

Carlsbad Fire Station No. 2 Temporary Location

Carlsbad, CA

Project Team

Owner: City of Carlsbad
1635 Faraday Avenue
Carlsbad, CA 92008

Architect: domusstudio architecture
2800 Third Avenue
San Diego, CA 92123
619.692.9393 x15
Contact: Wayne Holjan

Civil Engineer: Snipes-Dye Associates
8348 Center Drive, Suite G
La Mesa, CA 91942
619.697.9224
Contact: Matt Kurtz

Landscape Architect: Deneen Powell Ataller, Inc.
2399 El Cajon Blvd.
San Diego, CA 92104
619.294.9042 x115
Contact: Jon Powell

Sheet Index

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C-002 Title Sheet
C-003 Existing Condition Plan
C-004 Grading & Utility Plan
C-005 Detail Sheet
C-006 Detail Sheet
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Landscape
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___ Total Sheets

Project Data

Existing Occupancy: N/A - Parking Lot
Proposed Occupancy: R-2 / S-2
Proposed Construction Type: Non-Separated Occupancies (Non-Sprinklered)

Allowable Area: R-2: 7,000 SF
S-2: 13,500 SF

Actual Area: Building: (R-2) Temporary Living Quarters = 1,782 SF
(S-2) Apparatus Room = 1,600 SF
(S-2) Generator/Trash/Recycle Storage = 307 SF

Total: (R-2) 1,782 SF/7,000 SF = .25
(S-2) (1,600 SF + 307 SF)/13,500 SF = .14
Total: 3,689 SF (.25 + .14 = .39 < 1.00 = OK)

Allowable Height: 35'-0" With / Without area increase (CBC Table 504.3)
Actual Height: 21' 3" App. Bay Actual, 13' 1" Living Quarters

Allowable Stories: 1 With / Without area increase (CBC Table 504.4)
Actual Stories: 1 (No change)

Project Data

Project Description: ___
Owner: City of Carlsbad
Project Address: 1775 Dove Lane
Carlsbad, CA 92011
Assessor's Parcel No.: 2150507000
Legal Description: PM18044 PAR 2
Existing Use: Library Parking
Proposed Use: Temporary Fire Station
Assessed Acreage: 6.1
Quadrant: SW
General Plan Land Use: L
Local Facility Mgmt Zone: 6
Drainage Area: D
Building Coverage: 3,688 s.f.
Building Footage: Temporary Fire Structure: 1782 s.f.
Spring Structure: 1600 s.f.
Generator/Trash Enclosure: 306 s.f.
Total: 3,688 s.f.

Approvals: Conditional Use Permit, Coastal Development Permit

Site Acreage: 6.1 Acres / 265,716SF
Drainage Area: D
Water District: CMWD
Sewer District: CBD
School District: CA

% of Site to be Landscape: Unchanged

Zoning:
Zone: C-L Shopping Center
Coastal Overlay

Required Setbacks: 15 (Secondary Arterial) Front
30 (Prime Arterial) Front
10 Street Side
15 (Secondary Arterial) Side
30 (Prime Arterial) Side
5 (Interior) Side
5 Rear

Height: 35'-0" Allowable / 21' 3" App. Bay Actual, 13' 1" Living Quarters

Parking: Req:
0.45 Parking Space Per Every Bed
(0.45 x 5 = 2.25) = 3 Spaces
Accessible Spaces = 1 Space
Provided: 10 Spaces

Summary:
To Be Added: Public: 3 Spaces + 1 Accessible
Private: 10 Spaces
Total Provided: 14 Spaces (>3 Required = OK)

domusstudio architecture



"AS BUILT"

DATE: _____ FILE: _____ DRAWN BY: _____

PROJECT NO. _____

DATE: _____

CITY TRAFFIC ENGINEER APPROVAL

DATE: _____

STRUCTURAL (POST-CONSTRUCTION) IMP. TABLE					
STANDARD REQUIREMENTS THAT APPLY			EXEMPT FROM REQUIREMENTS		
<input type="checkbox"/>	STANDARD STRUCTURAL REQUIREMENTS	PROJECT REQUIREMENTS	<input type="checkbox"/>	35'-STEP OVER FOR OCCUPATION	HC
TYPE	DESCRIPTION	OWNERSHIP	MAINTENANCE REQUIREMENT	SHEET NO.	MAINTENANCE FREQUENCY

PROJECT NO. 1	CITY OF CARLSBAD ENGINEERING DEPARTMENT	SHEET NO. 15
IMPROVEMENT PLANS FOR Carlsbad Fire Station No. 2 Temporary Location 1775 Dove Lane, Carlsbad, CA 92011 Title Sheet		
DATE: _____	PROJECT NO. _____	SHEET NO. _____
DATE: _____	PROJECT NO. 320-7C	SHEET NO. T-001

GENERAL NOTES

- 1. THIS PLAN SUBSEDES ALL OTHER PLANS PREVIOUSLY APPROVED BY THE CITY OF CARLSBAD REGARDING IMPROVEMENTS SHOWN ON THIS SET OF PLANS.
2. APPROVAL OF THIS PLAN DOES NOT LESSEN OR WAIVE ANY PORTION OF THE CARLSBAD MUNICIPAL CODE... RESOLUTION OF CONDITIONAL APPROVAL...

STREET NOTES

- 1. ACTUAL STRUCTURAL SECTIONS WILL BE DETERMINED AFTER "M" VALUE TESTS HAVE BEEN OBTAINED BY A PROFESSIONAL ENGINEER OF THE STATE OF CALIFORNIA...
2. STREET LIGHTS SHALL BE INSTALLED AS SHOWN ON THESE PLANS...

SIGNING AND STRIPING NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL SIGNING AND STRIPING.
2. SIGNING, STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FHWA'S MUTCD 2003 REVISION 1, AS AMENDED)...

INDEX OF SHEETS

- SHEET 1 - TITLE SHEET
SHEET 2 - EXISTING CONDITION PLAN
SHEET 3 - GRADING & UTILITY PLAN
SHEET 4 - DETAIL SHEET
SHEET 5 - DETAIL SHEET

WORK TO BE DONE

THE IMPROVEMENT WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS CURRENT AT THE TIME OF CONSTRUCTION, AS DIRECTED BY THE CITY ENGINEER.

- 1. CARLSBAD MUNICIPAL CODE
2. CITY OF CARLSBAD ENGINEERING STANDARDS
3. THIS SET OF PLANS
4. RESOLUTION NO. _____ DATED _____
5. THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK).

REFERENCE DRAWINGS

320-7A, 305-6, SDPR-11, 305-64, 305-6E

BASIS OF BEARINGS

SEE BENCHMARK INFORMATION THIS SHEET.

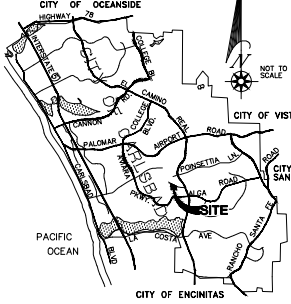
LEGEND

Table with 4 columns: DESCRIPTION, DWG. NO., SYMBOL, QUANTITY. Includes items like EXISTING CONCRETE SURFACE, EXISTING ASPHALT SURFACE, EXISTING FIRE HYDRANT, etc.

DEVELOPER

NAME: CITY OF CARLSBAD/STEVEN STEWART
ADDRESS: 1200 CARLSBAD VILLAGE DR
PHONE NO.: 760-602-2543

VICINITY MAP



ALL STANDARD DRAWINGS ARE SAND DEGO REGIONAL STANDARD DRAWINGS (SORSD) UNLESS NOTED OTHERWISE.
* CITY OF CARLSBAD STANDARD
** CARLSBAD MUNICIPAL WATER DISTRICT STANDARD DRAWING
*** SORSD AS MODIFIED BY CITY OF CARLSBAD

SEWER NOTES

- 1. SEWER MAIN AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 'CITY OF CARLSBAD ENGINEERING STANDARDS (LATEST EDITION), VOLUME 11 - GENERAL DESIGN STANDARDS, CHAPTER 4 - DESIGN CRITERIA FOR GRAVITY SEWER LINES AND APPURTENANCES...'
2. BEFORE ANY CONNECTION TO THE CITY'S EXISTING SYSTEM, A PERMIT SHALL BE OBTAINED FROM THE CITY. IT MUST BE SIGNED AND APPROVED BY THE CITY ENGINEER AND SUPERINTENDENT.

WATER NOTES

- 1. WATER & RECYCLED WATER MAIN AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 'CITY OF CARLSBAD ENGINEERING STANDARDS' (LATEST EDITION) VOLUMES 2 & 4.
2. BEFORE ANY CONNECTION OR SHUT DOWN OF VALVES ON EXISTING C.M.W.D. LINES, A PERMIT SHALL BE OBTAINED FROM THE C.M.W.D. OFFICE AND MUST BE TESTED AND APPROVED BY THE CITY OF CARLSBAD'S DEPUTY CITY ENGINEER AND THE UTILITY OPERATORS' PUBLIC WORKS MANAGER.

SOURCE OF TOPOGRAPHY

TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED BY STANDARD FIELD SURVEY METHODS FROM INFORMATION GATHERED ON JANUARY 11, 2018 BY SURVEY-DYE ASSOCIATES.
TOPOGRAPHY SHOWN HEREON CONFORMS TO NATIONAL MAP ACCURACY STANDARDS.

PROJECT LOCATION

THIS PROJECT IS LOCATED WITHIN ASSESSORS PARCEL NUMBER 28-082-3000. THE CALIFORNIA COORDINATE INDEX OF THIS PROJECT IS NS2498437.30 E1883732.54.

BENCHMARK

DESCRIPTION: R.O.S. 17271 PT. NO. 89, 2 1/2" DISK STAMPED "58-089 IS 621"
LOCATION: IN CURB AT THE SOUTHWEST CORNER OF EL CAMINO REAL AND FONSELETA LANE, 235 FT. FROM THE CENTER OF EL CAMINO REAL
RECORDED: 272.456 DATUM: NAD83 29

"DECLARATION OF RESPONSIBLE CHARGE"

I, HEREBY DECLARE THAT I AM THE ENGINEER 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 ENGINEER OF WORK OF MY RESPONSIBILITIES FOR PROJECT DESIGN.
PRINT: SNIPES-DYE ASSOCIATES
ADDRESS: 8346 CENTER DR., SUITE G
CITY, ST.: LA MESA, CA 91942
TELEPHONE: (619)887-8234
BY: MATTHEW P. KURTZ DATE: 9/11/19
R.C.E. NO.: 73946
REGISTRATION EXPIRATION DATE: 9-30-20

- 12. A PRECONSTRUCTION MEETING SHALL BE HELD AT THE SITE PRIOR TO THE BEGINNING OF WORK AND SHALL BE ATTENDED BY ALL REPRESENTATIVES RESPONSIBLE FOR CONSTRUCTION. TESTING AND ALL OTHER ASPECTS OF THE WORK. THE CONTRACTOR SHALL SCHEDULE THE MEETING BY CALLING THE INSPECTION LINE AT (760) 438-3991 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING CONSTRUCTION. APPROVED DRAWINGS MUST BE AVAILABLE PRIOR TO SCHEDULING.
13. ALL INSPECTION REQUESTS OTHER THAN FOR PRECONSTRUCTION MEETING WILL BE BY CALLING ENGINEERING INSPECTION REQUESTS LINE AT (760) 438-3991. INSPECTION REQUESTS MUST BE RECEIVED PRIOR TO 2:00 PM ON THE DAY BEFORE THE INSPECTION. VISUAL INSPECTIONS WILL BE MADE THE NEXT WORK DAY UNLESS YOU REQUEST OTHERWISE. REQUESTS MADE AFTER 2:00 PM WILL BE SCHEDULED FOR THE NEXT BUSINESS DAY.

