

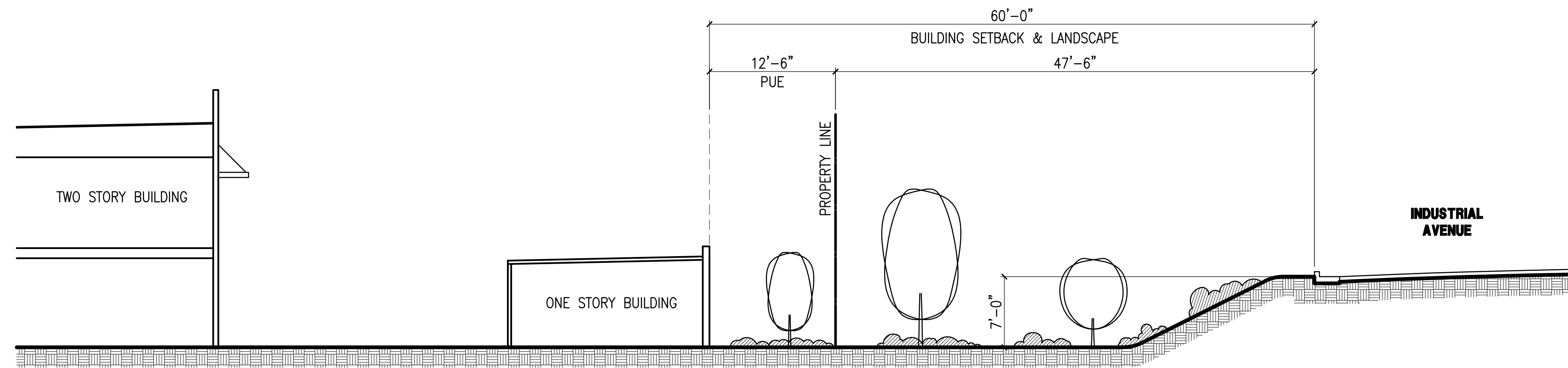
**VICINITY MAP** NO SCALE

**KEY NOTES** #

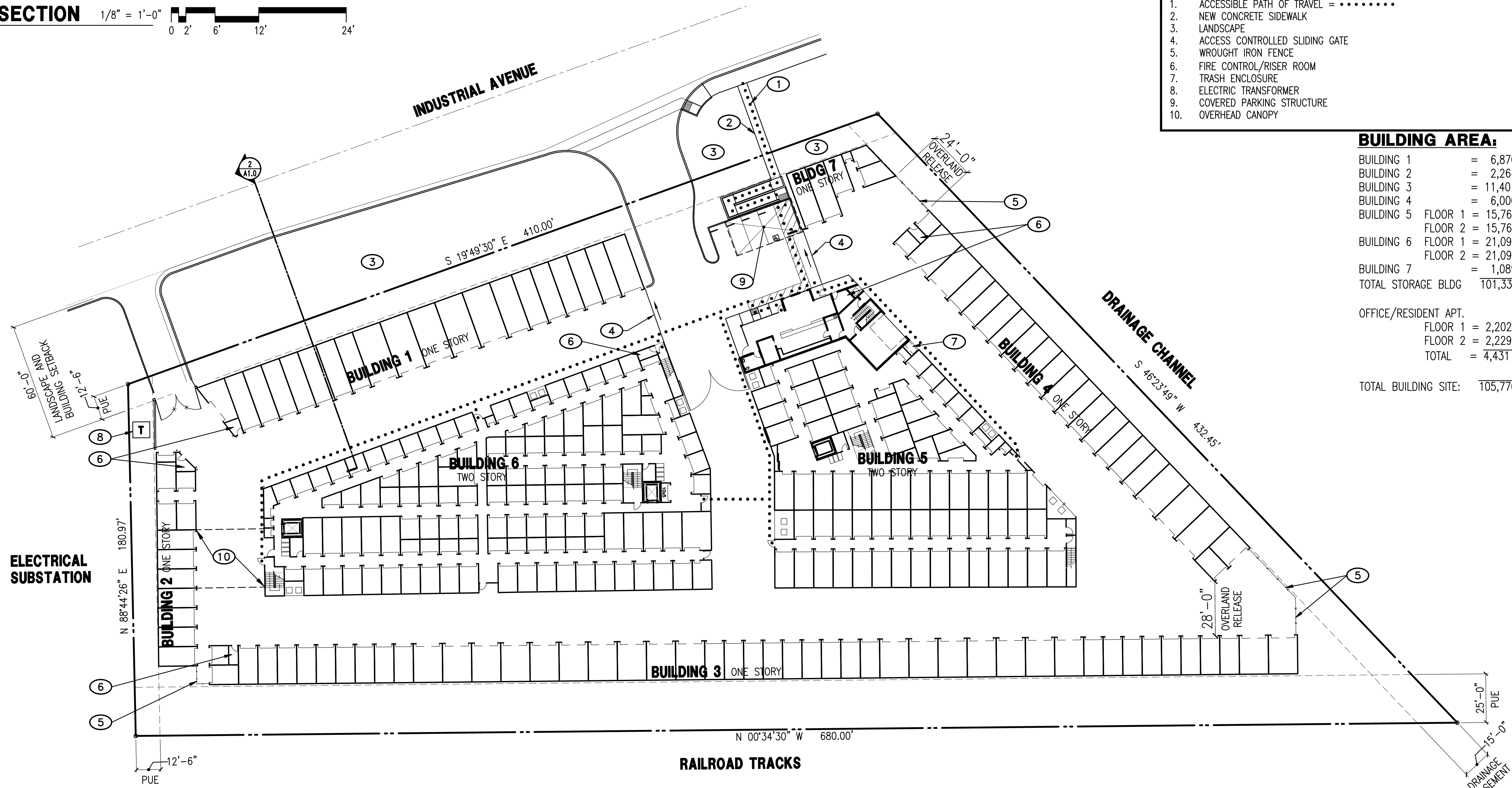
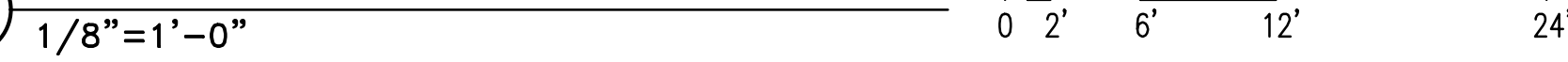
1. ACCESSIBLE PATH OF TRAVEL = .....
2. NEW CONCRETE SIDEWALK
3. LANDSCAPE
4. ACCESS CONTROLLED SLIDING GATE
5. WROUGHT IRON FENCE
6. FIRE CONTROL/RISER ROOM
7. TRASH ENCLOSURE
8. ELECTRIC TRANSFORMER
9. COVERED PARKING STRUCTURE
10. OVERHEAD CANOPY

**BUILDING AREA:**

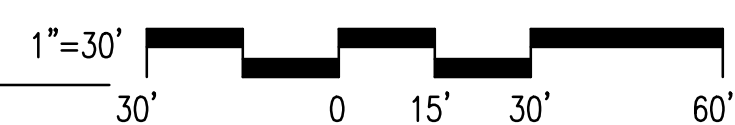
BUILDING 1	=	6,870 SQ.FT.
BUILDING 2	=	2,264 SQ.FT.
BUILDING 3	=	11,401 SQ.FT.
BUILDING 4	=	6,000 SQ.FT.
BUILDING 5 FLOOR 1	=	15,768 SQ.FT.
FLOOR 2	=	15,763 SQ.FT.
BUILDING 6 FLOOR 1	=	21,092 SQ.FT.
FLOOR 2	=	21,092 SQ.FT.
BUILDING 7	=	1,089 SQ.FT.
TOTAL STORAGE BLDG	=	101,339 SQ.FT.
OFFICE/RESIDENT APT.		
FLOOR 1	=	2,202 SQ.FT.
FLOOR 2	=	2,229 SQ.FT.
TOTAL	=	4,431 SQ.FT.
TOTAL BUILDING SITE:	=	105,770 SQ.FT.



**2 PARTIAL SITE SECTION** 1/8" = 1'-0"



**1 SITE PLAN** 1" = 30'-0"



**INDUSTRIAL AVENUE SELF STORAGE**  
8151 INDUSTRIAL AVENUE  
ROSEVILLE, CALIFORNIA 95678

**SITE PLAN**  
**SITE SECTION**  
**VICINITY MAP**

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REVISIONS


DATE **JUNE 3, 2019**

SCALE **AS NOTED**

DRAWN BY

JOB NO. **18-18**

SHEET

**A1.0**

CITY OF ROSEVILLE APPROVAL

**INDUSTRIAL AVENUE SELF STORAGE**

REV. NO.	DESCRIPTION	DATE

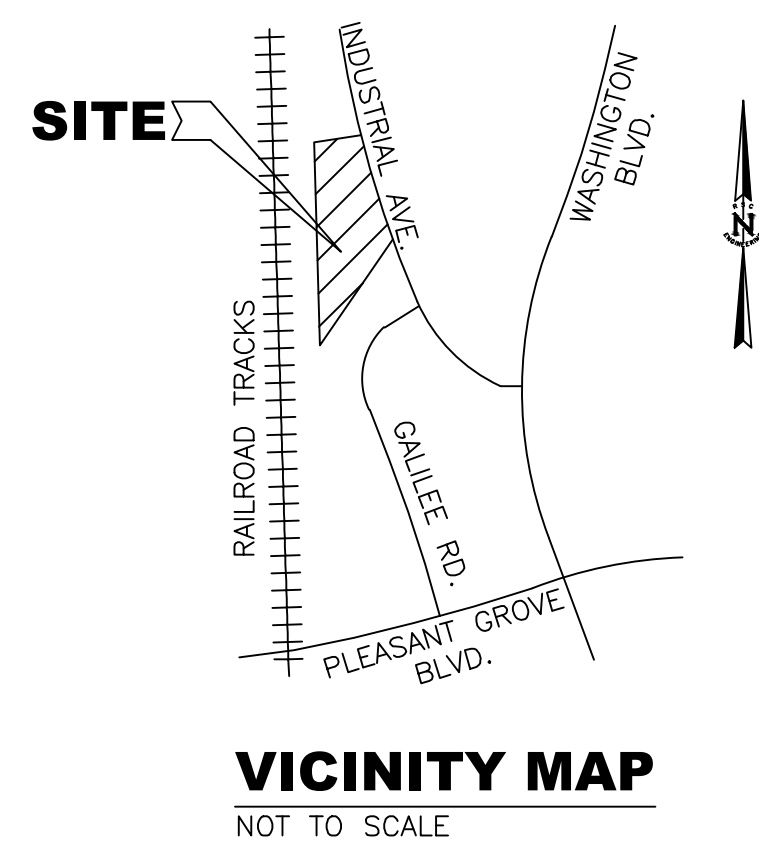
**REVIEW ONLY, NOT FOR CONSTRUCTION**

**RSC ENGINEERING**  
 2250 Douglas Blvd, Suite 150  
 Roseville, CA 95661  
 Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	216-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

