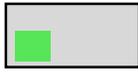
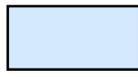


LEGEND

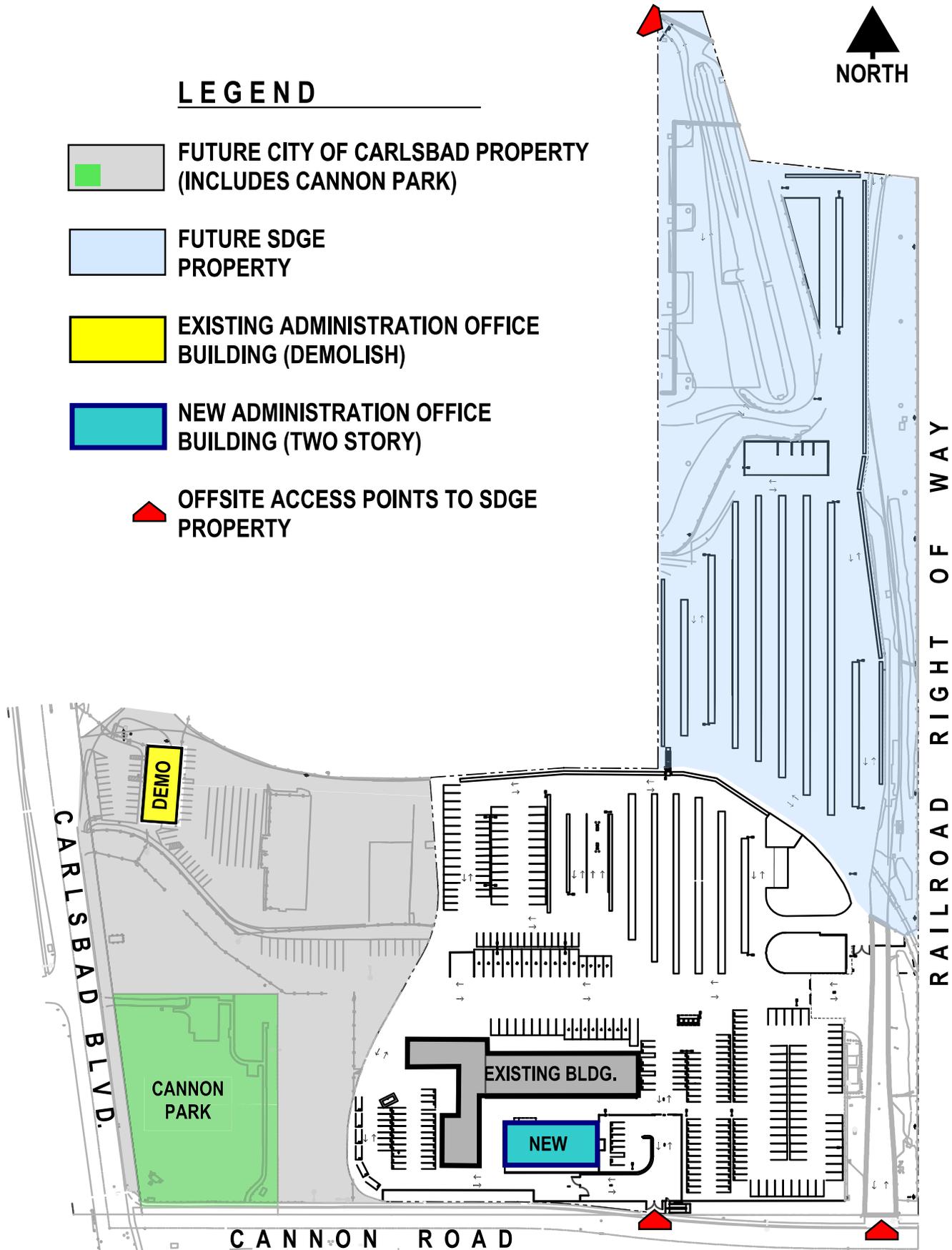
 FUTURE CITY OF CARLSBAD PROPERTY (INCLUDES CANNON PARK)