- 16. IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED WITHIN ANY WORK ZONE DURING CONSTRUCTION OPERATIONS, WORK WILL CEASE IMMEDIATELY, AND THE PERMITEE WILL NOTIFY THE CITY ENGINEER. OPERATIONS WILL NOT RESTART UNTIL THE PERMITEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
17. ALL OPERATIONS CONDUCTED ON THE SITE OR ADJACENT THERETO, INCLUDING WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR OPERATION OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON WEDNESDAYS OR HOLIDAYS. A LIST OF CITY HOLIDAYS IS AVAILABLE AT THE ENGINEERING DEPARTMENT CENTER.
18. ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL TWO FULL WORKING DAYS PRIOR TO BEGINNING OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEBRIS OR DAMAGE OCCURRING ALONG THE HAUL ROUTE OR ADJACENT STREETS AS A RESULT OF THE GRADING OPERATION.
19. NO BLASTING SHALL BE COMMENCED WITHOUT A CITY ENGINEER APPROVED BLASTING PROGRAM AND BLASTING PERMIT.
20. THE EXISTENCE AND LOCATION OF UTILITY STRUCTURES AND FACILITIES SHOWN ON THE CONSTRUCTION PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. ATTENTION IS CALLED TO THE POSSIBLE EXISTENCE OF OTHER UTILITY FACILITIES OR STRUCTURES NOT SHOWN OR IN A LOCATION DIFFERENT FROM THAT SHOWN ON THE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THE PLANS AND ANY OTHER EXISTING FACILITIES OR STRUCTURES NOT SHOWN.
21. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES (ABOVEGROUND AND UNDERGROUND) WITHIN THE PROJECT SITE SUFFICIENTLY AHEAD OF THE CONSTRUCTION TO PERMIT THE REVISIONS OF THE CONSTRUCTION PLANS IF IT IS FOUND THAT THE ACTUAL LOCATIONS ARE IN CONFLICT WITH THE PROPOSED WORK.
22. THE CONTRACTOR SHALL NOTIFY AFFECTED UTILITY COMPANIES (SEE BELOW) AT LEAST SEVEN WORKING DAYS PRIOR TO STARTING CONSTRUCTION. REPAIR FACILITIES AND SHALL COORDINATE WORK WITH A COMPANY REPRESENTATIVE UNDERGOING SERVICE ALERT (DUG ALERT)

Table with 2 columns: FACILITY NAME and PHONE NUMBER. Includes: AT&T (800)411-7343, SPECTRUM CABLE (619)237-2787, CITY OF CARLSBAD (760)744-2889, etc.

23. IN ACCORDANCE WITH THE CITY STORM WATER STANDARDS ALL STORM DRAIN INLETS CONSTRUCTED BY THIS PLAN SHALL INCLUDE STEINBERG'S AS PER DRAWN TO PROHIBIT WASTE DISCHARGE DOWNSTREAM. STEINBERG'S SHALL BE ADDED TO THE SATISFACTION OF THE CITY ENGINEER.

CITY TRAVEL ENGINEER APPROVAL

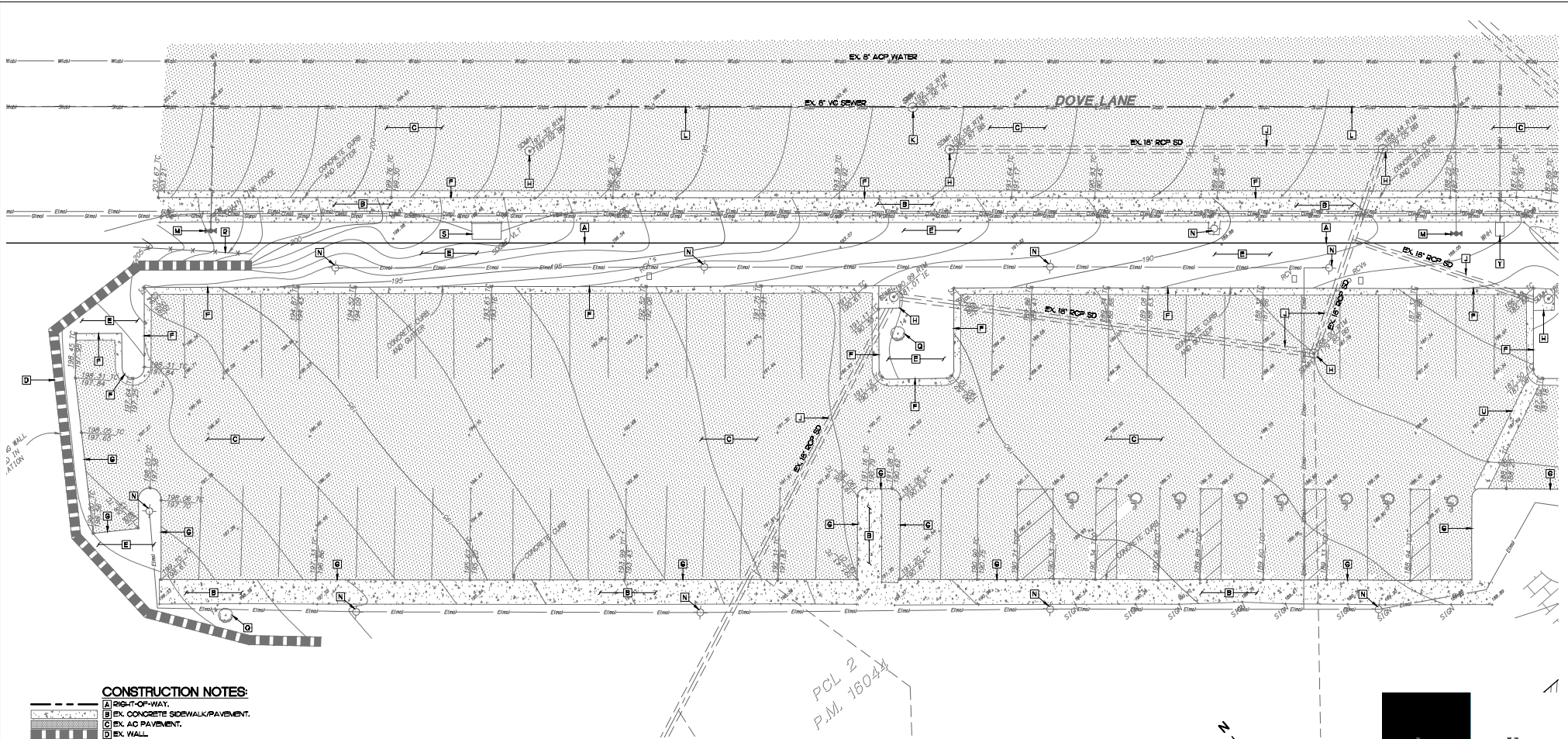
BY: [Signature] DATE: []

Structural (Post-Construction) BMP Table. Table with 5 columns: TYPE, DESCRIPTION, OWNERSHIP, MAINTENANCE AGREEMENT, SHEET NO., MAINTENANCE FREQUENCY.

Table with 4 columns: FIELD, DATE, TIME, DATE. Includes 'AS BUILT' title and project details like CITY OF CARLSBAD, SHEET NO. 320-7C, DATE 9-11-19.

Logo for Snipes-Dye associates, Inc. with contact information: 8346 CENTER DRIVE, STE. G, LA MESA, CA 91942. PHONE (619) 897-9334 FAX (619) 460-2033. ENGINEER OF WORK: MATTHEW P. KURTZ, R.C.E. 73946, EXPIRES 09-30-20.

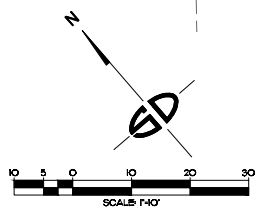
Logo for domstudio ARCHITECTS, INC. with address: 405 S. CALLE, SUITE 100, CARLSBAD, CA 92008. PHONE (760) 438-1000.



CONSTRUCTION NOTES:

- A RIGHT-OF-WAY.
- B EX. CONCRETE SIDEWALK/PAVEMENT.
- C EX. AC PAVEMENT.
- D EX. WALL.
- E EX. LANDSCAPING.
- F EX. CONCRETE CURB & GUTTER.
- G EX. CONCRETE CURB.
- H EX. STORM DRAIN MAN-HOLE OR INLET.
- J EX. STORM DRAIN.
- K EX. SEWER MAN-HOLE.
- L EX. SEWER MAIN PER AS-BUILT.
- M EX. FIRE HYDRANT.
- N EX. STREET LIGHT.
- P EX. WATER MAIN PER AS-BUILT.
- Q EX. TREE.
- R EX. FENCE.
- S EX. SOOSE VAULT.
- T EX. CONCRETE CROSS GUTTER.
- U EX. CONCRETE SWALE.
- V EX. GAS MAIN MARK-OUT.
- W EX. ELECTRICAL MARK-OUT.
- X EX. COMMUNICATIONS/TELECOM MARK-OUT.
- Y EX. 2" WATER NOT USED PER AS-BUILT 320-7A.

PCL 2
P.M. 1604



"AS BUILT"		
REV.	DATE	DATE

APPX 3	CITY OF CARLSBAD	DISCTO 15
IMPROVEMENT PLAN FOR Carlsbad Firestation No. 2 Temporary Location 1775 Dove Lane - Carlsbad, CA 92011 EXISTING CONDITION PLAN		
APPROVED:	APPROV. DATE:	ISSUED:
CITY ENGINEER	2023/03/09	2023/03/09
DATE BY:	DRAWN BY:	CHECKED BY:
SDM 23	SDM 23	SDM 23
DATE PLOTTED:	DRAWING NO. 320-7C	SCALE 1"=40'

DATE	TITLE	BY	CHKD

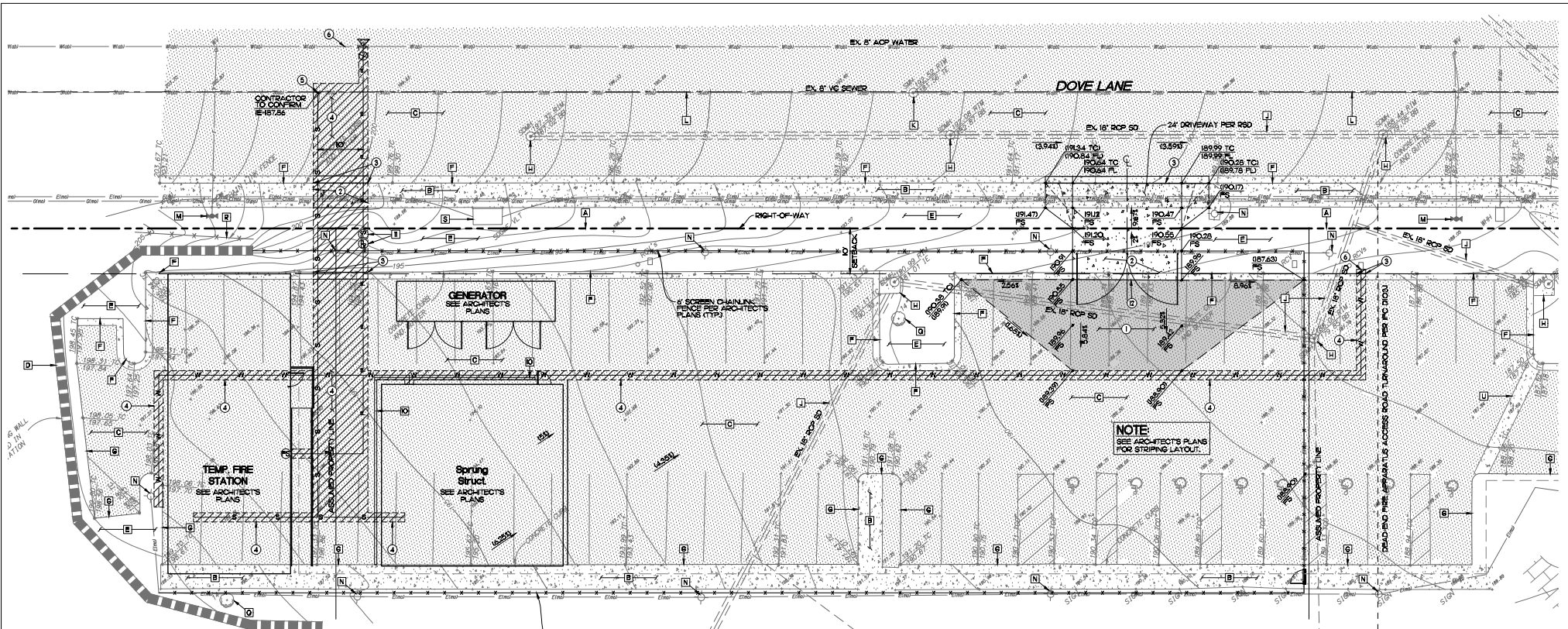


ENGINEER OF WORK
Snipe-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE: (619) 697-9234 FAX: (619) 460-2033



