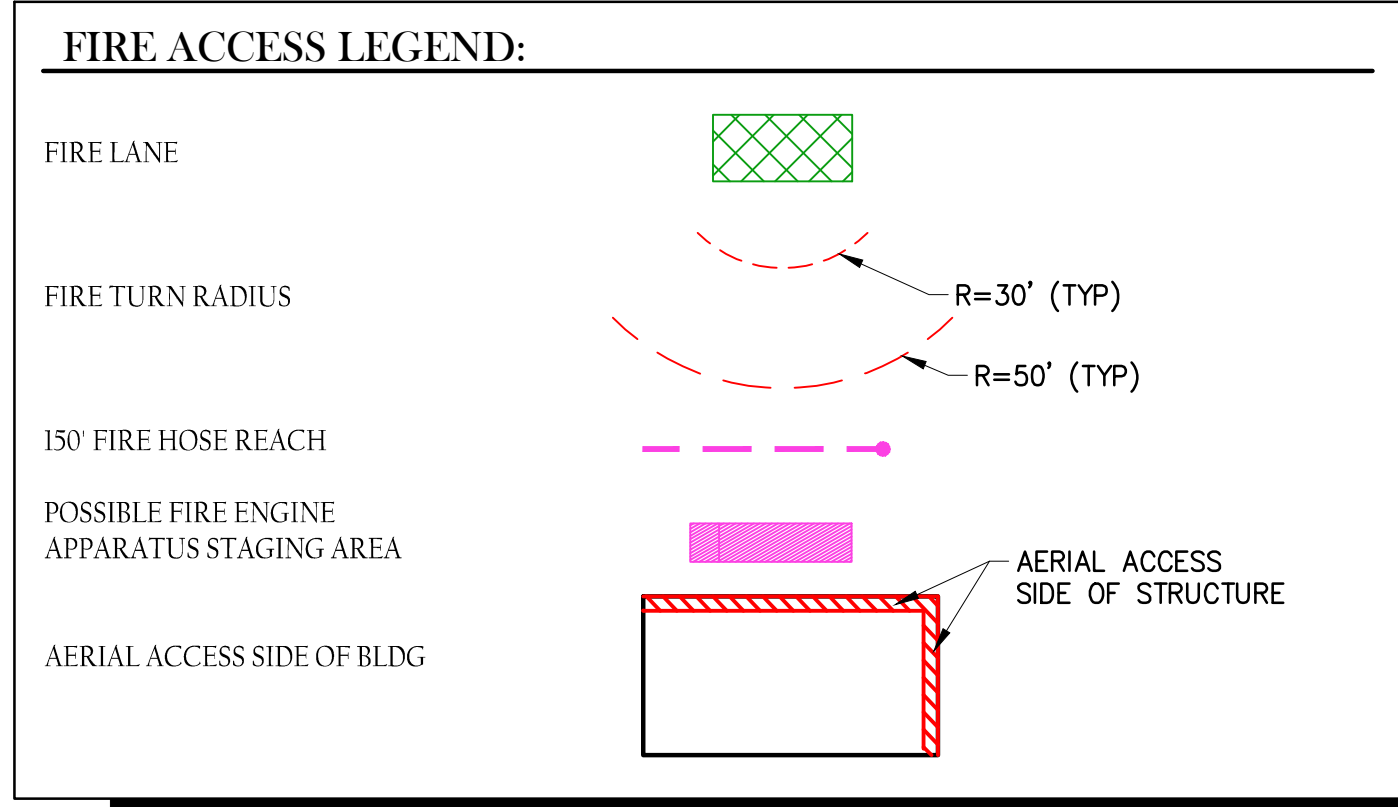
Proposed By: **USA PROPERTIES FUND**  
 3200 Douglas Blvd, Suite 200  
 Roseville CA 95661

**USA PROPERTIES FUND**  
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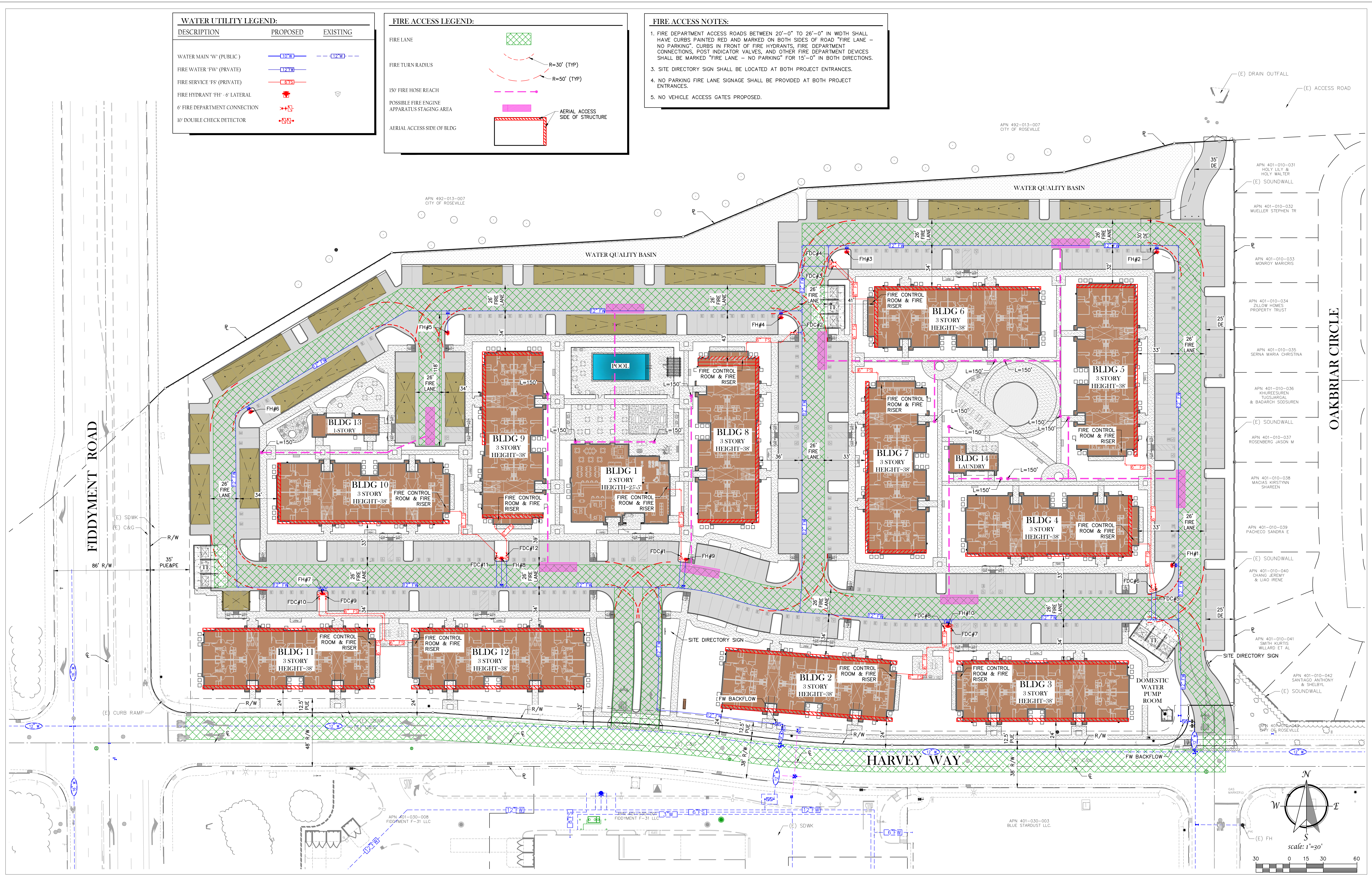
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**TS&E ENGINEERING, INC.**  
 285 Orchard Drive, Suite #110  
 Folsom, CA 95630  
 Phone: (916) 568-0700  
 Fax: (916) 668-9701

WATER UTILITY LEGEND:		
DESCRIPTION	PROPOSED	EXISTING
WATER MAIN "W" (PUBLIC)		
FIRE WATER "FW" (PRIVATE)		
FIRE SERVICE "FS" (PRIVATE)		
FIRE HYDRANT "FH" - 6" LATERAL		
6" FIRE DEPARTMENT CONNECTION		
10" DOUBLE CHECK DETECTOR		



- FIRE ACCESS NOTES:**
1. FIRE DEPARTMENT ACCESS ROADS BETWEEN 20'-0" TO 26'-0" IN WIDTH SHALL HAVE CURBS PAINTED RED AND MARKED ON BOTH SIDES OF ROAD "FIRE LANE - NO PARKING". CURBS IN FRONT OF FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, POST INDICATOR VALVES, AND OTHER FIRE DEPARTMENT DEVICES SHALL BE MARKED "FIRE LANE - NO PARKING" FOR 15'-0" IN BOTH DIRECTIONS.
  2. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED AT BOTH PROJECT ENTRANCES.
  3. SITE DIRECTORY SIGN SHALL BE LOCATED AT BOTH PROJECT ENTRANCES.
  4. NO PARKING FIRE LANE SIGNAGE SHALL BE PROVIDED AT BOTH PROJECT ENTRANCES.
  5. NO VEHICLE ACCESS GATES PROPOSED.



**TERRACINA AT FIDDYMENT PRELIMINARY FIRE ACCESS PLAN C4**

1130 Harvey Way, Roseville CA 95747

Proposed By: **USA PROPERTIES FUND**  
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 Roseville CA 95661

**USA PROPERTIES FUND**  
 CREATING OUTSTANDING COMMUNITIES

**USA PROPERTIES FUND**  
 285 Orchard Drive, Suite #110  
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**USA PROPERTIES FUND**  
 04.01.24

2ND SUBMITTAL FEBRUARY 9, 2024

P:\Projects\198-02\1\02\_DWG\0 - Planning\198-C-4 Preliminary Fire Access.dwg, Chris, 05/01/24, 02:09:24

DESCRIPTION	PROPOSED	EXISTING
DESIGN ELEVATION	130.0 AC	98.0 FG
CONTOUR	99	99
STORM DRAIN	12" SD	12" SD
MANHOLE	12" M	12" M
DROP INLET	12" DI	12" DI
GRADE BREAK	0.5'	0.5'
OVERLAND RELEASE	→	→

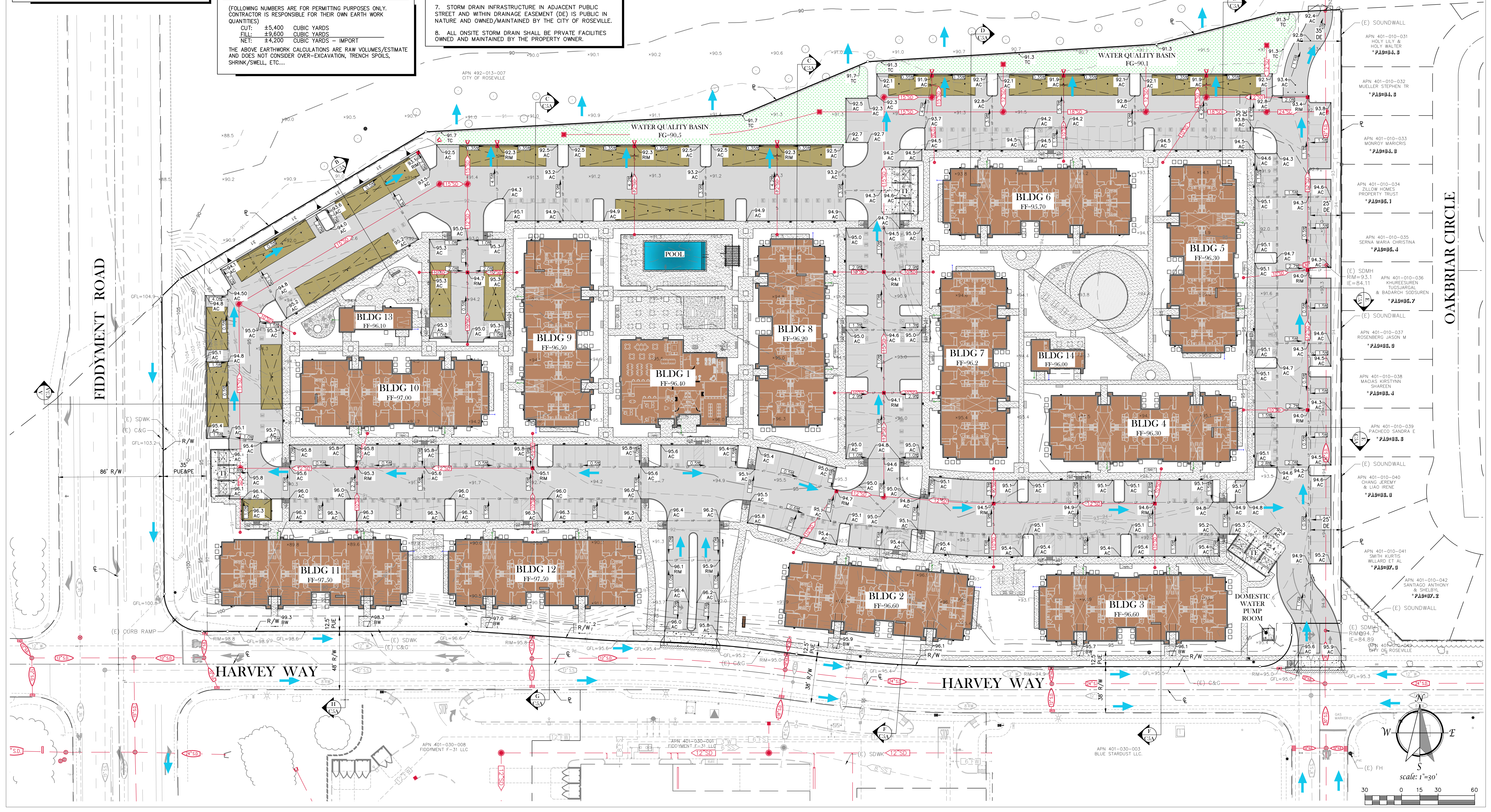
**BENCHMARK:**  
 CITY OF ROSEVILLE BENCHMARK NO. 115 - A 3-1/4" BRASS DISC STAMPED "MAY 2008 L56046" LOCATED 0.5' NORTH OF NE BRIDGE ABUTMENT EAST SIDE OF FIDDYMENT RD @ PLEASANT GROVE CREEK TOP OF CONCRETE RAILING. ELEVATION = 108.029 (NGVD29).

- GRADING NOTES:**
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
  2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
  3. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
  4. THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GRADE CONDITION AND ARE FOR PLANNING LEVEL STUDIES ONLY.
  5. THE CONCEPTUAL GRADING PLAN IS BASED ON A CONCEPTUAL SITE PLAN AND IS SUBJECT TO CHANGE.
  6. FINAL SITE DESIGN MAY ALTER THE GRADING AND EARTHWORK DESIGN SHOWN HEREON.
  7. STORM DRAIN INFRASTRUCTURE IN ADJACENT PUBLIC STREET AND WITHIN DRAINAGE EASEMENT (DE) IS PUBLIC IN NATURE AND OWNED/MAINTAINED BY THE CITY OF ROSEVILLE.
  8. ALL ONSITE STORM DRAIN SHALL BE PRIVATE FACILITIES OWNED AND MAINTAINED BY THE PROPERTY OWNER.

**FEMA FLOOD ZONE:**  
 ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 06061C0936H, DATED NOVEMBER 2, 2018.

**EARTHWORK:**  
 (FOLLOWING NUMBERS ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTH WORK QUANTITIES)  
 CUT: ±5,400 CUBIC YARDS  
 FILL: ±9,600 CUBIC YARDS  
 NET: ±4,200 CUBIC YARDS - IMPORT  
 THE ABOVE EARTHWORK CALCULATIONS ARE RAW VOLUMES/ESTIMATE AND DOES NOT CONSIDER OVER-EXCAVATION, TRENCH SPOILS, SHRINK/SWELL, ETC....

**EXISTING PAD ELEVATION NOTES:**  
 1. PAD ELEVATIONS SHOWN BASED ON IMPROVEMENT PLANS FOR DAKSHINA/PAGES P-23, 2301179 DATED MAY 27, 2018 BY SJA-0293 & SWJ 14998.



# TERRACINA AT FIDDYMENT PRELIMINARY GRADING & DRAINAGE PLAN C5

1130 Harvey Way, Roseville CA 95747

Proposed By: **USA PROPERTIES FUND**  
 3200 Douglas Blvd, Suite 200  
 Roseville CA 95661

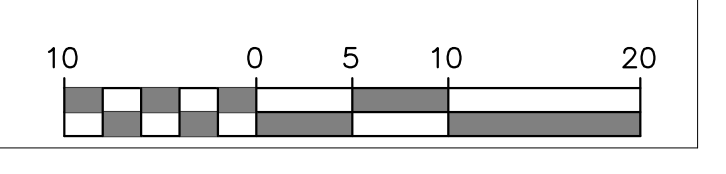
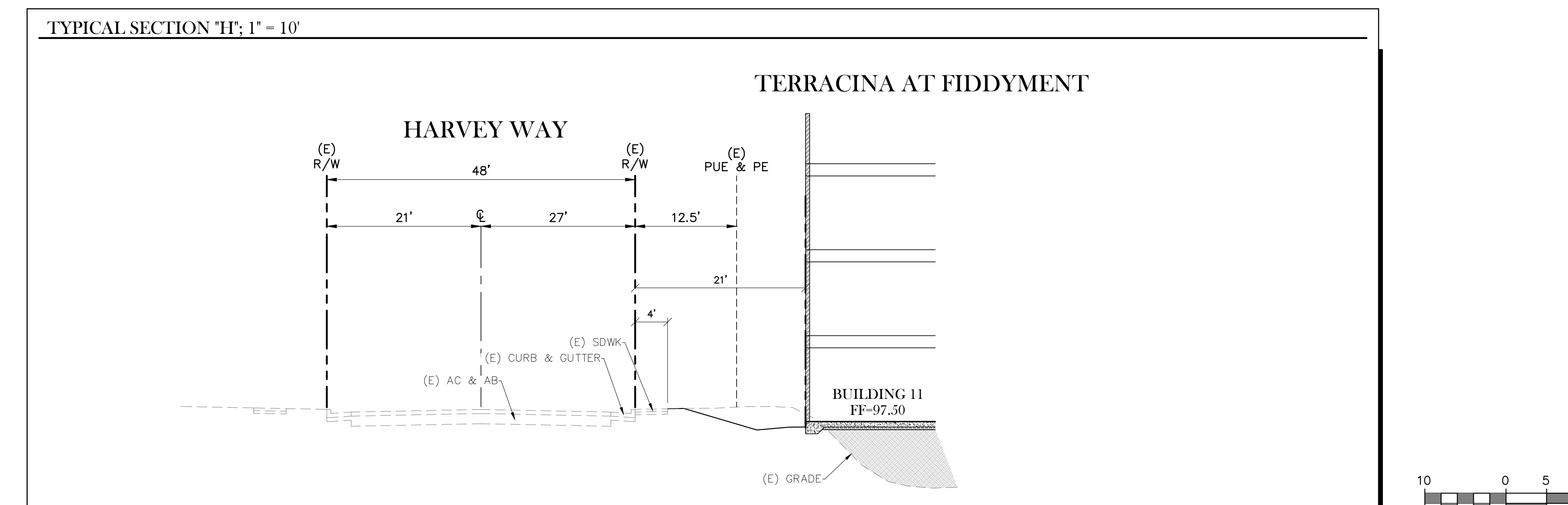
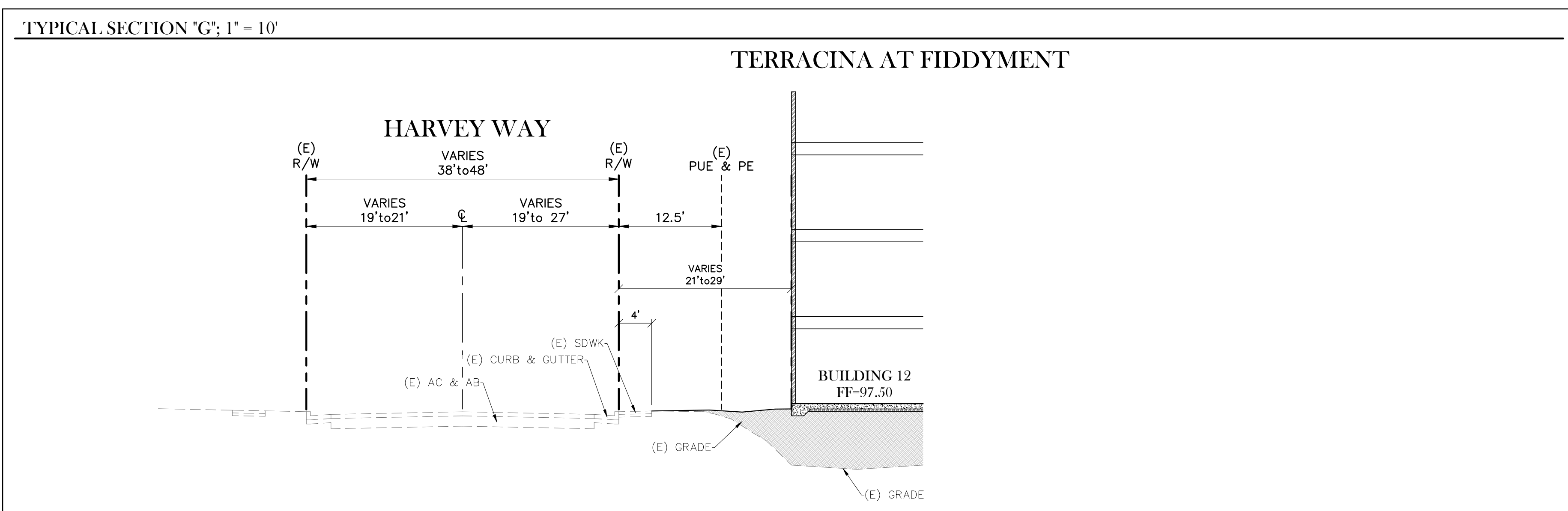
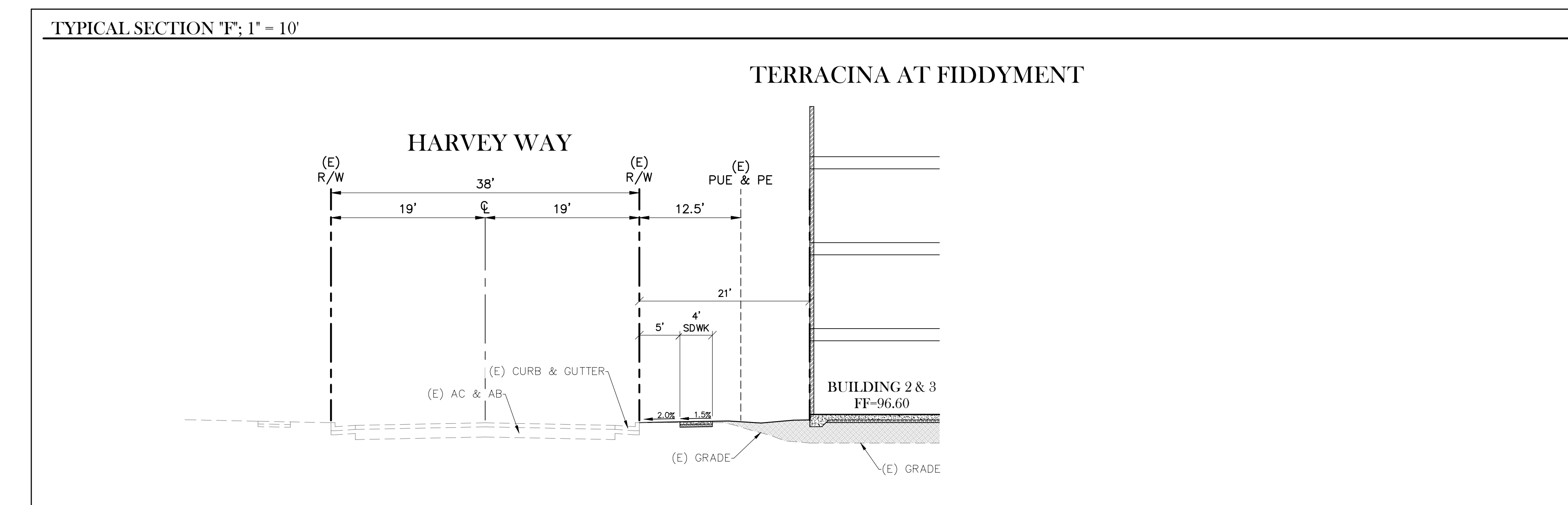
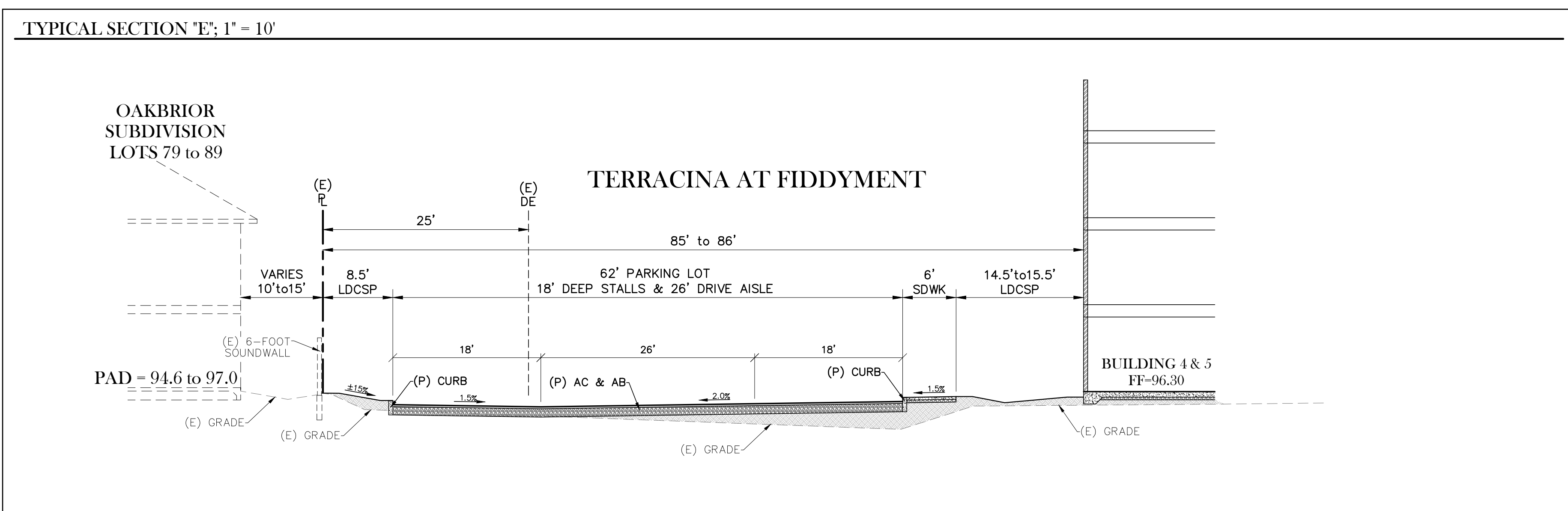
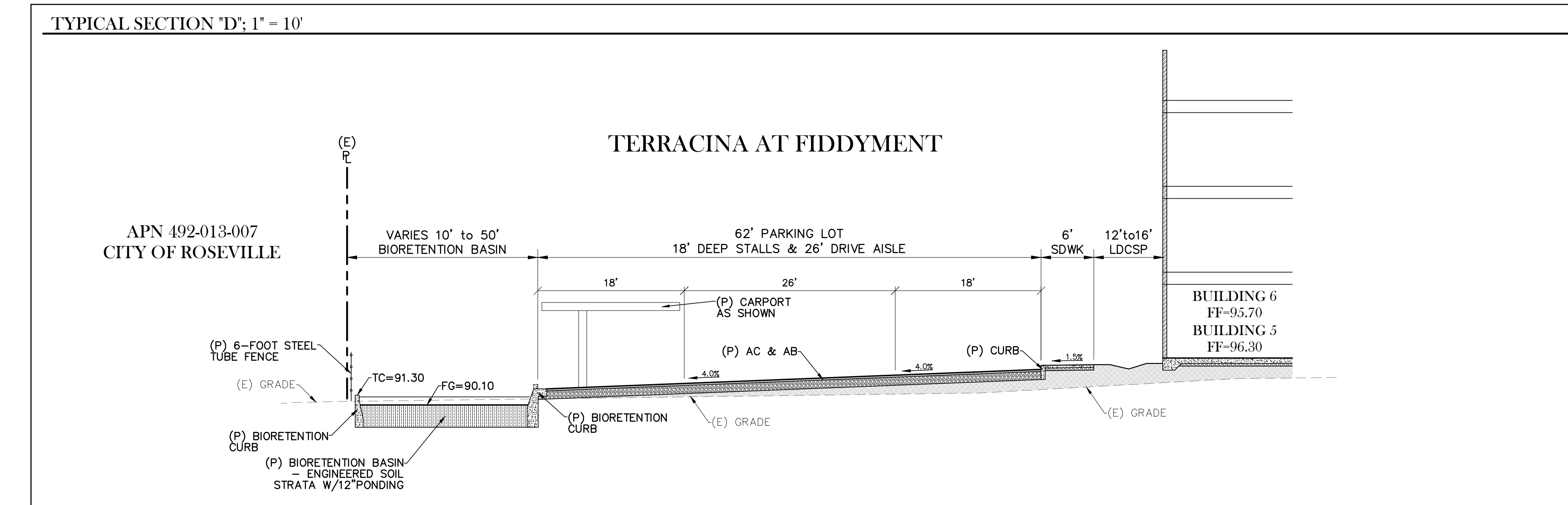
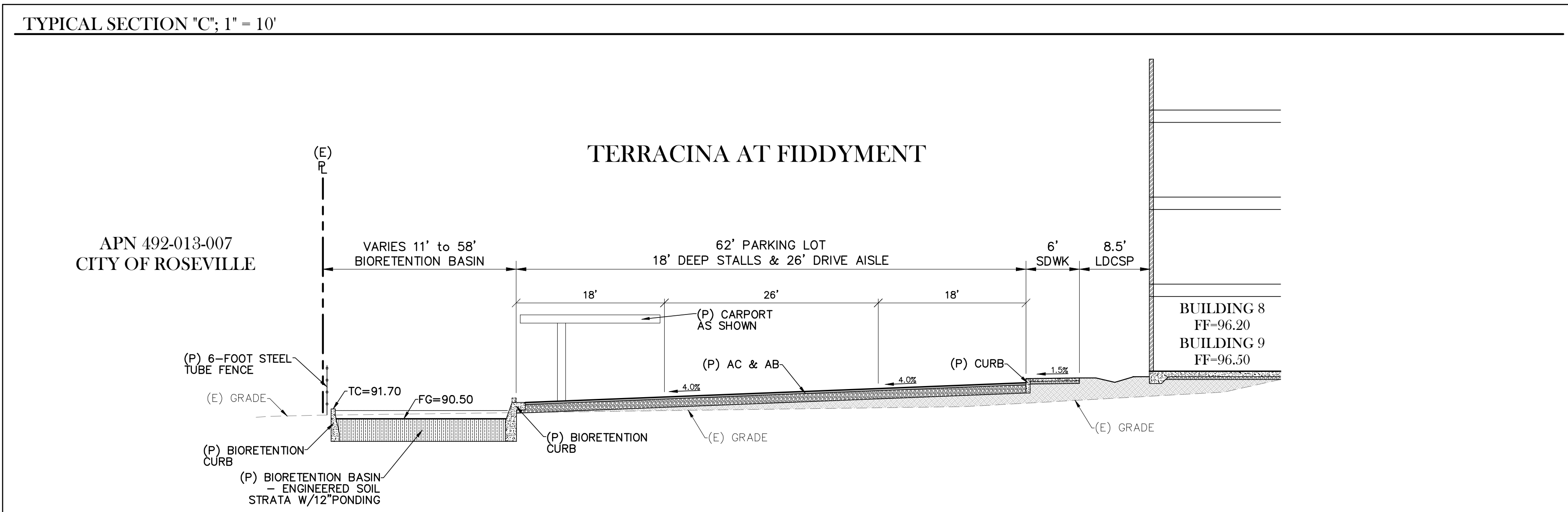
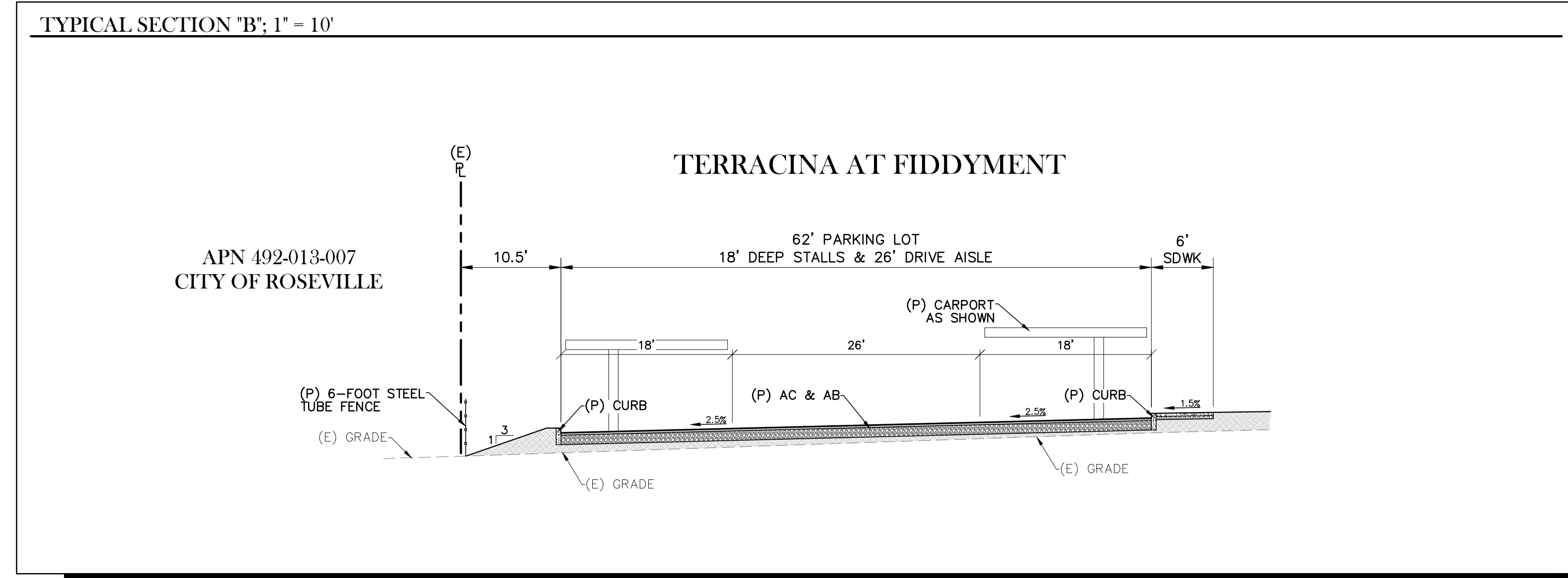
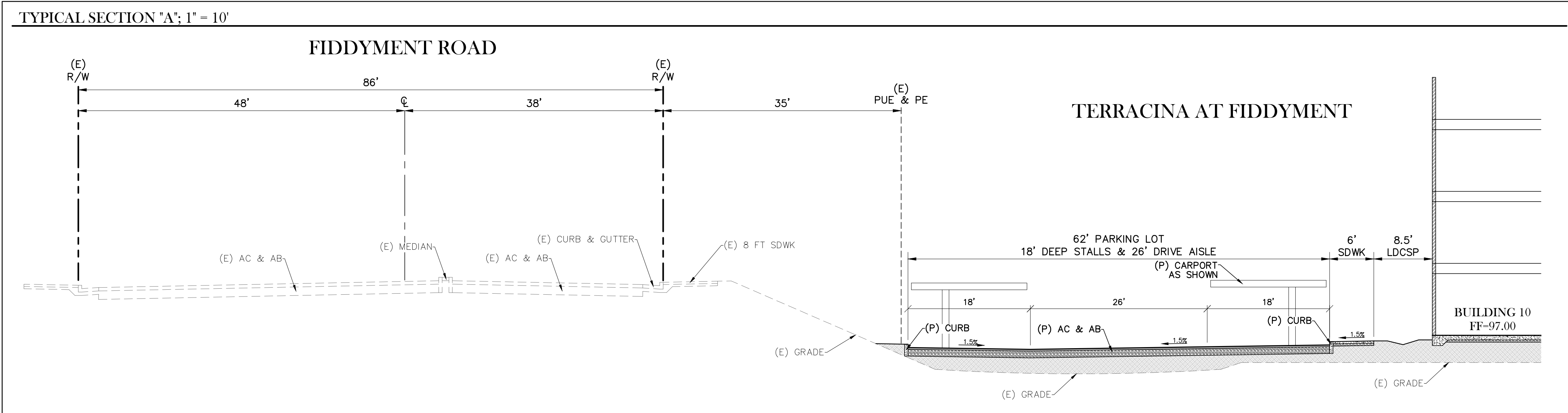
**USA PROPERTIES FUND**

**USA PROPERTIES FUND**  
 285 Orchard Drive, Suite #110  
 Folsom, CA 95630  
 Phone: (916) 668-0707  
 Fax: (916) 668-0707

04.01.24

**TS&D ENGINEERING, INC.**  
 285 Orchard Drive, Suite #110  
 Folsom, CA 95630  
 Phone: (916) 668-0707  
 Fax: (916) 668-0707

