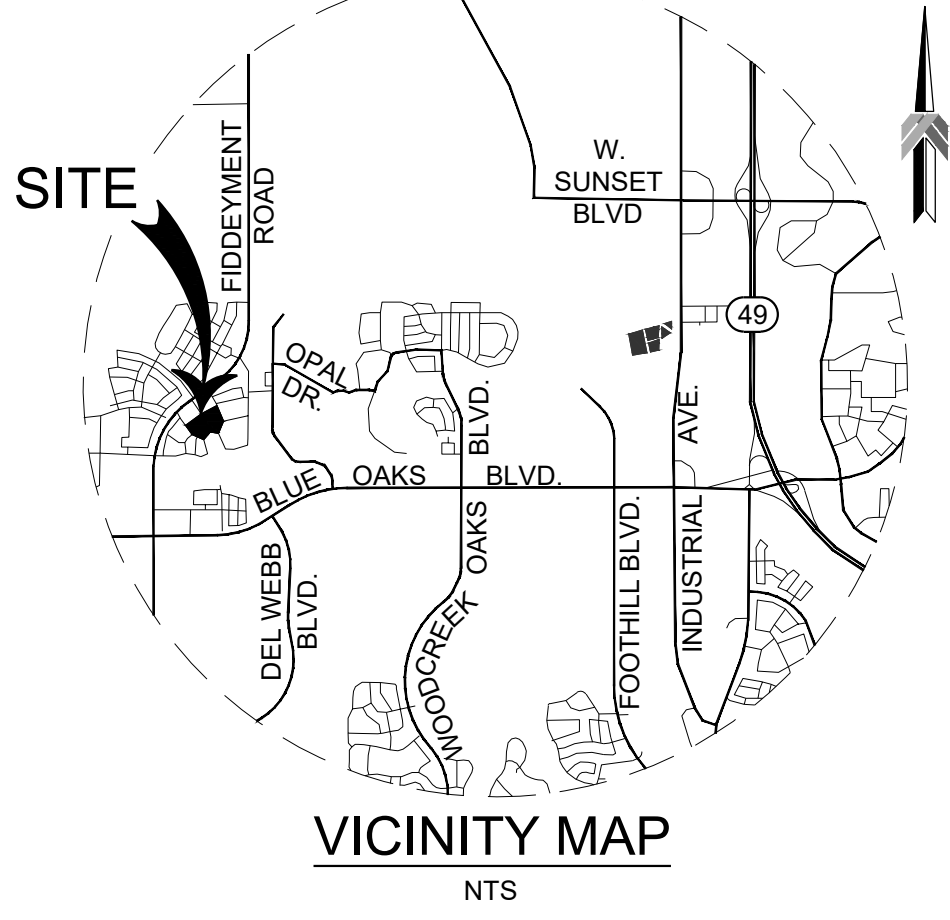
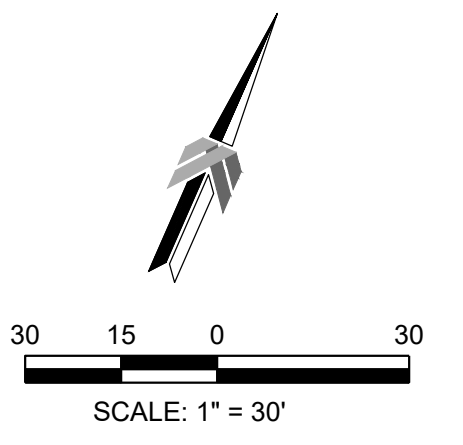


**FIDDYMENT RANCH
PHASE 2 - F25**

CITY OF ROSEVILLE STATE OF CALIFORNIA
MARCH 2021



LEGEND			
DE	DRAINAGE EASEMENT	D	SOLID WASTE DUMPSTER
ESMT	EASEMENT	☼	STREET LIGHT
HE	HIGHWAY EASEMENT	▨	ASPHALT PAVING
LE	LANDSCAPE EASEMENT	▨	CONCRETE
MPE	MULTI PURPOSE EASEMENT	▨	LANDSCAPE
MPT	MULTI PURPOSE TRAIL EASEMENT	▨	COURTYARD
PE	PEDESTRIAN EASEMENT	▨	BUILDING
PUE	PUBLIC UTILITY EASEMENT	▨	GARAGE
SDE	SLOPE AND DRAINAGE EASEMENT	---	ACCESSIBLE PATH OF TRAVEL
(E)	EXISTING		
(P)	PROPOSED		
PL	PROPERTY LINE		



SITE INFORMATION
OWNER: CRP/VDH FIDDYMENT RANCH BUNGALOWS OWNER, L.L.C
APN: 492-013-005 PLACER COUNTY
SITE ACREAGE: 4.94 ACRES

PLAN TYPE 1 TOTAL = 24
PLAN TYPE 2 TOTAL = 24
PLAN TYPE 3 TOTAL = 22
PLAN TYPE 4 TOTAL = 23

EXISTING ZONING
R3

PROPOSED ZONING
R3

PARKING SUMMARY

REQUIRED: 2+ BEDROOMS = 2 PER UNIT
10+ UNITS = 1 GUEST SPACE FOR EVERY 10 UNITS

PROPOSED: 2 GARAGE SPACES X 73 UNITS = 146 SPACES
2 CARPORT SPACES X 20 UNITS = 40 SPACES

COVERED RESIDENT SPACES = 186
UNCOVERED GUEST SPACES = 12
TOTAL SPACES = 198

NUMBER OF REGULAR SPACES = 191
NUMBER OF COMPACT SPACES = 3
NUMBER OF ELECTRIC VEHICLE SPACES = 4

NOTE: SEE TYPICAL PARKING STALL STRIPING DETAIL ON THE DETAIL SHEET.

PROJECT ENGINEER
KING ENGINEERING
200 AUBURN FOLSOM ROAD, STE 201
AUBURN, CA 95603

PROJECT ARCHITECT
BASSENIAN LAGONI
2031 ORCHARD DRIVE, STE 100
NEWPORT BEACH, CA 92660

PROJECT LANDSCAPE ARCHITECT
WOOD RODGERS, INC
3301 C STREET, BLDG 100-B
SACRAMENTO, CA 95816

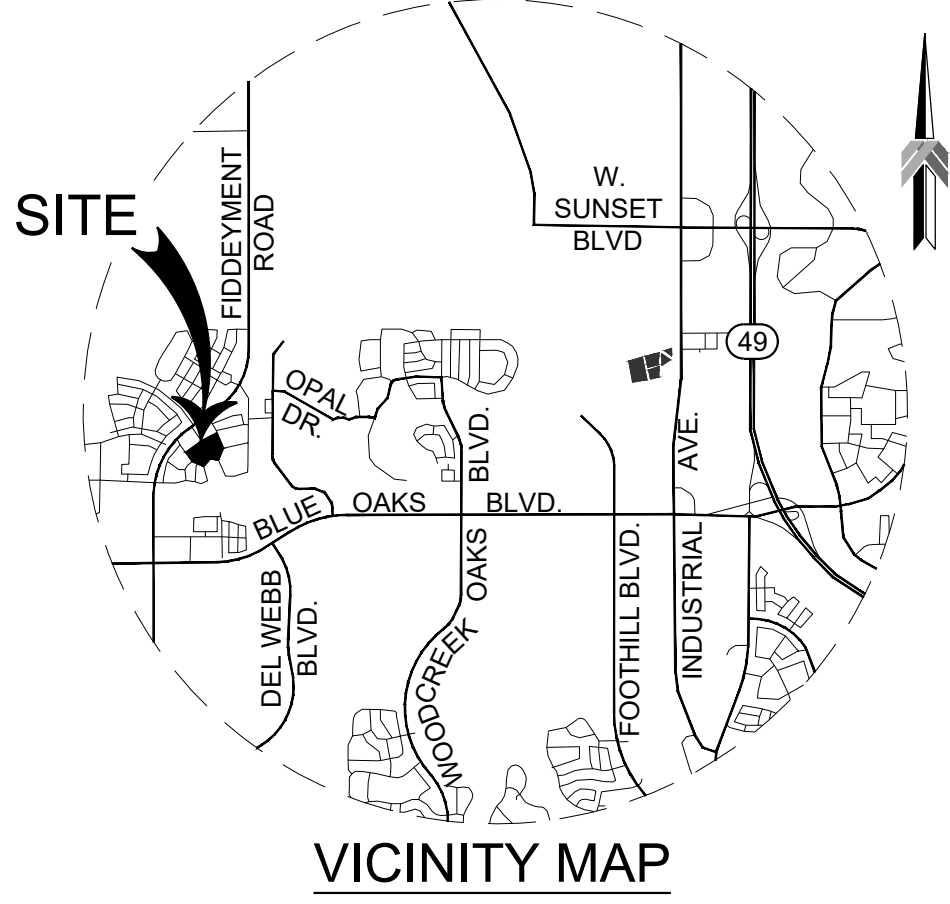
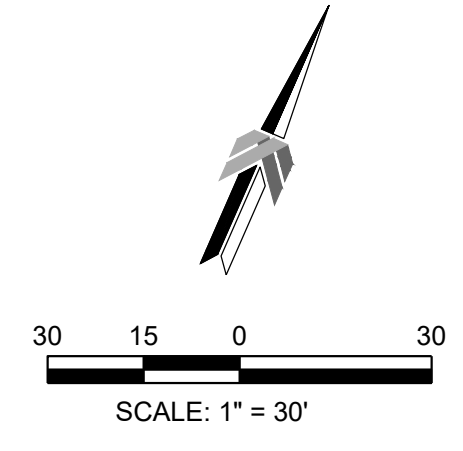
CONSTRUCTION NOTES

- 30" CURB PAINTED YELLOW, DIAL-A-RIDE PICK UP & DROP OFF.
- "PASSENGER LOADING ONLY" SIGN CALTRANS R25C (CA)
- 8' WIDE LEVEL LANDING.

SITE PLAN

**FIDDYMENT RANCH
PHASE 2 - F26**

CITY OF ROSEVILLE STATE OF CALIFORNIA
MARCH 2021



LEGEND			
DE	DRAINAGE EASEMENT	D	SOLID WASTE DUMPSTER
ESMT	EASEMENT	☼	STREET LIGHT
HE	HIGHWAY EASEMENT	▨	ASPHALT PAVING
LE	LANDSCAPE EASEMENT	▨	CONCRETE
MPE	MULTI PURPOSE EASEMENT	▨	LANDSCAPE
MPT	MULTI PURPOSE TRAIL EASEMENT	▨	COURTYARD
PE	PEDESTRIAN EASEMENT	▨	BUILDING
PUE	PUBLIC UTILITY EASEMENT	▨	GARAGE
SDE	SLOPE AND DRAINAGE EASEMENT	▨	ACCESSIBLE PATH OF TRAVEL
(E)	EXISTING		
(P)	PROPOSED		
PL	PROPERTY LINE		



SITE INFORMATION
OWNER: CRP/VDH FIDDYMENT RANCH BUNGALOWS OWNER, L.L.C.
APN: 492-013-003 PLACER COUNTY
SITE ACREAGE: 5.04 ACRES

PLAN TYPE 1 TOTAL = 24
PLAN TYPE 2 TOTAL = 24
PLAN TYPE 3 TOTAL = 23
PLAN TYPE 4 TOTAL = 25

EXISTING ZONING
R3

PROPOSED ZONING
R3

PARKING SUMMARY

REQUIRED: 2+ BEDROOMS = 2 PER UNIT
10+ UNITS = 1 GUEST SPACE FOR EVERY 10 UNITS
PROPOSED: 2 GARAGE SPACES X 74 UNITS = 148 SPACES
2 CARPORT SPACES X 22 UNITS = 44 SPACES
COVERED RESIDENT SPACES = 192
UNCOVERED GUEST SPACES = 14
TOTAL SPACES = 206
NUMBER OF REGULAR SPACES = 202
NUMBER OF COMPACT SPACES = 2
NUMBER OF ELECTRIC VEHICLE SPACES = 2
NOTE: SEE TYPICAL PARKING STALL STRIPING DETAIL ON THE DETAIL SHEET.

PROJECT ENGINEER

KING ENGINEERING
200 AUBURN FOLSOM ROAD, STE 201
AUBURN, CA 95603

PROJECT ARCHITECT

BASSENIAN LAGONI
2031 ORCHARD DRIVE, STE 100
NEWPORT BEACH, CA 92660

PROJECT LANDSCAPE ARCHITECT

WOOD RODGERS, INC
3301 C STREET, BLDG 100-B
SACRAMENTO, CA 95816

CONSTRUCTION NOTES

- 30" CURB PAINTED YELLOW, DIAL-A-RIDE PICK UP & DROP OFF.
- "PASSENGER LOADING ONLY" SIGN CALTRANS R25C (CA)
- 8' WIDE LEVEL LANDING.

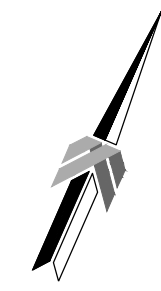
FIDDYMENT RANCH

PHASE 2 - F25

APN:492-013-005

CITY OF ROSEVILLE STATE OF CALIFORNIA

MARCH 2021



30 15 0 30
SCALE: 1" = 30'

ESTIMATED EARTHWORK

12,300± CY EXCAVATION (INCLUDING FOOTINGS & UTILITIES)
3,400± CY EMBANKMENT
8,900± CY NET IMPORT

NOTE:
20% ASSUMED FOR SHRINK LOSS AND SETTLEMENT.
QUANTITIES ARE PRELIMINARY AND SUBJECT TO CHANGE.

TOTAL PROJECT AREA OF DISTURBANCE

239,067 SF

NOTES:

- ALL GRADES ARE TOP OF ASPHALT UNLESS OTHERWISE NOTED.



- CONSTRUCTION NOTES**
- CASE "C" CURB RAMP PER CALTRANS STD PLAN RSP A88A.
 - CASE "F" CURB RAMP PER CALTRANS STD PLAN RSP A88A.
 - INTERNAL CONCRETE WALK. 5.0% MAXIMUM SLOPE IN TRAVEL DIRECTION & 2.0% MAXIMUM CROSS SLOPE. TYPICAL.
 - TYPICAL BUNGALOW UTILITY SERVICES & GRADING - SEE DETAIL SHEET.
 - TYPICAL ALLEY SECTION - SEE SECTION D, DETAIL SHEET.
 - PRAIRIE TOWN WAY SECTION - SEE SECTION A, DETAIL SHEET.
 - TYPICAL PRIMARY RESIDENTIAL STREET SECTION - SEE SECTION B, DETAIL SHEET.
 - TYPICAL MINOR RESIDENTIAL STREET SECTION - SEE SECTION C, DETAIL SHEET.
 - NORTHERN BOUNDARY SECTION - SEE SECTION E, DETAIL SHEET.
 - WATER METER AND MANIFOLD, TYPICAL FOR EACH LOT.
 - WATER DETECTOR CHECK.

FIDDYMENT RANCH

PHASE 2 - F26

APN:492-013-003

CITY OF ROSEVILLE STATE OF CALIFORNIA

MARCH 2021

ESTIMATED EARTHWORK

12,800± CY EXCAVATION (INCLUDING FOOTINGS & UTILITIES)
3,400± CY EMBANKMENT
9,500± CY NET IMPORT

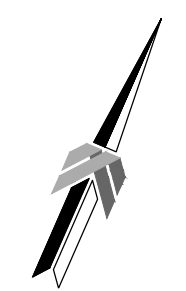
NOTE:
20% ASSUMED FOR SHRINK LOSS AND SETTLEMENT.
QUANTITIES ARE PRELIMINARY AND SUBJECT TO CHANGE.

TOTAL PROJECT AREA OF DISTURBANCE F-26

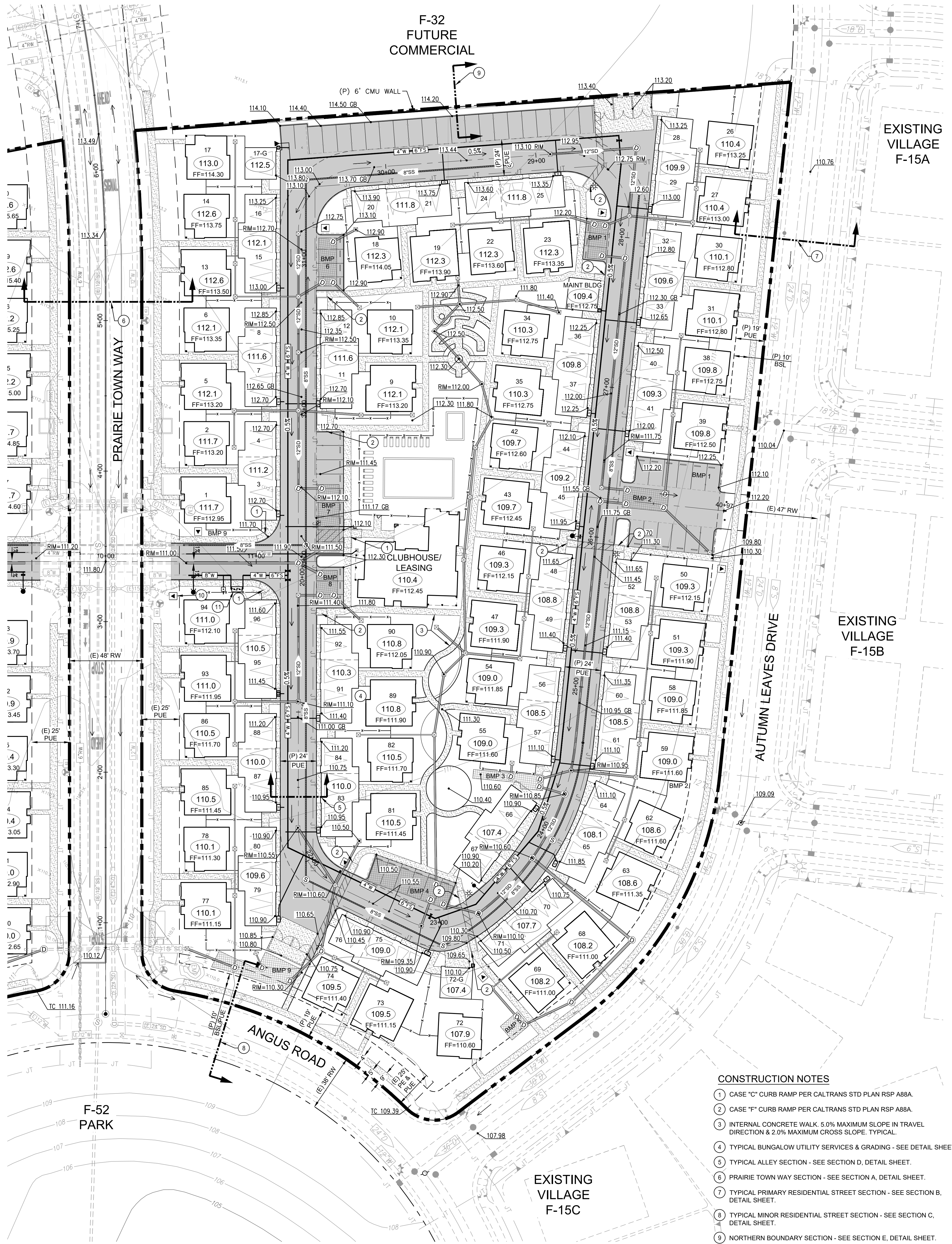
243,921 SF

NOTES:

1. ALL GRADES ARE TOP OF ASPHALT UNLESS OTHERWISE NOTED.



30 15 0 30
SCALE: 1" = 30'



CONSTRUCTION NOTES

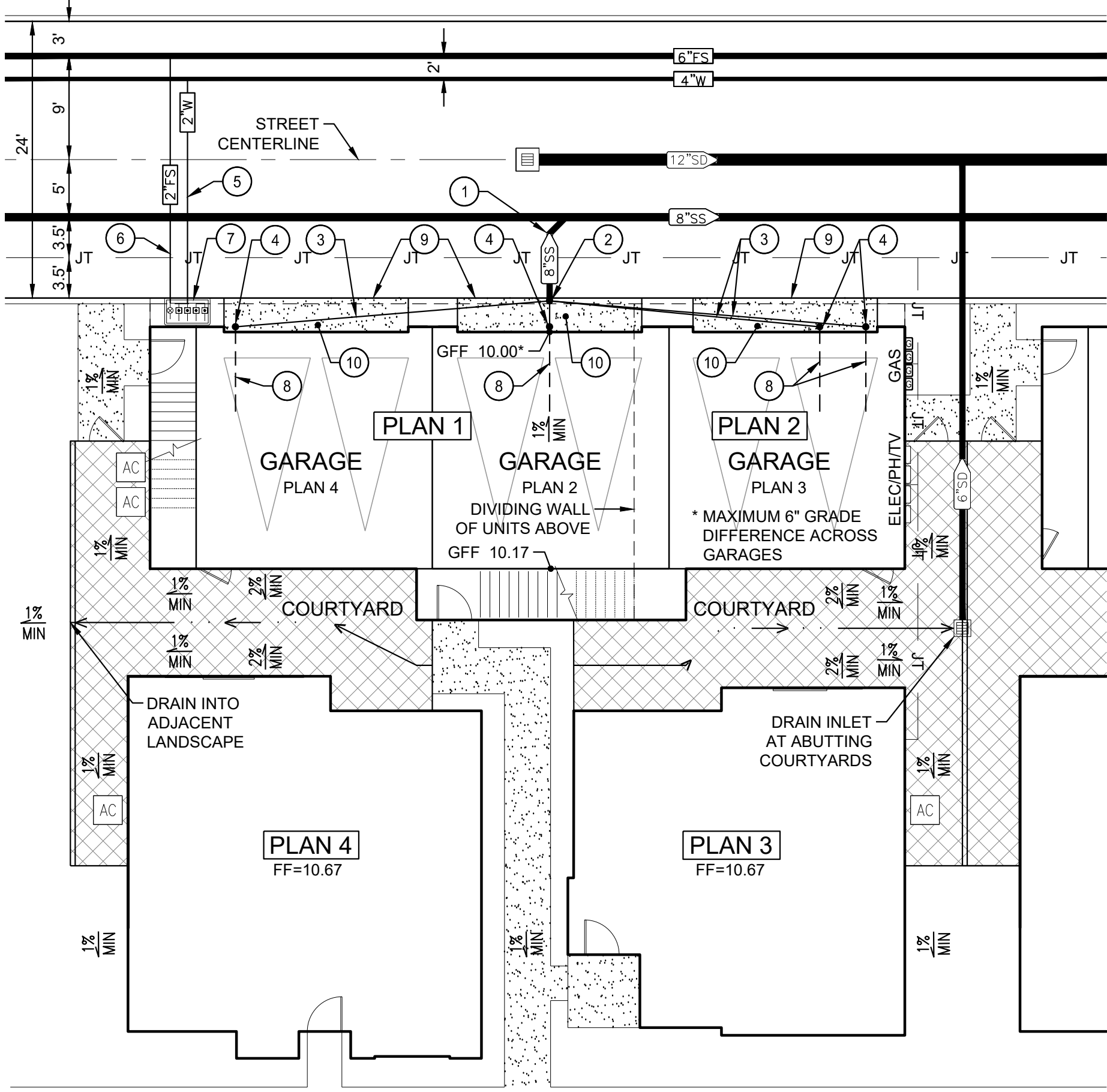
- 1 CASE "C" CURB RAMP PER CALTRANS STD PLAN RSP A88A.
- 2 CASE "F" CURB RAMP PER CALTRANS STD PLAN RSP A88A.
- 3 INTERNAL CONCRETE WALK. 5.0% MAXIMUM SLOPE IN TRAVEL DIRECTION & 2.0% MAXIMUM CROSS SLOPE. TYPICAL.
- 4 TYPICAL BUNGALOW UTILITY SERVICES & GRADING - SEE DETAIL SHEET.
- 5 TYPICAL ALLEY SECTION - SEE SECTION D, DETAIL SHEET.
- 6 PRAIRIE TOWN WAY SECTION - SEE SECTION A, DETAIL SHEET.
- 7 TYPICAL PRIMARY RESIDENTIAL STREET SECTION - SEE SECTION B, DETAIL SHEET.
- 8 TYPICAL MINOR RESIDENTIAL STREET SECTION - SEE SECTION C, DETAIL SHEET.
- 9 NORTHERN BOUNDARY SECTION - SEE SECTION E, DETAIL SHEET.
- 10 ELECTRICAL TRANSFORMER.
- 11 WATER DETECTOR CHECK.

PRELIMINARY PLAN DETAILS

FIDDYMENT RANCH

PHASE 2 - F25 & F26

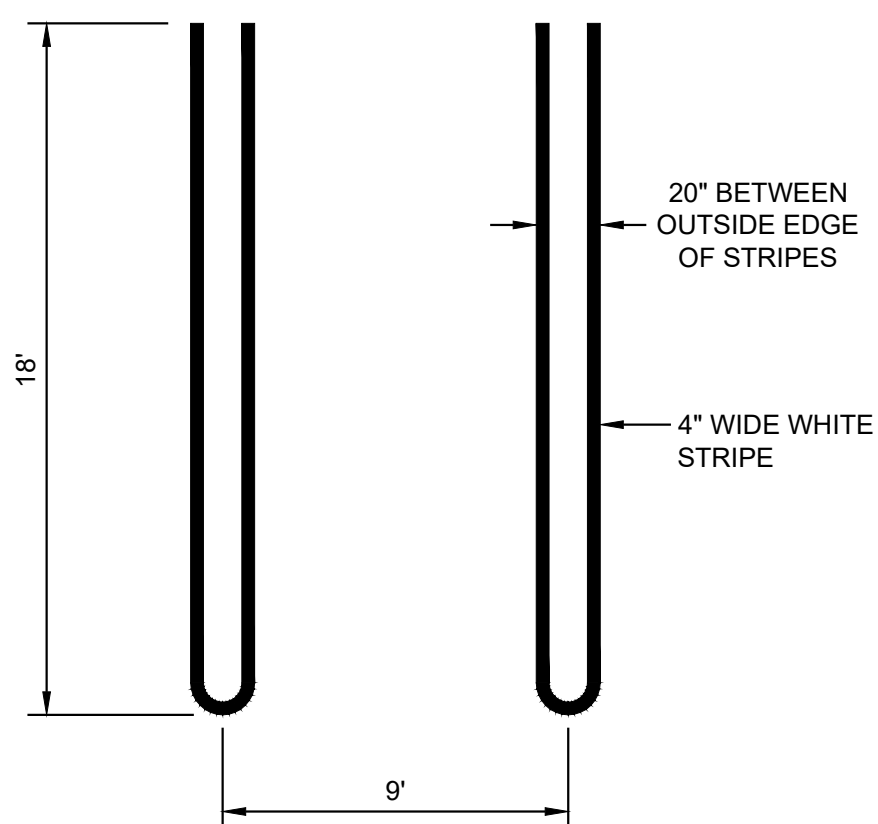
CITY OF ROSEVILLE STATE OF CALIFORNIA
MARCH 2021



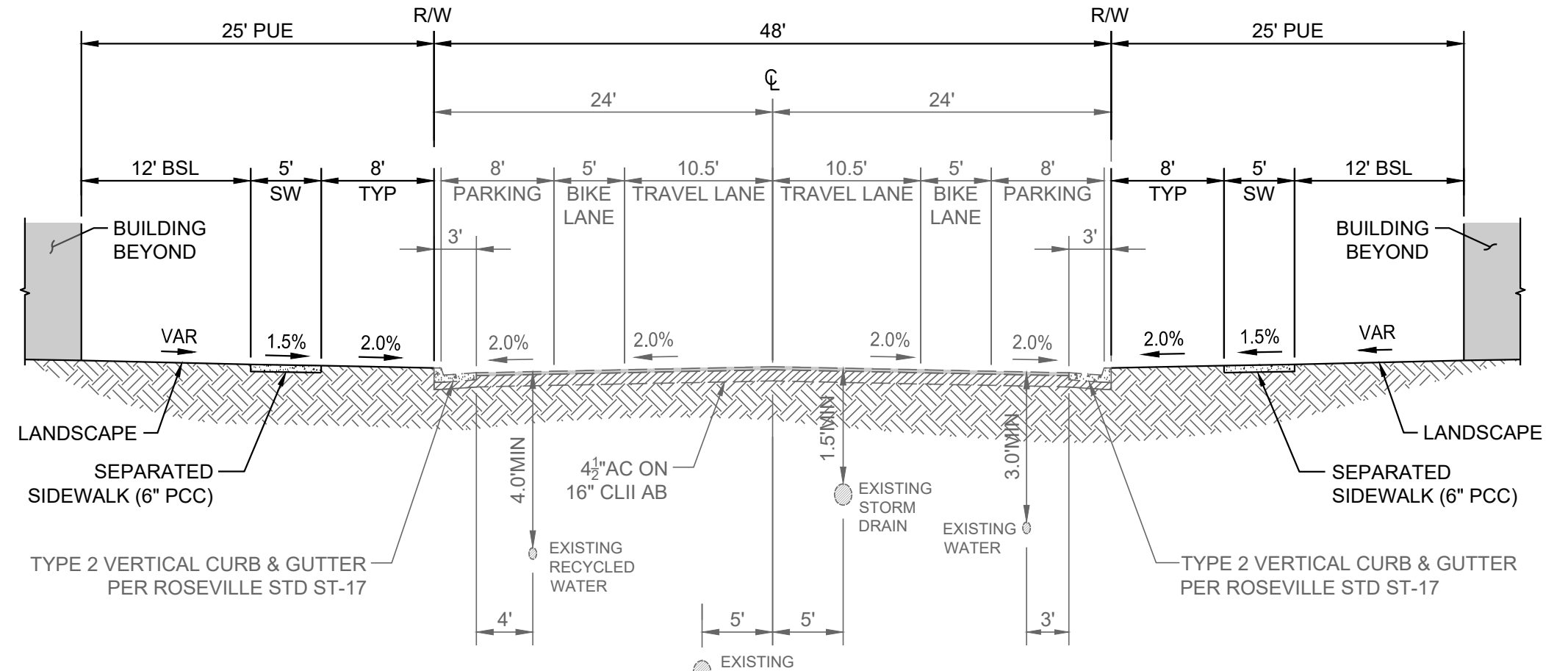
CONSTRUCTION NOTES

- ① 6"SS INVERT ELEVATION PER PLAN.
- ② 6" SS CLEANOUT. SEE DETAIL B.
- ③ 4" PVC SDR 26 @ S=0.02 MIN.
- ④ 4" SS CLEANOUT PER ROSEVILLE PLATE SS-5.
- ⑤ 2" DOMESTIC WATER SERVICE.
- ⑥ 2" FIRE SERVICE.
- ⑦ WATER MANIFOLD W/ (4) 1" WATER METER SIMILAR TO ROSEVILLE PLATE W-5, AND 1/2" FIRE SERVICE LINE & VALVE IN A B4 BOX.
- ⑧ PRIVATE SEWER SERVICE LATERAL BY HOME BUILDER.
- ⑨ 1 INCH HIGH LIP AT 45 DEGREE BATTER.
- ⑩ 1.0% MINIMUM TO 5.0% MAXIMUM SLOPE TO ALLEY

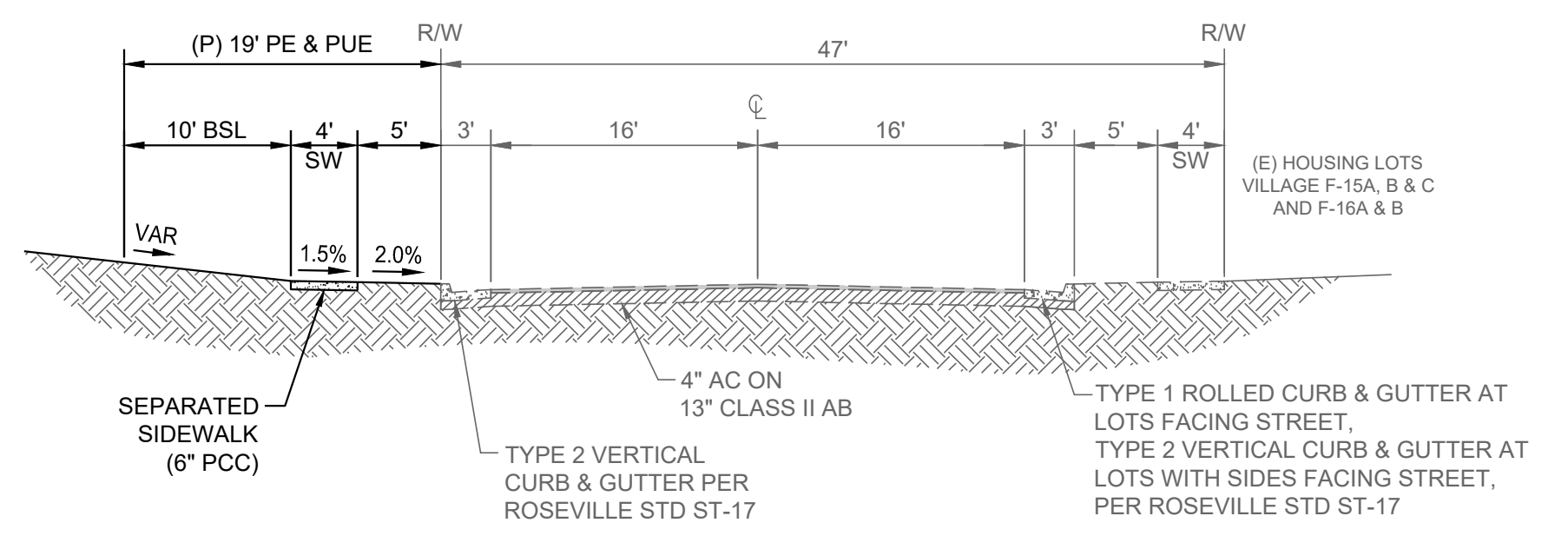
TYPICAL BUNGALOW UTILITY SERVICES & GRADING
SCALE: 1"=10'



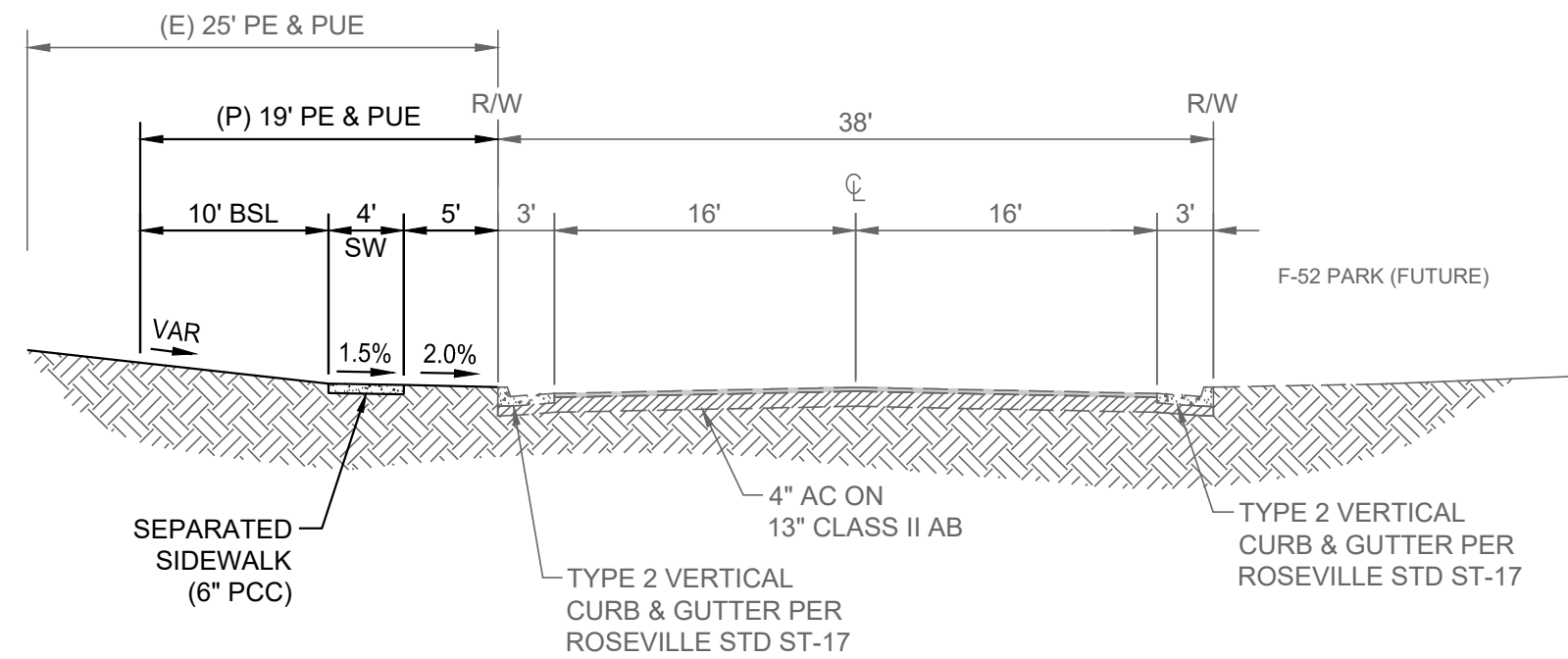
TYPICAL PARKING STALL STRIPING
NTS



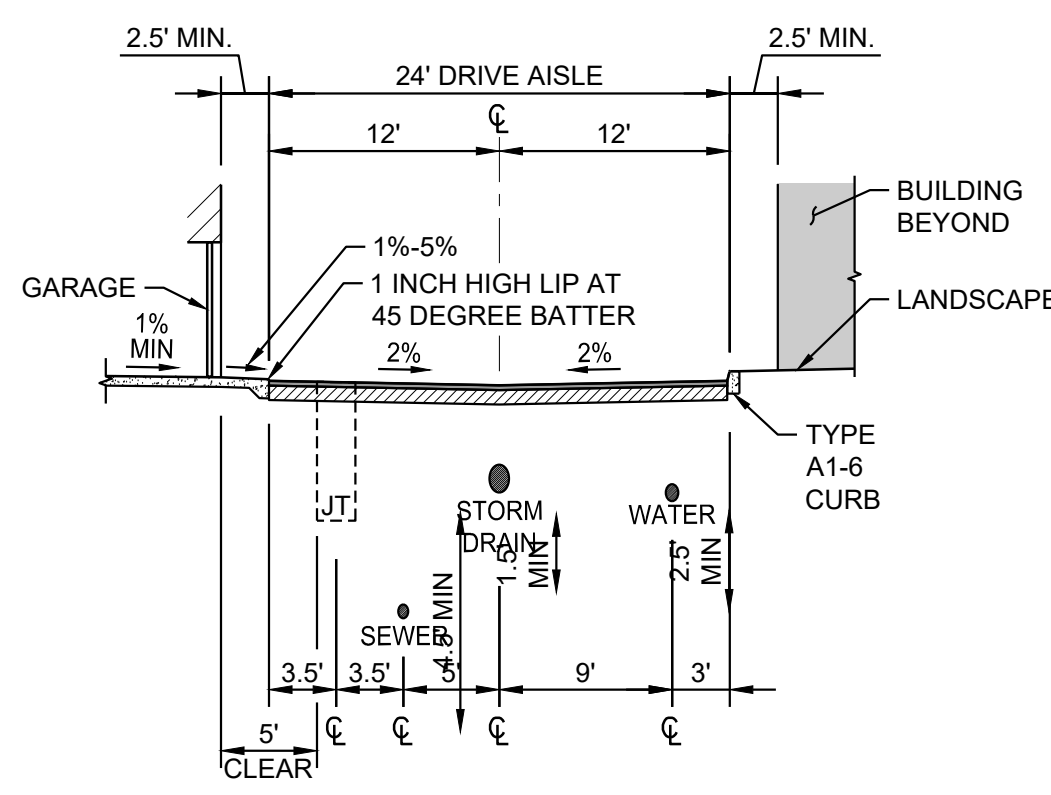
TYPICAL SECTION - PRIMARY RESIDENTIAL 47' RW
(RUSTLER DRIVE & AUTUMN LEAVES DRIVE)
NTS



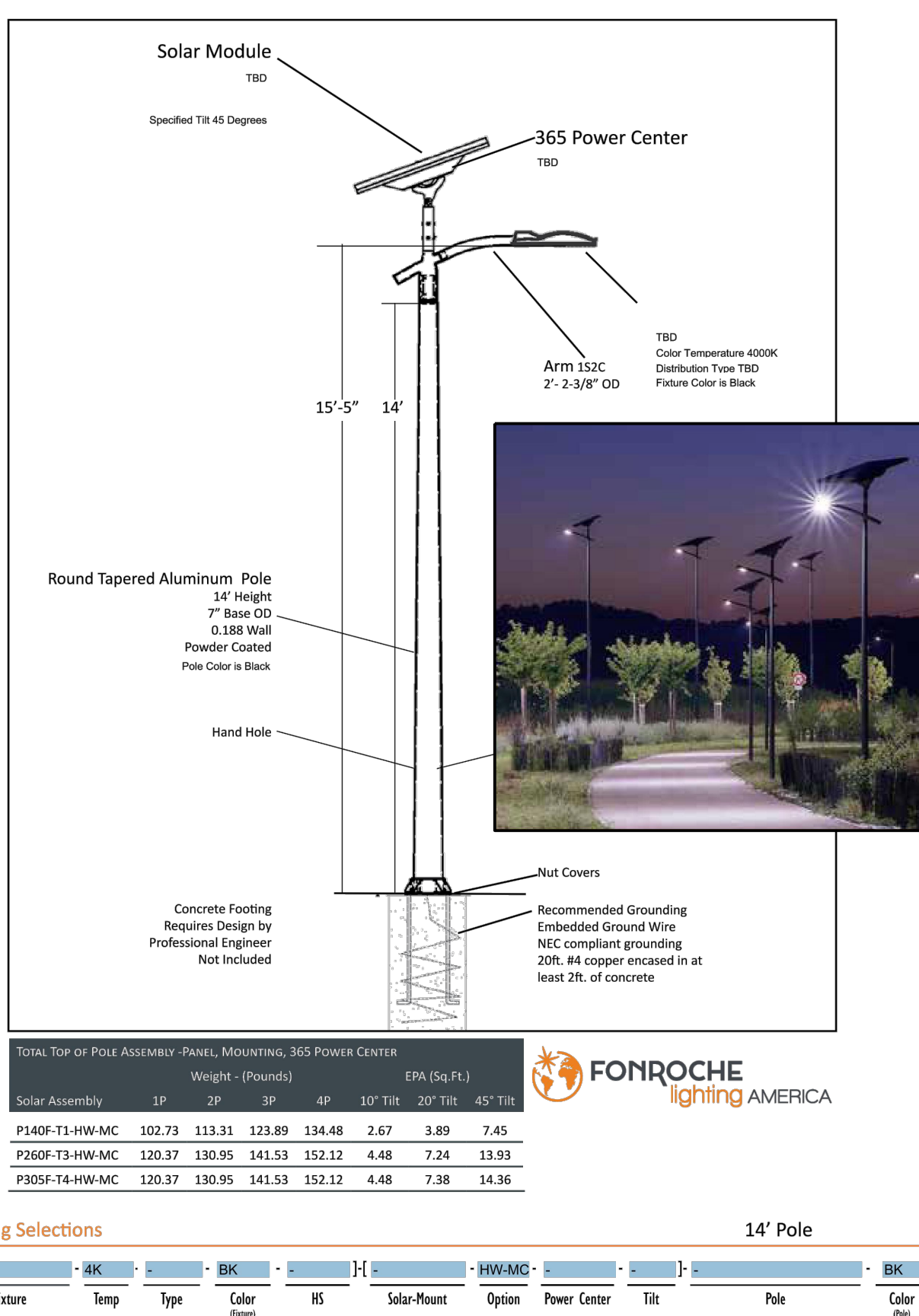
TYPICAL SECTION - MINOR RESIDENTIAL 38' RW
(OLD COACH DRIVE & ANGUS ROAD)
NTS



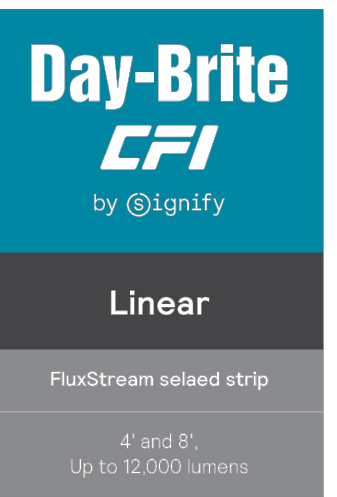
NORTH BOUNDARY SECTION
NTS



TYPICAL ALLEY
NTS



ALLEY POLE LIGHTING



Day-Brite / CFI FluxStream LED sealed strip is a high performing luminaire delivering smooth diffuse light ideal for light industrial, commercial and residential applications with the unparalleled energy efficiency of Philips LED lighting.

Series	Length (feet)	Lumens (nominal)	Color temp. (K)	Voltage	Drive	Options
FXK	4' length	40L 4000 lumens 80L 8000 lumens	3000K 5000K	120V 277V	UNV Universal voltage DIM* DMF	Factory wired Philips EcoLine integral emergency pack Nominal 7000m 120-277V motion detector, factory installed on end cap (DM/DMF) 120-277V motion detector, factory installed on end cap (DM/DMF) IP65 rated protection from water and dust Factory wired 1/8" white cord for use with 0-10V DM option plus BS6L37 Factory wired 1/4" white cord for use with BS6L51 or 52M options Factory wired 6' 16/3 white cord is standard

Ordering guide

Example: FXK440L840-UNV

General notes

Many luminaire components, such as reflectors, refractors, lenses, sockets, lampholders, and LEDs are made from various types of plastics which can be adversely affected by airborne contaminants. If sulfur based chemicals, petroleum based products, cleaning solutions, or other contaminants are expected in the intended area of use, consult factory for compatibility.

MADRID

Sample Spec Number: MAD2103Q-AB-A

Part #	Lamp/Watts	Lumens	A	B	C
MAD2103Q	13Q	800	18	9	10 3/4
MAD2103T	26T	1800	18	9	10 3/4
MAD2204Q	2-13Q	1800	18	9	10 3/4
MAD2205	26Q	1800	18	9	10 3/4
MAD2111	32T	2200	20 1/2	10	12
MAD2304Q	2-13Q	1800	20 1/2	10	12
MAD2306	2-26Q	3600	20 1/2	10	12
MAD2322	42T	3200	20 1/2	10	12
MAD2106L	6LED	800	18	9	10 3/4
MAD2110L	10LED	1000	18	9	10 3/4
MAD2212L	12LED	1200	18	9	10 3/4
MAD2220L	20LED	2000	20 1/2	10	12
MAD2324L	24LED	2400	20 1/2	10	12
MAD2346L	40LED	4000	20 1/2	10	12
DARK SKY	9LED	900	18	9	10 3/4
MAD2108LS	10LED	1000	18	9	10 3/4
MAD2215LS	15LED	1500	18	9	10 3/4
MAD2320LS	20LED	2000	20 1/2	10	12

ARM MOUNT

Standard Features

- Material: Painted steel, Standard Powdercoat Finish, White Acrylic Lens, 1/2" thickness, ETL Var Location.
- Installation: Mounting/hanging hole in center of backplate. Supplied with standard mounting hardware to mount to a 4" x 4" or greater ring.
- Optics: Contact Evergreen Lighting for complete photometrics.

