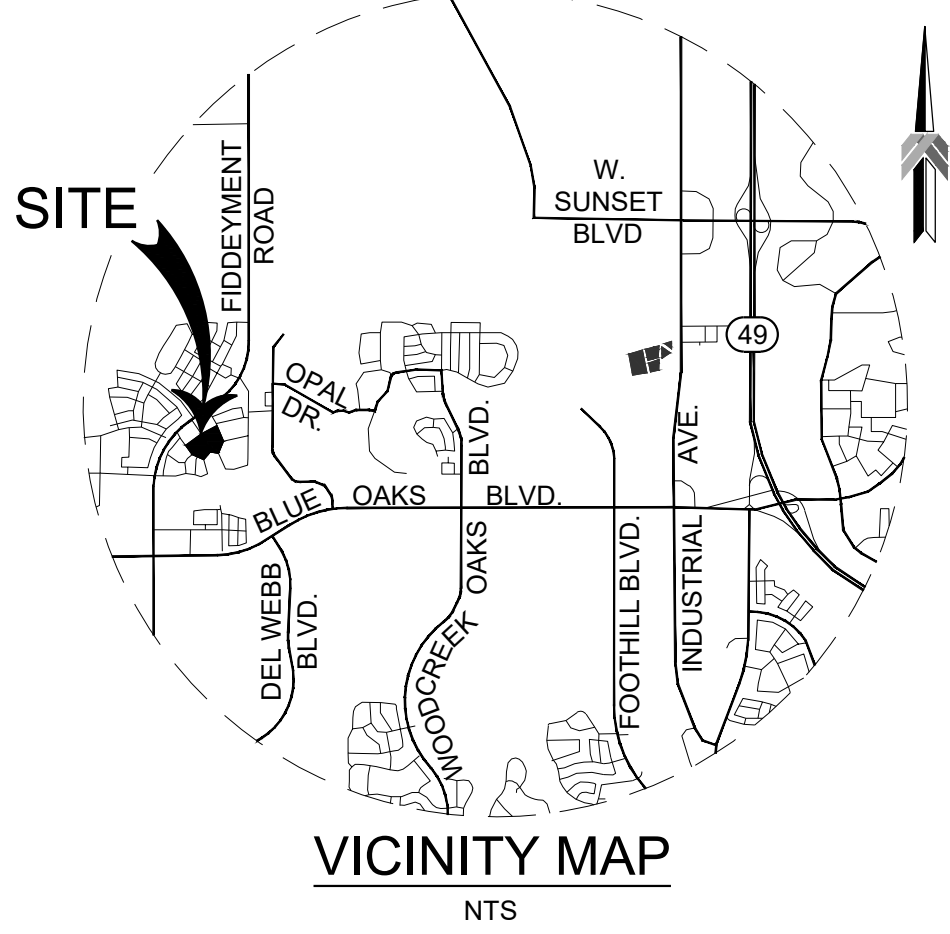
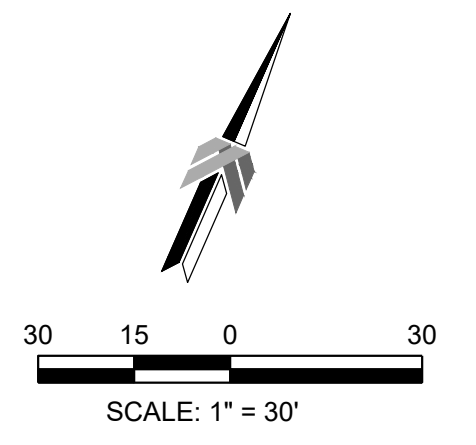


**FIDDYMENT RANCH
PHASE 2 - F25**

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

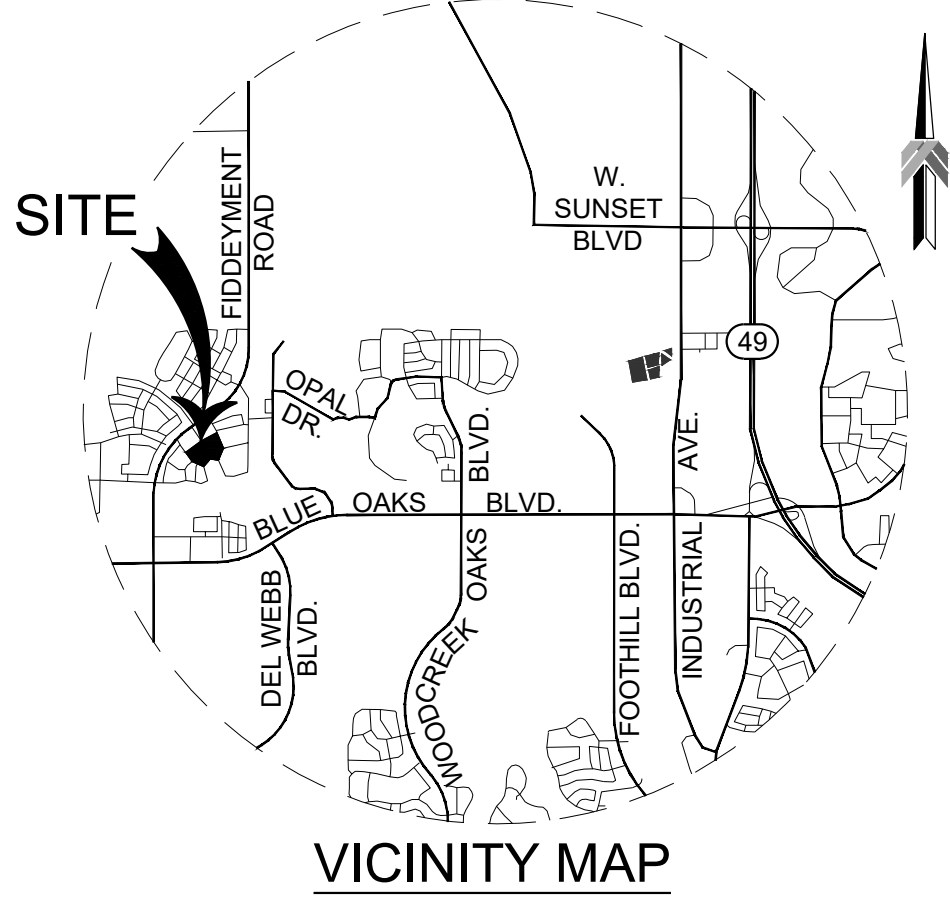
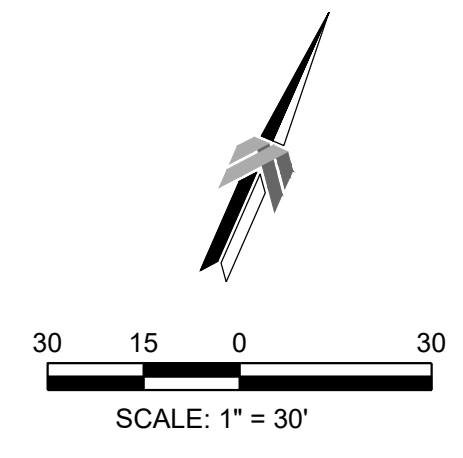
WOOD RODGERS, INC
3301 C STREET, BLDG 100-B
SACRAMENTO, CA 95816

CONSTRUCTION NOTES

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

**FIDDYMENT RANCH
PHASE 2 - F26**

CITY OF ROSEVILLE STATE OF CALIFORNIA
MARCH 2021



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



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.

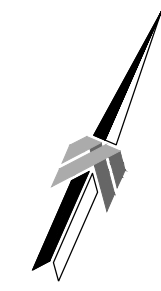
FIDDYMENT RANCH

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

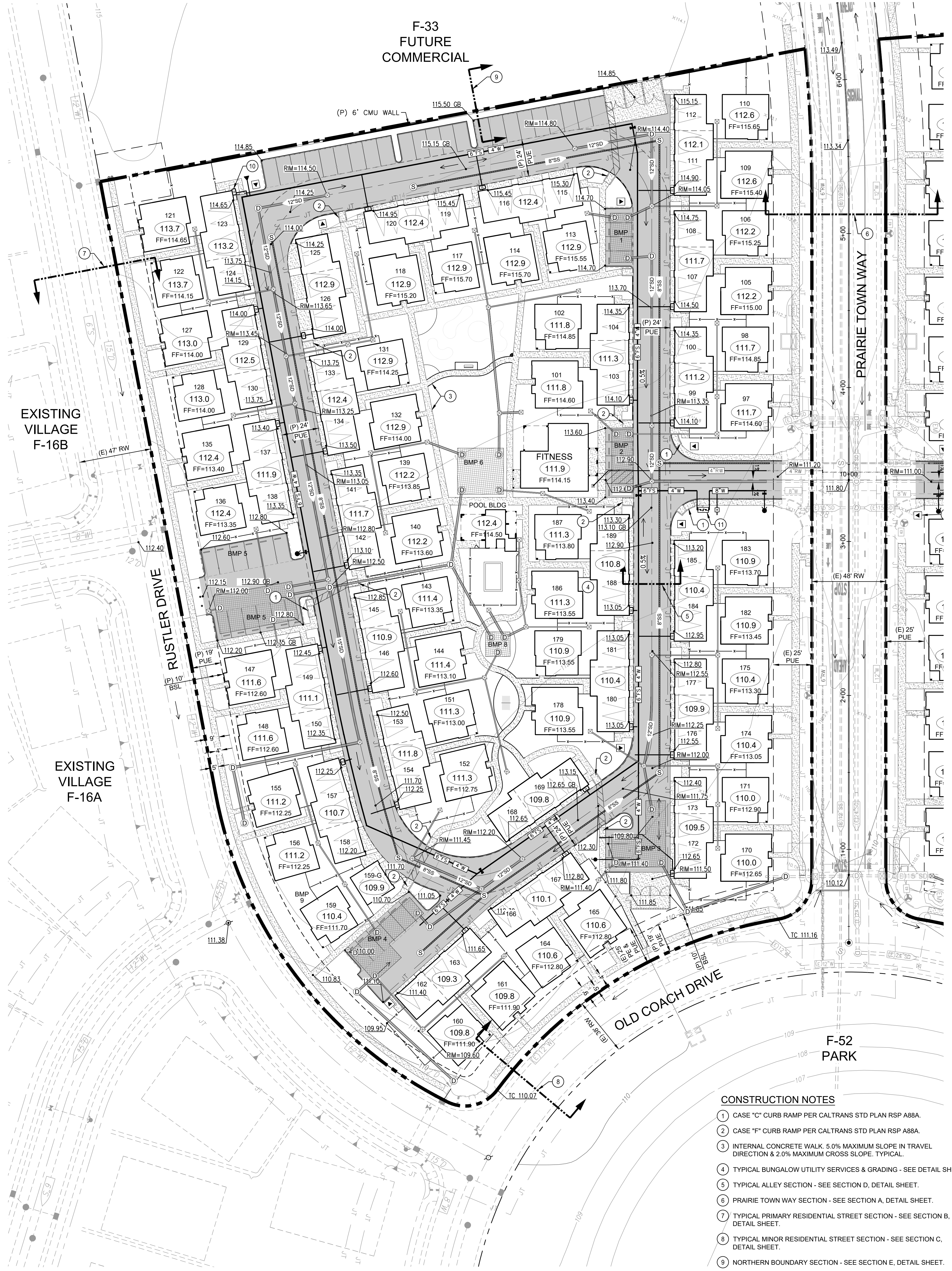
NOTE:
20% ASSUMED FOR SHRINK LOSS AND SETTLEMENT.
QUANTITIES ARE PRELIMINARY AND SUBJECT TO CHANGE.

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.

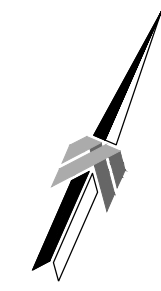
FIDDYMENT RANCH

PHASE 2 - F26

APN:492-013-003

CITY OF ROSEVILLE STATE OF CALIFORNIA

MARCH 2021



30 15 0 30
SCALE: 1" = 30'

ESTIMATED EARTHWORK

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

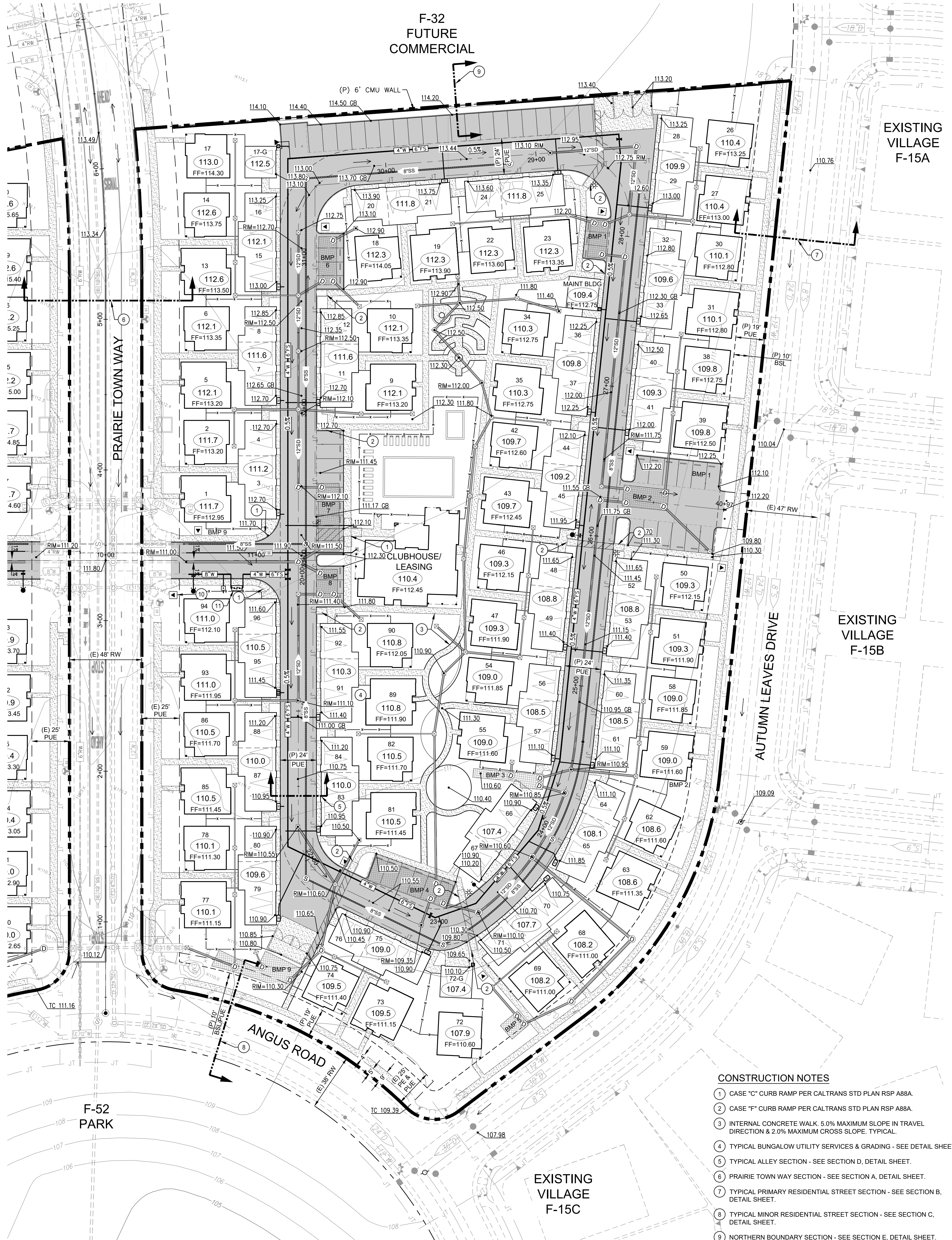
NOTE:
20% ASSUMED FOR SHRINK LOSS AND SETTLEMENT.
QUANTITIES ARE PRELIMINARY AND SUBJECT TO CHANGE.

TOTAL PROJECT AREA OF DISTURBANCE F-26

243,921 SF

NOTES:

- ALL GRADES ARE TOP OF ASPHALT UNLESS OTHERWISE NOTED.



CONSTRUCTION NOTES

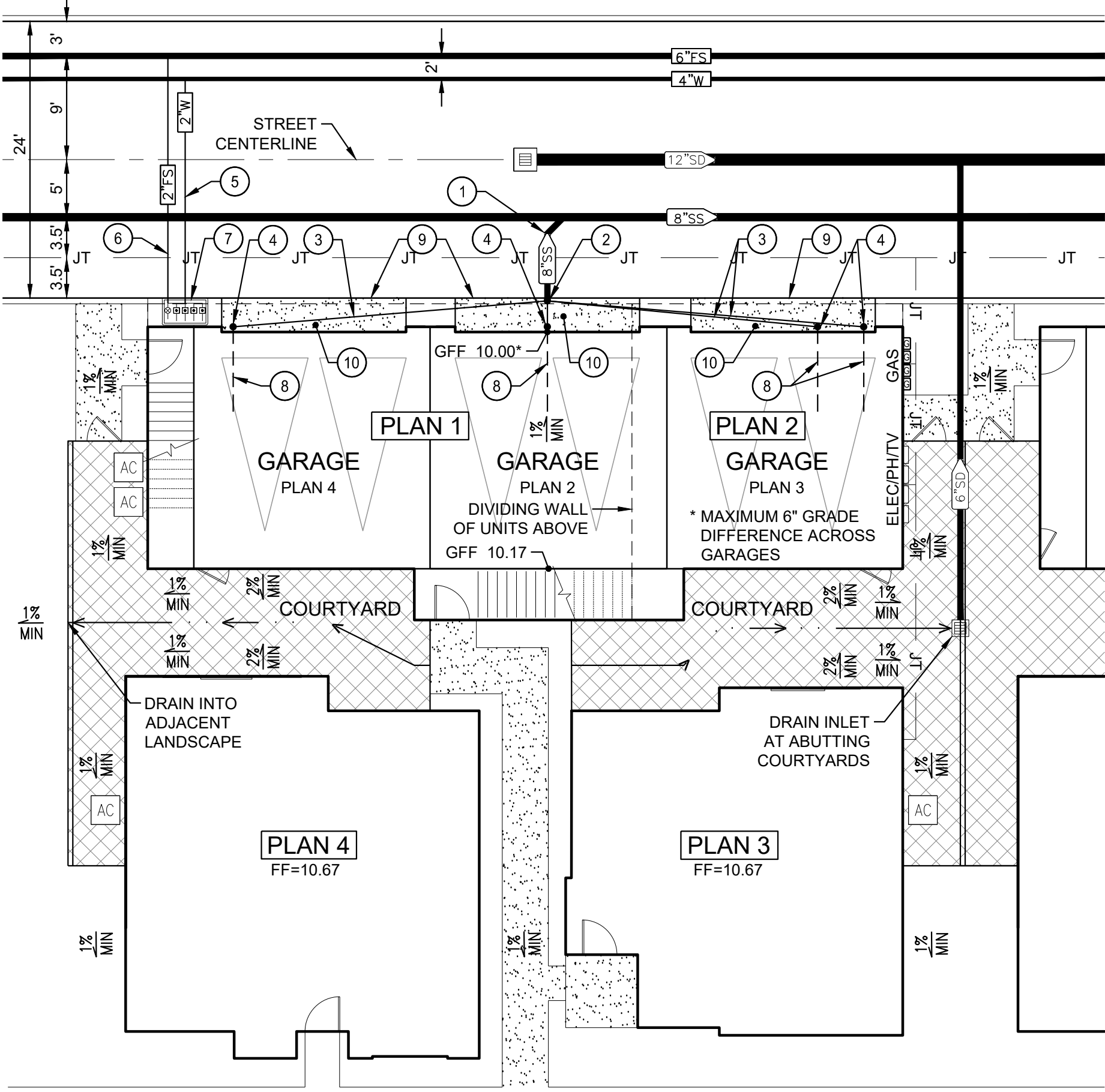
- CASE "C" CURB RAMP PER CALTRANS STD PLAN RSP A88A.
- CASE "F" CURB RAMP PER CALTRANS STD PLAN RSP A88A.
- INTERNAL CONCRETE WALK. 5.0% MAXIMUM SLOPE IN TRAVEL DIRECTION & 2.0% MAXIMUM CROSS SLOPE. TYPICAL.
- TYPICAL BUNGALOW UTILITY SERVICES & GRADING - SEE DETAIL SHEET.
- TYPICAL ALLEY SECTION - SEE 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.
- ELECTRICAL TRANSFORMER.
- WATER DETECTOR CHECK.

PRELIMINARY PLAN DETAILS

FIDDYMENT RANCH

PHASE 2 - F25 & F26

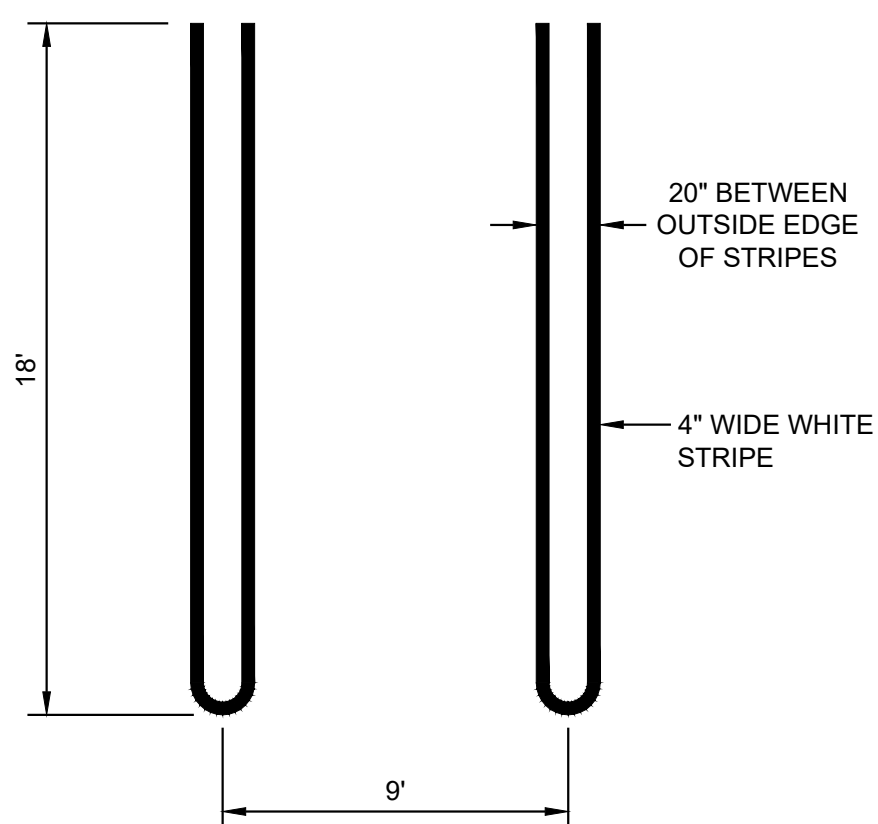
CITY OF ROSEVILLE STATE OF CALIFORNIA
MARCH 2021



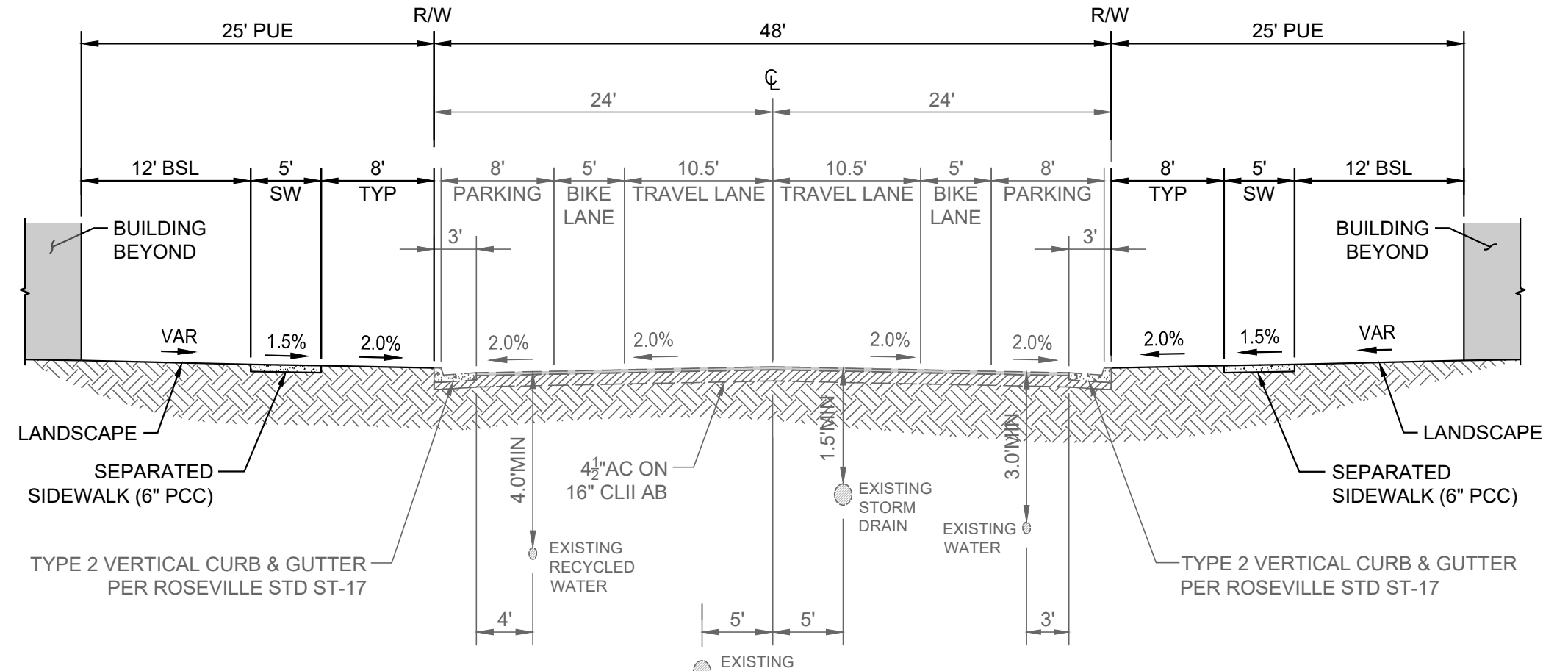
CONSTRUCTION NOTES

- 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 B44 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

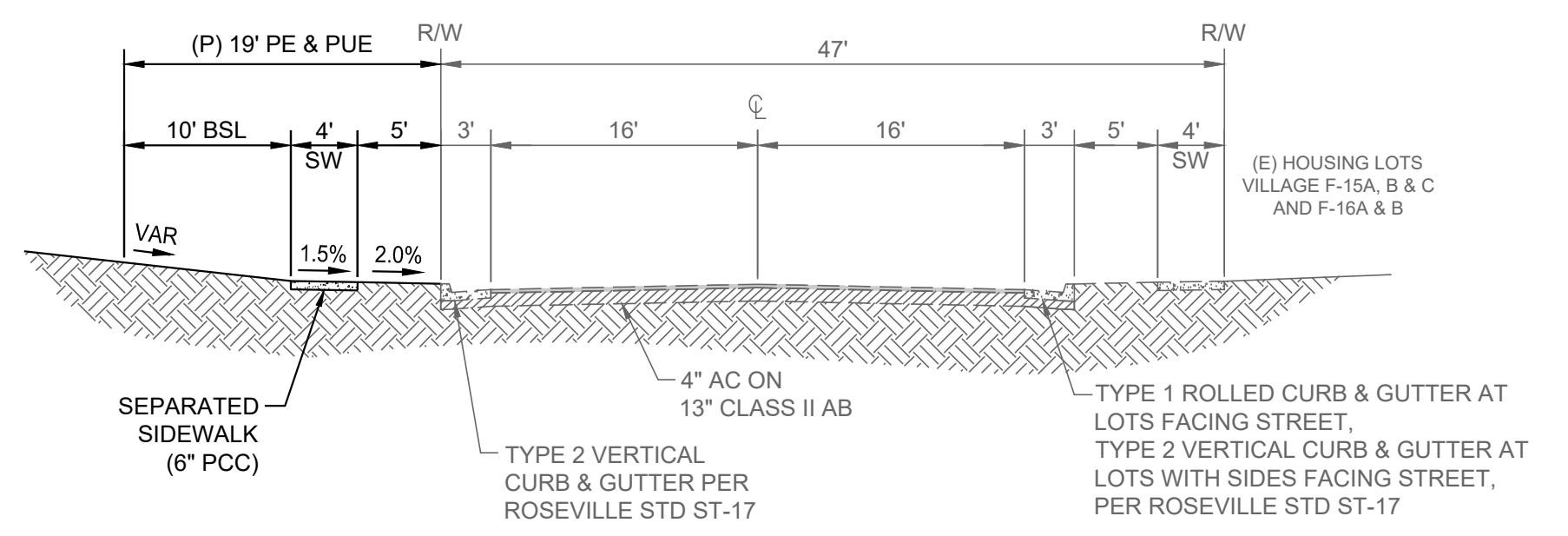
TYPICAL BUNGALOW UTILITY SERVICES & GRADING
SCALE: 1"=10'



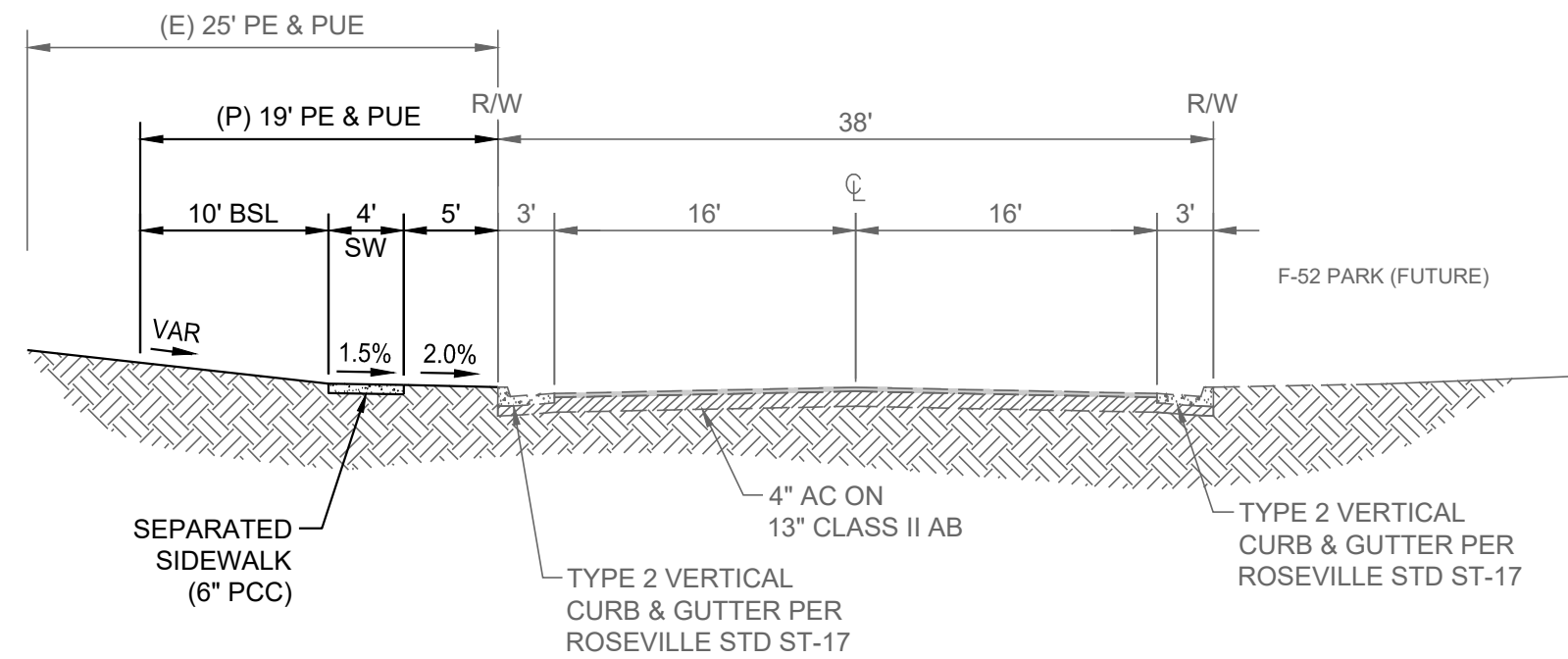
TYPICAL PARKING STALL STRIPING
NTS



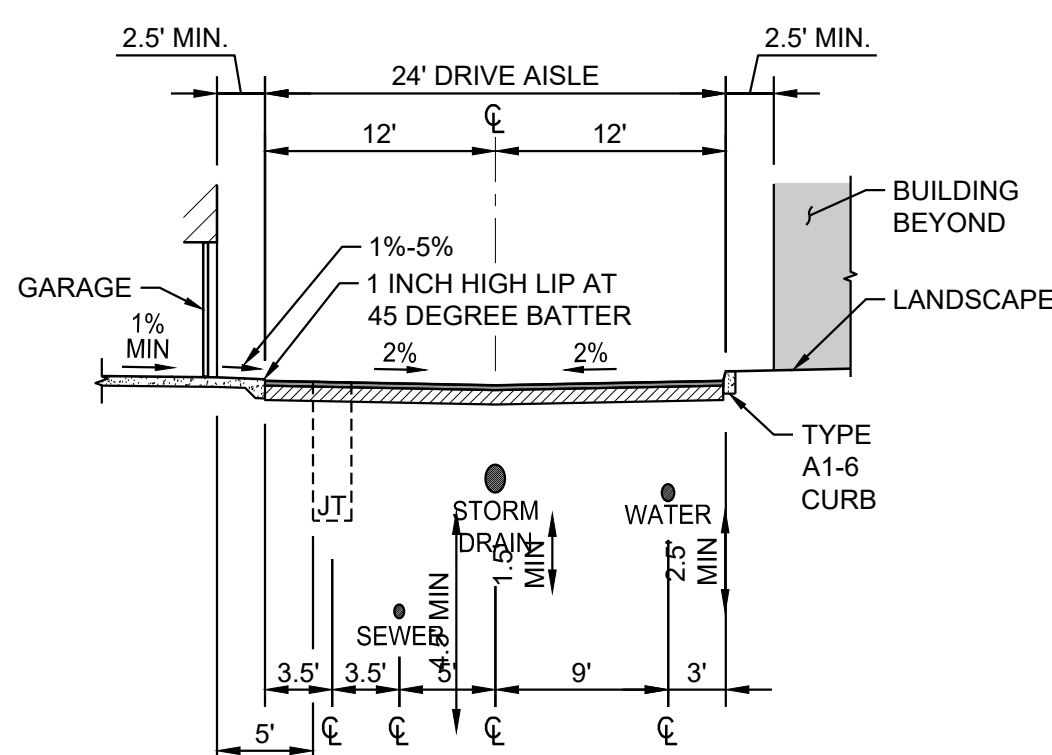
TYPICAL SECTION - PRIMARY RESIDENTIAL 47' RW
(RUSTLER DRIVE & AUTUMN LEAVES DRIVE)
NTS



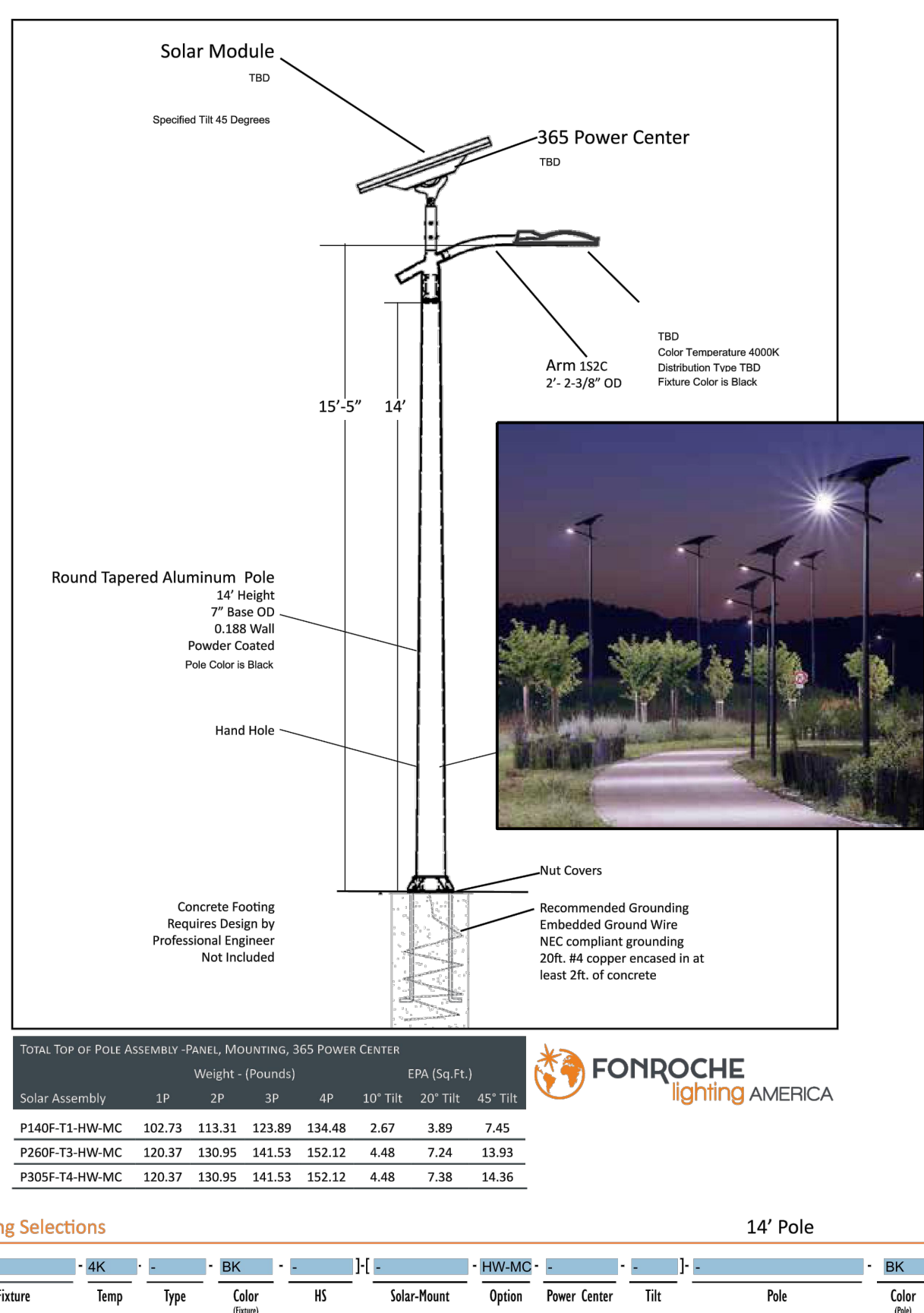
TYPICAL SECTION - MINOR RESIDENTIAL 38' RW
(OLD COACH DRIVE & ANGUS ROAD)
NTS



TYPICAL ALLEY
NTS



NORTH BOUNDARY SECTION
NTS



ALLEY POLE LIGHTING

Day-Brite CFI
by @ignify

Linear
FluxStream sealed strip

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)	Lumen (lm)	Color temp. (K)	Voltage	Drive	Options
FXK	4' length	40L 4000 lumens 80L 8000 lumens	3000K 5000K	120V 277V	UNV Universal voltage DIM* DMF	BSL617* Factory wired Philips BiDrive 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 WCU6/5 Factory wired 1/8" white cord for use with 0-10V DM option plus BS6137 WCU6/4 Factory wired 1/4" white cord for use with BS6137 or DM option

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

ARM MOUNT

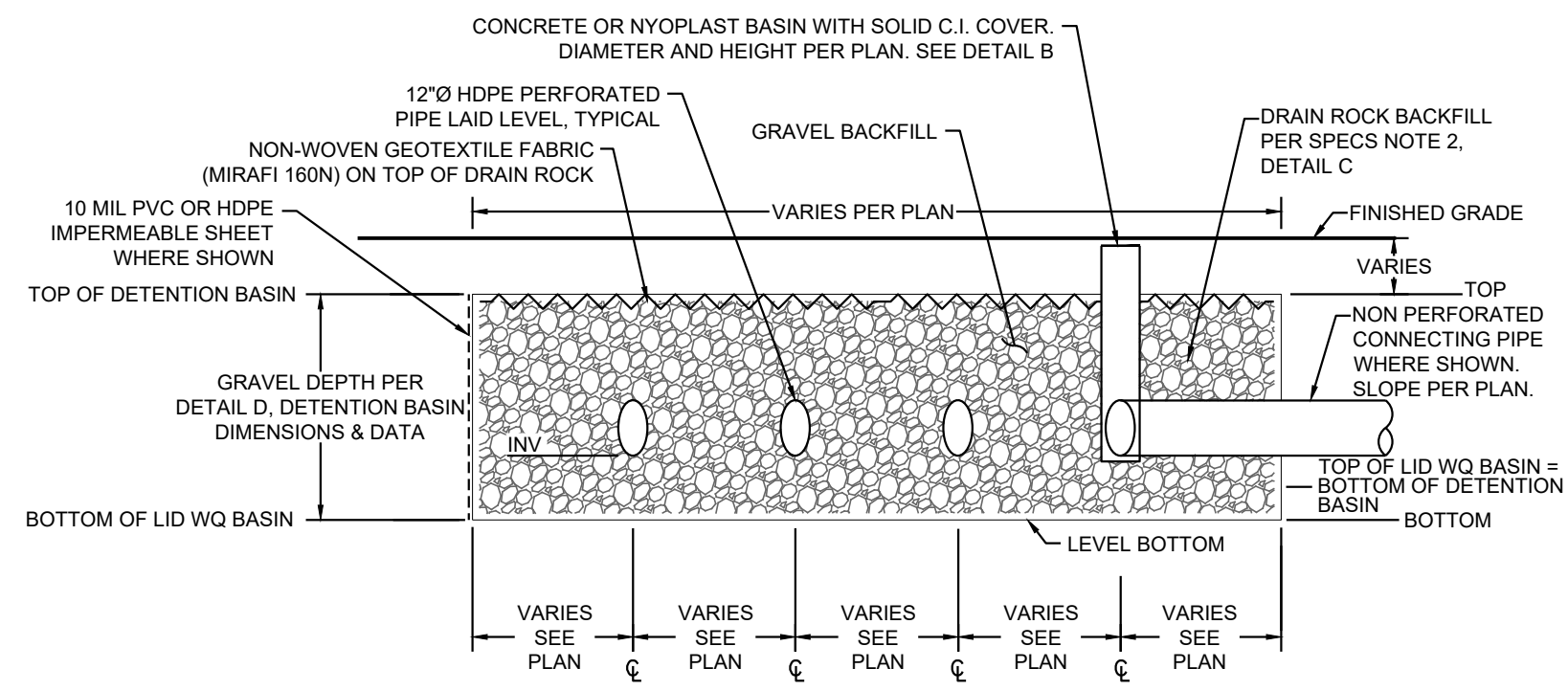
Part #	Lamp/Watts	Lumens	A	B	C	Fluorescent Features
MAD2103Q	13Q	800	18	9	10 3/4	Ballast
MAD2105T	26T	1800	18	9	10 3/4	SC programmable electronic high power factor ballast, multivoltage 120V/277V
MAD2204Q	2-13Q	1600	18	9	10 3/4	Lampset not included
MAD2205	26Q	1800	18	9	10 3/4	
MAD2111	3Q	2200	20 1/2	10	12	Finishes
MAD2304Q	2-13Q	1600	20 1/2	10	12	Ballast
MAD2306	2-26Q	3600	20 1/2	10	12	Architectural Bronze (AB) Textured Gold (TG)
MAD2322	42T	3200	20 1/2	10	12	Textured Bronze (TB) Metallic Nickel (MN)
MAD2106L	6LED	800	18	9	10 3/4	Matte Black (MBK) Textured Verde Patina (VP)
MAD2110L	10LED	1000	18	9	10 3/4	Seam Glass Black (GBC) Copper Ven (CV)
MAD2212L	12LED	1200	18	9	10 3/4	Matte White (MW) Silver Ven (SV)
MAD2220L	20LED	2000	20 1/2	10	12	Textured White (TW) Chrome DR
MAD2324L	24LED	2400	20 1/2	10	12	Glass White (GW) Metallic Grey (MG)
MAD2346L	40LED	4000	20 1/2	10	12	Oil Rubbed Bronze (ORB)
MAD2109LS	9LED	900	18	9	10 3/4	Emergency (EAP) Special Lens
MAD2215LS	15LED	1500	18	9	10 3/4	PhotoCell (PC) Incandescent
MAD2320LS	20LED	2000	20 1/2	10	12	Lamp Source Size Modifications Vandal Proof Enclosure (VPE)

PRELIMINARY PLAN DETAILS
FIDDYMENT RANCH
PHASE 2 - F25 & F26

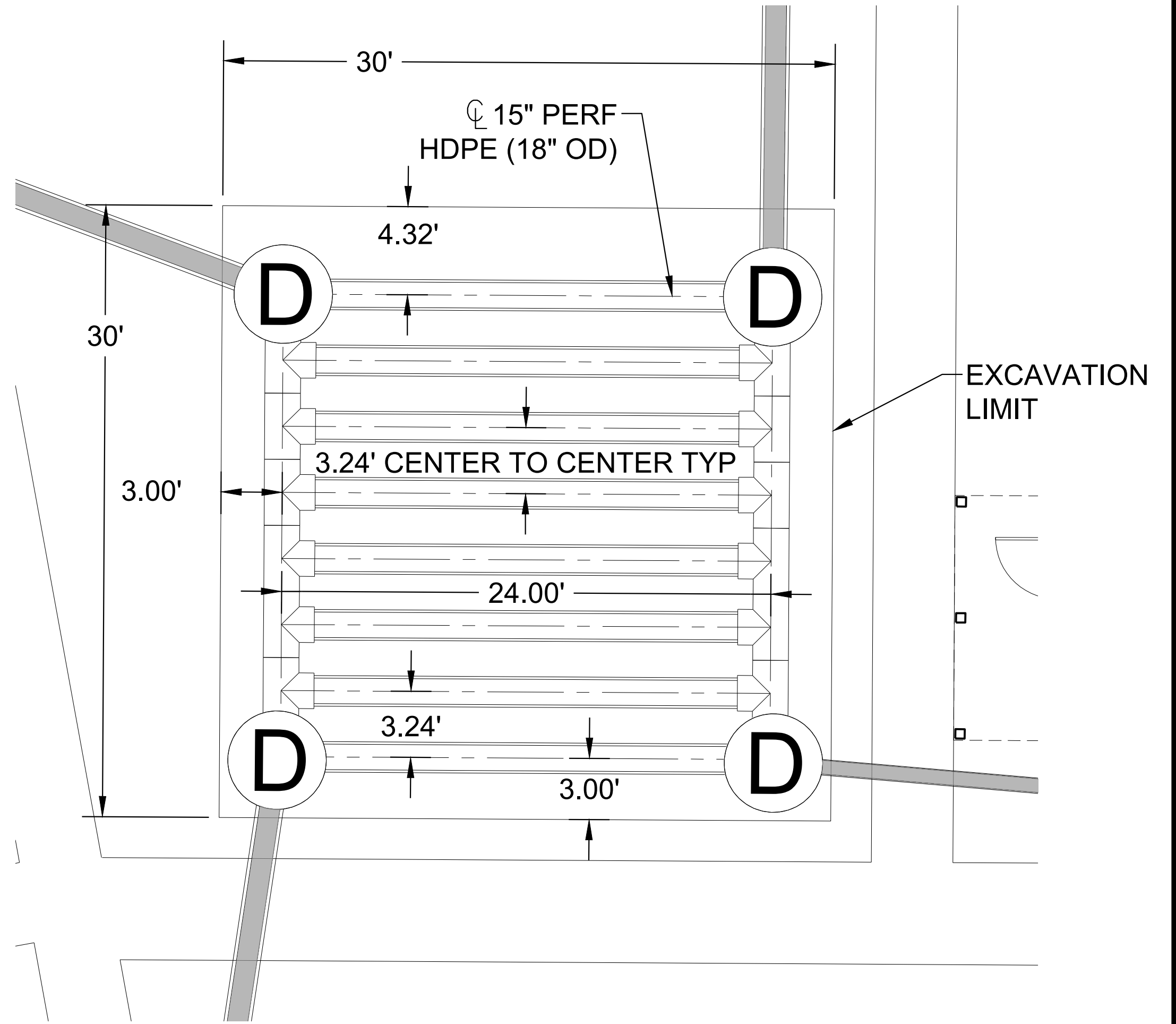
CITY OF ROSEVILLE STATE OF CALIFORNIA
MARCH 2021



5 2.5 0 5
SCALE: 1" = 5'