**INDUSTRIAL AVENUE SELF STORAGE**  
 8151 INDUSTRIAL AVENUE  
 ROSEVILLE, CA 95678

SHEET TITLE	<b>SITE PLAN</b>
SHEET NO.	<b>SP</b>
OF	<b>7</b>



**BUILDING AREA:**

BUILDING 1:	6,870 SF
BUILDING 2:	2,264 SF
BUILDING 3:	11,401 SF
BUILDING 4:	6,000 SF
BUILDING 5:	FLOOR 1: 15,768 SF
	FLOOR 2: 15,763 SF
BUILDING 6:	FLOOR 1: 21,092 SF
	FLOOR 2: 21,092 SF
BUILDING 7:	1,089 SF
<b>TOTAL STORAGE BUILDINGS:</b>	<b>101,339 SF</b>

OFFICE/RESIDENT APT:	
FLOOR 1:	2,202 SF
FLOOR 2:	2,229 SF
<b>TOTAL:</b>	<b>4,431 SF</b>

**TOTAL BUILDINGS:** 105,770 SF

**PROJECT SUMMARY:**

**OWNER:**

PLEASANT GROVE SELF STORAGE – INDUSTRIAL AVENUE  
 (650)208-3430  
 ATTN: MARK RYAN

**APPLICANT/ENGINEER:**

RSC ENGINEERING, INC.  
 2250 DOUGLAS BLVD, SUITE 150  
 ROSEVILLE, CA 95661  
 ATTN: JIM VANDERPOST/TIFFANY WILSON  
 PHONE: (916)788-2884

