



ATTACHMENT D

PROJECT PLANS

09/10/2025

APPLICANT/DEVELOPER

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5550 CARMEL MOUNTAIN ROAD - SUITE 204
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LANDSCAPE ARCHITECT

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RENDERING NOTE**: THIS IMAGE DEPICTS THE ANTICIPATED LEVEL OF VISUAL CHANGE WITH IMPLEMENTATION OF THE PROJECT. REFINEMENTS TO BUILDING MATERIALS AND LANDSCAPING DESIGN MAY OCCUR DURING FINAL DESIGN REVIEW.

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- A2A 1ST FLOOR PLANS & UNITMIX
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- SL2 SITE LIGHTING CUT SHEET
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- C4 CONCEPT STORM WATER BMP PLAN
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- L4 CONCEPTUAL LANDSCAPE SHADING PLAN

FIRE DEPT. STANDARD NOTES:

EMERGENCY RESPONSE MAPS - GEO- REFERENCED PREPLANS: ANY NEW DEVELOPMENT, WHICH NECESSITATES UPDATING OF EMERGENCY RESPONSE MAPS BY VIRTUE OF NEW STRUCTURES, HYDRANTS, ROADWAYS OR SIMILAR FEATURES, SHALL BE REQUIRED TO PROVIDE MAP UPDATES. PRODUCE A FIRE PREPLAN IN (ESRI) GIS FORMAT USING THE PRE-CONFIGURED GIS STARTER PACKAGE PROVIDED BY CITY OF SAN MARCOS. A COMPLETED FIRE PREPLAN SHALL INCLUDE THE GIS DATA AND OUTPUT PDF FOR USE BY SAN MARCOS FIRE DEPARTMENT. DATA DELIVERABLES (CAD AND GIS) SHALL SPECIFICALLY INCLUDE A SITE PLAN, BUILDING PLAN, ALL UTILITY SHUT-OFFS, FIRE SPRINKLER RISERS AND SHUT-OFF VALVES, THE FIRE DEPARTMENT CONNECTION FOR SPRINKLER AND CLASS-I STANDPIPE, ALL STANDPIPE HOSE OUTLETS, ALL STAIRWELLS, RETAIL SPACES, LIVING UNITS -NUMBERS /LOCATIONS, FIRE ALARM PANELS, ELEVATORS, FIRE HYDRANTS AND ALL KNOX BOXES AND KEY SWITCH LOCATIONS.

AT APPROVAL OF FINAL BUILDING PLANS, DEVELOPER SHALL CONTACT SAN MARCOS GIS (GISHELP@SAN-MARCOS.NET) TO BEGIN THE PROCESS OF CREATING A FIRE PREPLAN. AT 50% OF THE CONSTRUCTION COMPLETION PROCESS AND/OR THE FIRE SPRINKLER HYDRO TEST, THE DEVELOPER SHALL SUBMIT A PRELIMINARY GIS PREPLAN TO SHOW PROGRESS. NOTE: MINOR CHANGES TO PLANS MADE DURING CONSTRUCTION CAN BE CORRECTED AT THE TIME OF FIRE INSPECTION.

MATERIALS ON SITE: PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING CONSTRUCTION MATERIALS TO THE PROJECT SITE; THE FOLLOWING CONDITIONS SHALL BE COMPLETED TO SATISFACTION OF THE FIRE DEPT. (1) FIRE HYDRANT(S) SHALL BE INSTALLED, APPROVED AND USABLE. (2) FIRE LANE OR ACCESS ROADS SHALL BE IN PLACE AND PROVIDE A PERMANENT ALL WEATHER SURFACE FOR EMERGENCY VEHICLES THAT SUPPORT WEIGHT OF FIRE APPARATUS (75,000 LBS).

AUTOMATIC FIRE SPRINKLER SYSTEM : AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH 2022 CFC AND THE MOST CURRENT EDITION OF NFPA 13. PLANS ARE DEFERRED SUBMITTAL AND SHALL BE SUBMITTED TO FIRE DEPT. CONSULTANT FOR APPROVAL PRIOR TO ANY SYSTEM BEING INSTALLED.

FIRE ALARM / FIRE SPRINKLER MONITORING SYSTEM : FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP S PUBLIC AND SELF-STORAGE OCCUPANCIES AS REQUIRED PER CA FIRE CODE, 907.2.10. ALL AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL STATION. PLANS ARE DEFERRED SUBMITTAL AND SHALL BE SUBMITTED TO FIRE DEPT. CONSULTANT FOR APPROVAL PRIOR TO ANY SYSTEM BEING INSTALLED.

ELEVATORS: WHERE ELEVATORS ARE INSTALLED, THEY SHALL MEET THE FOLLOWING CONDITIONS OF CFC SECTION 607 AND COMPLY WITH FOLLOWING:
-AT LEAST ONE (1) ELEVATOR THAT EXTENDS TO THE TOP FLOOR OF A STRUCTURE SHALL ACCOMMODATE THE LOADING AND TRANSPORT OF AN AMBULANCE GURNEY OR STRETCHER (MAXIMUM SIZE 24 INCHES BY 76 INCHES) IN THE HORIZONTAL POSITION.
-THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE A 24-INCH BY 84-INCH AMBULANCE GURNEY OR STRETCHER IN THE HORIZONTAL, OPEN POSITION, SHALL BE PROVIDED WITH A MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALLS AND DOOR EXCLUDING RETURN PANELS NOT LESS THAN 80 INCHES BY 54 INCHES, AND A MINIMUM DISTANCE FROM WALL TO RETURN PANEL NOT LESS THAN 51 INCHES WITH A 42-INCH SIDE SLIDE DOOR.
-A MINIMUM OF FOUR (4) KEYS SHALL BE PROVIDED FOR FIRE DEPT. USE.

ADDRESS NUMBERS: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN POSITION THAT IS CONTRASTING IN COLOR AND PLAINLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. COMMERCIAL BUILDING NUMBERS SHALL BE 12" INCHES HIGH WITH A MINIMUM STROKE OF 1-1/2 INCHES.

KNOX BOXES: KNOX KEY BOX SHALL BE PROVIDED. A MASTER KEY FOR ENTRY TO ALL GATES, ENCLOSURES AND EQUIPMENT ROOMS OR AREAS IS REQUIRED. KNOX BOX SHALL BE MOUNTED IN AREA APPROVED BY FIRE DEPT. AT HEIGHT OF 60 TO 66 INCHES ABOVE GRADE. KNOX BOX SHALL BE TYPE WITH SIDE HINGED DOOR.

FIRE EXTINGUISHERS: PROVIDE FIRE EXTINGUISHERS RATED AT 2A-10BC AND INSTALL SO THAT MAXIMUM TRAVEL DISTANCE TO ANY EXTINGUISHER DOES NOT EXCEED 75 FEET.

CUBESMART SELF STORAGE
SAN MARCOS, CA

COVER SHEET

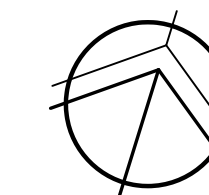
07.09.2025

CS

SHEET: CS		CITY OF SAN MARCOS			
Site Development Plan Number: SP24-0003					
OWNER: CARMEL ENTERPRISES, LLC		PHONE: (858) 342-2441			
ADDRESS: 5550 CARMEL MOUNTAIN RD. - SUITE 204, SAN DIEGO CA 92180					
ARCHITECT, ENGINEER		PHONE: (949) 813-4191			
DESIGNER: ARIEL VALLI - VALLI ARCHITECTURAL GROUP		LOCATION: 337 E. CARMEL ST.			
ADDRESS: 924-D N. ART VILLAGE WAY, IVINS UT 84738		SAN MARCOS CA 92069			
TYPE OF DEVELOPMENT: SELF STORAGE		ASSESSOR'S PARCEL NUMBER(S): 220-201-90			
ZONE: OFFICE/COMMERCIAL (UNIVERSITY DISTRICT SPECIFIC PLAN)					
SITE DATA					
AREA (sq. ft.)	117,989		COVERAGE%		
LOT:	41,000		34.75%		
BUILDING:	2,088		1.77%		
PARKING:	47,143		39.95%		
LOADING/DRIVEWAYS:	27,758		23.53%		
LANDSCAPING:					
PARKING			DRIVEWAY (SIZE AND SLOPE)		SETBACKS
GARAGE:	0	LOADING	4	ONE WAY	FRONT: 89'-2" REAR: 0
COVERED:	0	HANDICAP	1	TWO WAY	LEFT SIDE: 49'-0" BLDG. A / 6'-4" BLDG. B
OPEN:	7	TOTAL	32	SLOPE	RIGHT SIDE: 69'-1" BLDG. A / 58'-9" BLDG. B

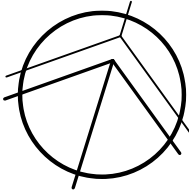


07.09.2025



A

SHEET: A1		CITY OF SAN MARCOS	
Site Development Plan Number: SP24-0003			
OWNER: CARMEL ENTERPRISES, LLC		PHONE: (858) 342-2441	
ADDRESS: 5550 CARMEL MOUNTAIN RD. - SUITE 204, SAN DIEGO CA 92180			
ARCHITECT, ENGINEER			
DESIGNER: ARIEL VALLI - VALLI ARCHITECTURAL GROUP		PHONE: (949) 818-4391	
ADDRESS: 524-D N. ART VILLAGE WAY, IVINS UT 84738		LOCATION: 337 E. CARMEL ST. SAN MARCOS CA 92069	
TYPE OF DEVELOPMENT: SELF STORAGE			
ZONE: OFFICE/COMMERCIAL (UNIVERSITY DISTRICT SPECIFIC PLAN)		ASSESSOR'S PARCEL NUMBER(S): 220-201-90	
SITE DATA			
AREA (sq. ft)		COVERAGE%	
LOT: 117,989		100%	
BUILDING: 41,000		34.25%	
PARKING: 2,088		1.77%	
LOADING/DRIVEWAYS: 47,143		39.95%	
LANDSCAPING: 27,758		23.53%	
PARPING		DRIVEWAY (SIZE AND SLOPE)	SETBACKS
GARAGE: 0	LOADING 4	ONE WAY	FRONT: 89'-2" REAR: 0
COVERED: 0	HANDICAP 1	TWO WAY	LEFT SIDE: 49'-0" BLDG. A / 6'-4" BLDG. B
OPEN: 7	TOTAL 12	SLOPE	RIGHT SIDE: 69'-1" BLDG. A / 5'-8" BLDG. B



2022 CALIFORNIA BUILDING CODE COMPLIANCE ANALYSIS
(FOR TYPE II CONSTRUCTION – S-1 OCCUPANCY – FIRE SPRINKLERED)

ALLOWABLE BUILDING AREAS (CBC TABLE 506.2)

ALLOWED:	78,000 SF PER FLOOR
PROPOSED:	BLDG A FIRST FLOOR: 34,400 SF (COMPLIES) BLDG A SECOND FLOOR: 34,500 SF (COMPLIES) BLDG A THIRD FLOOR: 35,700 SF (COMPLIES) BLDG B: 6,600 SF (COMPLIES)

ALLOWABLE NUMBER OF STORIES (CBC TABLE 504.4)

ALLOWED:	4 STORIES
PROPOSED:	BLDG A: 3 STORIES (COMPLIES) BLDG B: 1 STORY (COMPLIES)

ALLOWABLE BUILDING HEIGHT (CBC TABLE 504.3)

ALLOWED:	75 FT
PROPOSED:	BLDG A: 37 FT (COMPLIES) BLDG B: 12 FT (COMPLIES)

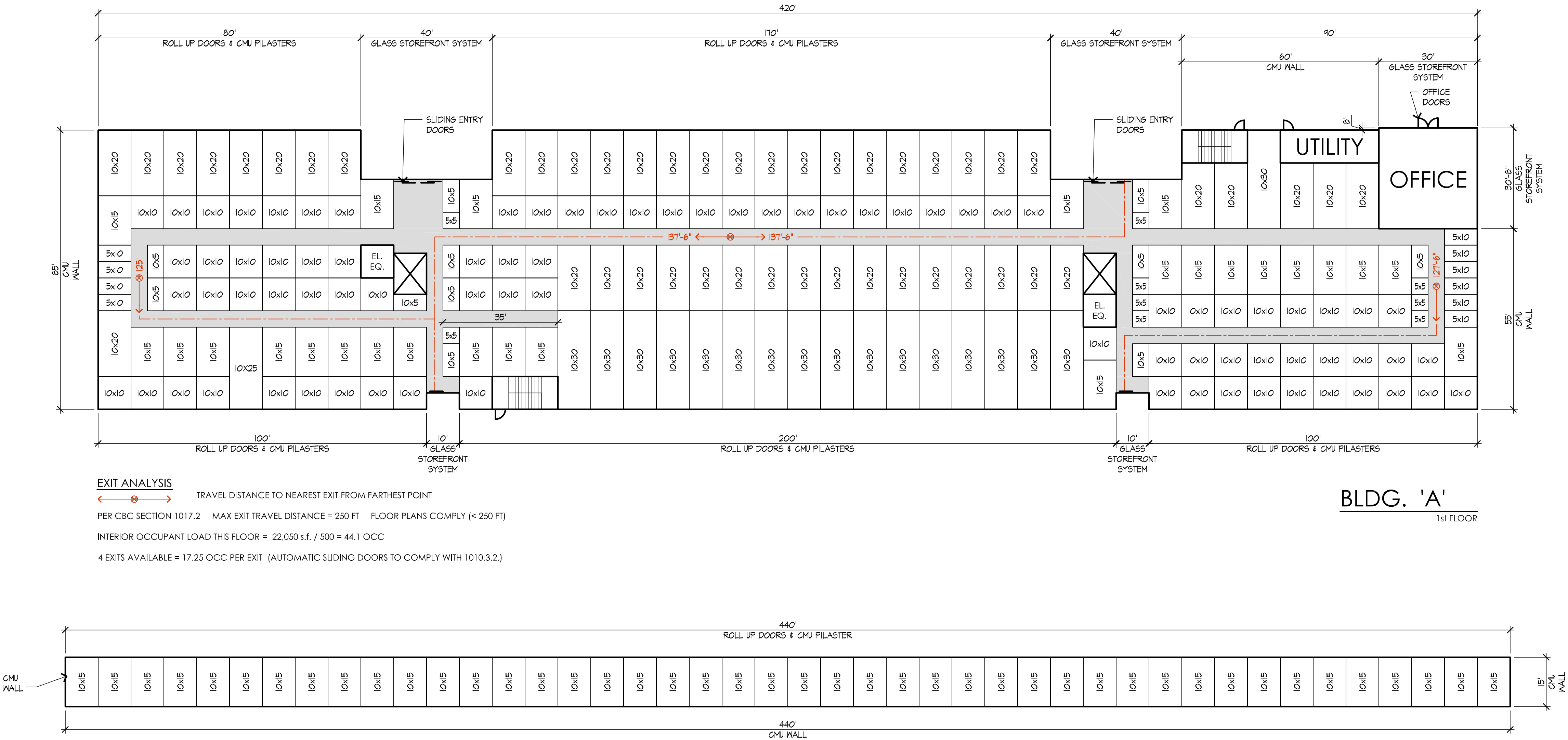
TOTAL UNIT MIX TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	100	2,500
5 x 7.5	37.5	32	1,200
5 x 10	50	143	7,150
10 x 5	50	20	1,000
7.5 x 5	37.5	4	150
7.5 x 12.5	93.75	2	187.5
7.5 x 22.5	168.75	2	337.5
10 x 7.5	75	121	9,075
10 x 10	100	216	21,600
10 x 15	150	154	23,100
10 x 17.5	175	4	700
10 x 20	200	80	16,000
10 x 25	250	1	250
10 x 30	300	17	5,100
TOTALS		896	88,350
AVERAGE UNIT SIZE			98.49
GROSS BUILDING AREA			111,200
EFFICIENCY			79.45

BLDG. 'A1' - TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	9	225
5 x 10	50	10	500
10 x 5	50	11	550
10 x 10	100	81	8,100
10 x 15	150	26	3,900
10 x 20	200	47	9,400
10 x 25	250	1	250
10 x 30	300	17	5,100
TOTALS		202	28,025
AVERAGE UNIT SIZE			138.05
GROSS BUILDING AREA			34,400
EFFICIENCY			81.46

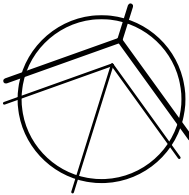
BLDG. 'A2' - TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	32	800
5 x 10	50	48	2,400
10 x 5	50	9	450
7.5 x 22.5	168.75	2	337.5
10 x 7.5	75	56	4,200
10 x 10	100	81	8,100
10 x 15	150	28	4,200
10 x 17.5	175	4	700
10 x 20	200	26	5,200
TOTALS		286	26,387.5
AVERAGE UNIT SIZE			92.26
GROSS BUILDING AREA			34,500
EFFICIENCY			76.48

BLDG. 'A3' - TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	59	1,475
5 x 7.5	37.5	32	1,200
5 x 10	50	85	4,250
7.5 x 5	37.5	4	150
7.5 x 12.5	93.75	2	187.5
10 x 7.5	75	65	4,875
10 x 10	100	54	5,400
10 x 15	150	56	8,400
10 x 20	200	7	1,400
TOTALS		364	27,337.5
AVERAGE UNIT SIZE			75.10
GROSS BUILDING AREA			35,700
EFFICIENCY			76.57

BLDG. 'B' - TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
10 x 15	150	44	6,600
TOTALS		44	6,600
AVERAGE UNIT SIZE			150
GROSS BUILDING AREA			6,600
EFFICIENCY			100



SHEET: A2A		CITY OF SAN MARCOS	
Site Development Plan Number: SP24-0003			
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ADDRESS: 5550 CARMEL MOUNTAIN RD. - SUITE 204, SAN DIEGO CA 92180			
ARCHITECT, ENGINEER		DESIGNER: ARIEL VALLI - VALLI ARCHITECTURAL GROUP	
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PARKING		DRIVEWAY (SIZE AND SLOPE)	SETBACKS
GARAGE:	0	LOADING	4
COVERED:	0	HANDICAP	1
OPEN:	7	TOTAL	32
		TWO WAY	
		SLOPE	
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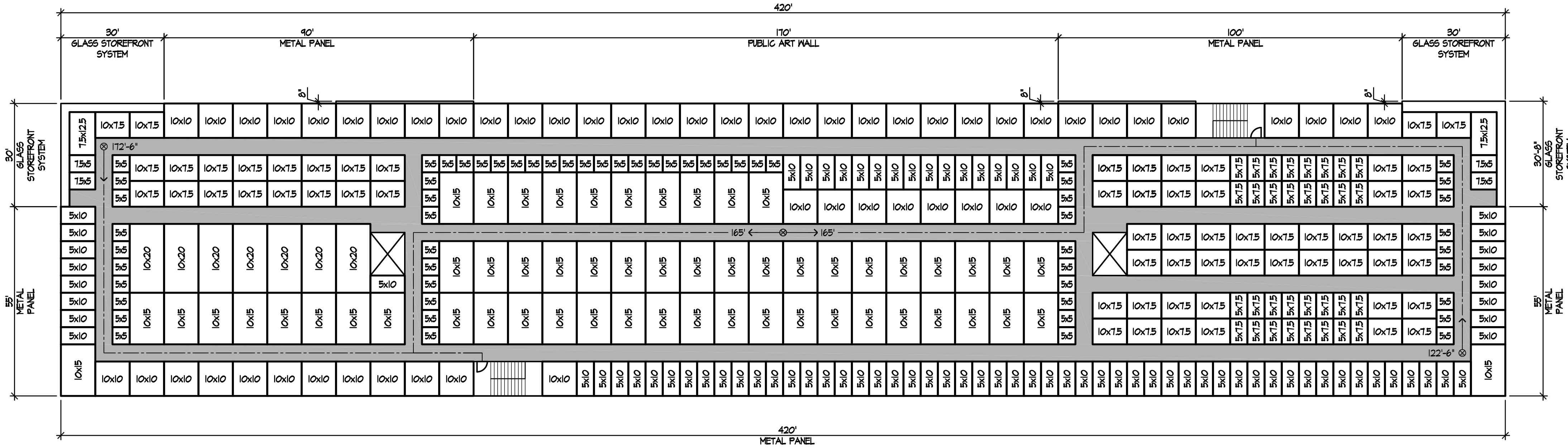
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10 x 15	150	56	8,400
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TOTALS		364	27,337.5
AVERAGE UNIT SIZE			75.10
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BLDG. 'B' - TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
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TOTALS		44	6,600
AVERAGE UNIT SIZE			150
GROSS BUILDING AREA			6,600
EFFICIENCY			100



EXIT ANALYSIS

TRAVEL DISTANCE TO NEAREST EXIT FROM FARTHEST POINT

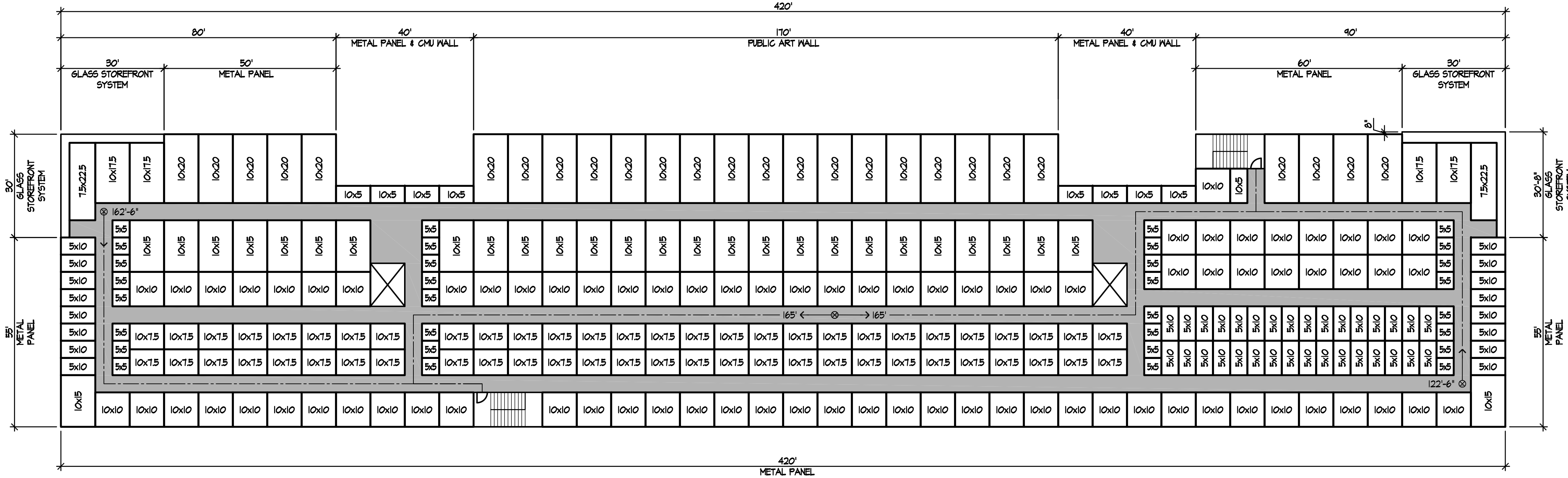
PER CBC SECTION 1017.2 MAX EXIT TRAVEL DISTANCE = 250 FT FLOOR PLANS COMPLY (< 250 FT)

