

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.

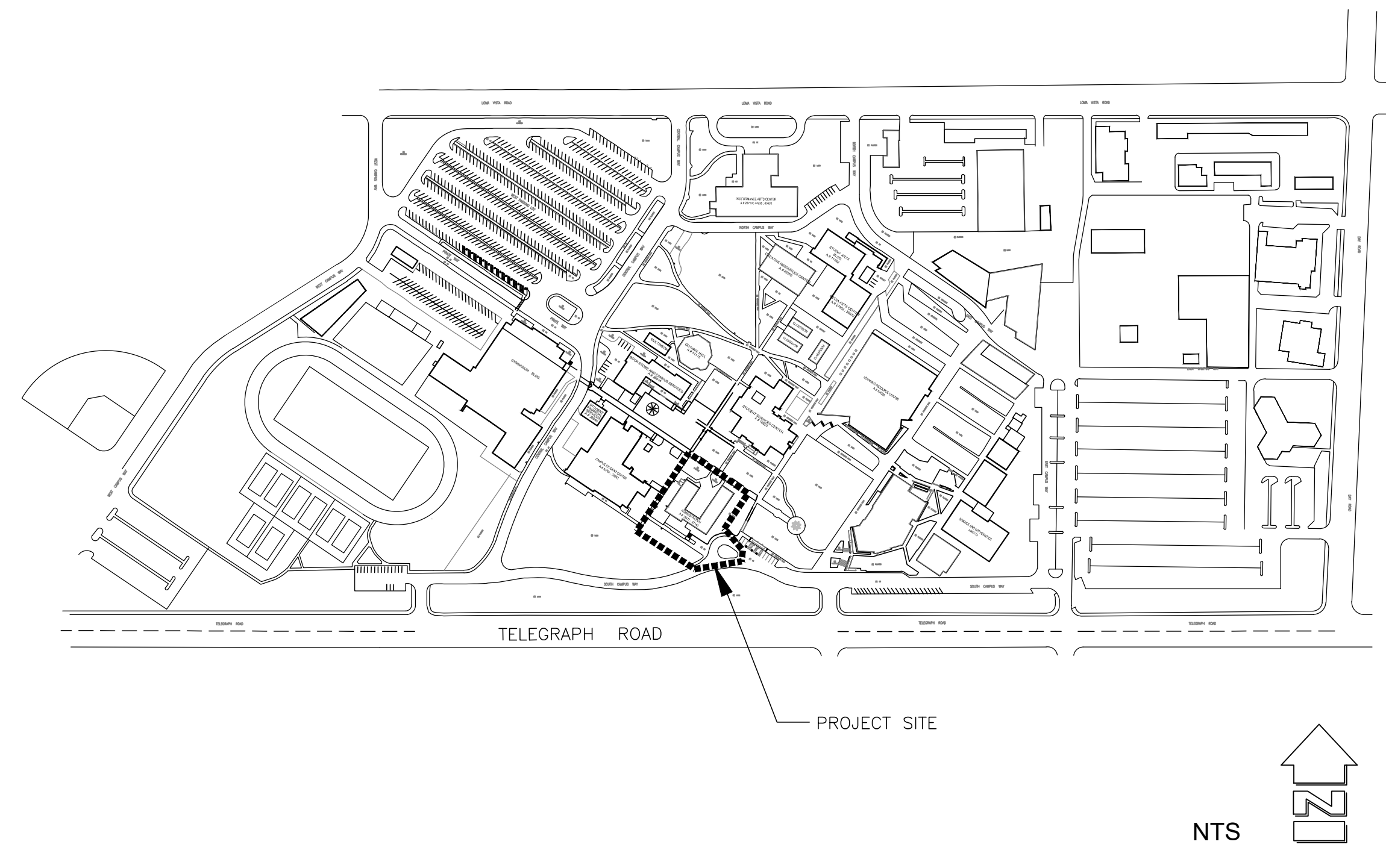
DEVELOPMENT CONSTRUCTION PROGRAM:

THE CONTRACTOR SHALL IMPLEMENT A CONSTRUCTION PROGRAM THAT PREVENTS ILICIT 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
- ① KEY NOTES W/ DESCRIPTION OF WORK AND DETAIL REFERENCE

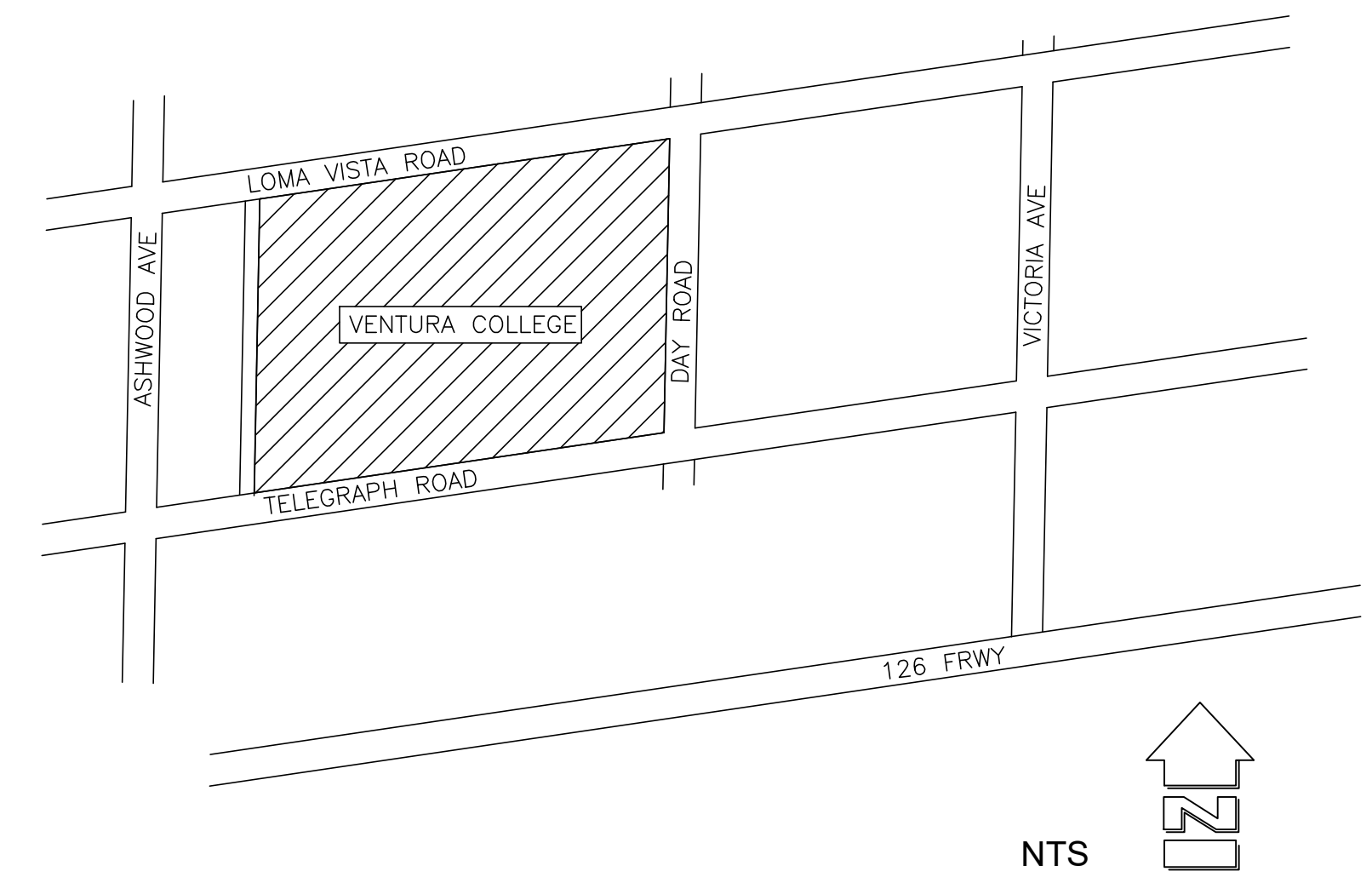
CAMPUS MAP



**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

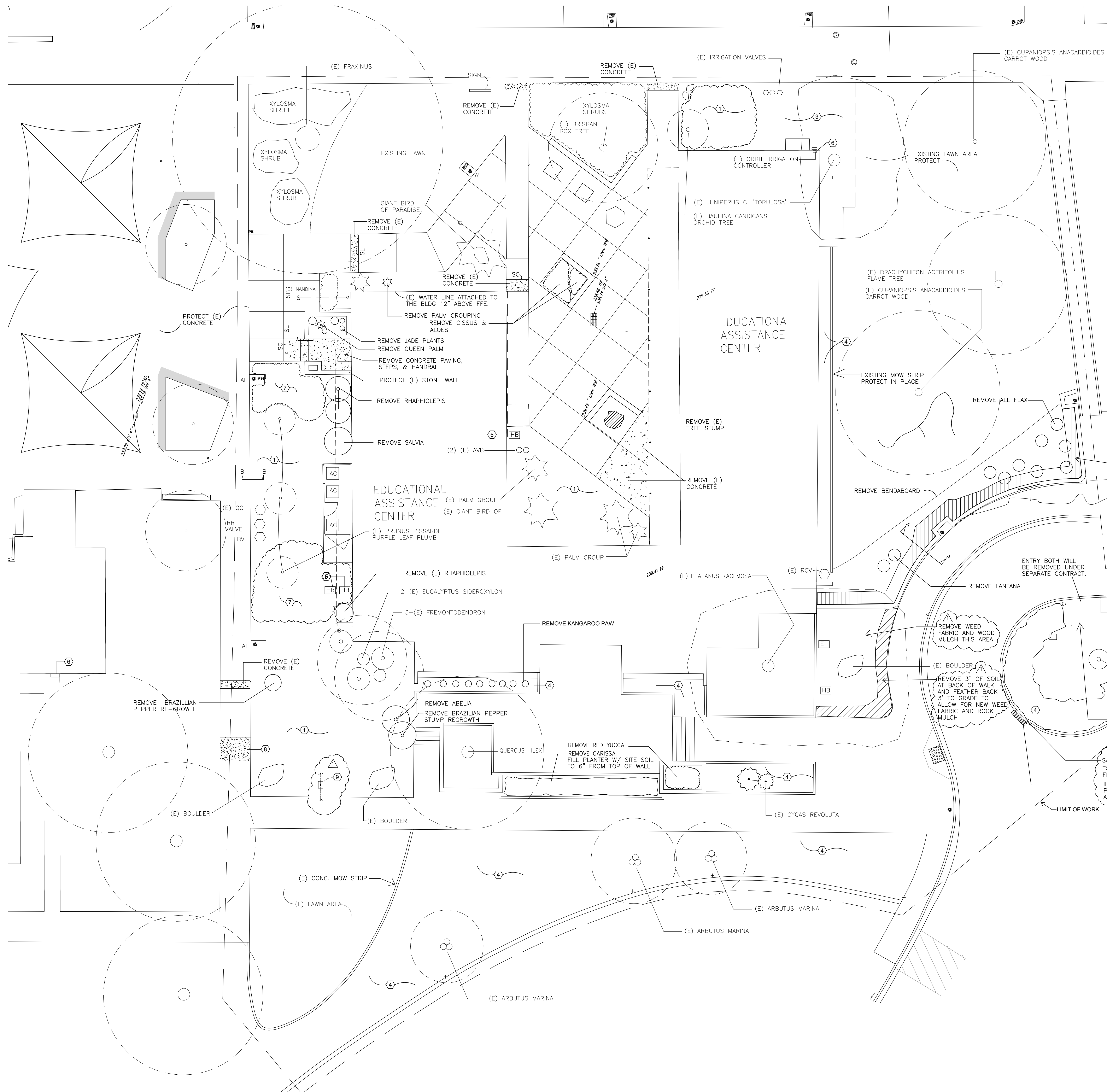
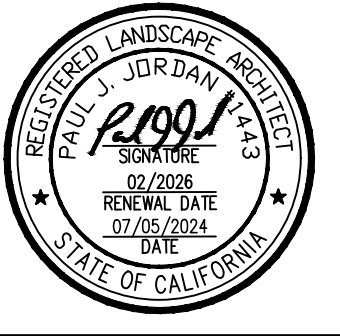
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REVISIONS	NO.	DATE	BY	DESCRIPTION