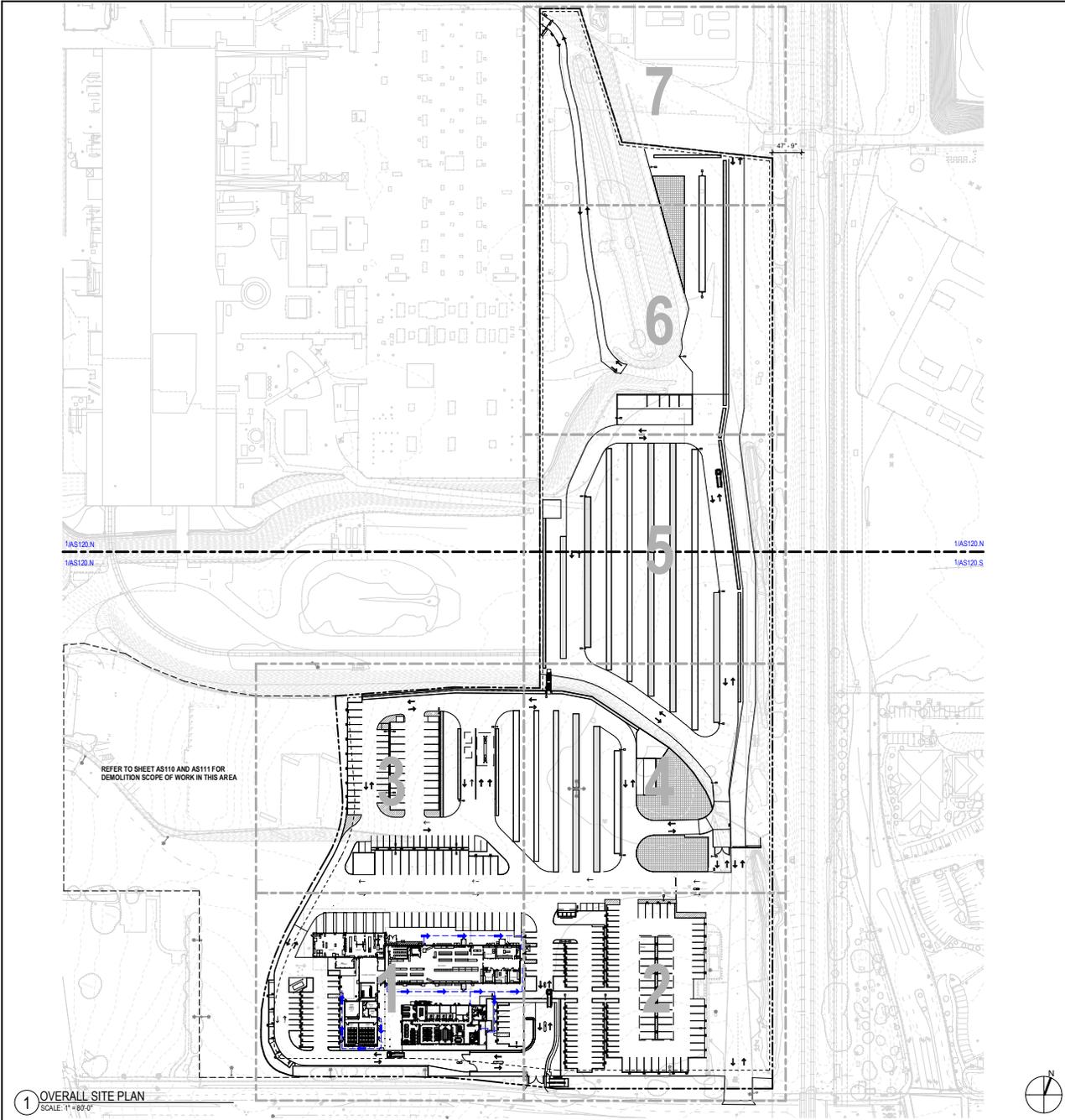
 FUTURE SDGE PROPERTY

 EXISTING ADMINISTRATION OFFICE BUILDING (DEMOLISH)