INTERIOR OCCUPANT LOAD THIS FLOOR = 35,700 s.f. / 500 = 72 OCC

2 EXITS AVAILABLE = 36 OCC PER EXIT

BLDG. 'A'

3rd FLOOR



EXIT ANALYSIS

TRAVEL DISTANCE TO NEAREST EXIT FROM FARTHEST POINT

PER CBC SECTION 1017.2 MAX EXIT TRAVEL DISTANCE = 250 FT FLOOR PLANS COMPLY (< 250 FT)

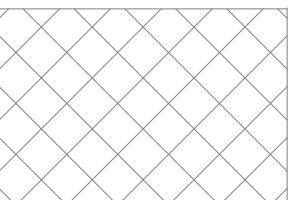
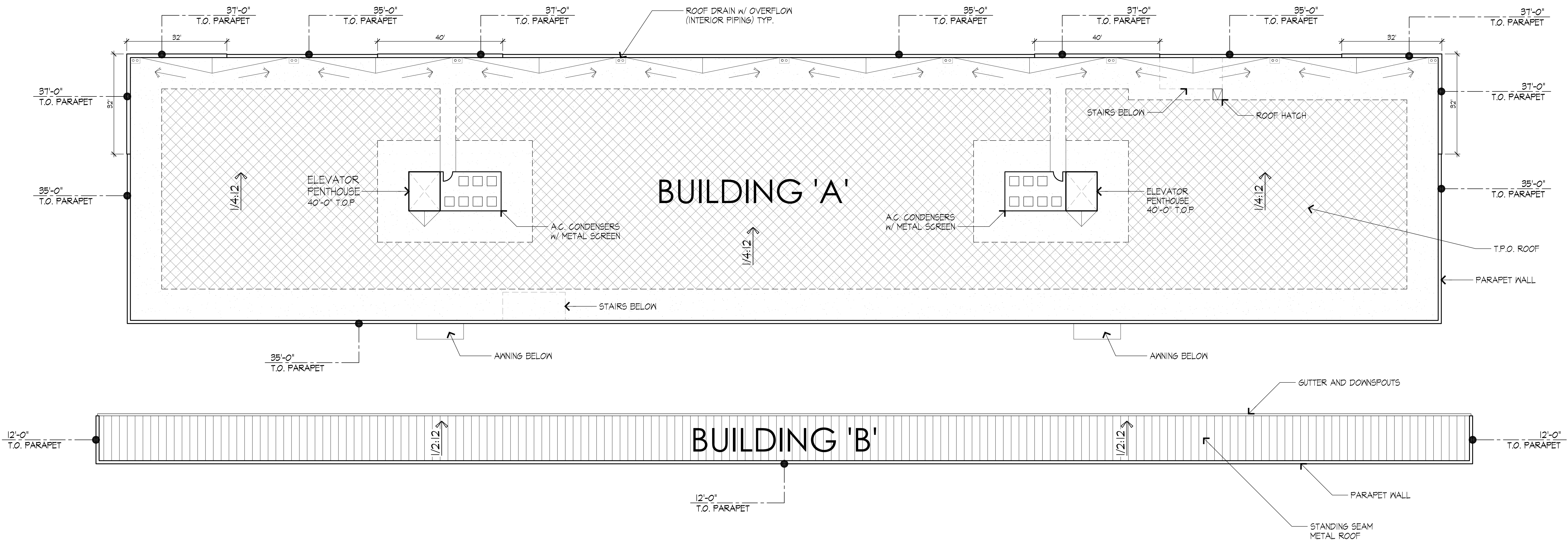
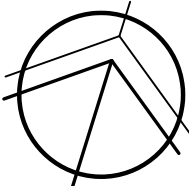
INTERIOR OCCUPANT LOAD THIS FLOOR = 34,500 s.f. / 500 = 69 OCC

2 EXITS AVAILABLE = 34.5 OCC PER EXIT

BLDG. 'A'

2nd FLOOR

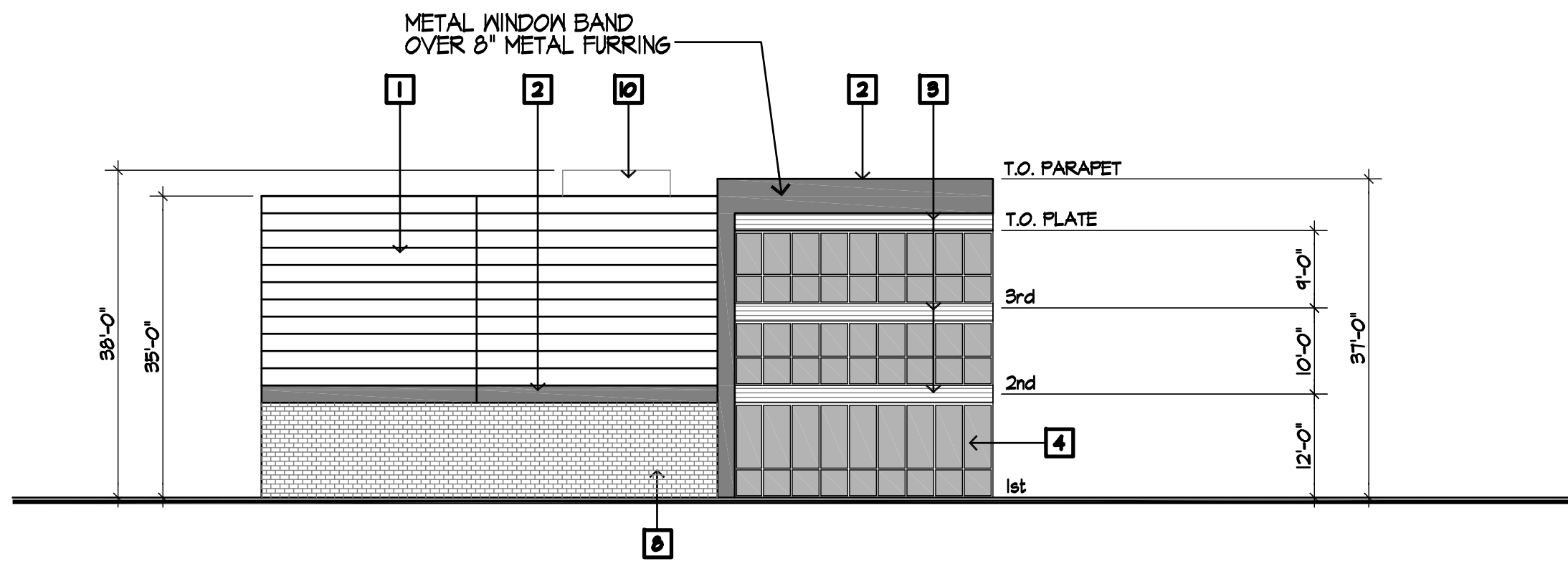
CITY OF SAN MARCOS			
SHEET:	A2B		
Site Development Plan Number:	SP24-0003		
OWNER:	CARMEL ENTERPRISES, LLC	PHONE:	(858) 342-2441
ADDRESS:	5550 CARMEL MOUNTAIN RD. - SUITE 204, SAN DIEGO CA 92180		
ARCHITECT, ENGINEER	DESIGNER: ARIEL VALLI - VALLI ARCHITECTURAL GROUP	PHONE:	(949) 813-4391
ADDRESS:	924-D N. ART VILLAGE WAY, IVINS UT 84738	LOCATION:	337 E. CARMEL ST. SAN MARCOS CA 92069
TYPE OF DEVELOPMENT:	SELF STORAGE	ASSESSOR'S PARCEL NUMBER(S):	220-201-90
ZONE:	OFFICE/COMMERCIAL (UNIVERSITY DISTRICT SPECIFIC PLAN)		
SITE DATA			
AREA (sq. ft.)		COVERAGE%	
LOT:	117,989	100%	
BUILDING:	41,000	34.75%	
PARKING:	2,088	1.77%	
LANDSCAPING/DRIVEWAYS:	47,143	39.95%	
LANDSCAPING:	27,758	23.53%	
PARKING			
GARAGE:	0	LOADING:	4
COVERED:	0	HANDICAP:	1
OPEN:	7	TOTAL:	32
DRIVEWAY (SIZE AND SLOPE)		SETBACKS	
ONE WAY		FRONT: 89'-2" REAR: 0	
TWO WAY		LEFT SIDE: 49'-0" BLDG. A / 6'-4" BLDG. B	
SLOPE		RIGHT SIDE: 69'-1" BLDG. A / 58'-9" BLDG. B	



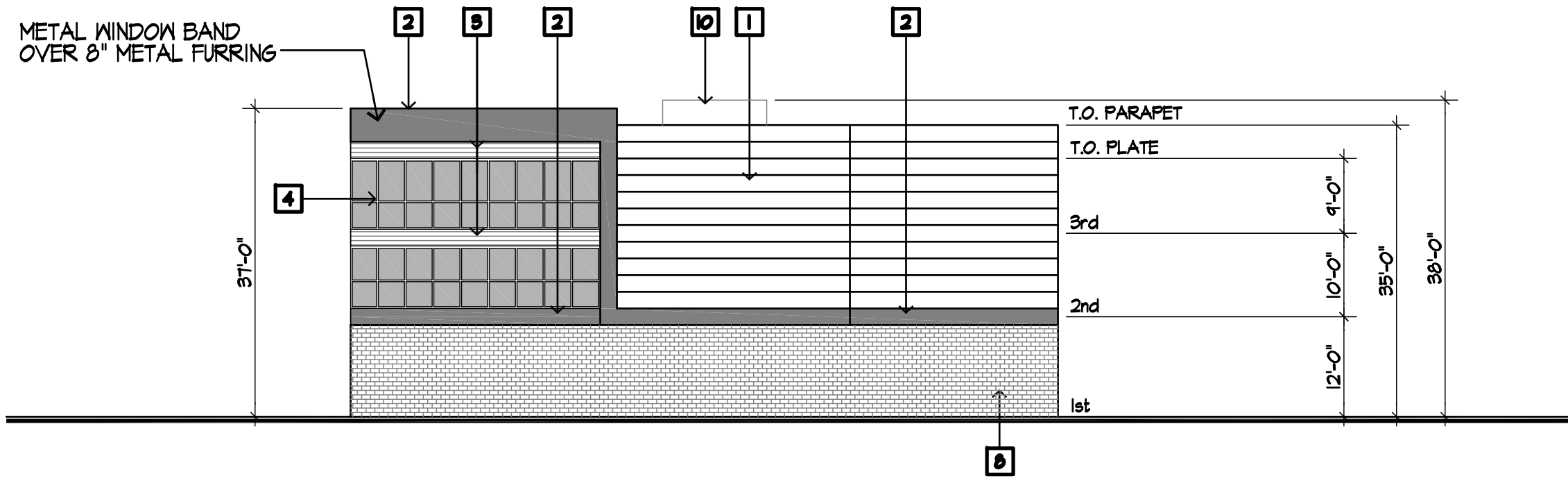
SOLAR ROOF AREA
21,778 S.F.

APPROXIMATE POWER
326,670 WATTS

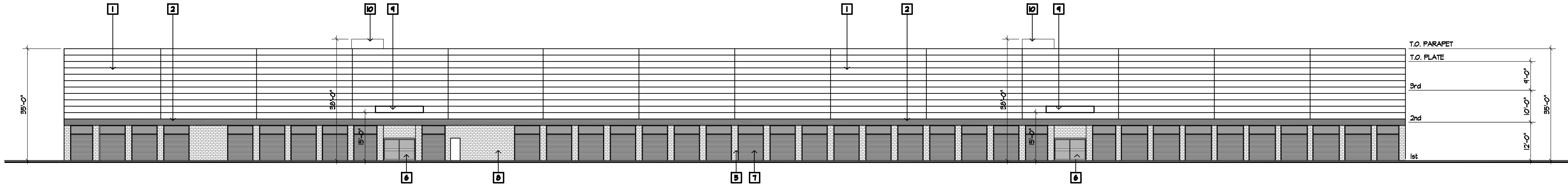
SHEET: A3			CITY OF SAN MARCOS		
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ADDRESS: 924-D N. ART VILLAGE WAY, IVINS UT 84738			LOCATION: 337 E. CARMEL ST.		
TYPE OF DEVELOPMENT: SELF STORAGE			SAN MARCOS CA 92069		
ZONE: OFFICE/COMMERCIAL (UNIVERSITY DISTRICT SPECIFIC PLAN)			ASSESSOR'S PARCEL NUMBER(S): 220-201-90		
SITE DATA					
AREA (sq. ft.)		COVERAGE%			
LOT:		117,989		100%	
BUILDING:		41,000		34.75%	
PARKING:		2,088		1.77%	
LOADING/DRIVEWAYS:		47,143		39.95%	
LANDSCAPING:		27,758		23.53%	
PARKING				SETBACKS	
GARAGE:		0	LOADING	4	ONE WAY
COVERED:		0	HANDICAP	1	FRONT: 89'-2" REAR: 0
OPEN:		7	TOTAL	12	TWO WAY
					LEFT SIDE: 49'-0" BLDG. A / 6'-4" BLDG. B
					SLOPE
					RIGHT SIDE: 69'-1" BLDG. A / 58'-9" BLDG. B



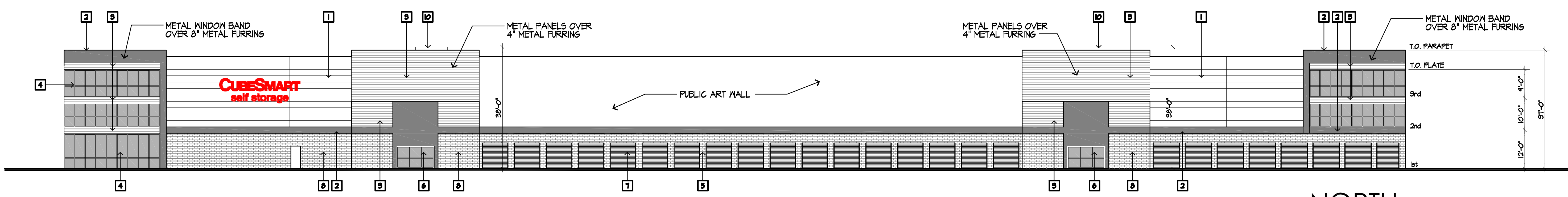
EAST



WEST



SOUTH



NORTH

ELEVATION KEYNOTES

- 1. SMOOTH METAL PANEL WITH PAINTED FACTORY FINISH
- 2. SMOOTH METAL TRIM BAND WITH PAINTED FACTORY FINISH
- 3. MINI-RIB HORIZONTAL METAL PANEL
- 4. STOREFRONT WINDOW SYSTEM - SOLAR TINTED
- 5. CMU DOOR PILASTER WITH ELASTOMERIC PAINT FINISH
- 6. SLIDING GLASS ENTRY DOOR SYSTEM
- 7. METAL ROLL UP DOOR
- 8. CMU WALL WITH ELASTOMERIC PAINT FINISH
- 9. METAL AWNING
- 10. ELEVATOR PENTHOUSE BEYOND, TYP. CMU FINISH. 38' MAX HEIGHT

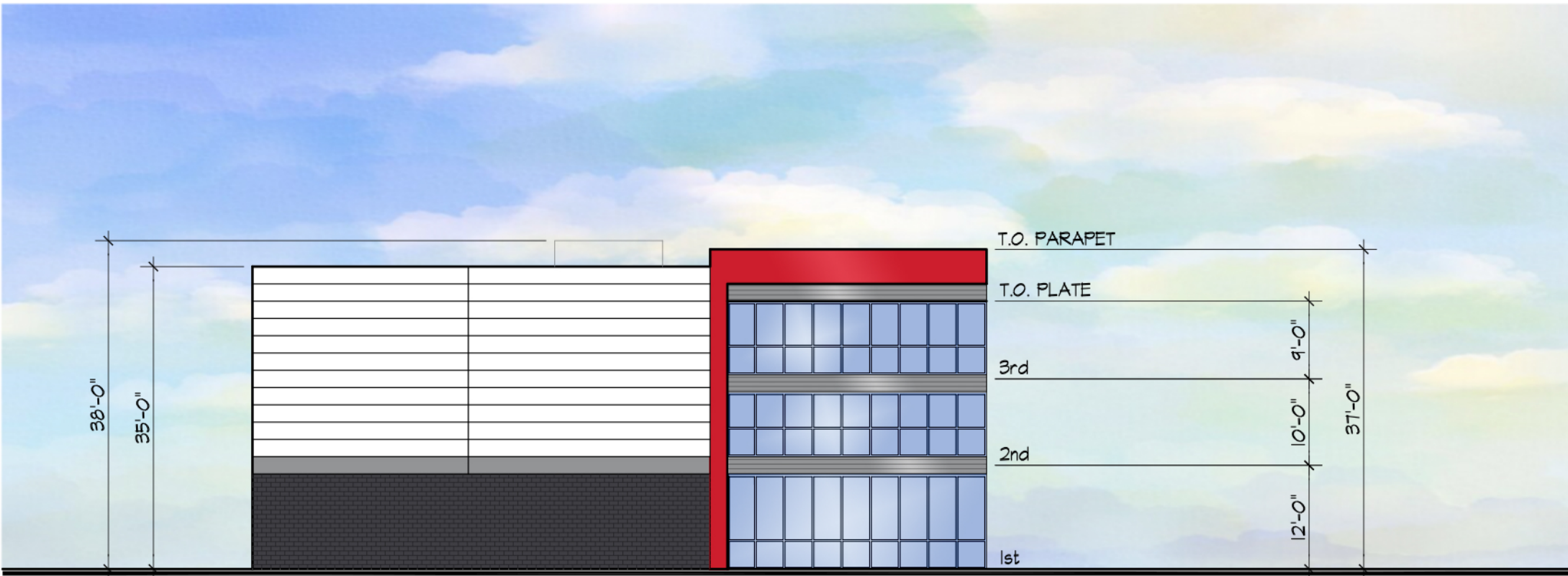
GLARE CONTROL

- 1. ALL SMOOTH METAL PANELS WILL HAVE A FACTORY MATTE FINISH THAT IS NON-REFLECTIVE
- 2. ALL GLAZING WILL CONTAIN INTEGRAL SOLAR TINTING WITH A NON-REFLECTIVE EXTERIOR SURFACE.

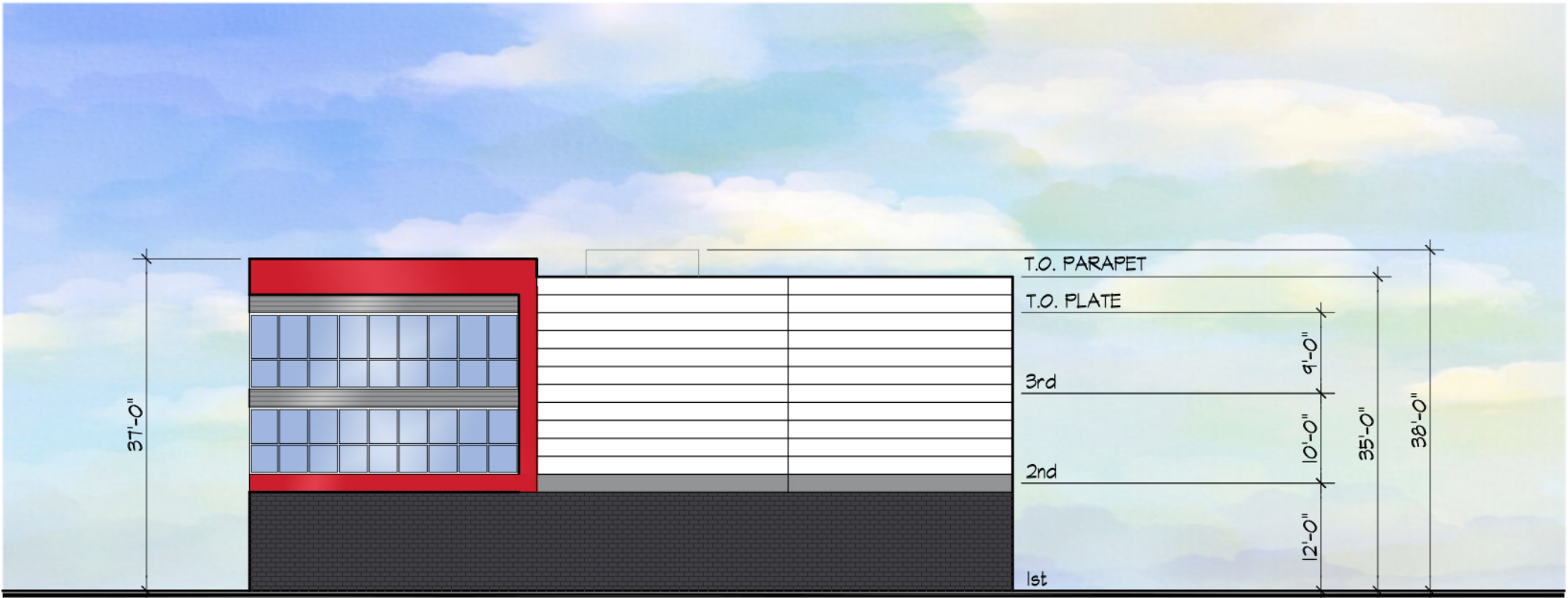
GENERAL NOTE

- 1. PUBLIC ART WALL TO BE APPROVED BY THE CITY
- 2. SIGNS SHALL BE APPROVED UNDER A SEPARATE SIGN PERMIT CONSISTENT WITH UDSP REQUIREMENTS.

