



ENTITLEMENT SUBMITTAL

1775 CAVITT DRIVE
FOLSOM, CA 95630

03-01-2023



EXHIBIT LIST

ARCHITECTURAL

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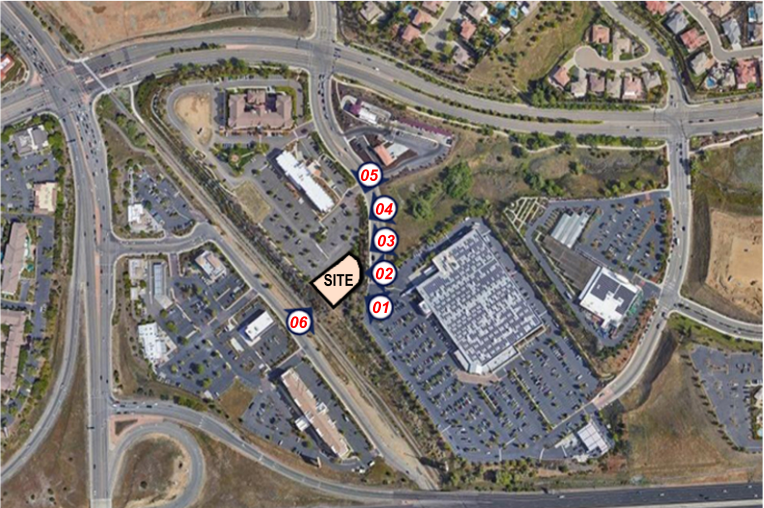
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Evan Sharp
William Warren Group Inc
201 Wilshire Blvd., Suite 102
Santa Monica, CA 90401
Email: esharp@williamwarren.com



KEY PLAN
N.T.S.



DATE: 10/11/2023
MCG JOB #: 22.801.01

DATE	REVISIONS

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EXISTING SITE PHOTOS



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ADJACENT SITE PHOTOS



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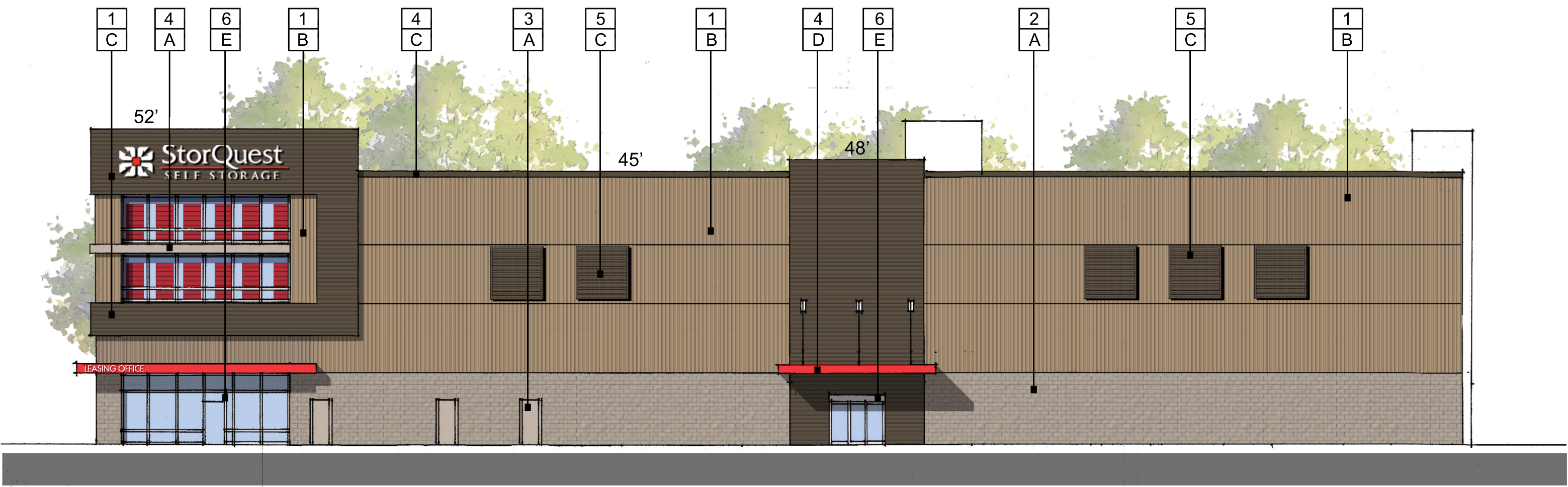
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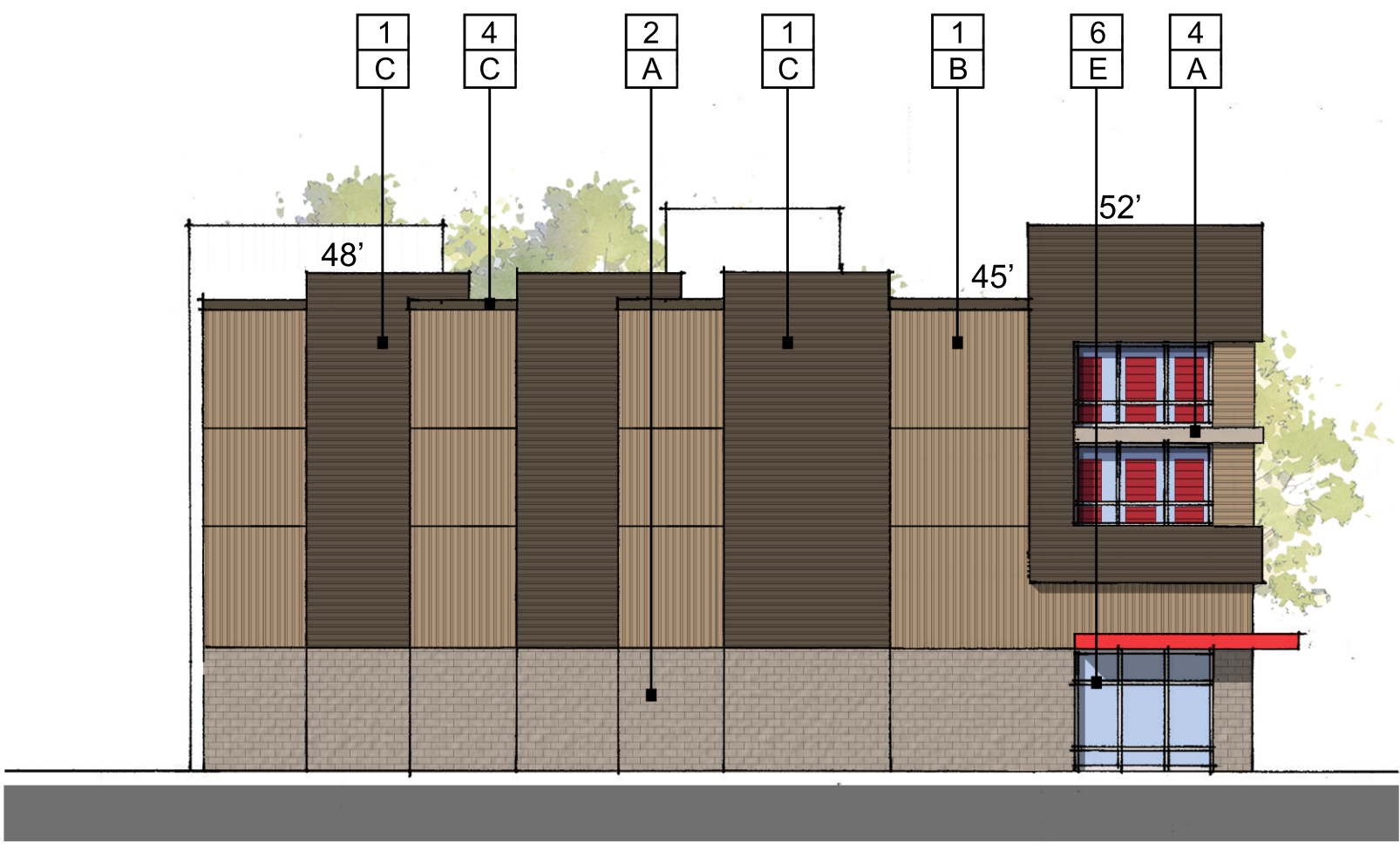
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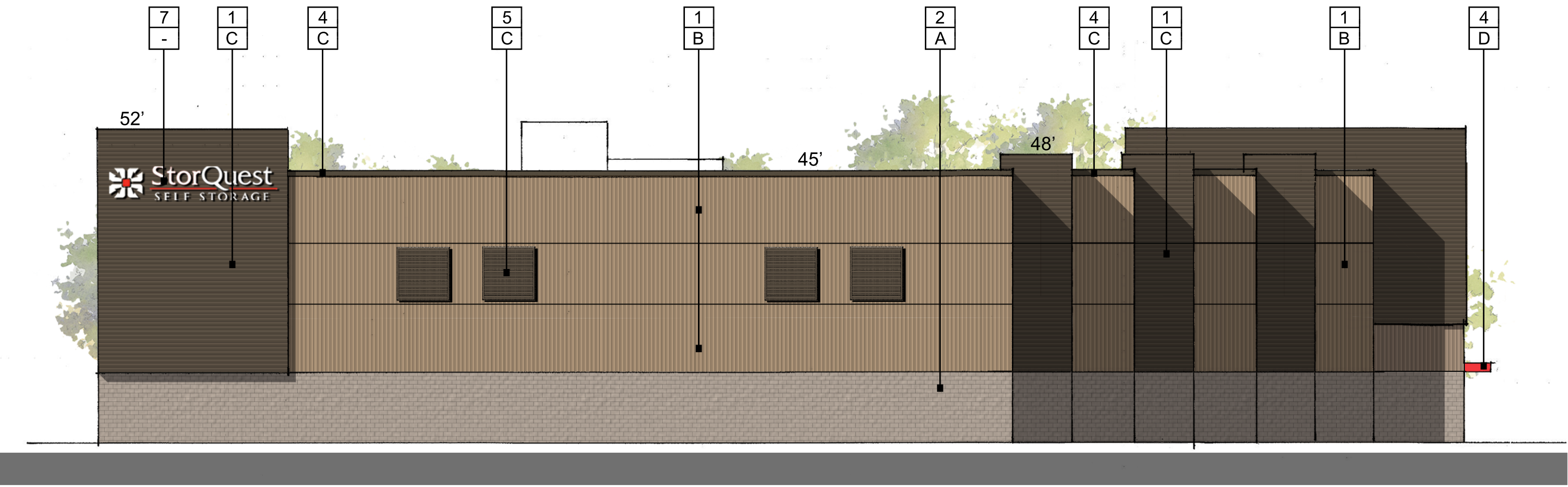
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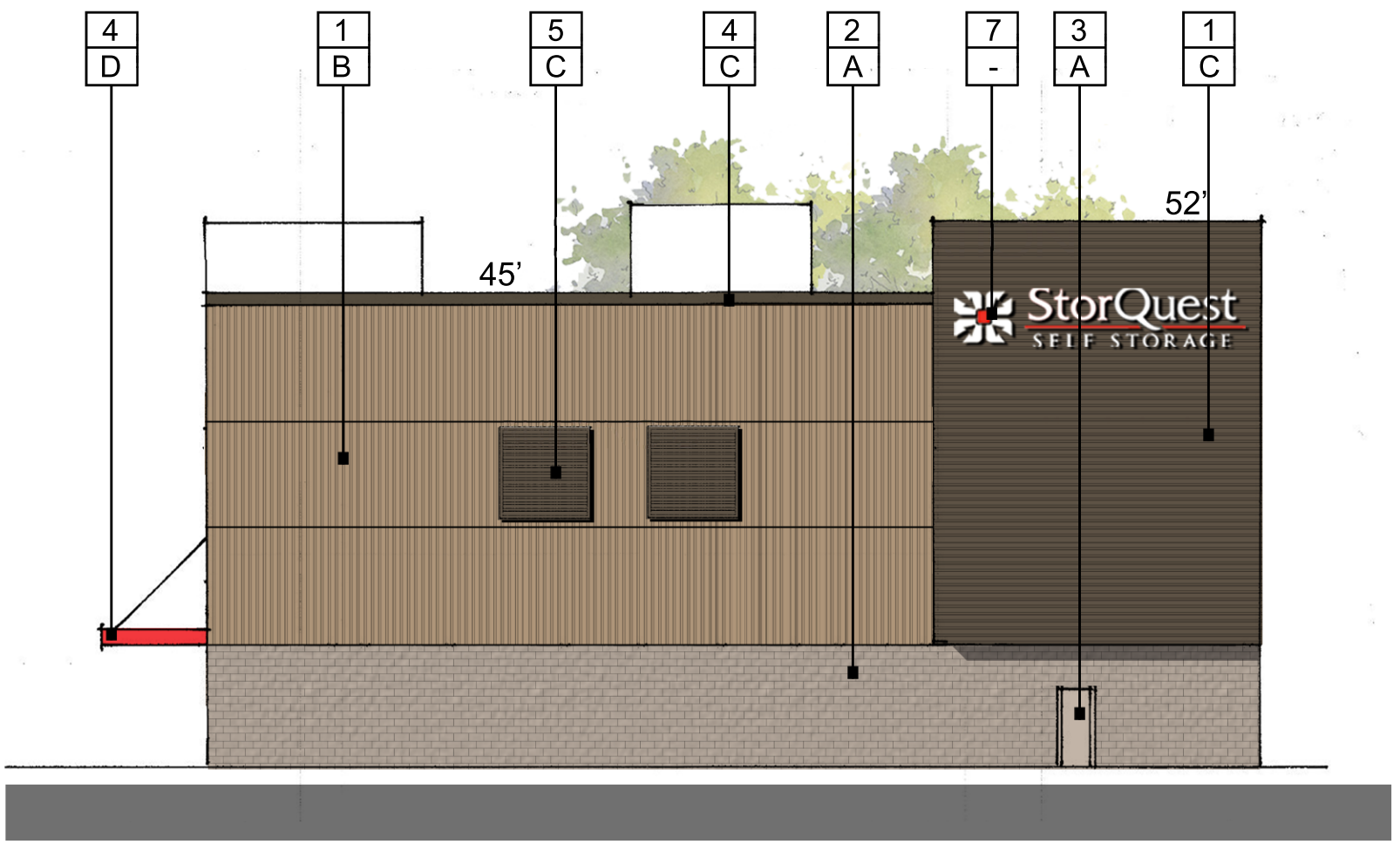
1. NORTH ELEVATION



