

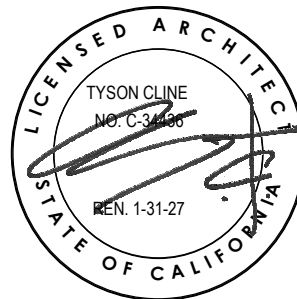
VENTURA COLLEGE
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VENTURA
COLLEGE

ECT GREENHOUSE

BID DOCUMENTS

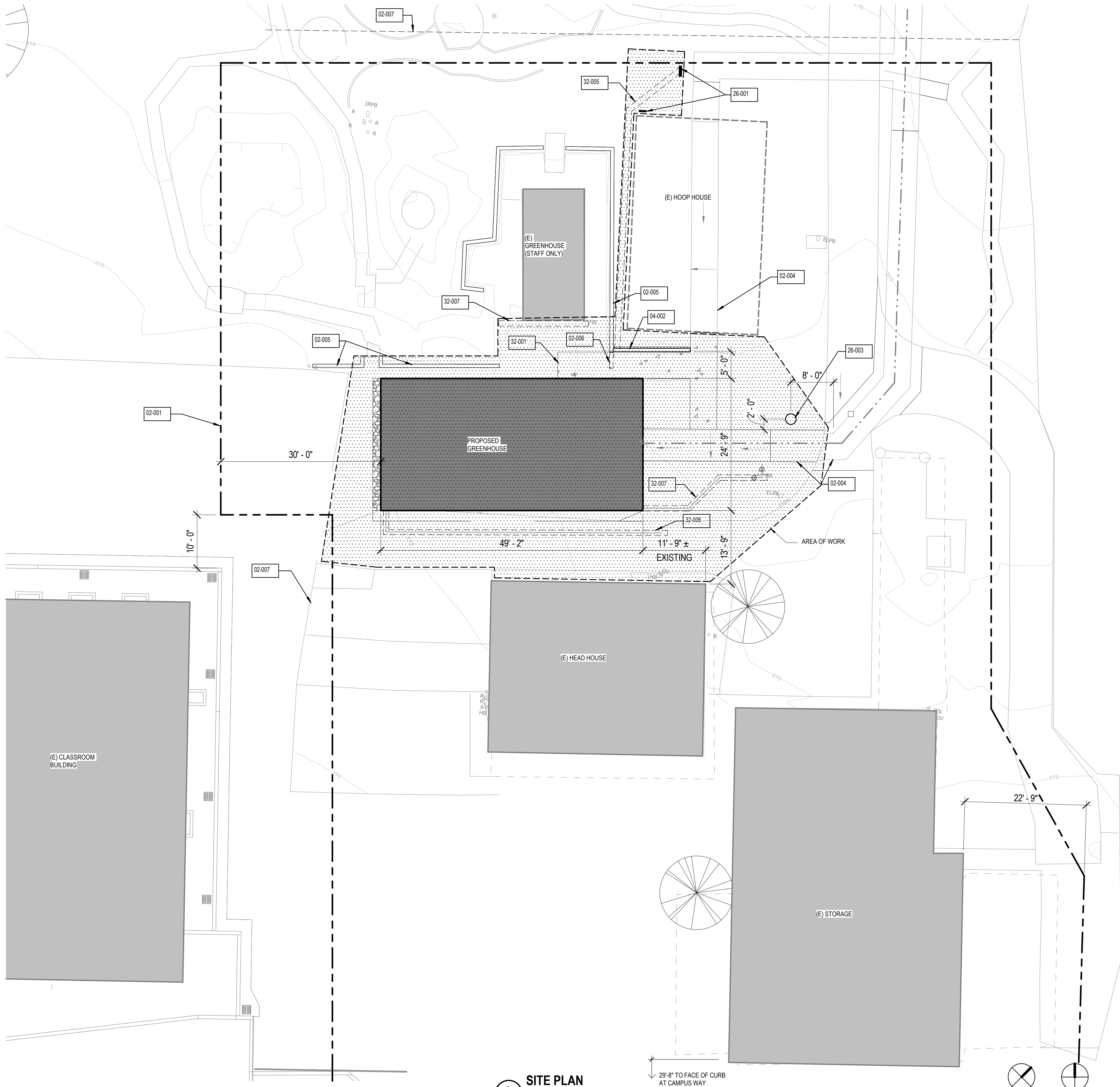
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Sheet Name

TITLE SHEET

	1056
Date	05/29/2026
Drawn by	TDB
Checked by	TC
Sheet Number	

T001



1 SITE PLAN
1" = 10'-0"

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING AND RETAINING WALLS

LEGEND

- PROPERTY LINE
- EXISTING ACCESSIBLE PATH OF TRAVEL
- AREA OF WORK; REFER TO ELECTRICAL SITE PLAN FOR WORK OUTSIDE THIS AREA

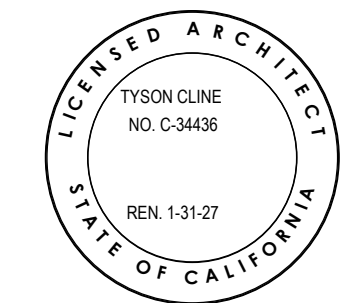
KEYNOTES

02-001	ASSUMED IMAGINARY PROPERTY LINE FOR CODE ANALYSIS PURPOSES
02-004	(E) CONCRETE ACCESSIBLE WALKWAY, PROTECT IN PLACE
02-005	(E) SITE WALL, PROTECT IN PLACE
02-006	(E) SITE WALL, REMOVE
02-007	(E) FENCE, PROTECT IN PLACE
04-002	DECORATIVE CONCRETE BLOCK LANDSCAPE WALL, MATCH EXISTING ADJACENT BLOCK WALL
26-001	ELECTRICAL PANEL, REFER TO ELECTRICAL DRAWINGS
26-003	LIGHT FIXTURE, REFER TO ELECTRICAL
32-001	CONCRETE WALKWAY, REFER TO CIVIL, SLOPE PER CIVIL (FOR STAFF CONVENIENCE ONLY, ACCESSIBLE ROUTE NOT REQUIRED)
32-005	TRENCH AS REQUIRED FOR ELECTRICAL CONDUIT, REFER TO ELECTRICAL DRAWINGS. BACKFILL WITH NATIVE SOIL AND COMPACT, REFER TO 3/E600 FOR REQUIREMENTS.
32-006	TRENCH AS REQUIRED FOR GAS LINE. BACKFILL WITH NATIVE SOIL AND COMPACT. TRENCH REQUIREMENTS PER DETAIL BB/C600.
32-007	TRENCH AS REQUIRED FOR WATER LINE. BACKFILL WITH NATIVE SOIL AND COMPACT, REFER TO BB/C600 FOR REQUIREMENTS.



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No.	Description	Date

Sheet Name

SITE PLAN

1056

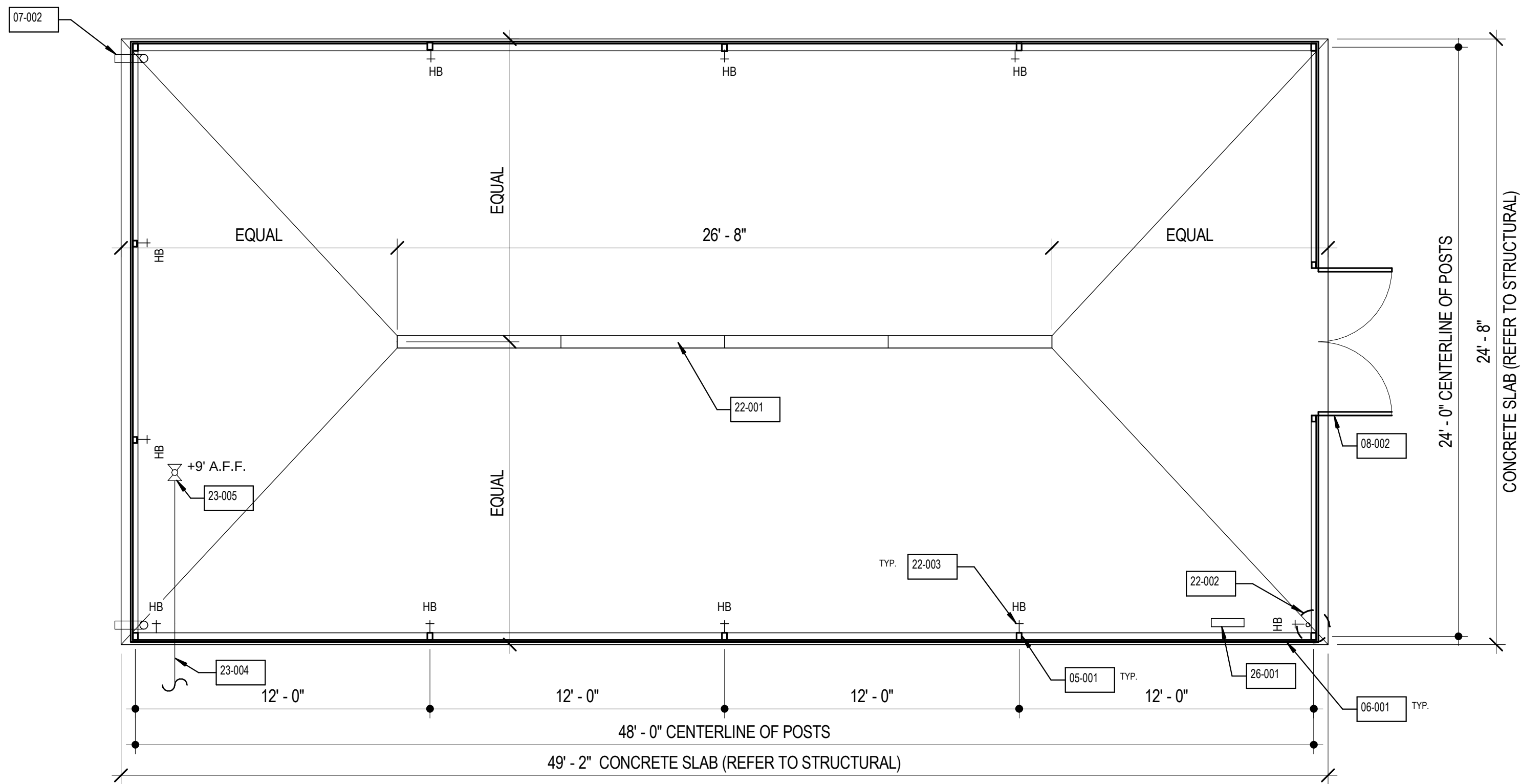
Date 05/29/2026

Drawn by TDB

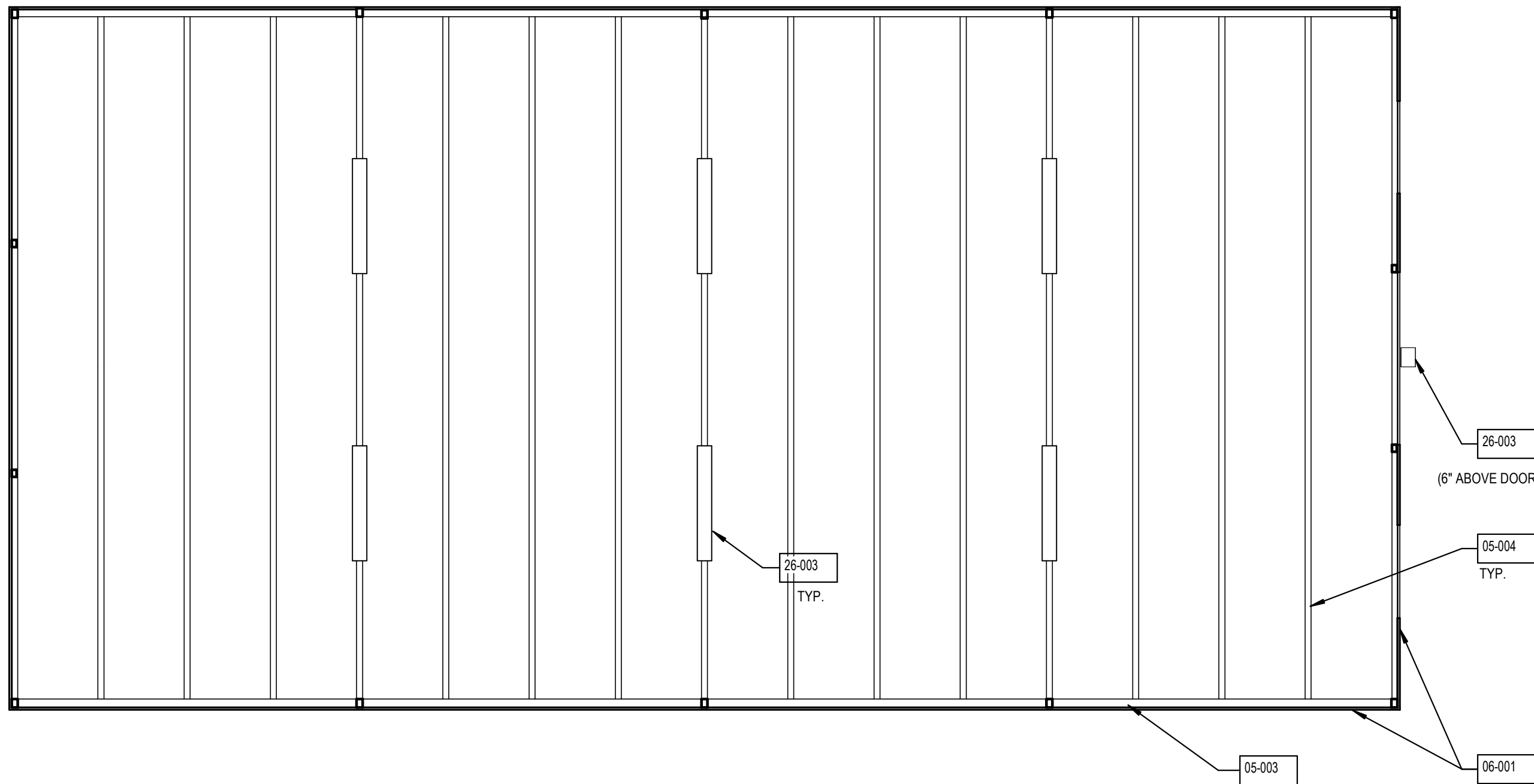
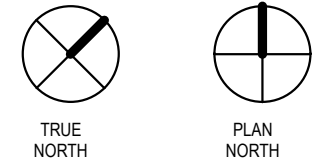
Checked by TC

Sheet Number

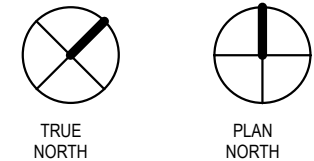
A101



1 FLOOR PLAN
1/4" = 1'-0"



2 REFLECTED CEILING PLAN
1/4" = 1'-0"



SHEET GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION
2. REFER TO GREENHOUSE DRAWINGS FOR FRAMING COMPONENTS AND EXACT DIMENSIONS

KEYNOTES

05-001	GREENHOUSE COLUMN, REFER TO GREENHOUSE STRUCTURAL DRAWINGS. PROVIDE ANCHOR BOLTS; PROVIDE BUTYL TAPE BENEATH BASE PLATES.
05-003	GREENHOUSE STRUCTURAL GUTTER, REFER TO GREENHOUSE DRAWINGS
05-004	GREENHOUSE FLOATING TRUSS, REFER TO GREENHOUSE DRAWINGS
06-001	POLYCARBONATE BUILDING WALLS, REFER TO GREENHOUSE DRAWINGS
07-002	4" PVC DOWNSPOUT WITH BOOT AS NEEDED TO REDUCE SIZE FROM GREENHOUSE-PROVIDED GUTTER CONNECTION, EXTEND TO 3" PAST EDGE OF CONCRETE SLAB BELOW. SEAL AT PENETRATION THROUGH GREENHOUSE WALL WITH SILICONE SEALANT.
08-002	DOOR, REFER TO GREENHOUSE MANUFACTURER'S INSTALLATION INSTRUCTIONS. 6'-0" X 6'-8" WITH ACCESSIBLE LEVER HARDWARE. DOOR LOCKSET SHALL BE SCHLAGE, WITH RHODES SERIES LEVERS, HEAVY DUTY, J-SA 6 PIN, INTERCHANGEABLE, WITH LFIC CORBIN RUSSWIN 8000 CORES. MOUNT HARDWARE AT MINIMUM 34 INCHES AND MAXIMUM 44 INCHES ABOVE SIDEWALK SURFACE. THRESHOLD SHALL BE 1/2" HIGH MAXIMUM, AND CHANGES IN LEVEL OF MORE THAN 1/4" SHALL BE BEVELED.
22-001	TRENCH DRAIN, CLASS 'B' WITH INTEGRAL SLOPE AND HEEL PROOF DUCTILE IRON GRATE, ZURN Z886 OR APPROVED EQUAL.
22-002	POINT OF CONNECTION FOR FUTURE IRRIGATION SYSTEM, PROVIDE RISER WITH BRASS SHUTOFF VALVE.
22-003	HOSE BIBB, 3/4" LOW LEAD CAST BRONZE, ZURN 34-195XL OR APPROVED EQUAL, MOUNT WITH HANDLE AT 44" A.F.F. MAX. AND AT LEAST 12" BELOW ANY ADJACENT ELECTRICAL EQUIPMENT OR RECEPTACLE.
23-004	GAS PIPING, REFER TO SITE GAS PLUMBING PLAN FOR SHUTOFF VALVE, EARTHQUAKE VALVE, AND PRESSURE REGULATOR.
23-005	SHUTOFF VALVE GSOV1, REFER TO GAS PLUMBING EQUIPMENT SCHEDULE / P1
26-001	ELECTRICAL PANEL, REFER TO ELECTRICAL DRAWINGS
26-003	LIGHT FIXTURE, REFER TO ELECTRICAL



VENTURA
COLLEGE

ECT
GREENHOUSE

BID DOCUMENTS

No.	Description	Date

Sheet Name

FLOOR PLAN
AND
REFLECTED
CEILING

1056	
Date	05/29/2026
Drawn by	TDB
Checked by	TC
Sheet Number	

A110

1. MAPPING

TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=10', WITH A 1 FOOT CONTOUR INTERVAL FROM DATA COLLECTED IN A FIELD SURVEY PERFORMED USING CONVENTIONAL EQUIPMENT AND PROCEDURES ON AUGUST 2024, AT THE REQUEST OF VENTURA COLLEGE FACILITIES, MAINTENANCE AND OPERATIONS.

2. BASIS OF BEARINGS AND COORDINATES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM NAD83, ZONE 5, EPOCH 2017.50 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) AND/OR CONTINUOUS OPERATING REFERENCE STATIONS (CORS) VNCO & SOMT BEING NORTH 73-35-09 EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

3. ELEVATIONS

THE VERTICAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), PER GPS AND CONVENTIONAL TIES AND GEOID MODELING (GEOID18B) TO VENTURA COUNTY BENCHMARK PID 0764, BEING A VC BRASS DISK MONUMENT STAMPED 12-148 1962 HAVING AN ELEVATION OF 212.63 US SURVEY FEET.

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. NO RESEARCH OR MAPPING OF SUBSURFACE UTILITIES HAS BEEN
PERFORMED.

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1926107.51	6190510.29	279.91	SET MAG NAIL
2	1926069.71	6190743.26	280.88	SET 60D MAG NAIL
3	1926103.48	6190451.93	279.10	SET SCRIBED X
4	1926034.26	6190566.82	278.85	SET 60D MAG NAIL
5	1926096.43	6190328.86	281.02	SET SCRIBED X
6	1926210.08	6190530.25	285.65	SET MAG NAIL
7	1926014.86	6190357.10	278.13	SET SCRIBED X
8	1926041.52	6190520.63	278.76	SET MAG NAIL
9	1925974.22	6190387.09	275.40	SET 60D MAG NAIL
10	1925897.82	6190563.74	274.84	SET MAG
11	1925978.00	6190454.44	276.22	SET 60D MAG NAIL
12	1925813.99	6190599.31	271.27	SET MAG ECG CNTL WASHER
13	1925950.30	6190487.78	275.97	SET 60D MAG
14	1925862.73	6190468.71	272.62	SET 60D MAG
15	1925919.97	6190444.06	275.17	SET 60D MAG NAIL

	2410	PROPOSED MAJOR CONTOURS
	2409	PROPOSED MINOR CONTOURS
	SD	PROPOSED STORM DRAIN LINE
	G	PROPOSED GAS LINE
	W	PROPOSED WATER LINE
	X	EXISTING FENCE
		EXISTING WALL
	274	EXISTING INTERMEDIATE CONTOURS
	275	EXISTING INDEX CONTOURS
	E	EXISTING ELECTRICAL LINE
	G	EXISTING GAS LINE
	W	EXISTING WATER LINE
	OHW	EXISTING OVER HEAD WIRE
	E	EXISTING ELECTRICAL LINE
	S	EXISTING SEWER LINE
	COMM	EXISTING COMMUNICATION LINE
		GRADE BREAK
	2410.00 FS	PROPOSED ELEVATION
	(2410.00) FS	EXISTING ELEVATION
	1.5%	PROPOSED GRADE
		PROPOSED WATER GATE VALVE
		EXISTING STORM DRAIN INLET
		PROPOSED PCC PAVEMENT
		PROPOSED FRENCH DRAIN
		LIMITS OF GRADING

INDEX MAP
SCALE: 1"=20'

INDEX MAP

SCALE: 1"=20'

C100	TITLE SHEET
C101	NOTES
C200	DEMOLITION PLAN
C300	EROSION CONTROL PLAN
C301	EROSION CONTROL DETAILS
C400	GRADING & DRAINAGE PLAN
C500	UTILITY PLAN
C600	DETAILS

VICINITY MAP

N.T.S.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND ANY DISCREPANCY BETWEEN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NIGHT WORKING HOURS. THE CONTRACTOR ALSO AGREES TO DEFEND, INDEMNIFY AND HOLD THE DISTRICT AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DISTRICT OR THE ENGINEER.

