

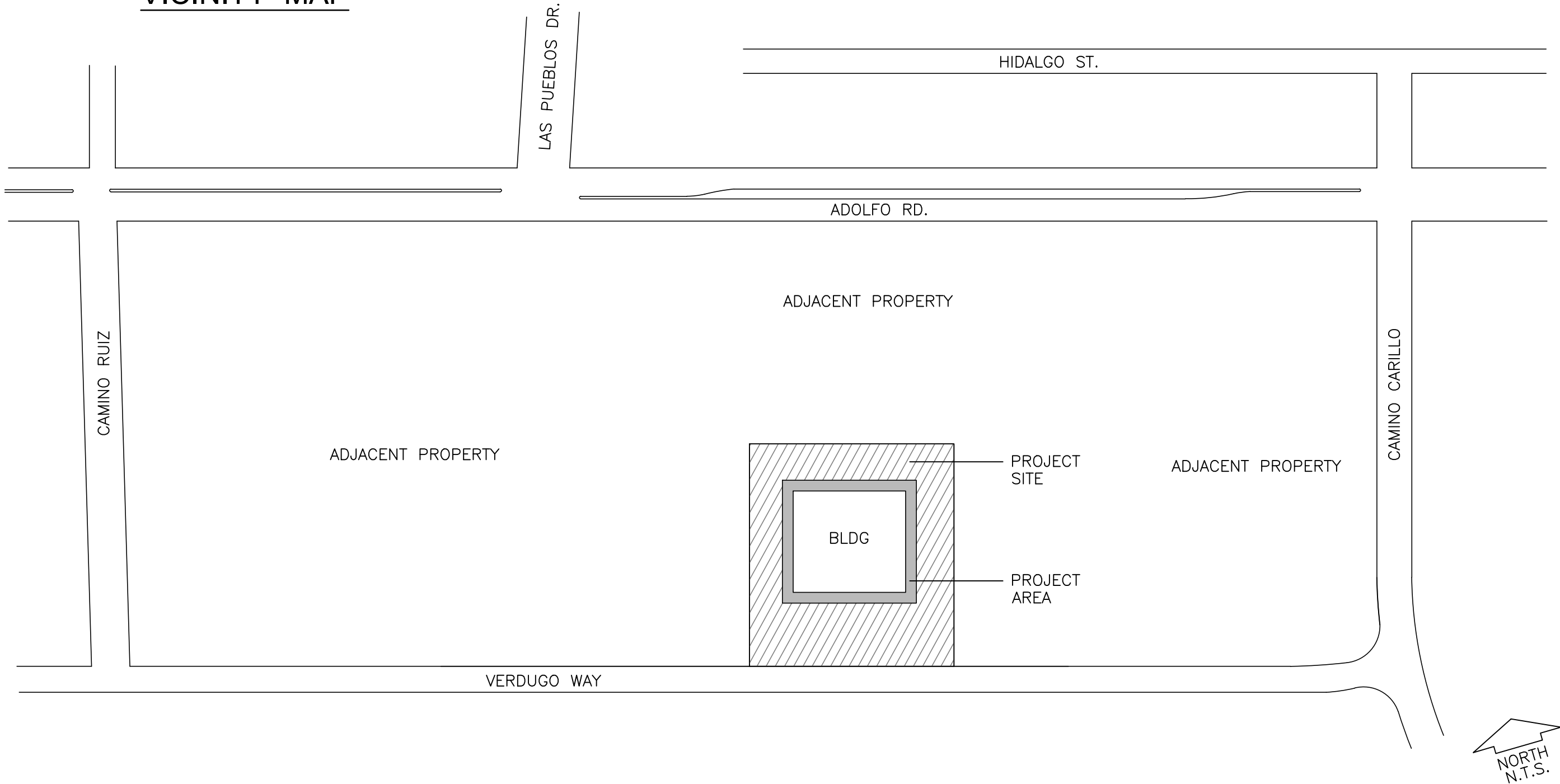
VENTURA COUNTY OFFICE OF EDUCATION

VCOE PAVEMENT AND LANDSCAPE IMPROVEMENTS

5189 VERDUGO WAY

CAMARILLO, CA 93012

VICINITY MAP



SCHEDULE OF DRAWINGS

LANDSCAPE & CONCRETE WALKWAYS

SHEET NO.	SHEET REFERENCE	SHEET TITLE
1	C0.0	PROJECT COVER SHEET
2	L1.1	COVER SHEET
3	L2.1	EXISTING CONDITIONS AND REMOVALS
4	L3.1	IRRIGATION PLAN
5	L3.2	IRRIGATION LEGEND AND NOTES
6	L4.1	PLANTING PLAN
7	L5.1	CONSTRUCTION DETAILS
8	L5.2	CONSTRUCTION DETAILS
9	L6.1	IRRIGATION DETAILS
10	L6.2	LANDSCAPE DETAILS
11	L7.1	IRRIGATION SPECIFICATIONS
12	L7.2	PLANTING SPECIFICATIONS
13	L7.3	CONCRETE SPECIFICATIONS
14	L8.1	WALKWAY PLAN
15	L8.2	CONCRETE WALKWAY - SURFACE ELEVATIONS

ASPHALT PAVEMENT

SHEET NO.	SHEET REFERENCE	SHEET TITLE
1	1 OF 7	TITLE SHEET
2	2 OF 7	AREA A
3	3 OF 7	ENLARGEMENT - A1
4	4 OF 7	AREA B
5	5 OF 7	AREA C
6	6 OF 7	AREA D
7	7 OF 7	DETAILS

SCOPE OF WORK - LANDSCAPE & CONCRETE WALKWAYS

IN GENERAL, THE SCOPE OF WORK INCLUDES CONSTRUCTING NEW CONCRETE SIDEWALKS AS INDICATED AROUND THE BUILDING PERIMETER, INSTALLING NEW UNDER WALK DRAINS, INSTALLING (2) BENCHES, REMOVING ALL THE EXISTING GRASS AND SPECIFIC SHRUBS IDENTIFIED ON THE PLANS, PLANTING NEW REPLACEMENT PLANTS, AND MODIFYING THE EXISTING IRRIGATION SYSTEM INTO A DRIP IRRIGATION SYSTEM.

SCOPE OF WORK - ASPHALT PAVEMENT

IN GENERAL, THE SCOPE OF WORK INCLUDES REMOVE AND REPLACE ASPHALT SECTIONS IN THE PARKING LOTS, AND REMOVAL OF TREE ROOTS UNDER ASPHALT AS INDICATED ON THE PLANS, AND PLACING CRACK FILL AND DOUBLE LAYERS OF SEAT COAT WITH SAND, AND REPLACING THE EXISTING PARKING LOT STRIPING THROUGHOUT THE ENTIRE PARKING LOTS AS SHOWN.

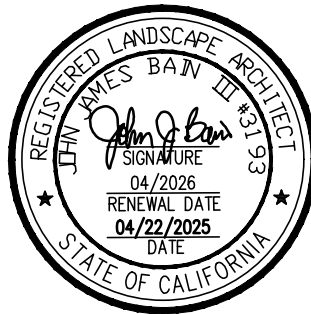
JORDAN & BAIN

LANDSCAPE ARCHITECTS, INC.

459 NORTH VENTURA AVE., VENTURA CA 93001
(805) 642-3641 FAX (805) 653-7874

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REVISIONS	NO.	DATE	BY	DESCRIPTION



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EDUCATION

5189 VERDUGO WAY
CAMARILLO, CA 93012

SHEET TITLE
PROJECT COVER SHEET

PROJECT
VCOE PAVEMENT AND
LANDSCAPE IMPROVEMENTS
PERIMETER PROJECT
5189 VERDUGO WAY
CAMARILLO, CA 93012

DRAWN:
CHECKED:
DATE: 4-22-25

DRAWING

C0.0

SHEET 1 OF 15
PROJECT NO. 24.32



SCOPE OF WORK

IN GENERAL THE SCOPE OF WORK INCLUDES CONSTRUCTING NEW CONCRETE SIDEWALKS AS INDICATED AROUND THE BUILDING PERIMETER, INSTALLING NEW UNDER WALK DRAINS, INSTALLING (2) BENCHES, REMOVING ALL THE EXISTING GRASS AND SPECIFIC SHRUBS IDENTIFIED ON THE PLANS, PLANTING NEW REPLACEMENT PLANTS, AND MODIFYING THE EXISTING IRRIGATION SYSTEM INTO A DRIP IRRIGATION SYSTEM.

APPLICABLE CODES & STANDARDS

PART 1 - 2022 CALIFORNIA BUILDING STANDARD ADMINISTRATIVE CODE. TITLE 24 C.C.R.
PART 2 - 2022 CALIFORNIA BUILDING CODE - TITLE 24 C.C.R.

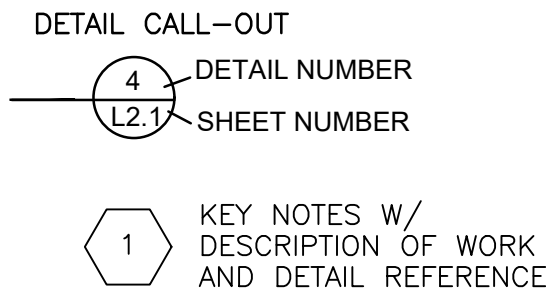
DEVELOPMENT CONSTRUCTION PROGRAM:

THE CONTRACTOR SHALL IMPLEMENT A CONSTRUCTION PROGRAM THAT PREVENTS ILLICIT CONSTRUCTION RELATED DISCHARGES OF POLLUTANTS INTO THE MS4, IMPLEMENTS AND MAINTAINS STRUCTURAL AND NON-STRUCTURAL BMPS TO REDUCE POLLUTANTS IN STORM WATER RUNOFF FROM THE CONSTRUCTION SITE, REDUCE CONSTRUCTION SITE DISCHARGES OF POLLUTANTS FROM THE MS4 TO THE MAXIMUM EXTENT PRACTICAL (MEP) AND PREVENTS CONSTRUCTION SITE DISCHARGES FROM THE MS4 FROM CAUSING OR CONTRIBUTING TO A VIOLATION OF WATER QUALITY STANDARDS.

ABBREVIATIONS

AC	ASPHALT
BLDG.	BUILDING
BTM.	BOTTOM
CONSTR.	CONSTRUCTION
CONC.	CONCRETE
C.A.B	CRUSHED AGGREGATE BASE
C/C	CENTER TO CENTER
CONT.	CONTINUOUS
C.L.	CHAIN LINK
CLR	CLEAR
C.O.	CLEAN OUT
DEG	DEGREE
D.G.	DECOMPOSED GRANITE
DIA.	DIAMETER
(E)	EXISTING
E.G.	EXISTING GRADE
E.J.	EXPANSION JOINT
EQ	EQUAL
F'C =	CONCRETE STRENGTH AS NOTED
F.O.	FACE OF
FIN.	FINISH
FIN. FLR.	FINISH FLOOR
FG	FINISH GRADE
FS	FINISH SURFACE
FTG.	FOOTING
GRD.	GRADE
H.P.	HIGH POINT
INV	INVERT ELEVATION
IRR	IRRIGATION
MAX	MAXIMUM
MID. PT.	MIDDLE POINT
MIN	MINIMUM
M.P.R.	MULTI PURPOSE ROOM
(N)	NEW
NTE	NOT TO EXCEED
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
PSI	POUNDS PER SQUARE INCH
R.	RADIUS
STL.	STEEL
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TREE WELL
T&B	TOP AND BOTTOM
VERTS	VERTICAL

SYMBOLS



VENTURA COUNTY OFFICE OF EDUCATION

VCOE PAVEMENT AND LANDSCAPE IMPROVEMENTS

5189 VERDUGO WAY
CAMARILLO, CA 93012

SCHEDULE OF DRAWINGS - LANDSCAPE PLANS

SHEET NO.	SHEET REFERENCE	SHEET TITLE
1	C0.0	PROJECT COVER SHEET
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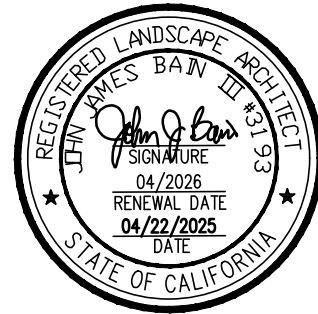
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SHEET TITLE
LANDSCAPE COVER SHEET

PROJECT
VCOE PAVEMENT AND
LANDSCAPE IMPROVEMENTS
PERIMETER PROJECT
5189 VERDUGO WAY
CAMARILLO, CA 93012

DRAWN: ML	CHECKED: JB
DATE: 4-22-25	

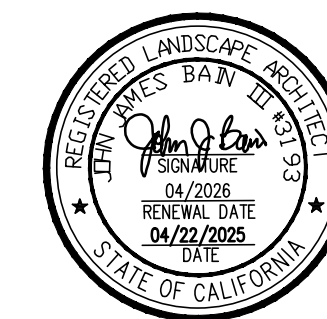
DRAWING

L1.1

SHEET 2 OF 15
PROJECT NO. 24.32



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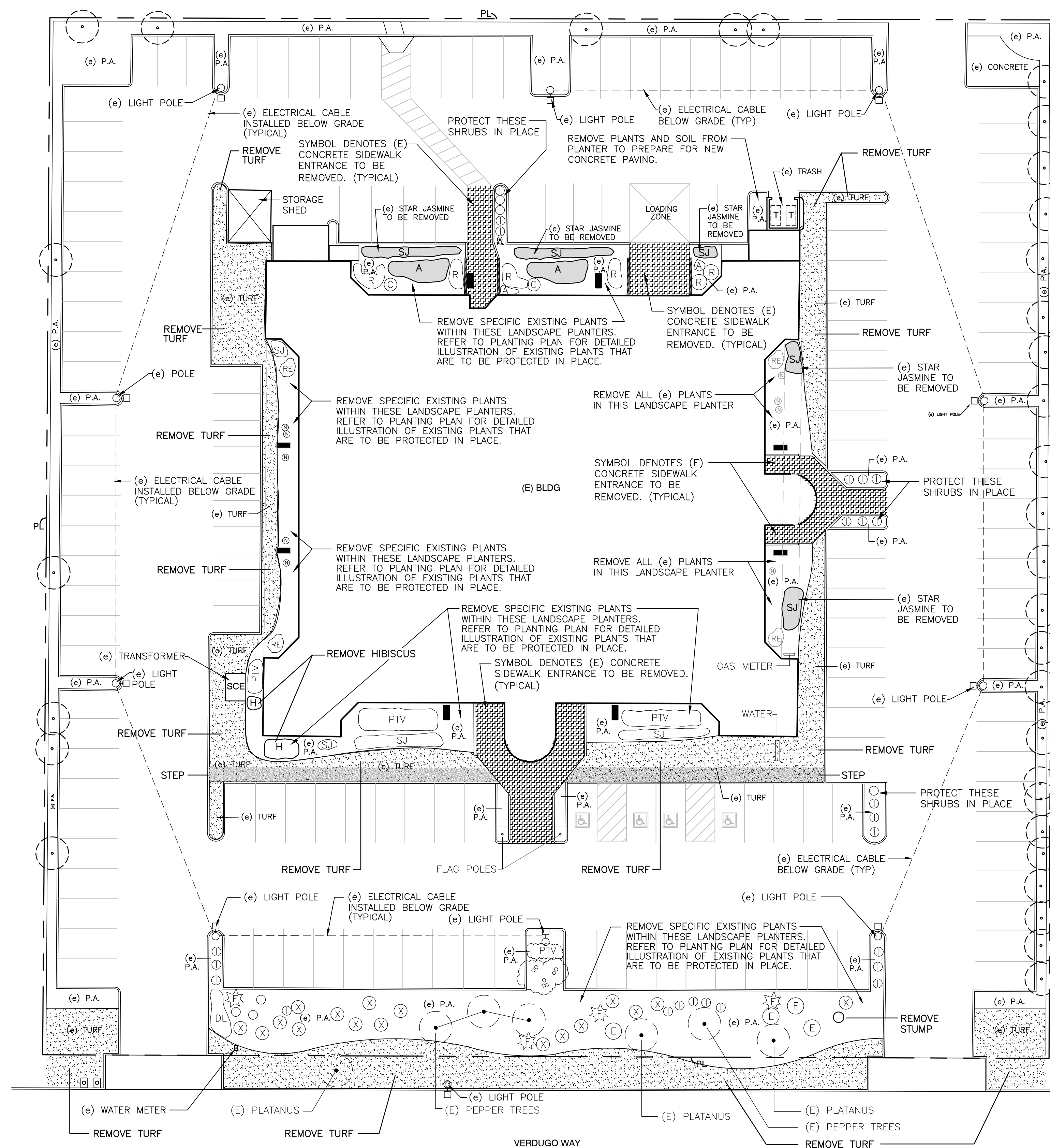
SHEET TITLE
EXISTING CONDITIONS
AND LANDSCAPE REMOVALS

PROJECT
VCOE PAVEMENT AND
LANDSCAPE IMPROVEMENTS
PERIMETER PROJECT
5189 VERDUGO WAY
CAMARILLO, CA 93012

DRAWN:	PJ
CHECKED:	JB
DATE:	4-22-25

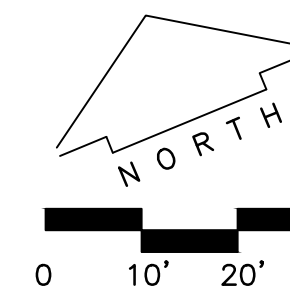
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L2.1

SHEET 3 OF 15
PROJECT NO. 24.32

GENERAL REMOVAL NOTES

1. REMOVE ALL THE EXISTING TURF FROM THE PROJECT. SPRAY ROUND-UP ON TURF (1) WEEK PRIOR TO PHYSICALLY SCRAPING AND REMOVING THE DEAD SOD FROM THE SITE.
2. REMOVE ALL PLANTS IDENTIFIED ON THE PLANS COMPLETELY INCLUDING THE MAJORITY OF THE EXISTING ROOTS AND OR ROOT BALLS.
3. REMOVE ANY REMNANT SECTIONS OR ROTTING REDWOOD HEADERS PREVIOUSLY USED TO SEPARATE TURF FROM SHRUB PLANTERS.
4. SOIL REMOVAL AND FINE GRADING WILL BE REQUIRED ON SLOPED PLANTING AREAS ON EAST SIDE OF BUILDING. REFER TO PLANTING PLAN AND LANDSCAPE DETAILS FOR ADDITIONAL INFORMATION.
5. DEMOLISH AND REMOVE EXISTING CONCRETE SIDEWALKS IDENTIFIED ON THE PLAN. COORDINATE WITH VENTURA COUNTY REPRESENTATIVES TO DETERMINE A SCHEDULE AS TO WHICH SIDEWALK ENTRANCES WILL GET DEMOLISHED AND THEN REPLACED FIRST. THE BUILDING MUST BE ABLE TO REMAIN FUNCTIONAL DURING CONSTRUCTION. ONE ENTRANCE MUST BE KEPT OPEN FOR PEDESTRIAN ACCESS AT ALL TIMES. THE DEMOLITION OF THE EXISTING BUILDING ENTRANCE SIDEWALKS AND THE DURATION OF TIME REQUIRED TO REPLACE CONCRETE FOR THESE ENTRANCES INTO THE BUILDING MUST BE COORDINATED WITH THE COUNTY REPRESENTATIVES PRIOR TO BEGINNING ANY WORK.



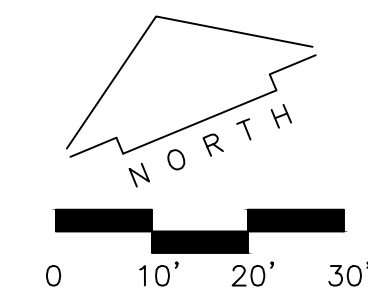
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PROJECT
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LANDSCAPE IMPROVEMENTS
PERIMETER PROJECT
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CAMARILLO, CA 93012

DRAWN:	JB
CHECKED:	JB
DATE: 4-22-25	

SHEET 4 OF 15
PROJECT NO. 24.32



NOTE:
SEE SHEET L3.2 FOR IRRIGATION LEGENDS AND NOTES.



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SHEET TITLE	IRRIGATION LEGEND & NOTES
PROJECT	VCOE PAVEMENT AND LANDSCAPE IMPROVEMENTS PERIMETER PROJECT 5189 VERDUGO WAY CAMARILLO, CA 93012

DRAWN: JB	JB
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DATE: 4-22-25	

DRAWING

L3.2

SHEET 5 OF 15
PROJECT NO. 24.32

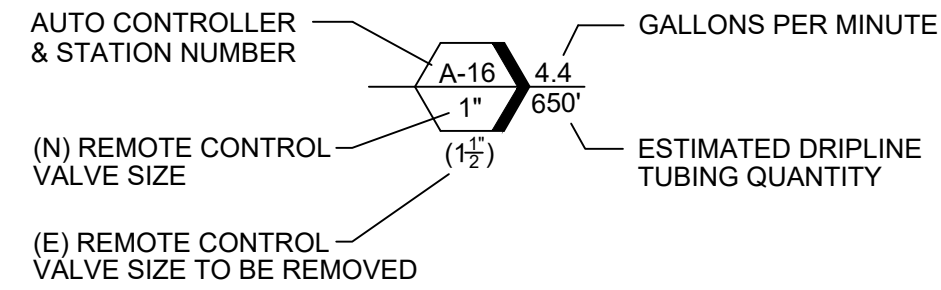
PROJECT NOTES

- FIELD VERIFY EXISTING STATIC WATER PRESSURE AND NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY WORK.
- CONTACT UNDERGROUND SERVICE ALERT AT 1-800-227-2600 TO IDENTIFY AND LOCATE ALL ON-SITE UTILITIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL COORDINATE WITH THE V.C.O.E. REPRESENTATIVE AND REVIEW THE (E) SITE PRIOR TO BEGINNING ANY WORK TO AVOID CONFLICTS WITH EXISTING UTILITIES AND FUTURE PROPOSED NEW CONSTRUCTION.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY TRENCH SETTLING OR IRRIGATION HEAD SETTLING. ALL TRENCHES WILL BE BACK FILLED WITH CLEAN SOIL, COMPACTED AND REPLANTED WITH APPROVED SHRUB OR GROUND COVER TO MATCH PLANTING. ALL HEADS THAT SETTLE WILL BE RAISED TO 1/2" ABOVE FINISH GRADE. PROVIDE ADDITIONAL SOIL AS NECESSARY AND HAND TAMP AROUND HEAD TO PREVENT FUTURE SETTLING. PROVIDE NEW PLANT MATERIAL AS NEEDED TO COMPLETE REPAIR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SLEEVING INSTALLED UNDER ALL PAVED SURFACES FOR ALL IRRIGATION PIPING AND WIRES. PROVIDE SEPARATE INDIVIDUAL SLEEVES FOR MAINLINE, LATERALS, AND WIRES FOR REMOTE CONTROL VALVES, MASTER VALVE, AND FLOW SENSING WIRES. SEE IRRIGATION SLEEVING SCHEDULE FOR SLEEVING PIPE SIZE AND PIPE MATERIAL SPECIFICATIONS.
- THE IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN LANDSCAPE PLANTERS WHENEVER POSSIBLE.
- DRIPLINE TUBING IS FURNISHED WITH PRESSURE COMPENSATING EMITTERS WITH CHECK VALVES. CONTRACTOR SHALL REVIEW THE COMPLETED IRRIGATION SYSTEM AT THE CONCLUSION OF THE IRRIGATION INSTALLATION PHASE OF WORK WITH THE LANDSCAPE ARCHITECT OR V.C.O.E. REPRESENTATIVE DURING THE COVERAGE TEST. THE CONTRACTOR SHALL ENSURE THAT THERE IS NO LOW HEAD DRAINAGE ON ANY SPRINKLER SYSTEM INSTALLED ON THIS PROJECT.
- BRAND OR HEAT STAMP INTO THE REMOTE CONTROL VALVE BOX LIDS THE NEW VALVE STATION NUMBER AND RELATED NEW AUTO CONTROLLER LETTER. PROVIDE CHRISTY STANDARD SIZE I.D. TAGS CONNECTED TO EACH VALVE SOLENOID WITH NEW STATION NUMBER AND RELATED NEW AUTO CONTROLLER LETTER.
- INSTALL ALL IRRIGATION REMOTE CONTROL VALVES AND BALL VALVES, AND A MINIMUM DISTANCE OF 10'-0" FROM ALL TREE TRUNK LOCATIONS ILLUSTRATED ON PLANTING PLAN. CONFIRM LAYOUT OF PROPOSED TREE LOCATIONS PRIOR TO INSTALLING ANY VALVE.
- UTILITIES MAY HAVE BEEN OMITTED ON THE IRRIGATION SHEETS. REVIEW CIVIL ENGINEER'S DRAWINGS AND V.C.O.E. RECORD DRAWINGS PRIOR TO BEGINNING ANY WORK. EXERCISE CARE IN EXCAVATION WHILE PROTECTING (E) UTILITIES IN PLACE.
- DRIPLINE TUBING SYSTEMS INSTALLED ON TOP OF FINISH GRADE SURFACE SHALL BE SECURED IN PLACE WITH GPH IRRIGATION BROWN COLORED 'TOUGH AS NAILS' TUBING STAKE, MODEL GDTS140900-BR INSTALLED 3'-0" O.C. TUBING SHALL BE INSTALLED ON TOP OF WEED FABRIC. COMPLETED ON-GRADE TUBING SYSTEMS AND WEED FABRIC SHALL BE COVERED WITH A 3" THICK LAYER OF MULCH. TUBING SYSTEMS INSTALLED 3" BELOW GRADE SHALL BE SECURED IN PLACE WITHIN THE TRENCH USING THE SAME TUBING STAKE SPACED 5'-0" -6'-0" O.C. THESE COMPLETED BURIED TUBING SYSTEMS WILL BE COVERED WITH WEED FABRIC AND A 3" LAYER OF WOOD MULCH.

