

CHILD DEVELOPMENT CENTER - SITE IMPROVEMENTS

VENTURA COLLEGE, 4667 TELEGRAPH RD, VENTURA, CA 93003

PROJECT SCOPE

INSTALL PREFABRICATED METAL FENCE PANELS AROUND A PORTION OF THE PERIMETER OF AN EXISTING CHILD-CARE CENTER. CONSTRUCT CUSTOM METAL GATES WITH ELECTRIFIED PANIC HARDWARE AND A LOW-VOLTAGE CAMERA/INTERCOM SYSTEM. EXISTING CONCRETE WALKS WILL BE ALTERED AND NEW CONCRETE WALKS WILL BE ADDED AS PART OF THE DESIGN. EXISTING LANDSCAPE AREAS AND ITS ASSOCIATED IRRIGATION COMPONENTS WILL BE REMOVED AND REPLACED WITH DECOMPOSED GRANITE.

PROJECT INFORMATION

SITE INFORMATION:
 STREET ADDRESS: 4667 TELEGRAPH RD, VENTURA, 93003
 APN: 078-0-050-390
 ZONING: R-1-7
 LOT SIZE: NO CHANGE TO BLDG. FOOTPRINT
 LAND USE: COMMUNITY COLLEGE
 EXISTING USE: CHILD CARE
 PROPOSED USE: NO CHANGE IN USE

BUILDING INFORMATION:
 NUMBER OF STORIES: 1
 OCCUPANCY GROUP: E
 CONSTRUCTION TYPE: VB
 SPRINKLERED: NO
 MAX. HEIGHT ALLOWED: (PER 2022 CBC TABLE 504.3) 55'
 MAX. HEIGHT PROPOSED: NO CHANGE
 ROOF RATING: CLASS A
 HIGH FIRE ZONE: NO

PROJECT DIRECTORY

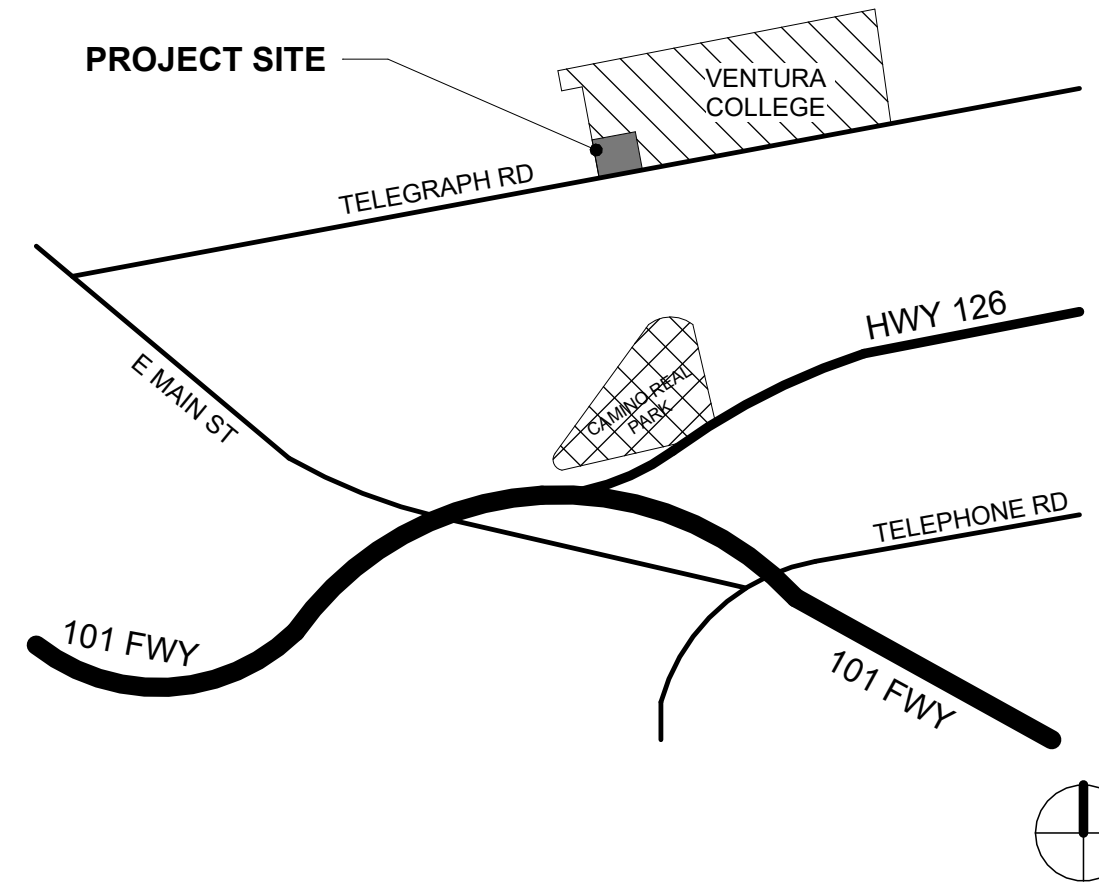
APPLICANT VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
 ADDRESS: 761 E. DAILY DR. CAMARILLO, CA 93010
 CONTACT: JESSE SLUDER, FACILITIES DIRECTOR
 EMAIL: JSLUDER@VCCCD.EDU P:805-289-6235

ARCHITECT RRM DESIGN GROUP
 ADDRESS: 422 E. MAIN ST. VENTURA, CA 93001
 CONTACT: MARTIN HARTMANN
 EMAIL: MHARTMANN@RRMDESIGN.COM P:805-597-5292

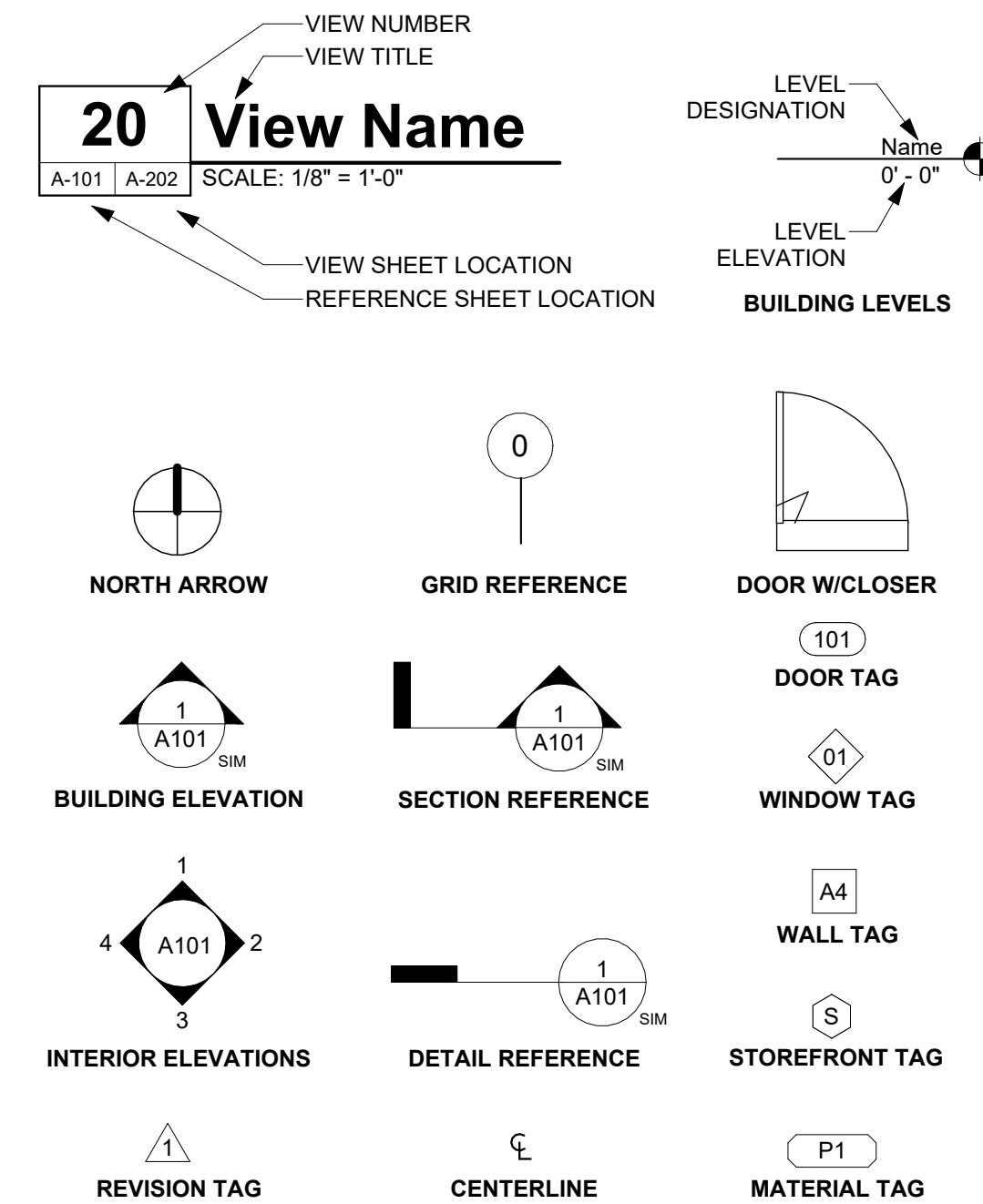
SHEET INDEX

GENERAL	TITLE SHEET
G-001	OVERALL CAMPUS PLAN
G-002	CODE ANALYSIS
ARCHITECTURAL	
AS-101	EXISTING/DEMO SITE PLAN
AS-102	PROPOSED SITE PLAN
AS-201	PROPOSED EXTERIOR ELEVATIONS & DETAILS
AS-901	DETAILS