 NEW ADMINISTRATION OFFICE BUILDING (TWO STORY)

 OFFSITE ACCESS POINTS TO SDGE PROPERTY





SITE PLAN KEYNOTES

KEYNOTE TAG | KEYNOTE DESCRIPTION

CITY OF CARLSBAD PARKING REQUIREMENTS:
 REFERENCE CITY OF CARLSBAD MUNICIPAL ORDINANCE, CHAPTER 21.44.020 OFF-STREET PARKING SPACES REQUIRED:
 - PROFESSIONAL OFFICES: 1 SPACE PER 250 GSF AREA
 - WAREHOUSE / INDUSTRIAL USES: 1 SPACE PER 1,000 GSF AREA
 - REPAIR GARAGE: 4 SPACES PER EVERY WORK BAY (UP TO 2 WORK BAYS), 2 SPACES PER BAY IN EXCESS OF 3 BAYS:
 A. 3 BAYS = 4 BAY = 12 STALLS
 B. 3 BAYS = 3 BAY = 8 STALLS
 PROVIDED: 18 STALLS
 - PARKING STALL SIZE/DIMENSIONS PROVIDED ARE: 9' 0" x 20' 0"

BUILDING	USE	NET BLDG AREA	FLOOR LEVELS	SF/STALL	NO. OF STALLS
NEW ADMIN BUILDING	OFFICE	15,636 SF	2	250	63
EXISTING - REMODELED (OOV) OFFICE AREA	OFFICE	4,045 SF	1	250	17
EXISTING (OOV) WAREHOUSE	INDUSTRIAL	13,912 SF	1	1000	14
EXISTING (OOV) FLEET SERVICES - GARAGE	FLEET REPAIRS	4,799 SF	1	QTY.	18
TOTAL EMPLOYEE PARKING STALLS REQUIRED +					112 STALLS
EMPLOYEE PARKING PROVIDED					115 STALLS
PUBLIC ACCESS PARKING PROVIDED					06 STALLS
TOTAL PARKING STALLS PROVIDED +					121 STALLS
EMPLOYEE SURPLUS PARKING PROVIDED					03 STALLS

ACCESSIBLE ADA SPACES REQUIRED: FOR 101 - 150 + 5 STALLS REQUIRED - PROVIDED 8 TYPE OF ACCESSIBLE ADA SPACES PROVIDED: 3 STANDARD PLUS 5 VAN ACCESSIBLE STALLS
 ADDITIONAL EVCS ACCESSIBLE (ADA) SPACES PROVIDED: 1 STANDARD, 1 VAN ACCESSIBLE, PLUS 1 AMBULATORY STALL

PER 2020 CAL GREEN BUILDING CODE:
 EV CAPABLE SPACES REQUIRED: 25 STALLS
 EVCS SPACES WITH INSTALLED CHARGERS REQUIRED: 19 STALLS
 EVCS SPACES PREPARED FOR FUTURE CHARGER REQUIRED: 6 STALLS
 EVCS ACCESSIBLE (ADA) SPACES REQUIRED: 1 VAN ACCESSIBLE, 1 STANDARD PLUS 1 AMBULATORY

EVCS SPACES PROVIDED:
 EVCS SPACES WITH INSTALLED CHARGERS: 274 TOTAL
 EVCS ACCESSIBLE (ADA) SPACES PROVIDED: 1 VAN ACCESSIBLE, 1 STANDARD PLUS 1 AMBULATORY

