

# PRAXIS

## JOHNSON RANCH SELF STORAGE

1851 E. ROSEVILLE PKWY.  
ROSEVILLE, CA 95661



IMAGE SITE MODEL

### PROJECT DIRECTORY

**OWNER:**  
PRAXIS LLC  
5701 LONETREE BLVD. STE 102  
ROCKLIN, CA 95765  
PHONE: (916) 257-0802  
CONTACT: Ron Smith  
EMAIL: ronsmithllc@gmail.com

**ARCHITECT:**  
DOMUM  
6532 LONETREE BLVD. SUITE 102  
ROCKLIN, CA 95765  
PHONE: (888) 352-2721  
CONTACT: Tim Alatorre  
EMAIL: tim@domum.design

**CIVIL ENGINEER:**  
FRAYJI DESIGN GROUP, INC. INC.  
1552 EUREKA ROAD, SUITE 100  
ROSEVILLE, CA 95641  
PHONE: (916) 782-3000  
CONTACT: Jason Reed  
EMAIL: jreed@frayjiddg.com

**LANDSCAPE ARCHITECT:**  
YAMASAKI  
1223 HIGH STREET  
AUBURN, CA 95603  
PHONE: (530) 885-0040  
CONTACT: Jeff Ambrosia  
EMAIL: www.yamasaki-la.com

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### PROJECT INFORMATION

**PROJECT SUMMARY:**  
NEW SELF STORAGE, BOAT, AND RV FACILITY WITH NEW OFFICE

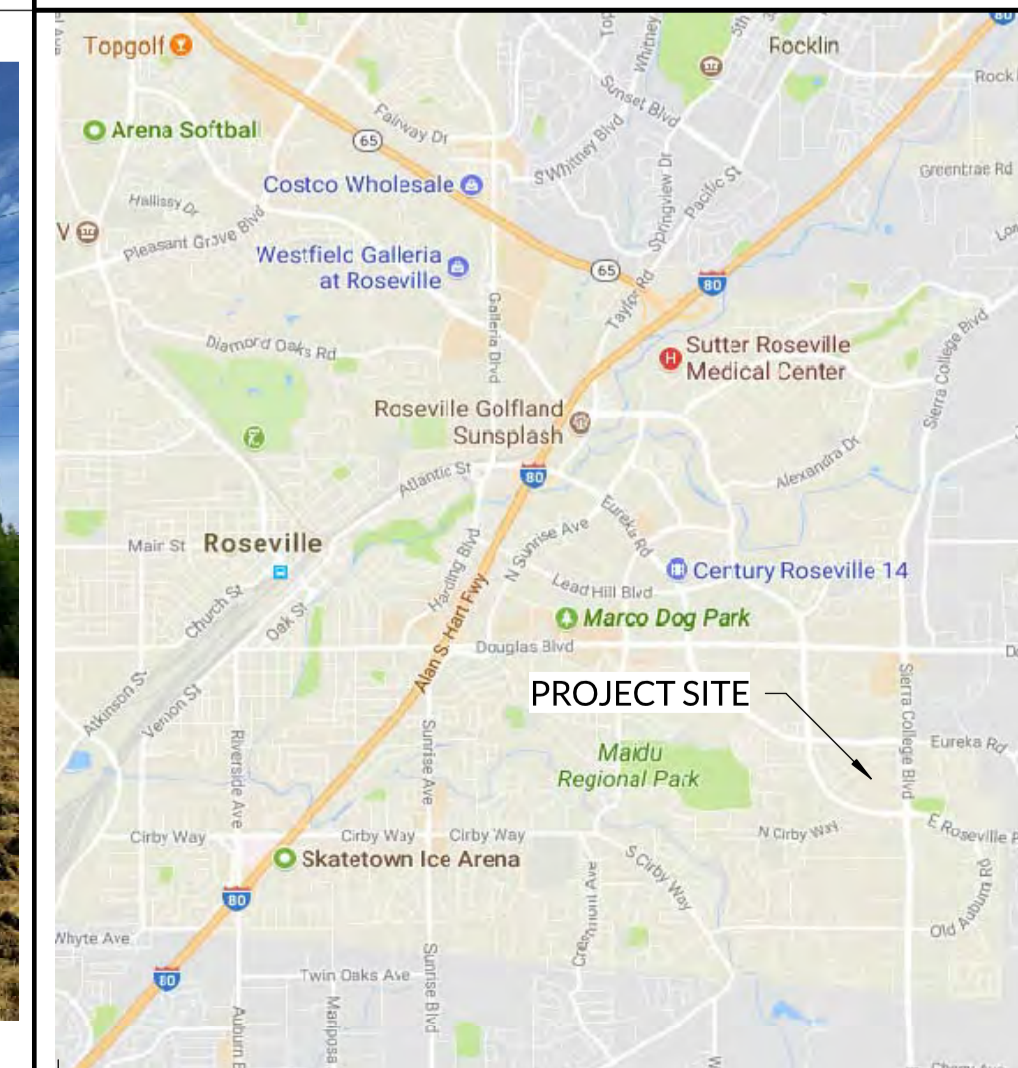
**SITE AREA:** 495,294 SF (11.37 AC)  
**OCCUPANCY:** S-1 (STORAGE)  
B (OFFICE)

**CONSTRUCTION TYPE:** TYPE II-B  
**FIRE SPRINKLERS:** YES  
**NUMBER OF STORIES:** ONE (1)  
**BLDG. HEIGHT:** 12'-0"

### AREA SUMMARY

NAME	AREA	PHASE DEMOLISHED
<b>PHASE I</b>		
SITE	439,427 SF	
OFFICE	600 SF	
STORAGE	12,955 SF	
PARKING	98,957 SF	
PARKING	37,482 SF	PHASE II
	589,421 SF	
<b>PHASE II</b>		
STORAGE	37,482 SF	
	37,482 SF	
<b>GRAND TOTAL</b>	<b>626,903 SF</b>	

### VICINITY MAP



### PRAXIS JOHNSON RANCH SELF STORAGE

1851 E. ROSEVILLE PKWY.  
ROSEVILLE, CA 95661  
APN: 468-010-044-000



888-352-ARCT1 - 6532 Lonetree Blvd. Suite 102 - Rocklin, CA 95765 -  
info@domum.design

Stamp

Proj. No: 2018.395  
Drawn By: CKI  
Reviewed By: TEA

Issue/Revision Schedule:

No.	Date	Description
A	01/17/19	PLANNING RESPONSE
B	04/09/19	PLANNING RESPONSE 2

Stamp

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### COVER SHEET

AEO

7/9/2020 11:56:43 AM



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Proj. No: 2018.395  
Drawn By: Author  
Reviewed By: Checker

Issue/Revision No.	Schedule Date	Description
A	01/17/19	PLANNING RESPONSE

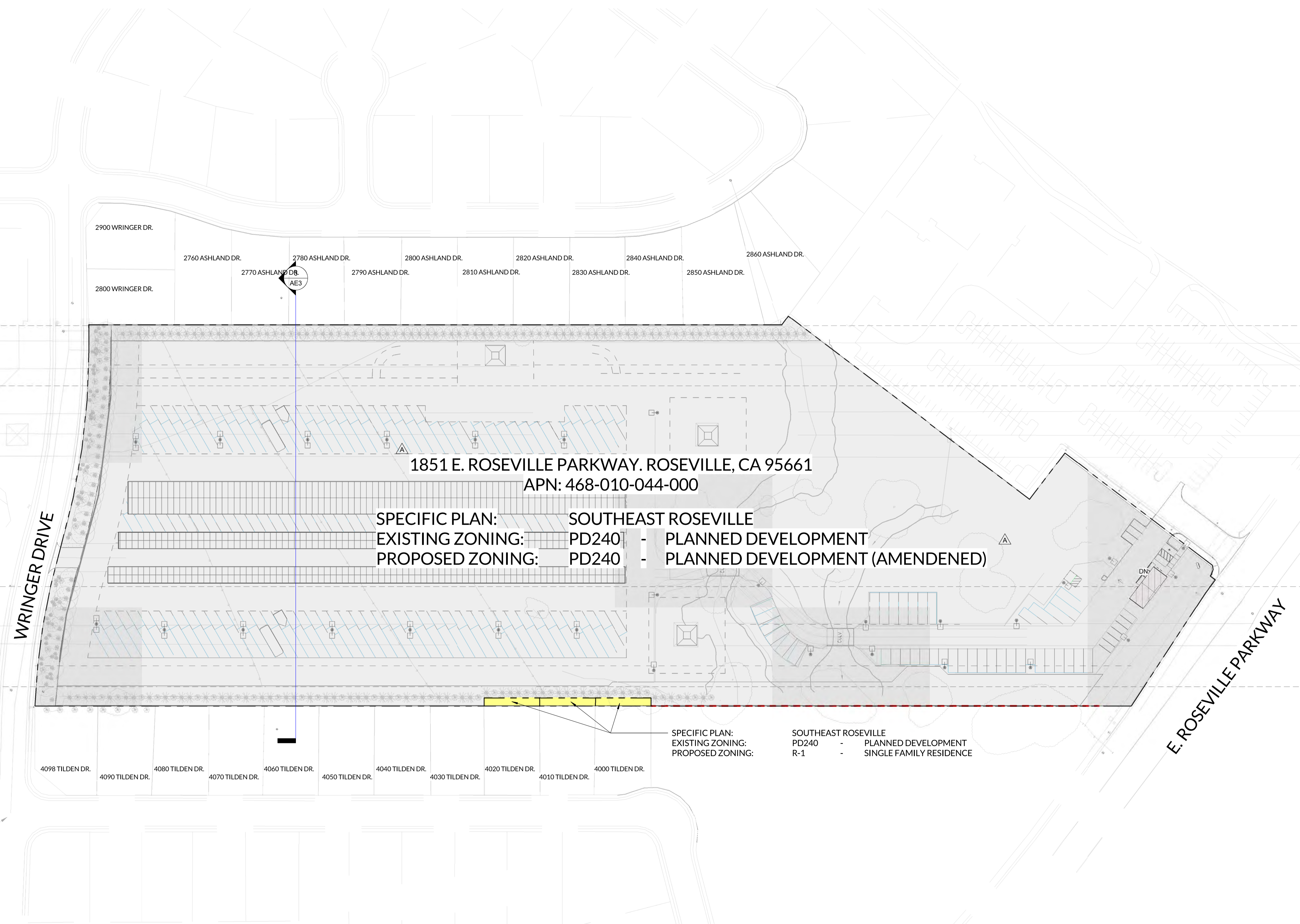
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ZONING EXHIBIT

AE1

7/9/2020 11:56:48 AM

Z:\Active\2018.395 - Praxis - Roseville - Johnson Ranch\CAD\19-1203 - Praxis - Granite Bay Storage PC2.rvt