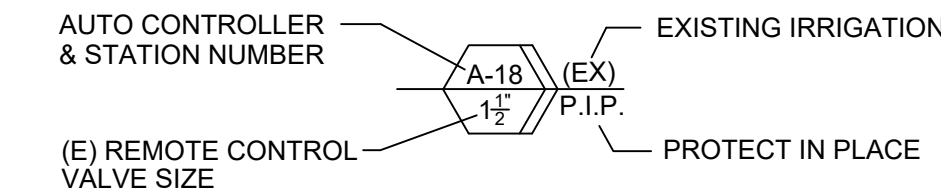
IRRIGATION SLEEVING SCHEDULE

ALL SLEEVES TO BE INSTALLED 24" BELOW GRADE	
MAINLINE OR LATERAL PIPE SIZE	SLEEVE SIZE REQUIRED
3/4" SCH. 40 PVC	2" SCH. 40 PVC
1" SCH. 40 PVC	2" SCH. 40 PVC
1 1/4" SCH. 40 PVC	2 1/2" SCH. 40 PVC
1 1/2" SCH. 40 PVC	3" CLASS 200 PVC
2" CLASS 315 / SCH. 40 PVC	4" CLASS 200 PVC
2 1/2" CLASS 315 / SCH. 40 PVC	4" CLASS 200 PVC
3" CLASS 315 / SCH. 40 PVC	6" CLASS 200 PVC
NOTE: ALL IRRIGATION WIRE SLEEVES UNDER PAVEMENT SHALL BE A MINIMIZE SIZE OF 2" SCH. 40 PVC.	

NEW REMOTE CONTROL VALVE SYMBOL



(E) REMOTE CONTROL VALVE SYMBOL - P.I.P.



IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL / REMARKS	DETAIL REFERENCE
=====	(E) COPPER SERVICE LINE	UNKNOWN	18"-24" BELOW GRADE - PROTECT IN PLACE	N/A
-----	(N) SLEEVING	PACIFIC PLASTICS	SEE SLEEVING SCHEDULE - 3 PIPE SIZES LARGER THAN THE PIPE TO BE SLEEVED - 24" BELOW GRADE	1 / L6.1
-----	(E) PVC IRRIGATION MAINLINE	UNKNOWN	CLASS 315 PVC - SOLVENT WELD - 24" BELOW GRADE	N/A
-----	(N) PVC IRRIGATION MAINLINE	PACIFIC PLASTICS	CLASS 315 PVC - SOLVENT WELD - 24" BELOW GRADE	1 / L6.1
-----	(N) BURIED PVC LATERAL	PACIFIC PLASTICS	SCH. 40 PVC - 3/4" & LARGER - SOLVENT WELD - 12" BELOW GRADE	1 / L6.1
-----	(N) SUB-SURFACE SHRUB DRIPLINE	HUNTER	HDL-06-18-250-CV - 0.6 GPH PRESSURE COMPENSATING EMITTER @ 18" O.C. - 18" ROW OFFSET SPACING / 3" BELOW GRADE	9, 10, 11, 12 / L6.1
-----	(N) ON-SURFACE SHRUB DRIPLINE	HUNTER	HDL-06-18-250-CV - 0.6 GPH PRESSURE COMPENSATING EMITTER @ 18" O.C. - 18" ROW OFFSET SPACING / STAPLE TO GRADE	9, 10, 11, 12 / L6.1
Ⓜ	(E) WATER METER	UNKNOWN	2" POTABLE WATER METER - PROTECT IN PLACE	N/A
Ⓢ	(E) IRRIGATION BACKFLOW DEVICE	WILKINS	975XL - 2" SIZE - 12" ABOVE FINISH GRADE - PROTECT IN PLACE	N/A
●	(E) REMOTE CONTROL VALVE	RAIN BIRD	EFA-CP SERIES - SIZES NOTED - IN A RECTANGULAR VALVE BOX - PROTECT IN PLACE UNLESS OTHERWISE NOTED ON PLAN	N/A
○	(N) DRIP RCV ASSEMBLY	RAIN BIRD	XCZ-100-PRB-COM - 1" SIZE - FLOW RANGE .3 TO 15 GPM - INSTALLED IN A JUMBO VALVE BOX	5 / L6.1
▲	(E) QUICK COUPLER	RAIN BIRD	33-DRC - 3/4" INLET - 1 PIECE BODY - IN 10" ROUND VALVE BOX	N/A
Ⓐ	(E) GATE VALVE	NIBCO	T-113 SERIES - LINE SIZE - INSTALLED IN A VALVE BOX - PROTECT IN PLACE	N/A
A	(E) AUTO CONTROLLER	HUNTER	ACC-24 STATION SERIES AUTO CONTROLLER IN A PLASTIC EXTERIOR WALL MOUNT ENCLOSURE - PROTECT IN PLACE	N/A
R	(N) RAIN SHUT OFF DEVICE	HUNTER	WM-CLIK - WIRELESS RAIN SENSOR - INSTALL ON EXTERIOR WALL AS PER MANUFACTURER'S SPEC'S	6 / L6.1
▼	DRIP SYSTEM FLUSH VALVE	SPEARS / KBI / EQUAL	3/4" SCH. 80 PVC ECONOMY BALL VALVE, SOCKET INLET & OUTLET IN VALVE BOX WITH 3'-0" OF FLEXIBLE PVC HOSE	1 / L6.2
■	DRIP AIR RELIEF VALVE	HUNTER	MODEL PLD-AVR - INSTALLED ON BURIED TUBING GRID @ HIGH POINT - IN A 6" ROUND VALVE BOX	8 / L6.1
⊙	DRIP SYSTEM INDICATOR	HUNTER	ECO-ID-12 - 12" HIGH POP WITH YELLOW COLORED RISER	7 / L6.1
Q	LIQUID FERTILIZER DISPENSER	EZ-FLO	MODEL EZ003-CX (2.5 GALLON) INSTALLED IN A VALVE BOX 20"X16"X12" - PROVIDE AND INSTALL ALL REQUIRED EZ-FLO FITTINGS, MODEL CBV-200, ON TO THE MAINLINE AS PER MANUFACTURER'S SPECIFICATIONS	3 / L6.1
Ⓢ	SCH. 80 PVC BALL VALVE	COLONIAL / LASCO	VXX101N-SC SERIES - LINE SIZE - INSTALLED IN A RECTANGULAR VALVE BOX	2 / L6.1

PROJECT KEY NOTES

- | SYMBOL | DESCRIPTION |
|--------|--|
| A | IRRIGATION POINT OF CONNECTION 'A' - REPLACE SAME SIZE REMOTE CONTROL VALVE WITH NEW DRIP REMOTE CONTROL VALVE ASSEMBLY. LOCATE (E) REMOTE CONTROL VALVE IN A PLASTIC VALVE BOX IN LANDSCAPE PLANTER. EXCAVATE AROUND (E) REMOTE CONTROL VALVE AND VALVE BOX. REMOVE THE (E) VALVE BOX. REMOVE (E) REMOTE CONTROL VALVE WITH ALL FITTINGS AND NIPPLES TO MAINLINE. INSTALL NEW FITTINGS, NIPPLES, AND ALL COMPONENTS AS IDENTIFIED IN DRIP REMOTE CONTROL VALVE DETAIL TO REPLACE (E) VALVE WITH A NEW PVC ISOLATION VALVE, A NEW RAIN BIRD PEBS SERIES REMOTE CONTROL VALVE AND NEW RAIN BIRD PRESSURE COMPENSATING DRIP FILTER INSTALLED IN A NEW JUMBO VALVE BOX. INSTALL NEW 3M WIRE CONNECTORS AND CONNECT (E) 14-GAUGE WIRES TO NEW REMOTE CONTROL VALVE SOLENOID AS PER MANUFACTURER'S SPECIFICATIONS. INSTALL NEW SCH. 40 PVC LATERALS WITH NEW DRIPLINE TUBING AS PER PLAN. INSTALL NEW PLASTIC RECTANGULAR VALVE BOX WITH HEAT STAMPED STATION NUMBER ON VALVE BOX LID. INSTALL A NEW STANDARD YELLOW CHRISTY ID TAG ON VALVE SOLENOID. CONFIRM WITH V.O.O.E. REPRESENTATIVE THE EXACT VALVE STATION NUMBER DESIRED FOR EACH REMOTE CONTROL VALVE PRIOR TO PURCHASING CHRISTY ID TAGS AND HEAT STAMPING VALVE BOX LID. |
| B | IRRIGATION POINT OF CONNECTION 'B' - REPLACE (E) REMOTE CONTROL VALVE WITH NEW SMALLER SIZE DRIP REMOTE CONTROL VALVE ASSEMBLY. LOCATE (E) REMOTE CONTROL VALVE IN A PLASTIC VALVE BOX IN LANDSCAPE PLANTER. EXCAVATE AROUND (E) REMOTE CONTROL VALVE AND VALVE BOX. REMOVE AND DISPOSE OF (E) VALVE BOX. REMOVE (E) REMOTE CONTROL VALVE WITH ALL FITTINGS AND NIPPLES TO MAINLINE. INSTALL NEW SCH. 80 PVC THREADED REDUCER BUSHING INTO EXISTING MAINLINE FITTING TO REDUCE OUTLET TO NEW SMALLER SIZED REMOTE CONTROL VALVE ASSEMBLY. INSTALL SCH. 80 PVC FITTINGS, NIPPLES, AND ALL COMPONENTS AS IDENTIFIED IN DRIP REMOTE CONTROL VALVE DETAIL TO REPLACE (E) VALVE WITH A NEW RAIN BIRD PEBS SERIES REMOTE CONTROL VALVE WITH BALL VALVE AND PRESSURE REGULATING DRIP FILTER. INSTALL NEW 3M WIRE CONNECTORS AND CONNECT (E)14-GAUGE WIRES TO NEW REMOTE CONTROL VALVE SOLENOID. INSTALL NEW SCH. 40 PVC LATERALS WITH NEW SPRINKLER HEADS AS PER PLAN. INSTALL NEW JUMBO PLASTIC RECTANGULAR VALVE BOX WITH HEAT STAMPED STATION NUMBER ON VALVE BOX LID. INSTALL A NEW STANDARD YELLOW CHRISTY ID TAG ON VALVE SOLENOID. CONFIRM WITH V.C.O.E. REPRESENTATIVE THE EXACT VALVE STATION NUMBER DESIRED FOR EACH REMOTE CONTROL VALVE PRIOR TO PURCHASING CHRISTY ID TAGS AND HEAT STAMPING VALVE BOX LID. INSTALL NEW SCH. 40 PVC LATERALS AND DRIPLINE TUBING AS PER IRRIGATION PLAN. |
| C | EZ-FLO AUTOMATIC FERTILIZER DISPENSER: INSTALL EZ-FLO FERTILIZER DISPENSER ONTO PVC IRRIGATION MAINLINE AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS. THE PVC TANK SHALL BE INSTALLED BELOW GRADE AND COVERED WITH A JUMBO VALVE BOX, CARSON MODEL 1730-18 (MINIMUM DIMENSIONS OF 30"L X 18"H X 19"W). INSTALL (3) SCH 80 PVC BALL VALVES ON MAINLINE IN SEPARATE VALVE BOXES WITH MAINLINE SEGMENTS ARRANGED TO CREATE A SUB-MAINLINE OR BY-PASS TO ISOLATE LIQUID FERTILIZER DISPENSER FROM PRIMARY MAINLINE DISCHARGE WHEN TANK IS NOT IN USE. THE EXACT LOCATION OF THE LIQUID FERTILIZER TANK SHALL BE SPOTTED IN THE FIELD BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. TANK MUST BE POSITIONED UPSTREAM OF THE CLOSEST REMOTE CONTROL VALVE LOCATION ON IRRIGATION MAINLINE. |
| D | WEATHER SENSOR FOR AUTO CONTROLLER 'A': MOUNT WIRELESS DEVICE ON MASONRY WALL ADJACENT TO AUTO CONTROLLER LOCATION. WEATHER SENSOR SHALL BE INSTALLED IN A LOCATION THAT IS FREE OF ANY ROOF OVERHANG, NEW OR EXISTING TREE CANOPY, OR ANY OTHER EXISTING OBSTACLE THAT PREVENTS THE WEATHER SENSOR FROM DIRECT CONTACT FROM RAINFALL. PROVIDE ALL REQUIRED BATTERIES AND POSITION DEVICE WITHIN OPERATING RANGE AS PER SPECIFICATIONS PROVIDED BY MANUFACTURER. |
| E | SALVAGE AND RE-USE (E) PVC PIPING UNDER PAVEMENT EXCAVATE AND EXPOSE (E) PVC LATERAL PIPING PREVIOUSLY SUPPLYING WATER TO THE ORIGINAL POP-UP SPRAY SYSTEM THAT IS NOW BEING ABANDONED IN PLACE. TRENCH AND INSTALL NEW SCH. 40 PVC DRIP LATERAL TO THESE (E) PIPES AND CONNECT TO MAINTAIN A WATER SUPPLY TO THE (E) LANDSCAPE PLANTERS. INSTALL NEW DRIPLINE IRRIGATION SYSTEM AS PER IRRIGATION PLAN. |
| F | REMOVE (E) REMOTE CONTROL VALVE 'A-6A' WITH VALVE BOX - REPLACE WITH NEW REMOTE CONTROL VALVE - SALVAGE AND RE-USE WIRES: THE PARKING LOT RENOVATION AND SIDEWALK CONSTRUCTION WORK WILL ELIMINATE A PORTION OF (E) LANDSCAPE PLANTER. THERE IS AN (E) 1" REMOTE CONTROL VALVE AND QUICK COUPLER LOCATED WITHIN THIS LANDSCAPE AREA THAT IS TO BE REMOVED. PRIOR TO REMOVING THE LANDSCAPE AREA, EXCAVATE AND EXPOSE THE (E) IRRIGATION MAINLINE SUPPLY WTER TO BOTH THE QUICK COUPLER AND REMOTE CONTROL VALVE. CUT THE (E) 2" IRRIGATION MAINLINE AND REMOVE BOTH VALVES WHILE PROTECTING THE (E) 14-GAUGE DIRECT BURIED IRRIGATION WIRES IN PLACE. CUT THE (E) 2" PVC MAINLINE AS NEEDED AND REPLACE WITH NEW 2" CLASS 315 PVC PIPE SEGMENTS AND SCHEDULE 80 PVC FITTINGS TO REPOSITION THE MAINLINE INTO THE LANDSCAPE AREA AND NOT UNDER THE NEW CONCRETE CURBS AND ASPHALT. INSTALL A NEW DRIP REMOTE CONTROL VALVE ASSEMBLY ON THE NEW IRRIGATION MAINLINE PIPING IDENTIFIED ON THE IRRIGATION PLAN AS 'A-6A'. REATTACH THE (E) 14-GAUGE COMMON WIRE AND 14-GAUGE CONTROL WIRE TO THE NEW VALVE SOLENOID USING 3M MODEL DBR-Y6 WATERPROOF WIRE SPLICE CONNECTORS. TRENCH AND INSTALL A NEW 1-1/2" SCH. 40 PVC LATERAL SLEEVE FROM THE LANDSCAPE PLANTER TO THE NOW ISOLATED LANDSCAPE PLANTER TO ALLOW FOR A 3/4" SCH. 40 PVC LATERAL PIPE TO BE INSTALLED TO SUPPLY WATER TO THE NEW DRIPLINE TUBING. INSTALL THE DRIPLINE TUBING AND SCH. 40 PVC LATERAL HEADERS AS PER IRRIGATION PLAN. |
| G | IRRIGATION POINT OF CONNECTION 'B' - REMOVE (E) REMOTE CONTROL VALVE FROM NEW SIDEWALK AREA - EXTEND 1-1/2" SCH. 40 PVC MAINLINE INTO PLANTER W/ WIRES - INSTALL NEW 1" DRIP REMOTE CONTROL VALVE: LOCATE (E) REMOTE CONTROL VALVE IN A PLASTIC VALVE BOX IN LANDSCAPE PLANTER. EXCAVATE AROUND (E) REMOTE CONTROL VALVE AND VALVE BOX. REMOVE AND DISPOSE OF (E) VALVE BOX. REMOVE (E) REMOTE CONTROL VALVE WITH ALL FITTINGS AND NIPPLES TO MAINLINE. USE THE OPEN FITTING AS A POINT OF CONNECTION FOR A NEW 1-1/2" SCH. 40 PVC MAINLINE. TRENCH AND INSTALL NEW 1-1/2" SCH. 40 PVC MAINLINE PIPE AND NEW SCH. 80 PVC MAINLINE FITTINGS 5'-0" INTO ADJACENT SHRUB PLANTER. SPLICE NEW 14-GAUGE WIRE SEGMENTS ONTO ORIGINAL (E) IRRIGATION COMMON AND CONTROL WIRES AND EXTEND INTO SHRUB PLANTER TO RECONNECT TO NEW IRRIGATION VALVE. USE ONLY 3M MODEL DBR-Y6 WATERPROOF WIRE SPLICE CONNECTORS FOR WIRE SPLICE WORK. INSTALL SCH. 80 PVC FITTINGS, NIPPLES, AND ALL COMPONENTS AS IDENTIFIED IN REMOTE CONTROL VALVE DETAIL TO INSTALL A NEW RAIN BIRD PEBS SERIES REMOTE CONTROL VALVE WITH PRESSURE REGULATING DRIP FILTER ASSEMBLY IN A JUMBO VALVE BOX AS PER IRRIGATION DETAIL. INSTALL NEW SCH. 40 PVC LATERALS WITH NEW SPRINKLER HEADS AS PER PLAN. INSTALL NEW JUMBO PLASTIC RECTANGULAR VALVE BOX WITH HEAT STAMPED STATION NUMBER ON VALVE BOX LID. INSTALL A NEW STANDARD YELLOW CHRISTY ID TAG ON VALVE SOLENOID. CONFIRM WITH V.C.O.E. REPRESENTATIVE THE EXACT VALVE STATION NUMBER DESIRED FOR EACH REMOTE CONTROL VALVE PRIOR TO PURCHASING CHRISTY ID TAGS AND HEAT STAMPING VALVE BOX LID. INSTALL NEW SCH. 40 PVC LATERALS AND DRIPLINE TUBING AS PER IRRIGATION PLAN. |
| H | FIELD VERIFY THE EXACT LOCATION OF THE (E) BRASS GATE VALVE ATTACHED TO THE BURIED IRRIGATION MAINLINE - REMOVE GATE VALVE - REDIRECT MAINLINE TO PLANTER - REPLACE WITH NEW SCH. 80 PVC BALL VALVE: FIELD VERIFY THE EXACT LOCATION OF THREE (E) GATE VALVES ATTACHED TO THE 2" LOOPED IRRIGATION MAINLINE INSTALLED AROUND THE BUILDING PERIMETER. THE (E) GATE VALVE LOCATED ON THE NORTH SIDE OF THE BUILDING IS CONTAINED IN A 10" ROUND VALVE BOX WHICH IS INSTALLED IN THE PLANTER AND IS EASILY LOCATED. THE PROJECT RECORD DRAWING INDICATE THAT THERE WERE TWO 2" GATE VALVES INSTALLED ON EACH SIDE OF 2" SUPPLY LINE DELIVERING WATER TO THE LOOPED MAINLINE. THE (E) GATE VALVES ARE ASSUMED TO STILL BE IN PLACE. HOWEVER, THE VALVE BOXES ARE NO LONGER VISIBLE IN THE (E) KIKUYU GRASS. IT IS ASSUMED OVER TIME THE GRASS AND THATCH HAS COVERED THE VALVE BOX LIDS. FIELD VERIFY THE EXACT LOCATION OF ALL THREE (E) GATE VALVES DURING THE SIDEWALK CONSTRUCTION WORK. EXCAVATE AND EXPOSE THE (E) GATE VALVES. CUT 2" PVC MAINLINE AND REMOVE ALL (3) GATE VALVES WITH (E) VALVE BOXES. INSTALL NEW 2" SCH. 80 PVC MAINLINE FITTINGS AND NEW 2" CLASS 315 PVC PIPE SEGMENTS AS NEEDED TO DIVERT THE MAINLINE INTO THE ADJACENT PLANTING AREA. INSTALL (3) NEW 2" SCH. 80 PVC BALL VALVES WITH VALVE BOXES AS PER IRRIGATION DETAIL TO REPLACE THE REMOVED GATE VALVES. INSTALL NEW 2" CLASS 315 PVC PIPE SEGMENTS WITH SCH. 80 PVC FITTINGS NEEDED TO RECONNECT TO THE (E) 2" PVC LOOPED MAINLINE. |



PLANT LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	QUANTITY	SIZE	DETAIL REFERENCE	WUCOLS RATING
TREES					
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	3	24" BOX 10&11/L6.2		
SHRUBS					
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	51	5 GAL 10/L6.2	L	
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' COAST ROSEMARY	34	5 GAL 10/L6.2	L	
	ABUTILON HYBRID 'NABOB' FLOWERING MAPLE	7	5 GAL 10/L6.2	M	
	ABELIA GRAND, KALEIDESCOPE DWARF GLOSSY ABELIA	19	5 GAL 10/L6.2	M	
	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO	19	5 GAL 10/L6.2	L	
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	115	1 GAL 10/L6.2	M	
	AGAPANTHUS AFRICANUS LILY-OF-THE-NILE	33	1 GAL 10/L6.2	M	
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN DWARF BOTTLEBRUSH	50	5 GAL 10/L6.2	L	
	GREVILLEA LANIGERA 'COASTAL GEM' LOW GROWING WOODY GREVILLEA	8	5 GAL 10/L6.2	L	
	LANTANA 'SPREADING SUNSET'	31	5 GAL 10/L6.2	L	
	COTONEASTER DAMMERI 'CORAL BEAUTY'	4	5 GAL 10/L6.2	M	

DECORATIVE ROCK (1"-2")
1"-2" ROUND BLACK ROCK
3" LAYER OVER
LANDSCAPE WEED FABRIC

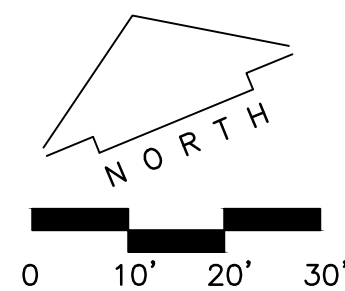
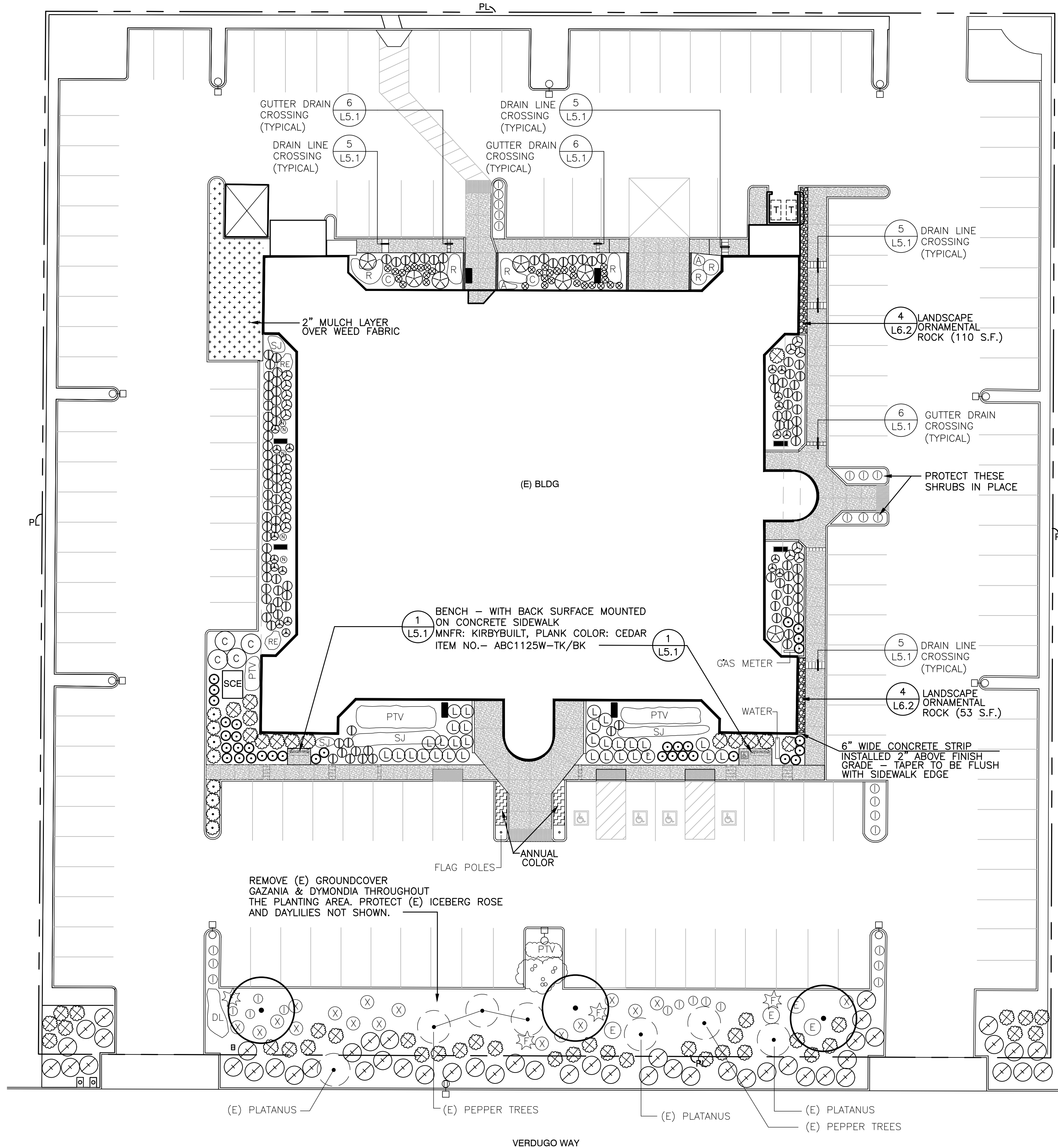
ANNUAL COLOR
4" POTS @ 12" O.C.

