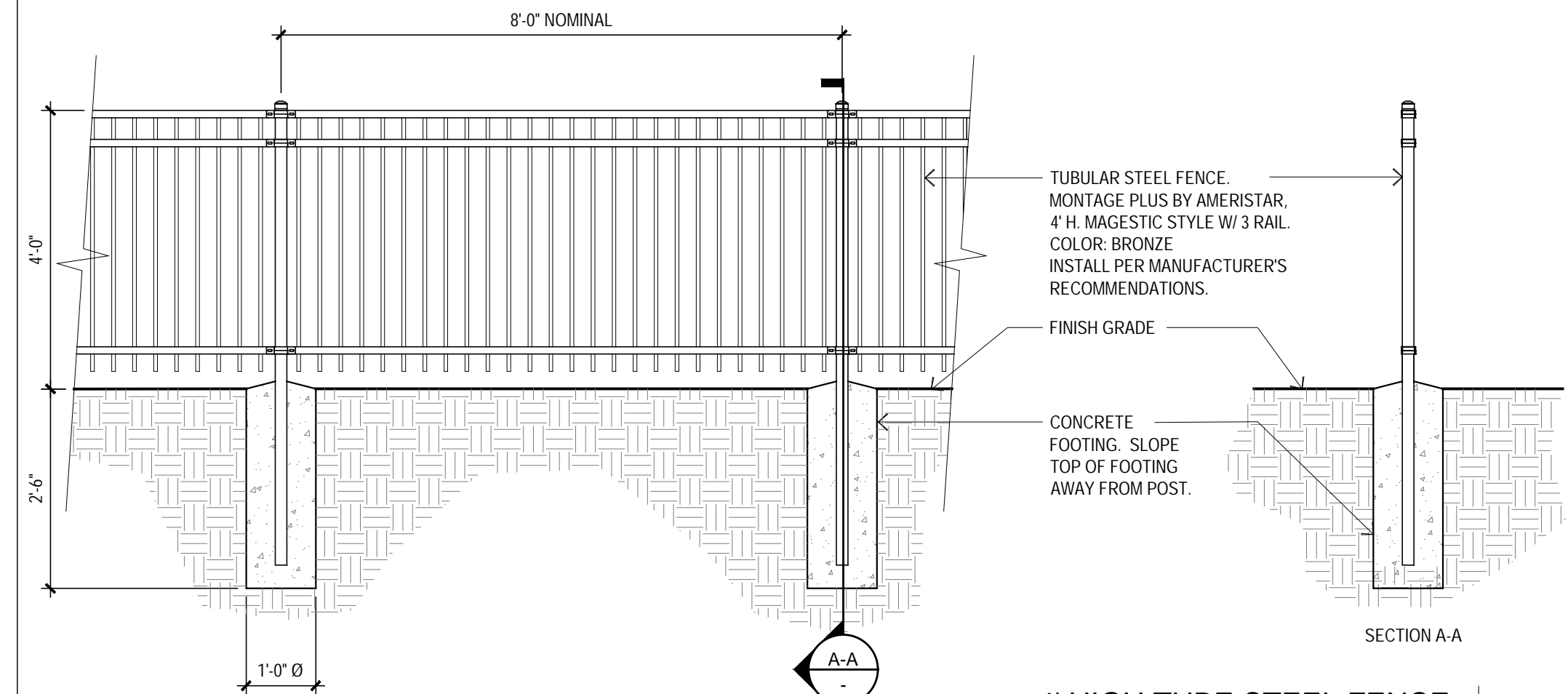


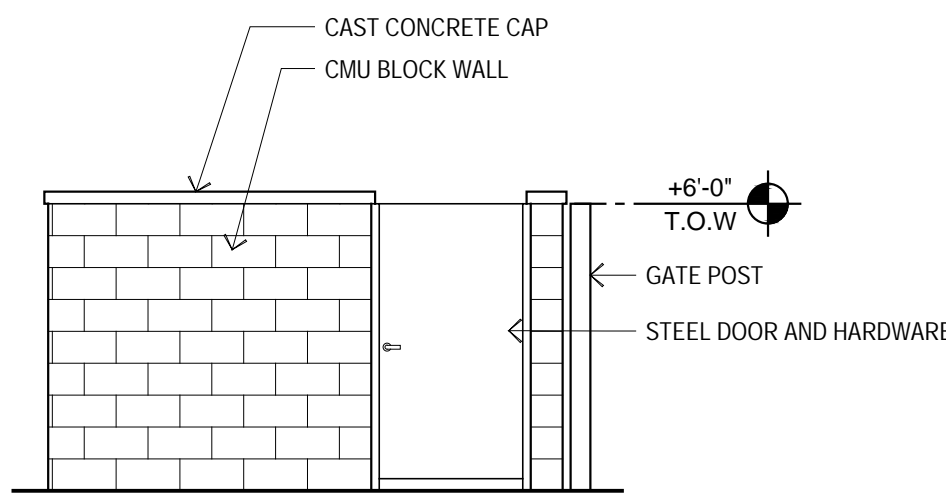
TRASH ENCLOSURE ENLARGED PLAN
2866-0002_sp SCALE: 1/4" = 1'-0"