P:\Projects\198-02\1\02 DWG - Planning\198-C-5 Preliminary Grading & Drainage.dwg, 05/03/2024, 02:09:24



**TERRACINA AT FIDDYMENT PRELIMINARY TYPICAL SECTIONS C5A**

1130 Harvey Way, Roseville CA 95747

Proposed By:



**USA PROPERTIES FUND**  
3200 Douglas Blvd, Suite 200  
Roseville CA 95661



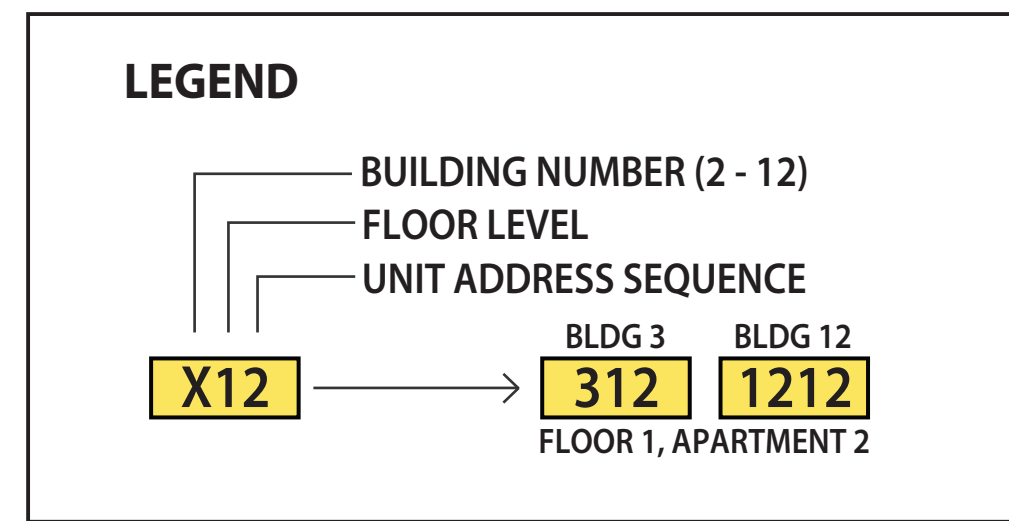
**04.01.24**  
285 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 568-0707  
Fax: (916) 668-0701

P:\Projects\198-02\1\02 DWG\B - Planning\198-C-5 Preliminary Grading & Drainage.dwg, Chris, 05/02/24, 02:02:39, 02:02:39-24

# ADDRESSING APPROVAL

SIGNATURE: *[Signature]*  
 PRINTED NAME: Adam Boardman  
 DATE: 2/28/24

## RESIDENTIAL UNIT NUMBERING



## AMENITY UNITS

<b>BLDG 1:</b>	100 Leasing	130 Laundry/Maintenance
	--- Club	<b>BLDG 14:</b>
	--- Fitness	140 Laundry

NOTE: Amenity Units receiving mail require unit address number (e.g. Leasing Office)

## RESIDENTIAL UNITS

	BLDG 2 - 12	BLDG 1	
Floor 3	8	-	
Floor 2	8	1	
Floor 1	8	0	
	<b>24 ea.</b>	<b>1 (MGR UNIT)</b>	<b>265</b>
			TOTAL UNITS

## LEGEND

- X31 - 3rd Level Unit Number
- X21 - 2nd Level Unit Number
- X11 - 1st Level Unit Number
- Location of Stairwell Entry
- Location of Residential Unit Entry
- Location of Non-Residential Unit Entry
- 1028 Residential Unit Number
- 100 Amenity Unit Number
- Mail Rm Mail Room

## VICINITY MAP



FIDDYMENT ROAD

DRIVE ENTRY ↑

HARVEY WAY



360 South Glassell  
 Suite A  
 Orange, Ca 92866  
 P: 714 538 5591  
 F: 714 538 0760

Address Plan drawings based on Bassenian Lagoni  
 architectural submittal drawings dated 12/08/23

Rev. A 02/05/24  
 Rev. B 02/13/24

**HARVEY WAY**  
 (TERRACINA AT FIDDYMENT)

1130 Harvey Way  
 Roseville, CA 95747

**SITE PLAN**  
**ADDRESS PLAN**

04.01.24

AD.1

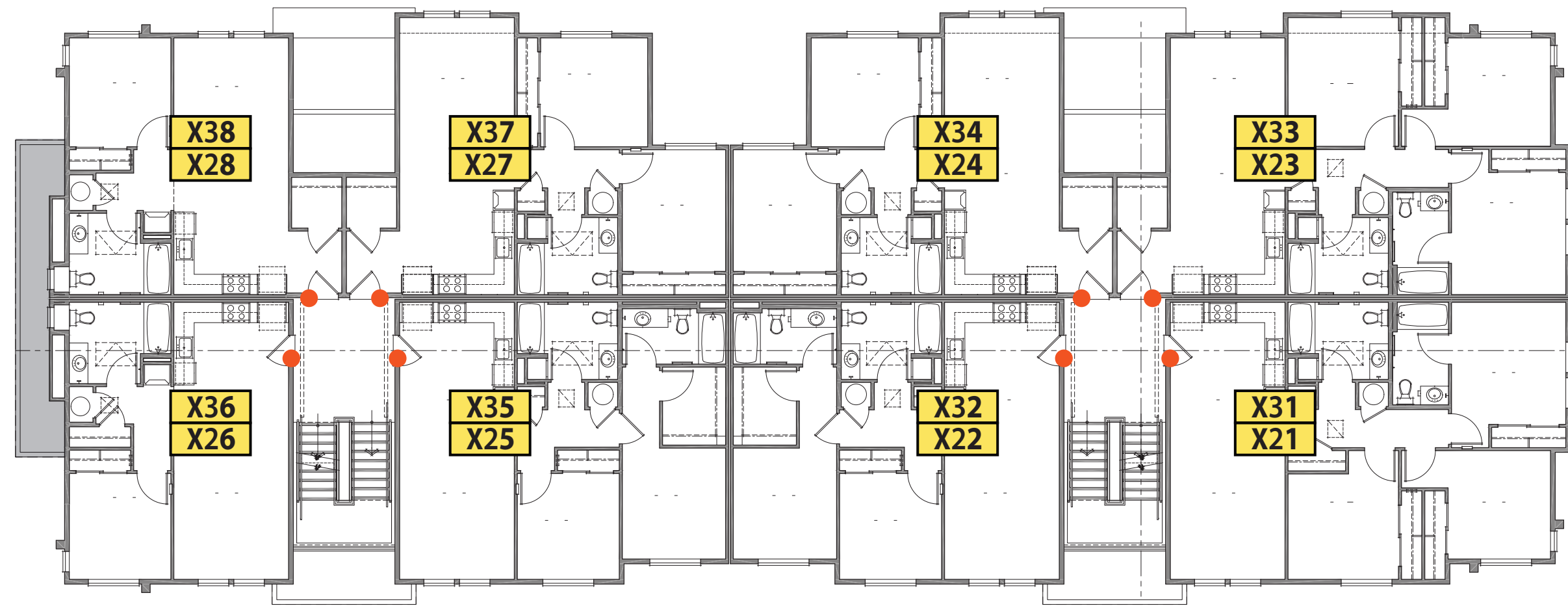
**ADDRESSING APPROVAL**

SIGNATURE: *[Signature]*  
 PRINTED NAME: Adam Boardman  
 DATE: 2/28/24

**LEGEND**

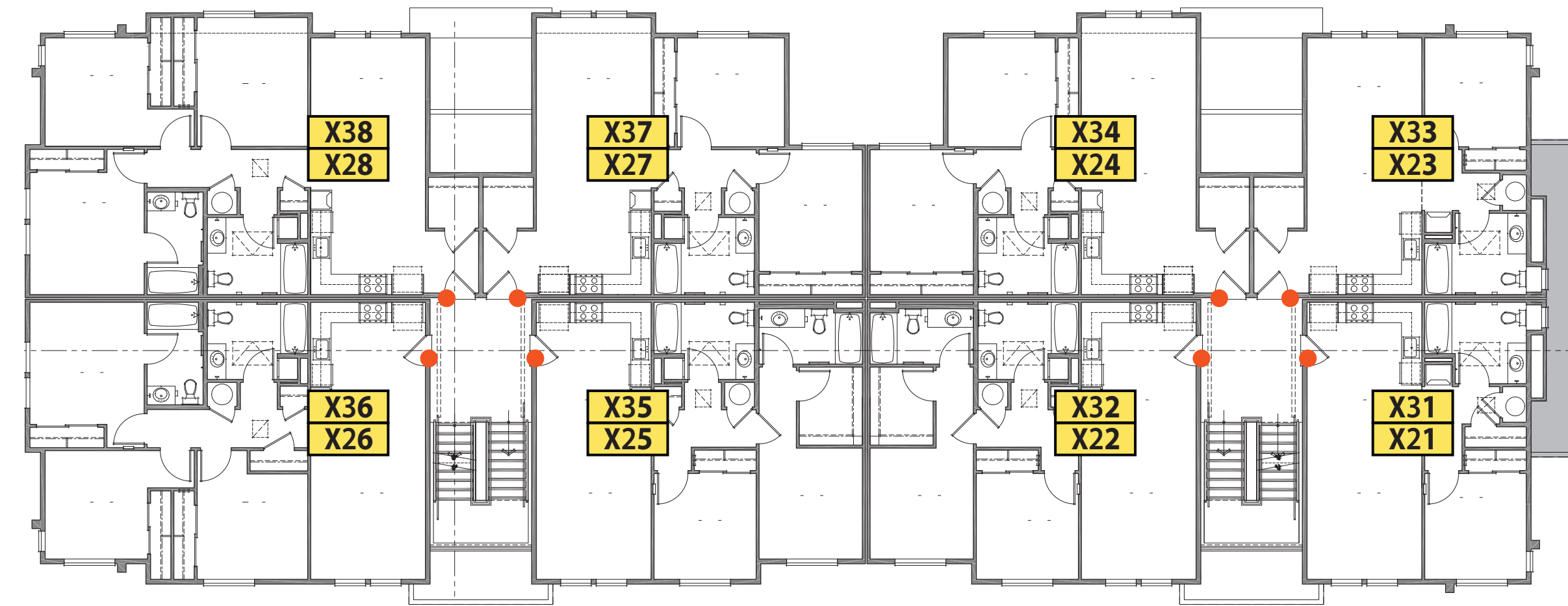
- BUILDING NUMBER (2 - 12)
- FLOOR LEVEL
- UNIT ADDRESS SEQUENCE

X12 → BLDG 3 FLOOR 1, APARTMENT 2 | BLDG 12 FLOOR 1, APARTMENT 2



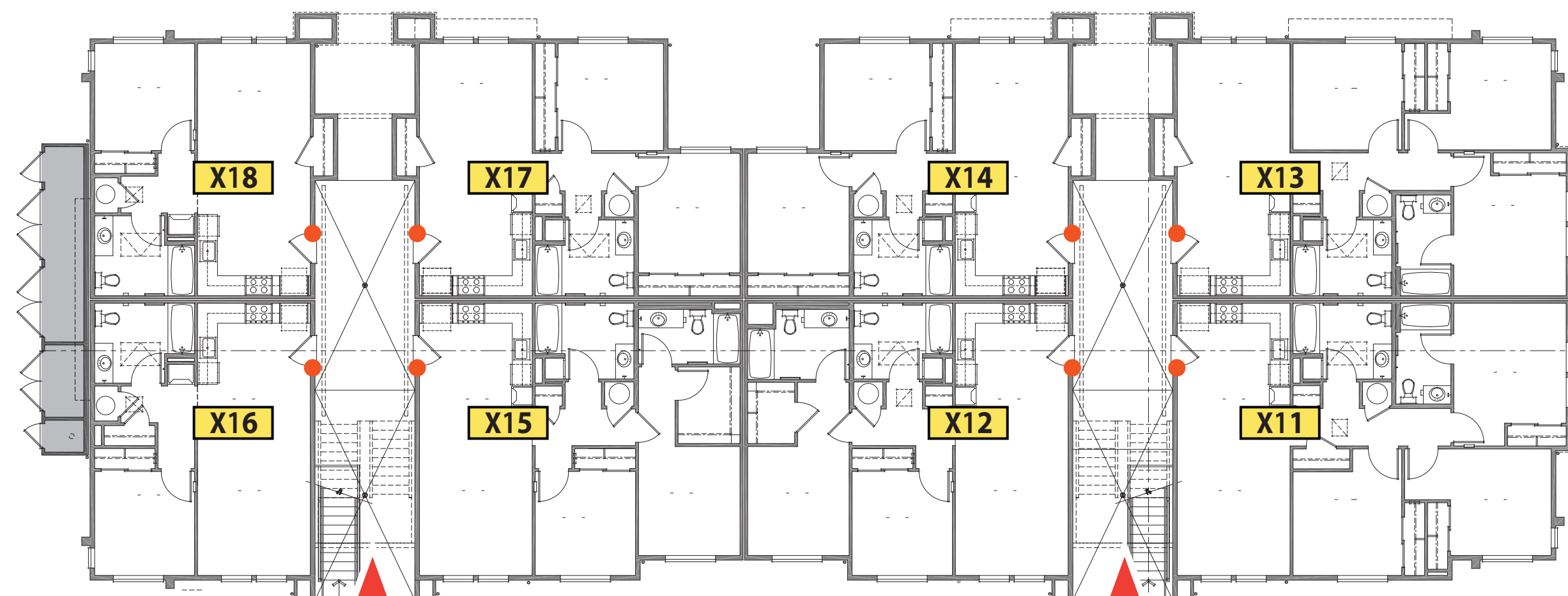
**FLOOR 2 - 3**

8 Residential Units ea.



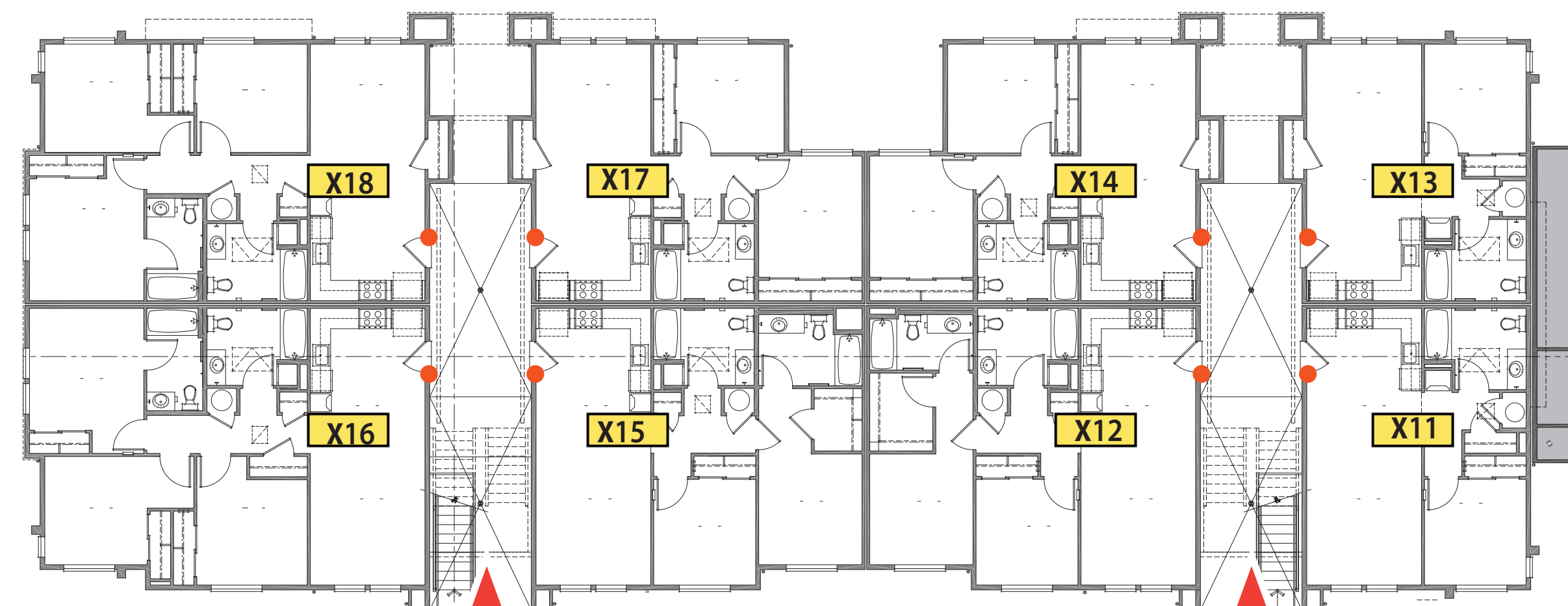
**(REVERSE) FLOOR 2 - 3**

8 Residential Units ea.



**BUILDINGS 2, 5, 7, 11**  
FLOOR 1

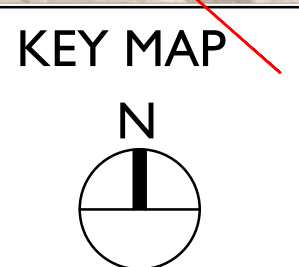
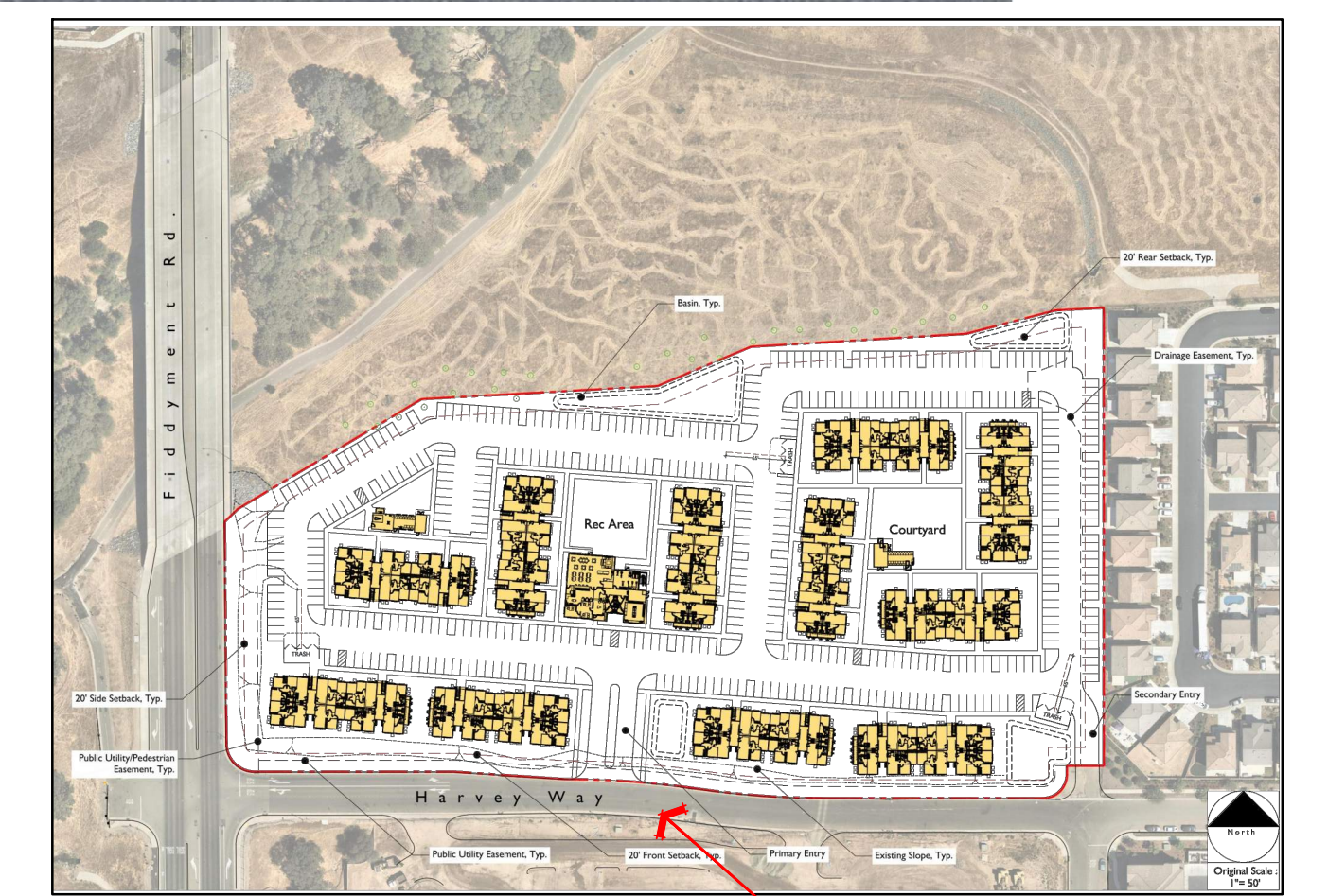
8 Residential Units



**BUILDINGS 3, 4, 6, 8, 9, 10, 12**

**(REVERSE) FLOOR 1**

8 Residential Units



R.1

PRIMARY ENTRY RENDERING

TERRACINA AT FIDDYMENT

1130 Harvey Way, Roseville, CA 95747

130.23181

04.01.24

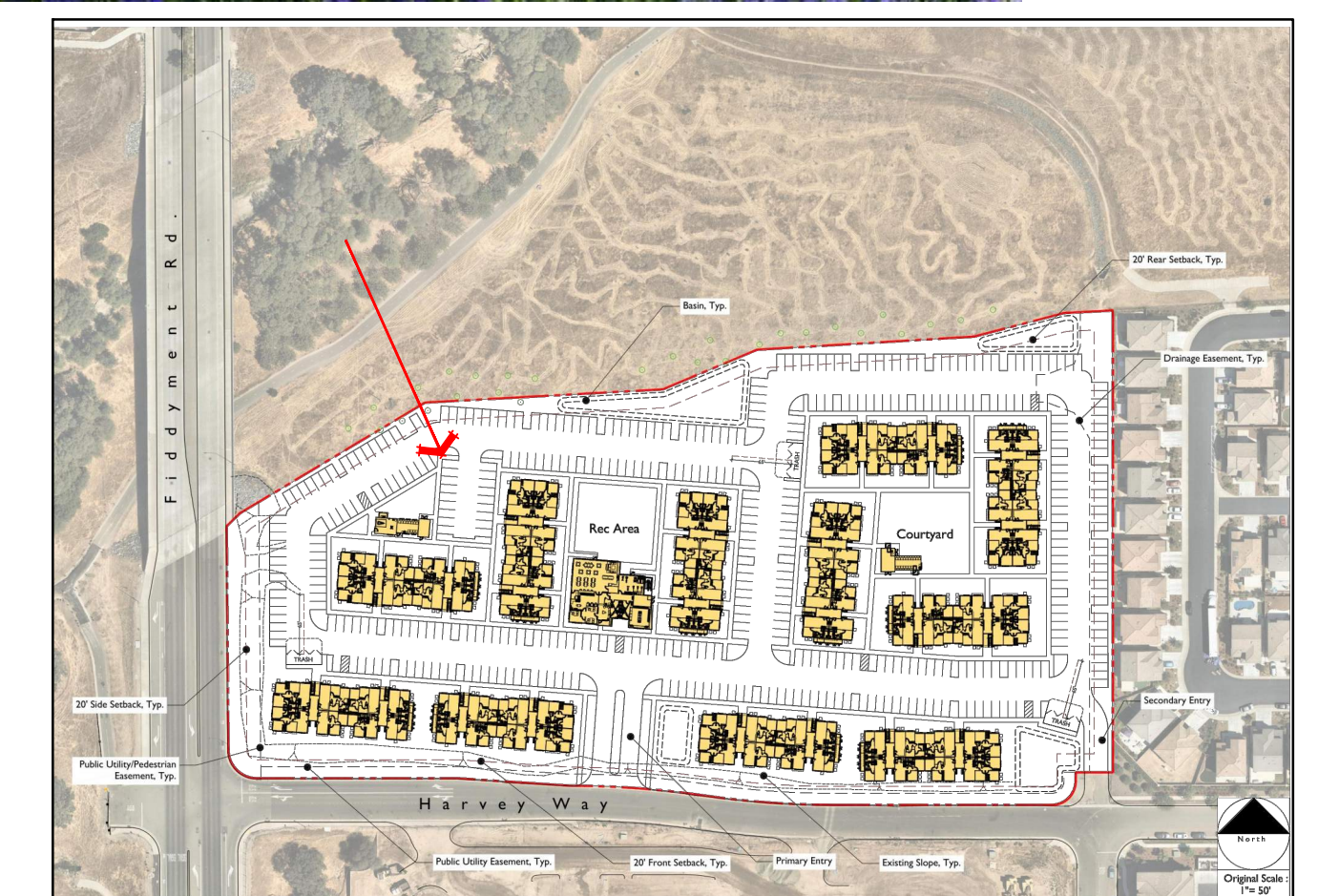
**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS

**JETT**  
LANDSCAPE ARCHITECTURE + DESIGN

**EMERALD CITY**  
ENGINEERS, INC

785 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701  
**TSD ENGINEERING, INC.**  
expect more.

**USP**  
PROPERTIES FUND  
Creating Outstanding Communities.



KEY MAP  
N

R.2

## STREET LEVEL RENDERING

### TERRACINA AT FIDDYMENT

1130 Harvey Way, Roseville, CA 95747

130.23181

04.01.24

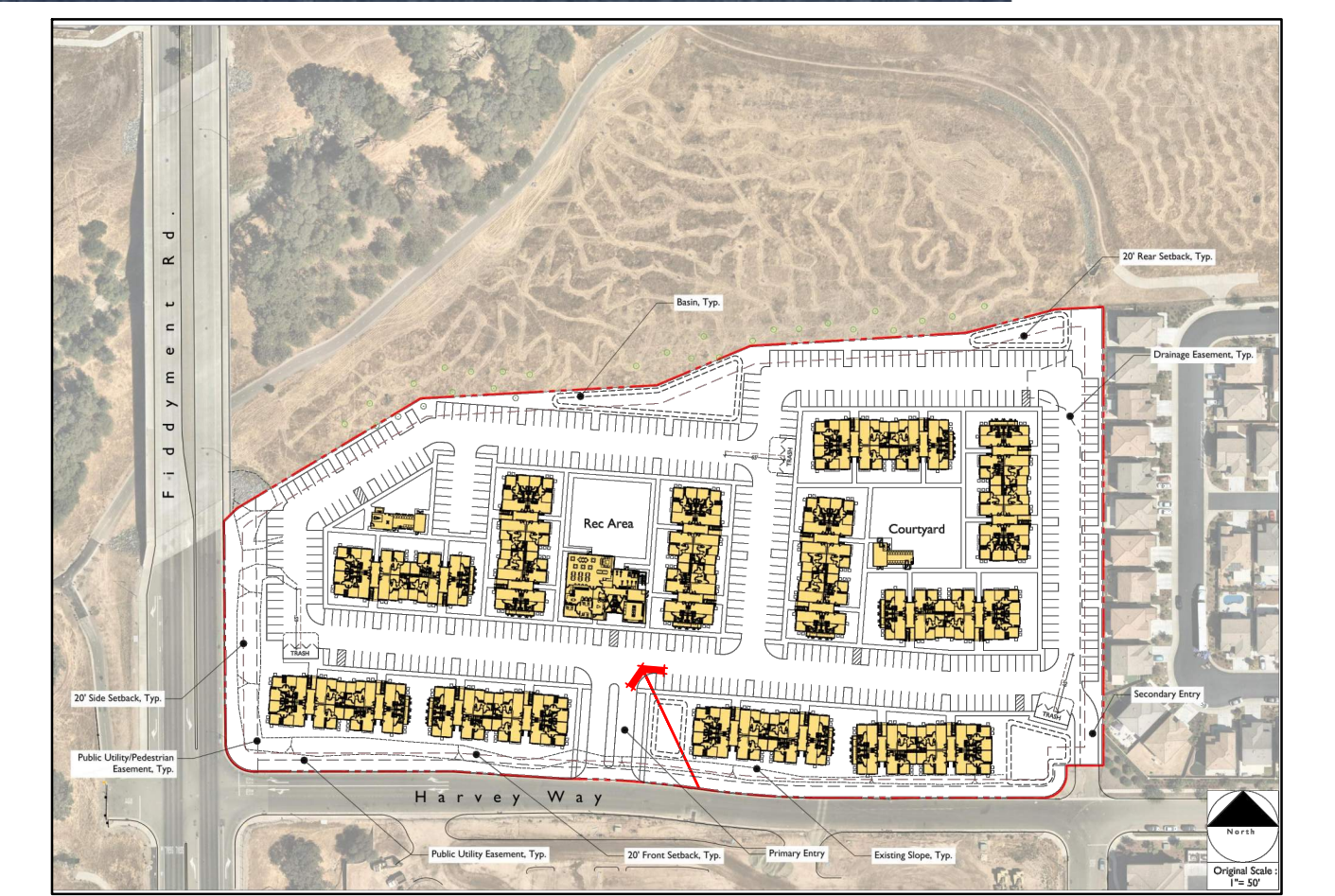
**Bassenian | Lagoni**  
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**JETT**  
LANDSCAPE ARCHITECTURE + DESIGN

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**TSD ENGINEERING, INC.**  
expect more.

**USP**  
PROPERTIES FUND  
Creating Outstanding Communities.



KEY MAP  
N

R.3

CLUBHOUSE RENDERING  
TERRACINA AT FIDDYMENT

1130 Harvey Way, Roseville, CA 95747

130.23181

04.01.24

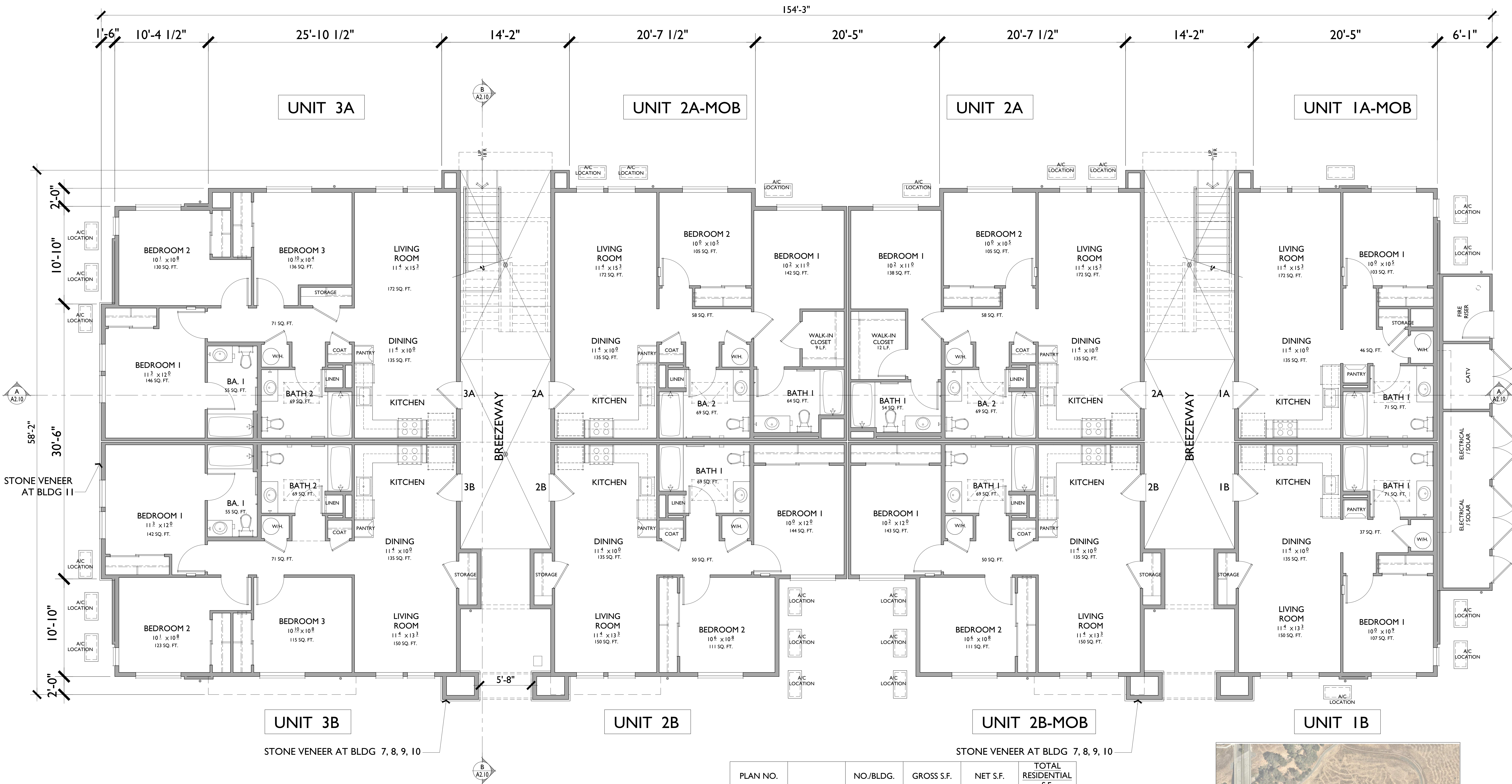
**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS

**JETT**  
LANDSCAPE ARCHITECTURE + DESIGN

**EMERALD CITY**  
ENGINEERS, INC

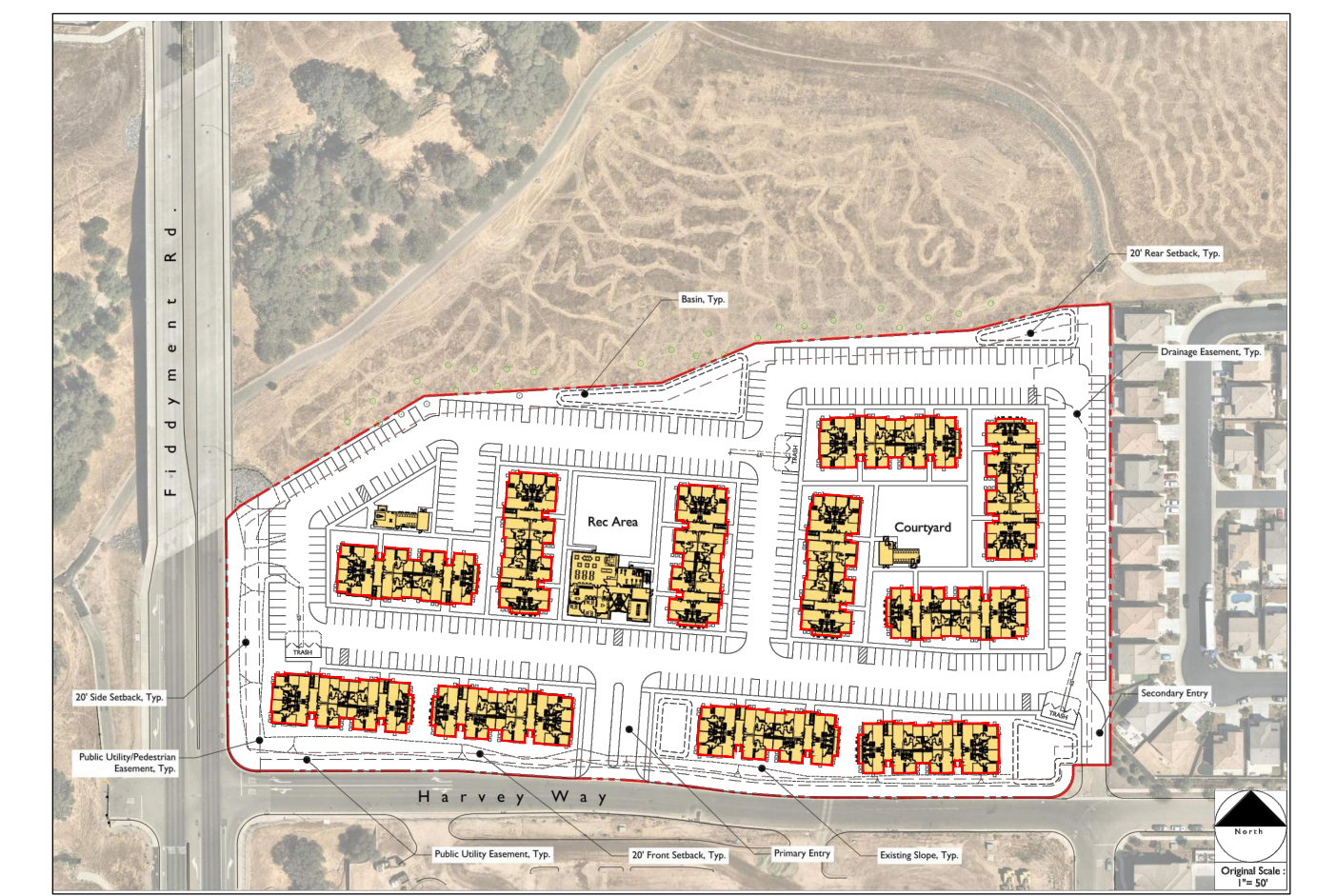
785 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701  
**TSD ENGINEERING, INC.**  
expect more.

**USP**  
PROPERTIES FUND  
Creating Outstanding Communities



PLAN NO.	NO./BLDG.	GROSS S.F.	NET S.F.	TOTAL RESIDENTIAL S.F.	
1A	1 BR / 1 BA	3	630	588	1,890
1B	1 BR / 1 BA	1	600	558	600
1C	1 BR / 1 BA	2	646	604	1,292
2A	2 BR / 2 BA	6	899	846	5,394
2B	2 BR / 1 BA	2	788	740	1,576
2C	2 BR / 1 BA	4	857	808	3,428
3A	3 BR / 2 BA	3	1,075	1,020	3,225
3B	3 BR / 2 BA	1	1,035	980	1,035
3C	3 BR / 2 BA	2	1,113	1,057	2,226
TOTAL	24				20,666

BUILDING AREA: 22,979 S.F.