2. EAST ELEVATION



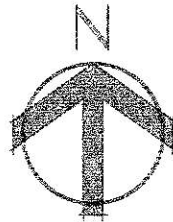
3. SOUTH ELEVATION



4. WEST ELEVATION



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FINISHES:

- 1 METAL PANELS
- 2 SPLIT-FACE CMU
- 3 METAL DOOR
- 4 METAL CANOPY / TRIM
- 5 DECORATIVE METAL GRILL
- 6 ALUMINUM STOREFRONT
- 7 SIGNAGE BY: OTHERS

COLORS:

- A SW6079 "DIVERSE BEIGE"
BY: SHERWIN WILLIAMS
- B "BROWNSTONE"
BY: MBCI
- C "MEDIUM BRONZE"
BY: MBCI
- D "CRIMSON RED"
BY: MBCI
- E CLEAR ANODIZED STOREFRONT
BY: KAWNEER

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PROPOSED ELEVATIONS

SCALE: 1/16" = 1'-0"



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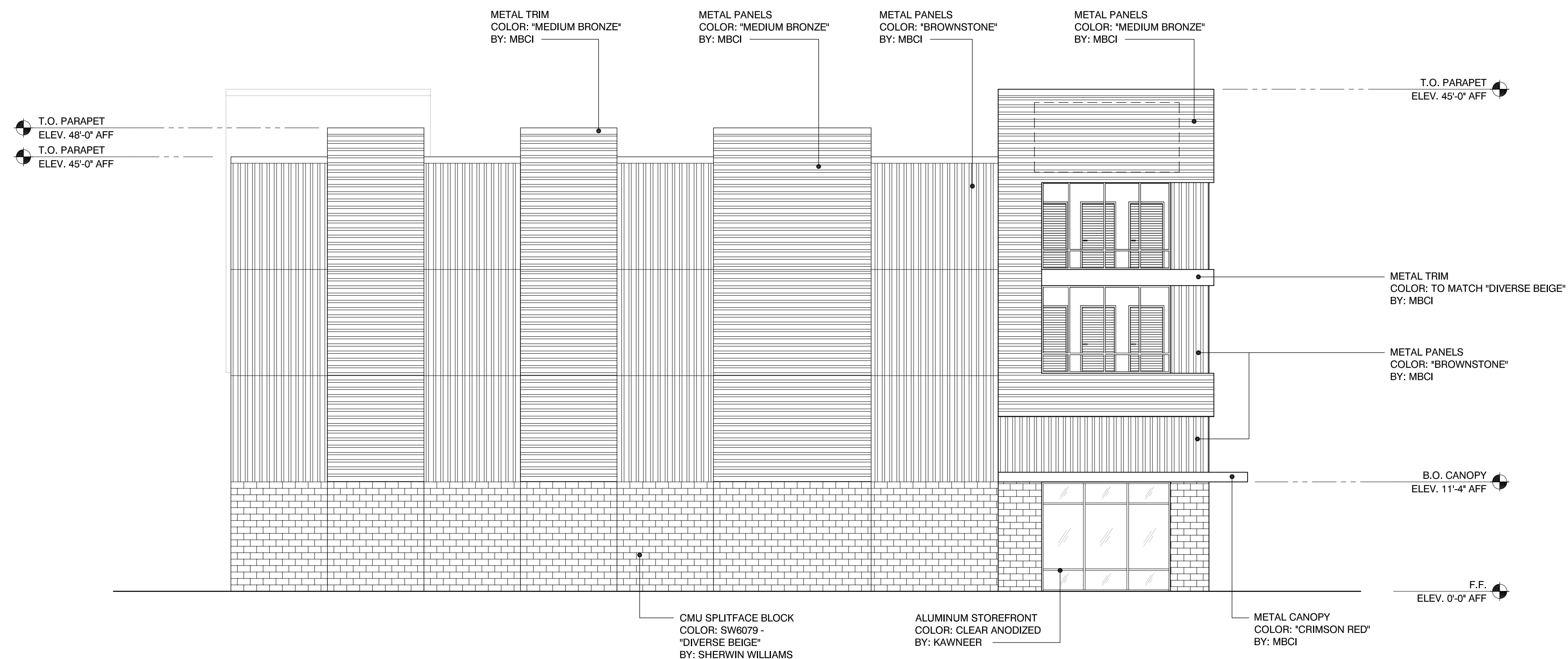
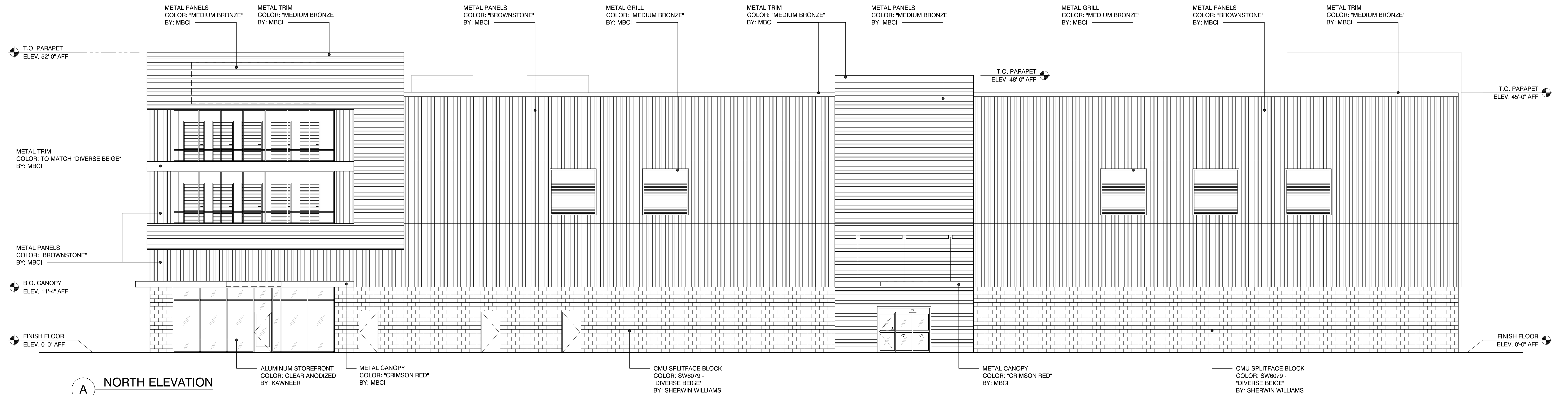
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EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"