MATTHEW P. KURTZ P.E. 79546
EXPIRES 09-30-20

P:\DRAWINGS\320-7A.dwg - Carlsbad - Fire Station No. 2 Temporary Location - 2023/03/09 14:58
 P:\DRAWINGS\320-7A.dwg - Carlsbad - Fire Station No. 2 Temporary Location - 2023/03/09 14:58



CONSTRUCTION NOTES:

- A) RIGHT-OF-WAY.
- B) EXISTING CONCRETE SIDEWALK/PAVEMENT TO REMAIN, PROTECT IN PLACE.
- C) EXISTING AC PAVEMENT TO REMAIN, PROTECT IN PLACE.
- D) EXISTING WALL TO REMAIN, PROTECT IN PLACE.
- E) EXISTING LANDSCAPING TO REMAIN, PROTECT IN PLACE.
- F) EXISTING CONCRETE CURB & GUTTER TO REMAIN, PROTECT IN PLACE.
- G) EXISTING CONCRETE CURB TO REMAIN, PROTECT IN PLACE.
- H) EXISTING STORM DRAIN MAN-HOLE OR INLET TO REMAIN, PROTECT IN PLACE.
- I) EXISTING STORM DRAIN TO REMAIN, PROTECT IN PLACE.
- J) EXISTING SEWER MAN-HOLE TO REMAIN, PROTECT IN PLACE.
- K) EXISTING SEWER MAIN PER AS-BUILT TO REMAIN, PROTECT IN PLACE.
- L) EXISTING FIRE HYDRANT TO REMAIN, PROTECT IN PLACE.
- M) EXISTING STREET LIGHT TO REMAIN, PROTECT IN PLACE.
- N) EXISTING WATER MAIN PER AS-BUILT TO REMAIN, PROTECT IN PLACE.
- O) EXISTING TREE TO REMAIN, PROTECT IN PLACE.
- P) EXISTING FENCE TO REMAIN, PROTECT IN PLACE.
- Q) EXISTING SODGE VAULT TO REMAIN, PROTECT IN PLACE.
- R) EXISTING CONCRETE CROSS GUTTER TO REMAIN, PROTECT IN PLACE.
- S) EXISTING CONCRETE SHWALS TO REMAIN, PROTECT IN PLACE.
- T) EXISTING GAS MAIN MARK-OUT TO REMAIN, PROTECT IN PLACE.
- U) EXISTING ELECTRICAL MARK-OUT TO REMAIN, PROTECT IN PLACE.
- V) EXISTING COMMUNICATIONS/TELECOM MARK-OUT TO REMAIN, PROTECT IN PLACE.
- 1) 2" GRIND & OVERLAY A.C. PAVING PER DETAIL, SHT. 4, MATCH EX. FLUSH.
- 2) INSTALL CONCRETE SIDEWALK/PAVING PER SDG-155, SHT. 4, MATCH EX. FLUSH.
- 3) REMOVE AND REPLACE 4" CURB & GUTTER PER SDG-151, TYPE G, SHT. 5, MATCH EX. FLUSH.
- 4) PROPOSED TRENCHING.
- 5) CONNECT TO EX. SEWER MAIN PER SDG-105, SHT. 4.
- 6) CONNECT TO EX. WATER PER AS-BUILT DWG. 320-7A, SHEET C3 - EXISTING 2" WATER NOT USED; CONTRACTOR SHALL OBTAIN WATER METER FROM THE CITY.
- 7) PROPOSED SEWER MAIN PER SDG-110, SHT. 4.
- 8) PROPOSED WATER SERVICE PER SDW-107, SHT. 4, SDW-110, SHT. 5.
- 9) FIRE SERVICE PER SDW-105 & SDW-151, SHT. 5.
- 10) PROPOSED 4" AC BEAM PER 4-05, SHT. 4.
- 11) PROPOSED BACK-FLOW PREVENTER PER SDW-108, SHT. 5.
- 12) REMOVE EX. CONCRETE CURB & GUTTER.

CAUTION:
 LOCATION OF EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE & PER RECORD DRAWINGS AND SHALL BE FIELD VERIFIED BY CONTRACTOR UTILIZING A MARK-OUT SERVICE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.



ENGINEER OF WORK
Snipee-Dye associates
 civil engineers and land surveyors
 8348 CENTER DRIVE, STE. C, LA MESA, CA 91942
 TELEPHONE: (619) 697-9234 FAX: (619) 460-2033
 MATTHEW P. KURTZ R.C.E. 79546
 Expires: 09-30-20



DATE	REVISION	BY	CHKD.	APP'D.

"AS BUILT"

PROJECT NO. _____ DATE _____

DESIGNED BY _____

DRAWN BY _____ DATE _____

4	CITY OF CARLSBAD	15
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IMPROVEMENT PLANS FOR
 Carlsbad Firestation No. 2, Temporary Location
 1775 New Lane - Carlsbad, CA 92011
 GRADING & UTILITY PLAN

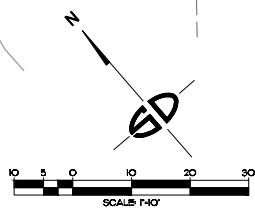
APPROVED: _____

CITY ENGINEER: _____

DATE: _____

PROJECT NO. 320-7C

DATE: 02-004



P:\PROJECTS\2023\02-004-Carlsbad Firestation No. 2 Temporary Location\02-004-Carlsbad Firestation No. 2 Temporary Location.dwg, 02/01/2023, 9:30 AM, M. Kurtz

APPROX. DIKE QUANTITIES

TYPE	REQD PER LIN. FT.
A	0.0250 TON
B	0.0375 TON
C-6"	0.0375 TON
C-8"	0.0250 TON
D	0.0052 TON
E	0.0007 TON
F	0.0623 TON

LEGEND ON PLANS

SYMBOL	DESCRIPTION	DATE
[Symbol]	APPROVED BY	12/27
[Symbol]	RECOMMENDED BY THE CITY OF SAN DIEGO STANDARD COMMITTEE	
[Symbol]	APPROVED IN THE CITY OF SAN DIEGO STANDARD COMMITTEE	
[Symbol]	REVISIONS	
[Symbol]	DATE	
[Symbol]	BY	
[Symbol]	DATE	
[Symbol]	BY	
[Symbol]	DATE	
[Symbol]	BY	
[Symbol]	DATE	

SAN DIEGO REGIONAL STANDARD DRAWING

DKES - ASPHALT CONCRETE

DRAWING NUMBER: G-05

LEGEND ON PLANS

SYMBOL	DESCRIPTION	DATE
[Symbol]	APPROVED BY	
[Symbol]	RECOMMENDED BY THE CITY OF SAN DIEGO STANDARD COMMITTEE	
[Symbol]	APPROVED IN THE CITY OF SAN DIEGO STANDARD COMMITTEE	
[Symbol]	REVISIONS	
[Symbol]	DATE	
[Symbol]	BY	
[Symbol]	DATE	
[Symbol]	BY	
[Symbol]	DATE	

CITY OF SAN DIEGO - STANDARD DRAWING

CURB AND GUTTER - COMBINED

SDG-151

LEGEND ON PLANS

SYMBOL	DESCRIPTION	DATE
[Symbol]	APPROVED BY	
[Symbol]	RECOMMENDED BY THE CITY OF SAN DIEGO STANDARD COMMITTEE	
[Symbol]	APPROVED IN THE CITY OF SAN DIEGO STANDARD COMMITTEE	
[Symbol]	REVISIONS	
[Symbol]	DATE	
[Symbol]	BY	
[Symbol]	DATE	
[Symbol]	BY	
[Symbol]	DATE	

CITY OF SAN DIEGO - STANDARD DRAWING

SIDEWALK - TYPICAL SECTIONS

SDG-155

LEGEND ON PLANS

SYMBOL	DESCRIPTION	DATE
[Symbol]	APPROVED BY	
[Symbol]	RECOMMENDED BY THE CITY OF SAN DIEGO STANDARD COMMITTEE	
[Symbol]	APPROVED IN THE CITY OF SAN DIEGO STANDARD COMMITTEE	
[Symbol]	REVISIONS	
[Symbol]	DATE	
[Symbol]	BY	
[Symbol]	DATE	
[Symbol]	BY	
[Symbol]	DATE	

CITY OF SAN DIEGO - STANDARD DRAWING

HOUSE CONNECTION (SEWER LATERAL)

SDS-105

LEGEND ON PLANS

SYMBOL	DESCRIPTION	DATE
[Symbol]	APPROVED BY	
[Symbol]	RECOMMENDED BY THE CITY OF SAN DIEGO STANDARD COMMITTEE	
[Symbol]	APPROVED IN THE CITY OF SAN DIEGO STANDARD COMMITTEE	
[Symbol]	REVISIONS	
[Symbol]	DATE	
[Symbol]	BY	
[Symbol]	DATE	
[Symbol]	BY	
[Symbol]	DATE	

CITY OF SAN DIEGO - STANDARD DRAWING

PIPE BEDDING AND TRENCH BACKFILL FOR SEWERS

SDS-110

LEGEND ON PLANS

SYMBOL	DESCRIPTION	DATE
[Symbol]	APPROVED BY	
[Symbol]	RECOMMENDED BY THE CITY OF SAN DIEGO STANDARD COMMITTEE	
[Symbol]	APPROVED IN THE CITY OF SAN DIEGO STANDARD COMMITTEE	
[Symbol]	REVISIONS	
[Symbol]	DATE	
[Symbol]	BY	
[Symbol]	DATE	
[Symbol]	BY	
[Symbol]	DATE	

CITY OF SAN DIEGO - STANDARD DRAWING

NARROW TRENCH FOR 1\"/>

LIMITS OF AREA COLD MILL

3/8\"/>

AC PAVEMENT COLD MILL AND OVERLAY

NO SCALE

EXIST. AC PAVEMENT 4\"/>



"AS BUILT"

ENGINEER OF WORK

MATTHEW B. KURTZ

EXP. 09-30-20

PROJECT NO. 5

CITY OF CARLSBAD

DATE 15

IMPROVEMENT PLANS FOR

Carlsbad Firestation No. 2, Expansion, Location

17725 Poway Lane, Carlsbad, CA 92011

DATE 09/22/22

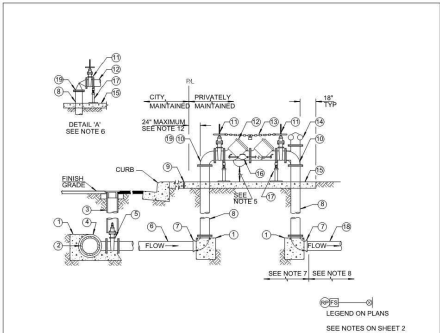
DRAWN BY: GWD

CHECKED BY: GWD

DATE 09/22/22

PROJECT NO. 320-7C

SHEET NO. 2-005



ITEM NO.	SIZE AND DESCRIPTION	ITEM NO.	SIZE AND DESCRIPTION
1	CONCRETE THRUST BLOCK SEE SDW-151 WATER MAIN	2	APPROVED REDUCED PRESSURE DETECTOR ASSEMBLY (R/PD) SEE NOTE 3
3	GATE WELL WITH CAP SEE SDW-153	3	CHAIN WITH KNOX LOCK SEE NOTE 3, SHEET 2
4	SIZE X SIZE M/J FLG X FLG TEE	4	FLANGED TEE WITH "FDC" SEE NOTE 3, SHEET 2 OF 2
5	FLG X M/J FLG RWGV	5	CONCRETE SLAB MINIMUM 4" THICK X 36" WIDE X 4'S REQUIRED
6	C-600 P/C PIPE	6	3/4" BYPASS, METER & RP ASSEMBLY
7	M/J FLG 90° BEND	7	ADJUSTABLE VALVE SUPPORT
8	FLANGED DUCTILE IRON PIPE	8	P/C OR D/P PIPE SEE NOTE 6, SHEET 2 OF 2
9	COLD JOINT STRIP	9	FLANGED ANGLE PRESSURE REDUCING VALVE SEE NOTE 6, SHEET 2 OF 2
10	FLANGED 90° BEND, SEE NOTE 6, SHEET 2 OF 2		
11	FLANGED OS&Y RWGV WITH HAND WHEEL		

