

LEO CARRILLO RANCH

HACIENDA STAIRS RECONSTRUCTION

6200 FLYING LEO CARRILLO LANE CARLSBAD, CALIFORNIA 92009

APPLICABLE CODES

2025 CALIFORNIA BUILDING CODE (CBC)
2025 CALIFORNIA ELECTRICAL CODE (CEC)
2025 CALIFORNIA FIRE CODE (CFC)
2025 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA PLUMBING CODE (CPC)
2025 CALIFORNIA GREEN BUILDING CODE (CGBC)
DISABLED ACCESS REGULATIONS, TITLE 24
ACCESS COMPLIANCE REFERENCE MANUAL
AMERICANS WITH DISABILITIES ACT REGULATION (CURRENT EDITION)

BUILDING DATA SUMMARY

BUILDING	SQUARE FOOTAGE	OCCUPANCY	TYPE OF CONSTRUCTION
HACIENDA	3000 S.F.	B	TYPE V - N

SYMBOLS

DETAIL TARGET

5 → DETAIL NUMBER
A6.1 → SHEET NUMBER

BUILDING SECTION TARGET

0 → SECTION NUMBER
A-000 → SHEET NUMBER

VERTICAL ELEVATION TARGET

FIRST FLOOR
0'-0"

DIMENSION

→ DIMENSION TO FACE OF STUD, FACE OF MASONRY OR FACE OF CONCRETE, U.N.O.

KEYNOTE

1 → KEYNOTE NUMBER

ENLARGED DETAIL

5 → DETAIL NUMBER
A6.1 → SHEET NUMBER "-" MEANS SAME SHEET

SCOPE OF WORK

THE SCOPE OF WORK INCLUDES:
RECONSTRUCTION OF THE EXISTING STAIRWAYS ADJACENT THE TO HACIENDA. REBUILD THE STAIRS USING NEW MATERIALS WHILE MAINTAINING THE HISTORIC LOOK AND FEEL WHILE COMPLYING WITH CURRENT CODES. TO MAKE THE STAIRS MORE SAFE, FLAT STONES WILL BE USED INSTEAD OF UNEVEN ROCKS AND THE CONCRETE FAUX "RED CARPETS" WILL BE SET FLUSH WITH THE STONE TREADS. CONSISTENT TREAD AND RISER DIMENSIONS WILL BE CREATED AND THE HANDRAILS WILL BE REPLACED.

QUALIFIED HISTORIC BUILDING

LEO CARRILLO RANCH IS A NATIONAL HISTORIC LANDMARK AND CALIFORNIA HISTORIC LANDMARK # 1020. AS A QUALIFIED HISTORICAL SITE, THE USE OF THE CALIFORNIA HISTORICAL BUILDING CODE IS MANDATORY FOR CODE MITIGATION MEASURES AND ALL WORK MUST COMPLY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CARLSBAD DOES NOT RELIEVE ME, AS ARCHITECT OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

FIRM: HERITAGE ARCHITECTURE & PLANNING
ADDRESS: 363 FIFTH AVENUE, SUITE 302
CITY, ST.: SAN DIEGO, CA 92101
TELEPHONE: (619)239-7888

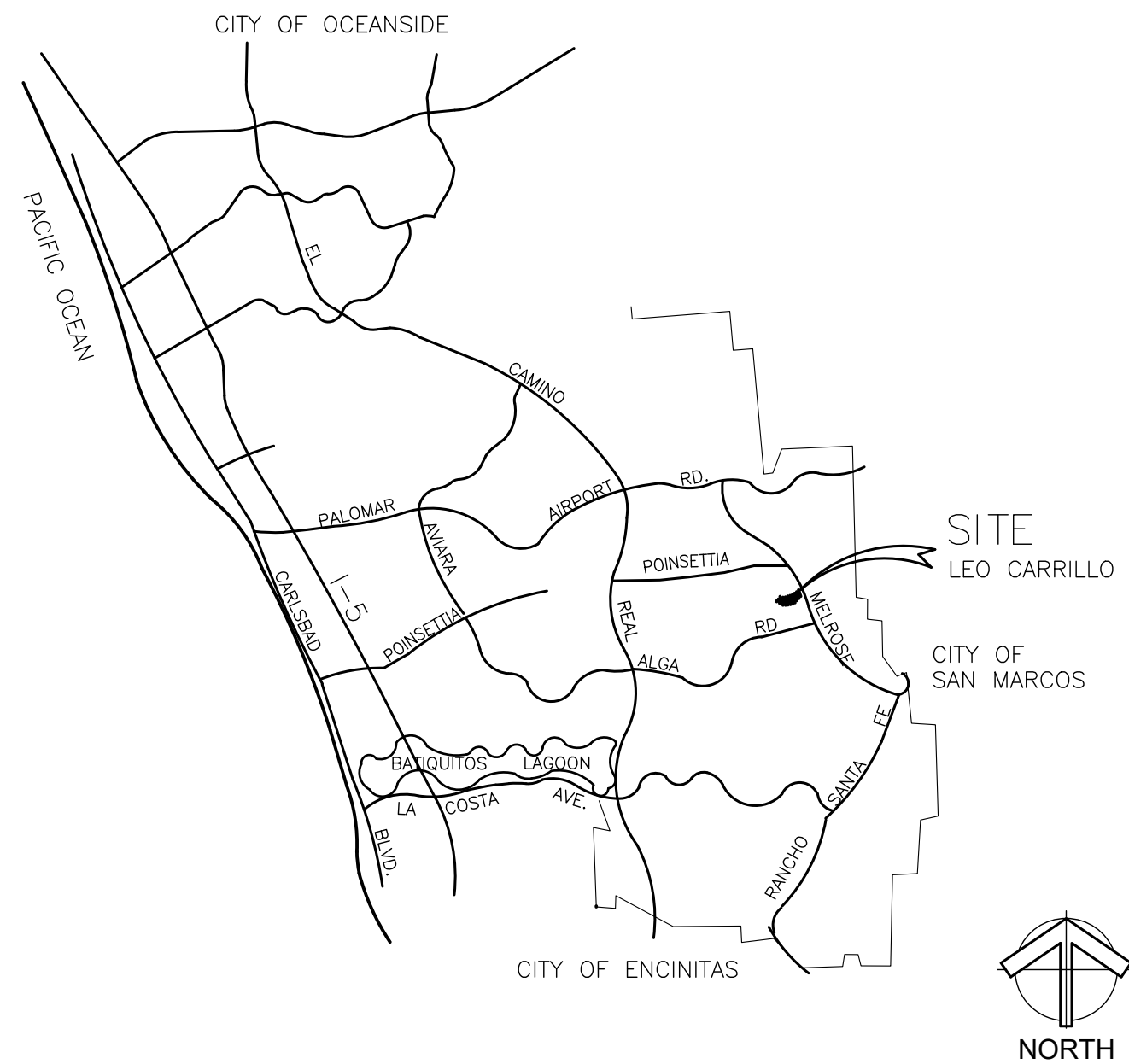
BY: PAUL DAVID MARSHALL, AIA DATE: MARCH 5, 2026

LIC. NO.: C-24785
EXPIRATION DATE: 3/31/27

SHEET INDEX

- TS1 TITLE SHEET
- TS2 GENERAL NOTES AND SPECIFICATIONS
- A1 SITE PLAN
- A2 HACIENDA FLOOR PLAN
- A3.1 ENLARGED EXISTING STAIR PLANS
- A3.2 ENLARGED NEW STAIR PLANS
- A4 SECTIONS - HANDRAIL
- A5 DETAILS
- S100 STRUCTURAL DETAILS AND NOTES
- S101 STRUCTURAL DETAILS

VICINITY MAP

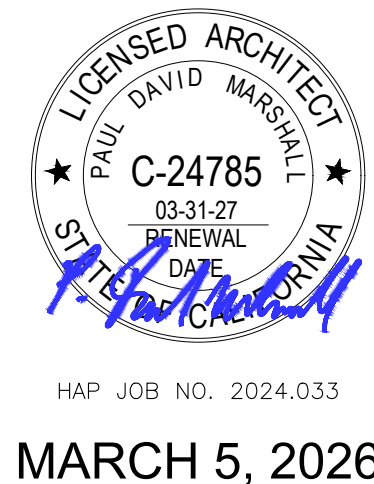


PROJECT TEAM

CLIENT	
CITY OF CARLSBAD PARKS AND RECREATION SENIOR PROGRAM MANAGER 799 PINE AVENUE, SUITE 200 CARLSBAD, CA 92008	CONTACT: MAJKA PENNER PHONE: (442) 339-2855 E-MAIL: Majka.Penner@carlsbadca.gov
ARCHITECT	
HERITAGE ARCHITECTURE & PLANNING 363 FIFTH AVENUE, SUITE 302 SAN DIEGO, CA 92101	CONTACT: DAVID MARSHALL, AIA STUART SAWASAKI PHONE: (619) 239-7888 E-MAIL: david@heritagearchitecture.com stuart@heritagearchitecture.com
STRUCTURAL ENGINEER	
KPFF 3131 CAMINO DEL RIO N., SUITE 1080 SAN DIEGO, CA 92108	CONTACT: SHANE NOEL JACQUI LE PHONE: (619) 521-8500 E-MAIL: shane.noel@kpff.com jacqui.le@kpff.com

DEFERRED SUBMITTAL

HANDRAIL LIGHTING SYSTEM AND REQUIRED ELECTRICAL.
COMPLETE PLANS, SPECIFICATIONS, MATERIAL DATA AND/OR CALCULATIONS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION FOR CITY OF CARLSBAD REVIEW AND APPROVAL.
THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN.
THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.



ALL DESIGNS, IDEAS, AND ARRANGEMENTS AS INDICATED ON THESE DRAWINGS ARE THE LEGAL PROPERTY OF HERITAGE ARCHITECTURE AND PLANNING, AND SHALL BE RESTRICTED TO THE ORIGINAL SITE AND SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE BY ANY METHOD, WHOLE OR PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING IS PROHIBITED. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING. VISUAL CONTACT WITH THESE DRAWINGS AND ATTACHED SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF ALL THESE RESTRICTIONS WITHOUT PREJUDICE.		REVIEWED BY: _____ DATE _____	
INSPECTOR _____ DATE _____		SHEET TS1 CITY OF CARLSBAD ENGINEERING DEPARTMENT SHEETS	
IMPROVEMENT PLANS FOR: LEO CARRILLO RANCH HACIENDA STAIRS RECONSTRUCTION TITLE SHEET			
APPROVED: <u>John Maashoff</u> JOHN MAASHOFF CITY ENGINEER RCE 61908 EXPIRES 9/30/2027 DATE 8/5/26		DWN BY: _____ CHKD BY: _____ RVWD BY: _____	
DATE INITIAL ENGINEER OF WORK		DATE INITIAL OTHER APPROVAL	
DATE INITIAL CITY APPROVAL		PROJECT NO. 4772 DRAWING NO. 393-6B	

GENERAL NOTES

1.

THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2.

THE CONTRACTOR AND SUBCONTRACTORS' WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES INCLUDING THE 2025 CALIFORNIA BUILDING CODE AND THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES, WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING AND RECONSTRUCTING HISTORIC BUILDINGS, NATIONAL PARK SERVICE.
3.

HISTORIC SITE

LEO CARRILLO RANCH IS A NATIONAL HISTORIC LANDMARK AND CALIFORNIA HISTORIC LANDMARK # 1020. AS A QUALIFIED HISTORICAL SITE, IT IS MANDATORY THAT ALL WORK CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA HISTORICAL BUILDING CODE, TITLE 24 OF THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA (PART 2.7 AND PART 8) AND TO ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
4.

THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE APPROPRIATE 'HOOK-UPS' TO ALL UTILITIES REQUIRED TO SUPPORT THE WORK DURING CONSTRUCTION.
5.

THE STAMPED SET OF PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE JOBSITE AND SHALL BE AVAILABLE TO AUTHORIZED REPRESENTATIVES OF THE CITY OF CARLSBAD PARKS AND RECREATION AND ENGINEERING DEPARTMENTS. THERE SHALL BE NO DEVIATIONS FROM THE STAMPED PLANS AND SPECIFICATIONS WITHOUT APPROVAL IN WRITING BY THE ARCHITECT.
6.

ALL REVISIONS TO THE APPROVED PLANS, NO MATTER HOW MINOR, MUST BE APPROVED BY THE CITY OF CARLSBAD PARKS AND RECREATION, ENGINEERING, AND BUILDING DEPARTMENTS.
7.

CONSTRUCTION SAFETY PROVISIONS IN ACCORDANCE WITH SECTION 3303, 2025 CALIFORNIA BUILDING CODE, SHALL BE PROVIDED AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO STARTING ANY WORK ON THE BUILDING.
8.

WHERE PUBLIC UTILITY LINES OR EQUIPMENT MUST BE REMOVED AND/OR RELOCATED, OBTAIN THE NECESSARY APPROVALS FROM THE APPROPRIATE UTILITY DEPARTMENT PRIOR TO STARTING WORK.
9.

THE CONTRACTOR SHALL PROTECT THE ADJACENT PROPERTIES, INCLUDING BUT NOT LIMITED TO POLLUTION, TRASH, OR DAMAGES DUE TO DEMOLITION, EXCAVATION, CONSTRUCTION, EROSION, AND/OR FLOODING ORIGINATING ON THIS SITE.
10.

IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED WITHIN ANY WORK ZONE DURING CONSTRUCTION, OPERATIONS SHALL CEASE IMMEDIATELY, AND THE CONTRACTOR SHALL NOTIFY THE CITY. OPERATIONS SHALL NOT RESTART UNTIL THE CONTRACTOR HAS RECEIVED WRITTEN AUTHORIZATION FROM THE CITY TO DO SO.
11.

SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE APPEARS TO BE A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED AS SOON AS POSSIBLE FOR PROCEDURE TO BE FOLLOWED. IF THE CONTRACTOR PROCEEDS WITHOUT INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECTS.
12.

IN THE CASE WHERE TWO OR MORE DETAILS APPLYING TO THE SAME PART OF THE WORK ARE IN CONFLICT, THE ARCHITECT SHALL BE NOTIFIED AS SOON AS POSSIBLE FOR PROCEDURE TO BE FOLLOWED.
13.

THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL CAREFULLY EXAMINE THE CONDITIONS AFFECTING HIS WORK BEFORE PROCEEDING, AND SHALL REPORT TO THE ARCHITECT ANY CONDITION WHICH WOULD PREVENT THE PROPER AND LEGAL COMPLETION OF HIS WORK. NOT REPORTING ANY SUCH UNSUITABLE CONDITION WILL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR AND/OR SUBCONTRACTOR.
14.

APPROVAL OF SHOP DRAWINGS MEANS APPROVAL OF GENERAL METHOD OF FABRICATION ONLY. DIMENSIONS AND QUANTITIES WILL NOT BE VERIFIED, AND APPROVAL OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE REQUIREMENTS UNLESS SPECIFICALLY INDICATED IN THE APPROVAL.
15.

ALL DIMENSIONS ARE TO FACE OF FRAMING AT NEW CONSTRUCTION AND FACE OF WALL FINISH AT EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.
16.

EXIT DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. ALL LOCKING DEVICES AND LATCHES MUST RELEASE WITH A SINGLE MOTION. (CBC SEC. 1010.2)
17.

ALL WOOD USED WITHIN 6" OF EARTH OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER. DO NOT PRESSURE TREAT WOOD DECKING OR EXPOSED FINISH WOOD MEMBERS. BRUSH ON WOOD PRESERVATIVE AT THESE LOCATIONS.

18.

ALL TOOLS MUST BE NON-IMPACT, AND APPROVED BY THE INSPECTOR PRIOR TO WORK INVOLVING DEMOLITION OR NEW WORK NOTED ON THE PLANS OR SPECIFICATIONS. FOLLOW MANUFACTURER'S INSTRUCTIONS AND ICBO REPORTS FOR INSTALLATION PROCEDURES.
19.

SELECTIVE DEMOLITION MAY BE REQUIRED TO PERFORM THE WORK. THE CONTRACTOR SHALL VERIFY AND OBTAIN APPROVAL FROM THE ARCHITECT FOR ANY REMOVAL OF HISTORICAL FABRIC PRIOR TO COMMENCING WORK.
20.

WHERE EXISTING CONDITIONS ARE IMPACTED BY THE WORK, THE CONTRACTOR SHALL PROVIDE A FINISH CONDITION TO MATCH THE EXISTING CONDITION IN KIND.

REQUIRED MOCKUPS

PHYSICAL MOCKUPS WILL BE REQUIRED FOR COMPONENTS AS SPECIFIED IN THE LIST BELOW. ELEMENTS TO BE CONSTRUCTED FOR REVIEW BY THE CITY AND ARCHITECT. COMPONENTS REQUIRING REVIEW SHALL NOT BE COMPLETED OR INSTALLED UNTIL MOCKUPS HAVE BEEN APPROVED. COMPONENTS INSTALLED PRIOR TO ARCHITECT APPROVAL SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE CITY:

- CONTRACTOR SHALL STAKE OUT STAIRWAY LAYOUT FOR THE CITY AND ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL SURVEY THE EXISTING CONDITION TO ENSURE THAT THE STAIR RISERS WILL COMPLY WITH CBC REQUIREMENTS.
- LIMESTONE STAIR CONSTRUCTION WITH INTEGRAL COLORED CONCRETE "RED CARPET".
- TRANSITION FROM NEW STAIRS TO EXISTING PAVING.
- HANDRAIL CONSTRUCTION AND POWDER COATING FINISH.

SPECIFICATIONS

DIVISION 1 - GENERAL REQUIREMENTS

1.

ALL WORK SHALL BE DONE TO CONFORM TO ALL APPLICABLE CODES, ORDINANCES, INCLUDING THE CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA PLUMBING CODE, OSHA, CITY, COUNTY, AND NATIONAL STANDARDS AND SAFETY CODES.
2.

THESE NOTES ARE PROVIDED TO SHOW BASIC AREAS OF RESPONSIBILITY AND ANY ITEMS NOT SPECIFICALLY INCLUDED BUT NECESSARY FOR PROPER COMPLETION OF THE WORK SHALL BE INCLUDED AS PART OF THE WORK.
3.