NOTE:

3" LAYER OF MULCH THROUGHOUT SHRUB
PLANTING AREAS OVER WEED FABRIC

EXISTING SHRUB LEGEND

R	RHAPHIOLEPIS
A	AGAPANTHUS
SJ	STAR JASMINE
PTV	PITTOSPORUM TOBIRA 'VARIEGATUM'
I	ICEBERG ROSE
E	ESCALLONIA
X	XYLOSMA
☆	FLAX
C	CAMELLIA



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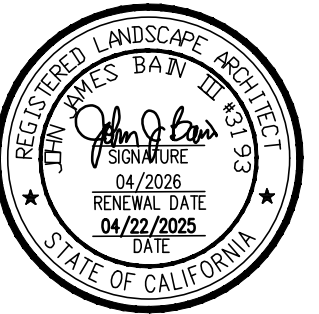
LANDSCAPE ARCHITECTS, INC.

459 NORTH VENTURA AVE., VENTURA CA 93001
(805) 642-3641 FAX (805) 653-7874

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REVISIONS

NO.	DATE	BY	DESCRIPTION
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VENTURA COUNTY OFFICE OF
EDUCATION

5189 VERDUGO WAY
CAMARILLO, CA 93012

SHEET TITLE
PLANTING PLAN

DRAWN: TC
CHECKED: JB
DATE: 4-22-25

DRAWING

PROJECT
VCOE PAVEMENT AND
LANDSCAPE IMPROVEMENTS
PERMETER PROJECT
5189 VERDUGO WAY
CAMARILLO, CA 93012

L4.1

SHEET 6 OF 15
PROJECT NO. 24.32

1.265" 1.67"-2.35" TOP DIAMETER 0.45"-0.47" BASE DIAMETER 0.9"-0.92" CONC. EMBEDMENT FLANGE S SQUARE GRID (IN-LINE) PATTERN 1.67"-2.35" TRUNCATED DOMES TRUNCATED DOME PATTERN. 6" 3'-0" MIN. 6" TRUNCATED DOMES TRUNCATED DOMES CAST IN PLACE (E) AC PAVING SET NEW WORK FLUSH ALL SIDES FLUSH SEE PATTERN AT LEFT SAWCUT (E) A.C PAVING AND RE-PAVE MATCH (E) SECTION S #4 @12" O.C. (5#4 CONT. EQ SPACE. IN CENTER OF SLAB 4" CRUSHED AGGREGATE BASE COMPACTED SUBGRADE 4'X9'X6" CONC. PAD 3,000 PSI NOTE: INSTALL DETECTABLE WARNING IN COMPLIANCE WITH DSA IR 11B-4					
1	SECTION THRU TRUNCATED DOMES	SCALE: 1" = 1'-0"	2		
3		4		5	
7		8		9	
				10	

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LANDSCAPE ARCHITECTS, INC.

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(805) 642-3641 FAX (805) 653-7874

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REVISIONS	
NO.	DESCRIPTION

REGISTERED LANDSCAPE ARCHITECT
JAY VES BAIN III
SIGNATURE
04/2026
RENEWAL DATE
04/22/2026
DATE
STATE OF CALIFORNIA

CLIENT

VENTURA COUNTY OFFICE OF
EDUCATION
5189 VERDUGO WAY
CAMARILLO, CA 93012

SHEET TITLE

CONSTRUCTION DETAILS

DRAWN: ML/PJ/JB

CHECKED: JB

DATE: 4-22-25

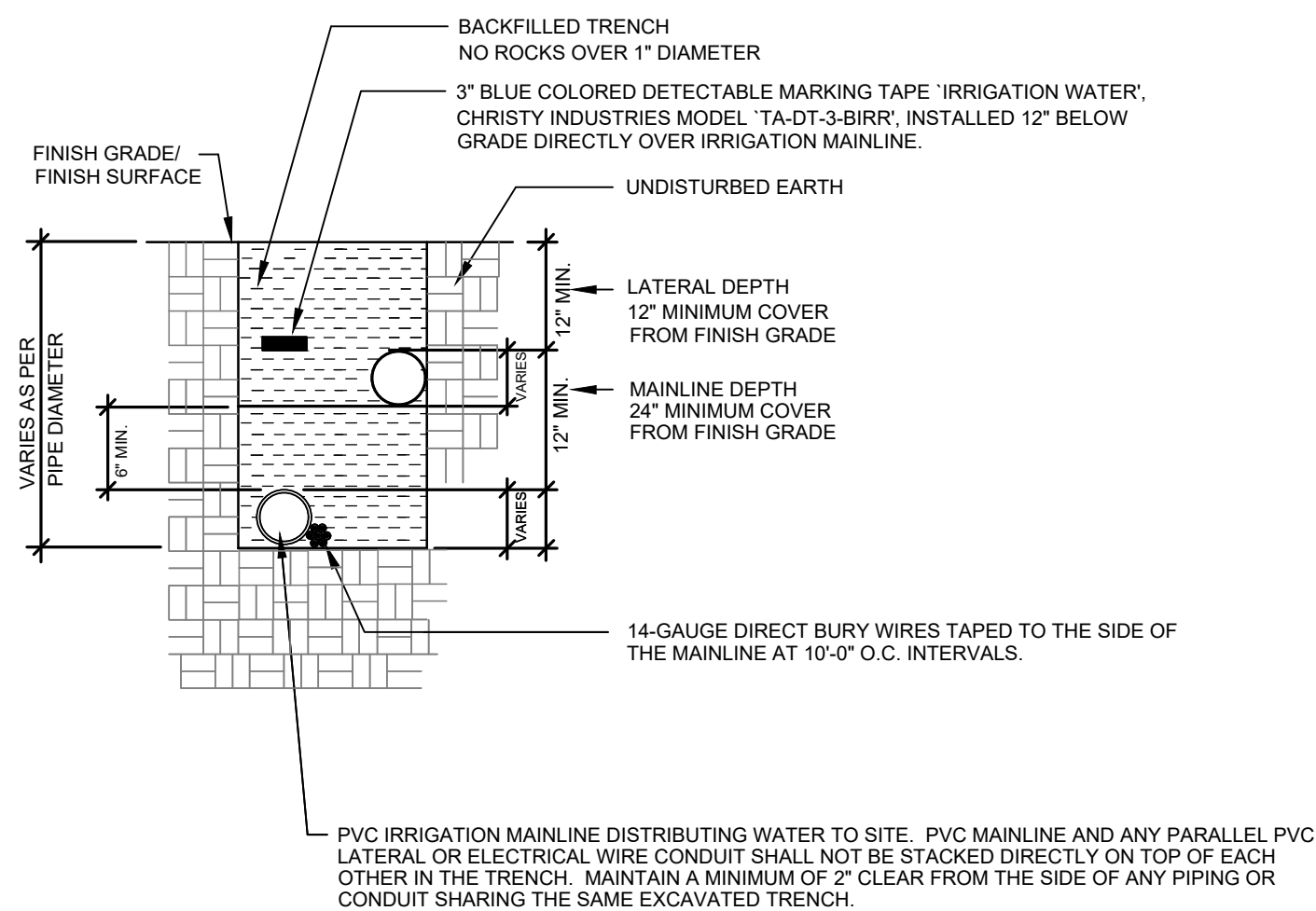
PROJECT

VCOE PAVEMENT AND
LANDSCAPE IMPROVEMENTS
PERIMETER PROJECT
5189 VERDUGO WAY
CAMARILLO, CA 93012

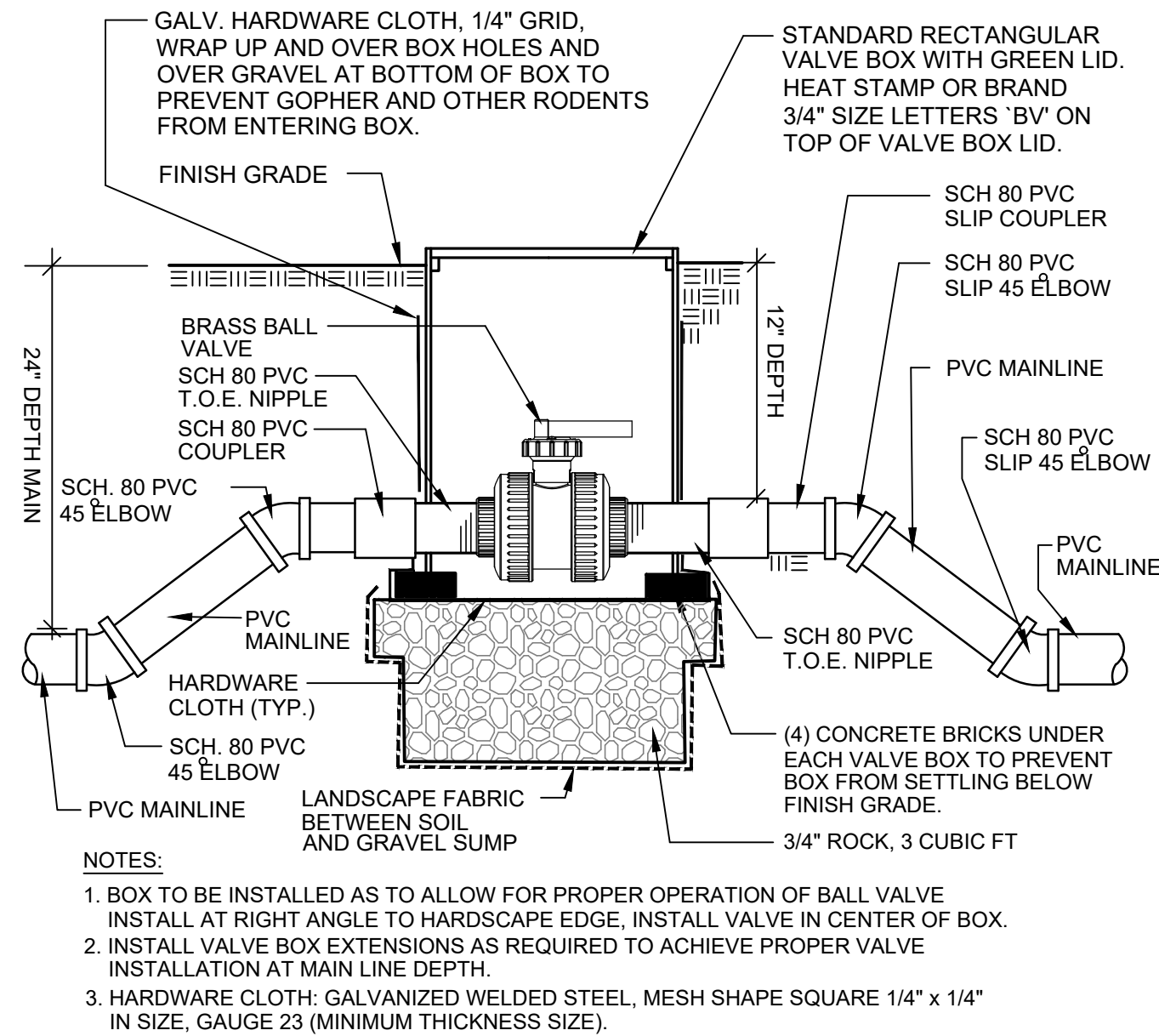
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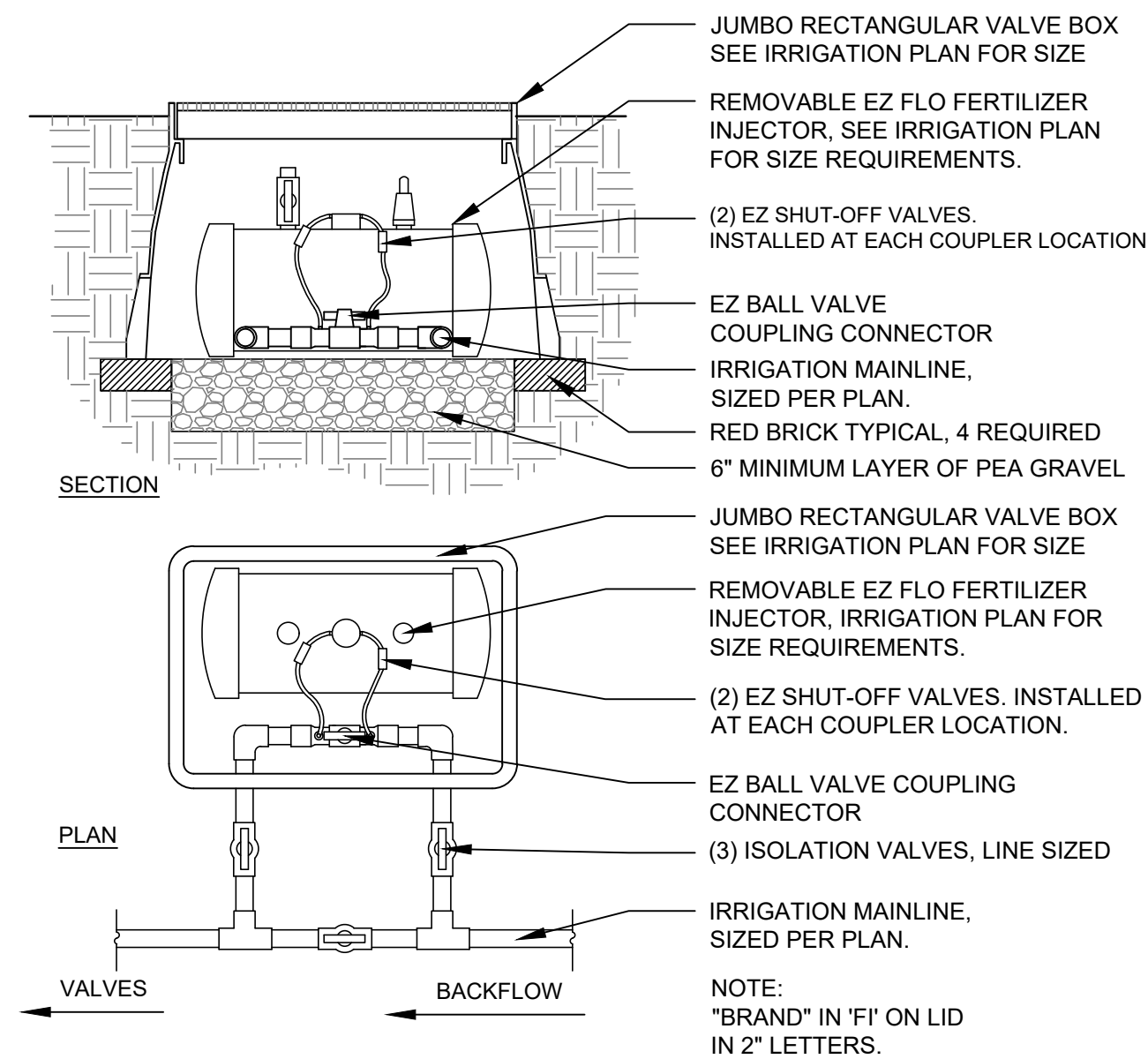
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PROJECT NO. 24.32



