

DSA APPLICATION NUMBER: 03-125592

FILE NO: 56-C1

VENTURA COLLEGE STUDENT HOUSING

Ventura College
4667 Telegraph Rd.
Ventura, CA 93003

PERMIT SET INCREMENT 1

12/02/2025

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125592 INC: 01
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 04/08/2026

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 685 Howard Street, #300
San Francisco, CA 94105 / 415.956.0688

LOS ANGELES / 758 New High Street #100B
Los Angeles, CA 90012 / 323.937.2150

mithun.com

RNT ARCHITECTS

EST 1925 Ventura COLLEGE

ORIGINAL SHEET SIZE 30" x 42"
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ARCHITECT'S STATEMENT OF GENERAL CONFORMANCE

DSA IR A-18
8/27/2024

[X] ALL DRAWING SHEETS INCLUDED IN THIS SET NOT BEARING MY STAMP AND SIGNATURE.

[ ] DRAWINGS SHEETS DENOTED IN THE SHEET INDEX AS FOLLOWS:

[ ] DRAWING SHEETS INCLUDED UNDER THE FOLLOWING PC APPROVAL(S):

HAVE BEEN PREPARED BY OTHER DESIGN PROFESSIONALS OR CONSULTANTS WHO ARE LICENSED AND AUTHORIZED TO PREPARE SUCH DRAWINGS (PLANS IN THE STATE. THEY HAVE BEEN EXAMINED BY ME FOR:

DESIGN INTENT AND APPEAR TO MEET THE APPROPRIATE REQUIREMENTS OF TITLE 24, CALIFORNIA CODE OF REGULATIONS AND THE PROJECT SPECIFICATIONS PREPARED BY ME, AND
COORDINATION WITH MY DRAWINGS (PLANS) AND SPECIFICATIONS AND ARE ACCEPTABLE FOR INCORPORATION INTO THE CONSTRUCTION OF THE PROJECT.

PER TITLE 24, PART 1, SECTION 4-317 [B] THIS STATEMENT OF GENERAL CONFORMANCE SHALL NOT BE CONSTRUED AS RELIEVING ME OF MY RIGHTS, DUTIES, AND RESPONSIBILITIES UNDER SECTIONS 17302 AND 81138 OF THE EDUCATION CODE AND SECTIONS 4-336, 4-341 AND 4-344 OF TITLE 24, PART 1.

SIGNATURE

12-2-2025
DATE

ARCHITECT IN RESPONSIBLE CHARGE: BRENDAN CONNOLLY
LICENSE NUMBER: C35325
EXPIRATION DATE: SEPTEMBER 30, 2027

SHEET INDEX - INCREMENT 01

SHEET NUMBER	SHEET NAME
GENERAL	
G0.00A	COVER SHEET
G1.00A	SHEET INDEX
G1.01A	PROJECT INFORMATION
GENERAL	
G1.02	ABBREVIATIONS, SYMBOLS AND LEGENDS
CIVIL	
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C1.01	DEMOLITION PLAN
C1.02	EROSION CONTROL PLAN
C2.01	ROUGH GRADING TITLE SHEET
C2.02	ROUGH GRADING PLAN
C2.03	ROUGH GRADING PLAN
C2.04	ROUGH GRADING PLAN
C2.05	ROUGH GRADING PLAN
C2.06	ROUGH GRADING PLAN
C2.07	ROUGH GRADING DETAILS
C3.01	ROUGH GRADING SECTIONS
C4.01	UTILITY TITLE SHEET
C4.02	UTILITY PLAN
C4.03	UTILITY PLAN
C4.04	UTILITY PLAN
C4.05	UTILITY PLAN
C4.06	UTILITY DETAILS
C4.07	UTILITY DETAILS
C4.08	UTILITY DETAILS
C4.09	UTILITY DETAILS
LANDSCAPE	
L0.10	TREE PROTECTION & REMOVAL PLAN
ELECTRICAL	
E1.00	ELECTRICAL SITE PLAN

Grand Total: 27

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RNT ARCHITECTS

PROJECT
VENTURA COLLEGE STUDENT HOUSING

LOCATION
4667 Telegraph Rd.
Ventura, CA 93003

PREPARED FOR
Ventura College

NO.	DATE	ISSUE / REVISION
	12/02/25	DSA PERMIT SET - INCREMENT 1

DESIGN PARTNER: BC, CC
PROJECT MANAGER: SB, CY
PROJECT ARCHITECT: TOC, DS, TYC
PROJECT DESIGNER
CHECK

PROJECT TEAM MEMBERS
RR, DK, GB, ES, AC, CB, JS, UB

PROFESSIONAL SEAL



APPROVAL STAMP

TITLE
SHEET INDEX

PROJECT NO.
2423800
DATE
12/02/25

SHEET NUMBER
G1.00A
PERMIT SET - INCREMENT 1

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ORIGINAL SHEET SIZE 36" x 42"

PROJECT TEAM

OWNER
VENTURA COLLEGE
4667 TELEGRAPH RD, ADM-15
VENTURA, CA 93003
805.289.6354

ARCHITECT OF RECORD
MITHUN, INC.
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OWNER'S REPRESENTATIVE
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DRY UTILITIES
DRY UTILITY EXPERTS (DUEX)
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562.936.8563

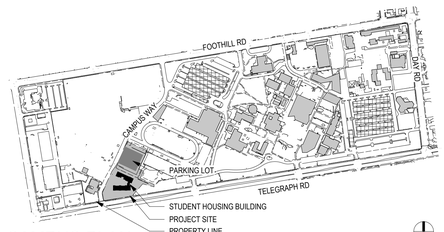
CONTACT: MATT GUHIT
MATT@DUEXPERTS.COM

COST ESTIMATING
TBD CONSULTING
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WEST HOLLYWOOD, CA 90069
424.343.2652

CONTACT: NAZ HASSANIZADEH
NHASSANIZADEH@TBDCONSULTANTS.COM



LOCATION MAP
1/4" = 1'-0"



CAMPUS PLAN
1 : 7200

DEFERRED SUBMITTAL LIST

INCREMENT 01:
- NONE

INCREMENT 02:
1. ELEVATOR GUIDE RAILS AND SUPPORT BRACKET ANCHORAGE (DSA GL-3)
2. BUILDING-MOUNTED GRAPHIC SIGNAGE ANCHORAGE

WORK EXEMPT (DSA 103)

BELOW ARE THE ELEMENTS OF THE WORK THAT ARE EXEMPT FROM DSA REQUIREMENTS FOR STRUCTURAL TESTS AND SPECIAL INSPECTIONS. FOR MORE INFORMATION REFER TO DSA FORM 103 STRUCTURAL TESTS/SPECIAL INSPECTIONS BY INCREMENT.

INCREMENT 01

CONCRETE/MASONRY EXEMPT FROM INSPECTION:
- ELIGIBLE PRECAST ELEMENTS
  1. UNDERGROUND VAULTS NO GREATER THAN 5 FEET X 5 FEET X UNLIMITED HEIGHT AND PIPE MANUFACTURERED TO AN ASTM STANDARD, 5 FOOT OR LESS IN DIAMETER.
  2. ELEMENTS MANUFACTURED IN A PCI OR NPCA CERTIFIED MANUFACTURING PLANT:
     A. UNDERGROUND VAULTS NO GREATER THAN 16 FEET IN BOTH LENGTH AND WIDTH, OF UNLIMITED HEIGHT, NOT SUBJECT TO LOADING GREATER THAN HS 20-44.

ACCEPTANCE TESTING — CEC 10-103

THE CALIFORNIA ADMINISTRATIVE CODE SECTION 10-103 FOR THE CALIFORNIA ENERGY GODE REQUIRES ACCEPTANCE TESTING ON ALL NEWLY INSTALLED LIGHTING CONTROLS, MECHANICAL SYSTEMS, ENVELOPES, AND PROCESS EQUIPMENT AFTER INSTALLATION AND BEFORE PROJECT COMPLETION. AN ACCEPTANCE TEST IS A FUNCTIONAL PERFORMANCE TEST TO HELP ENSURE THAT NEWLY INSTALLED EQUIPMENT IS OPERATING AND IN COMPLIANCE WITH THE ENERGY CODE.

LIGHTING CONTROLS ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED LIGHTING CONTROLS ACCEPTANCE TEST TECHNICIAN (ATT).

MECHANICAL SYSTEM ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED MECHANICAL ATT FOR PROJECTS SUBMITTED ON OR AFTER OCTOBER 1, 2021.

ENVELOPE AND PROCESS EQUIPMENT ACCEPTANCE TESTS SHALL BE PERFORMED BY THE INSTALLING CONTRACTOR, ENGINEER/ARCHITECT OF RECORD OR THE OWNER 'S AGENT.

A LISTING OF CERTIFIED ATT CAN BE FOUND AT: HTTPS://WWW.ENERGY.CA.GOV/PROGRAMS-AND-TOPICS/PROGRAMS/ACCEPTANCE-TEST-TECHNICIAN-CERTIFICATION-PROVIDER-PROGRAM/ACCEPTANCE.

THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES MUST BE CORRECTED BY THE BUILDER OR INSTALLING CONTRACTOR UNTIL THE CONSTRUCTION/INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA.

PROJECT INSPECTORS WILL COLLECT THE FORMS TO CONFIRM THAT THE REQUIRED ACCEPTANCE TESTS HAVE BEEN COMPLETED.

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE.
2. DRAWINGS HAVE BEEN PREPARED ON AN ORIGINAL SHEET SIZE OF 30" x 42".
3. HORIZONTAL DIMENSIONS SHOWN INDICATE FACE OF (F.O.) CONCRETE, F.O. STUD, CENTERLINE OF COLUMN GRIDLINE, UNLESS OTHERWISE NOTED. VERTICAL DIMENSIONS INDICATE TOP OF (T.O.) SLAB, T.O. SUBFLOOR, UNLESS OTHERWISE NOTED.
4. INFORMATION REGARDING EXISTING CONDITIONS USED TO PREPARE THESE DRAWINGS HAS BEEN PROVIDED BY OTHERS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. PROVIDE WRITTEN NOTIFICATION TO THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS. THE ARCHITECT WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED.
5. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, DATUM, LEVELS AND CONDITIONS PERTAINING TO THE WORK PRIOR TO COMMENCING CONSTRUCTION. PROVIDE WRITTEN NOTIFICATION TO THE ARCHITECT OF ANY DISCREPANCIES WITH THE DOCUMENTS. THE ARCHITECT WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED.
6. THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF MITHUN, INC. AND HAVE BEEN PREPARED FOR USE IN THE EXECUTION OF THE ENCLOSED PROJECT. USE OR REPRODUCTION FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF MITHUN, INC. IS PROHIBITED.
7. ALL APPLICABLE ASME CODES, CALIFORNIA BUILDING CODES, CALIFORNIA ELECTRICAL CODES AND ELEVATOR CODES ADOPTED BY REFERENCE APPLY. NOTE THAT EACH CONVEYANCE REQUIRES A SEPARATE PERMIT WITH DETAILED INSTALLATION PLANS AND SHALL BE INSTALLED BY A CALIFORNIA STATE LICENSED ELEVATOR CONTRACTOR.

DSA GENERAL NOTES

1. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, C.C.R. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENT WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, C.C.R., A CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317(C), PART 1, TITLE 24, C.C.R.).
2. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY THE ADDENDA OR A construction change document (CCD) APPROVED BY THE DIVISION OF THE STATE ARCHITECT, AS REQUIRED BY SECTION 4-338, PART 1 TITLE 24, CCR.
3. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE SCHOOL BOARD SHALL CONDUCT ALL REQUIRED TESTS & INSPECTIONS FOR THE PROJECT.
4. ALL WORK SHALL CONFORM TO 2022 TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR).
5. WHENEVER DSA FINDS ANY CONSTRUCTION WORK IS BEING PERFORMED IN A MANNER CONTRARY TO THE PROVISIONS OF CALIFORNIA BUILDING CODE AND THAT WOULD COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING, THE DEPARTMENT OF GENERAL SERVICES, STATE OF CALIFORNIA, IS AUTHORIZED TO ISSUE A STOP WORK ORDER PER SECTION 4-334.1 CALIFORNIA ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR).
6. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
7. TITLE 24, PARTS 1-5 AND 9 MUST BE KEPT ON SITE DURING CONSTRUCTION.
8. ALL STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING MATERIALS INSTALLATION TO COMPLY WITH APPLICABLE CODES, STANDARDS, AND MANUFACTURER'S RECOMMENDATIONS.
9. THE PROJECT INSPECTOR (PI) SHALL WITNESS AND VERIFY GROUNDING.
10. ALL CONSTRUCTION AND DEMOLITION SHALL BE IN ACCORDANCE WITH CHAPTER 33 OF THE CBC AND CFC, AND THE WRITTEN SITE SAFETY PLAN.

PROJECT INSPECTOR — DSA IR A-7

A DSA CERTIFIED PROJECT INSPECTOR EMPLOYED BY THE DISTRICT AND APPROVED BY THE DIVISION OF THE STATE ARCHITECT SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR. THE PROJECT INSPECTOR SHALL BE CERTIFIED BY DSA TO INSPECT CLASS I MINIMUM CONTRUCTION.

PROJECT SUMMARY

THE PROJECT CONSISTS OF A THREE- AND FOUR-STORY BUILDING WITH A SECURED OUTDOOR COURTYARD.

THE BUILDING IS A TYPE V-A, WOOD FRAMED BUILDING, FEATURING A HEAVY TIMBER CLT CONNECTOR BETWEEN THE TWO RESIDENTIAL BARS.

PROJECT PROGRAM INCLUDES STUDENT ROOMS, COMMUNAL BATHROOMS, SHARED KITCHENS, DINING AND LOUNGES ON EVERY FLOOR. RESIDENT SUPPORT SPACES INCLUDE MAIL, TRASH AND HOUSEKEEPING, LAUNDRY ROOMS, AND UTILITY SPACES.

GROUND FLOOR COMMUNAL SPACES ARE CONFIGURED AROUND THE COURTYARD, CREATING A CONTIGUOUS AREA WITH THE MAIN LOBBY AND INCLUDE THE LAUNDRY, STUDY, SHARED KITCHEN, DINING AND LOUNGE.

INCREMENT 01: ROUGH GRADING, GEOGRID, SITE UTILITIES

INCREMENT 02: BUILDING, FINE GRADING, HARDSCAPE, WALKS, LANDSCAPING AND SITE WALLS

PROJECT ADDRESS

VENTURA COLLEGE
4667 TELEGRAPH ROAD
VENTURA, CA 93003

COUNTY: VENTURA COUNTY

PARCEL INFORMATION

TAX PARCEL NUMBER 078-0-050-360

LEGAL DESCRIPTION

SEE SURVEY DRAWING FOR DETAILS

PERMIT INFORMATION

JURISDICTION: DIVISION OF THE STATE ARCHITECT, LOS ANGELES OFFICE

- 2025 CALIFORNIA ADMINISTRATIVE CODE (CAC)
- 2022 CALIFORNIA BUILDING CODE (CBC)
  1. STRUCTURAL STANDARD PER DSA-SS/CC CBC AMENDMENTS (CBC 1.9.2.2 FOR COMMUNITY COLLEGES)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CBGC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- STANDARD ON THE INSTALLATION OF SPRINKLER SYSTEMS (NFPA 13), AS AMENDED BY THE CBC, 2022 EDITION.
- NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72), AS AMENDED BY THE CBC, 2022 EDITION.
- STANDARD ON CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (NFPA 2001), 2022 EDITION.

OCCUPANCY GROUPS:
- R-2 RESIDENTIAL UNITS
- A-2 COMMUNAL COOKING AND DINING
- A-3 COMMUNITY/BUILDING AMENITIES
- B BUILDING SUPPORT, OFFICES
- S-2 MECHANICAL/CUSTODIAL/BUILDING SUPPORT

TYPE OF CONTRUCTION:
TYPE VA

FIRE PROTECTION:
SPRINKLERED PER NFPA 13

PV REQUIREMENTS
MET BY EXISTING ON-CAMPUS ARRAY (A# 03-120592) PER DSA 1-AMM-PV

FLOOD HAZARD MAP — DSA PR 14-01

FLOOD ZONE DESIGNATION: ZONE X (MINIMAL CHANCE OF FLOODING)
FIRM PANEL DESIGNATION: 06111C0765E
EFFECTIVE DATE: JANUARY 20, 2010
BASE FLOOD ELEVATION: 0.0'
APPLICABLE COMMUNITY ORDINANCE SECTION: VENTURA COUNTY, CA

GEOHAZARD REPORT — DSA IR A-4

PROVIDED DUE TO PROJECT LOCATION IN LIQUEFACTION HAZARD ZONE.
PROJECT NO. 1003.010.03, 2/28/2025 BY GEOTECHNIQUES.

WILDFIRE HAZARD

PROJECT IS NOT IN A WILD FIRE HAZARD ZONE OF THE WILDLAND URBAN INTERFACE.

CLIMATE ZONE

PROJECT IS IN CALIFORNIA CLIMATE ZONE 6.

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RNT ARCHITECTS

PROJECT
VENTURA COLLEGE STUDENT HOUSING

LOCATION
4667 Telegraph Rd. Ventura, CA 93003

PREPARED FOR
Ventura College

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DESIGN PARTNER	PROJECT MANAGER	PROJECT ARCHITECT
BC, CC	SB, CY	TOC, DS, TYC
PROJECT DESIGNER	CHECK	
	CS, KB	

PROJECT TEAM MEMBERS
RR, DK, GB, ES, AC, CB, JS, UB

PROFESSIONAL SEAL

APPROVAL STAMP

TITLE
PROJECT INFORMATION

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ORIGINAL SHEET SIZE 30" x 42"

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ABBREVIATIONS

A

AB	ANCHOR BOLT
AC	AIR CONDITIONING
ACC	ACCESSIBLE
ACOUS	ACOUSTICAL
AD	AREA DRAIN
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
ANOD	ANODIZED
ACP	ACOUSTICAL CEILING PANEL
APPD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
AV	AUDIO VISUAL
AVB	AIR VAPOR BARRIER

B

BD	BOARD
BLDG	BUILDING
BM	BEAM
BOT	BOTTOM
BSMT	BASEMENT
BT	BOLT

C

CAB	CABINET
CAT	CATEGORY
CB	CATCH BASIN
CBU	CEMENTITIOUS BACKER UNIT
CER	CERAMIC
CG	CORNER GUARD
CH	CHILLER
CHAN	CHANNEL
CI	CAST IRON
CIP	CASTINPLACE
CJ	CONTROL JOINT / CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CNTR	COUNTER
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTER SUNK
CW	COLD WATER (PIPING)

D

D	DEEP, DEPTH
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DMPF	DAMPPROOFING
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DRN	DRAIN
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER

E

(E)	EXISTING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMERG	EMERGENCY
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXP	EXPANSION
EXIST	EXISTING
EXT	EXTERIOR

F

FA	FIRE ALARM
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FND	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF&E	FURNITURE, FINISHES & EQUIPMENT
FFEL	FINISH FLOOR ELEVATION
FIN	FINISH
FIXT	FIXTURE
FL	FLOOR
FLASH	FLASHING
FO	FACE OF
FP	FIRE PROTECTION
FPG	FIREPROOFING
FR	FRAME
FT	FEET
FRT	FIRE RETARDANT TREATED
FTG	FOOTING
FURN	FURNITURE

G

GA	GAUGE / GAGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACT(OR)
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GL	GLASS
GR	GRADE
GRD	GROUND
GWB	GYPSUM WALLBOARD

H

H	HIGH / HEIGHT
HB	HOSE BIB
HC	HOLLOW CORE
HDW	HARDWARE
HS	HEAT STRENGTHEND (GLASS)
HM	HOLLOW METAL (STEEL FRAME)
HNDRL	HANDRAIL
HO	HOLDOPEN
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HW	HOT WATER
HYDR	HYDRAULIC

I

ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDED / INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
IPS	INTERNATIONAL PIPE STANDARD

J

JAN	JANITOR
JC	JANITOR'S CLOSET
JST	JOIST
JT	JOINT

K

KIT	KITCHEN
KO	KNOCKOUT

L

LDG	LANDING
LAM	LAMINATE / LAMINATION
LAV	LAVATORY
LB	POUND
LF	LINEAR FOOT
LKR	LOCKER
LN	LINE
LT	LIGHT

M

MACH	MACHINE
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MDF	MEDIUM DENSITY FIBERBOARD
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MDO	MEDIUM DENSITY OVERLAY PLYWOOD
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MS	MACHINE SCREW
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
MULL	MULLION

N

N	NORTH
NA	NOT APPLICABLE
NC	NOISE CRITERIA
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE

O

OA	OUTSIDE AIR
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OFF	OFFICE
OH	OVER HEAD
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OPPHD	OPPOSITE HAND
ORD	OVERFLOW ROOF DRAIN
OUTS	OUTSIDE
OVHD	OVERHEAD

P

P	PAINT
PAV	PAVING
PARTN	PARTITION
PBD	PARTICLEBOARD
PDF	POWER DRIVEN FASTENER
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLAM
PLBG	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED
PR	PAIR
PREFAB	PREFABRICATED
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PT	POINT / PRESSURETREATED
PTD	PAPER TOWEL DISPENSER / PAINTED
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE

Q

Q	QUARRY TILE
QTY	QUANTITY

R

(R)	RELOCATED
R	RADIUS OR RISER (PIPING)
RA	RETURN AIR
RAD	RADIUS
RB	RESILIENT BASE
RC	RESILIENT CHANNEL
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RECOM	RECOMMENDED
RECPT	RECEPTACLE
REC	RECESSED
REF	REFERENCE
REFL	REFLECTED / REFLECTIVE / REFLECT
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED / REINFORCING
REL	RELOCATE
REM	REMOVABLE
REQ	REQUIRE / REQUIRED
RESIL	RESILIENT
REV	REVISION / REVISED
RM	ROOM
RO	ROUGH OPENING
RTD	RATED
RTG	RATING
RWL	RAIN WATER LEADER

S

S	SOUTH
SA	SUPPLY AIR
SAF	SELFADHERED FLASHING
SAM	SELFADHERED MEMBRANE
SAN	SANITARY AIR
SC	SOLID CORE
SCHED	SCHEDULE
SD	STORM DRAIN / SOAP DISPENSER
SED	SEE ELECTRICAL DRAWINGS
SECT	SECTION
STS	SELF TAP METAL SCREW
SF	SQUARE FEET/FOOT
SH	SPRINKLER HEAD
SHT	SHEET
SHTG	SHEATHING
SHR	SHOWER
SL	SHAFT LINER
SIM	SIMILAR
SM	SHEET METAL OR SQUARE METER (METRIC DOCS)
SMD	SEE MECHANICAL DRAWINGS
SND	SANITARY NAPKIN DISPENSER
SP	STANDPIPE
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATION
SPR	SPRINKLER
SPKR	SPEAKER
SQ	SQUARE
SSE	STRUCTURE SLAB ELEVATION
SST	STAINLESS STEEL
SSK	SERVICE SINK
STA	STATION
STD	STANDARD
STL	STEEL
STLJST	STEEL JOIST
STOR	STORAGE
STRG	STRINGER
STRL	STRUCTURAL
STRUCT	STRUCTURAL
SUBCAT	SUBCATEGORY
SUSP	SUSPENDED
SYMM	SYMMETRICAL
SYS	SYSTEM

T

T&G	TONGUE AND GROOVE
T	TREAD / THERMOSTAT
TB	TOWEL BAR
TC	TOP OF CURB
TCONC	TOP OF CONCRETE
TEL	TELEPHONE OR TELECOM
TEMP	TEMPERATURE
TER	TERRAZZO
TGB	TOGGLE BOLT
THK	THICKNESS
THRES	THRESHOLD
THRU	THROUGH
TKBD	TACKBOARD
TMPD	TEMPERED
TO	TOP OF (SEE OTHER WORD)
TOS	TOP OF SLAB, TOP OF STRUCT
TOSTL	TOP OF STEEL
TP	TOP OF PAVEMENT
TPD	TOILET PAPER DISPENSER
TRACT	TRACTION
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL

U

UNFIN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL

V

VAC	VENTILATION AND AIR CONDITIONING
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VR	VAPOR RETARDER
VT	VINYL TILE
VWC	VINYL WALL COVERING

W

W/	WITH
W	WIDE, WIDTH/WEST
WC	WATER CLOSET
WD	WOOD
WDS	WOOD SCREW
WDW	WINDOW
W/O	WITHOUT
WP	WATERPROOFING
WPM	WATERPROOF MEMBRANE
WPT	WORK POINT
WR	WATER RESISTANT/REPELLANT
WRB	WEATHER RESISTANT BARRIER
WS	WEATHERSTRIPPING
WSCT	WAINSCOT
WT	WEIGHT
WW	WALL TO WALL

PROJECT SYMBOLS

DETAIL CALLOUT TAG — 1 / A10.01

DETAIL SECTION TAG — 1 / A10.01

AREA TAG — Area name, 150 SF

STOREFRONT/RELITE TYPE TAG — AA

ELEVATION TAG — SIM, 1, SIM, 1, A10.01, 1, SIM

BUILDING/SITE SECTION TAG — 1 / A10.01

SPOT ELEVATION INDICATOR — ELEVATION

REVISION CLOUD TAG — 1 / NOTE

GRID BUBBLE AND LINE — 10.8

WALL SECTION TAG — 1 / A10.01

DOOR TAG — 101B

ROOM NAME AND NUMBER TAG — ROOM NAME / 101

DRAWING GRAPHIC SCALE — 0, 2', 4', 8', 12'; 1/4" = 1'-0"

FINISH TAG — XX- #

WINDOW TYPE TAG — A

BUILDING LEVEL INDICATOR — LEVEL NAME / ELEVATION

FLOOR/ROOF TYPE TAG — F/R #

PANIC HARDWARE EQUIPPED DOOR — PH

TRUE NORTH ARROW

WALL/PARTITION TYPE TAG — # #####

CARD READER EQUIPPED DOOR — CR

HOSE BIBB — HB

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125592 INC: 01
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 04/08/2026

MITHUN

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LOS ANGELES / 758 New High Street #100B
Los Angeles, CA 90012 / 323.937.2150

mithun.com

RNT ARCHITECTS

PROJECT
VENTURA COLLEGE STUDENT HOUSING

LOCATION
4667 Telegraph Rd.
Ventura, CA 93003

PREPARED FOR
Ventura College

NO.	DATE	ISSUE / REVISION
	12/02/25	DSA PERMIT SET - INCREMENT 1

DESIGN PARTNER	PROJECT MANAGER	PROJECT ARCHITECT
BC, CC	SB, CY	TOC, DS, TYC
PROJECT DESIGNER	CHECK	

PROJECT TEAM MEMBERS
RR, DK, GB, ES, AC, CB, JS, UB

PROFESSIONAL SEAL

LICENSED ARCHITECT — BRENDAN CONNOLLY — No. C35325 — 08/31/2027 RENEWAL DATE — STATE OF CALIFORNIA

APPROVAL STAMP

TITLE
ABBREVIATIONS, SYMBOLS AND LEGENDS

PROJECT NO.
2423800

DATE
12/02/25

SHEET NUMBER
G1.02

PERMIT SET - INCREMENT 1

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ORIGINAL SHEET SIZE 30" x 42"

CITY OF SAN BUENAVENTURA

VENTURA COLLEGE STUDENT HOUSING

INCREMENT 1 IMPROVEMENT PLANS

SURVEY NOTES

1. MAPPING

TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=20', WITH A 1 FOOT CONTOUR INTERVAL FROM DATA COLLECTED IN A FIELD SURVEY PERFORMED USING CONVENTIONAL EQUIPMENT AND PROCEDURES IN JUNE 2018, JUNE 2022, MAY, OCTOBER 2023, AND DECEMBER 2024 AT THE REQUEST OF VENTURA COLLEGE.

2. BASIS OF BEARINGS AND COORDINATES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, EPOCH 2017.50 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) AND/OR CONTINUOUS OPERATING REFERENCE STATIONS (CORS) P729 & VNCO BEING NORTH 83°10'36" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

THE COORDINATES SHOWN HEREON ARE ON A LOCAL GROUND SYSTEM WITH A CALCULATED RELATIONSHIP TO CCS83. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

3. ELEVATIONS

THE VERTICAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), PER GPS TIES & GEOID MODELING (GEOID12B) TO CGPS STATION VNCO. ELLIPSOID HEIGHTS CONSTRAINED PER CSRC. NO COUNTY BENCHMARKS WERE MEASURED IN THIS SURVEY.

4. UTILITIES

SURFACE UTILITY FEATURES SHOWN HEREON WERE LOCATED AS A PART OF THE FIELD SURVEY PERFORMED BY ECG BASED ON VISIBILITY ON THE DATE OF SURVEY. RESEARCH AND MAPPING OF SUBSURFACE UTILITIES HAS BEEN PERFORMED USING DRAWINGS FROM THE CITY OF SAN BUEANVENTURA AND OTHER SOURCES.

5. GEOTECHNICAL ENGINEER CONTACT INFO

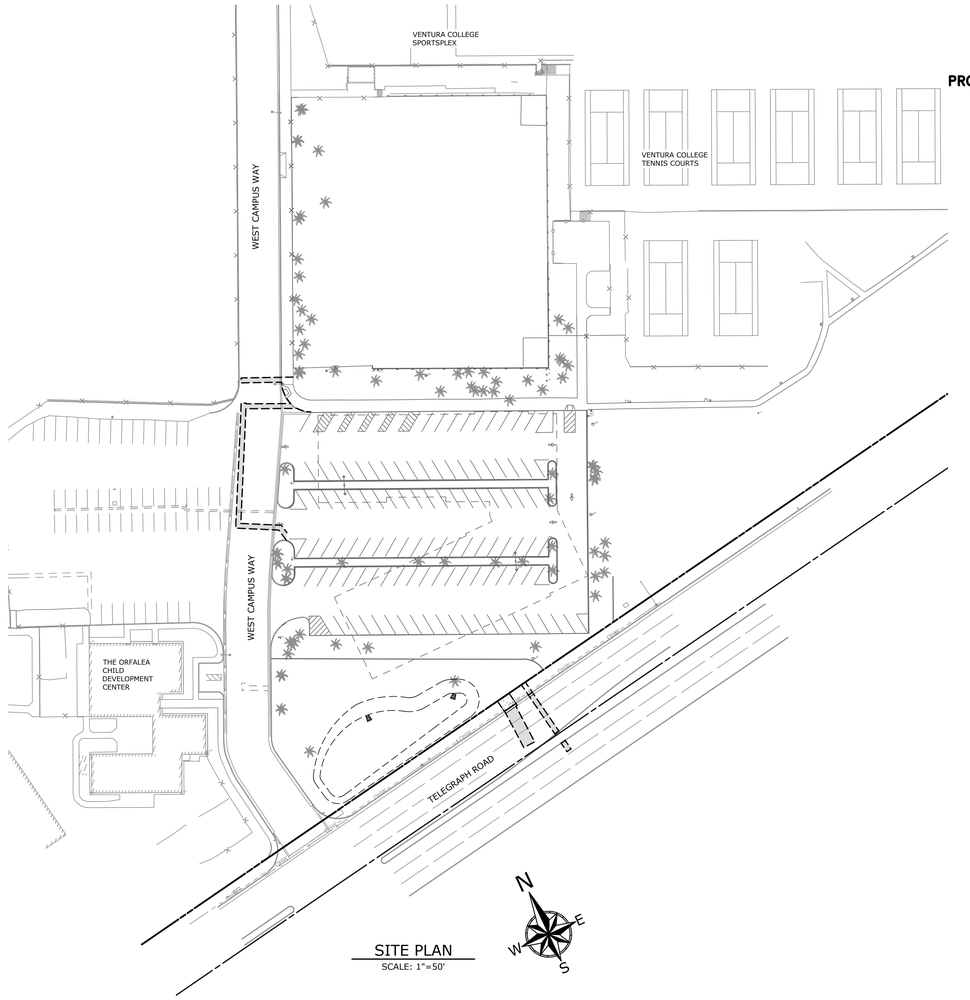
GEOTECHNIQUES
1645 DONLON ST, STE. 107
VENTURA, CALIFORNIA 93003
CONTACT: CAROLE WOCKNER, P.E.
(805)658-8952
CWOCKNER@GEO-TECHNIQUES.COM

6. SURVEYOR CONTACT INFO

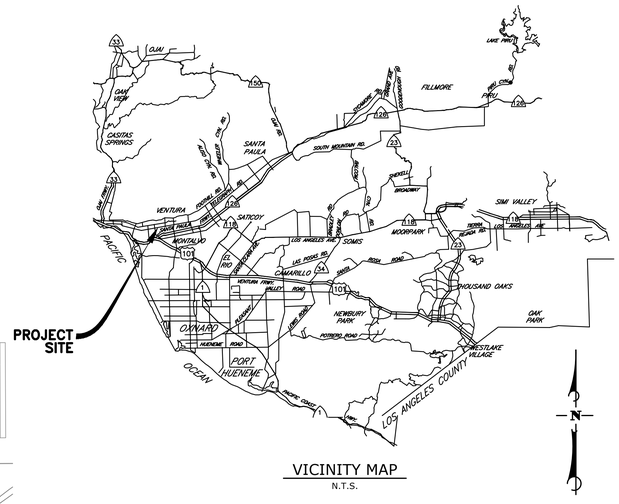
ENCOMPASS CONSULTANT GROUP
333 N LANTANA ST, STE. 287
CAMARILLO, CA 93010
JAMES FALLON, P.L.S.
(805) 416-8706
JAMES. FALLON@ECGCIVIL.COM

CONTROL POINT TABLE

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	24837.06	37942.09	195.87	SET 60D MAG
2	24976.67	38013.17	197.20	SET MAG/SHINER
4	24720.34	37975.07	193.97	SET SCRIBED X
14	25221.92	38176.83	205.40	SET SCRIBED X
16	24897.61	38378.02	203.95	SET SCRIBED X
355	24735.35	38246.07	198.18	SET MAG AND ECG CONTROL WASHER



SITE PLAN
SCALE: 1"=50'



VICINITY MAP
N.T.S.