ALL DRAWINGS AND COPIES THEREOF ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED ON ANY WORK WITHOUT THE ARCHITECT'S PERMISSION.
4.

THE CONTRACTOR SHALL VERIFY THE SITE CONDITION, LOCATION OF UTILITIES, EXISTING TOPOGRAPHY OR ANY SPECIAL FEATURES UNIQUE TO THE SITE. HE SHALL BE RESPONSIBLE FOR ALL APPROPRIATE UTILITY "HOOK-UP". UNDERGROUND UTILITY LOCATION AND EXCAVATIONS, OR OTHER REQUIREMENTS FOR THE WORK.
5.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY AREAS OF QUESTION THAT MAY AFFECT COST, CONSTRUCTION, OR GUARANTEE OF WORK, INCLUDING DIMENSIONAL, DETAIL OR NOTE CONFLICTS OR OMISSIONS BEFORE BEGINNING CONSTRUCTION. ANY QUESTIONS DURING CONSTRUCTION SHALL BE IMPARTIALLY CLARIFIED BY THE ARCHITECT AS TO THE INTENT OF THE CONTRACT DOCUMENTS.
6.

WHERE DETAILS ARE NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE SIMILAR TO OTHER SIMILAR WORK.
7.

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED. EACH SUB-CONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY WORK IN HIS TRADE THAT CANNOT BE FULLY GUARANTEED PRIOR TO SUBMITTING HIS BID, AND SHALL SUPPLY ALL LABOR, EQUIPMENT AND MATERIAL NECESSARY TO COMPLETE THEIR WORK PROPERLY.
8.

ALL TRADES SHALL AT ALL TIMES KEEP THE PROJECT FREE OF WASTE MATERIALS AND SHALL LEAVE THE JOB BROOM CLEAN UPON COMPLETION OF THEIR WORK.

9.

THE ARCHITECT WILL NOT BE REQUIRED TO MAKE EXHAUSTIVE OR CONTINUOUS ON SITE INSPECTION AND WILL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR HIS AGENTS.
10.

NO CHANGE ORDERS OR MODIFICATIONS TO THE CONTRACT SHALL BE VALID WITHOUT THE APPROVAL OF THE PARTIES TO THE CONTRACT AND APPROVAL OF THE ARCHITECT.
11.

SUBMIT ALL SAMPLES FOR REVIEW BEFORE PURCHASING, FABRICATING, APPLYING, OR INSTALLING SUCH MATERIALS AND FINISHES.
12.

THE CONTRACTOR SHALL CHECK AND VERIFY FIELD MEASUREMENTS AND ACCURACY OF SHOP DRAWINGS, AND SUBMIT TO OWNER OR ARCHITECT FOR APPROVAL.
13.

FIELD SAMPLES SHALL BE PREPARED BY THE CONTRACTOR. AFFECTED FINISH WORK SHALL NOT BE COMMENCED UNTIL THE OWNER OR ARCHITECT HAS GIVEN APPROVAL.
14.

ALL TESTING REQUIRED FOR SOILS COMPACTION, PERCOLATION TESTS, CORING SAMPLES, CONTINUOUS CONCRETE INSPECTIONS, OR OTHER TESTS NECESSARY FOR THE WORK SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.
15.

PROVIDE TEMPORARY SANITARY CONVENIENCES AS REQUIRED BY LAW, ORDINANCES, OR REGULATIONS OF PUBLIC AUTHORITIES HAVING JURISDICTION.
16.

MAINTAIN SANITARY FACILITIES IN A CLEAN AND SANITARY CONDITION DURING THE ENTIRETY OF THE WORK.
17.

PROVIDE FIRE PROTECTION FOR THE DURATION OF THE WORK. IN ACCORDANCE WITH LOCAL ORDINANCES AND GOVERNING REGULATIONS.
18.

CONTRACTOR SHALL ERECT, EQUIP AND MAINTAIN CONSTRUCTION EQUIPMENT IN ACCORDANCE WITH APPLICABLE STATUTES, LAWS, ORDINANCES, RULES AND REGULATIONS OF AUTHORITY HAVING JURISDICTION.
19.

CONSTRUCT AND MAINTAIN FENCES, PLANKING, BARRICADES, LIGHTS, SHORING, AND WARNING SIGNS AS INDICATED ON THE DRAWINGS AND AS REQUIRED BY LOCAL AUTHORITIES AND STATE SAFETY ORDINANCES AND AS REQUIRED PROTECTION OF THE OWNER'S PROPERTY FROM INJURY OR LOSS AND AS NECESSARY FOR THE PROTECTION OF THE PUBLIC.
20.

OPERATIONS OF THE CONTRACTOR, INCLUDING STORAGE OF MATERIALS, SHALL BE CONFINED TO AREAS APPROVED BY THE CITY.

DIVISION 3 - CONCRETE

1.

REFER TO STRUCTURAL DRAWINGS FOR CONCRETE SPECIFICATIONS.
2.

INTEGRAL COLOR CONCRETE SHALL BE SIKA (SCOFIELD) OR EQUAL.
3.

SOURCE OF MATERIALS: UTILIZE THE SAME SOURCE, STOCK OR BRAND OF CONCRETE COLORING AND SURFACE RETARDER MATERIALS THROUGHOUT THE PROJECT. DO NOT INTERCHANGE MATERIALS OR MIXES UNTIL AN ADDITIONAL MOCK-UP SHOWS THAT UNIFORMITY IN FINISH TEXTURE, COLOR, COMPARED TO ORIGINAL MOCK-UP WILL BE MAINTAINED. IF NECESSARY, OBTAIN AND STOCKPILE MATERIALS IN SUFFICIENT QUANTITY TO ENSURE CONTINUITY AND UNIFORMITY.
4.

FLAGSTONE COLOR SHALL BE A COMBINATION OF BLUE SANDSTONE, BLUE BROWN SANDSTONE, AND FRENCH VANILLA TO MATCH THE STONE COLORS OF THE EXISTING STAIRS. OTHER STONE COLORS CAN BE SUBMITTED FOR THE CITY AND ARCHITECT'S REVIEW.

DIVISION 4 - MASONRY

1.

FLAGSTONE MASONRY SHALL BE RCP BLOCK & BRICK OR KRC ROCK OR EQUAL.
2.

FLAGSTONE SHALL BE APPROXIMATELY 1 1/2" THICK SET INTO 1" MORTAR BED.
3.

INDIVIDUAL FLAGSTONE PIECES SHALL NOT EXCEED 12" IN ANY DIMENSION.
4.

FLAGSTONE COLOR SHALL BE A COMBINATION OF BLUE SANDSTONE, BLUE BROWN SANDSTONE, AND FRENCH VANILLA TO MATCH THE STONE COLORS OF THE EXISTING STAIRS. OTHER STONE COLORS CAN BE SUBMITTED FOR THE CITY AND ARCHITECT'S REVIEW.

DIVISION 5 - METALS

1.

METAL HANDRAIL COMPONENTS SHALL BE JULIUS BLUM & CO. OR EQUAL.
2.

ALL HANDRAIL COMPONENTS SHALL BE POWDER-COATED STEEL.
3.

HANDRAIL LIGHTING SHALL BE LIGHTRAIL BY COLE LIGHTING OR EQUAL.
4.

HANDRAIL LIGHTING AND ELECTRICAL WILL REQUIRE A DEFERRED SUBMITTAL. SEE SHEET TS1 FOR REQUIREMENTS.

DIVISION 9 - FINISHES

1.

ALL STEEL HANDRAIL COMPONENTS SHALL BE POWDER COATED.
2.

POWDER COATING SHALL BE COMPLIANT WITH AAMA 2604 STANDARD (AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION).
3.

PROPER SURFACE PREPARATION IS CRUCIAL, INCLUDING DEGREASING, PHOSPHATING, AND RINSING BEFORE POWDER APPLICATION.
4.

PROVIDE A MINIMUM FILM THICKNESS OF 2.0 MILS FOR PROPER PROTECTION.
5.

ENSURE THE POWDER COATING SUPPLIER CAN PROVIDE TEST REPORTS DEMONSTRATING COMPLIANCE WITH RELEVANT ASTM STANDARDS FOR ADHESION, IMPACT RESISTANCE, AND WEATHERING PERFORMANCE.

DIVISION 26 - ELECTRICAL

1.

HANDRAIL LIGHTING SHALL BE LR7-PK ASYMMETRIC 75° LIGHTRAIL LIGHTING SYSTEM BY COLE LIGHTING OR EQUAL.
2.

HANDRAIL LIGHTING AND ELECTRICAL WILL REQUIRE A DEFERRED SUBMITTAL. SEE SHEET TS1 FOR REQUIREMENTS.



HAP JOB NO. 2024.033
MARCH 5, 2026



ALL DESIGNS, IDEAS, AND ARRANGEMENTS AS INDICATED ON THESE DRAWINGS ARE THE LEGAL PROPERTY OF HERITAGE ARCHITECTURE AND PLANNING, AND SHALL BE RESTRICTED TO THE ORIGINAL SITE AND SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE BY ANY METHOD, WHOLE OR PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING IS PROHIBITED. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING. VISUAL CONTACT WITH THESE DRAWINGS AND ATTACHED SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF ALL THESE RESTRICTIONS WITHOUT PREJUDICE.											
REVIEWED BY: _____ DATE _____											
INSPECTOR _____ DATE _____											
SHEET TS2 CITY OF CARLSBAD ENGINEERING DEPARTMENT SHEETS											
IMPROVEMENT PLANS FOR: LEO CARRILLO RANCH HACIENDA STAIRS RECONSTRUCTION TITLE SHEET											
APPROVED: _____ JOHN MAASHOFF CITY ENGINEER VICE 61909 EXPIRES 9/30/2027 8/5/26 DATE											
DWN BY: _____ CHKD BY: _____ RYWD BY: _____ PROJECT NO. 4772 DRAWING NO. 393-6B											
DATE INITIAL ENGINEER OF WORK REVISION DESCRIPTION DATE INITIAL OTHER APPROVAL DATE INITIAL CITY APPROVAL											



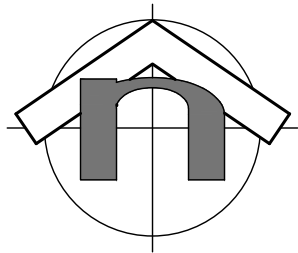
SITE ADDRESS: 6200 FLYING LEO CARRILLO LANE
CARLSBAD, CALIFORNIA 92009

LEGEND

- BUILDINGS INCLUDED IN SCOPE OF PROJECT
(REFER TO SHEET A2 FOR HACIENDA FLOOR PLAN)
- OTHER EXISTING BUILDINGS (NO WORK)

SITE PLAN

SCALE 1"= 80'-0"



REFERENCE



HAP JOB NO. 2024.033

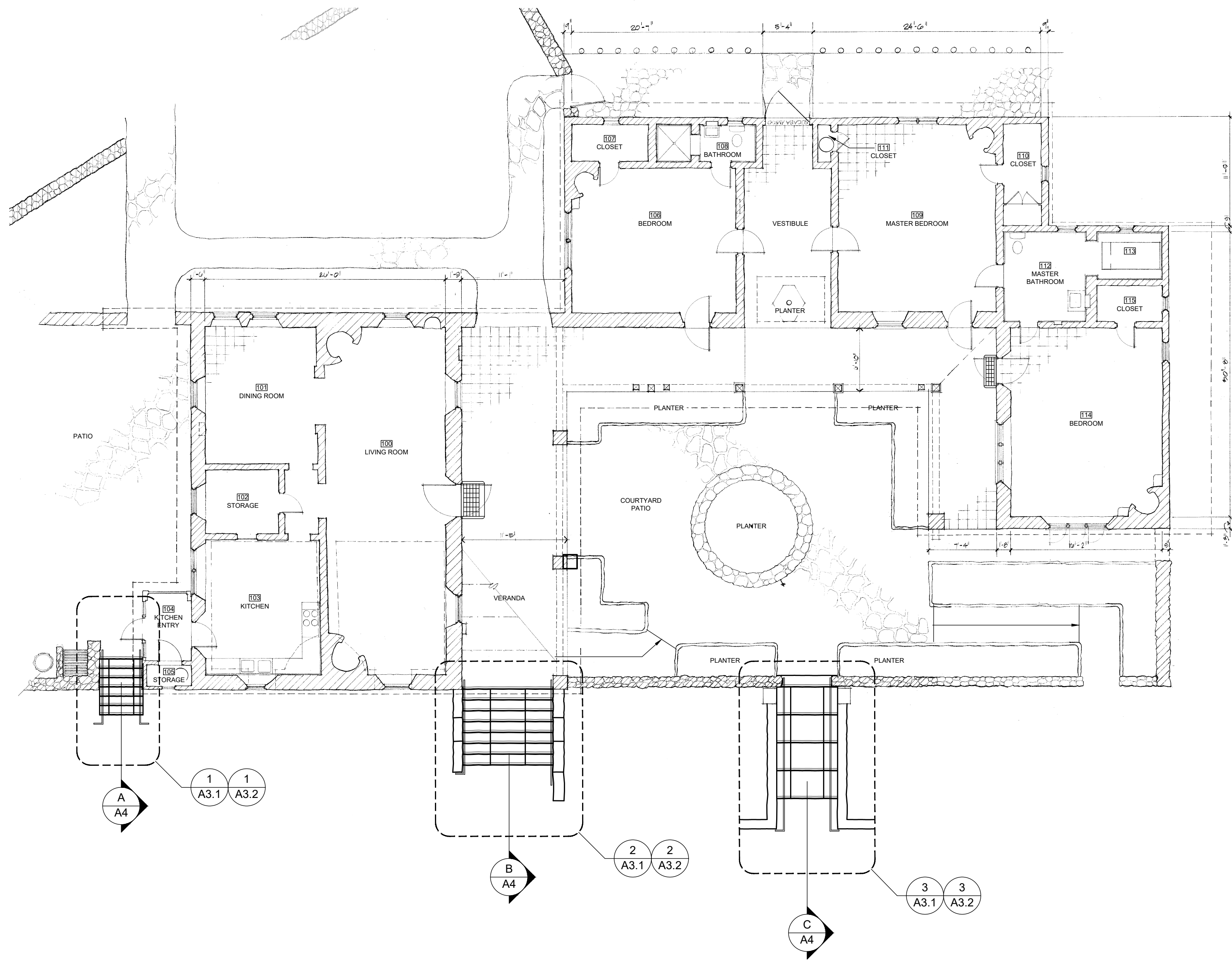
MARCH 5, 2026



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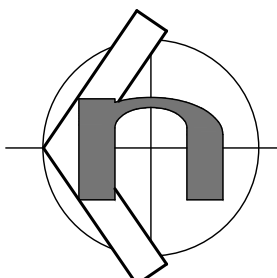
DATE	INITIAL	REVISION	DESCRIPTION	DATE	INITIAL	OTHER APPROVAL	DATE	INITIAL	CITY APPROVAL
ENGINEER OF WORK									

"AS BUILT"		
P.E. _____	EXP. _____ DATE _____	
REVIEWED BY: _____ DATE _____		
INSPECTOR _____ DATE _____		
SHEET A1	CITY OF CARLSBAD ENGINEERING DEPARTMENT	SHEETS
IMPROVEMENT PLANS FOR: LEO CARRILLO RANCH HACIENDA STAIRS RECONSTRUCTION TITLE SHEET		
APPROVED: _____ for CITY ENGINEER RCE 61909 EXPIRES 9/30/2027 DATE 8/5/26		JOHN MAASHOFF
DWN BY: _____	PROJECT NO. 4772	DRAWING NO. 393-6B
CHKD BY: _____		
RVWD BY: _____		



HACIENDA FLOOR PLAN

SCALE 1/8" = 1'-0"