SHEET: A4		CITY OF SAN MARCOS			
Site Development Plan Number: SP24-0003					
OWNER: CARMEL ENTERPRISES, LLC		PHONE: (858) 342-2441			
ADDRESS: 5550 CARMEL MOUNTAIN RD. - SUITE 204, SAN DIEGO CA 92180					
ARCHITECT, ENGINEER		DESIGNER: ARIEL VALLI - VALLI ARCHITECTURAL GROUP		PHONE: (949) 833-4291	
ADDRESS: 924-D N. ART VILLAGE WAY, IVINS UT 84738		LOCATION: 337 E. CARMEL ST. SAN MARCOS CA 92069			
TYPE OF DEVELOPMENT: SELF STORAGE		ASSESSOR'S PARCEL NUMBER(S): 220-201-90			
ZONE: OFFICE/COMMERCIAL (UNIVERSITY DISTRICT SPECIFIC PLAN)					
SITE DATA					
AREA (sq. ft.)	117,989		COVERAGE%		
LOT:	41,000		100%		
BUILDING:	2,188		34.75%		
PARKING:	47,143		1.77%		
LOADING/DRIVEWAYS:	27,758		39.95%		
LANDSCAPING:			23.53%		
PARKING			DRIVEWAY (SIZE AND SLOPE)		
			ONE WAY		
FRONT: 89'-2"			REAR: 0		
TWO WAY			LEFT SIDE: 49'-0" BLDG. A / 6'-4" BLDG. B		
SLOPE			RIGHT SIDE: 69'-1" BLDG. A/58'-9" BLDG. B		
SETBACKS					
GARAGE: 0			LOADING 4		
COVERED: 0			HANDICAP 1		
OPEN: 7			TOTAL 12		



EAST

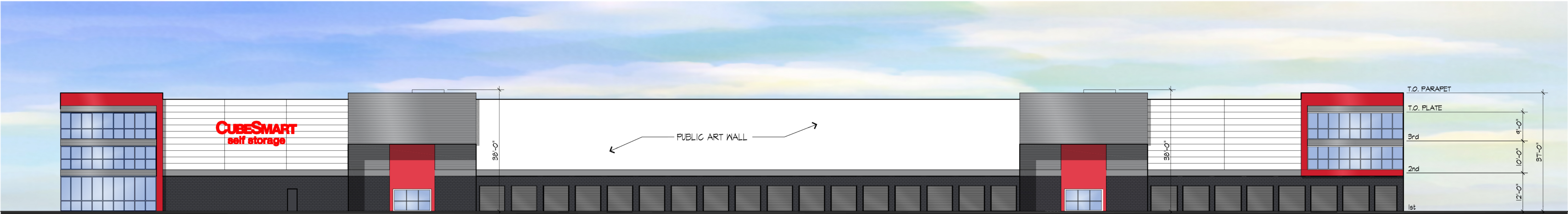


WEST

- SMOOTH METAL PANELS (FIELD):
MBCI "POLAR WHITE" OR
KINGSPAN "REGAL WHITE"
- SMOOTH METAL PANELS (ACCENT):
MBCI "BRITE RED" OR
KINGSPAN CUSTOM COLOR
(MATCH PPG CUSTOM CUBESMART RED)
- RIBBED METAL PANELS (ACCENT):
MBCI "TUNDRA" OR
KINGSPAN "DOVE GRAY"
- SMOOTH METAL ACCENT BANDS:
MBCI "TUNDRA" OR
KINGSPAN "DOVE GRAY"
- SMOOTH METAL PANELS (FIELD):
MBCI "SLATE GRAY" OR
KINGSPAN "ZINC GRAY"
- CONCRETE BLOCK WALLS / DOOR PILASTERS:
ELASTOMERIC PAINT
PANTONE 425C "DARK GRAY"
- ROLL-UP STORAGE UNIT DOORS:
JANUS INTERNATIONAL "SILHOUETTE GRAY"
- ROLL-UP STORAGE UNIT DOOR TRANSOMS:
ELASTOMERIC PAINT- PANTONE 425 C "DARK GRAY"

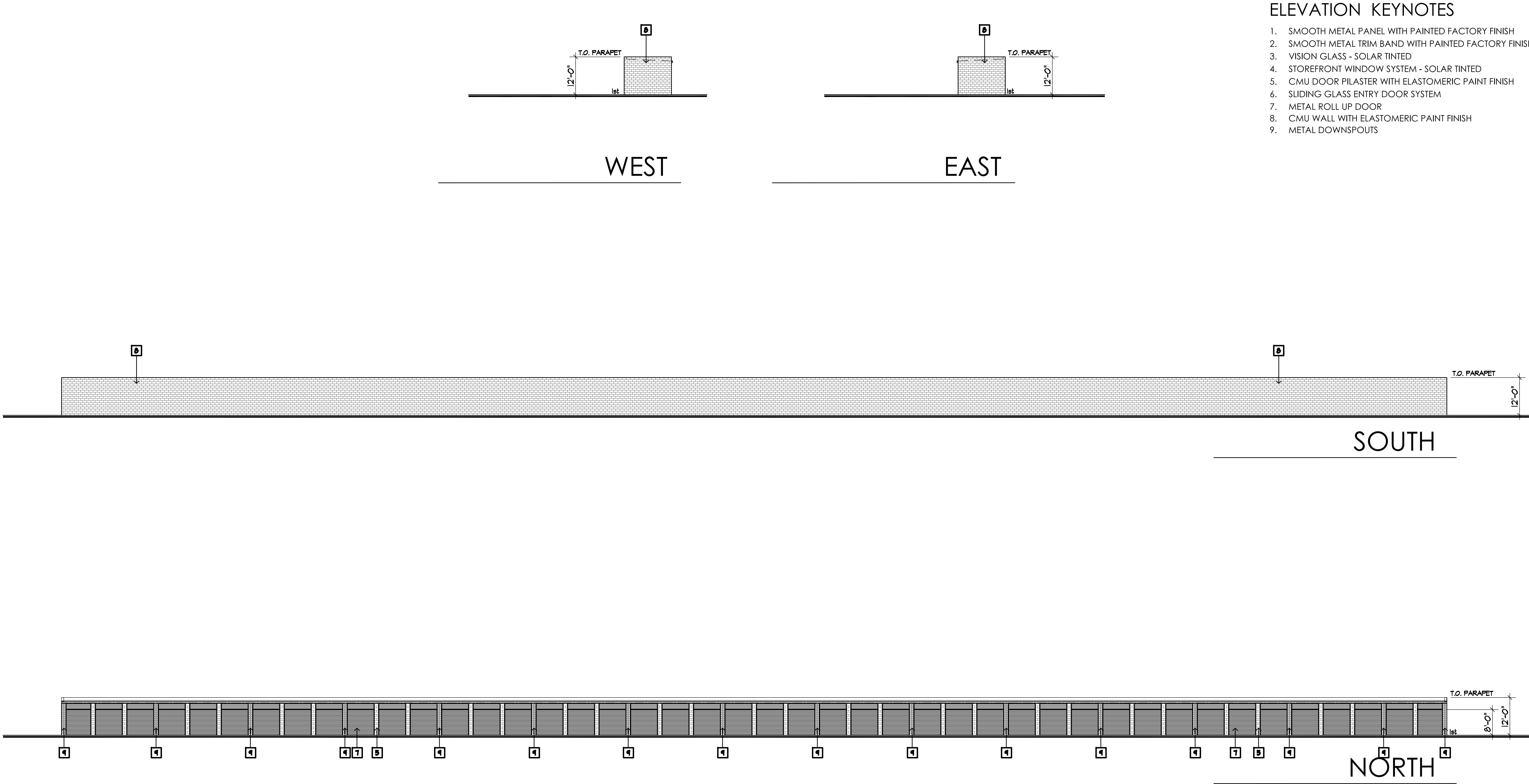


SOUTH



NORTH

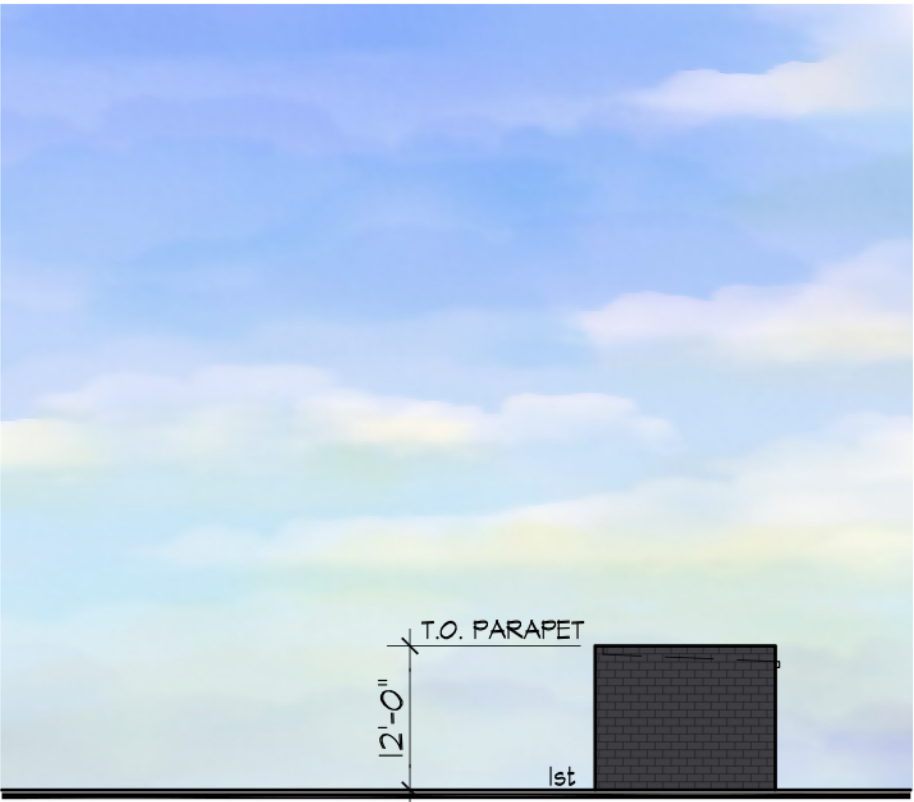
SHEET: A4C			CITY OF SAN MARCOS		
Site Development Plan Number: SP24-0003					
OWNER:		CARMEL ENTERPRISES, LLC		PHONE: (858) 342-2441	
ADDRESS: 5550 CARMEL MOUNTAIN RD. - SUITE 204, SAN DIEGO CA 92180					
ARCHITECT, ENGINEER			DESIGNER: ARIEL VALLI - VALLI ARCHITECTURAL GROUP		
ADDRESS: 924-D N. ART VILLAGE WAY, IVINS UT 84738			PHONE: (949) 833-4391		
TYPE OF DEVELOPMENT: SELF STORAGE			LOCATION: 337 E. CARMEL ST.		
ZONE: OFFICE/COMMERCIAL (UNIVERSITY DISTRICT SPECIFIC PLAN)			SAN MARCOS CA 92069		
			ASSESSOR'S PARCEL NUMBER(S): 220-201-90		
SITE DATA					
AREA (sq. ft.)		COVERAGE%			
LOT:		117,989	100%		
BUILDING:		41,000	34.75%		
PARKING:		2,088	1.77%		
LOADING/DRIVEWAYS:		47,143	39.95%		
LANDSCAPING:		27,758	23.53%		
PARKING				DRIVEWAY (SIZE AND SLOPE)	
				SETBACKS	
GARAGE:		0	LOADING	4	ONE WAY
COVERED:		0	HANDICAP	1	FRONT: 89'-2" REAR: 0
OPEN:		7	TOTAL	32	TWO WAY
				LEFT SIDE: 49'-0" BLDG. A / 6'-4" BLDG. B	
				SLOPE	
				RIGHT SIDE: 69'-1" BLDG. A/58'-9" BLDG. B	



ELEVATION KEYNOTES

1. SMOOTH METAL PANEL WITH PAINTED FACTORY FINISH
2. SMOOTH METAL TRIM BAND WITH PAINTED FACTORY FINISH
3. VISION GLASS - SOLAR TINTED
4. STOREFRONT WINDOW SYSTEM - SOLAR TINTED
5. CMU DOOR PILASTER WITH ELASTOMERIC PAINT FINISH
6. SLIDING GLASS ENTRY DOOR SYSTEM
7. METAL ROLL UP DOOR
8. CMU WALL WITH ELASTOMERIC PAINT FINISH
9. METAL DOWNSPOUTS

SHEET: A5		CITY OF SAN MARCOS			
Site Development Plan Number: SP24-0003					
OWNER: CARMEL ENTERPRISES, LLC		PHONE: (858) 342-2441			
ADDRESS: 5550 CARMEL MOUNTAIN RD. - SUITE 204, SAN DIEGO CA 92180					
ARCHITECT, ENGINEER		DESIGNER: ARIEL VALLI - VALLI ARCHITECTURAL GROUP			
ADDRESS: 924-D N. ART VILLAGE WAY, IVINS UT 84738		PHONE: (949) 813-4291		LOCATION: 337 E. CARMEL ST. SAN MARCOS CA 92069	
TYPE OF DEVELOPMENT: SELF STORAGE		ASSESSOR'S PARCEL NUMBER(S): 220-201-90			
ZONE: OFFICE/COMMERCIAL (UNIVERSITY DISTRICT SPECIFIC PLAN)					
SITE DATA					
AREA (sq. ft)		COVERAGE%			
LOT:		117,989	100%		
BUILDING:		41,000	34.75%		
PARKING:		2,088	1.77%		
LOADING/DRIVEWAYS:		47,143	39.95%		
LANDSCAPING:		27,758	23.53%		
PARKING				DRIVEWAY (SIZE AND SLOPE)	
				SETBACKS	
GARAGE: 0		LOADING 4		ONE WAY	
COVERED: 0		HANDICAP 1		FRONT: 89'-2" REAR: 0	
OPEN: 7		TOTAL 12		TWO WAY	
				LEFT SIDE: 49'-0" BLDG. A / 6'-4" BLDG. B	
				SLOPE	
				RIGHT SIDE: 69'-1" BLDG. A / 58'-0" BLDG. B	



WEST



EAST

- CONCRETE BLOCK WALLS / DOOR PILASTERS:
ELASTOMERIC PAINT
PANTONE 425C "DARK GRAY"
- ROLL-UP STORAGE UNIT DOORS:
JANUS INTERNATIONAL "SILHOUETTE GRAY"
- ROLL UP STORAGE UNIT DOOR TRANSOMS:
ELASTOMERIC PAINT
PANTONE 425C "DARK GRAY"
- METAL GUTTER
MBCI "BRITE RED"
- METAL DOWNSPOUTS:
MBCI "ASH GRAY"



SOUTH



NORTH

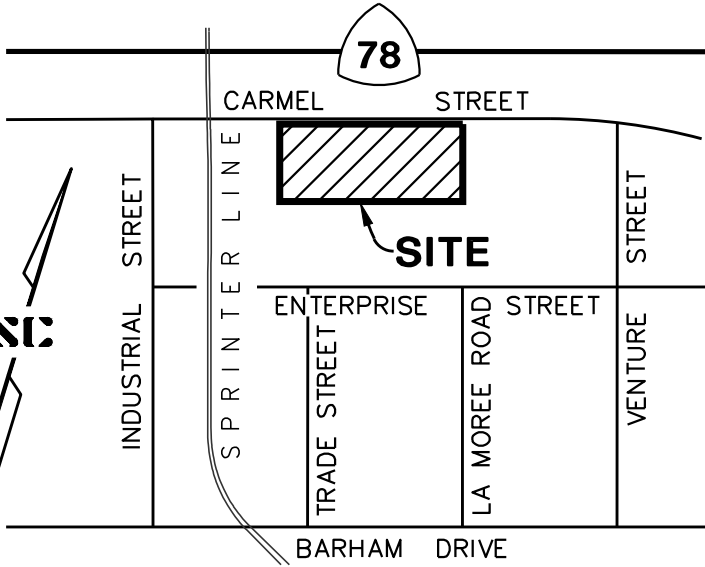
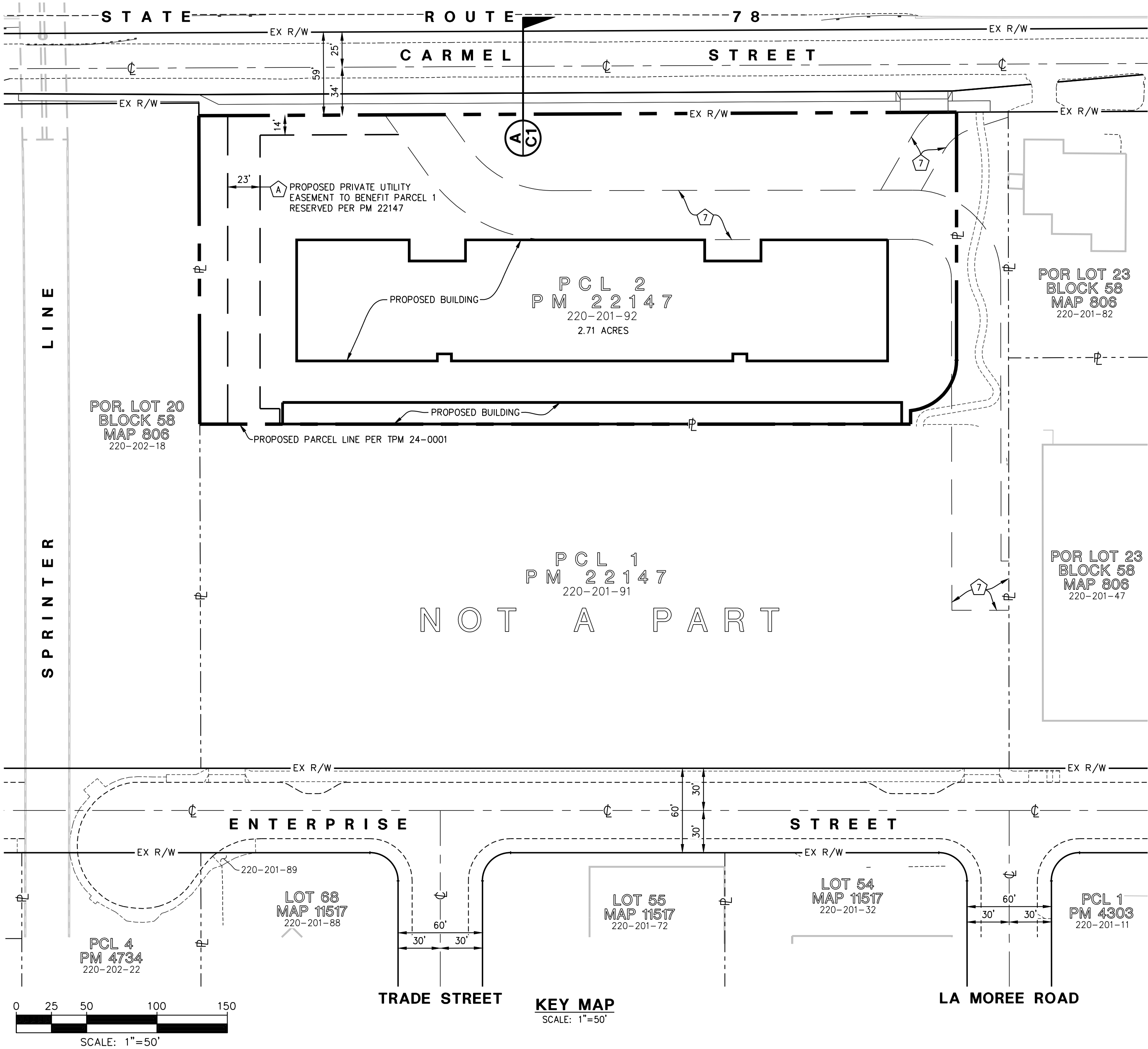
CUBESMART SELF STORAGE
SAN MARCOS, CA

BLDG B ELEVATIONS 07.09.2025
SCALE : 1/16" = 1'-0"

A5C

SHEET: A5C		CITY OF SAN MARCOS	
Site Development Plan Number: SP24-0003			
OWNER: CARMEL ENTERPRISES, LLC		PHONE: (858) 342-2441	
ADDRESS: 5550 CARMEL MOUNTAIN RD. - SUITE 204, SAN DIEGO CA 92180			
ARCHITECT, ENGINEER		PHONE: (949) 833-4391	
DESIGNER: ARIEL VALLI - VALLI ARCHITECTURAL GROUP		LOCATION: 337 E. CARMEL ST.	
ADDRESS: 924-D N. ART VILLAGE WAY, IVINS UT 84738		SAN MARCOS CA 92069	
TYPE OF DEVELOPMENT: SELF STORAGE			
ZONE: OFFICE/COMMERCIAL (UNIVERSITY DISTRICT SPECIFIC PLAN)		ASSESSOR'S PARCEL NUMBER(S): 220-201-90	
SITE DATA			
AREA (sq. ft)	COVERAGE%		
LOT:	117,989	100%	
BUILDING:	41,000	34.75%	
PARKING:	2,088	1.77%	
LOADING/DRIVEWAYS:	47,143	39.95%	
LANDSCAPING:	27,758	23.53%	
PARKING		DRIVEWAY (SIZE AND SLOPE)	SETBACKS
GARAGE:	0	LOADING 4	ONE WAY FRONT: 89'-2" REAR: 0
COVERED:	0	HANDICAP 1	TWO WAY LEFT SIDE: 49'-0" BLDG. A / 6'-4" BLDG. B
OPEN:	7	TOTAL 32	SLOPE RIGHT SIDE: 69'-1" BLDG. A/58'-9" BLDG. B

09/10/2025



THOMAS BROTHERS' COORD.
PAGE 1128: GRID J1
VICINITY MAP
NO SCALE

SHEET INDEX

NO.	DESCRIPTION
C1	TITLE SHEET/KEY MAP/SECTIONS
C2	EXISTING CONDITIONS
C3	CONCEPT GRADING & UTILITY PLAN
C4	CONCEPT STORM WATER BMP PLAN
C5	CONCEPT FIRE TRUCK ACCESS PLAN

ABBREVIATIONS

ACP	ASBESTOS CEMENT PIPE
ASPH	ASPHALT
APN	ASSESSOR'S PARCEL NUMBER
CI	CURB INLET
COMM	COMMUNICATION
CONC	CONCRETE
CSUSM	CAL STATE UNIVERSITY SAN MARCOS
DBL	DOUBLE
DG	DECOMPOSED GRANITE
DWG	DRAWING
DWY	DRIVEWAY
E	ELECTRIC
EOP	EDGE OF PAVEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
G	GAS
GTR	GUTTER
HP	HIGH POINT
JT	JOINT TRENCH - DRY UTILITY
LP	LOW POINT
PA	PLANTER AREA
PM	PARCEL MAP
PPSD	POLYPROPYLENE STORM DRAIN
P/L	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVT	PRIVATE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SFL	SWALE FLOW LINE
SD	STORM DRAIN
SMH	SEWER MANHOLE
S, SWR	SEWER
TC	TOP OF CURB
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC
VCP	VITRIFIED CLAY PIPE
VWD	VALLECITOS WATER DISTRICT
WM	WATER METER/IRRIGATION METER
W, WTR	WATER

EXISTING EASEMENTS

7	EXISTING DRAINAGE EASEMENT TO THE CITY OF SAN MARCOS PER DOC. NO. 2022-0202965 REC. MAY 11, 2022
---	--

PROPOSED EASEMENTS

A	PROPOSED PRIVATE UTILITY EASEMENT RESERVATION PER PARCEL MAP DOC. NO. 2024-7000616 REC. DECEMBER 16, 2024
---	---

REFERENCE DWGS.