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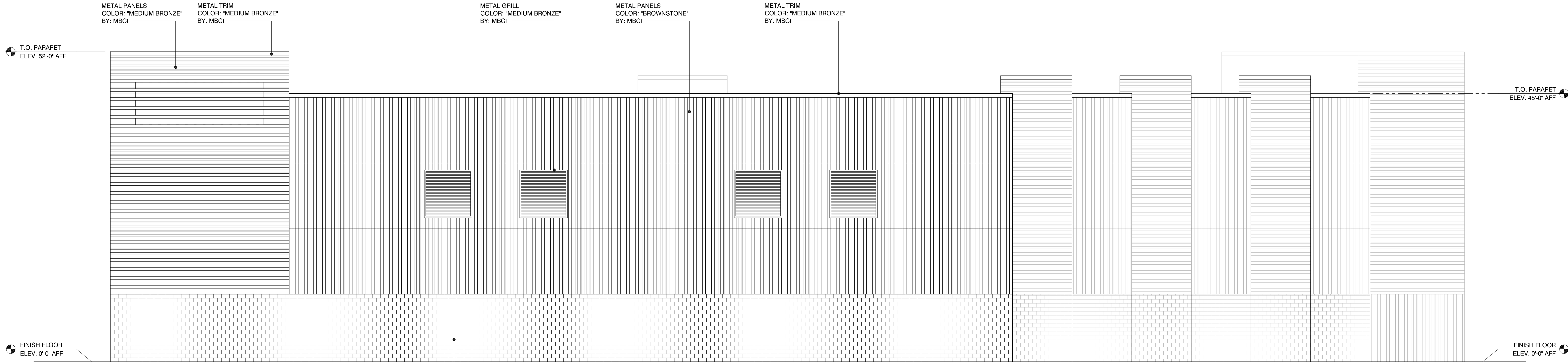
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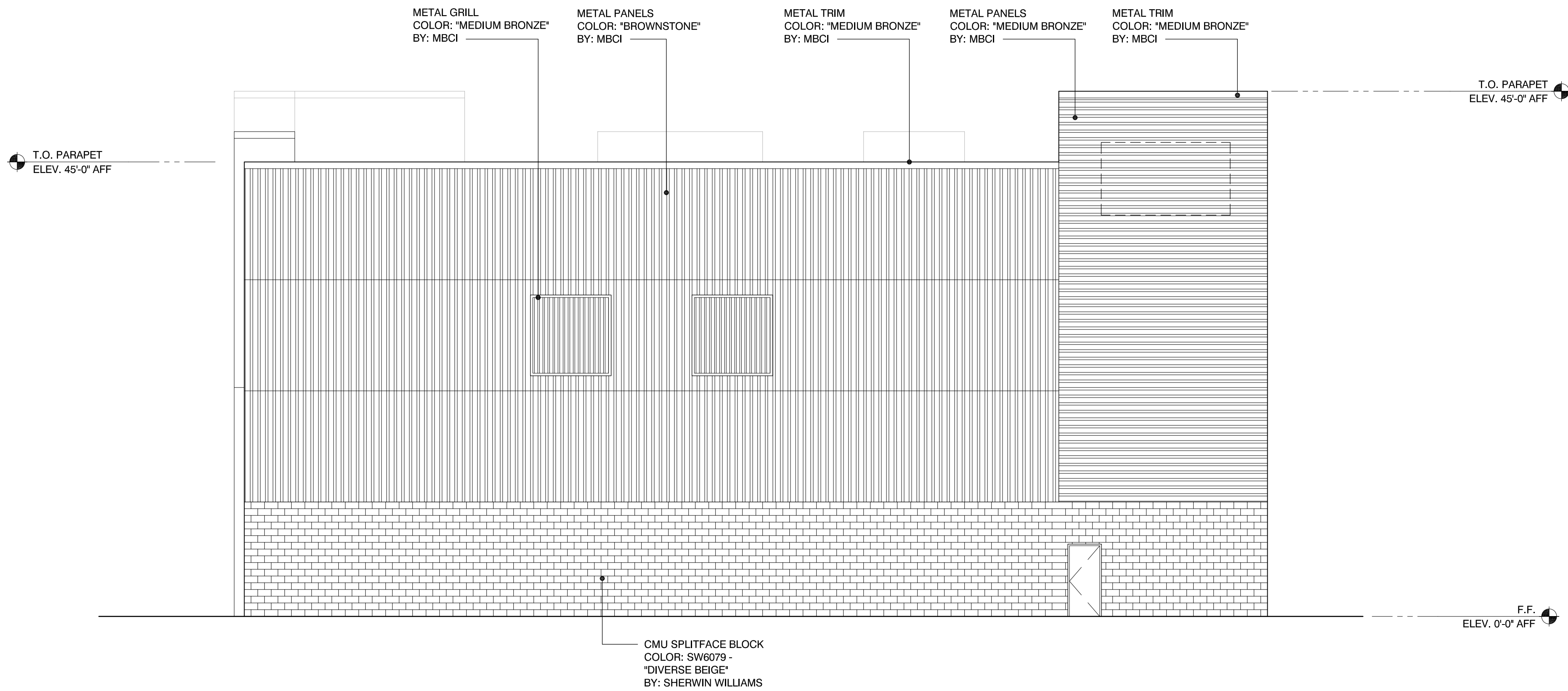
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C SOUTH ELEVATION



D WEST ELEVATION

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EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"



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PERSPECTIVE VIEW



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SCALE: 1/8" = 1'-0"

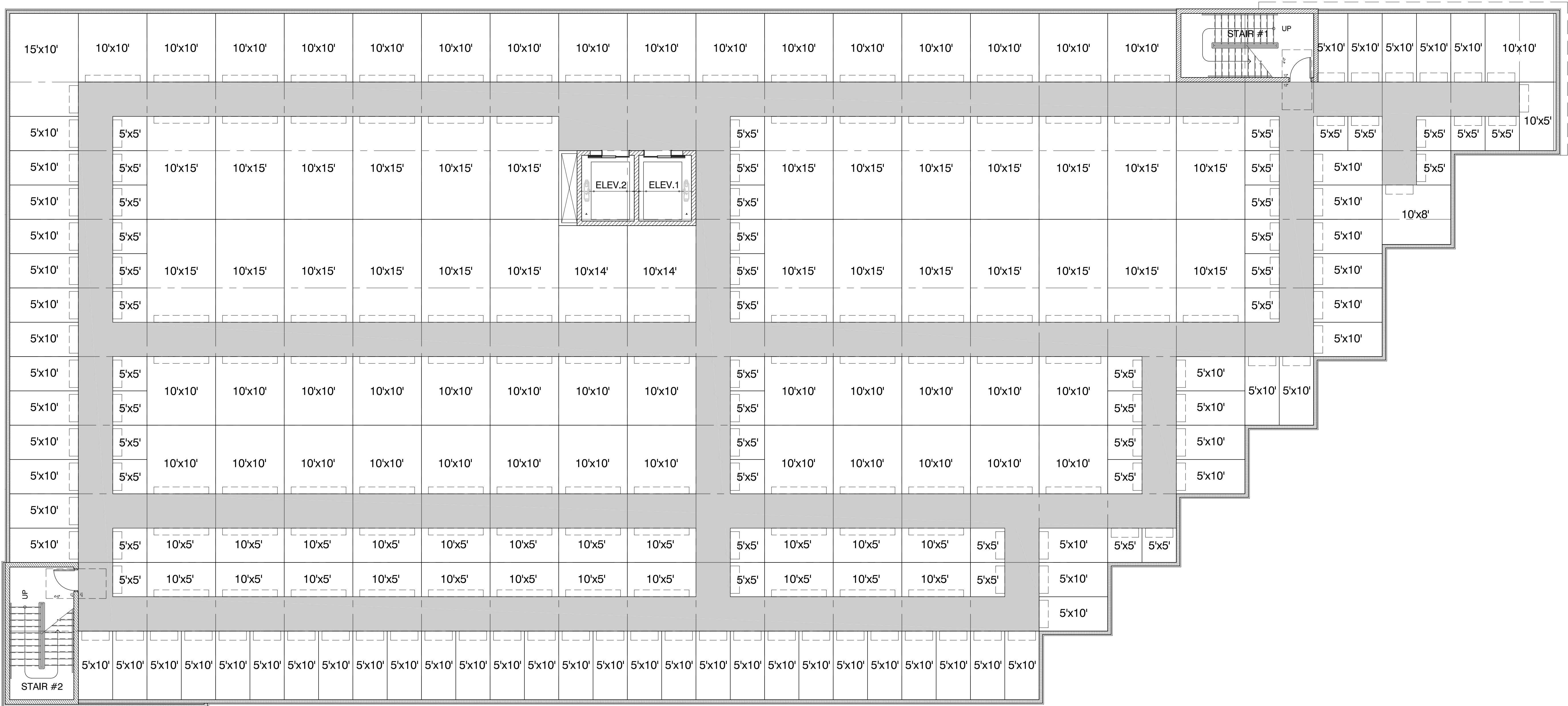


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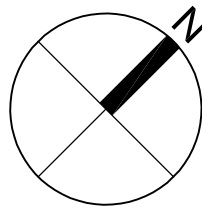
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FLOOR PLAN - 2ND FLOOR

SCALE: 1/8" = 1'-0"