LED Features

- LEDs: ARB LED ALU-AR-VW-30LED array to be mounted onto an Aluminum PCB Board configured to the proper wattage. The LED array will be centered within the Lens area and mounted on a white aluminum reflector plate.
- Driver: Specific Drivers will be matched with each different LED array configuration/wattage.
- Standard Driver Features:
 - 3.5 year warranty
 - Constant Current
 - 120/277 multi-voltage power supplies
 - Keel™ - 2700K, 3000K, 3500K, 4100K, 5000K

Fluorescent Features

- Ballast: SC programmed electronic high power factor ballast, multi-voltage 120V/277V. Lamps not included.
- Finishes:
 - Textured Black (TBK)
 - Textured Bronze (TBZ)
 - Textured White (TW)
 - Textured Silver (TS)
 - Textured Gold (TG)
 - Textured Bronze (TBZ)
 - Textured Silver (TS)
 - Textured White (TW)
 - Textured Gold (TG)
 - Textured Bronze (TBZ)
 - Textured Silver (TS)
 - Textured White (TW)
 - Textured Gold (TG)

Options

- Emergency (EAP)
- PhotoCell (PC)
- Lamp Source
- Size Modifications
- Vandal Proof Enclosure (VPE)
- Special Lens
- Incandescent

Evergreen Lighting
1379 Ridgeway Street, Pomona, CA 91768
Ph: 909-865-5599 Fax: 909-865-9539
www.evergreenlighting.com

BUILDING MOUNTED LIGHTING

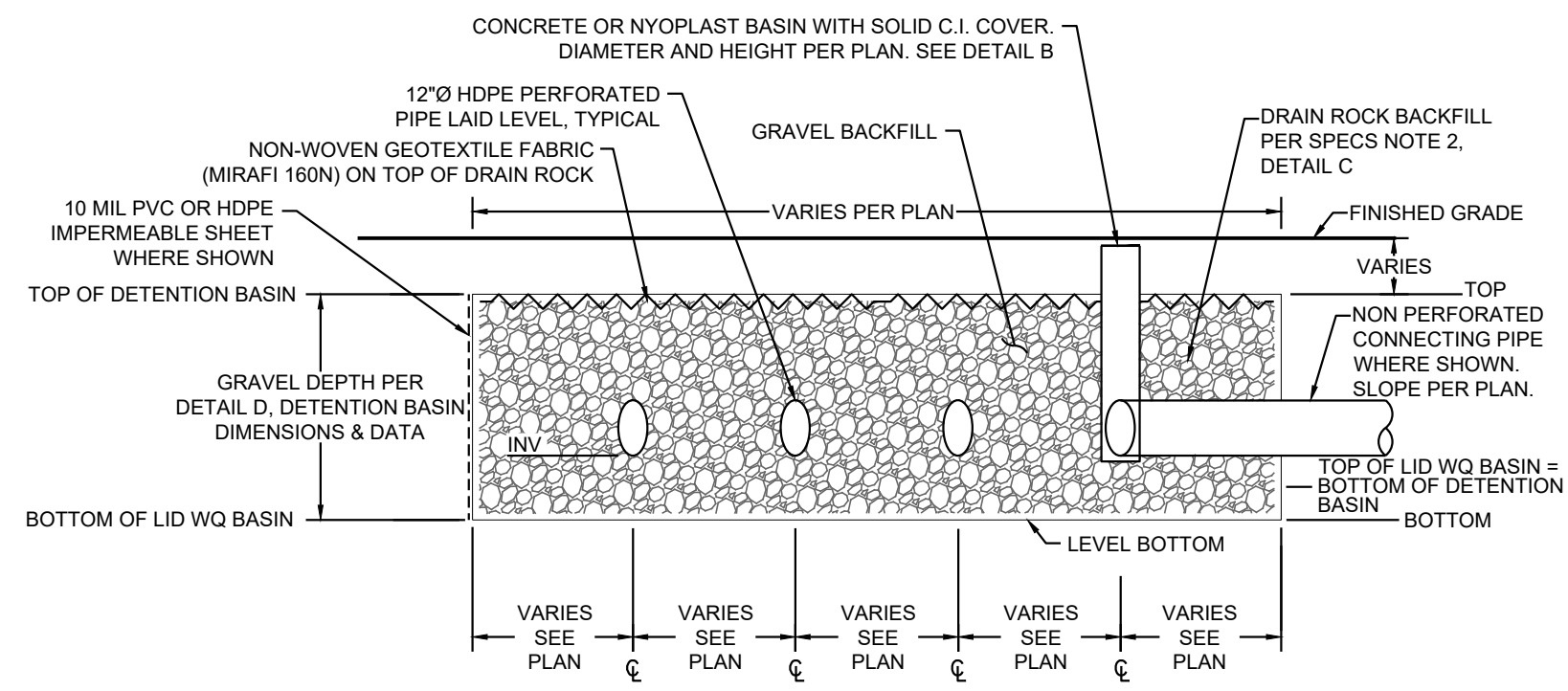
CARPORT LIGHTING

PRELIMINARY PLAN DETAILS
FIDDYMENT RANCH
PHASE 2 - F25 & F26

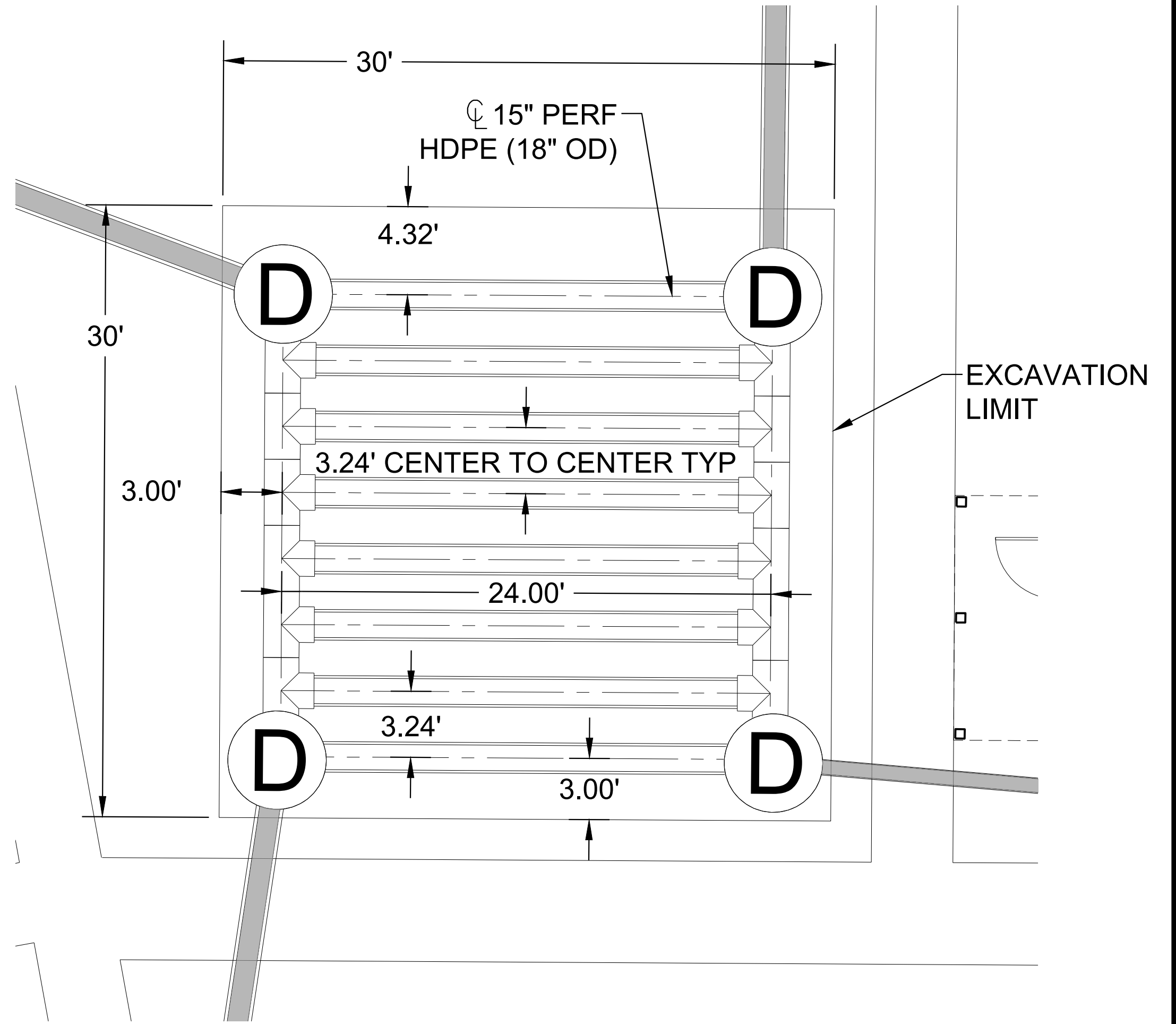
CITY OF ROSEVILLE STATE OF CALIFORNIA
MARCH 2021



5 2.5 0 5
SCALE: 1" = 5'



(A) DETENTION BASIN TYPICAL SECTION
NTS



(B) DETENTION BASIN PLAN VIEW
NTS

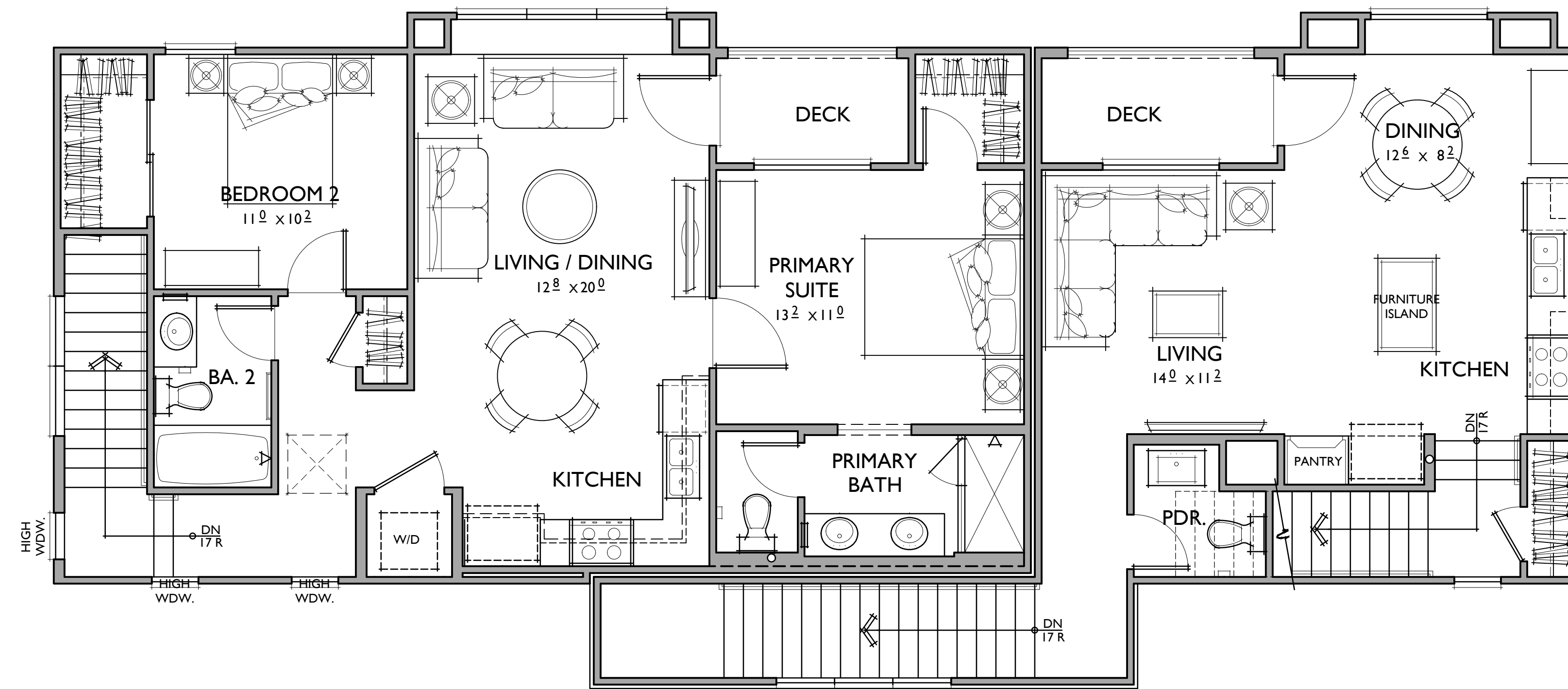


(C) PROTO II CMU WALL

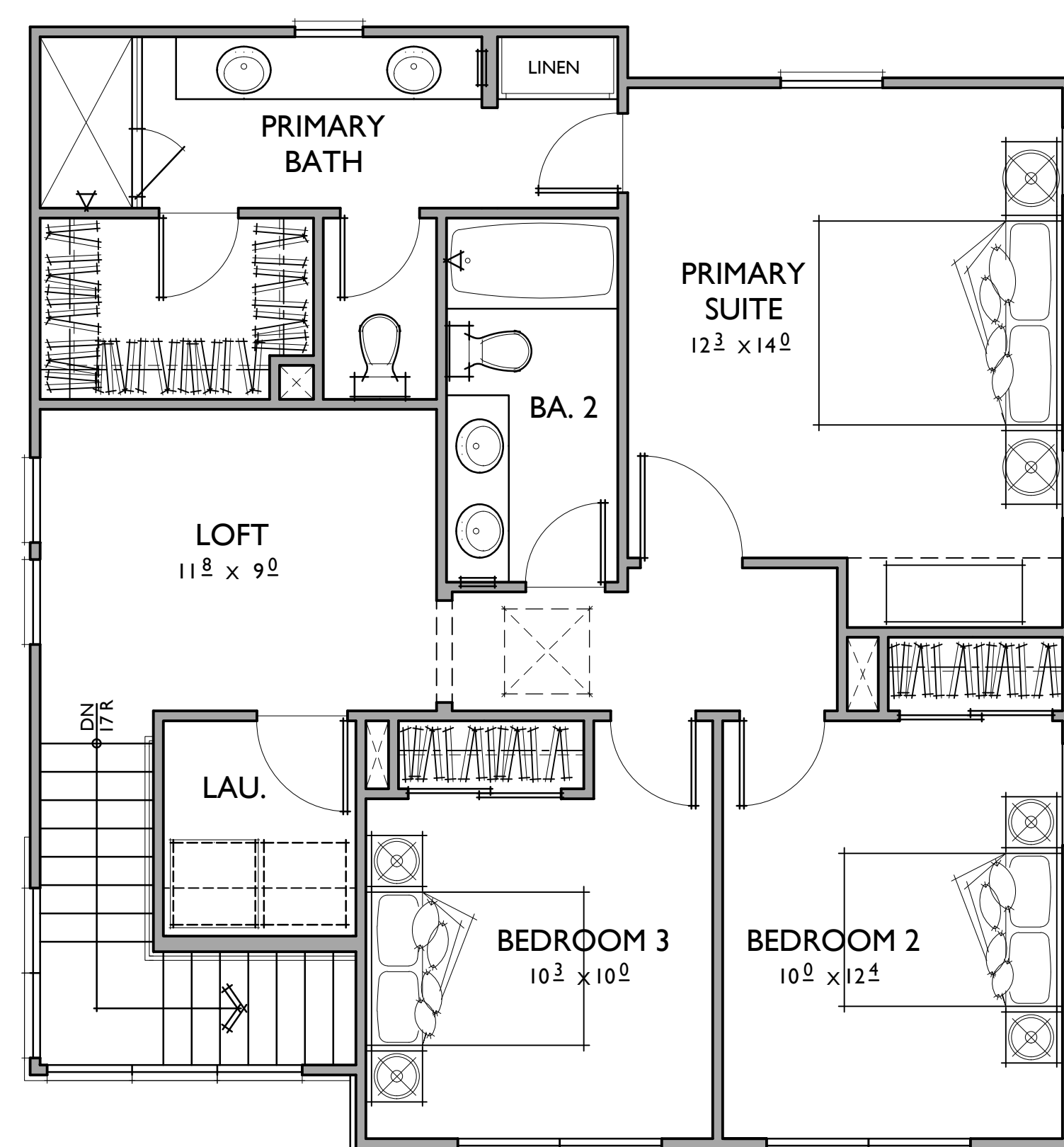


COMPOSITE PLAN FIRST FLOOR

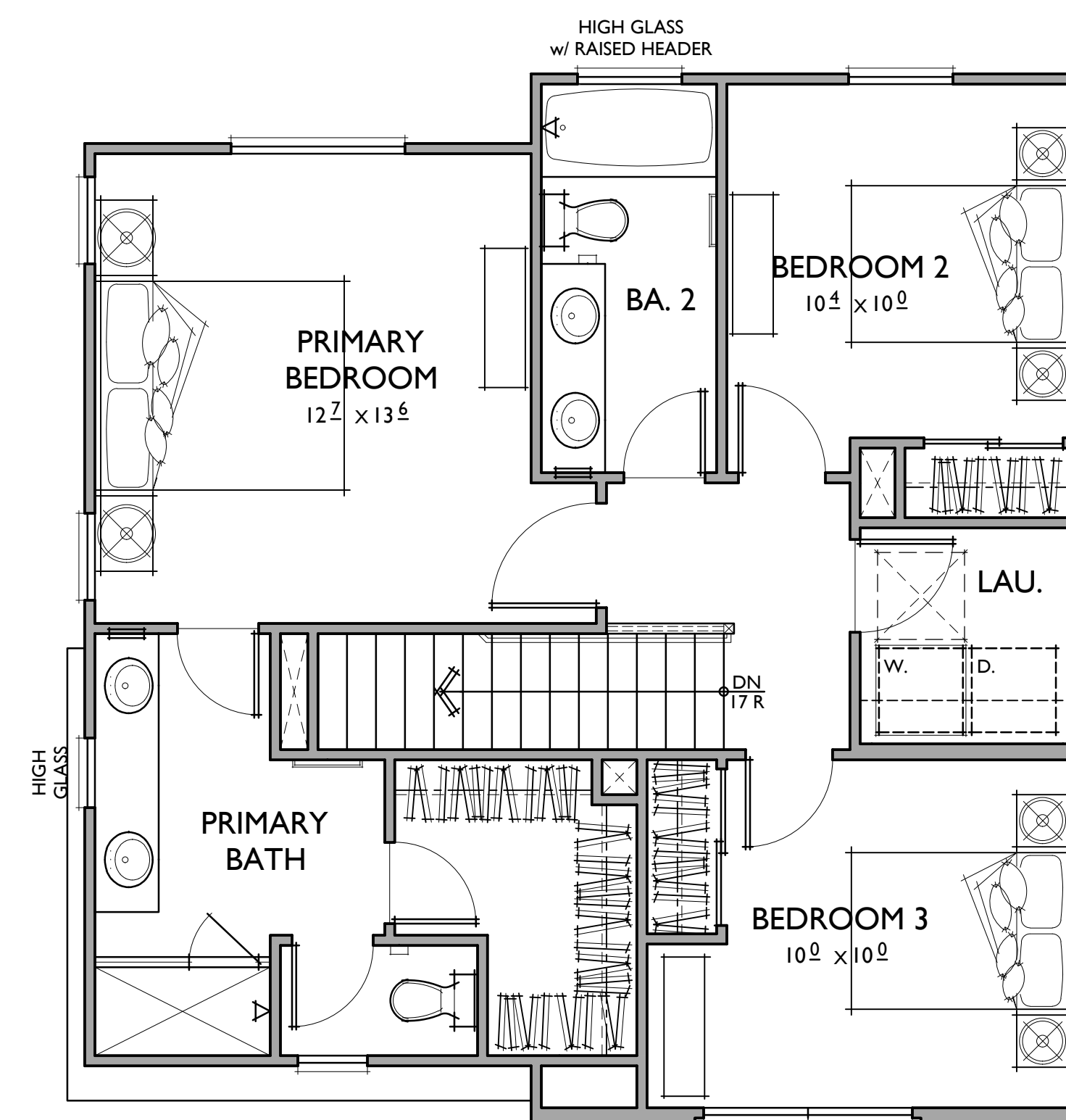
PLAN 1
903 SQ. FT.



PLAN 2
1,364 SQ. FT.



PLAN 4
1,826 SQ. FT.



PLAN 3
1,562 SQ. FT.

COMPOSITE PLAN SECOND FLOOR



PLAN 4

PLAN 2

PLAN 3

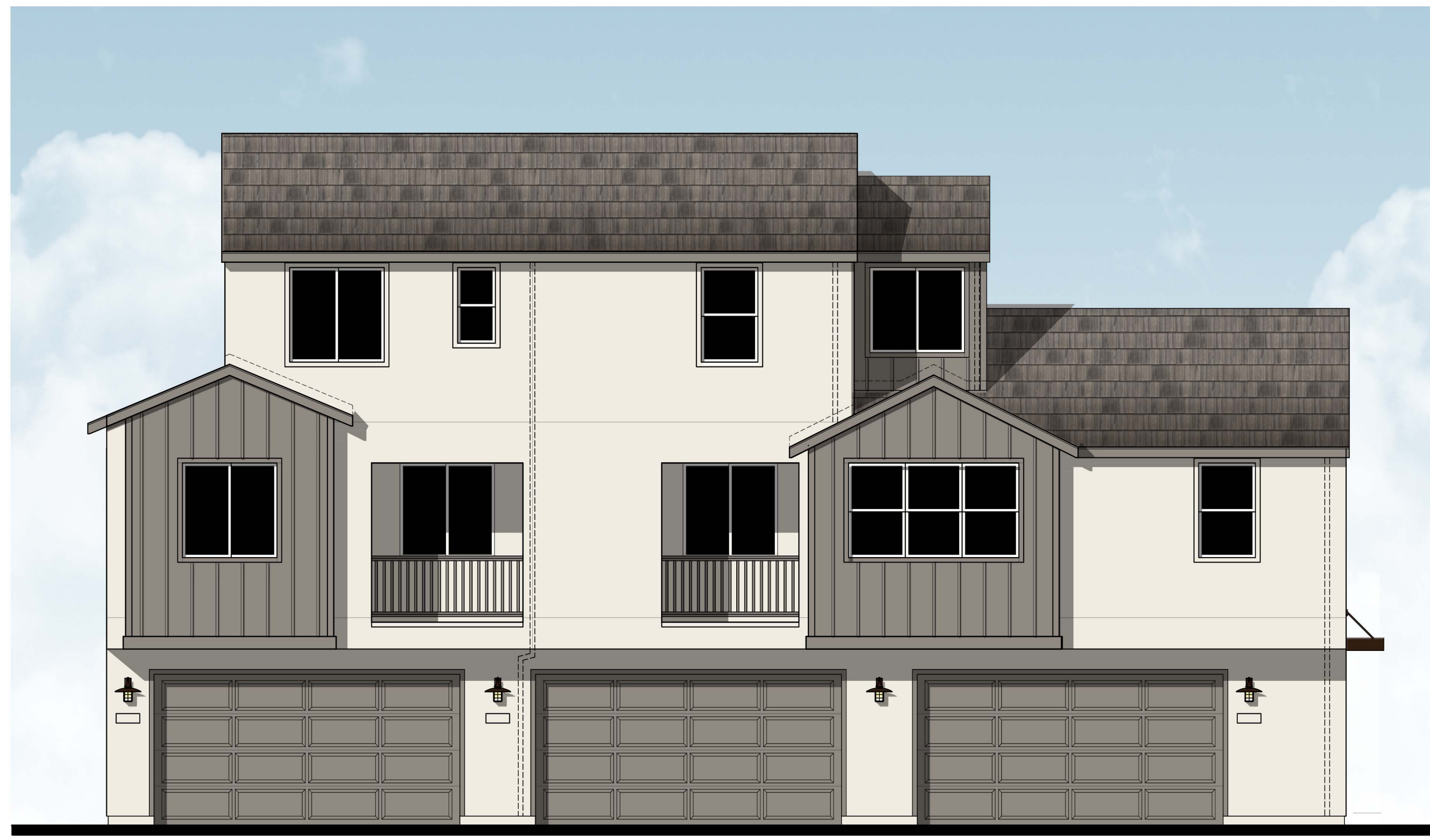
FARMHOUSE

CONCEPTUAL STREET SCENE

FIDDYMENT F-25, F-26

Roseville, California

0 2 4 8 521.20146



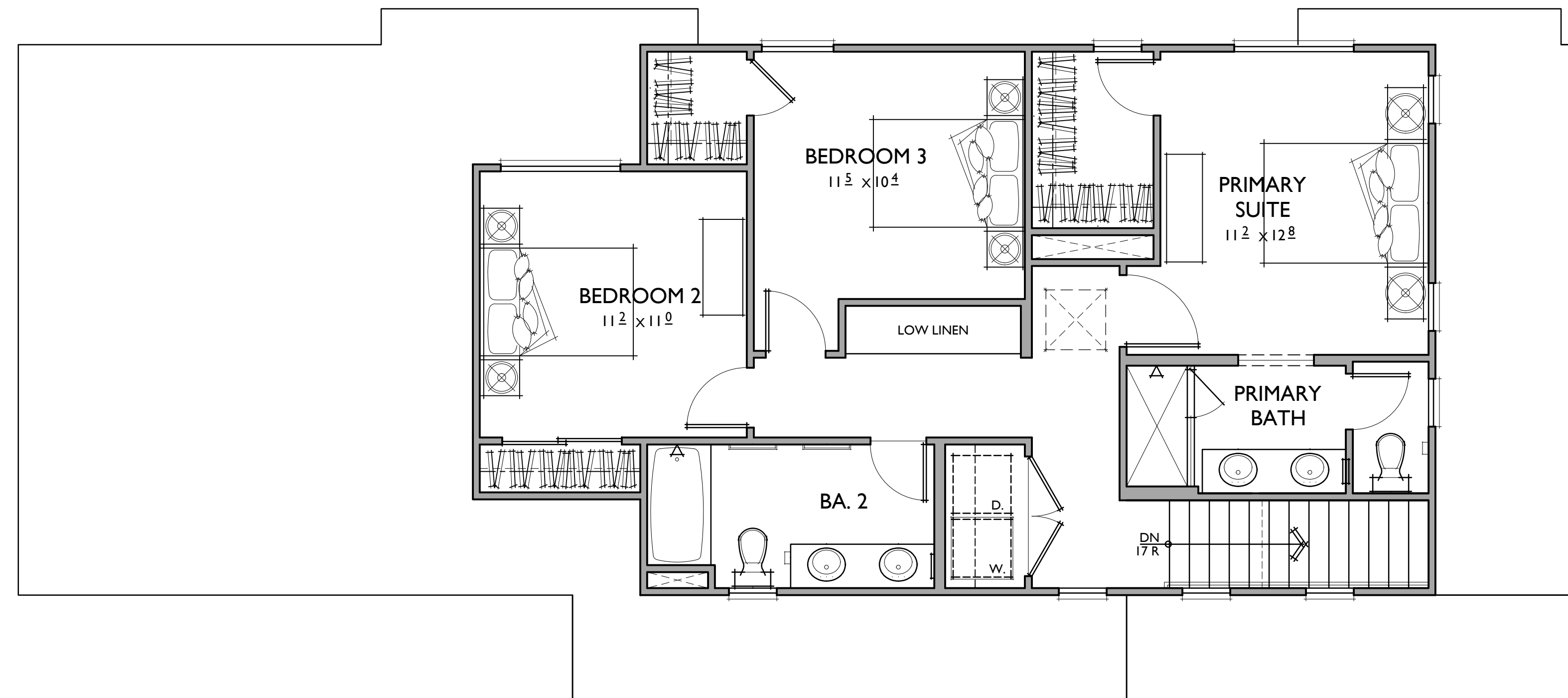
PLAN 3 GARAGE PLAN 2 GARAGE PLAN 4 GARAGE
REAR ELEVATION - PLAN 1 AND PLAN 2



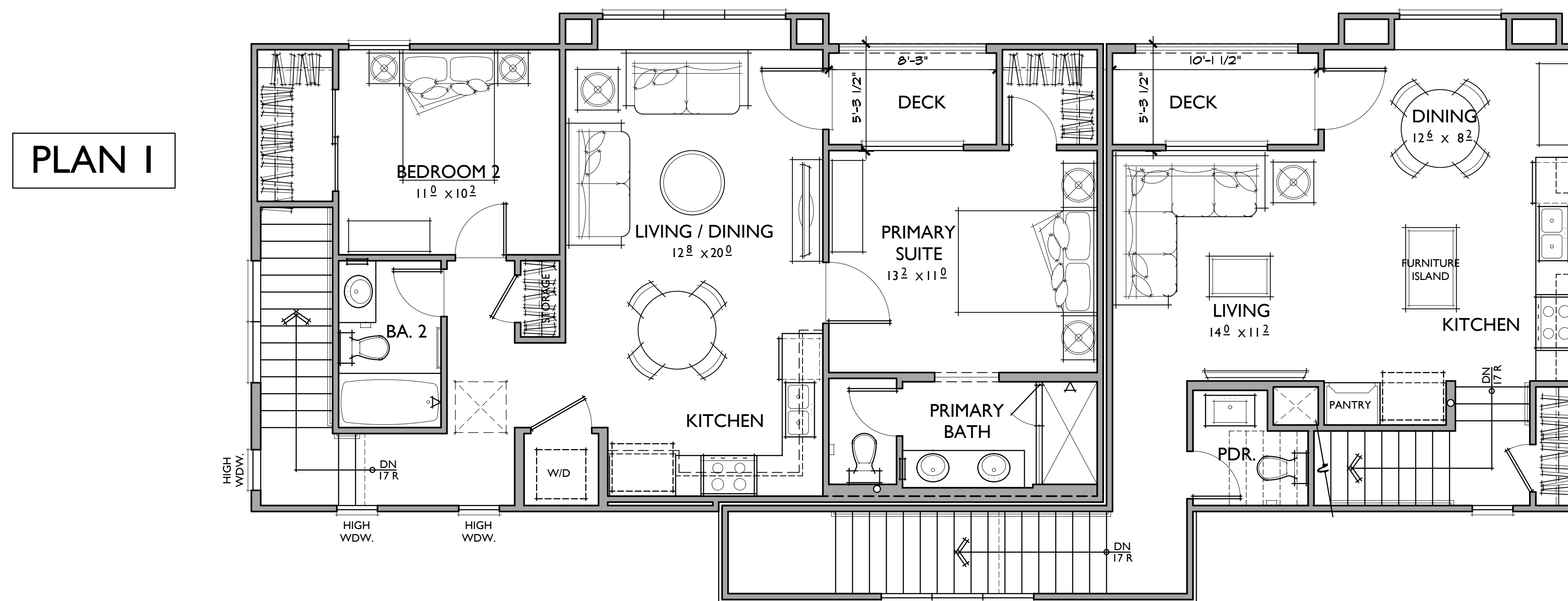
PLAN 1 PLAN 4
LEFT ELEVATION



PLAN 3 PLAN 2
RIGHT ELEVATION

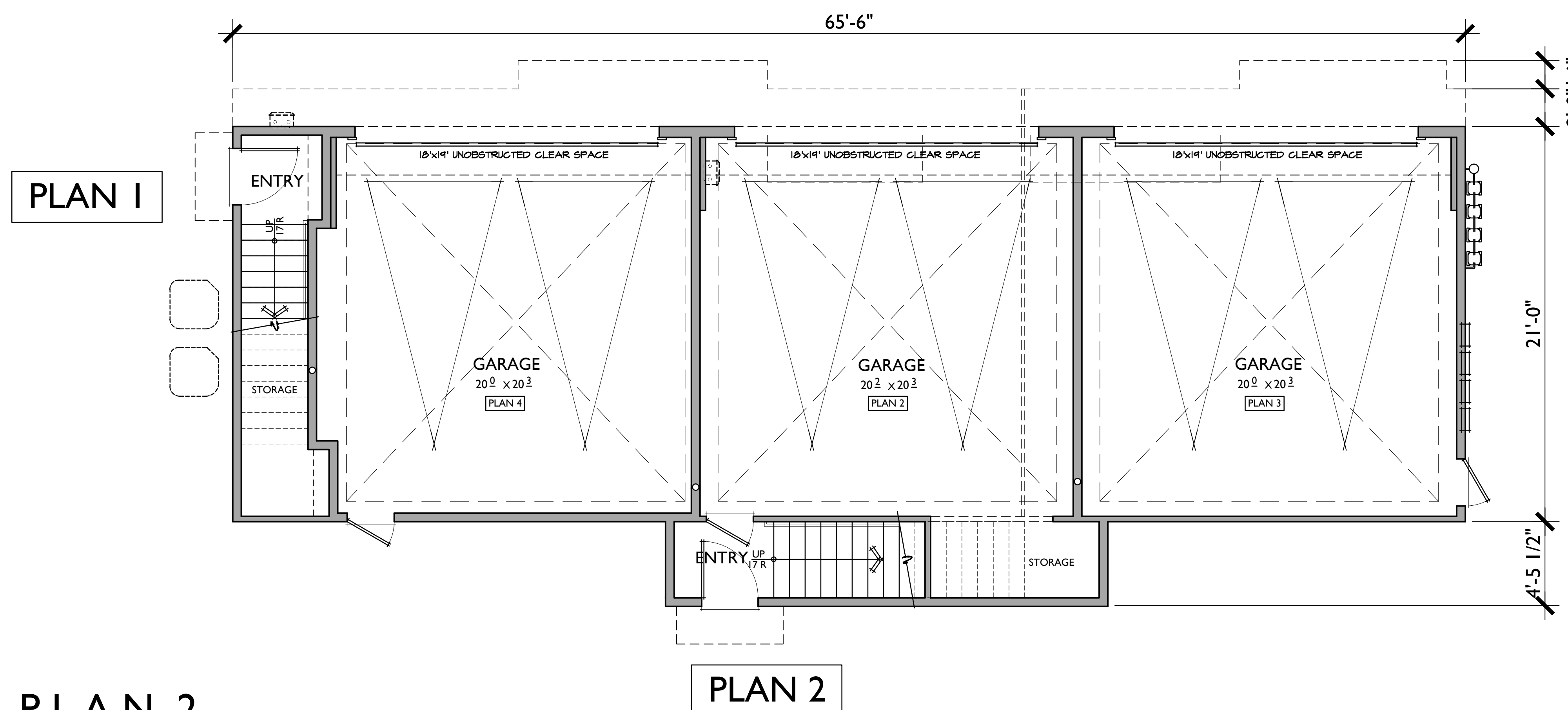


PLAN 2



PLAN 1

PLAN 2



PLAN 1

PLAN 2

PLAN 1

2 BEDROOMS / 2 BATHS
2 - CARPORT SPACES

FLOOR AREA TABLE

1ST FLOOR	84 SQ. FT.
2ND FLOOR	832 SQ. FT.
TOTAL LIVING	916 SQ. FT.
2 - CAR GARAGE	N/A
DECK	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

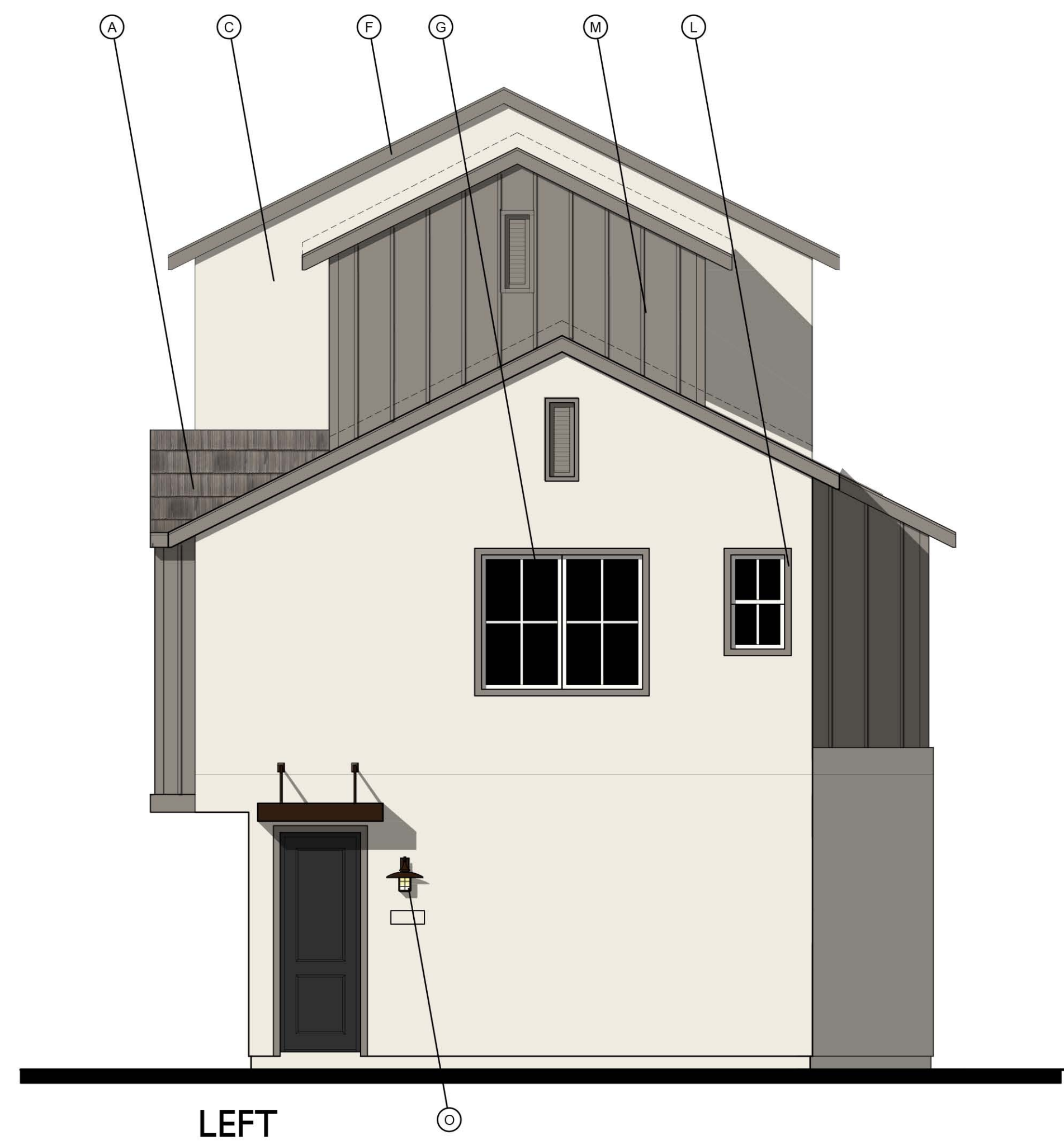
PLAN 2

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	75 SQ. FT.
2ND FLOOR	487 SQ. FT.
3RD FLOOR	802 SQ. FT.
TOTAL LIVING	1,364 SQ. FT.
2 - CAR GARAGE	453 SQ. FT.
DECK	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



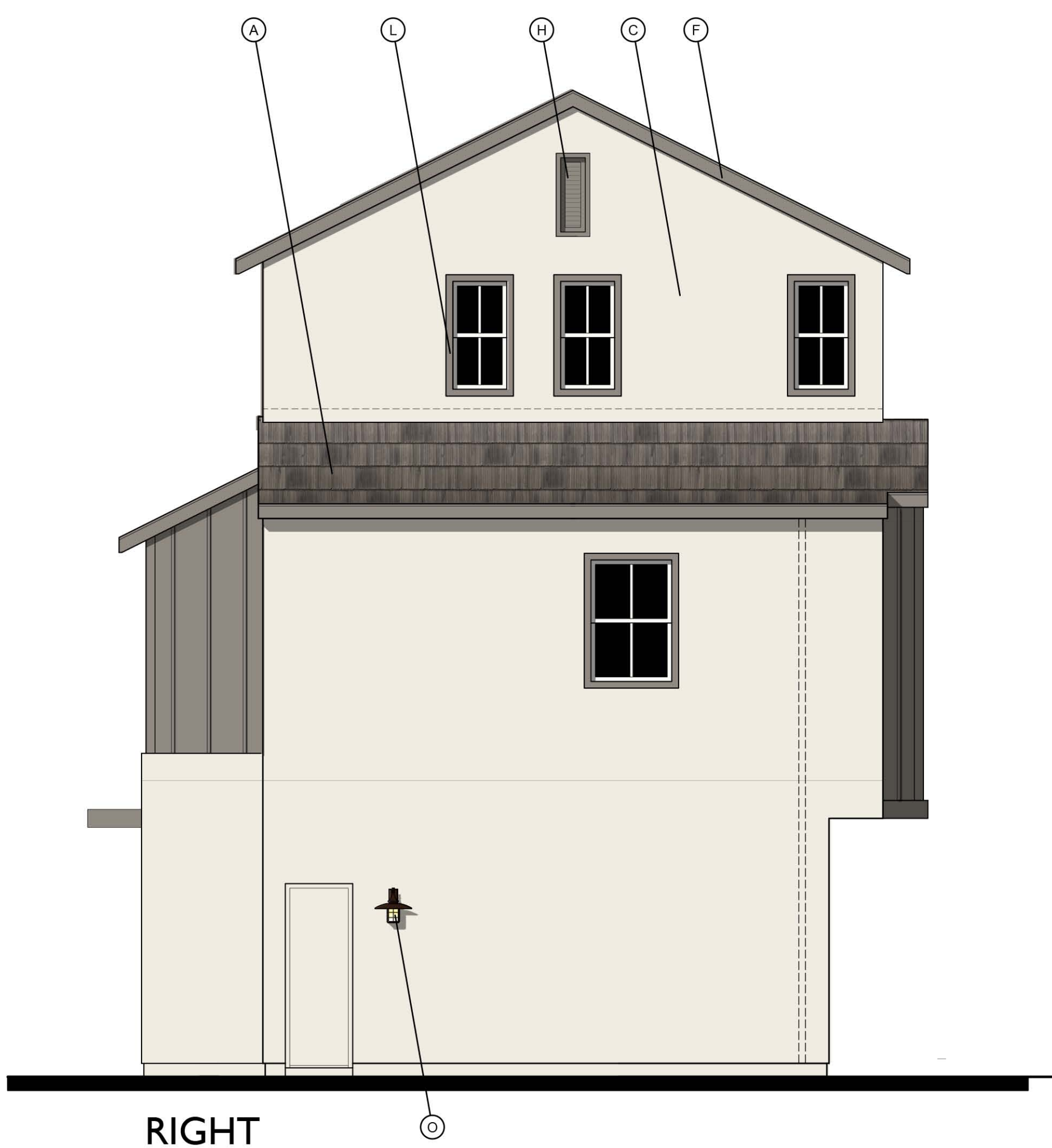
LEFT



FRONT

Farmhouse Variation I
1/4"=1'-0"

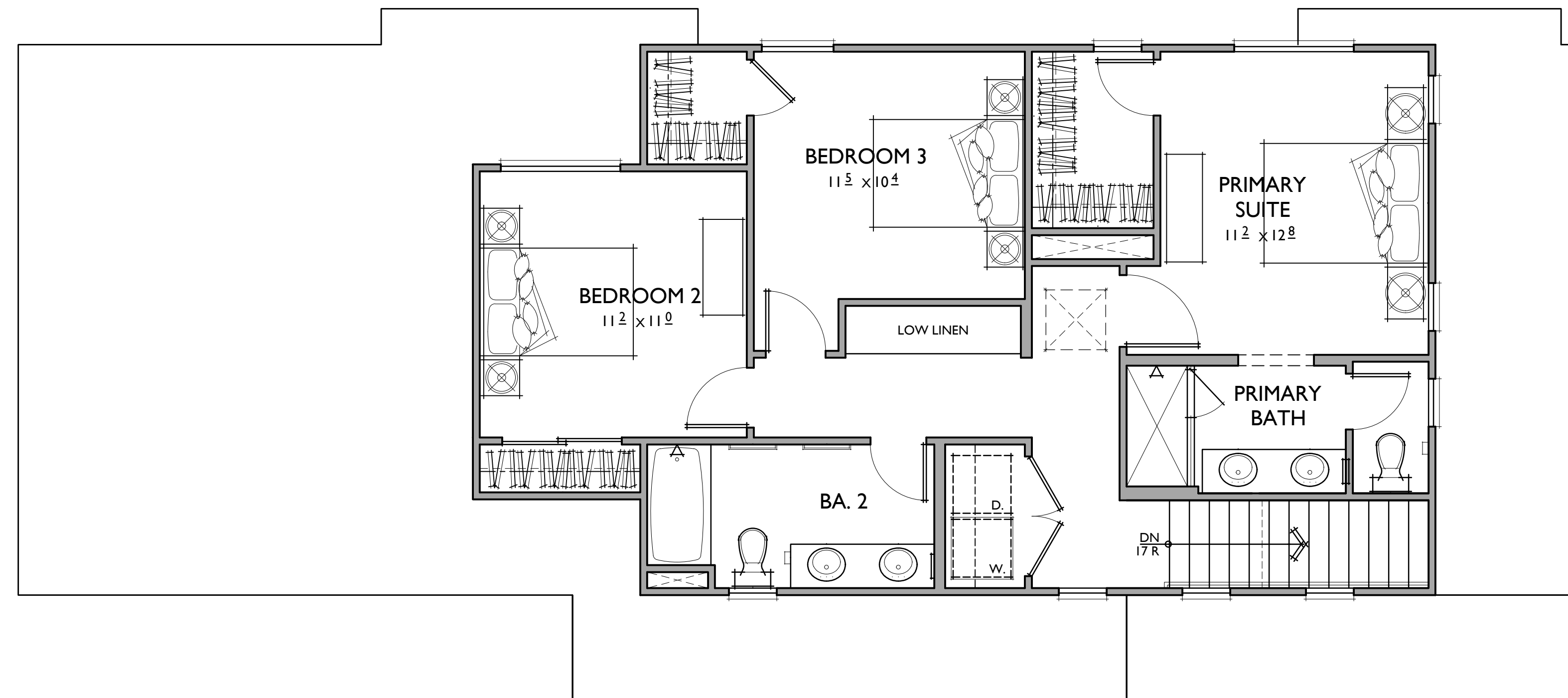
- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. ROLL UP GARAGE DOOR
 - C. STUCCO
 - D. DECORATIVE POTSHELF
 - E. SIMULATED WOOD, SHAPED FOAM CORBEL
 - F. WOOD BARGE BOARD
 - G. VINYL WINDOW
 - H. GABLE END VENT DETAIL
 - K. RECESS AROUND WINDOW
 - L. STUCCO OVER FOAM TRIM
 - M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
 - N. CEMENTIOUS TRIM
 - O. LIGHT FIXTURE
 - P. WOOD FASCIA
 - Q. WOOD RAILING



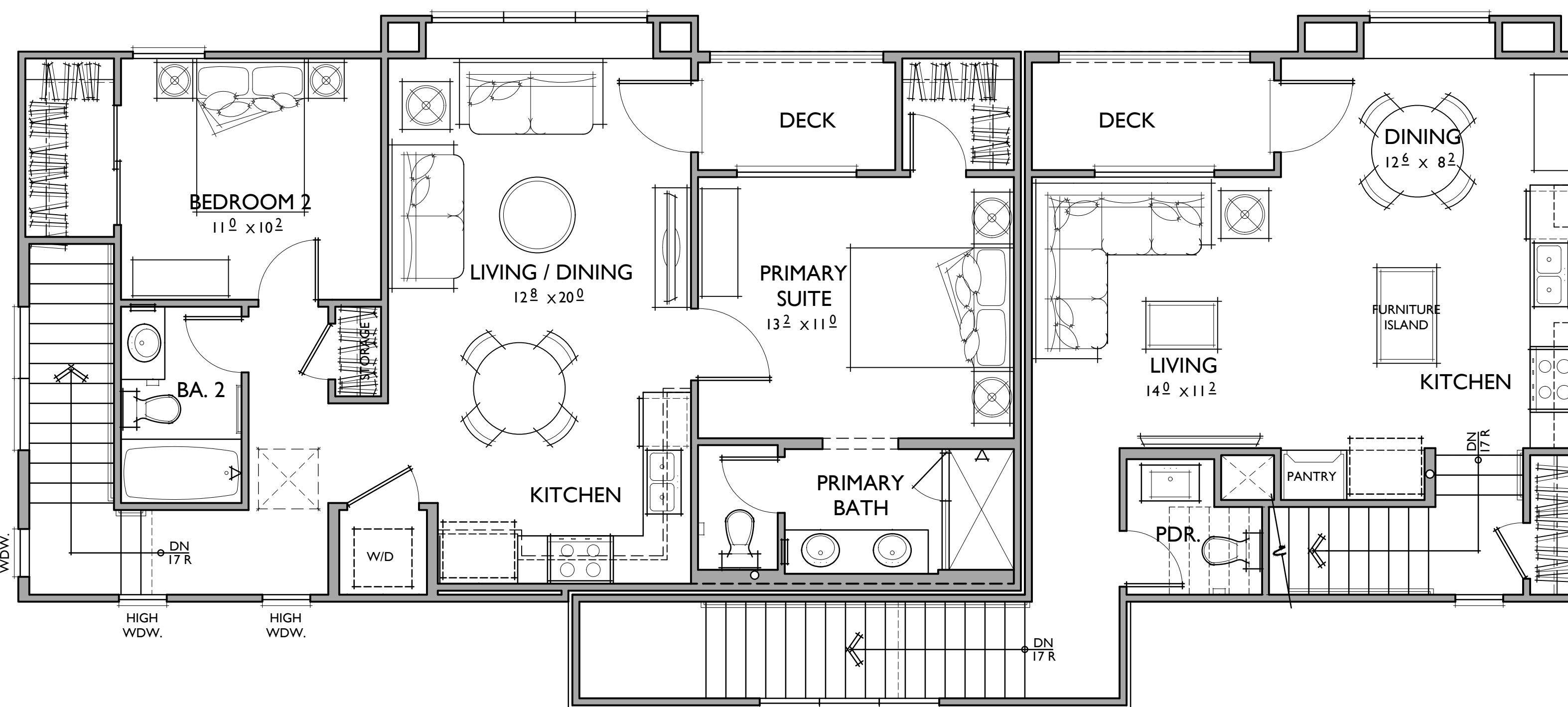
RIGHT



REAR

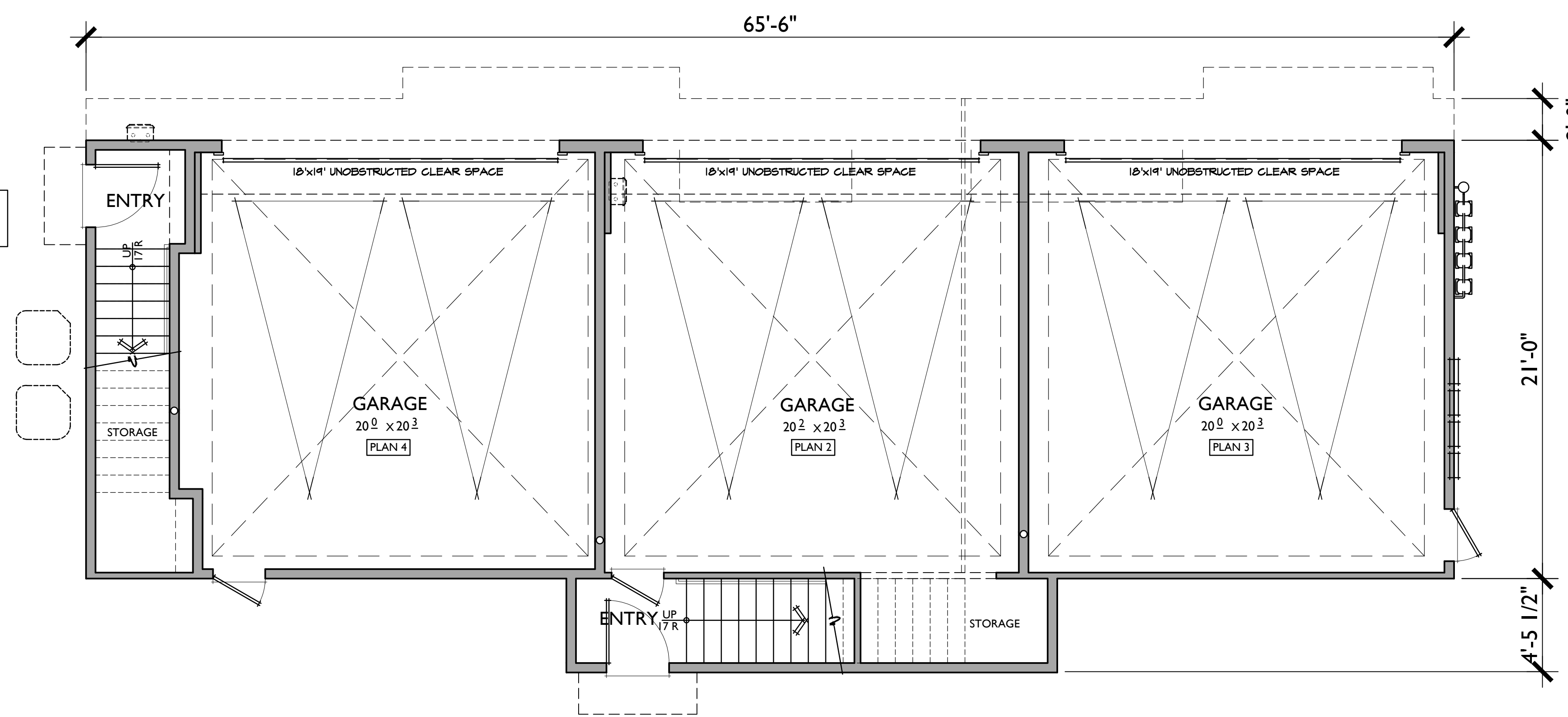


PLAN 2



PLAN 1

PLAN 2



PLAN 1

PLAN 2

PLAN 1

2 BEDROOMS / 2 BATHS
2 - CARPORT SPACES

FLOOR AREA TABLE

1ST FLOOR	84 SQ. FT.
2ND FLOOR	832 SQ. FT.
TOTAL LIVING	916 SQ. FT.
2 - CAR GARAGE	N/A
DECK	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

