

ABBREVIATIONS

CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
C.A.B.	CRUSHED AGGREGATE BASE
CONT.	CONTINUOUS
CLR	CLEARANCE
C.L.	CHAIN LINK
C.O.	CLEAN OUT
D.G.	DECOMPOSED GRANITE
DIA.	DIAMETER
EA	EACH
E.J.	EXPANSION JOINT
(E)	EXISTING
FIN.	FINISH
FG	FINISH GRADE
FS	FINISH SURFACE
GA	GAUGE
GRD.	GRADE
HORIZ	HORIZONTAL
H.P.	HIGH POINT
INV	INVERT ELEVATION
IRR	IRRIGATION
MAX	MAXIMUM
M.P.R.	MULTI PURPOSE ROOM
(N)	NEW
NTS	NOT TO SCALE
O.C.	ON CENTER
PLT	PLATE
PSI	POUNDS PER SQUARE INCH
R.	RADIUS
REF	REFERENCE
SC	SAWCUT
STL.	STEEL
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TREE WELL
T&B	TOP AND BOTTOM
VERT	VERTICAL
W/	WITH

SCOPE OF WORK

IN GENERAL: THE REMOVAL OF SOME EXISTING PLANT MATERIAL, TREE STUMPS, NEW PLANTING AND SOIL PREPARATION, REVISIONS TO THE EXISTING IRRIGATION SYSTEM, CONCRETE WALKWAY REPAIR, CONCRETE STEPS, NEW HANDRAILS, AND LANDSCAPE MAINTENANCE.

APPLICABLE CODES & STANDARDS

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

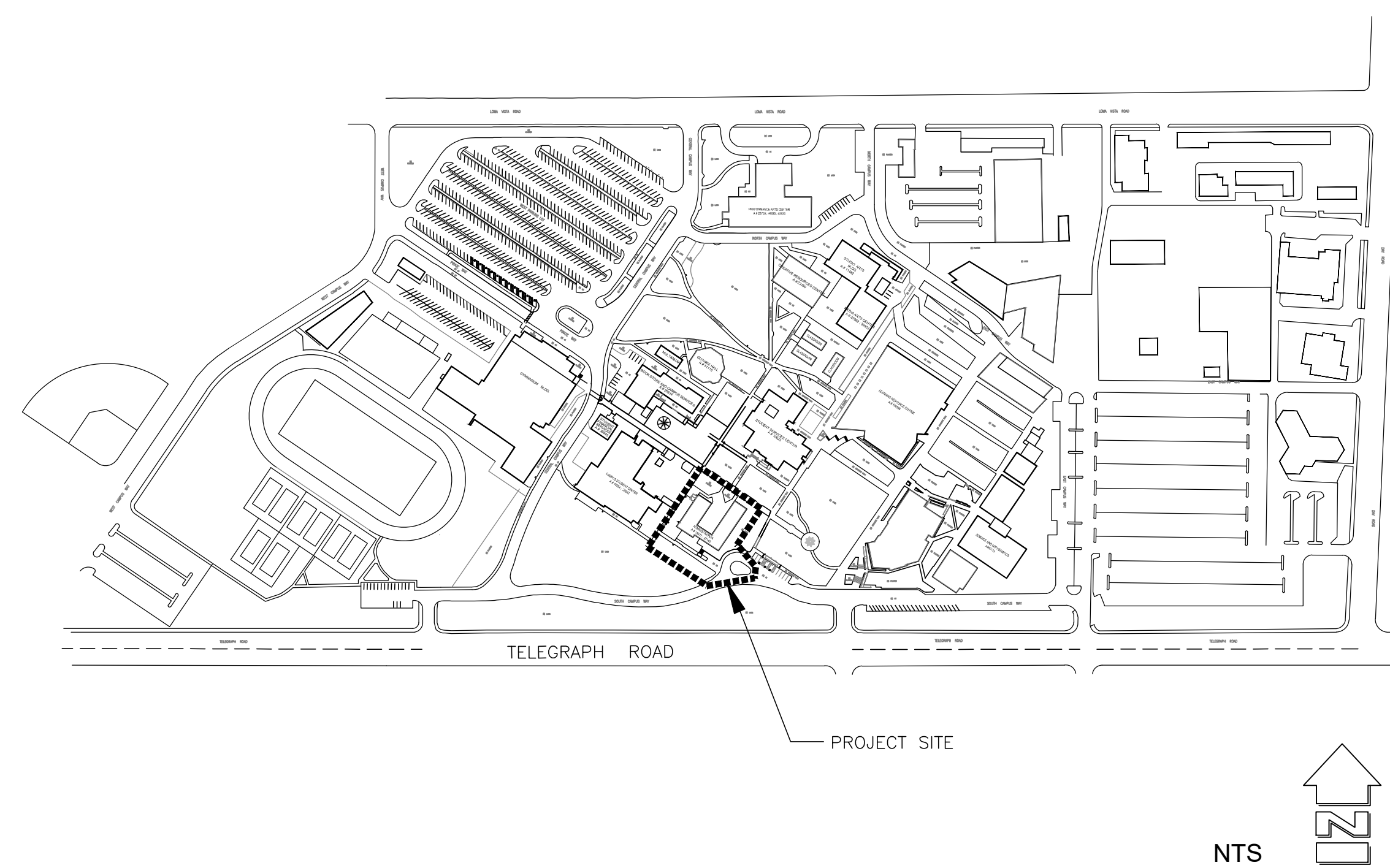
DEVELOPMENT CONSTRUCTION PROGRAM:

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

SYMBOLS

○	DETAIL CALL-OUT
④	DETAIL NUMBER
①	SHEET NUMBER
⬡	KEY NOTES W/ DESCRIPTION OF WORK AND DETAIL REFERENCE

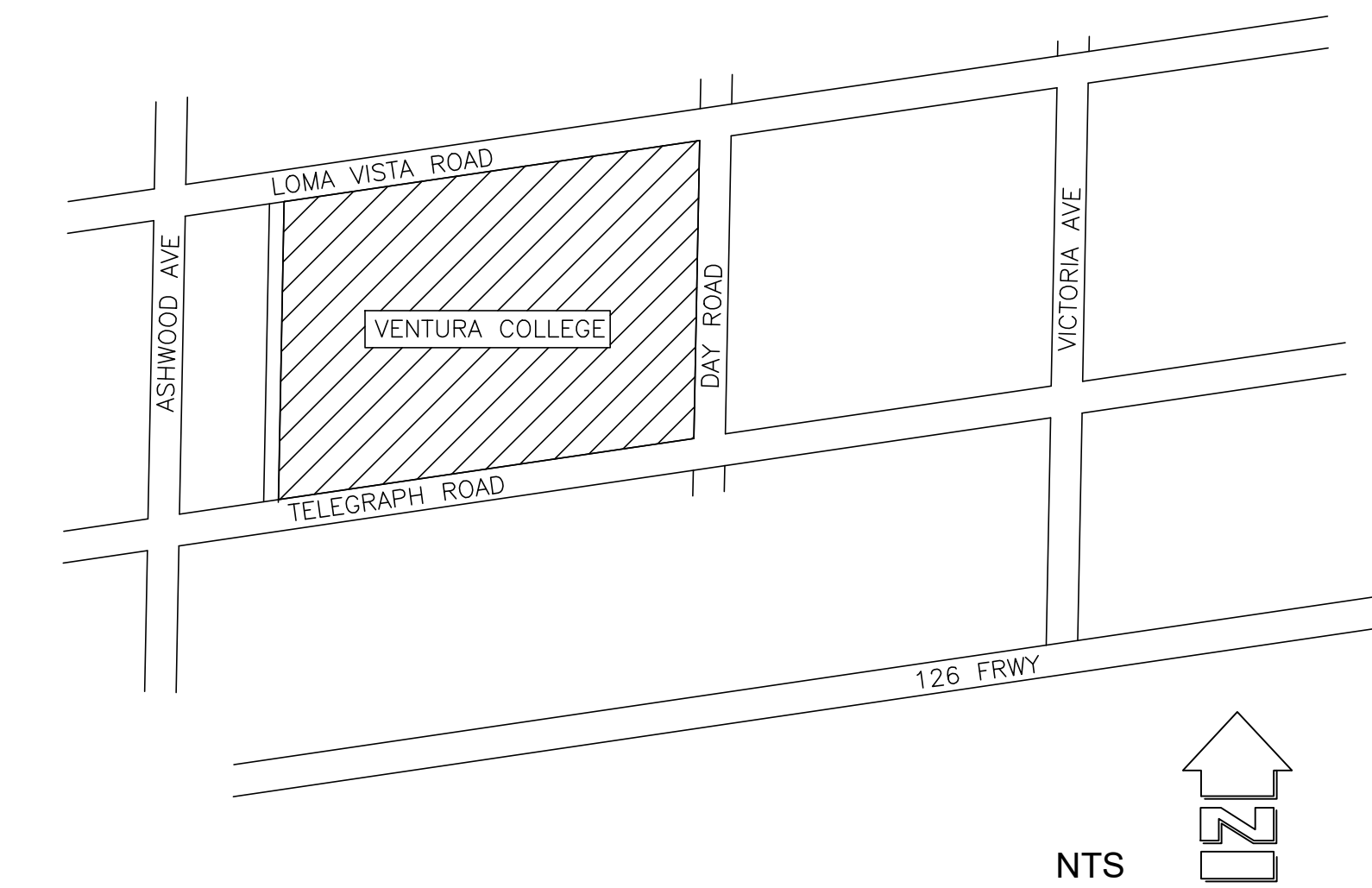
CAMPUS MAP



**VENTURA COLLEGE
 ADMINISTRATION BUILDING LANDSCAPE RENOVATION
 4667 TELEGRAPH ROAD
 VENTURA, CA 93003**

**FOR:
 VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
 761 EAST DAILY DRIVE, SUITE 200
 CAMARILLO, CA 93010**

VICINITY MAP



SCHEDULE OF DRAWINGS

SHEET NO.	SHEET REFERENCE	SHEET TITLE
1	L1.1	COVER SHEET
2	L2.1	EXISTING CONDITIONS AND REMOVALS
3	L3.1	IRRIGATION PLAN
4	L3.2	IRRIGATION NOTES AND LEGEND
5	L4.1	LANDSCAPE RENOVATION PLAN
6	L5.1	LANDSCAPE DETAILS
7	L5.2	LANDSCAPE DETAILS
8	L5.3	LANDSCAPE DETAILS

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REVISIONS

NO.	DATE	DESCRIPTION

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 761 EAST DAILY DRIVE, SUITE 200
 CAMARILLO, CA 93010

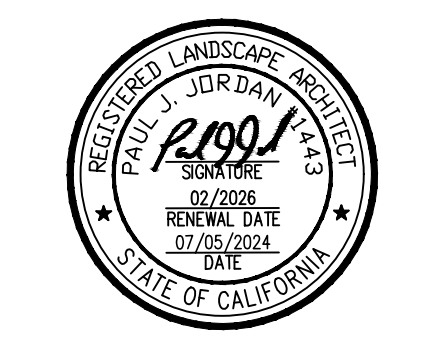
SHEET TITLE
COVER SHEET
 PROJECT
 VENTURA COLLEGE
 ADMINISTRATION BUILDING
 LANDSCAPE RENOVATION
 4667 TELEGRAPH ROAD
 VENTURA, CA 93003

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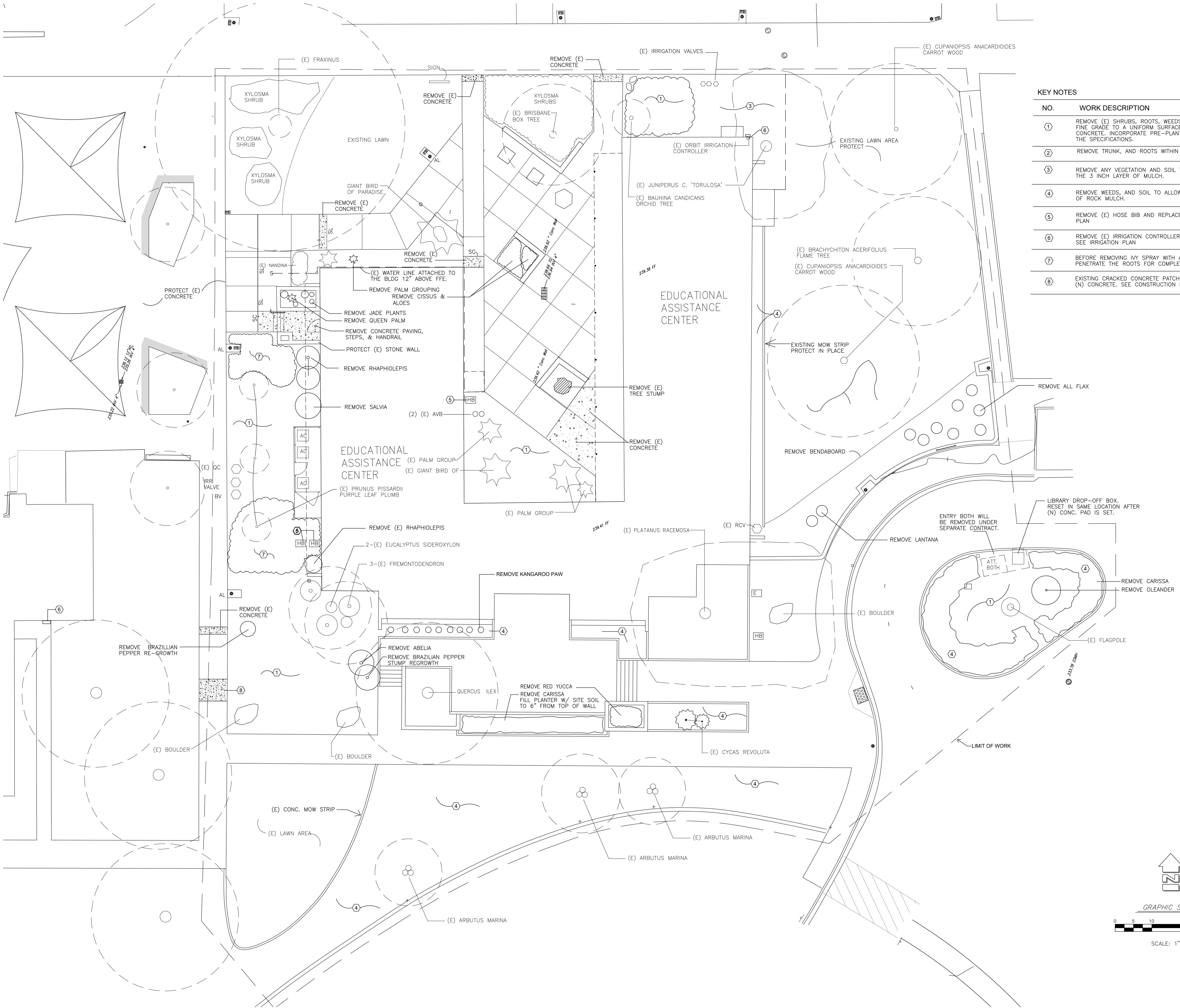
DRAWING

L1.1

SHEET 1 OF 8
 PROJECT No. 23.31



NO.	DESCRIPTION
1	REMOVE (E) SHRUBS, ROOTS, WEEDS, AND ALL DEBRIS. FINE GRADE TO A UNIFORM SURFACE 1-1/2" BELOW ADJACENT CONCRETE. INCORPORATE PRE-PLANTING AMENDMENTS AS PER THE SPECIFICATIONS.
2	REMOVE TRUNK, AND ROOTS WITHIN THE TOP 3 FEET OF GRADE.
3	REMOVE ANY VEGETATION AND SOIL TO ALLOW FOR THE NEW WALK AND THE 3 INCH LAYER OF MULCH.
4	REMOVE WEEDS, AND SOIL TO ALLOW FOR THE 3 INCH LAYER OF ROCK MULCH.
5	REMOVE (E) HOSE BIB AND REPLACE WITH (N). SEE IRRIGATION PLAN
6	REMOVE (E) IRRIGATION CONTROLLER AND REPLACE WITH (N) SEE IRRIGATION PLAN
7	BEFORE REMOVING IVY SPRAY WITH A HERBICIDE THAT WILL PENETRATE THE ROOTS FOR COMPLETE KILL. THEN REMOVE.
8	EXISTING CRACKED CONCRETE PATCH. REMOVE AND REPLACE WITH (N) CONCRETE. SEE CONSTRUCTION DETAILS



KEY NOTES

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1	REMOVE (E) SHRUBS, ROOTS, WEEDS, AND ALL DEBRIS. FINE GRADE TO A UNIFORM SURFACE 1-1/2" BELOW ADJACENT CONCRETE. INCORPORATE PRE-PLANTING AMENDMENTS AS PER THE SPECIFICATIONS.
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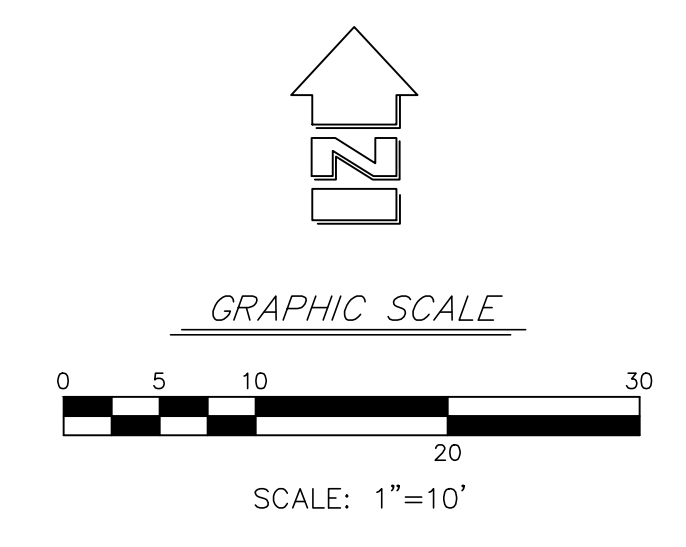
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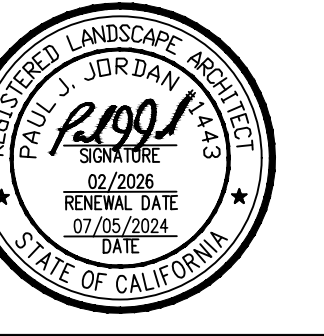
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SHEET TITLE
LANDSCAPE & MISCELLANEOUS REMOVALS
 PROJECT
 VENTURA COLLEGE
 ADMINISTRATION BUILDING
 LANDSCAPE RENOVATION
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 VENTURA, CA 93003

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DRAWING
L2.1
 SHEET 2 OF 8
 PROJECT No. 23.31