VICINITY MAP



SYMBOLS



PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE 2022 EDITION TITLE 24 CALIFORNIA CODE OF REGULATIONS (C.C.R.).
- THE DRAWINGS AND SPECIFICATIONS AND ALL COPIES THEREOF, ARE LEGAL INSTRUMENTS OF SERVICE FOR THE USE OF THE OWNER AND AUTHORIZED REPRESENTATIVE ON THE DESIGNATED PROPERTY ONLY. OTHER USE, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT, IS PROHIBITED.
- SPECIFICATIONS, DETAILS AND SCHEDULES WHICH MAY BE BOUND SEPARATELY, ARE PART OF THESE CONTRACT DOCUMENTS. DRAWINGS BY SEPARATELY CONTRACTED CONSULTING PROFESSIONALS (SUCH AS STRUCTURAL, INTERIORS OR LANDSCAPE) ARE SUPPLEMENTARY TO THE DESIGN DRAWINGS AND ARE PART OF THESE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF INFORMATION IS NOT SHOWN OR IS UNCLEAR. REPORT APPARENT DISCREPANCIES ON DRAWINGS AND/OR SPECIFICATIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVAL FOR ALL WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE WORK FOR ALL UTILITIES AND SERVICES.
- ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. QUESTIONS REGARDING THE SAME, OR THEIR EXACT MEANING, SHALL BE DIRECTED TO THE ARCHITECT.
- CODE REQUIREMENTS: ALL WORK TO COMPLY WITH DIVISION OF THE STATE ARCHITECT REGULATIONS AND CURRENT EDITION OF TITLE 24 CODE OF REGULATIONS.
- CONSTRUCTION IS TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24.
- EXISTING CONDITIONS: CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS DESIGNATED AS, OR REQUIRED TO, INTERFACE WITH NEW CONSTRUCTION. REPORT ANY DISCREPANCIES, DEFICIENCIES, OR CONDITIONS INCOMPATIBLE WITH PROPOSED CONSTRUCTION PRIOR TO PROCEEDING.
- IT IS THE RESPONSIBILITY OF THE G.C. TO INSTALL ALL TEMPORARY BRACING AND SHORING TO ENSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM. DO NOT REMOVE EXISTING STRUCTURAL SUPPORTS OR BEARING WALLS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT OR STRUCTURAL ENGINEER.
- DIMENSIONS/NOTES/DETAILS: DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD, AND IMMEDIATELY REPORT ANY DISCREPANCIES OR EXISTING AND PROPOSED VARIATIONS TO THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND COORDINATING DIMENSIONS. ALL WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALES SHOWN ON PLANS, SECTIONS, AND DETAILS. SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY GENERAL NOTES OR DETAILS. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED AS SIMILAR CONDITIONS DETAILED AND/OR INDICATED ON THE DRAWINGS. ANY WORK INSTALLED IN CONFLICT WITH THE DESIGN DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL EXTERIOR DIMENSIONS ARE TO ASSUMED FACE OF PLYWOOD SHEATHING OR FACE OF MASONRY UNO. INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD FINISH OR CENTERLINE OF WALL UNO.
- GEOTECHNICAL REPORTS ARE NOT INCLUDED IN THE CONTRACT DOCUMENTS, BUT MAY BE MADE AVAILABLE TO THE CONTRACTOR FOR INFORMATION ONLY. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY CONCLUSIONS THE CONTRACTOR MAY DRAW FROM SUCH INFORMATION. THE CONTRACTOR SHALL INVESTIGATE AND DETERMINE EXISTING SOILS AND SITE CONDITIONS UNDER WHICH CONTRACTOR WILL OPERATE IN PERFORMING THE WORK.
- THE CONTRACTOR IS TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF DEMOLITION AND CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL RESTRICT GENERAL PUBLIC ACCESS TO THE DEMOLITION, CONSTRUCTION, AND STORAGE AREAS.
- HAZARDOUS MATERIALS ARE NOT TO BE STORED IN THE BUILDING, NOR USED IN CONSTRUCTION, IN QUANTITIES EXCEEDING THOSE SPECIFIED IN THE CBC.
- DURING DEMOLITION AND CONSTRUCTION THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXISTENCE AND PRECISE LOCATION OF UNDERGROUND PIPING AND OTHER STRUCTURES WHICH MAY BE AFFECTED BY CONSTRUCTION. PROMPTLY NOTIFY EACH UTILITY COMPANY, MUNICIPALITY, OR OTHER AGENCY OWNING OR OPERATING ANY AFFECTED FACILITIES OR STRUCTURES, AND REQUEST ENGINEERING INFORMATION AND MARKING OF FACILITIES IN FIELD, PRIOR TO COMMENCING ANY WORK ON THE SITE. REMOVE ALL ITEMS SPECIFIED TO BE ABANDONED, AND TAKE CARE TO PREVENT ANY DAMAGE TO, OR DISRUPTION OF, ITEMS TO REMAIN.
- WHERE FIRE-RATED WALL OR CEILING ASSEMBLIES ARE PENETRATED BY RECESSED FIXTURES, MECHANICAL DUCTS, OR OTHER ITEMS, THE FIXTURES, DUCTS, OR OTHER ITEMS SHALL BE FIRE-RATED TO MATCH THE WALL OR CEILING ASSEMBLY.
- U.N.O. ALL EXTERIOR DOORS SHALL LIMIT AIR INFILTRATION WHEN IN CLOSED POSITION AS FOLLOWS: PROVIDE WEATHERSTRIPPING AT HEAD, SILL AND JAMBS. INSTALL ASTRAGAL AT MEETING PORTION OF DOUBLE DOORS. DOORS REQUIRING VERTICAL TRACKS OR GUIDES SHALL USE CONTINUOUS MOUNTING ANGLE, AND SHALL BE SEALED TO LIMIT AIR LEAKAGE.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BLOCKING, BACKING, HANGERS, BACK-UP PLATES, AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, FIXTURES, PARTITIONS, AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, KITCHEN, ELECTRICAL OR MISCELLANEOUS EQUIPMENT AND FURNISHING.
- CONTRACTOR SHALL VERIFY EXACT SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS, BASE STRUCTURES, ROOF OPENINGS, AS WELL AS POWER, WATER, DRAIN INSTALLATIONS AND STRUCTURAL STEEL SUPPORT LOCATIONS, WHEN APPLICABLE, WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR APPROVED SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
- ALL PIPES, CONDUIT, WIRES, AND DUCTS SHALL BE CONCEALED FROM VIEW UNO.
- ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS, AS DEFINED BY CBC CHAPTER 24, SHALL BE TEMPERED GLASS. SKYLIGHTS ARE TO BE TEMPERED GLASS OR FIBERGLASS AS SPECIFIED.
- INSTALL SEALANT AT JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AND AT PENETRATIONS OF UTILITIES THROUGH THE BUILDING ENVELOPE, TO LIMIT AIR OR RAIN.
- THE CONTRACTOR SHALL PROVIDE THE OWNER A LIST OF THE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. THE INSTRUCTIONS SHALL BE CONSISTENT WITH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR OF THE STATE ENERGY COMMISSION. THE ENERGY "CERTIFICATION OF COMPLIANCE" SHALL BE SUBMITTED AFTER THE INSTALLATION OF THE REQUIRED EQUIPMENT AND/OR MATERIAL, AND PRIOR TO ANY REQUEST FOR A FINAL INSPECTION.
- ITEMS IN THESE DRAWINGS NOT SPECIFICALLY IDENTIFIED AS EXISTING ARE ASSUMED TO BE NEW.
- ALL ASTM AND/OR ANSI DESIGNATIONS REFERRED TO ON THESE DRAWINGS SHALL BE THE LATEST ADOPTED OR REVISED SPECIFICATIONS. MATERIAL AND EQUIPMENT NECESSARY FOR WORK SHALL NOT BE PLACED OR STORED ON PUBLIC PROPERTY SO AS TO OBSTRUCT A FREE AND CONVENIENT APPROACH TO AND USE OF ANY FIRE HYDRANT, FIRE OR POLICE ALARM BOX, UTILITY BOX, CATCH BASIN OR MANHOLE OR SO AS TO INTERFERE WITH THE FREE FLOW OF WATER IN STREET OR ALLEY GUTTER. PROTECTION AGAINST DAMAGE SHALL BE PROVIDED TO SUCH UTILITY FIXTURES DURING THE PROGRESS OF THE WORK, BUT SIGHT OF THEM SHALL NOT BE OBSTRUCTED.
- WHERE NOT SPECIFICALLY DESCRIBED IN ANY OF THE NOTES OR SPECIFICATIONS, WORKMANSHIP SHALL CONFORM TO THE METHODS AND OPERATIONS OF BEST STANDARDS AND ACCEPTED PRACTICES OF THE RESPECTIVE TRADE.
- CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC, THE WORKERS OR ADJOINING PROPERTY FOR THE DURATION OF THE CONSTRUCTION PROJECT.
- REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING REMODELING, ALTERATIONS, REPAIRS OR ADDITIONS TO THE BUILDING UNLESS THE REQUIRED ELEMENTS OR DEVICES ARE BEING REMODELED, ALTERED, OR REPAIRED IN WHICH CASE ADEQUATE SUBSTITUTE PROVISIONS SHALL BE MADE.
- SERVICE UTILITY CONNECTIONS SHALL BE DISCONTINUED AND CAPPED IN ACCORDANCE WITH THE APPROVED RULES AND THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING, OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH 2022 CPC.
- AREAS OF CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER PER 2022 CFC.
- REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING, ALTERATIONS, AND ADDITIONS TO BUILDING UNLESS APPROVED TEMPORARY MEANS OF EGRESS SYSTEMS AND FACILITIES HAVE BEEN PROVIDED.
- PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS AND HORIZONTAL ASSEMBLIES SHALL BE PROTECTED AS REQUIRED IN CBC SECTIONS 714.4 AND 714.5.
- MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO ENSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE ARCHITECT WILL PROVIDE ONLY PERIODIC OBSERVATION OF THE WORK. SEE DSA INSPECTION REQUIREMENTS LISTED IN NOTE 46.
- GRADING, PAVEMENT, DRAINAGE IMPROVEMENTS, ROAD & ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
- CUTTING, BORING, SAWCUTTING OR DRILLING THROUGH THE NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED IN THE DRAWINGS OR ACCEPTED BY THE ARCHITECT AND THE STRUCTURAL ENGINEER WITH THE APPROVAL OF DSA REPRESENTATIVE.
- ALL WELDING SHALL BE SPECIALLY INSPECTED BY AN AWS-CWI QUALIFIED INSPECTOR APPROVED BY DSA.
- ALL BRACING OF DUCTS AND PIPINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE AND SMACNA GUIDELINES AS APPROVED BY DSA. (CBC WILL GOVERN WHERE CONFLICTS OCCUR). THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT, MECHANICAL ENGINEER AND FIELD ENGINEER. A COPY OF THE GUIDELINES PUBLISHED BY SMACNA AND APPROVED BY DSA SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON THE JOB AT ALL TIMES.
- SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE APPROVED DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24 C.C.R., A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILED AND SPECIFYING THE REQUIRED REPAIR WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE REPAIR WORK.
- CHANGES TO APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR A CHANGE ORDER APPROVED BY THE DIVISION OF THE STATE ARCHITECT AS REQUIRED BY SECTION 4-338, PART 1, T24 C.C.R.
- A DSA CERTIFIED INSPECTOR WITH CLASS 3 SHALL BE EMPLOYED BY THE DISTRICT AND SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTION ARE DEFINED IN SECTION 4-342, PART 1, T24, C.C.R. THE PROJECT INSPECTOR IS TO BE CERTIFIED BY DSA TO INSPECT. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE OWNER SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.
- ALL WORK (AS APPLICABLE) MUST MEET THE MANDATORY MEASURES OF THE 2022 CALIFORNIA GREEN BUILDING STANDARDS (CAL GREEN) CODE (TITLE 24, PART 11).
- THE SEISMIC ANCHORAGE OF MECHANICAL AND ELECTRICAL EQUIPMENT SHALL CONFORM TO C.C.R. TITLE 24, 2022 CBC CHAPTER 16A. ANCHORAGE DETAILS SHALL BE SHOWN ON THE PLANS.
- FIRE SAFETY DURING DEMOLITION AND CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND APPLICABLE PROVISIONS OF CFC CHAPTER 33.
- FABRICATION AND INSTALLATION OF DEFERRED SUBMITTAL ITEMS SHALL NOT BE STARTED UNTIL CONTRACTOR'S DRAWINGS, SPECIFICATIONS, AND ENGINEERING CALCULATIONS FOR THE ACTUAL SYSTEMS TO BE INSTALLED HAVE BEEN ACCEPTED AND SIGNED BY THE ARCHITECT OR STRUCTURAL ENGINEER AND APPROVED BY THE DSA.

APPLICABLE CODES

- PARTIAL LIST OF APPLICABLE CODES AND STANDARDS AS OF JANUARY 1, 2023**
- 2022 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS., TITLE 24)
 - PART 1 - CALIFORNIA ADMINISTRATIVE CODE (CAC)
 - PART 2 - CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2 (CBC)
 - PART 3 - CALIFORNIA ELECTRICAL CODE (CEC)
 - PART 4 - CALIFORNIA MECHANICAL CODE (CMC)
 - PART 5 - CALIFORNIA PLUMBING CODE (CPC)
 - PART 6 - CALIFORNIA ENERGY CODE (CEC)
 - PART 7 - VACANT
 - PART 8 - CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
 - PART 9 - CALIFORNIA FIRE CODE (CFC)
 - PART 10 - CALIFORNIA EXISTING BUILDING CODE (CEBC)
 - PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
 - PART 12 - CALIFORNIA REFERENCED STANDARDS CODE

CALIFORNIA CODE OF REGULATIONS TITLE 19, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

- NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS:
- NFPA 10-21 STANDARD FOR PORTABLE FIRE EXTINGUISHERS
 - NFPA 13-22 STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS
 - NFPA 14-19 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEM
 - NFPA 24-19 INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES
 - NFPA 25-13CA INSPECTION, TESTING, AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS
 - NFPA 54-18 NATIONAL FUEL GAS CODE
 - NFPA 72-22 NATIONAL FIRE ALARM AND SIGNALING CODE
 - NFPA 80-19 STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES
 - NFPA 101-21 LIFE SAFETY CODE
 - NFPA 105-19 STANDARD FOR SMOKE DOOR ASSEMBLIES AND OTHER OPENING PROTECTIVES
 - NFPA 111-19 STANDARD FOR STORED ELECTRICAL ENERGY EMERGENCY AND STANDBY POWER SYSTEMS
 - NFPA 170-18 STANDARD FOR FIRE SAFETY AND EMERGENCY SYMBOLS
 - NFPA 221-18 STANDARD FOR HIGH CHALLENGE FIRE WALLS, FIRE WALLS, AND FIRE BARRIER WALLS
 - NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATIONS, AND DEMOLITION OPERATIONS
 - NFPA 252-17 STANDARD METHODS OF FIRE TESTS DOOR ASSEMBLIES
 - NFPA 253-19 STANDARD METHOD OF TEST FOR CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS USING A RADIANT HEAT ENERGY SOURCE
 - NFPA 257-17 STANDARD FOR FIRE TEST FOR WINDOW AND GLASS BLOCK ASSEMBLIES

REFERENCE 2022 CBC CHAPTER 35 AND 2022 CFC CHAPTER 80 FOR NFPA STANDARDS AND CA AMENDMENTS.



rrmdesign.com | (805) 543-1794

RRM DESIGN GROUP COPYRIGHT 2024. RRM IS A CALIFORNIA CORPORATION

CONSULTING ENGINEER

CHILD DEVELOPMENT CENTER -
SITE IMPROVEMENTS

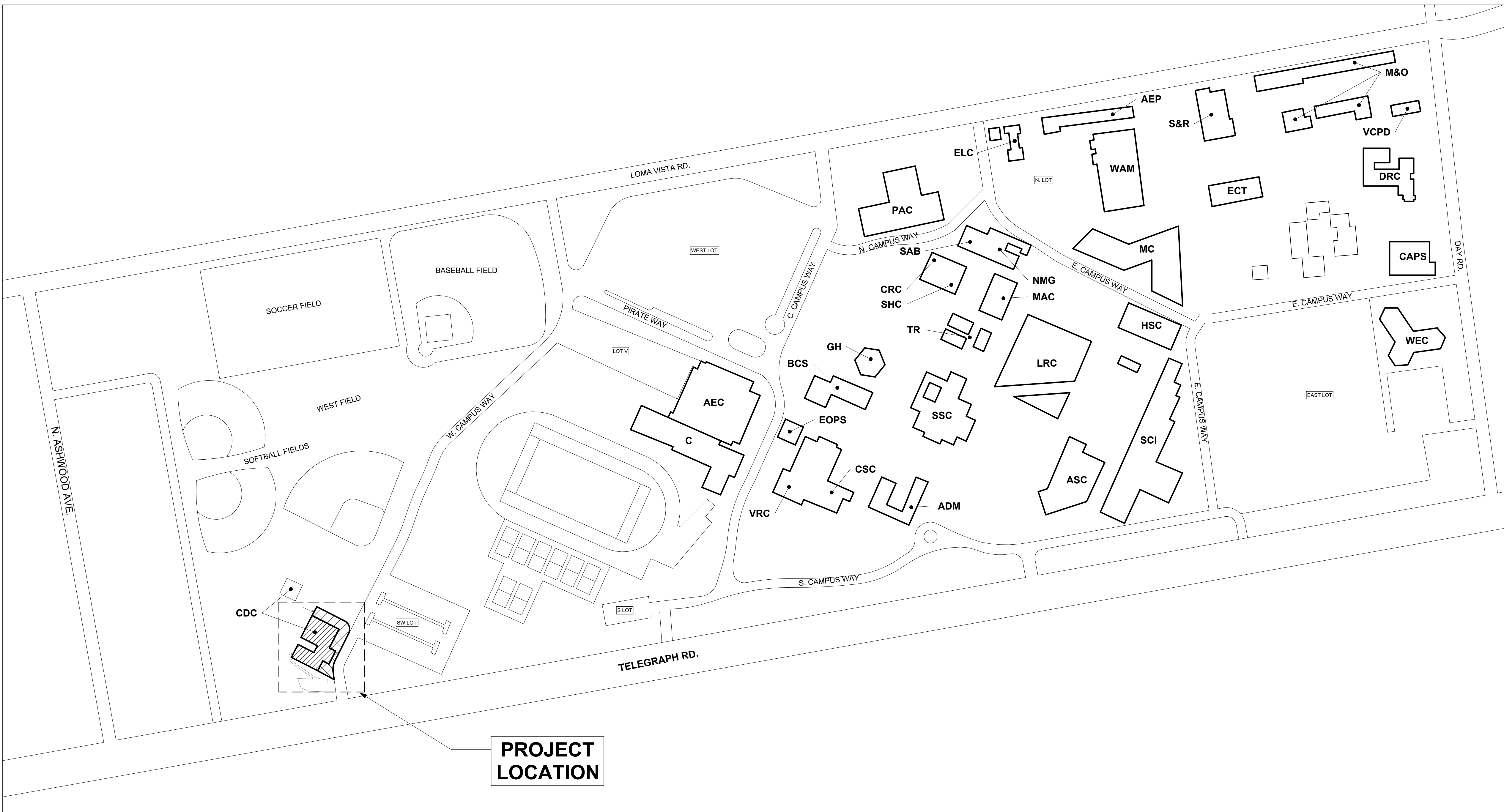
VENTURA COLLEGE
4667 TELEGRAPH RD, VENTURA, CA 93003

TITLE SHEET

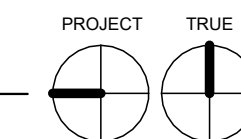
100% CONSTRUCTION DOCUMENTS

NO.	REVISION	DATE
△		
△		
△		
△		
△		

PROJECT MANAGER	
MH	CHECKED BY
BB/ER	DS
DATE	
08/09/2024	
PROJECT NUMBER	
3299-01-ED24	
SHEET	
G-001	



1 OVERALL CAMPUS PLAN
 AS-201 | G-002 | SCALE: 1" = 120'-0"



PROJECT BUILDING INFO						
BUILDING NAME	DSA APP. NOS. / A#	USE	OCCUPANCY	CONSTRUCTION TYPE	FIRE SPRINKLERS	
CDC	03-122783, 03-101516, 03-53955	CHILD-CARE CENTER	E	VB	NS	