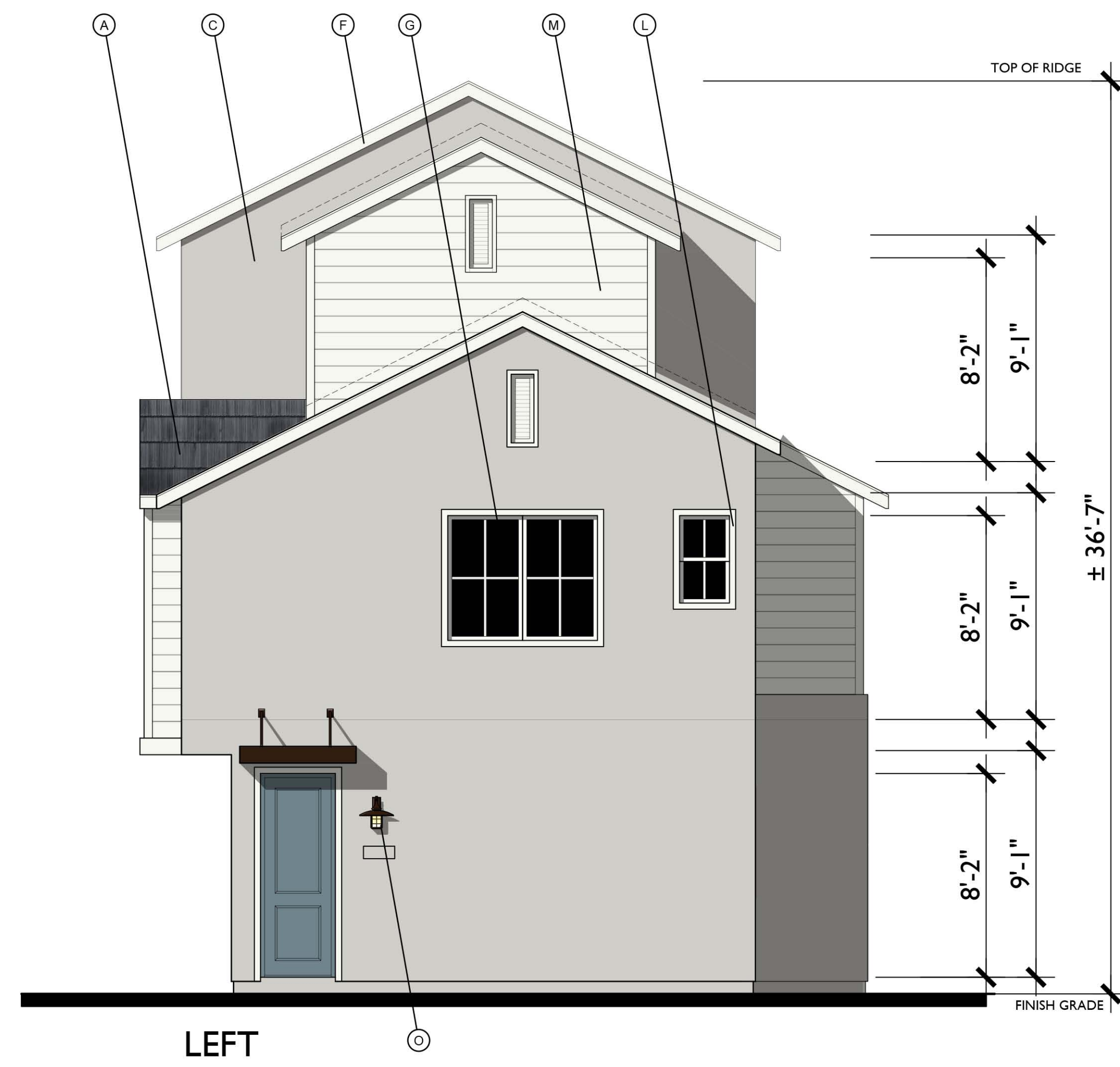
PLAN 2

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

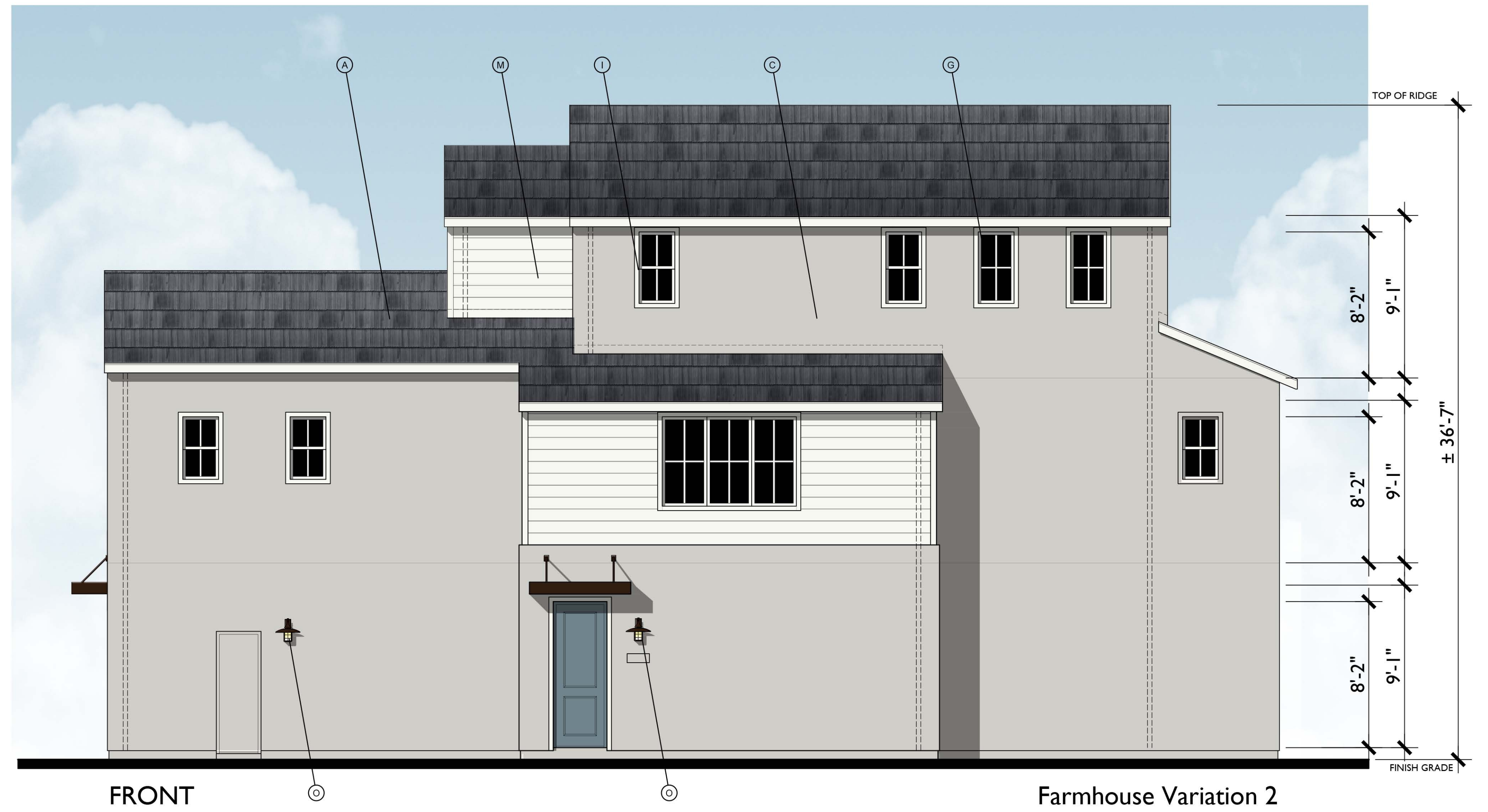
FLOOR AREA TABLE

1ST FLOOR	75 SQ. FT.
2ND FLOOR	487 SQ. FT.
3RD FLOOR	802 SQ. FT.
TOTAL LIVING	1,364 SQ. FT.
2 - CAR GARAGE	453 SQ. FT.
DECK	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



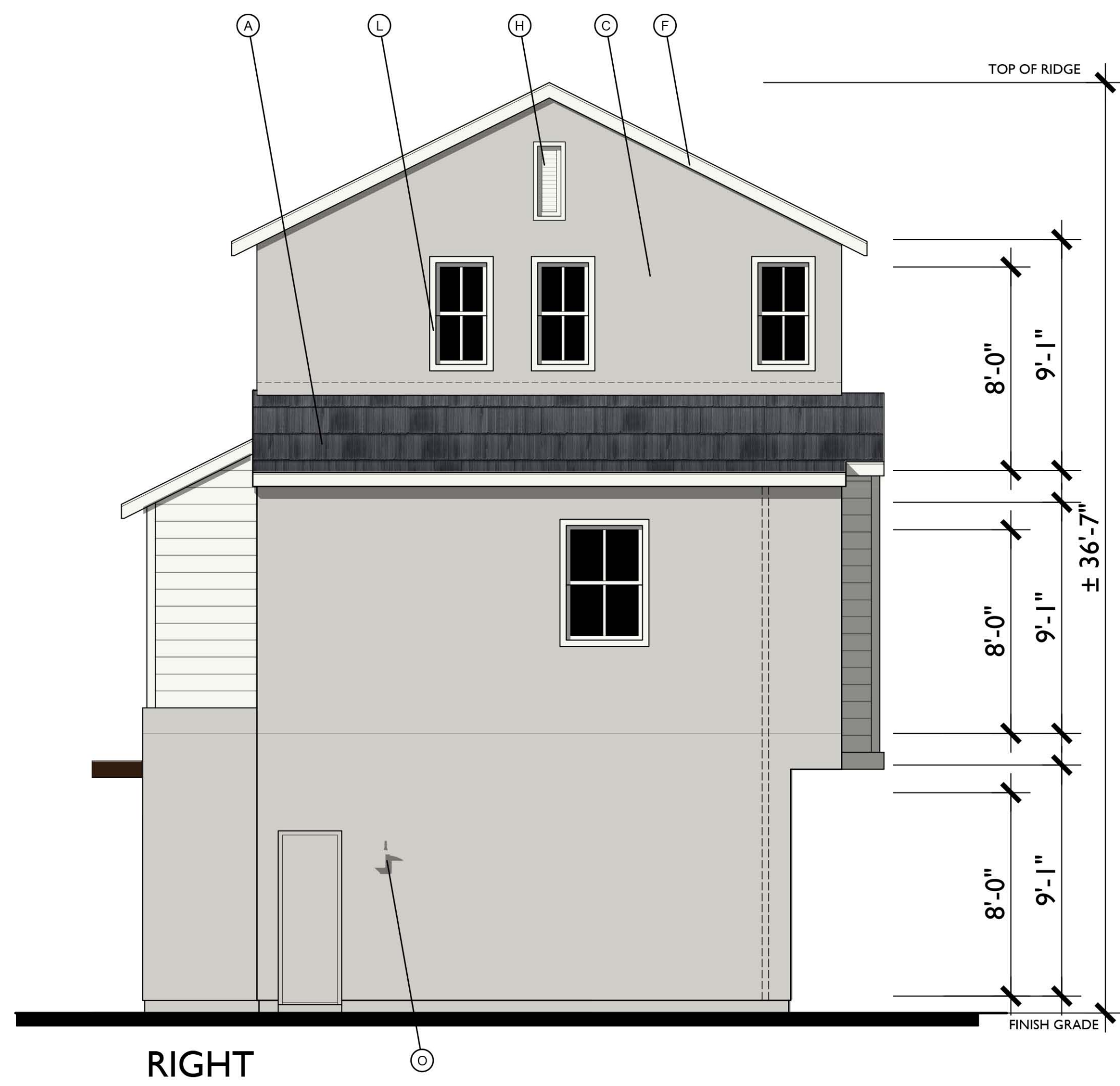
LEFT



FRONT

Farmhouse Variation 2
1/4"=1'-0"

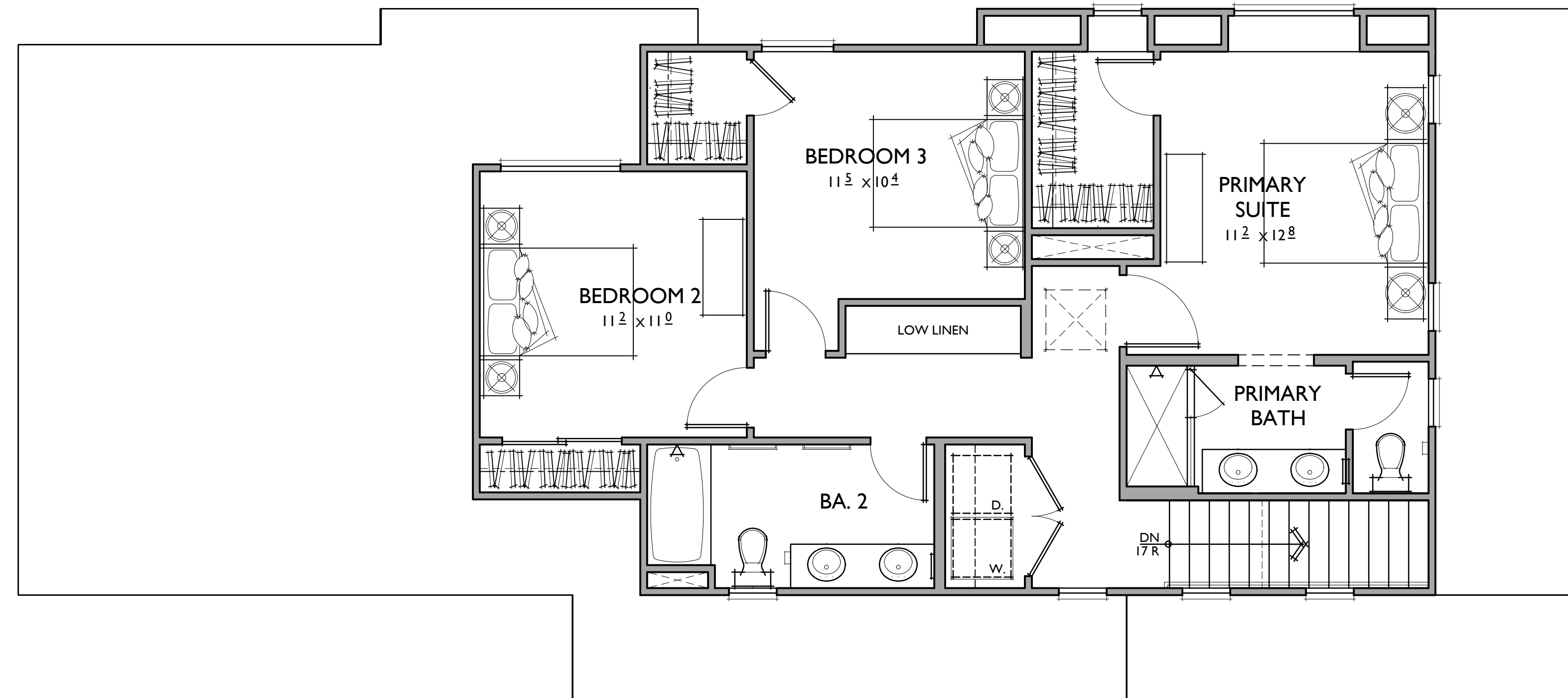
- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. ROLL UP GARAGE DOOR
 - C. STUCCO
 - D. DECORATIVE POTSHLF
 - E. SIMULATED WOOD, SHAPED FOAM CORBEL
 - F. WOOD BARGE BOARD
 - G. VINYL WINDOW
 - H. GABLE END VENT DETAIL
 - K. RECESS AROUND WINDOW
 - L. STUCCO OVER FOAM TRIM
 - M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
 - N. CEMENTIOUS TRIM
 - O. LIGHT FIXTURE
 - P. WOOD FASCIA
 - Q. WOOD RAILING



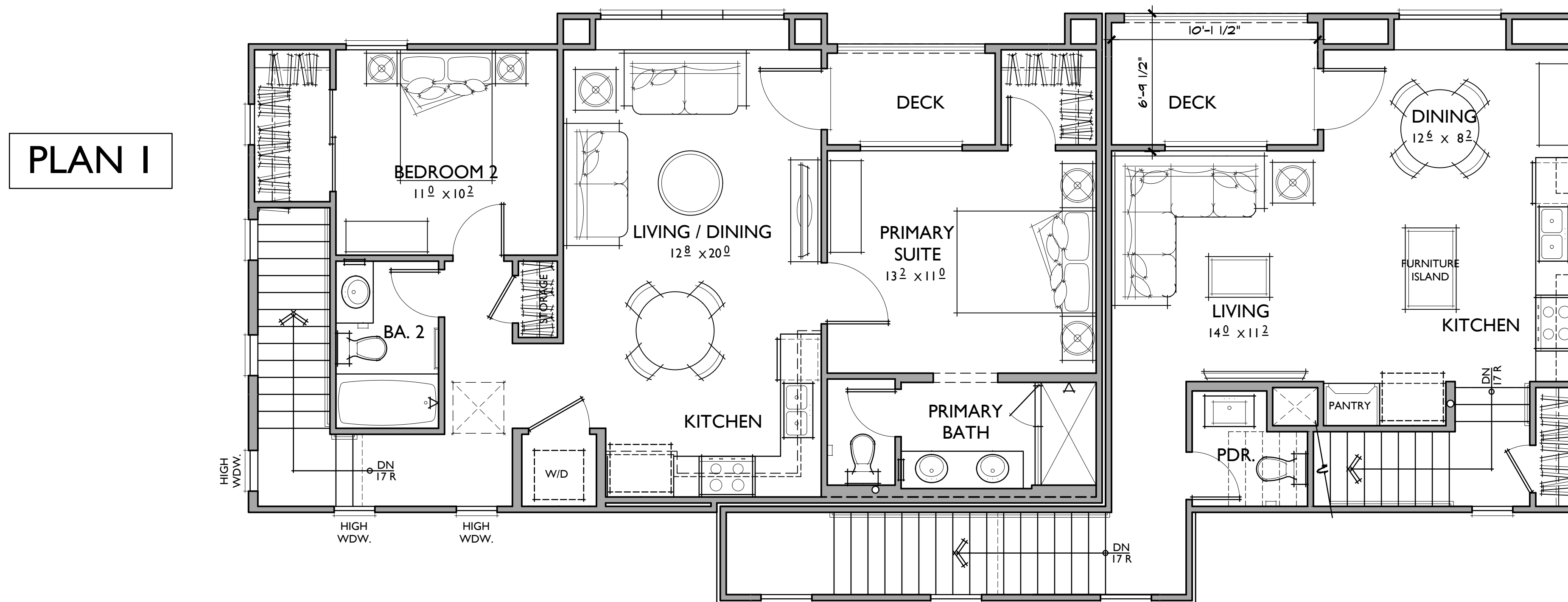
RIGHT



REAR

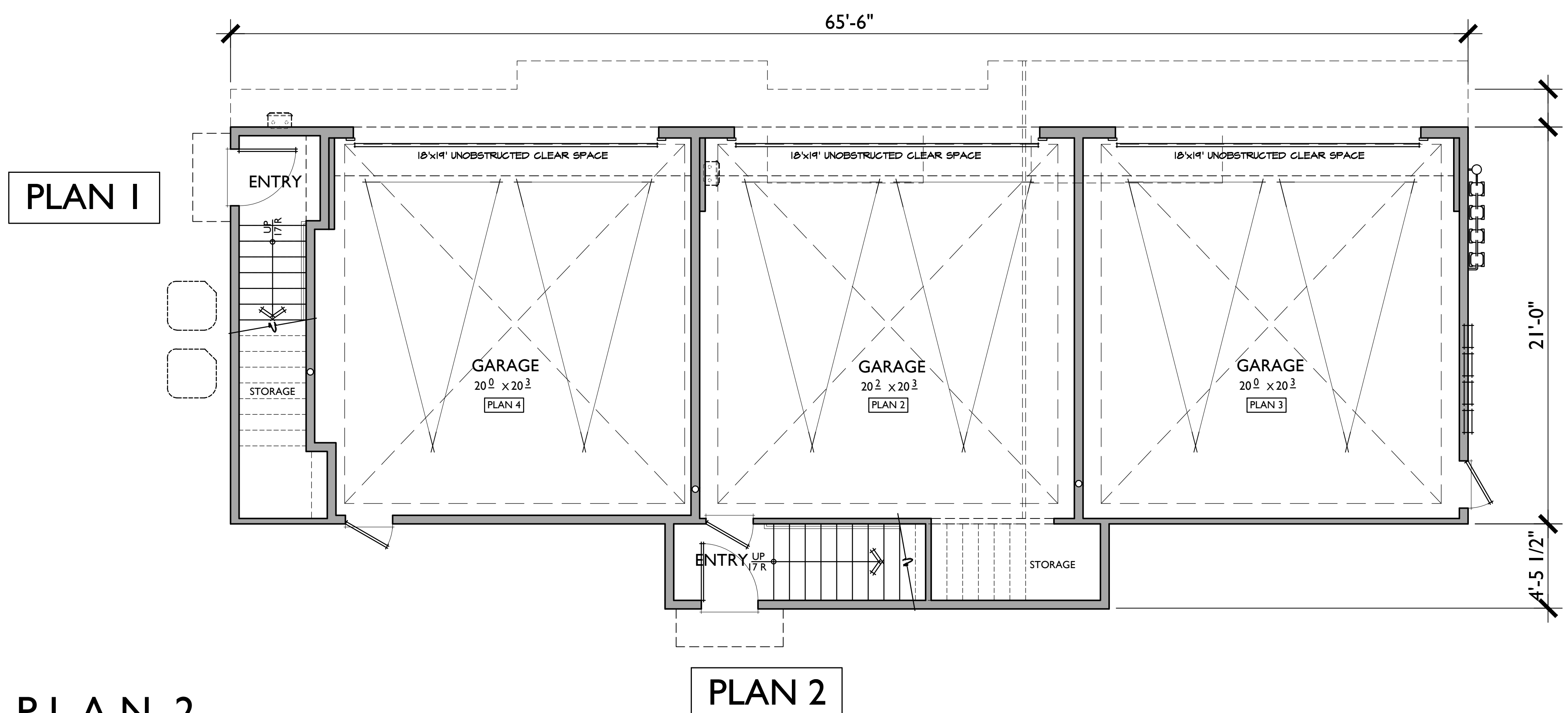


PLAN 2



PLAN 1

PLAN 2



PLAN 1

PLAN 2

PLAN 1

2 BEDROOMS / 2 BATHS
2 - CARPORT SPACES

FLOOR AREA TABLE

1ST FLOOR	84 SQ. FT.
2ND FLOOR	832 SQ. FT.
TOTAL LIVING	916 SQ. FT.
2 - CAR GARAGE	N/A
DECK	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

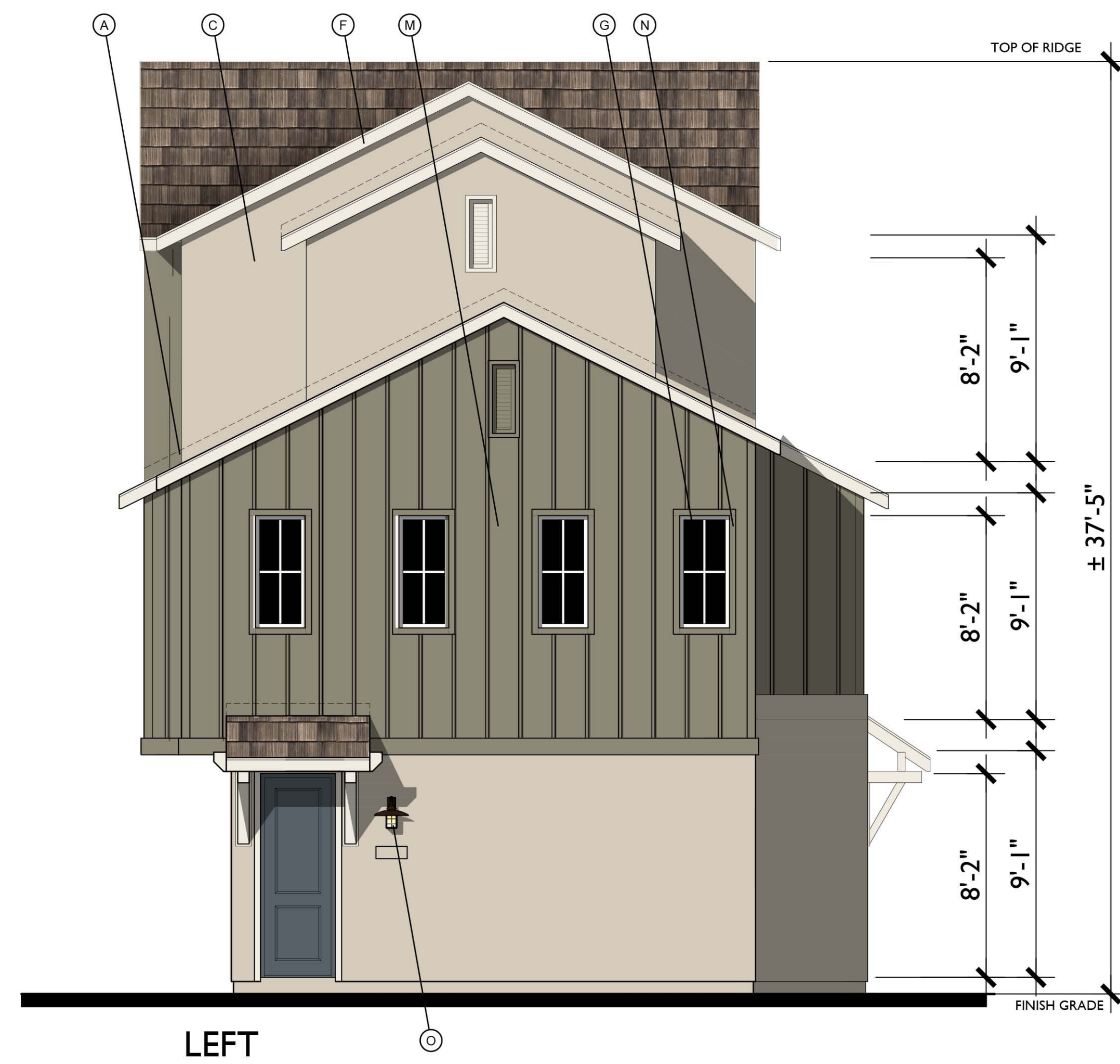
PLAN 2

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

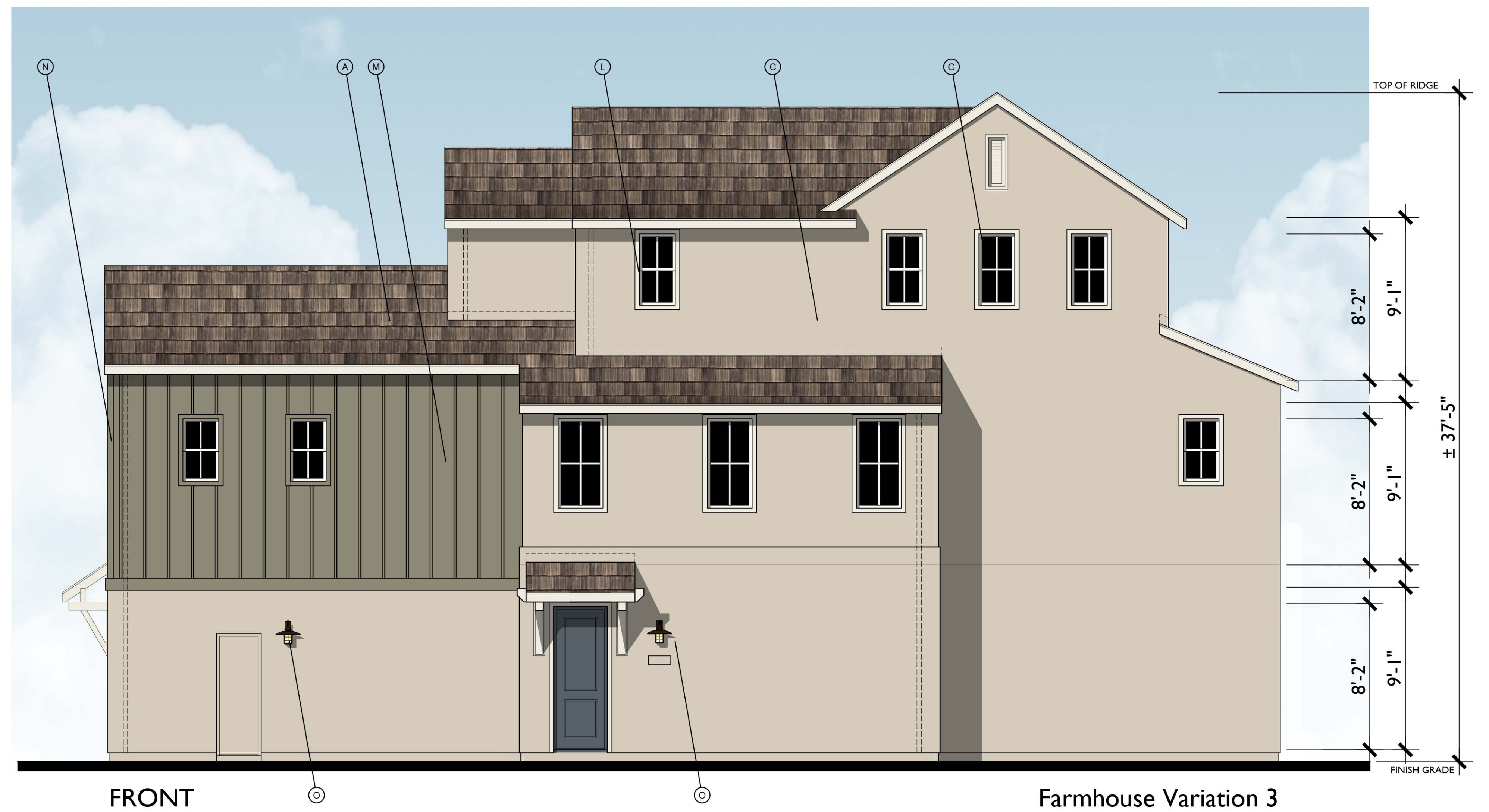
FLOOR AREA TABLE

1ST FLOOR	75 SQ. FT.
2ND FLOOR	487 SQ. FT.
3RD FLOOR	802 SQ. FT.
TOTAL LIVING	1,364 SQ. FT.
2 - CAR GARAGE	453 SQ. FT.
DECK	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



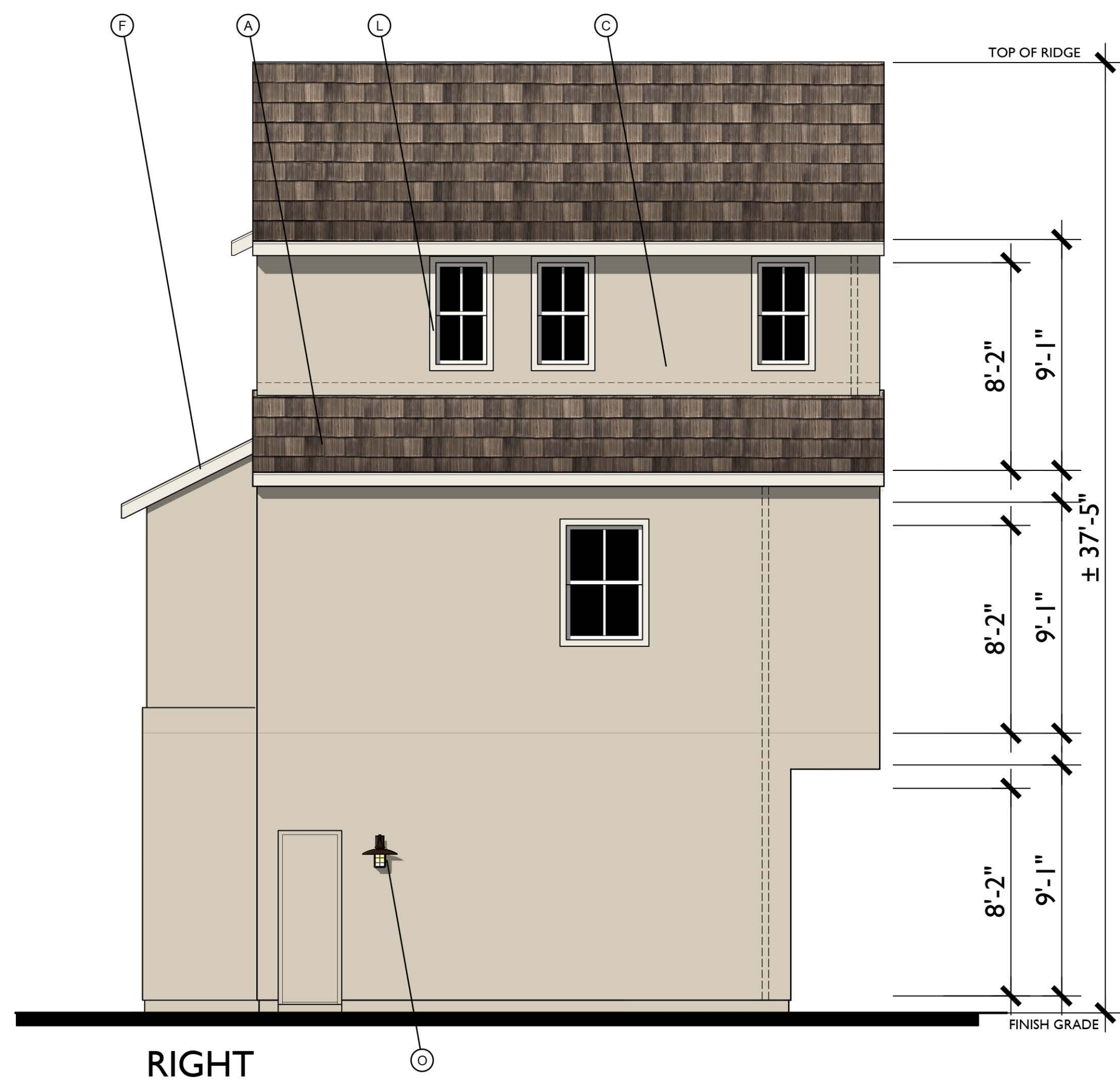
LEFT



FRONT

Farmhouse Variation 3
1/4"=1'-0"

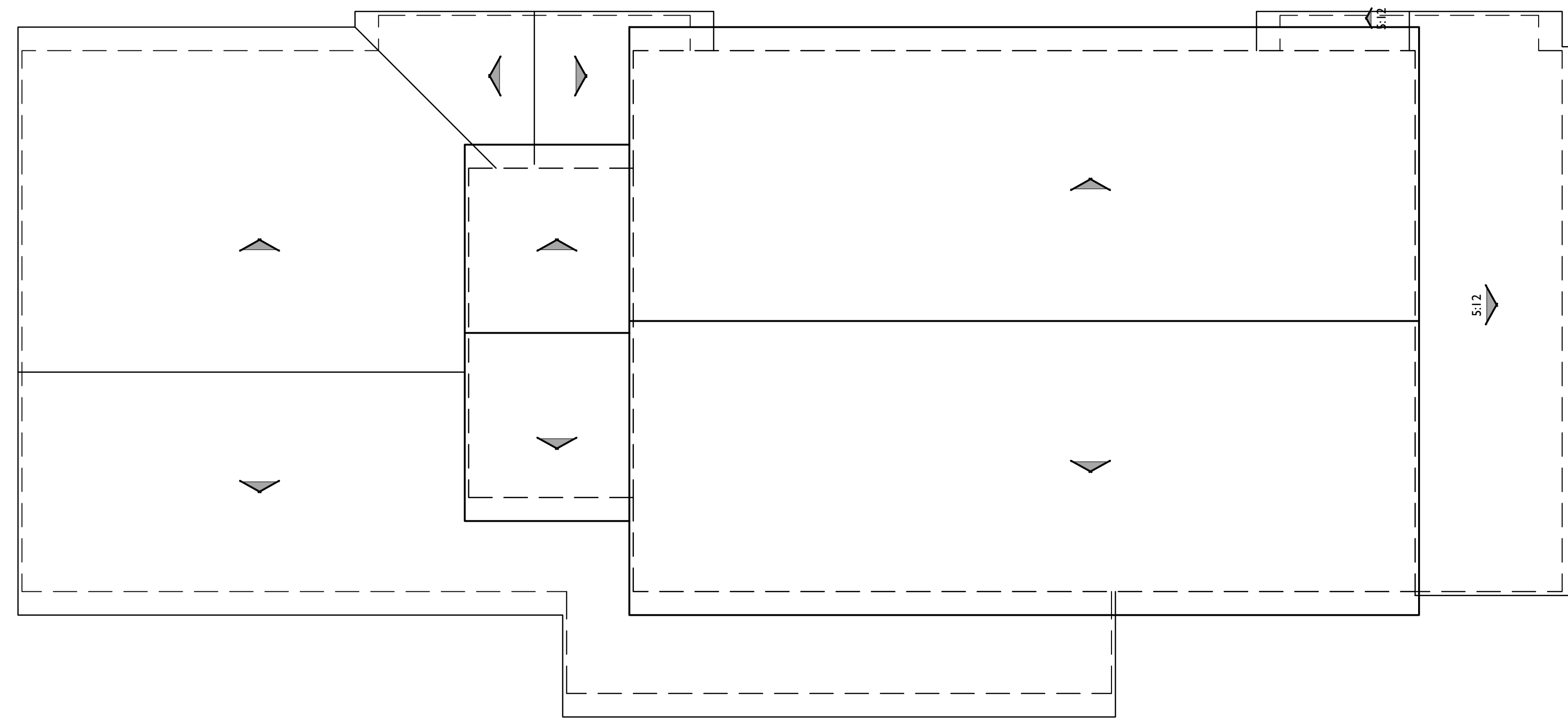
- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. ROLL UP GARAGE DOOR
 - C. STUCCO
 - D. DECORATIVE POTSHLF
 - E. SIMULATED WOOD, SHAPED FOAM CORBEL
 - F. WOOD BARGE BOARD
 - G. VINYL WINDOW
 - H. GABLE END VENT DETAIL
 - K. RECESS AROUND WINDOW
 - L. STUCCO OVER FOAM TRIM
 - M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
 - N. CEMENTIOUS TRIM
 - O. LIGHT FIXTURE
 - P. WOOD FASCIA
 - Q. WOOD RAILING



RIGHT



REAR

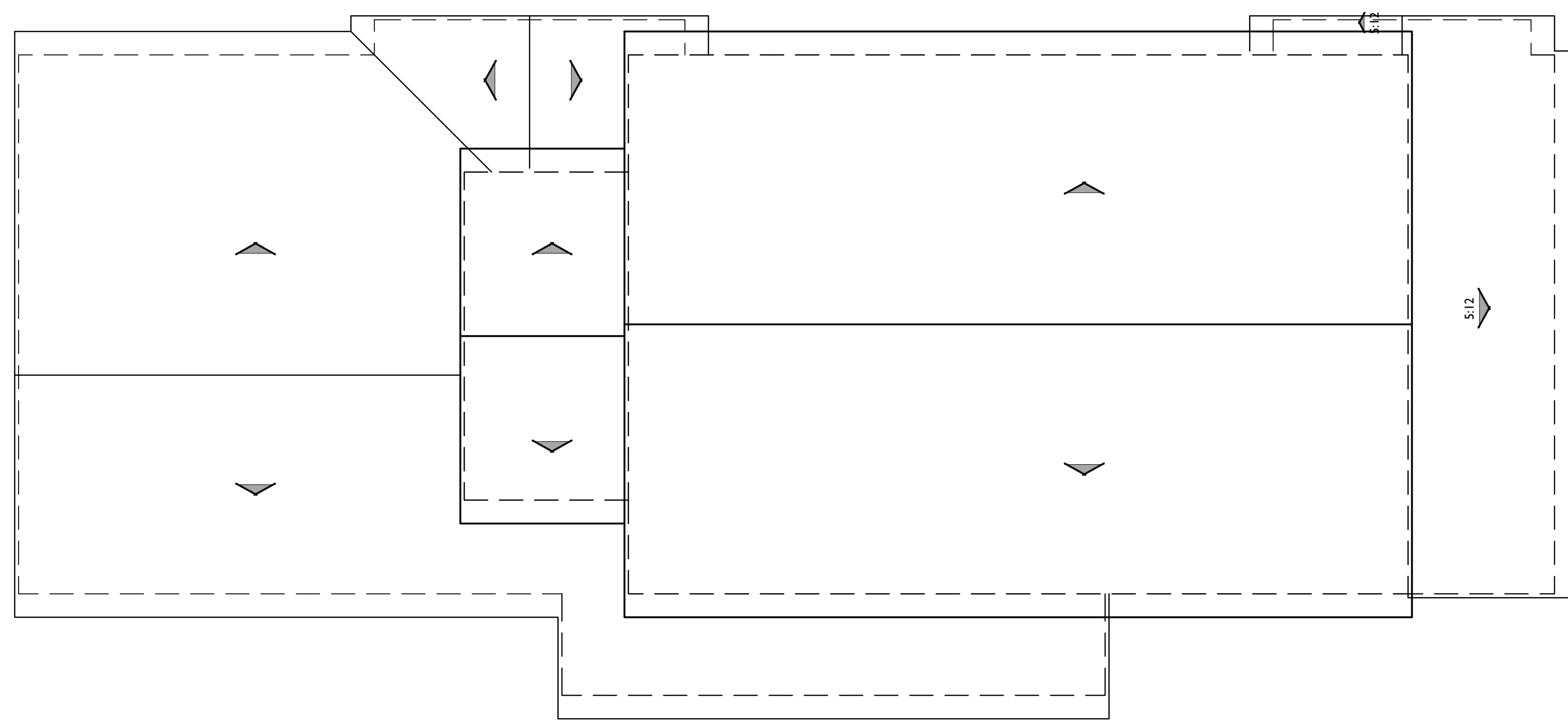


ROOF PLAN

Variation 1

PITCH: 6:12 U.N.O.
 RAKE: 2"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE FLAT TILE

18" x 12"

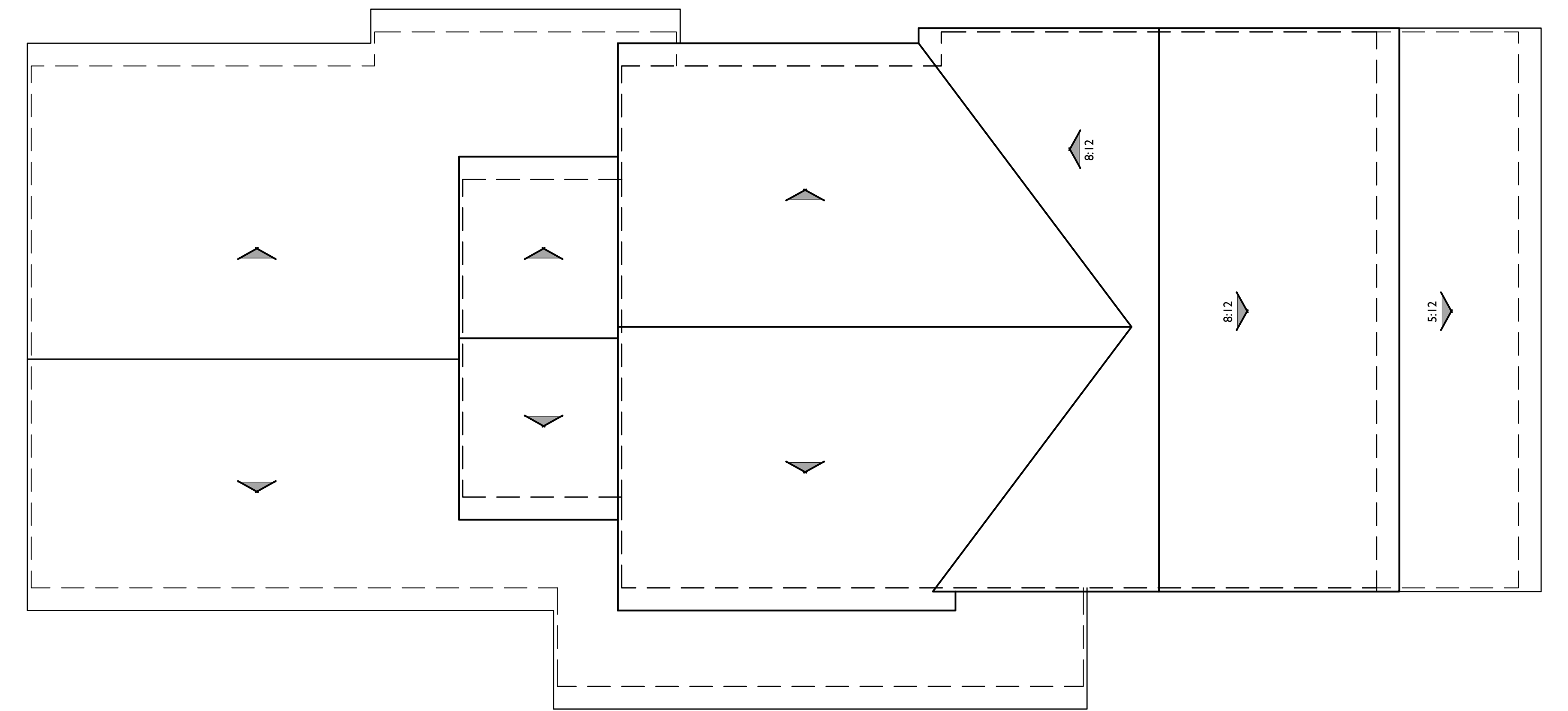


ROOF PLAN

Variation 2

PITCH: 6:12 U.N.O.
 RAKE: 2"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE FLAT TILE

18" x 12"

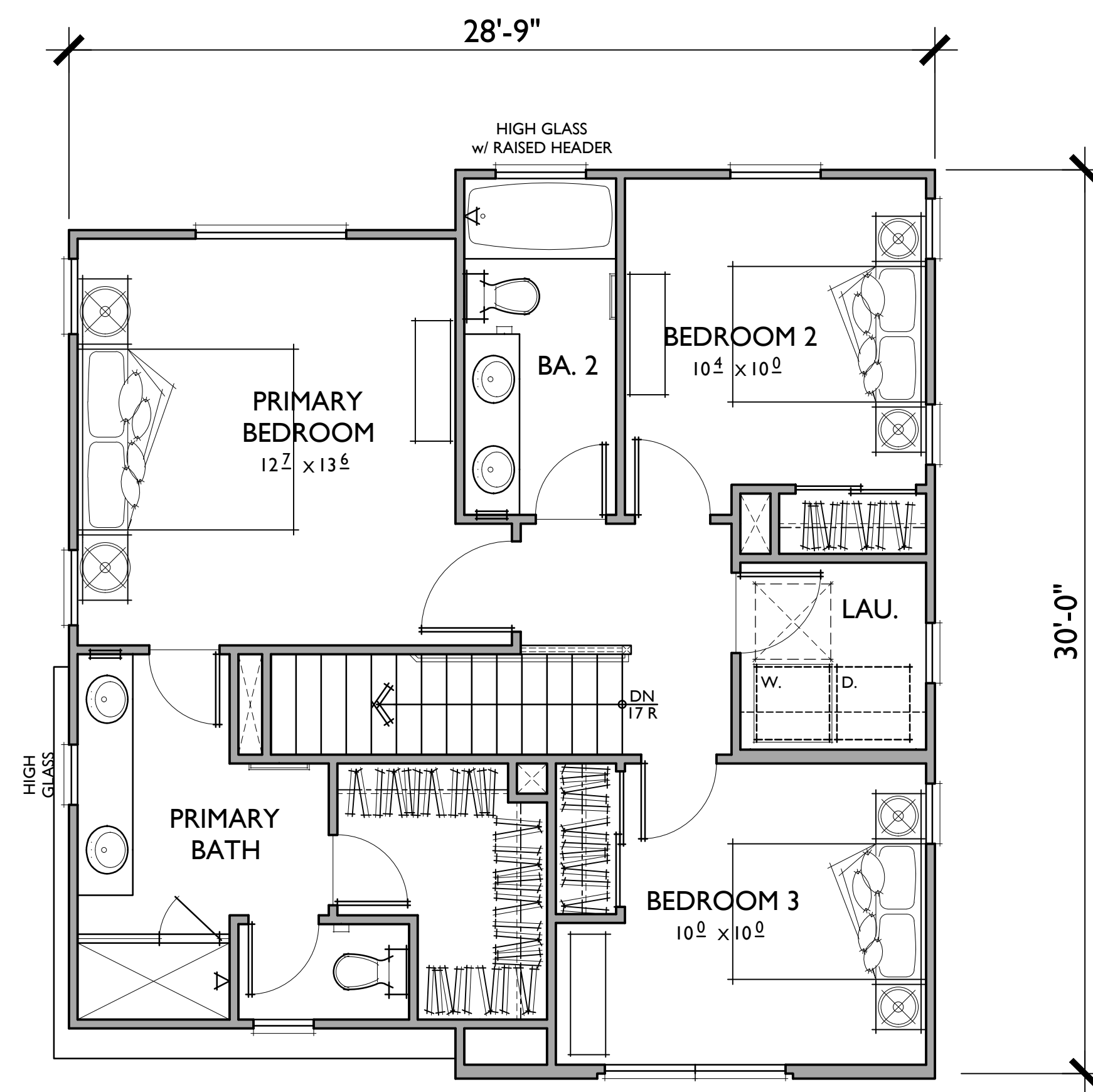


ROOF PLAN

Variation 3

PITCH: 6:12 U.N.O.
 RAKE: 2"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE FLAT TILE

18" x 12"



PLAN 3

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

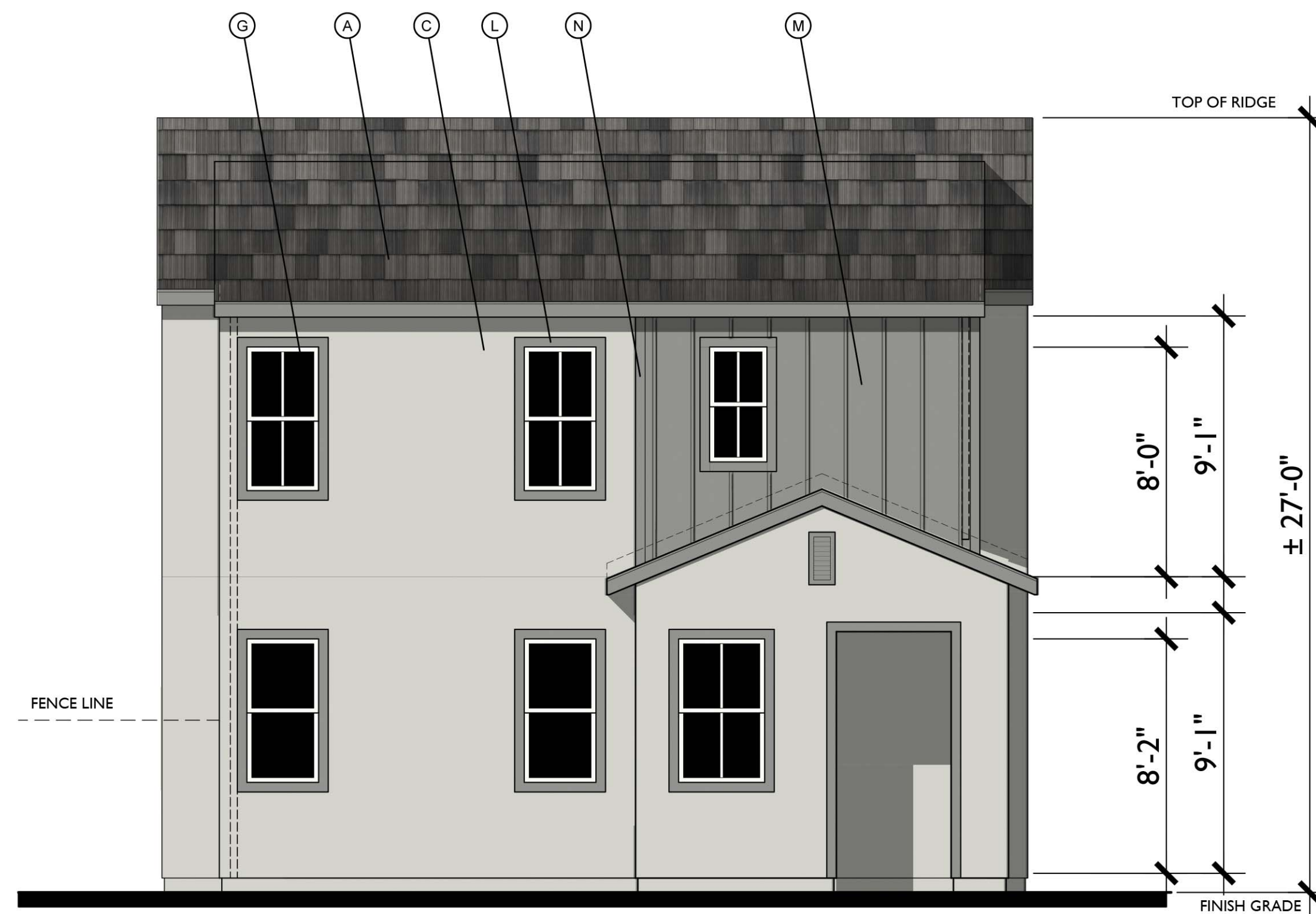
FLOOR AREA TABLE	
1ST FLOOR	747 SQ. FT.
2ND FLOOR	740 SQ. FT.
TOTAL LIVING	1,487 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

