



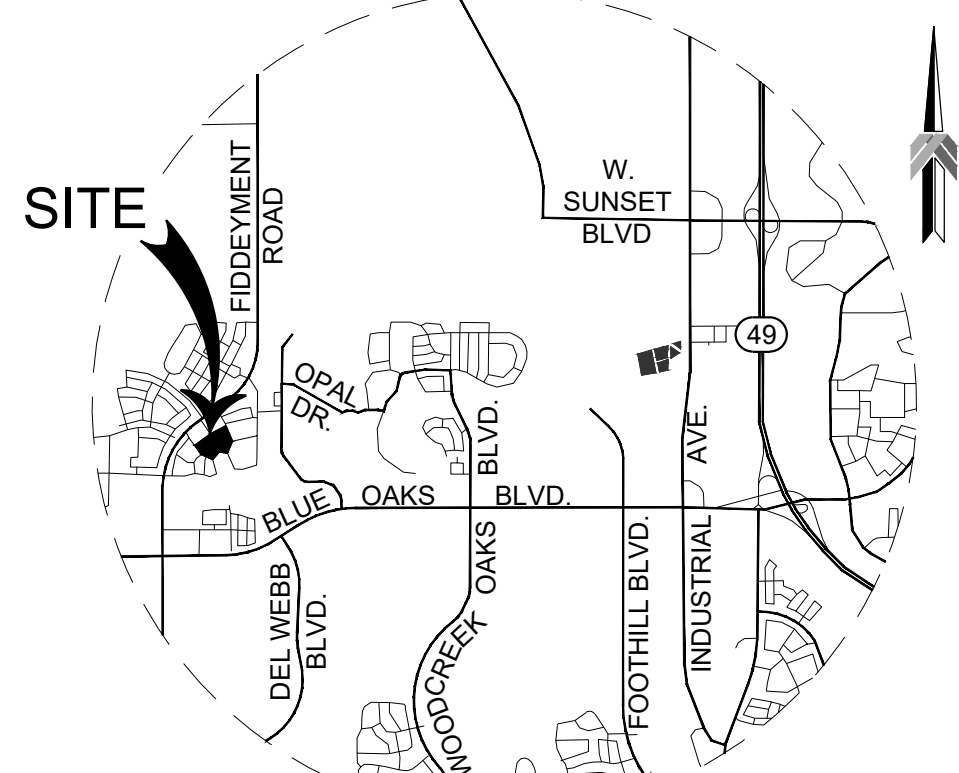
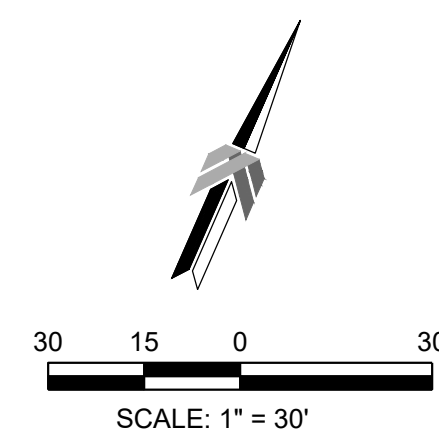
200 Auburn Folsom Road, Ste. 201
Auburn, California 95603
T: (530) 272-4328
E: info@King-Engineering-Inc.com

SITE PLAN

FIDDYMENT RANCH
PHASE 2 - F25

CITY OF ROSEVILLE STATE OF CALIFORNIA

MAY 2021



VICINITY MAP
NTS

LEGEND					
DE	DRAINAGE EASEMENT	D	SOLID WASTE DUMPSTER	⊙	WATER FIRE HYDRANT ASSEMBLY (FH)
ESMT	EASEMENT	⊙	STREET LIGHT	⊙	AIR RELEASE VALVE (ARV)
EVA	EMERGENCY VEHICLE ACCESS	▨	ASPHALT PAVING	⊙	BLOW OFF VALVE (BOV)
HE	HIGHWAY EASEMENT	▨	CONCRETE	⊙	WATER VALVE
LE	LANDSCAPE EASEMENT	▨	LANDSCAPE	⊙	STORM DRAIN MANHOLE (DMH)
MPE	MULTI PURPOSE EASEMENT	▨	COURTYARD	⊙	SANITARY SEWER MANHOLE (SMH)
MPT	MULTI PURPOSE TRAIL EASEMENT	▨	BUILDING	⊙	TRANSFORMER
PE	PEDESTRIAN EASEMENT	▨	GARAGE	⊙	
PUE	PUBLIC UTILITY EASEMENT	▨	GRASSCRETE	⊙	
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

- ① 30" CURB PAINTED YELLOW, DIAL-A-RIDE PICK UP & DROP OFF.
- ② "PASSENGER LOADING ONLY" SIGN CALTRANS R25C (CA)
- ③ 8' WIDE LEVEL LANDING.



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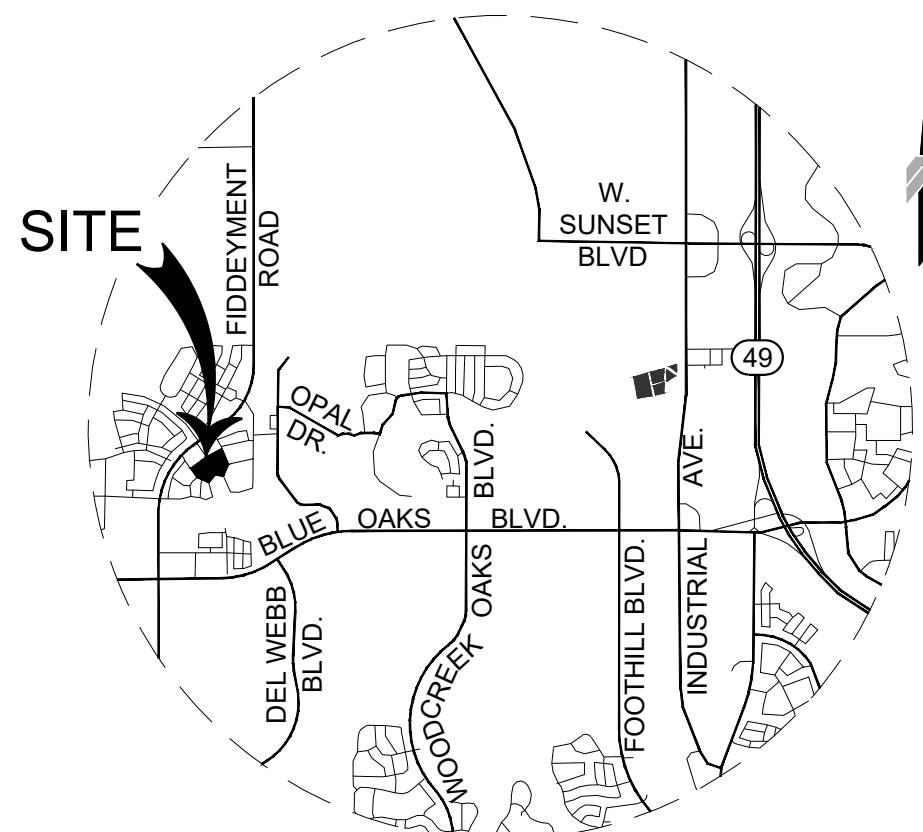
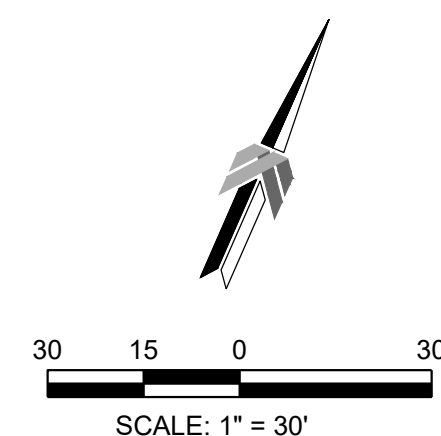
SITE PLAN

FIDDYMENT RANCH

PHASE 2 - F26

CITY OF ROSEVILLE STATE OF CALIFORNIA

MAY 2021



VICINITY MAP

LEGEND					
DE	DRAINAGE EASEMENT	D	SOLID WASTE DUMPSTER	⊙	WATER FIRE HYDRANT ASSEMBLY (FH)
ESMT	EASEMENT	⊙	STREET LIGHT	⊙	AIR RELEASE VALVE (ARV)
EVA	EMERGENCY VEHICLE ACCESS	▨	ASPHALT PAVING	⊙	BLOW OFF VALVE (BOV)
HE	HIGHWAY EASEMENT	▨	CONCRETE	⊙	WATER VALVE
LE	LANDSCAPE EASEMENT	▨	LANDSCAPE	⊙	STORM DRAIN MANHOLE (DMH)
MPE	MULTI PURPOSE EASEMENT	▨	COURTYARD	⊙	SANITARY SEWER MANHOLE (SMH)
MPT	MULTI PURPOSE TRAIL EASEMENT	▨	BUILDING	⊙	TRANSFORMER
PE	PEDESTRIAN EASEMENT	▨	GARAGE	▨	
PUE	PUBLIC UTILITY EASEMENT	▨	GRASSCRETE	▨	
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

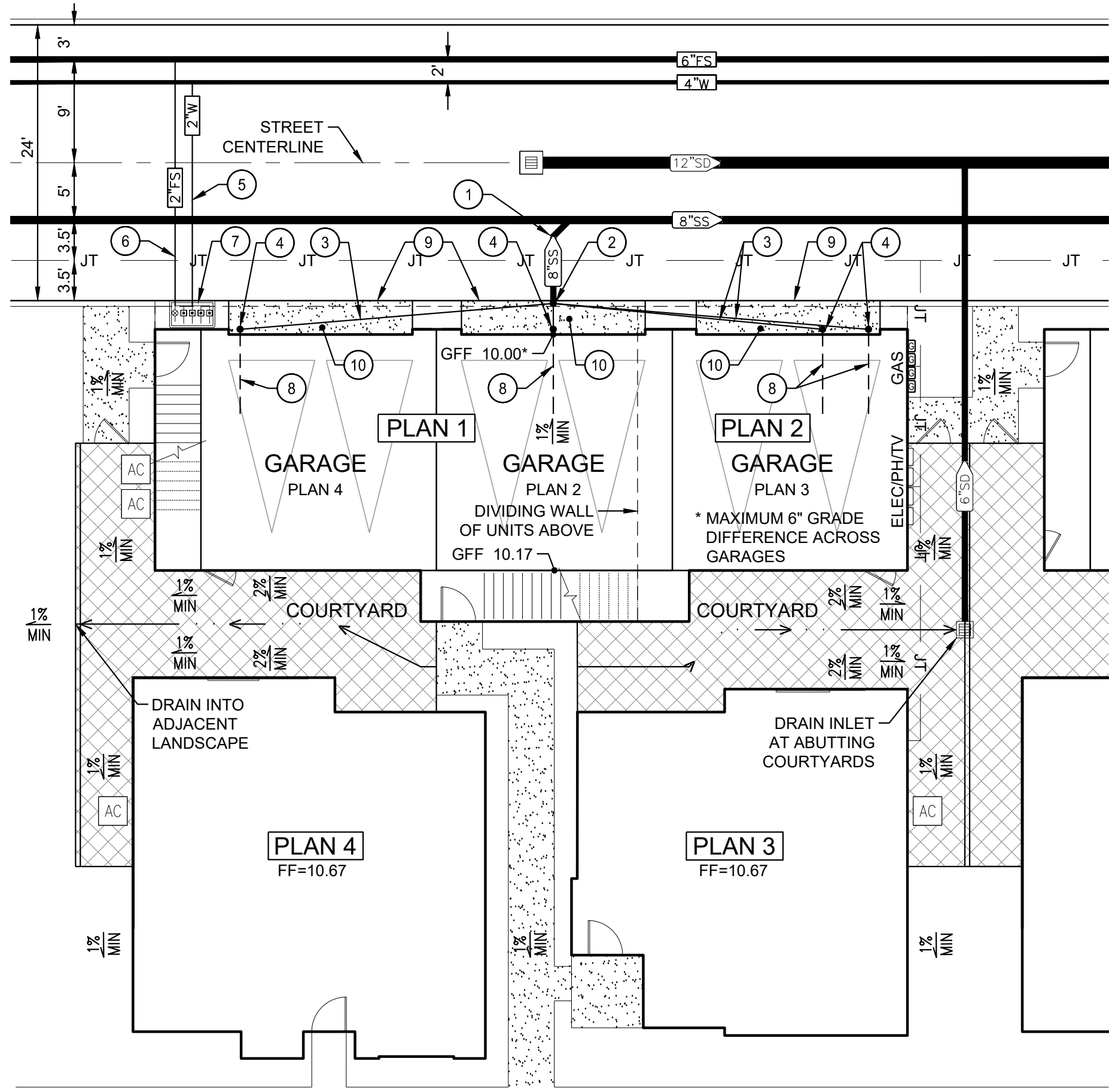
CONSTRUCTION NOTES

- ① 30" CURB PAINTED YELLOW, DIAL-A-RIDE PICK UP & DROP OFF.
- ② "PASSENGER LOADING ONLY" SIGN CALTRANS R25C (CA)
- ③ 8' WIDE LEVEL LANDING.



PRELIMINARY PLAN DETAILS
FIDDYMENT RANCH
 PHASE 2 - F25 & F26

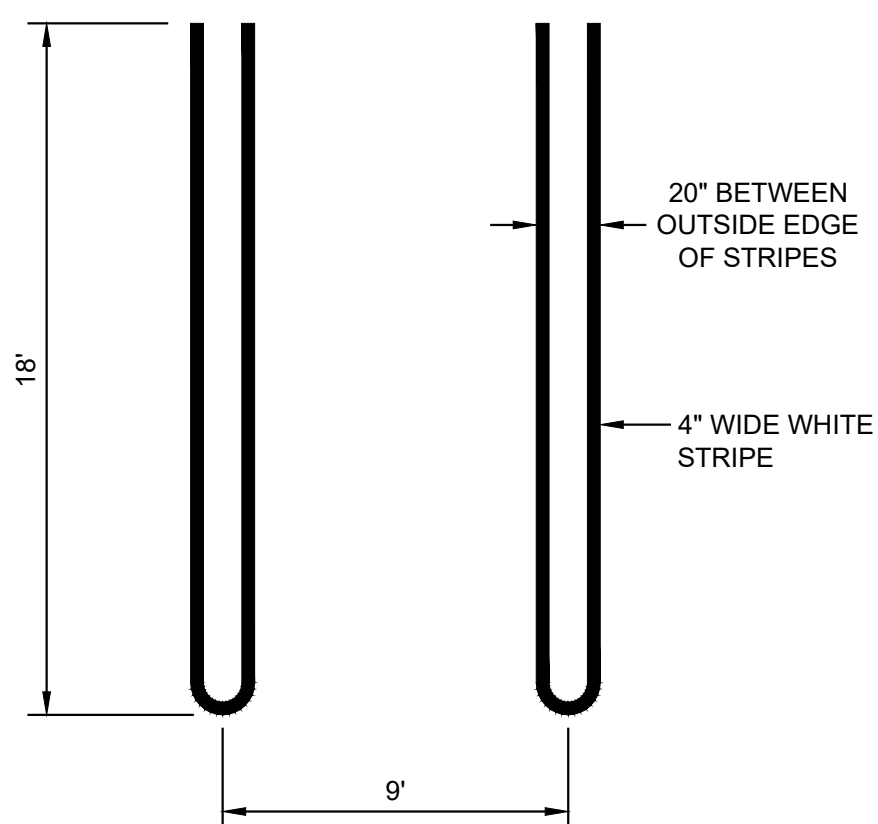
CITY OF ROSEVILLE STATE OF CALIFORNIA
 MARCH 2021



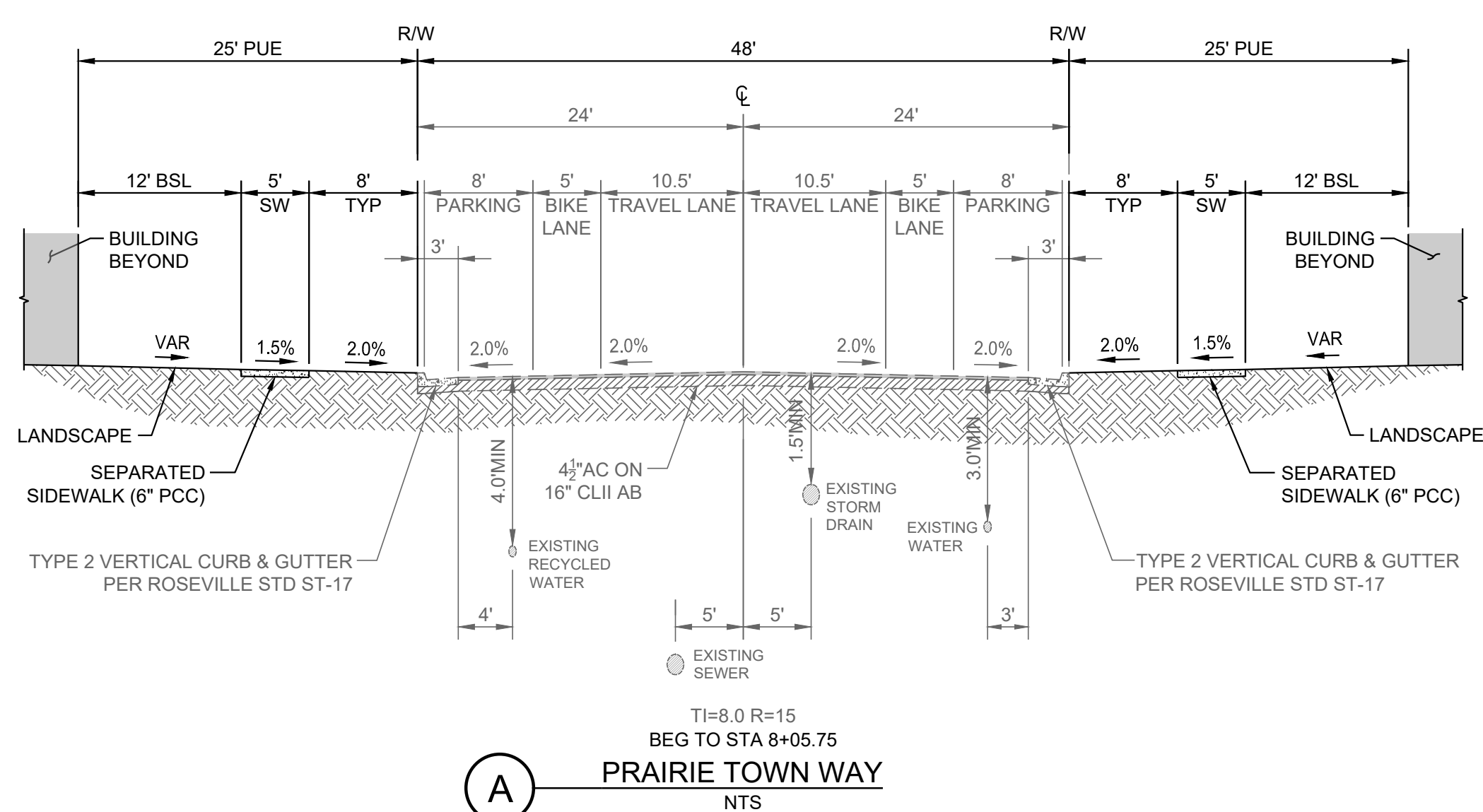
CONSTRUCTION NOTES

- 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

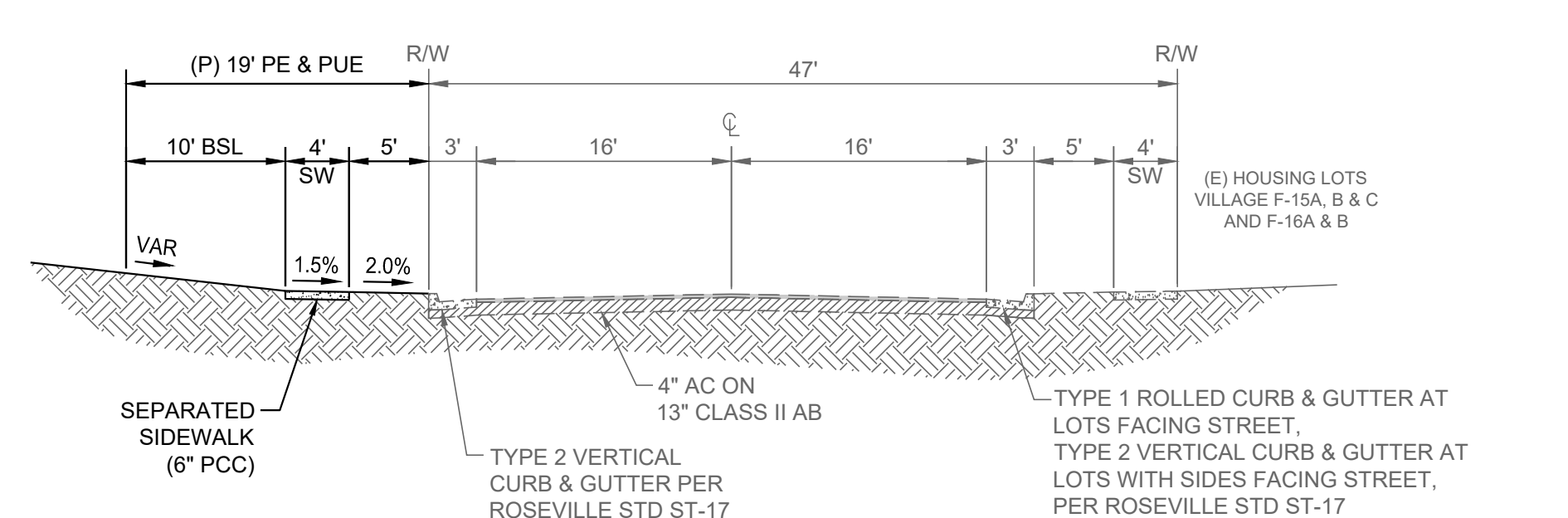
TYPICAL BUNGALOW UTILITY SERVICES & GRADING
 SCALE: 1"=10'



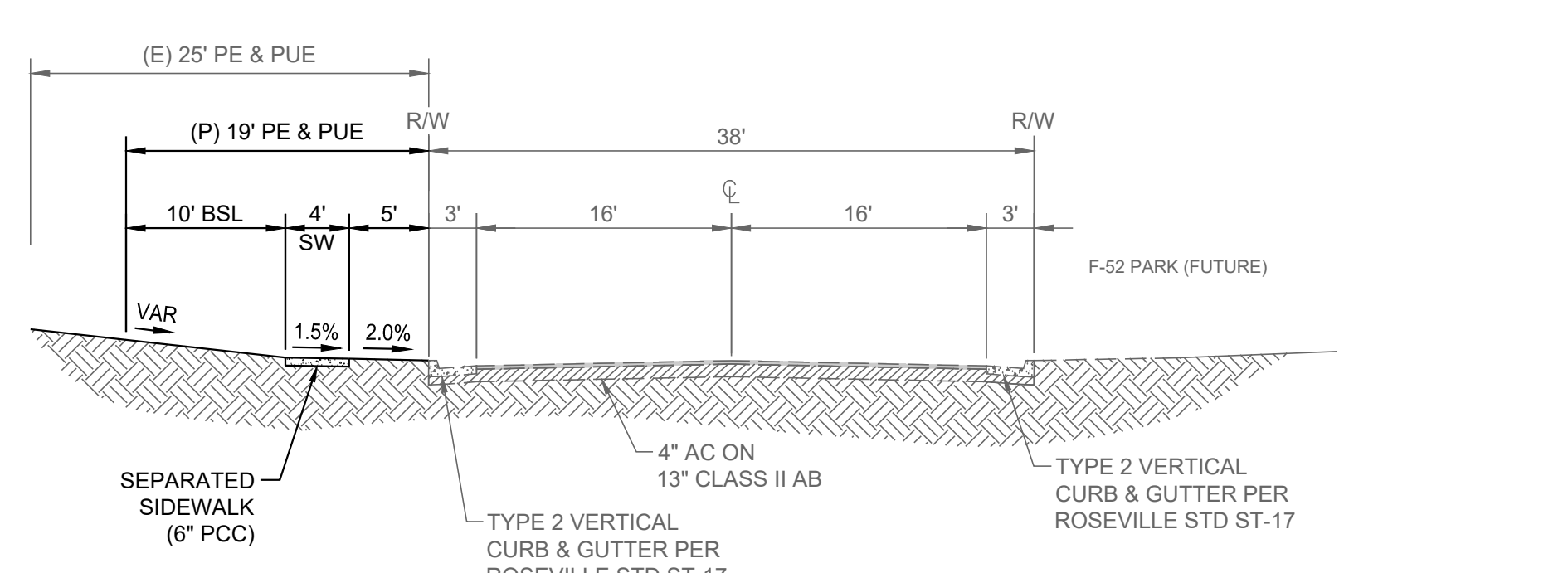
TYPICAL PARKING STALL STRIPING
 NTS



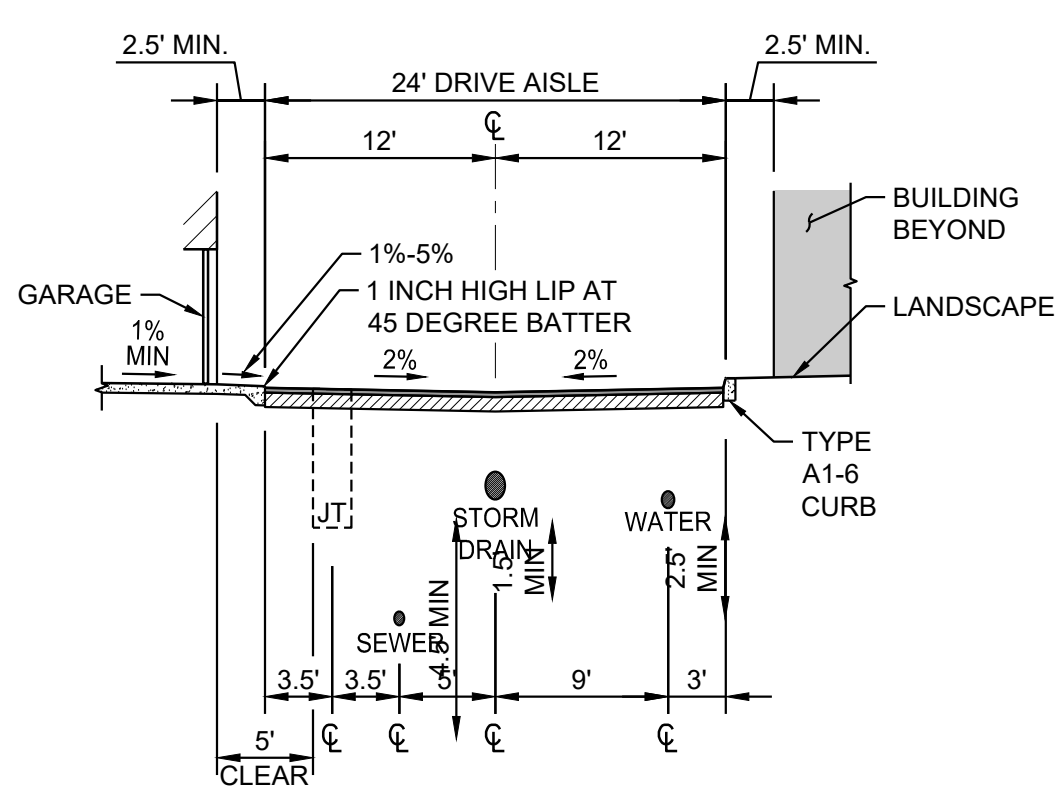
A PRAIRIE TOWN WAY
 NTS



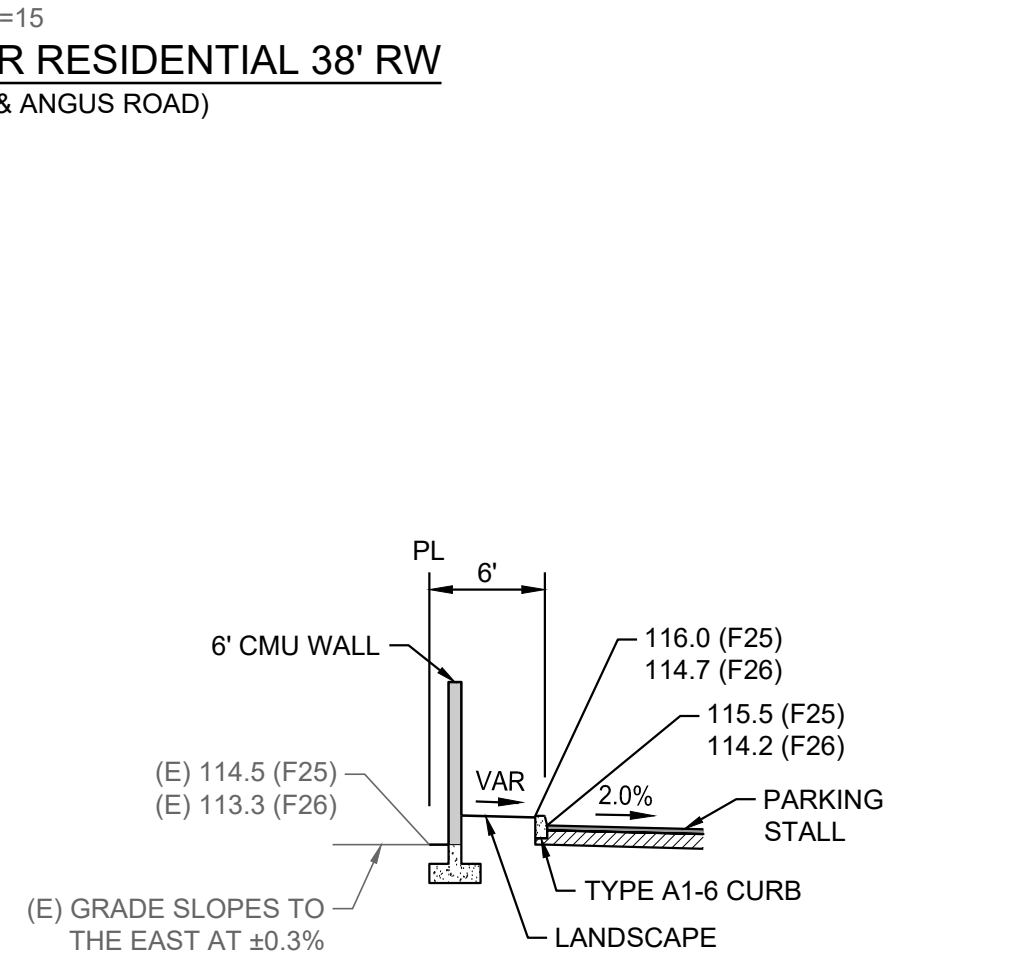
B TYPICAL SECTION - PRIMARY RESIDENTIAL 47' RW
 (RUSTLER DRIVE & AUTUMN LEAVES DRIVE)
 NTS



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



D TYPICAL ALLEY
 NTS



E NORTH BOUNDARY SECTION
 NTS

ALLEY POLE LIGHTING

Series	Length (feet)	Lenses (nominal)	Color temp. (K)	Voltage	Drive	Options
FXK	4' or 8'	40L 4000 lumens 80L 8000 lumens 120L 12000 lumens	830 10-CRI 3000K 85 80-CRI 3000K 80 80-CRI 3000K	UNV Universal voltage 120-277V 100 120V 227 277V 347 347V	blank DIM+ Non-dimmable DIM- Dimming SOM* Sense dimming to 40% load power	BSL6L17* Factory wired Philips EcoLine Integral emergency pack. Nominal 7000mAh MAD2101T 120-277V motion detector, factory installed on end cap (DM/DM+) MAD2111 30T MAD2304Q 2-130Q MAD2306 2-20Q MAD2322 42T IP65 IP65 rated protection from water and dust. WCUW5 Factory wired 5' 1/8" white cord for use with 0-10V DM option plus BS6L17 WCUW4 Factory wired 5' 1/4" white cord for use with BS6L17 or SOM option. Factory wired 6' 1/2" white cord is standard.

Accessories (order separately, see last page for details)

- FSXW64 - 4" wide guard (order two for 8" models)
- FS7H - Sliding hanger bracket (set of two)
- DAC448 - Adjustable cable hanger kit (order two per fixture)

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.

Ordering Selections

Feature Temp Type Color (mm) IS Solar-Mount Option Power Center Tilt Pole Color (mm)

Day-Brite CFI
 by @ignify

Linear
 FluxStream sealed strip

4' and 8'
 Up to 12,000 lumens

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.

Ordering guide

Series	Length (feet)	Lenses (nominal)	Color temp. (K)	Voltage	Drive	Options
FXK	4' or 8'	40L 4000 lumens 80L 8000 lumens 120L 12000 lumens	830 10-CRI 3000K 85 80-CRI 3000K 80 80-CRI 3000K	UNV Universal voltage 120-277V 100 120V 227 277V 347 347V	blank DIM+ Non-dimmable DIM- Dimming SOM* Sense dimming to 40% load power	BSL6L17* Factory wired Philips EcoLine Integral emergency pack. Nominal 7000mAh MAD2101T 120-277V motion detector, factory installed on end cap (DM/DM+) MAD2111 30T MAD2304Q 2-130Q MAD2306 2-20Q MAD2322 42T IP65 IP65 rated protection from water and dust. WCUW5 Factory wired 5' 1/8" white cord for use with 0-10V DM option plus BS6L17 WCUW4 Factory wired 5' 1/4" white cord for use with BS6L17 or SOM option. Factory wired 6' 1/2" white cord is standard.

Accessories (order separately, see last page for details)

- FSXW64 - 4" wide guard (order two for 8" models)
- FS7H - Sliding hanger bracket (set of two)
- DAC448 - Adjustable cable hanger kit (order two per fixture)

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.

EVERGREEN LIGHTING

MADRID

ARM MOUNT

Part #	Lamp/Watts	Lumens	A	B	C	Fluorescent Features
MAD2103Q	13Q	800	18	9	10 3/4	Ballast
MAD2101T	20T	1800	18	9	10 3/4	SC programmable electronic high power factor ballast, multi-voltage 120V/277V. Lenses not included.
MAD2204Q	2-130Q	1800	18	9	10 3/4	
MAD2205	20Q	1800	18	9	10 3/4	
MAD2111	30T	2200	20 1/2	10	12	
MAD2304Q	2-130Q	1800	20 1/2	10	12	
MAD2306	2-20Q	3600	20 1/2	10	12	
MAD2322	42T	3200	20 1/2	10	12	
MAD2106L	6LED	800	18	9	10 3/4	Textured Gold (TG)
MAD2110L	10LED	1000	18	9	10 3/4	Textured Bronze (TB)
MAD2212L	12LED	1200	18	9	10 3/4	Textured White (TW)
MAD2220L	20LED	2000	20 1/2	10	12	Textured Black (TBK)
MAD2324L	24LED	2400	20 1/2	10	12	Textured Rust (TR)
MAD2340L	40LED	4000	20 1/2	10	12	Textured White (TW)

Standard Features

- Material: Painted steel, Standard Powdercoat Finish, White Anodized Lens, 1/2" thickness, ETL Var Location.
- Installation: Mounting/hanging hole in center of backplate. Supplied with standard mounting hardware to mount to a 1/2" x 3" or greater ring.
- Optics: Contact Evergreen Lighting for complete photometrics.

LED Features

- ABs LED AALR-1W-30LED array to be mounted onto an Aluminum MPCB Board configured to the proper wattage. The LED array will be ordered within the Lens area and mounted on a white aluminum reflective plate.
- Driver: Specific Drivers will be matched with each different LED array configuration/wattage.
- Standard Driver Features:
 - Constant Current
 - 3 Yr warranty
 - 100/277 multi-voltage power supplies
 - Keelink - 2700K, 3000K, 3500K, 4100K, 5000K

Fluorescent Features

- Textured Black (TBK)
- Textured Bronze (TB)
- Textured White (TW)
- Textured Rust (TR)
- Textured Gold (TG)
- Textured Silver (TS)
- Textured Copper (CP)
- Textured Nickel (NI)
- Textured Chrome (CR)
- Textured Bronze (BR)
- Textured Silver (SV)
- Textured Copper (CU)
- Textured Nickel (NK)
- Textured Chrome (CH)
- Textured Bronze (BZ)
- Textured Silver (SL)
- Textured Copper (CO)
- Textured Nickel (NL)
- Textured Chrome (CR)

Options

- Emergency (E3AR)
- 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: 909-865-5539
 www.evergreenlighting.com



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ESTIMATED EARTHWORK

5939± CY EXCAVATION (INCLUDING FOOTINGS & UTILITIES)
3253± CY EMBANKMENT
2036± CY NET EXPORT

NOTE:
10-15% ASSUMED FOR SHRINK LOSS AND SETTLEMENT.
QUANTITIES ARE PRELIMINARY AND SUBJECT TO CHANGE.

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

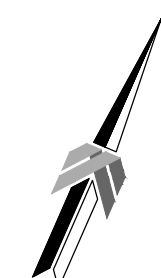
FIDDYMENT RANCH

PHASE 2 - F25

APN:492-013-005

CITY OF ROSEVILLE STATE OF CALIFORNIA

MAY 2021



30 15 0 30
SCALE: 1" = 30'

TOTAL PROJECT AREA OF DISTURBANCE

239,067 SF

NOTES:

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



- 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 WATER METER AND MANIFOLD, TYPICAL FOR EACH LOT.
 - 11 FIRE DOUBLE DETECTOR CHECK.
 - 12 MASTER DOMESTIC COMPOUND METER AND BACKFLOW



PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

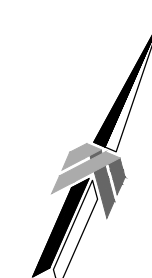
FIDDYMENT RANCH

PHASE 2 - F26

APN:492-013-003

CITY OF ROSEVILLE STATE OF CALIFORNIA

MAY 2021



SCALE: 1" = 30'

ESTIMATED EARTHWORK

6,699± CY EXCAVATION (INCLUDING FOOTINGS & UTILITIES)
 1,195± CY EMBANKMENT
 5,265± CY NET EXPORT

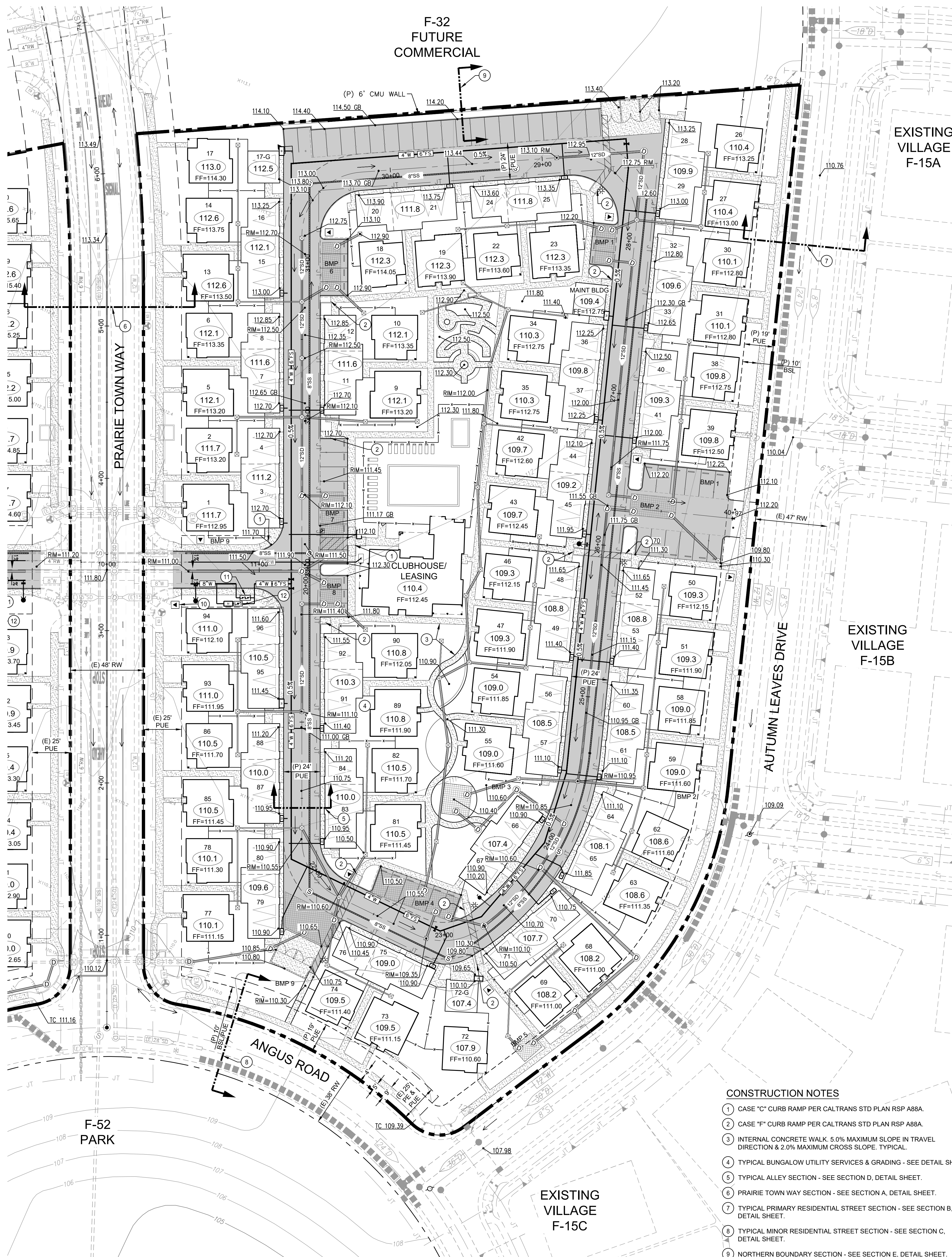
NOTE:
 10-15% ASSUMED FOR SHRINK LOSS AND SETTLEMENT.
 QUANTITIES ARE PRELIMINARY AND SUBJECT TO CHANGE.