CAMPUS BUILDING LEGEND	
ABBREVIATION	BUILDING NAME
ADM	ADMINISTRATION
AEC	ATHLETIC EVENT CENTER
AEP	AUTO EDUCATION PROGRAM
ASC	APPLIED SCIENCES CENTER
BCS	BOOKSTORE AND CAMPUS SERVICES
C	SMALL GYM
CAPS	CAPS MEDIA
CDC	CHILD DEVELOPMENT CENTER
CRC / SHC	CREATIVE RESOURCE CENTER / STUDENT HEALTH CENTER
CSC / VRC	CAMPUS STUDENT CENTER / VETERANS RESOURCE CENTER
DRC	DAY ROAD CENTER
ECT	ENVIRONMENTAL/CONSTRUCTION TECHNOLOGY
ELC	ENGLISH LEARNING CENTER/TESTING CENTER
EOPS	EXTENDED OPPORTUNITIES PROGRAMS & SERVICES
GH	GUTHRIE HALL
HSC	HEALTH SCIENCES CENTER
LRC	LIBRARY & LEARNING RESOURCE CENTER
M&O	MAINTENANCE & OPERATIONS
MAC	MEDIA ARTS CENTER
MC	MULTIDISCIPLINARY CENTER
NMG / SAB	NEW MEDIA GALLERY / STUDIO ARTS BUILDING
PAC	PERFORMING ARTS CENTER
S&R	SHIPPING AND RECEIVING WAREHOUSE
SCI	SCIENCES AND MATHEMATICS COMPLEX
SSC	STUDENT SERVICES CENTER
TR	TRAILERS
VCPD	VENTURA COLLEGE POLICE
WAM	WELDING, AUTO & MANUFACTURING
WEC	WRIGHT EVENT CENTER

100% CONSTRUCTION DOCUMENTS

**CHILD DEVELOPMENT CENTER -
 SITE IMPROVEMENTS**
 VENTURA COLLEGE
 4667 TELEGRAPH RD., VENTURA, CA 93003
OVERALL CAMPUS PLAN

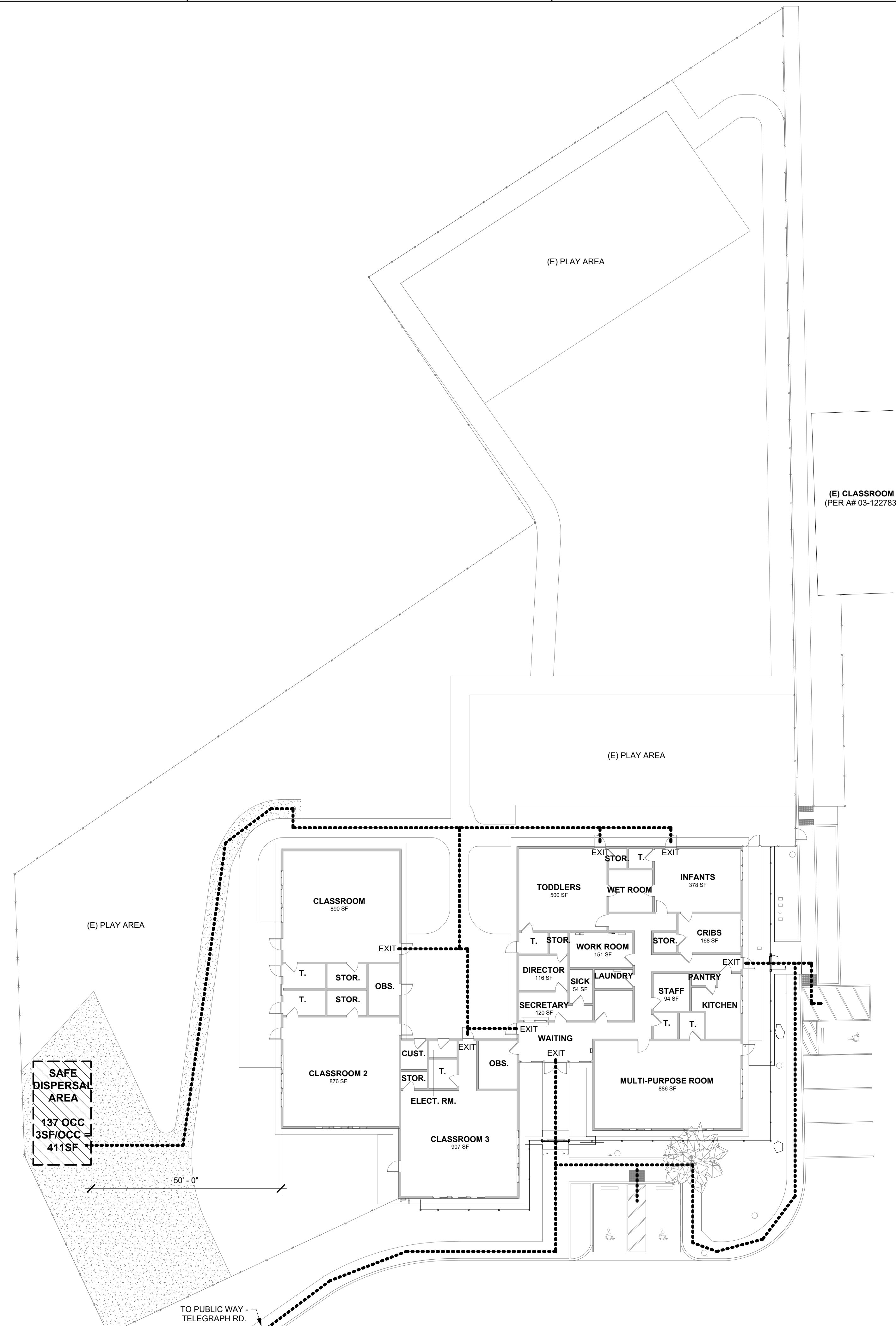
NO.	REVISION	DATE
△		
△		
△		
△		
△		
△		

PROJECT MANAGER	
MH	
DRAWN BY	CHECKED BY
BB/ER	DS
DATE	
08/09/2024	
PROJECT NUMBER	
3299-01-ED24	
SHEET	
G-002	



rrm design.com | (805) 543-1794
 THE INCLUDED DRAWINGS, SPECIFICATIONS, SCHEDULES AND MEASUREMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF RRM DESIGN GROUP AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, TRANSMITTED OR IN ANY MANNER DISCLOSED OR USED FOR ANY OTHER PROJECT OR PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND OR INCORPORATED WITHOUT THE WRITTEN CONSENT OF RRM DESIGN GROUP. VISUAL CONCEPT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE DRAWINGS. SUBMITTAL OF THESE DOCUMENTS FOR PUBLIC AGENCY REVIEW SHALL NOT BE CONSIDERED A WAIVER OF RRM DESIGN GROUP'S RIGHTS.
 RRM DESIGN GROUP COPYRIGHT 2024.
 RRM IS A CALIFORNIA CORPORATION

CONSULTING ENGINEER



1 CODE ANALYSIS SITE PLAN
 AS-201 | G-401 | SCALE: 1/16" = 1'-0"



rrm design group
 rrm design.com | (805) 543-1794
THE FOLLOWING DRAWINGS, SPECIFICATIONS, SCHEDULES AND MEASUREMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF RRM DESIGN GROUP AND NO PART THEREOF SHALL BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF RRM DESIGN GROUP. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. SUBMITTAL OF THESE DOCUMENTS FOR PUBLIC AGENCY REVIEW SHALL NOT BE CONSIDERED A WAIVER OF RRM DESIGN GROUP'S RIGHTS.
 RRM DESIGN GROUP COPYRIGHT 2024.
 RRM IS A CALIFORNIA CORPORATION

CONSULTING ENGINEER

GENERAL NOTE

- ALL NEW GATES ARE TO BE OPERABLE AT ALL TIMES FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE.

OCCUPANCY CALCULATION

ROOM NAME	ROOM AREA	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	NET/GROSS
B				
DIRECTOR	116 SF	BUSINESS AREAS	150	GROSS
SECRETARY	120 SF	BUSINESS AREAS	150	GROSS
SICK	54 SF	BUSINESS AREAS	150	GROSS
STAFF	84 SF	BUSINESS AREAS	150	GROSS
WORK ROOM	151 SF	BUSINESS AREAS	150	GROSS
	534 SF			5 OCC.

E: DAY CARE				
CLASSROOM	890 SF	DAY CARE	35	NET
CLASSROOM 2	876 SF	DAY CARE	35	NET
CLASSROOM 3	907 SF	DAY CARE	35	NET
CRIBS	168 SF	DAY CARE	35	NET
INFANTS	378 SF	DAY CARE	35	NET
MULTI-PURPOSE ROOM	886 SF	DAY CARE	35	NET
TODDLERS	500 SF	DAY CARE	35	NET
	4605 SF			132 OCC.
TOTAL (E) AREA	5139 SF			137 TOTAL OCCUPANTS

LEGEND

- ACC. PATH OF TRAVEL
- SAFE DISPERSAL AREA (1000 SF)
- (E) STABILIZED DECOMPOSED GRANITE
- (E) CHAINLINK FENCE
- METAL FENCING

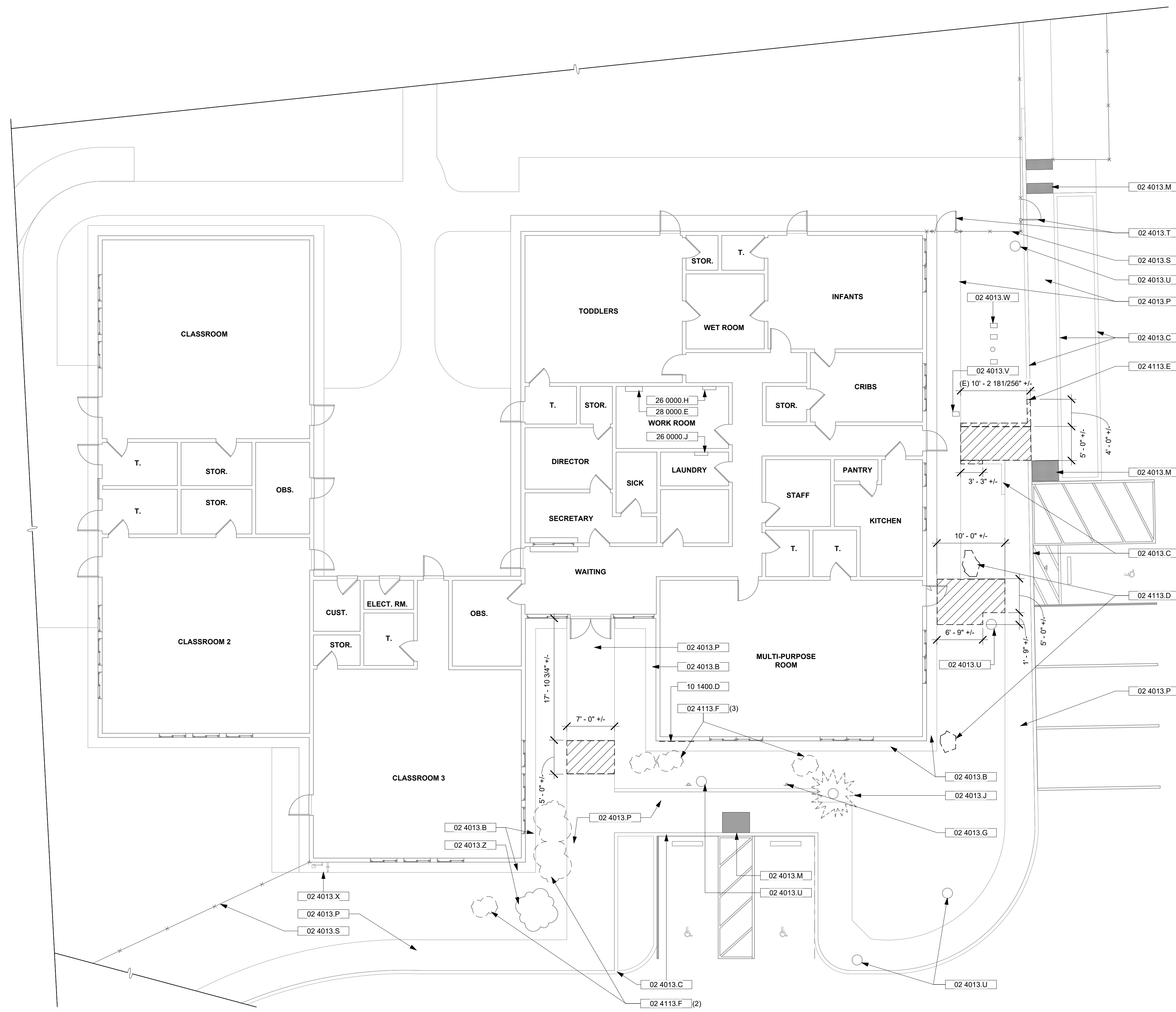
100% CONSTRUCTION DOCUMENTS

**CHILD DEVELOPMENT CENTER -
 SITE IMPROVEMENTS**
 VENTURA COLLEGE
 4667 TELEGRAPH RD., VENTURA, CA 93003
 CODE ANALYSIS

NO.	REVISION	DATE
△		
△		
△		
△		

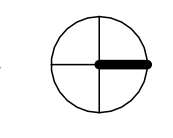
PROJECT MANAGER	
MH	
DRAWN BY	CHECKED BY
BB/ER	DS
DATE	
08/09/2024	
PROJECT NUMBER	
3299-01-ED24	
SHEET	
G-401	

8/12/2024 5:56:47 PM Autodesk Docs://3299-01 Ventura College Child/3299-01 Ventura College Child Dev.rvt



1 EXISTING / DEMO SITE PLAN

AS-201 | AS-101 | SCALE: 1/8" = 1'-0"



KEYNOTES

- 02 4013.B (E) CONCRETE BUILDING APRON, TO REMAIN
- 02 4013.C (E) CONCRETE CURB, TO REMAIN, TYP.
- 02 4013.G (E) ACC. PARKING SIGN, TYP. OF (2), TO REMAIN
- 02 4013.J (E) PALM TREE TO BE PROTECTED IN PLACE
- 02 4013.M (E) DETECTABLE WARNING, TO REMAIN, TYP.
- 02 4013.P (E) CONCRETE WALK, TO REMAIN
- 02 4013.S (E) CHAINLINK FENCE TO REMAIN, TYP. REMOVE AND REINSTALL FABRIC WHERE NEEDED TO ACCOMMODATE NEW FENCING INSTALLATION
- 02 4013.T (E) CHAINLINK GATE TO REMAIN, TYP.
- 02 4013.U (E) LIGHT STANDARD, TO REMAIN, TYP.
- 02 4013.V (E) ELECTRICAL BOX, TO REMAIN
- 02 4013.W (E) IRRIGATION BOX, TYP. OF (4), TO REMAIN
- 02 4013.X (E) UTILITY PIPING, TO REMAIN
- 02 4013.Z (E) SHRUB, VERIFY WITH COLLEGE. PROTECT IN PLACE
- 02 4113.D (E) BOULDER, REMOVE AND RELOCATE
- 02 4113.E (E) CONCRETE CURB, REMOVE
- 02 4113.F (E) SHRUB, TYP. VERIFY WITH COLLEGE. REMOVE
- 10 1400.D (E) BUILDING SIGNAGE TO BE CAREFULLY REMOVED AND RELOCATED. VERIFY NEW LOCATION ON PROPOSED FENCING WITH COLLEGE
- 26 0000.H (E) UPS, FIELD VERIFY LOCATION
- 26 0000.J (E) INTERCOMM PANEL, FIELD VERIFY LOCATION. REWIRE FOR POWER SUPPLY TO DOOR HARDWARE POWER SUPPLY
- 28 0000.E (E) METAL CABINET TO REMAIN

