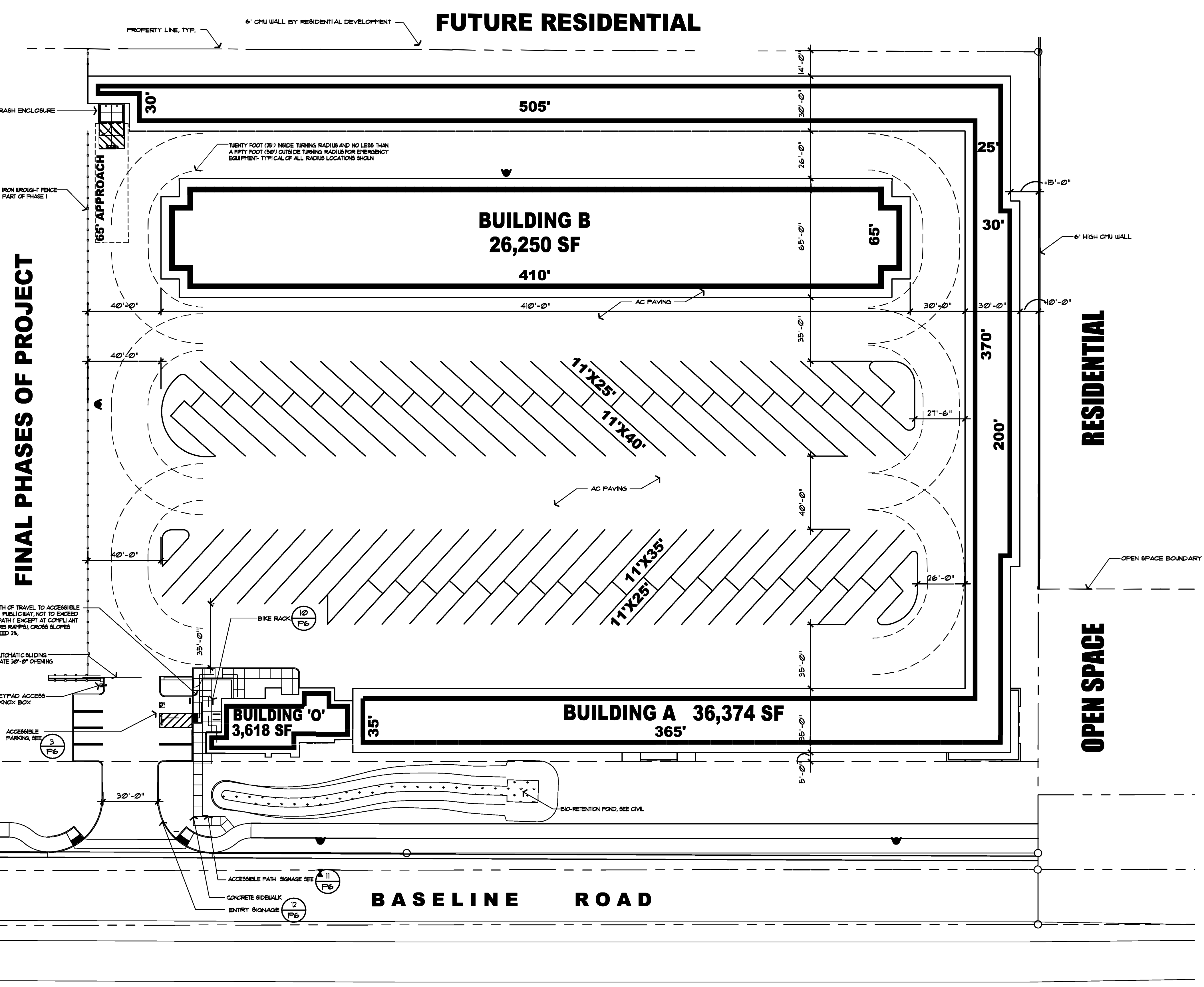


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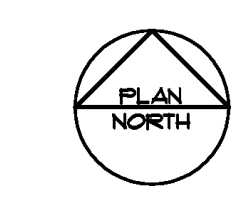
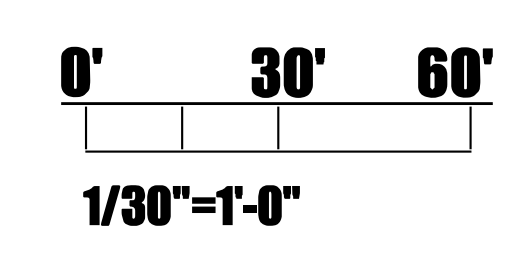
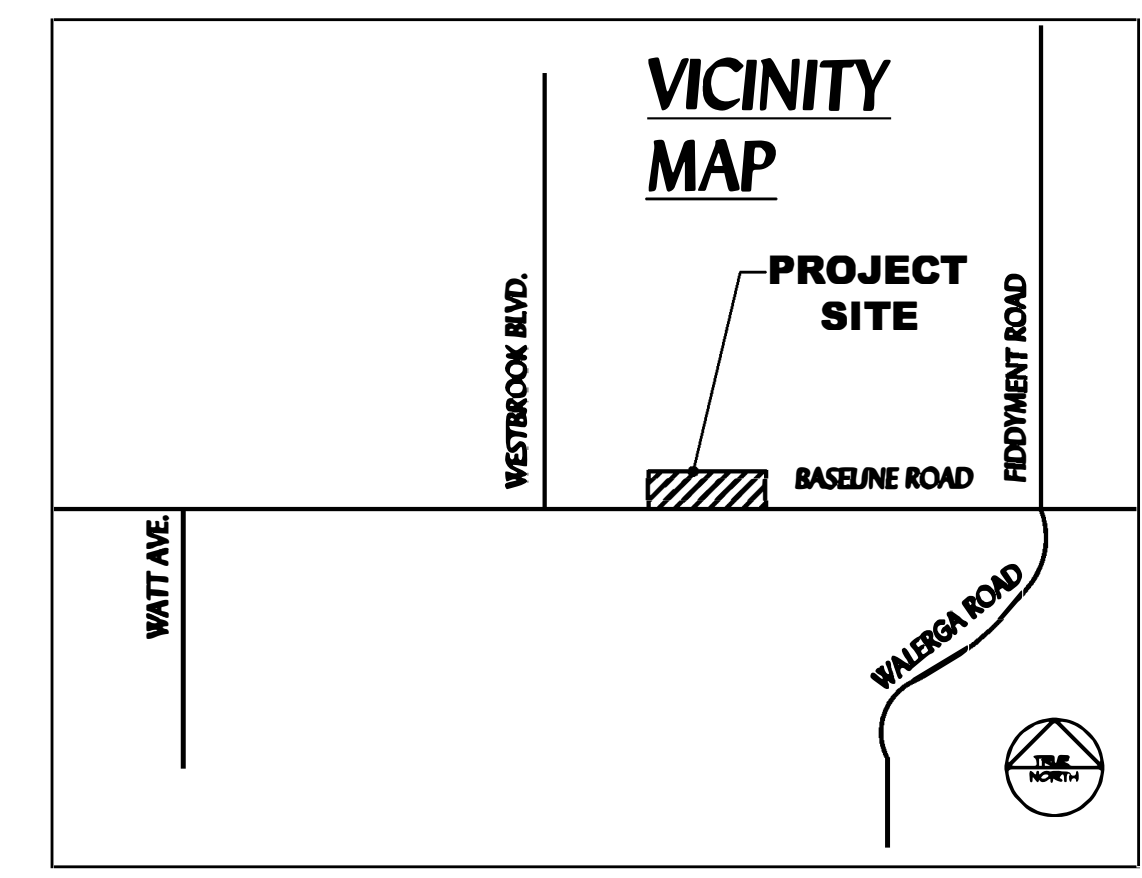
DATE: 12-24-20 — DATE: 10-9-19  
— DATE: 6-11-20 — DATE: 9-9-20

**P1**  
**PROPOSED PHASE 1 SITE PLAN**



**TABULATION**

<b>SITE</b>	<b>228,414 SF</b>	<b>5.24 AC</b>
<b>STORAGE</b>	<b>62,624 SF</b>	
<b>MANAGERS OFFICE</b>	<b>1,364 SF</b>	
<b>CARE TAKER UNIT</b>	<b>1,452 SF</b>	
<b>SUBTOTAL</b>	<b>2,816 SF</b>	
<b>MANAGERS GARAGE</b>	<b>802 SF</b>	
<b>TOTAL MANAGERS BUILDING</b>	<b>3,618 SF</b>	
<b>TOTAL PROJECT AREA</b>	<b>66,242 SF</b>	
<b>FAR</b>	<b>29%</b>	
<b>RV/ BOAT STALLS</b>	<b>94 STALLS</b>	
<b>PARKING (OFFICE)</b>	<b>7 STALLS</b>	



**FINAL PHASES OF PROJECT**

**RESIDENTIAL**

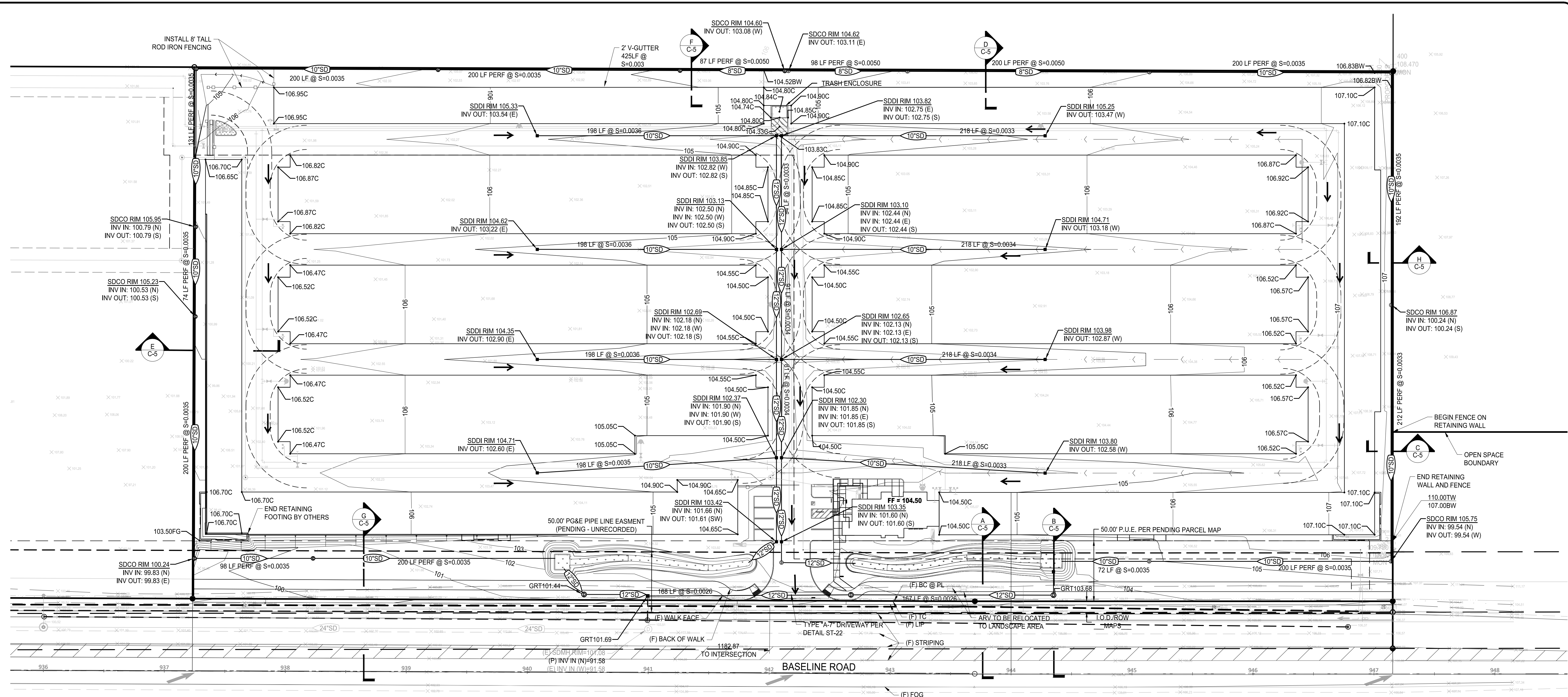
**OPEN SPACE**

**BASELINE ROAD**

**BASELINE SELF STORAGE**

**ROSEVILLE, California**  
**DOMINUS COMPANIES INC.**





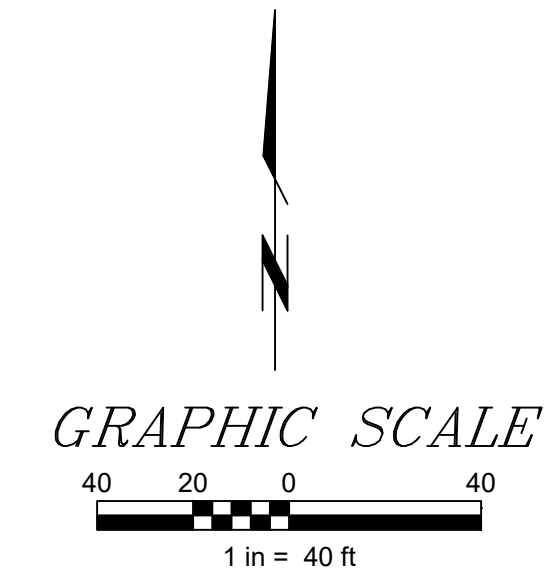
**EARTHWORK ESTIMATES:**

CUT: 9698 Cu. Yd.  
 FILL: 11799 Cu. Yd.  
 NET (FILL): 2102 Cu. Yd.

**NOTES:**

- STORAGE VOLUME OF DMA 1 BASIN = 1,248
- STORAGE VOLUME OF DMA 2 BASIN = 1,423 Cu.Ft.

EXISTING		PROPOSED		EXISTING		PROPOSED	
	FIRE HYDRANT		GATE VALVE		GRADE ELEVATIONS		TC 125.50 AC 125.00
	STORM DRAIN MANHOLE		STORM DRAIN (SIZE AND FLOW DIRECTION)		SEWER SERVICE (SIZE AND FLOW DIRECTION)		SD
	TELEPHONE MANHOLE		WATER SERVICE (SIZE)		OVER HEAD POWER LINE		UTILITY SERVICE AS NOTED
	SANITARY SEWER MANHOLE		FOUND MONUMENT AS NOTED		POWER POLE		PROPERTY LINE
	SEWER CLEAN OUT		BACK FLOW PREVENTER OR DDC		BACK FLOW PREVENTER W/ FDC		BLOWOFF
	LIGHT		CABLE TV		CABLE TV		FDC CONNECTION
	DRAIN INLET		POST INDICATOR VALVE		POST INDICATOR VALVE		WATER METER
	CURB INLET WITH GRATE		TREE		TREE		
	CABLE TV		WATER METER		WATER METER		
	SIGN		BACK FLOW PREVENTER OR DDC		BACK FLOW PREVENTER W/ FDC		BLOWOFF
	BOLLARD		CABLE TV		CABLE TV		FDC CONNECTION
	MAJOR CONTOUR		POST INDICATOR VALVE		POST INDICATOR VALVE		WATER METER
	MINOR CONTOUR		TREE		TREE		
	EASEMENT		WATER METER		WATER METER		
	FENCE		BACK FLOW PREVENTER OR DDC		BACK FLOW PREVENTER W/ FDC		BLOWOFF
	DIRECTION OF FLOW		CABLE TV		CABLE TV		FDC CONNECTION
	FLOWLINE		POST INDICATOR VALVE		POST INDICATOR VALVE		WATER METER
	OVERLAND RELEASE		TREE		TREE		



RECORD DRAWINGS  
 DATE \_\_\_\_\_ ENGINEER INITIAL \_\_\_\_\_

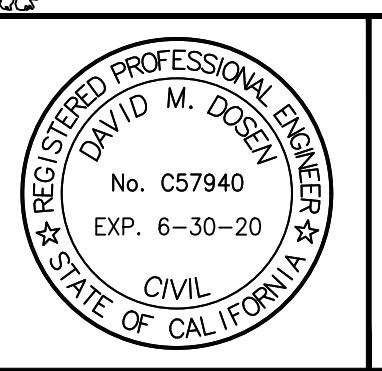
L:\DDDDOM 19-60\dwg\Engineering\On-Site\Master Plan\DOM 19-60 GR master.dwg | SAV/ED 23 December 2020

No.	Description	Engr Init	COUNTY APPROVAL
			By _____ Date _____

**BENCHMARK DESCRIPTION**  
 BENCHMARK ID: B.M. 126  
 ELEVATION = 118.03 (NGVD-29)  
 = 120.15 (NAVD-88)  
 3-1/4" BRASS DISK STAMPED SEPTEMBER 2014 LS 7331  
 LOCATED AT THE NORTHEAST CORNER OF THE  
 INTERSECTION OF FIDDYMENT ROAD AND WESTLAKE  
 DRIVE ON THE TOP OF CURB AT NORTH CURB RETURN.  
 CITY BM 126.