TOTAL PROJECT AREA OF DISTURBANCE F-26

243,921 SF

NOTES:

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



CONSTRUCTION NOTES

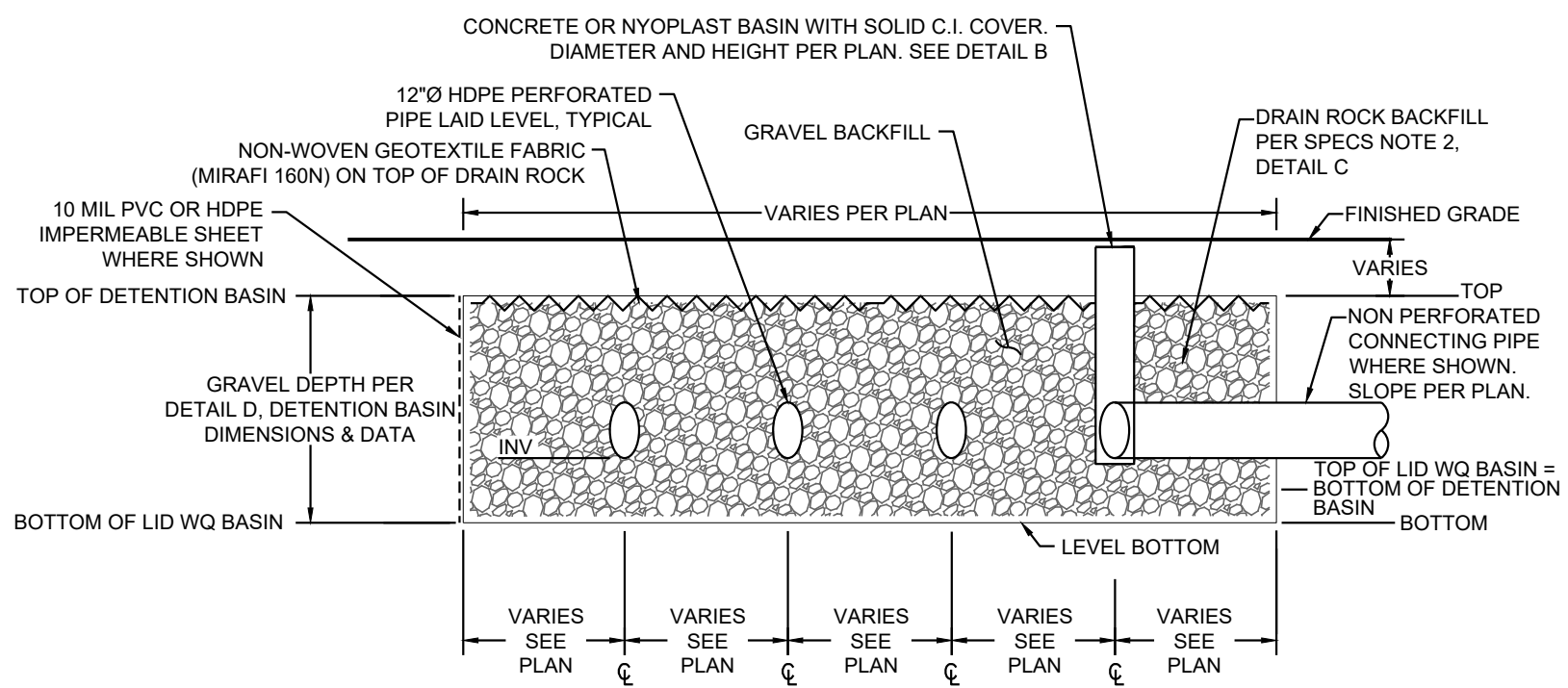
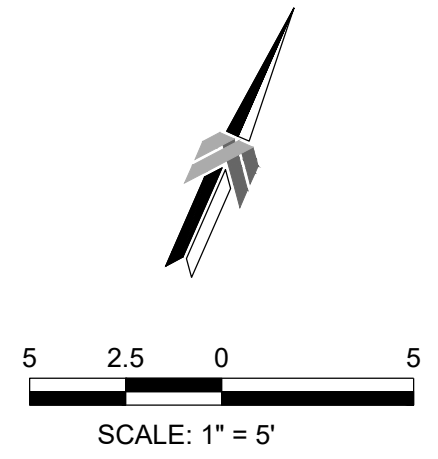
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- 2 CASE "F" CURB RAMP PER CALTRANS STD PLAN RSP A88A.
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- 4 TYPICAL BUNGALOW UTILITY SERVICES & GRADING - SEE DETAIL SHEET.
- 5 TYPICAL ALLEY SECTION - SEE SECTION D, DETAIL SHEET.
- 6 PRAIRIE TOWN 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 FIRE DOUBLE DETECTOR CHECK.
- 12 MASTER DOMESTIC COMPOUND METER AND BACKFLOW



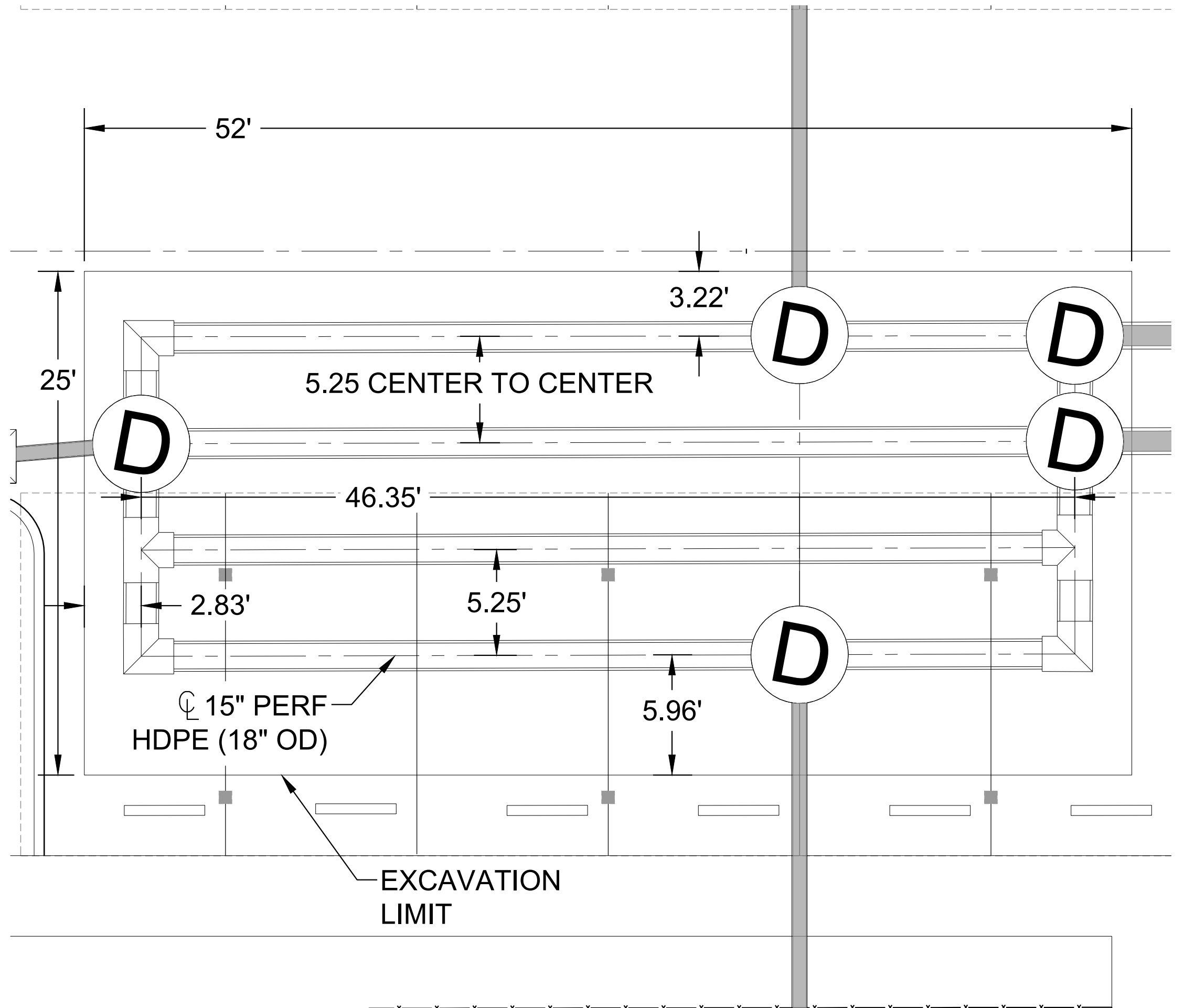
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PRELIMINARY PLAN DETAILS
FIDDYMENT RANCH
PHASE 2 - F25 & F26

CITY OF ROSEVILLE STATE OF CALIFORNIA
MAY 2021



(A) DETENTION BASIN TYPICAL SECTION
NTS

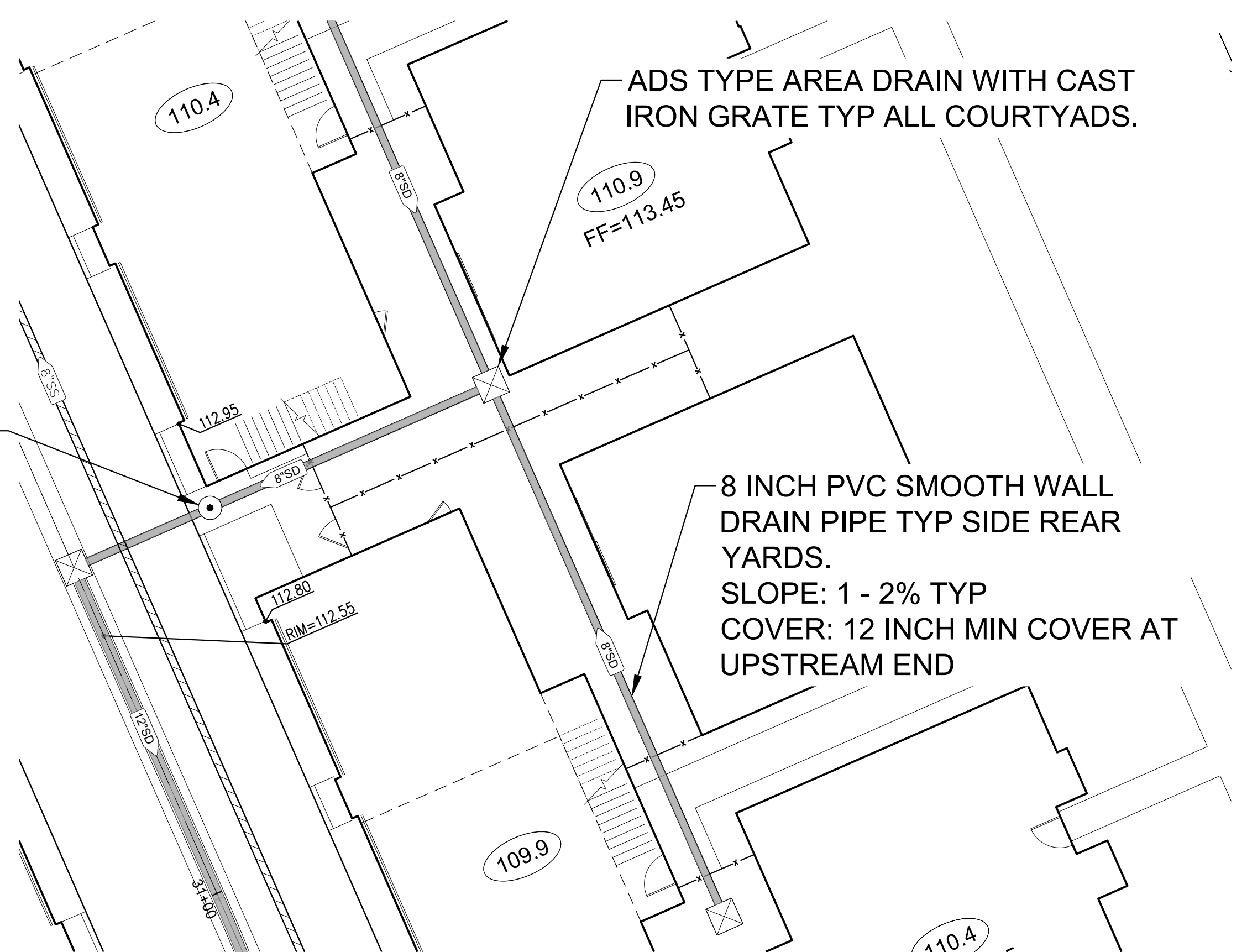


(B) DETENTION BASIN PLAN VIEW

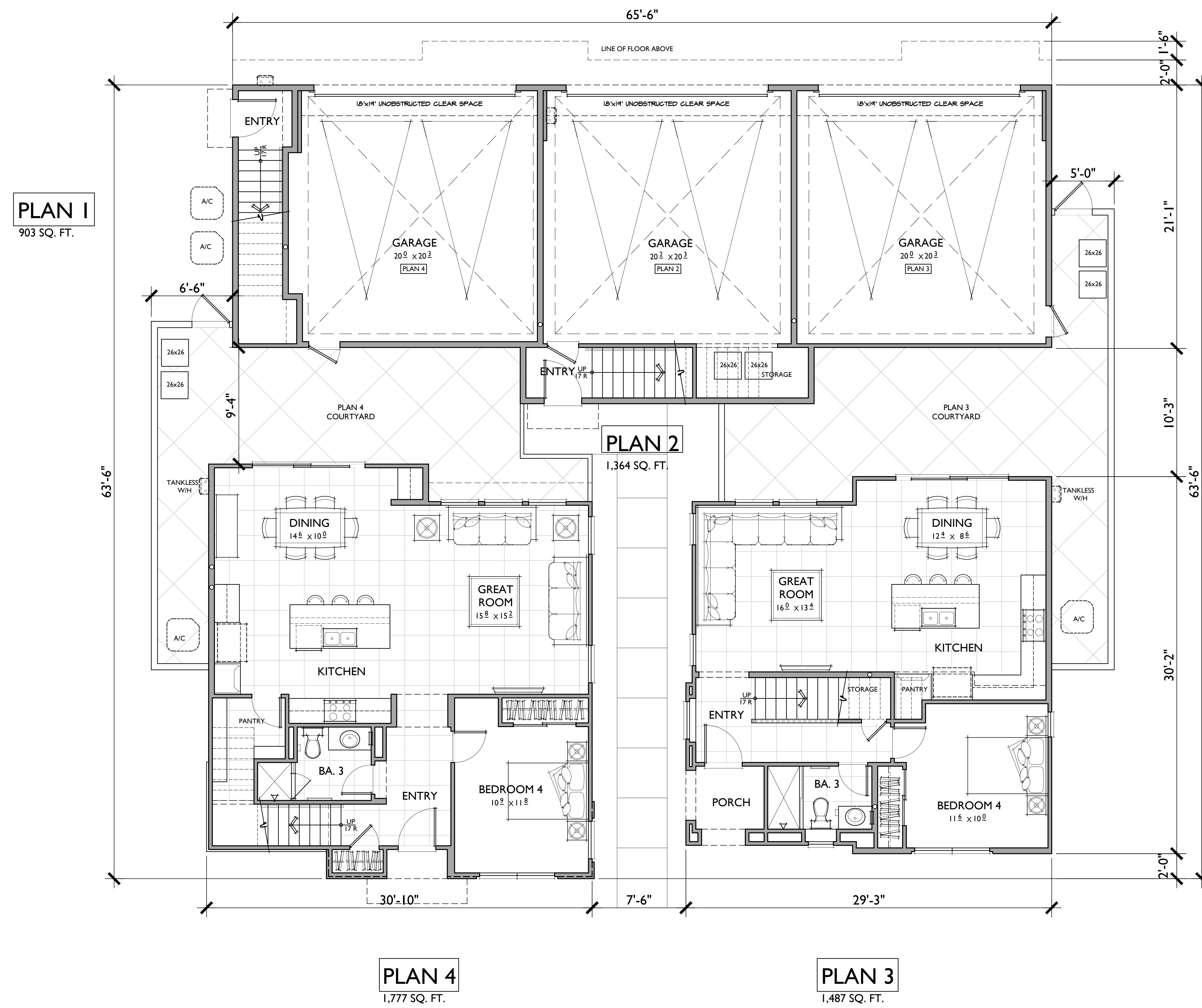


(C) PROTO II CMU WALL

SDCO 2 FT BEHIND CURB

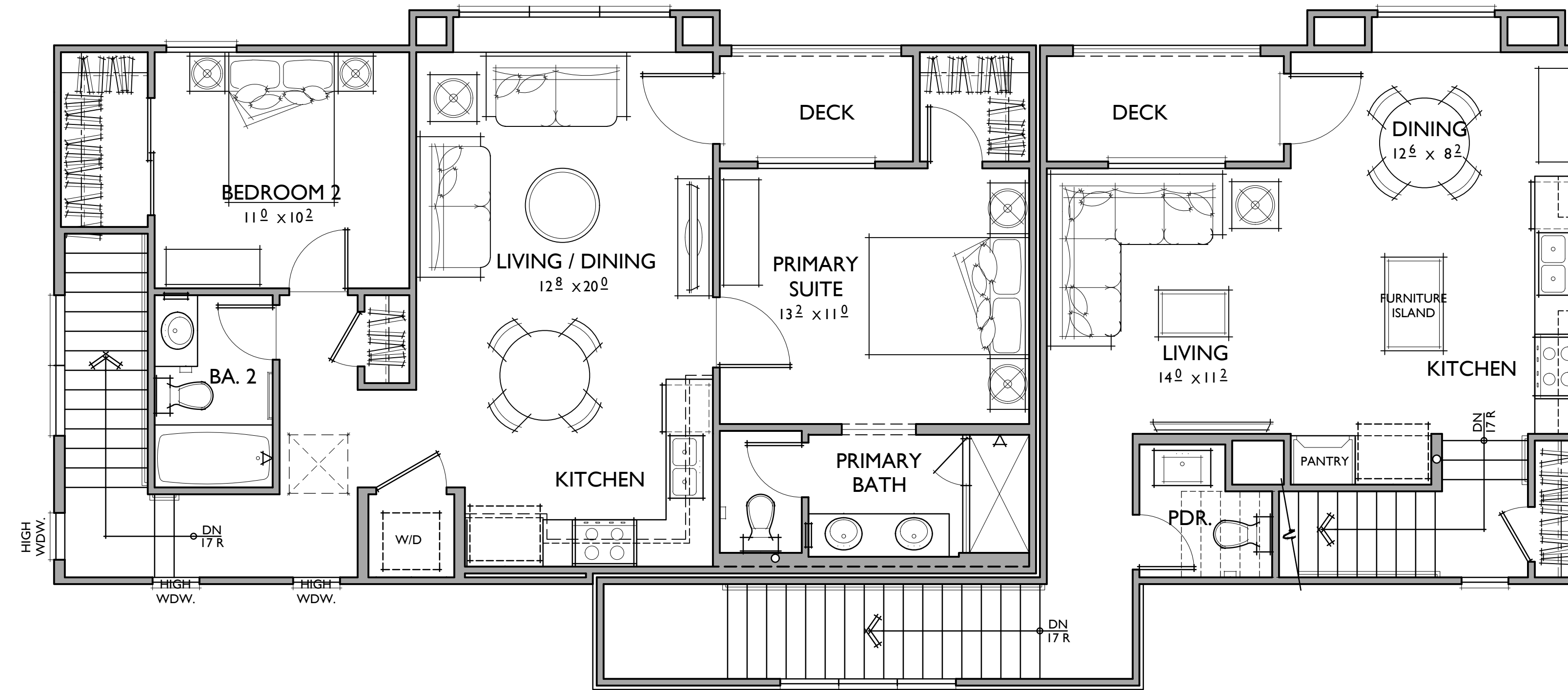


(D) TYPICAL AREA DRAIN DETAIL

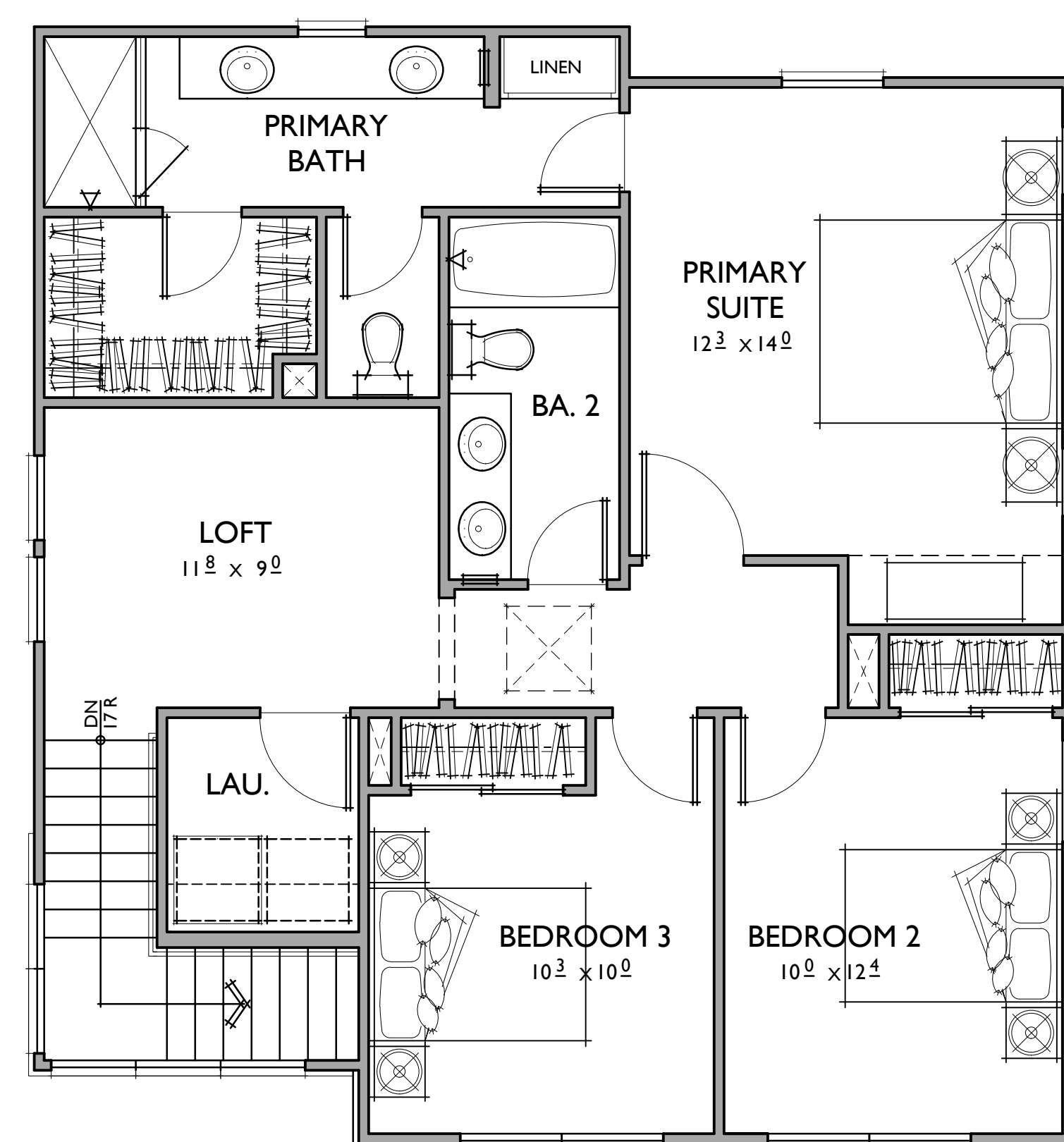


COMPOSITE PLAN FIRST FLOOR

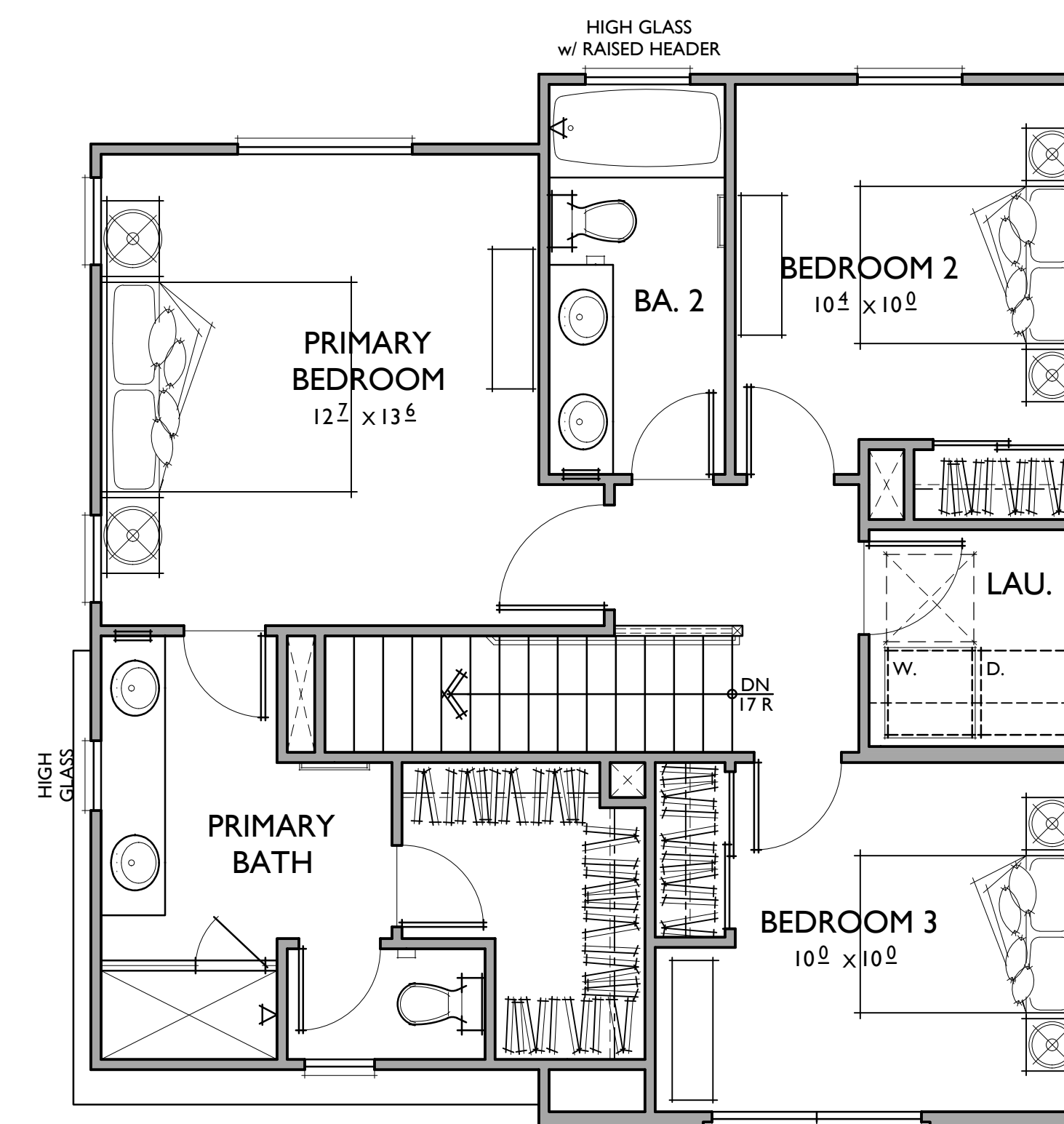
PLAN 1
903 SQ. FT.



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



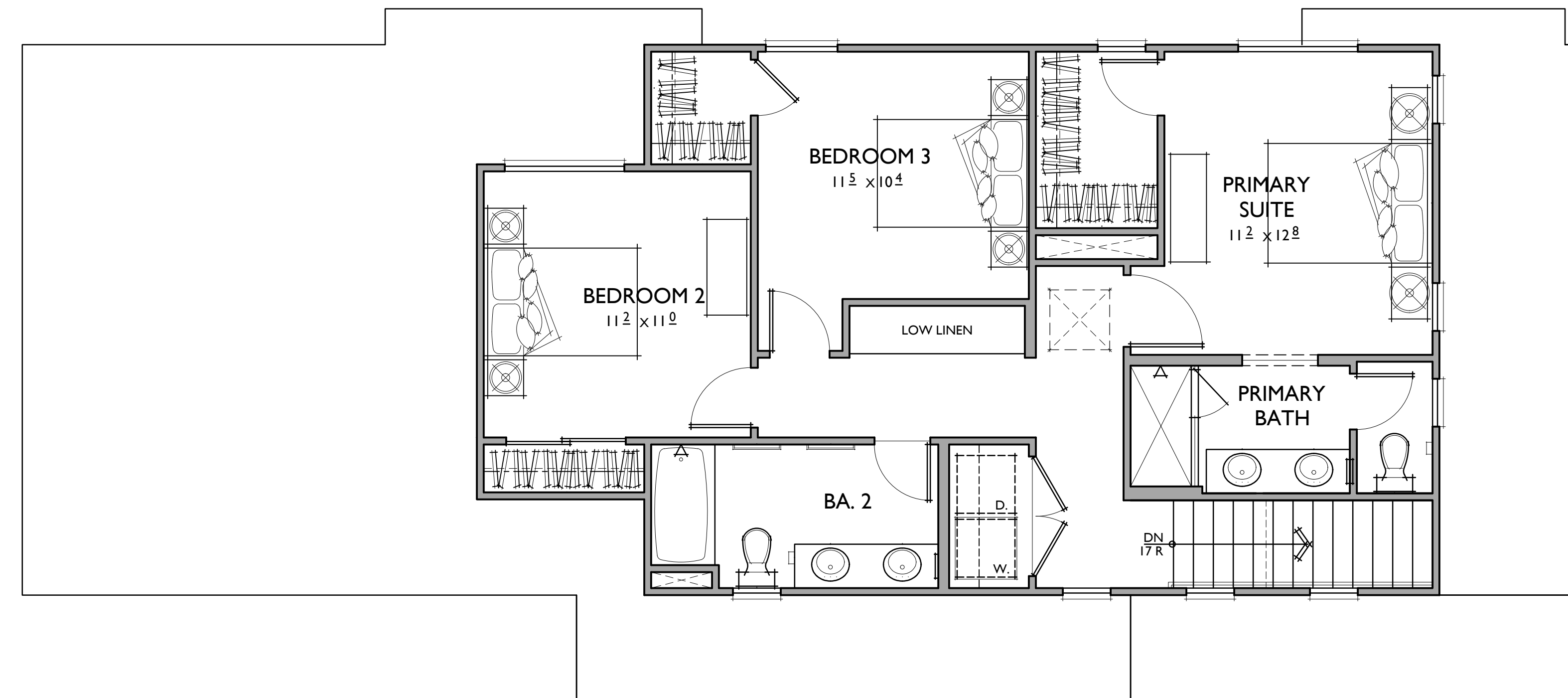
PLAN 3 GARAGE PLAN 2 GARAGE PLAN 4 GARAGE
 REAR ELEVATION - PLAN 1 AND PLAN 2



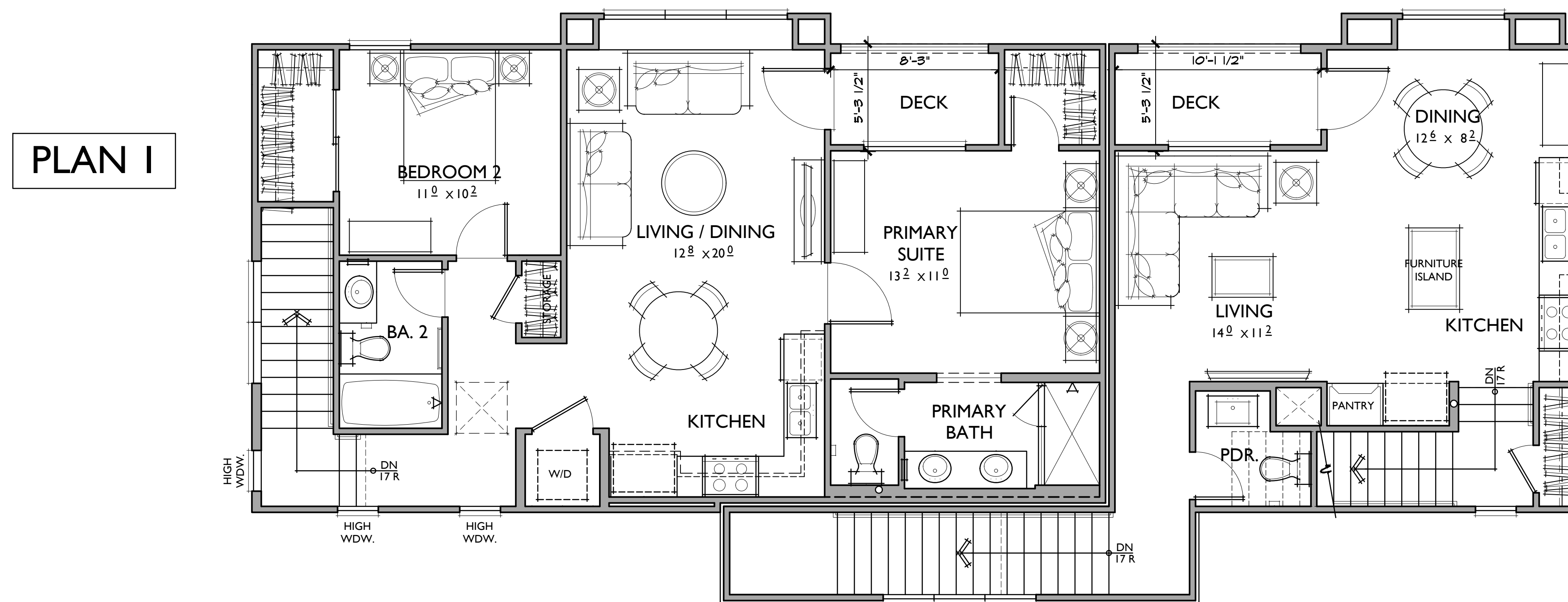
PLAN 1 PLAN 4
 LEFT ELEVATION



PLAN 3 PLAN 2
 RIGHT ELEVATION

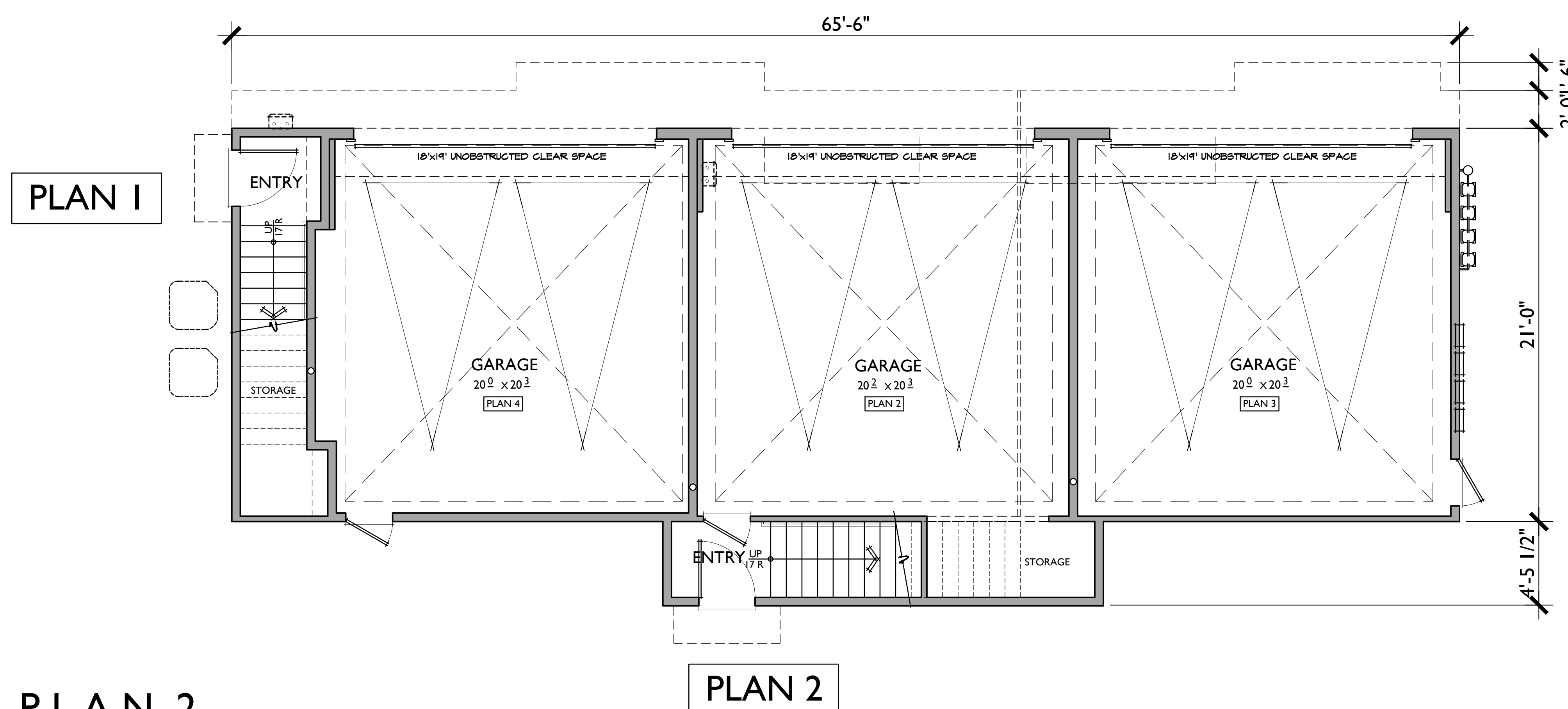


PLAN 2



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.

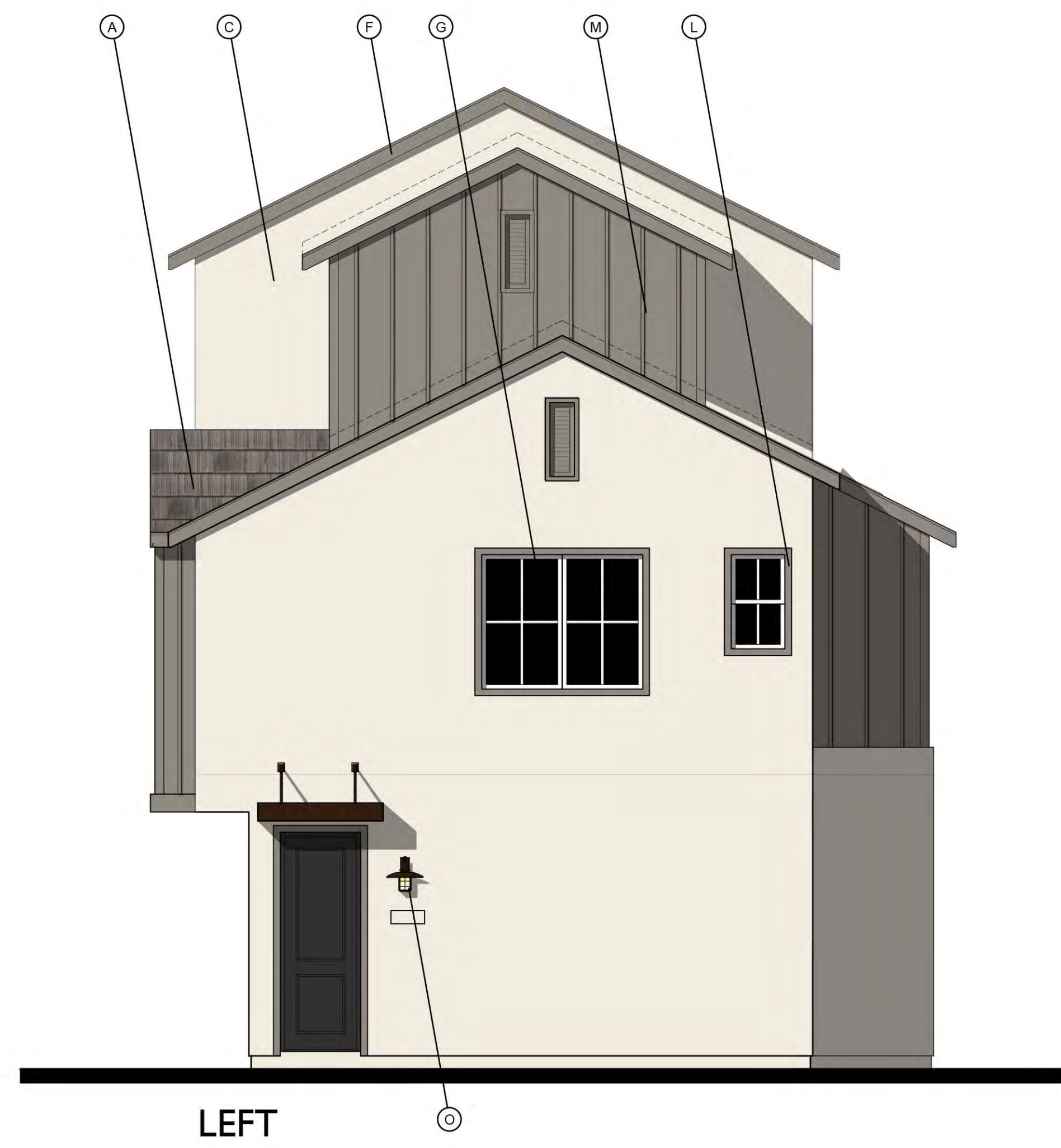
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

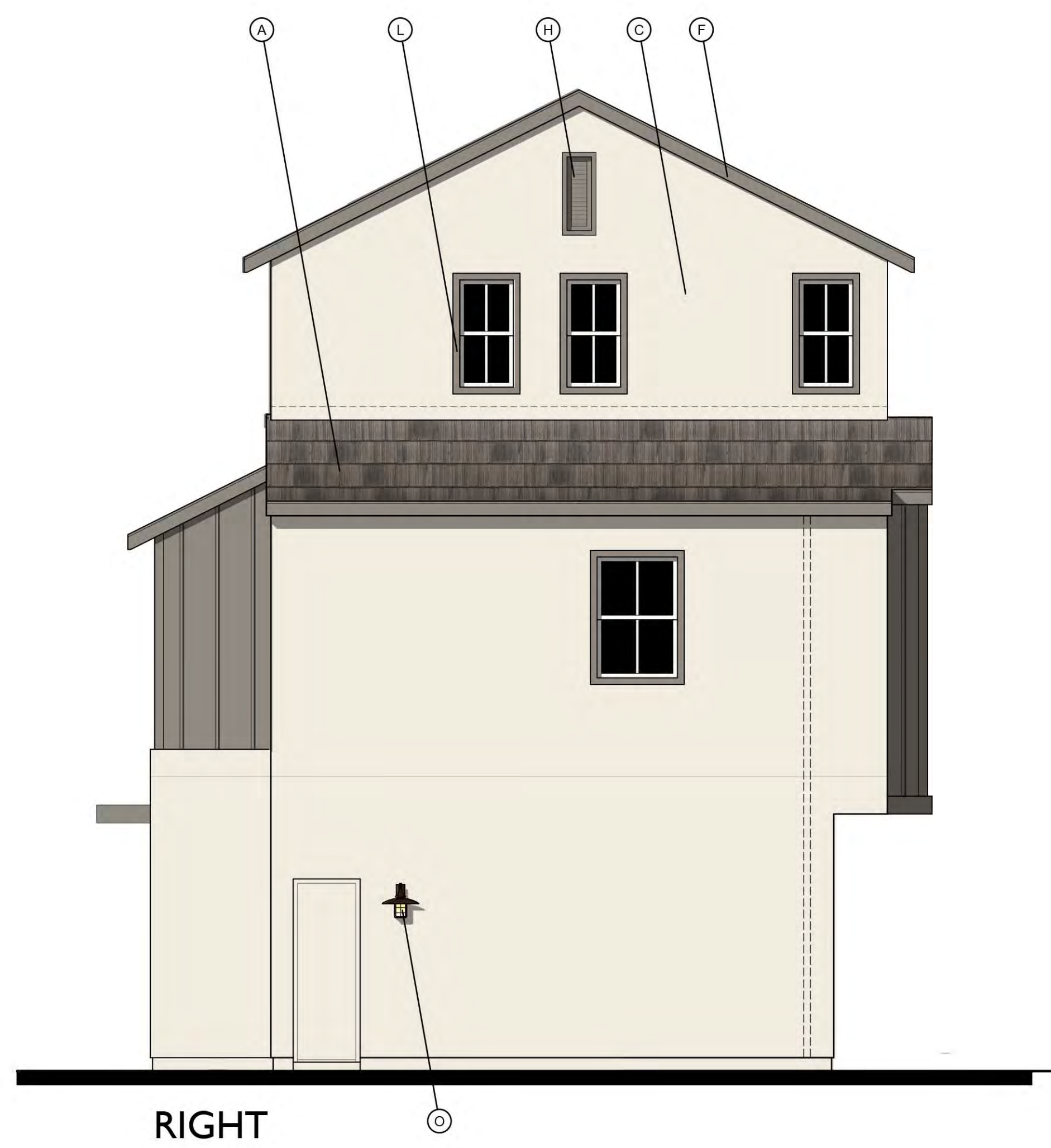
FLOOR AREA TABLE	
1ST FLOOR	75 SQ. FT.
2ND FLOOR	487 SQ. FT.
3RD FLOOR	802 SQ. FT.
TOTAL LIVING	1,364 SQ. FT.
2 - CAR GARAGE	453 SQ. FT.
DECK	47 SQ. FT.

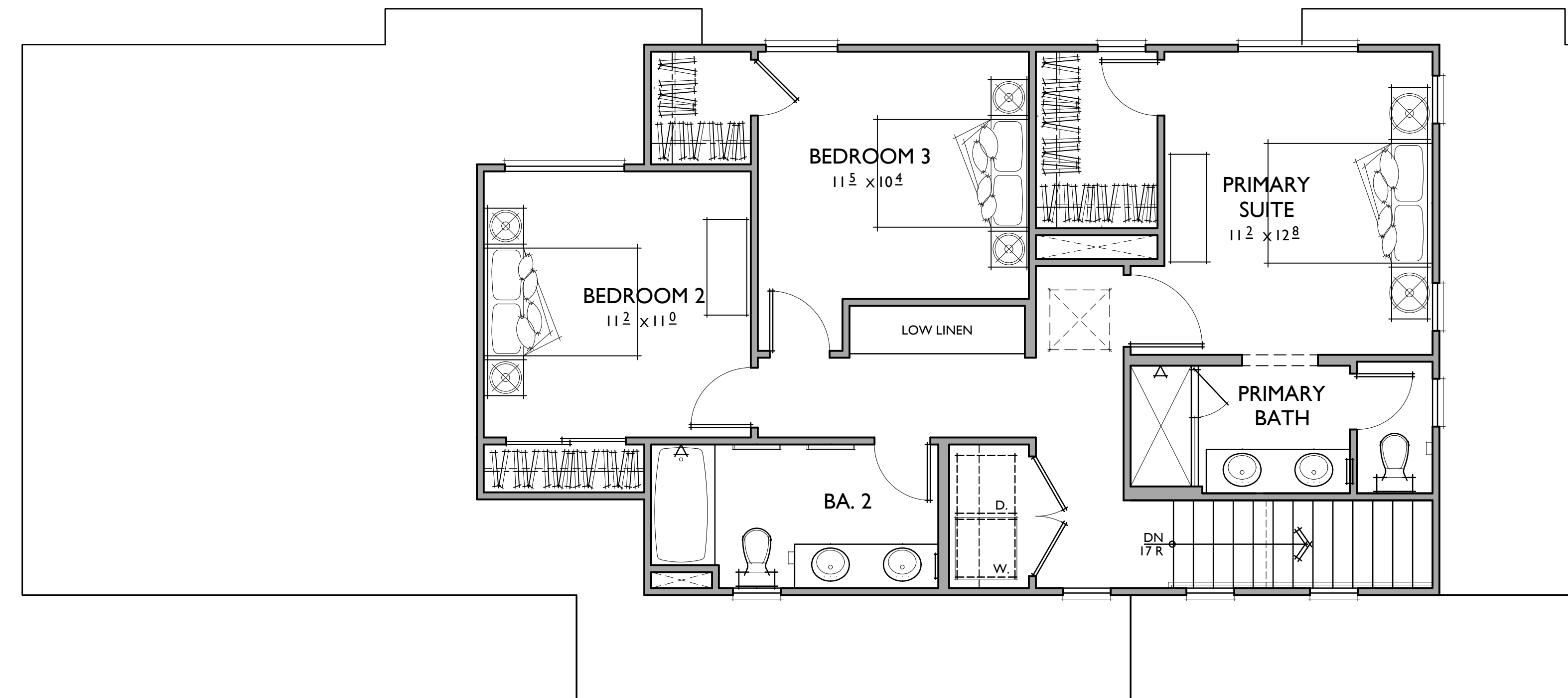
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



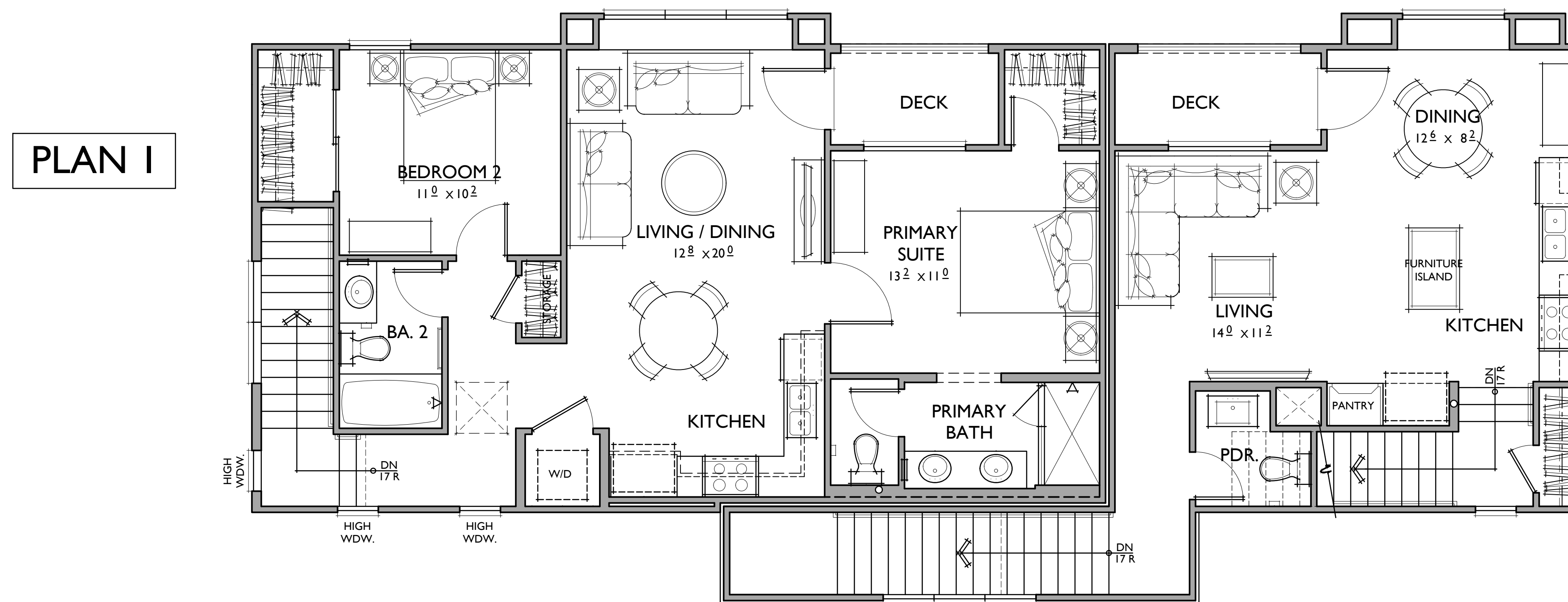
Farmhouse Variation I
1/4"=1'-0"