REFERENCE



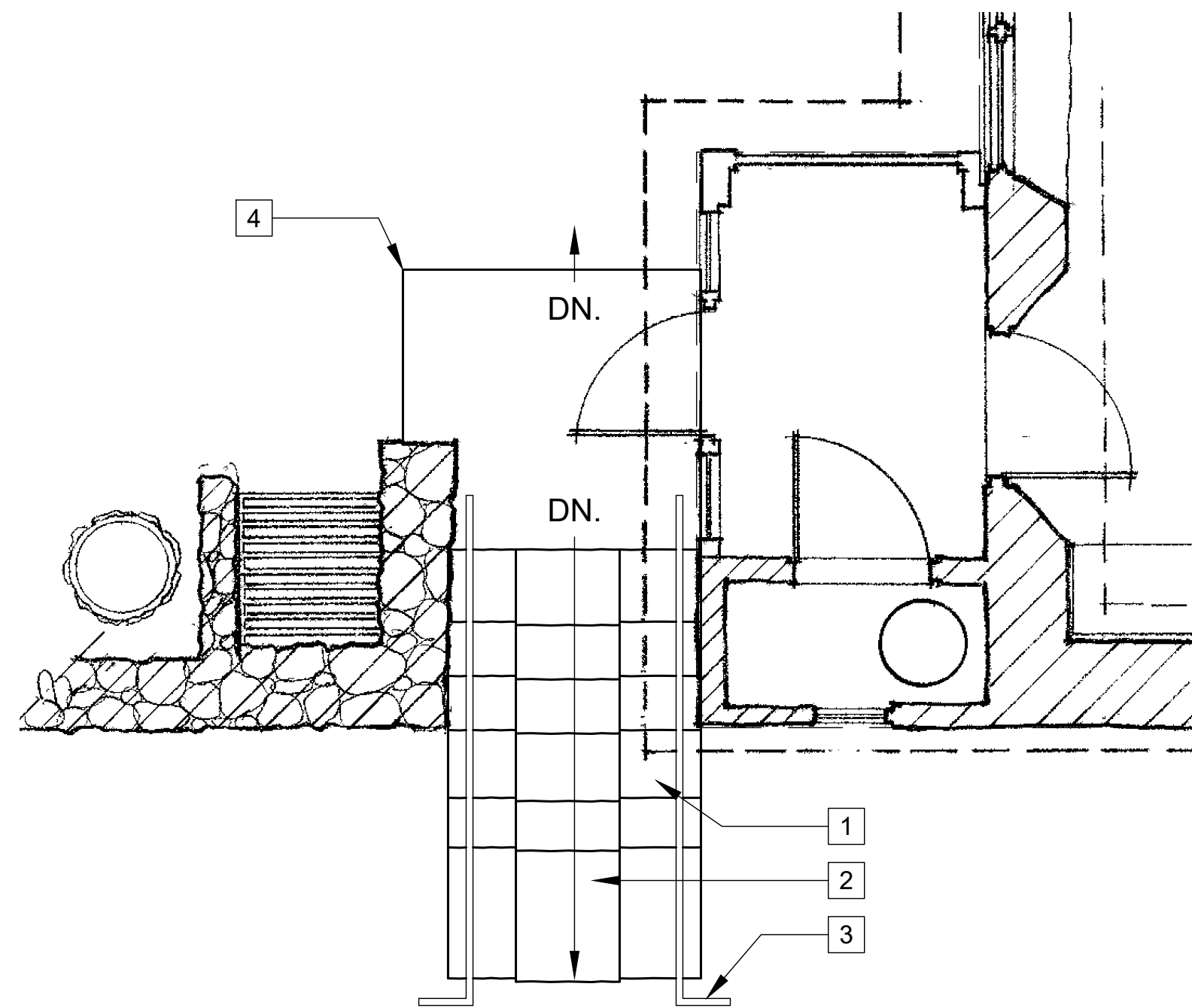
HAP JOB NO. 2024.033
MARCH 5, 2026

HERITAGE
ARCHITECTURE
& PLANNING

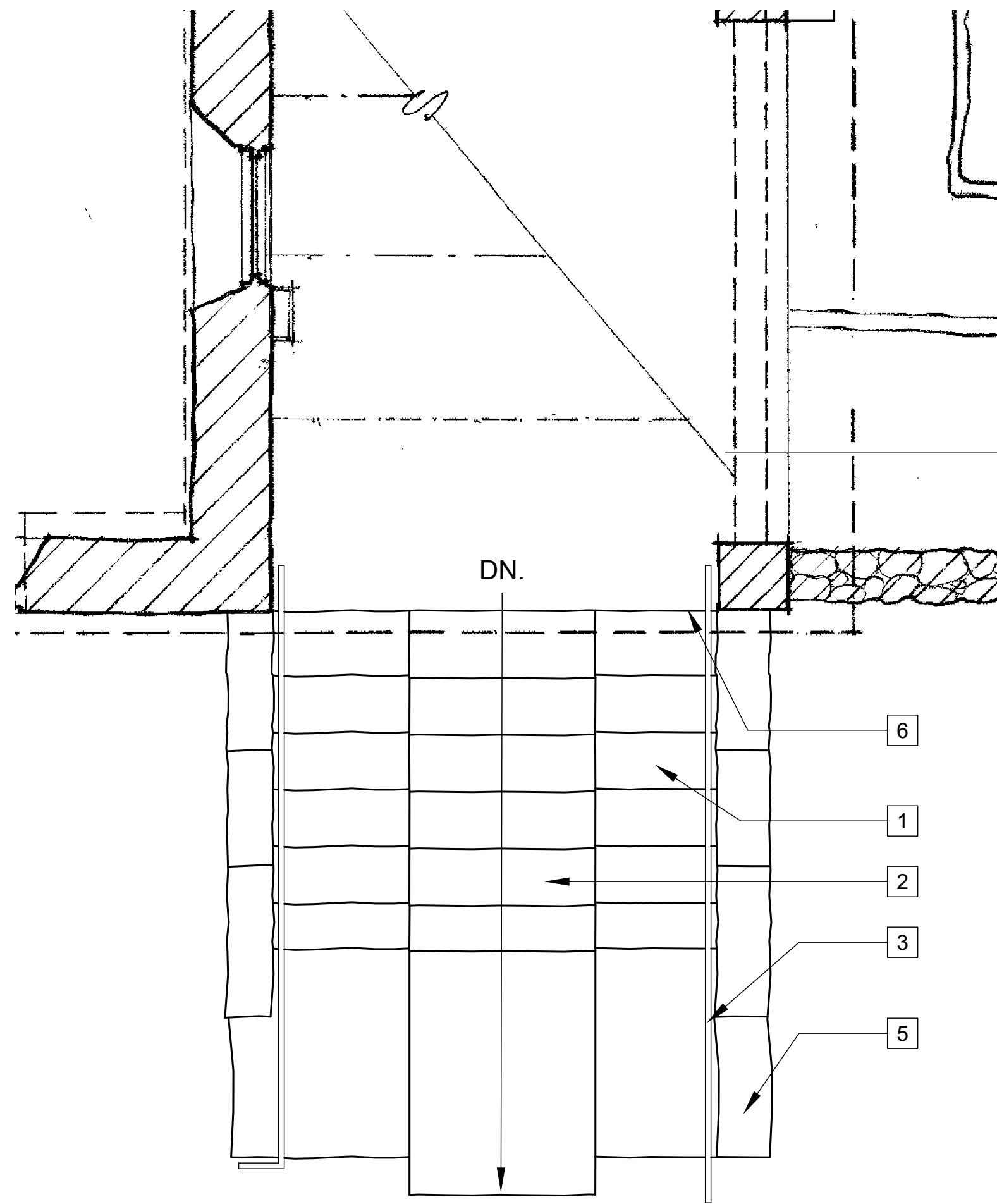
363 FIFTH AVENUE
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(619) 239-7888 FAX (619) 234-6286

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DATE	INITIAL	DATE	INITIAL
OTHER APPROVAL		CITY APPROVAL	

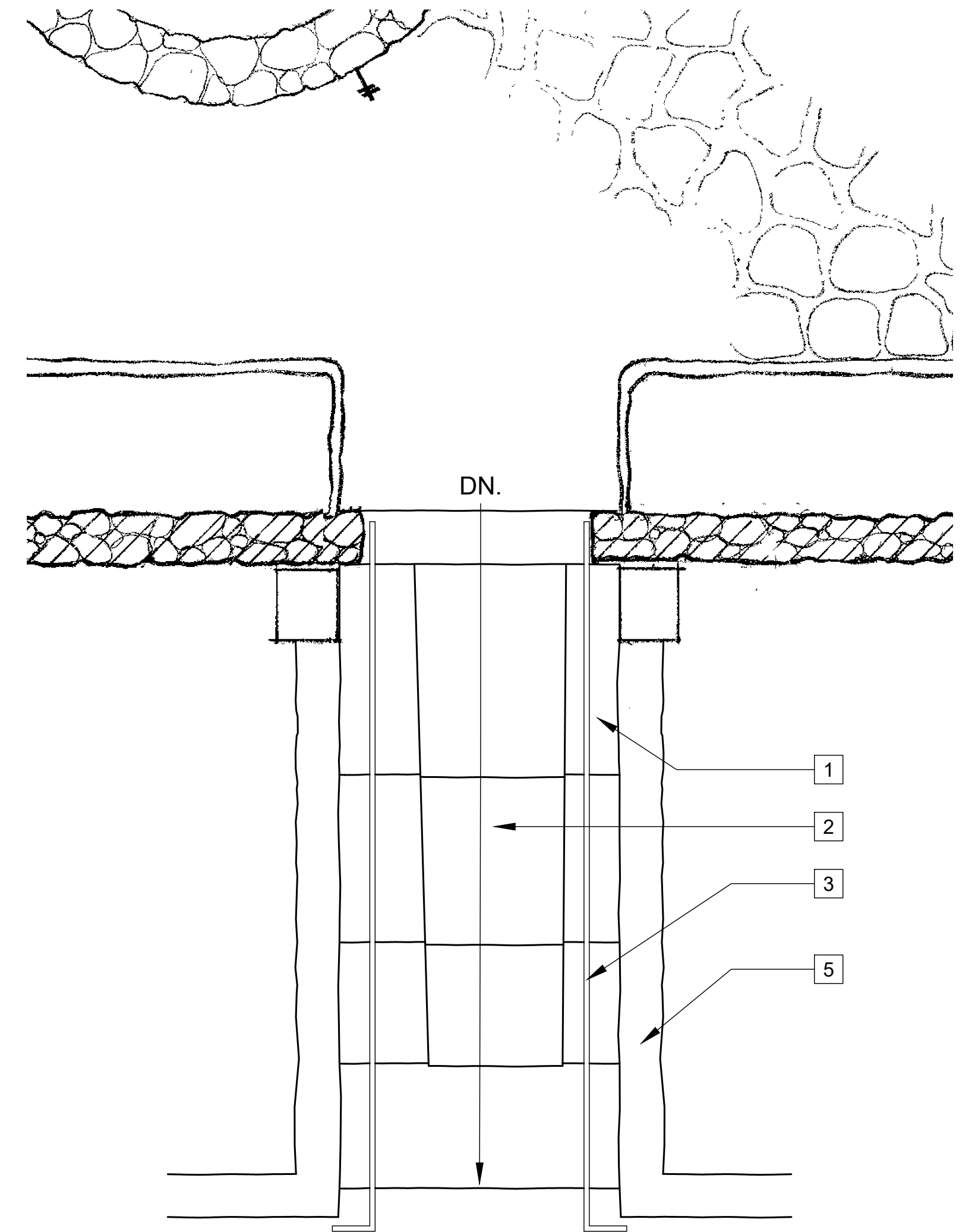
"AS BUILT"	
P.E. _____	EXP. _____ DATE _____
REVIEWED BY: _____ DATE _____	
INSPECTOR _____	DATE _____
SHEET A2	CITY OF CARLSBAD ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: LEO CARRILLO RANCH HACIENDA STAIRS RECONSTRUCTION TITLE SHEET	
APPROVED: _____ JOHN MAASHOFF DATE 8/5/26	
FOR ENGINEER RCE 61909 EXPIRES 9/30/2027 DATE _____	
DWN BY: _____	PROJECT NO. 4772
CHKD BY: _____	DRAWING NO. 393-6B
RVWD BY: _____	



1 KITCHEN STAIR



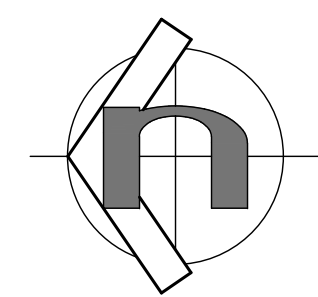
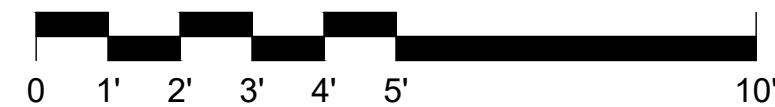
2 MAIN STAIR



3 ARCH STAIR

ENLARGED EXISTING STAIR PLANS

SCALE 3/8"= 1'-0"



REFERENCE

DEMOLITION KEY NOTES:

- | | |
|---|---|
| 1 EXISTING STONE TREAD / RISER, TO BE REMOVED (TYP.) | 6 EXISTING "CRUZ MENDOZA" MAKERS MARK TO BE PROTECTED IN PLACE. |
| 2 EXISTING CONCRETE FAUX "RED CARPET", TO BE REMOVED (TYP.) | |
| 3 EXISTING METAL HANDRAIL, TO BE REMOVED (TYP.) | |
| 4 EXISTING CONCRETE RAISED LANDING, TO BE REMOVED (TYP.) | |
| 5 EXISTING STONE WALL, TO BE RETAINED AND REPOINTED (TYP.) | |

GENERAL NOTES:

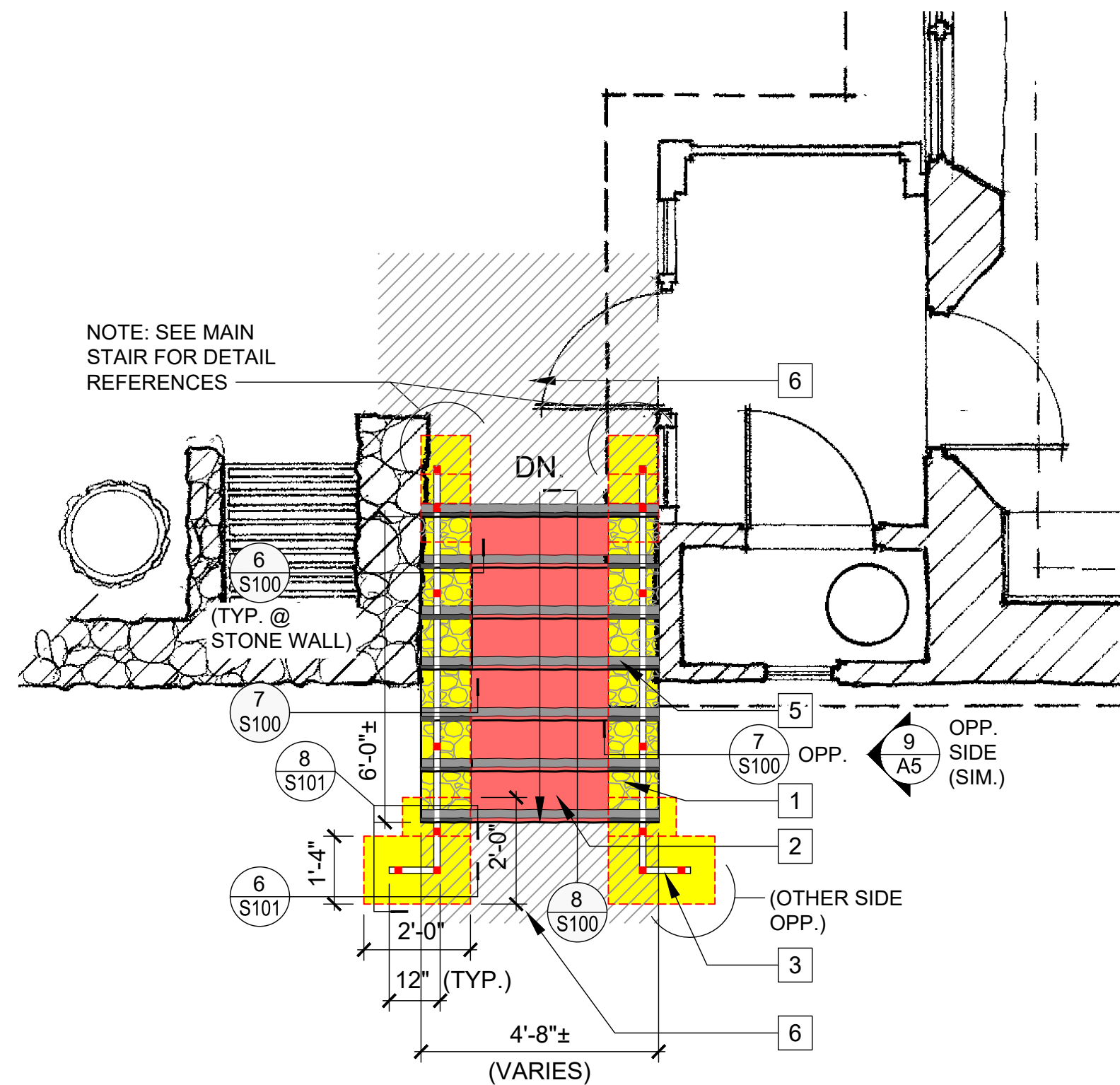
- THE EXISTING STAIRS ARE NOT CODE COMPLIANT DUE TO THE FOLLOWING EXISTING CONDITIONS: THE FAUX "RED CARPET" EDGES CREATE AN UNEVEN SURFACE. THE STAIR TREAD AND RISER DIMENSIONS ARE NOT CONSISTENT. THE LANDINGS ARE NOT LEVEL. THE CURRENT HANDRAILS DO NOT FULLY MEET CURRENT CODE REQUIREMENTS. THE KITCHEN STAIRWAY HAS A RAISED UPPER LANDING THAT IS OUTSIDE THE KITCHEN DOORWAY. THIS LANDING WILL BE REMOVED. THIS WILL CREATE A STEP FROM THE KITCHEN VESTIBULE TO THE NORTH PATIO.
- ALL STONES REMOVED DURING DEMO SHALL BE SALVAGED AND STORED ON-SITE PER THE OWNER. SOME OF THESE STONES MAY BE APPROPRIATE TO INFILL GAPS IN THE EXISTING EDGE WALLS, PER THE ARCHITECT'S APPROVAL. DEMOED CEMENT MORTAR AND CONCRETE DEBRIS SHALL BE DISPOSED OF BY THE CONTRACTOR.