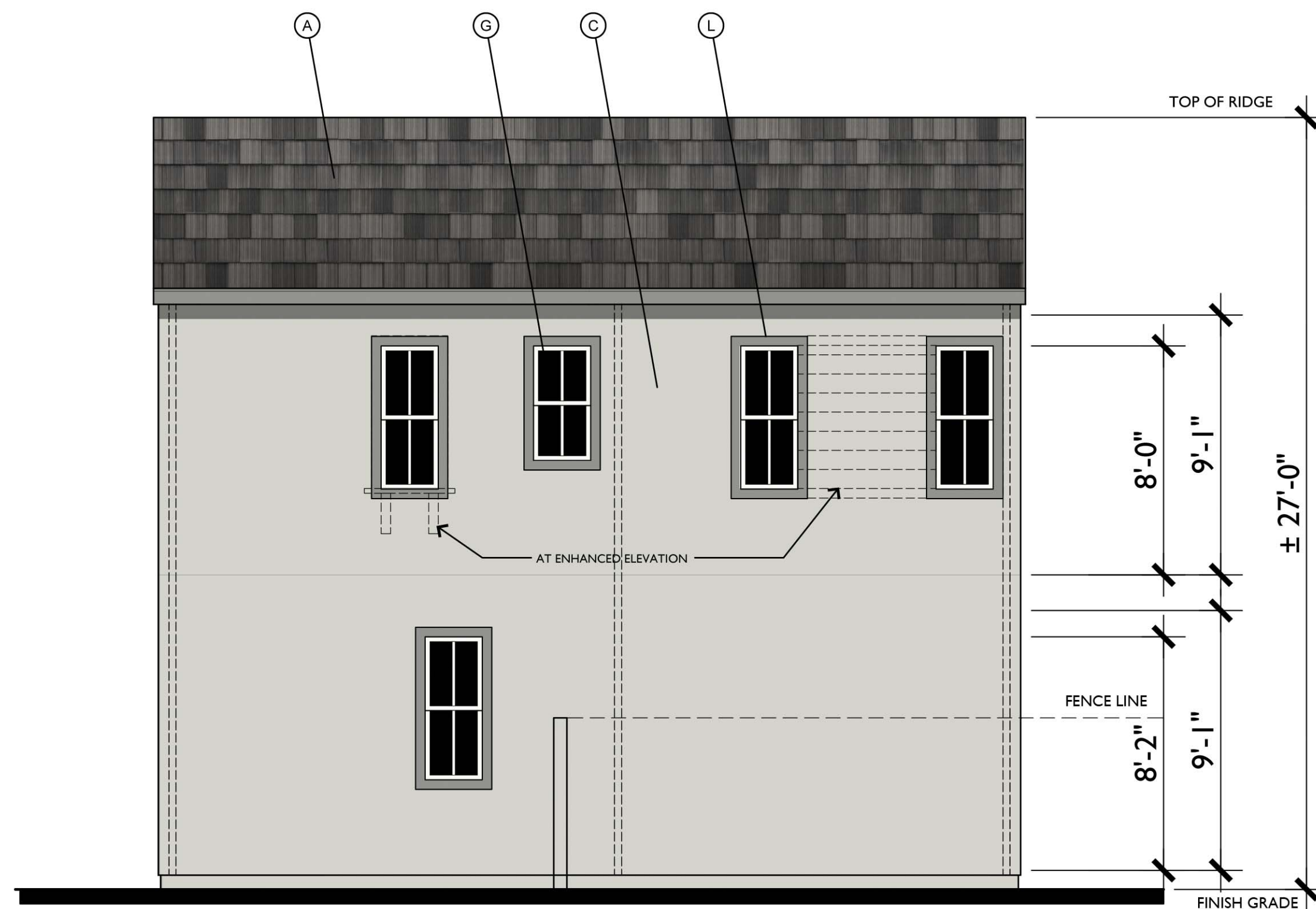
02.10.20



REAR



LEFT



RIGHT

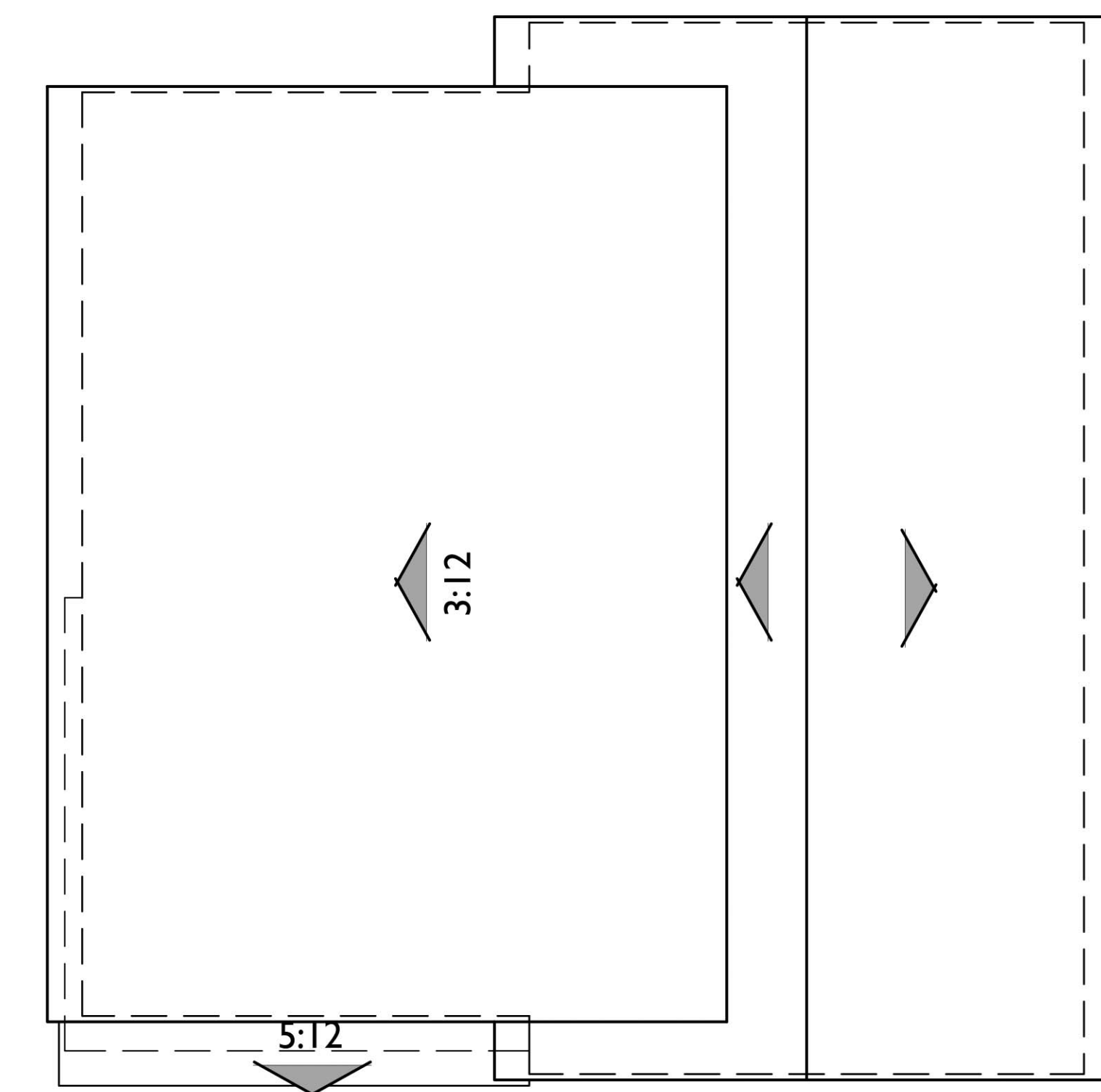


FRONT

Farmhouse Variation I
1/4"=1'-0"

MATERIAL LEGEND

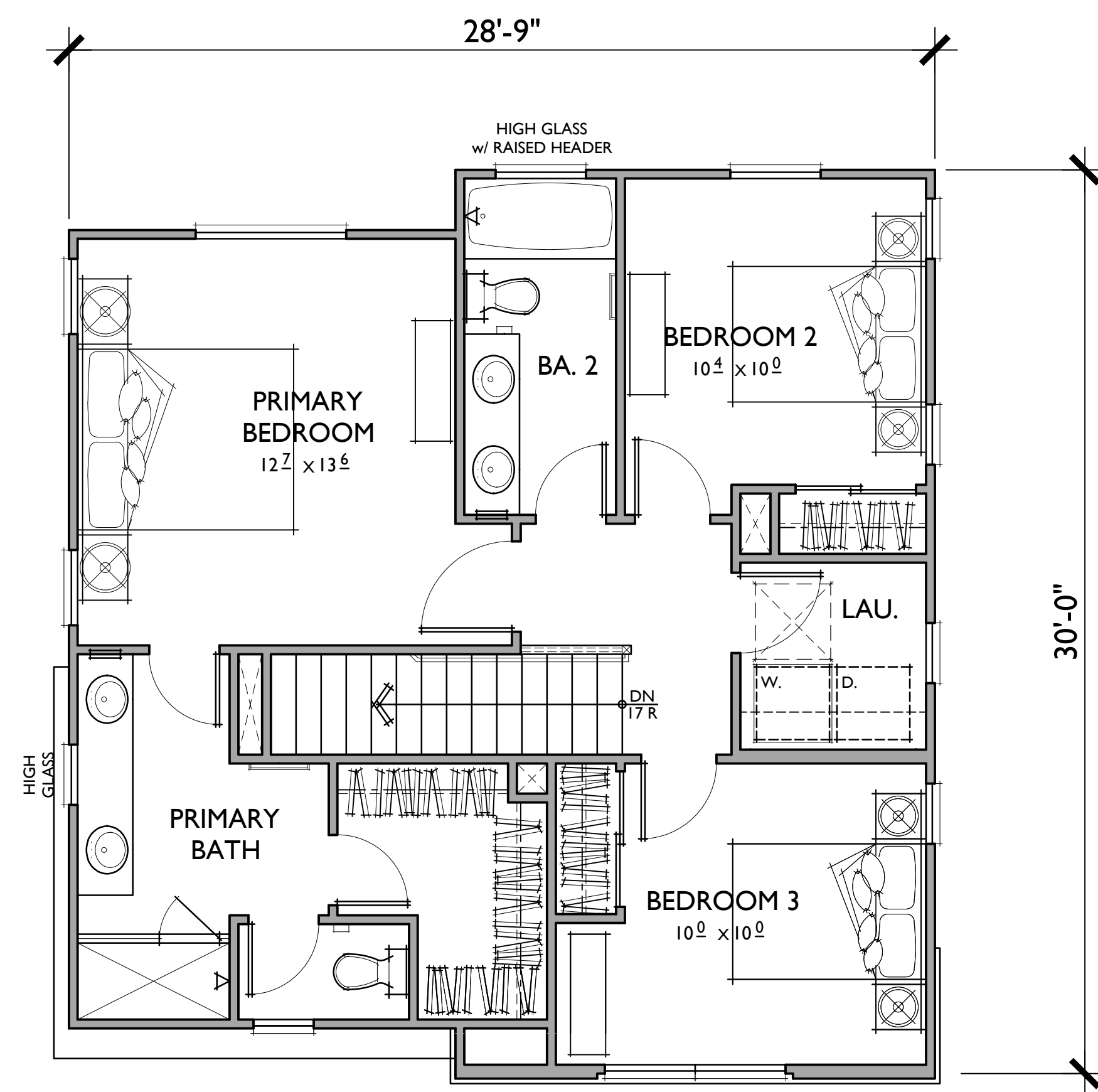
- A. CONCRETE FLAT TILE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. DECORATIVE POTSHELF
- E. SIMULATED WOOD, SHAPED FOAM CORBEL
- F. WOOD BARGE BOARD
- G. VINYL WINDOW
- H. GABLE END VENT DETAIL
- K. RECESS AROUND WINDOW
- L. STUCCO OVER FOAM TRIM
- M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
- N. CEMENTIOUS TRIM
- O. LIGHT FIXTURE
- P. WOOD FASCIA
- Q. WOOD RAILING



ROOF PLAN

Variation I

PITCH: 8:12 U.N.O.
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



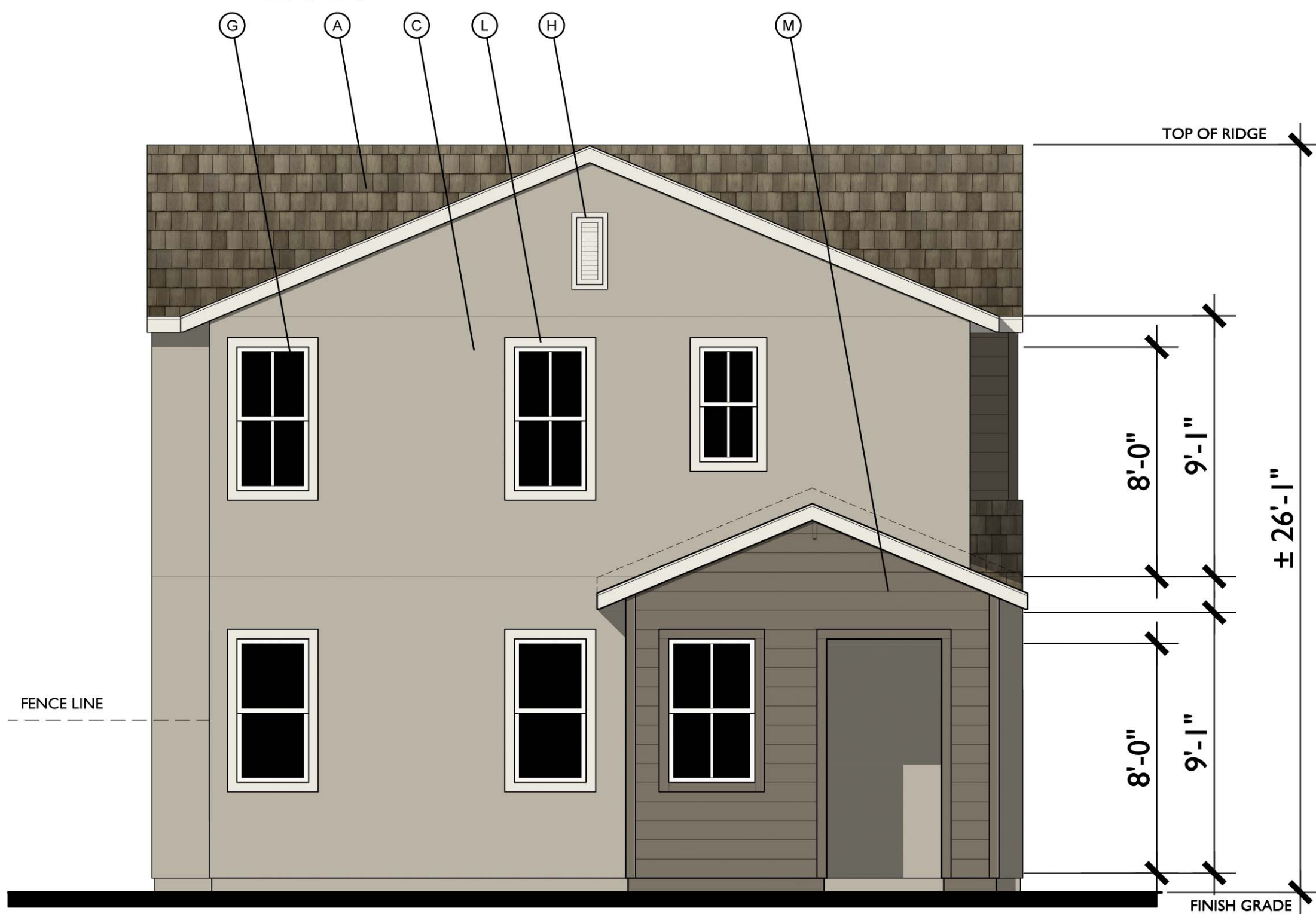
PLAN 3
 4 BEDROOMS / 3 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	747 SQ. FT.
2ND FLOOR	740 SQ. FT.
TOTAL LIVING	1,487 SQ. FT.

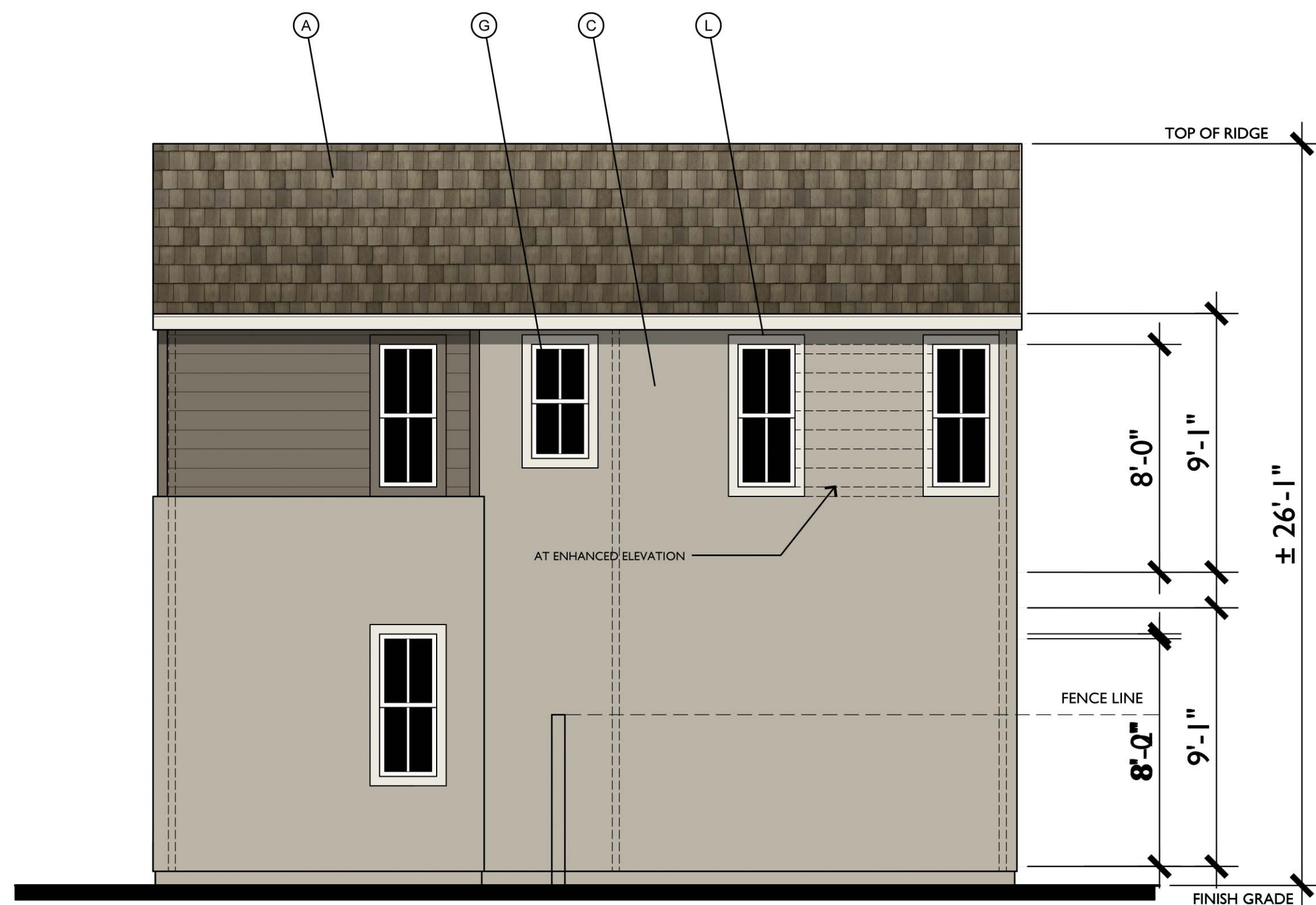
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



LEFT



RIGHT

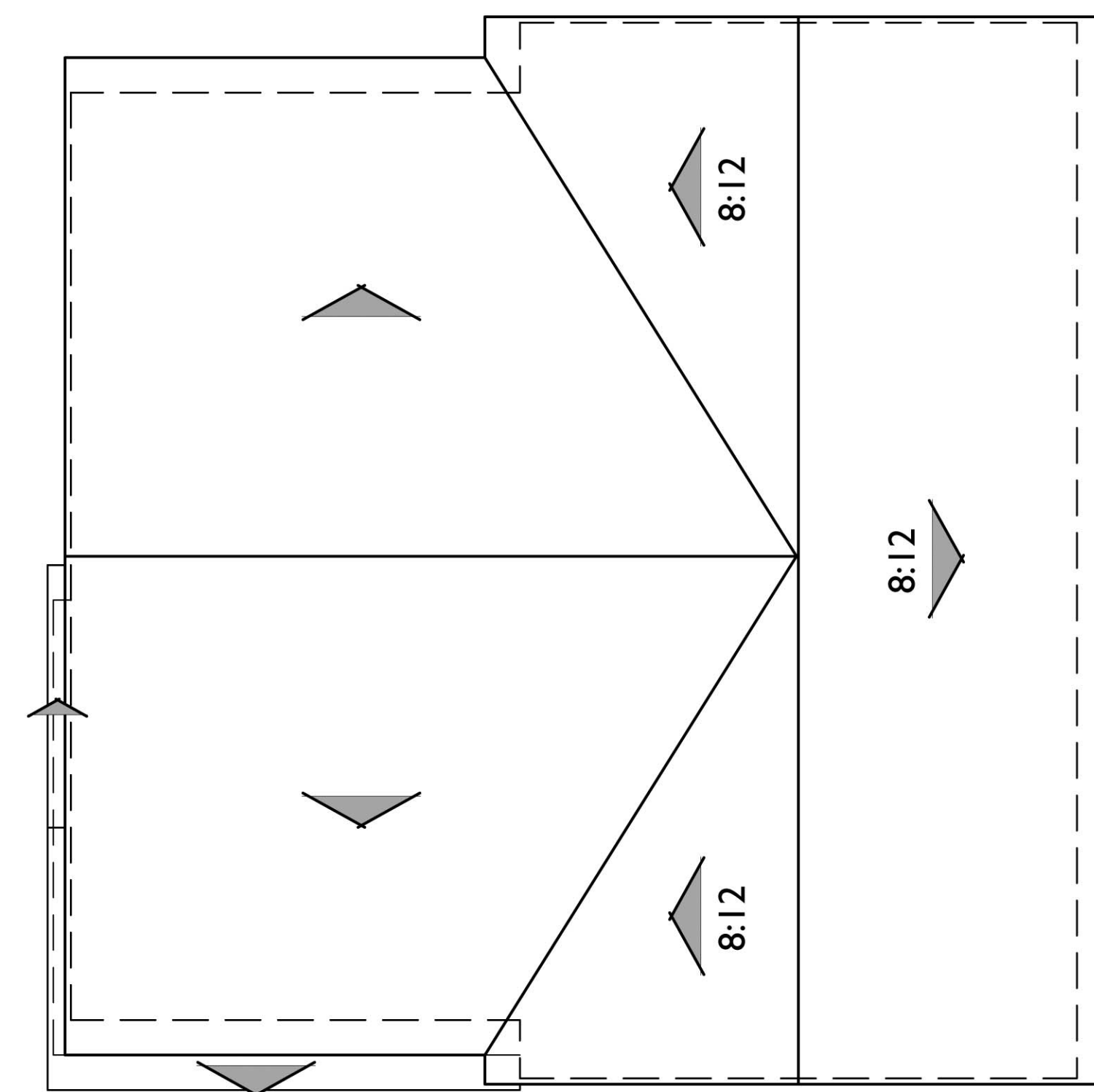


FRONT

Farmhouse Variation 2
1/4"=1'-0"

MATERIAL LEGEND

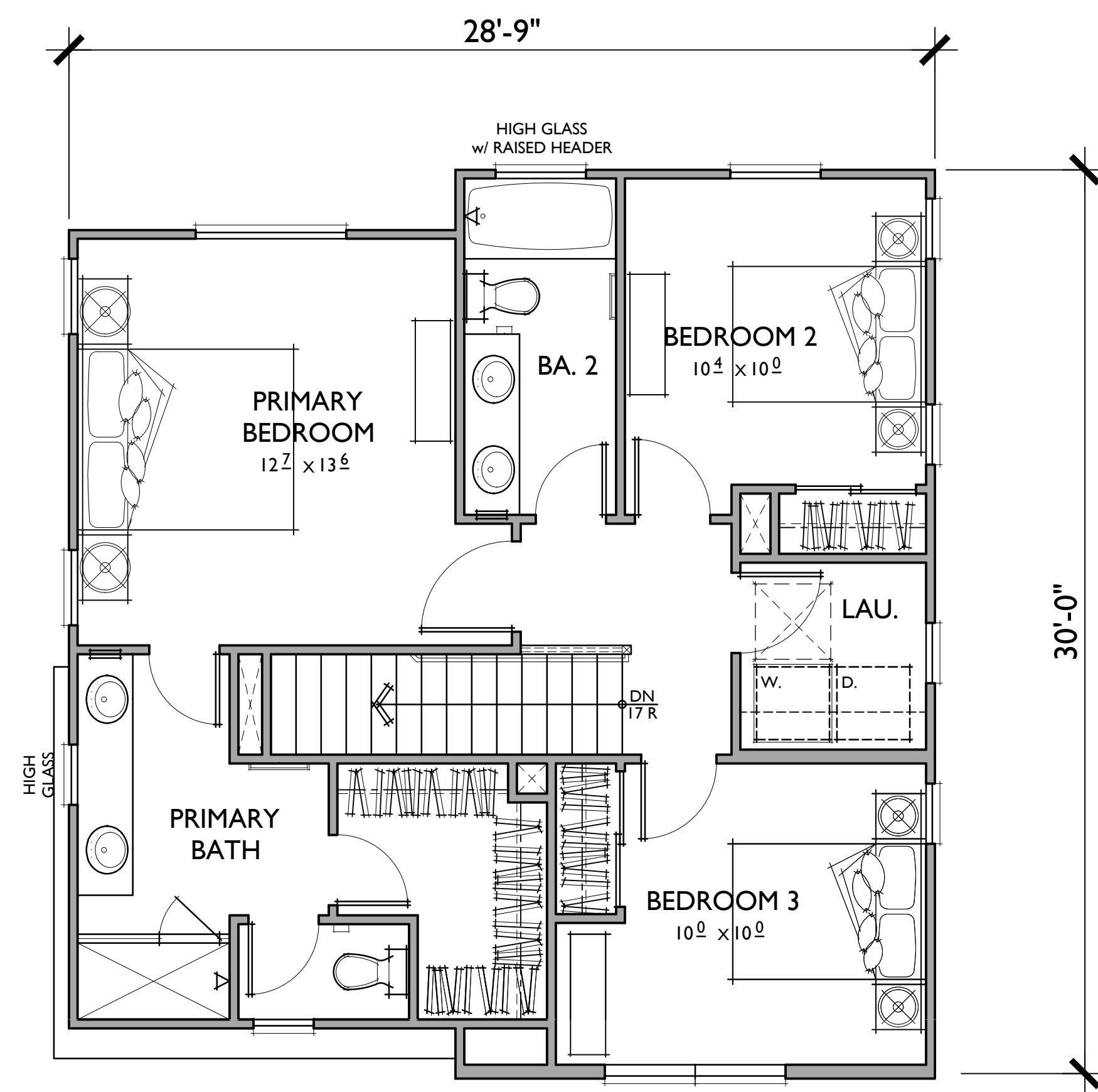
- A. CONCRETE FLAT TILE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. DECORATIVE POTSHELF
- E. SIMULATED WOOD, SHAPED FOAM CORBEL
- F. WOOD BARGE BOARD
- G. VINYL WINDOW
- H. GABLE END VENT DETAIL
- K. RECESS AROUND WINDOW
- L. STUCCO OVER FOAM TRIM
- M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
- N. CEMENTIOUS TRIM
- O. LIGHT FIXTURE
- P. WOOD FASCIA
- Q. WOOD RAILING



ROOF PLAN

Variation 2

PITCH: 5:12 U.N.O.
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



PLAN 3

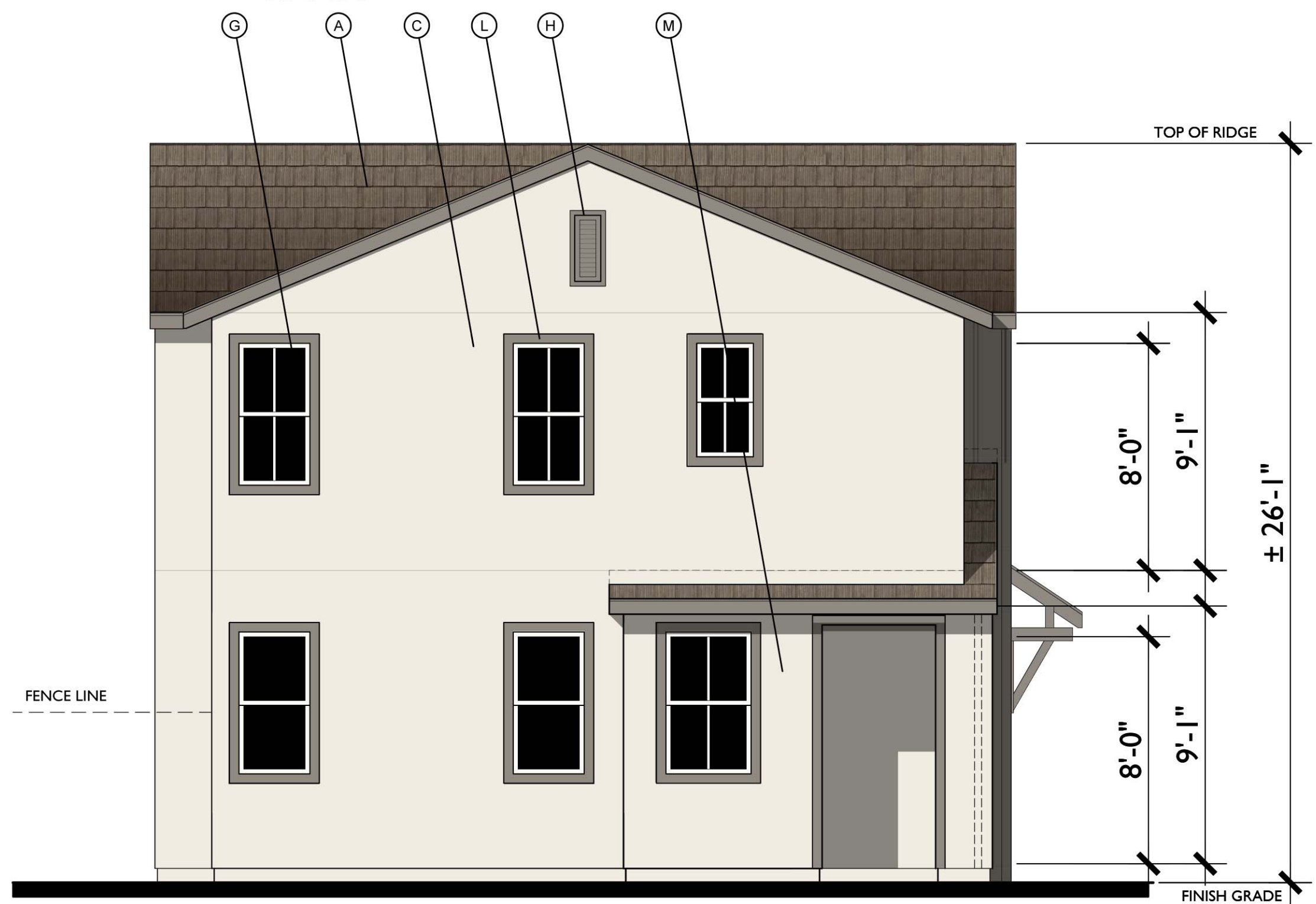
4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	747 SQ. FT.
2ND FLOOR	740 SQ. FT.
TOTAL LIVING	1,487 SQ. FT.

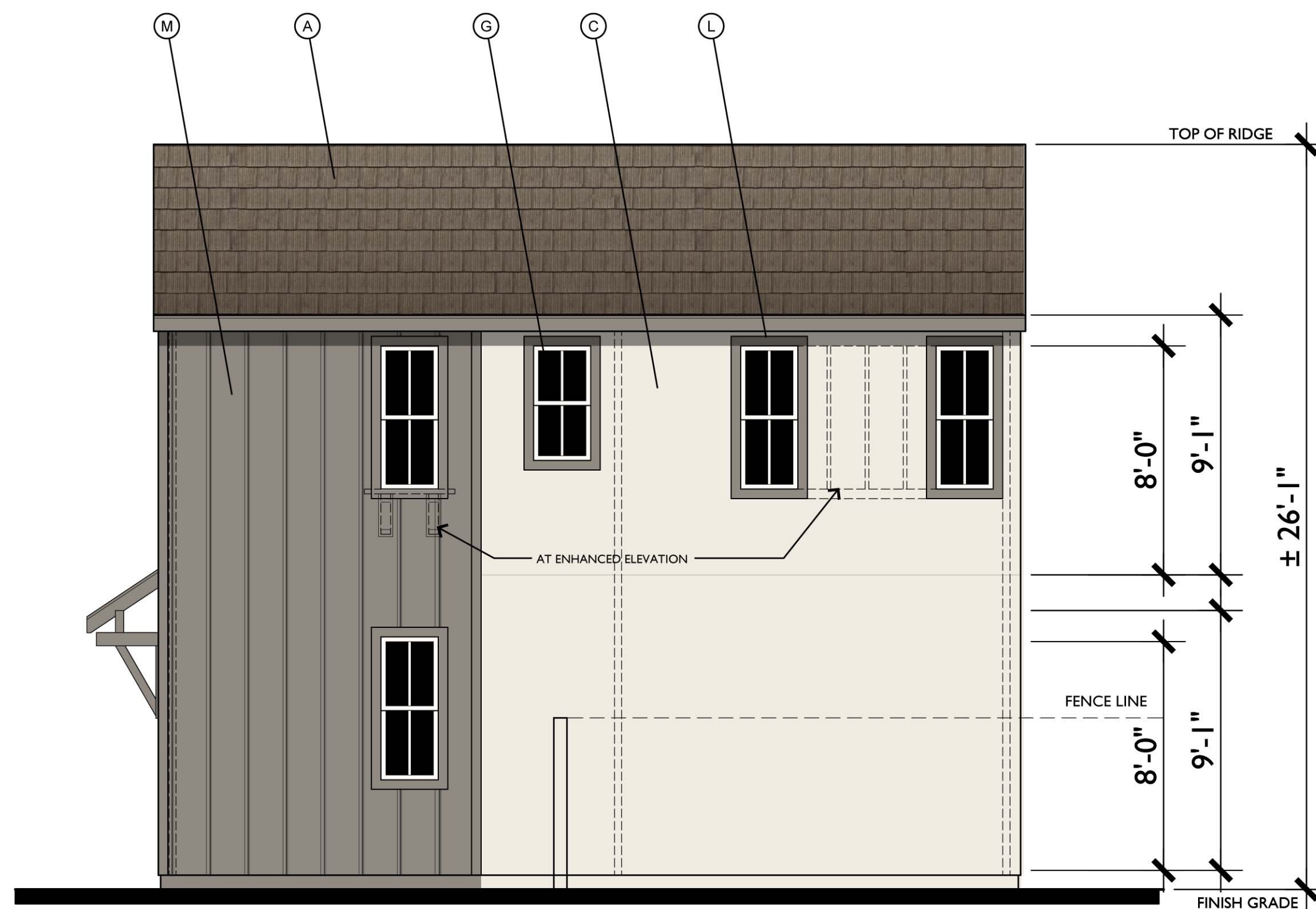
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



LEFT



RIGHT

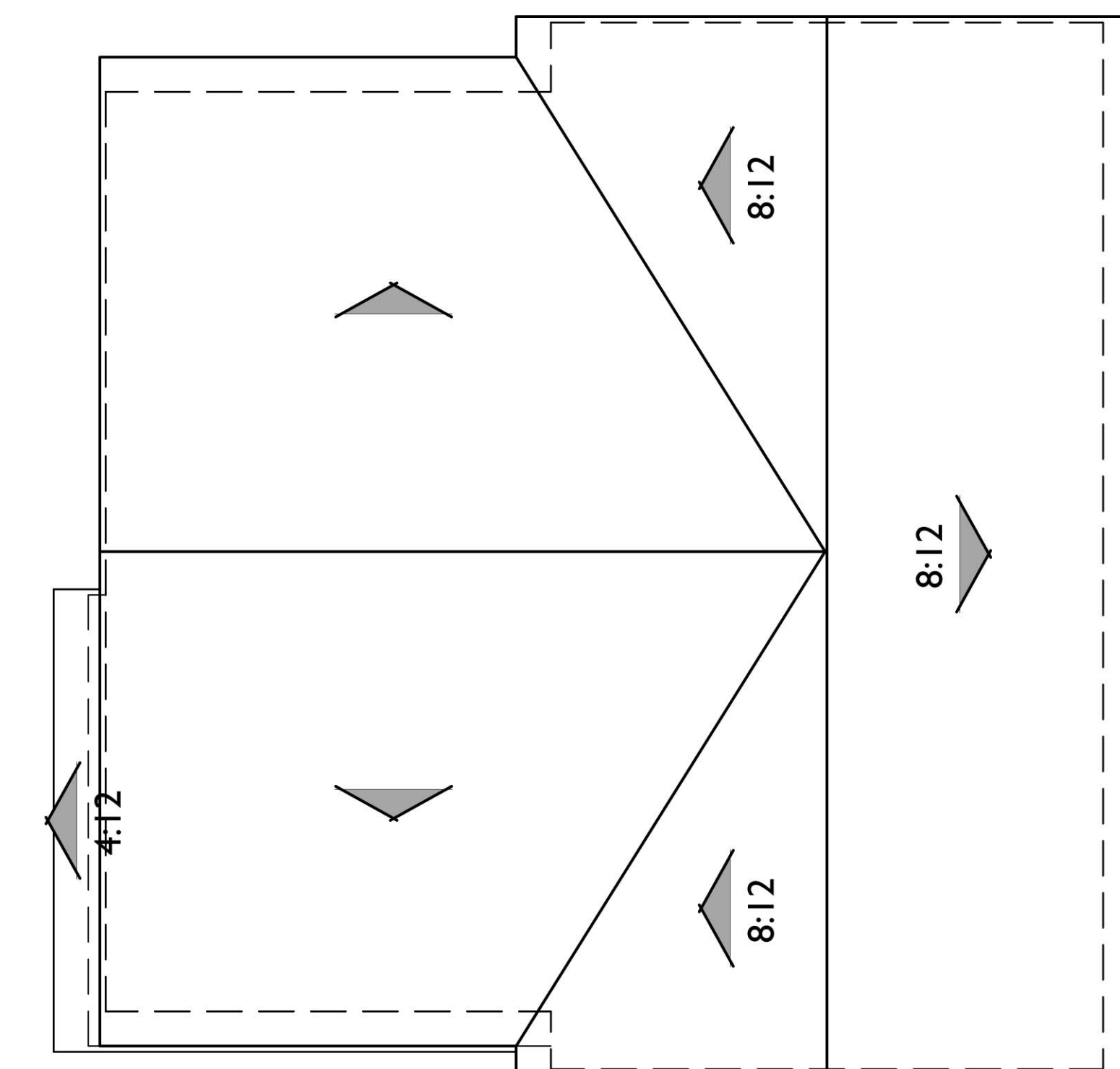


FRONT

Farmhouse Variation 3
1/4"=1'-0"

MATERIAL LEGEND

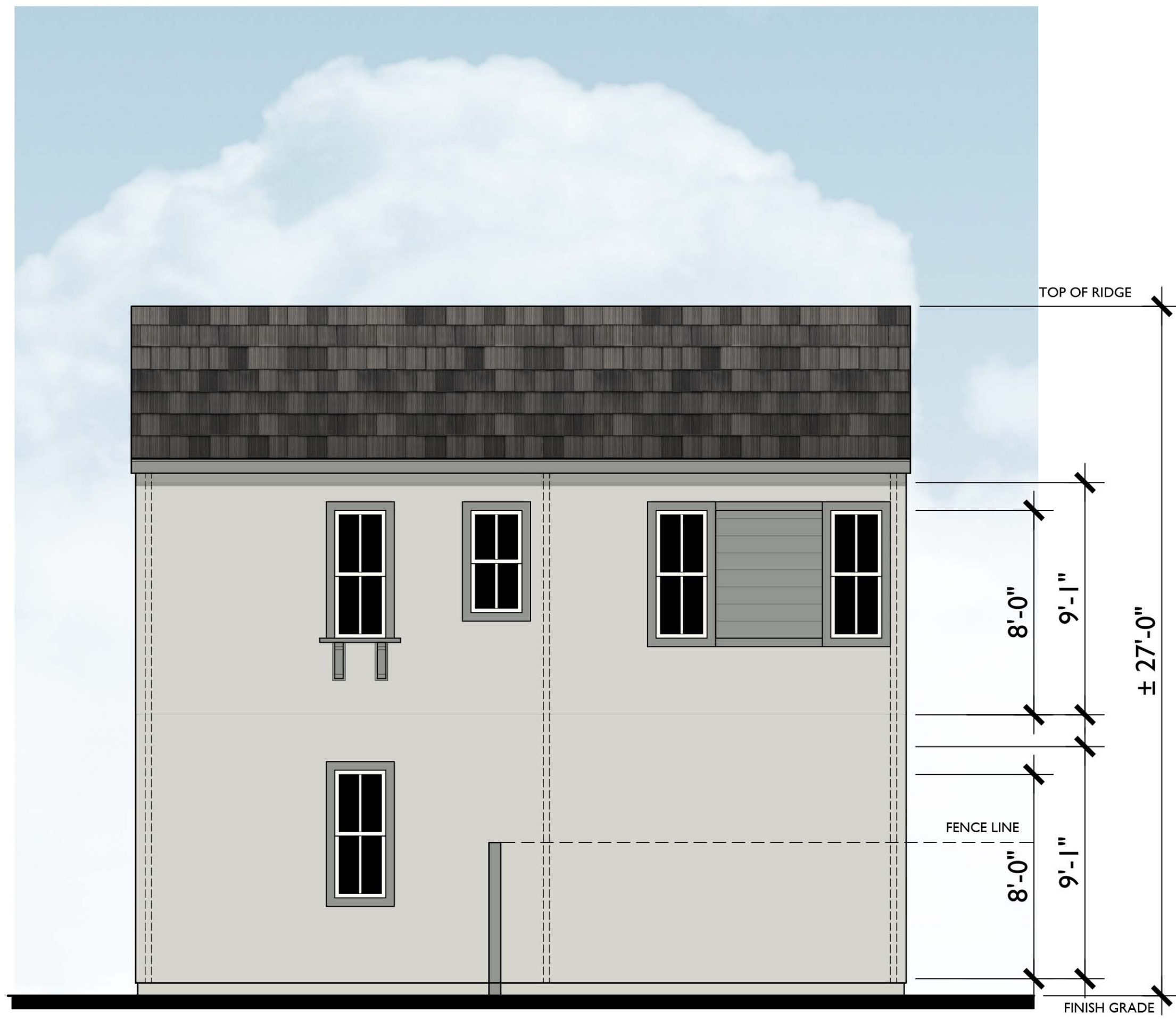
- A. CONCRETE FLAT TILE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. DECORATIVE POTSHELF
- E. SIMULATED WOOD, SHAPED FOAM CORBEL
- F. WOOD BARGE BOARD
- G. VINYL WINDOW
- H. GABLE END VENT DETAIL
- K. RECESS AROUND WINDOW
- L. STUCCO OVER FOAM TRIM
- M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
- N. CEMENTIOUS TRIM
- O. LIGHT FIXTURE
- P. WOOD FASCIA
- Q. WOOD RAILING



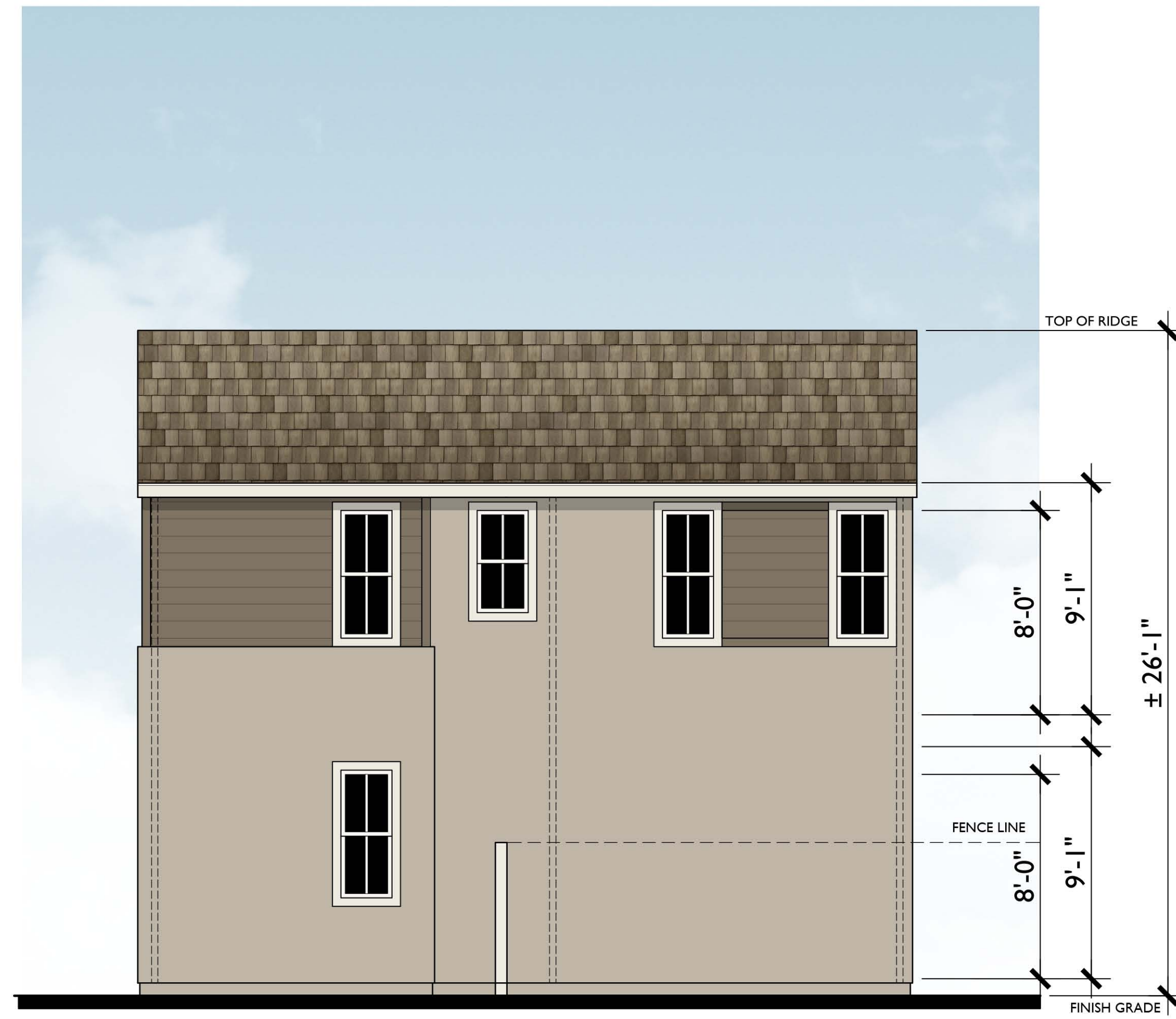
ROOF PLAN

Variation 3

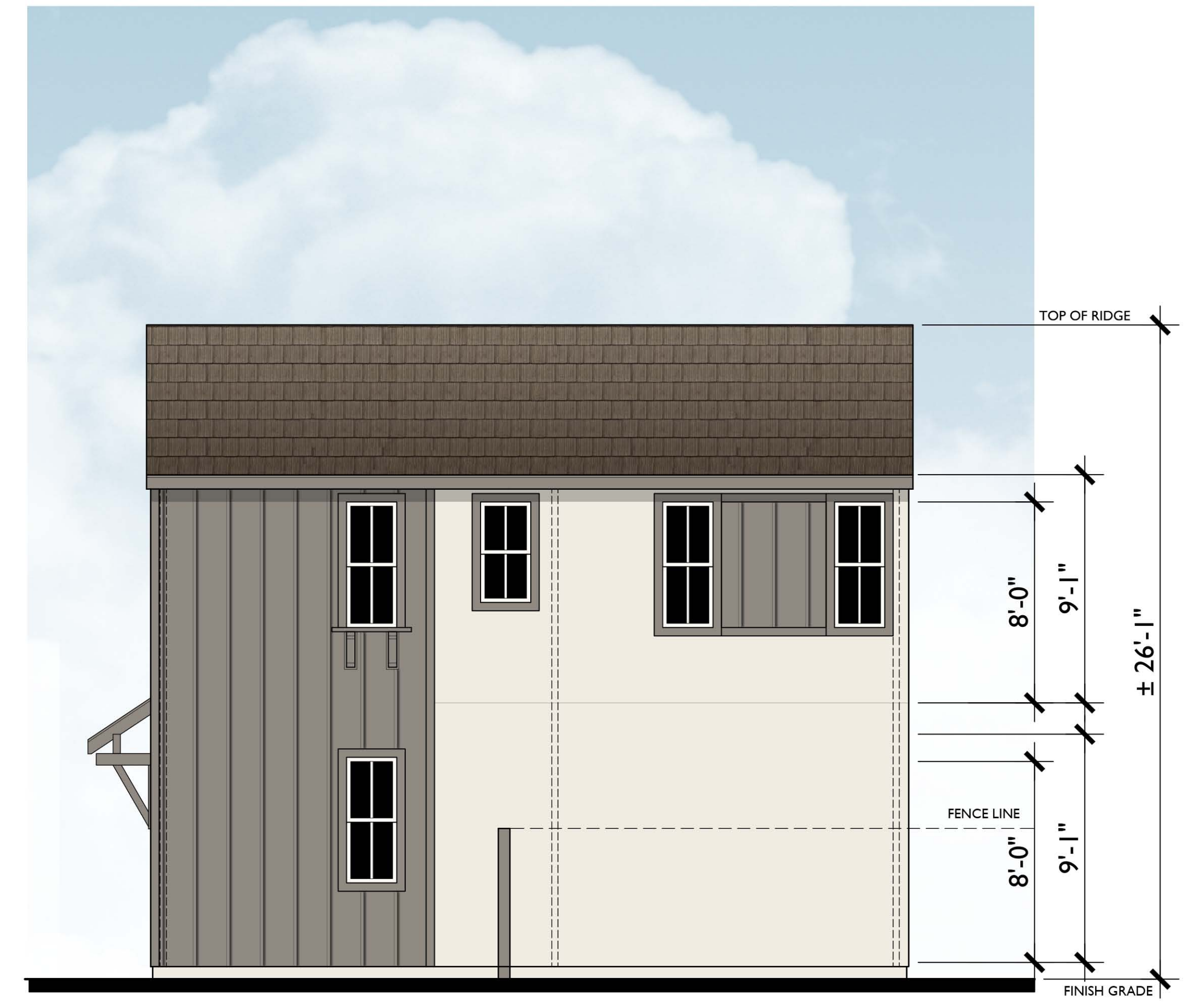
PITCH: 5:12 U.N.O.
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