KEY MAP

A 2.1

# BUILDING TYPE 'A' (24 PLEX)

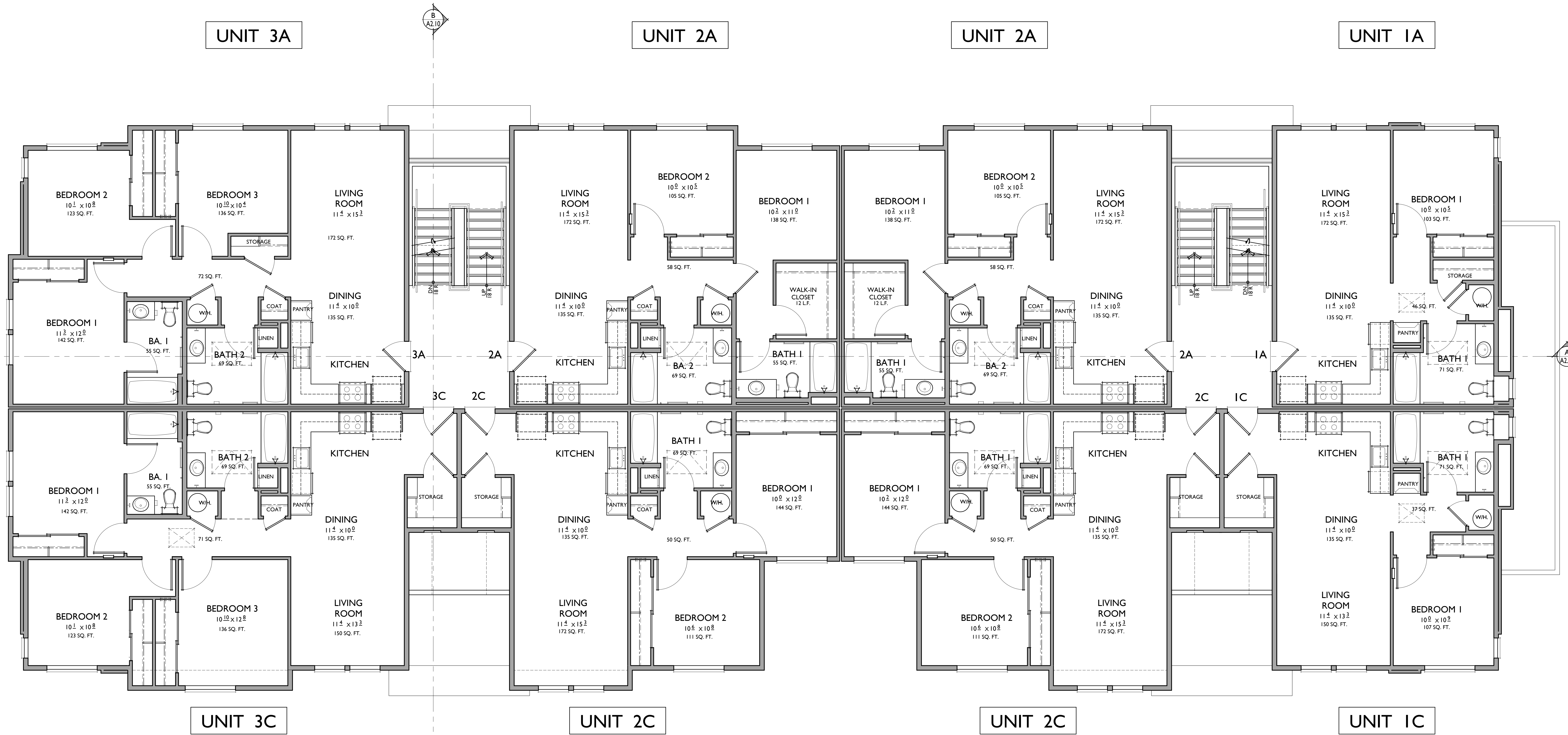
First Floor

## TERRACINA AT FIDDYMENT

1130 Harvey Way, Roseville, CA 95747

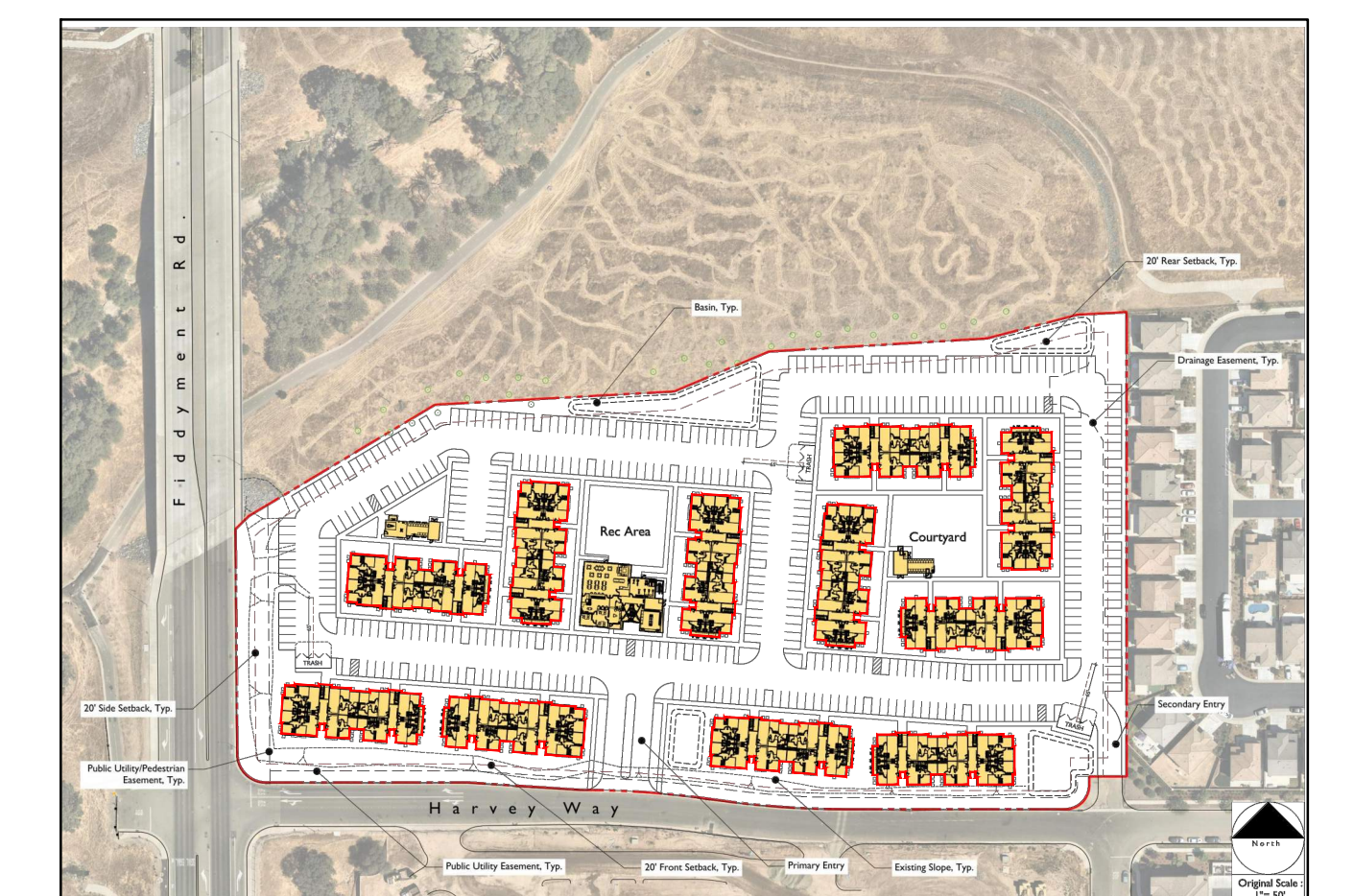
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SCALE: 1/4" = 1'-0" 130.23181

04.01.24



PLAN NO.		NO./BLDG.	GROSS S.F.	NET S.F.	TOTAL RESIDENTIAL S.F.
1A	1 BR / 1 BA	3	630	588	1,890
1B	1 BR / 1 BA	1	600	558	600
1C	1 BR / 1 BA	2	646	604	1,292
2A	2 BR / 2 BA	6	899	846	5,394
2B	2 BR / 1 BA	2	788	740	1,576
2C	2 BR / 1 BA	4	857	808	3,428
3A	3 BR / 2 BA	3	1,075	1,020	3,225
3B	3 BR / 2 BA	1	1,035	980	1,035
3C	3 BR / 2 BA	2	1,113	1,057	2,226
TOTAL		24			20,666

BUILDING AREA: 22,979 S.F.



## BUILDING TYPE 'A' (24 PLEX)

Second Floor

### TERRACINA AT FIDDYMENT

1130 Harvey Way, Roseville, CA 95747

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SCALE: 1/4" = 1'-0" 130.23181

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ARCHITECTURE • PLANNING • INTERIORS

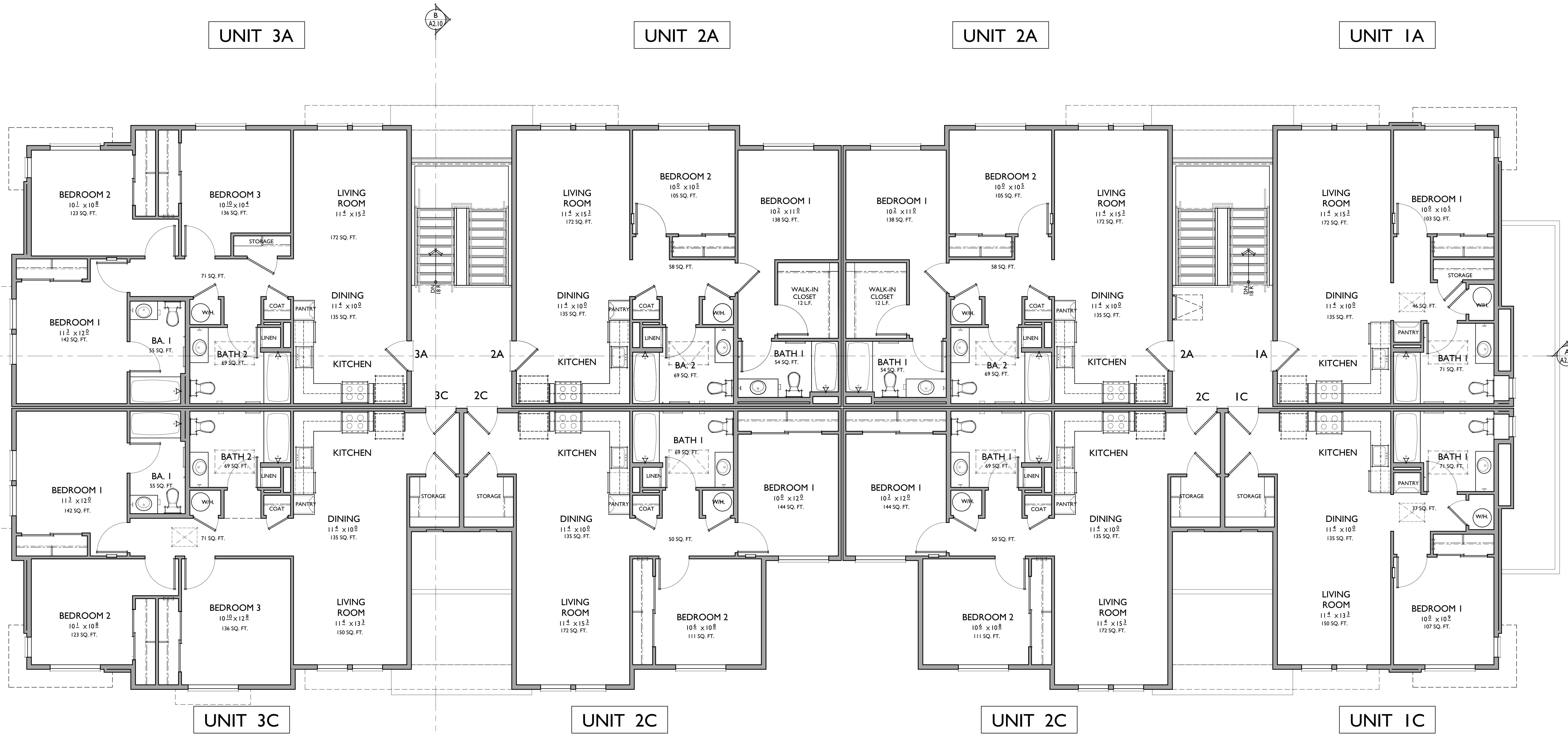
**JETT**  
LANDSCAPE ARCHITECTURE + DESIGN

**EMERALD CITY**  
ENGINEERS, INC.

785 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701  
**TSD ENGINEERING, INC.**  
expect more.

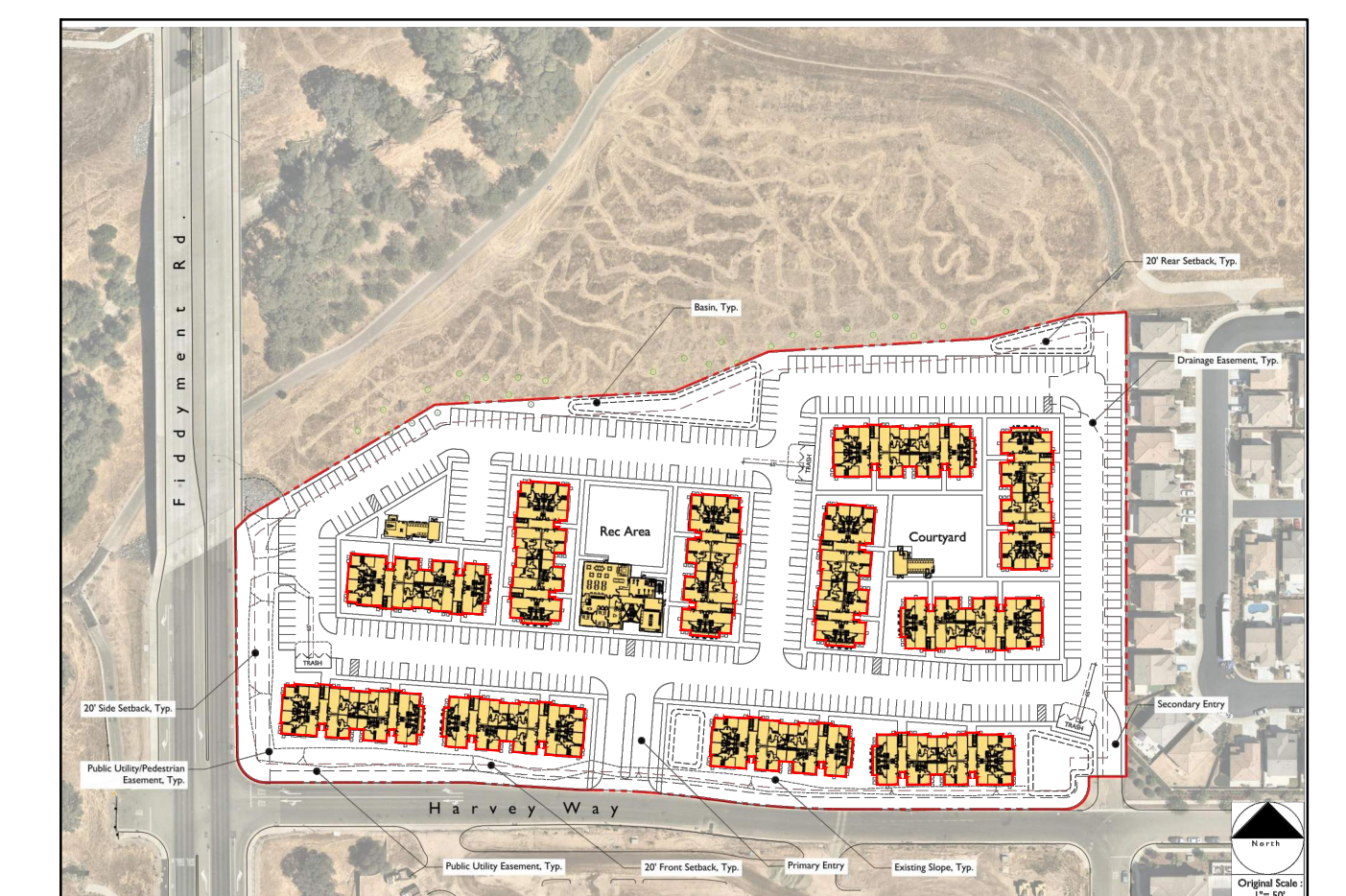
**USP**  
PROPERTIES FUND  
Creating Outstanding Communities.

04.01.24

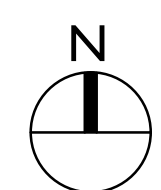


PLAN NO.		NO./BLDG.	GROSS S.F.	NET S.F.	TOTAL RESIDENTIAL S.F.
1A	1 BR / 1 BA	3	630	588	1,890
1B	1 BR / 1 BA	1	600	558	600
1C	1 BR / 1 BA	2	646	604	1,292
2A	2 BR / 2 BA	6	899	846	5,394
2B	2 BR / 1 BA	2	788	740	1,576
2C	2 BR / 1 BA	4	857	808	3,428
3A	3 BR / 2 BA	3	1,075	1,020	3,225
3B	3 BR / 2 BA	1	1,035	980	1,035
3C	3 BR / 2 BA	2	1,113	1,057	2,226
TOTAL		24			20,666

BUILDING AREA: 22,979 S.F.



KEY MAP



A 2.3

## BUILDING TYPE 'A' (24 PLEX)

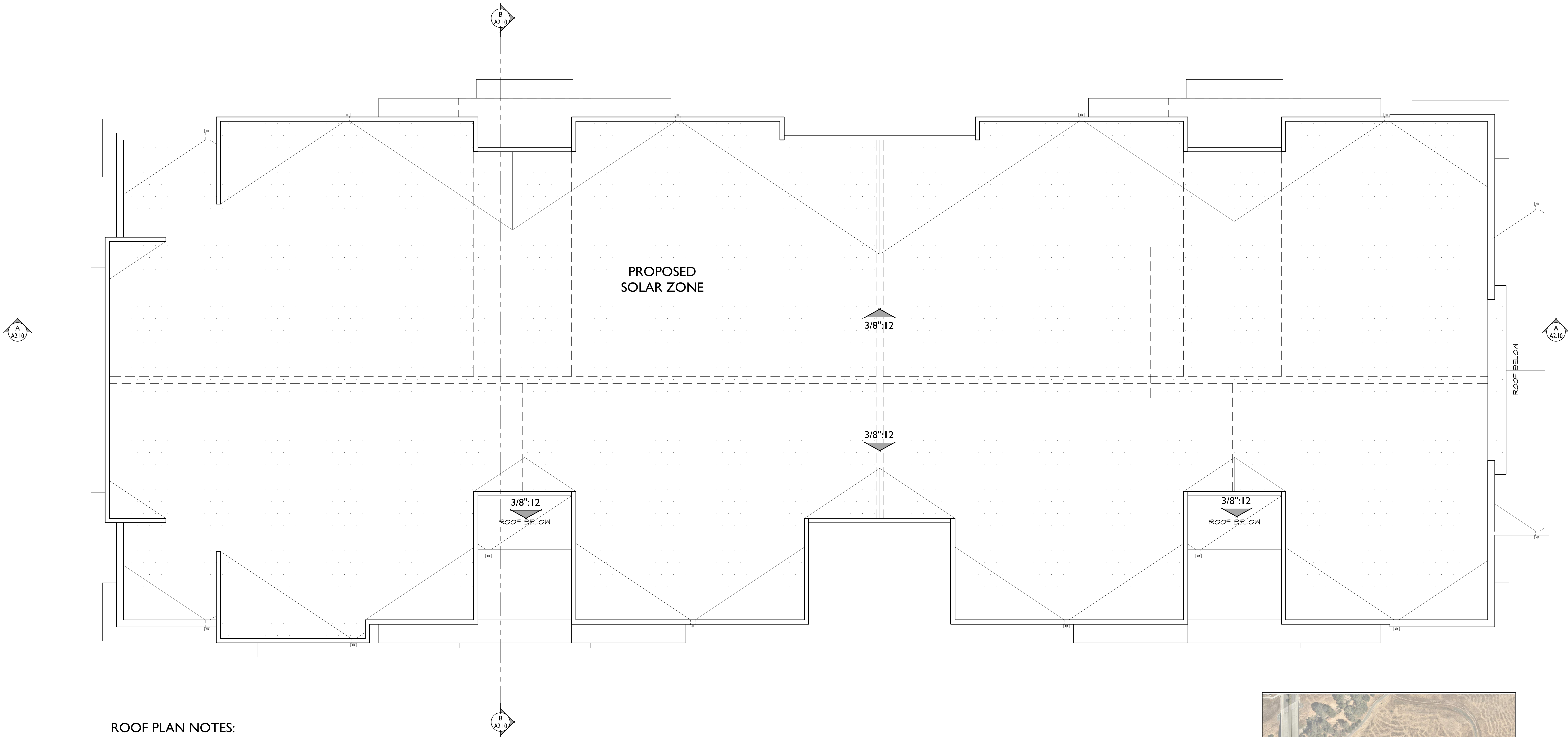
Third Floor

### TERRACINA AT FIDDYMENT

1130 Harvey Way, Roseville, CA 95747

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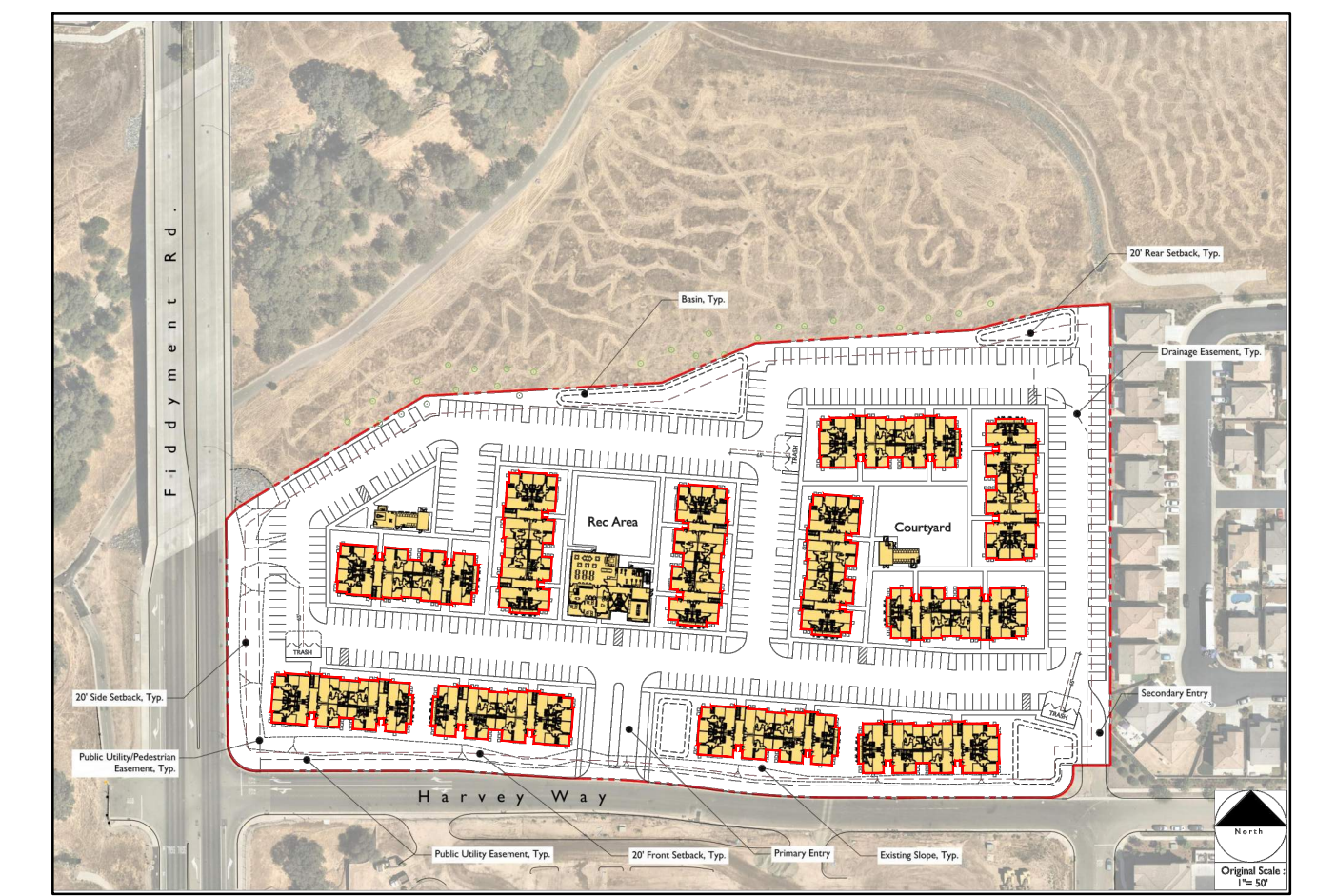
04.01.24



**ROOF PLAN NOTES:**

 INDICATES TPO ROOFING SYSTEM AT 3/8" / FT. MIN. SLOPE AT ROOF SURFACES

1. TPO ROOFING SYSTEM 60 ML MIN. OVER PLYWOOD SHEATHING AND ROOF FRAMING.
2. PRELIMINARY DRAINS
3. LINE OF ROOF CANOPY BELOW
4. OUTLINE OF PROPOSED SOLAR FIELD
5. ROOF ACCESS HATCH



KEY MAP  
N

**A 2.4**

**BUILDING TYPE 'A' (24 PLEX)**

Roof Plan

**TERRACINA AT FIDDYMENT**

1130 Harvey Way, Roseville, CA 95747

0 2 4 8  
SCALE: 1/4" = 1'-0" 130.23181

04.01.24

- MATERIAL LEGEND**
- A. PARAPET WITH METAL COPING
  - B. BASE STUCCO
  - C. ACCENT STUCCO #2
  - D. ACCENT STUCCO #1
  - E. CEMENTITIOUS HORIZONTAL SIDINGS
  - F. CEMENTITIOUS TRIM
  - G. METAL CANOPY
  - H. METAL RAILING
  - I. VINYL WINDOW
  - J. ENTRY DOOR
  - K. STUCCO AWNING
  - L. LIGHT FIXTURE
  - M. ADDRESS SIGNAGE
  - N. STONE VENEER
  - O. STEEL MESH



**BUILDING TYPE 'A' (24 PLEX)**

Front & Rear Elevations (Buildings 2, 3, 4, 5, 6, 12)

**TERRACINA AT FIDDYMENT**

1130 Harvey Way, Roseville, CA 95747

0 3 6 12  
SCALE: 3/16" = 1'-0" 130.23181

**A 2.5**

04.01.24



MATERIAL LEGEND

- A. PARAPET WITH METAL COPING
- B. BASE STUCCO
- C. ACCENT STUCCO #2
- D. ACCENT STUCCO #1
- E. CEMENTITIOUS HORIZONTAL SIDINGS
- F. CEMENTITIOUS TRIM
- G. METAL CANOPY
- H. METAL RAILING
- I. VINYL WINDOW
- J. ENTRY DOOR
- K. STUCCO AWNING
- L. LIGHT FIXTURE
- M. ADDRESS SIGNAGE
- N. STONE VENEER
- O. STEEL MESH



RIGHT ELEVATION



LEFT ELEVATION

**BUILDING TYPE 'A' (24 PLEX)**

Left & Right Elevations (Buildings 2,3,4,5,6,12)

**TERRACINA AT FIDDYMENT**

1130 Harvey Way, Roseville, CA 95747

0 3 6 12  
SCALE: 3/16" = 1'-0" 130.23181

A 2.6

04.01.24

MATERIAL LEGEND

- A. PARAPET WITH METAL COPING
- B. BASE STUCCO
- C. ACCENT STUCCO #2
- D. ACCENT STUCCO #1
- E. CEMENTITIOUS HORIZONTAL SIDINGS
- F. CEMENTITIOUS TRIM
- G. METAL CANOPY
- H. METAL RAILING
- I. VINYL WINDOW
- J. ENTRY DOOR
- K. STUCCO AWNING
- L. LIGHT FIXTURE
- M. ADDRESS SIGNAGE
- N. STONE VENEER
- O. STEEL MESH



REAR ELEVATION

STONE VENEER AT BLDG 7, 8, 9, 10  
 TO COMPLY HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FACADE ON ALL PUBLIC STREET AND PUBLIC FACING FACADES. REQUIRED = 184 S.F. (153' LENGTH)  
 DURABLE MATERIAL STONE VENEER  
 PROVIDED = 298 S.F.



FRONT ELEVATION

BUILDING TYPE 'A' (24 PLEX)

Front & Rear Elevations (Buildings 7, 8, 9, 10, 11)

TERRACINA AT FIDDYMENT

1130 Harvey Way, Roseville, CA 95747

0 3 6 12  
 SCALE: 3/16" = 1'-0" 130.23181

A 2.7

04.01.24

**MATERIAL LEGEND**

- A. PARAPET WITH METAL COPING
- B. BASE STUCCO
- C. ACCENT STUCCO #2
- D. ACCENT STUCCO #1
- E. CEMENTITIOUS HORIZONTAL SIDINGS
- F. CEMENTITIOUS TRIM
- G. METAL CANOPY
- H. METAL RAILING
- I. VINYL WINDOW
- J. ENTRY DOOR
- K. STUCCO AWNING
- L. LIGHT FIXTURE
- M. ADDRESS SIGNAGE
- N. STONE VENEER
- O. STEEL MESH



**RIGHT ELEVATION**

**STONE VENEER AT BLDG 10, 11**  
 TO COMPLY HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FACADE ON ALL PUBLIC STREET AND PUBLIC FACING FACADES. REQUIRED = 71 S.F. (59' LENGTH)  
 DURABLE MATERIAL STONE VENEER  
**PROVIDED = 328 S.F.**



**LEFT ELEVATION**

**BUILDING TYPE 'A' (24 PLEX)**

Left & Right Elevations (Buildings 7,8,9,10,11)

**TERRACINA AT FIDDYMENT**

1130 Harvey Way, Roseville, CA 95747

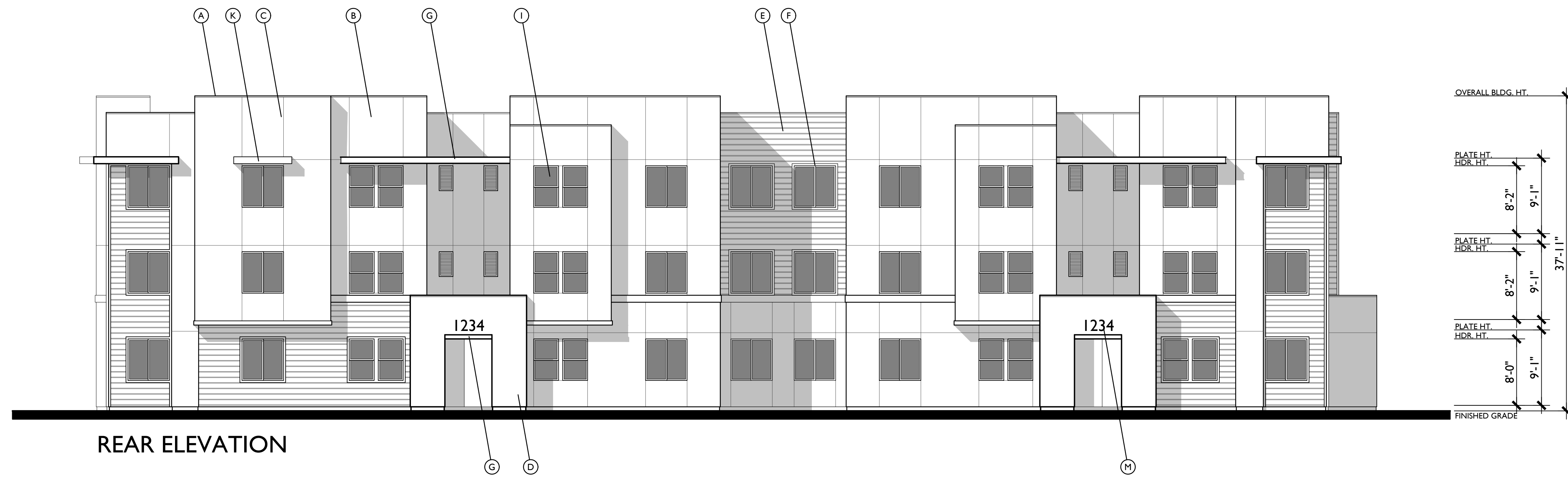
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**A 2.8**

04.01.24

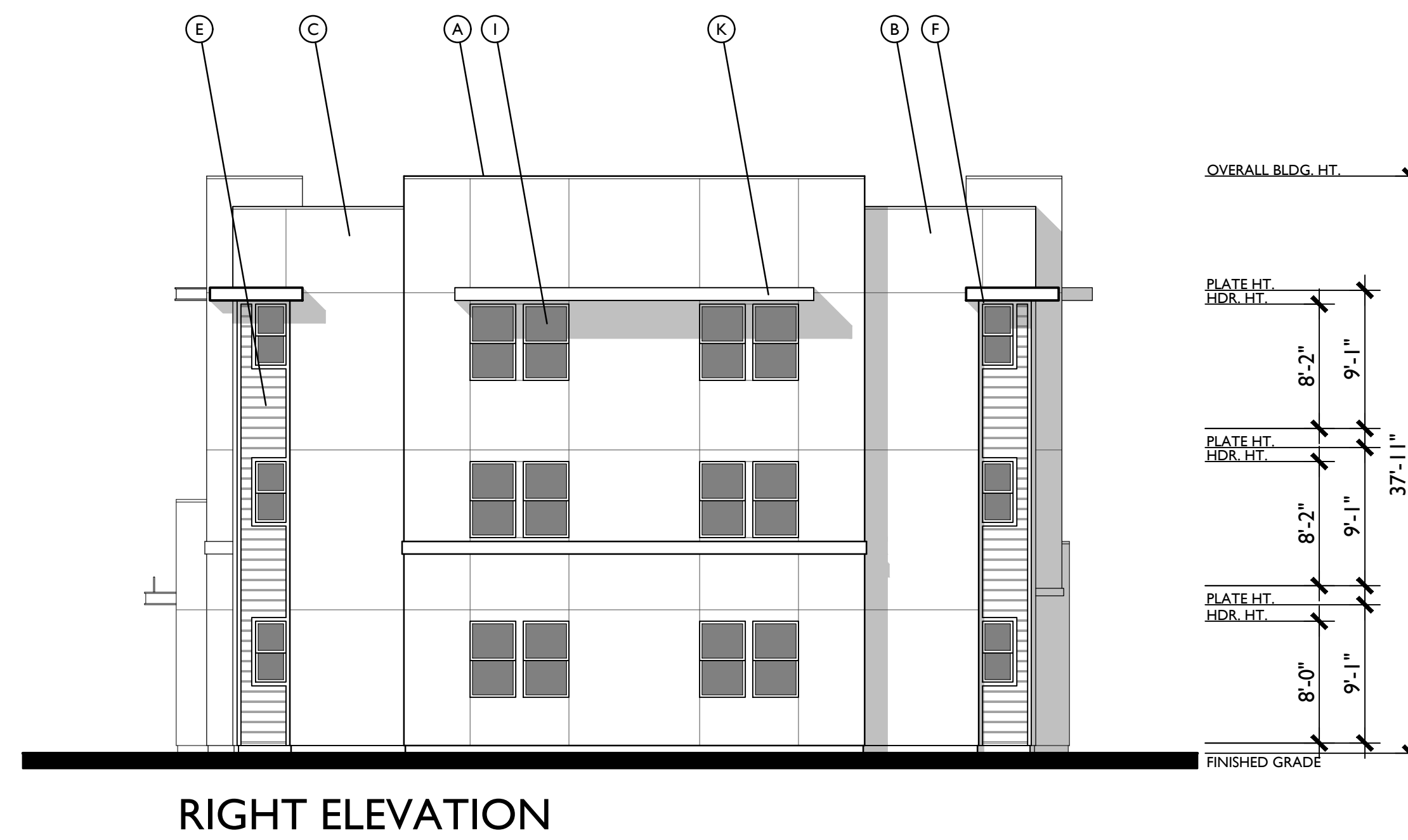
MATERIAL LEGEND

- A. PARAPET WITH METAL COPING
- B. BASE STUCCO
- C. ACCENT STUCCO #2
- D. ACCENT STUCCO #1
- E. CEMENTITIOUS HORIZONTAL SIDINGS
- F. CEMENTITIOUS TRIM
- G. METAL CANOPY
- H. METAL RAILING
- I. VINYL WINDOW
- J. ENTRY DOOR
- K. STUCCO AWNING
- L. LIGHT FIXTURE
- M. ADDRESS SIGNAGE
- N. STONE VENEER
- O. STEEL MESH



REAR ELEVATION

HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FACADE ON ALL PUBLIC STREET AND PUBLIC FACING FACADES.  
**REQUIRED = 184 S.F. (153' LENGTH)**  
 DURABLE MATERIAL STONE VENEER  
**PROVIDED = 298 S.F.**



RIGHT ELEVATION

HIGH QUALITY / DURABLE MATERIALS SHALL BE APPLIED TO THE BASE OF BUILDING (MINIMUM FOUR FEET TALL) FOR AT LEAST 30% OF THE LENGTH OF EACH FACADE ON ALL PUBLIC STREET AND PUBLIC FACING FACADES.  
**REQUIRED = 71 S.F. (59' LENGTH)**  
 DURABLE MATERIAL STONE VENEER  
**PROVIDED = 328 S.F.**