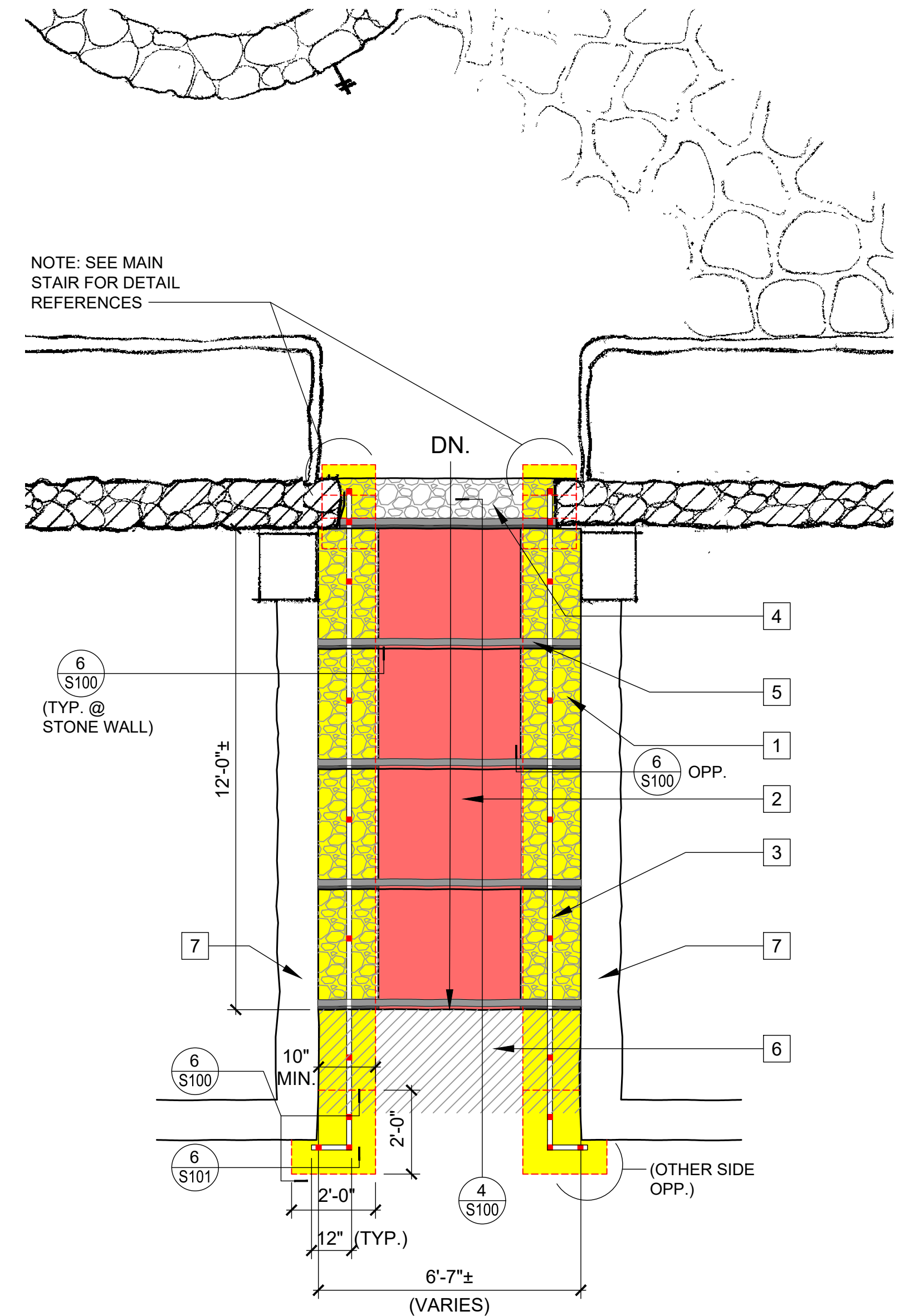
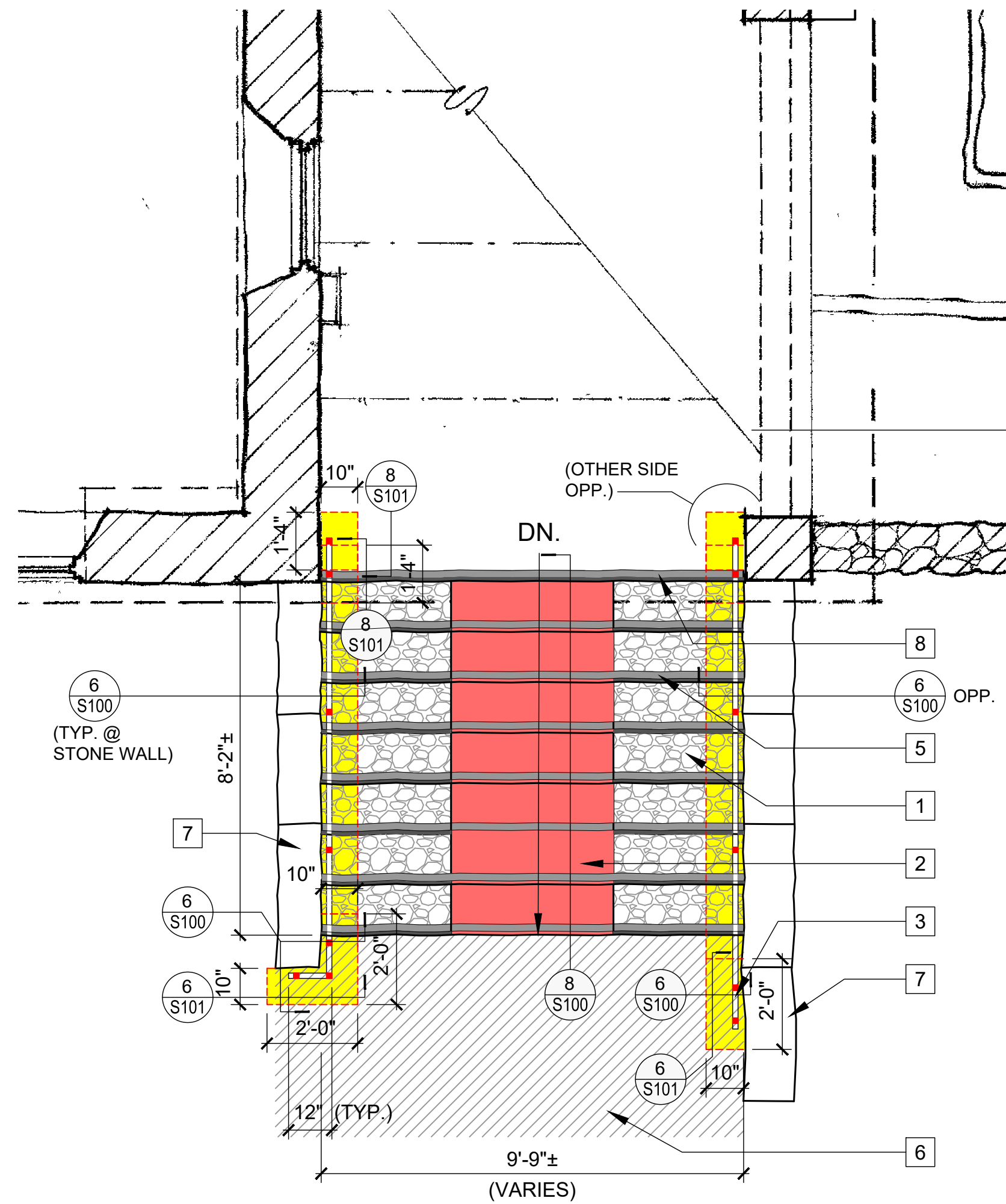
HAP JOB NO. 2024.033
MARCH 5, 2026



ALL DESIGNS, IDEAS, AND ARRANGEMENTS AS INDICATED ON THESE DRAWINGS ARE THE LEGAL PROPERTY OF HERITAGE ARCHITECTURE AND PLANNING, AND SHALL BE RESTRICTED TO THE ORIGINAL SITE AND SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE BY ANY METHOD, WHOLE OR PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING IS PROHIBITED. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING. VISUAL CONTACT WITH THESE DRAWINGS AND ATTACHED SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF ALL THESE RESTRICTIONS WITHOUT PREJUDICE.											
REVIEWED BY: _____ DATE _____											
INSPECTOR _____ DATE _____											
SHEET A3.1 CITY OF CARLSBAD ENGINEERING DEPARTMENT SHEETS											
IMPROVEMENT PLANS FOR: LEO CARRILLO RANCH HACIENDA STAIRS RECONSTRUCTION TITLE SHEET											
APPROVED: _____ JOHN MAASHOFF for _____ 8/5/26 CITY ENGINEER RCE 1809 EXPIRES 9/30/2027 DATE											
DWN BY: _____ PROJECT NO. 4772 DRAWING NO. 393-6B											
CHKD BY: _____											
RWVD BY: _____											
DATE INITIAL REVISION DESCRIPTION DATE INITIAL DATE INITIAL											
ENGINEER OF WORK OTHER APPROVAL CITY APPROVAL											



NOTE: SEE MAIN STAIR FOR DETAIL REFERENCES



NOTE: SEE MAIN STAIR FOR DETAIL REFERENCES

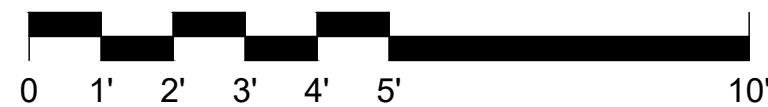
1 KITCHEN STAIR

2 MAIN STAIR

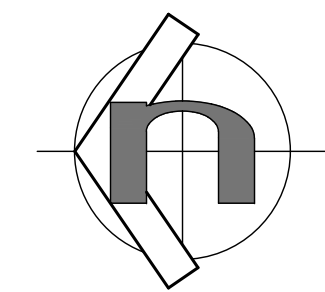
3 ARCH STAIR

ENLARGED NEW STAIR PLANS

SCALE 3/8"= 1'-0"



NOTE: YELLOW INDICATES NEW FOOTING LOCATION.



REFERENCE

KEY NOTES:

- NEW TUMBLED FLAGSTONE TREAD / RISER W/ FLUSH MORTAR OVER CONCRETE BASE. SEE TS2 FOR SPECS (TYP.)
- NEW INTEGRAL COLOR CONCRETE FAUX "RED CARPET" FLUSH W/ TREADS AND RISERS (TYP.)
- NEW METAL HANDRAIL, POWDER-COATED. SEE SHEET A4 FOR HANDRAIL DETAILS (TYP.)
- RECONSTRUCT EXISTING "SMALL" STONE UPPER LANDING TO MATCH NEW TREAD / RISER.
- NEW INTEGRAL COLOR CONCRETE (LIGHT GREY), CONTRASTING STRIPE PER CBC 11B-504.4.1. PROVIDE STONE NOSING AT TREADS (TYP.)
- PROVIDE NEW MATCHING FLAGSTONE PAVING WHERE EXISTING STAIR OR PLATFORM WAS REMOVED (TYP.)
- EXISTING STONE WALL, TO BE RETAINED AND REPOINTED (TYP.)
- NEW APPLIED (PAINTED) CONTRASTING STRIPE PER CBC 11B-504.4.1. (TOP LANDING ONLY).

GENERAL NOTES:

- RECONSTRUCTION APPROACH: REBUILD THE STAIRS USING NEW MATERIALS WHILE MAINTAINING THE HISTORIC LOOK AND FEEL WHILE COMPLYING WITH CURRENT CODES. FLAT STONE WILL BE USED INSTEAD OF UNEVEN ROCKS AND THE CONCRETE FAUX "RED CARPETS" WILL BE SET FLUSH WITH THE STONE. CONSISTENT TREAD AND RISER DIMENSIONS WILL BE CREATED AND THE RAILS WILL BE REPLACED.



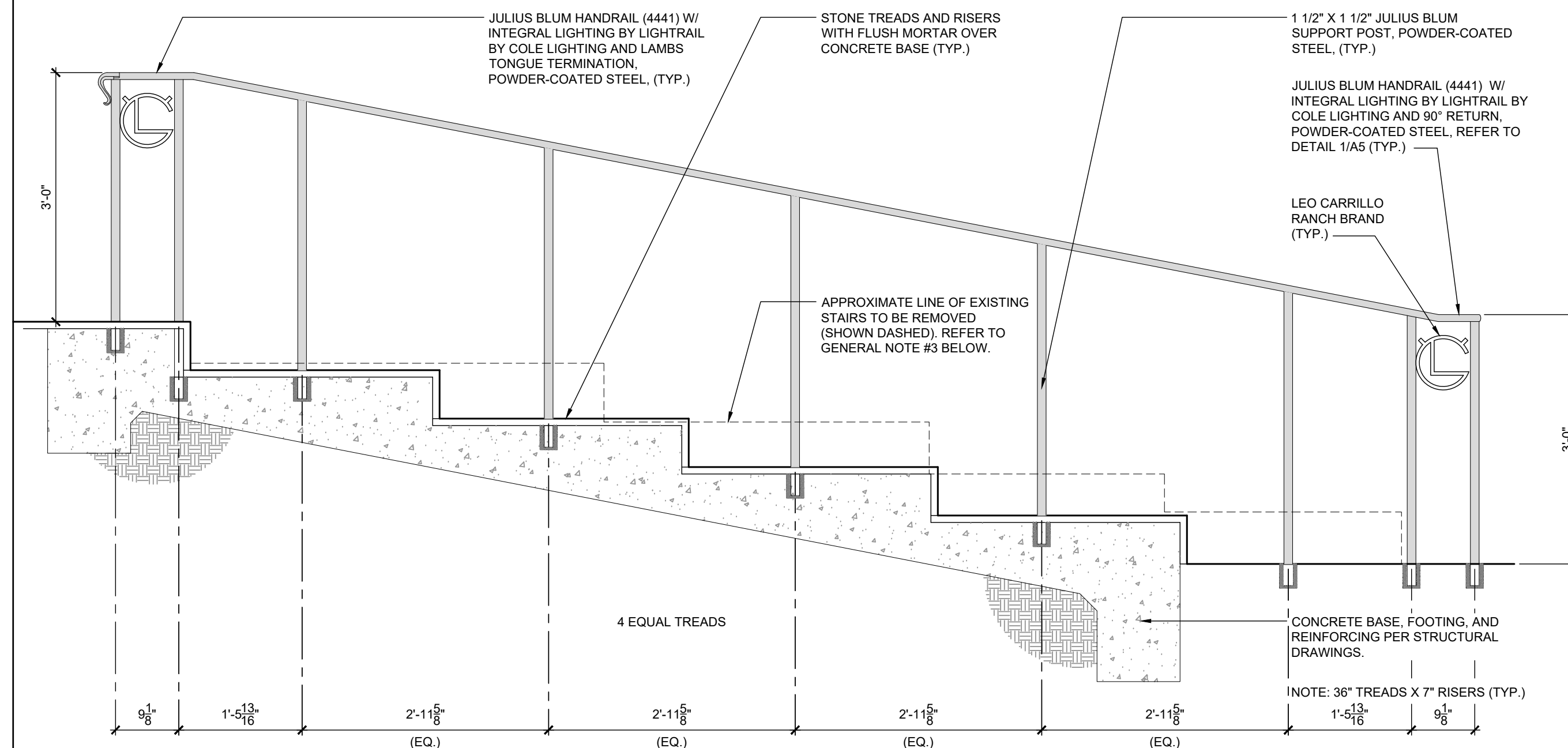
HAP JOB NO. 2024.033

MARCH 5, 2026



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DATE	INITIAL	DATE	INITIAL	DATE	INITIAL	DATE	INITIAL	DATE	INITIAL	DATE	INITIAL
ENGINEER OF WORK		OTHER APPROVAL		CITY APPROVAL							

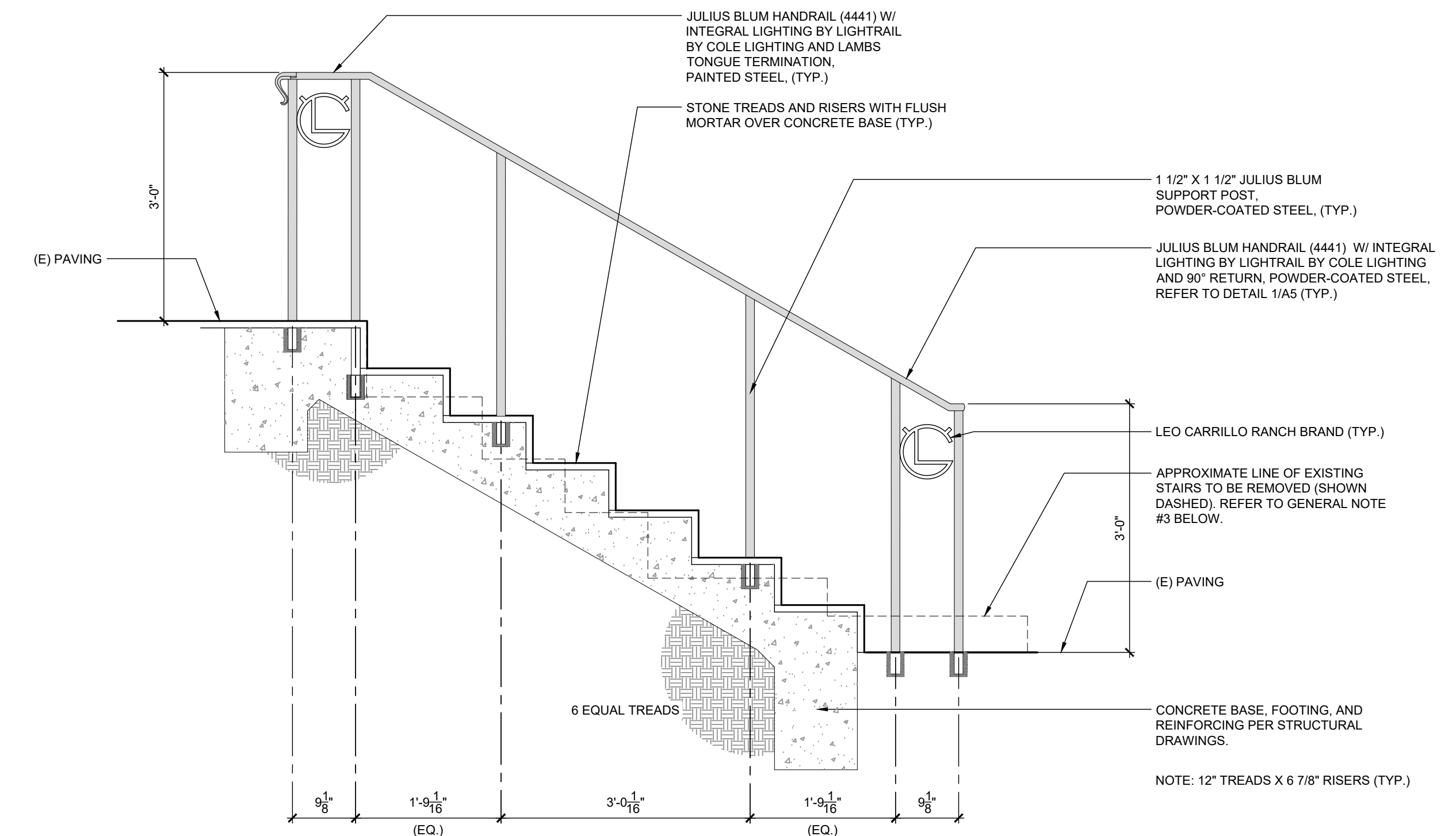
"AS BUILT"	
P.E. _____	EXP. _____ DATE _____
REVIEWED BY: _____ DATE _____	
INSPECTOR _____	DATE _____
SHEET A3.2	CITY OF CARLSBAD ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: LEO CARRILLO RANCH HACIENDA STAIRS RECONSTRUCTION TITLE SHEET	
APPROVED: _____ for _____ DATE 8/5/26	JOHN MAASHOFF 8/5/26
CITY ENGINEER RCE 61909	EXPIRES 9/30/2027
DWN BY: _____	PROJECT NO. 4772
CHKD BY: _____	DRAWING NO. 393-6B
RVWD BY: _____	



ARCH STAIR SECTION

SCALE: 3/4" = 1'-0"