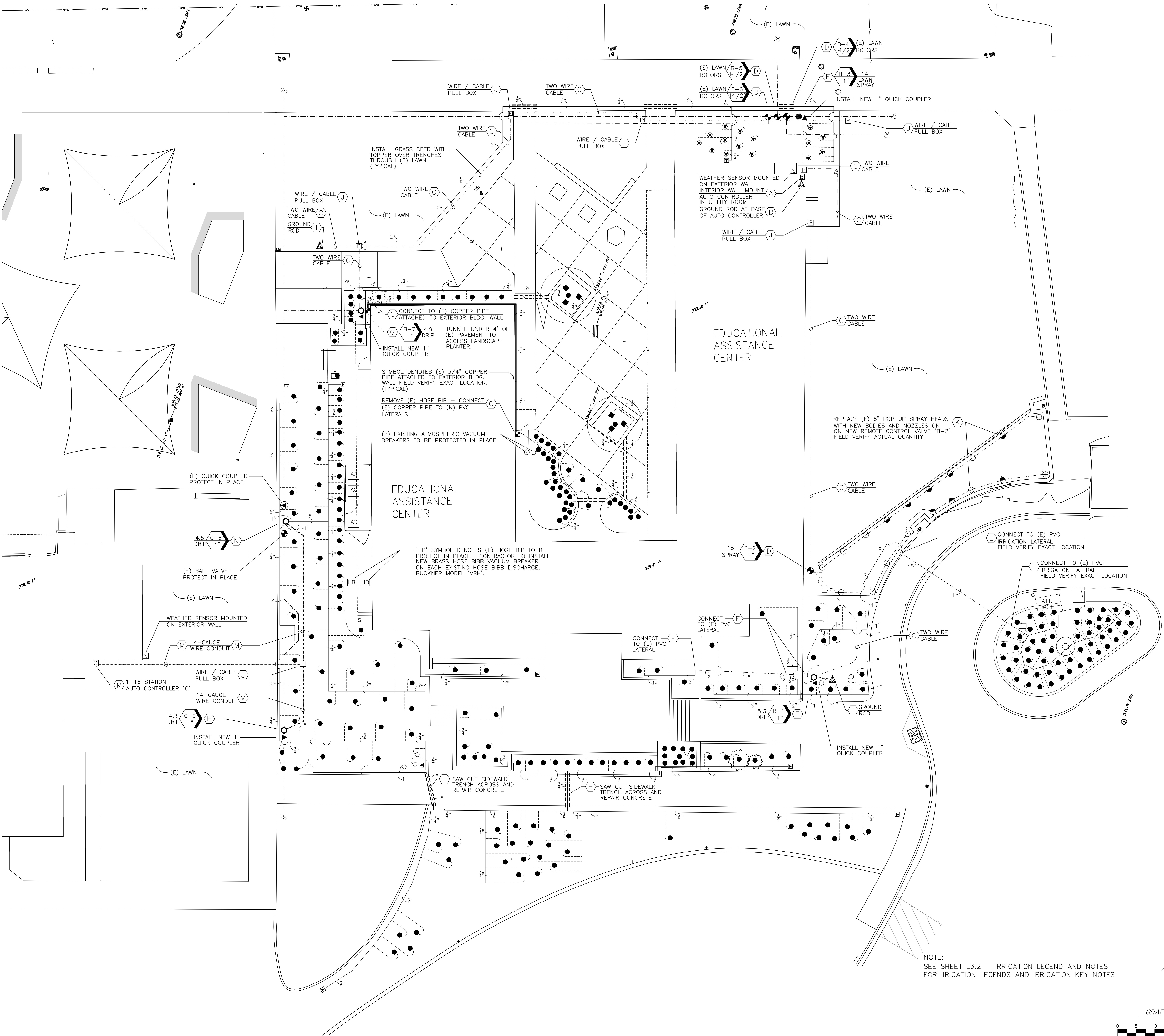
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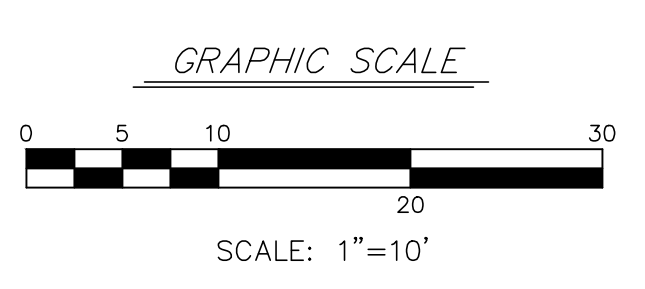
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IRRIGATION PLAN
 PROJECT
 VENTURA COLLEGE
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 LANDSCAPE RENOVATION
 4887 TELEGRAPH ROAD
 VENTURA, CA 93003

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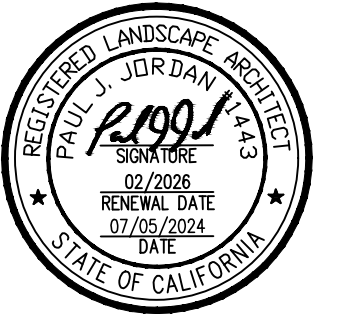
DRAWING
L3.1
 SHEET 3 OF 8
 PROJECT No. 23.31



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



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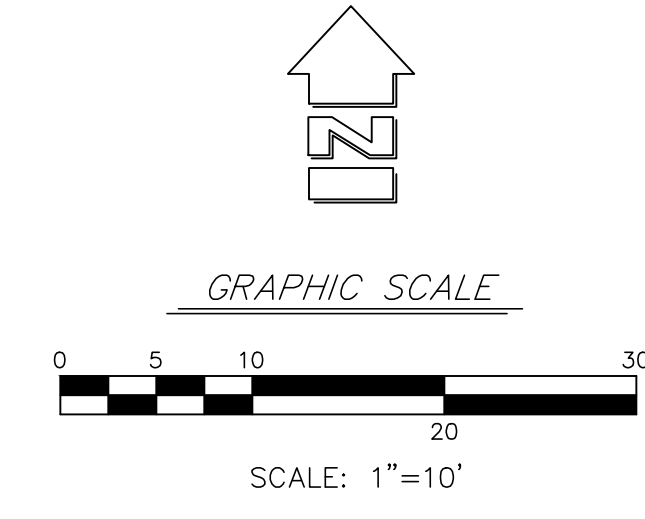
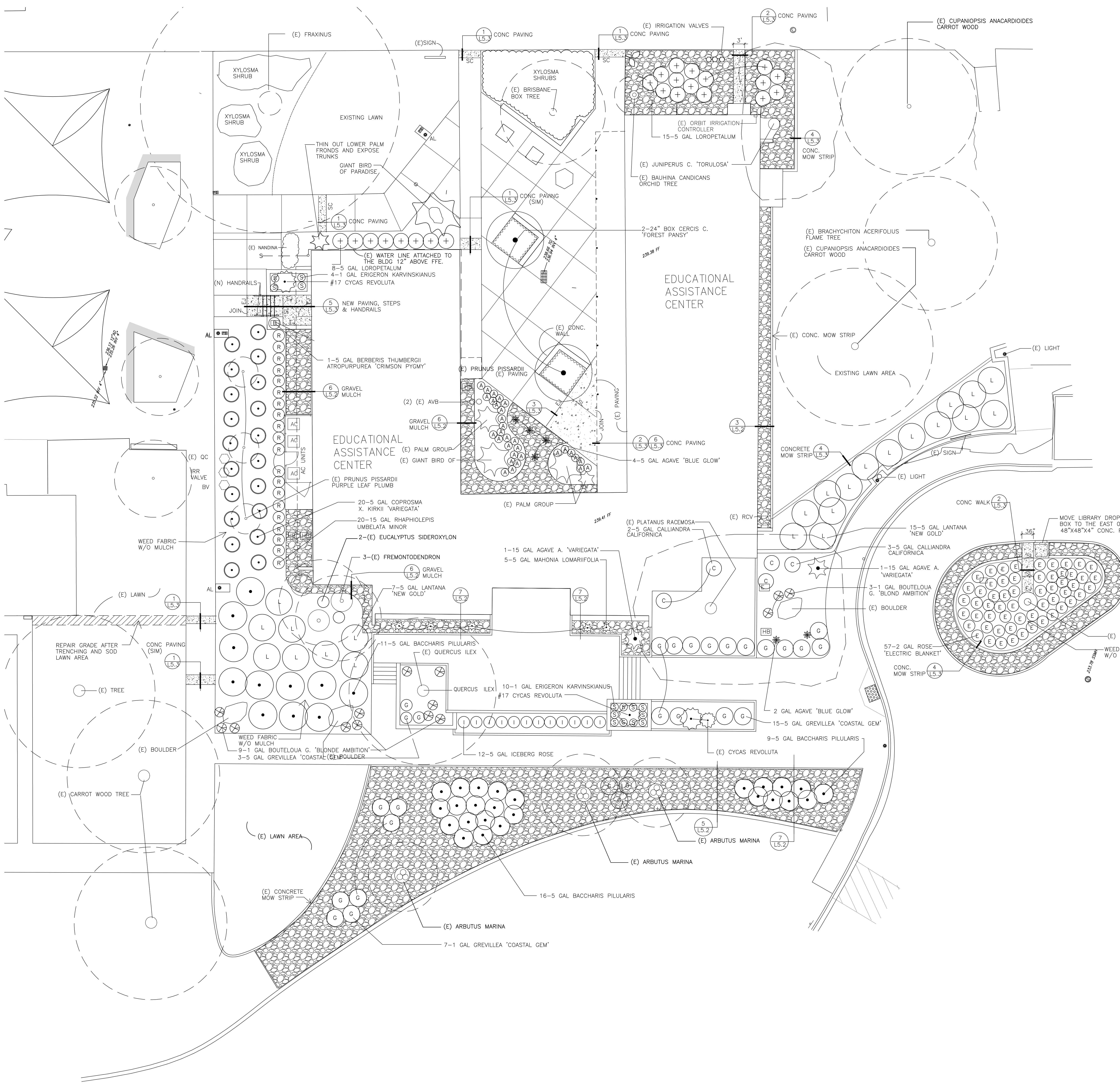


SHRUBS SYMBOL	QUAN.	SIZE	BOTANICAL NAME COMMON NAME	DETAIL REFERENCE
(A)	31	5 GALLON	AGAPANTHUS AFRICANUS LILY-OF-THE-NILE	2/L5.1
(*)	2	15 GALLON	AGAVE ATTENUATA 'VARIEGATA' VARIEGATED FOX TAIL AGAVE	2/L5.1
(*)	6	5 GALLON	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	2/L5.1
(B)	1	5 GALLON	BERBERIS THUMBERGII ATROPURPUREA 'CRIMSON PYGMY'	2/L5.1
(C)	20	5 GALLON	COTONEASTER D. 'CORAL BEAUTY'	2/L5.1
(D)	33	5 GALLON	BACCHARIS PILULARIS 'TWIN PEAKS' DWARF COYOTE BRUSH	2/L5.1
(E)	14	1 GALLON	BOUTELOUA G. 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	2/L5.1
(F)	5	5 GALLON	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	2/L5.1
(G)	2	#17	CYCAS REVOLUTA SEGO PALM	2/L5.1
(H)	23	5 GALLON	LOROPETALUM CHINESE 'MONRAZ' RAZZLEBERRY FRINGE FLOWER	2/L5.1
(I)	22	5 GALLON	LANTANA CAMARA 'NEW GOLD'	2/L5.1
(J)	14	1 GALLON	ERIGERON KARVINSKIANUS SANTA BARBARA DAISY	2/L5.1
(K)	22	1 GALLON	GREVILLEA 'COASTAL GEM' PROSTRATE GREVILLEA	2/L5.1
(L)	57	2 GALLON	ROSA 'ELECTRIC BLANKET' ELECTRIC BLANKET CARPET ROSE	2/L5.1
(M)	12	5 GALLON	ROSA SPP. 'ICEBERG' ICEBERG ROSE	2/L5.1
(N)	20	5 GALLON	RHAPHIOLEPIS UMBELATA MINOR YEDDA HAWTHORN	2/L5.1
(O)	2	24" BOX STANDARD	CERCIS CANADENSIS 'FOREST PANSY' REDBUD	1/L5.1

TREE SYMBOL	QUAN.	SIZE	BOTANICAL NAME COMMON NAME	DETAIL REFERENCE
(O)	2	24" BOX STANDARD	CERCIS CANADENSIS 'FOREST PANSY' REDBUD	1/L5.1

GROUND COVER SYMBOL	DESCRIPTION
(Pattern of small circles)	3 INCH LAYER OF 3/8" DEL-RIO PEA GRAVEL OVE RWEED FABRIC
(Pattern of dots)	LAWN SEEDING STOVER PRO SPORTSFELD ELITE 10"/1,00 SF.