CITY OF SAN DIEGO - STANDARD DRAWING

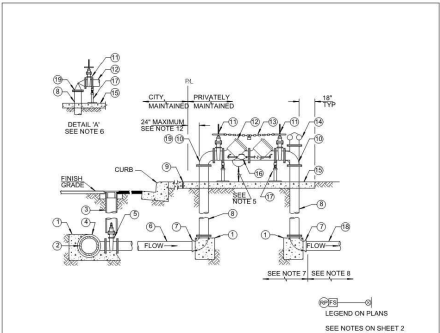
BACKFLOW PREVENTER FOR 4" AND LARGER FIRE SERVICE

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE

Chil Engineers 9/4/18

DATE: 9/4/18

DRAWING NUMBER: SDW-105



ITEM NO.	SIZE AND DESCRIPTION	ITEM NO.	SIZE AND DESCRIPTION
1	CONCRETE THRUST BLOCK SEE SDW-151 WATER MAIN	2	APPROVED REDUCED PRESSURE DETECTOR ASSEMBLY (R/PD) SEE NOTE 3
3	GATE WELL WITH CAP SEE SDW-153	3	CHAIN WITH KNOX LOCK SEE NOTE 3, SHEET 2
4	SIZE X SIZE M/J FLG X FLG TEE	4	FLANGED TEE WITH "FDC" SEE NOTE 3, SHEET 2 OF 2
5	FLG X M/J FLG RWGV	5	CONCRETE SLAB MINIMUM 4" THICK X 36" WIDE X 4'S REQUIRED
6	C-600 P/C PIPE	6	3/4" BYPASS, METER & RP ASSEMBLY
7	M/J FLG 90° BEND	7	ADJUSTABLE VALVE SUPPORT
8	FLANGED DUCTILE IRON PIPE	8	P/C OR D/P PIPE SEE NOTE 6, SHEET 2 OF 2
9	COLD JOINT STRIP	9	FLANGED ANGLE PRESSURE REDUCING VALVE SEE NOTE 6, SHEET 2 OF 2
10	FLANGED 90° BEND, SEE NOTE 6, SHEET 2 OF 2		
11	FLANGED OS&Y RWGV WITH HAND WHEEL		

CITY OF SAN DIEGO - STANDARD DRAWING

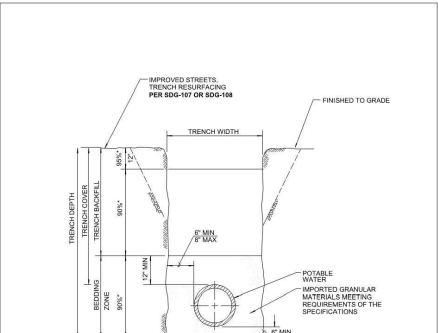
BACKFLOW PREVENTER FOR 4" AND LARGER FIRE SERVICE

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE

Chil Engineers 9/4/18

DATE: 9/4/18

DRAWING NUMBER: SDW-105



NOTES:

- (*) INDICATES MINIMUM RELATIVE COMPACTION.
- MINIMUM COVER: 3' FOR DISTRIBUTION MAINS, 5' FOR TRANSMISSION MAINS.
- IF METAL TANK SHALL BE INSTALLED ABOVE PIPE: 4" BELOW TRENCH CAP AND 12" BELOW FINISH GRADE IN UNIMPROVED STREETS.
- IF SAND OLDSHIM OR 4" MINIMUM SAND OLDSHIM WITH 1" NEOPRENE PAD SHALL BE PLACED FOR ALL CROSSINGS UTILITIES WHEN VERTICAL CLEARANCE IS 1" OR LESS, THE NEOPRENE PAD SHALL BE PLACED ON THE MOST FRAGILE UTILITY.
- FOR MAINS LARGER THAN 16", TRENCH WIDTH SHALL BE AS SHOWN ON THE PLANS.

CITY OF SAN DIEGO - STANDARD DRAWING

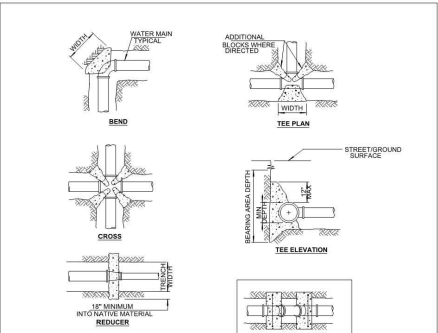
PIPE BEDDING AND TRENCH BACKFILL FOR POTABLE WATER MAINS

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE

Chil Engineers 9/7/18

DATE: 9/7/18

DRAWING NUMBER: SDW-110



NOTES:

- THE ANCHOR BLOCKS ON VERTICAL BENDS REQUIRE ENGINEER APPROVAL.
- A MINIMUM OF 6" OF CONCRETE SHALL BE POURED ON WETTED UNDISTURBED OR COMPACTED SOIL BENEATH EACH INSTALLATION.
- TEE SHALL BE CONCRETE BLOCKED A MINIMUM OF 8" ON ALL THREE SIDES.
- USE 12" - 18" LENGTH OF PIPE BETWEEN THE END CAP AND THE LAST JOINT AS A BOND BREAKER ON DEAD END BLOCKING.

CITY OF SAN DIEGO - STANDARD DRAWING

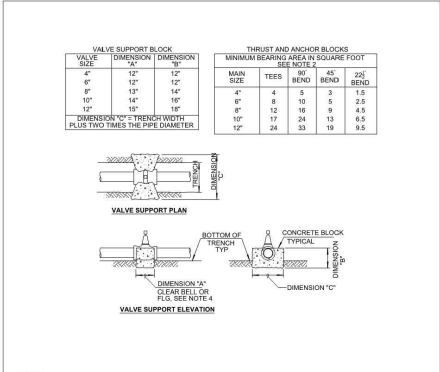
CONCRETE THRUST AND ANCHOR BLOCK INSTALLATIONS

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE

Chil Engineers 9/4/18

DATE: 9/4/18

DRAWING NUMBER: SDW-151



NOTES:

- BEARING AREA BASED ON SOIL BEARING VALUE OF 1500 PSF AND 225 PSI LINE PRESSURE AND A MINIMUM OF 36" COVER. FOR BEARING: 1000 PSF, 1.5 X AREA SHOWN FOR BEARING: 900 PSF, 3.0 X AREA SHOWN.
- ENGINEER SHALL DETERMINE SIZES. REFER TO SPECIFICATIONS FOR THRUST AND ANCHOR BLOCK SIZING.
- THRUST BLOCKS SHALL BE CENTERED ON THE FITTING SO THAT THE BEARING AREA IS EXACTLY OPPOSITE THE RESULTANT DIRECTION OF THRUST.
- CONCRETE SHALL BE PLACED SO THAT FITTINGS AND VALVES WILL BE ACCESSIBLE FOR REPAIR OR REPLACEMENT.

CITY OF SAN DIEGO - STANDARD DRAWING

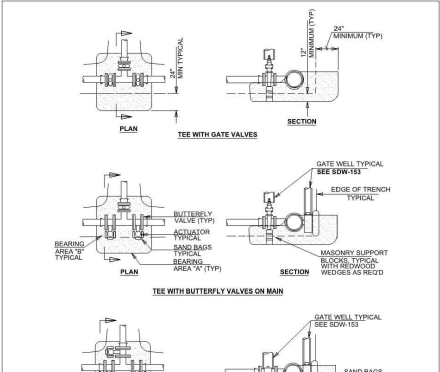
CONCRETE THRUST AND ANCHOR BLOCK INSTALLATIONS

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE

Chil Engineers 9/4/18

DATE: 9/4/18

DRAWING NUMBER: SDW-151



NOTES:

- BEARING AREA "B" MUST BE EQUAL TO OR GREATER THAN THE AREA REQUIRED FOR A 90° ELBOW INSTALLATION.
- INSTALL SAND BAGS AROUND BUTTERFLY VALVE ACTUATOR TO ISOLATE IT FROM CONCRETE.
- IF V'S INSTALLED AT CROSSINGS ON TEES REQUIRE A FLANGED DUCTILE IRON SPOOL TO BE INSTALLED BETWEEN THE FITTING AND VALVE IN ACCORDANCE WITH THE SPECIFICATIONS.

CITY OF SAN DIEGO - STANDARD DRAWING

CONCRETE THRUST AND ANCHOR BLOCK INSTALLATIONS

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE

Chil Engineers 9/4/18

DATE: 9/4/18

DRAWING NUMBER: SDW-151



ENGINEER OF WORK

Snipes-Dye associates
civil engineers and land surveyors

8348 CENTER DRIVE, STE. G, LA MESA, CA 92041
TELEPHONE (619) 697-9234 FAX (619) 465-2033

MATTHEW B. KURTZ
EXPIRES 09-30-20

S.C.E. 79546



"AS BUILT"

PROJECT NO. _____ DATE _____

DESIGNED BY _____

CHECKED BY _____

DATE _____

NO.	DATE	DESCRIPTION	BY	CHKD	APP'D

SHEET 6 OF 15

CITY OF CARLSBAD

APPROVED PLANS FOR
Carlsbad Firestation No. 2 Temporary Location
17755 Town Lane - Carlsbad, CA 92011