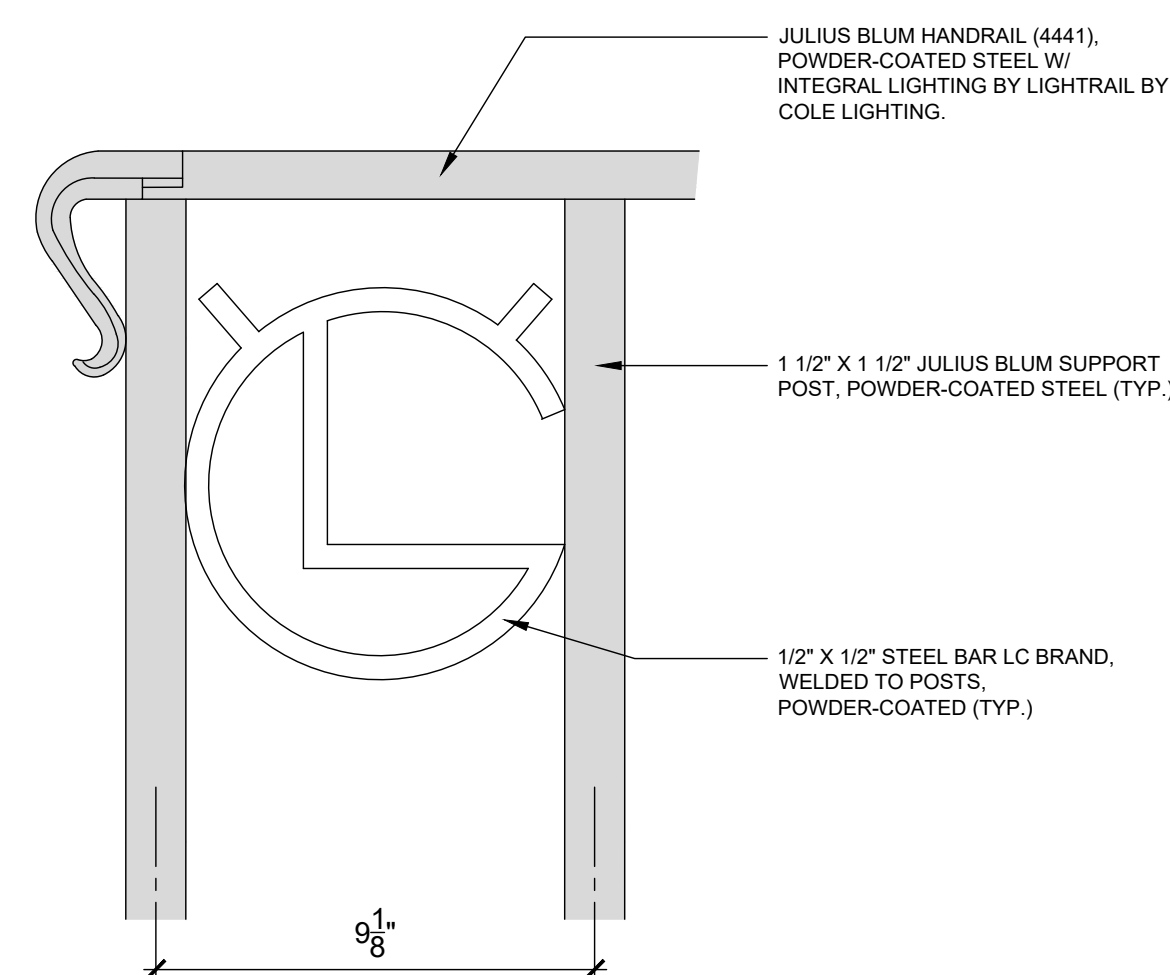
C



KITCHEN STAIR SECTION

SCALE: 3/4" = 1'-0"

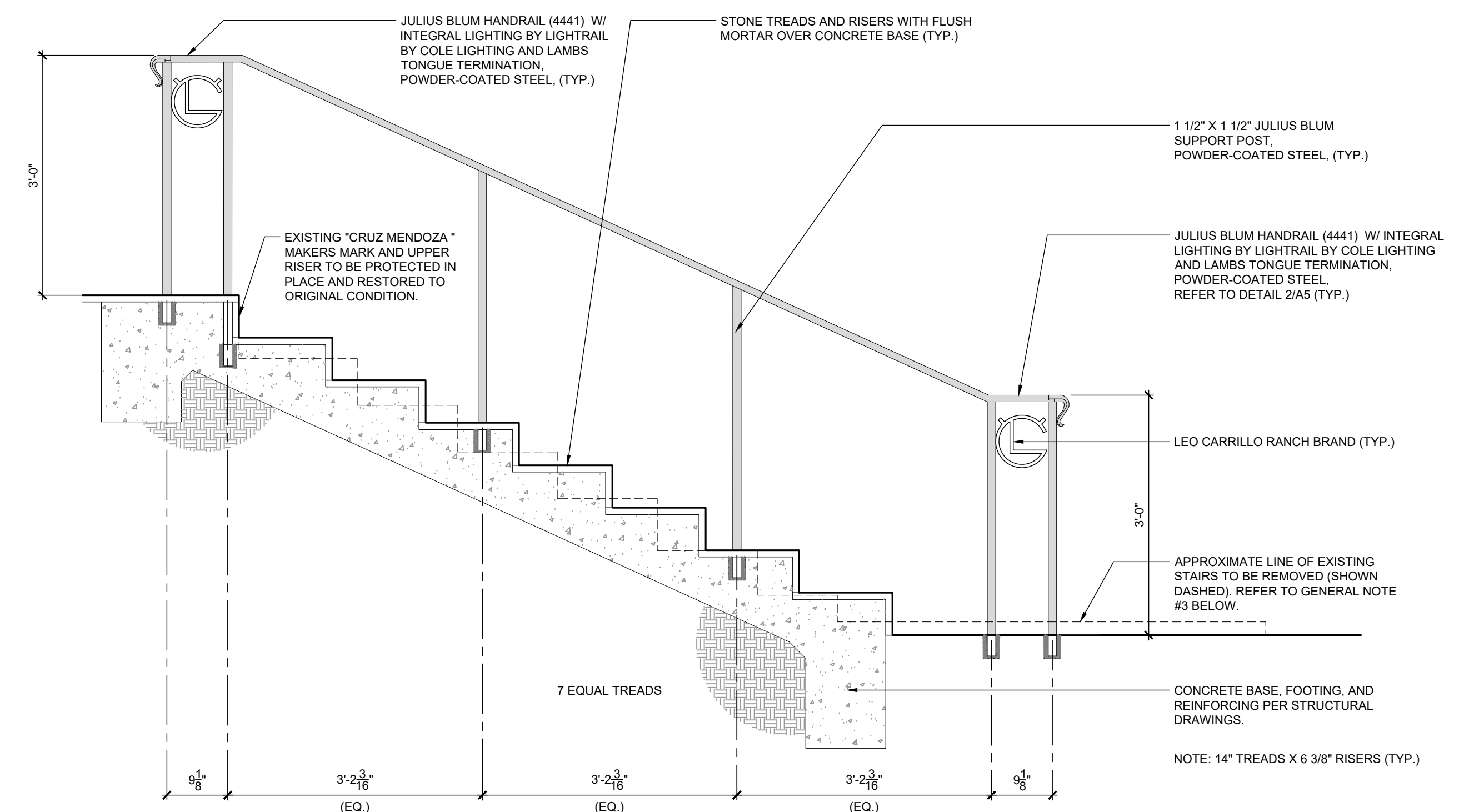
A



TYPICAL LC BRAND

SCALE: 3" = 1'-0"

1



MAIN STAIR SECTION

SCALE: 3/4" = 1'-0"

B

GENERAL NOTES

1. CODES: ALL MATERIALS & WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2025 CALIFORNIA BUILDING CODE BUILDING CODE, THE STATE HISTORIC BUILDING CODE, AND ALL OTHER STATE AND FEDERAL REGULATIONS.
2. EXISTING CONDITIONS: ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATIONS OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND ENGINEER.
3. REPAIR/MODIFY EXISTING ADJACENT WALLS WHERE EXISTING STAIRS ARE REMOVED (TYP.).



HAP JOB NO. 2024.033

MARCH 5, 2026



SECTIONS - HANDRAILS

"AS BUILT"

P.E. _____ EXP. _____ DATE _____

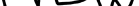
REVIEWED BY:

INSPECTOR

DATE

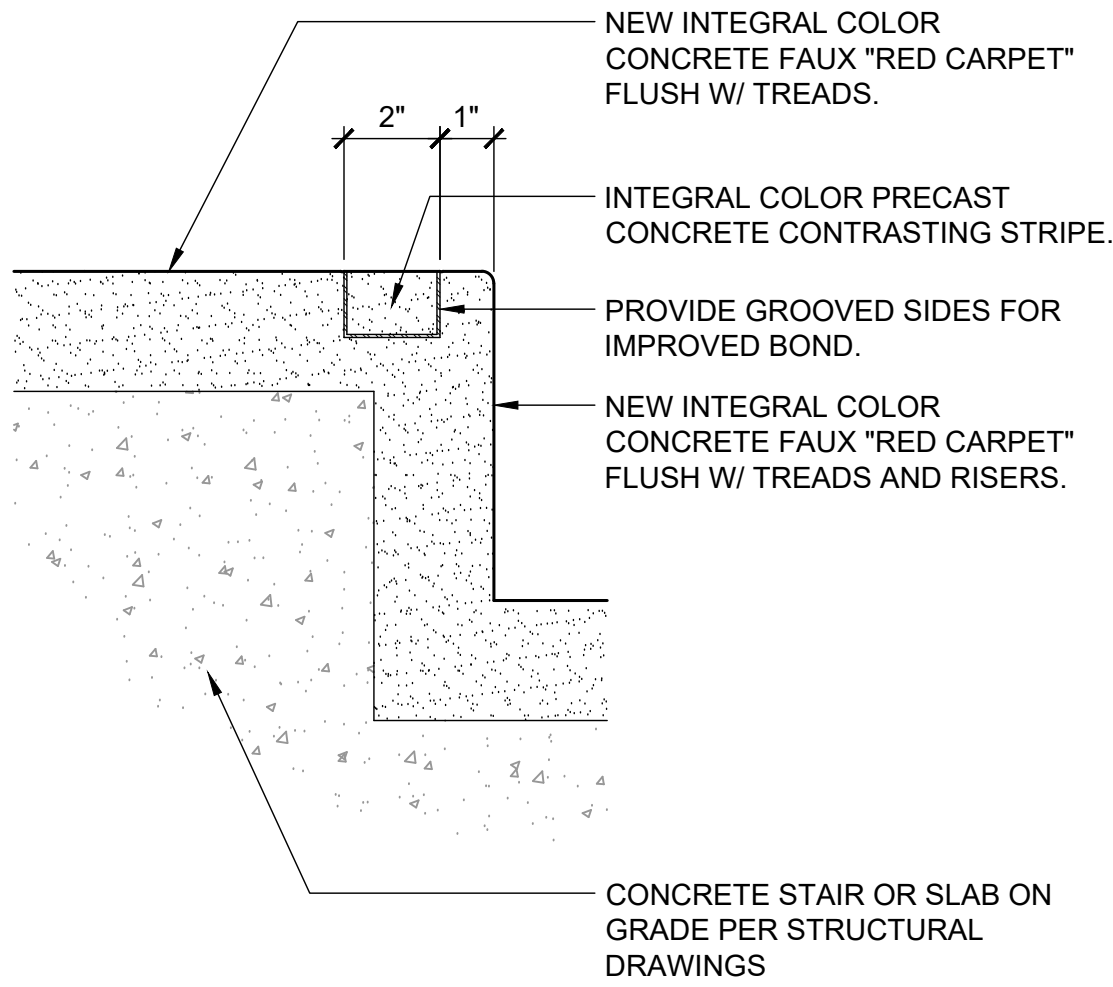
SHEET A4	CITY OF CARLSBAD ENGINEERING DEPARTMENT	SHEETS
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IMPROVEMENT PLANS FOR:
LEO CARRILLO RANCH
HACIENDA STAIRS RECONSTRUCTION
TITLE SHEET

APPROVED:  JOHN MAASHOFF
8/5/26
for  DATE

CIVIL ENGINEER	RCE 16-909	EXPIRES 9/30/2027	DATE
DWN BY: _____	PROJECT NO.	DRAWING NO.	
CHKD BY: _____	4772	393-6B	
DESIGNED BY: _____			

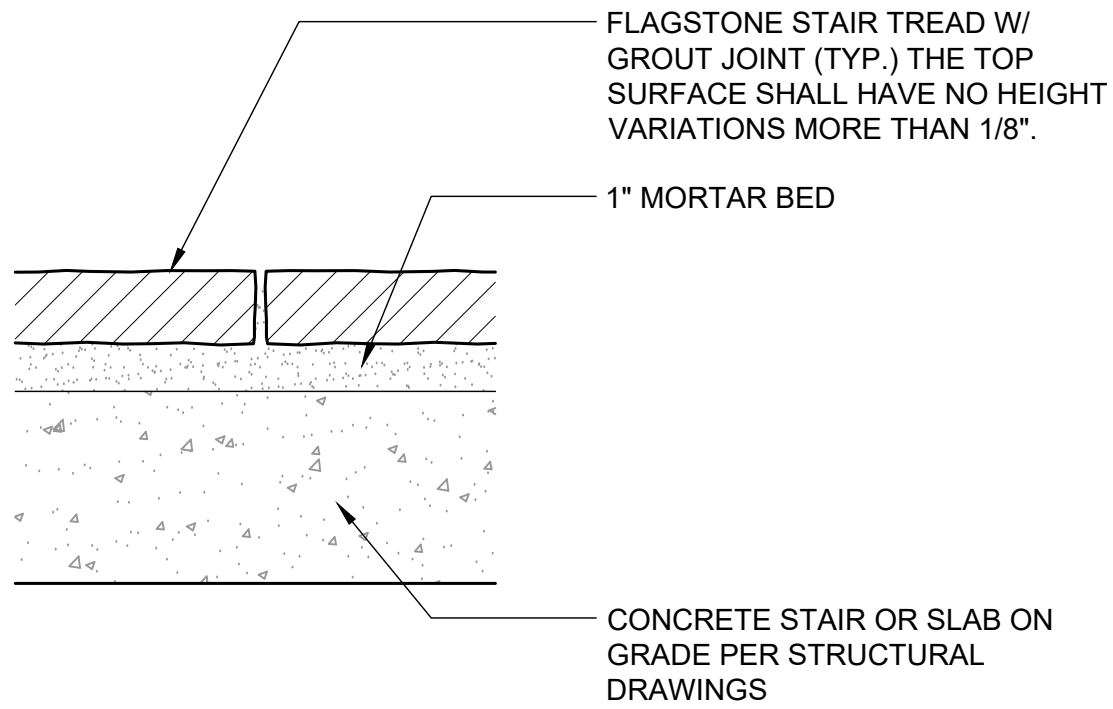
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STAIR NOSING @ CONCRETE "RED CARPET"

SCALE: 3" = 1'-0"

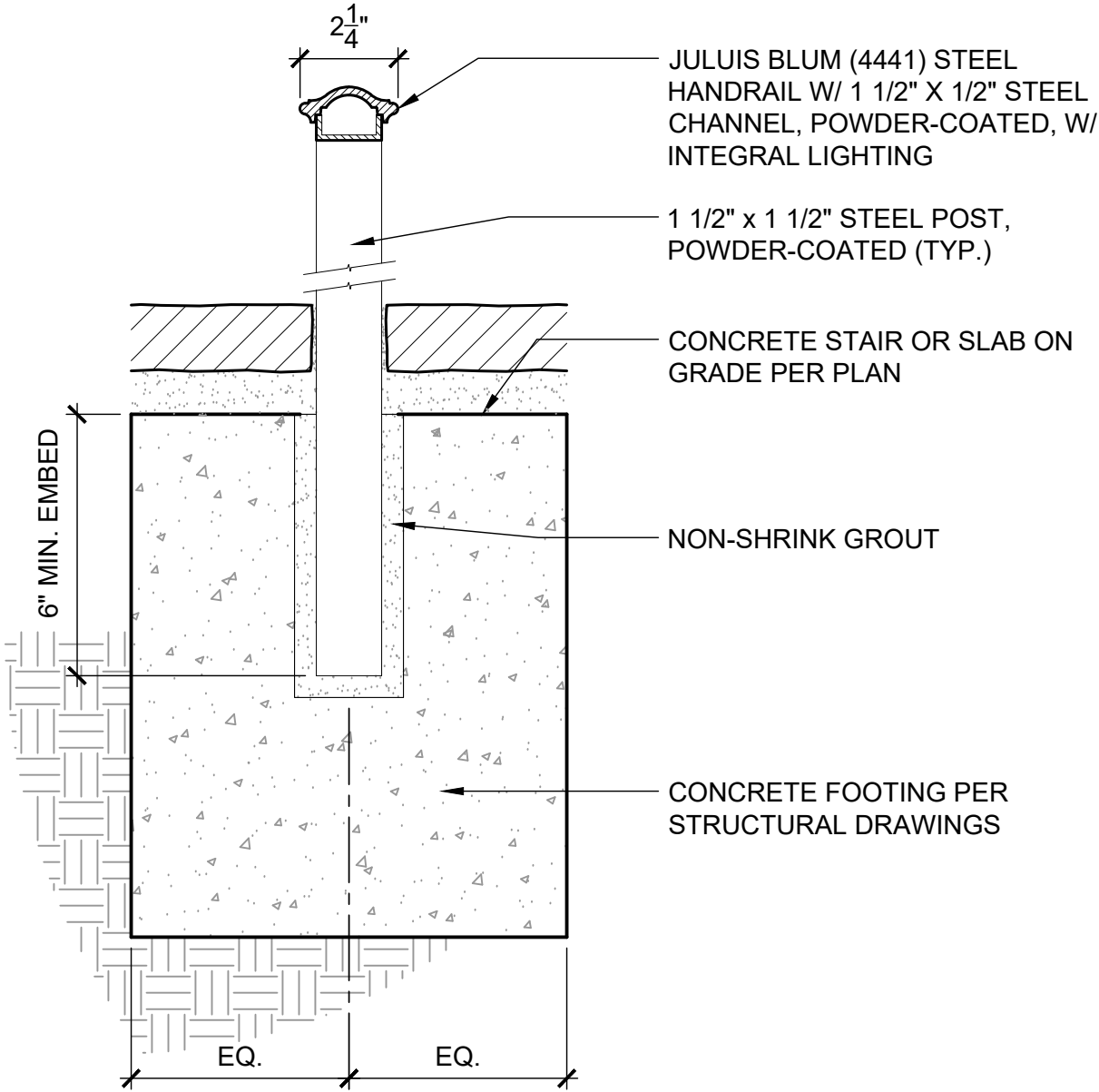
7



FLAGSTONE SETTING

SCALE: 3" = 1'-0"