NO.	DATE	BY	DESCRIPTION



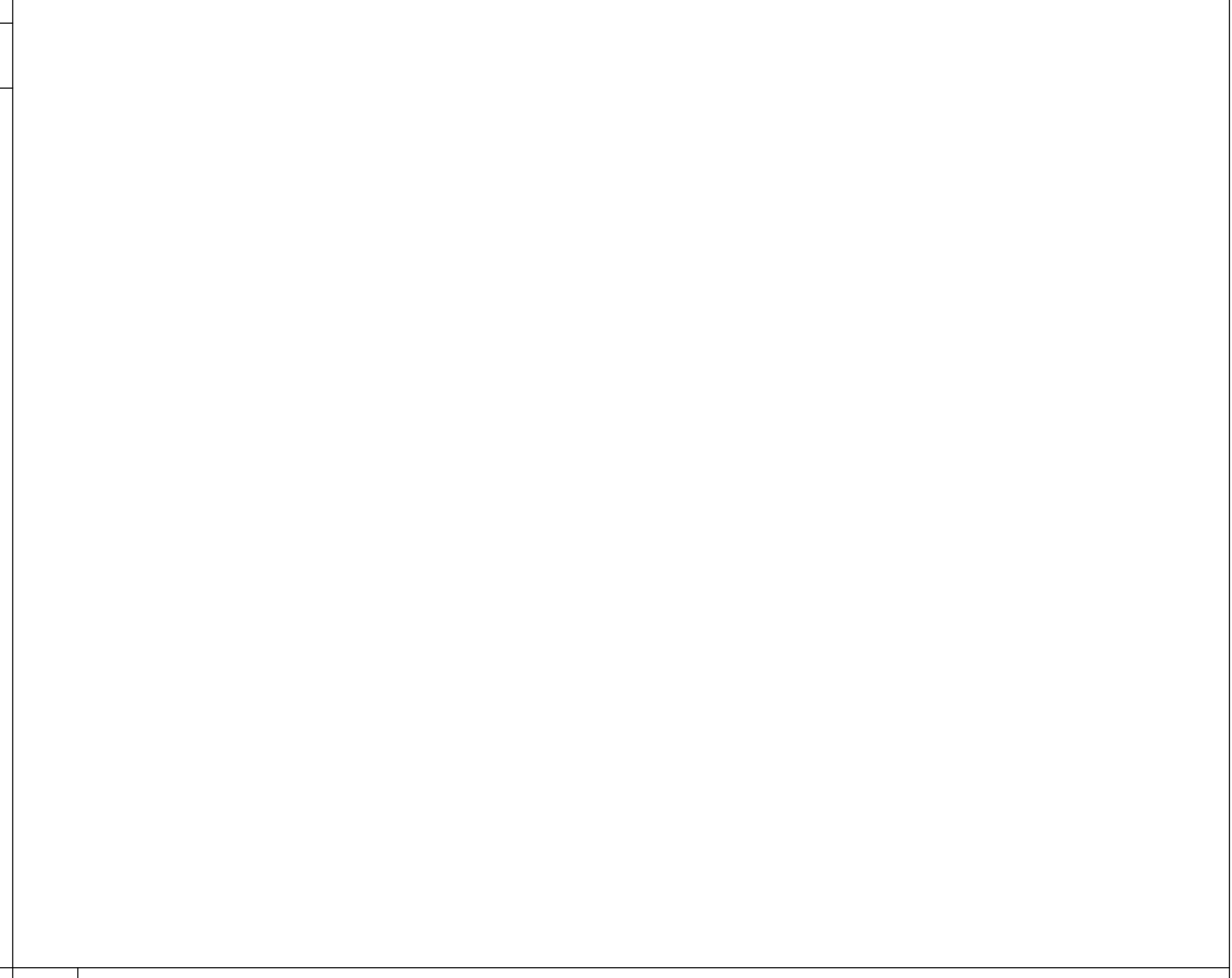
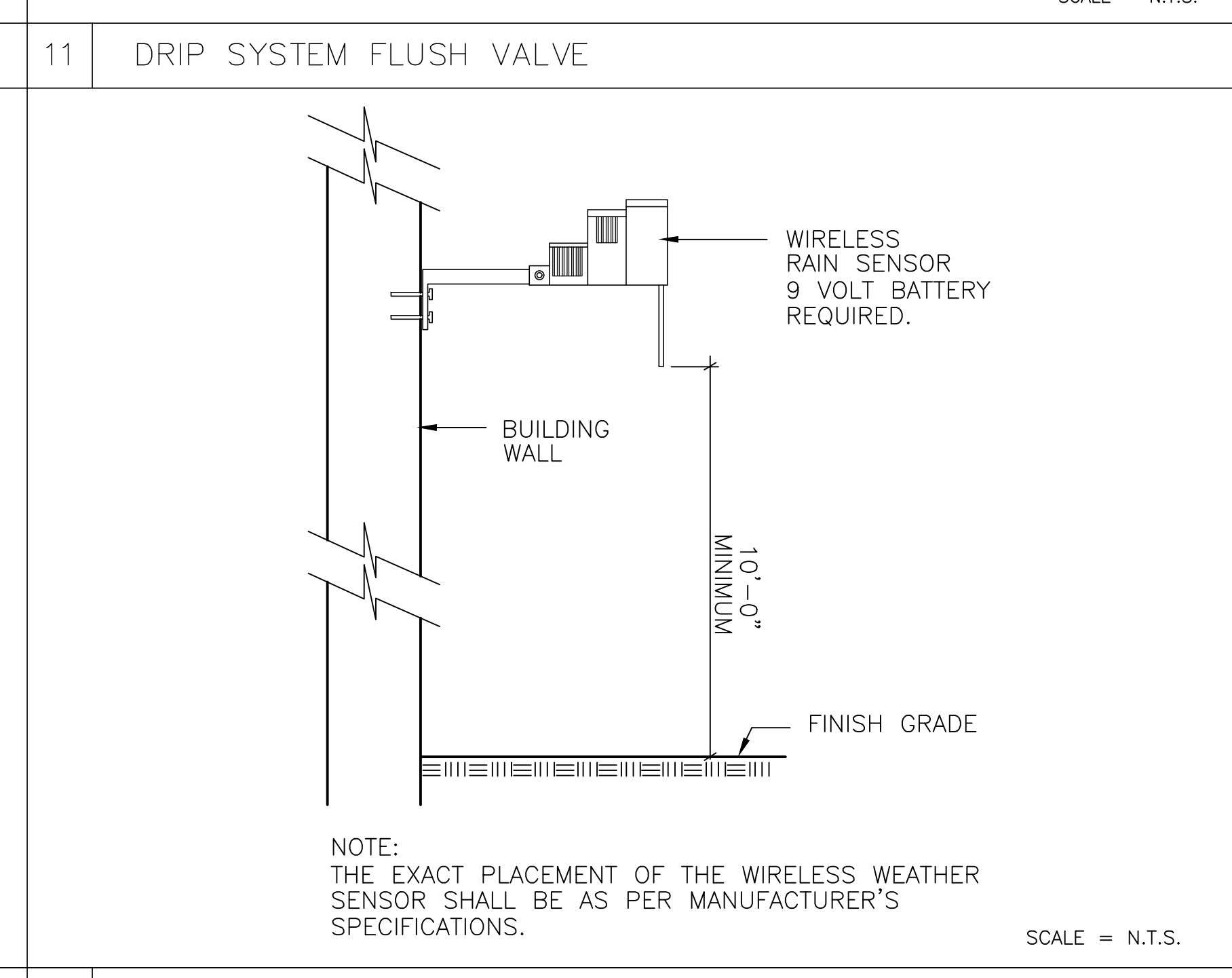
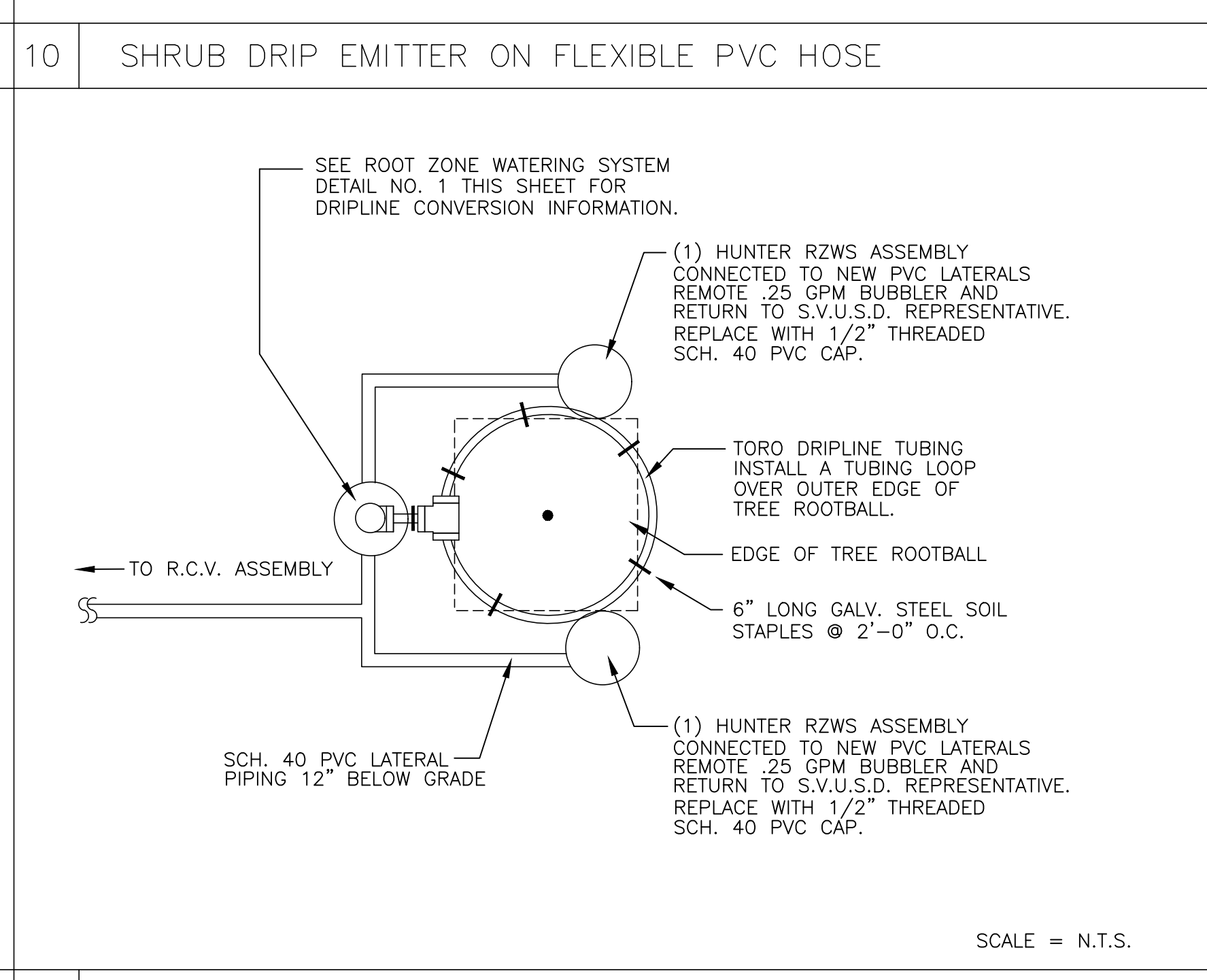
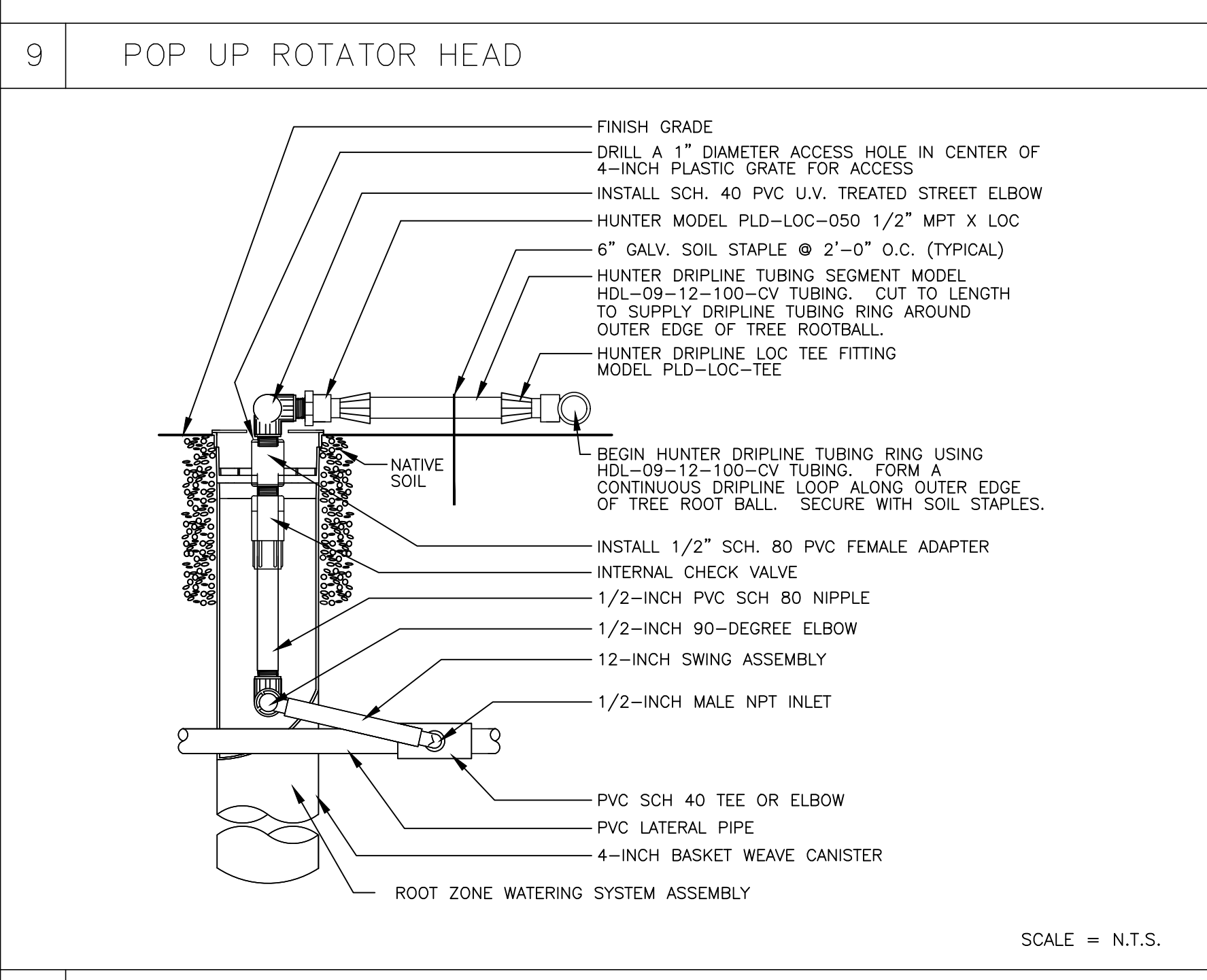
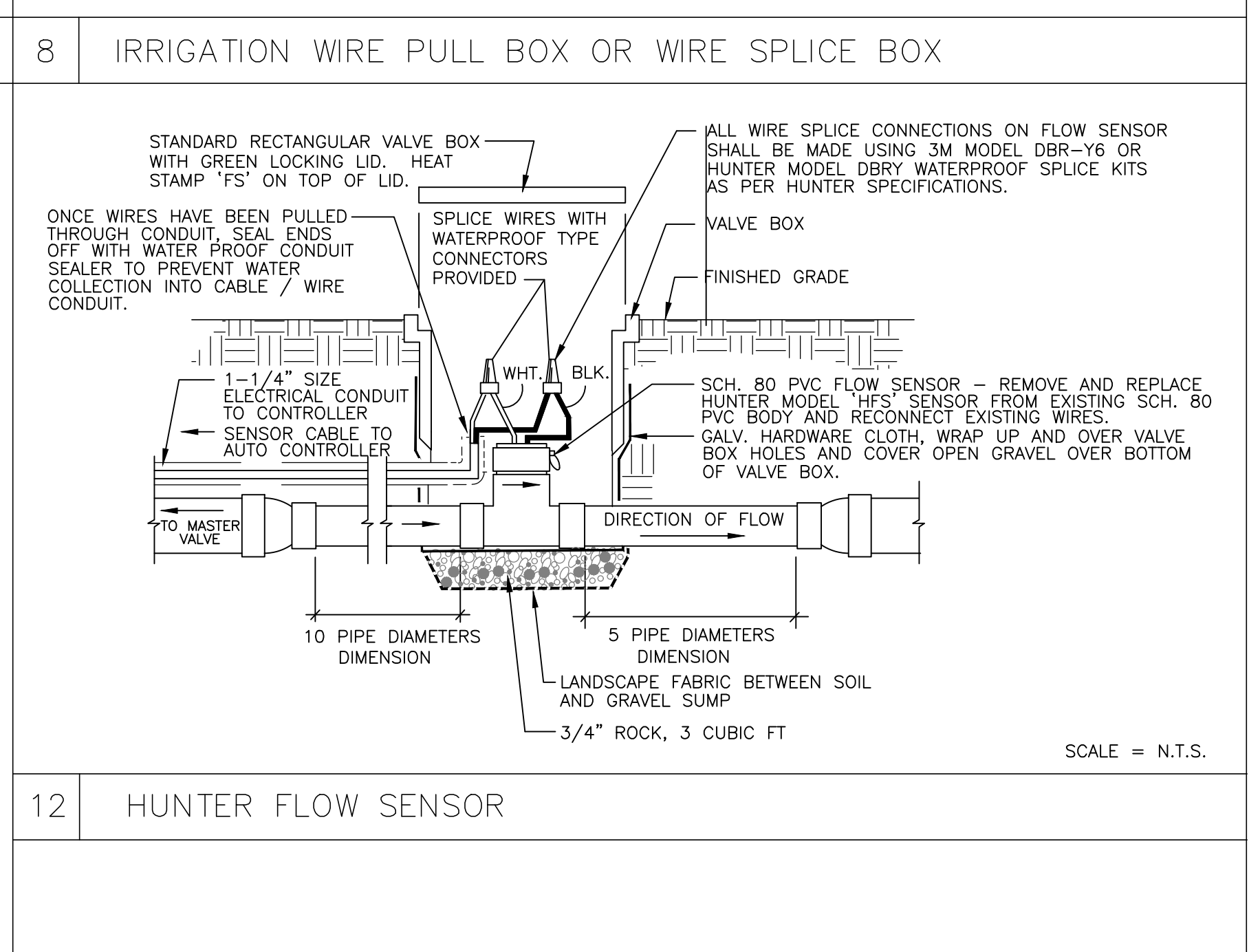
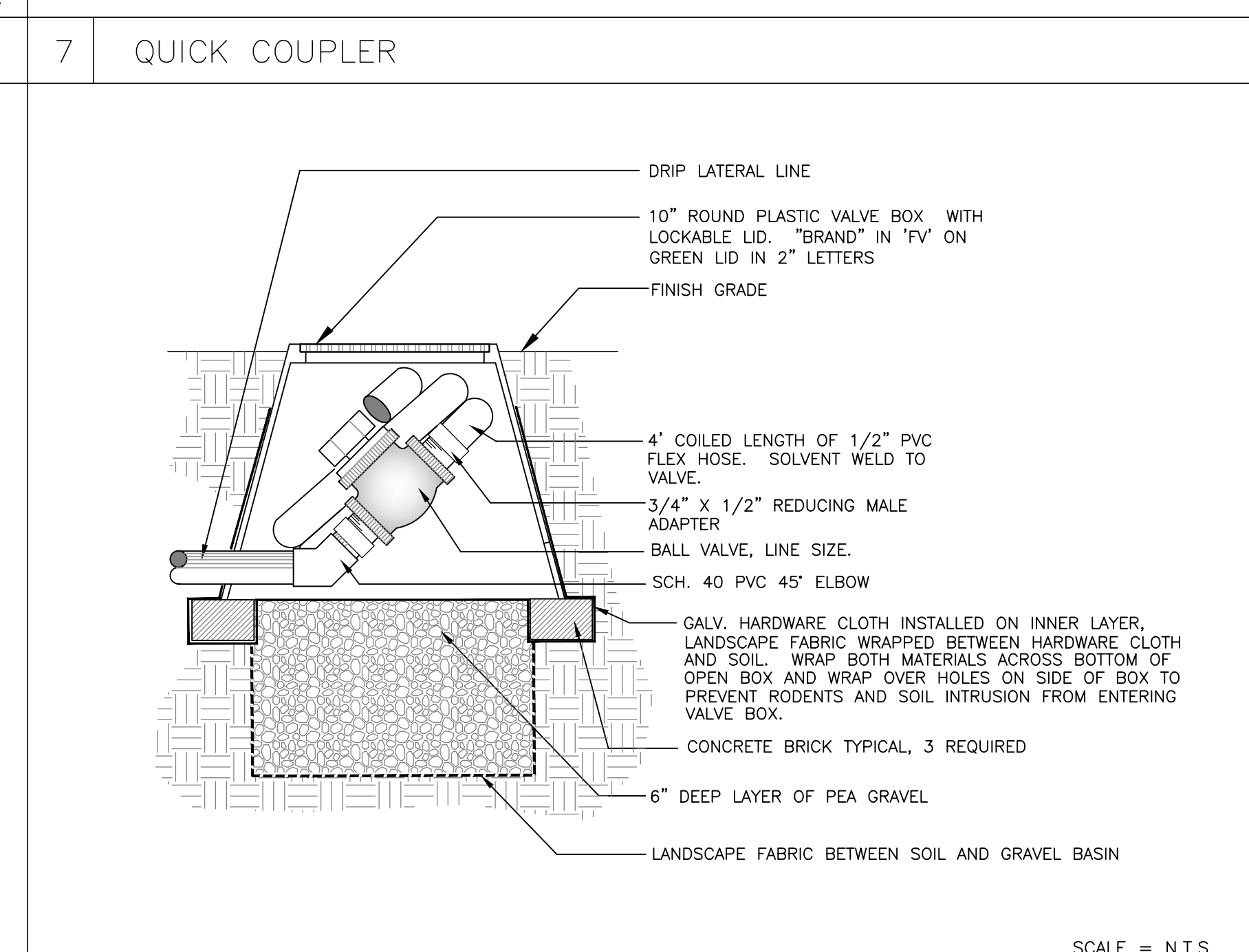