(A) DETENTION BASIN TYPICAL SECTION
NTS

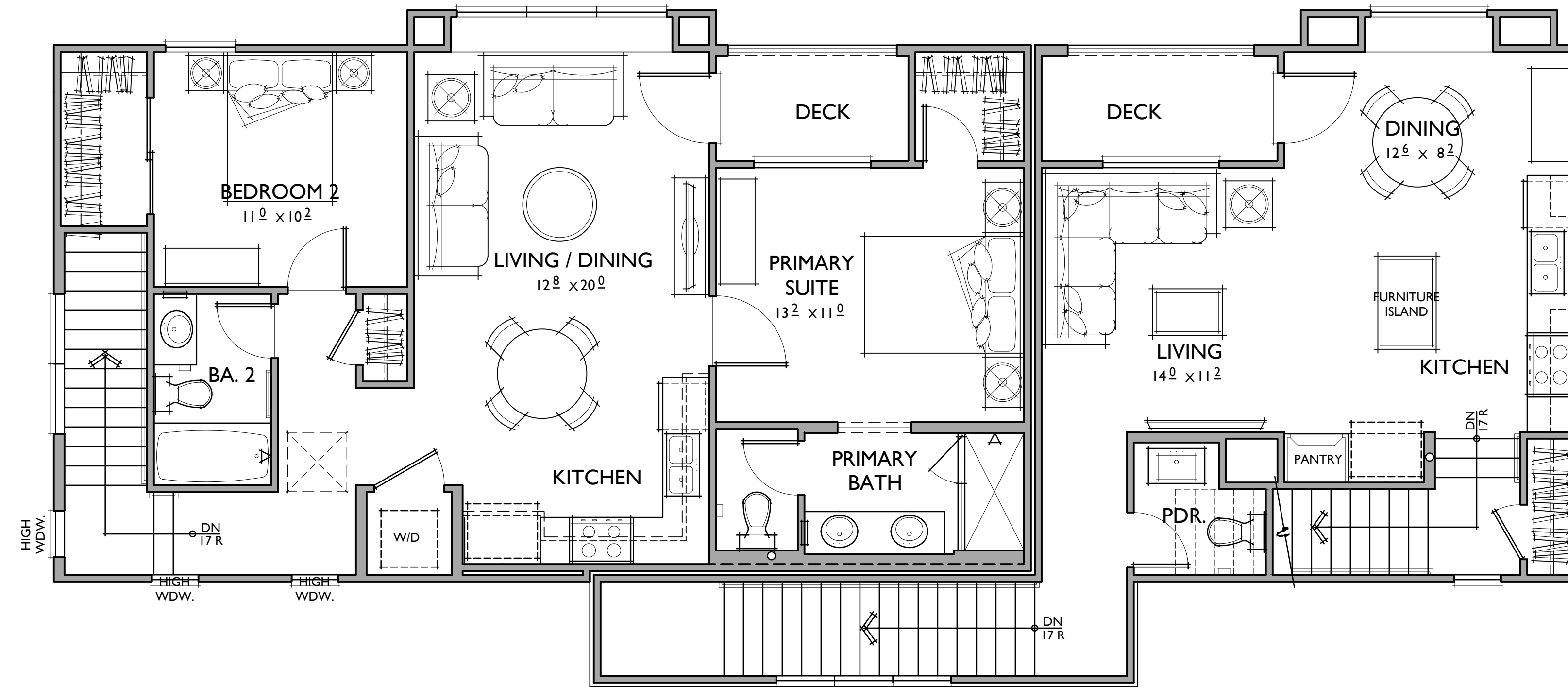


(B) DETENTION BASIN PLAN VIEW
NTS

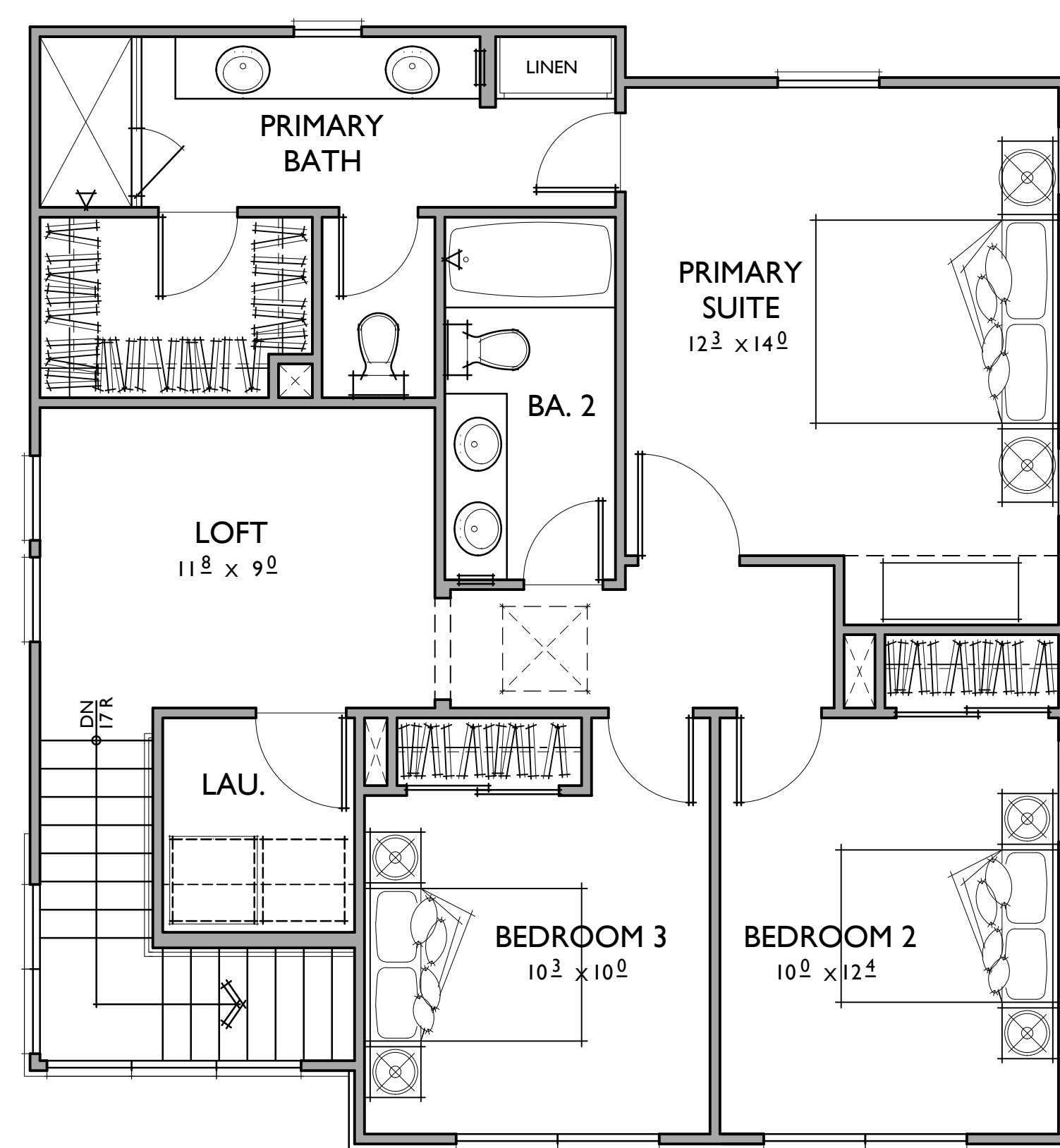


(C) PROTO II CMU WALL

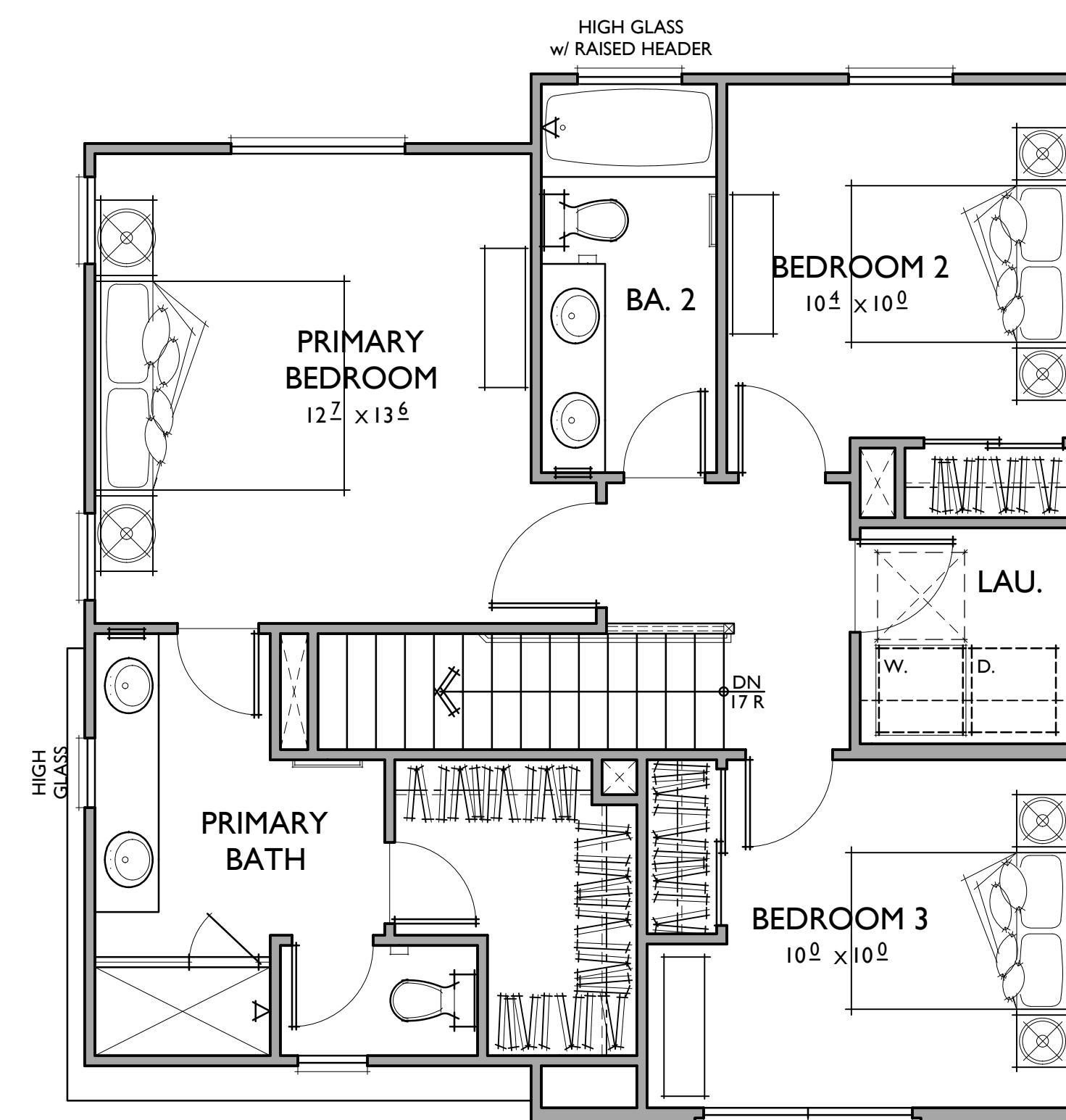
PLAN 1
903 SQ. FT.



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



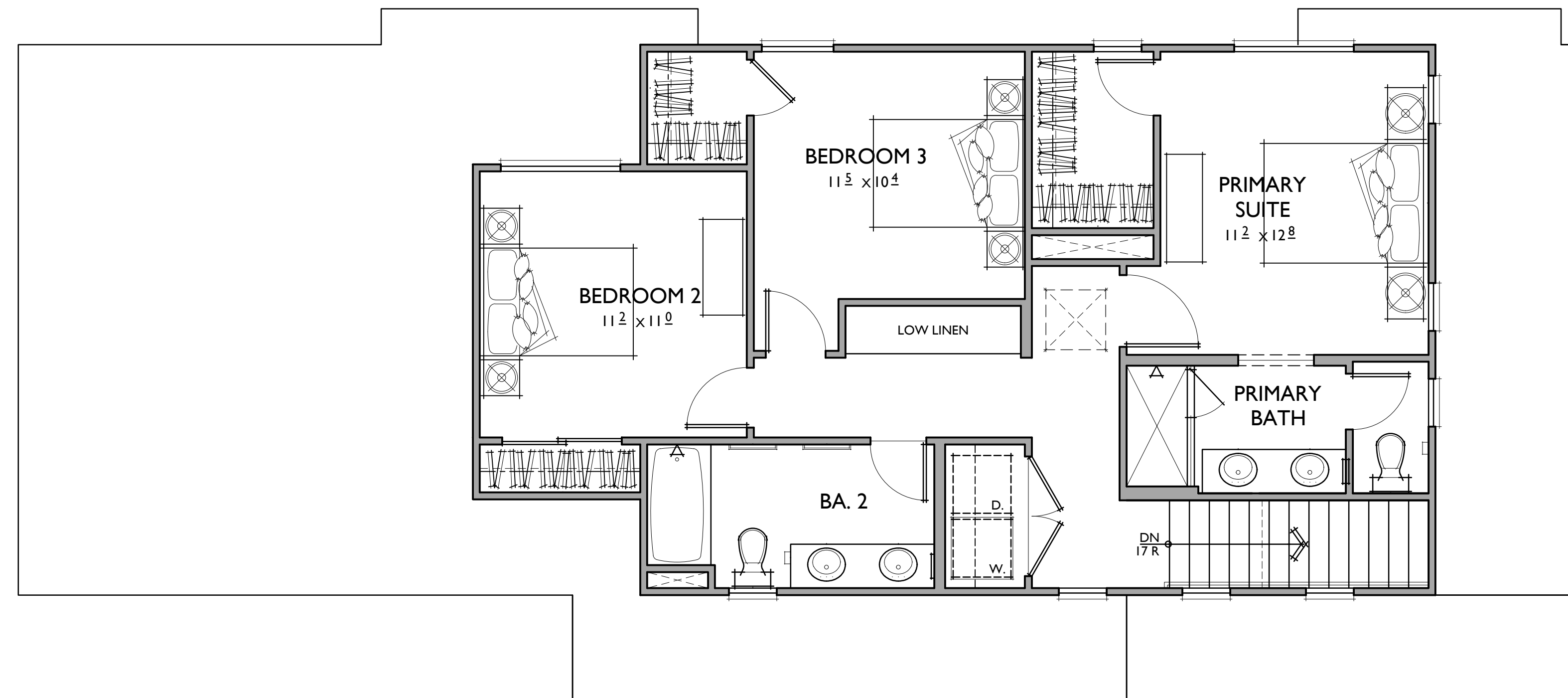
PLAN 3 GARAGE PLAN 2 GARAGE PLAN 4 GARAGE
REAR ELEVATION - PLAN 1 AND PLAN 2



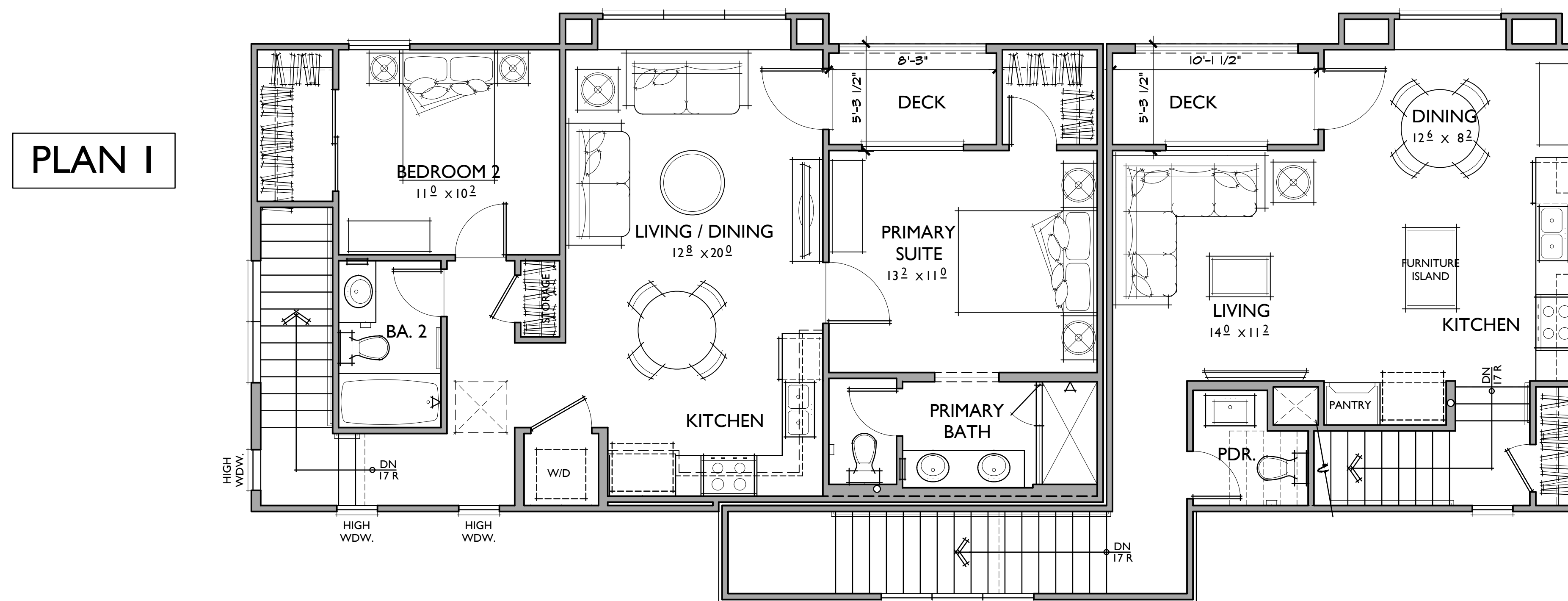
PLAN 1 PLAN 4
LEFT ELEVATION



PLAN 3 PLAN 2
RIGHT ELEVATION

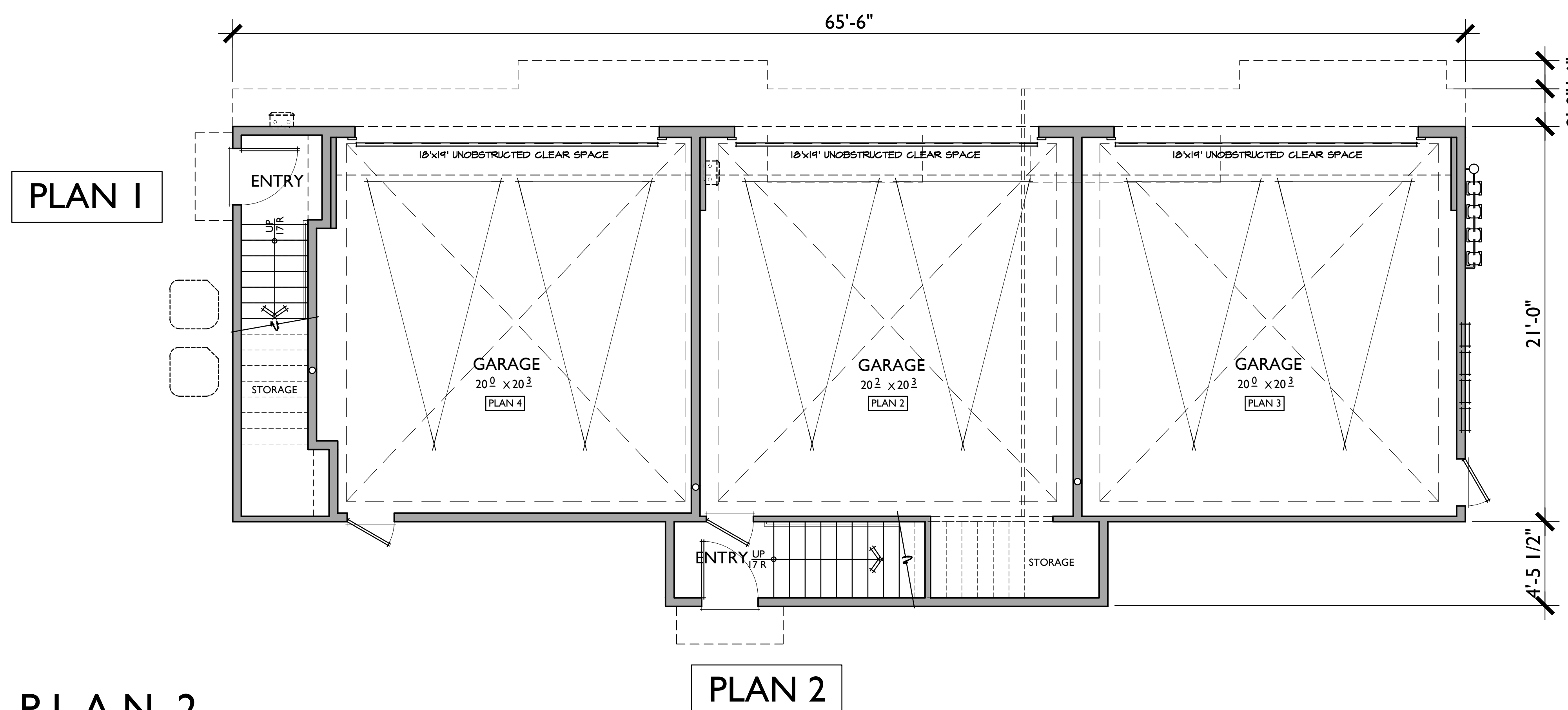


PLAN 2



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

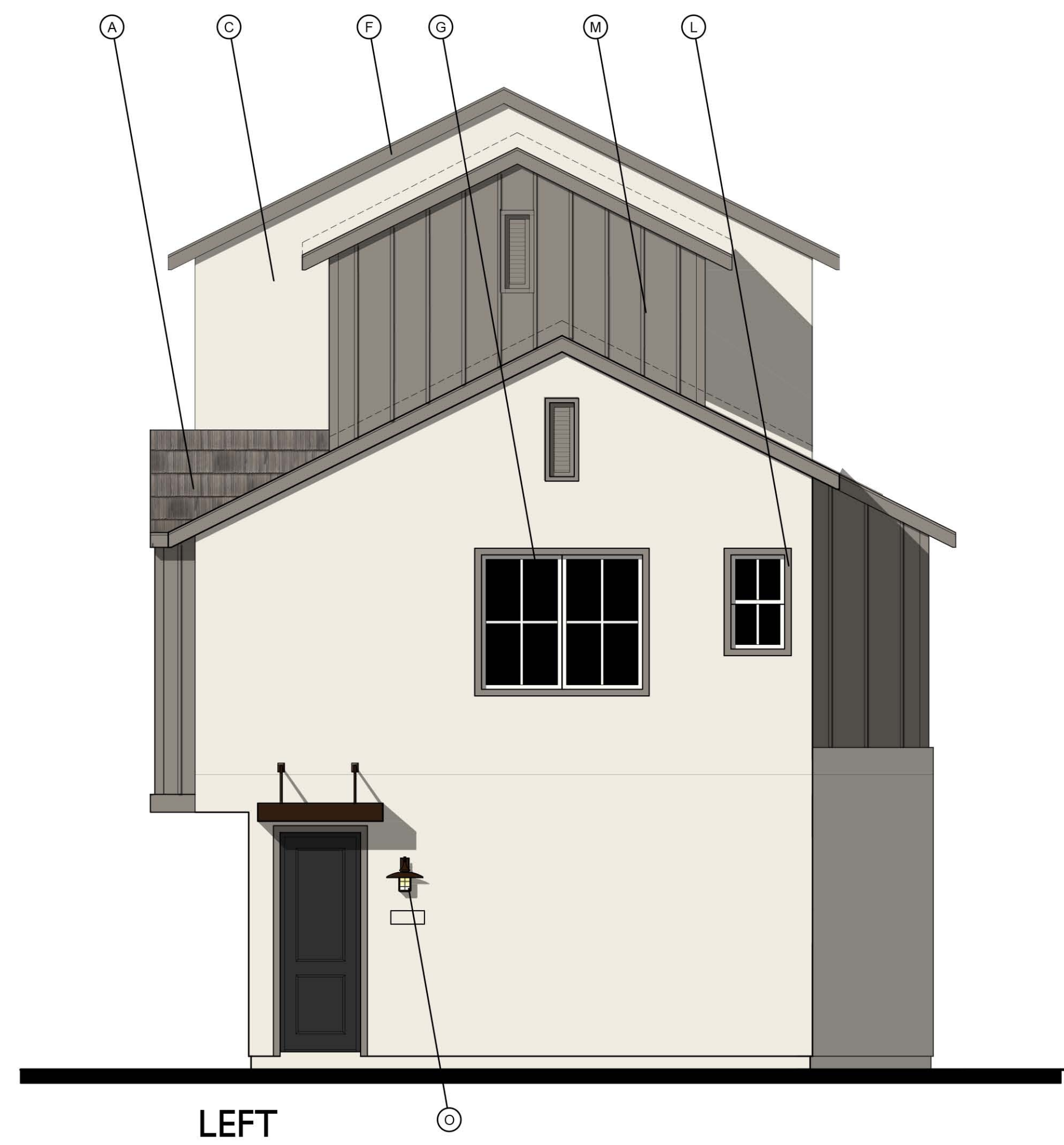
PLAN 2

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



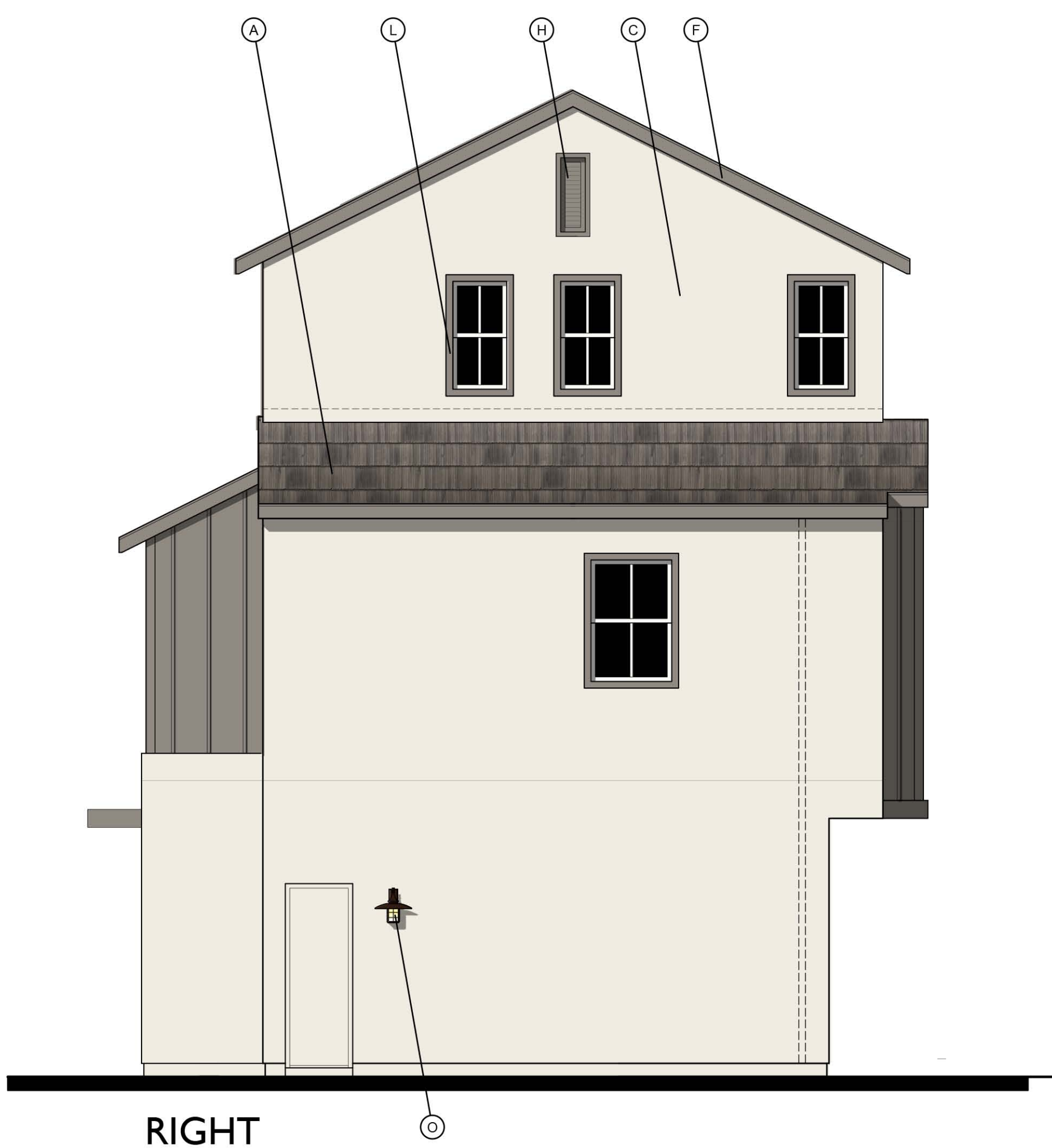
LEFT



FRONT

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

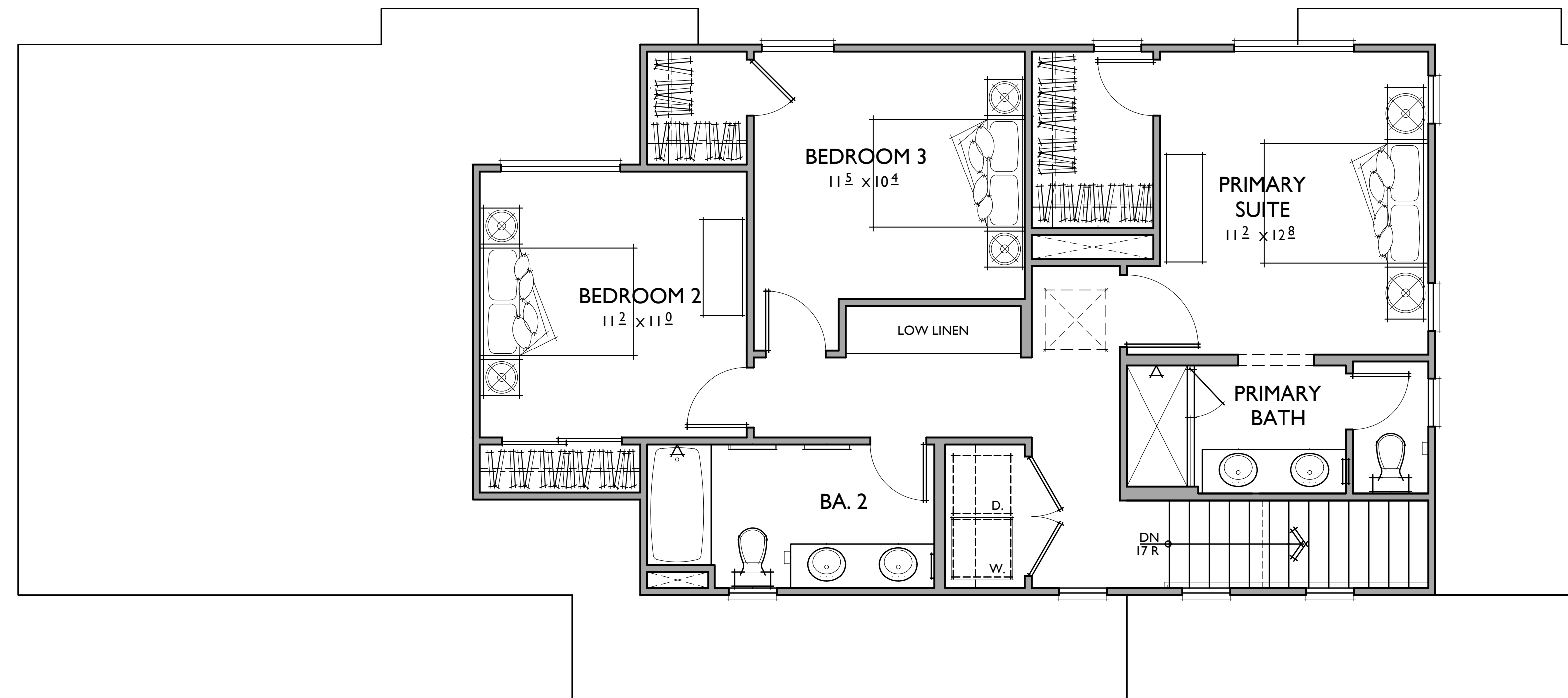
- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. ROLL UP GARAGE DOOR
 - C. STUCCO
 - D. DECORATIVE POTSHLF
 - E. SIMULATED WOOD, SHAPED FOAM CORBEL
 - F. WOOD BARGE BOARD
 - G. VINYL WINDOW
 - H. GABLE END VENT DETAIL
 - K. RECESS AROUND WINDOW
 - L. STUCCO OVER FOAM TRIM
 - M. HORIZONTAL / VERTICAL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



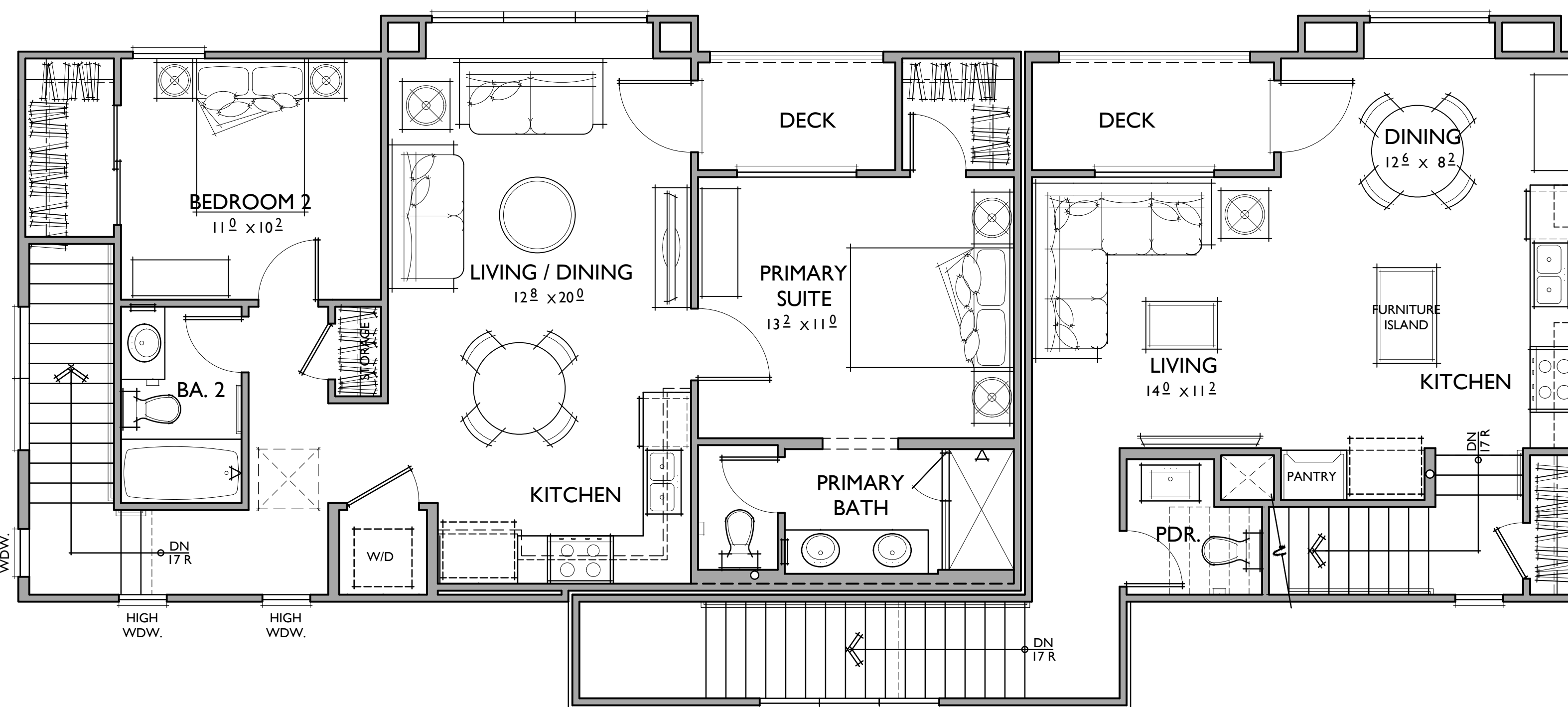
RIGHT



REAR

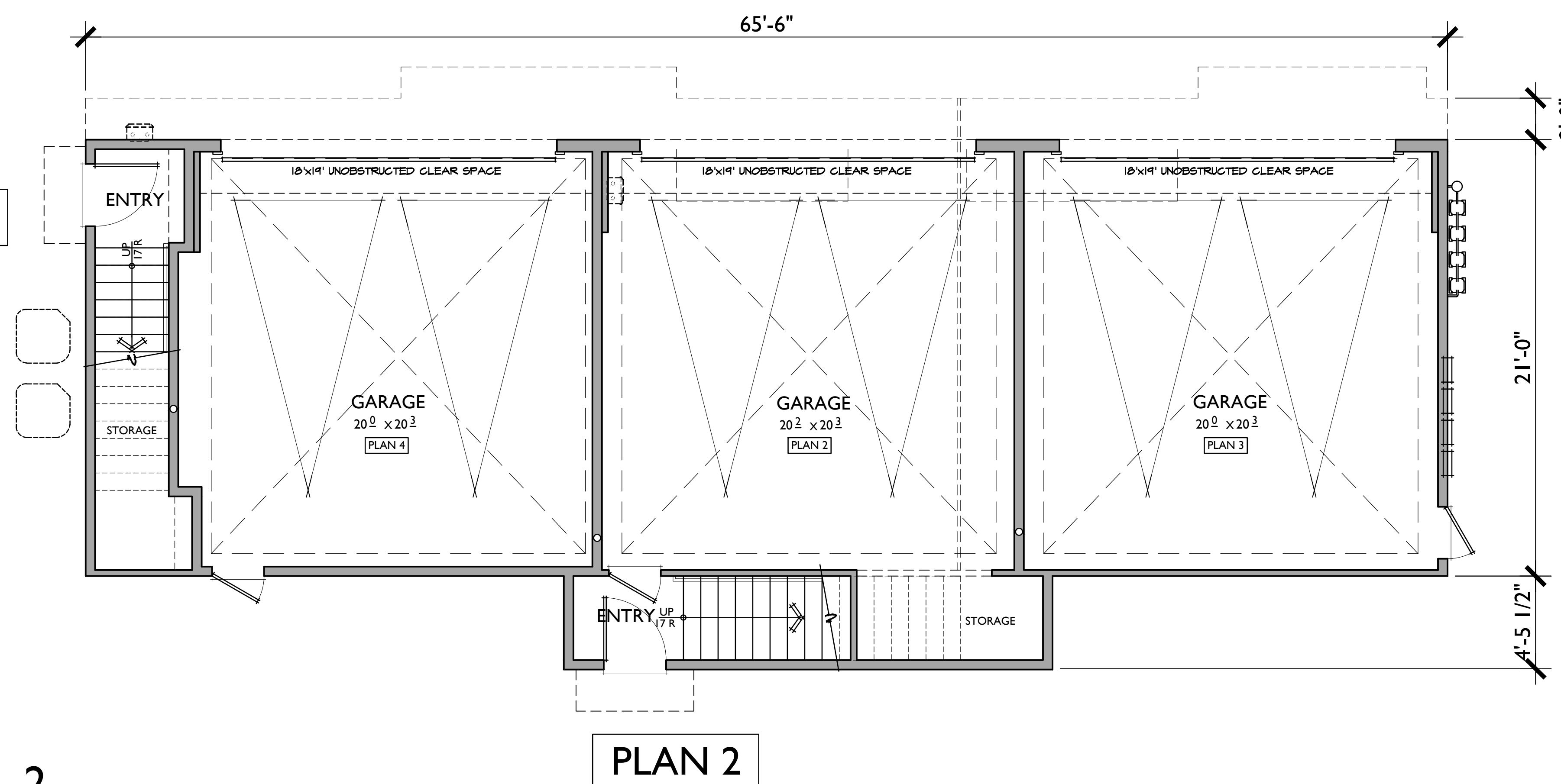


PLAN 2



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

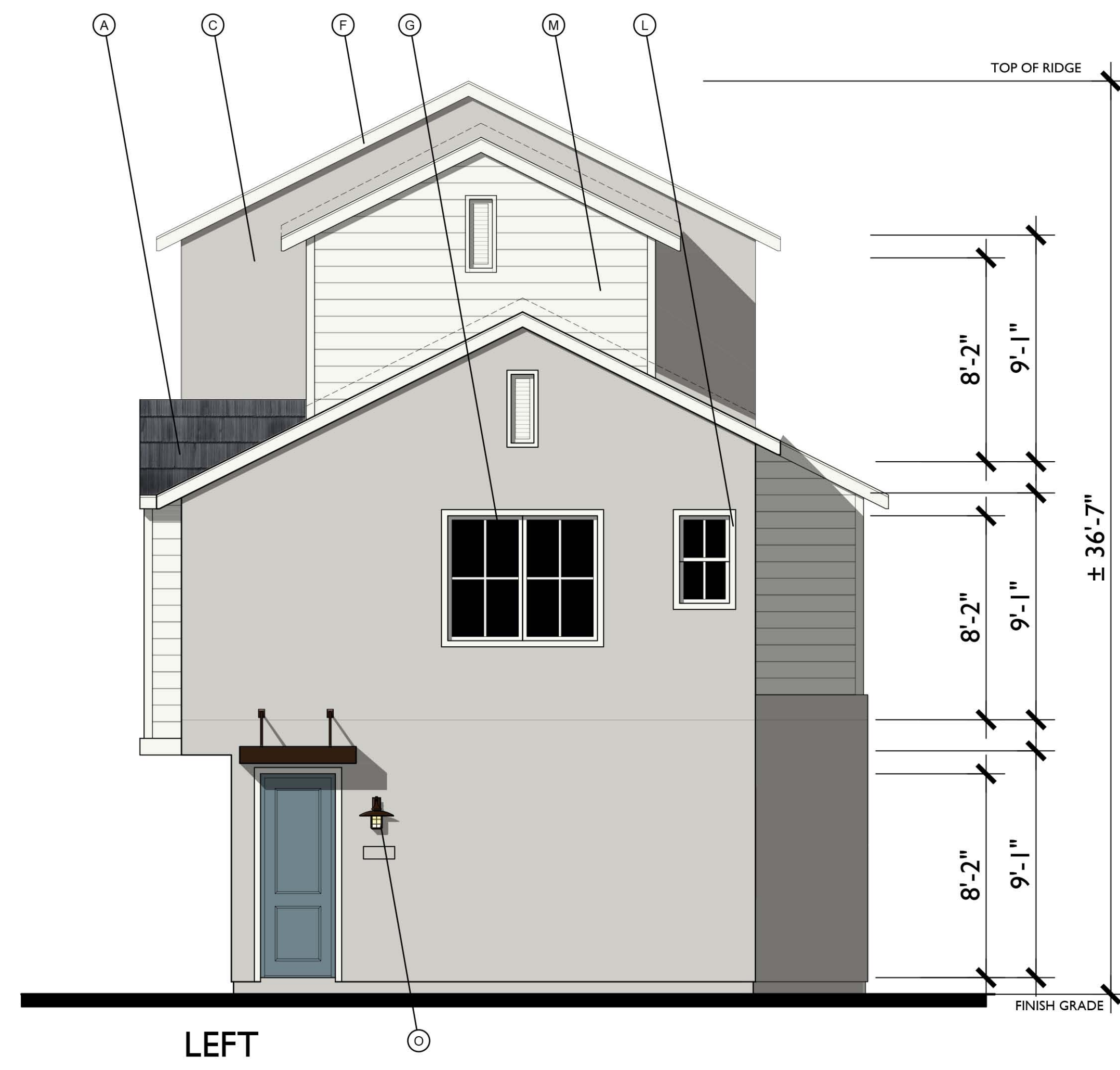
PLAN 2

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

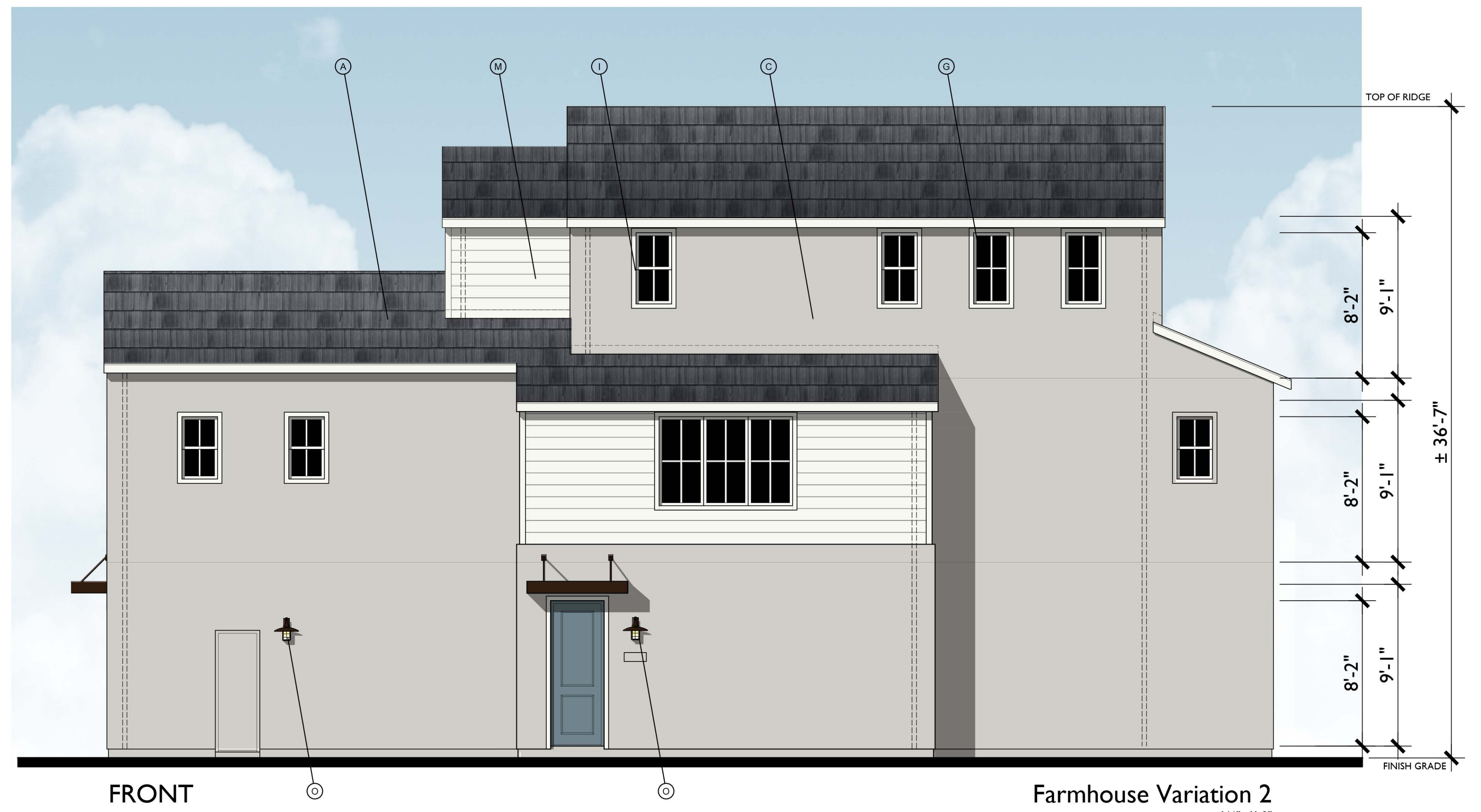
FLOOR AREA TABLE

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



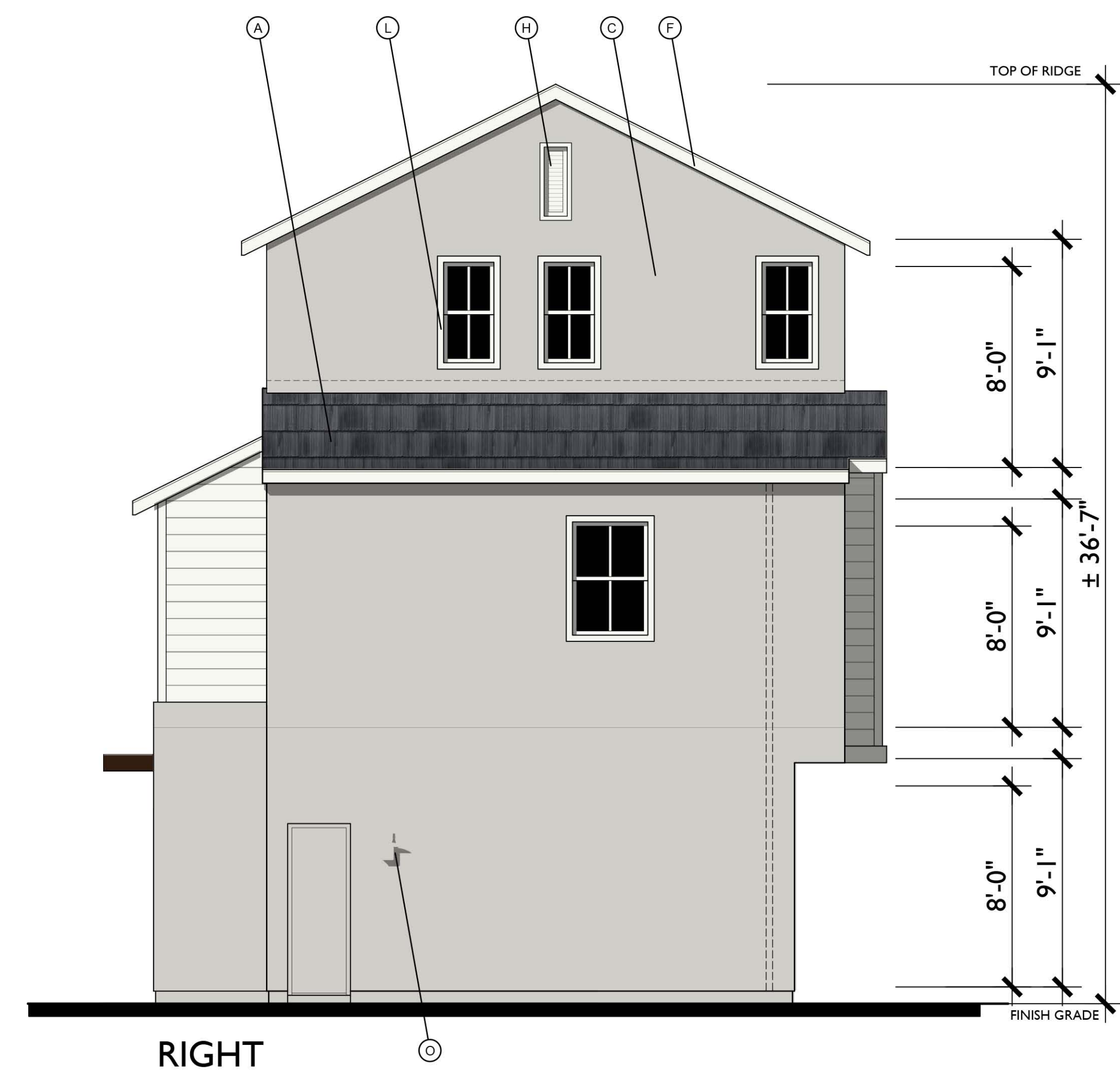
LEFT



FRONT

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

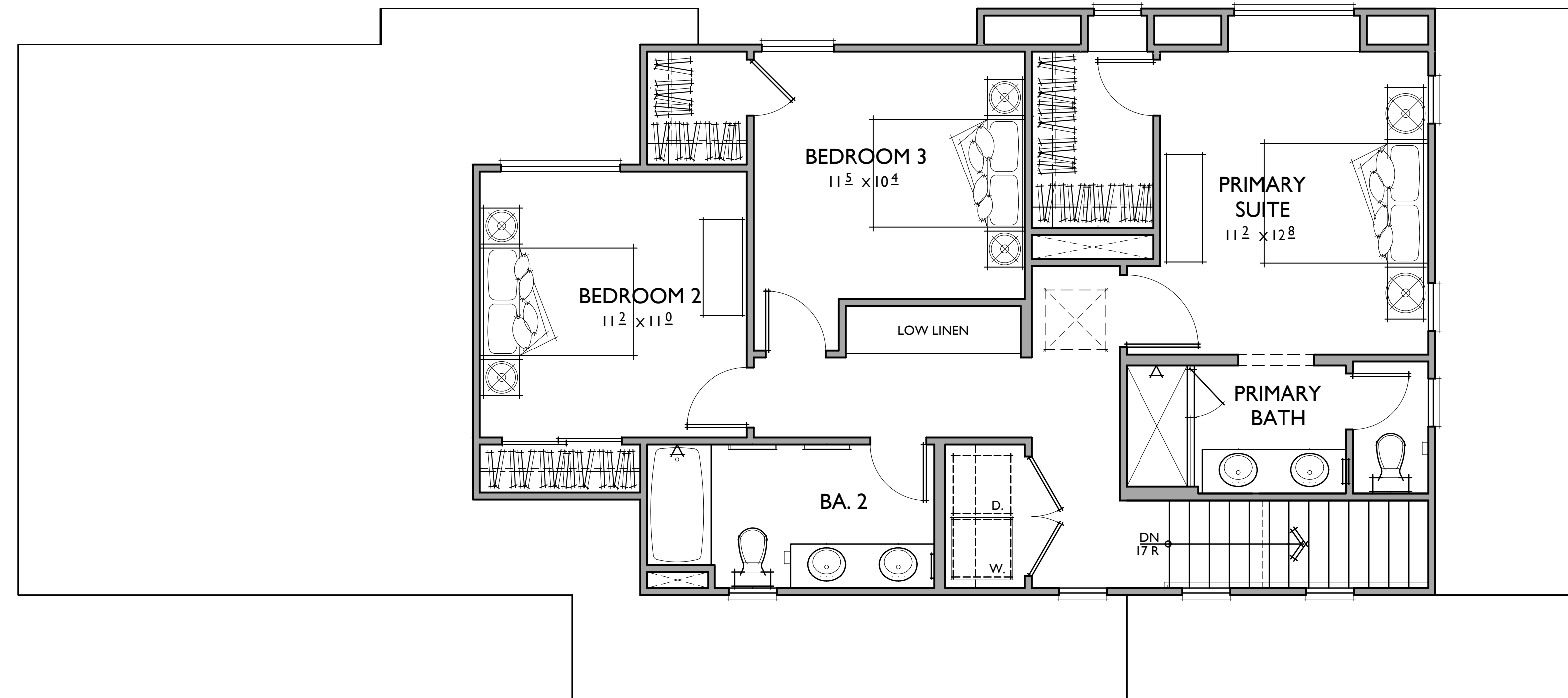
- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. ROLL UP GARAGE DOOR
 - C. STUCCO
 - D. DECORATIVE POTSHLF
 - E. SIMULATED WOOD, SHAPED FOAM CORBEL
 - F. WOOD BARGE BOARD
 - G. VINYL WINDOW
 - H. GABLE END VENT DETAIL
 - K. RECESS AROUND WINDOW
 - L. STUCCO OVER FOAM TRIM
 - M. HORIZONTAL / VERTICAL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