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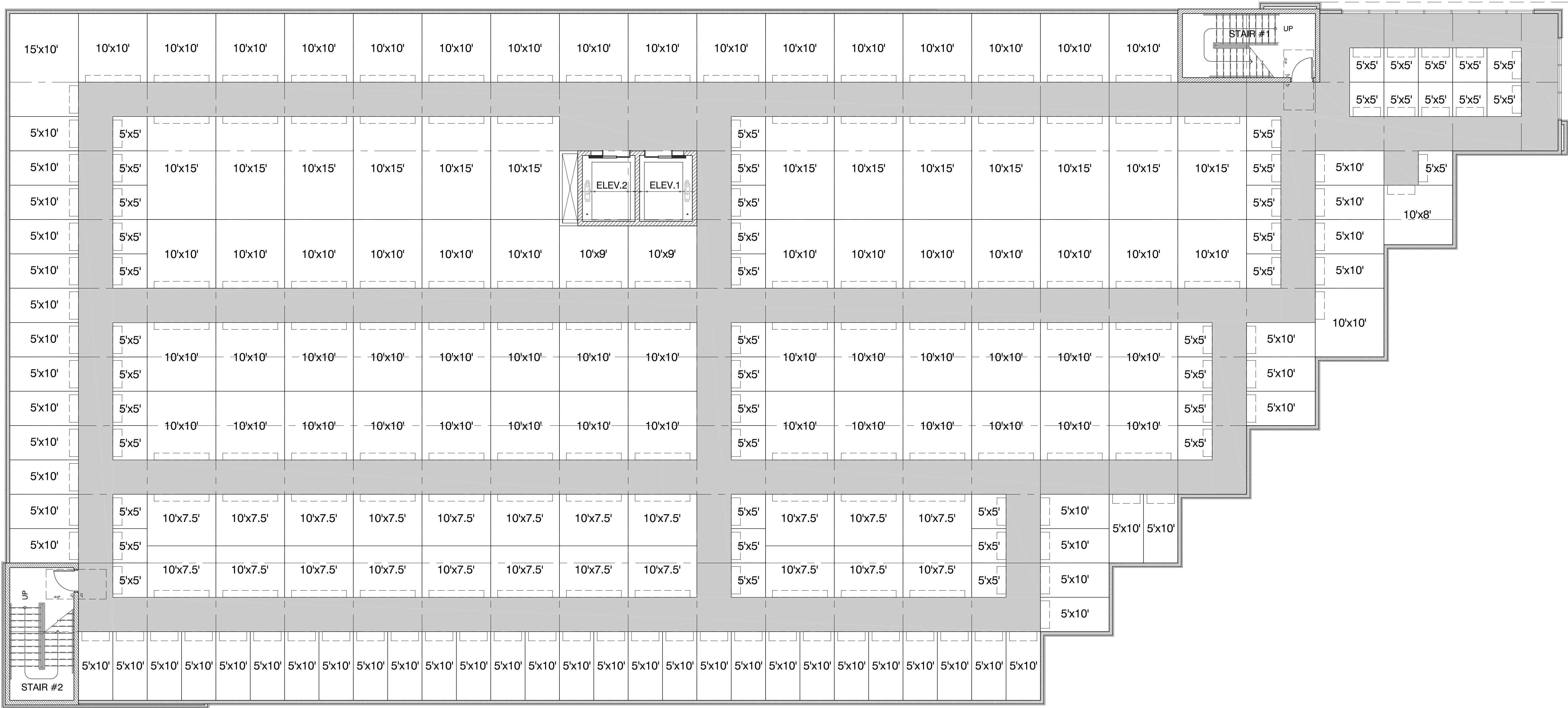
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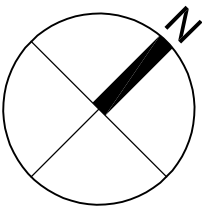
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FLOOR PLAN - 3RD FLOOR

SCALE: 1/8" = 1'-0"



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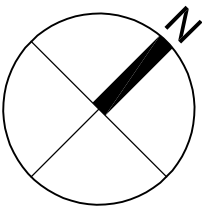
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FLOOR PLAN - 4TH FLOOR

SCALE: 1/8" = 1'-0"



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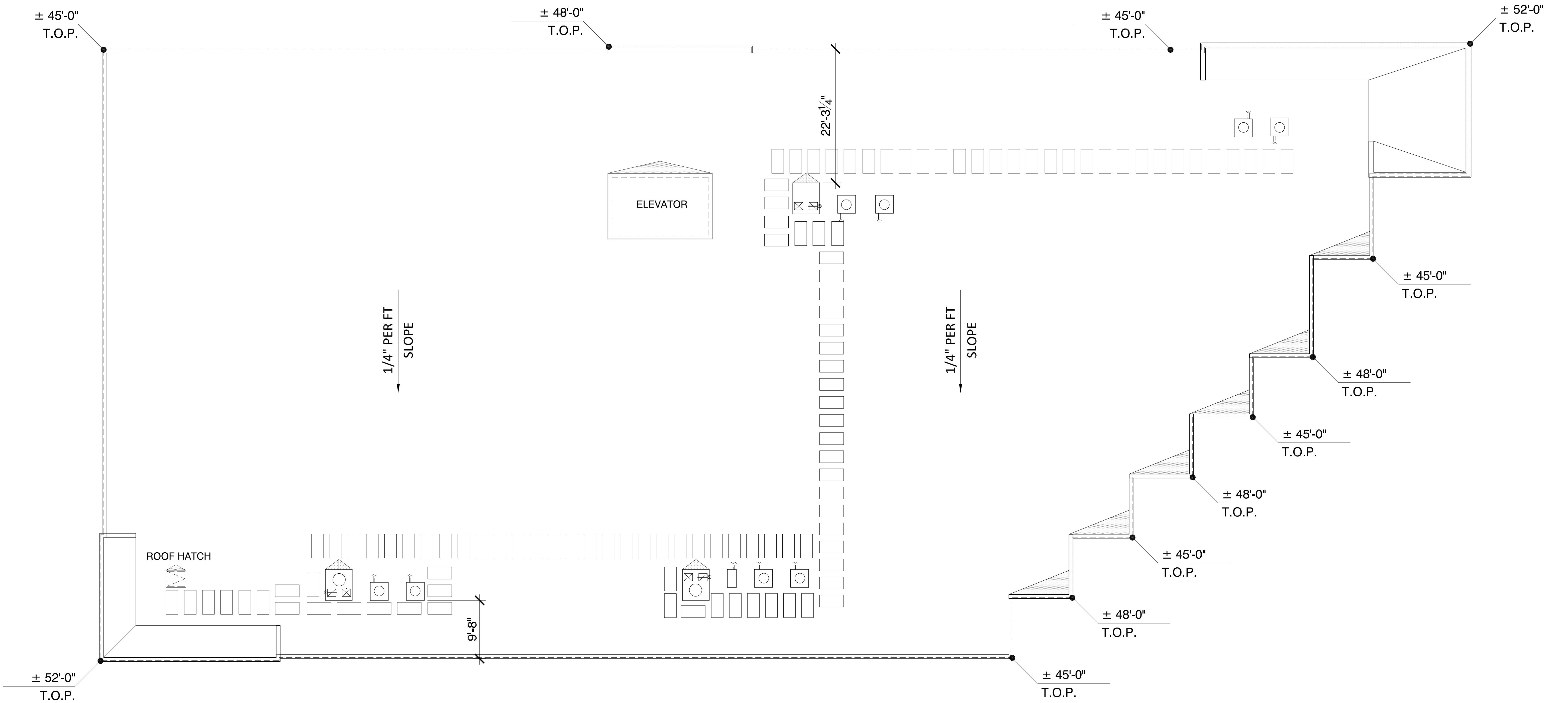
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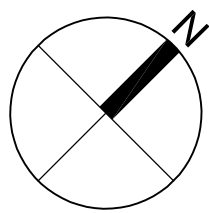
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ROOF PLAN

SCALE: 1/8" = 1'-0"



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UNIT MIX - STORQUEST - FOLSOM, CA							
UNIT SIZE (W X L)	UNIT S.F.	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL UNITS	UNIT TOTAL S.F.
5 X 5	25	41	44	47	49	181	4,525
5 X 10	50	18	61	54	98	231	11,550
10 X 4	40	-	-	-	2	2	80
10 X 5	50	6	23	-	1	30	1,500
10 X 7.5	75	-	-	22	-	22	1,650
10 X 8	80	-	1	1	1	3	240
10 X 9	90	-	-	2	-	2	180
10 X 10	100	26	43	58	71	198	19,800
10 X 14	140	-	2	-	-	2	280
10 X 15	150	37	26	13	-	76	11,400
10 X 19	190	3	-	-	-	3	570
10 X 20	200	12	-	-	-	12	2,400
10 X 25	250	1	-	-	-	1	250
15 X 10	150	-	1	1	1	3	450
TOTALS		144	201	198	223	766	54,875
AVERAGE UNIT SIZE							71.6 S.F.