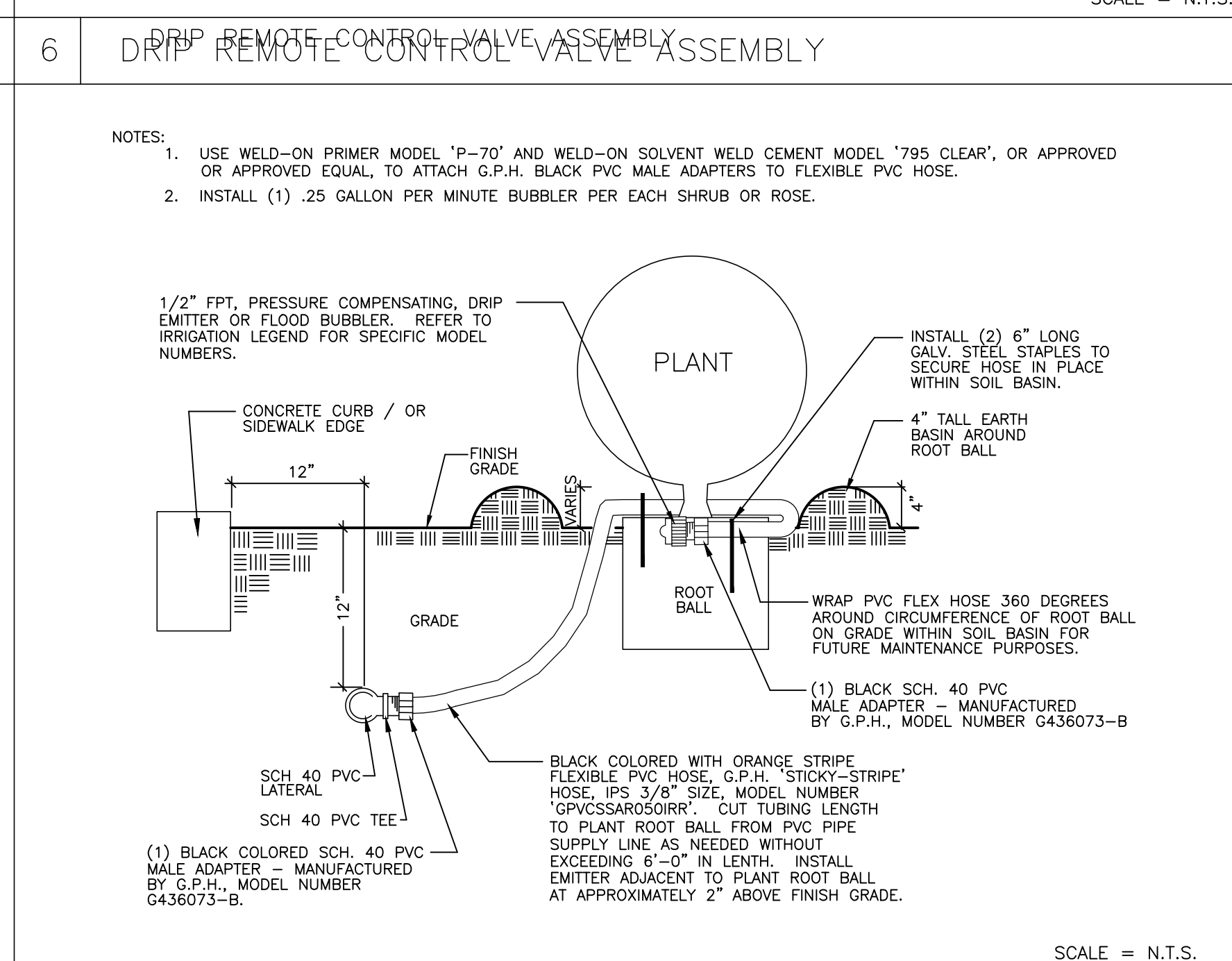
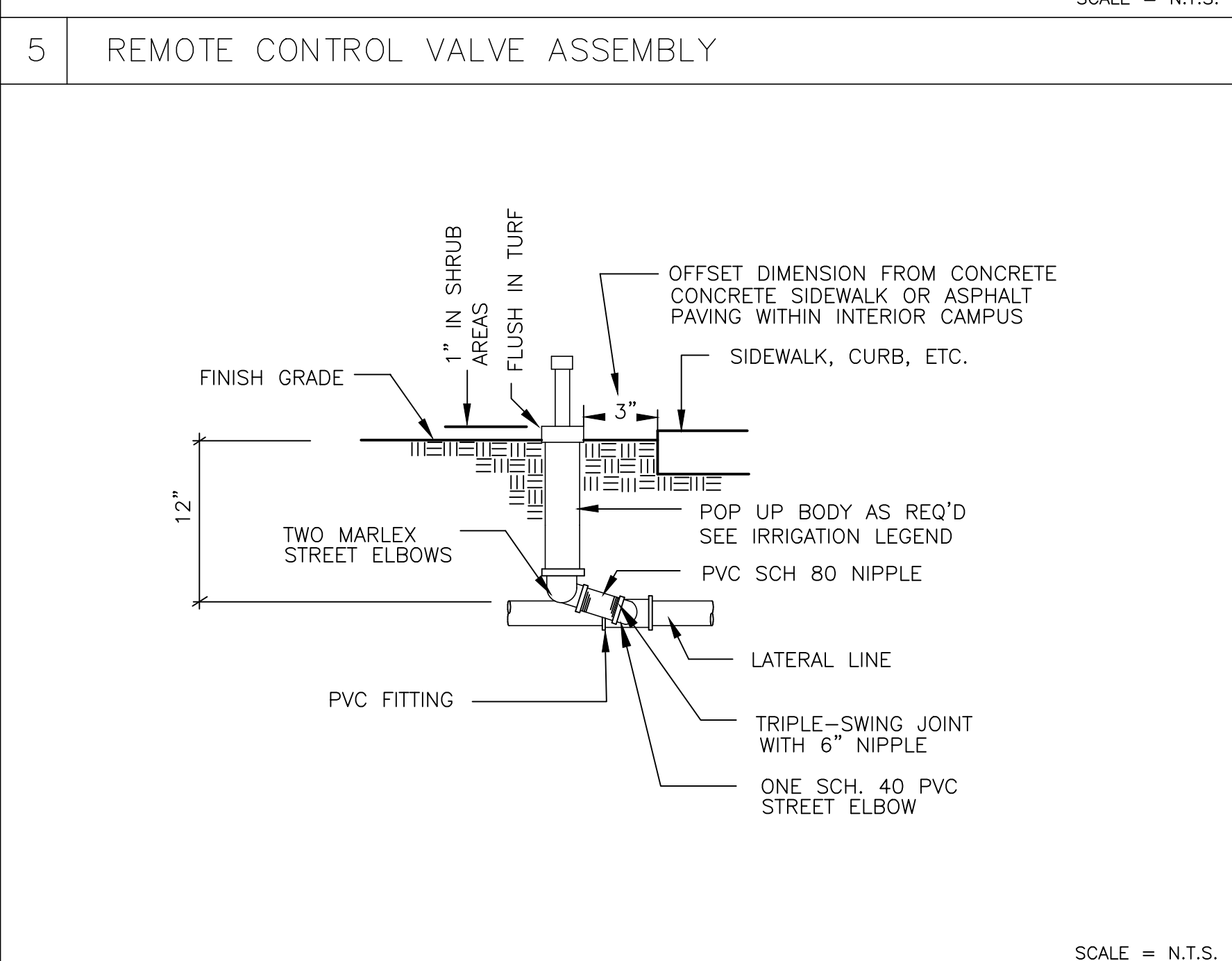
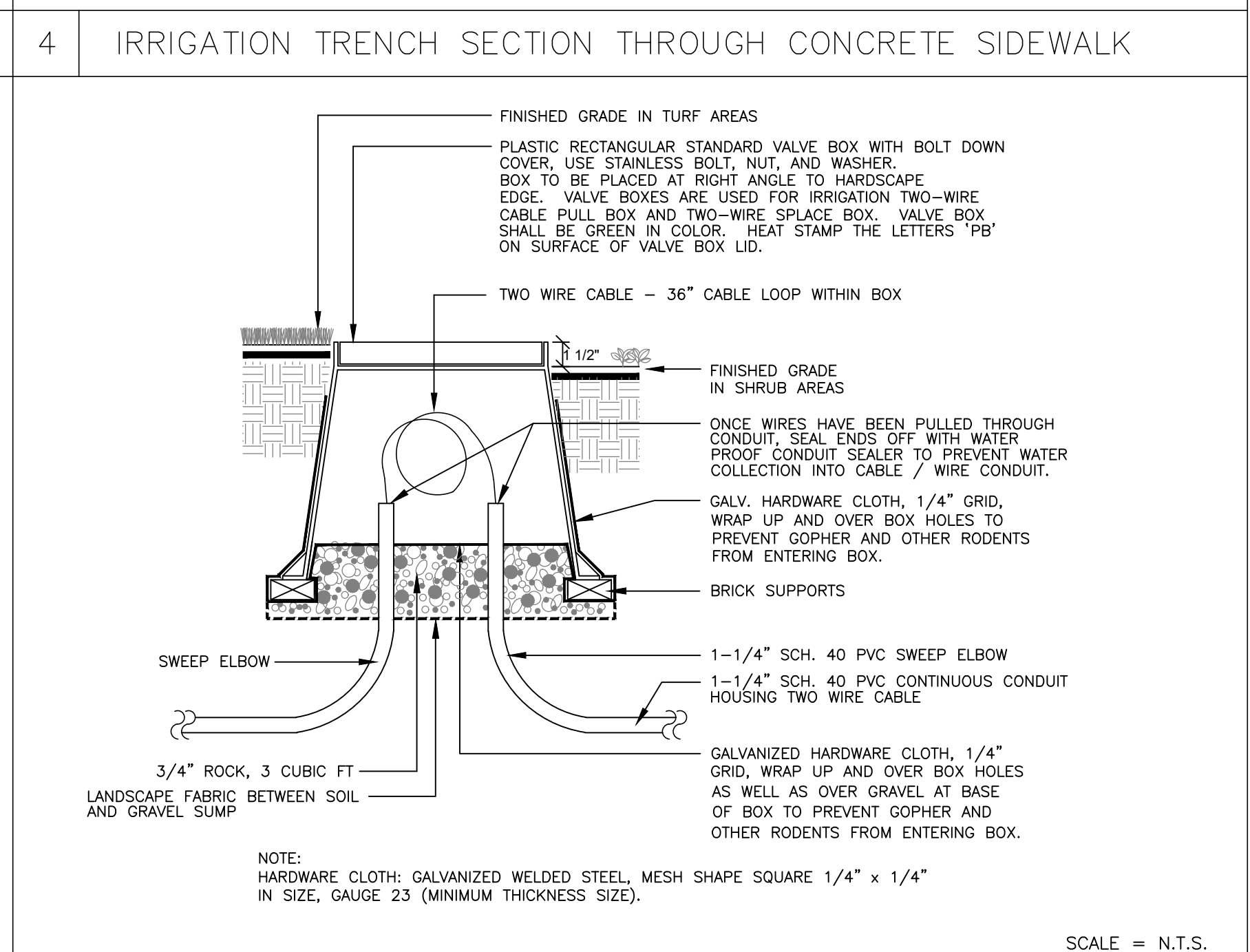
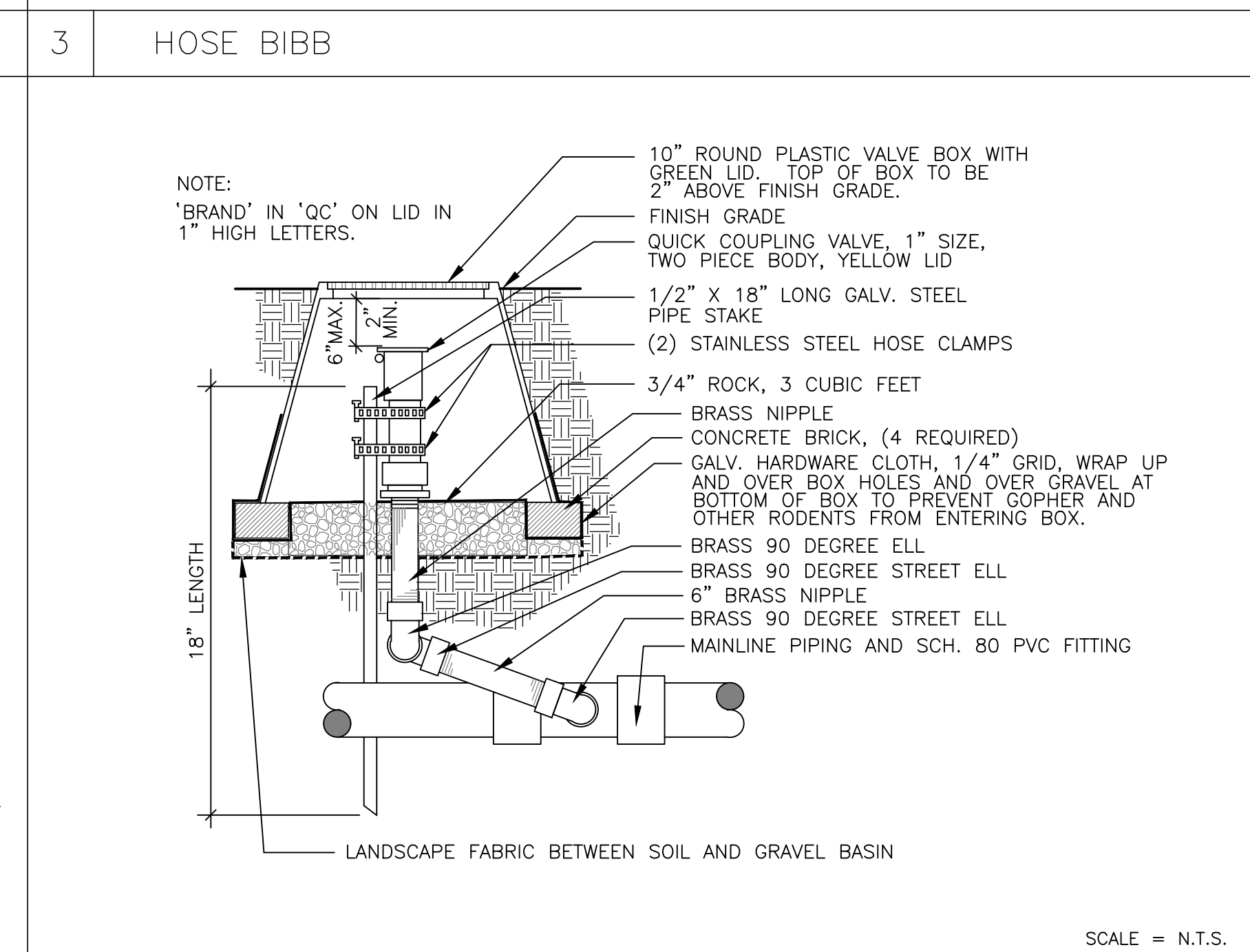
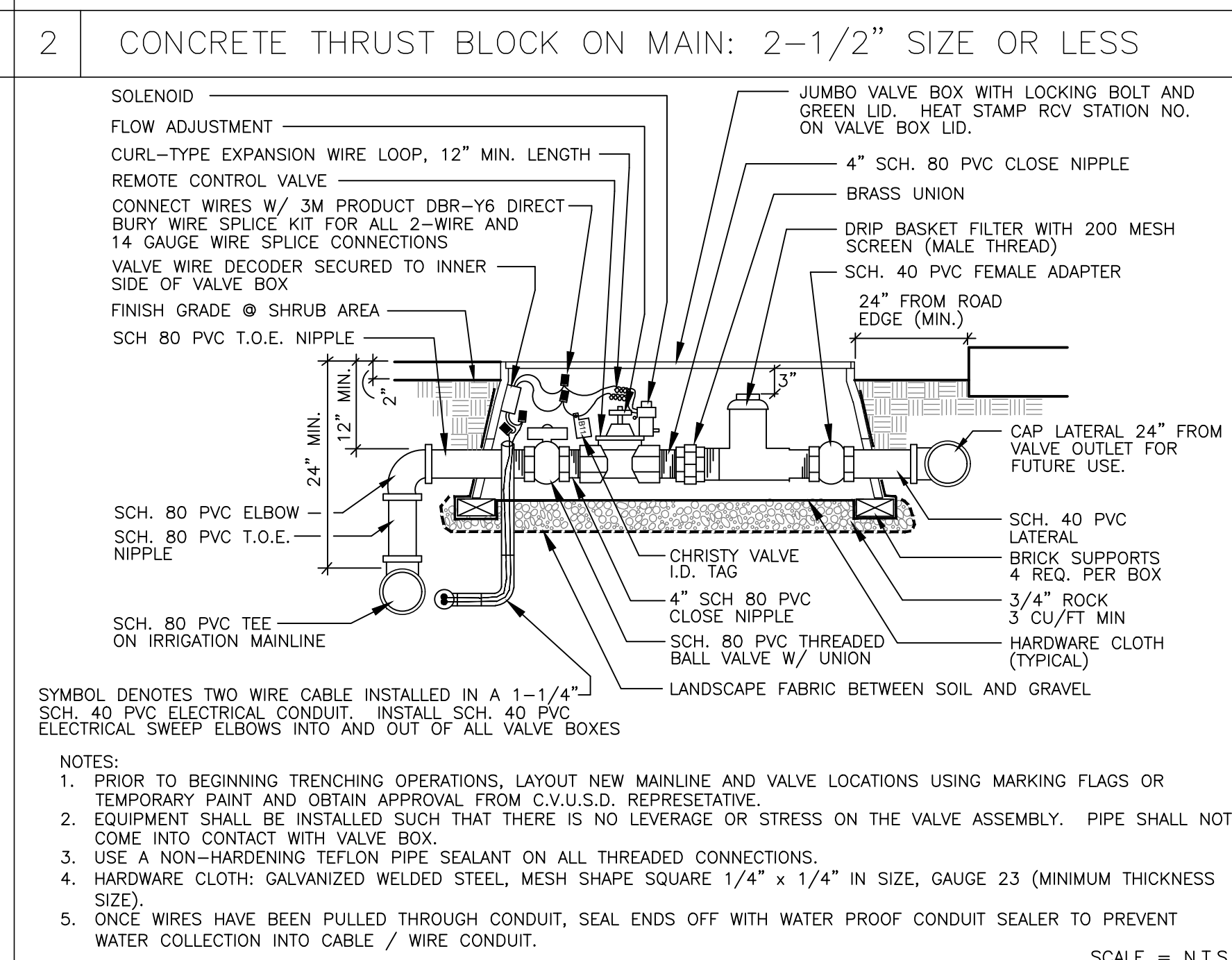
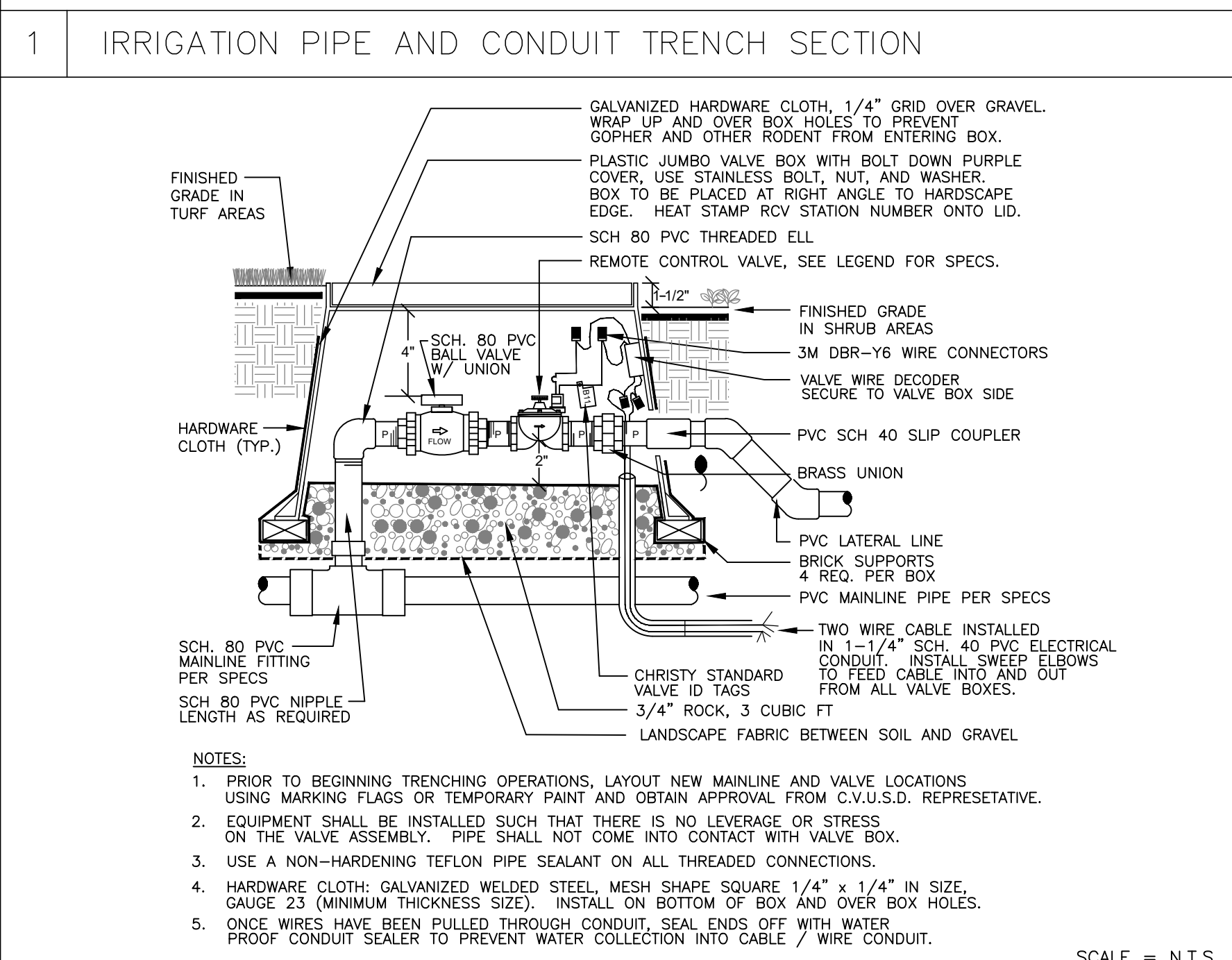