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 CAMARILLO, CA 93010

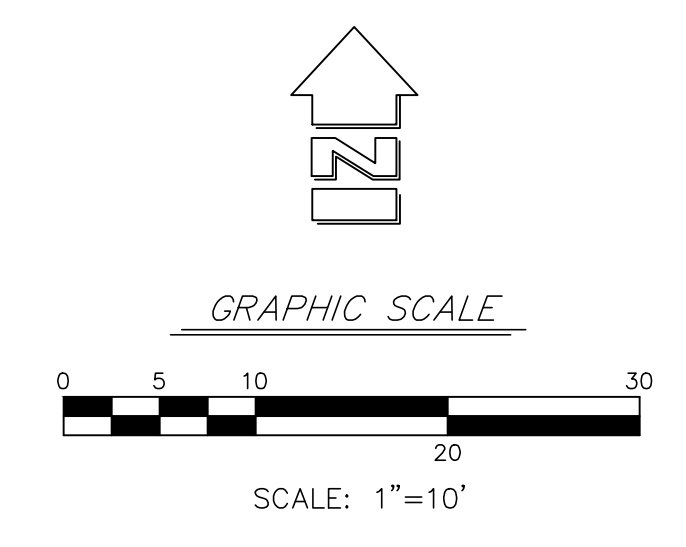
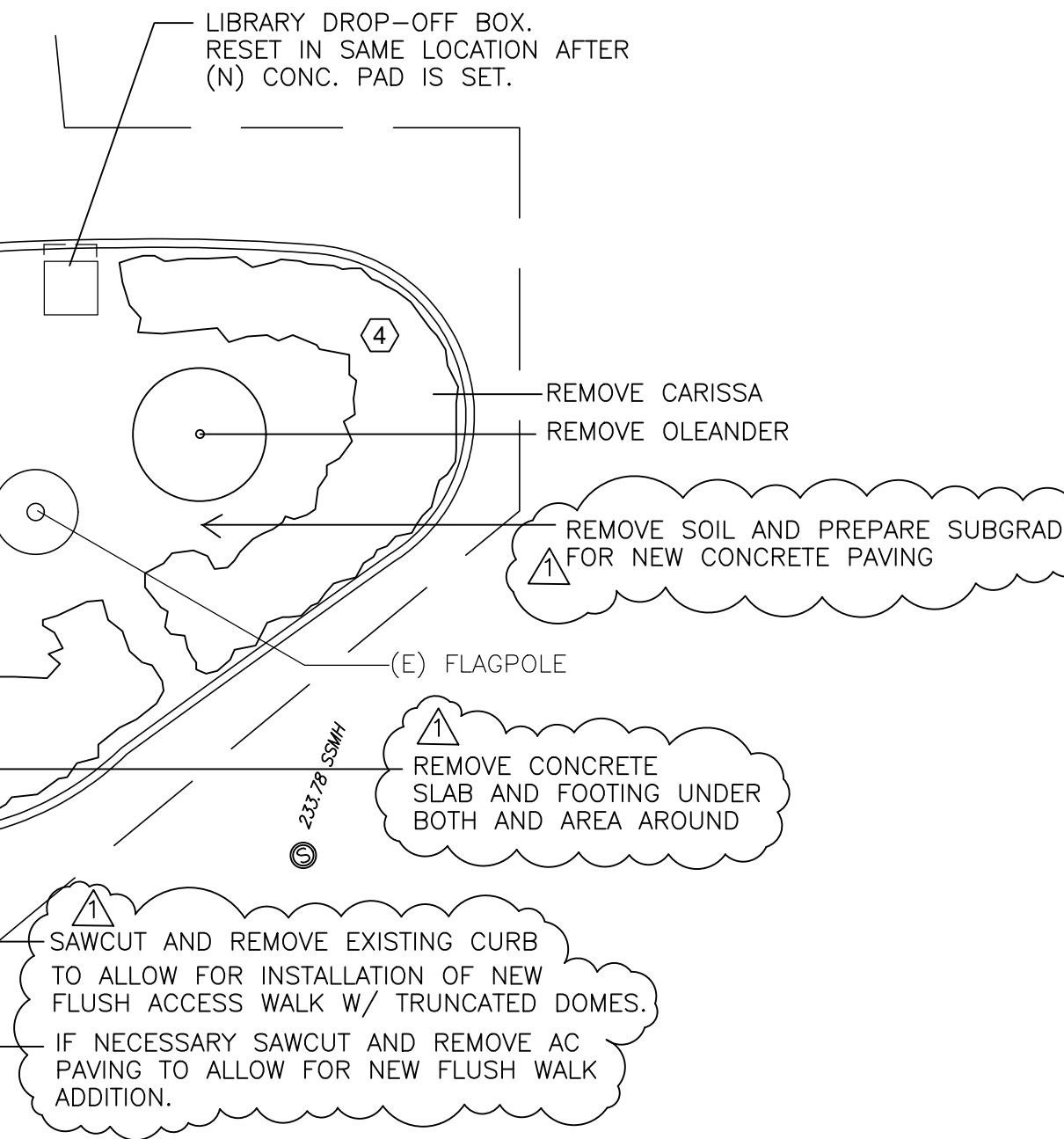
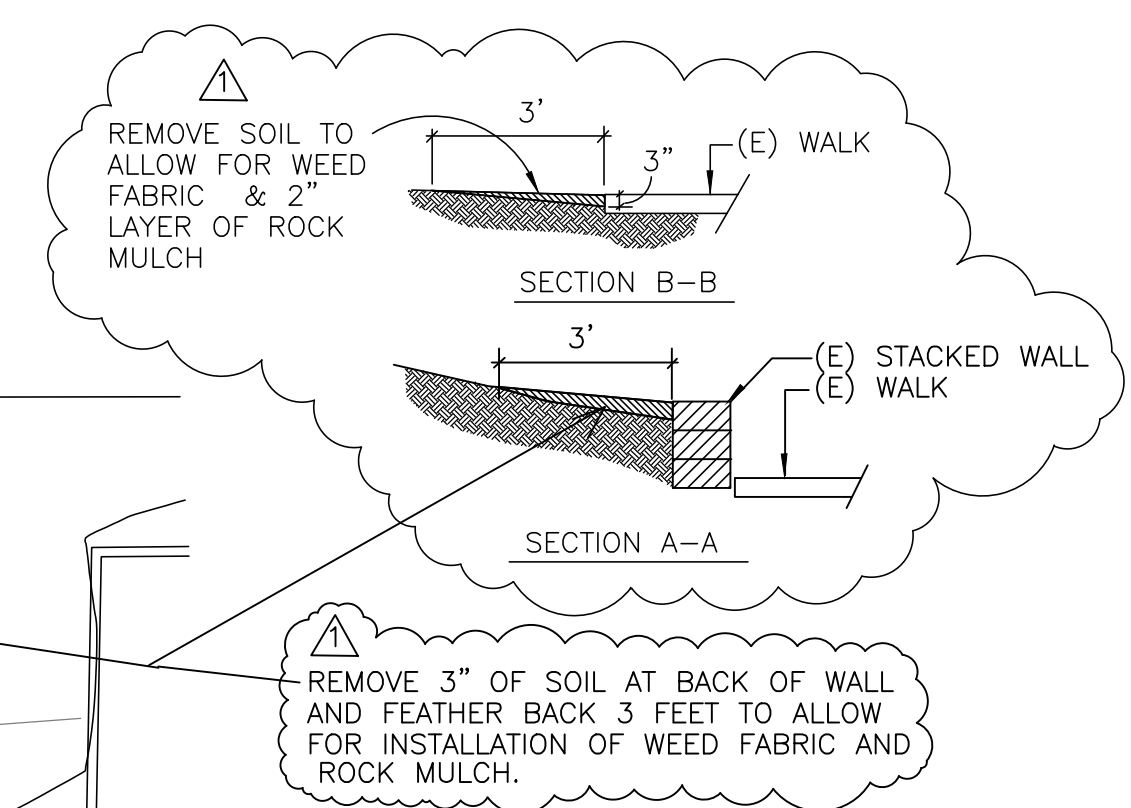
SHEET TITLE
COVER SHEET
 PROJECT
 VENTURA COLLEGE
 ADMINISTRATION BUILDING
 LANDSCAPE RENOVATION
 4667 TELEGRAPH ROAD
 VENTURA, CA 93003

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



KEY NOTES

NO.	WORK DESCRIPTION
1	REMOVE (E) SHRUBS, ROOTS, WEEDS, AND ALL DEBRIS. FINE GRADE TO A UNIFORM SURFACE 3" BELOW ADJACENT CONCRETE. INCORPORATE PRE-PLANTING AMENDMENTS AS PER THE SPECIFICATIONS. SEE SECTION B-B
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 ROCK MULCH.
4	REMOVE WEEDS, AND SOIL TO ALLOW FOR THE 3 INCH LAYER OF ROCK MULCH. SEE SECTION B-B
5	(E) HOSE BIB AND SEE IRRIGATION FOR ADDED WORK.
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
9	EXISTING 2" DOMESTIC LEAKING WATER LINE AND BALL VALVE IN BOX. REPLACE BALL VALVE AND FITTINGS AS NECESSARY TO FIX LEAKING CONNECTION.



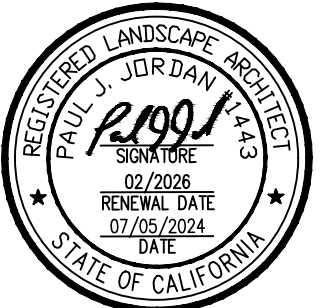
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 CAMARILLO, CA 93010

SHEET TITLE: LANDSCAPE & MISCELLANEOUS REMOVALS

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PROJECT: VENTURA COLLEGE ADMINISTRATION BUILDING LANDSCAPE RENOVATION
 4687 TELEGRAPH ROAD VENTURA, CA 93003



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

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	8-1-24	PJ	ADDENDUM NO. 1

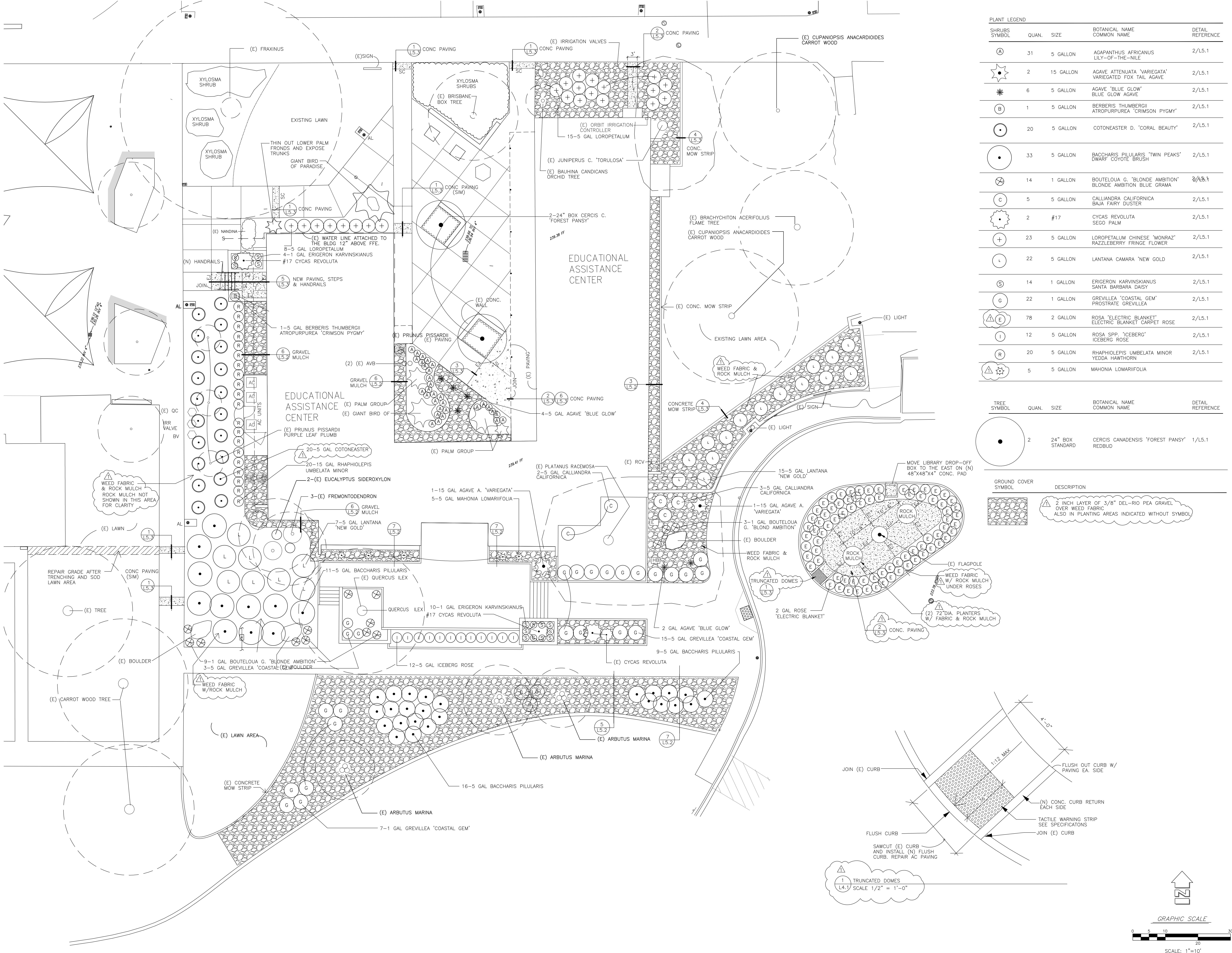
CLIENT
 VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
 701 EAST DAILY DRIVE, SUITE 200
 CAMARILLO, CA 93010

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

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DRAWING
L4.1
 SHEET 5 OF 8
 PROJECT No. 23.31

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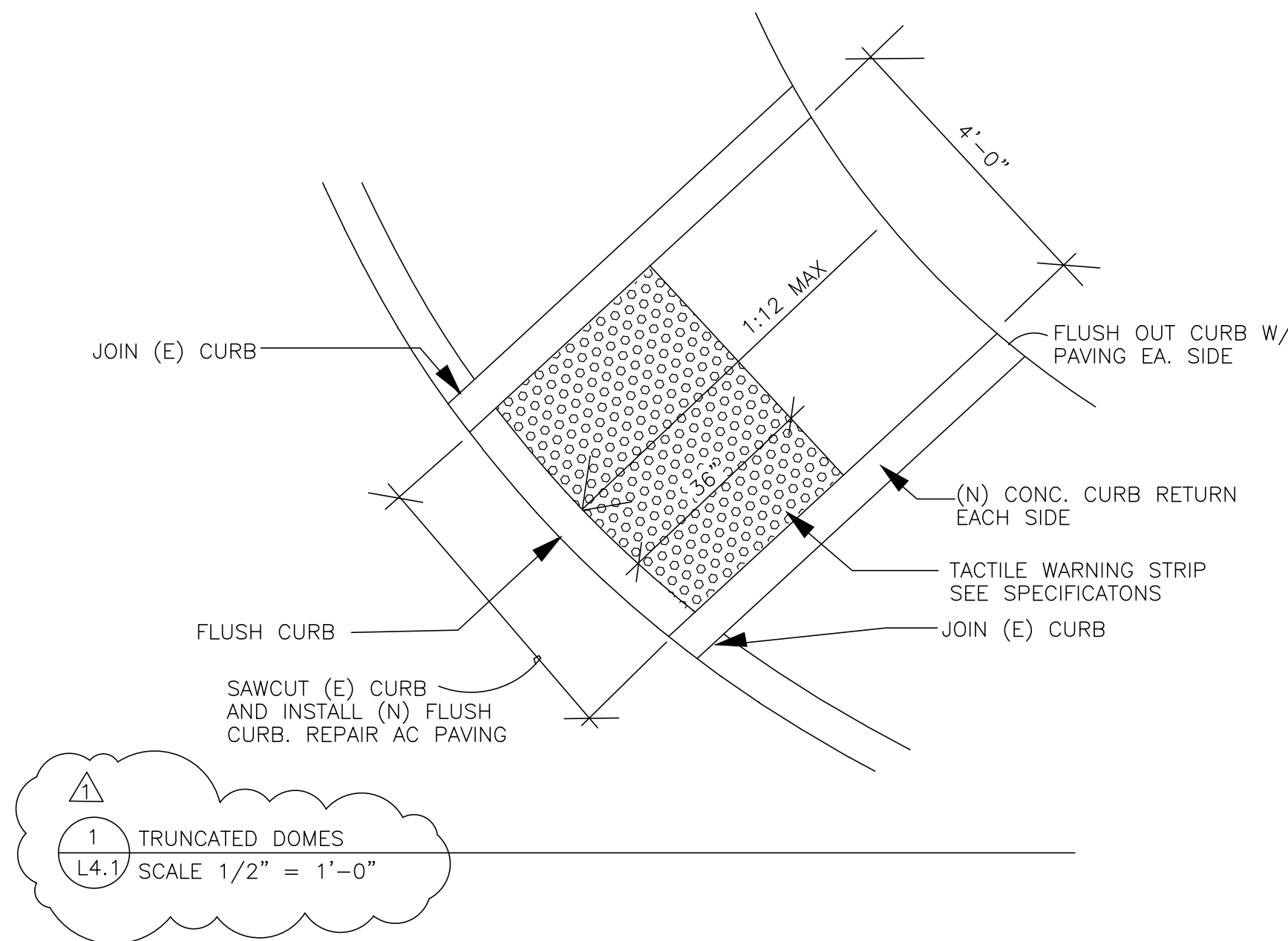
PLANT LEGEND