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UNIT MIX MATRIX

SCALE: N/A



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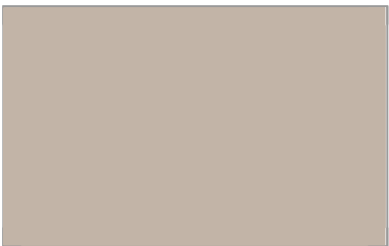
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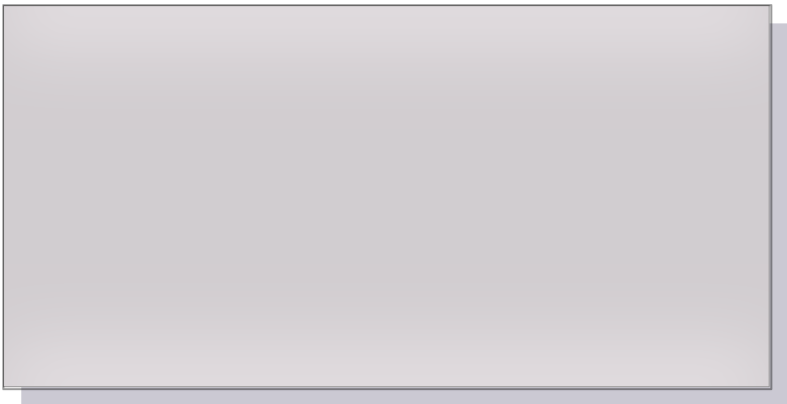
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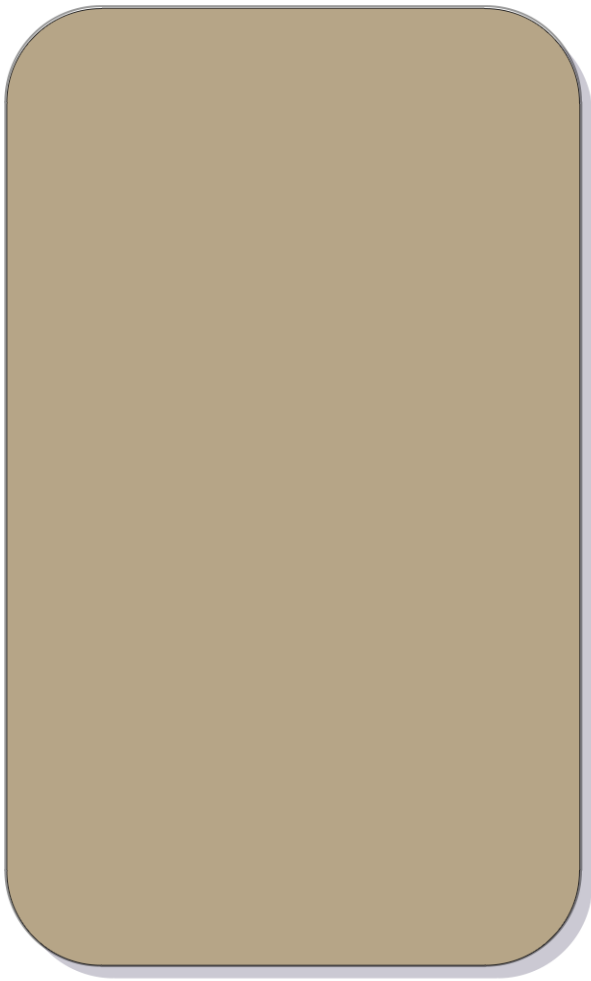
SW6079 "DIVERSE BEIGE"
BY: SHERWIN WILLIAMS



-

E

CLEAR ANODIZED #14
BY: KAWNEER



-

B

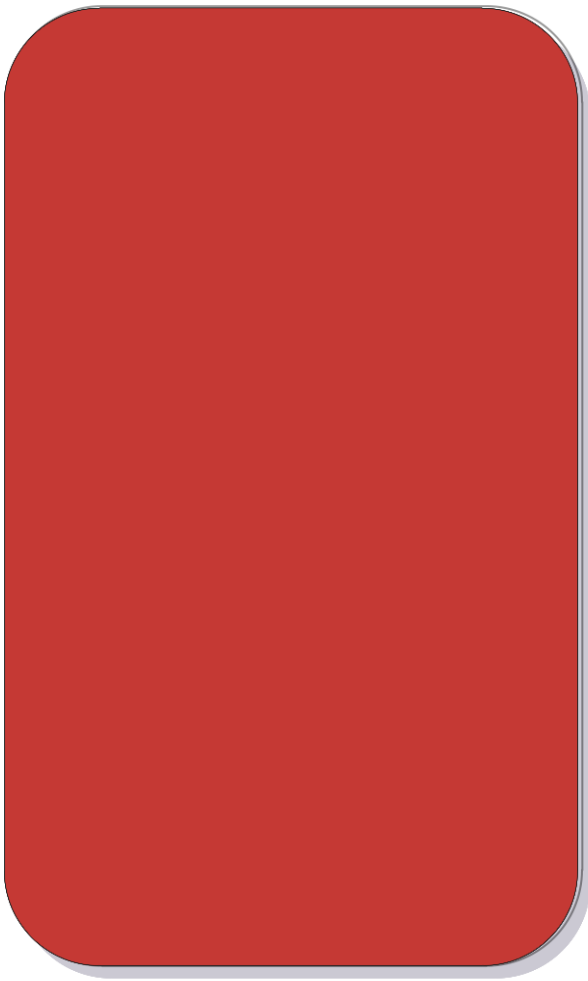
METAL PANELS
"BROWNSTONE"
BY: MBCI



-

C

METAL PANELS
"MEDIUM BRONZE"
BY: MBCI



-

D

METAL PANELS
"CRIMSON RED"
BY: MBCI

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MATERIAL BOARD



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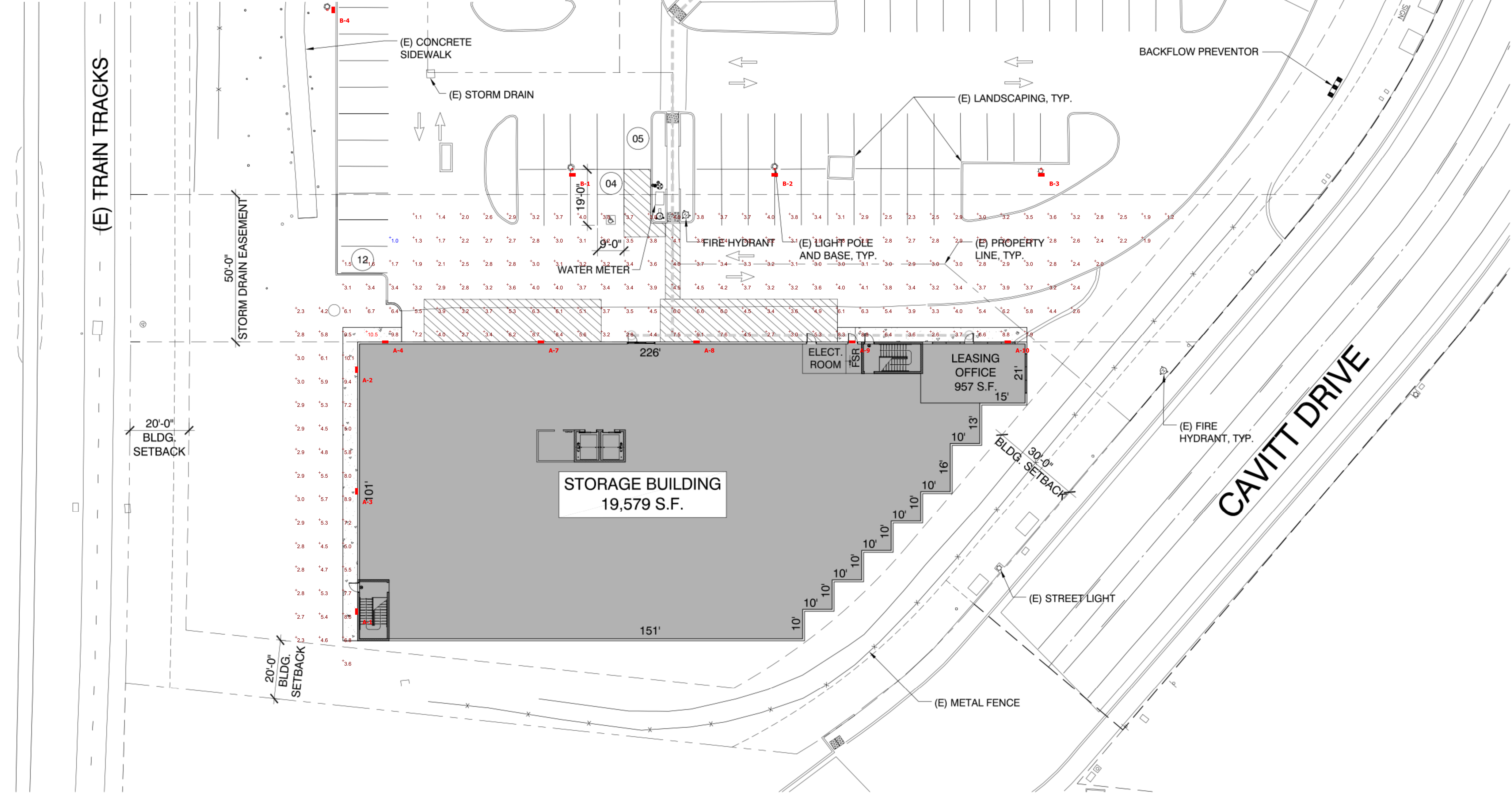
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Schedule									
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	A		8	Lithonia Lighting	WPX3 LED 40K - 14-16 FT WALL MOUNT	WPX3 LED wallpack 9000lm 4000K color temperature 120-277V	9270	0.9	72.33
	B		4	EXISTING POLE	EXISTING LIGHT - 18-20 FT MOUNT	EXISTING POLE LIGHT	14022	0.9	109.44

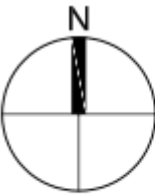
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
A		4.0 fc	10.5 fc	1.0 fc	10.5:1	4.0:1