DESIGNED R. HUCK  
 DRAWN C. ROBERTS  
 CHECKED D. DOSEN  
 DATE 12/23/2020  
 SCALE 1" = 40'

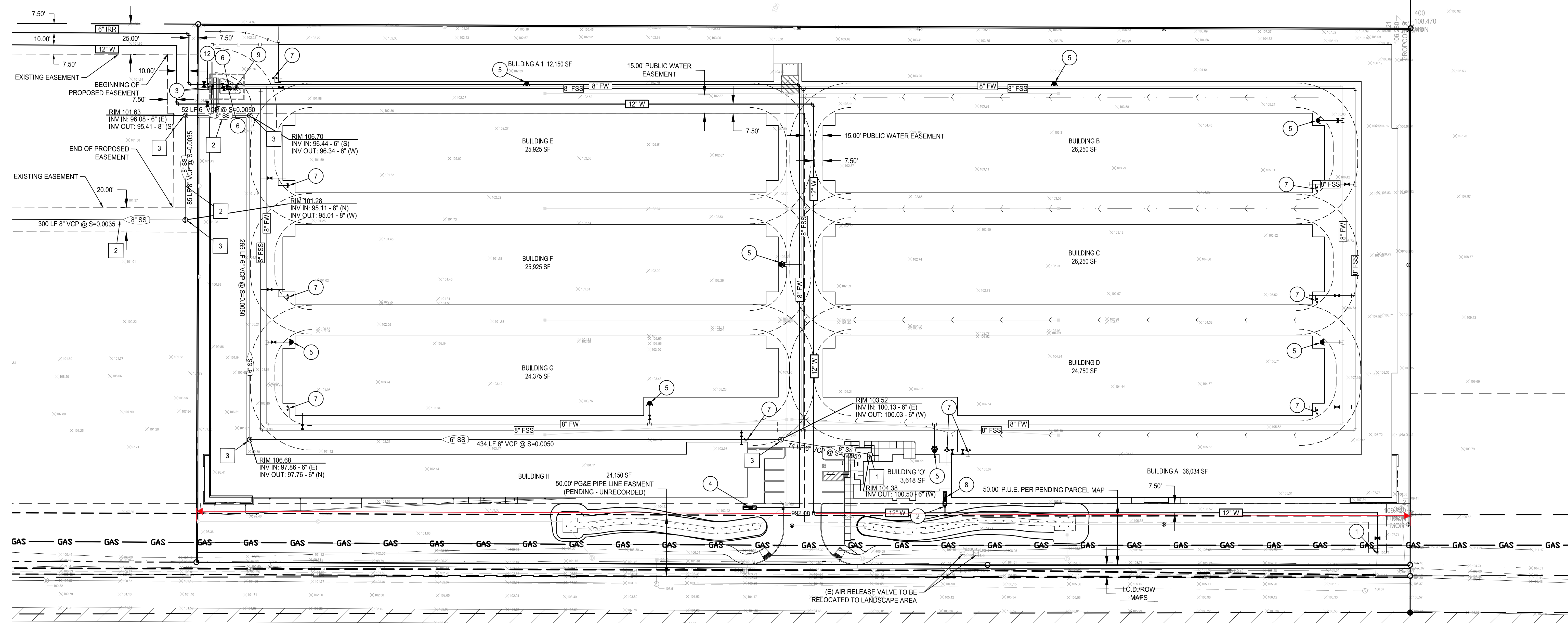
PRELIMINARY DRAWING  
 FOR PLAN CHECK SUBMITTAL ONLY  
 NOT FOR CONSTRUCTION



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 SGI CIVIL • SGI 3D • SURVEYORS GROUP, INC.  
 9001 Foothills Blvd., Suite 170  
 Roseville, CA 95747  
 (916) 789-0822 (916) 789-0824 (Fax)  
 www.sgicompanies.com

DOMINUS COMPANIES, INC.  
 IMPROVEMENT PLANS - MASTER PLAN  
**BASELINE SELF-STORAGE**  
 CITY OF ROSEVILLE, CALIFORNIA  
 MASTER GRADING PLAN

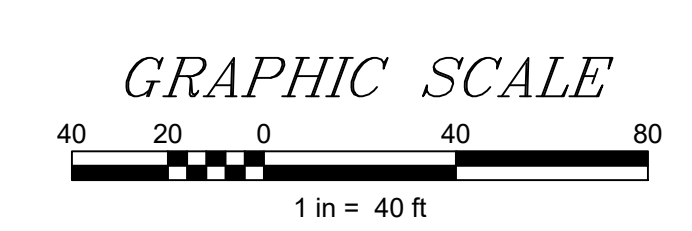
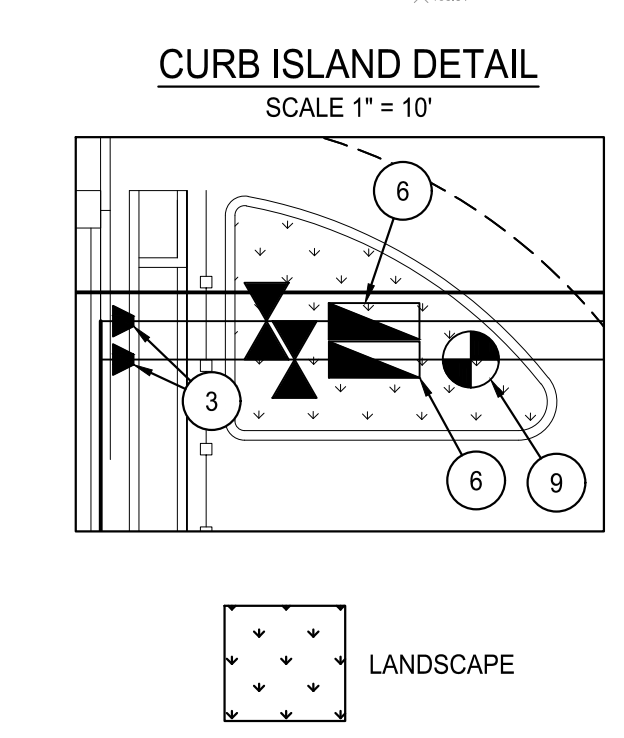
SHEET NO. C-1 OF 7  
 JOB NO. DOM 19-60



- WATER NOTES**
- 1 CONNECT TO 12" TEMPORARY BOV
  - 2 INSTALL 12" X 1-1/2" REDUCER
  - 3 INSTALL 12" X 8" REDUCER
  - 4 INSTALL 1 1/2" IRRIGATION DDC AND SERVICE PER CITY STD. DETAIL
  - 5 INSTALL FIRE HYDRANT ASSEMBLY AND LATERAL
  - 6 8" FIRE SERVICE DOUBLE DETECTOR CHECK VALVE
  - 7 INSTALL FIRE DEPARTMENT CONNECTION
  - 8 INSTALL 1-1/2" RP BACKFLOW PREVENTOR FOR DOMESTIC
  - 9 INSTALL POST INDICATOR VALVE

- WATER NOTES**
- 10 CONNECT TO EX. 24" WATER MAIN
  - 11 INSTALL 8" FIRE WATER DOUBLE DETECTOR CHECK VALVE
  - 12 INSTALL 6" X 1-1/2" REDUCER ON IRRIGATION LINE

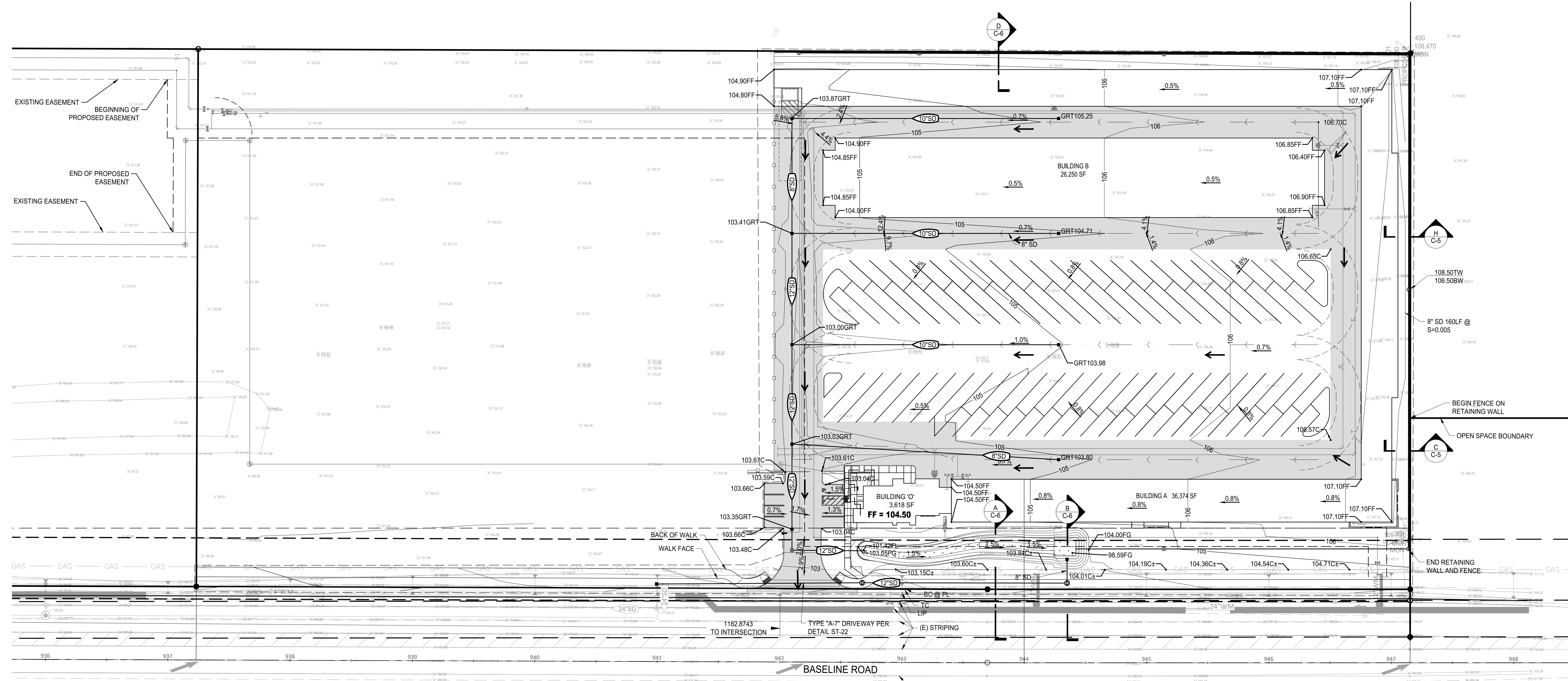
- SEWER NOTES**
- 1 INSTALL SSCO
  - 2 INSTALL VCP SEWER PIPE WITH SIZE AS SHOWN
  - 3 INSTALL SSMH



RECORD DRAWINGS  
DATE \_\_\_\_\_ ENGINEER INITIAL \_\_\_\_\_

L:\DDDDOM 19-60\dwg\Engineering\On-Site\Master Plan\DOM 19-60 UT master.dwg | SAVED 23 December 2020

No.	Description	Engr Init	COUNTY APPROVAL		BENCHMARK DESCRIPTION	DESIGNED <u>R. HUCK</u>	DRAWN <u>C. ROBERTS</u>	CHECKED <u>D. DOSEN</u>	DATE <u>12/17/2020</u>	SCALE _____	PRELIMINARY DRAWING FOR PLAN CHECK SUBMITTAL ONLY NOT FOR CONSTRUCTION		<b>SGI COMPANIES</b> SGI CIVIL • SGI 3D • SURVEYORS GROUP, INC. 9001 Foothills Blvd., Suite 170 Roseville, CA 95747 (916) 789-0822 (916) 789-0824 (Fax) www.sgicompanies.com	DOMINUS COMPANIES, INC. IMPROVEMENT PLANS BASELINE SELF-STORAGE CITY OF ROSEVILLE, CALIFORNIA MASTER UTILITY PLAN	SHEET NO. C-2 OF 7 JOB NO. <u>DOM 19-60</u>
			By	Date											



**EARTHWORK ESTIMATES:**

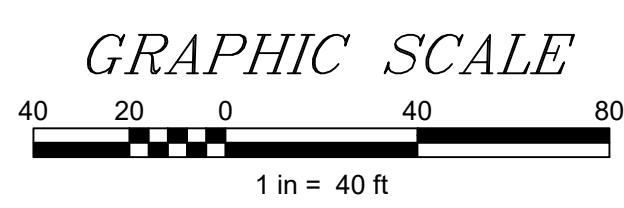
CUT: 7,553 Cu. Yd.  
 FILL: 732 Cu. Yd.  
 NET (CUT): 6,821 Cu. Yd.

**NOTES:**

- ALL FRONTAGE IMPROVEMENTS ARE BY OTHERS.
- SORAGE VOLUME OF DMA 1 BASIN = 1,423 Cu.FL

**LEGEND:**

- CONCRETE DRIVE AISLES
- OVERLAND RELEASE



RECORD DRAWINGS  
 DATE \_\_\_\_\_ ENGINEER INITIAL \_\_\_\_\_

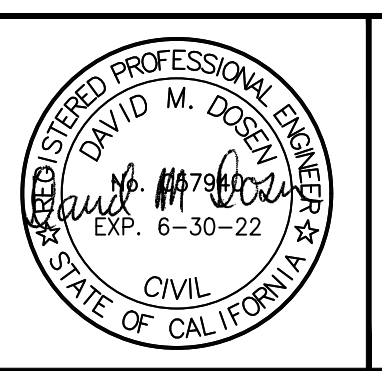
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No.	Description	Engr Init	COUNTY APPROVAL	
			By	Date

**BENCHMARK DESCRIPTION**  
 BENCHMARK ID: B.M. 126  
 ELEVATION = 118.03 (NGVD-29)  
 3-1/4" BRASS DISK STAMPED SEPTEMBER 2014 LS 7331  
 LOCATED AT THE NORTHEAST CORNER OF THE  
 INTERSECTION OF FIDDYDUT ROAD AND WESTLAKE  
 DRIVE ON THE TOP OF CURB AT NORTH CURB RETURN.  
 CITY BM 126.

DESIGNED R. HUCK  
 DRAWN C. ROBERTS  
 CHECKED D. DOSEN  
 DATE 12/17/2020  
 SCALE \_\_\_\_\_

PRELIMINARY DRAWING  
 FOR PLAN CHECK SUBMITTAL ONLY  
 NOT FOR CONSTRUCTION

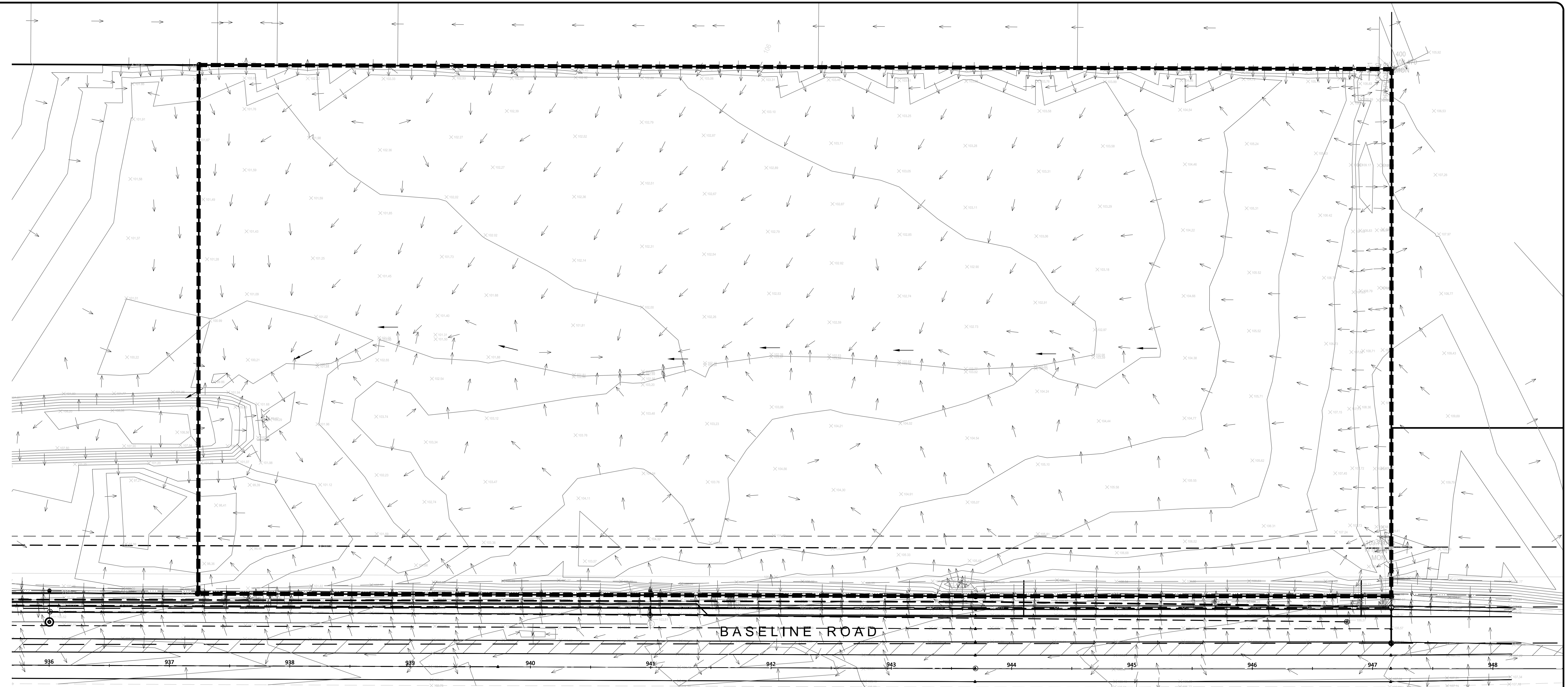


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 www.sgicompanies.com

DOMINUS COMPANIES, INC.  
 IMPROVEMENT PLANS  
**BASELINE SELF-STORAGE**  
 CITY OF ROSEVILLE, CALIFORNIA  
 GRADING PLAN - PHASE 1

SHEET NO.  
 C-3 OF 7  
 JOB NO. DOM 19-60





**PRE DEVELOPMENT SITE DRAINAGE**

BASED ON EXISTING TOPOGRAPHY, ON SITE RUNOFF OVERLAND FLOWS FROM THE NORTH SOUTH AND EAST BEFORE CHANNELIZING AT APPROXIMATELY THE CENTERLINE OF THE PROPERTY AS IT MAKES ITS WAY WEST TO CURRY CREEK. THE SOUTH WEST PORTION OF THE ON SITE RUNOFF OVERLANDS SLIGHTLY BEFORE CHANNELIZING WEST TOWARD CURRY CREEK.

**NOTE:**

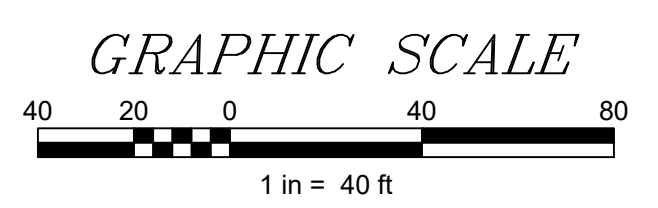
10 YEAR AND 100 YEAR PEAK FLOWS TO BE PROVIDED WITH GRADING PERMIT PLAN SET.

**AREAS**

TOTAL AREA = 10 Ac (100% PERVIOUS)

**LEGEND**

- WATER SHED BOUNDARY
- ← OVERLAND SHED DIRECTION
- COLLECTION SHED DIRECTION



RECORD DRAWINGS  
DATE \_\_\_\_\_ ENGINEER INITIAL \_\_\_\_\_

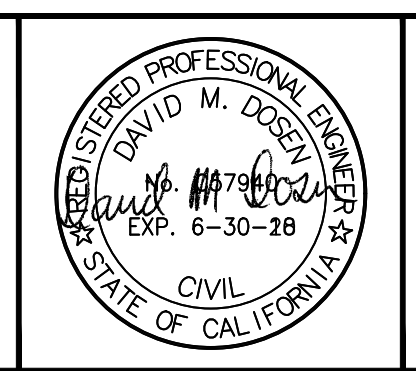
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No.	Description	Engr Init	COUNTY APPROVAL	
			By	Date

**BENCHMARK DESCRIPTION**  
BENCHMARK ID: B.M. 126  
ELEVATION = 118.03 (NGVD-29)  
3-1/4" BRASS DISK STAMPED SEPTEMBER 2014 LS 7331  
LOCATED AT THE NORTHEAST CORNER OF THE  
INTERSECTION OF FIDDYMENT ROAD AND WESTLAKE  
DRIVE ON THE TOP OF CURB AT NORTH CURB RETURN.  
CITY BM 126.