CITY OF SAN MARCOS:
IP21-00005, GP21-00004, GP24-00021, IP24-00013

VALLECITOS WATER DISTRICT:
1266-01, 1429-10, 1867-1

LEGEND

PROJECT BOUNDARY	---
EXISTING PROPERTY LINE	---
EXISTING RIGHTS-OF-WAY	---
EXISTING EASEMENT LINE	---
SPOT ELEVATION	610.25
DIRECTION OF SURFACE FLOW	→
P.C.C. CURB	---
ASPHALT PAVEMENT	---
PAVEMENT RESTORATION (PER SECTION 14.12.340 STREET EXCAVATION ORDINANCE NO. 2003-1196)	---
PCC PAVEMENT	---
CONCRETE SIDEWALK	---
PROPOSED CONTOUR	---
PROPOSED SLOPE	---
DAYLIGHT LINE	---
RETAINING WALL	---
BUILDING WALL	---
CURB AND GUTTER	---
CURB	---
RESIDENTIAL DRIVEWAY	---
DOMESTIC WATER SERVICE	---
IRRIGATION SERVICE	---
FIRE SERVICE	---
FIRE SERVICE (SIZE TO BE DETERMINED)	---
FIRE SERVICE RPDA	---
FIRE HYDRANT	---
STORM DRAIN	---
STORM DRAIN CLEANOUT/CURB INLET	---
STORM DRAIN CATCH BASIN	---
STORM DRAIN NYLOPLAST DRAINAGE BASIN	---
MODULAR WETLAND SYSTEM	---
UNDERGROUND HYDROMODIFICATION DETENTION SYSTEM	---
SEWER MAIN	---
SEWER LATERAL	---
EXISTING SLOPE	---
EXISTING CONTOUR	---
EXISTING CURB AND GUTTER	---
EXISTING AC BERM	---
EXISTING STREET LIGHT	---
EXISTING STORM DRAIN	---
EXISTING WATER MAIN	---
EXISTING FIRE HYDRANT	---
EXISTING SEWER MAIN/LATERAL	---
EXISTING SEWER MANHOLE	---
EXISTING JOINT UTILITY TRENCH (ELECT, GAS, TELCO, CATV)	---

LEGAL DESCRIPTION

A PORTION OF PARCEL 2 OF PARCEL MAP NO. 22147, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AS PER MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 16, 2024 AS FILE NO. 2024-7000616 OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER

220-201-92

BENCH MARK

DESCRIPTION: FOUND MONUMENT NUMBER 17, CP-017
LOCATION: S'LY SWK 128'± EAST OF INTERSECTION OF TWIN OAKS VALLEY ROAD AND EAST CARMEL STREET, ACROSS FROM 76 (SHELL) GAS STATION.
RECORD FROM: RECORD OF SURVEY 23731
ELEV.: 573.53 DATUM: NAVD '88

SOURCE OF TOPOGRAPHY

SOURCE OF TOPOGRAPHY SHOWN WAS COMPILED USING PHOTOGRAMMETRIC METHODS BY PHOTO GEODETIC, INC. DATE OF PHOTOGRAPHY: JUNE 7, 2024 AND SUPPLEMENTED BY DATA FROM CITY OF SAN MARCOS ROUGH GRADING PLAN GP21-00004 AND GROUND SURVEY DATA BY STEVENS CRESTO ENGINEERS, INC.

EARTHWORK QUANTITIES

CUT: 2,100 C.Y.
FILL: 5,300 C.Y.
EXPORT: 3,200 C.Y. (IMPORT)
NOTE: VOLUMES REPORTED ARE RAW VOLUMES. BULK AND SHRINK HAVE NOT BEEN FACTORED IN.

OWNER/PERMITEE

CARMEL ENTERPRISE, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY
5550 CARMEL MOUNTAIN ROAD #204
SAN DIEGO, CA 92130
(858) 631-8555
ATTN: GARY LEVITT, MANAGER.

ENGINEER OF WORK

STEVENS CRESTO ENGINEERS
9665 CHESAPEAKE DRIVE, STE. 200
SAN DIEGO, CA 92123
TEL. (858) 694-5660



STEVENS
CRESTO
ENGINEERS



9665 Chesapeake Dr, Ste 200
San Diego, CA 92123
858.694.5660 stevenscrestoc.com

NOT FOR CONSTRUCTION

SHEET: C1	PHONE: (858) 342-2441
CONDITIONAL USE PERMIT #: CUP 24-0005	
OWNER: CARMEL ENTERPRISE, LLC	
ADDRESS: 5550 CARMEL MOUNTAIN RD, SUITE 204 SAN DIEGO, CA 92130	
ARCHITECT, ENGINEER	PHONE: (949) 813-4191
DESIGNER: ARIEL VALLI - VALLI ARCHITECTURAL GROUP	LOCATION: 337 E. CARMEL ST.
ADDRESS: 924-D N. ART VILLAGE WAY, IVINS UT 84738	SAN MARCOS CA 92069
TYPE OF DEVELOPMENT: SELF STORAGE	ASSESSOR'S PARCEL NUMBER(S): 220-201-92
ZONE: OFFICE/COMMERCIAL (UNIVERSITY DISTRICT SPECIFIC PLAN)	
SITE DATA	COVERAGE %
AREA (sq ft)	
LOT:	117,989 100%
BUILDING:	41,000 34.75%
PARKING:	2,098 1.77%
LOADING/DRIVEWAYS:	47,143 39.95%
LANDSCAPING:	27,768 23.53%
PARKING	DRIVEWAY (SIZE AND SLOPE)
GARAGE: 0 LOADING 4	ONE WAY
COVERED: 0 HANDICAP 1	TWO WAY
OPEN: 7 TOTAL 12	SLOPE
FRONT: 89'-2"	REAR: 0
LEFT SIDE: 45'-0" BLDG. A / 6'-4" BLDG. B	RIGHT SIDE: 69'-1" BLDG. A / 58'-9" BLDG. B

CUBESMART SELF STORAGE
SAN MARCOS, CA

TITLE SHEET

05.28.2025

C1

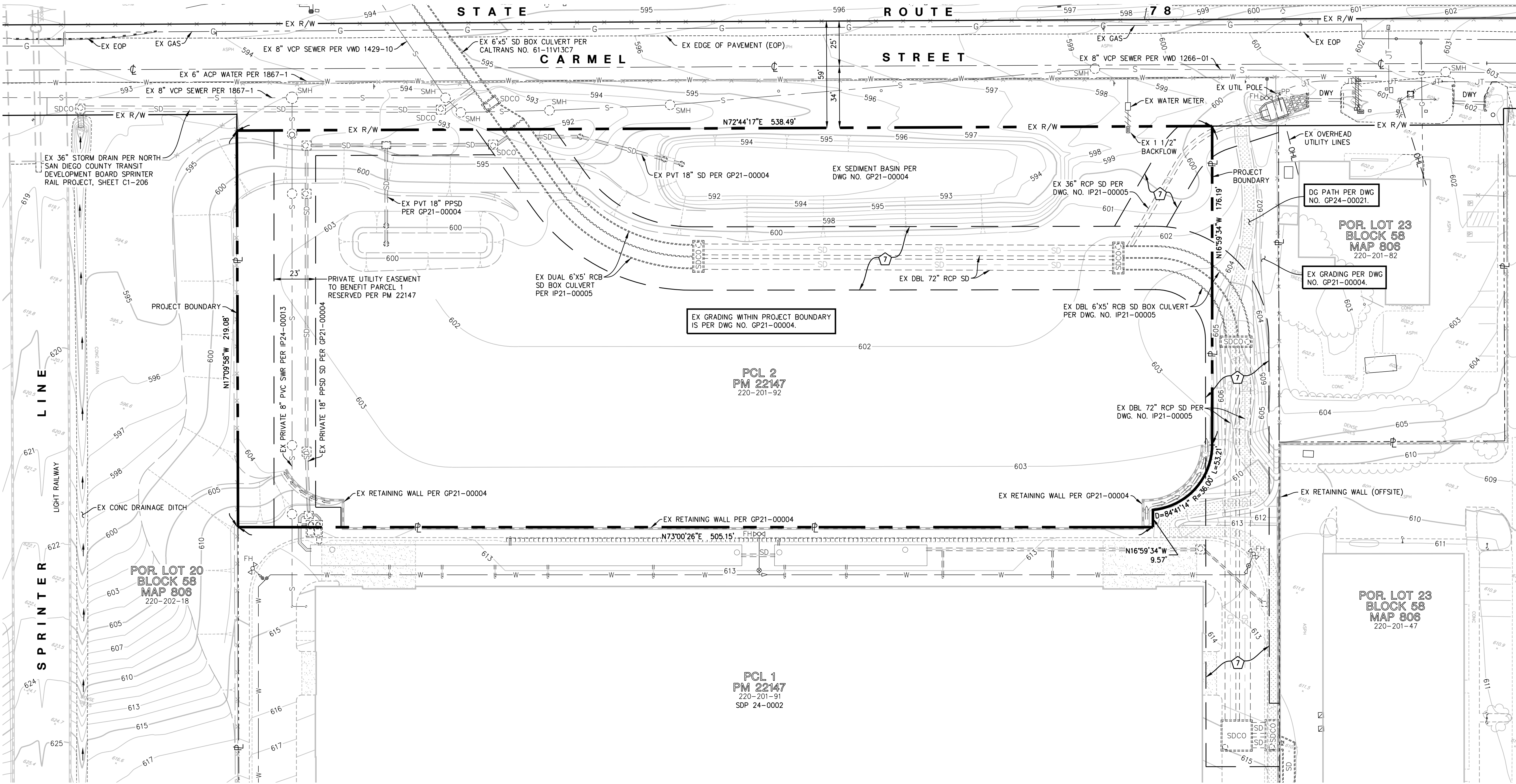
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CUBESMART SELF STORAGE
SAN MARCOS, CA

EXISTING CONDITIONS

05.28.2025

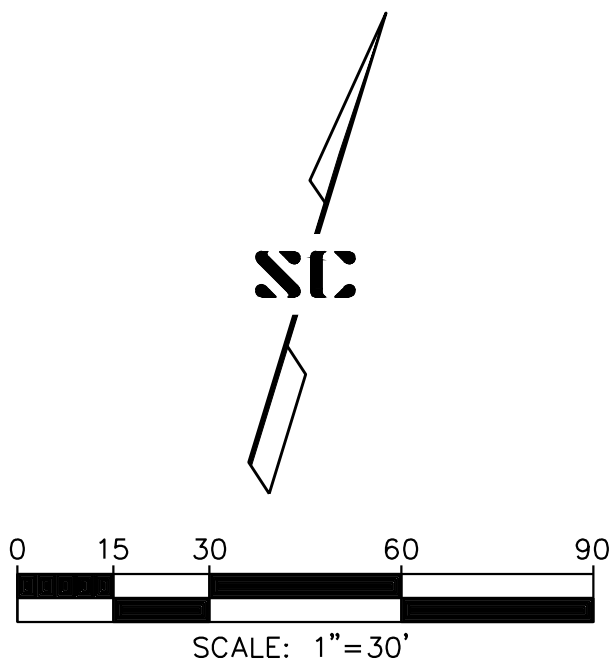
C2



DESCRIPTION	SYMBOL
BOUNDARY	---
EXISTING RIGHT-OF-WAY	---
EXISTING PROPERTY LINE	---
EXISTING EASEMENT	---
EXISTING CURB	---
EXISTING STORM DRAIN	---
EXISTING CONTOUR	---
EXISTING FIRE HYDRANT	---
EXISTING STREET LIGHT	---
EXISTING STORM DRAIN RISER INLET	---
EXISTING STORM DRAIN CLEANOUT/CURB INLET	---
EXISTING WATER	---
EXISTING SEWER	---
EXISTING SEWER MANHOLE	---
EXISTING HP GAS	---
EXISTING JT UTILITIES (ELEC, G, TELCO)	---

EXISTING EASEMENTS

7 EASEMENT FOR DRAINAGE PURPOSES TO THE CITY OF SAN MARCOS DOC NO. 2022-0202965, O.R. REC. MAY 11, 2022



SC STEVENS
CRESTO
ENGINEERS

9665 Chesapeake Dr, Ste 200
San Diego, CA 92123
858.694.5660 stevenscresto.com



NOT FOR CONSTRUCTION

036.694.3660

stevensarcos.com

036.694.3660

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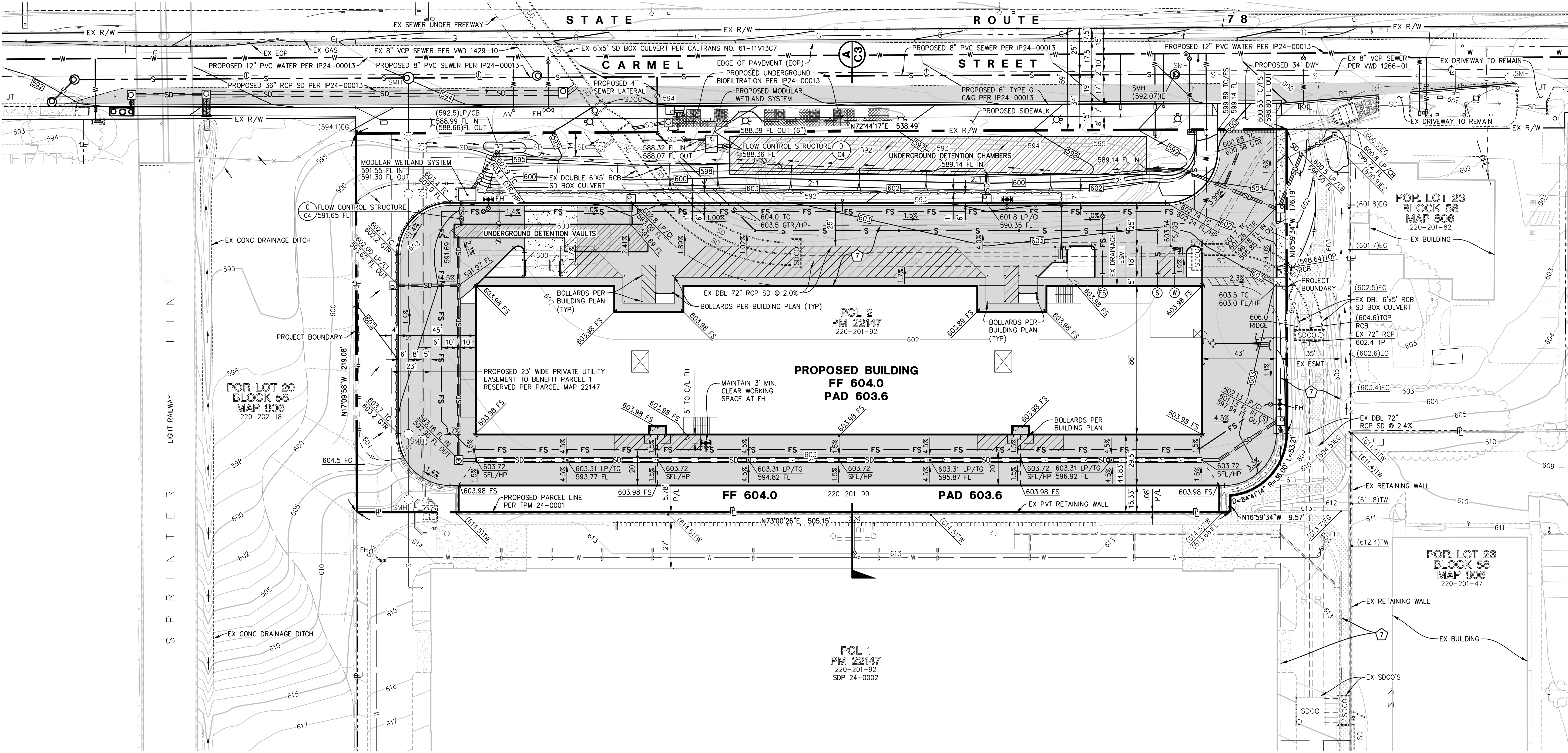
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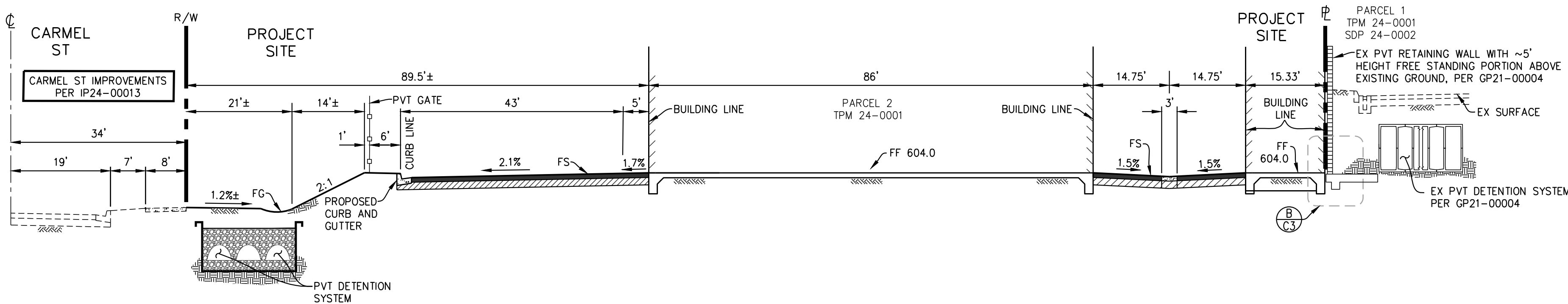
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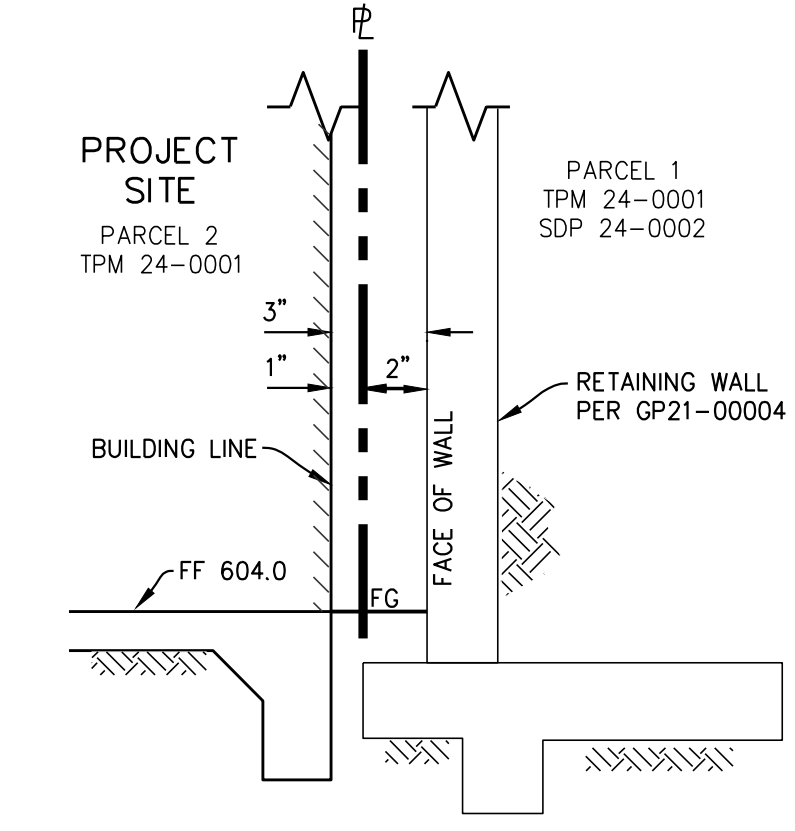
EXISTING EASEMENTS

EASEMENT FOR DRAINAGE PURPOSES TO THE CITY OF SAN MARCOS DOC NO. 2022-0202965, O.R. REC. MAY 11, 2022

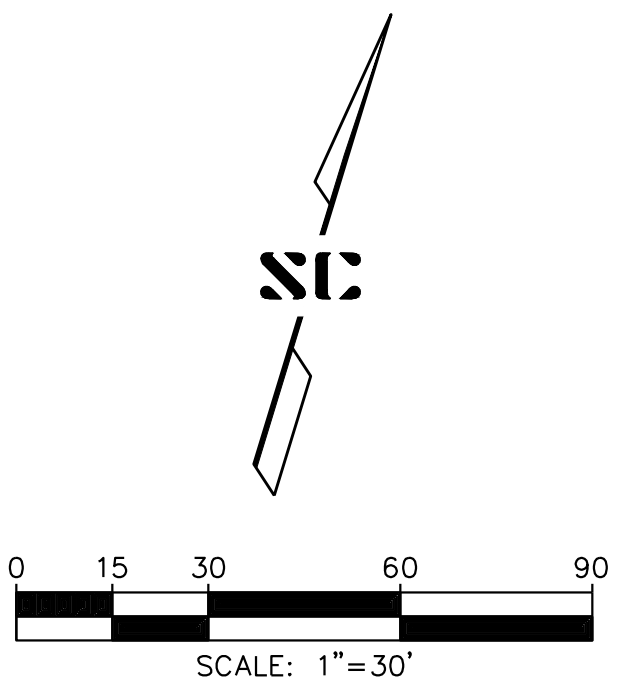
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SECTION A-C3
NO SCALE