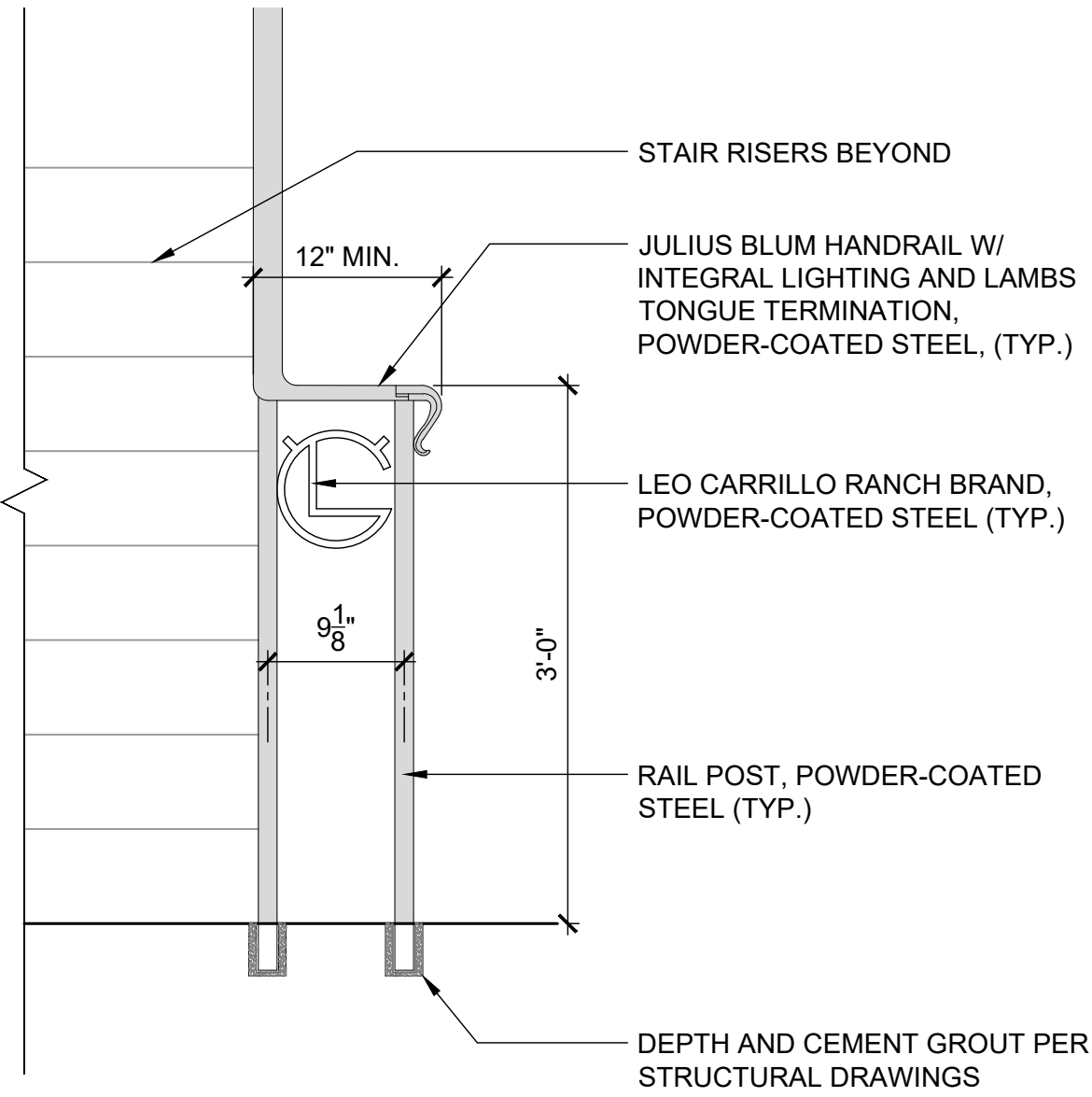
5



FOOTING @ RAIL POST

SCALE: 3" = 1'-0"

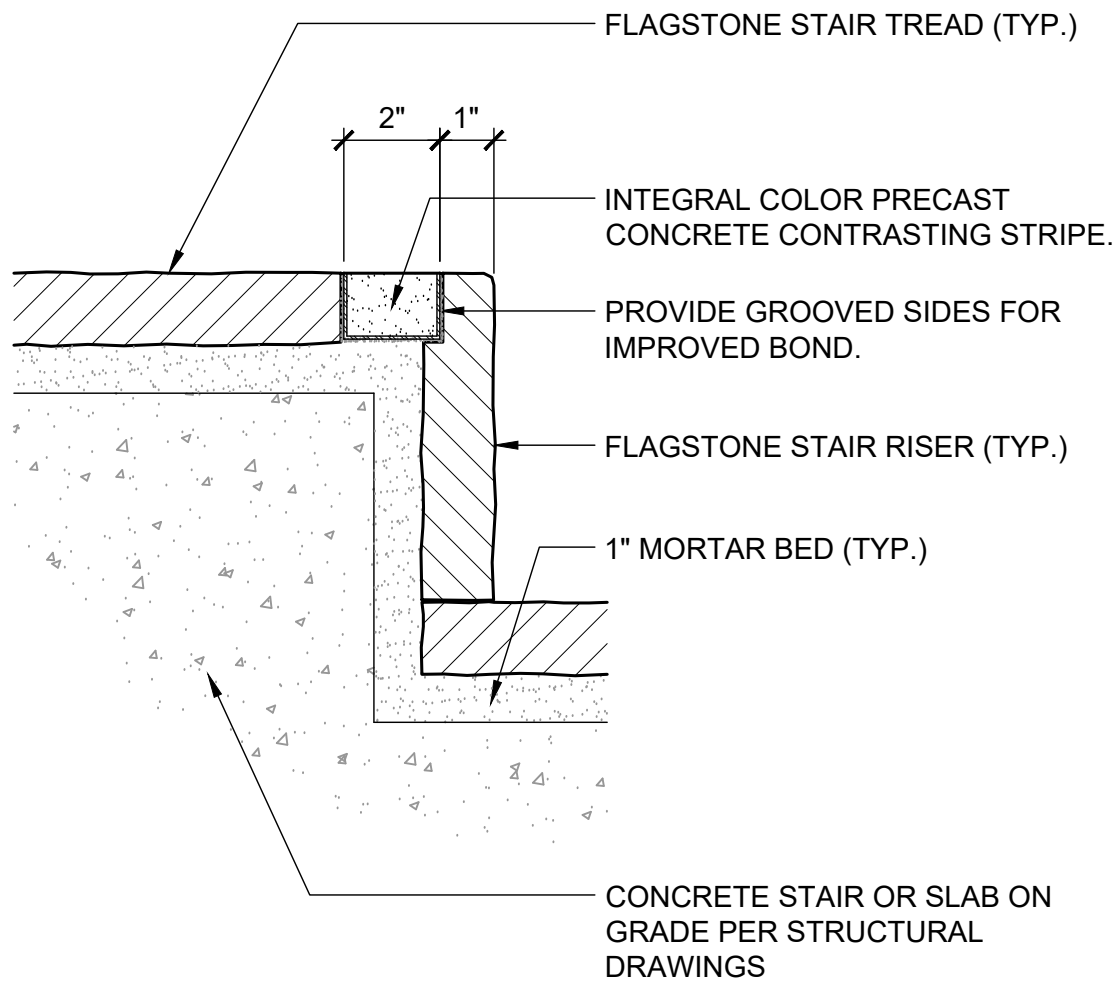
3



RAILING 90° EXTENSION

SCALE: 1" = 1'-0"

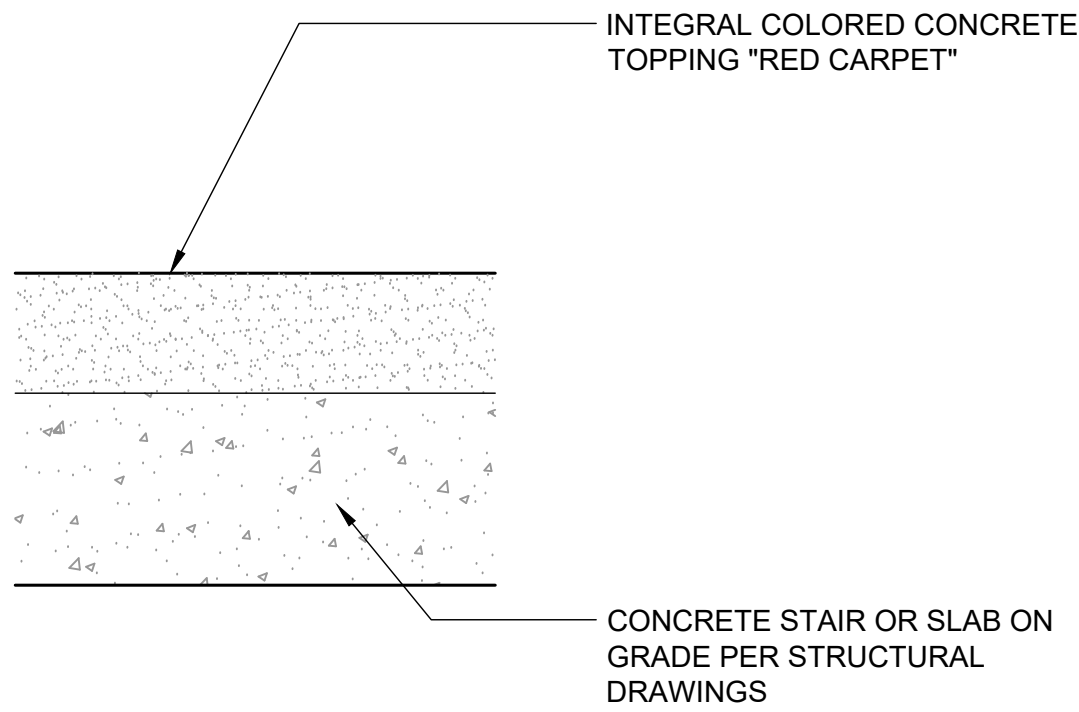
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STAIR NOSING @ FLAGSTONE TREAD AND RISER

SCALE: 3" = 1'-0"

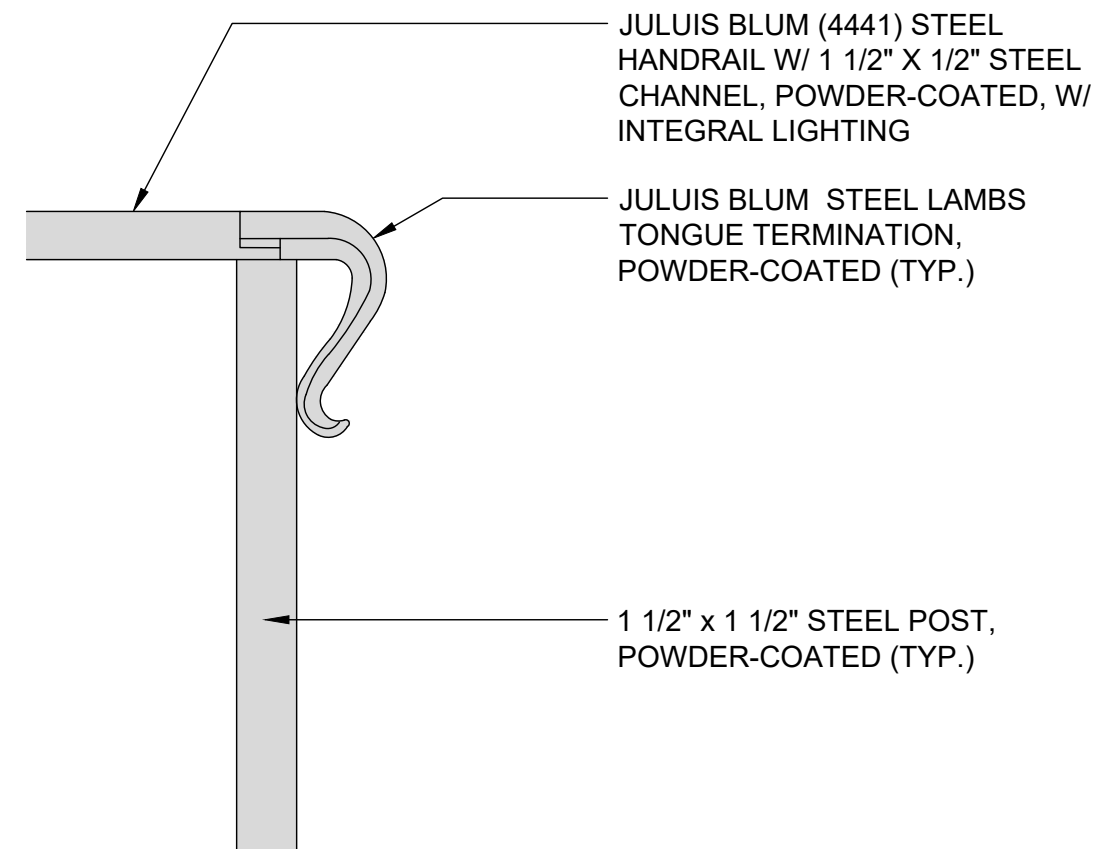
8



INTEGRAL COLORED CONCRETE "RED CARPET"

SCALE: 3" = 1'-0"

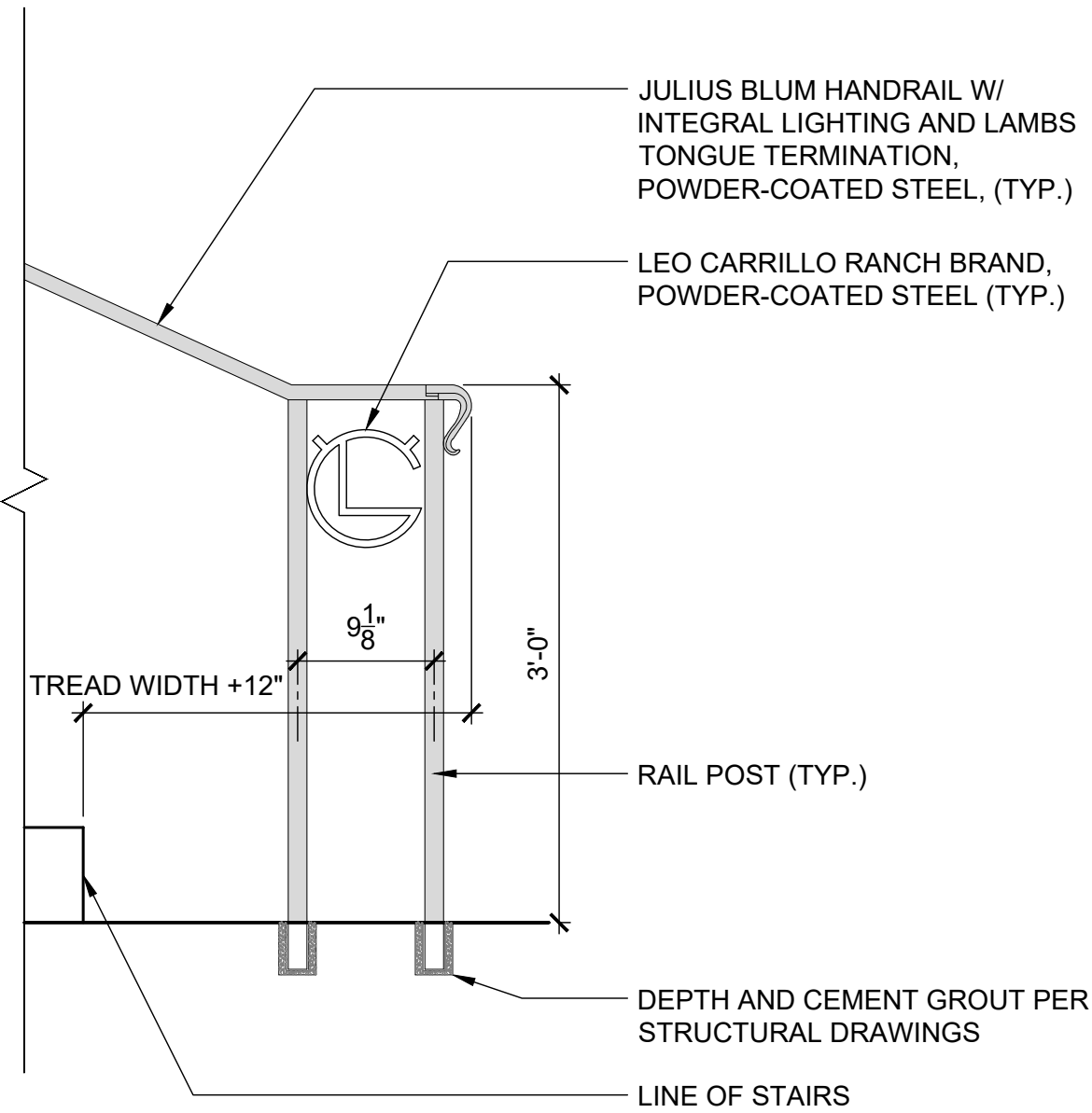
6



LAMBS TONGUE TERMINATION

SCALE: 3" = 1'-0"