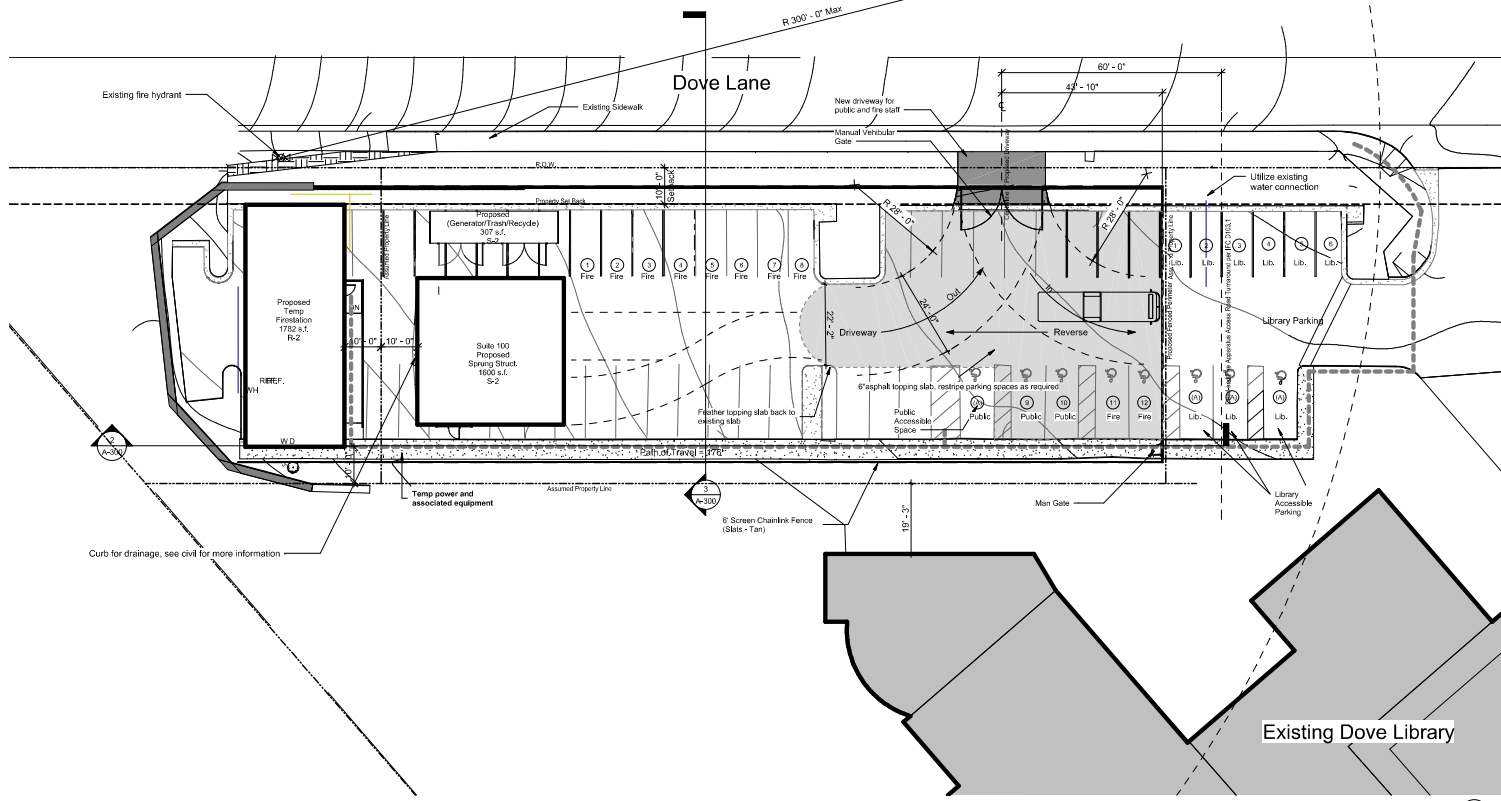
DETAIL SHEET

PROJECT NO. 202832-2 - PHASE 6/25/18 - B37P

DATE: 9/18/18

BY: [Signature] CHECK NO: 320-7C

DATE: 9/18/18



1 Site Plan
1/8" = 1'-0"

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"AS BUILT"

1/8" = 1'-0"	1/8" = 1'-0"	1/8" = 1'-0"
DATE: 1/15/20	DATE: 1/15/20	DATE: 1/15/20

Existing Dove Library

CITY TRAFFIC ENGINEER APPROVAL
DATE: _____

STRUCTURAL (POST-CONSTRUCTION) IMP. TABLE					
STANDARD REQUIREMENTS THAT APPLY			DEVIATE FROM REQUIREMENTS		
TYPE	DESCRIPTION	OWNERSHIP	MAINTENANCE REQUIREMENT	SHEET NO.	MAINTENANCE FREQUENCY

DATE: 1/15/20	DATE: 1/15/20	DATE: 1/15/20
PROJECT NO. 320-7C	SHEET NO. A-001	DATE: 1/15/20

7	CITY OF CARLSBAD ENGINEERING DEPARTMENT	15
IMPROVEMENT PLANS FOR Carlsbad Fire Station No. 2, Temporary Location 1775 New Lane, Carlsbad, CA 92011 Site No. 150411		
DATE: 1/15/20	PROJECT NO. 320-7C	SHEET NO. A-001

General Information

- a.
- b.
- c.
- d.
- e.
- f.
- g.

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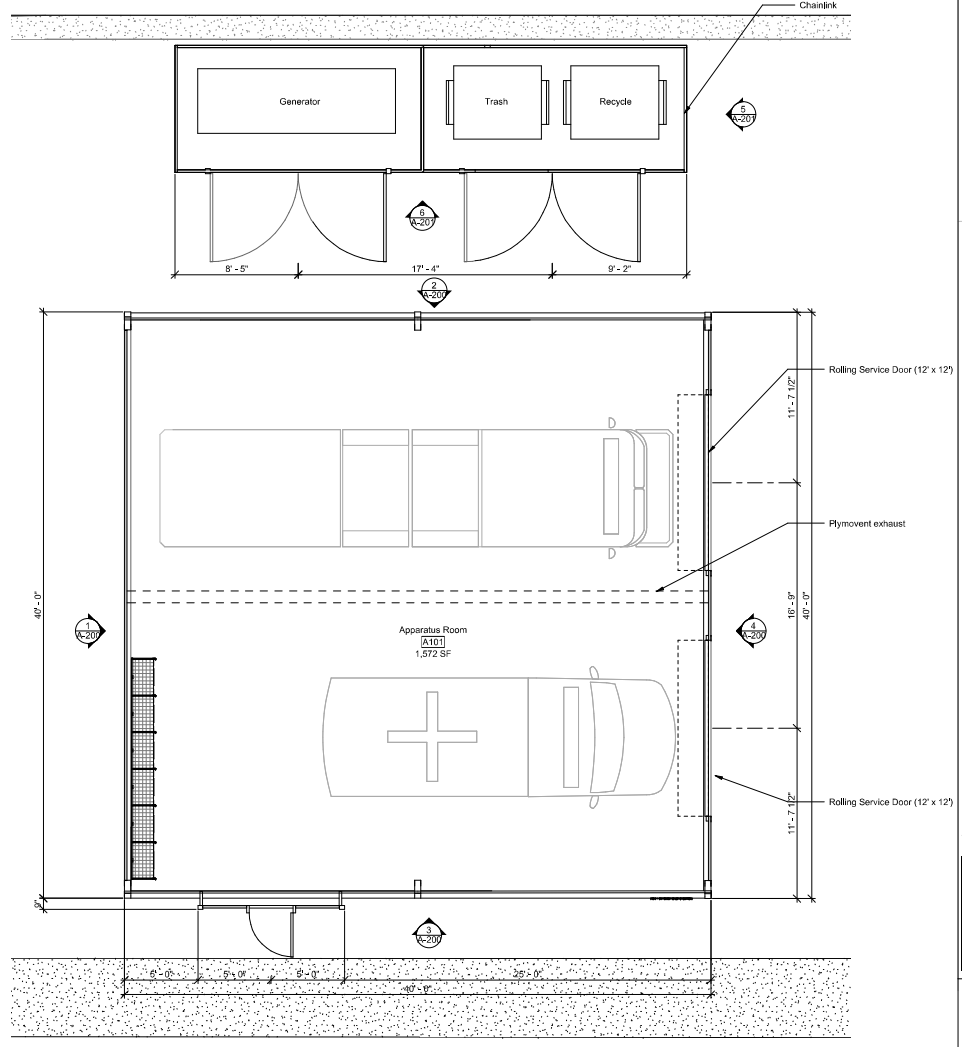


"AS BUILT"

PROJECT NO. 8 CITY OF CARLSBAD ENGINEERING DEPARTMENT SHEET NO. 15
 PREPARED BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____
 APPROVED BY: _____ DATE: _____

IMPROVEMENT PLANS FOR
 Carlsbad Fire Station No. 2, Temporary Location
 1775 New Line - Carlsbad, CA 92011
 Date: 11/21/2019

DATE: 11/21/2019 PROJECT NO: 320-7C SHEET NO: A-101



1 Apparatus Room - Floor Plan
14' x 14'

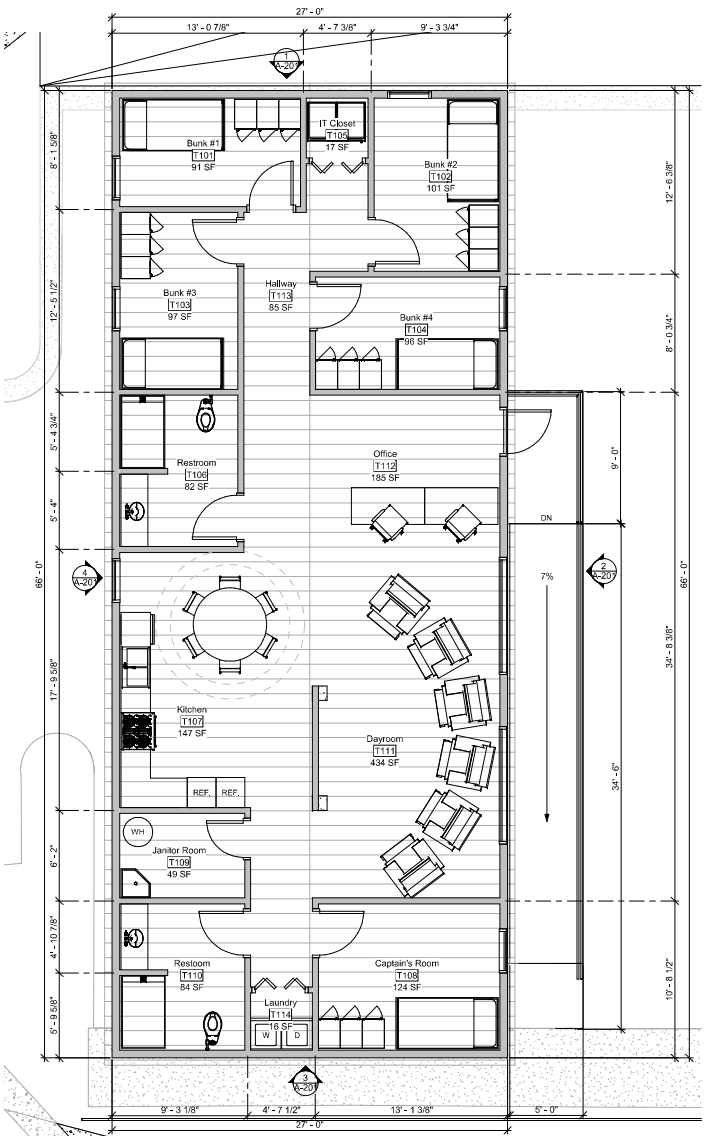
STRUCTURAL (POST-CONSTRUCTION) RFP TABLE