SOUTH WALL EDGE CONDITION
NO SCALE



SC STEVENS CRESTO ENGINEERS
9665 Chesapeake Dr, Ste 200
San Diego, CA 92123
858.694.5660 stevenscresto.com

REGISTERED PROFESSIONAL ENGINEER
JOSEPH G. CRESTO
No. 4560
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET: C3

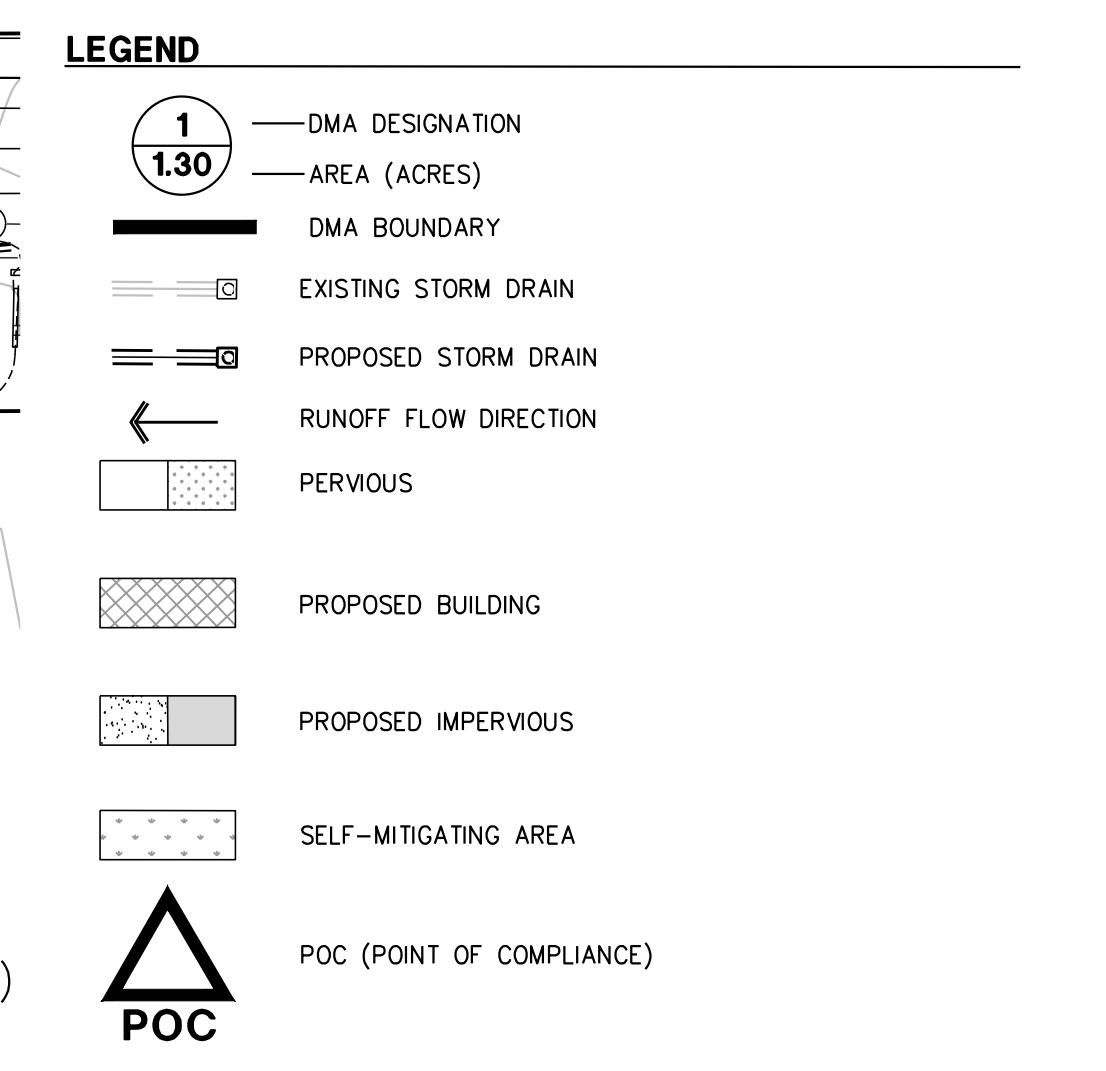
CONDITIONAL USE PERMIT #: CUP 24-0005							
OWNER: CARMEL ENTERPRISE, LLC				PHONE: (858) 342-2441			
ADDRESS: 5550 CARMEL MOUNTAIN RD. SUITE 204 SAN DIEGO, CA 92130							
ARCHITECT, ENGINEER				PHONE: (949) 813-4191			
DESIGNER: AREL VALLI - VALLI ARCHITECTURAL GROUP							
ADDRESS: 924-D N. ART VILLAGE WAY, IVINS UT 84738				LOCATION: 337 E. CARMEL ST.			
TYPE OF DEVELOPMENT: SELF STORAGE				SAN MARCOS CA 92069			
ZONE: OFFICE/COMMERCIAL (UNIVERSITY DISTRICT SPECIFIC PLAN)				ASSESSOR'S PARCEL NUMBER(S): 220-201-92			
SITE DATA							
AREA (sq ft)		COVERAGE %					
LOT:	117,989	100%					
BUILDING:	41,000	34.75%					
PARKING:	2,098	1.77%					
LOADING/DRIVEWAYS:	47,143	39.95%					
LANDSCAPING:	27,758	23.53%					
PARKING				DRIVEWAY (SIZE AND SLOPE)		SETBACKS	
GARAGE:	0	LOADING	4	ONE WAY		FRONT:	89'-2" REAR: 0
COVERED:	0	HANDICAP	1	TWO WAY		LEFT SIDE: 49'-0" BLDG. A / 6'-4" BLDG. B	
OPEN:	7	TOTAL	12	SLOPE		RIGHT SIDE: 69'-1" BLDG. A / 58'-9" BLDG. B	

CUBESMART SELF STORAGE
SAN MARCOS, CA

CONCEPT GRADING & UTILITY PLAN

05.28.2025

C3



PROPOSED BMPS

PROPOSED UNDERGROUND DETENTION SYSTEM (100-YEAR PEAK FLOW & HYDROMODIFICATION MITIGATION)

UD-1

PROPOSED PROPRIETARY BIOFILTRATION (POLLUTANT CONTROL ONLY).

PBF-1

DMA SUMMARY TABLE

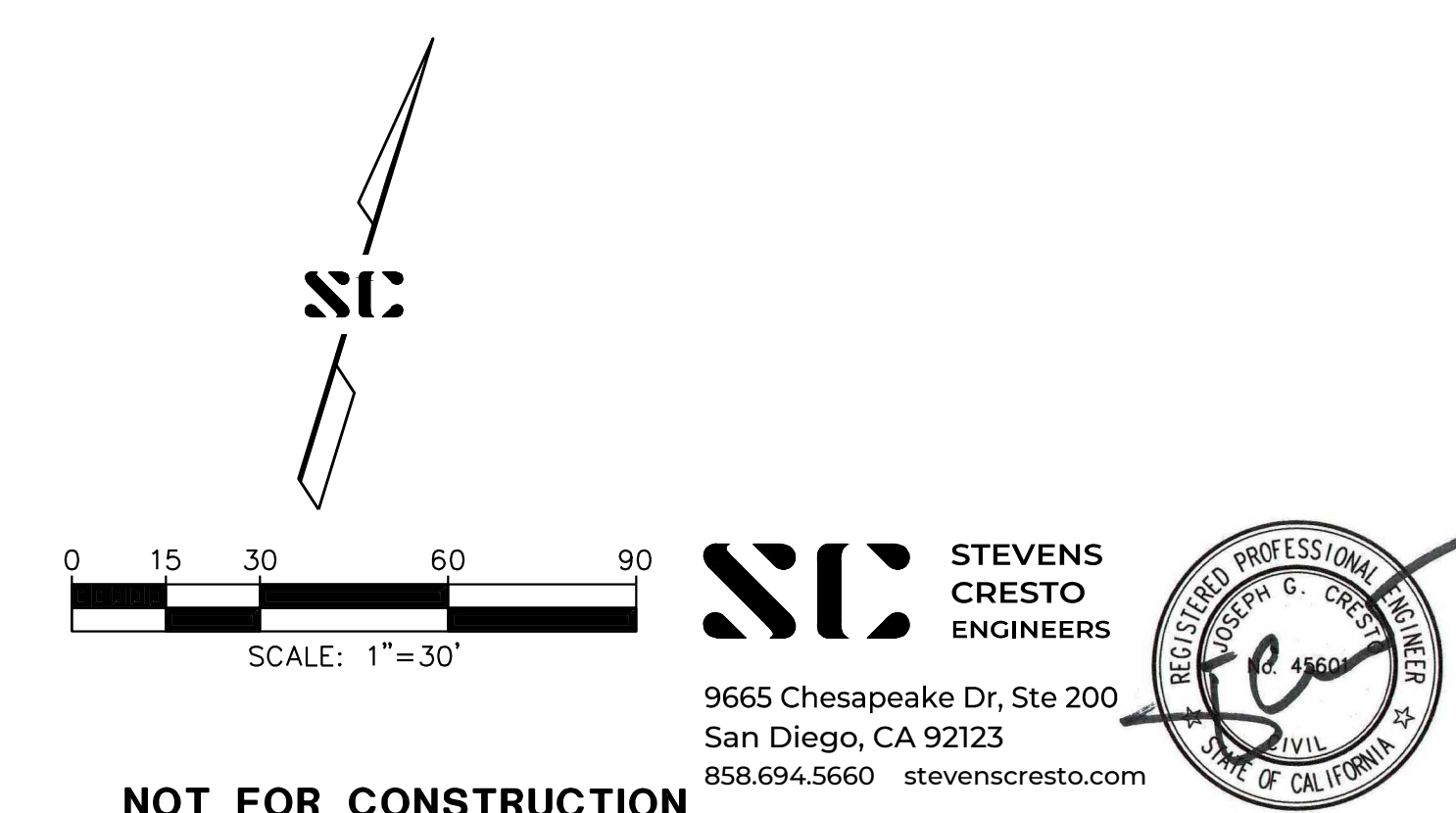
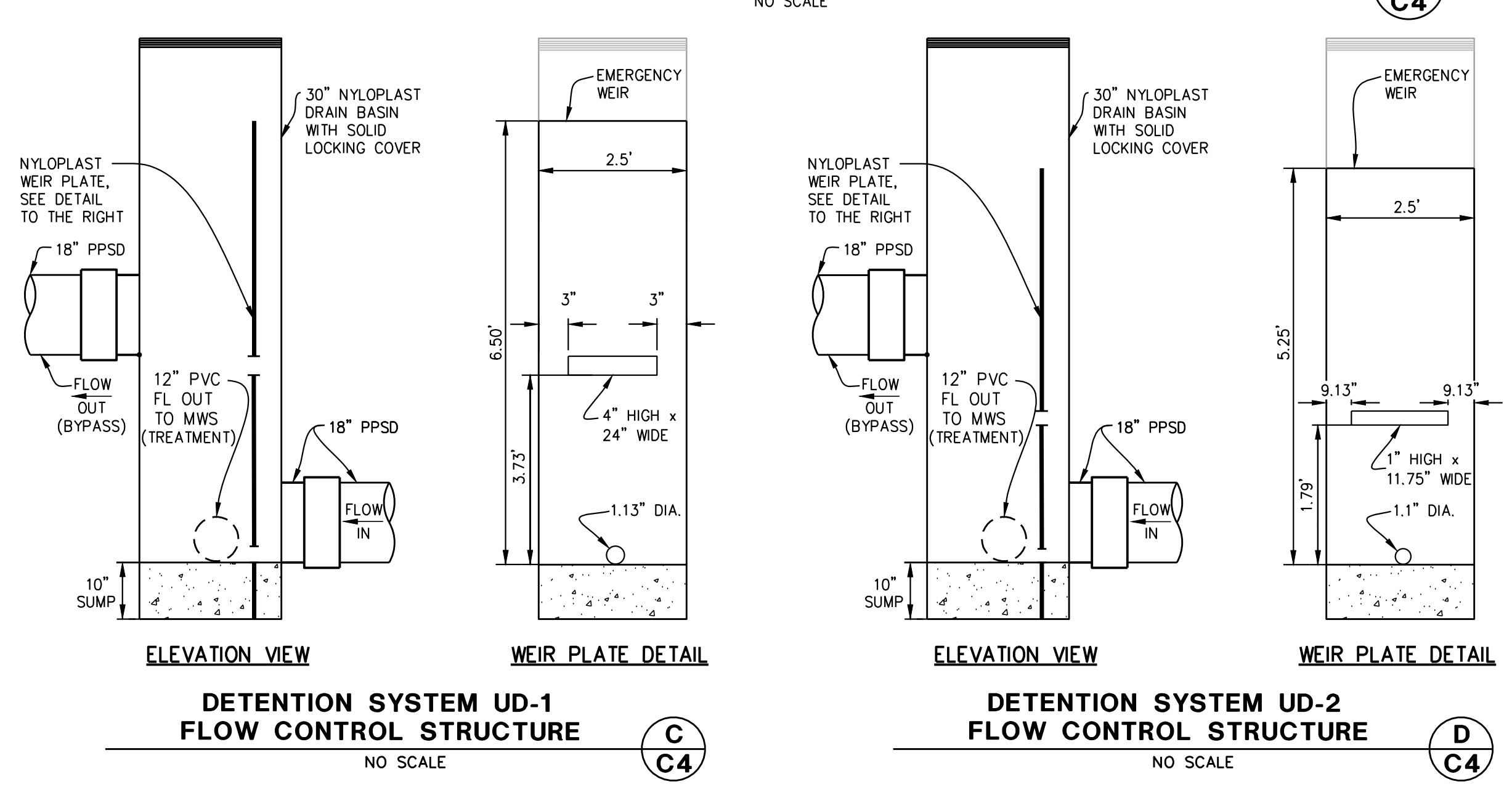
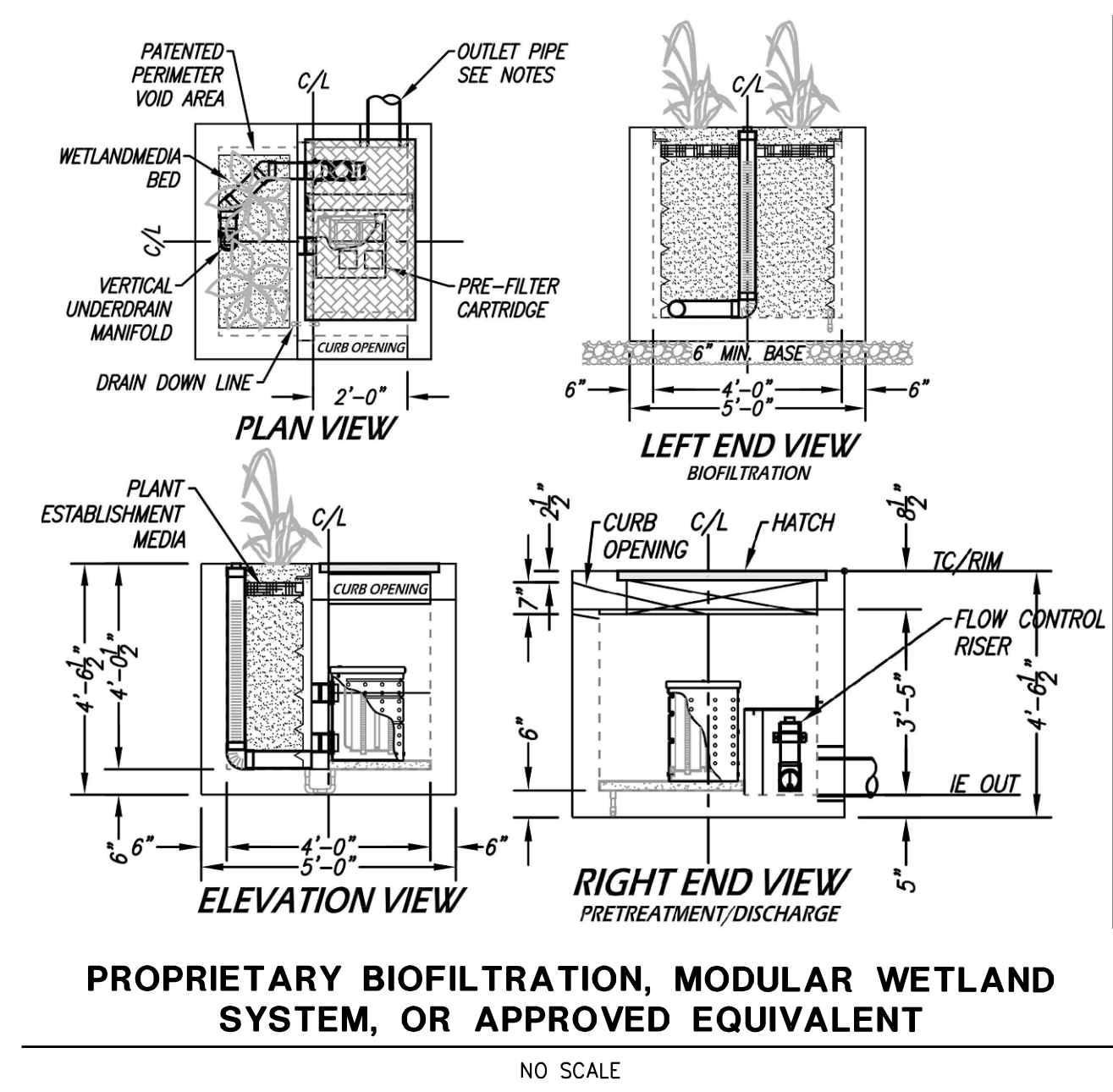
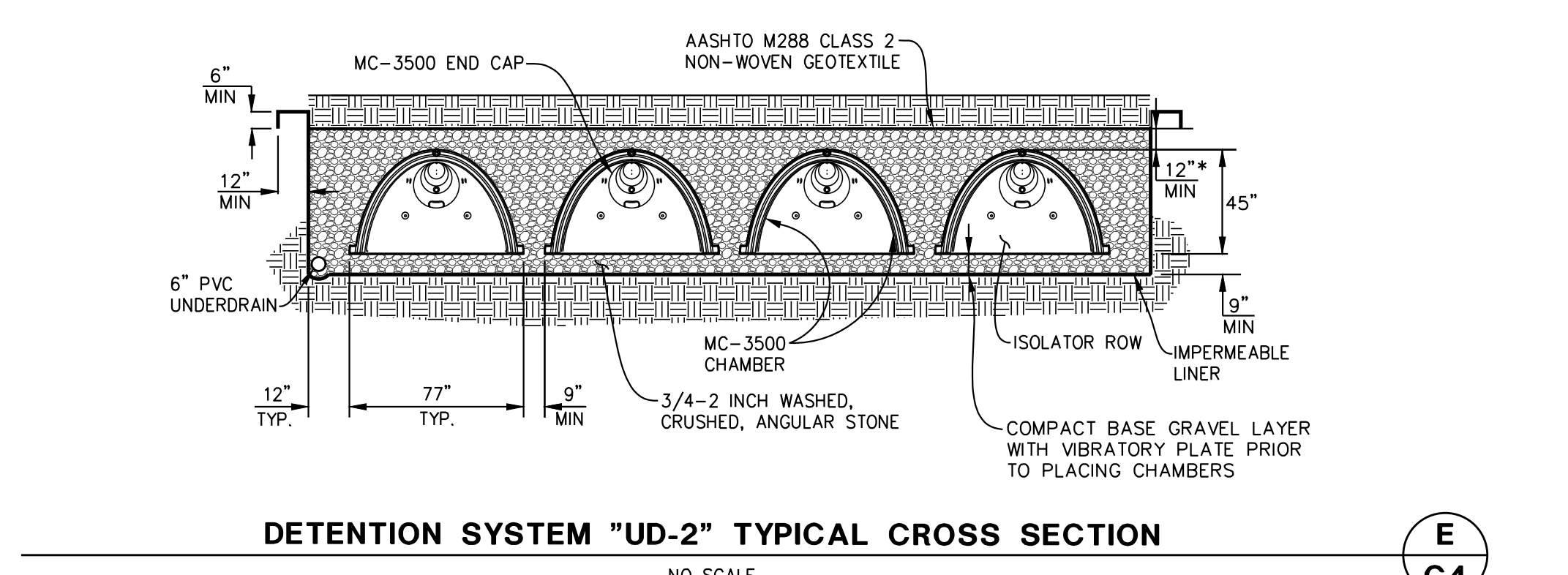
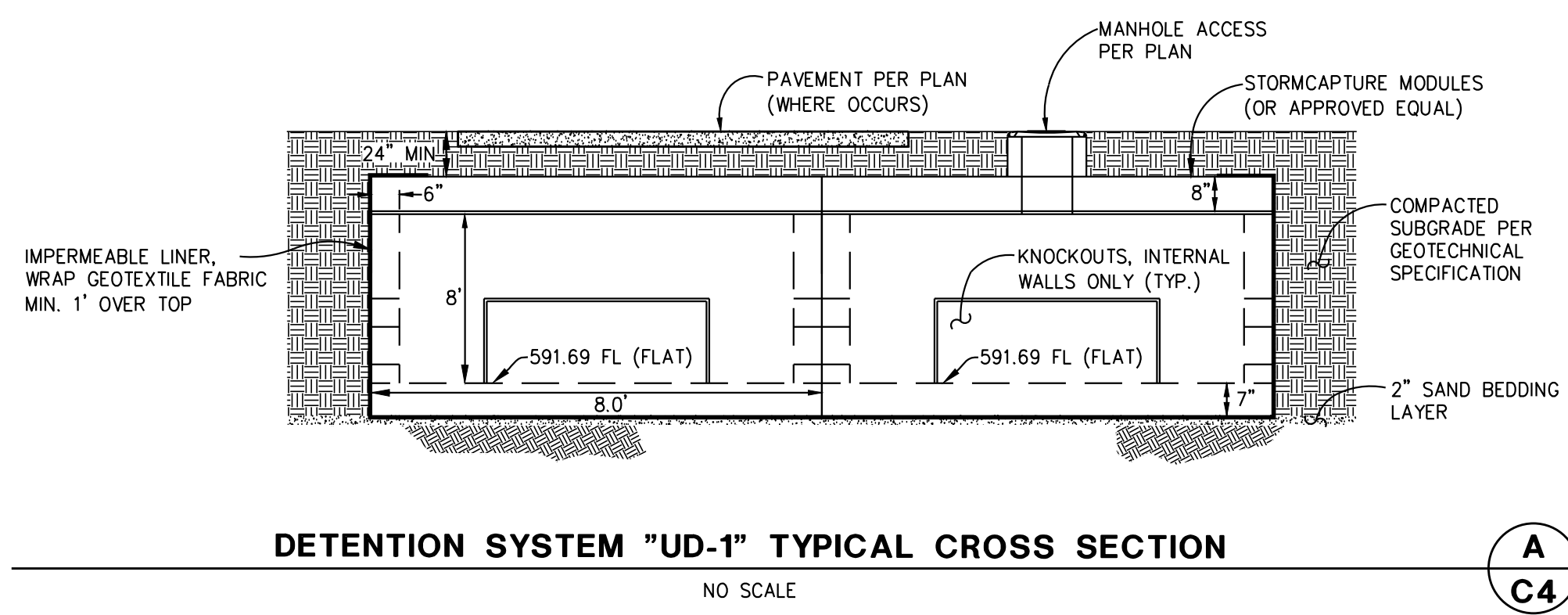
DMA ID	AREA (SF)	DESCRIPTION	TYPE
1	56,760	19,000 SF PROPOSED BUILDING 31,685 SF PROPOSED IMPERVIOUS 6,075 SF PROPOSED LANDSCAPE ¹	DRAINS TO PROPOSED BMP UD-1 / PBF-1
2	48,155	22,565 SF PROPOSED BUILDING 17,180 SF PROPOSED IMPERVIOUS 8,410 SF PROPOSED LANDSCAPE ¹	DRAINS TO PROPOSED BMP UD-2 / PBF-2
SM-1	21,340	21,340 SF SELF-MITIGATING	--
TOTAL	126,255	41,565 SF PROPOSED BUILDING 14,485 SF PROPOSED LANDSCAPE ¹ 48,865 SF PROPOSED IMPERVIOUS 21,340 SF SELF-MITIGATING	--

¹ SEE LANDSCAPE NOTE.