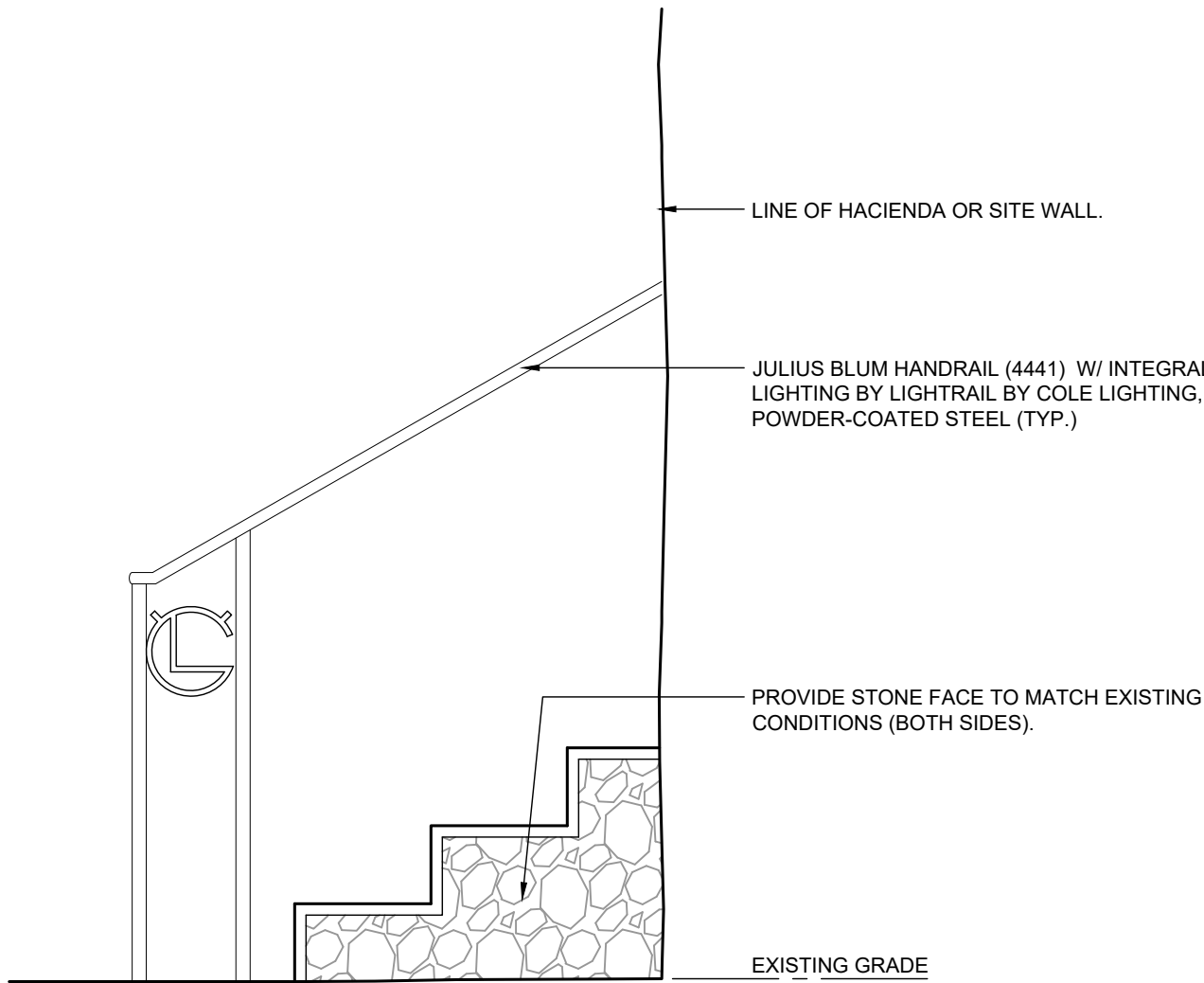
4



RAILING STRAIGHT EXTENSION

SCALE: 1" = 1'-0"

2



SIDE OF KITCHEN STAIR

SCALE: 3/4" = 1'-0"

9

DETAILS



HAP JOB NO. 2024.033
MARCH 5, 2026



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DATE	INITIAL	DATE	INITIAL	DATE	INITIAL	DATE	INITIAL	DATE	INITIAL	DATE	INITIAL
ENGINEER OF WORK		OTHER APPROVAL		CITY APPROVAL							

"AS BUILT"	
P.E. _____	EXP. _____
DATE _____	
REVIEWED BY: _____	
INSPECTOR _____	
DATE _____	
SHEET A5 CITY OF CARLSBAD ENGINEERING DEPARTMENT SHEETS	
IMPROVEMENT PLANS FOR: LEO CARRILLO RANCH HACIENDA STAIRS RECONSTRUCTION TITLE SHEET	
APPROVED: _____ JOHN MAASHOFF for CITY ENGINEER RCE 61909 EXPIRES 9/30/2027 DATE 8/5/26	
DWN BY: _____	PROJECT NO. 4772
CHKD BY: _____	DRAWING NO. 393-6B
RWMD BY: _____	

SCOPE: RECONSTRUCTION OF THREE EXTERIOR STAIRWAYS

CODE: 2025 CALIFORNIA BUILDING CODE, REFERRED
TO AS "THE CODE"

GOVERNING JURISDICTION: CITY OF CARLSBAD

LIVE LOADS:
PUBLIC AREAS.....100 PSF NON-REDUCIBLE

SEISMIC CRITERIA:
SITE CLASSIFICATION..... = D
RISK CATEGORY..... = II
SEISMIC DESIGN CATEGORY..... = D

$$\begin{array}{ll} S_S & = 1.06 \text{ g} & S_{DS} & = 0.91 \text{ g} \\ S_1 & = 0.33 \text{ g} & S_{D1} & = 0.58 \text{ g} \end{array}$$

1. FOUNDATION DESIGN BASED ON CBC CODE MINIMUMS (TABLE 1806.2):

2. FOOTINGS ARE DESIGNED BASED ON THE FOLLOWING INFORMATION:

ALLOWABLE BEARING *	= 2,000 PSF
LATERAL BEARING PRESSURE	= 150 PCF
COEFFICIENT OF FRICTION	= 0.25

* ALLOWABLE BEARING MAY BE INCREASED BY $\frac{1}{3}$ FOR WIND AND SEISMIC LOAD CASES.
3. FOOTINGS SHALL BEAR ON APPROVED COMPACTED FILL. VERIFY FOOTING ELEVATION WITH THE CIVIL DRAWINGS. MINIMUM DEPTH AND DIMENSIONS OF FOOTINGS SHALL BE AS FOLLOWS:

MINIMUM DEPTH BELOW LOWEST ADJACENT GRADE.....	1.0 FT
MINIMUM WIDTH.....	1.0 FT
4. SLABS ON GRADE SHALL BEAR ON APPROVED SUBGRADE, WHICH THE SPECIAL INSPECTOR HAS VERIFIED THAT THE IN-PLACE DRY DENSITY OF THE COMPACTED FILL IS NOT LESS THAN 90 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED PER ASTM D 1557.
5. THE STRUCTURE(S) WILL BE LOCATED ON UNDISTURBED NATIVE SOIL.

ENGINEER OF RECORD

6. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE, IF REQUIRED.
7. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING, AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
8. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT IN THE WALLS AND SLABS RESTRAINING THE WALLS HAVE ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHED FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS, AND INSTALLATION OF SUCH BRACING.
9. FOUNDATIONS SHALL BE PLACED AND ESTIMATED ACCORDING TO DEPTHS SHOWN ON DRAWINGS. SHOULD SOIL ENCOUNTERED AT THESE DEPTHS NOT BE APPROVED BY THE INSPECTOR OR SOILS ENGINEER, FOUNDATION ELEVATIONS WILL BE ALTERED.
10. ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED.
11. ALL ROOF AND AREA DRAINAGE SHALL BE DIRECTED AWAY FROM FOUNDATIONS.

1. THE FOLLOWING IS A PARTIAL LIST OF STRUCTURAL SHOP DRAWINGS AND SUBMITTALS. FOR ADDITIONAL SUBMITTAL REQUIREMENTS, SEE SPECIFICATIONS. UNLESS SPECIFICALLY INDICATED IN THE TABLE BELOW, ALL SUBMITTALS LISTED REQUIRE REVIEW BY THE ENGINEER OF RECORD.

SUBMITTAL ITEM	REQUIRED FOR SEOR REVIEW
CONCRETE	
CONCRETE MIX DESIGN, INCLUDING STRENGTH TEST RESULT	X
REINFORCING STEEL	X

2. GENERAL
 - A. THE STRUCTURAL SHOP DRAWING REVIEW IS INTENDED TO HELP THE ENGINEER VERIFY THE DESIGN CONCEPT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK THEIR OWN SHOP DRAWINGS PRIOR TO SUBMITTING TO THE ENGINEER OF RECORD.
 - B. THE STRUCTURAL SHOP DRAWINGS WILL BE RETURNED FOR RESUBMITTAL IF A CURSORY REVIEW SHOWS MAJOR ERRORS WHICH SHOULD HAVE BEEN FOUND BY THE CONTRACTOR'S CHECKING.
 - C. ANY SUBMITTAL OF A DETAIL SHEET WITH ADDED INFORMATION NOT SHOWN ON PLANS SHALL BE ACCOMPANIED BY LOCATION PLAN IDENTIFYING THE MEMBERS INVOLVED AND CLOUDING AROUND ADDED INFORMATION.
 - D. THE SHOP DRAWINGS SHALL REFERENCE THE DATE OF THE CONSTRUCTION DOCUMENTS THAT THE SHOP DRAWINGS ARE BASED ON AND THE DESIGN CRITERIA USED TO PRODUCE THE SUBMITTAL.

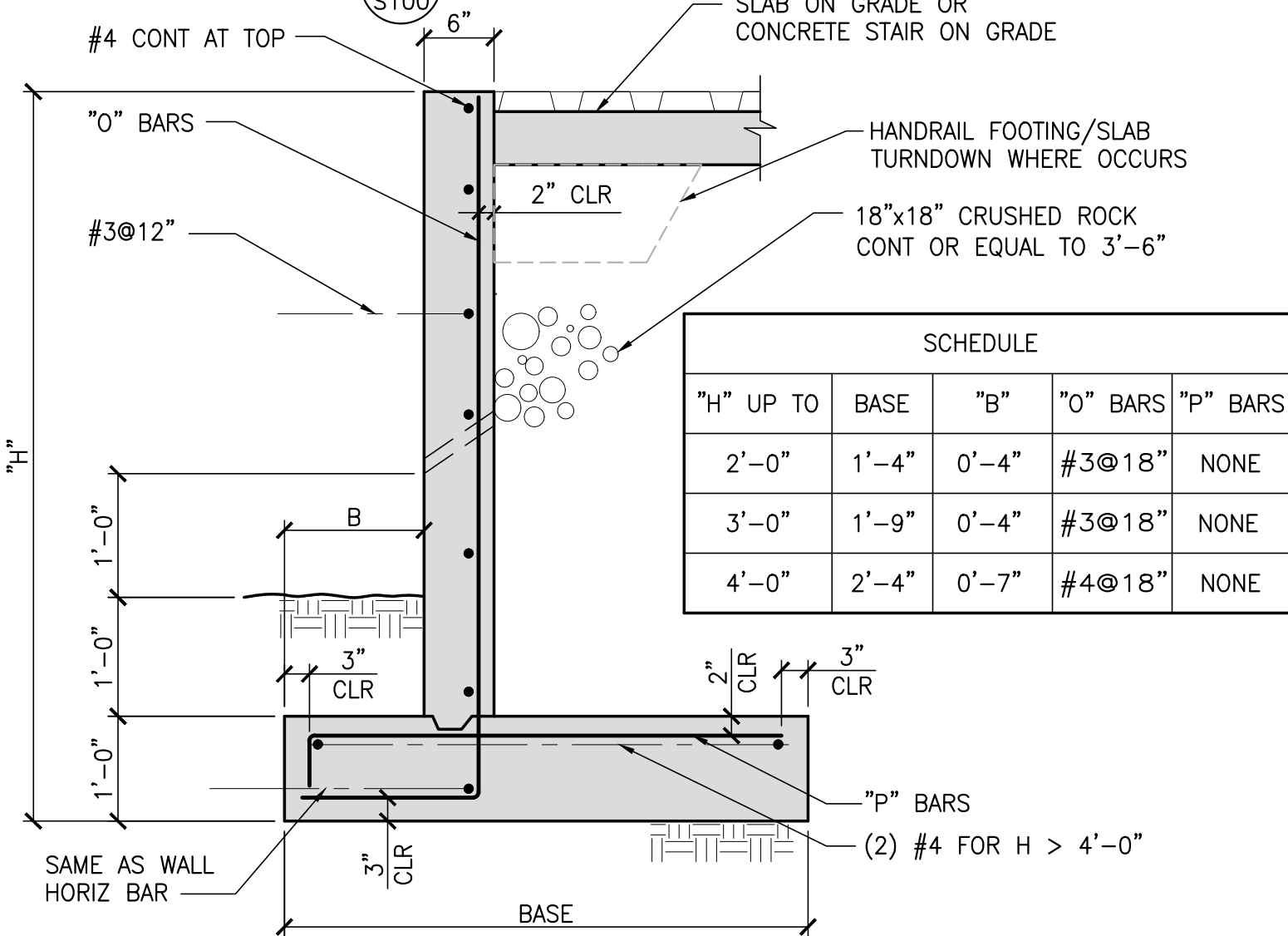
1. BAR SPECIFICATIONS:
 - A. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE, ASTM A615, GRADE 60 U.N.O.
 - B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND SHALL BE SUPPORTED ON APPROVED CHAIRS.
2. INSTALLATION:
 - A. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND.
 - B. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
 - C. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.
 - D. BARS IN SLABS SHALL BE SECURELY SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, PRIOR TO PLACING CONCRETE.

REQUIRED FOR SMALL PROJECTS.

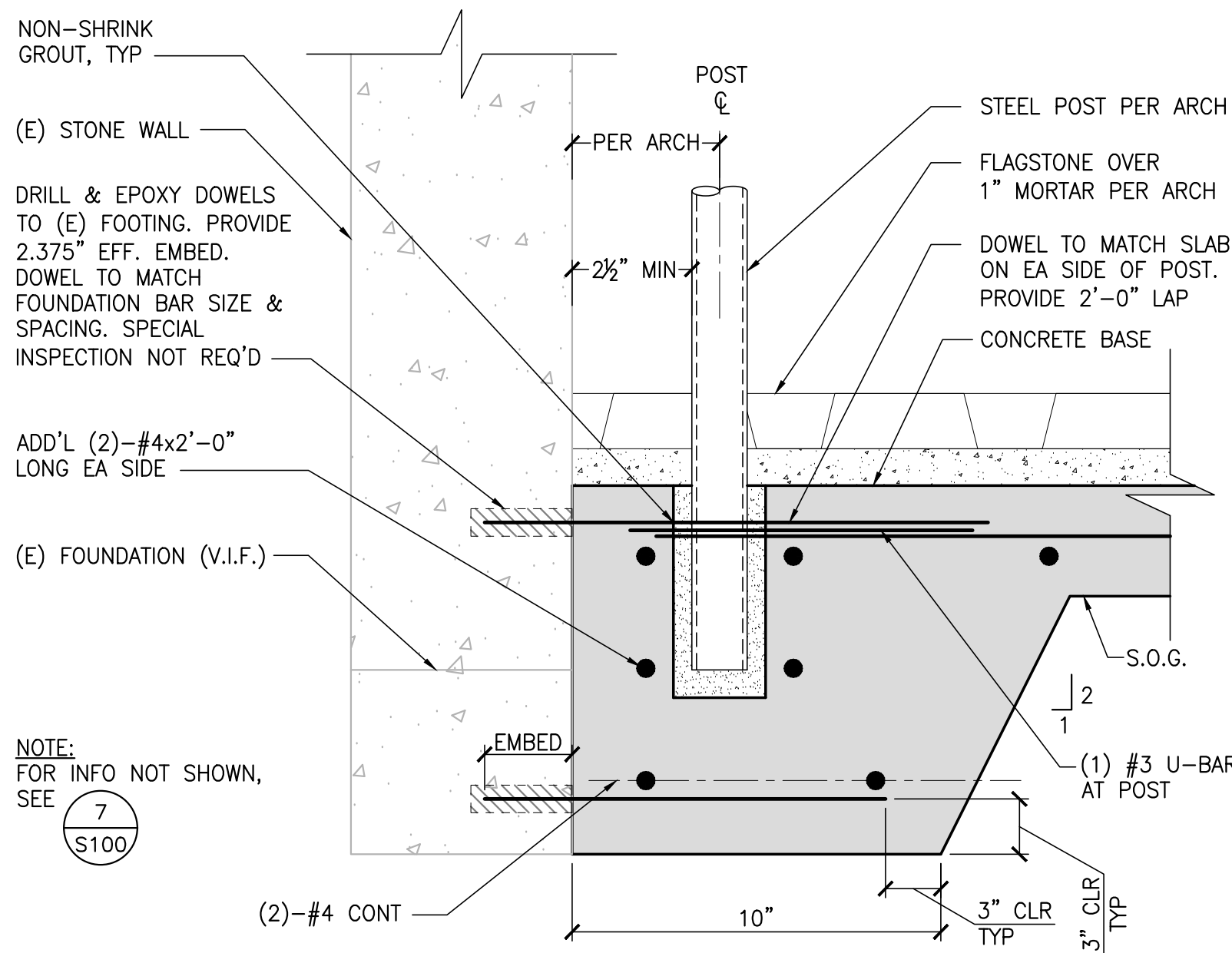
NOT REQUIRED FOR SMALL PROJECTS.