- SUMMARY OF EV PEDESTALS AND CHARGERS (CHARGING STATIONS) ON SITE:
- TOTAL NUMBER OF PEDESTALS SHOWN (ALL TYPES) = 100
 - TOTAL NUMBER OF DUAL PEDESTALS = 62
 - TOTAL NUMBER OF QUAD PEDESTALS = 38
 - TOTAL NUMBER OF PEDESTALS SHOWN (BOTH TYPES) AT EMPLOYEE SPACES = 43
 - TOTAL NUMBER OF DUAL PEDESTALS SHOWN AT EMPLOYEE SPACES = 26
 - TOTAL NUMBER OF QUAD PEDESTALS SHOWN AT EMPLOYEE SPACES = 17
 - TOTAL NUMBER OF PEDESTALS SHOWN (BOTH TYPES) AT FLEET SPACES = 54
 - TOTAL NUMBER OF DUAL PEDESTALS SHOWN AT FLEET SPACES = 33
 - TOTAL NUMBER OF QUAD PEDESTALS SHOWN AT FLEET SPACES = 21
 - TOTAL NUMBER OF PEDESTALS SHOWN (DUAL ONLY) AT VISITOR SPACES = 3
 - TOTAL NUMBER OF CHARGERS (DOUBLE CHARGER) AT EMPLOYEE = 52
 - TOTAL NUMBER OF CHARGERS (DOUBLE CHARGER) AT FLEET = 16
 - TOTAL NUMBER OF CHARGERS (DOUBLE CHARGER) AT VISITOR = 6
 - TOTAL NUMBER OF CHARGERS (QUAD CHARGER) AT EMPLOYEE = 18
 - TOTAL NUMBER OF CHARGERS (QUAD CHARGER) AT FLEET = 84
 - TOTAL NUMBER OF CHARGERS (ALL TYPES) ENTIRE SITE = 276 (84.19% EVCS COVERAGE)

VEHICLE SIZE	DIMENSIONS (IN FT.)	COUNT
SMALL (S) - SEDANS	10 X 20	41
MEDIUM (M) - PICKUP TRUCKS	12 X 24	95
LARGE (L) - TRUCKS	12 X 30	12
EXTRA LARGE (XL) - TRUCKS	14 X 40	11
TRAILER (S)	10 X 12	5
TRAILER (M)	10 X 18	6
TRAILER (L)	10 X 26	1
TRAILER (XL)	10 X 40	1
TOTAL - 172 STALLS		

EXISTING EMPLOYEE, VISITORS AND FLEET PARKING ON-SITE: 280 STALLS
 NEW EMPLOYEE, VISITORS AND FLEET PARKING PROVIDED: 293 STALLS

SITE PLAN LEGEND

--- PROPERTY LINE	○ ACCESSIBLE PARKING SIGN
- - - SETBACK LINE	○ (E) FIRE HYDRANT - PUBLIC
--- FIRE LANE - NO PARKING	○ (N) FIRE HYDRANT - PRIVATE
--- FIRE LANE - NO PARKING	○ (E) FIRE HYDRANT - PRIVATE
--- FIRE LANE - NO CURB, PAINTED ON ROAD SURFACE	○ (E) POLE LIGHT TO BE REMOVED
--- PATH OF TRAVEL	○ (E) POLE LIGHT TO REMAIN
--- ACCESSIBLE PATH OF TRAVEL, DO NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL AND DO NOT EXCEED 2% CROSS SLOPE.	○ NEW POLE LIGHT: HIGH EFFICIENCY LED LIGHT WITH DIRECTIONAL SHIELD, MOUNTED ON 24" HIGH ALUMINUM POLE WITH A 24" D X 24" H CONCRETE BASE



DGA planning | architecture | interiors

556 Elm Street, Mountain View, CA 94041 650-943-1660
 201 Filbert Street, 3rd Floor, San Francisco, CA 94113 415-472-2700
 2550 Riva Avenue, Suite 115, San Diego, CA 92101 619-485-3990
 1720 8th Street, Sacramento, CA 95811 916-441-6800

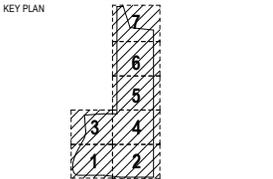
ARCHITECT
DGA planning | architecture | interiors
 2550 Riva Avenue, Suite 115, San Diego, CA 92103
 Contact: Carlos Orluño
 Phone: (760) 525-0767
 Email: corluno@dga.com