<i>Glen H Pace</i>	61468	03/02/2026
GLEN H. PACE	R.C.E.	DATE

ABBR	ABBREVIATION	R.O.W.	RIGHT OF WAY
A.C.	ASPHALT CONCRETE	RPD	RESIDENTIAL PLANNED
A.C.P.	ASBESTOS CONCRETE		DEVELOPMENT
AP	PIPE	RT	RIGHT
ARCH.	ANGLE POINT	RW	RECLAIMED WATER
ASSOC.	ARCHITECT	R/W	RIGHT OF WAY
AVE	ASSOCIATION	SCE	SOUTHERN CALIFORNIA
BE	AVENUE		EDISON
BEG	BEGIN CURVE	SCO	SEWER CLEAN OUT
BCR	BEGIN CURB RETURN	SD	STORM DRAIN
BDY.	BOUNDARY	SDMH	STORM DRAIN MANHOLE
BEG	BEGIN	SDR	STANDARD DIMENSION
BFP	BACKFLOW PREVENTER		RATIO
BLDG	BUILDING	S.E.	SAND EQUIVALENT
BOT	BOTTOM OF PIPE		SQUARE FOOT/FEET
BS	BOTTOM OF STEP	SHT	SHEET
BVC	BEGIN VERTICAL CURVE	SHTS	SHEETS
CB	BACK OF WALK OR	S.L.	SEWER LATERAL
CB	BOTTOM OF WALL	SLO	STANDARD LAND
CBC	CATCH BASIN		DEVELOPMENT
	CALIFORNIA BUILDING		SPECIFICATIONS
	CODE	S'LY	SOUTHERLY
C-C	CENTER TO CENTER	SMH	SEWER MANHOLE
CF	CURB FACE	S.N.S.	STREET NAME SIGN
CLS	CUBIC FEET PER SECOND	SPWPC	STANDARD PLANS FOR PUBLIC WORKS
	CENTERLINE OR CLASS		CONSTRUCTION
CLF	CHAIN LINK FENCE	SS	SANITARY SEWER
CLR	CLEAR	SSWPC	STANDARD
CMB	CRUSHED MISCELLANEOUS BASE		SPECIFICATIONS FOR PUBLIC WORKS
CMP	CORRUGATED METAL		CONSTRUCTION
CMU	PIPE	ST	STREET
	CONCRETE MASONRY UNIT	STD	STANDARD
CO	CLEANOUT	SW	SIDEWALK
CONC	CONCRETE	SWCT	SAWCUT
CONT	CONTROL	TC	TOP OF CURB
CPS	CONNECTOR PIPE	TEL	TELEPHONE
	SCREEN	TG	TOP OF GRATE
CT	COURT	TF	TOP OF FOOTING
DBL	DOUBLE	TI	TRAFFIC INDEX
DES	DESIGN	TMH	TELEPHONE MANHOLE
DG	DECOMPOSED GRANITE	TOE	TOE OF SLOPE
DI	DROP INLET	TOP	TOP OF SLOPE OR PIPE
D.I.	DUCTILE IRON	TPL	TRIPLE
DIA	DIAMETER	TR	TRACT
DR	DRIVE	TS	TOP OF STEP
DWG	DRAWING	TW	TOP OF WALL
EASE	EASEMENT	TYP	TYPICAL
EBAA	EBAA IRON, INC.	UG	UNDERGROUND
EC	END CURVE	VAR	VARIES
ECR	END CURB RETURN	V.C.	VERTICAL CURVE
EG	EXISTING GROUND	VERT.	VERTICAL
ELEC	ELECTRIC	VL	VAULT
ELEV	ELEVATION	VLV	VALVE
ELY	EASTERLY	W	WATER
ELLIP	ELLIPTICAL	WLY	WESTERLY
EP	EDGE OF PAVEMENT	WM	WATER METER
ESMT	EASEMENT	WSEL	WATER SURFACE ELEVATION
EVC	END VERTICAL CURVE	WV	WATER VALVE
EQ	EQUIVALENT	W.W.M.	WELDED WIRE MESH
FED.	FEDERAL	YR	YEAR
FF	FINISHED FLOOR		

VENTURA COLLEGE ECT
GREENHOUSE IMPROVEMENTS
TITLE SHEET
VENTURA, CA

SCALE: HORIZ. _____ VERT. _____

WORK ORDER	1017
DRAWN BY:	CPB
CHECKED BY:	GHP

C100

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GENERAL NOTES

1. CONTRACTOR SHALL REVIEW GRADING AND DRAINAGE AND UTILITY PLANS; AND PROTECT ALL EXISTING FACILITIES TO REMAIN. ADJUST ALL UTILITY SURFACE FEATURES TO FINAL GRADES.
2. CONTRACTOR SHALL REMOVE ALL TREES AND EXISTING ROOTS SYSTEMS WITHIN THE PROJECT AREA TO THE SATISFACTION OF THE DISTRICT'S REPRESENTATIVE.
3. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO EXISTING BUILDINGS AND HYDRANTS THROUGHOUT CONSTRUCTION AND COORDINATE ANY SHUT DOWNS WITH THE DISTRICT'S REPRESENTATIVE.
4. CONTRACTOR SHALL THOROUGHLY REVIEW CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY FOR PROJECT DEMOLITION AND CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING FACILITIES AND FEATURES WITHIN THE PROJECT LIMIT WHICH ARE REQUIRED FOR THE PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES THAT ARE TO REMAIN IN PLACE AND PROMPTLY REPAIR ANY DAMAGES CAUSED BY DEMOLITION AND CONSTRUCTION AT ITS OWN EXPENSE. ALL EXISTING UTILITIES WITHIN THE BUILDING FOOTPRINT SHALL BE CAPPED AT THE NEAREST TEE, VALVE, OR MANHOLE. CONTRACTOR SHALL REMOVE ALL DEMOLITION/WASTE MATERIALS FROM THE PROJECT SITE AND LEGALLY DISPOSE OF THEM AT A DUMP SITE OFF-CAMPUS.
6. REVIEW LANDSCAPE PLANS FOR IRRIGATION DESIGN TO REMOVE EXISTING IRRIGATION SYSTEM IN CONFLICT WITH CONSTRUCTION, AND CONSTRUCT NEW FACILITIES.
7. CONTRACTOR SHALL CONSTRUCT EROSION CONTROL DEVICES PER PROJECT EROSION CONTROL PLANS AND AS REQUIRED FOR SITE CONDITIONS. NO SILT AND DEBRIS SHALL BE ALLOWED TO DEPART FROM THE CONSTRUCTION LIMITS OR ENTER THE STORM DRAIN SYSTEM.
8. CONTRACTOR SHALL PREPARE AND PROVIDE ALL CONSTRUCTION STAKING FOR THE CONSTRUCTION OF THIS PROJECT.
9. CONTRACTOR SHALL USE PROVIDED COORDINATES TO INITIALLY LOCATE THE BUILDINGS AND CONSTRUCT THE BUILDINGS PER THE ARCHITECTURAL PLANS. THE AUTOCAD DRAWING FILES MAY BE PROVIDED TO THE CONTRACTOR FOR STAKING PURPOSES DURING CONSTRUCTION.
10. CONTRACTOR SHALL PROVIDE A SUITABLE STABILIZED CONSTRUCTION ENTRANCE/EXIT AT ALL ACCESS POINTS FROM THE JOB SITE TO PREVENT TRACKING OF MUD ONTO CAMPUS AND PUBLIC ROADS. ADDITIONALLY PROVIDE SWEEPER SERVICE ON THE FREQUENCY NECESSARY TO MITIGATE UNDESIRABLE CONDITIONS, AS APPROVED BY THE DISTRICT'S REPRESENTATIVE.
11. CONTRACTOR SHALL SUBMIT A DRAWING OF THE PROPOSED STAGING AREA AND CONSTRUCTION FENCING TO THE DISTRICT'S REPRESENTATIVE FOR APPROVAL. CONSTRUCTION STAGING SHALL NOT BLOCK FIRE ENGINE ACCESS OR EXISTING FIRE HYDRANTS.

GENERAL DEMOLITION NOTES

1. DEMOLITION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO REMOVE EXISTING STRUCTURES, UTILITIES, AND ALL OTHER MATERIAL FROM THE PROJECT SITE.
2. DISPOSAL OF MATERIALS SHALL BE DONE IN A SAFE AND LEGAL MANNER AND SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
3. THE CONTRACTOR SHALL CONTINUOUSLY CLEAN AND REMOVE DEMOLISHED MATERIALS FROM THE SITE EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE. DO NOT ALLOW MATERIALS TO ACCUMULATE ON SITE.
4. EXISTING UNDERGROUND UTILITIES SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE IN-KIND ANY ITEMS DAMAGED DURING THE DEMOLITION PROCESS THAT ARE INTENDED TO REMAIN.
6. ALL EXISTING LANDSCAPE INSIDE THE LIMITS OF WORK SHALL BE REMOVED, UNLESS OTHERWISE NOTED ON THE PLANS.
7. ALL SURFACE FEATURES FOR EXISTING UNDERGROUND UTILITIES SHALL REMAIN AND BE ADJUSTED TO MATCH NEW FINISH GRADE - UNLESS OTHERWISE NOTED.
8. SAWCUT EXISTING PAVEMENT FULL DEPTH TO A CLEAN STRAIGHT EDGE.
9. ALL TREE ROOTS, ABANDONED IRRIGATION LINES, UTILITY SERVICES, SEPTIC TANKS (AS NOTED) AND SIMILAR MATERIALS SHALL BE REMOVED FROM THE SITE AND VOIDS CREATED THEREBY SHALL BE PROPERLY FILLED AND COMPACTED AS DIRECTED BY THE ENGINEER.
10. CONTRACTOR TO COORDINATE WITH DISTRICT STAFF FOR LOCATION OF EXISTING COMMUNICATION AND ELECTRICAL STUBS.
11. EXCAVATIONS AND DEPRESSIONS RESULTING FROM FOUNDATION AND BELOW-GRADE STRUCTURE REMOVAL SHALL NOT BE FILLED IN PRIOR TO OBSERVATION BY THE GEOTECHNICAL REPRESENTATIVE.
12. CONTRACTOR SHALL PROVIDE LATERAL SUPPORT OF EXCAVATIONS, AS NEEDED, TO PREVENT LATERAL AND VERTICAL MOVEMENT OF ADJACENT EXISTING FACILITIES.

GRADING NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTIONS (GREEN BOOK) LATEST EDITION AND AMENDMENTS WHENEVER SPECIAL REQUIREMENTS CONFLICT ON ANY SUBJECT MATTER. THE ENGINEER OF RECORD AND/OR HIS REPRESENTATIVE WILL DETERMINE WHICH SPECIAL REQUIREMENT AND/OR CODE WILL GOVERN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING AND DISPOSAL OF THE PROPOSED WORK AREA.
3. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS IN ACCORDANCE WITH CITY, COUNTY, AND STATE ORDINANCES AND STATUTES.
4. NO FILL SHALL BE PLACED ON THE EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL, DELETERIOUS MATERIAL AND SCARFIED PER THE PROJECT SPECIFICATIONS.
5. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL.
6. FILLS SHALL BE COMPACTED THROUGHOUT TO THE MAXIMUM DENSITY AS DETERMINED THE GEOTECHNICAL ENGINEER.
7. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED BY THE GEOTECHNICAL ENGINEER AND/OR HIS REPRESENTATIVE PRIOR TO PLACING OF FILL.
8. FILL SLOPES SHALL BE KEYED AND BENCHED WITH APPROVED MATERIAL AND PER THE RECOMMENDATIONS OF THE PROJECT SOILS REPORT.
9. ALL EXISTING FILLS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER AND OR HIS REPRESENTATIVE BEFORE ANY ADDITIONAL FILLS ARE ADDED.
10. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED AND APPROVED BY THE GRADING INSPECTOR AND GEOTECHNICAL ENGINEER, UNLESS OTHERWISE NOTED ON THE PLANS.
11. SLOPES EXCEEDING FIVE FEET IN HEIGHT MUST BE PLANTED AND AN APPROVED IRRIGATION SYSTEM SHALL BE INSTALLED.
12. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PER THE GRADING AND EXCAVATION CODE.
13. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS. THE ENGINEERING GEOLOGIST SHALL RECOMMEND NECESSARY TREATMENT TO THE CONSTRUCTION MANAGER FOR APPROVAL.

GRADING NOTES (CONTINUED)

14. THE FINAL COMPACTION REPORT AND APPROVAL FROM THE GEOTECHNICAL ENGINEER SHALL CONTAIN THE TYPE OF FIELD TESTING PERFORMED, THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE, NUCLEAR GAGE, OR DRIVE RING SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN. SEE GEOTECHNICAL AND GEOLOGICAL ENGINEERING INVESTIGATION REPORT.
15. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF AND PROTECT ALL EXISTING UTILITIES AND TO ENSURE SERVICE IS NOT DISRUPTED TO EXISTING FACILITIES.
17. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS AND APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT. IN ALL CASES, THE CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO CONSTRUCTING NATURAL OR EXISTING DRAINAGE PATTERNS.
18. WHENEVER THERE IS AN EXISTING CATCH BASIN ALONG OR ADJACENT TO THE CONSTRUCTION SITE FRONTAGE, AN ON-SITE STORM DRAIN OR SWALE SHALL BE CONSTRUCTED TO CONVEY WATER DIRECTLY TO THE BASIN. EXCEPTIONS SHALL REQUIRE APPROVAL BY THE CIVIL ENGINEER.
19. ALL PLANTERS ADJACENT TO THE FOUNDATIONS SHALL BE SEALED ALONG SIDE OF THE FOUNDATION FOOTING AND EXTENDED UNDER THE PLANTER AREA TO A MINIMUM OF 12 INCHES TO PREVENT MOISTURE FROM REACHING THE FOUNDATION SUBGRADE SOLES.
20. EXPORT SOILS MUST GO TO A LEGAL DUMP SITE OR TO A PERMITTED SITE APPROVED BY THE LOCAL AGENCY HAVING JURISDICTION.
21. ANY DIRT, ROCK OR CONSTRUCTION MATERIAL THAT MAY BE TRACKED OR DROPPED WITHIN THE PUBLIC RIGHT-OF-WAY DURING THE TRANSPORTATION OF SAID MATERIAL OR EQUIPMENT ASSOCIATED WITH THE PROJECT SHALL BE CLEANED OR REMOVED DAILY AND AS DEEMED NECESSARY BY THE CONSTRUCTION MANAGER.
22. DIRT ACCESS RAMPS OVER CURB AND GUTTER TO CONSTRUCTION SITE ARE NOT ALLOWED. WHEN NECESSARY FOR ENTRANCE TO SUCH CONSTRUCTION SITES, ASPHALT RAMPS WITH A MINIMUM 3" DIAMETER PIPE WILL BE CONSTRUCTED TO CONVEY GUTTER DRAINAGE. ALL BASE, GRAVEL, SOIL OR OTHER MATERIAL CARRIED INTO THE ROADWAY BY CONTRACTORS PERSONNEL OR EQUIPMENT WILL BE CLEANED AS NECESSARY AND NO LESS THAN ONCE A DAY. TRUCKS HAULING BASE, GRAVEL, FILL OR EXPORT MATERIALS WILL BE TARPED AS NECESSARY TO PREVENT MATERIAL FROM SPILLING INTO THE ROADWAY.
23. PRIOR TO ANY CONSTRUCTION WHICH INVOLVES HAZARDOUS CONDITIONS, THE CONTRACTOR SHALL FIRST OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (OSHA).
24. PROPOSED REVISIONS TO THE GRADING PLAN SHALL BE DRAWN IN RED PENCIL ON BOND COPIES OF THE APPROVED PLAN. THESE REDLINES ARE THEN TO BE SUBMITTED TO THE DISTRICT REPRESENTATIVES FOR REVIEW AND APPROVAL. ONLY AFTER THE BOND COPIES APPROVAL IS GIVEN SHOULD THE ORIGINALS BE AS-BUILT BY THE ENGINEER/ARCHITECT.
25. RULE 403, AIR QUALITY CONTROL MANAGEMENT DISTRICT, MUST BE IMPLEMENTED DURING CONSTRUCTION.

a. A PERSON SHALL NOT CAUSE OR ALLOW THE EMISSIONS OF FUGITIVE DUST FROM ANY TRANSPORT, HANDLING, CONSTRUCTION OR STORAGE ACTIVITY SO THAT THE PRESENCE OF SUCH DUST REMAINS VISIBLE IN THE ATMOSPHERE BEYOND THE PROPERTY LINE OF THE EMISSION SOURCE. (DOES NOT APPLY TO EMISSION EMANATING FROM UNPAVED ROADWAYS OPEN TO PUBLIC TRAVEL OR FARM ROADS. THIS EXCLUSION SHALL NOT APPLY TO INDUSTRIAL OR COMMERCIAL FACILITIES).

b. A PERSON SHALL TAKE EVERY REASONABLE PRECAUTION TO MINIMIZE FUGITIVE DUST EMISSIONS FROM WRECKING EXCAVATION GRADING, CLEARING OF LAND AND SOLID WASTE DISPOSAL OPERATIONS.

c. A PERSON SHALL NOT CAUSE OR ALLOW PARTICULATE WATER TO EXCEED 100 MICROGRAMS PER CUBIC METER WHEN DETERMINED AS THE DIFFERENCE BETWEEN UPWIND AND DOWN WIND SAMPLES COLLECTED ON HIGH VOLUME SAMPLERS AT THE PROPERTY LINE FOR A MINIMUM OF FIVE HOURS.

d. A PERSON SHALL TAKE EVERY REASONABLE PRECAUTION TO PREVENT VISIBLE PARTICULATE WATER FROM BEING DEPOSITED UPON PUBLIC ROADWAYS. PRECAUTIONS SHALL INCLUDE BUT ARE NOT LIMITED TO, THE REMOVAL OF PARTICULATE MATTER FROM EQUIPMENT PRIOR TO MOVEMENT ON PAVED STREETS ONTO WHICH SUCH MATERIAL HAS BEEN DEPOSITED.

e. SUBSECTIONS (A) AND (B) SHALL NOT BE APPLICABLE WHEN THE WIND SPEED INSTANTANEOUSLY EXCEEDS 40 KILOMETERS (25 MILES) PER HOUR, OR WHEN THE AVERAGE WIND SPEED IS GREATER THAN 24 KILOMETERS (15 MILES) PER HOUR. THE AVERAGE WIND SPEED DERMINATIONS SHALL BE ON A 15 MINUTE AVERAGE AT THE NEAREST OFFICIAL AIR-MONITORING STATION OR BY WIND INSTRUMENT LOCATED AT THE SITE BEING CHECKED.
26. CONTRACTORS SHALL USE LOW EMISSION MOBILE CONSTRUCTION EQUIPMENT DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES, WHERE FEASIBLE.
27. CONTRACTORS SHALL MAINTAIN ALL CONSTRUCTION ENGINES TUNED CONSISTENT WITH MANUFACTURER'S SPECIFICATIONS DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES.
28. CONTRACTORS SHALL USE LOW SULFUR FUEL FOR STATIONARY CONSTRUCTION EQUIPMENT AS REQUIRED BY AQMD RULES 431.1 AND 431.2 AND SHALL USE EXISTING POWER SOURCES AND CLEAN FUEL GENERATORS AS FEASIBLE, DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES.
29. CONSTRUCTION PARKING SHALL BE ONSITE. TRAFFIC CONTROL AND ACCESS SHALL BE IN ACCORDANCE WITH COUNTY CONSTRUCTION REQUIREMENTS
30. THE SPEED OF TRUCKS ONSITE SHALL BE LIMITED TO 15 MPH.
31. TRUCKS AND LARGE CONSTRUCTION VEHICLES WILL OBTAIN APPROVED TRUCK ROUTES FROM THE AGENCIES HAVING JURISDICTION OVER PROPOSED ROUTES.
32. THE CONTRACTOR SHALL CONTROL DUST IN AREAS USED FOR OFF-ROAD PARKING MATERIALS LAYDOWN OR THOSE AWAITING FUTURE CONSTRUCTION. FREQUENTLY ACCESSED AREAS SHALL BE PAVED AS EARLY AS POSSIBLE TO MINIMIZE DIRT TRACKOUT TO THE PUBLIC RIGHT OF WAY.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING MEASURES:

a. CESSATION OF ACTIVITIES DURING A STAGE-2 SMOG EPISODE. CALL 1-800-242-4022 FOR THE DAILY SMOG FORECAST.

b. TRUCK ROUTES AND SCHEDULES FOR THE RECEIPT OF MATERIALS SHALL BE COORDINATED WITH THE MANAGER OF BUILDING AND SAFETY.

c. WHERE FEASIBLE, ON-ROAD VEHICLES AND OFF-ROAD EQUIPMENT SHALL BE TURNED OFF AND SUBSEQUENTLY RESTARTED IF THE ANTICIPATED DURATION OF IDLING IS EXPECTED TO EXCEED FIVE (5) MINUTES.
34. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING HIGH WIND DUST CONTROL WHEN WIND GUSTS EXCEED 25 MPH:

a. TERMINATION/MODIFICATION OF OPERATION OF SCRAPERS, GRADERS OR DOZERS ON UNPAVED SURFACES UNTIL WINDS SUBSIDE.

b. APPLICATION OF WATER AS NEEDED TO ANY UNPAVED SURFACE WITH VEHICLE OR EQUIPMENT OPERATIONS.

c. APPLICATION OF WATER OR OTHER DUST CONTROL MATERIAL TO ANY PREVIOUSLY GRADED SURFACE IF DUST EMANATION IS VISIBLE FROM SUCH A SURFACE.
35. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EQUIPMENT TO PREVENT VISIBLE SOOT FROM REDUCING LIGHT THROUGH THE EXHAUST STACK BY MORE THAN 20 PERCENT FOR MORE THAN THREE MINUTES PER HOUR AND USE LOW-SULFER FUEL AS REQUIRED BY SCAQMD REGULATIONS.
36. TRUCKS USED IN HAULING DIRT TO OR FROM THE SITE ON PUBLIC ROADS WILL BE COVERED OR WILL MAINTAIN A SIX INCH DIFFERENTIAL BETWEEN THE MAXIMUM HEIGHT OF ANY HAULED MATERIAL AND THE TOP OF THE TRAILER. HAULED TRUCK DRIVERS WILL LOAD PRIOR TO LEAVING THE SITE TO PREVENT SOIL LOSS DURING TRANSPORTATION.
37. PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE, EXISTING SURVEY MONUMENTS SHALL BE NOTED AND DOCUMENTED BEFORE CONSTRUCTION. IF MONUMENTS ARE DISTURBED DURING CONSTRUCTION, THE CONTRACTOR SHALL PAY A LICENSED LAND SURVEYOR OR REGISTERED ENGINEER TO RESET SUCH MONUMENTS.

EXISTING UTILITY NOTES

1. THE GENERAL CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AND NOTIFY APPROPRIATE UTILITY AGENCIES TO VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE COMMENCING ANY EXCAVATION.
2. THE GENERAL CONTRACTOR SHALL POTHOLE TO LOCATE AND VERIFY ALL EXISTING UTILITIES, POINT OF CONNECTIONS, AND CROSSINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DISTRICT REPRESENTATIVE.
3. THE LOCATIONS OF EXISTING AND NEW UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY; ALL UTILITIES MAY NOT BE SHOWN.
4. SOME IRRIGATION PIPING AND ELECTRICAL CONDUIT LOCATIONS AND SIZES ARE UNKNOWN AND NOT IDENTIFIED HEREON.
5. SUBSURFACE UTILITIES SHOWN HEREON HAVE BEEN COMPILED FROM RECORD INFORMATION GATHERED FROM VARIOUS SOURCES. THE SUBSURFACE INFORMATION, INCLUDING LOCATION, SIZES, AND CAPACITIES IS AN ESTIMATION BASED ON AVAILABLE DATA AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. ECG DOES NOT WARRANT THE ACCURACY OF COMPLETENESS OF SAID RECORD INFORMATION.
6. THE CONTRACTOR, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, UNDERSTANDS THAT THEY AGREE TO ASSUME LIABILITY, AND AGREE TO HOLD THE UNDERSIGNED HARMLESS FOR ANY LIABILITY FOR DAMAGE RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED, NOT INDICATED ON THE RECORDS PROVIDED, LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES AND STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DISTRICT OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING TO WORK.
7. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICES TO BUILDINGS OR OTHER STRUCTURES INTENDED TO REMAIN IN OPERATIONAL SERVICE DURING THE COURSE OF CONSTRUCTION.

STORMWATER POLLUTION PLAN NOTES

1. IN CASE OF EMERGENCY CALL: _____ TO BE DETERMINED
2. A STAND-BY 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.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DITCH EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
7. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
8. DESILTING BASIN MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER.
9. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
10. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
11. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
12. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
13. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND AREA NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
14. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
15. CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES BMPs ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL. (COPIES OF THE SELF INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
16. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OR RAINWATER AND DISPERSAL BY WIND.
17. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION STAGING AREAS AND ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
18. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
19. THE FOLLOWING BMPs FROM THE "CALIFORNIA STORM WATER BMP CONSTRUCTION HANDBOOK" - LATEST EDITION, MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE.