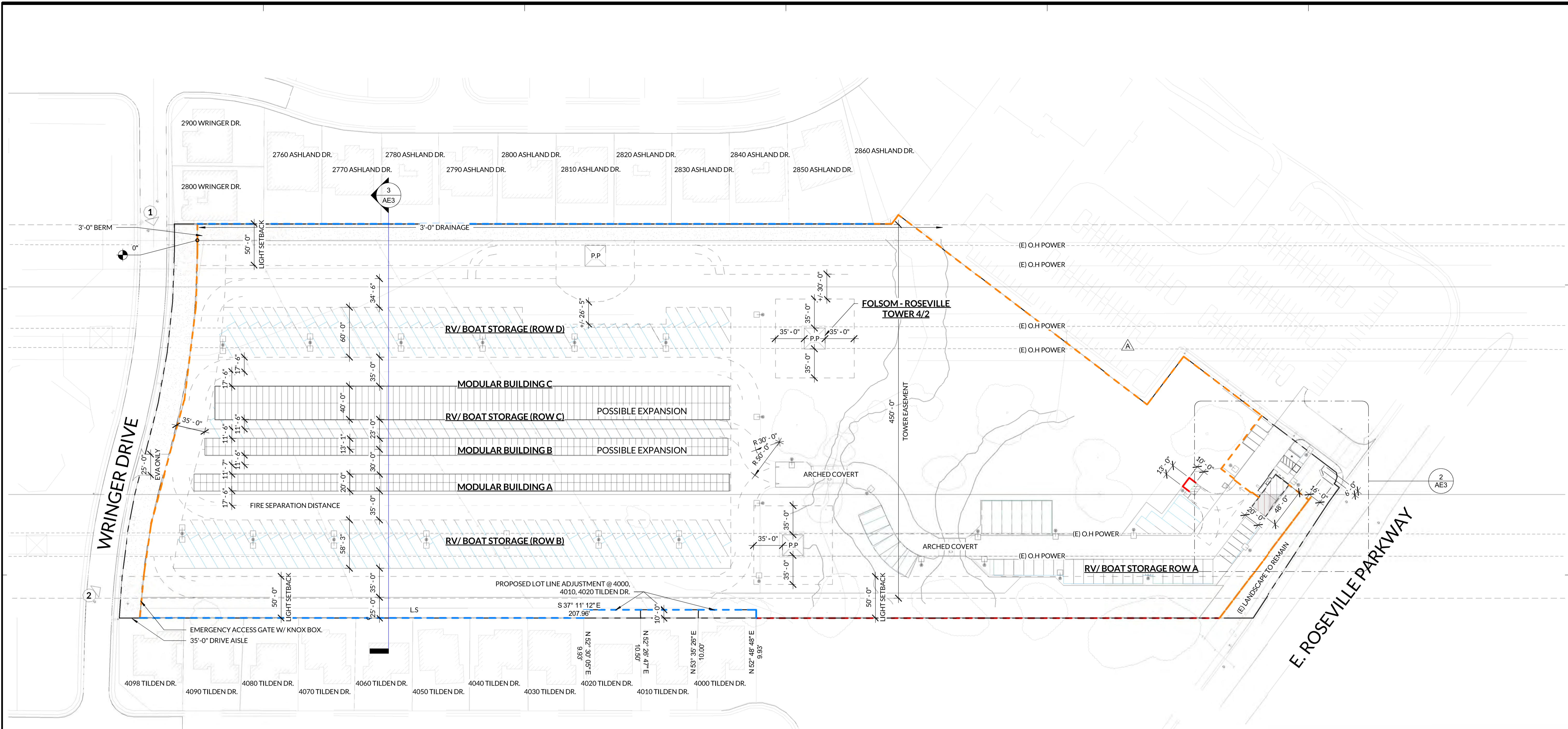




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Drawn By: Author  
Reviewed By: Checker

Issue/Revision	Schedule	No.	Date	Description
A		01/17/19		PLANNING RESPONSE
B		04/09/19		PLANNING RESPONSE 2



**1 SCHEMATIC LAYOUT**  
SCALE: 1" = 60'-0"

**UNIT MIX**

BUILDING	UNIT SIZE	UNIT AREA	AREA	UNIT COUNT	% OF UNITS
BUILDING A	5 x 5	25 SF	100 SF	4	5%
	10 x 10	100 SF	12,800 SF	128	19%
BUILDING B	10 x 10	100 SF	12,600 SF	126	19%
	10 x 20	200 SF	24,000 SF	120	38%
BUILDING C	10 x 10	100 SF	12,600 SF	126	19%
	10 x 20	200 SF	24,000 SF	120	38%
GRAND TOTAL		300 SF	24,800 SF	124	57%
		525 SF	50,300 SF	382	100%

**SITE DATA**

PARCEL	589,421 SF	
Grand total	589,421 SF	
NAME	AREA	PHASE DEMOLISHED
<b>PHASE I</b>		
SITE	439,427 SF	
OFFICE	600 SF	
STORAGE	12,955 SF	
PARKING	98,957 SF	
PARKING	37,482 SF	PHASE II
<b>PHASE II</b>		
STORAGE	37,482 SF	
GRAND TOTAL	626,903 SF	
<b>STORAGE/SITE RATIO:</b>		
219,823 SF	/	589,421 SF = 37% COVERAGE

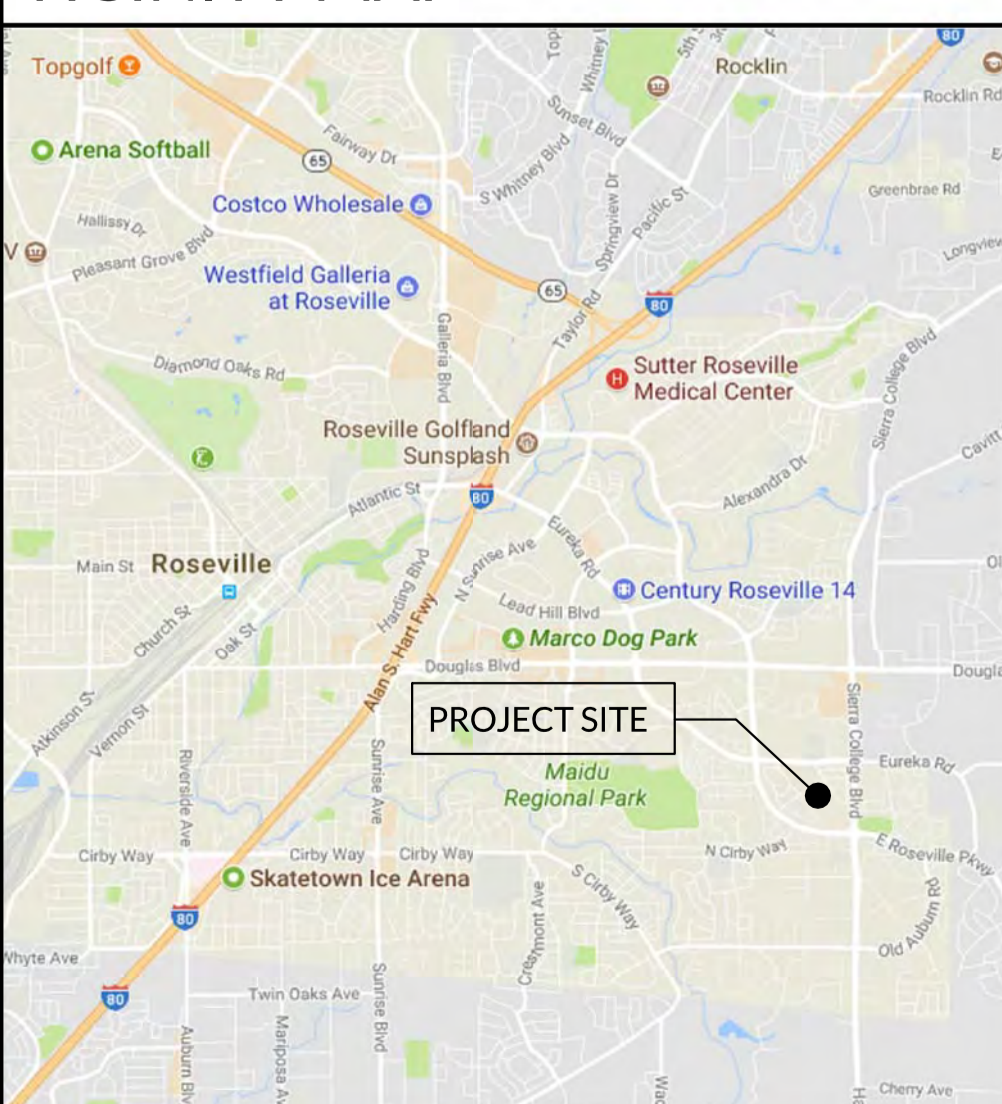
**PARKING SCHEDULE**

PROPOSED PARKING (STORAGE)	
SIZE	Count
<b>BUSINESS</b>	
9' x 20'	5
9' x 20' (8' AISLE)	1
	6
<b>STORAGE</b>	
9' x 20'	4
12' x 20'	85
12' x 30'	80
12' x 40'	130
	299
<b>GRAND TOTAL</b>	<b>305</b>