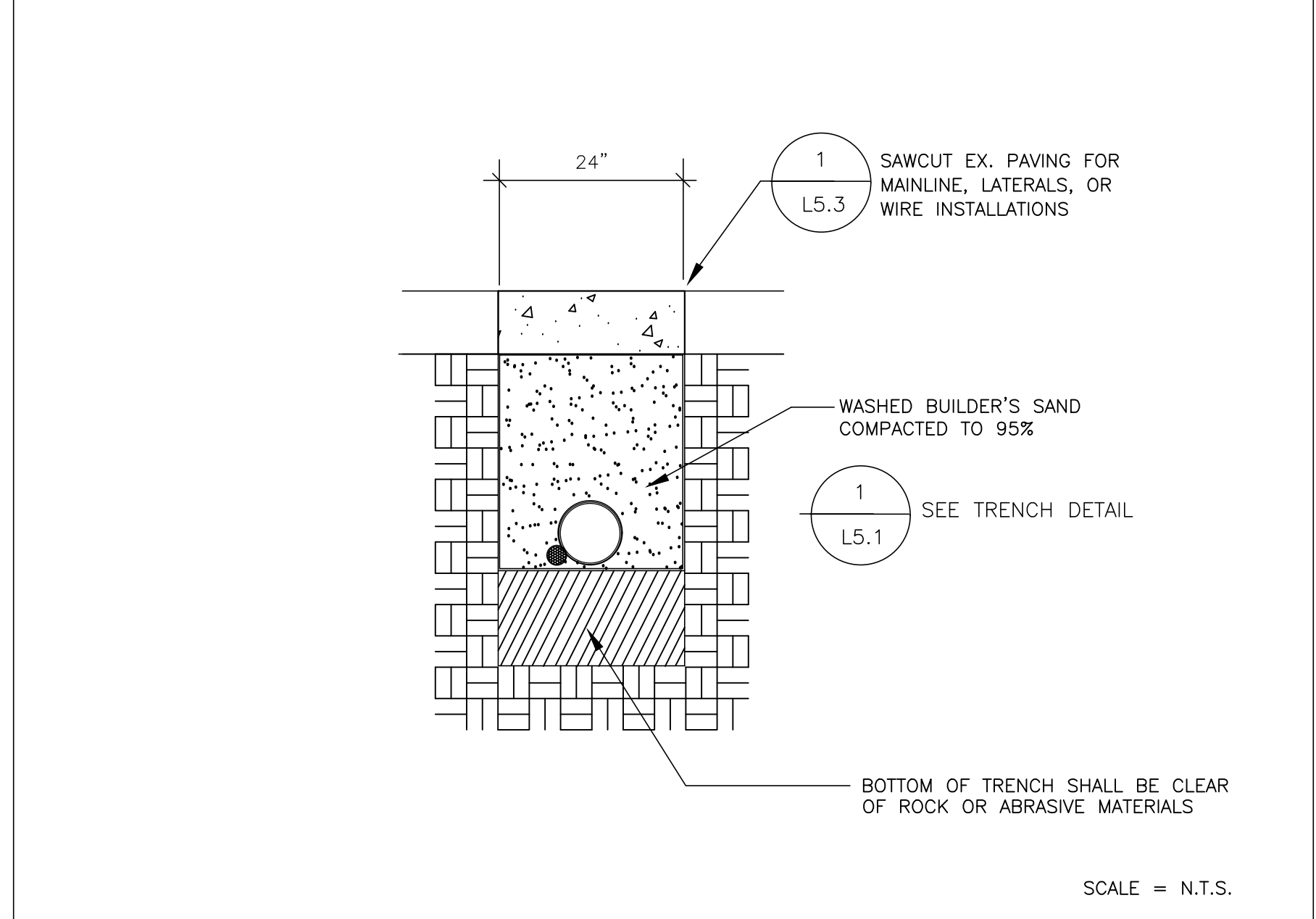
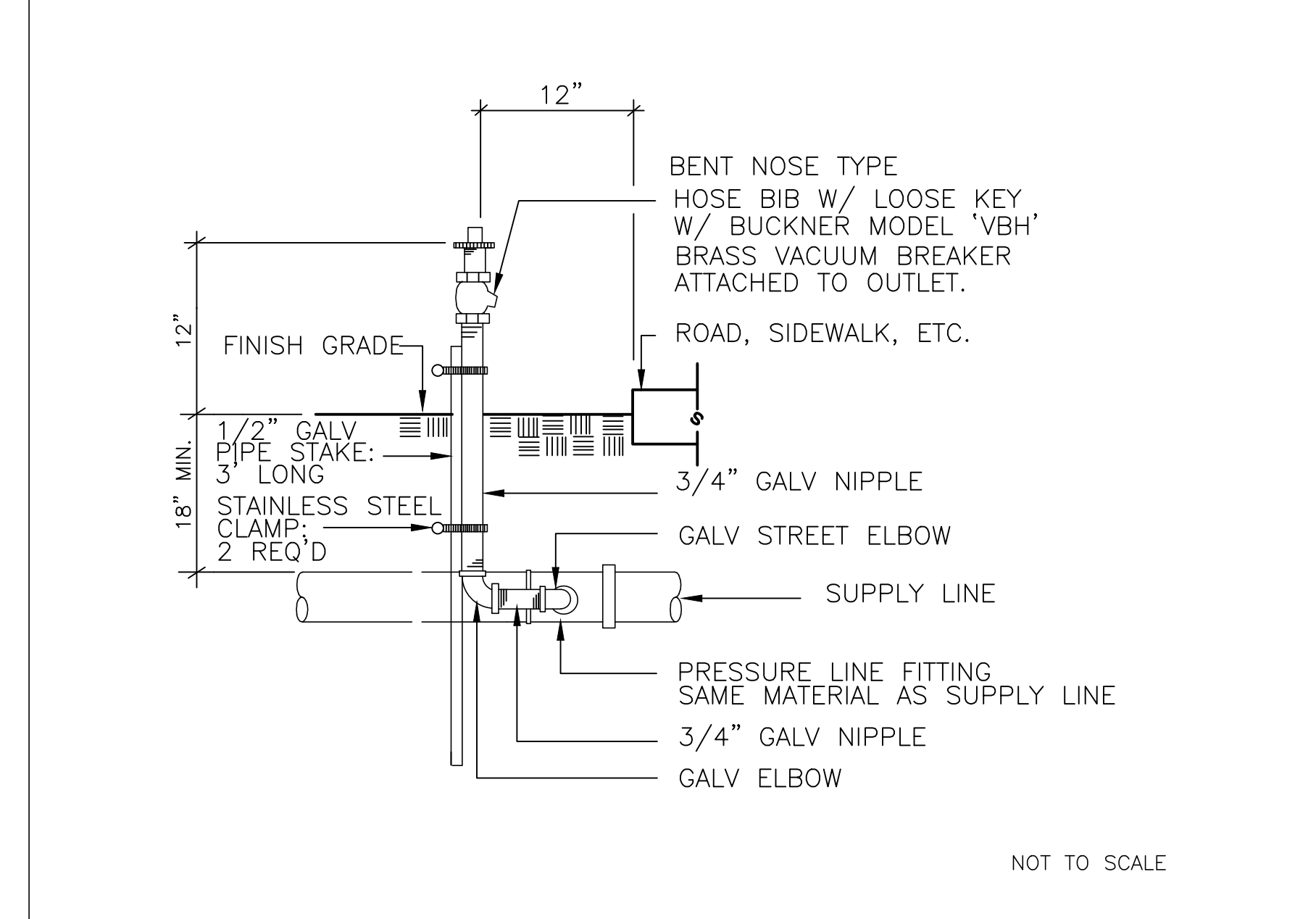
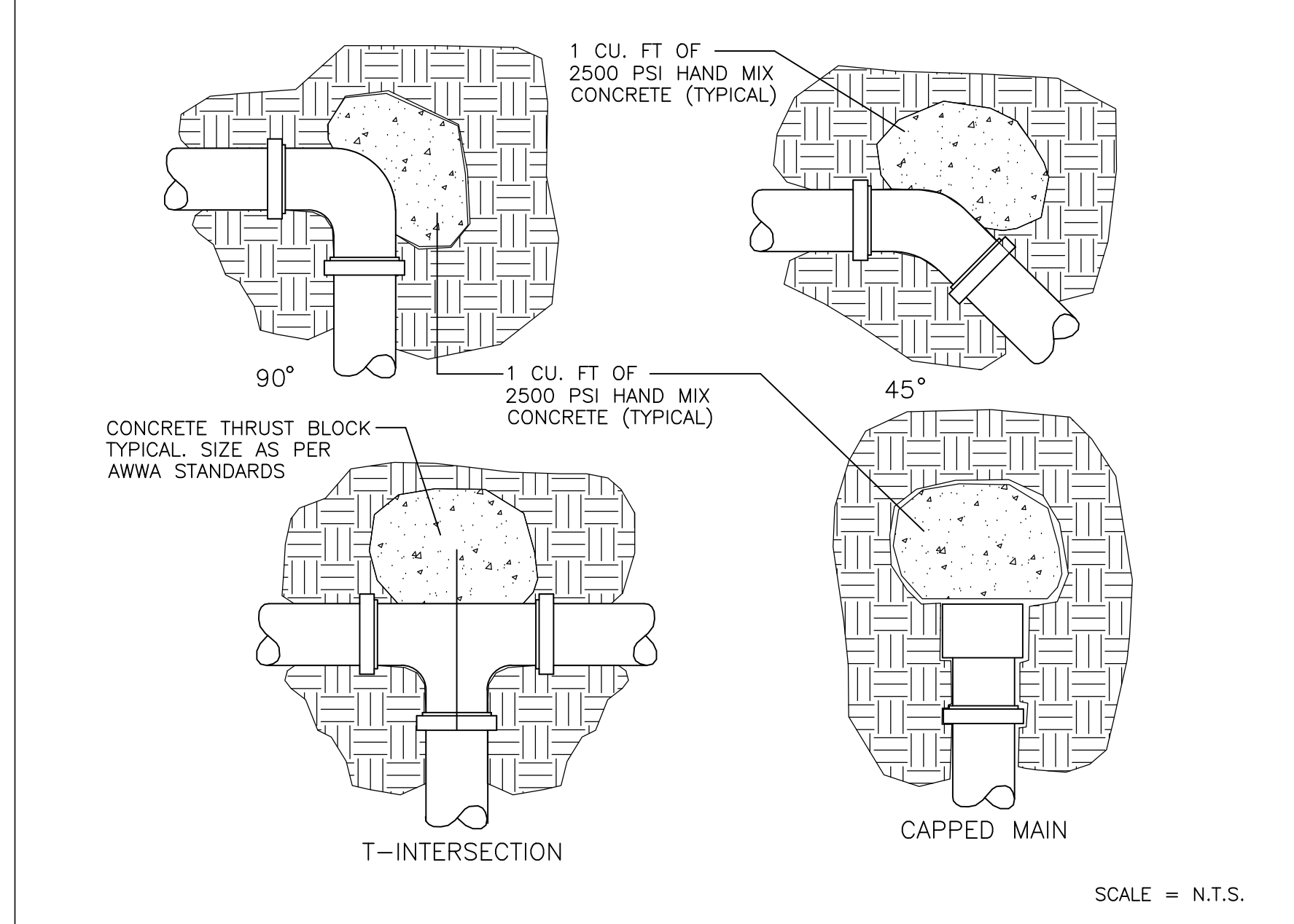
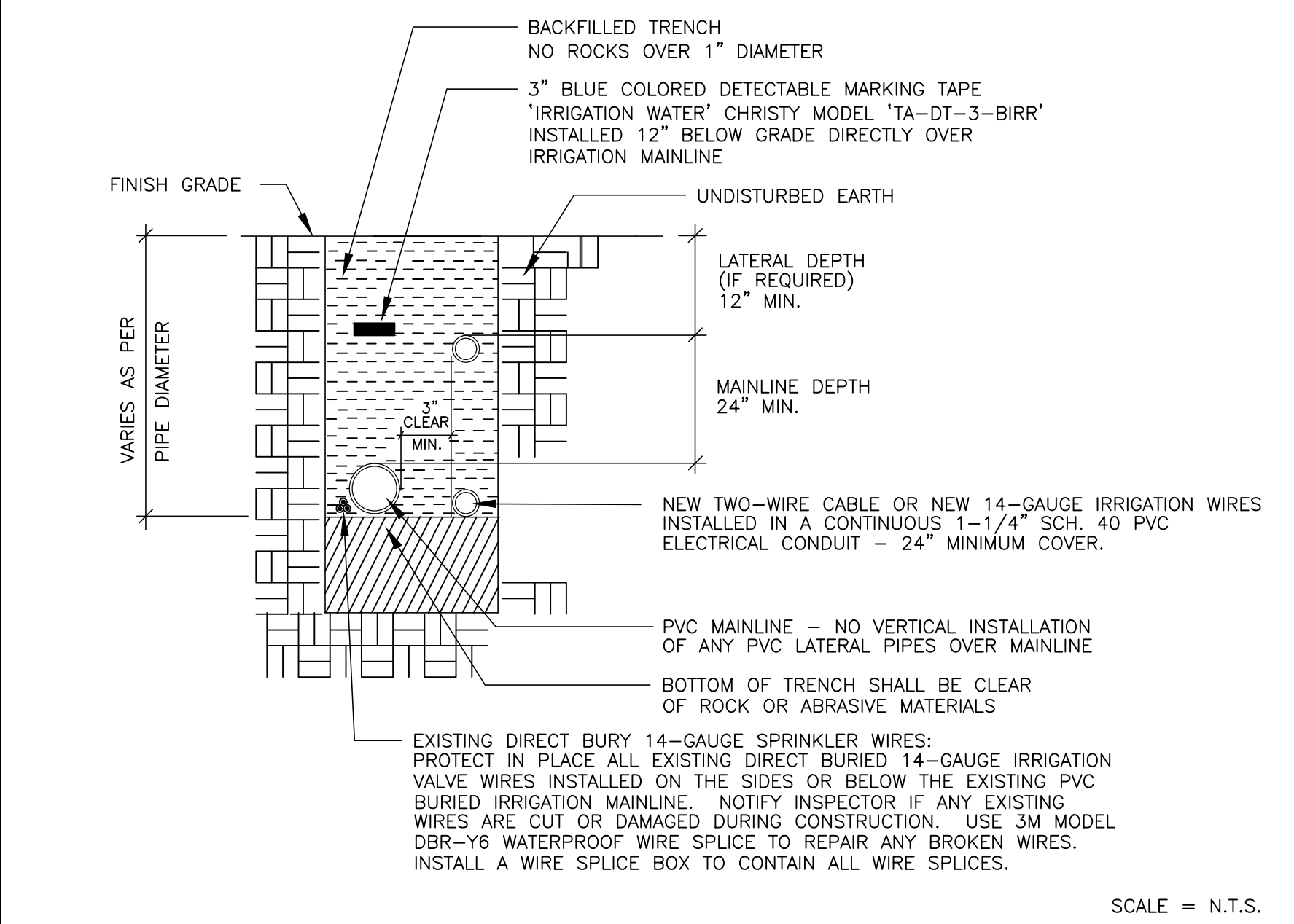
CLIENT
VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
701 EAST DAILY DRIVE, SUITE 200
CARMARILLO, CA 93901