DEMO SITE PLAN LEGEND

- (E) CONCRETE, REMOVE. REMOVE FULL PANELS BETWEEN JOINTS, TYP.
- (E) CHAINLINK FENCE, TO REMAIN

GENERAL NOTES

1. CONFIRM LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. RESTORE DISTURBED AROUND AREA OF FOOTINGS.
3. REMOVE SPOILS FROM SITE.



rrmdesign.com | (805) 543-1794
THE INCLUDED DRAWINGS, SPECIFICATIONS, SCHEDULES, AND MEASUREMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF RRM DESIGN GROUP AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF RRM DESIGN GROUP. VISUAL CONFIRMATION WITH THESE DRAWINGS IS THE RESPONSIBILITY OF THE USER. CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE DRAWINGS, SUBMITTAL OF THESE DOCUMENTS FOR PUBLIC AGENCY REVIEW SHALL NOT BE CONSIDERED A WAIVER OF RRM DESIGN GROUP'S RIGHTS.
 RRM DESIGN GROUP COPYRIGHT 2024.
 RRM IS A CALIFORNIA CORPORATION

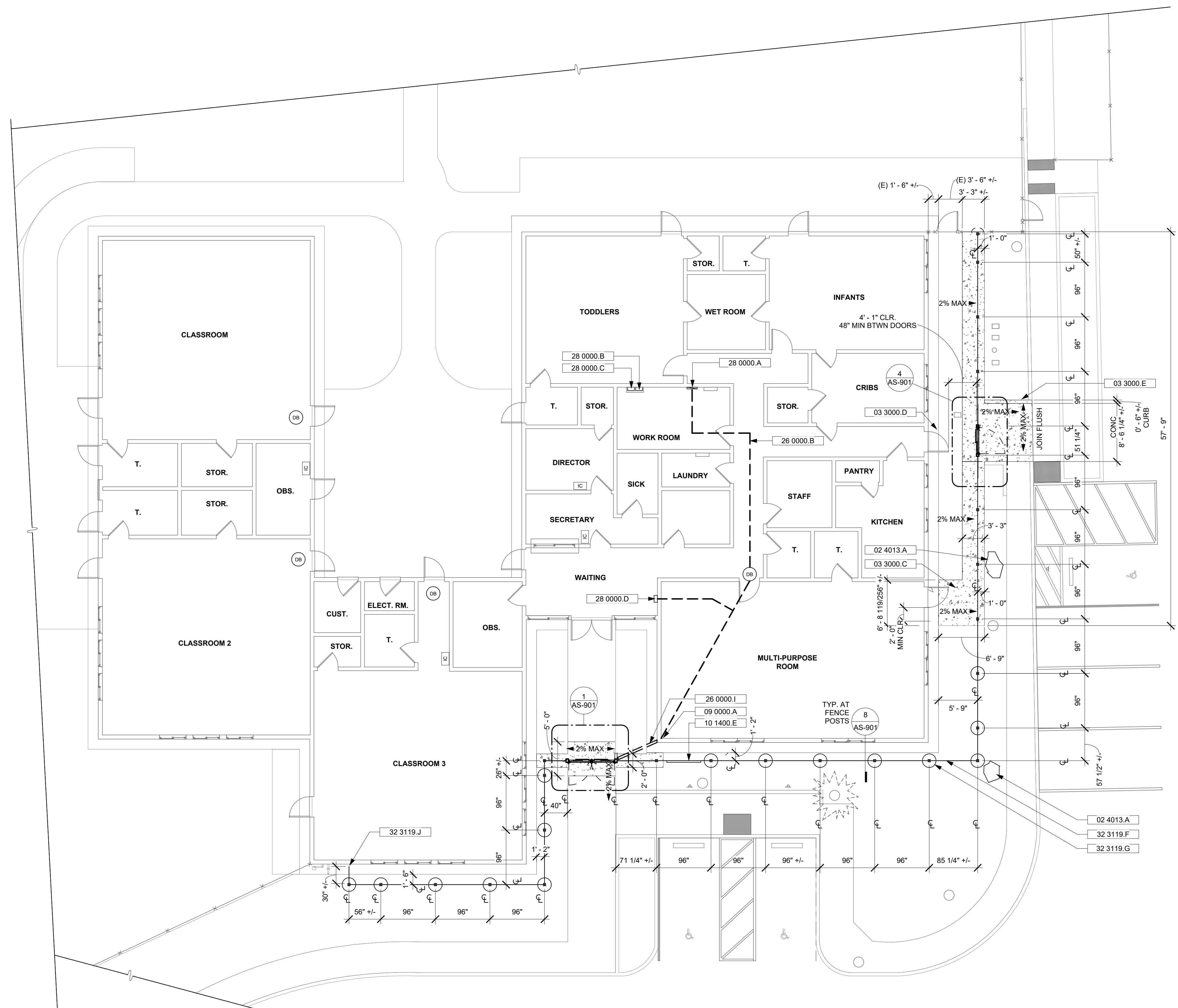
CONSULTING ENGINEER

**CHILD DEVELOPMENT CENTER -
 SITE IMPROVEMENTS**
 VENTURA COLLEGE
 4667 TELEGRAPH RD., VENTURA, CA 93003
 EXISTING/DEMO SITE PLAN

100% CONSTRUCTION DOCUMENTS

NO.	REVISION	DATE/00

PROJECT MANAGER	
MH	
DRAWN BY	CHECKED BY
BB/ER	DS
DATE	08/09/2024
PROJECT NUMBER	
3299-01-ED24	
SHEET	
AS-101	



1 PROPOSED SITE PLAN

AS-201/AS-102 SCALE: 1/8" = 1'-0"

SITE PLAN GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
2. ALL SIDEWALKS, CROSSWALKS, COMMON AREAS AND BUILDING ENTRANCES SHALL BE ACCESSIBLE AND IN COMPLIANCE WITH **2022 CBC 11B**.
 - A. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT
 - B. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE <1/2".
 - C. VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED 1/4".
 - D. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MIN.
3. CONTRACTOR TO VERIFY WITH COLLEGE WHICH PLANTS TO REMOVE AND WHICH PLANTS TO REMAIN.
4. SEE DETAILS ON AS-201 AND AS-901 FOR ADDITIONAL FENCE AND GATE INFORMATION.

KEYNOTES

- | | |
|-----------|--|
| 02 4013.A | (E) BOULDER IN NEW LOCATION. VERIFY LOCATION WITH COLLEGE |
| 03 3000.C | NEW DOOR LANDING. COMPLY WITH DETAIL 12 / AS-901 |
| 03 3000.D | MAINTAIN DOOR LANDING COMPLIANCE PER DETAIL 12 / AS-901 |
| 03 3000.E | 6" REINFORCED CONCRETE CURB |
| 09 0000.A | COMPLETELY SEAL CONDUIT PENETRATION THROUGH EXTERIOR WALL. PAINT CONDUIT TO MATCH BUILDING COLOR WHERE EXPOSED |
| 10 1400.E | NEW LOCATION OF BUILDING SIGNAGE. VERIFY WITH COLLEGE |
| 26 0000.B | 16 GAUGE LOW-VOLTAGE WIRING IN CEILING ABOVE, BY OTHERS |
| 26 0000.I | NEW UNDERGROUND CONDUIT BY OTHERS. N.I.C. |
| 28 0000.A | DOOR LATCH POWER SUPPLY. FIELD VERIFY LOCATION |
| 28 0000.B | DOOR STRIKE RELAY. MOUNT INSIDE EXISTING CABINET |
| 28 0000.C | DOORBELL RELAY. MOUNT INSIDE EXISTING CABINET |
| 28 0000.D | DOOR MINI STATION CONTROL. FIELD VERIFY LOCATION |
| 32 3119.F | LINE OF PROPOSED NEW FENCING, TYP. |
| 32 3119.G | PROPOSED NEW AT-GRADE FOOTING PER 8 / AS-901 |
| 32 3119.J | WELD 3-SIDED 2x2x3/16 TUBE STEEL FRAME TO POST. CANTILEVER, INFILL WITH MATCHING PICKETS. SEE GENERAL NOTES ON AS-901 FOR FINISHES |

SITE PLAN LEGEND

- 5 IN. THICK CONCRETE PAVING WITH #4 REBAR AT 12 IN. O.C. EA. WAY, SEE DETAILS 10,11,12/A-901
- METAL FENCING, POSTS, AND POST FOOTINGS
- DOORBELL IN CEILING ABOVE BY OTHERS, N.I.C. TYP. OF (4). FIELD VERIFY LOCATION
- VIDEO INTERCOM SYSTEM MASTER STATION BY OTHERS, N.I.C. TYP. OF (4). FIELD VERIFY LOCATION
- 2% MAX → MAXIMUM SLOPE OF CONCRETE AS INDICATED



rrm design group
 rrmdesign.com | (805) 543-1794
THE INCLUDED DRAWINGS, SPECIFICATIONS, SCHEDULES, AND MEASUREMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF RRM DESIGN GROUP AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF RRM DESIGN GROUP. VISUAL CONFIRMATION WITH THESE DRAWINGS IS REQUIRED. CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS, SUBMITTAL OF THESE DOCUMENTS FOR PUBLIC AGENCY REVIEW SHALL NOT BE CONSIDERED A WAIVER OF RRM DESIGN GROUP'S RIGHTS.
 RRM DESIGN GROUP COPYRIGHT 2024.
 RRM IS A CALIFORNIA CORPORATION

CONSULTING ENGINEER

**CHILD DEVELOPMENT CENTER -
 SITE IMPROVEMENTS**
 VENTURA COLLEGE
 4667 TELEGRAPH RD., VENTURA, CA 93003
PROPOSED SITE PLAN

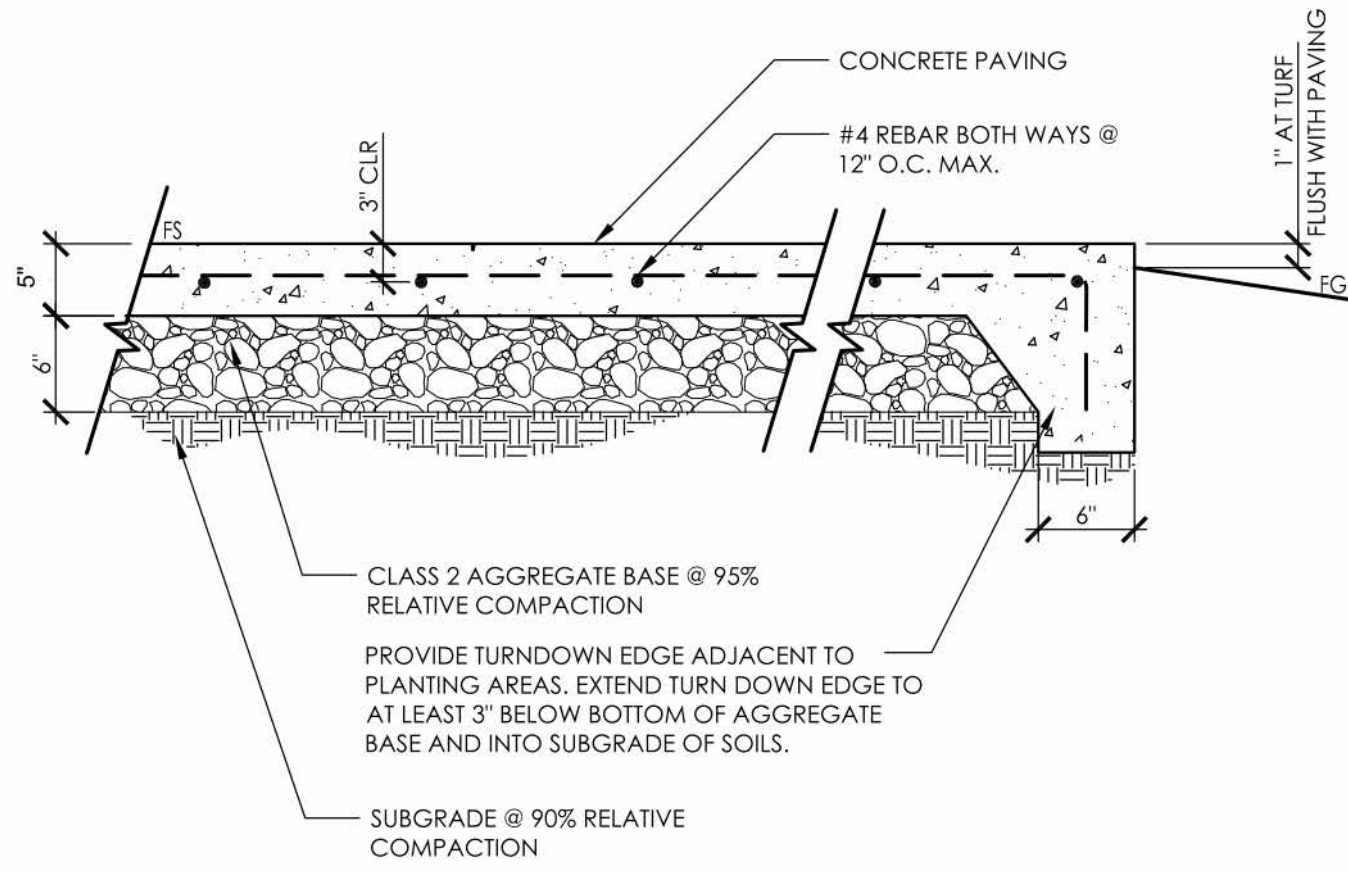
100% CONSTRUCTION DOCUMENTS

NO.	REVISION	DATE

PROJECT MANAGER	
MH	CHECKED BY
DRAWN BY	DS
BB/ER	
DATE	08/09/2024
PROJECT NUMBER	3299-01-ED24
SHEET	AS-102

KEYNOTES

10 1400.E NEW LOCATION OF BUILDING SIGNAGE. VERIFY WITH COLLEGE



- NOTE:
1. UNLESS NOTED OTHERWISE ON THE PLANS, PROVIDE TOOLED CONTRACTION JOINTS AT 10' INTERVALS AND EXPANSION JOINTS AT 20' INTERVALS. INSTALL ISOLATION JOINTS ADJACENT TO VERTICAL ELEMENTS.
2. REFER CONCRETE JOINTING DETAIL.