**FENCE LEGEND AND THUMBNAIL**

- ORNAMENTAL FENCE
- CMU WALL
- WOOD FENCE

**VICINITY MAP**



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**CONCEPTUAL SITE PLAN**







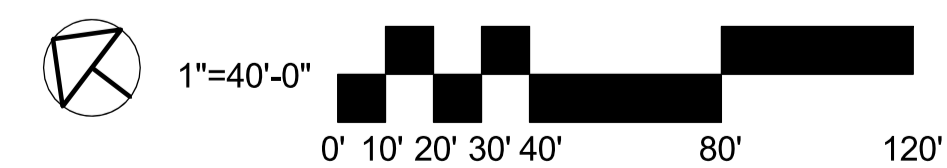
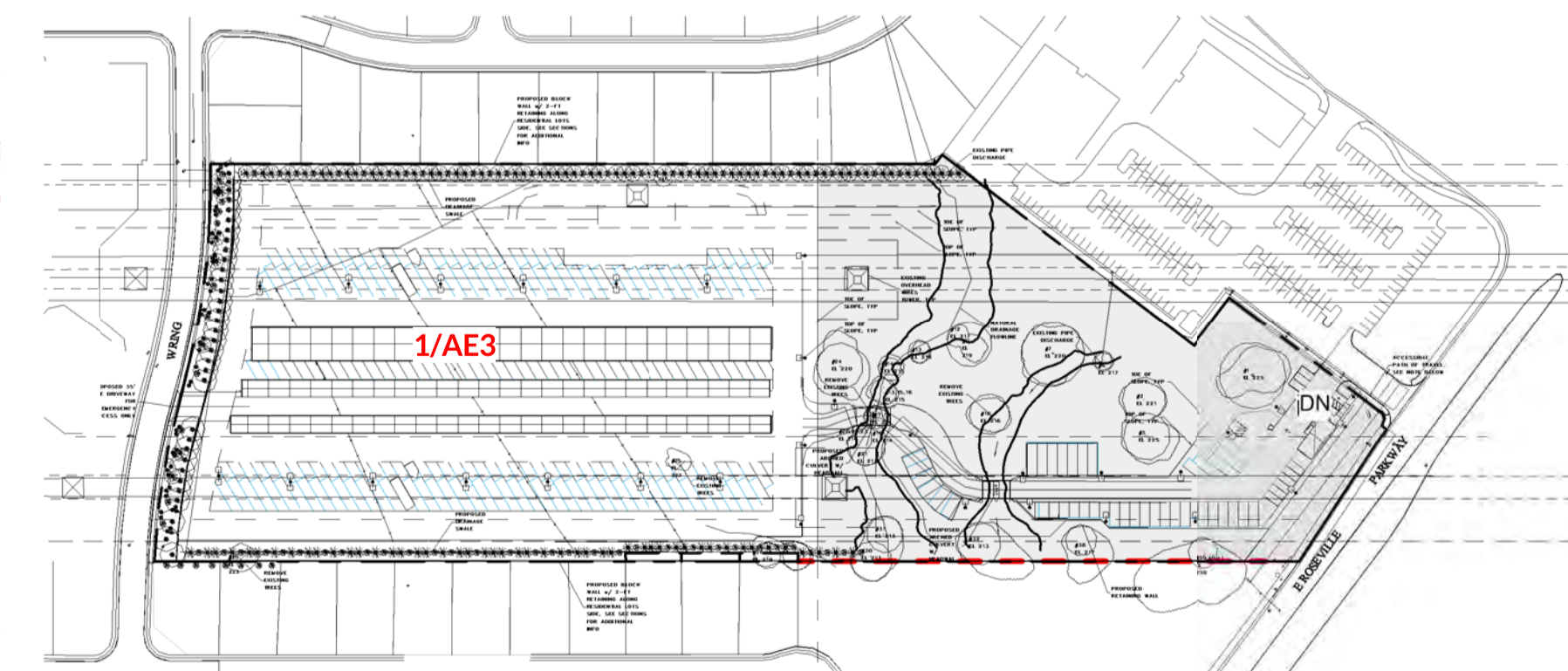
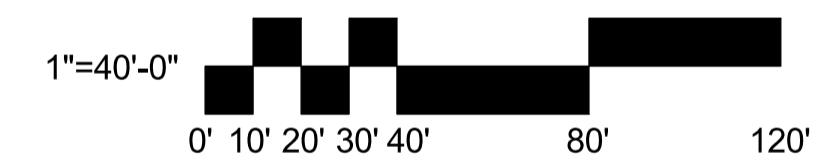
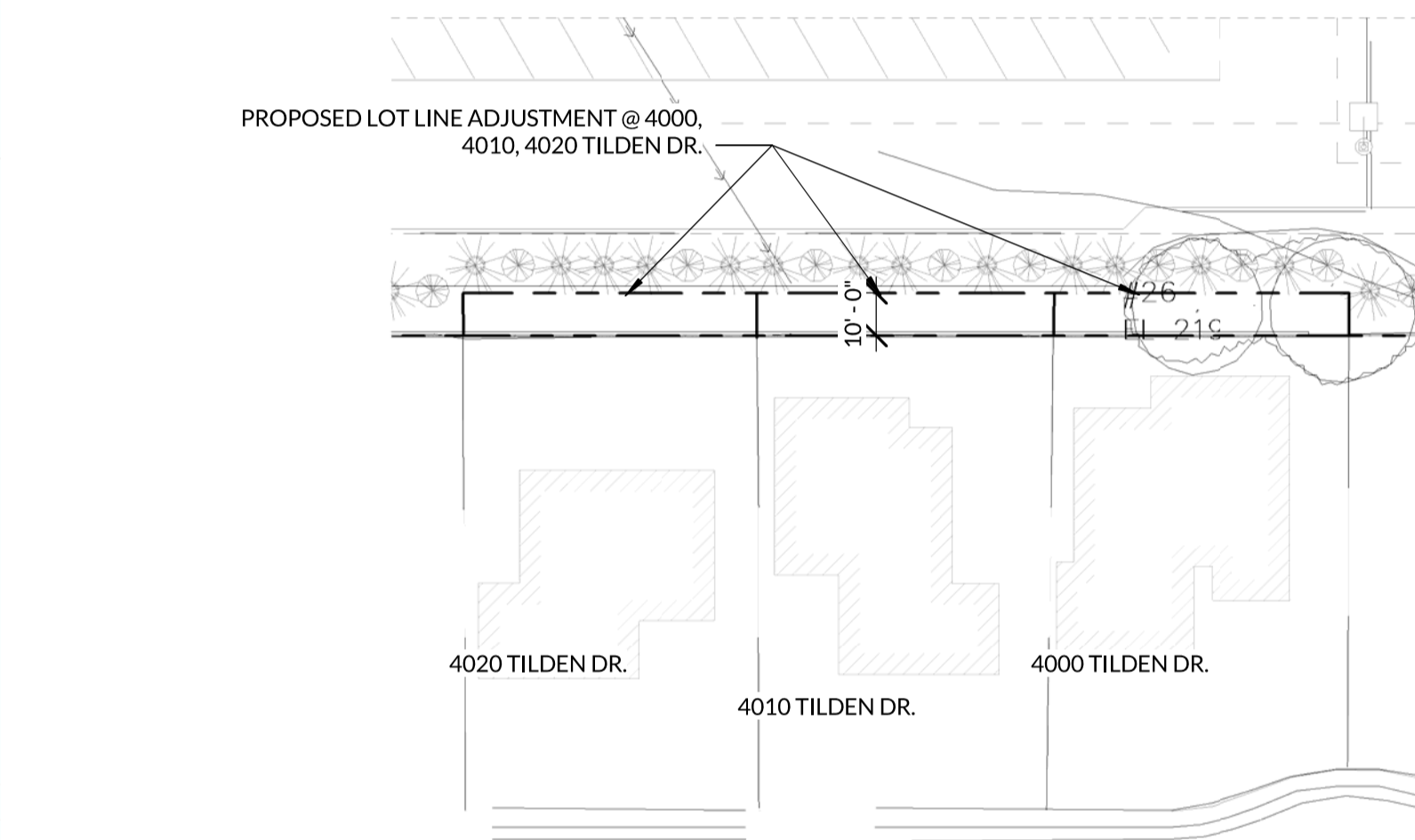
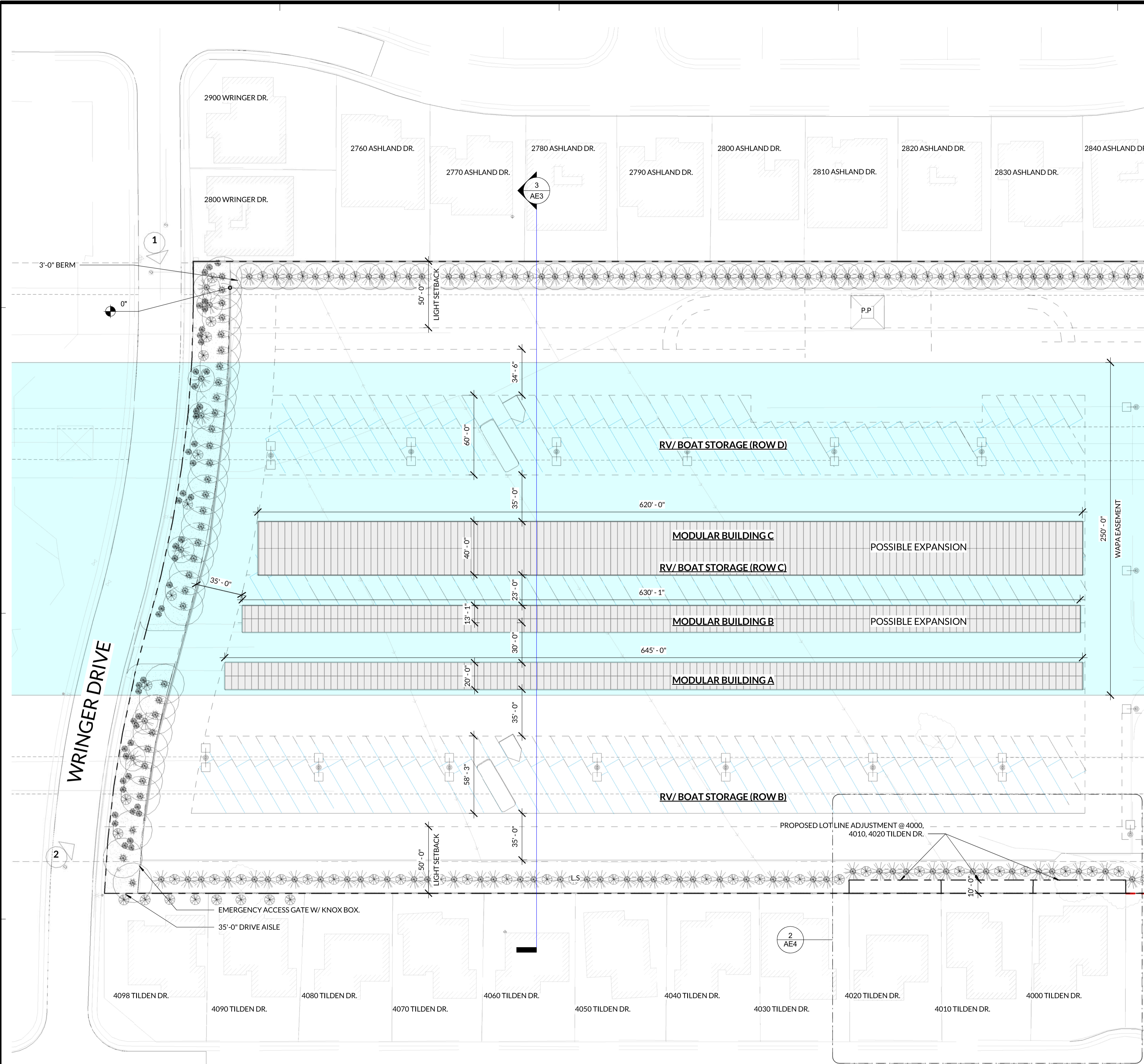
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Issue/Revision Schedule:  
No. Date Description

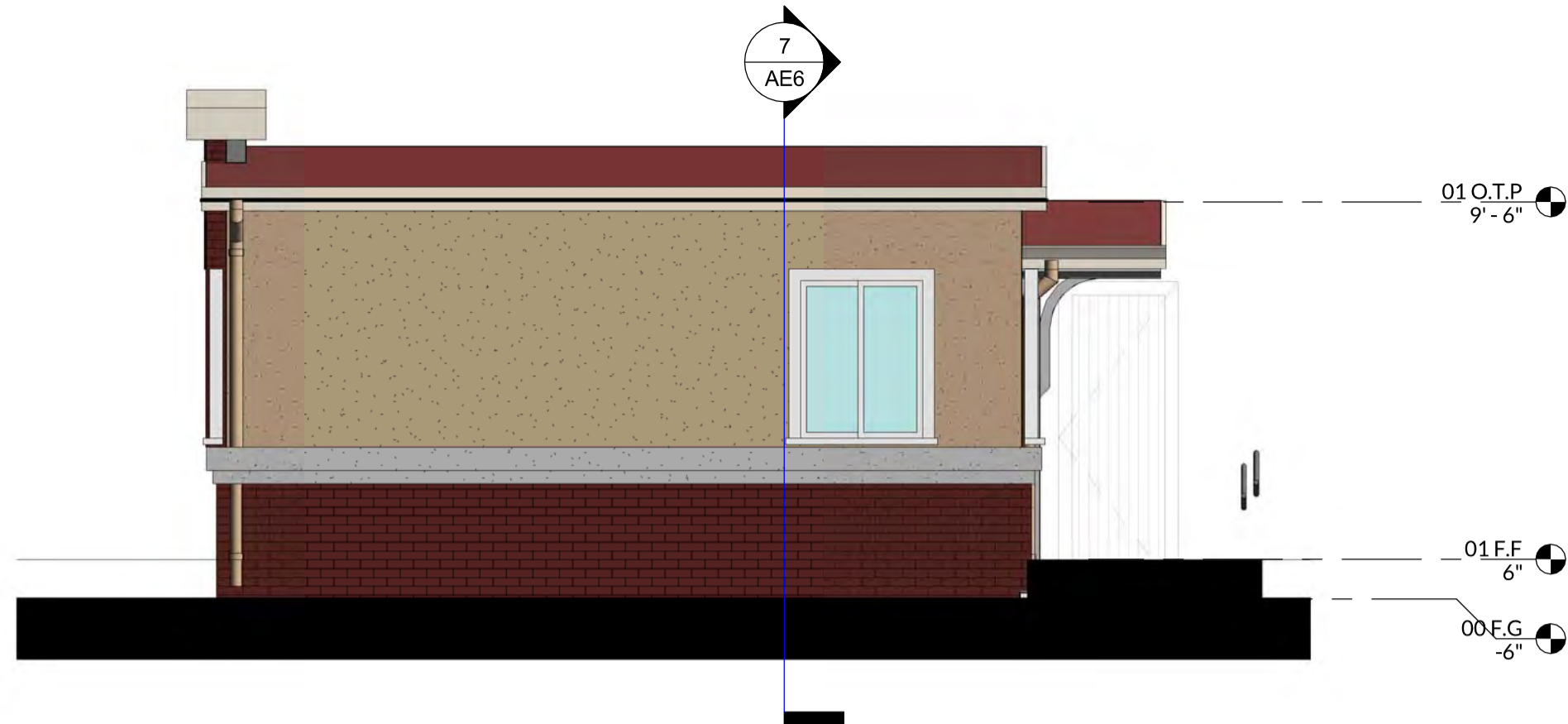
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CONCEPTUAL  
SITE PLAN