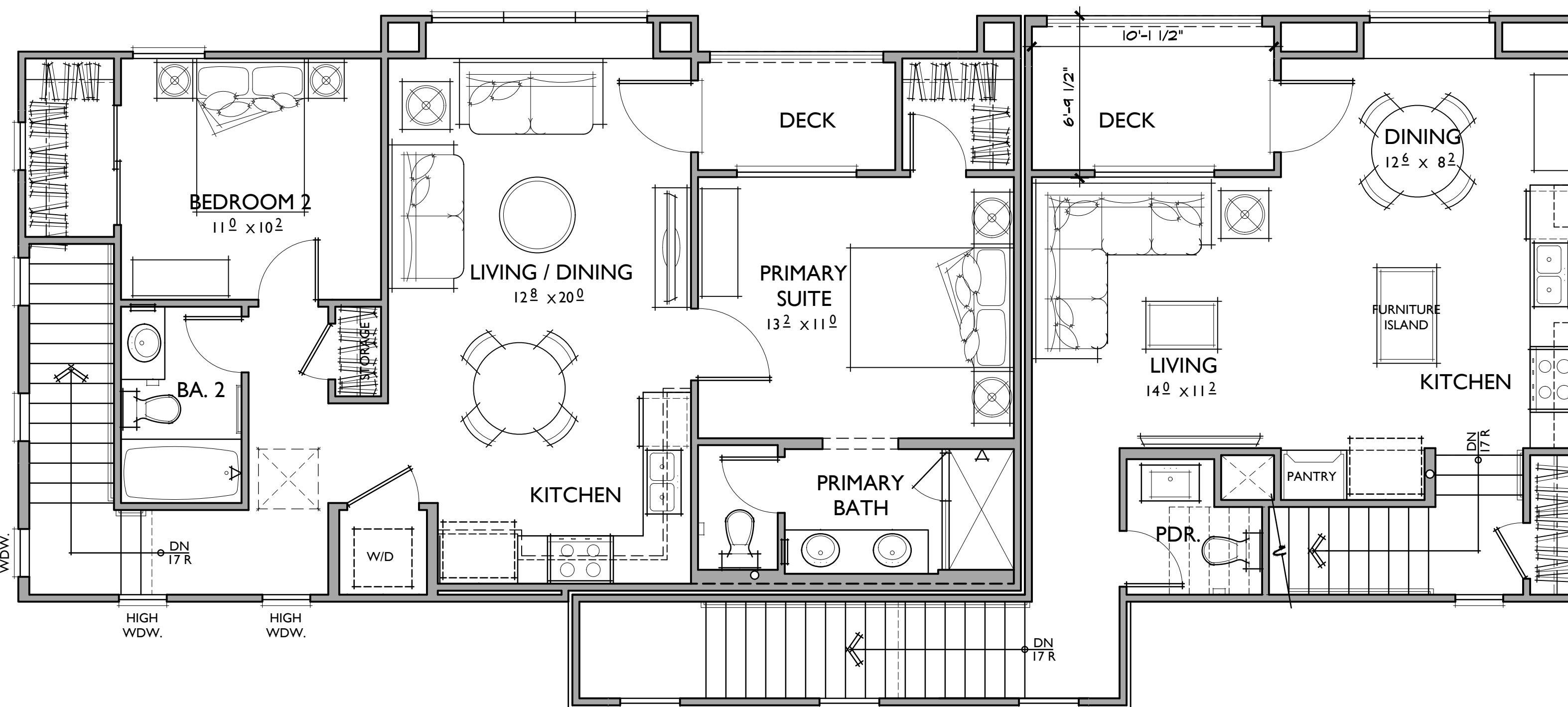
RIGHT



REAR

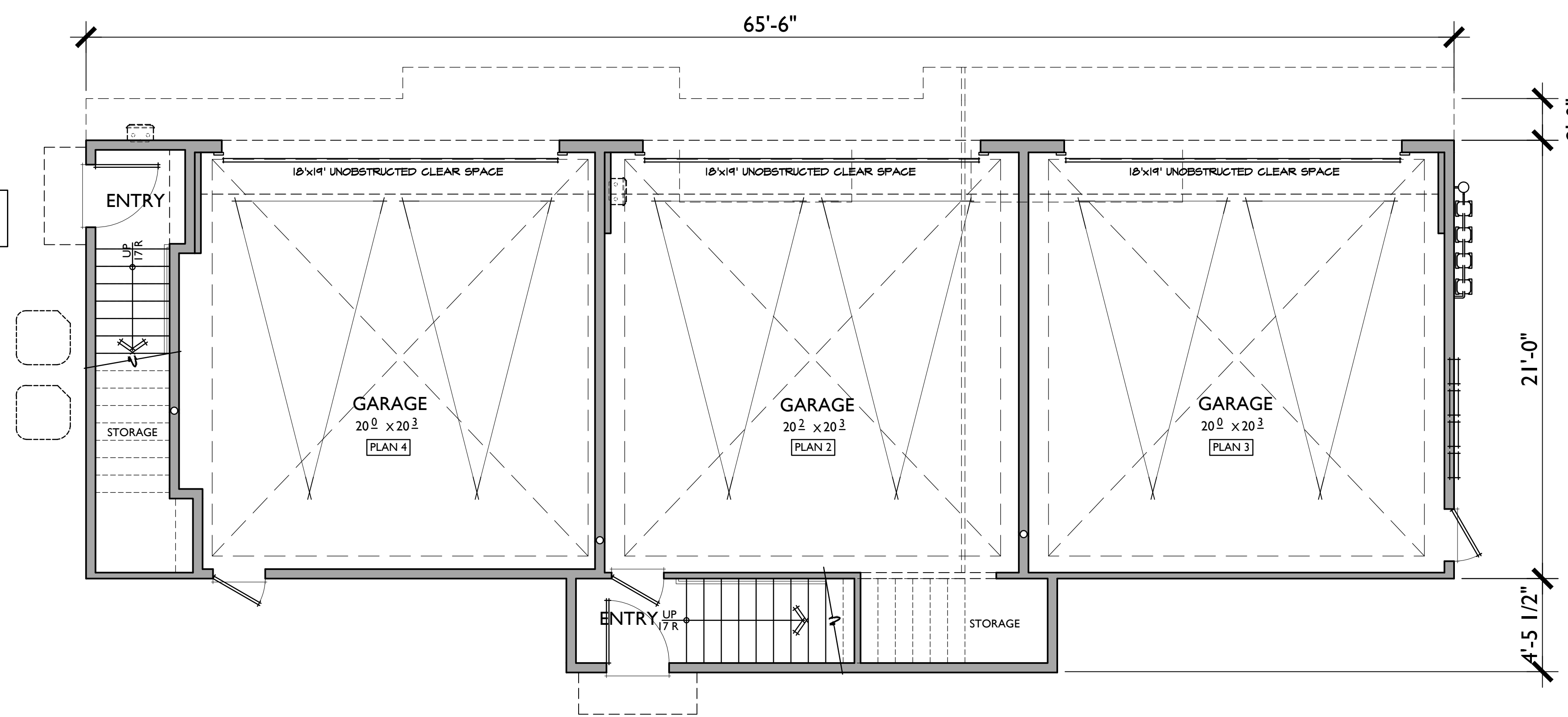


PLAN 2



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

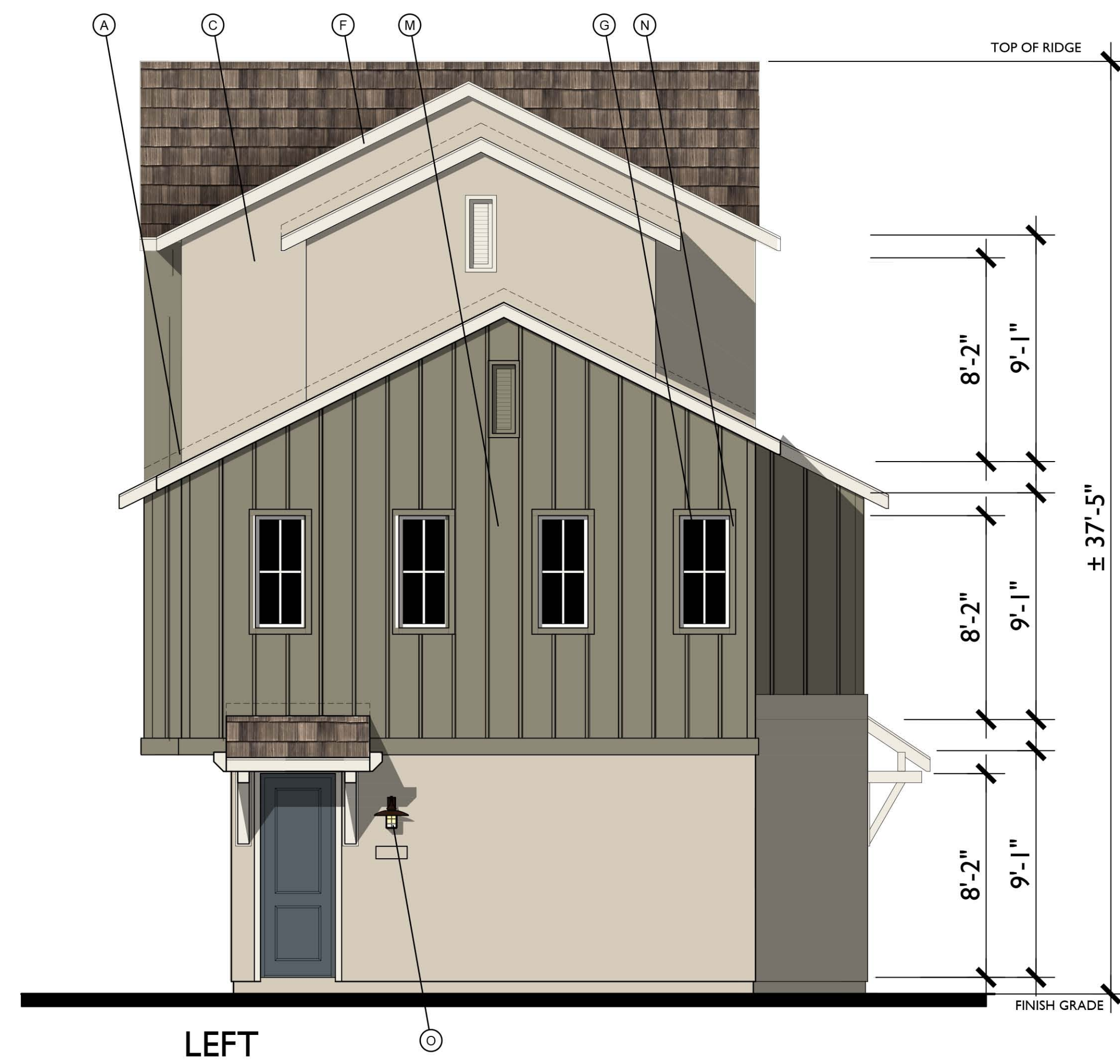
PLAN 2

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

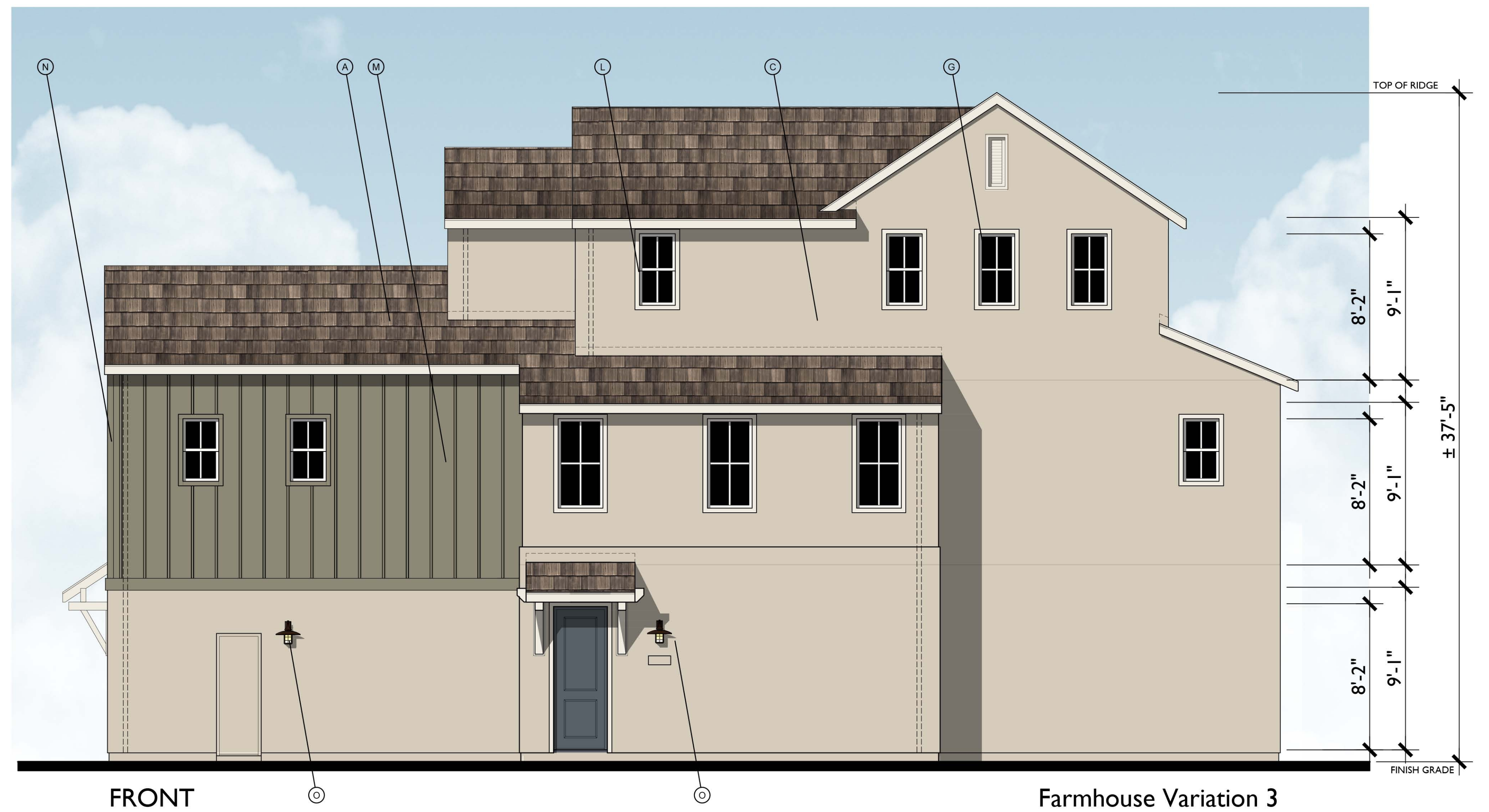
FLOOR AREA TABLE

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



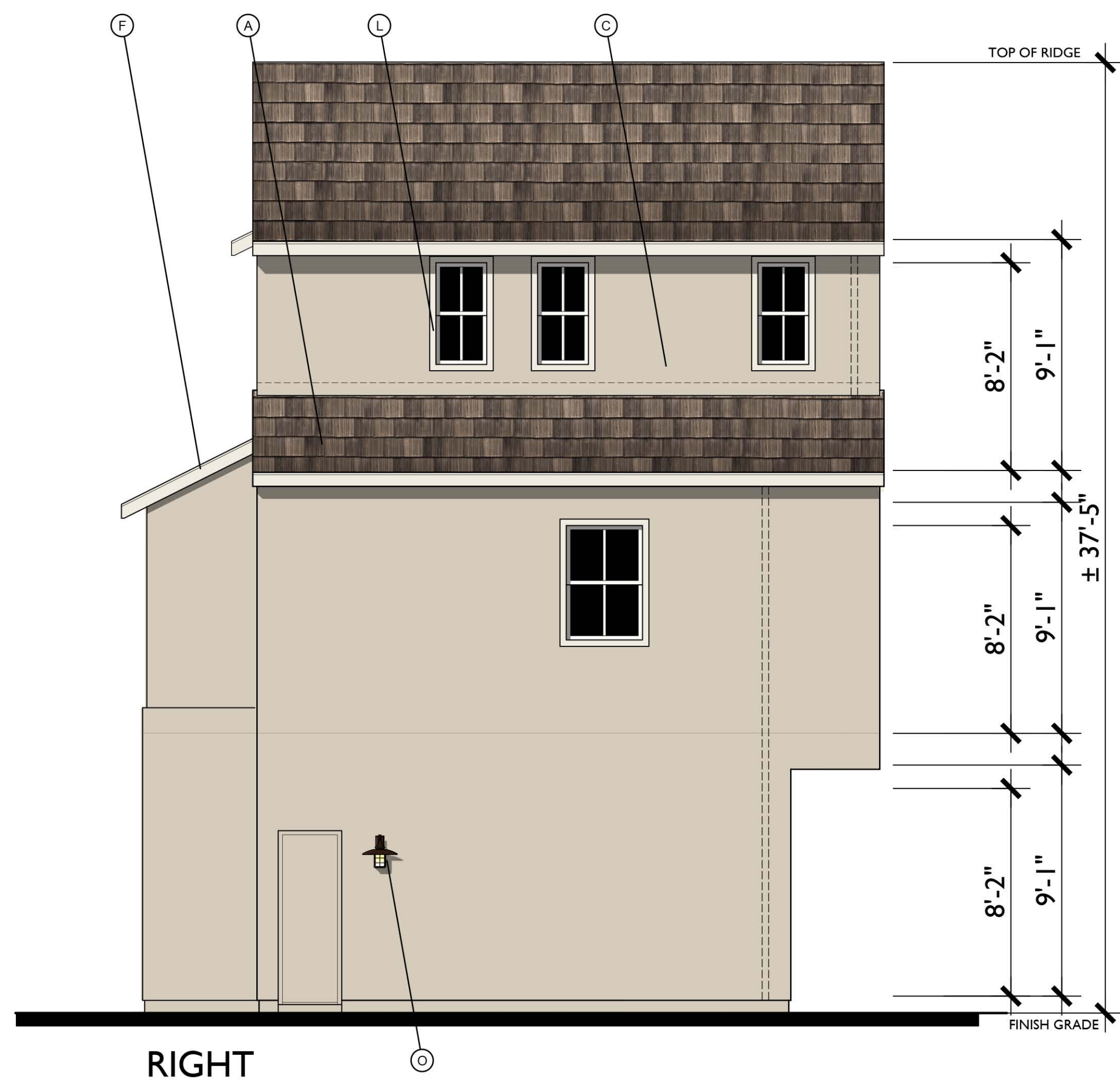
LEFT



FRONT

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

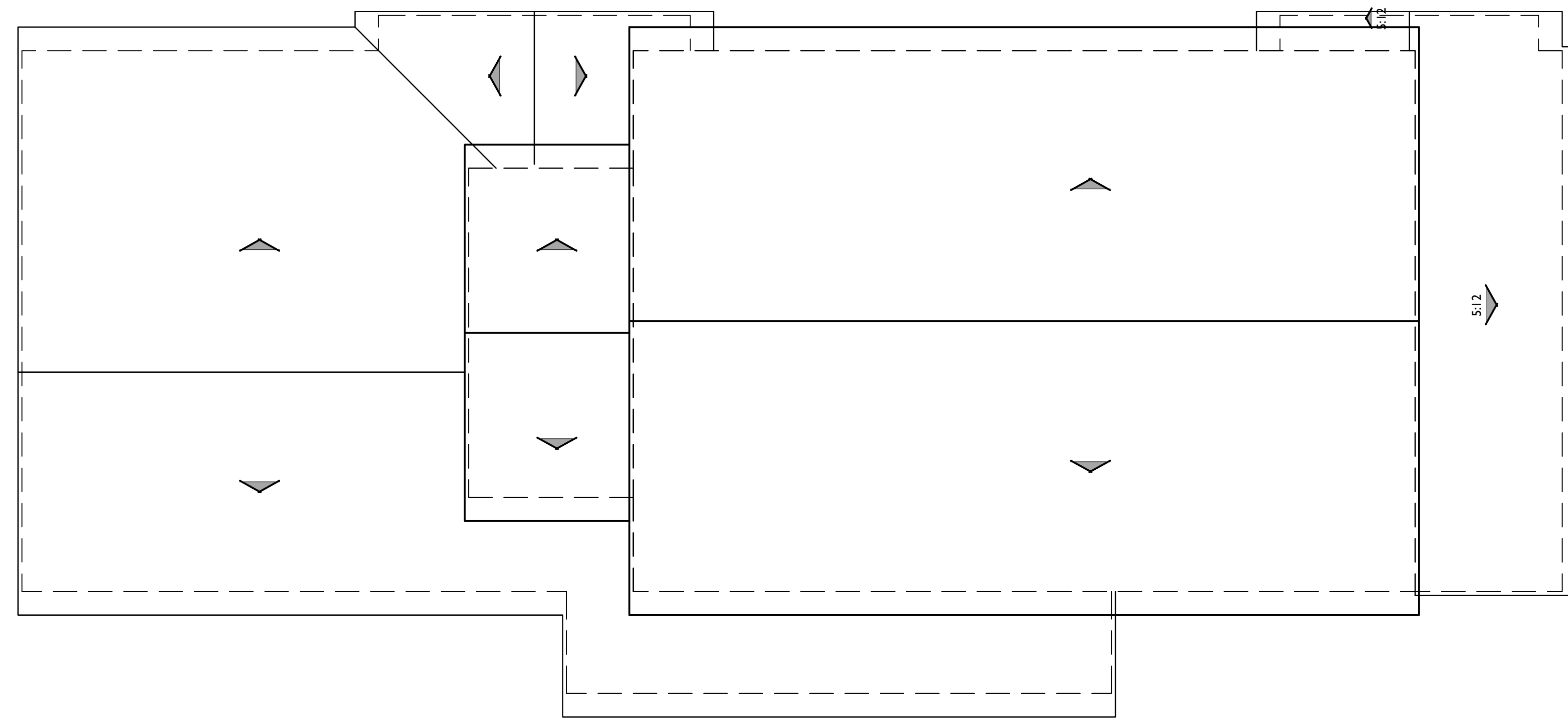
- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. ROLL UP GARAGE DOOR
 - C. STUCCO
 - D. DECORATIVE POTSHLF
 - E. SIMULATED WOOD, SHAPED FOAM CORBEL
 - F. WOOD BARGE BOARD
 - G. VINYL WINDOW
 - H. GABLE END VENT DETAIL
 - K. RECESS AROUND WINDOW
 - L. STUCCO OVER FOAM TRIM
 - M. HORIZONTAL / VERTICAL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



RIGHT



REAR

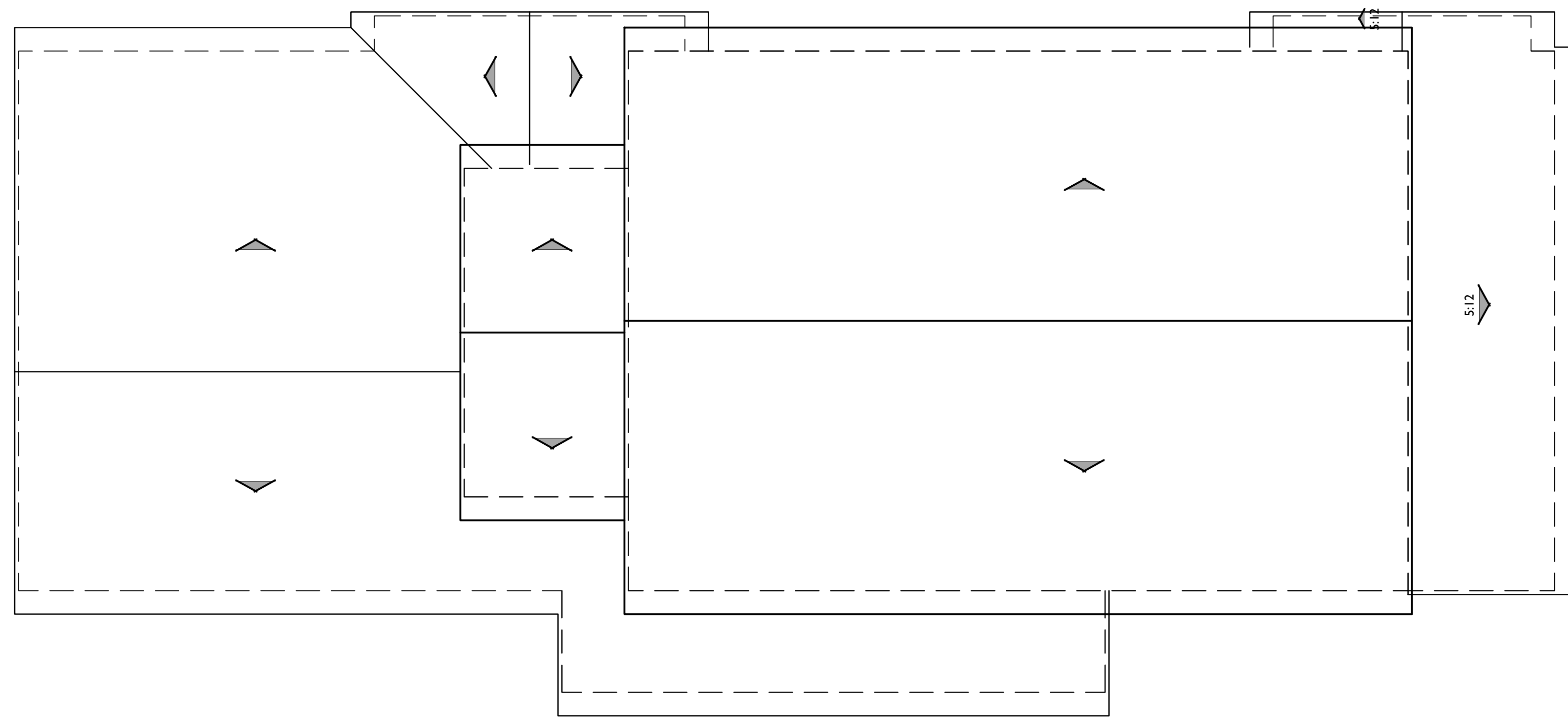


ROOF PLAN

Variation 1

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

18P-112P

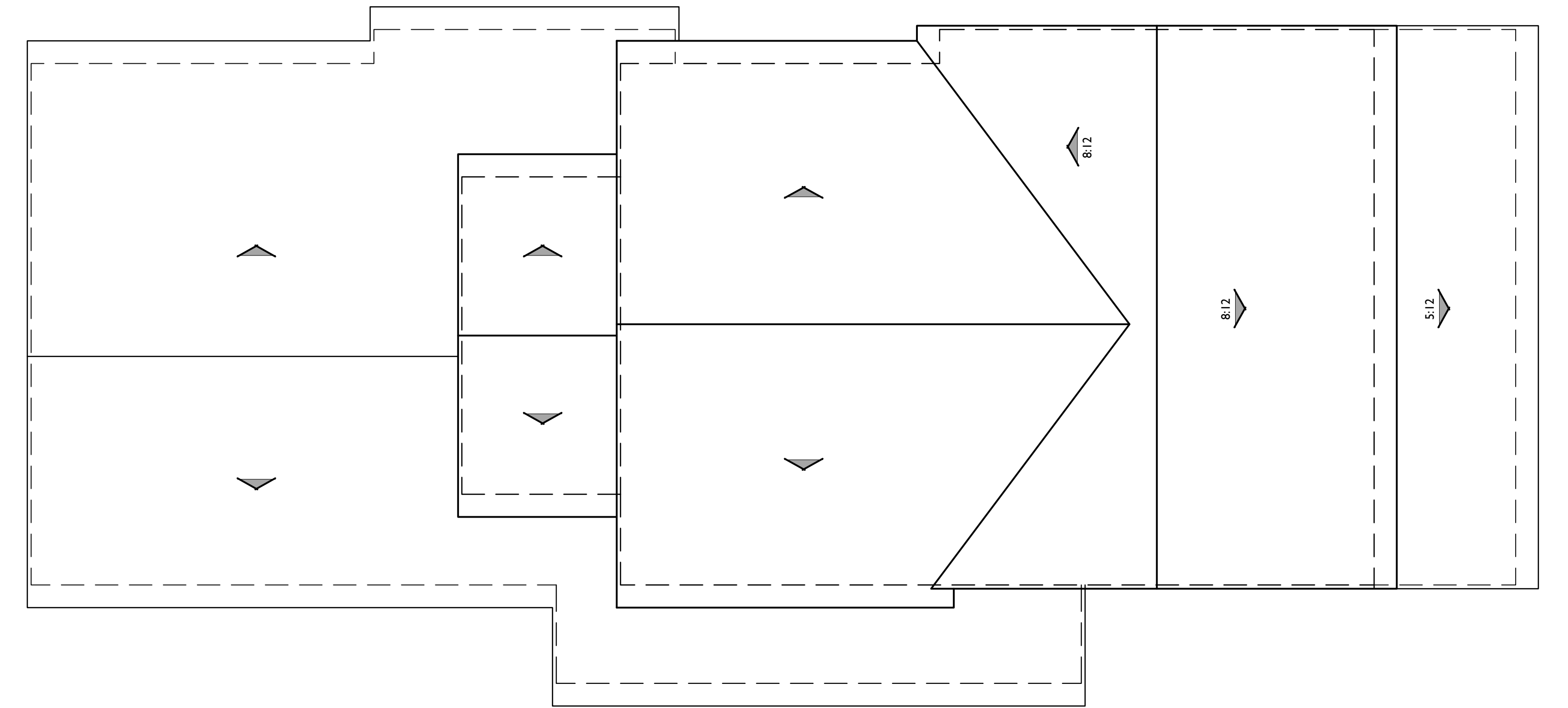


ROOF PLAN

Variation 2

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

18P-112P

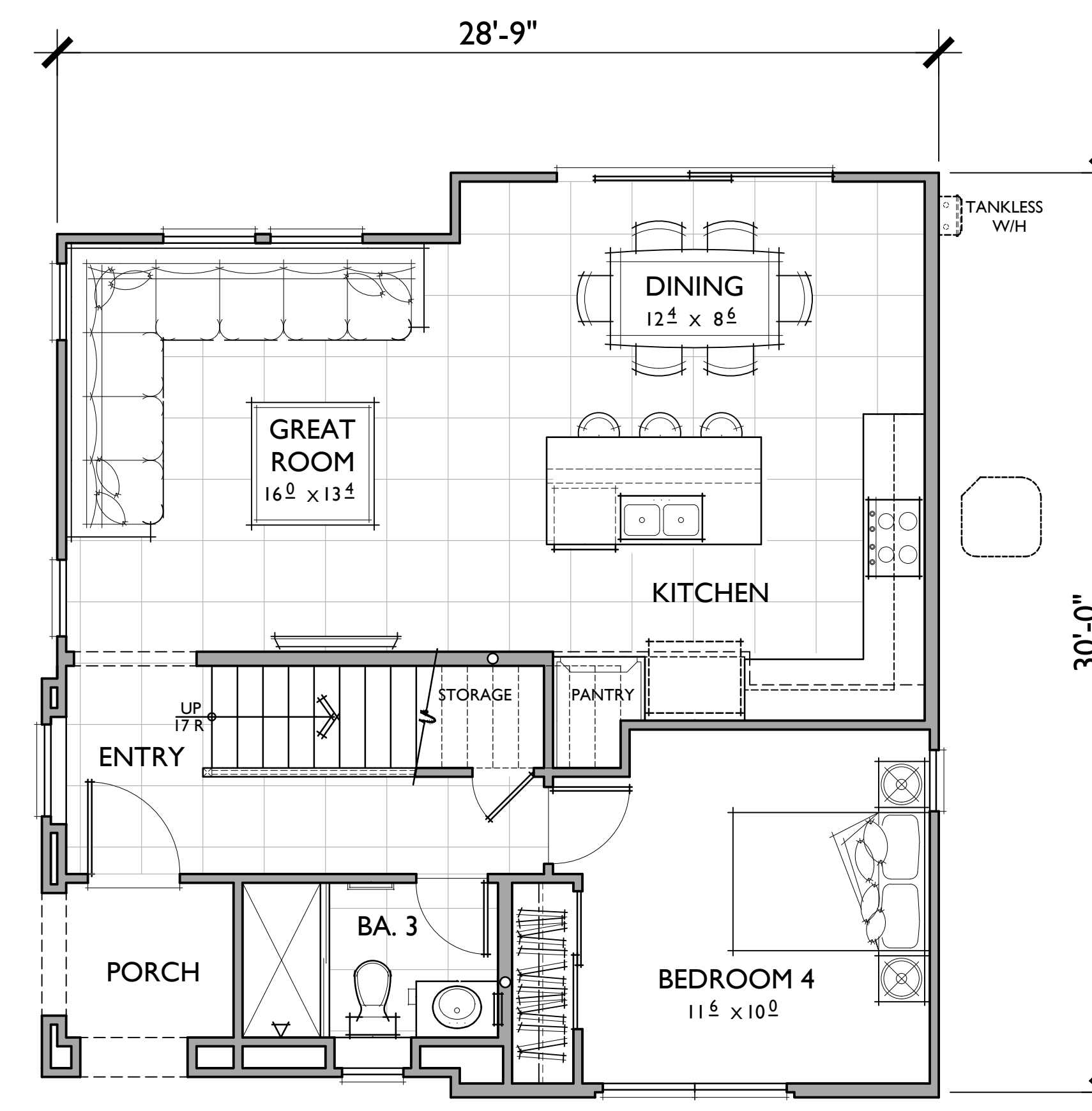
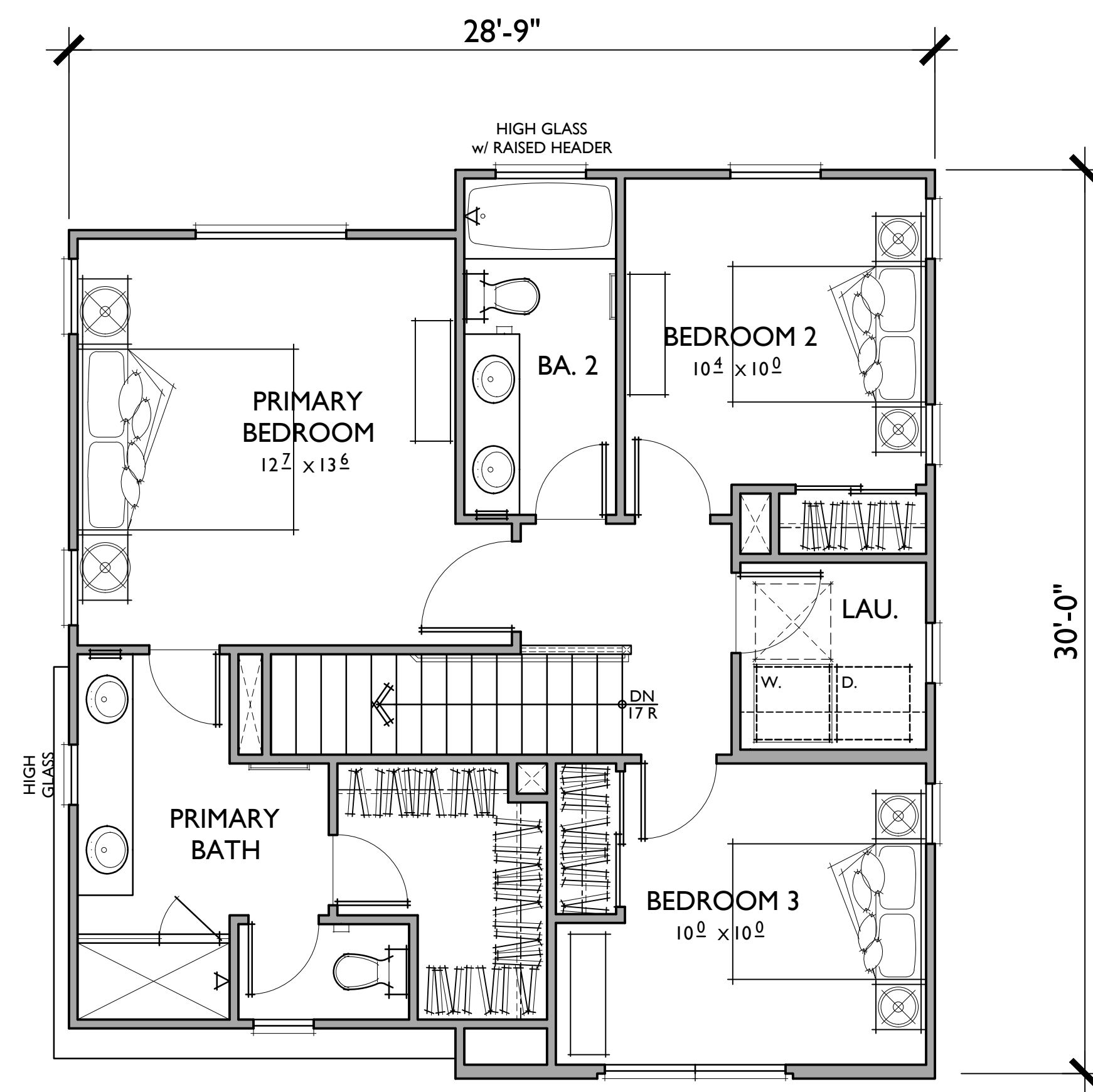


ROOF PLAN

Variation 3

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

18P-112P



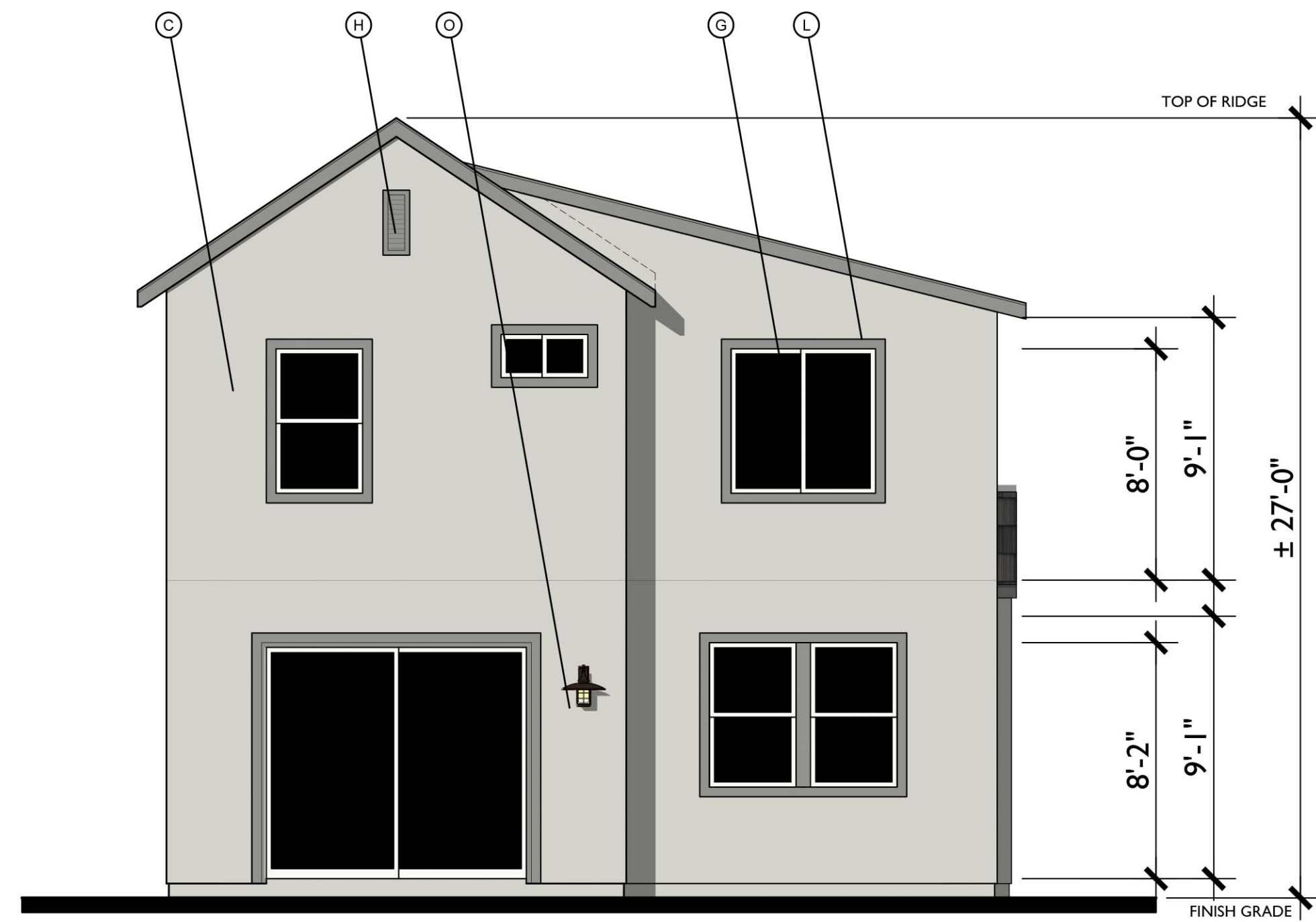
PLAN 3

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

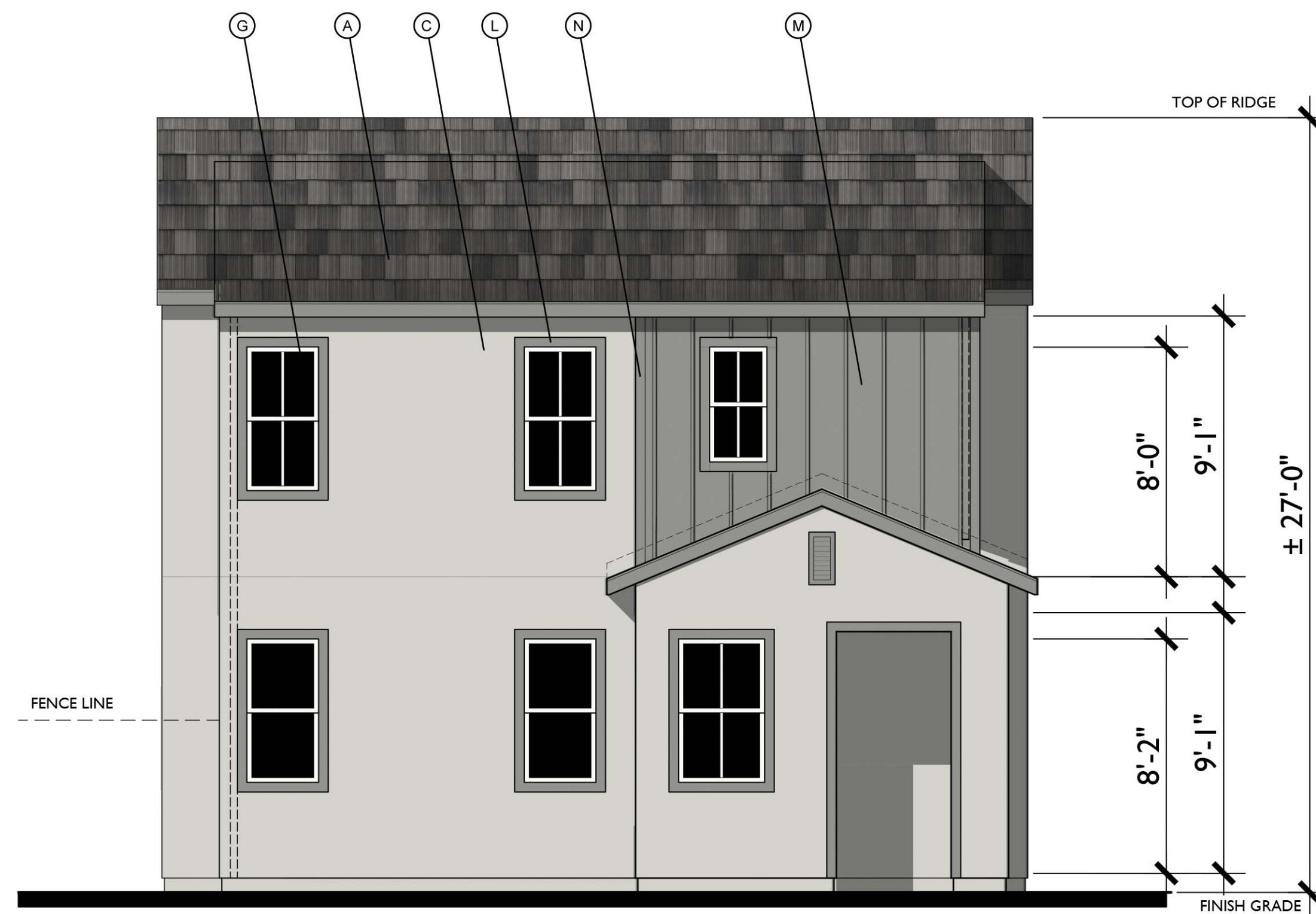
FLOOR AREA TABLE	
1ST FLOOR	747 SQ. FT.
2ND FLOOR	740 SQ. FT.
TOTAL LIVING	1,487 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