TYPE	DESCRIPTION	OWNERSHIP	MAINTENANCE REQUIREMENT	SHEET NO.	MAINTENANCE FREQUENCY

DATE	BY	DESCRIPTION
11/21/2019		

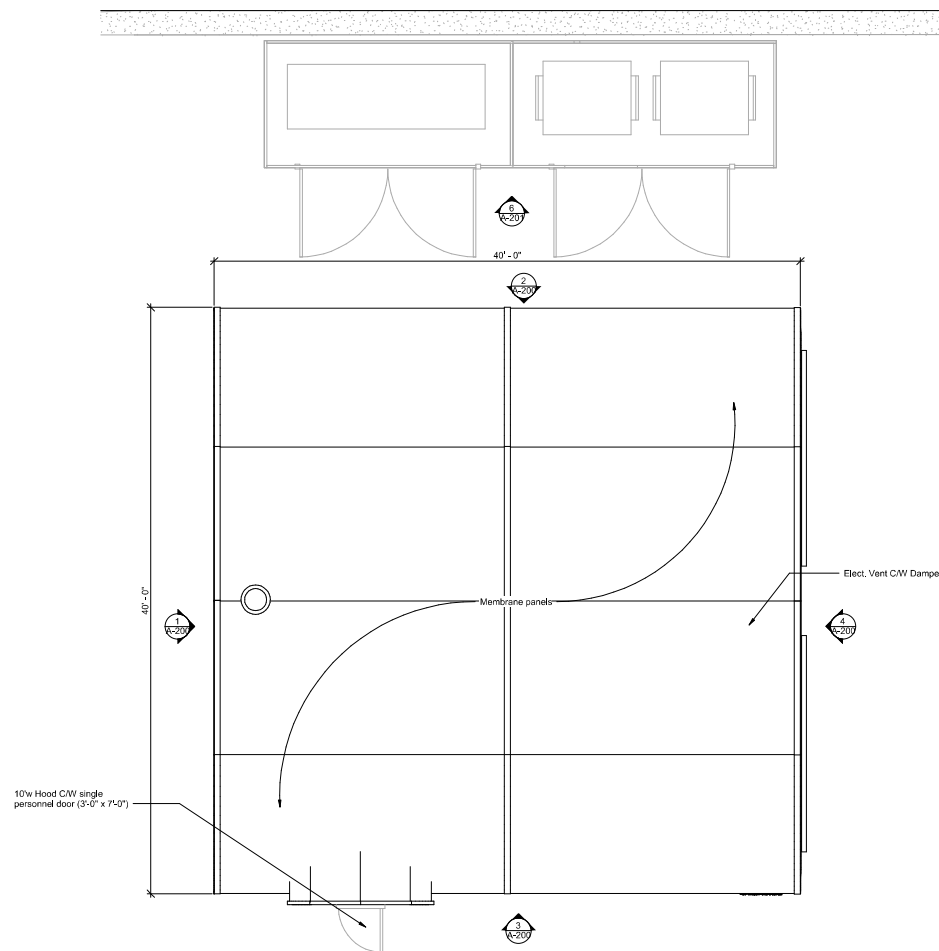
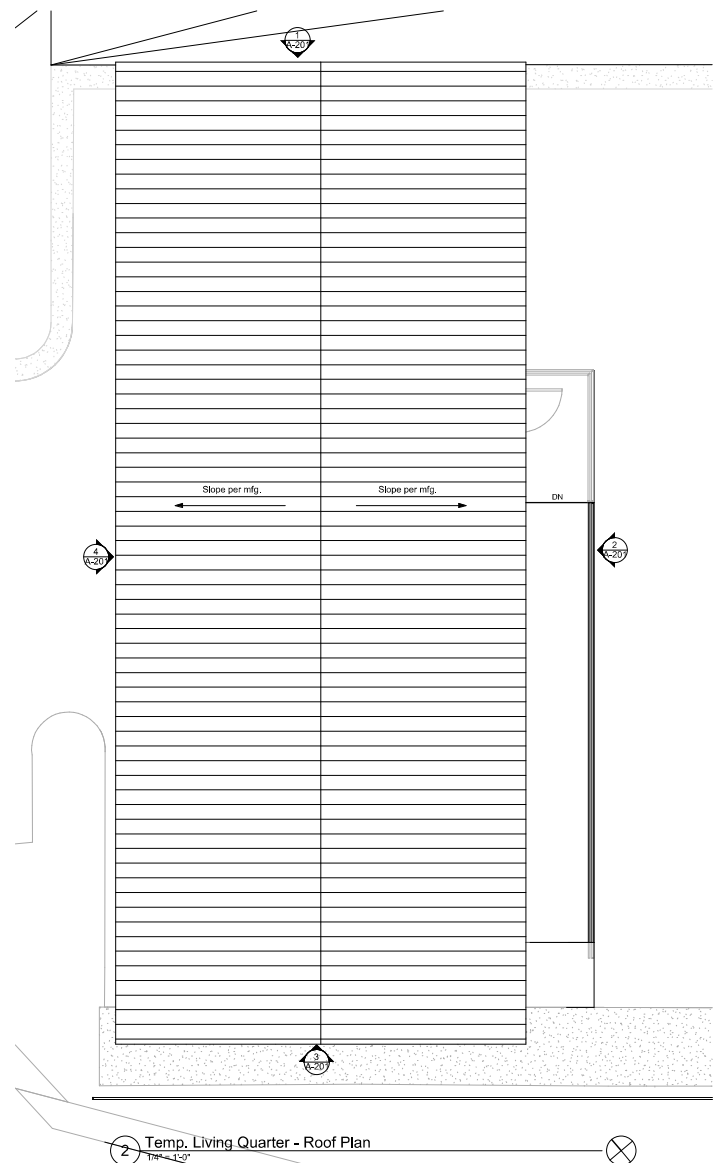
REVISION DESCRIPTION

DATE	BY	DESCRIPTION



Temp Living Quarter - Floor Plan

CITY TRAFFIC SIGNOFF APPROVAL
 DATE: _____



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"AS BUILT"

PROJECT NO.	DATE	SCALE	DATE

STRUCTURAL (POST-CONSTRUCTION) RFP TABLE					
STANDARD REQUIREMENTS THAT APPLY			EXEMPT FROM REQUIREMENTS		
<input type="checkbox"/>	STANDARD REQUIREMENTS	PROJECT REQUIREMENTS	<input type="checkbox"/>	USE-STEP BUILT FOR OCCUPANT	HC

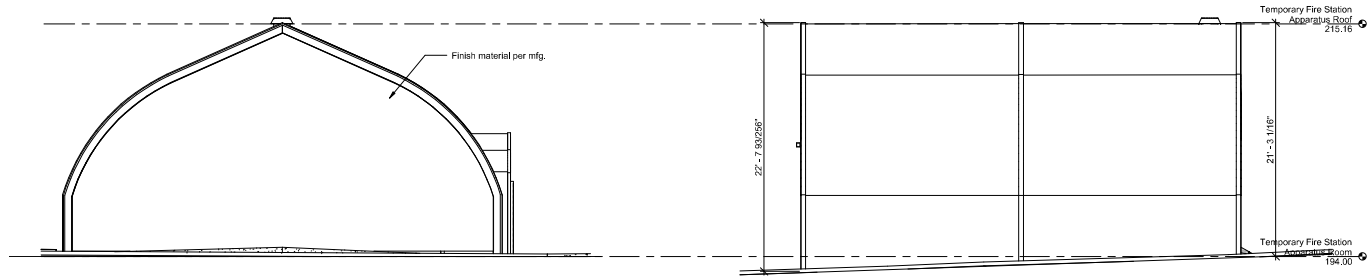
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

PROJECT NO.	CITY OF CARLSBAD	SHEET NO.
	ENGINEERING DIVISION	
IMPROVEMENT PLANS FOR		
Carlsbad Fire Station No. 2 Temporary Location		
1775 New Line - Carlsbad, CA 92011		
Fire Dept.		
DATE/ISSUE	ISSUED BY	PROJECT NO.
DATE/ISSUE	ISSUED BY	PROJECT NO.

CITY TRAFFIC ENGINEER APPROVAL
 E: _____ DATE: _____

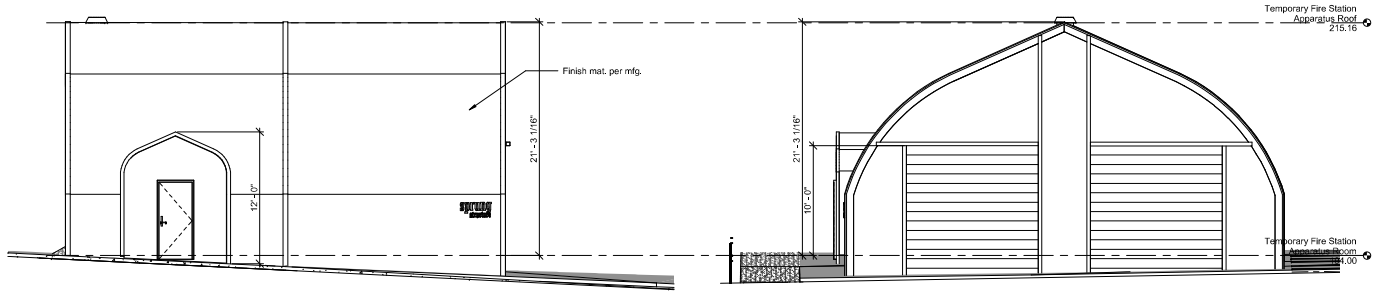
DATE: 10/01/2019
 PROJECT NO.: 320-7C
 SHEET NO.: A-102

CUP 2019 -
CDP 2019 -



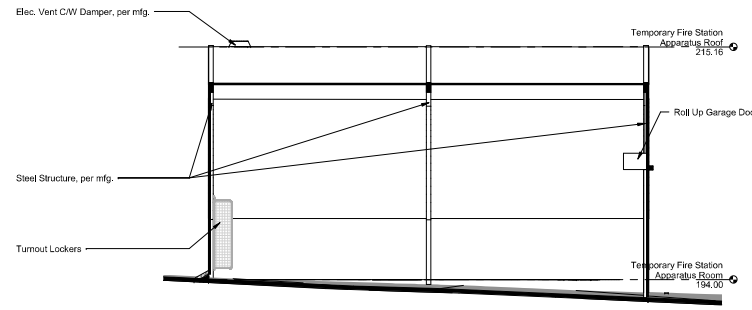
1 Apparatus West Elevation
3/16\" = 1'-0"

2 Apparatus North Elevation
3/16\" = 1'-0"



3 Apparatus South Elevation
3/16\" = 1'-0"

4 Apparatus East Elevation
3/16\" = 1'-0"



5 Apparatus Cross Section
3/16\" = 1'-0"

Elevation General Notes
1. In compliance with Carlsbad Building Height definition (Zoning Ordinance Section 21.04.065)

Finish Material

	Spring Structure - Stratched Polyethylene Membrane Color: PMS 725-C Per Manufacturer
--	--

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"AS BUILT"

PROJECT NO. _____ EX. _____ DRAWN BY _____ DATE _____

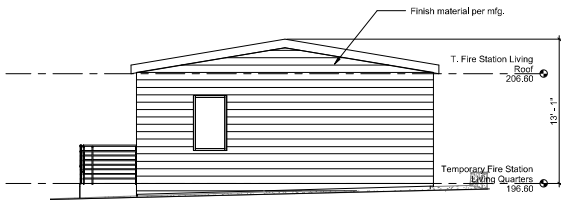
STRUCTURAL (POST-CONSTRUCTION) RFP TABLE					
TYPE	DESCRIPTION	OWNERSHIP	MAINTENANCE REQUIREMENT	SHEET NO.	MAINTENANCE FREQUENCY
<input type="checkbox"/>	STANDARD STRUCTURAL REQUIREMENTS				
<input type="checkbox"/>	PROJECT REQUIREMENTS				
<input type="checkbox"/>	PER-AS-BUILT PER CODE REQUIREMENTS				
<input type="checkbox"/>	IC				

10	CITY OF CARLSBAD ENGINEERING DEPARTMENT	15
IMPROVEMENT PLANS FOR Carlsbad Fire Station No. 2, Temporary Location 1775 New Line, Carlsbad, CA 92011 Apparatus Room - Elevation		
DATE: 10/12/2019	PROJECT NO.: 320-7C	SHEET NO.: A-20C

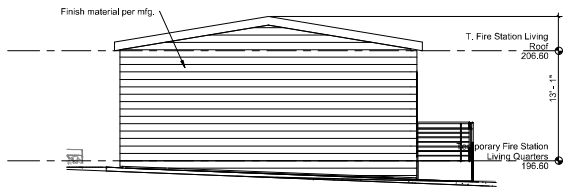
CITY TRAFFIC ENGINEER APPROVAL
DATE: _____

DESIGNER: EMULON DESIGN PLAN
DATE: 10/12/2019
SCALE: AS SHOWN

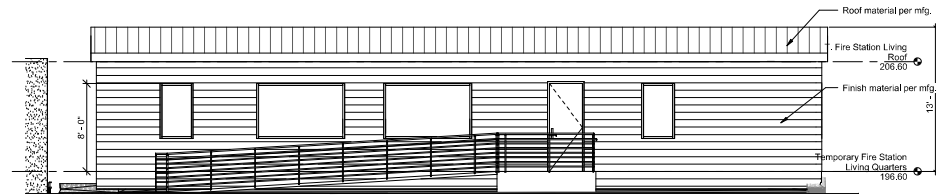
CUP 2019 -
CDP 2019 -



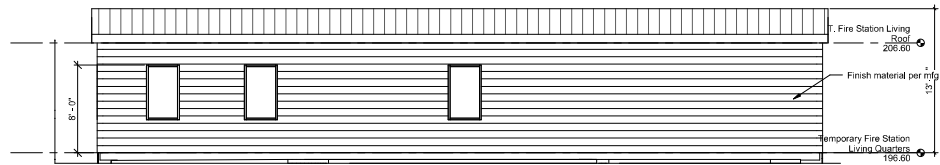
1 Temp. Living Station - North Elevation
3/16" = 1'-0"