**ARCHITECT:**

GRA ARCHITECTURE  
 205 23RD STREET, SUITE 130  
 SACRAMENTO, CA 95816  
 ATTN: GARY ROBERTS  
 PHONE: (916)498-7902

**LAND USE/ZONE:**

INDUSTRIAL; LIGHT INDUSTRIAL  
 NORTH INDUSTRIAL SPECIFIC PLAN AREA

**APN:**

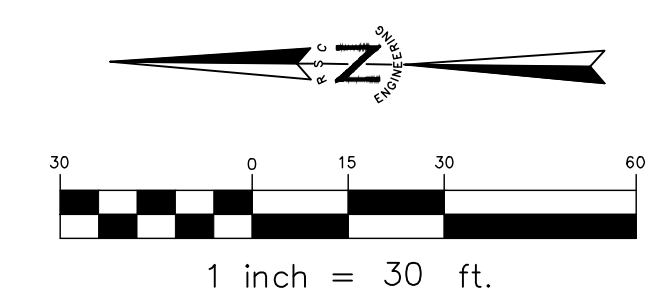
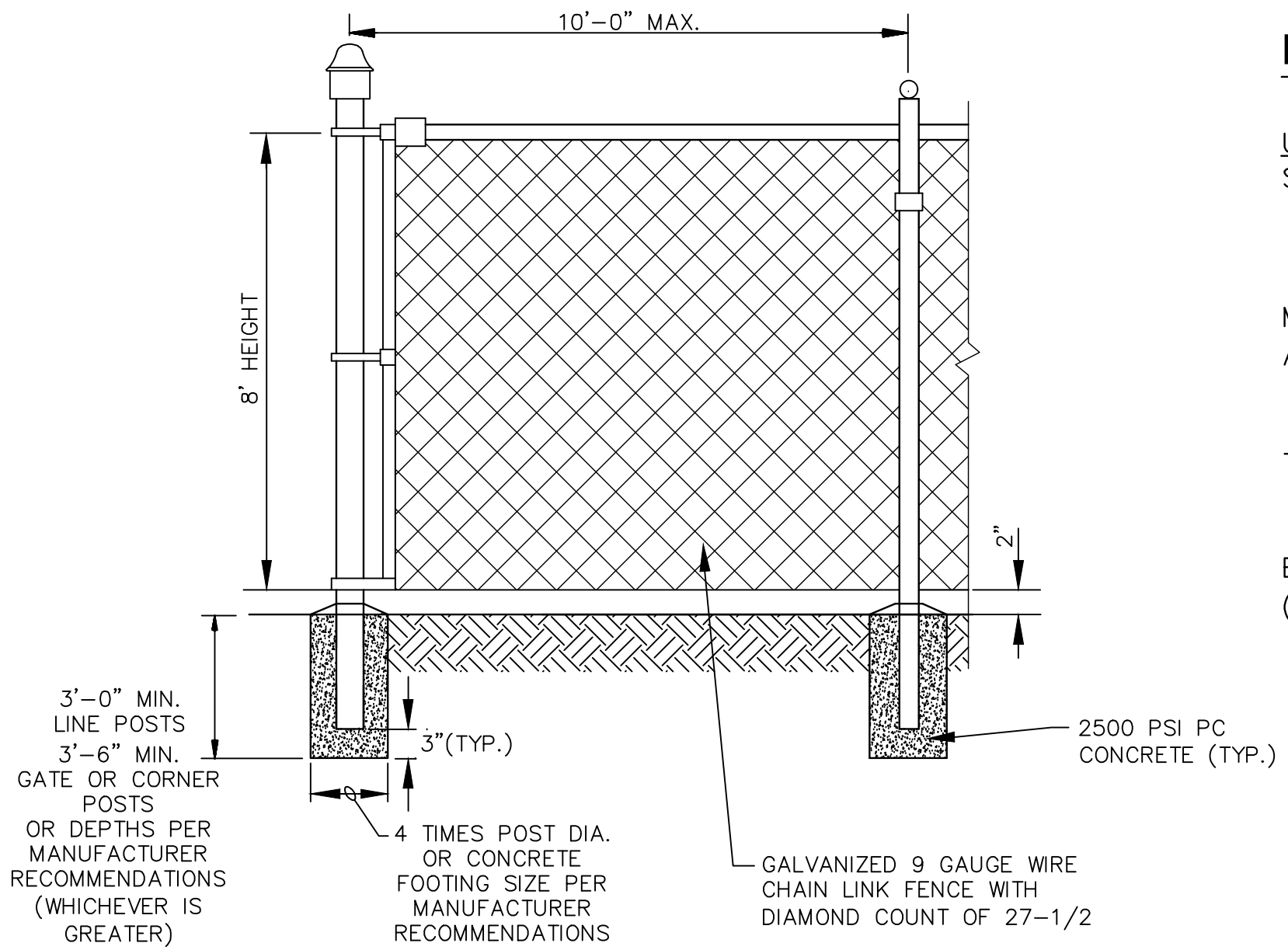
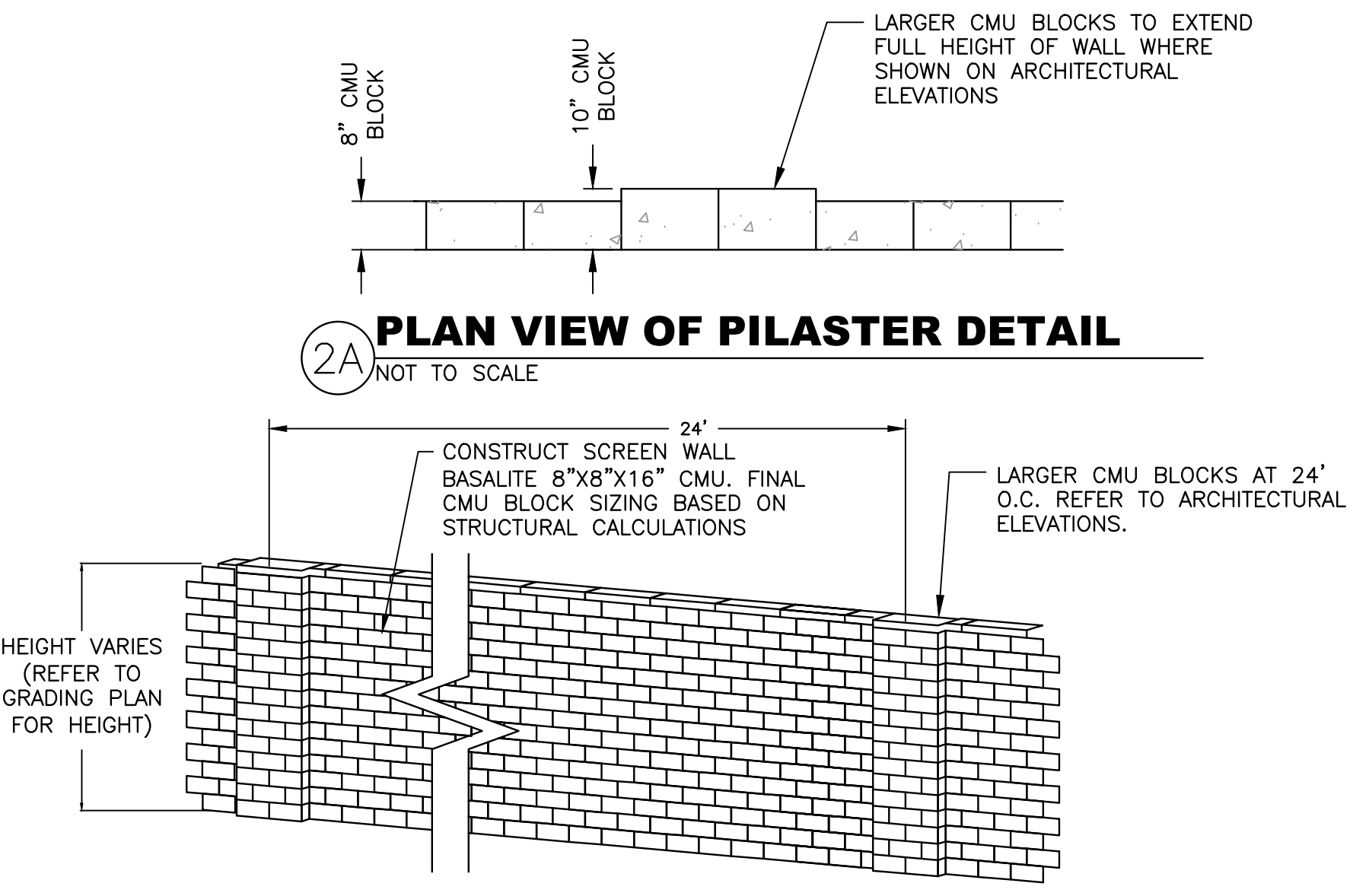
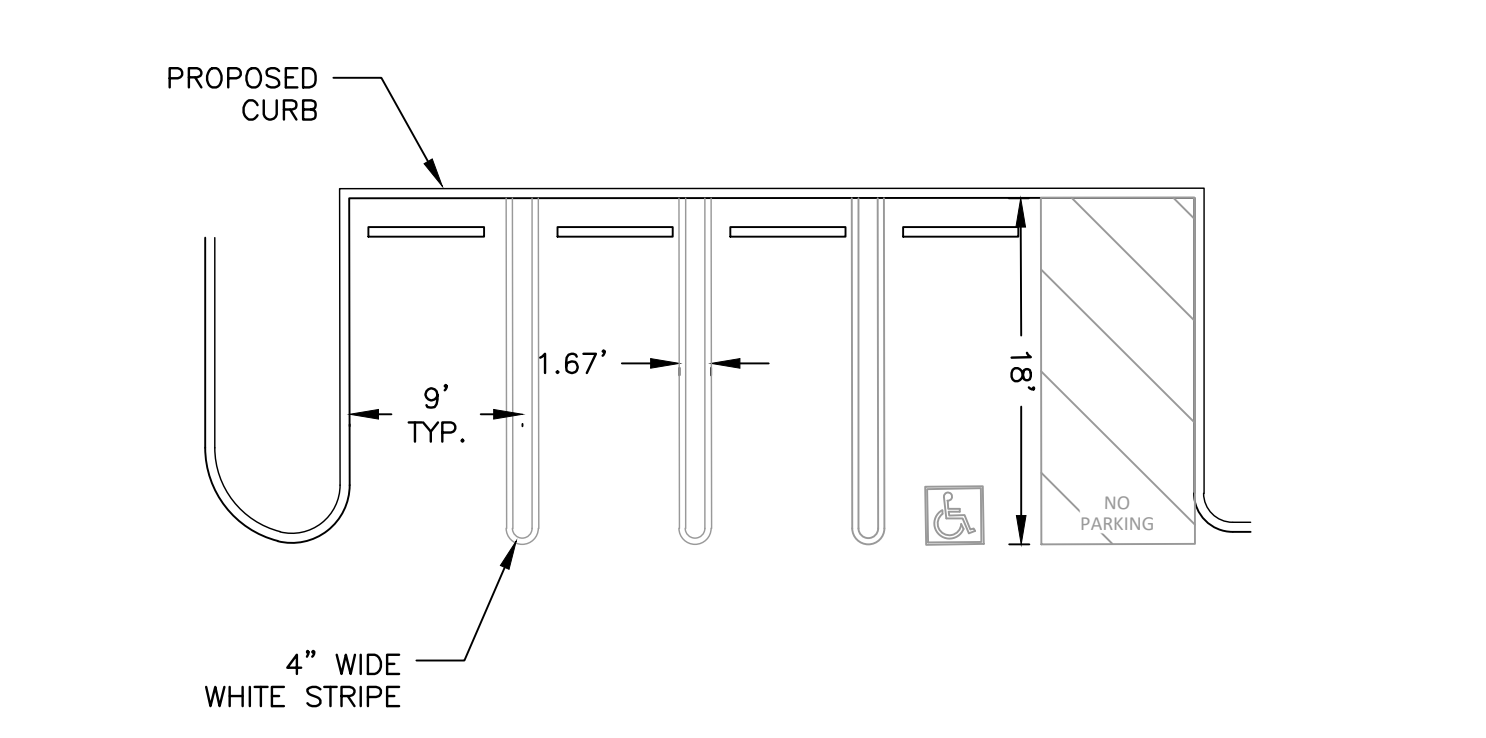
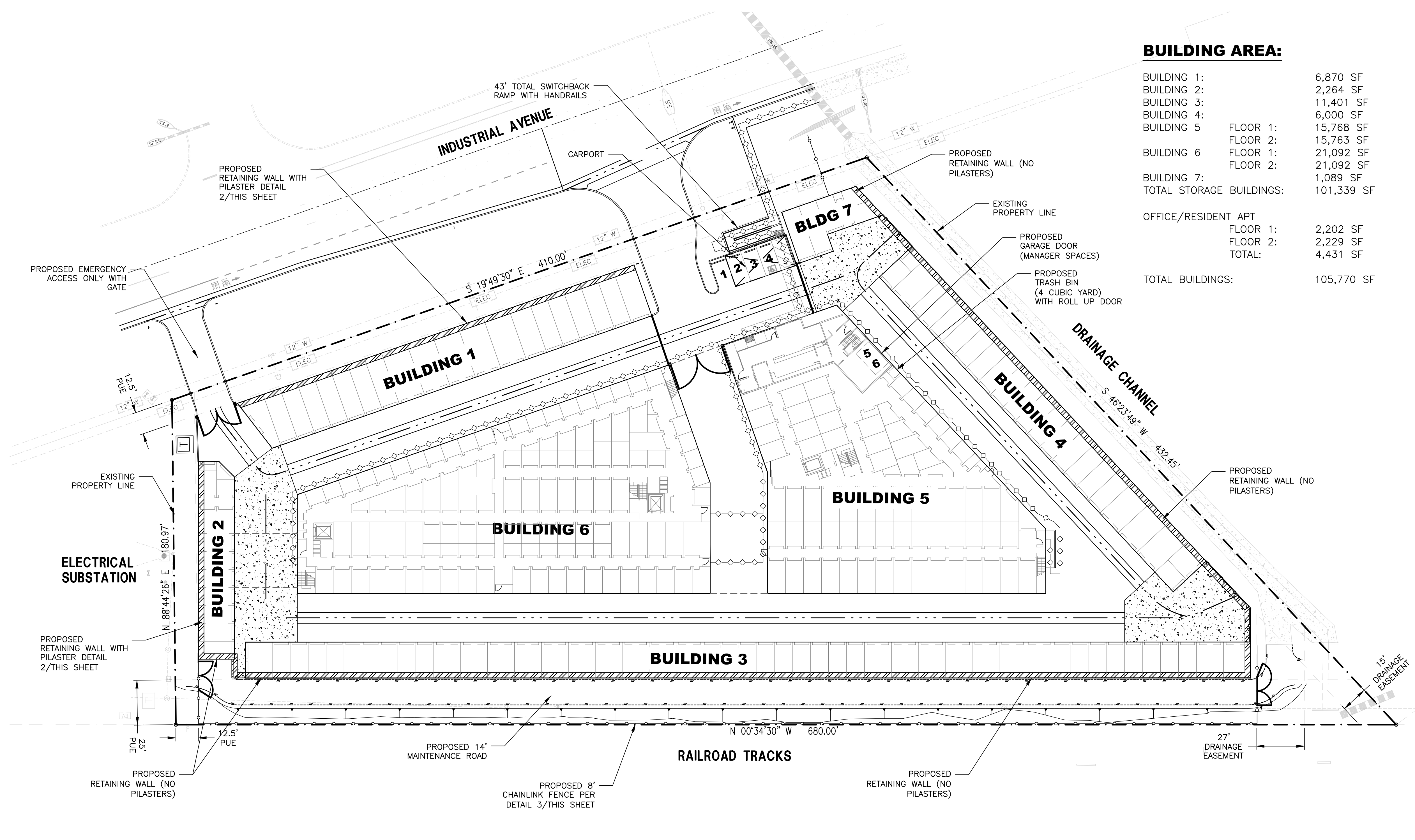
017-410-017

**NOTES:**

- GROUND MOUNTED EQUIPMENT IS NOT VISIBLE FROM INDUSTRIAL AVENUE

**PARKING REQUIREMENTS:**

USE	SPACES REQUIRED	SPACES PROVIDED
STORAGE FACILITY	4 SPACES PLUS 2 FOR QUARTERS	6
MINIMUM NUMBER OF ACCESSIBLE SPACES	1 PER 25 SPACES (COUNTED TOWARDS REQUIRED SPACES)	1
<b>TOTAL</b>	<b>6</b>	<b>6</b>
BICYCLE PARKING (FOR STORAGE FACILITY)	0	0