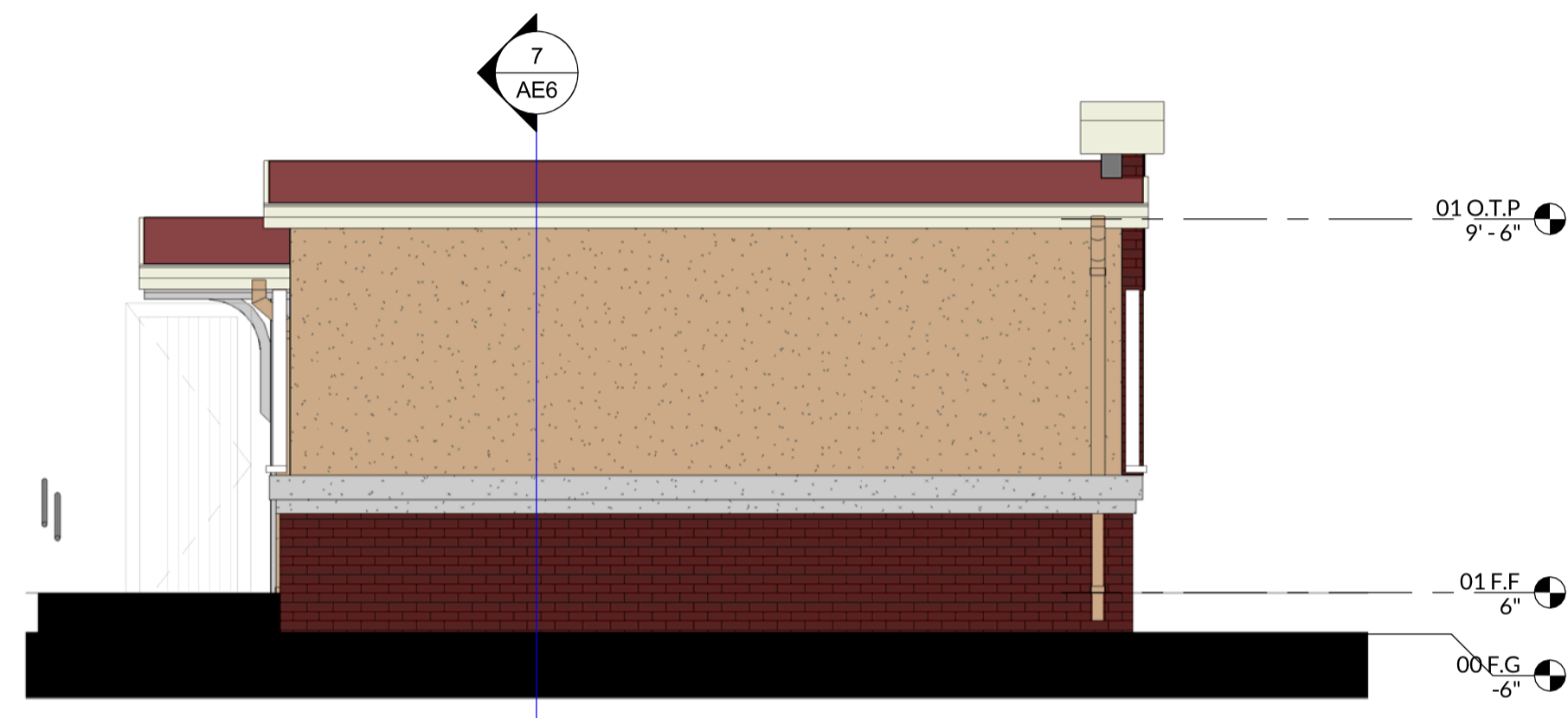
**1 SITE PLAN - NORTH**  
SCALE: 1" = 40'-0"

**KEY PLAN**  
SCALE: 1" = 200'-0"



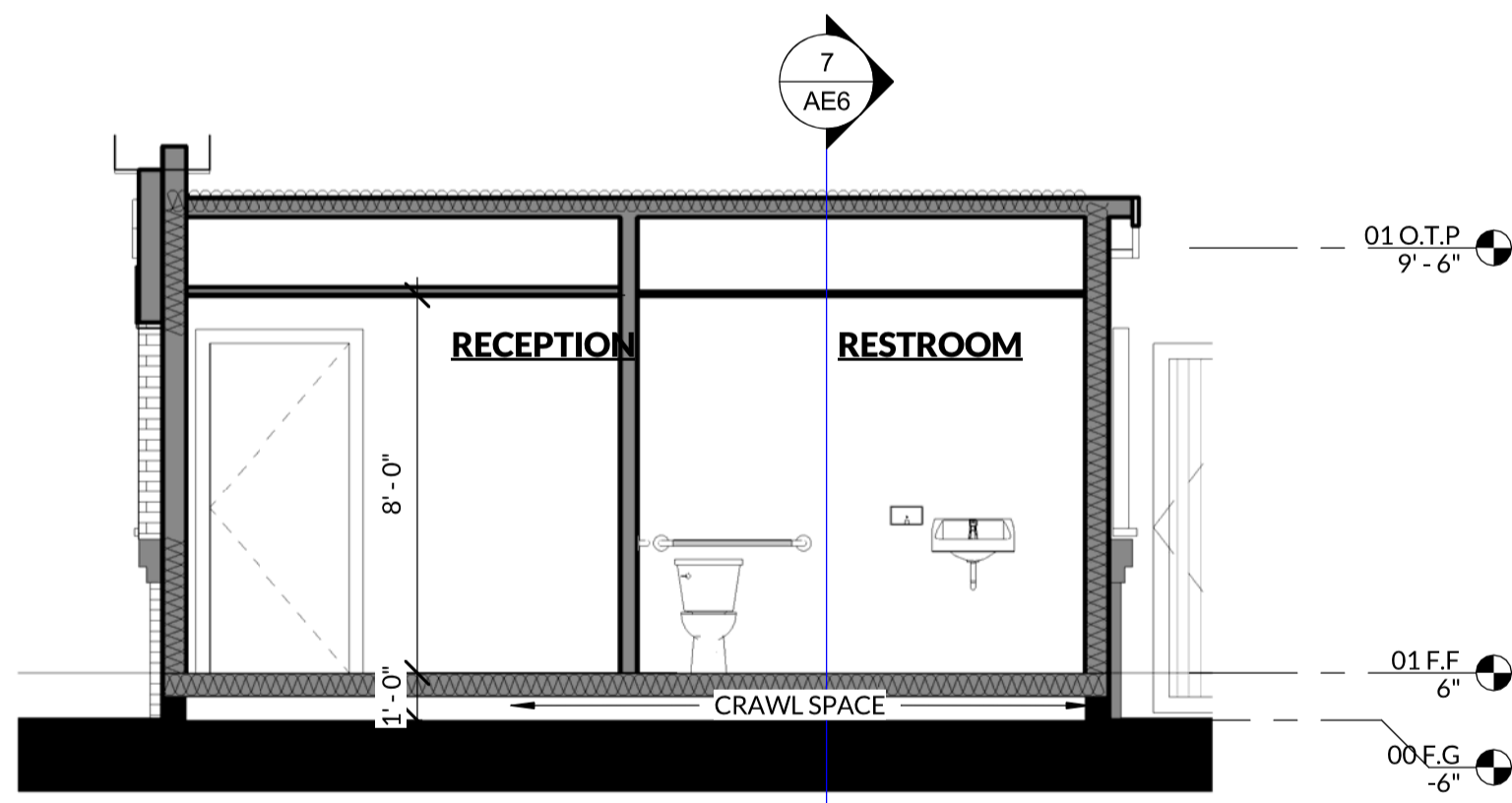
**4 ELEVATION - EAST**

SCALE: 1/4" = 1'-0"



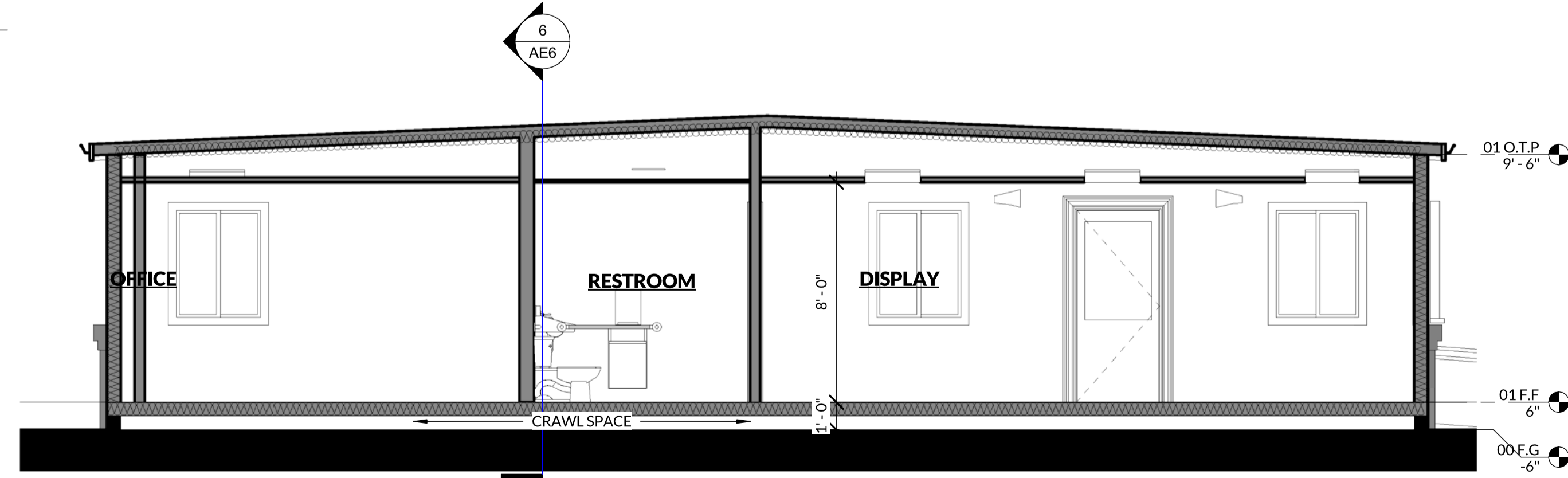
**5 ELEVATION - WEST**

SCALE: 1/4" = 1'-0"



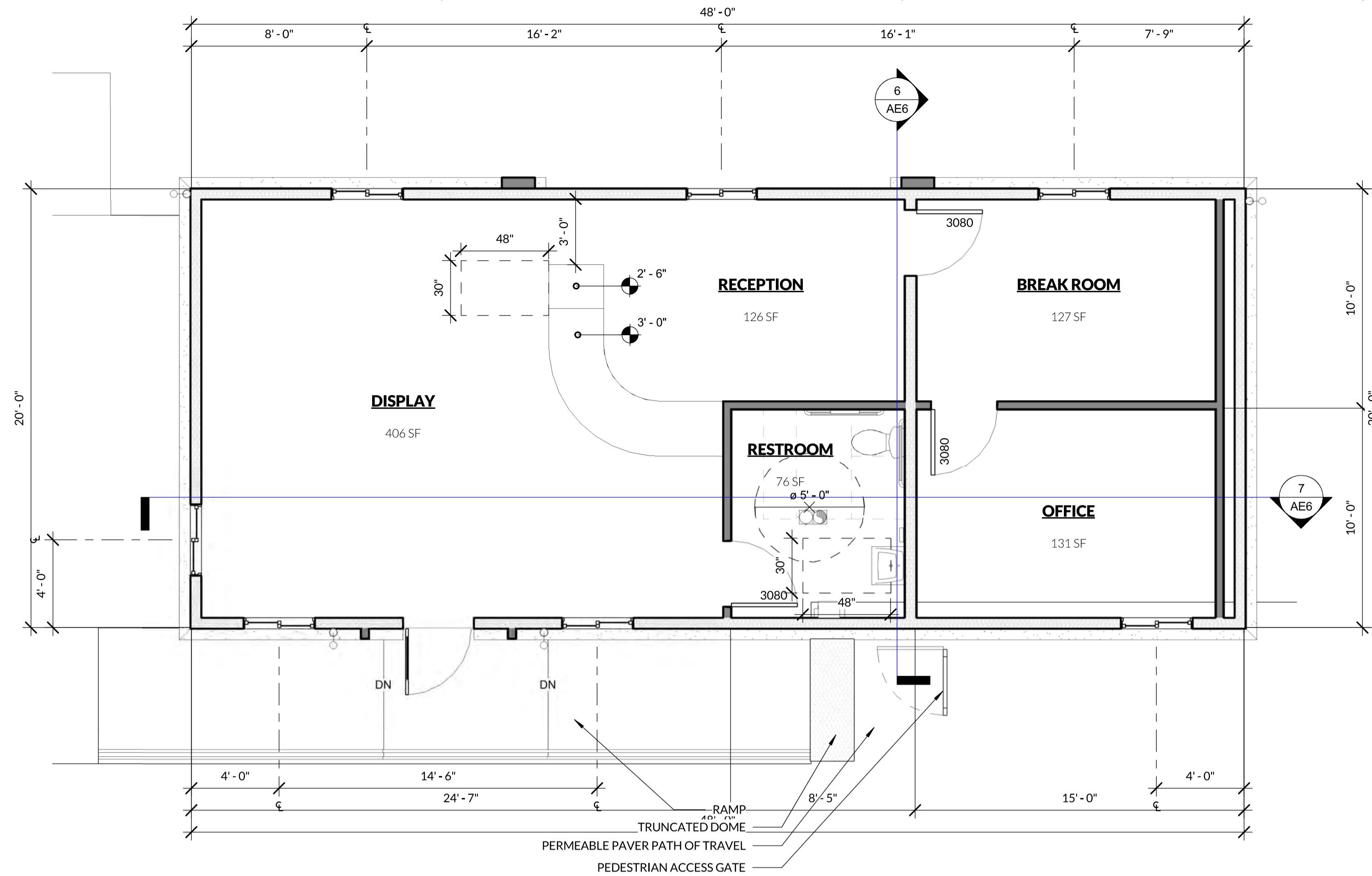
**6 CROSS SECTION**

SCALE: 1/4" = 1'-0"