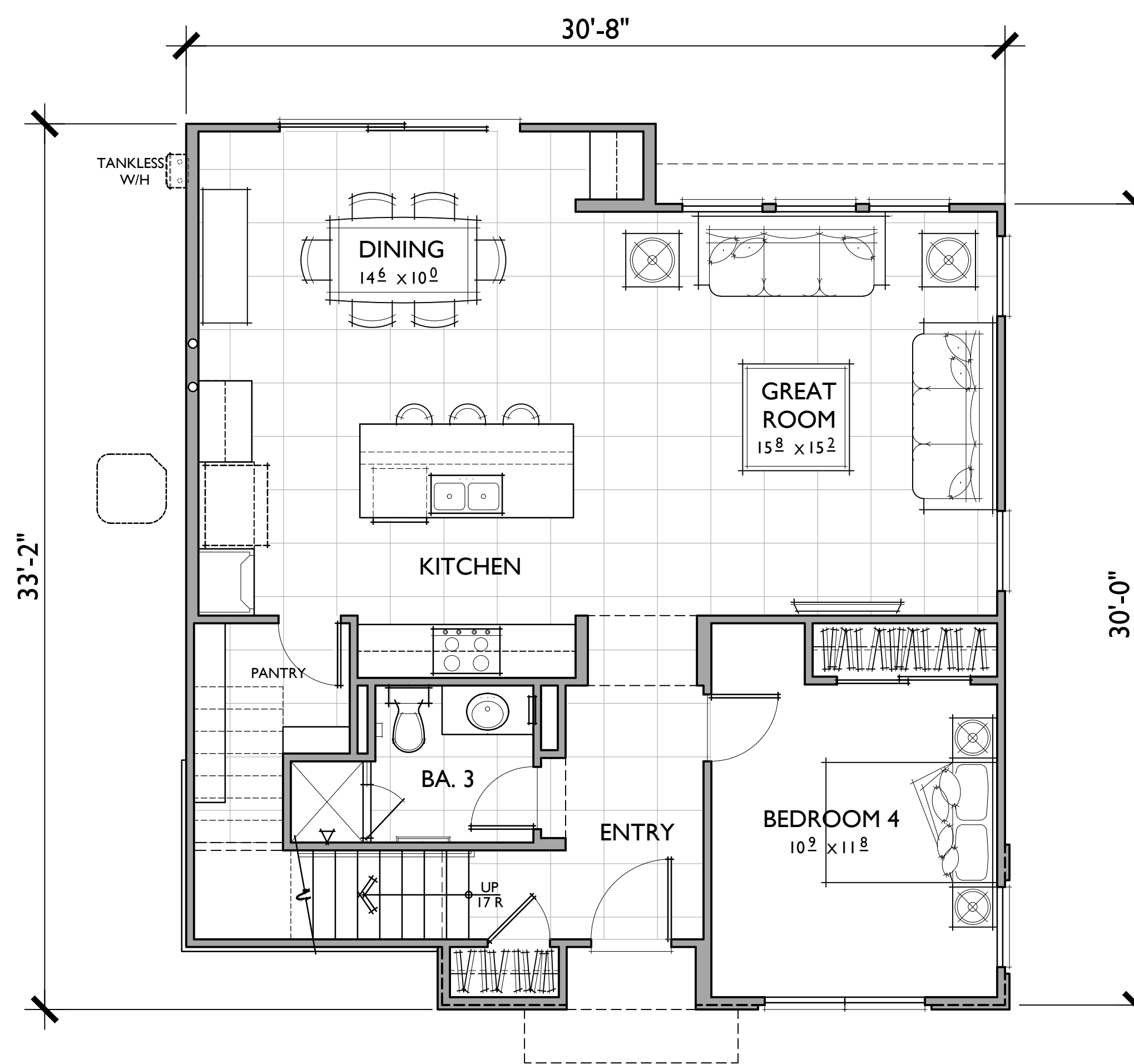
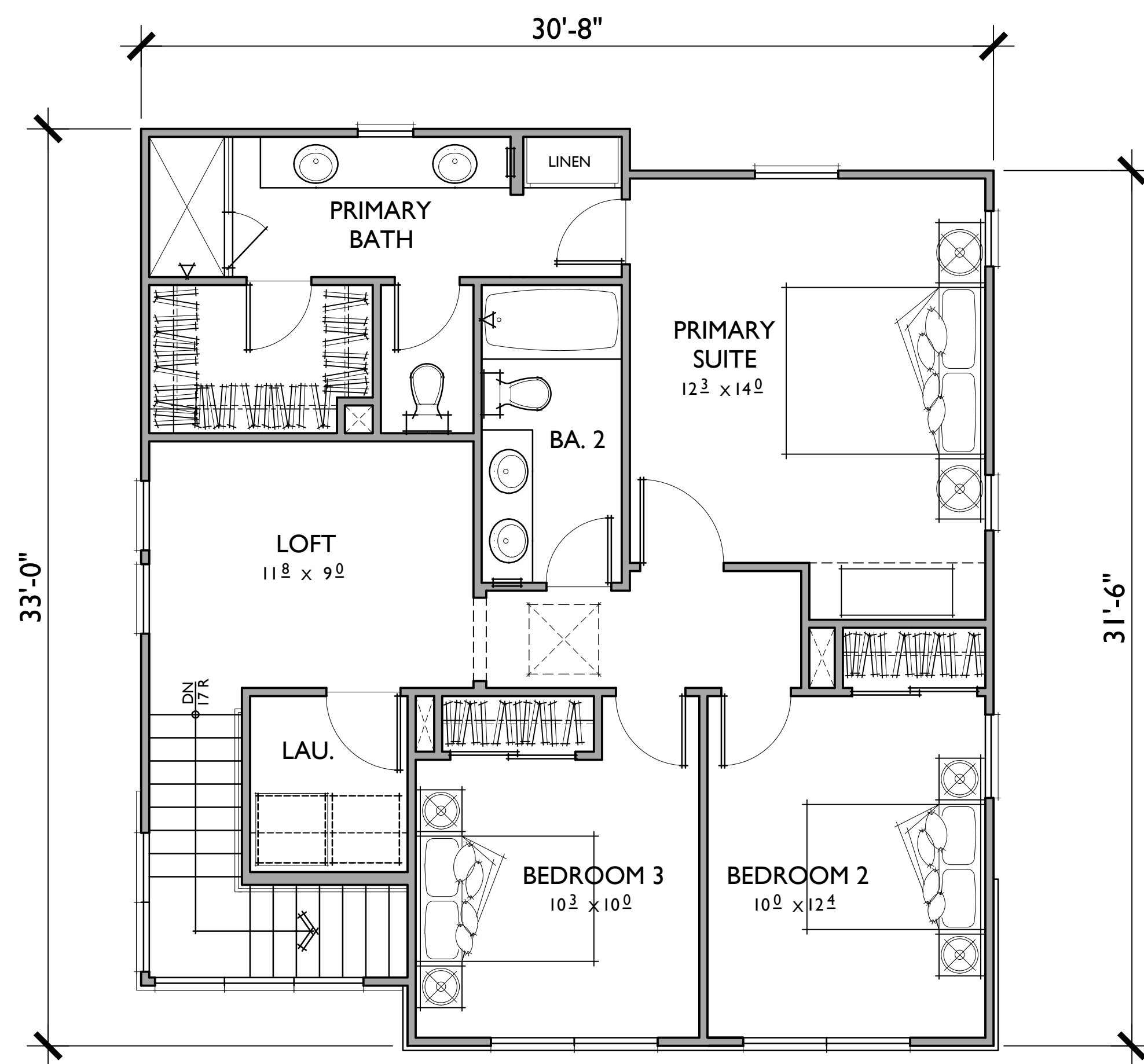
RIGHT Farmhouse Variation 1
ENHANCED ELEVATION



RIGHT Farmhouse Variation 2
ENHANCED ELEVATION



RIGHT Farmhouse Variation 3
ENHANCED ELEVATION



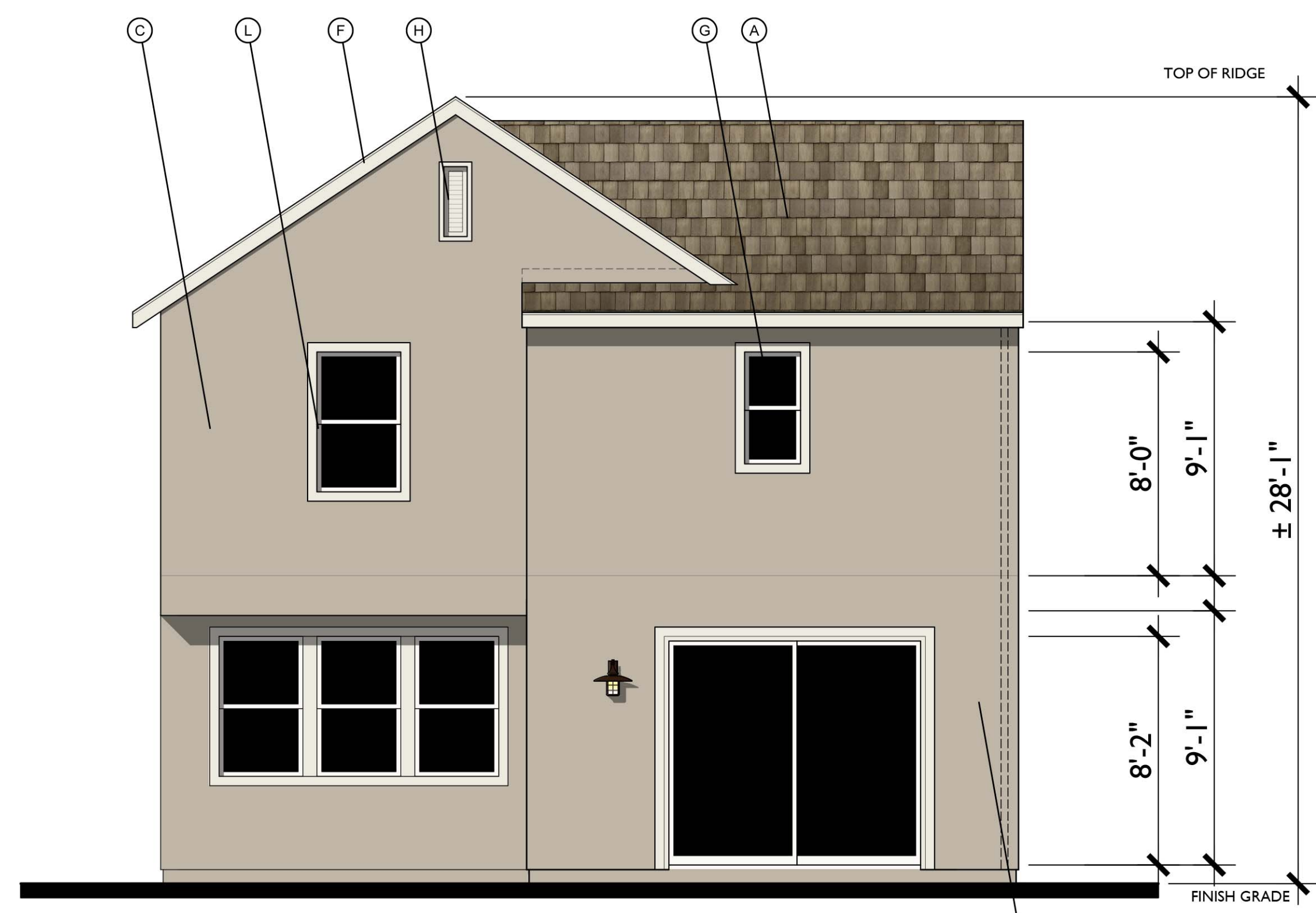
PLAN 4

3 BEDROOMS / 3 BATHS + DEN + LOFT
2 - CAR GARAGE

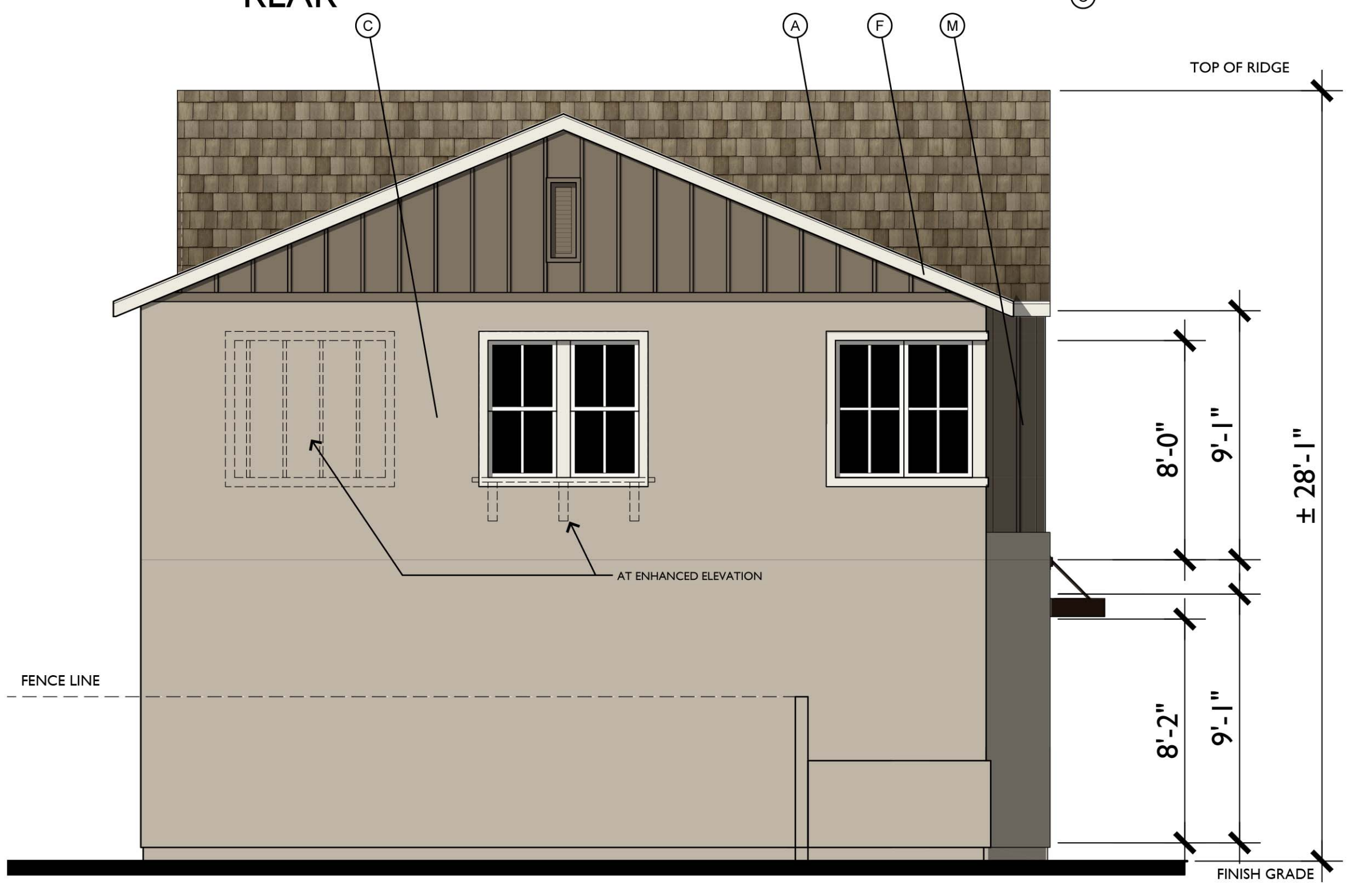
FLOOR AREA TABLE

1ST FLOOR	899 SQ. FT.
2ND FLOOR	878 SQ. FT.
TOTAL LIVING	1,777 SQ. FT.

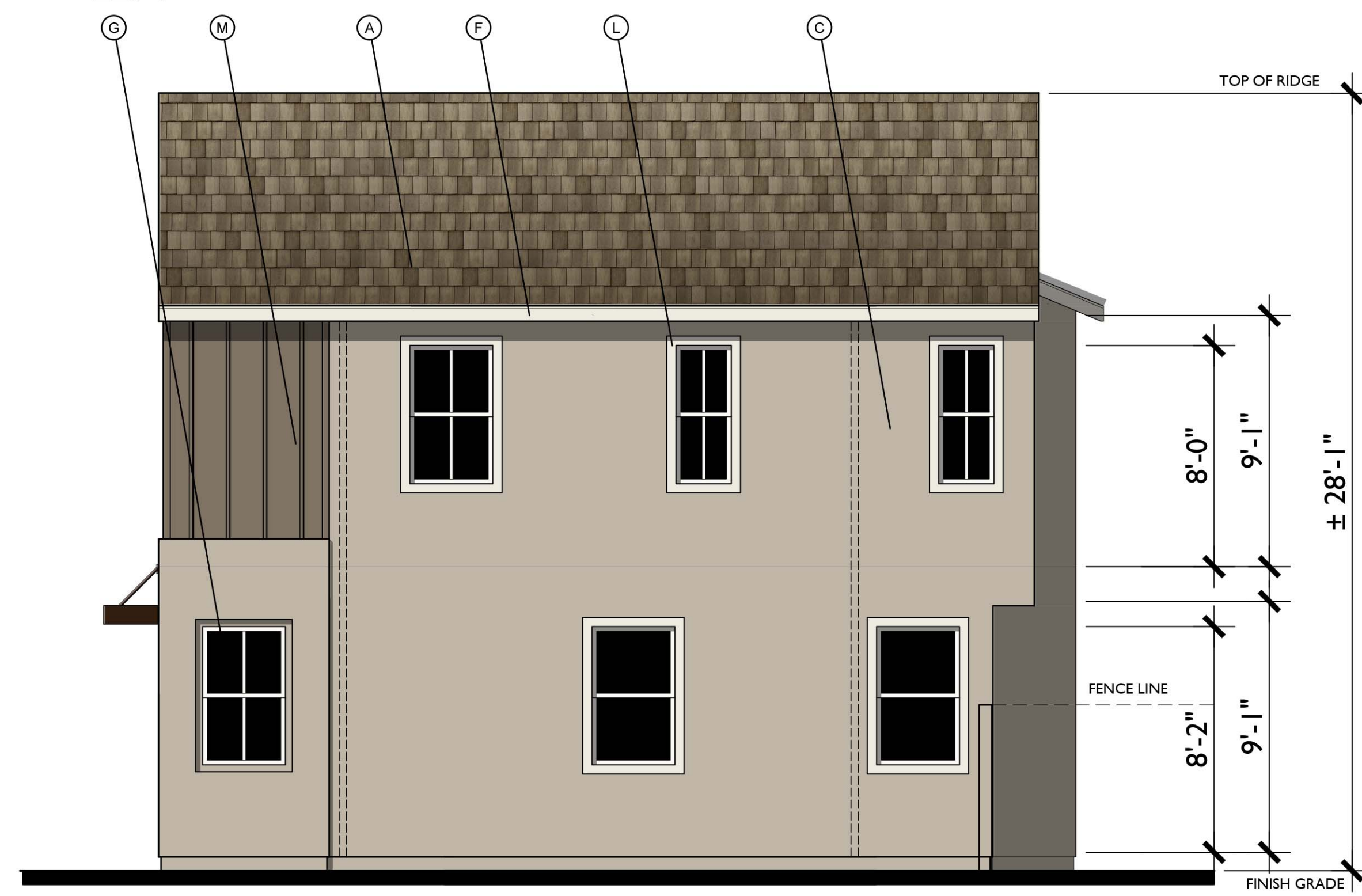
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



LEFT



RIGHT

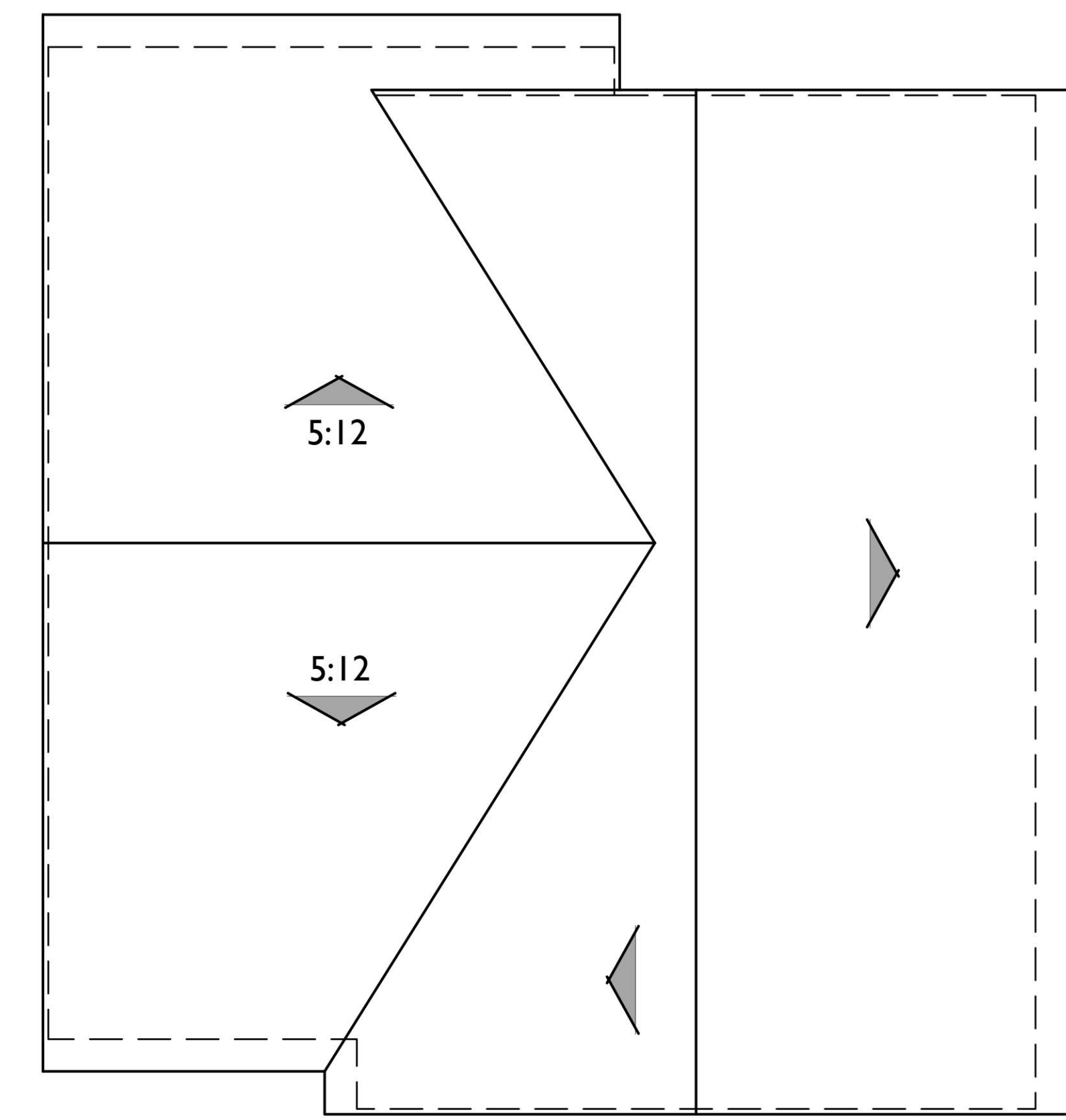


FRONT

Farmhouse Variation I
1/4"=1'-0"

MATERIAL LEGEND

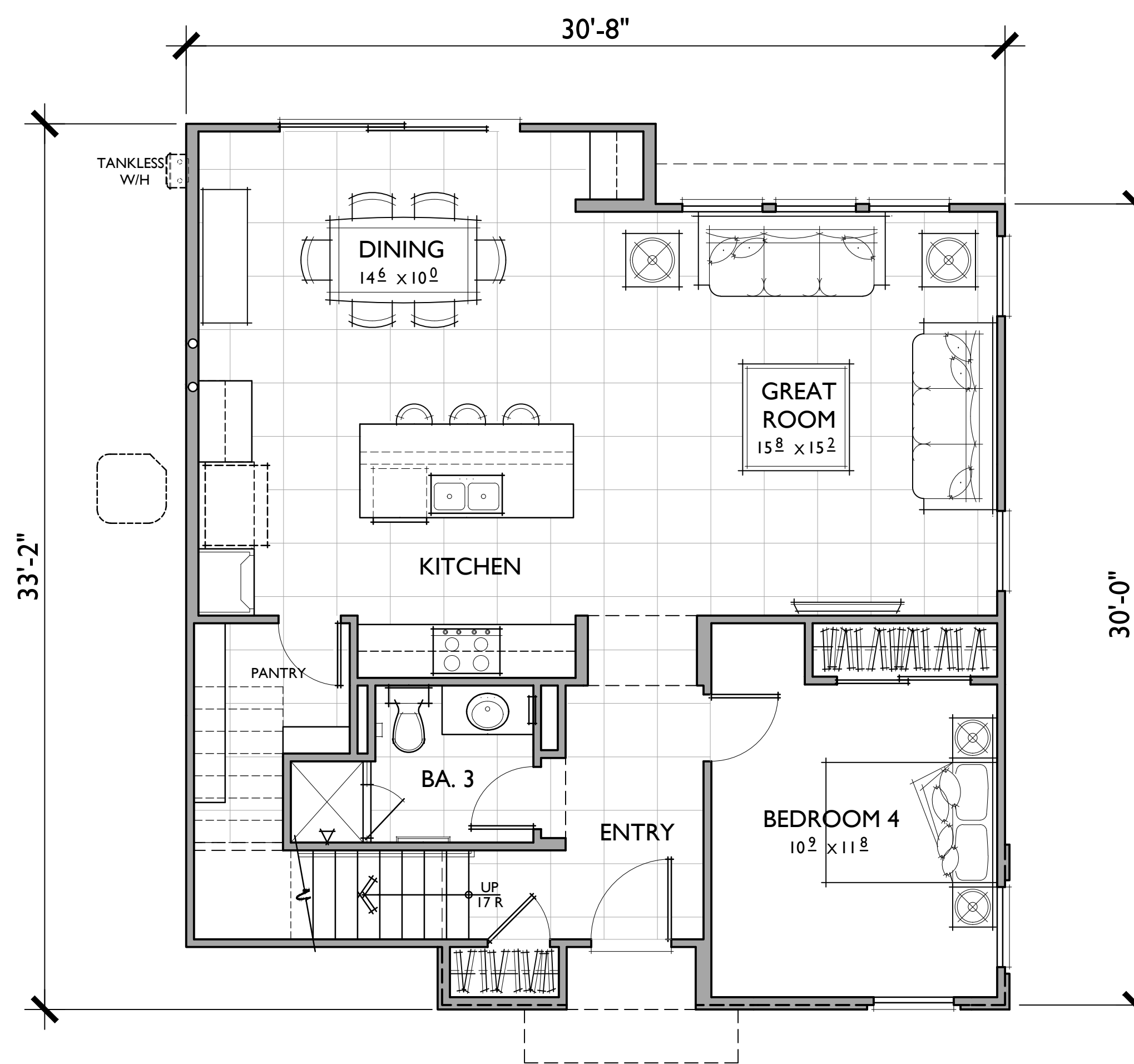
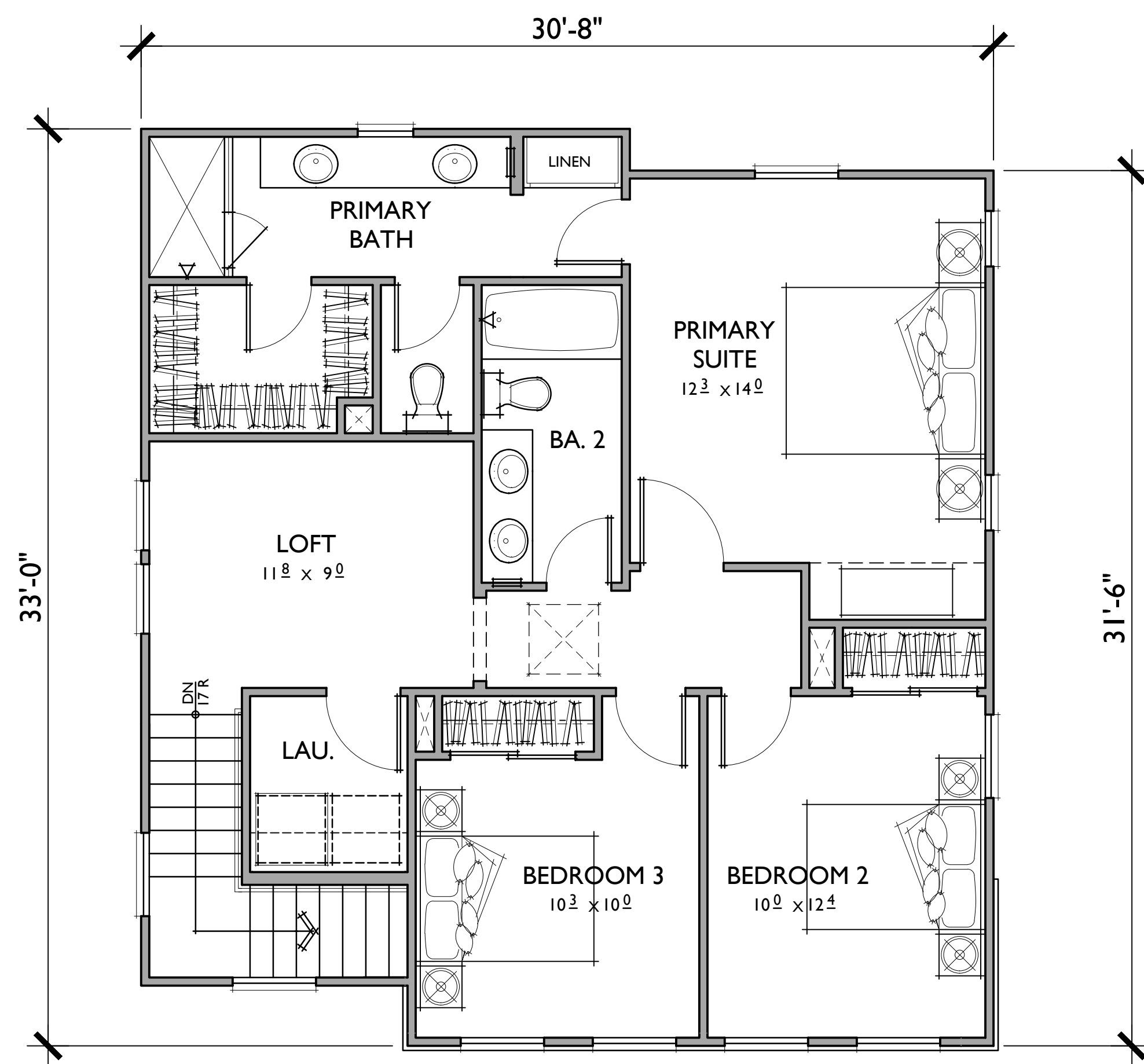
- A. CONCRETE FLAT TILE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. DECORATIVE POTSHELF
- E. SIMULATED WOOD, SHAPED FOAM CORBEL
- F. WOOD BARGE BOARD
- G. VINYL WINDOW
- H. GABLE END VENT DETAIL
- K. RECESS AROUND WINDOW
- L. STUCCO OVER FOAM TRIM
- M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
- N. CEMENTIOUS TRIM
- O. LIGHT FIXTURE
- P. WOOD FASCIA
- Q. WOOD RAILING



ROOF PLAN

Variation I

PITCH: 8:12
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



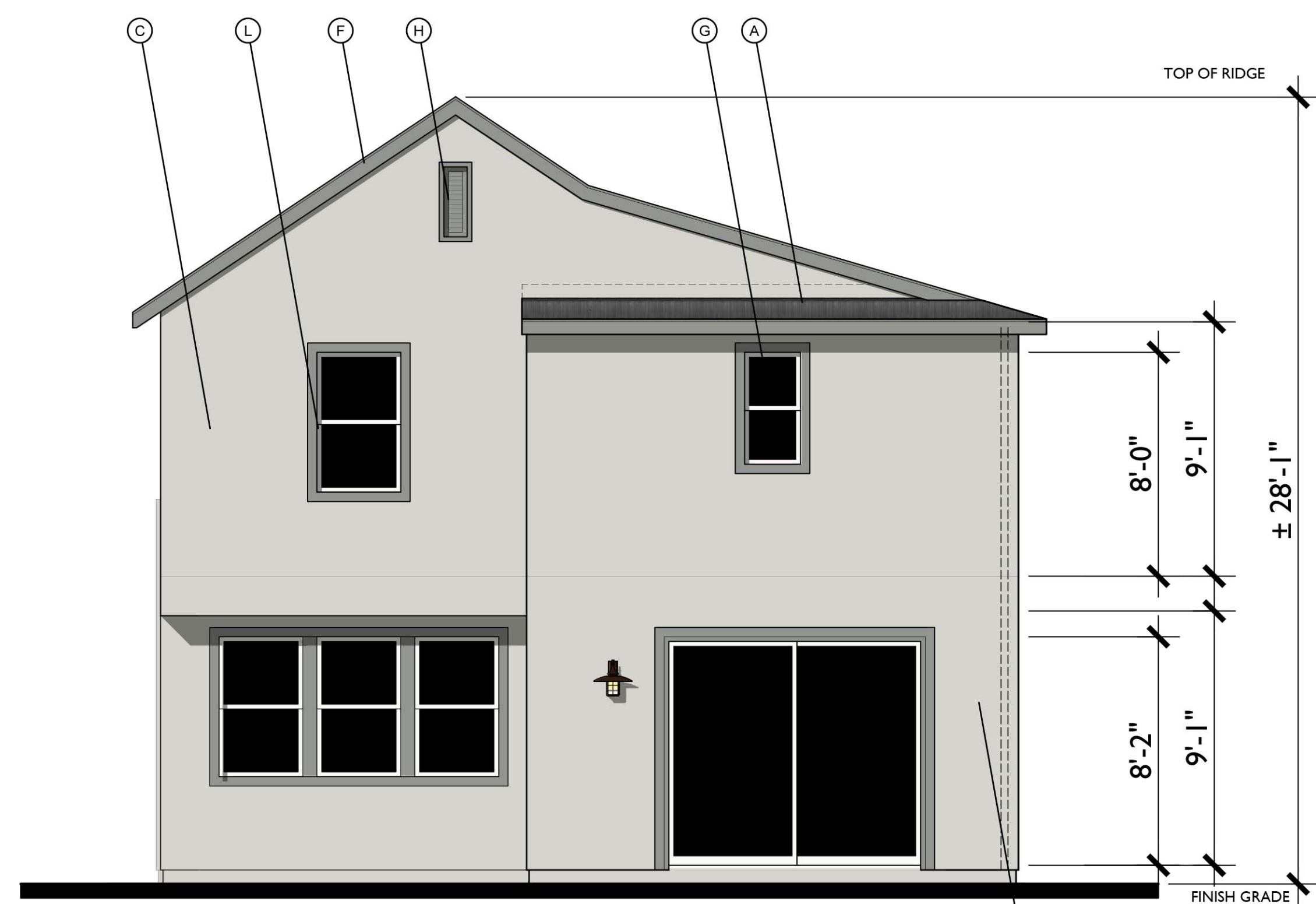
PLAN 4

3 BEDROOMS / 3 BATHS + DEN + LOFT
2 - CAR GARAGE

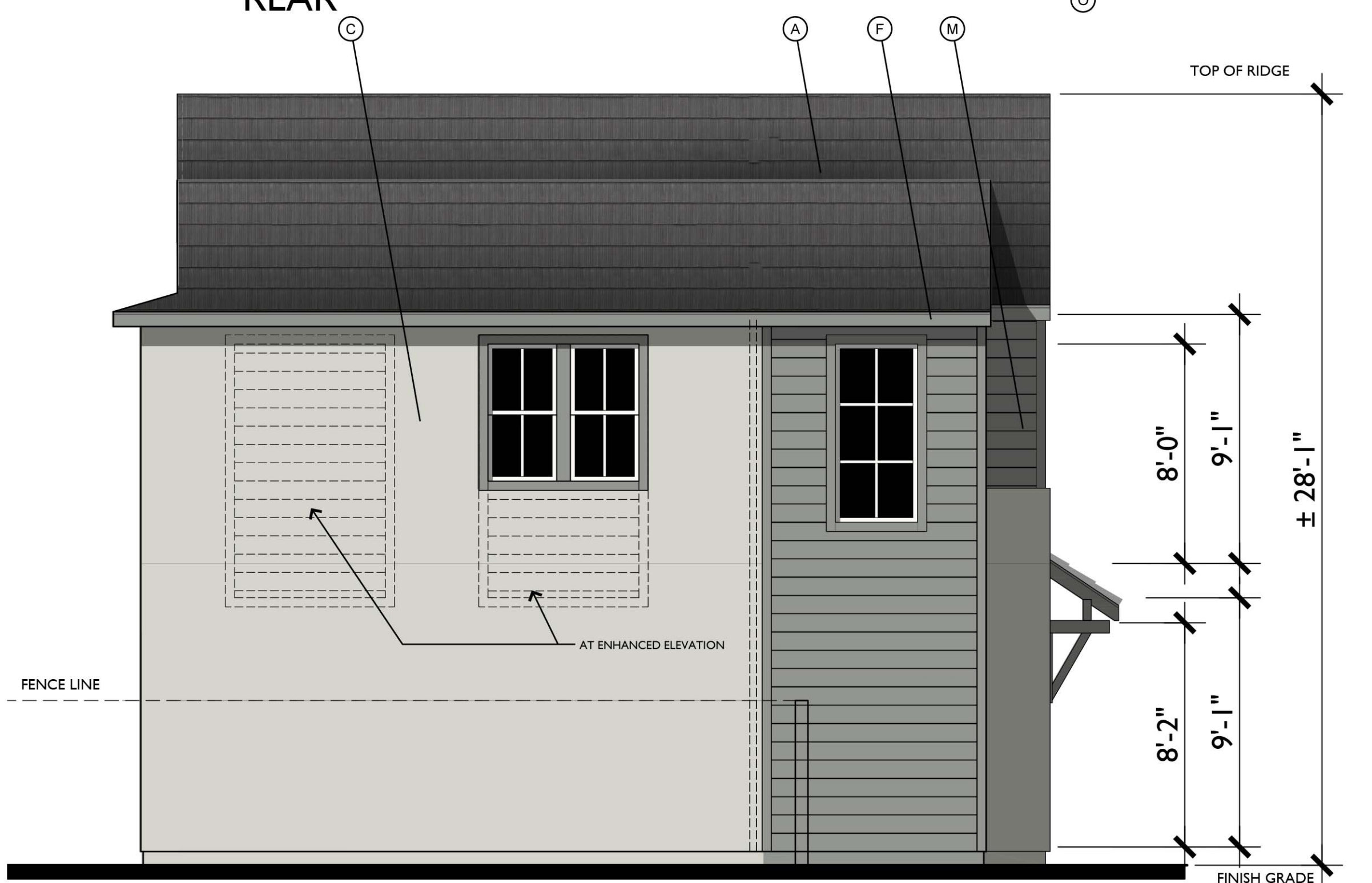
FLOOR AREA TABLE

1ST FLOOR	899 SQ. FT.
2ND FLOOR	878 SQ. FT.
TOTAL LIVING	1,777 SQ. FT.

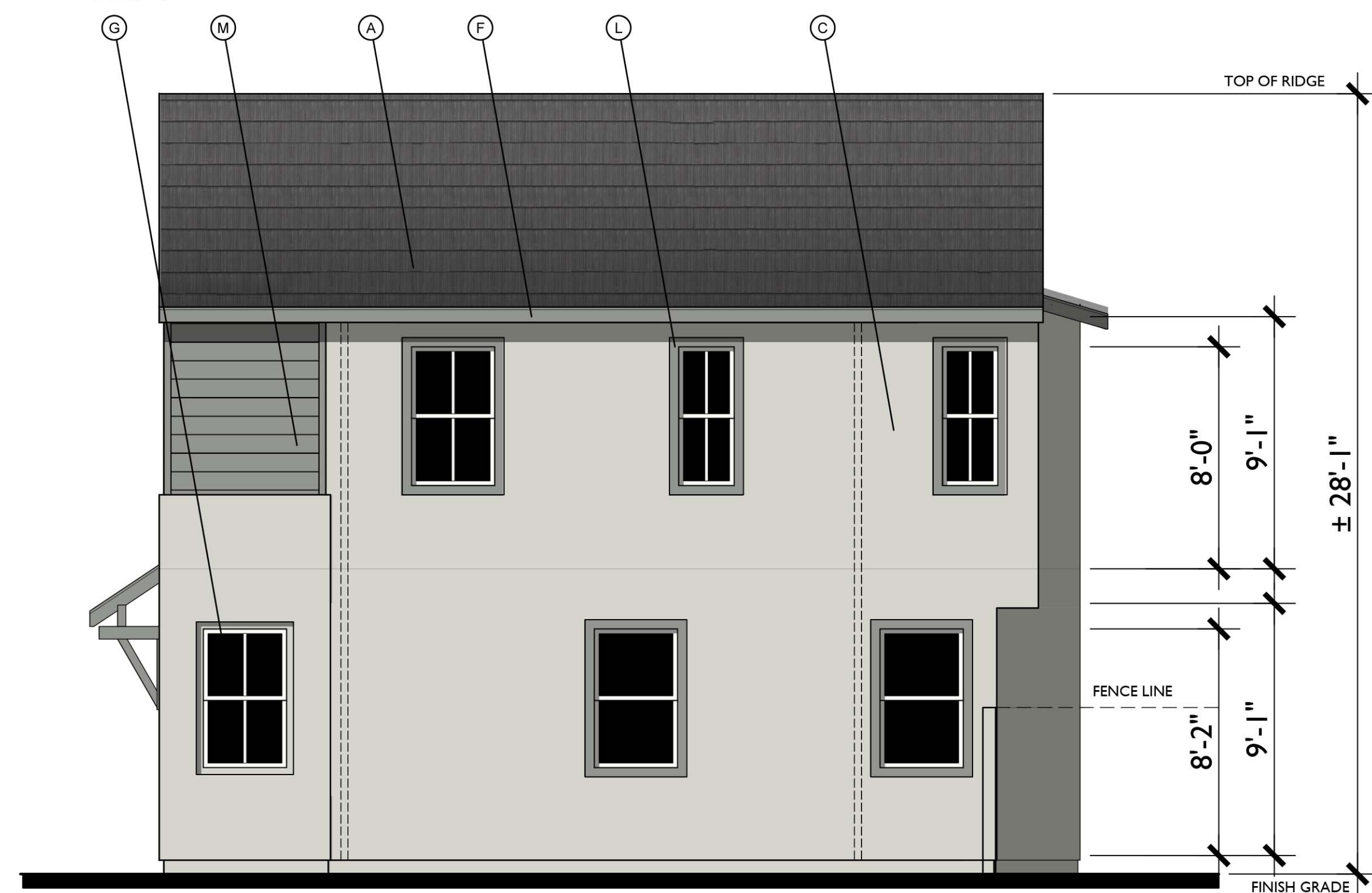
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



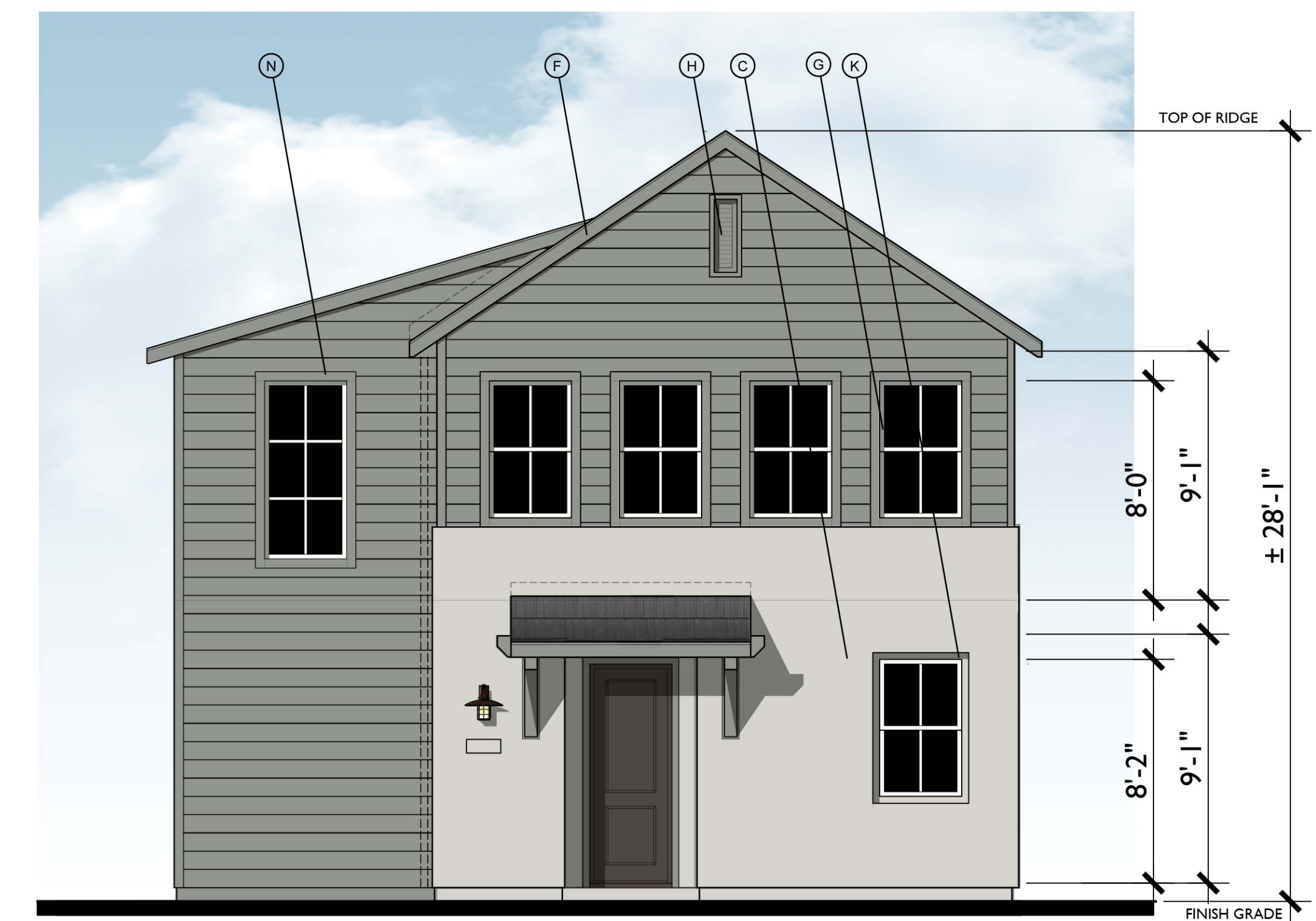
REAR



LEFT



RIGHT

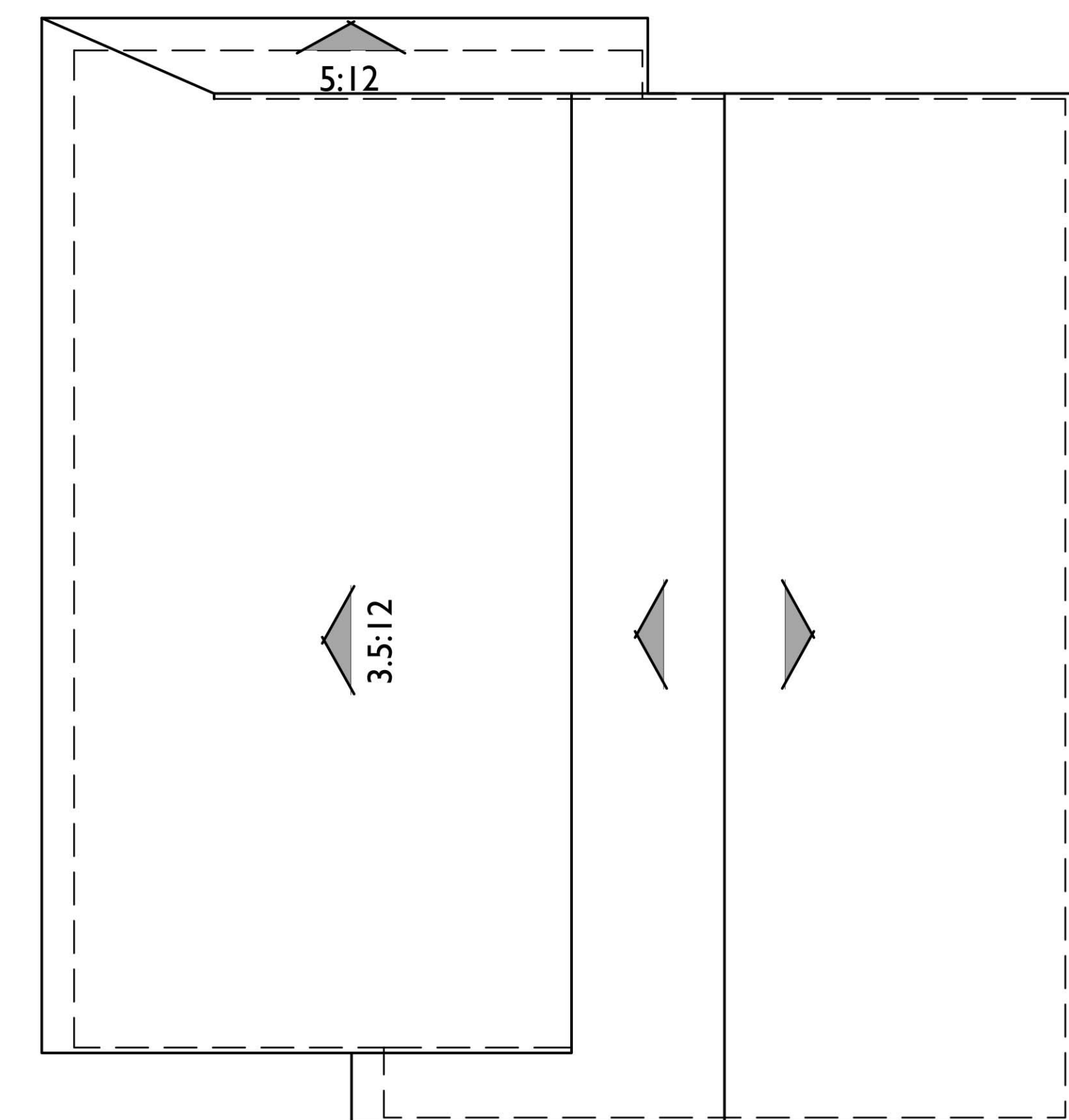


FRONT

Farmhouse Variation 2
1/4"=1'-0"

MATERIAL LEGEND

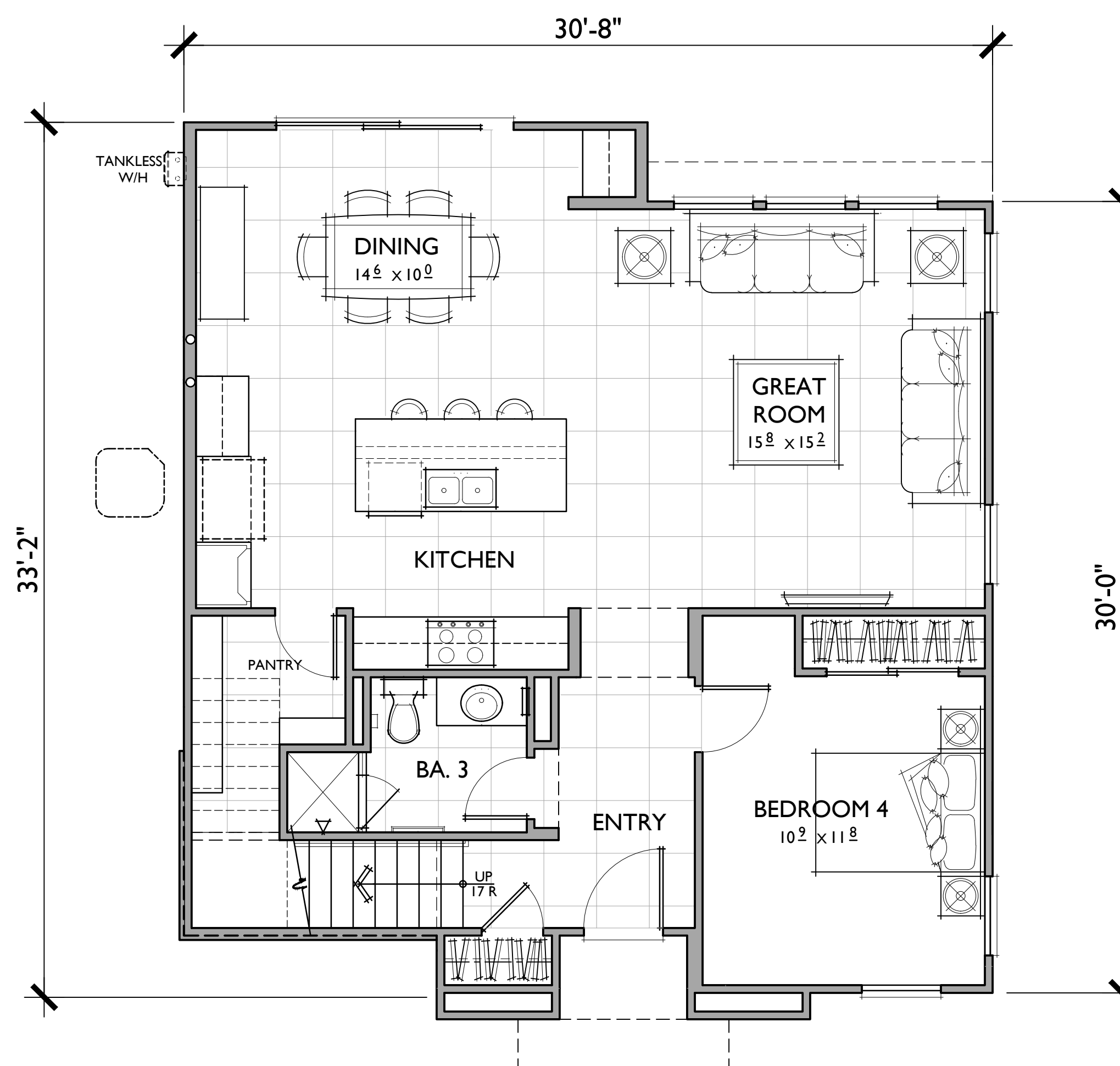
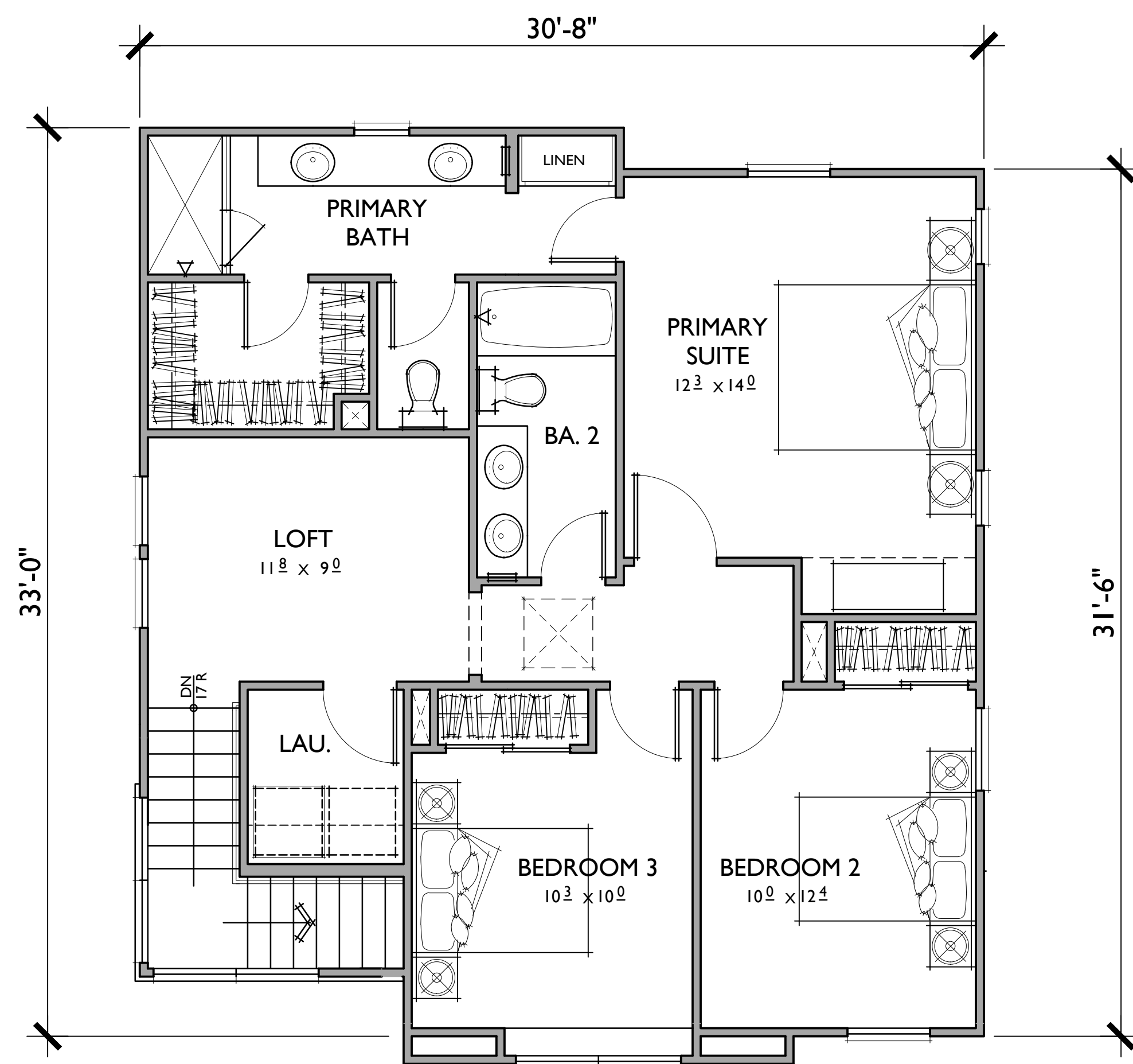
- A. CONCRETE FLAT TILE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. DECORATIVE POTSHELF
- E. SIMULATED WOOD, SHAPED FOAM CORBEL
- F. WOOD BARGE BOARD
- G. VINYL WINDOW
- H. GABLE END VENT DETAIL
- K. RECESS AROUND WINDOW
- L. STUCCO OVER FOAM TRIM
- M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
- N. CEMENTIOUS TRIM
- O. LIGHT FIXTURE
- P. WOOD FASCIA
- Q. WOOD RAILING