LOCATION MAP

N. T. S.

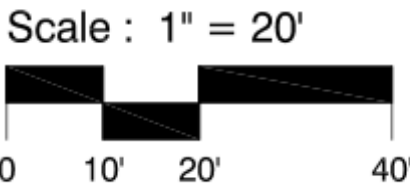


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SITE PLAN



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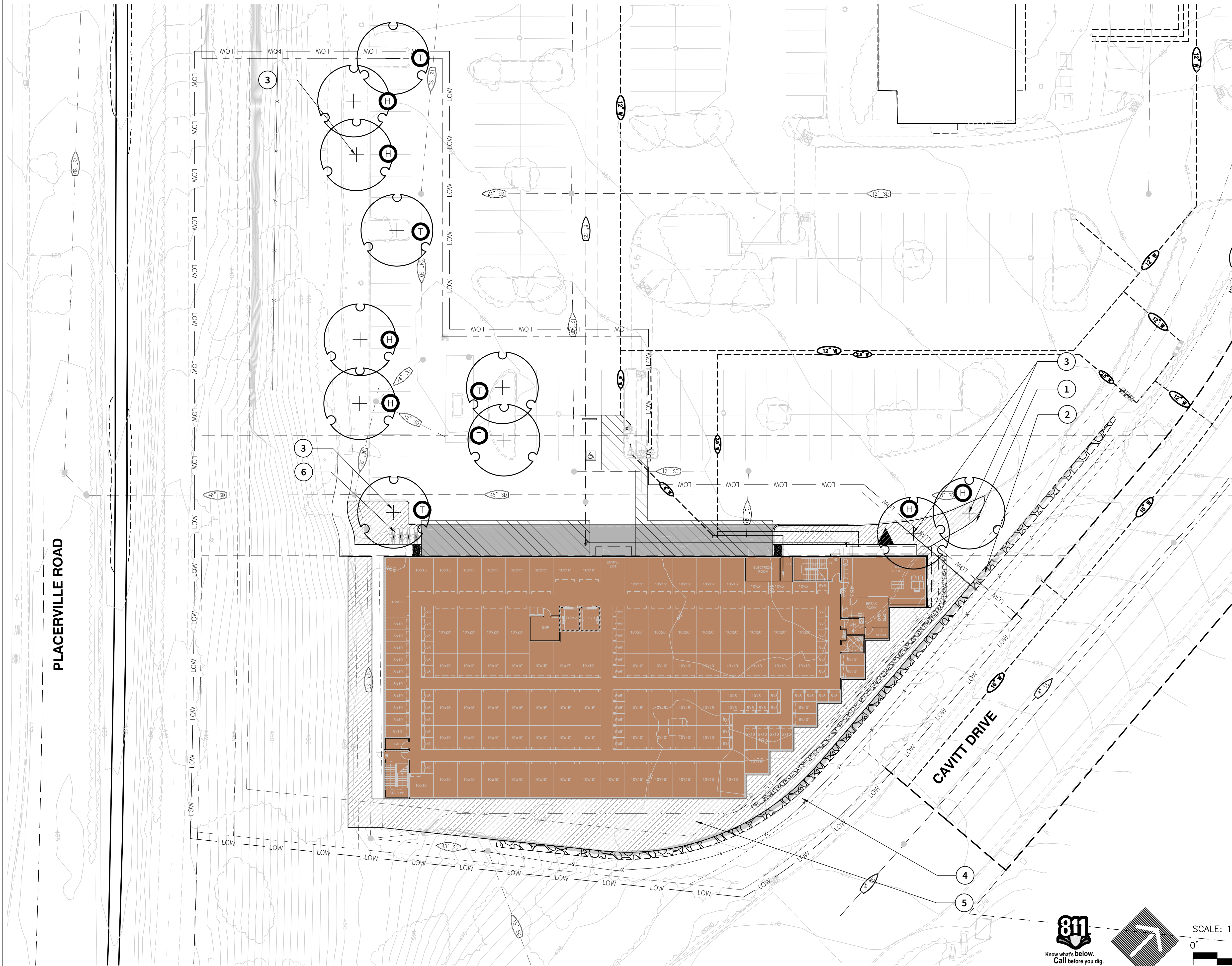
Plan View
Scale - 1" = 20'

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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	EXISTING CONCRETE MOW STRIP TO BE REMOVED. REPLACE EXISTING TURF WITH GROUND COVER.
2	EXISTING WALL AT LANDSCAPE FRONTAGE TO REMAIN.
3	EXISTING TREES TO REMAIN.
4	EXISTING LANDSCAPE PLANTING AT FRONTAGE AND IRRIGATION TO REMAIN.
5	PROPOSED SHRUB AND GROUND COVER PLANTING AREAS. PLANTING PALETTE TO MATCH MATERIAL SELECTED FOR EXISTING PARCELS.
6	PROPOSED BIKE RACK (QTY. 8). MODEL: TBD.

CONCEPT PLANT SCHEDULE

EXISTING TREES TO REMAIN	
CELTIS AUSTRALIS / EUROPEAN HACKBERRY	15 GAL., M
FRAXINUS AMERICANA 'ROSEHILL' / ROSEHILL WHITE ASH	15 GAL., M
PISTACIA CHINENSIS / CHINESE PISTACHE	15 GAL., L
QUERCUS PHELLOS / WILLOW OAK	15 GAL., L
QUERCUS SUBER / CORK OAK	15 GAL., L
SHRUB AND GROUND COVER AREA	
ABELIA X 'EDWARD GOUCHER' / EDWARD GOUCHER ABELIA	5 GAL., M
ACACIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW	1 GAL., L
AGAPANTHUS AFRICANUS 'QUEEN ANNE' / QUEEN ANNE AFRICAN LILY	1 GAL., M
ARBUS UNEDO / STRAWBERRY TREE	5 GAL., L
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCINN' / HOWARD MCINN VINE HILL MANZANITA	5 GAL., L
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL., L
DIETES BICOLOR / FORTNIGHT LILY	1 GAL., L
ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA	5 GAL., M
HELIOTROPICUM SEMPERVIRENS / BLUE OAT GRASS	1 GAL., L
HEMEROCALLIS X 'BITSY' / BITSY DAY LILY	1 GAL., M
LOROPETALUM CHINENSE 'MONRAZ' / RAZZLEBERRY® FRINGE FLOWER	5 GAL., M
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	5 GAL., L
MUHLENBERGIA RIGENS / DEER GRASS	5 GAL., L
NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS	1 GAL., L
PHOTINIA X FRASERI / RED TIP PHOTINIA	5 GAL., M
PODOCARPUS MACROPHYLLUS / YEW PODOCARPUS	5 GAL., M
RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	5 GAL., L
RHAPHIOLEPIS X 'MONTIC' / MAJESTIC BEAUTY® INDIAN HAWTHORN	5 GAL., L
ROSA X 'NOASCHEE' / FLOWER CARPET® WHITE GROUND COVER ROSE	2 GAL., M
TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	1 GAL., M
VIBURNUM DAVIDII / DAVID VIBURNUM	5 GAL., M

SHADE CALCULATIONS

TOTAL PAVED AREA = 12,755 S.F.
TOTAL SHADE REQUIRED (50%) = 6,378 S.F.
TOTAL SHADE PROVIDED (51%) = 6,496 S.F.

DIA.	QTY.	S.F.	TOTAL S.F.
35' TREES			
(CEL, FRA, PIS, QUE, QUE2)			
100%	0	962	0
75%	5	722	3,610
50%	6	481	2,886
25%	0	240	0

TOTAL SHADE PROVIDED: 6,496 S.F.

TOTAL LANDSCAPE AREA

EXISTING - 25,895 SF
PROPOSED - 6,980 SF

STORQUEST SELF STORAGE - FOLSOM

1775 Cavitt Drive, Folsom, California



Proposed By: **The William Warren Group**



FEBRUARY 22, 2023
INITIAL SUBMITTAL



2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661
(916) 783-5263 info@fllandgroup.com



PROJECT INFORMATION

OWNER
ELLIOTT ALTA VISTA, LLC
340 PALLADIO PKWY #521
FOLSOM, CA 95630

DEVELOPER/APPLICANT
WILLIAM WARREN GROUP
959 SOUTH COAST DR, STE. 350
COSTA MESA, CA 92626

PLANNER/ENGINEER
TSD ENGINEERING, INC
785 ORCHARD DR, SUITE 110
FOLSOM, CA 95630
ATTN: CASEY FEICKERT
916-608-0707
cfeickert@tsdeng.com

PROPERTY DESCRIPTION
ADDRESS: 1775 CAVITT DRIVE
FOLSOM, CA 95630
CITY OF FOLSOM

ASSESSOR'S PARCEL NO.
072-3090-005
TOTAL PROPERTY AREA: 1.61+ ACRES (NET R/W)

ZONING
EXISTING - SP 95-1, C-2 PD (COMMUNITY COMMERCIAL,
PLANNED DEVELOPMENT DISTRICT)

GENERAL PLAN
EXISTING - RCC - REGIONAL COMMERCIAL CENTER

BUILDING SUMMARY
4-STORY BUILDING
FOOTPRINT: 19,579 SF
TOTAL: 78,316 SF

PARKING SUMMARY
EXISTING 28 TOTAL STALLS

PROJECT SUMMARY

AREA
AREA (GROSS) = ±1.61 ACRES
PROJECT AREA = ±1.61 ACRES

BUILDING SUMMARY

STORIES 4
GROSS AREA 78,316 SF

PARKING SUMMARY

PROVIDED
STANDARD PARKING STALL 27
ACCESSIBLE STALL - STD 1
TOTAL STALLS 28

BICYCLE PARKING SUMMARY

REQUIRED (17.57.090.A.2)
BICYCLE PARKING 7
PROVIDED
(1) 8-BICYCLE RACK 8

DEVELOPMENT SUMMARY

EXISTING
PERVIOUS AREA (VACANT): 0.307 ACRES 19.1 %
IMPERVIOUS SURFACE (PAVEMENT): 1.298 ACRES 80.9 %
TOTAL AREA: 1.606 ACRES 100 %
PROPOSED
PERVIOUS AREA - LANDSCAPE 0.675 ACRES 42.0 %
IMPERVIOUS SURFACE - PAVEMENT 0.457 ACRES 28.5 %
IMPERVIOUS SURFACE - HARDSCAPE 0.025 ACRES 1.5 %
IMPERVIOUS SURFACE - BUILDING 0.449 ACRES 28.0 %
TOTAL AREA: 1.606 ACRES 100 %

SITE LEGEND:

ASPHALT
PAVEMENT
LANDSCAPE AREA
BUILDING AREA
CONCRETE

STORQUEST SELF STORAGE - FOLSOM

PRELIMINARY SITE PLAN C I . 0

1775 Cavitt Drive, Folsom, California

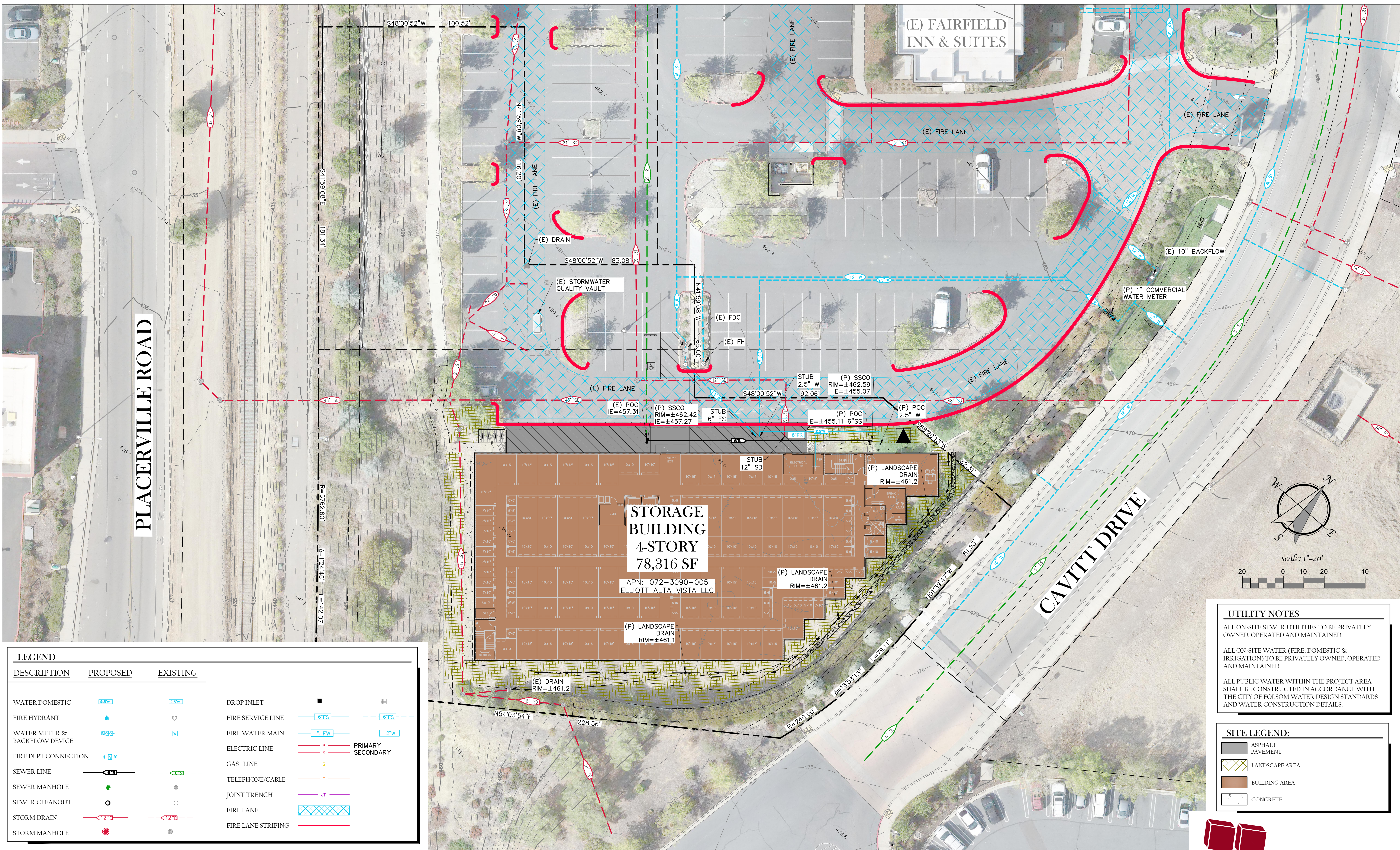


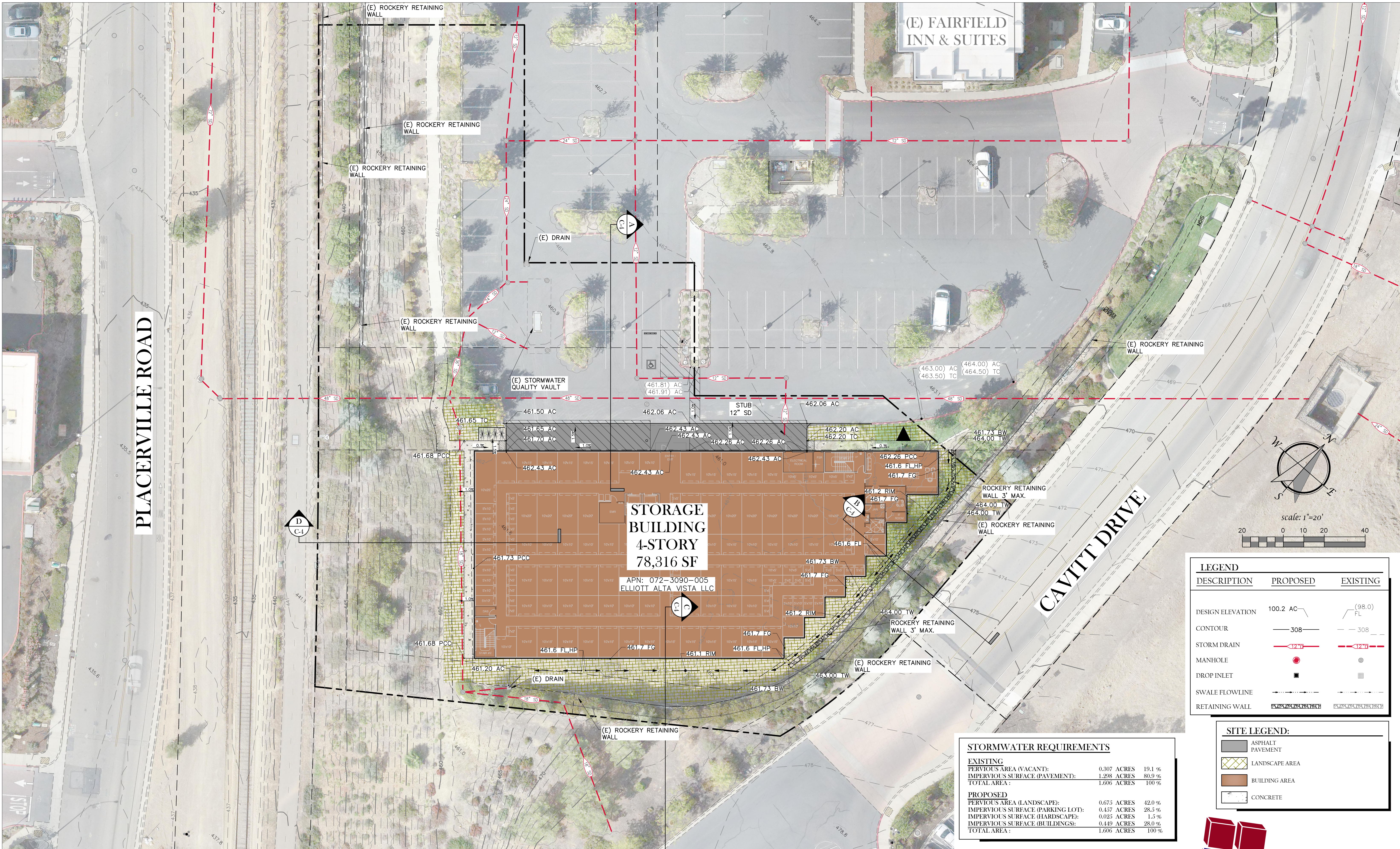
Proposed By: The William Warren Group



FEBRUARY 17, 2023
INITIAL SUBMITTAL

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701





LEGEND		
DESCRIPTION	PROPOSED	EXISTING
DESIGN ELEVATION	100.2 AC	(98.0) FL
CONTOUR	308	308
STORM DRAIN	12" SD	12" SD
MANHOLE	●	●
DROP INLET	■	■
SWALE FLOWLINE	—	—
RETAINING WALL	ROCKERY RETAINING WALL	ROCKERY RETAINING WALL

SITE LEGEND:

- ASPHALT PAVEMENT
- LANDSCAPE AREA
- BUILDING AREA
- CONCRETE

STORMWATER REQUIREMENTS

EXISTING		
PERVIOUS AREA (VACANT):	0.307 ACRES	19.1 %
IMPERVIOUS SURFACE (PAVEMENT):	1.298 ACRES	80.9 %
TOTAL AREA:	1.606 ACRES	100 %
PROPOSED		
PERVIOUS AREA (LANDSCAPE):	0.675 ACRES	42.0 %
IMPERVIOUS SURFACE (PARKING LOT):	0.457 ACRES	28.5 %
IMPERVIOUS SURFACE (HARDSCAPE):	0.023 ACRES	1.5 %
IMPERVIOUS SURFACE (BUILDINGS):	0.449 ACRES	28.0 %
TOTAL AREA:	1.606 ACRES	100 %

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PRELIMINARY GRADING PLAN C 3 . 0