BUILDING TYPE 'A' (24 PLEX)

Durable Materials Exhibit

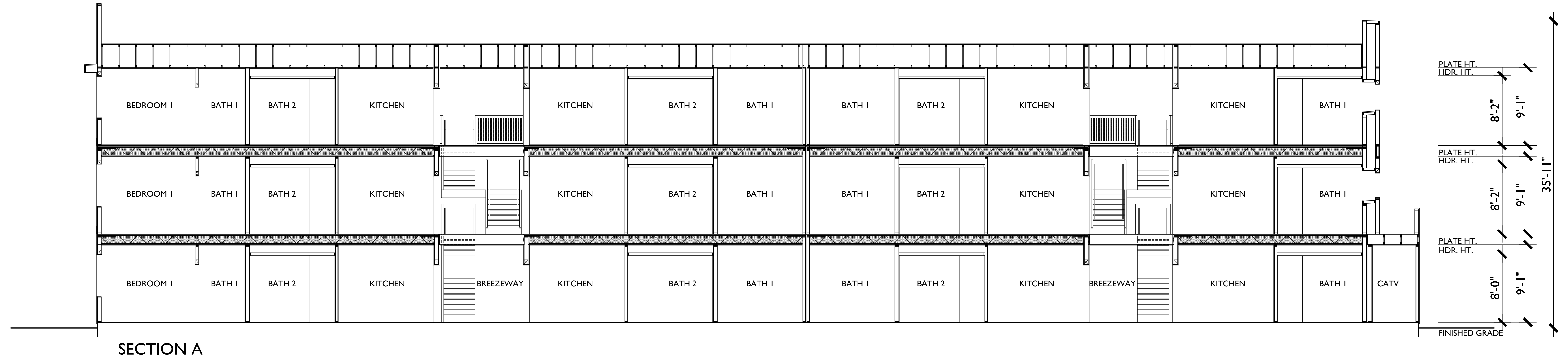
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1130 Harvey Way, Roseville, CA 95747

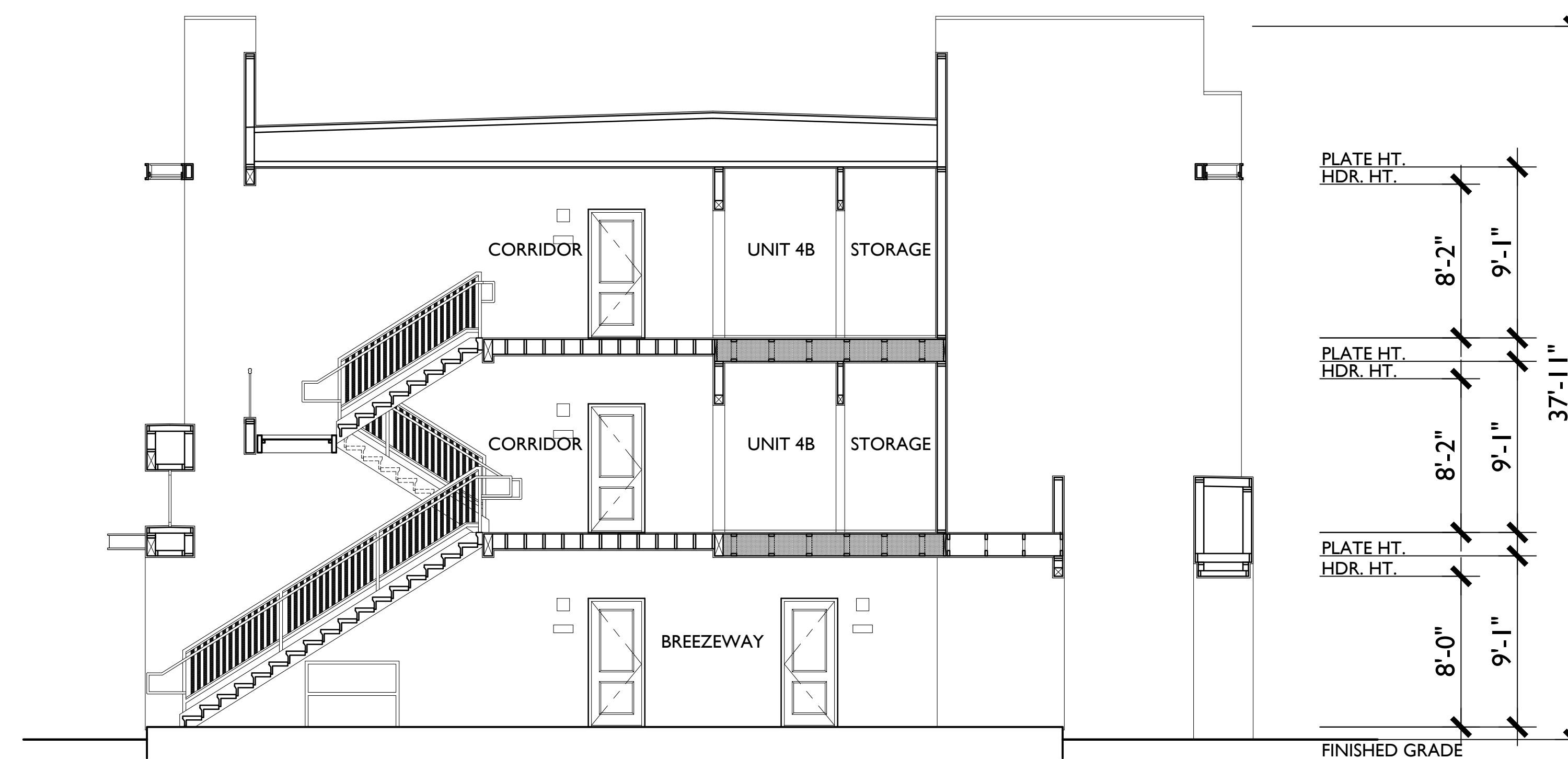
0 3 6 12  
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A 2.9

04.01.24



SECTION A



SECTION B

**BUILDING TYPE 'A' (24 PLEX)**

Building Sections

**TERRACINA AT FIDDYMENT**

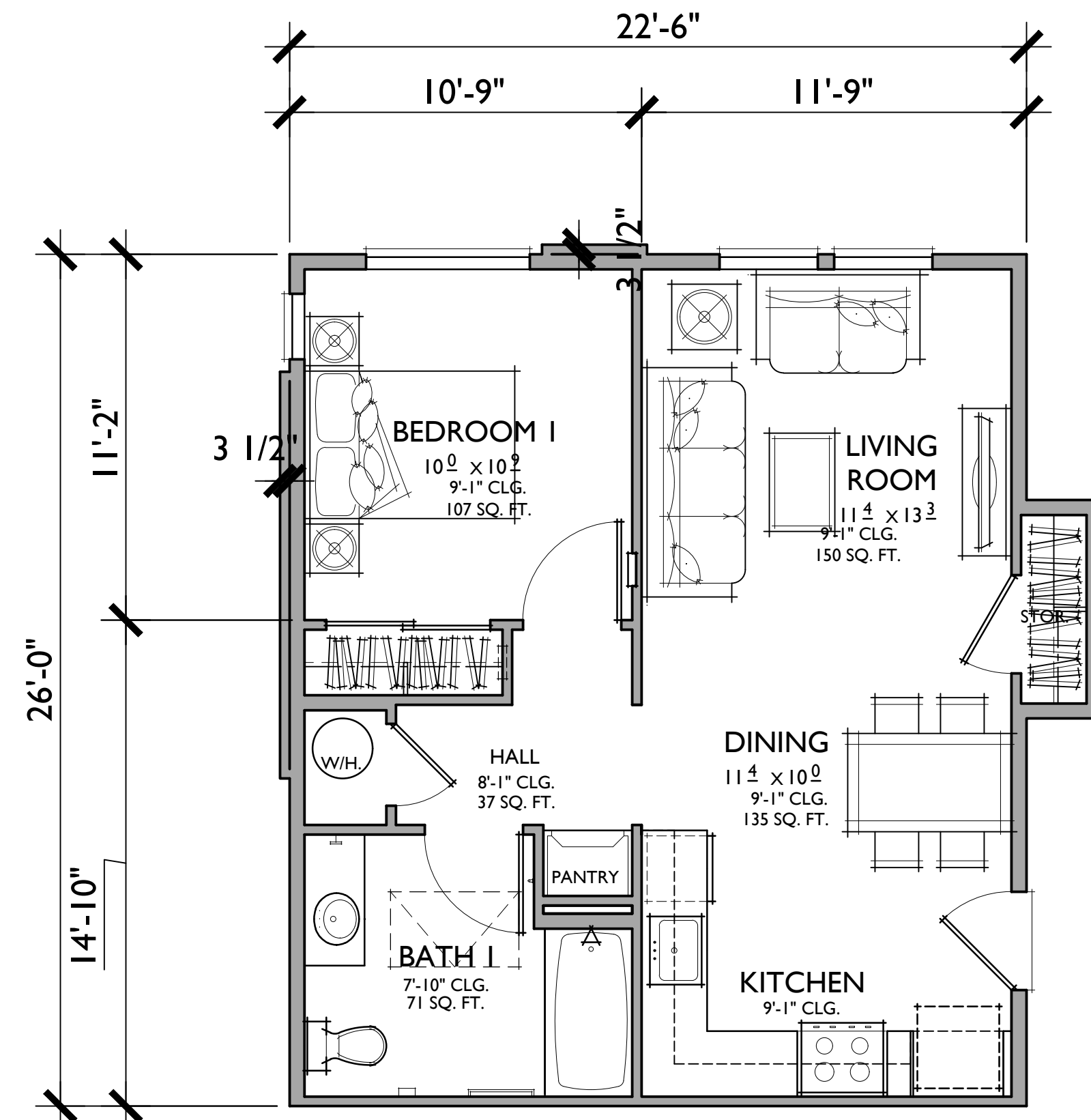
1130 Harvey Way, Roseville, CA 95747

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**A 2.10**

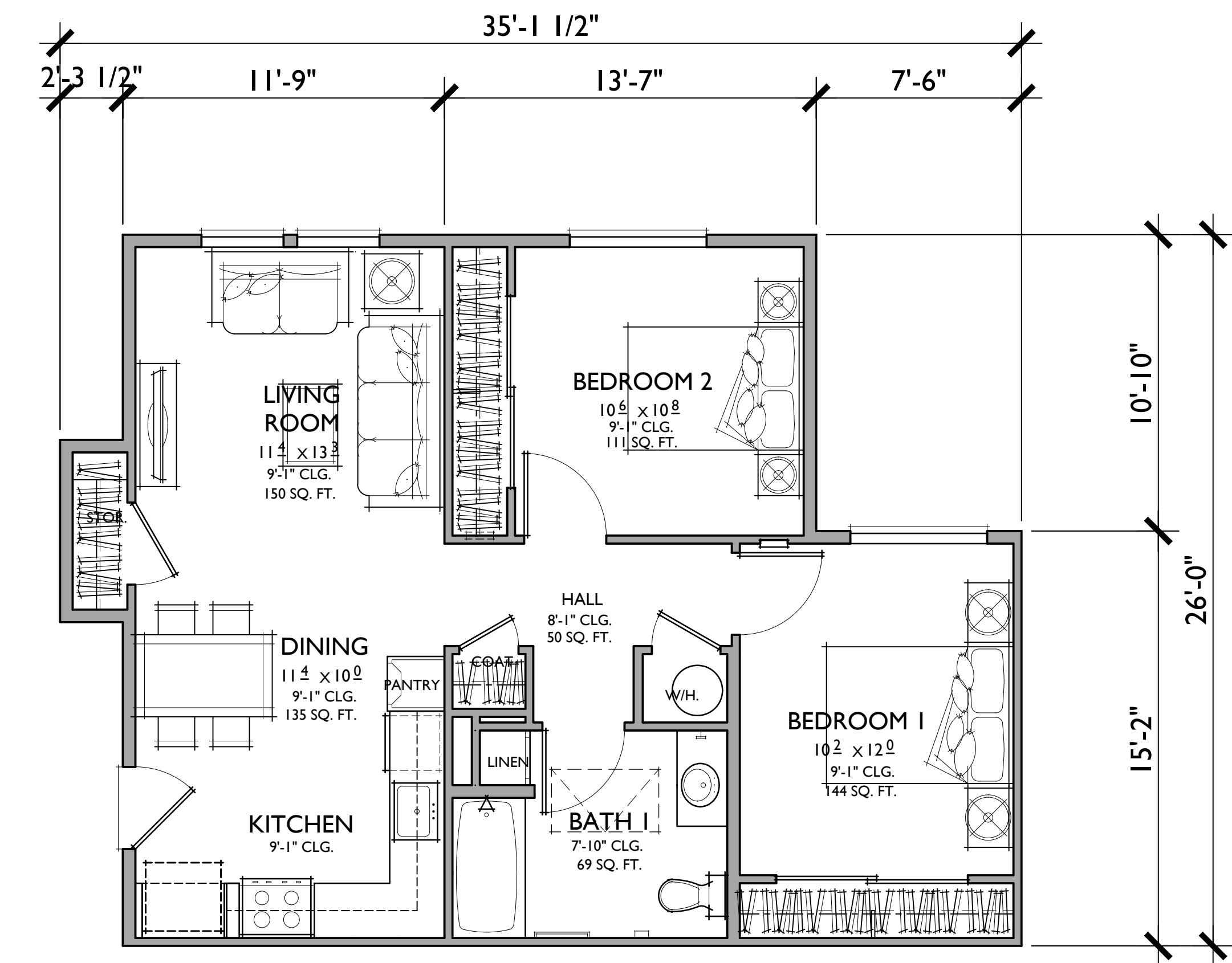
04.01.24

\* ALL EXTERIOR DOORS FOR RESIDENTIAL UNITS SHALL HAVE PEEP HOLES.



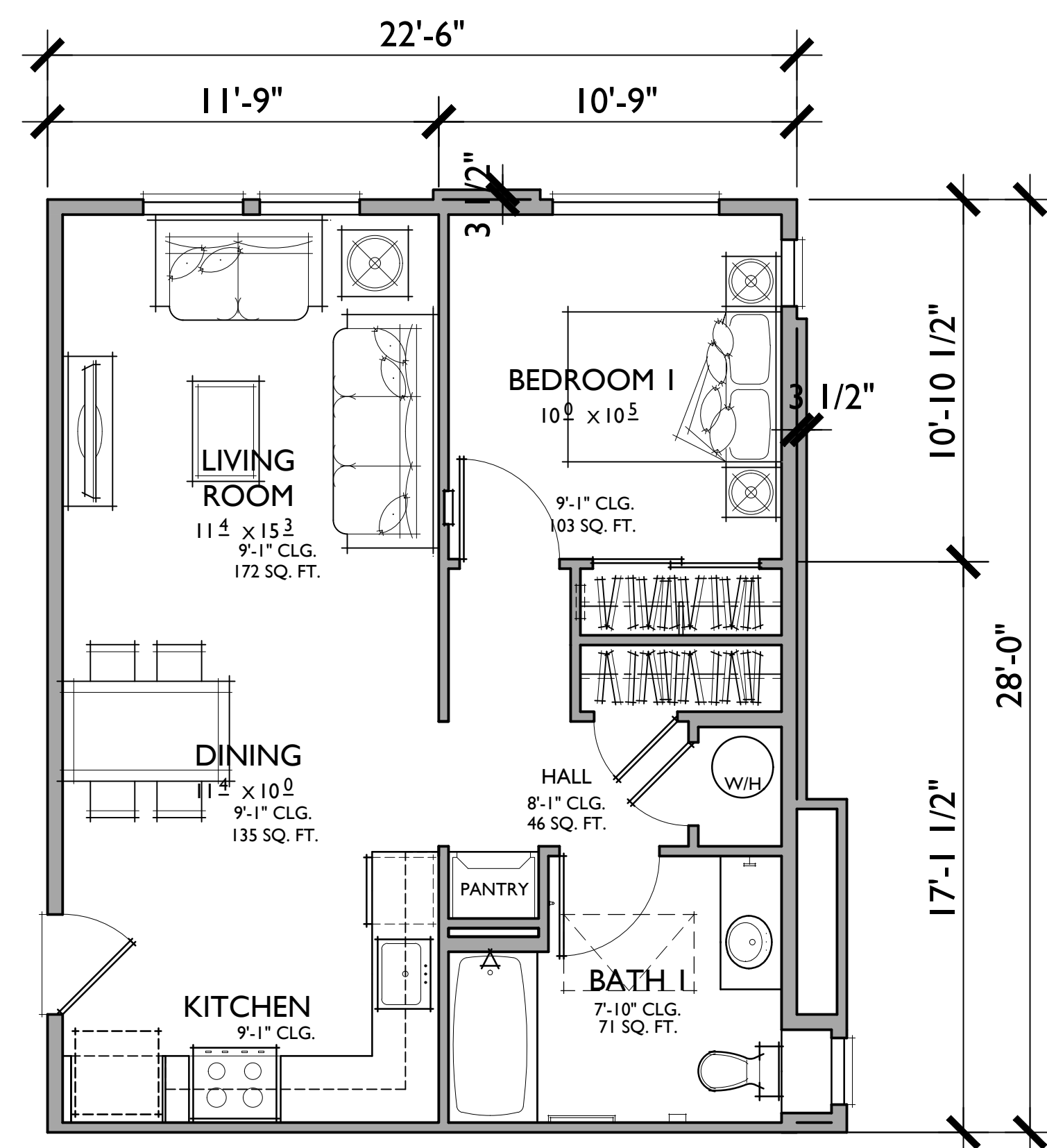
**UNIT 1B**

1 BEDROOM / 1 BATH  
NET: 558 SQ. FT. / GROSS: 600 SQ. FT.



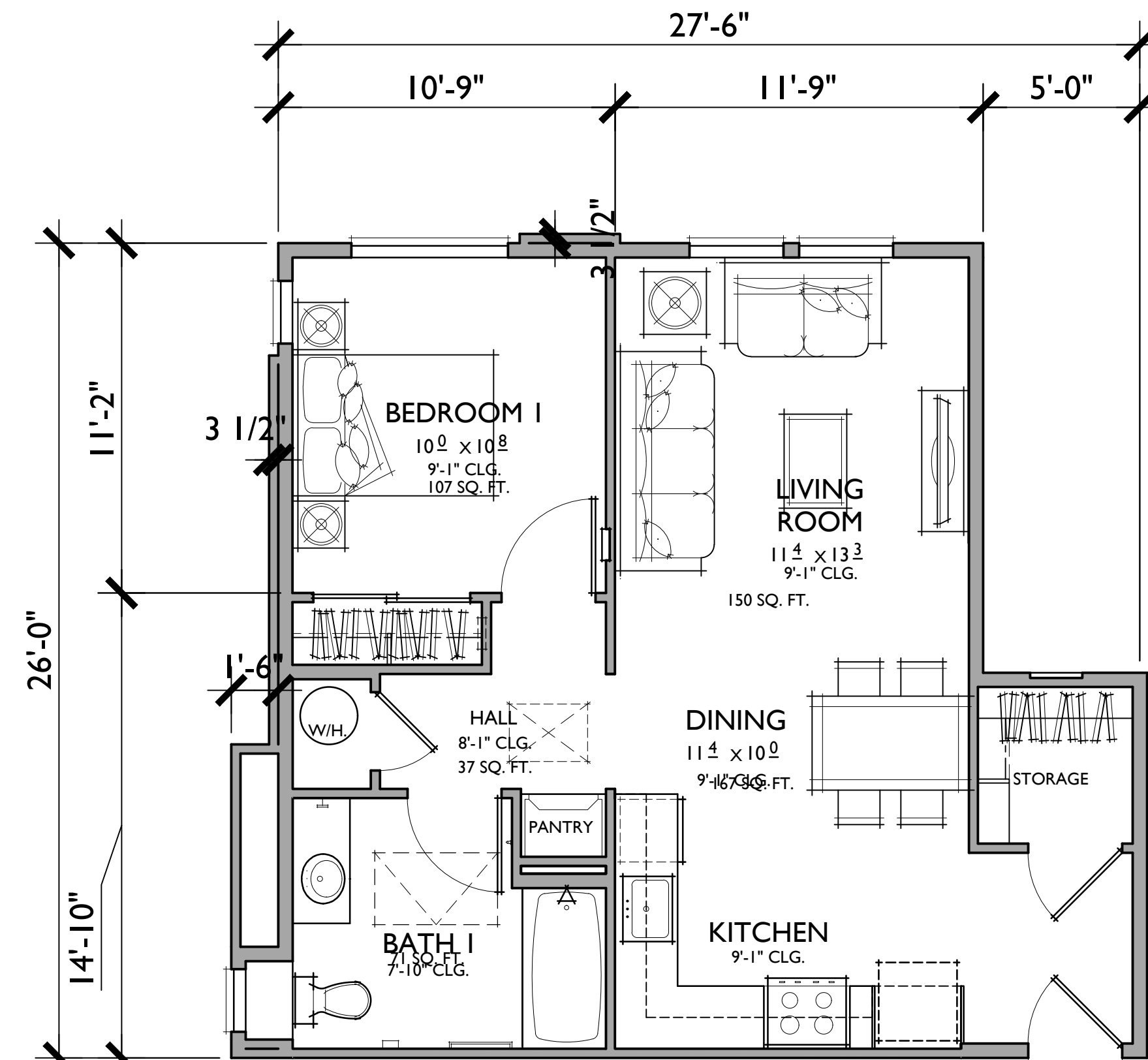
**UNIT 2B**

2 BEDROOM / 1 BATH  
NET: 740 SQ. FT. / GROSS: 788 SQ. FT.



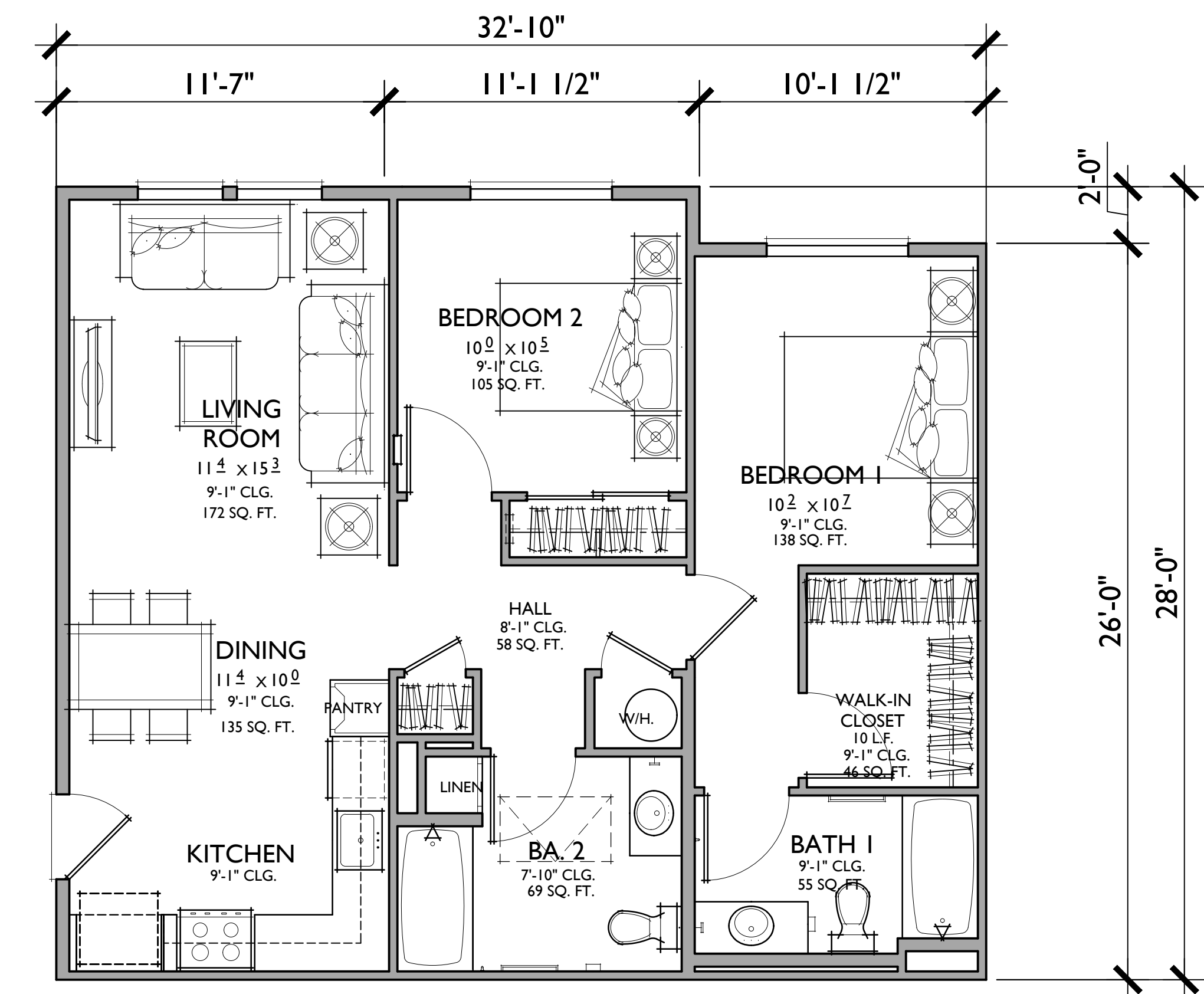
**UNIT 1A**

1 BEDROOM / 1 BATH  
NET: 588 SQ. FT. / GROSS: 630 SQ. FT.



**UNIT 1C**

1 BEDROOM / 1 BATH  
NET: 604 SQ. FT. / GROSS: 646 SQ. FT.



**UNIT 2A**

2 BEDROOM / 2 BATH  
NET: 846 SQ. FT. / GROSS: 899 SQ. FT.

**UNIT PLANS**

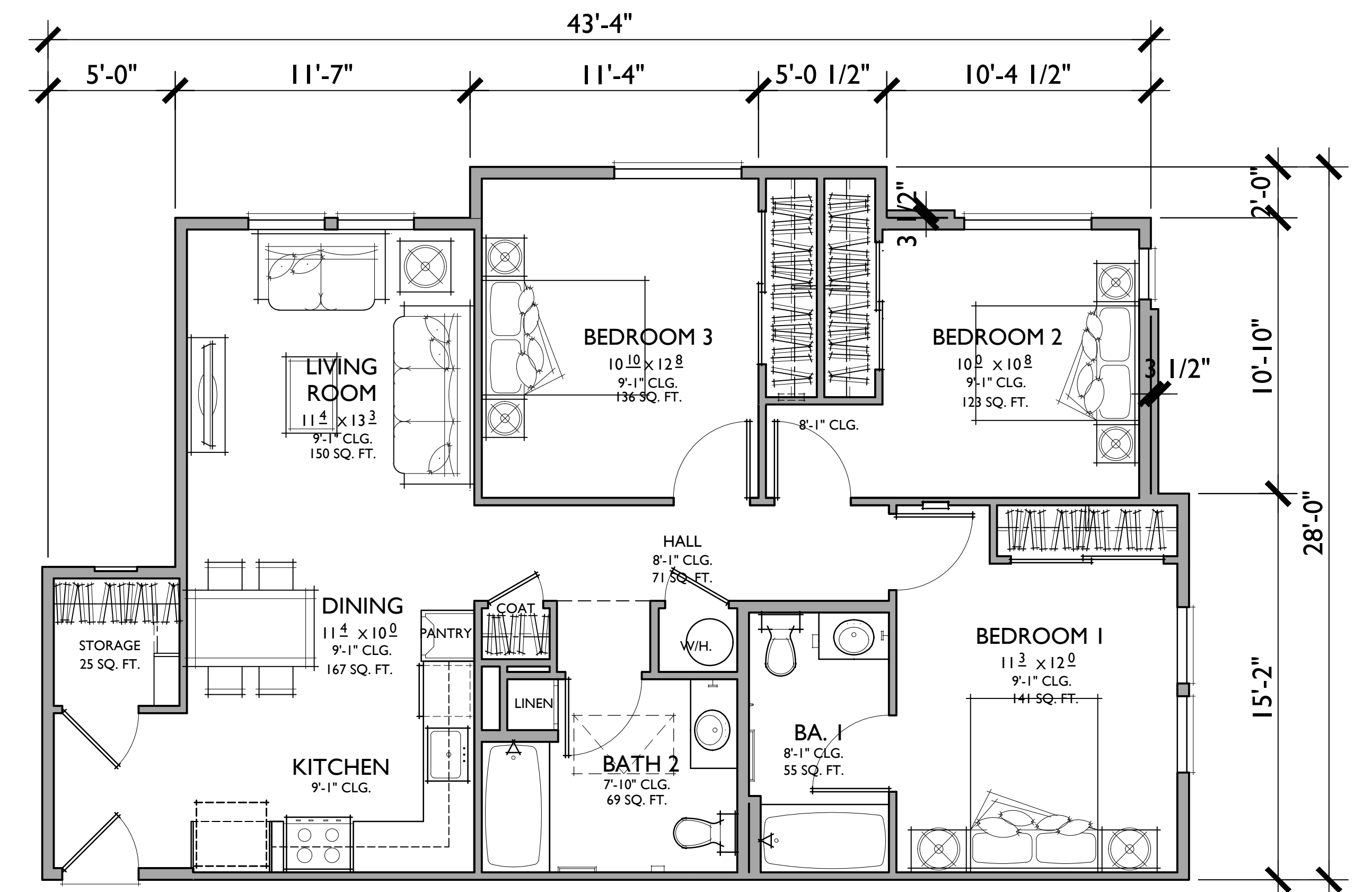
**TERRACINA AT FIDDYMENT**

1130 Harvey Way, Roseville, CA 95747

0 2 4 8  
SCALE: 1/4" = 1'-0" 130.23181

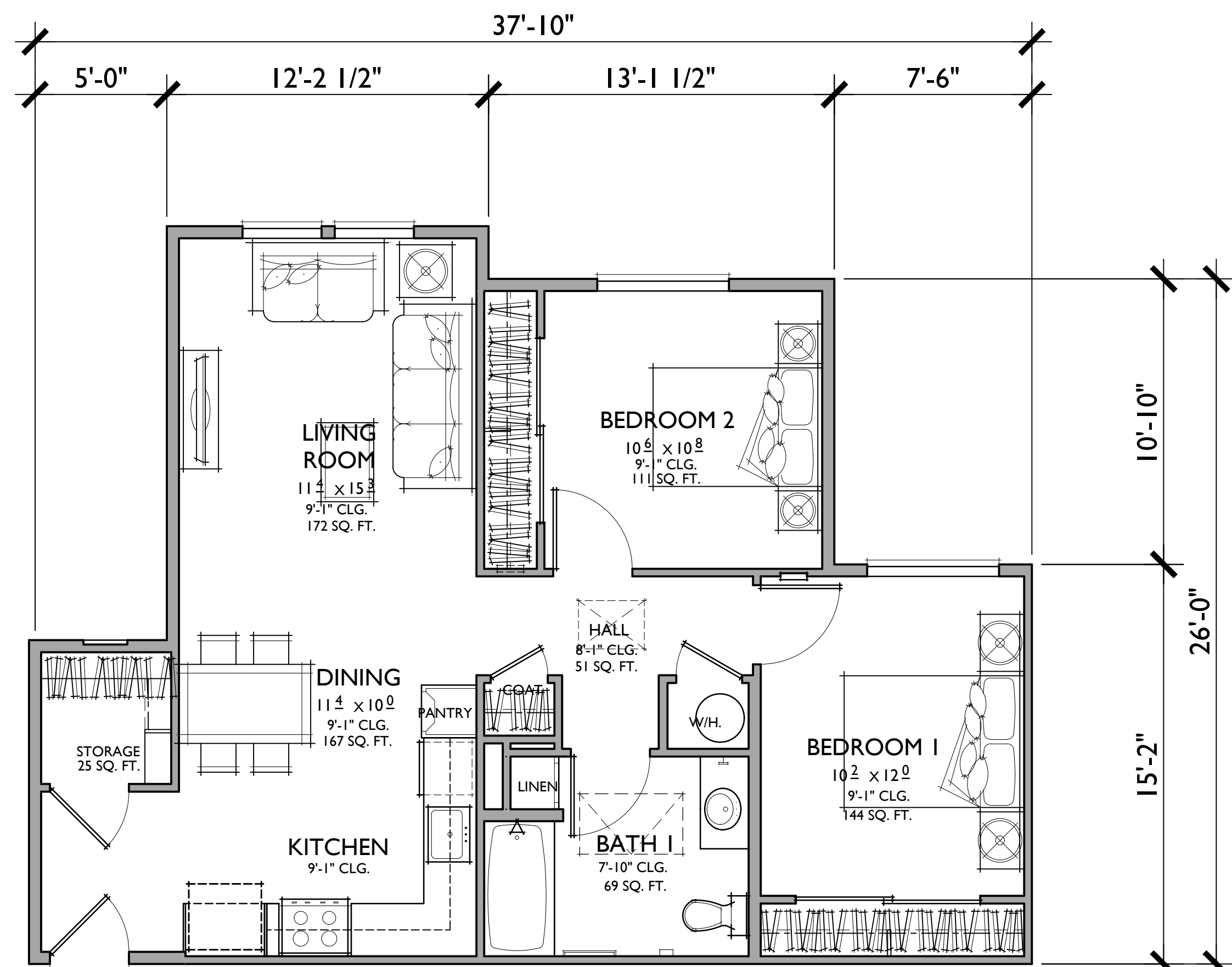
04.01.24

\* ALL EXTERIOR DOORS FOR RESIDENTIAL UNITS SHALL HAVE PEEP HOLES.