DESIGNED R. HUCK  
DRAWN C. ROBERTS  
CHECKED D. DOSEN  
DATE 12/23/2020  
SCALE \_\_\_\_\_

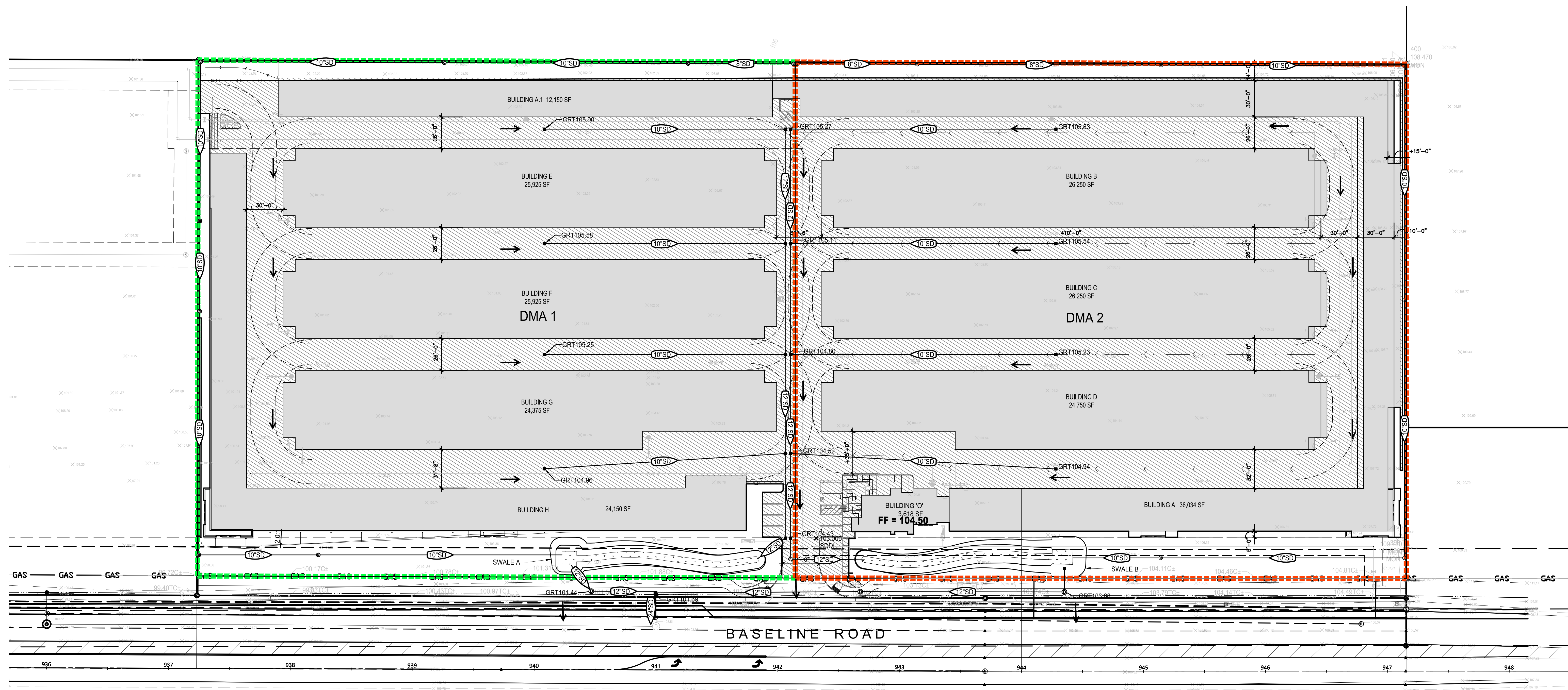
PRELIMINARY DRAWING  
FOR PLAN CHECK SUBMITTAL ONLY  
NOT FOR CONSTRUCTION



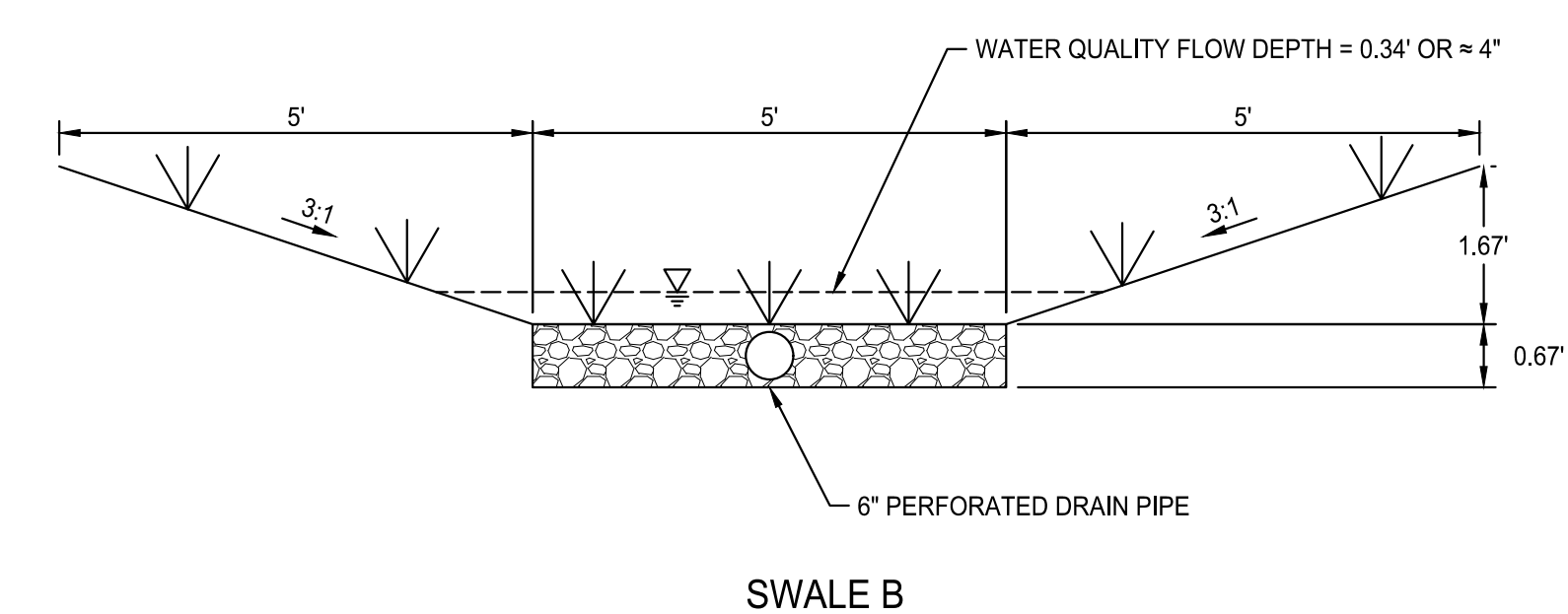
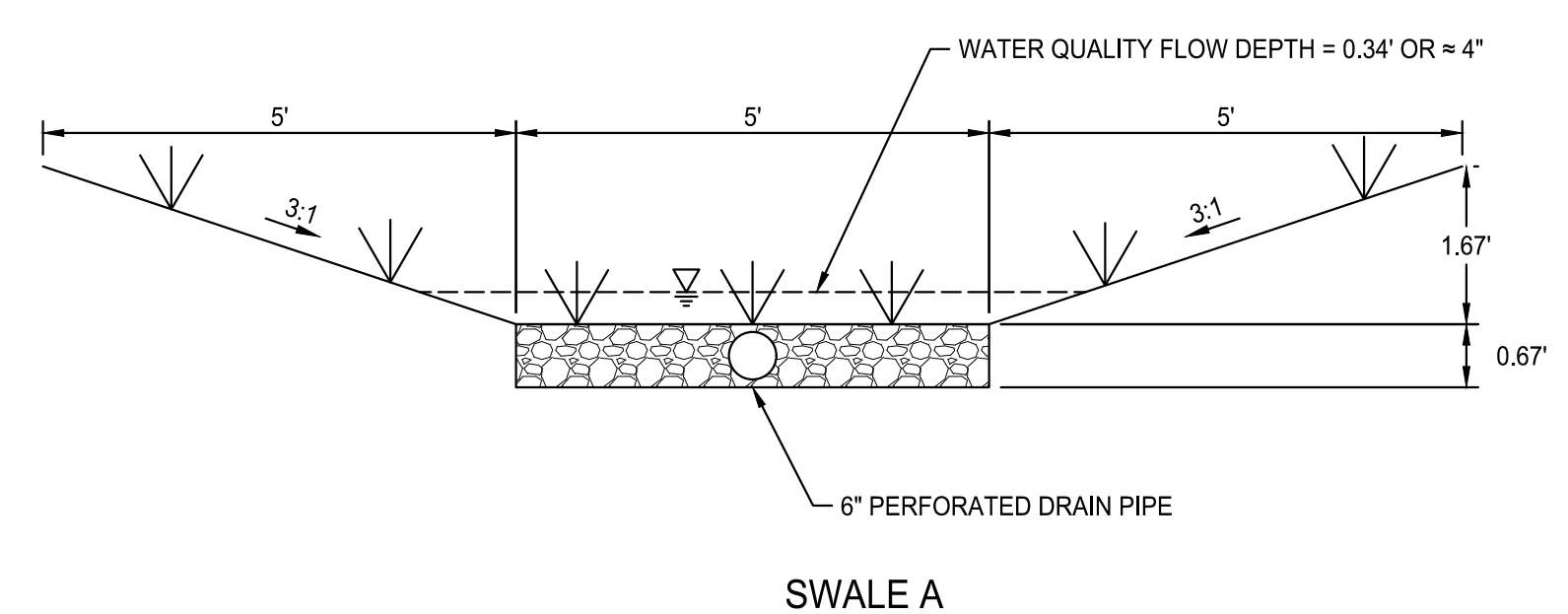
**SGI COMPANIES**  
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Roseville, CA 95747  
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www.sgicompanies.com

DOMINUS COMPANIES, INC.  
SHED AND STORM WATER PLANS  
**BASELINE SELF-STORAGE**  
CITY OF ROSEVILLE, CALIFORNIA  
PRE-DEVELOPMENT SHED MAP

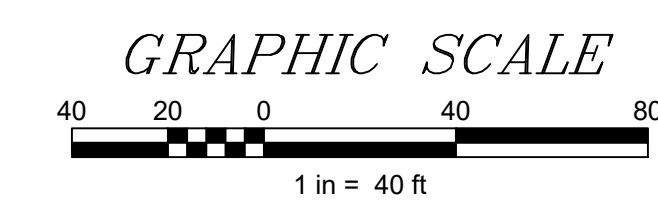
SHEET NO.  
1 OF 2  
JOB NO. DOM 19-60



DMA 1		DMA 2	
PERVIOUS AREA	28,876 SF	PERVIOUS AREA	25,569 SF
IMPERVIOUS AREA	178,691 SF	IMPERVIOUS AREA	186,510 SF
WQF	0.85 CFS	WQF	0.86 CFS



- LEGEND**
- WATER SHED BOUNDARY
  - SUBSHED BOUNDARY
  - BUILDING FOOTPRINT
  - PAVEMENT / CONCRETE
  - ← OVERLAND RELEASE POINT



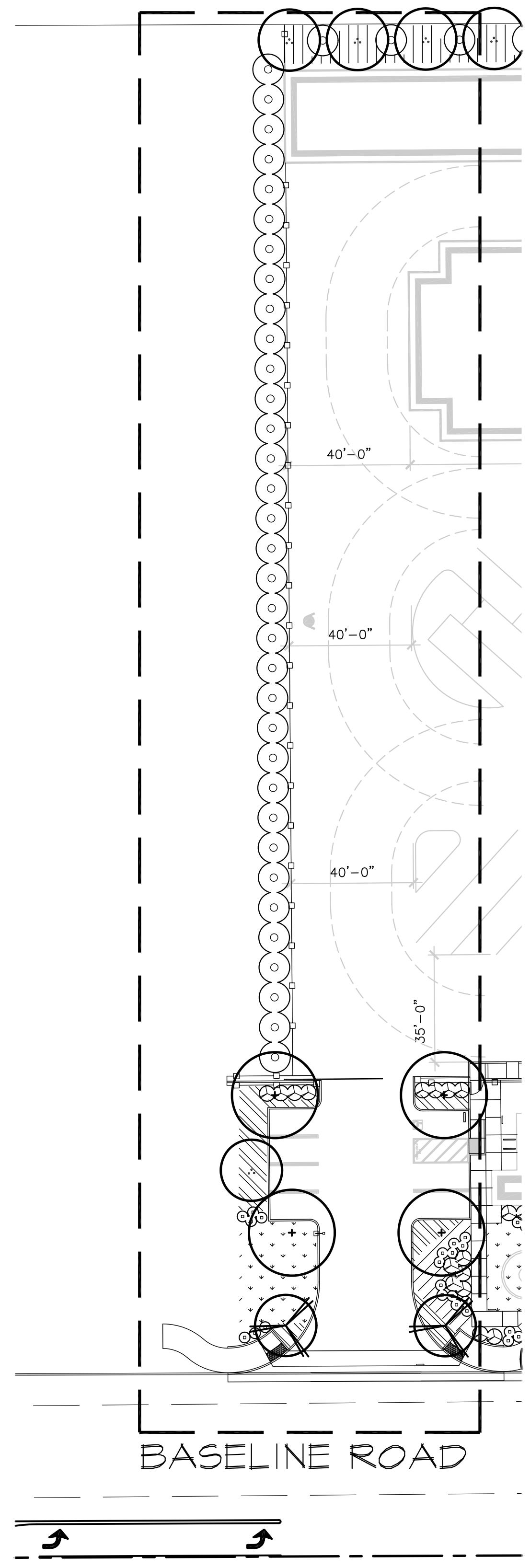
NOTE: PIPE SIZES, INVERTS, AND SLOPE TO BE FINALIZED WITH GRADING PERMIT SUBMITTAL

RECORD DRAWINGS

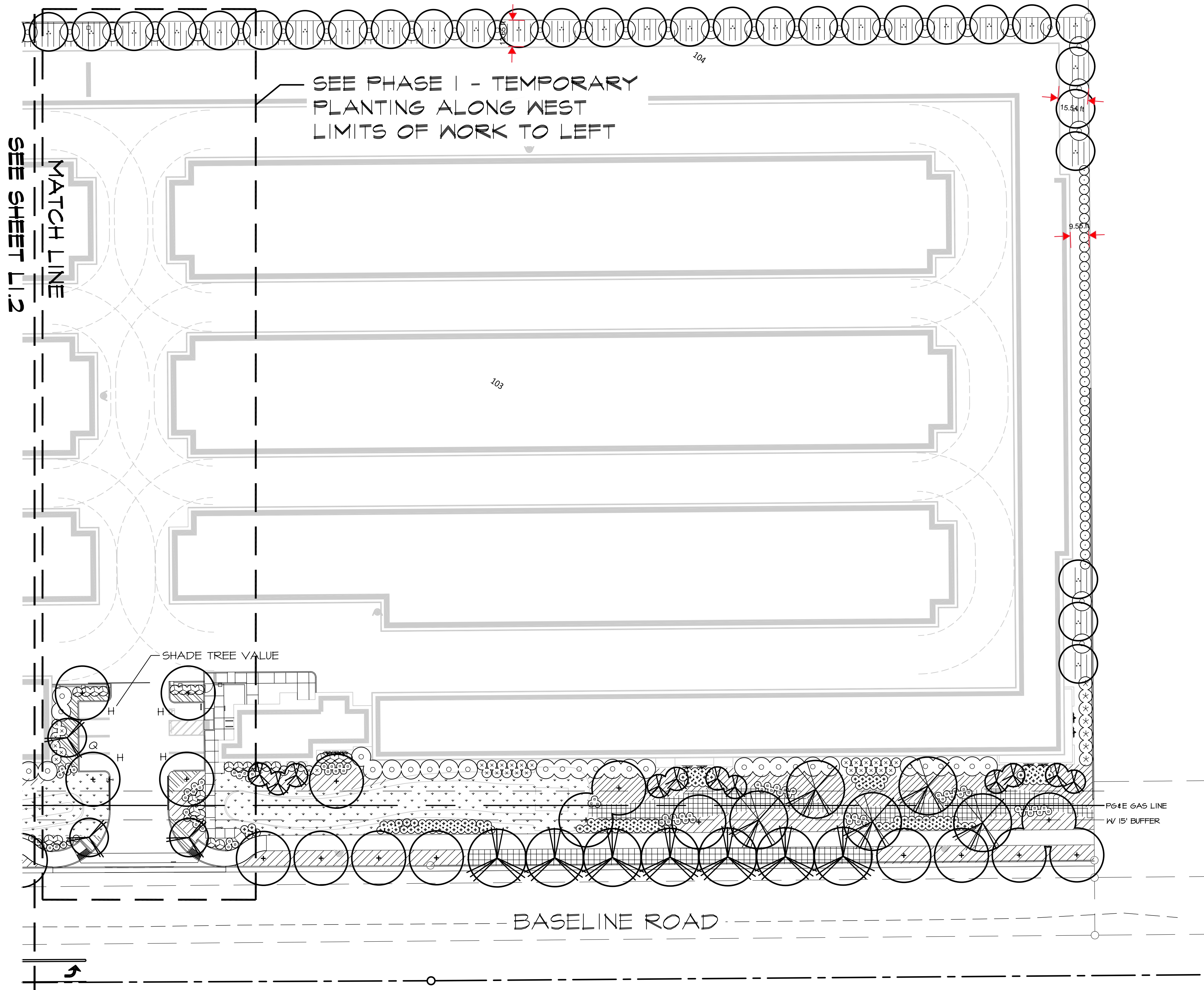
DATE \_\_\_\_\_ ENGINEER INITIAL \_\_\_\_\_

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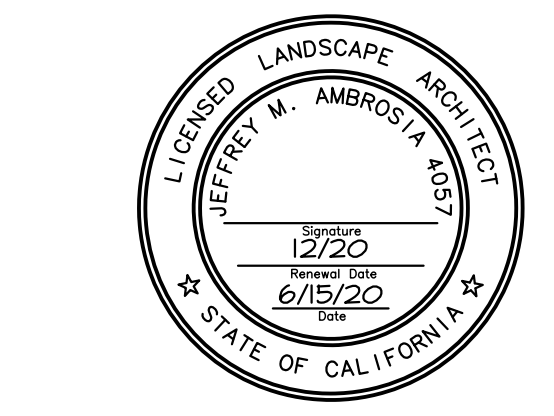
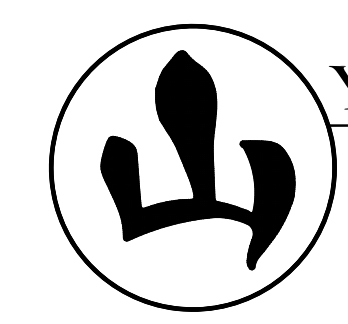
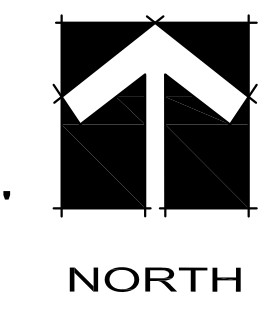
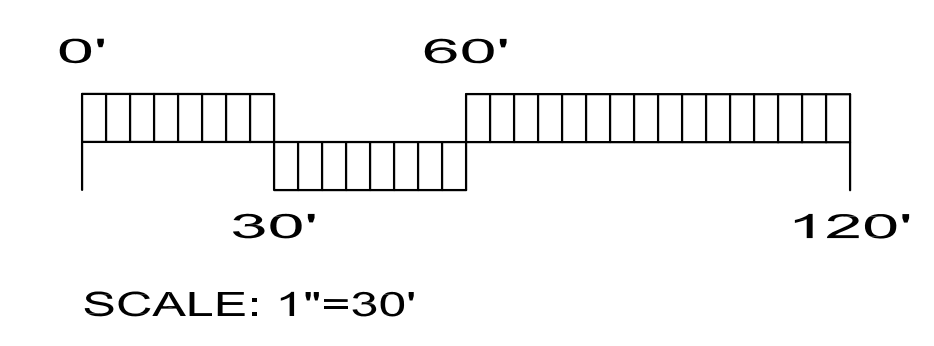
No.	Description	Engr Init	COUNTY APPROVAL		BENCHMARK DESCRIPTION BENCHMARK ID: B.M. 126 ELEVATION = 118.03 (NGVD-29) 3-1/4" BRASS DISK STAMPED SEPTEMBER 2014 LS 7331 LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FIDDYMENT ROAD AND WESTLAKE DRIVE ON THE TOP OF CURB AT NORTH CURB RETURN. CITY BM 126.	DESIGNED	R. HUCK	PRELIMINARY DRAWING FOR PLAN CHECK SUBMITTAL ONLY NOT FOR CONSTRUCTION		<b>SGI COMPANIES</b> SGI CIVIL • SGI 3D • SURVEYORS GROUP, INC. 9001 Foothills Blvd., Suite 170 Roseville, CA 95747 (916) 789-0822 (916) 789-0824 (Fax) www.sgicompanies.com	DOMINUS COMPANIES, INC. SHED AND STORM WATER PLANS BASELINE SELF-STORAGE CITY OF ROSEVILLE, CALIFORNIA POST DEVELOPMENT STORM WATER PLAN	SHEET NO. 2 OF 2 JOB NO. DOM 19-60
			By	Date		CHECKED	D. DOSEN					