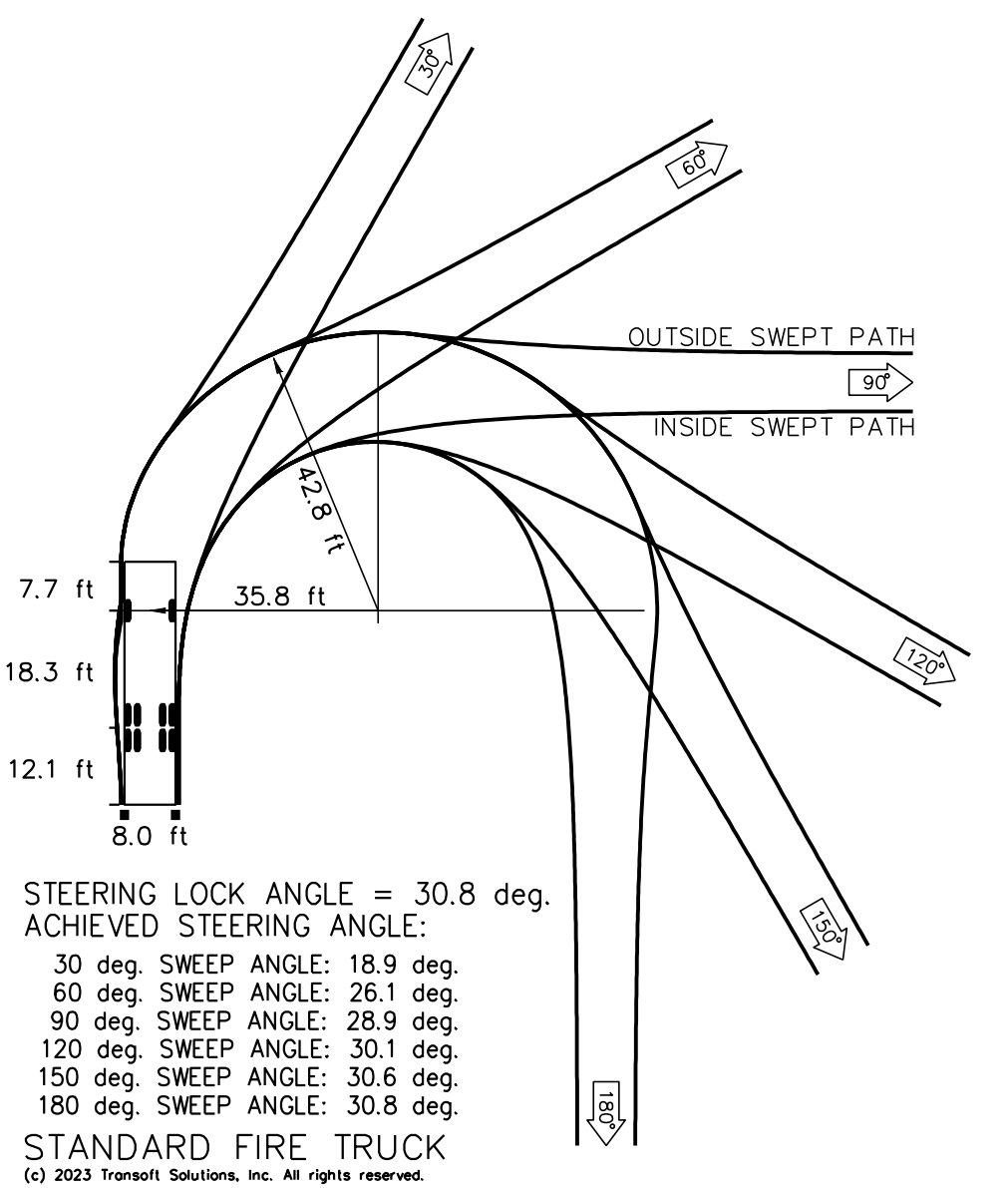
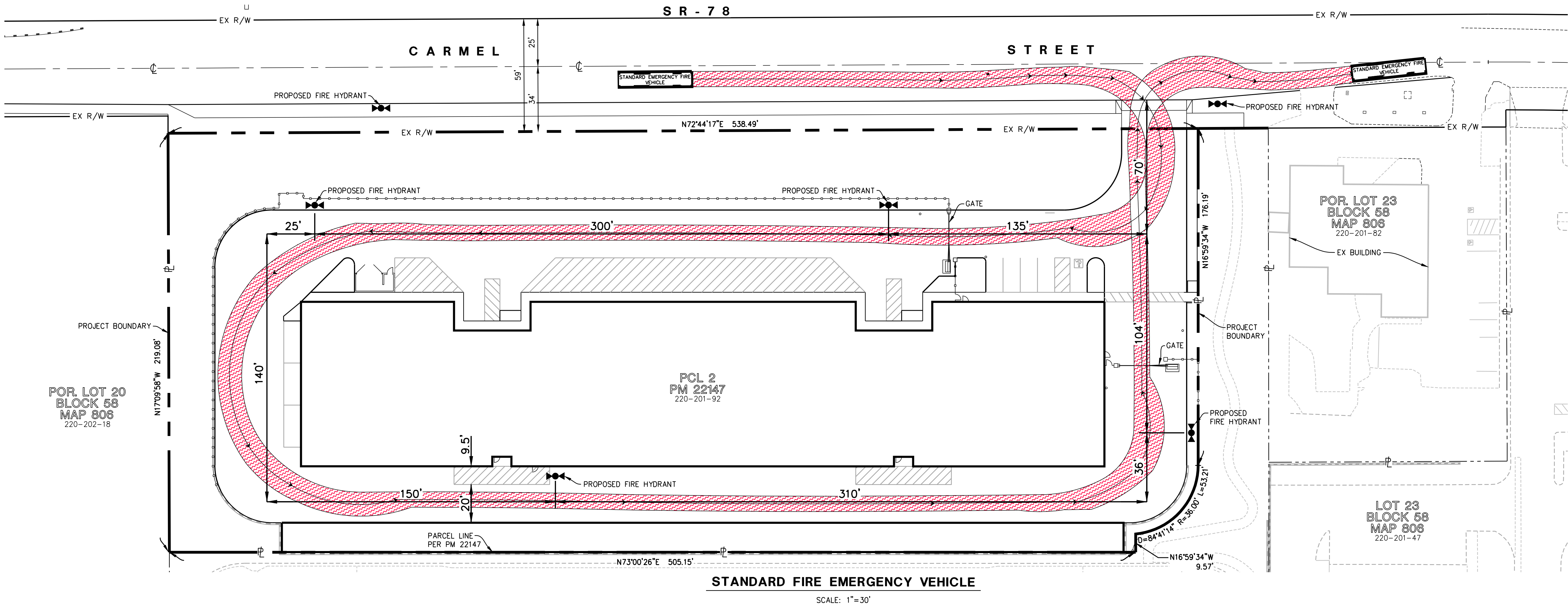
LANDSCAPE NOTE:
LANDSCAPE TO HAVE AMENDED SOILS PER CITY OF SAN
MARCOS BMP DESIGN MANUAL, FACT SHEET E.11.

SOILS/GROUNDWATER

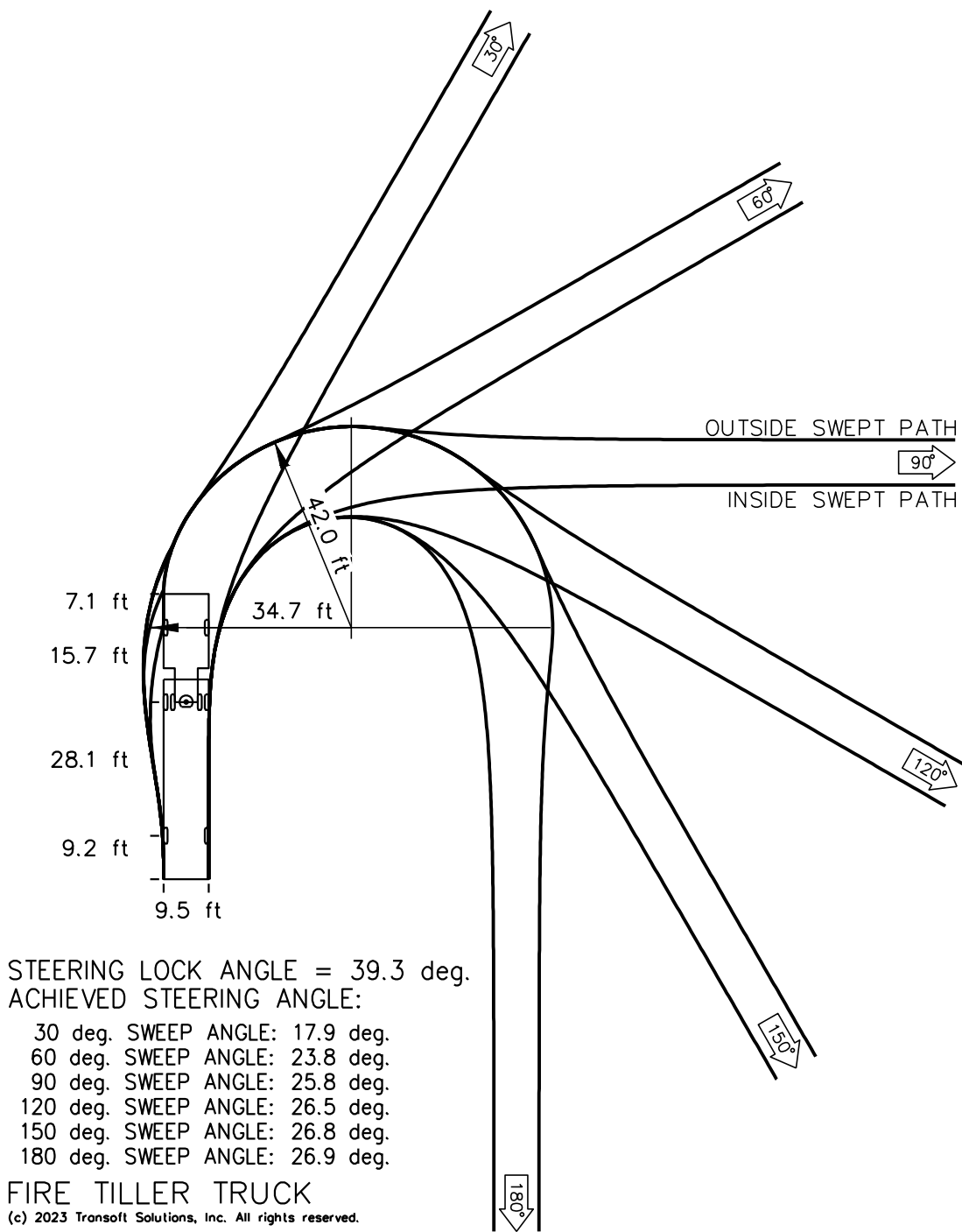
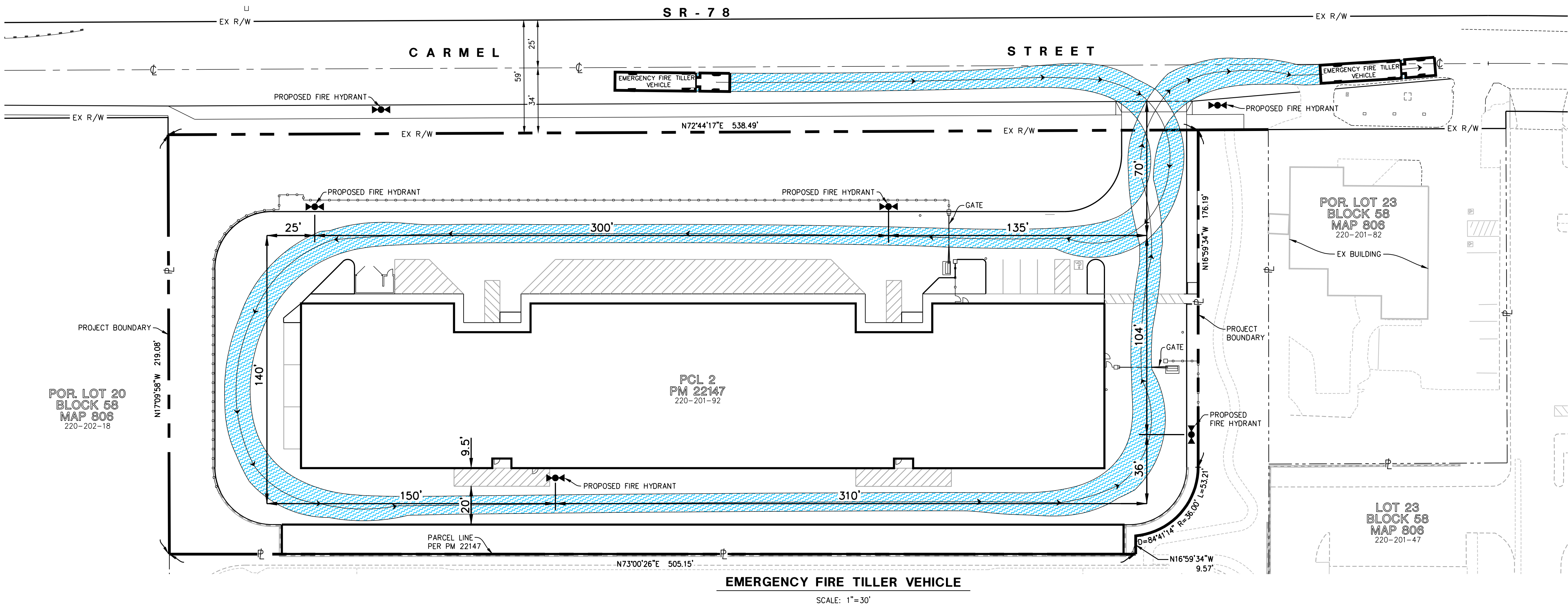
UNDERLYING HYDROLOGIC SOIL GROUP C
APPROXIMATE DEPTH TO GROUNDWATER (GW): 5 FT < GW DEPTH < 10 FT



NOT FOR CONSTRUCTION				858.694.5660 stdevscresto.com	
SHEET: C4					
CONDITIONAL USE PERMIT #: CLIP 24-0005					
OWNER: CARMEL ENTERPRISE, LLC			PHONE: (858) 342-2441		
ADDRESS: 5550 CARMEL MOUNTAIN RD. SUITE 204 SAN DIEGO, CA 92130					
ARCHITECT, ENGINEER DESIGNER: ARIEL VALLI - VALLI ARCHITECTURAL GROUP			PHONE: (949) 813-4191		
ADDRESS: 924-0 N. ART WILKAGE WAY, WINNS UT 84738			LOCATION: 337 E. CARMEL ST.		
TYPE OF DEVELOPMENT: SELF STORAGE			SAN MARCOS CA 92069		
ZONE: OFFICE/COMMERCIAL, UNIVERSITY DISTRICT SPECIFIC PLAN			ASSESSOR'S PARCEL NUMBER(S): 220-201-92		
SITE DATA					
AREA (sq.ft)		COVERAGE %			
LOT:		117,889 100%			
BUILDING:		41,000 34.76%			
PARKING:		2,088 1.77%			
LOADING/DRIVEWAYS:		47,143 39.98%			
LANDSCAPING:		27,768 23.63%			
PARKING			SETBACKS		
GARAGE: 0 LOADING 4			DRIVEWAY (SIZE AND SLOPE)		
COVERED: 0 HANDICAP 1			ONE WAY		
OPEN: 7 TOTAL 12			TWO WAY		
			SLOPE		
			FRONT: 8'-2" REAR: 0		
			LEFT SIDE: 4'-0" BLDG. A / 6'-4" BLDG. B		
			RIGHT SIDE: 6'-9" BLDG. A / 5'-0" BLDG. B		



STANDARD FIRE EMERGENCY VEHICLE
NO SCALE



EMERGENCY FIRE TILLER VEHICLE
NO SCALE

CUBESMART SELF STORAGE
SAN MARCOS, CA

CONCEPT FIRE TRUCK ACCESS PLAN

05.28.2025

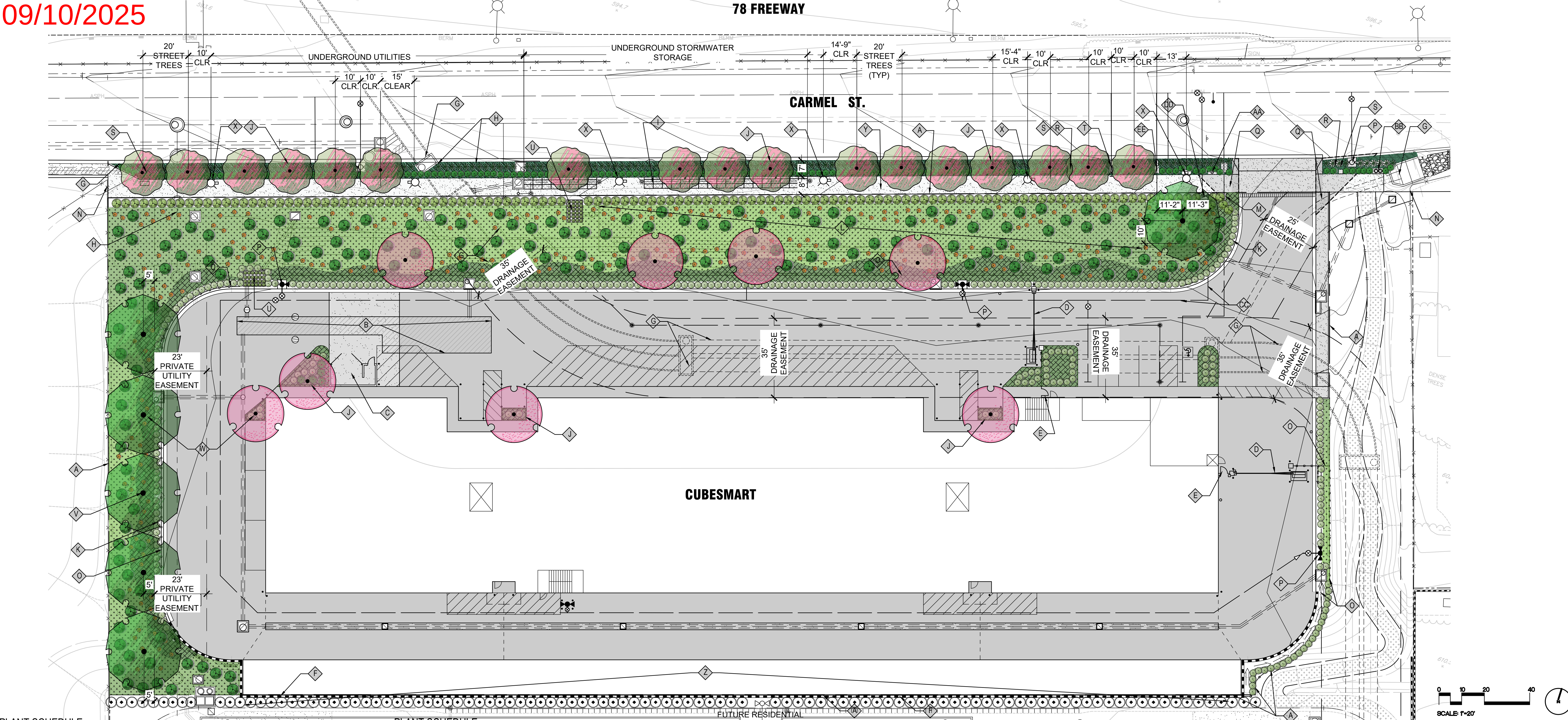
C5

SC STEVENS CRESTO ENGINEERS
9665 Chesapeake Dr, Ste 200
San Diego, CA 92123
858.694.5660 stevenscrestoc.com

NOT FOR CONSTRUCTION

SHEET: C5	
CONDITIONAL USE PERMIT #: CUP 24-0005	
OWNER: CARMEL ENTERPRISE, LLC	PHONE: (858) 342-2441
ADDRESS: 5550 CARMEL MOUNTAIN RD, SUITE 204 SAN DIEGO, CA 92130	
ARCHITECT, ENGINEER	PHONE: (949) 813-4191
DESIGNER: ANIEL VALLI - VALLI ARCHITECTURAL GROUP	LOCATION: 337 E. CARMEL ST.
ADDRESS: 924-D N. ART VILLAGE WAY, IVINS UT 84738	SAN MARCOS CA 92069
TYPE OF DEVELOPMENT: SELF STORAGE	ASSESSOR'S PARCEL NUMBER(S): 220-201-92
ZONE: OFFICE/COMMERCIAL (UNIVERSITY DISTRICT SPECIFIC PLAN)	
SITE DATA	
AREA (sq ft)	COVERAGE %
LOT:	117,989 100%
BUILDING:	41,000 34.75%
PARKING:	2,098 1.77%
LOADING/DRIVEWAYS:	47,143 39.95%
LANDSCAPING:	27,768 23.53%
PARKING	
GARAGE:	0 LOADING 4
COVERED:	0 HANDICAP 1
OPEN:	7 TOTAL 12
DRIVEWAY (SIZE AND SLOPE)	
ONE WAY	FRONT: 89'-2" REAR: 0
TWO WAY	LEFT SIDE: 49'-0" BLDG. A / 6'-4" BLDG. B
SLOPE	RIGHT SIDE: 69'-1" BLDG. A / 58'-9" BLDG. B

09/10/2025



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES					
	Chilopsis linearis	Desert Willow	24"box	LOW	8
	Metrosideros excelsa	New Zealand Christmas Tree	24"box	MODERATE	17
	Quercus virginiana	Southern Live Oak	24"box	MODERATE	6
GROUND COVERS					
	Lippia nodiflora	Lippia	4" plugs @ 12" o.c.	LOW	17,512
	Rosmarinus officinalis 'Prostratus'	Trailing Rosemary	5 gal	LOW	1,420
	Senecio mandraliscae	Blue Fingers	1 GAL @ 18" O.C.	LOW	3,617
PARKWAY R.O.W: Provide & install 3" deep 3/4" crushed rock mulch over dripline irrigation.					