205 23rd Street, Suite 130  
Sacramento, CA 95816  
916 498-7900



INDUSTRIAL AVENUE SELF STORAGE  
8151 INDUSTRIAL AVENUE  
ROSEVILLE, CALIFORNIA 95678

**BUILDING 3  
FLOOR PLAN**

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REVISIONS


DATE **JUNE 3, 2019**

SCALE **AS NOTED**

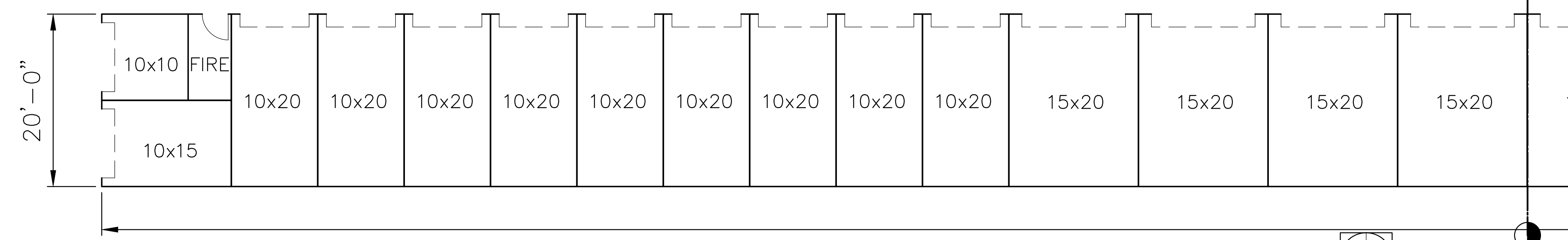
DRAWN BY

JOB NO. **18-18**

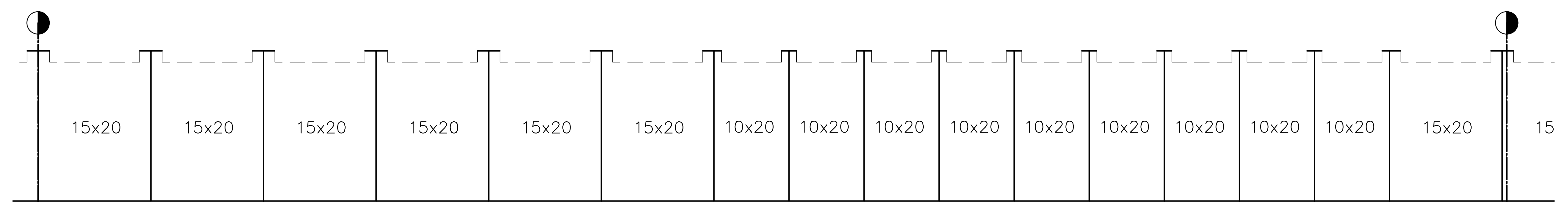
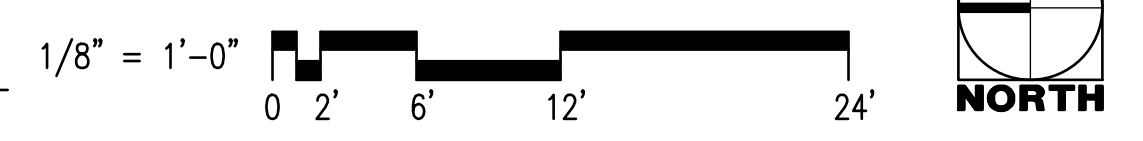
SHEET

**A2.1**

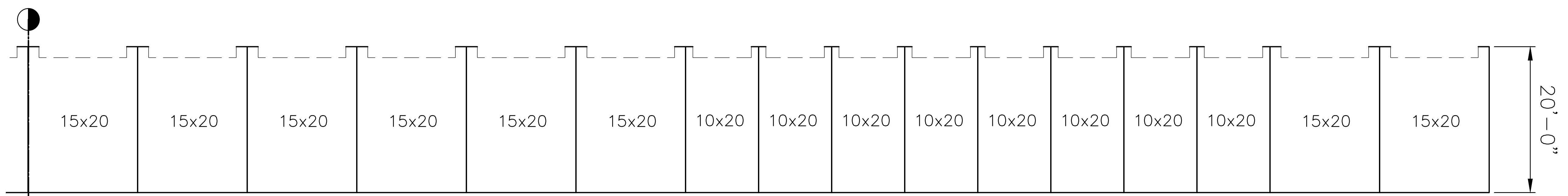
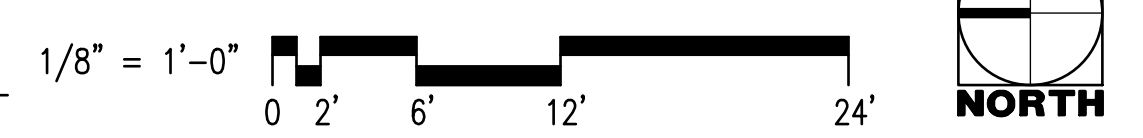
**KEYNOTES**



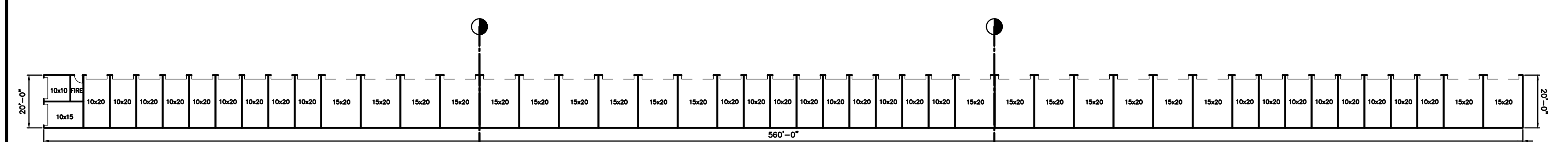
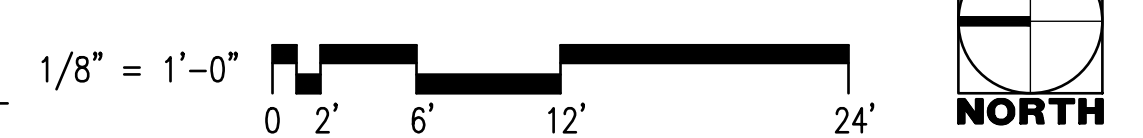
**1 BUILDING 3  
PARTIAL FLOOR PLAN**  
1/8" = 1'-0"



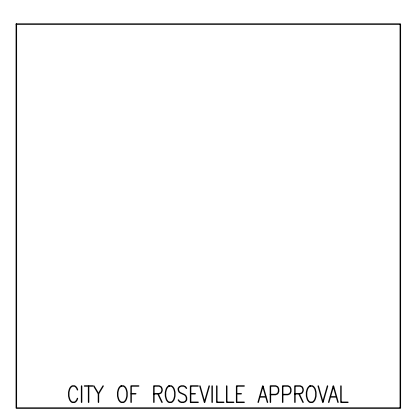
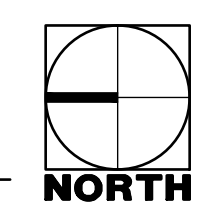
**2 BUILDING 3  
PARTIAL FLOOR PLAN**  
1/8" = 1'-0"