- 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



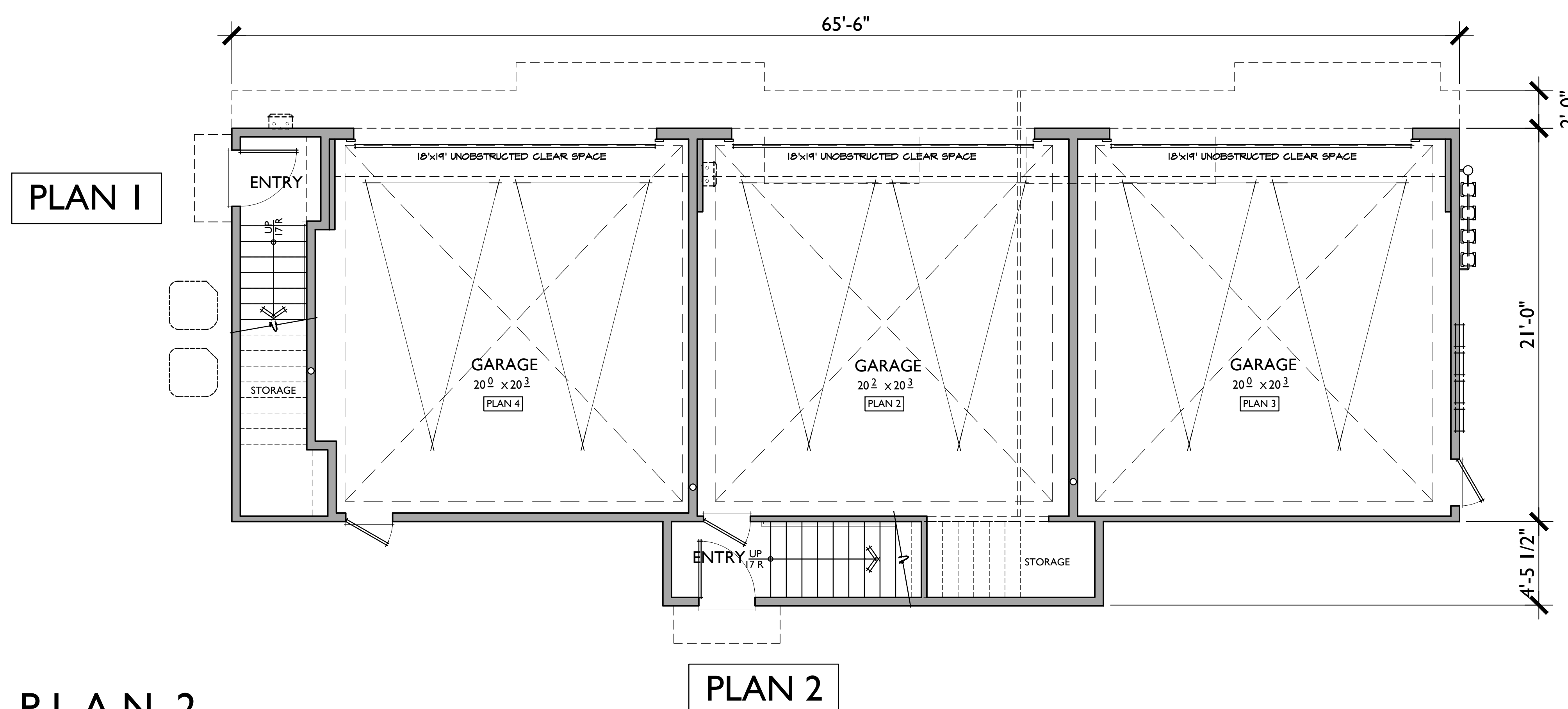


PLAN 2



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

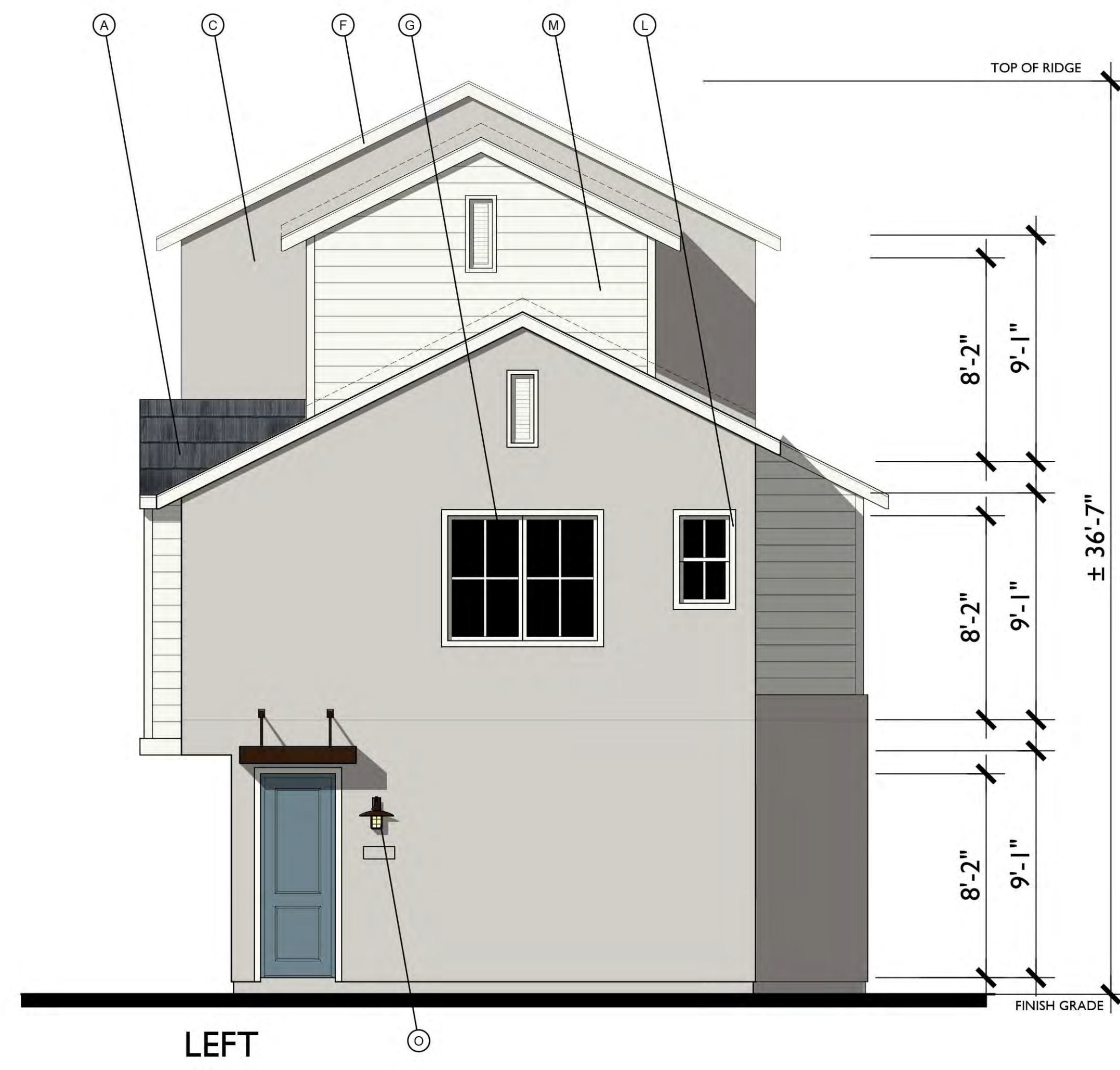
PLAN 2

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

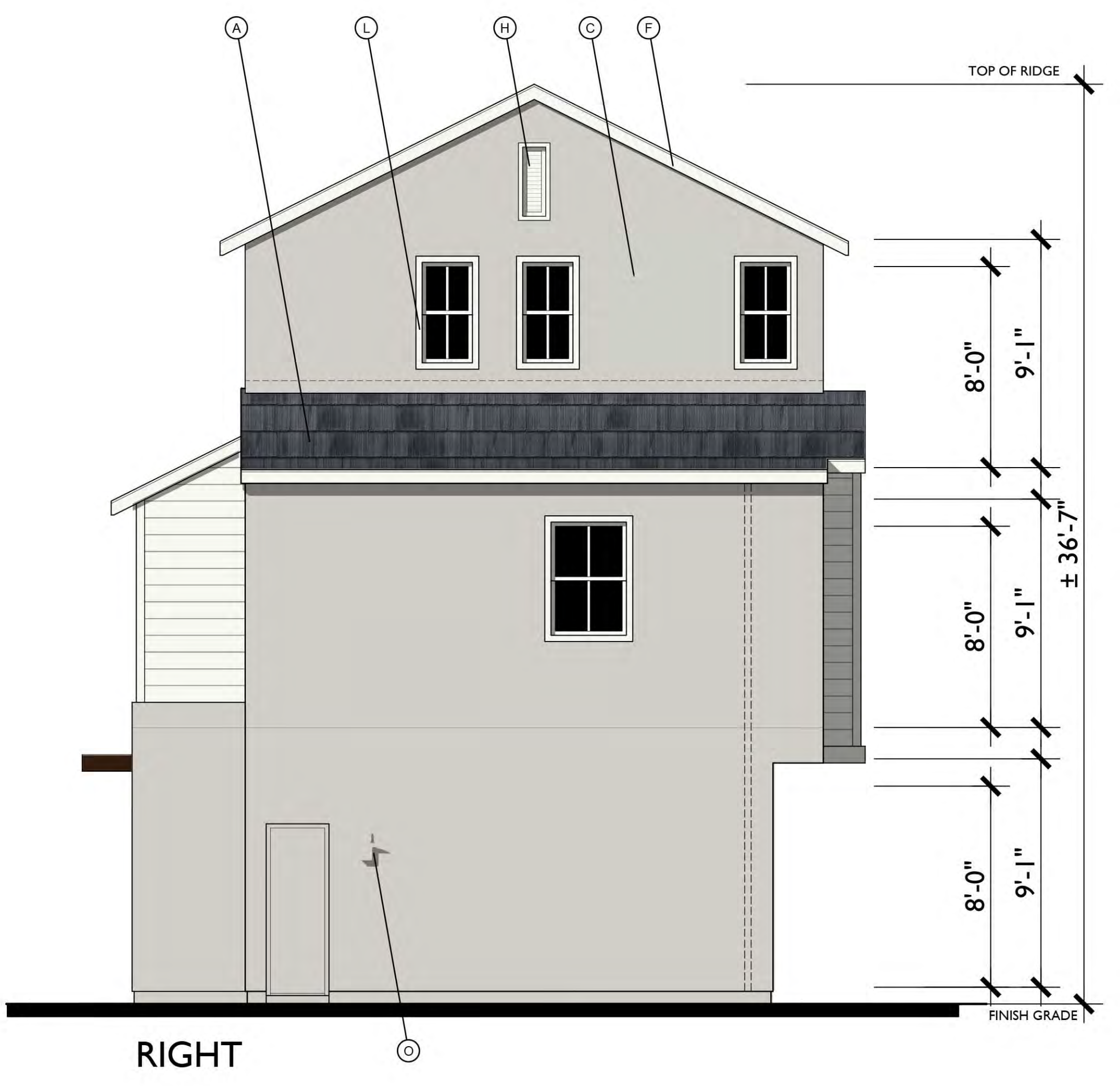
1ST FLOOR	75 SQ. FT.
2ND FLOOR	487 SQ. FT.
3RD FLOOR	802 SQ. FT.
TOTAL LIVING	1,364 SQ. FT.
2 - CAR GARAGE	453 SQ. FT.
DECK	47 SQ. FT.

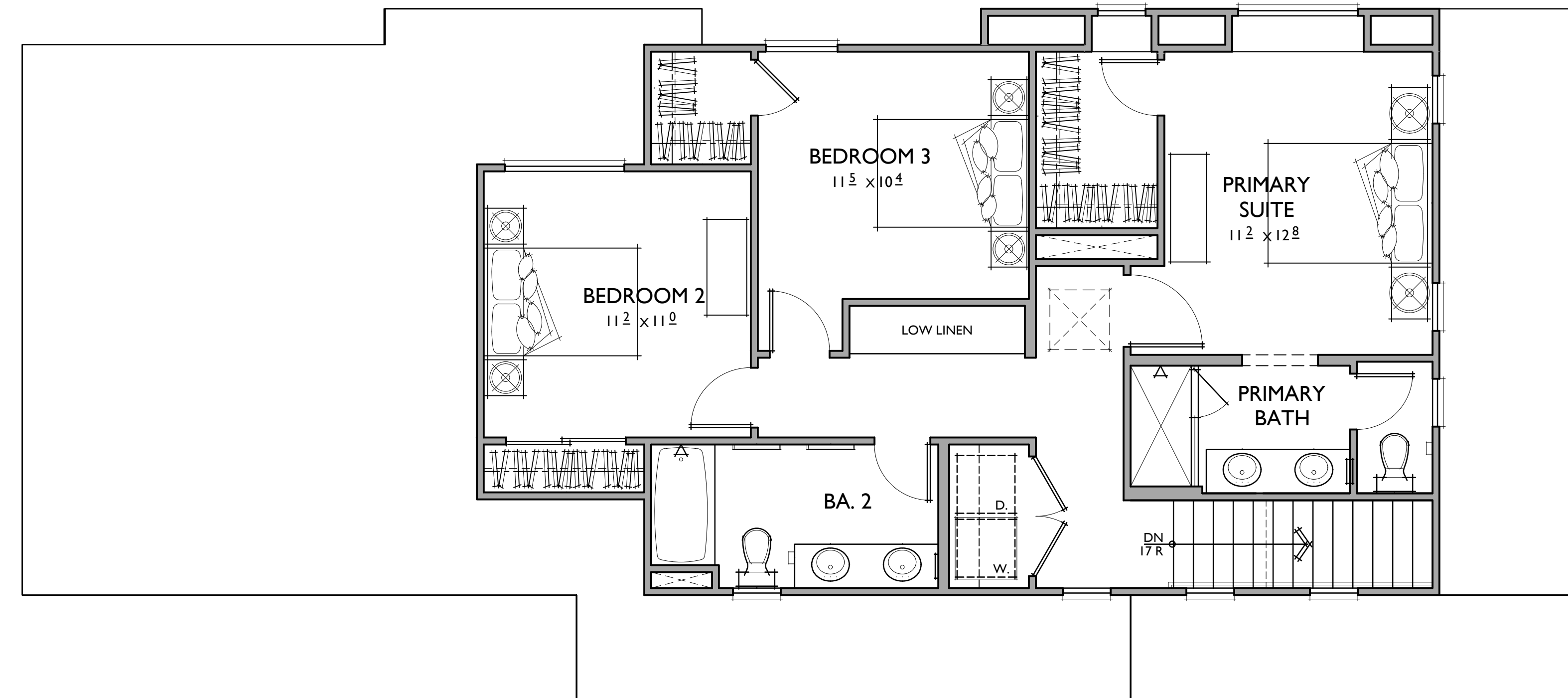
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



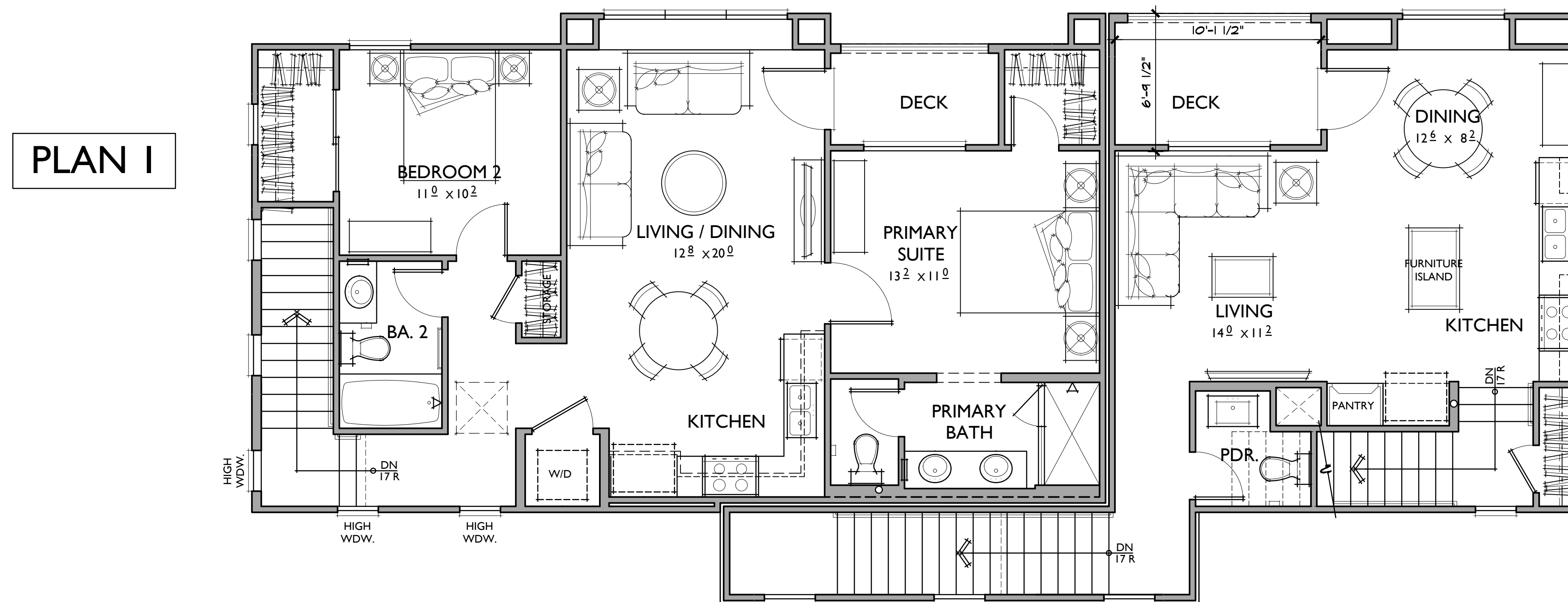
Farmhouse Variation 2
1/4"=1'-0"

- 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



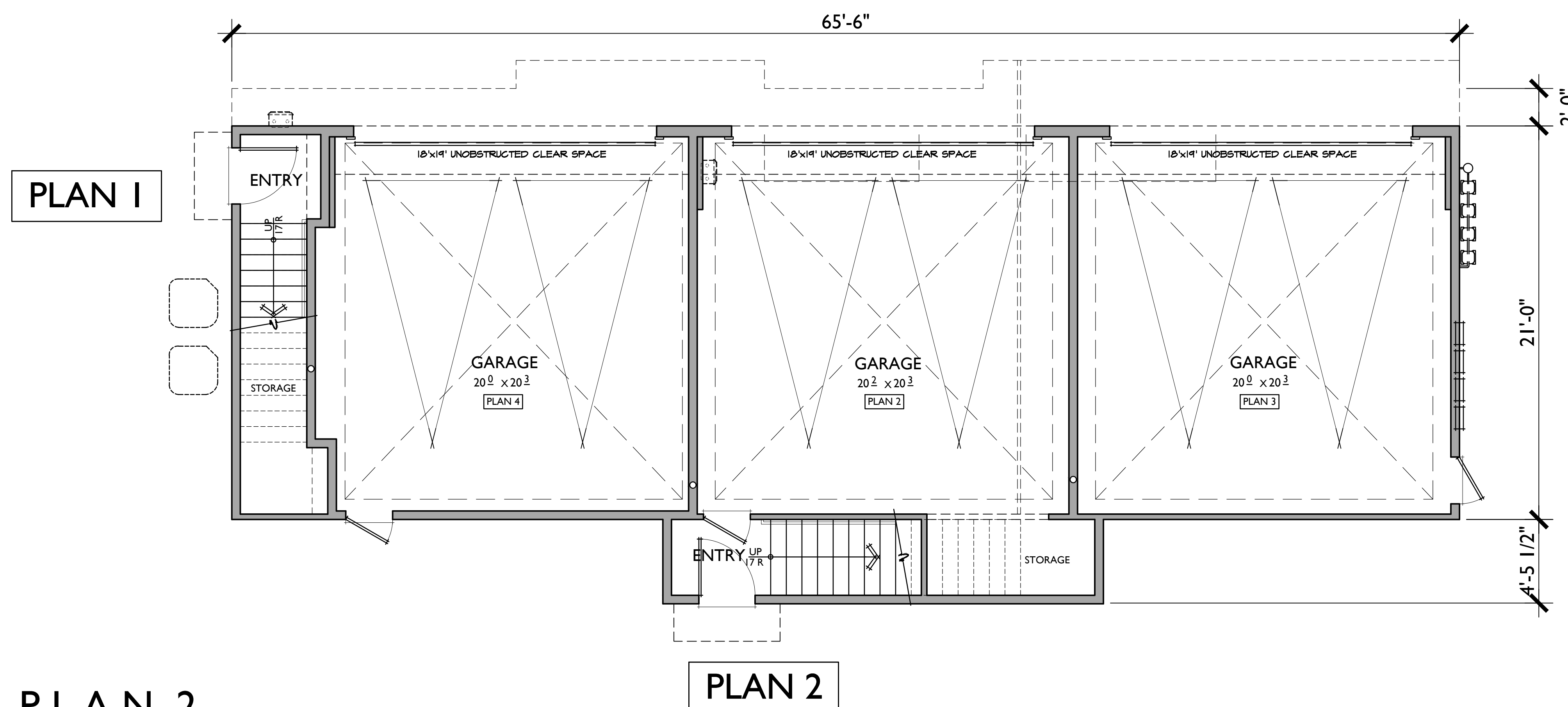


PLAN 2



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

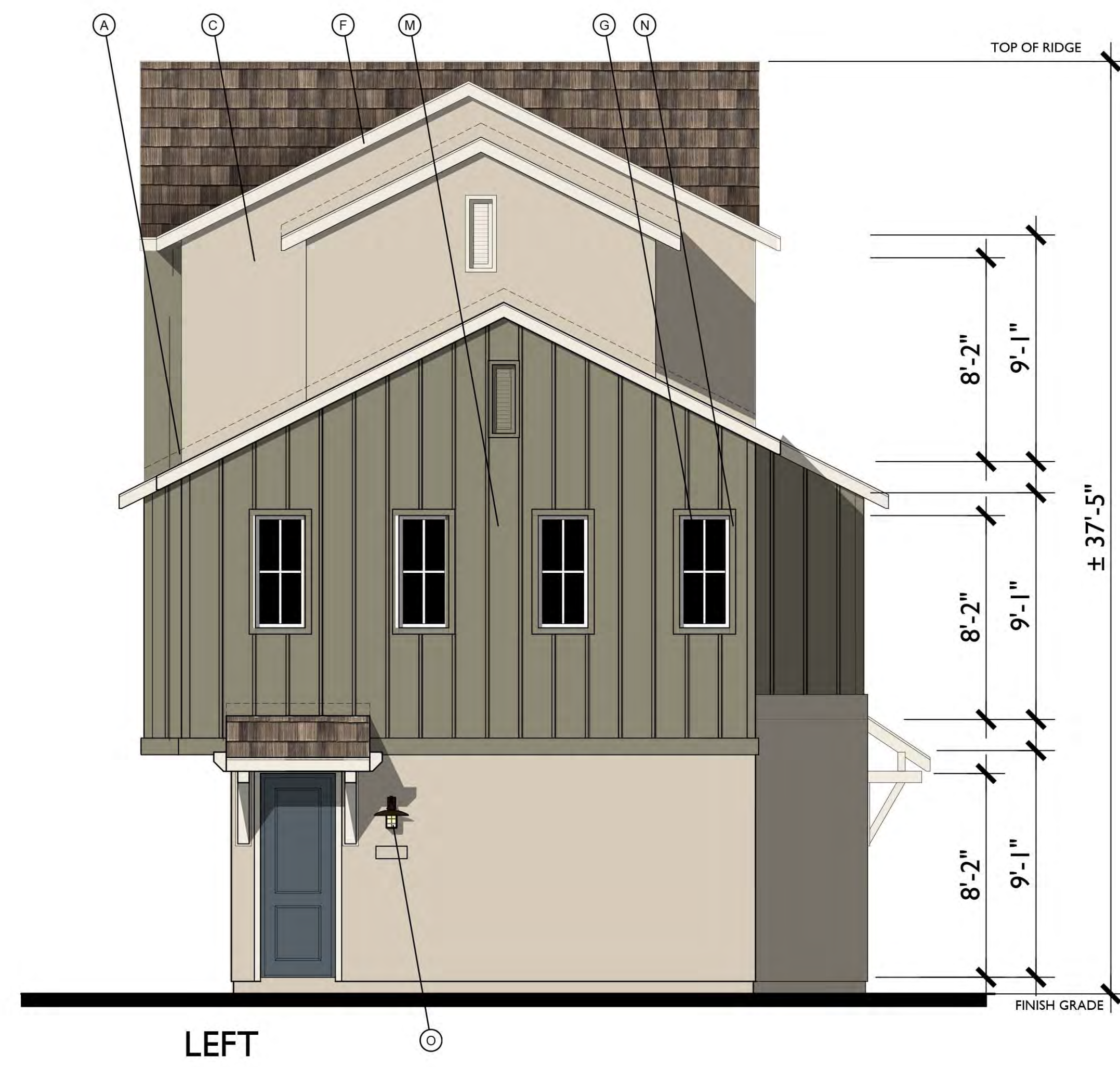
PLAN 2

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

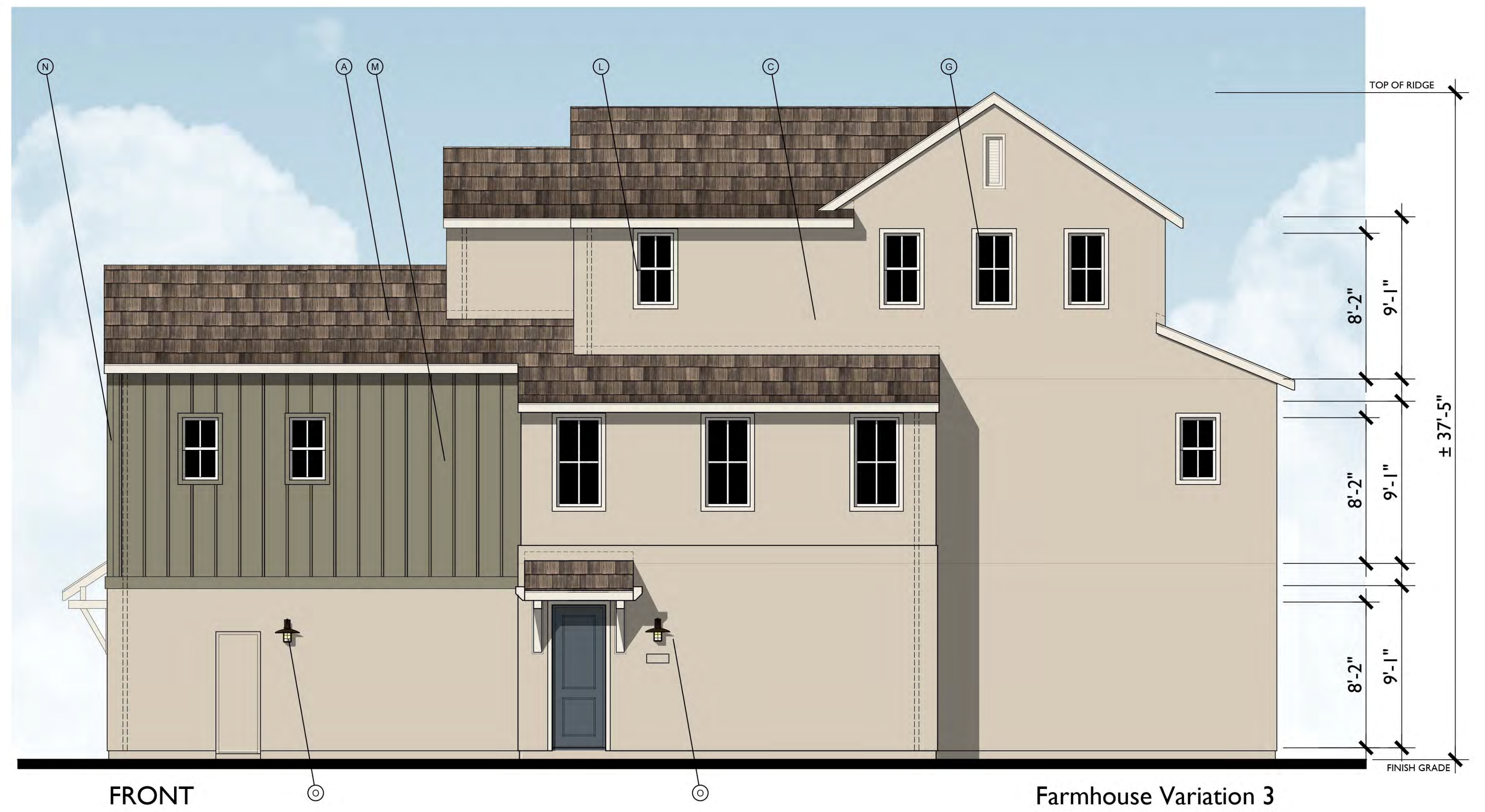
FLOOR AREA TABLE

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



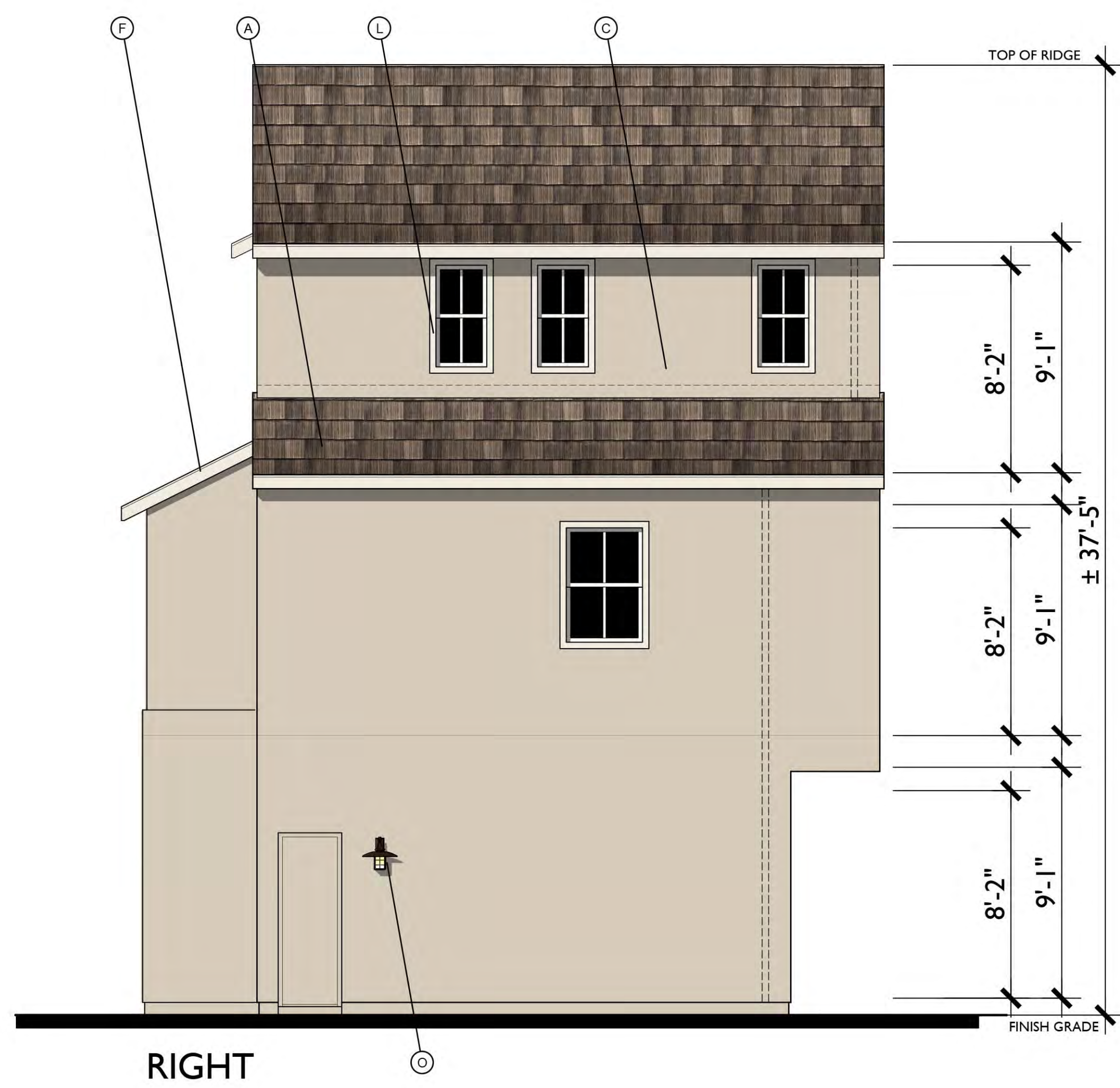
LEFT



FRONT

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

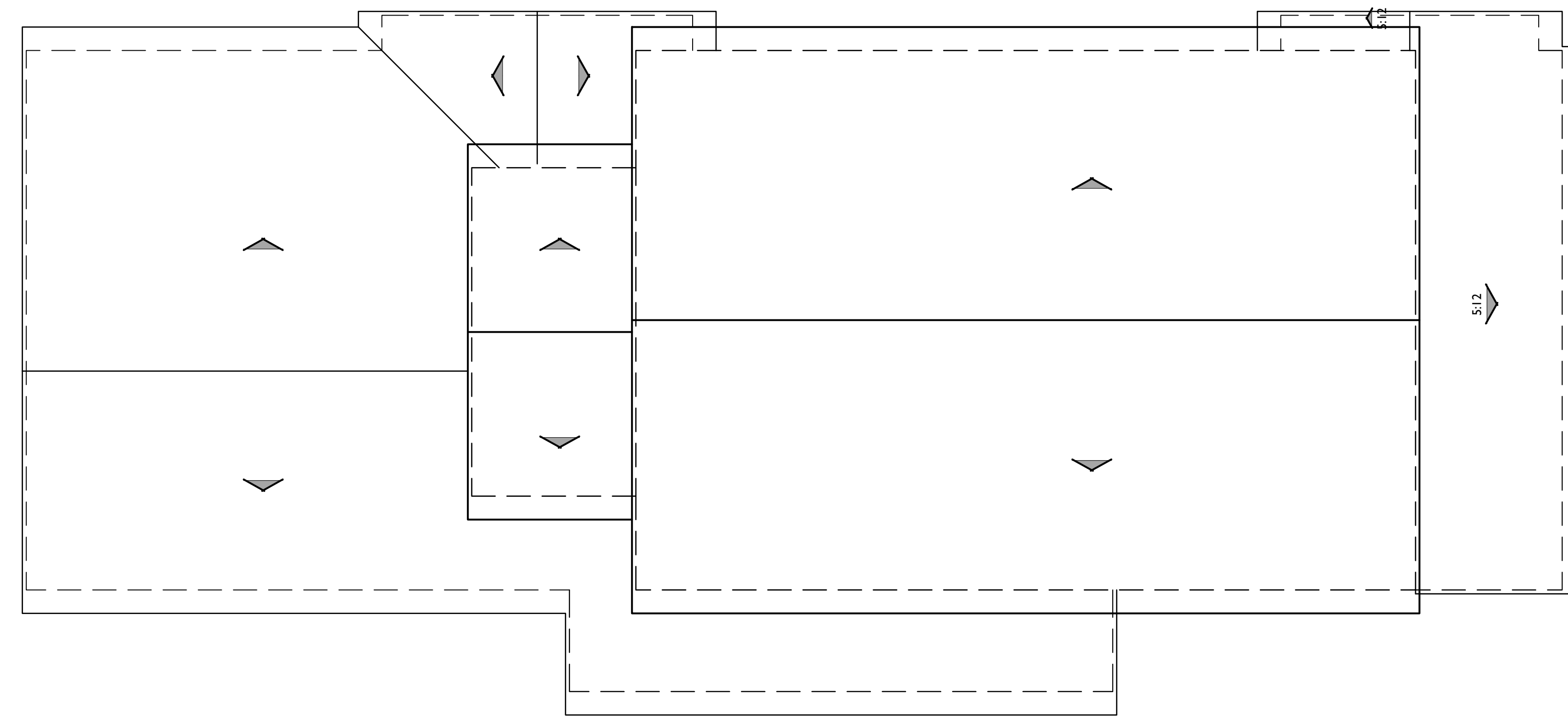
- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. ROLL UP GARAGE DOOR
 - C. STUCCO
 - D. DECORATIVE POTSHLF
 - E. SIMULATED WOOD, SHAPED FOAM CORBEL
 - F. WOOD BARGE BOARD
 - G. VINYL WINDOW
 - H. GABLE END VENT DETAIL
 - K. RECESS AROUND WINDOW
 - L. STUCCO OVER FOAM TRIM
 - M. HORIZONTAL / VERTICAL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



RIGHT



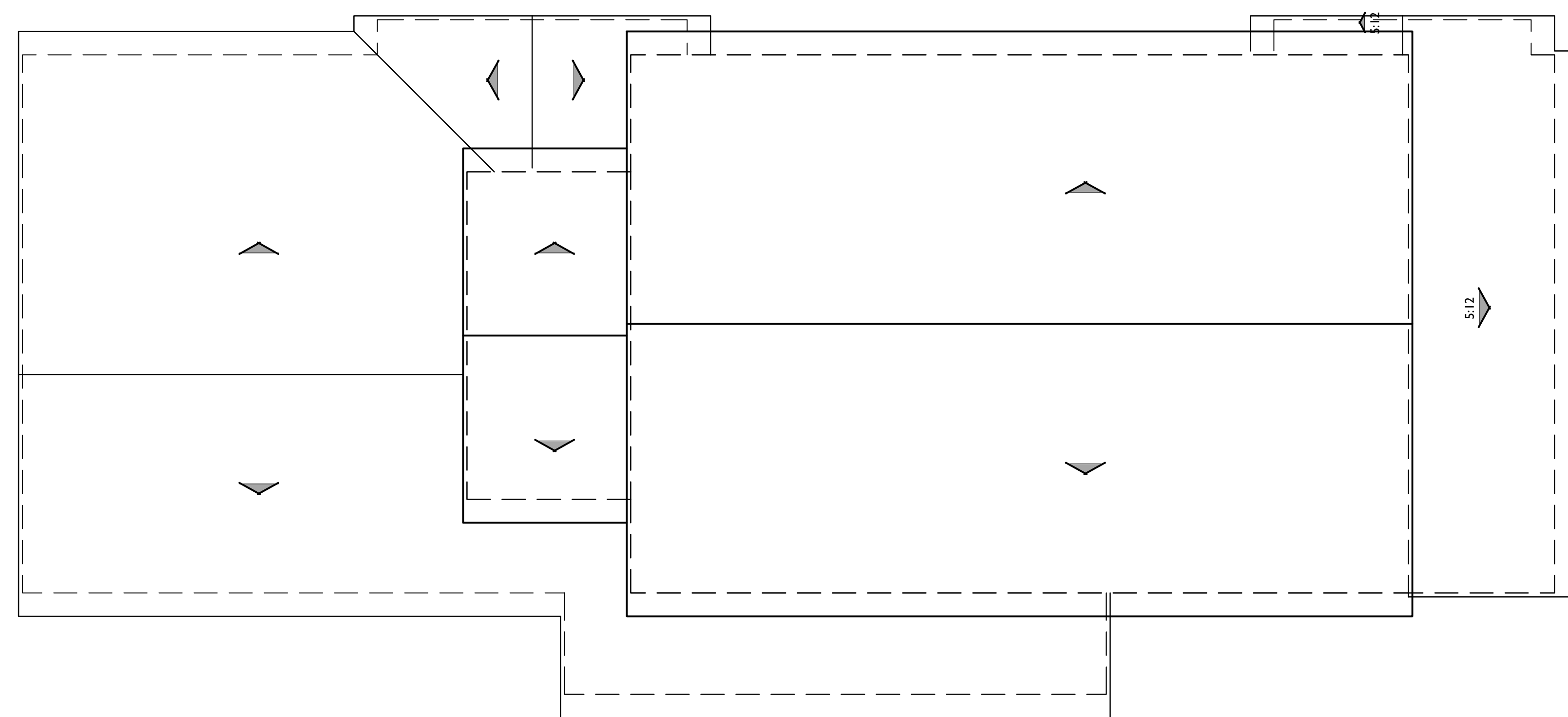
REAR



ROOF PLAN

Variation 1

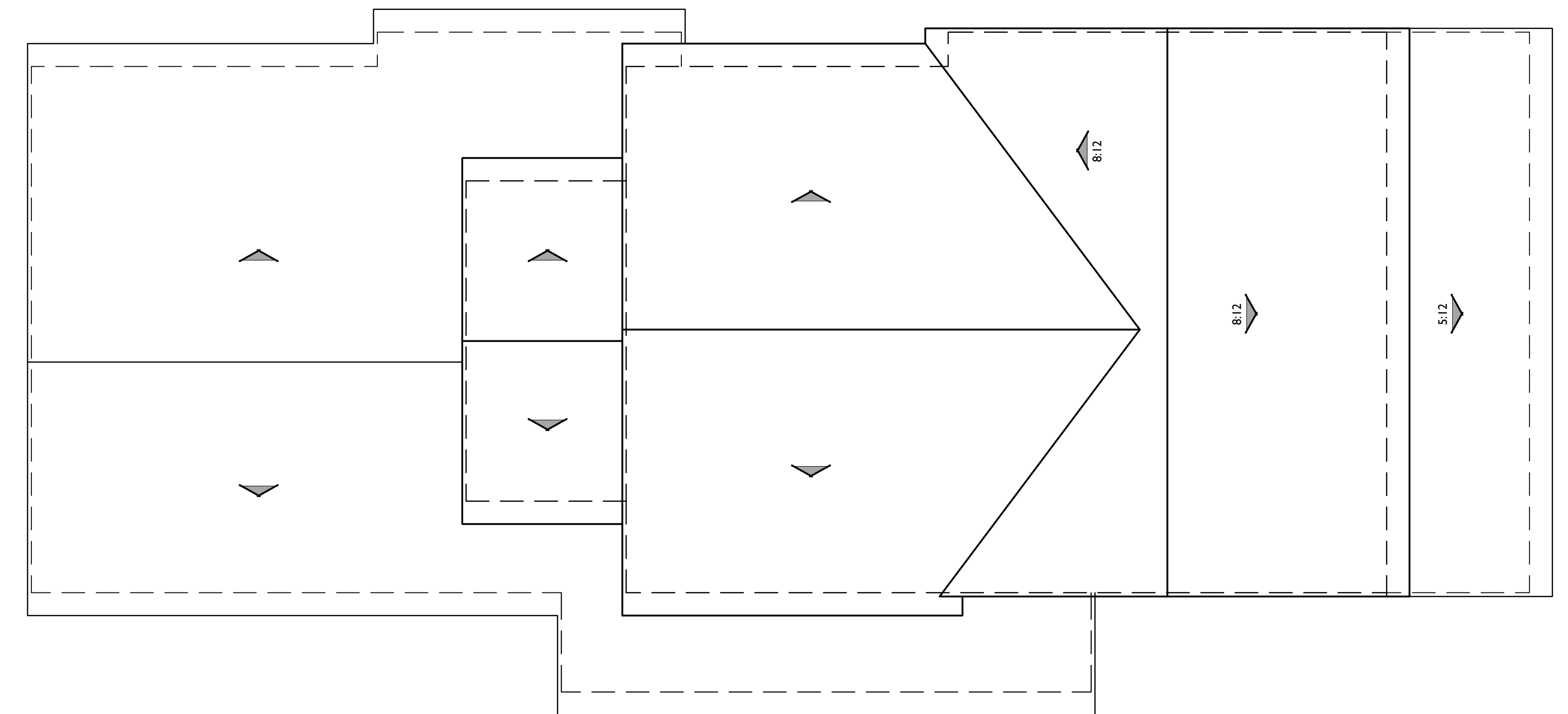
PITCH: 6:12 U.N.O.
 RAKE: 2"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE FLAT TILE



ROOF PLAN

Variation 2

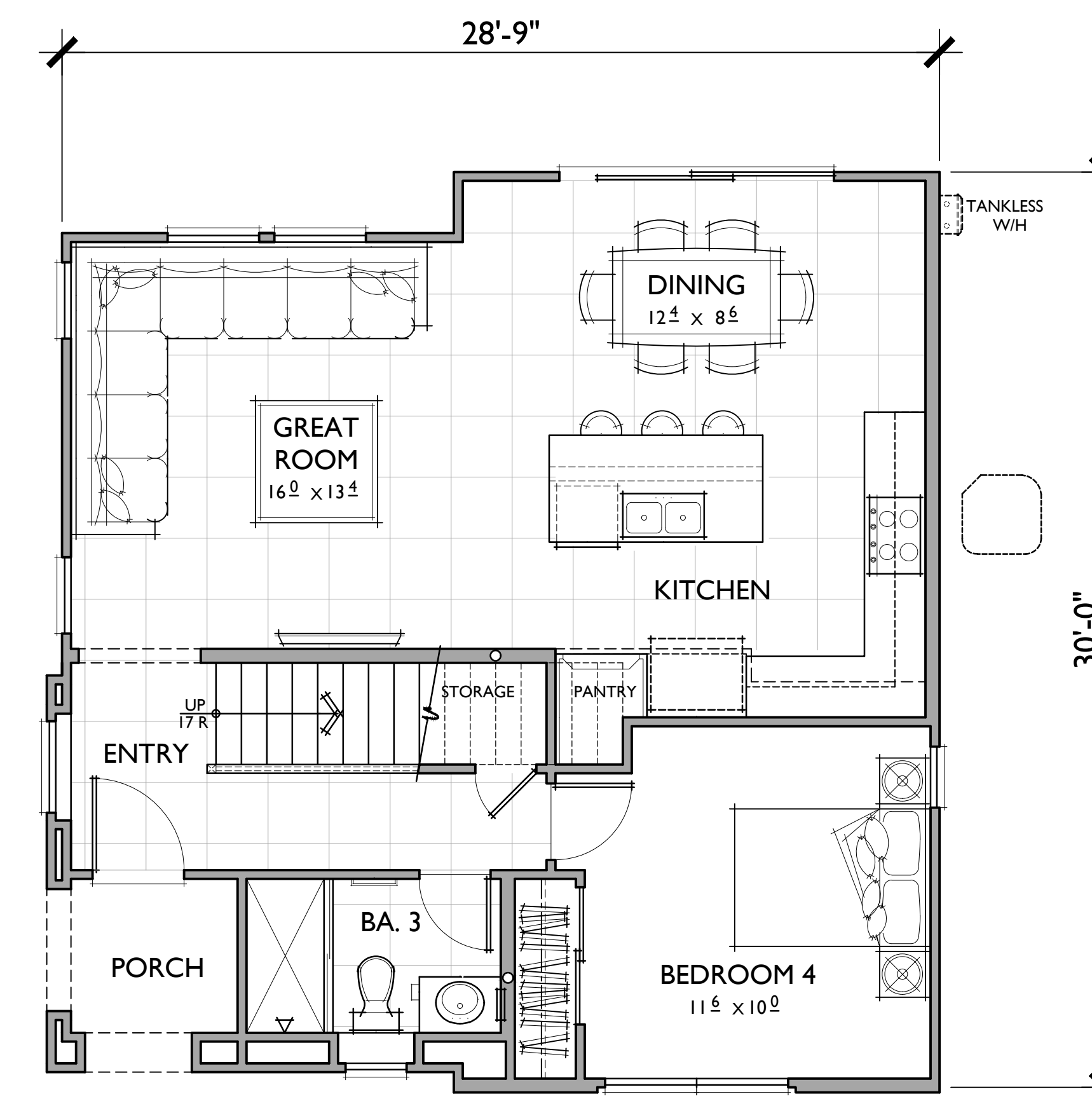
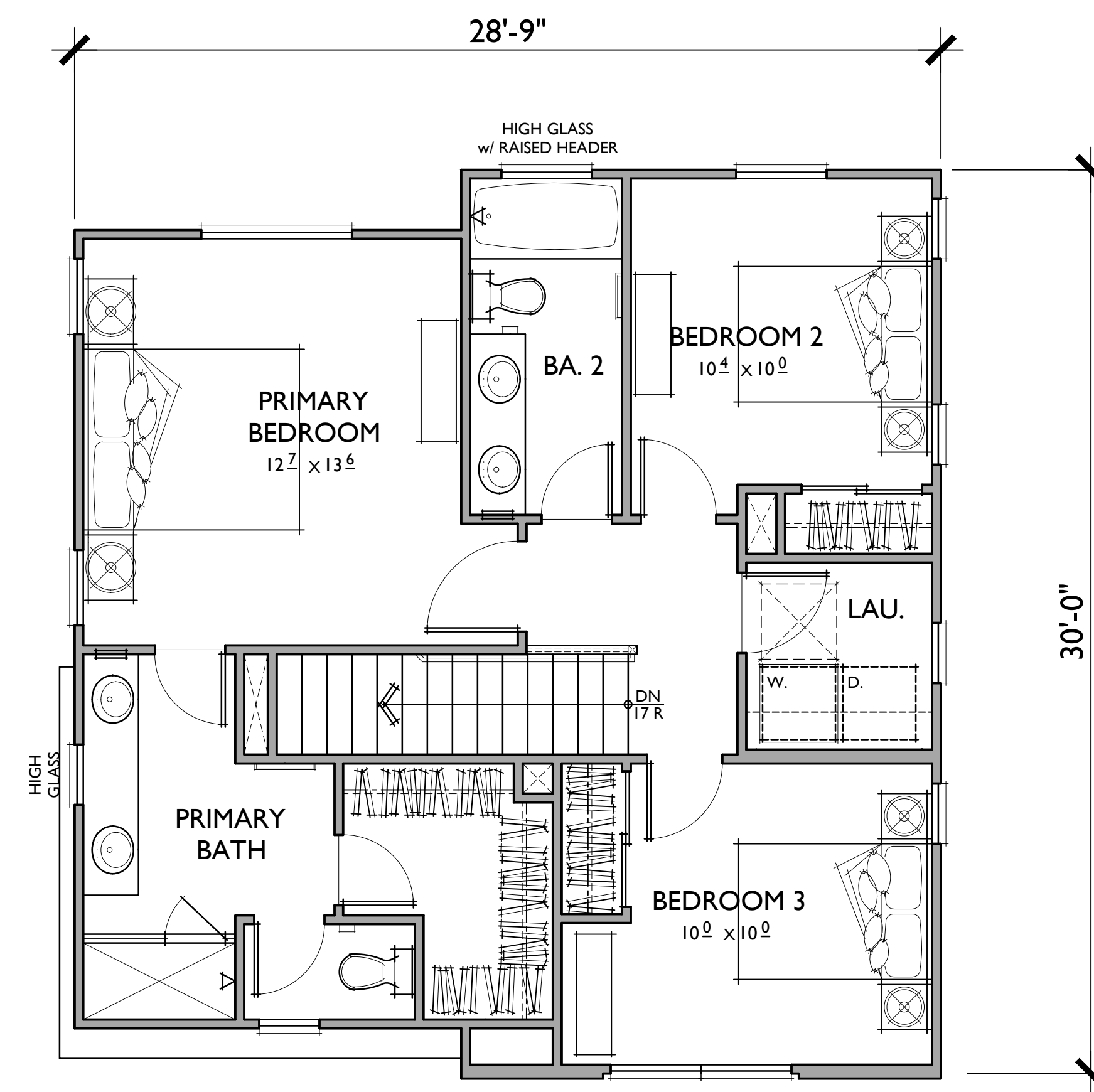
PITCH: 6:12 U.N.O.
 RAKE: 2"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE FLAT TILE