NOTES:

FOR INFO NOT SHOWN, SEE



2 No Scale

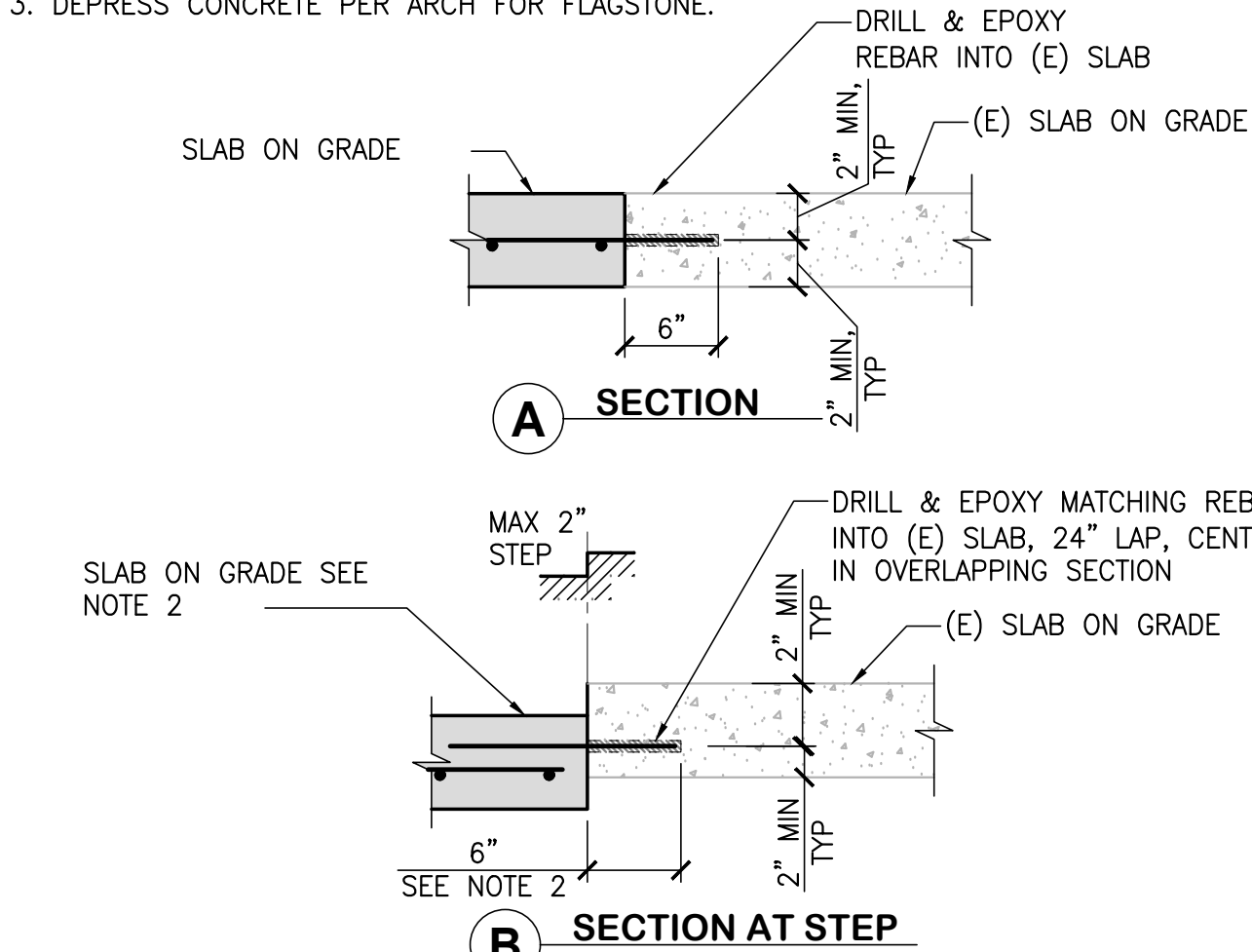


6 No Scale

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH THE CODE AND WITH THE PROVISIONS OF ACI 318.
2. ALL CONCRETE FOOTING AND SLAB-ON-GRADE CONCRETE TO HAVE COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS, U.N.O.
 - A. MAX DENSITY = 150 PCF
 - B. MAX W/C RATIO = 0.5
 - C. LIMIT TOTAL WATER CONTENT TO A MAXIMUM OF 300#/CY.
3. CONCRETE MIXES:
 - A. MIX SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY AND APPROVED BY THE STRUCTURAL ENGINEER.
 - B. MIX DESIGN METHODS (TEST HISTORY OR TRIAL BATCH METHOD) PER THE CODE SHALL BE USED TO PROPORTION CONCRETE. SUBMIT MIX DESIGN METHOD DATA FOR REVIEW.
 - C. MIX DESIGNS SHALL SATISFY EITHER THE SHRINKAGE CRITERIA OR THE W/C RATIO AND TOTAL WATER CONTENT CRITERIA SPECIFIED.
 - D. MIX DESIGNS FOR SLABS ON GRADE, ELEVATED SLABS AND BEAMS MUST MEET SHRINKAGE CRITERIA, REGARDLESS OF THE W/C RATIO SPECIFIED.
 - E. MIX DESIGNS SHALL MEET THE MINIMUM REQUIREMENTS FOR EXPOSURE CATEGORIES F0, S0, W0, AND A0 AS DEFINED IN CHAPTER 19 OF ACI 318 UNLESS OTHERWISE SPECIFIED IN THE TABLE ABOVE.
 - F. FOR SHOTCRETE APPLICATIONS, PROVIDE MIX DESIGNS FOR COMPRESSIVE STRENGTH AS WELL AS TEST PANEL RESULTS FOR STRENGTH AND CORE GRADES PER THE SHOTCRETE GENERAL STRUCTURAL NOTES.
 - G. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR II, UNLESS NOTED OTHERWISE.
 - H. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C33 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.
 - I. AGGREGATE FOR LIGHTWEIGHT CONCRETE (MAX DENSITY < 120 PCF) SHALL BE THE EXPANDED SHALE TYPE CONFORMING TO ALL REQUIREMENTS AND TESTS OF ASTM C330 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.
4. CONCRETE INSTALLATION:
 - A. CONCRETE MIXING OPERATION, ETC. SHALL CONFORM TO ASTM C94.
 - B. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI 318 AND PROJECT SPECIFICATIONS.
 - C. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED.
 - D. ALL REINFORCING BARS, ANCHOR BOLTS, AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.

NOTES:

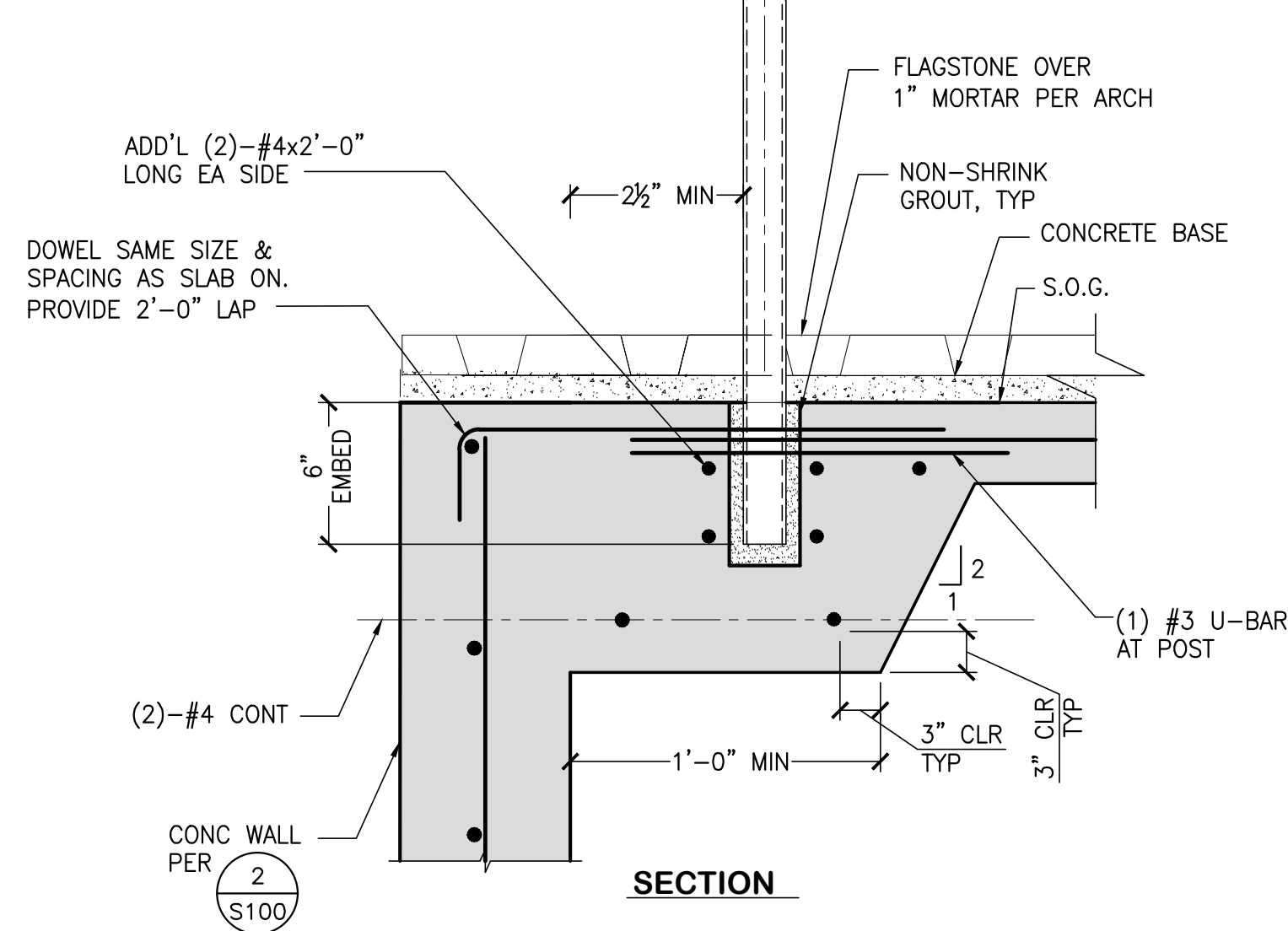
1. PROVIDE 2.375" EFF EMBED.
2. SLAB ON GRADE REBAR EA WAY CENTERED IN SLAB:
 - a. #3@15" FOR 4" SLAB
 - b. #4@18" FOR 5" SLAB
 - c. #4@12" FOR 6" SLAB
 - d. LAP 2'-0"
3. DEPRESS CONCRETE PER ARCH FOR FLAGSTONE.



3 No Scale

NOTE:

ALL EXPOSTED STEEL TO BE
H.D.G., STAINLESS STEEL, OR
PAINTED PER ARCH.



No Scale

STRUCTURAL SHEET LIST	
SHEET NUMBER	SHEET NAME
S100	GENERAL STRUCTURAL NOTES & DETAILS
S101	STRUCTURAL DETAILS



kpff

3131 Camino Del Rio North, Suite 1080
San Diego, California 92108
(619) 521-8500 Fax (619) 521-8591
JOB# 2400247

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[illegible]

PERMIT SET

P.E. _____ EXP. _____ DATE _____

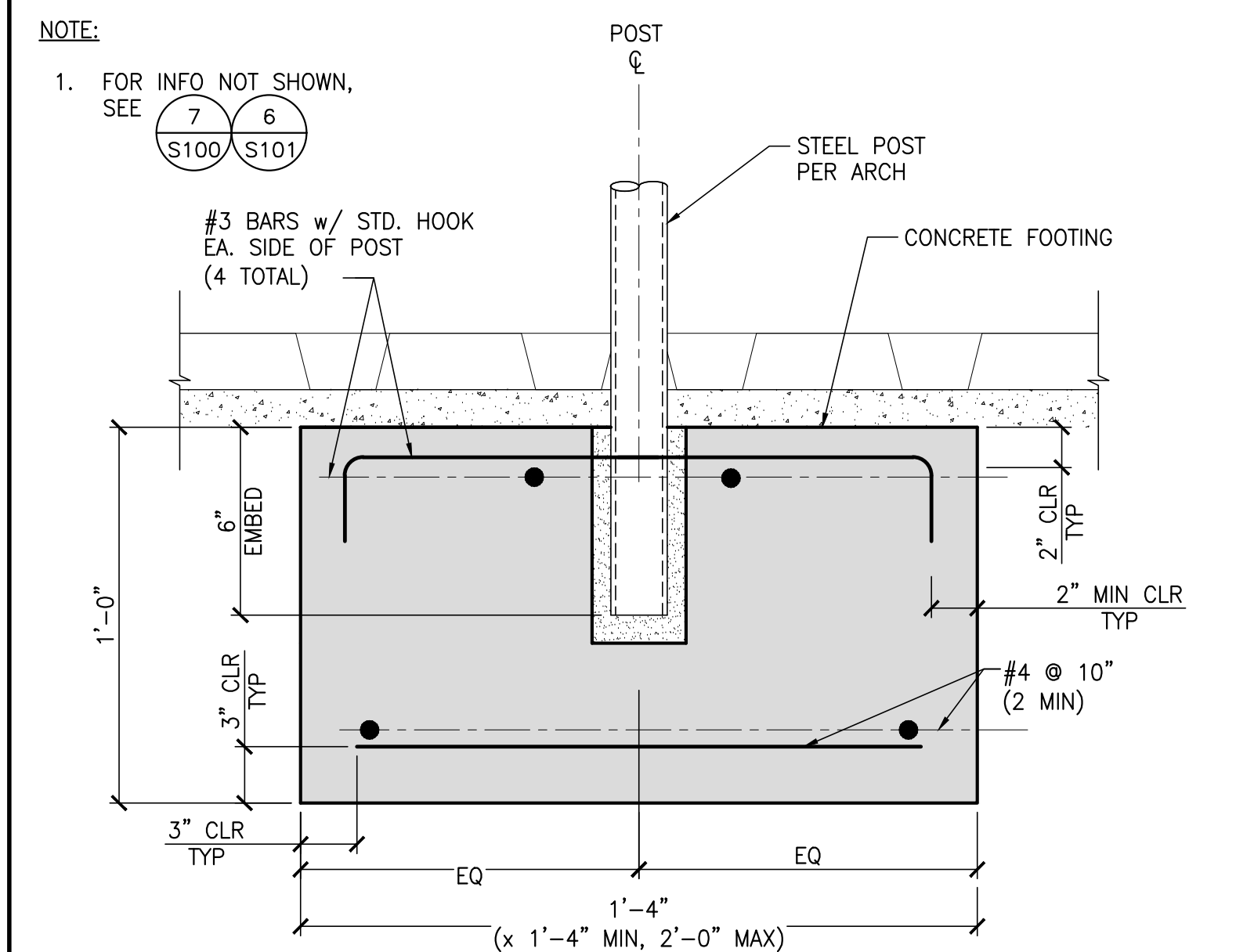
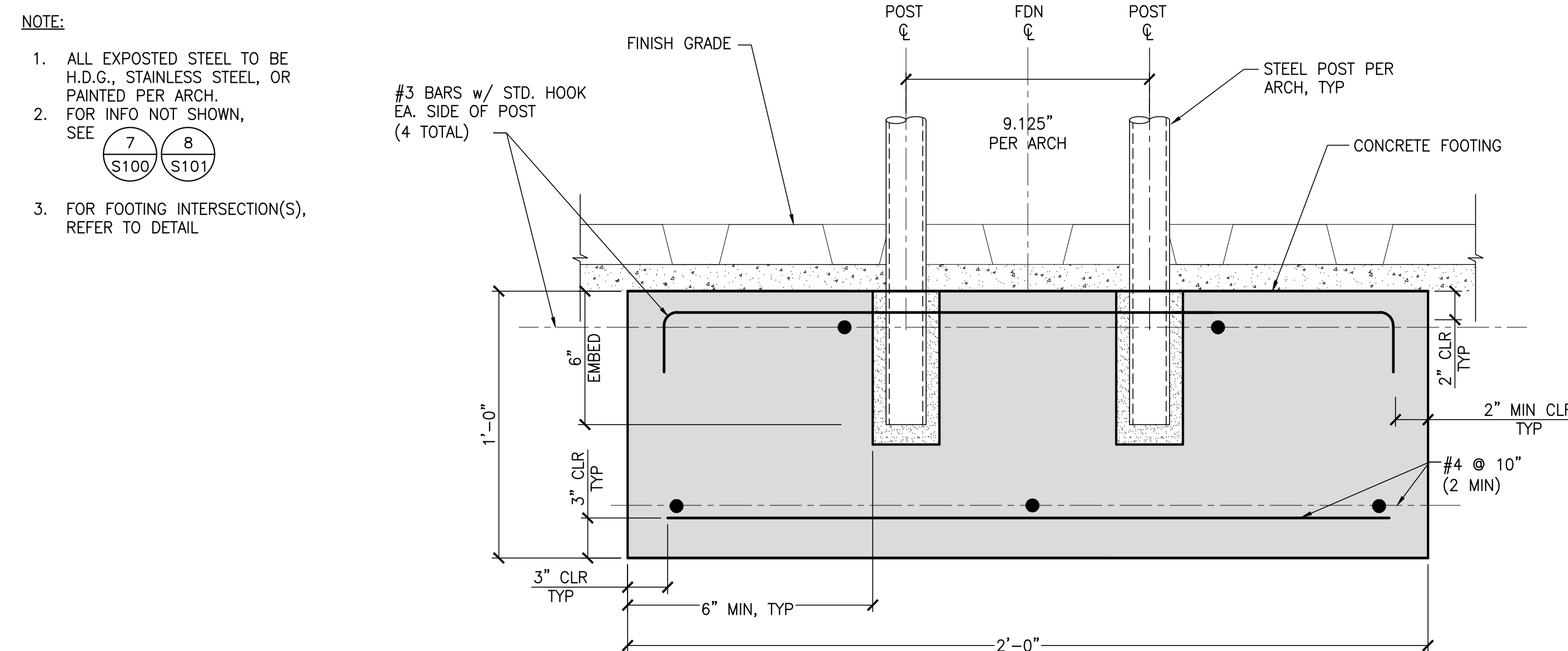
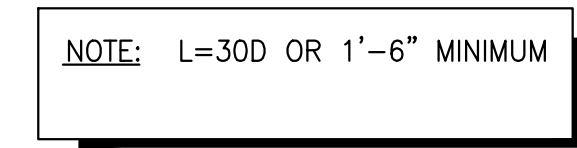
INSPECTOR _____ DATE _____

SHEET S100	CITY OF CARLSBAD ENGINEERING DEPARTMENT	SHEETS
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LEO CARRILLO RANCH
HACIENDA STAIRS RECONSTRUCTION

APPROVED:  JOHN MAASHOFF
for _____ 8/5/26
CITY ENGINEER RCE 61909 EXPIRES 9/30/2027 DATE

DWN BY: _____	PROJECT NO. 4772	DRAWING NO. 393-6B
CHKD BY: _____		
RVWD BY: _____		



PERMIT SET	
P.E. _____	DATE _____
REVIEWED BY: _____	
INSPECTOR _____	DATE _____
CITY OF CARLSBAD ENGINEERING DEPARTMENT SHEETS	
EMENT PLANS FOR: LEO CARRILLO RANCH IENDA STAIRS RECONSTRUCTION	
DESIGNED BY:	JOHN MAASHOFF 8/5/26
RCE 6/30/09	EXPIRES 9/30/2027
DATE _____	
PROJECT NO. 4772	DRAWING NO. 393-6B