ROOF PLAN

Variation 2

PITCH: 8:12 U.N.O.
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



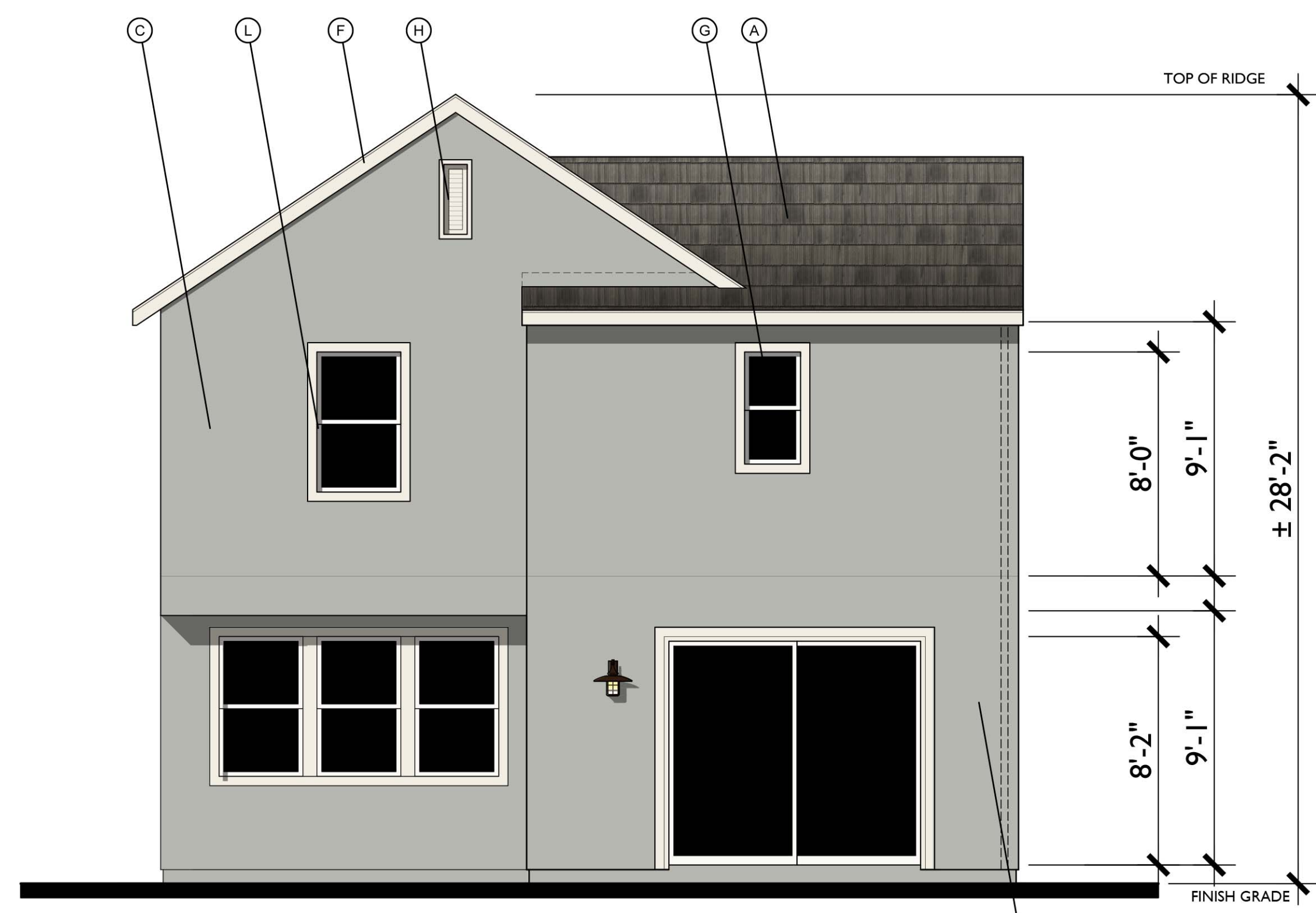
PLAN 4

3 BEDROOMS / 3 BATHS + DEN + LOFT
2 - CAR GARAGE

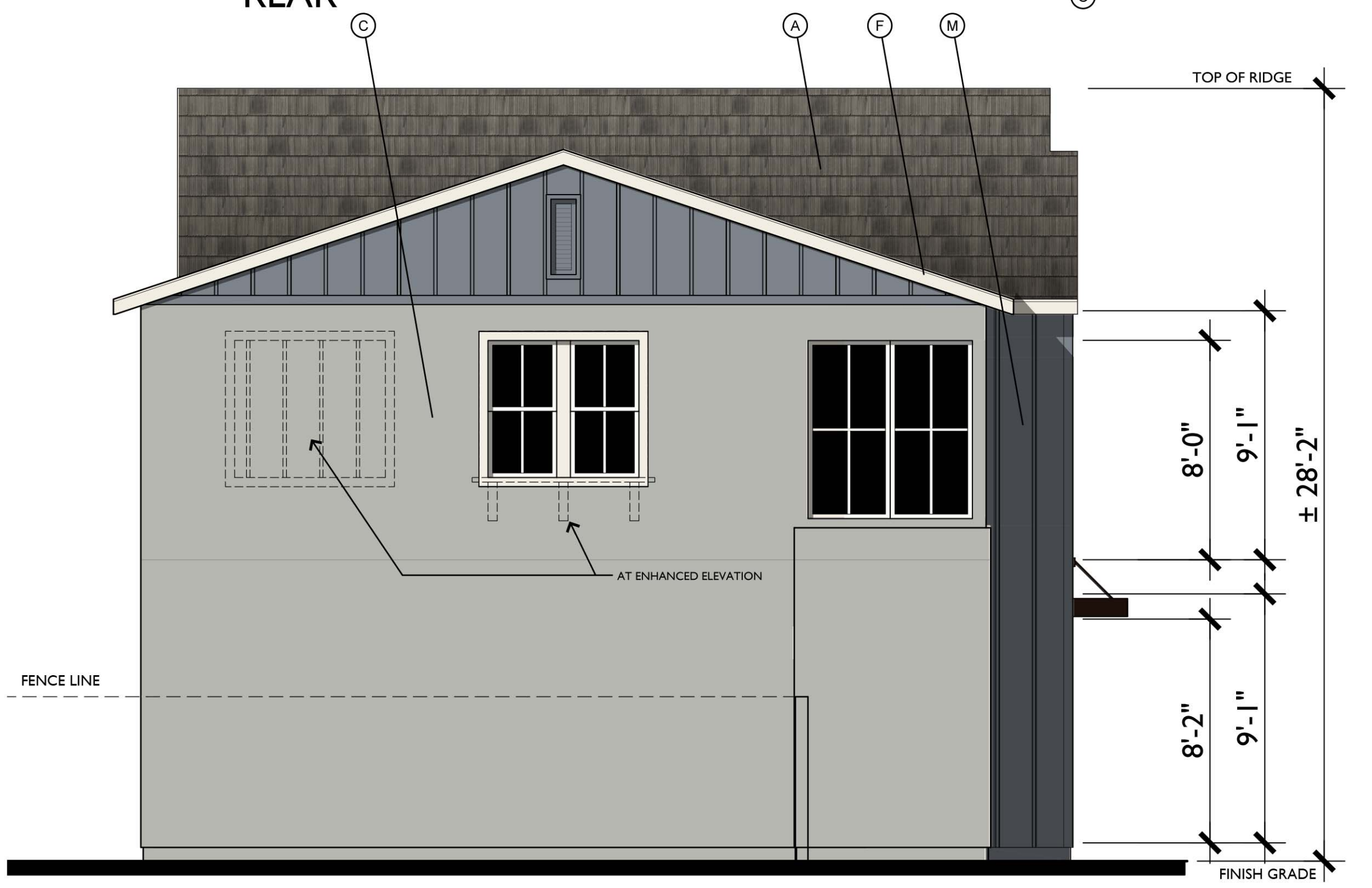
FLOOR AREA TABLE

1ST FLOOR	899 SQ. FT.
2ND FLOOR	878 SQ. FT.
TOTAL LIVING	1,777 SQ. FT.

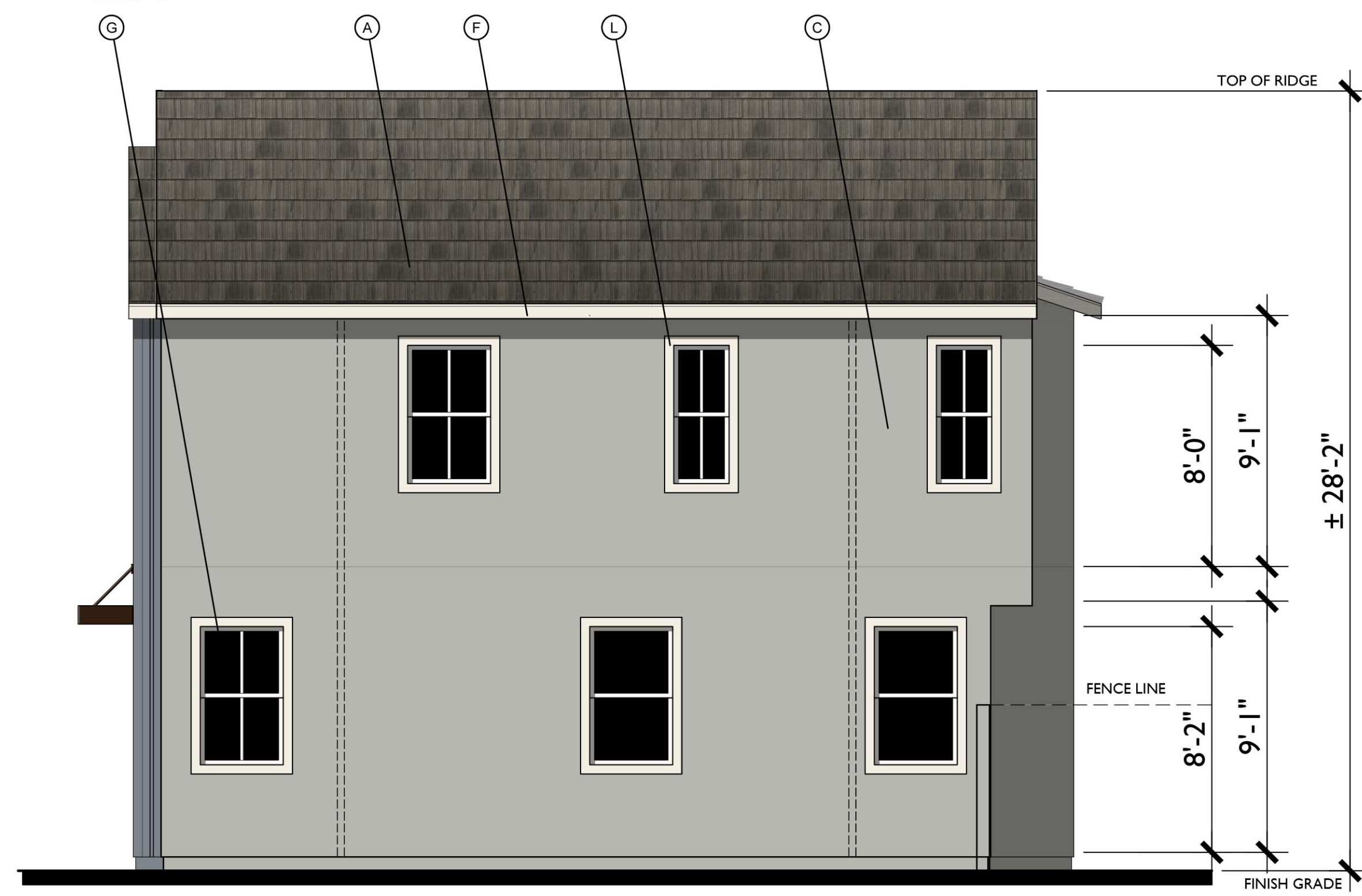
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



LEFT



RIGHT

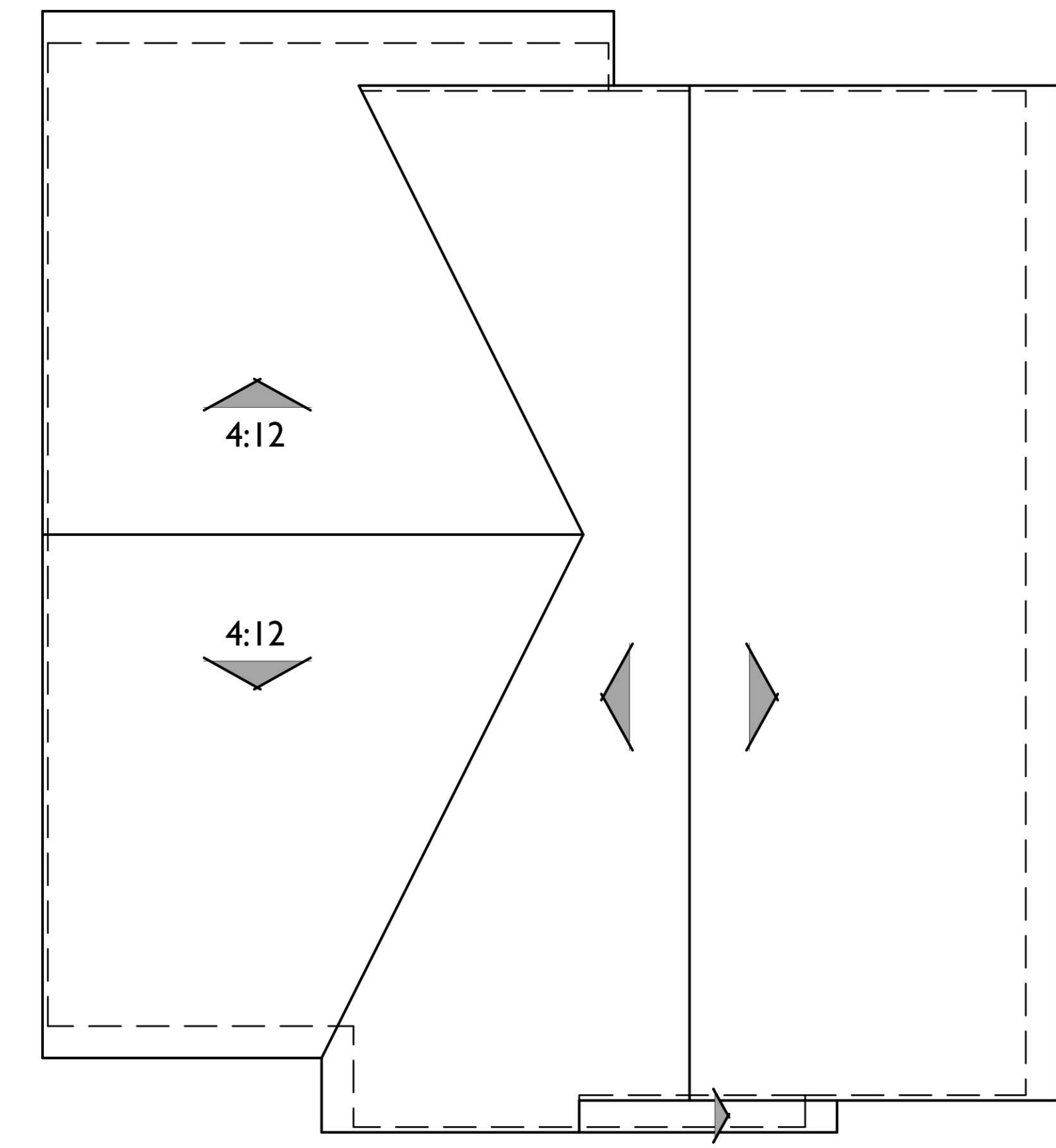


FRONT

Farmhouse Variation 3
1/4"=1'-0"

MATERIAL LEGEND

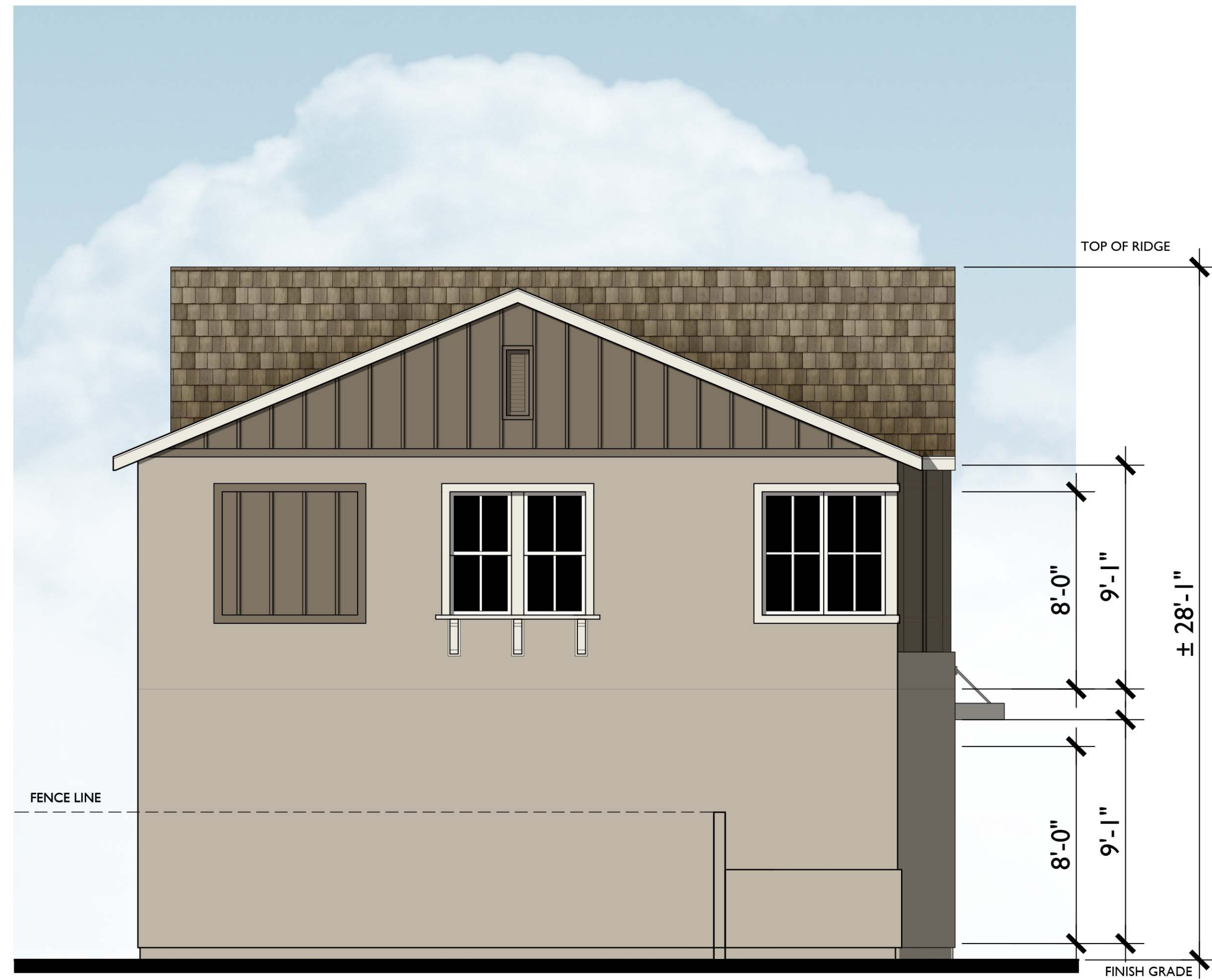
- A. CONCRETE FLAT TILE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. DECORATIVE POTSHEL
- E. SIMULATED WOOD, SHAPED FOAM CORBEL
- F. WOOD BARGE BOARD
- G. VINYL WINDOW
- H. GABLE END VENT DETAIL
- K. RECESS AROUND WINDOW
- L. STUCCO OVER FOAM TRIM
- M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
- N. CEMENTIOUS TRIM
- O. LIGHT FIXTURE
- P. WOOD FASCIA
- Q. WOOD RAILING



ROOF PLAN

Variation 3

PITCH: 8:12 U.N.O.
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



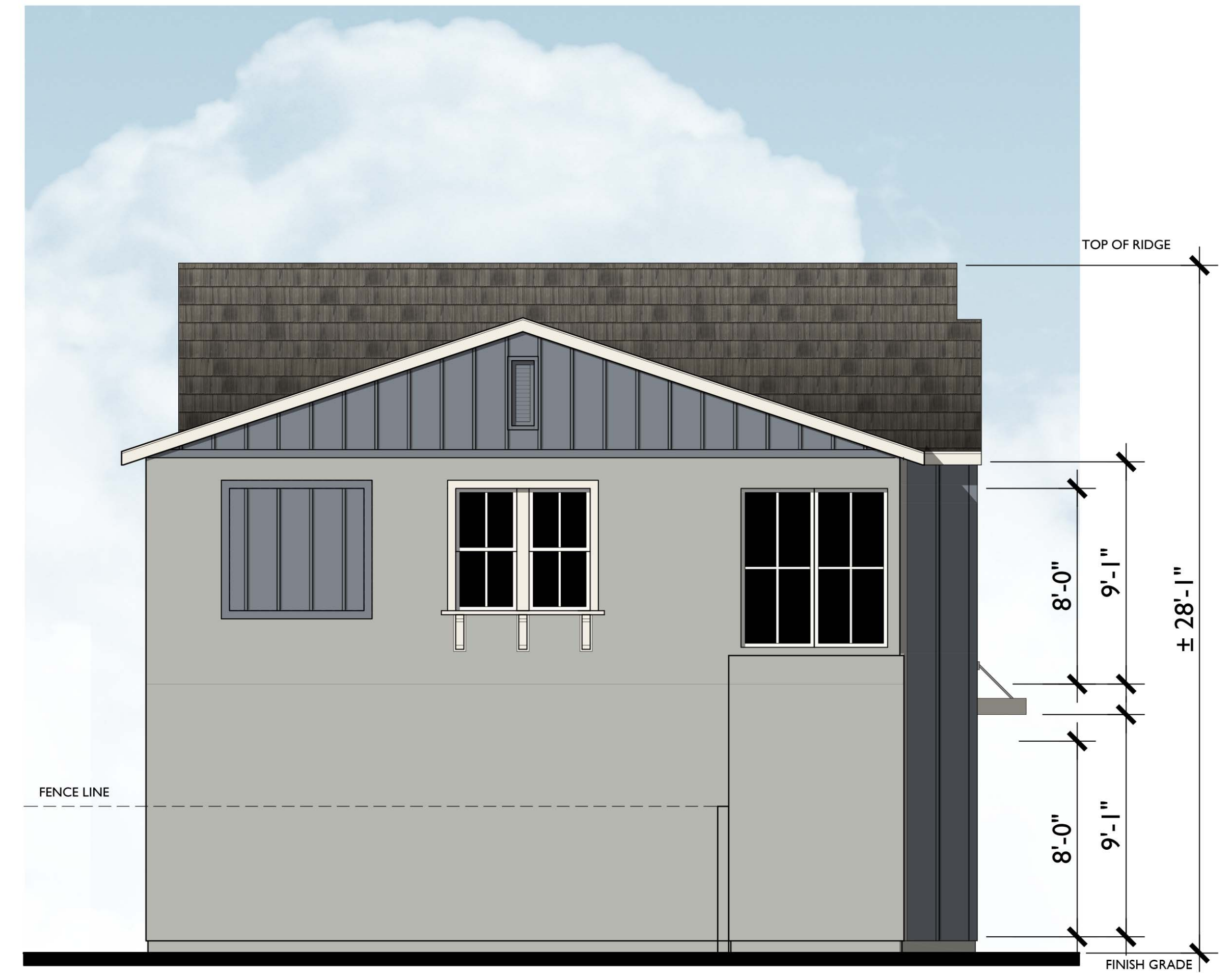
LEFT

Farmhouse Variation 1
ENHANCED ELEVATION



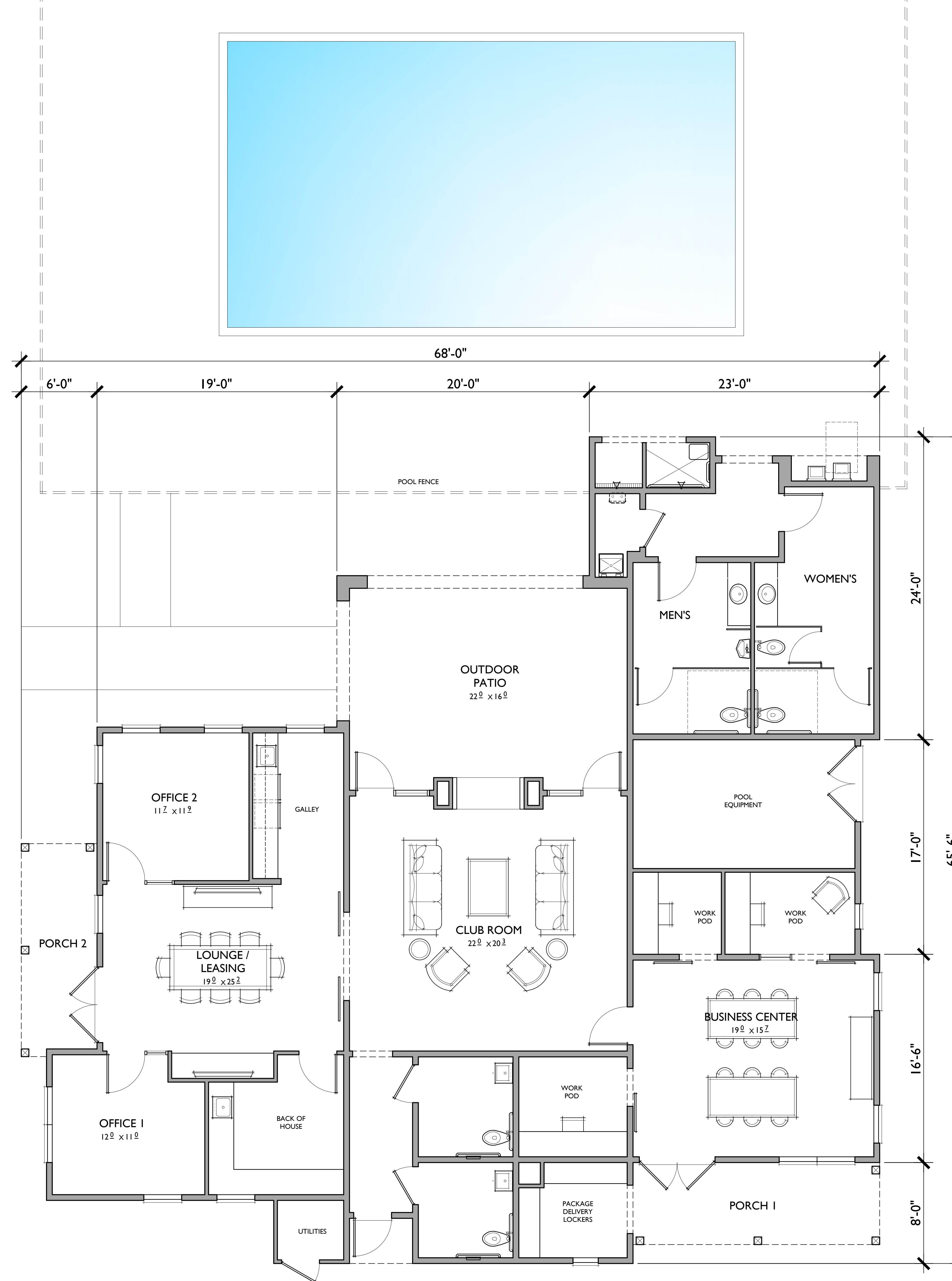
LEFT

Farmhouse Variation 2
ENHANCED ELEVATION



LEFT

Farmhouse Variation 3
ENHANCED ELEVATION



CLUBHOUSE / LEASING BUILDING

FLOOR AREA TABLE	
LOUNGE / LEASING w/ OFFICES	783 SQ. FT.
CLUB ROOM	484 SQ. FT.
BUSINESS CENTER	521 SQ. FT.
RESTROOMS	208 SQ. FT.
EAST TOTAL INTERIOR	1,996 SQ. FT.
POOL RESTROOM	410 SQ. FT.
OUTDOOR PATIO	374 SQ. FT.
PACKAGE DELIVERY LOCKERS	72 SQ. FT.
PORCH I	127 SQ. FT.
PORCH 2	98 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

EAST SIDE CLUBHOUSE / LEASING BUILDING

FIDDYMENT F-25, F-26

Roseville, California

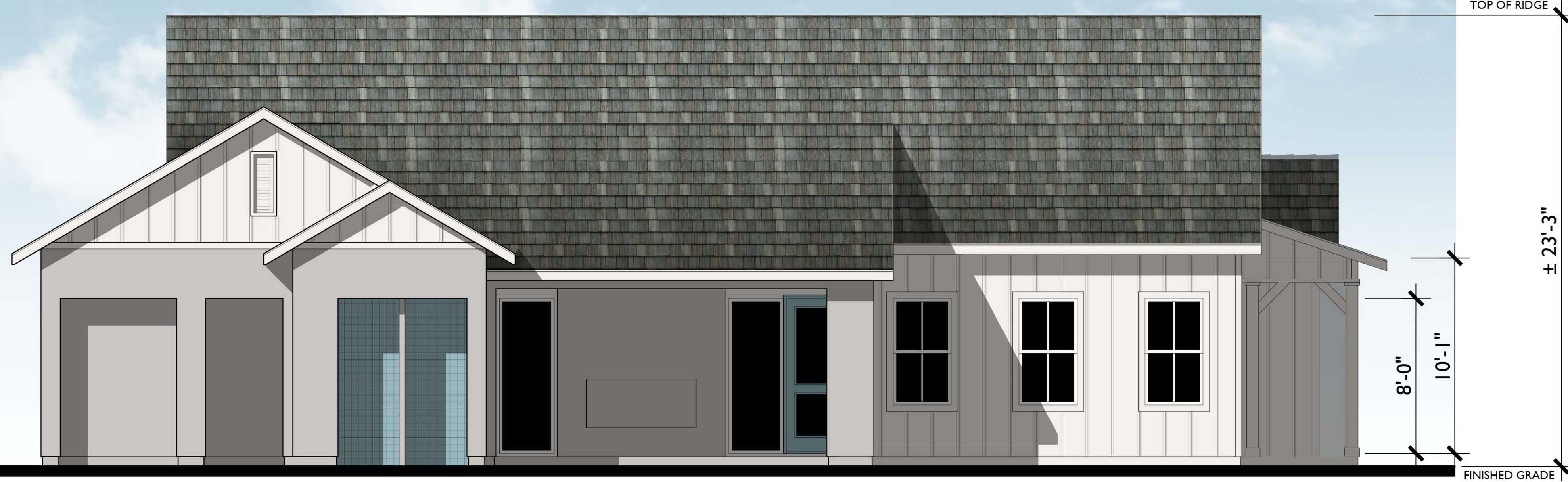
0 4 8 16 521.20218



REAR



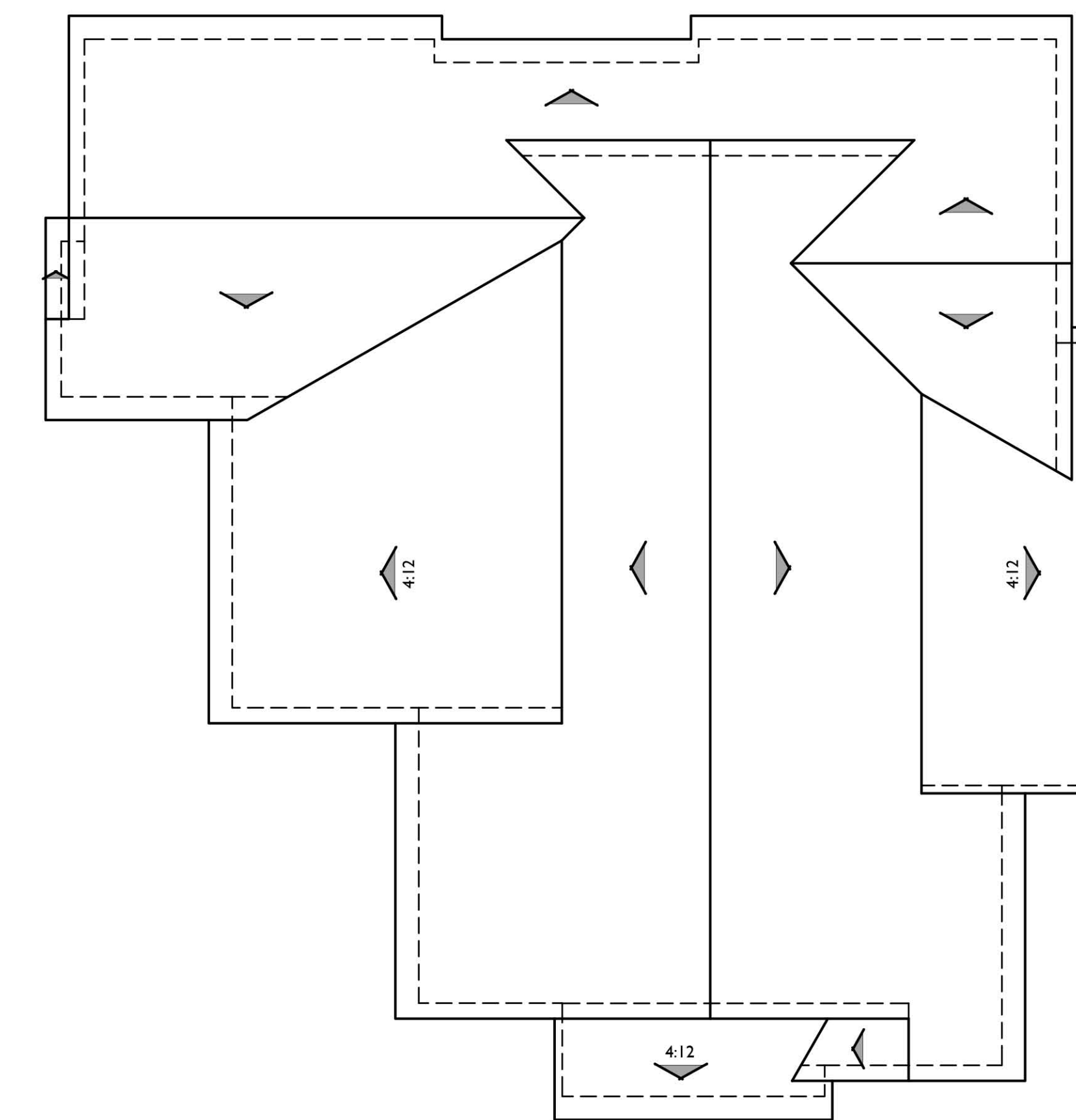
FRONT



LEFT

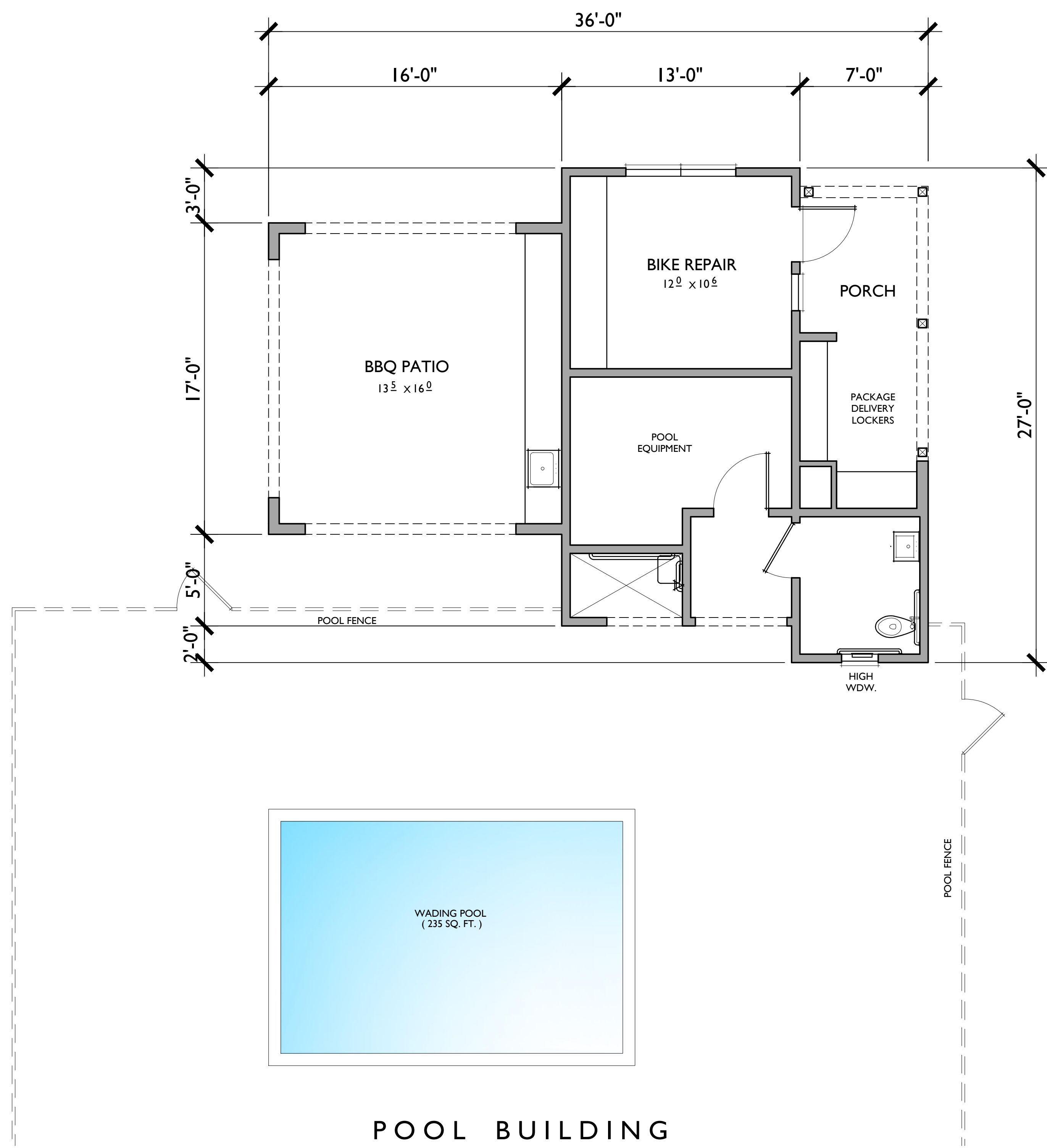


RIGHT

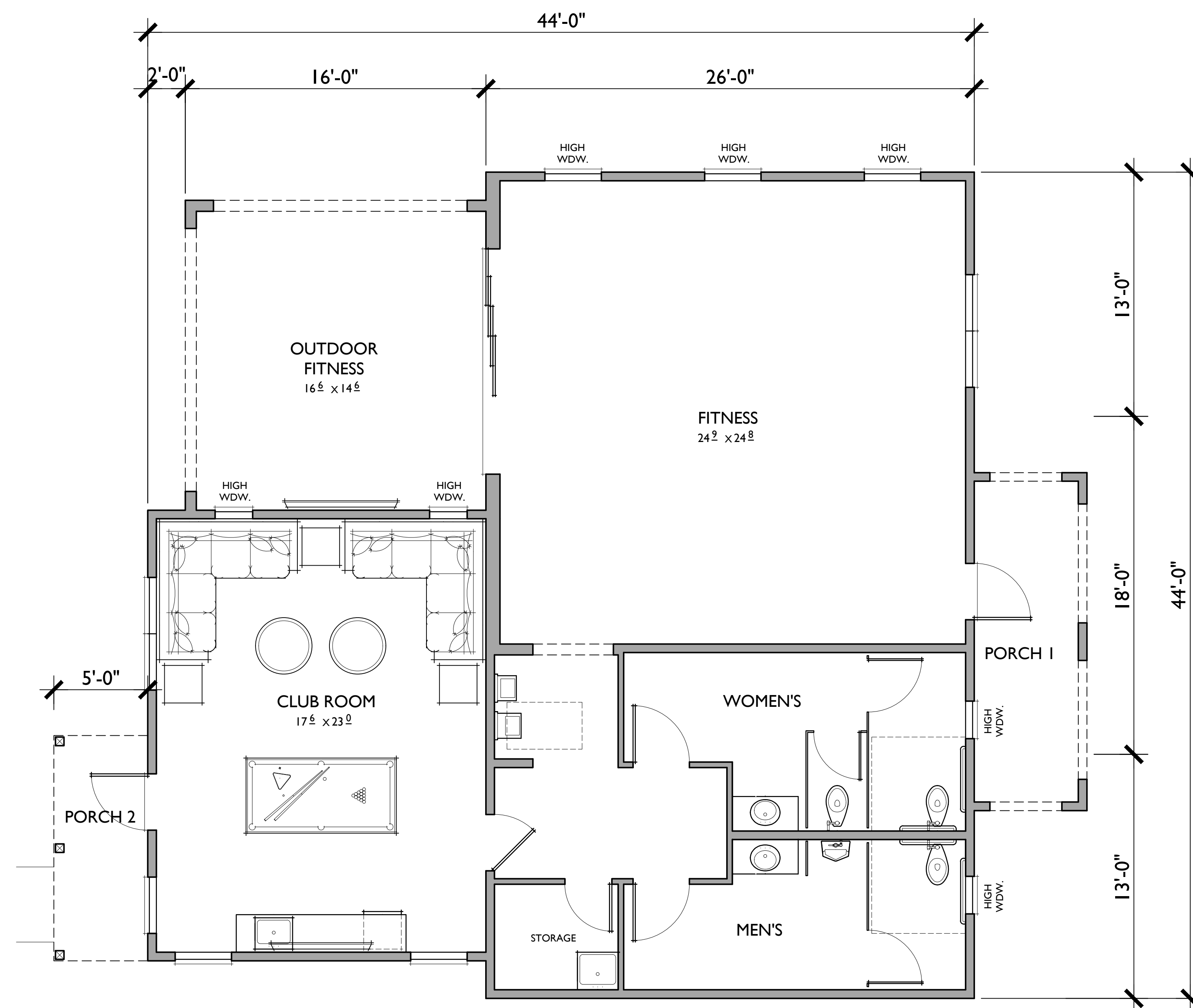


ROOF PLAN

PITCH: 7:12 U.N.O.
 RAKE: 12" U.N.O.
 EAVE: 18" U.N.O.
 ROOF MATERIAL: CONCRETE FLAT TILE



POOL BUILDING



FITNESS BUILDING

POOL BUILDING

FLOOR AREA TABLE

RESTROOM	63 SQ. FT.
BBQ PATIO	272 SQ. FT.
PORCH / DELIVERY LOCKERS	123 SQ. FT.
POOL EQUIPMENT	110 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FITNESS / CLUB BUILDING

FLOOR AREA TABLE

CLUB ROOM	432 SQ. FT.
FITNESS CENTER	653 SQ. FT.
RESTROOMS	324 SQ. FT.
HALL / STORAGE	167 SQ. FT.
TOTAL	1,576 SQ. FT.
PORCH 1	108 SQ. FT.
PORCH 2	60 SQ. FT.