ROOF PLAN

Variation 3

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



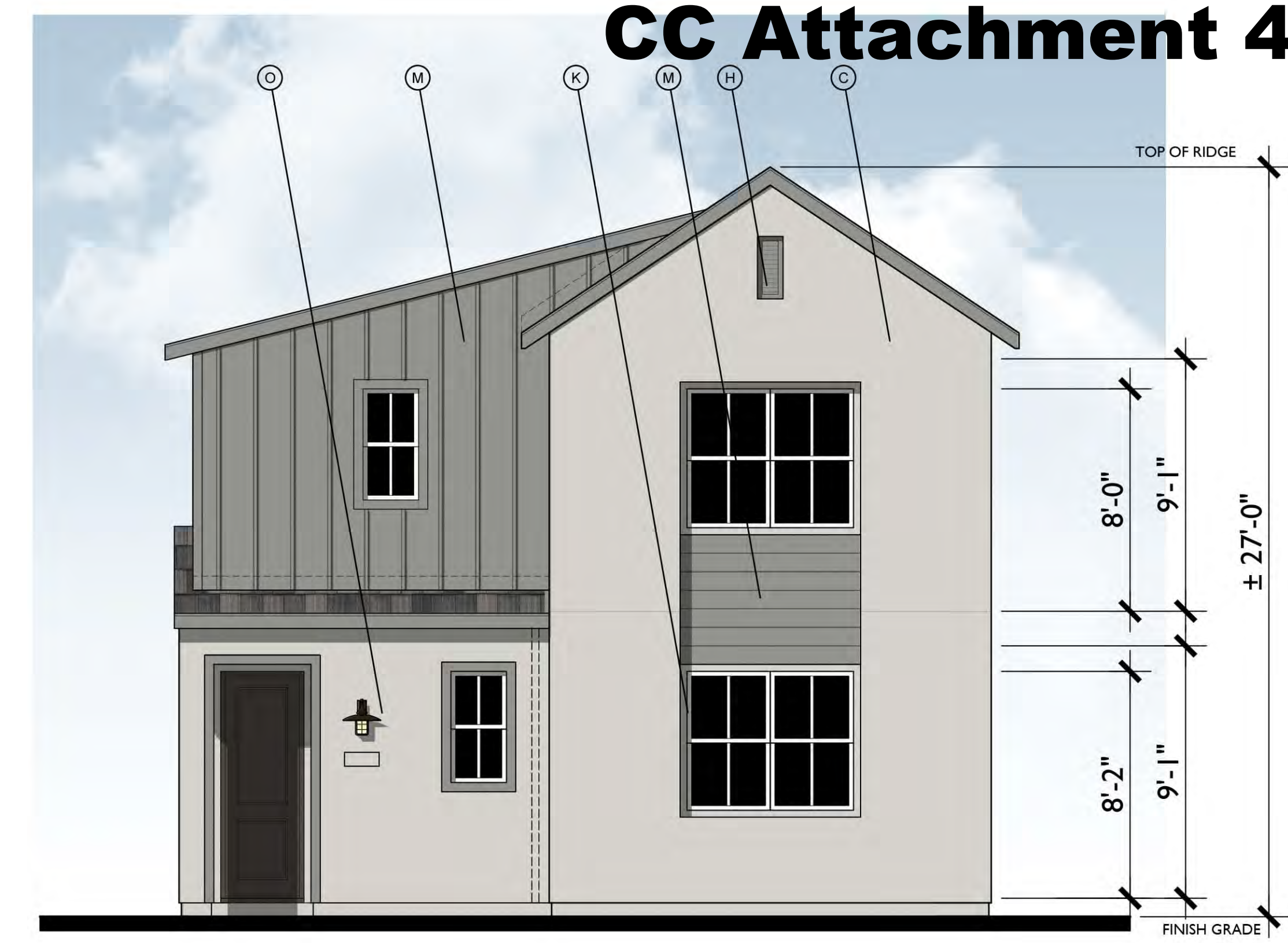
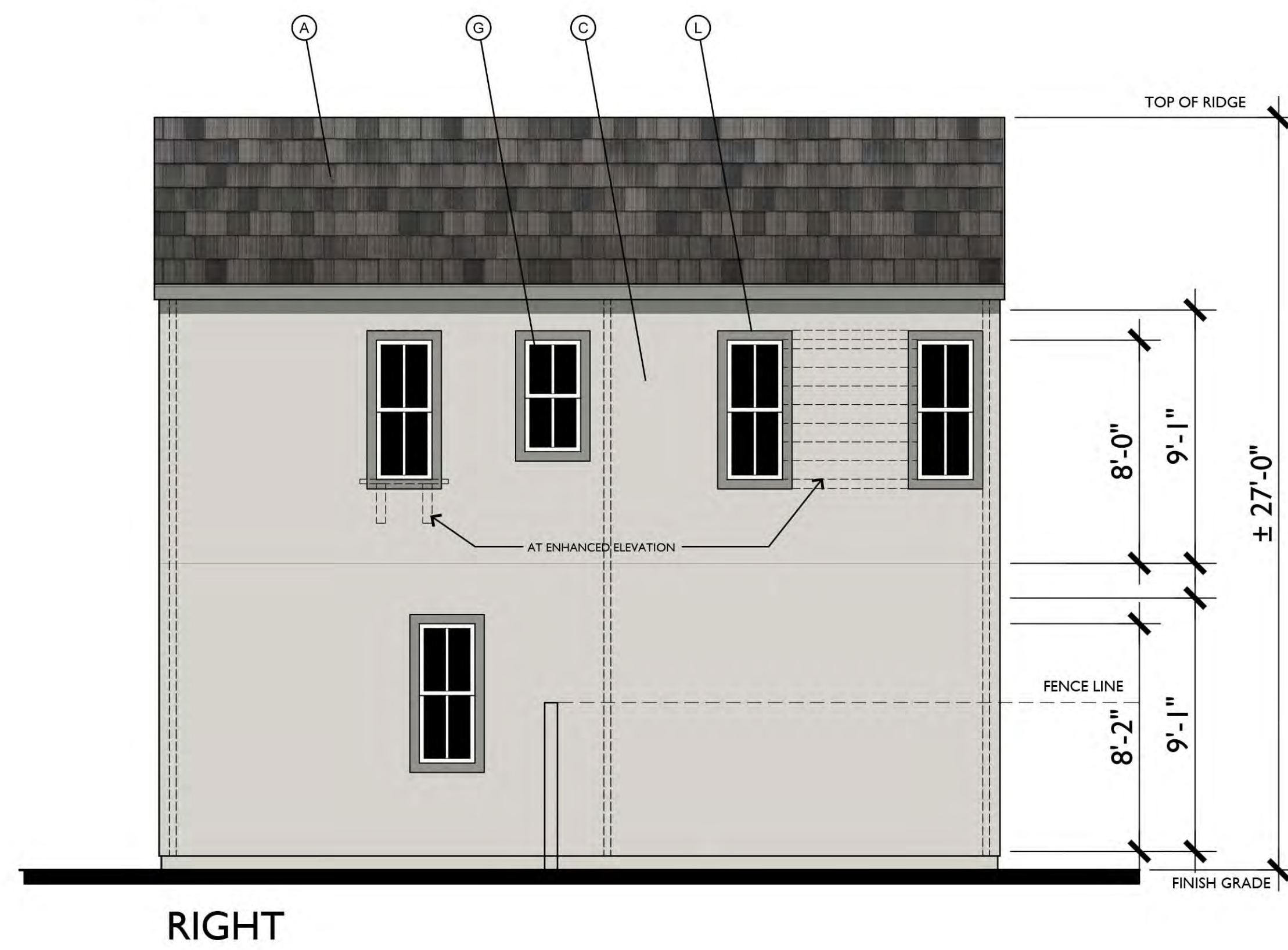
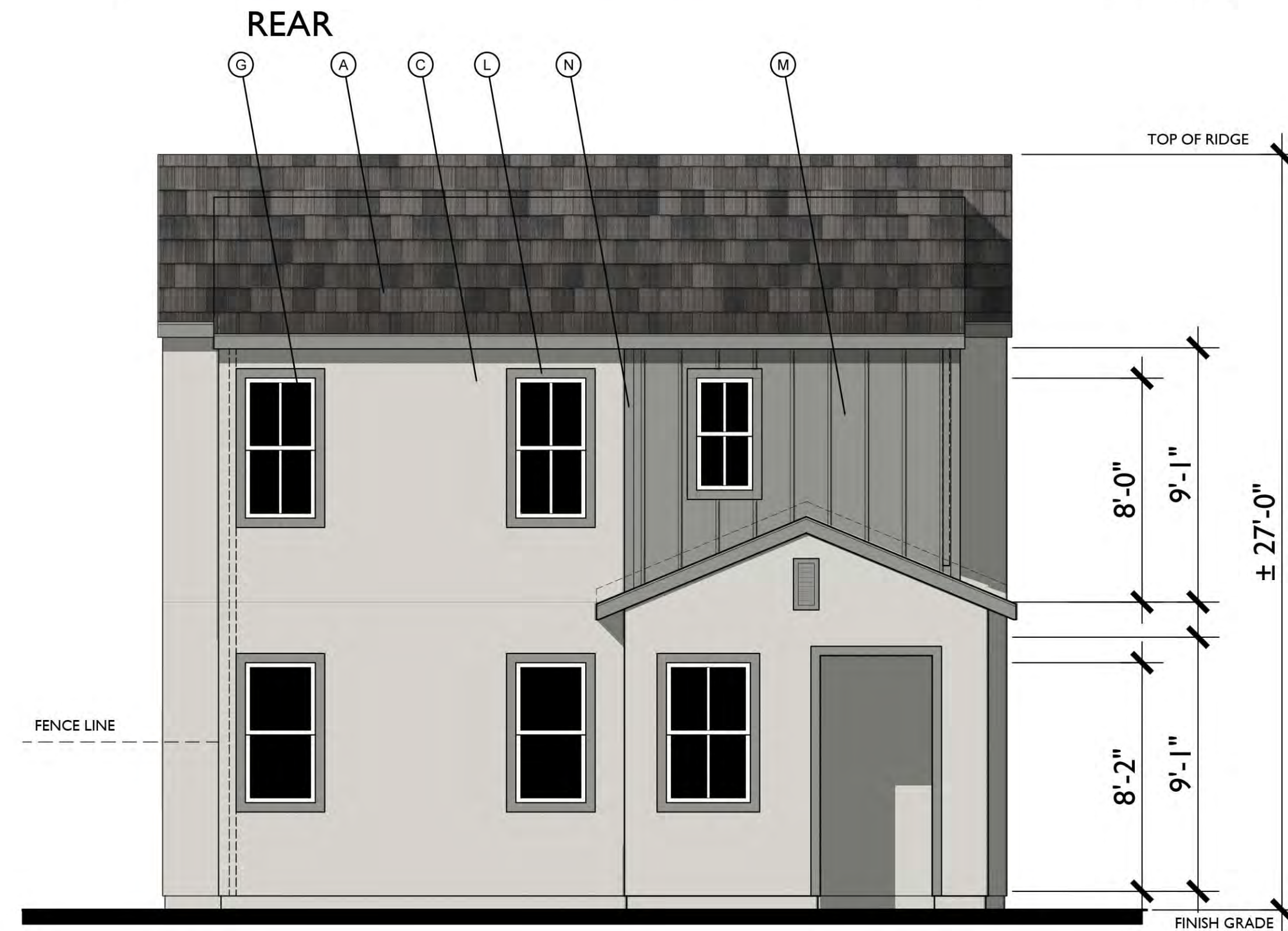
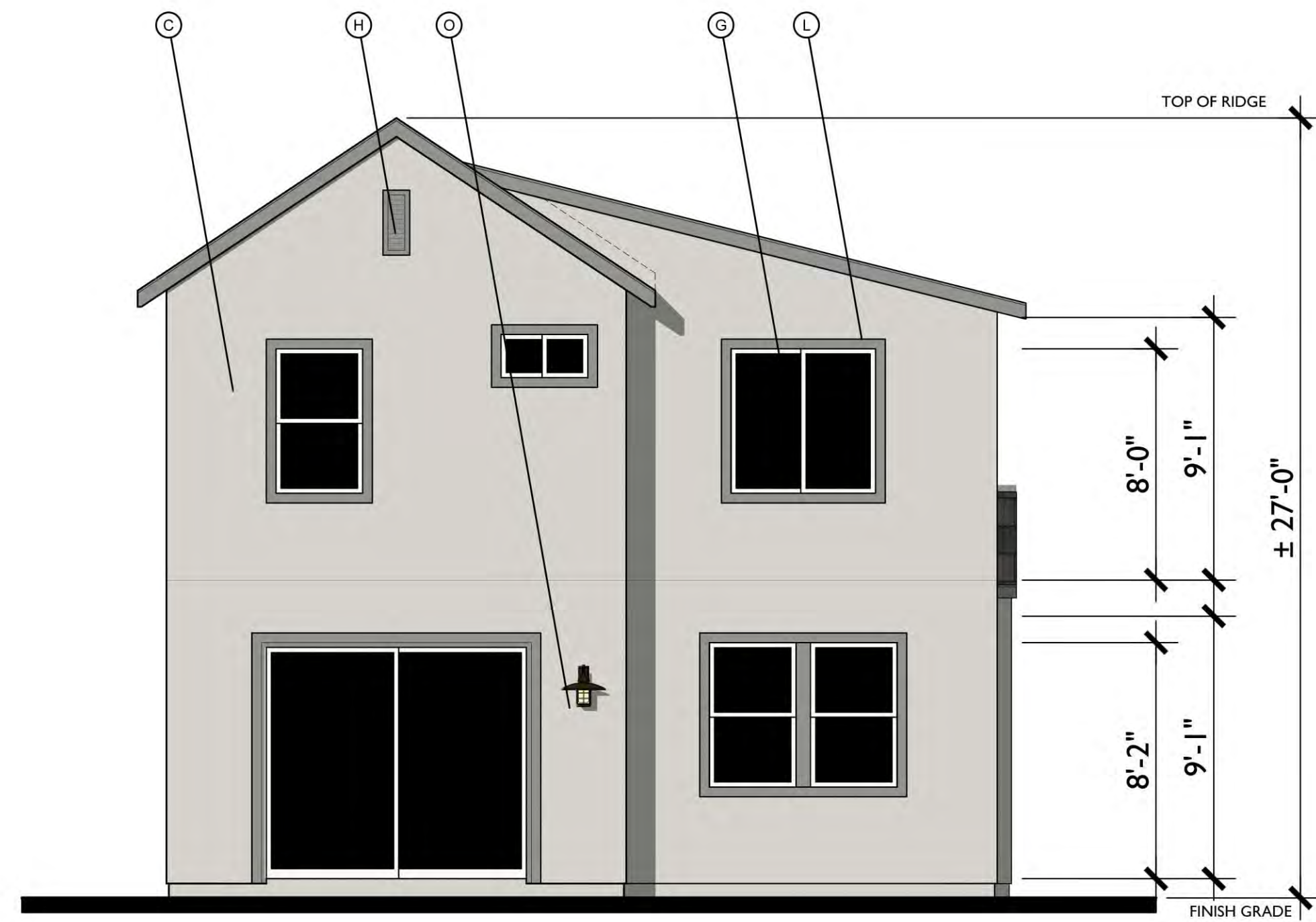
PLAN 3

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.

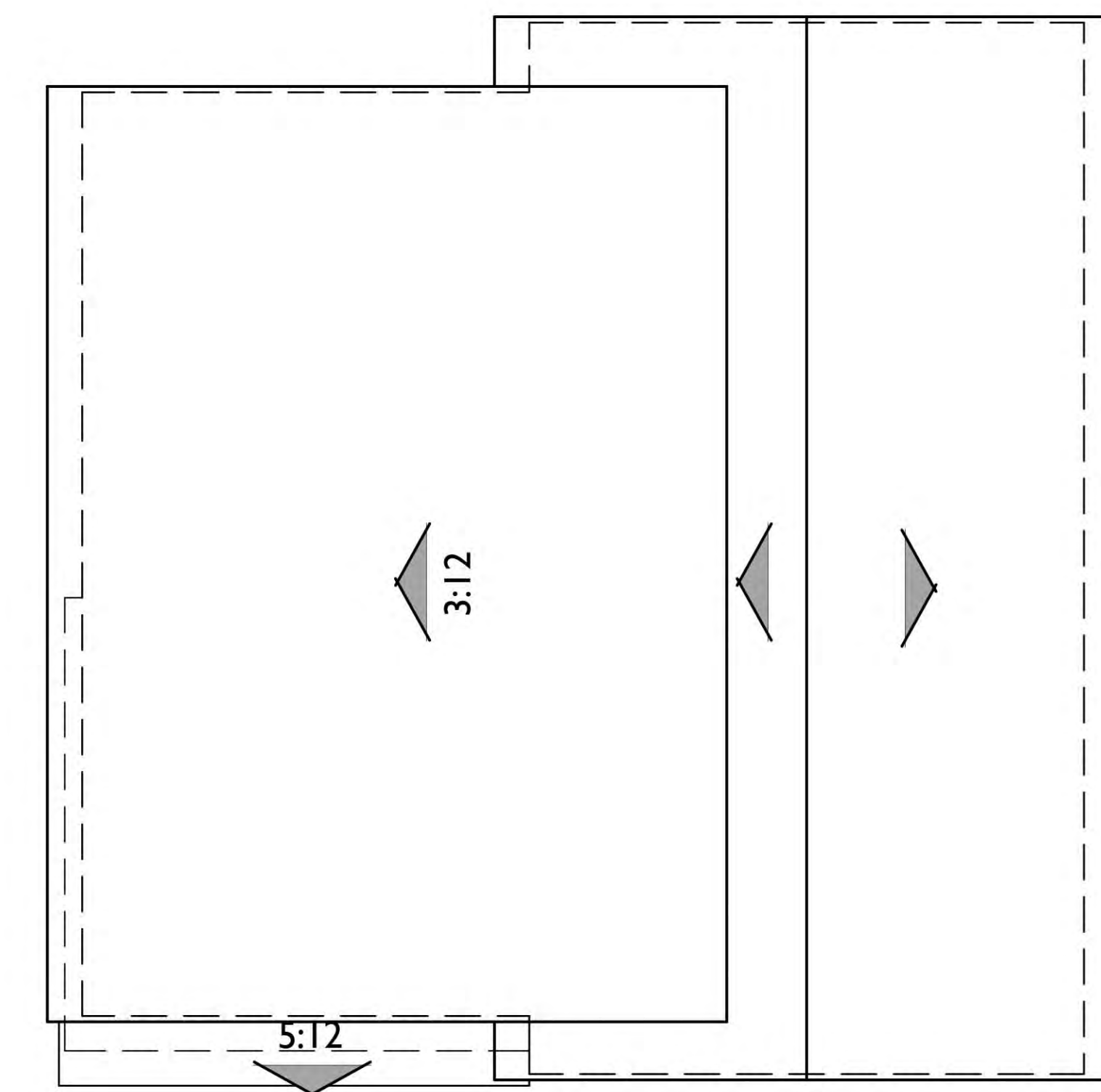
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

02.10.20

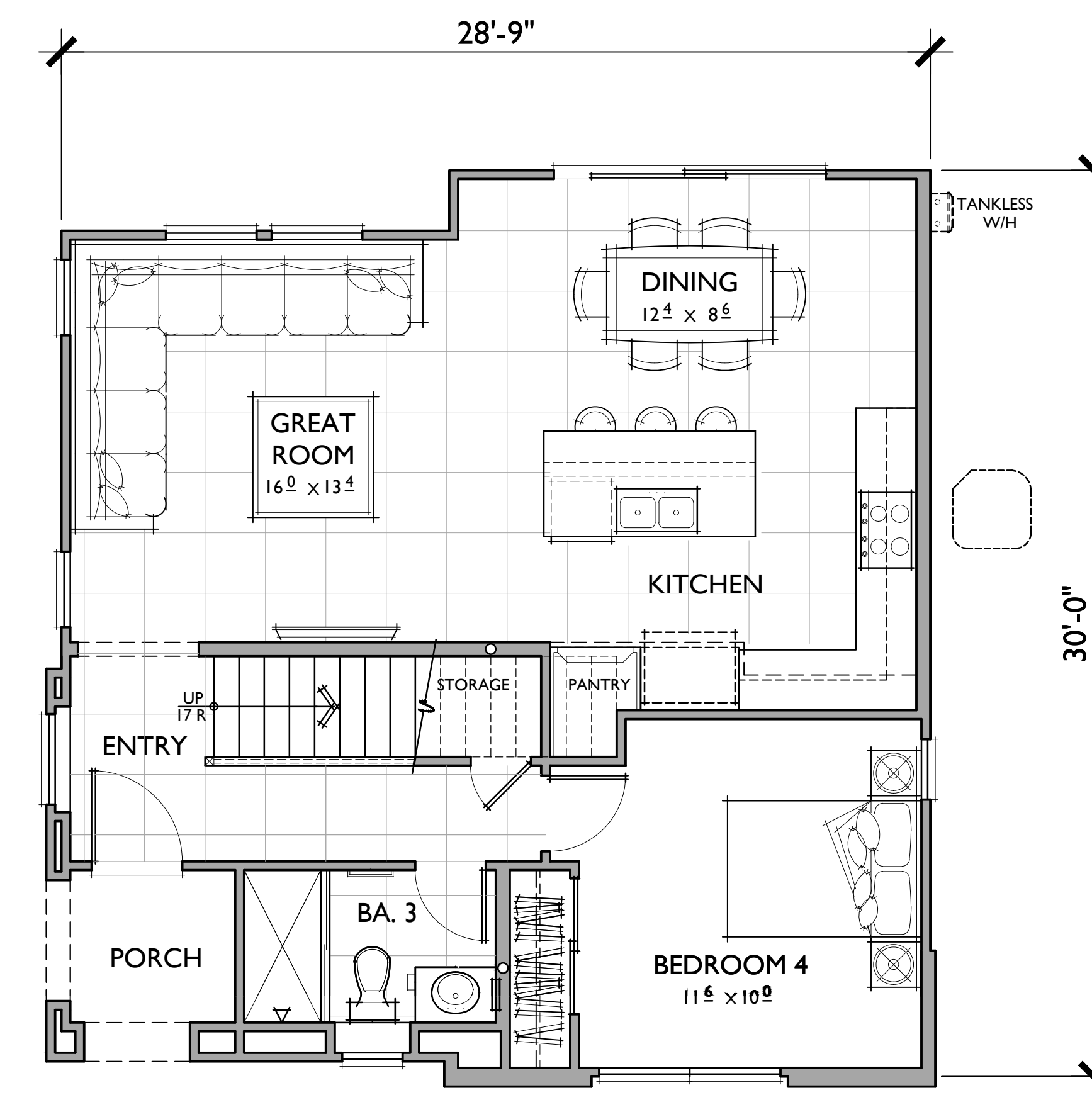
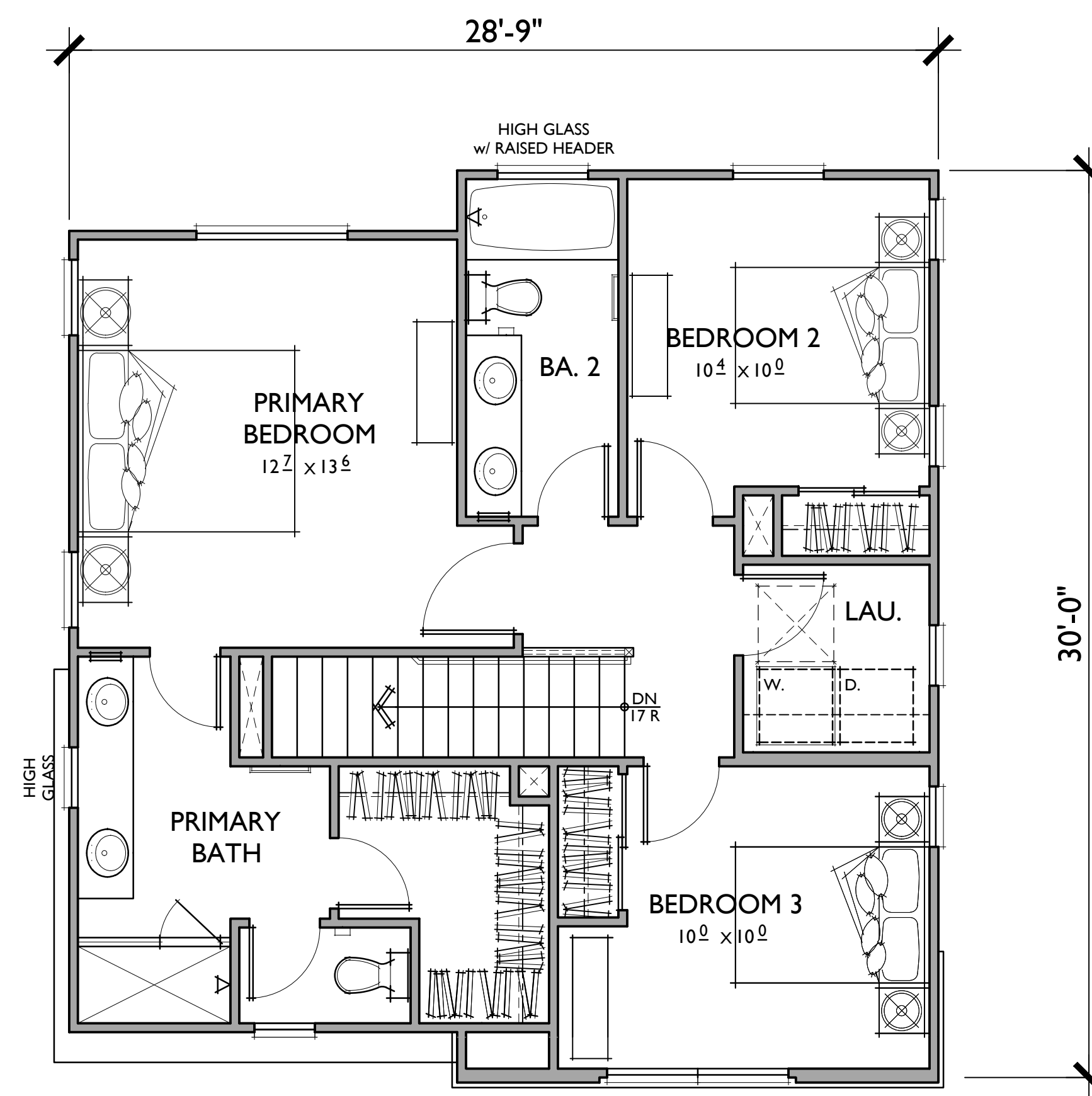


FRONT Farmhouse Variation I
1/4"=1'-0"

- 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



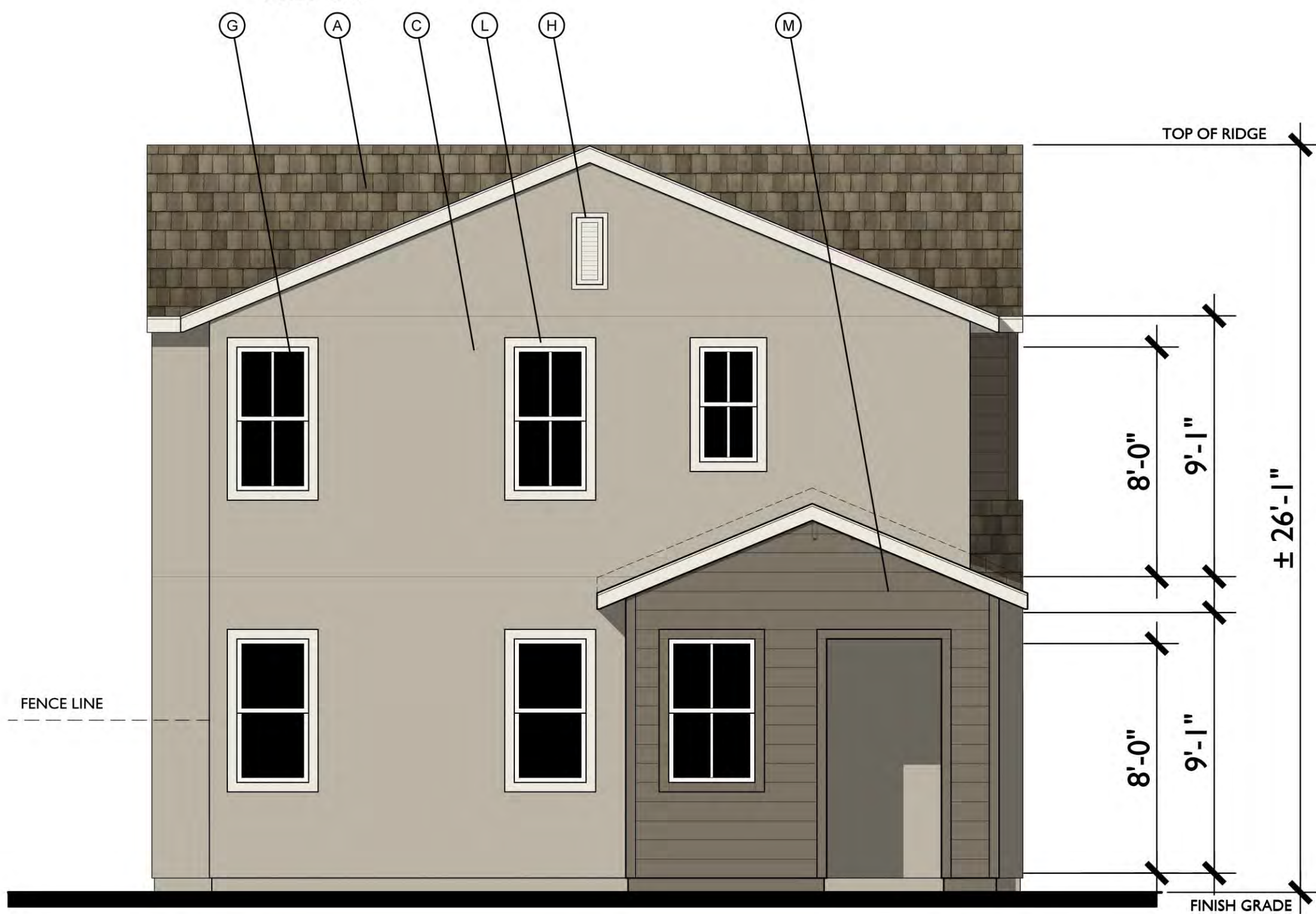
PLAN 3
 4 BEDROOMS / 3 BATHS
 2 - CAR GARAGE

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

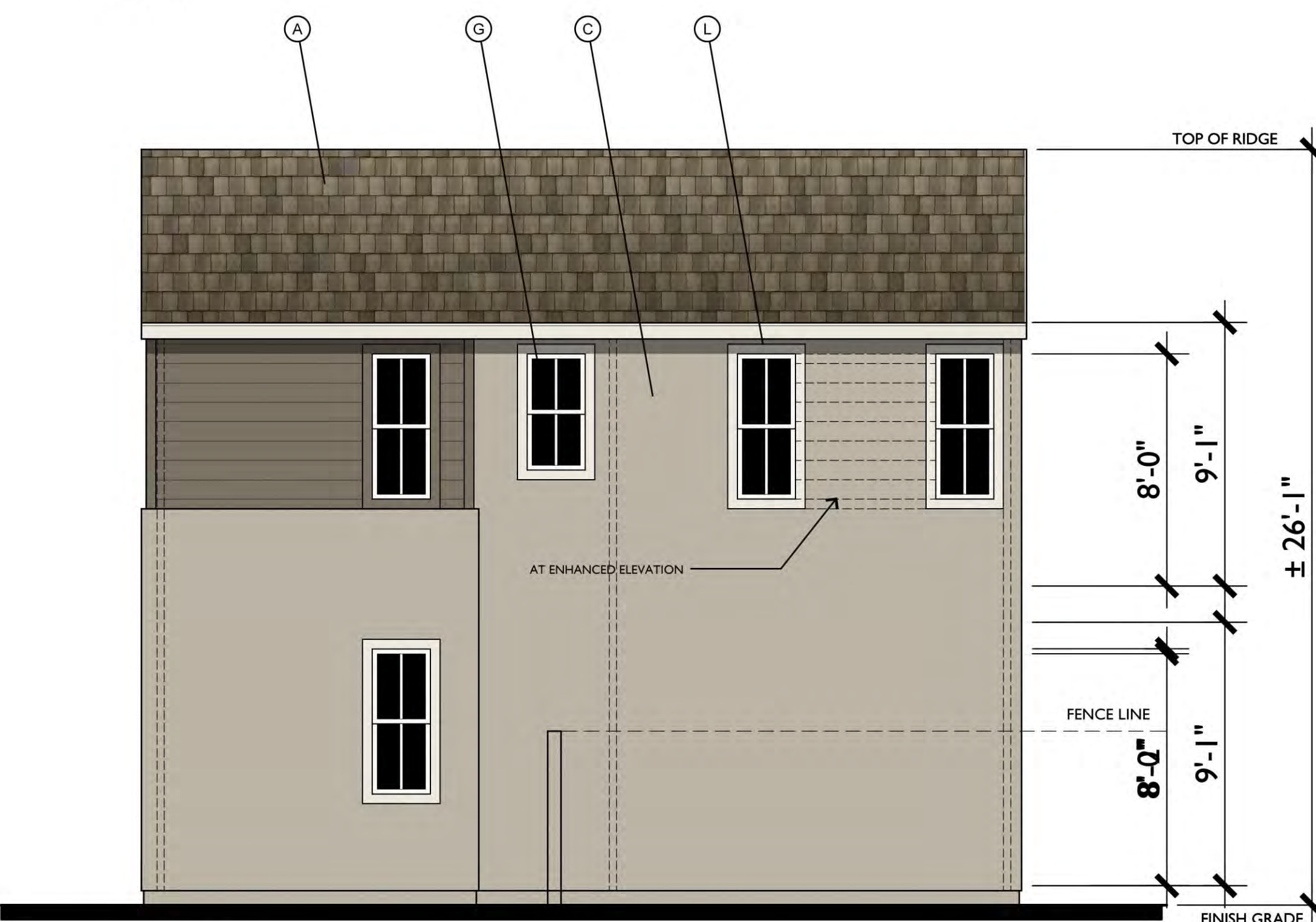
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



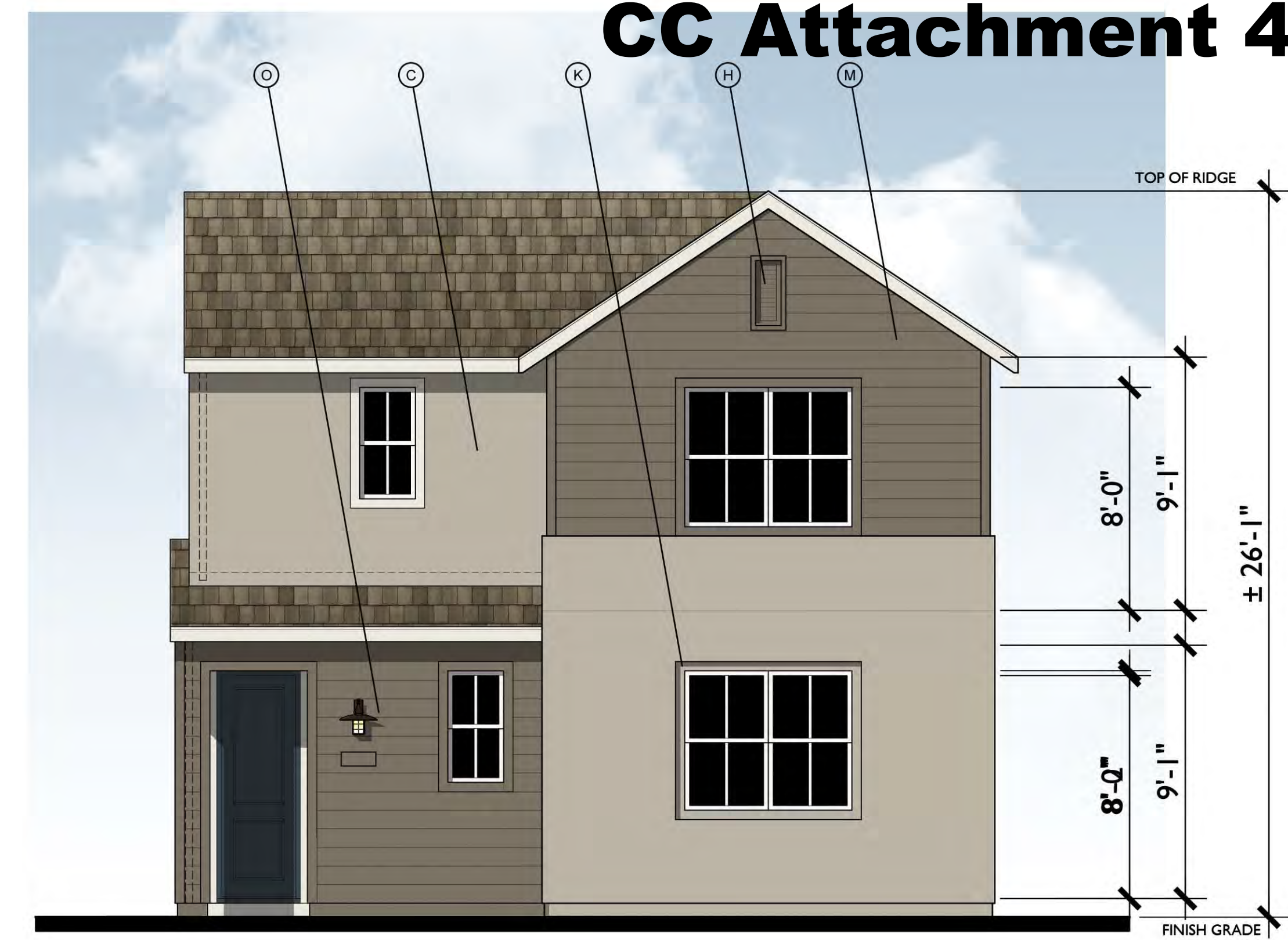
REAR



LEFT



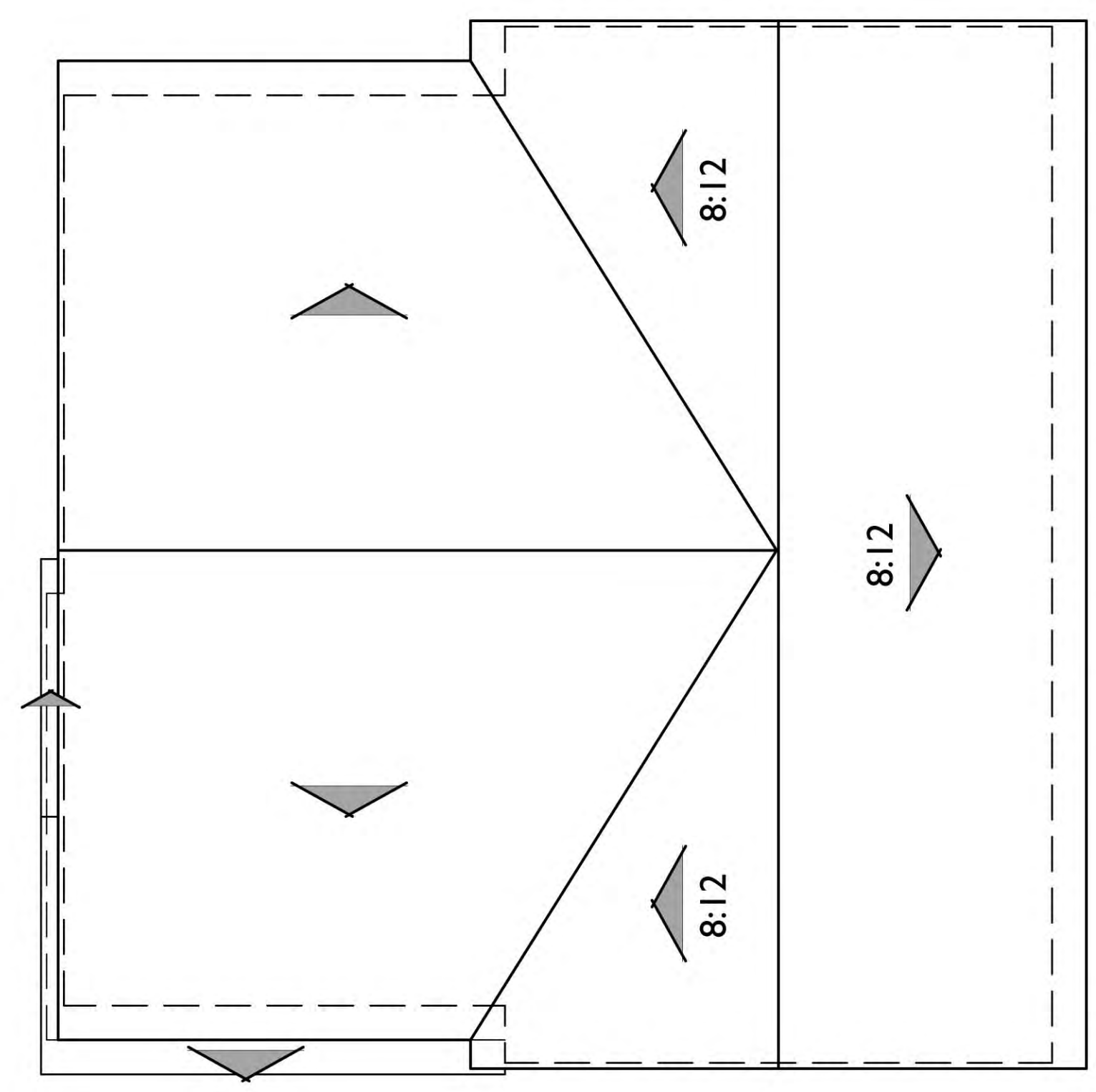
RIGHT



FRONT

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

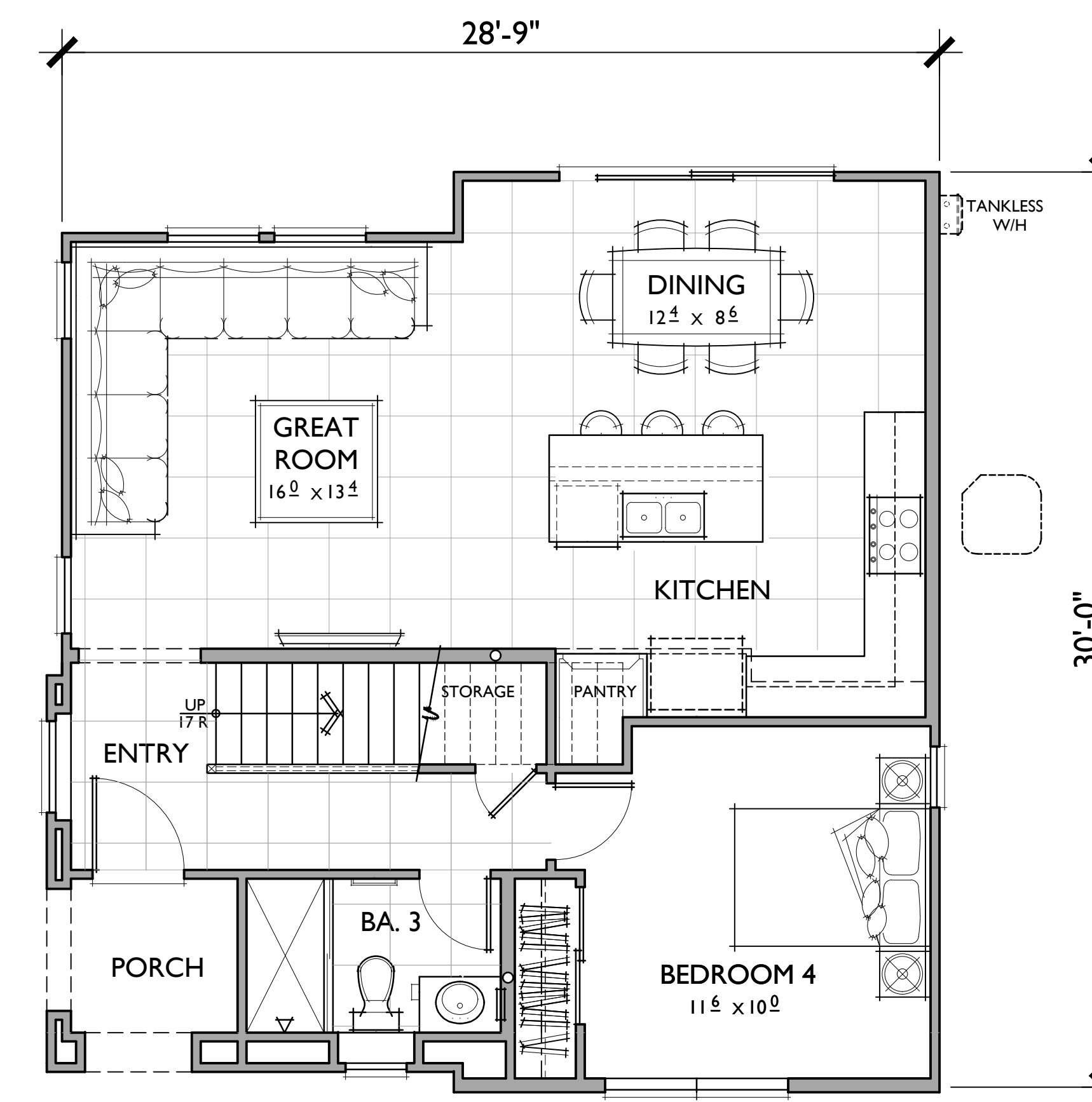
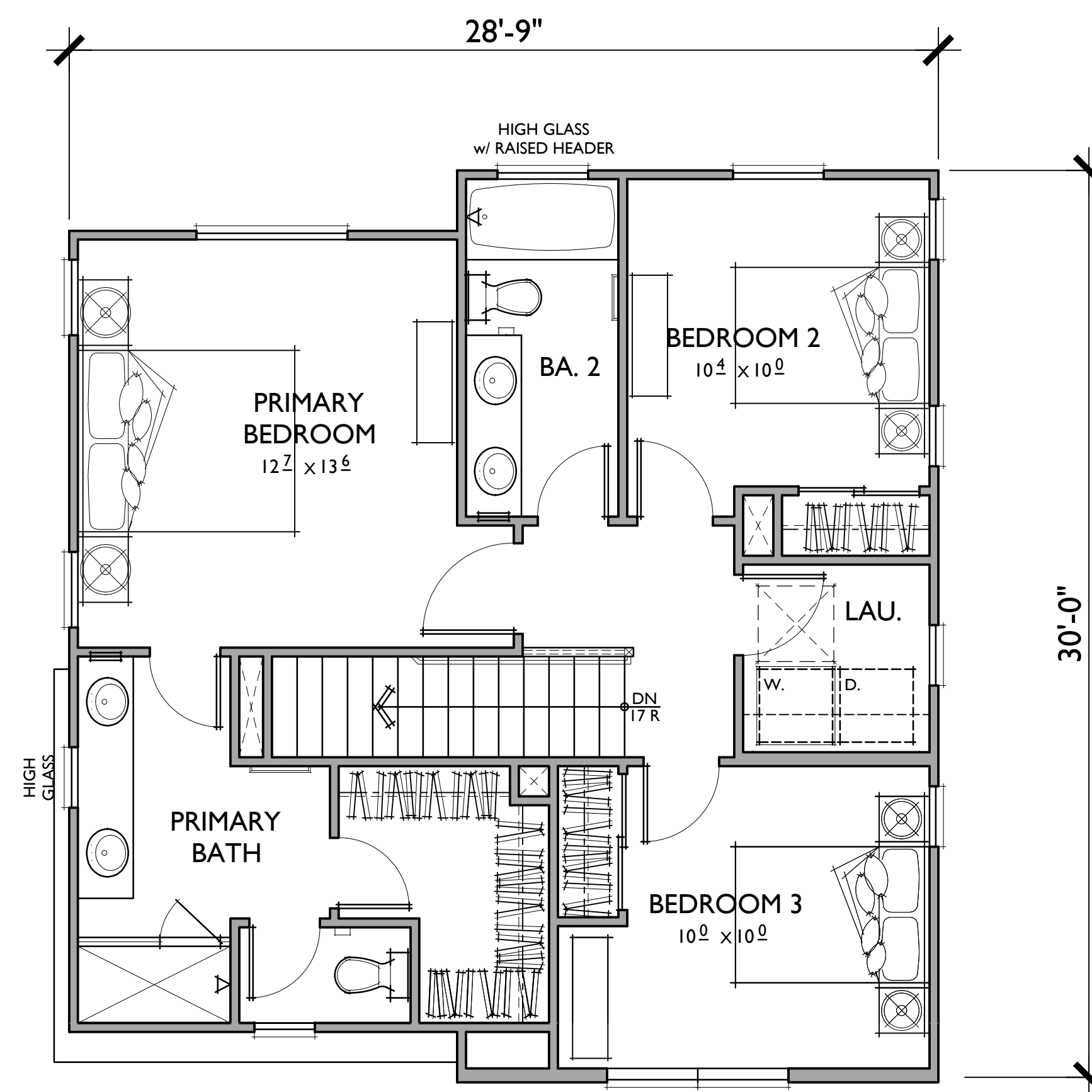
- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. ROLL UP GARAGE DOOR
 - C. STUCCO
 - D. DECORATIVE POTSHELF
 - E. SIMULATED WOOD, SHAPED FOAM CORBEL
 - F. WOOD BARGE BOARD
 - G. VINYL WINDOW
 - H. GABLE END VENT DETAIL
 - K. RECESS AROUND WINDOW
 - L. STUCCO OVER FOAM TRIM
 - M. HORIZONTAL / VERTICAL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