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
SHRUBS					
	Bulbine frutescens	Bulbine	5 gal	LOW	252
	Carex spissa	San Diego Sedge	5 gal	LOW	48
	Carissa macrocarpa 'Green Carpet'	Green Carpet Natal Plum	5 gal	MODERATE	173
	Heteromeles arbutifolia	Toyon	5 gal	LOW	161
	Muhlenbergia dubia	Pine Muhly	5 gal	LOW	167
	Myrica californica	Pacific Wax Myrtle	15 gal	LOW	5
	Olea europaea 'Little Ollie'	Little Ollie Olive	5 gal	LOW	124
	Rhamnus californica 'Little Sur'	Little Sur Coffeeberry	5 gal	LOW	304
VINES					
	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	5 gal	LOW	3

KEY NOTES

- PROPERTY LINE
- MODULAR WETLAND SYSTEM PER CIVIL PLANS
- TRASH ENCLOSURE WITH METAL ROOF, 6' HIGH MASONRY WALL & METAL GATES
- 6' HIGH TUBULAR STEEL VEHICULAR GATE
- 6' HIGH TUBULAR STEEL PEDESTRIAN GATE
- MASONRY RETAINING WALL WITH 5' HIGH SOLID MASONRY SCREEN WALL
- EXISTING STORM DRAIN BELOW TO REMAIN - PROTECT IN PLACE
- EXISTING SANITARY SEWER LINE BELOW TO REMAIN - PROTECT IN PLACE
- BMP IN RIGHT-OF-WAY PER CIVIL PLANS
- INSTALL TYPAR BIO-BARRIER ROOT CONTROL WHERE TREES ARE PLACED WITHIN 10 FEET OF WALKS, (TYP. SYMBOL)
- ON-SITE/ PRIVATE PLANTING AREAS: PROVIDE & INSTALL 4" DEEP ORGANIC MULCH IN ALL PLANTING BEDS (TYP.) EXCLUDING AREAS WITH TURF, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS. TAPER MULCH TO A 1" DEPTH AS IT NEARS EACH PLANT OR HARDSCAPE EDGE.
- NEW STORM DRAIN STRUCTURE - SEE CIVIL PLANS
- DOMESTIC BACKFLOW PREVENTER
- EXISTING CHAIN LINK FENCE - TO BE REPAIRED TO PRE-CONSTRUCTION CONDITION
- 6' HIGH TUBULAR STEEL SECURITY FENCE
- FIRE HYDRANT PER CIVIL PLANS
- VISIBILITY TRIANGLE
- PARKWAY PLANTS: CARISSA MACROCARPA 'GREEN CARPET', MUHLENBERGIA DUBIA & SENECIO MANDRALISCAE
- R.O.W PARKWAY: PROVIDE & INSTALL 3" DEEP OF 3/4" CRUSHED ROCK MULCH LAYER OVER DRIPLINE IRRIGATION
- PARKWAY: PROVIDE & INSTALL DEDICATED CFD IRRIGATION SYSTEM & WATER & ELECTRICAL METER FOR RIGHT-OF-WAY
- MODULAR WETLAND PER CIVIL PLANS
- TREES SHALL BE PLACED OUTSIDE OF THE PRIVATE UTILITY EASEMENT
- TREES OR OTHER FEATURES SHALL NOT INTERFERE WITH ABILITY OF FIRE APPARATUS AND LADDER TRUCKS TO ACCESS THE FIRE LANE AND DEPLOY LADDERS OR EQUIPMENT. MINIMUM 13 FT 6-INCHES VERTICAL CLEARANCE REQUIRED FOR TREE OVERHANG. THE OWNER SHALL KEEP TREES SKIRTED UP TO 13'-6" CLEAR HEIGHT.
- LIGHT POST
- NON-CONTIGUOUS SIDEWALK IN RIGHT-OF-WAY - SEE CIVIL PLANS
- PROPOSED BAMBOO LANDSCAPING ON ADJACENT PROPERTY NEXT TO WALL PER LANDSCAPE PLAN LP24-00013 AND NOT PART OF THIS PROJECT
- PROPOSED DOG WASTE STATION IN THE RIGHT-OF-WAY
- PROPOSED TRASH RECEPTACLES IN THE RIGHT-OF-WAY
- FIRE SERVICE LINE
- FIRE BACKFLOW PREVENTER
- ON-SITE IRRIGATION BACKFLOW PREVENTER

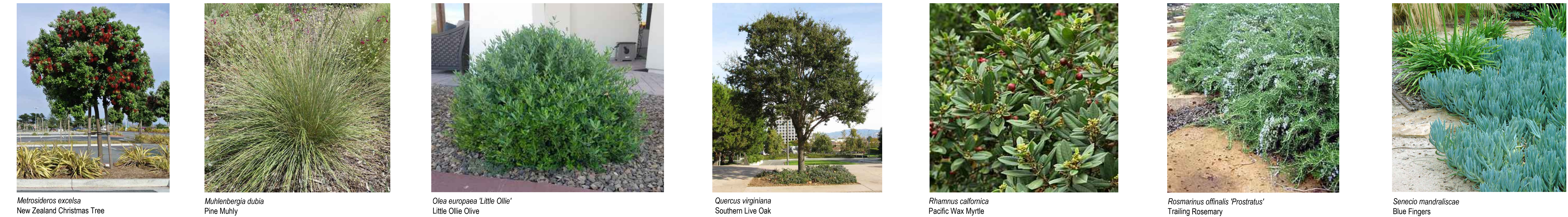
CUBESMART SELF STORAGE
SAN MARCOS, CA

CONCEPTUAL LANDSCAPE PLAN

7.9.2025

L1

SHEET: CONCEPTUAL LANDSCAPE PLAN			CITY OF SAN MARCOS		
Site Development Plan Number:					
OWNER:		CARMEL ENTERPRISES, LLC		PHONE: (858) 342-2441	
ADDRESS: 5550 CARMEL MOUNTAIN RD. - SUITE 204, SAN DIEGO CA 92180					
ARCHITECT, ENGINEER			PHONE: (949) 833-4391		
DESIGNER: ARIEL VALLI - VALLI ARCHITECTURAL GROUP			LOCATION: 337 E. CARMEL ST.		
ADDRESS: 924-D N. ART VILLAGE WAY, IVINS UT 84738			SAN MARCOS CA 92069		
TYPE OF DEVELOPMENT: SELF STORAGE			ASSESSOR'S PARCEL NUMBER(S): 220-201-90		
ZONE: OFFICE/COMMERCIAL (UNIVERSITY DISTRICT SPECIFIC PLAN)					
SITE DATA					
AREA (sq. ft.)		COVERAGE%			
LOT:	117,989	100%			
BUILDING:	41,000	34.75%			
PARKING:	2,008	1.77%			
LOADING/DRIVEWAYS:	47,143	39.95%			
LANDSCAPING:	27,758	23.53%			
PARKING			DRIVEWAY (SIZE AND SLOPE)		SETBACKS
GARAGE:	0	LOADING	ONE WAY		FRONT: 89'-2" REAR: 0
COVERED:	0	HANDICAP	TWO WAY		LEFT SIDE: 49'-0"
OPEN:	7	TOTAL	SLOPE		RIGHT SIDE: 69'-0"



PLANTING NOTES

1.

"BIO-BARRIER" TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 10 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES
2.

TREES SHALL BE SEPARATED FROM PUBLIC IMPROVEMENTS BY THE MINIMUM DISTANCE LISTED.

TRAFFIC SIGNALS/ STOP SIGNS - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAYS - 10 FEET
INTERSECTIONS - 25 FEET
3.

ALL REQUIRED PLANTING AREAS WILL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 4 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUNDCOVER.
4.

ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND DISEASE-FREE GROWING CONDITION AT ALL TIMES. ALL REQUIRED PLANTING AREAS SHALL BE MAINTAINED FREE OF WEEDS, DEBRIS AND LITTER. THE LONG TERM MAINTENANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
5.

ALL TREES SHALL CONFORM TO THE TREE HEIGHT AND WIDTH SPECIFICATIONS BASED ON THE CALIFORNIA NURSERYMAN STANDARDS AT THE TIME OF PLANTING.
6.

DEVELOPER SHALL SUBMIT SEPARATE LANDSCAPE PLANS FOR COMMUNITY FACILITIES DISTRICT AREA (CFD), PRIVATE AND PUBLIC AREAS. FINAL DESIGN SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO ANY INSTALLATION.
7.

ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH SYMMETRICAL CROWN.
8.

TREES SHALL HAVE A SINGLE GOOD CENTRAL LEADER. DOUBLE LEADERS WILL NOT BE ACCEPTABLE.
9.

TREES SHOWING GALLERIES, SUN SCALD OR FROST SHALL BE REJECTED.
10.

THE CALIPER OF THE TREE SHALL BE IN PROPORTION TO THE ROOT BALL.
11.

NO BRANCHES SHALL EXTEND FROM THE TRUNK AT GREATER THAN 45 DEGREE VERTICAL ANGLE.
12.

NO TREE TRUNK WITH GIRDLING ROOTS WRAPPING AROUND THE TRUNK WILL BE ACCEPTED.
13.

IF A TREE TRUNK IS MORE THAN 10% OFF CENTER, IT WILL NOT BE ACCEPTED.
14.

TREES SHALL BE FREE OF CROSSING BRANCHES AND BRANCHES GROWING TOO CLOSE TOGETHER.
15.

FRESHLY PRUNED TREES SHALL NOT BE ACCEPTED.
16.

THE LANDSCAPE PLANS LEGEND SHALL CALL OUT THE TREE HEIGHT AND WIDTH AT TIME OF PLANTING BASED ON THE CALIFORNIA NURSERYMAN STANDARDS.

GENERAL NOTES

1.

DEVELOPER SHALL SUBMIT SEPARATE LANDSCAPE PLANS FOR COMMUNITY FACILITIES DISTRICT AREA, PRIVATE AND PUBLIC AREAS. FINAL DESIGN SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO ANY INSTALLATION.
2.

APPLICANT SHALL SUBMIT CERTIFICATION OF COMPLETION OF LANDSCAPING PER APPROVED PLANS INCLUDING HARDSCAPE AND STREETSCAPE AREAS.
3.

FINAL LANDSCAPING AND IRRIGATION PLANS SHALL BE SUBMITTED FOR REVIEW AND FINAL APPROVAL BY THE CITY. LANDSCAPE PLAN SUBMITTALS ARE TO BE PREPARED AND SIGNED BY A LICENSED PROFESSIONAL. LANDSCAPE PLAN CHECK FEES SHALL BE PAID BASED ON 2% OF THE LANDSCAPE PROFESSIONAL'S ESTIMATE (COST OF MATERIALS AND INSTALLATION) FOR INITIAL PLAN CHECK AND 2.5% OF THE LANDSCAPE PROFESSIONAL'S ESTIMATE FOR THE LANDSCAPE PERMIT AND ONE FIELD INSPECTION.
4.

THE APPLICANT/DEVELOPER SHALL SUBMIT LANDSCAPE PLANS WITH CHARACTERISTICS THAT MAXIMIZE INFILTRATION, PROVIDE RETENTION, REDUCE IRRIGATION AND STORM RUNOFF, USE EFFICIENT IRRIGATION, AND MINIMIZE THE USE OF FERTILIZERS, HERBICIDES AND PESTICIDES. SAID LANDSCAPING PLAN SHALL BE SIGNED BY THE GRADING PLAN'S SIGNING LICENSED CIVIL ENGINEER AND THEN SUBMITTED FOR APPROVAL BY THE CITY PRIOR TO ISSUANCE OF A GRADING PERMIT.
5.

THE APPLICANT SHALL SUBMIT CERTIFICATION OF COMPLETION OF LANDSCAPING PER APPROVED PLANS INCLUDING HARDSCAPE AND STREETSCAPE PLANS.
6.

A SEPARATE WATER METER AND ELECTRIC METER SHALL BE PROVIDED FOR CFD IRRIGATION SYSTEM.



'Desert Gold' Decomposed Granite

SHEET: CITY OF SAN MARCOS

CONCEPTUAL LANDSCAPE MATERIALS

Site Development Plan Number:

OWNER: CARMEL ENTERPRISES, LLC

PHONE: (858) 342-2441

ADDRESS: 5550 CARMEL MOUNTAIN RD. - SUITE 204, SAN DIEGO CA 92180

ARCHITECT, ENGINEER

DESIGNER: ARIEL VALLI - VALLI ARCHITECTURAL GROUP

PHONE: (949) 833-4391

ADDRESS: 924-D N. ART VILLAGE WAY, IVINS UT 84738

LOCATION: 337 E. CARMEL ST.

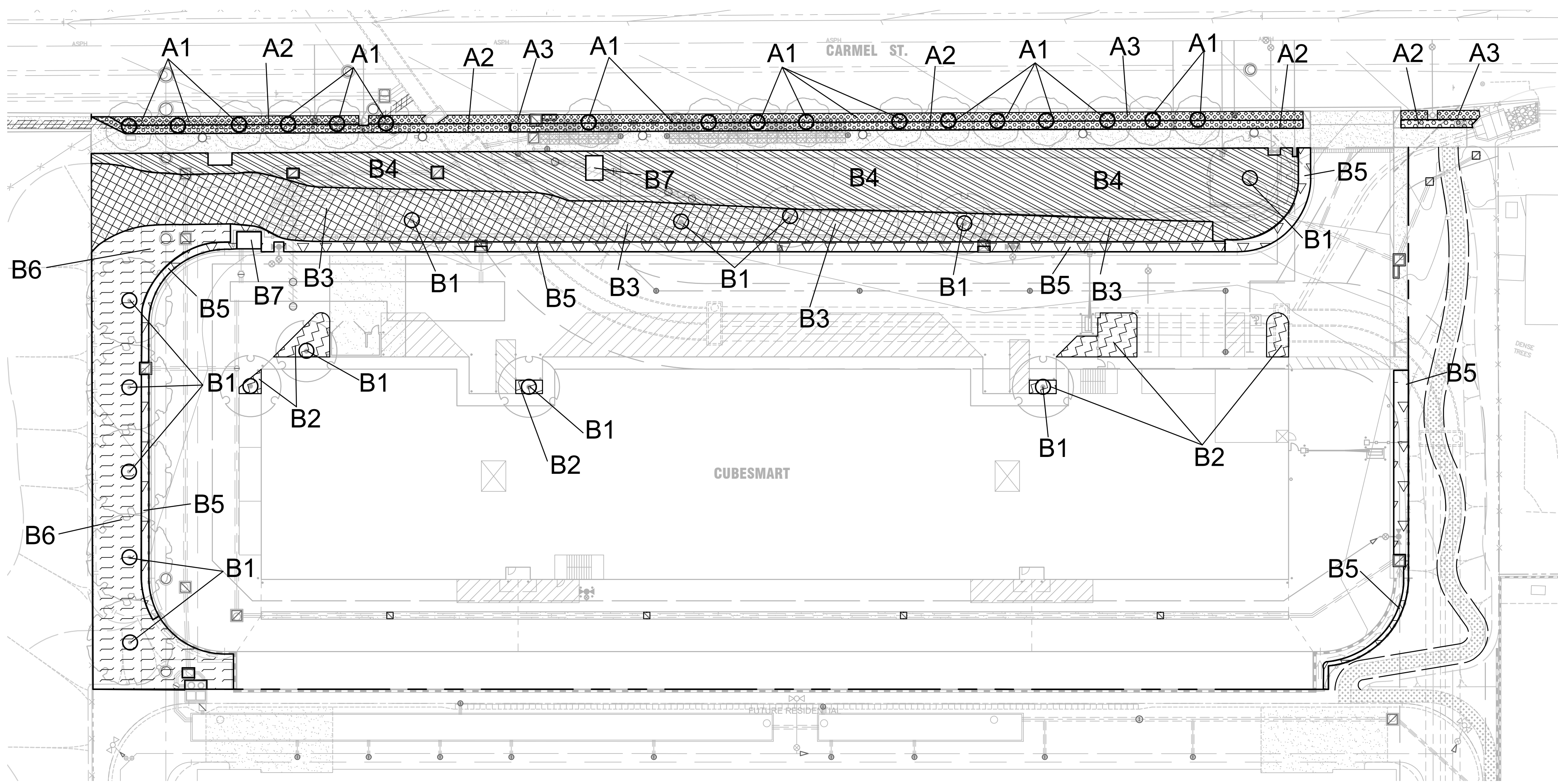
TYPE OF DEVELOPMENT: SELF STORAGE

SAN MARCOS CA 92069

ZONE: OFFICE/COMMERCIAL (UNIVERSITY DISTRICT SPECIFIC PLAN)

ASSESSOR'S PARCEL NUMBER(S): 220-201-90

SITE DATA							
AREA (sq. ft)			COVERAGE%				
LOT:	117,989		100%				
BUILDING:	41,000		34.75%				
PARKING:	2,088		1.77%				
LOADING/DRIVEWAYS:	47,143		39.95%				
LANDSCAPING:	27,758		23.53%				
PARKING				DRIVEWAY (SIZE AND SLOPE)		SETBACKS	
GARAGE:	0	LOADING	4	ONE WAY		FRONT:	89'-2" REAR: 0
COVERED:	0	HANDICAP	1	TWO WAY		LEFT SIDE:	49'-0"
OPEN:	7	TOTAL	12	SLOPE		RIGHT SIDE:	69'-1"



HYDROZONE PLAN

IRRIGATION NOTES

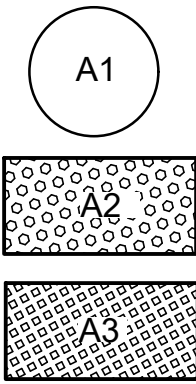
- ALL IRRIGATED AREAS SHALL BE ZONED SEPARATELY ACCORDING TO PLANT TYPE/S, LOCATION (TOP, MIDDLE, OR BOTTOM OF SLOPE), SOLAR EXPOSURE, SOIL TYPE, AND ANY OTHER SPECIFIC REQUIREMENTS THAT MAY EXIST.
- THE IRRIGATION SYSTEM WILL BE COMPRISED OF LOOPED AND/OR SINGLE LEG PRESSURIZED MAINLINES LOCATED THROUGHOUT THE SITE. MAINLINES SHALL BE CONTROLLED BY MEANS OF MASTER VALVES AND FLOW SENSORS WHICH WILL BE ATTRIBUTED TO EACH SPECIFIC ZONE IN THE SITE AREA. AT SITE RAIN SENSOR WILL BE INSTALLED.
- IRRIGATION SYSTEMS WILL UTILIZE AND CONNECT TO THE CONTROL SYSTEM. ALL EQUIPMENT SHALL BE VANDAL-RESISTANT.
- ALL REQUIRED PLANT MATERIAL SHALL BE IRRIGATED WITH A PERMANENT, BELOW-GRADE IRRIGATION SYSTEM UNLESS SPECIFIED OTHERWISE BY THE LANDSCAPE DIVISION. ALL REQUIRED IRRIGATION SYSTEMS SHALL BE AUTOMATIC, ELECTRONICALLY CONTROLLED, AND DESIGNED TO PROVIDE WATER TO ALL REQUIRED PLANTINGS TO MAINTAIN THEM IN A HEALTHY, DISEASE-RESITANT CONDITION. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE AND A MOISTURE SENSING DEVICE THAT REGULATES THE IRRIGATION FOR ALL AREAS.
- NO IRRIGATION RUNOFF OR OVERSPRAY SHALL CROSS PROPERTY LINES OR PAVED AREAS.
- ALL AREAS DESIGNATED AS HOA LANDSCAPE AREAS SHALL REQUIRE SEPARATE WATER METERS.
- ALL LANDSCAPE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO).