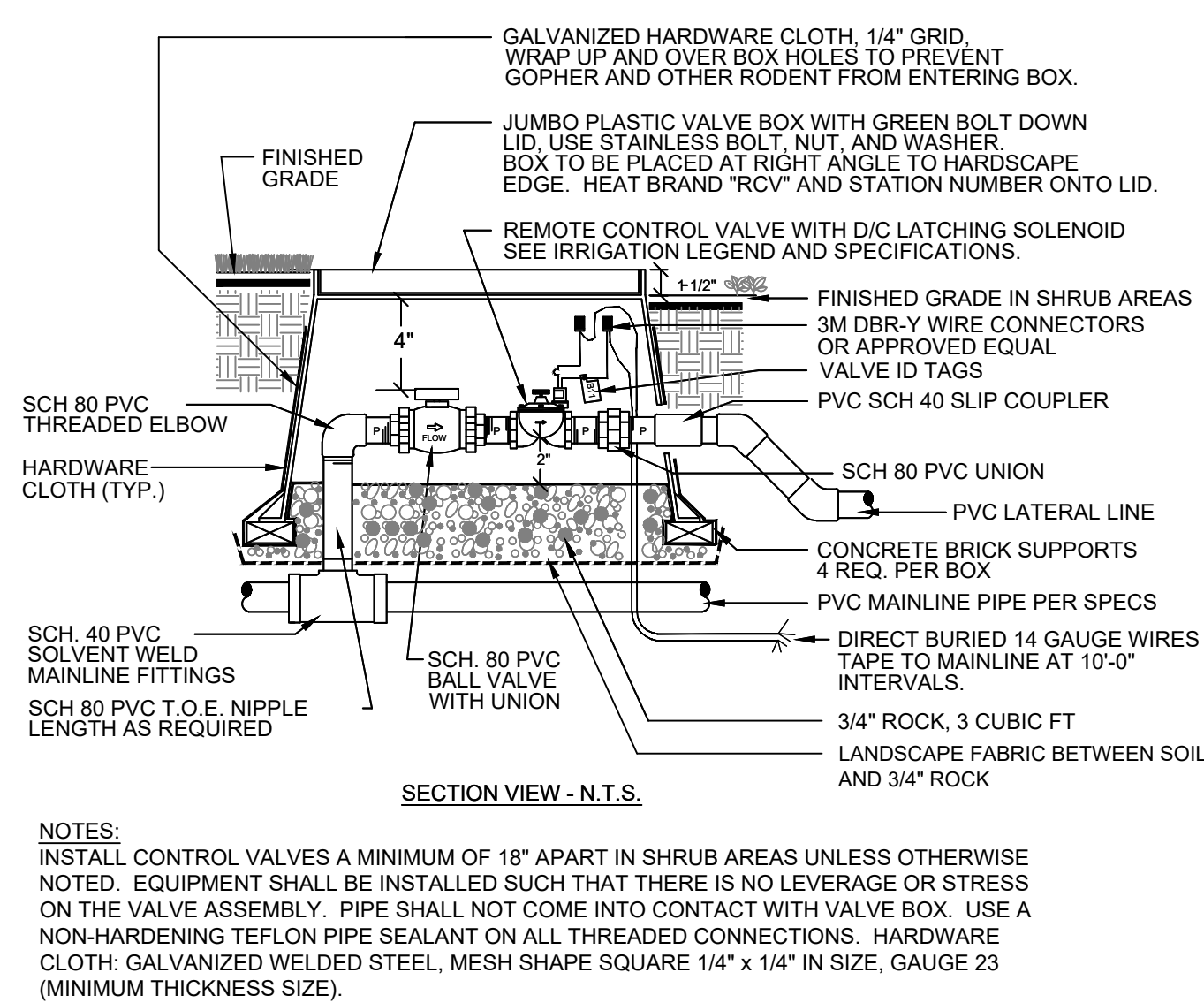
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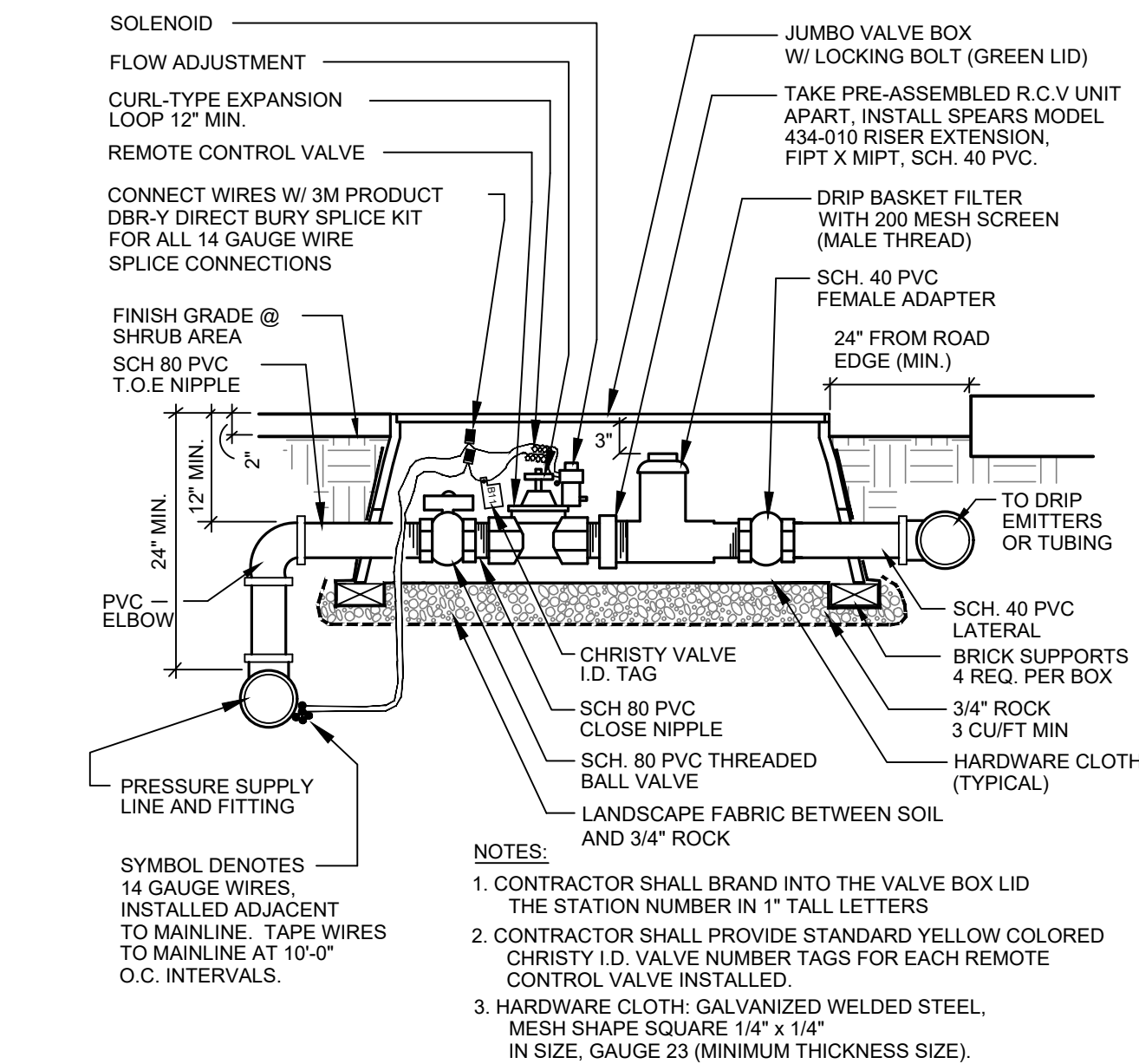
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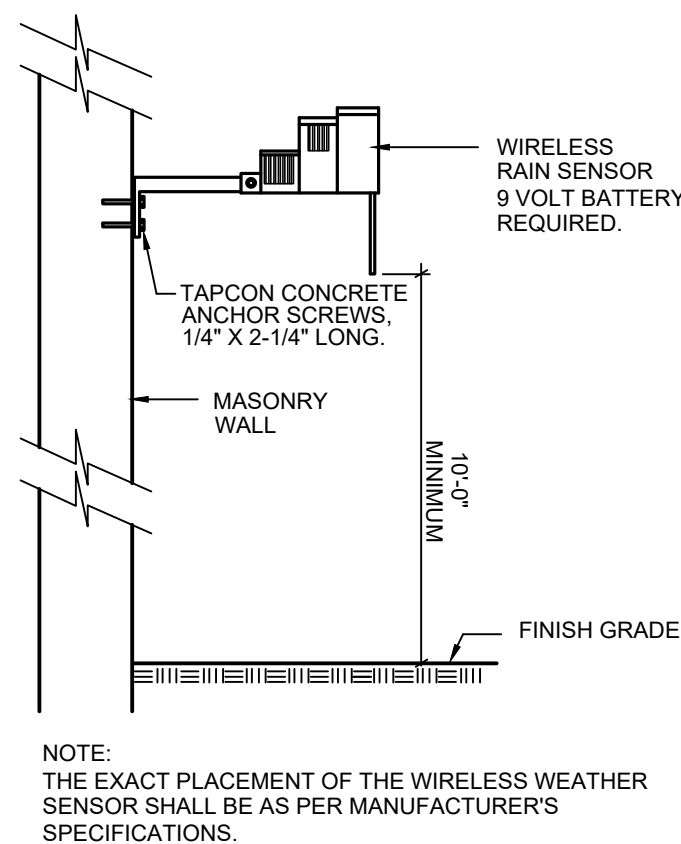
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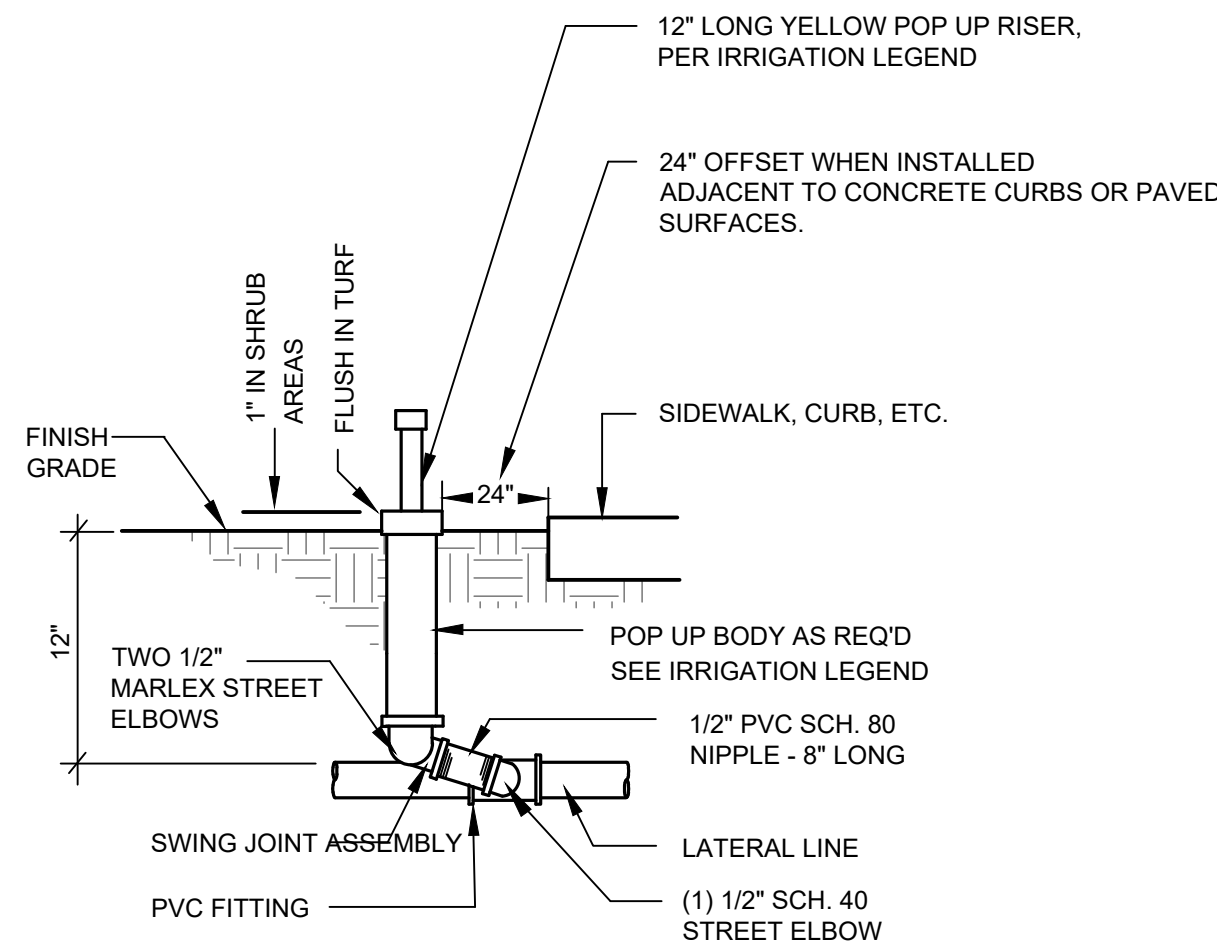
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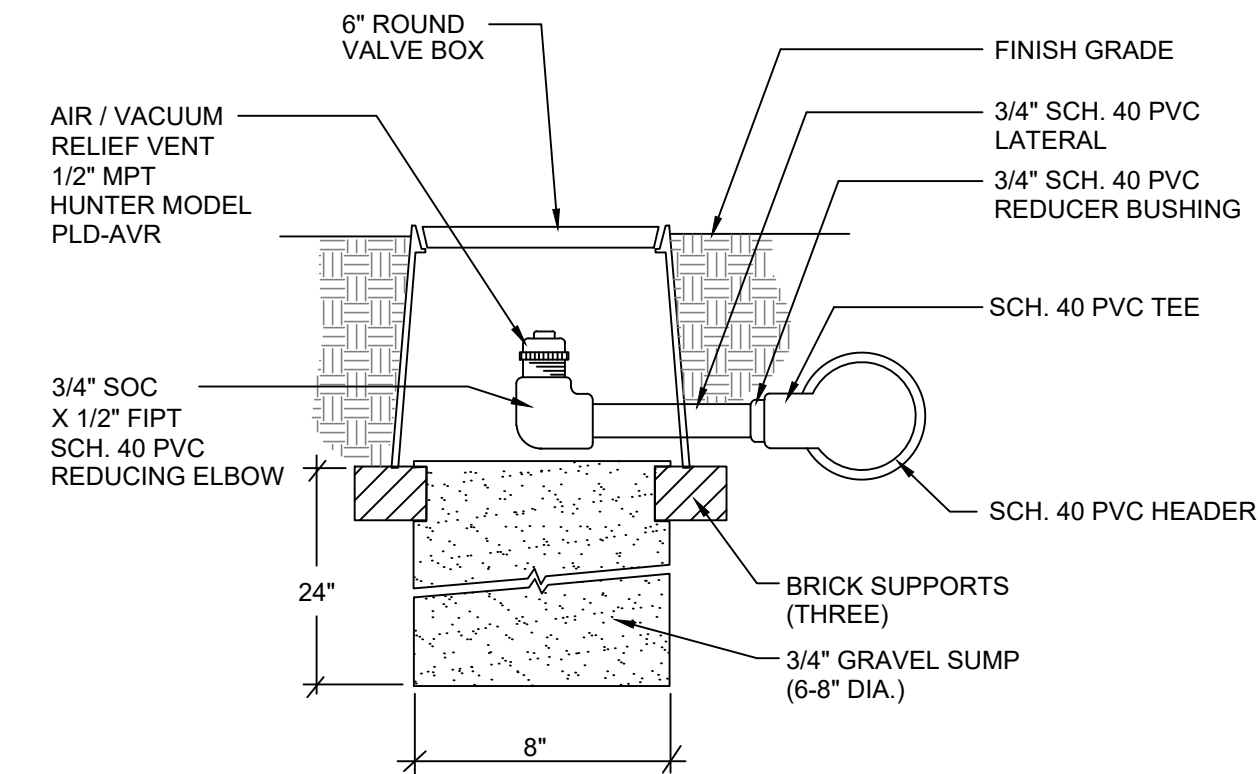
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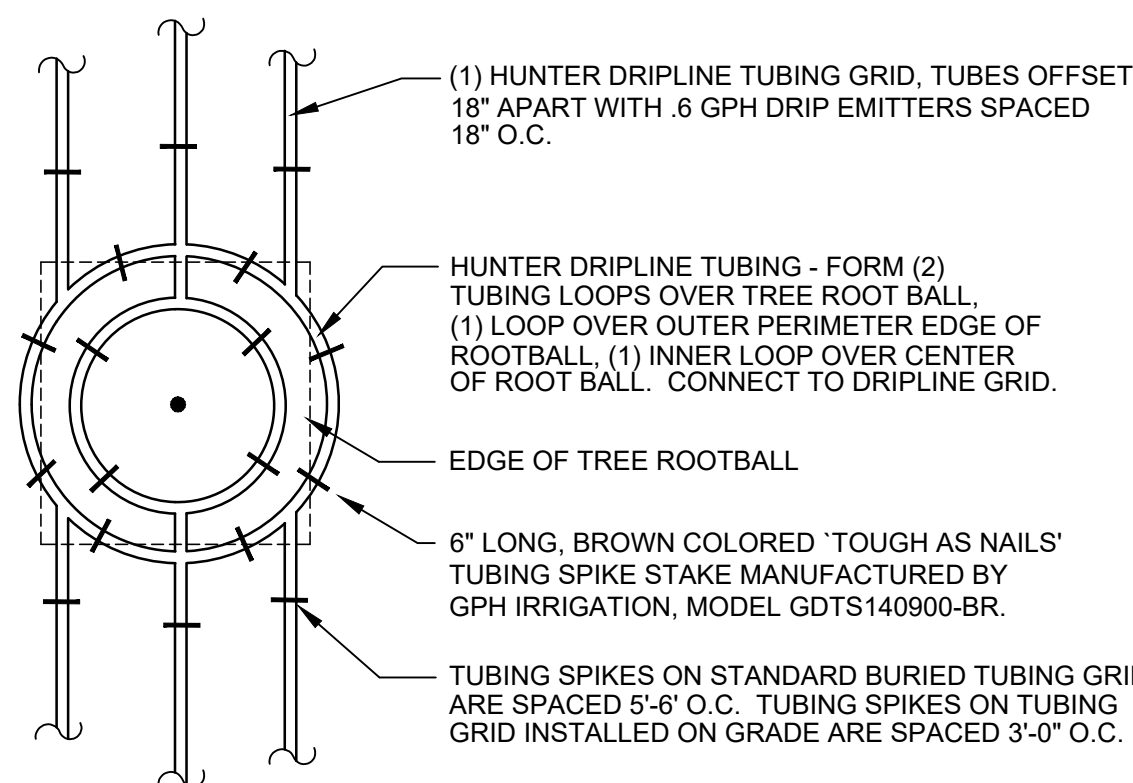
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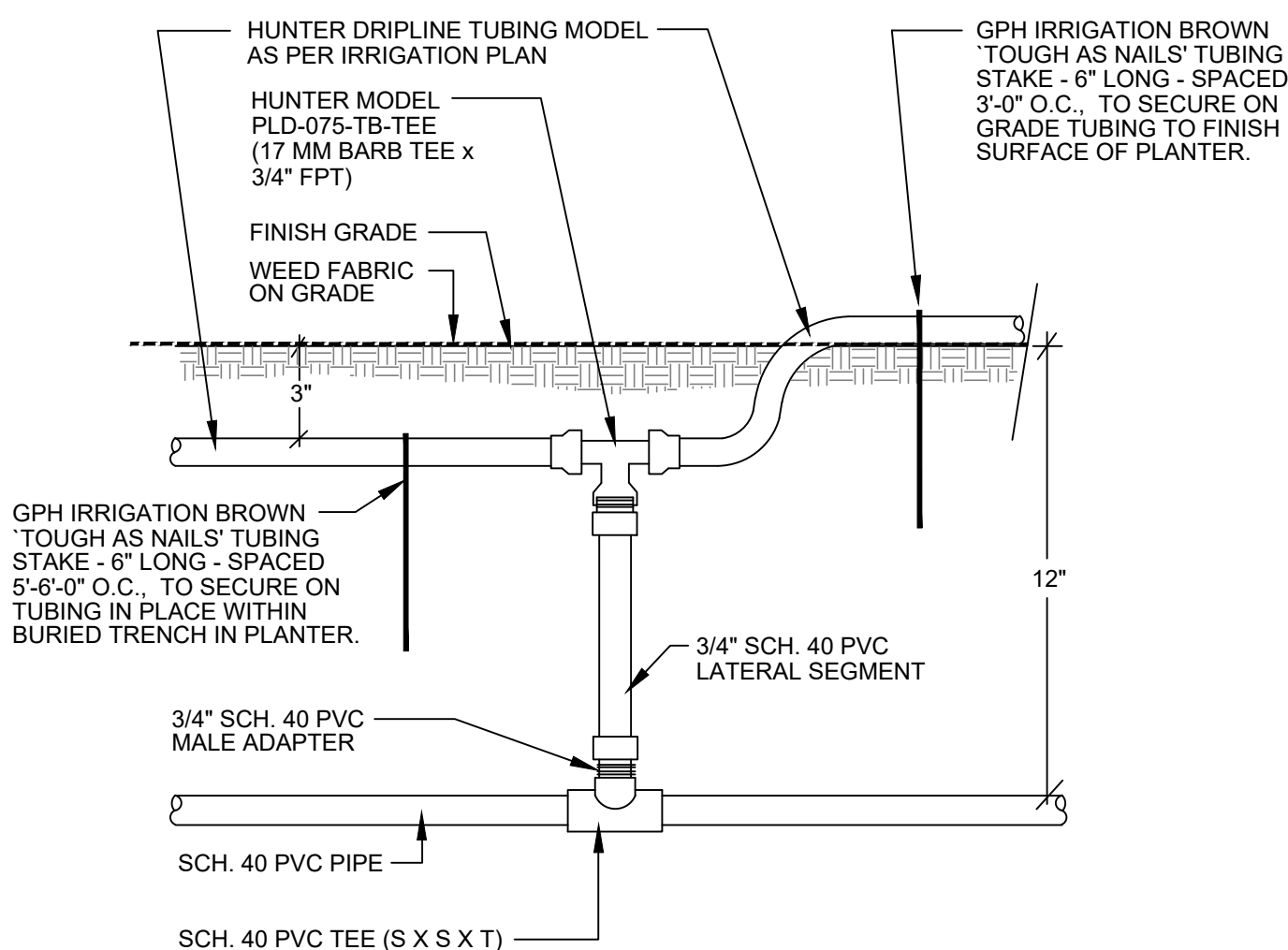
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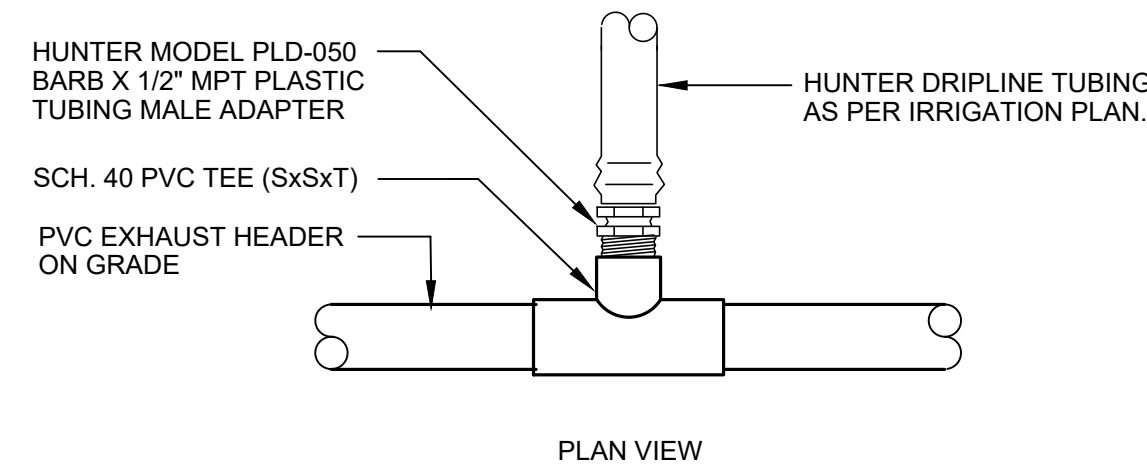
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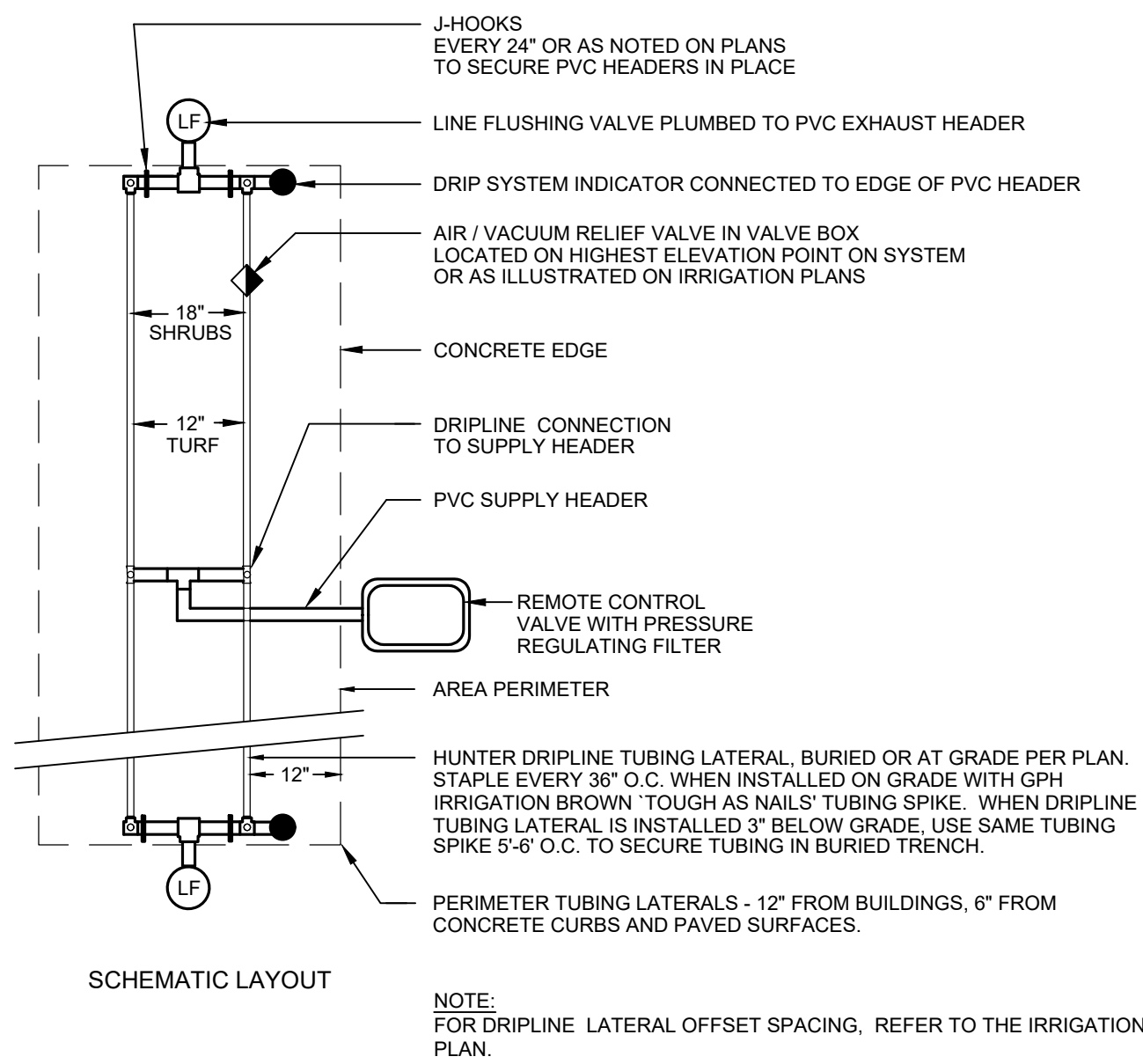
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NOTE:
FOR DRIPLINE LATERAL OFFSET SPACING, REFER TO THE IRRIGATION
PLAN.



SECTION 02830 - IRRIGATION SYSTEM

PART 1 GENERAL

1.01 DESCRIPTION

INCLUDES FURNISHING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO PROVIDE AND INSTALL THE IRRIGATION SYSTEM SPECIFIED HEREIN AND REQUIRED TO COMPLETE THE WORK PER THE CONTRACT DOCUMENTS.

1.02 REQUIREMENTS AND REGULATORY AGENCIES

- A. COMPLY WITH ALL LOCAL AND STATE CODES, ORDINANCES, SAFETY ORDERS, AND REGULATIONS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION OVER THIS WORK.
- B. OBTAIN AND PAY FOR ALL PLUMBING PERMITS AND ALL INSPECTIONS REQUIRED BY AUTHORITIES STATED ABOVE.
- C. NOTIFY THE LANDSCAPE ARCHITECT IN THE EVENT ANY EQUIPMENT OR METHODS INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS CONFLICT WITH LOCAL CODES, PRIOR TO INSTALLATION.

1.03 RECORD DRAWINGS

- A. THE CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE SET OF "AS BUILT" DRAWINGS. THESE DRAWINGS SHALL BE KEPT UP TO DATE WITH THE PROGRESS OF THE WORK. THE OWNER SHALL FURNISH A SET OF DRAWINGS ON WHICH TO RECORD "AS BUILT" CONDITIONS. AS-BUILTS SHALL BE UPDATED ON A WEEKLY BASIS.
- B. THE CONTRACTOR SHALL INDICATE CLEARLY AND CORRECTLY WORK INSTALLED DIFFERENTLY FROM THAT SHOWN ON THE CONTRACT DRAWINGS BY DIMENSIONING FROM TWO PERMANENT POINTS OF REFERENCE. SHOW CONNECTIONS TO EXISTING WATER LINES, GATE VALVES, PRESSURE SUPPLY PIPE, CONTROL VALVES, QUICK COUPLERS AND CONTROL WIRING.
- C. ON COMPLETION OF THE WORK, THE CONTRACTOR SHALL OBTAIN A CLEAN PRINT OF THE IRRIGATION PLAN, AND ALL CHANGES AS NOTED ON THE RECORD SET SHALL BE DRAWN ON THIS PLAN IN RED. THIS PLAN SHALL BE SIGNED BY THE CONTRACTOR AS COMPLETE AND ACCURATE "RECORD DRAWINGS," AND SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW. IF CORRECTIONS ARE REQUESTED THE CONTRACTOR SHALL MAKE CORRECTIONS PRIOR TO FINAL APPROVAL.

1.04 CATALOG CUTS

TEN (10) DAYS AFTER AWARD OF CONTRACT, EMAIL TO THE LANDSCAPE ARCHITECT, FOR APPROVAL, ONE (1) PDF COPY OF ALL MANUFACTURERS' CATALOG CUTS AND SPECIFICATIONS FOR ALL REQUIRED MATERIALS AND PRODUCTS.

1.05 DRAWINGS

FOR PURPOSES OF LEGIBILITY, IRRIGATION LINES ARE ESSENTIALLY DIAGRAMMATIC, ALTHOUGH SIZE AND LOCATION OF IRRIGATION EQUIPMENT ARE DRAWN TO SCALE WHEREVER POSSIBLE. MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS AND VERIFY THIS INFORMATION AT CONSTRUCTION SITE.

1.06 MATERIALS TO BE FURNISHED

- A. PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL FURNISH THE FOLLOWING MATERIALS TO THE OWNER:
- TWO KEYS FOR AUTO CONTROLLER SECURITY ENCLOSURE.
 - TWO KEYS FOR LOOSE KEY HOSE BIBS.

1.07 ON-SITE OBSERVATIONS

- A. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS IN ADVANCE FOR ALL REQUIRED ON-SITE OBSERVATIONS. THE FINAL ON-SITE OBSERVATION SHALL REQUIRE SEVEN (7) DAYS ADVANCE NOTICE. THE FOLLOWING ARE REQUIRED ON-SITE OBSERVATIONS:
- JOB START MEETING PRIOR TO STARTING ANY WORK TO REVIEW THE SITE CONDITIONS THAT AFFECT THE WORK.
 - REVIEW THE MAINLINE PRIOR TO BACKFILLING AND WHEN THE PRESSURE TEST IS COMPLETE.
 - REVIEW SYSTEM COVERAGE WHEN INSTALLATION IS COMPLETE. COVERAGE MUST BE APPROVED PRIOR TO STARTING ANY PLANTING WORK.
- B. RECORD DRAWINGS MUST BE CURRENT AND ON-SITE AT THE TIME OF THE ON-SITE OBSERVATIONS.
- C. MAIN LINES SHALL BE TESTED UNDER HYDROSTATIC PRESSURE OF 150 POUNDS PER SQUARE INCH FOR A PERIOD OF 2 HOURS.

PART 2 PRODUCTS

2.01 GENERAL

ALL IRRIGATION EQUIPMENT SHALL BE NEW AND UNUSED PRIOR TO INSTALLATION, AND SHALL CONFORM TO THE IRRIGATION PLAN AND LEGEND AS SPECIFIED.

2.02 CONTROL WIRES

CONTROL WIRES SHALL BE 24 VOLT CONDUCTORS, UL LISTED TYPE U.F., SOLID COPPER, 14 AWG. UL HEAVY DUTY PVC, COLORED, INSULATION. COMMON SHALL BE WHITE COLOR, CONTROL WIRES SHALL BE BLACK, MASTER VALVE COMMON AND CONTROL WIRE SHALL BE YELLOW AND BLUE, AND ALL SPARE WIRES SHALL BE RED.

2.03 BRASS NIPPLES AND FITTINGS

BRASS NIPPLES AND FITTINGS SHALL BE SOLID, LEAD FREE BRASS STOCK WITH MACHINE TAPERED THREADS, FPT FOR FITTINGS, MPT FOR NIPPLES AND COMPLY WITH ASTM B687-99.

2.04 SOLVENTS

PVC PRIMER AND SOLVENTS SHALL BE APPROVED FOR PVC APPLICATION MEETING ASTM D-2564.

2.05 THREAD SEALANT

THREAD SEALANT SHALL BE SMOOTH, NON-HARDENING SEALANT, COMPATIBLE WITH THE PIPE MATERIALS SPECIFIED, CHRISTY'S ULTRA SEAL OR APPROVED EQUAL.

2.06 MAIN LINE FITTINGS

MAIN LINE FITTINGS SHALL BE SCHEDULE 80 PVC, TYPE 1, GRADE 1, CELL CLASSIFICATION 12454-B, SIDE GATED, LASCO OR APPROVED EQUAL.

2.07 MAIN LINE PIPE

MAIN LINE PIPE SHALL BE PVC SCHEDULE 40, SOLVENT WELD PIPE IN CONFORMANCE WITH ASTM D-1785.

2.08 LATERAL NON-PRESSURE LINE FITTINGS

LATERAL NON-PRESSURE LINE FITTINGS SHALL BE SCHEDULE 40 PVC, TYPE 1, GRADE 1, CELL CLASSIFICATION 12454-B, SIDE GATED, LASCO OR APPROVED EQUAL.

2.09 LATERAL NON-PRESSURE PIPE

LATERAL NON-PRESSURE PIPE SHALL BE PVC SCHEDULE 40, SOLVENT WELD IN CONFORMANCE WITH ASTM D-1785

2.10 NIPPLES AND RISERS

NIPPLES AND RISERS SHALL BE PVC SCHEDULE 80 WITH MOLDED THREADS. ALL THREADED NIPPLES EXPOSED ABOVE GRADE SHALL BE GRAY IN COLOR.

2.11 DRIPLINE TUBING SYSTEM MANUFACTURED BY HUNTER INDUSTRIES INC., .6 GPH PRESSURE COMPENSATING DRIP EMITTERS SPACED 18" O.C. WITH BUILT IN CHECK VALVES, ULTRA-VIOLET RESISTANT TUBING, MODEL HDL-06-18-250-PC, COMPLETE WITH 17 MM HUNTER BARBED OR PLD LOC FITTINGS AND HUNTER AIR-VACUUM RELIEF VALVE MODEL PLD-AVR. SECURE TUBING SYSTEMS INSTALLED ON GRADE AND 3" BELOW GRADE WITH GPH IRRIGATION 'TOUGH AS NAILS' BROWN TUBING STAKES MODEL GDTS140900-BR, SPACED AS PER NOTES ON IRRIGATION PLAN.

PART 3 EXECUTION

3.01 SITE CONDITIONS

- A. BEFORE STARTING WORK ON IRRIGATION SYSTEM, CAREFULLY CHECK ALL GRADES TO DETERMINE THAT WORK MAY SAFELY PROCEED, KEEPING WITHIN THE SPECIFIED MATERIAL DEPTHS.
- B. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, FIELD DIMENSIONS, OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

- C. THE INSTALLATION OF ALL IRRIGATION MATERIALS, INCLUDING PIPE, SHALL BE COORDINATED WITH THE LANDSCAPE DRAWINGS TO AVOID INTERFERING WITH THE TREES, SHRUBS, OR OTHER PLANTING.