STORMWATER POLLUTION PLAN NOTES (CONTINUED)

- EROSION CONTROL:
- EC-1 SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- EC-3 HYDRAULIC MULCH
- EC-4 HYDROSEEDING
- EC-5 SOIL BINDERS
- EC-6 STRAW MULCH
- EC-7 GEOTEXTILES & MATS
- EC-8 WOOD MULCHING
- EC-9 EARTH DIKES AND DRAINAGE SWALES
- EC-10 VELOCITY DISSIPATION DEVICES
- EC-11 SLOPE DRAINS
- EC-12 STREAMBANK STABILIZATION
- EC-13 RESERVED
- EC-14 COMPOST BLANKETS
- EC-15 SOIL PREPARATION/ROUGHENING
- EC-16 NON-VEGETATIVE STABILIZATION

TEMPORARY SEDIMENT CONTROL:

- SE-1 SILT FENCE
- SE-2 SEDIMENT BASIN
- SE-3 SEDIMENT TRAP
- SE-4 CHECK DAM
- SE-5 FIBER ROLLS
- SE-6 GRAVEL BAG BERM
- SE-7 STREET SWEEPING AND VACUUMING
- SE-8 SANDBAG BARRIER
- SE-9 STRAW BALE BARRIER
- SE-10 STORM DRAIN INLET PROTECTION
- SE-11 ACTIVE TREATMENT SYSTEMS
- SE-12 TEMPORARY SILT DIKE
- SE-13 COMPOST SOCKS AND BERMS
- SE-14 BIOFILTER BAGS

EQUIPMENT TRACKING CONTROL:

- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-2 STABILIZED CONSTRUCTION ROADWAY
- TC-3 ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL:

- WE-1 WIND EROSION CONTROL

NON-STORMWATER MANAGEMENT:

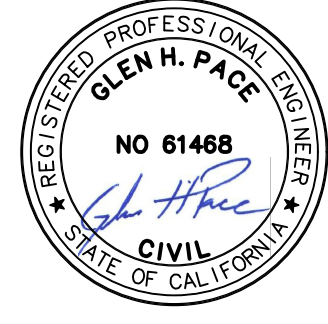
- NS-1 WATER CONSERVATION PRACTICES
- NS-2 DEWATERING OPERATIONS
- NS-3 PAVING AND GRINDING OPERATIONS
- NS-4 TEMPORARY STREAM CROSSING
- NS-5 CLEAR WATER DIVERSION
- NS-6 ILLICIT CONNECTION/DISCHARGE
- NS-7 POTABLE WATER/IRRIGATION
- NS-8 VEHICLE AND EQUIPMENT CLEANING
- NS-9 VEHICLE AND EQUIPMENT FUELING
- NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
- NS-11 PILE DRIVING OPERATIONS
- NS-12 CONCRETE CURING
- NS-13 CONCRETE FINISHING
- NS-14 MATERIAL OVER WATER
- NS-15 DEMOLITION ADJACENT TO WATER
- NS-16 TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL:

- WM-1 MATERIAL DELIVERY AND STORAGE
- WM-2 MATERIAL USE
- WM-3 STOCKPILE MANAGEMENT
- WM-4 SPILL PREVENTION AND CONTROL
- WM-5 SOLID WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT
- WM-7 CONTAMINATED SOIL MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
- WM-10 LIQUID WASTE MANAGEMENT

NOTE:
SITE INSPECTIONS ARE REQUIRED BEFORE AND AFTER STORMS TO ENSURE THAT ALL BMP'S ARE FUNCTIONAL AND TO DETERMINE MAINTENANCE.

REVISIONS			
MARK	DATE	DESCRIPTION	BY
REVIEWED BY:		DATE	
		DATE	





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

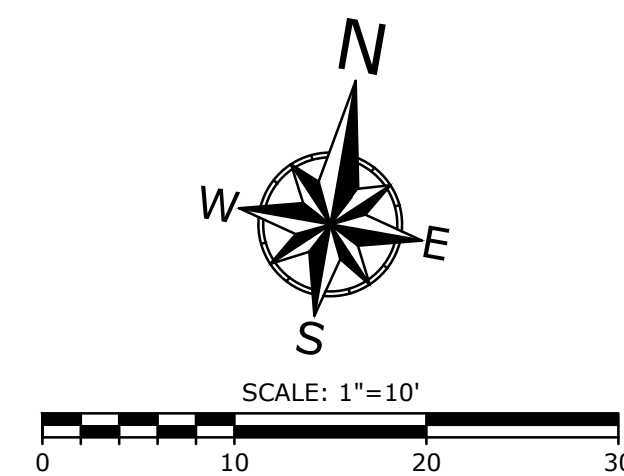
GLEN H. PACE DATE: 03/02/2026
PROJECT ENGINEER
R.C.E. 61468

VENTURA COLLEGE ECT GREENHOUSE IMPROVEMENTS NOTES VENTURA, CA	
SCALE: HORIZ. _____ VERT. _____	SHEET NO.
WORK ORDER 1017	C101
DRAWN BY: CPB	
CHECKED BY: GHP	

- 1 SAWCUT AND REMOVE EXISTING PAVEMENT TO LIMITS SHOWN.
- 2 CLEAR AND GRUB EXISTING SURFACE.
- 3 EXISTING UTILITIES TO BE PROTECTED IN PLACE.
- 4 EXISTING WALL TO BE REMOVED TO THE LIMITS SHOWN.
- 5 EXISTING WALL TO BE PROTECTED IN PLACE.
- 6 EXISTING TREE TO BE PROTECTED IN PLACE.
- 7 EXISTING CONCRETE TO BE PROTECTED IN PLACE.
- 8 EXISTING OR NEW FENCE, PER SEPARATE VENTURA COLLEGE PLANS UNDER SEPARATE CONTRACT, TO BE PROTECTED IN PLACE.
- 9 EXISTING FENCE TO BE PROTECTED IN PLACE.
- 10 REMOVE EXISTING ABANDONED GAS LINE TO THE LIMITS SHOWN.
- 11 REMOVE EXISTING WATER LINE TO THE LIMITS SHOWN.
- 12 REMOVE EXISTING ABANDONED ELECTRICAL LINE AND PULL BOX.
- 13 EXISTING HOSE BIB TO BE MODIFIED PER DETAIL "CC" ON SHEET C500.

CLEAR AND GRUB
 REMOVE ASPHALT
 REMOVE CONCRETE
 PROPOSED STORM DRAIN
 PROPOSED WATER LINE
 PROPOSED GAS LINE
 PROPOSED WATER GATE VALVE
 EXISTING STORM DRAIN INLET
 EXISTING OVER HEAD WIRE
 EXISTING ELECTRICAL LINE
 EXISTING GAS LINE
 EXISTING WATER LINE
 EXISTING STORM DRAIN LINE
 EXISTING SEWER LINE
 EXISTING COMMUNICATION LINE

1. THE GENERAL CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AND NOTIFY APPROPRIATE UTILITY AGENCIES TO VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE COMMENCING ANY EXCAVATION.
2. THE GENERAL CONTRACTOR SHALL POTHOLE TO LOCATE AND VERIFY ALL EXISTING UTILITIES, POINT OF CONNECTIONS, AND CROSSINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CITY REPRESENTATIVE.
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4. SOME IRRIGATION PIPING AND ELECTRICAL CONDUIT LOCATIONS AND SIZES ARE UNKNOWN AND NOT IDENTIFIED HEREON.
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7. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICES TO BUILDINGS OR OTHER STRUCTURES INTENDED TO REMAIN IN OPERATIONAL SERVICE DURING THE COURSE OF CONSTRUCTION.



REVISIONS			
MARK	DATE	DESCRIPTION	BY

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_____ DATE _____

_____ DATE _____

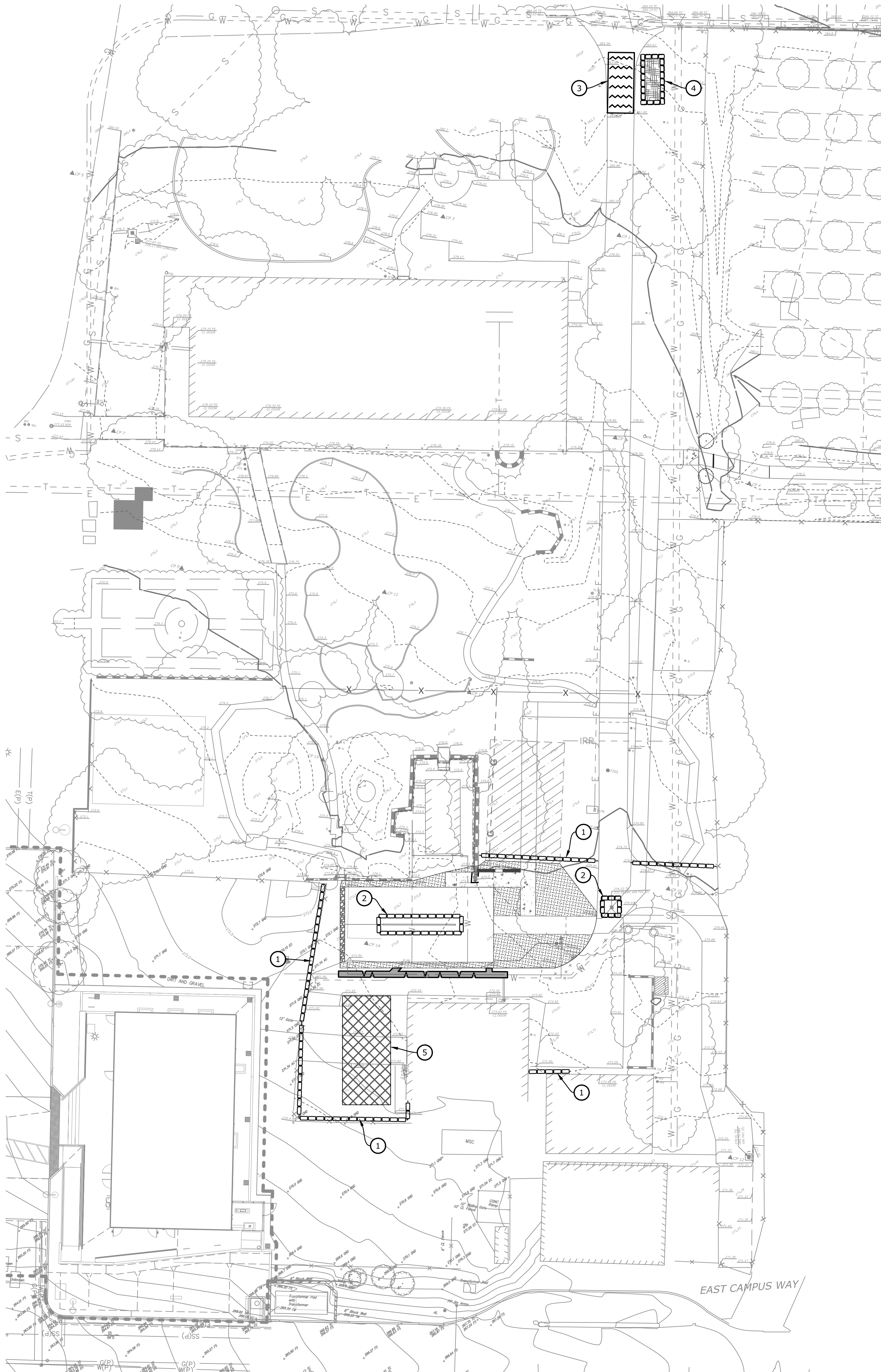


GLEN H. PACE _____ DATE: 03/02/2026
PROJECT ENGINEER
R.C.E. 61468

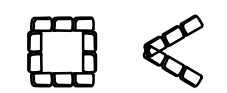
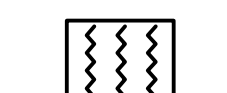
VENTURA COLLEGE ECT
GREENHOUSE IMPROVEMENTS
DEMOLITION PLAN
VENTURA, CA

SCALE: HORIZ. 1" = 10'		VERT. _____
WORK ORDER 1017		SHEET NO. C200
DRAWN BY: CPB		
CHECKED BY: GHP		

DRAWING: n:\projects\1017\engineering\lead\improvements\2025 greenhouse\1017_ect_greenhouse.dwg



EROSION CONTROL CONSTRUCTION NOTES

-  1
- CONSTRUCT FIBER ROLLS PER BMP SE-5 IN CURRENT CASQA CONSTRUCTION BMP HANDBOOK , PRIOR TO AND DURING GRADING AND THE ESTABLISHMENT OF SITE LANDSCAPING AND PLANTINGS.
-  2
- CONSTRUCT TEMPORARY GRAVEL BAG CHECK DAM OR CATCH BASIN SEDIMENT BARRIER PER BMP SE-4 AND SE-10 IN CURRENT CASQA CONSTRUCTION BMP HANDBOOK. SEE DETAIL "A" ON SHEET 4. ALL GRAVEL BAGS MUST BE IN PLACE DURING PROJECT CONSTRUCTION.
-  3
- CONSTRUCT "RUMBLE RACKS" AT ALL CONSTRUCTION SITE EXITS. RECOMMENDED LOCATION SHOWN, CONTRACTOR SHALL SUBMIT FINAL LOCATION TO SCHOOL'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION. SEE BMP TC-1 IN CURRENT CASQA CONSTRUCTION BMP HANDBOOK AND DETAIL "B" ON SHEET 4.
-  4
- PROPOSED CONCRETE WASH-OFF AREA PER BMP WM-8 IN CURRENT CASQA CONSTRUCTION BMP HANDBOOK AND DETAIL "C" ON SHEET 4. WASH-OFF AREA SHALL BE IN PLACE AT ALL TIMES DURING GRADING AND PAVING OPERATIONS. CONTRACTOR SHALL NOT TRACK SOLIDS OR CONCRETE WASH OUT OR DEBRIS ON PUBLIC ROADWAYS. RECOMMENDED LOCATION SHOWN, CONTRACTOR SHALL SUBMIT FINAL LOCATION TO DISTRICT'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
-  5
- PROPOSED STOCKPILE AND MATERIAL STORAGE AREA PER BMP WM-1 AND WM-3 IN CURRENT CASQA CONSTRUCTION BMP HANDBOOK AND DETAILS "D" AND "E" ON SHEET 4.

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 CALIFORNIA STATE WATER RESOURCES CONTROL BOARD NPDES PERMIT NO. CAS000002 AND CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK.
7. THE PROJECT CONTRACTOR SHALL 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:
13. THE FOLLOWING INSPECTIONS ARE REQUIRED FOR WORK COMPLETED WITH A POLLUTION, SEDIMENT AND EROSION CONTROL PERMIT:

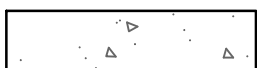
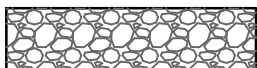
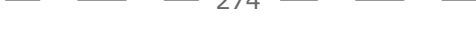
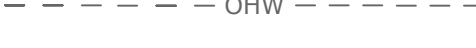
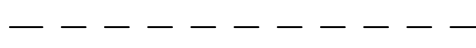
A. SITE INVESTIGATION: UPON SUBMITTAL OF AN APPLICATION FOR A POLLUTION, SEDIMENT AND EROSION CONTROL PERMIT;

B. INITIAL INSPECTION: WHEN PERMITTEE IS READY TO BEGIN WORK, OR DURING THE EARLY STAGES OF THE PERMITTED WORK;

C. DRAINAGE DEVICES: PRIOR TO BURIAL OF PIPING OR POURING OF CONCRETE;

D. FINAL INSPECTION: WHEN ALL EROSION CONTROL WORK, INCLUDING INSTALLATION OF DRAINAGE STRUCTURES, OTHER PROTECTIVE DEVICES, SEEDING AND SLOPE STABILIZATION HAS BEEN COMPLETED.

LEGEND

-  PROPOSED CONCRETE
-  PROPOSED ASPHALT PATCH
-  PROPOSED FRENCH DRAIN
-  LIMITS OF GRADING
-  SD PROPOSED STORM DRAIN LINE
-  X EXISTING FENCE
-  EXISTING WALL
-  274 EXISTING INTERMEDIATE CONTOURS
-  275 EXISTING INDEX CONTOURS
-  E EXISTING ELECTRICAL LINE
-  G EXISTING GAS LINE
-  W EXISTING WATER LINE
-  OHW EXISTING OVER HEAD WIRE
-  E EXISTING ELECTRICAL LINE
-  S EXISTING SEWER LINE
-  COMM EXISTING COMMUNICATION LINE
-  --- GRADE BREAK

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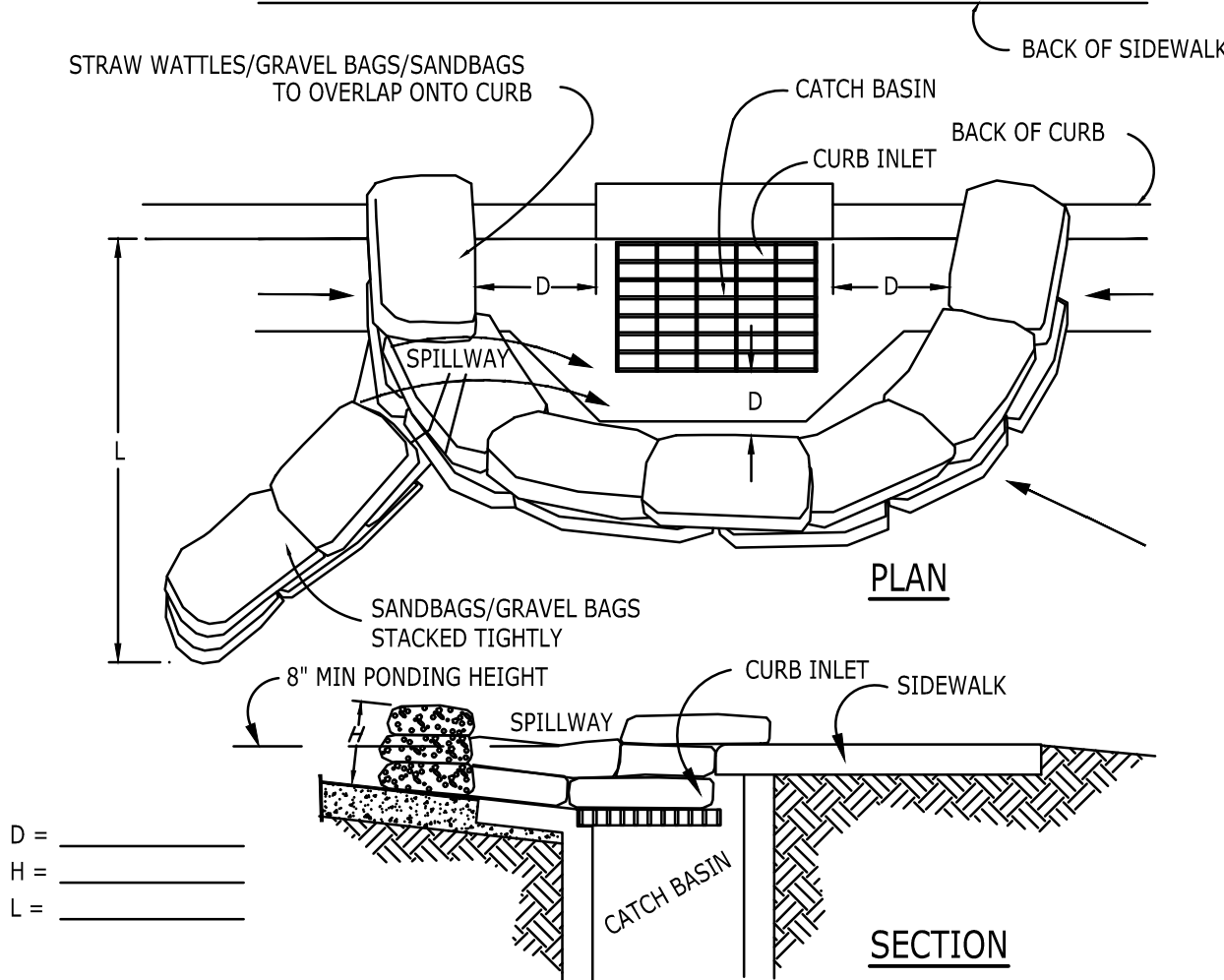


Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

GLEN H. PACE DATE: 03/02/2026
PROJECT ENGINEER
R.C.E. 61468

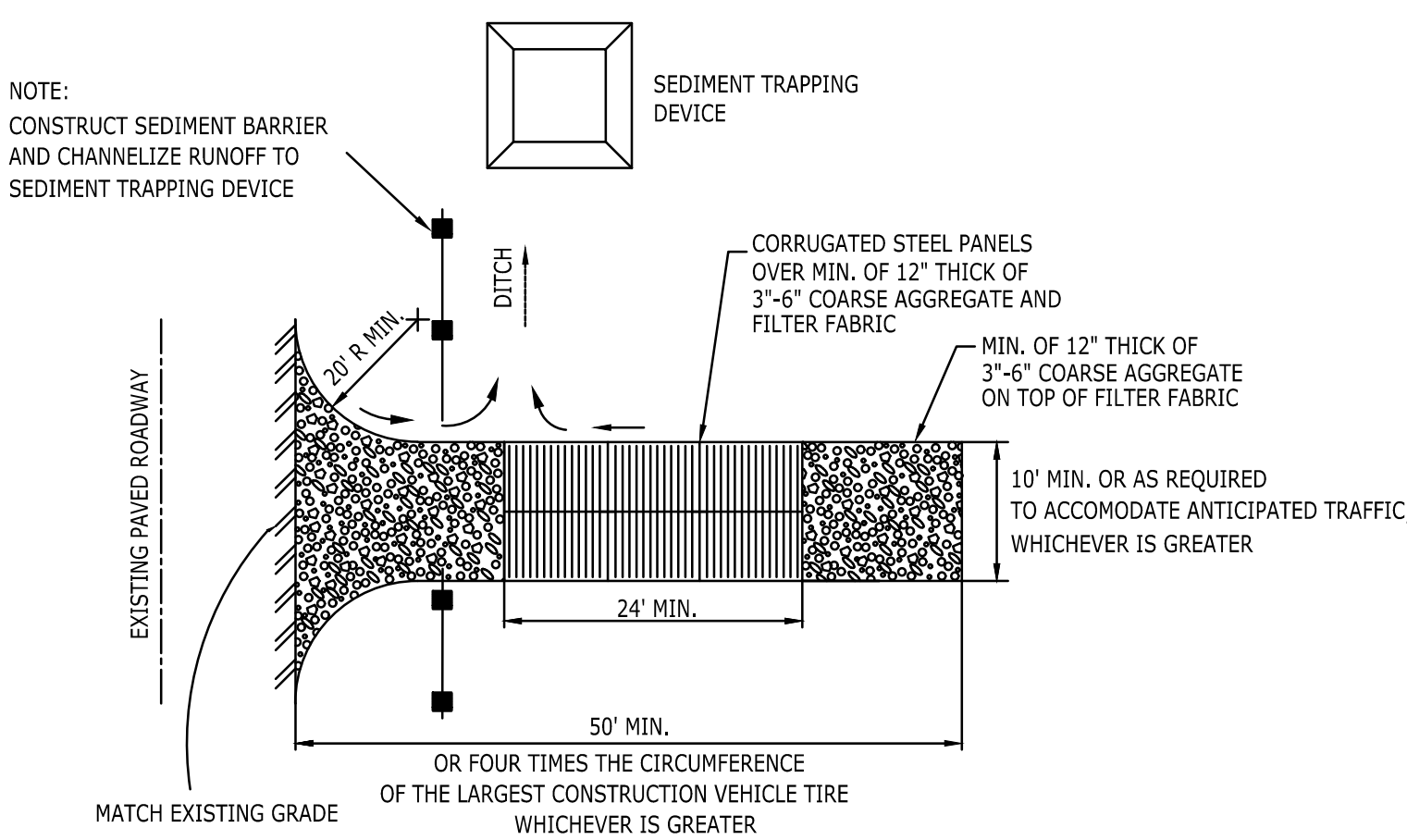
VENTURA COLLEGE ECT GREENHOUSE IMPROVEMENTS EROSION CONTROL PLAN VENTURA, CA			
SCALE: HORIZ. 1" = 20'		VERT. _____	
WORK ORDER 1017		SHEET NO.	
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A CATCH BASIN/INLET PROTECTION SE-10



