IONNA SITE NUMBER: #CA-0128

INSTALLATION OF ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

#CA-0128 850 TAMARACK AVENUE
CARLSBAD, CALIFORNIA 92008

SITE INFORMATION

PROPERTY OWNER:
GERICO'S GP

POWER COMPANY:
CLEAN ENERGY ALLIANCE
ADDRESS: 5857 OWENS AVE 3RD FLOOR
CARLSBAD, CA 92008
PHONE: (833) 232-3110

ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
CONTACT: MATT SCHWENGLER, P.E.
PHONE: (951) 888-8982
EMAIL: MATT.SCHWENGLER@KIMLEY-HORN.COM

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES, INC.
CONTACT: JASON LEE PERKINS, P.L.S.
PHONE: (210) 265-8300
EMAIL: WESTWOODPS.COM

EV SITE ADDRESS:
850 TAMARACK AVENUE
CARLSBAD, CALIFORNIA 92008

ASSESSOR PARCEL NUMBER (APN):
204-292-2300

COUNTY:
SAN DIEGO

LATITUDE (NAD83):
33.15227

LONGITUDE (NAD83):
-1117.33748

BENCHMARK & BASIS OF BEARING

BENCHMARK: 128.95' (NAVD 88)

BASIS OF BEARING:
THE VERTICAL DATUM FOR THIS PROJECT SHALL BE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88) AND THE HORIZONTAL DATUM SHALL BE THE NORTH AMERICAN DATUM OF 1983 (NAD-83) IN THE STATE PLANE OF CALIFORNIA STATE PLANE, ZONE VI, US FOOT.

ZONING INFORMATION

PERMITTING JURISDICTION:	CITY OF CARLSBAD
ZONING CLASS:	C-T (COMMERCIAL TOURIST)
CURRENT USE:	VACANT
PROPOSED USE:	COMMERCIAL
CANOPY OCCUPANY:	U

CITY NOTES

A BOUNDARY SURVEY REPORT IS REQUIRED FOR THIS PROJECT. CONCRETE PLACEMENT WILL NOT BE APPROVED UNTIL A BOUNDARY SURVEY SHOWING COMPLIANCE TO THE APPROVED PLANS IS PROVIDED TO THE BUILDING DIVISION.

FLOOD HAZARD AREA NOTE

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, AN AREA DETERMINED TO BE 0.2% ANNUAL CHANCE FLOOD; ZONE A, & ZONE AE, AN AREA DETERMINED TO BE 1% ANNUAL CHANCE FLOOD, AS GRAPHICALLY SHOWN ON FIRM MAP COMMUNITY PANEL NUMBER 06065C0669H, EFFECTIVE DATE 12/20/2019.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA ELECTRICAL CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA FIRE CODE
- 2025 CALIFORNIA ENERGY CODE
- 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
- CITY OF CARLSBAD MUNICIPAL CODE

NOTE:
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

CONTRACTOR NOTE

- CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND THE SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE THEN IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

811 Know what's below. Call before you dig.

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

AERIAL MAP



IMAGE REFERENCE
AERIAL IMAGERY PROVIDED BY NEARMAP US, INC. ©2024 NEARMAP, HERE.
Nearmap

PROJECT DESCRIPTION

THIS PLAN IS DEVELOPED WITH THE INTENT TO PROVIDE PUBLIC ELECTRIC VEHICLE (EV) CHARGING STATIONS AND AN ELEVATED LIT CANOPY AT THIS LOCATION. THE EXTENT OF DESIGN WITHIN THIS CONSTRUCTION DOCUMENT INCLUDES THE EV CHARGING STATIONS AND THEIR ACCOMPANYING CIVIL AND ELECTRICAL INFRASTRUCTURE.

- DEMOLITION OF EXISTING SURFACES FOR THE INSTALLATION OF EV CHARGERS AND LIT CANOPY.
- GRADING OF SURFACES ASSOCIATED WITH EVSE TO COMPLY WITH ADA REQUIREMENTS.
- INSTALL (1) UTILITY TRANSFORMER TO BE COORDINATED WITH LOCAL UTILITY COMPANY.
- INSTALL (1) SWITCHBOARD ASSEMBLY.
- INSTALL (6) 400KW ALPITRONIC HYC400 EV CHARGERS.
- INSTALL (4) EV SIGN POSTS.
- INSTALL (14) BOLLARDS.
- INSTALL CANOPY (PER SEPARATE PLANS)