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	BOUVELOUA 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)	78	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	RHAMPHOLEPIS UMBELATA MINOR YEDDA HAWTHORN	2/L5.1
(O)	5	5 GALLON	MAHONIA LOMARIFOLIA	2/L5.1

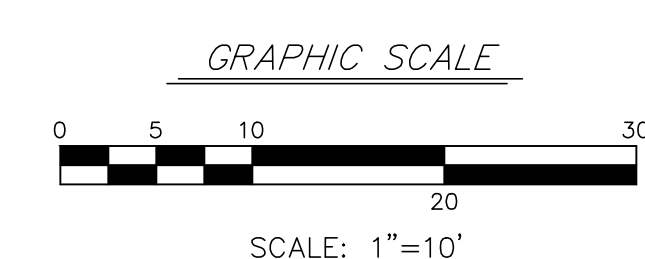
TREE SYMBOL	QUAN.	SIZE	BOTANICAL NAME COMMON NAME	DETAIL REFERENCE
(P)	2	24" BOX STANDARD	CERCIS CANADENSIS 'FOREST PANSY' REDBUD	1/L5.1

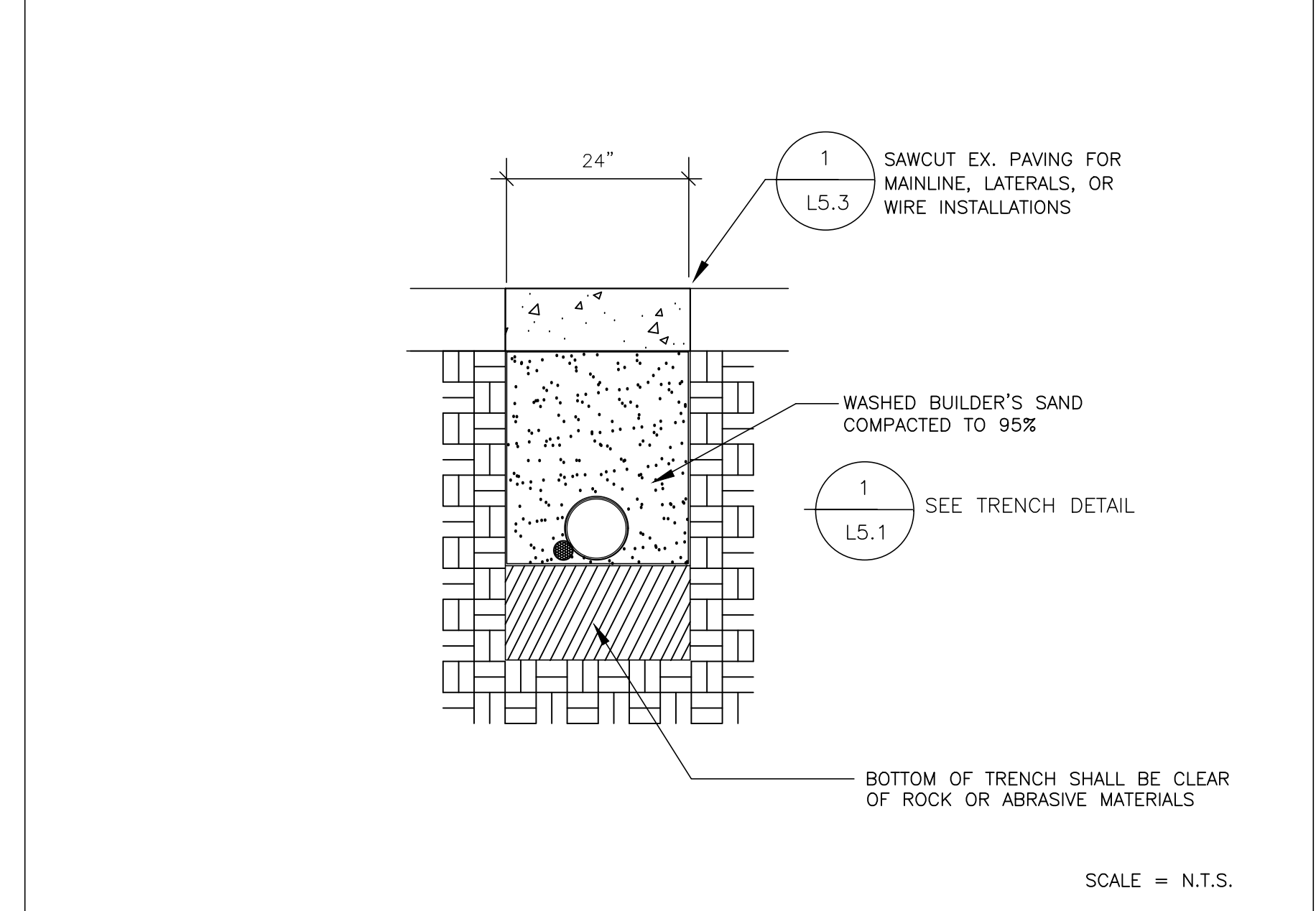
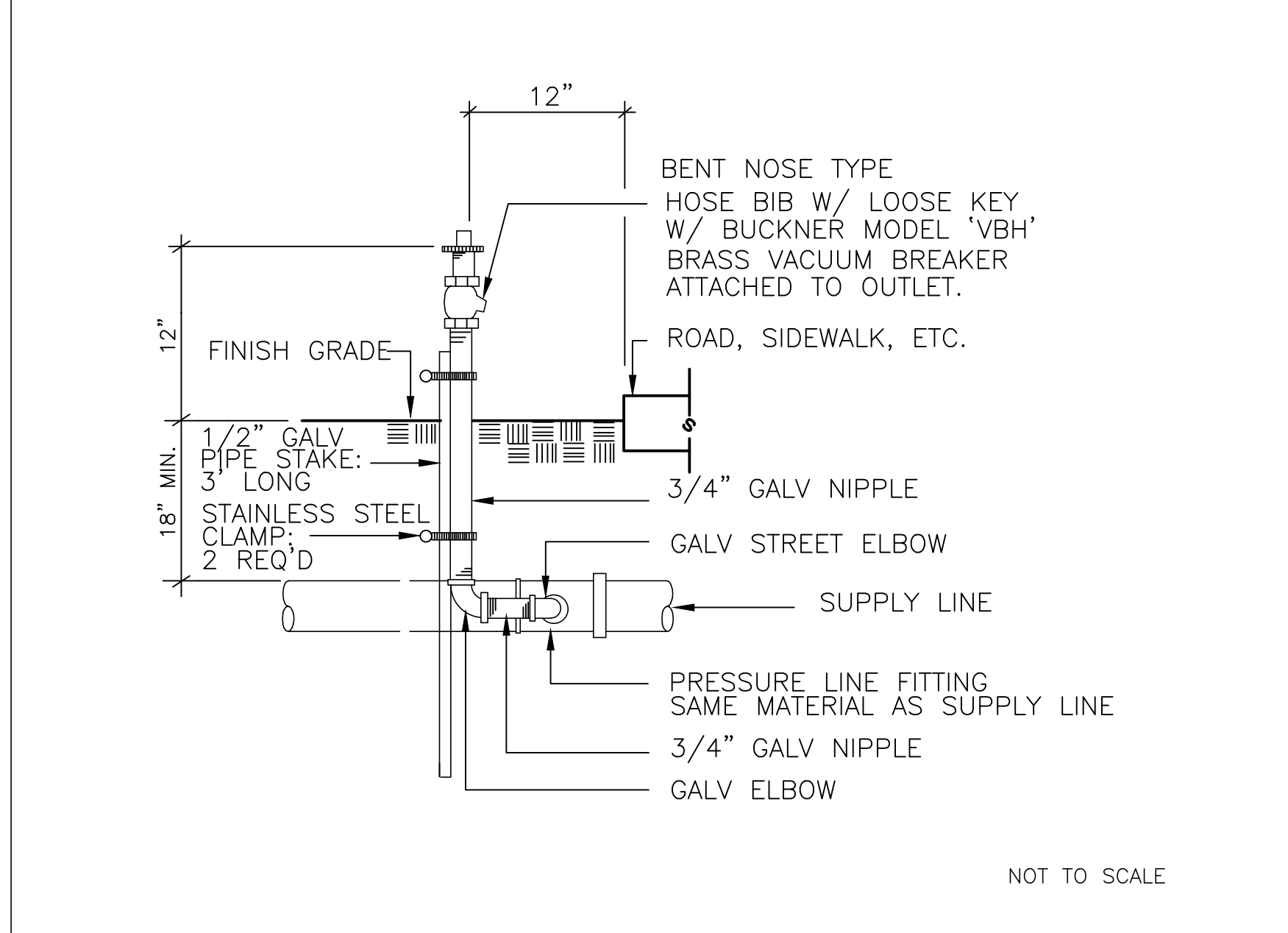
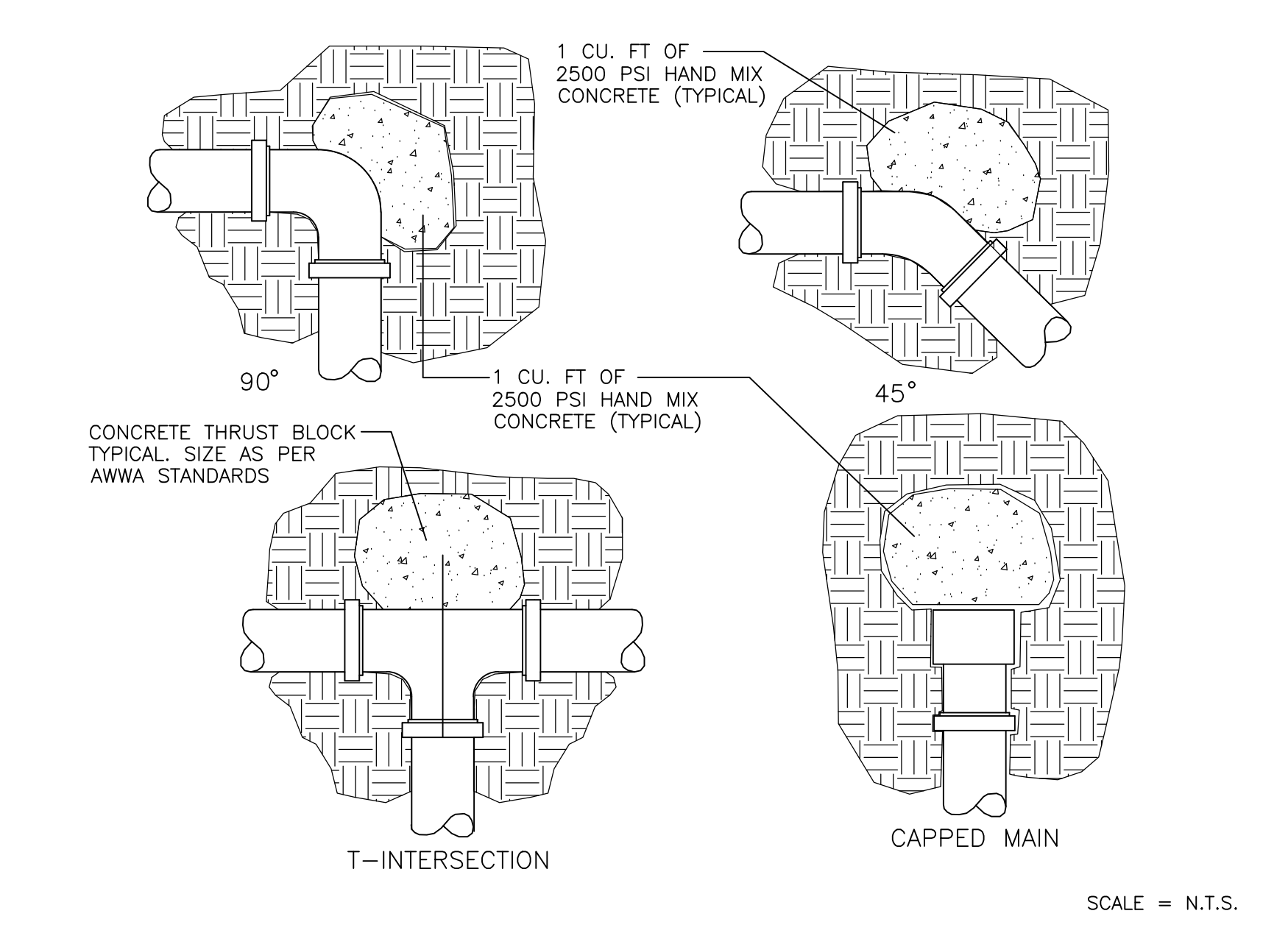
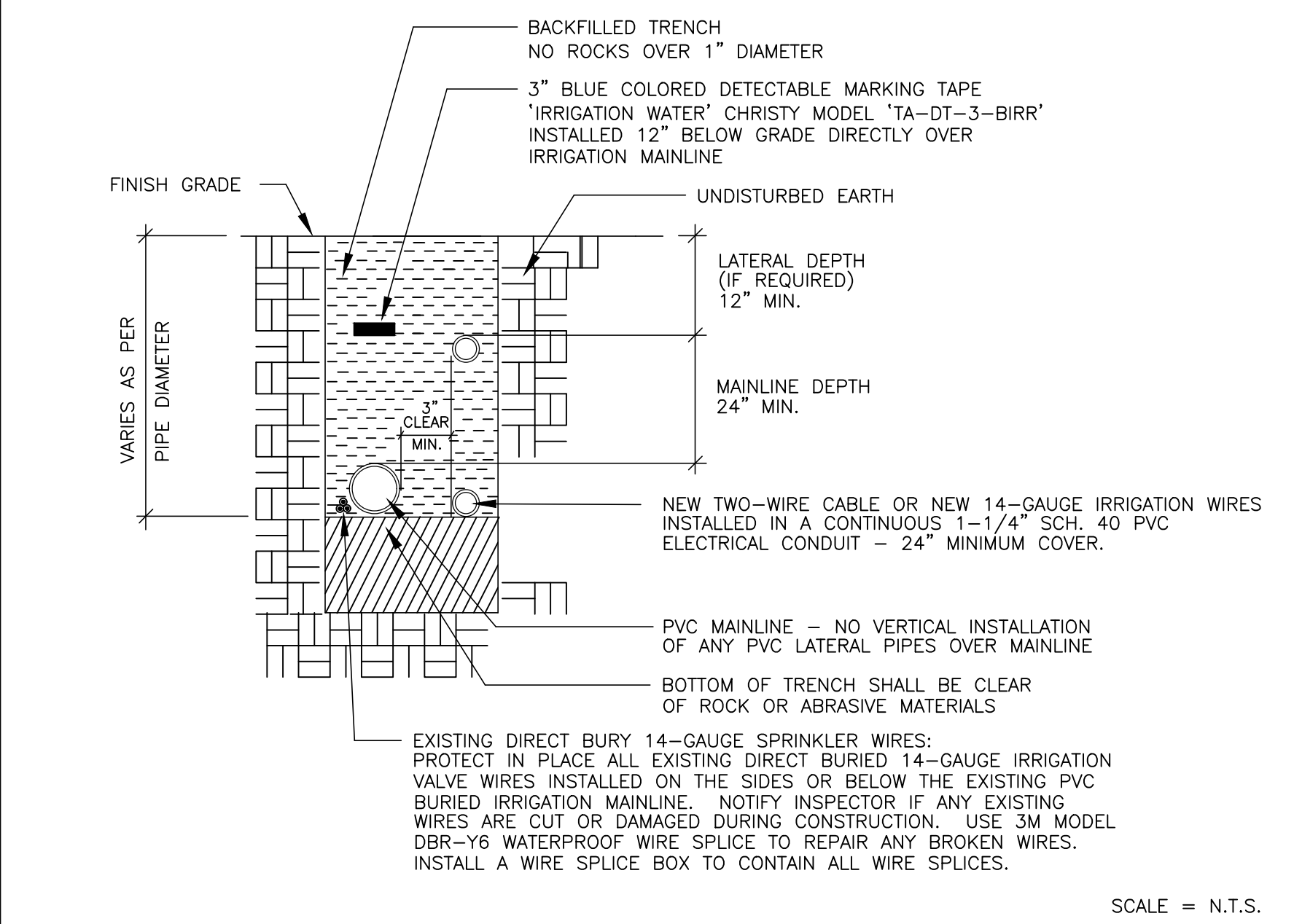
GROUND COVER SYMBOL DESCRIPTION