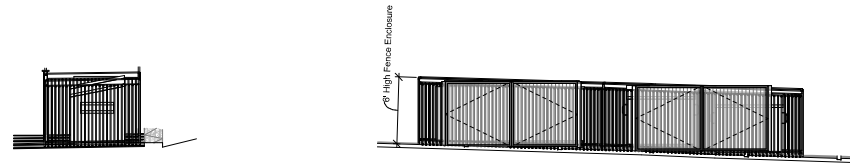
3 Temp. Living Quarters - South Elevation
3/16" = 1'-0"



2 Temp. Living Quarters - East Elevation
3/16" = 1'-0"



4 Temp. Living Quarters - West Elevation
3/16" = 1'-0"



5 Generator/Trash Enclosure East Elevation
3/16" = 1'-0"

6 Generator / Trash Enclosure South Elevation
3/16" = 1'-0"

Elevation General Notes

1. In compliance with Carlsbad Building Height definition (Zoning Ordinance Section 21.04.065)

Finish Material

	Temp. Living Quarters - Trim Color: 001 - Outside White Per Manufacturer
	Temp. Living Quarters - Accent Color: 0285 Eugene Per Manufacturer
	Temp. Living Quarters - Facade Color: 0560 Awakening Per Manufacturer
	Temp. Living Quarters - Roof Color: More Black Per Manufacturer

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"AS BUILT"

PROJECT NO. _____ EX. _____ DRAWING NO. _____
DATE: _____

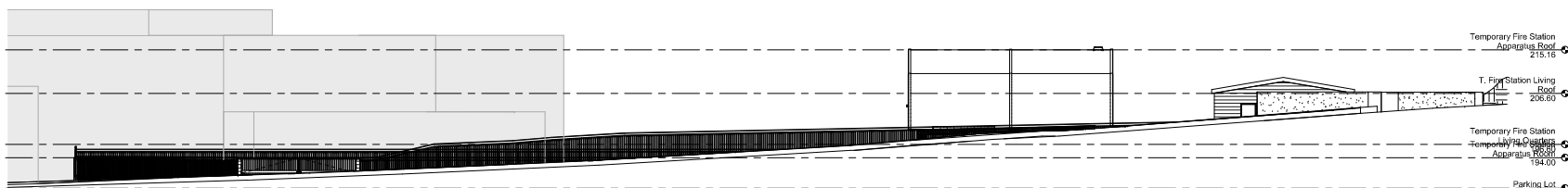
CITY TRAFFIC ENGINEER APPROVAL
E: _____ DATE: _____

STRUCTURAL (POST-CONSTRUCTION) RFP TABLE					
TYPE	DESCRIPTION	OWNERSHIP	MAINTENANCE AGREEMENT	SHEET NO.	MAINTENANCE FREQUENCY
<input type="checkbox"/>	STANDARD REQUIREMENTS THAT APPLY TO THIS PROJECT				
<input type="checkbox"/>	STANDARD STRUCTURAL REQUIREMENTS IDENTIFIED BY PROJECT REQUIREMENTS				
<input type="checkbox"/>	DESIGN FROM PREVIOUS PERMITS				
<input type="checkbox"/>	DESIGN FROM PREVIOUS PERMITS (SPECIALTY CONTRACTORS)				
<input type="checkbox"/>	DESIGN FROM PREVIOUS PERMITS (SPECIALTY CONTRACTORS)				
<input type="checkbox"/>	DESIGN FROM PREVIOUS PERMITS (SPECIALTY CONTRACTORS)				

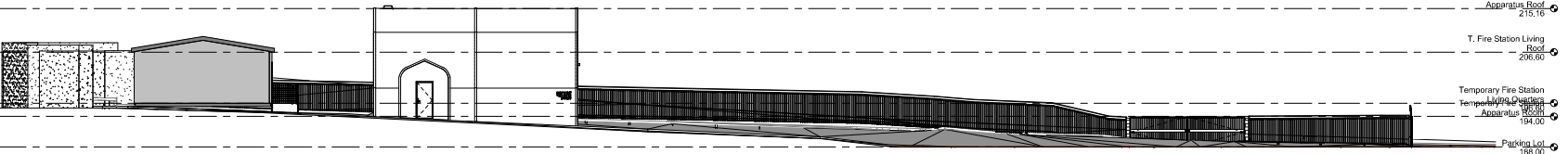
DATE: 10/11/2024	PROJECT NO. 320-7C	DATE: 10/11/2024	DATE: 10/11/2024
PROJECT NO. 320-7C	PROJECT NO. 320-7C	PROJECT NO. 320-7C	PROJECT NO. 320-7C
PROJECT NO. 320-7C	PROJECT NO. 320-7C	PROJECT NO. 320-7C	PROJECT NO. 320-7C
PROJECT NO. 320-7C	PROJECT NO. 320-7C	PROJECT NO. 320-7C	PROJECT NO. 320-7C

DATE: 10/11/2024	PROJECT NO. 320-7C	DATE: 10/11/2024	DATE: 10/11/2024
PROJECT NO. 320-7C	PROJECT NO. 320-7C	PROJECT NO. 320-7C	PROJECT NO. 320-7C
PROJECT NO. 320-7C	PROJECT NO. 320-7C	PROJECT NO. 320-7C	PROJECT NO. 320-7C
PROJECT NO. 320-7C	PROJECT NO. 320-7C	PROJECT NO. 320-7C	PROJECT NO. 320-7C

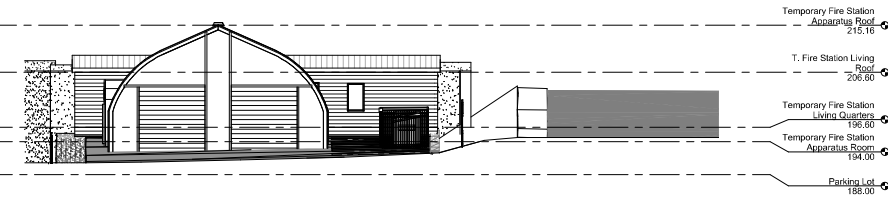
CUP 2019 -
CDP 2019 -



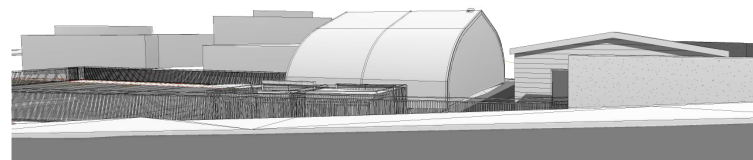
1 Elevation From Street
3/32" = 1'-0"



2 Site Section
3/32" = 1'-0"



3 Section Across Parking Lot
3/32" = 1'-0"



4 View from Dove Lane

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"AS BUILT"

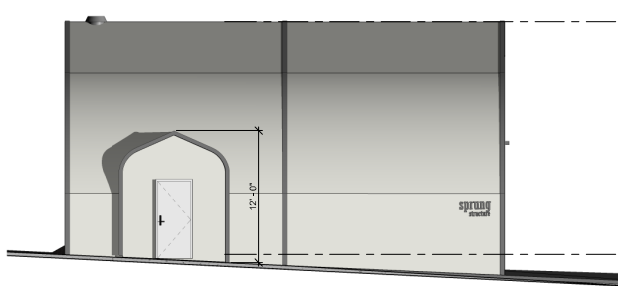
PLD _____ EXD _____ BLDG? _____
 PERM? (YES/NO) _____
 PROJECT NO. _____

12	CITY OF CARLSBAD ENGINEERING DEPARTMENT	15
IMPROVEMENT PLANS FOR Carlsbad Firestation No. 2, Temporary Location 1775 Dove Lane, Carlsbad, CA 92011 New location and section		
DATE: 8/15/18	BY: MCM	SCALE: 1/2" = 1'-0"
DATE: 8/15/18	BY: MCM	SCALE: 1/2" = 1'-0"
PROJECT NO. 320-7C	ROLL NO. A-300	

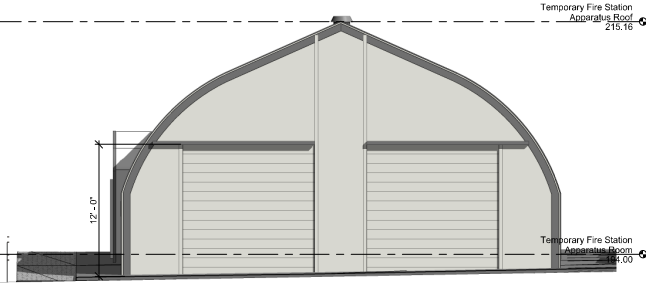
STRUCTURAL (POST-CONSTRUCTION) RMP TABLE					
STANDARD REQUIREMENTS THAT APPLY:			DEVIATE FROM REQUIREMENTS AND:		
<input type="checkbox"/>	STANDARD STRUCTURAL REQUIREMENTS	PROJECT REQUIREMENTS	<input type="checkbox"/>	USC/STEP/STATE CODE DOCUMENTATION	ICC
TYPE	DESCRIPTION	OWNERSHIP	MAINTENANCE REQUIREMENT	SHEET NO.	MAINTENANCE FREQUENCY

CITY TRAFFIC ENGINEER APPROVAL
 E: _____ DATE: _____

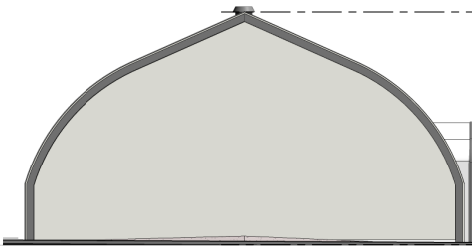
DATE: 8/15/18
 PROJECT NO. 320-7C
 SHEET NO. A-300
 DESIGNER: JEFFREY J. DEGEN
 CHECKER: JEFFREY J. DEGEN
 DATE: 8/15/18
 PROJECT NO. 320-7C
 SHEET NO. A-300



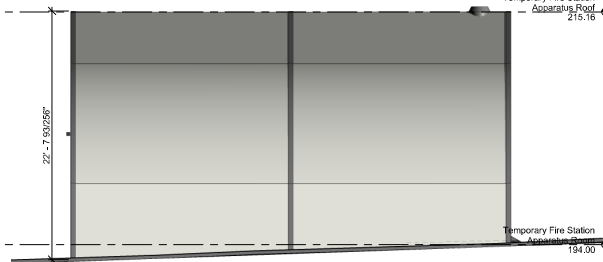
3 Apparatus Color South Elevation
3/16" = 1'-0"



1 Apparatus Color East Elevation
3/16" = 1'-0"



4 Apparatus Color West Elevation
3/16" = 1'-0"



2 Apparatus Color North Elevation
3/16" = 1'-0"

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"AS BUILT"

PROJECT NO. _____ EX. NO. _____ DRAWING NO. _____

DATE: _____

CITY TRAFFIC ENGINEER APPROVAL

By: _____ DATE: _____

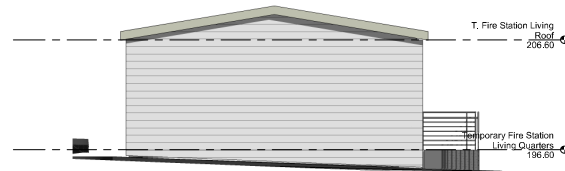
STRUCTURAL (POST-CONSTRUCTION) RFP TABLE					
TYPE	DESCRIPTION	OWNERSHIP	MAINTENANCE REQUIREMENT	SHEET NO.	MAINTENANCE FREQUENCY