**7 LONGITUDINAL SECTION**

SCALE: 1/4" = 1'-0"

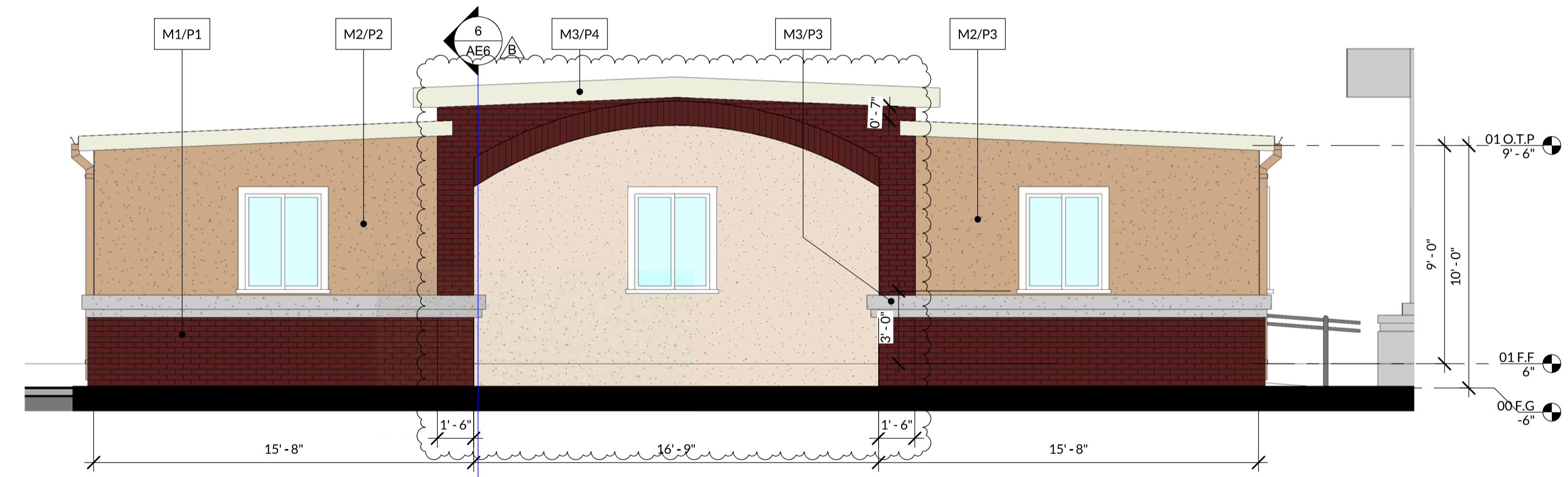
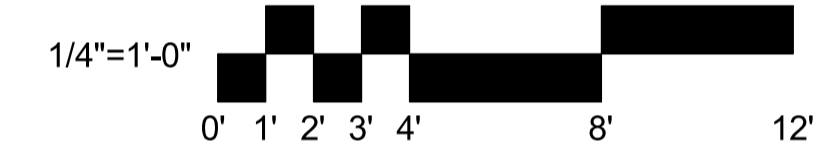


**1 PARTITION PLAN - MODULAR OFFICE**

SCALE: 1/4" = 1'-0"

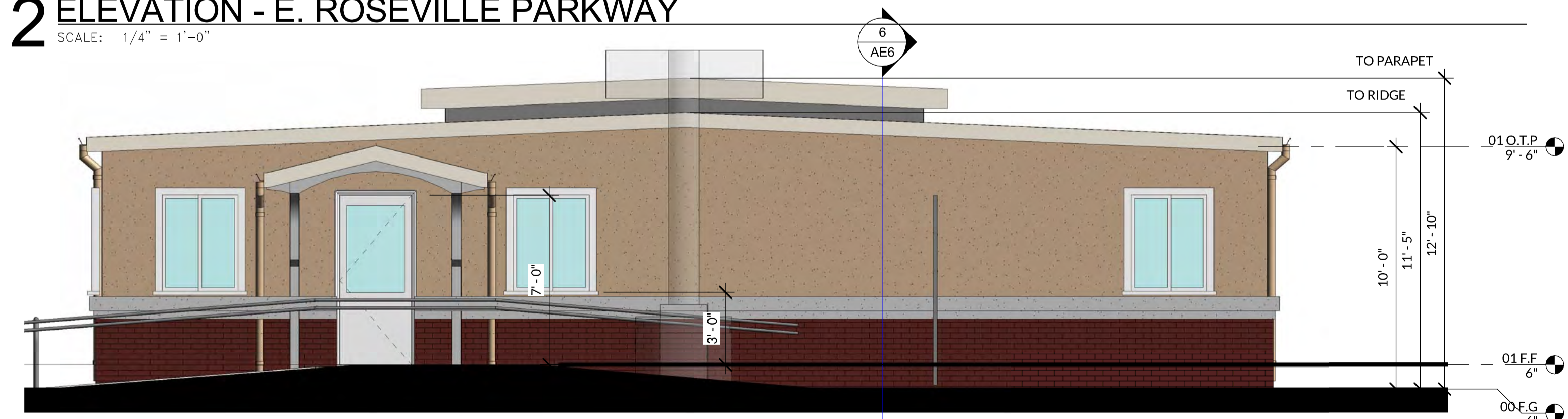
**COLORS & MATERIALS**

- M1** BRICK VENEER - BRICK IT - RUSTIC BURGUNDY
- M2** WOOD SIDING - PERFORMANCE MODULAR INC.
- M3** FOAM TRIM - PERFORMANCE MODULAR INC.
- M4** DECORATIVE METAL POST - PERFORMANCE MODULAR INC.
- M5** METAL ROOFING - PERFORMANCE MODULAR INC. - FOREST GREEN
- P1** BRICK VENEER - BRICK IT - RUSTIC BURGUNDY
- P2** SHERWIN-WILLIAMS - AGED WHITE - SW 9180
- P3** SHERWIN-WILLIAMS - TAMARIND - SW 7538
- P4** SHERWIN-WILLIAMS - CREAMY - SW 7102



**2 ELEVATION - E. ROSEVILLE PARKWAY**

SCALE: 1/4" = 1'-0"



**3 ELEVATION - NORTH**

SCALE: 1/4" = 1'-0"

**PRAXIS JOHNSON RANCH SELF STORAGE**

1851 E. ROSEVILLE PKWY.  
ROSEVILLE, CA 95661  
APN: 468-010-044-000



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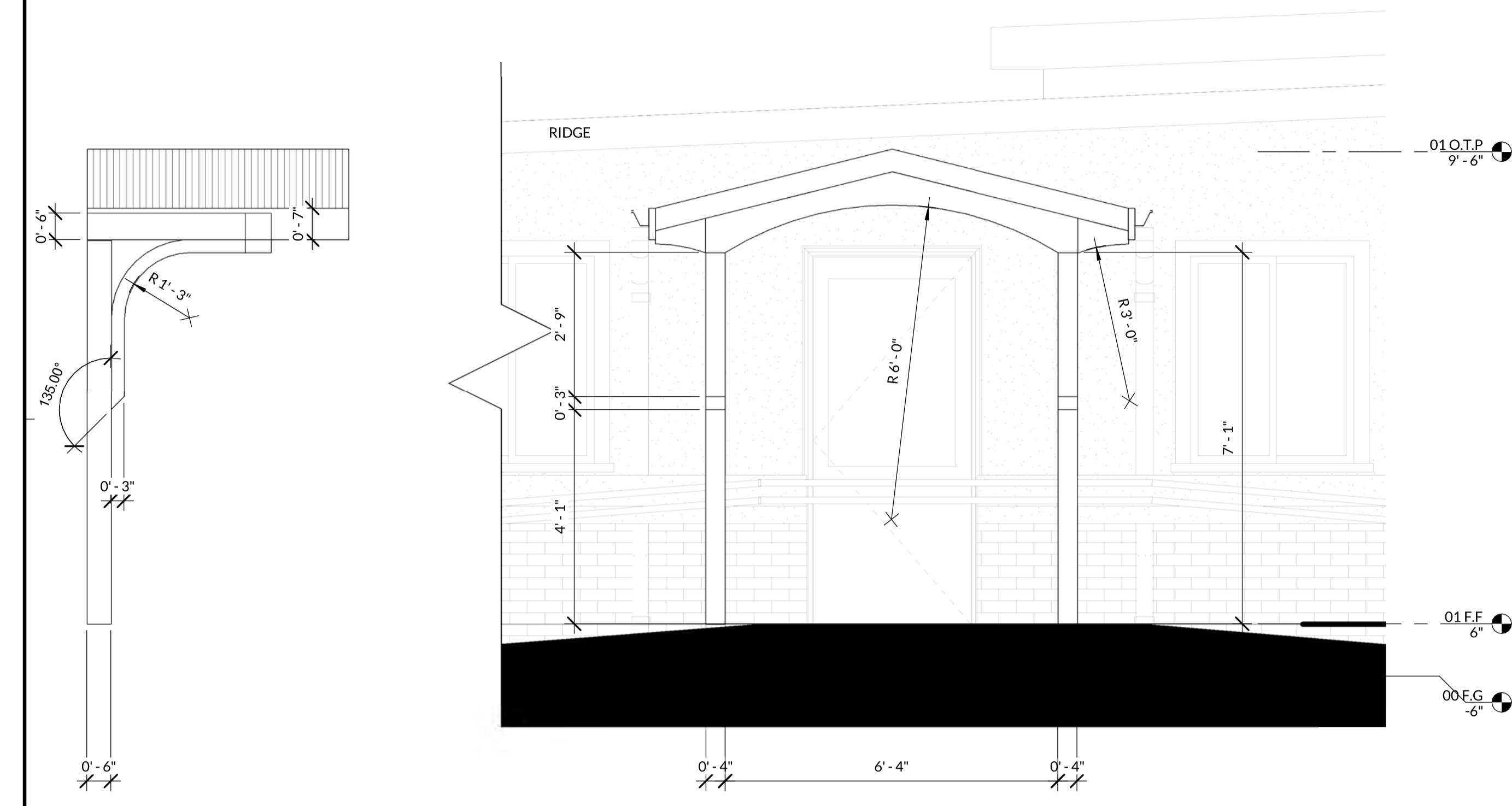
Issue/Revision	Schedule
No. Date Description	
B 04/09/19 PLANNING RESPONSE 2	