CIVIL SHEET INDEX

C0.00. COVER SHEET
C0.01 GENERAL NOTES
C1.01. DEMOLITION PLAN
C1.02. EROSION CONTROL PLAN
C2.01. ROUGH GRADING TITLE SHEET
C2.02. ROUGH GRADING PLAN
C2.03. ROUGH GRADING PLAN
C2.04. ROUGH GRADING PLAN
C2.05. ROUGH GRADING PLAN
C2.06. ROUGH GRADING PLAN
C2.07. ROUGH GRADING DETAILS
C3.01. ROUGH GRADING SECTIONS
C4.01. UTILITY TITLE SHEET
C4.02. UTILITY PLAN
C4.03. UTILITY PLAN
C4.04. UTILITY PLAN
C4.05. UTILITY PLAN
C4.06. UTILITY DETAILS
C4.07. UTILITY DETAILS
C4.08. UTILITY DETAILS
C4.09. UTILITY DETAILS

Know what's below. Call before you dig.

N: \projects\0907\engineering\acad\improvements\Rough Grade Plans\0907_RG_COVER-SHEET-AND-NOTES.dwg

IDENTIFICATION STAMP
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DATE: 04/08/2026

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Los Angeles, CA 90012 / 323.937.2150

mithun.com

RNT ARCHITECTS

PROJECT
VENTURA COLLEGE STUDENT HOUSING

LOCATION
4667 Telegraph Rd.
Ventura, CA 93003

PREPARED FOR
Ventura College

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

Ventura College EST 1925

NO.	DATE	ISSUE / REVISION
	12/02/25	DSA PERMIT SET - INCREMENT 1

DESIGN PARTNER: BC, CC
PROJECT MANAGER: SB, CY
PROJECT ARCHITECT: TOC, TYC
PROJECT DESIGNER
CHECK

PROJECT TEAM MEMBERS
RR, DK, GB, ES, AC, CB

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER
GLEN H. PAGE
NO 61468
CIVIL
STATE OF CALIFORNIA

APPROVAL STAMP

TITLE
COVER SHEET

PROJECT NO.
2423800
DATE
12/02/25
SHEET NUMBER
C0.00

PERMIT SET - INCREMENT 1

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ORIGINAL SHEET SIZE 30" x 42"

GRADING NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE AS REQUIRED BY THE SAN BUENAVENTURA MUNICIPAL CODE CHAPTER 12.115.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE "GREENBOOK" STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC), 2024 EDITION AND THE LATEST REVISIONS THERETO; AND THE CITY STANDARD CONSTRUCTION DETAILS AND THE LATEST REVISIONS THERETO.
3. RECOMMENDATIONS AND CONCLUSIONS BY CAROLE WOCKNER OF GEOTECHNIQUES IN REPORT: NO. 1003.010.03, DATED FEBRUARY, 2025, SHALL BE THOROUGHLY COMPLIED WITH. THE MENTIONED REPORT IS HEREBY APPENDED AND MADE A PART OF THIS GRADING PLAN.
4. OWNER: VENTURA COLLEGE PHONE: (805)289-6354
5. GENERAL CONTRACTOR (IF AVAILABLE): TBD PHONE: _____
6. GRADING CONTRACTOR (A OR C-12 LICENSE): TBD PHONE: _____
7. APPROXIMATE DATE OF START OF GRADING: 03/01/2026
   APPROXIMATE DATE OF COMPLETION: 07/15/2026
8. CUT: 17,500 CY EXPORT: 2,000 CY DESTINATION: TBD
   FILL: 15,500 CY IMPORT: N/A CY SOURCE: N/A
9. WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL. CLEANUP AND DUST CONTROL SHALL COMPLY WITH SECTION 7-8.1 OF THE SSPWC.
10. UTILITIES AND FACILITIES ABOVE AND BELOW THE GROUND ARE LOCATED FROM THE BEST AVAILABLE RECORD INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR FACILITIES SHOWN ON THE PLANS FROM HARM. ATTENTION IS DIRECTED TO POSSIBLE EXISTENCE OF UNDERGROUND UTILITIES OR FACILITIES NOT KNOWN TO THE CITY OR IN A LOCATION DIFFERENT FROM THAT, WHICH IS SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO DOING WORK IN ORDER TO AVOID DAMAGE OF SUCH UTILITY OR FACILITY OR TO INTERFERE WITH THEIR SERVICE. CALL DIG ALERT, TOLL FREE AT 811, TWO FULL WORKING DAYS IN ADVANCE. CALIFORNIA GOVERNMENT CODE §4216
11. A CITY ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
12. SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8771 OF THE STATE BUSINESS AND PROFESSIONS CODE.
13. IN ORDER TO MITIGATE THE IMPACTS ON CULTURAL RESOURCES OR LANDSCAPING, IF CULTURAL MATERIAL SUGGESTIVE OF PREHISTORIC OR HISTORIC ORIGIN IS ENCOUNTERED, WORK IN THE VICINITY OF THE FIND SHALL BE STOPPED, AND THE CITY PLANNING DIVISION SHALL BE NOTIFIED. GRADING, CONSTRUCTION OR LANDSCAPING SHALL NOT BE RESUMED UNTIL THE FIND IS EVALUATED AND IT IS DETERMINED WHETHER THE MATERIAL IS ARCHAEOLOGICALLY SIGNIFICANT AND ADDITIONAL MITIGATION IS REQUIRED.
14. NO CROSS LOT DRAINAGE WILL BE PERMITTED WITHOUT SATISFACTORY STORM WATER ACCEPTANCE DEED. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET OR OTHER ACCEPTABLE DRAINAGE FACILITY VIA A NON-EROSIVE METHOD AS APPROVED BY THE CITY ENGINEER.
15. RECONSTRUCT ANY CONCRETE CURB, GUTTER, SIDEWALK AND/OR DRIVEWAYS DAMAGED OR DEFACED DURING CONSTRUCTION WITHIN CITY RIGHT OF WAY PER CITY STANDARDS. A CITY ENCROACHMENT PERMIT IS REQUIRED.

STORMWATER POLLUTION PREVENTION NOTES

16. THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN OR STORM WATER POLLUTION PREVENTION PLAN. PLAN SHALL BE ONSITE AT ALL TIMES.
17. GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE VENTURA COUNTYWIDE STORM WATER QUALITY MANAGEMENT PROGRAM (VCSQMP), NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS004002, AND ANY OTHER NPDES PERMIT ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. INCORPORATE BEST MANAGEMENT PRACTICES (BMPS) DESIGNED IN ACCORDANCE WITH THE VENTURA COUNTY TECHNICAL GUIDANCE MANUAL FOR STORMWATER CONTROL MEASURES.
18. NO DIRECT STORM WATER DISCHARGES FROM DEVELOPMENT WILL BE ALLOWED ONTO CITY STREETS OR THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF THE PRIVATE STORM WATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE SHALL BE CONSIDERED IN VIOLATION OF THE ABOVE REFERENCED PERMIT AND THE CITY'S STORMWATER ORDINANCE.

EARTHWORK NOTES

THE EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE AND HAVE BEEN FACTORED TO INCLUDE ALLOWANCES FOR PAVEMENT SECTIONS, UNDERGROUND UTILITY SPOILS, PAVEMENT SECTION SPOILS, FOUNDATION SPOILS, OVER-EXCAVATION & RECOMPACTION, AND SHRINKAGE. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC CONTOURS AND/OR SPOT ELEVATIONS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. THE CONTRACTOR'S METHOD OF OPERATION MAY CAUSE THE VOLUME OF EARTH MOVEMENT IN THE FIELD TO DEVIATE FROM THE ESTIMATED QUANTITIES.

THE QUANTITIES PRESENTED HEREON ARE APPROXIMATE AND ARE PROVIDED AS A COURTESY TO THE CONTRACTOR. THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A UNIT COST BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT, TRANSPORT, AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS OR UNSUITABLE EARTH MATERIALS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND ACCOUNTING FOR ALL EARTHWORK REQUIREMENTS TO GRADE THIS PROJECT.

EXISTING UTILITIES NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS ARE BASED ON AVAILABLE RECORDS AND LIMITED FIELD INVESTIGATIONS. THE INFORMATION IS PROVIDED FOR REFERENCE ONLY AND SHOULD NOT BE CONSIDERED COMPLETE OR ACCURATE. THE PRESENCE OF ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES, WHETHER KNOWN OR UNKNOWN, REPORTED OR UNREPORTED, SHOULD BE ANTICIPATED.

BY ACCEPTING THESE PLANS AND PROCEEDING WITH CONSTRUCTION, THE CONTRACTOR ACKNOWLEDGES AND ASSUMES ALL RISKS ASSOCIATED WITH THE EXISTENCE OF UNDERGROUND UTILITIES AND STRUCTURES, INCLUDING THOSE NOT SHOWN OR INACCURATELY DEPICTED ON THE PLANS. THE UNDERSIGNED, INCLUDING THE ENGINEER, OWNER, AND THEIR REPRESENTATIVES, SHALL NOT BE LIABLE FOR ANY DAMAGES, DELAYS, CLAIMS, OR ADDITIONAL COSTS RESULTING FROM UNKNOWN OR INACCURATELY LOCATED UNDERGROUND UTILITIES OR STRUCTURES.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS, INCLUDING BUT NOT LIMITED TO POTHOLING, UTILITY COORDINATION, AND COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS, TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY OWNERS, CONDUCT FIELD INVESTIGATIONS, AND CONTACT 811 AS REQUIRED BY LAW BEFORE COMMENCING ANY EXCAVATION WORK.

IF THE CONTRACTOR ENCOUNTERS ANY UNDERGROUND UTILITIES OR STRUCTURES THAT ARE NOT SHOWN ON THE PLANS, ARE INACCURATELY DEPICTED, OR OTHERWISE VARY FROM EXPECTED CONDITIONS, THEY SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE UTILITY OWNER. NO ADDITIONAL COMPENSATION OR TIME EXTENSIONS WILL BE GRANTED FOR DELAYS OR COSTS INCURRED DUE TO SUCH DISCOVERIES UNLESS OTHERWISE AUTHORIZED BY CONTRACT PROVISIONS.

IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL UNDERGROUND UTILITIES AND STRUCTURES THROUGHOUT THE DURATION OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES OR STRUCTURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS.

LEGAL DESCRIPTION

FOR APN/PARCEL ID(S): 078-0-050-360

THOSE PORTIONS OF LOTS 1, 2 AND 3 OF RANCHO SANTA PAULA Y SATICOY, IN THE CITY OF SAN BUENAVENTURA, COUNTY OF VENTURA, STATE OF CALIFORNIA ACCORDING TO THE MAP RECORDED IN BOOK "A" PAGE 290 OF MISCELLANEOUS RECORDS (TRANSCRIBED RECORDS FROM SANTA BARBARA COUNTY), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND, LOT I OF ELLS SUBDIVISION OF A PORTION OF THE SAID RANCHO SANTA PAULA Y SATICOY, IN THE CITY OF SAN BUENAVENTURA, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 1, PAGE 14 OF COUNTY SURVEYORS RECORDS, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THAT CERTAIN STRIP OF LAND 50 FEET WIDE, LOCALLY KNOWN AS AND CALLED DAY ROAD, AS DESCRIBED IN THE DEED TO VENTURA COUNTY, RECORDED IN BOOK 18, PAGE 287 OF DEEDS, WITH THE SOUTHERLY LINE OF THAT CERTAIN STRIP OF LAND, 60 FEET WIDE, LOCALLY KNOWN AS AND CALLED LOMA VISTA ROAD, AS DESCRIBED IN THE DEED TO VENTURA COUNTY, RECORDED IN BOOK 18, PAGE 268 OF DEEDS;

THENCE ALONG SAID SOUTHERLY LINE, 1ST: - SOUTH 79° 30' WEST 3609.60 FEET TO THE NORTHEASTERLY CORNER OF THE HOLIDAY SQUARE, ACCORDING TO THE MAP RECORDED IN BOOK 24, PAGE 71 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE EASTERLY LINE THEREOF, 2ND: - SOUTH 10° 31' EAST 1044.99 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED IN DEED TO SKATELAND ROLLER RINK, RECORDED IN BOOK 1947, PAGE 227 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE BOUNDARY OF SAID LAND OF SKATELAND ROLLER RINK, BY THE FOLLOWING TWO COURSES:

3RD: - NORTH 79° 22' 20" EAST 198 FEET;

THENCE, 4TH: - SOUTH 10° 31' EAST 220 FEET TO THE NORTHERLY LINE OF THAT CERTAIN STRIP OF LAND, 60 FEET WIDE, LOCALLY KNOWN AS AND CALLED TELEGRAPH ROAD, AS DESCRIBED IN THE DEED TO VENTURA COUNTY RECORDED IN BOOK 151, PAGE 398 OF DEEDS;

THENCE ALONG SAID NORTHERLY LINE BY THE FOLLOWING TWO COURSES:

5TH: - NORTH 79° 22' 30" EAST 154.31 FEET;

THENCE, 6TH: - NORTH 79° 30' EAST 3192.85 FEET TO THE WESTERLY LINE OF SAID DAY ROAD;

THENCE ALONG SAID WESTERLY LINE, 7TH: - NORTH 7° 36' WEST 1265.83 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE PORTION OF SAID LAND DESCRIBED IN THE DEED FROM VENTURA COUNTY JUNIOR COLLEGE DISTRICT, DATED AUGUST 2, 1966 AND RECORDED OCTOBER 24, 1966 IN BOOK 3058, PAGE 275 OF OFFICIAL RECORDS OF SAID COUNTY.

LOT AREA

LOT AREA OF APN 078-0-050-360 = 99.72 ACRES

CONSTRUCTION STANDARDS

CITY OF SAN BUENAVENTURA STD. DET NO. 001 - WATER GENERAL NOTES
CITY OF SAN BUENAVENTURA STD. DET NO. 002 - SANITARY SEPARATION
CITY OF SAN BUENAVENTURA STD. DET NO. 004 - VALVE BOX ASSEMBLY
CITY OF SAN BUENAVENTURA STD. DET NO. 006 - THRUST BLOCKING
CITY OF SAN BUENAVENTURA STD. DET NO. 008 - UTILITY CROSSING
CITY OF SAN BUENAVENTURA STD. DET NO. 010 - 2" AND SMALLER AND 3" OR LARGER METER AND BACKFLOW ASSEMBLY
CITY OF SAN BUENAVENTURA STD. DET NO. 021 - 2.5 INCH AND LARGER FIRE LINE DOUBLE DETECTOR CHECK
CITY OF SAN BUENAVENTURA STD. DET NO. 102 - SIDEWALK DETAILS
CITY OF SAN BUENAVENTURA STD. DET NO. 107 - CURB AND GUTTER
CITY OF SAN BUENAVENTURA STD. DET NO. 112 - TRENCH BACKFILL
CITY OF SAN BUENAVENTURA STD. DET NO. 200 - SEWER GENERAL NOTES
CITY OF SAN BUENAVENTURA STD. DET NO. 201 - STANDARD MANHOLES
CITY OF SAN BUENAVENTURA STD. DET NO. 203 - TEMPORARY CLEANOUT

ABBREVIATIONS

ABBR	ABBREVIATION	GB	GRADE BREAK	SCO	SEWER CLEAN OUT
A.C.	ASPHALT CONCRETE	GF	GARAGE FLOOR	SD	STORM DRAIN
A.C.P.	ASBESTOS CONCRETE PIPE	GM	GAS METER	SDMH	STORM DRAIN MANHOLE
AP	ANGLE POINT	G.P.	GRADING PERMIT	SDR	STANDARD DIMENSION RATIO
ARCH.	ARCHITECT	GV	GAS VALVE	S.E.	SAND EQUIVALENT
ASSOC.	ASSOCIATION	HGL	HYDRAULIC GRADE LINE	SF	SQUARE FOOT/FEET
AVE	AVENUE	HOA	HOME OWNERS ASSOCIATION	SHT	SHEET
BC	BEGIN CURVE	HORZ.	HORIZONTAL	SHTS	SHEETS
BCR	BEGIN CURB RETURN	HP	HIGH POINT	S.L.	SEWER LATERAL
BDY.	BOUNDARY	HPS	HIGH PRESSURE SODIUM	SLDS	STANDARD LAND DEVELOPMENT
BEG	BEGIN	HW	HEADWALL		SPECIFICATIONS
BFP	BACKFLOW PREVENTER	ICP	INTERLOCKING CONCRETE PAVERS	S'LY	SOUTHERLY
BLDG	BUILDING	ICV	IRRIGATION CONTROL VALVE	SMH	SEWER MANHOLE
BOT	BOTTOM OF PIPE	INT.	INTERSECTION	S.N.S.	STREET NAME SIGN
BS	BOTTOM OF STEP	INV	INVERT	SPPWC	STANDARD PLANS FOR PUBLIC WORKS
BVC	BEGIN VERTICAL CURVE	IRR	IRRIGATION		CONSTRUCTION
BW	BACK OF WALK OR BOTTOM OF WALL	LAT	LATERAL	SS	SANITARY SEWER
CB	CATCH BASIN	LDM	LAND DEVELOPMENT MANUAL	SSPWC	STANDARD SPECIFICATIONS FOR PUBLIC WORKS
CBC	CALIFORNIA BUILDING CODE	LDSP	LANDSCAPE		CONSTRUCTION
C-C	CENTER TO CENTER	LF	LINEAR FEET	ST	STREET
CF	CURB FACE	LN	LANE	STD	STANDARD
CFS	CUBIC FEET PER SECOND	LP	LOW POINT	SW	SIDEWALK
CL	CENTERLINE OR CLASS	LT	LEFT	SWCT	SAWCUT
CLF	CHAIN LINK FENCE	MAX	MAXIMUM	TC	TOP OF CURB
CLR	CLEAR	MH	MANHOLE	TEL	TELEPHONE
CMB	CRUSHED MISCELLANEOUS BASE	MIN	MINIMUM	TG	TOP OF GRATE
CMP	CORRUGATED METAL PIPE	MOC	MIDDLE OF CURVE	TF	TOP OF FOOTING
CMU	CONCRETE MASONRY UNIT	N'LY	NORTHERLY	TI	TRAFFIC INDEX
CO	CLEANOUT	NO.	NUMBER	TMH	TELEPHONE MANNHOLE
CONC	CONCRETE	N.T.S.	NOT TO SCALE	TOE	TOE OF SLOPE
CONT	CONTROL	O.C.	ON CURB OR ON CURVE OR ON CENTER	TOP	TOP OF SLOPE OR PIPE
CPS	CONNECTOR PIPE SCREEN	OHW	OVERHEAD WIRE	TP	TOP OF PILE
CT	COURT	PB	PULL BOX	TPL	TRIPLE
DBL	DOUBLE	P.C.C.	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE	TR	TRACT
DES	DESIGN	PI	POINT OF INTERSECTION	TS	TOP OF STEP
DG	DECOMPOSED GRANITE	P/L	PROPERTY LINE	TW	TOP OF WALL
DI	DROP INLET	PMB	PROCESSED MISC. BASE	TYP	TYPICAL
D.I.	DUCTILE IRON	POC	POINT OF CONNECTION	UG	UNDERGROUND
DIA	DIAMETER	PRC	POINT OF REVERSE CURVE	VAR	VARIES
DR	DRIVE	PT	POINT	V.C.	VERTICAL CURVE
DSA	DIVISION OF STATE ARCHITECTS	PTDF	PRESSURE TREATED DOUGLAS FIR	VERT.	VERTICAL
DWG	DRAWING	PUB	PUBLIC	VLT	VAULT
EASE	EASEMENT	PVC	POLYVINYL CHLORIDE	VLV	VALVE
EBAA	EBAA IRON, INC.	PVMT	PAVEMENT	W	WATER
EC	END CURVE	PVT	PRIVATE	W'LY	WESTERLY
ECR	END CURB RETURN	RCB	REINFORCED CONCRETE BOX	WM	WATER METER
EG	EXISTING GROUND	RCP	REINFORCED CONCRETE PIPE	WSEL	WATER SURFACE ELEVATION
ELEC	ELECTRIC	RD	ROAD	WV	WATER VALVE
ELEV	ELEVATION	RET	RETAINING	W.W.M.	WELDED WIRE MESH
E'LY	EASTERLY	RWGV	RESILIENT WEDGE GATE VALVE	YR	YEAR
ELLIP	ELLIPTICAL	R.O.W.	RIGHT OF WAY		
EP	EDGE OF PAVEMENT	RPD	RESIDENTIAL PLANNED DEVELOPMENT		
ESMT	EASEMENT	RT	RIGHT		
EVC	END VERTICAL CURVE	RW	RECLAIMED WATER		
EQ	EQUIVALENT	R/W	RIGHT OF WAY		
FED.	FEDERAL	SCE	SOUTHERN CALIFORNIA EDISON		
FF	FINISHED FLOOR				
FG	FINISH GRADE				
FL	FLOWLINE				
FS	FINISHED SURFACE				
FT/S	FEET PER SECOND				
FUT	FUTURE				

LEGEND

- PROPOSED CONCRETE
- PROPOSED AC PAVEMENT
- EXISTING FENCE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED FLOWLINE
- PROPOSED STORM DRAIN
- PROPOSED FIRE WATER
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED ELECTRIC LINE
- EXISTING STREET CENTERLINE
- EXISTING RIGHT OF WAY LINE
- STORM DRAIN INLET
- STORM DRAIN FLARED END SECTION
- EXISTING OVER HEAD WIRE
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FIREWATER LINE
- EXISTING SEWER LINE
- EXISTING COMMUNICATION LINE
- EXISTING WALL
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED GRADE
- EXISTING TREE
- EXISTING UTILITY POLE

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RNT ARCHITECTS

PROJECT
VENTURA COLLEGE STUDENT HOUSING

LOCATION
4667 Telegraph Rd.
Ventura, CA 93003

PREPARED FOR
Ventura College

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

EST 1925 Ventura COLLEGE

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DESIGN PARTNER	PROJECT MANAGER	PROJECT ARCHITECT
BC, CC	SB, CY	TOC, TYC
PROJECT DESIGNER	CHECK	

PROJECT TEAM MEMBERS
RR, DK, GB, ES, AC, CB

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER — GLEN H. PACE — NO 61468 — CIVIL — STATE OF CALIFORNIA

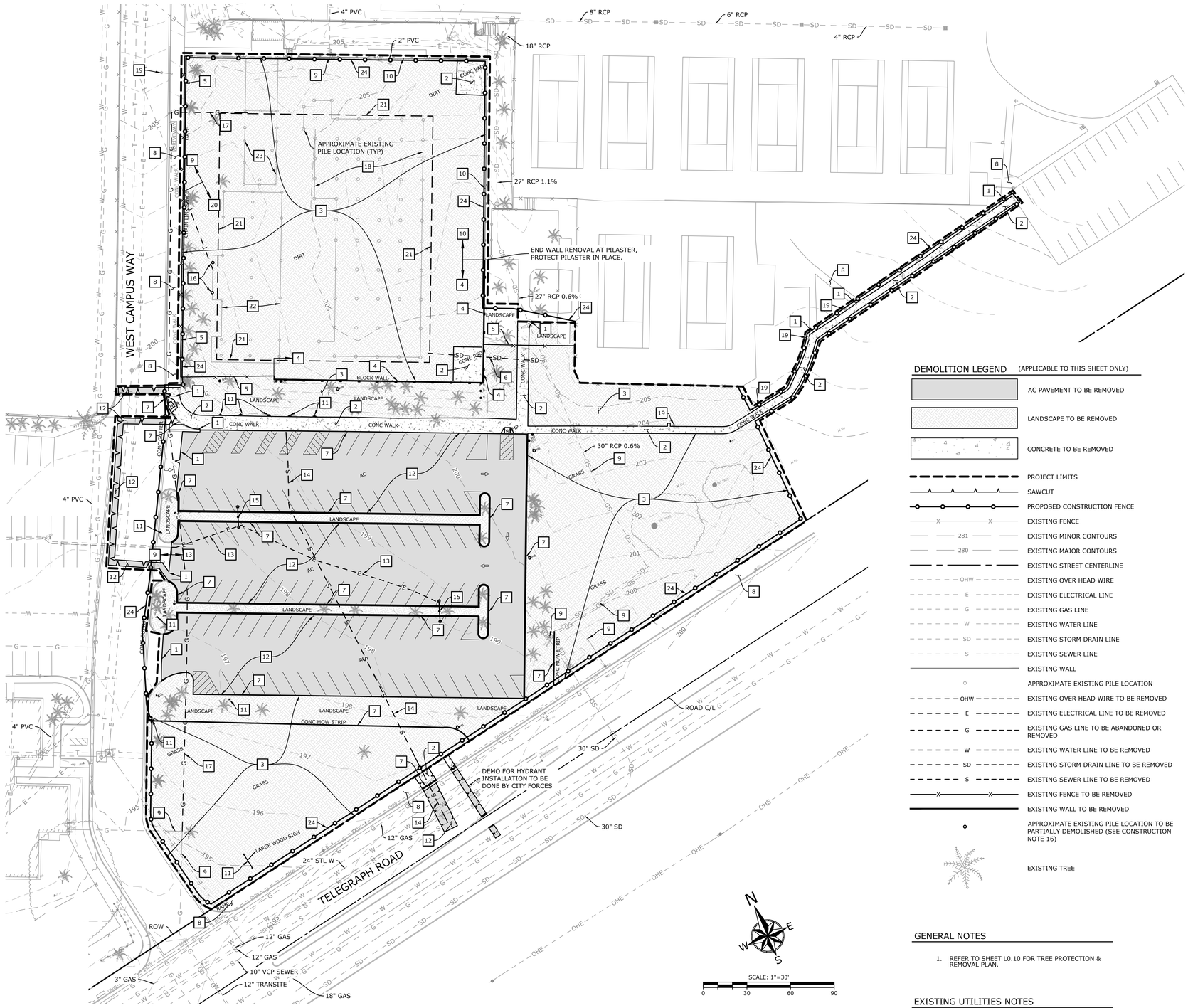
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TITLE
GENERAL NOTES

PROJECT NO
2423800
DATE
12/02/25
SHEET NUMBER
C0.01
PERMIT SET - INCREMENT 1

ORIGINAL SHEET SIZE: 36" x 42"

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DEMOLITION LEGEND (APPLICABLE TO THIS SHEET ONLY)

- AC PAVEMENT TO BE REMOVED
- LANDSCAPE TO BE REMOVED
- CONCRETE TO BE REMOVED
- PROJECT LIMITS
- SAWCUT
- PROPOSED CONSTRUCTION FENCE
- EXISTING FENCE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING STREET CENTERLINE
- EXISTING OVER HEAD WIRE
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING WALL
- APPROXIMATE EXISTING PILE LOCATION
- EXISTING OVER HEAD WIRE TO BE REMOVED
- EXISTING ELECTRICAL LINE TO BE REMOVED
- EXISTING GAS LINE TO BE ABANDONED OR REMOVED
- EXISTING WATER LINE TO BE REMOVED
- EXISTING STORM DRAIN LINE TO BE REMOVED
- EXISTING SEWER LINE TO BE REMOVED
- EXISTING FENCE TO BE REMOVED
- EXISTING WALL TO BE REMOVED
- APPROXIMATE EXISTING PILE LOCATION TO BE PARTIALLY DEMOLISHED (SEE CONSTRUCTION NOTE 16)
- EXISTING TREE

DEMOLITION NOTES

1. SAWCUT AND REMOVE EXISTING PAVEMENT TO LIMITS SHOWN.
2. EXISTING CONCRETE TO BE REMOVED.
3. CLEAR AND GRUB EXISTING AREA.
4. EXISTING WALL AND PILASTER TO BE REMOVED. SEE SPECS FOR TREATMENT OF EXPOSED REBAR AT END OF WALL REMOVAL.
5. EXISTING FENCE TO BE REMOVED.
6. EXISTING STORM DRAIN TO BE REMOVED.
7. EXISTING CURB TO BE REMOVED.
8. EXISTING CONCRETE TO BE PROTECTED IN PLACE.
9. EXISTING UTILITIES TO BE PROTECTED IN PLACE.
10. EXISTING WALL AND PILASTER TO BE PROTECTED IN PLACE.
11. EXISTING SIGN TO BE REMOVED.
12. EXISTING AC PAVEMENT TO BE REMOVED.
13. EXISTING ELECTRIC LINE TO BE REMOVED. REF: SEPARATE ELECTRICAL PLANS.
14. EXISTING SANITARY SEWER TO BE REMOVED.
15. EXISTING LIGHT POLE TO BE REMOVED. REF: SEPARATE ELECTRICAL PLANS.
16. DEMOLISH TOP OF EXISTING PILE SO THAT REMOVAL EXTENDS ENTIRELY THROUGH ARTIFICIAL FILL, OR 2' BELOW PROPOSED FINISHED GRADE, WHICHEVER IS DEEPER.
17. EXISTING GAS LINE TO BE ABANDONED IN PLACE OR REMOVED WHERE IN CONFLICT WITH PROPOSED GRADING & IMPROVEMENTS. COORDINATE WITH GAS COMPANY PRIOR TO DISCONNECTION.
18. APPROXIMATE LOCATION OF PREVIOUS POOL. SHOWN FOR REFERENCE ONLY.
19. EXISTING LIGHT POLE TO BE PROTECTED IN PLACE.
20. EXISTING TELECOMMUNICATIONS LINE TO BE REMOVED.
21. APPROXIMATE LIMITS OF EXISTING GEOGRID, TO BE PROTECTED IN PLACE.
22. APPROXIMATE LOCATION OF PREVIOUS POOL BUILDING FOOTPRINT. SHOWN FOR REFERENCE ONLY.
23. APPROXIMATE LOCATION OF PREVIOUS POOL MAINTENANCE BUILDING. SHOWN FOR REFERENCE ONLY.
24. PROPOSED CONSTRUCTION FENCE. CONTRACTOR TO DETERMINE FINAL LOCATION.

GENERAL NOTES

1. REFER TO SHEET L0.10 FOR TREE PROTECTION & REMOVAL PLAN.

EXISTING UTILITIES NOTES

1. CONTRACTOR SHALL FIELD VERIFY (POTHOLE) THE LOCATION, DEPTH, MATERIAL, PIPE SIZE, AND CONNECTION OF EXISTING FACILITIES, INCLUDING ANY POTENTIAL UTILITY CONFLICT, PRIOR TO START OF CONSTRUCTION.