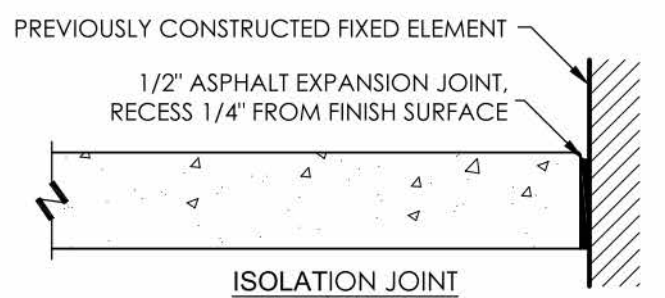
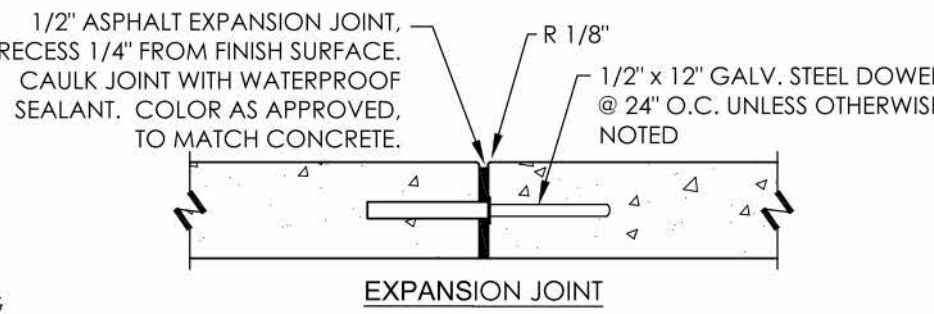
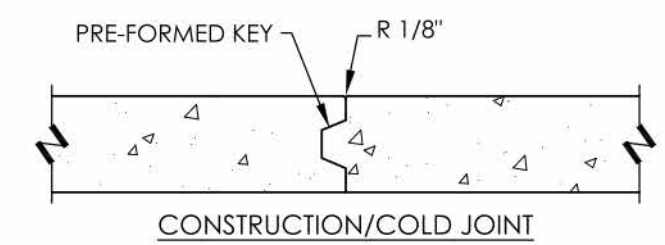
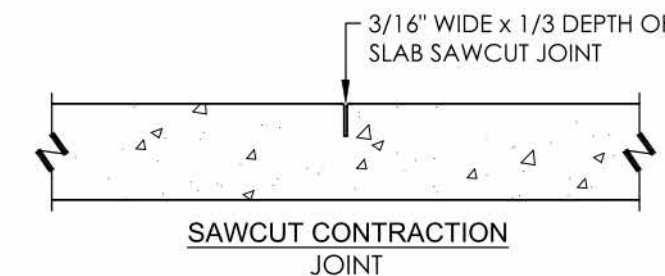
10 CONCRETE PAVING - PEDESTRIAN

3/4" = 1'-0"

RRM-SI-37

NOTES:

- REFER TO MATERIALS PLANS FOR JOINT LOCATIONS/LAYOUT.
- PROVIDE ISOLATION JOINT AGAINST ALL PREVIOUSLY CONSTRUCTED FIXED ELEMENTS.
- INSTALL MANUFACTURED DOWEL SYSTEMS PER MANUFACTURER'S INSTRUCTIONS.
- SEAL ALL ISOLATION AND EXPANSION JOINTS PER MANUFACTURER'S INSTRUCTIONS.
- JOINTS SHALL EXTEND COMPLETELY TO EDGE OF CONCRETE OR INTERSECTING JOINT(S).

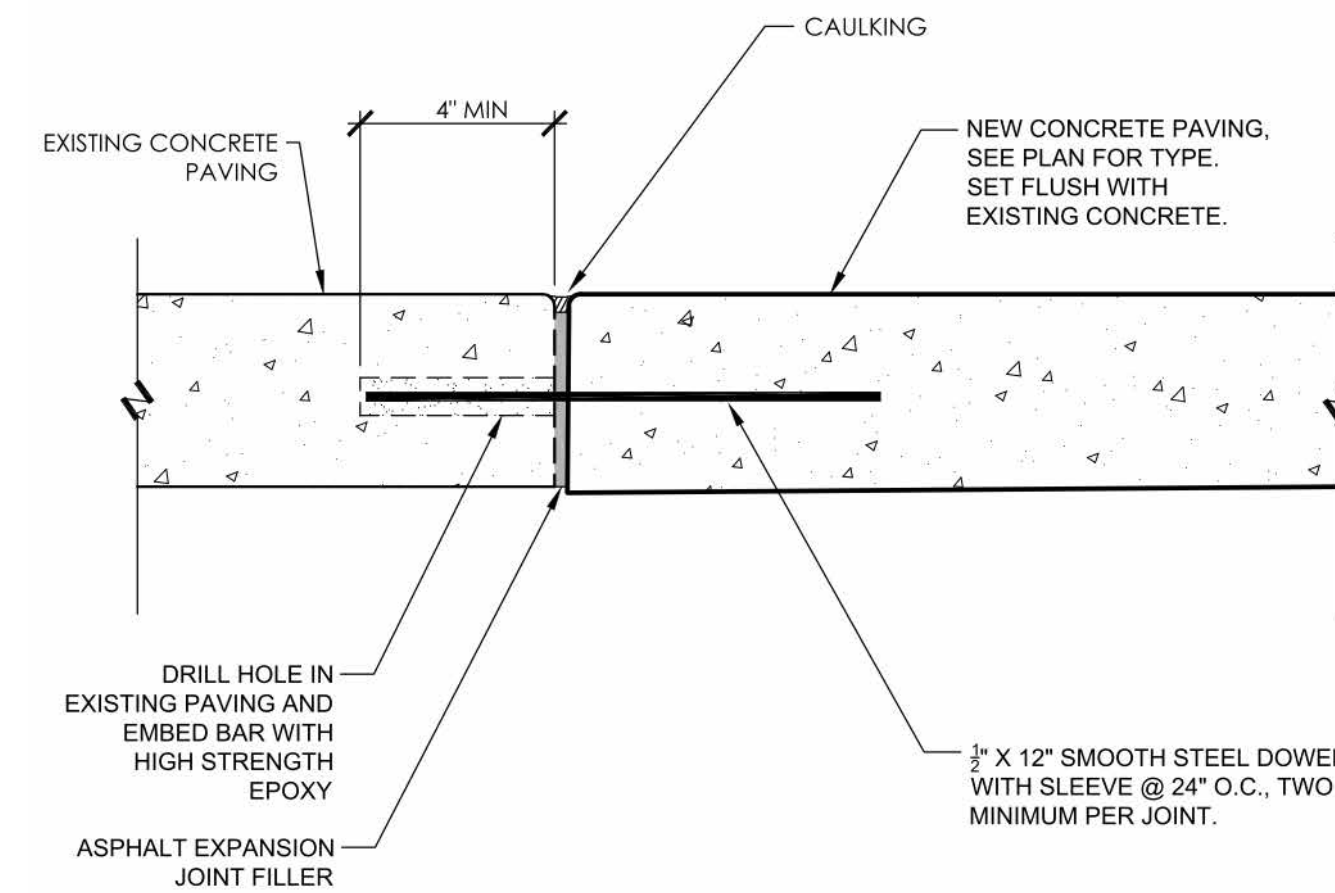


2 CONCRETE JOINTS

1 1/2" = 1'-0"

RRM-SI-09

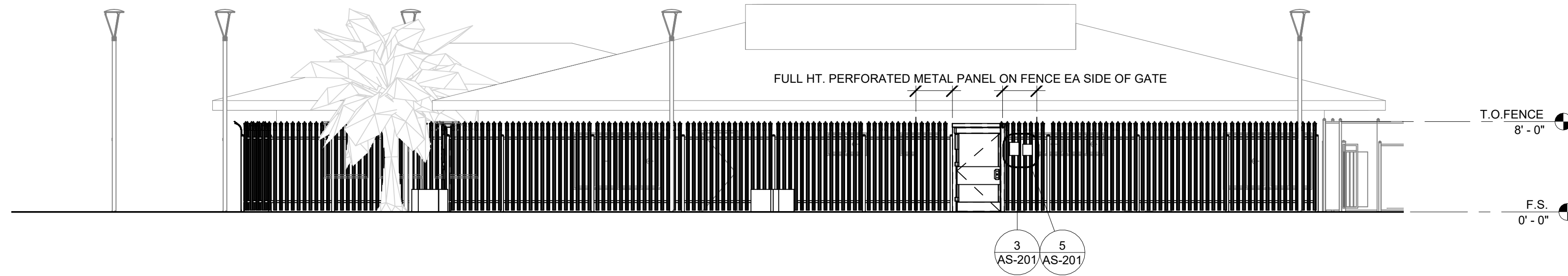
11



12 CONCRETE PAVING - NEW TO EXISTING

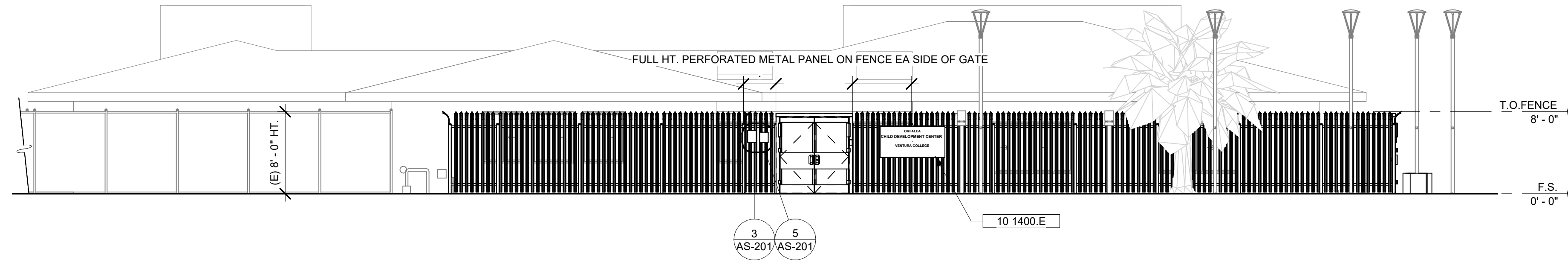
3" = 1'-0"

RRM-SI-13



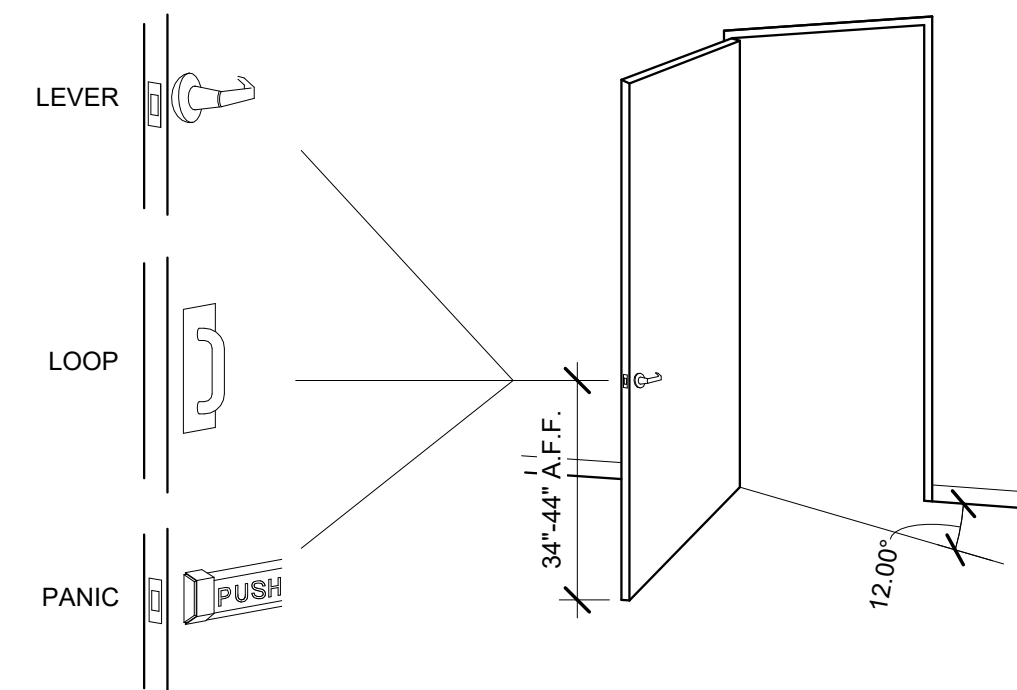
1 NORTH ELEVATION - PROPOSED

AS-102 AS-201 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - PROPOSED

AS-102 AS-201 SCALE: 1/8" = 1'-0"



ACCEPTABLE DOOR AND GATE HARDWARE AND MOUNTING HEIGHTS

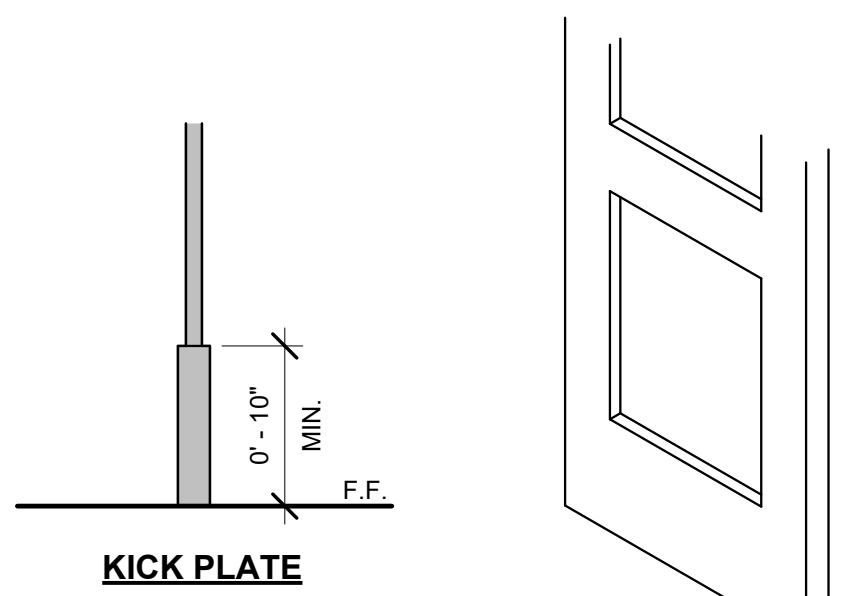
DOOR AND GATE CLOSERS

NOTE: DOOR AND GATE CLOSERS IF PRESENT, MUST BE SET SO THAT IT TAKES DOOR OR GATE AT LEAST 5 SECONDS TO CLOSE FROM AN OPEN POSITION OF 90 DEGREES TO WITHIN 12" OF LATCH. THE FORCE TO OPEN DOOR OR GATE SHALL NOT EXCEED 5 LBS. TYPICAL.

REF: 2022 CBC 11B-404.2

6 ACC. DOOR AND GATE REQUIREMENTS

AS-201 NTS



NOTE: SWINGING DOOR & GATE SURFACES WITHIN 10" OF FINISH FLOOR SHALL HAVE A SMOOTH SURFACE OF THE PUSH SIDE EXTENDING THE FULL WIDTH OF DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS SHALL BE WITHIN 1/16" OF SURFACE & SHALL BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY KICK PLATES SHALL BE CAPPED.