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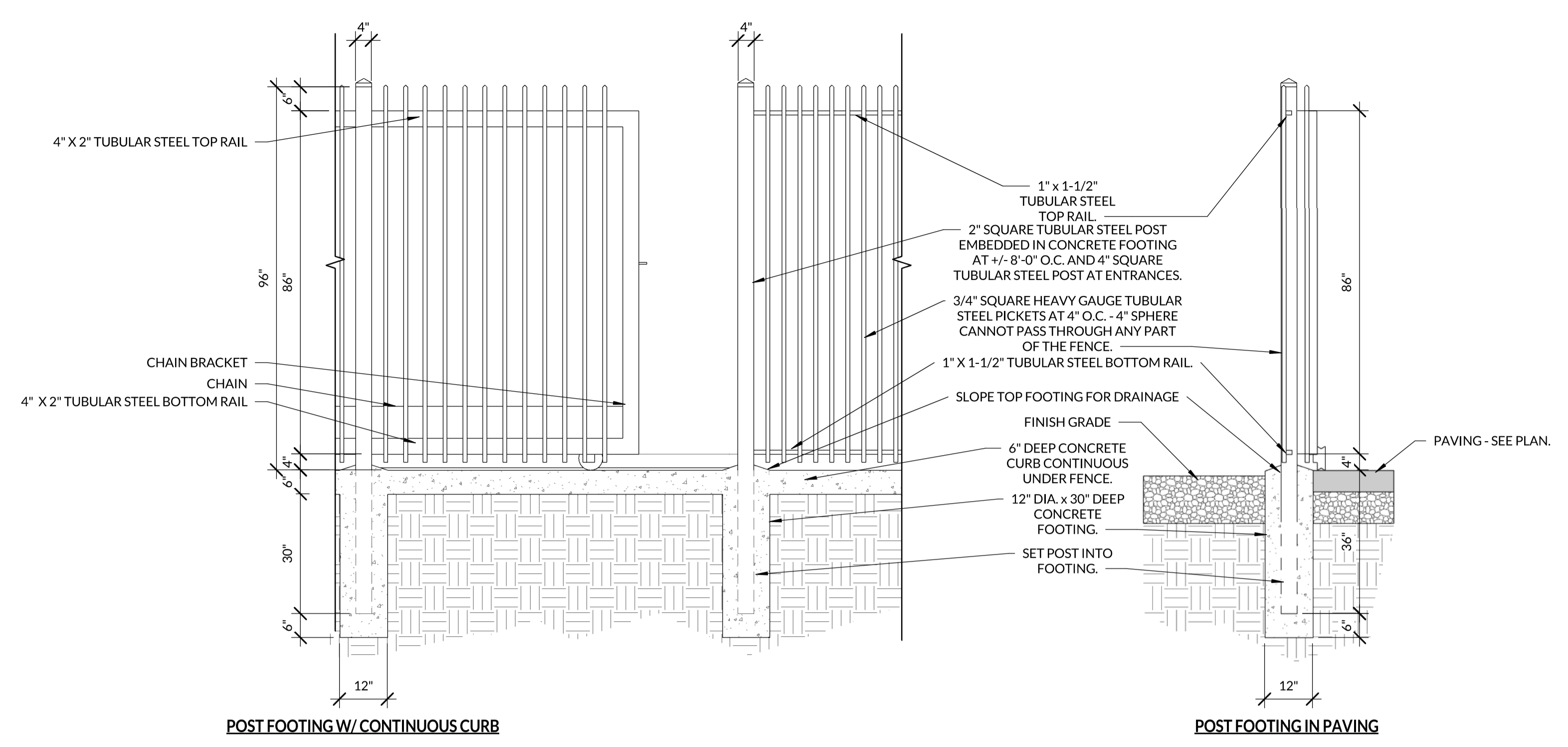
**PARTITION PLAN**

**AE6**

7/9/2020 11:57:15 AM



**3** DETAIL - ENTRANCE  
SCALE: 1/2" = 1'-0"



**1** FENCING DETAIL - ORNAMENTAL ROLLING GATE  
SCALE: 1/2" = 1'-0"

**HUNTCO** Bike racks, lockers, benches and architectural site furnishings since 1982. Tradition & Innovation.

PHONE: 503.224.8700 FAX: 503.274.2055 EMAIL: Sales@huntco.com WEB: Huntco.com TWITTER: @huntcosupply MAIL: P.O. Box 10385 Portland, Or. 97296-0385

**THE STAPLE**  
The ever-classic "Staple" style bike rack is Portland City Code approved. Lock it up!

**CONSTRUCTION/MATERIAL OPTIONS**

- 2" Sch. 40 Round Steel Pipe (shown)
- 2" x 2" Square Steel Tubing (Pipecutler Proof)
- 5/8" x 2 1/2" Steel Flat Bar (Pipecutler Proof)
- Steel Flanges (Varies)

**DIMENSIONS**

- 30" Length
- 5.5" Width
- 30" Height
- Custom Size Height/Length

**MOUNTING OPTIONS**

- Flange Mount (Shown)
- 6" 63" Mounting Holes
- In-Ground
- 1" Leg Extensions

**FINISH OPTIONS**

- 304 Stainless Steel
- #4 Satin Finish
- Hot Dipped Galvanized
- Powder Coating
- Thermoplastic Coating

**ADDITIONAL OPTIONS**

- Flange Cover (available at additional cost on round pipe only)

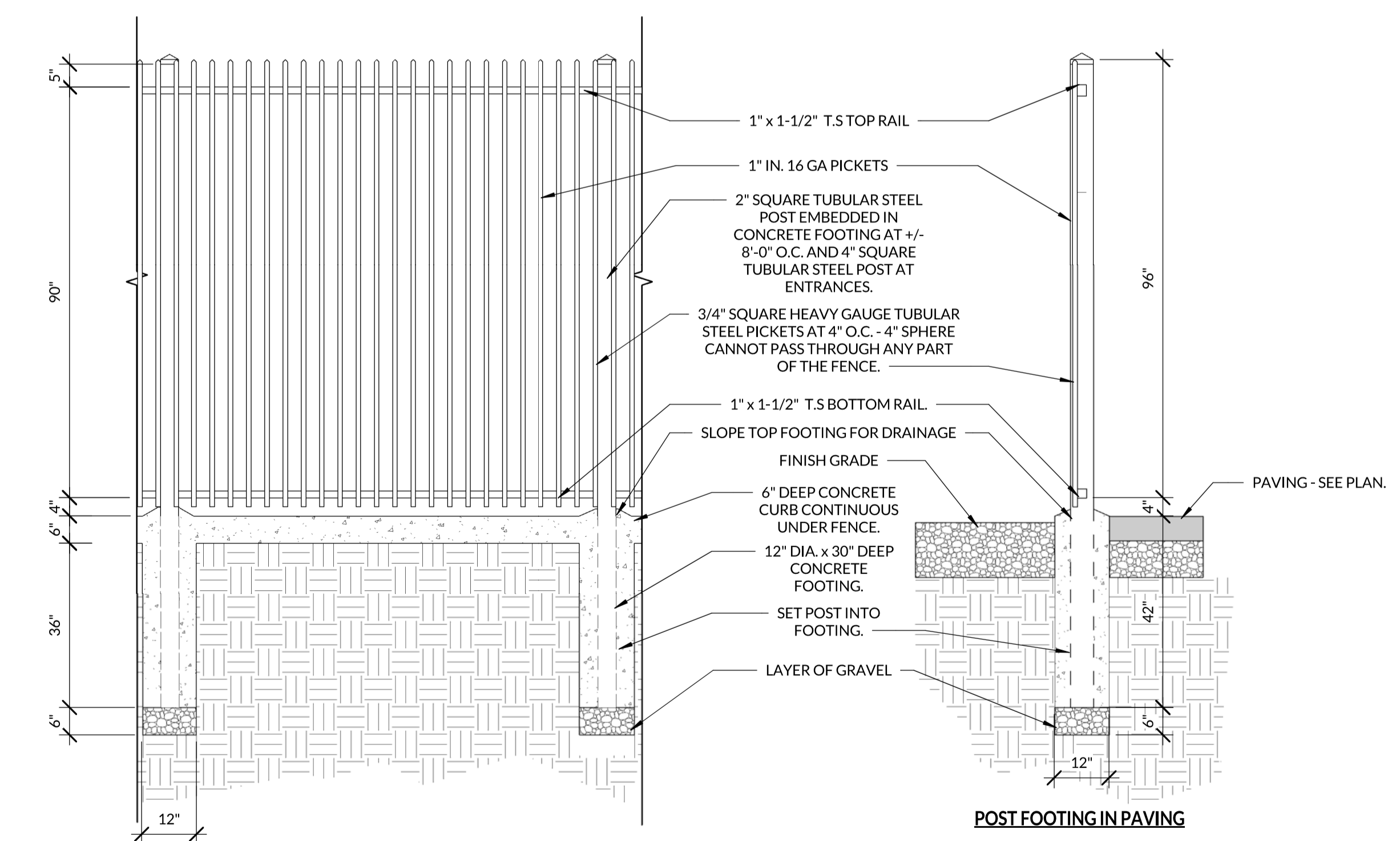
**RECOMMENDED LAYOUT**

NOTES:  
\*Bike" is 70"  
# Minimum Spacing  
(#) Recommended Spacing

**CONTRACTOR:** \_\_\_\_\_  
**JOB:** \_\_\_\_\_  
**NOTES:** \_\_\_\_\_

Manufactured in the Pacific Northwest

**4** BICYCLE RACK - STAPLE STYLE  
SCALE: 1/2" = 1'-0"



**2** FENCING DETAIL - ORNAMENTAL  
SCALE: 1/2" = 1'-0"



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Proj. No: 2018.395  
Drawn By: Author  
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Issue/Revision	Schedule	No.	Date	Description
B		04/09/19		PLANNING RESPONSE 2

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DETAILS

Z:\Active\2018.395 - Praxis - Roseville - Johnson Ranch\CAD\19-1203 - Praxis - Granite Bay Rv Storage PC2.rvt



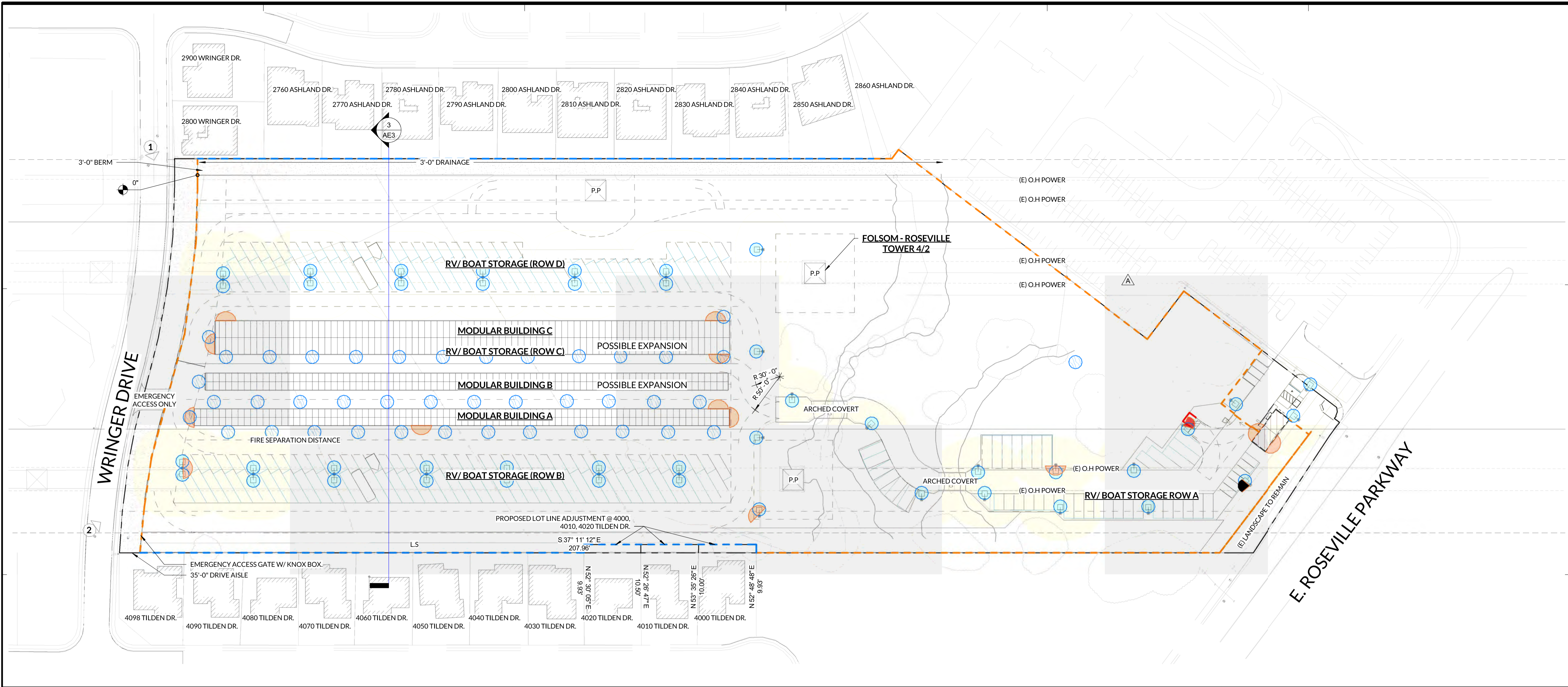
Stamp

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No.	Date	Description
A	01/17/19	PLANNING RESPONSE