- NOTES:
- CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
 - INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS; EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
 - MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
 - INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
 - INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
 - DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.
 - ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

B STABILIZED CONSTRUCTION ENTRANCE TC-1

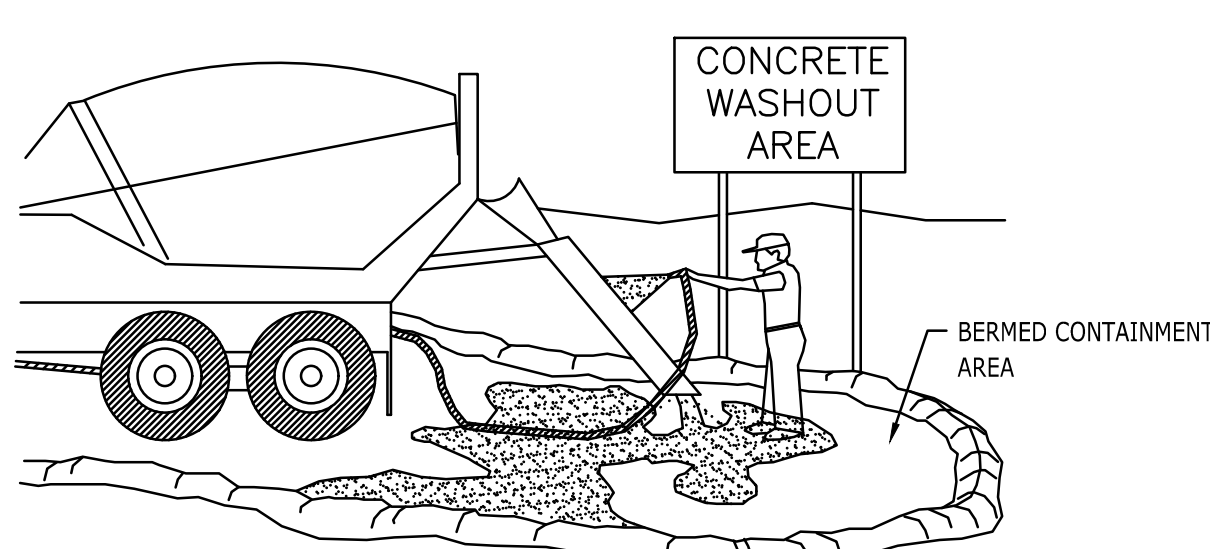


- NOTES:
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
 - STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
 - A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 3'-6" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATLY PREVENT ANY TRACKING ONTO PAVED SURFACES.
 - ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
 - ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE SE-7

- NOTES:
- REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
 - SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
 - PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

C CONCRETE WASTE MANAGEMENT WM-8



- NOTES:
- EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
 - FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
 - SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.
 - CONCRETE WASHOUT AREA SHALL BE LINED WITH A MINIMUM 10 MIL. POLYETHYLENE SHEETING. REFER TO BMP #WM-8 FROM THE 2013 CALIFORNIA CONSTRUCTION BMP HANDBOOK

D MATERIAL STORAGE AND DELIVERY WM-1

APPLY BMP WM-1 FROM THE 2013 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com.

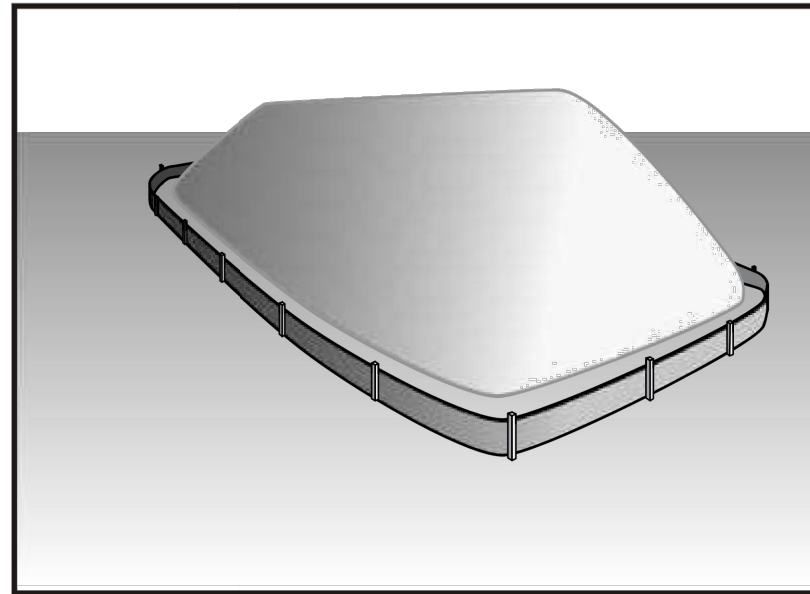
MINIMUM REQUIREMENTS FROM WM-1:

- MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES, AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS.
- MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.
- MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED, WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN, MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.
- EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES.

E STOCKPILE MANAGEMENT WM-3

Stockpile Management

WM-3



Description and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as Portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Suitable Applications

Implement in all projects that stockpile soil and other loose materials.

Limitations

- Plastic sheeting as a stockpile protection is temporary and hard to manage in windy conditions. Where plastic is used, consider use of plastic tarps with nylon reinforcement which may be more durable than standard sheeting.
- Plastic sheeting can increase runoff volume due to lack of infiltration and potentially cause perimeter control failure.
- Plastic sheeting breaks down faster in sunlight.
- The use of Plastic materials and photodegradable plastics should be avoided.

Implementation

Protection of stockpiles is a year-round requirement. To properly manage stockpiles:

Treat Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☒

Legend:

- ☒ Primary Category
- ☒ Secondary Category

Targeted Constituents

Sediment	☒
Nutrients	☒
Trash	☒
Metals	☒
Bacteria	☒
Oil and Grease	☒
Organics	☒

Potential Alternatives

None

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October 2024

CASQA Stormwater BMP Handbook
Construction
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1 of 3

E STOCKPILE MANAGEMENT WM-3

Stockpile Management WM-3

- On larger sites, a minimum of 50 ft separation from concentrated flows of stormwater, drainage courses, and inlets is recommended.
- After 14 days of inactivity, a stockpile is non-active and requires further protection described below. All stockpiles are required to be protected as non-active stockpiles immediately if they are not scheduled to be used within 14 days.
- Protect all stockpiles from stormwater run-on using temporary perimeter sediment barriers such as compost berms (SE-13), temporary silt dikes (SE-12), fiber rolls (SE-5), silt fences (SE-1), sandbags (SE-8), gravel bags (SE-6), or biofilter bags (SE-14). Refer to the individual fact sheet for each of these controls for installation information.
- Implement wind erosion control practices as appropriate on all stockpiled material. For specific information, see WE-1, Wind Erosion Control.
- Manage stockpiles of contaminated soil in accordance with WM-7, Contaminated Soil Management.
- Place bagged materials on pallets and under cover.
- Ensure that stockpile coverings are installed securely to protect from wind and rain.
- Some plastic covers withstand weather and sunlight better than others. Select cover materials or methods based on anticipated duration of use.

Protection of Non-Active Stockpiles

A stockpile is considered non-active if it either is not used for 14 days or if it is scheduled not to be used for 14 days or more. Stockpiles need to be protected immediately if they are not scheduled to be used within 14 days. Non-active stockpiles of the identified materials should be protected as follows:

Soil stockpiles

- Soil stockpiles should be covered or protected with soil stabilization measures and a temporary perimeter sediment barrier at all times.
- Temporary vegetation should be considered for topsoil piles that will be stockpiled for extended periods.

Stockpiles of Portland cement concrete rubble, asphalt concrete, asphalt concrete rubble, aggregate base, or aggregate sub base

- Stockpiles should be covered and protected with a temporary perimeter sediment barrier at all times.

Stockpiles of "cold mix"

- Cold mix stockpiles should be placed on and covered with plastic sheeting or comparable material at all times and surrounded by a berm.

Stockpiles of fly ash, stucco, hydrated lime

Stockpile Management WM-3

- Stockpiles of materials that may raise the pH of runoff (i.e., basic materials) should be covered with plastic and surrounded by a berm.

Stockpiles/Storage of treated wood

- Treated wood should be covered with plastic sheeting or comparable material at all times and surrounded by a berm.

Protection of Active Stockpiles

A stockpile is active when it is being used or is scheduled to be used within 14 days of the previous use. Active stockpiles of the identified materials should be protected as follows:

- All stockpiles should be covered and protected with a temporary linear sediment barrier prior to the onset of precipitation.
- Stockpiles of "cold mix" and treated wood, and basic materials should be placed on and covered with plastic sheeting or comparable material and surrounded by a berm prior to the onset of precipitation.
- The downstream perimeter of an active stockpile should be protected with a linear sediment barrier or berm and runoff should be diverted around or away from the stockpile on the upstream perimeter.

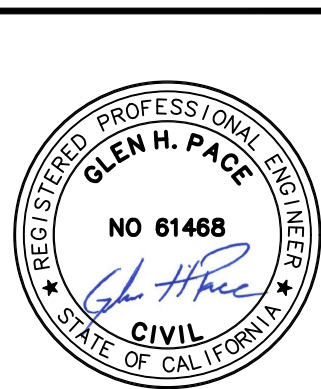
Inspection and Maintenance

- Stockpiles must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- It may be necessary to inspect stockpiles covered with plastic sheeting more frequently during certain conditions (for example, high winds or extreme heat).
- Repair and/or replace perimeter controls and covers as needed to keep them functioning properly.
- Sediment shall be removed when it reaches one-third of the barrier height.

References and Additional Resources

Construction Site Best Management Practices (BMPs) Manual, CTSW-RT-24-425.11.1, California Department of Transportation (Caltrans), March 2024.

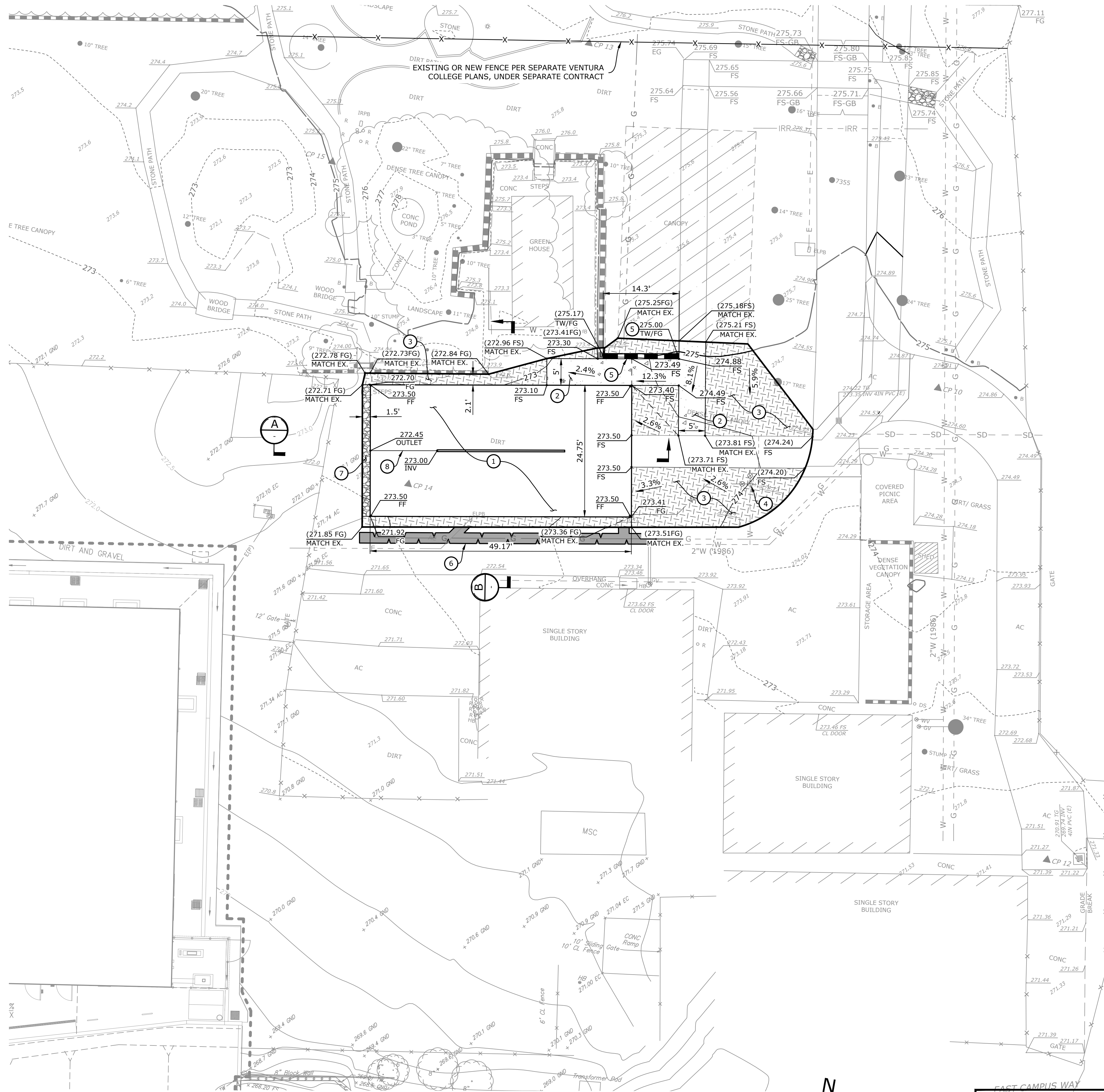
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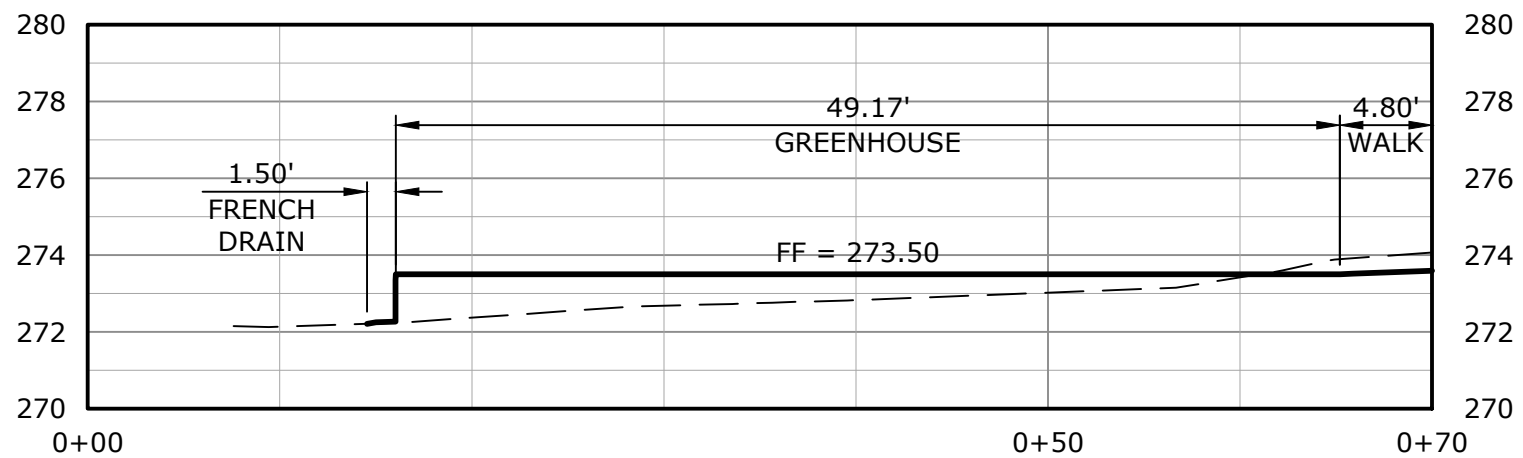
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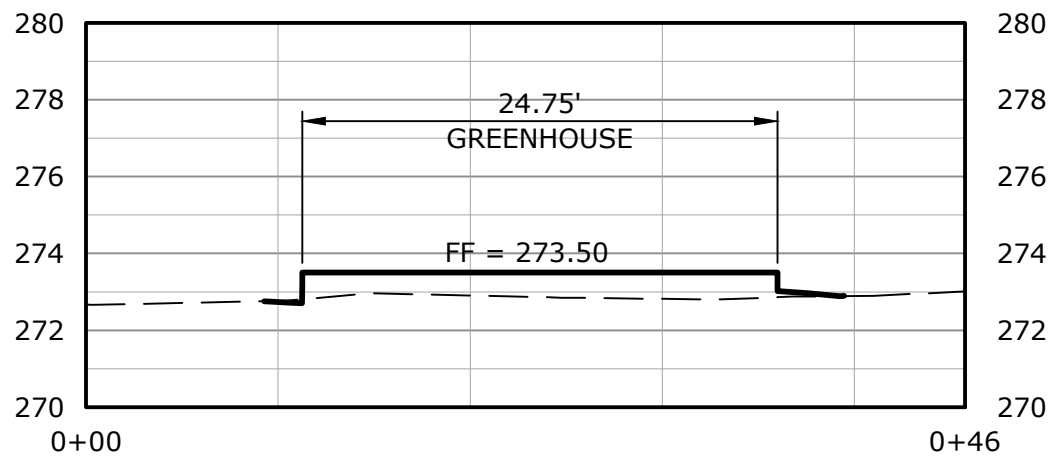
CONSTRUCTION NOTES

- 1 CONSTRUCT GREENHOUSE PER GREENHOUSE STRUCTURE PLANS.
- 2 CONSTRUCT PCC WALKWAY PAVEMENT PER DETAIL "A" ON SHEET C600.
- 3 CONTRACTOR TO REGRADE TO LIMITS SHOWN.
- 4 EXISTING HOSE BIB TO BE MODIFIED PER DETAIL "BB" ON SHEET C600 .
- 5 CONSTRUCT BLOCK WALL EXTENSION TO LIMITS SHOWN. PROPOSED WALL TO MATCH EXISTING WALL MATERIAL, HEIGHT, AND SIZING.
- 6 REPLACE CONCRETE OR ASPHALT SECTION TO MATCH EXISTING STRUCTURAL SECTION.
- 7 INSTALL FRENCH DRAIN OUTSIDE OF GREENHOUSE PER DETAIL "E" ON SHEET C600.
- 8 CONSTRUCT 4" SDR 35 PVC PIPE PER DETAIL "AA" ON SHEET C600. INSTALL ALL FITTINGS NECESSARY TO CONSTRUCT STORM DRAIN SYSTEM SHOWN.



SECTION A-A

HORIZONTAL 1"=10'
VERTICAL 1"=5'



SECTION B-B

HORIZONTAL 1"=10'
VERTICAL 1"=5'

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED FRENCH DRAIN
- LIMITS OF GRADING
- SD PROPOSED STORM DRAIN
- W PROPOSED WATER LINE
- G PROPOSED GAS LINE
- GRADE BREAK
- - - G - - - EXISTING GAS
- - - W - - - EXISTING WATER
- - - T - - - EXISTING TELEPHONE
- - - E - - - EXISTING ELECTRIC

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VENTURA COLLEGE ECT
GREENHOUSE IMPROVEMENTS
GRADING & DRAINAGE PLAN
VENTURA, CA

SCALE: HORIZ. 1"=10'