ROOF PLAN

Variation 2

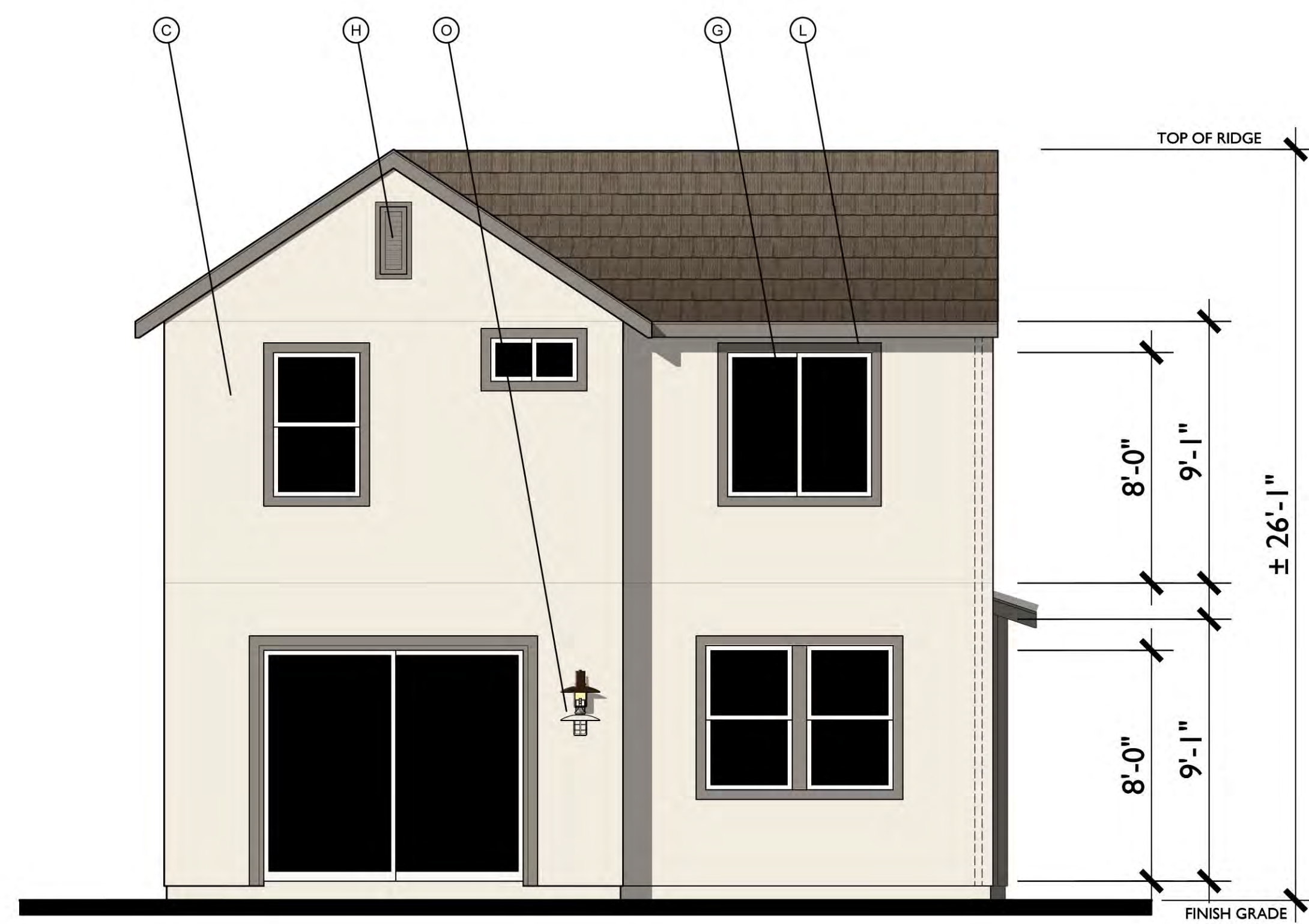
PITCH: 5:12 U.N.O.
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



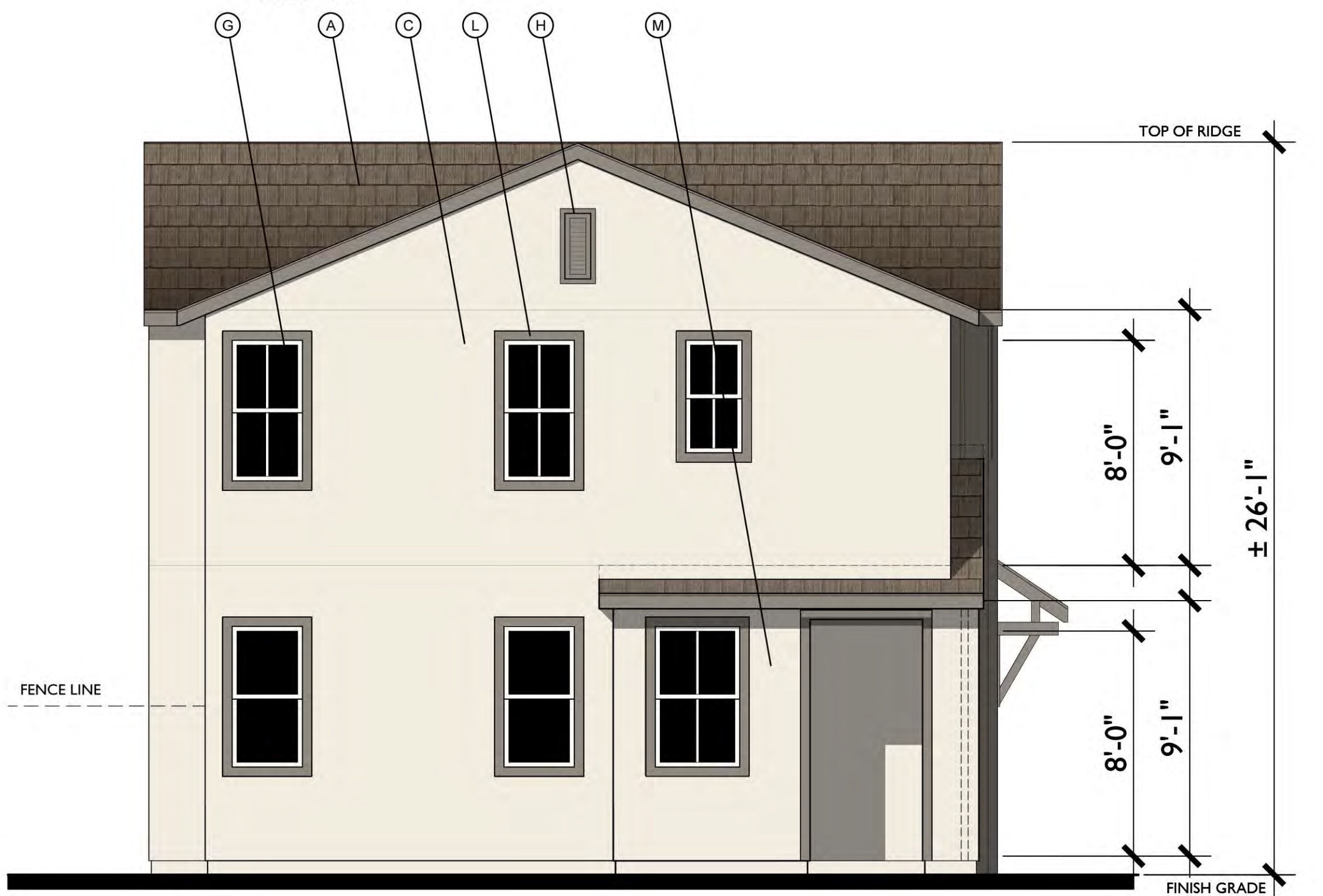
PLAN 3
 4 BEDROOMS / 3 BATHS
 2 - CAR GARAGE

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

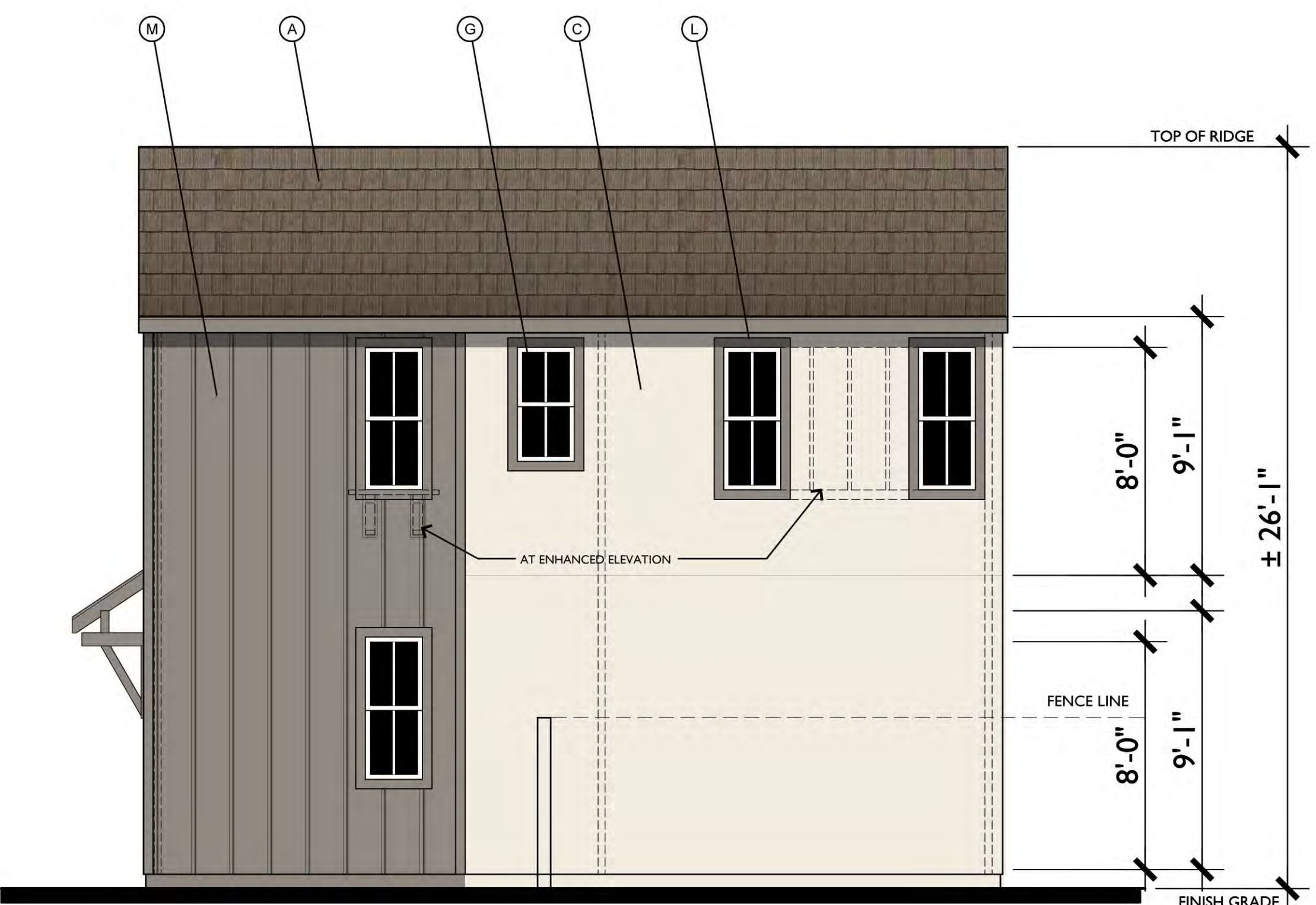
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



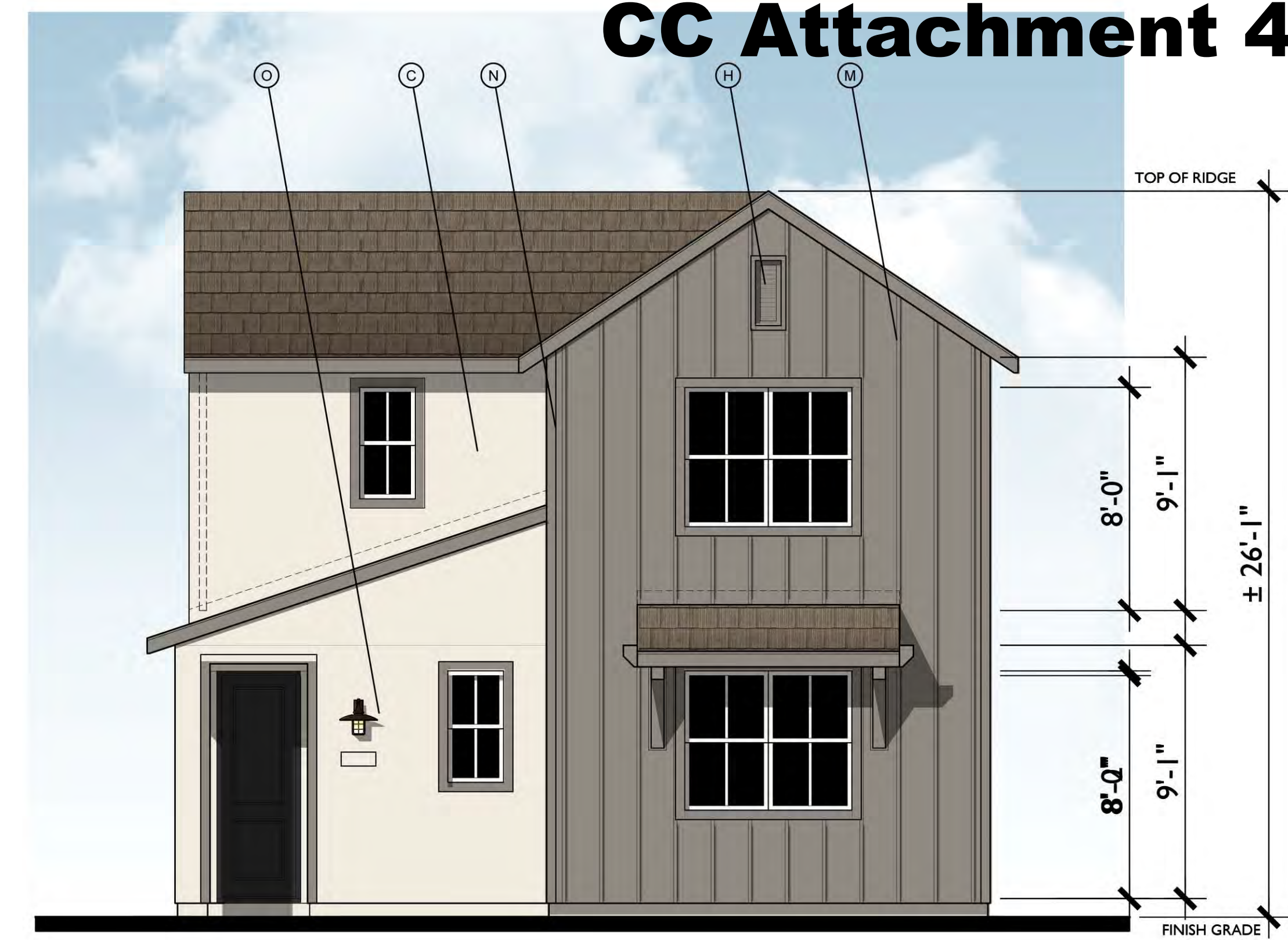
REAR



LEFT



RIGHT

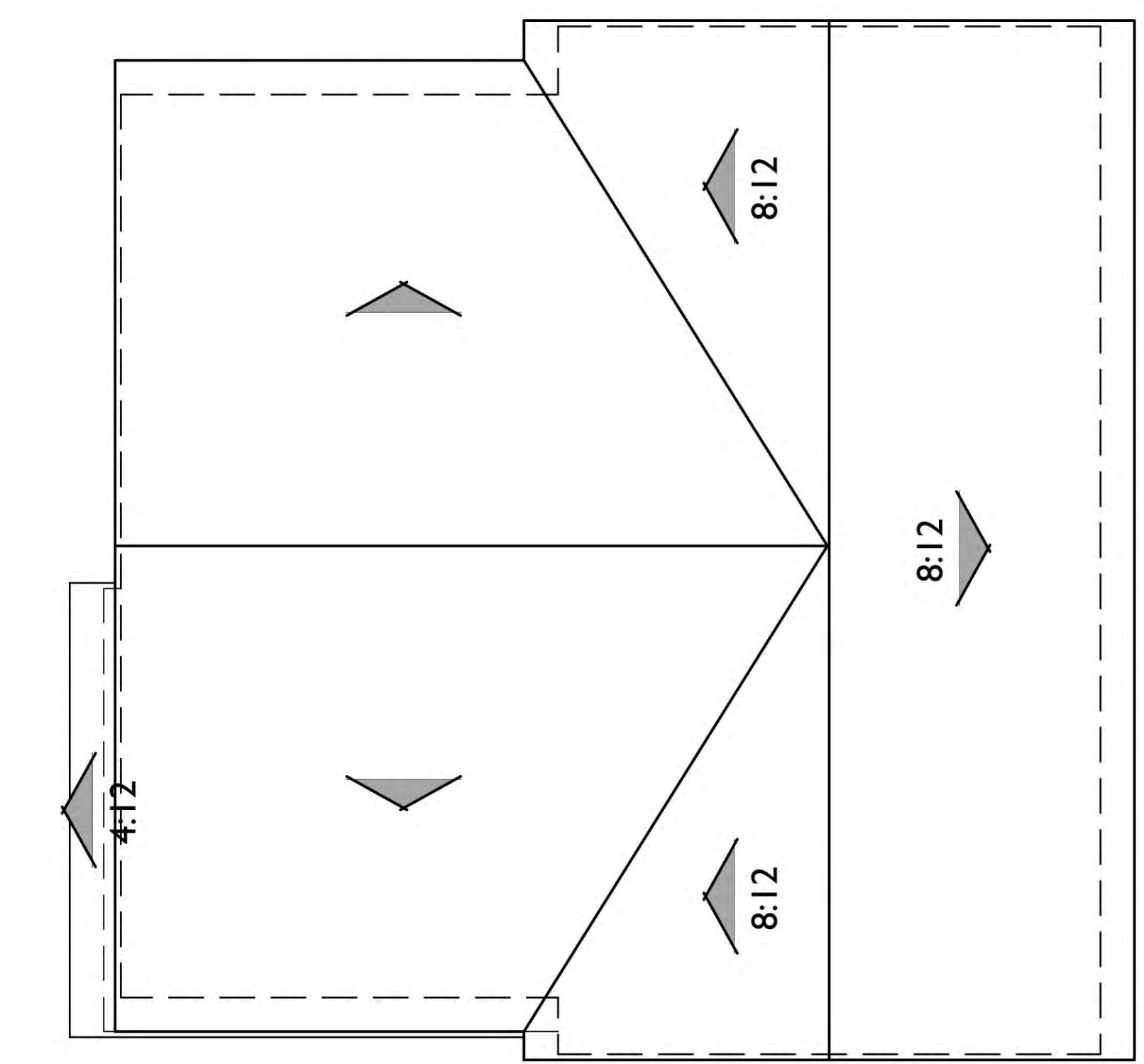


FRONT

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

MATERIAL LEGEND

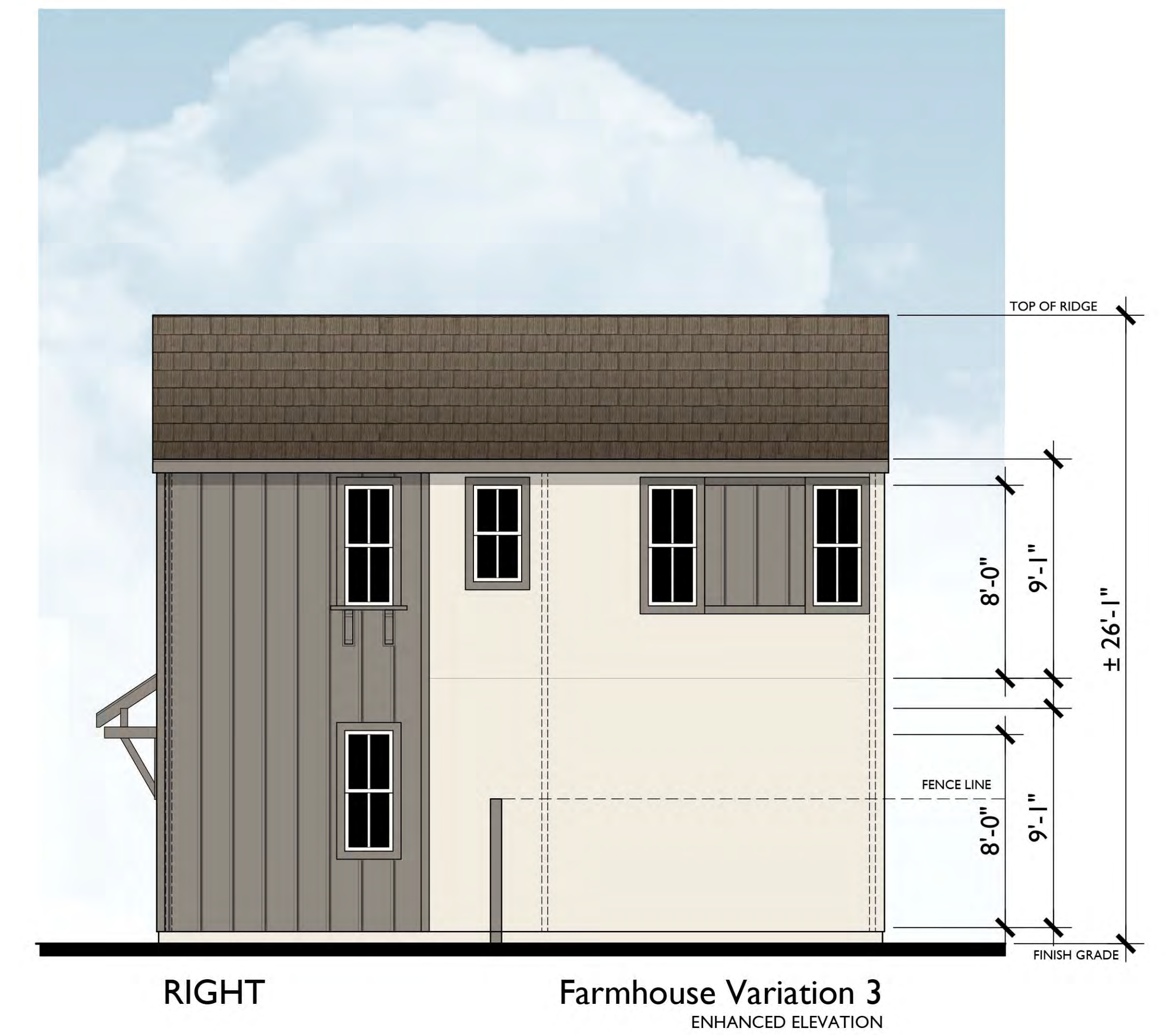
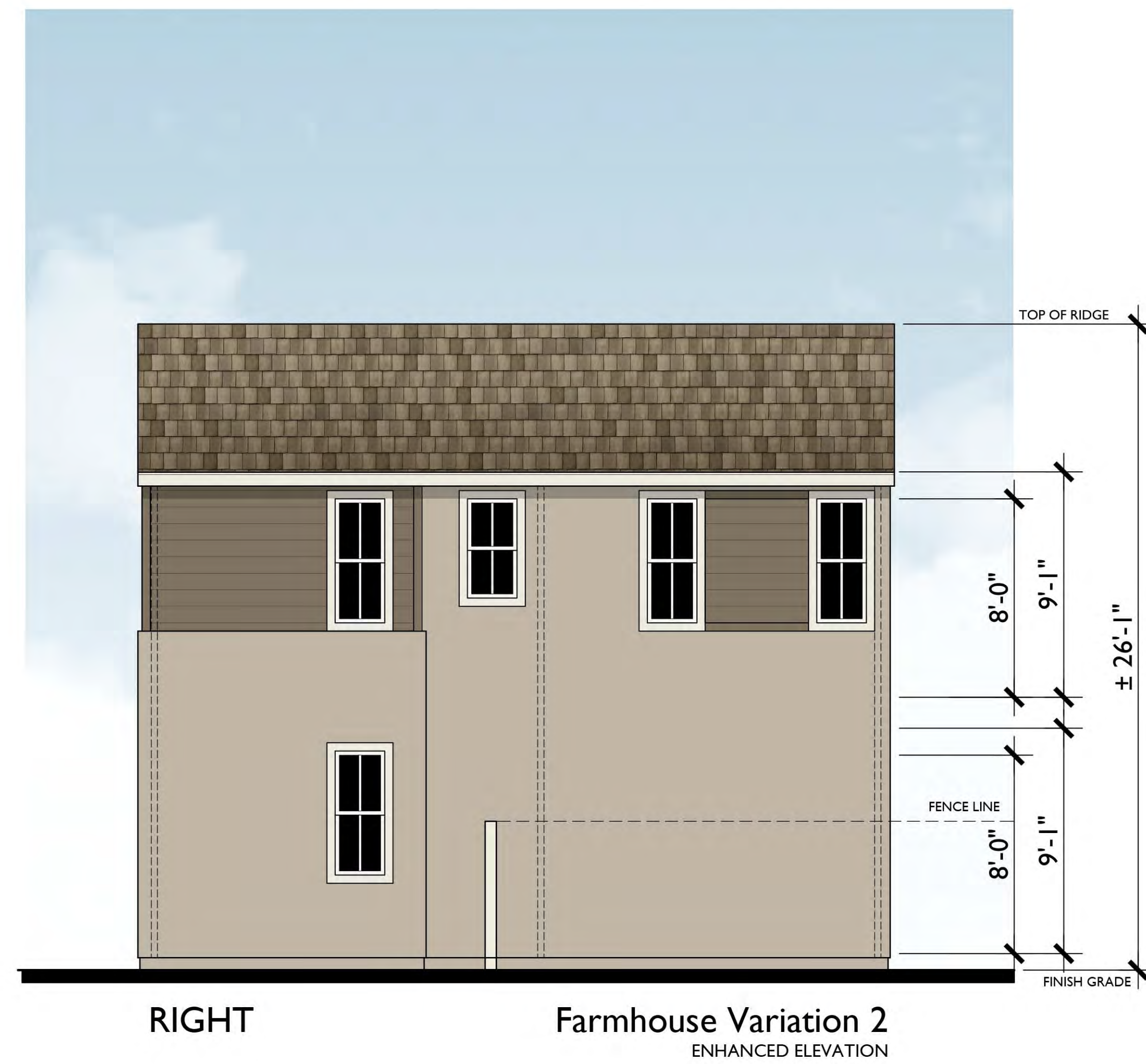
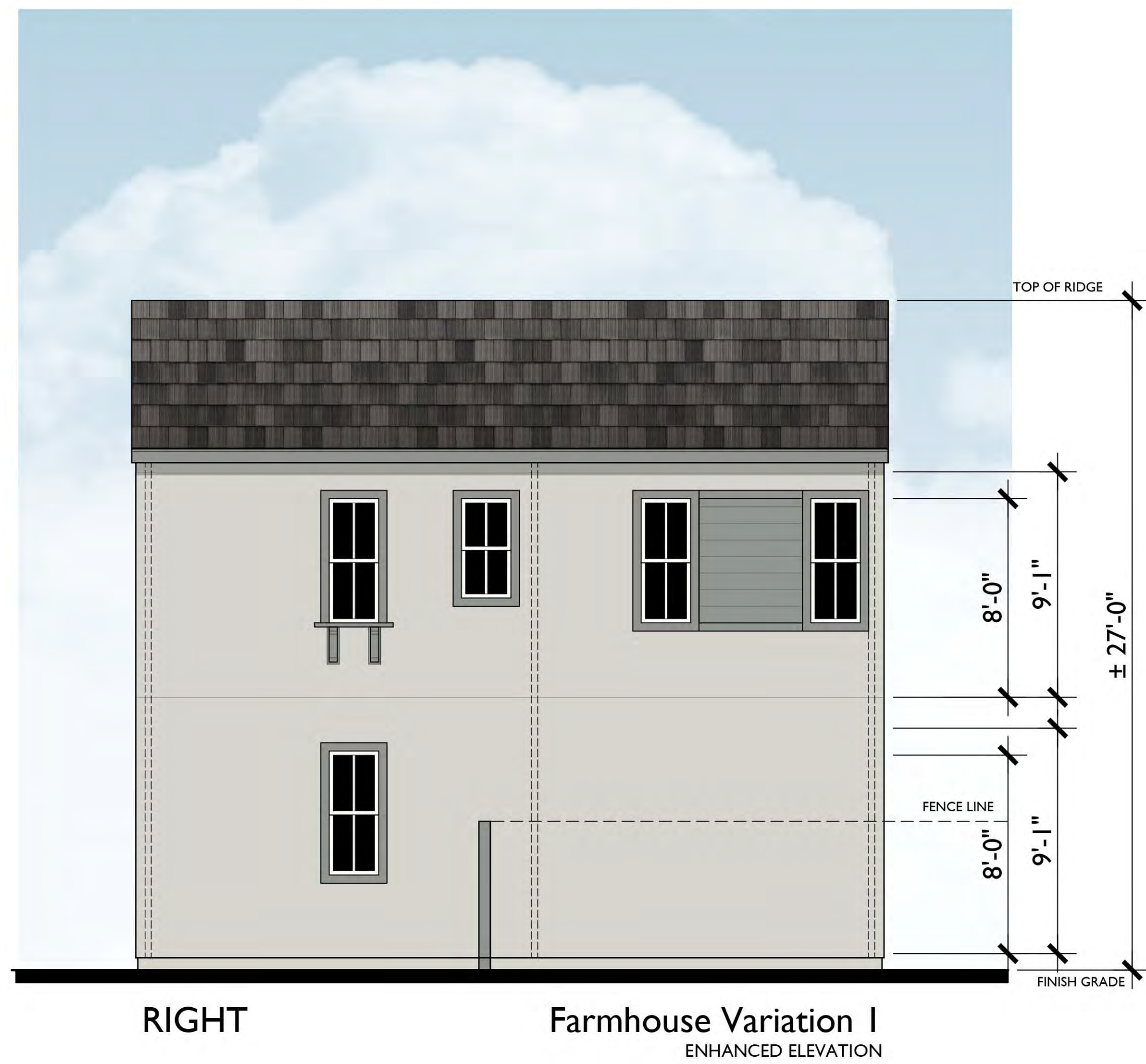
- A. CONCRETE FLAT TILE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. DECORATIVE POTSHELF
- E. SIMULATED WOOD, SHAPED FOAM CORBEL
- F. WOOD BARGE BOARD
- G. VINYL WINDOW
- H. GABLE END VENT DETAIL
- K. RECESS AROUND WINDOW
- L. STUCCO OVER FOAM TRIM
- M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
- N. CEMENTIOUS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

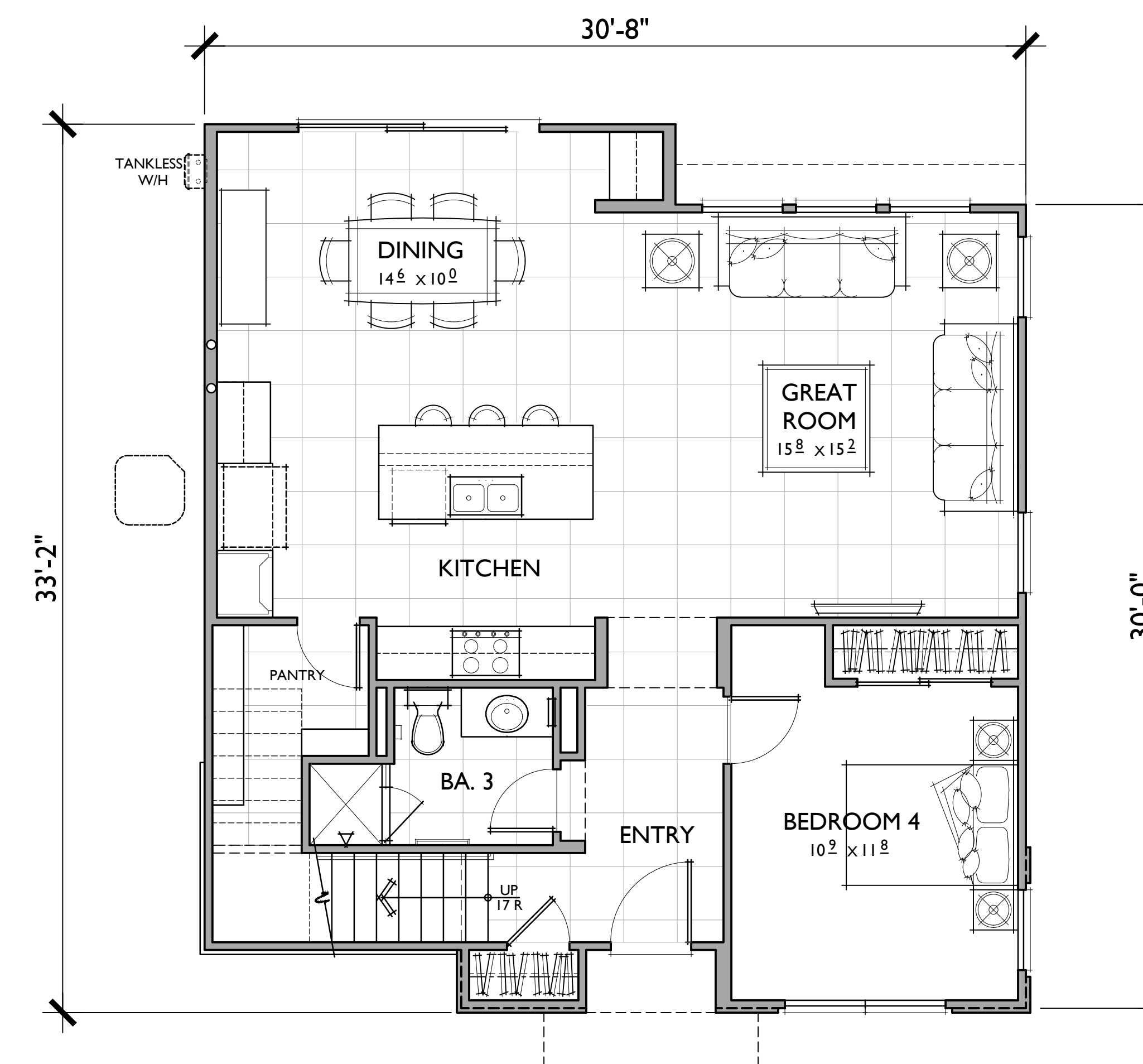
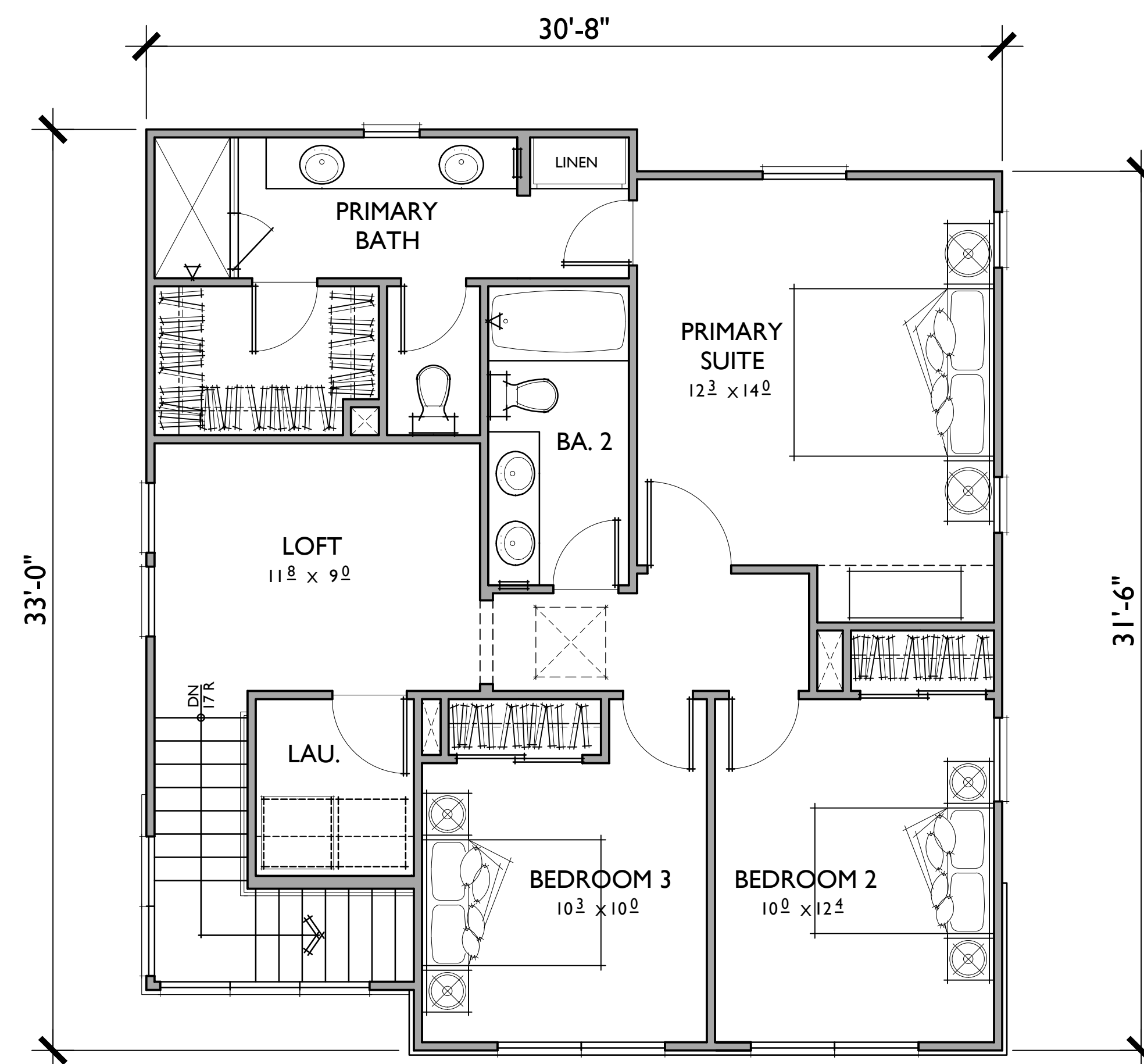


ROOF PLAN

Variation 3

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





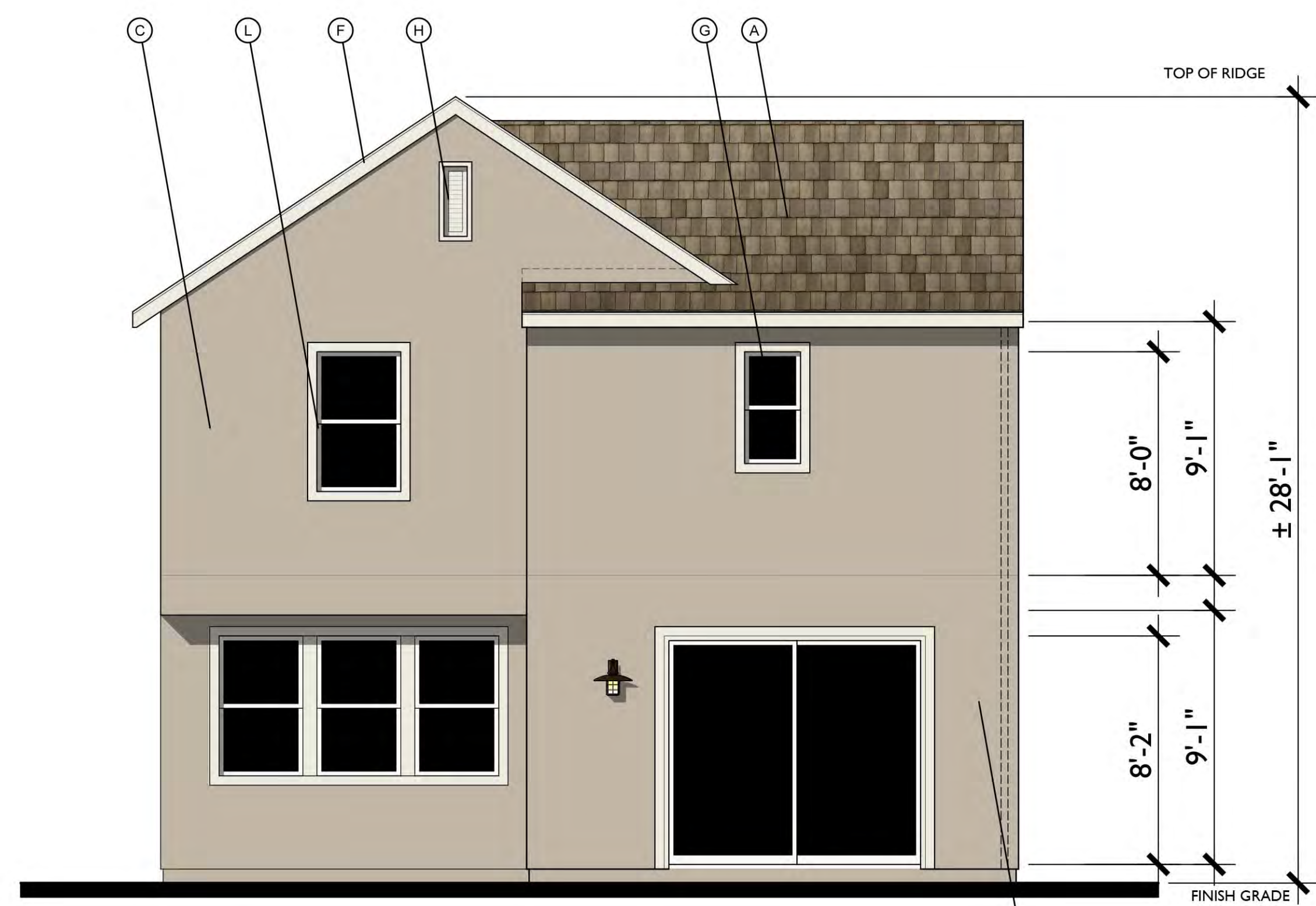
PLAN 4

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

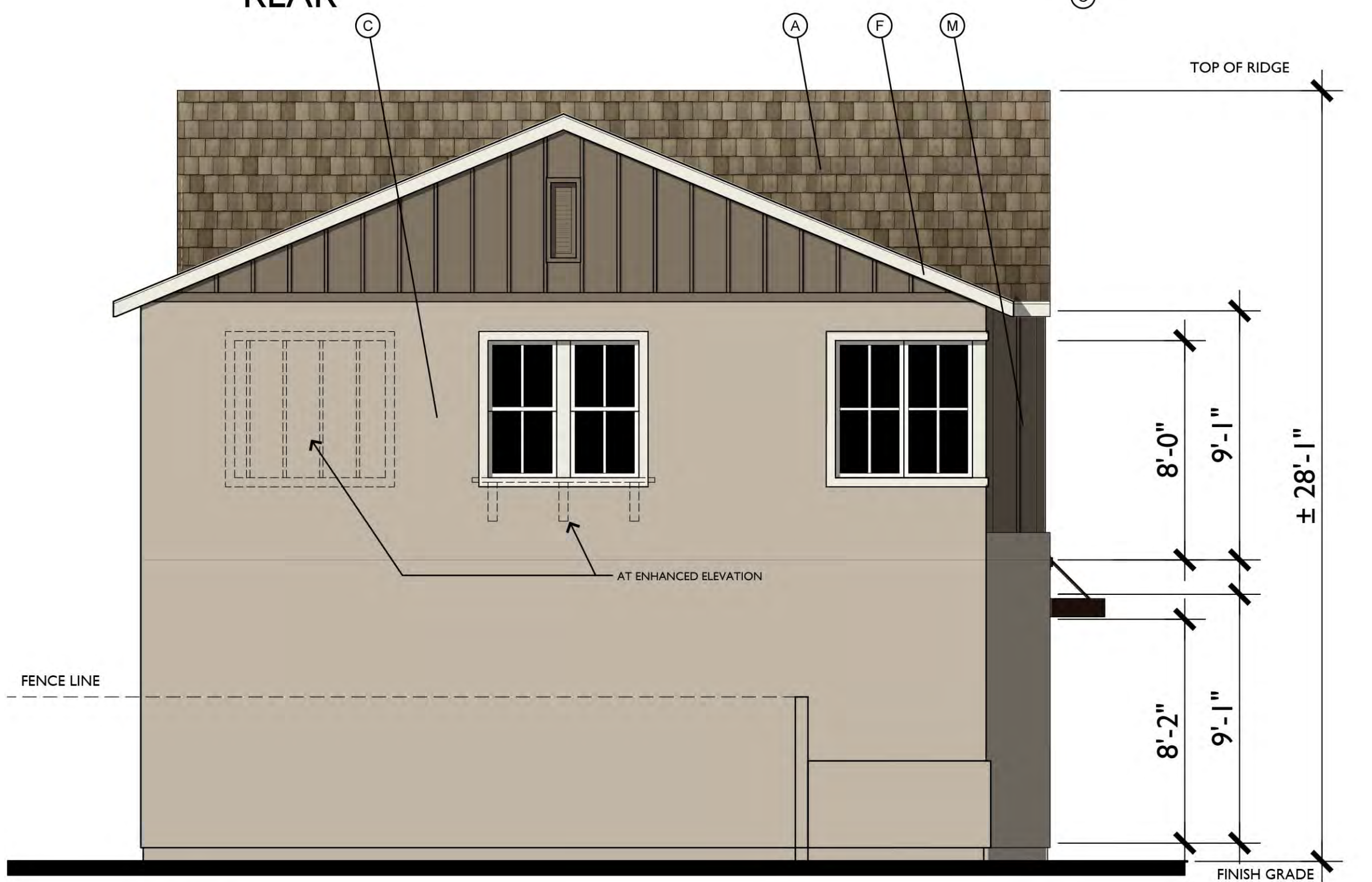
FLOOR AREA TABLE	
1ST FLOOR	899 SQ. FT.
2ND FLOOR	878 SQ. FT.
TOTAL LIVING	1,777 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

