



K12 Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827

PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

FIDDYMENT PLAZA

NEW CONVENIENCE STORE WITH FUELING, SHELL RETAIL TENANT SPACE

**4701 Fiddyment Road
Roseville, California 95747**

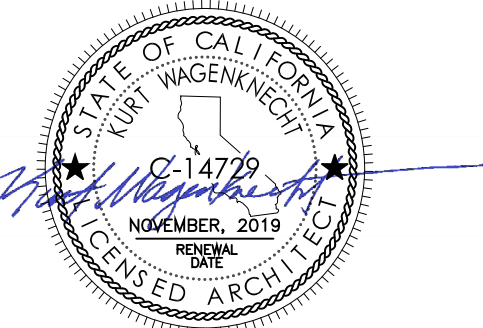
DEVELOPER:

DHILLON AND SONS ENTERPRISES

**201 Bellingham ct
Lincoln, CA 95648**

REVISIONS:

PROFESSIONAL SEALS:



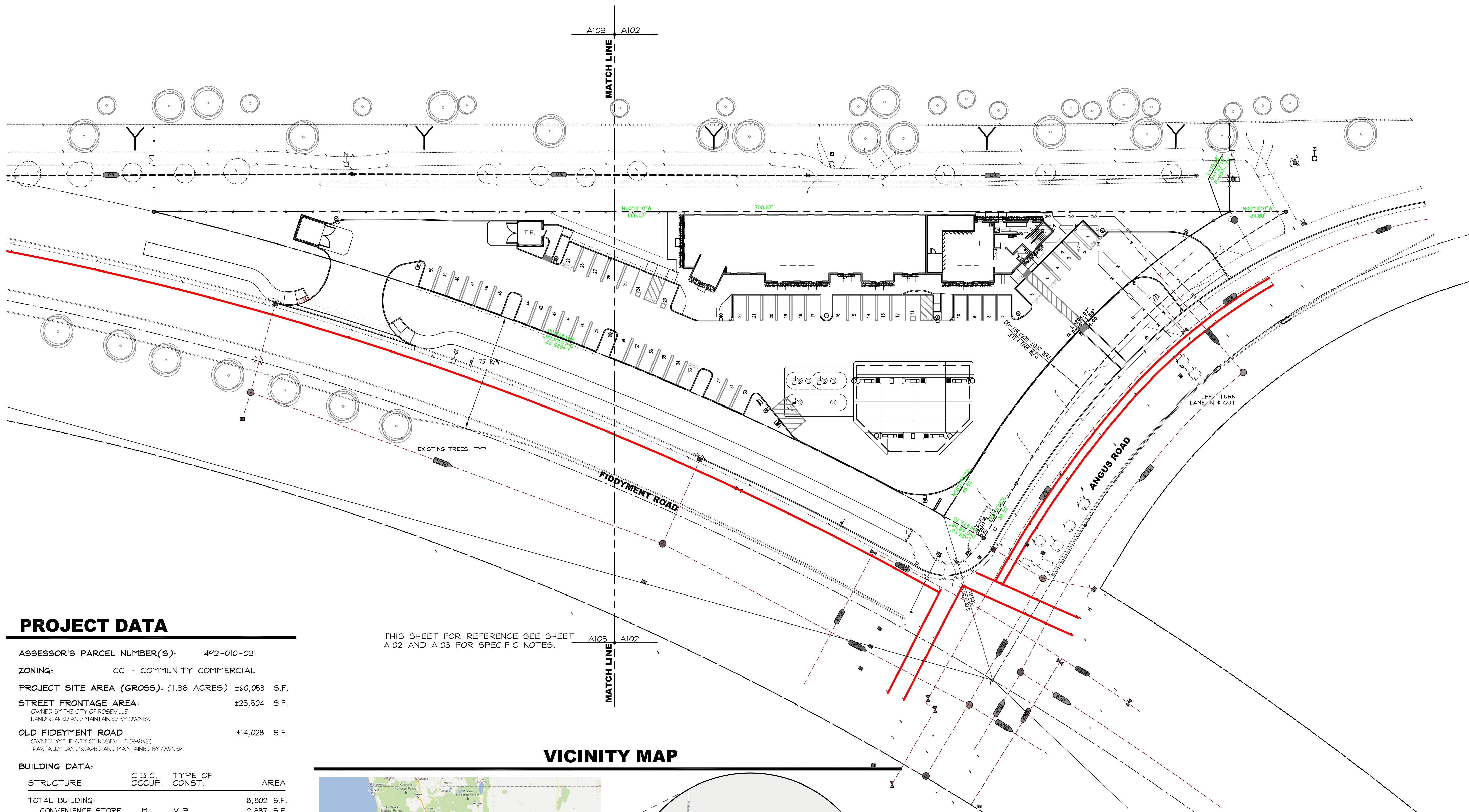
PROJECT NUMBER: **16-021** PROJECT DATE: **8-10-2018**

SHEET CONTENTS:

ARCHITECTURAL OVERALL SITE PLAN

SHEET NUMBER:

A101



THIS SHEET FOR REFERENCE SEE SHEET A102 AND A103 FOR SPECIFIC NOTES.