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PROJECT DESIGNER
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PROJECT TEAM MEMBERS
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REGISTERED PROFESSIONAL ENGINEER — GLEN H. PAGE — NO 61468 — CIVIL — STATE OF CALIFORNIA

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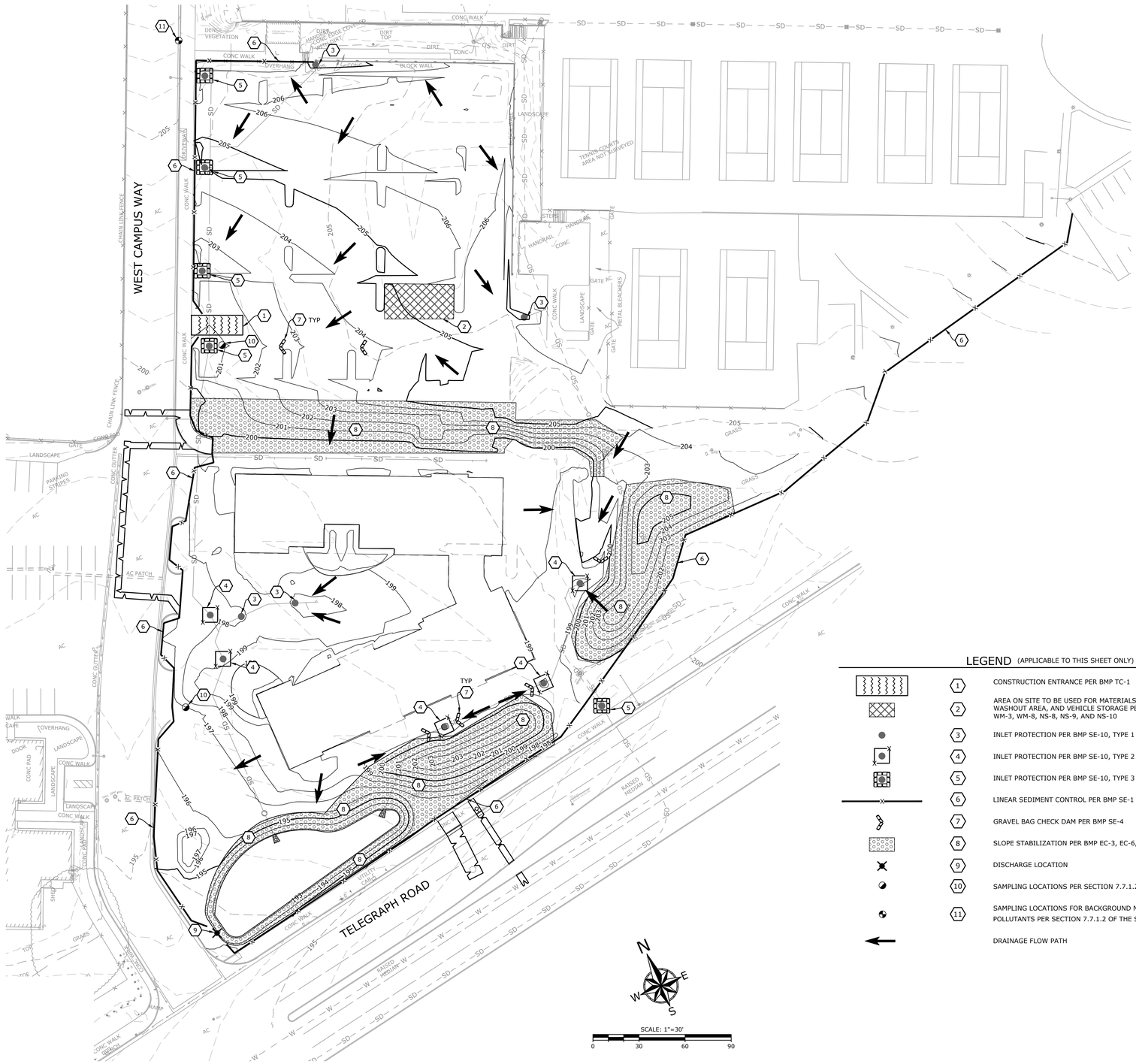
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LEGEND (APPLICABLE TO THIS SHEET ONLY)

1	CONSTRUCTION ENTRANCE PER BMP TC-1
2	AREA ON SITE TO BE USED FOR MATERIALS STORAGE, WASHOUT AREA, AND VEHICLE STORAGE PER BMPS WM-2, WM-3, WM-8, NS-8, NS-9, AND NS-10
3	INLET PROTECTION PER BMP SE-10, TYPE 1
4	INLET PROTECTION PER BMP SE-10, TYPE 2
5	INLET PROTECTION PER BMP SE-10, TYPE 3
6	LINEAR SEDIMENT CONTROL PER BMP SE-1 OR SE-12
7	GRAVEL BAG CHECK DAM PER BMP SE-4
8	SLOPE STABILIZATION PER BMP EC-3, EC-6, EC-7, OR EC-8
9	DISCHARGE LOCATION
10	SAMPLING LOCATIONS PER SECTION 7.7.1.2 OF THE SWPPP
11	SAMPLING LOCATIONS FOR BACKGROUND NON-VISIBLE POLLUTANTS PER SECTION 7.7.1.2 OF THE SWPPP
	DRAINAGE FLOW PATH

NPDES GENERAL NOTES

1. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM OR CONSTRUCTION ACTIVITY DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE.
2. DISCHARGES OF MATERIALS OTHER THAN STORM WATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 & 302.
3. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS: WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS, FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS.
4. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUN-OFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
5. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION, IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE OF WATER QUALITY CONTROL BOARD.
6. ALL ACTIVITIES WILL CONFORM TO VENTURA COUNTYWIDE STORM WATER QUALITY MANAGEMENT PROGRAM NPDES PERMIT NO. CAS004002 AND CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK.
7. THE PROJECT CONSERVATION PLANS WILL INCORPORATE BEST MANAGEMENT PRACTICE (BMP'S) APPLICABLE TO THE DEVELOPMENT. BMP'S FOR THIS PROJECT WILL INCLUDE (BUT ARE NOT LIMITED TO THE FOLLOWING):
   A. ALL STORM DRAIN INLETS SHALL BE LABELED "DON'T DUMP - DRAINS TO OCEAN"
   B. ALL AREAS SHALL BE MAINTAINED FREE OF LITTER AND DEBRIS TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS FROM ENTERING THE STORM DRAIN OR BEING BLOWN OFF THE SITE. NO CLEANING AGENT OR OTHER POLLUTANT SHALL BE DISCHARGED INTO THE STORM DRAIN SYSTEM. IF ANY CLEANING AGENT OR DEGREASER IS USED, WASH WATER SHALL NOT BE DISCHARGED TO THE STORM DRAIN OR DISCARDED ON SITE. WASH WATER SHALL BE COLLECTED BY VACUUM OR OTHER SUCH APPROPRIATE METHOD AND DISCARDED AT AN APPROVED DISPOSAL LOCATION.
   C. ALL STORM DRAINS SHALL BE CLEANED, USING APPROPRIATE METHODS AND TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE
8. A DESIGNATED QUALIFIED SWPPP PRACTITIONER (QSP) SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP MEASURES.
9. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
10. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM.
11. THE LOCATION AND DESIGN OF ALL EROSION CONTROL MEASURES SHOWN ON THESE PLANS ARE TENTATIVE ONLY AND SUBJECT TO REVISIONS AS DETERMINED BY THE QSP. ACTUAL EROSION CONTROL SHALL BE INSTALLED TO THE SATISFACTION OF THE RESIDENT INSPECTOR AS CONDITIONS WARRANT. SILT, DEBRIS AND MUD SHALL BE PROMPTLY REMOVED FROM ALL EROSION CONTROL STRUCTURES AFTER EACH RAIN TO THE SATISFACTION OF THE RESIDENT INSPECTOR.
12. THE FOLLOWING BMPs FROM THE CALIFORNIA STORMWATER QUALITY ASSOCIATION - STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK (CONSTRUCTION), NEWEST EDITION, MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE:

EROSION CONTROL
- EC1 - SCHEDULING
- EC2 - PRESERVATION OF EXISTING VEGETATION
- EC3 - HYDRAULIC MULCH
- EC6 - STRAW MULCH
- EC7 - GEOTEXTILES AND MATS
- EC8 - WOOD MULCHING
- EC9 - EARTH DIKES AND DRAINAGE SWALES

TRACKING CONTROL
- TC1 - STABILIZED CONSTRUCTION ENTRANCE/EXIT

NON-STORMWATER MANAGEMENT
- NS1 - WATER CONSERVATION PRACTICES
- NS2 - DEWATERING OPERATIONS
- NS3 - PAVING AND GRINDING OPERATIONS
- NS7 - POTABLE WATER/IRRIGATION
- NS8 - VEHICLE AND EQUIPMENT CLEANING
- NS9 - VEHICLE AND EQUIPMENT FUELING
- NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
- NS12 - CONCRETE CURING
- NS13 - CONCRETE FINISHING

SEDIMENT CONTROL
- SE1 - SILT FENCE
- SE4 - CHECK DAMS
- SE7 - STREET SWEEPING AND VACUUMING
- SE10 - STORM DRAIN INLET PROTECTION
- SE12 - MANUFACTURED LINEAR SEDIMENT CONTROLS

WIND EROSION CONTROL
- WE1 - WIND EROSION CONTROLS

WASTE MANAGEMENT
- WM1 - MATERIAL DELIVERY AND STORAGE
- WM2 - MATERIAL USE
- WM3 - STOCKPILE MANAGEMENT
- WM4 - SPILL PREVENTION AND CONTROL
- WM5 - SOLID WASTE MANAGEMENT
- WM6 - HAZARDOUS WASTE MANAGEMENT
- WM8 - CONCRETE WASTE MANAGEMENT
- WM9 - SANITARY/SEPTIC WASTE MANAGEMENT

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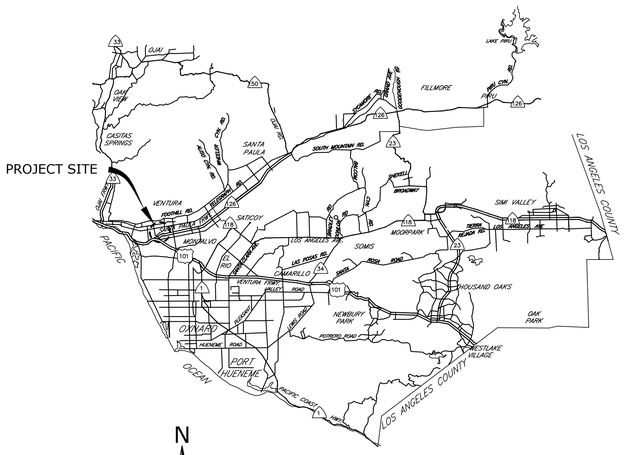
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SHEET NUMBER
C1.02
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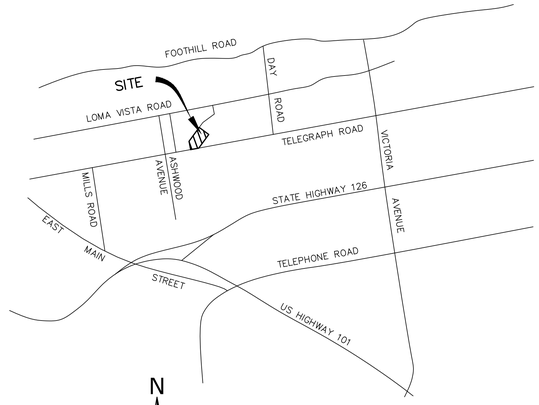
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ORIGINAL SHEET SIZE 30" x 42"



VICINITY MAP

NTS



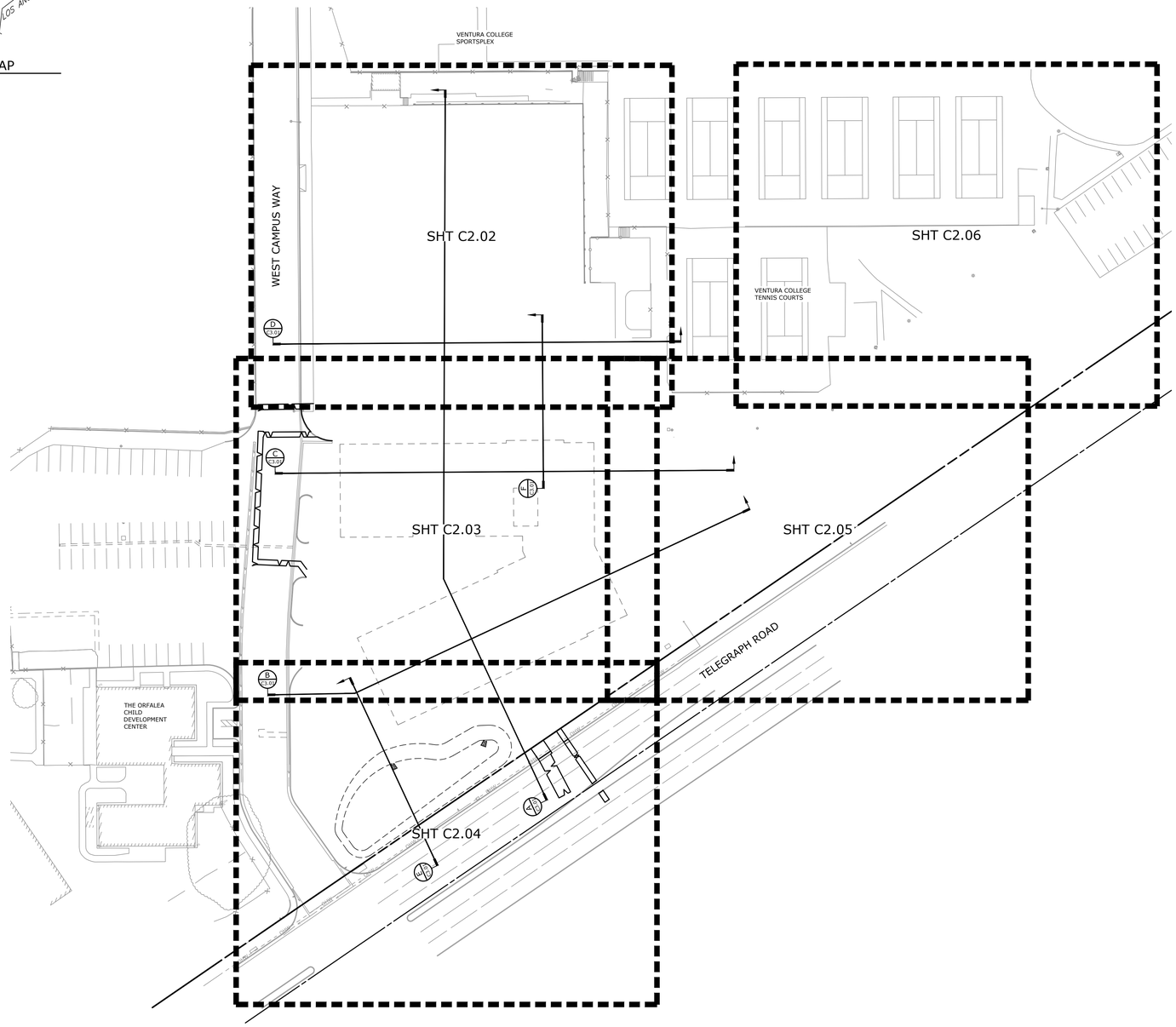
LOCATION MAP

NTS

CITY OF SAN BUENAVENTURA

VENTURA COLLEGE STUDENT HOUSING

ROUGH GRADING PLANS



SITE MAP

SCALE: 1"=40'

PROJECT GEOTECHNICAL CONSULTANT

GEOTECHNIQUES

CAROLE WOCKNER, P.E.

ADDRESS: 1645 DONLON STREET, STE. 107, VENTURA, CALIFORNIA 93003
TELEPHONE: 805-658-8952

ROUGH GRADING SHEET INDEX

C2.01. ROUGH GRADING TITLE SHEET
C2.02. ROUGH GRADING PLAN
C2.03. ROUGH GRADING PLAN
C2.04. ROUGH GRADING PLAN
C2.05. ROUGH GRADING PLAN
C2.06. ROUGH GRADING PLAN
C2.07. ROUGH GRADING DETAILS
C3.01. ROUGH GRADING SECTIONS

GRADING AND EXCAVATIONS NOTE

ALL GRADING AND EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF ANY FILL.

ESTIMATED SHRINKAGE VALUES FOR ON-SITE SOILS RANGE FROM 15% TO 25%. REFER TO FINAL GEOTECHNICAL REPORT FOR FURTHER DETAIL.

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Los Angeles, CA 90012 / 323.937.2150

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RNT ARCHITECTS

PROJECT
VENTURA COLLEGE STUDENT HOUSING

LOCATION
4667 Telegraph Rd.
Ventura, CA 93003

PREPARED FOR
Ventura College

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

EST 1925 Ventura COLLEGE

NO.	DATE	ISSUE / REVISION
	12/02/25	DSA PERMIT SET - INCREMENT 1

DESIGN PARTNER	PROJECT MANAGER	PROJECT ARCHITECT
BC, CC	SB, CY	TOC, TYC
PROJECT DESIGNER	CHECK	

PROJECT TEAM MEMBERS
RR, DK, GB, ES, AC, CB

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER
GLEN N. PACE
NO 61468
CIVIL
STATE OF CALIFORNIA

APPROVAL STAMP

TITLE
ROUGH GRADING TITLE SHEET

PROJECT NO.
2423800

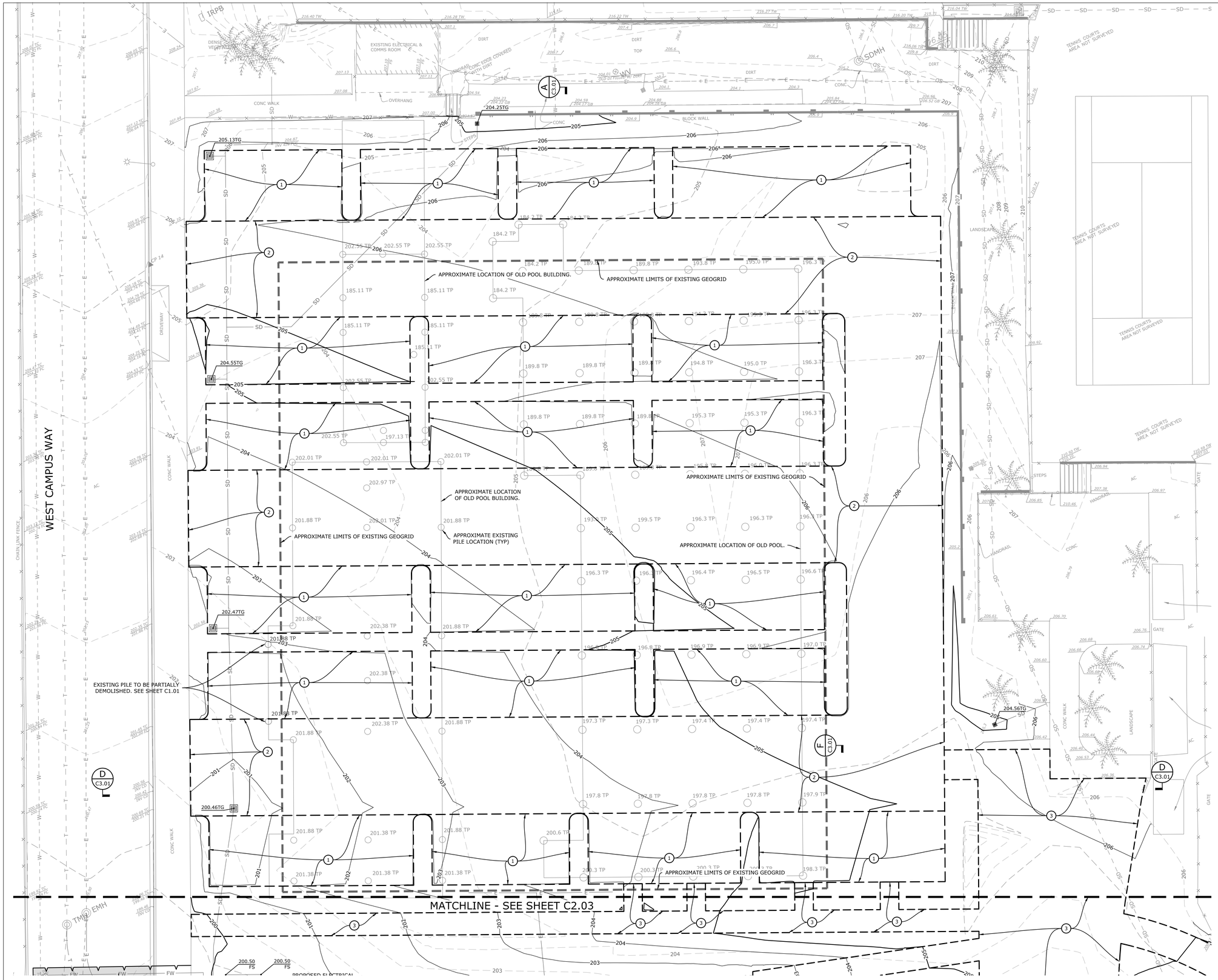
DATE
12/02/25

SHEET NUMBER
C2.01

PERMIT SET - INCREMENT 1

ORIGINAL SHEET SIZE: 36" x 42"

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GRADING AND DRAINAGE CONSTRUCTION NOTES

1. UNDERCUT SECTION A PER DETAIL "A", SHEET C2.06.
2. UNDERCUT SECTION B PER DETAIL "B", SHEET C2.06.
3. UNDERCUT SECTION C PER DETAIL "C", SHEET C2.06.
4. UNDERCUT SECTION D PER DETAIL "D", SHEET C2.06.
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9. CONSTRUCT SIDEWALK PER CITY OF SAN BUENAVENTURA STD. DET. 102. W=10'.
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Know what's **below.** **Call** before you dig.

SCALE: 1"=10'
0 10 20 30

IDENTIFICATION STAMP
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APP: 03-125592 INC: 01
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 04/08/2026

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PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER
GLEN H. PAGE
NO 61468
CIVIL
STATE OF CALIFORNIA

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TITLE
ROUGH GRADING PLAN

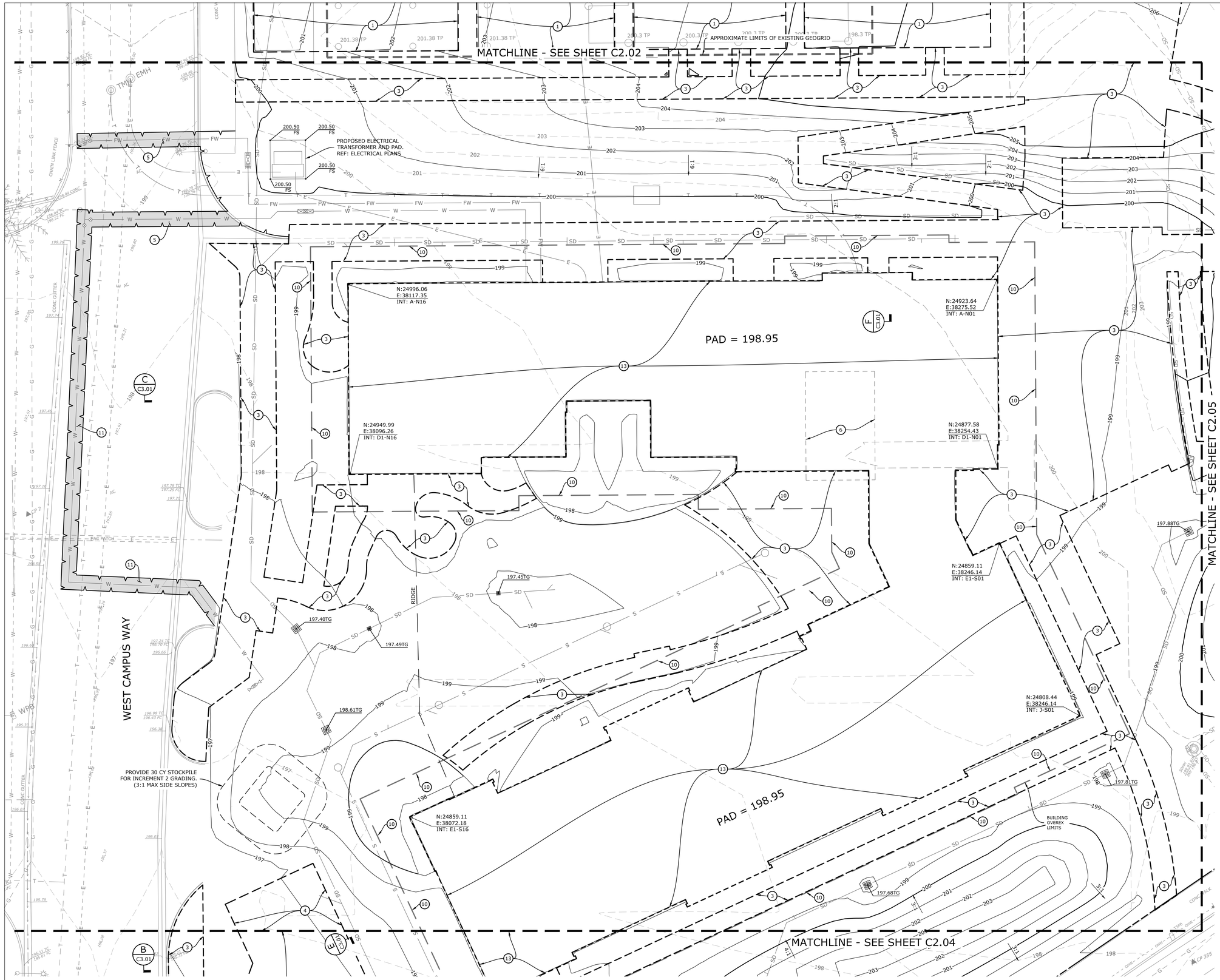
PROJECT NO.
2423800
DATE
12/02/25

SHEET NUMBER
C2.02
PERMIT SET - INCREMENT 1

ORIGINAL SHEET SIZE: 30" x 42"

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N:\projects\0907\engineering\acad\improvements\Rough Grade Plans\0907_RG_GD.dwg



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SCALE: 1"=10'
0 10 20 30

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PROJECT MANAGER: SB, CY
PROJECT ARCHITECT: TOC, TYC
PROJECT DESIGNER
CHECK

PROJECT TEAM MEMBERS:
RR, DK, GB, ES, AC, CB

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER
GLEN H. PAGE
NO 61468
CIVIL
STATE OF CALIFORNIA

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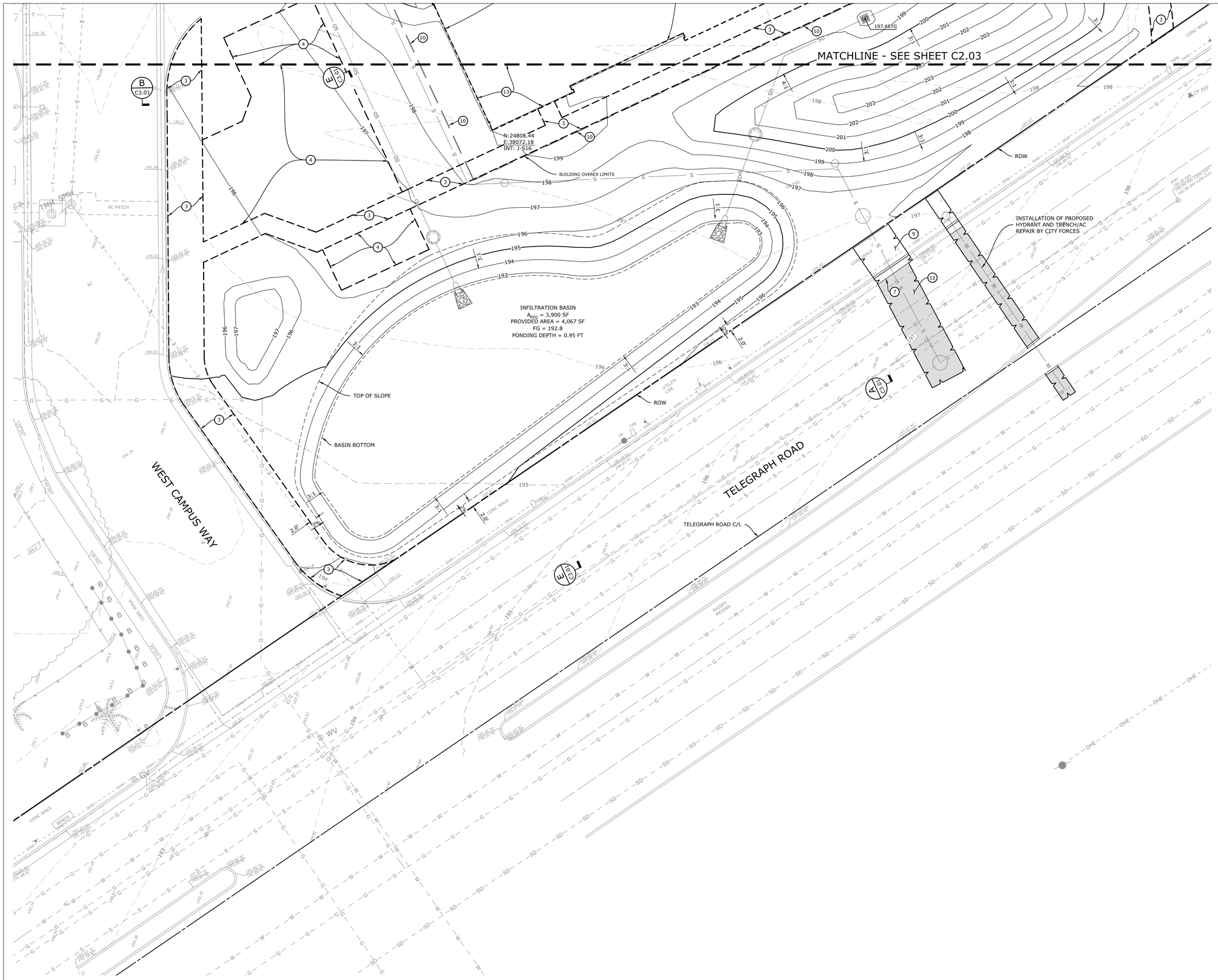
PROJECT NO.
2423800
DATE
12/02/25

SHEET NUMBER
C2.03

PERMIT SET - INCREMENT 1

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ORIGINAL SHEET SIZE 30" x 42"



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SCALE: 1"=10'
0 10 20 30

ORIGINAL SHEET SIZE 30" x 42"

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GLEN H. PAGE
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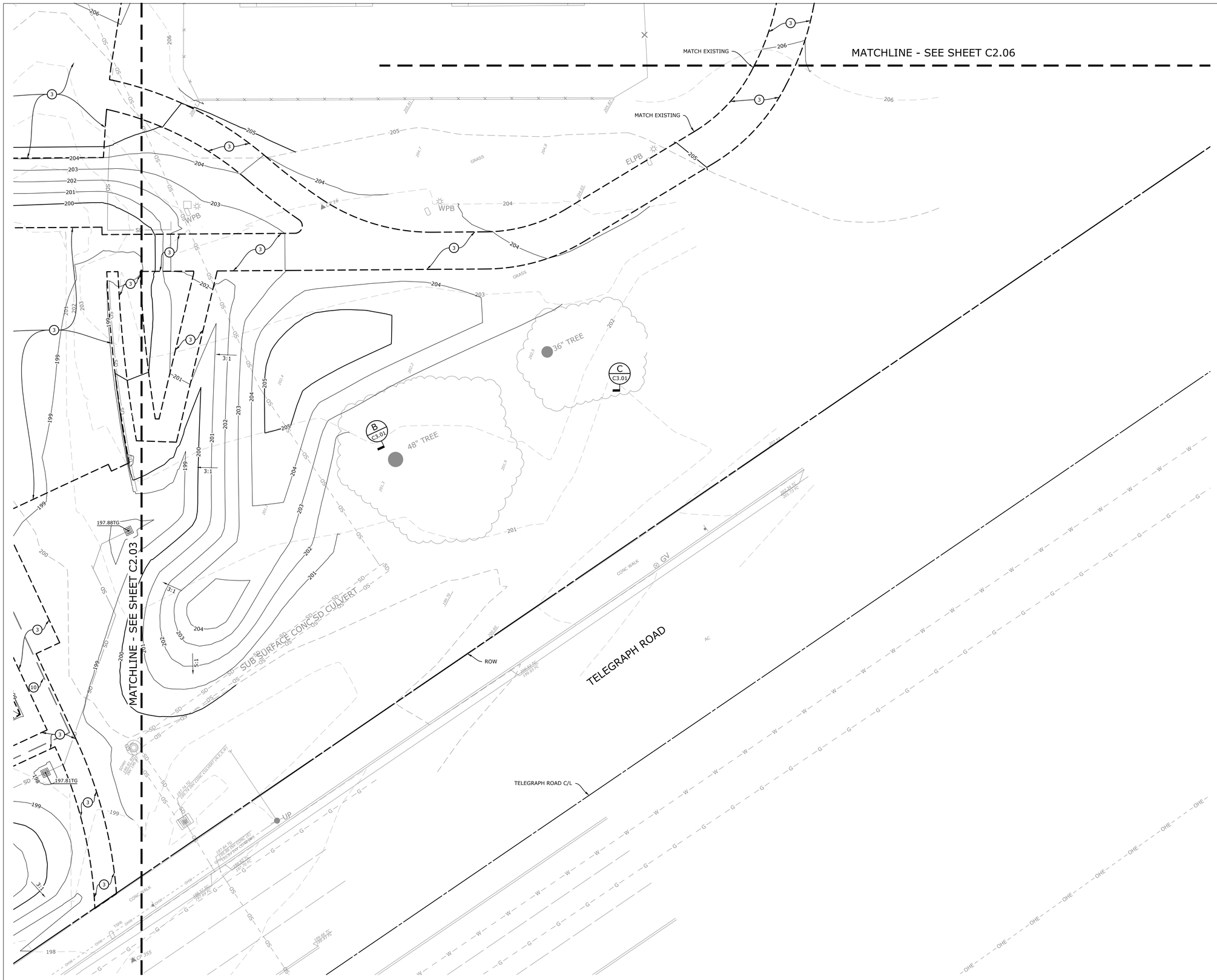
TITLE
ROUGH GRADING PLAN

PROJECT NO.
2423800
DATE
12/02/25

SHEET NUMBER
C2.04

PERMIT SET - INCREMENT 1

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GRADING AND DRAINAGE CONSTRUCTION NOTES

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SCALE: 1"=10'
0 10 20 30

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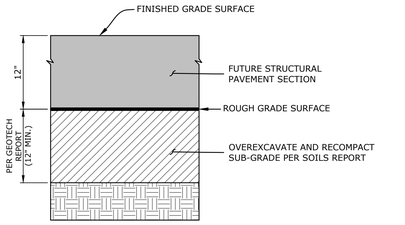
TITLE
ROUGH GRADING PLAN

PROJECT NO.
2423800
DATE
12/02/25
SHEET NUMBER
C2.05

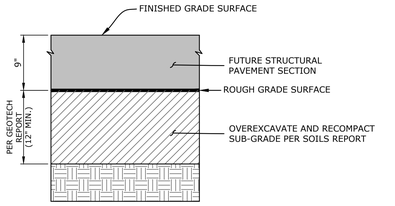
PERMIT SET - INCREMENT 1

ORIGINAL SHEET SIZE 30" x 42"

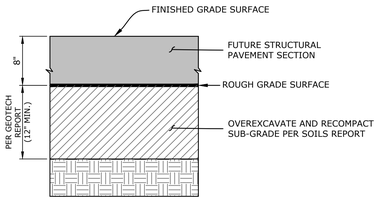
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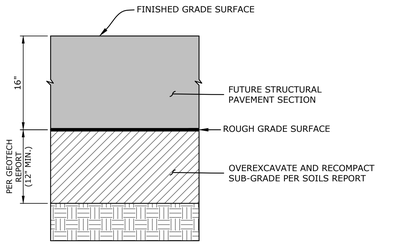
UNDERCUT SECTION A (A / -)
SCALE: N.T.S.



UNDERCUT SECTION B (B / -)
SCALE: N.T.S.



UNDERCUT SECTION C (C / -)
SCALE: N.T.S.



UNDERCUT SECTION D (D / -)
SCALE: N.T.S.