ENGINEER
SAN DIEGO GAS & ELECTRIC
 8326 Century Park Ct, CP4251, San Diego, CA 92123
 Contact: Emily Ragar
 Phone: (619) 659-9134
 Email: ERagar@sdge.com

OWNER'S REPRESENTATIVE
CALHOUN & ASSOCIATES
 3430 Willy Lane, Escondido, CA 92025
 Contact: MIKE CALHOUN-KNIGHT
 Phone: (619) 865-8863
 Email: mkn@calhounarchitects.com

CIVIL ENGINEER
MICHAEL BAKER INTERNATIONAL
 9635 GRANITE RIDGE DRIVE, SUITE 300, SAN DIEGO, CA 92123-2693
 Contact: GREGORY KUMP
 Phone: (619) 750-4497
 Email: gregory.kump@mbakerintl.com

LANDSCAPE ARCHITECT
GROUNDLEVEL LANDSCAPE ARCHITECTURE, INC.
 2605 State Street, Suite B, San Diego, CA 92103
 Contact: Amanda Funari
 Phone: (619) 376-2371
 Email: afunari@groundlevelsd.com



CITY STAMP

REVISIONS

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT SUBMITTAL	01.15.2026

CLIENT: SDG&E
 PROJECT: SDG&E North Coast C & O - Entitlements
 ADDRESS: 5016 Carlsbad Boulevard, Carlsbad, CA 92008

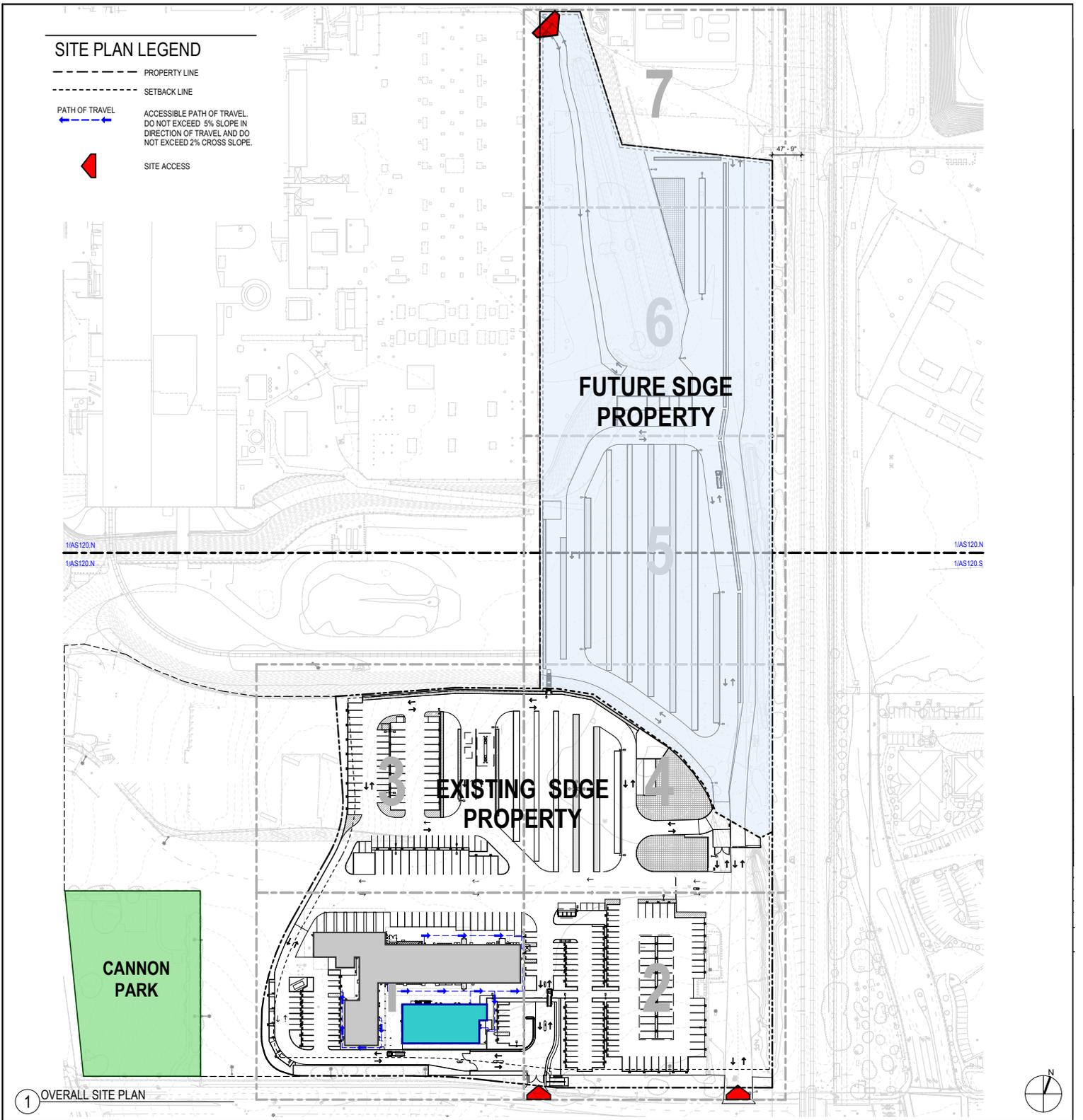
PROJECT NO.: SDG&E Job# 18040 & DGA 24290
 TITLE: OVERALL NEW SITE PLAN