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

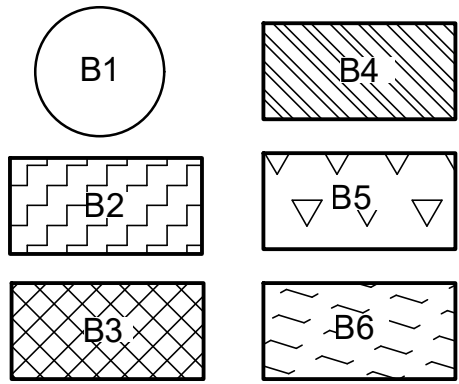
James P. Neri

JAMES P. NERI
NERI LANDSCAPE ARCHITECTURE
LICENSED LANDSCAPE ARCHITECT, RLA#3321

OFF-SITE/R.O.W. WATER CONSERVATION LEGEND



ON-SITE WATER CONSERVATION LEGEND



OFF-SITE/ R.O.W. WATER USE CALCULATIONS

Project:	Carmel St. ROW						
Date:	3/19/2025						
By:	NLA						
Reference Evapotranspiration (Eto)	54.2						
ETAF	0.45						
HYDROZONE #/ PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SF)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS							
A1 -MOD. WATER USE TREES (DRIP)	0.4	DRIP	0.81	0.494	481	237.614	7,985
A2 - MOD. WATER USE SHRUBS & GROUNDCOVER (DRIP)	0.4	DRIP	0.81	0.494	1,783	880.802	29,598
A3 - LOW WATER USE SHRUBS & GCOVERS(DRIP)	0.2	DRIP	0.81	0.247	1,777	438.919	14,749
				Totals	4041.00	1557.34	
					(A)	(B)	
SPECIAL LANDSCAPE AREAS							
				1.0	0	0.000	0.0
				1.0	0	0.000	0.0
				1.0	0	0.000	0.0
				Totals	0	0.000	
					(C)	(D)	
						ETWU Total =	52,332
						Maximum Allowed Water Allowance (MAWA) =	61,107
						ETWU < MAWA =	YES

ON-SITE WATER USE CALCULATIONS

Project:	Cubesmart Self Storage						
Date:	5/19/2025						
By:	NLA						
Reference Evapotranspiration (Eto)	54.2						
ETAF	0.45						
HYDROZONE #/ PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SF)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS							
B1 -MOD. WATER USE TREES (DRIP)	0.4	DRIP	0.81	0.494	396	195.624	6,574
B2 - LOW WATER USE SHRUBS (DRIP)	0.2	DRIP	0.81	0.247	860	972.000	32,663
B3 - LOW WATER USE SLOPE SHRUBS & GCOVERS(DRIP)	0.2	OVERHEAD	0.75	0.267	7,625	2035.875	68,414
B4- LOW WATER USE GROUNDCOVERS (SPRAY)	0.2	OVERHEAD	0.75	0.267	9,970	2661.990	89,454
B5 - LOW WATER USE SHRUBS (DRIP)	0.2	DRIP	0.81	0.247	3,058	755.326	25,382
B6 - LOW WATER USE SHRUBS & GCOVER (SPRAY)	0.2	OVERHEAD	0.75	0.267	4,994	1333.398	44,808
B7 - LOW WATER USE SHRUBS (DRIP)	0.2	DRIP	0.81	0.247	140	34.580	1,162
MODULAR PLANTER							
				Totals	27043.00	7988.79	
					(A)	(B)	
SPECIAL LANDSCAPE AREAS							
				1.0	0	0.000	0.0
				1.0	0	0.000	0.0
				1.0	0	0.000	0.0
				Totals	0	0.000	
					(C)	(D)	
						ETWU Total =	268,457
						Maximum Allowed Water Allowance (MAWA) =	408,939
						ETWU < MAWA =	YES

Hydrozone #/ Planting Description	Irrigation Method	Irrigation Efficiency	ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
E.g	overhead spray or drip	0.75 for spray head 0.81 for drip	where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.
1.) front lawn			
2.) low water use plantings			
3.) medium water use planting			

MAWA (Annual Gallons Allowed) = (Eto)[0.62]([ETAF x LA] + [(1-ETAF x SLA)])
where 0.62 is a conversio factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in sqare feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	7,988.79
Total Area	27,043
Average ETAF	0.30
All Landscape Areas	
Total ETAF x Area	7,988.79
Total Area	27,043
Sitewide ETAF	0.30

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

RE
#3

TEL 858-274-3222 FAX 858-274-3223
WWW.NERI.LA.COM

CUBESMART SELF STORAGE
SAN MARCOS, CA

CONCEPTUAL IRRIGATION PLAN

7.9.2025

L3

SHEET: CONCEPTUAL IRRIGATION PLAN

CITY OF SAN MARCOS

Site Development Plan Number:

OWNER: CARMEL ENTERPRISES, LLC

PHONE: (858) 342-2441

ADDRESS: 5550 CARMEL MOUNTAIN RD. - SUITE 204, SAN DIEGO CA 92180

ARCHITECT, ENGINEER

DESIGNER: ARIEL VALLI - VALLI ARCHITECTURAL GROUP

PHONE: (949) 833-4891

ADDRESS: 924-D N. ART VILLAGE WAY, IVINS UT 84738

LOCATION: 337 E. CARMEL ST.

TYPE OF DEVELOPMENT: SELF STORAGE

SAN MARCOS CA 92069

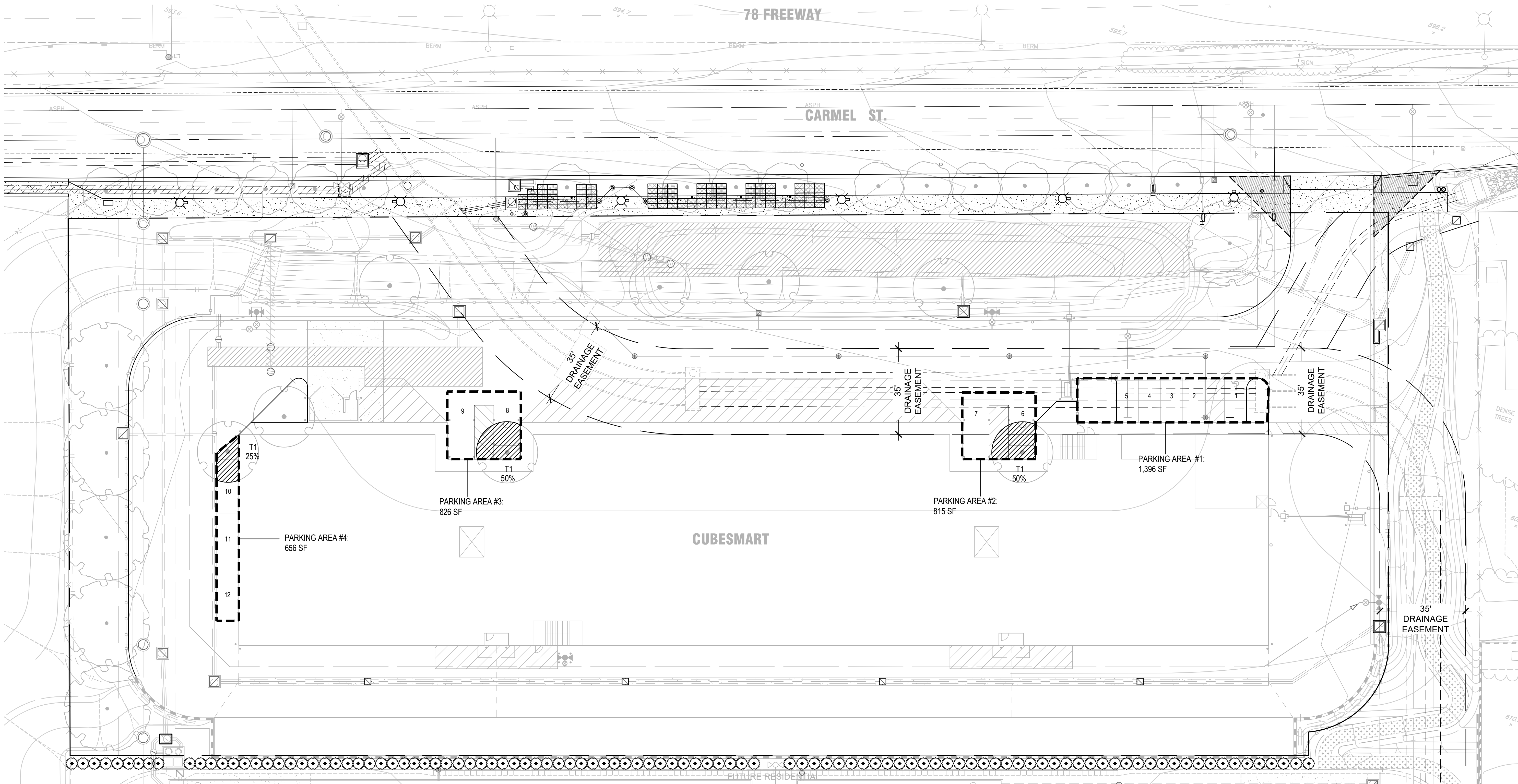
ZONE: OFFICE/COMMERCIAL (UNIVERSITY DISTRICT SPECIFIC PLAN)

ASSESSOR'S PARCEL NUMBER(S): 220-201-90

SITE DATA

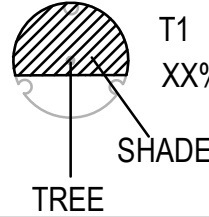
AREA (sq. ft)	COVERAGE%
LOT:	117,989 100%
BUILDING:	41,000 34.75%
PARKING:	2,088 1.77%
LOADING/DRIVEWAYS:	47,143 39.95%
LANDSCAPING:	27,758 23.53%

PARKING		DRIVEWAY (SIZE AND SLOPE)	SETBACKS	
GARAGE:	0	LOADING	4	
COVERED:	0	HANDICAP	1	
OPEN:	7	TOTAL	12	
		ONE WAY	FRONT:	89'-2"
		TWO WAY	LEFT SIDE:	49'-0"
		SLOPE	RIGHT SIDE:	69'-1"
			REAR:	0



SHADING CALCULATIONS:
25 FEET DIAMETER TREES AT 15 YEARS OF PLANTING: 100% = 491 SQUARE FEET; 75% = 368 SQUARE FEET; 50% = 246 SQUARE FEET; 25% = 123 SQUARE FEET

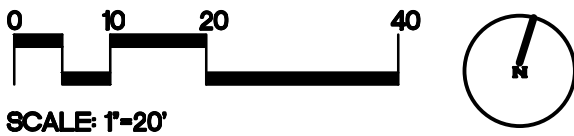
SHADED CALCULATION TABLE

SYM	BOTANICAL NAME/ COMMON NAME	CANOPY QUANTITY @ FULL SHADE	CANOPY QUANTITY @ 3/4 SHADE	CANOPY QUANTITY @ 1/2 SHADE	CANOPY QUANTITY @ 1/4 SHADE	TOTAL SQUARE FEET
 T1 XX% SHADE TREE	CHILOPSIS LINEARIS/ DESERT WILLOW (25' DIA. TREE AT 15 YEARS)	0 @ 491 S.F.= 0 S.F.	0 @ 368 S.F.= 0 S.F.	2 @ 246 S.F.= 492 S.F.	1 @ 123 S.F. = 123 S.F.	615 S.F.
TOTAL						615 S.F.

TOTAL PARKING AREA:	3,693 SF
TOTAL TREE SHADE REQUIRED (50%):	1,847 SF
TOTAL TREE SHADE PROVIDED:	615 S.F.
PERCENT SHADED RPROVIDED:	17 %

URBAN TREE CANOPY (MEASURE C-2)
MULTI-FAMILY AND NON RESIDENTIAL

IF THE PROJECT IS PROVIDING MORE THAN 10 PARKING SPACES, PLANT AT LEAST ONE TREE PER FIVE PARKING SPACES	
PARKING SPACES PROVIDED:	12
REQUIRED ONE TREE PER FIVE PARKING SPACES:	3
PROVIDED TOTAL NUMBER OF PARKING TREE	3



NLA

NERI

LANDSCAPE

ARCHITECTURE

928 HORNBLAND STREET, SUITE # 3

SAN DIEGO, CA 92109

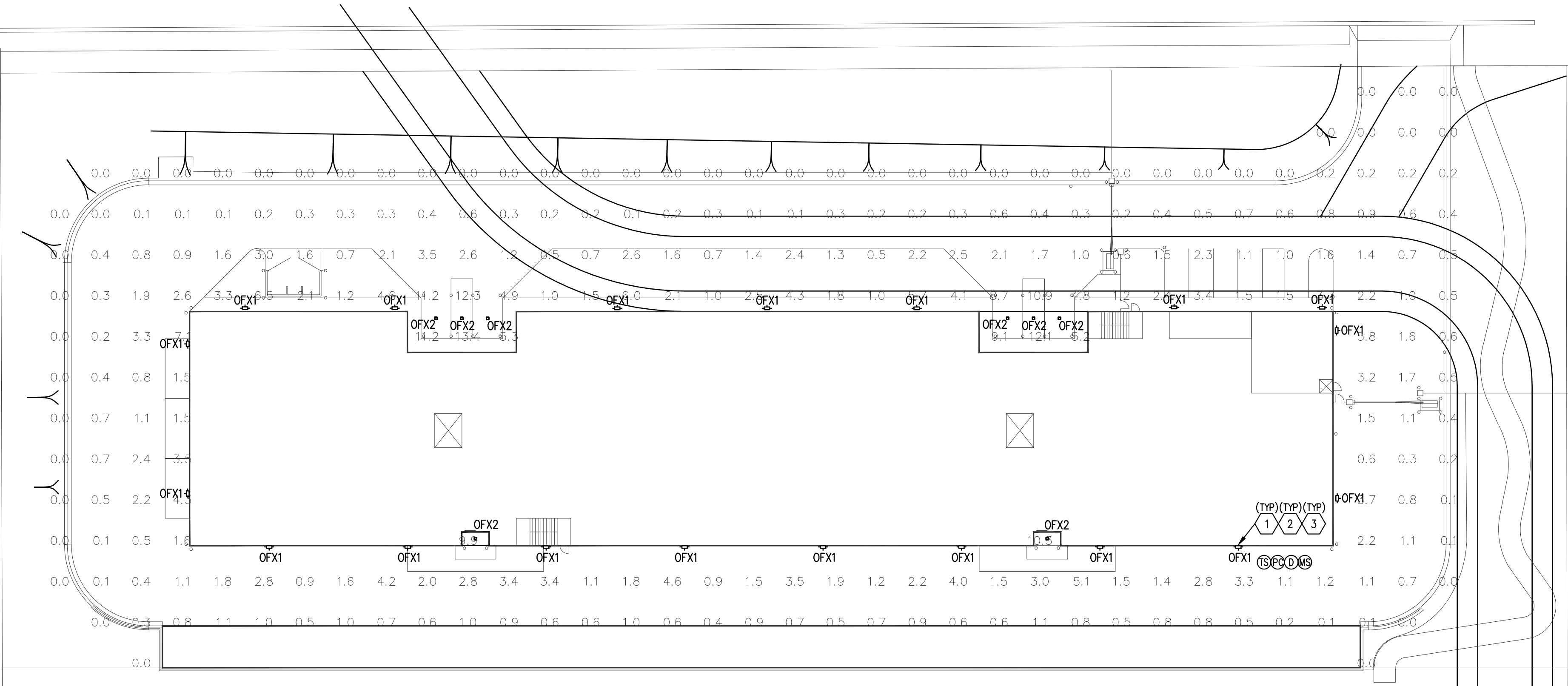
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CUBESMART SELF STORAGE CONCEPTUAL LANDSCAPE SHADING PLAN 7.9.2025
SAN MARCOS, CA

L4

SHEET: CONCEPTUAL LANDSCAPE SHADING PLAN										
CITY OF SAN MARCOS										
Site Development Plan Number:										
OWNER:		CARMEL ENTERPRISES, LLC					PHONE: (858) 342-2441			
ADDRESS: 5550 CARMEL MOUNTAIN RD. - SUITE 204, SAN DIEGO CA 92180										
ARCHITECT, ENGINEER					ARIEL VALLI - VALLI ARCHITECTURAL GROUP					PHONE: (949) 833-4391
ADDRESS: 924-D N. ART VILLAGE WAY, IVINS UT 84738					LOCATION: 337 E. CARMEL ST.					SAN MARCOS CA 92069
TYPE OF DEVELOPMENT: SELF STORAGE					ASSESSOR'S PARCEL NUMBER(S):					220-201-90
ZONE: OFFICE/COMMERCIAL (UNIVERSITY DISTRICT SPECIFIC PLAN)										
SITE DATA										
AREA (sq. ft)						COVERAGE%				
LOT:		117,989				100%				
BUILDING:		41,000				34.75%				
PARKING:		2,088				1.77%				
LOADING/DRIVEWAYS:		47,143				39.95%				
LANDSCAPING:		27,758				23.53%				
PARKING					DRIVEWAY (SIZE AND SLOPE)					SETBACKS
GARAGE:		0	LOADING		4	ONE WAY		FRONT:	89'-2" REAR: 0	
COVERED:		0	HANDICAP		1	TWO WAY		LEFT SIDE:	49'-0"	
OPEN:		7	TOTAL		12	SLOPE		RIGHT SIDE:	69'-1"	



GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	1.55
MAXIMUM FOOT-CANDLES	13.4
MINIMUM FOOT-CANDLES	.0
MAXIMUM TO MINIMUM FC RATIO	13.35 / .00

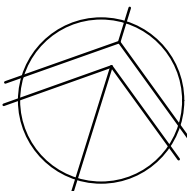
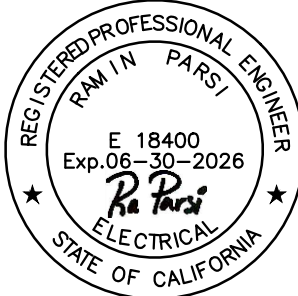
PHOTOMETRIC LUMINAIRE SCHEDULE							
CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	INPUT VA	VOLTS	QUANTITY
OFX1		(1) 56W LED	EXTERIOR WALL PACK 12FT HEIGHT	PRIORITY LIGHTING NV W T4 16L 1 40K7 UNV WM OR APPROVED EQUAL	56	120V 1P 2W	19
OFX2		(1) 42W LED	10" x 10" CANOPY LIGHT	NATURALLED FX10SCM42 850 WH OR APPROVED EQUAL	42	120V 1P 2W	8

CALL-OUT NOTES

- 1
- ALL OUTDOOR LIGHTING TO BE CONNECTED VIA AUTOMATIC TIME SWITCH IN CONJUNCTION WITH PHOTOCELL. ALL OUTDOOR LIGHTING TO ALSO BE CONNECTED VIA DIMMABLE CONTROLLER IN CONJUNCTION WITH MOTION SENSOR THAT HAS AUTO-ON FUNCTIONALITY THAT AUTOMATICALLY REDUCES LIGHTING POWER BETWEEN 40-80 PERCENT PER T-24 REQUIREMENTS (TYP).
- 2
- CONTRACTOR TO VERIFY THAT PROPER SHIELDING AND CUT-OFF IS IN PLACE TO PREVENT LIGHT SPILL ONTO NEIGHBOURING PROPERTY AS WELL AS LIGHT GLARE (TYP).
- 3
- OUTDOOR LIGHTING MUST BE TURNED OFF DURING DAYLIGHT HOURS AND DURING ANY HOURS WHEN THE STRUCTURE IS NOT IN USE. PHOTOCELLS OR PHOTOCONTROLS MUST BE USED TO AUTOMATICALLY EXTINGUISH ALL OUTDOOR LIGHTING WHEN SUFFICIENT DAYLIGHT IS AVAILABLE (TYP).

LIGHTING CONTROL LEGEND

- AUTOMATIC TIME SWITCH
- DIMMER SWITCH (LOW OR LINE VOLTAGE)
- PHOTOCELL SENSOR
- MOTION SENSOR





JOB NAME Port Chester Self Storage
CATALOG # NV-W-TX-16L-1-40K7-UNV-WM
NOTES

TYPE
Wall Pack



JOB NAME Port Chester Self Storage
CATALOG # NV-W-TX-16L-1-40K7-UNV-WM
NOTES

TYPE
Wall Pack



JOB NAME Port Chester Self Storage
CATALOG # NV-W-TX-16L-1-40K7-UNV-WM
NOTES

TYPE
Wall Pack

Project Name:		Type:			
NV-W ORDERING GUIDE					
Cat#	Light Dist.	# of LEDs	Millamps	Kelvin	Volts
New NV-W	Type 2 (T2)	10 (10L)	400 (40)	Anders 165-6000M (AMBER) 1-1/4"	120-277 (UNV)
	Type 3 (T3)	25 (25L)	330 (33)	2700K-70 CRI (1)	340-480 (VW)
	Type 4 (T4)		700 (70)	2700K-80 CRI (2)	
			1000 (10A)	3000K-70 CRI (3)	
			1000 (10B)	3000K-80 CRI (4)	
			1000 (10C)	3000K-90 CRI (5)	
			1000 (10D)	3000K-95 CRI (6)	
			1000 (10E)	3000K-99 CRI (7)	
			1000 (10F)	3000K-99 CRI (8)	
			1000 (10G)	3000K-99 CRI (9)	
Mounting	White Mount (WM)	None	Marine Grade Finish (MVF)	Glass Lens (GL) 1/4"	
		Brass Textured (BR2)	Butterfly Protection (BPT)	Variable Beam 22°-27° (VBP)	1/4" Lens (HAL) 1/4"
		White Textured (WHT)	90°-121° with Motion Sensor / Photo (S/P) and Below (S/P-B)	Hoisting Extension (HE)	
		Smooth Brass Glass (SBS)	Emergency Battery 6W (EM6)	Surge Protection (SP)	
		Silver Metallic (SVN)	Emergency Battery 12W (EM12)	Emergency Battery 9W (EM9)	
		Black Textured (BLK)	90°-20° Hoisting (HSP-20°)	Emergency Cold Dry Battery Light (EMCP) 1.4"	
		Smooth Black Glass (SBS)		Black Textured (BR)	
		Graphite Textured (GRN)		Black Coz-Frame (BOP)	
		Grey Textured (GRY)		Buy American Act (BA) 1/4"	
		Green Textured (GRN)		Trade Agreement Act (TAA) 1/4"	
	Hard Green Textured (HGRN)			Buy American "BABA" 1/4"	
	Custom (CS)			Custom Controls Innovation (CCI) 1/4"	
				Door Mount (DCT) 1/4"	
NOTES:					
1. Consult Factory for Lead Time.					
2. Requires Hoisting Extension					
3. Universal Voltage 120/277					
4. All Emergency Battery Options selected Cat Tape 20					
5. See only					
6. 16L only					
7. 3000K or lower must be certified to meet International Dark Sky Association certification					
8. Glass Lens: Use any glass. Fully tempered or ANSI C10.1					
9. HAL Lens: Yellow Polypropylene Lens - less than 2% Blue Light Content					
10. Please contact Factory for Custom Integration Requests (HGL, HGL-M, HGL					