DRAWING INDEX

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G0.0	COVER SHEET
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C2.0	SITE PLAN
C2.1	ENLARGED SITE PLAN
C2.2	FFE PLAN
C2.3	FINISH PLAN
C3.0	DEMOLITION AND EROSION & SEDIMENT CONTROL PLAN
C4.0	GRADING PLAN
C5.0	E&S DETAILS
C6.0	CIVIL DETAILS
C6.1	CIVIL DETAILS
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E1.0	ELECTRICAL NOTES
E2.0	ELECTRICAL SITE PLAN
E3.0	SINGLE LINE DIAGRAM
E4.0	ELECTRICAL DETAILS
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E5.0	LIGHTING PLAN
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E5.2	COMPLIANCE FORMS
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L1.0	LANDSCAPE NOTES AND SCHEDULE
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IR1.0	IRRIGATION NOTES AND SCHEDULE
IR1.1	IRRIGATION PLAN
IR2.0	IRRIGATION DETAILS
IR2.1	IRRIGATION DETAILS
IR2.2	IRRIGATION DETAILS
L3.0	IRRIGATION SPECIFICATIONS
L3.1	PLANTING SPECIFICATIONS

FOR REFERENCE ONLY DRAWINGS

PROPERTY SURVEY / EXISTING CONDITIONS, SEE SHEET C1.0 - ALTA SURVEY (BY OTHERS)

ENGINEER(S) OF RECORD

CIVIL ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
CONTACT: MATT SCHWENGLER, P.E.
PHONE: (951) 888-8982
EMAIL: MATT.SCHWENGLER@KIMLEY-HORN.COM

ELECTRICAL ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
CONTACT: FORREST TURNER, P.E.
PHONE: (503) 420-0645
EMAIL: FORREST.TURNER@KIMLEY-HORN.COM

STRUCTURAL ENGINEER:
AGI
CONTACT: JED CAMPBELL, DIRECTOR
PHONE: (865) 805-7442
EMAIL: JCAMPBELL@AGI.NET

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IONNA™
850 TAMARACK AVENUE
CARLSBAD, CALIFORNIA 92008
STORE NO.: #CA-0128
KIMLEY-HORN PROJECT NO.: 196845011
EV STALLS: 14

PUBLIC EV

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CONSULTANTS

ENGINEERS SEAL
LICENSED PROFESSIONAL ENGINEER
MATTHEW R. SCHWENGLER
C 97299
CIVIL
STATE OF CALIFORNIA

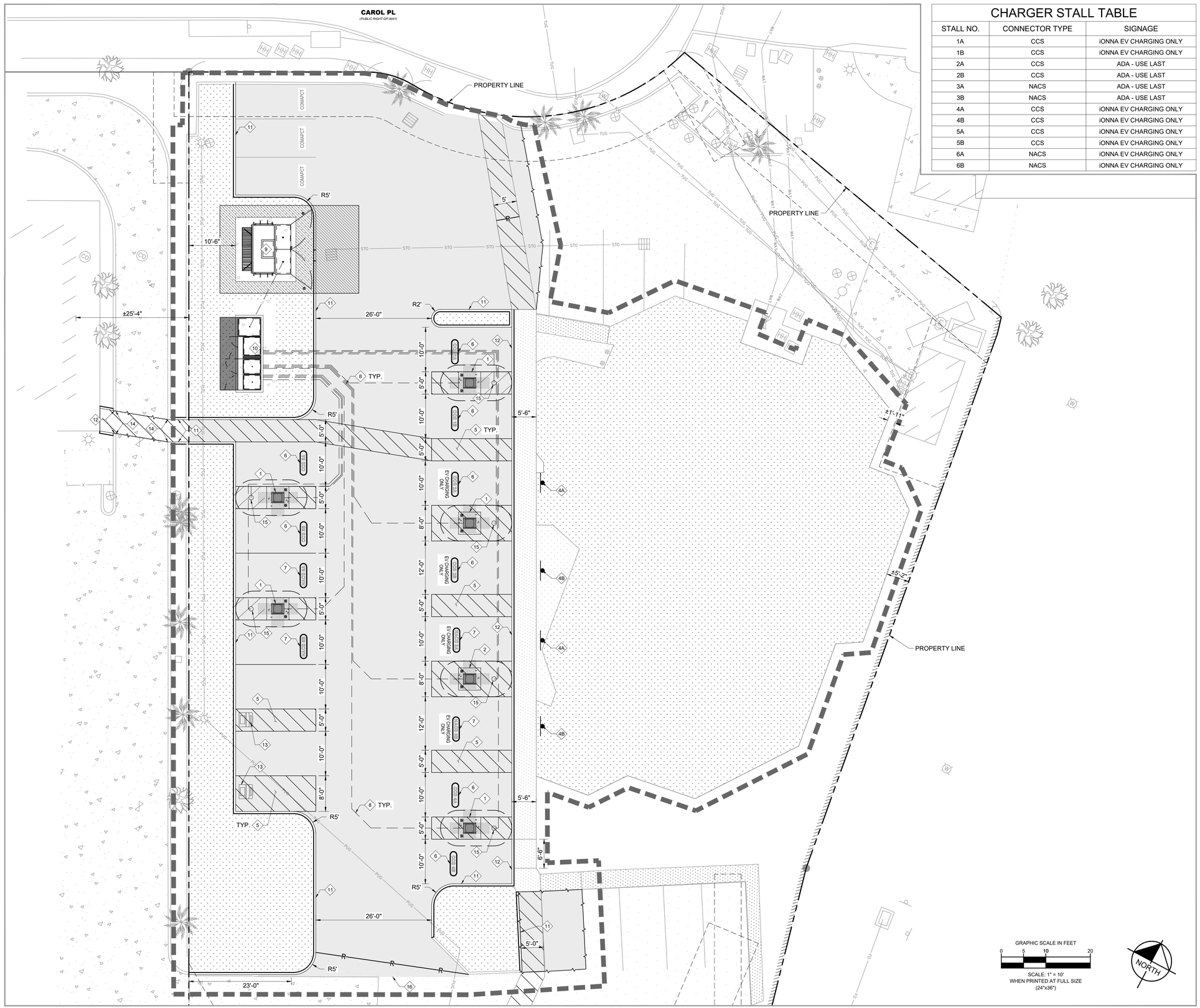
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CHECKED BY:	MS
DOCUMENT DATE:	9/2/2026