02.10.20



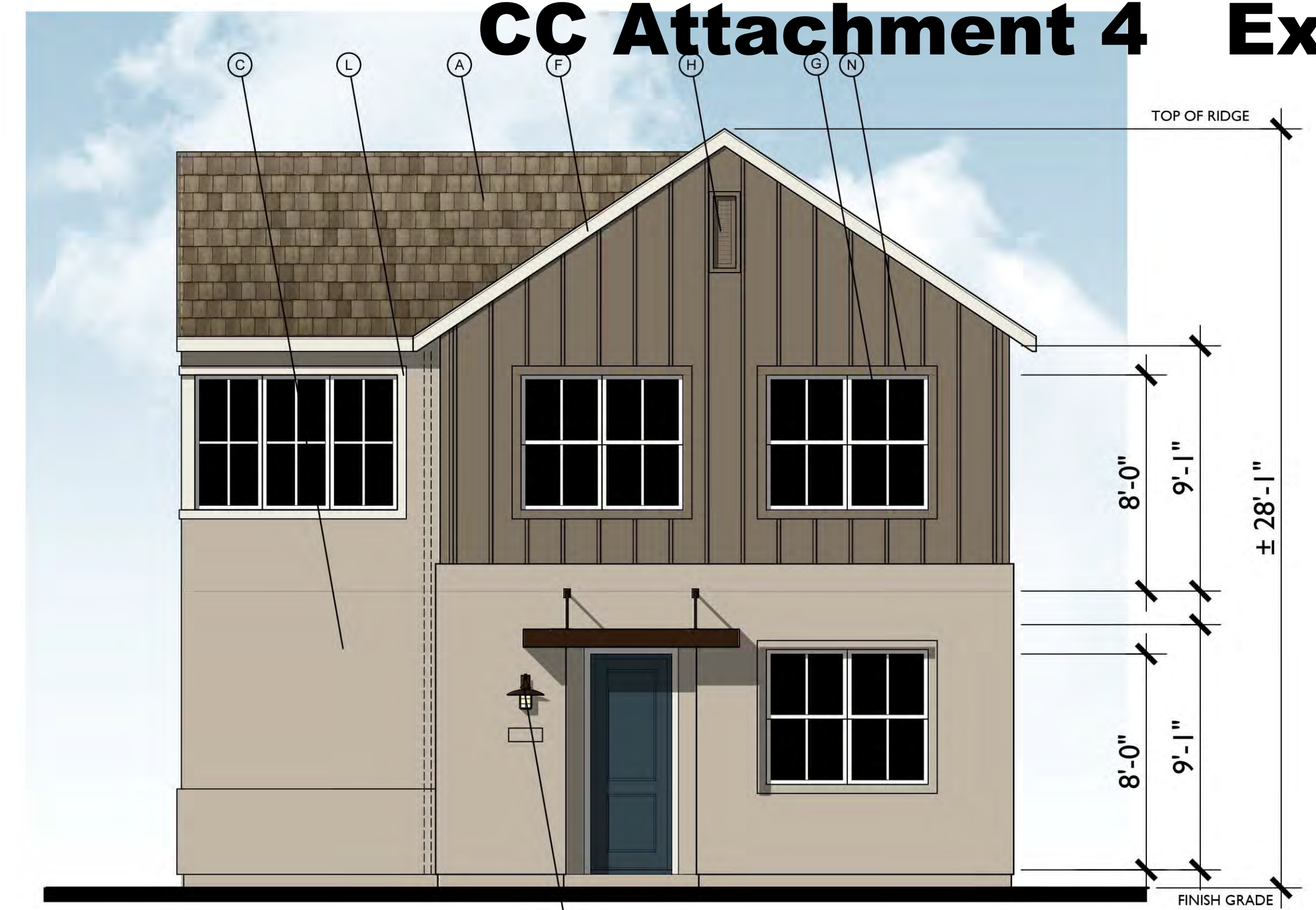
REAR



LEFT



RIGHT

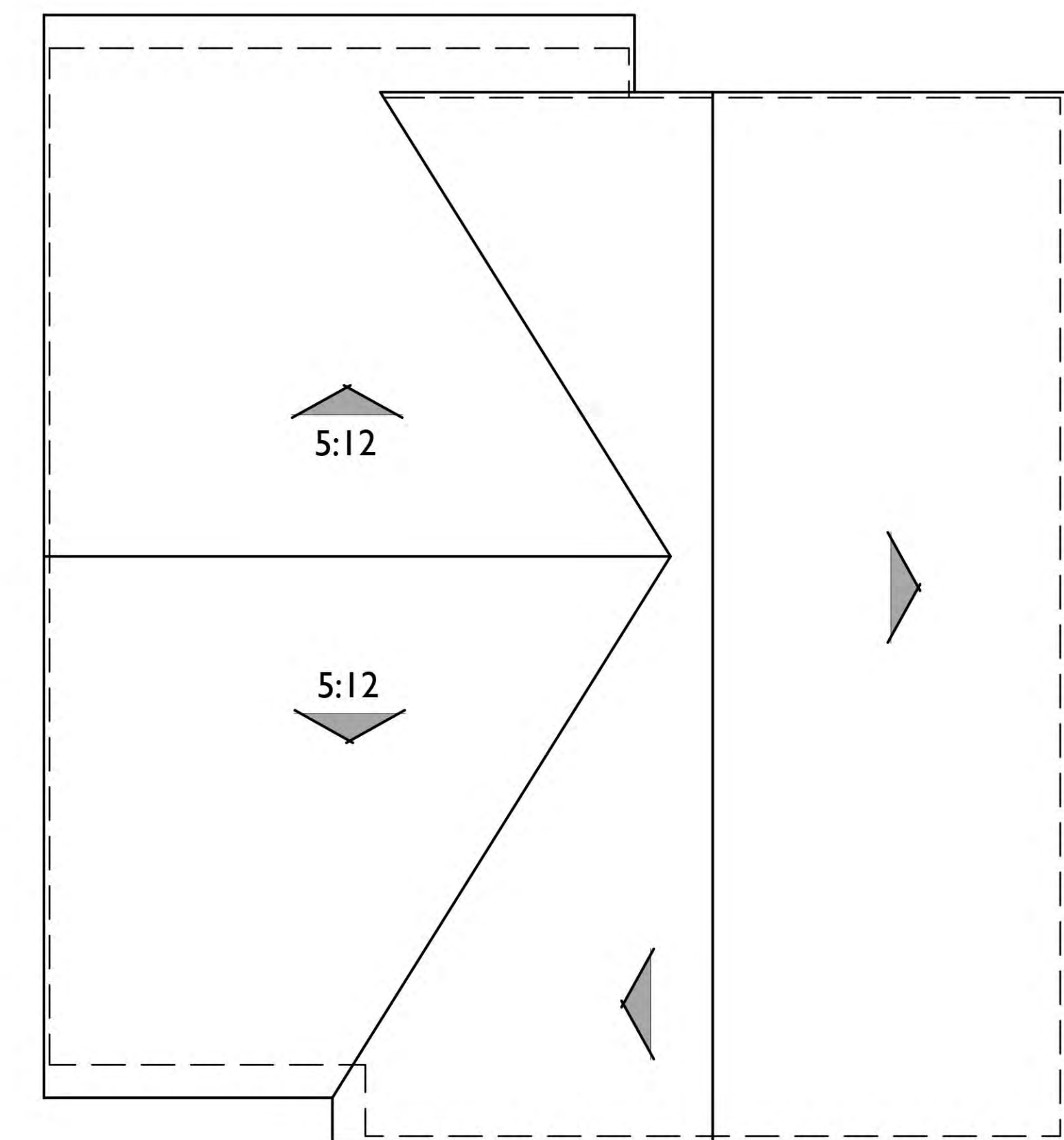


FRONT

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

MATERIAL LEGEND

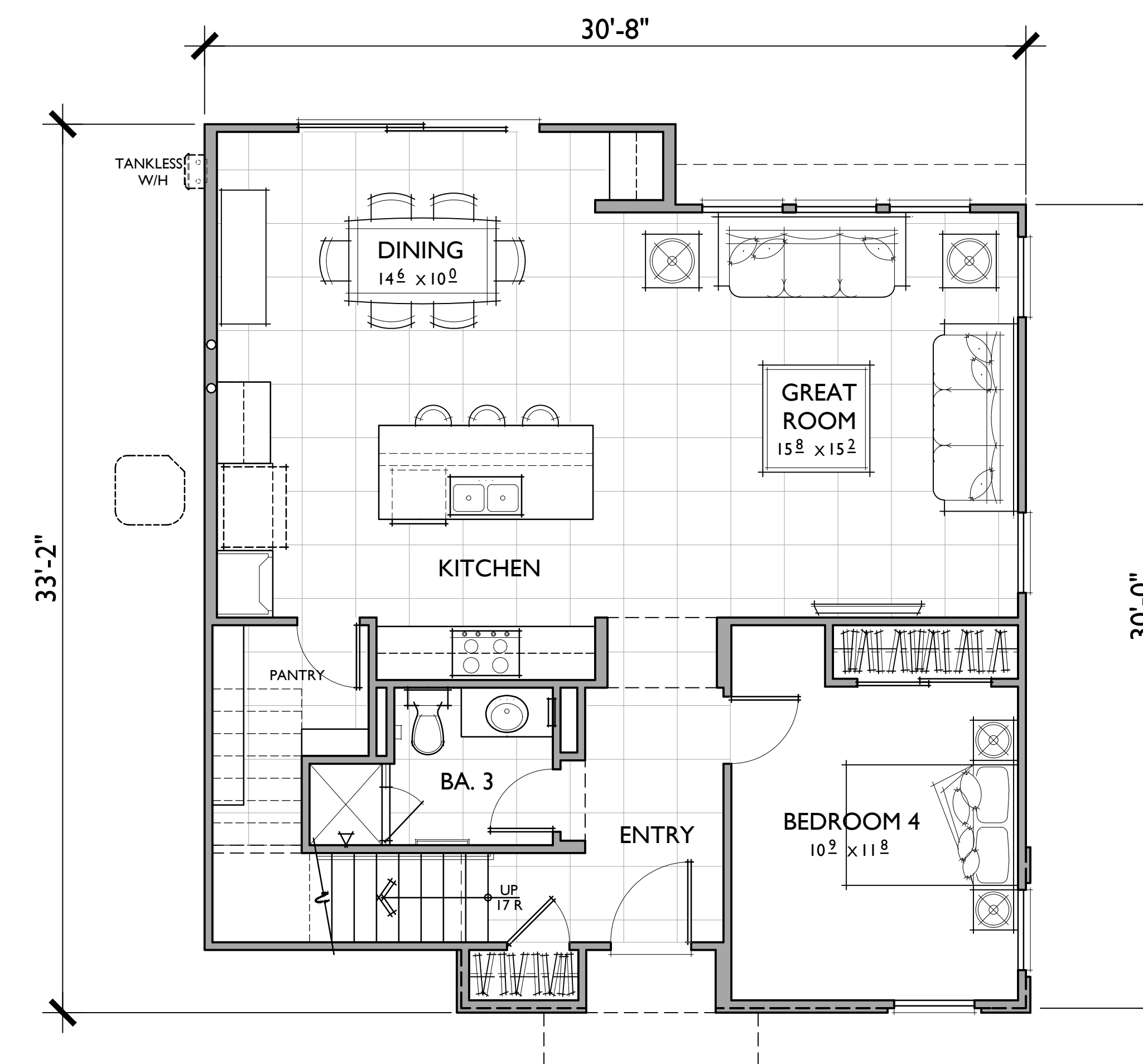
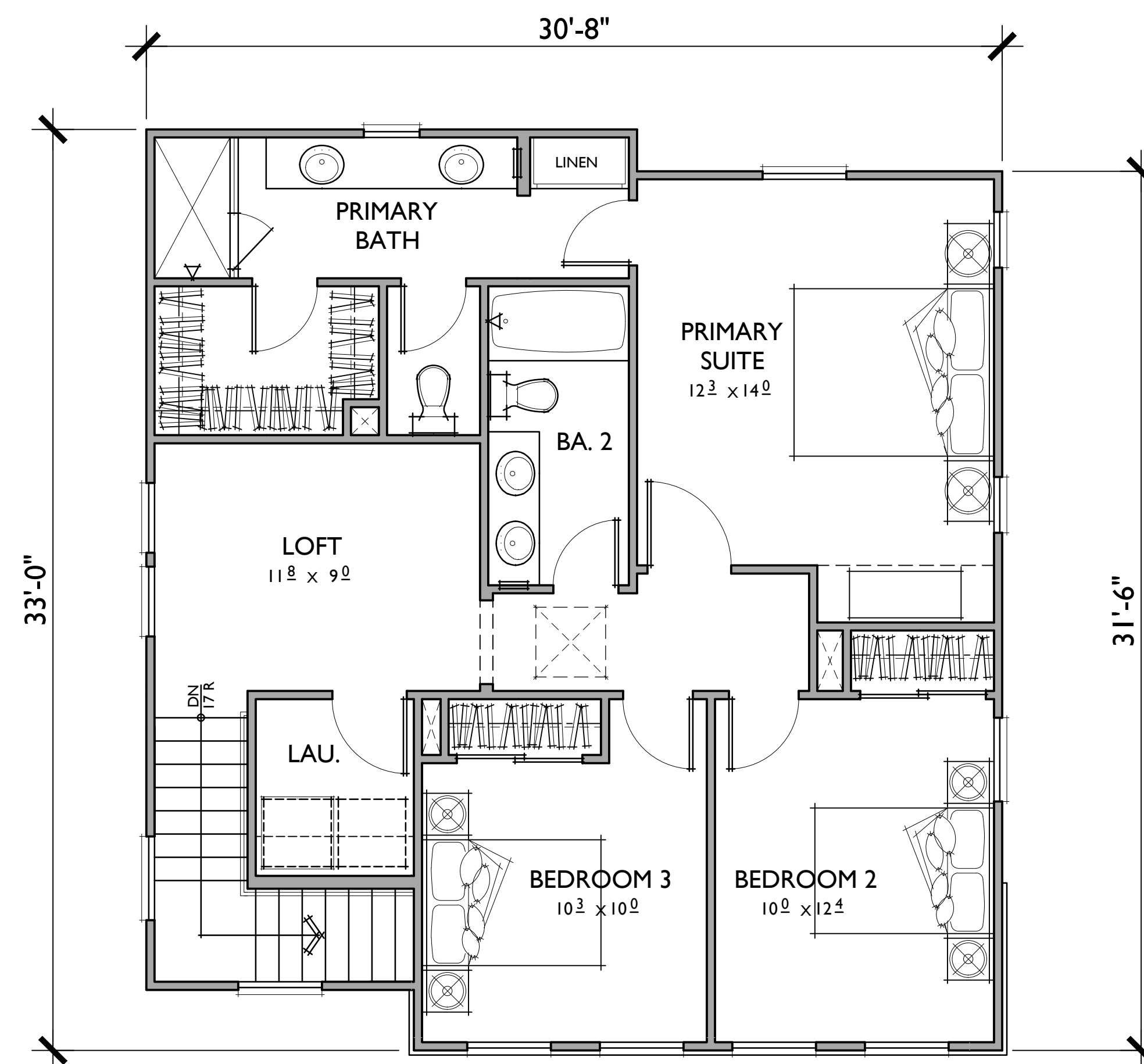
- A. CONCRETE FLAT TILE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. DECORATIVE POTSHELF
- E. SIMULATED WOOD, SHAPED FOAM CORBEL
- F. WOOD BARGE BOARD
- G. VINYL WINDOW
- H. GABLE END VENT DETAIL
- K. RECESS AROUND WINDOW
- L. STUCCO OVER FOAM TRIM
- M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
- N. CEMENTIOUS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



ROOF PLAN

Variation I

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



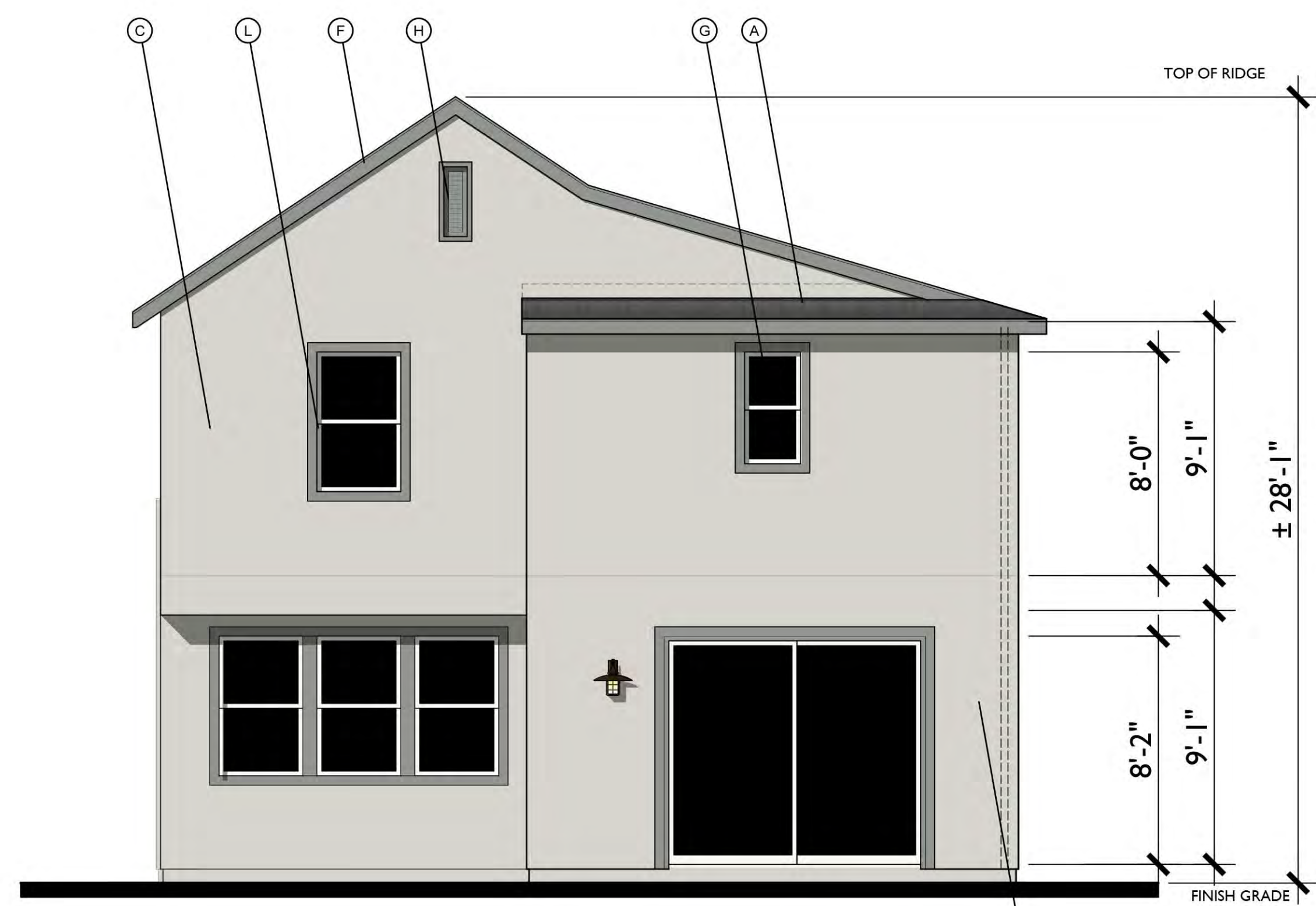
PLAN 4

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

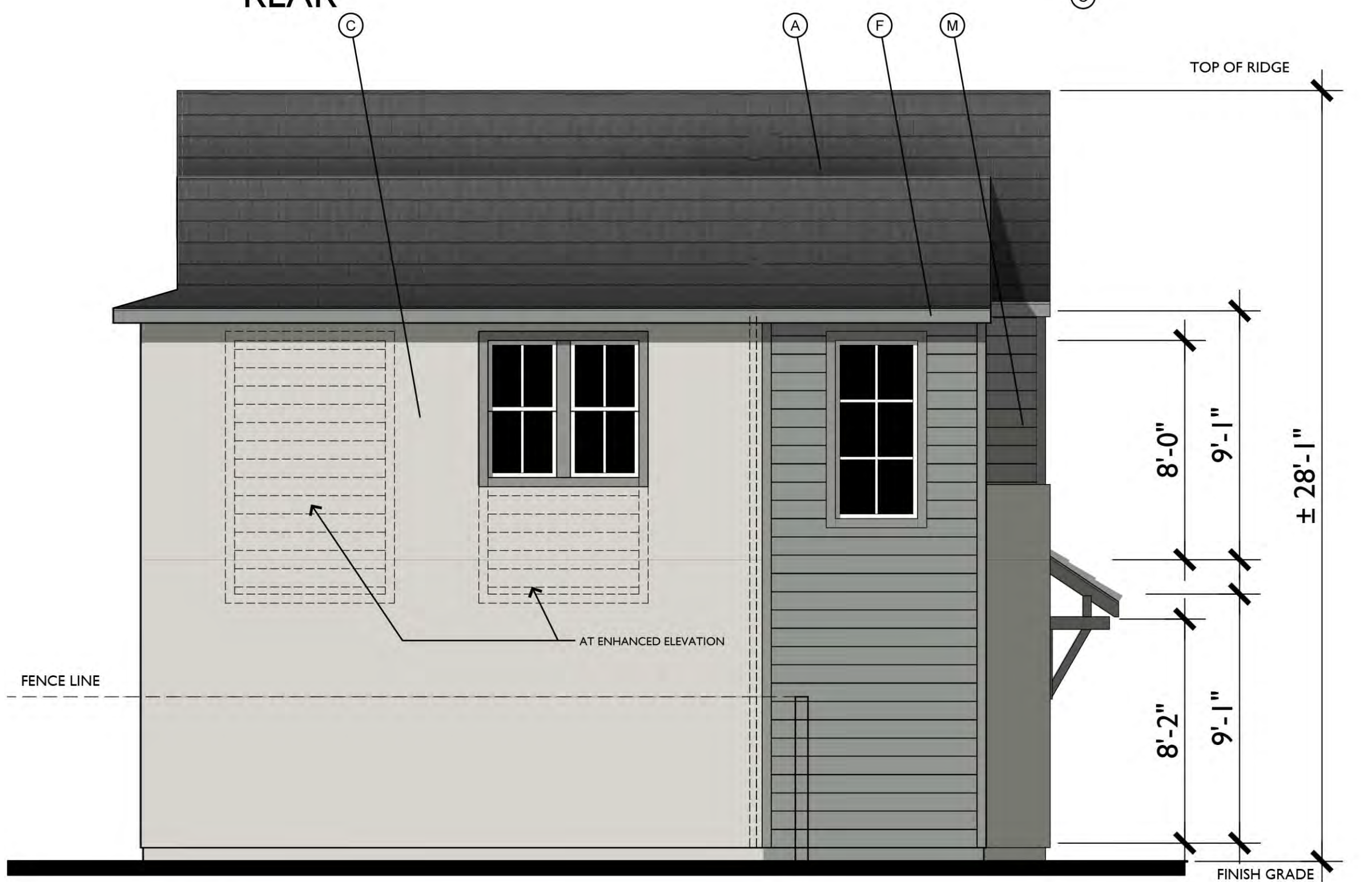
FLOOR AREA TABLE	
1ST FLOOR	899 SQ. FT.
2ND FLOOR	878 SQ. FT.
TOTAL LIVING	1,777 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

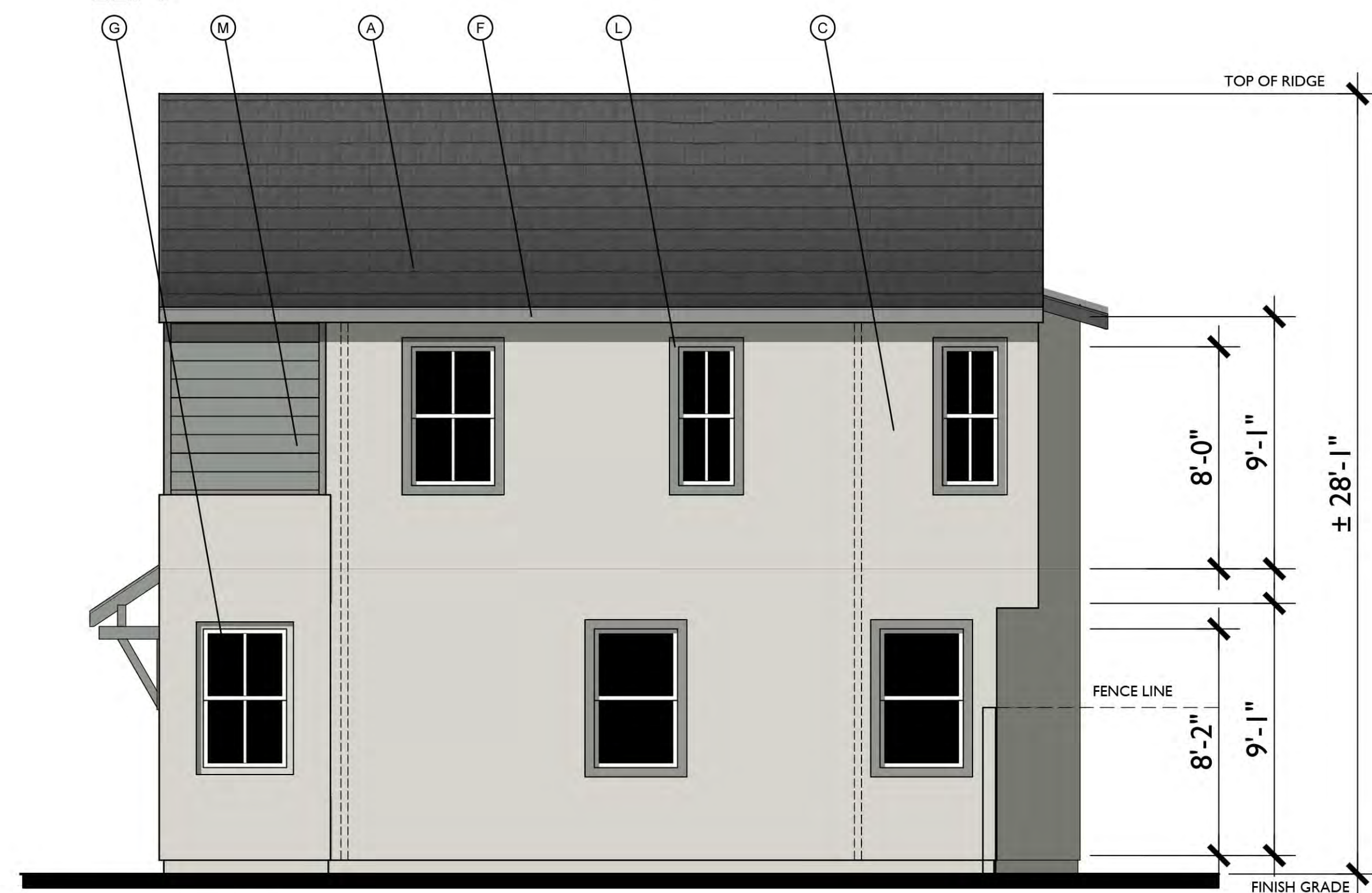
02.10.20



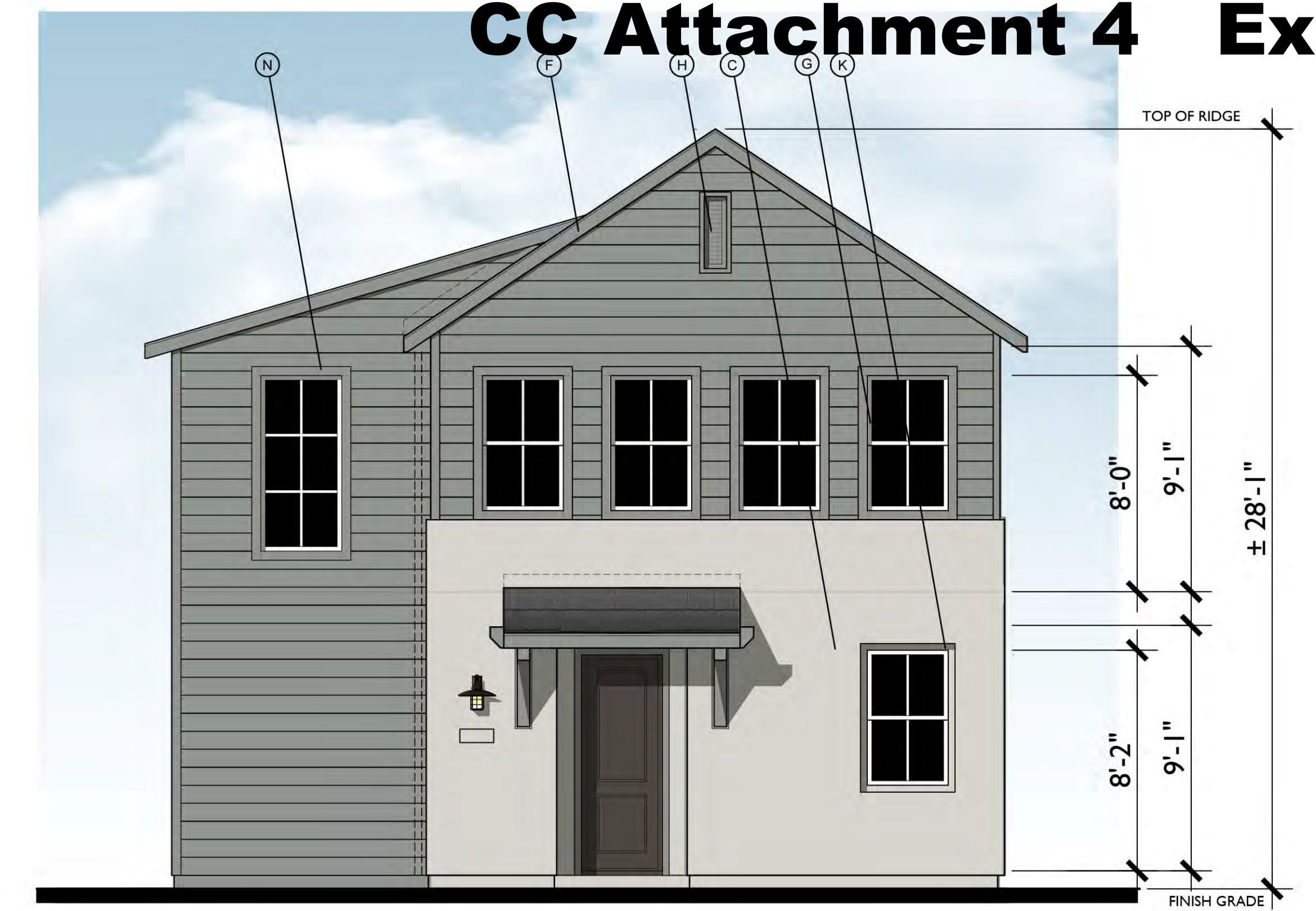
REAR



LEFT



RIGHT

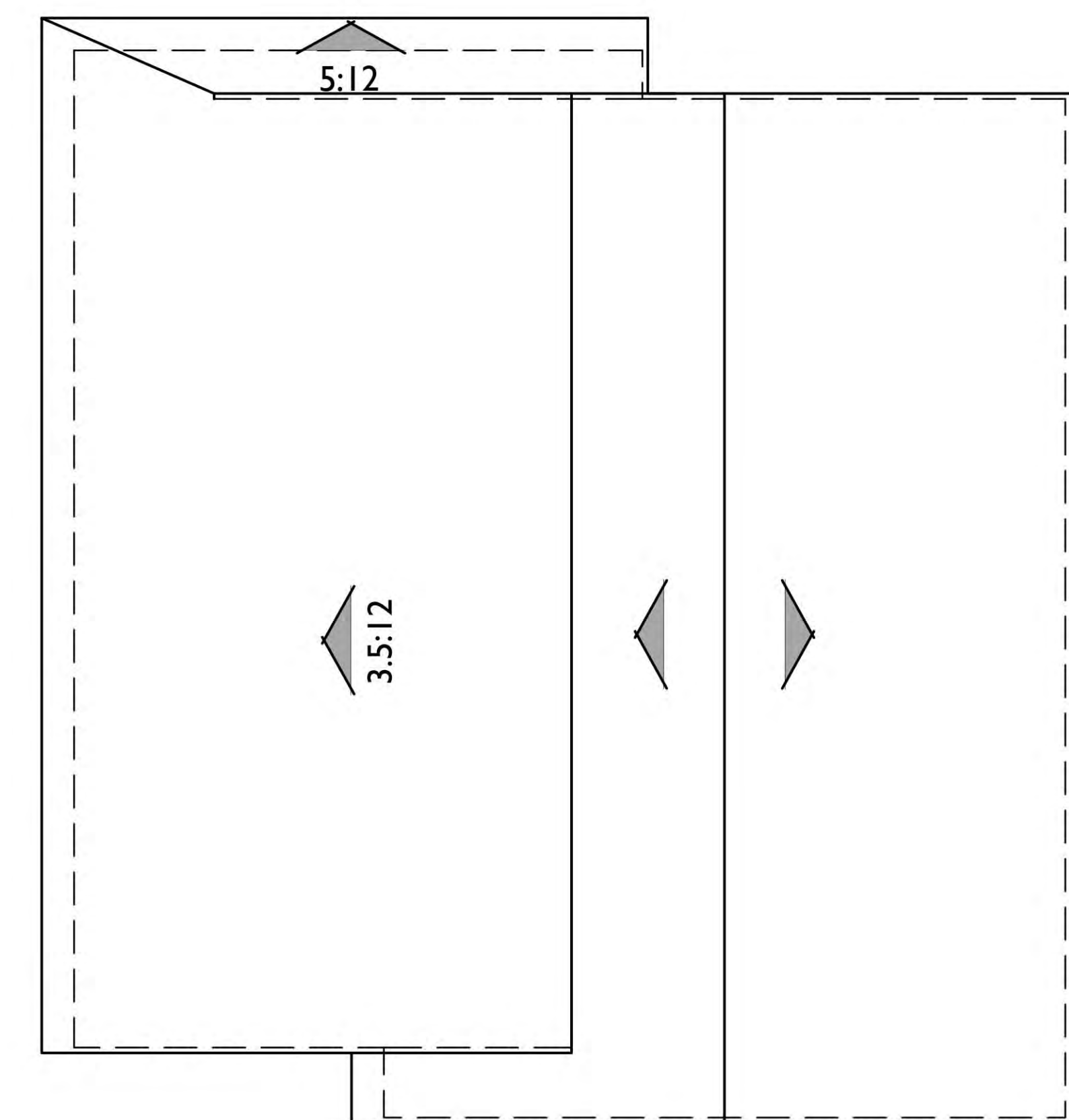


FRONT

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

MATERIAL LEGEND

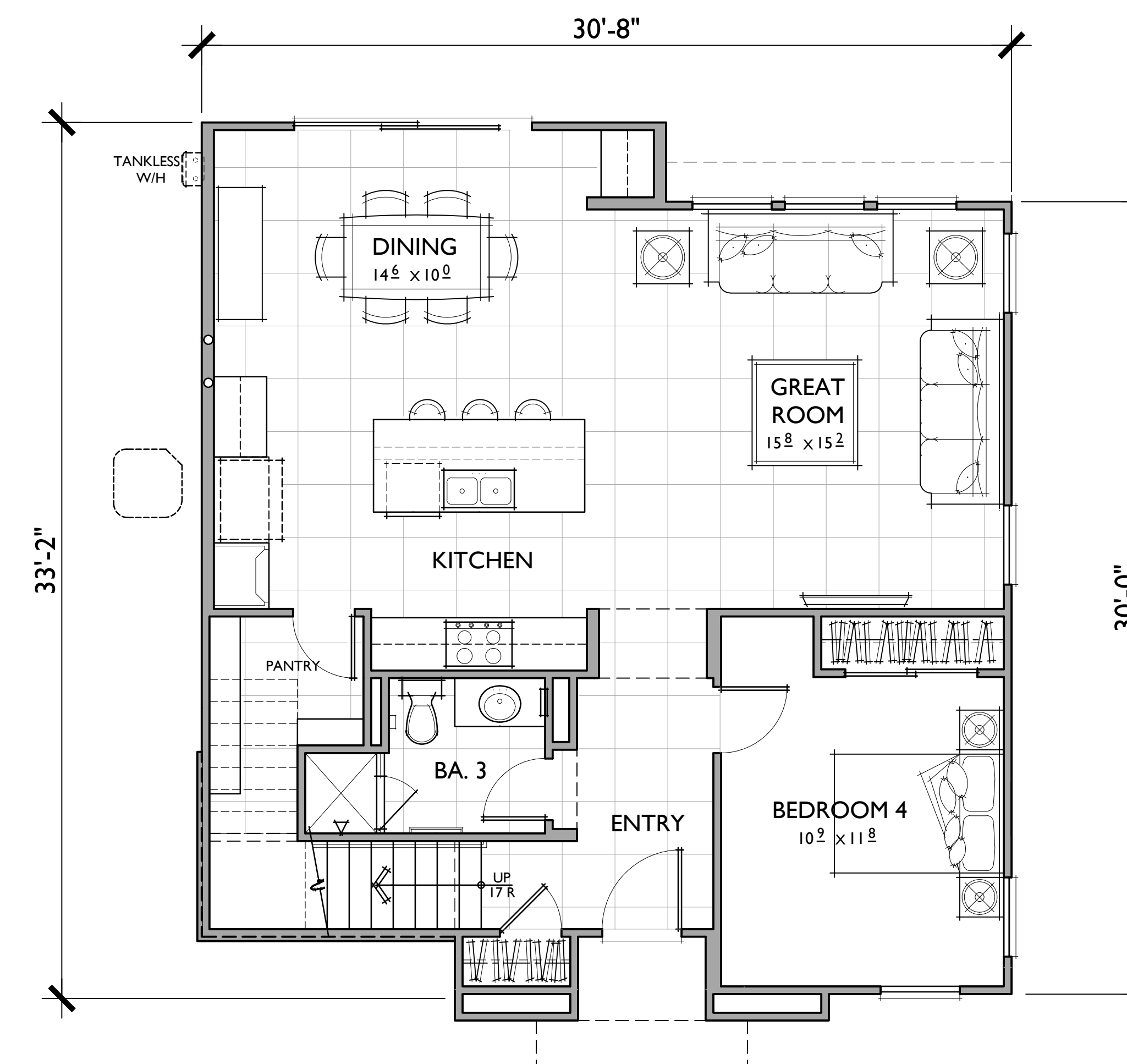
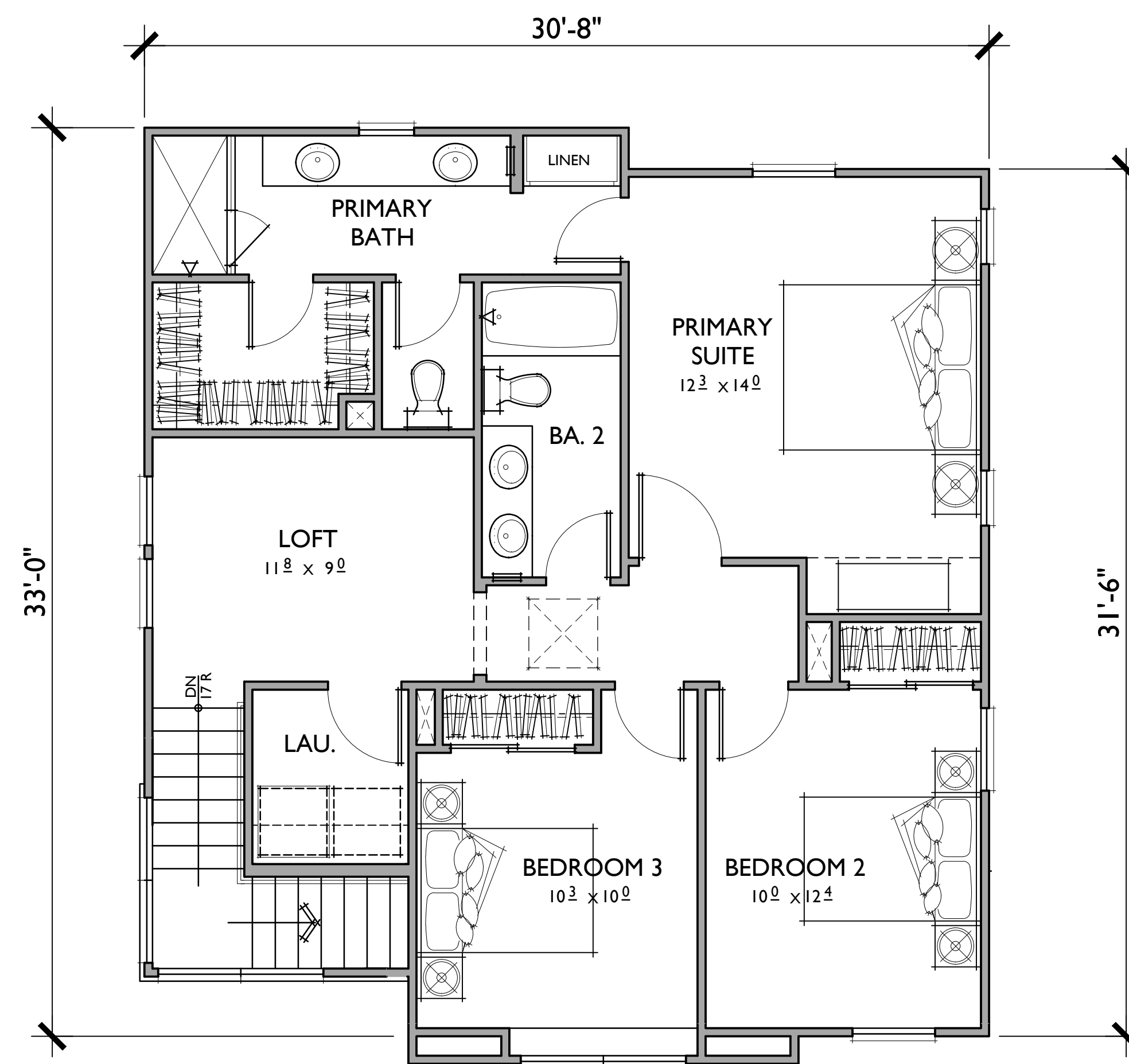
- A. CONCRETE FLAT TILE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. DECORATIVE POTSHELF
- E. SIMULATED WOOD, SHAPED FOAM CORBEL
- F. WOOD BARGE BOARD
- G. VINYL WINDOW
- H. GABLE END VENT DETAIL
- K. RECESS AROUND WINDOW
- L. STUCCO OVER FOAM TRIM
- M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
- N. CEMENTIOUS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



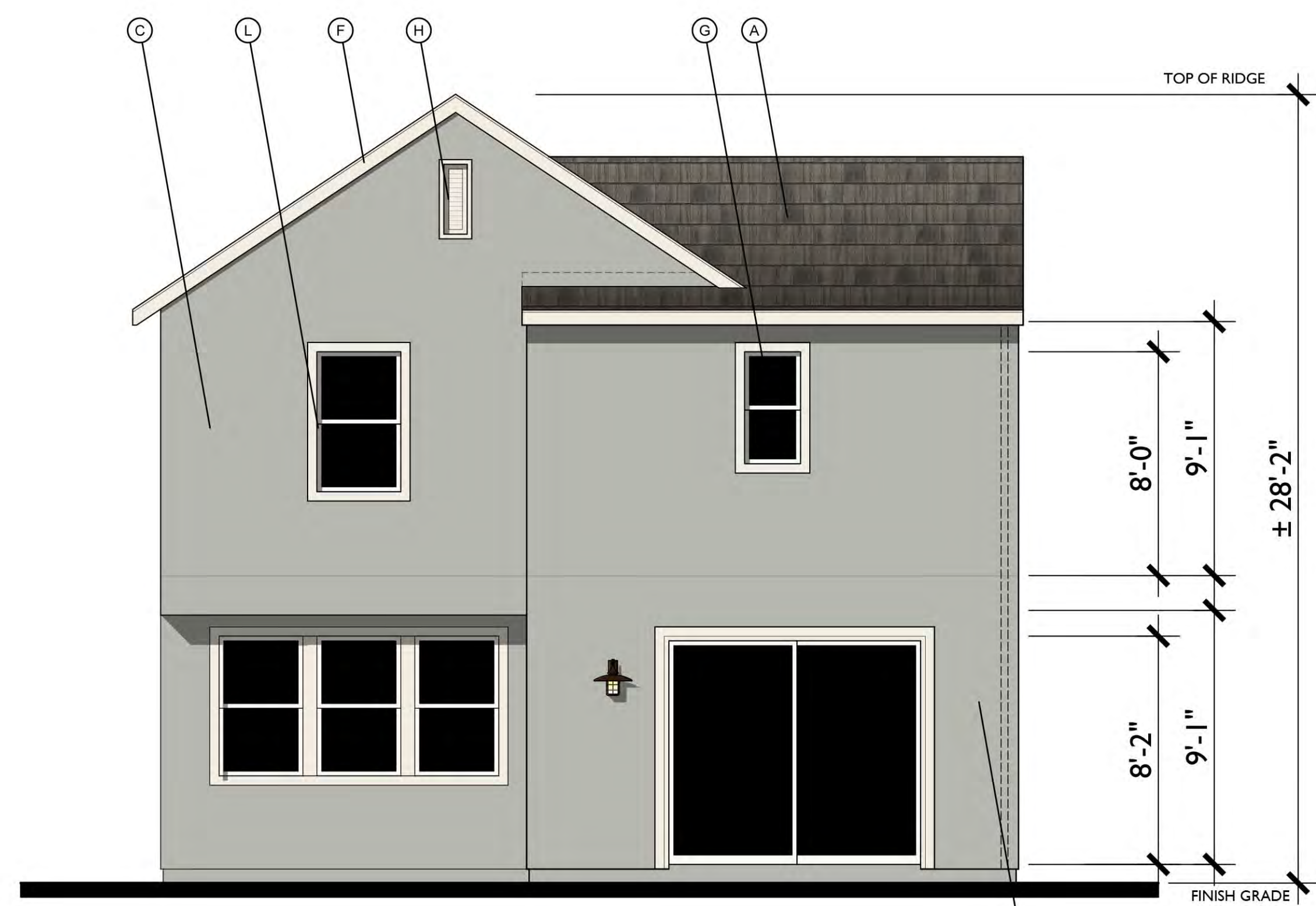
PLAN 4

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

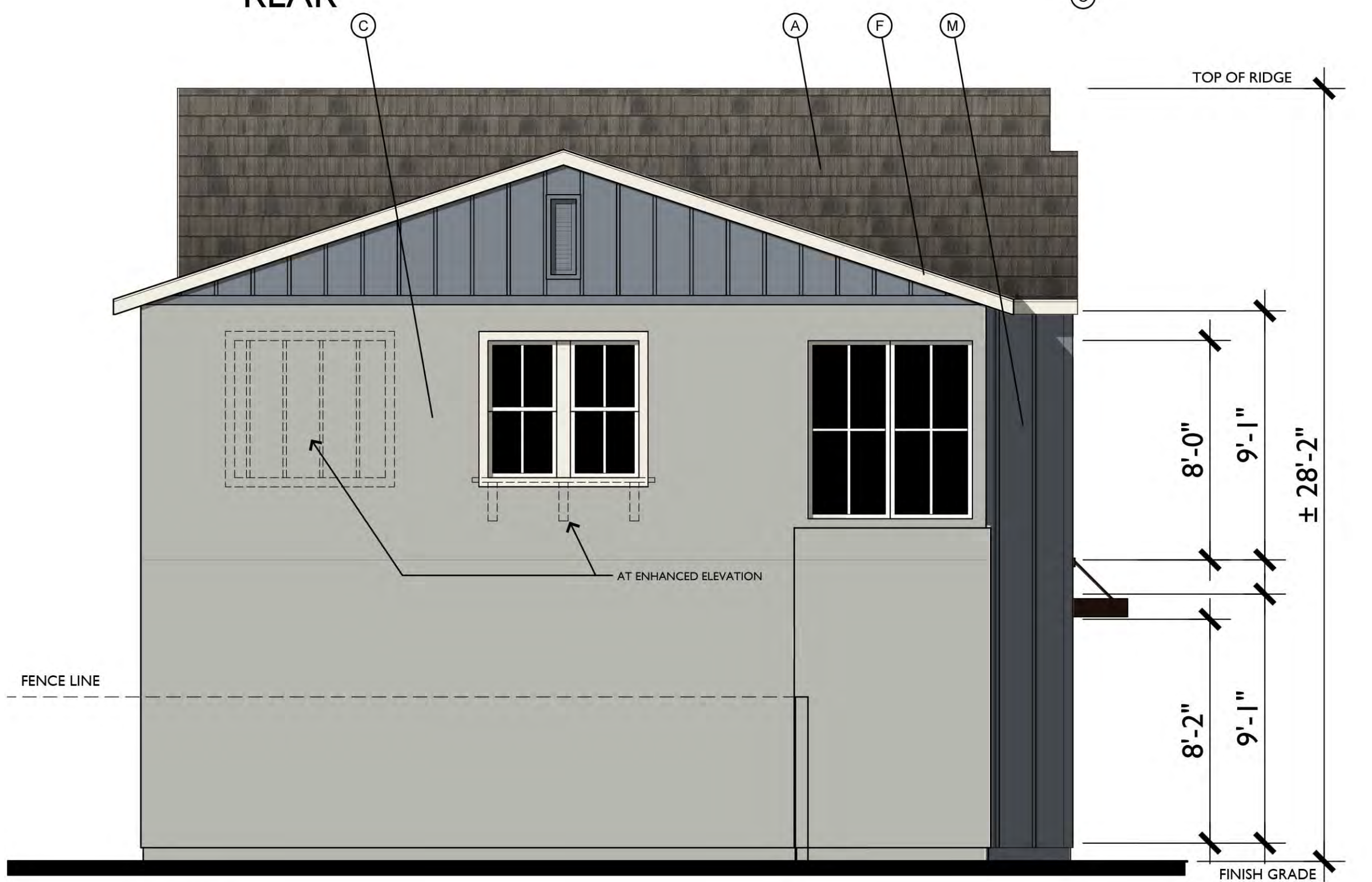
FLOOR AREA TABLE	
1ST FLOOR	899 SQ. FT.
2ND FLOOR	878 SQ. FT.
TOTAL LIVING	1,777 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