TENNIS COURTS AREA NOT SURVEYED

TENNIS COURTS AREA NOT SURVEYED

TENNIS COURTS AREA NOT SURVEYED

EXISTING RETAINING WALL

EXISTING PARKING LOT

APPROXIMATE LOCATION OF EXISTING LIGHT POLE. (TYP THIS SHEET ONLY)

MATCH EXISTING

MATCH EXISTING

MATCH EXISTING

MATCH EXISTING

MATCHLINE - SEE SHEET C2.05

ROW

TELEGRAPH ROAD

TELEGRAPH ROAD C/L

205
206
207
208
209
210
211

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SS ☑ FLS ☑ ACS ☑
DATE: 04/08/2026

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LOS ANGELES / 758 New High Street #1008 Los Angeles, CA 90012 / 323.937.2150
mithun.com
RNT ARCHITECTS

PROJECT
VENTURA COLLEGE STUDENT HOUSING

LOCATION
4667 Telegraph Rd. Ventura, CA 93003

PREPARED FOR
Ventura College

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

EST 1925 Ventura COLLEGE

NO.	DATE	ISSUE / REVISION
	12/02/25	DSA PERMIT SET - INCREMENT 1

DESIGN PARTNER: BC, CC
PROJECT MANAGER: SB, CY
PROJECT ARCHITECT: TOC, TYC
PROJECT DESIGNER
CHECK
PROJECT TEAM MEMBERS: RR, DK, GB, ES, AC, CB
PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER GLEN N. PACE NO 61468 CIVIL STATE OF CALIFORNIA

APPROVAL STAMP

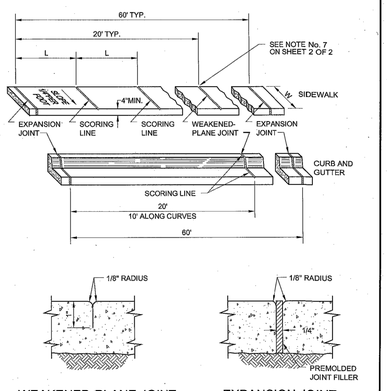
TITLE
ROUGH GRADING PLAN

PROJECT NO.
2423800
DATE
12/02/25

SHEET NUMBER
C2.06
PERMIT SET - INCREMENT 1

ORIGINAL SHEET SIZE 36" x 42"

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WEAKENED-PLANE JOINT

EXPANSION JOINT

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

SIDEWALK DETAILS — STD. DET. NO. 102

APPROVED BY: PRINCIPAL CIVIL ENGINEER — APPROVED BY: CITY ENGINEER R.C.E. 37064 — DATE 2.25.14 — SHEET 1 of 2

SCORE LINE SCHEDULE

W	L
4'	4'
5'	5'
6'	5'
8'	4'
10'	5'

IF "W" EXCEEDS 6', ADD ADDITIONAL SCORE LINE AT 1/2 W.

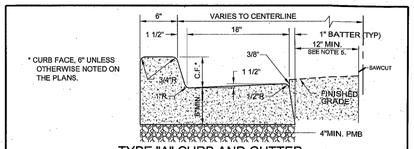
NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS OTHERWISE NOTED.
2. EXPANSION JOINTS, 1/4 INCH THICK, SHALL BE PLACED AT THE B.C. AND E.C. OF ALL RETURNS, AT THE OUTER EDGES OF DRIVEWAYS INCLUDING "X" DISTANCES, AND AT UNIFORM INTERVALS AS SHOWN FOR ALL CONCRETE FLAT WORK.
3. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT EQUAL SPACING BETWEEN EXPANSION JOINTS IN WALKS AND GUTTERS.
4. SCORING LINES, 1/4 INCH DEEP, SHALL BE CONSTRUCTED IN CURBS AT LOCATIONS OF WEAKENED PLANE JOINTS IN THE GUTTER AND IN THE WALK AS SHOWN.
5. JOINTS IN THE CURB AND GUTTER SHALL ALIGN WITH CORRESPONDING JOINTS IN THE WALK.
6. LONGITUDINAL SCORING LINES WILL BE REQUIRED IN WALKS WIDER THAN 6 FEET.
7. WEAKENED PLANE JOINTS IN SIDEWALK SHALL BE CONSTRUCTED WITH T-SHAPED PLASTIC ZIPPER STRIPS. JOINT SHALL BE TOOLED.
8. SIDEWALK SHALL BE PLACED ON 4" OF FILL WITH SAND EQUIVALENT 20 OR HIGHER COMPACTED TO 90% MINIMUM.
9. FOR THE INSTALLATION OF ABOVE AND BELOW GROUND UTILITIES IN NEW OR EXISTING SIDEWALKS, THE SIDEWALK SHALL BE CONSTRUCTED FULL WIDTH AND TO THE NEAREST COLD JOINT OR PERPENDICULAR SCORE MARK.
10. REPAIR ANY DAMAGED EXISTING SIDEWALK ADJACENT TO NEW SIDEWALK.

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

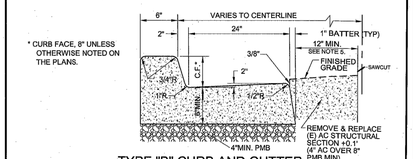
SIDEWALK DETAILS — STD. DET. NO. 102

APPROVED BY: PRINCIPAL CIVIL ENGINEER — APPROVED BY: CITY ENGINEER R.C.E. 37064 — DATE 2.25.14 — SHEET 2 of 2



TYPE "A" CURB AND GUTTER

ALL CURB AND GUTTER SHALL BE TYPE "A" UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.



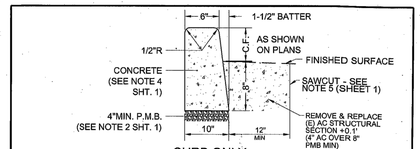
TYPE "B" CURB AND GUTTER

NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".
2. 4" MINIMUM PMB SHALL BE PLACED UNDER CURB AND GUTTER OR CURB. COMPACT TO 95% RELATIVE DENSITY.
3. THE FACE AND TOP OF THE CURB SHALL BE TROWELLED THEN FINISHED WITH A FINE HAIR BROOM. THE GUTTER SHALL BE TROWELLED SMOOTH ON 4 INCHES NEXT TO THE CURB.
4. CONCRETE SHALL BE 520-C-2500.
5. A MINIMUM OF 12" WIDE AC PAVEMENT REPAIR PATCH IS REQUIRED WHEN CURB AND GUTTER IS PLACED ADJACENT TO EXISTING AC PAVEMENT.

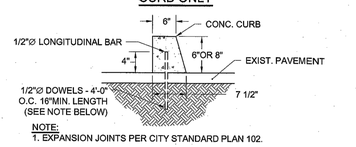
CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

CURB & GUTTER — STD. DET. NO. 107

APPROVED BY: PRINCIPAL CIVIL ENGINEER — APPROVED BY: CITY ENGINEER R.C.E. 37064 — DATE 2.25.14 — SHEET 1 of 2

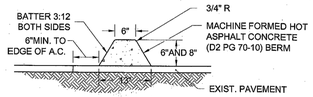


CURB ONLY



NOTE:
1. EXPANSION JOINTS PER CITY STANDARD PLAN 102.
2. WHERE APPROVED BY THE CITY ENGINEER, EPOXY RESIN MAY BE USED IN LIEU OF DOWELING.

SUPERPOSED CONCRETE CURB



ASPHALT CONCRETE BERM

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

CURB & GUTTER — STD. DET. NO. 107

APPROVED BY: PRINCIPAL CIVIL ENGINEER — APPROVED BY: CITY ENGINEER R.C.E. 37064 — DATE 2.25.14 — SHEET 2 of 2

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

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PROJECT DESIGNER — CHECK

PROJECT TEAM MEMBERS:
RR, DK, GB, ES, AC, CB

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER — GLEN H. PAGE — NO 61468 — CIVIL — STATE OF CALIFORNIA

APPROVAL STAMP

TITLE
ROUGH GRADING DETAILS

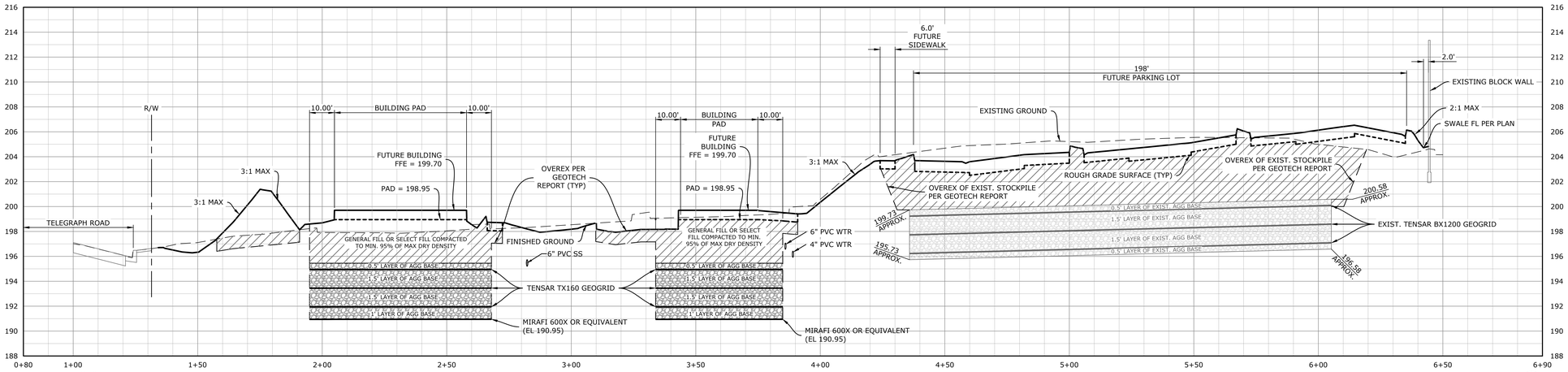
PROJECT NO.
2423800
DATE
12/02/25

SHEET NUMBER
C2.07

PERMIT SET - INCREMENT 1

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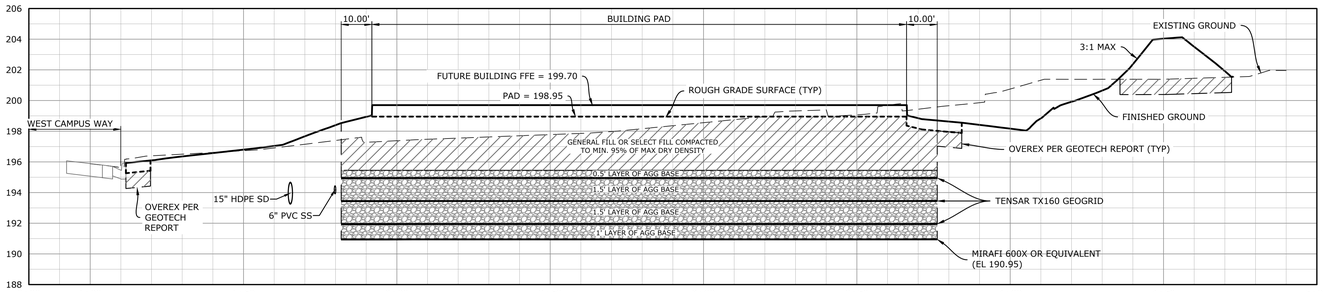
ORIGINAL SHEET SIZE 30" x 42"



SECTION "A"

SCALE: 1"=20' HORZ
1"=4' VERT

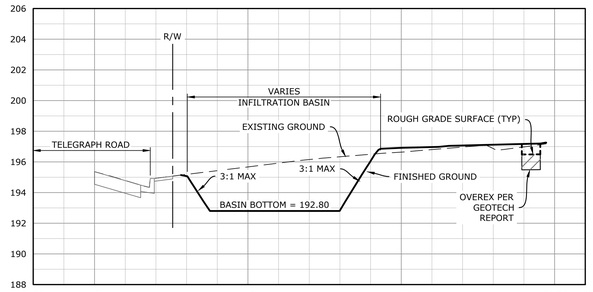
A



SECTION "B"

SCALE: 1"=20' HORZ
1"=4' VERT

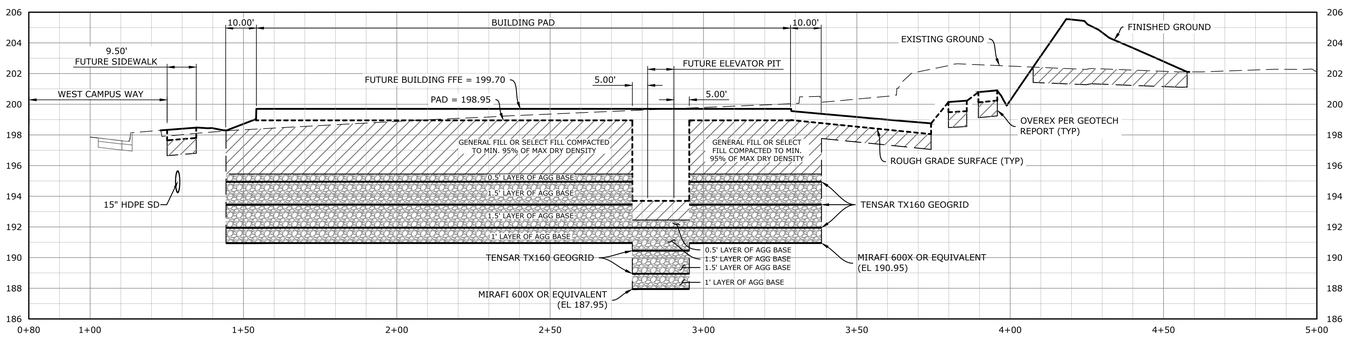
B



SECTION "E"

SCALE: 1"=20' HORZ
1"=4' VERT

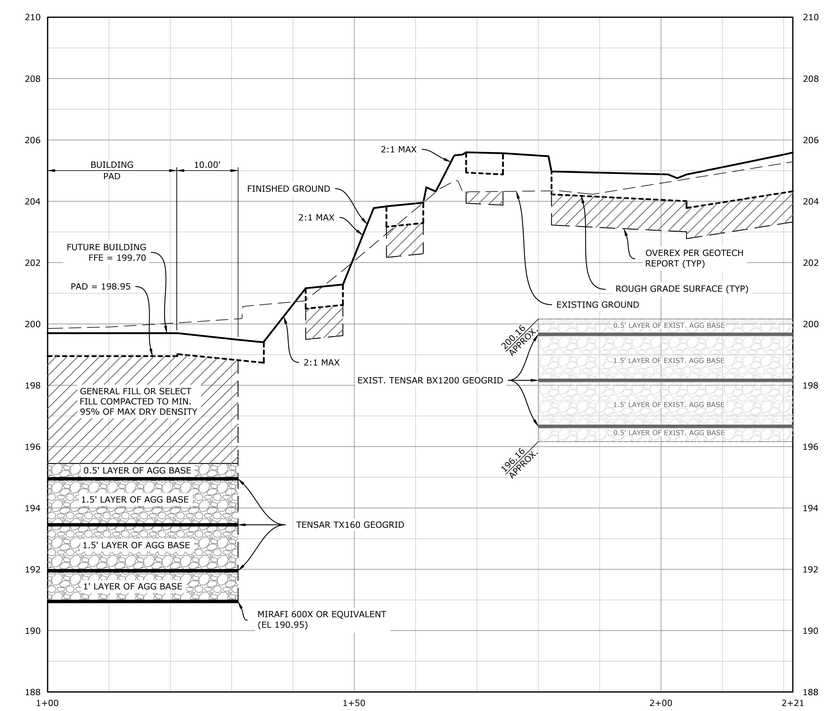
E



SECTION "C"

SCALE: 1"=20' HORZ
1"=4' VERT

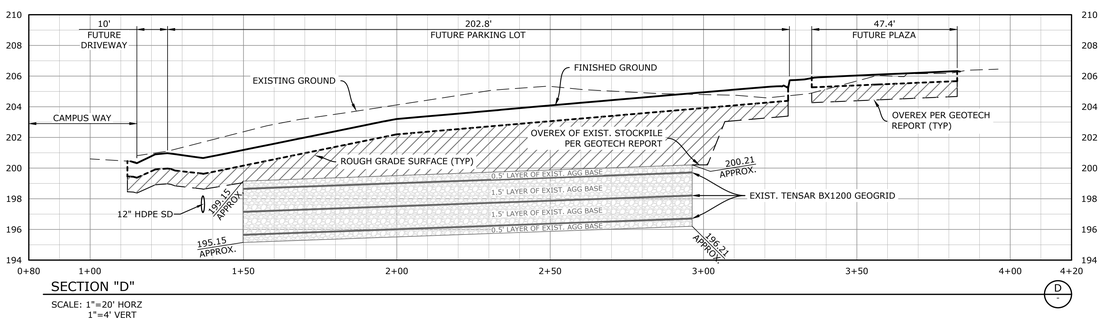
C



SECTION "F"

SCALE: 1"=10' HORZ
1"=2' VERT

F



SECTION "D"

SCALE: 1"=20' HORZ
1"=4' VERT

D

Know what's **below.**
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PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER
GLEN H. PAGE
NO 61468
CIVIL
STATE OF CALIFORNIA

APPROVAL STAMP

TITLE
ROUGH GRADING SECTIONS

PROJECT NO.
2423800
DATE
12/02/25

SHEET NUMBER
C3.01

PERMIT SET - INCREMENT 1

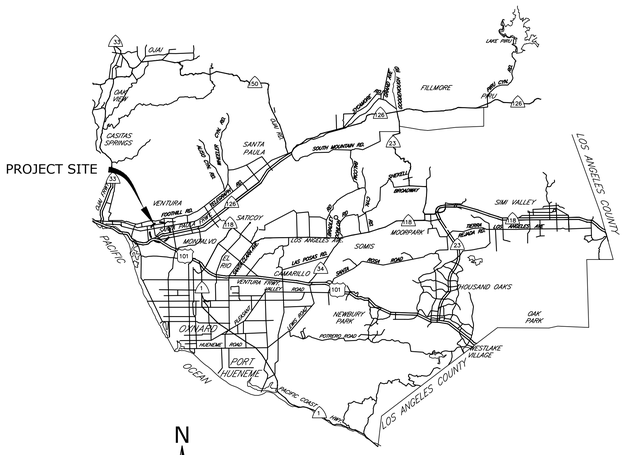
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ORIGINAL SHEET SIZE 30" x 42"

CITY OF SAN BUENAVENTURA

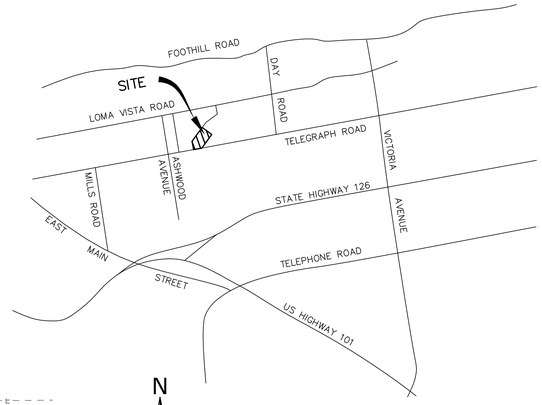
VENTURA COLLEGE STUDENT HOUSING

UTILITY PLANS



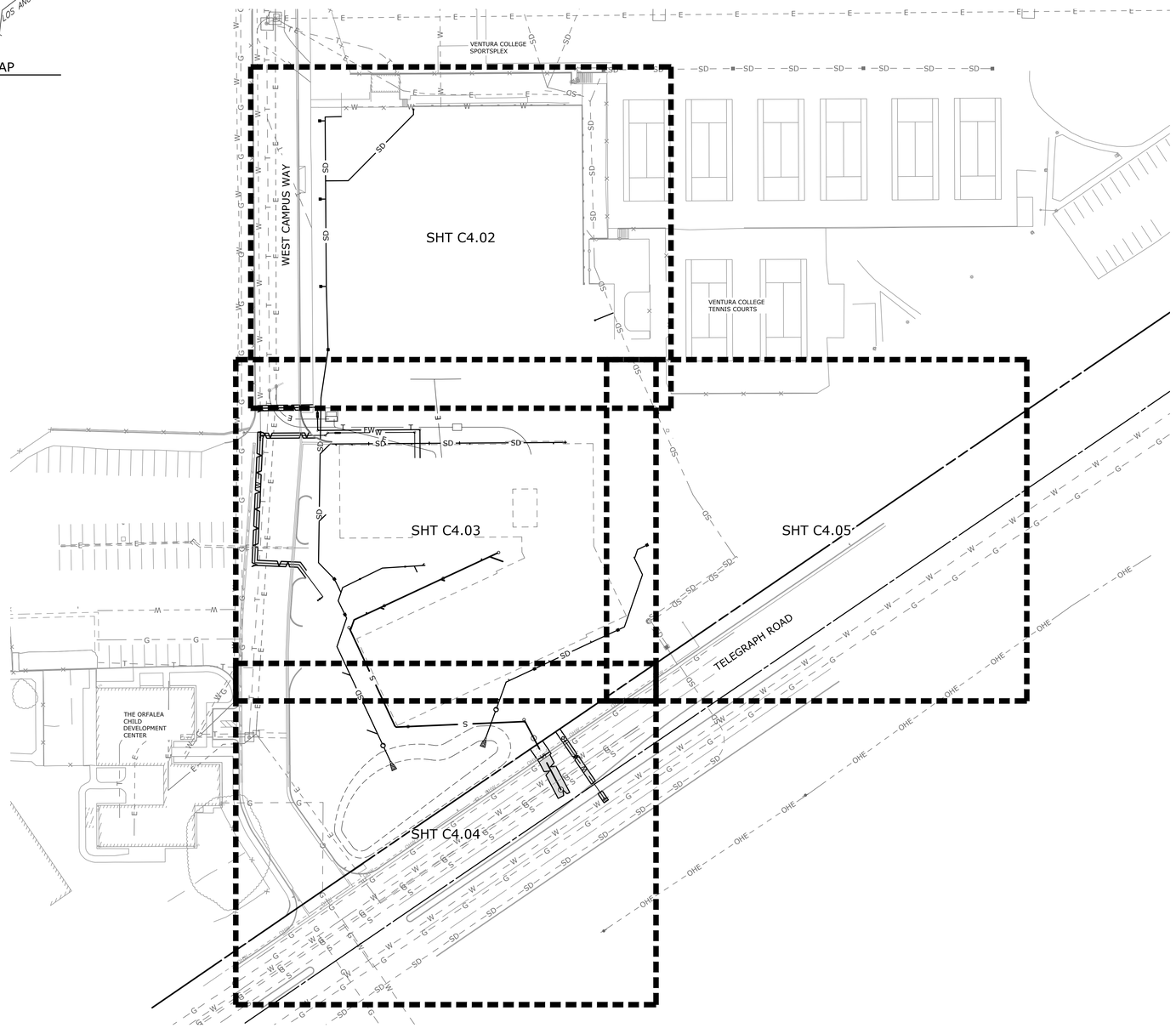
N
W E
S

VICINITY MAP
NTS



N
W E
S

LOCATION MAP
NTS



SITE MAP
SCALE: 1"=40'

N
W E
S

UTILITY SHEET INDEX

C4.01. UTILITY TITLE SHEET
C4.02. UTILITY PLAN
C4.03. UTILITY PLAN
C4.04. UTILITY PLAN
C4.05. UTILITY PLAN
C4.06. UTILITY DETAILS
C4.07. UTILITY DETAILS
C4.08. UTILITY DETAILS
C4.09. UTILITY DETAILS

GENERAL NOTE

CONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY FITTINGS TO CONSTRUCT UTILITY SYSTEMS AS SHOWN ON PLAN.

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

NOTE

CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, MATERIAL, AND SIZE OF ALL EXISTING UTILITY CROSSINGS AND MATCH POINTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY AND ALL DISCREPANCIES.

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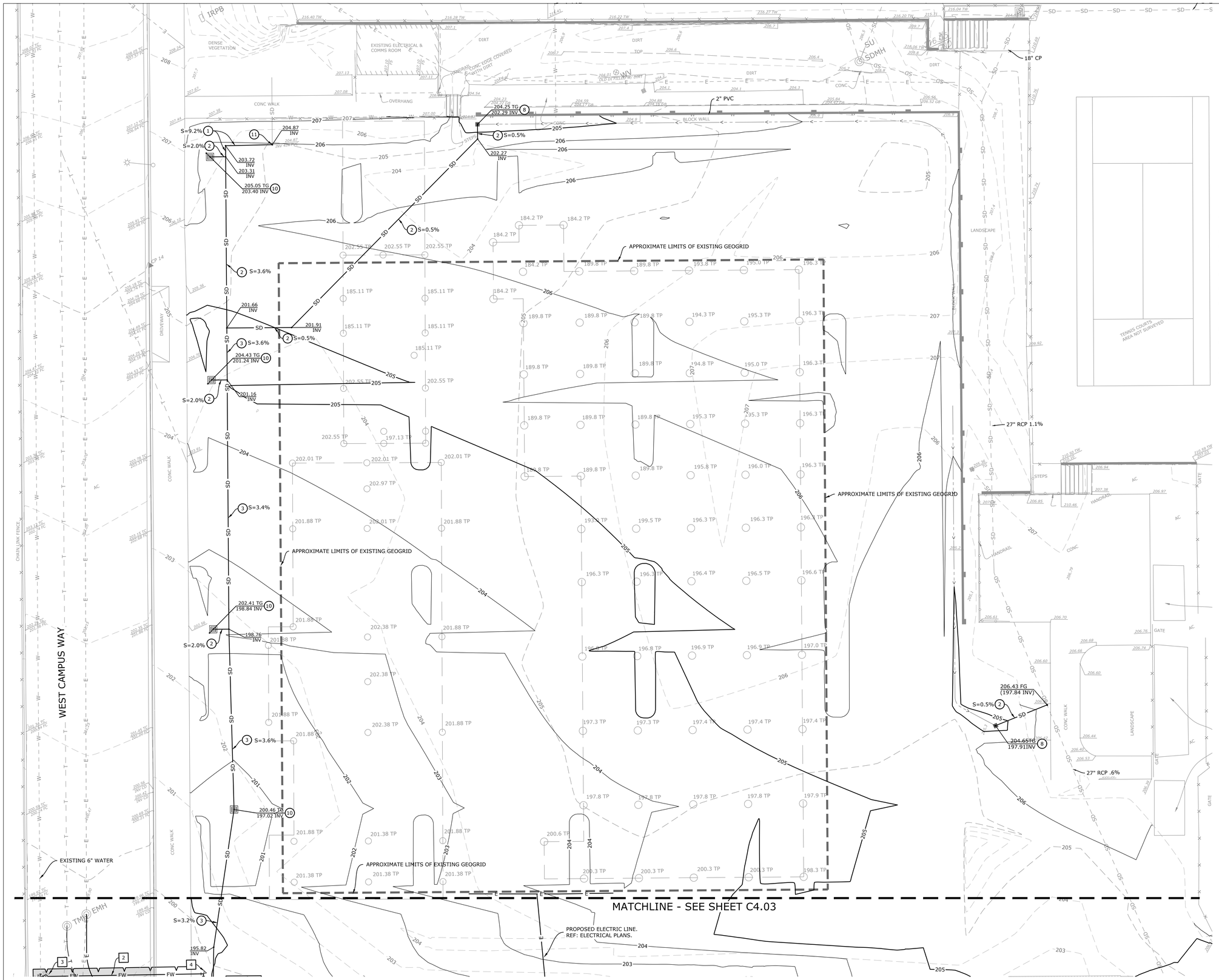
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TITLE
UTILITY TITLE SHEET

PROJECT NO.
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SHEET NUMBER
C4.01
PERMIT SET - INCREMENT 1

ORIGINAL SHEET SIZE 30" x 42"

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SEWER CONSTRUCTION NOTES

1. CONSTRUCT CONNECTION TO EXISTING SEWER LINE AS SHOWN. CONTRACTOR TO VERIFY EXISTING SEWER INVERT.
2. CONSTRUCT 6" PVC SDR 35 SEWER LINE PER DETAIL "C", SHEET C4.06. S=0.010 FT/FT UNLESS NOTED OTHERWISE.
3. CONSTRUCT SANITARY SEWER CLEANOUT PER SPPWC STANDARD PLAN 204-2, MODIFIED WITHOUT CAP IN STRAIGHT-RUN LOCATIONS SHOWN ON PLANS. SEE DETAIL "D", SHEET C4.06.
4. CONSTRUCT STANDARD SANITARY SEWER MANHOLE NO. 2 PER CITY OF SAN BUENAVENTURA STD. DET. NO. 201. SIZE PER PLAN.
5. CONSTRUCT 4" PVC SDR 35 SEWER LINE PER DETAIL "C", SHEET C4.06. S=0.020 FT/FT UNLESS NOTED OTHERWISE.
6. INSTALL CIPP LINING IN SANITARY SEWER LATERAL.
7. CONSTRUCT 6" PVC SDR 35 SEWER LINE PER CITY OF SAN BUENAVENTURA STD. DET. 112 AND 113. S=0.020 FT/FT UNLESS NOTED OTHERWISE.

*NOTE: FURNISH AND INSTALL BENDS/FITTINGS AS NEEDED TO CONSTRUCT PVC SEWER LINES PER PLAN.

SEE INCREMENT 2 UTILITY PLANS FOR CONTINUATION OF SEWER LINES.

STORM DRAIN CONSTRUCTION NOTES

1. CONSTRUCT 4" HDPE STORM DRAIN LINE PER DETAIL "C", SHEET C4.06.
2. CONSTRUCT 8" HDPE STORM DRAIN LINE PER DETAIL "C", SHEET C4.06.
3. CONSTRUCT 12" HDPE STORM DRAIN LINE PER DETAIL "C", SHEET C4.06.
4. CONSTRUCT 15" HDPE STORM DRAIN LINE PER DETAIL "C", SHEET C4.06.
5. CONSTRUCT CDS HYDRODYNAMIC SEPARATOR PER DETAIL "F", SHEET C4.06.
6. CONSTRUCT CDS HYDRODYNAMIC SEPARATOR PER DETAIL "E", SHEET C4.06.
7. CONSTRUCT CONCRETE FLARED END SECTION PER CALTRANS STANDARD PLAN D94B. FOR 15" DIAM. PIPE CONNECTION, USE MIN. DIMENSIONS A-E SHOWN ON STANDARD PLAN FOR 18" PIPE DIAM.
8. CONSTRUCT 12"X12" PRECAST CONCRETE CATCH BASIN PER DETAIL "H", SHEET C4.07.
9. CONSTRUCT RIPRAP AT OUTLET PER DETAIL "G" SHEET C4.07.
10. CONSTRUCT 24"X24" PRECAST CONCRETE CATCH BASIN PER DETAIL "H", SHEET C4.07.
11. INSTALL FITTINGS AS NECESSARY TO CONNECT TO EXISTING 4" STORM DRAIN LINE.

*NOTE: FURNISH AND INSTALL BENDS/FITTINGS AS NEEDED TO CONSTRUCT HDPE STORM DRAIN PER PLAN.

SEE INCREMENT 2 UTILITY PLANS FOR CONTINUATION OF STORM DRAIN LINES.

DOMESTIC WATER CONSTRUCTION NOTES

1. CONSTRUCT CONNECTION TO EXISTING WATER LINE WITH 6"x6"x6" MJ DI TEE WITH CONCRETE THRUST BLOCK PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.
2. CONSTRUCT 2" PVC SCH 40 IRRIGATION WATER LINE PER DETAIL "B", SHEET C4.06. FURNISH AND INSTALL BENDS/FITTINGS AS NEEDED TO CONSTRUCT IRRIGATION LINE.
3. CONSTRUCT 4" AWWA C900 CL 235 DR18 PVC DOMESTIC WATER LINE PER DETAIL "A", SHEET C4.06.
4. CONSTRUCT DI 90° BEND. PROVIDE THRUST BLOCKING PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.
5. INSTALL 2" RPZ BACKFLOW PREVENTER PER THE CITY OF SAN BUENAVENTURA STD. DET. NO. 010 MODIFIED WITHOUT A METER.
6. INSTALL 4" ZURN 375AST REDUCED PRESSURE BACKFLOW PREVENTER OR APPROVED EQUAL PER CITY OF SAN BUENAVENTURA STD. DET. NO. 010 MODIFIED WITHOUT A METER.
7. CONSTRUCT WATER CROSSING OVER UTILITY PER DETAIL "J", SHEET C4.07.
8. CONSTRUCT 6"x4" REDUCER
9. CONSTRUCT 4"x2" REDUCER
10. CONSTRUCT 4"x4"x4" MJ DI TEE WITH CONCRETE THRUST BLOCK PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.
11. CONSTRUCT 4" RESILIENT WEDGE GATE VALVE PER CITY OF SAN BUENAVENTURA STD. DET. NO. 004.
12. CONSTRUCT WATER CROSSING UNDER UTILITY PER DETAIL "I", SHEET C4.07.
13. CONSTRUCT DI 45° BEND. PROVIDE THRUST BLOCKING PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.

*NOTE: SEE INCREMENT 2 PLUMBING PLANS FOR CONTINUATION OF DOMESTIC WATER LINES.

LEGEND

- PROPOSED STORM DRAIN
- PROPOSED FIRE WATER
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TELECOM LINE
- PROPOSED CONCRETE FLARED END SECTION
- PROPOSED STORM DRAIN INLET
- PROPOSED HYDRODYNAMIC SEPARATOR
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN (REF: INCREMENT 2 PLANS)
- PROPOSED FIRE WATER (REF: INCREMENT 2 PLANS)
- PROPOSED WATER LINE (REF: INCREMENT 2 PLANS)
- PROPOSED SEWER LINE (REF: INCREMENT 2 PLANS)
- PROPOSED TRENCH DRAIN (REF: INCREMENT 2 PLANS)
- PROPOSED STORM DRAIN INLET (REF: INCREMENT 2 PLANS)
- EXISTING OVER HEAD WIRE
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FIREWATER LINE
- EXISTING SEWER LINE
- EXISTING COMMUNICATION LINE

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOWN ON PLANS ARE TO FINISHED SURFACE, REFERENCE GRADING PLANS FOR UNDERCUT DEPTHS.