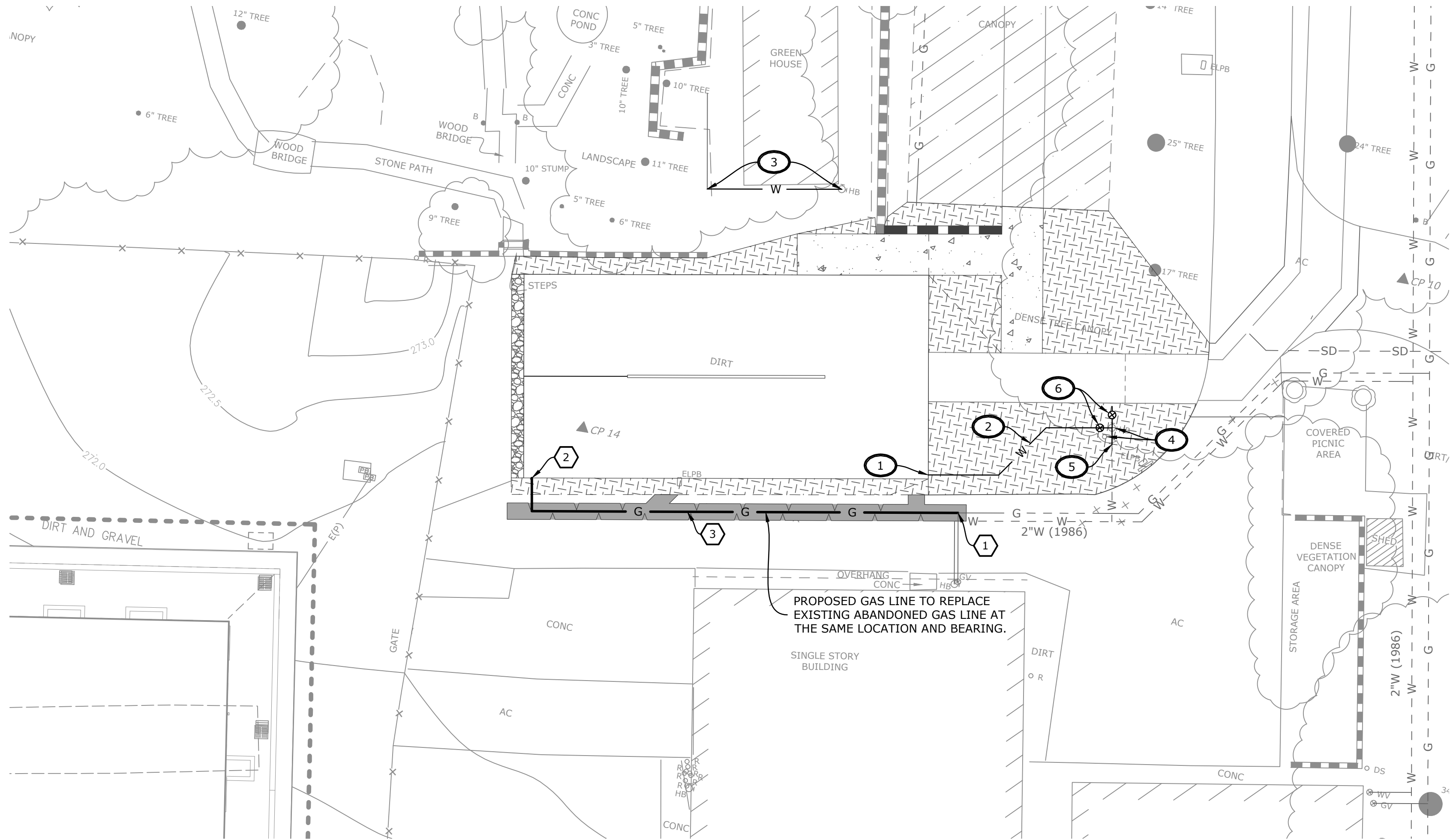
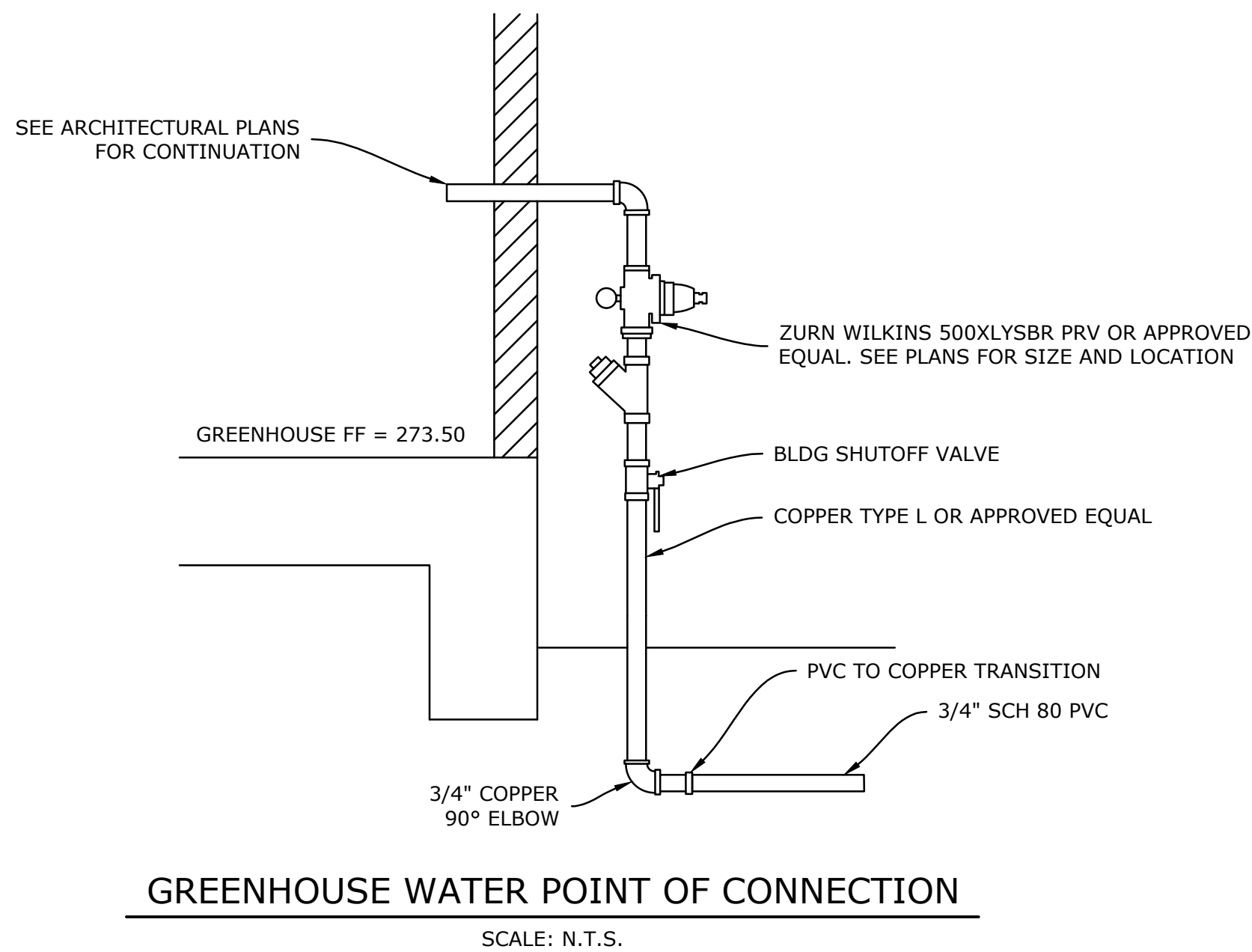
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GAS CONSTRUCTION NOTES

1. CONSTRUCT CONNECTION TO EXISTING GAS LINE PER SEPARATE GAS PLANS.
2. CONSTRUCT CONNECTION TO GREENHOUSE PER SEPARATE GAS PLANS.
3. CONSTRUCT GAS LINE PER SEPARATE GAS PLANS. CONTRACTOR TO REMOVE AND REPLACE EXISTING PCC PEDESTRIAN WALKWAY WITH AC PAVEMENT TO MATCH ADJACENT AC BASE AND SECTIONS.

DOMESTIC WATER CONSTRUCTION NOTES

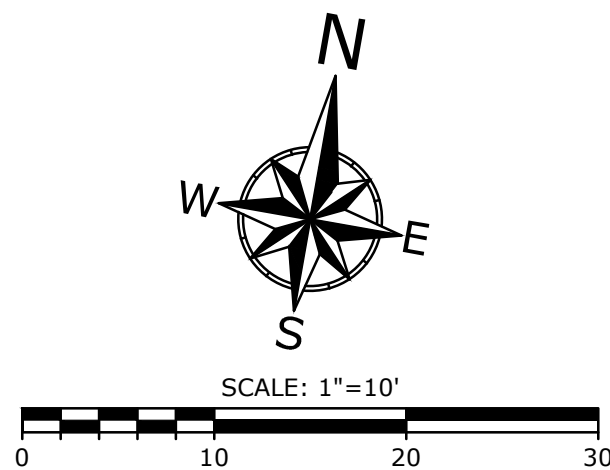
1. CONSTRUCT 3/4" WATER LINE TO PROPOSED GREENHOUSE POINT OF CONNECTION. REFER TO DETAIL HEREON AND ARCHITECTURAL PLANS FOR CONTINUATION.
2. CONSTRUCT 3/4" WATER LINE PER DETAIL "BB" ON SHEET C600.
3. CONSTRUCT CONNECTION BETWEEN EXISTING WATER LINE AND HOSE BIB TO MATCH EXISTING PIPE MATERIAL AND SIZE. PROTECT EXISTING HOSE BIB IN PLACE. CONTRACTOR TO FIELD VERIFY. SEE DETAIL "BB" ON SHEET C600.
4. RECONSTRUCT 1"x3/4" HOSE BIB WITH TEE CONNECTION PER DETAIL "CC" ON SHEET C600. EXISTING RISER TO BE RELOCATED UNDERGROUND WITH GATE VALVE. CONTRACTOR TO FIELD VERIFY WATER LATERAL'S LOCATION, SIZE AND BEARING.
5. CONSTRUCT CONNECTION TO EXISTING 1" WATER LINE PER DETAIL "BB" ON SHEET C600. CONTRACTOR TO FIELD VERIFY SIZE AND LOCATION.
6. CONSTRUCT 3/4" RESILIENT WEDGE GATE VALVE PER CITY OF SAN BUENAVENTURA STANDARD DETAIL NO. 004.

LEGEND

SD	PROPOSED STORM DRAIN
W	PROPOSED WATER LINE
G	PROPOSED GAS LINE
⊗	PROPOSED WATER GATE VALVE
⊕	EXISTING STORM DRAIN INLET
---	EXISTING OVER HEAD WIRE
---	EXISTING ELECTRICAL LINE
---	EXISTING GAS LINE
---	EXISTING WATER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING SEWER LINE
---	EXISTING COMMUNICATION LINE

EXISTING UTILITY NOTES

1. THE GENERAL CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AND NOTIFY APPROPRIATE UTILITY AGENCIES TO VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE COMMENCING ANY EXCAVATION.
2. THE GENERAL CONTRACTOR SHALL POTHOLE TO LOCATE AND VERIFY ALL EXISTING UTILITIES, POINT OF CONNECTIONS, AND CROSSINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CITY REPRESENTATIVE.
3. THE LOCATIONS OF EXISTING AND NEW UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY; ALL UTILITIES MAY NOT BE SHOWN.
4. SOME IRRIGATION PIPING AND ELECTRICAL CONDUIT LOCATIONS AND SIZES ARE UNKNOWN AND NOT IDENTIFIED HEREON.
5. SUBSURFACE UTILITIES SHOWN HEREON HAVE BEEN COMPILED FROM RECORD INFORMATION GATHERED FROM VARIOUS SOURCES. THE SUBSURFACE INFORMATION, INCLUDING LOCATION, SIZES, AND CAPACITIES IS AN ESTIMATION BASED ON AVAILABLE DATA AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. ENCOMPASS CONSULTANT GROUP DOES NOT WARRANT THE ACCURACY OF COMPLETENESS OF SAID RECORD INFORMATION.
6. THE CONTRACTOR, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, UNDERSTANDS THAT THEY AGREE TO ASSUME LIABILITY, AND AGREE TO HOLD THE UNDERSIGNED HARMLESS FOR ANY LIABILITY FOR DAMAGE RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED, NOT INDICATED ON THE RECORDS PROVIDED, LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING TO WORK.
7. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICES TO BUILDINGS OR OTHER STRUCTURES INTENDED TO REMAIN IN OPERATIONAL SERVICE DURING THE COURSE OF CONSTRUCTION.



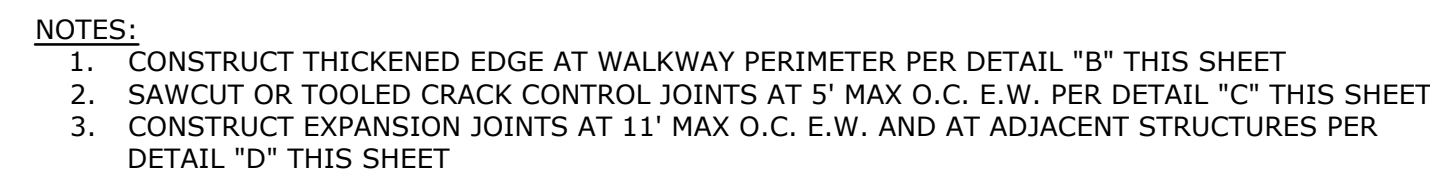
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PROJECT ENGINEER
R.C.E. 61468

VENTURA COLLEGE ECT
GREENHOUSE IMPROVEMENTS
UTILITY PLAN
VENTURA, CA

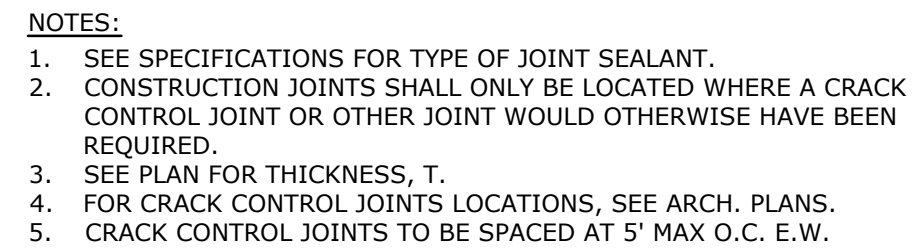
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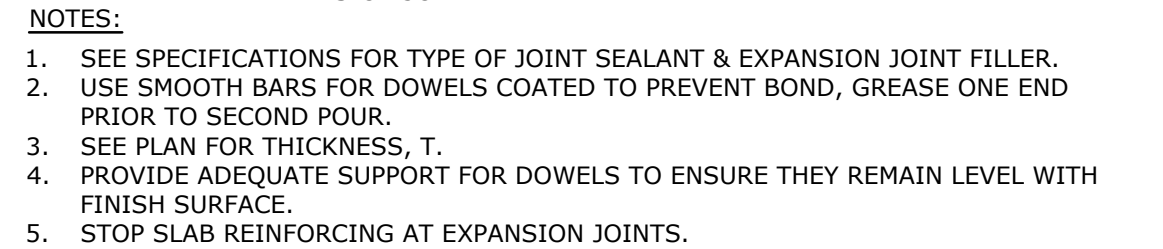
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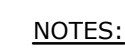
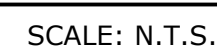
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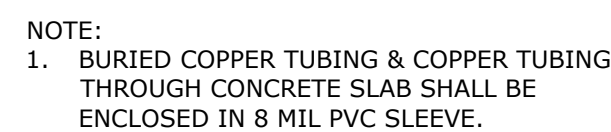


SCALE: N.T.S.



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.

SCALE: N.T.S.



SCALE: N.T.S.

MECHANICAL & ADHESIVE ANCHORS

1.

EPOXY ANCHORS AND DOWELS INSTALLED INTO CONCRETE:
A. "PURE110" BY DeWALT (ESR#3298)
B. "SET-3G" BY SIMPSON STRONG TIE (ESR#4057)
C. "HIT-RE 500-V3" BY HILTI, INC. (ESR#3814)
2.

EPOXY ANCHORS AND DOWELS INSTALLED INTO GROUT-FILLED MASONRY UNITS:
A. "AC108-GOLD" BY DeWALT (ESR# 3200)
B. "SET-XP" BY SIMPSON STRONG TIE (APMO#265)
C. HILTI HY-270 (ICC ESR-4143)
3.

EXPANSION ANCHORS INSTALLED INTO CONCRETE:
A. "POWER-STUD-SD2" BY DeWALT (ESR#2932)
B. "STRONG BOLT Z" BY SIMPSON STRONG-TIE (ESR#3037)
C. "Kwik BOLT T2Z" BY HILTI, INC. (ESR#4266)
5.

EXPANSION ANCHORS INSTALLED INTO GROUT-FILLED MASONRY UNITS:
A. "STRONG BOLT Z" BY SIMPSON STRONG-TIE (APMO#240)
6.

SCREW ANCHORS INSTALLED INTO CONCRETE:
A. SIMPSON TITEN HD (ICC ESR-2713)
B. HILTI KH-EZ (HUS) (ICC ESR-3027)
C. DEWALT SCREW-BOLT (ICC ESR-3889)
7.

ADHESIVE ANCHORS: GRADE 36 THREADED ROD (F1554 GRADE 36 OR A36 OR A307-S1) WITH ASTM A563 GRADE A NUTS AND ANSI B18.22.1 TYPE A WASHERS, UNLESS NOTED OTHERWISE.
8.

ADHESIVE DOWELS: ASTM A615 (OR ASTM A706) GRADE 60 REINFORCING STEEL.
9.

ALL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ICC-ES REPORT AND MANUFACTURERS RECOMMENDATIONS.
10.

UNLESS NOTED OTHERWISE, PROVIDE MINIMUM EMBEDMENT OF ANCHORS PER ICC-ES REPORT AND MANUFACTURERS RECOMMENDATIONS.
11.

CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL OR ADHESIVE ANCHORS. AT CONTRACTOR OPTION, OVERSIZED HOLES AND WELDED PLATE WASHERS CAN BE USED IN LIEU OF STANDARD DIAMETER HOLES. 3"X3"X1/4" PLATE WASHER W/ 3/16" FILLET WELD ALL AROUND.
12.

PRIOR TO ALL DRILLING OR CORING, THE CONTRACTOR SHALL (1) VERIFY THE EXISTING CONCRETE OR MASONRY THICKNESS TO PREVENT DAMAGE TO THE OPPOSITE FACE OF CONCRETE AND MAINTAIN 1-1/2" CLEAR COVER U.N.O., AND (2) IDENTIFY EXISTING REINFORCING LOCATIONS BY PACHOMETER, PROBING, CHIPPING, ETC. TO AVOID DAMAGE EXISTING REINFORCING.
13.

IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.
14.

TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION.
15.

ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE OR GROUT HAVING A MINIMUM AGE OF 21 DAYS AT THE TIME OF ANCHOR INSTALLATION.
16.

FOR EXTERIOR AND FOR EXPOSED APPLICATIONS MECHANICAL ANCHORS SHALL BE STAINLESS STEEL.

REINFORCEMENT

1.

ALL TYPICAL REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 60, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

A. SPIRALS SHALL BE COLD DRAWN BARS CONFORMING TO ASTM A-82. REINFORCING FOR DIAPHRAGMS AND FOUNDATIONS MAY BE GRADE 75 IN LIEU OF GRADE 60, AT THE CONTRACTOR'S OPTION. MAINTAIN OVERALL CAPACITY OF ELEMENTS WHERE GRADE 75 REINFORCING IS PROPOSED FOR USE. IN GENERAL, REDUCE REQUIRED STEEL AREA IN PROPORTION TO RATIO OF YIELD STRENGTH. MAINTAIN BAR SPACING SHOWN ON PLANS, DETAILS, AND SCHEDULES.
B. MOMENT FRAME LONGITUDINAL REBARS, SHEAR WALL VERTICAL REBARS, AND COUPLING BEAM LONGITUDINAL REBARS SHALL BE ASTM A-706 (Fy=60 KSI).
C. SMOOTH DOWELS IN SLAB ON GRADE: ASTM A36, 36 KSI
2.

WELDING OF REINFORCEMENT (INCLUDING TACK WELDING) SHALL BE NOT BE DONE UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS. WHERE SHOWN ON THE DRAWINGS, THE FOLLOWING SHALL APPLY:

A. WELDED REBAR SHALL COMPLY WITH ASTM A-706 (Fy=60 KSI)
B. WELDING SHALL CONFORM TO AWS D14
C. WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDERS CERTIFIED BY THE COUNTY OF VENTURA BUILDING DEPARTMENT.
D. USE E90XX ELECTRODES
3.

WELDED WIRE FABRIC SHALL BE MADE OF COLD DRAWN WIRE AND SHALL CONFORM TO ASTM A-185 (Fy=65 KSI). MINIMUM LAP AT SPLICES OF 12 INCHES. PROVIDE MESH IN FLAT SHEETS ONLY. ROLLED MESH IS NOT ACCEPTABLE. OFFSET END-LAPS IN ADJACENT SHEETS TO PREVENT CONTINUOUS LAPS.
4.

REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER. SEE ACI FOR TOLERANCES:

A. CONCRETE POURED AGAINST EARTH 3"
B. FORMED CONCRETE IN CONTACT WITH EARTH 2"
C. CONCRETE EXPOSED TO WEATHER (#6 AND LARGER) 2"
D. CONCRETE EXPOSED TO WEATHER (#5 AND SMALLER) 1-1/2"
E. SLABS (INCLUDING SLAB SUPPORTING EARTH), WALLS, AND JOISTS NOT EXPOSED TO WEATHER (#11 AND SMALLER) 1"
F. OTHER CONCRETE NOT EXPOSED TO WEATHER 1-1/2"
5.

#5 AND LARGER REINFORCING BARS SHALL NOT BE SPLICED EXCEPT AS LOCATED AND DETAILED ON THE DRAWINGS. #4 AND SMALLER BARS WITH LENGTHS NOT SHOWN SHALL BE CONTINUOUS. PROVIDE CLASS 'B' SPLICE UNLESS NOTED OTHERWISE. ALL BARS IN MASONRY SHALL BE CONTINUOUS, LAPPING 48 BAR DIAMETERS, 2'-0" MINIMUM. HORIZONTAL WALL SPLICES SHALL BE STAGGERED. VERTICAL BARS SHALL NOT BE SPLICED EXCEPT AT HORIZONTAL SUPPORTS, SUCH AS FLOOR OR ROOF, UNLESS DETAILED OTHERWISE. ALL BARS ENDING AT THE FACE OF A WALL, COLUMN, OR BEAM SHALL EXTEND TO WITHIN 2" OF THE FAR FACE AND HAVE A 90 DEGREE HOOK, UNLESS OTHERWISE SHOWN.
6.

BARS SHALL BE FIRMLY SUPPORTED AND ACCURATELY PLACED AS REQUIRED BY THE ACI STANDARDS, USING TIE AND SUPPORT BARS IN ADDITION TO REINFORCEMENT SHOWN WHERE NECESSARY FOR FIRM AND ACCURATE PLACING. PROVIDE DOWELS TO MATCH ALL REINFORCEMENT AT FOUR JOINTS, UNLESS SHOWN OR NOTED OTHERWISE. ALL DOWELS AND BOLTS SHALL BE ACCURATELY SET IN PLACE BEFORE PLACING CONCRETE. NO WELDING OF REINFORCEMENT (INCLUDING TACK WELDING) SHALL BE DONE UNLESS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER. ALL SLAB AND BEAM REINFORCEMENT SHALL BE CHAIRED UP.
7.

IN WALL REINFORCING, CURTAINS CONTAINING VERTICAL AND HORIZONTAL BARS OF THE SAME SIZE, VERTICAL BARS SHALL BE PLACED CLOSEST TO THE WALL SURFACE. IN CURTAINS WHICH VERTICAL AND HORIZONTAL BARS ARE OF DIFFERENT SIZES OR SPACING, THE LAYER WITH THE MOST STEEL SHALL BE PLACED CLOSEST TO THE NEAR SURFACE.
8.

DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZES, CLEARANCES, LAPS, INTERSECTIONS, AND COVERAGE REQUIRED BY THE STRUCTURAL DETAILS, APPLICABLE CODE, AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS WHICH ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.
9.

ALL PRINCIPAL REBAR SHALL TERMINATE WITH A STANDARD HOOK MINIMUM UNLESS SPECIFICALLY DETAILED OTHERWISE. REBAR BENDS SHALL BE MADE COLD. REBAR SHALL NOT BE BENT AFTER ANY PORTION OF THE BAR IS ENCASED IN CONCRETE.
10.

ALL LAP SPLICES ARE CLASS 'B' LAP SPLICES UNLESS NOTED OTHERWISE.
11.

ALL WALL FOOTING REINFORCEMENT SHALL BEND AROUND ALL CORNERS AND EXTEND 36 BAR DIAMETERS OR 18 INCHES WHICHEVER IS LARGER. UNLESS NOTED OTHERWISE.
12.

ALL SLABS ON GRADE LESS THAN 6" IN THICKNESS SHALL BE REINFORCED WITH #4 REBARS AT 18 INCHES ON CENTERS EACH WAY, UNLESS NOTED OTHERWISE. PROVIDE ONE (1) LAYER OF 6X6/W2.9XW2.9 WELDED WIRE FABRIC CONTINUOUS FOR EVERY 3' ARCHITECTURAL CONCRETE FILLS ABOVE THE STRUCTURAL SLAB.
13.

ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT PADS LESS THAN 4" THICK SHALL BE REINFORCED WITH AT LEAST ONE (1) LAYER OF 6X6/W2.9XW2.9 WELDED WIRE FABRIC AND HAVE HOOKED DOWELS (#3 AT 12" ON CENTERS) INTO THE STRUCTURAL SLAB. UNLESS NOTED OTHERWISE. FOR PADS GREATER THAN 4 INCHES THICK, USE REINFORCING AS SHOWN IN THE TYPICAL DETAILS.
14.

ADDITIONAL REINFORCEMENT SHALL BE PROVIDED AROUND ALL SLAB AND WALL OPENINGS INCLUDING DIAGONAL BARS WITHOUT EXCEPTION.
15.

ALL STRUCTURAL CONCRETE ELEMENTS REQUIRE REINFORCEMENT SINCE NO PLAIN CONCRETE ELEMENTS ARE USED. ALL CONCRETE SLABS SHALL HAVE A MINIMUM REINFORCEMENT PERCENTAGE OF 0.0018 EACH WAY CONTINUOUS.

GENERAL STRUCTURAL NOTES

1.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS AT THE JOB SITE PRIOR TO STARTING CONSTRUCTION AND THE ARCHITECT/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
2.

ALL PHASES OF WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST ADOPTED CODE AND ALL RELEASED ADDENDUM.
3.

THE CONTRACT CONSTRUCTION DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE NOTED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO: BRACING, ALL SHORING, FORMS, AND SCAFFOLDING.
4.

OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN SLABS BEAMS, COLUMNS, WALLS, ETC., UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
5.

ALL ASTM SPECIFICATIONS NOTED ON THESE DRAWINGS SHALL BE OF THE LATEST REVISION.
6.

IN THE EVENT THAT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY & WAIT FOR INSTRUCTIONS.
7.

