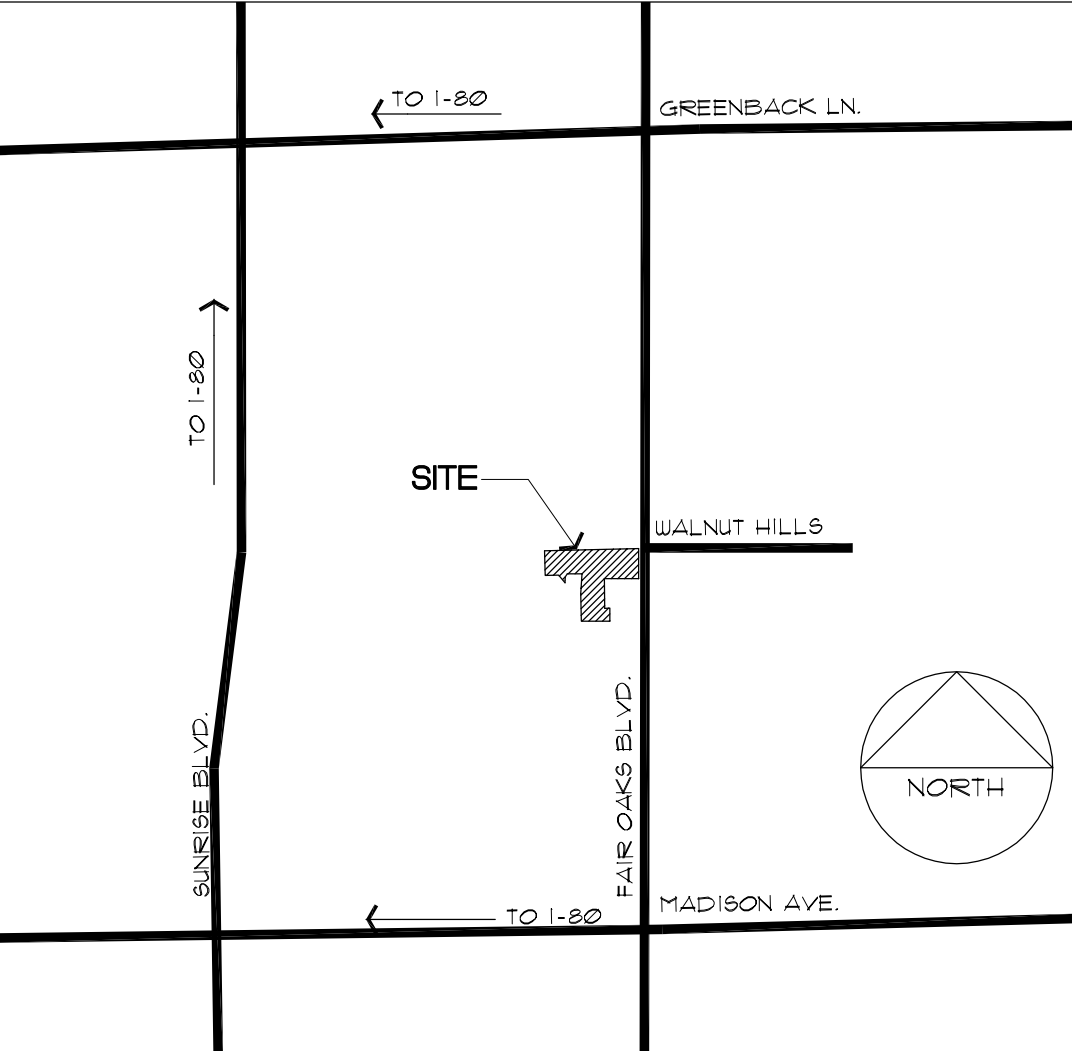


SHEET INDEX

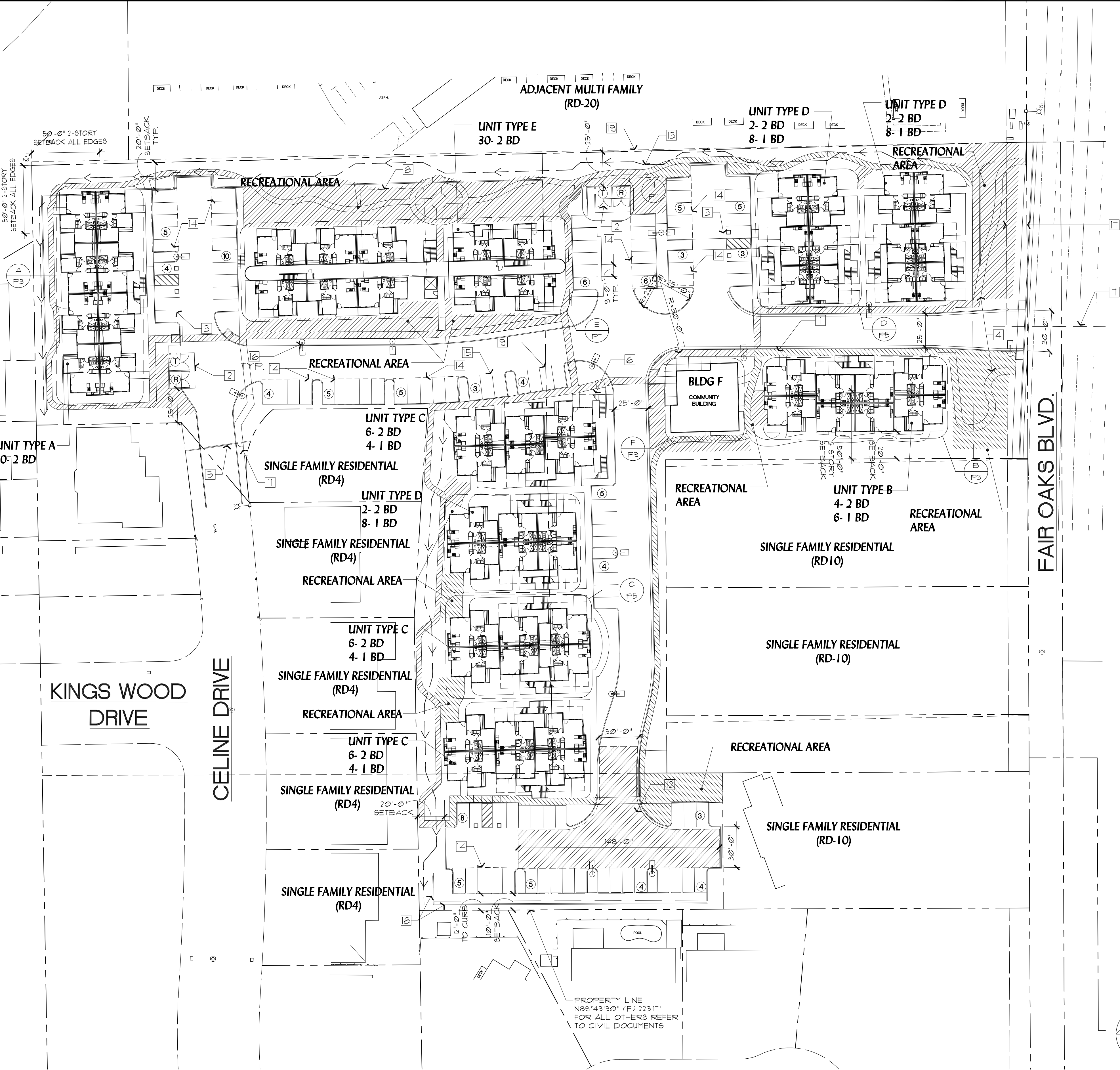
ARCHITECTURAL	
P1	PROPOSED SITE PLAN
P2	TYPICAL APARTMENT UNITS
P3	TYPE A + B UNIT LAYOUT
P4A	TYPE A ELEVATIONS
P4B	TYPE B ELEVATIONS
P5	TYPE C + D UNIT LAYOUT
P6A	TYPE C + C1 ELEVATIONS
P6B	D ELEVATIONS
P7	TYPE E UNIT LAYOUT
P8	TYPE E ELEVATIONS
P9	TYPE F (CLUB HOUSE) PLAN AND ELEVATIONS
P10	ROOF PLANS
P11	SITE DETAILS
P4AC	TYPE A COLORED ELEVATIONS
P4BC	TYPE B COLORED ELEVATIONS
P6AC	TYPE C + C1 COLORED ELEVATIONS
P6BC	TYPE D COLORED ELEVATIONS
P8C	TYPE E COLORED ELEVATIONS
P9C	TYPE F (CLUB HOUSE) PLAN AND COLORED ELEVATIONS
C1	PRELIMINARY TREE REMOVAL AND DEMOLITION PLAN
C2	PRELIMINARY GRADING PLAN
C3	PRELIMINARY UTILITY PLAN
C4	PRELIMINARY STORMWATER CONTROL PLAN
L1	PRELIMINARY LANDSCAPE PLAN
L2	LANDSCAPE ILLUSTRATIONS