- D. LAY OUT IRRIGATION HEADS AND MAKE ANY MINOR ADJUSTMENTS REQUIRED DUE TO DIFFERENCES BETWEEN SITE AND DRAWINGS. ANY SUCH DEVIATIONS IN LAYOUT SHALL BE WITHIN THE INTENT OF THE ORIGINAL DRAWINGS, AND WITHOUT ADDITIONAL COST TO THE OWNER. WHEN DIRECTED BY THE LANDSCAPE ARCHITECT, THE LAYOUT SHALL BE APPROVED BEFORE INSTALLATION.

3.02 WATER SUPPLY

CONNECTIONS TO THE EXISTING OUTLETS SHALL BE AT THE APPROXIMATE LOCATION(S) SHOWN ON THE DRAWINGS. THE LOCATIONS AND SIZES OF ALL WATER METERS ARE SHOWN. THE PLANS REFERENCE WHO IS RESPONSIBLE FOR THE WATER METER AND HOOKUP.

3.03 PIPE FITTINGS

- A. ALL PLASTIC THREADED PIPE AND FITTINGS SHALL BE ASSEMBLED USING NON-HARDENING SEALANT, APPLY TO THE MALE THREADS ONLY.
- B. ALL PLASTIC SLIP FITTINGS SHALL BE SOLVENT-WELDED AS PER PIPE MANUFACTURER'S RECOMMENDATIONS.

3.04 LINE CLEARANCE

ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF FOUR (4) INCHES FROM EACH OTHER, AND SIX (6) INCHES FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL BE INSTALLED DIRECTLY OVER ONE ANOTHER.

3.05 TRENCHING

- A. DIG TRENCH AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH. SNAKE PIPE IN TRENCH TO AN EVEN GRADE AS NOTED.
- B. PROVIDE MINIMUM COVER OF TWENTY-FOUR (24) INCHES FOR ALL PRESSURE SUPPLY LINES.
- C. PROVIDE MINIMUM COVER OF TWENTY-FOUR (24) INCHES FOR ALL CONTROL WIRES.
- D. PROVIDE MINIMUM COVER OF TWELVE (12) INCHES FOR ALL OTHER NON-PRESSURE LINES.
- E. ALL LINES UNDER DRIVEWAY AND ROADWAY PAVEMENT SHALL HAVE A TWENTY-FOUR (24) INCH MINIMUM COVER BELOW SUBGRADE.

3.06 BACKFILLING

- A. BACKFILL FOR TRENCHING SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL, AND SHALL CONFORM TO THE ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES. INITIAL BACKFILL ON ALL LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN ONE (1) INCH IN SIZE AN SIX (6) TO EIGHT (8) INCHES DEEP.
- B. ALL IRRIGATION LINES UNDER PAVING SHALL BE BACKFILLED ENTIRELY WITH SAND AND COMPACTED BY MEANS OF POWER COMPACTION.
- C. TRENCHES SHALL BE BACKFILLED PROMPTLY AFTER THE OPEN TRENCH REVIEW.

3.07 CONTROL WIRES

- A. UNLESS OTHERWISE SPECIFIED, CONNECTIONS BETWEEN CONTROLLER AND REMOTE CONTROL VALVES SHALL BE MADE WITH DIRECT BURIAL WIRE AWG-UF TYPE, INSTALLED IN ACCORDANCE WITH VALVE MANUFACTURER'S WIRE CHART AND SPECIFICATIONS.
- B. BETWEEN CONTROLLER AND REMOTE CONTROL VALVES, USE A CONTINUOUS WIRE. UNDER NO CIRCUMSTANCES SHALL SPLICES EXIST.
- C. WHERE MORE THAN ONE WIRE IS PLACED IN A TRENCH, THE WIRING SHALL BE TAPED TOGETHER AND TO MAIN LINE AT INTERVALS OF TEN (10) FEET AND UNDERNEATH THE MAIN LINE.
- D. WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AS THE PRESSURE SUPPLY LINE WHEREVER POSSIBLE.
- E. AN EXPANSION LOOP OF TWELVE (12) INCHES SHALL BE PROVIDED AT EACH WIRE CONNECTION AND/OR DIRECTIONAL TURN.
- F. SIZING OF WIRE SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS, IN NO CASE LESS THAN #14 IN SIZE.

3.08 FLUSHING THE SYSTEM

AFTER ALL NEW IRRIGATION PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY DIVERSION WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF IRRIGATION HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.

3.09 ADJUSTING OF SYSTEM

- A. ADJUST VALVES, AND ALIGNMENT AND COVERAGE OF ALL IRRIGATION HEADS.
- B. IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT OR NOZZLE CHANGES WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, MAKE ALL NECESSARY CHANGES, WITHOUT ADDITIONAL COST TO THE OWNER, PRIOR TO ANY PLANTING.
- C. THE ENTIRE SYSTEM SHALL BE OPERATING PROPERLY BEFORE ANY PLANTING OPERATIONS COMMENCE.

3.10 CLEAN-UP AND REPAIR

- A. UPON COMPLETION OF THE WORK, MAKE THE GROUND SURFACE LEVEL, REMOVE EXCESS MATERIALS, RUBBISH, DEBRIS, ETC., AND REMOVE CONSTRUCTION AND INSTALLATION EQUIPMENT FROM THE PREMISES. DISPOSE OF IN A SAFE AND LEGAL MANNER.
- B. REPLACE AND/OR REPAIR TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT ALL EXISTING PAVING DISTURBED DURING THE COURSE OF THIS WORK. NEW PAVING SHALL BE THE SAME TYPE, STRENGTH, TEXTURE, FINISH, AND BE EQUAL IN EVERY WAY TO THE MATERIAL REMOVED.

3.11 GUARANTEE

THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLLING OF BACKFILLED AREAS FOR A PERIOD OF ONE-YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.

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JORDAN & BAIN

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REVISIONS			
NO.	DATE	BY	DESCRIPTION



CLIENT
VENTURA COUNTY OFFICE OF
EDUCATION
5189 VERDUGO WAY
CAMARILLO, CA 93012

SHEET TITLE
IRRIGATION SPECIFICATIONS

PROJECT
VCOE PAVEMENT AND
LANDSCAPE IMPROVEMENTS
PERIMETER PROJECT
5189 VERDUGO WAY
CAMARILLO, CA 93012

DRAWN: JB	CHECKED: JB	DATE: 4-22-25							
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DRAWING

L7.1

SHEET 11 OF 15
PROJECT NO. 24.32

SECTION 02840 - PLANTING

PART 1	GENERAL
1.01	SECTION INCLUDES
	THIS SECTION INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO PROVIDE AND INSTALL THE PLANTING AND MAINTENANCE INDICATED ON THE CONTRACT DOCUMENTS.
1.02	MAINTENANCE
	INCLUDES CONTINUAL MAINTENANCE OF ALL LANDSCAPE WORK INCLUDED IN THE CONTRACT FOR A PERIOD OF NINETY (90) DAYS FROM THE TIME ALL WORK IS COMPLETED AND APPROVED.
1.03	REQUIREMENTS OF REGULATORY AGENCIES
	ANY REQUIRED SPRAYING WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCIES.
1.04	SUBMITTALS
A.	FURNISH MATERIAL INVOICES INDICATING THE QUANTITIES OF FERTILIZERS, SOIL AMENDMENTS, AND ALL MATERIALS DELIVERED TO THE JOB SITE. MATERIAL INVOICES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INCORPORATING SOIL AMENDMENTS.
B.	CERTIFICATES SHALL BE PREPARED BY THE SUPPLIER OR DISTRIBUTOR AND SHALL INDICATE THE QUANTITIES AND QUALITIES OF MATERIALS USED.
1.05	PROTECTION
A.	CONTRACTOR SHALL CHECK OR LOCATE EXISTING STRUCTURES, ELECTRIC CABLES OR CONDUITS, UTILITY LINES AND OTHER EXISTING FEATURES OR CONDITIONS ABOVE OR BELOW GROUND LEVEL THAT MIGHT BE DAMAGED AS A RESULT OF THE OPERATION. QUESTIONS OR CONFLICTS ARISING OUT OF SUCH EXAMINATION PRIOR TO OR DURING OPERATION SHALL BE IMMEDIATELY DIRECTED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR NECESSARY ACTION OR DECISIONS BEFORE RESUMING OPERATION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO COST TO THE OWNER FOR FEATURES OR CONDITIONS DAMAGED THROUGH FAILURE TO COMPLY WITH THE ABOVE PROCEDURES.
B.	PROTECT EXISTING TREES AND TREE ROOTS FROM ANY DAMAGE THAT MAY BE CAUSED AS A RESULT OF ANY PLANTING OR IRRIGATION OPERATIONS.
1.06	ALTERNATES
	ALTERNATES WILL NOT BE PERMITTED, EXCEPT WHERE INDICATED.
1.07	LANDSCAPE ON-SITE OBSERVATIONS
A.	THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS IN ADVANCE FOR ALL REQUIRED ON-SITE OBSERVATIONS. THE FINAL ON-SITE OBSERVATION SHALL REQUIRE SEVEN (7) DAYS ADVANCE NOTICE.
B.	THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A COMPLETE WORK SCHEDULE INDICATING TENTATIVE DATES FOR ON-SITE OBSERVATIONS.
C.	RECORD DRAWINGS SHALL BE CURRENT AND PRESENT AT THE TIME OF ON-SITE OBSERVATIONS AND SHALL BE UPDATED ON A WEEKLY BASIS.
D.	LANDSCAPE ON-SITE OBSERVATIONS SHALL BE REQUIRED FOR THE FOLLOWING PHASES OF WORK: 1. JOB START MEETING. 2. FINISH GRADING - WHEN ALL FINE GRADING WORK IS COMPLETE, NOTIFY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH THE PLANTING. 3. SOIL PREPARATION - FURNISH CERTIFICATES FOR SOIL AMENDMENTS AT THIS TIME. QUANTITIES MUST BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INCORPORATING INTO SOIL. WHEN ALL SOIL PREPARATION WORK IS COMPLETE NOTIFY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK. 4. IRRIGATION SYSTEM REVIEW - SEE IRRIGATION SECTION. 5. REVIEW PLANT MATERIAL FOR QUALITY PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IT DEEMS UNACCEPTABLE AT TIME OF DELIVERY. 6. REVIEW PLANTING DURING THE PLANTING PROCESS. 7. REVIEW PLANTING AFTER INSTALLATION. 8. PRE-MAINTENANCE - WHEN ALL WORK HAS BEEN COMPLETED A PRE-MAINTENANCE WALK THRU SHALL BE CONDUCTED. CONTRACTOR MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO STARTING THE MAINTENANCE PERIOD. 9. MAINTENANCE - NOTIFY THE LANDSCAPE ARCHITECT AFTER THE MAINTENANCE PERIOD HAS PROGRESSED FOR THIRTY DAYS FOR A REVIEW OF ALL WORK AND MAKE ALL CORRECTIONS THAT ARE DEEMED NECESSARY. 10. FINAL REVIEW - AFTER THE NINETY (90) DAY MAINTENANCE PERIOD IS COMPLETE, NOTIFY THE LANDSCAPE ARCHITECT FOR A FINAL REVIEW OF ALL WORK. ALL WORK MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEING DEEMED COMPLETE. FINAL INSPECTION FROM CITY SHALL BE CONDUCTED AFTER LANDSCAPE CERTIFICATION OF COMPLIANCE (CHECKLIST) IS SUBMITTED TO THE CITY.
1.08	GUARANTEE
	ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL DATE OF MAINTENANCE. THIS GUARANTEE IS IN ADDITION TO, AND NOT A LIMITATION OF, OTHER RIGHTS THE OWNER MAY HAVE UNDER THE CONTRACT DOCUMENT.
PART 2	PRODUCTS
2.01	ORGANIC AMENDMENTS
	SHALL BE AGROMIN "AGROMEND."
2.02	FERTILIZER
	FERTILIZER SHALL BE FIRST GRADE COMMERCIAL QUALITY AS SPECIFIED.
2.03	SOIL
	SOIL SHALL BE EXISTING SITE SOIL AS APPROVED BY THE LANDSCAPE ARCHITECT.
2.04	PLANT MATERIAL
A.	PLANT QUALITY - PLANTS SHALL BE FRESH, WELL ESTABLISHED, VIGOROUS, OF NORMAL HABIT OF GROWTH, FREE OF DISEASE, INSECTS, INSECT EGGS AND LARVAE. PLANTS SHALL HAVE HEALTHY, NORMAL ROOT SYSTEM, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT-BOUND.
B.	PLANT SIZES - THE HEIGHT AND SPREAD OF ALL PLANT MATERIAL SHALL BE MEASURED WITH BRANCHES IN THEIR NORMAL POSITION WHEN PLANT IS INSTALLED.
C.	PLANT QUANTITIES - PLANT MATERIALS SHALL BE FURNISHED IN SIZE, QUANTITIES, SPECIES AND IN THE SPACING AS INDICATED OR NOTED ON THE DRAWINGS. SYMBOLS SHALL TAKE PRECEDENCE OVER PLANT COUNTS, IN CASE OF DISCREPANCY.
2.05	MAINTENANCE
	MAINTENANCE MATERIALS USED IN CONJUNCTION WITH THE MAINTENANCE WORK SHALL CONFORM TO THE MATERIAL REQUIREMENTS ORIGINALLY SPECIFIED FOR THE WORK.
2.06	MULCH (COMPOSTED ORGANIC WOOD MULCH)
	MULCH SHALL BE AGROMIN ES-2, MANUFACTURED BY AGROMIN ORGANIC COMPOSTING FACILITY (201 KINETIC DRIVE; OXNARD, CA)
2.07	SOIL PREP AND BACKFILL MIXES
A.	SOIL PREP AND BACKFILL MIX FOR ALL TREES, SHRUBS, AND GROUND COVERS SHALL BE AS PER RESULTS FROM SOIL TESTING LAB REPORT. CONTRACTOR IS RESPONSIBLE FOR COLLECTING SOIL SAMPLES OF SITE AND OBTAINING AN ANALYSIS FROM A CERTIFIED SOIL TESTING LAB. RECOMMENDED FERTILIZERS AND AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL FOR THIS PROJECT AS PER SOIL TESTING LAB RESULTS. SUBMIT SOIL TESTING LAB RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW AND RECORD KEEPING PURPOSES.
B.	SOIL PREPARATION MATERIALS SHALL BE PER SOILS TEST RECOMMENDATIONS (FOR BIDDING PURPOSES ONLY): 1. THREE CUBIC YARDS ORGANIC AMENDMENTS. 2. TWO POUNDS OF NITROGEN. 3. TWO POUNDS OF PHOSPHORUS. 4. TWO POUNDS OF POTASSIUM.

2.08	ROOT BARRIER
	ROOT BARRIER SHALL BE LINEAR BARRIERS 24 INCHES HIGH X 2 FEET LONG (UB18-2) AS MANUFACTURED BY DEEPROOT PARTNERS, (81 LANGTON ST., SUITE 4; SAN FRANCISCO, CA; (800) 458-7668).
2.09	LANDSCAPE FABRIC
	SHALL BE MIRAFI "MSCAPE" BY TENCATE GEOSYTHENTICS, INC, PENDERGRASS, GEORGIA, (706) 693-2226, OR EQUAL.
2.10	TREE STAKES
	TREE STAKES SHALL BE 2-INCH DIAMETER LODGEPOLE PINE (PINUS CONTORTA), PRESSURE TREATED WITH AN EPA-REGISTERED PESTICIDE CONTAINING COPPER SUCH AS AQC (ALKALINE COPPER QUATERNARY) OR CA-B (COPPER AZOLE). STAKES SHALL BE TWELVE (12) FEET LONG.
2.11	TREE TIES
	TREE TIES SHALL BE VIRGIN FLEXIBLE VINYL MEETING ASTM D-412, WITH UV INHIBITOR, 24 INCHES LONG.
PART 3	EXECUTION
3.01	SITE CONDITION
	NO PLANT MATERIALS SHALL BE PLANTED UNTIL ALL OPERATIONS IN CONJUNCTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM HAVE BEEN APPROVED BY THE LANDSCAPE ARCHITECT. FINAL GRADES SHALL BE ESTABLISHED AND THE PLANTING AREAS SHALL BE PROPERLY PREPARED AND GRADED.
3.02	GROUND PREPARATION - ALL AREAS
A.	REMOVE FROM SITE DEAD OR DYING SHRUBS, TREES, OR WEEDS WITHIN PROPOSED PLANTING AREAS. WHEN BERMUDA GRASS, NUT GRASS OR ST. AUGUSTINE IS ENCOUNTERED, PLANTS SHALL BE SPRAYED WITH "ROUND-UP" TWO WEEKS PRIOR TO START OF LANDSCAPE WORK THEN REMOVED COMPLETELY.
B.	ALL PLANTED AREAS SHALL BE THOROUGHLY CULTIVATED TO A DEPTH OF SIX (6) INCHES TO REDUCE ANY COMPACTION WHICH OCCURS AS A RESULT OF CONSTRUCTION. PROTECT EXISTING TREE ROOTS.
C.	STONES OR ROCKS OVER 1" IN SIZE. CONSTRUCTION REFUSE, AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE, SAFELY AND LEGALLY DISPOSED OF.
D.	EXISTING ON SITE BOULDERS SHALL BE REUSED AND RELOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT, AS NECESSARY.
E.	APPLY SOIL PREPARATION MATERIALS TO ALL PLANTING AREAS AND THOROUGHLY INCORPORATE INTO THE TOP SIX (6) INCHES OF SOIL, PER SOIL ANALYSIS REPORT.
F.	WET SOIL THOROUGHLY AND ALLOW TO SETTLE. REPEAT THIS COMPACTION PROCEDURE UNTIL SOIL IS STABLE ENOUGH TO PERMIT AERATION AND DRAINAGE FOR PLANT MATERIAL.
G.	FINISH GRADE ALL PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE READY FOR PLANTING. FINISH GRADE SHALL BE ONE (1) INCH BELOW FINISH GRADE OF ADJACENT PAVED SURFACES UNLESS OTHERWISE NOTED ON DRAWINGS.
3.03	PLANTING - TREES & SHRUB
A.	TREES AND SHRUB PLANTING SHALL COMPLY WITH DETAILS ON DRAWINGS.
B.	MAKE NECESSARY ADJUSTMENTS AND EXCAVATE PITS OF SQUARE OUTLINE AND VERTICAL SIDES FOR ALL PLANTS. SCARIFY SIDES AND BOTTOMS OF ALL PLANT PITS.
C.	PROTECT ROOTS OR BALL OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS.
D.	IF DIRECTED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL PRUNE PLANTS IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE.
E.	INSTALL ROOT BARRIER WHERE REQUIRED. INSTALL PER MANUFACTURER'S REQUIREMENTS.
F.	NO TREE SHALL BE PLANTED WITHIN 5 FEET OF WATER, SEWER, OR STORM DRAIN LINES
3.04	PLANTING - GROUND COVER
A.	ALL GROUND COVERS SHALL BE WELL ROOTED AND SHALL BE EVENLY SPACED AS INDICATED ON THE DRAWINGS, AND SHALL BE STAGGERED IN ROWS.
B.	DIG GOOD SIZED POCKETS FOR PLANTING SO THAT THE ROOT SYSTEM LIES FREE WITHOUT DOUBLING AND SO THAT ROOTS ARE PLANTED VERTICALLY, NOT HORIZONTALLY.
C.	APPLY BEST TURF SUPREME (16-6-8) AT TEN POUNDS PER 1,000 SQUARE FEET TWENTY FIVE (25) AND FIFTY FIVE (55) DAYS AFTER THE MAINTENANCE PERIOD IS INITIATED.
D.	APPLY A PRE-EMERGENT HERBICIDE UNDER WEED FABRIC, 'DIMENSION', AT THE TIME OF PLANTING SHRUBS. APPLY PRE-EMERGENT HERBICIDE AS PER MANUFACTURER'S RECOMMENDED RATE.
3.05	ROOT BARRIER
	INSTALL TREE ROOT BARRIERS IN THE TOTAL LENGTHS AND MANNER AS SHOWN ON THE PLANS AND DETAILS. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL AND THE DOUBLE TOP EDGE SHALL BE SET 1" INCH ABOVE THE FINISH GRADE. PANELS SHALL BE CONNECTED WITH THE FLEXIBLE JOINER STRIPS TO THE REQUIRED OVERALL LENGTH AS PER DETAILS. INSTALL PANELS STRAIGHT, UNIFORM IN A VERTICAL POSITION. ROOT BARRIER SHALL BE INSTALLED FOR ALL TREES WITHIN 10' OF PUBLIC IMPROVEMENTS AND HARDSCAPE.
3.06	REPAIR
A.	DAMAGE TO PLANTING AREAS SHALL BE REPAIRED IMMEDIATELY. DEPRESSIONS CAUSED BY VEHICLES, EQUIPMENT AND FOOT TRAFFIC WILL BE FILLED WITH SOIL, LEVELED AND REPLANTED.
B.	EXTERMINATE GOPHERS AND MOLES, REPAIR DAMAGE AS ABOVE.
3.07	CLEAN-UP
	ALL PLANTED AREAS SHALL BE KEPT FREE OF DEBRIS AND SHALL BE CULTIVATED AND WEEDED AT NOT MORE THAN TEN-DAY INTERVALS.

SECTION 02860 - MAINTENANCE

PART 1	GENERAL
1.01	DESCRIPTION
	INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONTINUOUSLY MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT DURING THE PROCESS OF THE WORK, THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE OF THE WORK.
1.02	MAINTENANCE PERIOD
A.	AFTER ALL WORK INDICATED ON THE DRAWINGS OR HEREIN SPECIFIED INCLUDING ALL PLANTING HAS BEEN COMPLETED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, WEEDING, MOWING, RE-SEEDING, CULTIVATING, SPRAYING, MULCHING, TRIMMING, EDGING, AND/OR ANY OTHER OPERATION NECESSARY FOR THE CARE AND UPKEEP FOR THE PERIOD OF NINETY (90) DAYS AFTER THE AFOREMENTIONED APPROVALS, EXCEPT THAT THE MAINTENANCE PERIOD SHALL BE EXTENDED TO INCLUDE THE TIME NECESSARY TO:
B.	MEET THE REQUIREMENTS AND APPROVAL BY THE MUNICIPAL OR COUNTY AGENCY HAVING JURISDICTION.
1.03	REQUIREMENTS OF REGULATORY AGENCIES
	ANY REQUIRED SPRAYING WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCIES.
PART 2	PRODUCTS
	ALL MATERIALS USED IN CONJUNCTION WITH THE MAINTENANCE WORK SHALL CONFORM TO THE MATERIAL REQUIREMENTS ORIGINALLY SPECIFIED FOR THE WORK. APPLY AT MANUFACTURER'S RECOMMENDED RATE.
PART 3	EXECUTION
3.01	REPLACEMENTS
	CONTRACTOR SHALL IMMEDIATELY REPLACE ANY AND ALL PLANT MATERIALS WHICH, FOR ANY REASON, DIE OR ARE DAMAGED WHILE UNDER HIS CARE. REPLACEMENT PLANTS SHALL BE OF THE SAME QUALITY AS THE ORIGINALLY SPECIFIED PLANTS.
3.02	CLEAN-UP
	AT COMPLETION OF THE MAINTENANCE PERIOD, ALL AREAS INCLUDED IN THE CONTRACT SHALL BE CLEAN AND FREE OF DEBRIS AND WEEDS. ALL PLANT MATERIALS SHALL BE LIVE, HEALTHY AND FREE OF INFESTATION.

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REVISIONS

NO.	DATE	BY	DESCRIPTION

REGISTERED LANDSCAPE ARCHITECT

Jordan & Bain

04/2026

RENEWAL DATE

04/2026

STATE OF CALIFORNIA

CLIENT

VENTURA COUNTY OFFICE OF EDUCATION

5189 VERDUGO WAY

CAMARILLO, CA 93012

SHEET TITLE

PLANTING SPECIFICATIONS

DRAWN: JB

CHECKED: JB

DATE: 4-22-25

DRAWING

L7.2

SHEET 12 OF 15

PROJECT NO. 24.32

PROJECT

VCOE PAVEMENT AND LANDSCAPE IMPROVEMENTS

PERIMETER PROJECT

5189 VERDUGO WAY

CAMARILLO, CA 93012

SECTION 02520 - CONCRETE WORK

PART 1	GENERAL
1.01	SECTION INCLUDES
	THIS SECTION INCLUDES SPECIFICATIONS FOR THE INSTALLATION OF THE CONCRETE FENCE POST FOOTINGS, CONCRETE BANDS, AND CONCRETE WALKS.
1.02	QUALITY ASSURANCE
A.	FOR CONCRETE WORK USE ONLY TRAINED AND EXPERIENCED CONCRETE FINISHERS.
B.	COMPLY WITH ALL SPECIFIC TESTING AND INSPECTION REQUIREMENTS INDICATED ON DRAWINGS.
1.03	SUBMITTALS
	MIX DESIGN SHALL BE SUBMITTED TO THE DISTRICT INSPECTOR FOR APPROVAL PRIOR TO POUR. THE MIX DESIGN SHALL SHOW THE MIX IDENTIFICATION NUMBER AND THE APPLICABLE PROPORTIONS, WEIGHTS, AND QUANTITIES OF PORTLAND CEMENT, AGGREGATE, WATER, AND ADMIXTURES. THE MIX DESIGN SUBMITTAL SHALL ALSO INCLUDE THE SIZE AND SOURCE OF AGGREGATE, THE TYPE AND SOURCE OF PORTLAND CEMENT, THE BRANCH AND DESIGNATION OF ADMIXTURES, AND THE TYPE OF CONSTRUCTION FOR WHICH THE CONCRETE IS USED.
1.04	INSPECTIONS
	THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVAL ON REQUIRED INSPECTIONS PRIOR TO PROCEEDING WITH THE NEXT ITEM OF WORK. AFTER EXCAVATION ALL FOOTING SUB-GRADES MUST BE APPROVED PRIOR TO STEEL PLACEMENT AND CONCRETE POUR.
PART 2	PRODUCTS
2.01	CONCRETE
A.	CONCRETE FOR FOOTINGS, BANDS FLATWORK SHALL BE HARDROCK WITH A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF F'C=3,000 PSI AND CONFORM TO ASTM C-94.
B.	CEMENT: ASTM C150, TYPE I OR II, LOW ALKALI.
C.	AGGREGATE: ASTM C33, NON-REACTIVE, 1 INCH MAXIMUM.
D.	SLUMP: MAXIMUM SLUMP - 4 INCHES.
2.02	UNDER WALK DRAINS
	GALVANIZED STEEL FRAMES WITH 3/4" CHK'D PLATE SOLID COVERS, FABRICATED BY CRANEVEYOR CORP (1524 N. PORTRERO AVE., SOUTH EL MONTE, CAL 91733; CONTACT: MR. EDDY STUBBS AT (626) 226-7964; EMAIL EDstubbs@CraneVeyor.com). CLEAR OPENINGS HAVE BEEN PROVIDED ON DETAILS. CONTRACTOR PROVIDE SPECIFIC LENGTH REQUIRED FOR EACH UNDERWALK DRAIN.
2.03	REINFORCING STEEL
A.	ALL REINFORCING BARS SHALL BE FREE OF RUST, GREASE, MILL SCALE OR ANY MATERIAL WHICH MIGHT AFFECT ITS BOND TO CONCRETE. ALL BAR BENDS SHALL BE MADE COLD.
B.	ALL REINFORCING STEEL SHALL BE DEFORMED AND SHALL CONFORM TO ASTM A-615, MINIMUM 60 GRADE. NO 3 BARS MAY BE GRADE 40. ALL REINFORCING STEEL SHALL BE POSITIONED AS INDICATED ON DRAWINGS.
2.04	CONCRETE FINISH
	WALKS - FINISH FOR WALKS AND BANDS SHALL BE MEDIUM BROOM AS INDICATED ON THE PLANS.
2.05	CAULKED EXPANSION JOINTS
A.	ALL EXPANSION JOINTS SHALL BE CAULKED EXPANSION JOINTS AND SHALL BE CONSTRUCTED WITH 1/2 INCH EXPANSION JOINT MATERIAL WITH A REMOVAL CAP FOR CAULKING WITH A SELF-LEVELING POLYURETHANE CAULK.
B.	JOINTS IN FLAT WORK USE SIKA SPEED DOWEL PSD12/#4TX.
2.06	CURING COMPOUND
	PROVIDE LIQUID CURING COMPOUND, ASTM C-309, CLEAR.