AS120

DGA planning | architecture | interiors 2025 ©

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
-  PATH OF TRAVEL
 ACCESSIBLE PATH OF TRAVEL.
 DO NOT EXCEED 5% SLOPE IN
 DIRECTION OF TRAVEL AND DO
 NOT EXCEED 2% CROSS SLOPE.
-  SITE ACCESS



1 OVERALL SITE PLAN



DGA planning | architecture | interiors

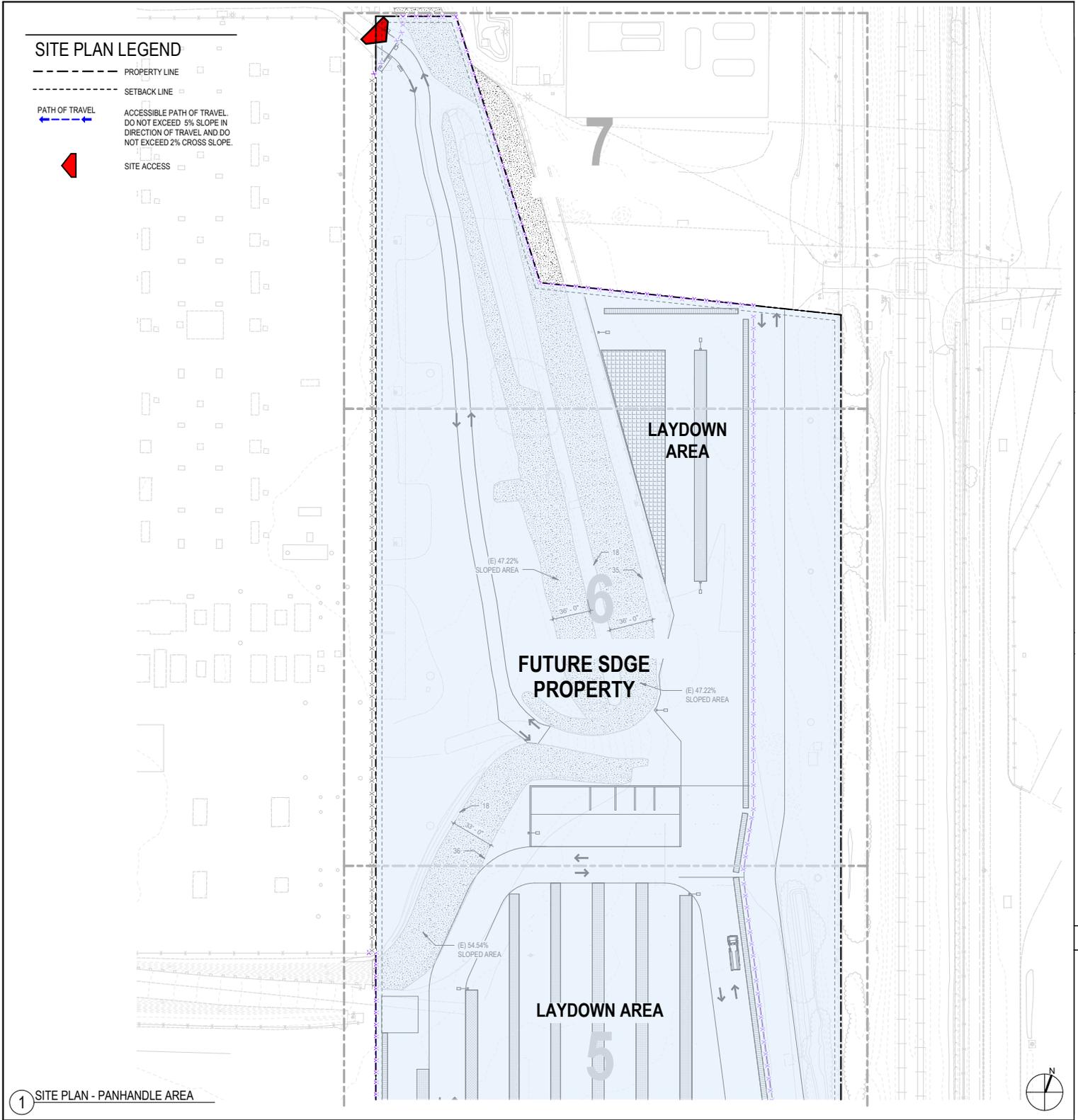
550 Ellis Street, Mountain View, CA 94043 650-943-1660
 201 Filbert Street, 3rd Floor, San Francisco, CA 94133 415-477-2700
 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990
 1720 8th Street, Sacramento, CA 95811 916-441-6800



CLIENT SDGE
 PROJECT SDGE North Coast Construction and Operations Site Realignment Project
 ADDRESS 5016 Carlsbad Boulevard, Carlsbad, CA 92008
 PROJECT NO. SDGE Job# 18040 & DGA 24290
 TITLE