PROJECT DATA

ASSESSOR'S PARCEL NUMBER(S): 492-010-031
ZONING: CC - COMMUNITY COMMERCIAL
PROJECT SITE AREA (GROSS): (1.38 ACRES) ±60,053 S.F.
STREET FRONTAGE AREA: ±25,504 S.F.
OWNED BY THE CITY OF ROSEVILLE
LANDSCAPED AND MAINTAINED BY OWNER
OLD FIDDYMENT ROAD ±14,028 S.F.
OWNED BY THE CITY OF ROSEVILLE (PARKS)
PARTIALLY LANDSCAPED AND MAINTAINED BY OWNER

BUILDING DATA:

STRUCTURE	C.B.C. OCCUP.	TYPE OF CONST.	AREA
TOTAL BUILDING:			8,802 S.F.
CONVENIENCE STORE	M	V B	2,887 S.F.
RETAIL SHELL	M	V B	3,977 S.F.
RESTAURANT SHELL	A-2	V B	UP TO 1,938 S.F.
FUELING CANOPY	B	II B	3,310 S.F.

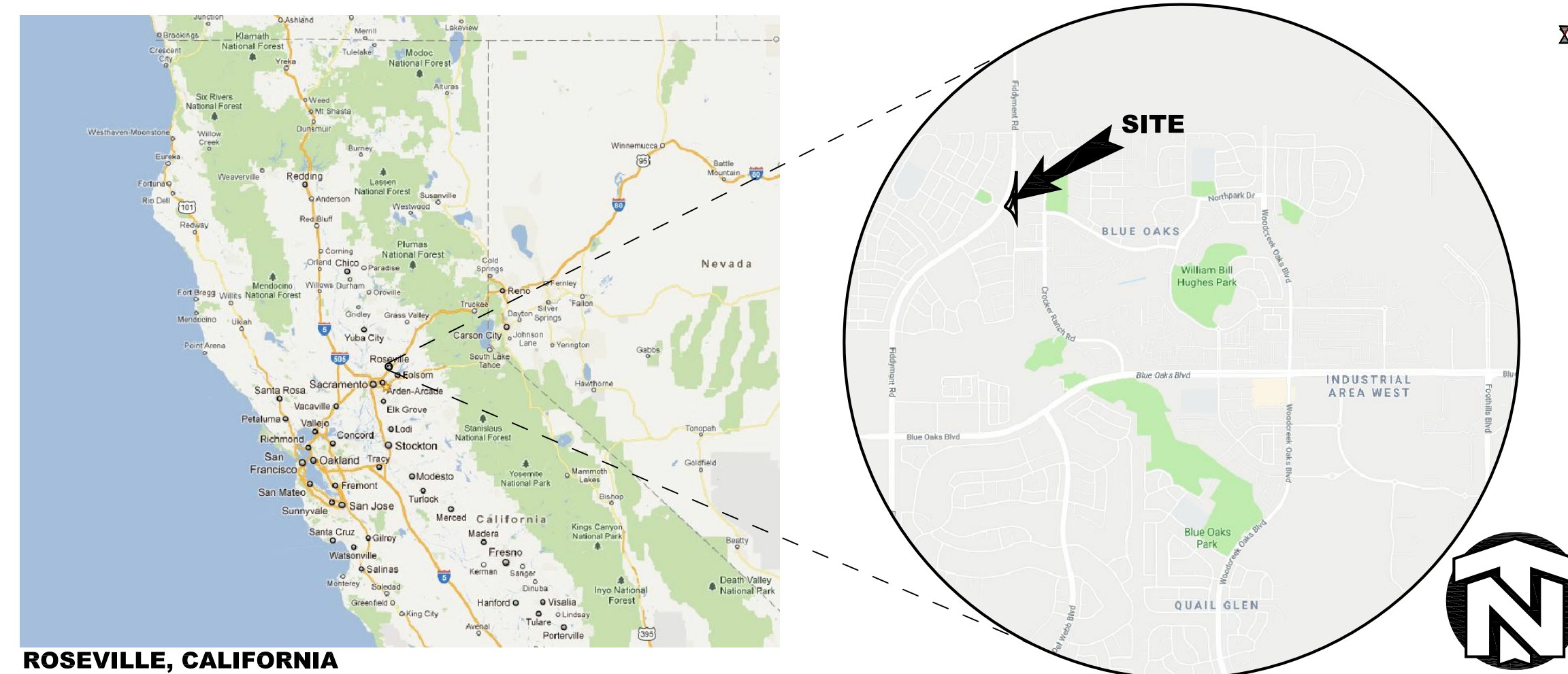
PARKING DATA:

BUILDING AREA	PARKING RATIO	REQ'D.
RETAIL SPACE 1 : 300 S.F.	(6,864 / 300)	= 23
RESTAURANT 1 : 100 S.F.	(1,938 / 100)	= 19
	TOTAL	= 42

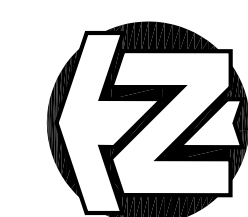
PARKING PROVIDED

REGULAR SPACES	= 47
ACCESSIBLE SPACES	= 3
TOTAL	= 50

VICINITY MAP



PLEASE SEE ENLARGED SITE PLANS, ADDED TO THIS SET, FOR CLARITY



SCALE: 1" = 30'-0"

ARCHITECTURAL OVERALL SITE PLAN



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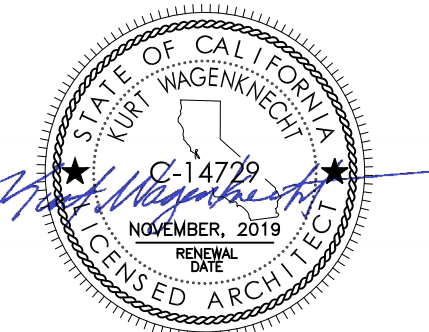
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ARCHITECTURAL ENLARGED SITE PLAN

SHEET NUMBER:

A102

SITE PLAN KEYNOTES

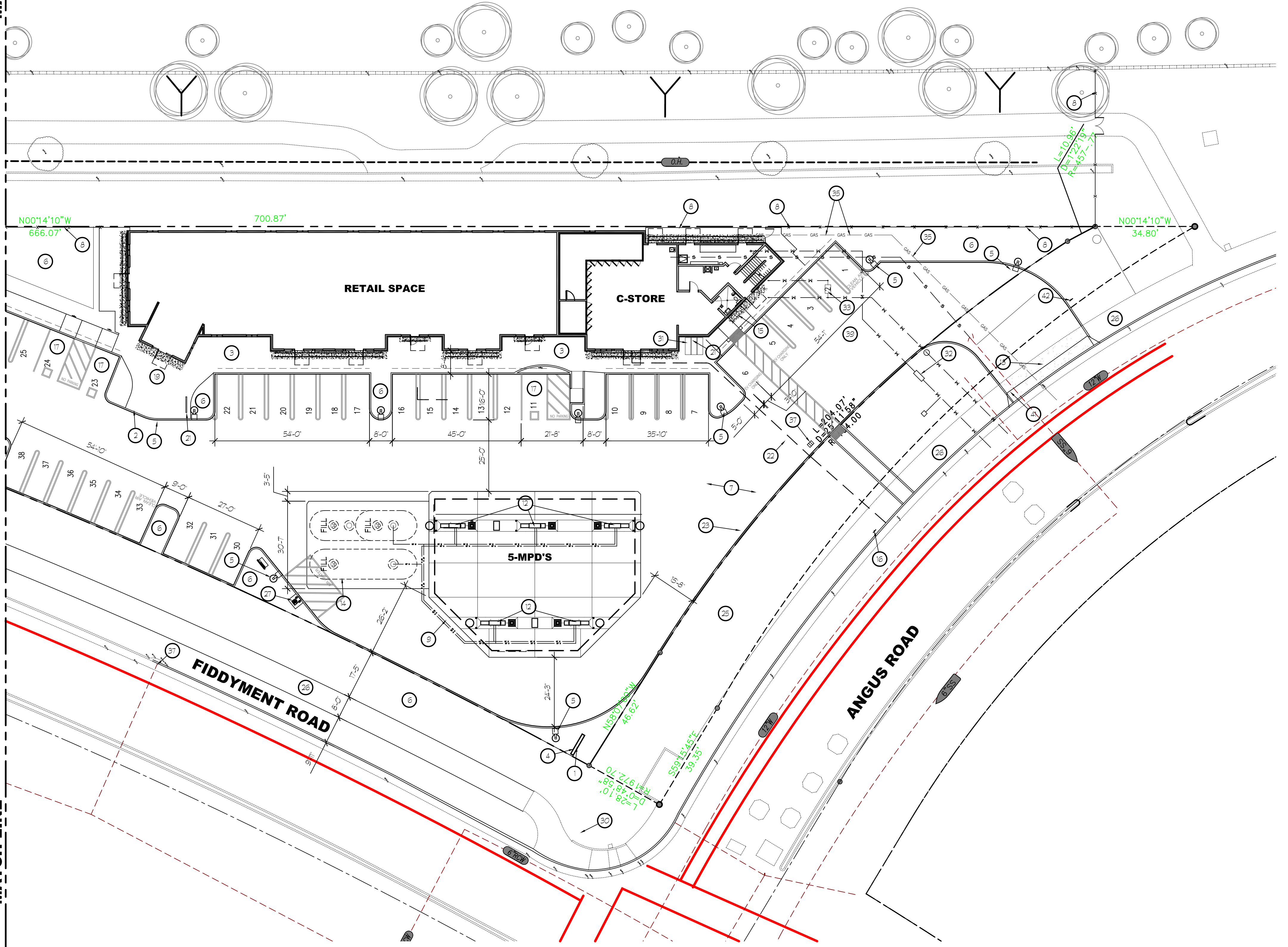
- 1 FUEL PRICING MONUMENT SIGN, BY OWNER
- 2 CONCRETE CURB
- 3 CONCRETE WALK
- 4 MULTI-TENANT DEVELOPMENT SIGN
- 5 SITE YARD LIGHT, WITH CONCRETE BASE SHALL HAVE A DRY SACK FINISH, TYPICAL
- 6 LANDSCAPING, SEE LANDSCAPING DRAWINGS
- 7 A/C PAVING
- 8 NEW 6'-0" HIGH WROUGHT IRON FENCE
- 9 LINE OF AUTO FUELING CANOPY OVERHANG
- 10 TRASH ENCLOSURE AND CONC. APPROACH SLAB
- 11 PROPOSED ELECTRICAL TRANSFORMER
- 12 MULTI-PRODUCT FUEL DISPENSER
- 13 AIR & WATER SERVICE
- 14 UNDERGROUND FUEL STORAGE TANKS
- 15 EMPLOYEE BIKE LOCKER
- 16 PATH OF ACCESSIBLE TRAVEL SIGNAGE, SEE DETAIL 13/A103
- 17 ACCESSIBLE VAN PARKING STALL
- 18 NEW DRIVEWAY - SEE CIVIL DWGS
- 19 DECORATIVE CONCRETE PATIO FOR OUTDOOR SEATING AREA
- 20 NOT USED
- 21 BIKE RACK
- 22 48" WIDE STRIPED ACCESS WALK WAY
- 23 TRUNCATED CONES - WIDTH OF ACCESS X 36" DEEP
- 24 250' VISIBILITY EASEMENT
- 25 EXISTING LANDSCAPED AREA
- 26 EXISTING SIDEWALK
- 27 VENT BUMP AND RACK
- 28 HEAVY TANK MOUNT ON A 4X4' CONC. SLAB, 6" THICK
- 29 GREASE INTERCEPTOR
- 30 1" RECLAIM WATER METER & BACK-FLOW PREVENTOR FOR LANDSCAPING
- 31 P.O.C. FOR 4' S.S.
- 32 P.O.C. FOR 4' S.S. TO GO AND 6' S.S. TO STREET-SEE CIVIL
- 33 GREASE TRAP- SEE PLUMBING
- 34 1" WATER METER & BACK-FLOW PREVENTER- SEE CIVIL
- 35 GAS LINE TO BLDG.
- 36 TENANT GAS METERS- SEE PLUMBING
- 37 D.I.-SEE CIVIL
- 38 AIR/WATER PARKING W/ 4'-0" ACCESS AISLE
- 39 2 EV/C PARKING STALLS
- 40 EXISTING CONC. WALK
- 41 NEW CURB AND GUTTER & STREET PAVING- SEE CIVIL
- 42 PARKING SIGN- SEE 5/A102