FIRE WATER CONSTRUCTION NOTES

1. CONSTRUCT CONNECTION TO EXISTING WATER LINE WITH 6"x6"x6" MJ DI TEE WITH CONCRETE THRUST BLOCK PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.
2. CONSTRUCT 6" AWWA C900 CL 305 DR14 PVC FIRE WATER LINE PER DETAIL "A", SHEET C4.06.
3. CONSTRUCT 6" RESILIENT WEDGE GATE VALVE PER CITY OF SAN BUENAVENTURA STD. DET. NO. 004.
4. CONSTRUCT DI 90° BEND WITH CONCRETE THRUST BLOCK PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.
5. CONSTRUCT FIRE WATER CROSSING UNDER UTILITY PER DETAIL "I", SHEET C4.07.
6. CONSTRUCT FIRE WATER CROSSING OVER UTILITY PER DETAIL "J", SHEET C4.07.
7. INSTALL 6" ZURN 350DA DOUBLE CHECK DETECTOR BACKFLOW PREVENTER WITH OS&Y VALVES OR APPROVED EQUAL WITH FIRE DEPARTMENT CONNECTION PER THE CITY OF SAN BUENAVENTURA STD. DET. NO. 021. FDC TO BE PLACER WATERWORKS MODEL NO. FDC-415.

*NOTES: DOUBLE CHECK DETECTOR BACKFLOW PREVENTER TO BE MONITORED BY FACP. REF: INCREMENT 2 PLANS FOR INSTALLATION OF FACP.

SEE INCREMENT 2 PLUMBING PLANS FOR CONTINUATION OF FIRE WATER LINES.

NOTE

CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, MATERIAL, AND SIZE OF ALL EXISTING UTILITY CROSSINGS AND MATCH POINTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY AND ALL DISCREPANCIES.

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SCALE: 1"=10'
0 10 20 30

IDENTIFICATION STAMP
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DATE: 04/08/2026

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ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

PROJECT
VENTURA COLLEGE STUDENT HOUSING

LOCATION
4667 Telegraph Rd. Ventura, CA 93003

PREPARED FOR
Ventura College

NO.	DATE	ISSUE / REVISION
	12/02/25	DSA PERMIT SET - INCREMENT 1

DESIGN PARTNER: BC, CC | PROJECT MANAGER: SB, CY | PROJECT ARCHITECT: TOC, TYC
PROJECT DESIGNER | CHECK

PROJECT TEAM MEMBERS
RR, DK, GB, ES, AC, CB

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER GLEN N. PAGE NO 61468 CIVIL STATE OF CALIFORNIA

APPROVAL STAMP

TITLE
UTILITY PLAN

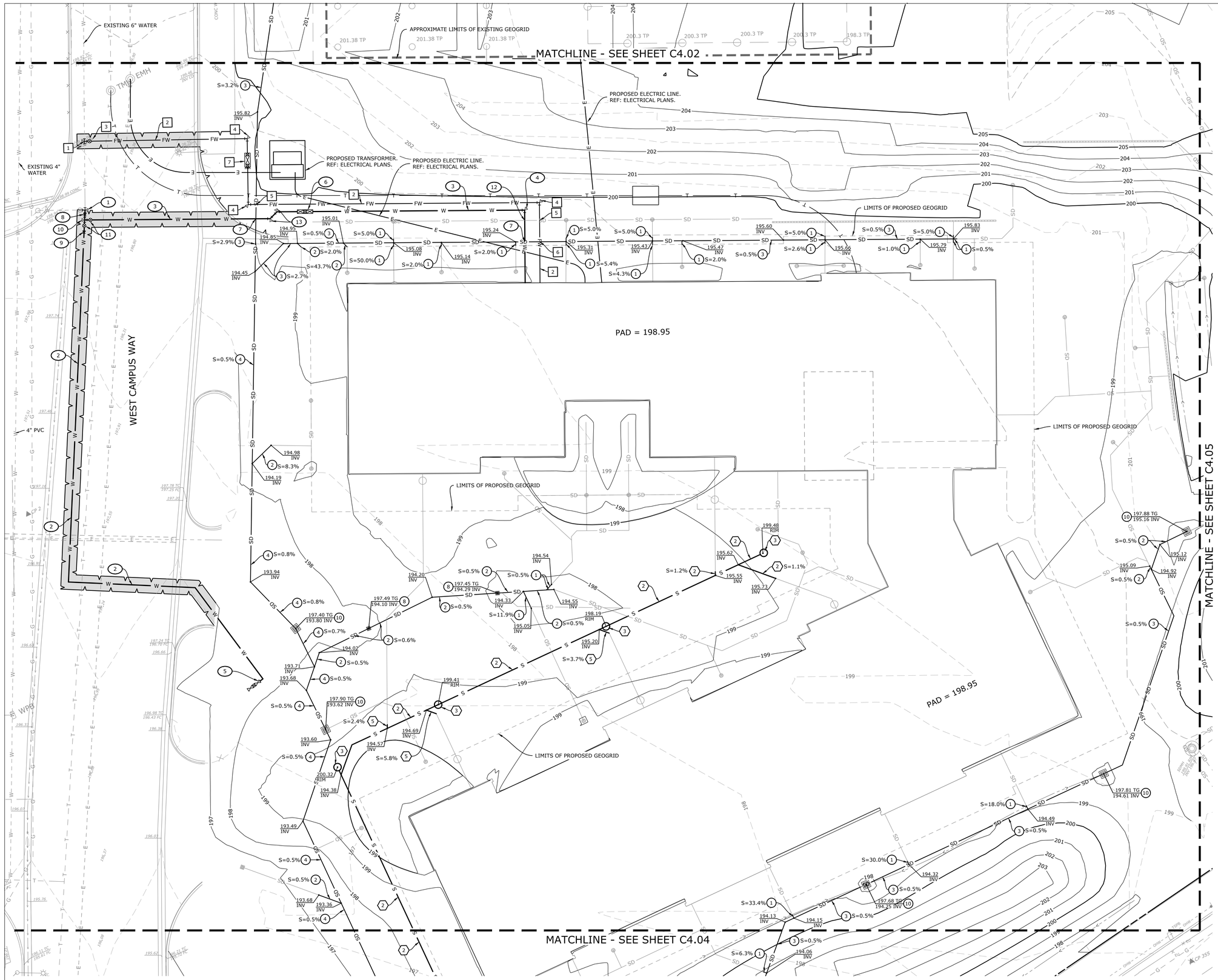
PROJECT NO
2423800
DATE
12/02/25

SHEET NUMBER
C4.02
PERMIT SET - INCREMENT 1

ORIGINAL SHEET SIZE: 30" x 42"

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SEWER CONSTRUCTION NOTES

1. CONSTRUCT CONNECTION TO EXISTING SEWER LINE AS SHOWN. CONTRACTOR TO VERIFY EXISTING SEWER INVERT.
2. CONSTRUCT 6" PVC SDR 35 SEWER LINE PER DETAIL "C", SHEET C4.06. S=0.010 FT/FT UNLESS NOTED OTHERWISE.
3. CONSTRUCT SANITARY SEWER CLEANOUT PER SPPWC STANDARD PLAN 204-2, MODIFIED WITHOUT CAP IN STRAIGHT-RUN LOCATIONS SHOWN ON PLANS. SEE DETAIL "D", SHEET C4.06.
4. CONSTRUCT STANDARD SANITARY SEWER MANHOLE NO. 2 PER CITY OF SAN BUENAVENTURA STD. DET. NO. 201. SIZE PER PLAN.
5. CONSTRUCT 4" PVC SDR 35 SEWER LINE PER DETAIL "C", SHEET C4.06. S=0.020 FT/FT UNLESS NOTED OTHERWISE.
6. INSTALL CIPP LINING IN SANITARY SEWER LATERAL.
7. CONSTRUCT 6" PVC SDR 35 SEWER LINE PER CITY OF SAN BUENAVENTURA STD. DET. 112 AND 113. S=0.020 FT/FT UNLESS NOTED OTHERWISE.

*NOTE: FURNISH AND INSTALL BENDS/FITTINGS AS NEEDED TO CONSTRUCT PVC SEWER LINES PER PLAN.

SEE INCREMENT 2 UTILITY PLANS FOR CONTINUATION OF SEWER LINES.

STORM DRAIN CONSTRUCTION NOTES

1. CONSTRUCT 4" HDPE STORM DRAIN LINE PER DETAIL "C", SHEET C4.06.
2. CONSTRUCT 8" HDPE STORM DRAIN LINE PER DETAIL "C", SHEET C4.06.
3. CONSTRUCT 12" HDPE STORM DRAIN LINE PER DETAIL "C", SHEET C4.06.
4. CONSTRUCT 15" HDPE STORM DRAIN LINE PER DETAIL "C", SHEET C4.06.
5. CONSTRUCT CDS HYDRODYNAMIC SEPARATOR PER DETAIL "F", SHEET C4.06.
6. CONSTRUCT CDS HYDRODYNAMIC SEPARATOR PER DETAIL "E", SHEET C4.06.
7. CONSTRUCT CONCRETE FLARED END SECTION PER CALTRANS STANDARD PLAN D94B. FOR 15" DIAM. PIPE CONNECTION, USE MIN. DIMENSIONS A-E SHOWN ON STANDARD PLAN FOR 18" PIPE DIAM.
8. CONSTRUCT 12"X12" PRECAST CONCRETE CATCH BASIN PER DETAIL "H", SHEET C4.07.
9. CONSTRUCT RIPRAP AT OUTLET PER DETAIL "G" SHEET C4.07.
10. CONSTRUCT 24"X24" PRECAST CONCRETE CATCH BASIN PER DETAIL "H", SHEET C4.07.
11. INSTALL FITTINGS AS NECESSARY TO CONNECT TO EXISTING 4" STORM DRAIN LINE.

*NOTE: FURNISH AND INSTALL BENDS/FITTINGS AS NEEDED TO CONSTRUCT HDPE STORM DRAIN PER PLAN.

SEE INCREMENT 2 UTILITY PLANS FOR CONTINUATION OF STORM DRAIN LINES.

DOMESTIC WATER CONSTRUCTION NOTES

1. CONSTRUCT CONNECTION TO EXISTING WATER LINE WITH 6"x6"x6" MJ DI TEE WITH CONCRETE THRUST BLOCK PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.
2. CONSTRUCT 2" PVC SCH 40 IRRIGATION WATER LINE PER DETAIL "B", SHEET C4.06. FURNISH AND INSTALL BENDS/FITTINGS AS NEEDED TO CONSTRUCT IRRIGATION LINE.
3. CONSTRUCT 4" AWWA C900 CL 235 DR18 PVC DOMESTIC WATER LINE PER DETAIL "A", SHEET C4.06.
4. CONSTRUCT DI 90° BEND. PROVIDE THRUST BLOCKING PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.
5. INSTALL 2" RPZ BACKFLOW PREVENTER PER THE CITY OF SAN BUENAVENTURA STD. DET. NO. 010 MODIFIED WITHOUT A METER.
6. INSTALL 4" ZURN 375AST REDUCED PRESSURE BACKFLOW PREVENTER OR APPROVED EQUAL PER CITY OF SAN BUENAVENTURA STD. DET. NO. 010 MODIFIED WITHOUT A METER.
7. CONSTRUCT WATER CROSSING OVER UTILITY PER DETAIL "J", SHEET C4.07.
8. CONSTRUCT 6"x4" REDUCER
9. CONSTRUCT 4"x2" REDUCER
10. CONSTRUCT 4"x4"x4" MJ DI TEE WITH CONCRETE THRUST BLOCK PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.
11. CONSTRUCT 4" RESILIENT WEDGE GATE VALVE PER CITY OF SAN BUENAVENTURA STD. DET. NO. 004.
12. CONSTRUCT WATER CROSSING UNDER UTILITY PER DETAIL "I", SHEET C4.07.
13. CONSTRUCT DI 45° BEND. PROVIDE THRUST BLOCKING PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.

*NOTE: SEE INCREMENT 2 PLUMBING PLANS FOR CONTINUATION OF DOMESTIC WATER LINES.

LEGEND

- SD — PROPOSED STORM DRAIN
- FW — PROPOSED FIRE WATER
- W — PROPOSED WATER LINE
- S — PROPOSED SEWER LINE
- E — PROPOSED ELECTRIC LINE
- T — PROPOSED TELECOM LINE
- PROPOSED CONCRETE FLARED END SECTION
- PROPOSED STORM DRAIN INLET
- PROPOSED HYDRODYNAMIC SEPARATOR
- PROPOSED SANITARY SEWER MANHOLE
- SD — PROPOSED STORM DRAIN (REF: INCREMENT 2 PLANS)
- FW — PROPOSED FIRE WATER (REF: INCREMENT 2 PLANS)
- W — PROPOSED WATER LINE (REF: INCREMENT 2 PLANS)
- S — PROPOSED SEWER LINE (REF: INCREMENT 2 PLANS)
- PROPOSED TRENCH DRAIN (REF: INCREMENT 2 PLANS)
- PROPOSED STORM DRAIN INLET (REF: INCREMENT 2 PLANS)
- OHW — EXISTING OVER HEAD WIRE
- E — EXISTING ELECTRICAL LINE
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE
- SD — EXISTING STORM DRAIN LINE
- FW — EXISTING FIREWATER LINE
- S — EXISTING SEWER LINE
- COMM — EXISTING COMMUNICATION LINE

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOWN ON PLANS ARE TO FINISHED SURFACE, REFERENCE GRADING PLANS FOR UNDERCUT DEPTHS.

FIRE WATER CONSTRUCTION NOTES

1. CONSTRUCT CONNECTION TO EXISTING WATER LINE WITH 6"x6"x6" MJ DI TEE WITH CONCRETE THRUST BLOCK PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.
2. CONSTRUCT 6" AWWA C900 CL 305 DR14 PVC FIRE WATER LINE PER DETAIL "A", SHEET C4.06.
3. CONSTRUCT 6" RESILIENT WEDGE GATE VALVE PER CITY OF SAN BUENAVENTURA STD. DET. NO. 004.
4. CONSTRUCT DI 90° BEND WITH CONCRETE THRUST BLOCK PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.
5. CONSTRUCT FIRE WATER CROSSING UNDER UTILITY PER DETAIL "I", SHEET C4.07.
6. CONSTRUCT FIRE WATER CROSSING OVER UTILITY PER DETAIL "J", SHEET C4.07.
7. INSTALL 6" ZURN 350DA DOUBLE CHECK DETECTOR BACKFLOW PREVENTER WITH OS&Y VALVES OR APPROVED EQUAL WITH FIRE DEPARTMENT CONNECTION PER THE CITY OF SAN BUENAVENTURA STD. DET. NO. 021. FDC TO BE PLACER WATERWORKS MODEL NO. FDC-415.

*NOTES: DOUBLE CHECK DETECTOR BACKFLOW PREVENTER TO BE MONITORED BY FACP. REF: INCREMENT 2 PLANS FOR INSTALLATION OF FACP.

SEE INCREMENT 2 PLUMBING PLANS FOR CONTINUATION OF FIRE WATER LINES.

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0 10 20 30

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Ventura College

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	12/02/25	DSA PERMIT SET - INCREMENT 1

DESIGN PARTNER	PROJECT MANAGER	PROJECT ARCHITECT
BC, CC	SB, CY	TOC, TYC
PROJECT DESIGNER	CHECK	

PROJECT TEAM MEMBERS
RR, DK, GB, ES, AC, CB

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER GLEN H. PAGE NO 61468 CIVIL STATE OF CALIFORNIA

APPROVAL STAMP

TITLE
UTILITY PLAN

PROJECT NO
2423800
DATE
12/02/25

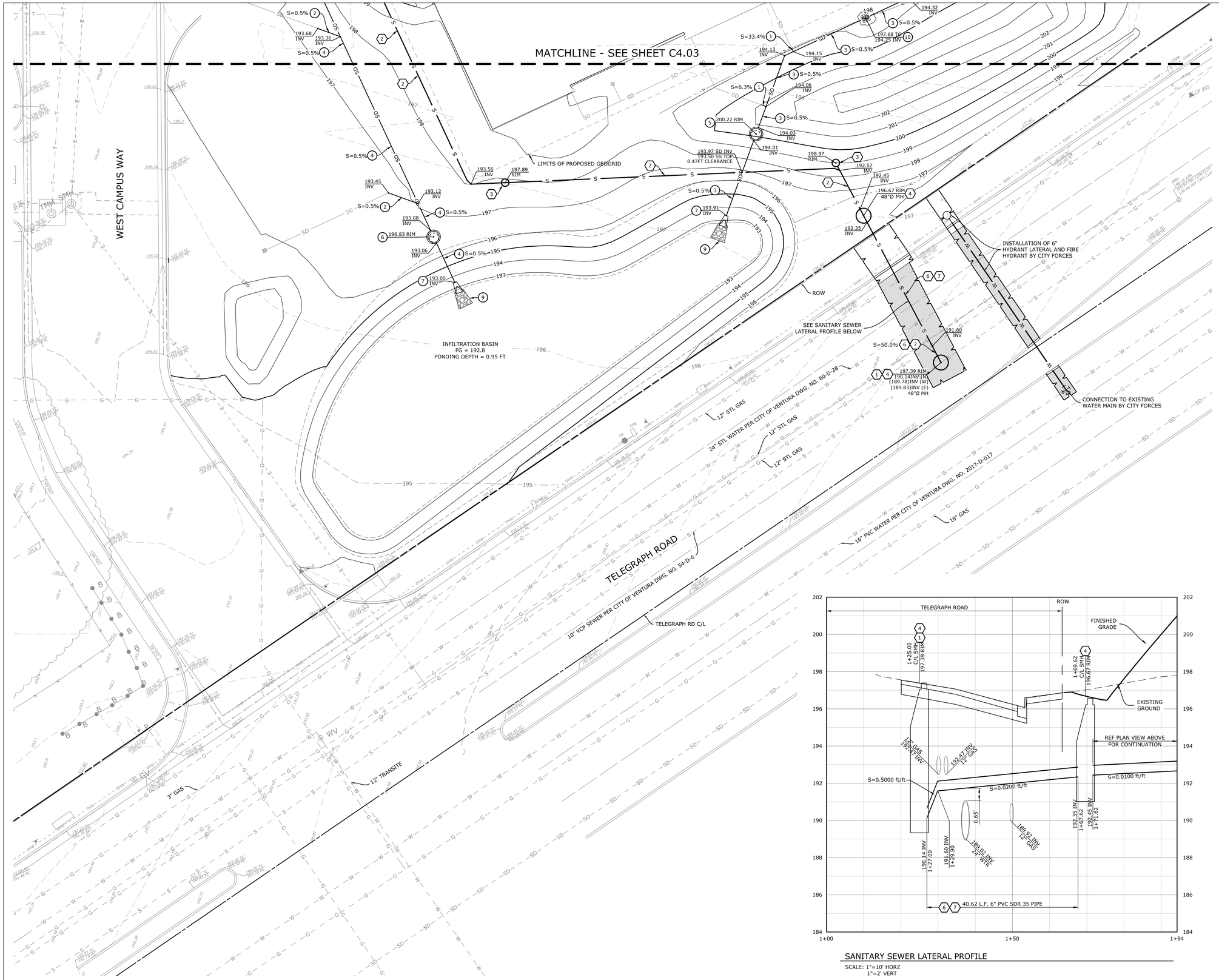
SHEET NUMBER
C4.03

PERMIT SET - INCREMENT 1

ORIGINAL SHEET SIZE: 30" x 42"

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SANITARY SEWER LATERAL PROFILE

SCALE: 1"=10' HORZ
1"=2' VERT

SEWER CONSTRUCTION NOTES

1. CONSTRUCT CONNECTION TO EXISTING SEWER LINE AS SHOWN. CONTRACTOR TO VERIFY EXISTING SEWER INVERT.
2. CONSTRUCT 6" PVC SDR 35 SEWER LINE PER DETAIL "C", SHEET C4.06. S=0.010 FT/FT UNLESS NOTED OTHERWISE.
3. CONSTRUCT SANITARY SEWER CLEANOUT PER SPPWC STANDARD PLAN 204-2, MODIFIED WITHOUT CAP IN STRAIGHT-RUN LOCATIONS SHOWN ON PLANS. SEE DETAIL "D", SHEET C4.06.
4. CONSTRUCT STANDARD SANITARY SEWER MANHOLE NO. 2 PER CITY OF SAN BUENAVENTURA STD. DET. NO. 201. SIZE PER PLAN.
5. CONSTRUCT 4" PVC SDR 35 SEWER LINE PER DETAIL "C", SHEET C4.06. S=0.020 FT/FT UNLESS NOTED OTHERWISE.
6. INSTALL CIPP LINING IN SANITARY SEWER LATERAL.
7. CONSTRUCT 6" PVC SDR 35 SEWER LINE PER CITY OF SAN BUENAVENTURA STD. DET. 112 AND 113. S=0.020 FT/FT UNLESS NOTED OTHERWISE.

*NOTE: FURNISH AND INSTALL BENDS/FITTINGS AS NEEDED TO CONSTRUCT PVC SEWER LINES PER PLAN.

SEE INCREMENT 2 UTILITY PLANS FOR CONTINUATION OF SEWER LINES.

STORM DRAIN CONSTRUCTION NOTES

1. CONSTRUCT 4" HDPE STORM DRAIN LINE PER DETAIL "C", SHEET C4.06.
2. CONSTRUCT 8" HDPE STORM DRAIN LINE PER DETAIL "C", SHEET C4.06.
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7. CONSTRUCT CONCRETE FLARED END SECTION PER CALTRANS STANDARD PLAN D94B. FOR 15" DIAM. PIPE CONNECTION, USE MIN. DIMENSIONS A-E SHOWN ON STANDARD PLAN FOR 18" PIPE DIAM.
8. CONSTRUCT 12"X12" PRECAST CONCRETE CATCH BASIN PER DETAIL "H", SHEET C4.07.
9. CONSTRUCT RIPRAP AT OUTLET PER DETAIL "G" SHEET C4.07.
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11. INSTALL FITTINGS AS NECESSARY TO CONNECT TO EXISTING 4" STORM DRAIN LINE.

*NOTE: FURNISH AND INSTALL BENDS/FITTINGS AS NEEDED TO CONSTRUCT HDPE STORM DRAIN PER PLAN.

SEE INCREMENT 2 UTILITY PLANS FOR CONTINUATION OF STORM DRAIN LINES.

DOMESTIC WATER CONSTRUCTION NOTES

1. CONSTRUCT CONNECTION TO EXISTING WATER LINE WITH 6"x6"x6" MJ DI TEE WITH CONCRETE THRUST BLOCK PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.
2. CONSTRUCT 2" PVC SCH 40 IRRIGATION WATER LINE PER DETAIL "B", SHEET C4.06. FURNISH AND INSTALL BENDS/FITTINGS AS NEEDED TO CONSTRUCT IRRIGATION LINE.
3. CONSTRUCT 4" AWWA C900 CL 235 DR18 PVC DOMESTIC WATER LINE PER DETAIL "A", SHEET C4.06.
4. CONSTRUCT DI 90° BEND. PROVIDE THRUST BLOCKING PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.
5. INSTALL 2" RPZ BACKFLOW PREVENTER PER THE CITY OF SAN BUENAVENTURA STD. DET. NO. 010 MODIFIED WITHOUT A METER.
6. INSTALL 4" ZURN 375AST REDUCED PRESSURE BACKFLOW PREVENTER OR APPROVED EQUAL PER CITY OF SAN BUENAVENTURA STD. DET. NO. 010 MODIFIED WITHOUT A METER.
7. CONSTRUCT WATER CROSSING OVER UTILITY PER DETAIL "J", SHEET C4.07.
8. CONSTRUCT 6"x4" REDUCER
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10. CONSTRUCT 4"x4"x4" MJ DI TEE WITH CONCRETE THRUST BLOCK PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.
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12. CONSTRUCT WATER CROSSING UNDER UTILITY PER DETAIL "I", SHEET C4.07.
13. CONSTRUCT DI 45° BEND. PROVIDE THRUST BLOCKING PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.

*NOTE: SEE INCREMENT 2 PLUMBING PLANS FOR CONTINUATION OF DOMESTIC WATER LINES.

LEGEND

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GENERAL GRADING NOTES

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FIRE WATER CONSTRUCTION NOTES

1. CONSTRUCT CONNECTION TO EXISTING WATER LINE WITH 6"x6"x6" MJ DI TEE WITH CONCRETE THRUST BLOCK PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.
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RNT ARCHITECTS

PROJECT
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LOCATION
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Ventura, CA 93003

PREPARED FOR
Ventura College

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

EST 1925 Ventura COLLEGE

NO.	DATE	ISSUE / REVISION
	12/02/25	DSA PERMIT SET - INCREMENT 1

DESIGN PARTNER: BC, CC
PROJECT MANAGER: SB, CY
PROJECT ARCHITECT: TOC, TYC
PROJECT DESIGNER
CHECK

PROJECT TEAM MEMBERS
RR, DK, GB, ES, AC, CB

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER
GLEN N. PACE
NO 61468
CIVIL
STATE OF CALIFORNIA

APPROVAL STAMP

TITLE
UTILITY PLAN

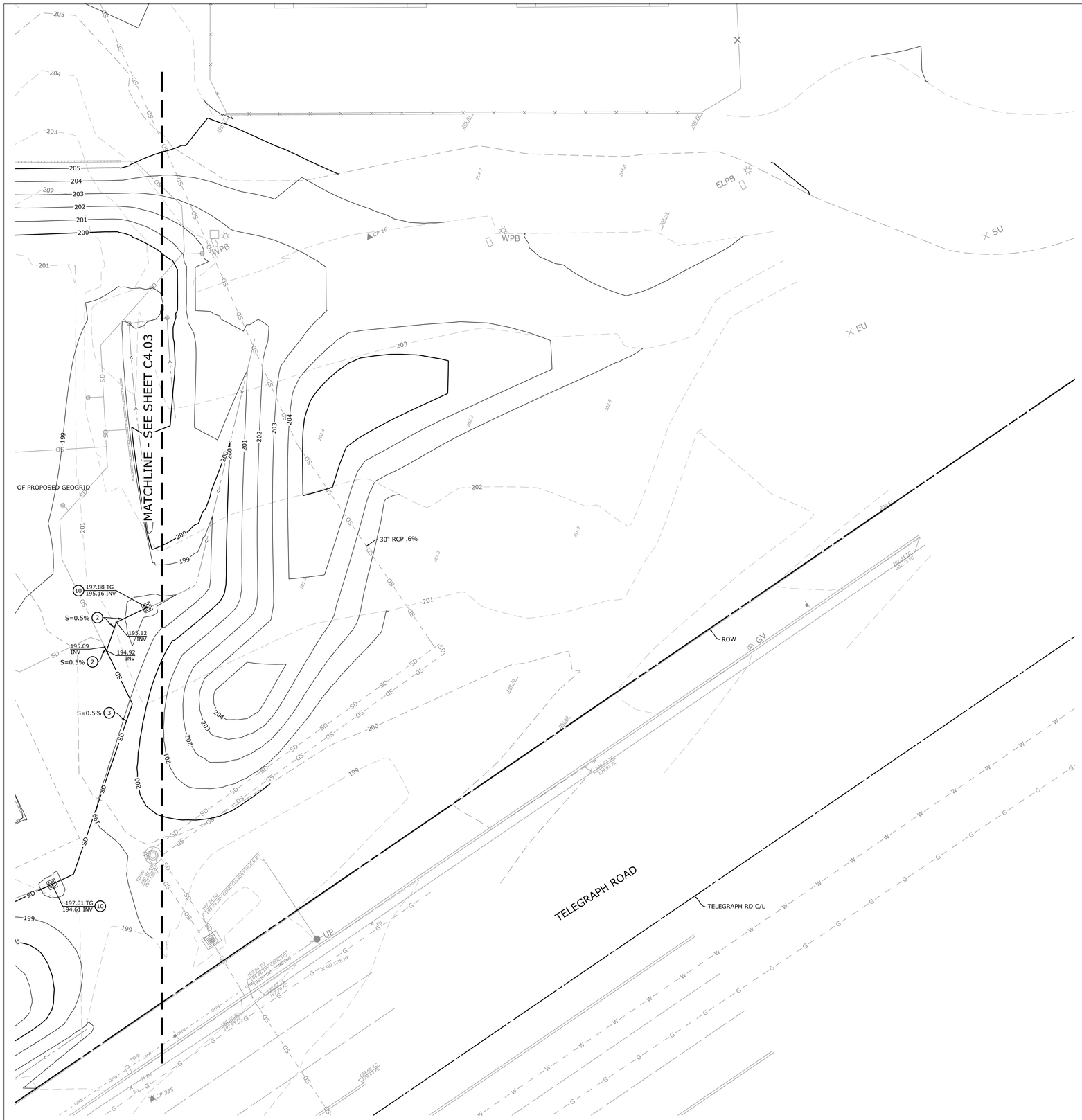
PROJECT NO.
2423800
DATE
12/02/25

SHEET NUMBER
C4.04
PERMIT SET - INCREMENT 1

ORIGINAL SHEET SIZE 36" x 42"

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*NOTE: FURNISH AND INSTALL BENDS/FITTINGS AS NEEDED TO CONSTRUCT PVC SEWER LINES PER PLAN.

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10. CONSTRUCT 4"x4"x4" MJ DI TEE WITH CONCRETE THRUST BLOCK PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.
11. CONSTRUCT 4" RESILIENT WEDGE GATE VALVE PER CITY OF SAN BUENAVENTURA STD. DET. NO. 004.
12. CONSTRUCT WATER CROSSING UNDER UTILITY PER DETAIL "I", SHEET C4.07.
13. CONSTRUCT DI 45° BEND. PROVIDE THRUST BLOCKING PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.

*NOTE: SEE INCREMENT 2 PLUMBING PLANS FOR CONTINUATION OF DOMESTIC WATER LINES.

LEGEND

- SD — PROPOSED STORM DRAIN
- FW — PROPOSED FIRE WATER
- W — PROPOSED WATER LINE
- S — PROPOSED SEWER LINE
- E — PROPOSED ELECTRIC LINE
- T — PROPOSED TELECOM LINE
- PROPOSED CONCRETE FLARED END SECTION
- PROPOSED STORM DRAIN INLET
- PROPOSED HYDRODYNAMIC SEPARATOR
- PROPOSED SANITARY SEWER MANHOLE
- SD — PROPOSED STORM DRAIN (REF: INCREMENT 2 PLANS)
- FW — PROPOSED FIRE WATER (REF: INCREMENT 2 PLANS)
- W — PROPOSED WATER LINE (REF: INCREMENT 2 PLANS)
- S — PROPOSED SEWER LINE (REF: INCREMENT 2 PLANS)
- PROPOSED TRENCH DRAIN (REF: INCREMENT 2 PLANS)
- PROPOSED STORM DRAIN INLET (REF: INCREMENT 2 PLANS)
- OHW — EXISTING OVER HEAD WIRE
- E — EXISTING ELECTRICAL LINE
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE
- SD — EXISTING STORM DRAIN LINE
- FW — EXISTING FIREWATER LINE
- S — EXISTING SEWER LINE
- COMM — EXISTING COMMUNICATION LINE

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOWN ON PLANS ARE TO FINISHED SURFACE, REFERENCE GRADING PLANS FOR UNDERCUT DEPTHS.

FIRE WATER CONSTRUCTION NOTES

1. CONSTRUCT CONNECTION TO EXISTING WATER LINE WITH 6"x6"x6" MJ DI TEE WITH CONCRETE THRUST BLOCK PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.
2. CONSTRUCT 6" AWWA C900 CL 305 DR14 PVC FIRE WATER LINE PER DETAIL "A", SHEET C4.06.
3. CONSTRUCT 6" RESILIENT WEDGE GATE VALVE PER CITY OF SAN BUENAVENTURA STD. DET. NO. 004.
4. CONSTRUCT DI 90° BEND WITH CONCRETE THRUST BLOCK PER CITY OF SAN BUENAVENTURA STD. DET. NO. 006.
5. CONSTRUCT FIRE WATER CROSSING UNDER UTILITY PER DETAIL "I", SHEET C4.07.
6. CONSTRUCT FIRE WATER CROSSING OVER UTILITY PER DETAIL "J", SHEET C4.07.
7. INSTALL 6" ZURN 350DA DOUBLE CHECK DETECTOR BACKFLOW PREVENTER WITH OS&Y VALVES OR APPROVED EQUAL WITH FIRE DEPARTMENT CONNECTION PER THE CITY OF SAN BUENAVENTURA STD. DET. NO. 021. FDC TO BE PLACER WATERWORKS MODEL NO. FDC-415.

*NOTES: DOUBLE CHECK DETECTOR BACKFLOW PREVENTER TO BE MONITORED BY FACP. REF: INCREMENT 2 PLANS FOR INSTALLATION OF FACP.

SEE INCREMENT 2 PLUMBING PLANS FOR CONTINUATION OF FIRE WATER LINES.

Know what's below. Call before you dig.

NOTE

CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, MATERIAL, AND SIZE OF ALL EXISTING UTILITY CROSSINGS AND MATCH POINTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY AND ALL DISCREPANCIES.

N E S W

SCALE: 1"=10'

0 10 20 30

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125592 INC: 01
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 04/08/2026

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 685 Howard Street, #300
San Francisco, CA 94105 / 415.956.0688

LOS ANGELES / 758 New High Street #1008
Los Angeles, CA 90012 / 323.937.2150

mithun.com

RNT ARCHITECTS

PROJECT
VENTURA COLLEGE STUDENT HOUSING

LOCATION
4667 Telegraph Rd.
Ventura, CA 93003

PREPARED FOR
Ventura College

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

EST 1925 Ventura COLLEGE

NO.	DATE	ISSUE / REVISION
	12/02/25	DSA PERMIT SET - INCREMENT 1

DESIGN PARTNER	PROJECT MANAGER	PROJECT ARCHITECT
BC, CC	SB, CY	TOC, TYC
PROJECT DESIGNER	CHECK	

PROJECT TEAM MEMBERS
RR, DK, GB, ES, AC, CB

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER — GLEN N. PAGE — NO 61468 — CIVIL — STATE OF CALIFORNIA

APPROVAL STAMP

TITLE
UTILITY PLAN

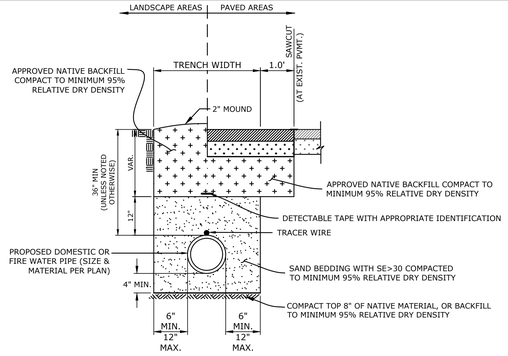
PROJECT NO.
2423800
DATE
12/02/25

SHEET NUMBER
C4.05
PERMIT SET - INCREMENT 1

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ORIGINAL SHEET SIZE 30" x 42"

N:\projects\0907\engineering\acad\improvements\Rough Grade Plans\0907_RG_UTIL.dwg



NOTES:

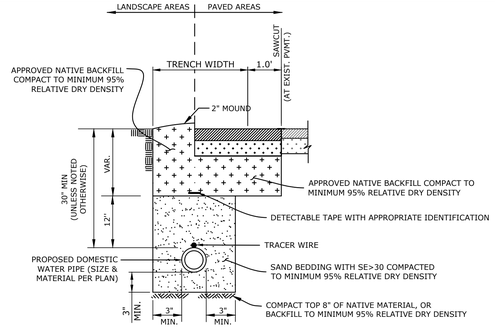
1. FOR TRENCH REPAIR IN PAVED AREAS, FOLLOW CITY OF SAN BUENAVENTURA STD. DET. NO. 112 EXCEPT AS MODIFIED HEREON.