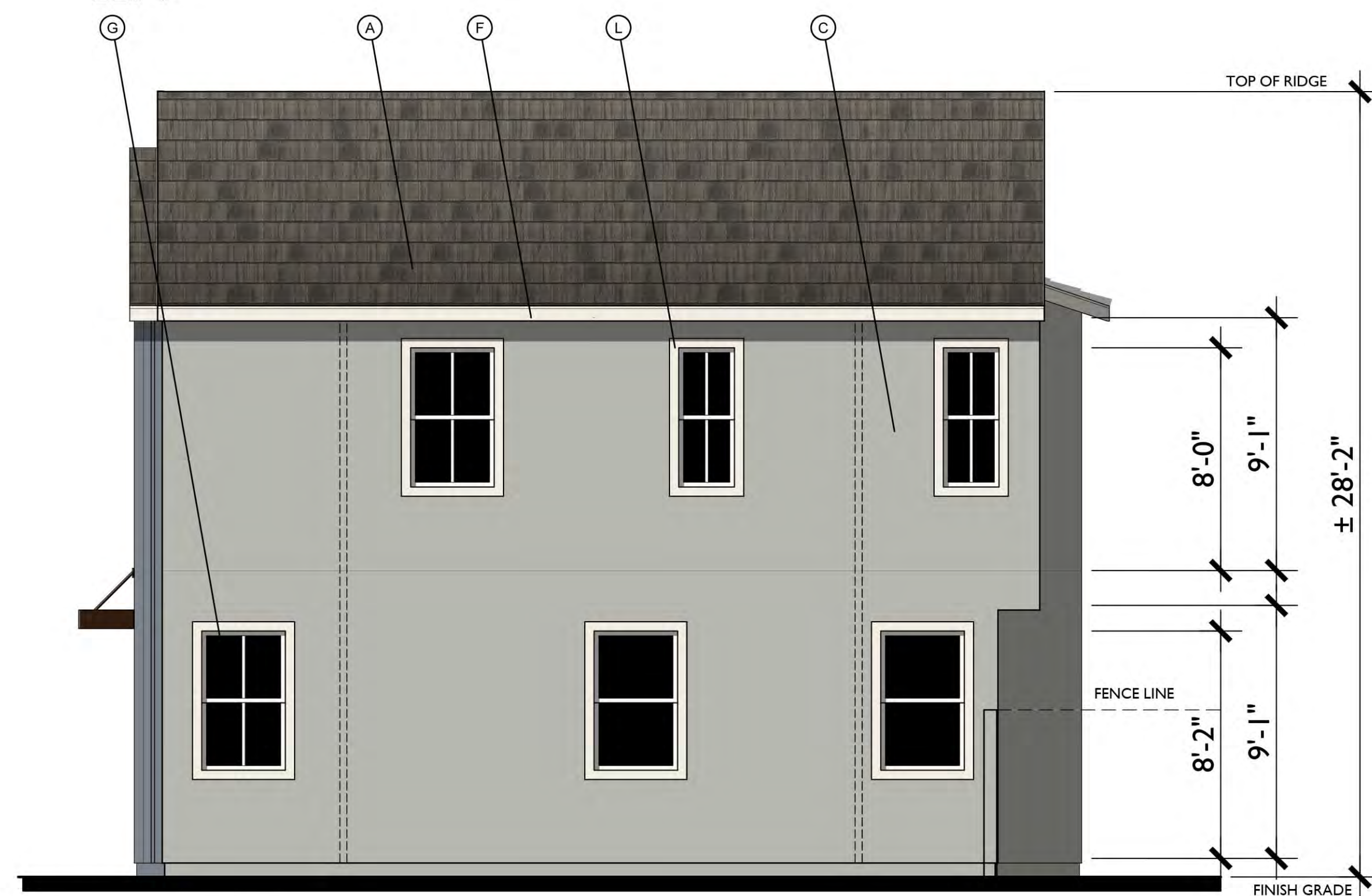
02.10.20



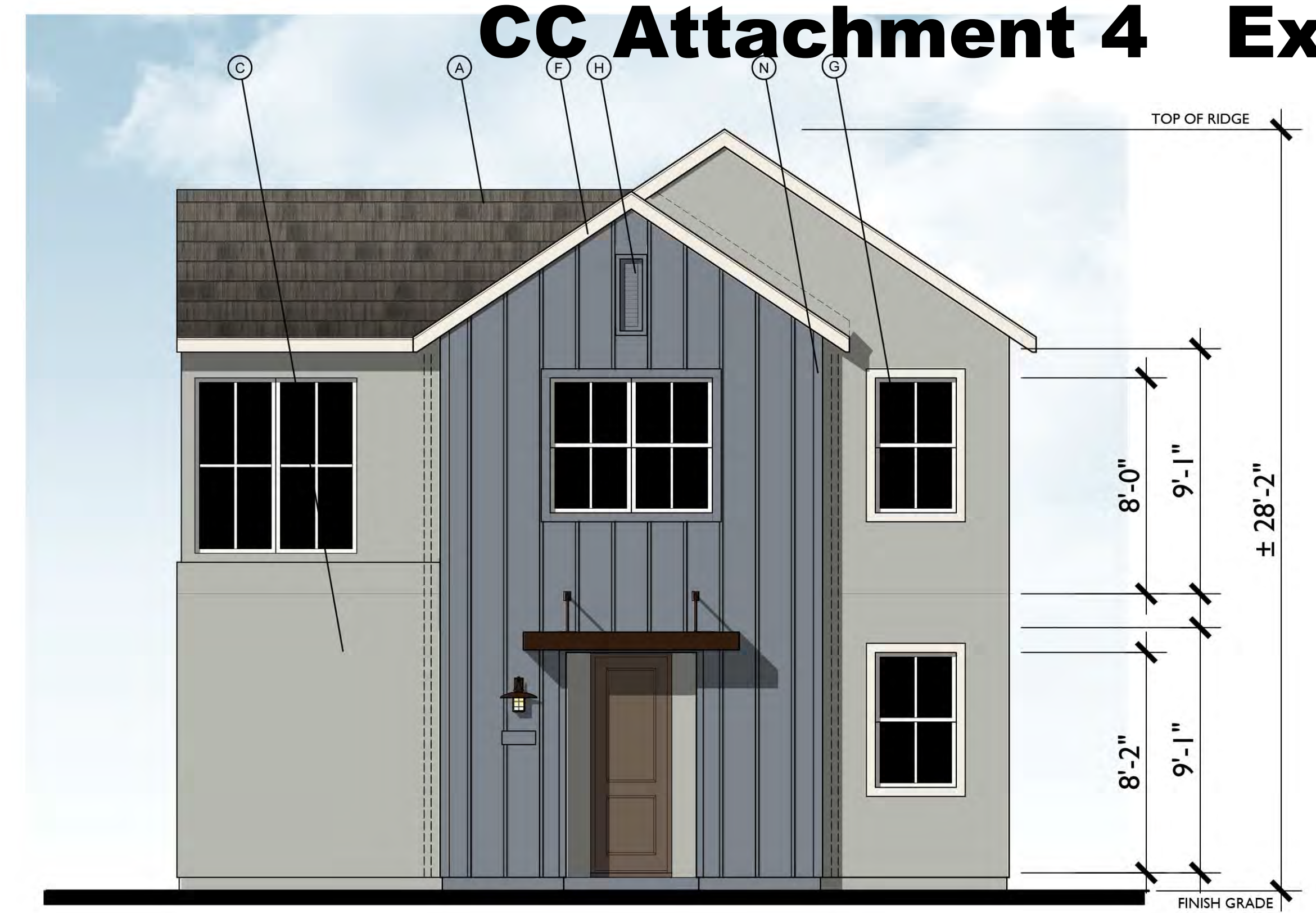
REAR



LEFT



RIGHT

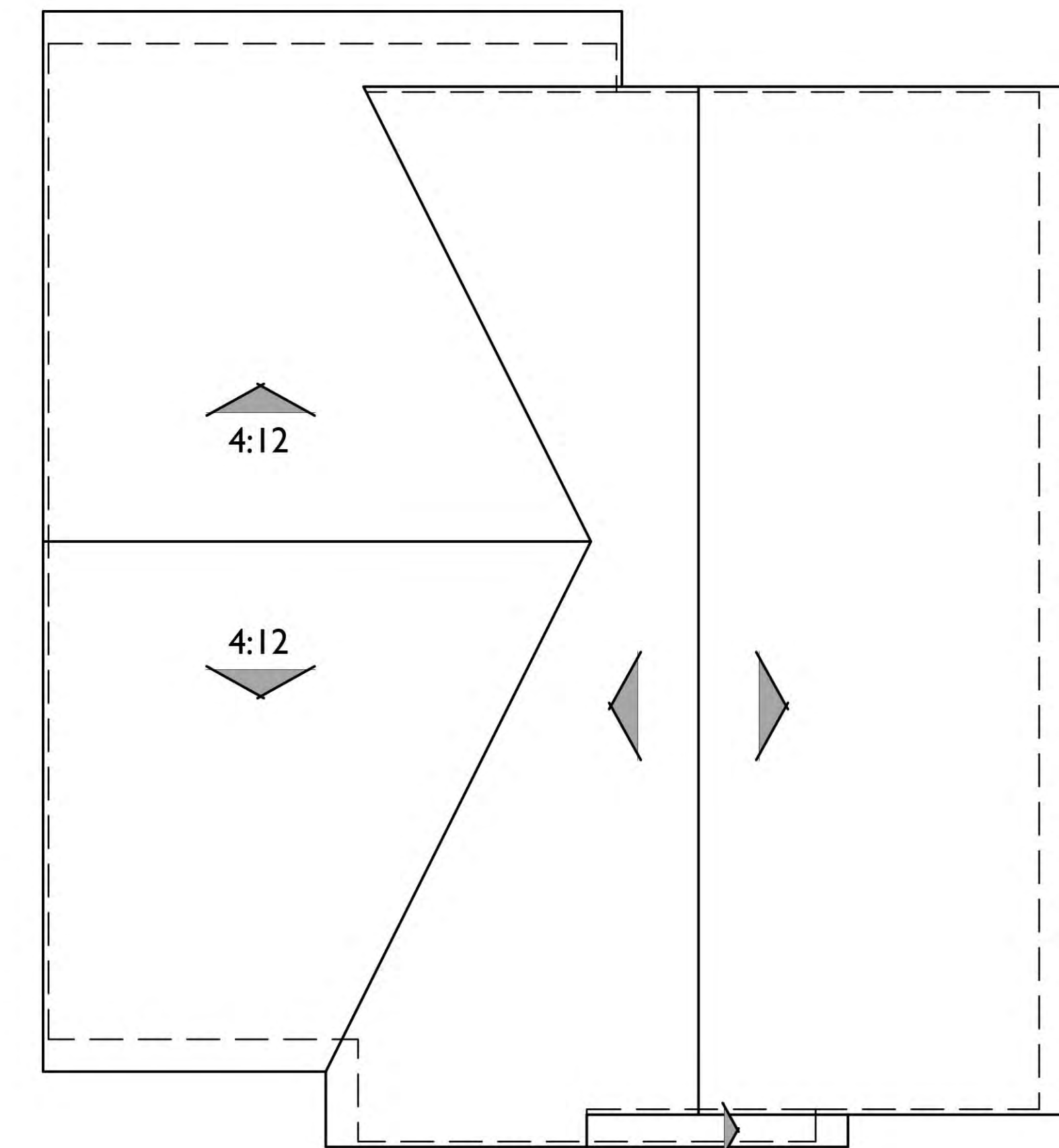


FRONT

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

MATERIAL LEGEND

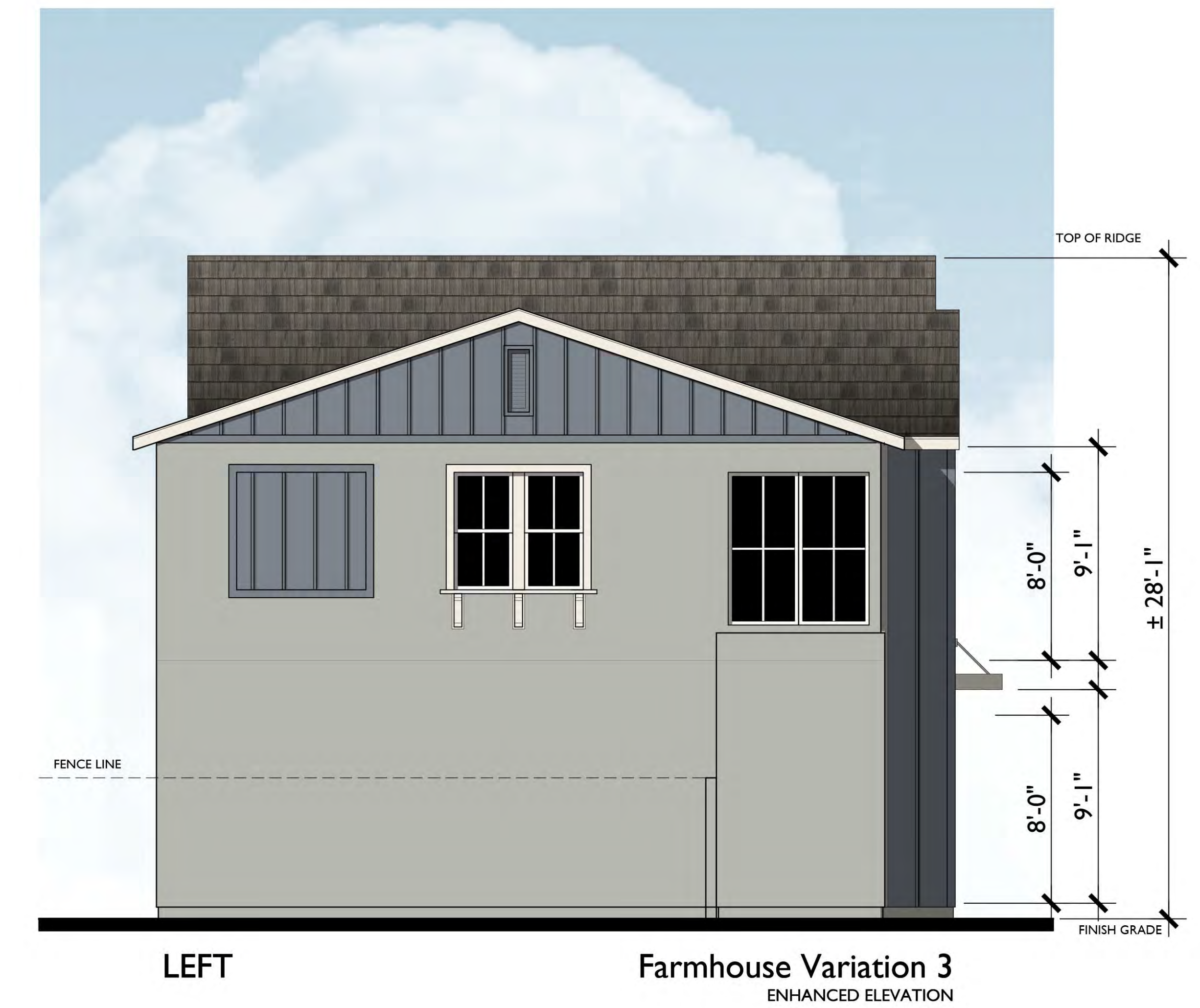
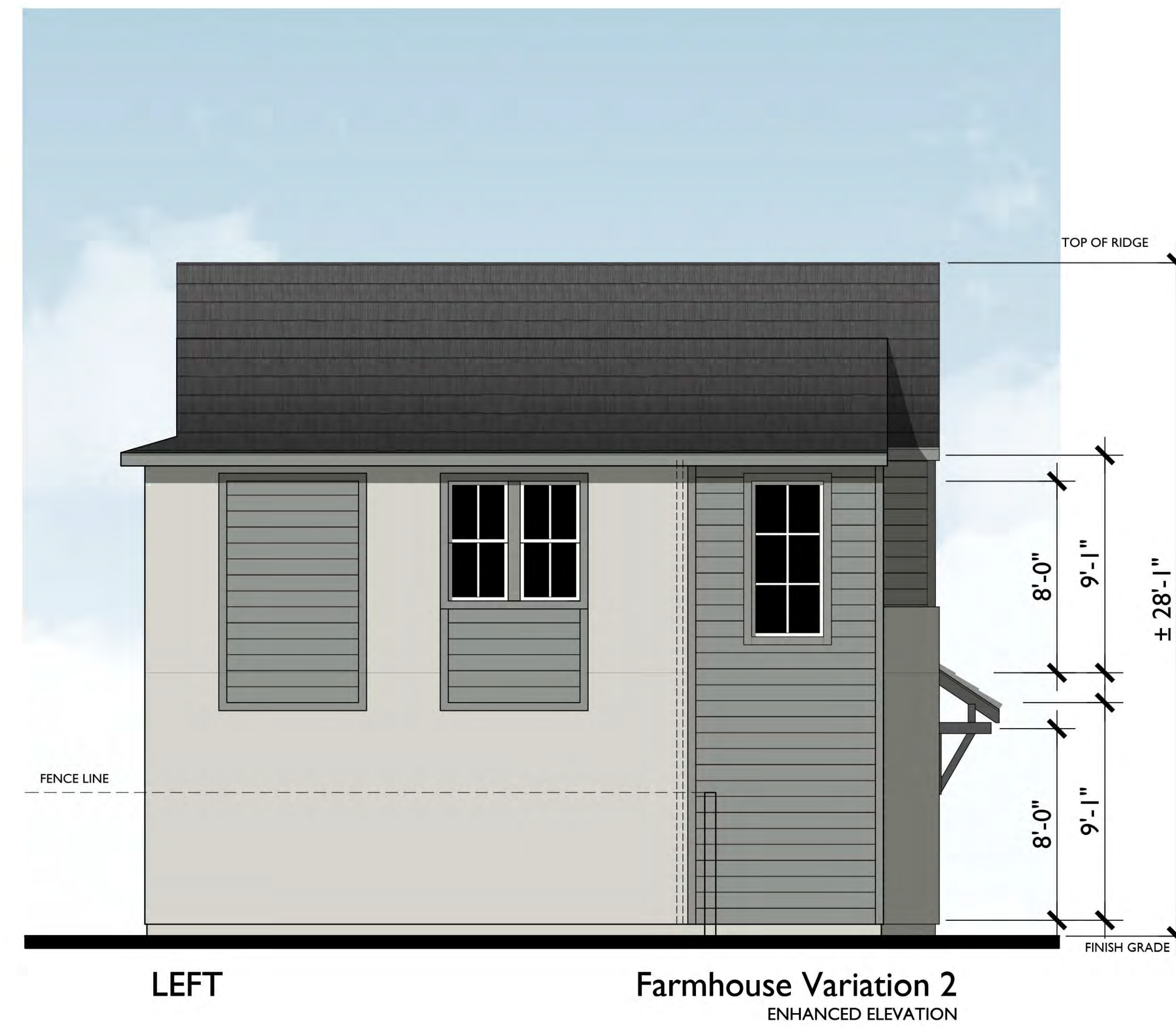
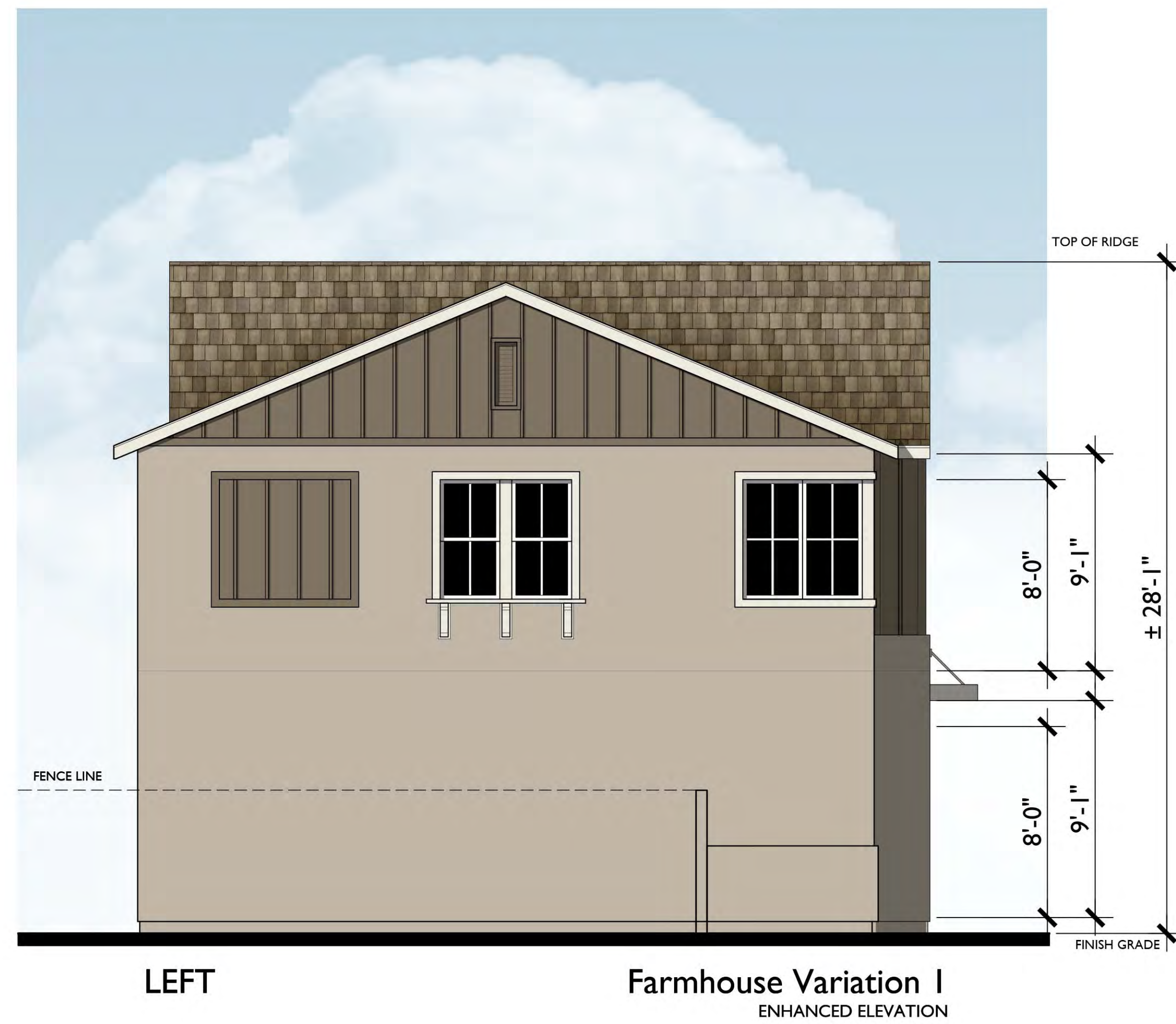
- A. CONCRETE FLAT TILE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. DECORATIVE POTSHELF
- E. SIMULATED WOOD, SHAPED FOAM CORBEL
- F. WOOD BARGE BOARD
- G. VINYL WINDOW
- H. GABLE END VENT DETAIL
- K. RECESS AROUND WINDOW
- L. STUCCO OVER FOAM TRIM
- M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
- N. CEMENTIOUS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

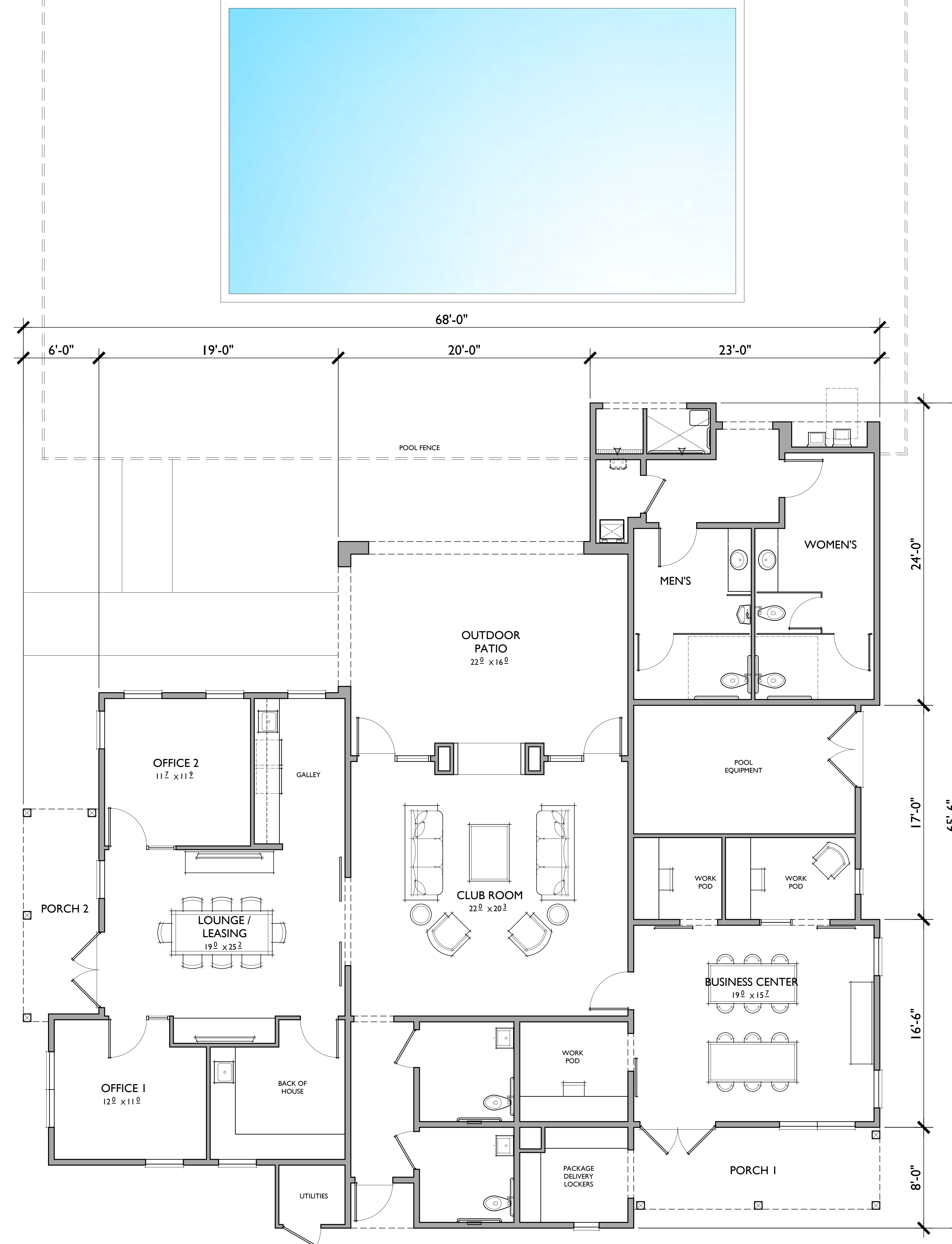


ROOF PLAN

Variation 3

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





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 1	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

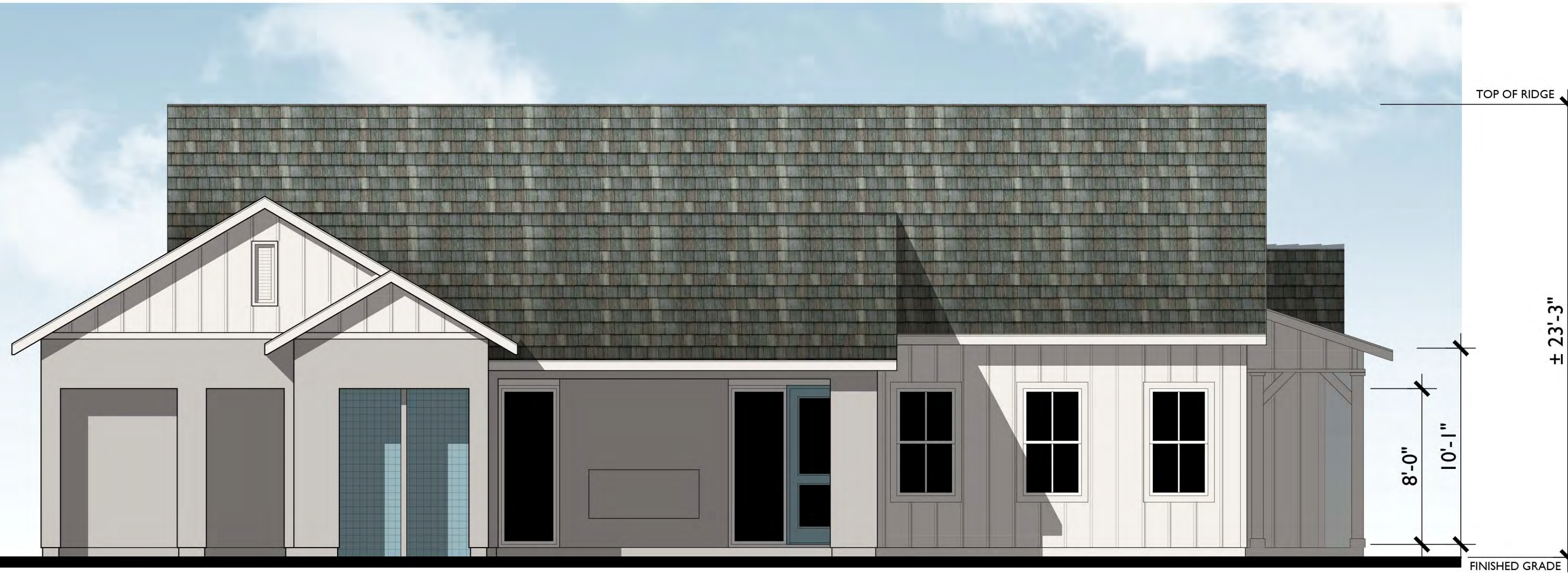
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REAR



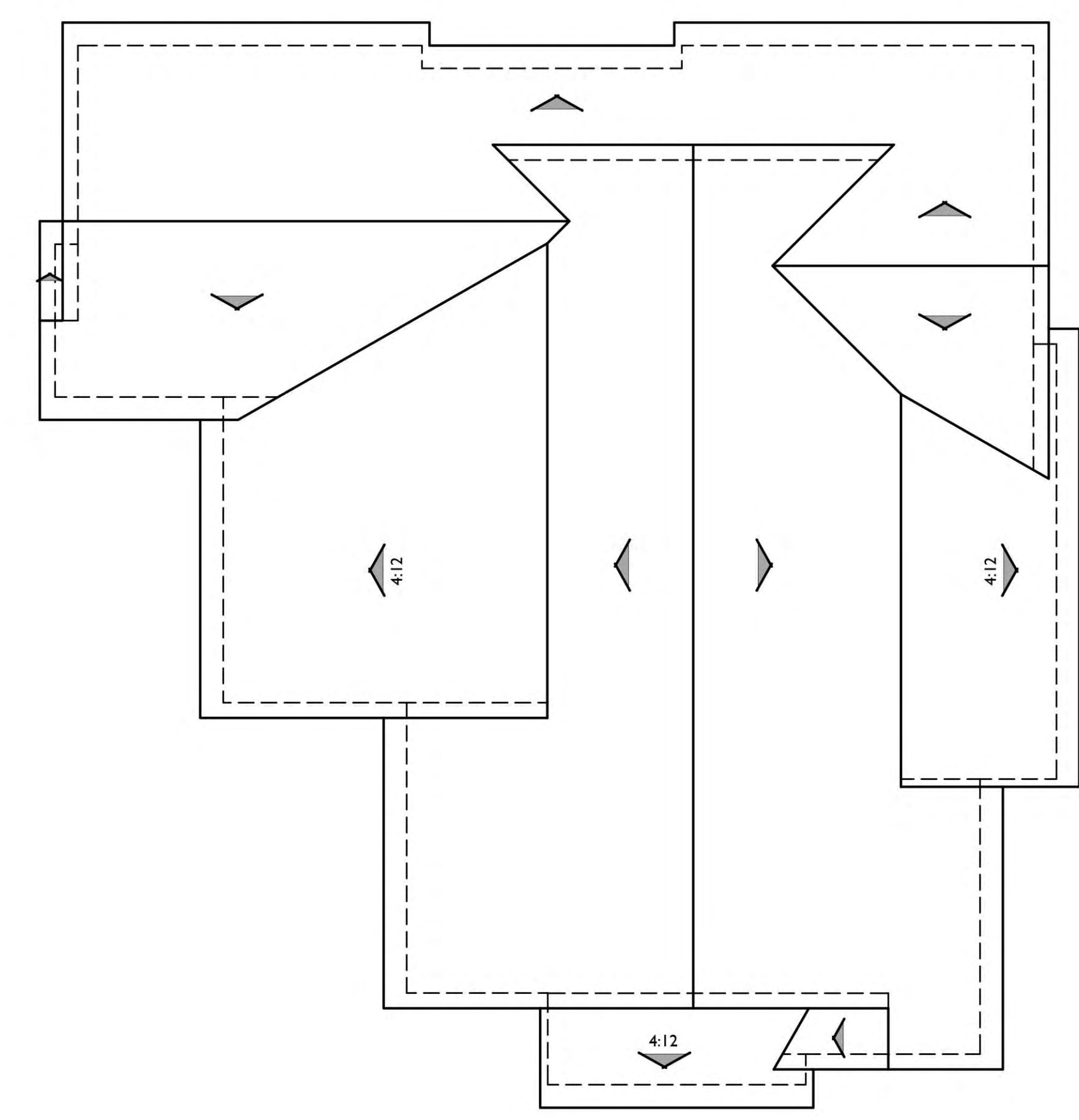
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LEFT

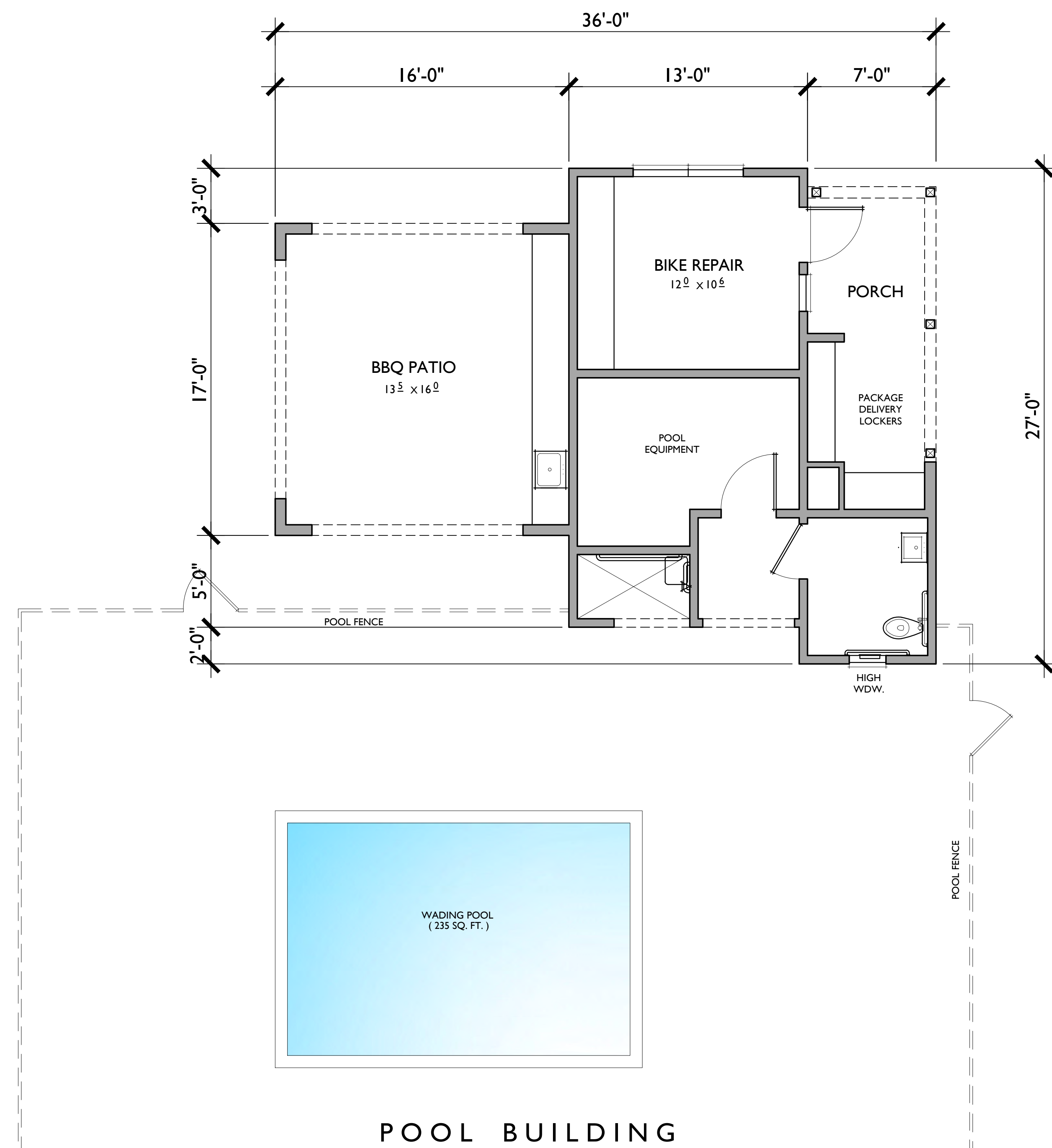


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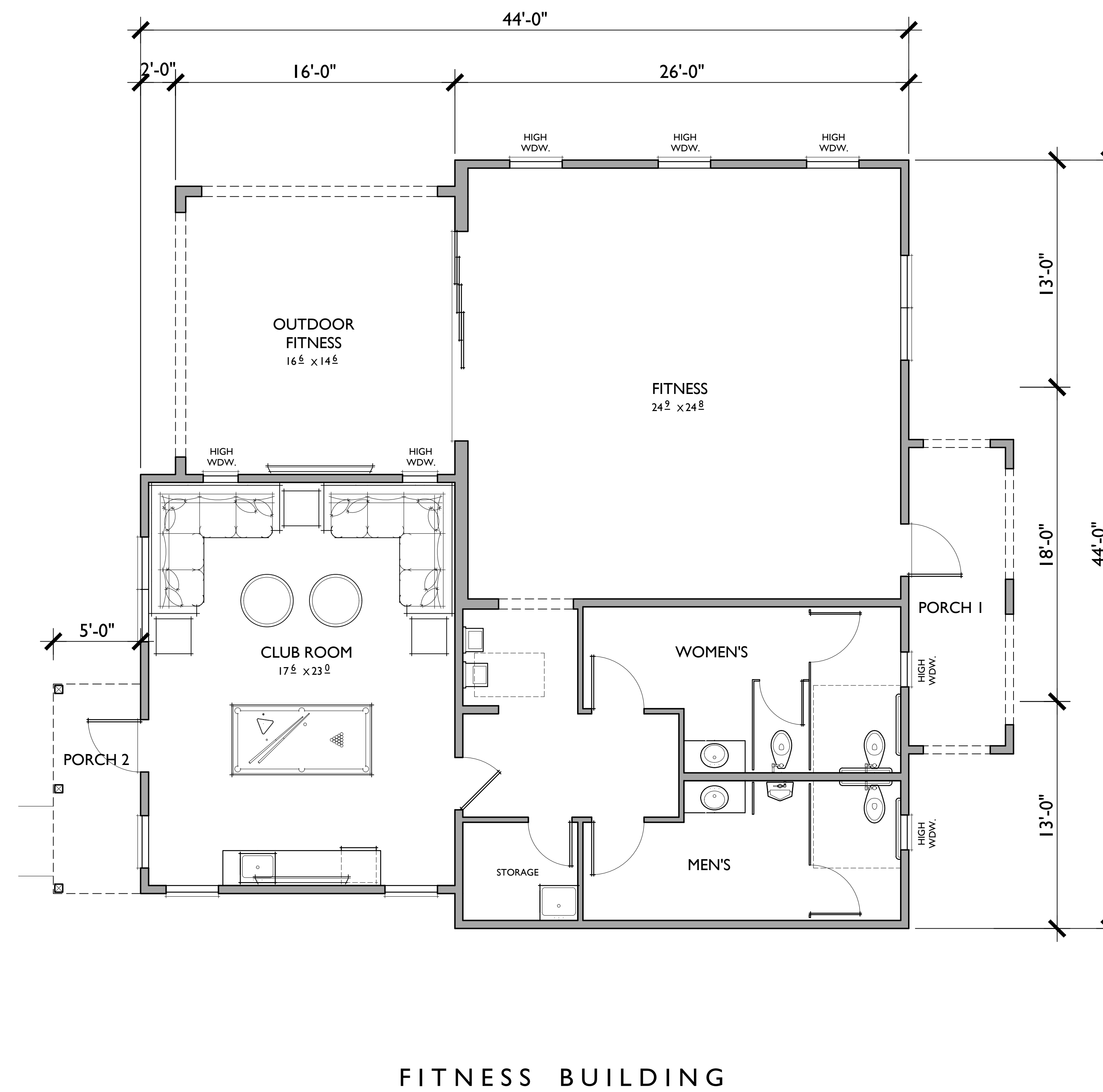


ROOF PLAN

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

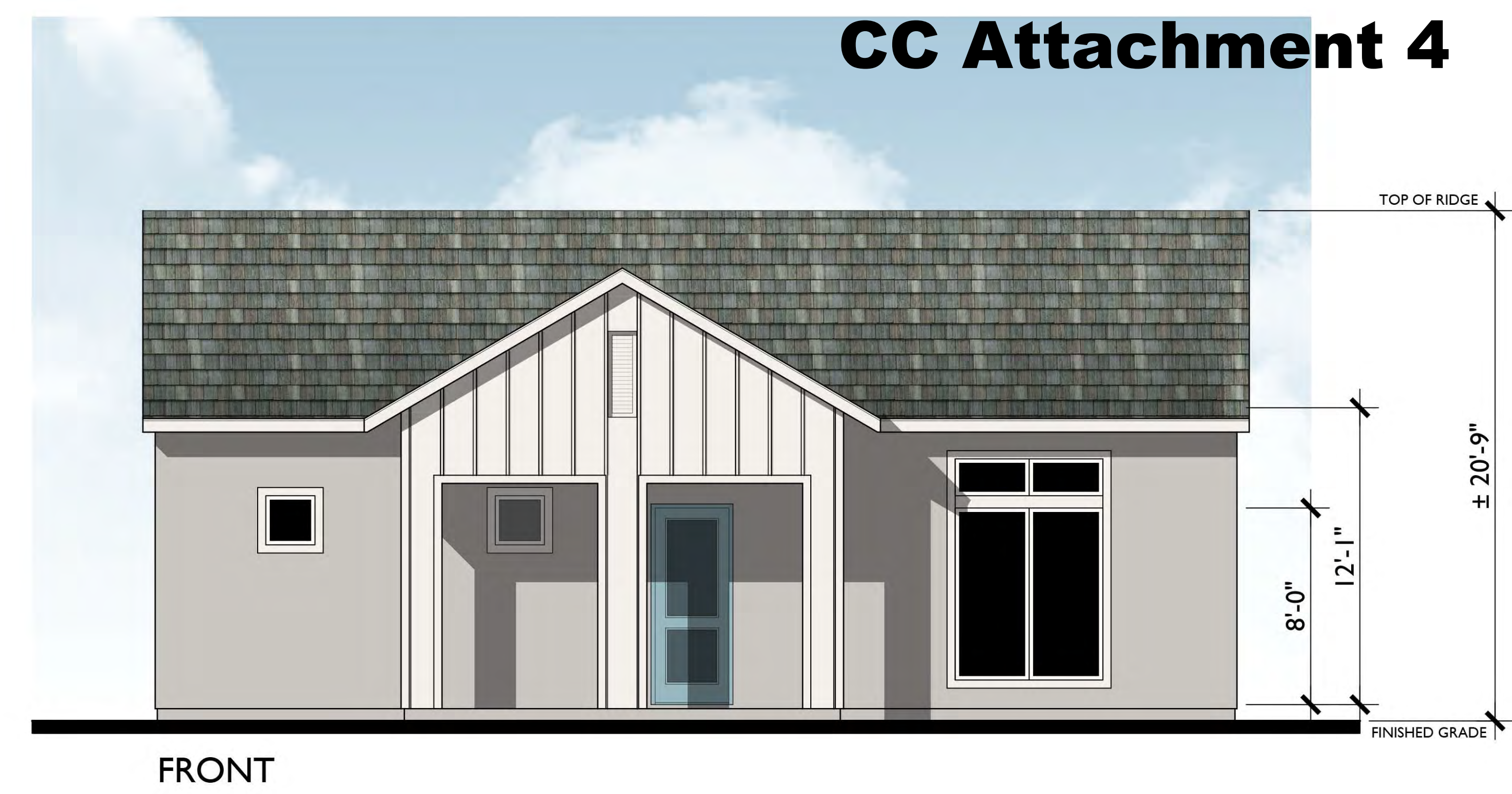
FLOOR AREA TABLE

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.