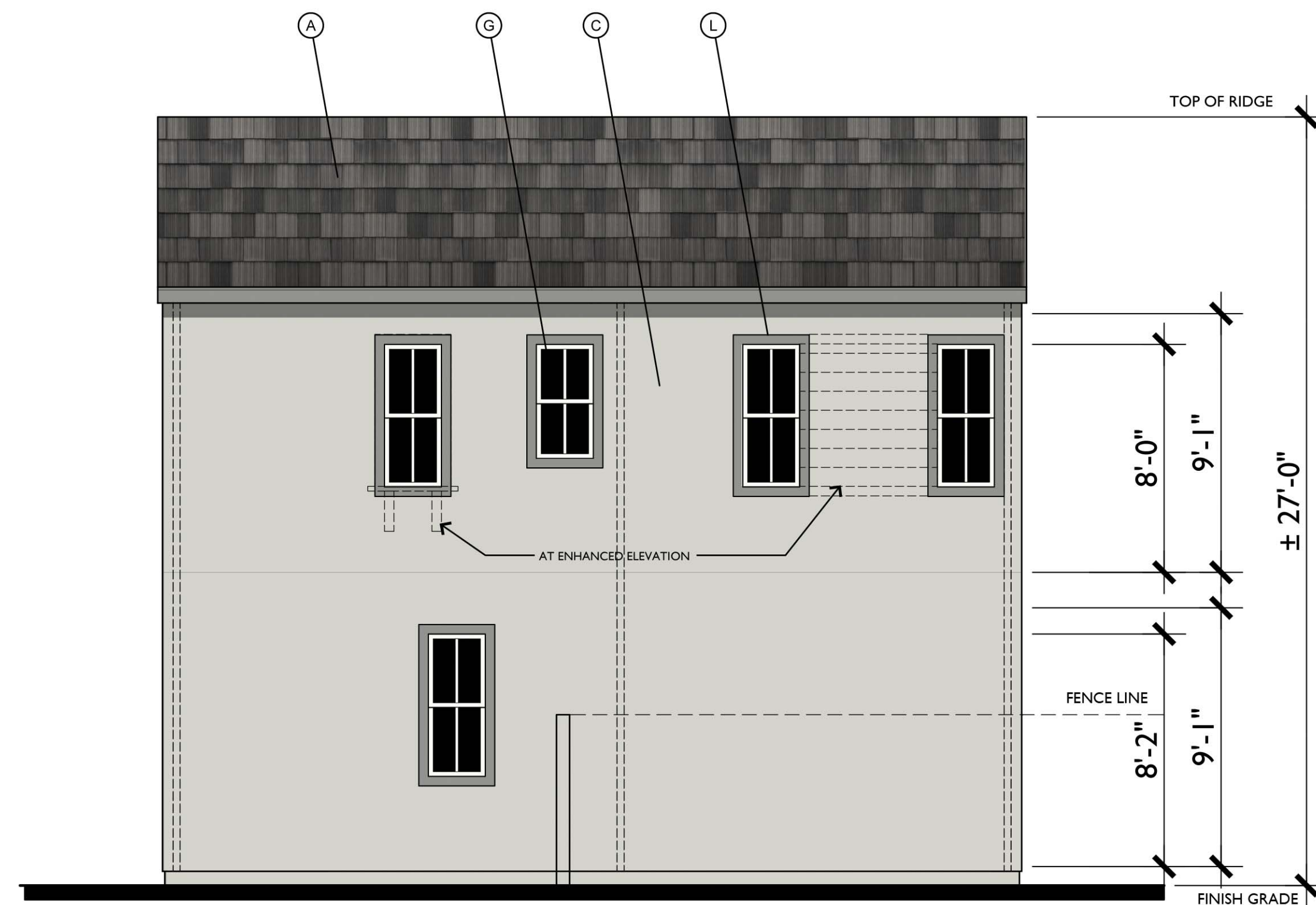
02.10.20



REAR



LEFT



RIGHT

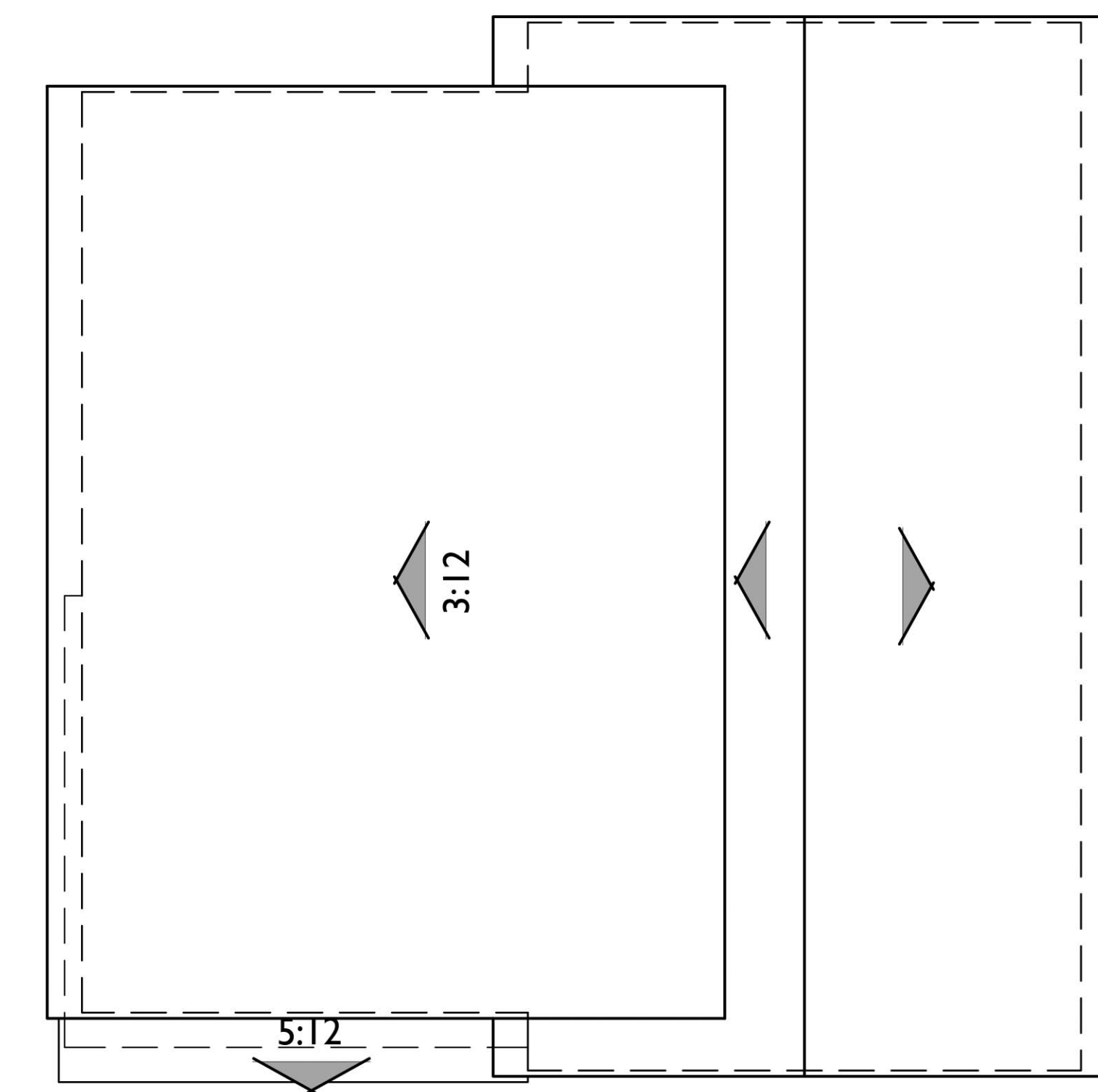


FRONT

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

MATERIAL LEGEND

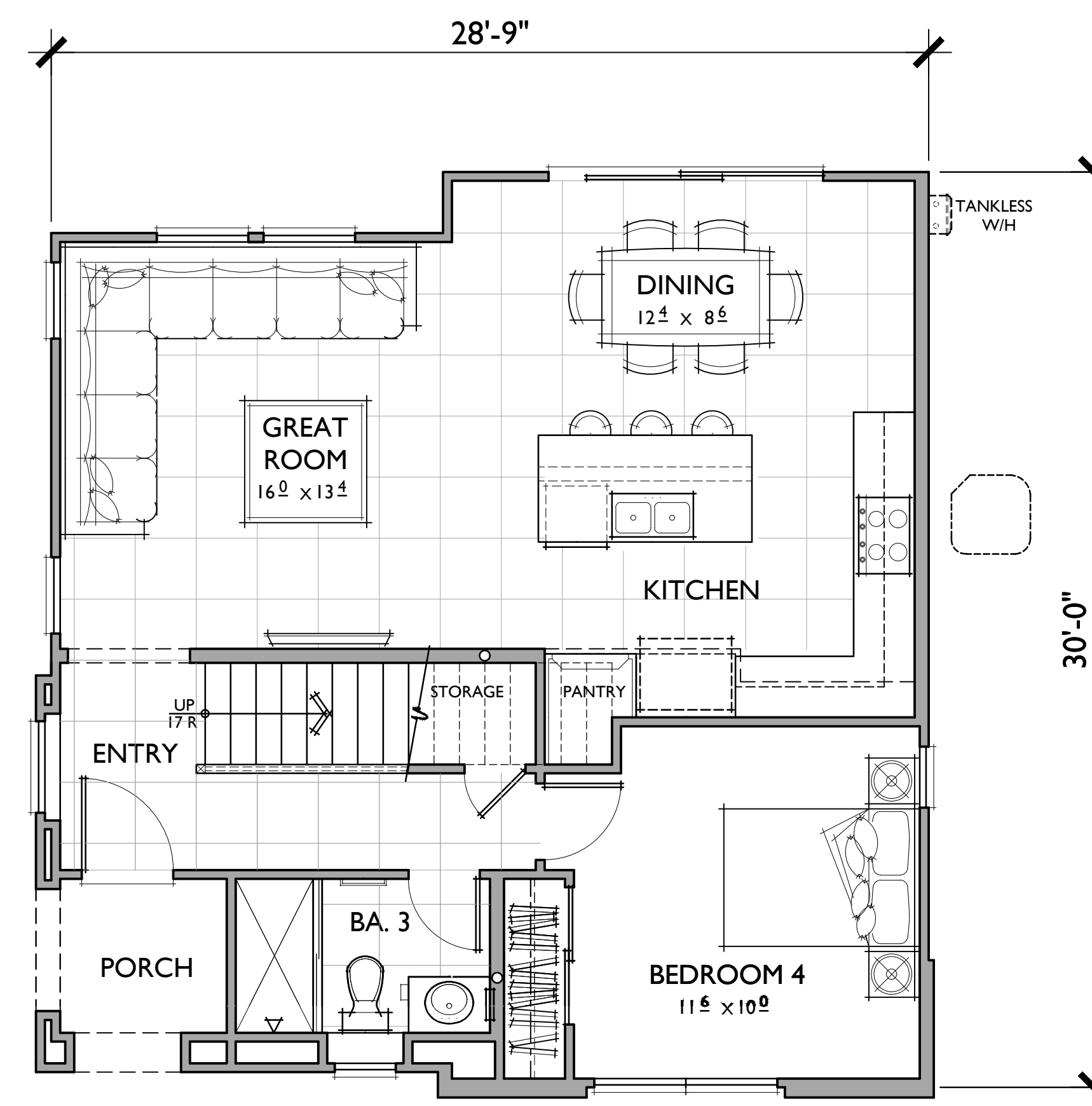
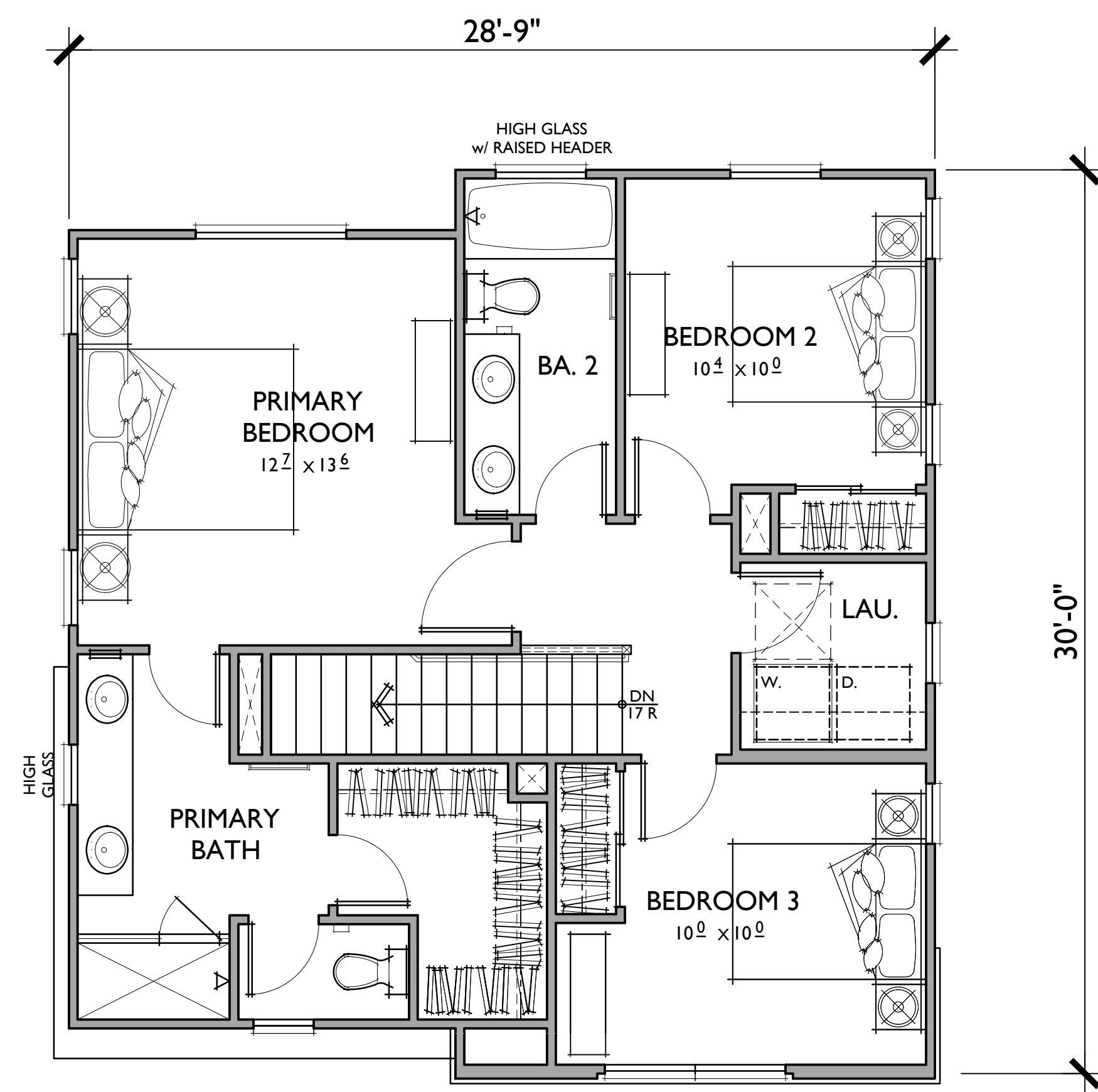
- A. CONCRETE FLAT TILE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. DECORATIVE POTSHELF
- E. SIMULATED WOOD, SHAPED FOAM CORBEL
- F. WOOD BARGE BOARD
- G. VINYL WINDOW
- H. GABLE END VENT DETAIL
- K. RECESS AROUND WINDOW
- L. STUCCO OVER FOAM TRIM
- M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
- N. CEMENTIOUS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



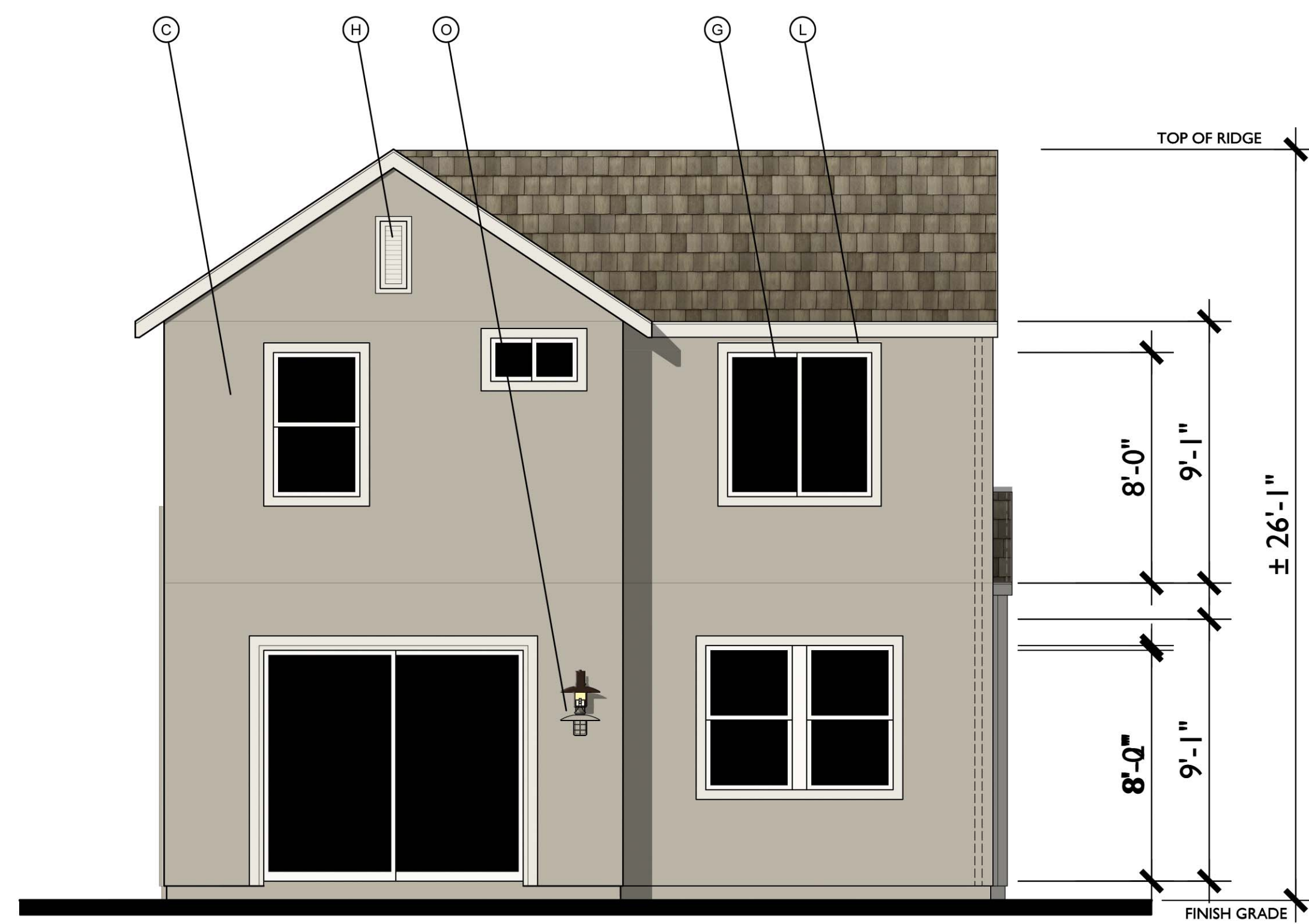
PLAN 3

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

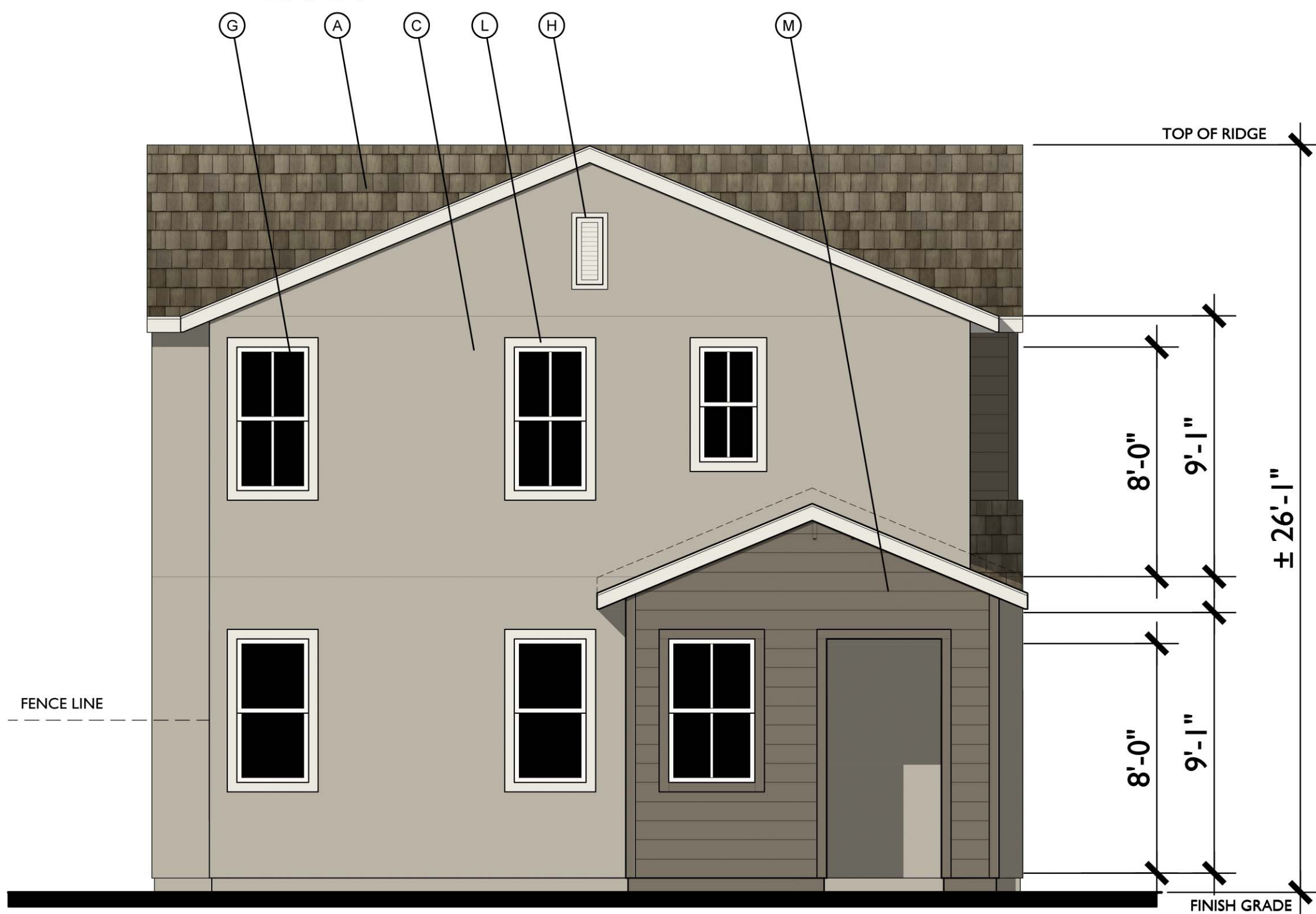
FLOOR AREA TABLE

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

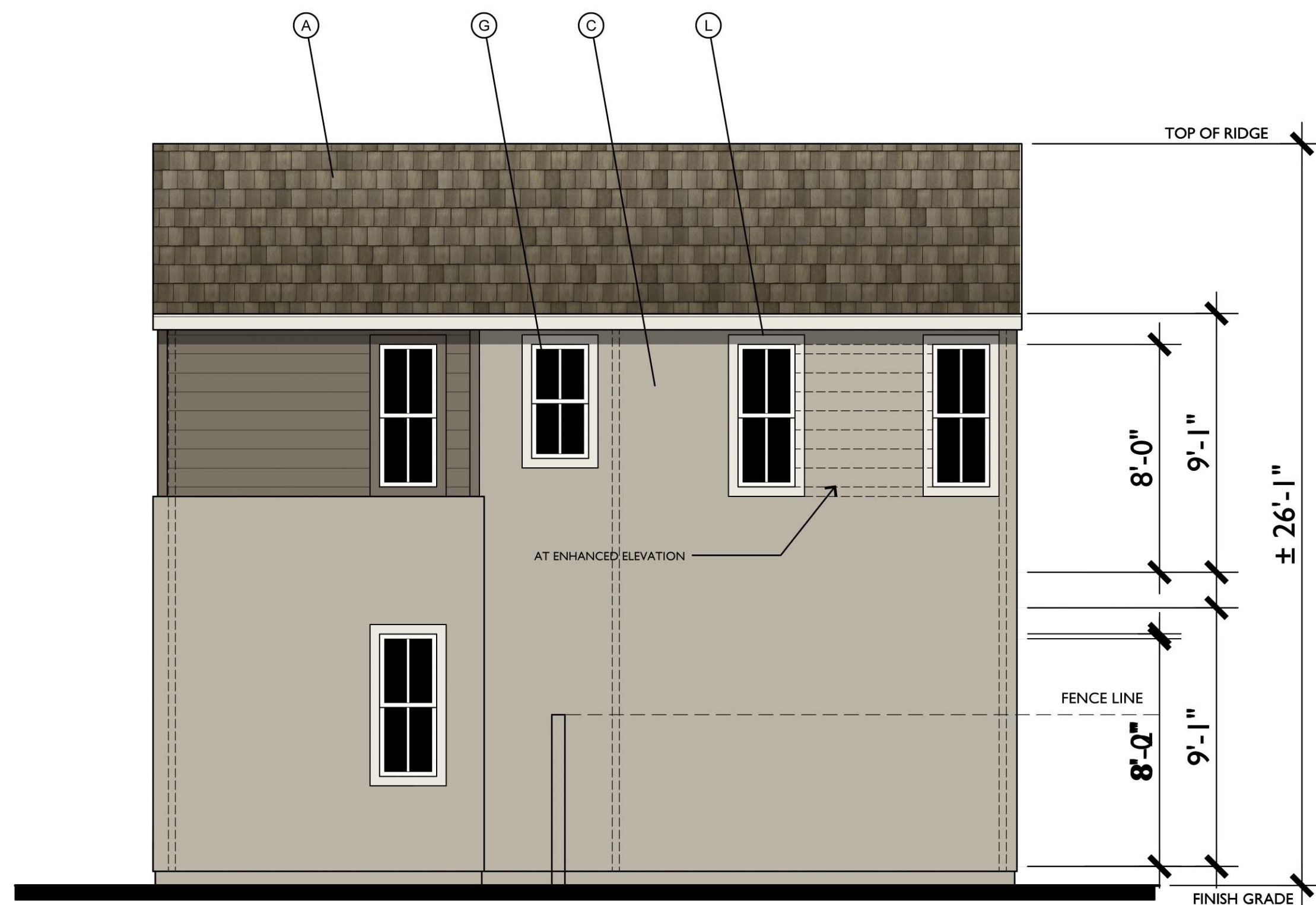
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



LEFT



RIGHT

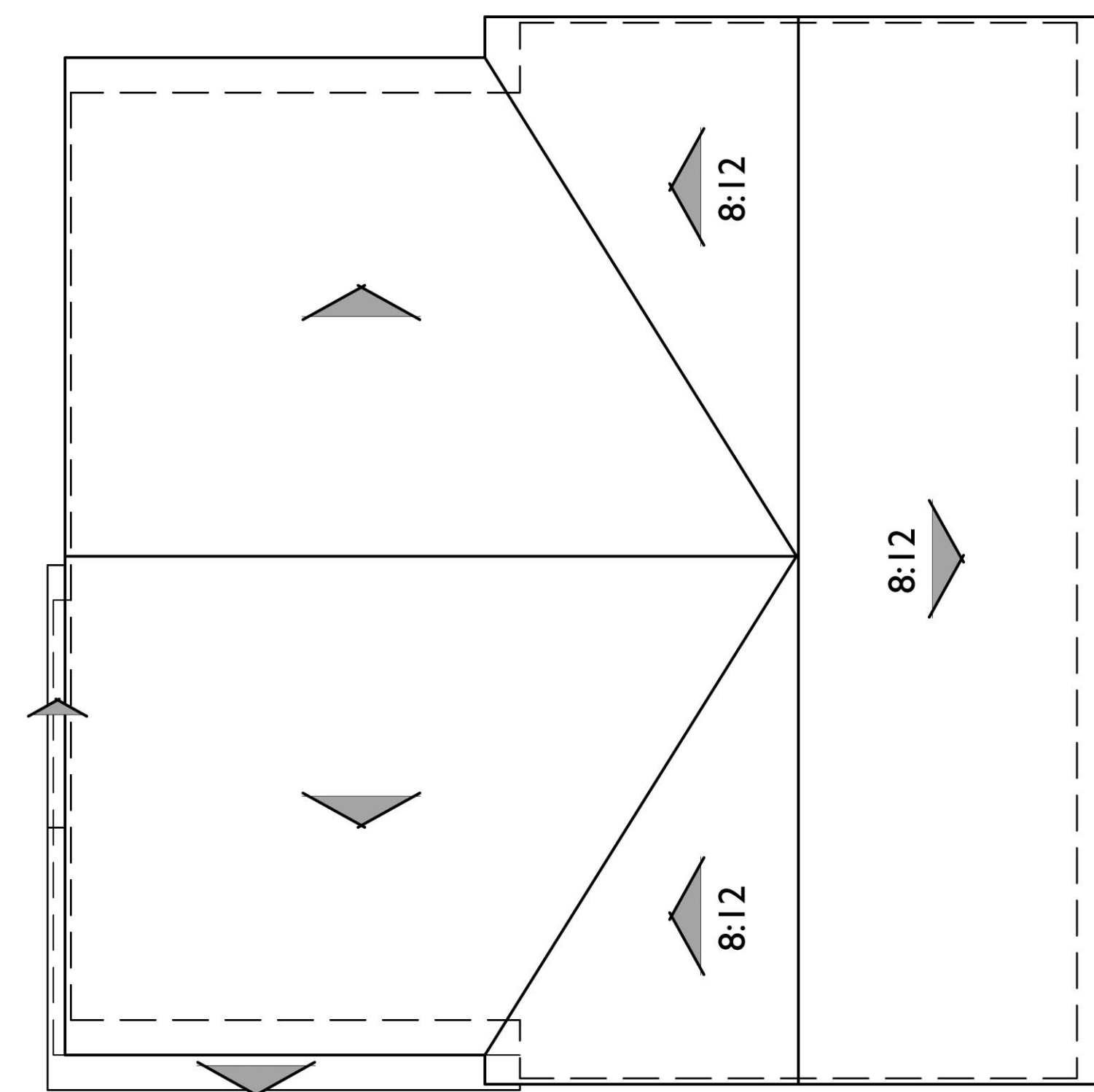


FRONT

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

MATERIAL LEGEND

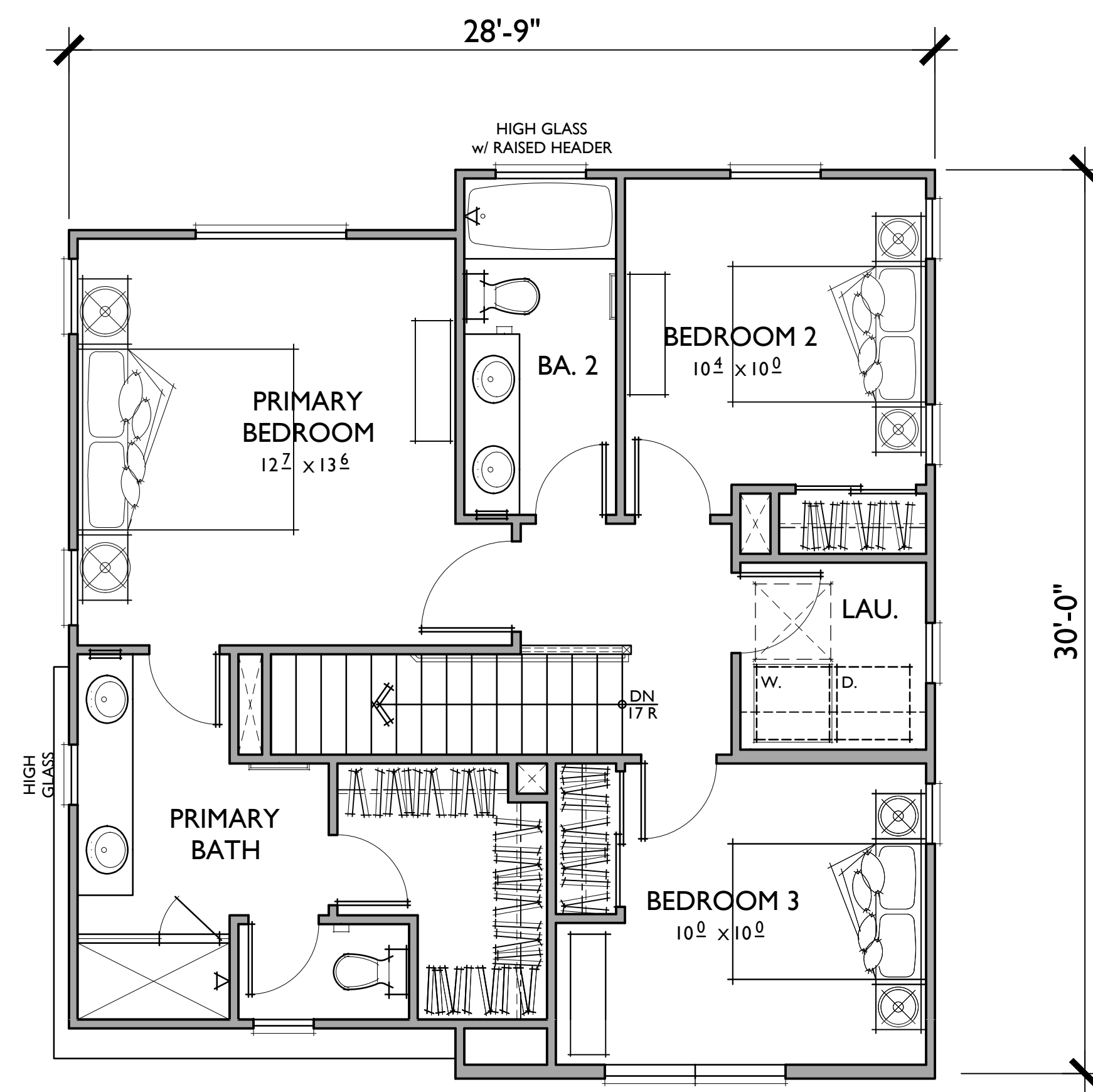
- A. CONCRETE FLAT TILE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. DECORATIVE POTSHELF
- E. SIMULATED WOOD, SHAPED FOAM CORBEL
- F. WOOD BARGE BOARD
- G. VINYL WINDOW
- H. GABLE END VENT DETAIL
- K. RECESS AROUND WINDOW
- L. STUCCO OVER FOAM TRIM
- M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
- N. CEMENTIOUS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

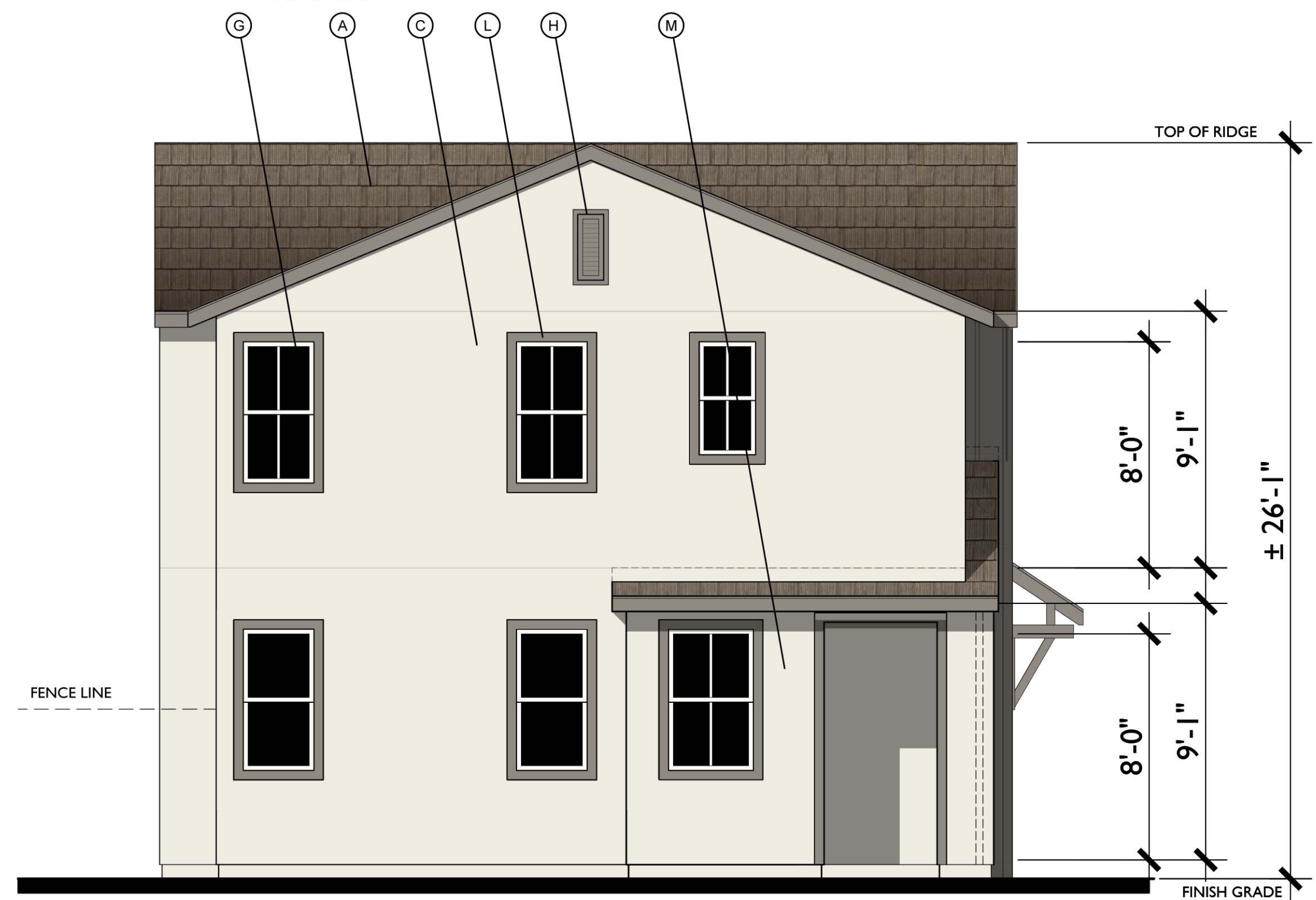
4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

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

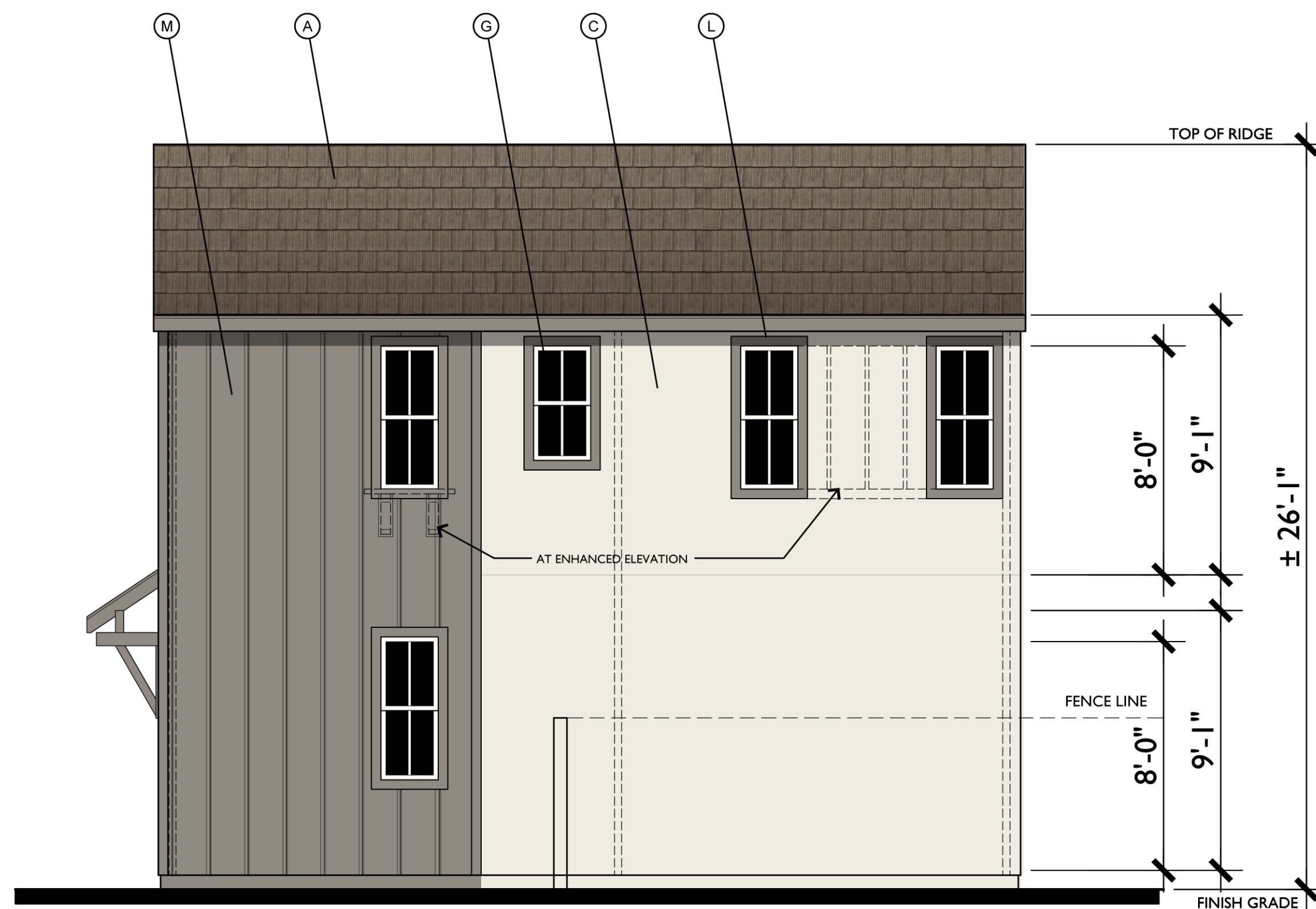
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



LEFT



RIGHT

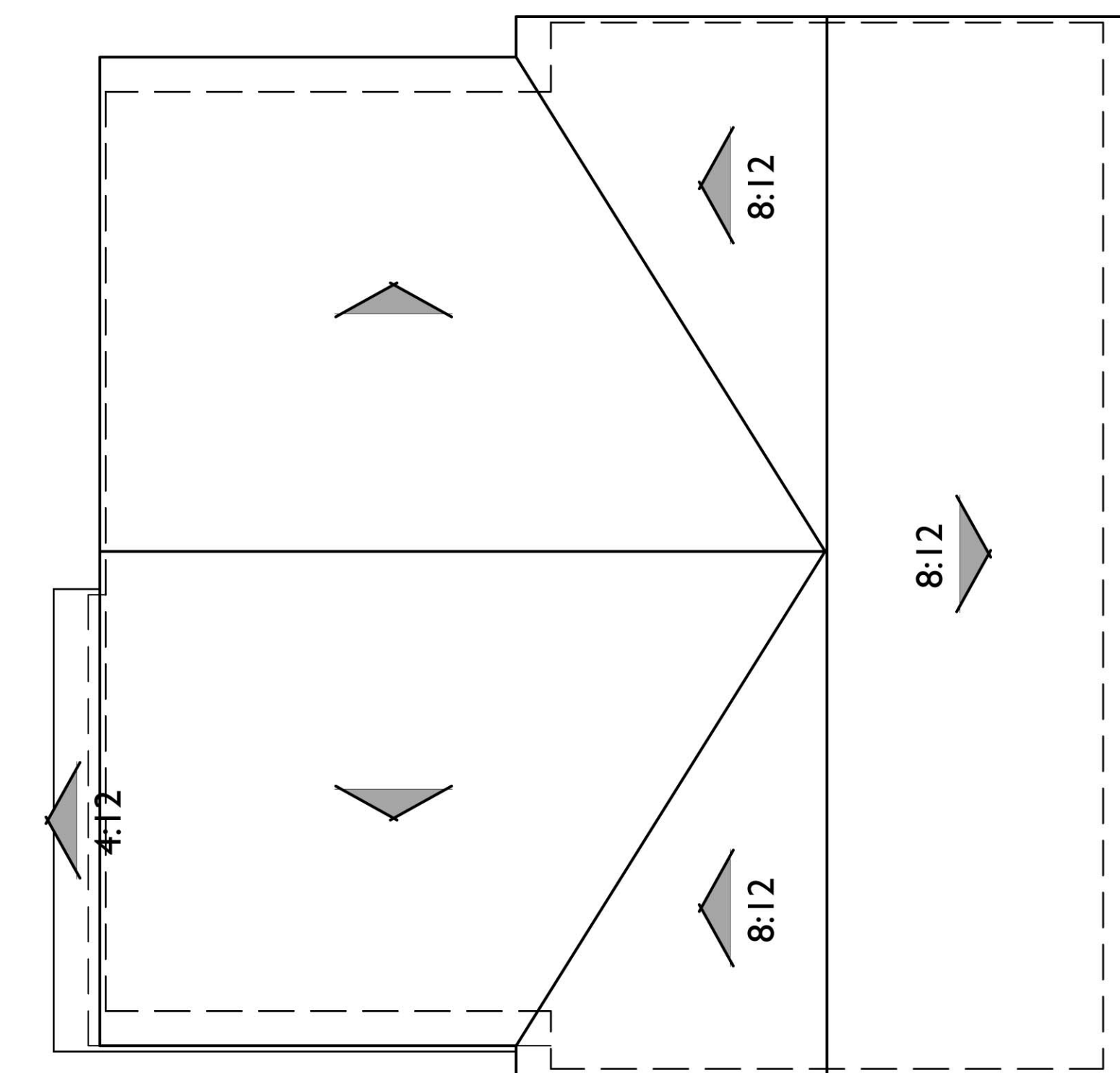


FRONT

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

MATERIAL LEGEND

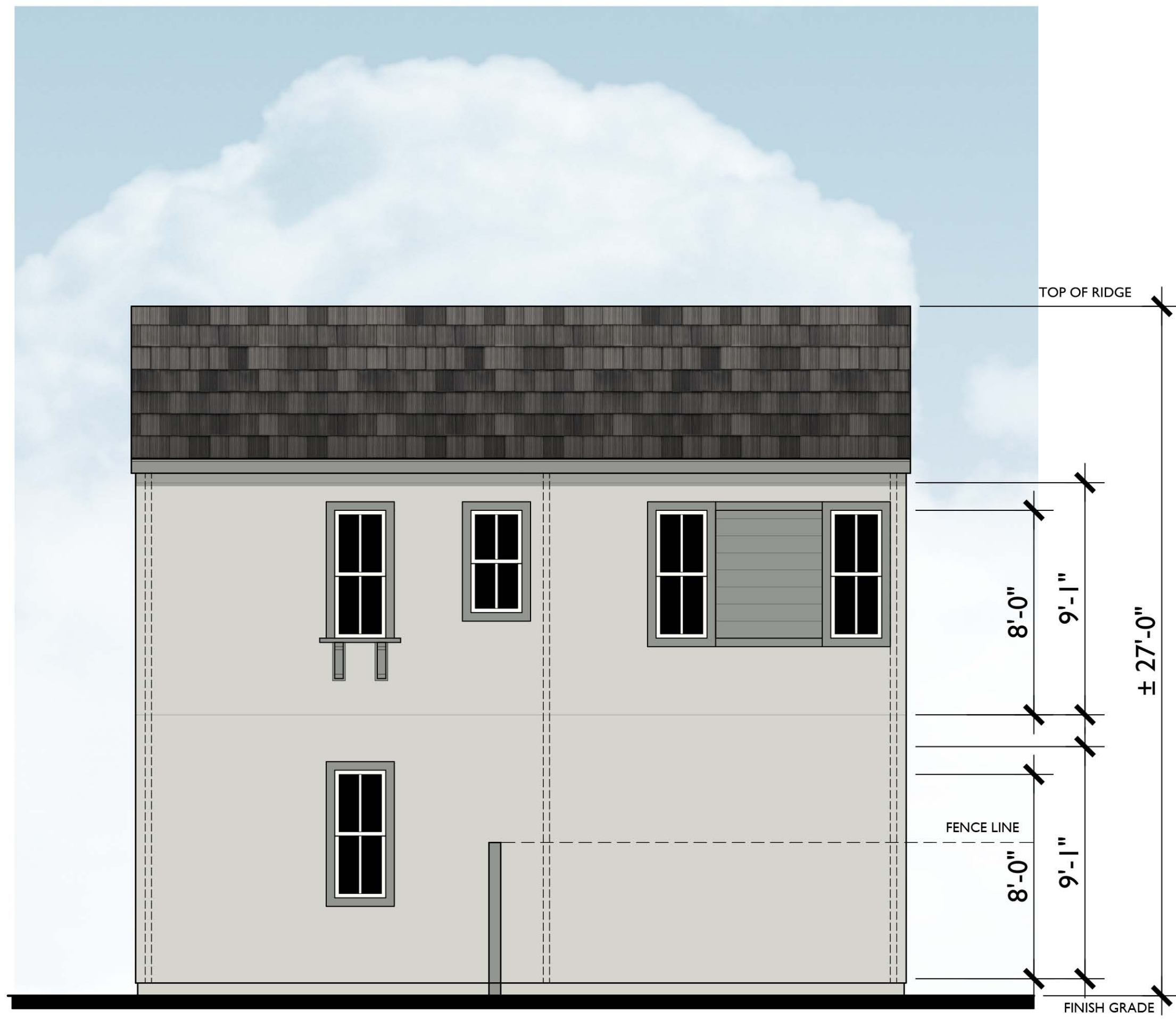
- A. CONCRETE FLAT TILE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. DECORATIVE POTSHELF
- E. SIMULATED WOOD, SHAPED FOAM CORBEL
- F. WOOD BARGE BOARD
- G. VINYL WINDOW
- H. GABLE END VENT DETAIL
- K. RECESS AROUND WINDOW
- L. STUCCO OVER FOAM TRIM
- M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
- N. CEMENTIOUS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