SYMBOL	DESCRIPTION
(Q)	2 INCH LAYER OF 3/8" DEL-RIO PEA GRAVEL OVER WEED FABRIC ALSO IN PLANTING AREAS INDICATED WITHOUT SYMBOL



(1) TRUNCATED DOMES
 L4.1 SCALE 1/2" = 1'-0"



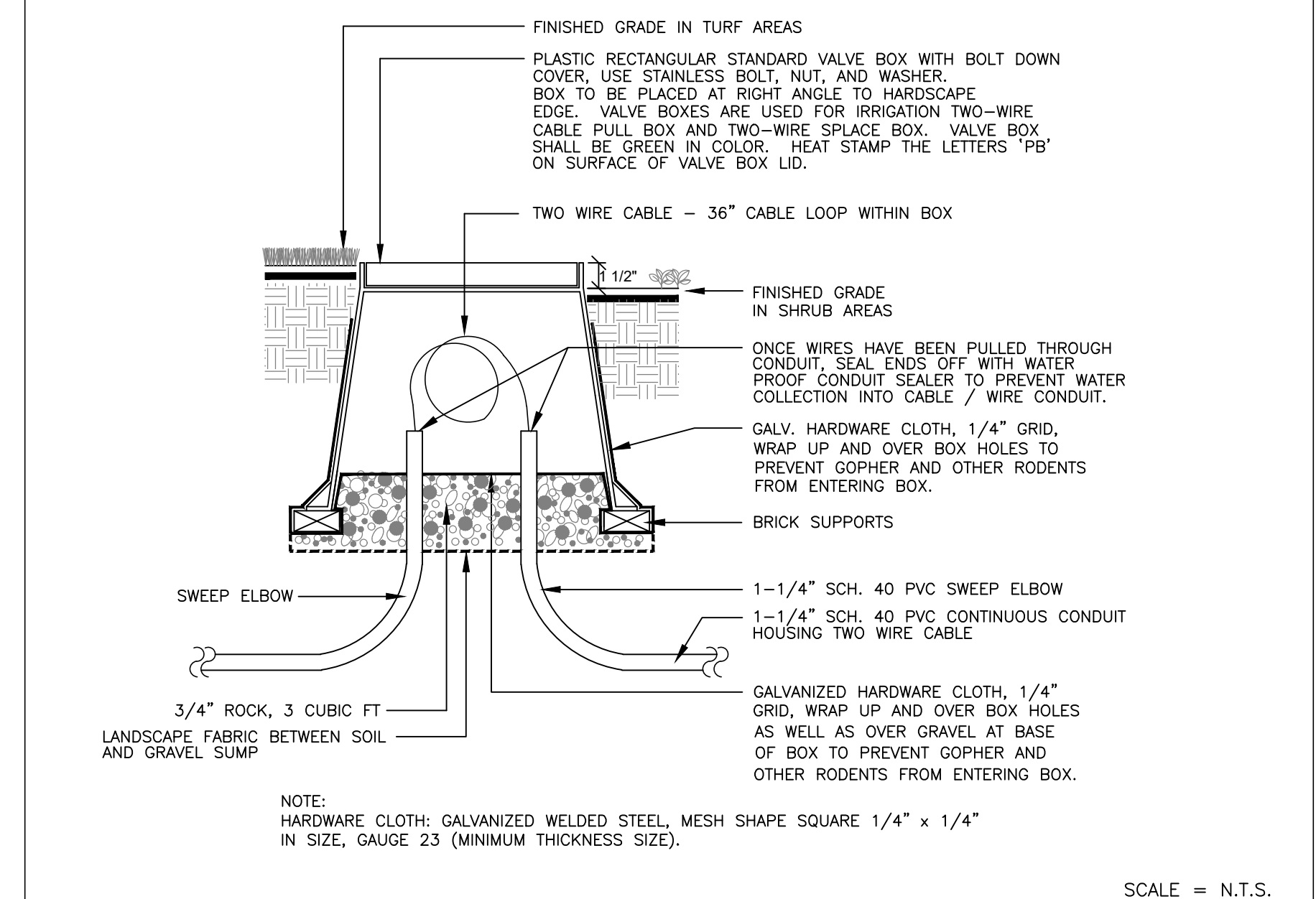
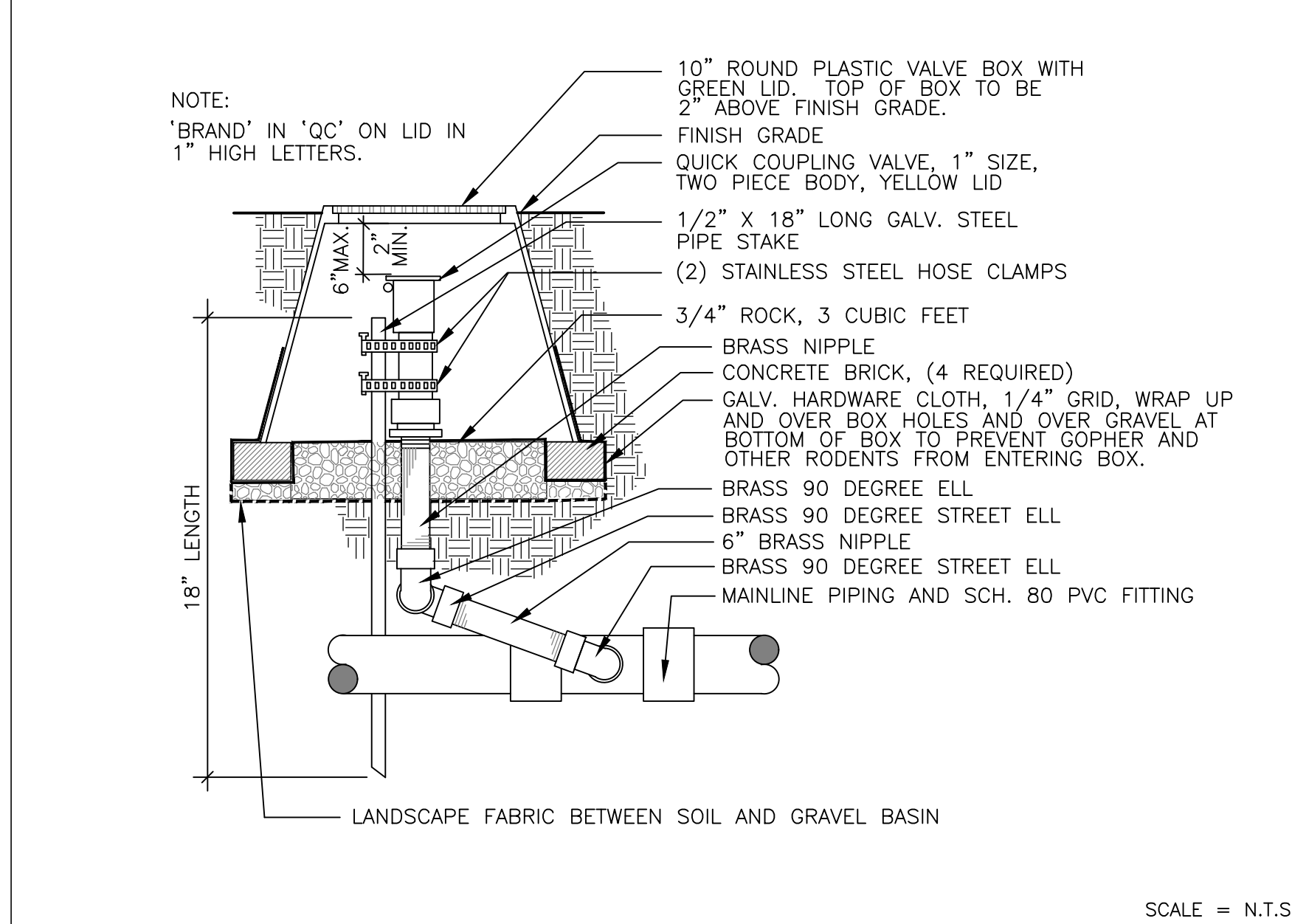
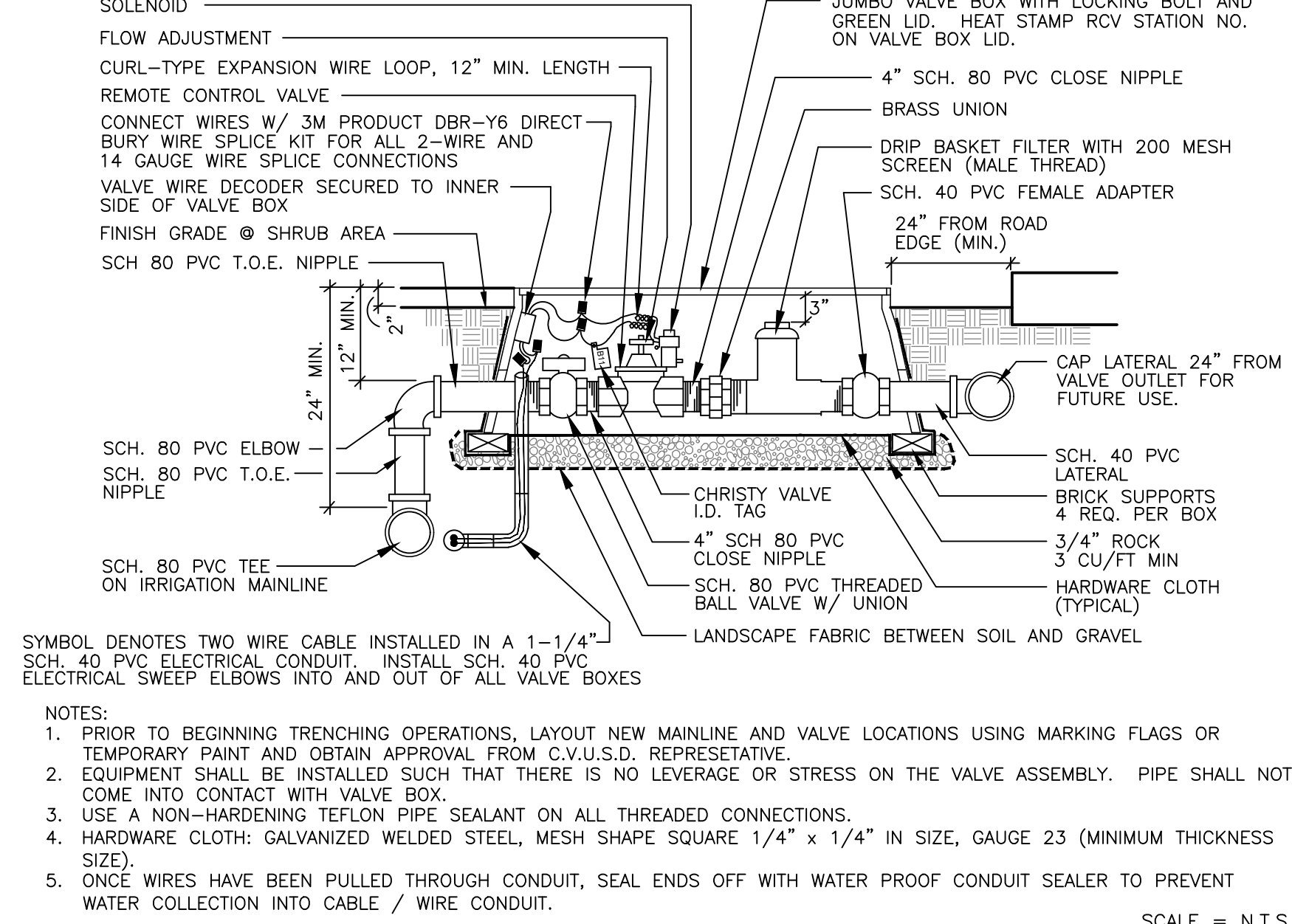
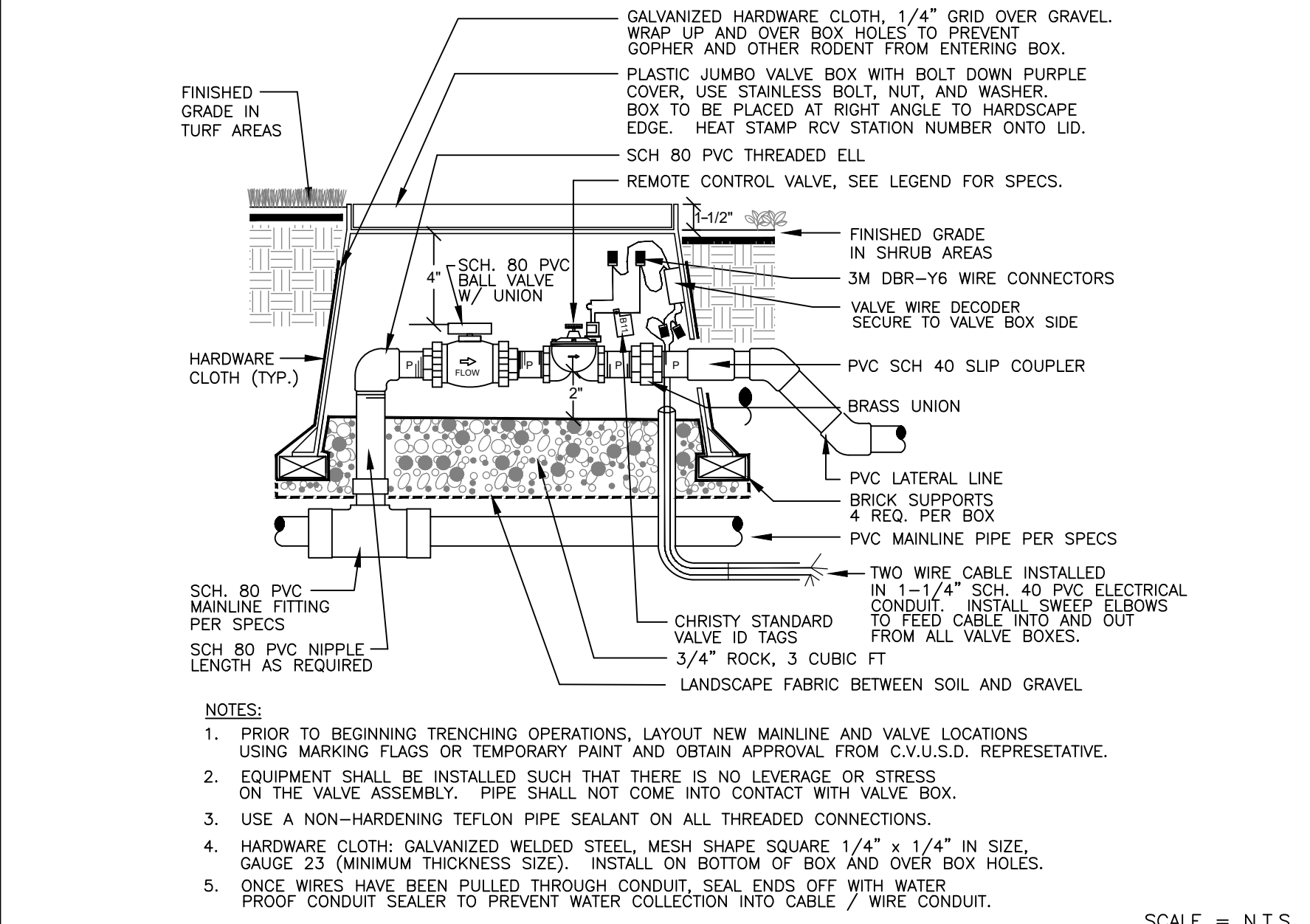