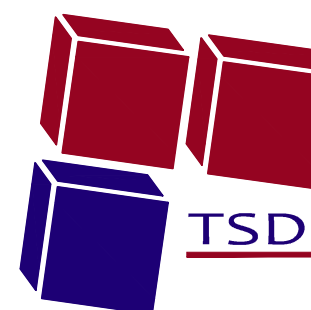
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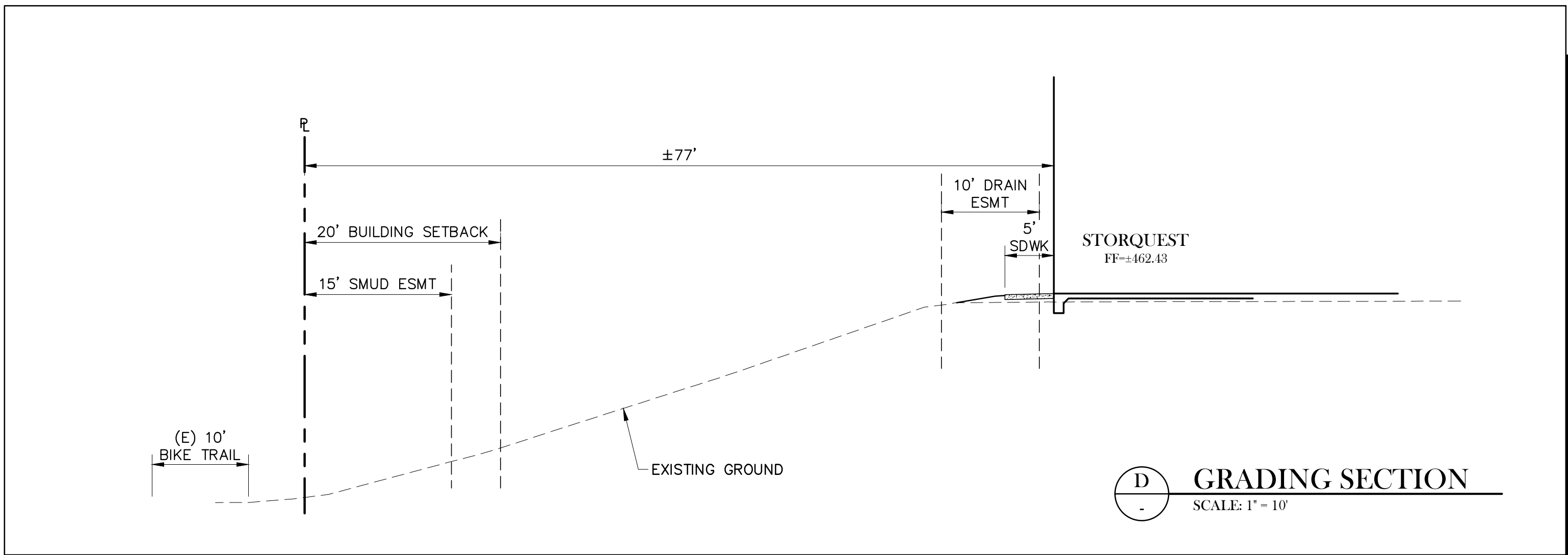
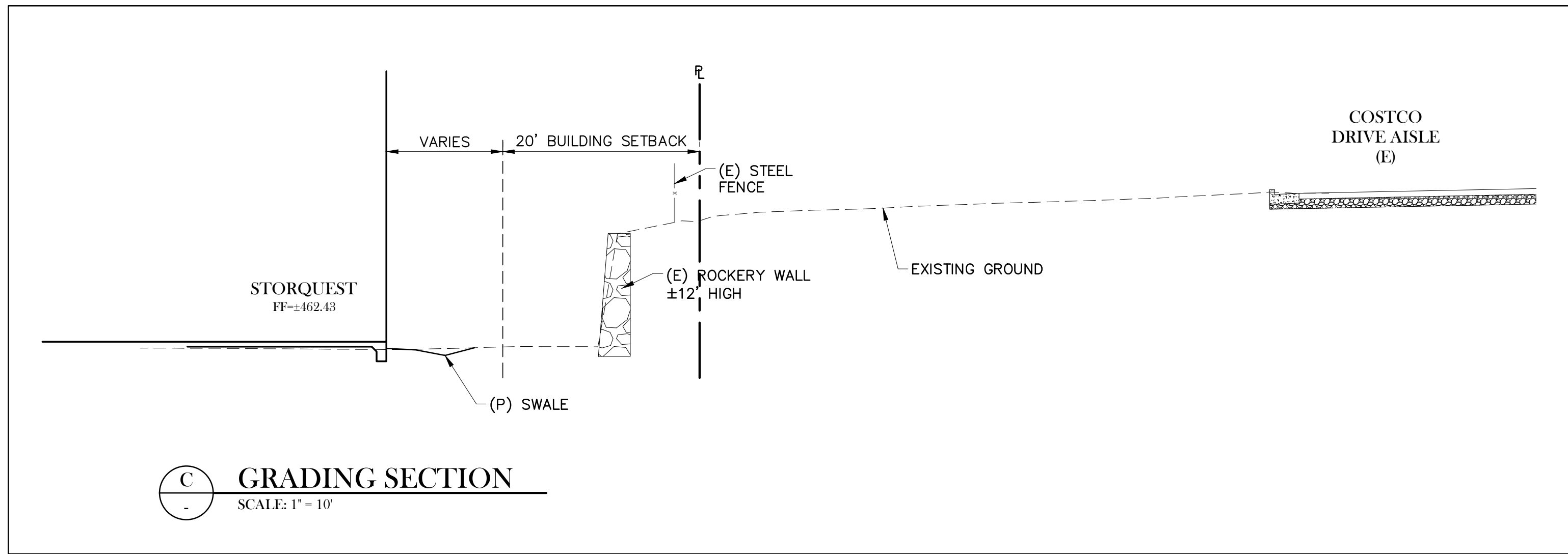
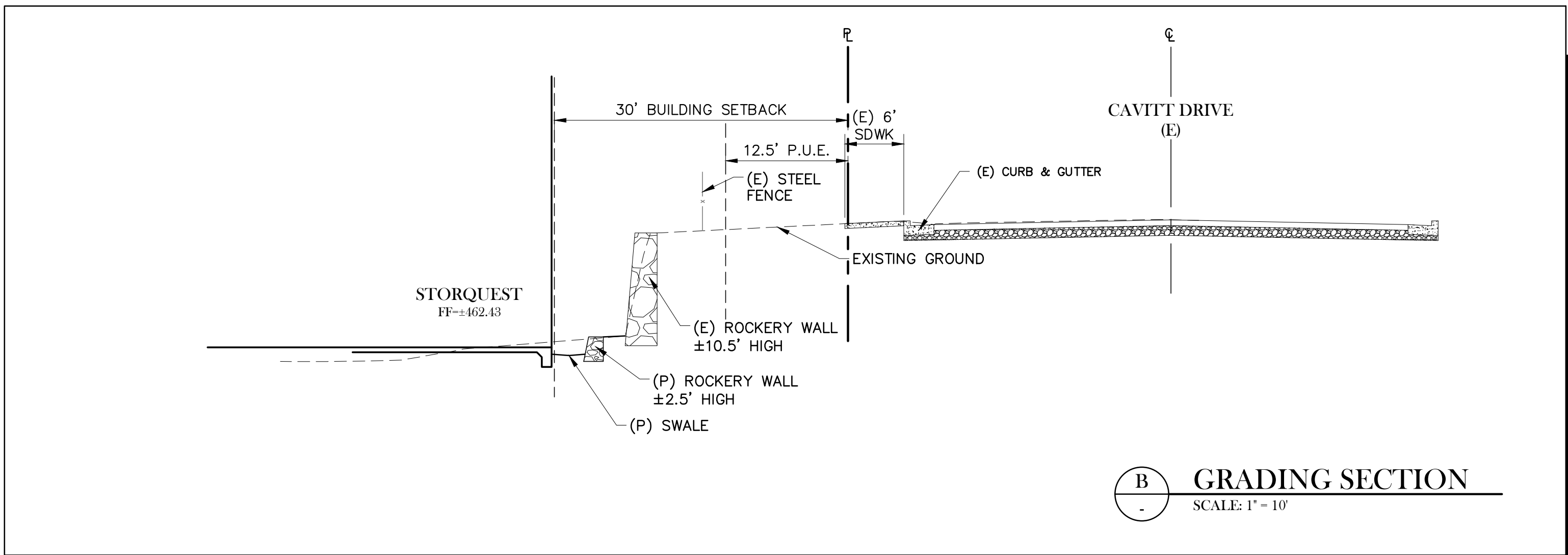
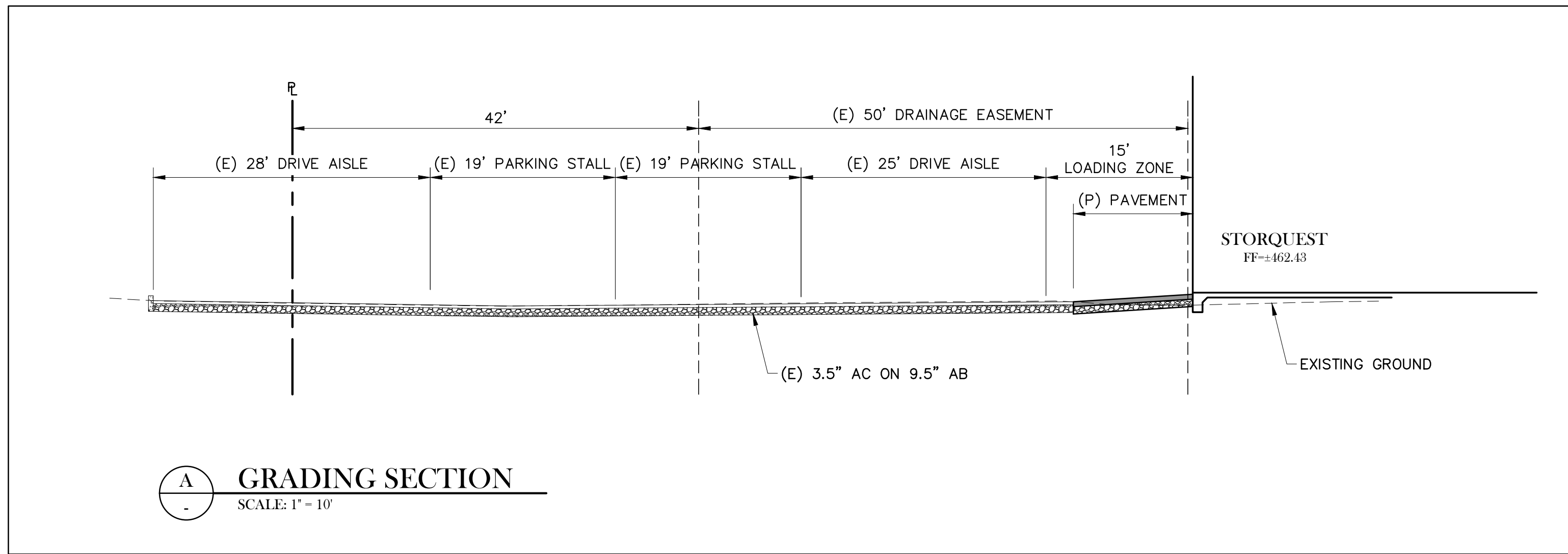


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