**3 BUILDING 3  
PARTIAL FLOOR PLAN**  
1/8" = 1'-0"



**4 BUILDING 3  
OVERALL FLOOR PLAN**  
1/32" = 1'-0"











**INDUSTRIAL AVENUE SELF STORAGE  
8151 INDUSTRIAL AVENUE  
ROSEVILLE, CALIFORNIA 95678**

**BUILDING 6  
SECOND FLOOR PLAN**

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**REVISIONS**

NO.	DATE	DESCRIPTION

DATE **JUNE 3, 2019**

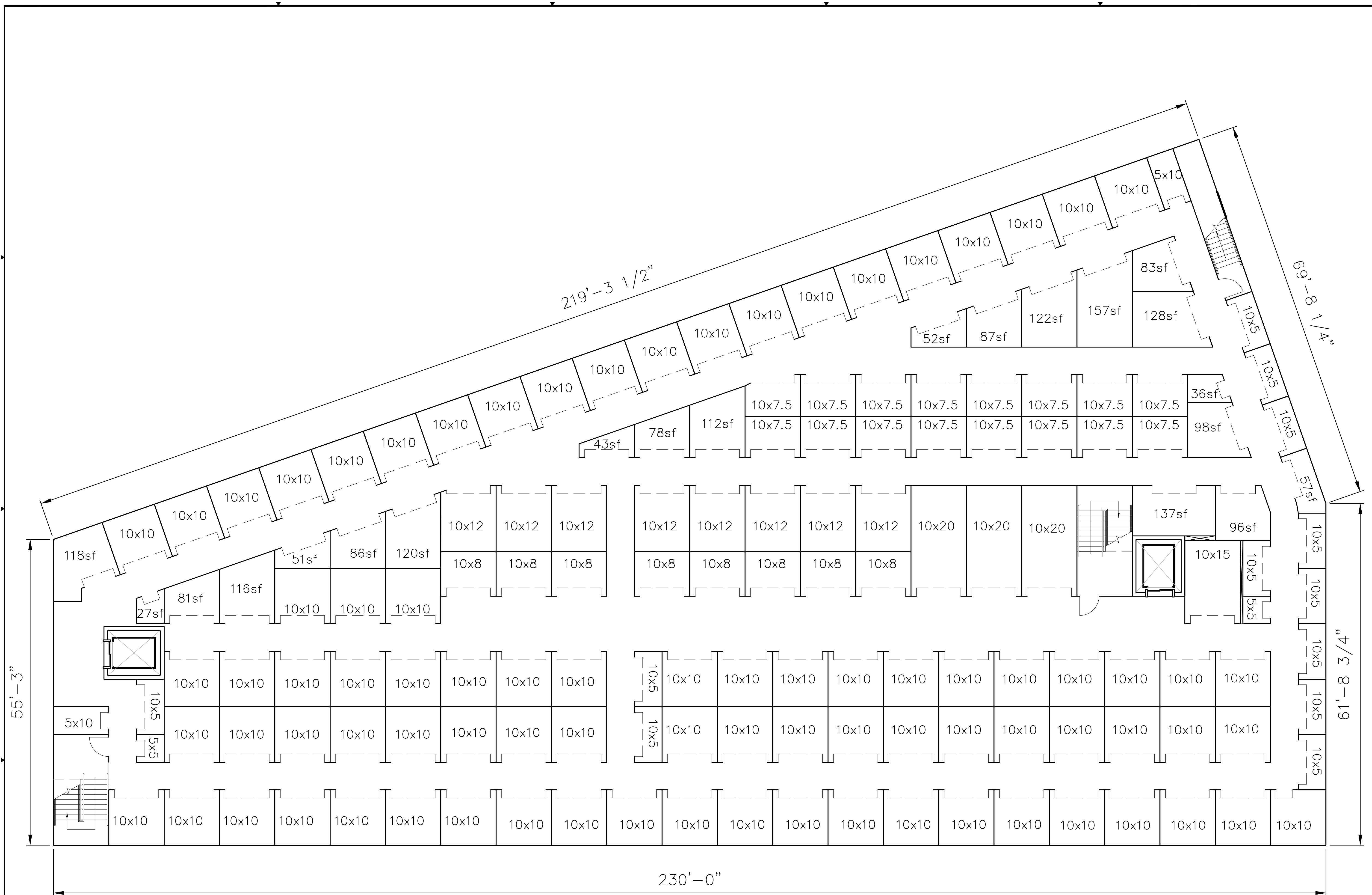
SCALE **AS NOTED**

DRAWN BY

JOB NO. **18-18**

SHEET

**A2.5**

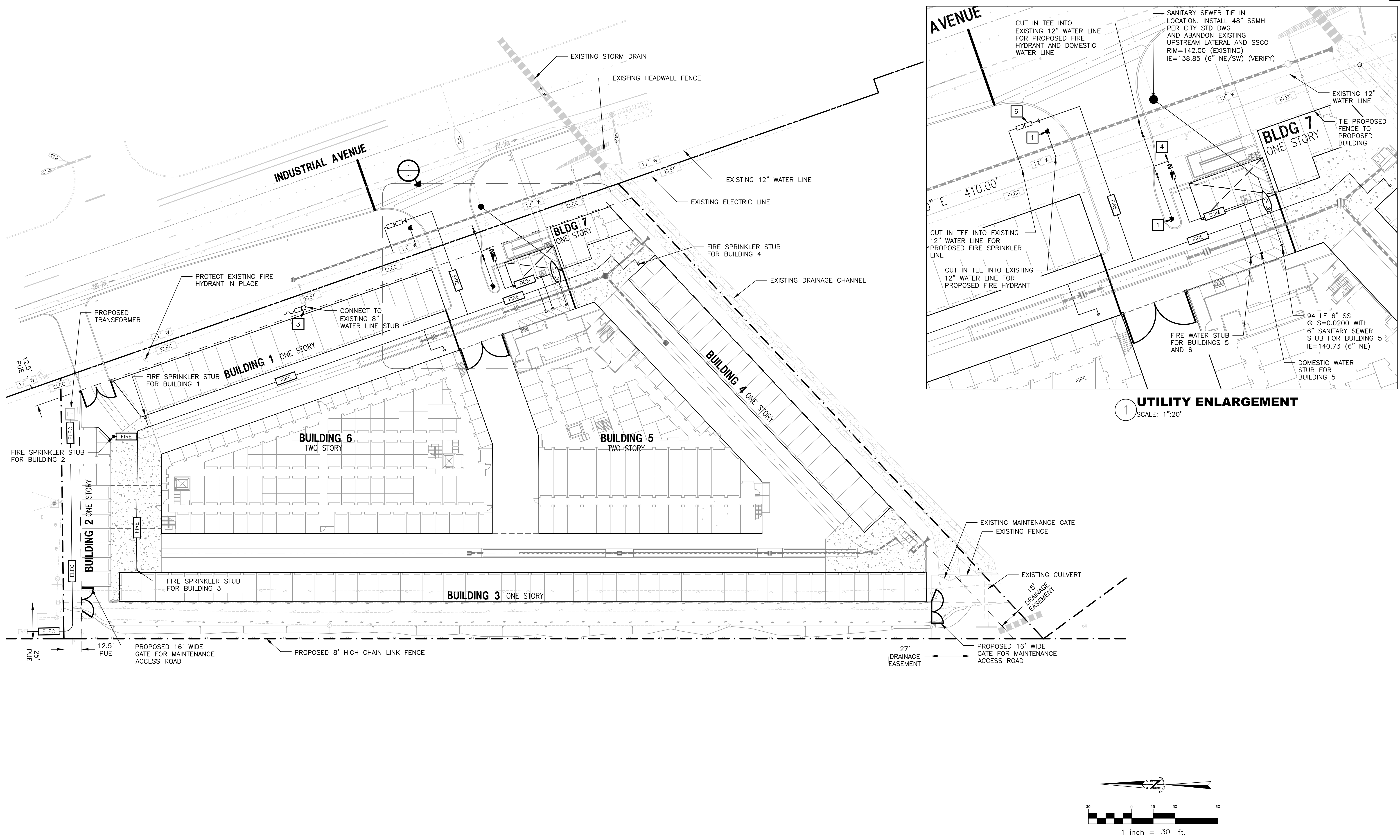


**1 BUILDING 6  
SECOND FLOOR PLAN**  
1/8" = 1'-0"

**NORTH**

CITY OF ROSEVILLE APPROVAL





1 UTILITY ENLARGEMENT  
SCALE: 1"=30'

- KEYNOTES**
- 1 FIRE HYDRANT PER CITY STD. DWG W-13 WITH PROTECTIVE BOLLARDS AS SHOWN.
  - 2 NOT USED
  - 3 IRRIGATION SERVICE AND WATER METER PER CITY STD. DWG W-7.
  - 4 DOMESTIC WATER SERVICE AND WATER METER PER CITY STD. DWG W-7.
  - 5 GATE VALVE AND BOX PER CITY STD. DWG W-16.
  - 6 PLACE DOUBLE DETECTOR CHECK VALVE WITH ATTACHED FDC PER CITY STD. DWG W-2

**INDUSTRIAL AVENUE SELF STORAGE**

REV	DATE	DESCRIPTION

**REVIEW ONLY, NOT FOR CONSTRUCTION**

**RSC ENGINEERING**  
 2250 Douglas Blvd, Suite 150  
 Roseville, CA 95661  
 Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO: 216-001  
 DRAWN BY: RSC Eng  
 CHECKED BY: RSC Eng  
 DESIGNED BY: RSC Eng

**INDUSTRIAL AVENUE SELF STORAGE**  
 8151 INDUSTRIAL AVENUE  
 ROSEVILLE, CA 95678

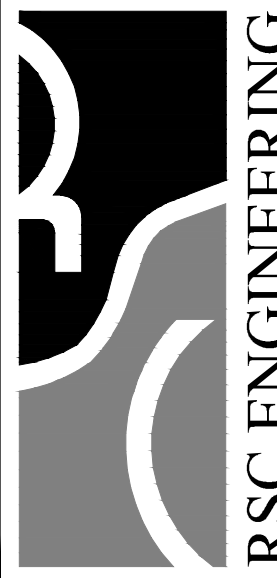
**WATER AND SEWER PLAN**

SHEET NO.  
**WT-SS**  
 OF 7

**INDUSTRIAL AVENUE SELF STORAGE**

REV. NO.	DATE	DESCRIPTION	ENG. INC.	BY	DATE	CITY APPROVED

**REVIEW ONLY,  
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CONSTRUCTION**



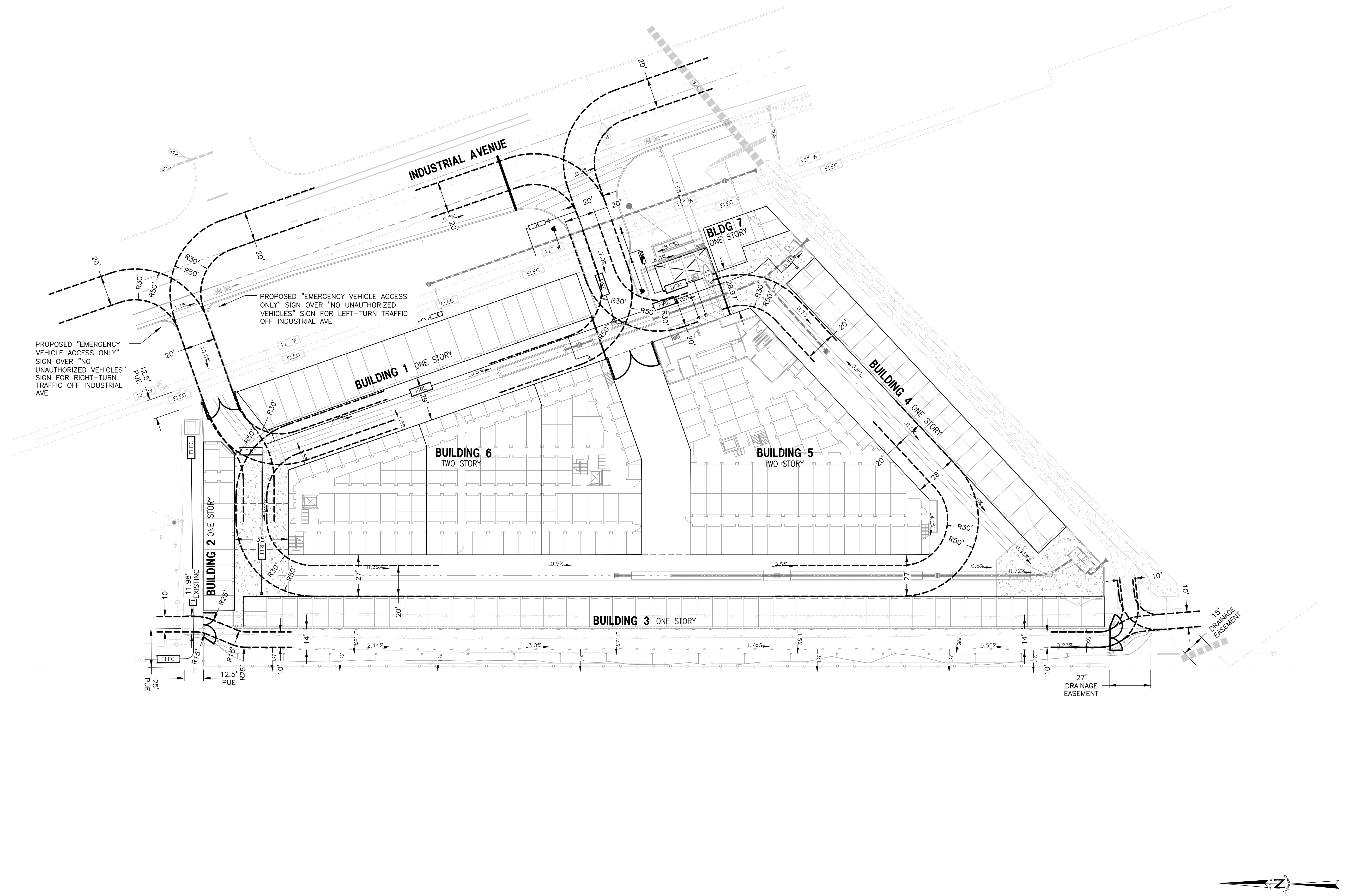
**RSC ENGINEERING**  
2250 Douglas Blvd, Suite 150  
Roseville, CA 95661  
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	216-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng


**INDUSTRIAL AVENUE SELF STORAGE**  
8151 INDUSTRIAL AVENUE  
ROSEVILLE, CA 95678

SHEET TITLE  
**FIRE ACCESS PLAN**

SHEET NO.  
**FA**  
OF **7**



**LEGEND**

 20' WIDE FIRE TURN  
INSIDE RADIUS=30'  
OUTSIDE RADIUS=50'

DRAWING: P:\216-001\City\Work\01\11001\_01.dwg  
 USER: JEFFREY.DAVIS  
 PLOT DATE: Jan 23, 2020 - 02:53 AM  
 PLOT SCALE: 1/32"=1'-0"

**INDUSTRIAL AVENUE SELF STORAGE**

**DETENTION REQUIREMENTS**

APPENDIX A, THE AUTOMATED TEMPLATE FOR POST-CONSTRUCTION STORMWATER QUALITY PLAN, IN THE WEST PLACER STORMWATER QUALITY DESIGN MANUAL WAS USED TO ESTIMATE THE DETENTION REQUIREMENTS FOR THIS PROJECT.

APPROXIMATELY 2,450 CUBIC FEET OF VOLUME ARE REQUIRED TO BE STORED ONSITE TO MEET THE HYDROMODIFICATION MANAGEMENT CRITERIA PER PRELIMINARY CALCULATIONS.

THE REQUIRED DETENTION WILL BE PROVIDED ONSITE USING CULTEC RECHARGER 150XLHD UNITS PLACED IN THE LOCATIONS SHOWN ON THE PLAN.

**UNDERGROUND STORAGE A**  
85 LF OF 18.5"H x 33"W UNITS  
6" OF STONE ABOVE THE UNITS  
24" OF STONE BELOW THE UNITS  
12" OF STONE AROUND THE PERIMETER OF THE UNITS PROVIDES ±780 CUBIC FEET OF STORAGE

**UNDERGROUND STORAGE B**  
220 LF OF 18.5"H x 33"W UNITS  
6" OF STONE ABOVE THE UNITS  
24" OF STONE BELOW THE UNITS  
12" OF STONE AROUND THE PERIMETER OF THE UNITS PROVIDES ±2000 CUBIC FEET OF STORAGE

**LEGEND**

- DRAINAGE SHED OUTLINE
- 2'X2' STORM DRAIN INLET
- 48" STORM DRAIN MANHOLE WITH GRATED LID
- 48" STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN PIPING

**KEYNOTES**

- 1 UNDERGROUND STORAGE UNITS FOR SHED 1 AND 2. SEE DETENTION REQUIREMENTS ON THIS SHEET FOR DETAILS.
- 2 UNDERGROUND STORAGE UNITS FOR SHED 3. SEE DETENTION REQUIREMENTS ON THIS SHEET FOR DETAILS.

**REVIEW ONLY, NOT FOR CONSTRUCTION**

**RSC ENGINEERING**  
2250 Douglas Blvd, Suite 150  
Roseville, CA 95661  
Ph: 916.788.2884 Fax: 916.788.4408

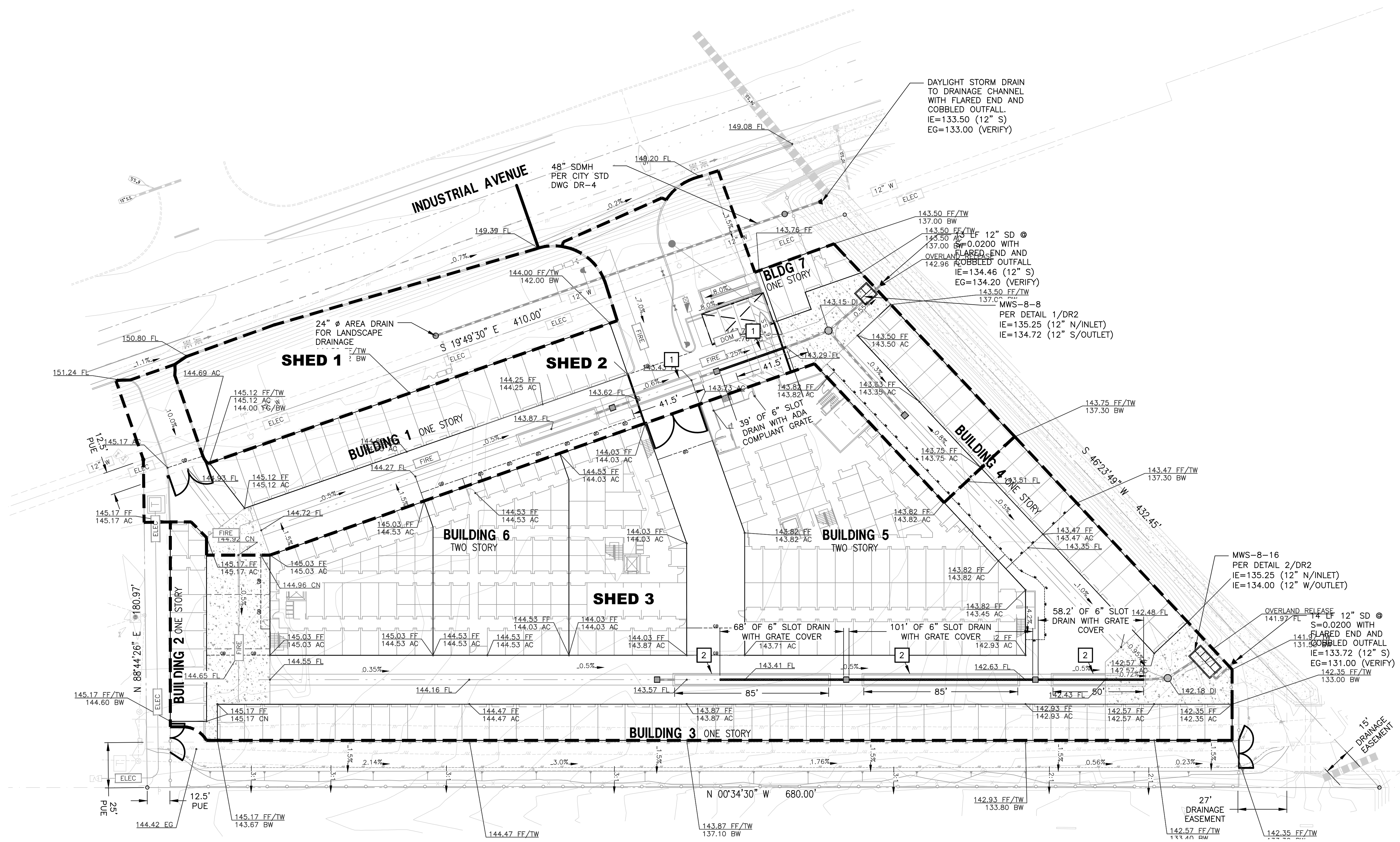
PROJECT NO: 216-001  
DRAWN BY: RSC Eng  
CHECKED BY: RSC Eng  
DESIGNED BY: RSC Eng