PHASE I - TEMPORARY PLANTING  
ALONG WEST LIMIT OF WORK



OVERALL SITE PLAN - EAST END



**YAMASAKI**  
LANDSCAPE ARCHITECTURE  
1223 HIGH STREET, AUBURN, CA 95603  
(530) 885-0040  
FAX (530) 885-0042

PLANT SCHEDULE LANDSCAPE

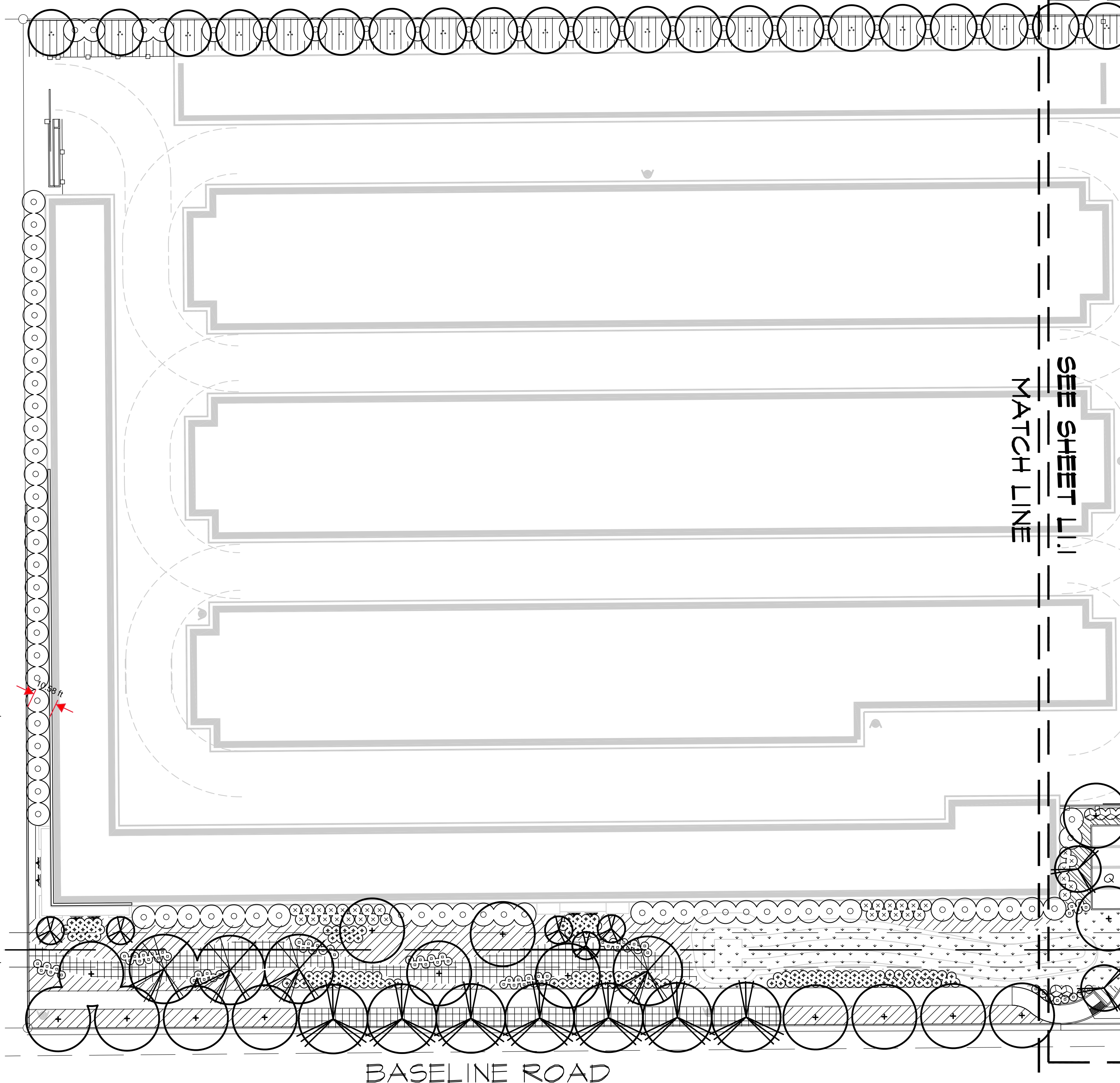
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUGOLS	
	COT COG	16	Cotinus coggygria / Smoke Tree	15 gal	L	
	LAG NAT	3	Lagerstroemia x 'Natchez' / Crape Myrtle	15 gal	L	
	LAU NOB	50	Laurus nobilis / Sweet Bay	15 gal	L	
	PIS KEI	30	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal	M	
	QUE URB	14	Quercus macrocarpa 'Urban Pinnacle' / Urban Pinnacle Oak	15 gal	M	
	QUE WIS	9	Quercus wislizenii / Interior Live Oak	15 gal	L	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUGOLS	
	ARC HOW	7	Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita	5 gal	L	
	GRE NOE	60	Grevillea x 'Noellii' / Grevillea	5 gal	M	
	LOR RUB	27	Loropetalum chinense rubrum / Chinese Fringe Flower	5 gal	L	
	NAN DOM	42	Nandina domestica / Heavenly Bamboo	5 gal		
	XYL CON	137	Xylosma congestum / Shiny Xylosma	5 gal		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUGOLS	
	MUH REG	141	Muhlenbergia capillaris 'Regal Mist' / Muhly	5 gal	L	
	MUH RIG	241	Muhlenbergia rigens / Deer Grass	5 gal	L	
VINES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUGOLS	
	DIS BUC	15	Distictis buccinatoria / Blood Red Trumpet Vine	5 gal	M	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUGOLS
	ACA LOW	276	Acacia redolens 'Lowboy' / Lowboy Bank Catclaw	1 gal	72" o.c.	M
	ARC EME	74	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	36" o.c.	L
	LAN SEL	525	Lantana sellowiana / Trailing Lantana	1 gal	60" o.c.	L
	PYR LOW	243	Pyracantha coccinea 'Lowboy' / Lowboy Pyracantha	1 gal	72" o.c.	L
SOD	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUGOLS
	BIOSOD	9,076 sf	Biofiltration Sod / Avail. from Delta Bluegrass 800-637-8873	sod		M

PARKING LOT SHADE CALCULATIONS

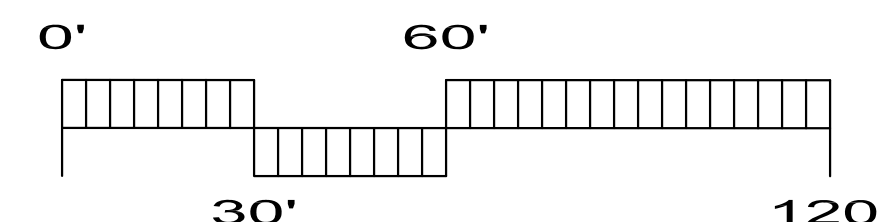
TREE SYMBOL	100%	75%	50%	25%
LAG. NAT.			1 (157) = 157	
PIS. CHI.			4 (354) = 1,416	
TOTAL PARKING AREA	2,308 s.f.			
SHADE REQUIRED	1,154 s.f.			
SHADE PROVIDED	1,573 s.f.			
PERCENT SHADE	68%			

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the landscape design plan."

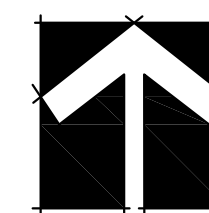
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SIGNATURE DATE



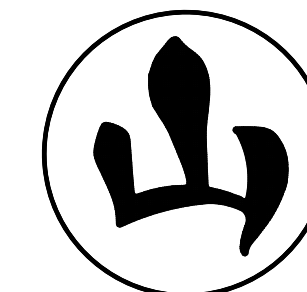
OVERALL SITE PLAN - WEST END



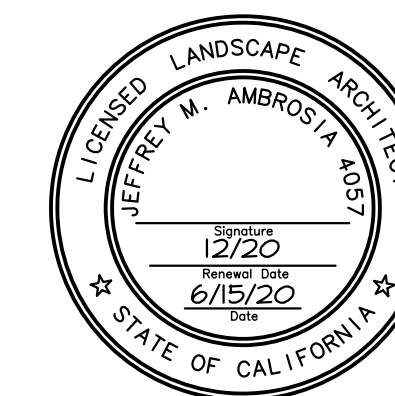
SCALE: 1"=30'



NORTH



**YAMASAKI**  
LANDSCAPE ARCHITECTURE  
1223 HIGH STREET, AUBURN, CA 95603  
(530) 885-0040  
FAX (530) 885-0042



**BASELINE SELF STORAGE**

**Stark Designs**  
**ARCHITECTURE**

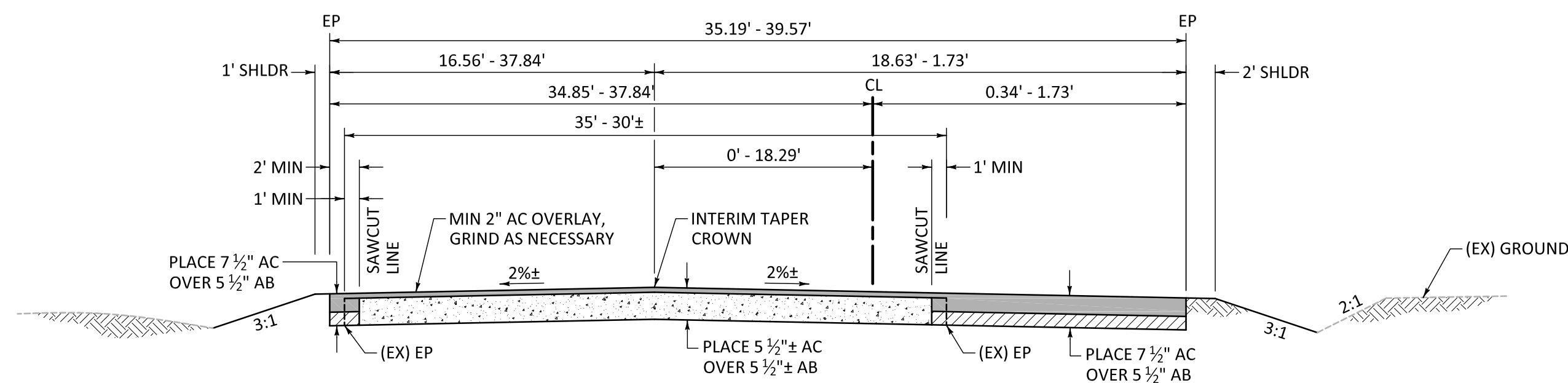
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DATE: 9-1-19