RECREATIONAL AREA

REQUIRED	110 X 200 = 22,000 SF
PROVIDED	= 34,465 SF



VICINITY MAP



APARTMENT UNIT MATRIX

APN. 233-0430-002/ 233-0430-041/ 233-0430-007	
LOT SIZE	220,705 SF (5.06 AC.)
LOT SIZE (NET AREA)	215,814 SF (4.95 AC.)
ZONING	RD-10 (PROPOSED RD-20)
LOT COVERAGE	23.1%

42	ONE BEDROOM
68	TWO BEDROOMS
110	TOTAL

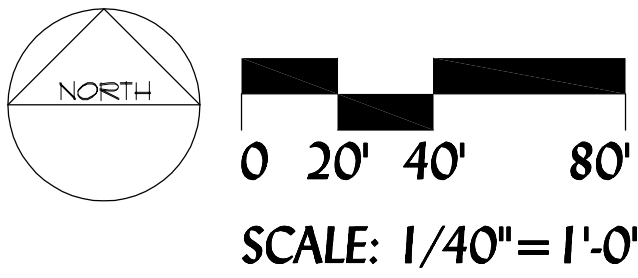
PARKING

6	ACCESSIBLE
0	COMPACT
101	STANDARD

107	TOTAL
121	REQUIRED

KEYNOTES

- 1 PROPOSED SIDEWALK
- 2 TRASH ENCLOSURES, CONCRETE MASONRY UNITS TYP.
- 3 ACCESSIBLE PARKING, TYP.
- 4 SIDEWALK CONNECTION TO CITY RIGHT OF WAY, TYP.
- 5 PROPOSED GATE FOR EGRESS OF EMERGENCY VEHICLES AND SANITATION COLLECTION TRUCKS AND RESIDENT ACCESS TO SUNRISE PLACE. FIRE/ DESIGN OPERATION TO BE WORKED WITH CITY OF CITRUS HEIGHTS
- 6 LANDSCAPE AREAS, REFER TO LANDSCAPE PLANS
- 7 CENTERLINE OF ENTRANCE TO ALIGN W/ CENTERLINE OF WALNUT HILLSWAY (STREET ACCESS FAIR OAKS BLVD)
- 8 (E) HOUSE TO BE RELOCATED OFF OF PROPERTY OR DEMOLISHED
- 9 LOT LINE TO BE ABANDONED
- 10 FIRE CONTROL ROOMS W/ FIRE ALARM PANEL LOCATIONS TO BE DETERMINED TYP.
- 11 PEDESTRIAN GATE
- 12 EMERGENCY VEHICLE ACCESS HAMMERHEAD
- 13 RECREATION AREA (RA)
- 14 BIO FILTER/ RETENTION GRASSY SWALE, REFER TO CIVIL
- 15 COVERED PARKING, TYP.
- 16 STANDARD PARKING 9X13, TYP.
- 17 AREA POST LIGHT, LED FULL CUT OFF W/ HOUSE SIDE SHIELD, 15' HIGH ON ROUND POLE
- 18 15'-0" PUBLIC RIGHT OF WAY @ PARK OAKS BLVD.
- 19 MASONRY FENCE TO BE INSTALLED @ ALL PROPERTY LINES ABUTTING SINGLE FAMILY RESIDENCES, REFER TO P11 TYP.
- 20 WROUGHT IRON OR MASONRY FENCE TO BE USED ADACENT TO MULTIFAMILY RESIDENCE



FAIR OAKS, CITRUS HEIGHTS APARMENTS
12057 FAIR OAKS BLVD.
for ICON Enterprises

PROPOSED SITE PLAN P1

February 12 2019
March 25 2019

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