1 IRRIGATION PIPE AND CONDUIT TRENCH SECTION

2 CONCRETE THRUST BLOCK ON MAIN: 2-1/2" SIZE OR LESS

3 HOSE BIBB

4 IRRIGATION TRENCH SECTION THROUGH CONCRETE SIDEWALK

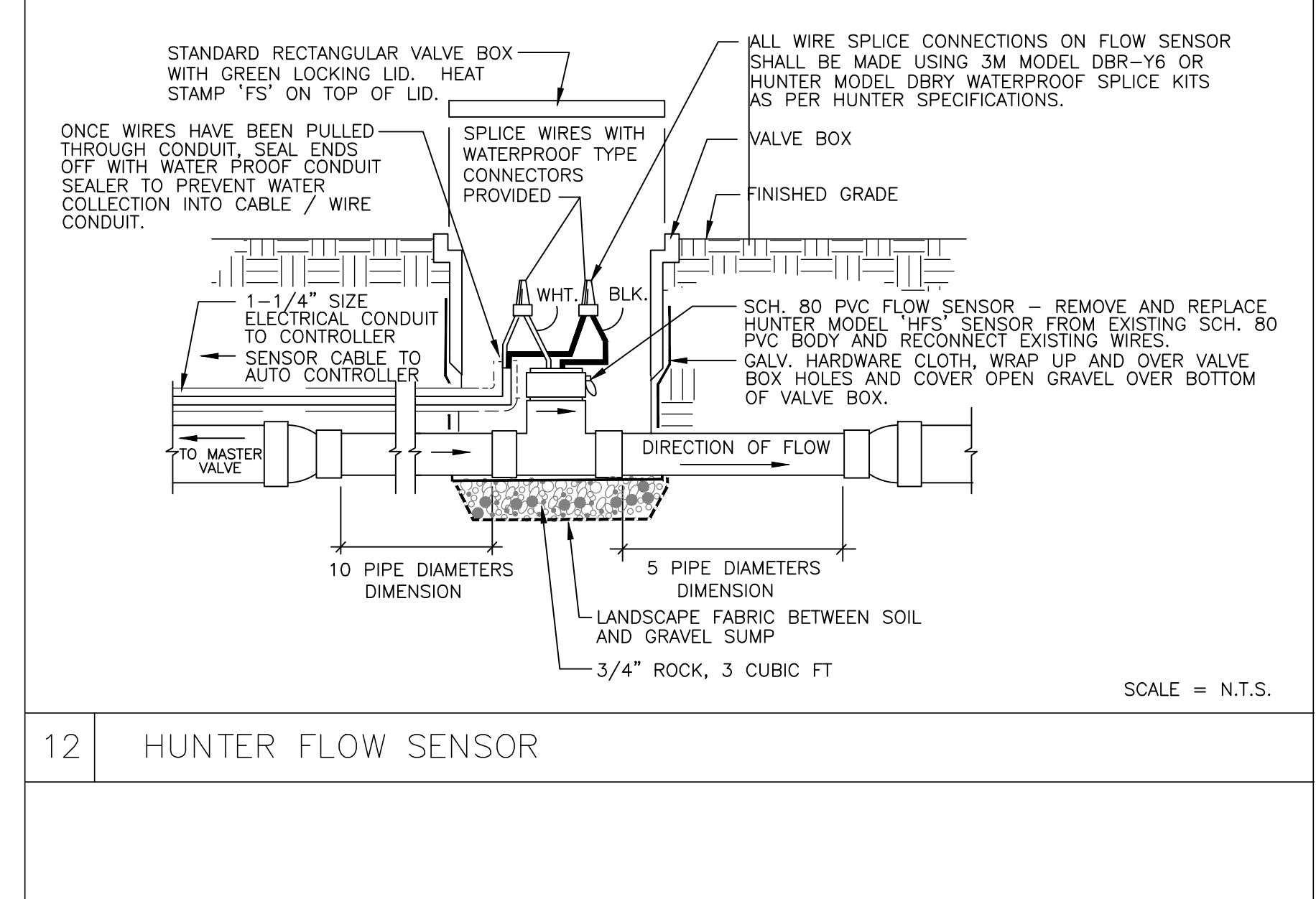
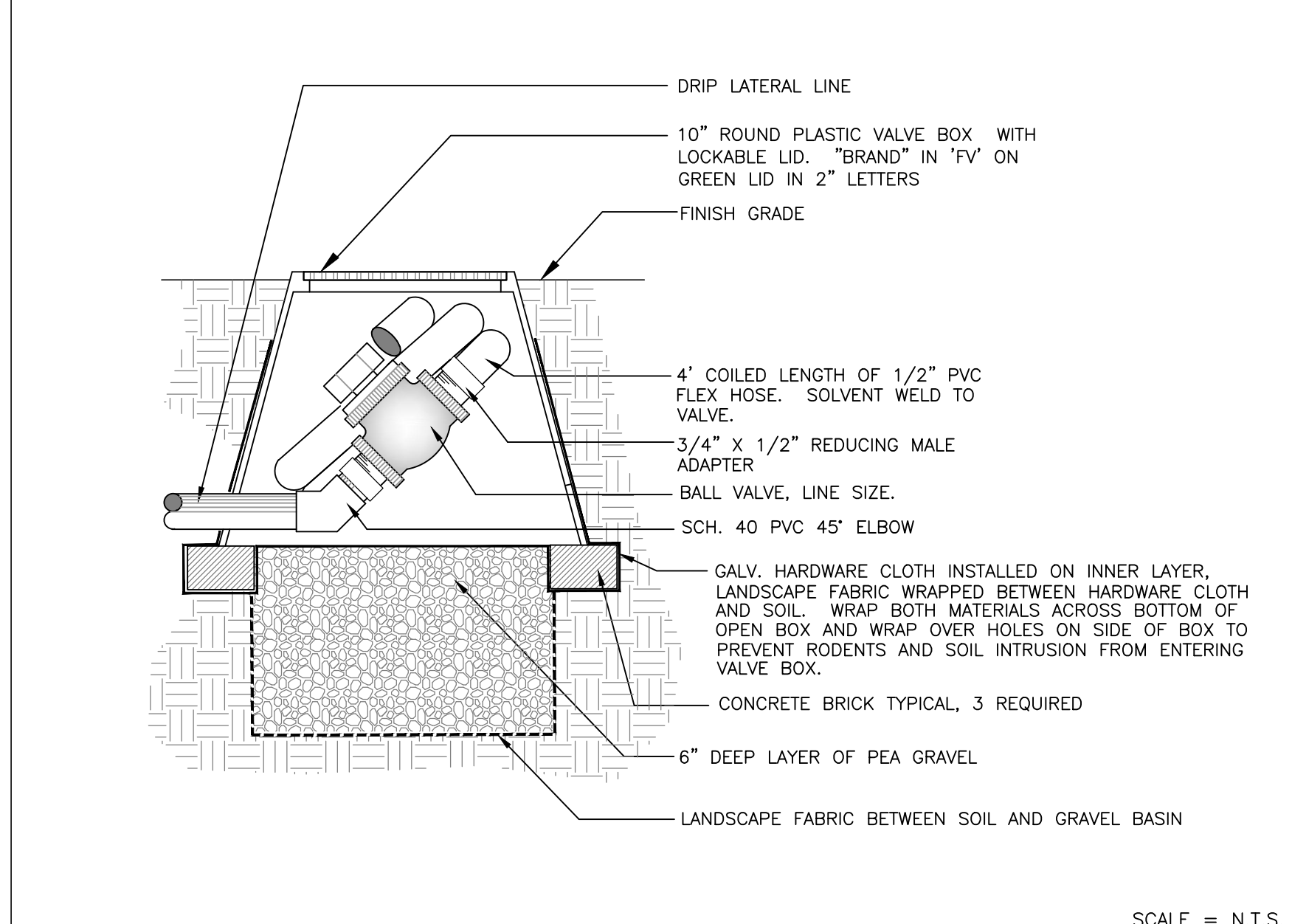
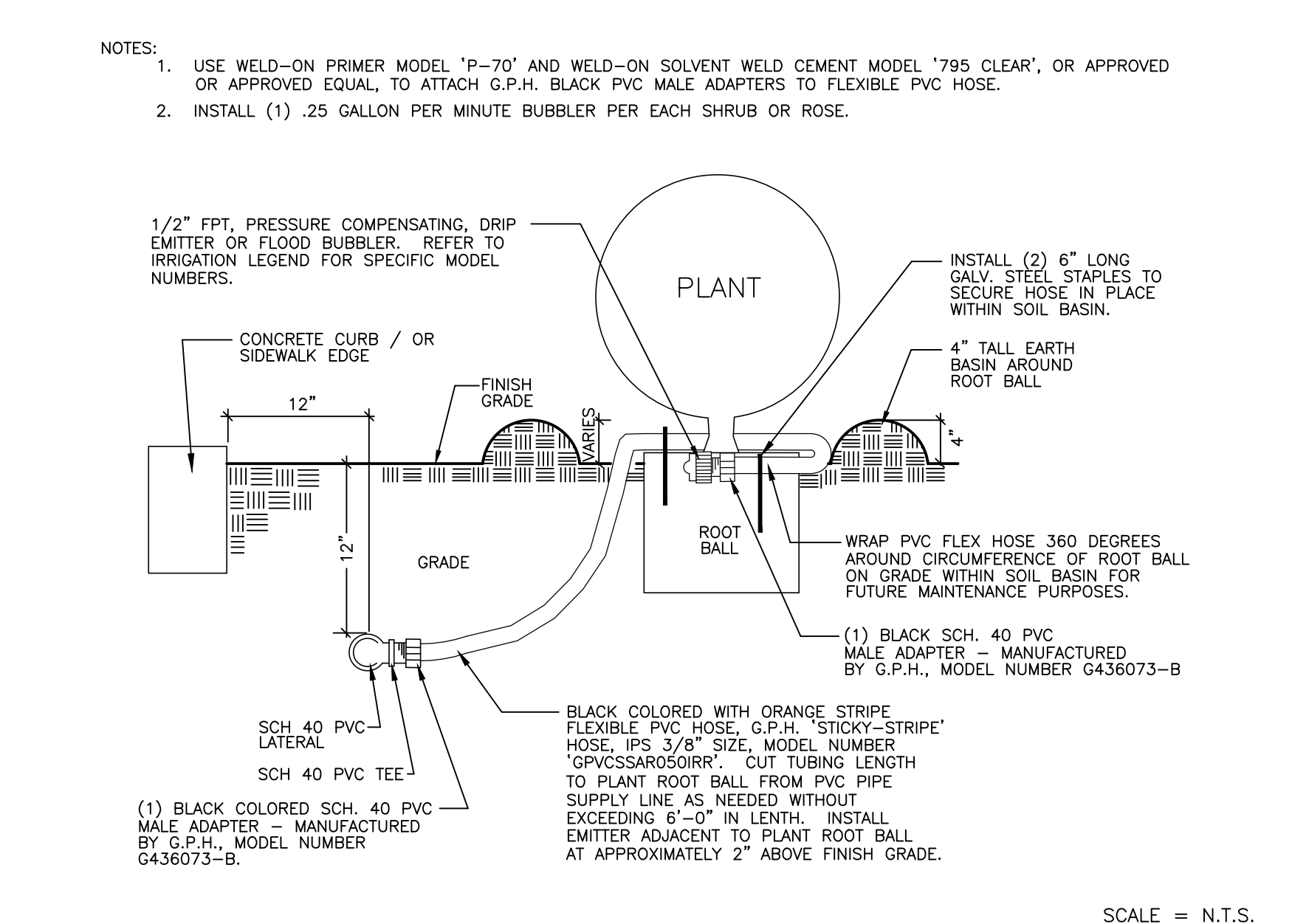
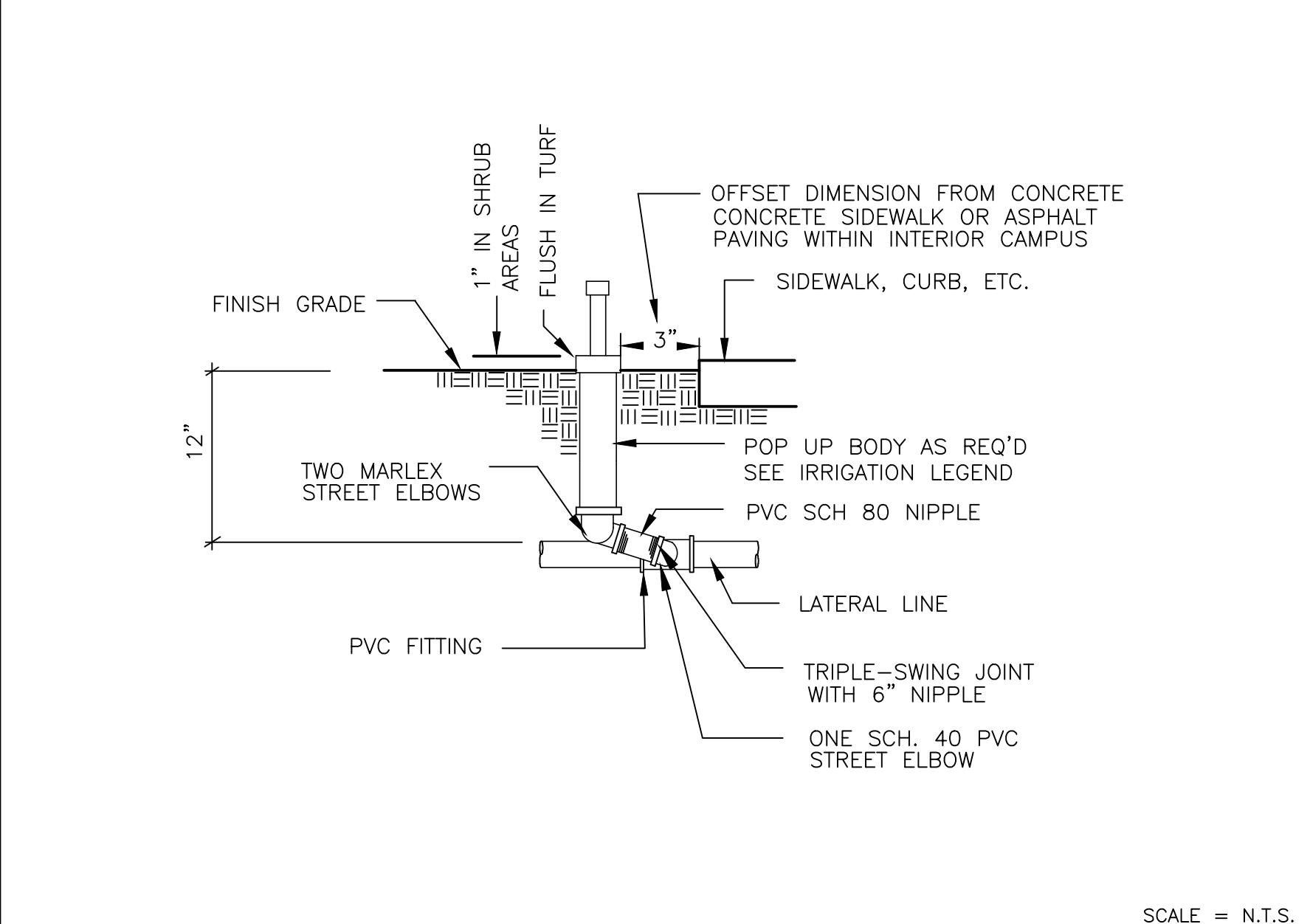