**PLANTING PLAN L1.2**

**ROSEVILLE, California**  
**DOMINUS COMPANIES INC.**



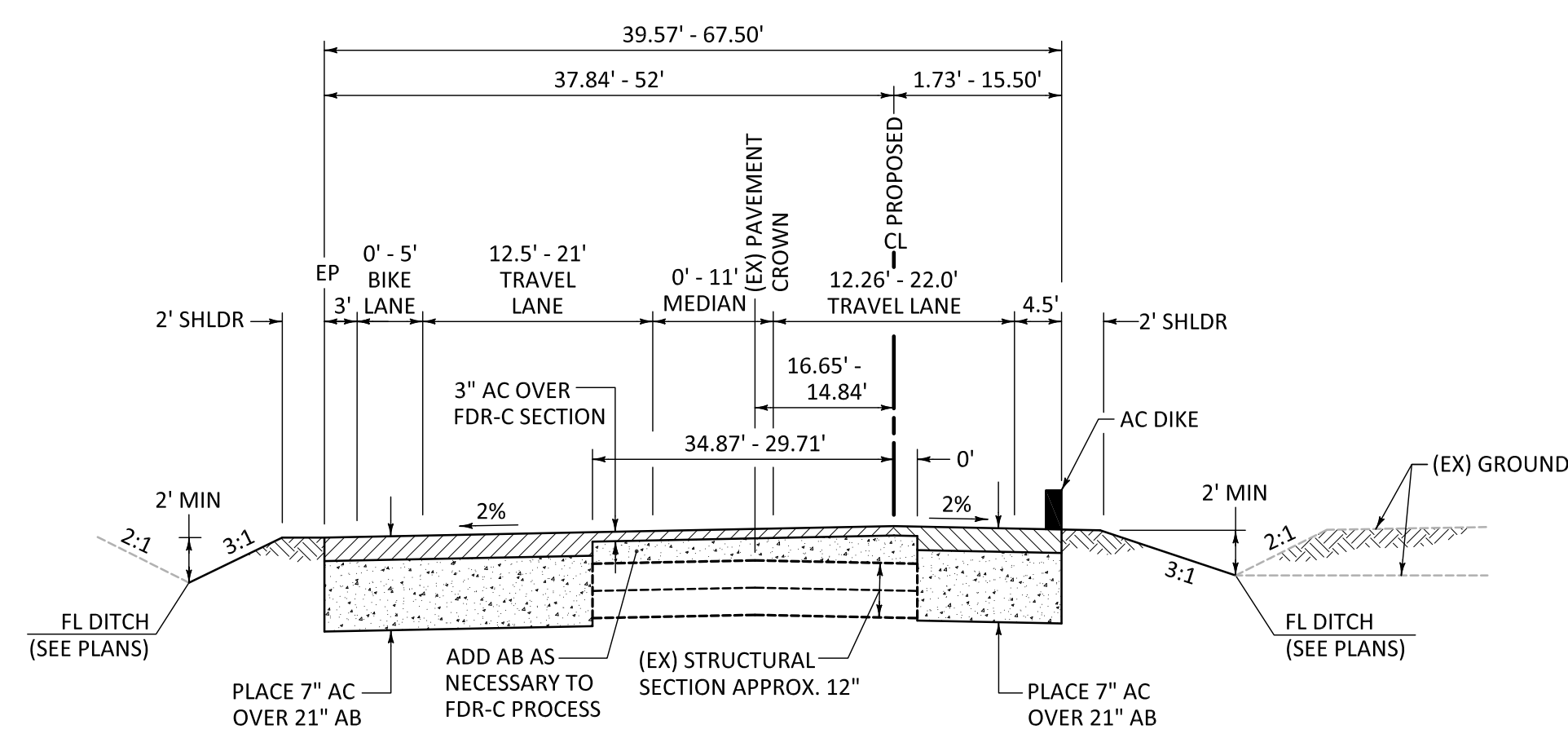




**BASELINE ROAD  
TEMPORARY OVERLAY SECTION**

NO SCALE

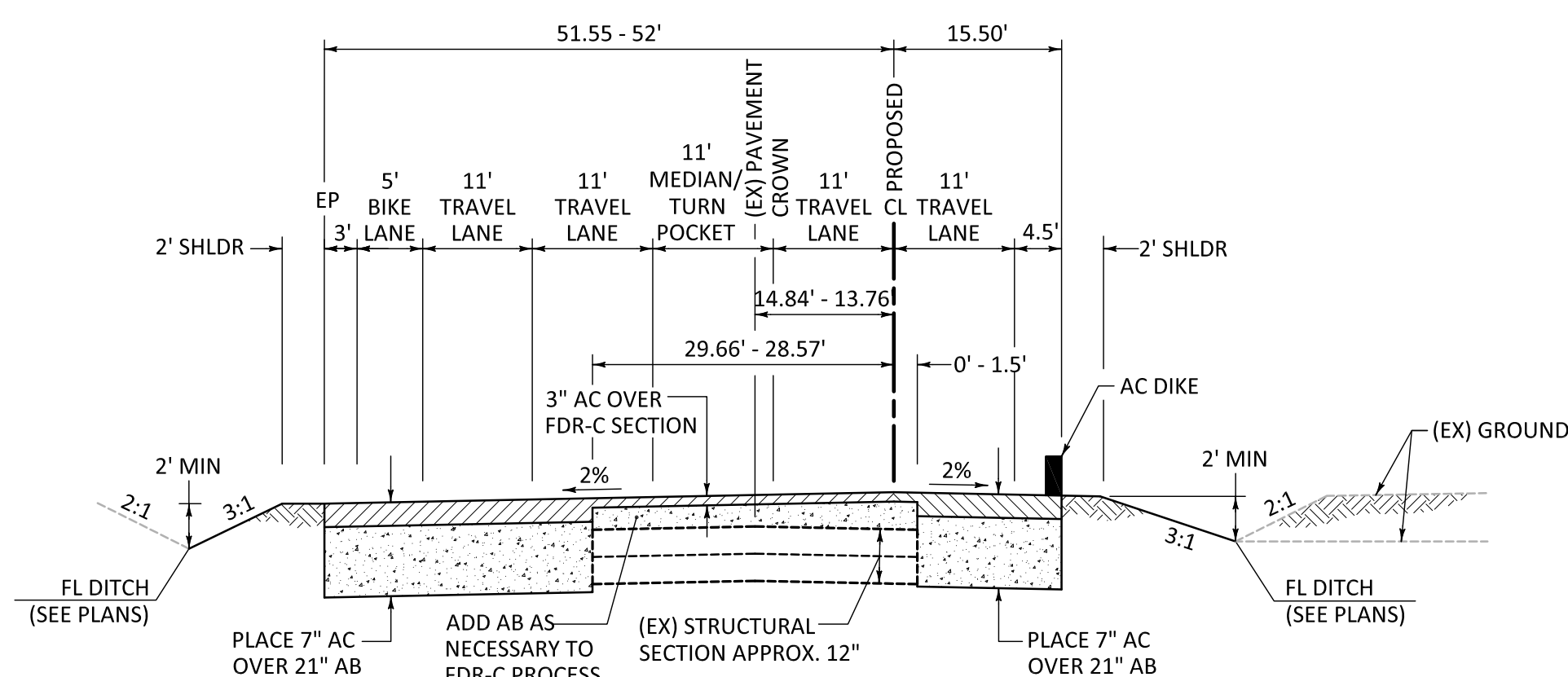
STA 911+23.32 TO STA 913+00.00



**BASELINE ROAD TYPICAL SECTION**

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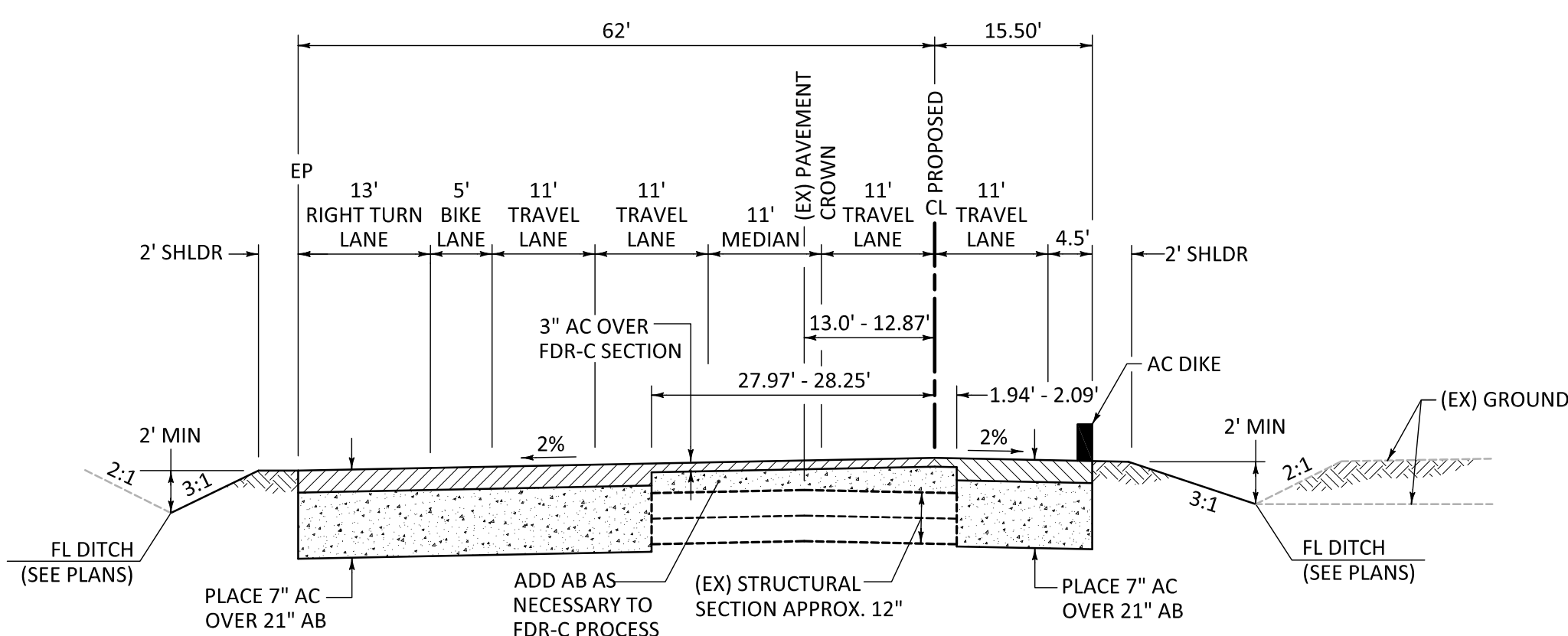
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**BASELINE ROAD TYPICAL SECTION**

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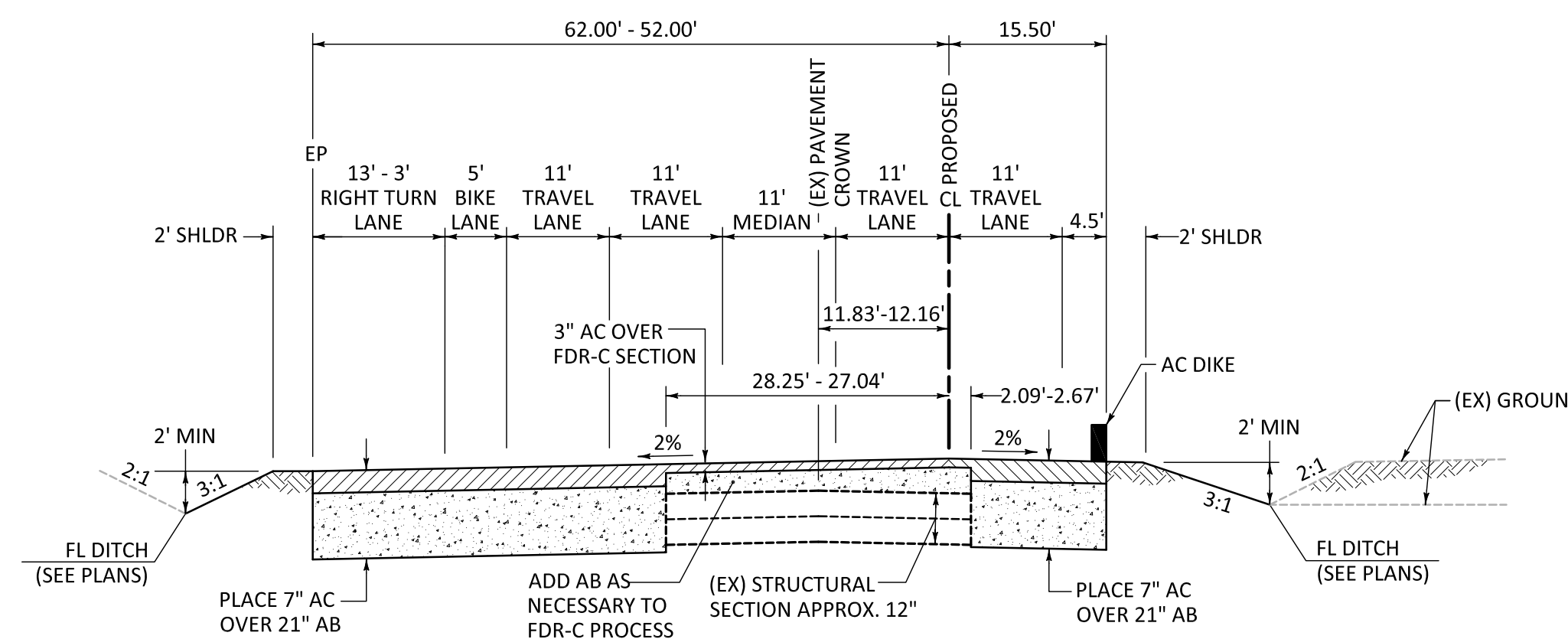
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**BASELINE ROAD TYPICAL SECTION**

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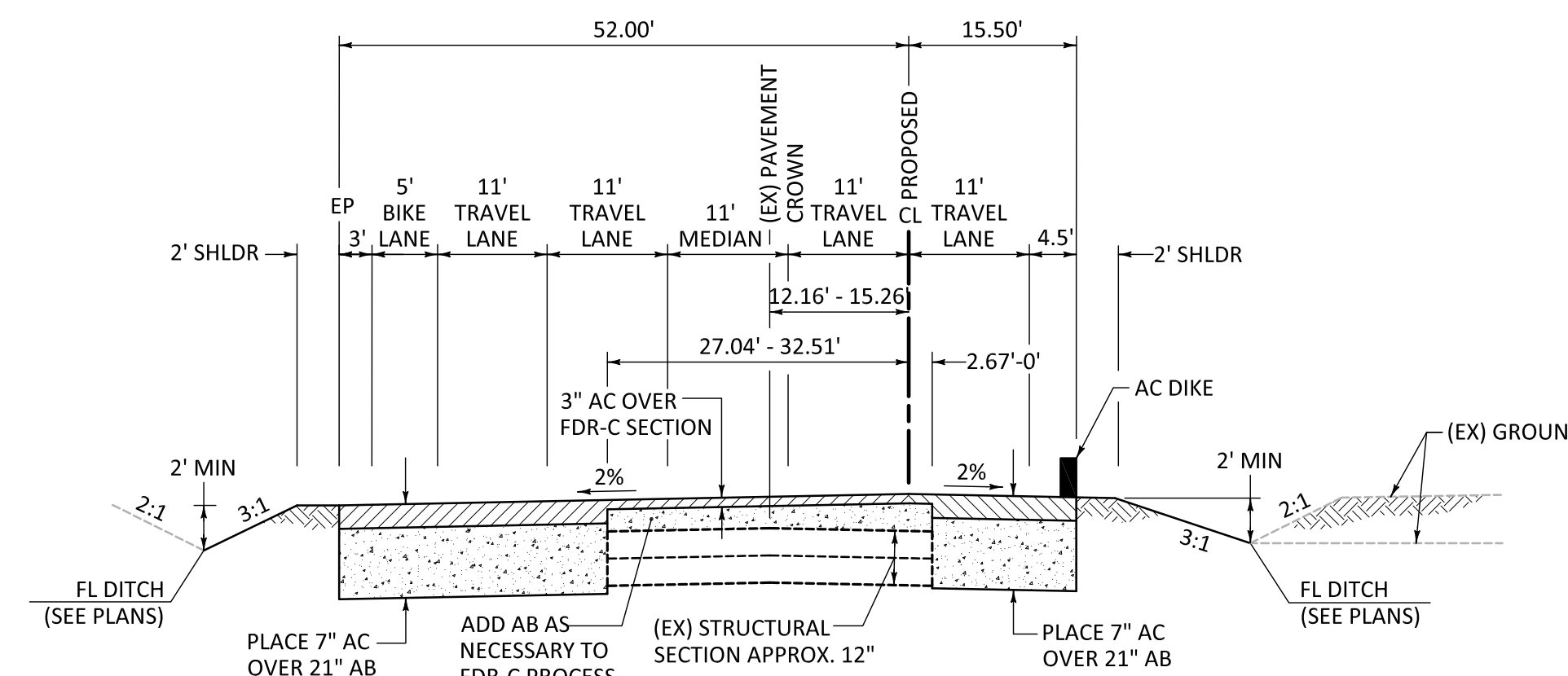
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**BASELINE ROAD TYPICAL SECTION**

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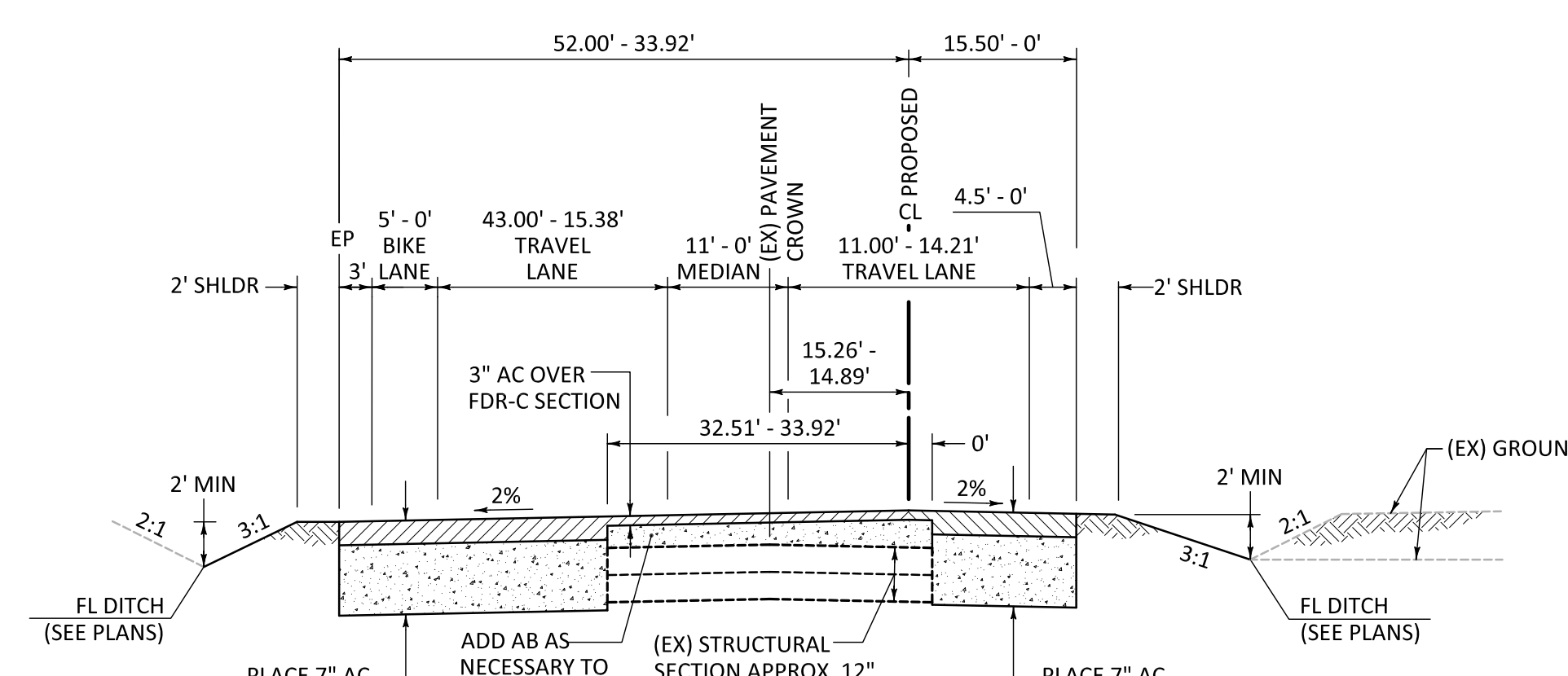
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**BASELINE ROAD TYPICAL SECTION**

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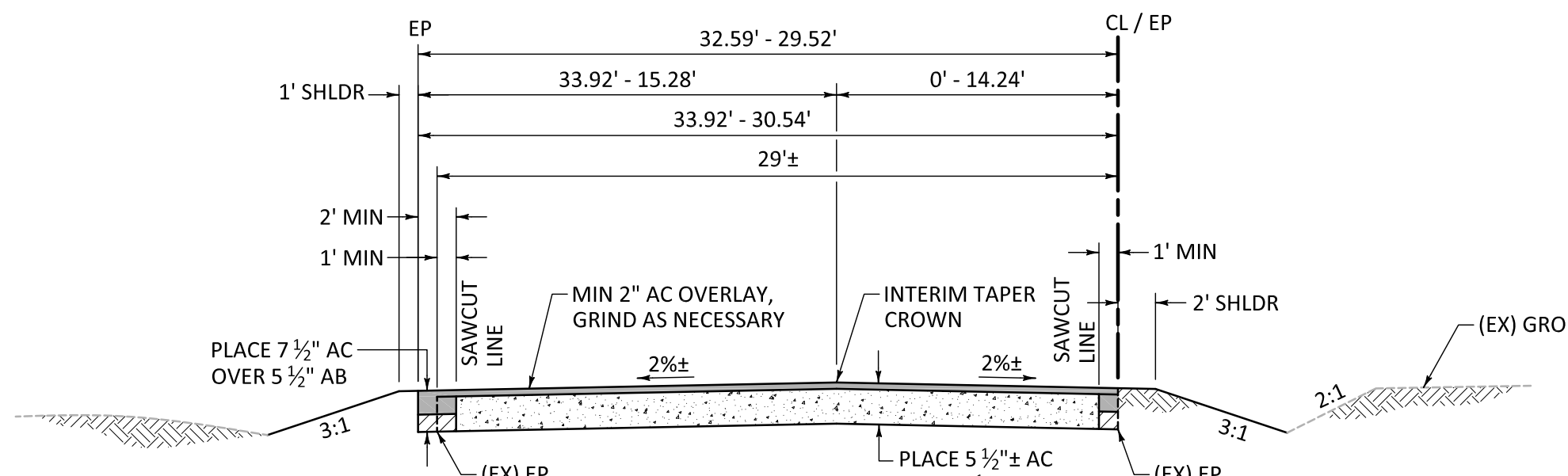
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**BASELINE ROAD TYPICAL SECTION**

NO SCALE

STA 947+15.50 TO STA 958+00.00



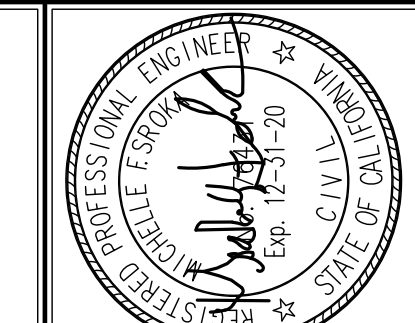
**BASELINE ROAD  
TEMPORARY OVERLAY SECTION**

NO SCALE

STA 958+00.00 TO STA 959+81.67

ALTERNATIVE SECTIONS					
TRAFFIC INDEX (TI)	TRAFFIC CONDITION	UNTREATED SUBGRADE R-VALUE = 10		CHEMICALLY TREATED SUBGRADE** R-VALUE = 40	
		TYPE B AC* (inches)	CLASS 2 AB (inches)	TYPE B AC* (inches)	CLASS 2 AB (inches)
6.0	MINOR RESIDENTIAL	2 1/2*	14	2 1/2*	8
7.0	PRIMARY RESIDENTIAL	3 1/2*	12	3 1/2*	6
8.0	COLLECTOR NON-RESIDENTIAL COLLECTOR	4*	17	4*	10
9.0	INDUSTRIAL	5*	15	5*	8
10.0	MINOR ARTERIAL	4	18	4	10
11.0	MAJOR ARTERIAL	5 1/2*	17	5 1/2*	8
		5	24	5	13
		6 1/2*	22	6 1/2*	11
		6	26	5 1/2	15
		7*	24	7*	13

\* ASPHALT CONCRETE THICKNESS CONTAINS THE CALTRANS SAFETY FACTOR.  
\*\* ASSUMES 12-INCH THICK MINIMUM SECTION OF LIME-TREATED SUBGRADE SOIL.