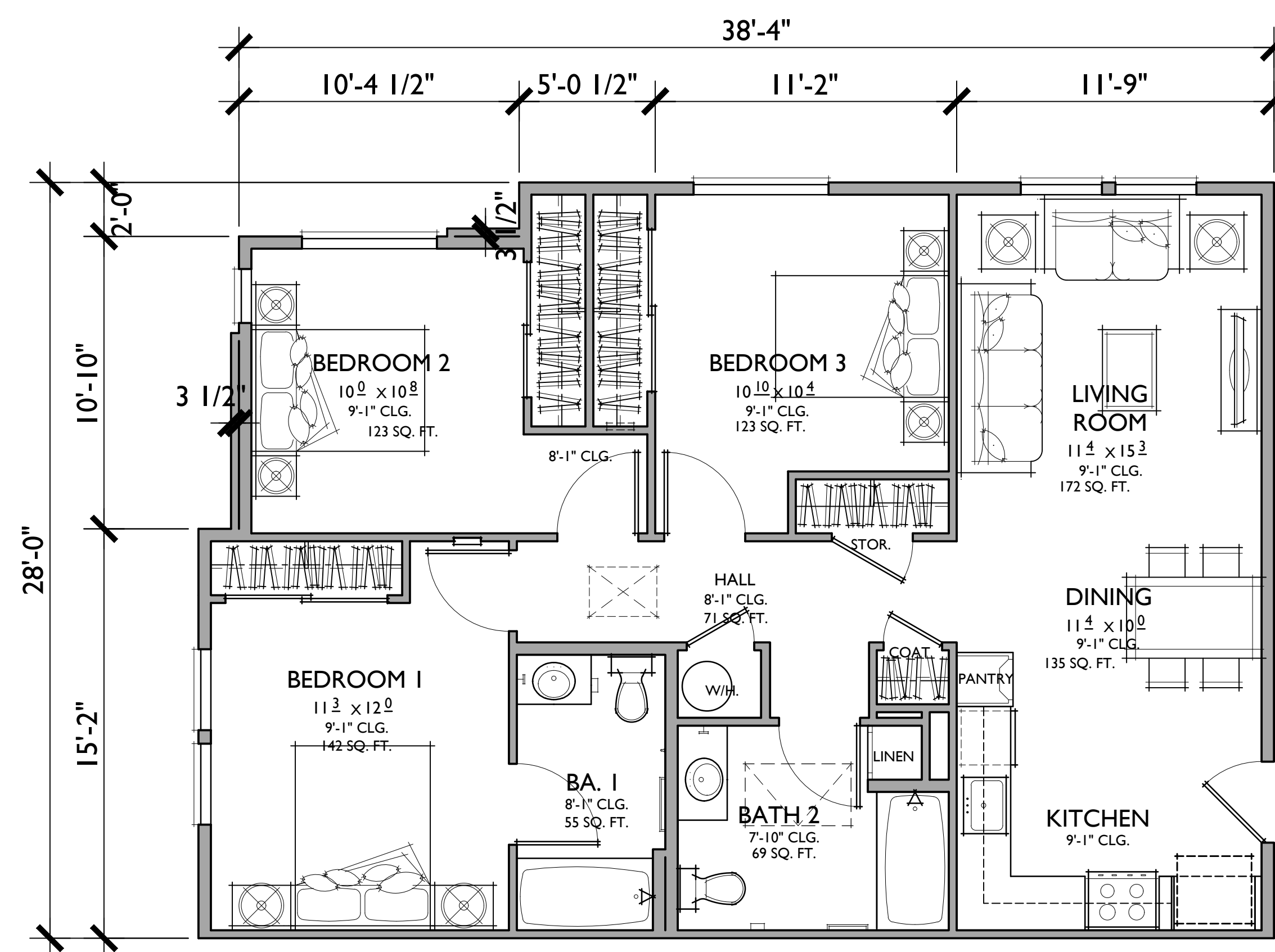
**UNIT 3C**

3 BEDROOM / 2 BATH  
NET: 1,057 SQ. FT. / GROSS: 1,113 SQ. FT.



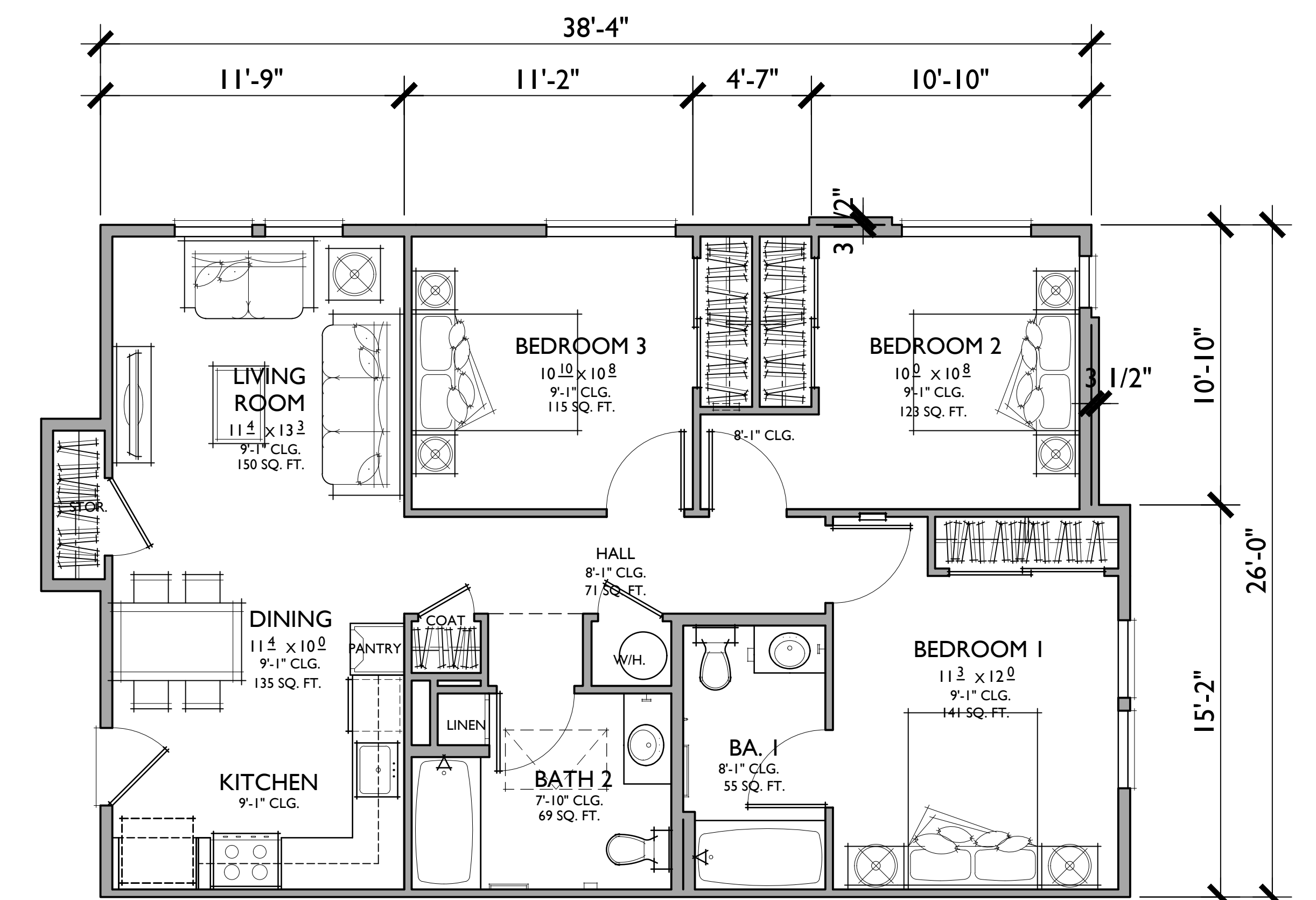
**UNIT 2C**

2 BEDROOM / 1 BATH  
NET: 808 SQ. FT. / GROSS: 857 SQ. FT.



**UNIT 3A**

3 BEDROOM / 2 BATH  
NET: 1020 SQ. FT. / GROSS: 1075 SQ. FT.



**UNIT 3B**

3 BEDROOM / 2 BATH  
NET: 980 SQ. FT. / GROSS: 1,035 SQ. FT.

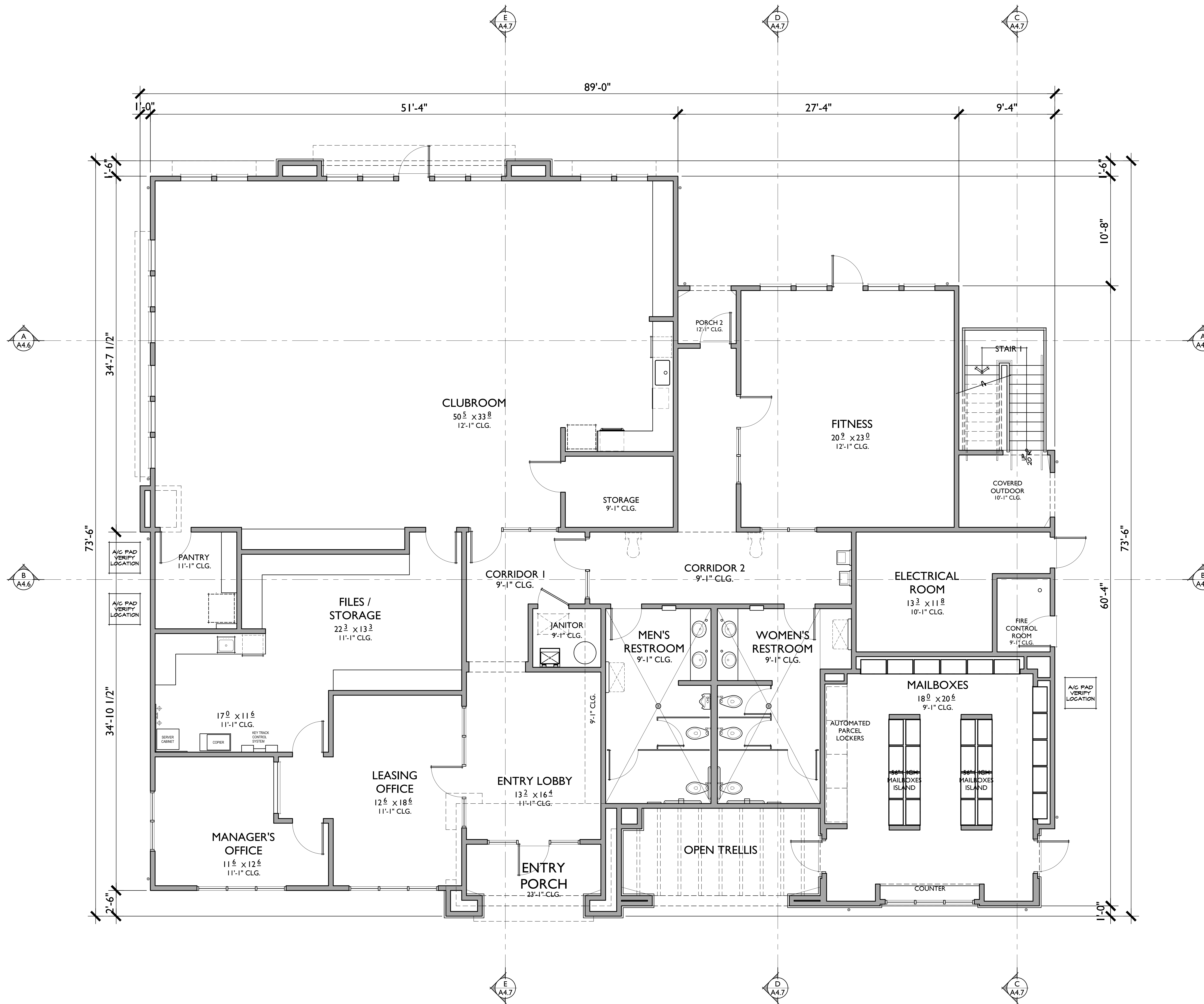
**UNIT PLANS**  
**TERRACINA AT FIDDYMENT**

1130 Harvey Way, Roseville, CA 95747

0 2 4 8 130.23181  
SCALE: 1/4" = 1'-0"

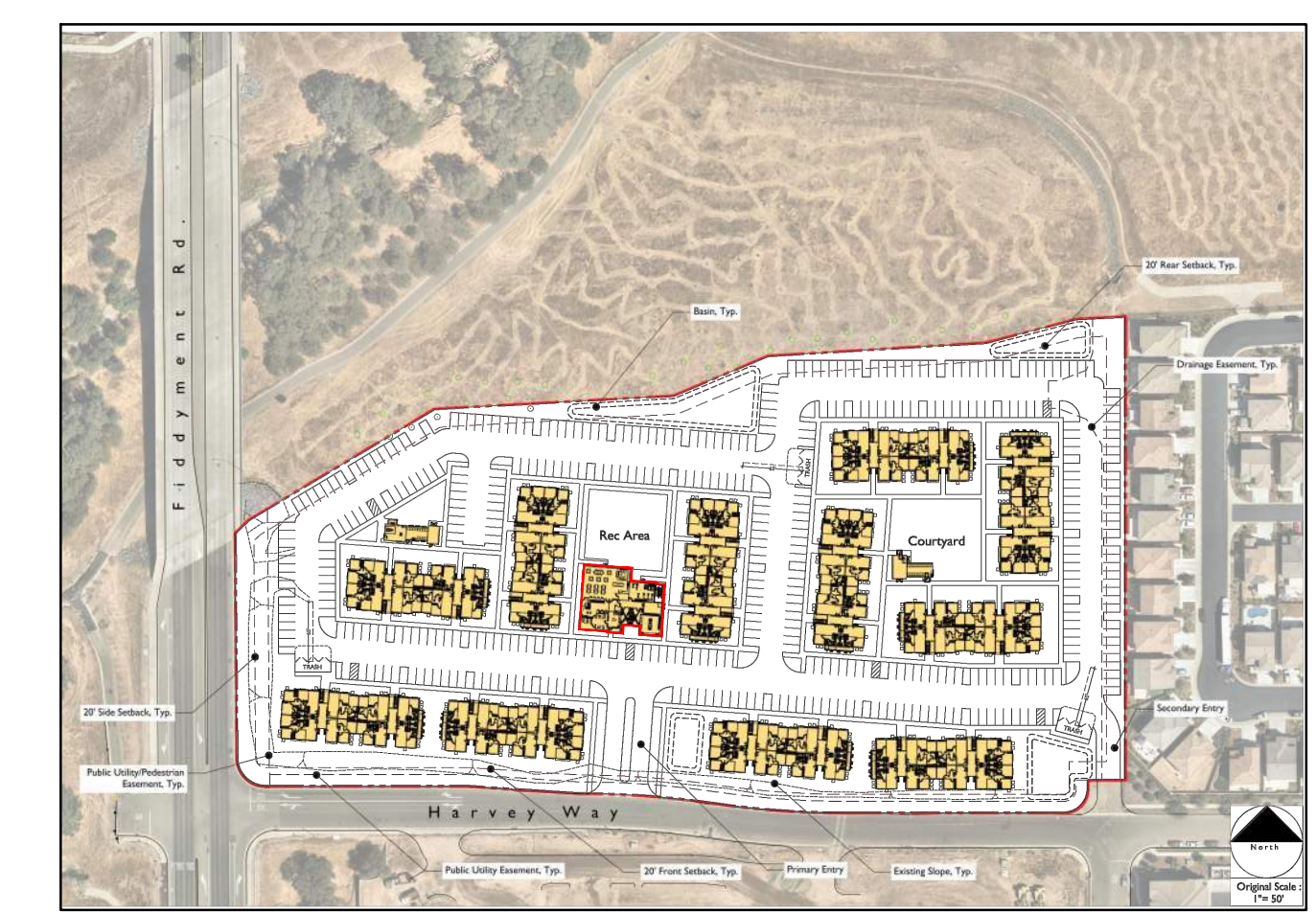
**A 3.2**

04.01.24



FLOOR AREA TABLE	
ENTRY LOBBY	106 SQ. FT.
CLUBROOM	1,723 SQ. FT.
PANTRY	87 SQ. FT.
STORAGE	84 SQ. FT.
LEASING OFFICE	278 SQ. FT.
MANAGER OFFICE	199 SQ. FT.
COPY/ STORAGE	478 SQ. FT.
FITNESS	519 SQ. FT.
RESTROOM	433 SQ. FT.
JANITOR	50 SQ. FT.
CORRIDOR 1 AND 2	406 SQ. FT.
ELECTRICAL ROOM	196 SQ. FT.
FIRE CONTROL ROOM	49 SQ. FT.
MANAGER'S UNIT	1,296 SQ. FT.
<b>TOTAL INDOOR AREA</b>	<b>5,905 SQ. FT.</b>
MAILBOXES AND PARCEL	538 SQ. FT.
ENTRY PORCH	106 SQ. FT.
COVERED OUTDOOR	70 SQ. FT.
PORCH 2	32 SQ. FT.
1ST FLR. STAIR AT MANAGER'S UNIT	97 SQ. FT.
ENTRY DECK	73 SQ. FT.
DECK 2	160 SQ. FT.
<b>TOTAL RECREATION CENTER BUILDING AREA</b>	<b>6,981 SQ. FT.</b>

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



**CLUBHOUSE BUILDING**  
First Floor Plan  
**TERRACINA AT FIDDYMENT**

1130 Harvey Way, Roseville, CA 95747

0 2 4 8  
SCALE: 1/4" = 1'-0" 130.23182

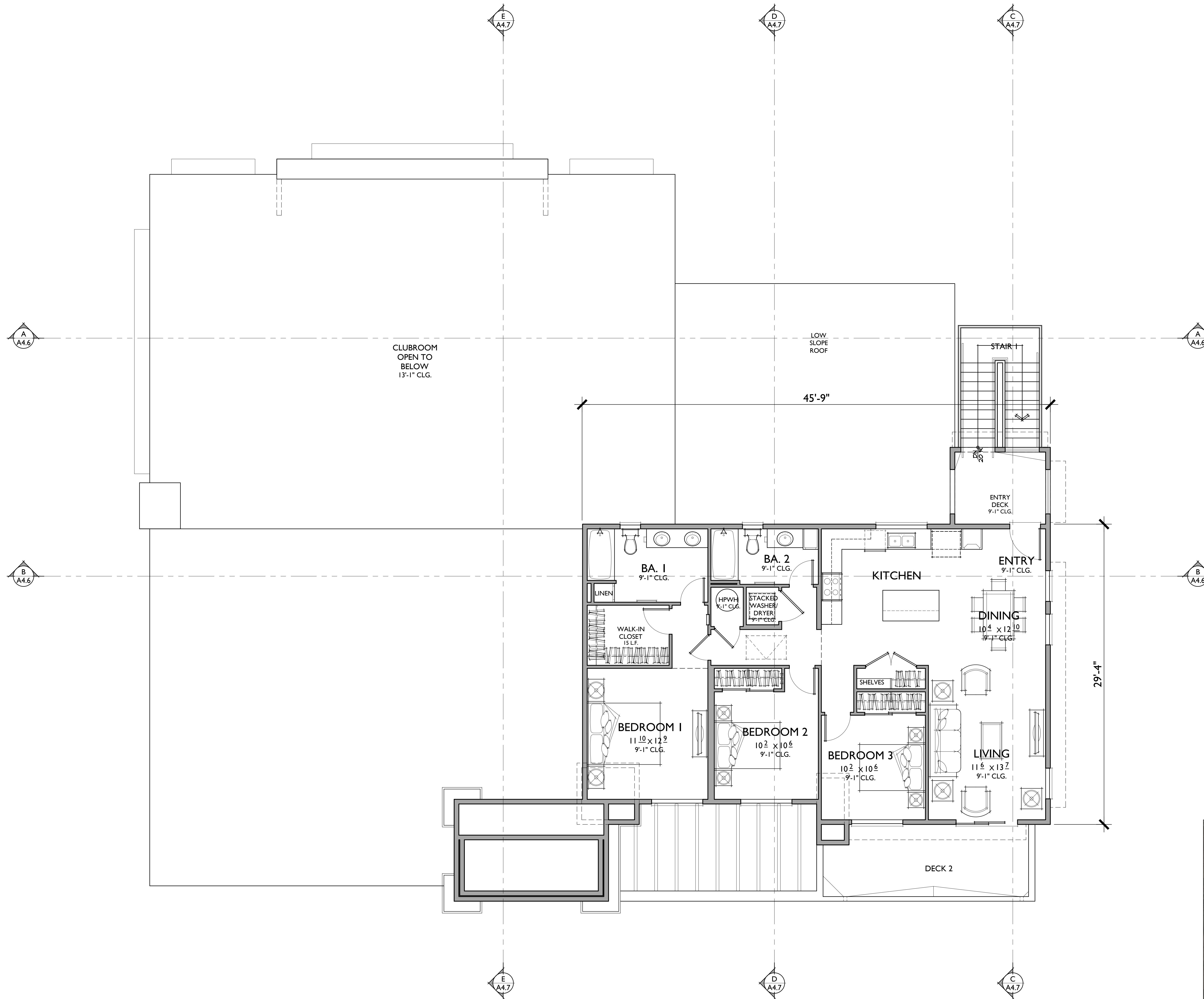
**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS

**JETT**  
LANDSCAPE ARCHITECTURE + DESIGN

**EMERALD CITY**  
ENGINEERS, INC

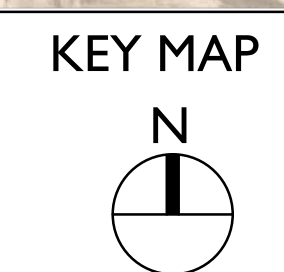
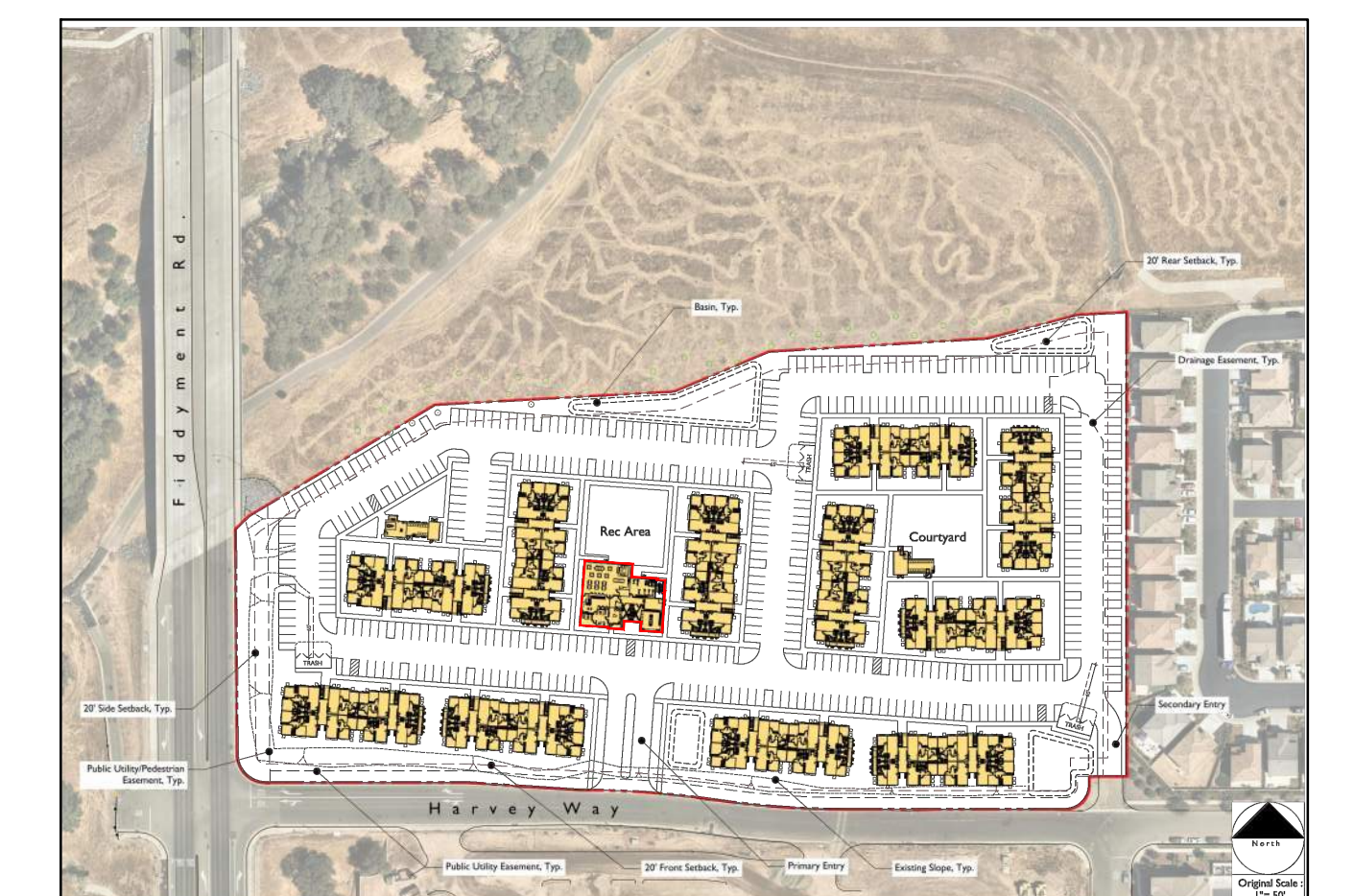
785 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701  
**TSD ENGINEERING, INC.**  
expect more.

**USP**  
PROPERTIES FUND  
Creating Outstanding Communities.



FLOOR AREA TABLE	
ENTRY LOBBY	106 SQ. FT.
CLUBROOM	1,723 SQ. FT.
PANTRY	87 SQ. FT.
STORAGE	84 SQ. FT.
LEASING OFFICE	278 SQ. FT.
MANAGER OFFICE	199 SQ. FT.
COPY/ STORAGE	478 SQ. FT.
FITNESS	519 SQ. FT.
RESTROOM	433 SQ. FT.
JANITOR	50 SQ. FT.
CORRIDOR 1 AND 2	406 SQ. FT.
ELECTRICAL ROOM	196 SQ. FT.
FIRE CONTROL ROOM	49 SQ. FT.
MANAGER'S UNIT	1,296 SQ. FT.
<b>TOTAL INDOOR AREA</b>	<b>5,905 SQ. FT.</b>
MAILBOXES AND PARCEL	538 SQ. FT.
ENTRY PORCH	106 SQ. FT.
COVERED OUTDOOR	70 SQ. FT.
PORCH 2	32 SQ. FT.
1ST FLR. STAIR AT MANAGER'S UNIT	97 SQ. FT.
ENTRY DECK	73 SQ. FT.
DECK 2	160 SQ. FT.
<b>TOTAL RECREATION CENTER BUILDING AREA</b>	<b>6,981 SQ. FT.</b>

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



**A 4.7**

**CLUBHOUSE BUILDING**  
Second Floor Plan  
**TERRACINA AT FIDDYMENT**

1130 Harvey Way, Roseville, CA 95747

0 2 4 8  
SCALE: 1/4" = 1'-0"  
130.23182

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**JETT**  
LANDSCAPE ARCHITECTURE + DESIGN

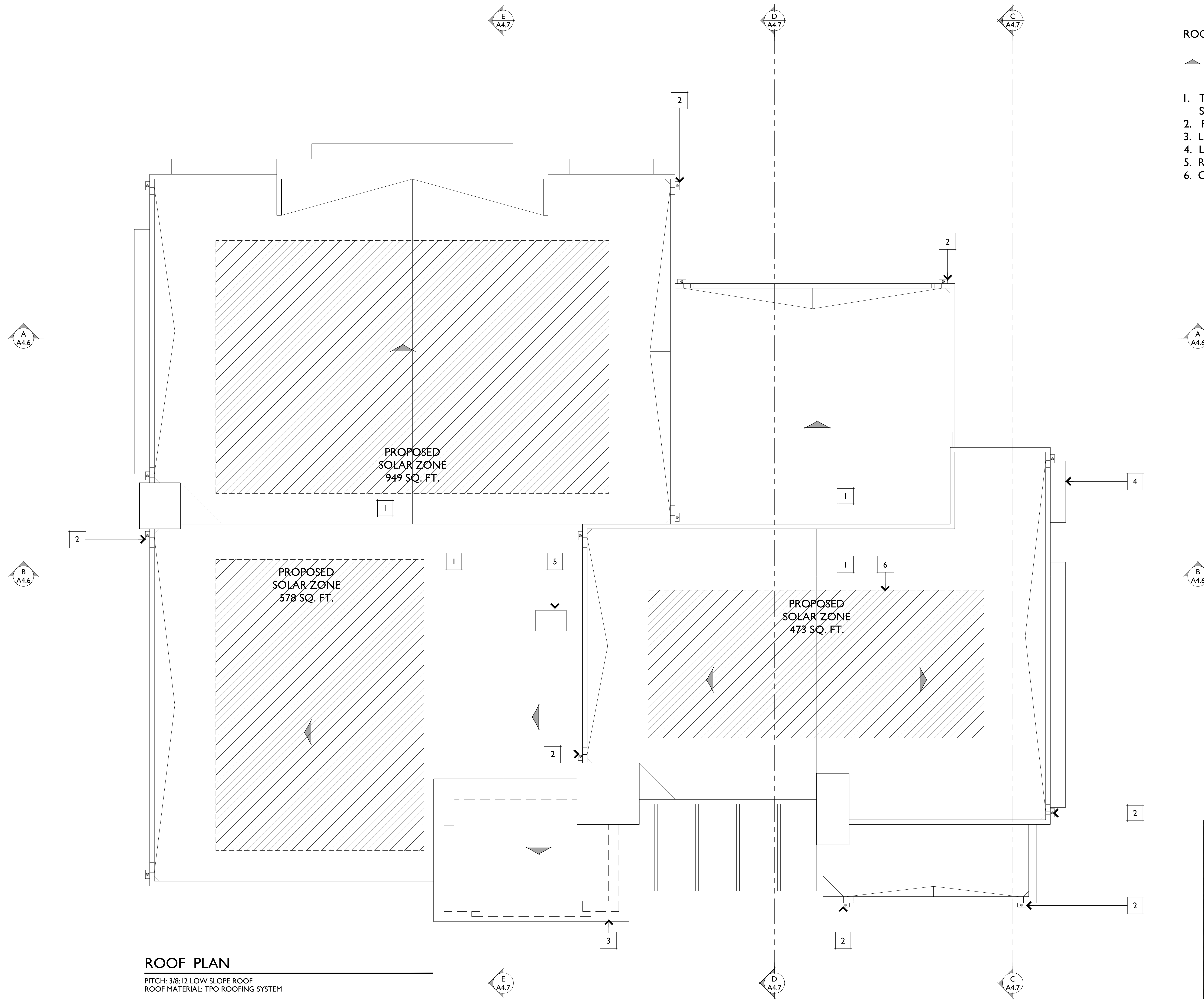
**EMERALD CITY**  
ENGINEERS, INC.



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Folsom, CA 95630  
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Fax: (916) 608-0701  
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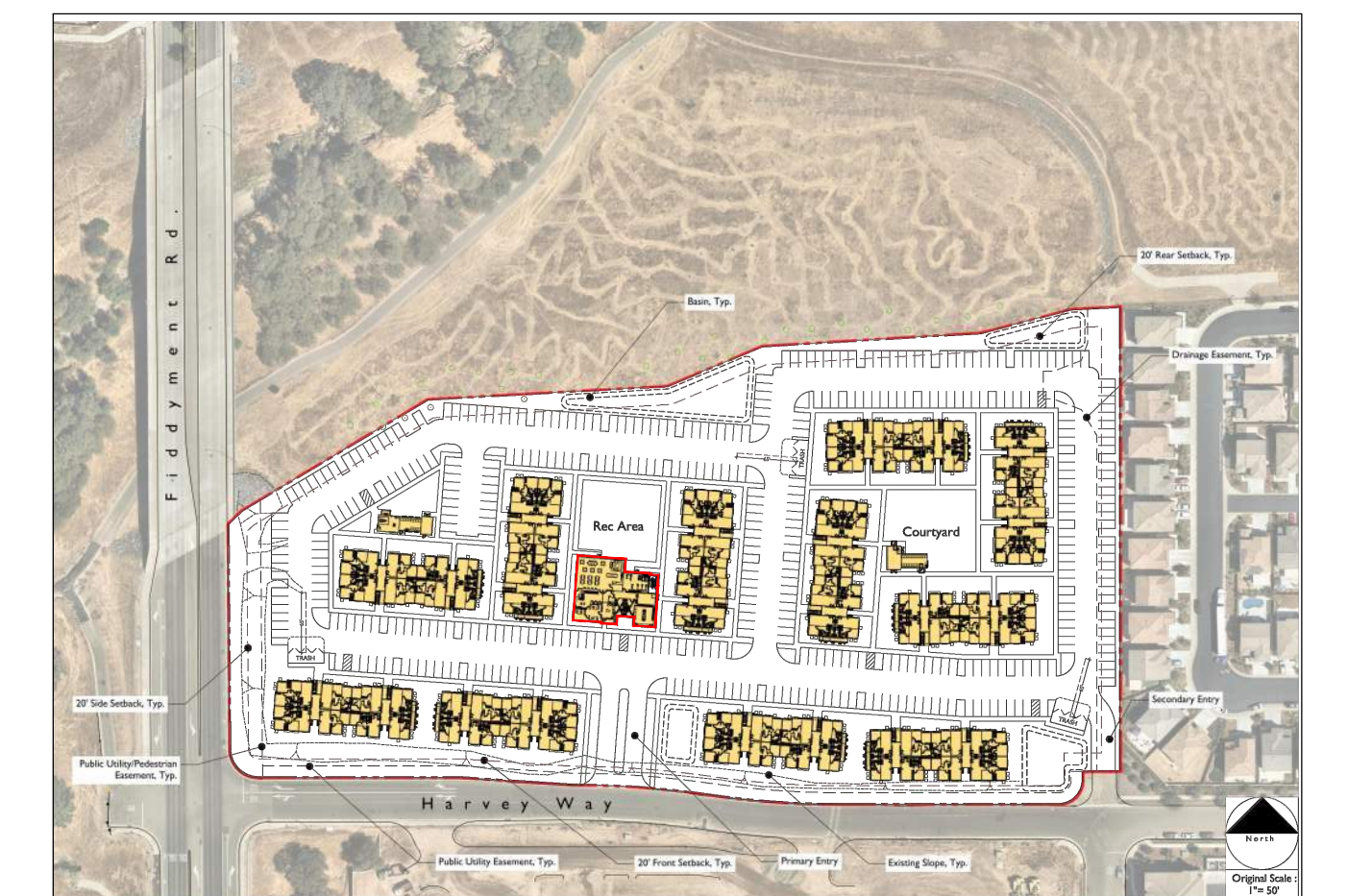


ROOF PLAN NOTES:

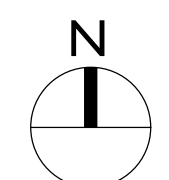
- ▲ INDICATES TPO ROOFING SYSTEM AT 3/8" FT. MIN. SLOPE AT ROOF SURFACES
- 1. TPO ROOFING SYSTEM 60 ML MIN. OVER PLYWOOD SHEATING AND ROOF FRAMING.
- 2. PRELIMINARY DRAINS AND DOWNSPOUTS
- 3. LINE OF ROOF CANOPY BELOW
- 4. LINE OF AWNING BELOW
- 5. ROOF ACCESS HATCH
- 6. OUTLINE OF PROPOSED SOLAR FIELD

ROOF PLAN

PITCH: 3/8:12 LOW SLOPE ROOF  
 ROOF MATERIAL: TPO ROOFING SYSTEM



KEY MAP



A 4.3

CLUBHOUSE BUILDING  
 Roof Plan  
 TERRACINA AT FIDDYMENT

1130 Harvey Way, Roseville, CA 95747

0 2 4 8  
 SCALE: 1/4" = 1'-0" 130.23182

- MATERIAL LEGEND**
- A. PARAPET WITH METAL COPING
  - B. BASE STUCCO
  - C. ACCENT STUCCO #2
  - D. ACCENT STUCCO #1
  - E. CEMENTITIOUS HORIZONTAL SIDINGS
  - F. CEMENTITIOUS TRIM
  - G. METAL CANOPY
  - H. METAL POST
  - K. METAL RAILING
  - L. STOREFRONT WINDOW
  - M. VINYL WINDOW
  - N. OBSCURE WINDOW
  - O. ENTRY DOOR
  - P. UTILITY DOOR
  - Q. STUCCO AWNING
  - R. LIGHT FIXTURE
  - S. ADDRESS SIGNAGE
  - T. STONE VENEER

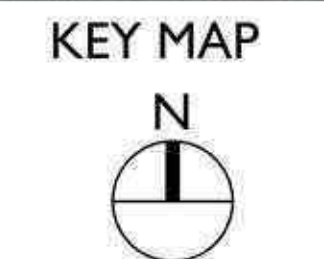
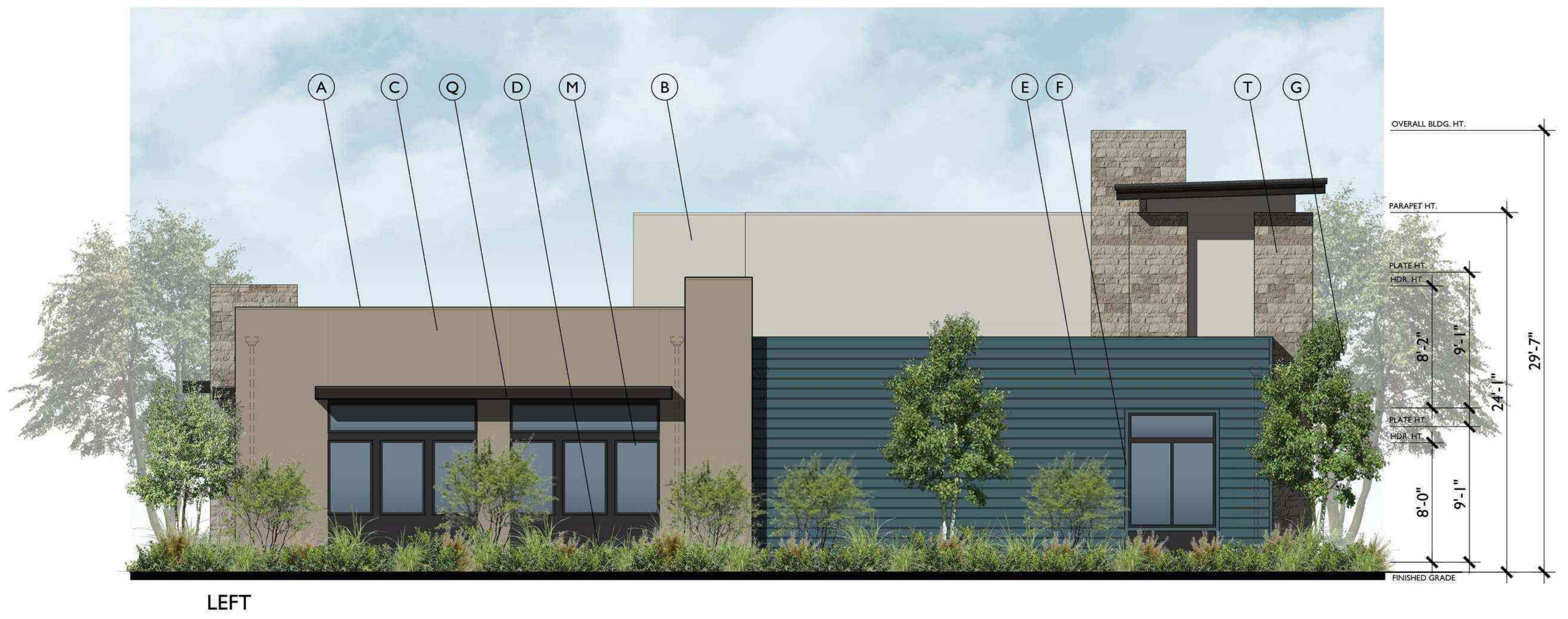
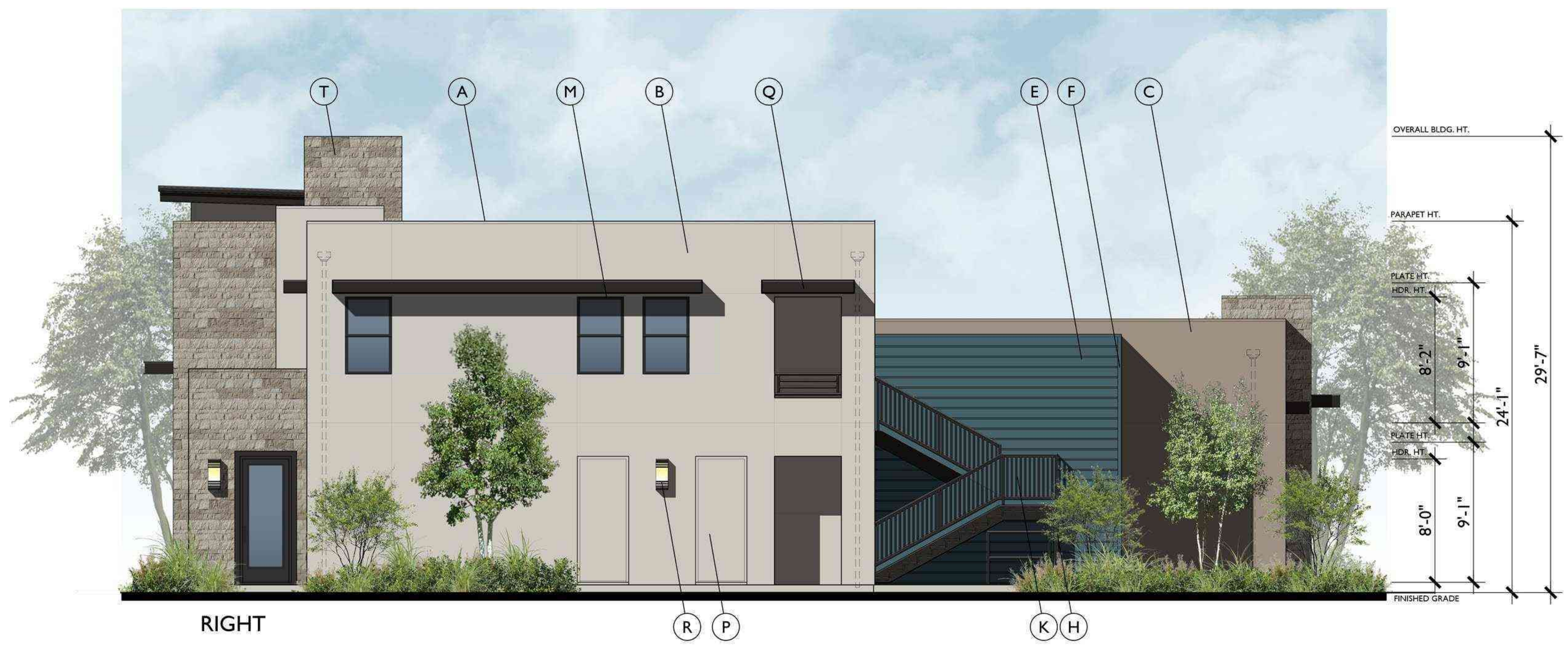