SHEET TITLE
COVER SHEET

SHEET NUMBER
G0.0

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CHARGER STALL TABLE

STALL NO.	CONNECTOR TYPE	SIGNAGE
1A	CCS	iONNA EV CHARGING ONLY
1B	CCS	iONNA EV CHARGING ONLY
2A	CCS	ADA - USE LAST
2B	CCS	ADA - USE LAST
3A	NACS	ADA - USE LAST
3B	NACS	ADA - USE LAST
4A	CCS	iONNA EV CHARGING ONLY
4B	CCS	iONNA EV CHARGING ONLY
5A	CCS	iONNA EV CHARGING ONLY
5B	CCS	iONNA EV CHARGING ONLY
6A	NACS	iONNA EV CHARGING ONLY
6B	NACS	iONNA EV CHARGING ONLY

CIVIL SITE PLAN LEGEND

ITEM	DESCRIPTION
	PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	APPROXIMATE CIVIL LIMIT OF WORK
	PROPOSED ASPHALT PAVEMENT
	CONCRETE PAD
	CONCRETE WALK
	STRIPED WALKWAY
	PARKING STRIPING (SEE PLANS FOR REVISED PARKING LAYOUT)
	REGRADE AND RESTORE PERVIOUS / LANDSCAPE AREA
	SIGN POST

SETBACK NOTE

CONTRACTOR TO VERIFY THAT LOCATIONS OF ALL PROPOSED ELECTRIC EQUIPMENT ARE IN COMPLIANCE WITH ALL LOCAL CODES, SETBACKS, AND BUFFERS.

CONSTRUCTION NOTES

1. SEE PAVING AND ADDITIONAL CONSTRUCTION NOTES ON SHEET ####.
2. CONTRACTOR TO BORE AND / OR HAND-TRENCH CONDUIT AS REQUIRED PER NEC.
3. ALL EQUIPMENT SHALL BE INSTALLED PER CLIENT DESIGN STANDARDS.
4. CONTRACTOR TO RETURN ALL AREAS OF DISTURBANCE BACK TO EXISTING GRADE AND UP TO OR BETTER THAN EXISTING CONDITIONS.
5. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.