**MSA ENGINEERING INC.**  
MURRAY SMITH & ASSOCIATES ENGINEERING INC.  
1380 BLUE OAKS BOULEVARD, SUITE 150  
ROSEVILLE, CA 95747  
PHONE: (916) 788-4456  
FAX: (916) 788-4457



07/10/2019 03:53:29 PM  
EN18-0223

NO.	DESCRIPTION	ENGR. INIT.	DATE

REVISIONS					
NO.	DESCRIPTION	ENGR. INIT.	DATE	BY	DATE

PROJECT NO. 17-018

DESIGNED BY RCH/MFS

DRAWN BY DCP

CHECKED BY RCH

SCALE: N/A

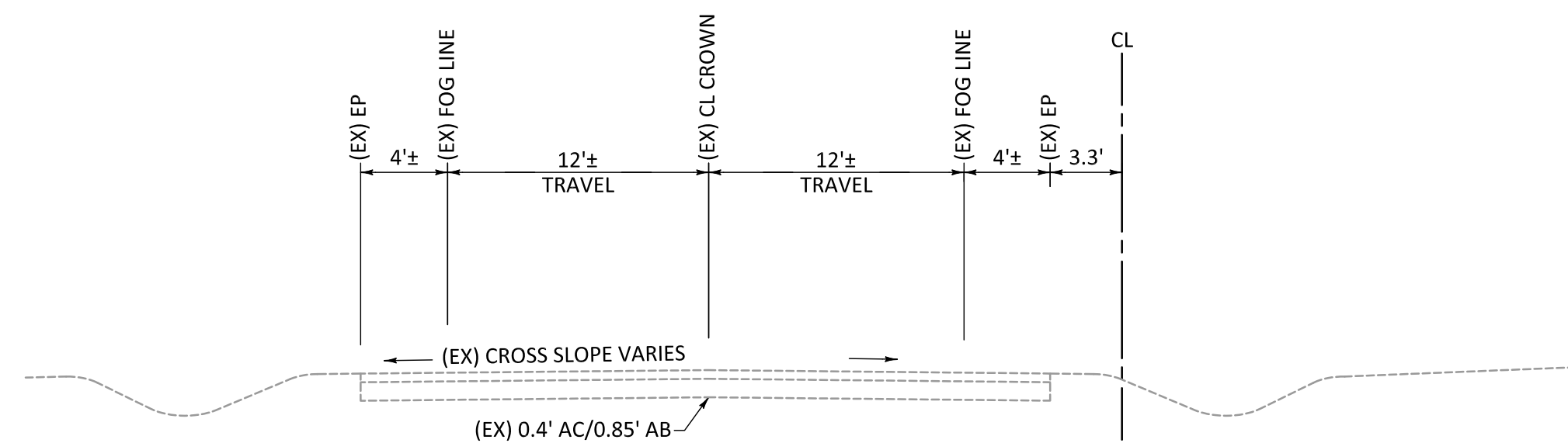
DATE: 06-18-2019

IMPROVEMENT PLANS FOR:  
CITY OF ROSEVILLE, CALIFORNIA  
**SIERRA VISTA PHASE 1A INFRASTRUCTURE**  
**BASELINE ROAD STA 908+50.00 TO STA 999+87.94**  
STREET SECTIONS

RECORD DRAWINGS  
DATE: \_\_\_\_\_ ENGINEER INITIAL: \_\_\_\_\_

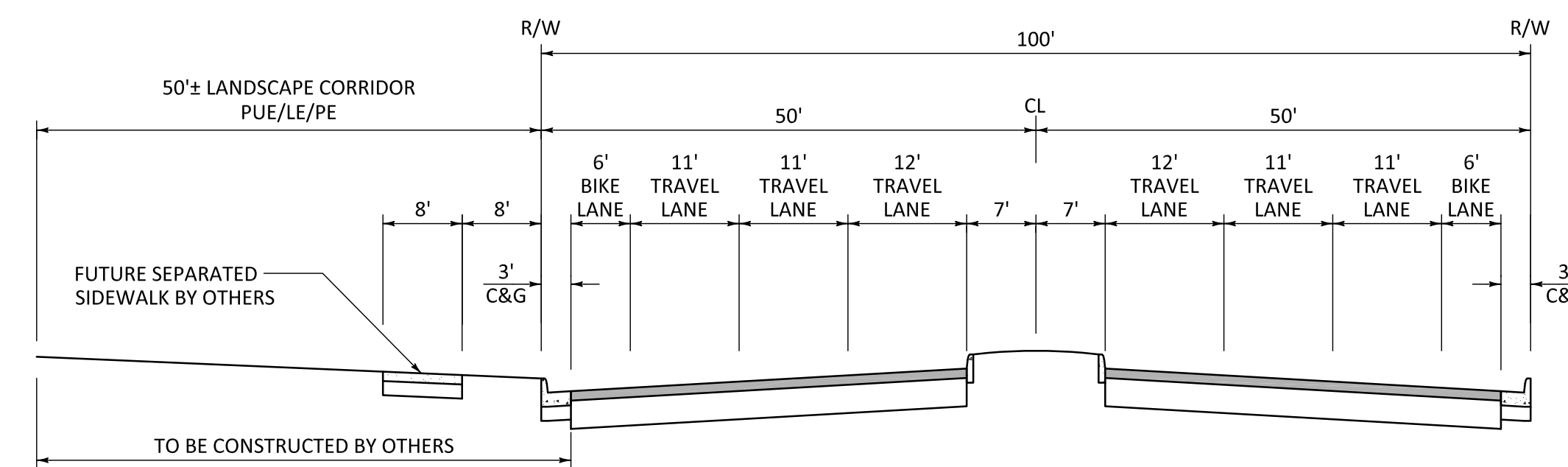
SHEET  
5 OF 25

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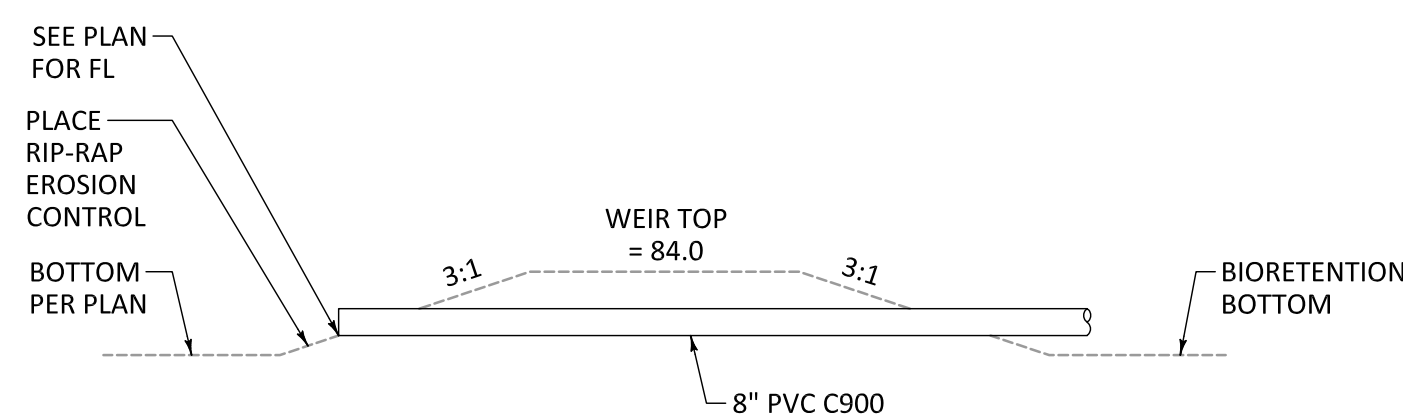
**1** TYPICAL STREET SECTION

TI=9.0 NO SCALE  
 BASELINE ROAD Sta 893+00.00 TO 996+77.00  
 NOTE: FOR EXACT LIMITS OF WATER LINE, TRANSITIONS & TAPERS, SEE PLANS



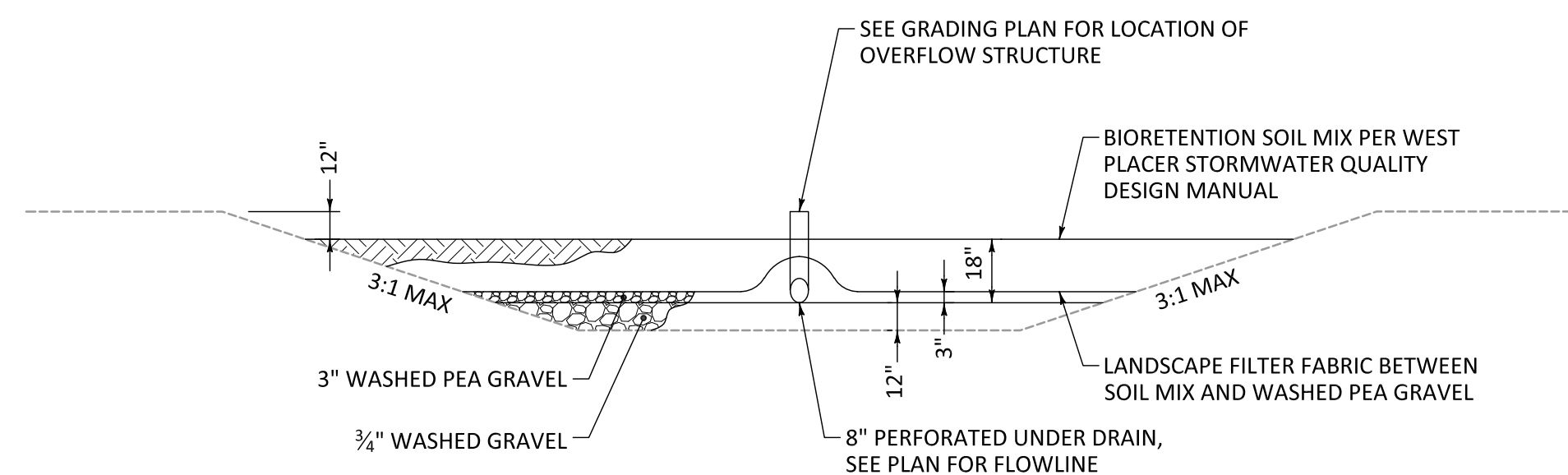
**BASELINE ROAD (ULTIMATE IMPROVEMENTS)**

100' STREET SECTION, NOT TO SCALE  
 (FOR REFERENCE ONLY)



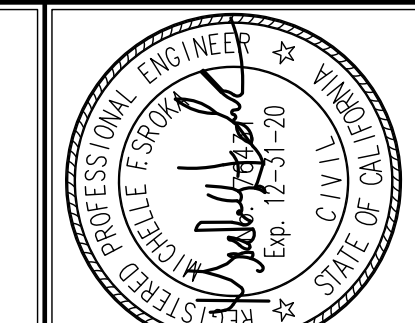
**2** INFILTRATION RETURN PIPE DETAIL

NO SCALE



**3** TYPICAL BIORETENTION DETAIL

NO SCALE



**MSA**  
 ENGINEERING INC.  
 MURRAY SMITH & ASSOCIATES ENGINEERING INC.  
 1350 BLUE OAKS BOULEVARD, SUITE 150  
 ROSEVILLE, CA 95747  
 PHONE: (916) 788-4456  
 FAX: (916) 788-4457



07/10/2019 03:53:29 PM  
 EN16-0223

NO.	DESCRIPTION	ENGR. INIT.		COUNTY APPROVAL	
		BY	DATE	BY	DATE

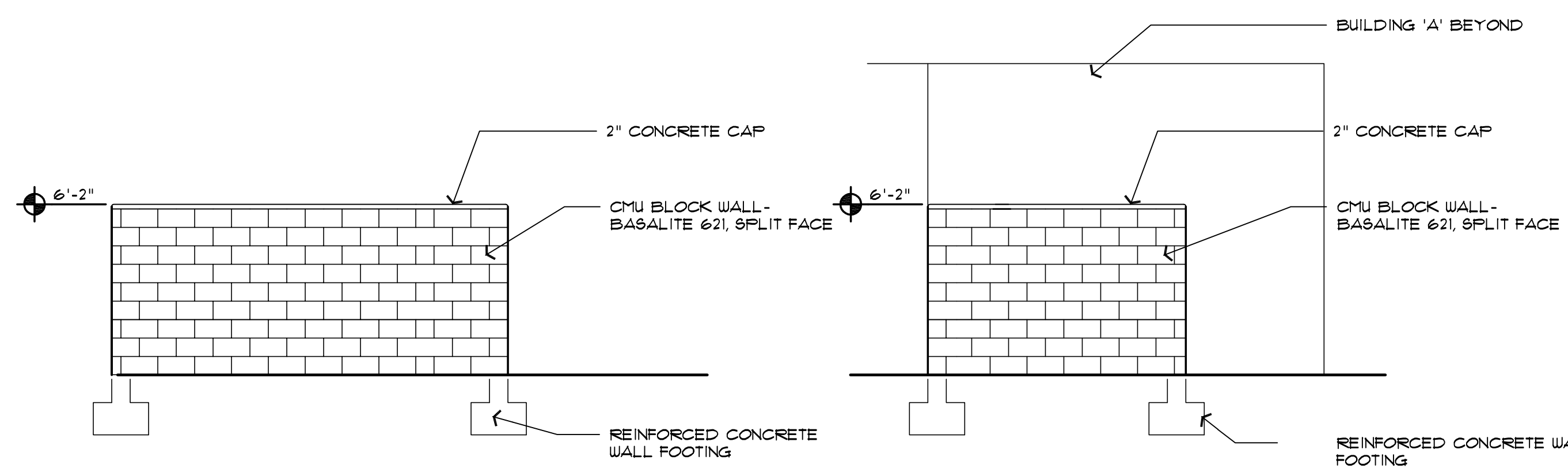
REVISIONS					
PROJECT NO.	17-018	DESIGNED BY	RCH/MFS	DRAWN BY	DCP
CHECKED BY	RCH	SCALE	N/A	DATE	06-18-2019

IMPROVEMENT PLANS FOR:  
 CITY OF ROSEVILLE, CALIFORNIA  
**SIERRA VISTA PHASE 1A INFRASTRUCTURE**  
**BASELINE ROAD STA 908+50.00 TO STA 999+87.94**  
 TYPICAL SECTIONS & DETAILS

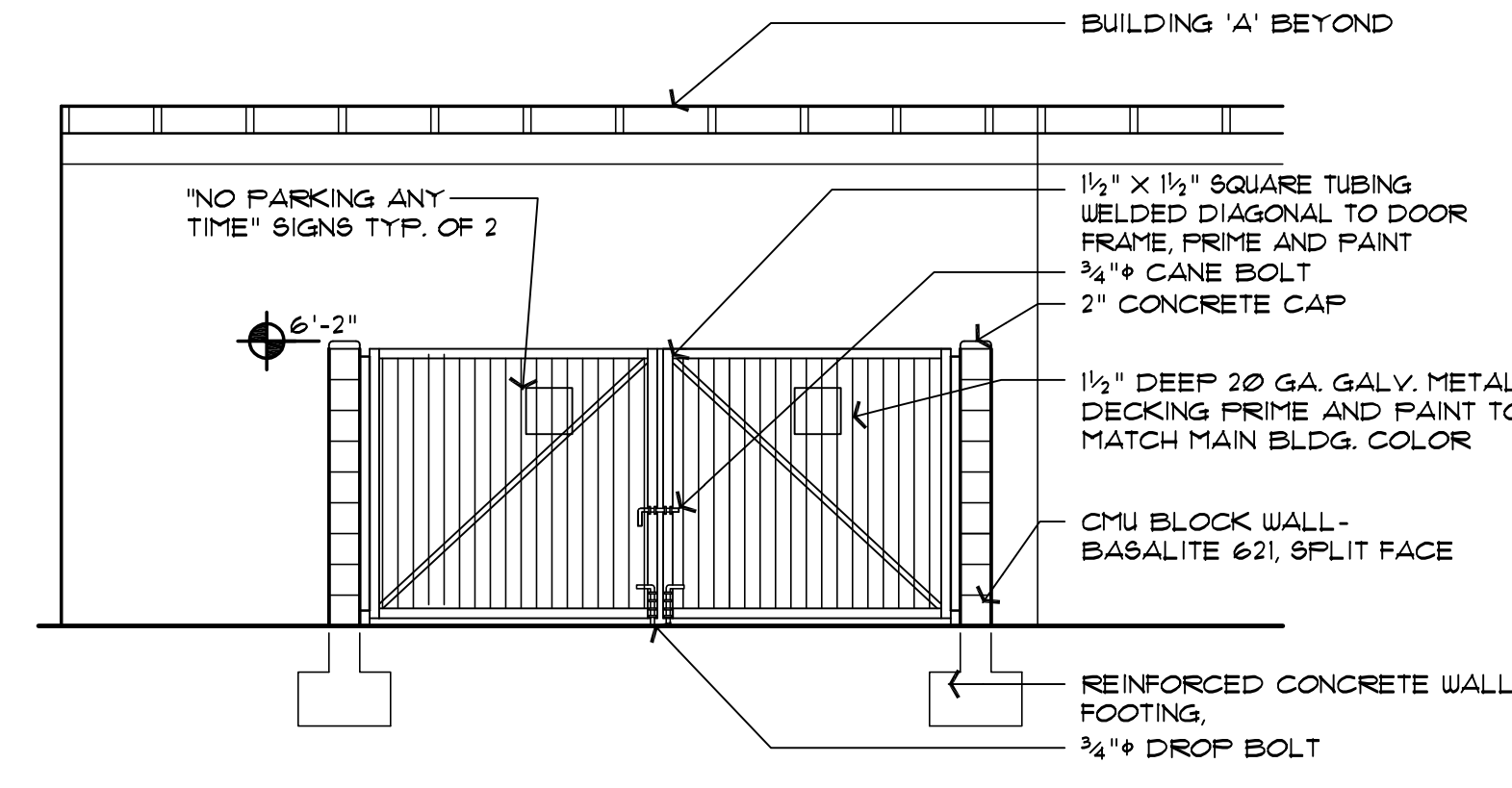
RECORD DRAWINGS  
 DATE ENGINEER INITIAL