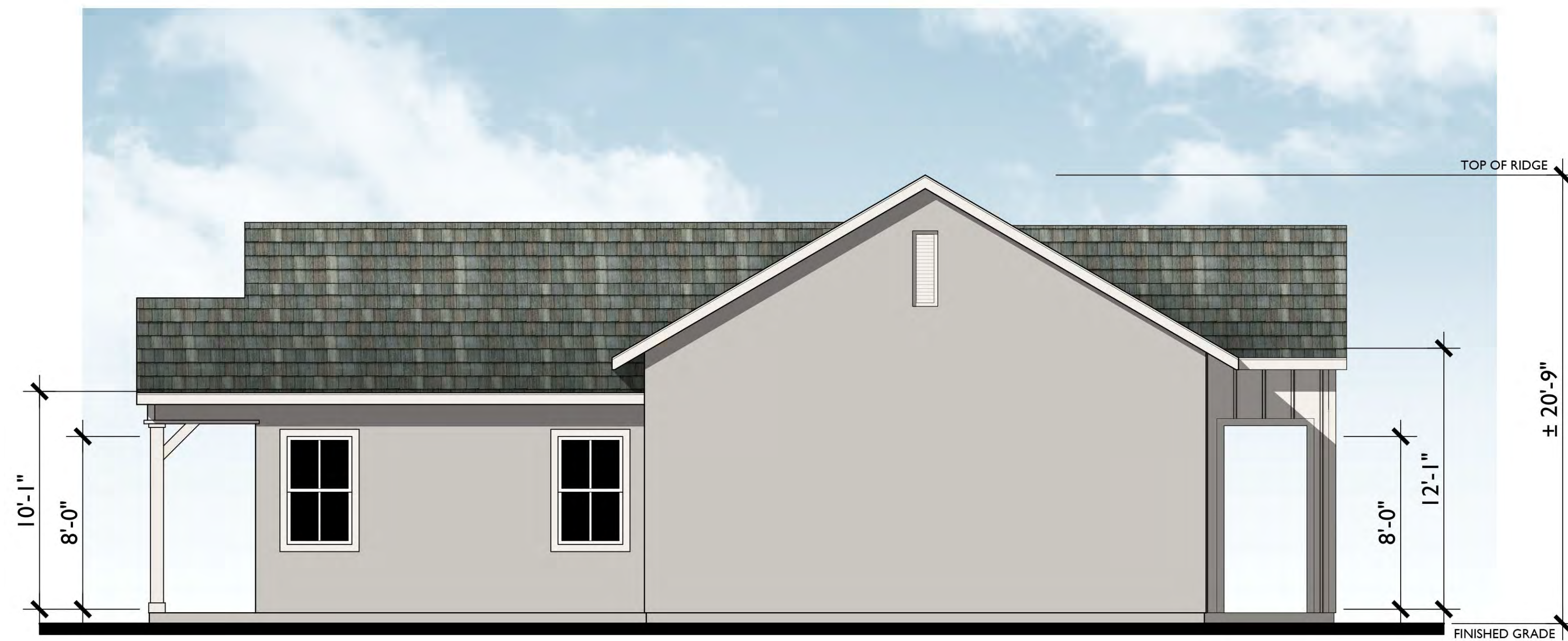
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



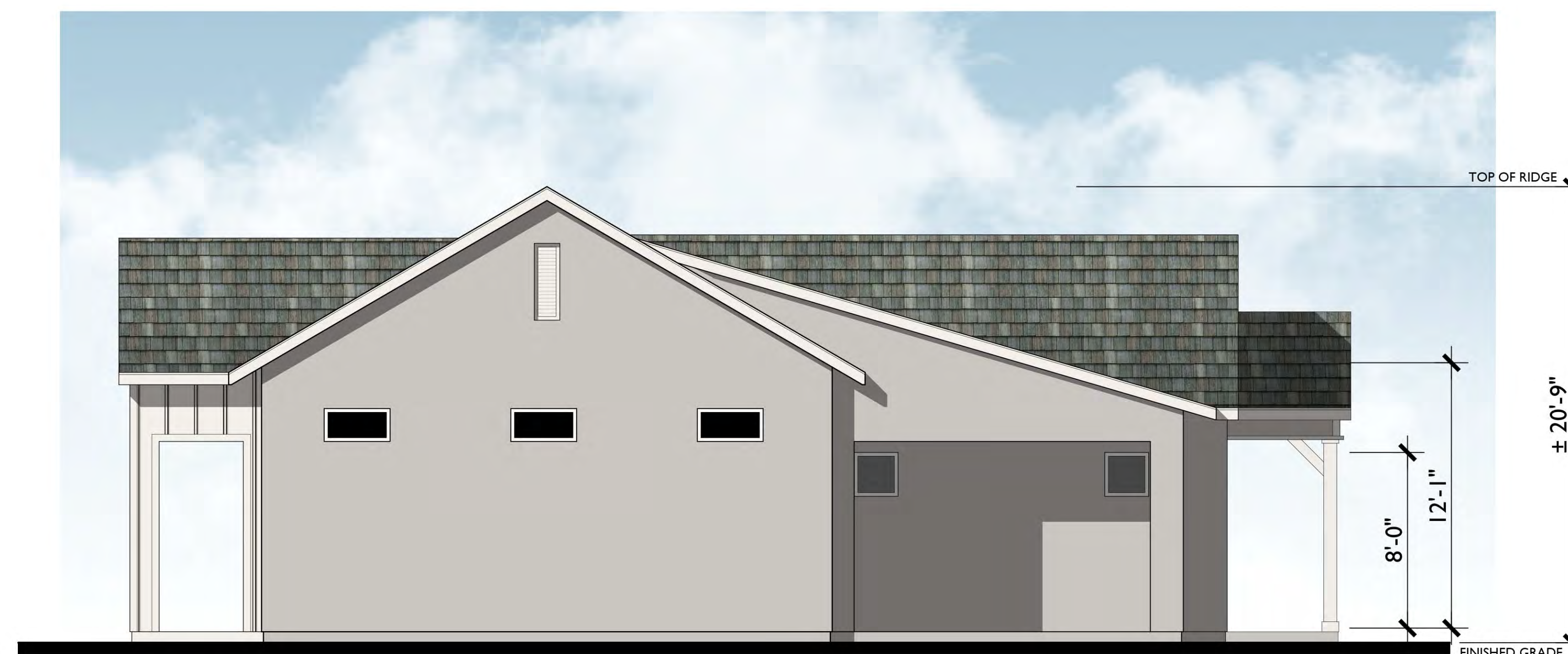
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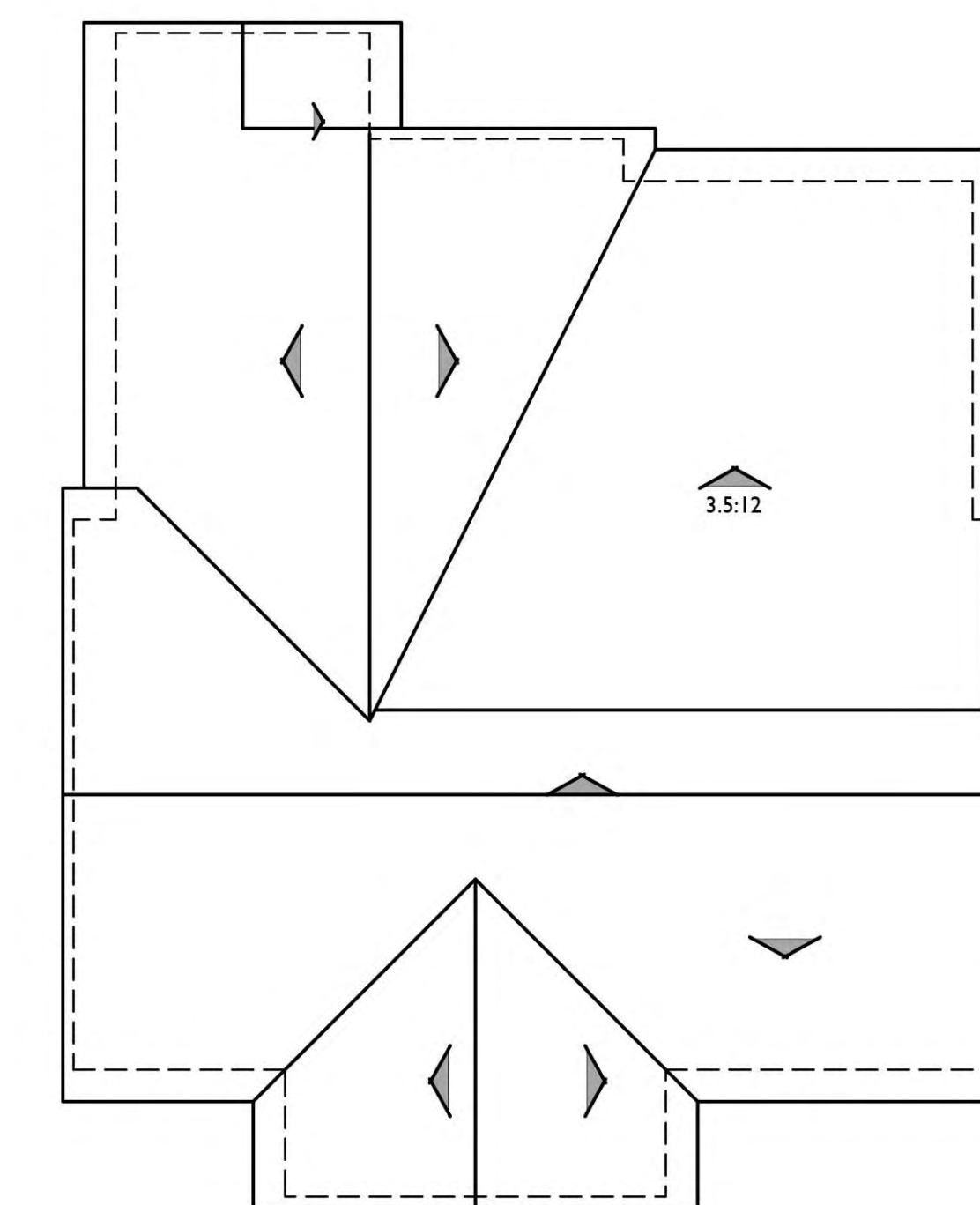
FRONT



LEFT

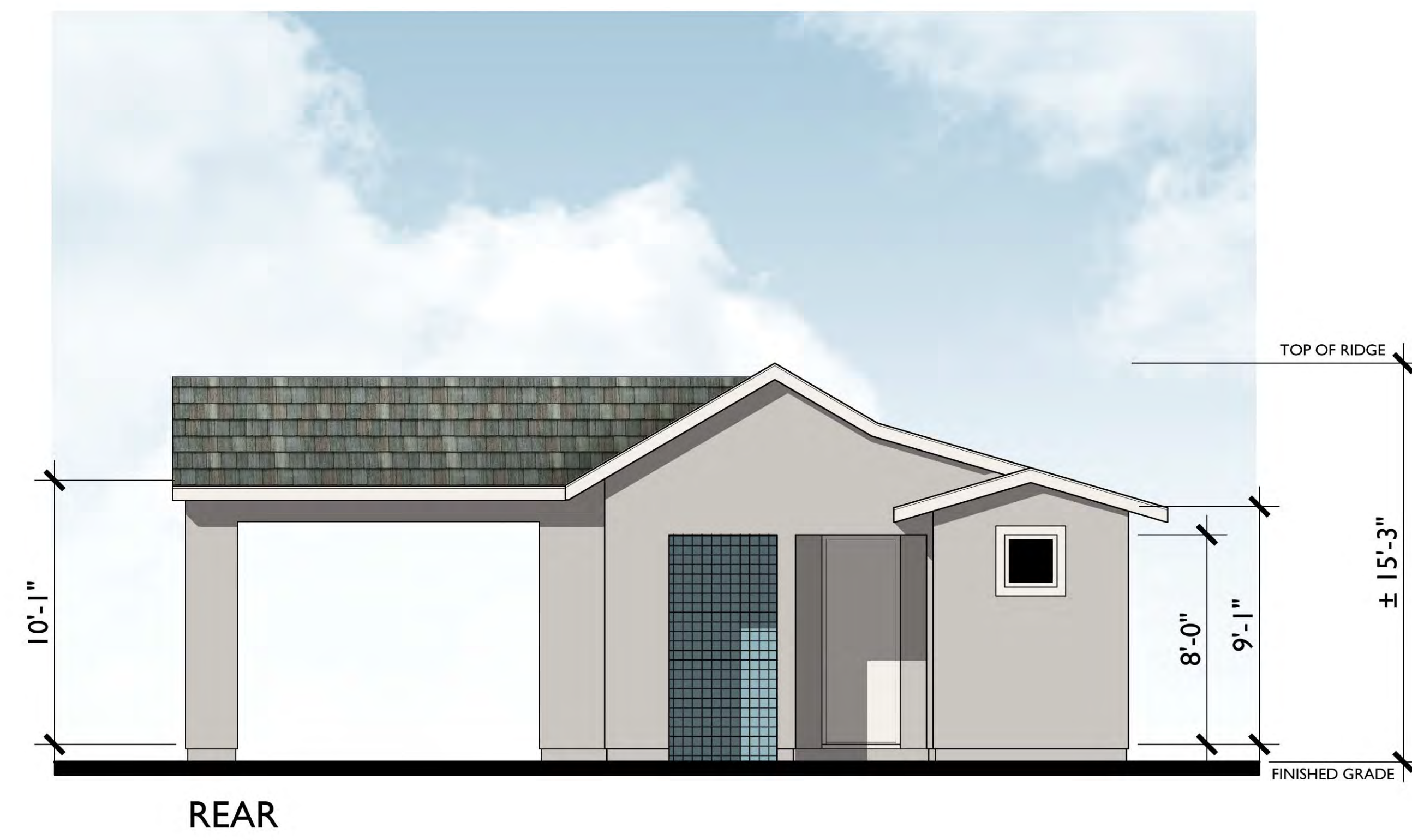


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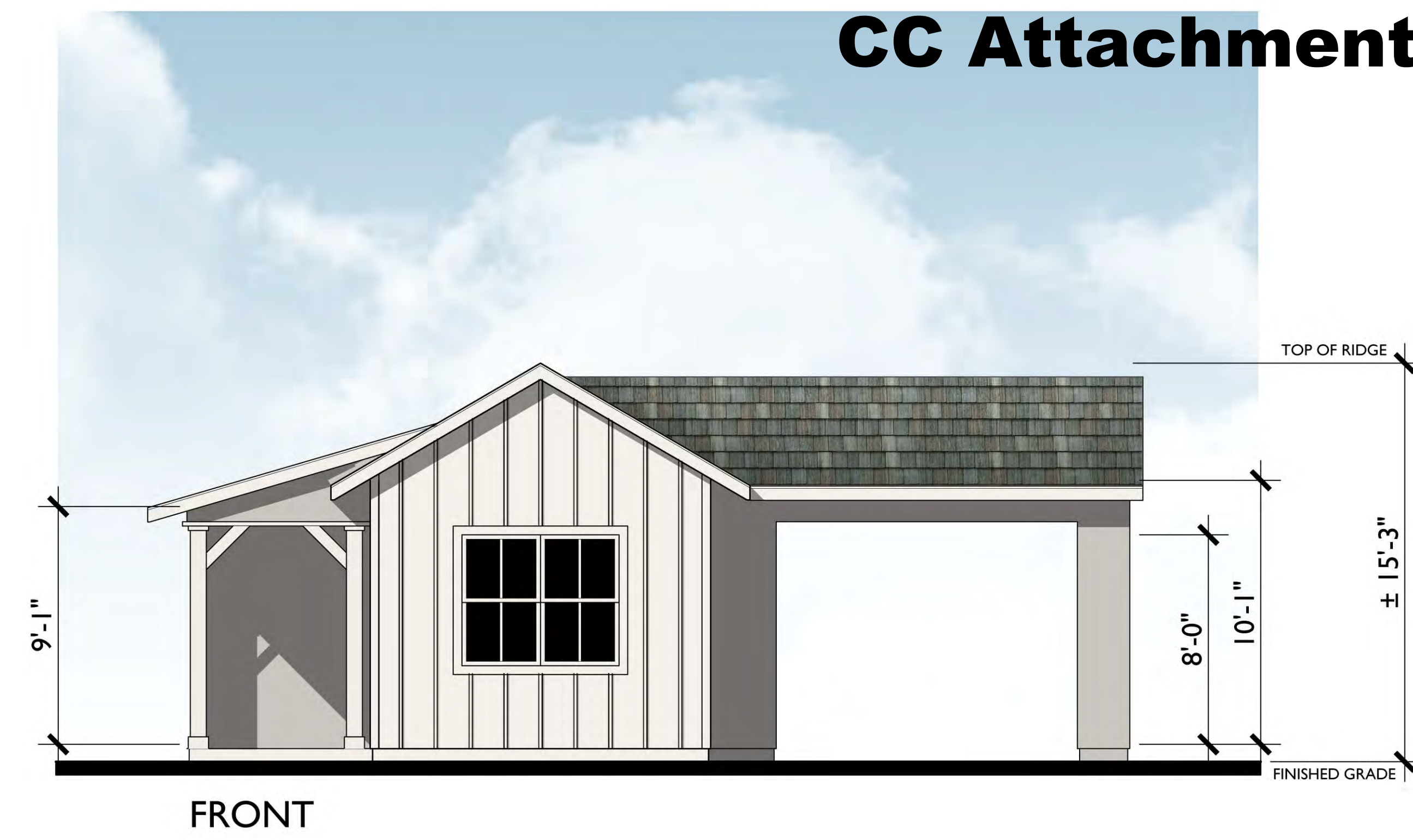


ROOF PLAN

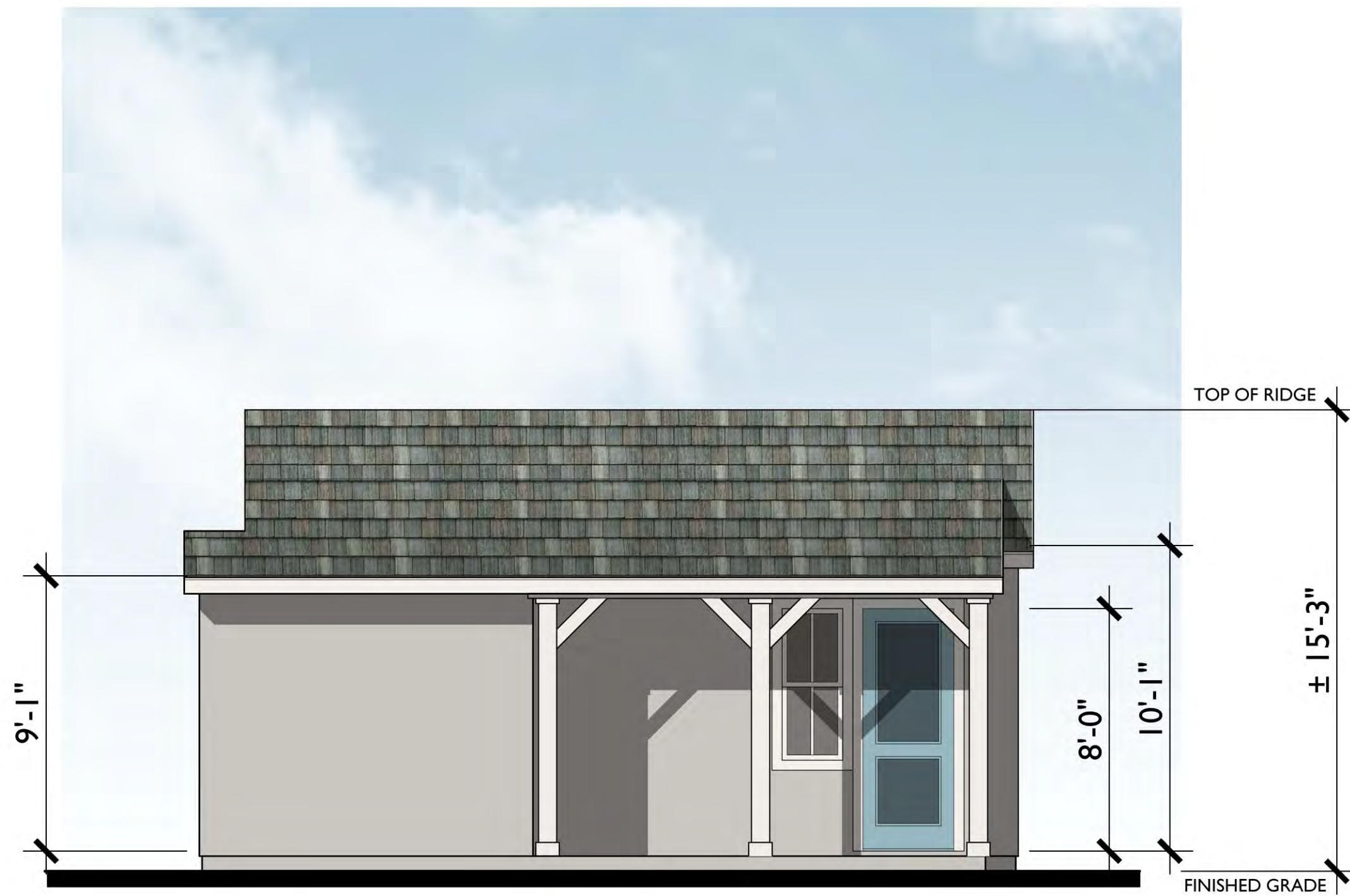
PITCH: 7:12 U.N.O.
 RAKE: 6" U.N.O.
 EAVE: 18" U.N.O.
 ROOF MATERIAL: CONCRETE FLAT TILE



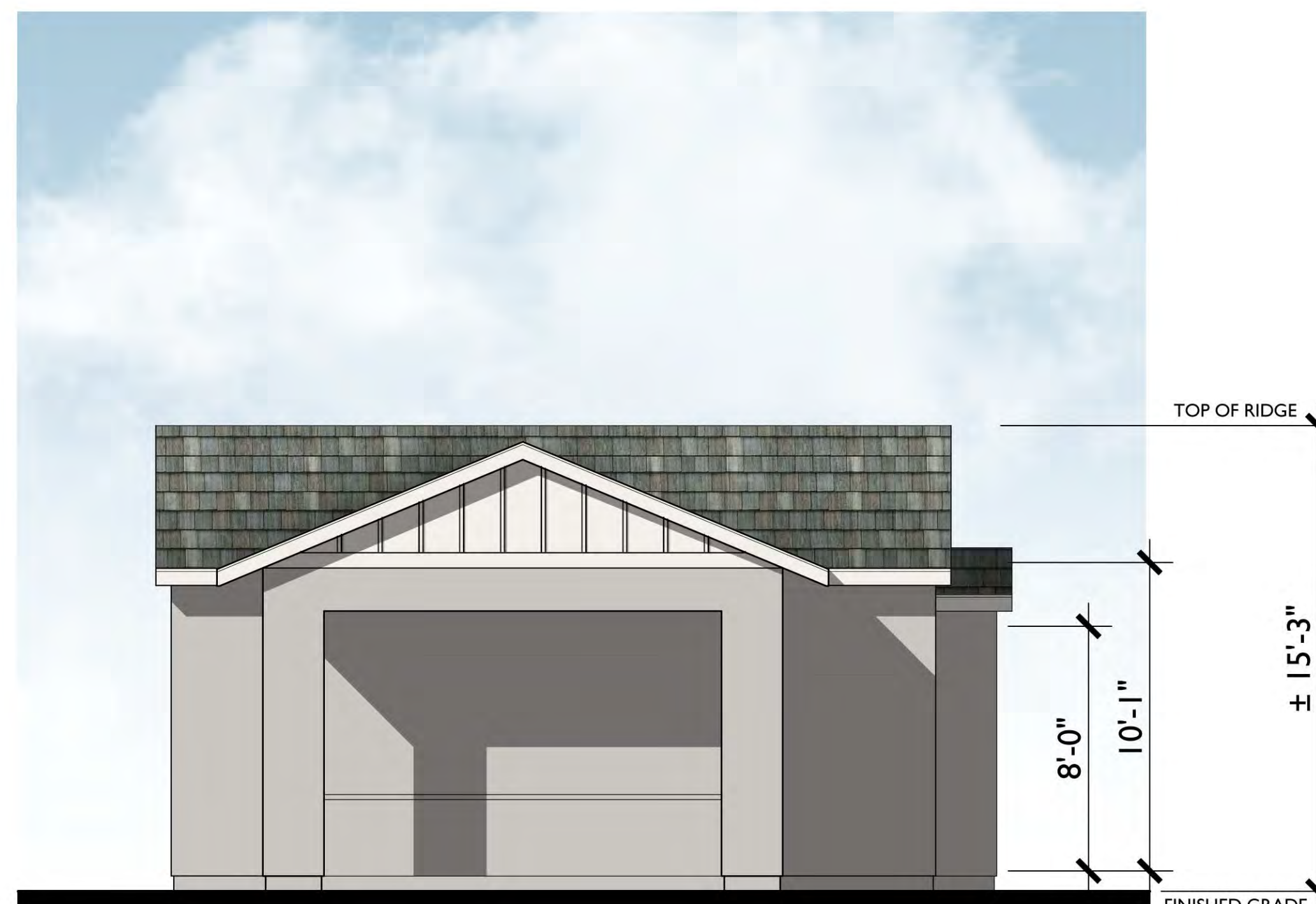
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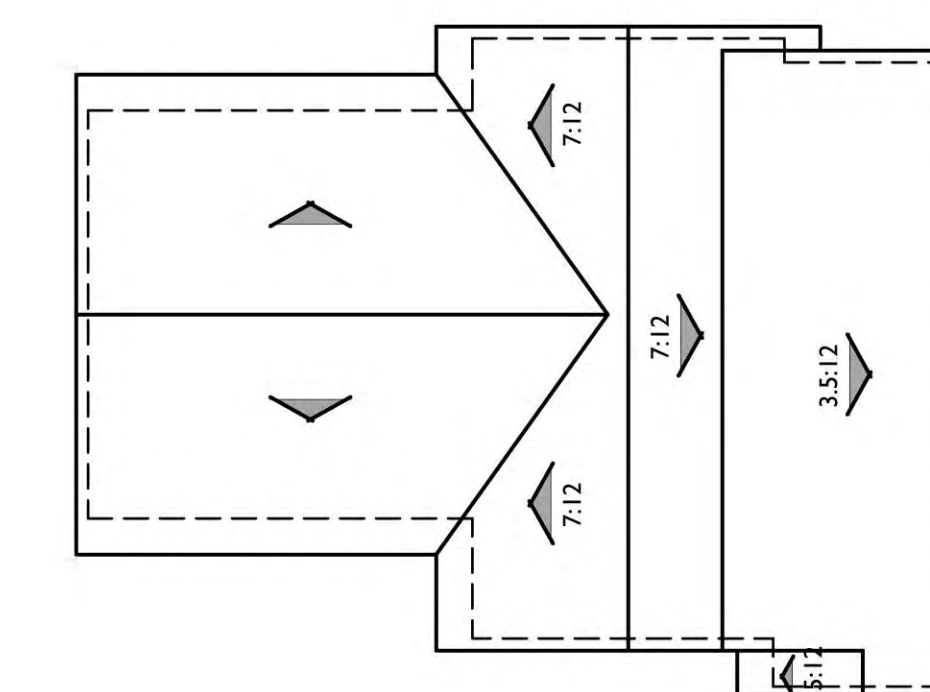
FRONT



LEFT

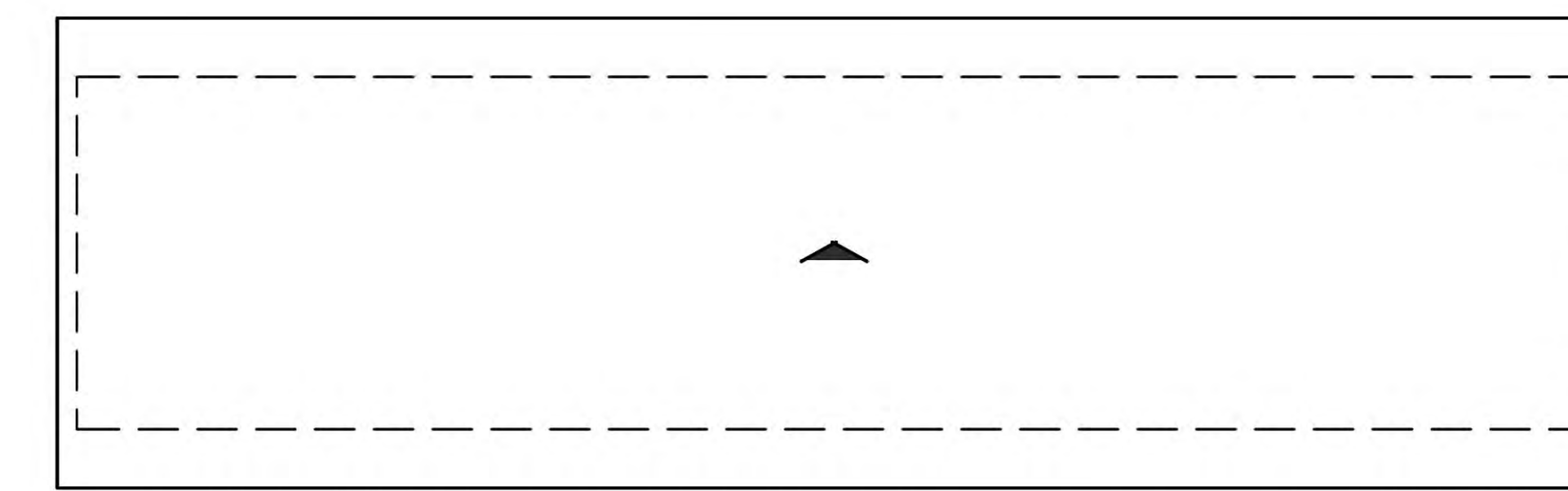
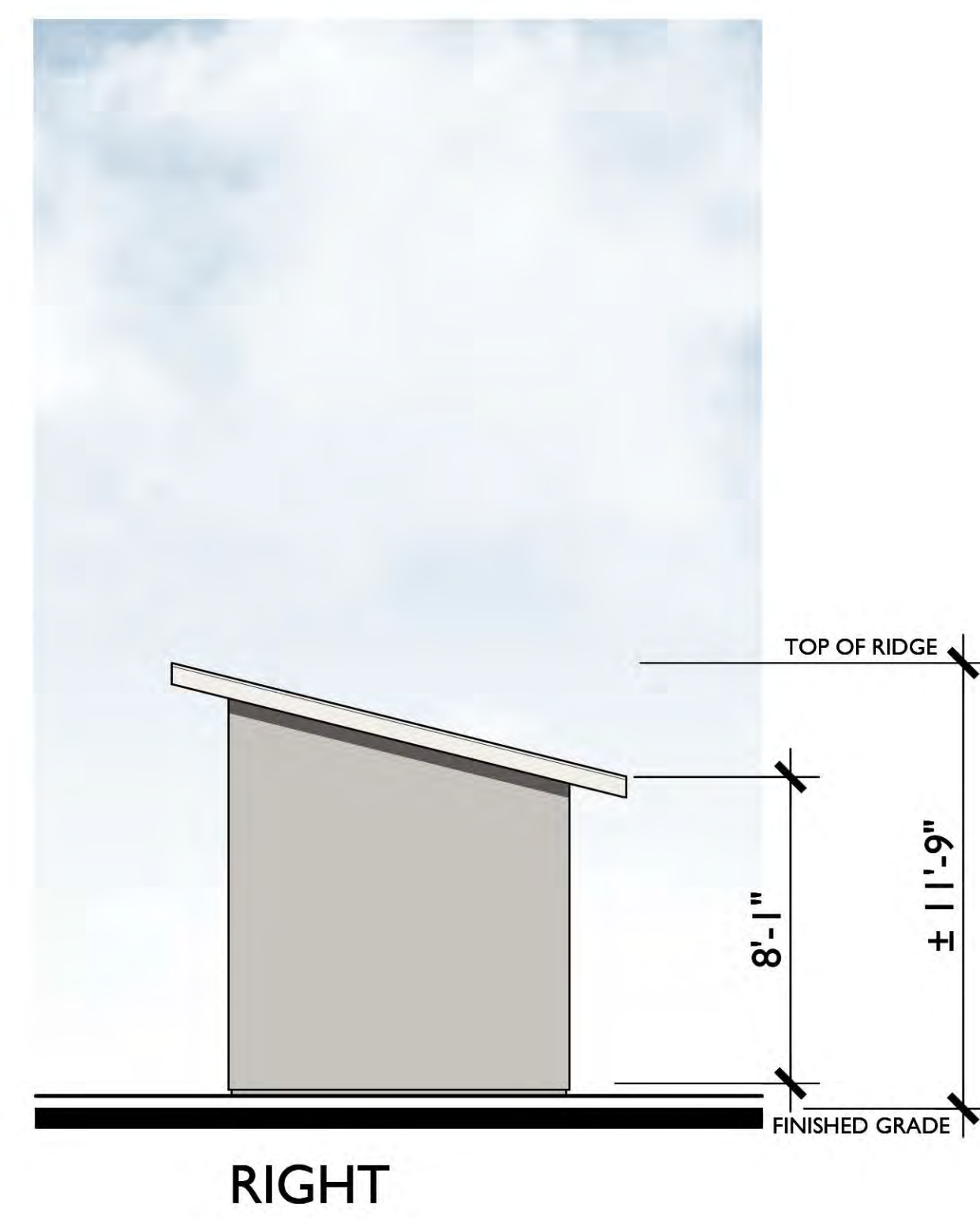
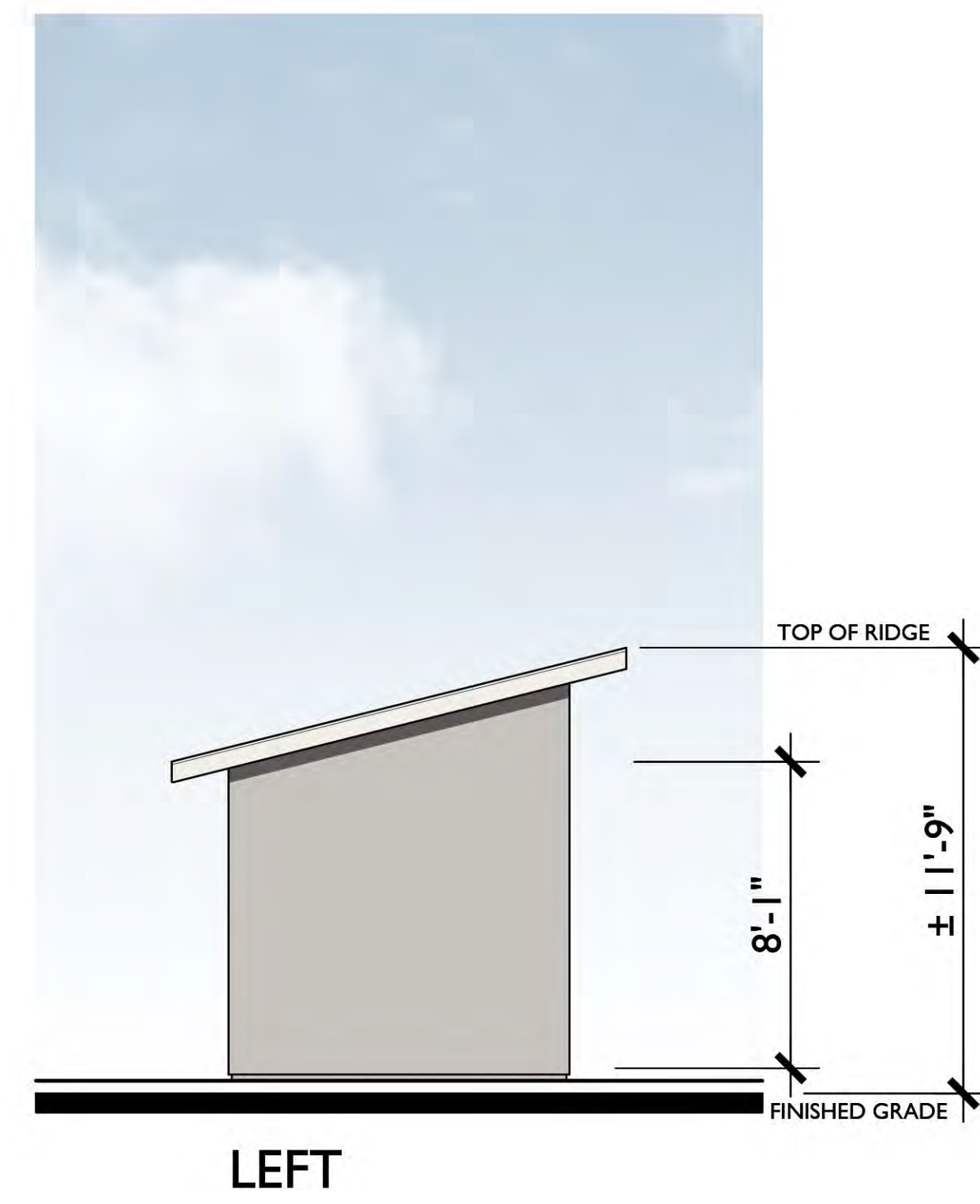
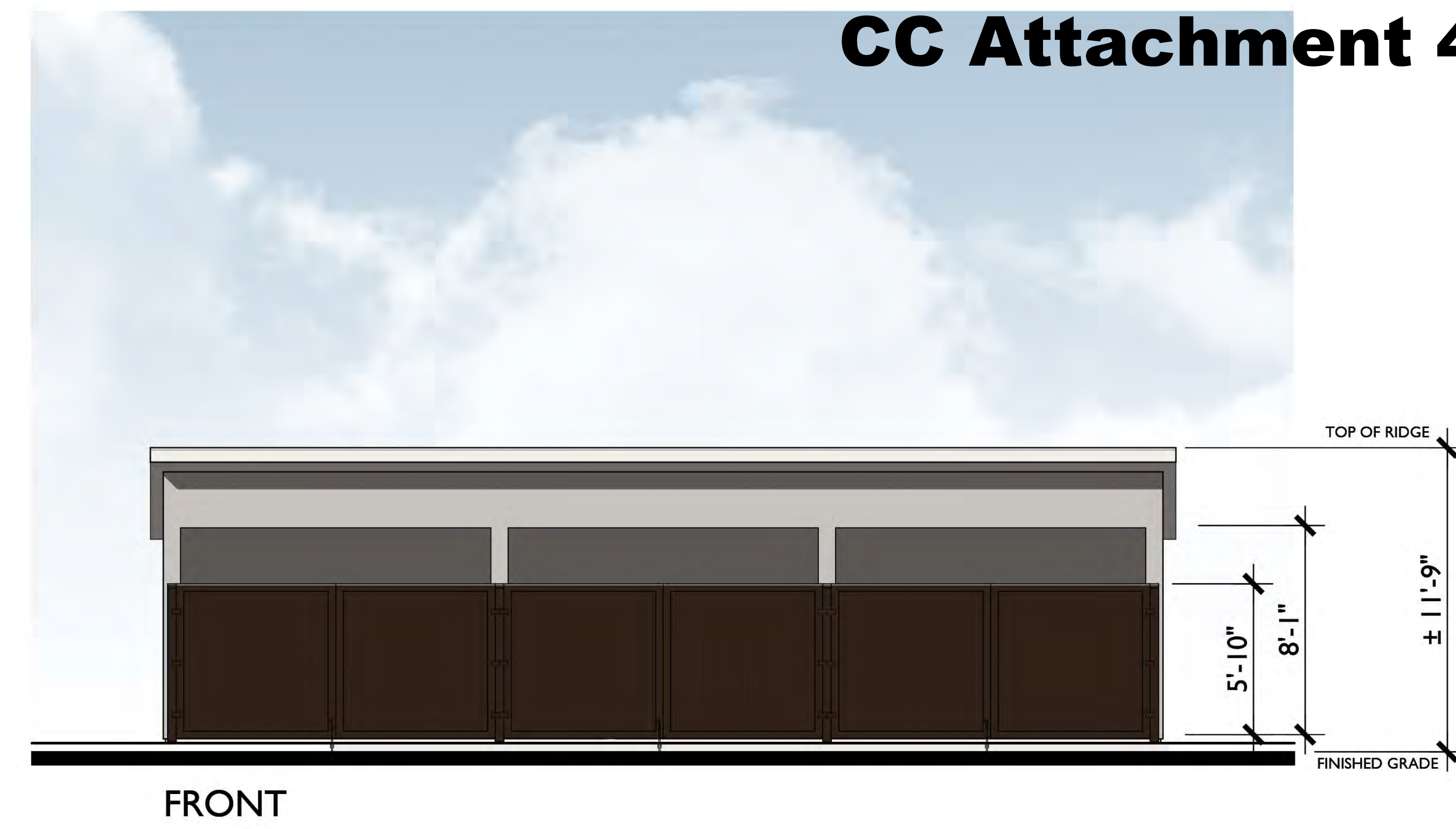
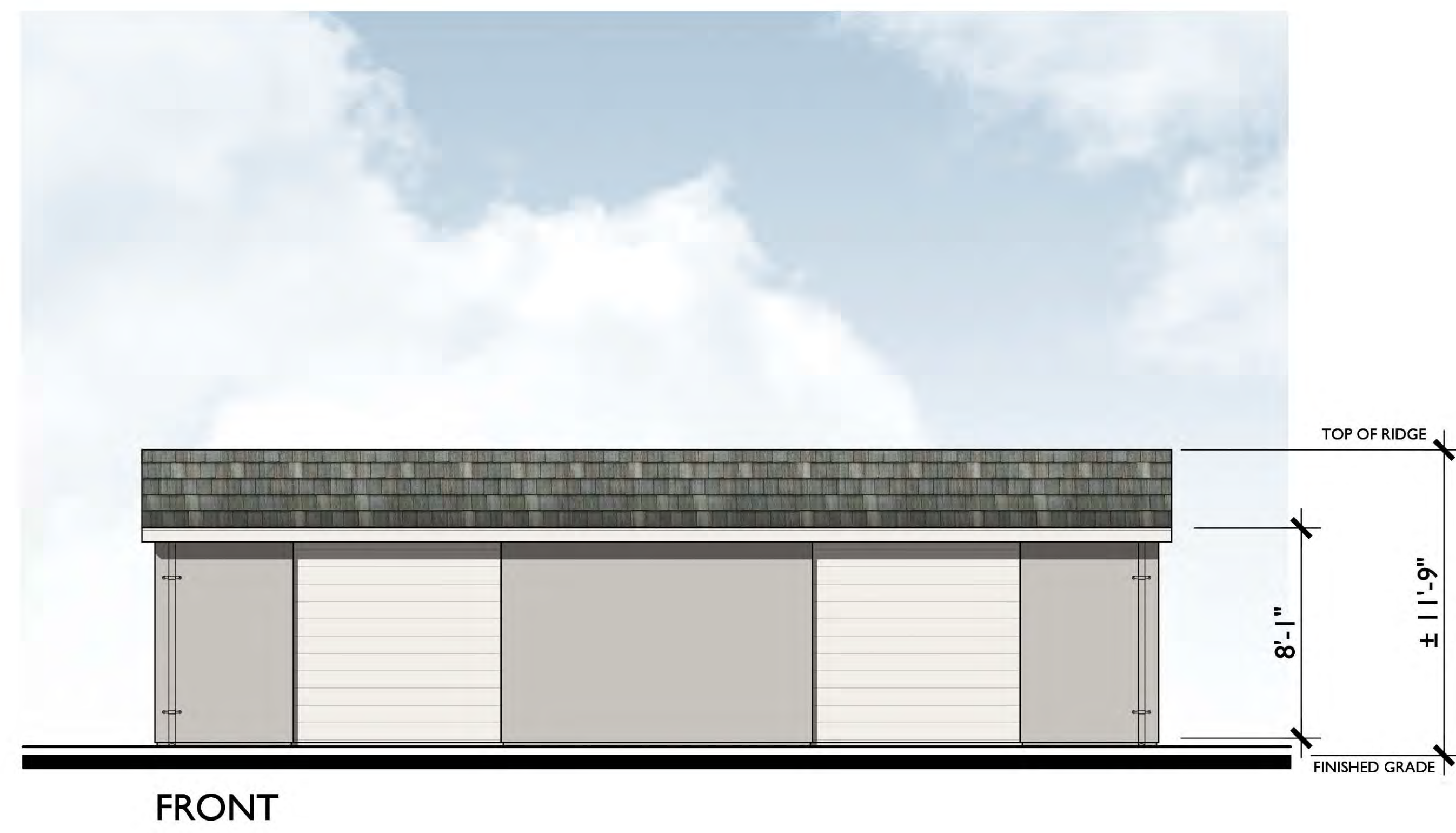


RIGHT



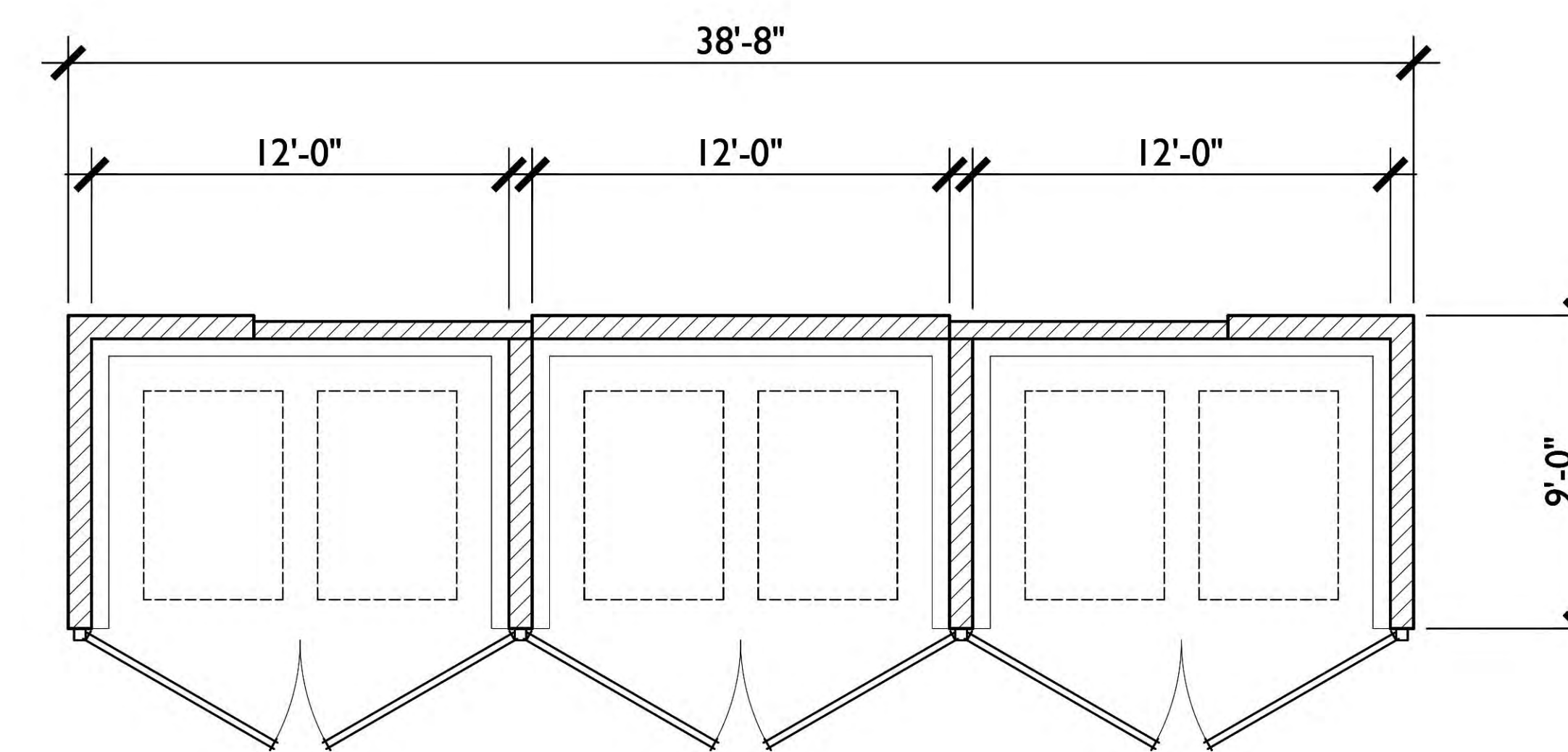
ROOF PLAN

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