PAVEMENT MARKING NOTES

1. CONTRACTOR SHALL TAKE FIELD MEASUREMENTS OR OTHERWISE ESTABLISH A SURVEY OF THE EXISTING STRIPING IN ALL WORK AREAS IN ORDER TO ESTABLISH ALL EXISTING PAVEMENT MARKINGS WITH FULL COORDINATION OF NEW MARKINGS PROPOSED ON THIS PLAN.
2. UNLESS OTHERWISE INDICATED ON THIS PLAN, THE CONTRACTOR SHALL ESTABLISH PAVEMENT MARKINGS FOR ALL FIRE LANES, DIRECTIONAL ARROWS, STOP BARS, CURBS, SIDEWALK, LIGHT POLE BASES, SIGN BASES AND PARKING STALLS TO MATCH THE EXISTING SITE WITHIN THE REPAIR LIMITS.
3. CONTRACTOR TO USE APPROPRIATE PAINT COLORS TO MATCH THE EXISTING FEATURES. ADA BARRIER FREE AREAS TO COMPLY WITH ALL LOCAL AND FEDERAL ADA STANDARDS. PAVEMENT MARKINGS SHALL BE A HIGH QUALITY PAINT RECOMMENDED BY THE PAINT MANUFACTURER. PAINT COLORS SHALL CLOSELY MATCH THE FEDERAL STANDARD 595B COLOR NUMBER AS FOLLOWS: BLUE-COLOR 15180, WHITE-COLOR 37925 AND YELLOW-COLOR 33538.
4. IN AREAS NOT BEING RESURFACED BUT REQUIRING RESTRIPING, CONTRACTOR SHALL REMOVE EXISTING STRIPING BY EITHER SAND BLASTING, WATER BLASTING, OR BY ANOTHER APPROVED METHOD OF STRIPING REMOVAL. WHERE THE STRIPING REMOVAL CHANGES THE SURFACE TEXTURE OF THE EXISTING ASPHALT, CONTRACTOR SHALL SEAL COAT THE AREA PRIOR TO RESTRIPING. CONTRACTOR TO SUBMIT STRIPING REMOVAL METHOD TO PROPERTY MANAGER AND ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

ELECTRICAL NOTES

1. THE ELECTRICAL CONTRACTOR SHALL FIELD MODIFY THE ELECTRICAL TRENCH AS NECESSARY TO ENSURE NO CONFLICTS WITH EXISTING OR PROPOSED INFRASTRUCTURE, INCLUDING PROPOSED CHARGERS AND FOUNDATIONS, ELECTRICAL EQUIPMENT AND FOUNDATIONS, OR BOLLARD PROTECTION AND FOUNDATIONS. PLEASE NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

CIVIL KEYNOTES

TAG	DESCRIPTION
1	PROPOSED LEVEL 3 DUAL PORT CHARGER ON CONCRETE PAD (CCS)
2	PROPOSED LEVEL 3 DUAL PORT CHARGER ON CONCRETE PAD (NACS)
3	PROPOSED EV PARKING SIGN PER DETAIL 9, SHEET C6.2. SIGN POST PER DETAIL 10, SHEET C6.1.
4A	PROPOSED STANDARD ACCESSIBLE EV PARKING SIGN PER DETAIL 9, SHEET C6.2. SIGN POST PER DETAIL 10, SHEET C6.1.
4B	PROPOSED VAN ACCESSIBLE EV PARKING SIGN PER DETAILS 8 AND 9, SHEET C6.2. SIGN POST PER DETAIL 10, SHEET C6.1.
5	PROPOSED ACCESS AISLE STRIPING PER DETAIL 3, SHEET C6.2.
6	PROPOSED CCS PARKING MARKER.
7	PROPOSED NACS PARKING MARKER.
8	PROPOSED ELECTRICAL CONDUIT. REFER TO ELECTRICAL DETAILS E4.0 & E4.1 FOR MORE INFORMATION
9	PROPOSED TRANSFORMER ON CONCRETE PAD.
10	PROPOSED SWITCHBOARD ON CONCRETE PAD, PER DETAIL 4, SHEET C6.0
11	PROPOSED 6" CONCRETE CURB PER DETAIL 6, SHEET C6.2.
12	PROPOSED 0" CONCRETE CURB (FLUSH) PER DETAIL 7, SHEET C6.2.
13	PROPOSED TRASH ENCLOSURE.
14	PROPOSED CURB CUT.
15	CANOPY LIGHTING. REFER TO ELECTRICAL AND CANOPY PLANS.
16	JOIN PROPOSED ASPHALT TO EXISTING PAVEMENT.

SITE SUMMARY

PROPERTY AREA:	37,355 SF (0.858 AC)
NEW PERVIOUS AREA:	10,468 SF (0.24 AC)
AREA OF DISTURBANCE:	4,291 SF (0.099 AC)
PARKING	
EXISTING PARKING IMPACTED:	32 STALLS
PROPOSED PARKING:	12 STALLS
L3 NACS:	4 STALLS
EV ADA REQ VAN:	1 STALLS
EV ADA REQ STD:	1 STALLS
L3 CCS:	8 STALLS
EV ADA REQ VAN:	1 STALLS
EV ADA REQ STD:	1 STALLS

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CONSULTANTS

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No.	ISSUE BLOCK	DATE	BY
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DRAWN BY:	GA
CHECKED BY:	MS
DOCUMENT DATE:	5/18/2026

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER
C2.1

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