3



4' HIGH TUBE STEEL FENCE
2866-0002_sp 1/2" = 1'-0"

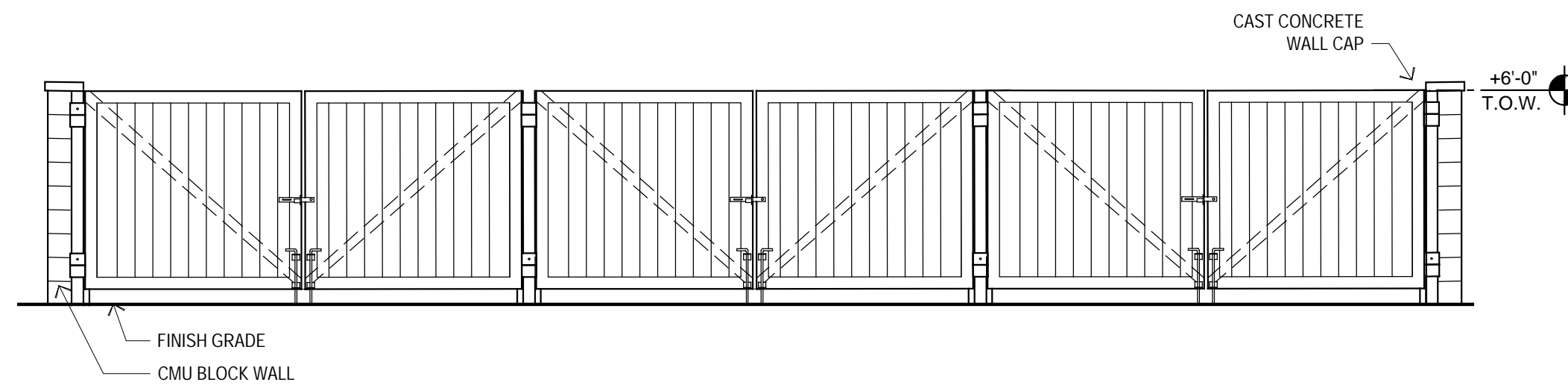
1



NOTE:
ALL METAL TO BE PAINTED W/ TWO COATS PRIMER AND TWO COATS OF FINISH. ALL METAL FASTENERS TO BE GALVANIZED.