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SECURITY PLAN

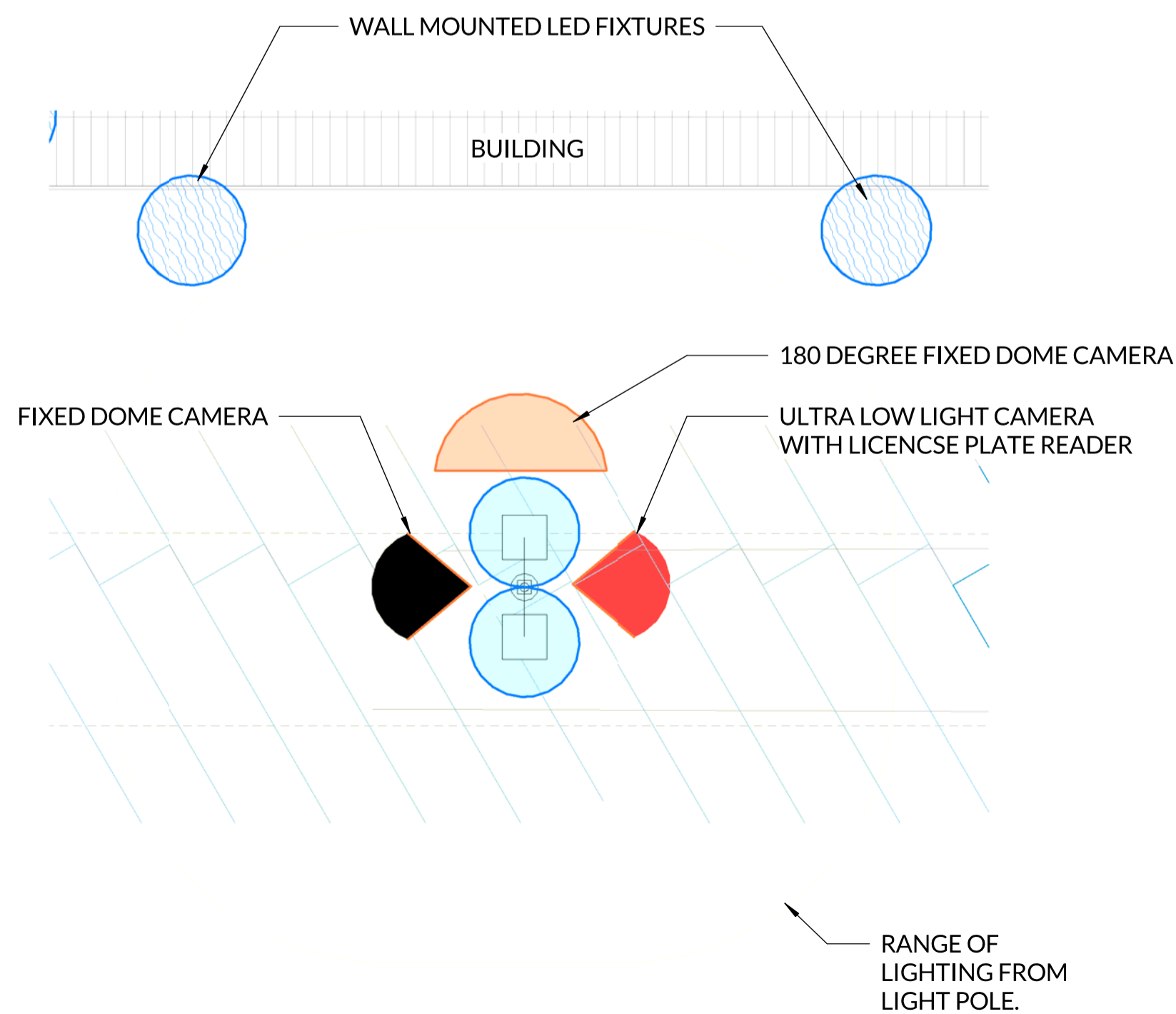


SECURITY PLAN NOTES

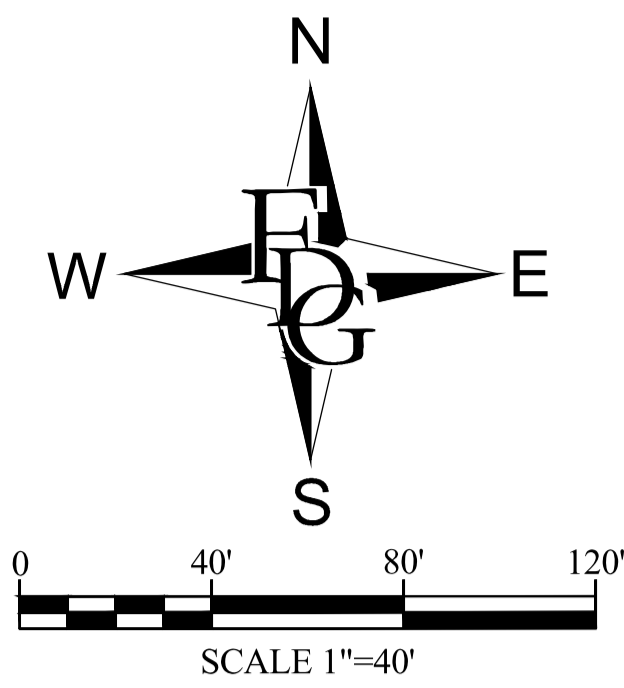
- INTERIOR LIGHTING PROPOSED INSIDE OFFICE. EXTERIOR LIGHTING PROPOSED ON BUILDINGS A AND B, AND OFFICE. SEE PLAN.
  - POLE LIGHTING PROVIDED AT MAIN ENTRANCE, EMERGENCY EXIT, RV PARKING, AND DRIVE AISLES. SEE CUT SHEET.
  - WALL PACKS - MODERN LIGHTING: LED WALL MOUNT, SEE CUT SHEET.
- SECURITY CAMERA TYPE: HIK VISION CAMERA W/ZOOM, MOTION, AND NIGHT VISION CAPABILITIES - BETWEEN 125-200 FT DISTANCE, SEE CUT SHEET AND SECURITY PLAN FOR PLACEMENT.
  - THERE ARE 15 4MP CAMERA'S PROPOSED TO HAVE 180 DEGREE RADIUS VIEWING CAPABILITY. AS SEEN ON PLAN, BEST FOR WATER TANK, ALCOVE AREAS, ETC.
  - AT THE MAIN ENTRANCE AND EXIT IS THE 2MP ULTRA-LOW LIGHT OUTDOOR LPR BULLET CAMERA - LICENSE PLATE CAMERA, SEE CUT SHEET.
  - INSIDE THE OFFICE, THERE WILL BE 2 CAMERAS PLACED FACING THE MAIN ENTRANCE AND THE DISPLAY AREA FOR INTERIOR SECURITY. THE SYSTEM WILL HAVE REMOTE ALERT AND VIEWING CAPABILITIES, LARGE MONITORS IN OFFICE SHOWING ALL CAMERA VIEWS ON SITE.
  - NETWORK VIDEO RECORDS (NVR) PROPOSED TO CAPTURE AND RECORD ALL DATA. THIS ALSO ALLOWS FOR EXPANSION IF NEEDED FOR ADDITIONAL CAMERAS.
  - IF ALERTS NOT ADDRESSED BY OWNER OR MANAGER ON SITE, POLICE WILL BE NOTIFIED BY AUTOMATIVE DISPATCH.
  - PROPOSED 8FT ORNAMENTAL BLACK METAL FENCE THAT SURROUNDS THE FACILITY TO DETER UNAUTHORIZED ACCESS.
  - DURING CONSTRUCTION: MOBILE GENERATOR WITH POLE LIGHT, CAMERA AND MOTION SENSOR THAT IS BEING RECORDED AND THE ENTIRE FACILITY WILL HAVE A 8' HEIGH TEMPORARY METAL FENCE SURROUNDING IT.
- ALL ROLLING GATES, AT MAIN ENTRANCE, MAIN EXIT, AND EMERGENCY WILL HAVE PERIMETER ALARMS. ANY MAN DOOR WILL HAVE PANIC HARDWARE TRIGGERING THE ALARM SYSTEM THROUGHOUT THE FACILITY.
  - ALL DOORS WILL BE LOCKED AND NO ONE CAN ENTER FACILITY AFTER HOURS DURING 6PM-8AM.
  - THE ROLLING GATES AT MAIN ENTRANCE AND MAIN EXIT WILL ONLY BE ACCESSED WITH KEY CARD OR CODE DURING BUSINESS HOURS 8AM-6PM.
  - DURING BUSINESS HOURS, THE OFFICE WILL BE OPEN TO THE PUBLIC BUT WILL NOT BE ALLOWED INSIDE THE FACILITY UNTIL A STORAGE UNIT, ACCESS CODE/KEY CARD WILL BE GIVEN.
- ALL DOORS WILL BE LOCKED AND NO ONE CAN ENTER FACILITY AFTER HOURS DURING 6PM-8AM.
  - THE ROLLING GATES AT MAIN ENTRANCE AND MAIN EXIT WILL ONLY BE ACCESSED WITH KEY CARD OR CODE DURING BUSINESS HOURS 8AM-6PM.
  - DURING BUSINESS HOURS, THE OFFICE WILL BE OPEN TO THE PUBLIC BUT WILL NOT BE ALLOWED INSIDE THE FACILITY UNTIL A STORAGE UNIT, ACCESS CODE/KEY CARD WILL BE GIVEN.
  - FIRE DEPARTMENT AND POLICE WILL HAVE A KNOX BOX TO ENTER IN AN EMERGENCY AT THE EMERGENCY GATE, WHICH CAN BE ACCESS BY THOSE JURISTCTIONS ANYTIME INCASE OF AN EMERGENCY.
- EVERY SINGLE STORAGE HOLDER WILL BE GIVEN A DIFFERENT/UNIQUE ACCESS CODE/KEY CARD UPON SIGNING A STORAGE LEASE. AS STATED ABOVE, THOSE STORAGE HOLDER CAN ONLY ACCESS THE FACILITY DURING THE TIME OF OPERATION 8AM-9PM.
- THE INTERIOR WALLS BETWEEN STORAGE UNITS ARE 2 1/4" HIGH RIDGE 20 GAUGE METAL CORIGATED/RIBBED PANELS. WITH AN ONSITE MANAGER AND ADDITIONAL EMPLOYEES TO UPKEEP THE FACILITY, DAILY CHECKS OF UNITS WILL BE MADE FOR SECURITY AND SAFTEY. THE PROVIDED CAMERA SECURITY WILL ALLOW FOR ADDITIONAL SURVEILLANCE THROUGHOUT THE ENTIRE FACILITY DAY AND NIGHT.

EQUIPMENT LEGEND

- EXTERIOR POLE LIGHTING LINMORE LED - ULTRA PERFORMANCE LIGHTING 175 LUMENS QTY 3
- MODERN LIGHTING: LED WALL MOUNT LUMEN OUTPUT 1900-2700LM QTY 50
- HIK VISION 4MP IR FIXED DOME NETWORK CAMERAS RANGE 125-200 FT DISTANCE QTY 9
- HIK VISION 4MP IR FIXED DOME NETWORK CAMERAS RANGE 125-200 FT DISTANCE 180 DEGREE RADIUS VIEWING CAPABILITY QTY 5
- HIK VISION 2MP ULTRA-LOW LIGHT OUTDOOR LPR BULLET CAMERAS LICENSE PLATE READER QTY 2
- ORNAMENTAL FENCE
- CMU WALL
- WOOD FENCE



2 CAMERA VIEW LEGEND



**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF PRAXIS PROPERTIES.

GREGORY J. LOUCKS, LS 5473 \_\_\_\_\_ DATE \_\_\_\_\_

**BENCHMARK**

CITY OF ROSEVILLE BM38  
 3 1/4" BRASS DISK STAMPED LS3923 DEC. 1991 AT THE TOP OF CURB @ D.I. @ NE CORNER OF SIERRA COLLEGE BLVD. & EAST ROSEVILLE PARKWAY.  
 ELEV. = 241.43

**BASIS OF BEARINGS**

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT USED FOR THE MAP FILED IN BOOK 27 OF PARCEL MAPS AT PAGE 154 P.C.R. AND IS BASED ON MONUMENTS SHOWN HEREON AS FOUND.