SHEET TITLE
LANDSCAPE RENOVATION

PROJECT
VENTURA COLLEGE
ADMINISTRATION BUILDING
LANDSCAPE RENOVATION
4887 TELEGRAPH ROAD
VENTURA, CA 93003

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 CALL: TOLL FREE 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

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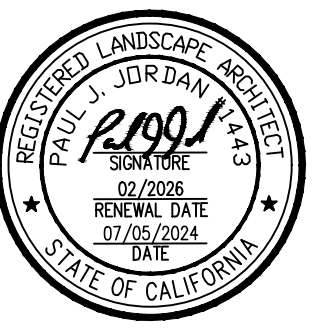
PROJECT
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 LANDSCAPE RENOVATION
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LANDSCAPE DETAILS
 SHEET TITLE

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L5.1
 SHEET 6 OF 8
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SHEET TITLE
LANDSCAPE DETAILS

PROJECT
VENTURA COLLEGE
ADMINISTRATION BUILDING
LANDSCAPE RENOVATION
4667 TELEGRAPH ROAD
VENTURA, CA 93003

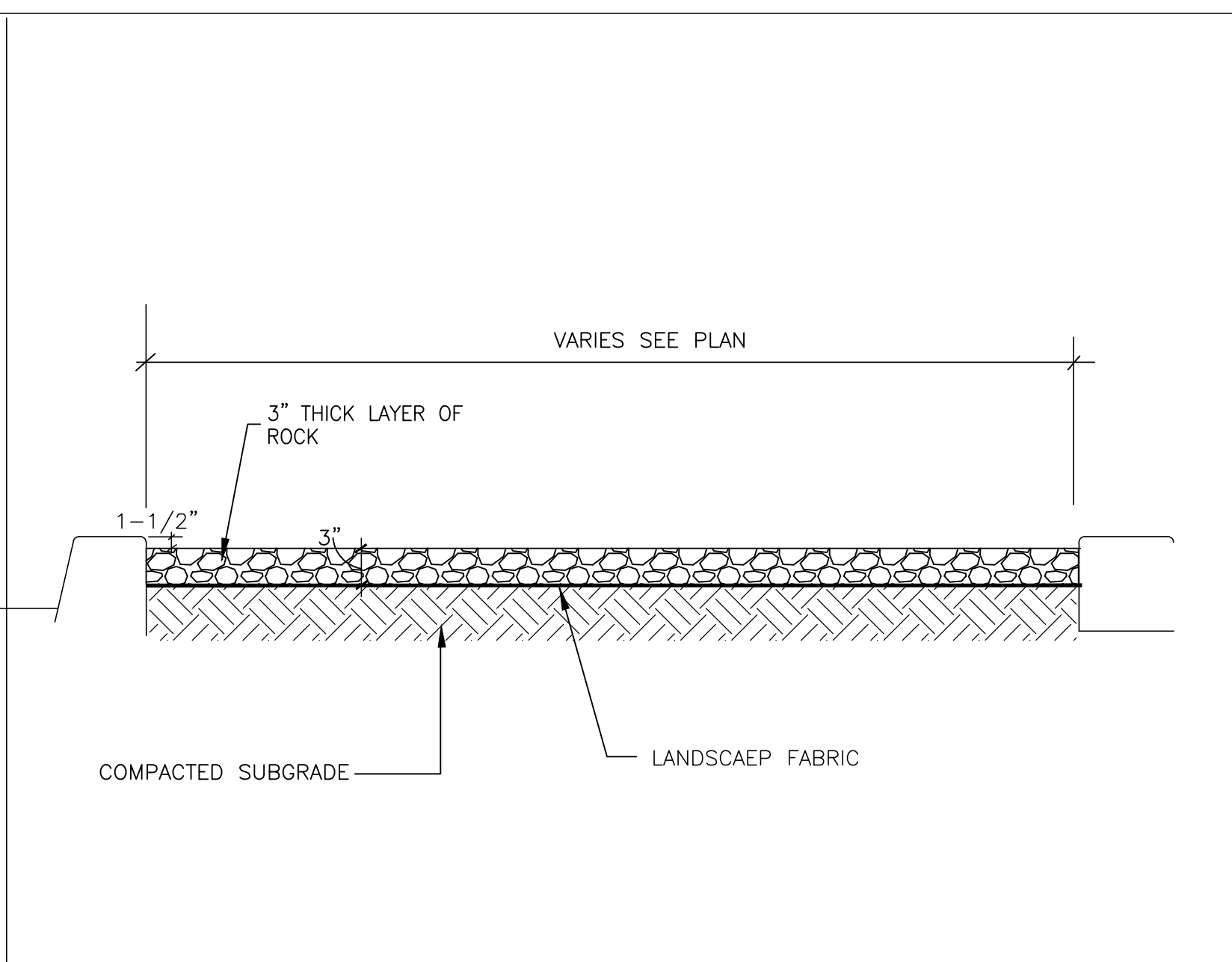
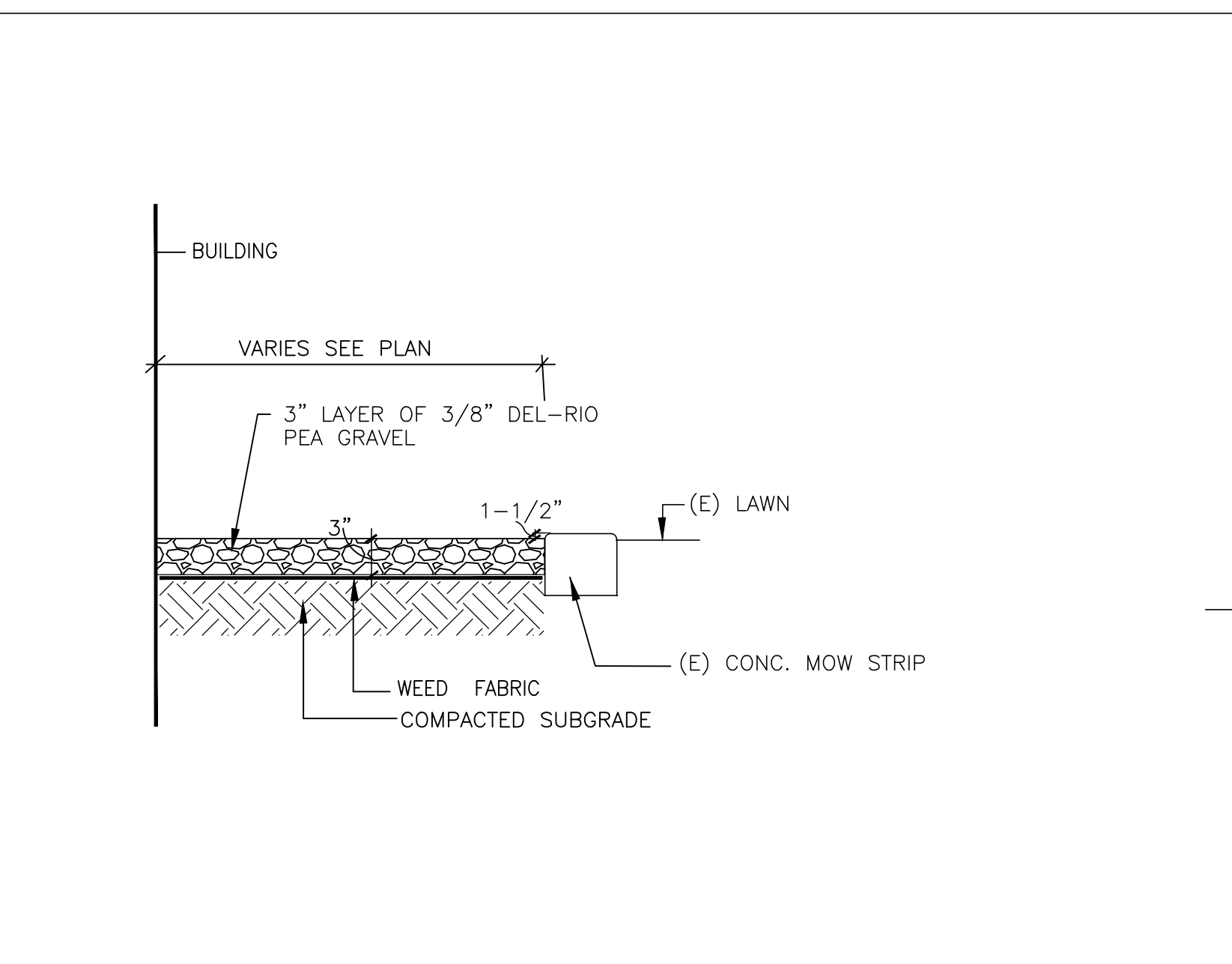
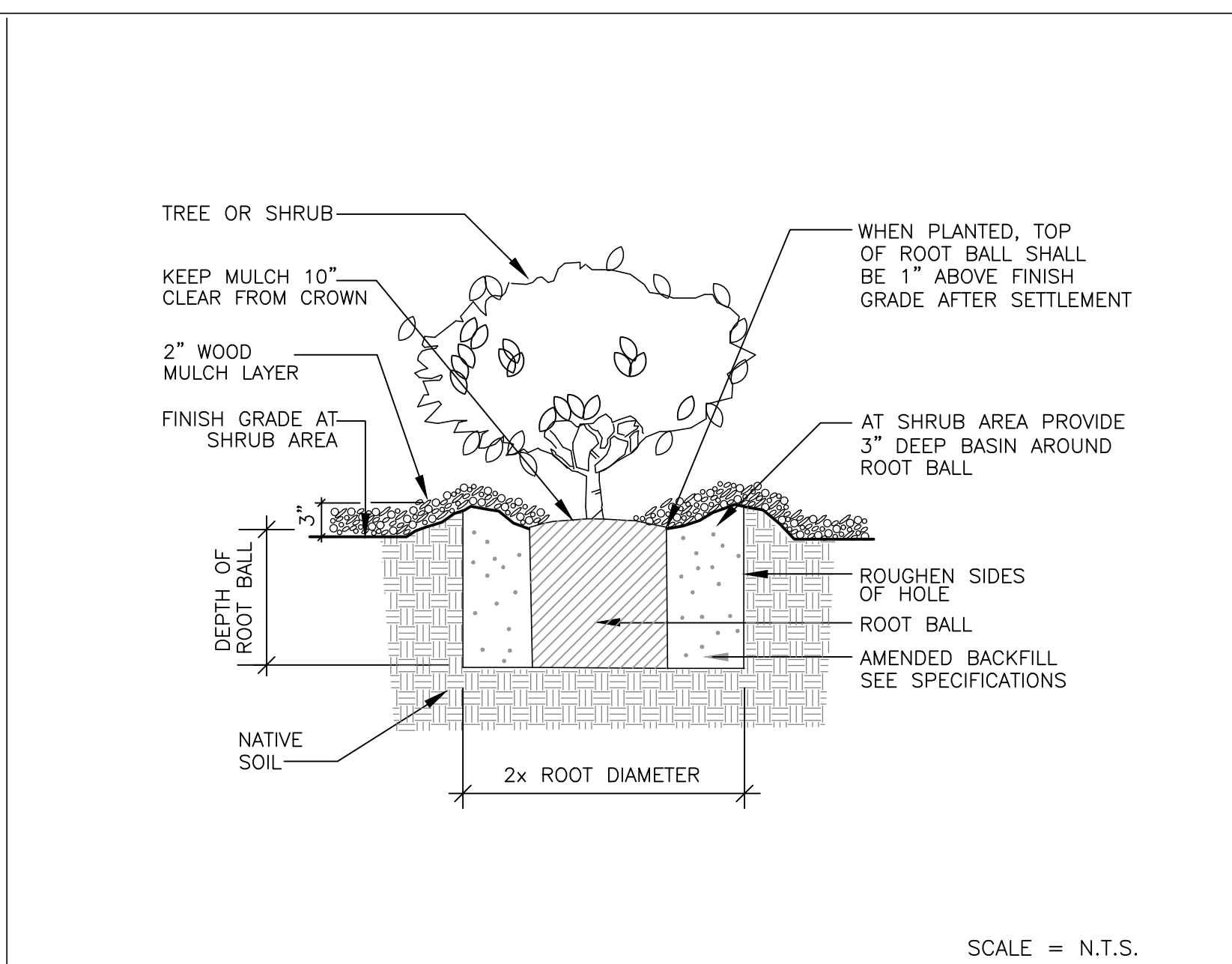
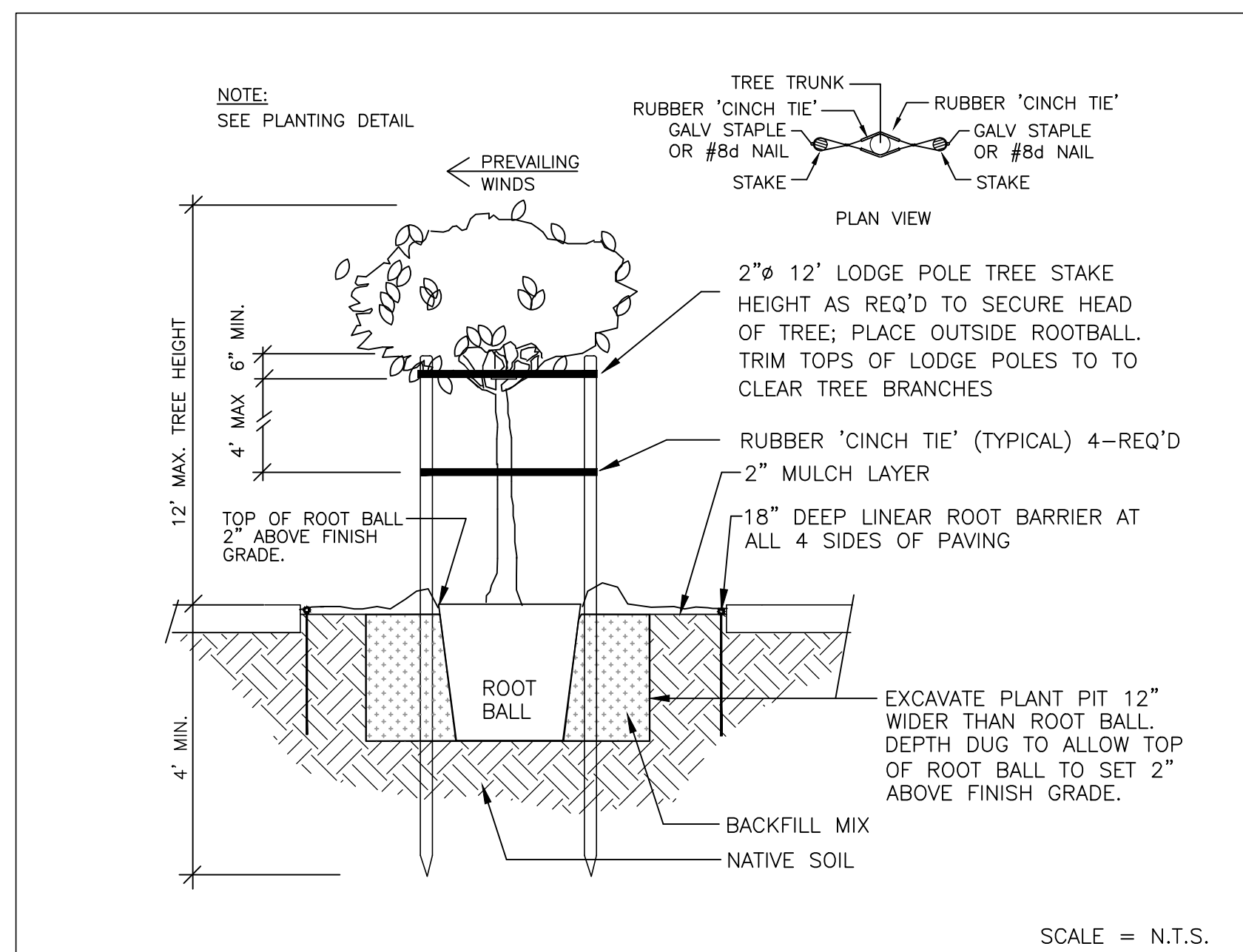
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DRAWING