SHEET  
**6** OF **25**

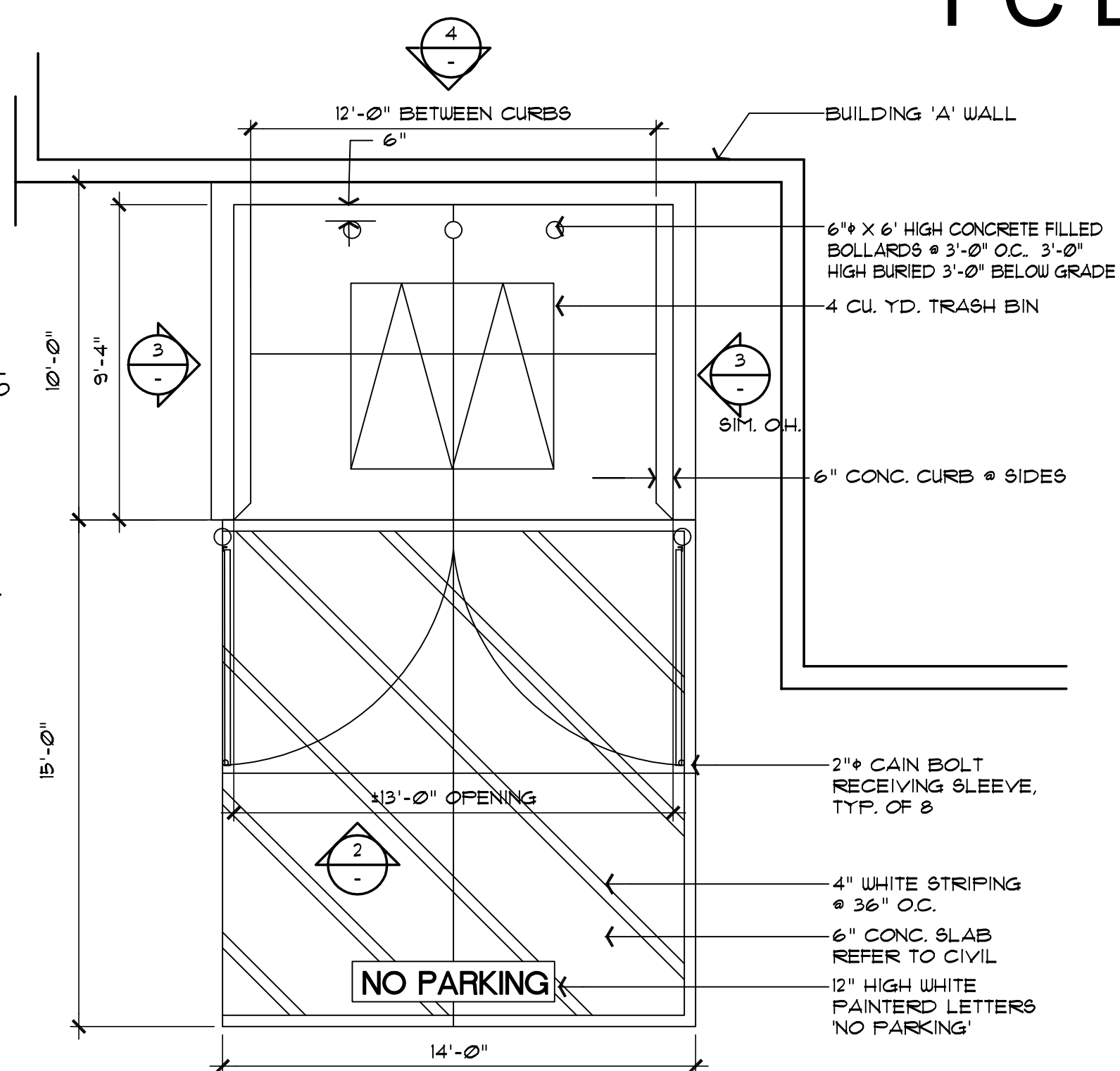
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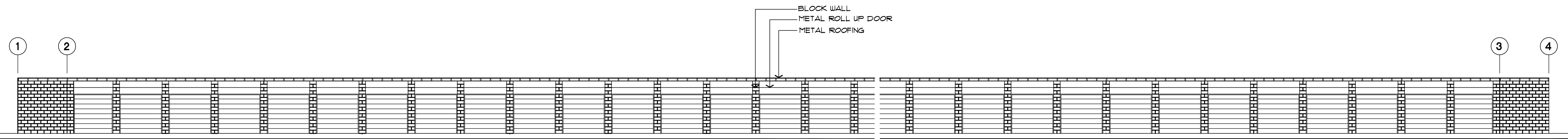
TRASH ENCLOSURE ELEVATION 1/4" 4 TRASH ENCLOSURE ELEVATION 1/4" 3



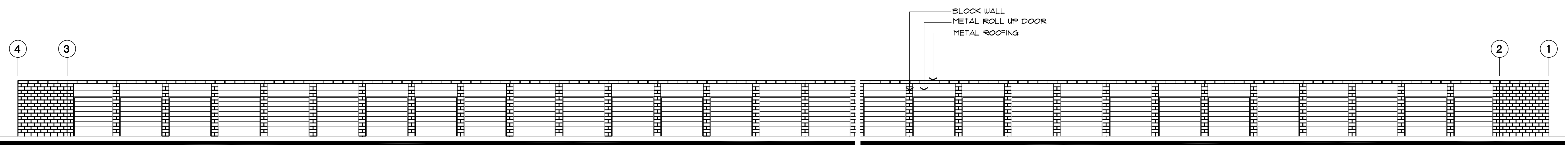
TRASH ENCLOSURE ELEVATION 1/4" 2



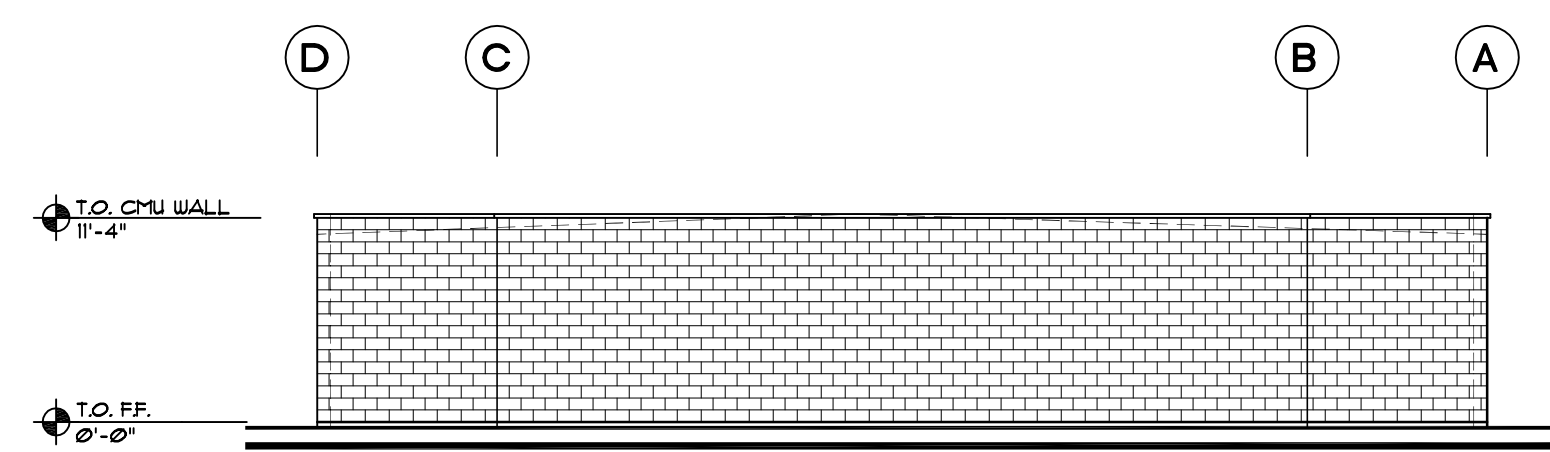
TRASH ENCLOSURE PLAN 1/4" 1



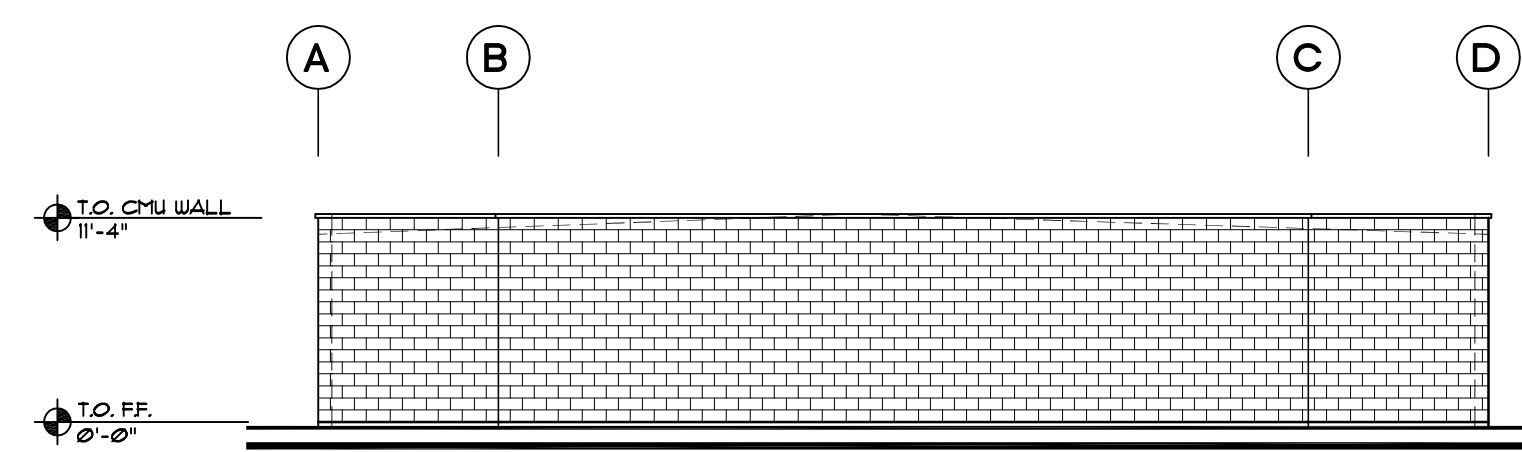
BUILDING 'C'- NORTH ELEVATION. TYP. STORAGE ELEVATION



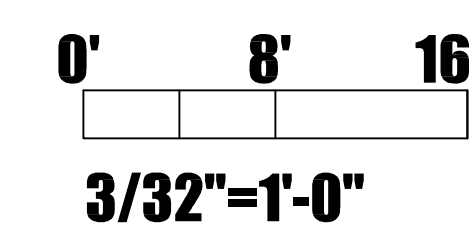
BUILDING 'C'- SOUTH ELEVATION. TYP. STORAGE ELEVATION

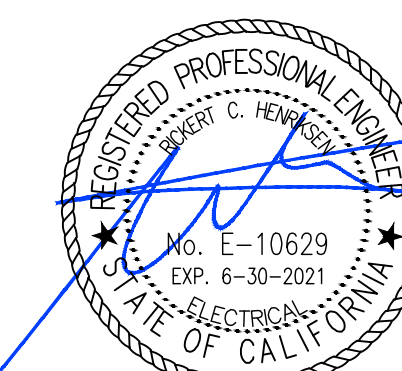


BUILDING 'C'- WEST ELEVATION. TYP. STORAGE ELEVATION



BUILDING 'C'- EAST ELEVATION. TYP. STORAGE ELEVATION



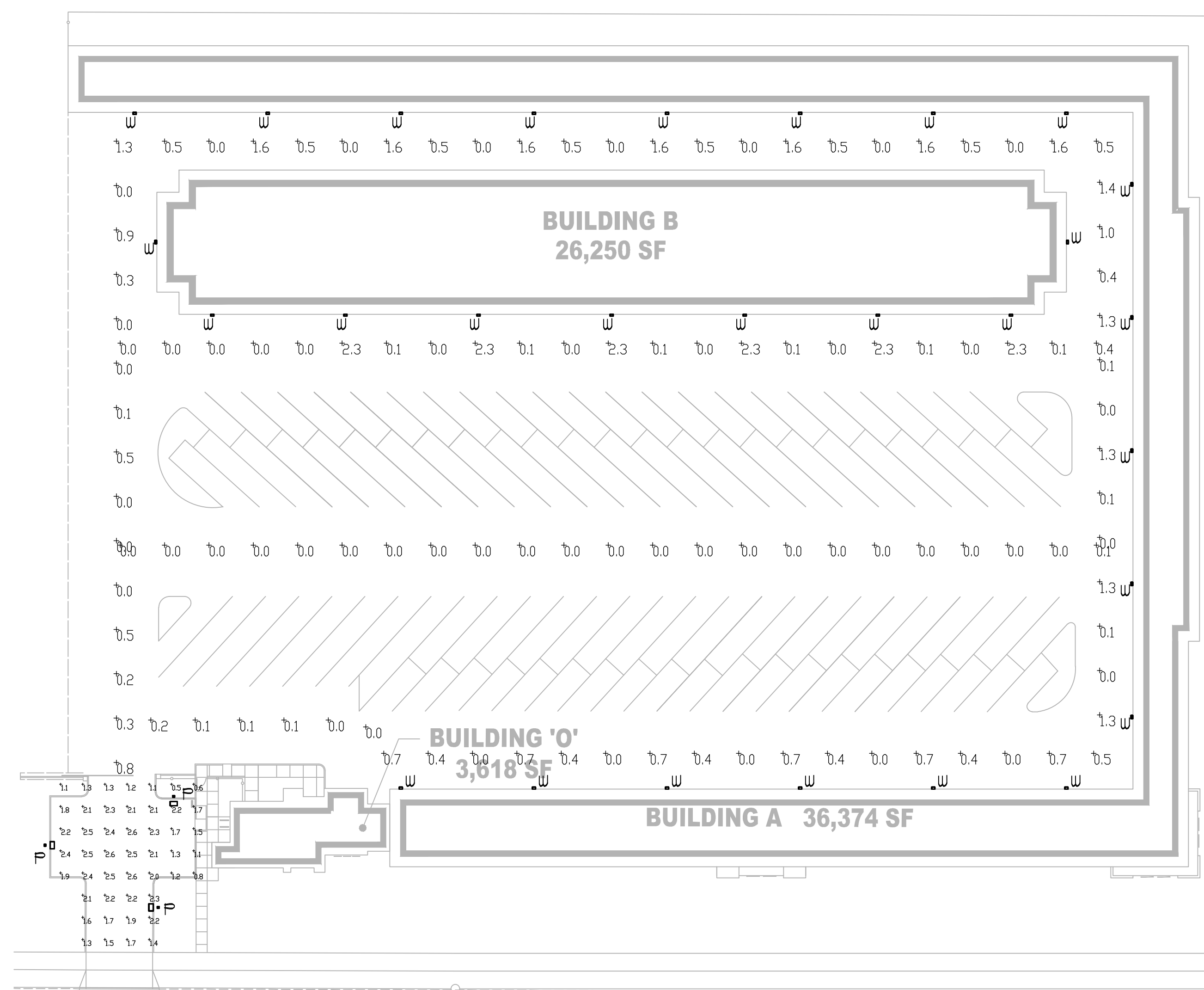


Date Signed: May 15, 2020



**BASILINE SELF STORAGE**

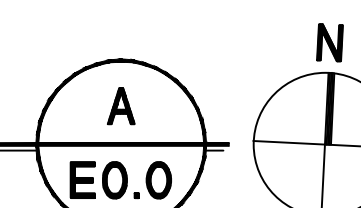
**ROSEVILLE, CA  
DOMINUS COMPANIES INC.**



BASELINE ROAD

### PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"



LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	FIXT. VOLT.	LAMPS NO. TYPE	INPUT V.A.	MOUNTING	REMARKS
F	LITHONIA DSX0-LED-F2-50K- T3M-MVOLT-SPA ON 18' FOLE	120-277	LED	49	POLE MOUNT 18'-0" ON 2'-0" BASE SEE DETAIL	SINGLE HEAD POLE MOUNT LED LUMINAIRE WITH TYPE III DISTRIBUTION, DARK SKY, FULL CUTOFF STYLE
W	RAB LIGHTING SLIM18	120-277	LED	21	SURFACE WALL 8'-6" AFF	LED WALL PACK FULL CUTOFF STYLE

### SLIM18

**RAB**



12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.  
Color: Bronze Weight: 4.3 lbs

Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

Driver Info		LED Info	
Type	Constant Current	Watts	18W
120V	0.15A	Color Temp	5100K (Cool)
208V	0.11A	Color Accuracy	75 CRI
240V	0.09A	L70 Lifespan	100,000
277V	0.08A	Lumens	2,565
Input Watts	21.00W	Efficacy	122.1 LPW

#### Technical Specifications

**Listings:**  
UL Listed: Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.  
ADA Compliant: SLIM™ is ADA Compliant.  
IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.  
DLC Listed: This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: PSPVC3C7  
Construction: Formulated for high durability and long-lasting color.  
IP Rating: Ingress Protection rating of IP66 for dust and water.  
Cold Weather Starting: Minimum starting temperature is -40°C (-40°F).  
Maximum Ambient Temperature: Suitable for use in 40°C (104°F).

**Housing:**  
Precision die-cast aluminum housing.  
**Mounting:**  
Heavy-duty mounting bracket with hinged housing for easy installation.  
**Recommended Mounting Height:**  
Up to 14 ft.  
**Lens:**  
Tempered glass lens.  
**Reflector:**  
Specular thermoplastic.  
**Gaskets:**  
High-temperature silicone.  
**Finish:**  
Formulated for high durability and long-lasting color.

**Green Technology:**  
Mercury and UV free, RoHS-compliant components.  
**LED Characteristics:**  
LED:  
Multi-chip, long-life LED.  
Lifespan:  
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.  
**Color Consistency:**  
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.  
**Color Stability:**  
LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period.  
**Color Uniformity:**  
RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

**d-series**

**Specifications**

EPA: 0.95 ft<sup>2</sup> (0.09 m<sup>2</sup>)  
Length: 26" (66.0 cm)  
Width: 13" (33.0 cm)  
Height: 7" (17.8 cm)  
Weight: 16 lbs (7.2 kg)

### D-Series Size 0 LED Area Luminaire

**Introduction**  
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

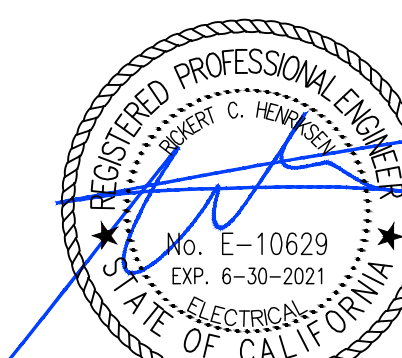
DSX0 LED		Color temperature	Distribution		Voltage	Mounting
DSX0 LED	<b>Forward optics</b>	20K 3000K	T15	Type I short (Automotive)	T35	Type V short <sup>1</sup>
	P1 P4 P7	40K 4000K	T25	Type I short	T3M	Type V medium <sup>1</sup>
	P2 P5 P6	50K 5000K	T2M	Type II medium	T3W	Type V wide <sup>1</sup>
<b>Rotated optics</b>	P3 P6		T3S	Type III short	BLC	Backlight control <sup>1</sup>
	P10 P12		T3M	Type II medium	LECO	Left corner cutoff <sup>1</sup>
	P11 P13		T4M	Type IV medium	RECO	Right corner cutoff <sup>1</sup>
			FTM	Forward throw medium		
			TSV	Type V very short <sup>1</sup>		

Control options	Other options	Finish
<b>Shipped/installed</b>	<b>PIR</b> High-low, motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 50' <sup>1</sup>	<b>DSX0D</b> Dark bronze
<b>NEHZRZ</b> Night light generation 2 enabled <sup>10</sup>	<b>PIR2</b> High-low, motion/ambient sensor, 15'-30' mounting height, ambient sensor enabled at 50' <sup>1</sup>	<b>DRDLD</b> Black
<b>PIRNN</b> Network, high-flow motion/ambient sensor <sup>11</sup>	<b>PIR3</b> High-low, motion/ambient sensor, 15'-30' mounting height, ambient sensor enabled at 50' <sup>1</sup>	<b>DNAXD</b> Natural aluminum
<b>PER</b> NEMA two-lock receptacle only (control ordered separately) <sup>12</sup>	<b>PIR1FCV</b> High-low, motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 10' <sup>1</sup>	<b>DWAXD</b> White
<b>PER5</b> Five-pin receptacle only (control ordered separately) <sup>13</sup>	<b>PIR1FCV2</b> High-low, motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 10' <sup>1</sup>	<b>DOBX0D</b> Tinted dark bronze
<b>PER7</b> Seven-pin receptacle only (leads exit fixture) (control ordered separately) <sup>14</sup>	<b>PIR1HFCV</b> High-low, motion/ambient sensor, 15'-30' mounting height, ambient sensor enabled at 10' <sup>1</sup>	<b>DLB0D</b> Tinted black
<b>DMG</b> 0-10V dimming output back of housing for external control (control ordered separately) <sup>15</sup>	<b>FAO</b> Field adjustable output <sup>16</sup>	<b>DNX0D</b> Tinted natural aluminum
		<b>Shipped separately</b>
		<b>BS</b> Bird spikes <sup>17</sup>
		<b>EES</b> External glare shield