REF: 2022 CBC 11B-404.2.10

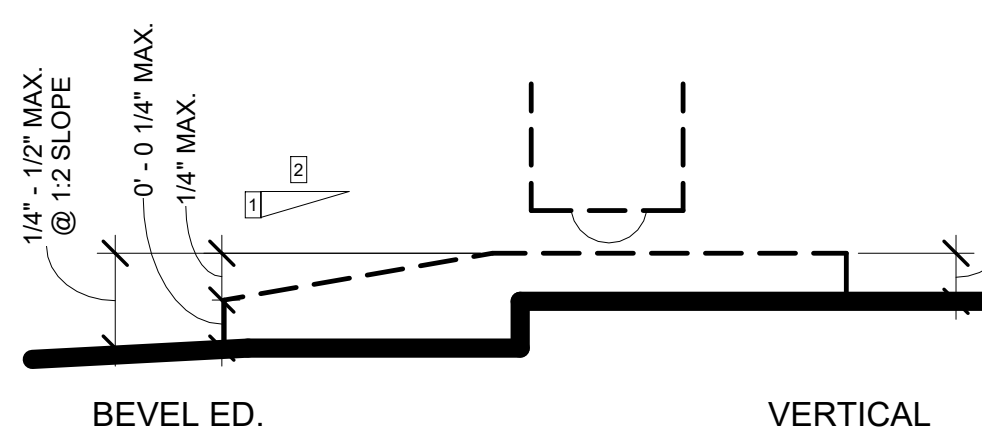
4 ACC. DOOR KICK PLATE

AS-201 NTS

5 SCHOOL ENTRY SIGNAGE AT GATES

AS-201 AS-201

SCALE: 3" = 1'-0"

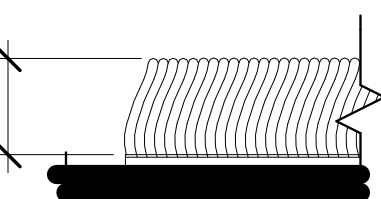


INTERIOR MAT CARPETING MUST CONSIST OF:
-LEVEL LOOP
-TEXTURED LOOP
-LEVEL CUT PILE, OR
-LEVEL CUT/UNCUT PILE
IF PILE HEIGHT EXCEEDS 1/4", THEN EDGES MUST HAVE BEVELED TRIM

REF. 11B 303

7 ACC. DOOR THRESHOLDS

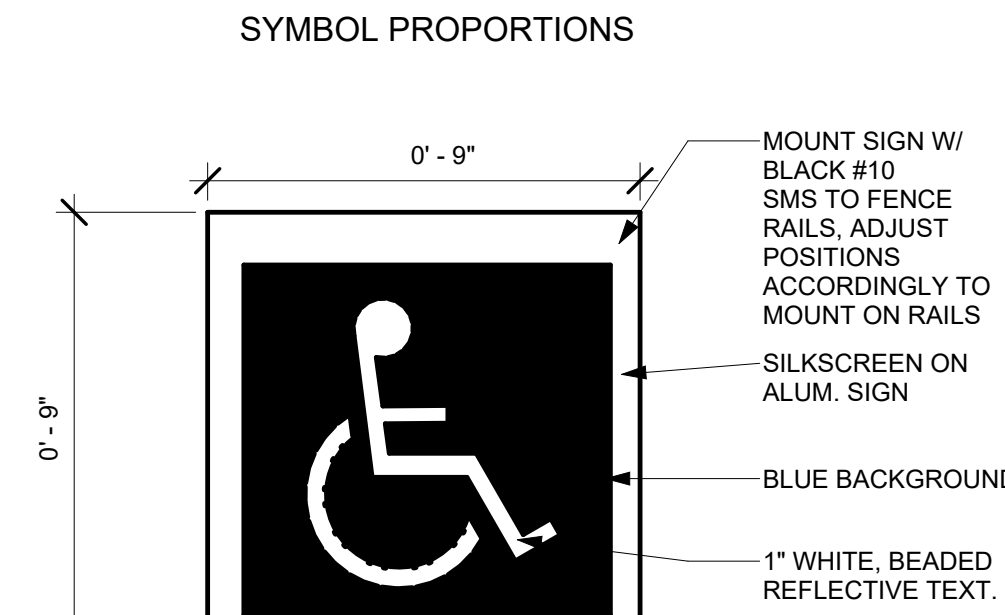
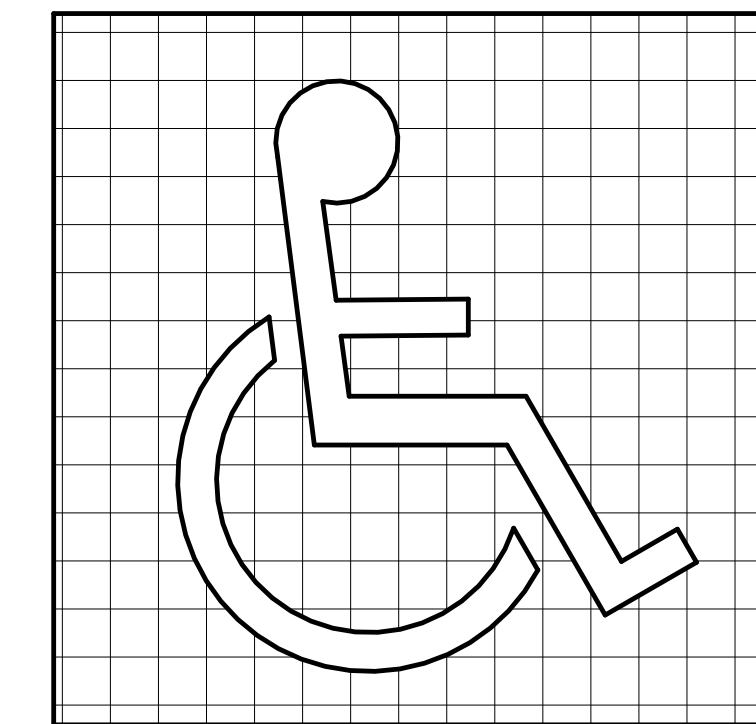
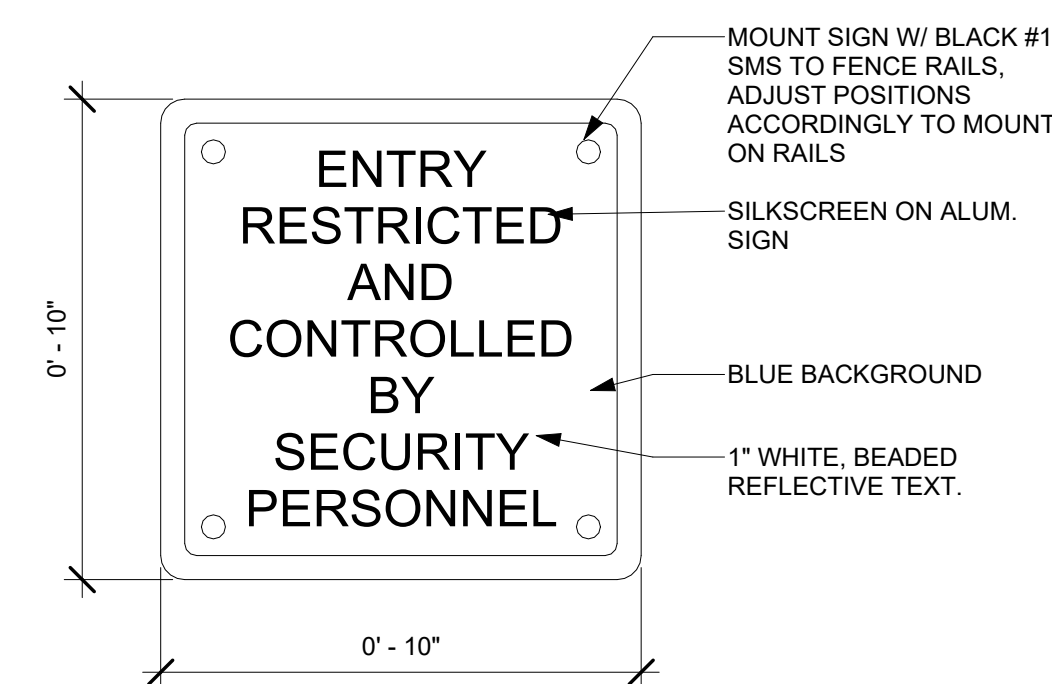
AS-201 NTS



IF PILE HEIGHT EXCEEDS 1/4", THEN EDGES MUST HAVE BEVELED TRIM

3 INTL SYMBOL OF ACC.

AS-201 AS-201 SCALE: 3" = 1'-0"



DISPLAY CONDITIONS

REF 11B-703.7.2.1



rrm design.com | (805) 543-1794

THE INCLUDED DRAWINGS, SPECIFICATIONS, SCHEDULES AND MEASUREMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF RRM DESIGN GROUP AND NO PART THEREOF SHALL BE COPIED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF RRM DESIGN GROUP. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. SUBMITTAL OF THESE DOCUMENTS FOR PUBLIC AGENCY REVIEW SHALL NOT BE CONSIDERED A WAIVER OF RRM DESIGN GROUP'S RIGHTS.
RRM DESIGN GROUP COPYRIGHT 2024.
RRM IS A CALIFORNIA CORPORATION

CONSULTING ENGINEER

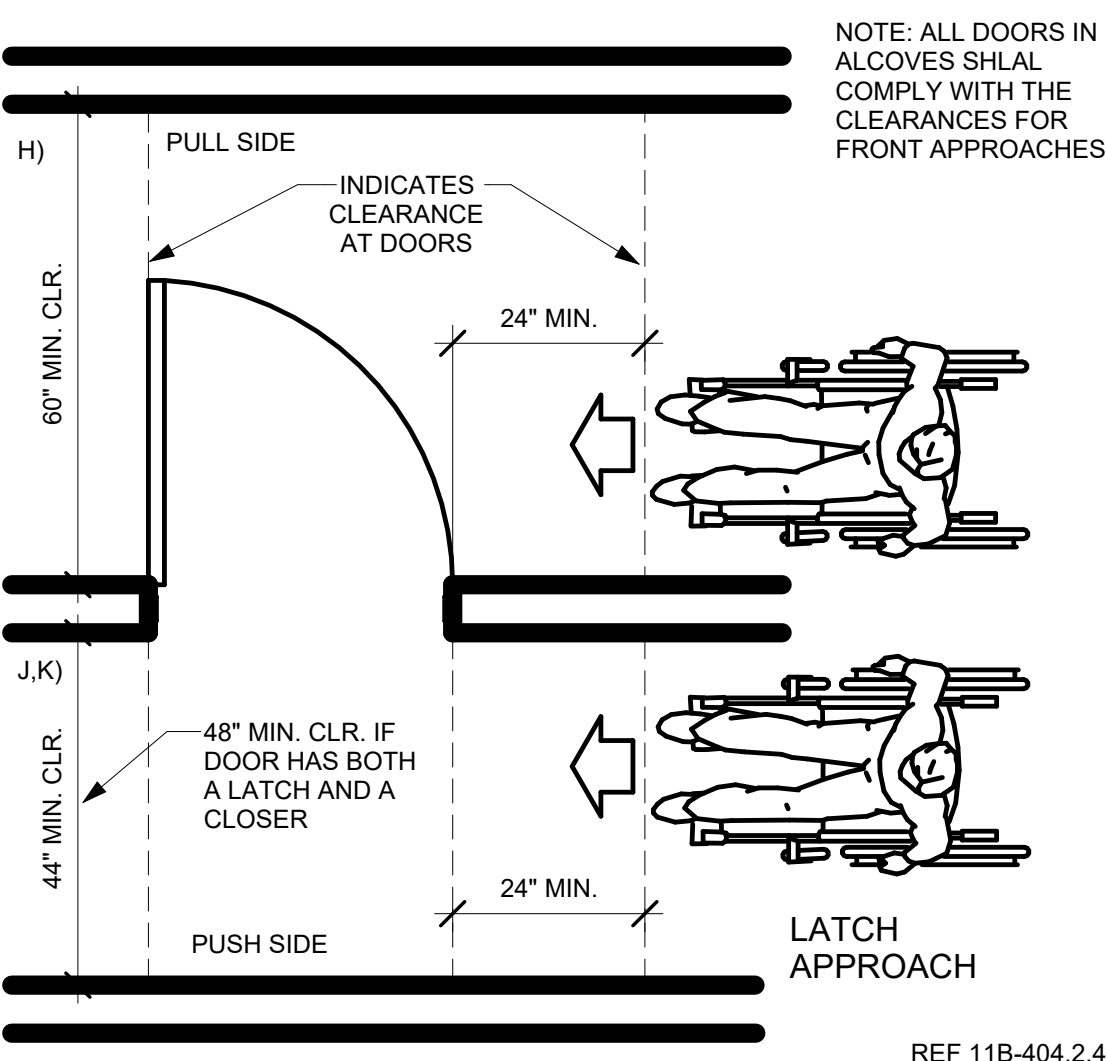
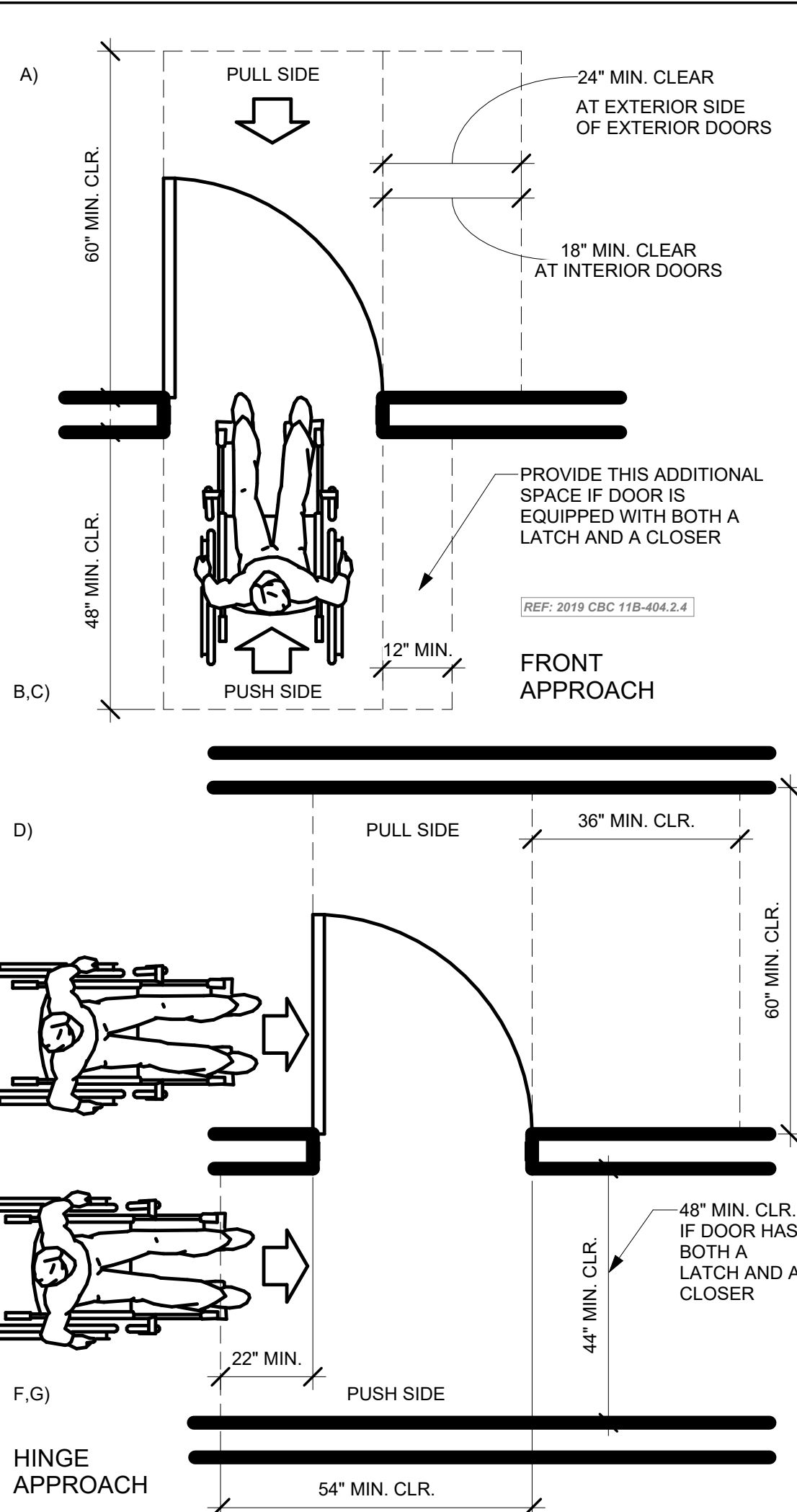
CHILD DEVELOPMENT CENTER -
SITE IMPROVEMENTS
VENTURA COLLEGE
4667 TELEGRAPH RD., VENTURA, CA 93003
PROPOSED EXTERIOR
ELEVATIONS & DETAILS