L5.2

SHEET 7 OF 8
PROJECT No. 23.31

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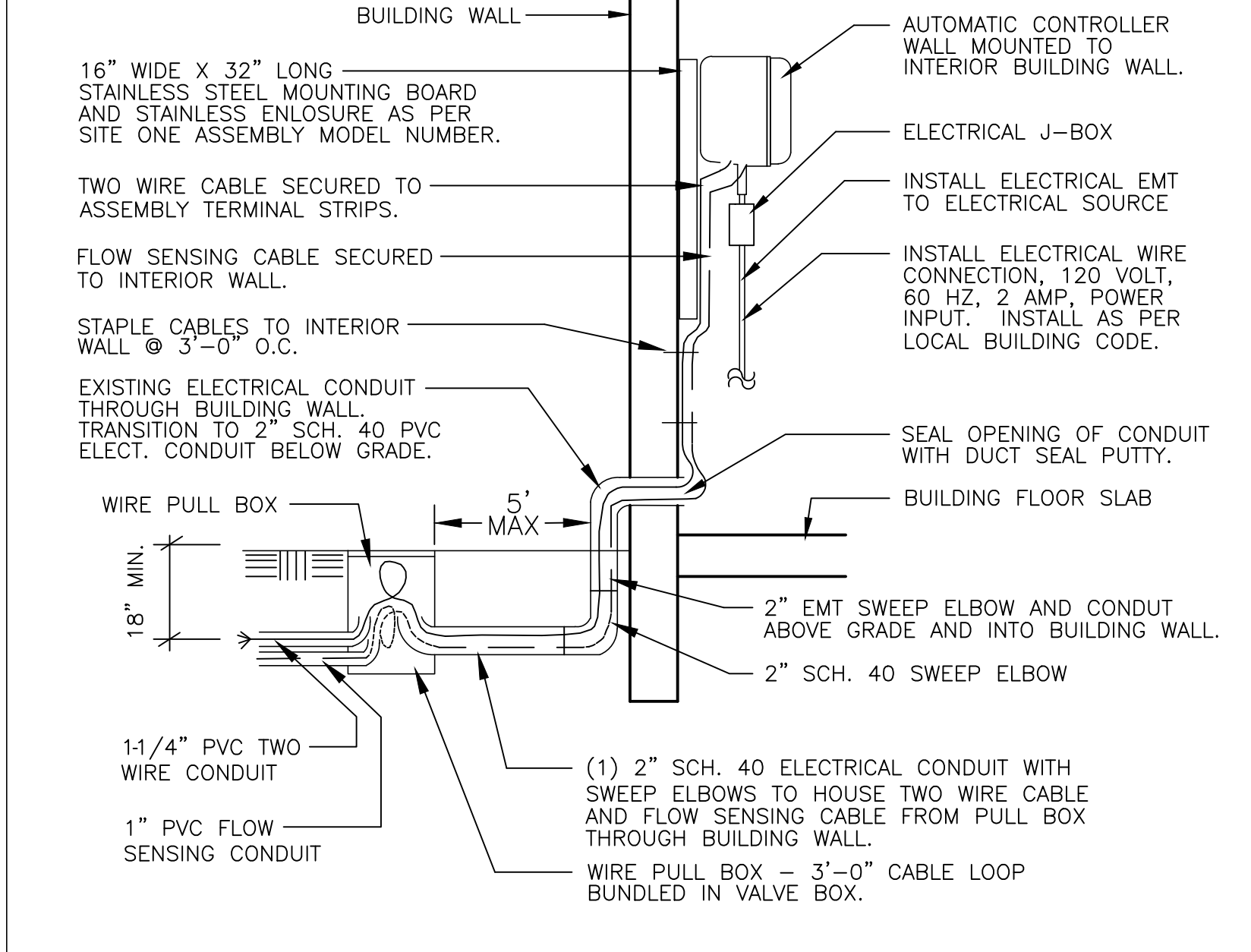
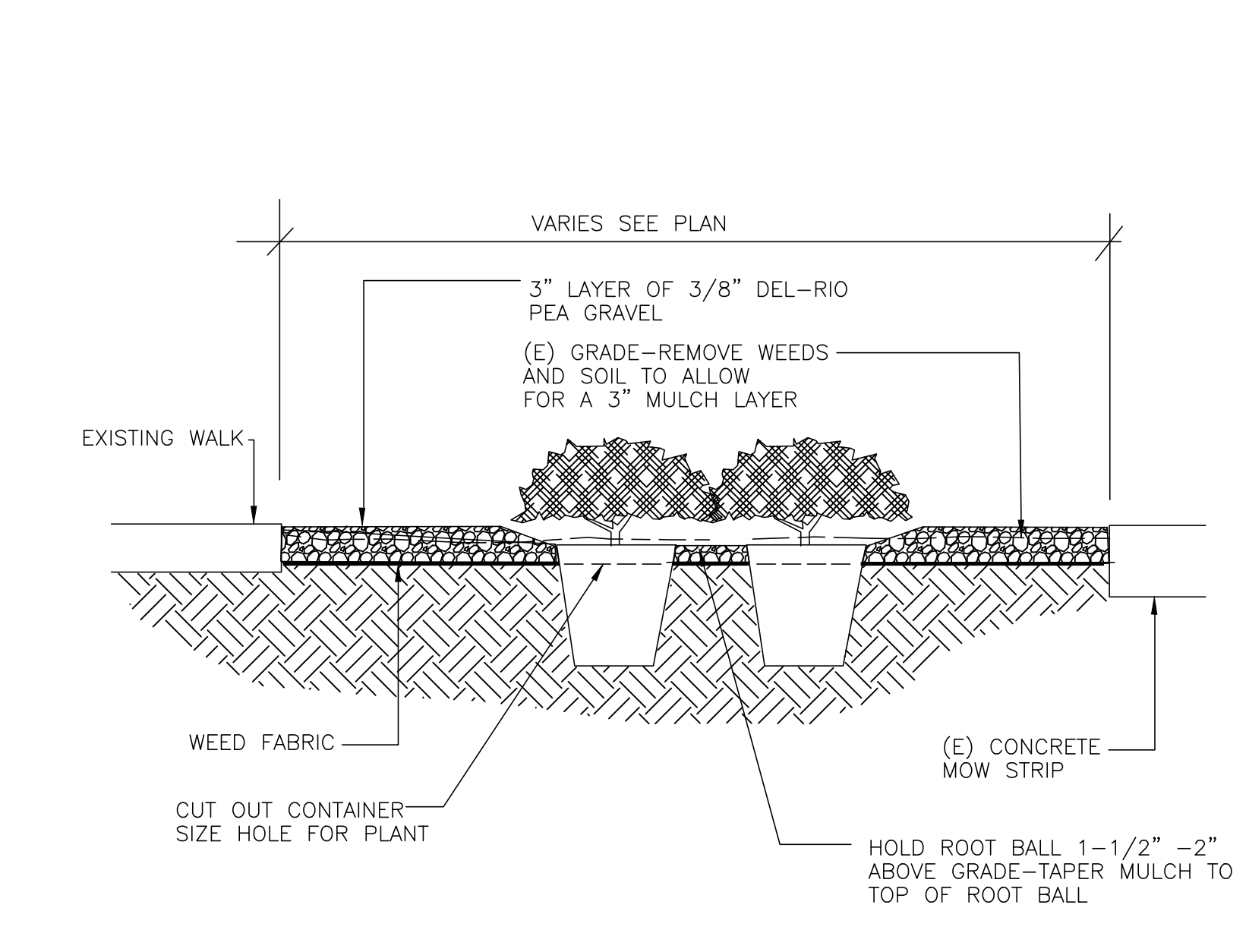
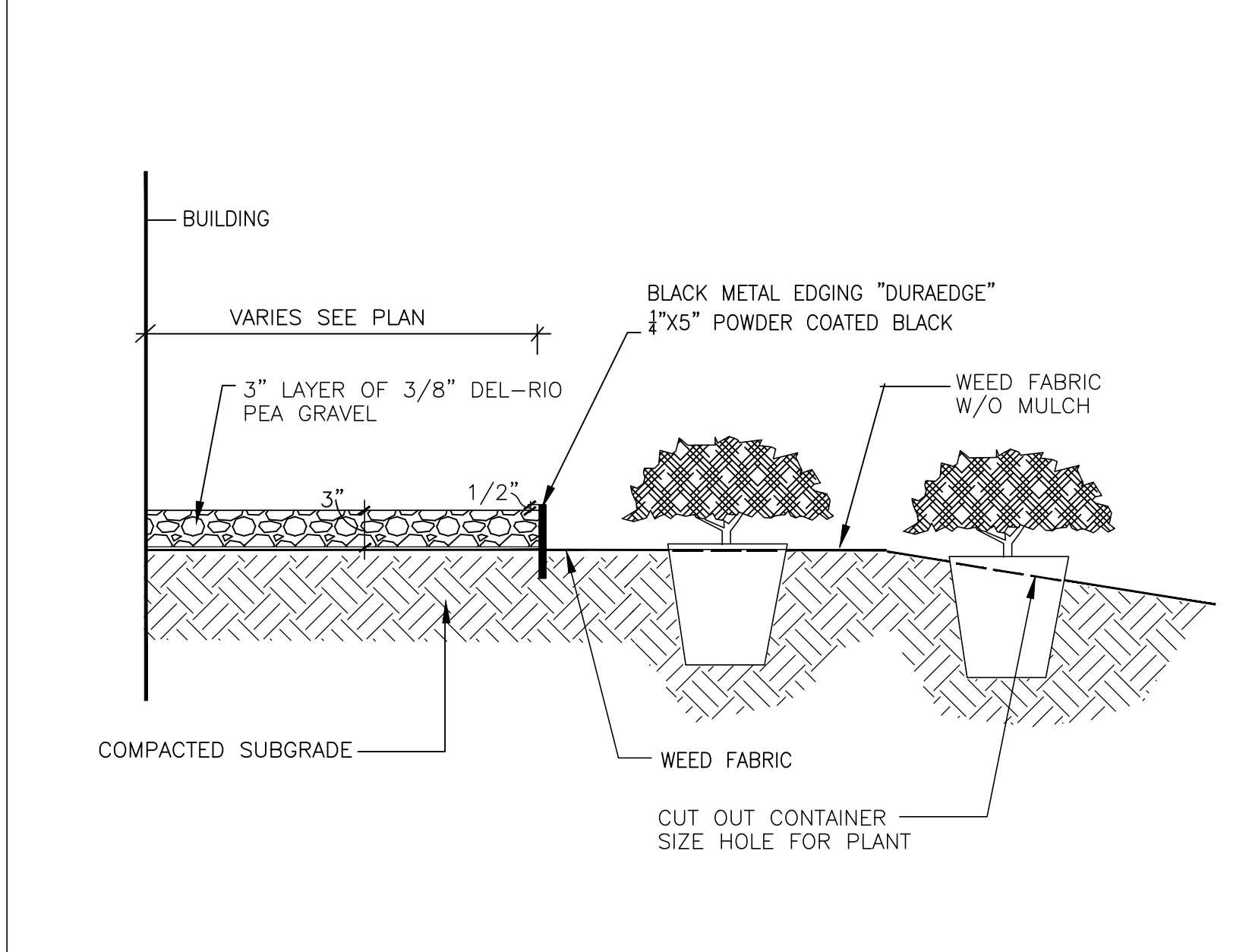
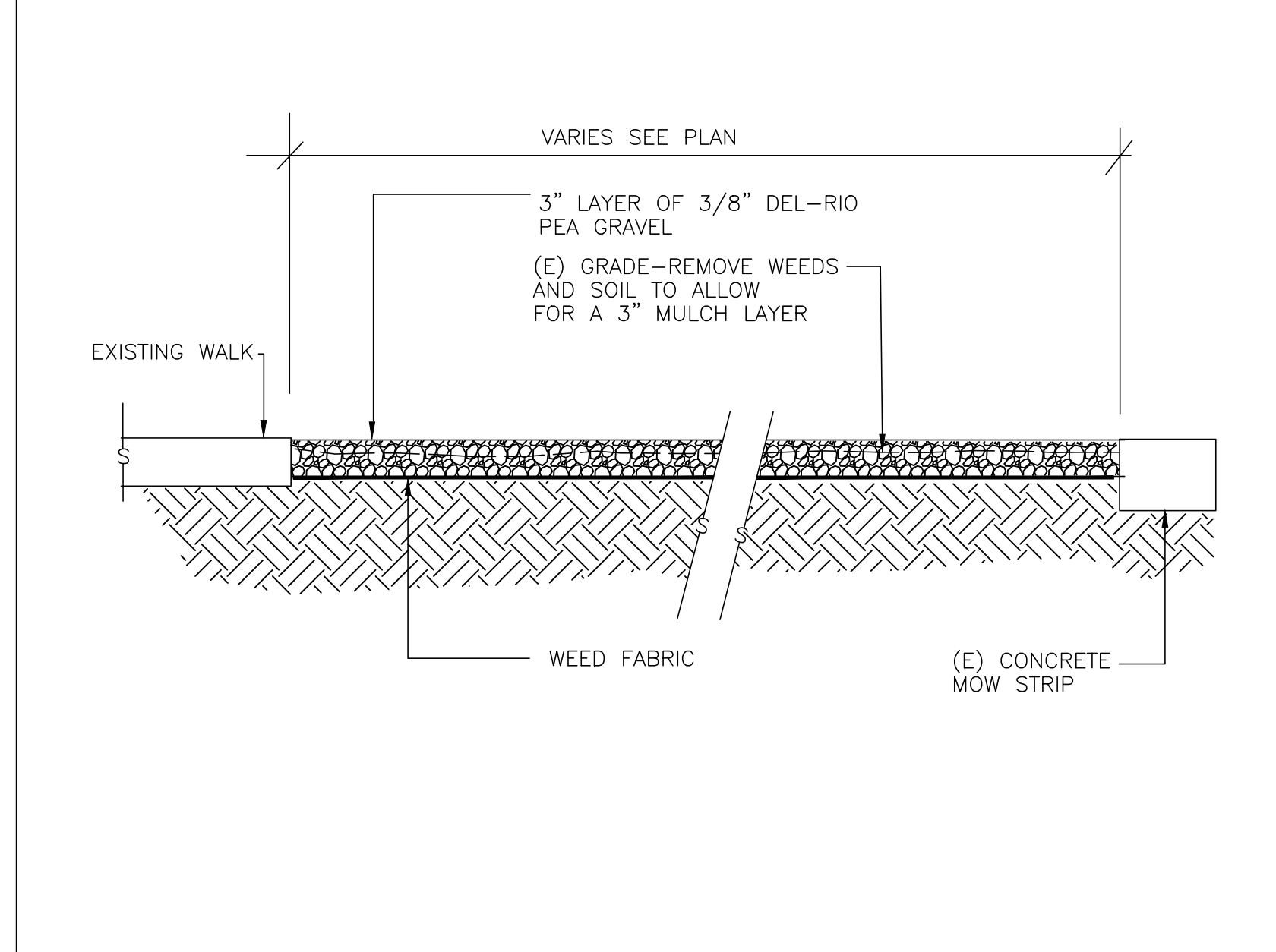


1 TREE STAKING N.T.S.

2 PLANTING DETAIL FOR TREES AND SHRUBS N.T.S.

3 ROCK BORDER N.T.S.

4 GRAVEL MULCH N.T.S.

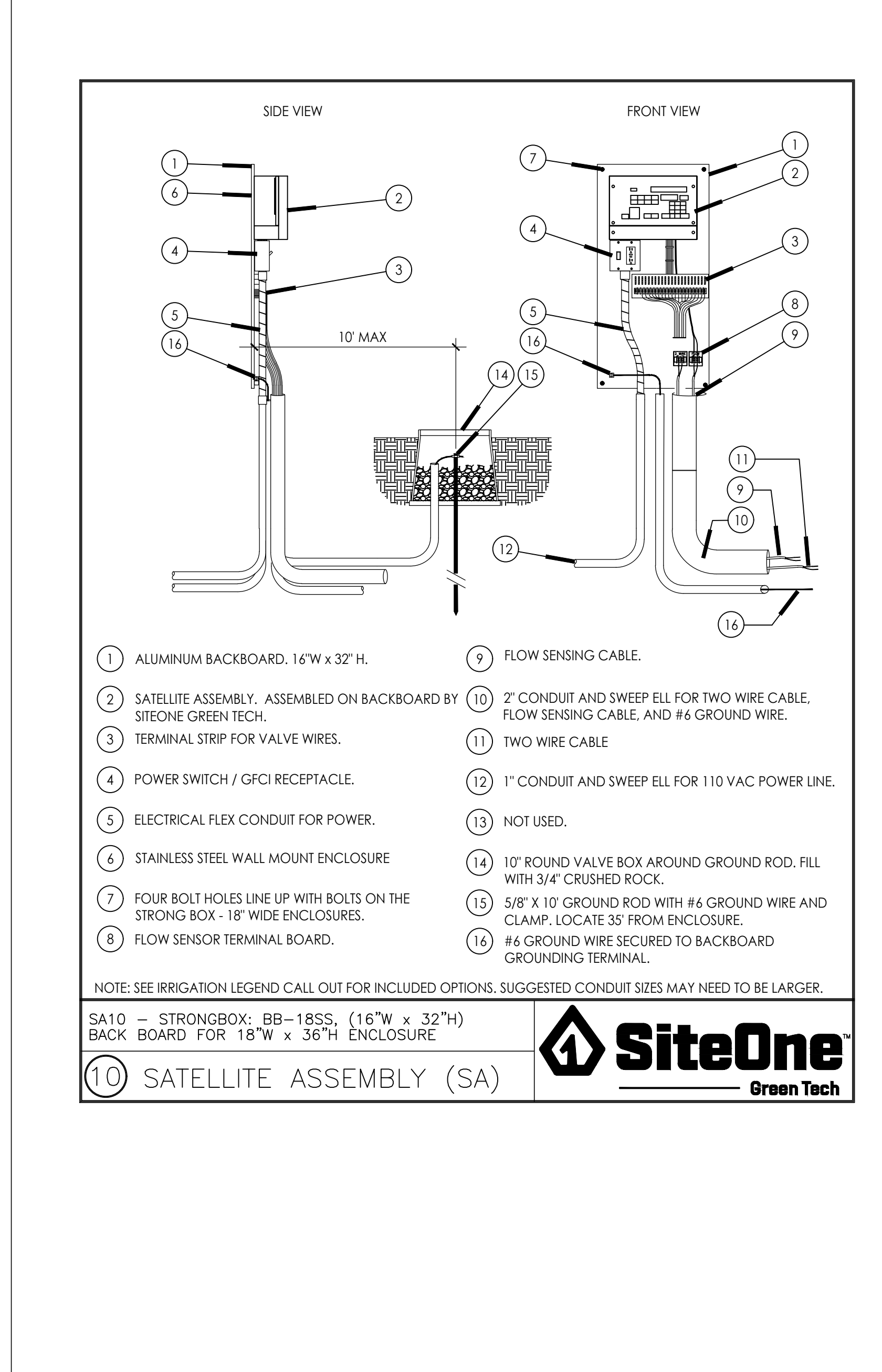


5 GRAVEL MULCH N.T.S.

6 GRAVEL MULCH N.T.S.

7 GRAVEL MULCH N.T.S.

8 AUTO CONTROLLER INTERIOR WALL MOUNT - SECTION N.T.S.



10 NOT USED

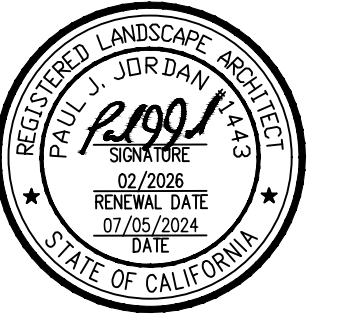
NOT USED

NOT USED

NOTE: SEE IRRIGATION LEGEND CALL OUT FOR INCLUDED OPTIONS. SUGGESTED CONDUIT SIZES MAY NEED TO BE LARGER.
SA10 - STRONGBOX: BB-18SS, (16\"/>



10 SATELLITE ASSEMBLY (SA)



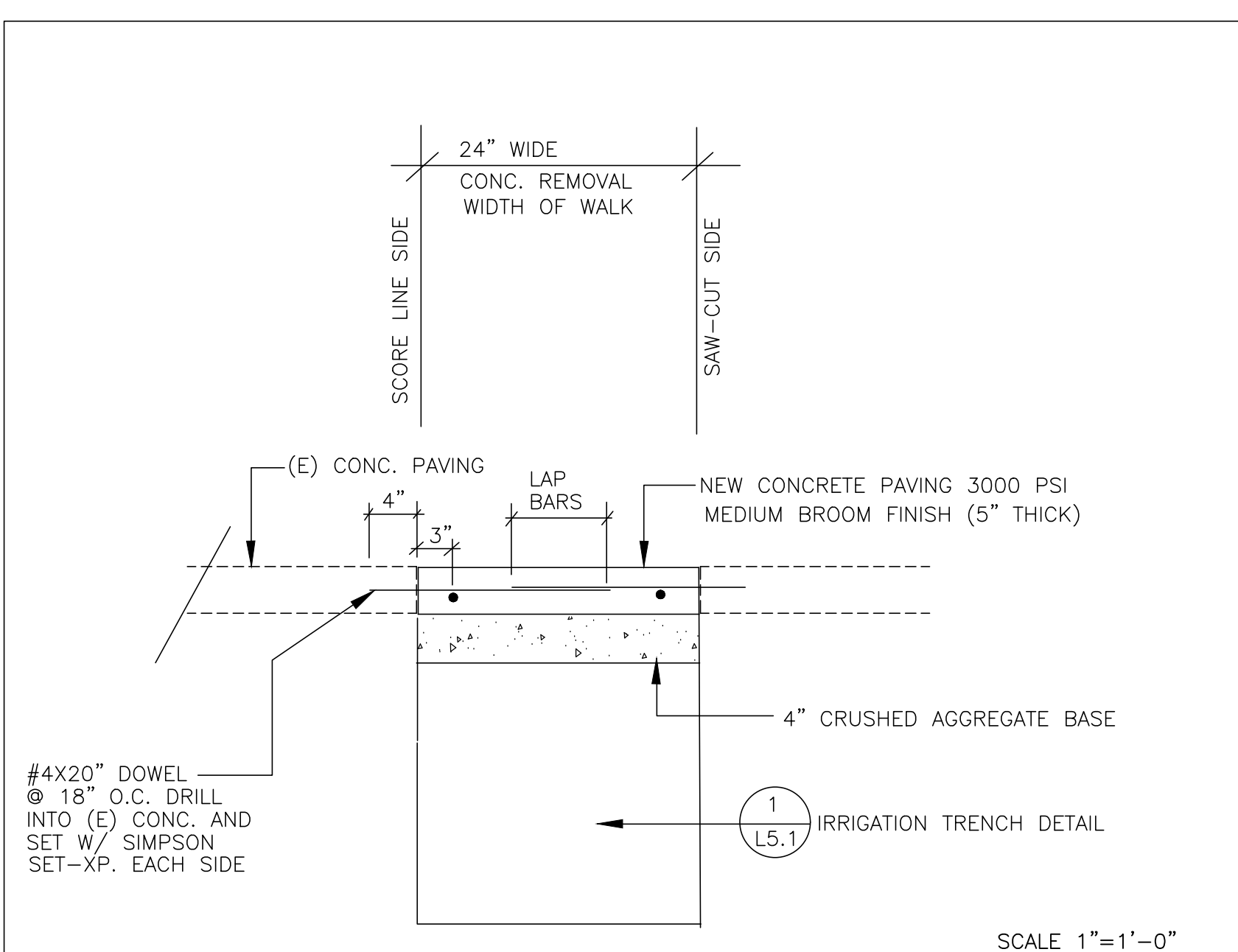
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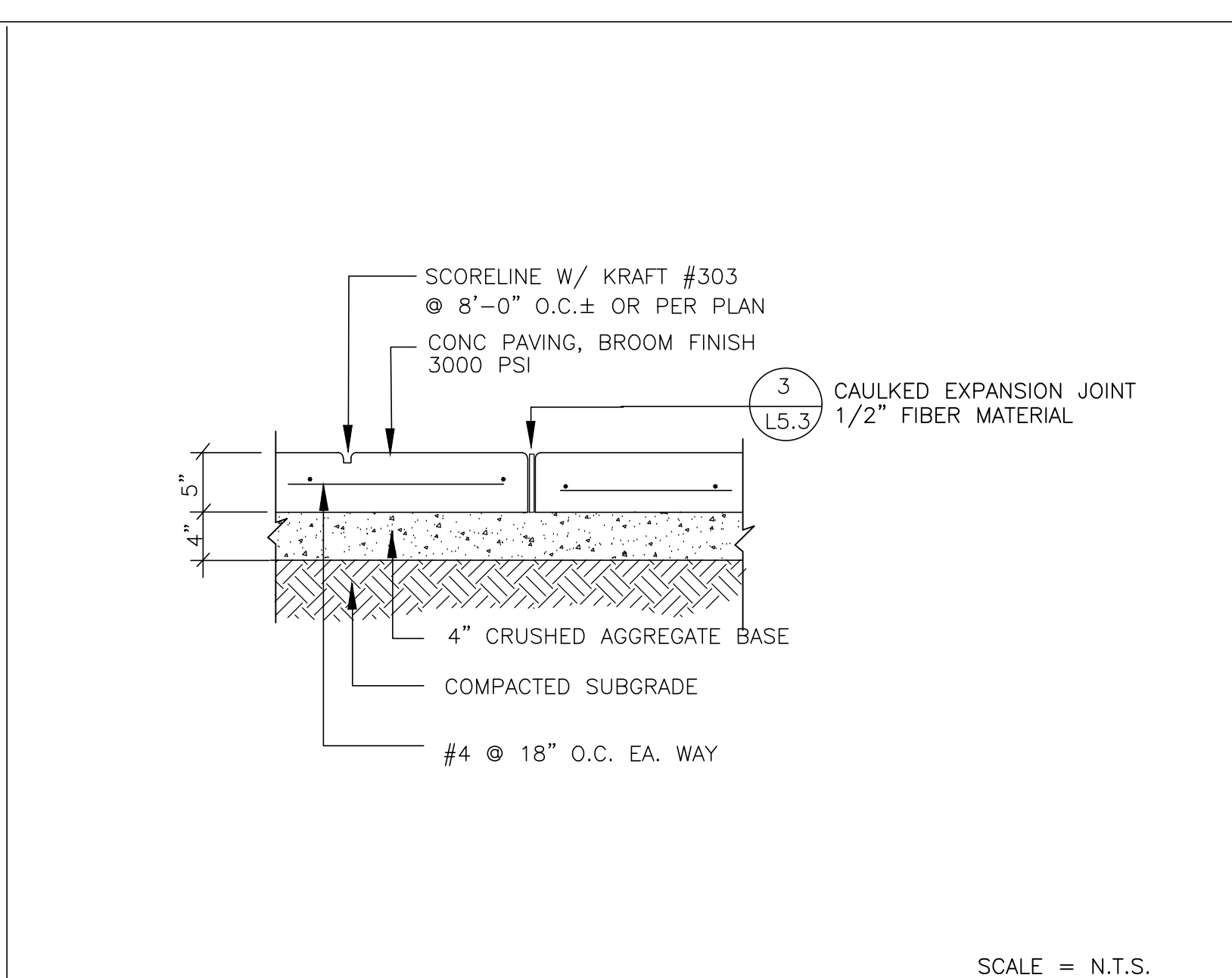
SHEET TITLE
LANDSCAPE DETAILS
 PROJECT
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 LANDSCAPE RENOVATION
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 VENTURA, CA 93003