KEY MAP  
N  
**A 4.4**

**CLUBHOUSE BUILDING**  
Front and Rear Elevations  
**TERRACINA AT FIDDYMENT**

1130 Harvey Way, Roseville, CA 95747  
0 2 4 8  
SCALE: 1/4" = 1'-0"  
130.23182

- MATERIAL LEGEND**
- A. PARAPET WITH METAL COPING
  - B. BASE STUCCO
  - C. ACCENT STUCCO #2
  - D. ACCENT STUCCO #1
  - E. CEMENTITIOUS HORIZONTAL SIDINGS
  - F. CEMENTITIOUS TRIM
  - G. METAL CANOPY
  - H. METAL POST
  - K. METAL RAILING
  - L. STOREFRONT WINDOW
  - M. VINYL WINDOW
  - N. OBSCURE WINDOW
  - O. ENTRY DOOR
  - P. UTILITY DOOR
  - Q. STUCCO AWNING
  - R. LIGHT FIXTURE
  - S. ADDRESS SIGNAGE
  - T. STONE VENEER



A 4.5

**CLUBHOUSE BUILDING**  
Left and Right Elevations  
**TERRACINA AT FIDDYMENT**

1130 Harvey Way, Roseville, CA 95747  
0 2 4 8  
SCALE: 1/4" = 1'-0"  
130.23182

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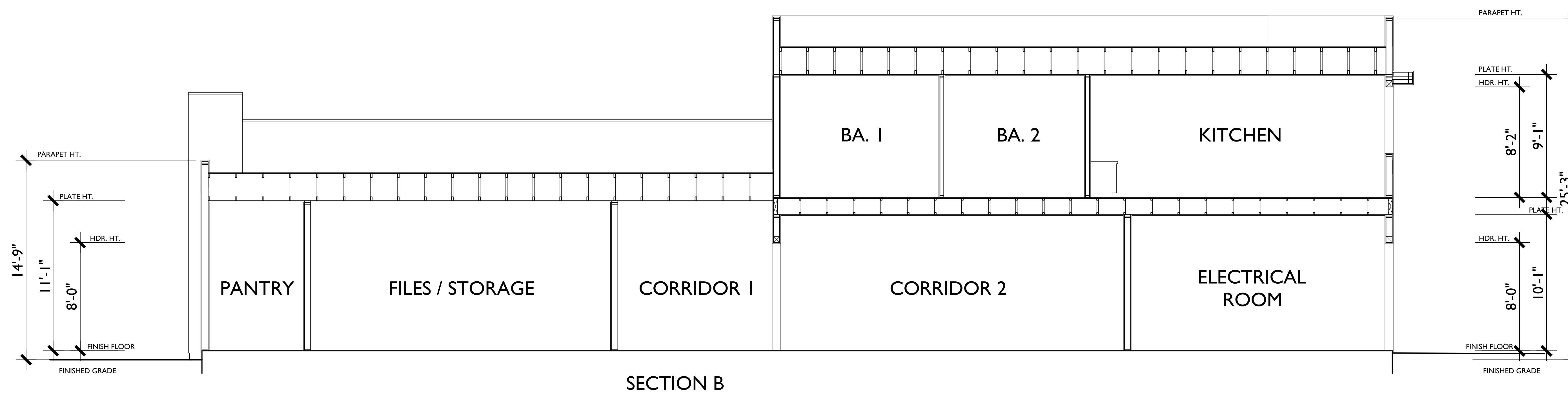
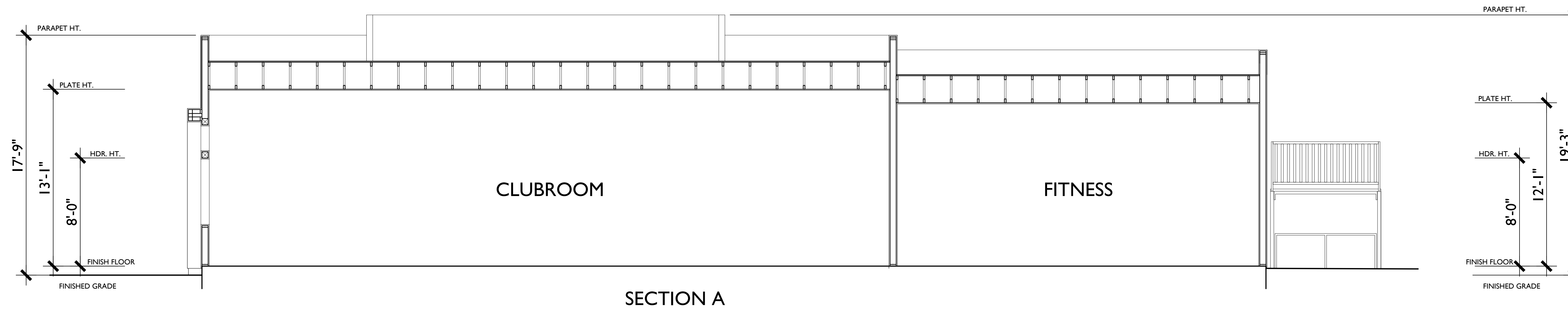
**JETT**  
LANDSCAPE ARCHITECTURE + DESIGN

**EMERALD CITY**  
ENGINEERS, INC.

785 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701  
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**CLUBHOUSE BUILDING**  
 Building Sections  
**TERRACINA AT FIDDYMENT**

A 4.6

1130 Harvey Way, Roseville, CA 95747

0 2 4 8  
 SCALE: 1/4" = 1'-0"  
 130.23182

04.01.24

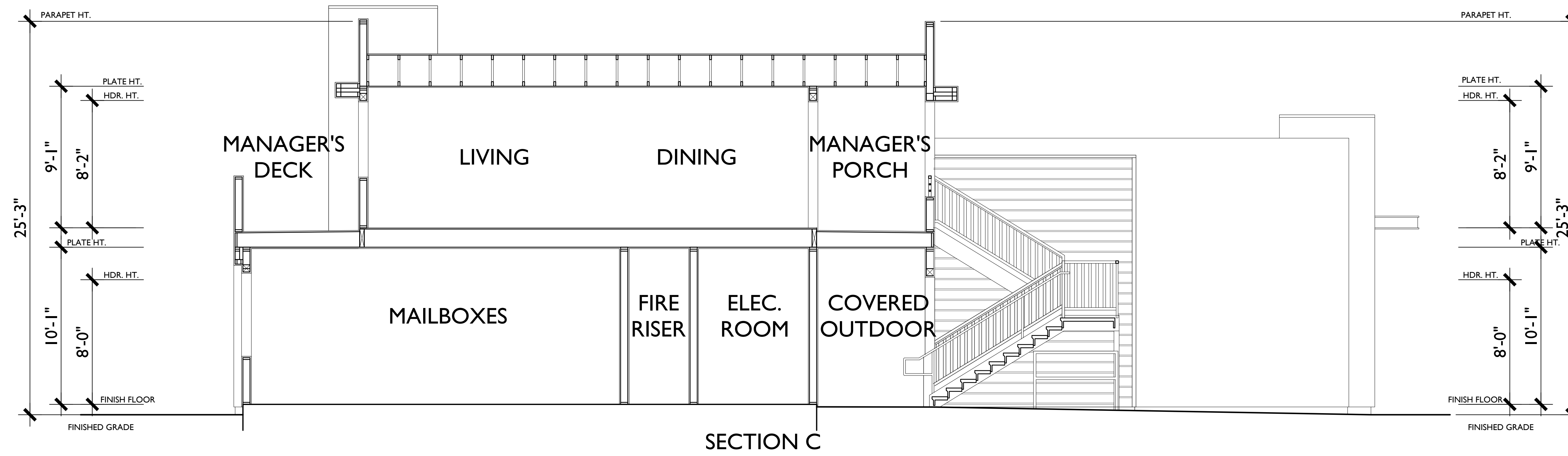
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**JETT**  
 LANDSCAPE ARCHITECTURE + DESIGN

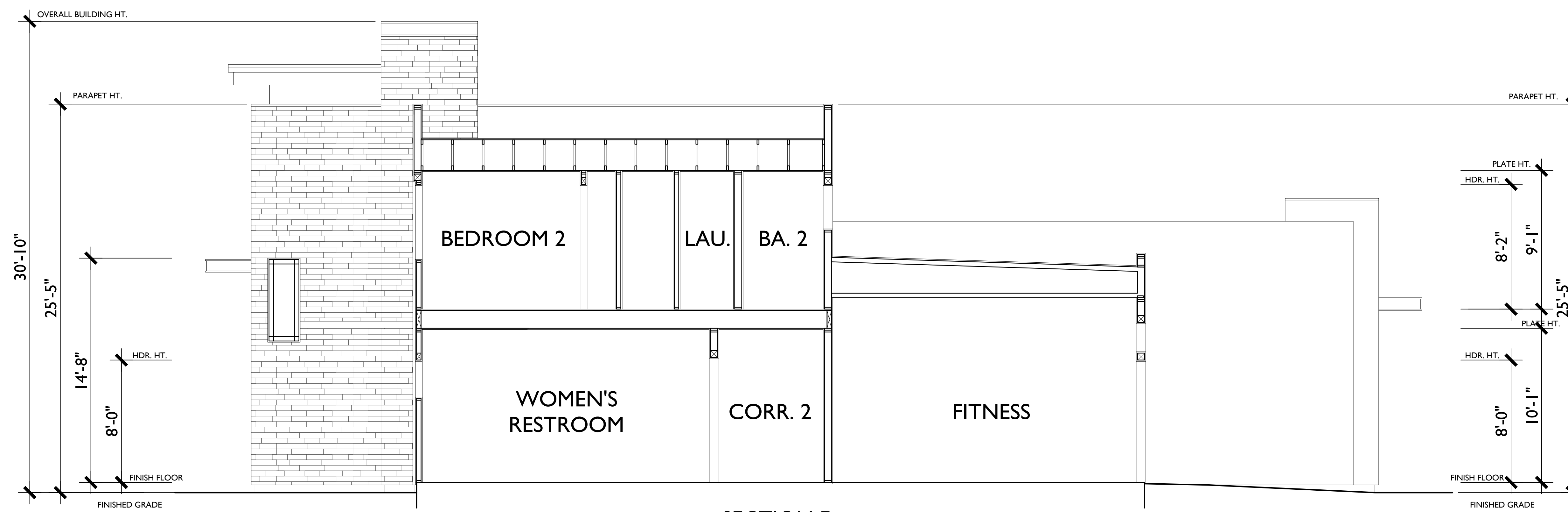
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**TSD ENGINEERING, INC.**  
 expect more.

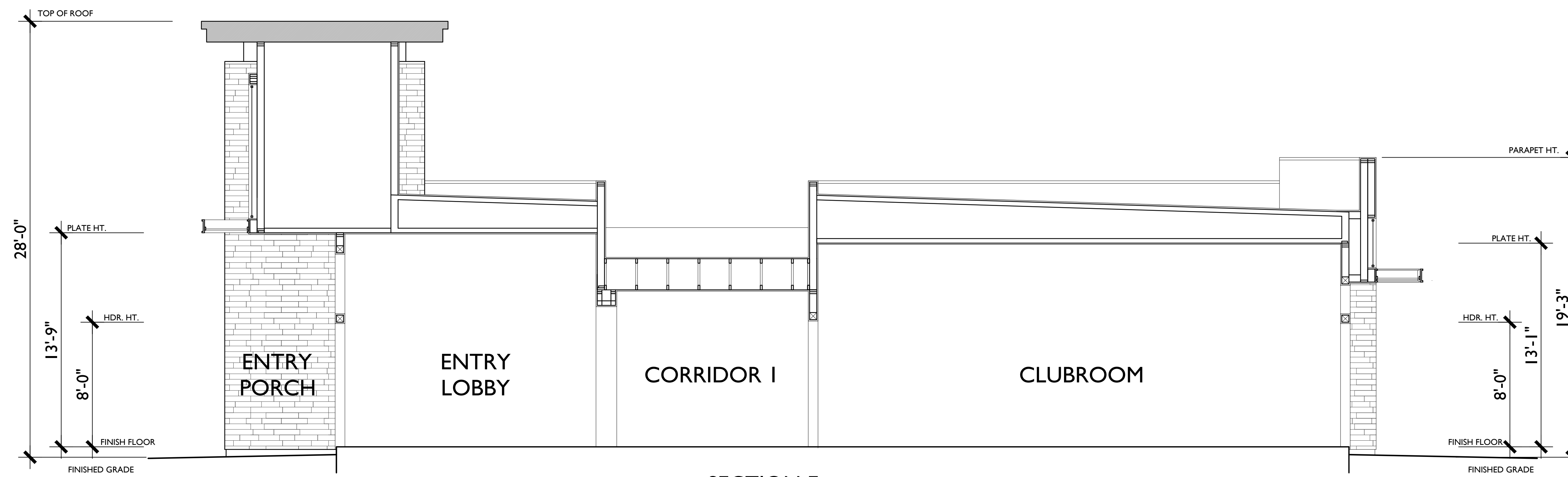
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SECTION C



SECTION D



SECTION E

**CLUBHOUSE BUILDING**  
Building Sections  
**TERRACINA AT FIDDYMENT**

A 4.7

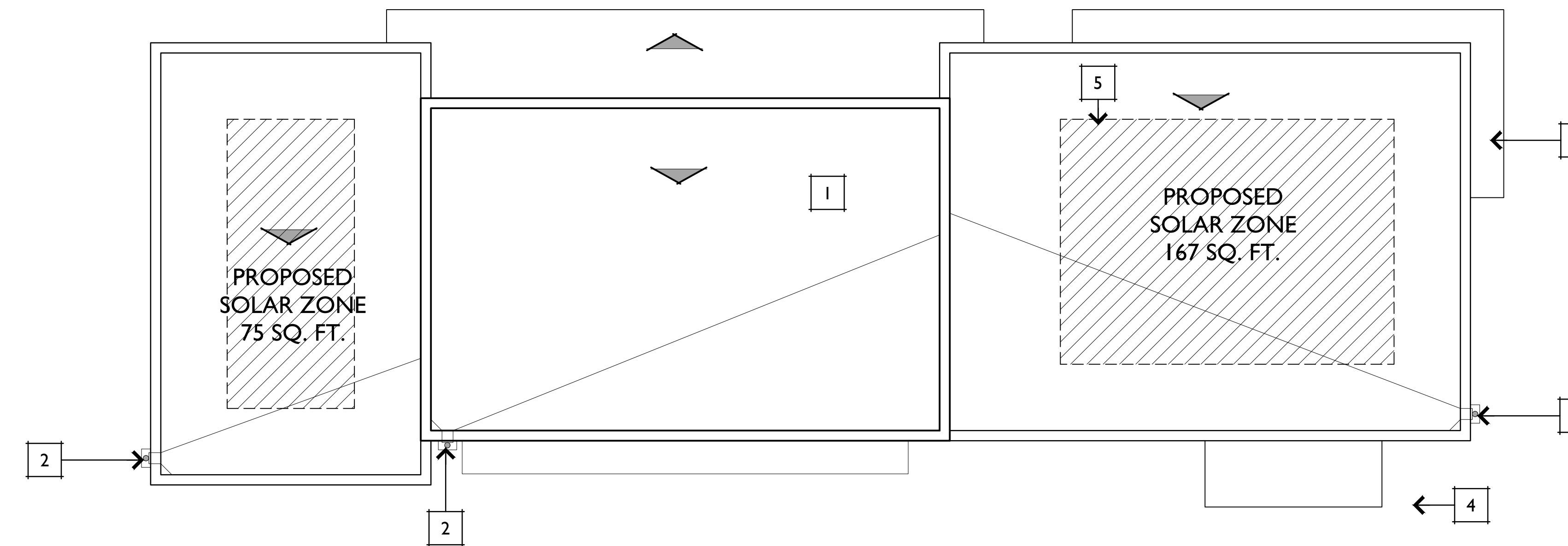
1130 Harvey Way, Roseville, CA 95747  
0 2 4 8  
SCALE: 1/4" = 1'-0"  
130.23182

04.01.24

ROOF PLAN NOTES:

▲ INDICATES TPO ROOFING SYSTEM AT 3/8" / FT. MIN. SLOPE AT ROOF SURFACES

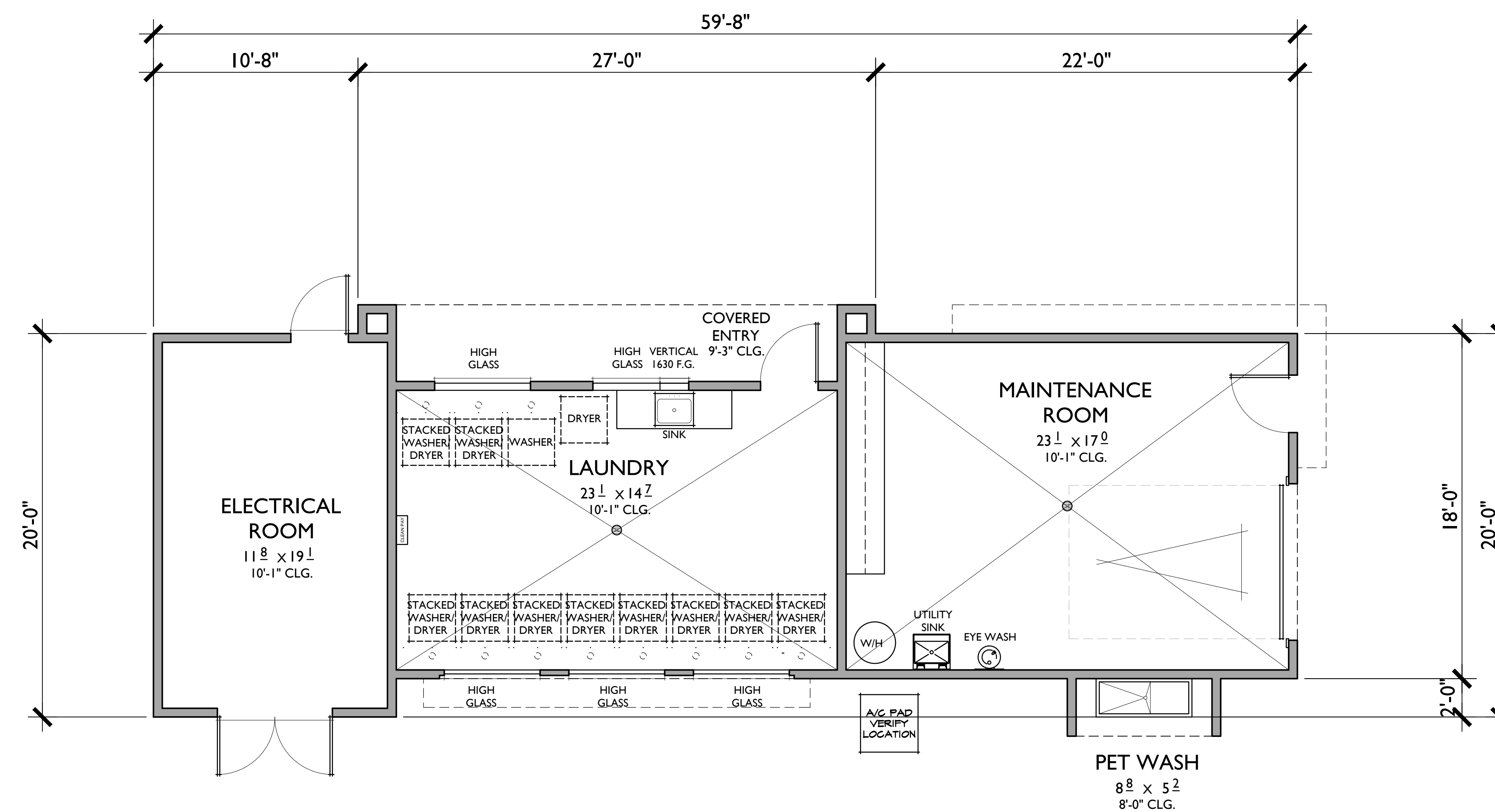
1. TPO ROOFING SYSTEM 60 ML MIN. OVER PLYWOOD SHEATING AND ROOF FRAMING.
2. PRELIMINARY DRAINS AND DOWNSPOUTS
3. LINE OF ROOF CANOPY BELOW
4. LINE OF METAL AWNING BELOW
5. OUTLINE OF PROPOSED SOLAR FIELD



ROOF PLAN

PITCH: 3/8:12 LOW SLOPE ROOF  
ROOF MATERIAL: TPO ROOFING SYSTEM

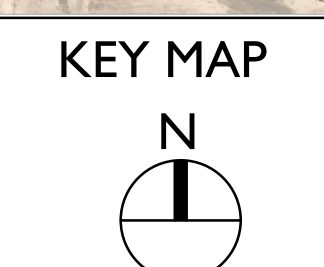
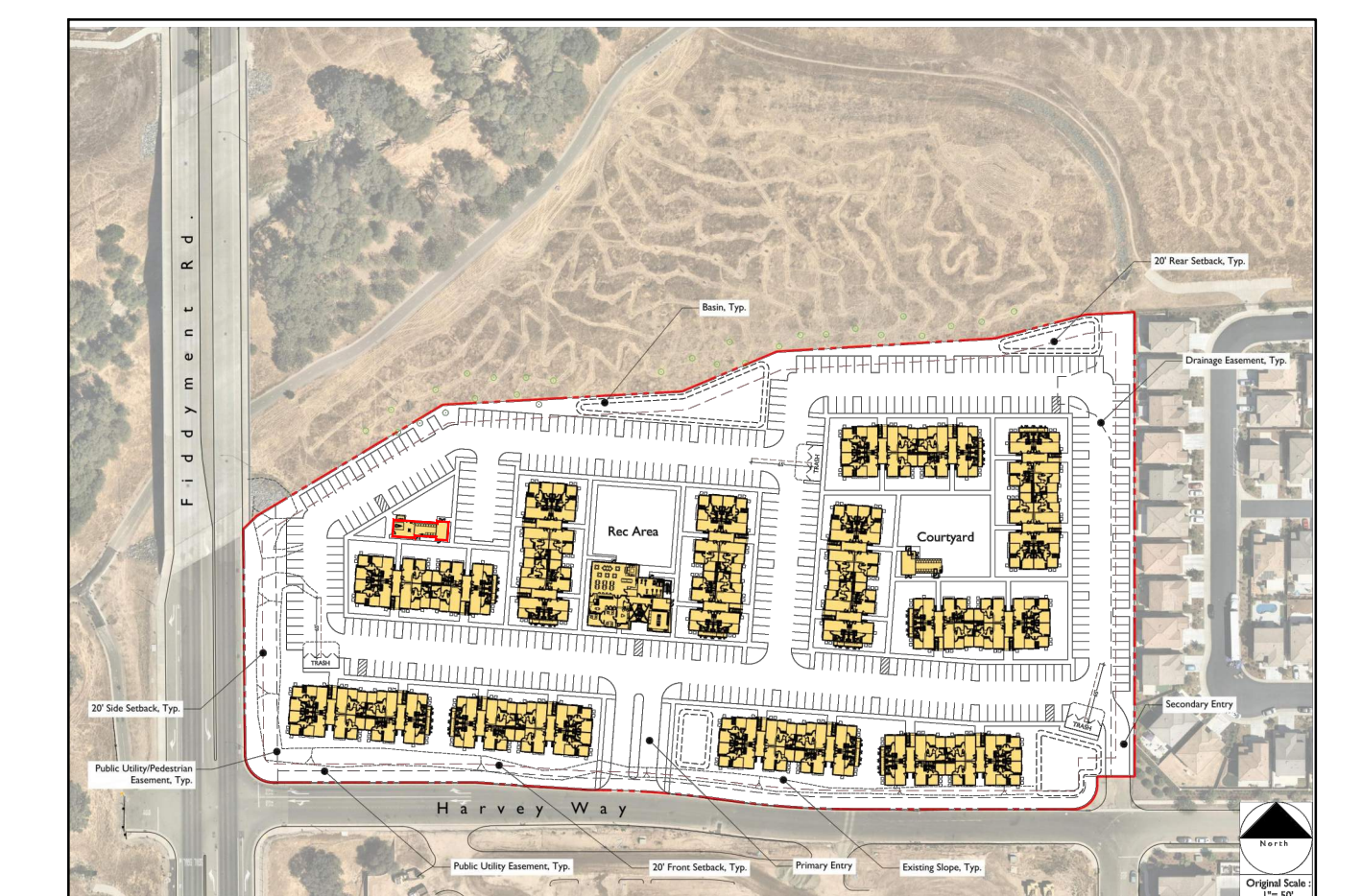
ROOF PLAN



FLOOR PLAN

FLOOR AREA TABLE	
MAINTENANCE ROOM	425 SQ. FT.
LAUNDRY	364 SQ. FT.
ELECTRICAL ROOM	254 SQ. FT.
<b>TOTAL INDOOR AREA</b>	<b>1043 SQ. FT.</b>
COVERED ENTRY	94 SQ. FT.
PET WASH	25 SQ. FT.
<b>TOTAL BUILDING AREA</b>	<b>1162 SQ. FT.</b>

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



A 5.1

LAUNDRY & MAINTENANCE BUILDING

TERRACINA AT FIDDYMENT

1130 Harvey Way, Roseville, CA 95747

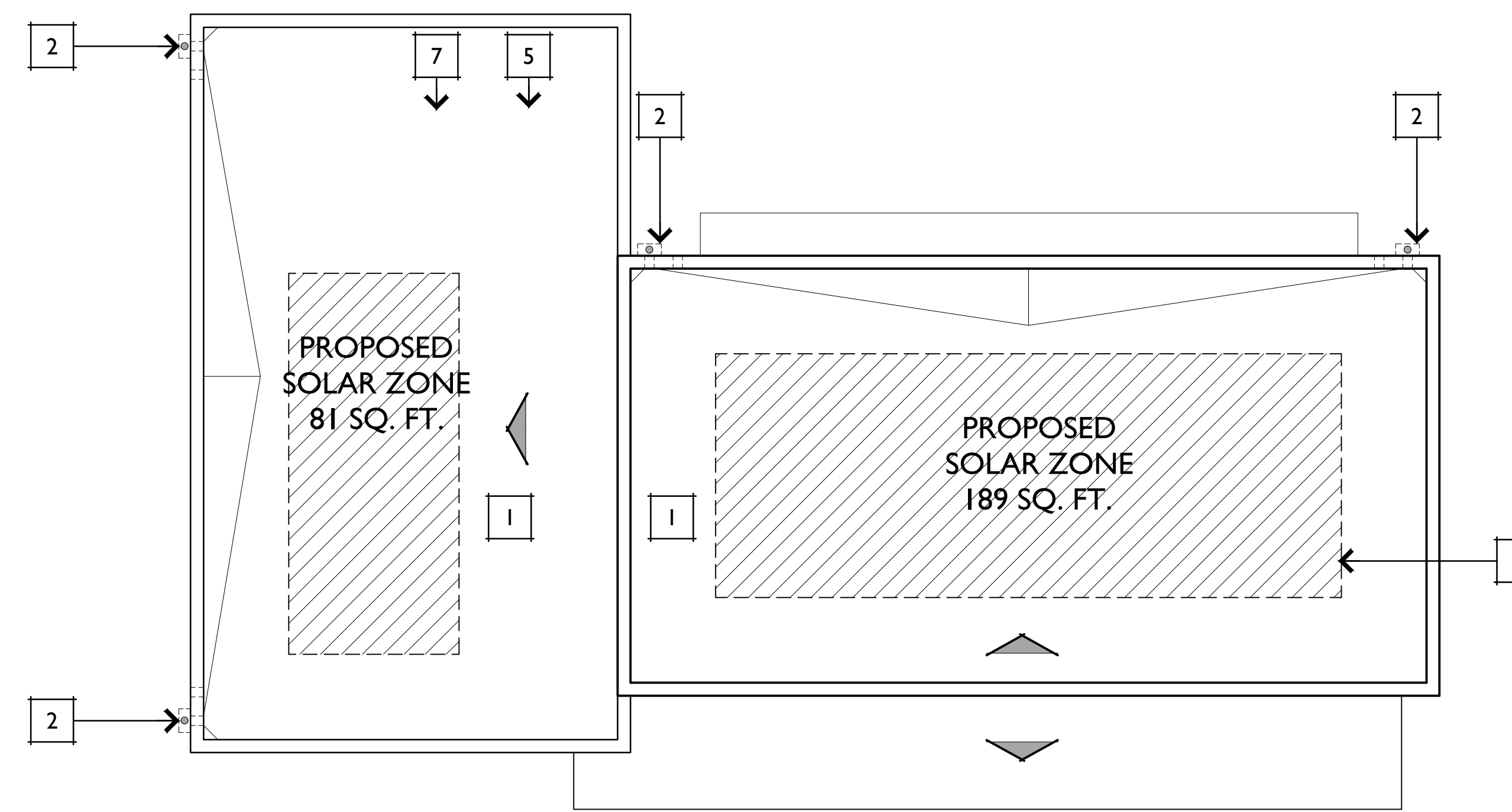
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130.23182

04.01.24

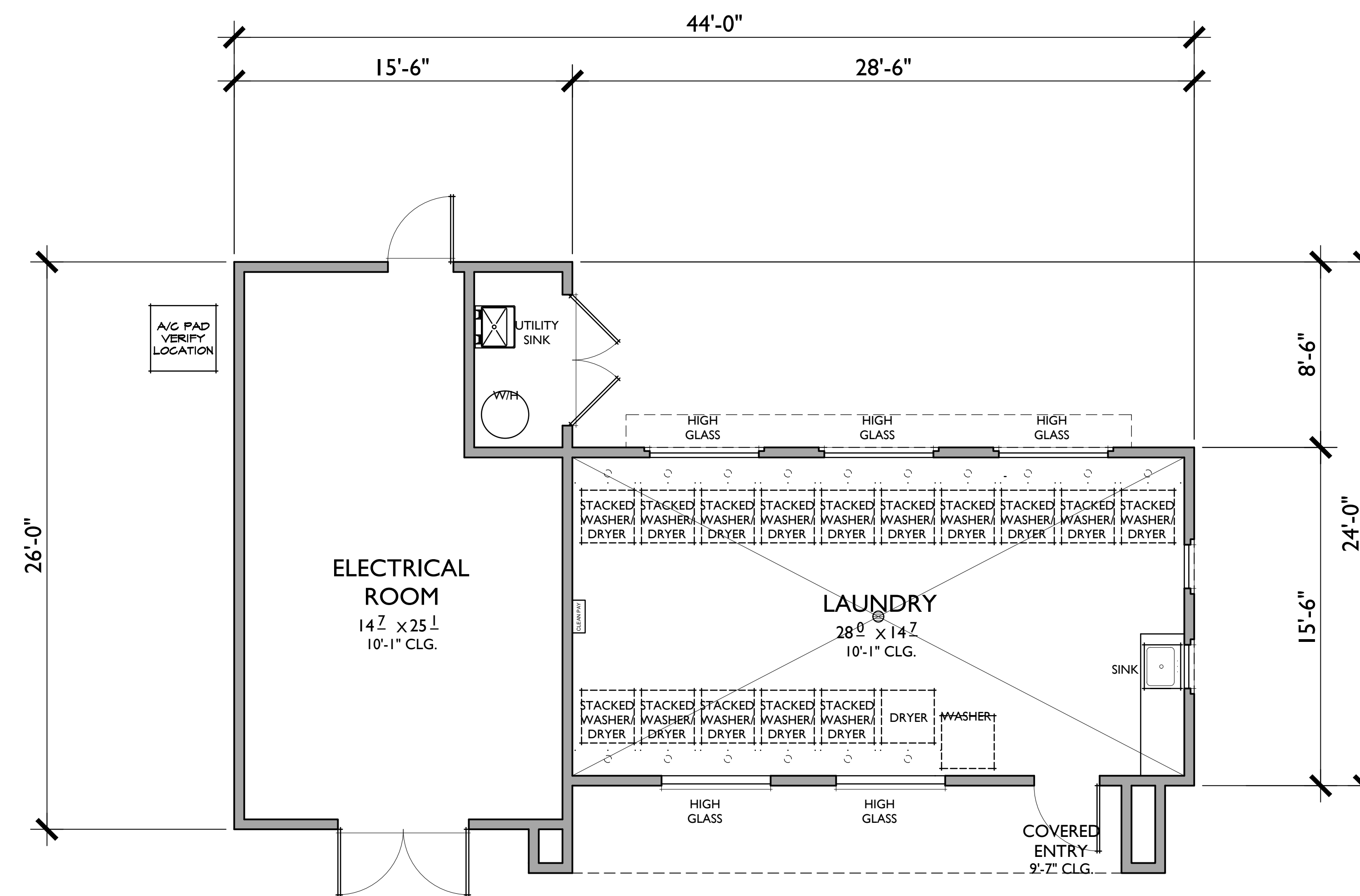
ROOF PLAN NOTES:

▲ INDICATES TPO ROOFING SYSTEM AT 3/8" / FT. MIN. SLOPE AT ROOF SURFACES

1. TPO ROOFING SYSTEM 60 ML MIN. OVER PLYWOOD SHEATING AND ROOF FRAMING.
2. PRELIMINARY DRAINS AND DOWNSPOUTS
3. LINE OF ROOF CANOPY BELOW
4. LINE OF METAL AWNING BELOW
5. PROPOSED WALKING PAD
6. OUTLINE OF PROPOSED SOLAR FIELD
7. ROOF ACCESS HATCH



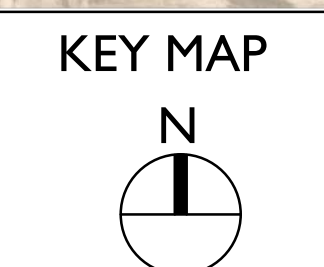
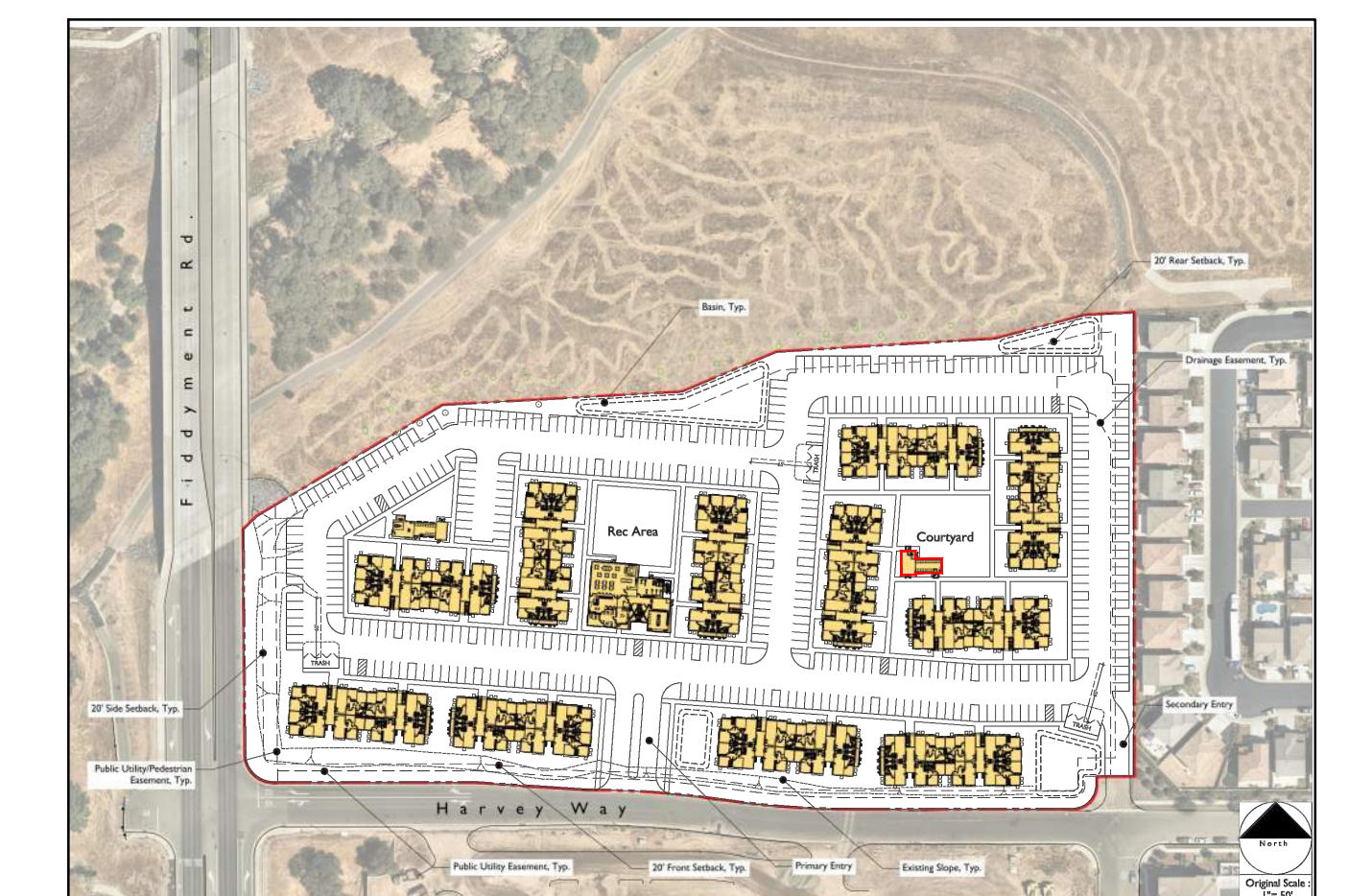
ROOF PLAN