5 REMOTE CONTROL VALVE ASSEMBLY

6 DRIP REMOTE CONTROL VALVE ASSEMBLY

7 QUICK COUPLER

8 IRRIGATION WIRE PULL BOX OR WIRE SPICE BOX

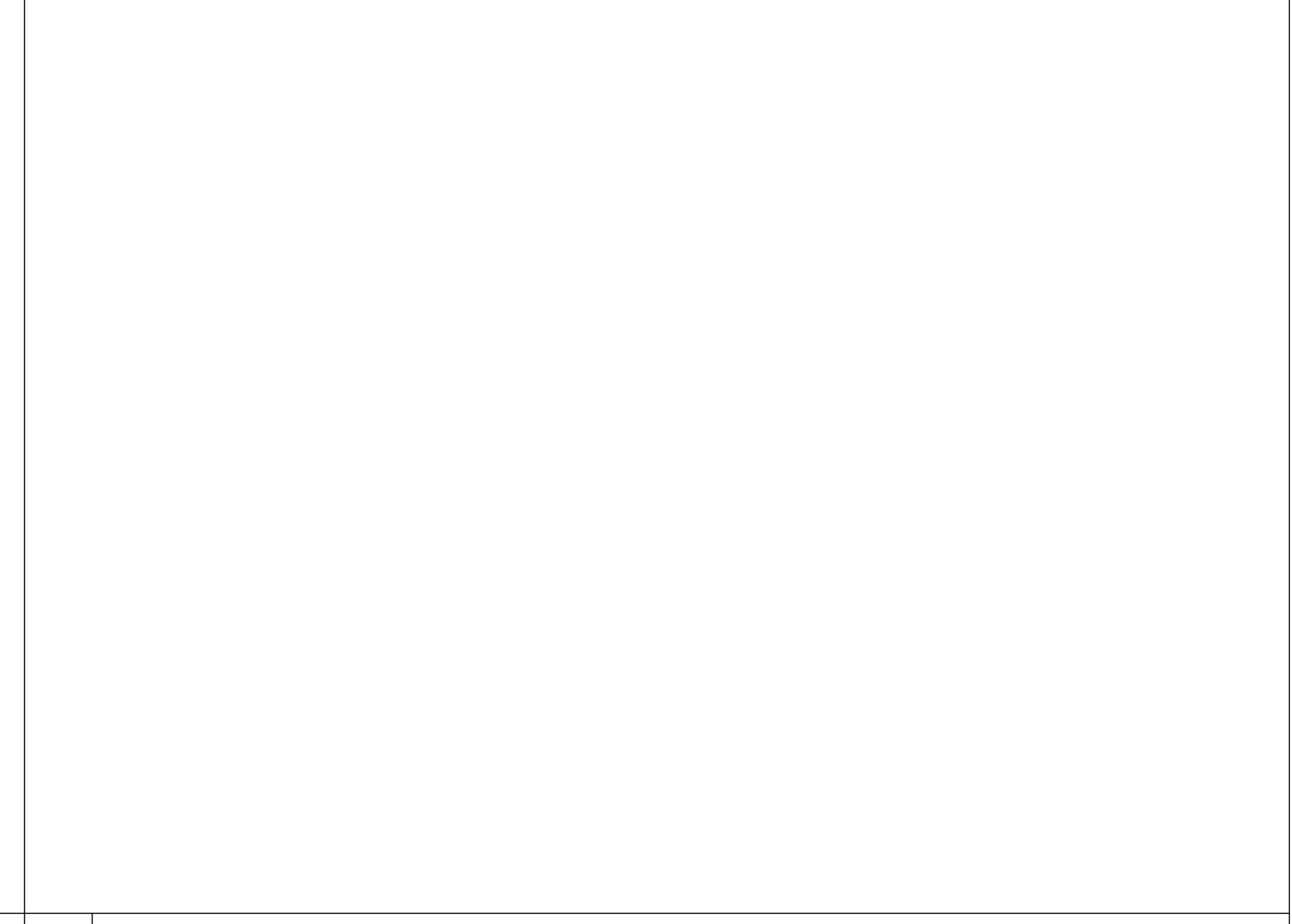
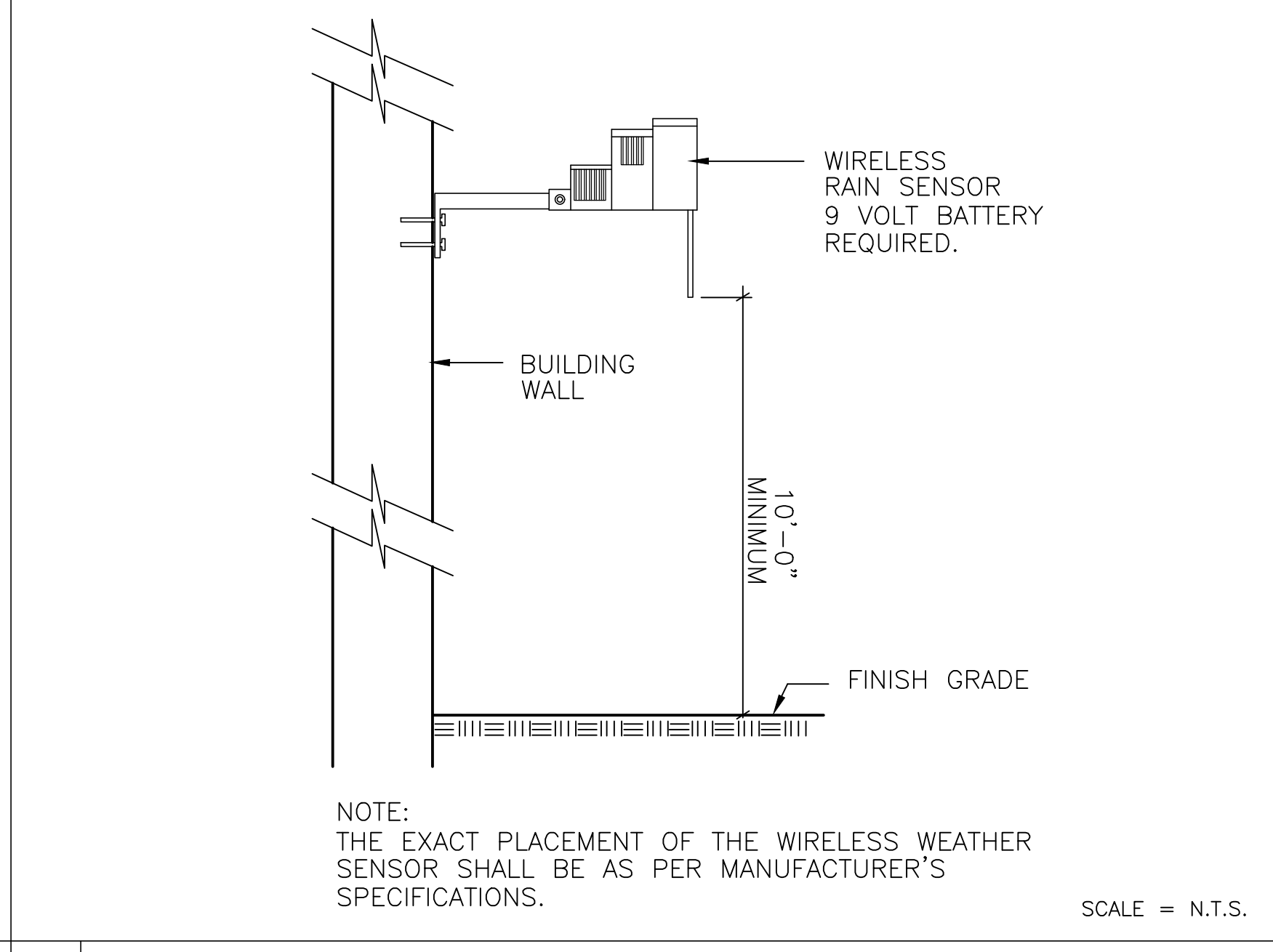
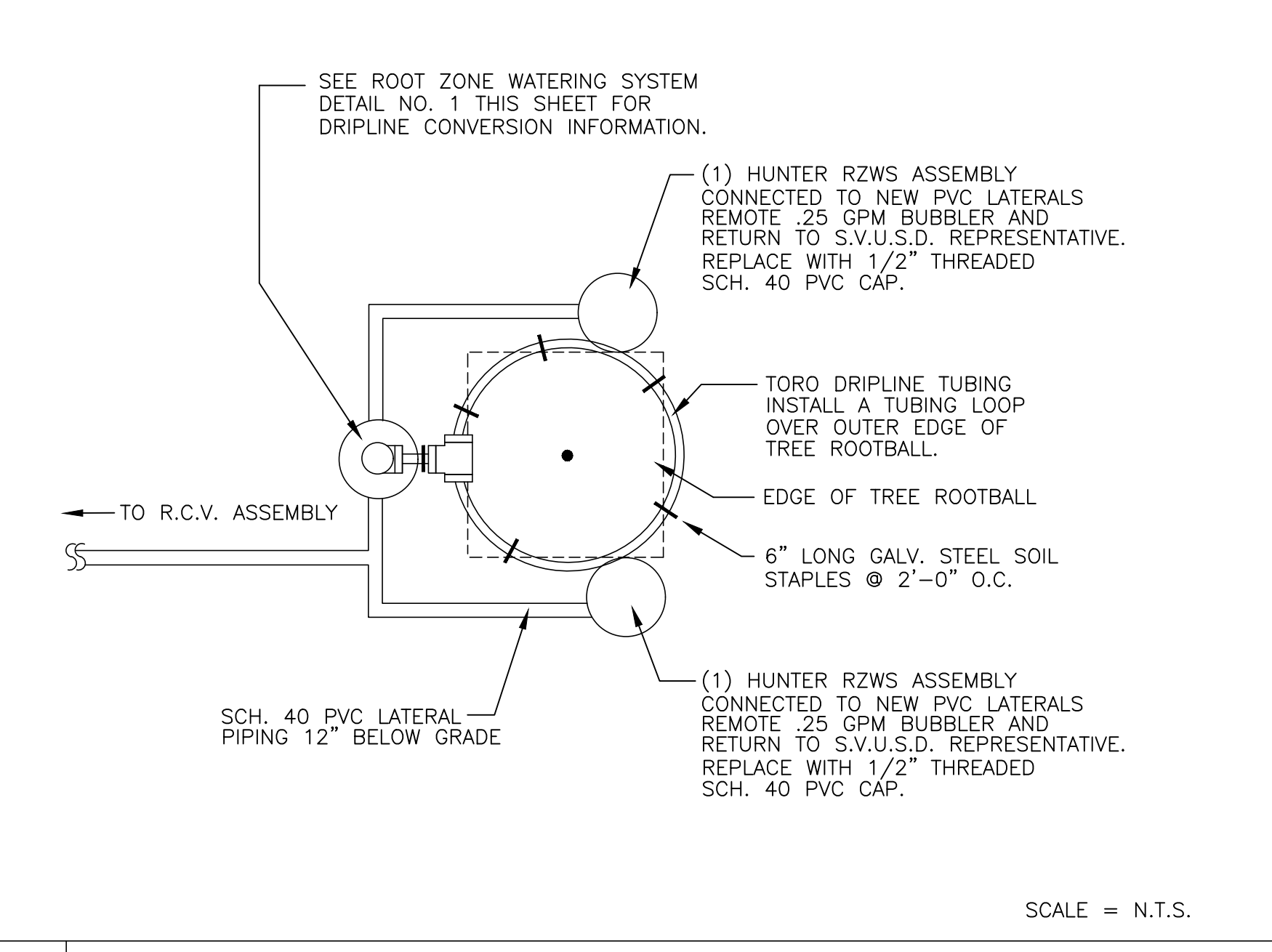
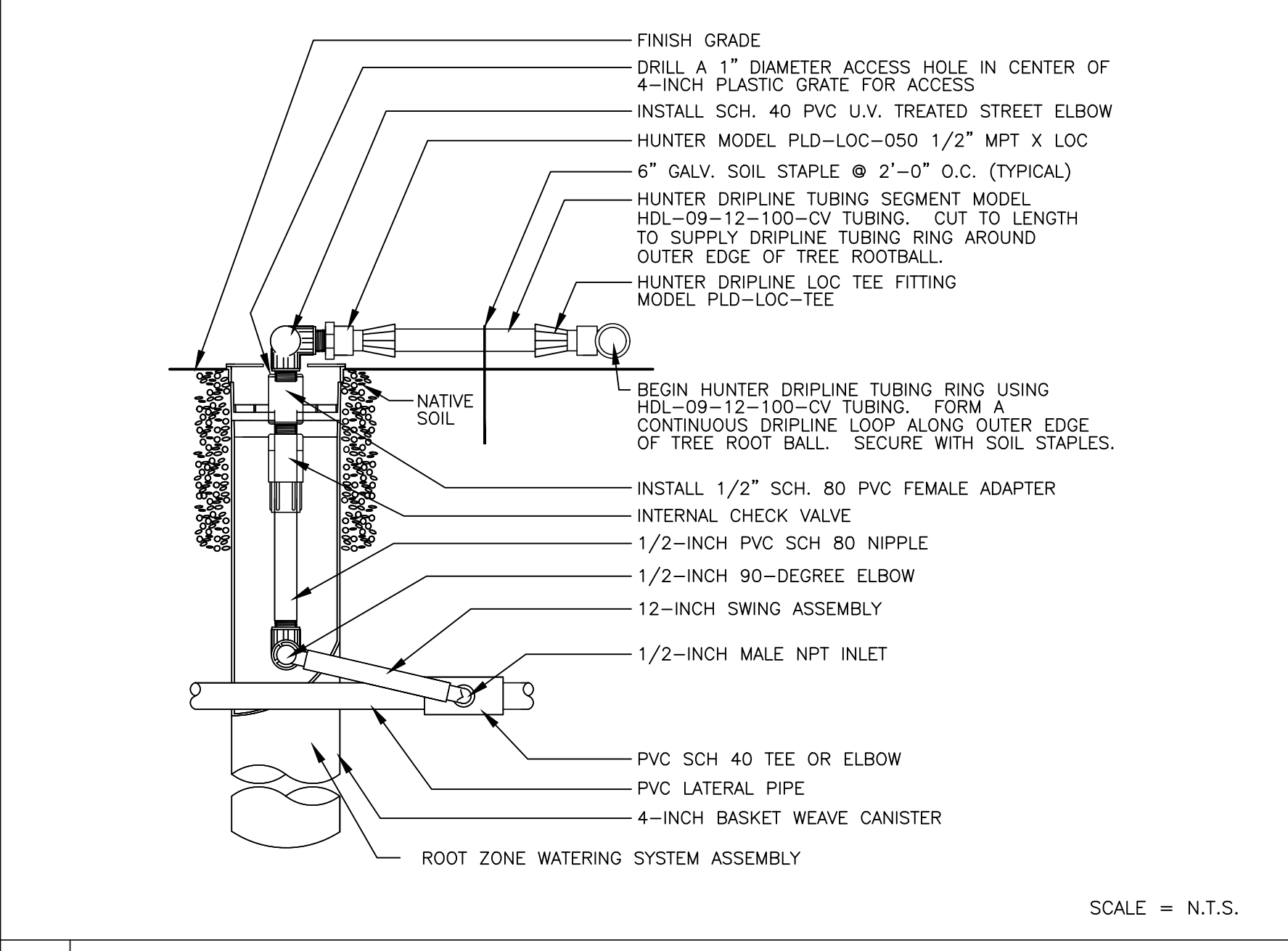