2. CONTRACTOR SHALL VERIFY EXISTING UTILITIES BY POTHOLING PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

TYPICAL PVC WATER OR FIRE WATER TRENCH SECTION (PIPE DIAMETER 3" OR LARGER)

A

N.T.S.



NOTES:

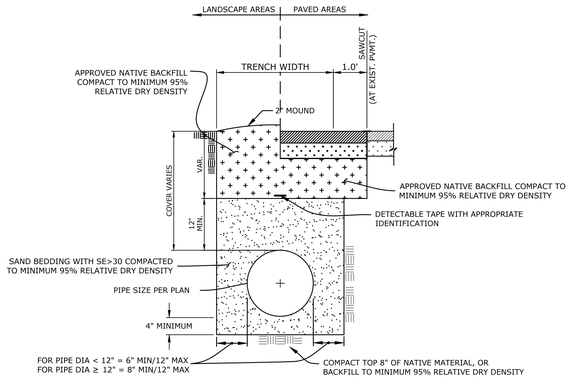
1. FOR TRENCH REPAIR IN PAVED AREAS, FOLLOW CITY OF SAN BUENAVENTURA STD. DET. NO. 112 EXCEPT AS MODIFIED HEREON.

2. CONTRACTOR SHALL VERIFY EXISTING UTILITIES BY POTHOLING PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

TYPICAL DOMESTIC WATER TRENCH SECTION (PIPE DIAMETER SMALLER THAN 3")

B

N.T.S.



NOTES:

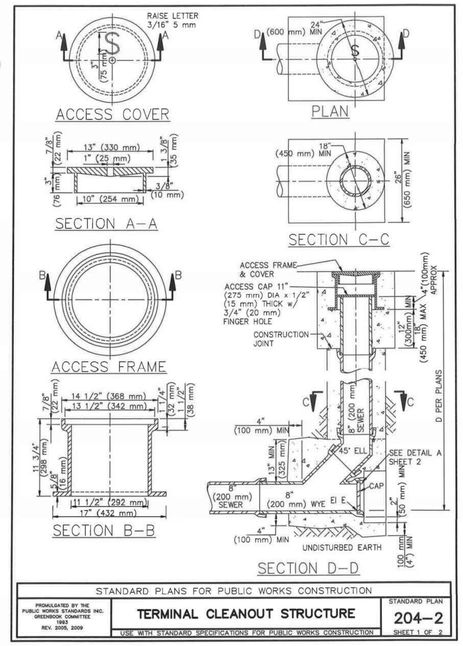
1. FOR TRENCH REPAIR IN PAVED AREAS, FOLLOW CITY OF SAN BUENAVENTURA STD. DET. NO. 112 EXCEPT AS MODIFIED HEREON.

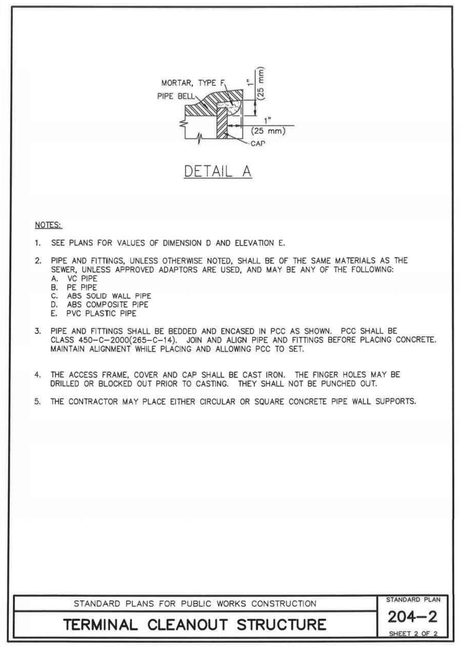
2. CONTRACTOR SHALL VERIFY EXISTING UTILITIES BY POTHOLING PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

TYPICAL PLASTIC AND HDPE GRAVITY PIPE TRENCH SECTION

C

N.T.S.





NOTES:

1. SEE PLANS FOR VALUES OF DIMENSION D AND ELEVATION E.
2. PIPE AND FITTINGS, UNLESS OTHERWISE NOTED, SHALL BE OF THE SAME MATERIALS AS THE SEWER, UNLESS APPROVED ADAPTORS ARE USED, AND MAY BE ANY OF THE FOLLOWING:
   A. VC PIPE
   B. PE PIPE
   C. ABS SOLID WALL PIPE
   D. ABS COMPOSITE PIPE
   E. PVC PLASTIC PIPE
3. PIPE AND FITTINGS SHALL BE BEDDED AND ENCASED IN PCC AS SHOWN. PCC SHALL BE CLASS 450–C–2000(265–C–14). JOIN AND ALIGN PIPE AND FITTINGS BEFORE PLACING CONCRETE. MAINTAIN ALIGNMENT WHILE PLACING AND ALLOWING PCC TO SET.
4. THE ACCESS FRAME, COVER AND CAP SHALL BE CAST IRON. THE FINGER HOLES MAY BE DRILLED OR BLOCKED OUT PRIOR TO CASTING. THEY SHALL NOT BE PUNCHED OUT.
5. THE CONTRACTOR MAY PLACE EITHER CIRCULAR OR SQUARE CONCRETE PIPE WALL SUPPORTS.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE
REV. 2005, 2009

TERMINAL CLEANOUT STRUCTURE

USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

STANDARD PLAN 204–2 SHEET 1 OF 2

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

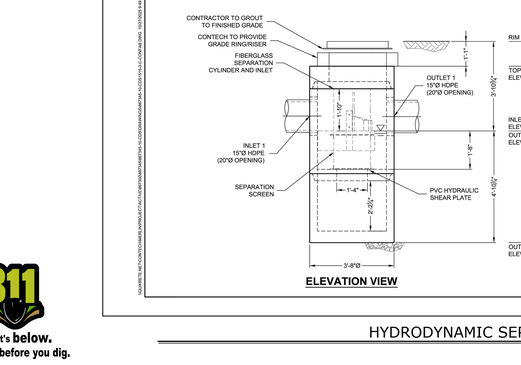
TERMINAL CLEANOUT STRUCTURE

STANDARD PLAN 204–2 SHEET 2 OF 2

SEWER CLEANOUT

D

SCALE: N.T.S.



MATERIAL LIST - PROVIDED BY CONTECH

COUNT	DESCRIPTION	INSTALLED BY
1	1515-3 CONCENTRIC FIBERGLASS INSERT	CONTECH
1	1515, 4700 micron, 1.58' O.D. x 1.5' SCREEN, GREEN FLANGE UP	CONTECH
1	15 SERIES HARDWARE KIT	CONTECH
1	15 SERIES PVC HYDRAULIC SHEAR PLATE*	CONTECH
1	SEALANT FOR JOINTS	CONTRACTOR
1 PLC	GRADE RINGS/RISERS	CONTRACTOR
1	30"Ø X 4" FRAME AND COVER, EJ #00181011 9A02, NV	CONTRACTOR

* SEE HYDRAULIC SHEAR PLATE DETAIL

SITE DESIGN DATA

WATER QUALITY FLOW RATE	0.19 CFS
PEAK FLOW RATE	5.51 CFS
RETURN PERIOD OF PEAK FLOW	100 YRS

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-25 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

STRUCTURE WEIGHT
APPROXIMATE HEAVIEST PICK = 3000 LBS.
STRUCTURE IS DELIVERED IN 3 PIECES

MAX FOOTPRINT = 3.67'Ø

CONTECH **PROPOSAL** DRAWING

RVRSD LAYOUT 1E

CDS1515-3-C - 867345-010
VENTURA COLLEGE
VENTURA, CA
SITE DESIGNATION: CDS WEST

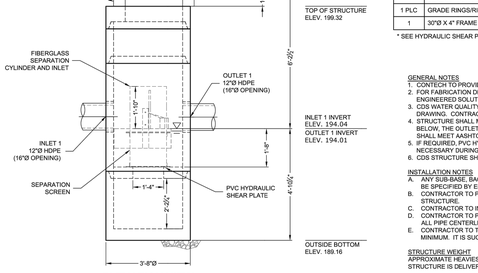
CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
800.338.1122 513.645.7000 513.645.7993 FAX
CDS
CONTECH STORMWATER SOLUTIONS

DATE:	10/27/25
DESIGNED: JPC	DRAWN: BAN
CHECKED: JPC	APPROVED: JPC
PROJECT NO.: 867345	SEQUENCE NO.: 010
SHEET: 1 OF 1	

HYDRODYNAMIC SEPARATOR DETAIL - CDS WEST

E

SCALE: N.T.S.



MATERIAL LIST - PROVIDED BY CONTECH

COUNT	DESCRIPTION	INSTALLED BY
1	1515-3 CONCENTRIC FIBERGLASS INSERT	CONTECH
1	1515, 4700 micron, 1.58' O.D. x 1.5' SCREEN, GREEN FLANGE UP	CONTECH
1	15 SERIES HARDWARE KIT	CONTECH
1	15 SERIES PVC HYDRAULIC SHEAR PLATE*	CONTECH
1	SEALANT FOR JOINTS	CONTRACTOR
1 PLC	GRADE RINGS/RISERS	CONTRACTOR
1	30"Ø X 4" FRAME AND COVER, EJ #00181011 9A02, NV	CONTRACTOR

* SEE HYDRAULIC SHEAR PLATE DETAIL

SITE DESIGN DATA

WATER QUALITY FLOW RATE	0.08 CFS
PEAK FLOW RATE	2.32 CFS
RETURN PERIOD OF PEAK FLOW	100 YRS

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-25 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

STRUCTURE WEIGHT
APPROXIMATE HEAVIEST PICK = 3500 LBS.
STRUCTURE IS DELIVERED IN 4 PIECES

MAX FOOTPRINT = 3.67'Ø

CONTECH **PROPOSAL** DRAWING

RVRSD LAYOUT 1E

CDS1515-3-C - 867345-015
VENTURA COLLEGE
VENTURA, CA
SITE DESIGNATION: CDS EAST

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
800.338.1122 513.645.7000 513.645.7993 FAX
CDS
CONTECH STORMWATER SOLUTIONS

DATE:	10/27/25
DESIGNED: JPC	DRAWN: BAN
CHECKED: JPC	APPROVED: JPC
PROJECT NO.: 867345	SEQUENCE NO.: 015
SHEET: 1 OF 1	

HYDRODYNAMIC SEPARATOR DETAIL - CDS EAST

F

SCALE: N.T.S.

Know what's below. Call before you dig.

N:\projects\0907\engineering\acad\improvements\Rough Grade Plans\0907_RG_UTILITY-DETAILS.dwg

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125592 INC: 01
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 04/08/2026

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200 Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 685 Howard Street, #300 San Francisco, CA 94105 / 415.956.0688

LOS ANGELES / 758 New High Street #1008 Los Angeles, CA 90012 / 323.937.2150

mithun.com

RNT ARCHITECTS

PROJECT
VENTURA COLLEGE STUDENT HOUSING

LOCATION
4667 Telegraph Rd. Ventura, CA 93003

PREPARED FOR
Ventura College

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

EST 1925 Ventura COLLEGE

NO.	DATE	ISSUE / REVISION
	12/02/25	DSA PERMIT SET - INCREMENT 1

DESIGN PARTNER	PROJECT MANAGER	PROJECT ARCHITECT
BC, CC	SB, CY	TOC, TYC
PROJECT DESIGNER	CHECK	

PROJECT TEAM MEMBERS
RR, DK, GB, ES, AC, CB

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER GLEN H. PAGE NO 61468 CIVIL STATE OF CALIFORNIA

APPROVAL STAMP

TITLE
UTILITY DETAILS

PROJECT NO.
2423800

DATE
12/02/25

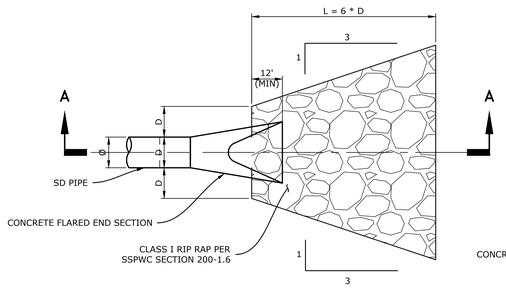
SHEET NUMBER
C4.06

PERMIT SET - INCREMENT 1

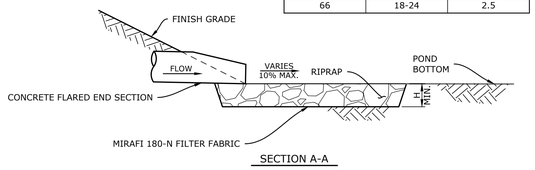
ORIGINAL SHEET SIZE 30" x 42"

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RIPRAP APRON DIMENSIONS		
CULVERT SIZE D (INCHES)	RIPRAP DIAMETER (INCHES)	DEPTH OF APRON H (FEET)
≤ 12	6-8	1.5
15	8-12	1.5
18	8-12	1.5
24	8-12	1.5
30	12-18	2
36	12-18	2
42	18-24	2.5
48	18-24	2.5
66	18-24	2.5



PLAN VIEW

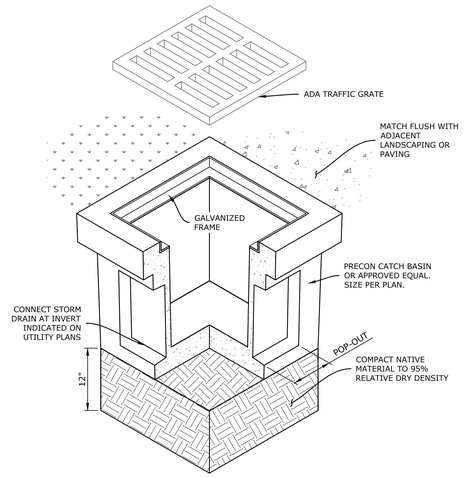


SECTION A-A

RIPRPAP APRON AT OUTLET

SCALE: N.T.S.

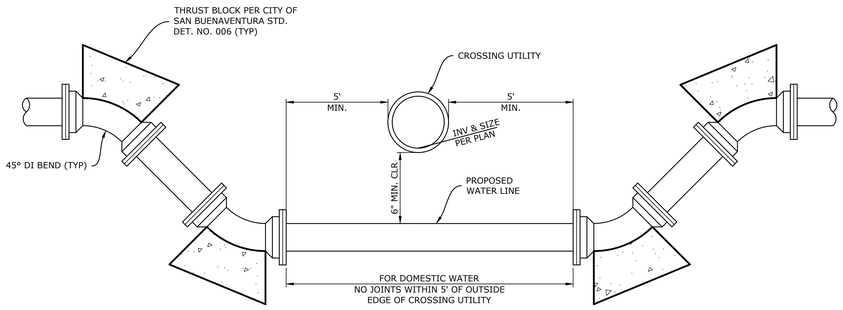
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CONCRETE CATCH BASIN

N.T.S.

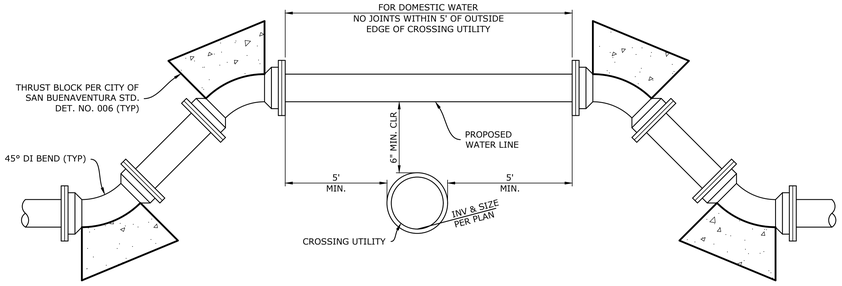
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WATER CROSSING UNDER UTILITY

N.T.S.

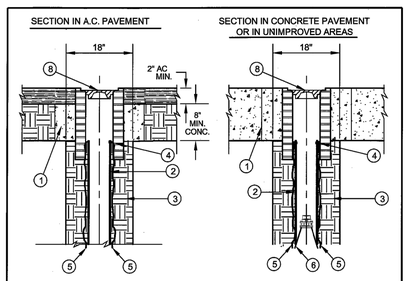
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WATER CROSSING OVER UTILITY

N.T.S.

J

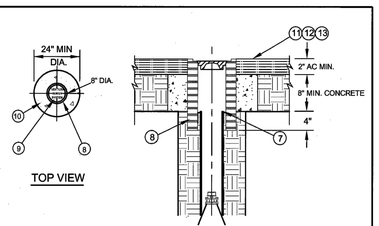


NOTE:
SEE CITY STANDARD DETAIL 001 - GENERAL WATER NOTES.

LEGEND

1. CONCRETE RING OR CONCRETE PAVEMENT SEE TOP VIEW, SHEET 2/2.
2. 8" O.D., SDR 35 PIPE DIAMETER (SEE NOTE 7, SHEET 2/2).
3. NATIVE BACKFILL AS REQUIRED TO MATCH EXISTING (COMPACT TO 90% RELATIVE COMPACTION).
4. 5/16" GALVANIZED HEX. BOLT AND NUT.
5. 10 GAUGE COATED COPPER LOCATION WIRE TO BE USED WITH NON- METALLIC WATER PIPE. WIRE TO RUN ALONG (OUTSIDE) VALVE STACK THE ENTIRE LENGTH. CONNECT 10 GAUGE WIRE TO 5/16" BOLT ON OUTSIDE OF VALVE STACK
6. VALVE STACK TO BE ATTACHED TO VALVE WITH PIPE TAPE. 1/2" * WEEP HOLES ON STACK AT VALVE TO BE PROVIDED.

CITY OF SAN BUENAVENTURA	PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	STD. DET. NO.
VALVE BOX ASSEMBLY		004
APPROVED BY: WATER GENERAL MANAGER	APPROVED BY: CITY ENGINEER R.C.E. 37064 DATE 7-7-16	SHEET 1 of 2



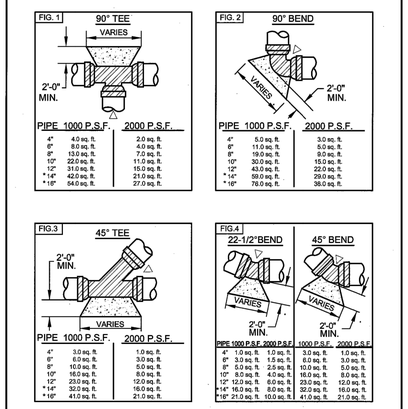
TOP VIEW

DETAIL FOR RAISING VALVE STACKS

LEGEND

7. PLANE OF TRIMMING CUT SHALL BE PARALLEL TO FINISH GRADE OR PAVEMENT AND TRIMMED TO BE A MINIMUM OF 4" INSIDE BOX.
8. VALVE BOX AND CAP TO BE INSTALLED BEFORE PAVING. (CHRISTY G-3 VALVE BOX AND CAP) RAISED TO GRADE AFTER PAVING UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
9. COAT EDGE WITH GREASE SO CONCRETE WILL NOT STICK.
10. AC OVER CONCRETE OR CONCRETE PER SHEET 1 OF 2.
11. FOR VALVE STACK EXTENSION - REMOVE EXISTING CONCRETE RING, CUT AND REINSTALL EXTENSION IN KIND TO FINISH GRADE. REPLACE ALL BOXES WITH CHRISTY G-3. IF EXISTING IS CHRISTY G-3, REUSE. CUT 6" BELOW FINISH GRADE. MINIMUM LENGTH OF EXTENSION TO BE 6". REPLACE CONCRETE RING. SEE STD. DETAIL 005.
12. FINISHED GRADE. 2" MINIMUM OF A.C. UNLESS IN CONCRETE PAVEMENT OR UNIMPROVED AREAS.
13. CLASS 560-C-3250 CONCRETE.

CITY OF SAN BUENAVENTURA	PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	STD. DET. NO.
VALVE BOX ASSEMBLY		004
APPROVED BY: WATER GENERAL MANAGER	APPROVED BY: CITY ENGINEER R.C.E. 37064 DATE 7-7-16	SHEET 2 of 2



PIPE	1000 P.S.F.	2000 P.S.F.
4"	4.0 sq. ft.	2.0 sq. ft.
6"	8.0 sq. ft.	4.0 sq. ft.
8"	13.0 sq. ft.	7.0 sq. ft.
10"	22.0 sq. ft.	11.0 sq. ft.
12"	31.0 sq. ft.	15.0 sq. ft.
* 14"	42.0 sq. ft.	21.0 sq. ft.
* 16"	54.0 sq. ft.	27.0 sq. ft.

PIPE	1000 P.S.F.	2000 P.S.F.
4"	5.0 sq. ft.	3.0 sq. ft.
6"	11.0 sq. ft.	5.0 sq. ft.
8"	19.0 sq. ft.	9.0 sq. ft.
10"	30.0 sq. ft.	15.0 sq. ft.
12"	43.0 sq. ft.	22.0 sq. ft.
* 14"	59.0 sq. ft.	29.0 sq. ft.
* 16"	76.0 sq. ft.	36.0 sq. ft.

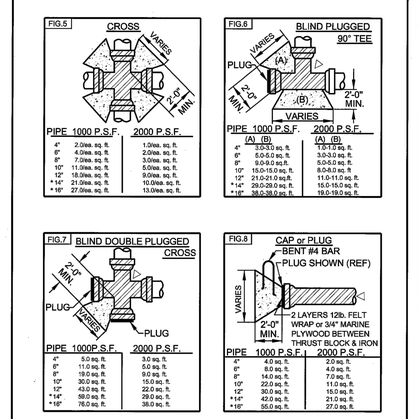
PIPE	1000 P.S.F.	2000 P.S.F.
4"	3.0 sq. ft.	1.0 sq. ft.
6"	6.0 sq. ft.	3.0 sq. ft.
8"	10.0 sq. ft.	5.0 sq. ft.
10"	16.0 sq. ft.	8.0 sq. ft.
12"	23.0 sq. ft.	12.0 sq. ft.
* 14"	32.0 sq. ft.	16.0 sq. ft.
* 16"	41.0 sq. ft.	21.0 sq. ft.

PIPE	1000 P.S.F.	2000 P.S.F.
4"	1.0 sq. ft.	1.0 sq. ft.
6"	3.0 sq. ft.	1.5 sq. ft.
8"	5.0 sq. ft.	2.5 sq. ft.
10"	8.0 sq. ft.	4.0 sq. ft.
12"	12.0 sq. ft.	6.0 sq. ft.
* 14"	16.0 sq. ft.	8.0 sq. ft.
* 16"	21.0 sq. ft.	10.0 sq. ft.

PIPE	1000 P.S.F.	2000 P.S.F.
4"	3.0 sq. ft.	1.0 sq. ft.
6"	6.0 sq. ft.	3.0 sq. ft.
8"	10.0 sq. ft.	5.0 sq. ft.
10"	16.0 sq. ft.	8.0 sq. ft.
12"	23.0 sq. ft.	12.0 sq. ft.
* 14"	32.0 sq. ft.	16.0 sq. ft.
* 16"	41.0 sq. ft.	21.0 sq. ft.

* ENGINEER TO DETERMINE CONFIGURATION
◁ DIRECTION OF THRUST

CITY OF SAN BUENAVENTURA	PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	STD. DET. NO.
THRUST BLOCKING		006
APPROVED BY: WATER GENERAL MANAGER	APPROVED BY: CITY ENGINEER R.C.E. 37064 DATE 7-7-16	SHEET 1 of 4



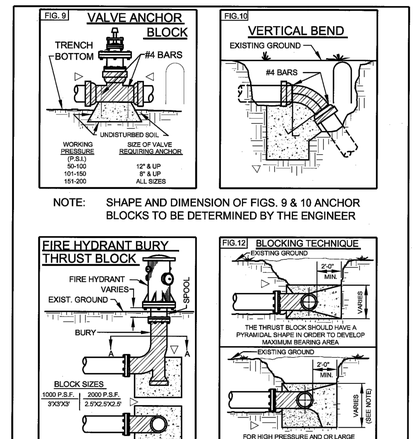
PIPE	1000 P.S.F.	2000 P.S.F.
4"	5.0 sq. ft.	3.0 sq. ft.
6"	11.0 sq. ft.	5.0 sq. ft.
8"	19.0 sq. ft.	9.0 sq. ft.
10"	30.0 sq. ft.	15.0 sq. ft.
12"	43.0 sq. ft.	22.0 sq. ft.
* 14"	59.0 sq. ft.	29.0 sq. ft.
* 16"	76.0 sq. ft.	38.0 sq. ft.

FIG.6	(A)	(B)
4"	3.0-3.5 sq. ft.	1.0-1.0 sq. ft.
6"	5.0-5.0 sq. ft.	3.0-3.0 sq. ft.
8"	9.0-9.0 sq. ft.	5.0-5.0 sq. ft.
10"	15.0-15.0 sq. ft.	8.0-8.0 sq. ft.
12"	21.0-21.0 sq.ft.	11.0-11.0 sq. ft.
* 14"	29.0-29.0 sq. ft.	15.0-15.0 sq. ft.
* 16"	38.0-38.0 sq. ft.	19.0-19.0 sq. ft.

PIPE	1000 P.S.F.	2000 P.S.F.
4"	4.0 sq. ft.	2.0 sq. ft.
6"	8.0 sq. ft.	4.0 sq. ft.
8"	14.0 sq. ft.	7.0 sq. ft.
10"	22.0 sq. ft.	11.0 sq. ft.
12"	30.0 sq. ft.	15.0 sq. ft.
* 14"	42.0 sq. ft.	21.0 sq. ft.
* 16"	55.0 sq. ft.	27.0 sq. ft.

* ENGINEER TO DETERMINE CONFIGURATION
◁ DIRECTION OF THRUST

CITY OF SAN BUENAVENTURA	PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	STD. DET. NO.
THRUST BLOCKING		006
APPROVED BY: WATER GENERAL MANAGER	APPROVED BY: CITY ENGINEER R.C.E. 37064 DATE 7-7-16	SHEET 2 of 4



WORKING PRESSURE (P.S.I.)	SIZE OF VALVE REQUIRING ANCHOR
50-100	12" & UP
101-150	8" & UP
151-200	ALL SIZES

BLOCK SIZES	
1000 P.S.F.	2000 P.S.F.
3'X3'X3'	2.5'X2.5'X2.5'

NOTE: SHAPE AND DIMENSION OF FIGS. 9 & 10 ANCHOR BLOCKS TO BE DETERMINED BY THE ENGINEER

◁ DIRECTION OF THRUST

CITY OF SAN BUENAVENTURA	PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	STD. DET. NO.
THRUST BLOCKING		006
APPROVED BY: WATER GENERAL MANAGER	APPROVED BY: CITY ENGINEER R.C.E. 37064 DATE 7-7-16	SHEET 3 of 4

Know what's below. Call before you dig.

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IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125592 INC: 01
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 04/08/2026

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LOS ANGELES / 758 New High Street #1008 Los Angeles, CA 90012 / 323.937.2150

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RNT ARCHITECTS

PROJECT
VENTURA COLLEGE STUDENT HOUSING

LOCATION
4667 Telegraph Rd. Ventura, CA 93003

PREPARED FOR
Ventura College

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

EST 1925 Ventura COLLEGE

NO.	DATE	ISSUE / REVISION
	12/02/25	DSA PERMIT SET - INCREMENT 1

DESIGN PARTNER	PROJECT MANAGER	PROJECT ARCHITECT
BC, CC	SB, CY	TOC, TYC
PROJECT DESIGNER	CHECK	

PROJECT TEAM MEMBERS
RR, DK, GB, ES, AC, CB

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER GLEN H. PAGE NO 61468 CIVIL STATE OF CALIFORNIA

APPROVAL STAMP

TITLE
UTILITY DETAILS

PROJECT NO.
2423800

DATE
12/02/25

SHEET NUMBER
C4.07

PERMIT SET - INCREMENT 1

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ORIGINAL SHEET SIZE 30" x 42"

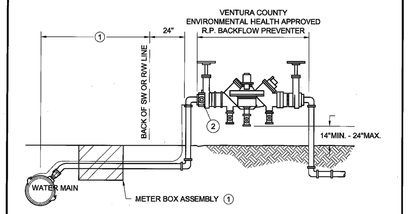
GENERAL NOTES

1. SEE CITY STANDARD DETAIL 001 - GENERAL WATER NOTES.
2. BEARING AREAS INDICATED ARE DESIGNED FOR
   (A) 1000 P.S.F. (EXISTING SOFT CLAY)
   (B) 2000 P.S.F. (EXISTING SAND)
3. BEARING AREAS MAY BE INCREASED AT THE OPTION OF THE CITY, IF SOIL BEARING PRESSURE IS LESS THAN 1000 P.S.F.
4. APPROVAL OF COMPACTED BACKFILL MAY BE REQUIRED BY THE CITY TO IMPROVE THRUST BLOCK BEARING AREA TO A LEVEL EQUAL TO THIS STANDARD.
5. ALL BOLTED JOINTS OR EXPOSED METAL SHALL BE COATED PRIOR TO POURING OF THRUST BLOCKS. SEE GENERAL NOTE #5 (STD. DETAIL 001) FOR COATINGS. NOTE: ALL NUTS AND BOLTS SHALL BE INSTALLED IN A MANNER THAT WILL ALLOW THEIR REMOVAL WHEN NECESSARY.
6. UNLESS OTHERWISE NOTED, THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
7. THE THRUST BLOCK IS TO BE CAST IN SUCH A MANNER TO CRADLE THE PIPE FITTING. CONCRETE PLACEMENT SHALL BE PERPENDICULAR TO THE LINE OF THRUST, BUT NOT EXCEEDING 50% OF THE PIPE OR FITTING CIRCUMFERENCE. THE CONCRETE CLASS SHALL BE PER THE GREENBOOK.

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

THRUST BLOCKING — STD. DET. NO. 006

APPROVED BY: WATER GENERAL MANAGER — APPROVED BY: CITY ENGINEER R.C.E. 57064 — DATE 7-7-16 — SHEET 4 of 4



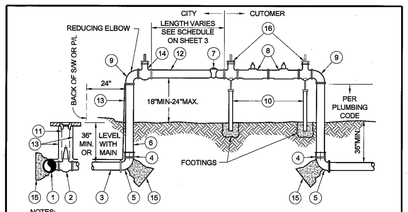
LEGEND
1. CONSTRUCT SERVICE LINE AND WATER METER ASSEMBLY PER STANDARD DETAIL 009.
2. 2" MINIMUM BRASS NIPPLE.

NOTES
1. SEE CITY STANDARD DETAIL 001 - GENERAL WATER NOTES
2. WHEN INSTALLED IN LOCATIONS SUBJECT TO DAMAGE FROM VEHICLES, BOLLARDS SHALL BE INSTALLED AS DIRECTED BY CITY ENGINEER.
3. ABOVE GROUND ASSEMBLY SHALL BE PAINTED BY CONTRACTOR WITH ONE COAT PRIMER AND TWO COATS HUNTERGREEN ENAMEL.
4. ALL IRRIGATION AND COMMERCIAL SERVICES REQUIRE BACKFLOW PREVENTERS. ALL RESIDENTIAL METERS LARGER THAN 1-INCH REQUIRE BACKFLOW PREVENTERS.

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

2" AND SMALLER METER AND BACKFLOW ASSEMBLY INSTALLATION — STD. DET. NO. 010

APPROVED BY: WATER GENERAL MANAGER — APPROVED BY: CITY ENGINEER R.C.E. 57064 — DATE 7-7-16 — SHEET 1 of 3



NOTES:
1. SEE CITY STANDARD DETAIL 001 - GENERAL WATER NOTES.
2. 3" AND 4" METER MUST BE INSTALLED WITH A 6" SERVICE AND A REDUCED ELBOW AS SHOWN OR A 6" ELBOW AND A REDUCER.
3. DOUBLE RUBBER GASKETS REQUIRED AT METER FLANGES.
4. ABOVE GROUND ASSEMBLY SHALL BE PAINTED BY CONTRACTOR WITH ONE COAT PRIMER, TWO COATS HUNTER GREEN ENAMEL.