COST OF ADDITIONAL DESIGN WORK NECESSITATED BY SELECTION OF AN OPTION OR DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION, SHALL BE BORN BY THE CONTRACTOR.
8.

THE CONTRACTOR ACKNOWLEDGES AND UNDERSTANDS THAT THE CONTRACT DOCUMENTS MAY REPRESENT IMPERFECT DATA AND MAY CONTAIN ERRORS, OMISSIONS, CONFLICTS, INCONSISTENCIES, CODE VIOLATIONS AND IMPROPER USE OF MATERIALS. SUCH DEFICIENCIES WILL BE CORRECTED WHEN IDENTIFIED. THE CONTRACTOR AGREES TO CAREFULLY STUDY AND COMPARE THE INDIVIDUAL CONTRACT DOCUMENTS AND REPORT AT ONCE IN WRITING TO THE OWNER ANY DEFICIENCIES THE CONTRACTOR MAY DISCOVER. THE CONTRACTOR FURTHER AGREES TO REQUIRE EACH SUBCONTRACTOR TO LIKEWISE STUDY THE DOCUMENTS AND TO REPORT AT ONCE ANY DEFICIENCIES DISCOVERED. THE CONTRACTOR SHALL RESOLVE ALL REPORTED DEFICIENCIES WITH CONSULTANT PRIOR TO AWARDDING ANY SUBCONTRACTS OR STARTING ANY WORK WITH THE CONTRACTOR'S OWN EMPLOYEES. IF THE CONTRACTOR WITHOUT ADDITIONAL TIME OR ADDITIONAL EXPENSE CANNOT RESOLVE ANY DEFICIENCIES, THE CONTRACTOR SHALL SO INFORM THE OWNER IN WRITING. ANY WORK PERFORMED PRIOR TO RECEIPT OF INSTRUCTIONS FROM THE OWNER WILL BE DONE AT THE CONTRACTOR'S RISK.
9.

OPTIONS, IF PROVIDED HEREIN, ARE FOR CONTRACTOR'S CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY, SHALL COORDINATE ALL DETAILS, AND SHALL OBTAIN ALL REQUIRED APPROVALS.
10.

ALL WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE (2022 CBC).

SCOPE:

FOUNDATION FOR PRE-FABRICATED GREENHOUSE BY MANUFACTURER

DESIGN LOADS

DESIGN IS BASED ON 2022 CALIFORNIA BUILDING CODE.

SEISMIC FACTORS:
Ss = 1.992 S1 = 0.749
SITE CLASS D
Fa = 1.0
SDS = 1.594
SEISMIC DESIGN CATEGORY D
OCCUPANCY CATEGORY II

WIND: 95 MPH
EXPOSURE C

CONCRETE

1.

CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
2.

ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AND A MAX WATER CEMENT RATIO W/C AS FOLLOWS:
A. ALL CONCRETE U.N.O.: 3,000 PSI NORMAL WEIGHT, W/C = 0.5
3.

ALL STRUCTURAL CONCRETE MIXES SHALL DESIGNED BY AN APPROVED LABORATORY AND SHALL BE STAMPED AND SIGNED BY A CIVIL ENGINEER LICENSED IN CALIFORNIA.
4.

CONCRETE MIXES SHALL BE PREPARED WITH TYPE I/IV PORTLAND CEMENT CONFORMING TO ASTM C150. CONCRETE MIX DESIGNS CONTAINING FLY ASH MAY BE USED WHERE CONCRETE IS NOT VISUALLY EXPOSED. FLY ASH SHALL CONFORM WITH ASTM C618 AND MAY REPLACE UP TO 20% PORTLAND CEMENT BY VOLUME.
5.

NORMAL WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C33. LIGHT WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C330.
6.

NO MORE THAN ONE GRADE OF CONCRETE SHALL BE ON THE JOB SITE AT ANY ONE TIME.
7.

THOROUGHLY CLEAN AND ROUGHEN ALL HARDENED CONCRETE AND MASONRY SURFACES TO RECEIVE NEW CONCRETE. INTERFACE SHALL BE ROUGHENED TO A FULL AMPLITUDE OF 1/4" UNLESS NOTED OTHERWISE.
8.

KEY AND DOWEL POUR JOINTS AS SHOWN ON THE PLANS. ANY DEVIATION FROM POUR JOINTS SHOWN ON THE PLANS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
9.

NON-SHRINK CEMENT GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 7000 PSI. USE "QUIKRETE" (LARR #25451) OR "RAPID SET" (LARR #24654).
10.

DEFECTIVE CONCRETE (VOIDS, ROCK POCKETS, HONEYCOMBS, CRACKING, ETC.) SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.



VENTURA COUNTY COMMUNITY COLLEGE DISTRICT

761 EAST DAILY DRIVE
CAMARILLO, CALIFORNIA 93010
TEL: (805) 652-5500

PROJECT TITLE AND SCHOOL LOCATION

VENTURA COLLEGE GREENHOUSE
4667 TELEGRAPH RD.
VENTURA, CA 93003

COMMISSIONED ARCHITECT

CONSULTANT



Orion Structural Group, Inc.
223 East Thousand Oaks Boulevard, Suite 304
Thousand Oaks, California 91320-7734
Phone: 805.390.9242 Fax: 805.494.0418 O.S.G. #24738

STAMPS/SEALS



09/18/2024



SHEET TITLE:

GENERAL NOTES

PROJECT NO.: VCCCD-018 PROJECT ARCH: JA

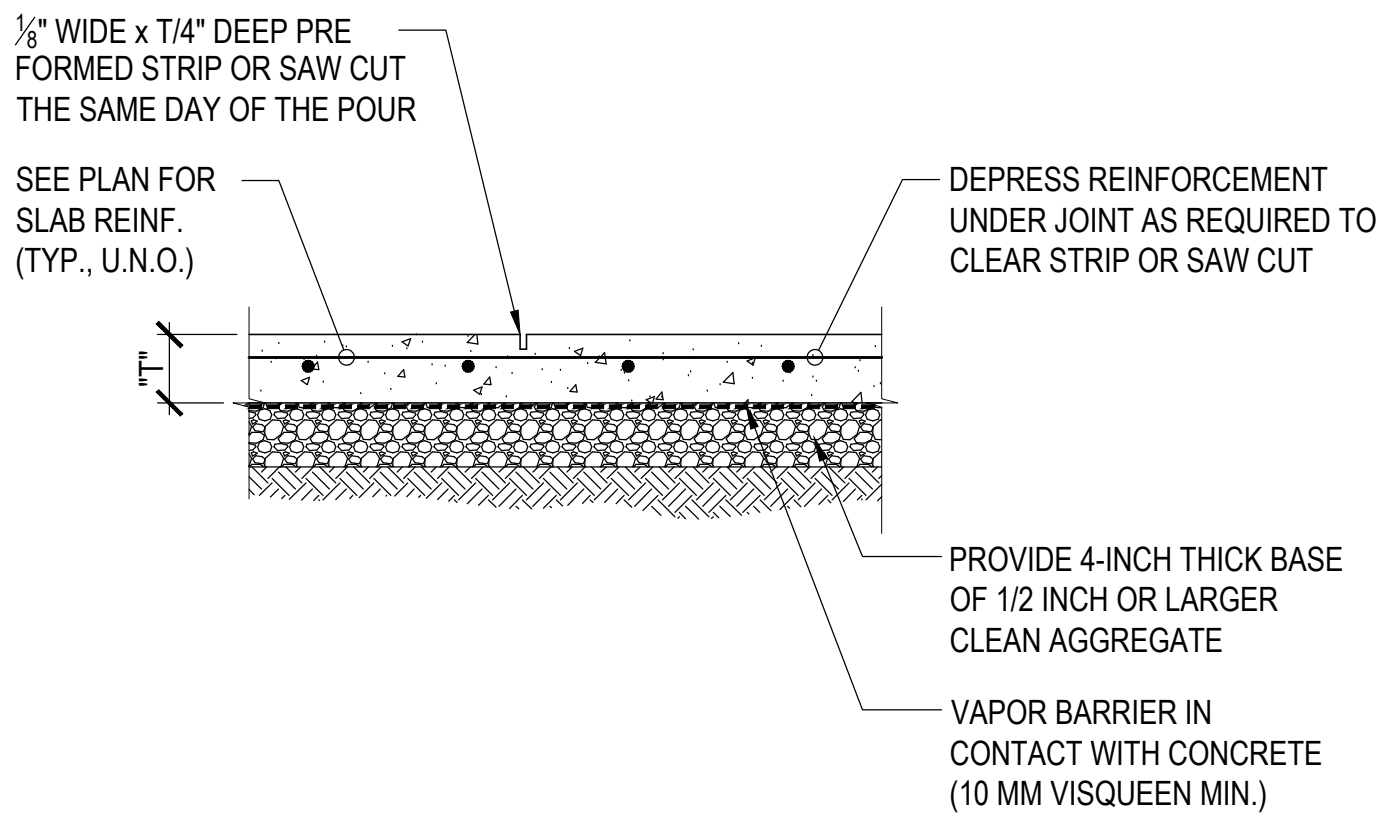
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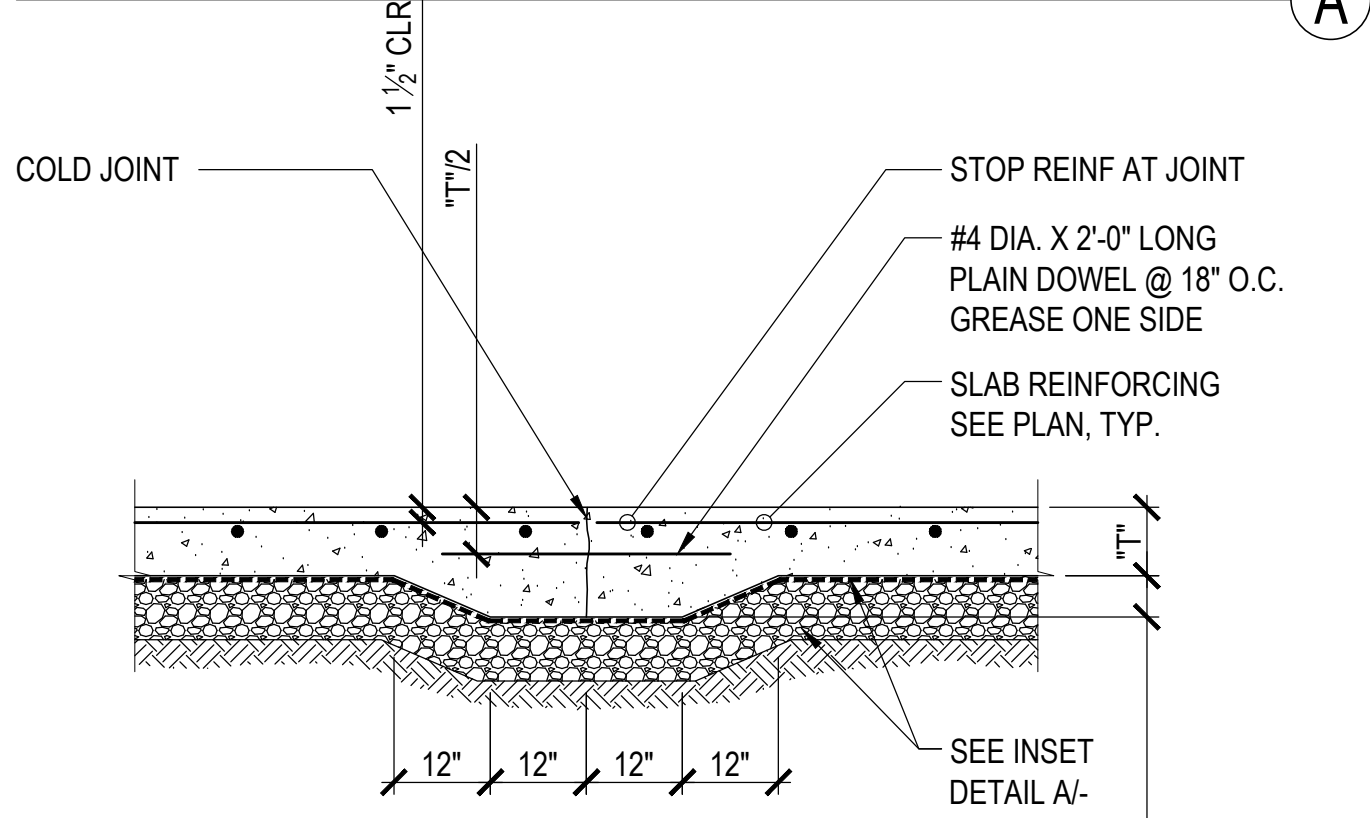
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DATE: 09/17/2024

SHEET: OF



CONTROL JOINT
(WHERE CONTINUOUS POUR IS USED)



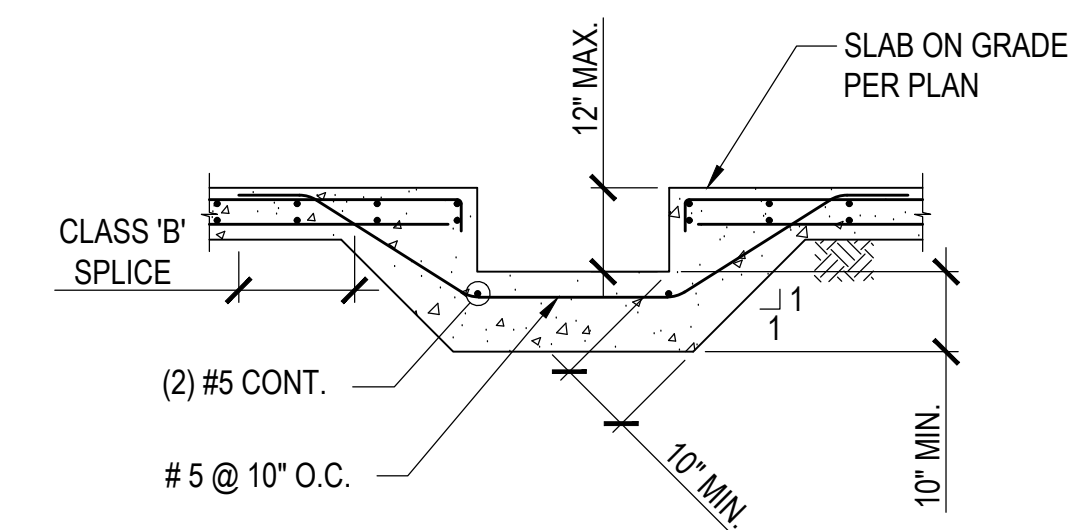
TYPICAL CONSTRUCTION JOINT

- NOTE:
- CONTROL JOINTS TO BE LOCATED AT COLUMN CENTER LINES AND AT 12'-6" O.C. MAX.
 - IF SAW-CUT CONTROL JOINT TO BE USED, SAW-CUT WITHIN 24 HOURS OF POUR.
 - SEE PLAN FOR "T".

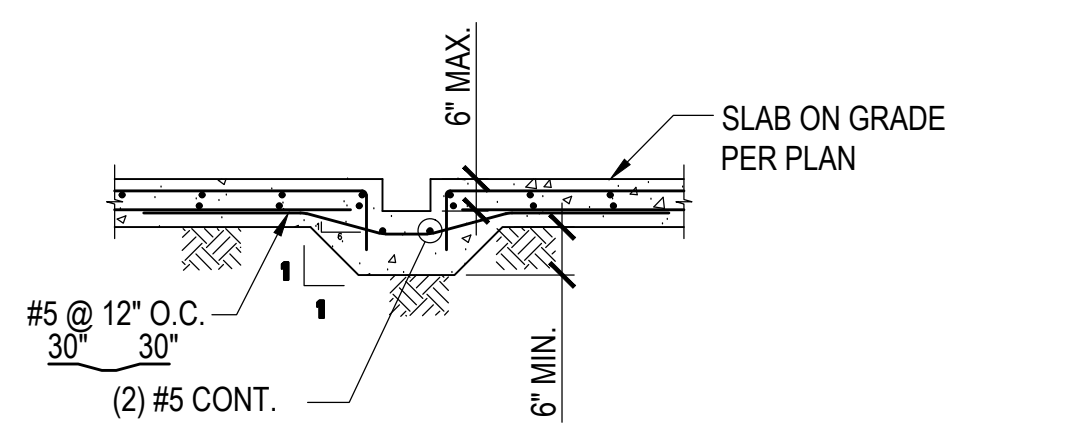
JOINTS AT SLAB ON GRADE

SCALE: 1" = 1'-0"

10



DETAIL

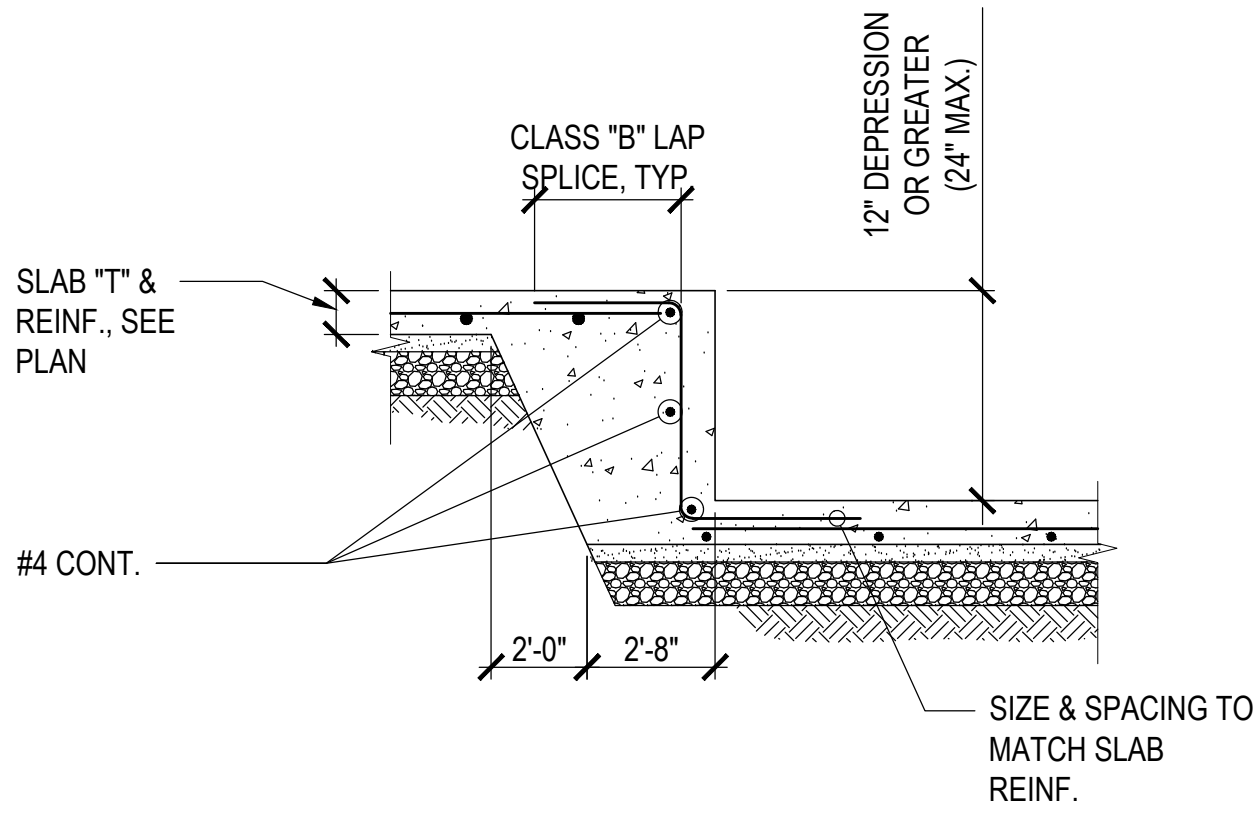
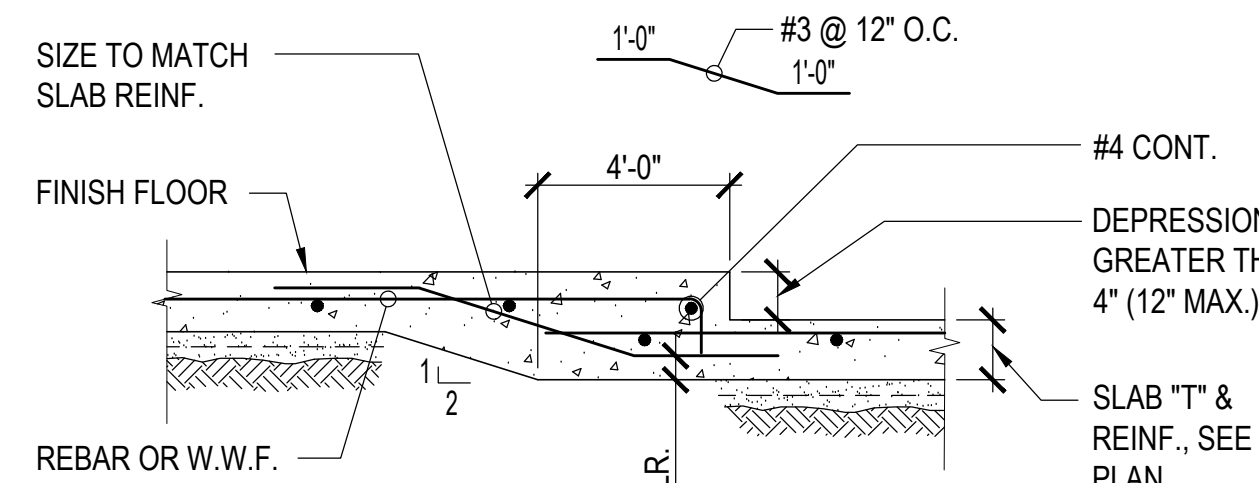
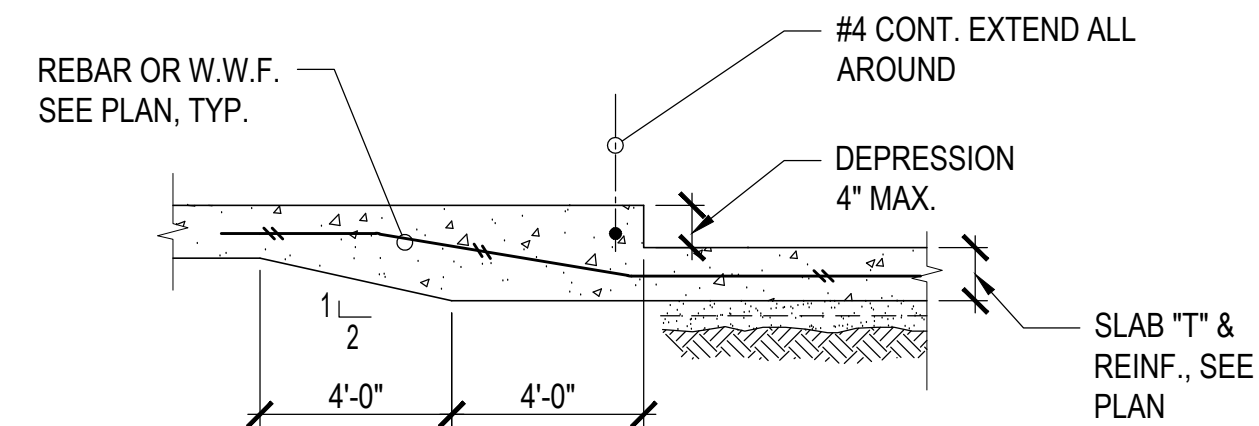


DETAIL

TYPICAL TRENCH DRAIN DETAIL

SCALE: 1" = 1'-0"