9 POP UP ROTATOR HEAD

10 SHRUB DRIP EMITTER ON FLEXIBLE PVC HOSE

11 DRIP SYSTEM FLUSH VALVE

12 HUNTER FLOW SENSOR



13 ROOT WATERING SYSTEM WITH TEMPORARY DRIPLINE TUBING RING

14 DRIPLINE TREE RING FROM RWZS - SCHEMATIC LAYOUT

15 WIRELESS WEATHER SENSOR

16 AUTO CONTROLLER IN STAINLESS STEEL PEDESTAL

NO.	DATE	DESCRIPTION

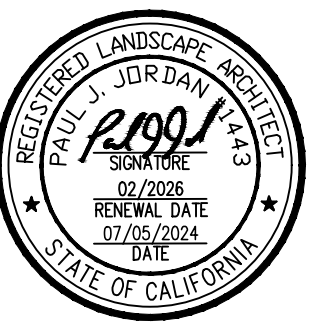
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PROJECT
 VENTURA COLLEGE
 ADMINISTRATION BUILDING
 LANDSCAPE RENOVATION
 4667 TELEGRAPH ROAD
 VENTURA, CA 93005

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L5.1
 SHEET 6 OF 8
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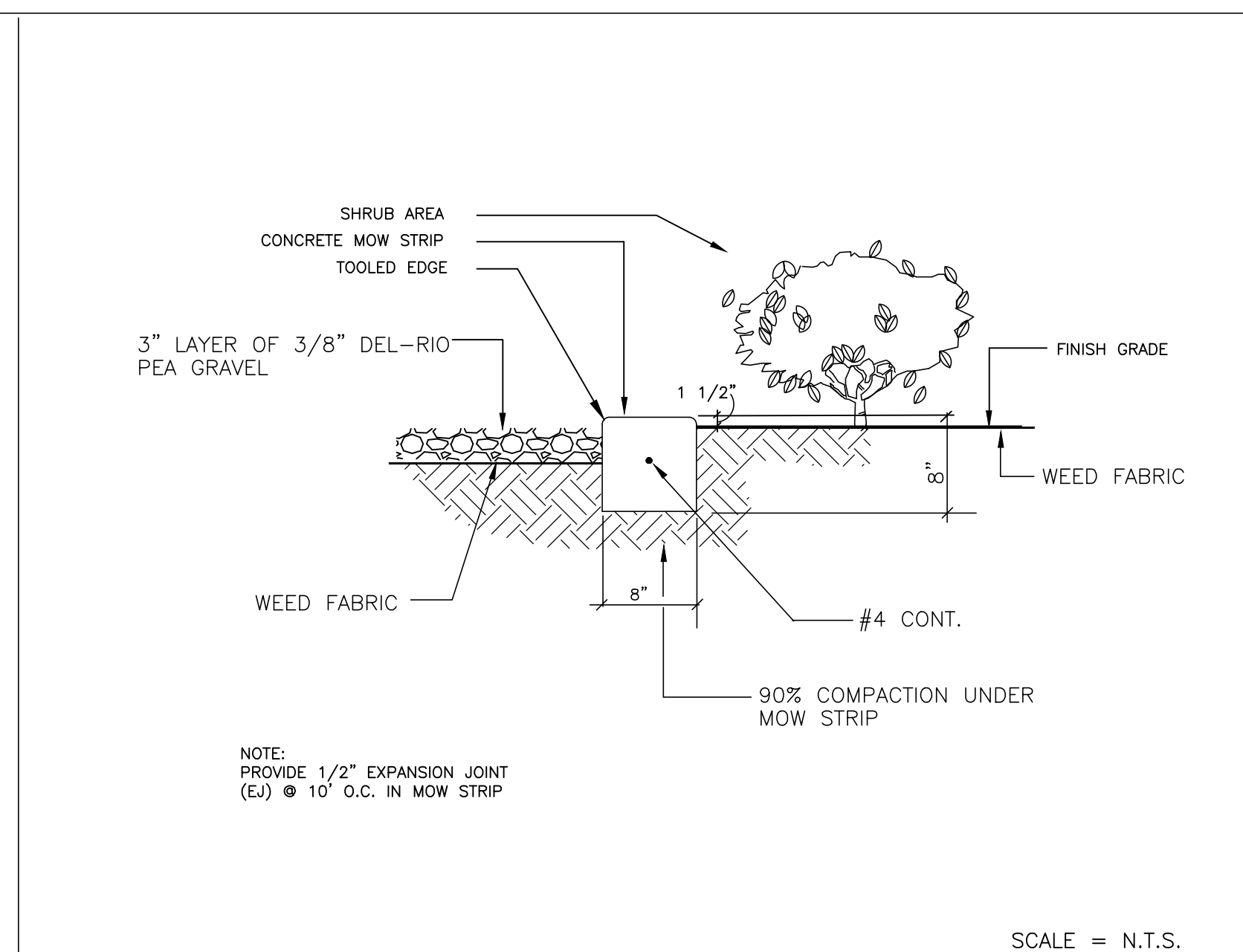
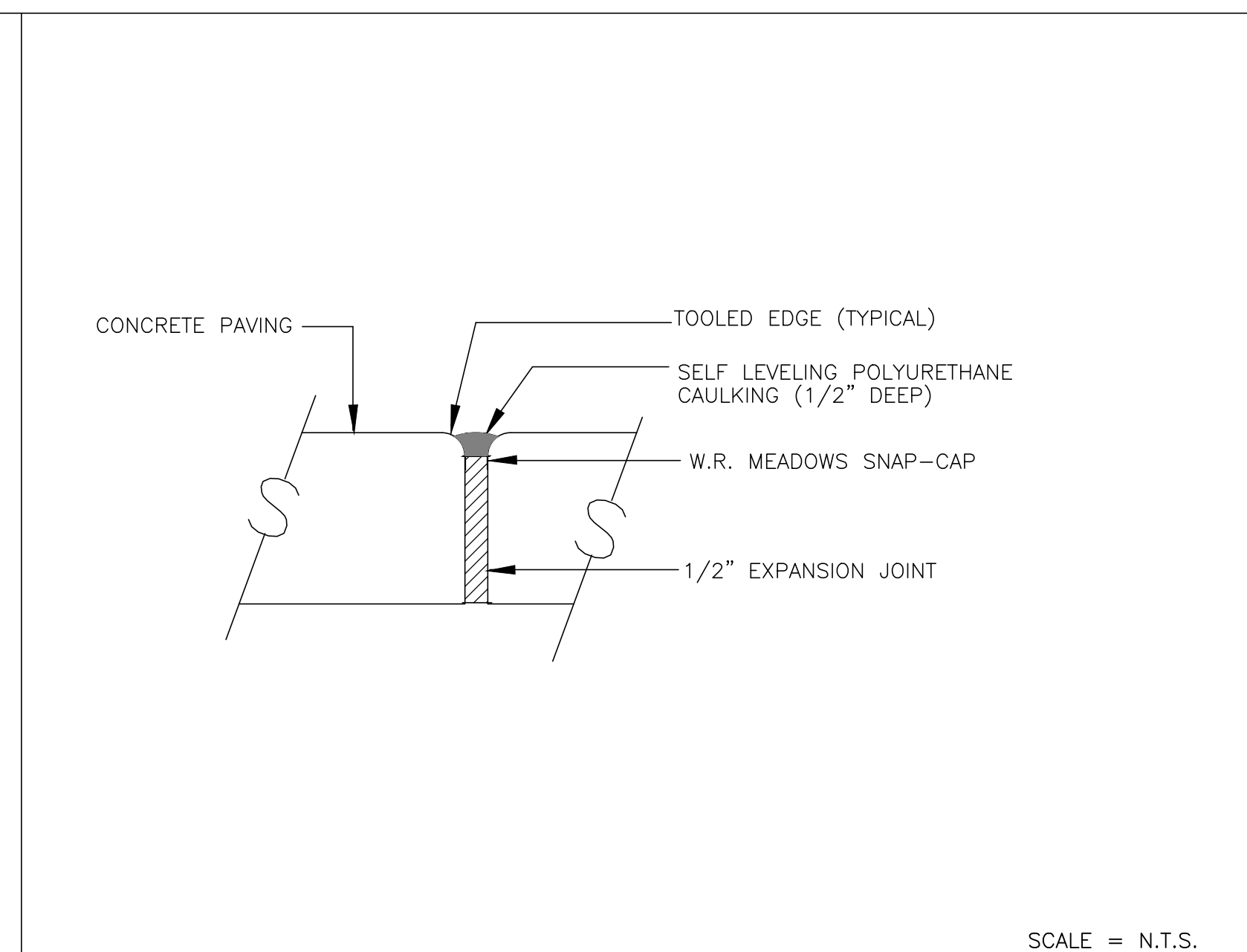
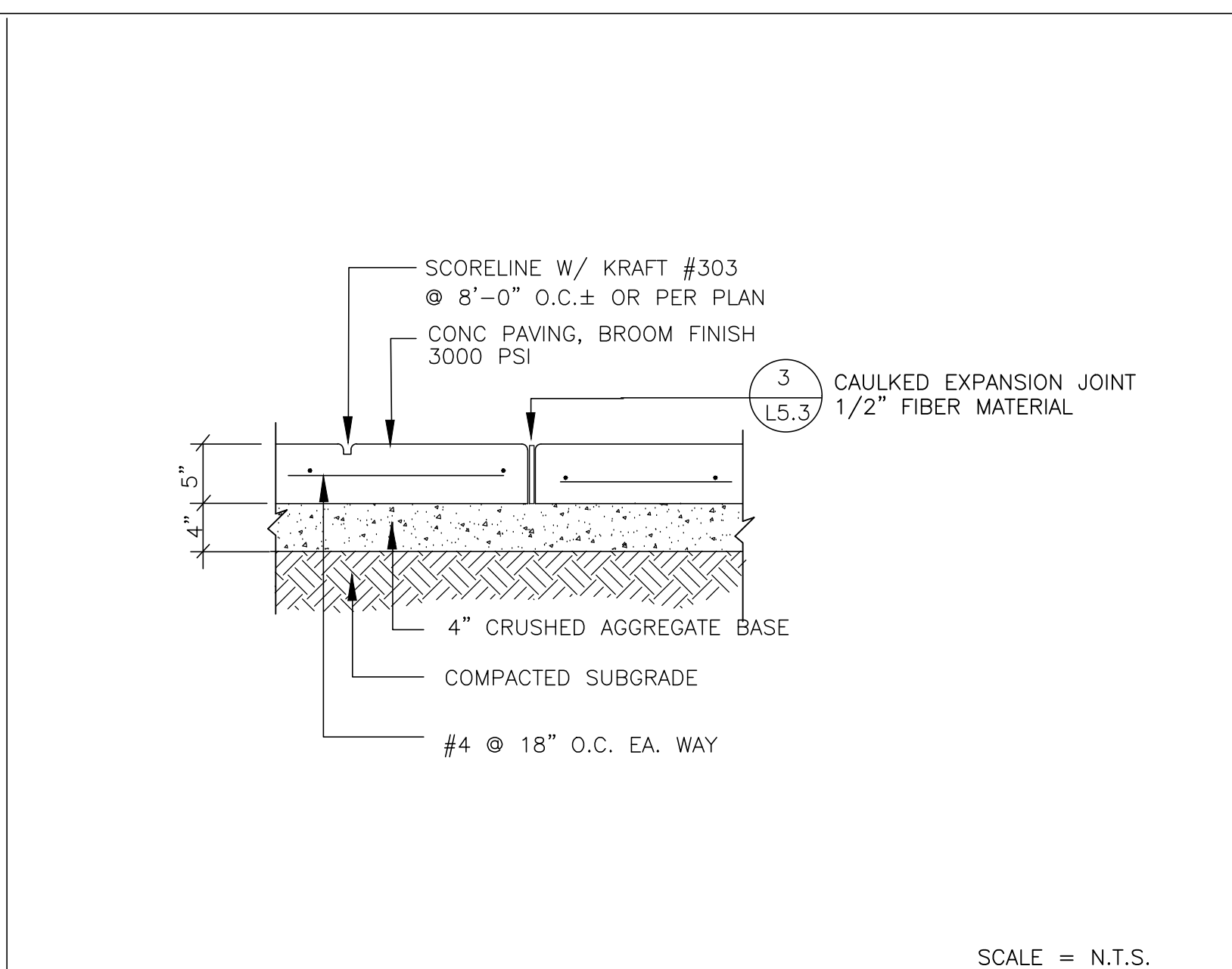
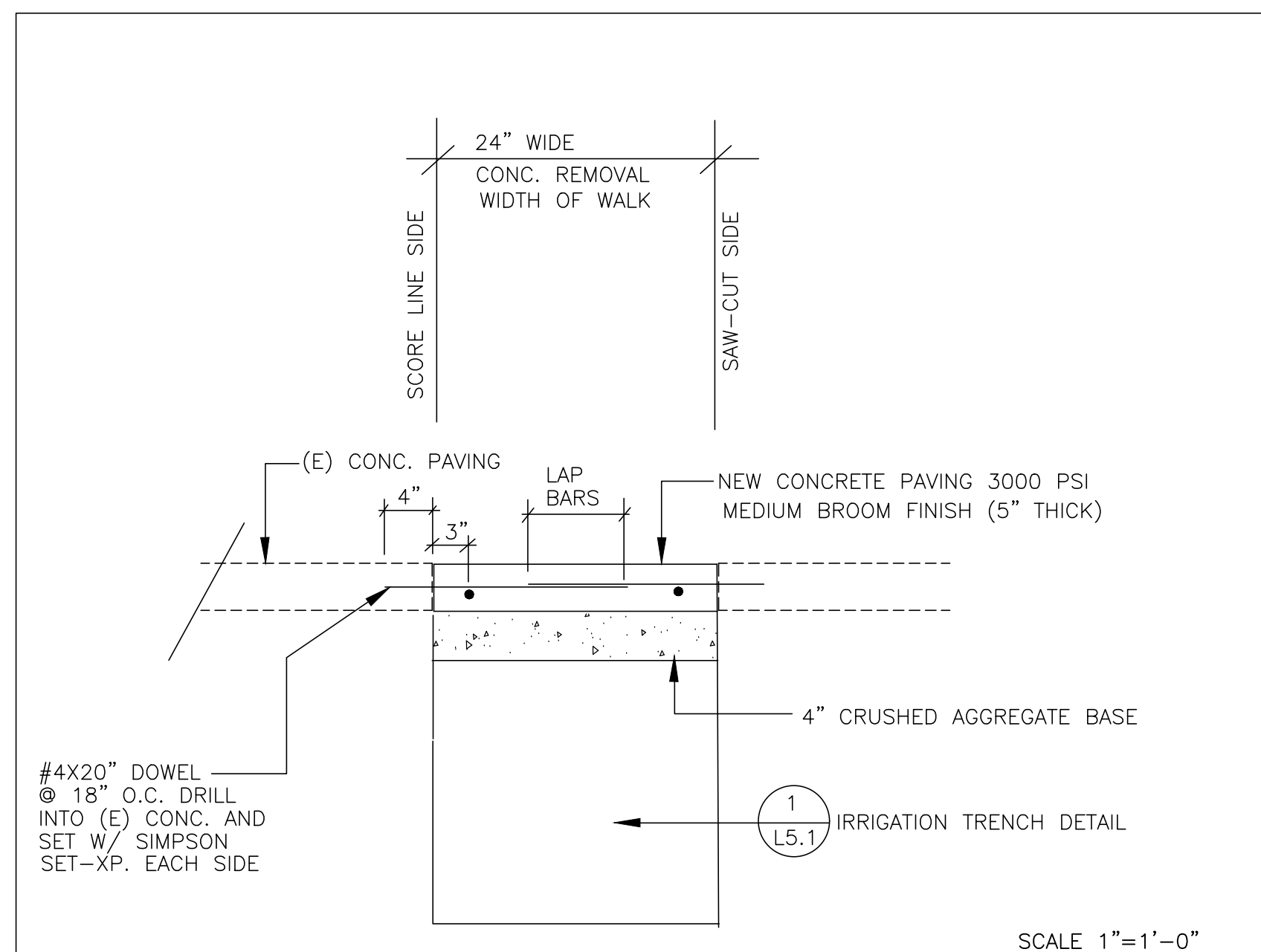
NO.	DATE	BY	DESCRIPTION