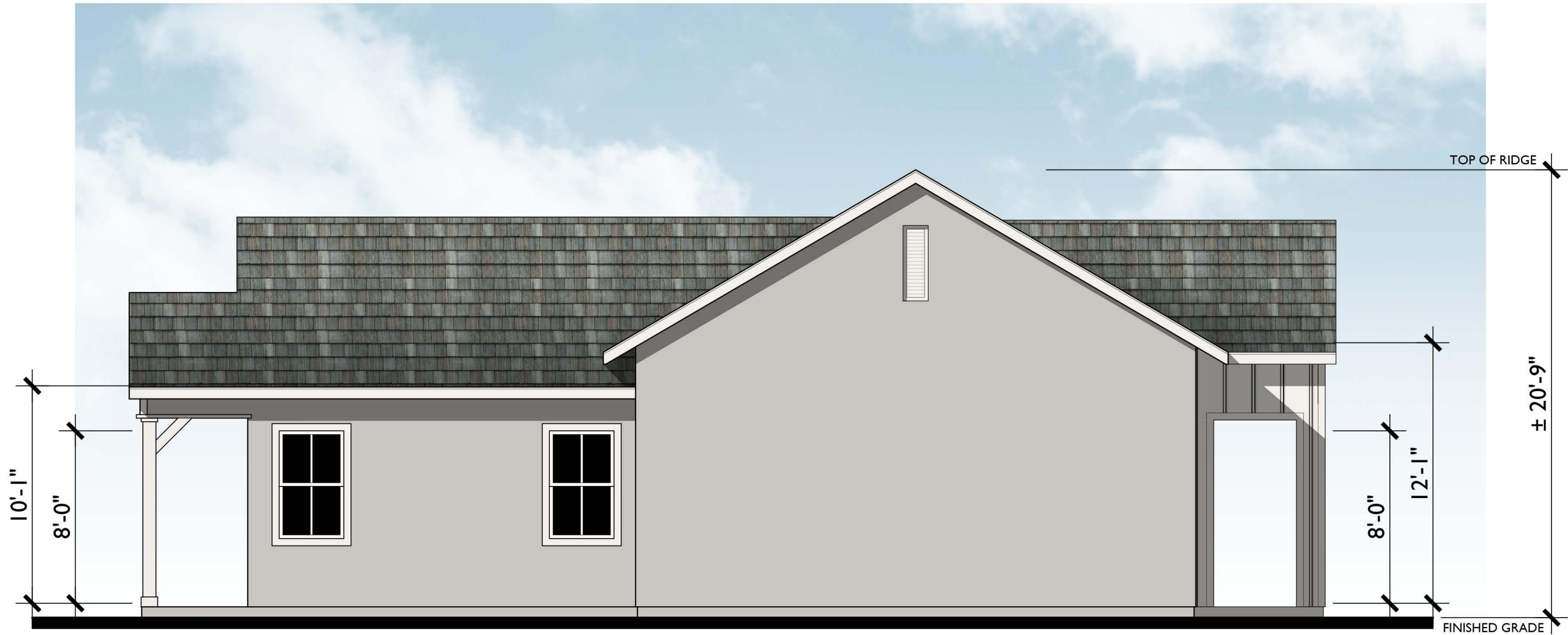
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



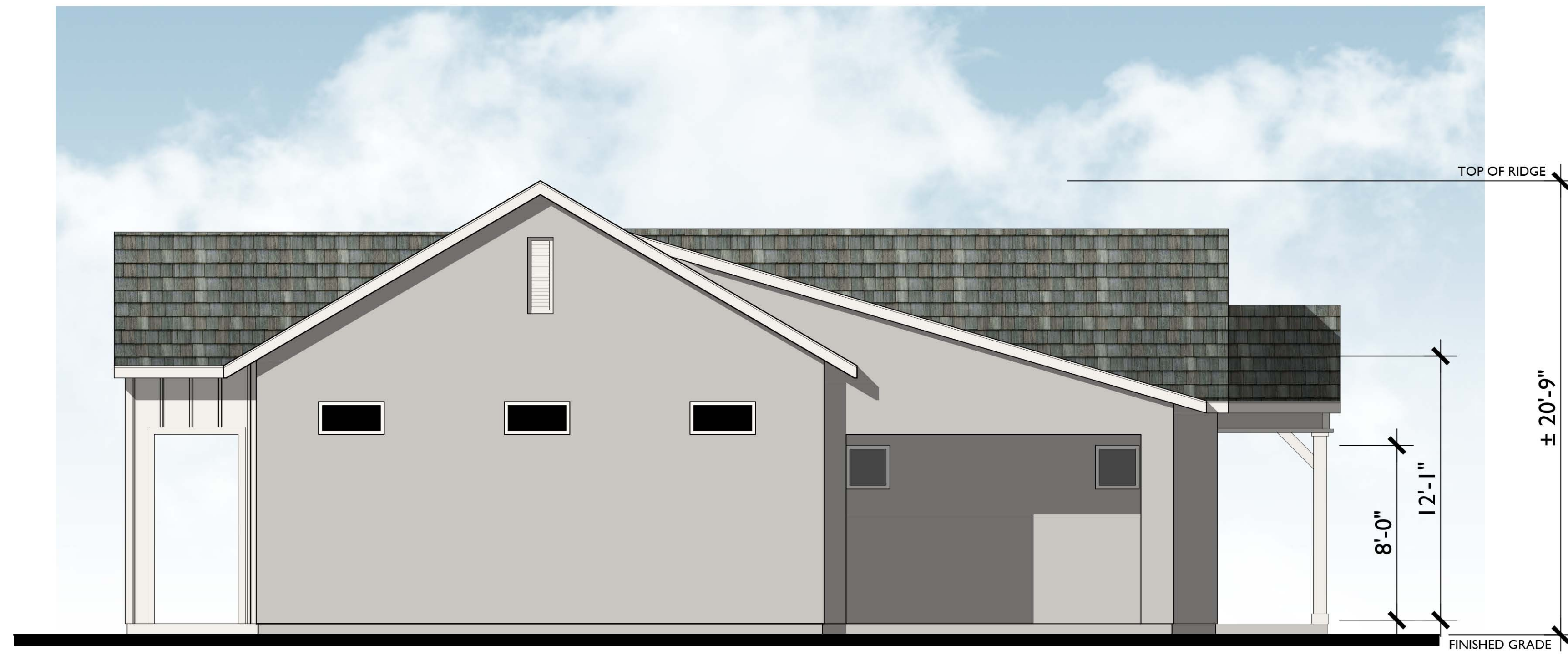
REAR



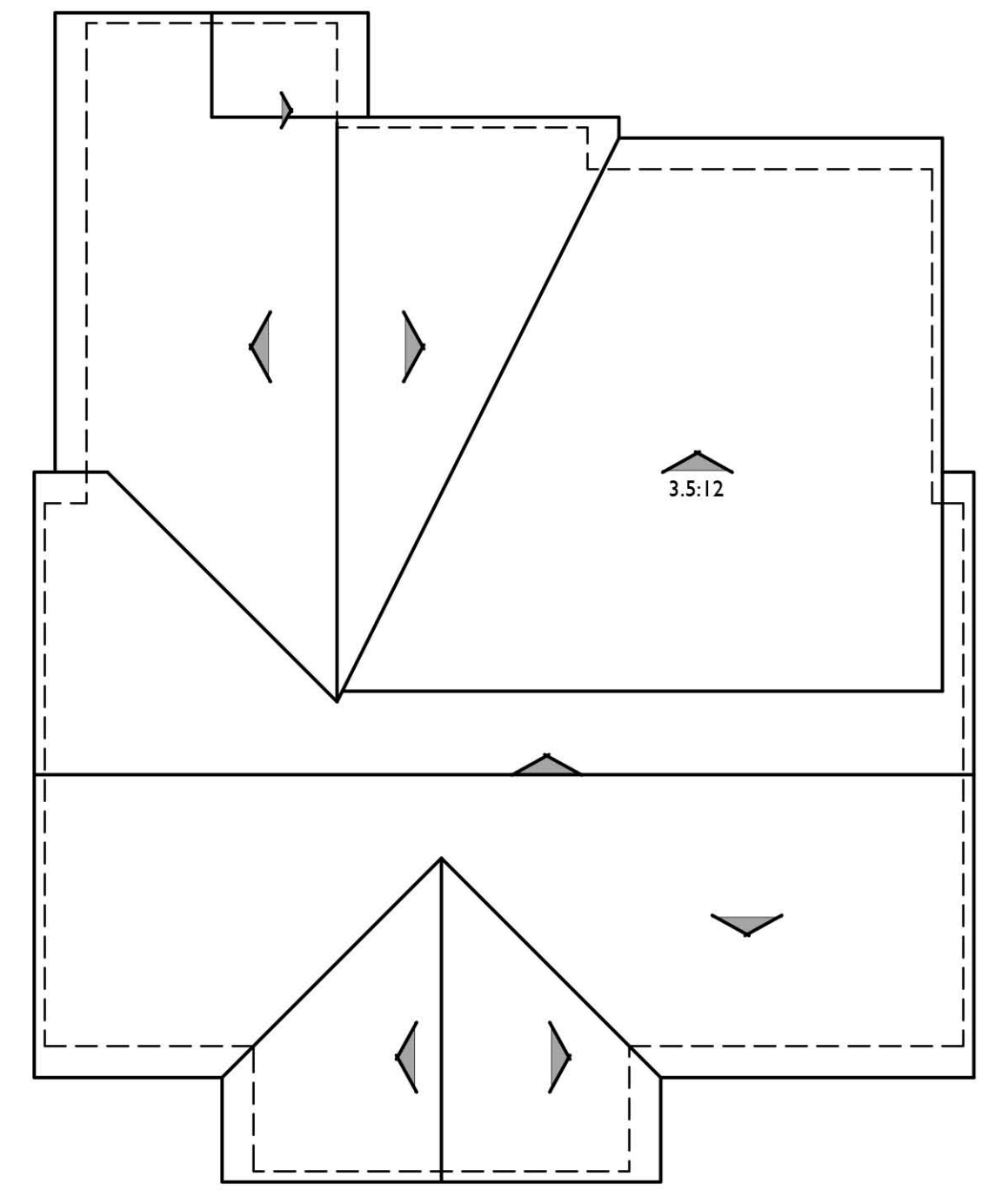
FRONT



LEFT

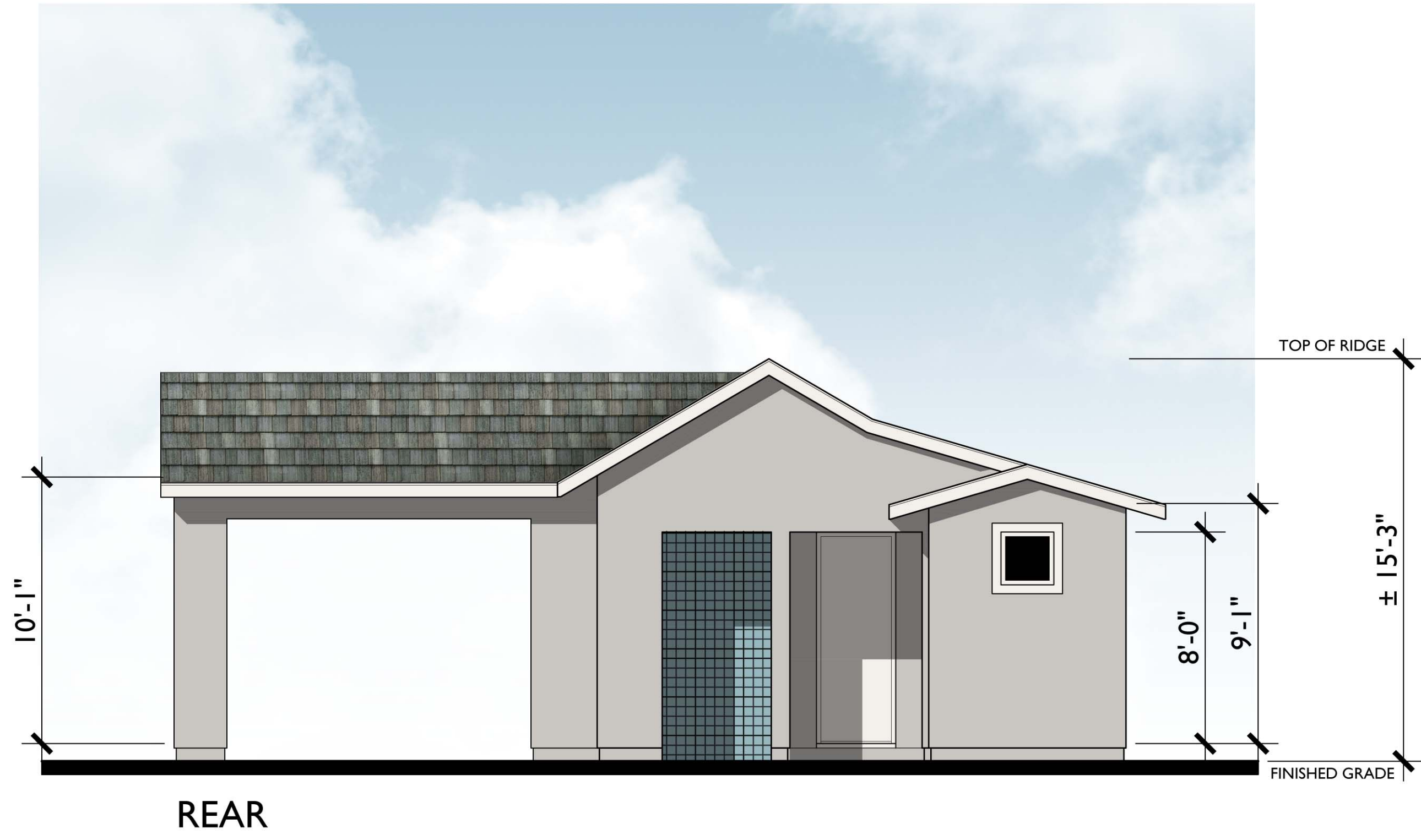


RIGHT

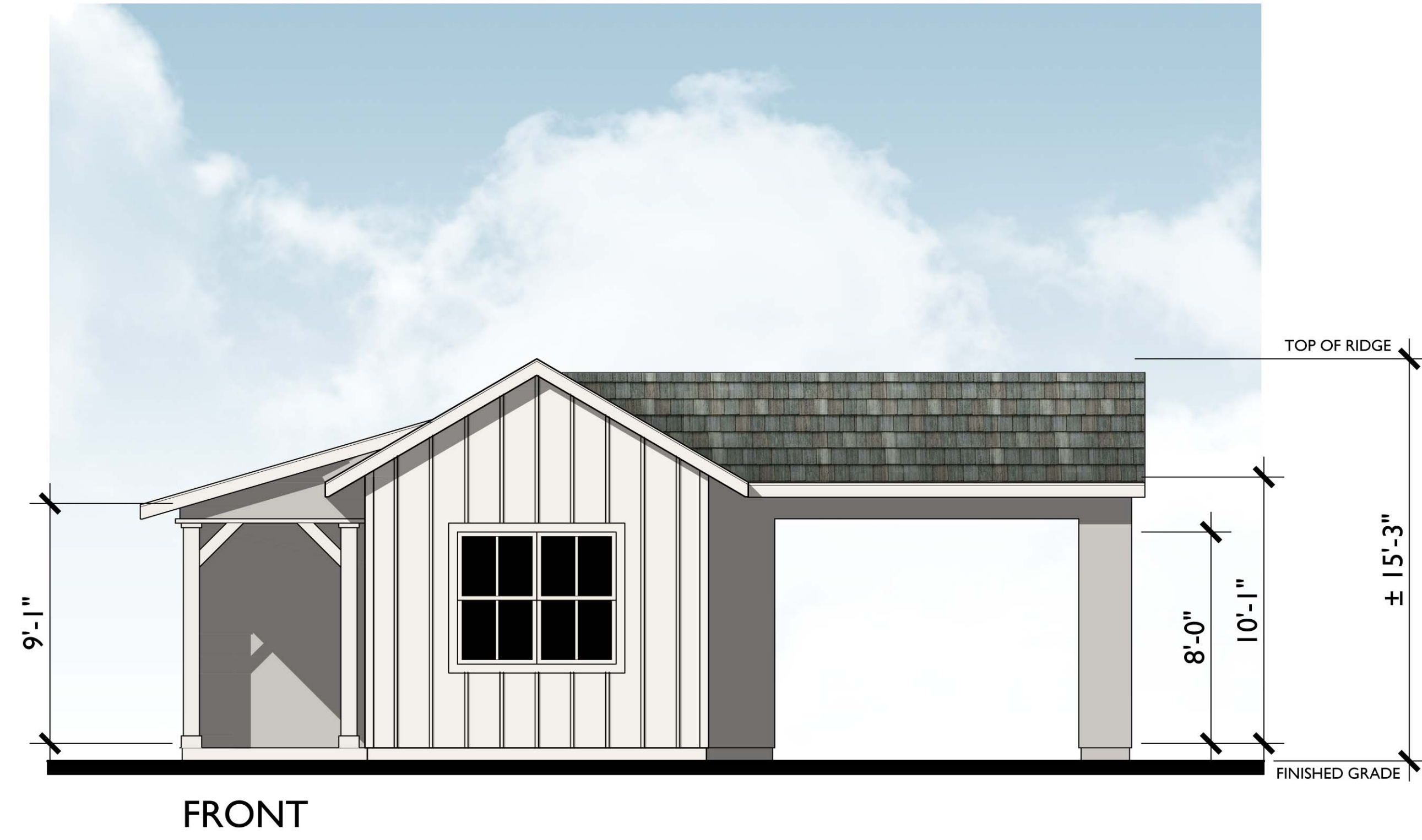


ROOF PLAN

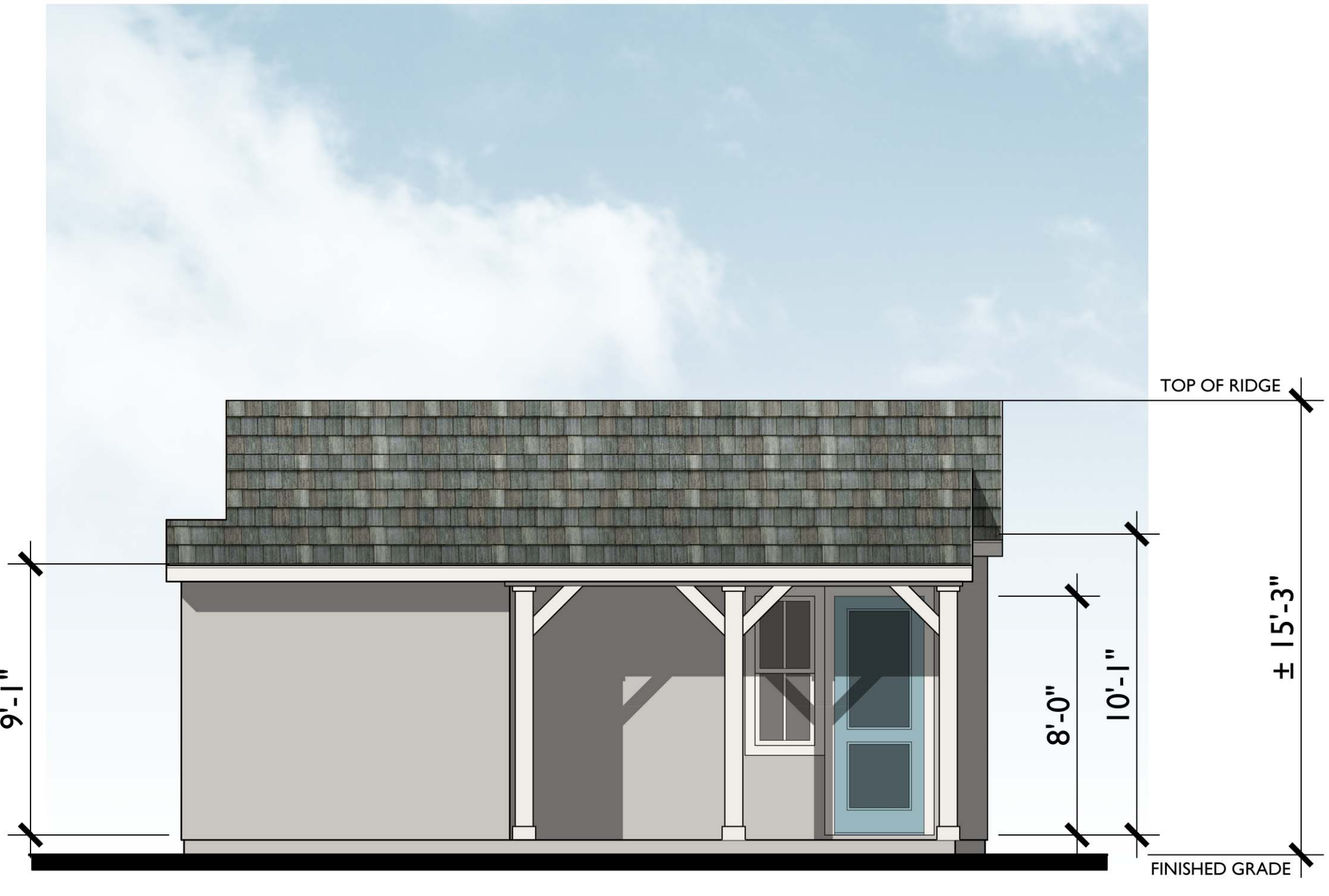
PITCH: 7:12 U.N.O.
 RAKE: 6" U.N.O.
 EAVE: 18" U.N.O.
 ROOF MATERIAL: CONCRETE FLAT TILE



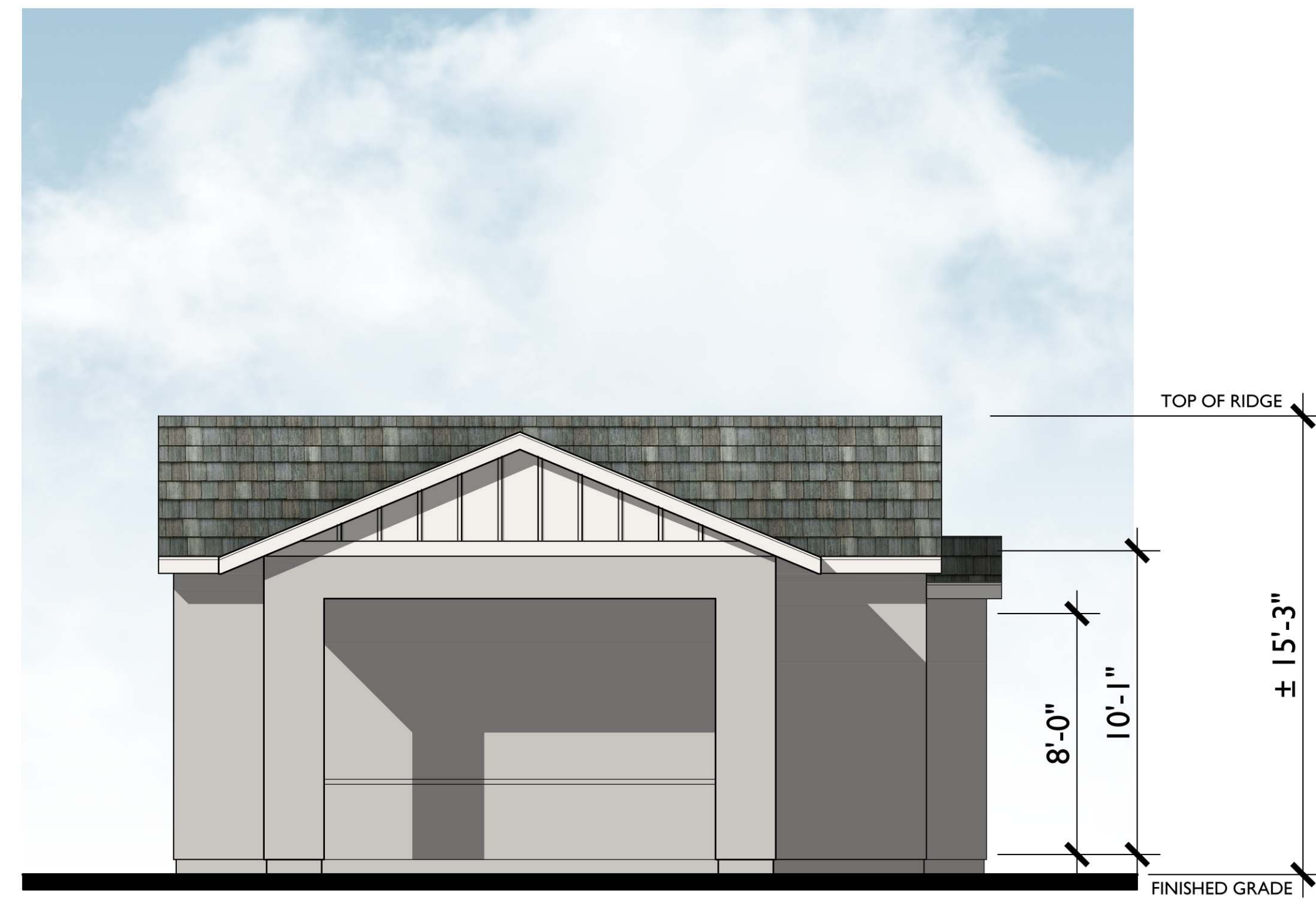
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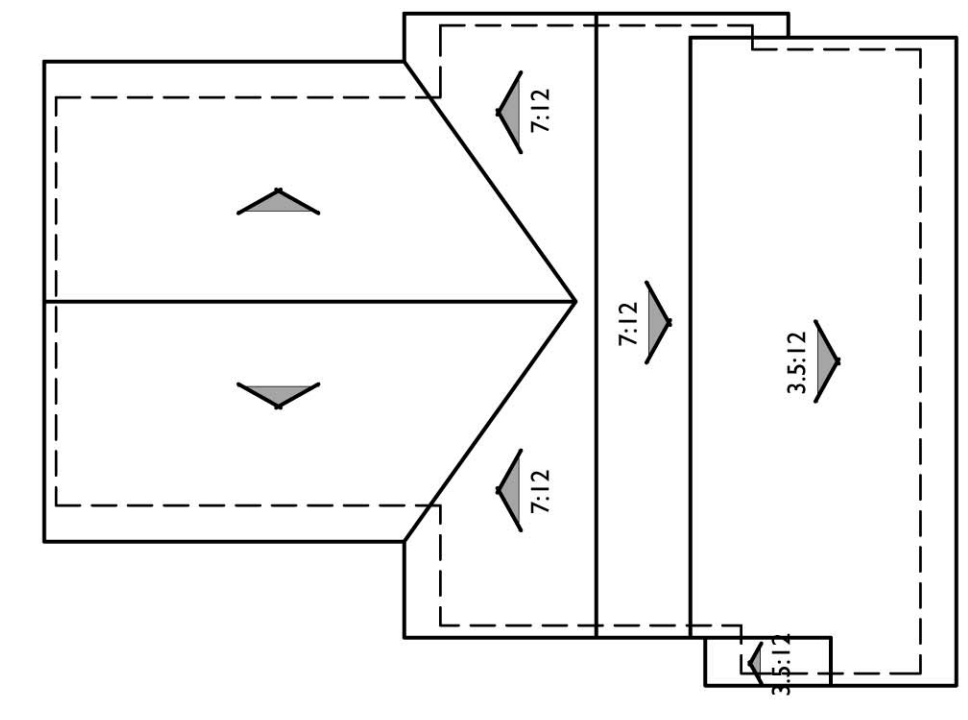
FRONT



LEFT

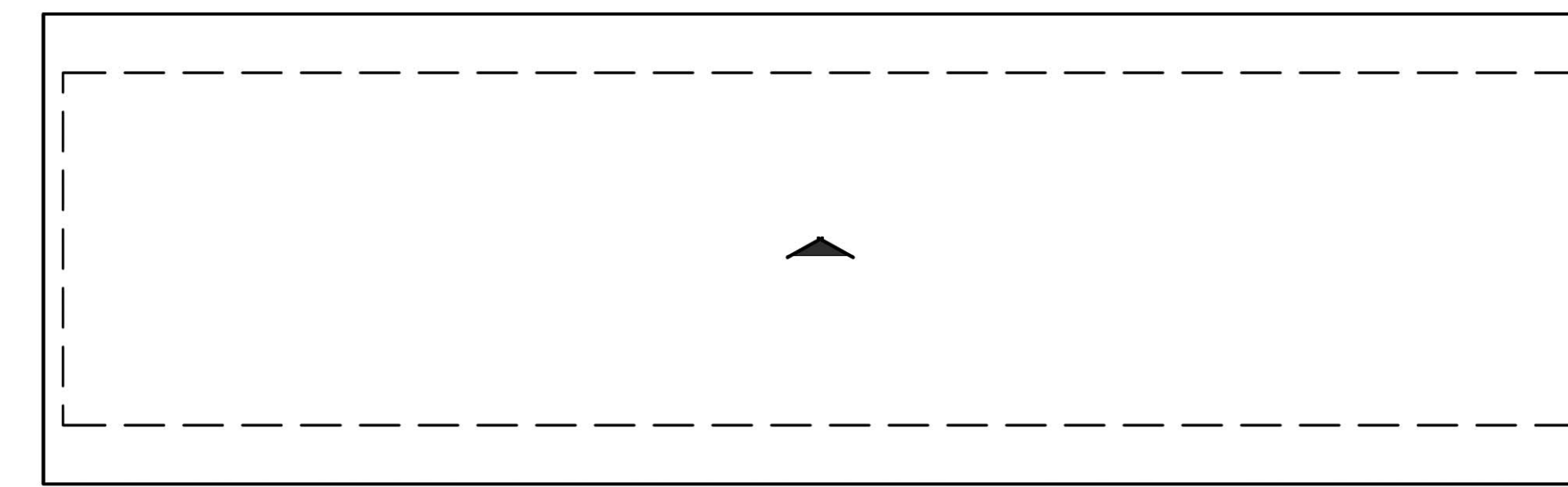
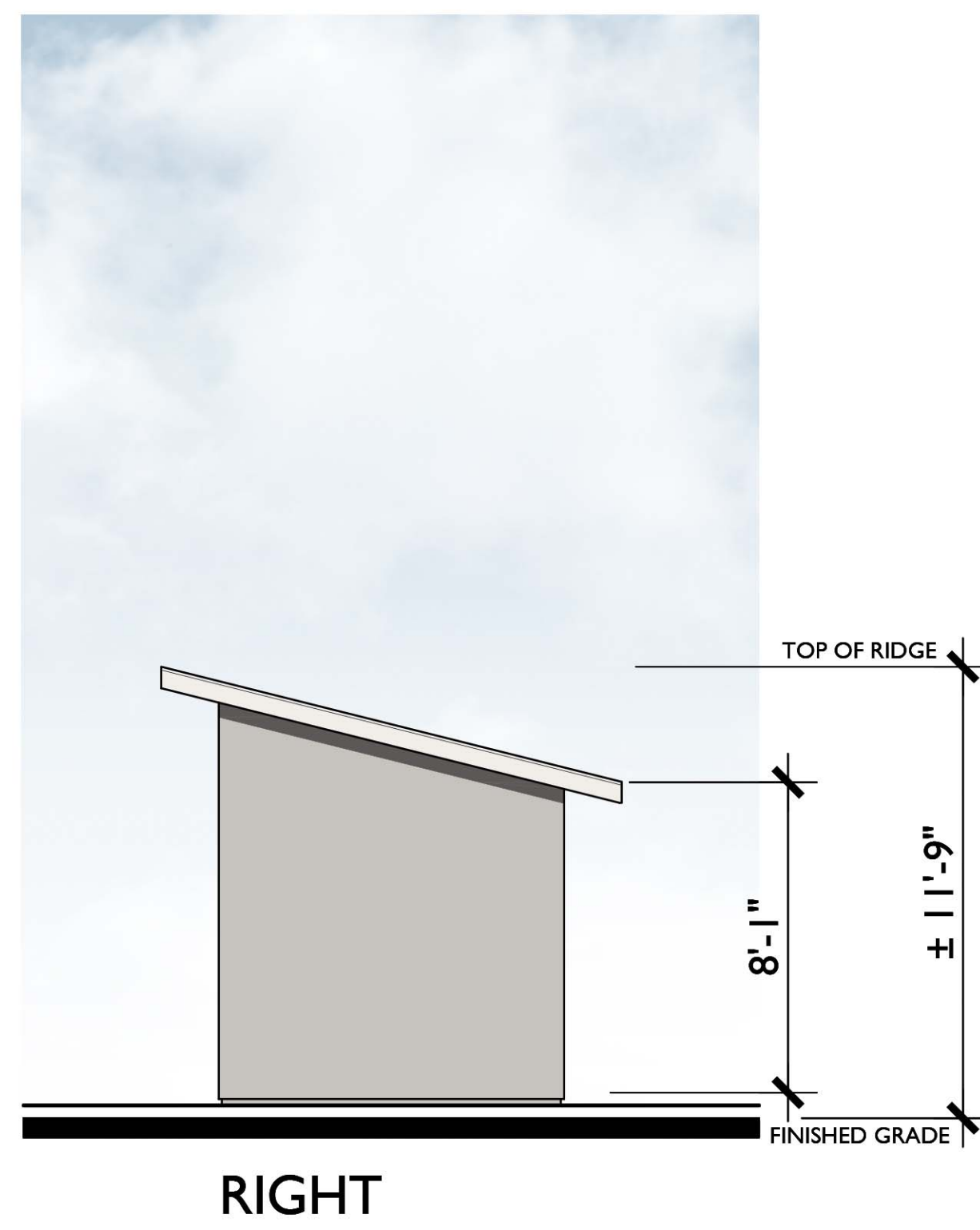
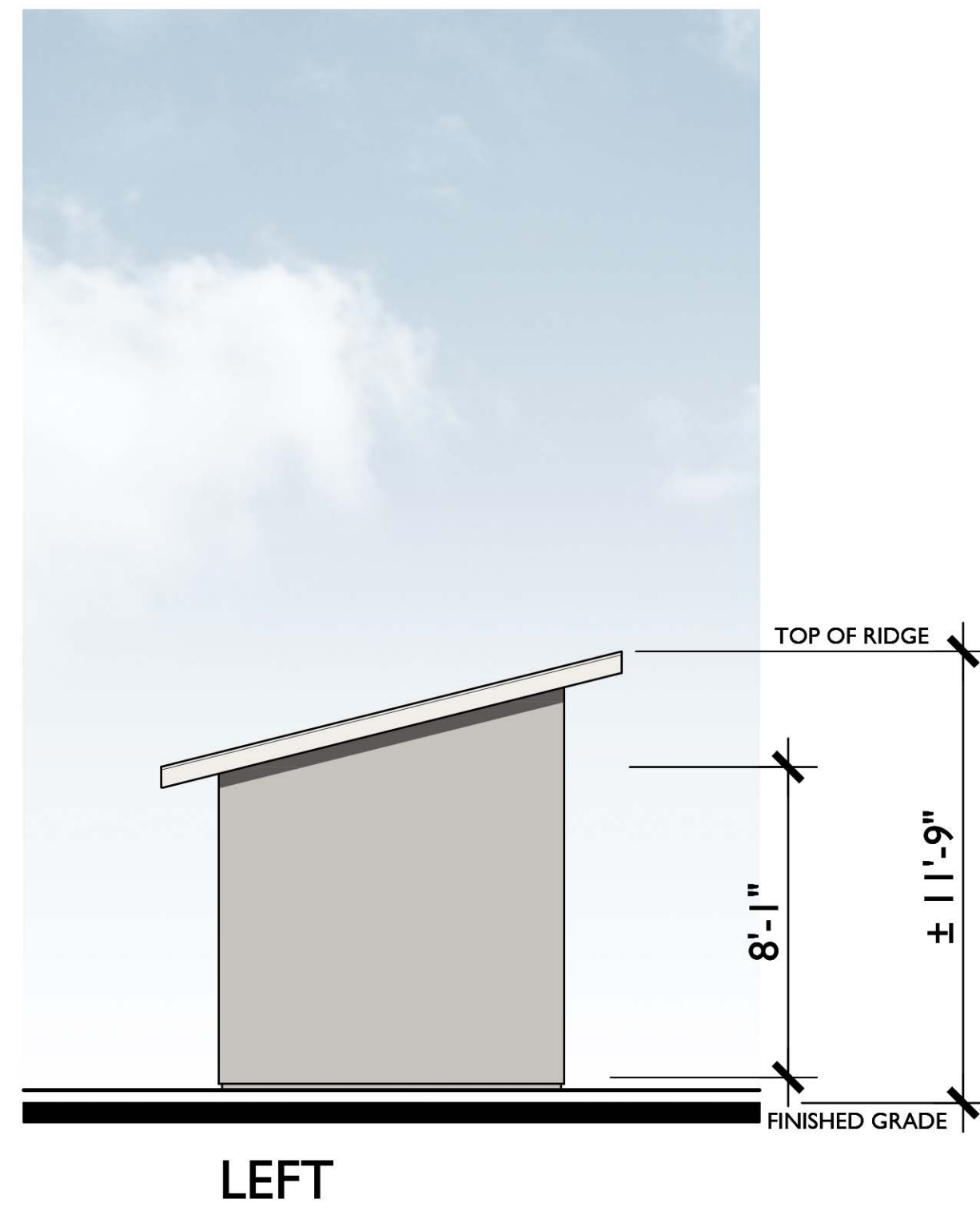
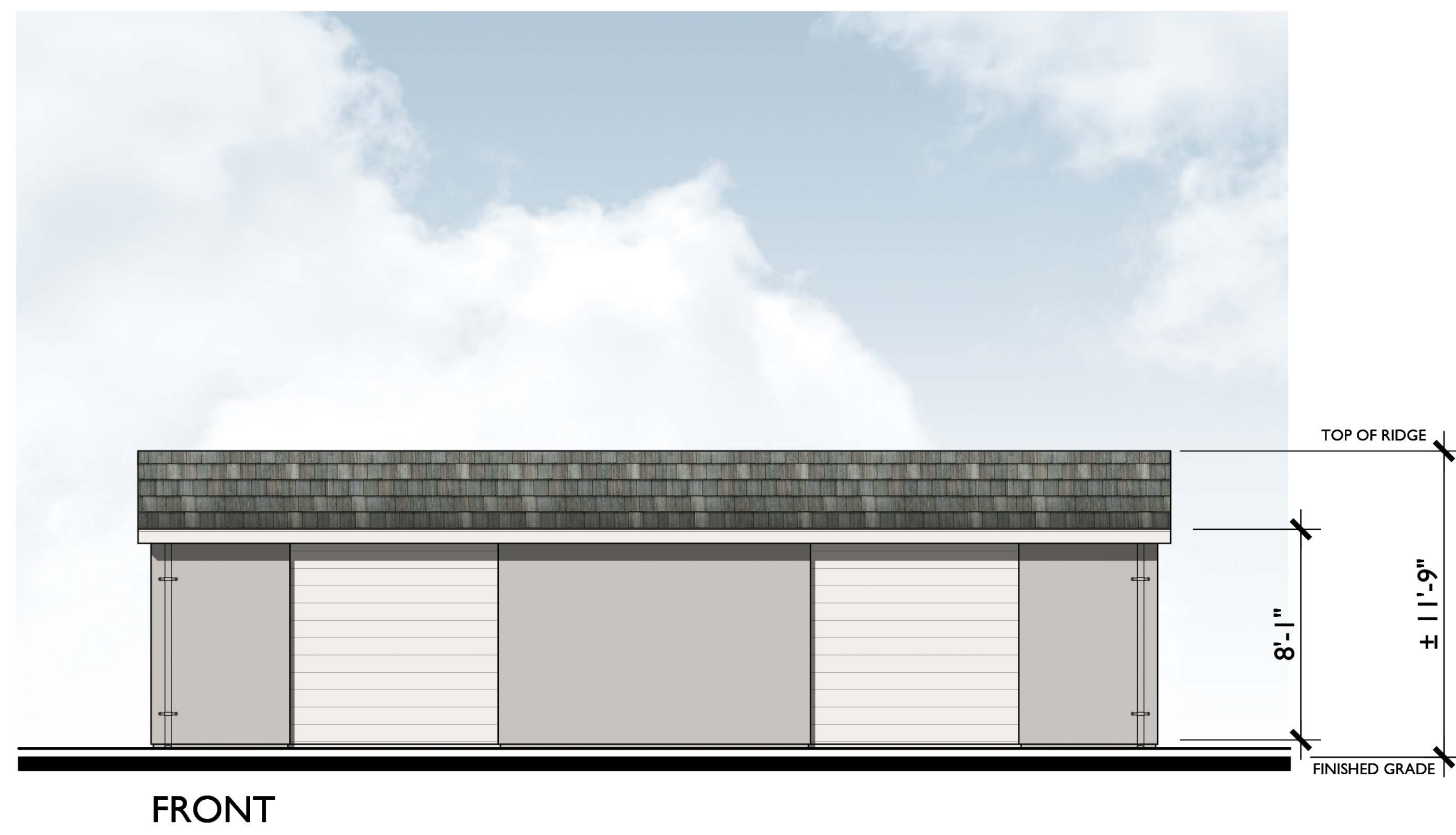


RIGHT



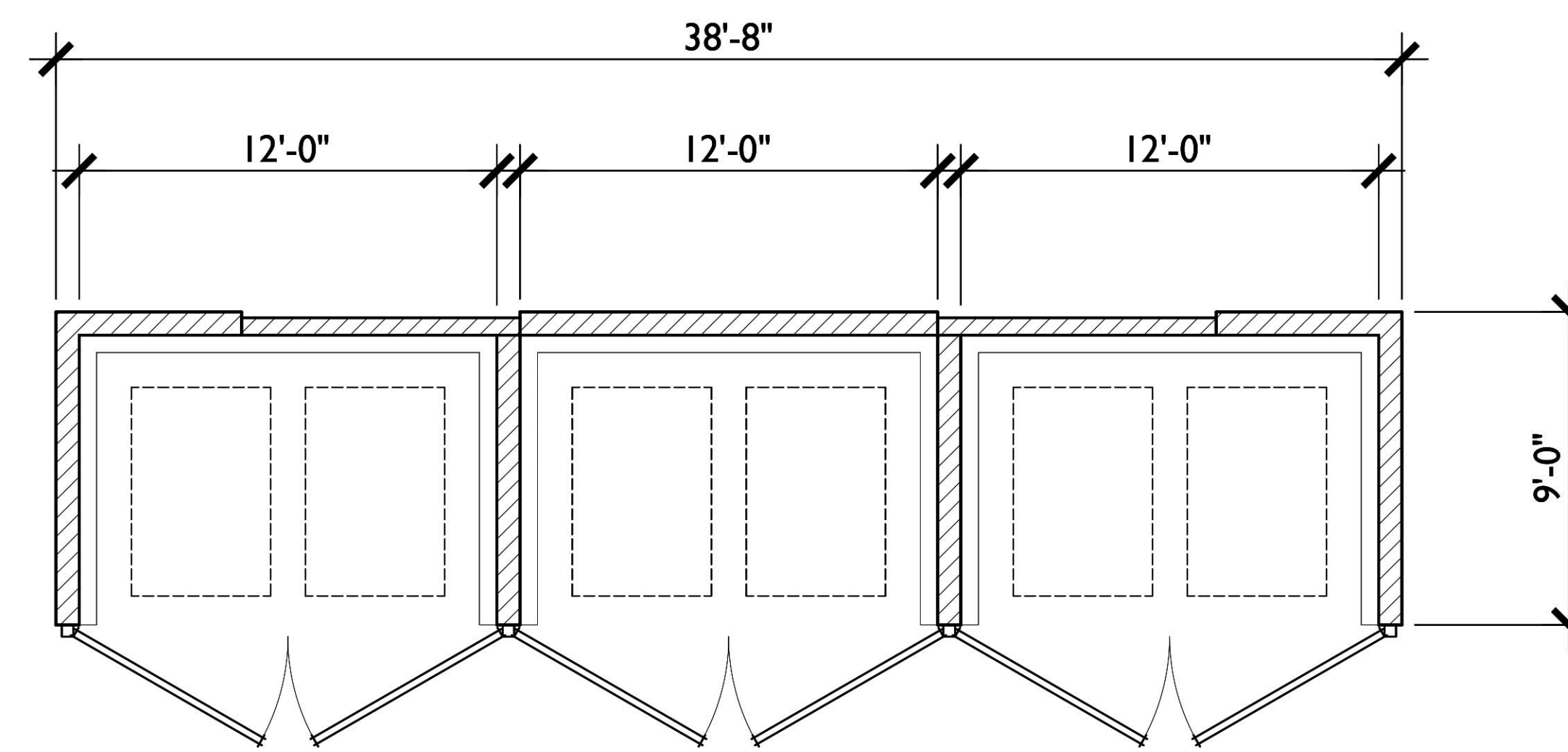
ROOF PLAN

PITCH: 5/12 U.N.O.
 RAKE: 6" U.N.O.
 EAVE: 18" U.N.O.
 ROOF MATERIAL: CONCRETE FLAT TILE



ROOF PLAN

PITCH: 3:12
 RAKE: 6"
 EAVE: 18"
 ROOF MATERIAL: CONCRETE FLAT TILE



FLOOR PLAN

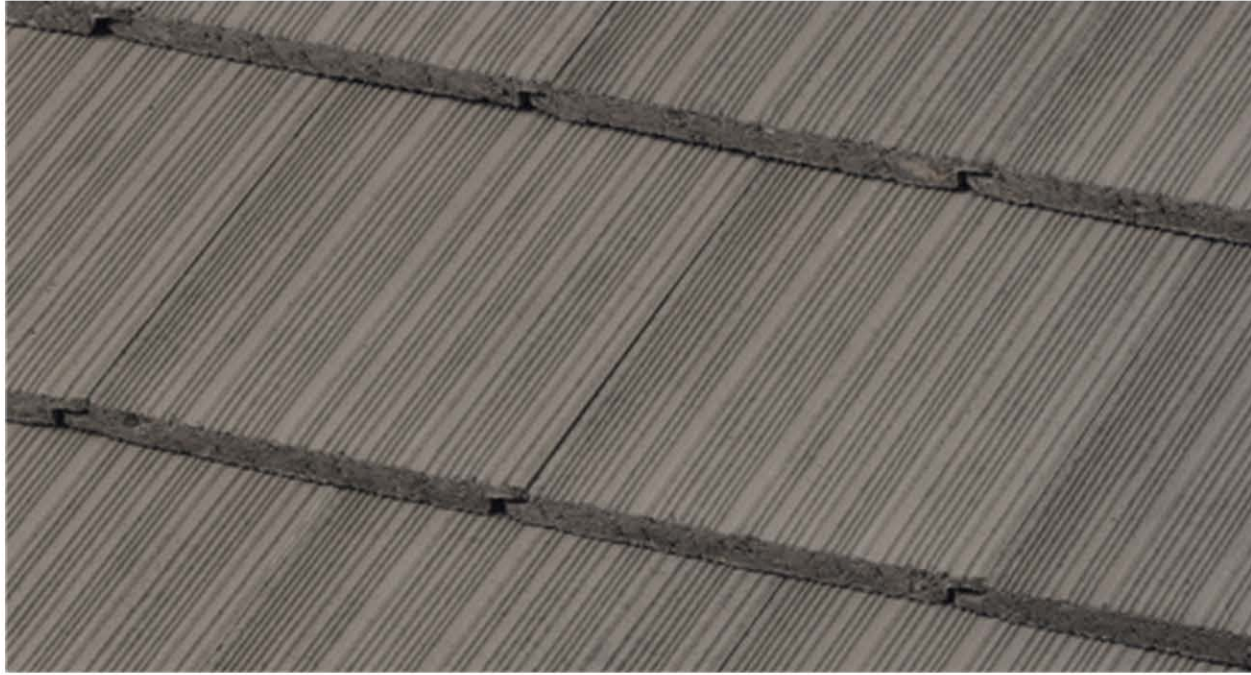
FIDDYMENT F-25, F26

ROSEVILLE, CALIFORNIA

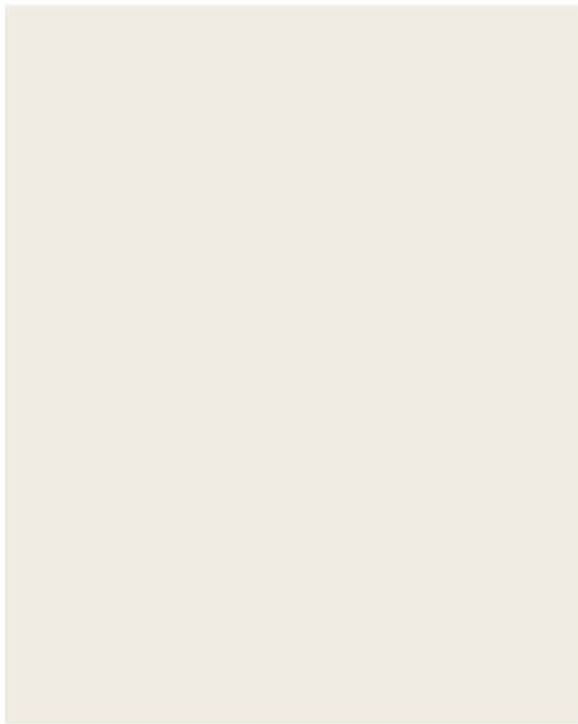
DIGITAL COLOR BOARDS

DECEMBER 4, 2020

SCHEME 1 - FARMHOUSE



FLAT ROOF



BASE STUCCO



FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR



FRONT ENTRY DOORS

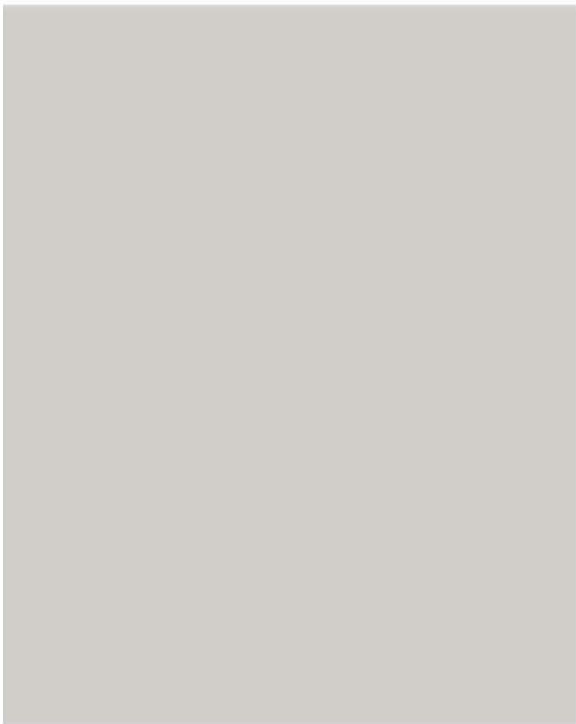


SIDING

SCHEME 2 - FARMHOUSE



FLAT ROOF



BASE STUCCO



FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR



FRONT ENTRY DOOR S

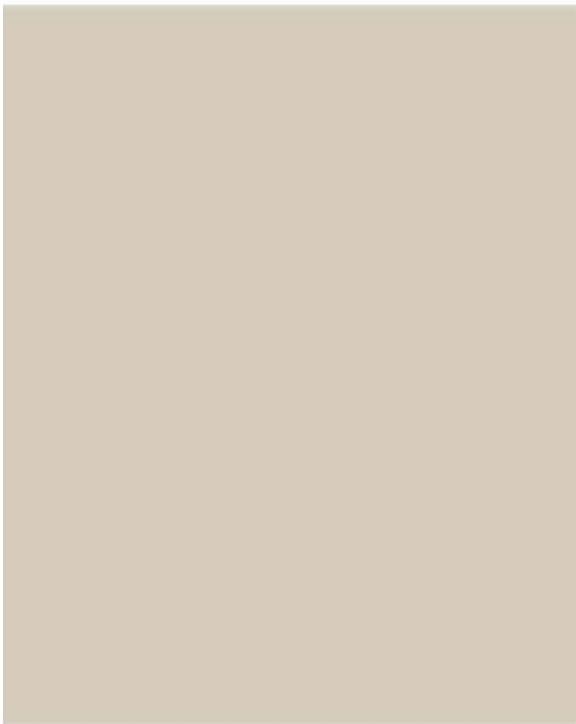


SIDING

SCHEME 3 - FARMHOUSE



FLAT ROOF



BASE STUCCO



FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR



FRONT ENTRY DOORS



SIDING

SCHEME 4 - FARMHOUSE



FLAT ROOF



BASE STUCCO



FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR



FRONT ENTRY DOORS

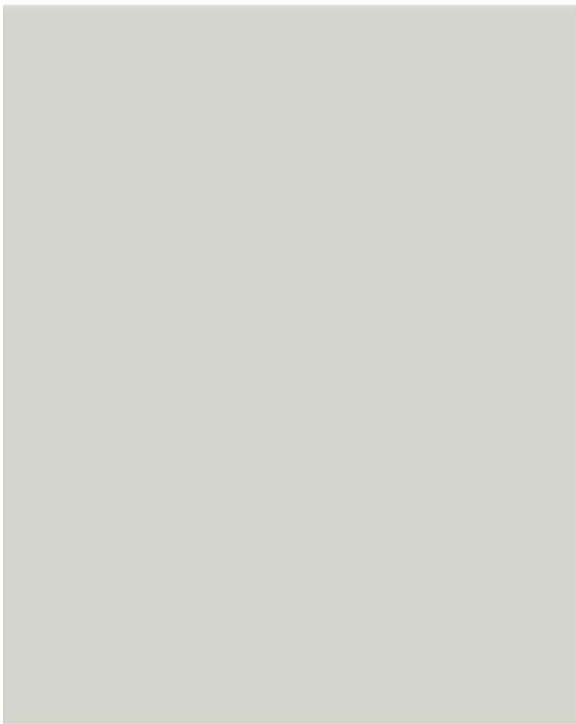


SIDING

SCHEME 5 - FARMHOUSE



FLAT ROOF



BASE STUCCO



FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR



FRONT ENTRY DOORS



SIDING

SCHEME 6 - FARMHOUSE



FLAT ROOF



BASE STUCCO



FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR



FRONT ENTRY DOORS

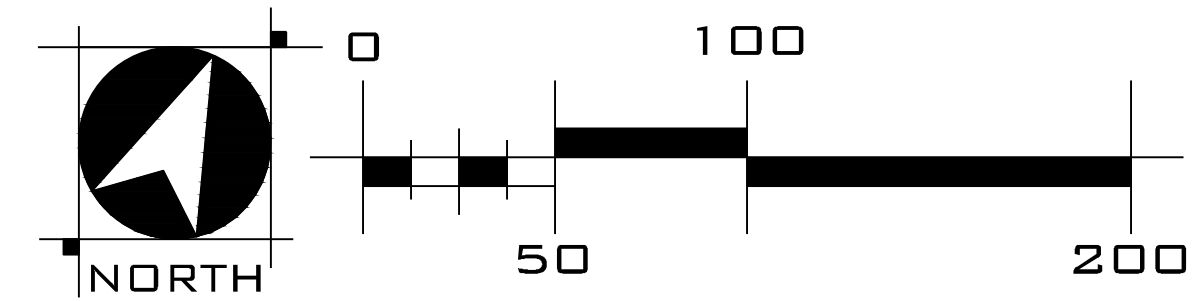


SIDING

PRELIMINARY ILLUSTRATIVE SITE PLAN FIDDYMENT RANCH F25-26

CITY OF ROSEVILLE

APRIL, 2021



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PRELIMINARY SHADE CALCULATIONS FIDDYMENT RANCH F25-26

CITY OF ROSEVILLE

APRIL, 2021

PLANT SCHEDULE

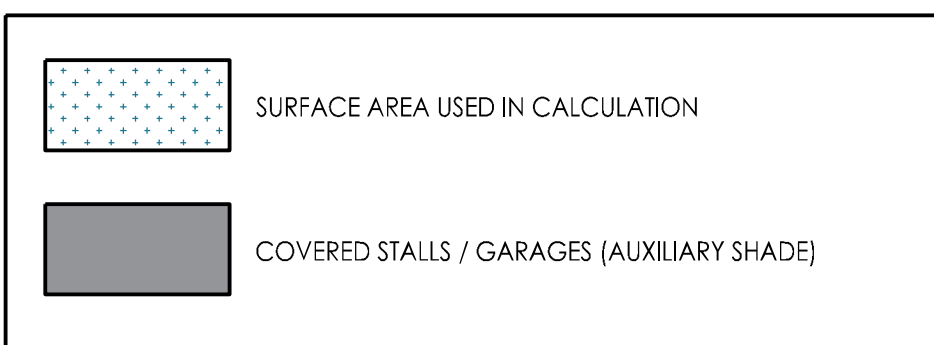
TREES	BOTANICAL / COMMON NAME	SIZE	WATER USE
	LARGE TREES		
	LIRIODENDRON TULIPIFERA / TULIP TREE	24" BOX	MEDIUM
	QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX	LOW
	QUERCUS ILEX / HOLLY OAK	24" BOX	LOW
	MEDIUM TREES		
	ACER RUBRUM "ARMSTRONG" / ARMSTRONG RED MAPLE	24" BOX	MEDIUM
	QUERCUS RUBRA / RED OAK	24" BOX	MEDIUM
	TILIA GORDATA "GREENSPIRE" / LITTLELEAF LINDEN	24" BOX	MEDIUM
	SMALL TREES		
	ACER PALMATUM / JAPANESE MAPLE	24" BOX	MEDIUM
	ARBUTUS UNEDO / ARBUTUS STANDARD	24" BOX	LOW
	GINKGO BILOBA "AUTUMN GOLD" TM / AUTUMN GOLD MAIDENHAIR TREE	24" BOX	MEDIUM
	LAGERSTROEMIA X "MUSKOGEE" / CRAPE MYRTLE LIGHT LAVENDER MULTI-TRUNK	24" BOX	MEDIUM
	LAURUS NOBILIS / SWEET BAY	24" BOX	LOW
	MAGNOLIA STELLATA / STAR MAGNOLIA	24" BOX	MEDIUM
	ZELKOVA SERRATA "CITY SPRITE" / CITY SPRITE ZELKOVA	24" BOX	MEDIUM