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PRINTED FOR REVIEW: 3/20/24	PRINTED FOR BID: 7-5-24

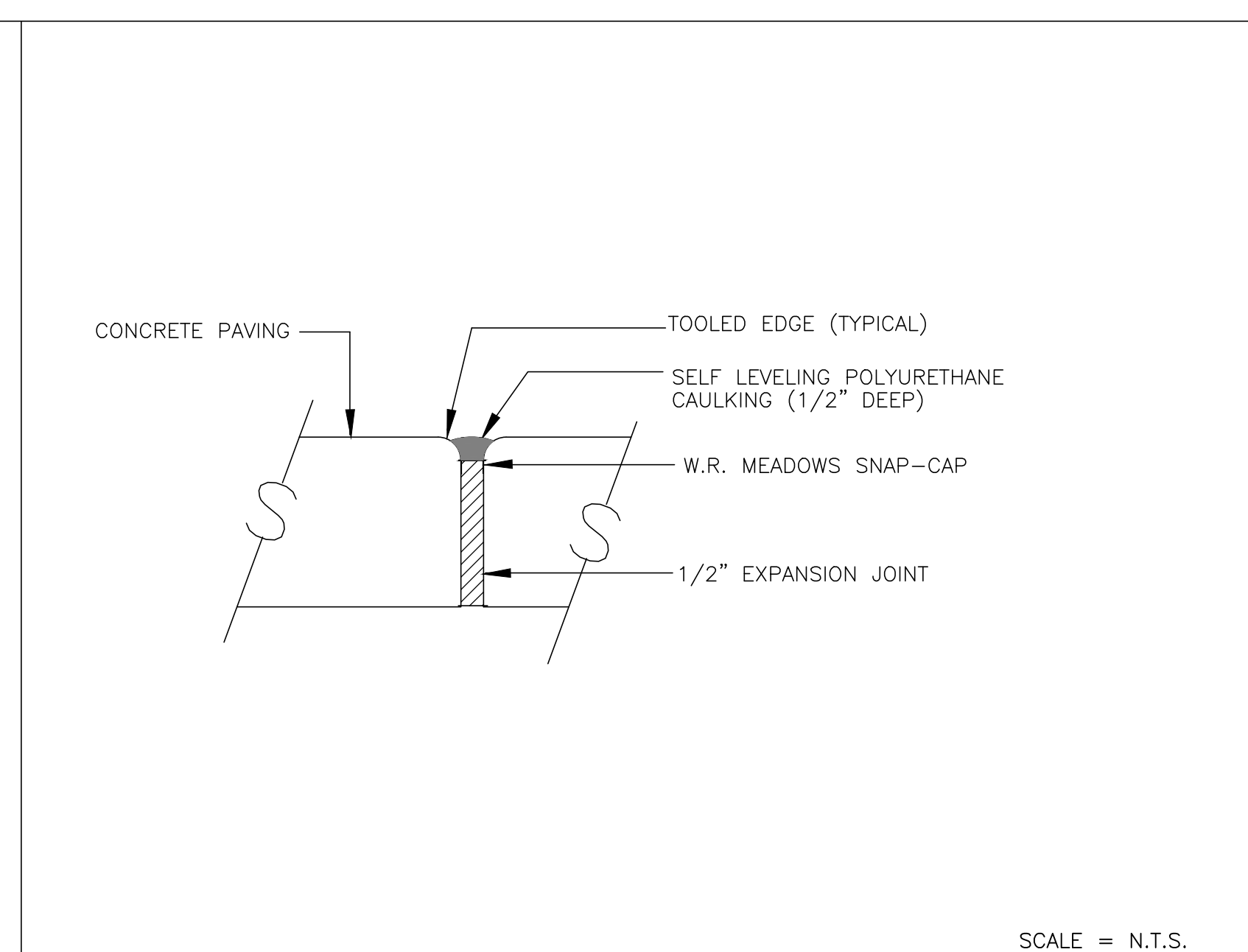
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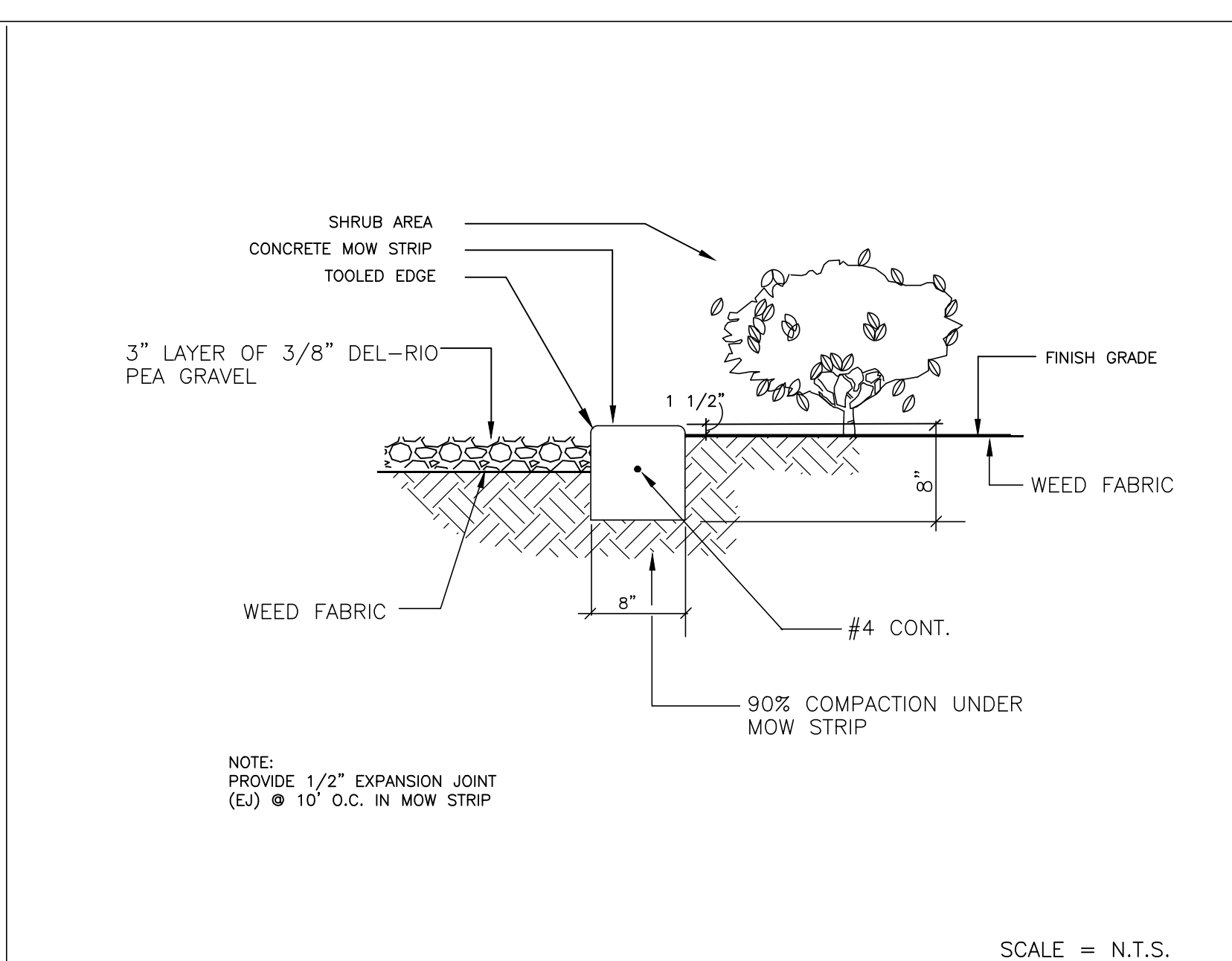
1 CONCRETE REMOVAL & REPLACEMENT FOR TRENCHING CONDUITS SCALE 1"=1'-0"



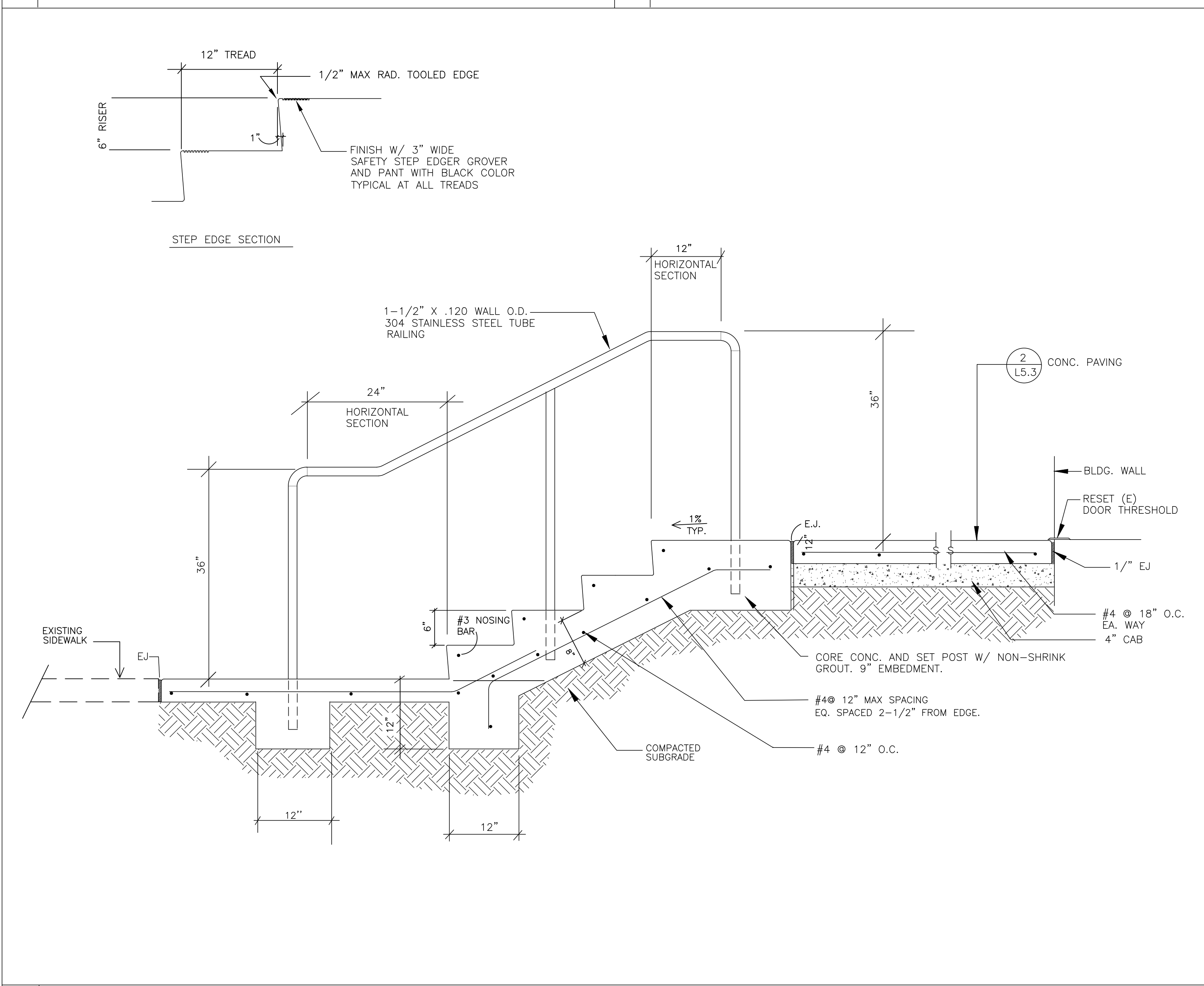
2 CONCRETE PAVING (WALK) SCALE 1"=1'-0"



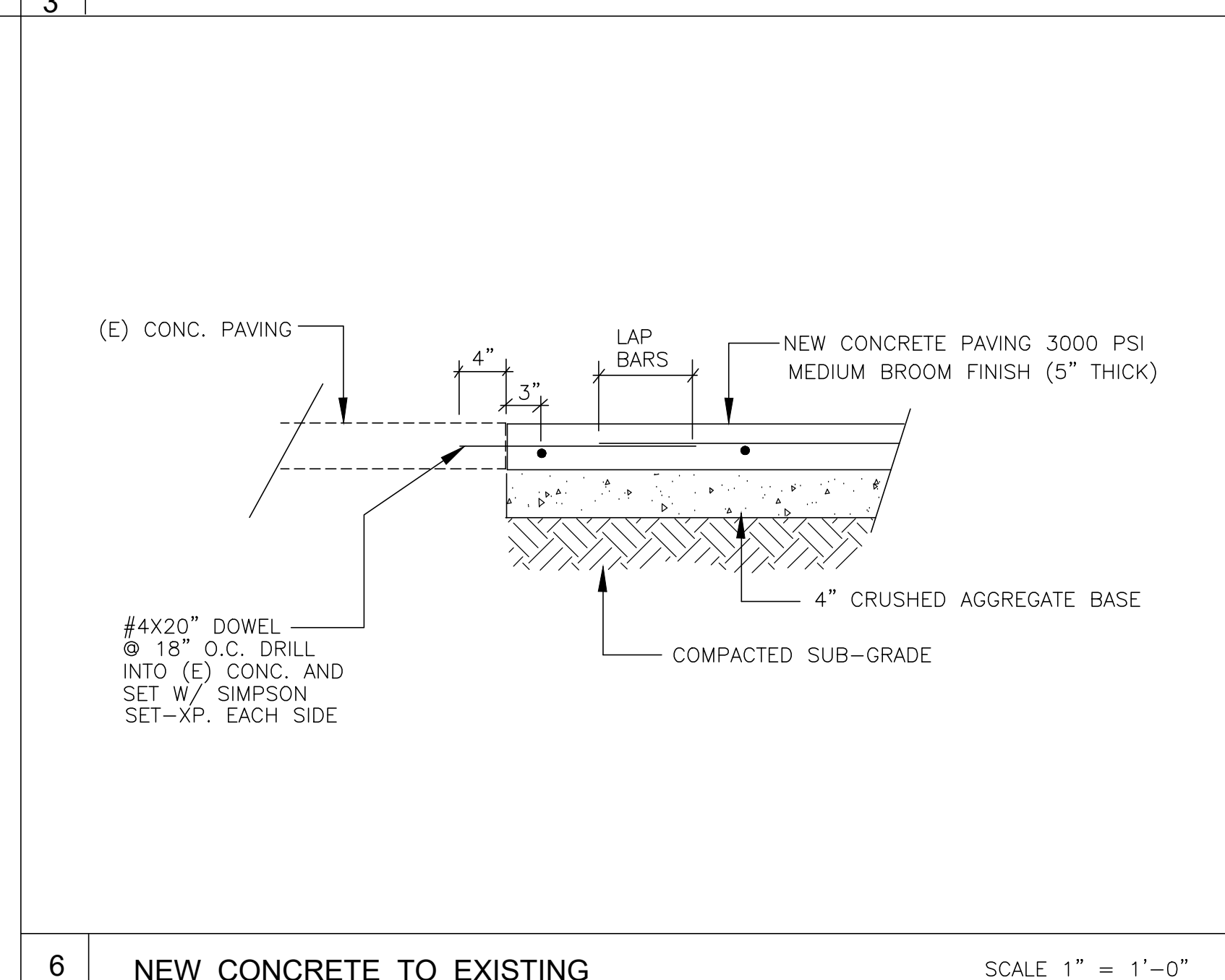
3 CAULKED EXPANSION JOINT SCALE = N.T.S.



4 CONCRETE CURB SCALE = N.T.S.



5 CONCRETE STEPS, PAVING, AND HANDRAIL SCALE 1" = 1'-0"



6 NEW CONCRETE TO EXISTING SCALE 1" = 1'-0"

NOT USED

NOT USED

NOT USED

NOT USED

NOT USED

NOT USED

NOT USED

13 NOT USED

NOT USED