OVERALL NEW SITE PLAN

AS120



1 SITE PLAN - PANHANDLE AREA



DGA planning | architecture | interiors

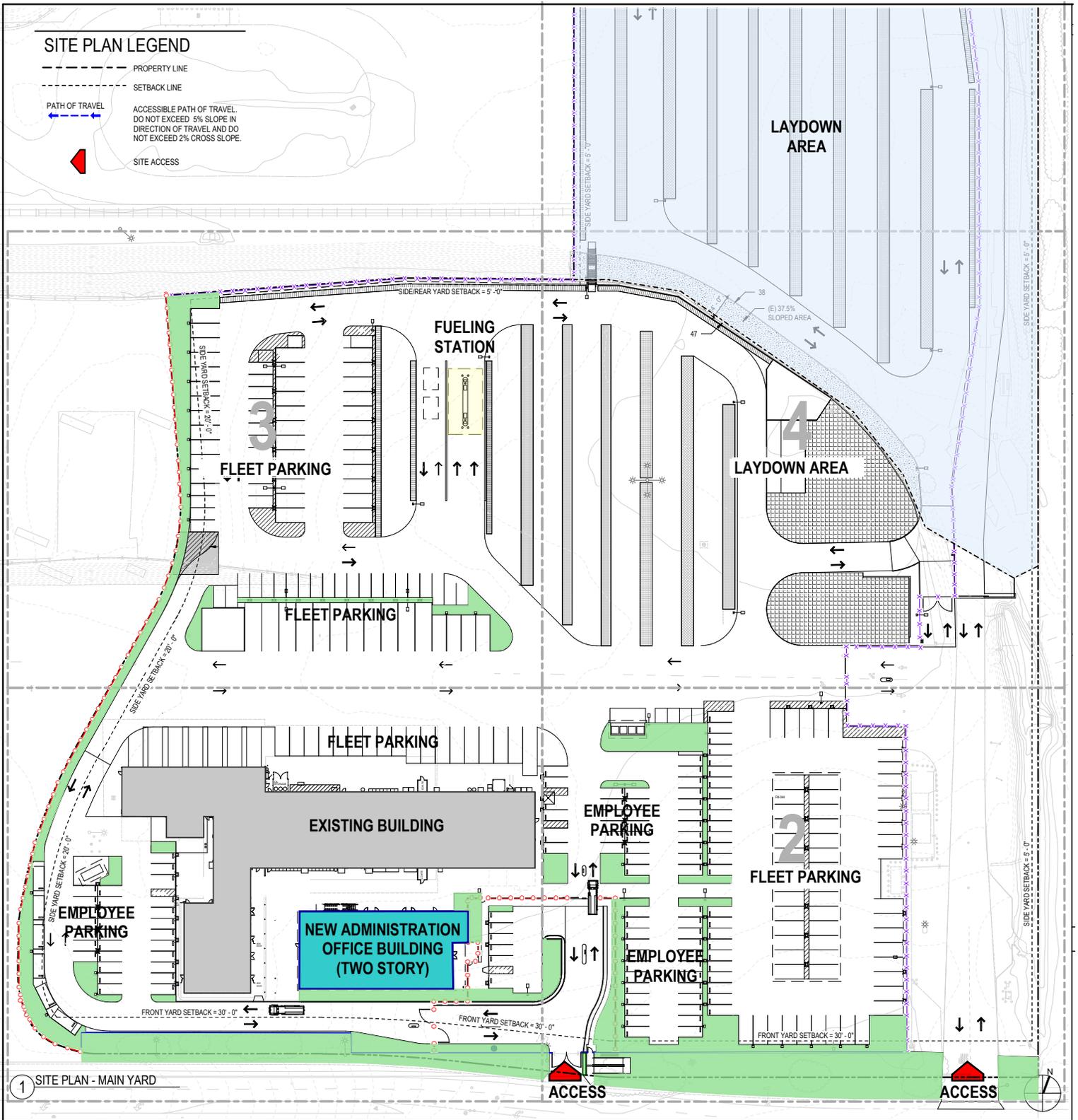
550 Ellis Street, Mountain View, CA 94043 650-943-1660
 201 Filbert Street, 3rd Floor, San Francisco, CA 94133 415-477-2700
 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-485-3990
 1720 8th Street, Sacramento, CA 95811 916-441-6800



CLIENT SDGE
 PROJECT SDGE North Coast Construction and Operations Site Realignment Project
 ADDRESS 5016 Carlsbad Boulevard, Carlsbad, CA 92008
 PROJECT NO. SDGE Job# 18040 & DGA 24290
 TITLE

NEW SITE PLAN - PANHANDLE AREA

AS120.N



DGA planning | architecture | interiors

550 Ellis Street, Mountain View, CA 94043 650-943-1660
 201 Filbert Street, 3rd Floor, San Francisco, CA 94133 415-477-7700
 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990
 1720 8th Street, Sacramento, CA 95811 916-441-6800



CLIENT SDGE
 PROJECT SDGE North Coast Construction and Operations Site Realignment Project
 ADDRESS 5016 Carlsbad Boulevard, Carlsbad, CA 92008
 PROJECT NO. SDGE Job# 18040 & DGA 24290
 TITLE

NEW SITE PLAN - MAIN YARD

AS120.S