FLOOR PLAN

FLOOR AREA TABLE	
LAUNDRY	441 SQ. FT.
ELECTRICAL ROOM	365 SQ. FT.
JANITOR	39 SQ. FT.
<b>TOTAL INDOOR AREA</b>	<b>845 SQ. FT.</b>
COVERED ENTRY	110 SQ. FT.
<b>TOTAL BUILDING AREA</b>	<b>955 SQ. FT.</b>

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



A 5.2

LAUNDRY BUILDING  
TERRACINA AT FIDDYMENT

1130 Harvey Way, Roseville, CA 95747

0 2 4 8  
SCALE: 1/4" = 1'-0"  
130.23182

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ENGINEERS, INC

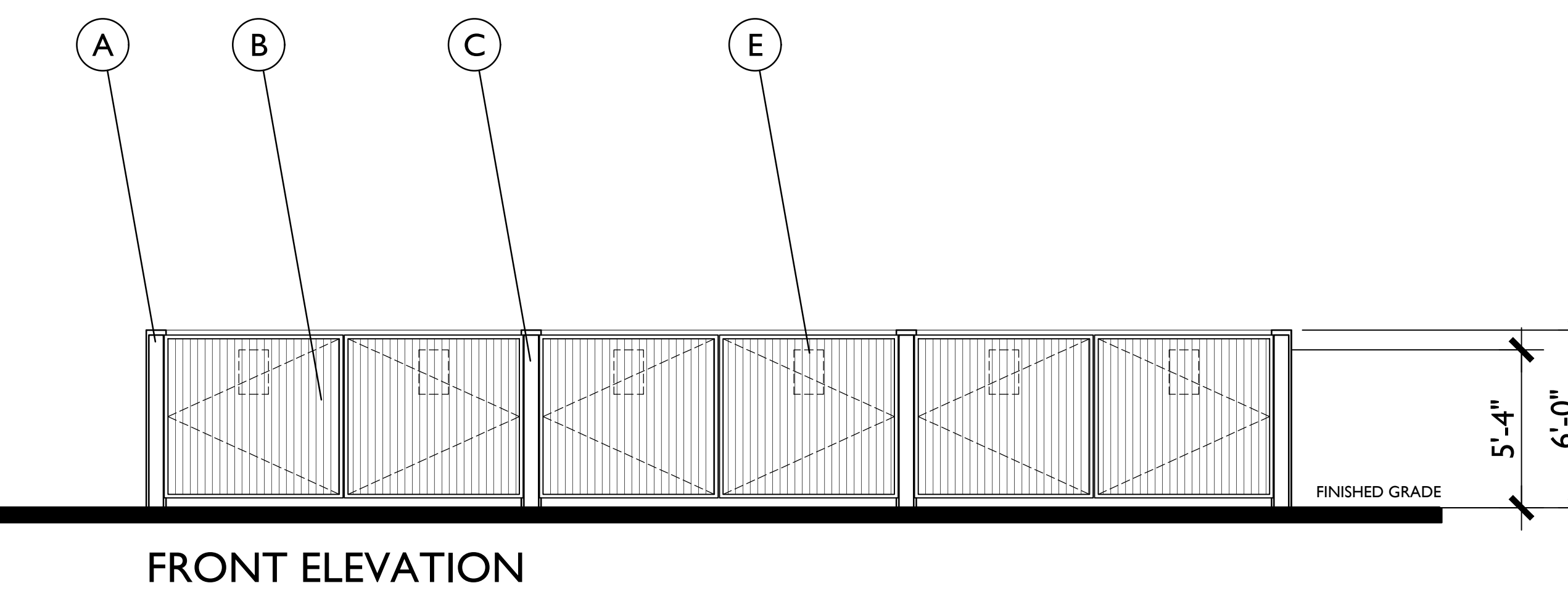
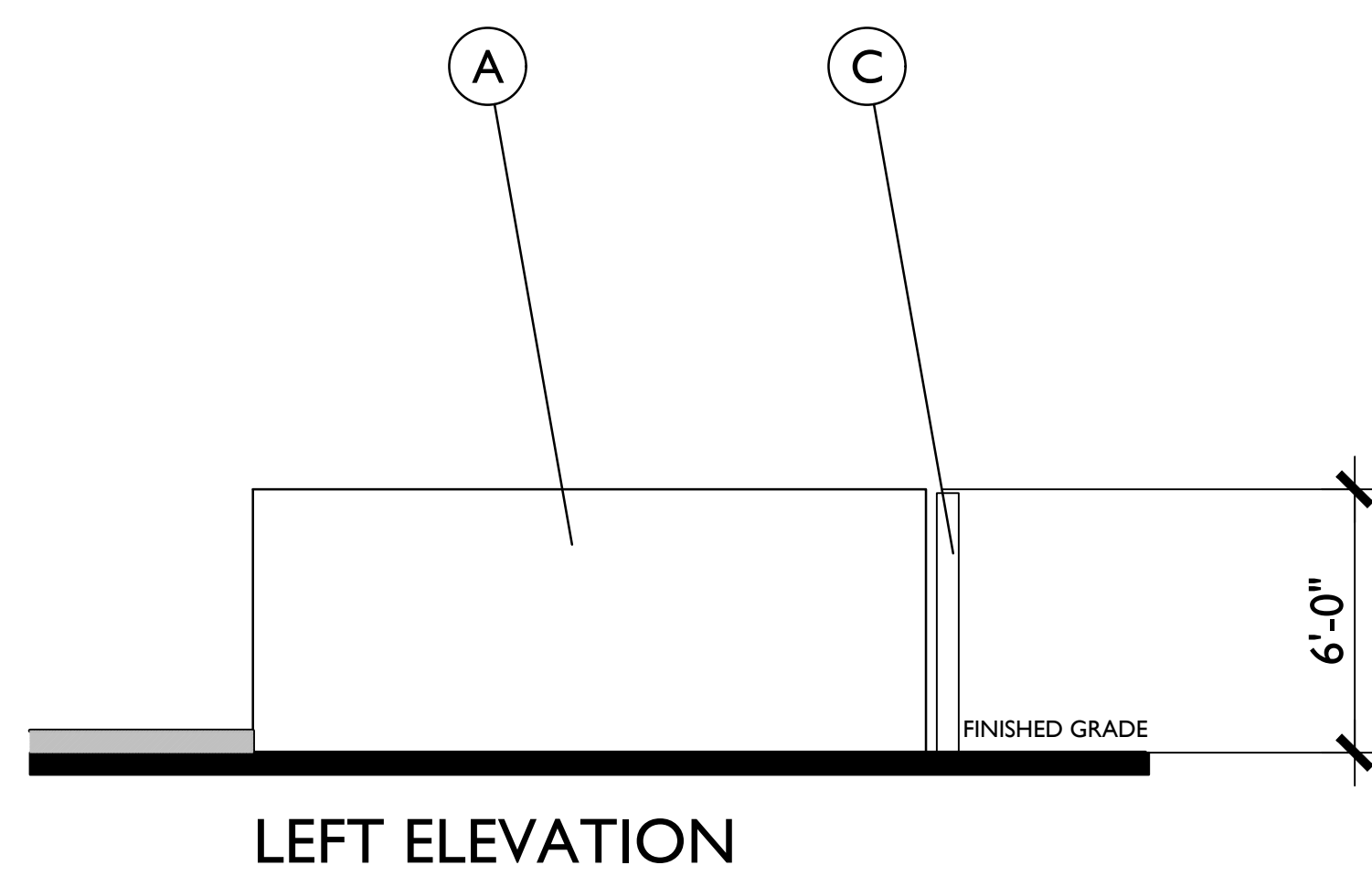
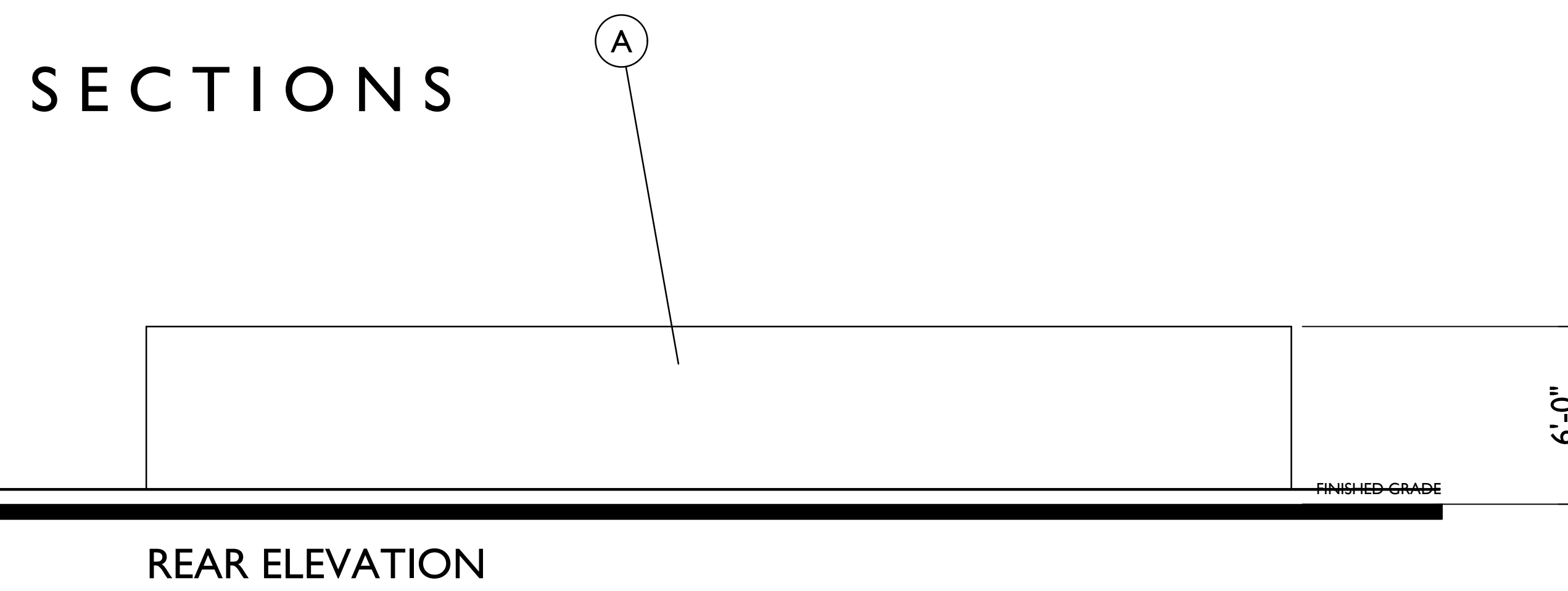
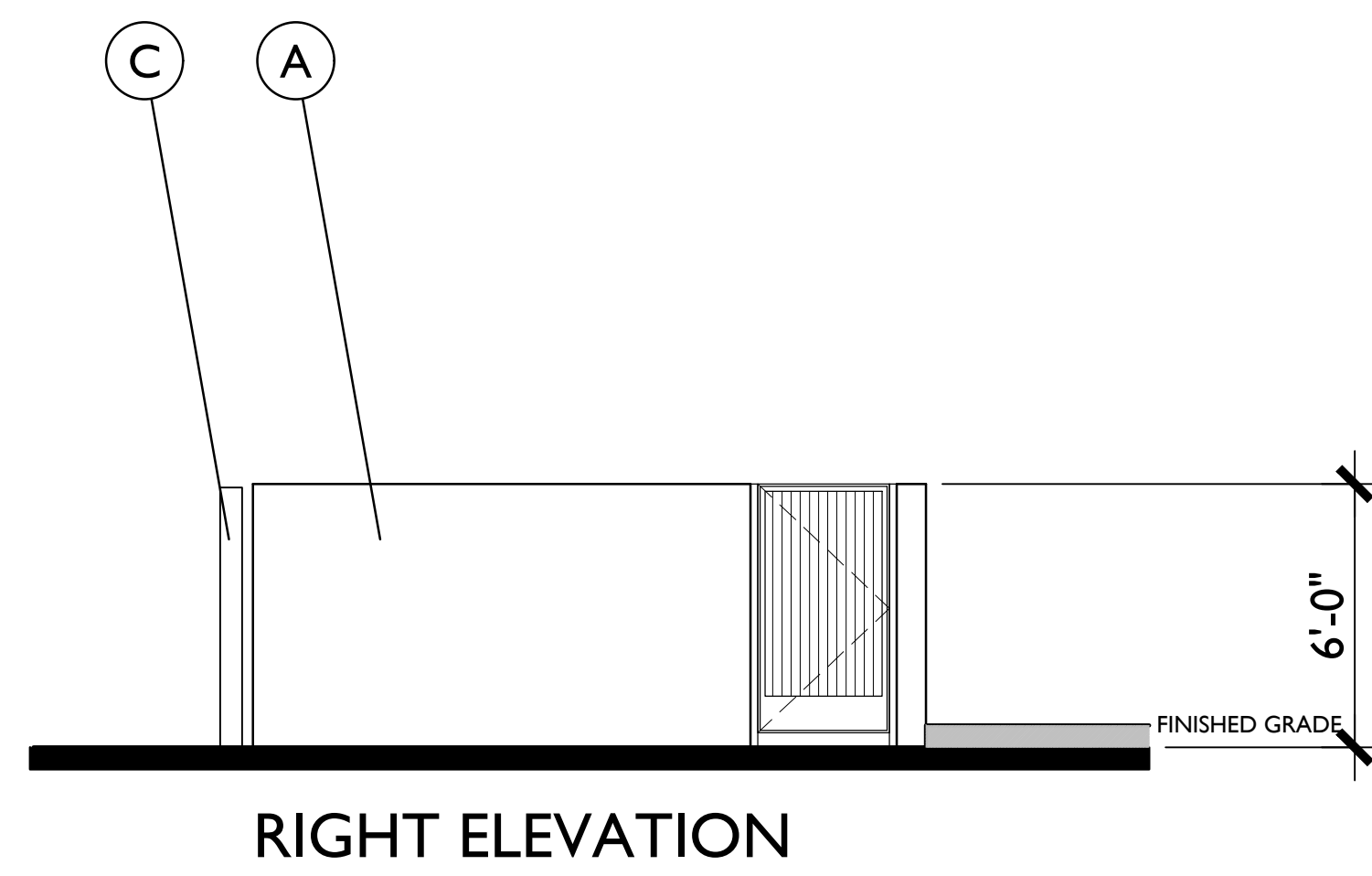
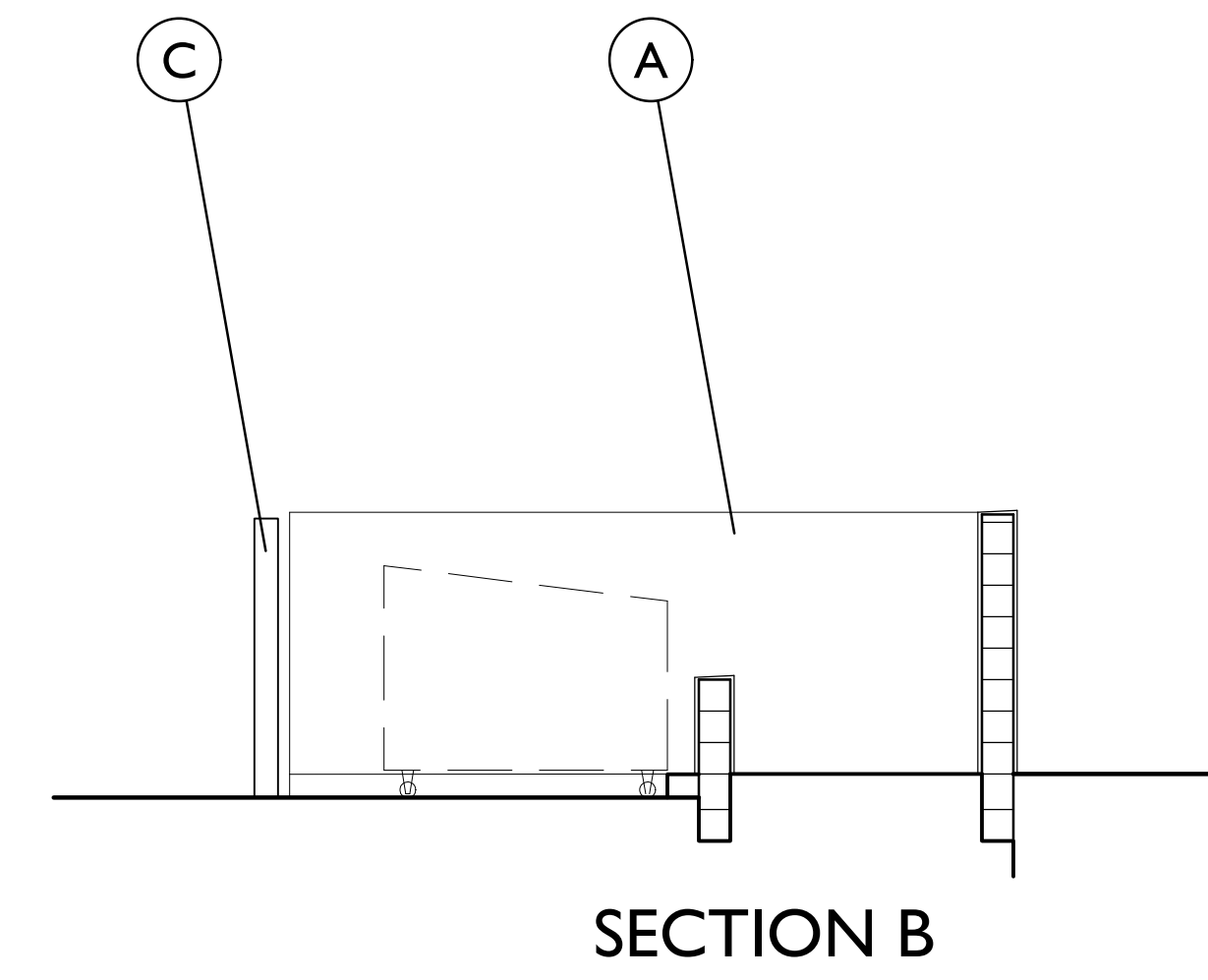
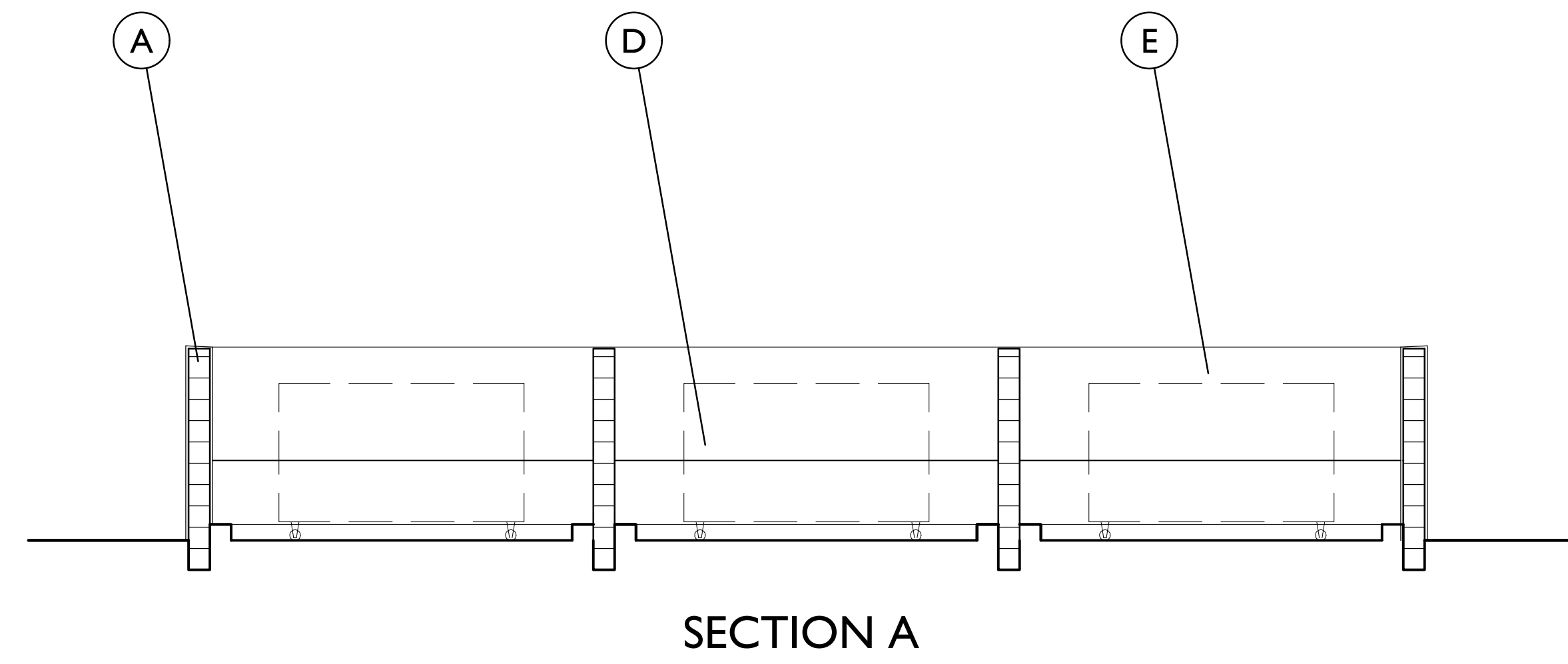
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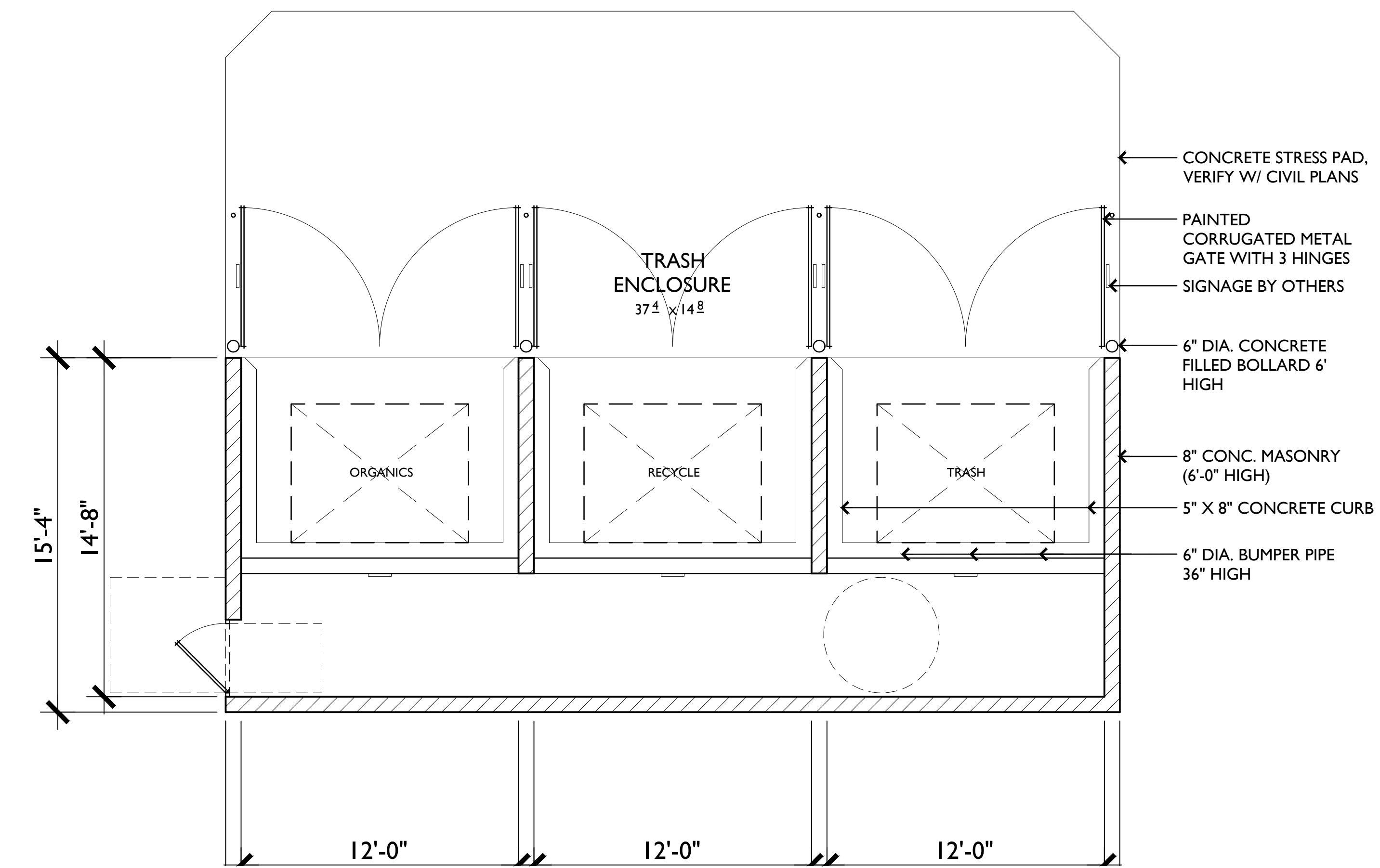
04.01.24

**MATERIAL LEGEND**

- A. EXTERIOR PLASTER O/ 8" CONCRETE MASONRY WALL
- B. PAINTED CORRUGATED METAL GATE W/ 3 HINGES
- C. 6" DIA. CONCRETE FILLED BOLLARDS 6' HIGH
- D. 6" DIA. BUMPER PIPE 36" HIGH
- E. SIGNAGE BY OTHERS



**ELEVATIONS**



**FLOOR PLAN**  
593 SQ. FT.

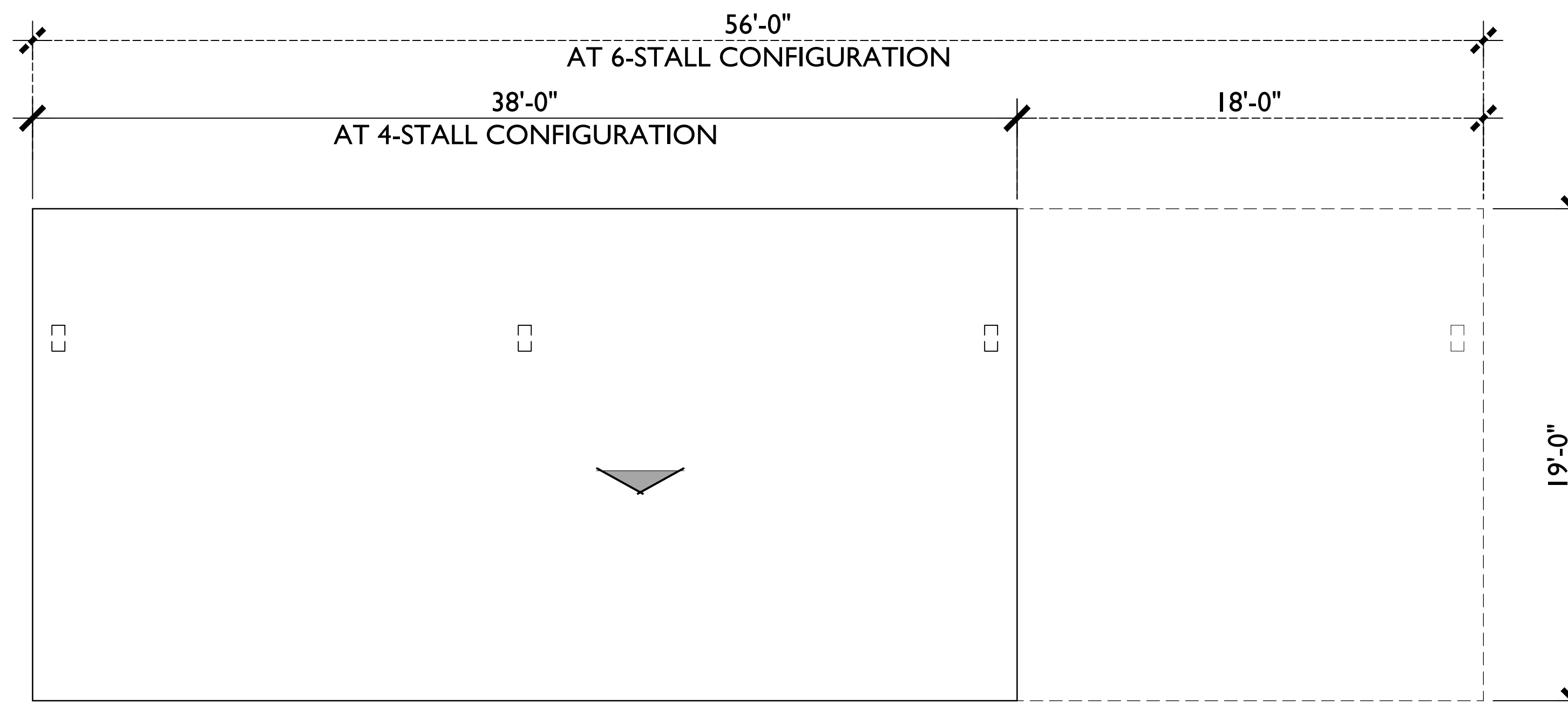
**A 5.3**

**TRASH ENCLOSURE**  
**TERRACINA AT FIDDYMENT**

1130 Harvey Way, Roseville, CA 95747

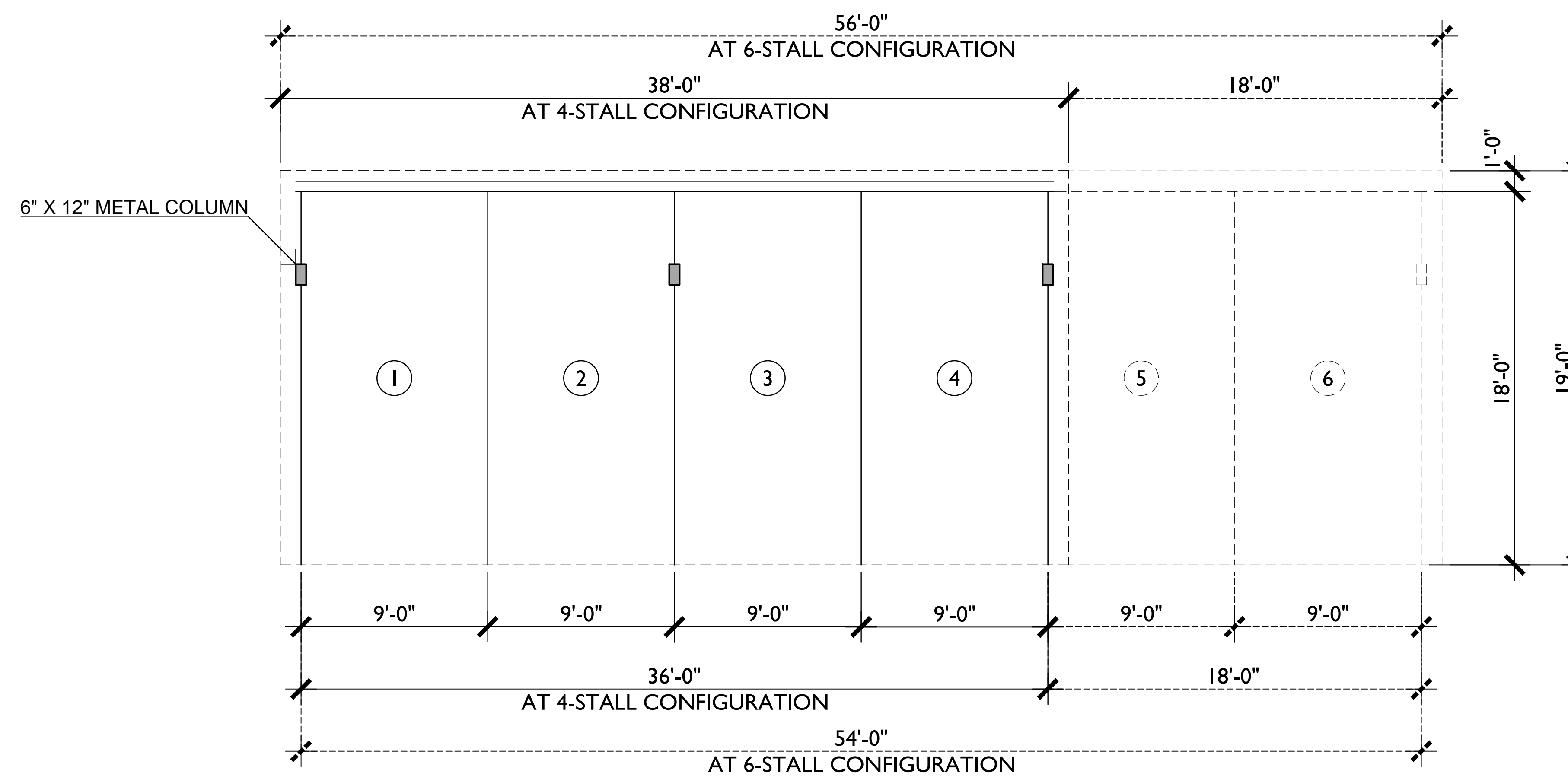
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SCALE: 1/4" = 1'-0" 130.23182