REVISIONS:


SD JOB NO.: 11.207  
DATE: 03-09-20  
DRAWN BY: JG/PB

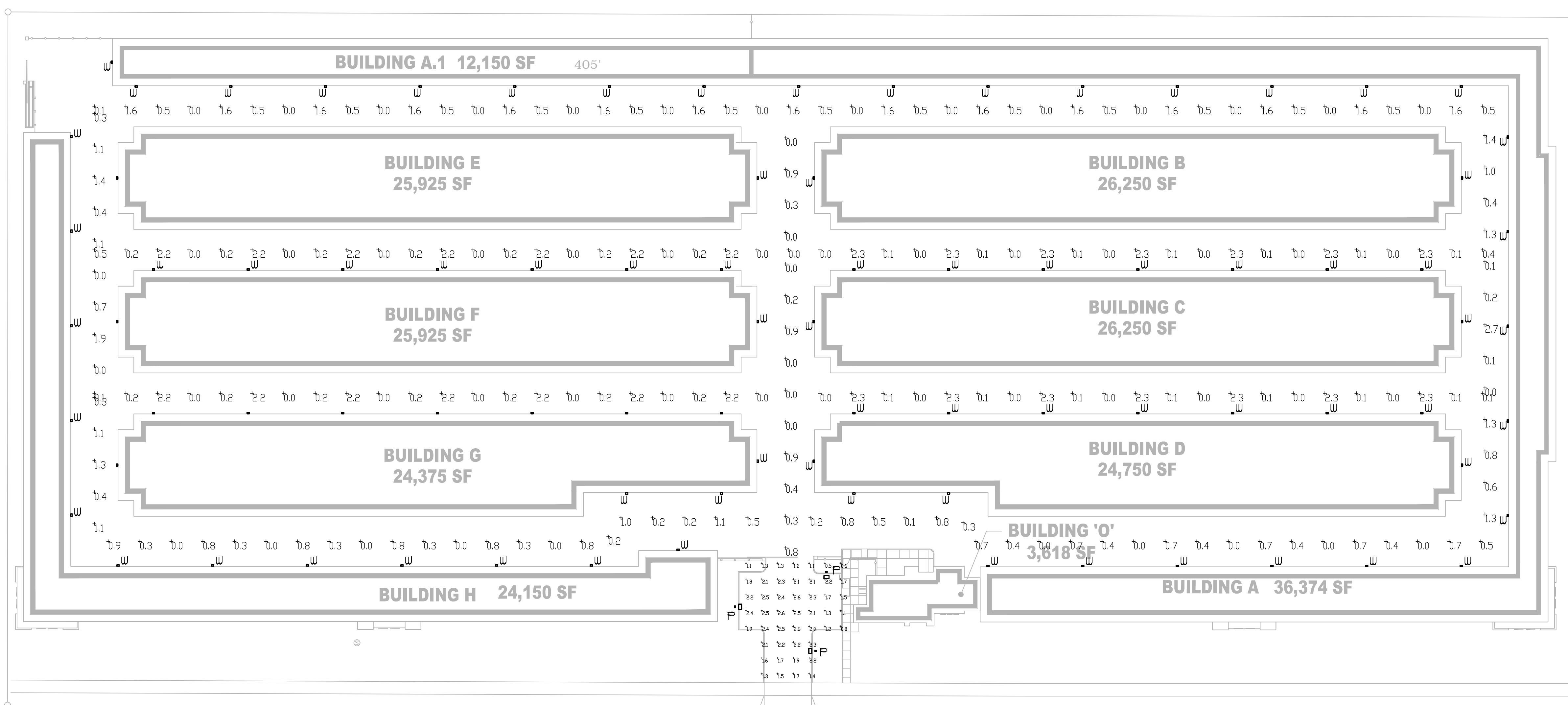
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Date Signed: May 15, 2020



**BASELINE SELF STORAGE**  
ROSEVILLE, CA  
DOMINUS COMPANIES INC.



### SLIM18

Color: Bronze Weight: 4.3 lbs

12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

**Technical Specifications**

**Listings:** UL Listed: Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground. ADA Compliant: SLIM™ is ADA Compliant. IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80. DLC Listed: This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: PSPVC3C7. Construction: Formulated for high durability and long-lasting color. IP Rating: Ingress Protection rating of IP66 for dust and water. Cold Weather Starting: Minimum starting temperature is -40°C (-40°F). Maximum Ambient Temperature: Suitable for use in 40°C (104°F).

**Housing:** Precision die-cast aluminum housing. **Mounting:** Heavy-duty mounting bracket with hinged housing for easy installation. **Recommended Mounting Height:** Up to 14 ft. **Lens:** Tempered glass lens. **Reflector:** Specular thermoplastic. **Gaskets:** High-temperature silicone. **Finish:** Formulated for high durability and long-lasting color.

**Green Technology:** Mercury and UV free, RoHS-compliant components. **LED Characteristics:** Multi-chip, long-life LED. **Lifespan:** 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations. **Color Consistency:** 7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color. **Color Stability:** LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period. **Color Uniformity:** RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

## PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

BASELINE ROAD

LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	FIXT. VOLT.	LAMPS NO. TYPE	INPUT V.A.	MOUNTING	REMARKS
F	LITHONIA DSXO-LED-F2-50K-T3M-MVOLT-SPA ON 18' FOLE	120-277	LED	49	POLE MOUNT 18'-0" ON 2'-0" BASE SEE DETAIL	SINGLE HEAD POLE MOUNT LED LUMINAIRE WITH TYPE III DISTRIBUTION, DARK SKY, FULL CUTOFF STYLE
W	RAB LIGHTING SLIM18	120-277	LED	21	SURFACE WALL 8'-6" AFF	LED WALL PACK FULL CUTOFF STYLE

### D-Series Size 0 LED Area Luminaire

**Specifications:** EPA: 0.95 ft² (0.09 m²). Length: 26" (660.00 mm). Width: 13" (330.00 mm). Height: 7" (178.00 mm). Weight (max): 16 lbs (7.25 kg).

**Introduction:** The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

**Ordering Information:** EXAMPLE: DSXO LED P6 40K T3M MVOLT SPA NLTAR2 PIRHN DOBKD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting												
DSXO LED	<b>Forward optics</b>		T1S Type I short (Automotive) T2S Type I short T3M Type I medium T3S Type II short T3M Type IV medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short	T3S Type V short T3M Type V medium T3W Type V wide BLC Backlight control LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT <sup>1,2</sup> 120V 208V 240V 277V 347V <sup>3,4</sup> 480V <sup>3,4</sup>	<b>Shipped included</b> SPA Square pole mounting SPA Round pole mounting WBA Wall bracket SPUBA Square pole universal mounting adaptor RPUABA Round pole universal mounting adaptor Shipped separately KMAA DOBKD <sup>5</sup> Head arm mounting bracket adaptor (Specify finish) <sup>6</sup>											
	P1 P4 P7	30K 3000K					T1S Type I short (Automotive)	T3S Type V short	<table border="1"> <thead> <tr> <th>Control options</th> <th>Other options</th> <th>Finish (optional)</th> </tr> </thead> <tbody> <tr> <td><b>Shipped installed</b> NLTAR2 Night 4th generation 2 enabled<sup>7,8</sup> PIRHN Network, high-flow motion/ambient sensor<sup>9</sup> PER NEMA lock receptacle only (control ordered separately)<sup>10</sup> PER5 Five-pin receptacle only (control ordered separately)<sup>11</sup> PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separately)<sup>12</sup> DMG 0-10V dimming output out back of housing for external control (control ordered separately)<sup>13</sup></td> <td>PIR High-flow, motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 50'<sup>14</sup> PIRH High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 50'<sup>14</sup> PIRHCYV High-flow, motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 10'<sup>14</sup> PIRHFCYV High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 10'<sup>14</sup> FAO Field adjustable output<sup>15</sup></td> <td>DOBKD Dark bronze DLBDL Black DNAXD Natural aluminum DWAHD White DOBKD Insulated dark bronze DLBKD Insulated black DNATD Insulated natural aluminum DWAHD Insulated white</td> </tr> </tbody> </table>	Control options	Other options	Finish (optional)	<b>Shipped installed</b> NLTAR2 Night 4th generation 2 enabled <sup>7,8</sup> PIRHN Network, high-flow motion/ambient sensor <sup>9</sup> PER NEMA lock receptacle only (control ordered separately) <sup>10</sup> PER5 Five-pin receptacle only (control ordered separately) <sup>11</sup> PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separately) <sup>12</sup> DMG 0-10V dimming output out back of housing for external control (control ordered separately) <sup>13</sup>	PIR High-flow, motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 50' <sup>14</sup> PIRH High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 50' <sup>14</sup> PIRHCYV High-flow, motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 10' <sup>14</sup> PIRHFCYV High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 10' <sup>14</sup> FAO Field adjustable output <sup>15</sup>	DOBKD Dark bronze DLBDL Black DNAXD Natural aluminum DWAHD White DOBKD Insulated dark bronze DLBKD Insulated black DNATD Insulated natural aluminum DWAHD Insulated white		
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	P2 P5 P6	40K 4000K 50K 5000K					T2S Type I short T3M Type I medium T3S Type II short T3M Type IV medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short	T3S Type V short T3M Type V medium T3W Type V wide BLC Backlight control LCCO Left corner cutoff RCCO Right corner cutoff		<table border="1"> <thead> <tr> <th>Control options</th> <th>Other options</th> <th>Finish (optional)</th> </tr> </thead> <tbody> <tr> <td><b>Shipped installed</b> NLTAR2 Night 4th generation 2 enabled<sup>7,8</sup> PIRHN Network, high-flow motion/ambient sensor<sup>9</sup> PER NEMA lock receptacle only (control ordered separately)<sup>10</sup> PER5 Five-pin receptacle only (control ordered separately)<sup>11</sup> PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separately)<sup>12</sup> DMG 0-10V dimming output out back of housing for external control (control ordered separately)<sup>13</sup></td> <td>PIR High-flow, motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 50'<sup>14</sup> PIRH High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 50'<sup>14</sup> PIRHCYV High-flow, motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 10'<sup>14</sup> PIRHFCYV High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 10'<sup>14</sup> FAO Field adjustable output<sup>15</sup></td> <td>DOBKD Dark bronze DLBDL Black DNAXD Natural aluminum DWAHD White DOBKD Insulated dark bronze DLBKD Insulated black DNATD Insulated natural aluminum DWAHD Insulated white</td> </tr> </tbody> </table>	Control options	Other options	Finish (optional)	<b>Shipped installed</b> NLTAR2 Night 4th generation 2 enabled <sup>7,8</sup> PIRHN Network, high-flow motion/ambient sensor <sup>9</sup> PER NEMA lock receptacle only (control ordered separately) <sup>10</sup> PER5 Five-pin receptacle only (control ordered separately) <sup>11</sup> PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separately) <sup>12</sup> DMG 0-10V dimming output out back of housing for external control (control ordered separately) <sup>13</sup>	PIR High-flow, motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 50' <sup>14</sup> PIRH High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 50' <sup>14</sup> PIRHCYV High-flow, motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 10' <sup>14</sup> PIRHFCYV High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 10' <sup>14</sup> FAO Field adjustable output <sup>15</sup>	DOBKD Dark bronze DLBDL Black DNAXD Natural aluminum DWAHD White DOBKD Insulated dark bronze DLBKD Insulated black DNATD Insulated natural aluminum DWAHD Insulated white	
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SD JOB NO.: 11.207  
DATE: 03-09-20  
DRAWN BY: JG/PB

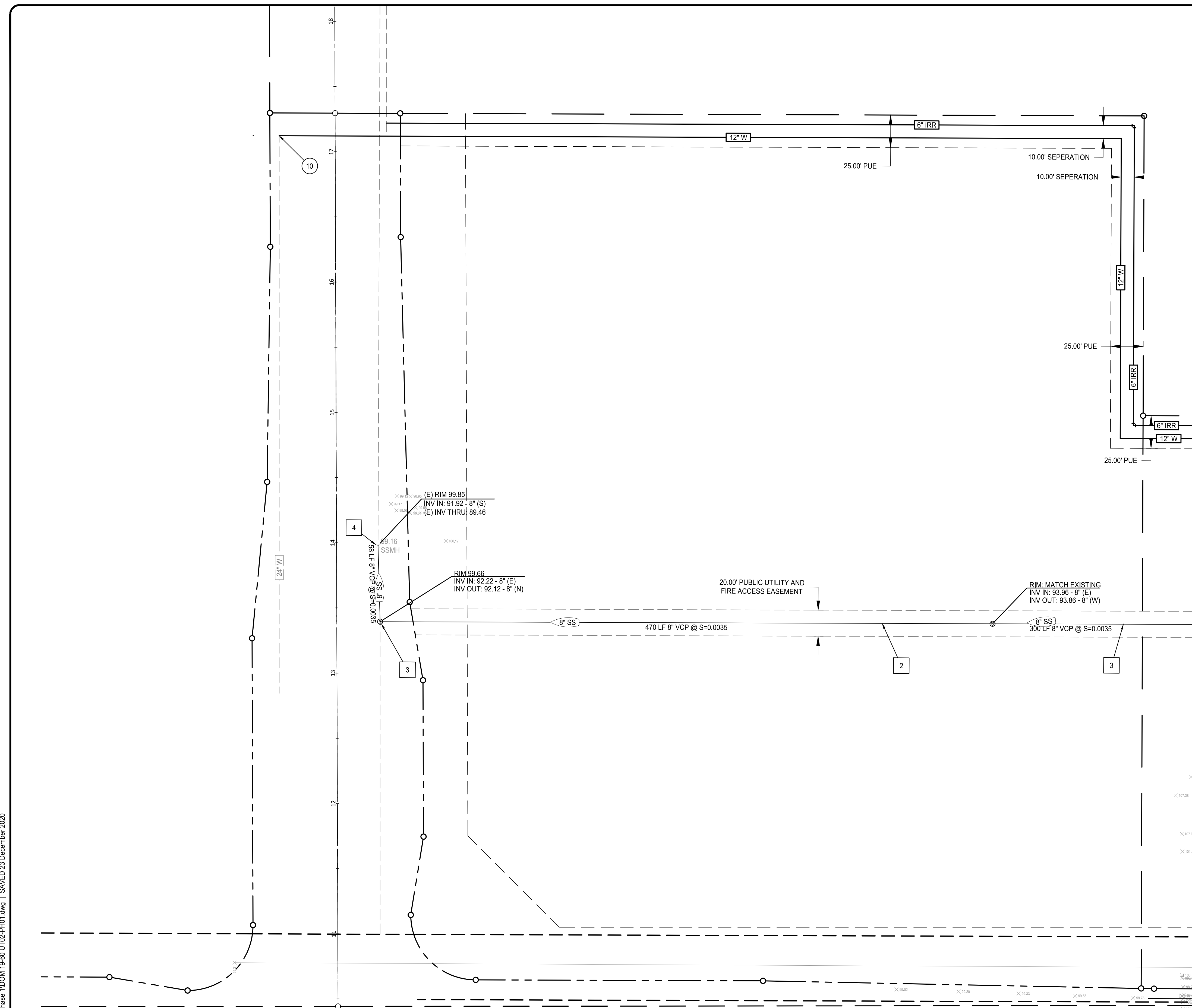
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WATER NOTES

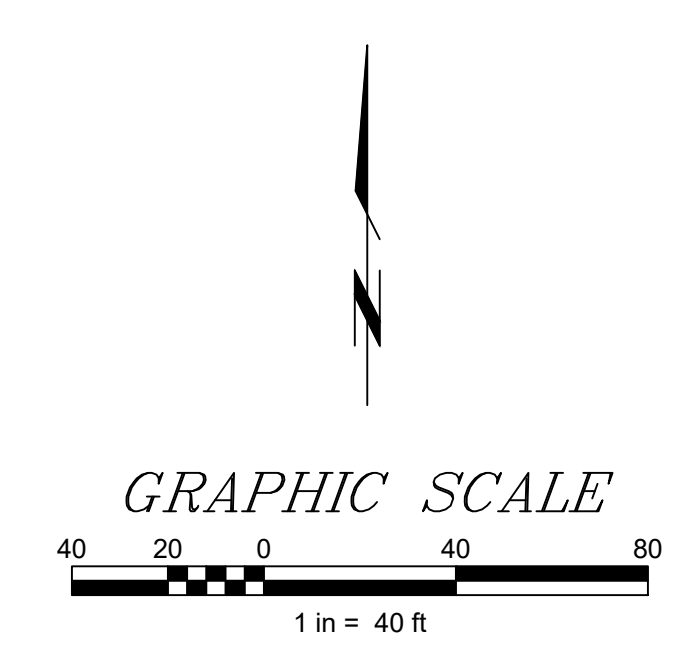
- 10 CONNECT TO 24" STUB ON WESTBROOK

SEWER NOTES

- 1 INSTALL SSCO
- 2 INSTALL VCP SEWER PIPE WITH SIZE AS SHOWN
- 3 INSTALL SSMH PER CITY STD.
- 4 CONNECT TO EXISTING SS MANHOLE



MATCH LINE - SEE SHEET C-4



RECORD DRAWINGS  
DATE \_\_\_\_\_ ENGINEER INITIAL \_\_\_\_\_

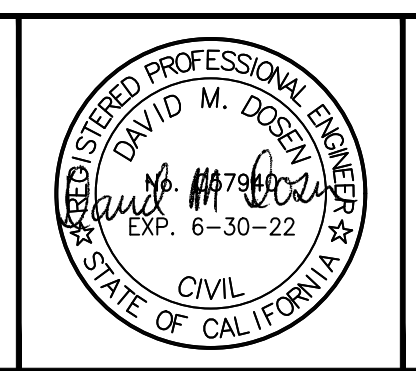
L:\DD\DOM 19-60\dwg\Engineering\On-Site\Phase 1\DOM 19-60 UT02-PHC01.dwg | SAVED 23 December 2020

No.	Description	Engr Init	COUNTY APPROVAL	
			By	Date

**BENCHMARK DESCRIPTION**  
 BENCHMARK ID: B.M. 126  
 ELEVATION = 118.03 (NGVD-29)  
 3-1/4" BRASS DISK STAMPED SEPTEMBER 2014 LS 7331  
 LOCATED AT THE NORTHEAST CORNER OF THE  
 INTERSECTION OF FIDDYMARK ROAD AND WESTLAKE  
 DRIVE ON THE TOP OF CURB AT NORTH CURB RETURN.  
 CITY BM 126.

DESIGNED R. HUCK  
 DRAWN C. ROBERTS  
 CHECKED D. DOSEN  
 DATE 12/17/2020  
 SCALE \_\_\_\_\_

PRELIMINARY DRAWING  
 FOR PLAN CHECK SUBMITTAL ONLY  
 NOT FOR CONSTRUCTION



**SGI COMPANIES**  
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 www.sgicompanies.com

DOMINUS COMPANIES, INC.  
 IMPROVEMENT PLANS  
**BASELINE SELF-STORAGE**  
 CITY OF ROSEVILLE, CALIFORNIA  
 UTILITY PLAN 2 - PHASE I

SHEET NO.  
C-7 OF 7  
 JOB NO. DOM 19-60