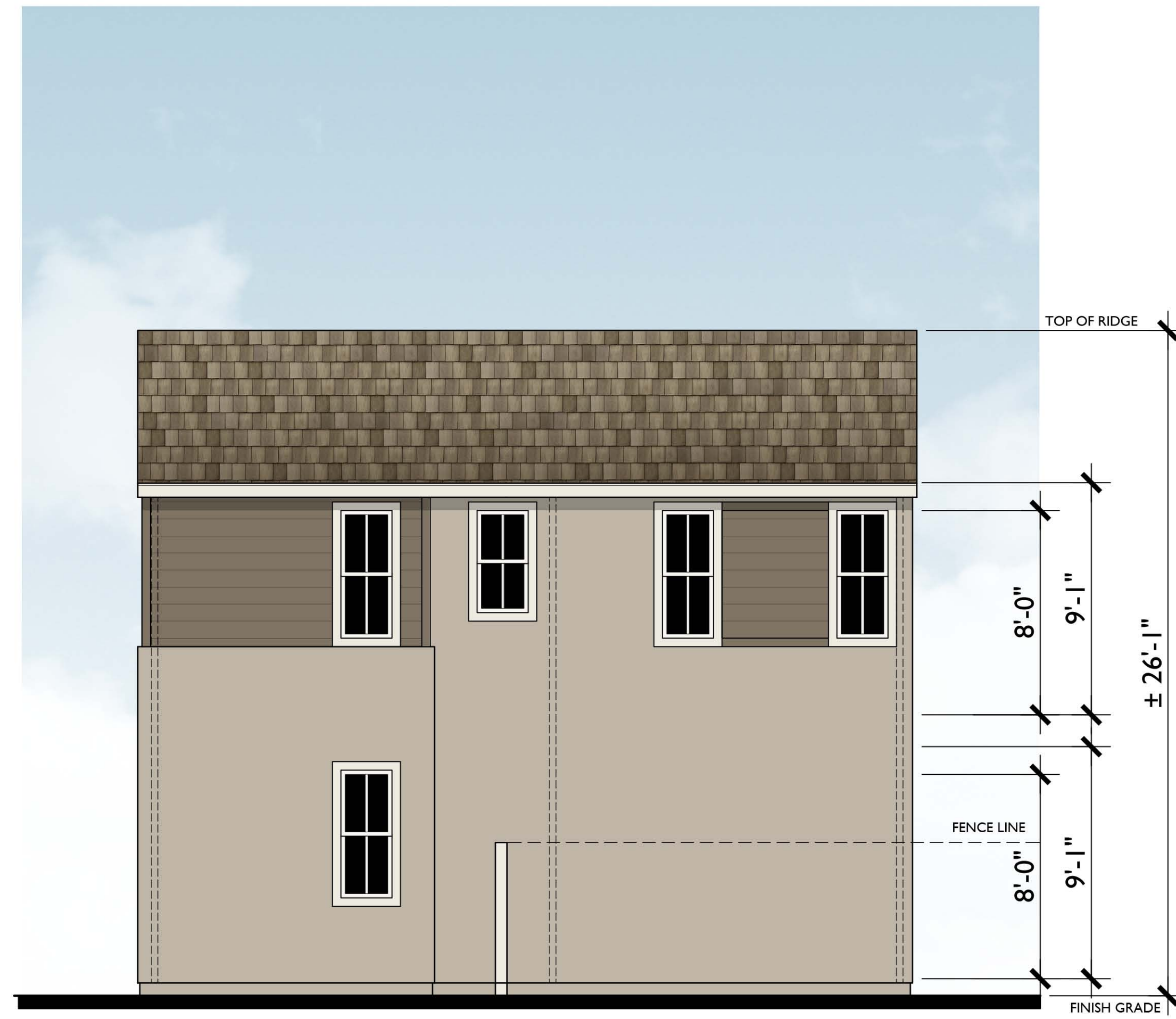
ROOF PLAN

Variation 3

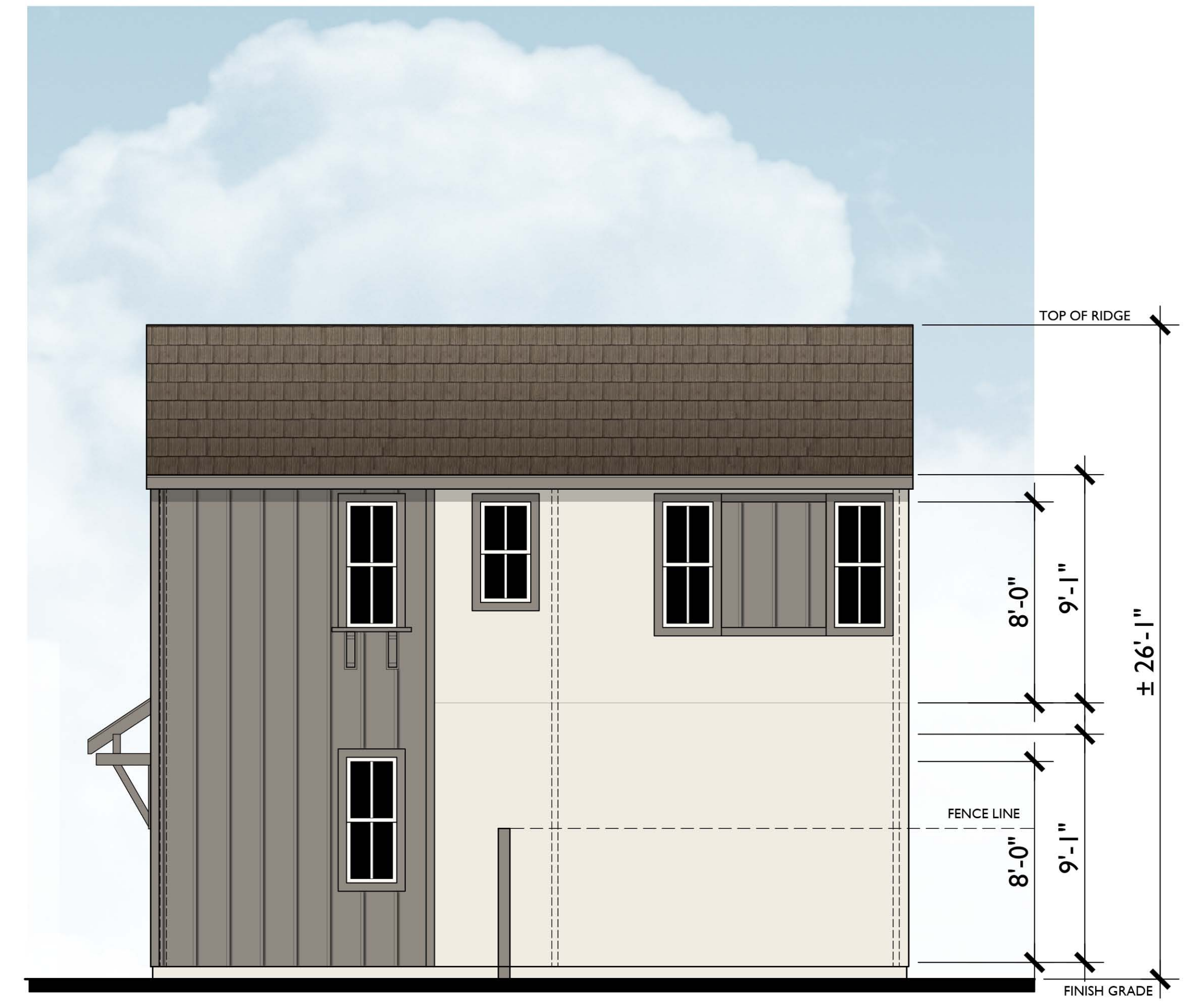
PITCH: 5:12 U.N.O.
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



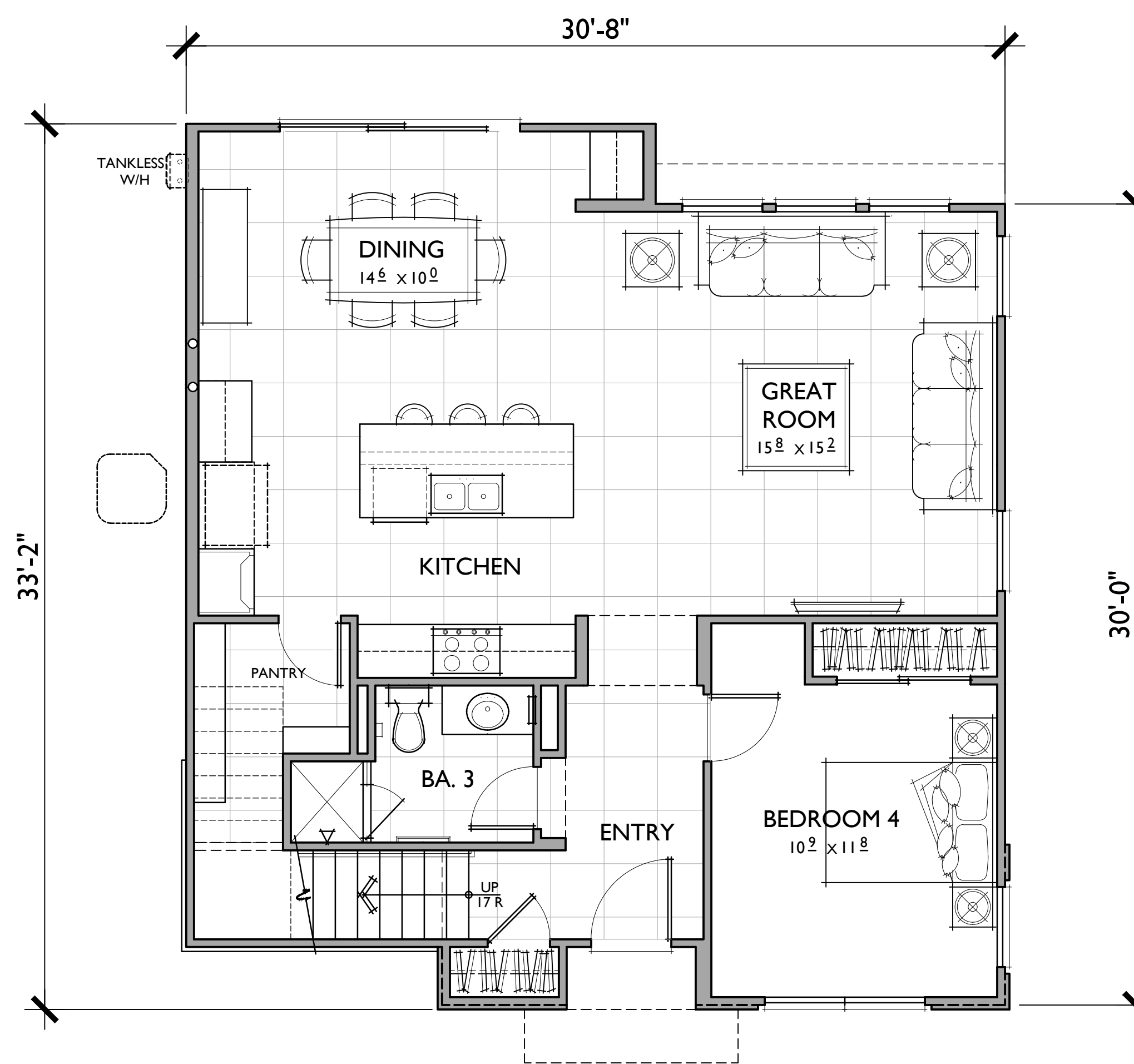
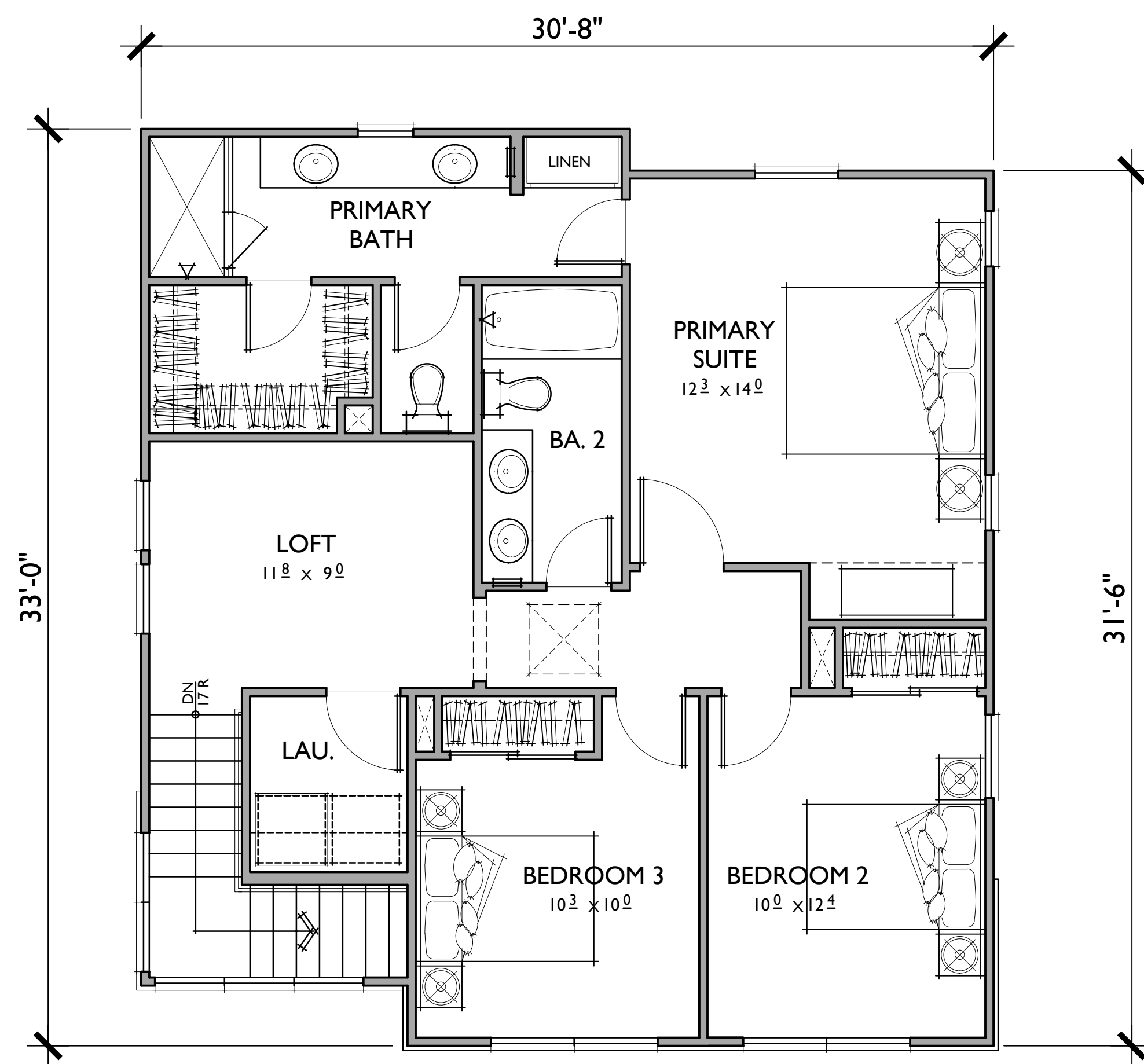
RIGHT Farmhouse Variation 1
ENHANCED ELEVATION



RIGHT Farmhouse Variation 2
ENHANCED ELEVATION



RIGHT Farmhouse Variation 3
ENHANCED ELEVATION



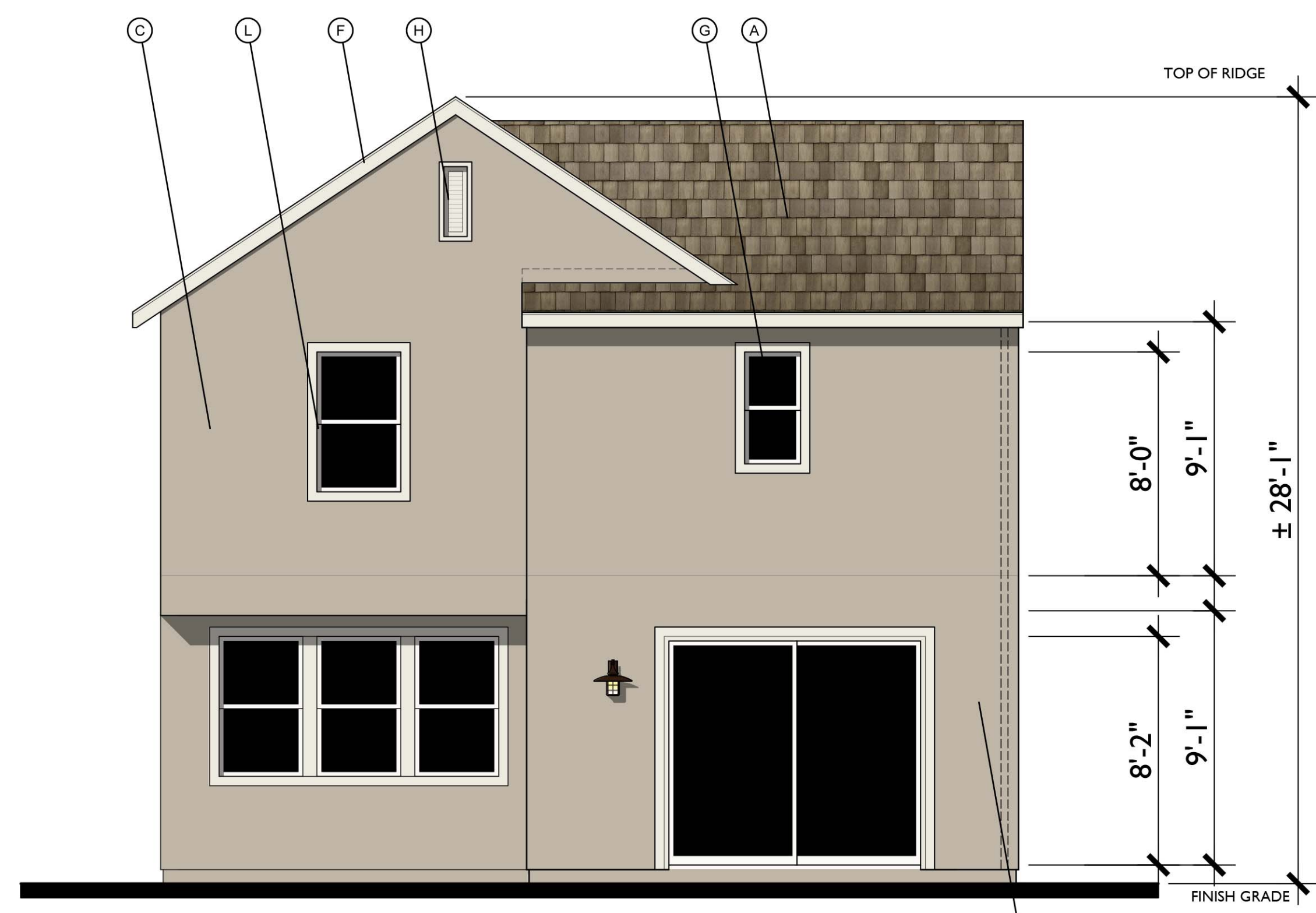
PLAN 4

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

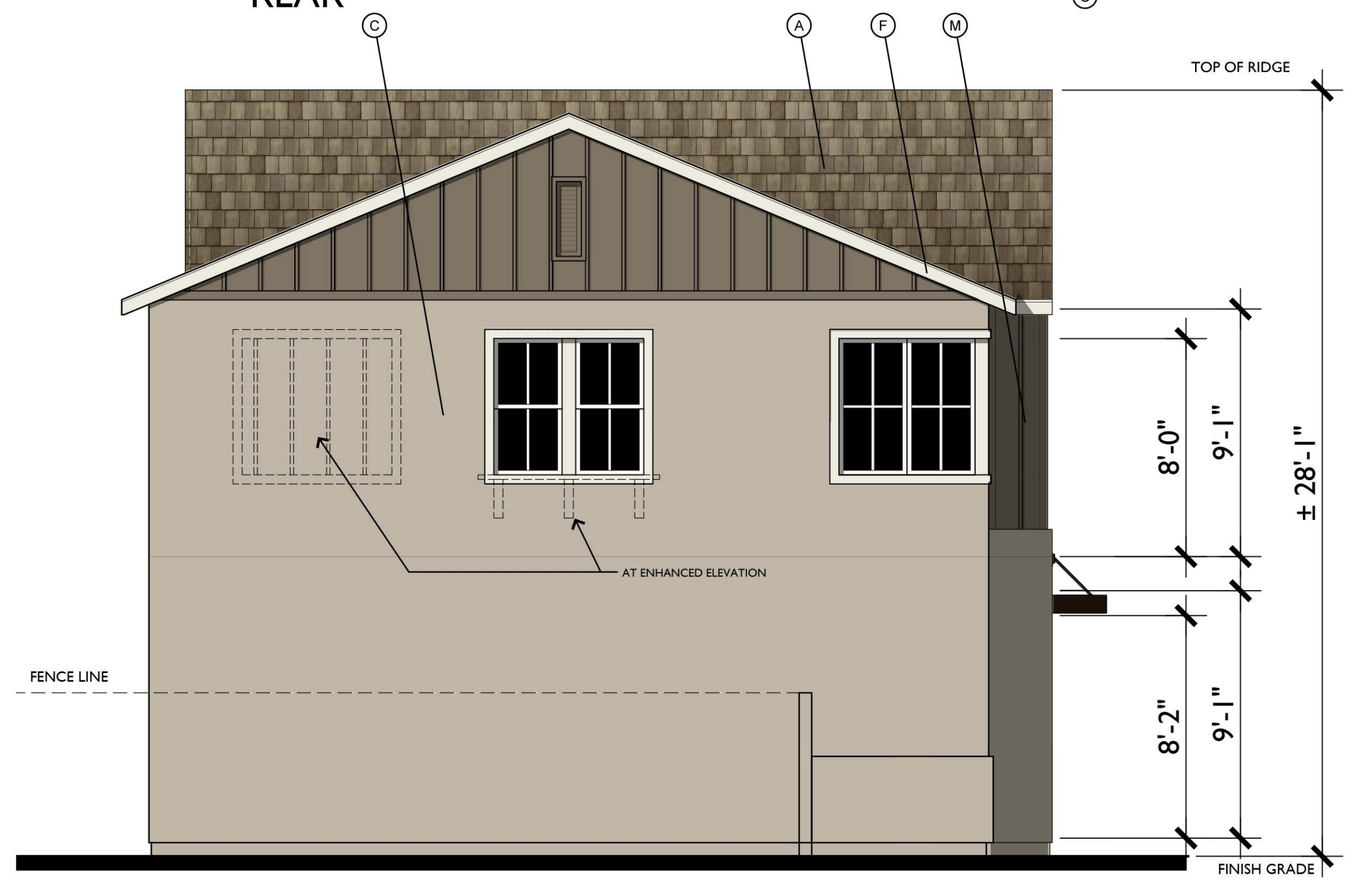
FLOOR AREA TABLE

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

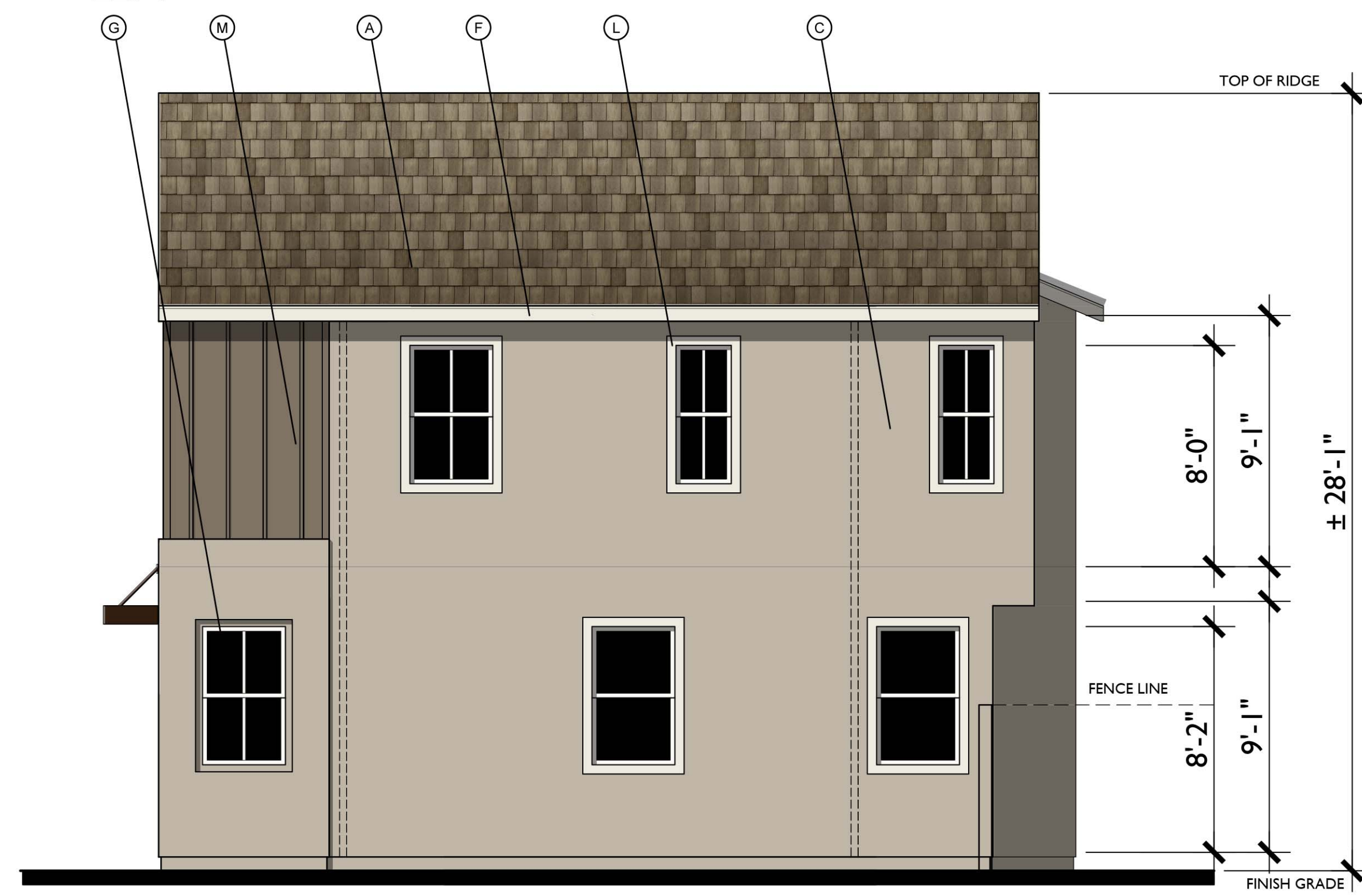
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



LEFT



RIGHT

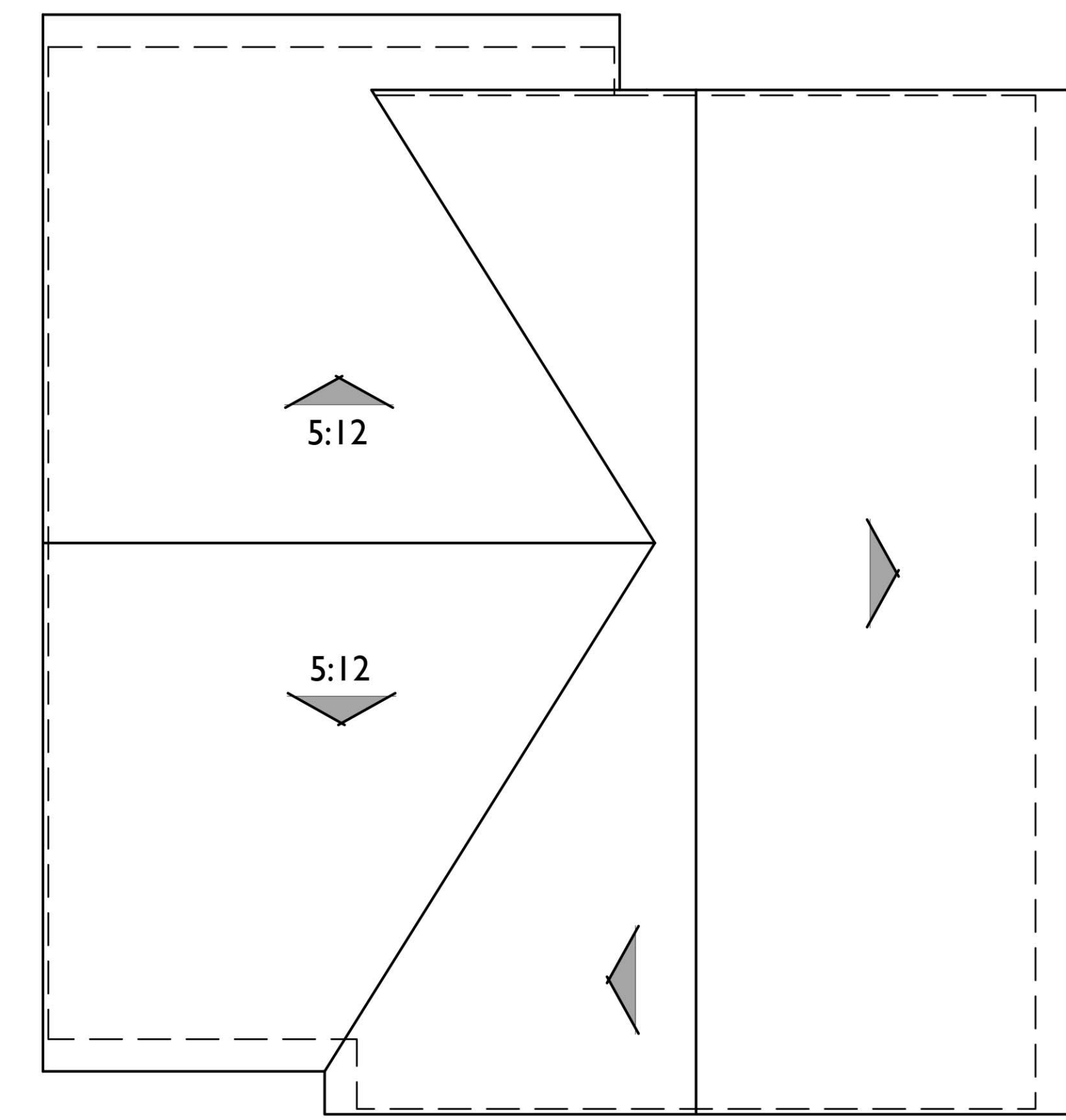


FRONT

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

MATERIAL LEGEND

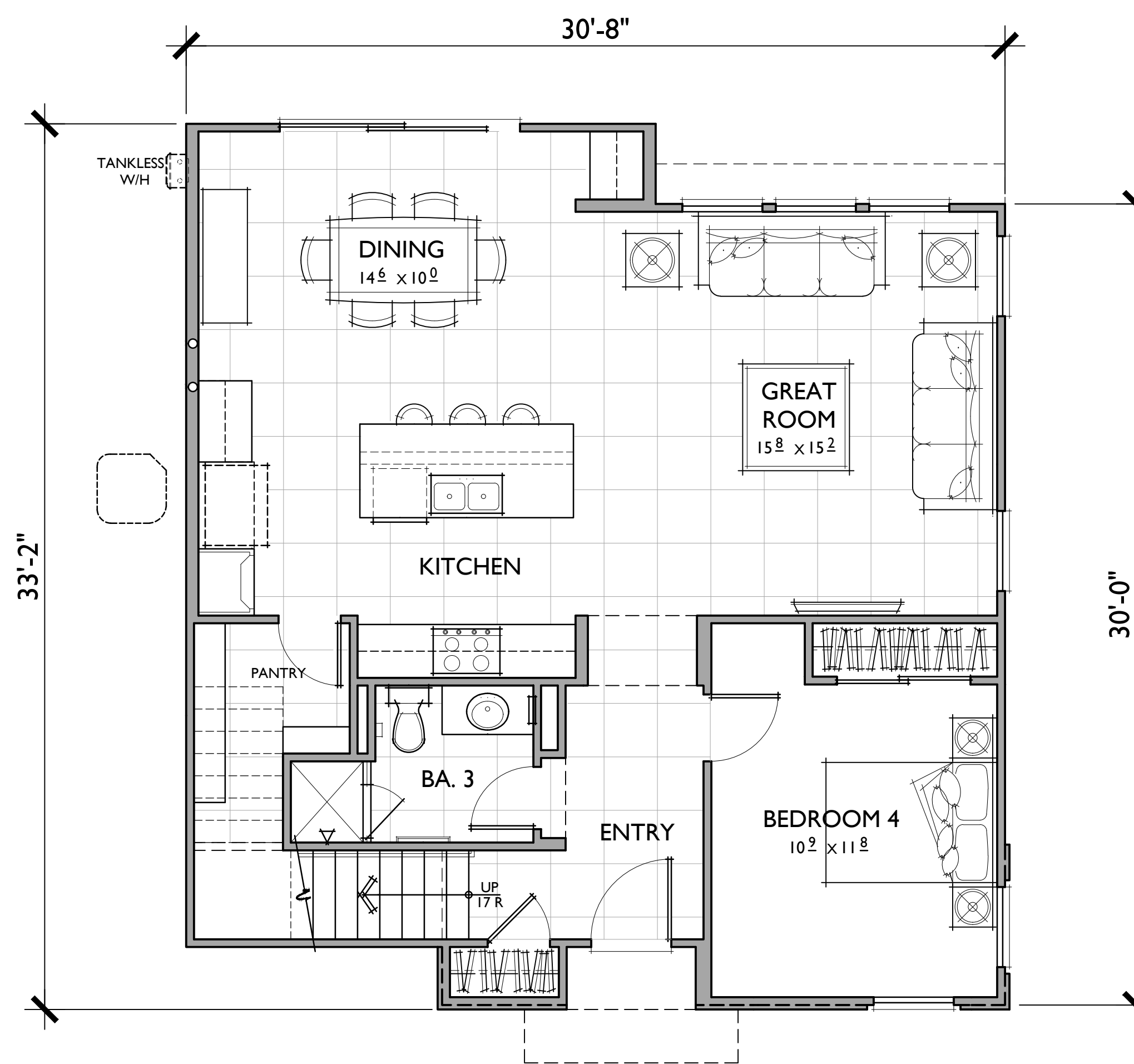
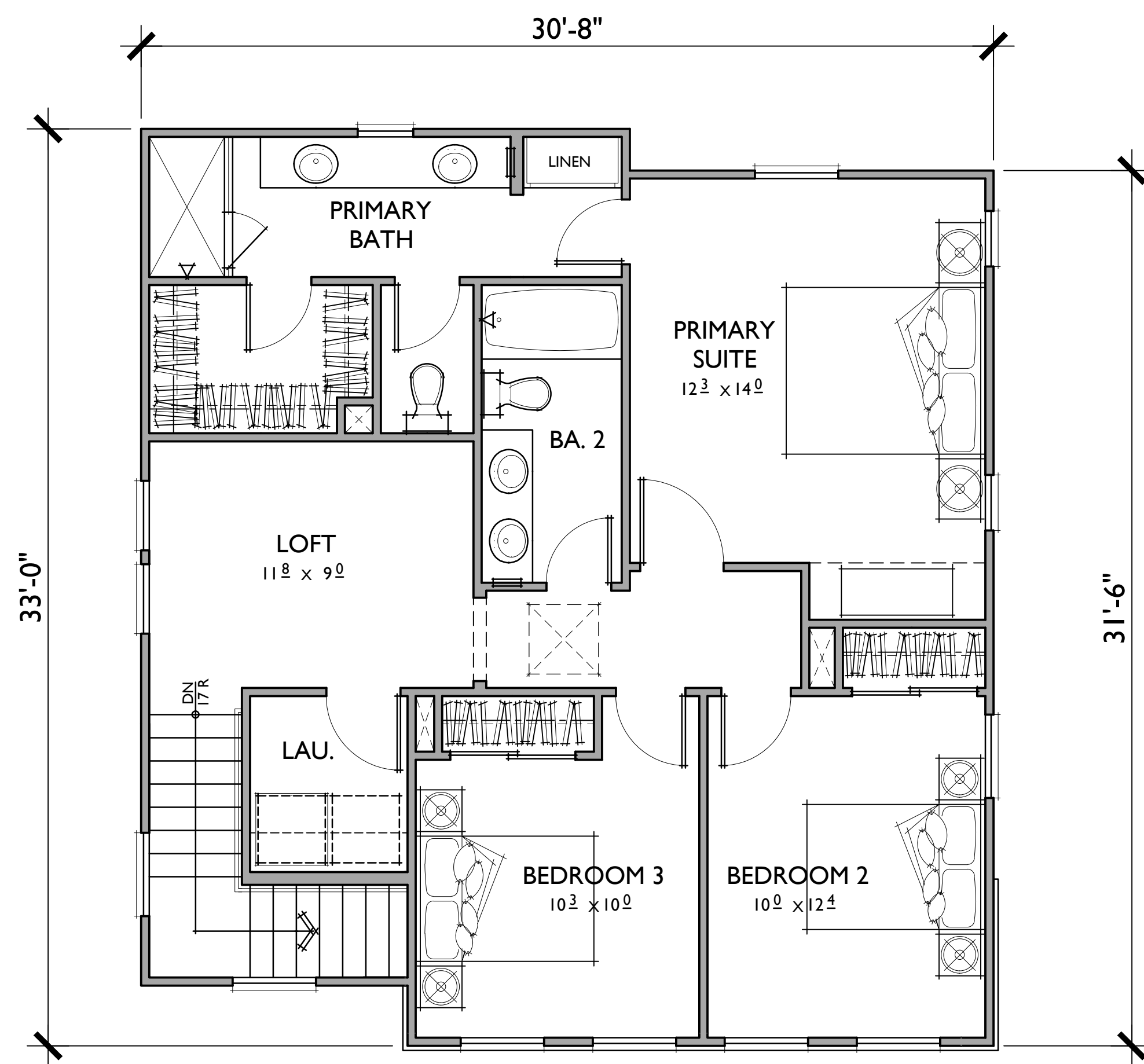
- A. CONCRETE FLAT TILE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. DECORATIVE POTSHELF
- E. SIMULATED WOOD, SHAPED FOAM CORBEL
- F. WOOD BARGE BOARD
- G. VINYL WINDOW
- H. GABLE END VENT DETAIL
- K. RECESS AROUND WINDOW
- L. STUCCO OVER FOAM TRIM
- M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
- N. CEMENTIOUS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



ROOF PLAN

Variation I

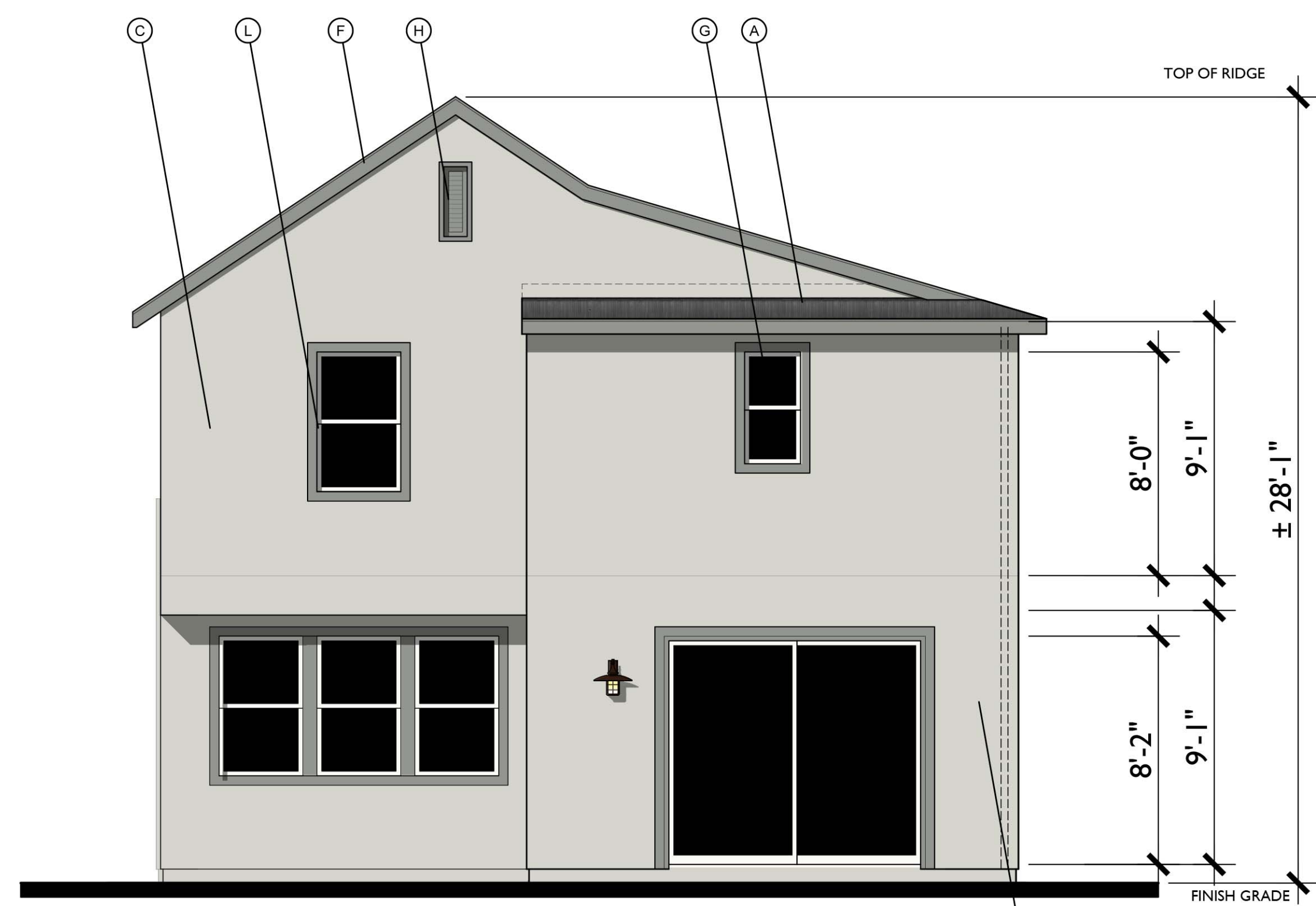
PITCH: 8:12
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



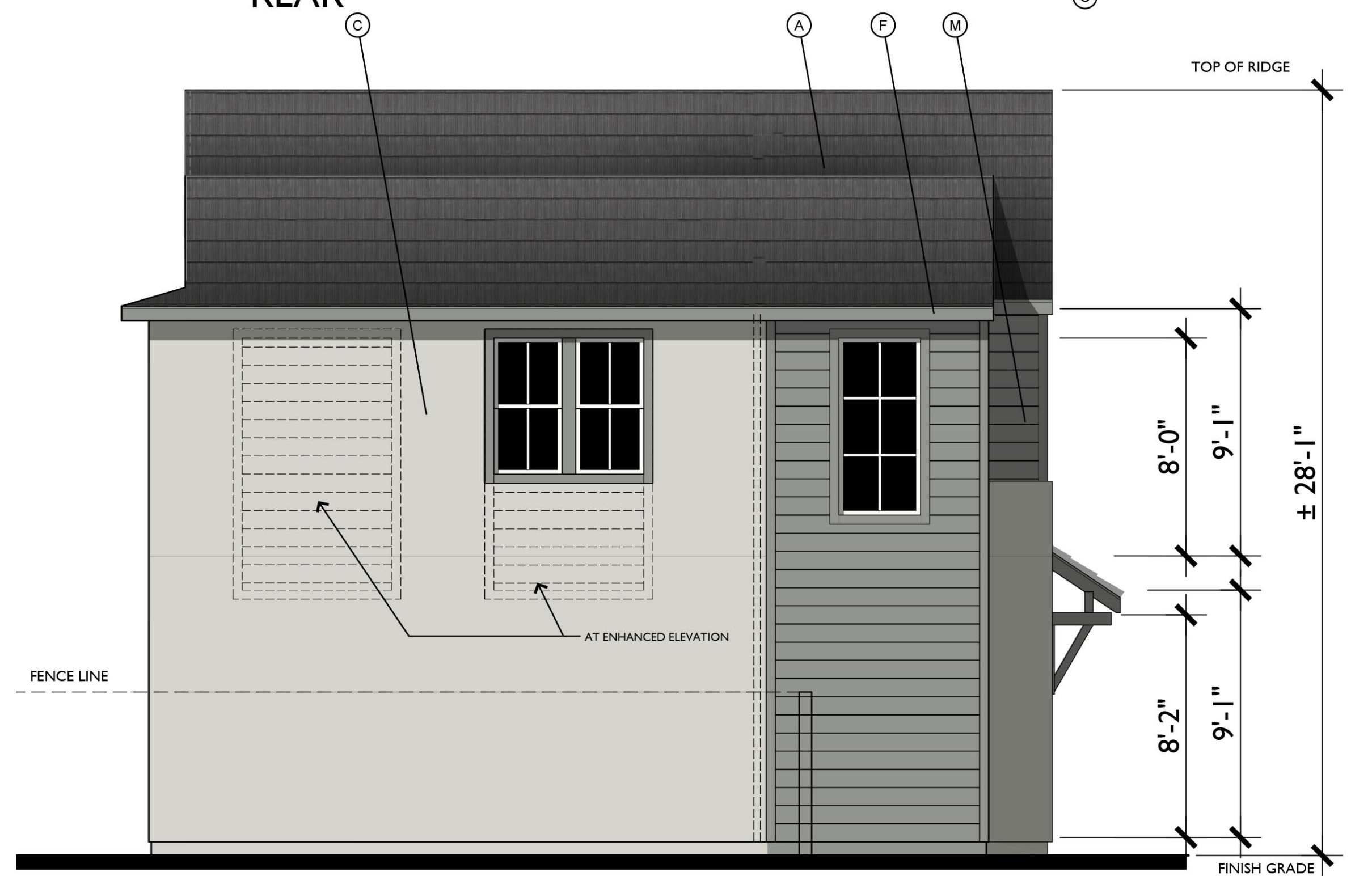
PLAN 4
 3 BEDROOMS / 3 BATHS + DEN + LOFT
 2 - CAR GARAGE

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

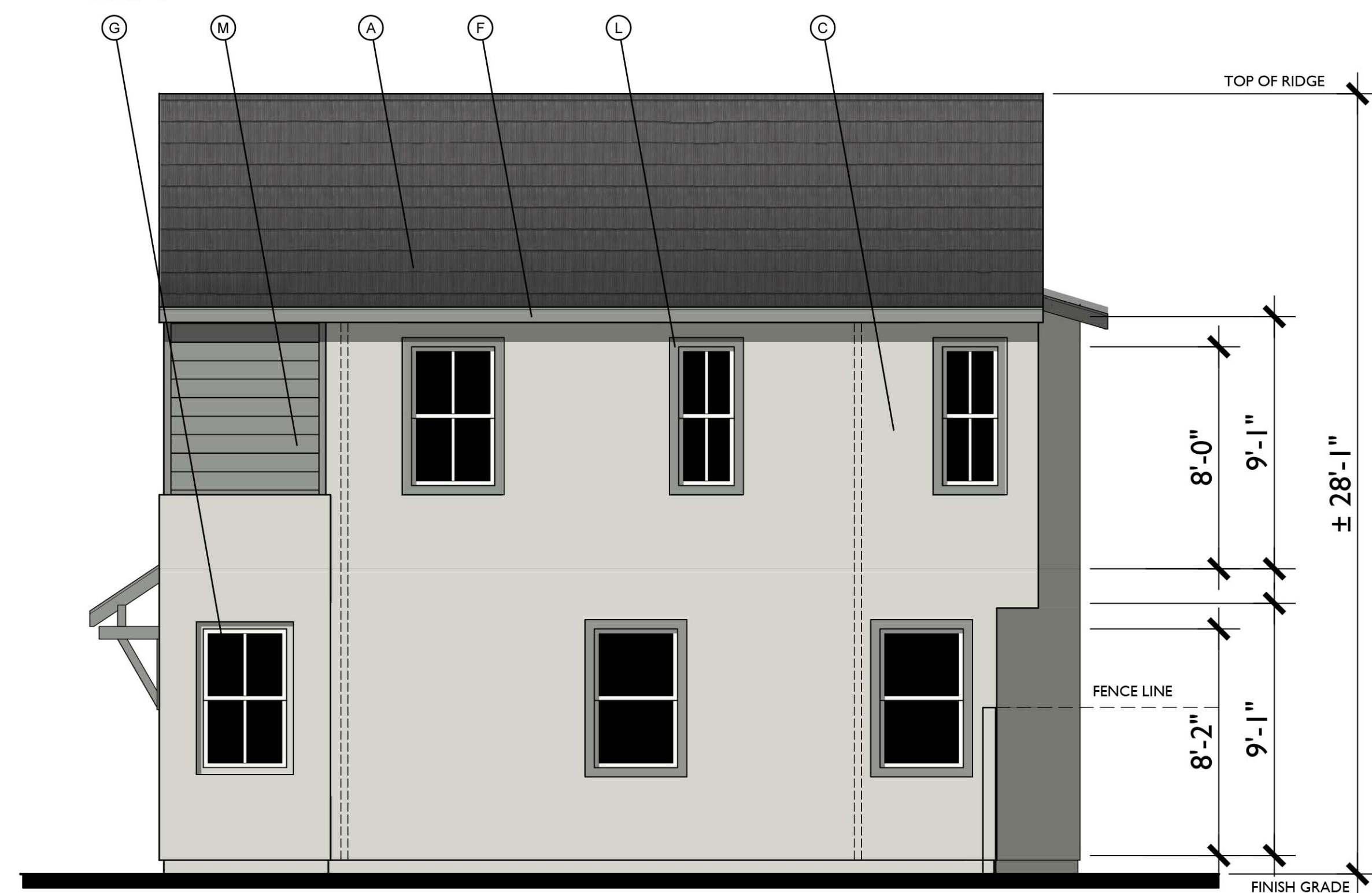
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