04.01.24



**ROOF PLAN**

PITCH: 1/4:12  
 ROOF MATERIAL: CORRUGATED METAL

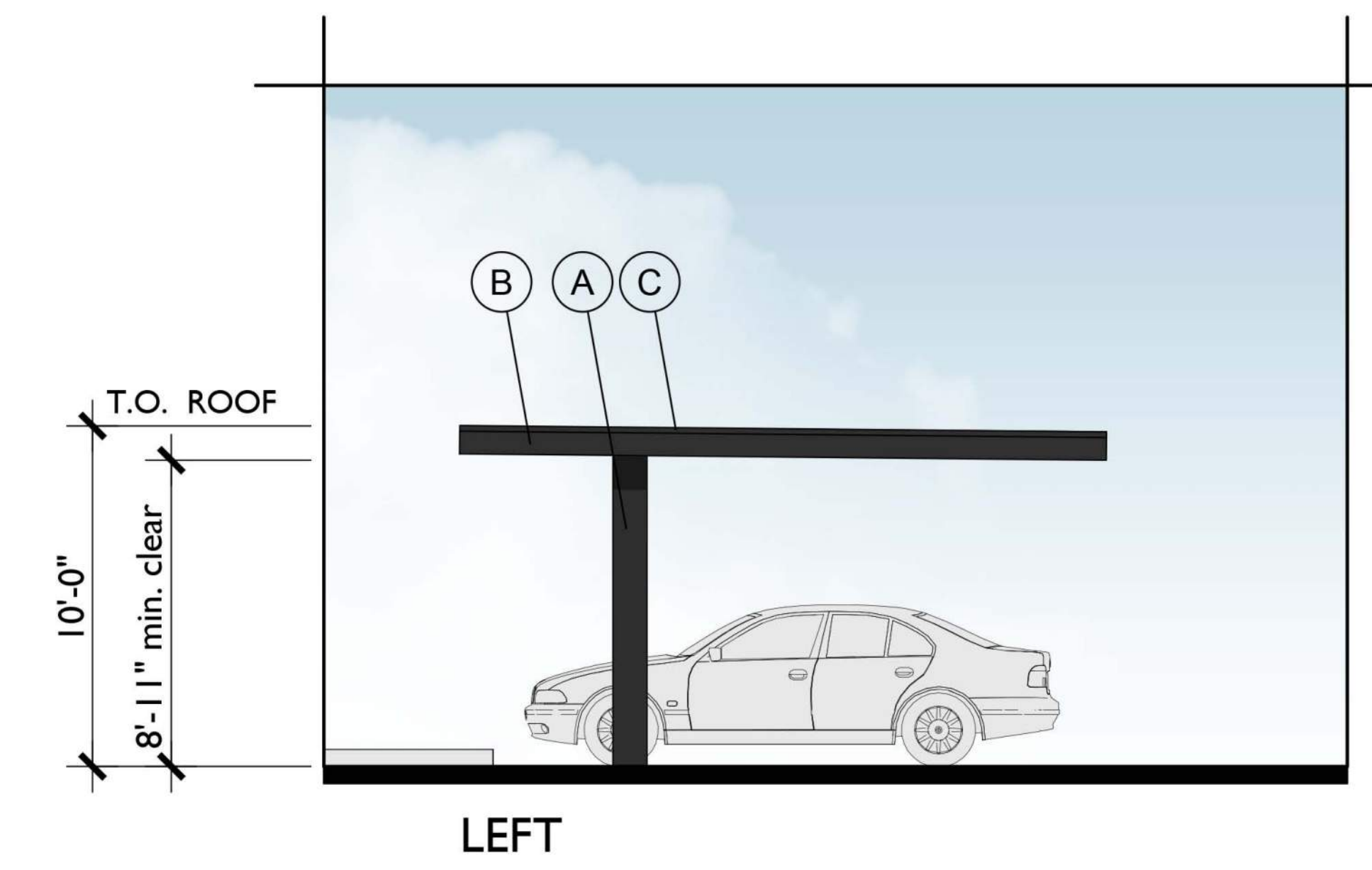
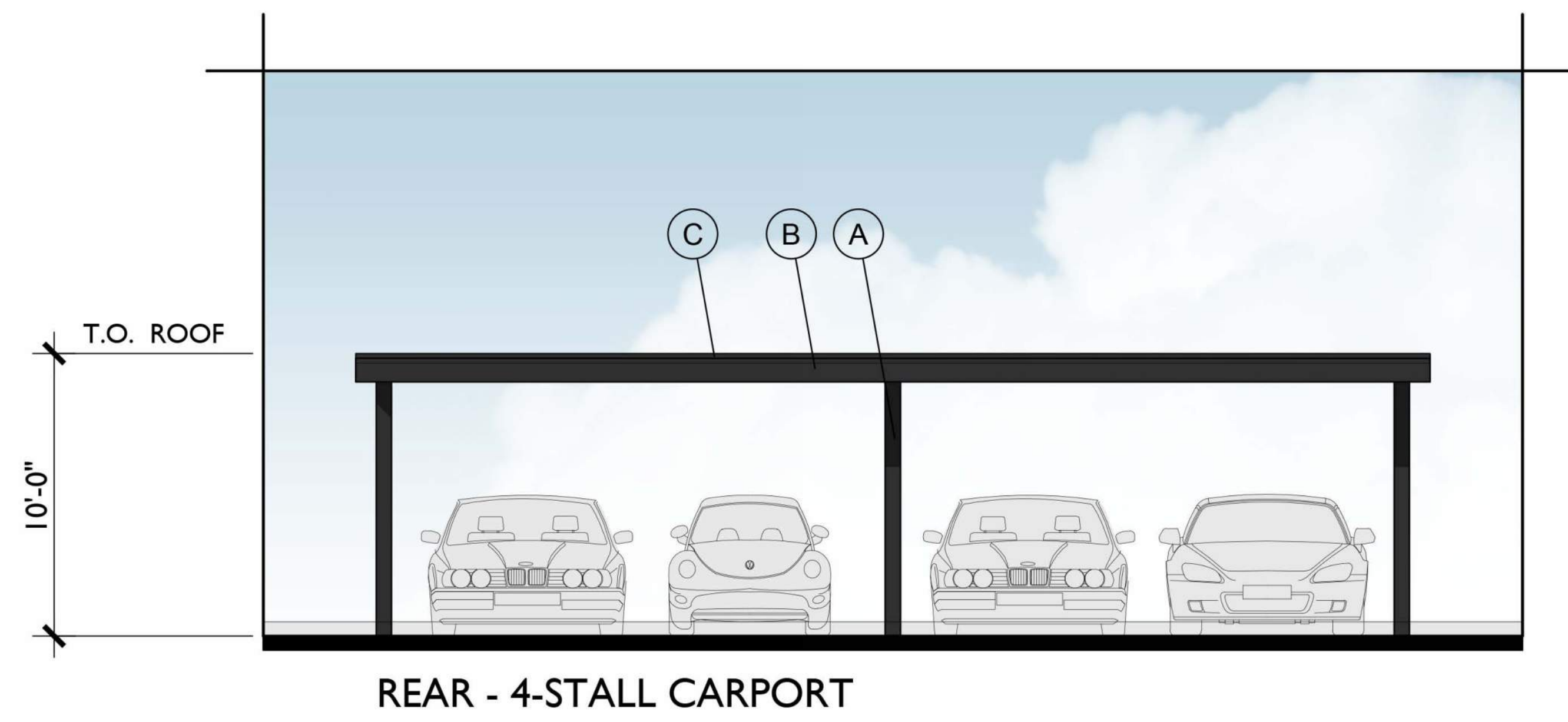
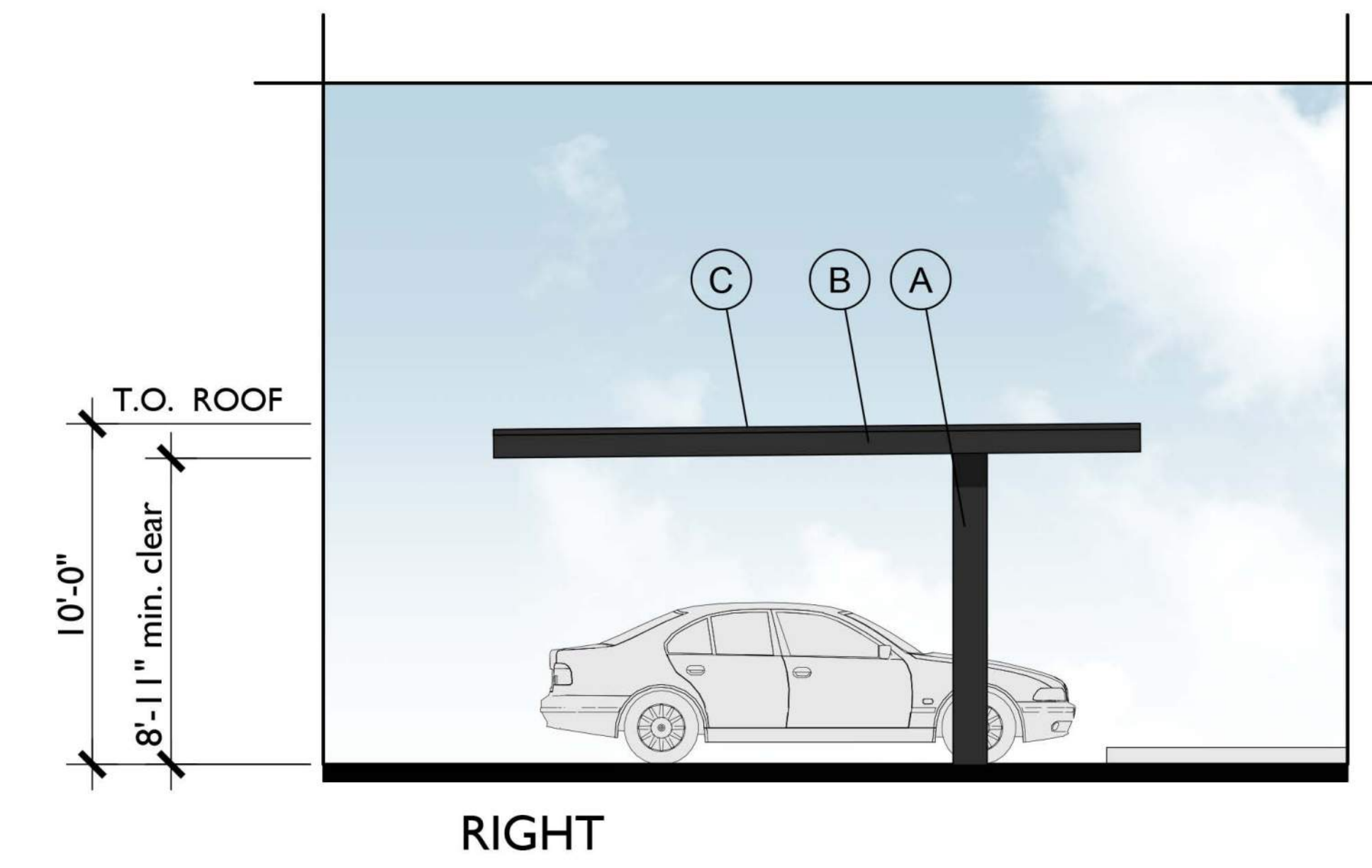
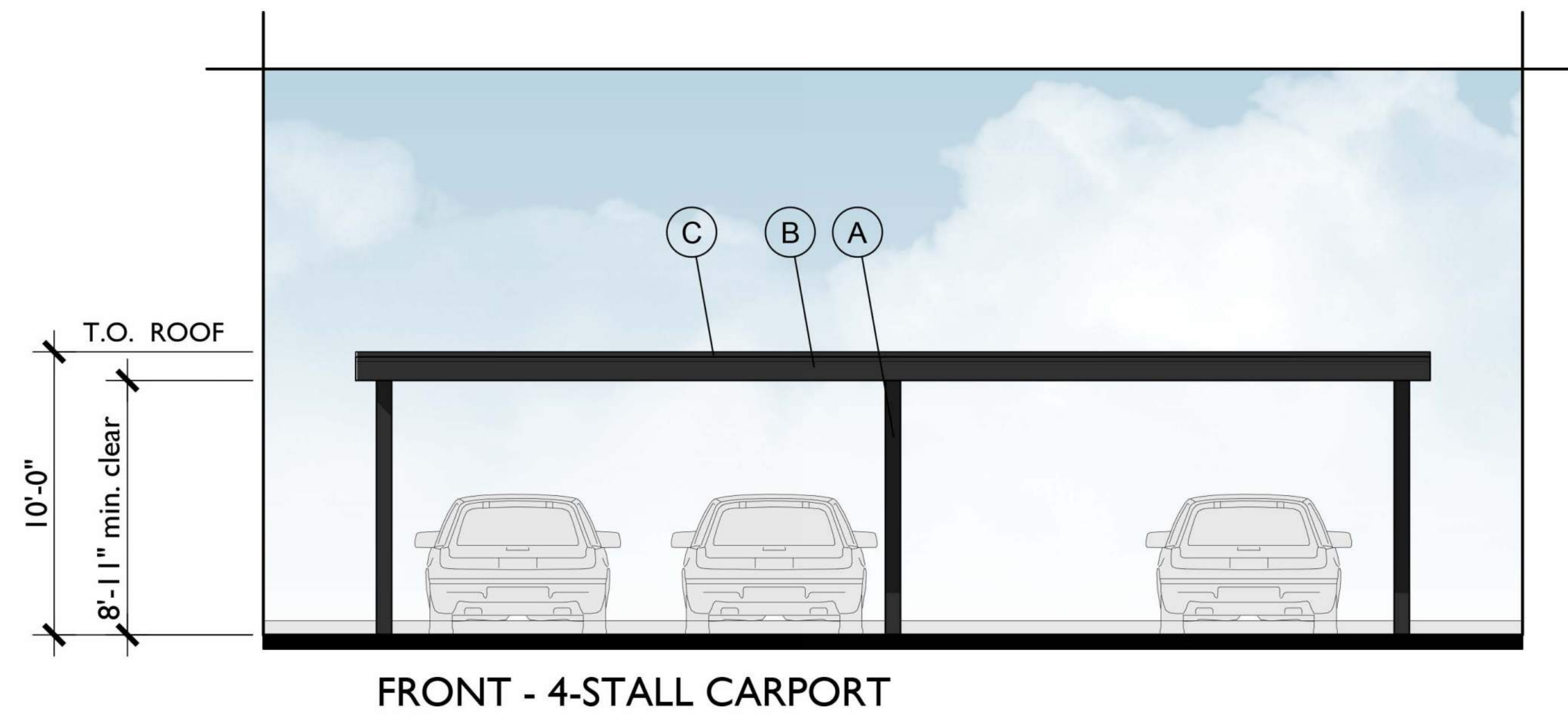


**CARPORT PLAN**

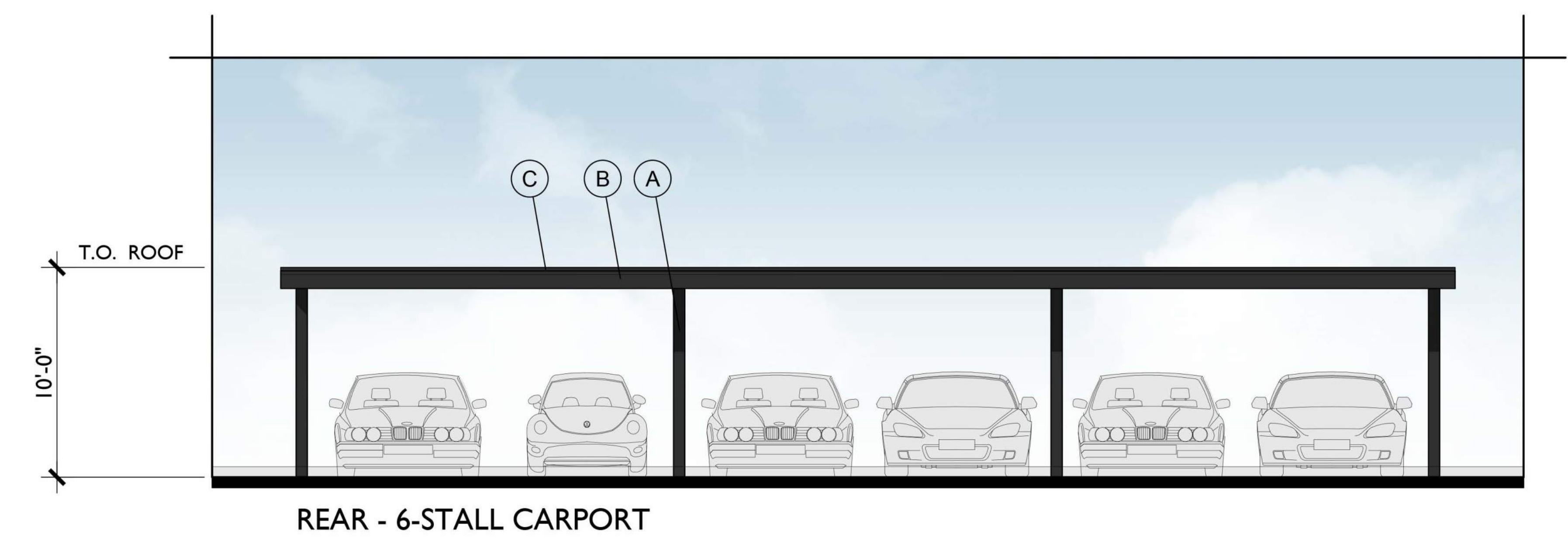
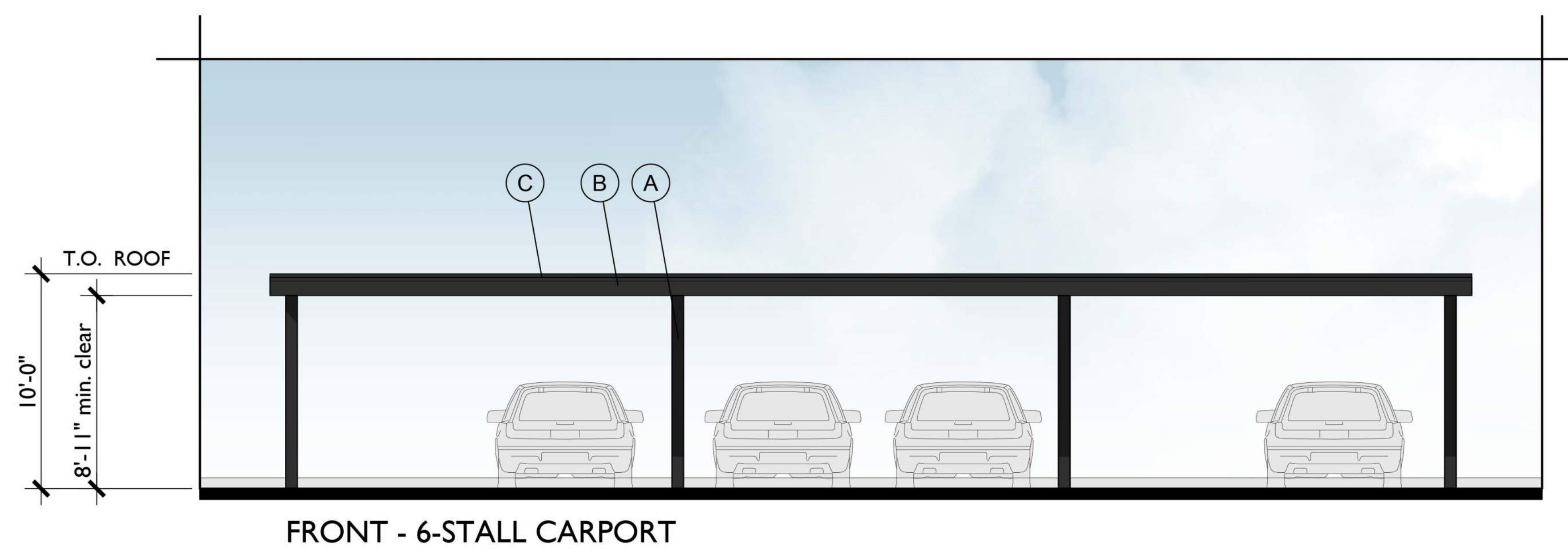
**CARPORT**  
 Floor Plan & Roof Plan  
**TERRACINA AT FIDDYMENT**

1130 Harvey Way, Roseville, CA 95747

0 2 4 8  
 SCALE: 1/4" = 1'-0"  
 1 3 0 . 2 3 1 8 2



**MATERIAL LEGEND**  
 A. PAINTED METAL COLUMN  
 B. PAINTED METAL BEAM  
 C. CORRUGATED METAL ROOF



**CARPORT**  
 Elevations  
**TERRACINA AT FIDDYMENT**

**A 5.5**

1130 Harvey Way, Roseville, CA 95747  
 0 2 4 8  
 SCALE: 1/4" = 1'-0"  
 1 3 0 . 2 3 1 8 2

04.01.24



**DIGITAL COLOR BOARDS  
TERRACINA AT FIDDYMENT  
APARTMENTS**

ROSEVILLE, CALIFORNIA | 130.23181  
02.01.24



**COLOR SELECTION CHART**

PAINT: SHERWIN WILLIAMS  
STONE: CULTURED STONE  
WINDOW FRAME: WHITE

DECEMBER 7, 2023

	SCHEME #1	SCHEME #2
BASE STUCCO	SW 7015 REPOSE GRAY	SW 7015 REPOSE GRAY
ACCENT STUCCO #1	SW 7005 PURE WHITE	SW 7005 PURE WHITE
ACCENT STUCCO #2	SW 7504 KEYSTONE GRAY	SW 7504 KEYSTONE GRAY
SIDING	SW 6229 TEMPE STAR	SW 6229 TEMPE STAR
STONE		CULTURED STONE HEWN STONE - SPAN
WINDOW FRAME	WHITE	WHITE
METAL RAILS & AWNINGS	SW 6990 CAVIAR	SW 6990 CAVIAR

**TERRACINA AT FIDDYMENT  
APARTMENTS**

ROSEVILLE, CALIFORNIA | 130.23181



**SCHEME #1 | BUILDING TYPE 'A'**

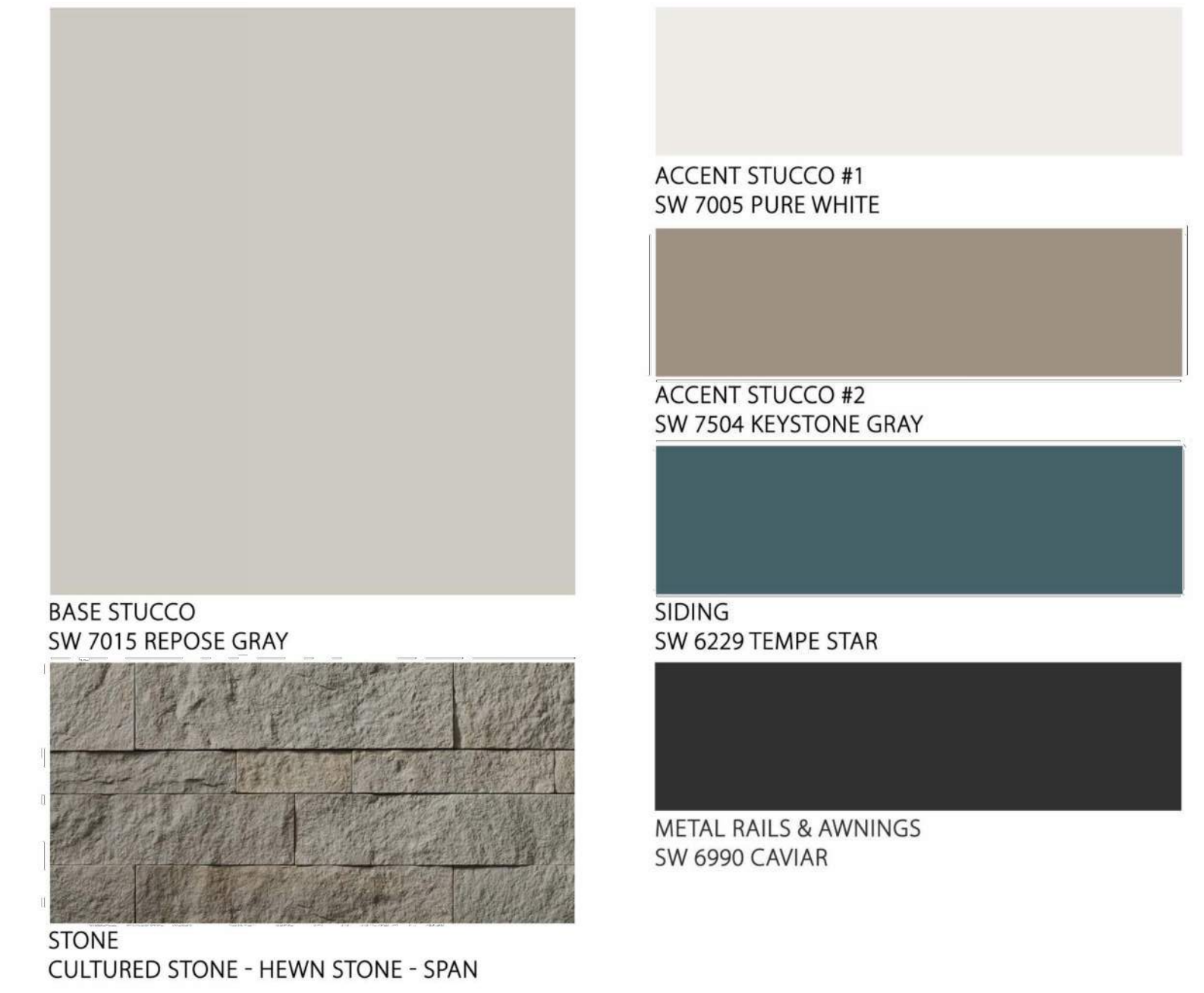


**TERRACINA AT FIDDYMENT  
APARTMENTS**

ROSEVILLE, CALIFORNIA | 130.23181



**SCHEME #2 | BUILDING TYPE 'A'**



**TERRACINA AT FIDDYMENT  
APARTMENTS**

ROSEVILLE, CALIFORNIA | 130.23181



**DIGITAL COLOR BOARDS  
TERRACINA AT FIDDYMENT  
CLUBHOUSE**

ROSEVILLE, CALIFORNIA | 130.23182  
02.01.24



**COLOR SELECTION CHART**

PAINT: SHERWIN WILLIAMS  
STONE: CULTURED STONE  
WINDOW FRAME: BRONZE

BASE STUCCO	SW 7015 REPOSE GRAY
ACCENT STUCCO #1	SW 7504 KEYSTONE GRAY
ACCENT STUCCO #2	SW 7675 SEALSKIN
SIDING	SW 6229 TEMPE STAR
STONE	CULTURED STONE HEWN STONE - SPAN
WINDOW FRAME & STORE FRONT DOORS	BRONZE
METAL RAILS & AWNINGS	SW 6990 CAVIAR

**TERRACINA AT FIDDYMENT  
CLUBHOUSE**

ROSEVILLE, CALIFORNIA | 130.23182



**COLOR SCHEME**



**TERRACINA AT FIDDYMENT  
CLUBHOUSE**

ROSEVILLE, CALIFORNIA | 130.23182



**MATERIALS AND COLOR BOARD**

**TERRACINA AT FIDDYMENT**

1130 Harvey Way, Roseville, CA 95747

130.23181

**A 6.1**

04.01.24





**LANDSCAPE SHEET INDEX**

- L1.1 ILLUSTRATIVE LANDSCAPE PLAN
- L1.2 PRELIMINARY LANDSCAPE PLAN, NOTES & PLANT LIST
- L1.3 PARKING LOT SHADE DIAGRAM

**ILLUSTRATIVE LANDSCAPE PLAN**

**TERRACINA AT FIDDYMENT**

1130 Harvey Way, Roseville, CA 95747

0 20 40 80  
SCALE: 1" = 40'-0"

130.23181



L1.1

04.01.24

**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS

**JETT**  
LANDSCAPE ARCHITECTURE + DESIGN

**EMERALD CITY**  
ENGINEERS, INC

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Phone: (916) 608-0707  
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Creating Outstanding Communities



PRELIMINARY PLANT PALETTE			
BOTANICAL NAME	COMMON NAME	CONT SIZE	WUCOLS
<b>STREET TREES</b>			
ACER RUBRUM	RED MAPLE	15 GAL	M
QUERCUS WISLIZENI	INTERIOR LIVE OAK	15 GAL	L
PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	15 GAL	L
<b>SITE TREES - LARGE</b>			
ACER MACROPHYLLUM	BIG LEAF MAPLE	15 GAL	L
QUERCUS SUBER	CORK OAK	15 GAL	L
QUERCUS WISLIZENI	INTERIOR LIVE OAK	15 GAL	L
PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE	15 GAL	L
<b>SITE TREES - MEDIUM</b>			
ARBUTUS 'MARINA'	MARINA MADRONE	15 GAL	L
CALOCEDRUS DECURRENS	INCENSE CEDAR	15 GAL	L
GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	15 GAL	M
OLEA EUROPAEA FRUITLESS VARIETY	FRUITLESS OLIVE	15 GAL	VL
UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL	15 GAL	L
<b>SITE TREES - SMALL</b>			
CERCIS CANADENSIS	EASTERN REDBUD	15 GAL	L
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	L
LAGERSTROEMIA 'NATCHEZ'	CRAPE MYRTLE	15 GAL	L
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	15 GAL	M
RHAPHIOLEPIS X 'MONTIC'	MAJESTIC BEAUTY INDIAN HAWTHORNE	15 GAL	L
<b>SCREENING TREES</b>			
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	15 GAL	M
<b>SHRUBS, GRASSES &amp; PERENNIALS</b>			
BULBINE FRUITESCENS	STALKED BULBINE	1 GAL	L
CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL	L
CARPENTERIA C. 'ELIZABETH'	BUSH ANEMONE	5 GAL	L
CEANOTHUS 'DARK STAR'	CALIFORNIA LILAC	5 GAL	L
CISTUS X HYBRIDUS	WHITE ROCKROSE	1 GAL	L
DIETES BICOLOR	FORTNIGHT LILY	1 GAL	L
FESTUCA MAIREI	ATLAS FESCUE	1 GAL	L
GREVILLEA X 'NOELLII'	GREVILLEA	5 GAL	L
LOMANDRA 'SHORTY'	SHORTY MAT RUSH	1 GAL	L
MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL	L
MUHLENBERGIA RICENS	DEER GRASS	5 GAL	L
NANDINA DOMESTICA 'COMPACTA'	HEAVENLY BAMBOO	1 GAL	L
PHORMIUM 'JACK SPRATT'	DWARF FLAX	1 GAL	L
PITOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	L
PITOSPORUM T. 'WHEELER'S DWARF'	DWARF MOCK ORANGE	5 GAL	L
PRUNUS C. 'BRIGHT 'N TIGHT'	BRIGHT 'N TIGHT CAROLINA LAUREL	5 GAL	L
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL	L
RHAPHIOLEPIS INDICA 'CLARA'	INDIA HAWTHORNE	5 GAL	L
SALVIA CLEVELANDII	BLUE SAGE	5 GAL	L
SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA BUSH SAGE	1 GAL	L
SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	5 GAL	L
TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL	L
<b>GROUND COVER</b>			
ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL	L
CEANOTHUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	1 GAL	L
CISTUS SALVIFOLIUS 'PROSTRATUS'	SAGELEAF ROCKROSE	1 GAL	L
LANTANA M. 'SPREADING WHITE'	WHITE TRAILING LANTANA	1 GAL	L
MYOPORUM PARVIFOLIUM 'PINK'	PINK AUSTRALIAN RACER	1 GAL	L
NASELLA PULCHRA, FESTUCA RUBRA, HORDEUM CALIFORNICUM, HORDEUM BRACHYANTHERUM	DELTA BLUEGRASS COMPANY BIOFILTRATION SOD	SOD	L

**IRRIGATION DESIGN INTENT**

1. THESE PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), AND THE CITY OF ROSEVILLE DESIGN GUIDELINES.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP AND BUBBLER DISTRIBUTION.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE, AND MINIMUM MAINTENANCE REQUIREMENT.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.
7. IRRIGATION SYSTEM SHALL BE DESIGNED FOR CONNECTION TO MUNICIPAL RECYCLED WATER.

**PLANTING DESIGN INTENT**

1. PLANT SPECIES SHALL BE SELECTED BASED ON LOCAL CLIMATE SUITABILITY, DISEASE AND PEST RESISTANCE, AND WATER-USE AS LISTED IN THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) PLANT LIST, WUCOLS IV.
2. THE PLANTING DESIGN SHALL UTILIZE A VARIETY OF MEDITERRANEAN-STYLE, NATIVE, AND DROUGHT-TOLERANT PLANT SPECIES TO CREATE LAYERS OF COLOR AND TEXTURE TO COMPLEMENT THE ARCHITECTURE AND SETTING.
3. 80% OF PLANT MATERIAL TO BE NATIVE OR LOW WATER USE AND FOLLOW MWELO GUIDELINES.
4. NO PLANT CONSIDERED INVASIVE IN THE REGION AS LISTED BY THE CAL-IPC WILL BE USED.
5. TREE LOCATIONS SHALL BE DESIGNED FOR MAXIMUM AESTHETIC EFFECTS AND PASSIVE SOLAR BENEFITS, CREATING SUMMER SHADE AND WINTER SUN EXPOSURE, AND MAXIMIZE SHADE IN PUBLIC SPACES. A MIX OF EVERGREEN AND DECIDUOUS TREES WILL BE USED.
6. THE PLANTING DESIGN SHALL ALLOW FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE TO ELIMINATE THE NEED FOR EXCESSIVE PRUNING OR HEDGING. PLANTS SHALL BE GROUPED IN HYDROZONES BASED ON WATER USE AND EXPOSURE.
8. ALL PLANTING AREAS SHALL RECEIVE A 3-INCH LAYER OF MULCH.
9. ALL TREES WITHIN 5' OF PAVEMENT SHALL USE TREE ROOT BARRIERS.
10. SHRUBS WILL BE PROVIDED IN A MIX OF ONE GALLON AND FIVE GALLON CONTAINERS. SCREEN PLANTINGS WILL BE PROVIDED IN FIVE GALLON CONTAINER SIZES IN ORDER TO PROVIDE IMMEDIATE EFFECTIVENESS. SHRUB GROUND COVERS MAY BE SPECIFIED IN EITHER LINER OR ONE GALLON SIZES.

**LEGEND**

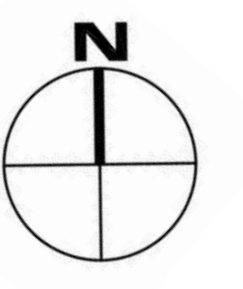
- 1 EXISTING PUBLIC SIDEWALK
- 2 NEW PUBLIC SIDEWALK
- 3 ENTRY MONUMENT SIGN
- 4 FLAGPOLE
- 5 OUTDOOR PATIO, PICNIC GROVE WITH TABLES AND CHAIRS, B&QS, AND DG PAVING
- 6 52'X25' COMMUNITY POOL WITH TABLES AND CHAIRS, CHAISES, BBQ AND (2)OUTDOOR SHOWERS
- 7 OUTDOOR PLAY AREA FOR AGE GROUP 13-17
- 8 PLAY AREA FOR AGE GROUPS 2-5 AND 5-12
- 9 PICNIC/LAUNDRY PATIO WITH BBQ
- 10 OPEN TURF AREA
- 11 GATHERING SPACE WITH TABLES, CHAIRS, BENCHES AND SPECIMEN TREES
- 12 5 FT OPEN TUBE STEEL POOL FENCE AND GATE. COLOR MATCH SW6258 TRICORN BLACK
- 13 6FT OPEN TUBE STEEL FENCE W/VEHICULAR ACCESS GATE AND MAINTENANCE GATE. COLOR MATCH SW6258 TRICORN BLACK
- 14 EXISTING MASONRY WALL
- 15 UTILITY ROAD WITH ACCESS CONTROL BOLLARDS
- 16 CLASS II BIKE RACK, TOTAL 10 SHORT TERM PARKING SPACES PROVIDED
- 17 PARKING LOT SOLAR CANOPY
- 18 TRASH ENCLOSURE, SEE ARCHITECTURAL DRAWINGS
- 19 PARKING LOT TREE, SEE SHEET L1.3 FOR SHADE DIAGRAM
- 20 WALKING/FITNESS LOOP
- 21 GATHERING SPACE WITH BBQ AND PICNIC TABLES
- 22 BIORETENTION AREA, SEE CIVIL DRAWINGS
- 23 POOL EQUIPMENT ENCLOSURE WITH ARBOR

**PRELIMINARY LANDSCAPE PLAN, NOTES & PLANT LIST**

**TERRACINA AT FIDDYMENT**

1130 Harvey Way, Roseville, CA 95747

0 20 40 80  
SCALE: 1" = 40'-0"  
130.23181



L1.2

04.01.24



**SYMBOLS LEGEND**

- PARKING SPACES AND BACKUP AREA
- 100% SHADE VALUE
- 50% SHADE VALUE
- 25% SHADE VALUE
- SOLAR CANOPY SHADE AREA

PER COMMUNITY DESIGN GUIDELINES (CC-68) THE FOLLOWING MINIMUM PLANTER WIDTHS (MEASURED INSIDE CURBS) HAVE BEEN PROVIDED:

- 8FT FOR LARGE (LG) CANOPY TREES (MAY BE REDUCED TO FIVE FEET WITH DEEP ROOT BARRIERS AND IRRIGATION)
- 6-8FT FOR MEDIUM TO LARGE (M1) CANOPY TREES
- 6FT FOR MEDIUM TO SMALL (M2) CANOPY TREES
- 4FT FOR SMALL (SM) CANOPY TREES

CITY OF ROSEVILLE TREE SIZES, SHADE PERCENTAGES, AND SQUARE FOOTAGES FOR CALCULATING SHADE COVERAGE (APPENDIX B)

TREE TYPE	INTERIOR PLANTERS 100%	SOUTH, EAST, AND WEST 50%	CORNER AND NORTH 25%
LARGE TREES 30-35'	962 SF	481 SF	240 SF
MEDIUM TO LARGE TREES 25'-30"	707 SF	354 SF	177 SF
MEDIUM TO SMALL TREES 20'-25'	491 SF	246 SF	123 SF
SMALL TREES 15'-20'	314 SF	157 SF	79 SF

**PARKING LOT SHADING CALCULATIONS**

TREE TYPE	TREE KEY	TREE SHADE CREDIT (SEE CHART BELOW)										TOTAL TREES	TOTAL SHADING AREA SF	SUMMARY		NOTES
		INTERIOR PLANTERS 100%	SOUTH, EAST, AND WEST 50%			CORNER AND NORTH 25%			TOTAL PARKING STALL AND BACKUP SPACE:	TOTAL PARKING STALL AND BACKUP SPACE:						
LARGE TREES 30-35'	LG	35	962	33,670	9	481	4,329	10	240	2,400	54	40,399	TOTAL PARKING STALL AND BACKUP SPACE:	131,912 SF	<p>1. SHADE PERCENTAGES DETERMINED BY CANOPY SIZE AND POSITION OF TREE WITHIN THE PARKING LOT.</p> <p>2. THE SHADE PERCENTAGE FIGURES ARE BASED ON OF THE CANOPY SPREAD OF THE TREE 15 YEARS FROM TIME OF PLANTING.</p> <p>3. TREE SPECIES TO BE DETERMINED AND WILL BE IN COMPLIANCE WITH SIZING RANGE NOTED.</p>	
MEDIUM TO LARGE TREES 25'-30"	M1	0	707	0	0	354	0	2	177	354	2	354	AREA SHADE REQUIRED:	65,956 SF		
MEDIUM TO SMALL TREES 20'-25'	M2	0	491	0	0	246	0	0	123	0	0	0	% SHADE REQUIRED:	50%		
SMALL TREES 15'-20'	SM	0	314	0	1	157	157	1	79	79	2	236	TOTAL SHADE PROVIDED BY TREES AND SOLAR CANOPY:	59,637 SF		
SOLAR CANOPY												18,648	% SHADE PROVIDED:	45%		
											58	59,637	OVER/UNDER	-6,319 SF		

**PARKING LOT SHADE DIAGRAM**

**TERRACINA AT FIDDYMENT**

1130 Harvey Way, Roseville, CA 95747

0 20 40 80  
SCALE: 1" = 40'-0"

130.23181



L1.3

04.01.24