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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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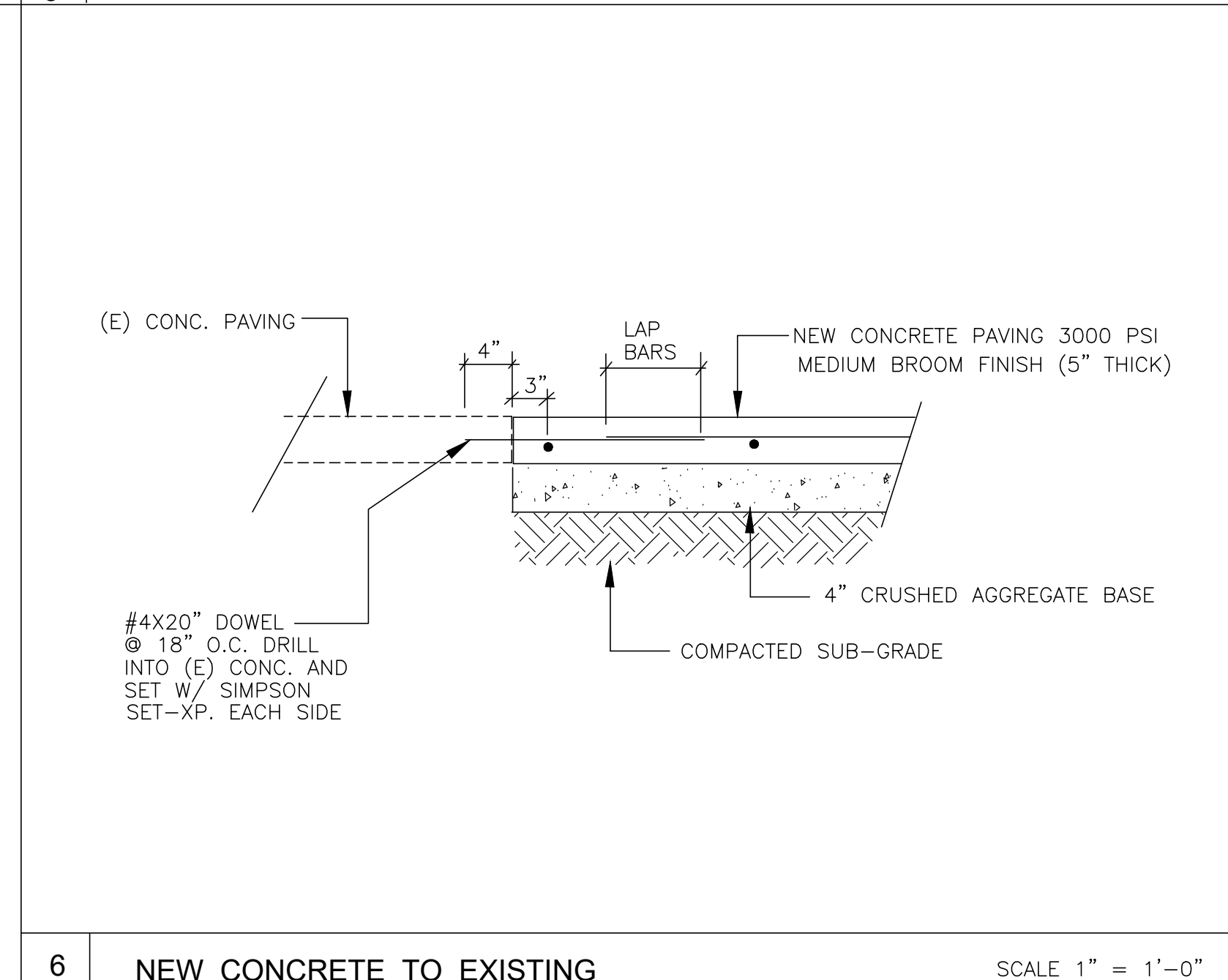
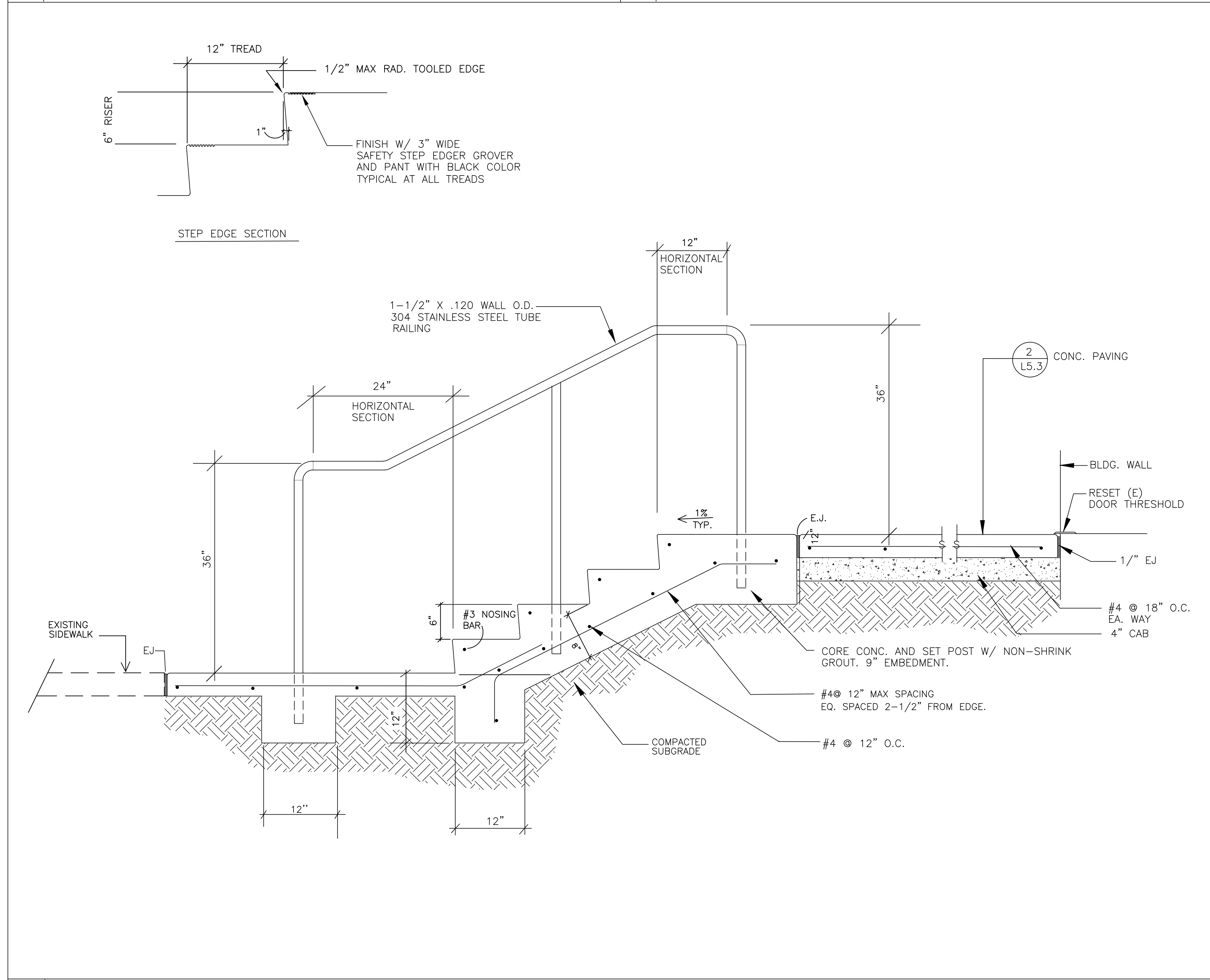


1 CONCRETE REMOVAL & REPLACEMENT FOR TRENCHING CONDUITS SCALE 1"=1'-0"

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

13 NOT USED

NOT USED