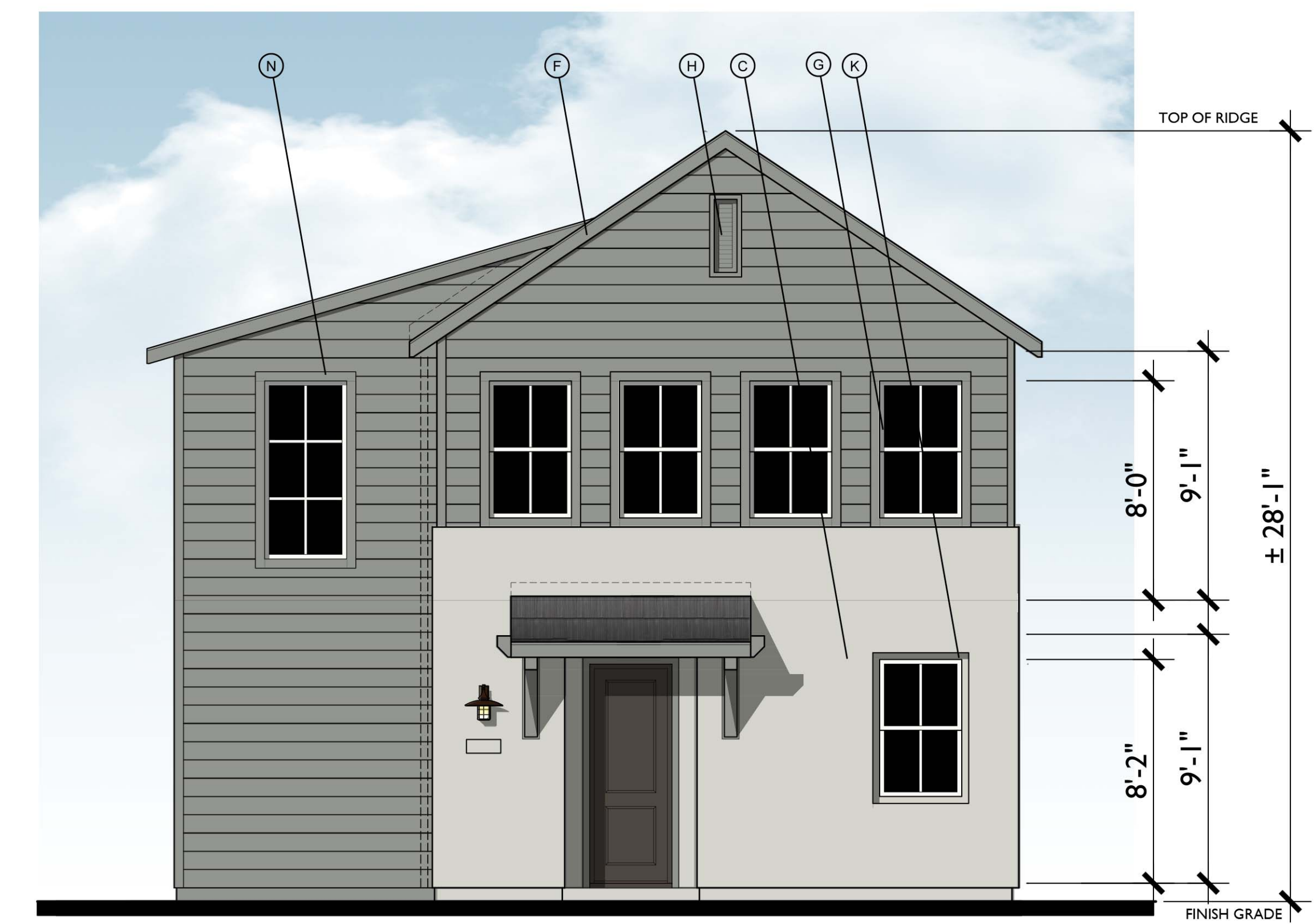
REAR



LEFT



RIGHT

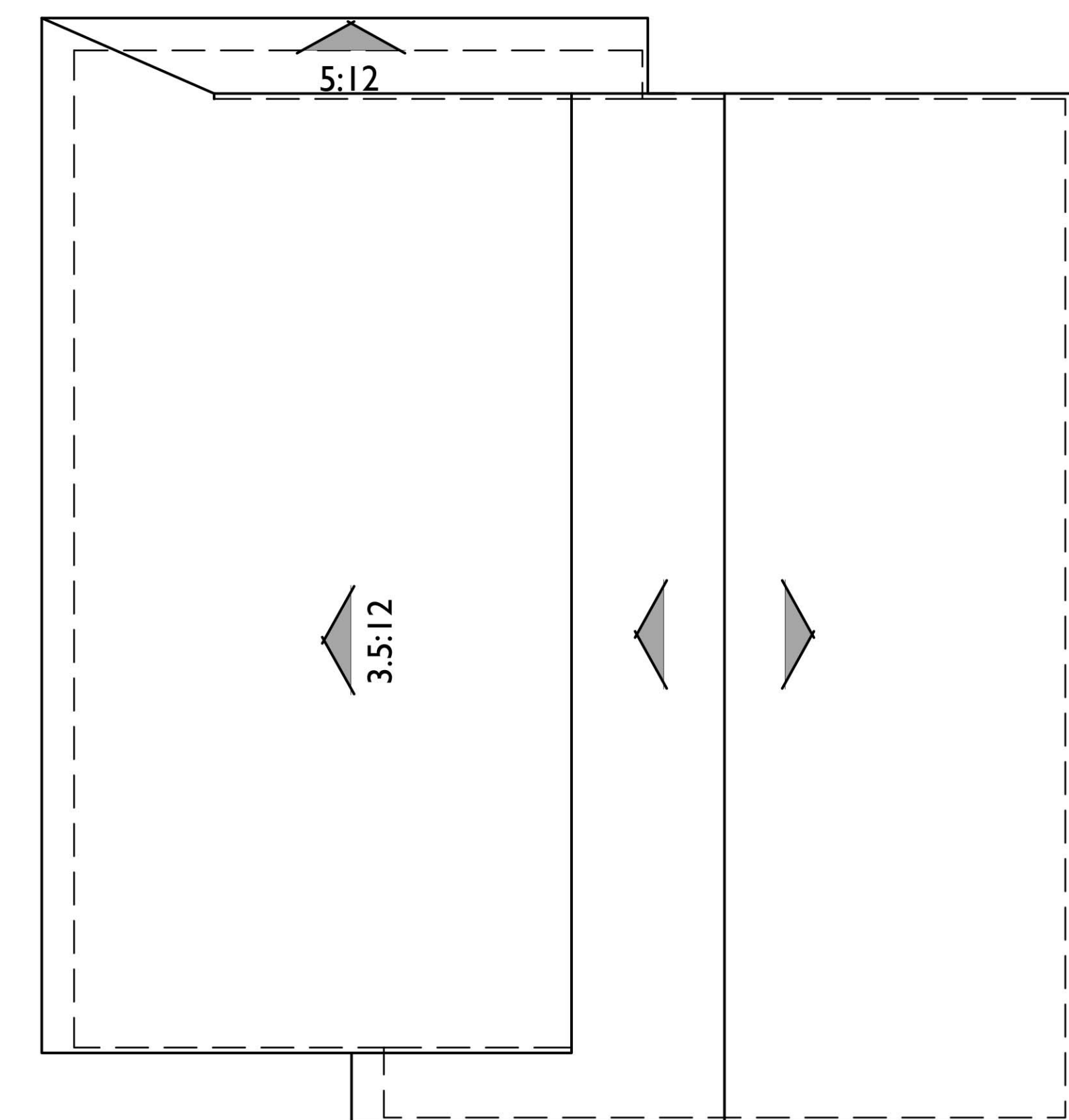


FRONT

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

MATERIAL LEGEND

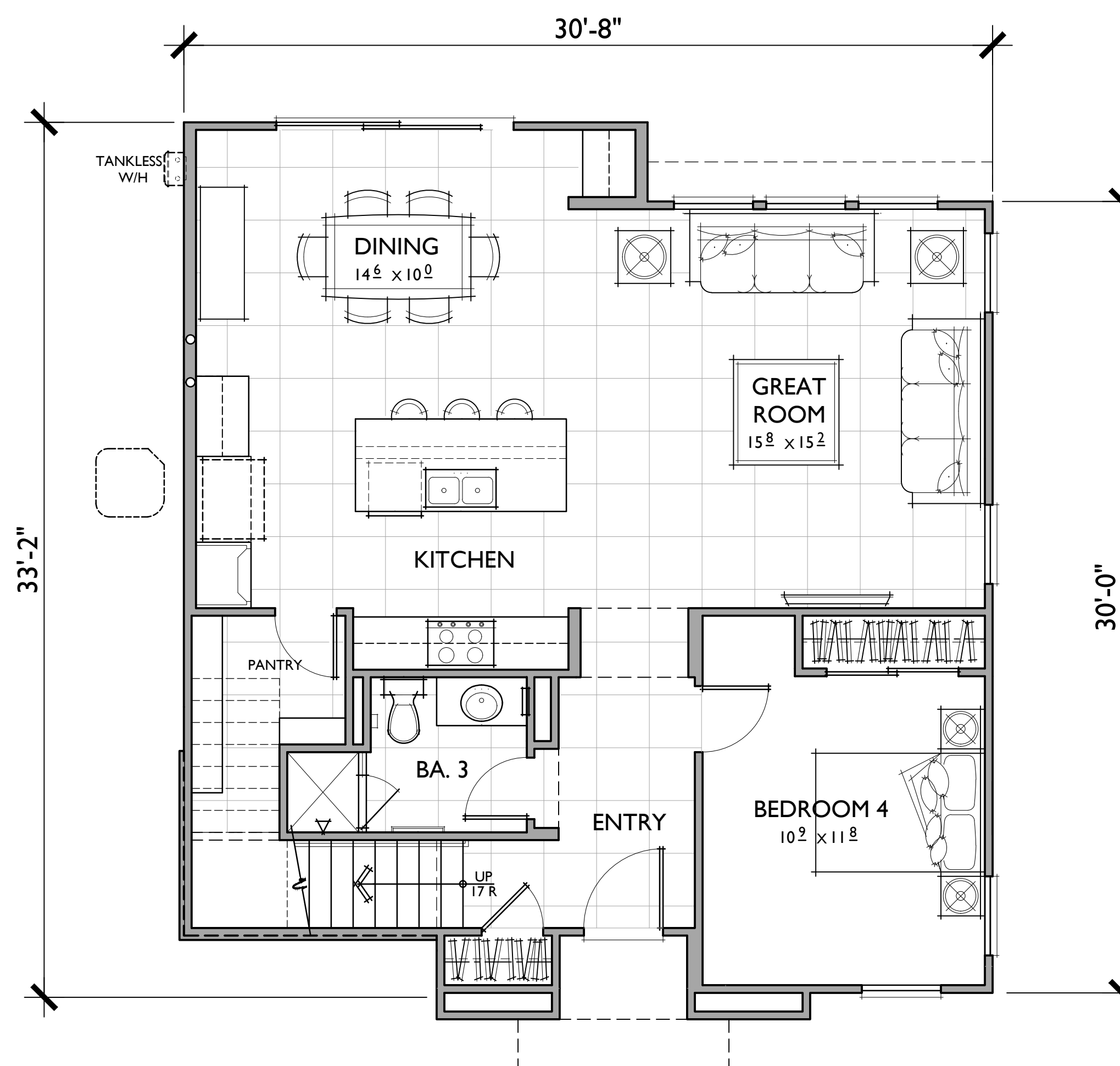
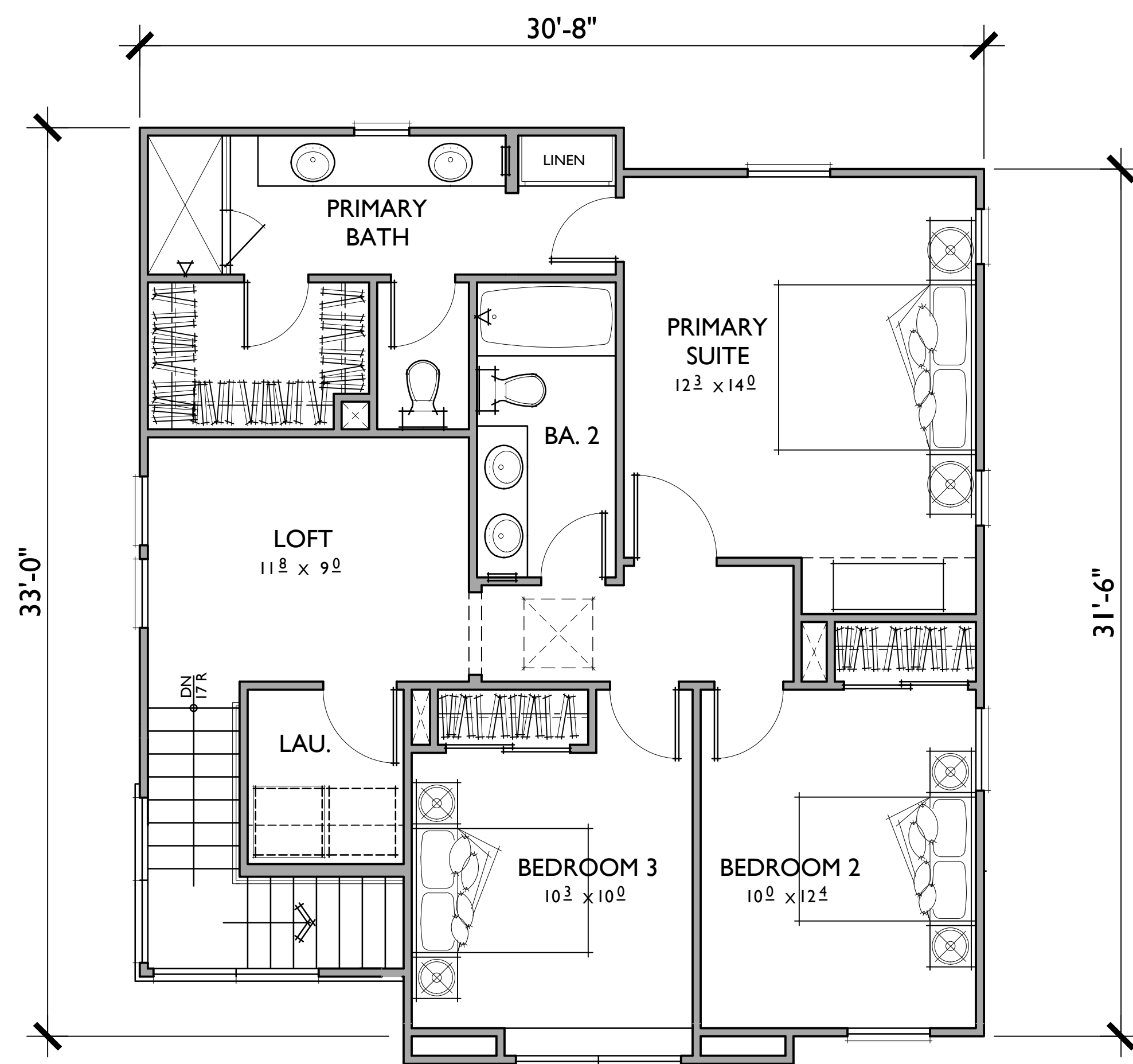
- A. CONCRETE FLAT TILE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. DECORATIVE POTSHELF
- E. SIMULATED WOOD, SHAPED FOAM CORBEL
- F. WOOD BARGE BOARD
- G. VINYL WINDOW
- H. GABLE END VENT DETAIL
- K. RECESS AROUND WINDOW
- L. STUCCO OVER FOAM TRIM
- M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
- N. CEMENTIOUS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



ROOF PLAN

Variation 2

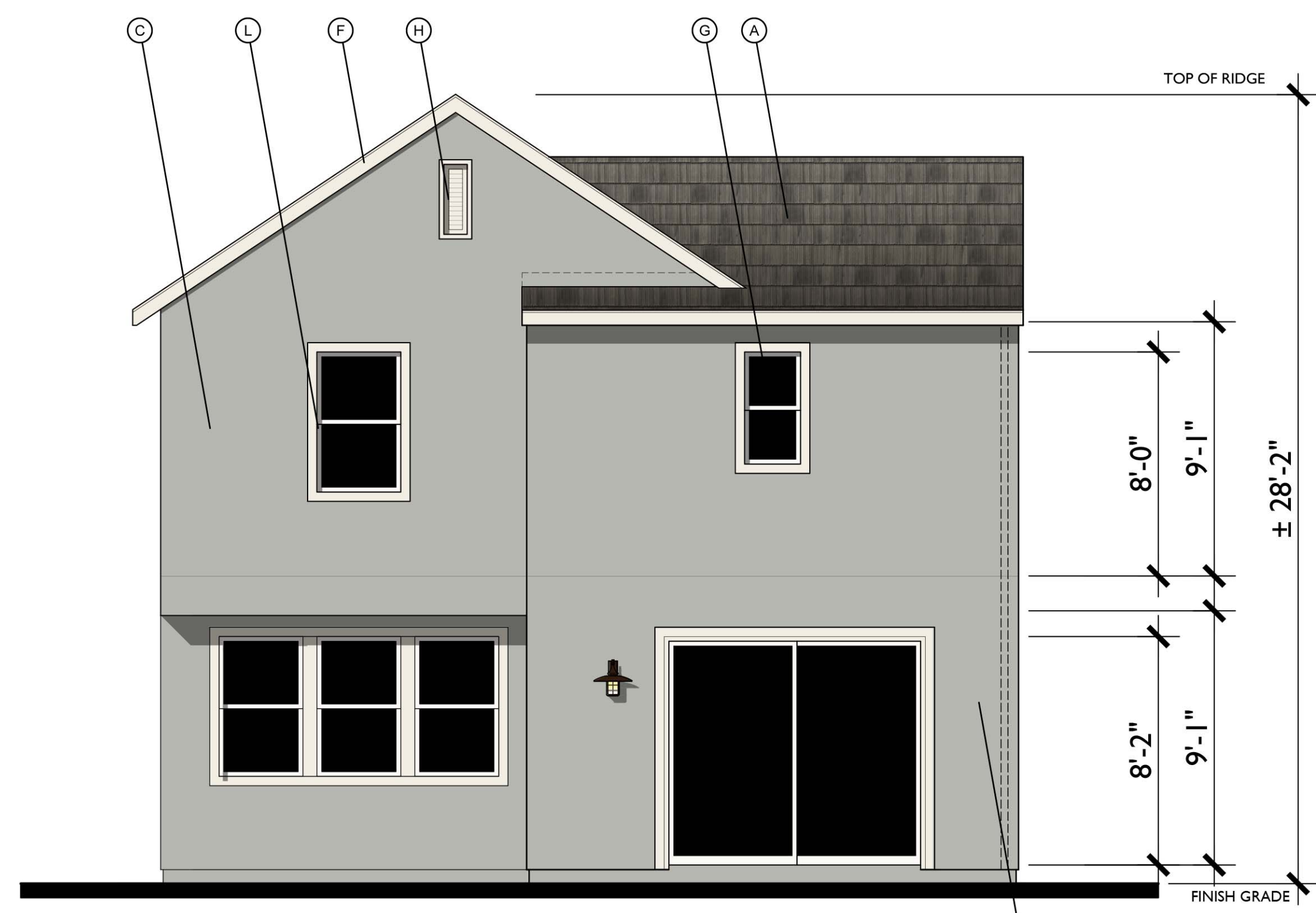
PITCH: 8:12 U.N.O.
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



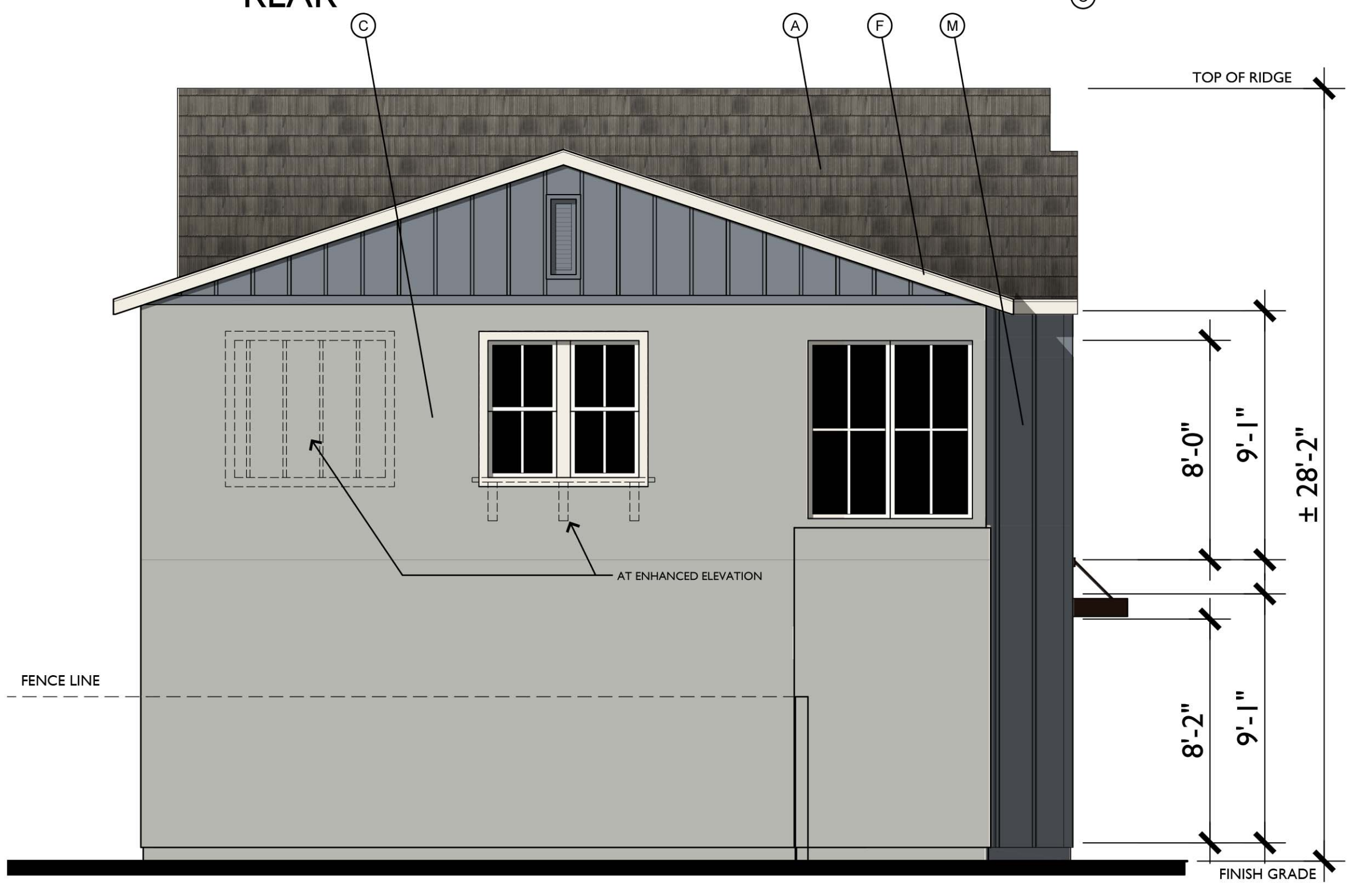
PLAN 4
 3 BEDROOMS / 3 BATHS + DEN + LOFT
 2 - CAR GARAGE

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

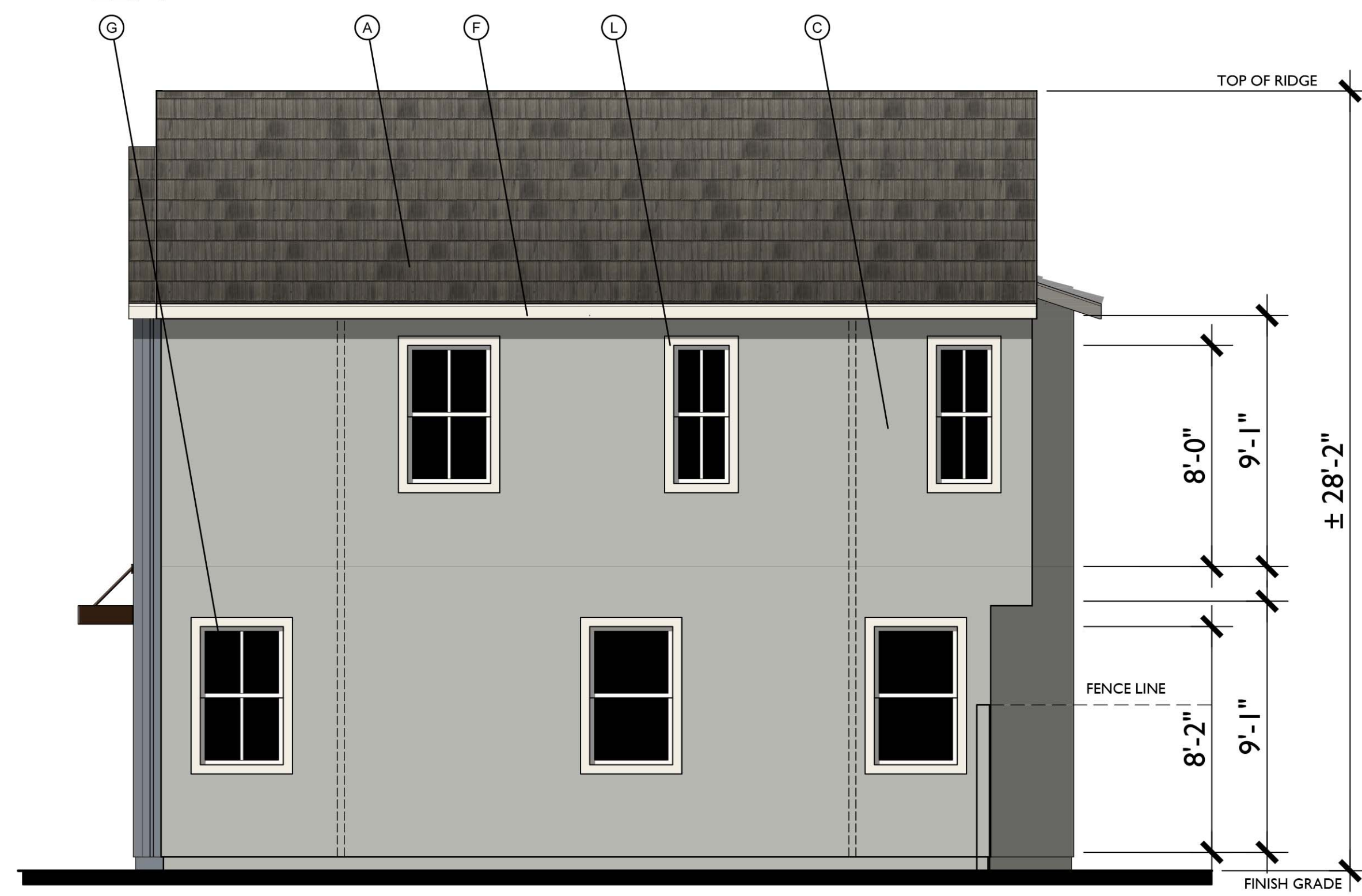
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



LEFT



RIGHT

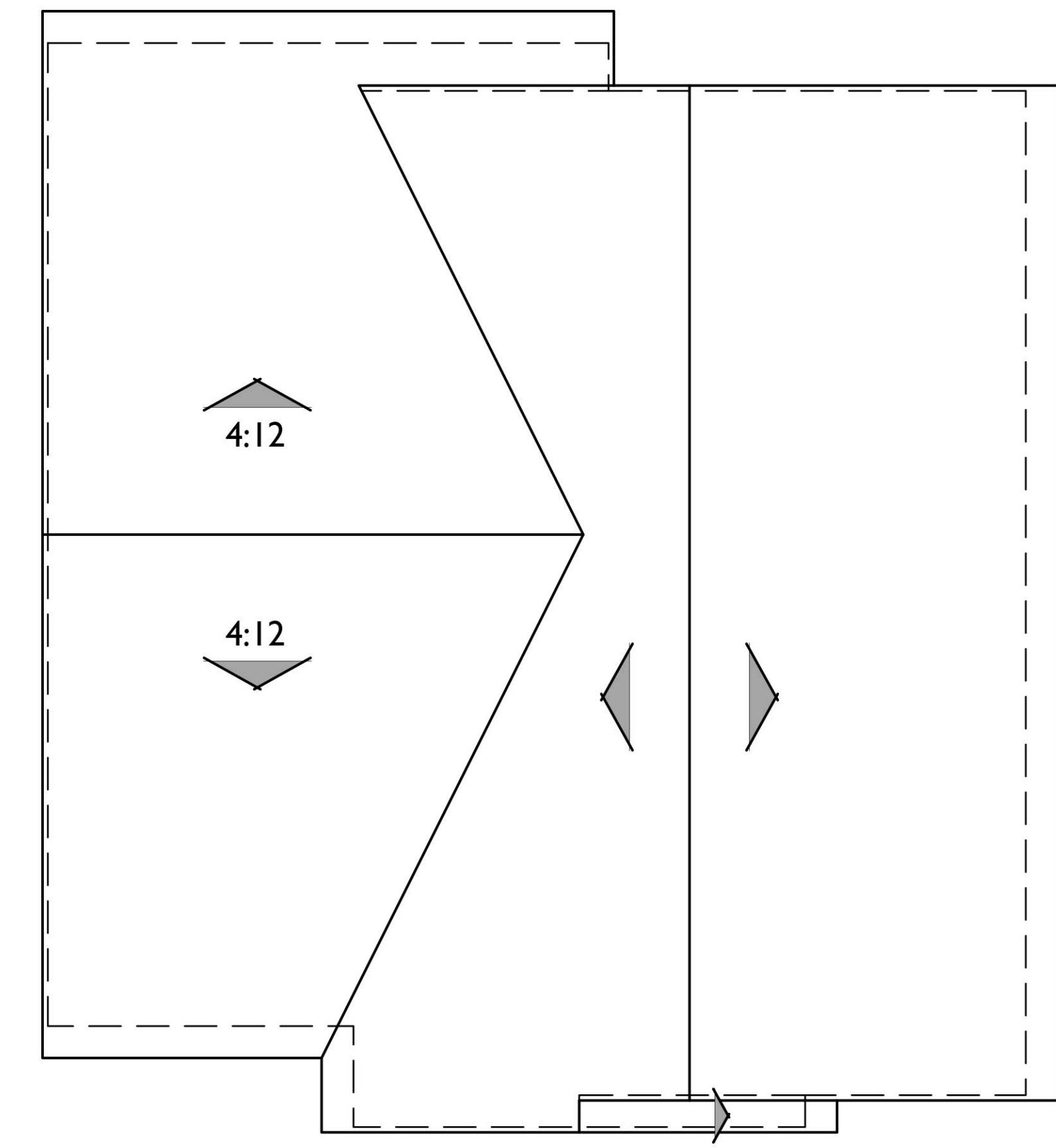


FRONT

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

MATERIAL LEGEND

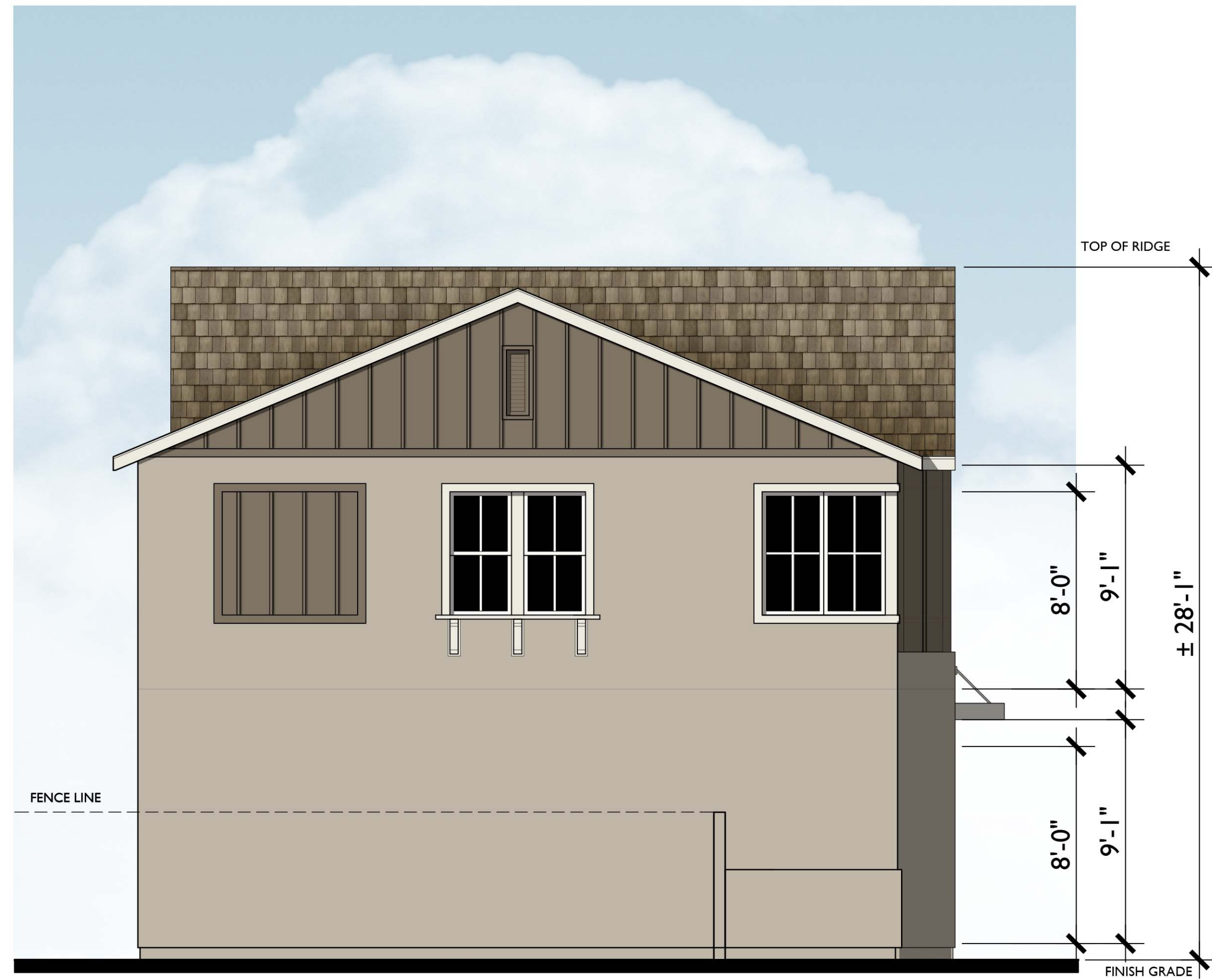
- A. CONCRETE FLAT TILE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. DECORATIVE POTSHEL
- E. SIMULATED WOOD, SHAPED FOAM CORBEL
- F. WOOD BARGE BOARD
- G. VINYL WINDOW
- H. GABLE END VENT DETAIL
- K. RECESS AROUND WINDOW
- L. STUCCO OVER FOAM TRIM
- M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
- N. CEMENTIOUS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



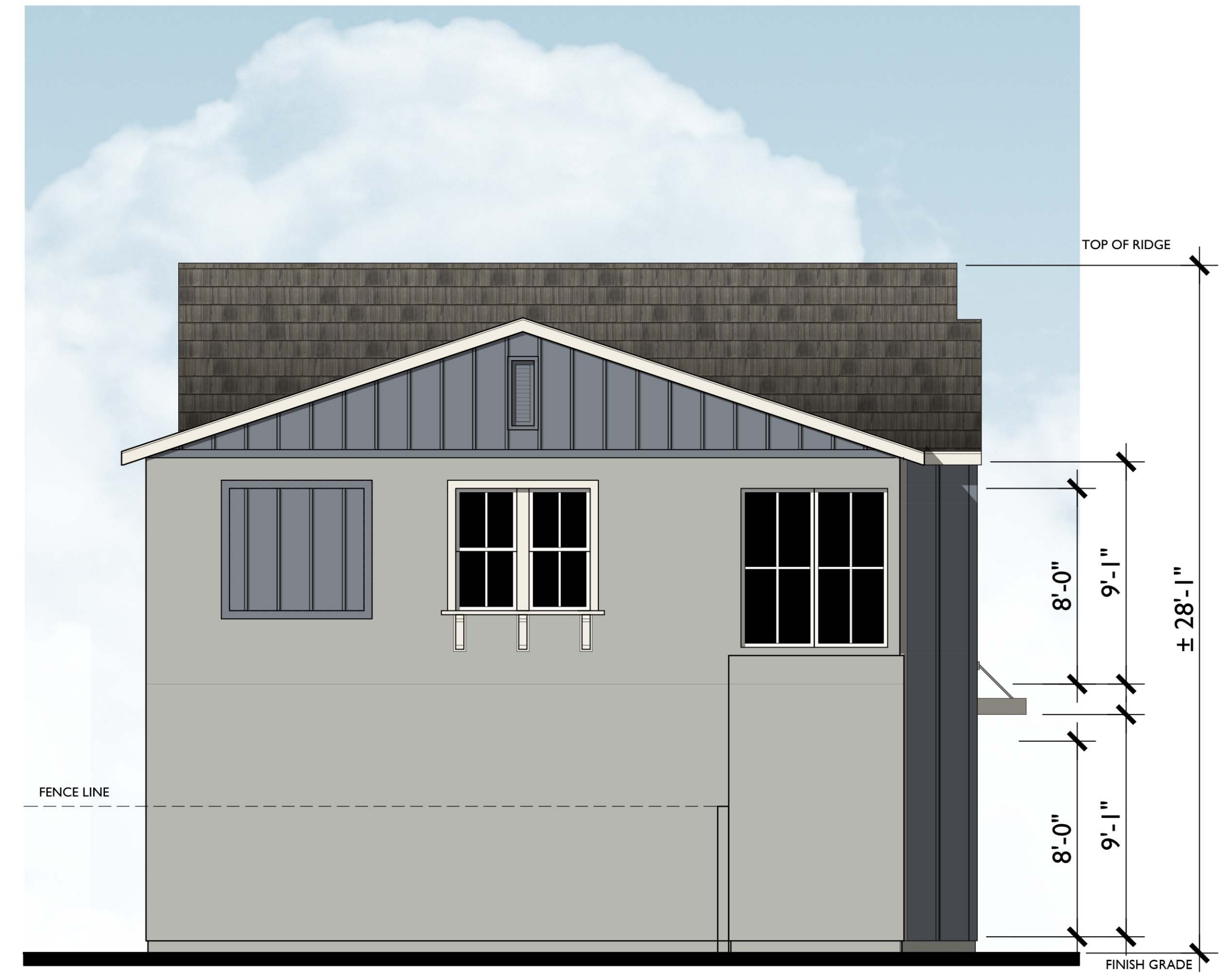
LEFT

Farmhouse Variation 1
ENHANCED ELEVATION



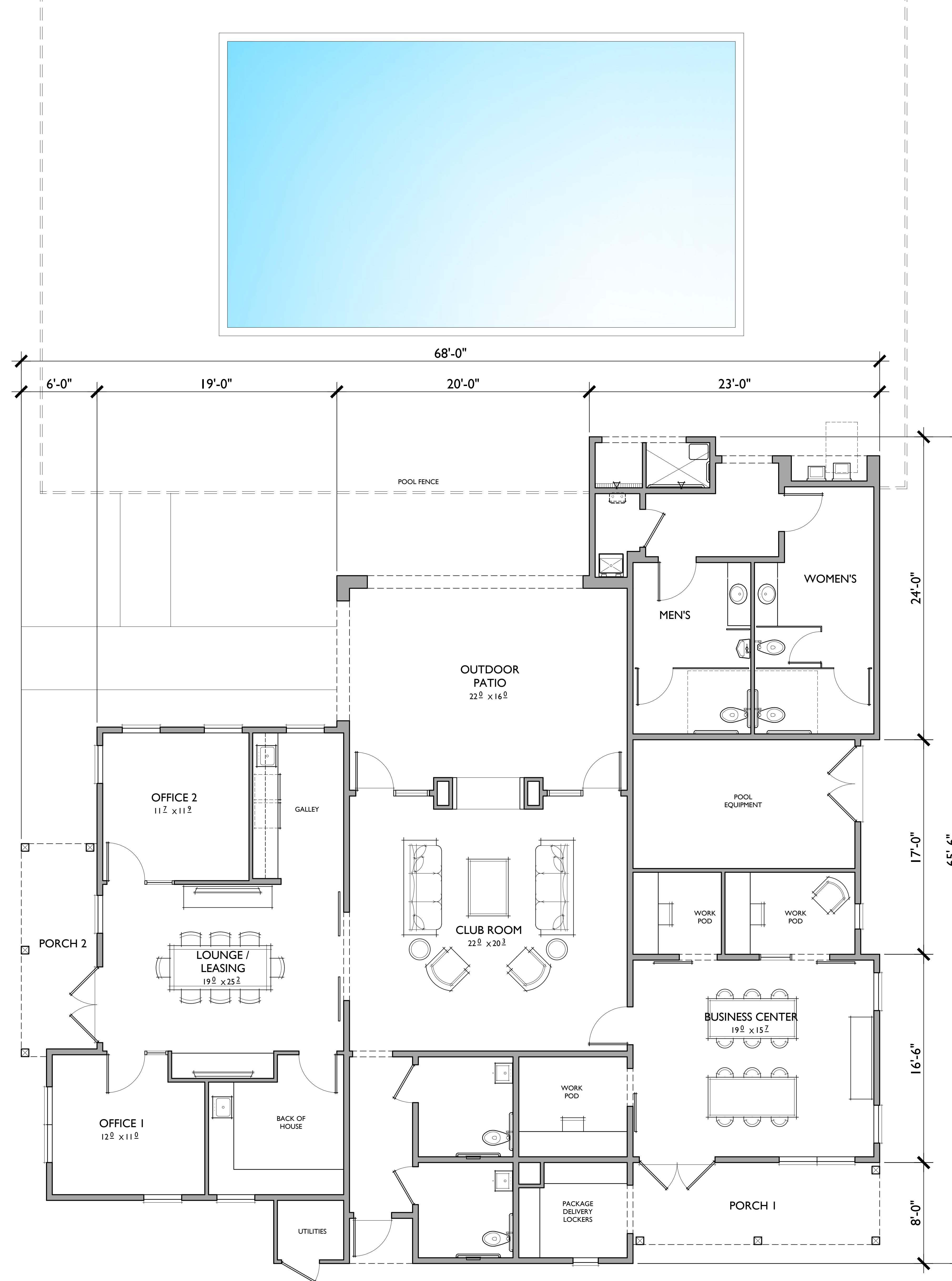
LEFT

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

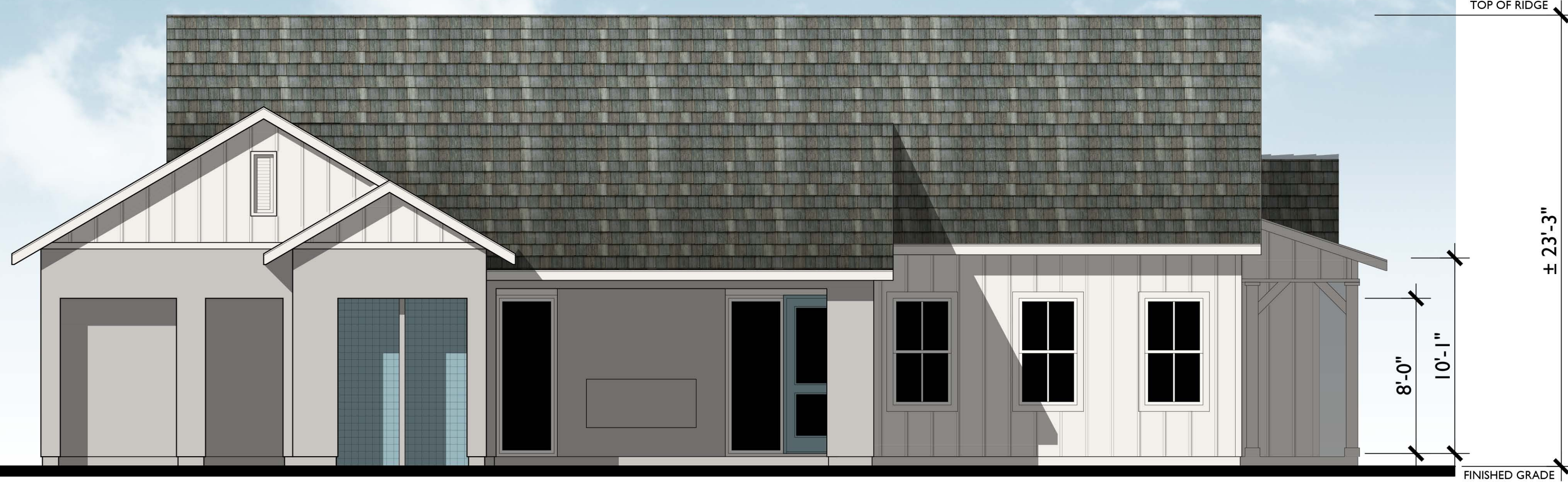
0 4 8 16 521.20218



REAR



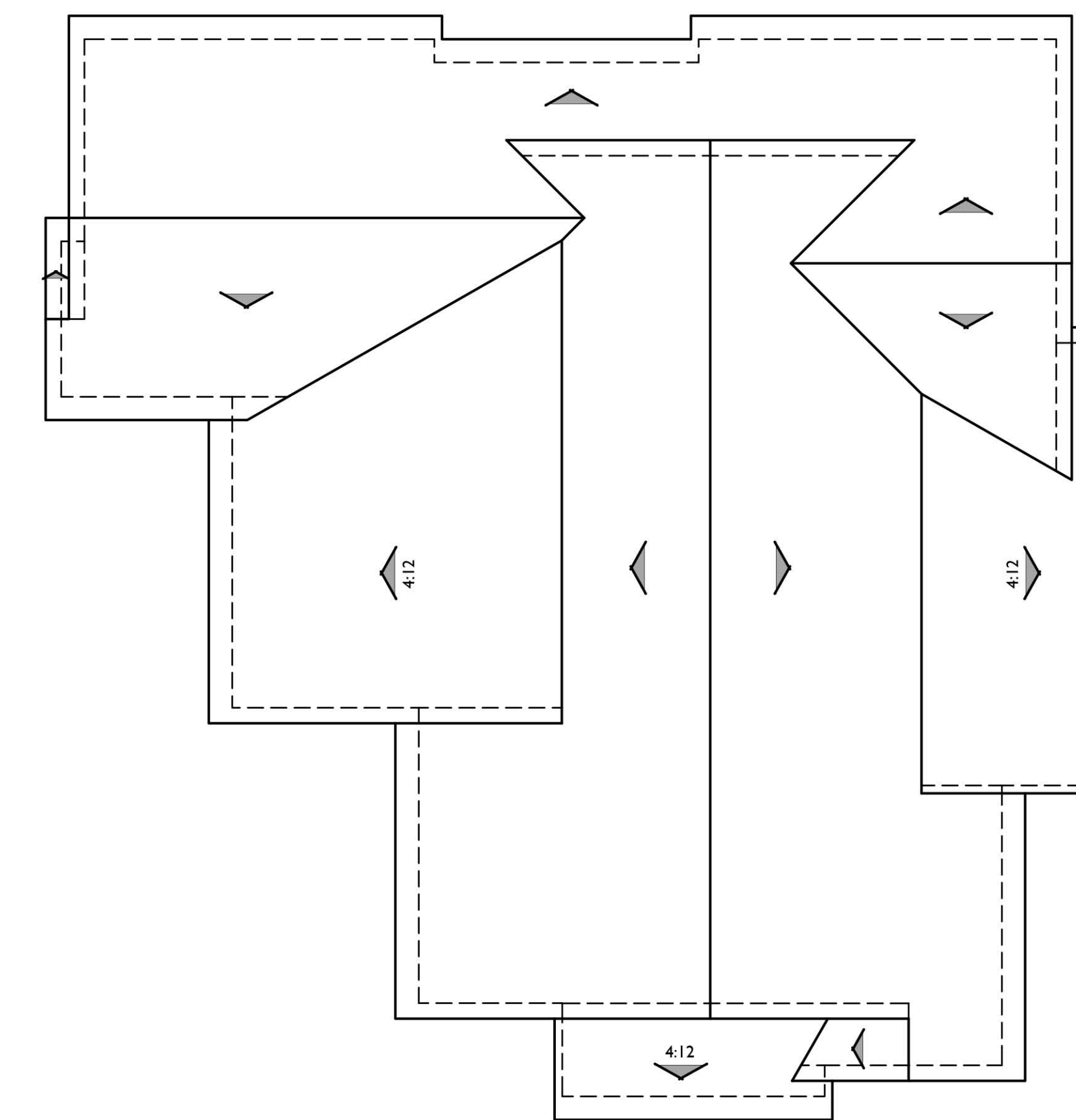
FRONT



LEFT

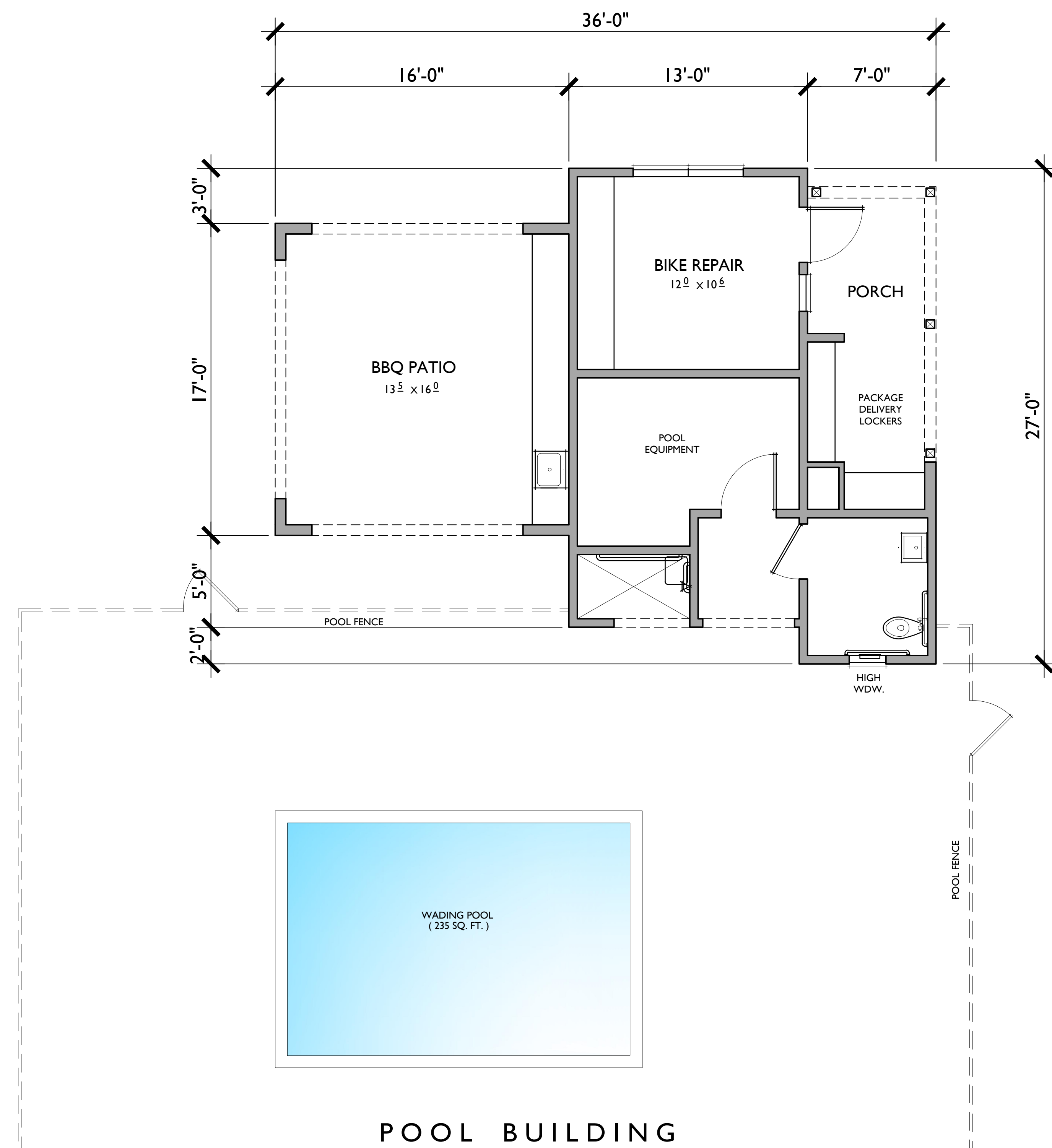


RIGHT

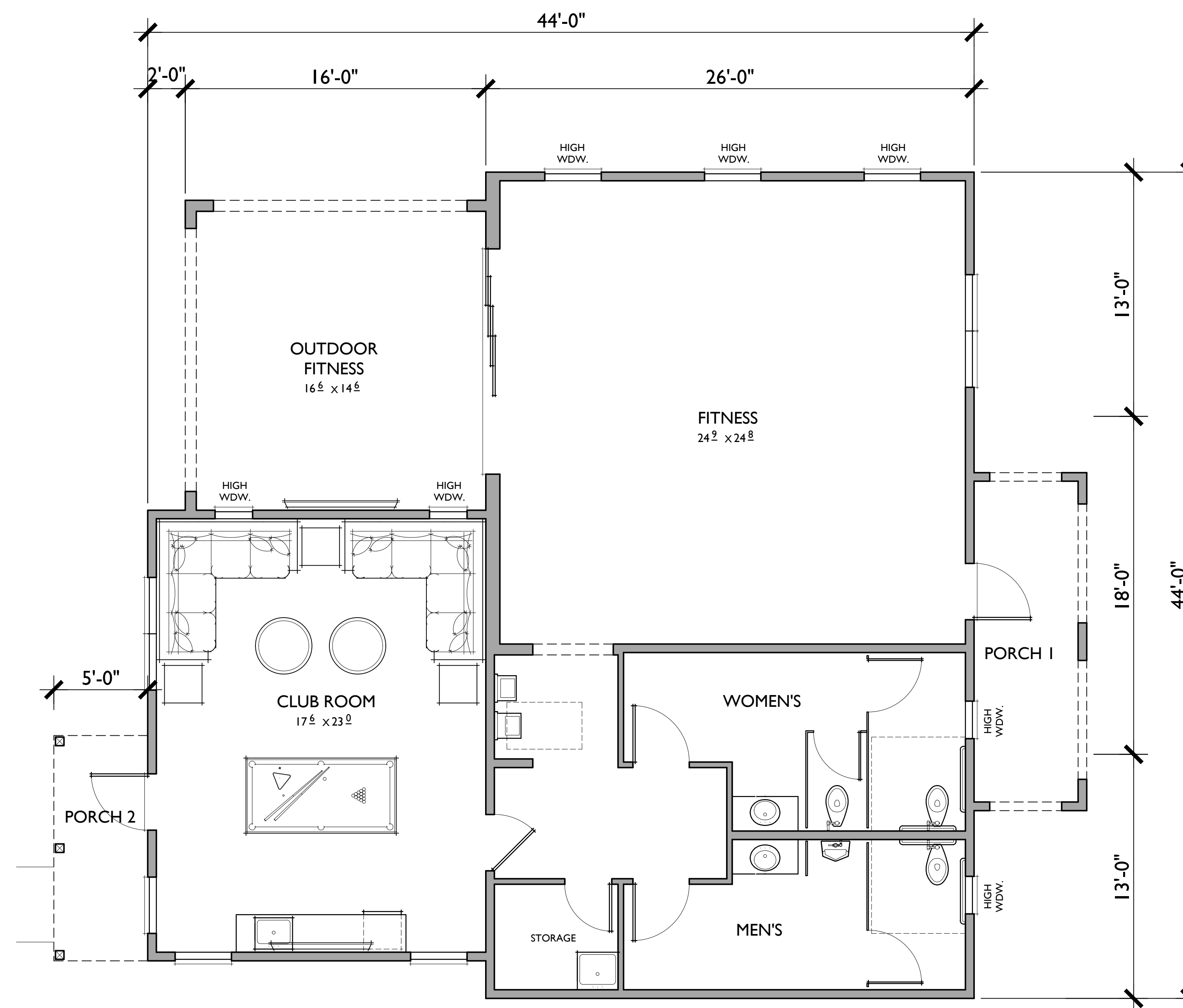


ROOF PLAN

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.