**INDUSTRIAL AVENUE SELF STORAGE**  
8151 INDUSTRIAL AVENUE  
ROSEVILLE, CA 95678

**SHEET TITLE**  
**DRAINAGE AND SWQ MAP**

SHEET NO.  
**DR1**  
OF **7**

CITY OF ROSEVILLE APPROVAL DATE: JANUARY 23, 2020

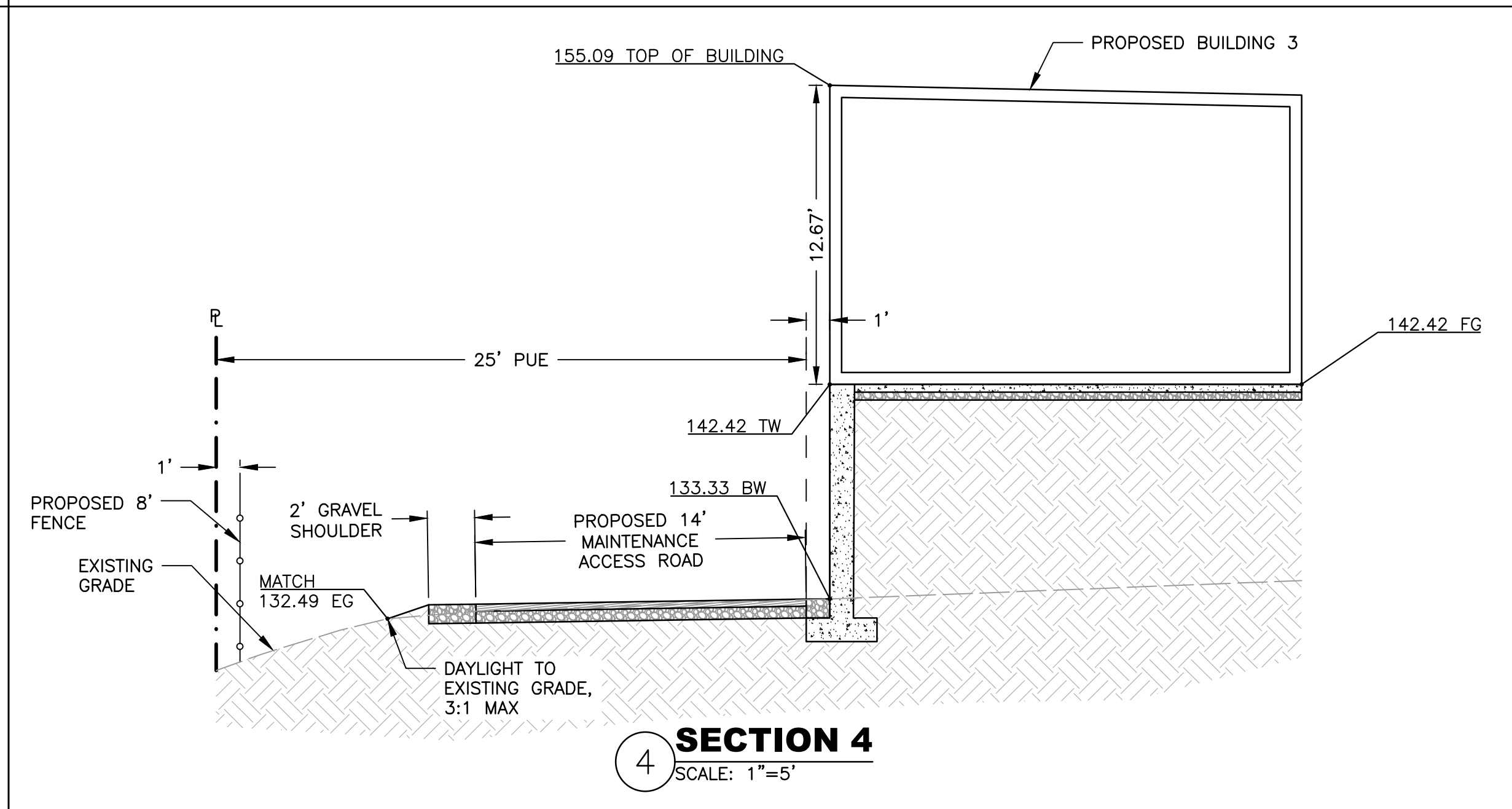
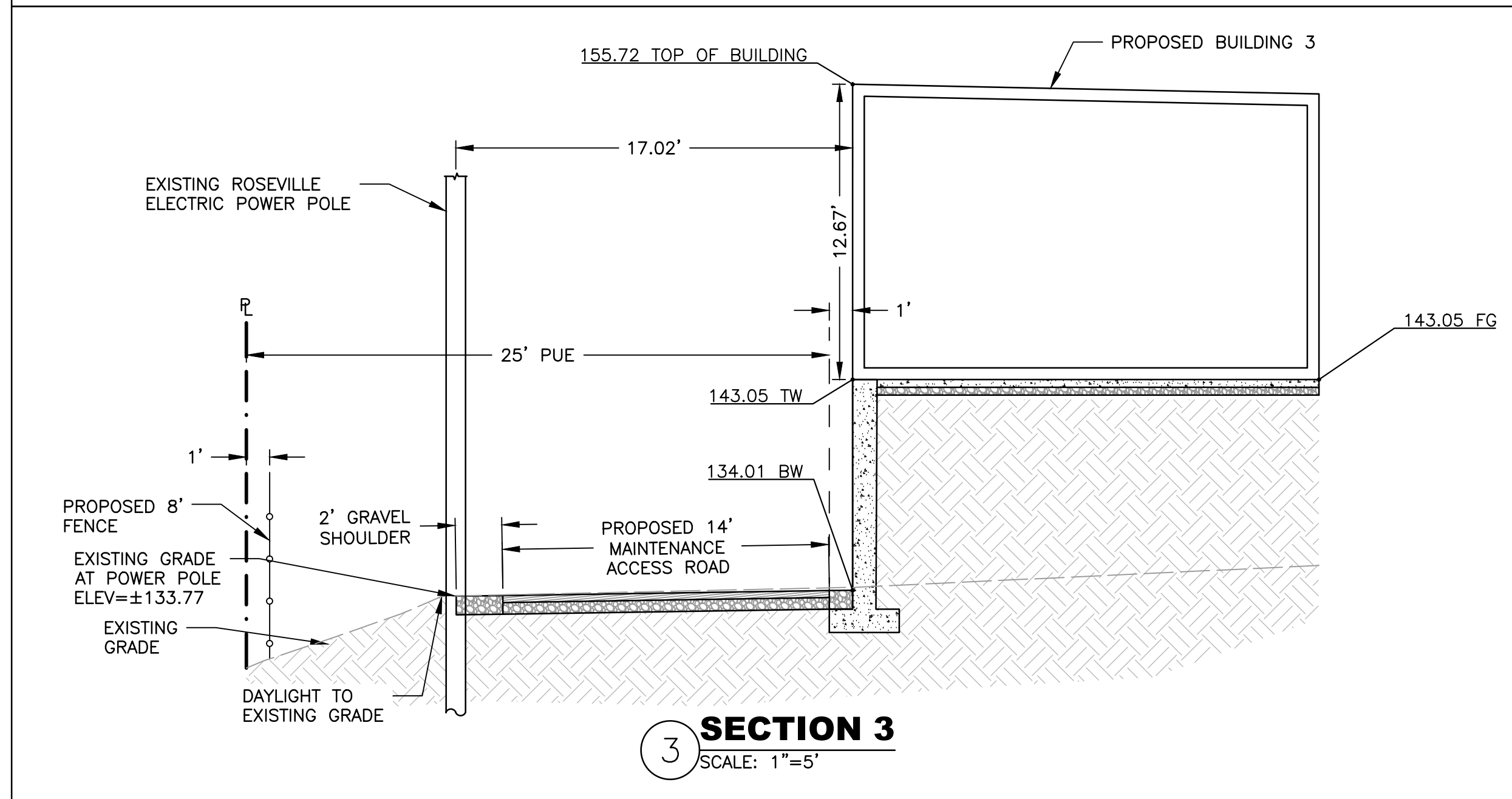
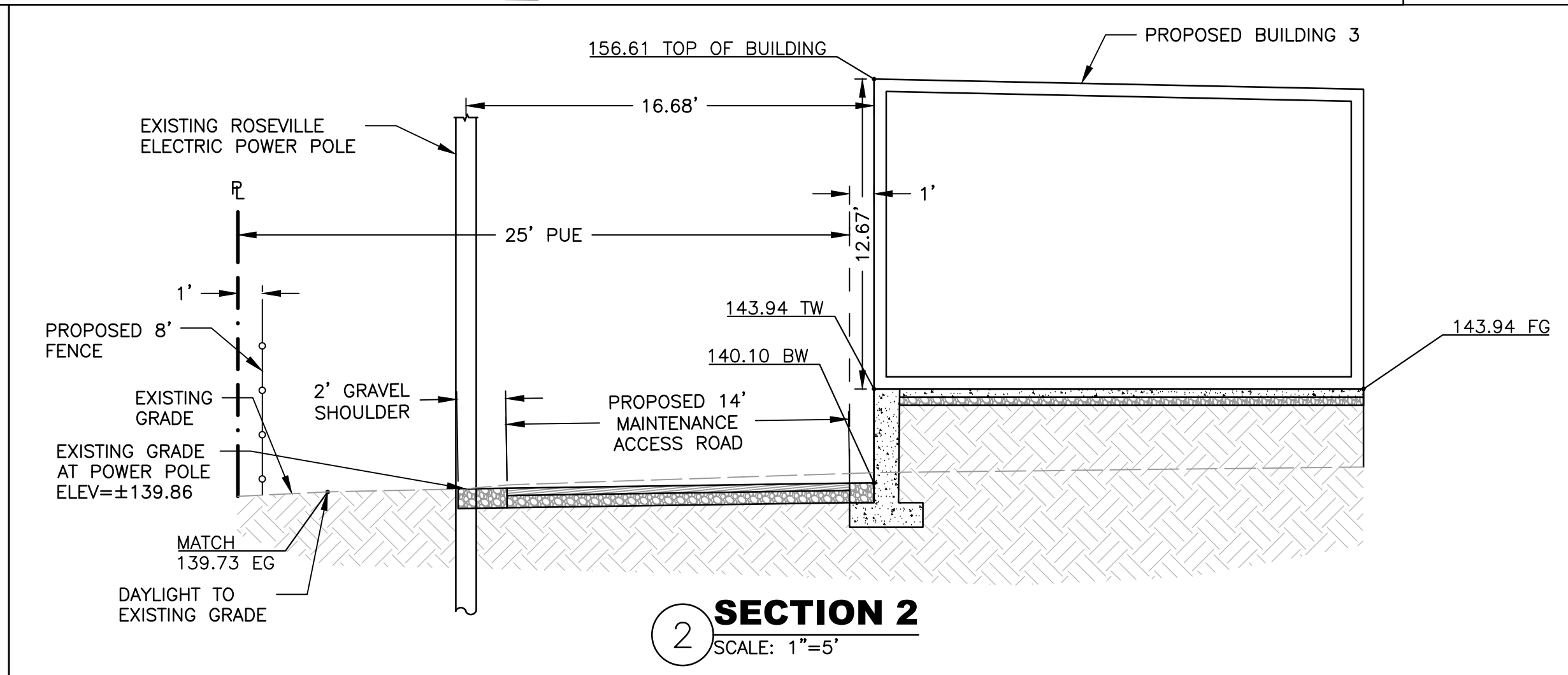
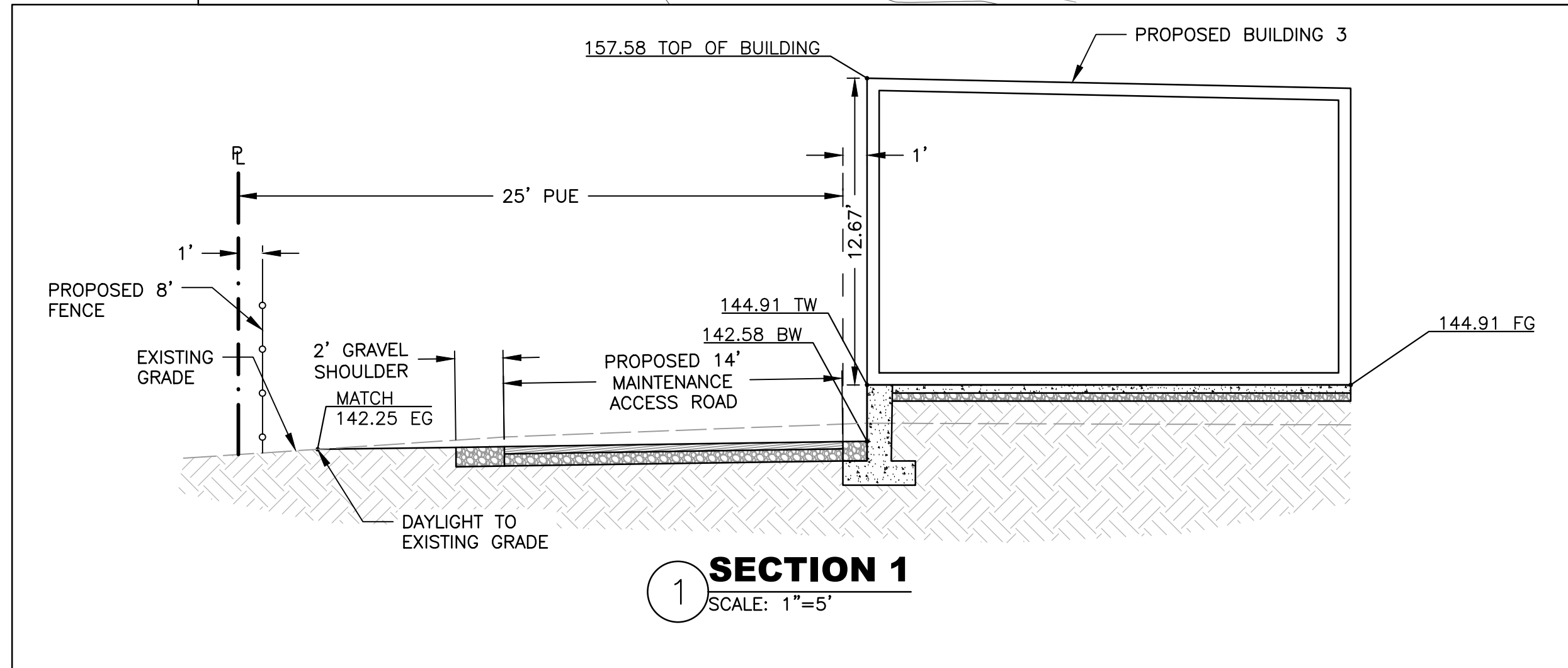
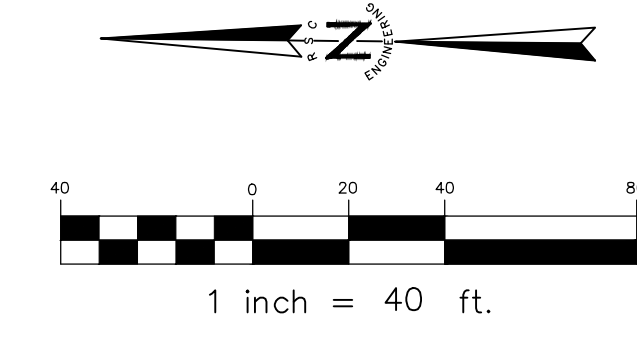
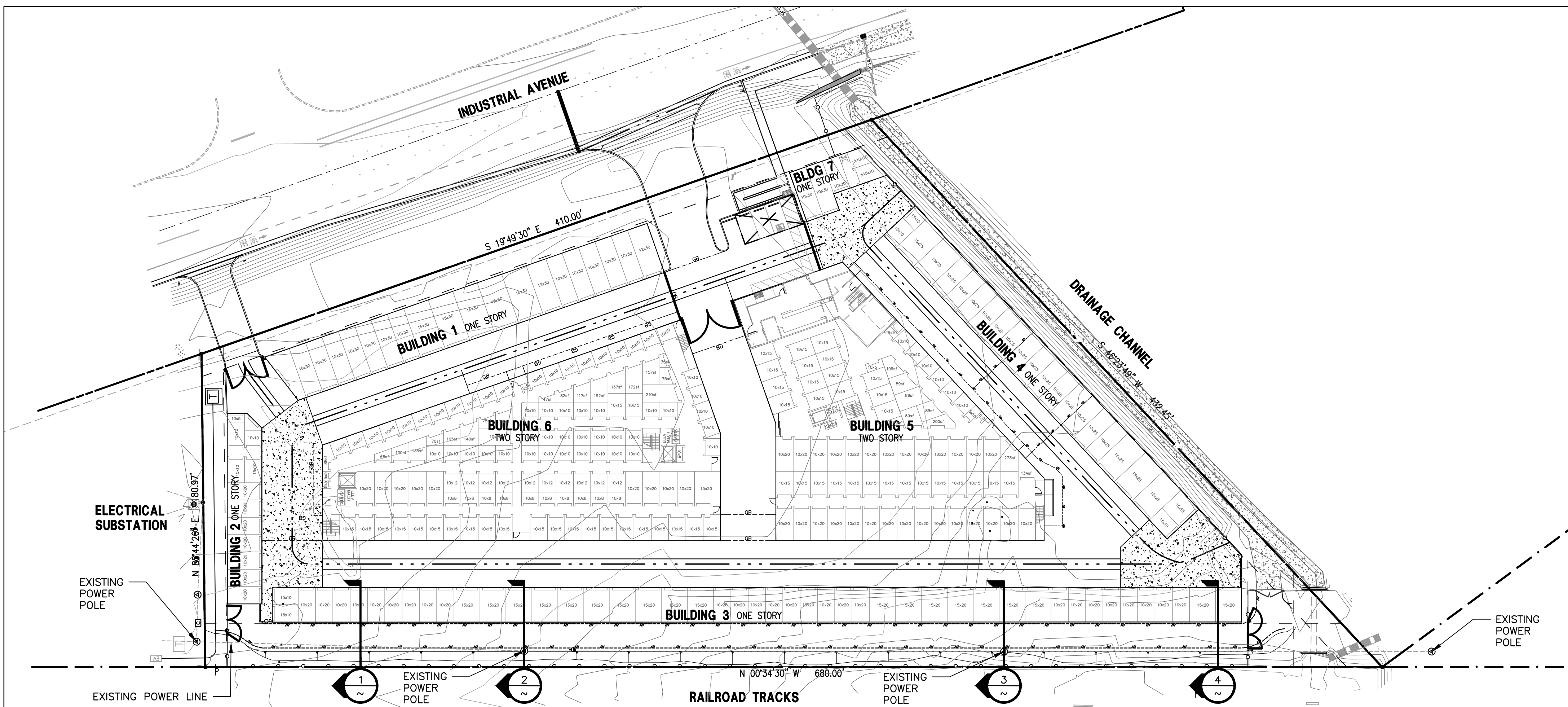