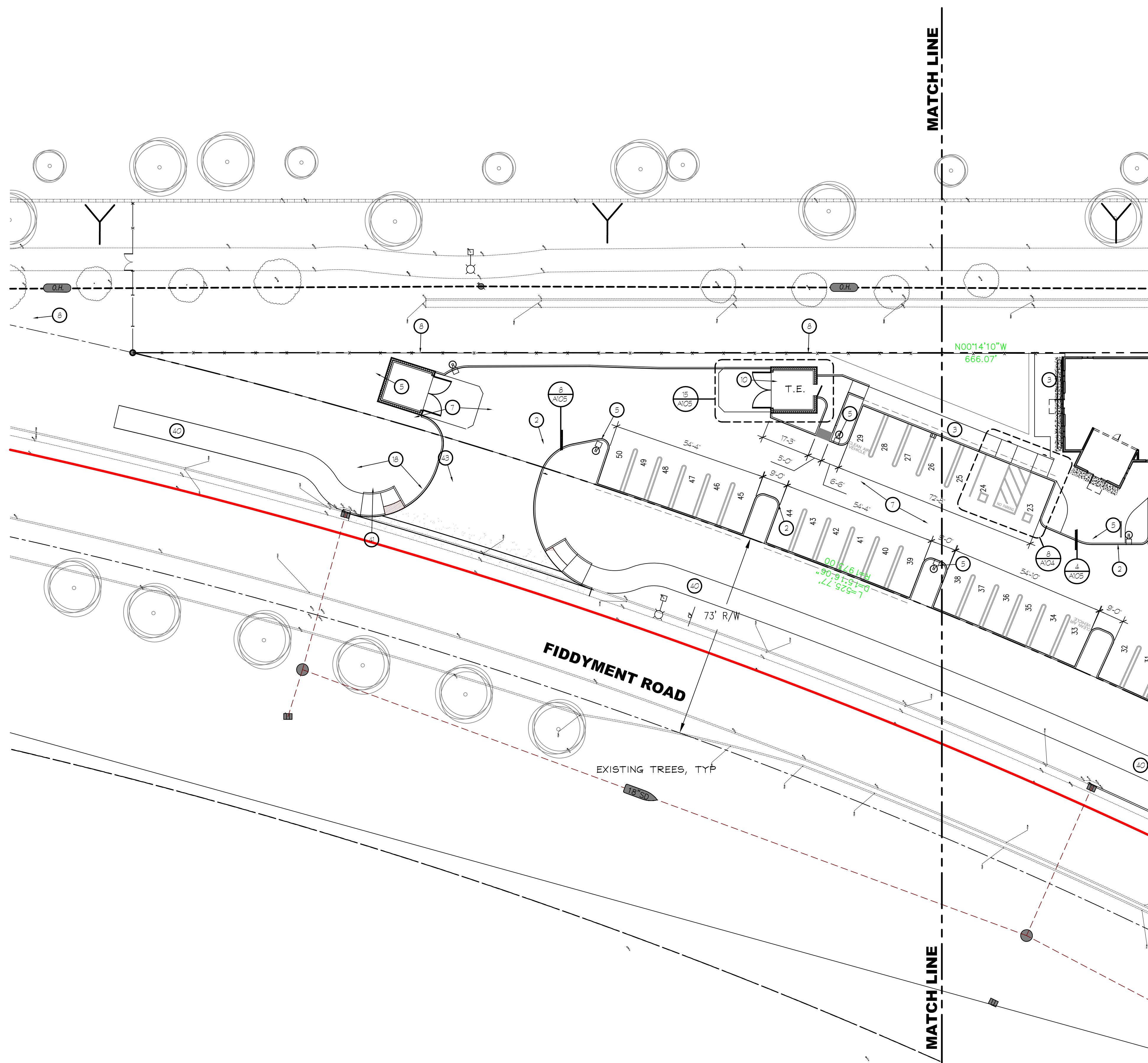
ALL WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL (1) ARE CONTINUOUSLY ACCESSIBLE, (2) HAVE A MAXIMUM 1/2" CHANGE IN ELEVATION, (3) ARE MINIMUM 48" IN WIDTH, (4) HAVE A MAXIMUM 2% CROSS SLOPE, AND (5) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (I.E., 1:20) SHALL HAVE RAMPS COMPLYING WITH 2016 CBC, SECTION 11B-405 OR 11B-406 AS APPROPRIATE, WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE, COMPLYING 2016 CBC, SECTION 11B-705.1.2.5.

--- PATH OF TRAVEL

MATCH LINE

MATCH LINE





SITE PLAN KEYNOTES

- 1 FUEL PRICING MONUMENT SIGN, BY OWNER
- 2 CONCRETE CURB
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