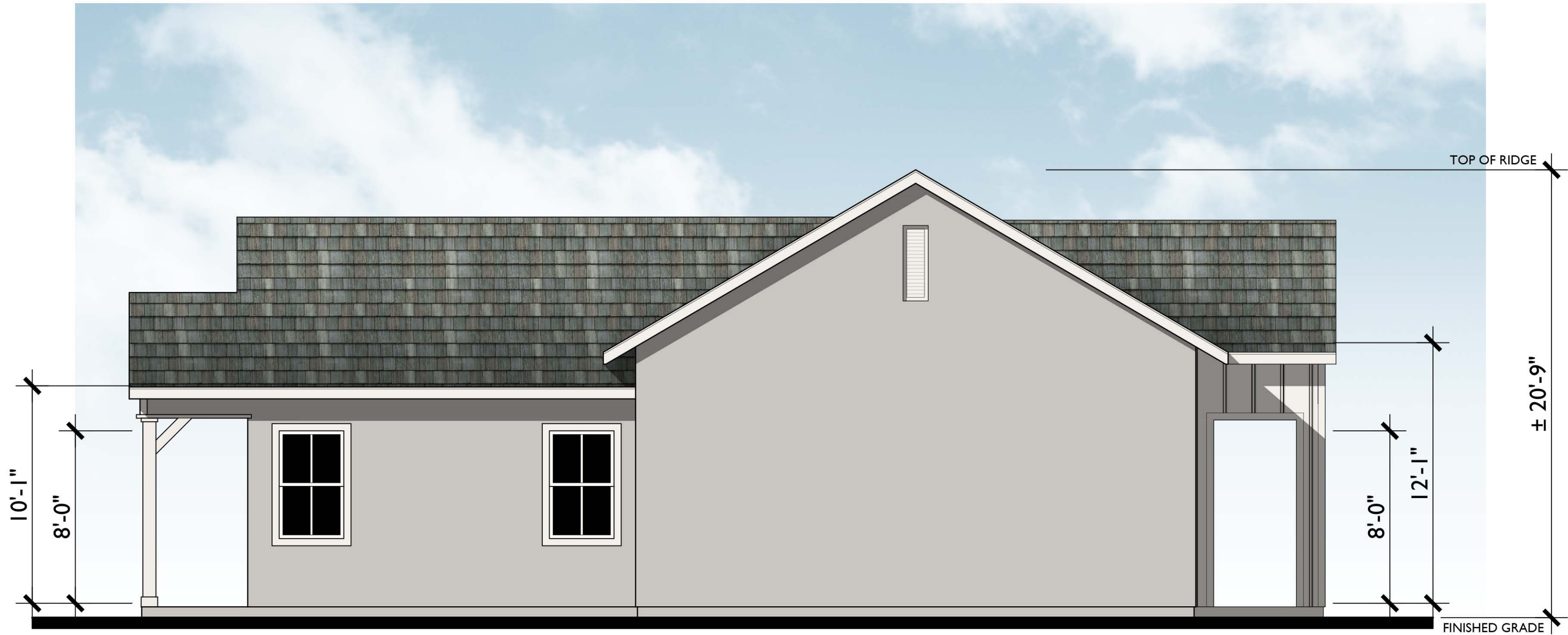
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



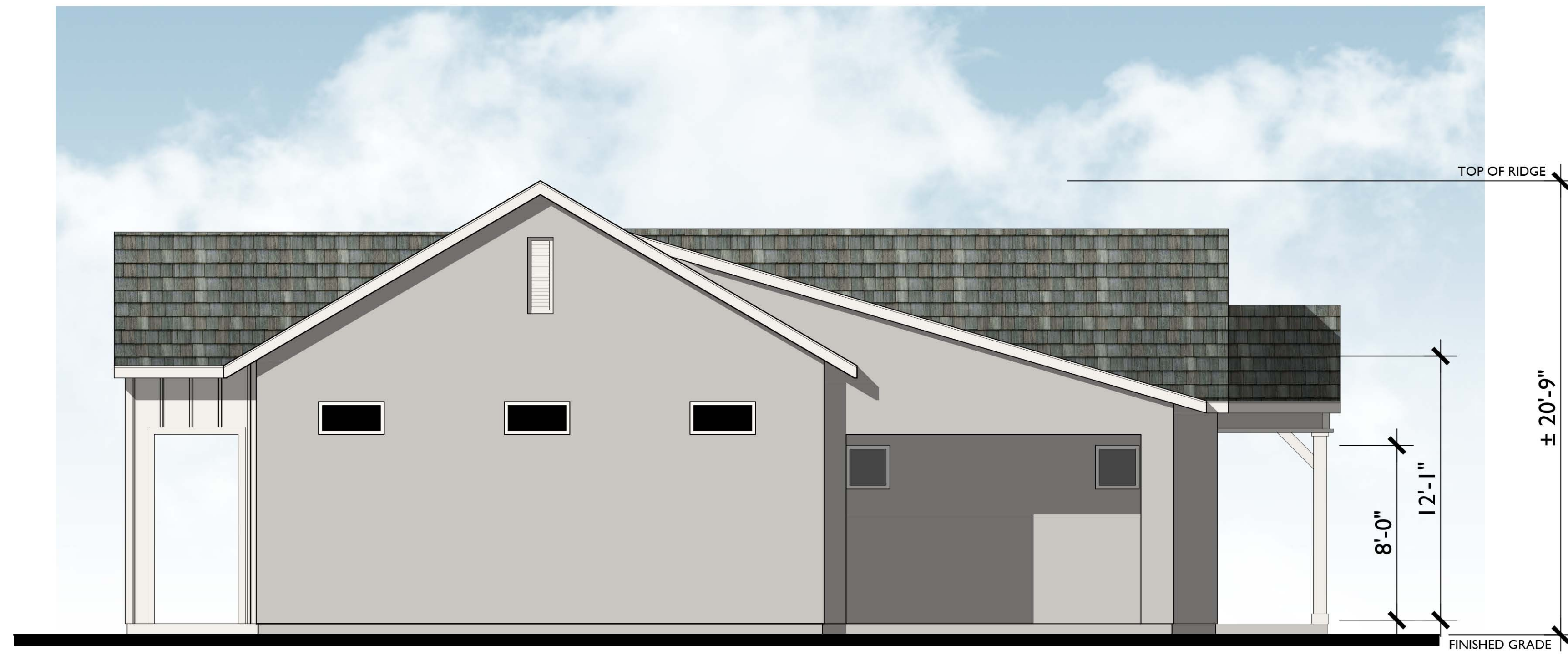
REAR



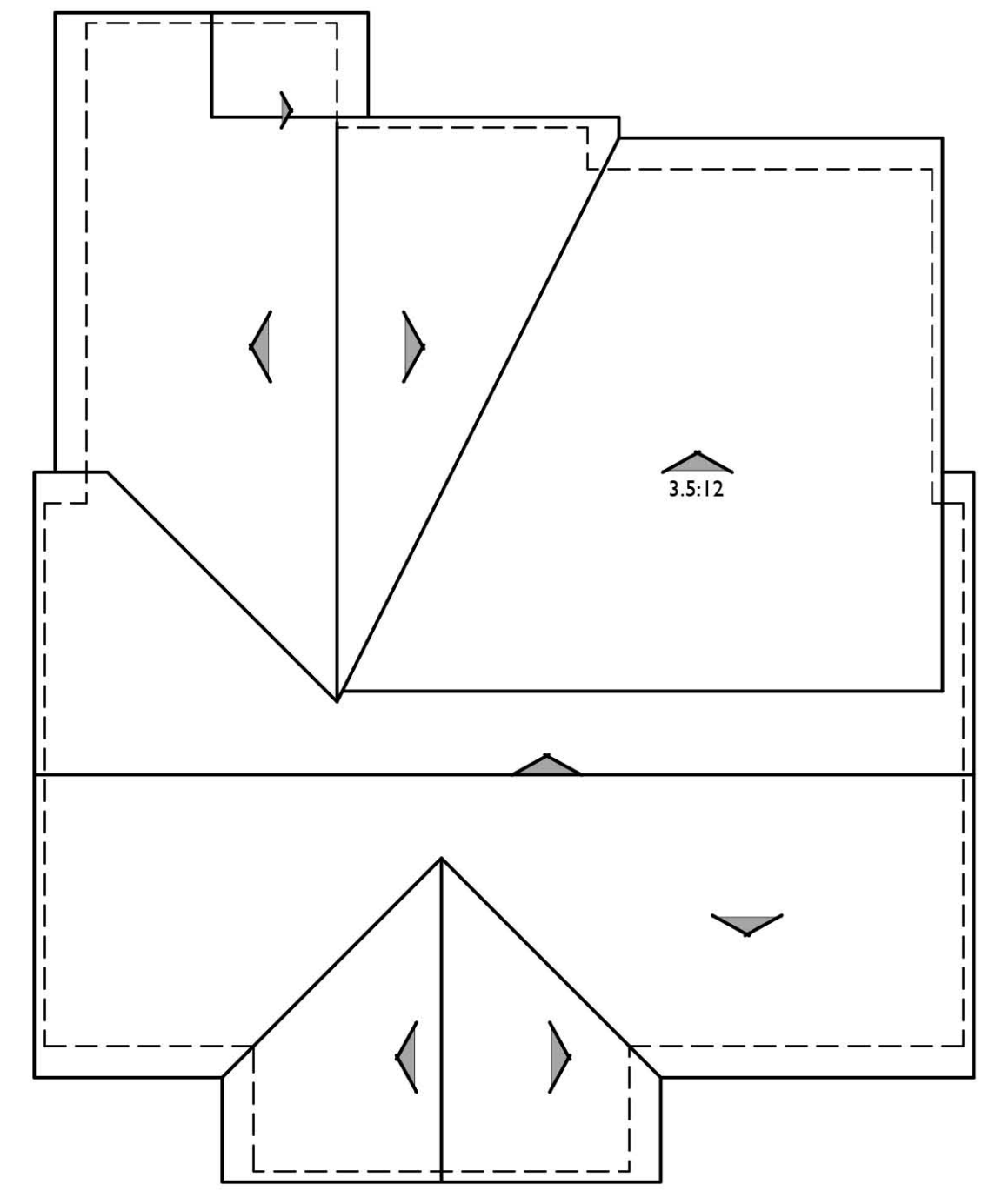
FRONT



LEFT

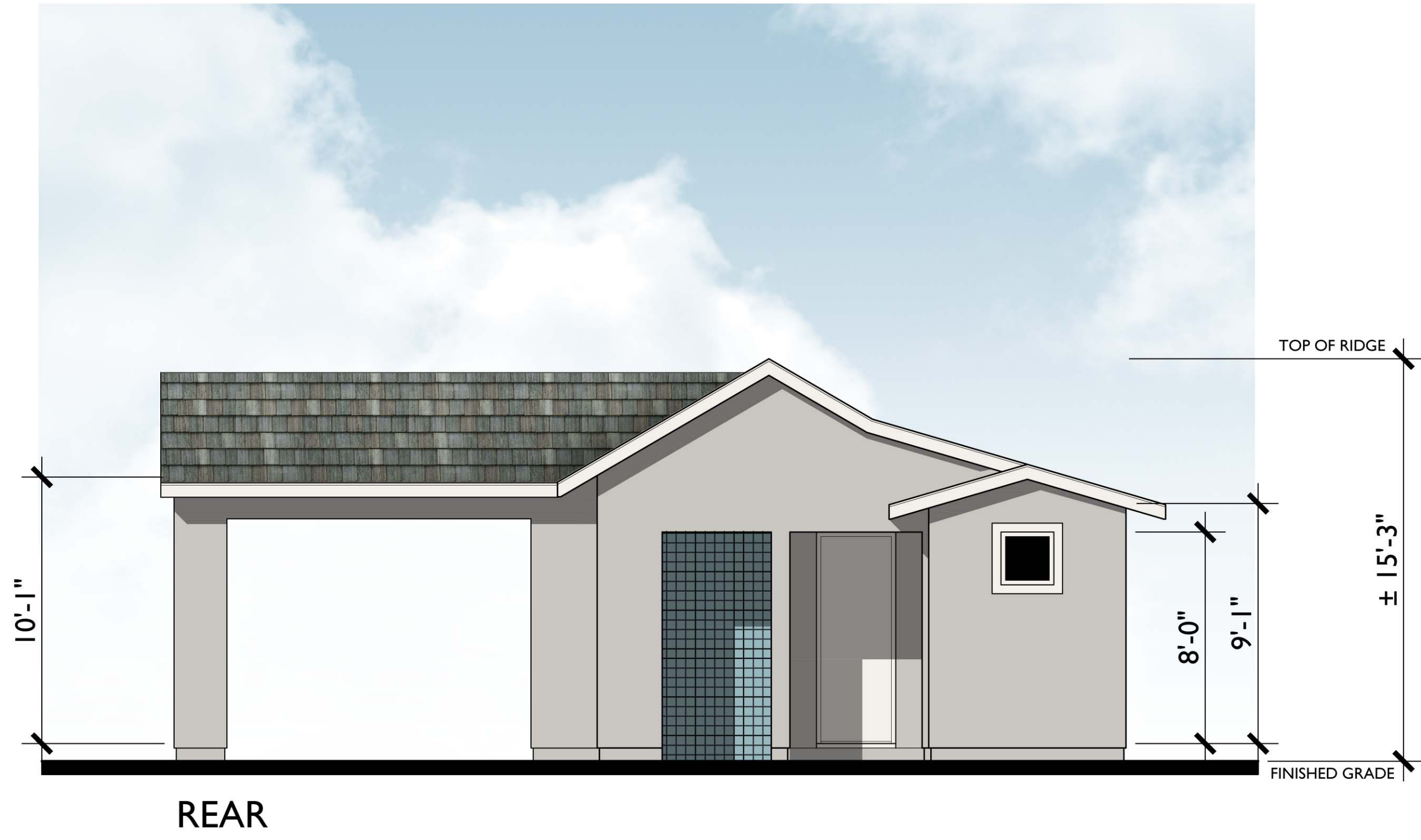


RIGHT

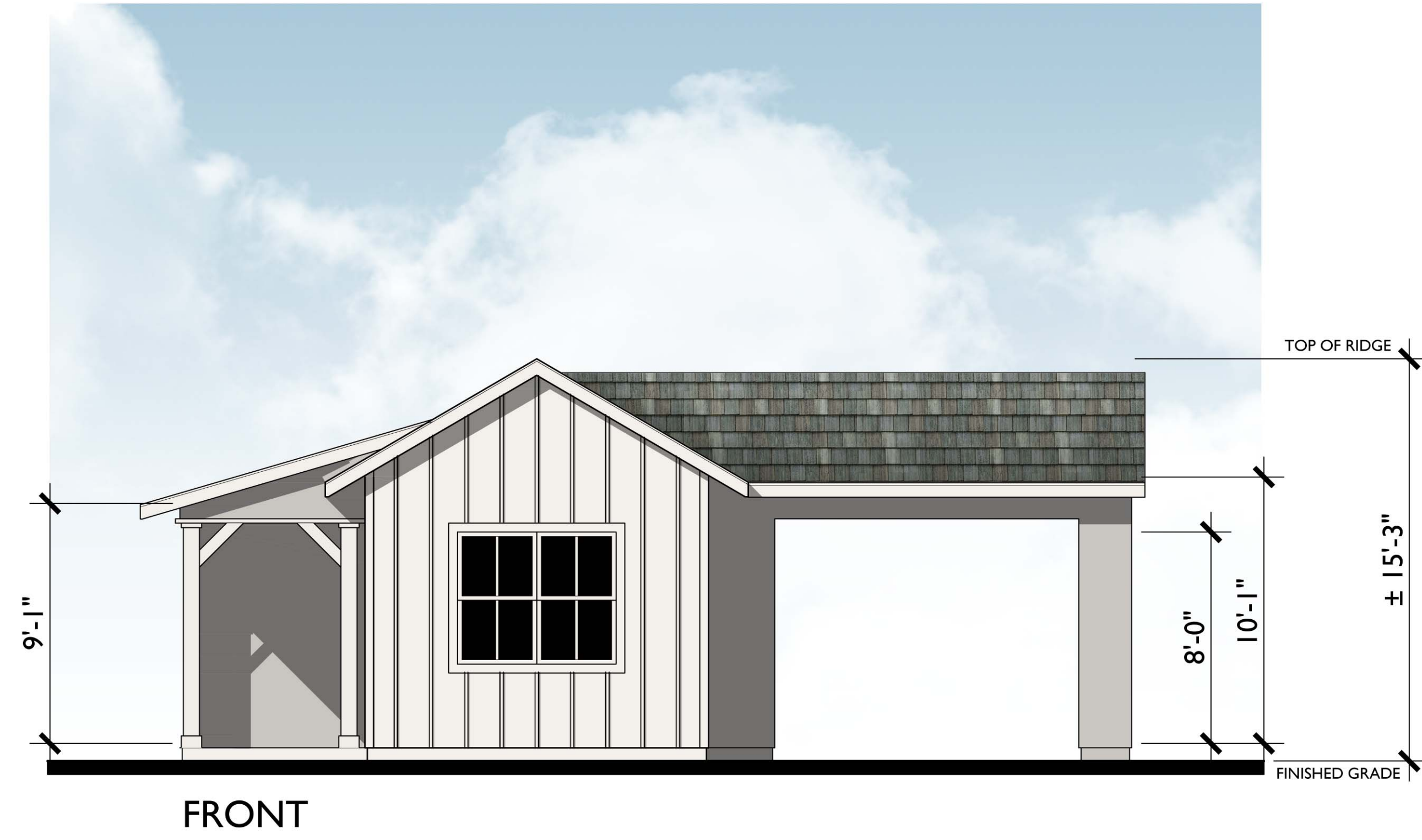


ROOF PLAN

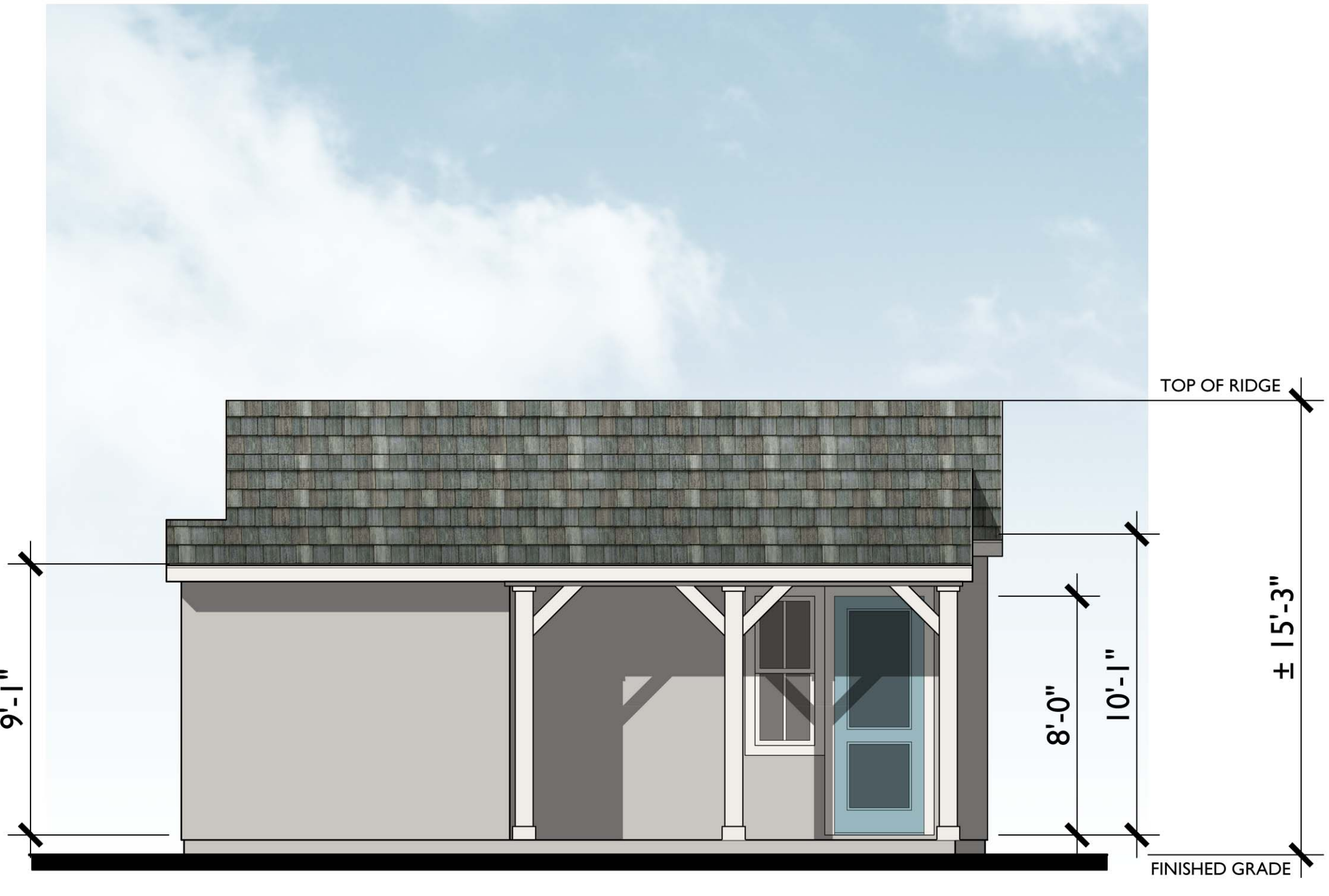
PITCH: 7:12 U.N.O.
 RAKE: 6" U.N.O.
 EAVE: 18" U.N.O.
 ROOF MATERIAL: CONCRETE FLAT TILE



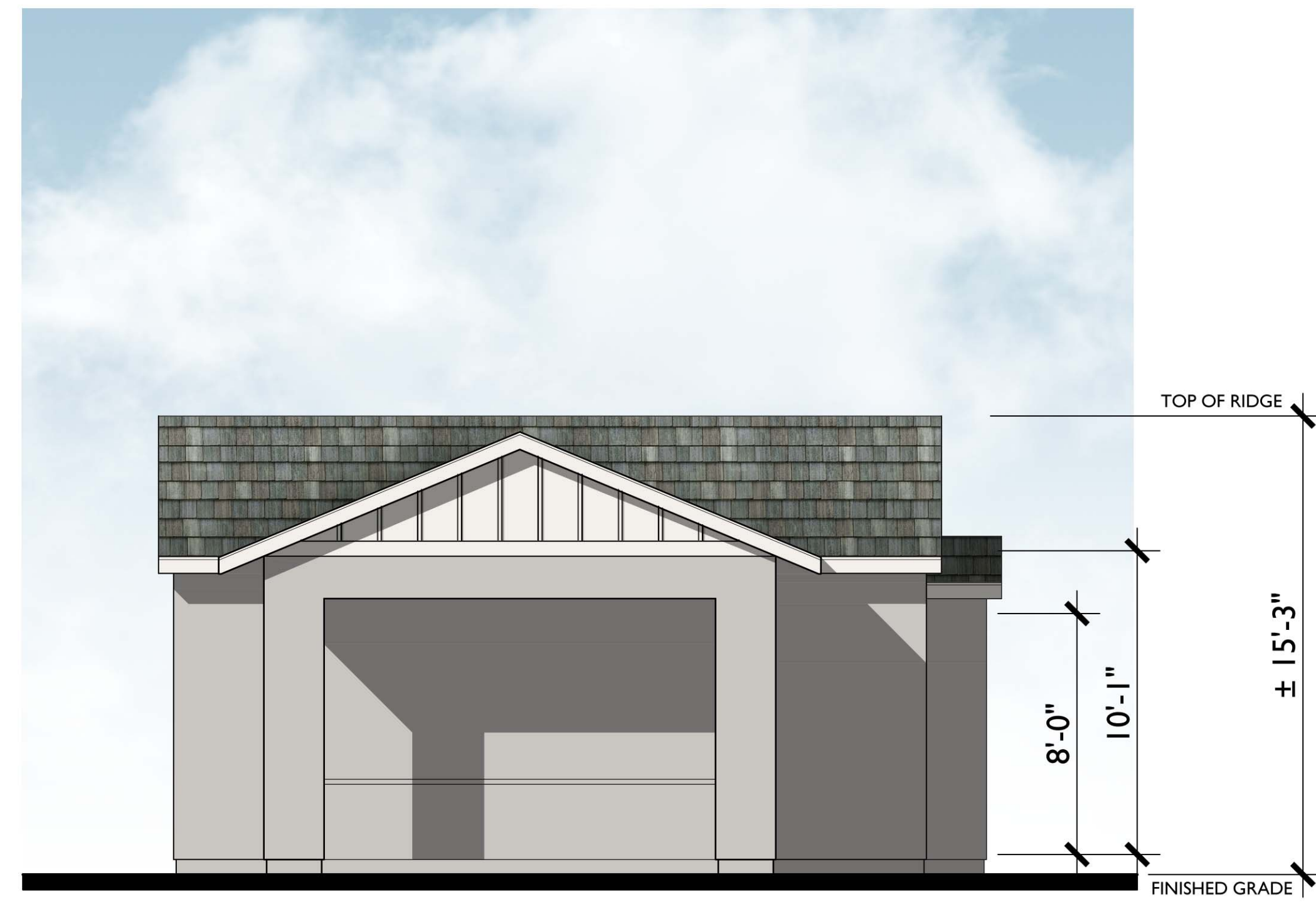
REAR



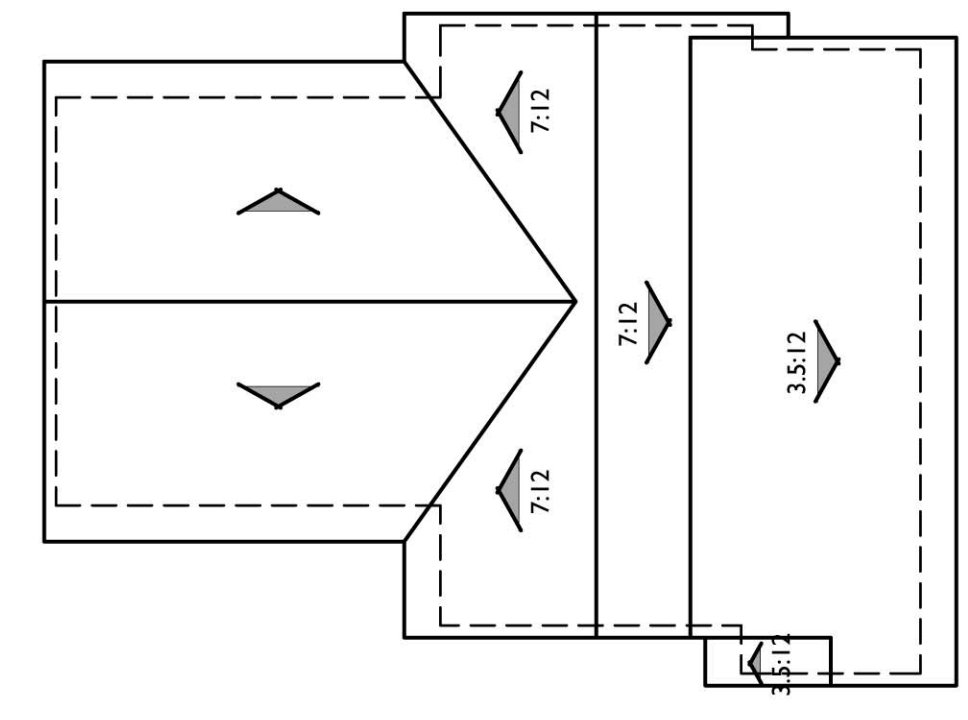
FRONT



LEFT

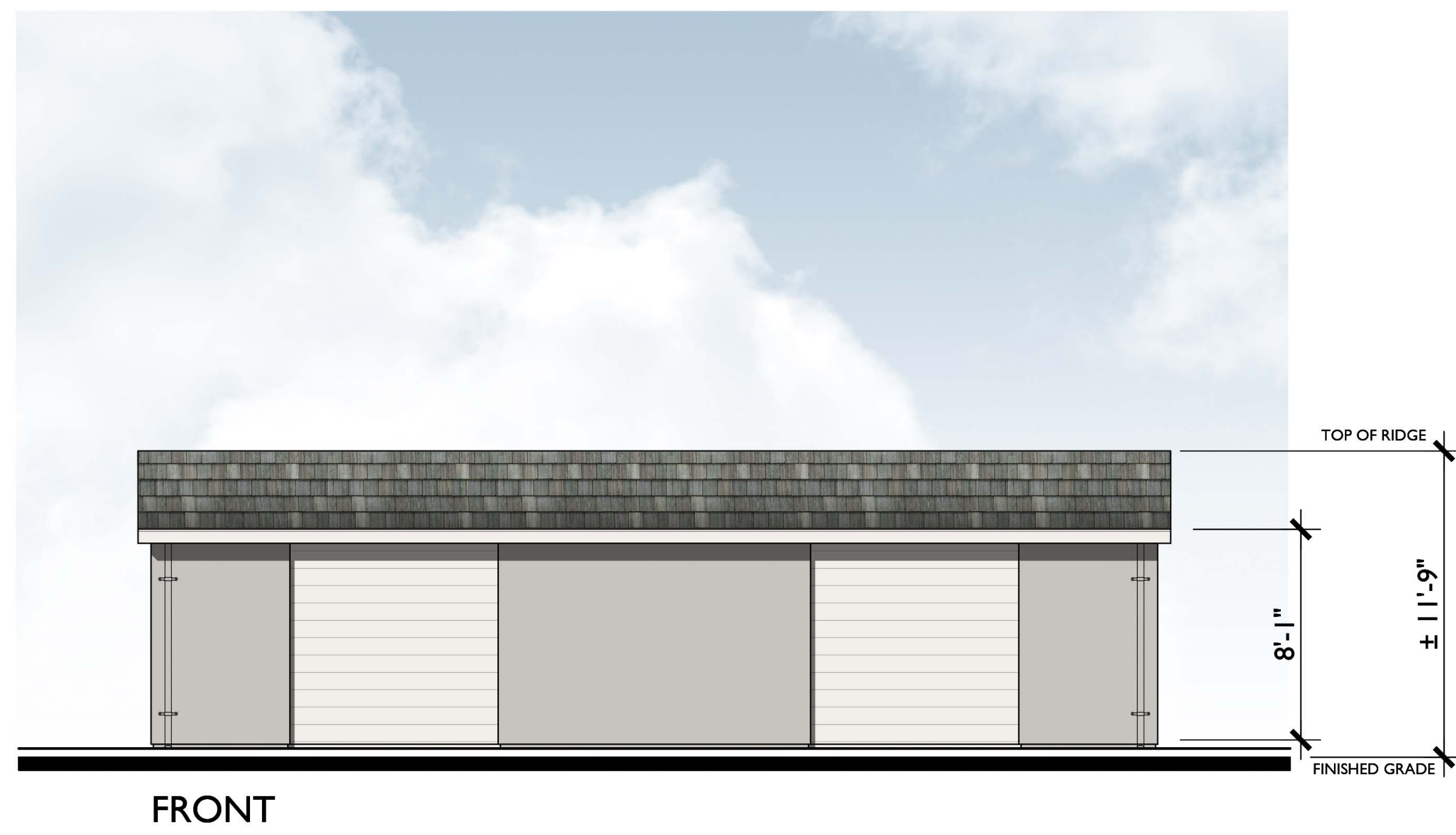


RIGHT



ROOF PLAN

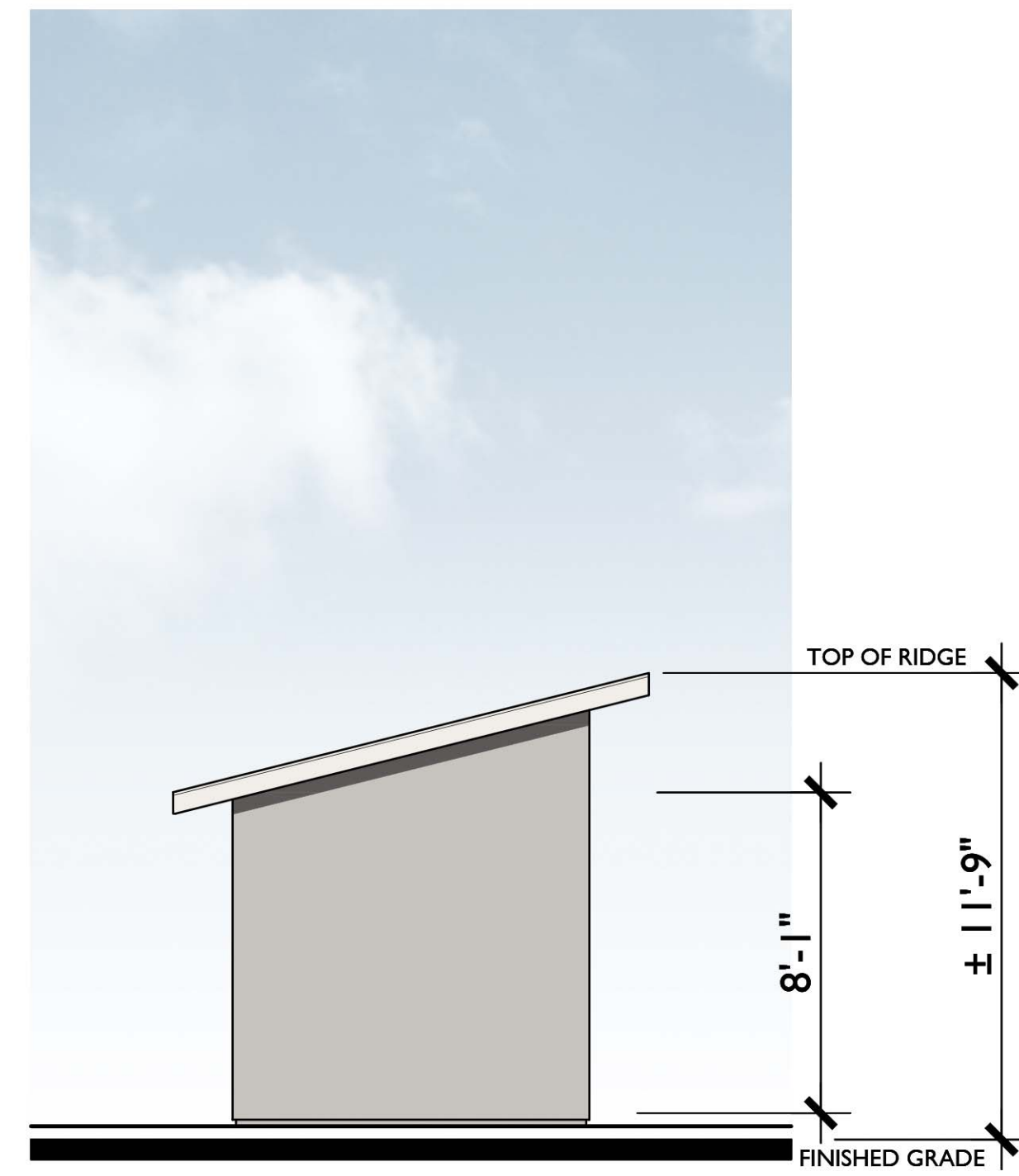
PITCH: 5/12 U.N.O.
 RAKE: 6" U.N.O.
 EAVE: 18" U.N.O.
 ROOF MATERIAL: CONCRETE FLAT TILE