- LEGEND**
- ✱ FOUND MONUMENT AS NOTED
  - DIMENSION POINT
  - DOMESTIC WATER LINE
  - FENCE LINE
  - OVERHEAD POWER LINE
  - SANITARY SEWER LINE
  - STORM DRAIN LINE
  - ⊕ FIRE HYDRANT
  - ⊙ SEWER MANHOLE
  - ⊙ STORM DRAIN MANHOLE
  - ⊙ STREET LIGHT
  - ⊙ WATER VALVE
  - ⊠ OVERHEAD POWER LINE TOWER

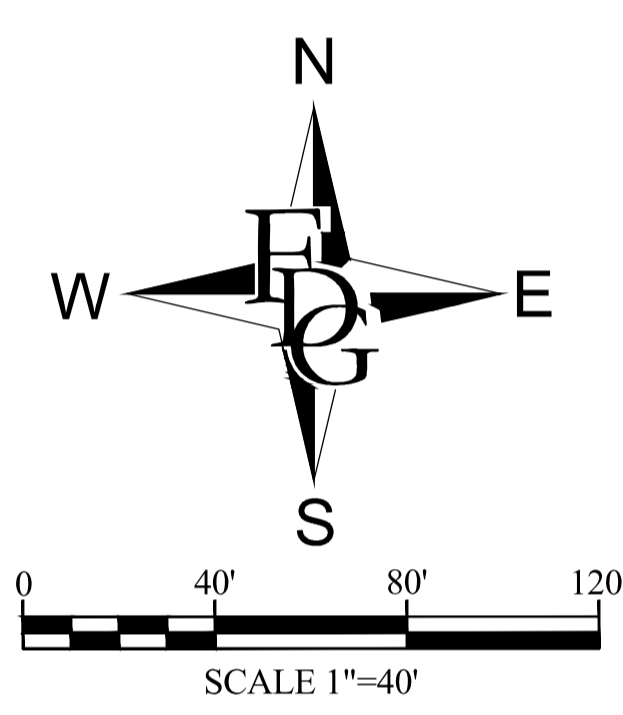
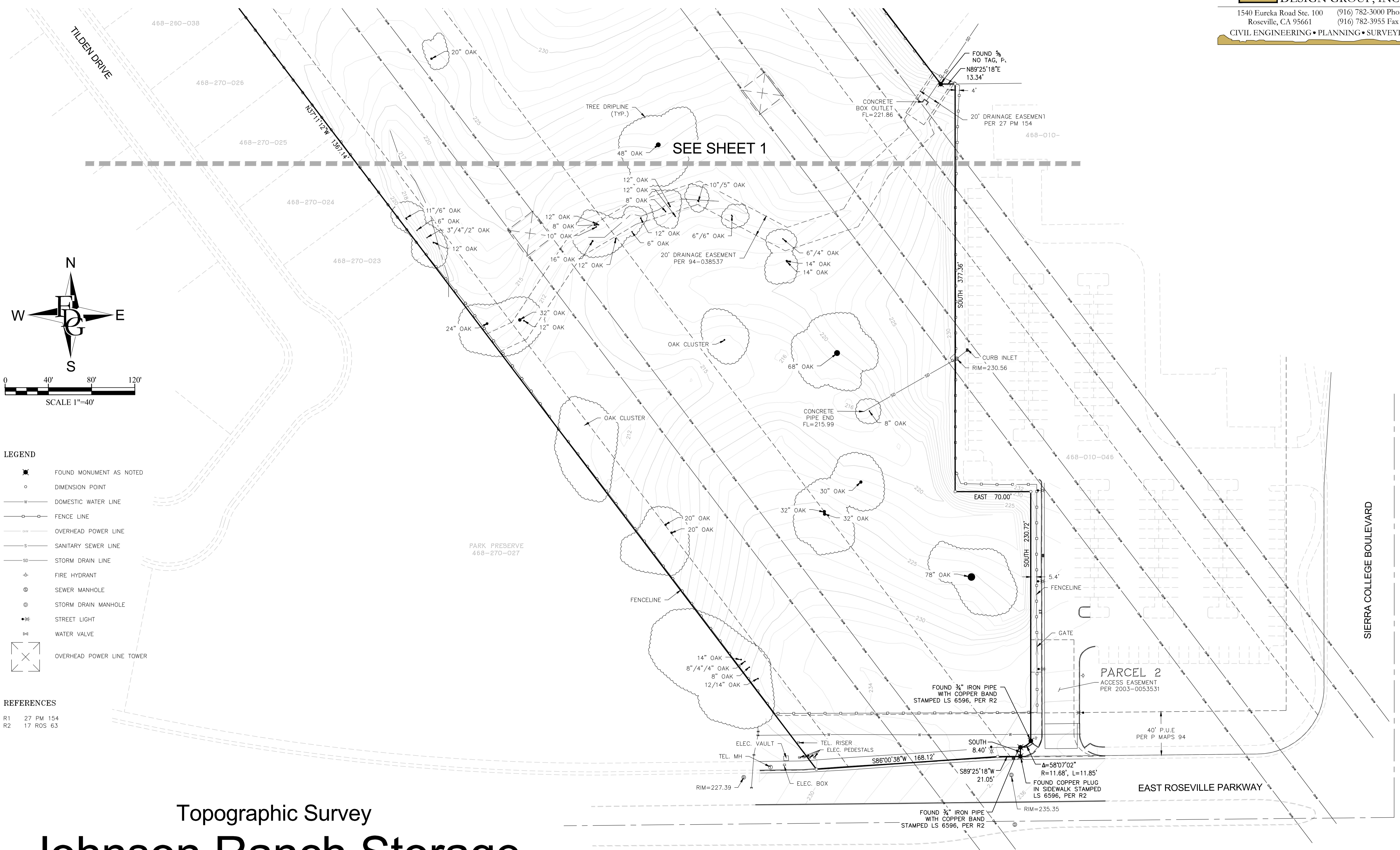
- REFERENCES**
- R1 27 PM 154
  - R2 17 ROS 63

Topographic Survey  
**Johnson Ranch Storage**

Roseville, California      March 13, 2018      Sheet 1 of 2



SEE SHEET 2

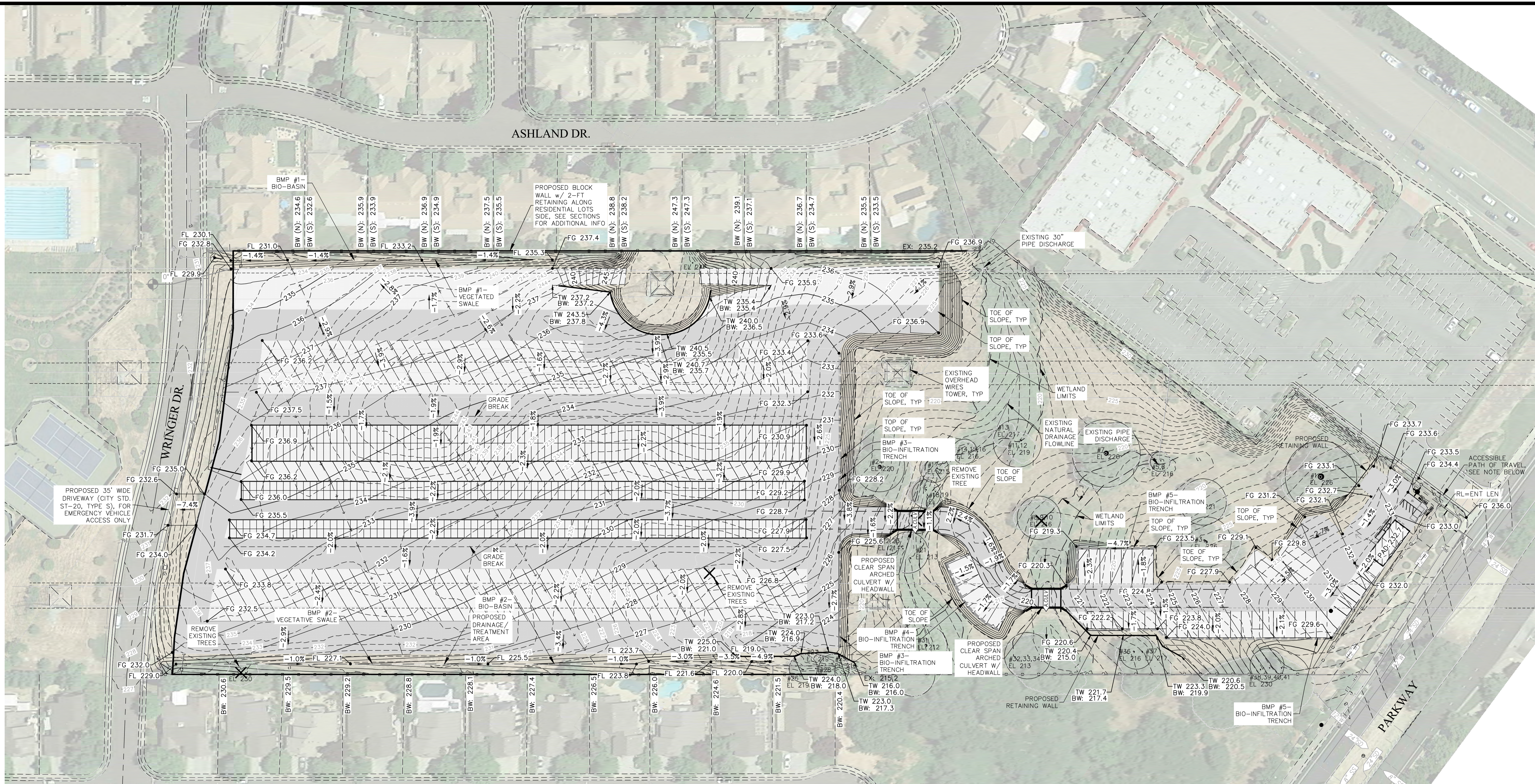


- LEGEND**
- ✱ FOUND MONUMENT AS NOTED
  - DIMENSION POINT
  - DOMESTIC WATER LINE
  - FENCE LINE
  - OVERHEAD POWER LINE
  - SANITARY SEWER LINE
  - STORM DRAIN LINE
  - ⊕ FIRE HYDRANT
  - ⊙ SEWER MANHOLE
  - ⊙ STORM DRAIN MANHOLE
  - ⊙ STREET LIGHT
  - ⊙ WATER VALVE
  - ⊙ OVERHEAD POWER LINE TOWER

- REFERENCES**
- R1 27 PM 154
  - R2 17 ROS 63

# Topographic Survey

## Johnson Ranch Storage



**Earthwork Summary**

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
EG VS FG	1.00	1.00	42,3210 Sq. Ft.	33,870 Cu. Yd.	17,485 Cu. Yd.	<b>16,385 Cu. Yd.&lt;Cut&gt;</b>
				w/ 15% Shrink	20,110 Cu. Yd.	<b>13,760 Cu. Yd.&lt;Adj. Export&gt;</b>

AERIAL IMAGE IS BEST FIT - NOT ORTHOGRAPHICALLY RECTIFIED



# CONCEPTUAL GRADING EXHIBIT

## Johnson Ranch Storage

City of Roseville, California July 3, 2020

**LEGEND:**

- EXISTING DRAINAGE PATTERN (OFF-SITE DOWNSTREAM)
- PROPOSED RETAINING WALL
- OAK TREE w/ TREE# & ELEVATION
- OAK TREE TO BE REMOVED
- EXISTING FENCE
- PROPOSED CMU WALL
- PROPOSED ARCH CULVERT AND HEADWALLS
- RE-FIBER TRENCH
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ASPHALT DRIVE ASILE
- GRAVEL SURFACE