SHED	TOTAL SHED AREA (SF)	EX. PERVIOUS AREA (SF)	EX. IMPERVIOUS AREA (SF)	PROPOSED PERVIOUS AREA (SF)	PROPOSED IMPERVIOUS AREA (SF)	PROPOSED IMPERVIOUS %	WATER QUALITY FLOW (CFS)	PROPOSED TREATMENT MEASURES	WATER QUALITY FLOW (CFS) PROVIDED BY TREATMENT MEASURE
1	13,437	13,437	0	13,437	0	0	N/A	LANDSCAPE BUFFER AREA WILL BE GRADED AND LANDSCAPED. THIS SHED AREA WILL DRAIN INTO A STORM DRAIN THAT DISCHARGES INTO THE EXISTING DRAINAGE CHANNEL AND BYPASSES THE SITE STORMWATER QUALITY AND DETENTION UNITS	N/A
2	35,098	35,098	0	3,292	31,806	91	0.163	MODULAR WETLAND SYSTEM 8-8 (UNDERGROUND)	0.230
3	82,780	82,780	0	0	82,780	100	0.364	MODULAR WETLAND SYSTEM 8-16 (UNDERGROUND)	0.462

Xref: \\318001\_000000.dwg  
 User: \\318001\_000000  
 Plot Date: Jan 23, 2020 - 8:28 AM  
 Plot Scale: 1:30  
 Plot Size: 11.00 x 17.00  
 Plot Title: DR1







**POWER POLE EXHIBIT  
INDUSTRIAL AVE SELF STORAGE  
8151 INDUSTRIAL AVE  
ROSEVILLE, CA 95678**

# Exhibit B