PLANT SCHEDULE

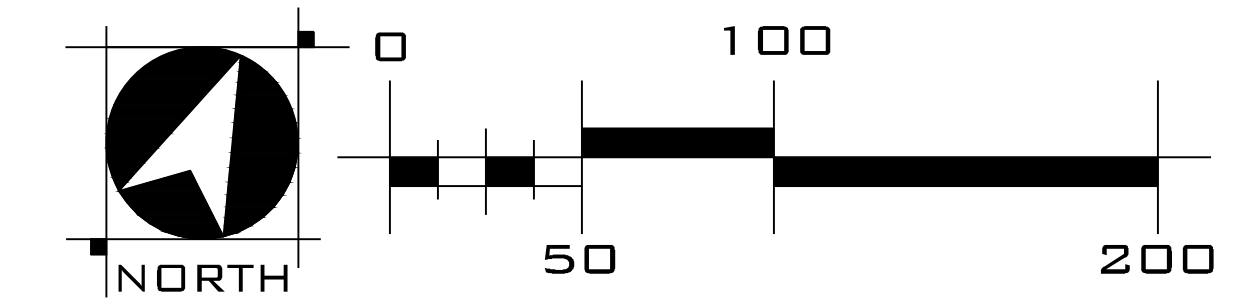
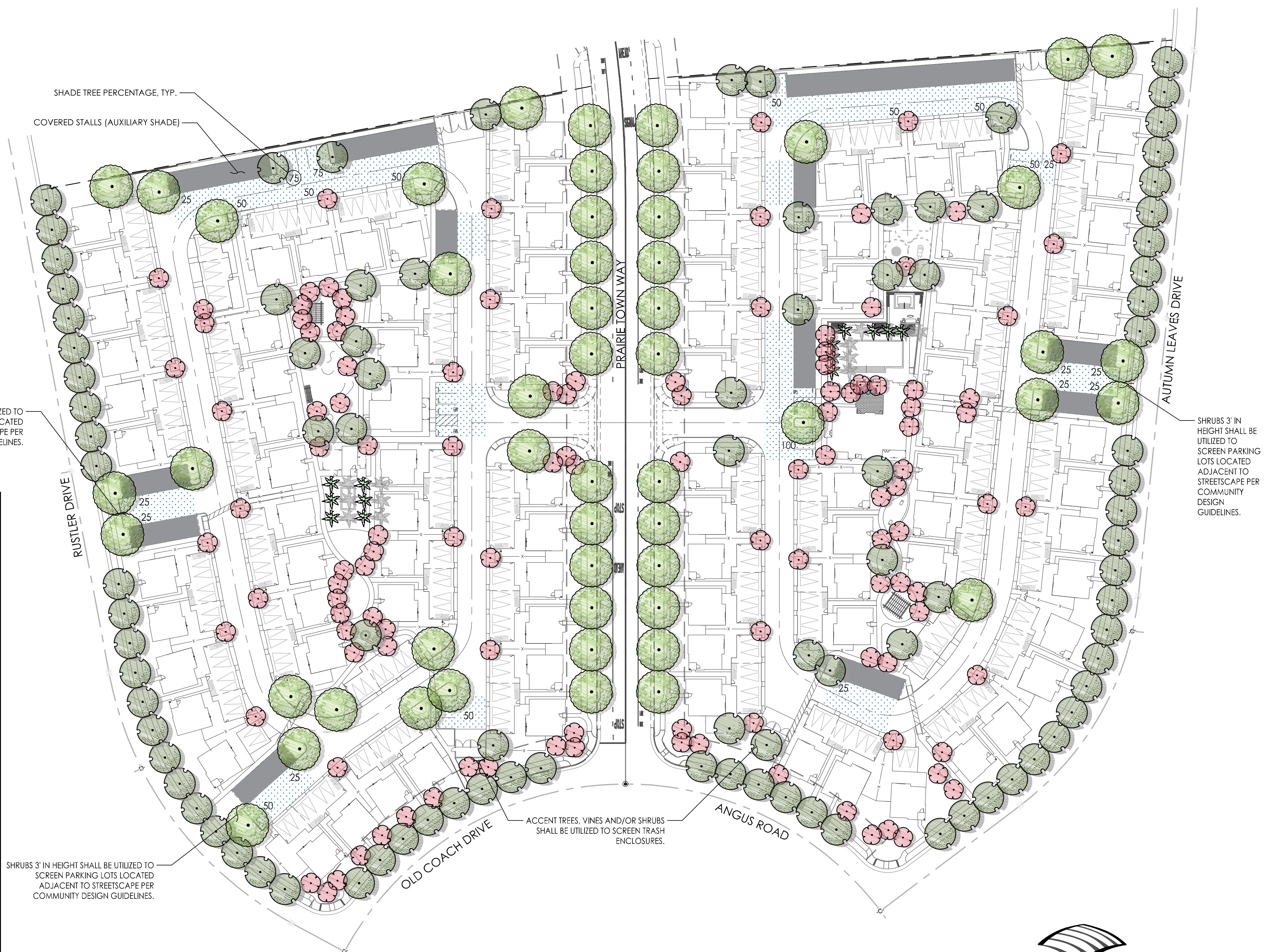
GROUND COVERS (NOT SHOWN)	BOTANICAL / COMMON NAME	SIZE	WATER USE
SHRUBS AND GROUND COVER	ACACIA REDOLENS "LOW BOY" / LOW BOY BANK CATCLAW	5 GAL	LOW
	AGAVE ATTENUATA / FOXTAIL AGAVE	5 GAL	LOW
	ARCTOSTAPHYLOS U. "WOOD'S COMPACT" / WOOD'S COMPACT KINNIKINNICK	5 GAL	LOW
	CAMELLIA SASANGUA "SETSUGEKKA" / SETSUGEKKA CAMELLIA	5 GAL	LOW
	DIETES X "NOLA ALBA" / KATRINA AFRICAN IRIS	5 GAL	LOW
	FICUS PUMILA / CREEPING FIG	5 GAL	MEDIUM
	GREVILLEA X "NOELLI" / GREVILLEA	5 GAL	LOW
	JUNIPERUS HORIZONTALIS "WILTONII" / BLUE RUG JUNIPER	5 GAL	LOW
	LIRIOPE MUSCARI / LILYTURF	5 GAL	MEDIUM
	LOMANDRA LONGIFOLIA "BREEZE" TM / BREEZE MAT RUSH	5 GAL	LOW
	LOMANDRA LONGIFOLIA "PLATINUM BEAUTY" / PLATINUM BEAUTY MATT RUSH	1 GAL	LOW
	PHORMIUM TENAX "RUBRUM" / NEW ZEALAND FLAX	5 GAL	LOW
	PODOCARPUS MACROPHYLLUS "MAKI" / MAKI SHRUBBY YEW PODOCARPUS	5 GAL	MEDIUM
	PRUNUS CAROLINIANA "MONUS" / BRIGHT 'N TIGHT CAROLINA CHERRY LAUREL	5 GAL	LOW
	RHAPHIOLEPIS INDICA "CLARA" / CLARA INDIAN HAWTHORN	5 GAL	LOW
	ROSA X "FLOWER CARPET WHITE" / ROSE	5 GAL	MEDIUM
	SARCOCOCCA RUSCIFOLIA / FRAGRANT SARCOCOCCA	5 GAL	MEDIUM
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	1 GAL	MEDIUM

LANDSCAPE PLAN NOTES

- ALL LANDSCAPE AREAS WILL UTILIZE LOW AND MEDIUM WATER USE PLANT MATERIAL AND LIMIT HIGH WATER USE PLANT MATERIAL.
- ALL SHRUB AND GROUND COVER AREAS ARE TO RECEIVE A 3" LAYER OF BARK MULCH.
- ACCENT TREES, VINES AND/OR SHRUBS SHALL BE UTILIZED TO SCREEN TRASH ENCLOSURES.
- SHRUBS 3' IN HEIGHT SHALL BE UTILIZED TO SCREEN PARKING LOTS LOCATED ADJACENT TO STREETScape PER COMMUNITY DESIGN GUIDELINES.
- IRRIGATION DESIGN SHALL COMPLY WITH CITY OF ROSEVILLE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. ALL NECESSARY DOCUMENTATION INCLUDING WATER CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL.
- IRRIGATION SYSTEM WILL CONSIST OF LOW FLOW ROTARY SPRAY NOZZLE TECHNOLOGY, POINT SOURCE BUBBLERS AND/OR DRIP EMITTERS SYSTEM CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER USING ET DATA SCHEDULING AND RAIN SENSOR SHUT-OFF CAPABILITIES.
- TOTAL OF 152 BICYCLE PARKING SPACES PROVIDED.



Preliminary Shade Calculation Fiddymment F25-26			
ROSEVILLE, CALIFORNIA			
Based on Preliminary Landscape Plan Dated February 2021			
% (SHADE PERCENTAGE)	QUANTITY	SHADE AREA (SF)	AMOUNT (SF)
35' Diameter Trees			
100%:	1	962	962
75%:	0	722	0
50%:	5	481	2405
25%:	8	240	1920
25' Diameter Trees			
100%:	0	491	0
75%:	2	368	736
50%:	2	246	492
25%:	1	123	123
15' Diameter Trees			
100%:	0	177	0
75%:	0	133	0
50%:	2	89	178
25%:	1	44	44
TOTAL TREE SHADE AREA		6860	
SURFACED AREA			
PARKING LOT		27227	
COVERED STALLS		14907	
TOTAL SURFACED AREA		42134	
SHADE AREA REQUIRED		21067	
TOTAL AUXILIARY SHADE		14907	
TOTAL SHADE PROVIDED		21767	
TOTAL SHADE PERCENTAGE		51.66%	



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AMENITY AREA ENLARGEMENTS FIDDYMENT RANCH F25-26

CITY OF ROSEVILLE
APRIL, 2021



Grass Mound Tunnel with Artificial Turf



Grass Mound Tunnel with Artificial Turf



Cabana with Seating and Planters



Stone Age Custom Corn Hole



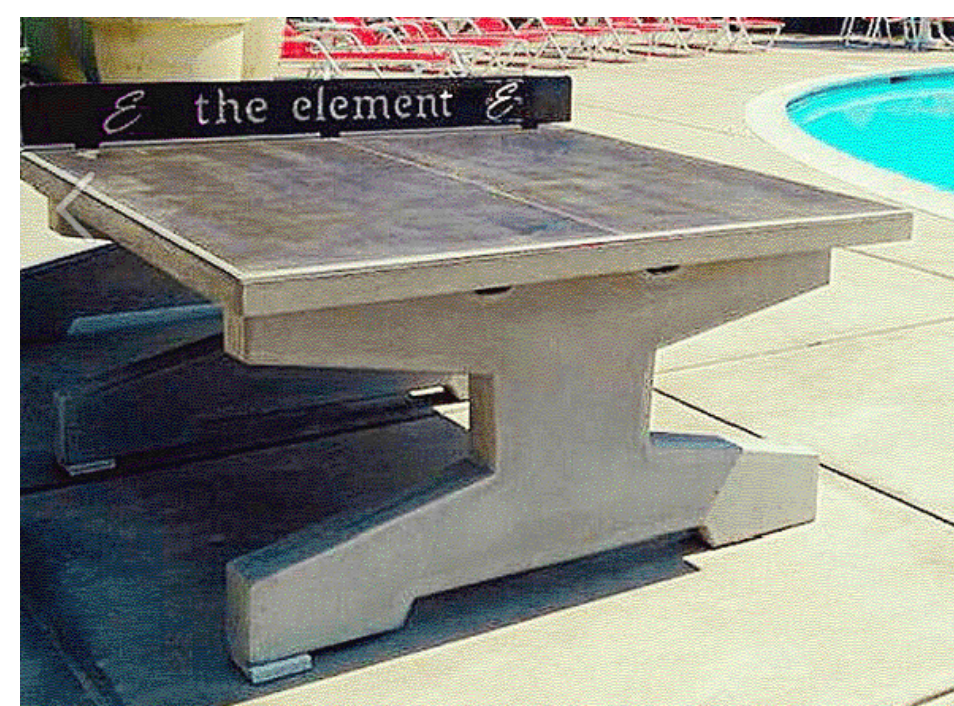
Wood Accent Wall with Bench seating



Prefabricated Fountain at Focal Point



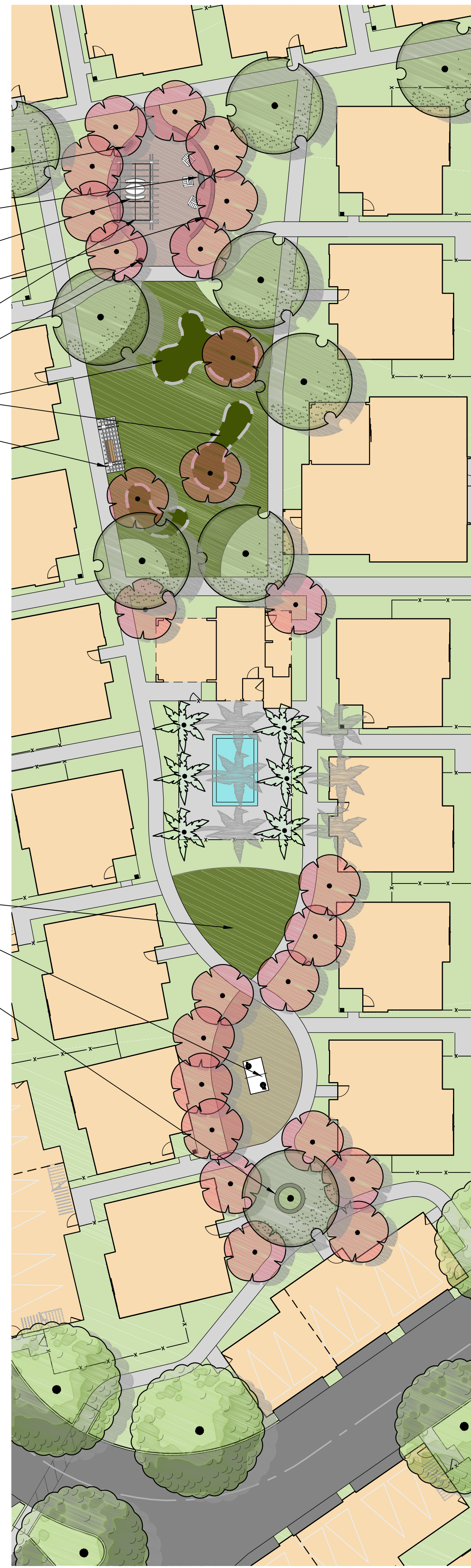
Bar Seating



Stone Age Custom Ping Pong Table

- FREESTANDING GRILL
- OUTDOOR TABLE
- PICNIC TABLES
- SEAT WALLS
- SHADE STRUCTURE
- WASTE RECEPTACLE
- GRASSY MOUNDS
- BENCH UNDER PERGOLA

- TURF
- OUTDOOR RECREATION - PING PONG
- RAISED PLANTER AREA



A WEST AMENITY AREA
1" = 20' PLAN



B EAST AMENITY AREA
1" = 20' PLAN

- SEAT WALLS
- SWINGS
- FALL ZONE, TYP.
- BENCH
- PLAY HOUSE
- ROPE SPINNER
- SEAT WALL
- PING PONG
- WOOD ACCENT WALL WITH WOOD BENCH SEAT
- 165 S.F. SPA
- SEATING AREA INCLUDING SOFA, CHAIRS, FIRE TABLE, AND POTS
- CABANA WITH LOUNGE SEATING
- TURF
- 1,066 S.F. POOL
- PALM TREE PLANTER
- SEATING AREA
- GLASS FENCED IN COURTYARD - POOL ACCESS, WITH FOCAL FOUNTAIN OR ART, BAR SEATING, ENHANCED PAVING
- COVERED COURTYARD WITH FIRE PLACE, SEATING, AND ENHANCED PAVING
- OUTDOOR RECREATION - CORN HOLE
- SEAT WALLS
- TURF
- WASTE RECEPTACLE
- FREESTANDING GRILL
- PICNIC TABLES
- SHADE STRUCTURE



SWINGS



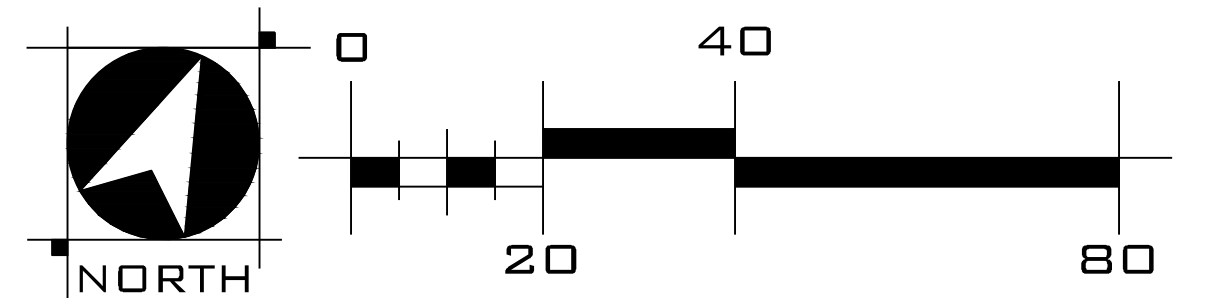
ROPE SPINNER



PLAYHOUSE



Shade Structure with Retractable Fabric Panels



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SHEET 3 OF 6









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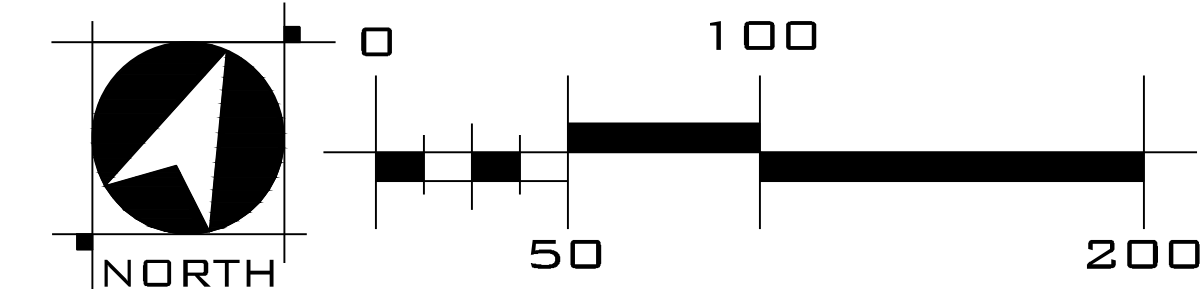
SITE AMENITY EXHIBIT

FIDDYMENT RANCH F25-26

CITY OF ROSEVILLE

APRIL, 2021

SITE FURNISHING SCHEDULE	
	BIKE RACKS 12 (PROVIDES 24 PARKING SPOTS)
	SHADE STRUCTURES 3
	BARBEQUES 3 (2 FREESTANDING, 1 BUILT-IN)
	BENCHES / SEATING WALLS 6
	WASTE RECEPTACLES 3
	PICNIC TABLES 3
	OUTDOOR RECREATION 6
	MUTT MITT STATION 6



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PROPOSED SITE FURNISHINGS FIDDYMENT RANCH F25-26

CITY OF ROSEVILLE

APRIL, 2021



AEI Corporation PGS S27 Built-In Barbeque



AEI Corporation PGS T40 Freestanding Barbeque



Landscape Forms Glide Bench



Landscape Forms Lakeside Bench



Victor Stanley Lily Bench



Landscape Forms Loop Bike Rack



Landscape Forms Lakeside Trash Receptacle



QCP Arris Planter



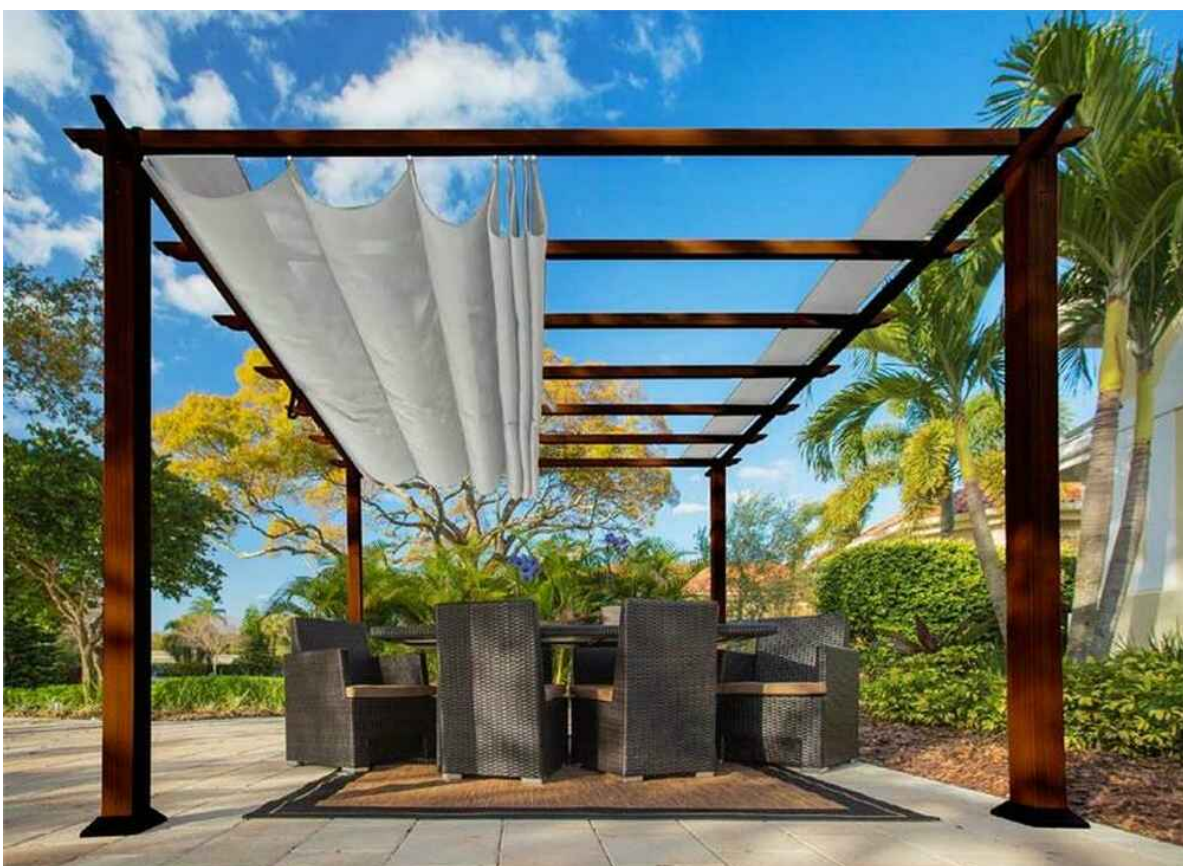
Kornegay Design Agave Planter



Kornegay Design Mexbold Planter



Landscape Forms Lakeside Planter



Shade Structure with Retractable Fabric Panels



Landscape Forms Harvest Table



Landscape Forms Catena Chair



Landscape Forms Americana Chair



Mutt Mitt Station

****IMAGES ARE REPRESENTATIVE OF DESIGN INTENT. FINAL PRODUCTS TO VARY**

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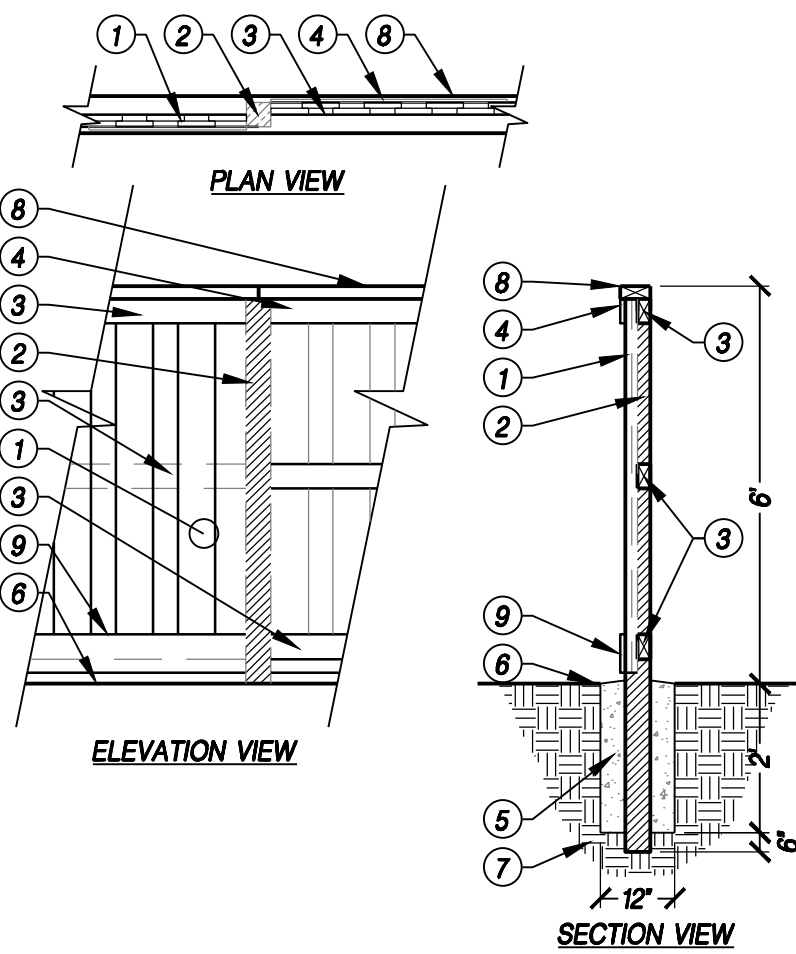
PROPOSED DETAILS

FIDDYMENT RANCH F25-26

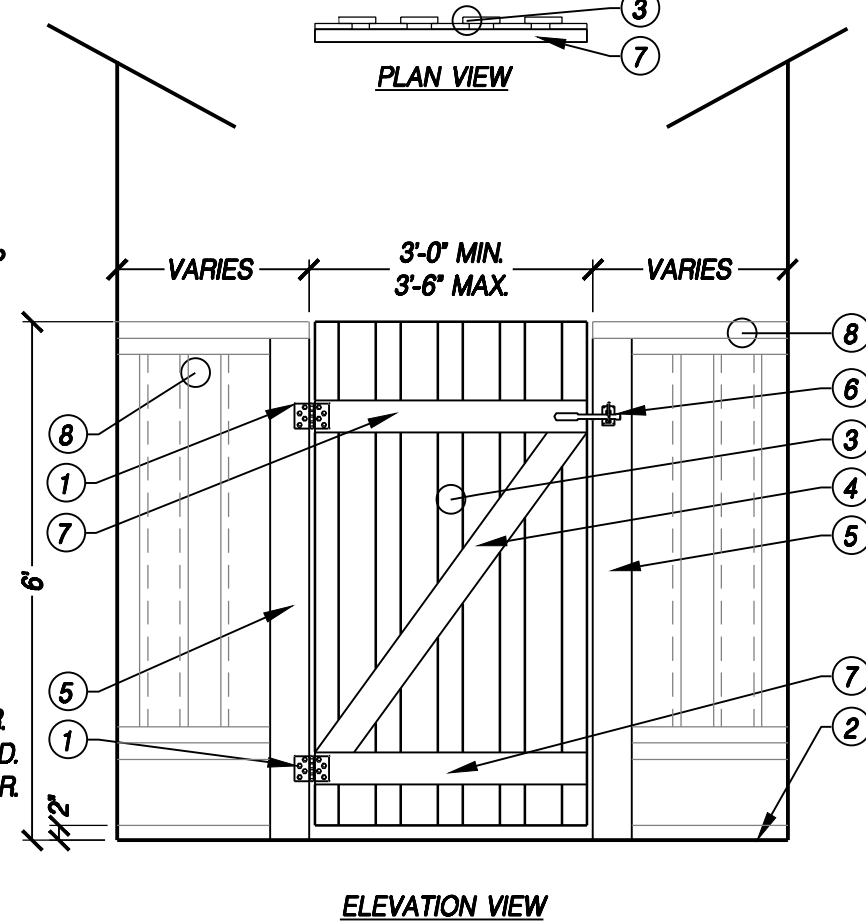
CITY OF ROSEVILLE

APRIL, 2021

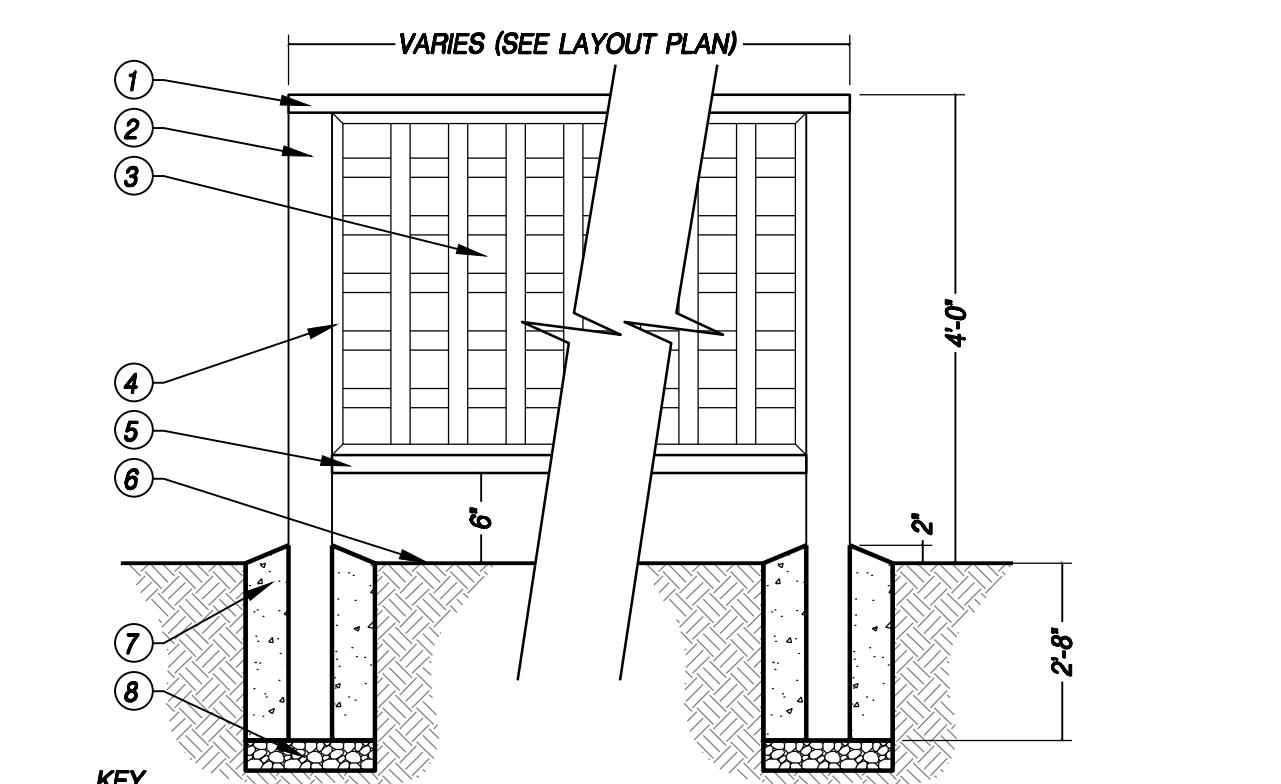
- KEY**
- 1x6" ALT. FENCE BOARD W/ 1" OVERLAP (BOARD-ON-BOARD). CUT TO MATCH FINISH GRADE
 - 4x4" PRESSURE TREATED POST AT 8' O.C. TYP.
 - 2x4" FENCE RAIL (TOP, MIDDLE & BOTTOM)
 - 1x4" FASCIA (PLANT-ON) BOARD AT TOP
 - 12x24" CONCRETE FOOTING SLOPED TO DRAIN
 - FINISH GRADE
 - UNDISTURBED NATIVE GRADE OR ENGINEERED FILL PER SOILS REPORT
 - 2x4" CAP RAIL
 - 1x6" FASCIA (PLANT-ON) BOARD AT BOTTOM
- NOTES**
1. ALL WOOD SHALL BE CONSTRUCTION GRADE REDWOOD OR CEDAR CONNECTED WITH HOT DIPPED GALVANIZED NAILS.
 2. PROVIDE SLOPED CUTS OF FENCE BOARDS TO ACCOMMODATE GRADE CHANGES.
 3. FENCE PANELS TO ALTERNATE



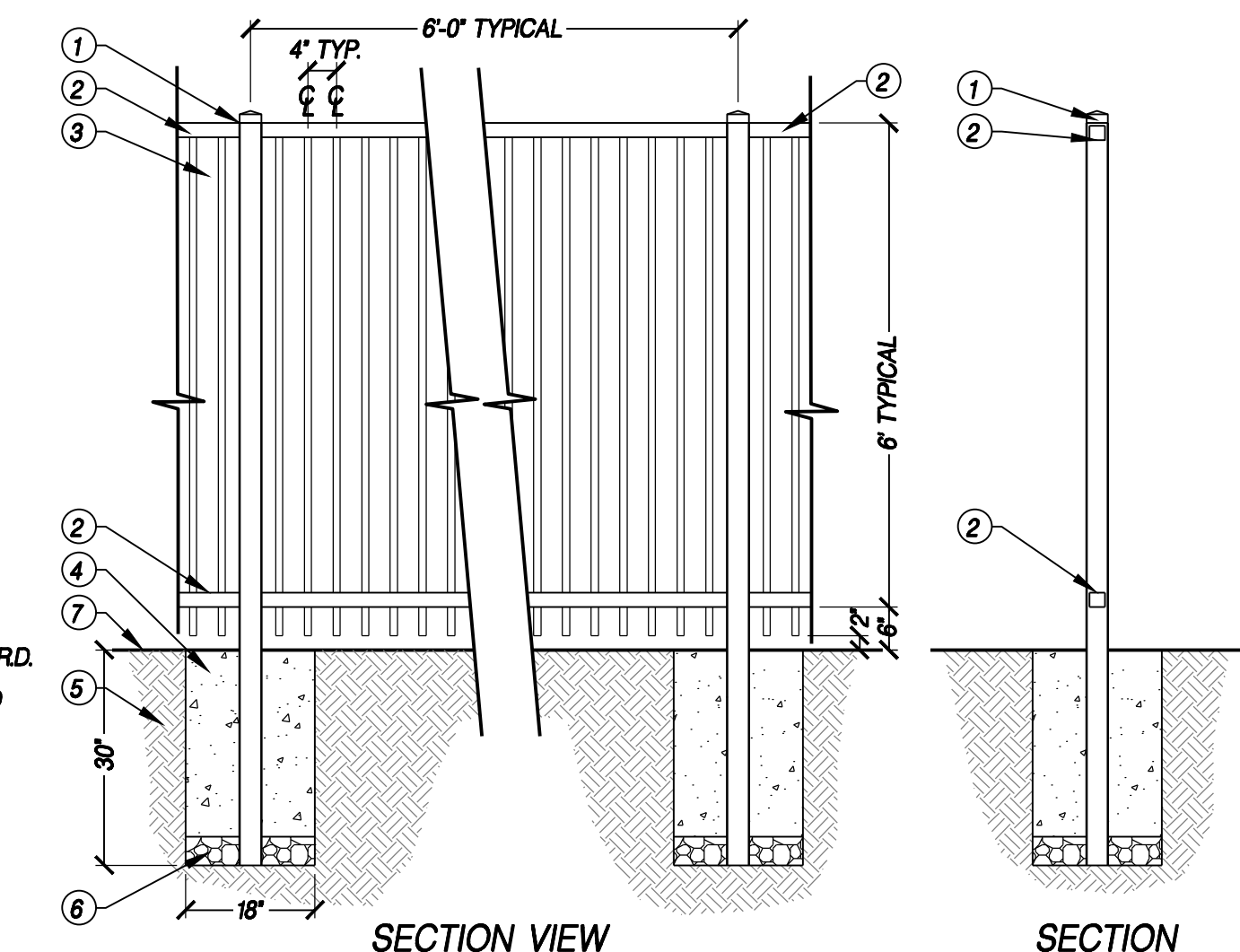
- KEY**
- 1 HINGE, TYPICAL
 - FINISH GRADE
 - 1x6" ALT. FENCE BOARD W/ 1" OVERLAP (BOARD-ON-BOARD)
 - 2x4" DIAGONAL BRACE
 - 4x4" PRESSURE TREATED POST, TYP.
 - GRAVITY LATCH
 - 2x4" HORIZONTAL BRACE
 - ADJACENT FENCE - SEE GOOD NEIGHBOR FENCE / ENHANCED FENCE DETAIL
- NOTES**
1. ALL WOOD EXCEPT FOR POSTS SHALL BE CONSTRUCTION GRADE REDWOOD OR CEDAR.
 2. ALL NAILS SHALL BE HOT DIPPED GALVANIZED.
 3. ALL POSTS TO BE P.T.D.F. GRADE B OR BETTER.
 4. CONCRETE FOOTING TO BE SLOPED TO ENSURE WATER RUNOFF.
 5. FENCE BOARD PANELS TO FACE STREET.
 6. GATES WIDER THAN 3'-0" REQUIRE 4x6" POST (HINGED SIDE ONLY).



- KEY**
- 2" x 4" REDWOOD TOP RAIL
 - 4" x 4" REDWOOD POST
 - REDWOOD LATTICE PANEL (PERPENDICULAR PATTERN ONLY)
 - 1" x 1" REDWOOD MOLDING
 - 2" x 4" REDWOOD BOTTOM RAIL, TOE NAIL TO POST
 - FINISH GRADE
 - 12" DIAMETER PIER, SLOPE TO DRAIN
 - 1" DRAIN ROCK, 4" DEPTH
- NOTES**
1. ALL WOOD SHALL BE CONSTRUCTION HRT. RO. REDWOOD OR CEDAR #2 OR BETTER
 2. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED.
 3. SEE LAYOUT PLAN FOR MORE INFORMATION.



- KEY**
- 3" x 12 GA. POST
 - 1 3/4" x 14 GA. RAIL
 - 1" x 14 GA. PICKET
 - 18" x 30" CONCRETE FOOTING
 - COMPACTED SUBGRADE TO 90% R.D.
 - 4" AGGREGATE BASE, COMPACTED TO 95% R.D.
 - FINISH GRADE
- NOTES**
1. ALL FENCE PARTS TO BE TUBULAR STEEL. GRIND SMOOTH ALL WELDS.
 2. ALL METAL TO BE POWDERCOATED, COLOR: RAL #8017. CONTRACTOR TO SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.
 3. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

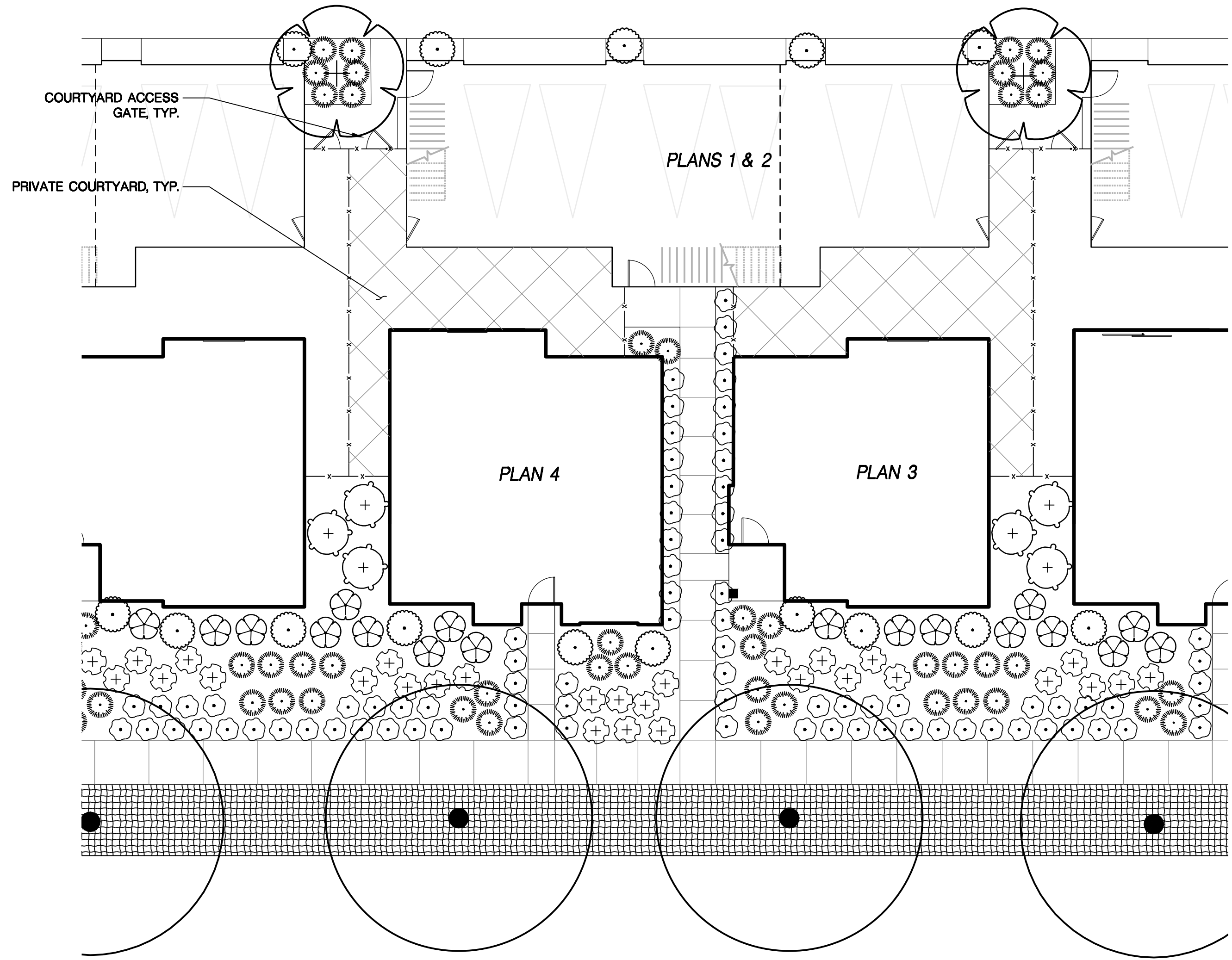


A GOOD NEIGHBOR WOOD FENCE (BOARD-ON-BOARD) NTS P-SW-01

B WOOD GATE (BOARD-ON-BOARD) NTS P-SW-02

C LATTICE PANEL FOR A/C UNIT NTS. WR-LA-11

D 6" TUBE STEEL FENCE NTS. WR-LA-FNC-07



CONCEPT PLANT SCHEDULE

	ACCENT TREE ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN GINKGO BILOBA 'FAIRMONT' / FAIRMONT MAIDENHAIR TREE QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK	15 GAL. MEDIUM 15 GAL. MEDIUM 15 GAL. MEDIUM 15 GAL. MEDIUM
	STREET TREE REFER TO PRELIMINARY SHADE CALCULATION PLAN	
	'A' / SMALL FOUNDATION SHRUB (ALTERNATE SP. PER LOT) DIETES X 'NOLA ALBA' / KATRINA AFRICAN IRIS EUONYMUS JAPONICUS 'MICROPHYLLA' / BOXLEAF EUONYMUS LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH	5 GAL. LOW 5 GAL. LOW 5 GAL. LOW 1 GAL. LOW
	'B' / MEDIUM FOUNDATION SHRUB (ALTERNATE SP. PER LOT) MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE NANDINA DOMESTICA 'GULF STREAM' TM / HEAVENLY BAMBOO RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN	5 GAL. LOW 5 GAL. MEDIUM 5 GAL. LOW
	'C' / LARGE SHRUB (ALTERNATE SP. PER LOT) PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM / BRIGHT 'N TIGHT CAROLINA LAUREL XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL. LOW 5 GAL. MEDIUM 5 GAL. LOW
	'D' / FOLIAGE ACCENT SHRUBS (ALTERNATE SP. PER LOT) BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH MULLENBERGIA CAPILLARIS / PINK MUHLY	5 GAL. LOW 5 GAL. LOW 5 GAL. LOW
	'E' / FLOWERING ACCENT SHRUBS (ALTERNATE SP. PER LOT) GAURA L. 'WHIRLING BUTTERFLIES' / WHIRLING BUTTERFLIES GAURA HEMEROCALLIS X 'MONOLD' TM / DOUBLE GOLD EVERGREEN DAYLILY PEROVSKIA ATRIPPLICIFOLIA / RUSSIAN SAGE	5 GAL. LOW 1 GAL. LOW 5 GAL. LOW
	'F' / TALL COLUMNAR SHRUB CALLISTEMON VIMINALIS 'SLIM' / BOTTLE BRUSH CUPRESSUS S. 'TINY TOWER' TM / TINY TOWER ITALIAN CYPRESS PODOCARPUS ELONGATUS 'ICEE BLUE' TM / ICEE BLUE YELLOW WOOD PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI SHRUBBY YEW PODOCARPUS	15 GAL. LOW 15 GAL. LOW 15 GAL. MEDIUM 5 GAL. MEDIUM
	'GC' / GROUNDCOVERS 36" O.C. SPACING ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	1 GAL. LOW 1 GAL. LOW 1 GAL. LOW

E TYPICAL BUNGALOW PLANTING 1=10'

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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SHEET 6 OF 6

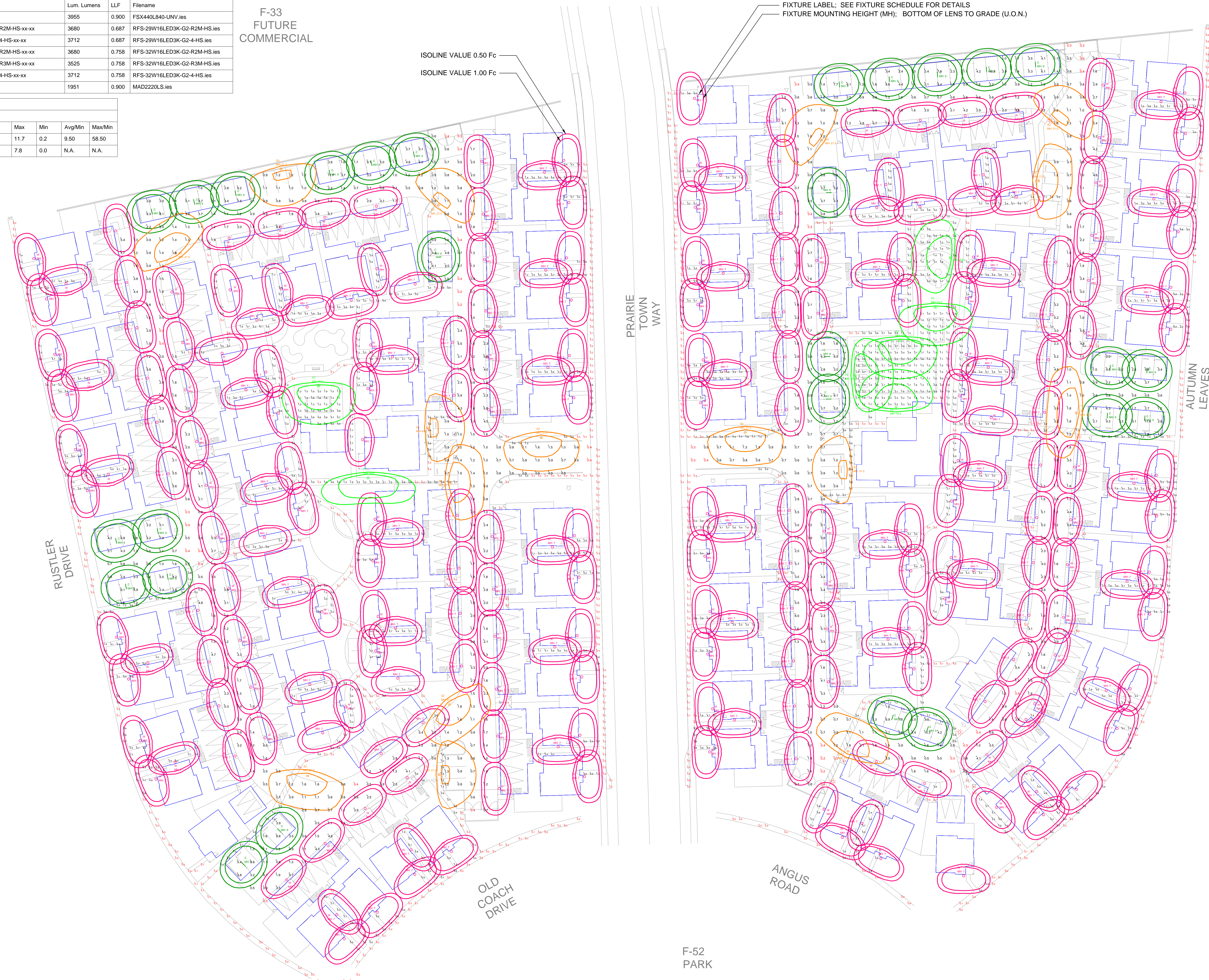
Luminaire Schedule							
Scene: GENERAL							
Symbol	Qty	Label	Arrangement	Description	Lum. Lumens	LLF	Filename
27	C			DAYBRITE FSX440L830-UNV-DIM	3955	0.900	FSX440L840-UNV.ies
1	P1	SINGLE	FONROCHE RFS-29W16LED3K-G2-R2M-HS-xx-xx		3680	0.687	RFS-29W16LED3K-G2-R2M-HS.ies
6	P2	SINGLE	FONROCHE RFS-29W16LED3K-G2-4-HS-xx-xx		3712	0.687	RFS-29W16LED3K-G2-4-HS.ies
1	S1	SINGLE	FONROCHE RFS-32W16LED3K-G2-R2M-HS-xx-xx		3680	0.758	RFS-32W16LED3K-G2-R2M-HS.ies
8	S2	SINGLE	FONROCHE RFS-32W16LED3K-G2-R3M-HS-xx-xx		3525	0.758	RFS-32W16LED3K-G2-R3M-HS.ies
7	S3	SINGLE	FONROCHE RFS-32W16LED3K-G2-4-HS-xx-xx		3712	0.758	RFS-32W16LED3K-G2-4-HS.ies
241	W	SINGLE	EVERGREEN MAD220LS		1951	0.900	MAD220LS.ies

Calculation Summary							
Scene: GENERAL							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	1.90	11.7	0.2	9.50	58.50
WALKWAY	Illuminance	Fc	1.70	7.8	0.0	N.A.	N.A.

F-33
FUTURE
COMMERCIAL

ISOLINE VALUE 0.50 Fc
ISOLINE VALUE 1.00 Fc

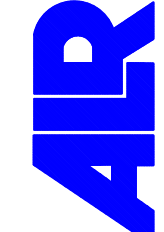
FIXTURE LABEL; SEE FIXTURE SCHEDULE FOR DETAILS
FIXTURE MOUNTING HEIGHT (MH); BOTTOM OF LENS TO GRADE (U.O.N.)



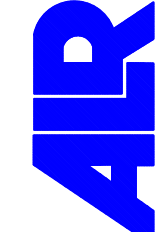
LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION
SCALE: 1" = 30'-0" (ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defined factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.



Associated Lighting Representatives, Inc.
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Associated Network Systems Representatives
Division of Associated Lighting Representatives, Inc.

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS ASSUMED TO BE ACCURATE. THE RESULTS OF THESE CALCULATIONS ARE BASED ON THE ASSUMPTIONS AND INPUTS PROVIDED. THE ACTUAL LIGHTING PERFORMANCE WILL VARY FROM THE RESULTS SHOWN HEREIN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INPUT DATA AND THE RESULTS OF THE CALCULATIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INPUT DATA AND THE RESULTS OF THE CALCULATIONS.

PROJECT FOR:
TIM FISHER
SALES REPRESENTATIVE

PROJECT REPRESENTATIVE:
JOHN BENSON
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

APPLICATION ENGINEER:
GREG KESZLER

PROJECT DESCRIPTION:
Roseville Midpoint F-25 & F-26

DATE:
2/10/21

SCALE:
AS NOTED

REVISIONS:
0 1 OF 1