LEGEND
1. TAPPING SLEEVE BY CITY.
2. 6" GATE VALVE (RW).
3. 6" DUCTILE IRON OR DR 14 PVC PIPE. PIPELINE PROTECTIVE COATING PER DETAIL 001.
4. MJ RETAINER GLANDS SHALL BE MEGALUG.
5. DUCTILE IRON 90° MJ x MJ.
6. SPOOL (6" DUCTILE IRON FLANGE BY PLAIN END).
7. METER TO BE FURNISHED BY CITY.
8. BACKFLOW DEVICE PER COUNTY OF VENTURA ENVIRONMENTAL HEALTH STDS.
9. 90° FLANGE x FLANGE.
10. PIPE SUPPORTS PER CITY STANDARD DETAIL 021.
11. VALVE BOX PER CITY STANDARD DETAIL 004.
12. THREADED FLANGE SPOOL BY CITY FORCES.
13. LOCATING WIRE FOR PVC PIPE.
14. GATE VALVE (RW) WITH STANDARD AWWA OPERATOR NUT.
15. THRUST BLOCKS PER CITY STANDARD DETAIL 006.
16. IF REQUIRED BY FIRE DEPT., INSTALL O.S. AND Y VALVES PER CALIFORNIA FIRE CODE.

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

3" AND LARGER METER AND BACKFLOW ASSEMBLY INSTALLATION — STD. DET. NO. 010

APPROVED BY: WATER GENERAL MANAGER — APPROVED BY: CITY ENGINEER R.C.E. 57064 — DATE 7-7-16 — SHEET 2 of 3

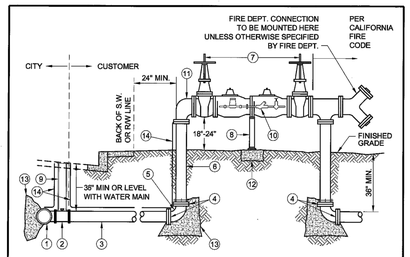
LAYING LENGTH SCHEDULE

(12) SPOOL:	3"		12"
"	4"		18"
"	6"		18"
(7) METER	3"		19"
"	4"		23"
"	6"		27"

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

METER AND BACKFLOW ASSEMBLY INSTALLATION NOTES — STD. DET. NO. 010

APPROVED BY: WATER GENERAL MANAGER — APPROVED BY: CITY ENGINEER R.C.E. 57064 — DATE 7-7-16 — SHEET 3 of 3

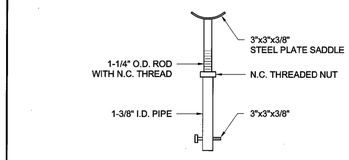


LEGEND
1. 4" MIN. SERVICE TEE CONNECTION FOR LINE.
2. GATE VALVE (RW).
3. 4" MIN. DUCTILE IRON PIPE OR PVC. PIPELINE PROTECTIVE COATING PER DETAIL 001.
4. MJ RETAINER GLANDS SHALL BE MEGALUG.
5. DUCTILE IRON 90° MJ x MJ.
6. FLANGED X PLAIN END DUCTILE IRON SPOOL (4"MIN).
7. DOUBLE DETECTOR CHECK VALVE ASSEMBLY WITH O.S. & Y. VALVES.
8. GALVANIZED PIPE SUPPORT (DETAIL ON SHEET 2).
9. VALVE BOX PER STANDARD DETAIL 004.
10. 3/4" BYPASS METER WITH DOUBLE CHECK VALVE ASSEMBLY AND SHUT OFF VALVE ASSEMBLY FOR METER. (SEE NOTES 8 & 9 ON SHEET 3)
11. FOR 2-1/2" AND 3" FIRE SERVICE ONLY. THIS WILL BE A REDUCING FLANGED CAST IRON ELL.
12. 6" x 12" x 12" BASE, 560-C-3250 CONCRETE.
13. THRUST BLOCKS PER STANDARD DETAIL 006.
14. LOCATING WIRE FOR PVC.

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

2-1/2" AND LARGER FIRE LINE DOUBLE DETECTOR CHECK — STD. DET. NO. 021

APPROVED BY: WATER GENERAL MANAGER — APPROVED BY: CITY ENGINEER R.C.E. 57064 — DATE 7-7-16 — SHEET 1 of 3



PIPE SUPPORT DETAIL
NO SCALE

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

2-1/2" AND LARGER FIRE LINE DOUBLE DETECTOR CHECK — STD. DET. NO. 021

APPROVED BY: WATER GENERAL MANAGER — APPROVED BY: CITY ENGINEER R.C.E. 57064 — DATE 7-7-16 — SHEET 2 of 3

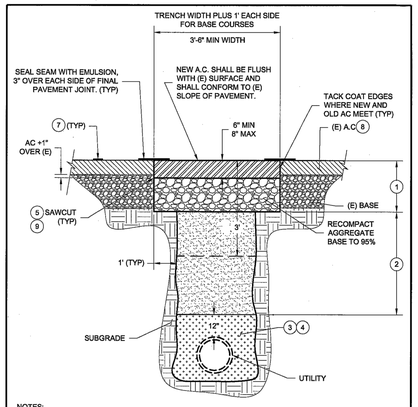
GENERAL NOTES

1. SEE CITY STANDARD DETAIL 001 - GENERAL WATER NOTES.
2. ALL MATERIAL TO BE APPROVED BY CITY ENGINEER.
3. ABOVE GROUND INSTALLATION SHALL BE PAINTED BY CONTRACTOR WITH ONE COAT OF RED OXIDE PRIMER AND TWO FINISH COATS OF HUNTER GREEN EXTERIOR ENAMEL.
4. ALL BACKFLOW DEVICES SHALL BE THOSE DEVICES AS APPROVED BY THE COUNTY OF VENTURA, ENVIRONMENTAL HEALTH DIVISION.
5. PRIVATE FIRE HYDRANTS REQUIRE DOUBLE CHECK VALVE ASSEMBLY.
6. FIRE SERVICE LATERAL AND CONNECTION TO WATER MAIN WITHIN CITY RIGHT OF WAY SHALL BE PER CITY STANDARDS.
7. WHEN INSTALLED IN LOCATIONS SUBJECT TO DAMAGE FROM VEHICLES, 4"ø CONCRETE FILLED BOLLARDS SHALL BE INSTALLED AS DIRECTED BY CITY ENGINEER. (SEE STANDARD DETAIL 022)
8. CHECK VALVES SHALL MEET ALL STANDARDS AS ESTABLISHED BY THE COUNTY OF VENTURA, DEPARTMENT OF ENVIRONMENT HEALTH.
9. THE 3/4" BYPASS METER SHALL BE A SENSUS SR2 TYPE WITH ALL BRONZE CASE OR APPROVED EQUAL. THE METER IS TO REGISTER IN CUBIC FEET. METER TO BE TAMPER PROOF.
10. THE 3/4" BYPASS CHECK VALVE SHALL BE A SPRING LOADED TYPE CHECK VALVE
    A) THE BODY SHALL BE ALL BRONZE.
    B) INTERNAL PARTS SHALL BE OF 304 OR 316 STAINLESS STEEL.
    C) THE 3/4" SHUT OFF VALVE SHALL BE A BALL TYPE VALVE
11. THE MAIN LINE CHECK VALVES AND 3/4" BYPASS CHECK VALVES SHALL BE WATER TESTED ACROSS THE VALVES AT 150% OF THE NORMAL OPERATING PRESSURE, FOR ZERO LOSS ACROSS THE CHECK VALVES, BY A CERTIFIED TESTER. INFORMATION TO BE FORWARDED TO THE CITY WATER DIVISION AND TO THE VENTURA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, PRIOR TO ACCEPTANCE.
12. ON-SITE PLUMBING MATERIAL SHALL MEET DOMESTIC WATER STANDARD REQUIREMENTS AND BE FREE OF BACTERIA.
13. THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE INSTALLED AND PAINTED PER DETAIL 020, NOTE 5 IN A LOCATION APPROVED BY THE FIRE CHIEF.

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

2-1/2" AND LARGER FIRE LINE DOUBLE DETECTOR CHECK — STD. DET. NO. 021

APPROVED BY: WATER GENERAL MANAGER — APPROVED BY: CITY ENGINEER R.C.E. 57064 — DATE 7-7-16 — SHEET 3 of 3

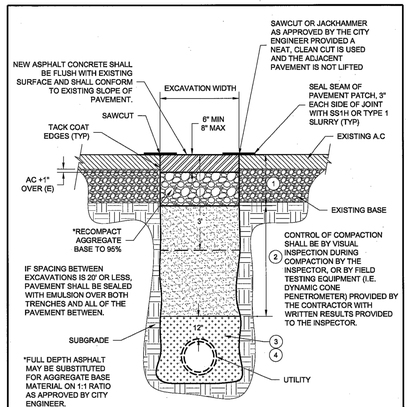


NOTES:
1. TRENCH BACKFILL REPAIR TYPE IS DEPENDENT ON MORATORIUM CONDITIONS AND APPLIES TO BOTH SIDES OF THE TRENCH.
2. A MORATORIUM STREET IS ONE THAT HAS RECEIVED A NEW ASPHALT OVERLAY WITHIN THE LAST 5 YEARS OR ANEW SLURRY OR CAPE SEAL WITHIN THE LAST 2 YEARS
3. SEE SHEETS 3 AND 4 FOR CONSTRUCTION NOTES
4. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM WORK SO THAT THE MAJORITY OF CONSTRUCTION ACTIVITY IS ON THE SIDE OF TRENCH THAT REQUIRES THE MOST RESURFACING

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

TRENCH BACKFILL/ AC REPAIR ON NON MORATORIUM STREETS — STD. DET. NO. 112

APPROVED BY: PRINCIPAL CIVIL ENGINEER — APPROVED BY: CITY ENGINEER R.C.E. 60999 — DATE 1/5/2017 — SHEET 1 of 5



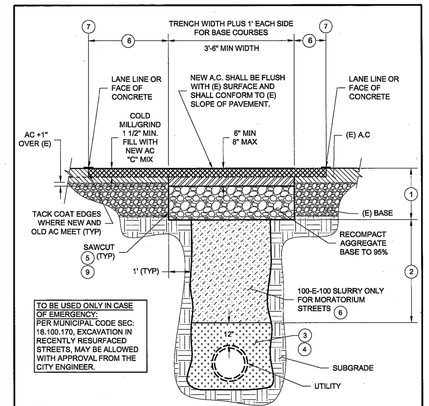
BACKFILL ONLY FOR SMALL RECTANGULAR EXCAVATIONS NO LARGER THAN 32 S.F.

NOTE: SEE SHEET NUMBER 4 AND 5 FOR NOTES

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

POTHOLE/UTILITY CUT REPAIR BACKFILL ON NON MORATORIUM STREETS (LESS THAN 32 SQUARE-FEET ONLY) — STD. DET. NO. 112

APPROVED BY: PRINCIPAL CIVIL ENGINEER — APPROVED BY: CITY ENGINEER R.C.E. 60999 — DATE 1/5/2017 — SHEET 2 of 5



NOTES:
1. TRENCH BACKFILL REPAIR TYPE IS DEPENDENT ON MORATORIUM CONDITIONS AND APPLIES TO BOTH SIDES OF THE TRENCH.
2. A MORATORIUM STREET IS ONE THAT HAS RECEIVED A NEW ASPHALT OVERLAY WITHIN THE LAST 5 YEARS OR ANEW SLURRY OR CAPE SEAL WITHIN THE LAST 2 YEARS
3. SEE SHEETS 3 AND 4 FOR CONSTRUCTION NOTES
4. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM WORK SO THAT THE MAJORITY OF CONSTRUCTION ACTIVITY IS ON THE SIDE OF TRENCH THAT REQUIRES THE MOST RESURFACING

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

EMERGENCY TRENCH BACKFILL/ AC REPAIR ALL MORATORIUM STREETS — STD. DET. NO. 112

APPROVED BY: PRINCIPAL CIVIL ENGINEER — APPROVED BY: CITY ENGINEER R.C.E. 60999 — DATE 1/5/2017 — SHEET 3 of 5

CONSTRUCTION NOTES

LEGEND
1. REFER TO SPECIFICATIONS FOR PAVEMENT STRUCTURAL SECTION.
2. BACKFILL - IMPORT, COMPACTED TO 90% RELATIVE DENSITY. OR 100-E-100 SLURRY AS APPROVED BY THE CITY ENGINEER. COMPACTION TEST REPORT FROM A CERTIFIED SOIL LAB MUST BE PROVIDED TO CITY INSPECTOR PRIOR TO AC OR PCC PAVING.
3. PIPE ZONE - IMPORT CLEAN SAND WITH SAND EQUIVALENT OF 20 OR GREATER. COMPACT TO 90% RELATIVE DENSITY. SEE STANDARD DETAIL 113 FOR UTILITY OR STRUCTURE.
4. IF SAND EQUIVALENT IS 20 OR GREATER, JETTING MAY BE USED IN PIPE ZONE ONLY WHEN APPROVED BY THE CITY ENGINEER.
5. STREET SHALL BE SAWCUT. IF SAWCUT IS DAMAGED AFTER UTILITY IS INSTALLED AND BACKFILL IS COMPLETE, THE STREET SHALL BE RE-SAWCUT SO THAT A CLEAN EDGE REMAINS FOR PAVING. SAWCUT A MINIMUM OF 1/2 PAVEMENT THICKNESS. FOR P.C.C. OVERLAYED BY ASPHALT, SAWCUT THICKNESS OF P.C.C. PLUS A.C. THICKNESS. ALL ASPHALTIC CONCRETE JOINTS SHALL BE SEALED WITH ASPHALTIC EMULSION, 6" MINIMUM EITHER SIDE BEFORE AND AFTER PAVEMENT IS PLACED. JOINTS OF NEW ASPHALTIC CONCRETE SHALL BE FLUSH WITH THE EXISTING PAVEMENT.
6. RECENTLY RESURFACED/MORATORIUM STREETS: FOR PERPENDICULAR TRENCHES, SEAL PAVEMENT WITH SLURRY SEAL CONSISTING OF MIX DESIGN APPROVED BY CITY ENGINEER, OVER ENTIRE TRENCH WIDTH PLUS AN ADDITIONAL 6' ON EITHER SIDE OF TRENCH CENTERLINE. FOR LONGITUDINAL TRENCHES,MILL AND FILL ENTIRE AREA ADJACENT TO TRENCH AND EXTEND TO NEXT LANE LINE OR CURB/GUTTER AS APPLICABLE (REPAIR ENTIRE LANES THAT ARE IMPACTED BY TRENCH CUT) UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. PAVEMENT SHALL BE CONTINUOUS WITH JOINTS ONLY WHERE NEW AND EXISTING ASPHALT/CONCRETE JOIN.
7. THE CONTRACTOR SHALL REPLACE TRAFFIC STRIPING, STREET MARKINGS, AND CURB MARKINGS REMOVED OR DAMAGED BY THE WORK WITH LIKE KIND MATERIALS TO MATCH EXISTING STRIPING.
8. FOR MULTIPLE TRENCH REPAIR LOCATIONS ADJACENT TO EACH OTHER, DISTANCE BETWEEN REPAIRS SHALL BE NO LESS THAN 4' OTHERWISE AREA BETWEEN TRENCHES SHALL BE A PART OF THE REPAIR. FOR MULTIPLE LOCATIONS LESS THAN 32 SQ FT IN SIZE. THE PAVEMENT SHALL BE SEALED WITH A TYPE III SLURRY SEAL TO INCLUDE THE FULL WIDTH (+1') AND LENGTH (+1') OF ALL TRENCH CUTS.
9. TRENCH REPAIR MUST BE UNIFORM AND SQUARE. ZIG ZAG TRENCHES ARE NOT ALLOWED.

NOTE:
TRENCH BACKFILL DETAILS ARE APPLICABLE FOR ALL UNDERGROUND UTILITY INSTALLATIONS INCLUDING, WITHOUT LIMITATION; TELECOMMUNICATIONS (CABLE, T.V., PHONE, ETC.), GAS, ELECTRIC, AND ALL UTILITIES INSTALLING CONDUITS WITHIN CITY STREETS WITHOUT A FRANCHISE AGREEMENT WITH THE CITY.

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

TRENCH BACKFILL — STD. DET. NO. 112

APPROVED BY: PRINCIPAL CIVIL ENGINEER — APPROVED BY: CITY ENGINEER R.C.E. 60999 — DATE 1/5/2017 — SHEET 4 of 5

GENERAL NOTES

SPECIFICATIONS:
ALL BACKFILL SHALL BE PLACED AND TESTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS OTHERWISE NOTED HEREON.

MAXIMUM LIFTS*

A. MECHANICAL COMPACTION

LIFT	EQUIPMENT	NOTES
3.00'	HYDROHAMMER	(NOT TO BE USED WITHIN 4' OF ANY PIPE)
1.50'	VIBRATORY	(NOT TO BE USED WITHIN 2' OF ANY PIPE)
1.00'	ROLLING STOCK	WALK BEHIND AND MINI.
.67' = 6"	HAND TAMPER	
.33' = 4"	HAND VIBRATORY PLATE	

B. HYDRAULIC DENSIFICATION

2.00' JETTING UNDER PRESSURE (ONLY USED WHEN APPROVED BY CITY ENGINEER)

NOTE: EITHER FILL OR BEDDING MUST BE FREE DRAINING.

*A LIFT IS ONE LAYER OF MATERIAL PLACED, PROCESSED, AND COMPACTED AS A UNIT AT OPTIMUM MOISTURE CONTENT.

CONTROL OF COMPACTION
VISUAL INSPECTION AND SOIL TESTING AS REQUIRED BY THE INSPECTOR. COMPACTION TEST REPORT FROM CERTIFIED SOIL LAB IS REQUIRED FOR ALL WORK COMPLETED WITHOUT CITY INSPECTOR VISUAL PRIOR TO AC OR PCC RESURFACING

ROCK IN BACKFILL
SUFFICIENT SAND AND FINES MUST BE MIXED INTO THE BACKFILL TO FILL VOIDS WHEN SOIL CONTAINS ROCKS. MAXIMUM SIZE ROCK IN FILL IS 6 INCHES, BROKEN PCC AND AC IS ALLOWED IN NATIVE BACKFILL ONLY, WITH 6 INCH MAXIMUM SIZE.

LABORATORY MAXIMUM DENSITY

METHOD 1: LABORATORY MAXIMUM DENSITY OF SOIL SHALL BE DETERMINED BY ASTM D1557-91. (COMPACTION EFFORT EQUALS 33,750 FT.-LBS. PER CUBIC FOOT.)

METHOD 2: LABORATORY MAXIMUM DENSITY OF BASE AND SUB-BASE MATERIALS SHALL BE DETERMINED BY TEST METHOD NO. CALIF. 216, METHOD A.

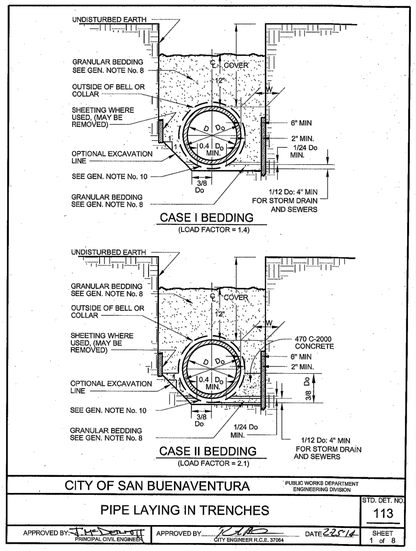
SAND EQUIVALENT
SAND EQUIVALENT SHALL BE DETERMINED BY TEST METHOD NO. CA. 217.

FIELD DENSITY
FIELD DENSITY OF SOIL SHALL BE DETERMINED BY ASTM D1556-00, USING THE BASE PLATE AND MAKING SUITABLE ADJUSTMENTS FOR VOLUMES OF ROCKS IN THE TEST HOLE, OR BY TEST METHOD NO. CALIF. T-231-B, PARTS A-E AND G FOR NUCLEAR DEVICES.
THE WORDS "RELATIVE COMPACTION" OR "RELATIVE DENSITY" SHALL MEAN THE RATIO OF THE FIELD DENSITY TO THE LABORATORY MAXIMUM DENSITY EXPRESSED IN PERCENT.

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

TRENCH BACKFILL — STD. DET. NO. 112

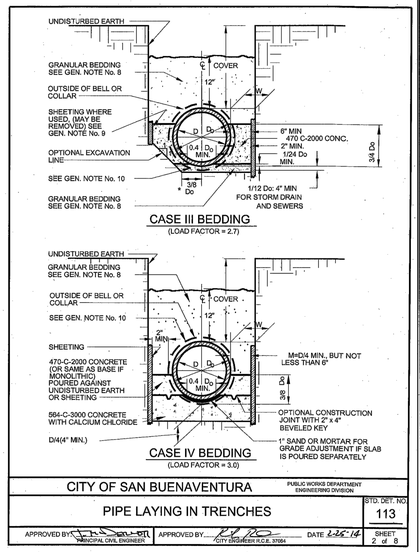
APPROVED BY: PRINCIPAL CIVIL ENGINEER — APPROVED BY: CITY ENGINEER R.C.E. 60999 — DATE 1/5/2017 — SHEET 5 of 5



CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

PIPE LAYING IN TRENCHES — STD. DET. NO. 113

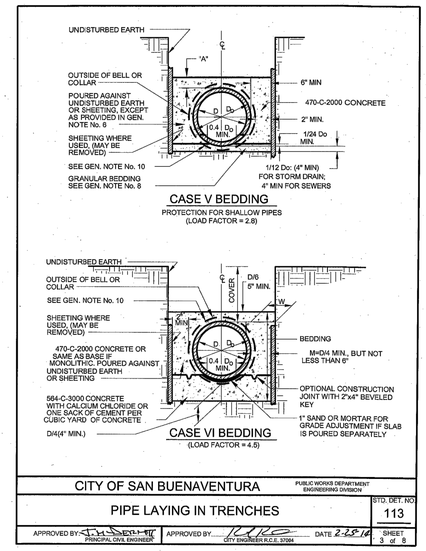
APPROVED BY: PRINCIPAL CIVIL ENGINEER — APPROVED BY: CITY ENGINEER R.C.E. 57064 — DATE 2-25-16 — SHEET 1 of 8



CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

PIPE LAYING IN TRENCHES — STD. DET. NO. 113

APPROVED BY: PRINCIPAL CIVIL ENGINEER — APPROVED BY: CITY ENGINEER R.C.E. 57064 — DATE 2-25-16 — SHEET 2 of 8



CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

PIPE LAYING IN TRENCHES — STD. DET. NO. 113

APPROVED BY: PRINCIPAL CIVIL ENGINEER — APPROVED BY: CITY ENGINEER R.C.E. 57064 — DATE 2-25-16 — SHEET 3 of 8

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DATE: 04/08/2026

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RNT ARCHITECTS

PROJECT
VENTURA COLLEGE STUDENT HOUSING

LOCATION
4667 Telegraph Rd. Ventura, CA 93003

PREPARED FOR
Ventura College

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

EST 1925 Ventura COLLEGE

NO.	DATE	ISSUE / REVISION
	12/02/25	DSA PERMIT SET - INCREMENT 1

DESIGN PARTNER	PROJECT MANAGER	PROJECT ARCHITECT
BC, CC	SB, CY	TOC, TYC
PROJECT DESIGNER	CHECK	

PROJECT TEAM MEMBERS
RR, DK, GB, ES, AC, CB

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER GLEN H. PACE NO 61468 CIVIL STATE OF CALIFORNIA

APPROVAL STAMP

TITLE
UTILITY DETAILS

PROJECT NO.
2423800

DATE
12/02/25

SHEET NUMBER
C4.08

PERMIT SET - INCREMENT 1

ORIGINAL SHEET SIZE 30" x 42"

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GENERAL NOTES

1. UNLESS SHOWN OTHERWISE ON THE PLANS, THE PIPE BEDDING SHALL CONFORM TO CASE I BEDDING.
2. CASE I
   A. WHERE THE COVER IS 8 FEET OR LESS, "W" HAS NO MAXIMUM LIMIT.

   B. WHERE THIS CASE IS SPECIFIED AND THE COVER EXCEEDS 8 FEET, IF "W", MEASURED AT THE TOP OF THE PIPE EXCEEDS THE VALUE IN TABLE A, THE CONTRACTOR SHALL PROVIDE AT HIS SOLE EXPENSE THE BEDDING SHOWN IN TABLE B FOR THE INCREASED TRENCH WIDTH.
3. CASE II
   A. WHERE THIS COVER IS 8 FEET OR LESS,"W" HAS NO MAXIMUM LIMIT.

   B. WHERE THIS CASE IS SPECIFIED AND THE COVER EXCEEDS 8 FEET, IF "W", MEASURED AT THE TOP OF THE PIPE EXCEEDS THE VALUE IN TABLE A, THE CONTRACTOR SHALL PROVIDE AT HIS SOLE EXPENSE THE BEDDING SHOWN IN TABLE B FOR THE INCREASED TRENCH WIDTH.
4. CASE III
   A. WHERE THE COVER IS 8 FEET OR LESS, "W" HAS NO MAXIMUM LIMIT.

   B. WHERE THIS CASE IS SPECIFIED AND THE COVER EXCEEDS 8 FEET, IF "W", MEASURED AT THE TOP OF THE PIPE EXCEEDS THE VALUE IN TABLE A, THE CONTRACTOR SHALL PROVIDE AT HIS SOLE EXPENSE THE BEDDING SHOWN IN TABLE B FOR THE INCREASED TRENCH WIDTH.
5. CASE IV
   A. WHERE THE COVER IS 8 FEET OR LESS, "W" HAS NO MAXIMUM LIMIT.

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

PIPE LAYING IN TRENCHES — STD. DET. NO. 113

APPROVED BY: PRINCIPAL CIVIL ENGINEER — APPROVED BY: CITY ENGINEER R.C.E. 37084 — DATE 2-25-14 — SHEET 4 of 8

GENERAL NOTES (CONT.)

5. CASE IV (CONT.)
   B. WHERE THIS CASE IS SPECIFIED AND THE COVER EXCEEDS 8 FEET, THE MAXIMUM ALLOWABLE VALUE OF "W" GIVEN IN TABLE A SHALL APPLY EXCEPT THAT "W" MAY BE EXCEEDED TO EXTENT REQUIRED TO MAINTAIN THE MINIMUM DIMENSIONS SHOWN. IF THE MAXIMUM ALLOWABLE VALUE OF "W" MODIFIED AS PERMITTED ABOVE IS EXCEEDED ON ONE OR BOTH SIDES, THE CONTRACTOR SHALL PROVIDE AT HIS SOLE EXPENSE THE BEDDING SHOWN IN TABLE B FOR THE INCREASED TRENCH WIDTH.

   C. WHERE THE ALLOWABLE TRENCH WIDTH IS UNLIMITED BY REASON OF THE COVER NOT EXCEEDING 8 FEET, OR AS INDICATED IN TABLE B, THE SECTION MAY BE FORMED.
6. CASE V
   A. TRENCH WIDTH MAY BE ANY DIMENSION GREATER THAN THE MINIMUM INDICATED.

   B. "A" DIMENSIONS
   5" FOR D=45" OR LESS
   6" FOR D=48" TO 72"
   8" FOR D= GREATER THAN 72"

   C. AT THE CONTRACTOR'S OPTION, THE CONCRETE PROTECTION MAY BE FORMED TO THE MINIMUM WIDTH SHOWN.
7. CASE VI
   A. WHERE THE COVER IS 8 FEET OR LESS, "W" HAS NO MAXIMUM LIMIT.

   B. WHERE THIS CASE IS SPECIFIED AND THE COVER EXCEEDS 8 FEET, THE MAXIMUM ALLOWABLE VALUE OF "W" GIVEN IN TABLE A SHALL APPLY EXCEPT THAT "W" MAY BE EXCEEDED TO THE EXTENT REQUIRED TO MAINTAIN THE MINIMUM DIMENSIONS SHOWN. IF THE MAXIMUM ALLOWABLE VALUE OF "W", MODIFIED AS PERMITTED ABOVE, IS EXCEEDED ON ONE OR BOTH SIDES, THE CONTRACTOR SHALL STRENGHTEN THE BEDDING AS ORDERED BY THE CITY ENGINEER.

   C. WHERE THE ALLOWABLE TRENCH WIDTH IS UNLIMITED BY REASON OF THE COVER NOT EXCEEDING 8 FEET, OR AS INDICATED IN TABLE B, THE SECTION MAY BE FORMED.

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

PIPE LAYING IN TRENCHES — STD. DET. NO. 113

APPROVED BY: PRINCIPAL CIVIL ENGINEER — APPROVED BY: CITY ENGINEER R.C.E. 37084 — DATE 2-25-14 — SHEET 5 of 8

GENERAL NOTES (CONT.)

8. A. BEDDING MATERIALS:
   GRANULAR: SHALL BE SAND, GRAVEL, CRUSHED ROCK OR SUITABLE GRANULAR OR SANDY MATERIAL WITH A SAND EQUIVALENT GREATER THAN 20.

   B. CONCRETE: SHALL BE OF THE CLASS SHOWN.
9. IN SHEETED TRENCHES FOR CASE II AND III BEDDING, AT LEAST 50% OF THE EXTERIOR FACE OF THE CONCRETE BEDDING OVER ANY FIVE-FOOT LENGTH ON EITHER SIDE, SHALL BE POURED IN CONTACT WITH UNDISTURBED EARTH. OTHERWISE ENOUGH SHEETING SHALL BE CUT OFF AT THE TOP OF THE CONCRETE BEDDING AND LEFT IN PLACE SO THAT NOT LESS THAN 50% OF THE EXTERIOR FACE OF THE CONCRETE BEDDING OVER ANY FIVE-FOOT LENGTH ON EITHER SIDE SHALL BEAR AGAINST UNDISTURBED EARTH AND LEFT IN PLACE. ALTERNATIVELY, THE CONTRACTOR MAY ELECT, AT NO ADDITIONAL COST TO THE CITY, TO POUR CASE IV BEDDING AGAINST TRENCH SHEETING, WHICH MAY BE REMOVED, IN LIEU OF POURING THE CASE II OR III BEDDING AGAINST UNDISTURBED GROUND.
10. SUITABLE EXCAVATION SHALL BE MADE TO PREVENT THE PIPE BELL,COLLAR OR OTHER JOINT DETAIL PROJECTING OUTSIDE THE PIPE BARREL FROM BEARING UPON BEDDING MATERIAL, SUBGRADE OR CONCRETE WHEN LAID.
11. SUBSTITUTION OF BEDDING IN CLASSES OF EXCESS TRENCH WIDTH:

    A. WHERE THE MAXIMUM ALLOWABLE VALUE OF "W", SHOWN IN TABLE A AND MODIFIED BY NOTE No. 5-B, IS EXCEEDED DURING CONSTRUCTION ON ONE OR BOTH SIDES OF THE PIPE, THE CONTRACTOR SHALL SUBSTITUTE AN APPROPRIATE HIGHER TYPE OF BEDDING. THE SUBSTITUTE BEDDING SHALL BE THE TYPE FOR THE CONDITION INVOLVED AS SHOWN IN TABLE B.

    B. "TRENCH WIDTH RATIO", AS USED IN TABLE B, IS COMPUTED BY DIVIDING THE EFFECTIVE TRENCH WIDTH, (Do + 2Wt.), BY THE MAXIMUM ALLOWABLE TRENCH WIDTH (Do + 2W),
    WHERE:
    Do=OUTSIDE DIAMETER OF PIPES IN INCHES.
    W=ALLOWABLE VALUE IN INCHES, TABLE A.
    Wt= MAXIMUM DISTANCE, IN INCHES, FROM PIPE SIDE TO EXCAVATED BANK, MEASURED AT THE TOP OF THE PIPE.

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

PIPE LAYING IN TRENCHES — STD. DET. NO. 113

APPROVED BY: PRINCIPAL CIVIL ENGINEER — APPROVED BY: CITY ENGINEER R.C.E. 37084 — DATE 2-25-14 — SHEET 6 of 8

GENERAL NOTES (CONT.)

12. REMOVAL OF SHEETING:
    SHEETING AGAINST WHICH CONCRETE IS TO BE POURED, SHALL BE FACED WITH BUILDING PAPER IF THE SHEETING IS TO BE REMOVED.
13. TRANSVERSE CONSTRUCTION JOINTS WITH 1-INCH OF PREFORMED EXPANSION JOINT MATERIAL SHALL BE PROVIDED IN CASE IV AND CASE VI BEDDING USED FOR CLAY PIPE AND DUCTILE IRON PIPE. THE MAXIMUM SPACING OF THE JOINTS SHALL BE 25 FEET FOR CLAY PIPE AND 36 FEET FOR DUCTILE IRON PIPE. CONSTRUCTION JOINTS SHALL BE LOCATED AT THE ENDS OF PIPE BELLS.
14. PAYMENT FOR WORK:
    A. ALL COSTS ARISING FROM THE CONTRACTOR'S CHOICE OF THE VARIOUS OPTIONAL DETAILS OF CONSTRUCTION SHOWN HEREON SHALL BE CONSIDERED AS INCLUDED IN THE BID PRICE FOR PIPE IN PLACE.

    B. ANY ADDITIONAL COST OF CONSTRUCTING SUBSTITUTE BEDDING IN THE CASE OF EXCESS TRENCH WIDTH SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY WITH NO ADDITIONAL PAYMENT.
15. 3-EDGE BEARING TEST. LOAD FACTOR 1.0

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

PIPE LAYING IN TRENCHES — STD. DET. NO. 113

APPROVED BY: PRINCIPAL CIVIL ENGINEER — APPROVED BY: CITY ENGINEER R.C.E. 37084 — DATE 2-25-14 — SHEET 7 of 8

TABLE A : MAXIMUM VALUES OF "W" (INCLUDING SHEETING)

INSIDE DIAMETER D	ALL OTHER PIPE	R.C.P. WITH BELLS OR COLLARS	R.C.P. NO BELLS OR COLLARS
8" - 10"	8"	16"	10"
12"	10"		
15" - 21"	12"		
24" - 42"	16"		
45" - 96"	X		
OVER 96"	X	16"	12"

TABLE B : SUBSTITUTE BEDDINGS

CASE SPECIFIED ON PLANS	COVER*	PIPE SIZES	TRENCH WIDTH RATIO*** (100% 110% 120% 125% 130% 135% 150% 155% 160% NO LIMIT)
I	8.1'-15'	TO - 60"	I I II II II II II II II
		OVER 60	II II III III III III III III III
	15.1'-20'	TO - 60"	II II III III III III III IV IV
		OVER 60	III III III III III III IV IV IV
	20.1'-30'	TO - 60"	III III III III III IV IV IV IV
		OVER 60	III III III III IV IV IV IV IV
II	8.1'-15'	TO - 72"	II II III III III III III III III
		OVER 72	III III III III III III IV IV IV
	15.1'-20'	ALL SIZES	III III III III III IV IV IV IV
	20.1'-30'	ALL SIZES	III III III III IV IV IV IV IV
III	8.1'-15'	ALL SIZES	III III III III III III IV IV IV
	15.1'-20'		III III III III III IV IV IV IV
	20.1'-30'		III III III III IV IV IV IV IV
IV	8.1'-15'	ALL SIZES	III III III III III IV IV IV IV
	15.1'-20'		III III III III IV IV IV IV IV
	20.1'-30'		III III III IV IV IV IV IV IV

* SUBSTITUTE BEDDING, WHERE COVER EXCEEDS 30', SHALL BE AS ORDERED BY THE CITY ENGINEER.