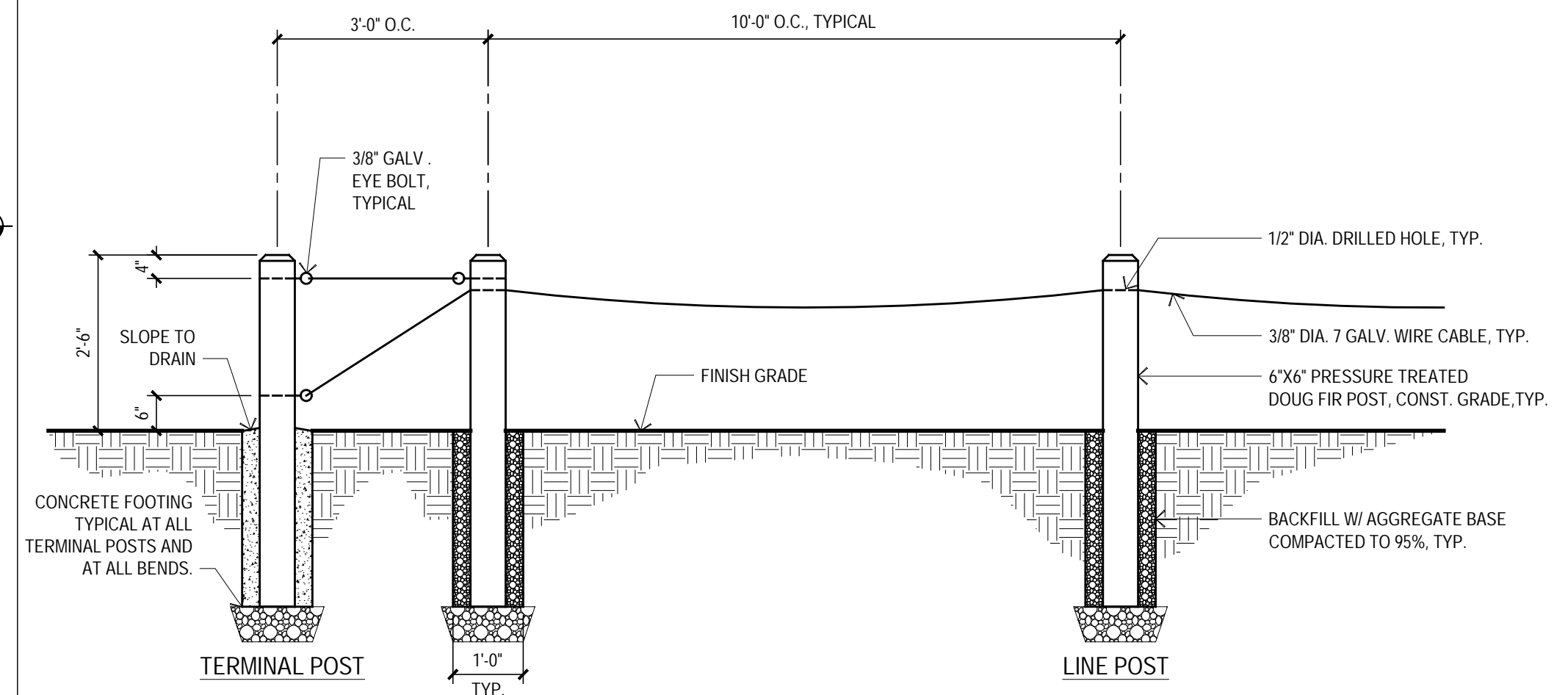
TRASH ENCLOSURE SIDE ELEVATION
2866-0002_sp SCALE: 1/4" = 1'-0"

5



TRASH ENCLOSURE FRONT ELEVATION
2866-0002_sp SCALE: 1/4" = 1'-0"

4



CABLE RAIL FENCE
2866-0002_sp 1/2" = 1'-0"

2



SITE LIGHTING
2866-0002_sp NTS

6

PROJECT DATA								
SITE AREA:		4.96 ACRES	216,058					
PROPOSED DENSITY:		19.8 DU/ACRE						
GENERAL PLAN:		HDR-19.8						
SPECIFIC PLAN:		NORTH ROSEVILLE SPECIFIC PLAN – PHASE 2						
ZONING:		R3/SA-NR						
DEVELOPMENT STANDARDS:								
SETBACKS:								
FRONT (STREET):		20 FT						
SIDES:		5 FT						
REAR:		10 FT						
LOT COVERAGE:		50%						
BUILDING HEIGHT:		45 FT						
NUMBER OF UNITS:		98						
UNIT TYPE			BLDG. 2	BLDG. 3	TOTAL	%	TOTAL NET SF	
A1	1 BDR / 1 BTH:	608 SF	15	15	30 UNITS	31%	18,240 NSF	
B1	2 BDR / 1 BTH:	850 SF	17	17	34 UNITS	35%	28,900 NSF	
C1	3 BDR / 2 BTH:	1,095 SF	9	15	24 UNITS	24%	26,280 NSF	
C1.1	3 BDR / 2 BTH:	1,095 SF	6	0	6 UNITS	6%	6,570 NSF	
C2	3 BDR / 2 BTH:	1,108 SF	2	2	4 UNITS	4%	4,432 NSF	
TOTAL UNITS:		861 AVE SF	47	47	98 UNITS	100%	84,422 NSF	
GROSS BUILDING AREAS:		BLDG. 1	BLDG. 2	BLDG. 3	TOTAL			
NET RENTABLE AREA:			42,211	42,211	84,422 SF			
BUILDING SUPPORT:			1,367	1,367	2,734 SF			
CIRCULATION:			6,757	6,748	13,505 SF			
AMENITY:		3,500	1,385	1,385	6,270 SF			
TOTAL GROSS AREA:		3,500	51,720	51,711	106,931 SF			
PARKING SUMMARY:								
PARKING REQUIRED:		1.50 SPACES / 1 BD				45 SPACES		
(CITY OF ROSEVILLE)		2.00 SPACES/2+ BD				136 SPACES		
		0.10 SPACES/UNIT				10 SPACES		
						<u>191 SPACES</u>		
PARKING PROVIDED:		1.95 SPACES / UNIT				191 SPACES		