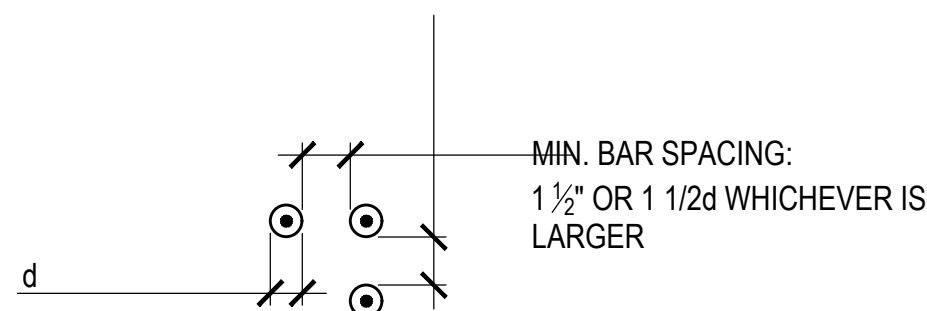
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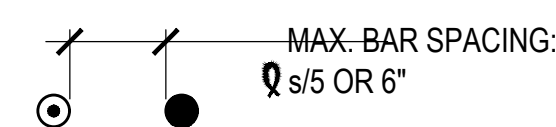
SLAB ON GRADE DEPRESSION

SCALE: 1" = 1'-0"

7



BAR SPACING FOR NON-SPLICED BARS

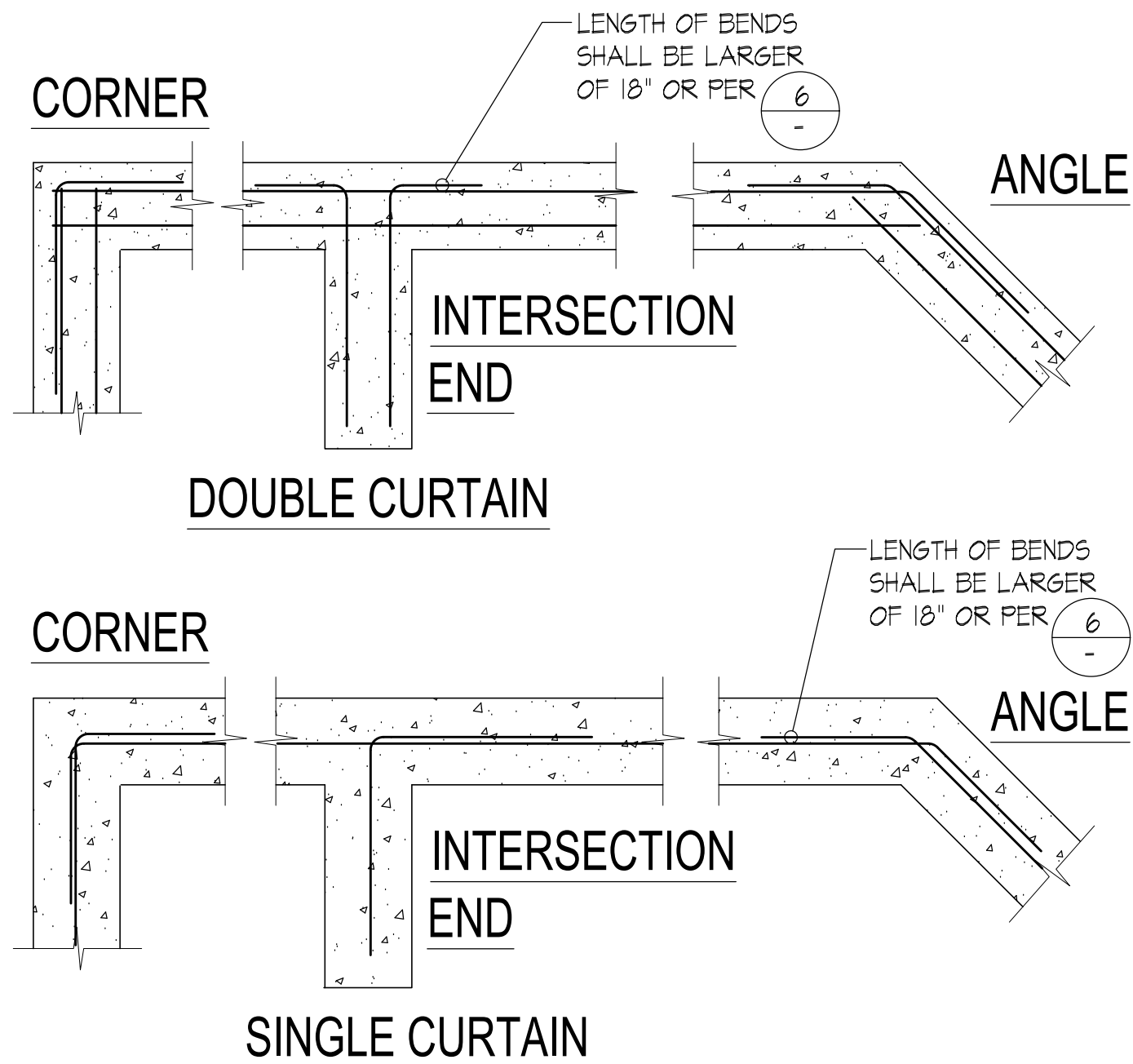


BAR SPACING FOR BARS
SPliced W/ NON-CONTACT LAP

BAR SPACING

SCALE: 1" = 1'-0"

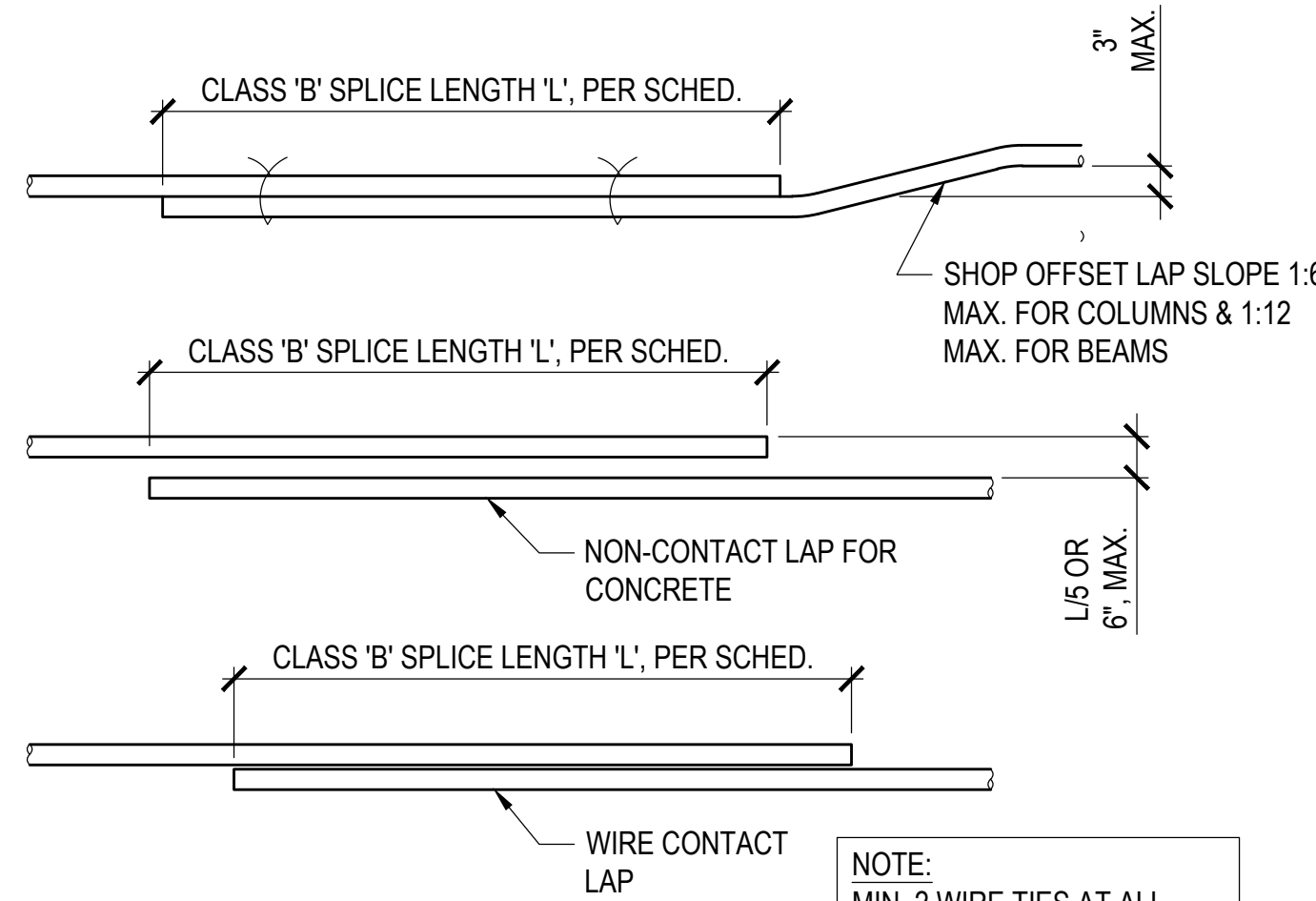
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REBAR AT INTERSECTION

SCALE: 1" = 1'-0"

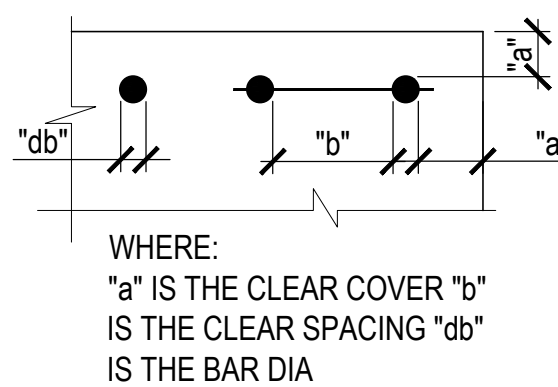
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NOTES:

- TOP BARS ARE HORIZONTAL REINFORCING WITH MORE THAN 12" OF CONCRETE BELOW BARS.
- BOTTOM BARS INCLUDE ALL VERTICALS, ALL HORIZONTAL WALL REINFORCING, AND HORIZONTAL REINFORCING WITH LESS THAN 12" OF CONCRETE BELOW BARS.
- A. USE CLASS B SPLICES U.N.O., ADJACENT BAR SPLICES SHALL BE STAGGERED THE GREATER OF THE LENGTH OF SPLICE OR 2'-0".
- B. USE CLASS C SPLICES WHERE NOTED.
- C. USE CLASS C SPLICES WHERE MORE THAN 49% OF BARS ARE TO BE SPLICED IN ONE LOCATION.
- SMALLER BAR LAP LENGTH SHALL BE USED WHEN SPLICING DIFFERENT SIZE BARS.
- INCREASE SPLICE LENGTH BY 33% FOR LIGHTWEIGHT CONCRETE.

BAR SIZE	TENSION LAP SPLICE LENGTH (CLASS B)						DEVELOPMENT LENGTH (Ld) (CLASS A)					
	3000 PSI CONC f'c	4000 PSI CONC f'c	5000 PSI CONC f'c	3000 PSI CONC f'c	4000 PSI CONC f'c	5000 PSI CONC f'c	3000 PSI CONC f'c	4000 PSI CONC f'c	5000 PSI CONC f'c	3000 PSI CONC f'c	4000 PSI CONC f'c	5000 PSI CONC f'c
#3	29	22	28	20	28	20	23	17	21	15	21	15
#4	39	29	34	25	30	23	30	22	26	19	23	17
#5	48	36	42	31	38	28	37	28	32	24	29	22
#6	58	43	50	37	45	34	45	33	39	29	35	26
#7	81	63	71	54	63	49	63	48	54	42	49	38
#8	93	72	81	62	72	56	72	55	62	48	56	43
#9	105	81	91	70	81	63	81	62	70	54	63	48
#10	118	91	102	79	92	70	91	70	79	61	70	54
#11	131	101	113	87	102	78	101	78	87	67	78	60



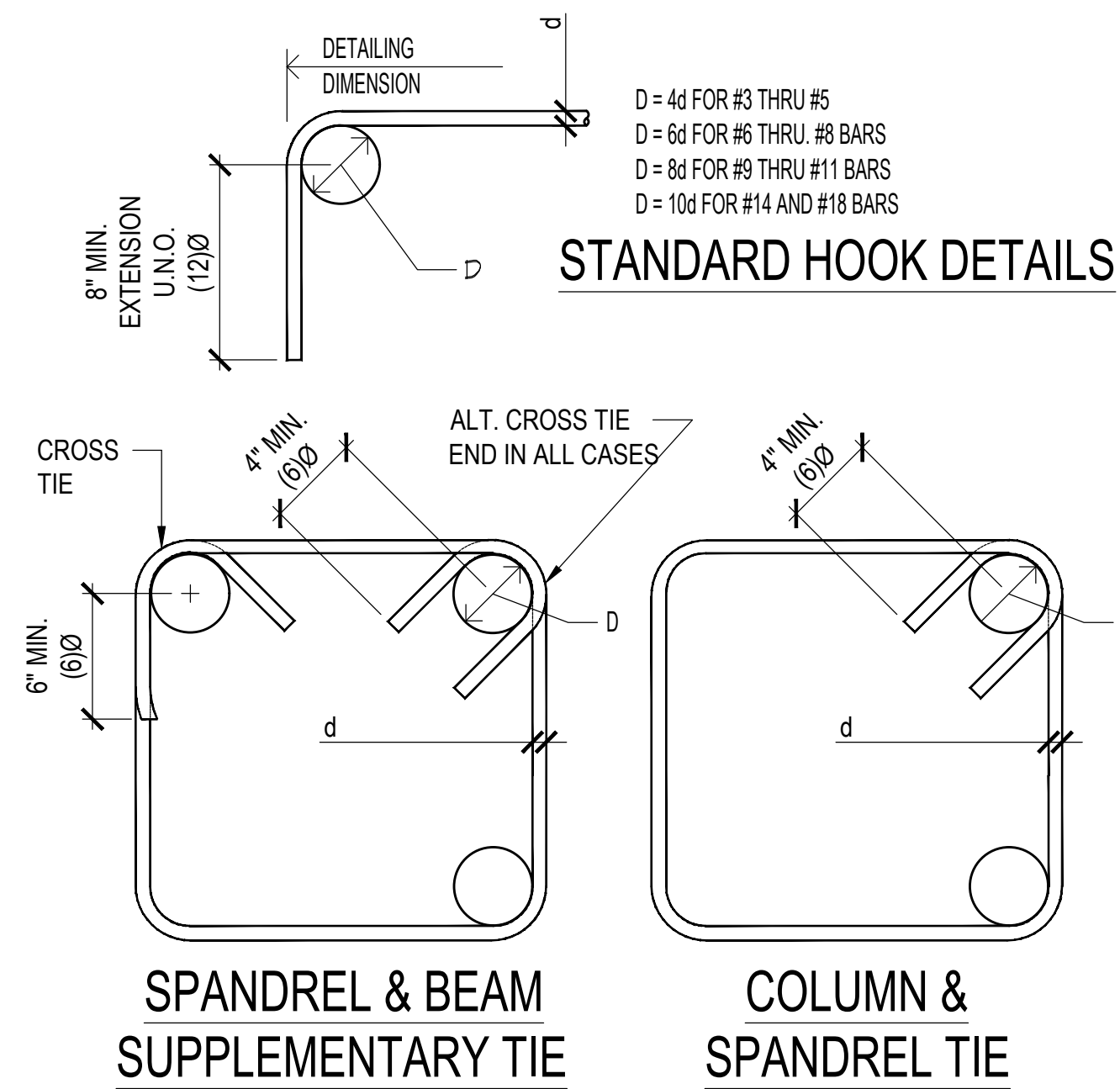
NOTES:

- MINIMUM SPLICE LENGTH FOR BARS WITH CLASS 'B' SPLICE PER ACI-318-14, SECTION 25.5.
- TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" CONCRETE CAST IN THE MEMBER BELOW THE REINFORCEMENT.
- THESE BAR DEVELOPMENT LENGTH APPLY TO REGULAR OR NORMAL WEIGHT CONCRETE. MULTIPLY THE SPECIFIED DEVELOPMENT LENGTH BY 1.33 FOR LIGHT WEIGHT CONCRETE.
- ALL DETAILING OF REINFORCEMENT SHALL COMPLY WITH THESE SCHEDULES UNLESS SPECIFICALLY DETAILED ON THE DRAWINGS.

TYP. CONC. REINF. DEVEL. LENGTH / LAP SPLICE SCHED.

SCALE: 1" = 1'-0"

6



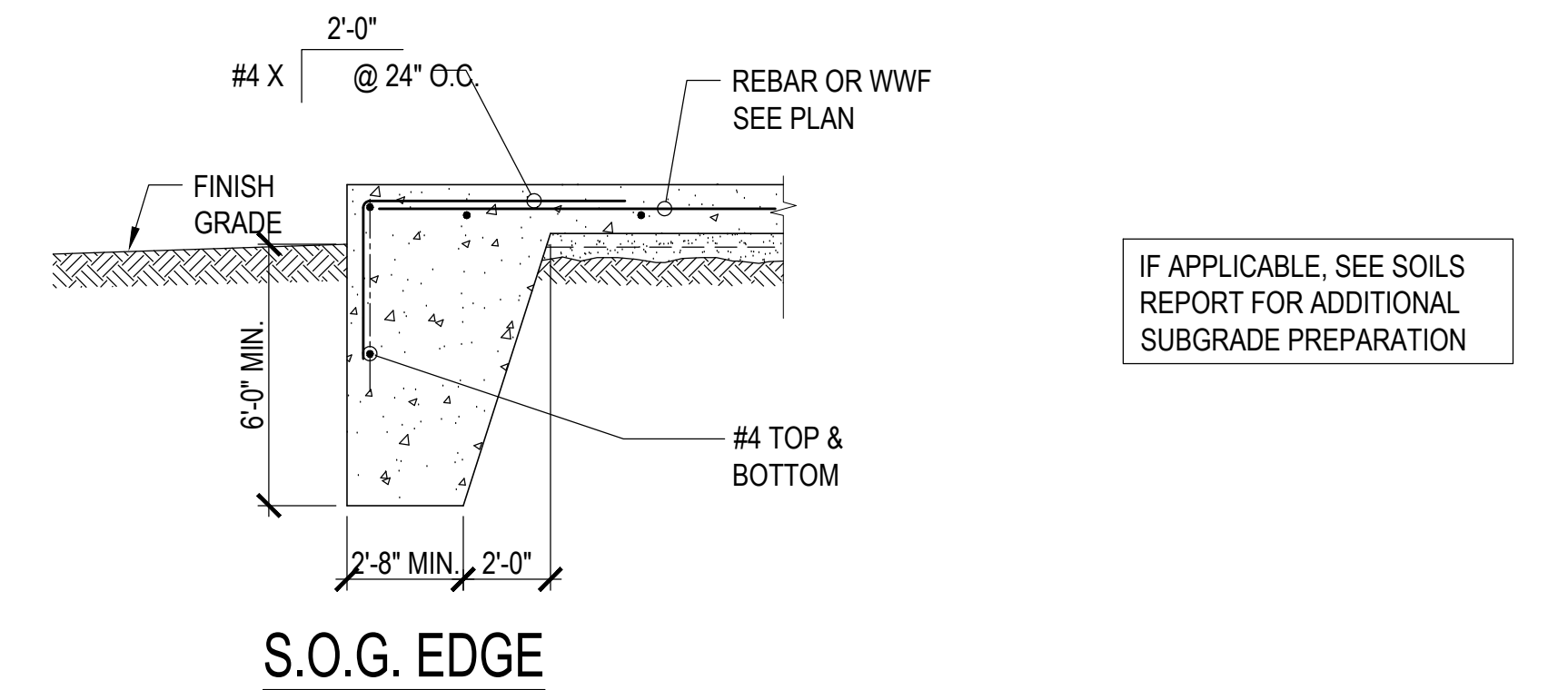
SPANDREL & BEAM
SUPPLEMENTARY TIE

COLUMN &
SPANDREL TIE

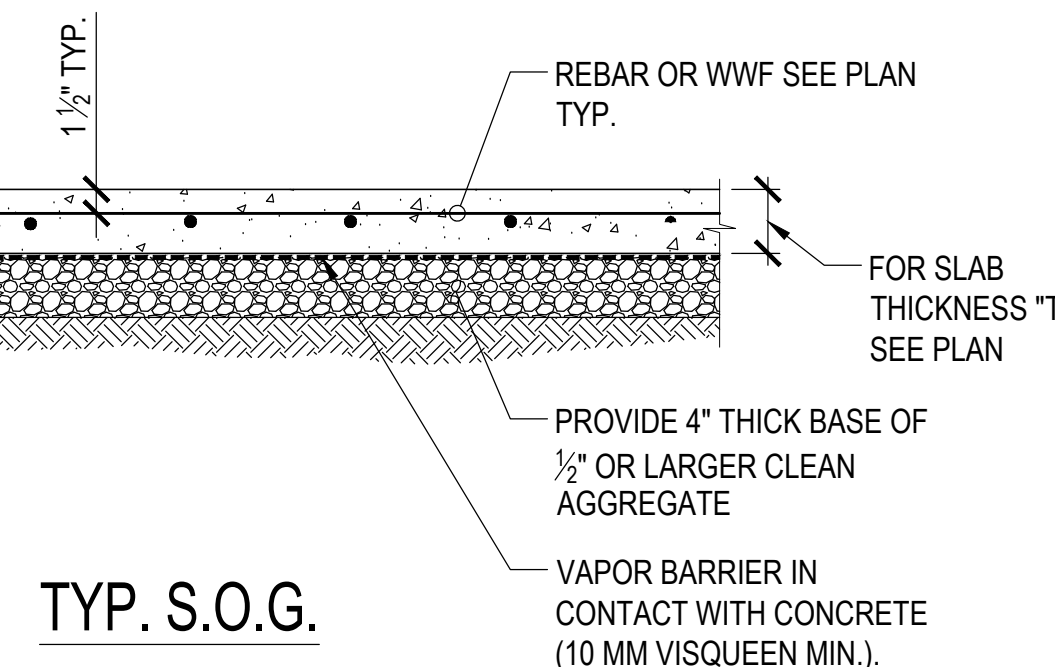
TYP. CONC. REINF. STANDARD HOOK DETAIL

SCALE: 1" = 1'-0"

1



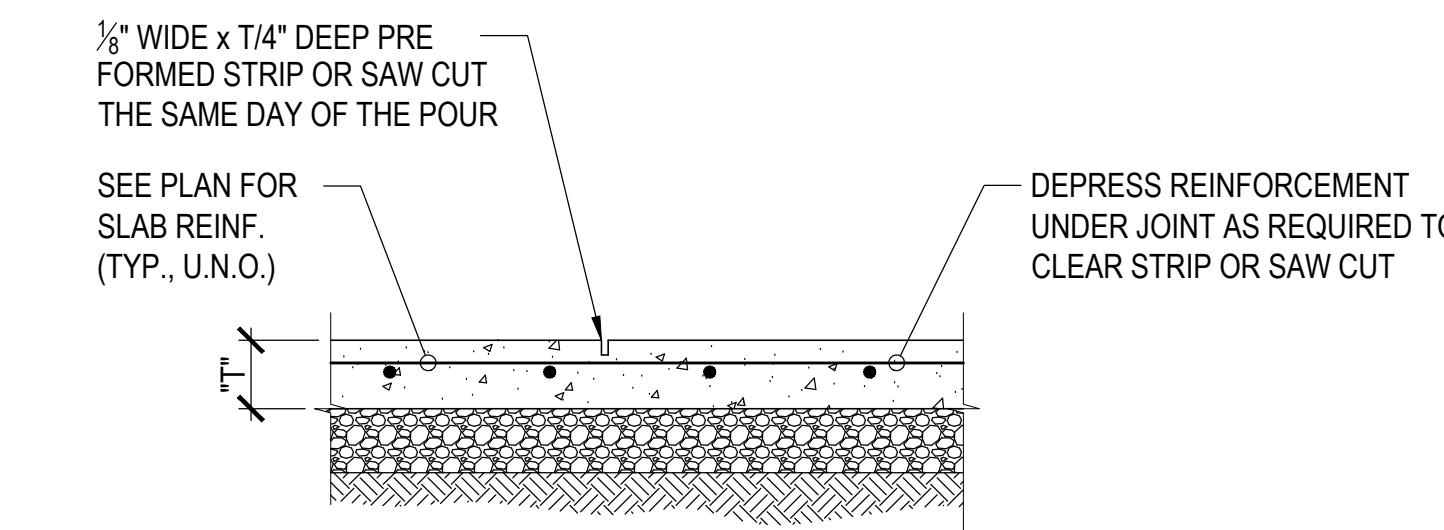
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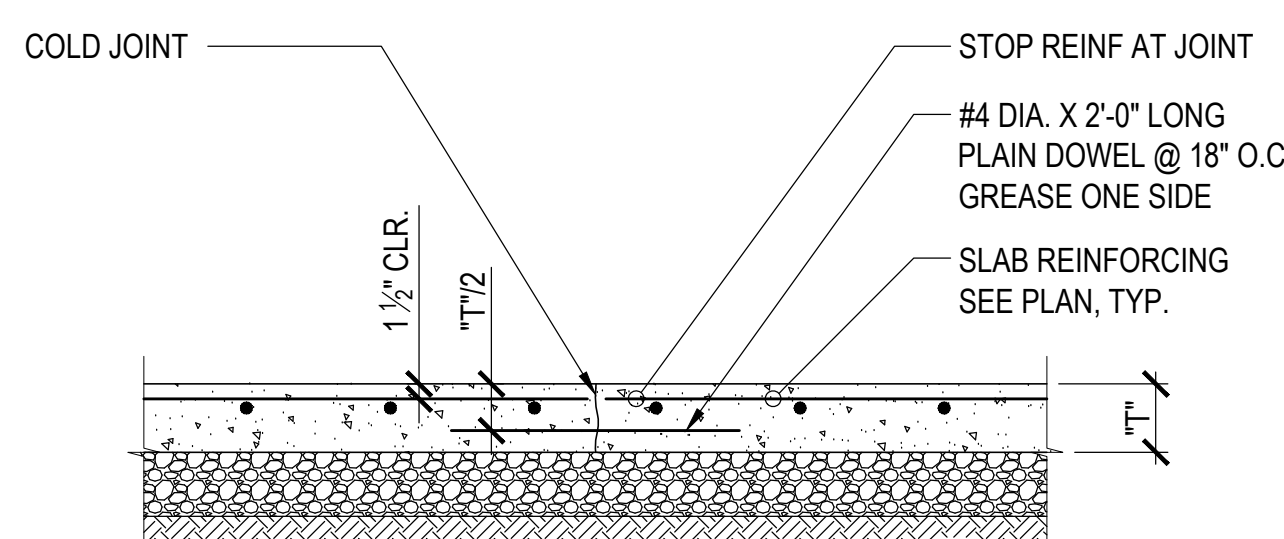
TYP. S.O.G.