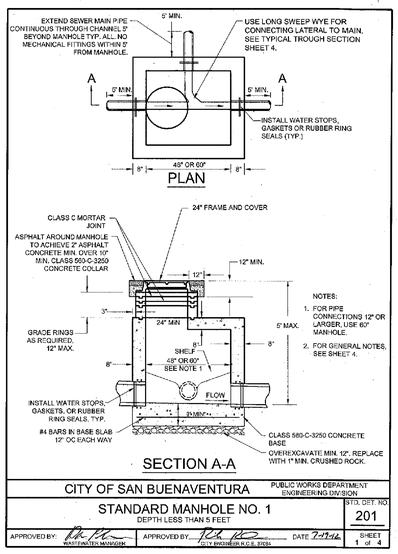
** THE CONTRACTOR SHALL CONSTRUCT SPECIAL SUBSTITUTE BEDDING AS ORDERED BY THE CITY ENGINEER AT NO ADDITIONAL COST TO THE CITY.

*** TRENCH WIDTH RATIO IS PER GEN. NOTE 11B.

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

PIPE LAYING IN TRENCHES — STD. DET. NO. 113

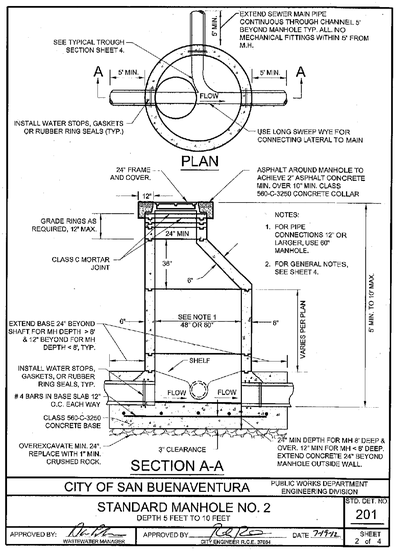
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CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

STANDARD MANHOLE NO. 1 — DEPTH LESS THAN 5 FEET — STD. DET. NO. 201

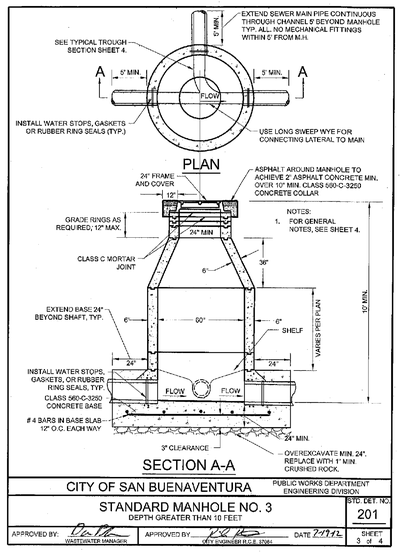
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CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

STANDARD MANHOLE NO. 2 — DEPTH 5 FEET TO 10 FEET — STD. DET. NO. 201

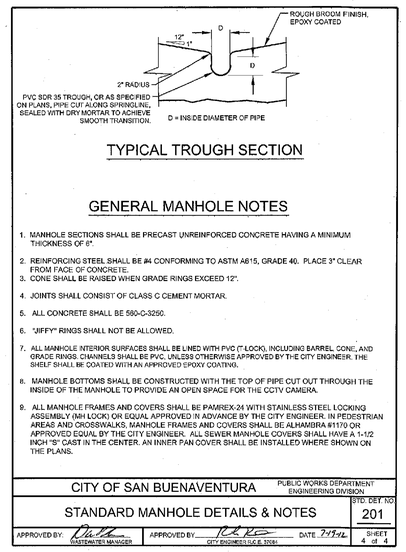
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CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

STANDARD MANHOLE NO. 3 — DEPTH GREATER THAN 10 FEET — STD. DET. NO. 201

APPROVED BY: WASTEWATER MANAGER — APPROVED BY: CITY ENGINEER R.C.E. 37084 — DATE 7-7-14 — SHEET 3 of 4



TYPICAL TROUGH SECTION

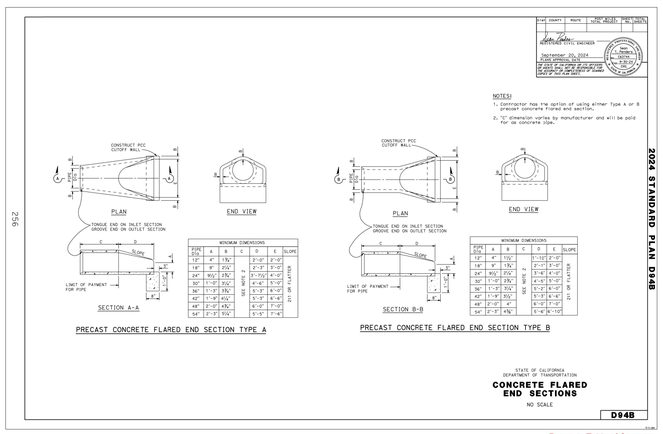
GENERAL MANHOLE NOTES

1. MANHOLE SECTIONS SHALL BE PRECAST UNREINFORCED CONCRETE HAVING A MINIMUM THICKNESS OF 8".
2. REINFORCING STEEL SHALL BE #4 CONFORMING TO ASTM A615, GRADE 40. PLACE 3" CLEAR FROM FACE OF CONCRETE.
3. CONE SHALL BE RAISED WHEN GRADE RINGS EXCEED 12".
4. JOINTS SHALL CONSIST OF CLASS C CEMENT MORTAR.
5. ALL CONCRETE SHALL BE 560-C-3250.
6. "JIFFY" RINGS SHALL NOT BE ALLOWED.
7. ALL MANHOLE INTERIOR SURFACES SHALL BE LINED WITH PVC ("LOCK), INCLUDING BARREL CONE, AND GRADE RINGS. CHANNELS SHALL BE PVC. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. THE SHELF SHALL BE COATED WITH AN APPROVED EPOXY COATING.
8. MANHOLE BOTTOMS SHALL BE CONSTRUCTED WITH THE TOP OF PIPE CUT OUT THROUGH THE INSIDE OF THE MANHOLE TO PROVIDE AN OPEN SPACE FOR THE CCTV CAMERA.
9. ALL MANHOLE FRAMES AND COVERS SHALL BE PAMREX-24 WITH STAINLESS STEEL LOCKING ASSEMBLY (MH LOCK) OR EQUAL APPROVED IN ADVANCE BY THE CITY ENGINEER. IN PEDESTRIAN AREAS AND CROSSWALKS, MANHOLE FRAMES AND COVERS SHALL BE ALHAMBRA #1170 OR APPROVED EQUAL BY THE CITY ENGINEER. ALL SEWER MANHOLE COVERS SHALL HAVE A 1-1/2 INCH "S" CAST IN THE CENTER. AN INNER PAN COVER SHALL BE INSTALLED WHERE SHOWN ON THE PLANS.

CITY OF SAN BUENAVENTURA — PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

STANDARD MANHOLE DETAILS & NOTES — STD. DET. NO. 201

APPROVED BY: WASTEWATER MANAGER — APPROVED BY: CITY ENGINEER R.C.E. 37084 — DATE 7-7-14 — SHEET 4 of 4



Return to Table of Contents

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RNT ARCHITECTS

PROJECT
VENTURA COLLEGE STUDENT HOUSING

LOCATION
4667 Telegraph Rd. Ventura, CA 93003

PREPARED FOR
Ventura College

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

NO.	DATE	ISSUE / REVISION
	12/02/25	DSA PERMIT SET - INCREMENT 1

DESIGN PARTNER: BC, CC — PROJECT MANAGER: SB, CY — PROJECT ARCHITECT: TOC, TYC
PROJECT DESIGNER — CHECK

PROJECT TEAM MEMBERS
RR, DK, GB, ES, AC, CB

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER — GLEN H. PAGE — NO 61468 — CIVIL — STATE OF CALIFORNIA

APPROVAL STAMP

TITLE
UTILITY DETAILS

PROJECT NO.
2423800

DATE
12/02/25

SHEET NUMBER
C4.09

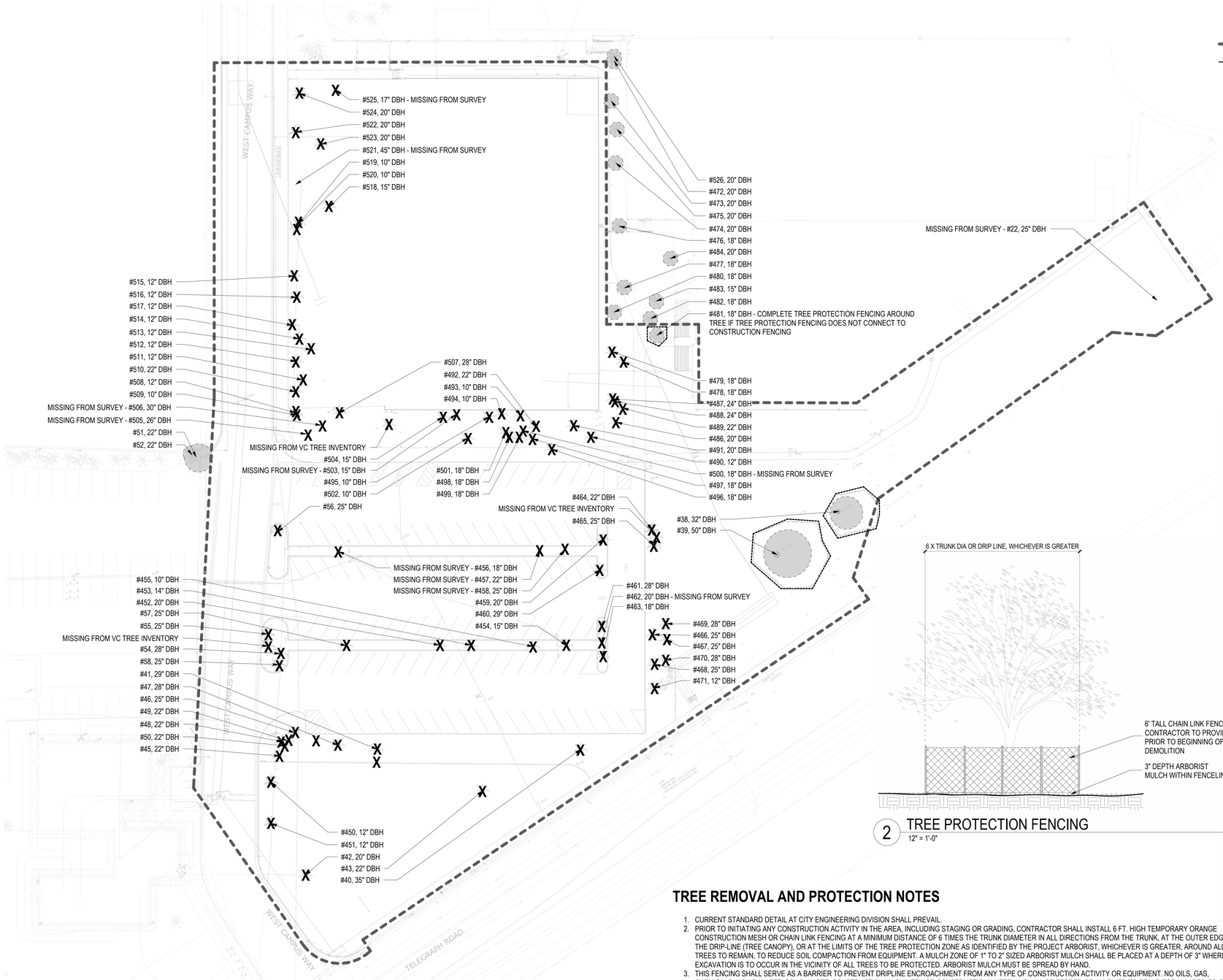
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ORIGINAL SHEET SIZE 30" x 42"

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1 TREE REMOVAL AND PROTECTION PLAN
1" = 30'-0"

0 15' 30' 60' 90'
1" = 30'

2 TREE PROTECTION FENCING
12" = 1'-0"

TREE REMOVAL AND PROTECTION NOTES

1. CURRENT STANDARD DETAIL AT CITY ENGINEERING DIVISION SHALL PREVAIL.
2. PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY IN THE AREA, INCLUDING STAGING OR GRADING, CONTRACTOR SHALL INSTALL 6 FT. HIGH TEMPORARY ORANGE CONSTRUCTION MESH OR CHAIN LINK FENCING AT A MINIMUM DISTANCE OF 6 TIMES THE TRUNK DIAMETER IN ALL DIRECTIONS FROM THE TRUNK, AT THE OUTER EDGE OF THE DRIP-LINE (TREE CANOPY), OR AT THE LIMITS OF THE TREE PROTECTION ZONE AS IDENTIFIED BY THE PROJECT ARBORIST, WHICHEVER IS GREATER, AROUND ALL TREES TO REMAIN, TO REDUCE SOIL COMPACTION FROM EQUIPMENT. A MULCH ZONE OF 1" TO 2" SIZED ARBORIST MULCH SHALL BE PLACED AT A DEPTH OF 3" WHERE NO EXCAVATION IS TO OCCUR IN THE VICINITY OF ALL TREES TO BE PROTECTED. ARBORIST MULCH MUST BE SPREAD BY HAND.
3. THIS FENCING SHALL SERVE AS A BARRIER TO PREVENT DRIPLINE ENCROACHMENT FROM ANY TYPE OF CONSTRUCTION ACTIVITY OR EQUIPMENT. NO OILS, GAS, CHEMICALS, LIQUID WASTE, SOLID WASTE, CONSTRUCTION MACHINERY OR CONSTRUCTION MATERIAL SHALL BE STORED OR ALLOWED TO STAND FOR ANY PERIOD OF TIME WITHIN THE DRIPLINE OF A TREE. FURTHER, NO ONE SHALL ENTER THE FENCE PERIMETER FOR ANY REASON EXCEPT FOR THE PURPOSE OF MONITORING THE HEALTH OF THE TREE. ACCIDENTAL DAMAGE TO BARK, ROOT, CROWN, OR LIMBS, MAY INCREASE POTENTIAL FOR FUTURE DECLINE.
4. FENCING MUST BE INSPECTED AND APPROVED BY THE PROJECT ARBORIST. FENCING TO REMAIN IN PLACE DURING DEMOLITION, ROUGH GRADING AND MAJOR CONSTRUCTION PHASES OF THIS PROJECT. STORAGE OF MATERIAL/STAGING, PARKING EQUIPMENT, GRADING AND CONSTRUCTION ACTIVITY WILL NOT BE ALLOWED WITHIN THESE FENCED AREAS.
5. NO TRENCHING, GRADING, OR SURFACE SCRAPING SHALL OCCUR WITHIN THE TREE PROTECTION ZONE. ALL UTILITIES SHALL BE HUNG FROM THE DECK OR PLACED ON TOP OF SUBGRADE BELOW BEDDING AND PERVIOUS PAVING. FOOTINGS SHALL EXTEND TO THE DEPTH OF THE EXISTING SUBGRADE.
6. CONTRACTORS AND SUBCONTRACTORS SHALL DIRECT ALL EQUIPMENT AND PERSONNEL TO REMAIN OUTSIDE OF THE FENCED AREAS AT ALL TIMES UNTIL PROJECT IS COMPLETE AND SHALL INSTRUCT EMPLOYEES AS TO THE PURPOSE AND IMPORTANCE OF TREE PROTECTION FENCING. WARNING SIGNS SHALL BE POSTED AT EACH TREE INDICATING THE PURPOSE OF THE FENCING.
7. FENCING TO BE REMOVED, WITH APPROVAL OF PROJECT ARBORIST, FOR FINE GRADING AND INSTALLATION OF THE IRRIGATION COMPONENTS AS SHOWN ON PLANS.
8. ANY ROOTS EXPOSED DURING CONSTRUCTION ACTIVITIES THAT ARE LARGER THAN 2 INCHES IN DIAMETER SHOULD NOT BE CUT OR DAMAGED UNTIL THE PROJECT ARBORIST HAS AN OPPORTUNITY TO ASSESS THE IMPACT THAT REMOVING THESE ROOTS COULD HAVE ON THE TREES.
9. ANY DAMAGE TO AN EXISTING TREE SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROJECT ARBORIST FOR INSTRUCTION ON THE NECESSARY STEPS TO BE TAKEN TO REPAIR DAMAGES AT NO ADDITIONAL COST TO THE CLIENT. IF IT IS DETERMINED BY THE ARBORIST THAT THE TREE CANNOT BE SAVED IT SHALL BE REPLACED WITH A TREE OF THE SAME SPECIES IN A COMPARABLE SIZE AT NO ADDITIONAL COST TO THE CLIENT.
10. LOW HANGING LIMBS OF SAVED TREES SHALL BE PRUNED PRIOR TO GRADING OR ANY MOBILIZATION OF EQUIPMENT ON SITE. THE PURPOSE OF THIS REQUIREMENT IS TO AVOID TEARING LIMBS BY HEAVY EQUIPMENT. ALL LIMBS TO BE PRUNED SHALL BE SUPERVISED BY THE PROJECT ARBORIST.
11. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE, AND ADDRESS OTHER MAINTENANCE NEEDS OF EXISTING TREES AS NEEDED PER ARBORIST'S RECOMMENDATIONS TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. SIX FEET DIAMETER, MINIMUM, BY 6-INCH-TALL EARTH BERMS SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS TEMPORARY WATERING BASINS ACCORDING TO THE WEATHER AND TREE REQUIREMENTS.
12. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST.
13. IF TREES ARE BEING RELOCATED SUCH RELOCATION SHALL OCCUR UNDER THE OBSERVATION AND DIRECTION OF THE PROJECT ARBORIST.
14. PRIOR TO TREE REMOVAL OR RELOCATION, HERITAGE TREES SHALL BE INSPECTED BY A CERTIFIED ARBORIST TO ENSURE THERE ARE NO NESTING BIRDS. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT IF THIS INSPECTION IS POSITIVE BEFORE TAKING FURTHER ACTION.
15. REPAIR OF EXISTING AND/OR INSTALLATION OF FUTURE LANDSCAPE IRRIGATION AND UTILITY TRENCHES MUST BE A MINIMUM DISTANCE OF 15 TIMES THE TRUNK DIAMETER FROM THE TRUNKS OF PROTECTED TREES UNLESS OTHERWISE NOTED AND APPROVED BY THE PROJECT ARBORIST.
16. REPAIR OF EXISTING OR ANY FUTURE LANDSCAPE IRRIGATION TRENCHES MUST BE DESIGNED TO AVOID WATER STRIKING THE TRUNKS OF TREES, ESPECIALLY OAK TREES.
17. LANDSCAPE MATERIALS (COBBLES, DECORATIVE BARK, STONES, FENCING, ETC.) MUST NOT BE INSTALLED DIRECTLY IN CONTACT WITH THE BARK OF TREES BECAUSE OF THE RISK OF SERIOUS DISEASE INFECTION.
18. TREES PROTECTED IN PLACE MUST REMAIN IRRIGATED IF THIS PROJECT CONSTRUCTION HAPPENS AFTER THE DORMANT SEASON.

LEGEND

- LIMIT OF WORK
- TREE PROTECTION FENCING - LOCATE AT A MINIMUM DISTANCE OF 6 TIMES THE TRUNK DIAMETER IN ALL DIRECTIONS FROM THE TRUNK OR AT THE OUTER EDGE OF THE DRIP-LINE (TREE CANOPY), WHICHEVER IS GREATER
- EXISTING TREE TO BE REMOVED
  - #ID, XX" DBH (PER VENTURA COLLEGE TREE INVENTORY)
- EXISTING TREE TO REMAIN
  - #ID, XX" DBH (PER VENTURA COLLEGE TREE INVENTORY)

EXISTING TREE SCHEDULE

EXISTING TREES TO RETAIN

TREE ID #	BOTANICAL NAME	COMMON NAME	CONDITION	DBH (INCHES)	EST. HEIGHT (FEET)
38	Schinus terebinthifolius	Brazilian pepper	Fair	32	30
39	Schinus terebinthifolius	Brazilian pepper	Fair	50	35
51	Washingtonia robusta	Mexican fan palm	Fair	22	60
52	Washingtonia robusta	Mexican fan palm	Fair	22	60
472	Washingtonia robusta	Mexican fan palm	Fair	20	20
473	Arecastrum romanzoffianum	Queen palm	Fair	20	25
474	Arecastrum romanzoffianum	Queen palm	Fair	20	30
475	Arecastrum romanzoffianum	Queen palm	Fair	20	40
476	Archontophoenix cunninghamiana	King palm	Fair	18	20
477	Arecastrum romanzoffianum	Queen palm	Fair	18	40
480	Arecastrum romanzoffianum	Queen palm	Fair	18	20
481	Arecastrum romanzoffianum	Queen palm	Fair	18	25
482	Arecastrum romanzoffianum	Queen palm	Fair	18	25
483	Arecastrum romanzoffianum	Queen palm	Fair	15	25
484	Arecastrum romanzoffianum	Queen palm	Fair	20	25
526	Washingtonia robusta	Mexican fan palm	Fair	20	25

EXISTING TREES TO REMOVE

TREE ID #	BOTANICAL NAME	COMMON NAME	CONDITION	DBH (INCHES)	EST. HEIGHT (FEET)
22	Schinus terebinthifolius	Brazilian pepper	Fair	25	25
40	Eucalyptus sideroxylon	Red ironbark	Excellent	35	50
41	Eucalyptus sideroxylon	Red ironbark	Excellent	29	40
42	Pyrus calleryana	Ornamental Pear	Fair	20	25
43	Pyrus calleryana	Ornamental Pear	Fair	22	30
45	Butia capitata	Jelly palm	Fair	22	10
46	Butia capitata	Jelly palm	Fair	25	15
47	Butia capitata	Jelly palm	Fair	28	18
48	Washingtonia robusta	Mexican fan palm	Fair	22	60
49	Washingtonia robusta	Mexican fan palm	Fair	22	60
50	Washingtonia robusta	Mexican fan palm	Fair	22	60
54	Butia capitata	Jelly palm	Fair	28	20
55	Butia capitata	Jelly palm	Fair	25	8
56	Butia capitata	Jelly palm	Fair	25	7
57	Washingtonia filifera	California Fan Palm	Fair	25	40
58	Washingtonia filifera	California Fan Palm	Fair	25	40
450	Archontophoenix cunninghamiana	King palm	Fair	12	15
451	Archontophoenix cunninghamiana	King palm	Fair	12	15
452	Washingtonia robusta	Mexican fan palm	Fair	20	25
453	Washingtonia robusta	Mexican fan palm	Fair	14	10
454	Washingtonia robusta	Mexican fan palm	Fair	15	15
455	Washingtonia robusta	Mexican fan palm	Fair	10	5
456	Hyophorbe lagenicaulis	Bottle Palm	Fair	18	15
457	Washingtonia filifera	California Fan Palm	Fair	22	40
458	Roystonea regia	Cuban Royal Palm	Fair	25	35
459	Arecastrum romanzoffianum	Queen palm	Fair	20	20
460	Washingtonia filifera	California Fan Palm	Fair	29	35
461	Cordyline australis	Cabbage Palm	Fair	28	35
462	Washingtonia filifera	California Fan Palm	Fair	20	7
463	Washingtonia robusta	Mexican fan palm	Fair	18	8
464	Cordyline australis	Cabbage Palm	Fair	22	25
465	Washingtonia filifera	California Fan Palm	Fair	25	10
466	Cordyline australis	Cabbage Palm	Fair	25	10
467	Cordyline australis	Cabbage Palm	Fair	25	10
468	Cordyline australis	Cabbage Palm	Fair	25	10
469	Cordyline australis	Cabbage Palm	Fair	28	25
470	Cordyline australis	Cabbage Palm	Fair	28	25
471	Washingtonia robusta	Mexican fan palm	Fair	12	30
478	Arecastrum romanzoffianum	Queen palm	Fair	18	40
479	Arecastrum romanzoffianum	Queen palm	Fair	18	20
486	Arecastrum romanzoffianum	Queen palm	Fair	20	40
487	Brahea edulis	Guadalupe palm	Fair	24	20
488	Brahea edulis	Guadalupe palm	Fair	24	20
489	Washingtonia robusta	Mexican fan palm	Fair	22	25
490	Beaucarnea recurvata	Pony-tail palm	Fair	12	10
491	Butia capitata	Jelly palm	Fair	20	30
492	Butia capitata	Jelly palm	Fair	22	10
493	Caryota maxima	Himalayan Fishtail Palm	Fair	10	20
494	Howea forsteriana	Kentia Palm	Fair	10	35
495	Howea forsteriana	Kentia Palm	Fair	10	35
496	Arecastrum romanzoffianum	Queen palm	Fair	18	20
497	Arecastrum romanzoffianum	Queen palm	Fair	18	20
498	Arecastrum romanzoffianum	Queen palm	Fair	18	15
499	Arecastrum romanzoffianum	Queen palm	Fair	18	30
500	Arecastrum romanzoffianum	Queen palm	Fair	18	35
501	Arecastrum romanzoffianum	Queen palm	Fair	18	35
502	Trachycarpus fortunei	Windmill palm	Fair	10	40
503	Trachycarpus fortunei	Windmill palm	Fair	15	10
504	Trachycarpus fortunei	Windmill palm	Fair	15	10
505	Chamaerops humilis	Mediterranean fan palm	Fair	26	20
506	Chamaerops humilis	Mediterranean fan palm	Fair	31	15
507	Butia capitata	Jelly palm	Fair	28	20
508	Archontophoenix cunninghamiana	King palm	Fair	12	25
509	Archontophoenix cunninghamiana	King palm	Fair	10	22
510	Dypsis decaryi	Triangle Palm	Fair	22	17
511	Chamaerops humilis	Mediterranean fan palm	Fair	12	20
512	Chamaerops humilis	Mediterranean fan palm	Fair	12	20
513	Chamaerops humilis	Mediterranean fan palm	Fair	12	15
514	Archontophoenix cunninghamiana	King palm	Fair	12	20
515	Archontophoenix cunninghamiana	King palm	Fair	12	20
516	Archontophoenix cunninghamiana	King palm	Fair	12	20
517	Archontophoenix cunninghamiana	King palm	Fair	12	25
518	Archontophoenix cunninghamiana	King palm	Fair	15	15
519	Archontophoenix cunninghamiana	King palm	Fair	10	20
520	Archontophoenix cunninghamiana	King palm	Fair	10	20
521	Chamaerops humilis	Mediterranean fan palm	Excellent	45	16
522	Chamaerops humilis	Mediterranean fan palm	Fair	20	20
523	Brahea edulis	Guadalupe palm	Fair	20	22
524	Brahea edulis	Guadalupe palm	Fair	20	25
525	Acoelorrhaphe wrightii	Everglades Palm	Fair	17	20

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125592 INC: 01
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 04/08/2026

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 685 Howard Street, #300
San Francisco, CA 94105 / 415.956.0688

LOS ANGELES / 758 New High Street #100B
Los Angeles, CA 90012 / 323.937.2150

mithun.com

RNT ARCHITECTS

PROJECT
VENTURA COLLEGE STUDENT HOUSING

LOCATION
4667 TELEGRAPH RD, VENTURA, CA 93003

PREPARED FOR
VENTURA COLLEGE

Ventura College EST. 1925

NO.	DATE	ISSUE / REVISION

DESIGN PARTNER	PROJECT MANAGER	PROJECT ARCHITECT
BC, CC	SB, CY	TOC, TYC
PROJECT DESIGNER	CHECK	
	DF	

PROJECT TEAM MEMBERS
MI, JM

PROFESSIONAL SEAL

LICENSED LANDSCAPE ARCHITECT
DOROTHY FARIS LA 7045
STATE OF CALIFORNIA
Signature
03/31/2026
Renewal Date
11/14/2025
Date

APPROVAL STAMP

TITLE
TREE PROTECTION & REMOVAL PLAN

PROJECT NO
2423800
DATE
12/02/2025

SHEET NUMBER
L0.10
PERMIT SET - INCREMENT 1

ORIGINAL SHEET SIZE 36" x 42"

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1 OVERALL SITE PLAN INC 1
1/32" = 1'-0"

0 4' 8' 16' 24"
1/8" = 1'-0"

KEY NOTES:

1 LOCATION OF UNDERGROUND PULL SECTION. REFER TO SHEET E4.01 DETAIL #1 FOR ENLARGED MAIN ELECTRICAL PLAN.

2 LOCATION OF PAD MOUNT UTILITY TRANSFORMER. COORDINATE WITH CIVIL AND LANDSCAPE FOR EXACT LOCATION.

3 PROPOSED PRIMARY CONDUIT INCOMING FROM EXISTING ELECTRICAL MANHOLE. COORDINATE WITH UTILITY CONSULTANT FOR EXACT ROUTE AND P.O.C.

4 REFER TO SINGLE-LINE DIAGRAM FOR SECONDARY CONDUIT AND FEEDER SIZE.

5 PROVIDE (1) 4" C.O. FOR EV CHARGING STATIONS. COORDINATE WITH CIVIL AND LANDSCAPE FOR EXACT ROUTING.

6 PROVIDE (6) 4" UG C.O. FROM EXISTING TELE MANHOLE.

7 PROVIDE 4'W X 4'L X 4'D (INSIDE CLEAR DIMENSIONS) PRECAST CONCRETE TELECOMMUNICATIONS HANDHOLE. EXTEND (6) 4" C.O. UNDERGROUND TO MPOE ROOM. PRECAST CONCRETE HANDHOLE FROM OLDCASTLE PRECAST MODEL "TELECOM 4448FO" OR APPROVED EQUAL. REFER TO DETAIL #2 / E1.00 FOR SPECIFICATION SHEET DETAIL.

8 LOCATION OF BUILDING MPOE ROOM.

GENERAL NOTES:

1. CONTRACTOR SHALL INSPECT AND VERIFY FIELD CONDITIONS PRIOR TO INSTALLATION OF UTILITY SERVICES. FIELD VERIFY UNDERGROUND UTILITIES, SUBSTRUCTURES, EASEMENTS, RIGHTS OF WAY, ETC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. COORDINATE TRENCH ROUTING AND EQUIPMENT LOCATIONS WITH EXISTING SITE CONDITIONS AND WITH CIVIL DRAWINGS.

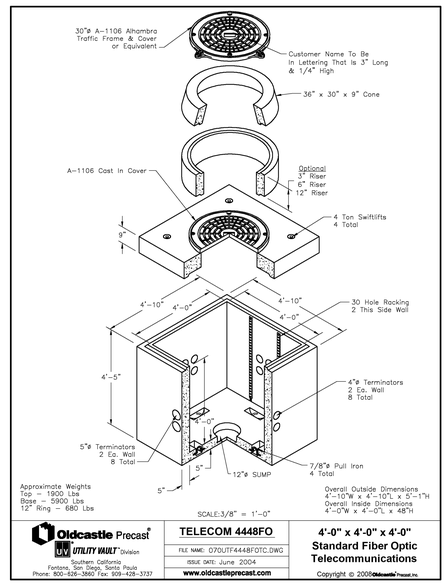
Electrical Symbol Legend

Power Symbols

S EVCS / D EVCS — Single Or Dual Electric Vehicle Charging Station - Installed Complete With Wiring

Wiring

- Wiring Turned Up
- Wiring Turned Down
- Concealed EMT conduit with wire 2#12AWG and 1#12AWG green ground, 3/4"C. minimum.
- Concealed EMT conduit with wire 3#12AWG and 1#12AWG green ground, 3/4"C. minimum.
- #10 — Concealed EMT conduit with wire 3#10AWG and 1#10AWG green ground, 3/4"C. minimum.
- Underground conduit



2 TELECOMMUNICATIONS HANDHOLE DETAIL
NTS

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125592 INC: 01
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 04/08/2026

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mithun.com

RNT ARCHITECTS

PROJECT
VENTURA COLLEGE STUDENT HOUSING

LOCATION
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Ventura, CA 93003

PREPARED FOR
Ventura College

MA ENGINEERS
5160 Carroll Canyon Rd, Suite 200
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Consulting Engineers
T 858 200-0030 F 858 200-0037
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Ventura COLLEGE

NO.	DATE	ISSUE / REVISION
	12/02/25	DSA PERMIT SET - INCREMENT 1

DESIGN PARTNER	PROJECT MANAGER	PROJECT ARCHITECT
BC, CC	SB, CY	TOC, TYC
PROJECT DESIGNER	CHECK	

PROJECT TEAM MEMBERS
RR, DK, GB, SEY, ES, AC

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER — SHANE BAILEY — E18803 EXP. 6/30/2027 ELECTRICAL — STATE OF CALIFORNIA — 6646

APPROVAL STAMP

TITLE
ELECTRICAL SITE PLAN

PROJECT NO.
2423800
DATE
11/04/2025

SHEET NUMBER
E1.00
PERMIT SET - INCREMENT 02

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ORIGINAL SHEET SIZE: 36" x 42"