ENTITLEMENT SUBMITTAL
1775 CAVITT DRIVE
FOLSOM, CA 95630
03-01-2023
## UNIT MIX - STORQUEST - FOLSOM, CA

<table>
<thead>
<tr>
<th>UNIT SIZE (W X L)</th>
<th>UNIT S.F.</th>
<th>1ST FLOOR</th>
<th>2ND FLOOR</th>
<th>3RD FLOOR</th>
<th>4TH FLOOR</th>
<th>TOTAL UNITS</th>
<th>UNIT TOTAL S.F.</th>
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<tbody>
<tr>
<td>5 X 5</td>
<td>25</td>
<td>41</td>
<td>44</td>
<td>47</td>
<td>49</td>
<td>181</td>
<td>4,525</td>
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<td>5 X 10</td>
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<td>61</td>
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<td>98</td>
<td>231</td>
<td>11,550</td>
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<td>-</td>
<td>-</td>
<td>2</td>
<td>2</td>
<td>80</td>
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<td>6</td>
<td>23</td>
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<td>1</td>
<td>30</td>
<td>1,500</td>
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<tr>
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<td>75</td>
<td>-</td>
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<td>22</td>
<td>-</td>
<td>22</td>
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<tr>
<td>10 X 9</td>
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<td>-</td>
<td>2</td>
<td>-</td>
<td>2</td>
<td>180</td>
</tr>
<tr>
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<td>43</td>
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<td>71</td>
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<td>19,800</td>
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<td>2</td>
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<td>-</td>
<td>2</td>
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<tr>
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<td>26</td>
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<td>-</td>
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<td>12</td>
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<td>-</td>
<td>12</td>
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<td>-</td>
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<td>250</td>
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<td>-</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>450</td>
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<td><strong>TOTALS</strong></td>
<td><strong>144</strong></td>
<td><strong>201</strong></td>
<td><strong>198</strong></td>
<td><strong>223</strong></td>
<td><strong>766</strong></td>
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</tr>
</tbody>
</table>

### AVERAGE UNIT SIZE

71.6 S.F.
- A SW6079 "DIVERSE BEIGE"
  BY: SHERWIN WILLIAMS

- B CLEAR ANODIZED #14
  BY: KAWNEER

- C METAL PANELS "BROWNSTONE"
  BY: MBCI

- D METAL PANELS "MEDIUM BRONZE"
  BY: MBCI

- E METAL PANELS "CRIMSON RED"
  BY: MBCI

MATERIAL BOARD

DATE: 02/14/2023
MCG JOB #: 22.001.01

1775 CAVITT DRIVE
FOLSOM, CA

THE WILLIAM WARREN GROUP
CLEVELAND  DENVER  DULUTH  CHICAGO  SAN ANTONIO  PHOENIX  SAN FRANCISCO
megarchitecture.com
**Statistics**

<table>
<thead>
<tr>
<th>Description</th>
<th>Symbol</th>
<th>Avg</th>
<th>Max</th>
<th>Min</th>
<th>Max/Min</th>
<th>Avg/Min</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>A</td>
<td>4.0</td>
<td>10.5</td>
<td>1.0</td>
<td>10.5:1</td>
<td>4.0:1</td>
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</table>

**Schedule**

<table>
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<tr>
<th>Symbol</th>
<th>Label</th>
<th>Image</th>
<th>Quantity</th>
<th>Manufacturer</th>
<th>Catalog Number</th>
<th>Description</th>
<th>Lumens</th>
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</thead>
<tbody>
<tr>
<td>B</td>
<td>4</td>
<td>EXISTING POLE EXISTING LIGHT - 18-20 FT MOIUNT</td>
<td>4</td>
<td>EXISTING POLE LIGHT</td>
<td>14022</td>
<td>EXISTING POLE LIGHT</td>
<td>14022</td>
</tr>
</tbody>
</table>

**Amended As-Built**

**Plan View**

Scale - 1" = 20ft

**Location Map**

N.T.S.
STORQUEST SELF STORAGE - FOLSOM
1775 Cavitt Drive, Folsom, California

PROJECT INFORMATION

STORAGE BUILDING
4-STORY
78,316 SF

PROJECT SUMMARY

DEVELOPMENT SUMMARY

AREA

BUILDING SUMMARY

PARKING SUMMARY

PROVIDED

REQUIRED

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

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 %

DEVELOPMENT

AREA

BUILDING SUMMARY

PARKING SUMMARY

PROVIDED

REQUIRED

PROJECT SUMMARY
STORQUEST SELF STORAGE - FOLSOM

1775 Cavitt Drive, Folsom, California

PRELIMINARY UTILITY & FIRE ACCESS PLAN C 2.0

STORAGE BUILDING 4-STORY 78,316 SF

UTILITY NOTES

ALL ON-SITE SEWER UTILITIES TO BE PRIVATELY OWNED, OPERATED AND MAINTAINED.

ALL ON-SITE WATER (FIRE, DOMESTIC & IRRIGATION) TO BE PRIVATELY OWNED, OPERATED AND MAINTAINED.

ALL PUBLIC WATER WITHIN THE PROJECT AREA SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FOLSOM WATER DESIGN STANDARDS AND WATER CONSTRUCTION DETAILS.

DESCRIPTION PROPOSED EXISTING

WATER DOMESTIC
FIRE HYDRANT
WATER METER & BACKFLOW DEVICE
FIRE DEPT CONNECTION
SEWER LINE
SEWER MANHOLE
SEWER CLEANOUT
STORM DRAIN
STORM MANHOLE

LEGEND

DROP INLET
FIRE SERVICE LINE
FIRE WATER MAIN
ELECTRIC LINE
GAS LINE
TELEPHONE/CABLE
JOINT TRENCH
FIRE LANE
FIRE LANE STRIPING

SITE LEGEND:

SCALE: 1"=20'

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

expect more.

The William Warren Group

FEBRUARY 17, 2023
INITIAL SUBMITTAL