PART 3	EXECUTION
3.01	SURFACE CONDITIONS
A.	TAKE ADEQUATE PRECAUTIONS FOR MIXING, PLACING, FINISHING, CURING, AND PROTECTING CONCRETE DURING UNFAVORABLE WEATHER CONDITIONS.
B.	PRIOR TO ALL WORK OF THIS SECTION, CAREFULLY INSPECT THE INSTALLED WORK OF ALL OTHER TRADES AND VERIFY THAT ALL SUCH WORK IS COMPLETE TO THE POINT WHERE THIS INSTALLATION MAY PROPERLY COMMENCE.
C.	ALL CONCRETE SHALL BE PROPERLY CONSOLIDATED DURING PLACEMENT. ALL REINFORCING STEEL AND EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE TO PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT. SUPPORT REINFORCEMENT ON BLOCKS.
D.	VERIFY THAT CONCRETE MAY BE PLACED TO THE LINES AND ELEVATIONS INDICATED ON THE DRAWINGS, WITH ALL REQUIRED CLEARANCE FROM REINFORCEMENT.
3.02	PREPARATION
A.	AFTER FOUNDATION HOLES HAVE BEEN DUG, SOILS ARE TO BE MOISTURE CONDITIONED AND COMPACTED TO 95% MINIMUM OF MAXIMUM DENSITY.
B.	COMPACTION, STEEL PLACEMENT AND CONCRETE MIX DESIGN MUST BE APPROVED BY THE DISTRICT INSPECTOR PRIOR TO PLACEMENT OF CONCRETE FOOTINGS.
3.03	PLACING CONCRETE
A.	CONVEY CONCRETE FROM MIXER TO PLACE OF FINAL DEPOSIT BY METHODS THAT WILL PREVENT SEPARATION AND LOSS OF MATERIALS.
B.	FOR CHUTING, PUMPING AND PNEUMATICALLY CONVEYING CONCRETE, USE ONLY EQUIPMENT OF SUCH SIZE AND DESIGN AS TO ENSURE A PRACTICALLY CONTINUOUS FLOW OF CONCRETE AT THE DELIVERY AND WITHOUT LOSS OR SEPARATION OF MATERIALS.
C.	DEPOSIT CONCRETE AS NEARLY AS POSSIBLE IN ITS FINAL POSITION TO AVOID SEGREGATION DUE TO RE-HANDLING AND FLOWING.
D.	PLACE CONCRETE AS DRY AS POSSIBLE CONSISTENT WITH GOOD WORKMANSHIP, NEVER EXCEEDING THE MAXIMUM SPECIFIED SLUMP.
E.	PLACE CONCRETE AT SUCH A RATE THAT CONCRETE IS AT ALL TIMES PLASTIC AND FLOWS READILY BETWEEN BARE BARS.
F.	WHEN PLACING IS ONCE STARTED, CARRY IT ON AS A CONTINUOUS OPERATION UNTIL PLACEMENT OF THE PANEL OR SECTION IS COMPLETE.
G.	THOROUGHLY CONSOLIDATE ALL CONCRETE BY SUITABLE MEANS DURING PLACEMENT, WORKING IT AROUND ALL EMBEDDED FIXTURES AND INTO CORNERS OF FORMS.
H.	DURING PLACEMENT, THOROUGHLY COMPACT THE CONCRETE BY HAND TAMPING AND BY MECHANICAL VIBRATION.

3.04	SCORE LINES
	SCORE LINES SHALL BE STRAIGHT AND SHALL BE OF THE PROPER ALIGNMENT AS SHOWN ON THE DRAWINGS. THE SCORE DEPTHS SHALL BE APPROVED PRIOR TO FINISHING.
3.05	UNDER WALK DRAINS
	INSTALL PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.
3.06	EXPANSION JOINTS
	EXPANSION JOINTS SHALL BE STRAIGHT, IN LINE AND PLUMB. CAULKING SHALL BE JOINT CLEAN AND STRAIGHT WITHOUT STAINING ON ADJACENT SURFACE.
3.0	CURING AND PROTECTION
	FRESHLY DEPOSITED CONCRETE SHALL BE PROTECTED FROM PRE-MATURE DRYING AND EXCESSIVELY HOT OR COLD TEMPERATURES AND SHALL BE MAINTAINED WITHOUT DRYING AT A RELATIVELY CONSTANT TEMPERATURE FOR THE PERIOD OF TIME NECESSARY FOR THE HYDRATION OF THE CEMENT AND PROPER HARDENING OF THE CONCRETE.

SECTION 02530 - TACTILE WARNING STRIPS

PART 1	GENERAL
1.01	SECTION INCLUDES
	THIS SECTION INCLUDES GENERAL REQUIREMENTS FOR THE INSTALLATION OF THE TACTILE WARNING STRIPS.
1.02	QUALITY ASSURANCE
	CONTRACTOR MUST HAVE EXPERIENCE IN INSTALLING TRUNCATED DOMES.
1.03	SUBMITTALS
	SUBMIT MANUFACTURER'S PRODUCT DATA SHEETS.
1.04	PRODUCT HANDLING
	DELIVER MATERIALS TO JOB SITE IN UNOPENED CONTAINERS BEARING MANUFACTURER'S NAME AND PRODUCT DESCRIPTION, AND STORE IN SAFE PLACE UNTIL INSTALLATION.
PART 2	PRODUCTS
2.01	TACTILE WARNING STRIPS / TRUNCATED DOMES
	TRUNCATED DOMES SHALL BE REPLACEABLE CAST-IN-PLACE DETECTABLE/TACTILE WARNING SURFACE AS MANUFACTURED BY ACCESS-TILE, OR EQUAL. COLOR SHALL BE FEDERAL YELLOW. TILES SHALL HAVE A NYLON COMPOSITE, CORROSIVE RESISTANT ANCHOR SYSTEM WITH STAINLESS-STEEL FASTENERS.
PART 3	EXECUTION
3.01	INSTALLATION
	SET TILES IN WET CONCRETE SURFACE AND FOLLOW THE MANUFACTURE'S INSTALLATION REQUIREMENTS. TILE SURFACE WIDTH WILL VARY AS PER PLAN. INSTALL MODULES TO MAKE UP THE REQUIRED WIDTH AND THE DEPTH OF THREE FEET.
3.02	CODE COMPLIANCE
	ONLY APPROVED DSA-AC DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED AS PROVIDED BY THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, CHAPTER 5, ARTICLES 2.3, AND 4. AND 11B-705.

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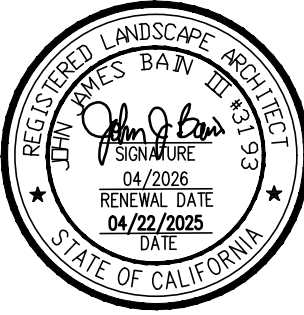
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(805) 642-3641 FAX (805) 653-7874

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REVISIONS			
NO.	DATE	BY	DESCRIPTION



CLIENT

VENTURA COUNTY OFFICE OF
EDUCATION

5189 VERDUGO WAY
CAMARILLO, CA 93012

SHEET TITLE

CONSTRUCTION SPECIFICATIONS

DRAWN: JB
CHECKED: JB
DATE: 4-22-25

PROJECT

VCOE PAVEMENT AND
LANDSCAPE IMPROVEMENTS
PERIMETER PROJECT
5189 VERDUGO WAY
CAMARILLO, CA 93012

DRAWING

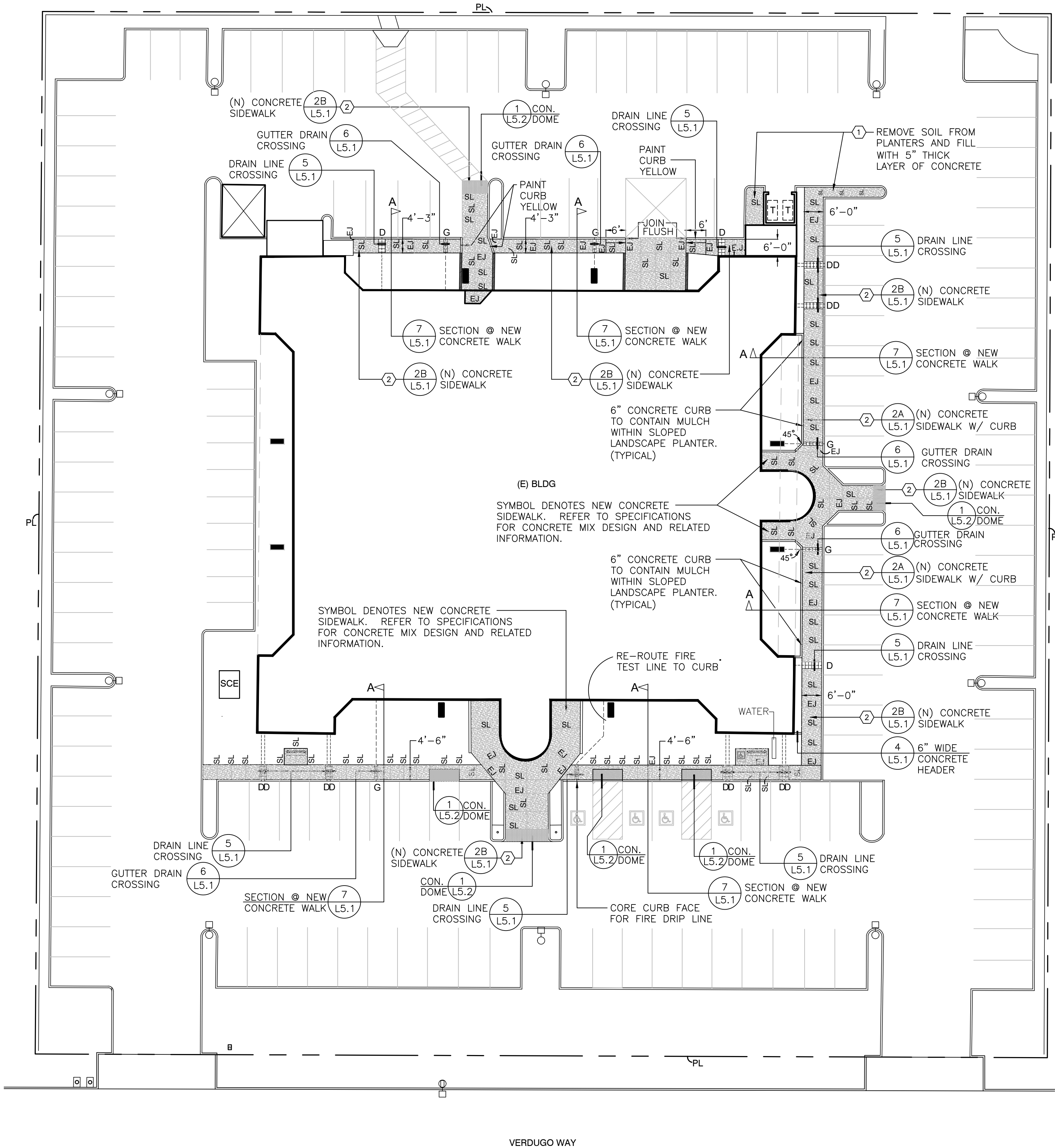
L7.3

SHEET 13 OF 15
PROJECT NO. 24.32

KEY NOTES	
NO.	WORK DESCRIPTION
1	REMOVE SOIL FROM PLANTERS AND FILL WITH NEW CONCRETE
2	NEW CONCRETE SIDEWALK
	UNDER WALK DRAIN MANUFACTURER: CRANEVEYOR CORPORATION 1524 POTRERO AVENUE SOUTH EL MONTE, CA. 91733 CONTACT: MR. EDDY STUBBS - (626) 226-7964 EMAIL: EDstubs@CraneVeyor.com

CONSTRUCTION LEGEND

- D----- DRAIN LINE CROSSING
G----- GUTTER DRAIN CROSSING
SL----- SCORE LINE
EJ----- EXPANSION JOINT



010'20'30'

NORTH

UNDERGROUND SERVICE ALERT

CALL BEFORE YOU DIG

CALL : TOLL FREE 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

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5189 VERDUGO WAY
CAMARILLO, CA 93012

SHEET TITLE
WALKWAY PLAN

PROJECT
VCOE PAVEMENT AND
LANDSCAPE IMPROVEMENTS
PERIMETER PROJECT
5189 VERDUGO WAY
CAMARILLO, CA 93012

DRAWN: TC
CHECKED: JB
DATE: 4-22-25

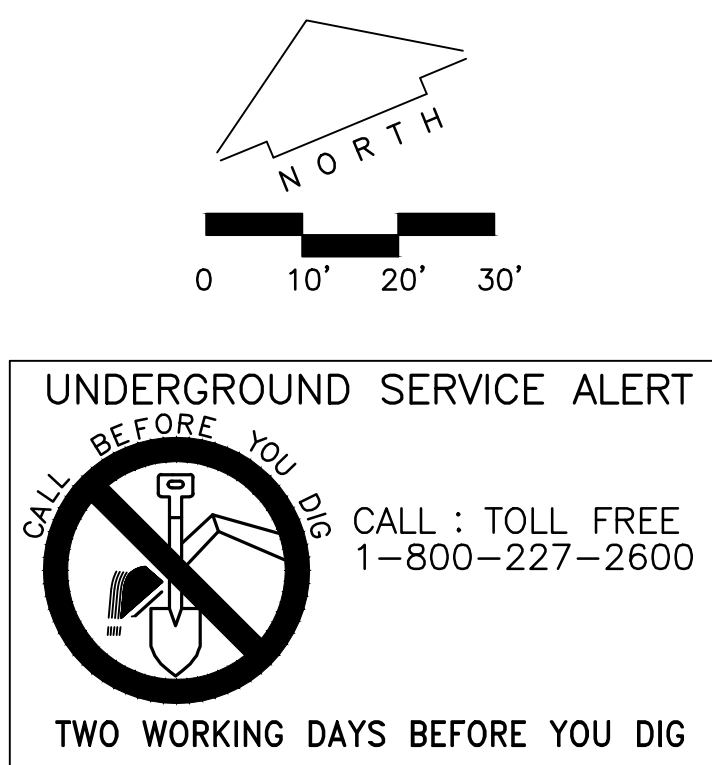
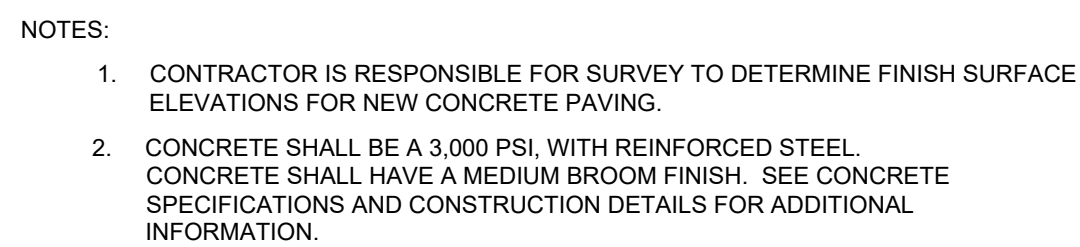
L8.1

SHEET 14 OF 15
PROJECT NO. 2432

PROJECT
VCOE PAVEMENT AND
LANDSCAPE IMPROVEMENTS
PERIMETER PROJECT
5189 VERDUGO WAY
CAMARILLO, CA 93012

DRAWING

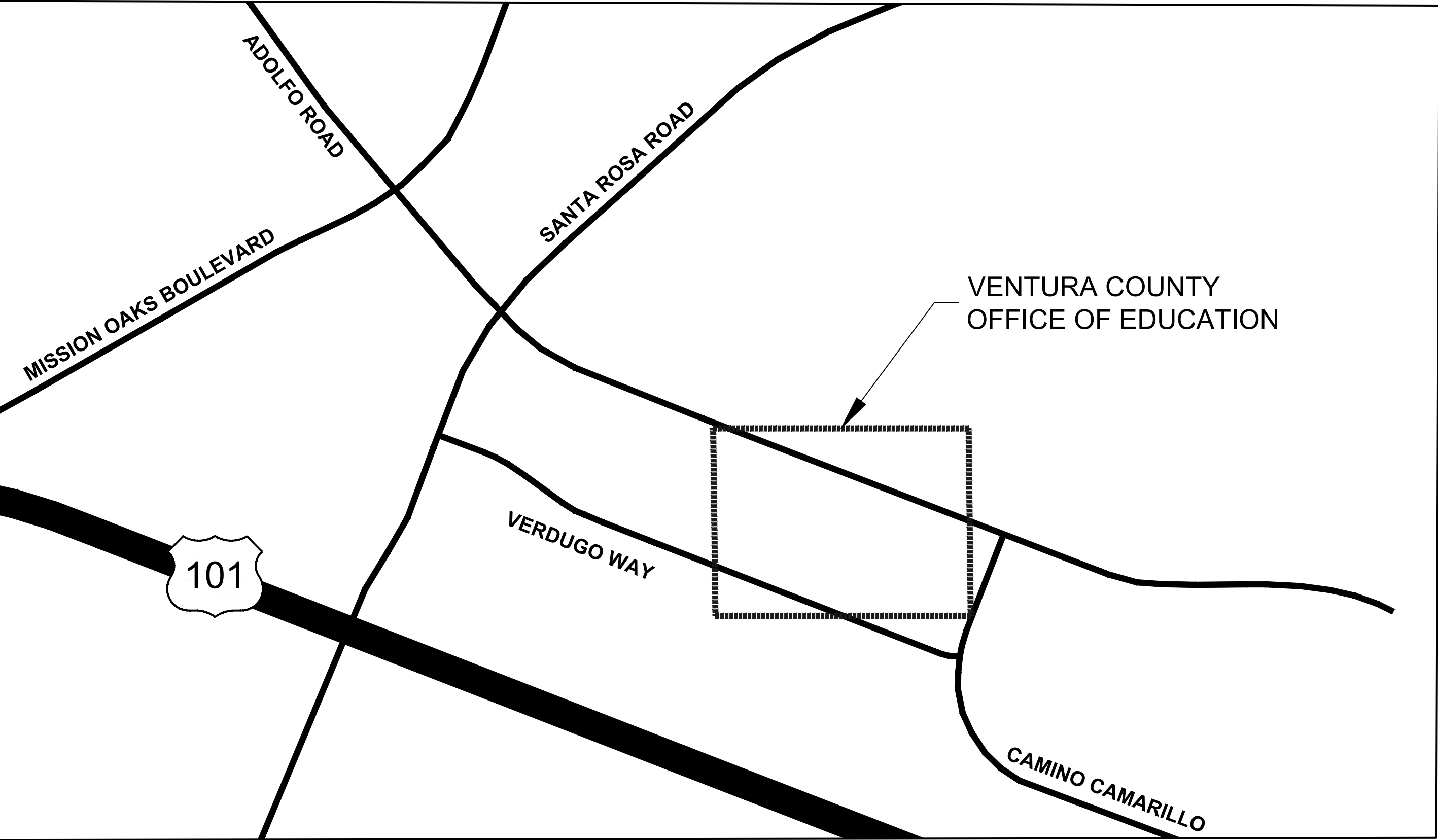
SHEET 15 OF 15
PROJECT NO. 24.32



VENTURA COUNTY OFFICE OF EDUCATION 2025 ASPHALT REHABILITATION PROJECT

NOTES:

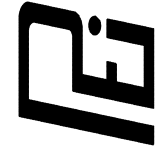
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL TESTING THAT MAY BE REQUIRED TO LEGALLY DISPOSE OF EXCESS MATERIAL.
- CONTRACTOR SHALL CLEAN ALL LOOSE ROCK, DEBRIS AND VEGETATION FROM PAVEMENT AREAS TO BE SEAL COATED.
- ALL CONFLICTING STRIPING SHALL BE REMOVED BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL RESTRIPE ALL AREAS THAT ARE DISTURBED DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING TO EXISTING ALL PLAYGROUND AND PARKING LOT STRIPING LAYOUTS, DIMENSIONS AND COLORS IN WORK AREAS, UNLESS OTHERWISE DIRECTED BY THE DISTRICT OR AS SHOWN ON THESE PLANS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS & CONTRACT DOCUMENTS. WORK NOT COMPLYING WITH PLANS & CONTRACT DOCUMENTS WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND LEAVE WORK AREA CLEAN DAILY.
- ALL MATERIALS AND WORKMANSHIP ARE SUBJECT TO REVIEW BY OWNER. ANY PORTION OF THE WORK FOUND TO BE DEFECTIVE SHALL BE REPLACED BY THE CONTRACTOR AS PART OF THIS CONTRACT AT NO ADDITIONAL COST TO THE OWNER.
- ABSOLUTE ACCURACY OF DRAWING CAN NOT BE GUARANTEED. WHILE EVERY EFFORT HAS BEEN MADE TO COORDINATE THE LOCATION OF THE EXISTING EQUIPMENT, PIPING, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE EXACT REQUIREMENTS GOVERNED BY ACTUAL JOB CONDITIONS.
- AREAS NOT IN SCOPE OF WORK DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
- REPAINT ALL CURBS IN WORK AREAS TO MATCH EXISTING.
- CONTRACTOR SHALL PROPERLY COVER AND PROTECT UTILITY BOX LIDS PRIOR TO APPLYING SEAL COAT.
- CONTRACTOR SHALL CLEAN OUT ALL DRAINAGE STRUCTURES, INCLUDING DROP INLETS, & SHALL FLUSH STORM DRAIN LINES PRIOR TO COMPLETION OF WORK TO ENSURE NO BLOCKAGES EXIST IN THE SYSTEM.
- PROTECT EXISTING BUILDING STRUCTURES, AND ADJACENT FINISHED SURFACES DURING CONSTRUCTION. PATCH, REPAIR AND REFINISH AREAS DAMAGED OR IMPACTED BY WORK DURING THIS PROJECT TO MATCH ADJACENT UNDISTURBED AREAS. PATCHING, REPAIRING AND REFINISHING IS TO BE PERFORMED BY WORKMEN SKILLED IN THE TRADES INVOLVED.
- CONTRACTOR SHALL HAVE LOCATING SERVICE VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW AND ADDRESS ANY UTILITIES CONFLICTING WITH THE SCOPE OF WORK.
- UTILITY BOXES IN CONSTRUCTION AREAS SHALL BE REUSED AND RAISED TO FINISHED GRADE. IF BOXES ARE NOT REUSABLE, CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO REMOVAL.
- ALL NEW CONCRETE SHALL BE DOWELED & EPOXIED INTO EXISTING CONCRETE @24" O.C. ALL AREAS OF PCC CHIPPED OR DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED BACK TO THE NEXT JOINT.
- CONTRACTOR SHALL REMOVE ALL PLANTERS, PICNIC TABLES, BENCHES AND OTHER REMOVABLE ITEMS PRIOR TO CONSTRUCTION. ALL THE ABOVE ITEMS SHALL BE REPLACED IN THEIR ORIGINAL LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED ITEMS AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL REMOVE AND REPLACE FENCE FABRIC AS NECESSARY TO PROVIDE A UNIFORM COATING UNDER FENCING.