NO.	REVISION	DATE
△		
△		
△		
△		
△		

PROJECT MANAGER	
MH	
DRAWN BY	CHECKED BY
BB/ER	DS
DATE	08/09/2024
PROJECT NUMBER	
3299-01-ED24	
SHEET	

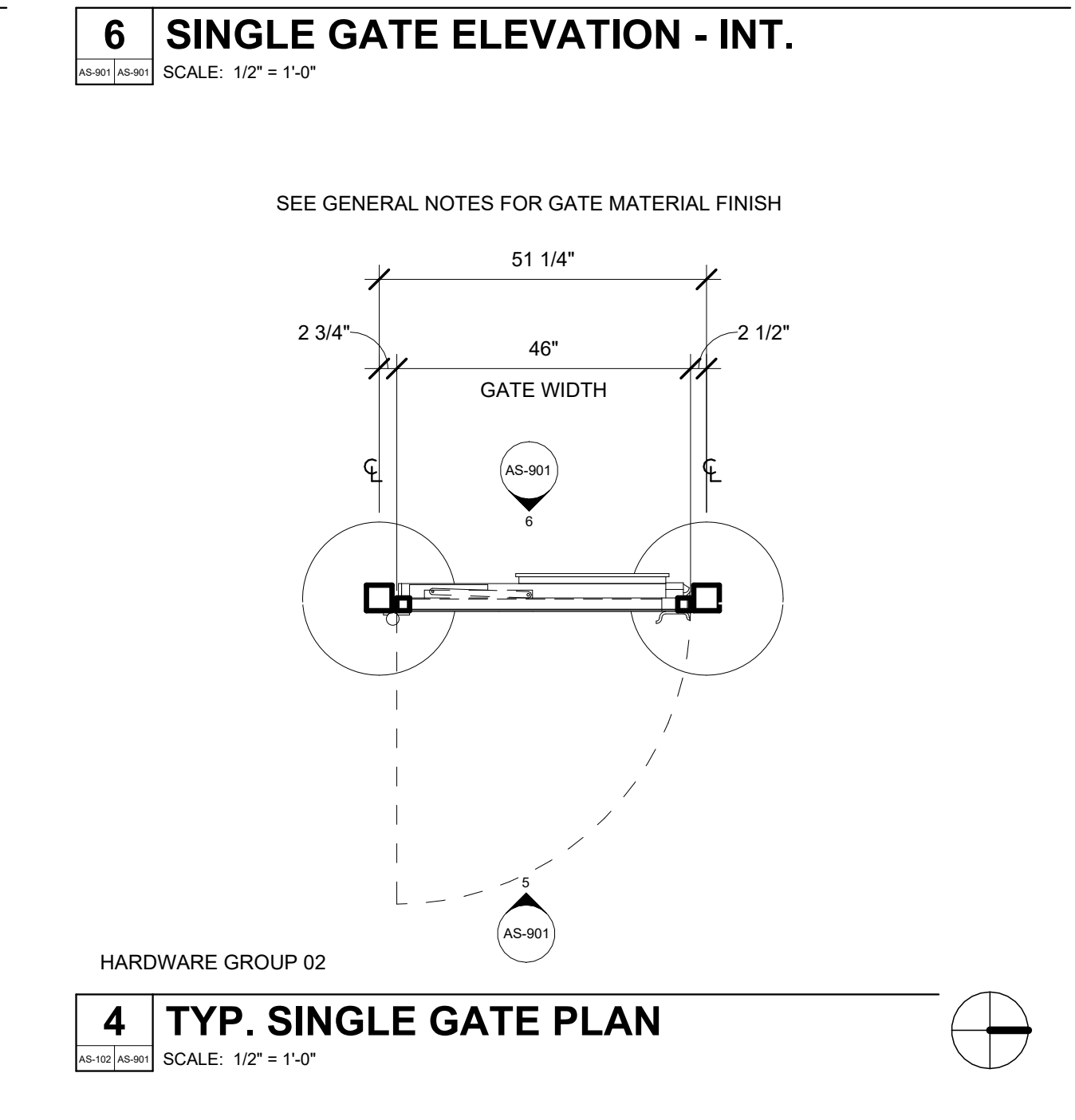
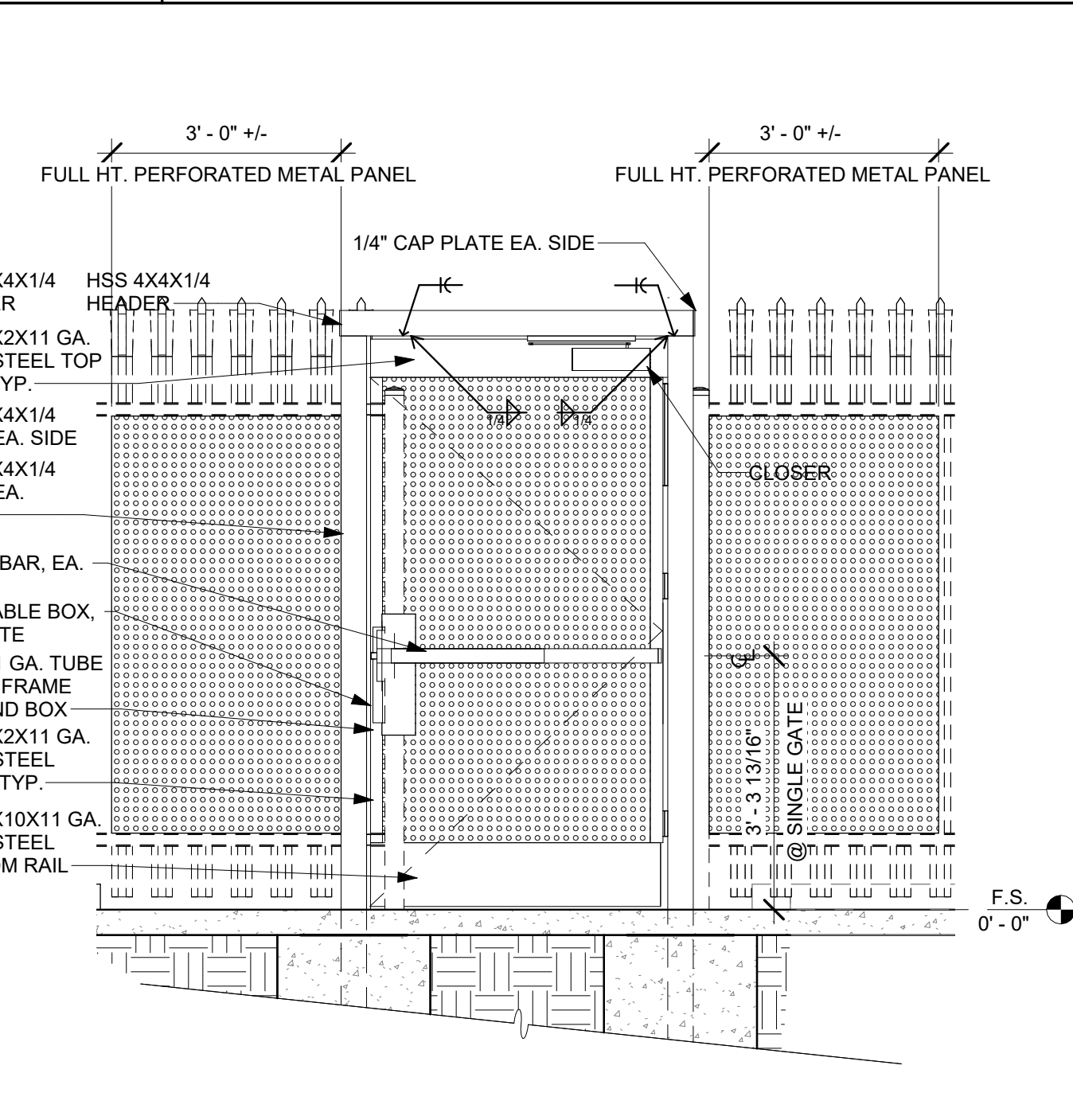
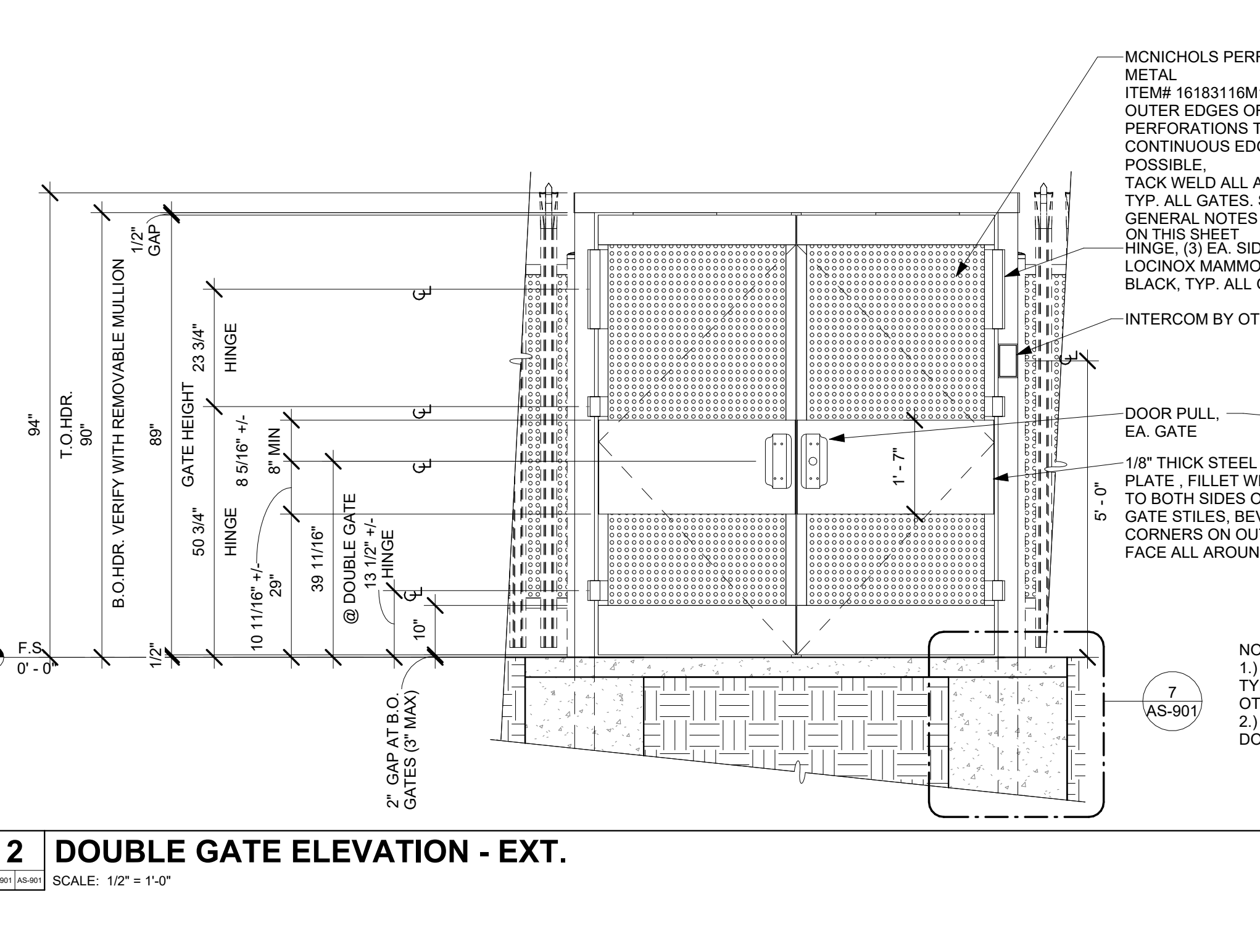
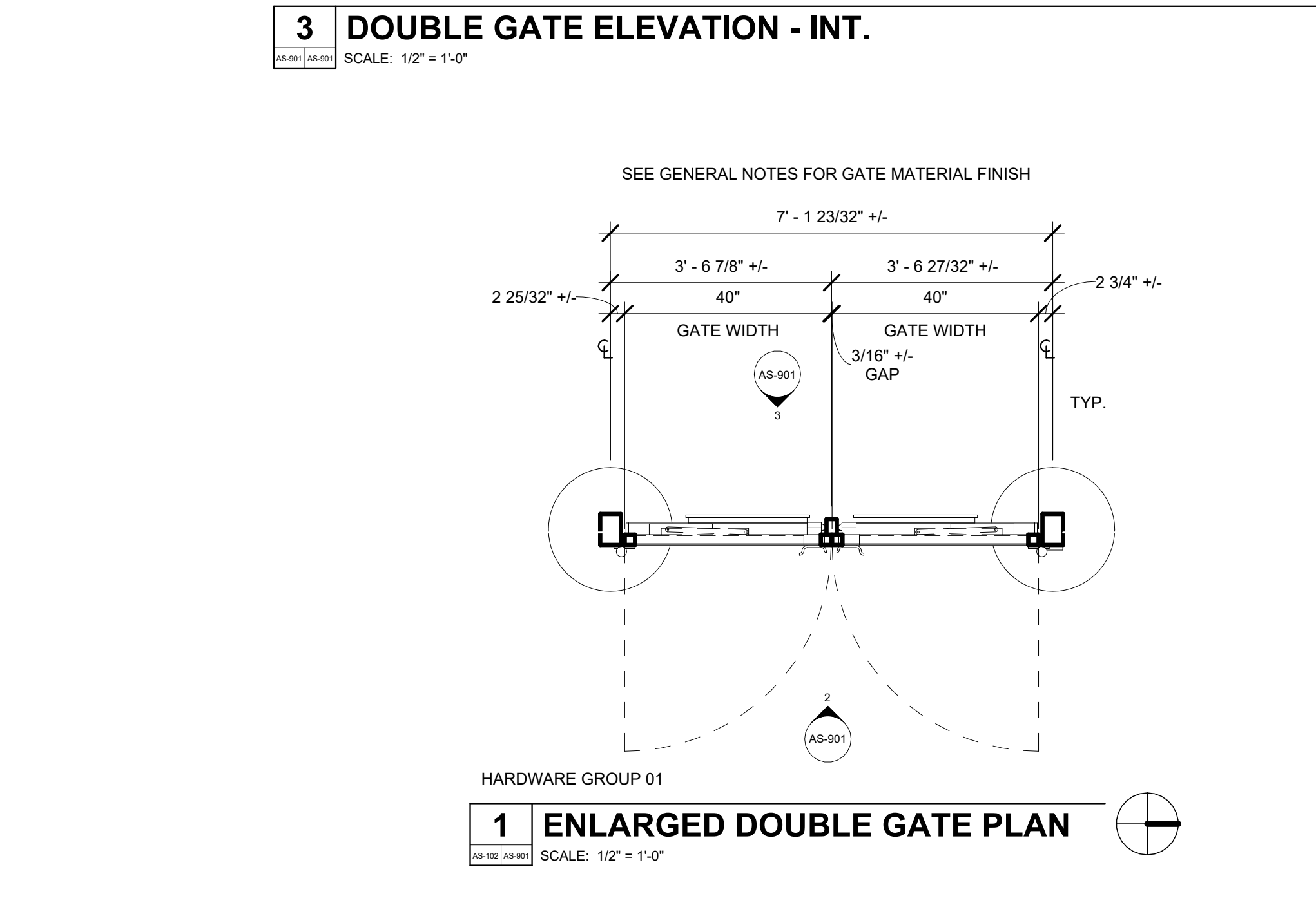
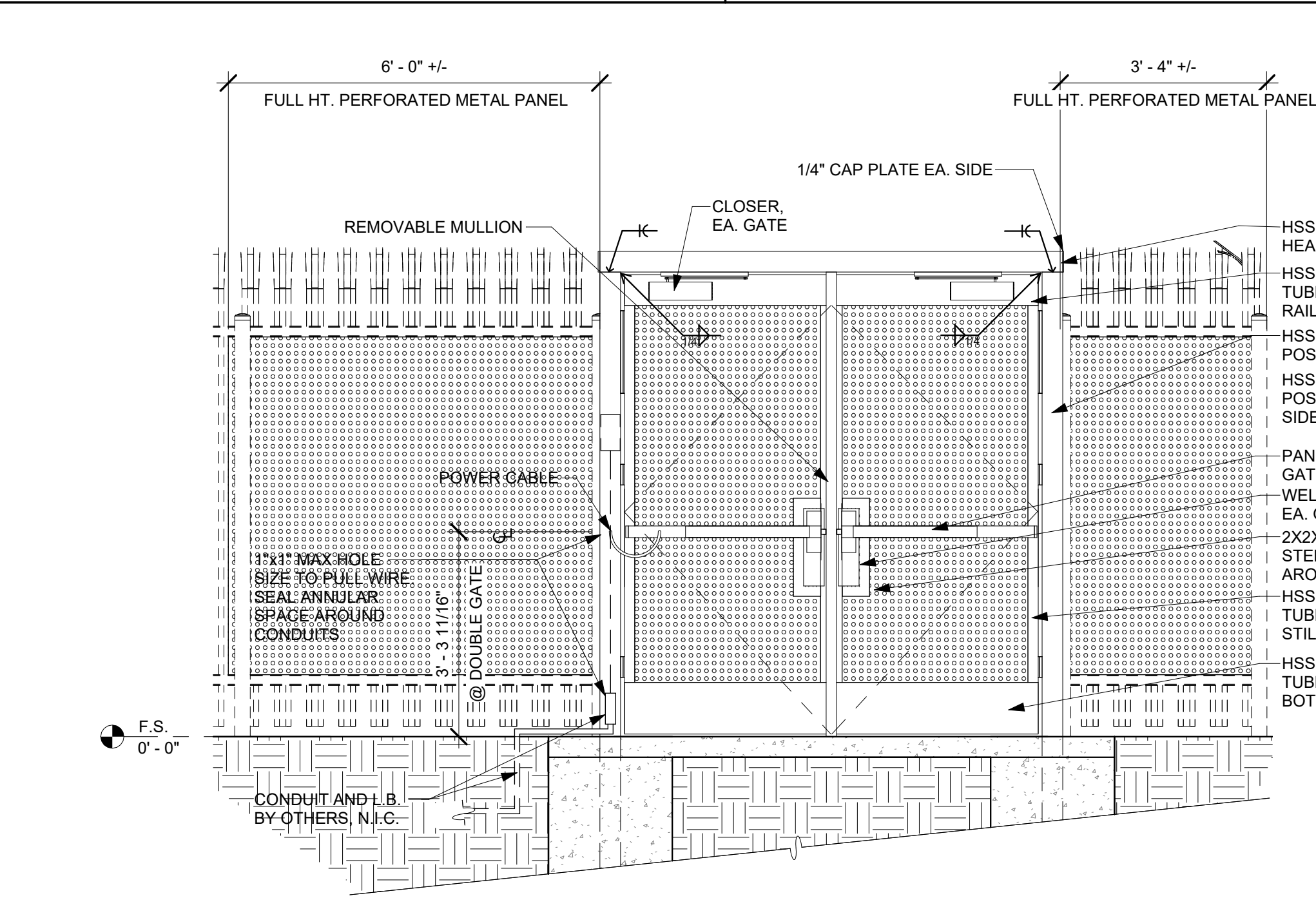
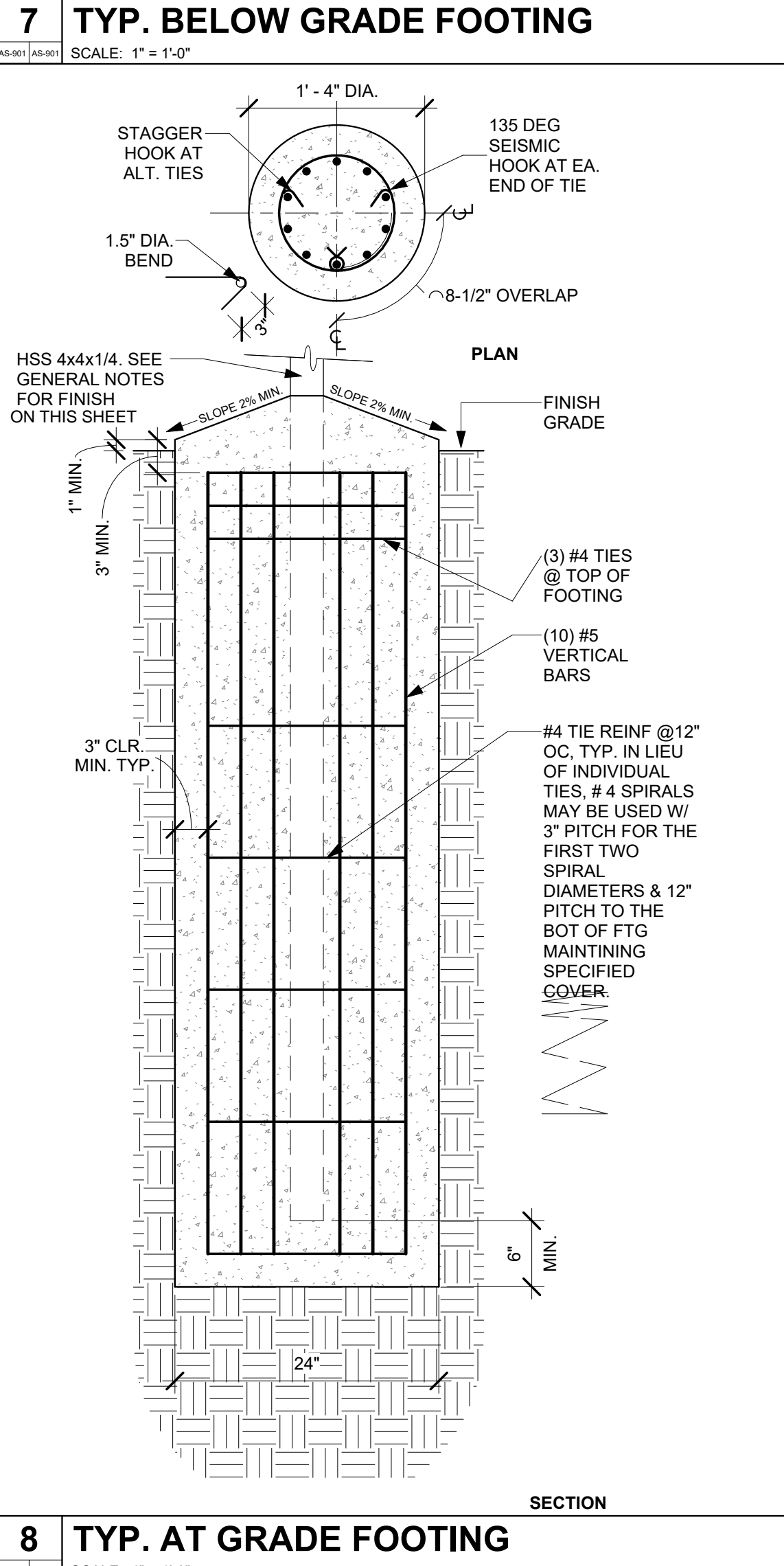
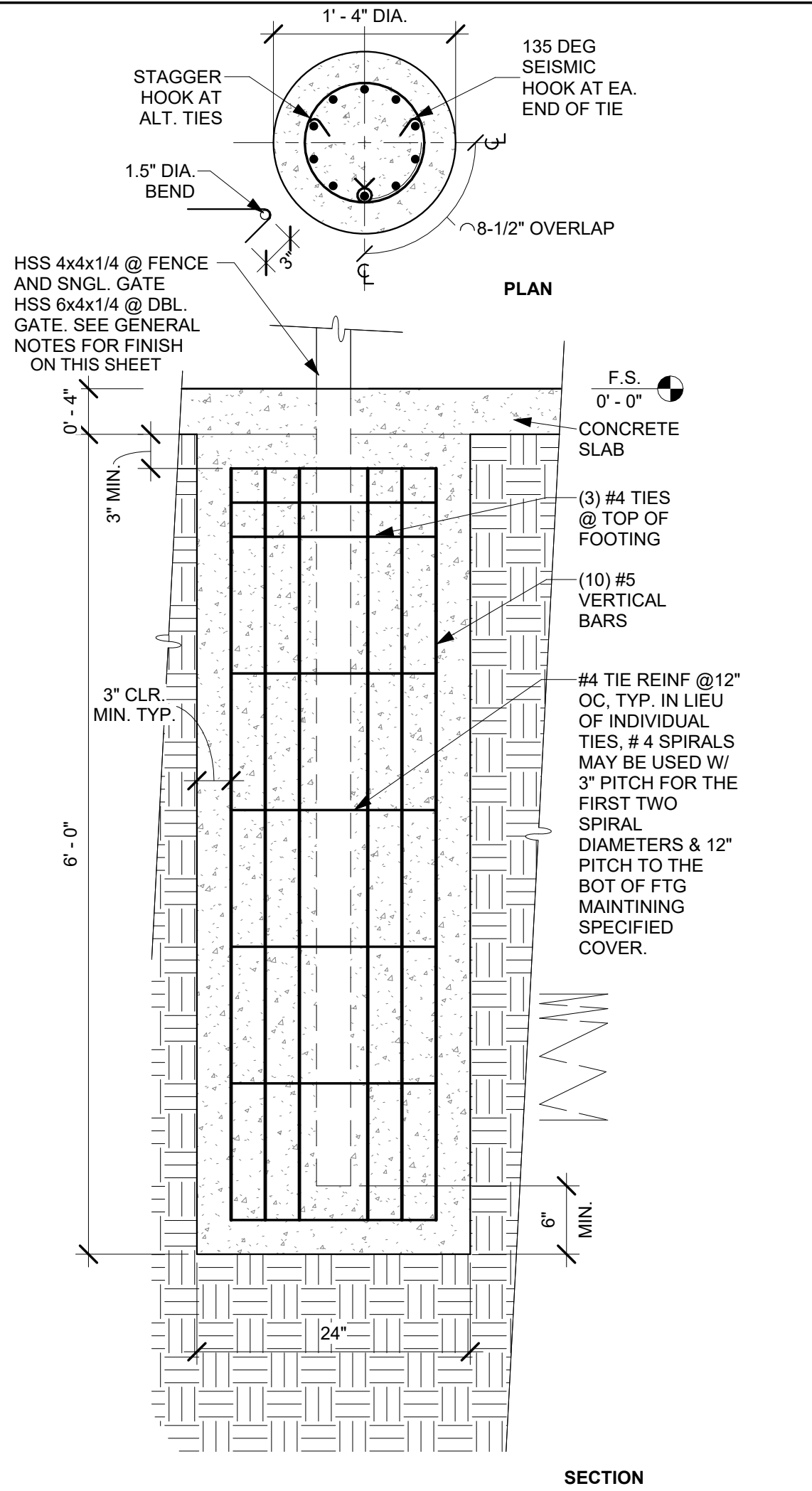
AS-201

100% CONSTRUCTION DOCUMENTS



GENERAL NOTES

- ALL NEW GATES ARE TO BE OPERABLE AT ALL TIMES FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE.
- HOT DIP GALVANIZE AND PAINT ALL CUSTOM STEEL MEMBERS AND CONNECTIONS BLACK TO MATCH FENCE PANELS. HOT-DIP GALVANIZING TO OCCUR AFTER FABRICATION AND WELDING.



rrm design group
rrmdesign.com | (805) 543-1794
RRM DESIGN GROUP COPYRIGHT 2024. RRM IS A CALIFORNIA CORPORATION.

CONSULTING ENGINEER

CHILD DEVELOPMENT CENTER - SITE IMPROVEMENTS
VENTURA COLLEGE
4667 TELEGRAPH RD., VENTURA, CA 93003

DETAILS

100% CONSTRUCTION DOCUMENTS

NO.	REVISION	DATE
△		
△		
△		
△		

PROJECT MANAGER	
MH	
DRAWN BY	CHECKED BY
BB/ER	DS
DATE	08/09/2024
PROJECT NUMBER	3299-01-ED24
SHEET	AS-901