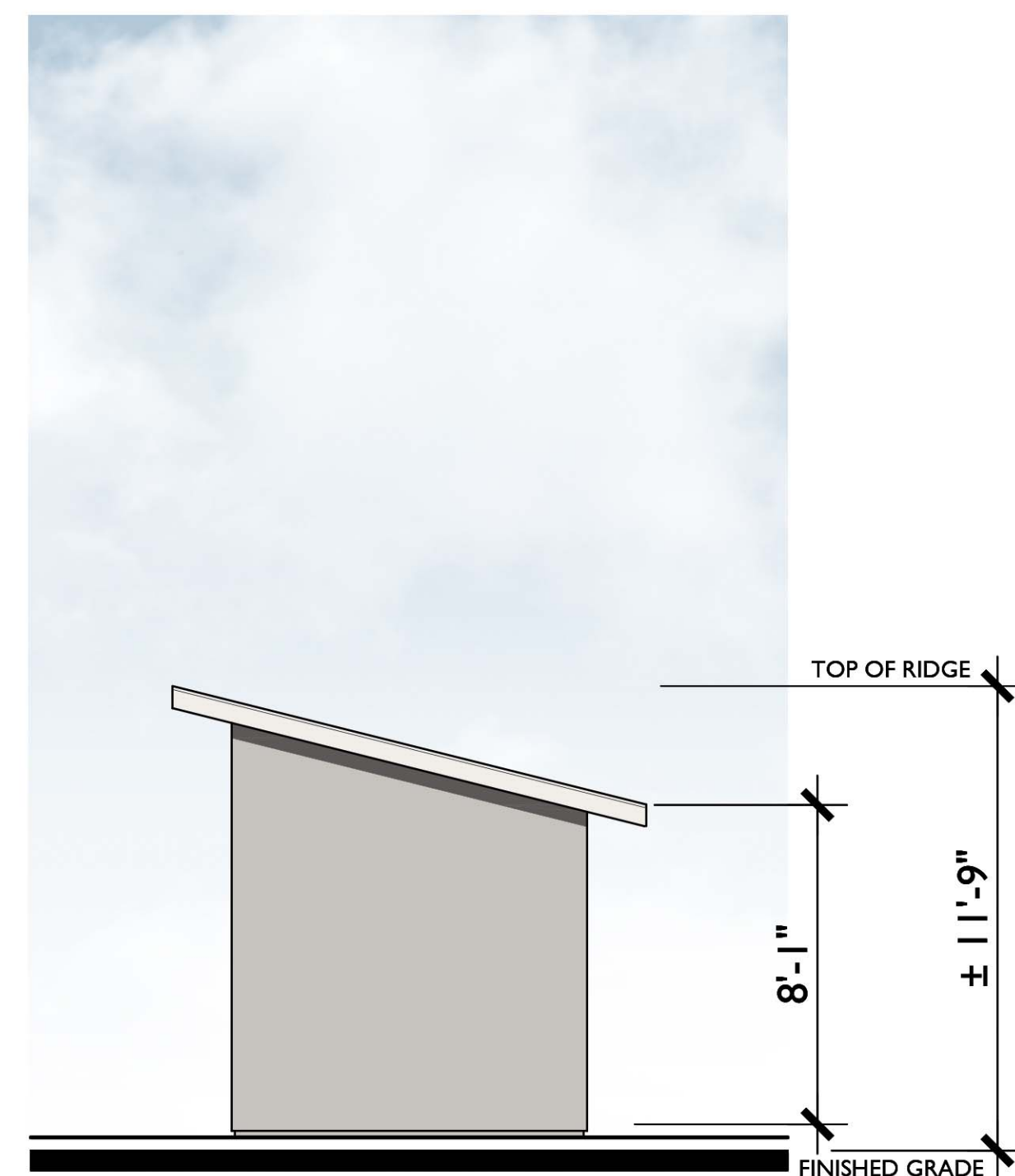
FRONT



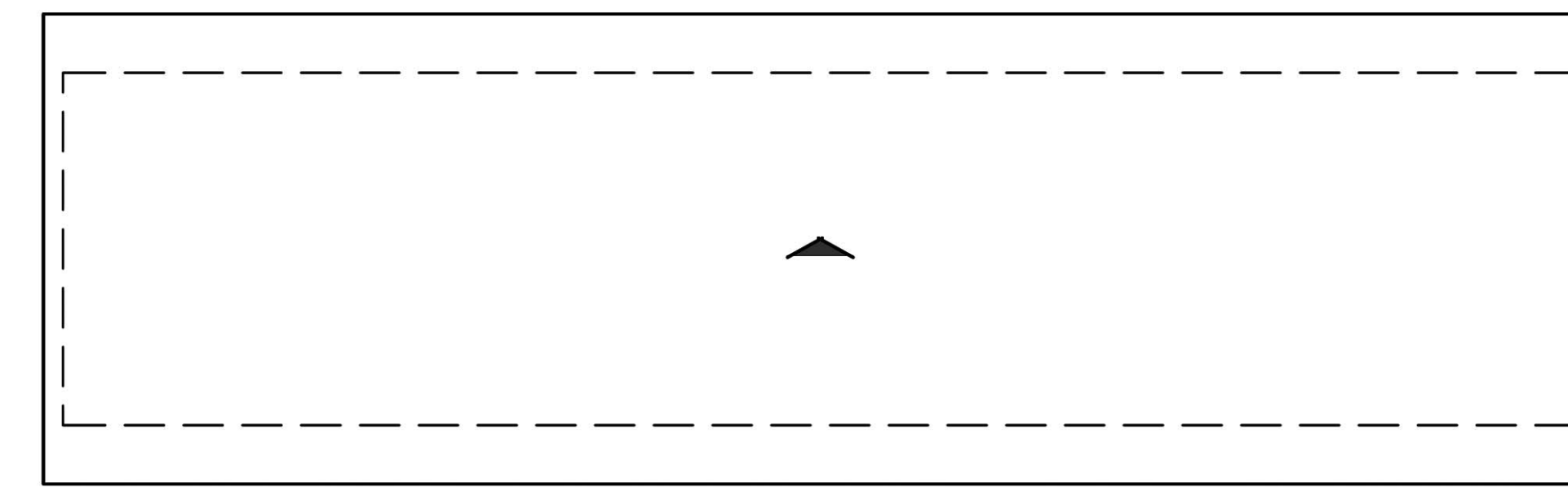
FRONT



LEFT

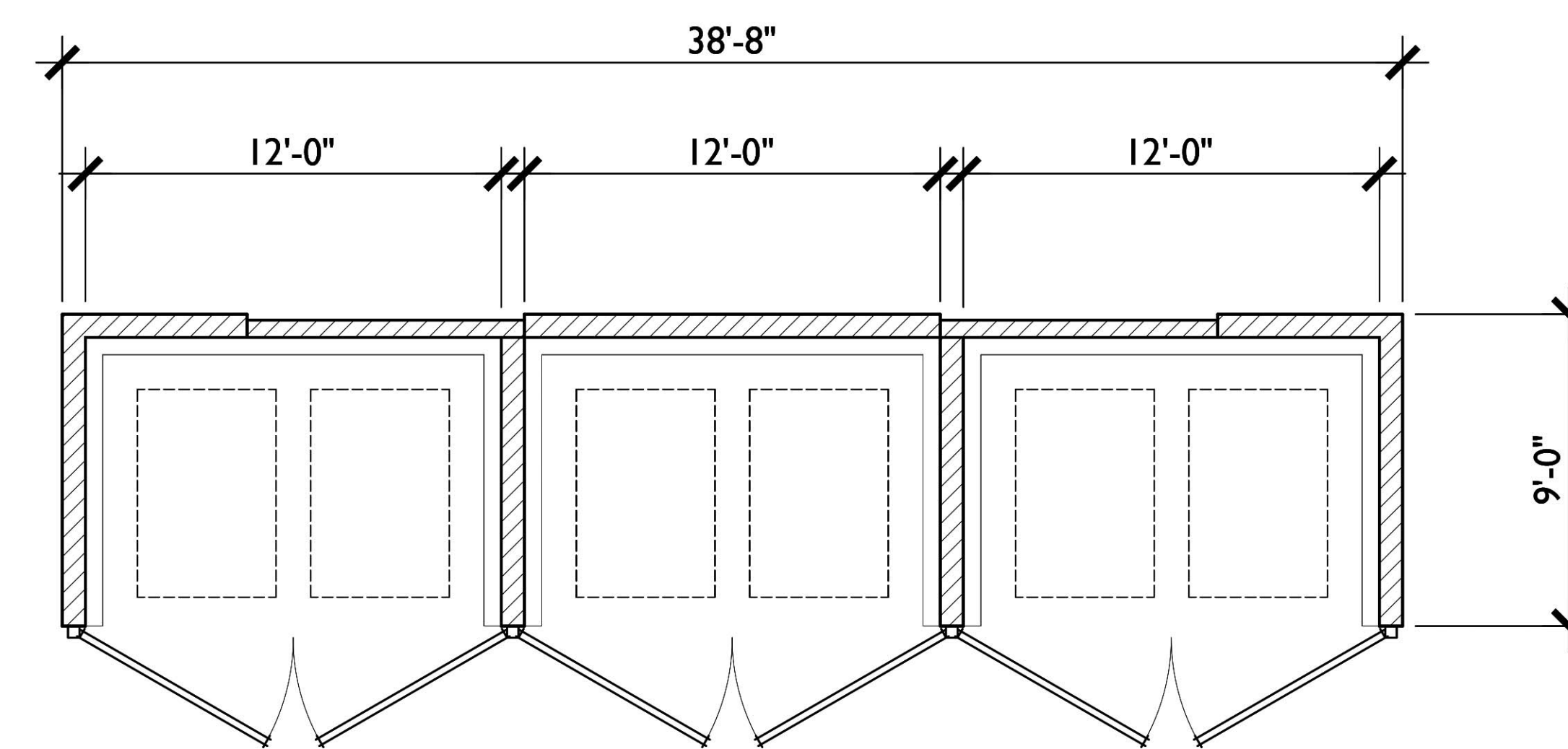


RIGHT



ROOF PLAN

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



FLOOR PLAN

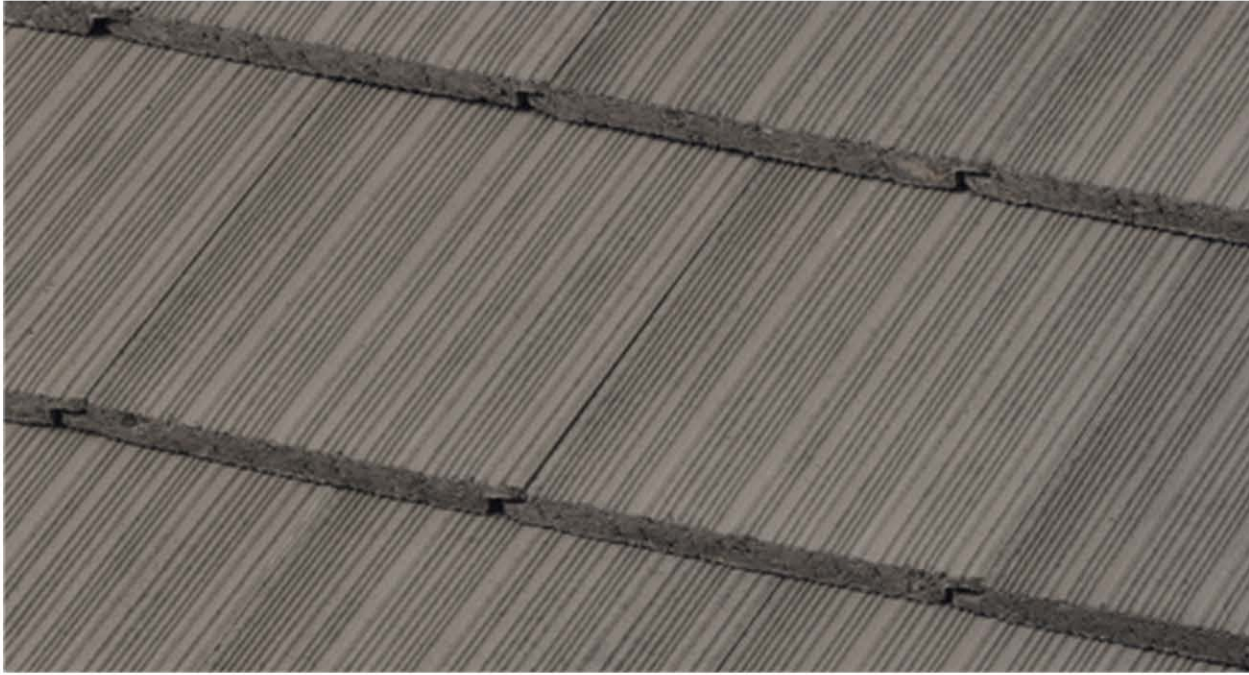
FIDDYMENT F-25, F26

ROSEVILLE, CALIFORNIA

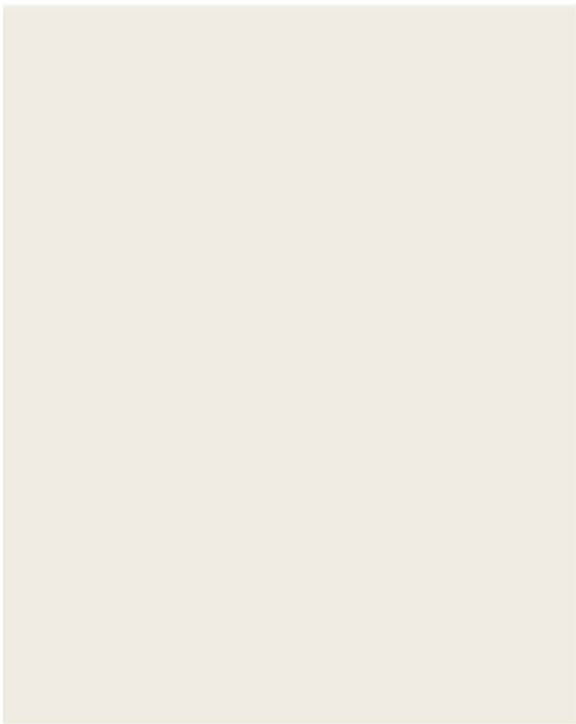
DIGITAL COLOR BOARDS

DECEMBER 4, 2020

SCHEME 1 - FARMHOUSE



FLAT ROOF



BASE STUCCO



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



FRONT ENTRY DOORS

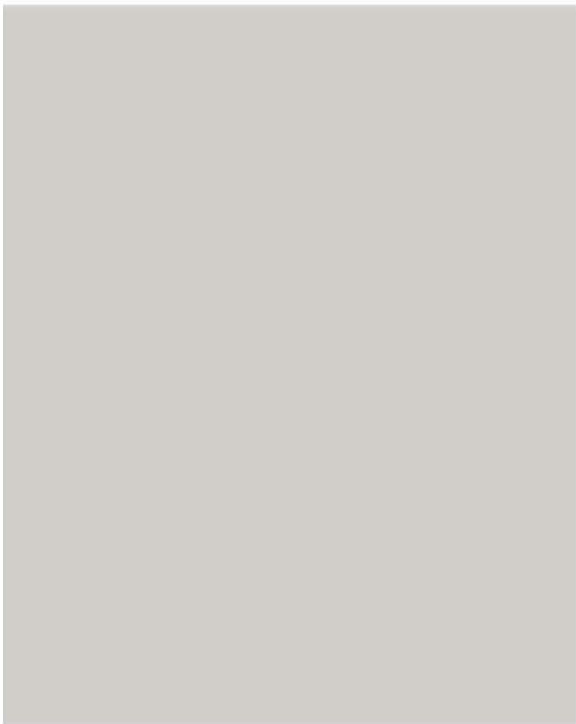


SIDING

SCHEME 2 - FARMHOUSE



FLAT ROOF



BASE STUCCO



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



FRONT ENTRY DOOR S

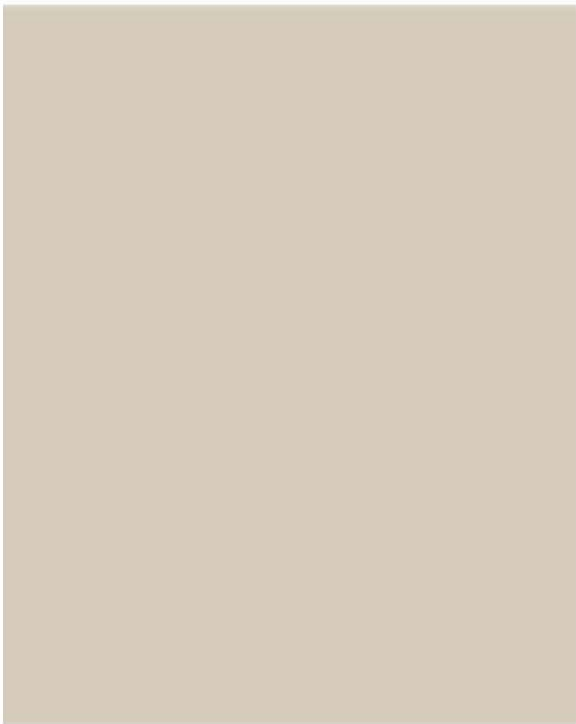


SIDING

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

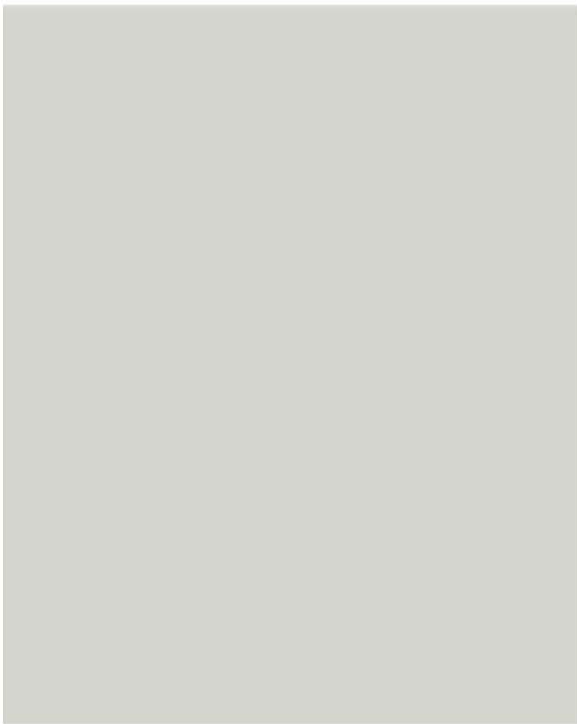


SIDING

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

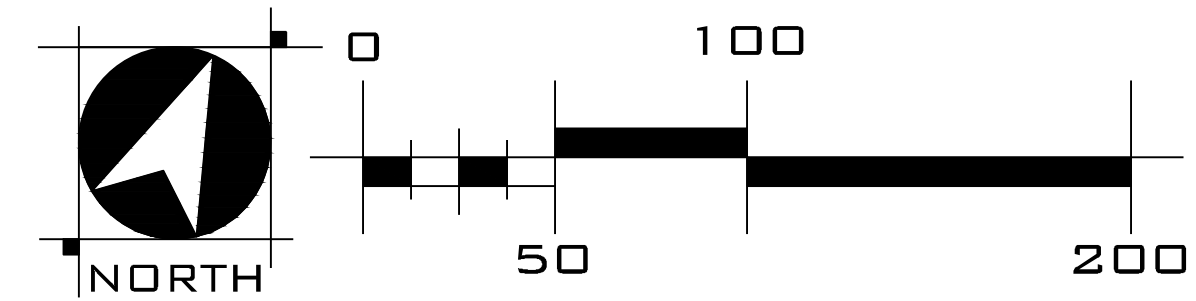


SIDING

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

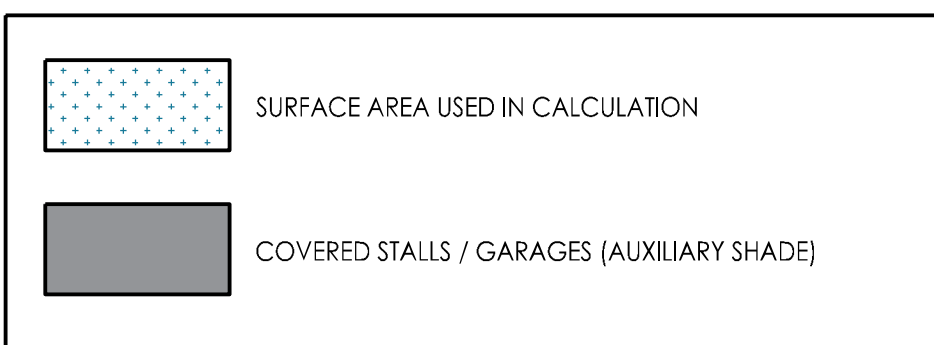
TREES	BOTANICAL / COMMON NAME	SIZE	WATER USE
	LARGE TREES		
	LIRIODENDRON TULIPIFERA / TULIP TREE	24" BOX	MEDIUM
	QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX	LOW
	QUERCUS ILEX / HOLLY OAK	24" BOX	LOW
	MEDIUM TREES		
	ACER RUBRUM "ARMSTRONG" / ARMSTRONG RED MAPLE	24" BOX	MEDIUM
	QUERCUS RUBRA / RED OAK	24" BOX	MEDIUM
	TILIA GORDATA "GREENSPIRE" / LITTLELEAF LINDEN	24" BOX	MEDIUM
	ULMUS PARVIFOLIA / TRUEGREEN EVERGREEN ELM	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

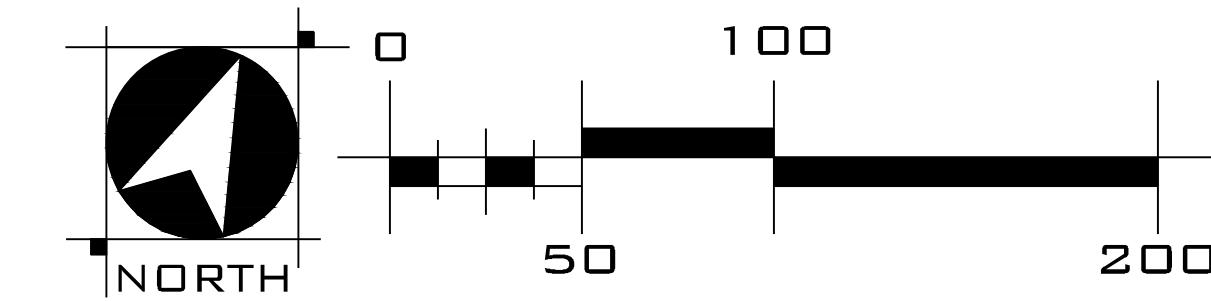
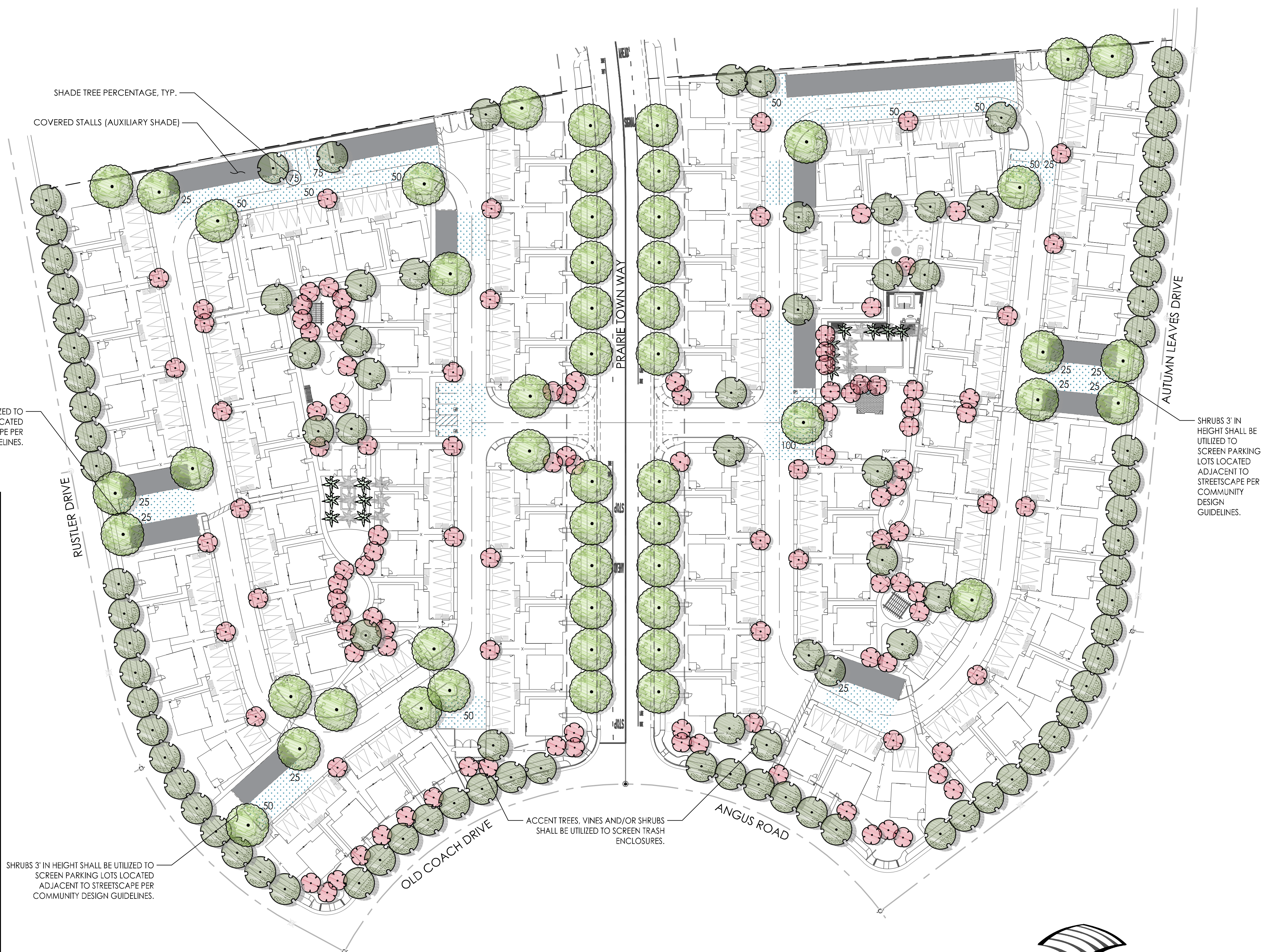
GROUND COVERS (NOT SHOWN)	BOTANICAL / COMMON NAME	SIZE	WATER USE
SHRUBS AND GROUND COVER	ACACIA REDOLENS "LOW BOY" / LOW BOY BANK CATCLAW	5 GAL	LOW
	AGAVE ATTENUATA / FOXTAIL AGAVE	5 GAL	LOW
	ARCTOSTAPHYLOS U. "WOOD'S COMPACT" / WOOD'S COMPACT KINKINNICK	5 GAL	LOW
	CAMELLIA SASANGUA "SETSUGEKKA" / SETSUGEKKA 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
	SARCOCOCOA RUSCIFOLIA / FRAGRANT SARCOCOCOA	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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 SHEET 2 OF 6

J:\000-3\1027-Fiddymment Ranch\Phase2\F25-26\Landscape\Exhibits\Exhib2-SHADE-F25-26.dwg 4/6/2021 12:47 PM Ashley Christensen

AMENITY AREA ENLARGEMENTS FIDDYMENT RANCH F25-26

CITY OF ROSEVILLE

APRIL, 2021



Grass Mound Tunnel with Artificial Turf



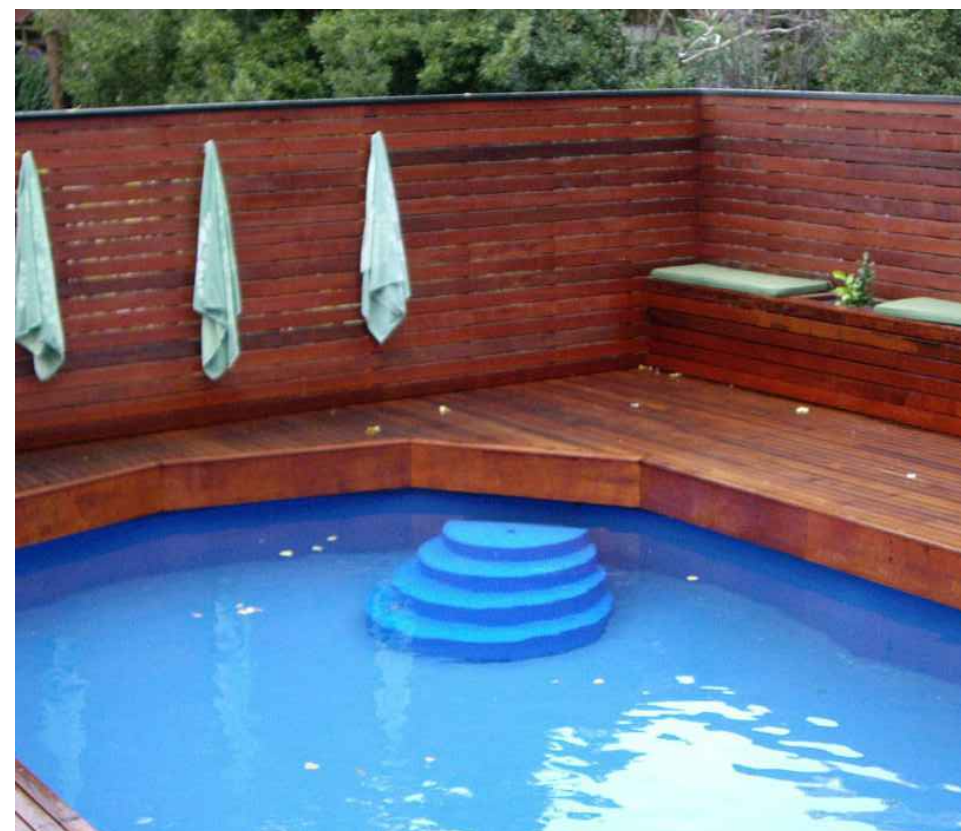
Grass Mound Tunnel with Artificial Turf



Cabana with Seating and Planters



Stone Age Custom Corn Hole



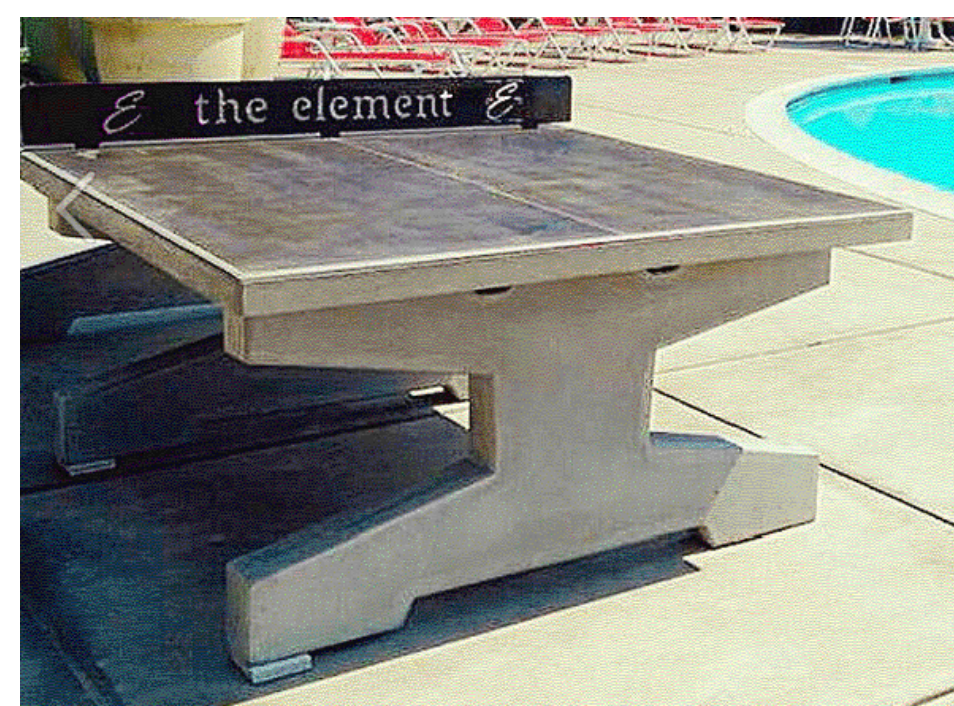
Wood Accent Wall with Bench seating



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



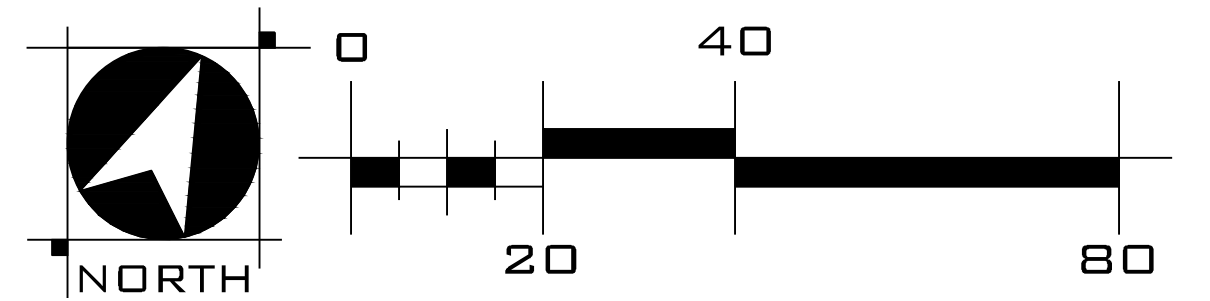
ROPE SPINNER



PLAYHOUSE



Shade Structure with Retractable Fabric Panels



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SHEET 3 OF 6









J:\000-3\1027-Fiddymnt Ranch\Phase2\F25-26\Landscaping\Exhibits\ENLARGEMENTS-F25-26.dwg 4/16/2021 12:50 PM Ashley Christensen

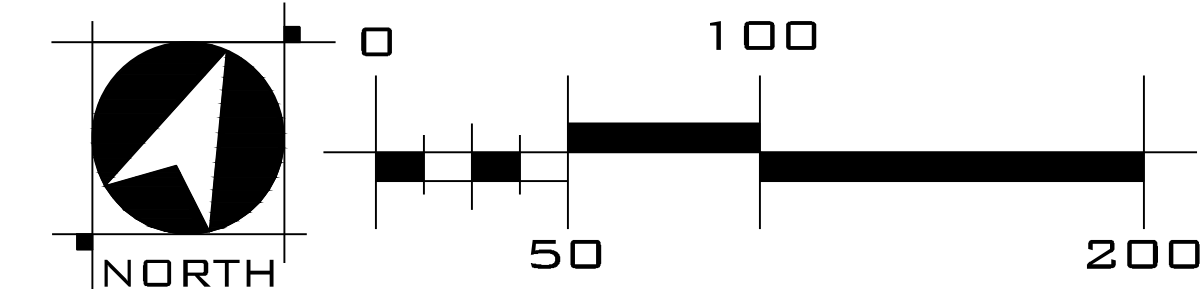
SITE AMENITY EXHIBIT

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



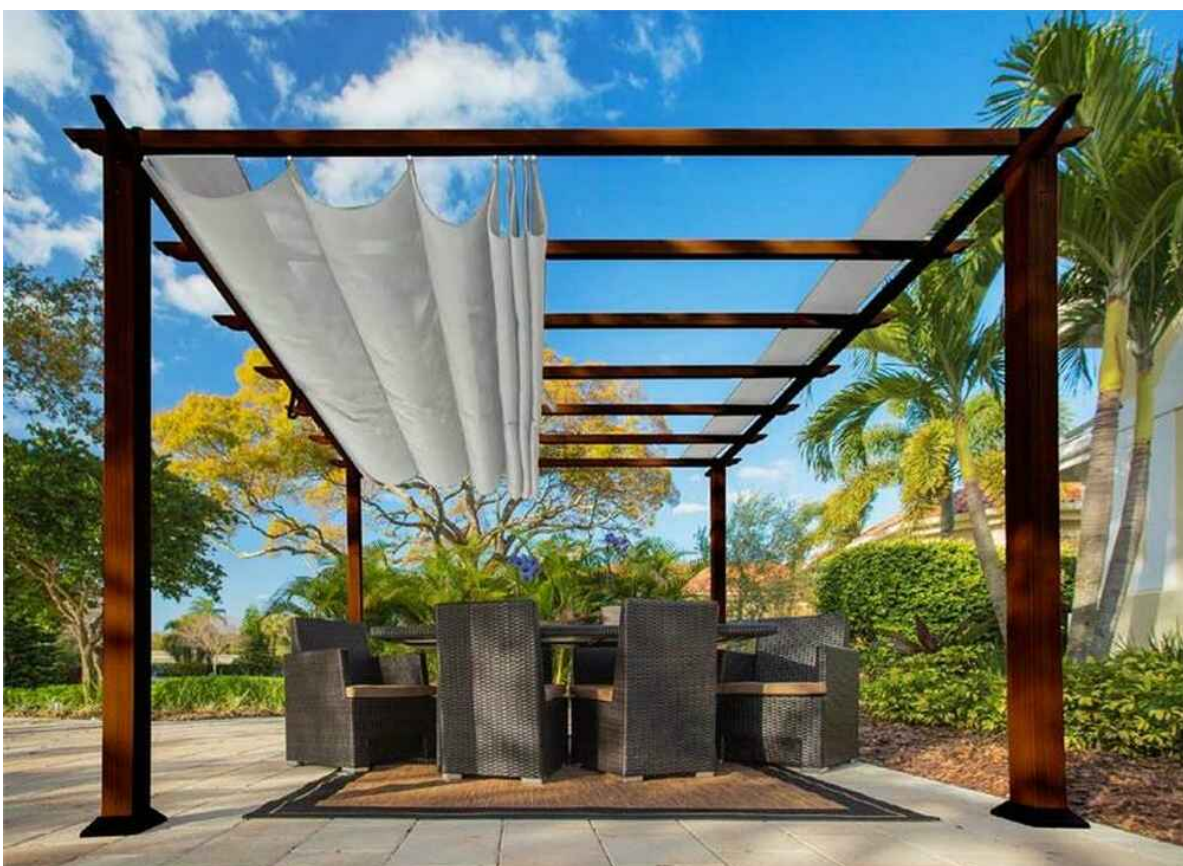
Kornegay Design Agave Planter



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**

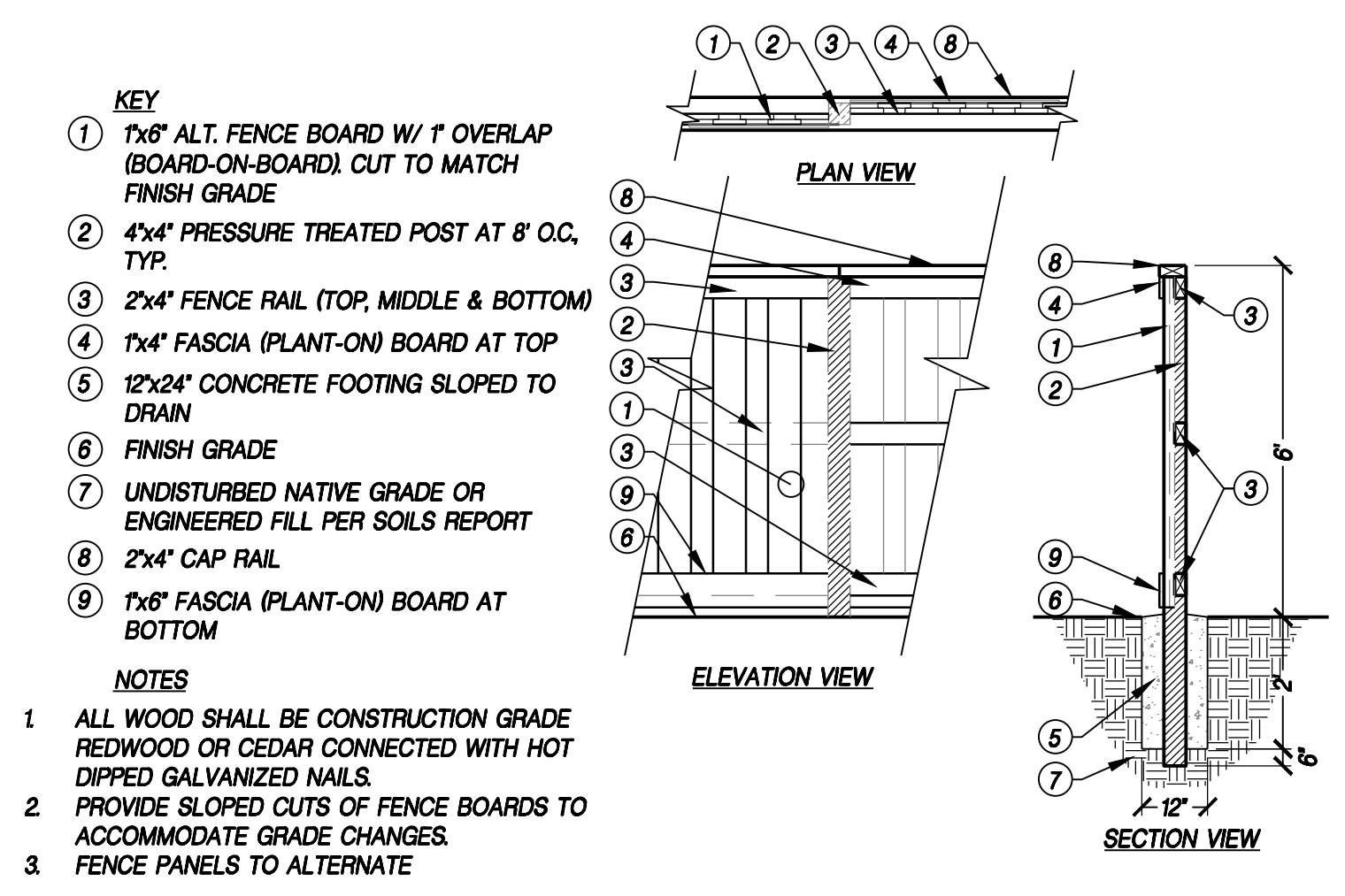
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PROPOSED DETAILS

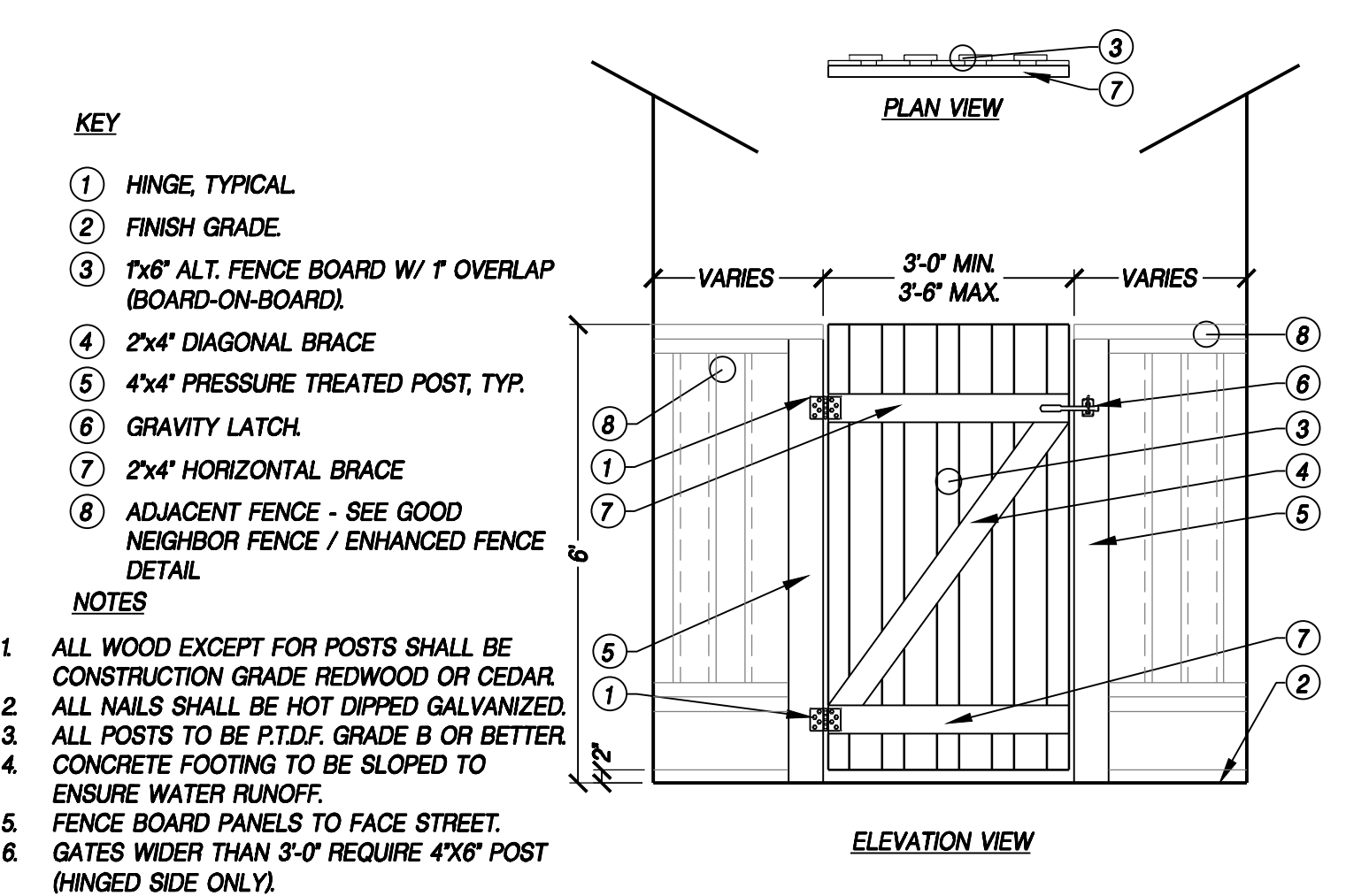
FIDDYMENT RANCH F25-26

CITY OF ROSEVILLE

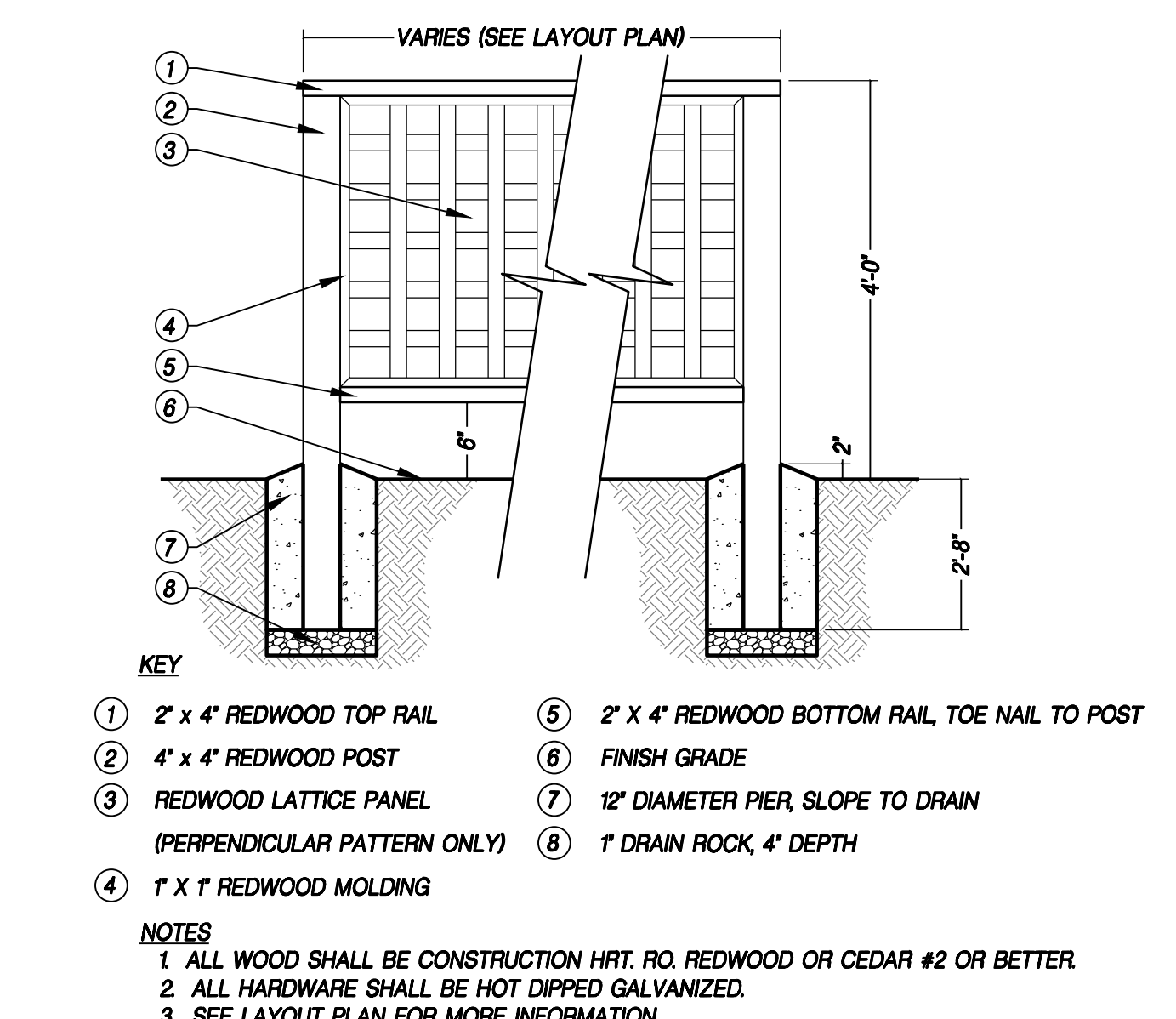
APRIL, 2021



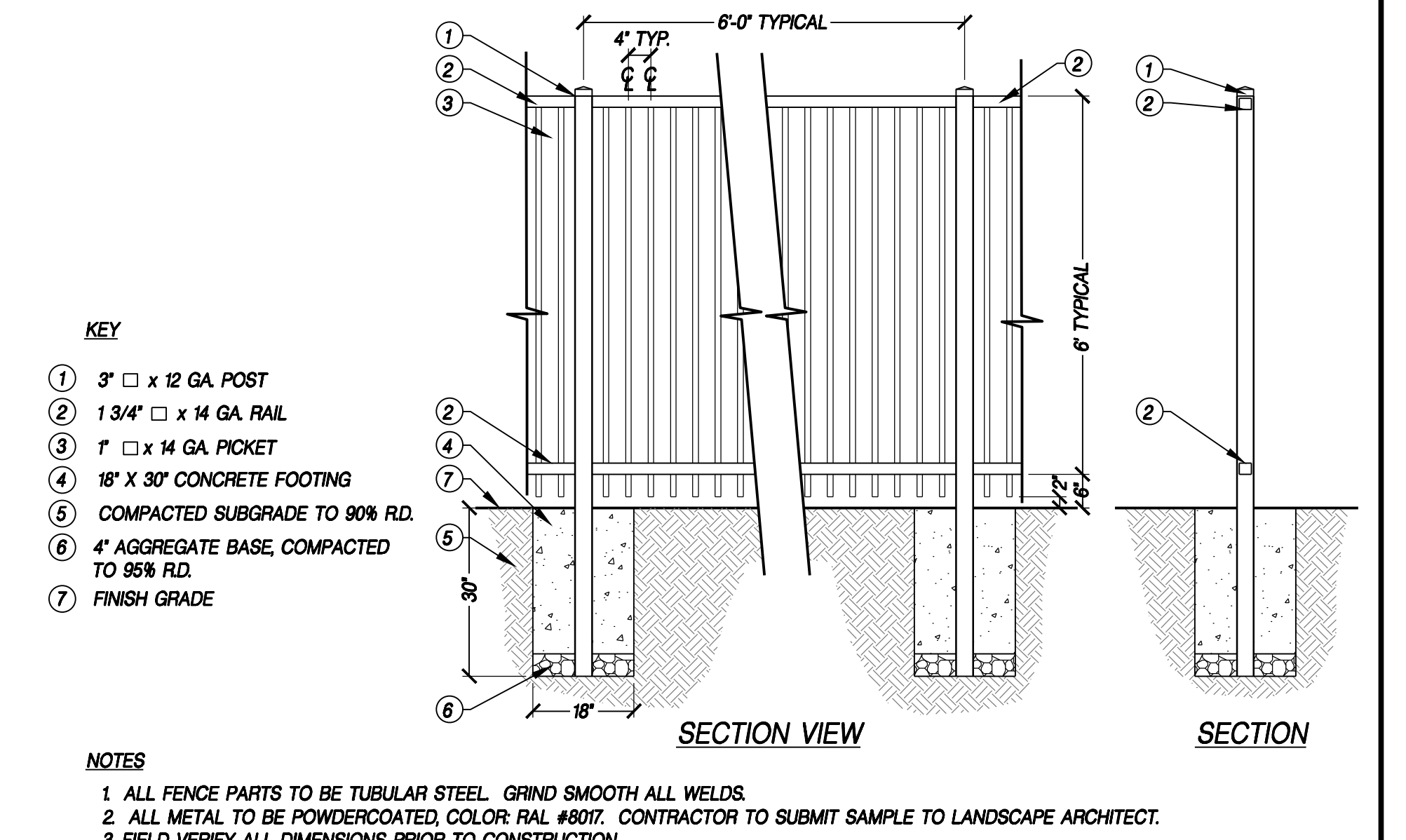
A GOOD NEIGHBOR WOOD FENCE (BOARD-ON-BOARD)
NTS P-SW-01



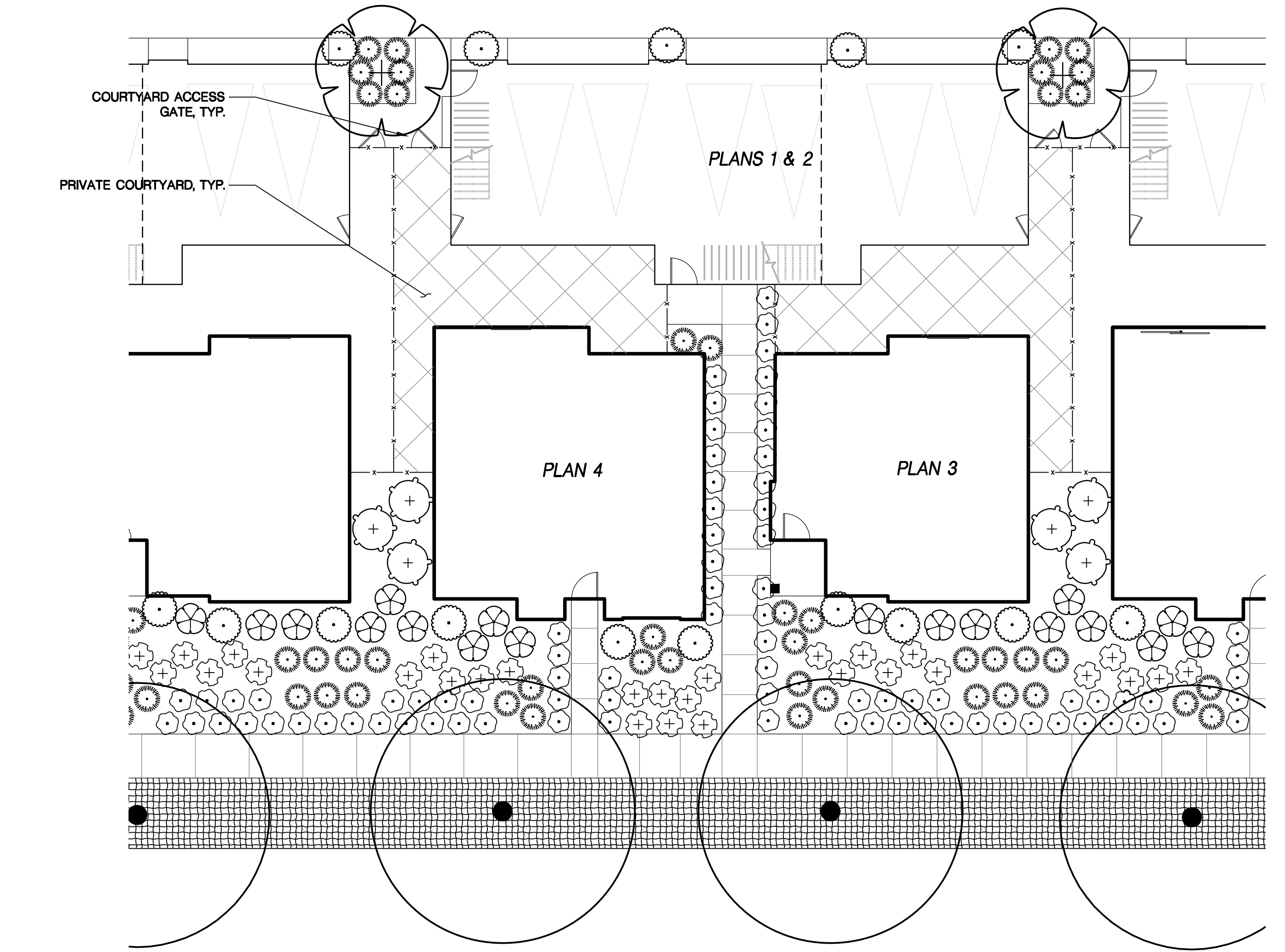
B WOOD GATE (BOARD-ON-BOARD)
NTS P-SW-02



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



D 6\"/>



E TYPICAL BUNGALOW PLANTING
1=10'

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 ATRIPLICIFOLIA / 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\"/>	1 GAL. LOW 1 GAL. LOW 1 GAL. LOW

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