LOCATION MAP
NTS NORTH

SHEET INDEX	
1	TITLE SHEET
2	AREA A
3	ENLARGEMENT - A1
4	AREA B
5	AREA C
6	AREA D
7	DETAILS

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2025 ASPHALT REHABILITATION PROJECT

VENTURA COUNTY OFFICE OF EDUCATION - 5189 VERDUGO WAY, CAMARILLO CA

TITLE SHEET



DRAWN BY:

RM

PROJECT NUMBER:

240336

SCALE:

NO SCALE

VERIFY SCALE

BAR REPRESENTS
1" ON ORIGINAL

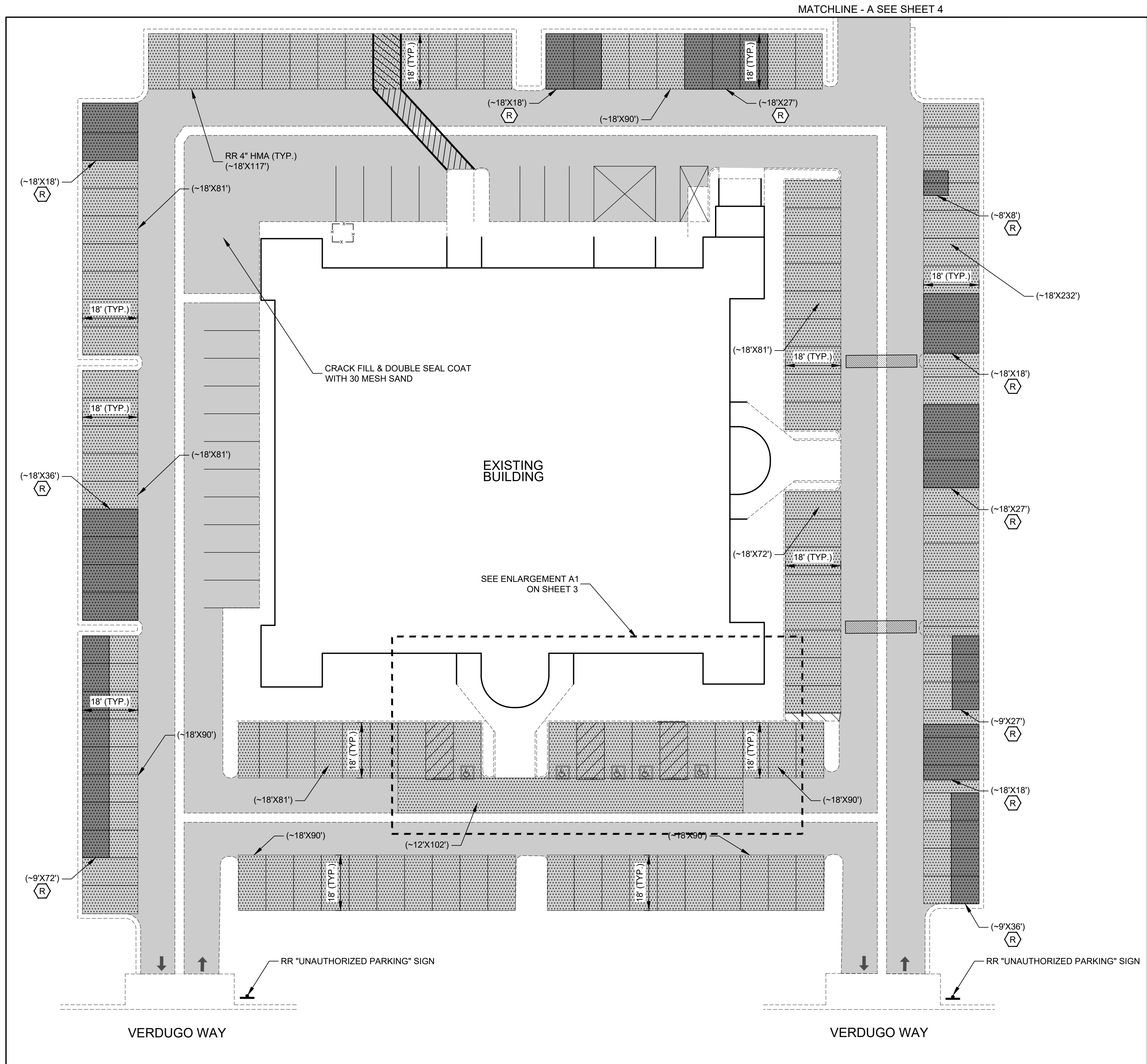
DATE:

APRIL 2025

SHEET NUMBER:

1 of 7

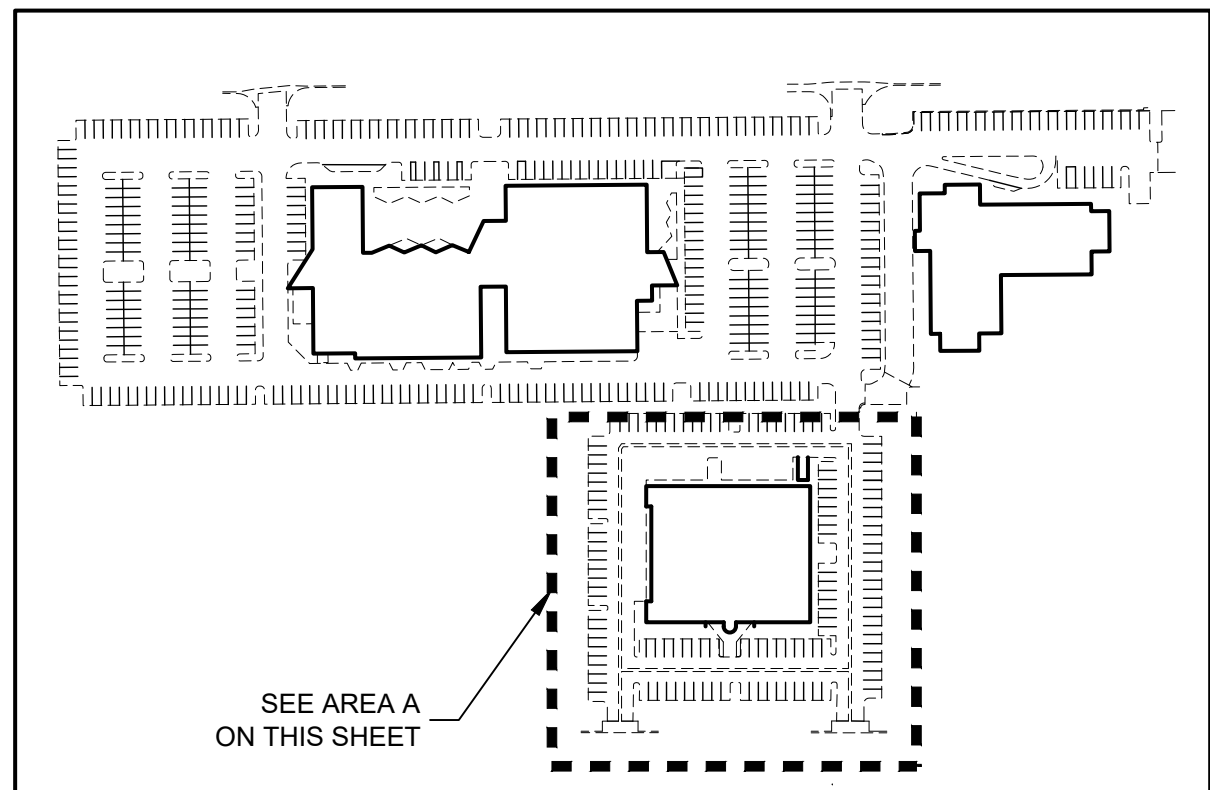
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AREA A
1"=20'
NORTH

LEGEND

- REMOVE & REPLACE 4" HMA
- PRUNE & REMOVE TREE ROOTS
- CRACK FILL & DOUBLE SEAL COAT W/ 30 MESH SAND
- PRUNE & REMOVE TREE ROOTS
- RR REMOVE & REPLACE



KEYMAP
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NORTH

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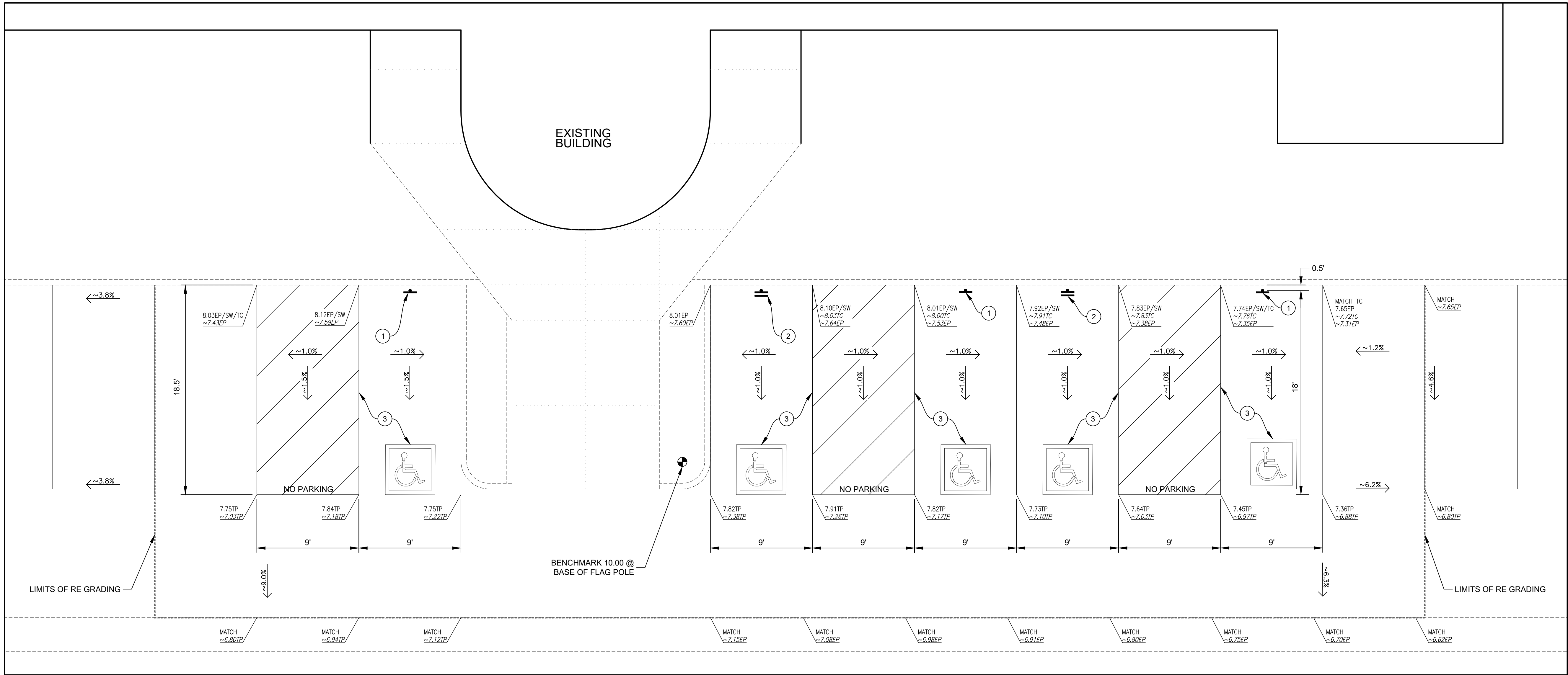
VENTURA COUNTY OFFICE OF EDUCATION - 5189 VERDUGO WAY, CAMARILLO CA

AREA A



DRAWN BY: RM
PROJECT NUMBER: 240336
SCALE: 1" = 20'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: APRIL 2025
SHEET NUMBER:

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ENLARGEMENT A1
1"=5'
NORTH

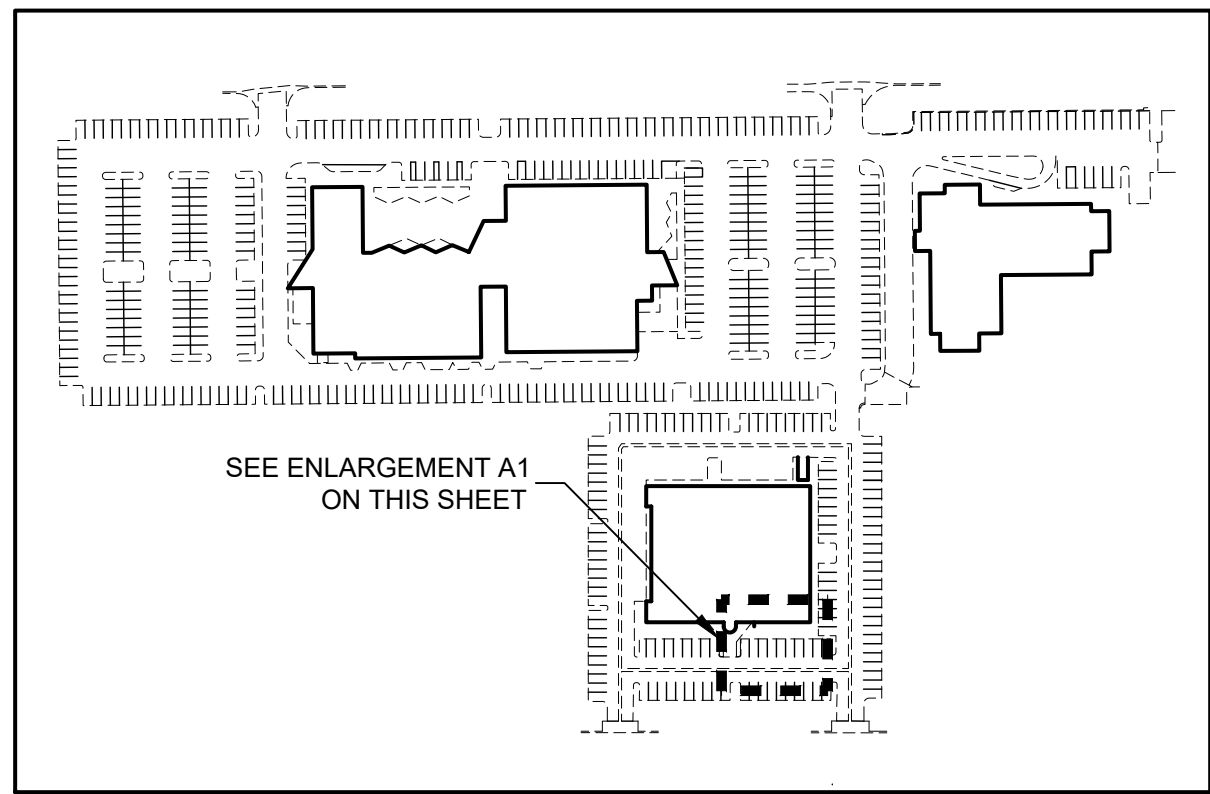
ENLARGEMENT A1 NOTES:

- 1 INSTALL TYPICAL BOLLARD SIGN POST W/ACCESSIBLE PARKING SIGN.
- 2 INSTALL TYPICAL BOLLARD SIGN POST W/VAN-ACCESSIBLE PARKING SIGN.
- 3 APPLY PAINTED LINES, LEGENDS, & BLUE CURB PAINT FOR ACCESSIBLE PARKING SPACES & ADJACENT ACCESSIBLE AISLES; 2 COATS MIN. APPLICATION.
- 4 NOT USED.
- 5 NOT USED.

LEGEND

- LIMITS OF RE-GRADING
- ⊥ ACCESSIBLE PARKING SIGN
- ⊥ VAN-ACCESSIBLE PARKING SIGN
- TP TOP OF PAVEMENT
- EP EDGE OF PAVEMENT
- EG EXISTING GRADE
- TC TOP OF CURB
- SW SIDEWALK
- ⊙ BENCHMARK

DESIGN ELEVATION(S)
EXIST. ELEVATION(S)
(NON-ITALICIZED)
(ITALICIZED)



KEYMAP
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NORTH

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ENLARGEMENT A1

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SCALE:

1" = 20'

VERIFY SCALE

BAR REPRESENTS

1" ON ORIGINAL

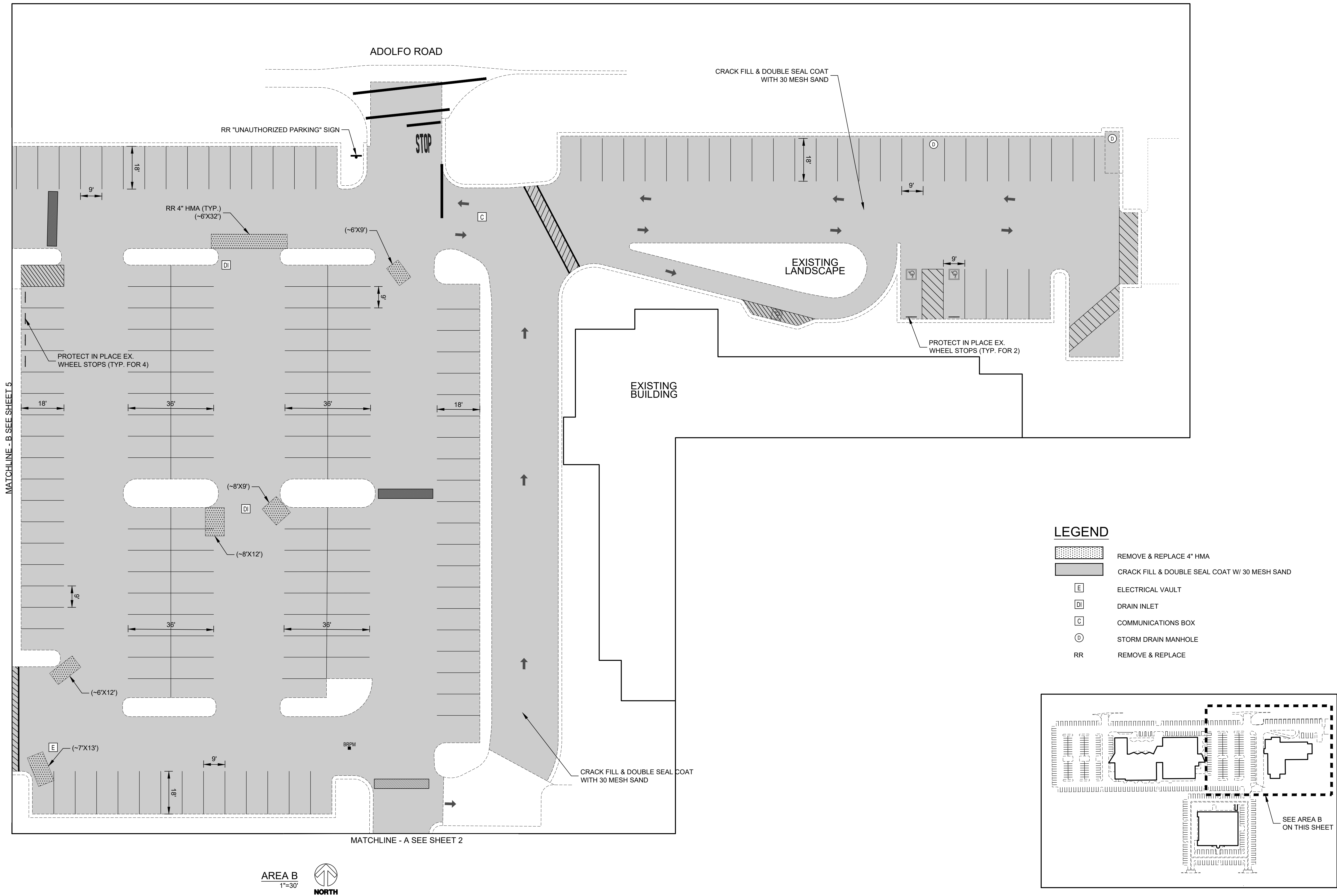
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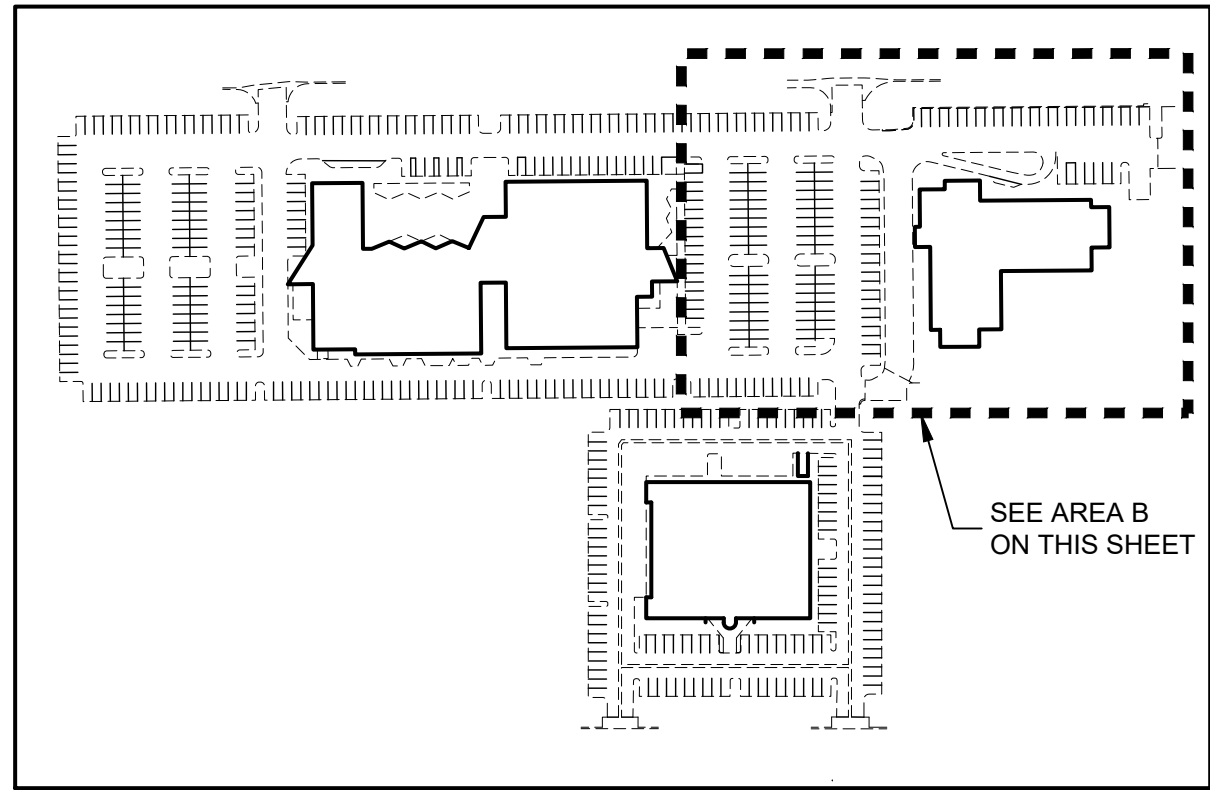
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- LEGEND**
- REMOVE & REPLACE 4" HMA
 - CRACK FILL & DOUBLE SEAL COAT W/ 30 MESH SAND
 - ELECTRICAL VAULT
 - DRAIN INLET
 - COMMUNICATIONS BOX
 - STORM DRAIN MANHOLE
 - REMOVE & REPLACE



AREA B
1"=30'