DATE	BY	REVISION

DATE: 10/13/2019	PROJECT NO. 320-7C	SHEET NO. 15
PROJECT NAME: CUP 2019 - CDP 2019 -	PROJECT NO. 320-7C	SHEET NO. 15
DATE: 10/13/2019	PROJECT NO. 320-7C	SHEET NO. 15



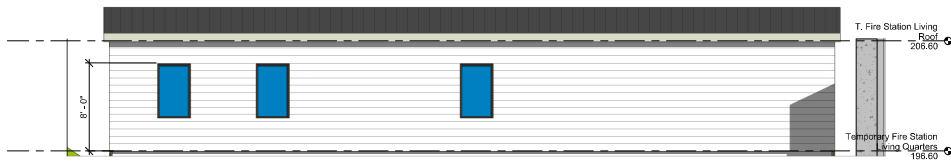
1 Temp. Living Station - Color North Elevation
3/16" = 1'-0"



2 Temp. Living Quarters - Color South Elevation
3/16" = 1'-0"



3 Temp. Living Quarters - Color East Elevation
3/16" = 1'-0"



4 Temp. Living Quarters - Color West Elevation
3/16" = 1'-0"

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"AS BUILT"

NO. _____ EX. _____ DRAWN BY _____
CHECKED BY _____ DATE _____

CITY TRAFFIC ENGINEER APPROVAL
E: _____ DATE _____

STRUCTURAL (POST-CONSTRUCTION) IMP. TABLE					
STANDARD REQUIREMENTS THAT APPLY			EXEMPT FROM REQUIREMENTS		
<input type="checkbox"/>	STANDARD STRUCTURAL REQUIREMENTS	<input type="checkbox"/>	IFB-157P (S.M.T. FOR OCCUPANT/INHALE)	<input type="checkbox"/>	IFC
TYPE	DESCRIPTION	OWNERSHIP	MAINTENANCE REQUIREMENT	SHEET NO.	MAINTENANCE FREQUENCY

DATE	DESCRIPTION	BY	APP. / REVIEW

<p>IMPROVEMENT PLANS FOR Carlsbad Fire Station No. 2 Temporary Location 1775 New Line, Carlsbad, CA 92011 City of Carlsbad</p> <p>DATE: 11/19/2019 DRAWN BY: [Name] CHECKED BY: [Name]</p> <p>PROJECT NO.: 320-7C SHEET NO.: A-802</p>	<p>CITY OF CARLSBAD ENGINEERING DEPARTMENT</p> <p>14</p> <p>15</p>
--	--



HARDSCAPE LEGEND

- 1 EXISTING CITY SIDEWALK TO REMAIN
- 2 EXISTING RETAINING WALL TO REMAIN
- 3 EXISTING SIDEWALK TO REMAIN
- 4 CONCRETE DRIVEWAY-PER CIVIL ENGINEER
- 5 6" SCREEN CHAIN LINK FENCE-PER ARCHITECT
- 6 DRIVE GATE-PER ARCHITECT
- 7 GATE-PER ARCHITECT
- 8 EMERGENCY GENERATOR/TRASH ENCLOSURE-PER ARCHITECT
- 9 RAMP-PER ARCHITECT
- 10 RAMP HANDRAIL-PER ARCHITECT
- 11 EXISTING LIGHT TO REMAIN
- 12 EXISTING FIRE HYDRANT TO REMAIN
- 13 EXISTING IRRIGATION EQUIPMENT TO REMAIN
- 14 EXISTING IRRIGATION MAINLINE TO REMAIN

PLANT LEGEND

- BOTANICAL NAME COMMON NAME SIZE SPACING NOTES
- EXISTING TREES TO REMAIN**
- A MATURE SYCAMORE PER PLAN
- EXISTING SHRUBS TO REMAIN**
- EXISTING SHRUBS TO REMAIN IN AREA WITHIN LIMITS OF WORK AND AS NOTED ON PLANS
- EPA EXISTING PLANTING TO REMAIN

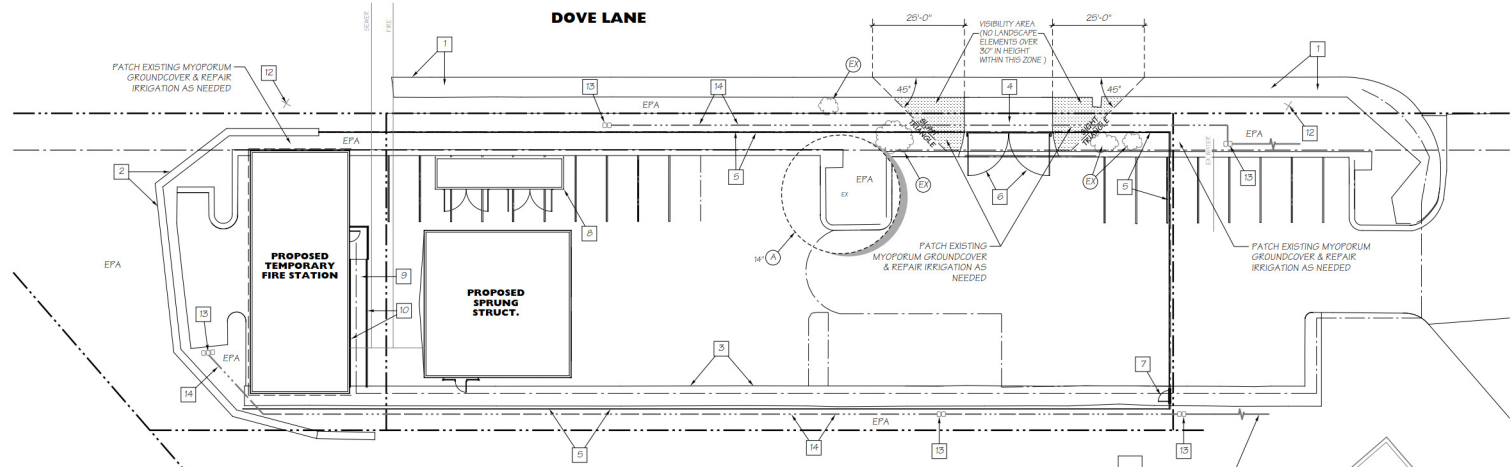
EXISTING TREE & SHRUB NOTES

ALL EXISTING TREES AND SHRUBS NOTED ON THE PLANS TO REMAIN ARE TO BE PROTECTED DURING THE ENTIRE CONSTRUCTION PERIOD. DO NOT TRENCH ADJACENT TO TREES, (EXCEPT AS REQUIRED FOR IRRIGATION INSTALLATION) OR STORE MATERIALS UNDER TREES. FENCE OFF FROM CONSTRUCTION AT THE START OF WORK AND MAINTAIN FENCING UNTIL FINAL LANDSCAPE INSTALLATION. EXISTING TREES AND SHRUBS MUST BE IRRIGATED REGULARLY DURING CONSTRUCTION BY THE CONTRACTOR, EVEN IF THIS REQUIRES HAND WATERING SEVERAL TIMES PER WEEK. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THE EXISTING TREES AND SHRUBS SURVIVE IN GOOD FORM. EXISTING TREES OR SHRUBS THAT ARE NOTED TO REMAIN, BUT DECLINE OVER 50% OR DIE (IN THE OPINION OF THE LANDSCAPE ARCHITECT) ARE TO BE REPLACED AT THE CONTRACTOR'S COST AS FOLLOWS:

A. REPLACE IN SIZE AND KIND ANY TREES 6" AND LESS IN CALIPER MEASURED 2" ABOVE THE BASE.

B. REPLACE TREES LARGER THAN 6" IN CALIPER WITH PLANTS OF THE SAME KIND HAVING A MINIMUM DIAMETER OF 6" MEASURED 2" ABOVE THE BASE.

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MAINTENANCE NOTE

ALL REQUIRED LANDSCAPE, INCLUDING THE K.O.W., SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES BY THE CITY OF CARLSBAD

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF CARLSBAD'S LANDSCAPE MANUAL AND WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE MANUAL AND AGREE TO COMPLY WITH ALL REQUIREMENTS WHEN SUBMITTING CONSTRUCTION DOCUMENTS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

[Signature]

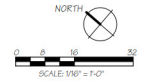
JON POWELL, REGISTERED LANDSCAPE ARCHITECT CA #2645

WATER CONSERVATION NOTES

- ALL AREAS SHOWN TO BE PLANTED WILL BE IRRIGATED WITH A FULLY AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. THIS SYSTEM WILL USE LOW GALLONAGE, LOW PRECIPITATION RATE SPRAY HEADS, ALONG WITH BUBBLER HEADS IN SMALLER AREAS AND DRIP EMITTERS FOR "POTTED" PLANTS. HEADS WILL BE GROUPED INTO ZONES BASED ON EXPOSURE AND PLANT TYPES. AUTOMATIC VALVES WILL CONTROL THE FLOW OF WATER TO EACH ZONE.
- THE SYSTEM WILL BE CONNECTED TO THE DOMESTIC WATER SUPPLY THROUGH AN APPROVED REDUCED PRESSURE BACKFLOW PREVENTER.
- AN AUTOMATIC RAIN SENSING OVER-RIDE WILL BE CONNECTED TO THE CONTROLLER.
- INDIVIDUAL HEADS AND ZONES WILL BE ADJUSTED TO MINIMIZE OVERSPRAY ONTO BUILDINGS, WALLS, WALKS AND PAVEMENTS. THE SYSTEM WILL ALSO BE PROGRAMMED TO BE RESPONSIVE TO SEASONAL PLANT NEEDS.
- NO LAWN IS PROPOSED FOR THIS PROJECT. ALL PROPOSED SHRUBS & GROUNDCOVERS ARE DROUGHT TOLERANT.
- ALL PROPOSED PLANTS ARE FROM A MEDITERRANEAN TYPE PLANT PALETTE, AND ARE ADAPTED TO THE CARLSBAD CLIMATE.
- ALL PROPOSED SHRUB AND GROUND COVER AREAS ARE TO RECEIVE 3" OF WOOD CHIP MULCH FOLLOWING PLANTING EXCEPT WHERE STONE MULCH IS PROPOSED.

PLANTING NOTES

- ALL SHRUB BEDS ARE TO BE MULCHED WITH A MINIMUM OF 3" OF WOOD CHIPS OR DECORATIVE GRAVEL AFTER PLANTING.
- ALL TREES PLANTED WITHIN 5' OF PAVING ARE TO HAVE LINEAR ROOT BARRIERS PLACED AT THE EDGE OF PAVING AND EXTENDING 6" MINIMUM EACH SIDE OF THE CENTER OF THE TREE.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER AND SEWER FACILITIES.



"AS BUILT"

TITLE	DATE
REVIEWED BY:	DATE
INSPECTOR	DATE

SHEET 15	CITY OF CARLSBAD ENGINEERING DEPARTMENT	SHEETS 15
IMPROVEMENT PLANS FOR:		
Carlsbad Firestation No 2 Temporary Location 1775 Dove Lane, Carlsbad, CA 92011 Landscape Concept Plan		
APPROVED		
CITY ENGINEER RCE 63912	EXPIRES 8/30/18	DATE
DWN BY:	PROJECT NO. 370-7C	DRAWING NO. L-001
CHD BY:		
RWD BY:		

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

THIS PLAN IS CONCEPTUAL AND SCHEMATIC IN NATURE ONLY. IT IS NOT INTENDED TO BE A FINAL CONSTRUCTION PLAN. THIS PLAN DOES NOT SHOW FINAL CONSTRUCTION DETAILS, STRUCTURAL OR DRAINAGE REQUIREMENTS, FINAL PLANTING LOCATIONS, OR IRRIGATION DESIGN. ADDITIONAL DETAILS MUST BE DEVELOPED IN THESE AREAS PRIOR TO CONSTRUCTION. DPA INC. ASSUMES NO LIABILITY FOR CONSTRUCTION PURSUANT TO THIS PLAN.