KEYMAP
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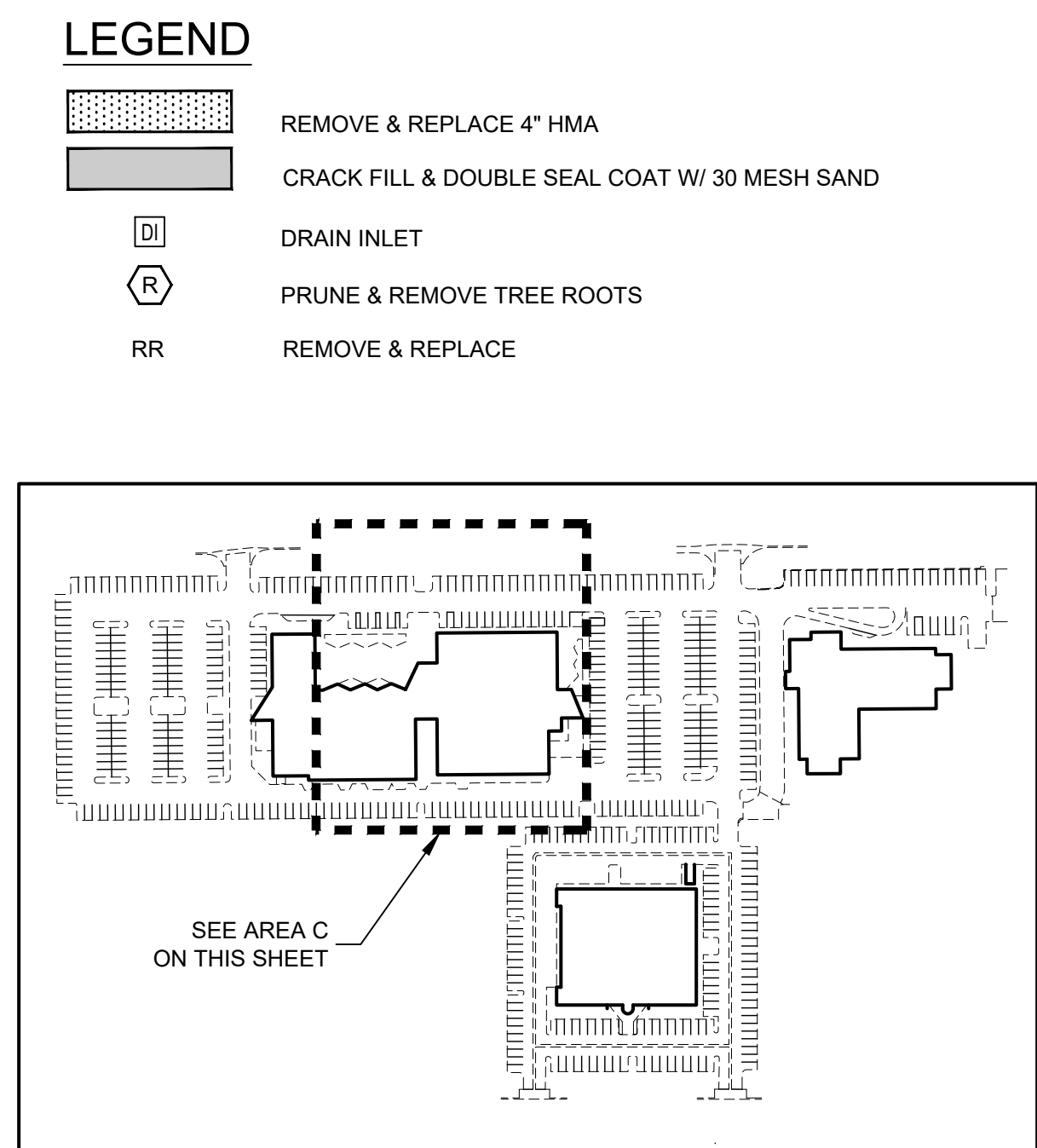
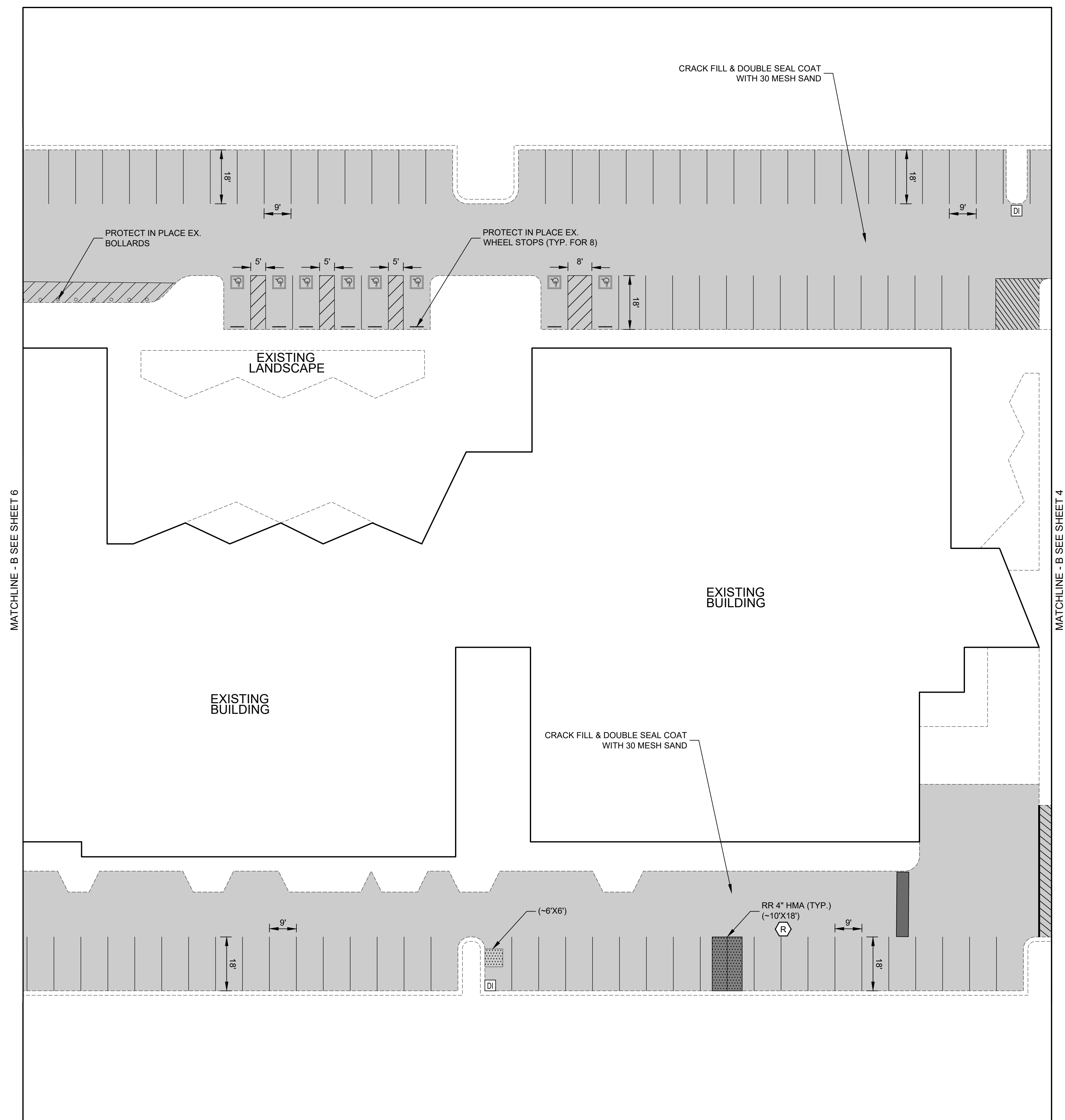
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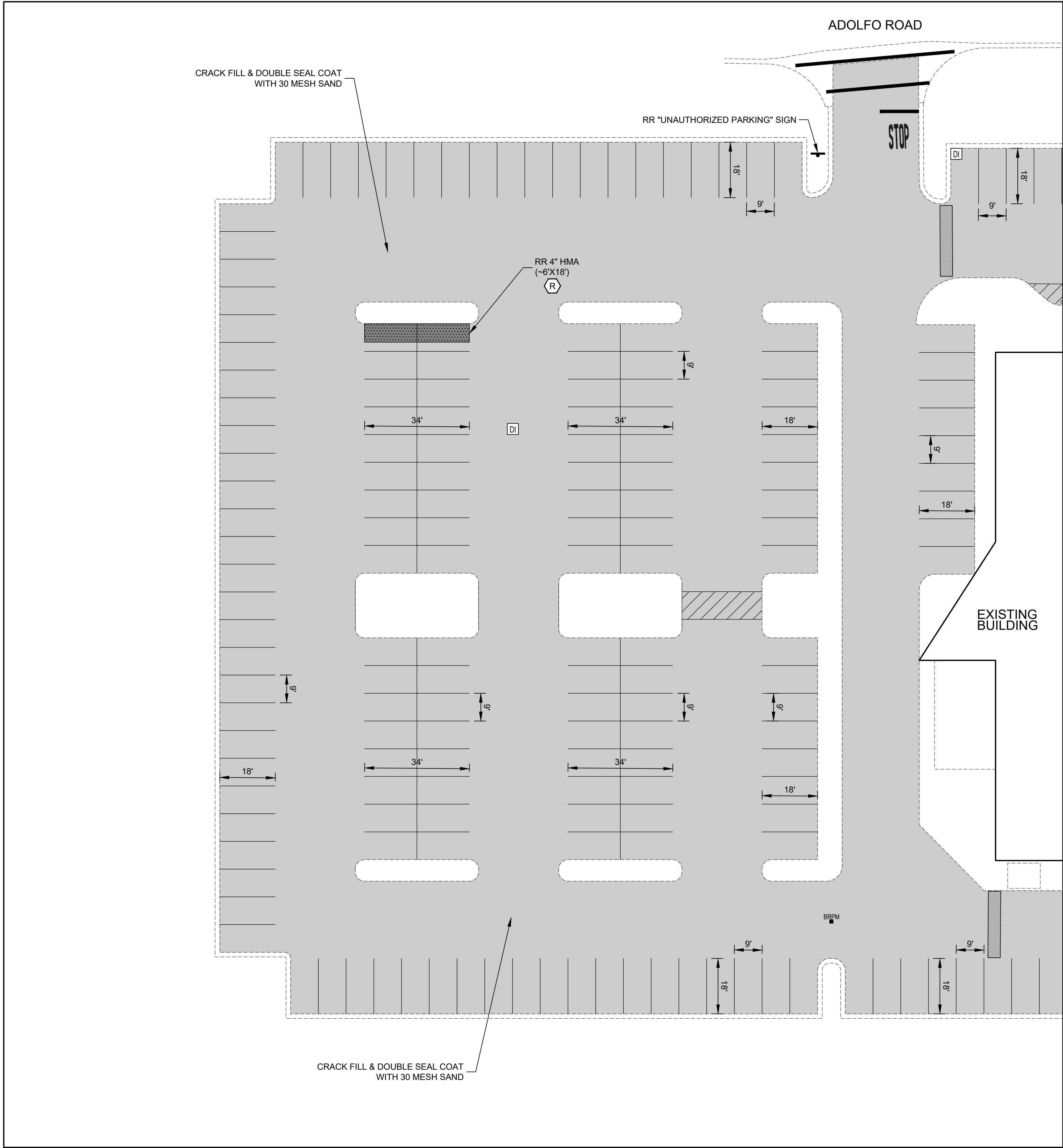
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DATE:	APRIL 2025
SHEET NUMBER:	

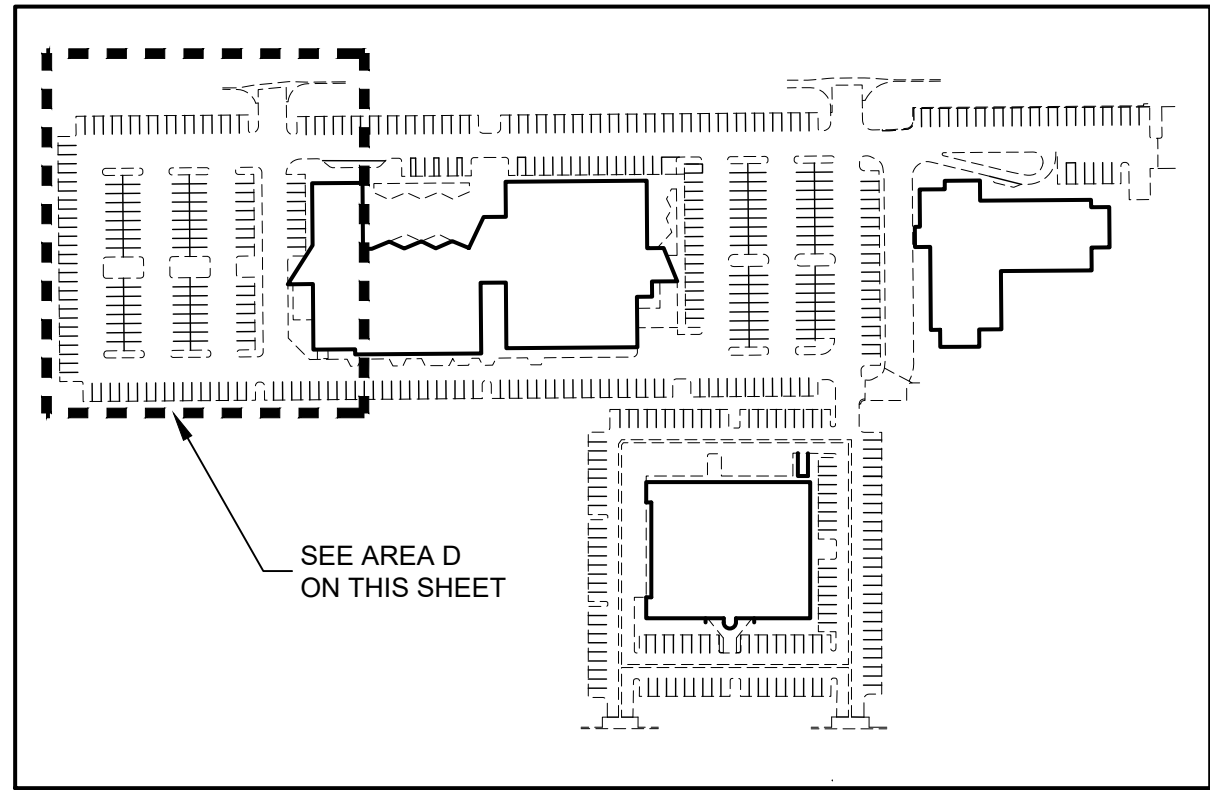


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AREA C
1"=30'
NORTH

- LEGEND**
- REMOVE & REPLACE 4" HMA
 - CRACK FILL & DOUBLE SEAL COAT W/ 30 MESH SAND
 - DRAIN INLET
 - PRUNE & REMOVE TREE ROOTS
 - RR REMOVE & REPLACE



KEYMAP
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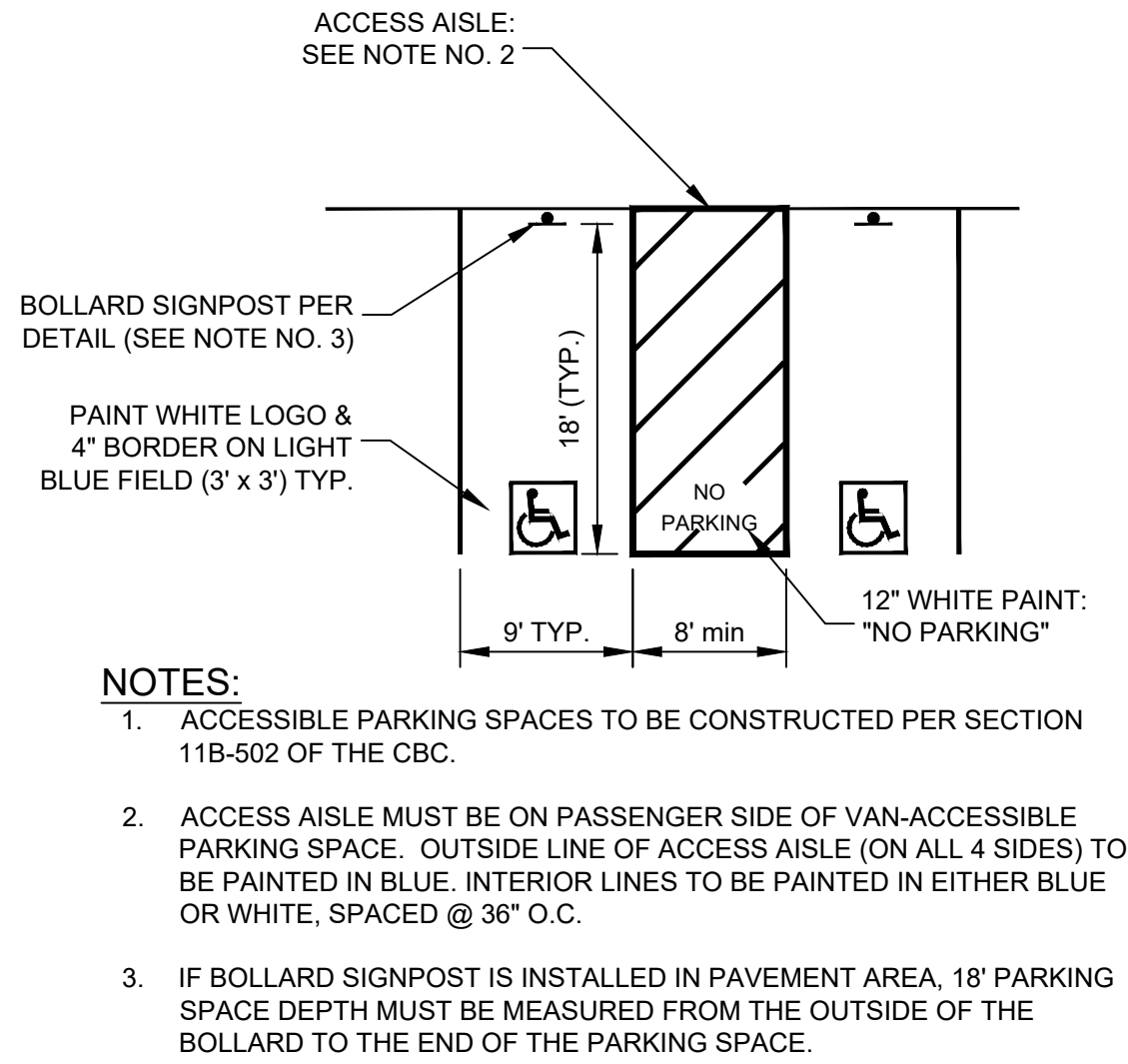
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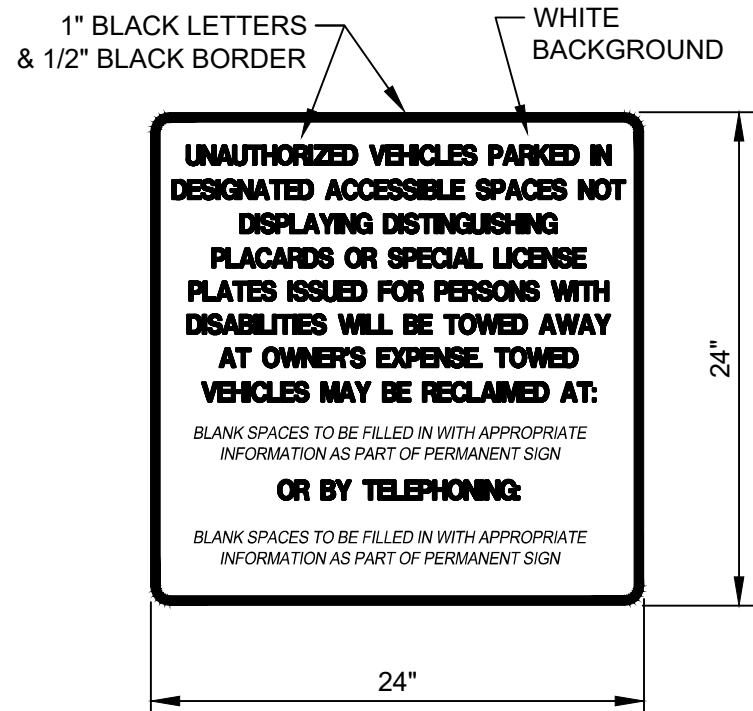
AREA D



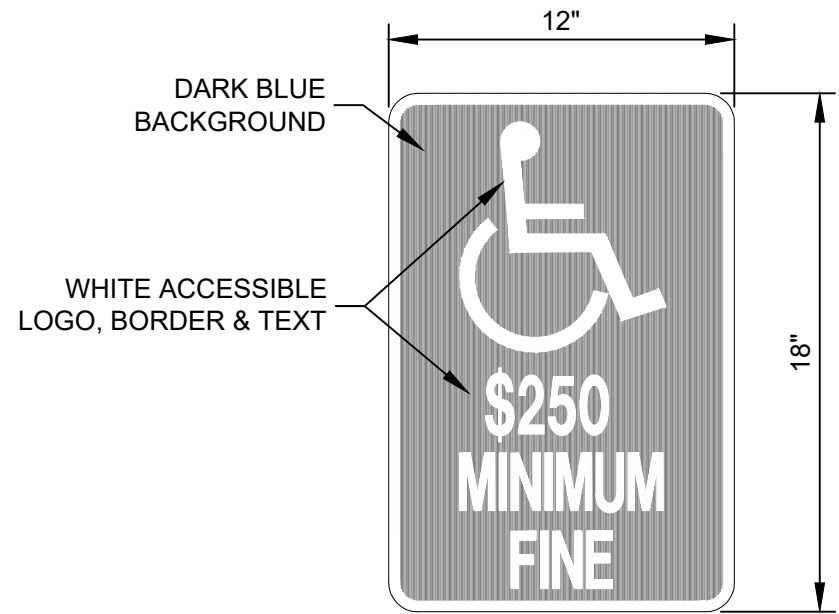
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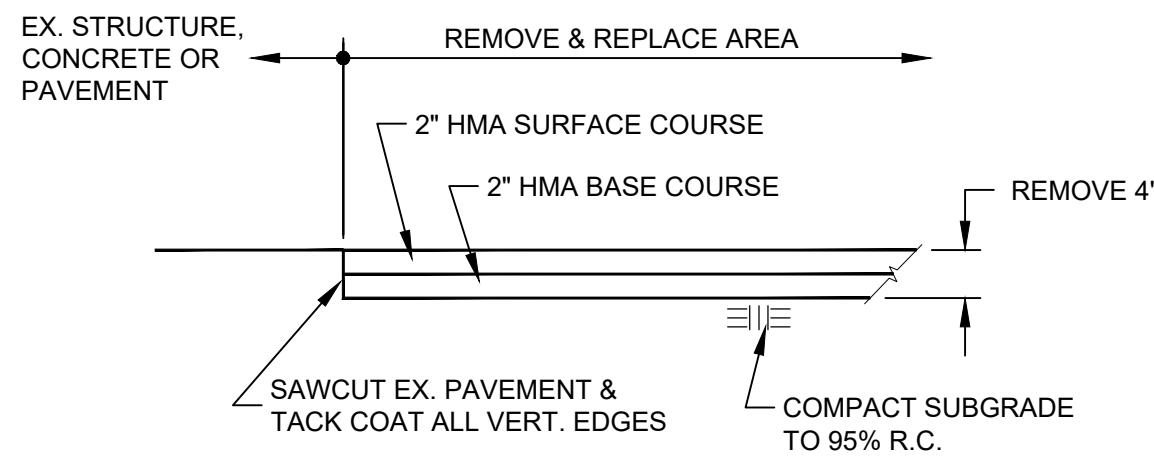
ACCESSIBLE & VAN-ACCESSIBLE
PARKING SPACES DETAIL
NTS



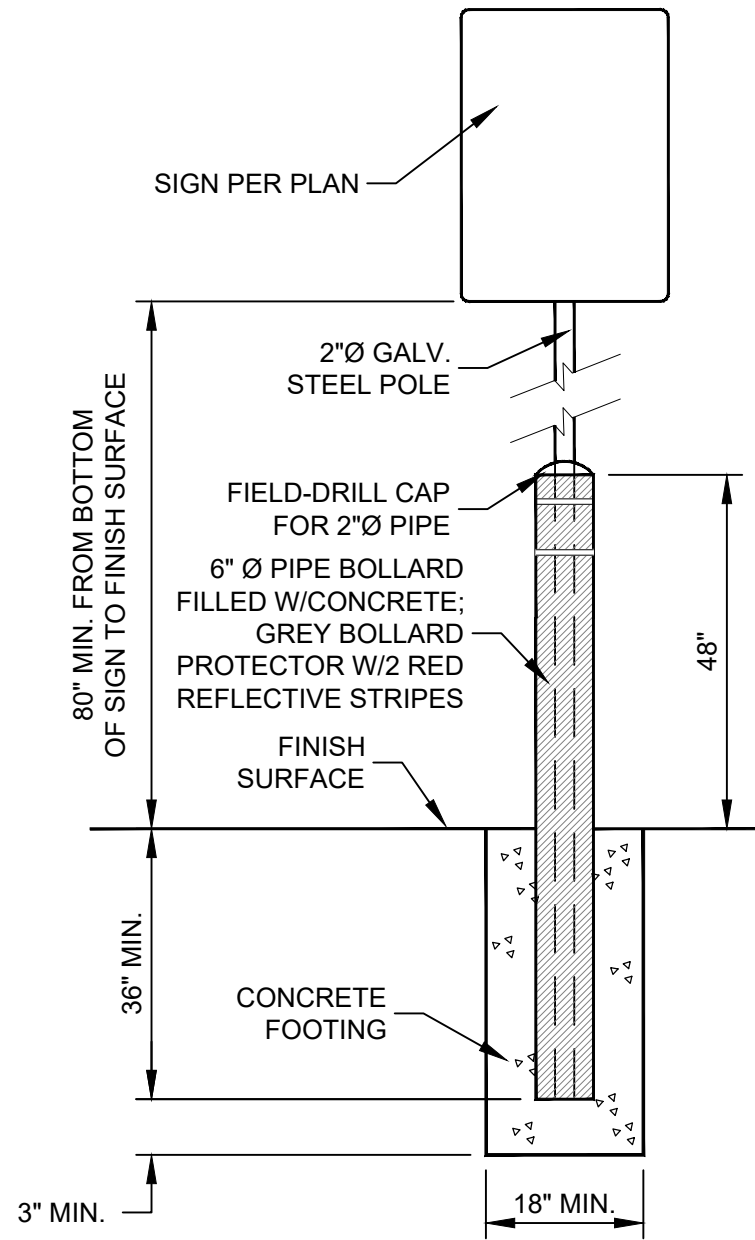
"UNAUTHORIZED PARKING"
SIGN @ SITE ENTRANCE
NTS



ACCESSIBLE PARKING SIGN
NTS

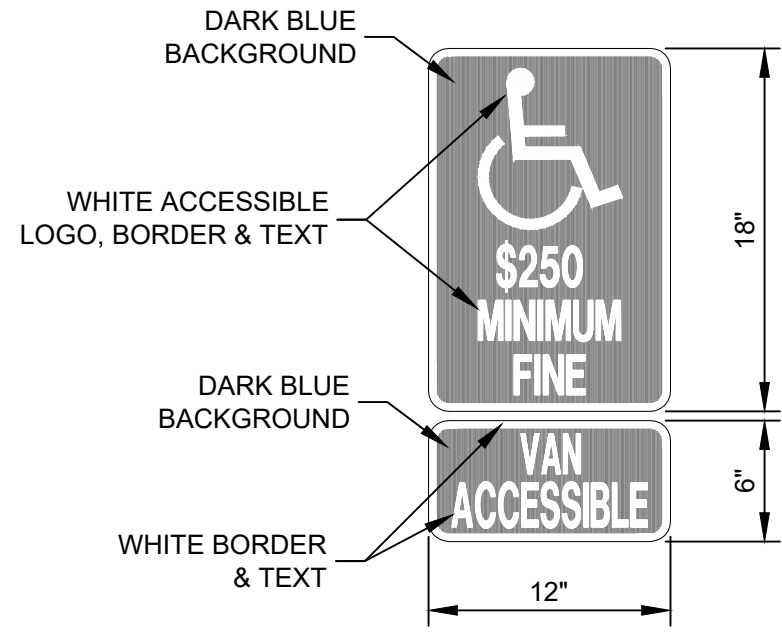


REMOVE & REPLACE 4" HMA
NTS



- NOTES:
1. INSTALL SIGNS STRAIGHT & PLUMB. WHEN INSTALLING A ROW OF TWO OR MORE SIGNS, INSTALL ALL SIGN POSTS SUCH THAT POSTS ARE ALIGNED (UNLESS SHOWN OTHERWISE ON PLANS).
 2. INSTALL ALL POST-MOUNTED SIGNS 80" MINIMUM FROM FINISH GRADE WHEN LOCATED IN OR ALONGSIDE PEDESTRIAN AREAS.
 3. ALL ACCESSIBLE PARKING SIGNS TO BE INSTALLED SUCH THAT THE SIGN IS ALWAYS VISIBLE, EVEN WHEN THE PARKING SPACE IS OCCUPIED BY A VEHICLE.
 4. IN PARKING SPACES TO BE DESIGNATED FOR VAN-ACCESSIBLE PARKING, INSTALL THE "VAN-ACCESSIBLE" SIGN BELOW THE STANDARD "ACCESSIBLE PARKING SIGN".

TYPICAL BOLLARD/SIGNPOST INSTALLATION
NTS



ACCESSIBLE PARKING SIGN
& VAN-ACCESIBLE SIGN
NTS

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DETAILS



DRAWN BY:

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PROJECT NUMBER:

240336

SCALE:

NTS

VERIFY SCALE

BAR REPRESENTS
1" ON ORIGINAL

DATE:

APRIL 2025

SHEET NUMBER:

7 of 7