TYPICAL SLAB ON GRADE

2



CONTROL JOINT
(WHERE CONTINUOUS POUR IS USED)



TYPICAL CONSTRUCTION JOINT

- NOTE:
- IF SAW-CUT CONTROL JOINT TO BE USED, SAW-CUT WITHIN 24 HOURS OF POUR.
 - SEE PLAN FOR "T".

JOINTS AT SLAB ON GRADE

3



VENTURA COUNTY COMMUNITY
COLLEGE DISTRICT

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PROJECT TITLE AND SCHOOL LOCATION

VENTURA COLLEGE
GREENHOUSE
4667 TELEGRAPH RD.
VENTURA, CA 93003

COMMISSIONED ARCHITECT

CONSULTANT

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Thousand Oaks, California 91320-7734
Phone: 805.390.9242 Fax: 805.494.0418 O.S.G. #24738

STAMPS/SEALS



09/18/2024

SHEET TITLE:

TYPICAL DETAILS

PROJECT NO.: VCCCD-018 PROJECT ARCH.: JA

DRAWN: JG CHECKED: WL

SHEET NUMBER:

S010

DATE: 09/17/2024

SHEET: OF

4" MIN ANCHOR BOLT
CENTER TO CONC. EDGE

POSTS & BOLTS

24'-0" PER MANUF.

4" THICK CONC. S.O.G. W/
#4 @ 16" O.C. OVER 4"
GRAVEL 90% COMPACTED
SOIL

4"x24" TRENCH DRAIN

CONTROL JOINTS

12" WIDE x 12" THICK CONT.
CONC FOOTING W/ (2) #4
TOP AND BOT. LONG.

POST PER GREENHOUSE
MANUFACTURER, TYP.

12'-0" POST SPACING
PER MANUF.

12'-0" POST SPACING
PER MANUF.

12'-0" POST SPACING
PER MANUF.

12'-0" POST SPACING
PER MANUF.

#3 ANCHOR REINFORCING
TYP SEE
2
S100

2
S100
TYP.

3" CENTER OF POST TO
CENTER OF ANCHOR BOLT
PER MANUF.

4" MIN ANCHOR BOLT
CENTER TO CONC. EDGE

$$1/2" = 1'-0"$$

4" MIN BOLT
EDGE
DISTANCE

INSULATION AS REQUIRED
PER GREENHOUSE MANUF.

POST PER GREENHOUSE MANUF.

BASE PLATER PER MANUF.

30°

#3x

30°

SLAB REINFORCING SEE PLAN

4" CLEAN GRAVEL BASE BELOW
S.O.G.

18%

CONC. MOW STRIP
OR PAVING WHERE
REQUIRED TO LOCK
INSULATION PANEL IN
PLACE

PROVIDE (2) 1/2" DIAM. STAINLESS
STEEL CAST-IN-PLACE ANCHOR
BOLTS AT EACH POST BASE. AT
CONTRACTOR'S OPTION, A
DRILL AND EPOXY ANCHOR MAY
BE PROVIDED.

BEARING MATERIAL
TO BE NATIVE SOIL OR
90% COMPACTED FILL

3"

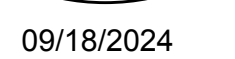
12" MIN
BELOW
LOWEST ADJ
GRADE

CONT. CONC. FOOTING & REINF.
PER PLAN

10" MIN. EMBED.

$$1'' = 1'-0''$$

2



DATE:	09/18/2024	SHEET:	OF
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PLUMBING NOTES

1. SCOPE OF WORK: FURNISH AND INSTALL ALL PIPING SHOWN ON THE PLUMBING DRAWINGS AND DESCRIBED IN THESE NOTES. UNLESS OTHERWISE DIRECTED BY BUILDING OWNER, CONTRACTOR SHALL ARRANGE FOR AND PAY ALL FEES FOR CONNECTIONS TO UTILITIES. IN CONNECTION WITH THIS WORK, CONTRACTOR SHALL ALSO FURNISH AND INSTALL ALL NECESSARY LABOR, DEVICES, HARDWARE AND SYSTEMS REQUIRED TO MAKE SAID SYSTEMS PROPERLY AND SAFELY OPERABLE, INCLUDING, BUT NOT LIMITED TO, DRILLING, MOUNTING AND SUPPORT HARDWARE, FRAMING, PIPING, LABELS.

2. EXAMINATION OF SITE AND CONTRACT DOCUMENTS. EACH BIDDER SHALL, AT ITS SOLE COST AND EXPENSE, INSPECT THE SITE OF THE PROPOSED WORK TO BECOME FULLY ACQUAINTED WITH CONDITIONS RELATING TO THE WORK AND TO FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES AND RESTRICTIONS ATTENDING THE EXECUTION OF THE WORK UNDER THE CONTRACT DOCUMENTS AND COST THEREOF. BIDDERS SHALL THOROUGHLY REVIEW AND BE FAMILIAR WITH THE CONTRACT DOCUMENTS, INCLUDING WITHOUT LIMITATION, THE SPECIFICATIONS AND THE DRAWINGS. THE FAILURE OR OMISSION OF ANY BIDDER TO RECEIVE OR EXAMINE ANY OF THE CONTRACT DOCUMENTS, FORMS, INSTRUMENTS, ADDENDA, OR OTHER DOCUMENTS OR TO INSPECT THE SITE SHALL NOT RELIEVE SUCH BIDDER FROM ANY OBLIGATIONS WITH RESPECT TO THE BID PROPOSAL, THE CONTRACT OR THE WORK REQUIRED UNDER THE CONTRACT DOCUMENTS. THE OWNER ASSUMES NO RESPONSIBILITY OR LIABILITY TO ANY BIDDER FOR, NOR SHALL THE OWNER BE BOUND BY, ANY UNDERSTANDINGS, REPRESENTATIONS OR AGREEMENTS OF THE OWNER'S AGENTS, EMPLOYEES OR OFFICERS CONCERNING THE CONTRACT DOCUMENTS OR THE WORK MADE PRIOR TO EXECUTION OF THE CONTRACT. THE SUBMISSION OF A BID PROPOSAL SHALL BE DEEMED PRIMA FACIE EVIDENCE OF THE BIDDER'S FULL COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION.

3. INTERPRETATION OF DRAWINGS, SPECIFICATIONS OR CONTRACT DOCUMENTS. IF ANY BIDDER IS IN DOUBT AS TO THE TRUE MEANING OF ANY PART OF THE DRAWINGS, THE SPECIFICATIONS OR OTHER PORTIONS OF THE CONTRACT DOCUMENTS; FINDS DISCREPANCIES, ERRORS OR OMISSIONS THEREIN; OR FINDS VARIANCES IN ANY OF THE CONTRACT DOCUMENTS WITH APPLICABLE RULES, REGULATIONS, ORDINANCES AND/OR LAWS, A WRITTEN REQUEST FOR AN INTERPRETATION OR CORRECTION THEREOF MAY BE SUBMITTED TO THE ENGINEER. IT IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE BIDDER TO SUBMIT SUCH REQUEST IN SUFFICIENT TIME FOR THE PREPARATION OF A RESPONSE THERETO AND DELIVERY OF SUCH RESPONSE TO ALL BIDDERS PRIOR TO THE SCHEDULED CLOSING FOR RECEIPT OF BID PROPOSALS. ANY REQUEST OF ANY BIDDER, PURSUANT TO THE FOREGOING SENTENCE THAT IS MADE LESS THAN SEVEN DAYS PRIOR TO THE SCHEDULED CLOSING DATE FOR THE RECEIPT OF BID PROPOSALS SHALL BE DEEMED UNTIMELY. ANY INTERPRETATION OR CORRECTION OF THE CONTRACT DOCUMENTS WILL BE MADE ONLY BY WRITTEN ADDENDUM DULY ISSUED BY THE OWNER OR THE ENGINEER. A COPY OF ANY SUCH ADDENDUM WILL BE MAILED OR OTHERWISE DELIVERED TO EACH BIDDER RECEIVING A SET OF THE CONTRACT DOCUMENTS. NO PERSON IS AUTHORIZED TO RENDER AN ORAL INTERPRETATION OR CORRECTION OF ANY PORTION OF THE CONTRACT DOCUMENTS TO ANY BIDDER, AND NO BIDDER IS AUTHORIZED TO RELY ON ANY SUCH ORAL INTERPRETATION OR CORRECTION. FAILURE TO REQUEST INTERPRETATION OR CLARIFICATION OF THE DRAWINGS, THE SPECIFICATIONS OR OTHER PORTIONS OF THE CONTRACT DOCUMENTS PURSUANT TO THE FOREGOING SHALL BE DEEMED TO BE A WAIVER OF ANY DISCREPANCY, DEFECT, OR CONFLICT THEREIN.

4. VERIFICATION OF EXISTING UTILITIES. EXISTING BURIED PIPELINES, CONDUITS AND STRUCTURES KNOWN TO THE PREPARER OF THE DRAWINGS ARE SHOWN ON THE DRAWINGS. HOWEVER, ALL SUCH PIPELINES AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THE DRAWINGS. CONTRACTOR SHALL INDEPENDENTLY VERIFY OR DETERMINE THE PRESENCE OF EXISTING BURIED PIPELINES, CONDUITS, AND STRUCTURES WITHIN THE WORK AREA WITH THE UTILITY COMPANIES, THE WATER AND SANITARY AGENCIES, AND THE PROPERTY OWNER. BEFORE COMMENCING WORK, CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS INCLUDING DEPTHS OF ALL EXISTING UNDERGROUND PIPELINES, CONDUITS AND STRUCTURES, INCLUDING SERVICE CONNECTIONS, WHICH MAY AFFECT OR BE AFFECTED BY HIS OPERATIONS AND SHALL MARK THESE LOCATIONS WITH PAINT OR FLAGS. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND PIPELINES, CONDUITS AND STRUCTURES. UPON BECOMING AWARE OF EXISTING BURIED PIPELINES, CONDUITS OR STRUCTURES NOT SHOWN OR LOCATED DIFFERENTLY THAN SHOWN ON THE DRAWINGS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE OWNER OF THE PIPELINE, CONDUIT OR STRUCTURE BY TELEPHONE, AND IN WRITING. IF SUCH PIPELINE, CONDUIT OR STRUCTURE AFFECTS OR IS AFFECTED BY THE WORK, CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION AND DIRECTION BEFORE PROCEEDING WITH THE WORK, EXCEPTING THAT IN AN EMERGENCY AFFECTING SAFETY OF LIFE, WORK OR ADJACENT PROPERTY, CONTRACTOR SHALL ACT AT ONCE WITHOUT INSTRUCTIONS TO PREVENT INJURY OR LOSS. SEE ARCHITECTURAL, ELECTRICAL, AND CIVIL PLANS FOR OTHER SITE UTILITIES.

5. DAMAGE / DEMOLITION REPAIR: IN THE EVENT THAT EXISTING UTILITIES OF ANY TYPE ARE DAMAGED BY CONTRACTOR, CONTRACTOR SHALL IMMEDIATELY REPAIR DAMAGE AND RESTORE SERVICES. IF REPAIRS ARE NOT ABLE TO BE MADE IMMEDIATELY, CONTRACTOR SHALL INSTALL TEMPORARY UTILITIES AS REQUIRED TO MAINTAIN UTILITY SERVICES TO ALL BUILDINGS AND FACILITIES, ALL CONCRETE CURB AND GUTTER, FLATWORK, AND LANDSCAPING REMOVED OR DAMAGED BY CONTRACTOR SHALL BE REPLACED IN-KIND BY CONTRACTOR. IT IS THE INTENT OF THIS SECTION THAT THE CONTRACTOR BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THESE NOTES.

6. DIMENSIONS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON WORKING DRAWINGS. ALL SIZES OF EQUIPMENT AND MATERIALS SHALL BE VERIFIED WITH EQUIPMENT MANUFACTURER. ALL PLUMBING FIXTURES SHALL BE INSTALLED PER THE DIMENSIONS ON THE ARCHITECTURAL DRAWINGS.

7. CODES AND STANDARDS: ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2022 CALIFORNIA PLUMBING CODE, THE 2022 CALIFORNIA MECHANICAL CODE, THE 2022 CALIFORNIA BUILDING CODE, THE STATE OF CALIFORNIA, THE LOCAL JURISDICTION, AND STANDARD CONSTRUCTION PRACTICES. ALL PLUMBING FIXTURES SHALL BE IN STRICT ACCORDANCE WITH THE FIXTURE SCHEDULE, AND SHALL BE NEW AND FREE FROM DEFECTS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES, AND SHALL OBTAIN APPROVED INSPECTIONS FOR ALL WORK AS REQUIRED BY OWNER AND LOCAL JURISDICTION. CONTRACTOR SHALL MAINTAIN IN EFFECT ALL INSURANCE REQUIRED BY STATE LAWS, LOCAL JURISDICTION, AND GENERAL CONTRACTOR / OWNER, WHERE CONFLICT OR VARIATION EXISTS AMONGST CODES, STANDARDS SPECIFICATIONS, OR DRAWINGS, THE MOST STRINGENT SHALL GOVERN.

8. SUBMITTALS REQUIRED: PRIOR TO ORDERING FIXTURES AND MATERIALS, CONTRACTOR SHALL FURNISH SUBMITTALS OF ALL FIXTURES AND MATERIALS PROPOSED FOR USE IN THIS PROJECT. ALL FIXTURES AND MATERIALS SHALL BE INSTITUTIONAL GRADE HEAVY DUTY QUALITY. ORDERING OF FIXTURES AND MATERIALS SHALL ONLY PROCEED AFTER SATISFACTORY REVIEW OF ALL SUBMITTALS BY ENGINEER / OWNER. COPIES OF ALL OWNER'S MANUALS, WARRANTIES, AND OTHER WRITTEN INFORMATION REGARDING SYSTEMS SHALL BE SUBMITTED TO OWNER.

9. CONSTRUCTION OBSERVATION: IN ADDITION TO THE REQUIREMENT FOR OBTAINING INSPECTIONS BY THE LOCAL JURISDICTION, CONTRACTOR SHALL NOTIFY ENGINEER AT APPROPRIATE TIMES DURING THE CONSTRUCTION PROCESS SO THAT ENGINEER CAN VISIT SITE TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF CONTRACTOR'S WORK AND TO DETERMINE IF THE WORK IS PROCEEDING IN GENERAL ACCORDANCE WITH THE CONTRACT DOCUMENTS.

10. PIPING LOCATIONS: PIPING LOCATIONS SHOWN ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL LATERAL STUBS, OFFSETS, OBSTRUCTIONS, ETC REQUIRED IN THE FIELD. THE ACTUAL LOCATIONS OF LINES, CLEANOUTS AND CONNECTIONS MAY VARY. PROVIDED THAT COMPLETE SYSTEMS ARE SIZED AND INSTALLED IN COMPLIANCE WITH CODES, ANY SIGNIFICANT DEVIATIONS FROM THE PLANS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION. VERIFY CONNECTIONS LOCATIONS AND RELOCATABLES. CUT & PATCH FINISHED SURFACES AS NEEDED FOR PIPE INSTALLATION. PATCH SHALL MATCH ADJACENT SURFACES. MINIMUM CONCRETE PATCH 5 FT. IN WALKWAYS.

11. NATURAL GAS PIPING: ALL ABOVE GROUND NATURAL GAS PIPING 2-1/2" AND SMALLER SHALL BE US MANUFACTURED BLACK (INTERIOR) OR GALVANIZED (EXTERIOR) SCH. 40 STEEL PIPE WITH 150 POUND BLACK OR GALVANIZED (EXTERIOR) THREADED FITTINGS. ALL ABOVE GROUND NATURAL GAS PIPING 3" AND LARGER SHALL BE US MANUFACTURED BLACK (INTERIOR) OR GALVANIZED (EXTERIOR) SCH. 40 STEEL PIPE WITH WELDED CONNECTIONS. PER AWS D10.12M/D10.12:2000. CONNECTIONS TO VALVES AND PRESSURE REGULATORS SHALL BE FLANGED FOR SIZES 2" AND LARGER. ALL UNDERGROUND NATURAL GAS PIPING SHALL BE US MANUFACTURED (SDR 11.5) POLYETHYLENE PLASTIC APPROVED FOR NATURAL GAS SERVICE. INSTALL TRACER WIRES FOR UNDERGROUND PLASTIC PIPE. TRANSITIONS FROM PLASTIC TO STEEL PIPE SHALL BE MADE WITH PRE-BENT ANODELESS LISTED STEEL TRANSITION FITTING. PROVIDE A CAPPED DIRT LEG IN EACH PIPE SERVING GAS BURNING EQUIPMENT. PROVIDE A NEW FLEXIBLE GAS SUPPLY & McDONALD SERIES 10710 VALVE AT EACH APPLIANCE. GAS SHUTOFF VALVES AT BUILDING, McDONALD 10558B FOR 3/4" MEDIUM PRESSURE SERVICE.

12. LABEL GAS PIPING WITH THE FOLLOWING LANGUAGE "MEDIUM PRESSURE GAS PIPING".

13. UNDERGROUND ALERT: CALL 811 BEFORE YOU DIG OR VISIT CALIFORNIA811.ORG TO REQUEST A TICKET ONLINE."

DO NOT START ANY EXCAVATION JOB WITHOUT FIRST OBTAINING A POSITIVE RESPONSE FROM SOCALGAS THAT YOUR LOCATION AND MARK REQUEST HAS BEEN ADDRESSED.

BEFORE LAYING OUT PIPING AND PERFORMING TRENCHING, CONTRACTOR SHALL DETERMINE LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CONTACT "DIG ALERT / UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA" - 811 OR CALIFORNIA811.ORG. CONTRACTOR SHALL ALSO CONTACT OWNER'S REPRESENTATIVE TO ASCERTAIN LOCATIONS OF UNDERGROUND PIPING AND OTHER CONDITIONS AFFECTING TRENCHING, AND SHALL PERFORM TESTING AND SUBSURFACE EXPLORATION AS NECESSARY TO LOCATE UTILITIES.

14. TRENCHING: MATERIAL SHALL BE EXCAVATED FROM TRENCHES AND PILED ADJACENT TO THE TRENCH. MATERIAL SHALL BE PILED IN SUCH A MANNER THAT WILL CAUSE A MINIMUM OF INCONVENIENCE TO PUBLIC TRAVEL. STRIP GRASS/ ROOT MAT BEFORE EXCAVATING AND SEPARATE FROM EXCAVATION SPOILS STOCKPILE. ALL ROCK, BOULDERS, AND STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF SIX (6) INCHES UNDER AND AROUND PIPES. EXCAVATIONS SHALL BE KEPT FREE OF WATER. TRENCHES SHALL BE DUG TO TRUE AND SMOOTH BOTTOM GRADES AND IN ACCORDANCE WITH THE LINES INDICATED ON DRAWINGS AND AS DIRECTED. TRENCH WIDTHS SHALL NOT EXCEED 30 INCHES OR 1.5 TIMES OUTSIDE DIAMETER OF THE PIPE PLUS 18 INCHES WHICHEVER IS GREATER. MINIMUM TRENCH WIDTH SHALL BE WIDE ENOUGH TO ENSURE CLEAN-OUT OF DISTURBED SOILS AND ACCOMMODATE MECHANICAL COMPACTION EQUIPMENT (APPLIES TO BOTH TRENCHES AND VAULT/ BOX EXCAVATIONS).

DEPTH OF TRENCHING FOR WATER AND GAS PIPING SHALL BE SUCH AS TO GIVE A MINIMUM COVER OF 18 INCHES OVER THE TOP OF THE PIPE. DEEPER EXCAVATION MAY BE REQUIRED DUE TO LOCALIZED BREAKS IN GRADE, OR TO INSTALL THE NEW PIPING UNDER EXISTING CULVERTS OR OTHER UTILITIES WHERE NECESSARY.

TRENCHING FOR SEWERS AND DRAINS SHALL BE OF SUFFICIENT WIDTH TO PERMIT PROPER JOINTING OF THE PIPE AND BACKFILLING OF MATERIAL ALONG THE SIDES OF THE PIPE. TRENCH WIDTH AT THE SURFACE OF THE GROUND SHALL BE KEPT TO THE MINIMUM AMOUNT NECESSARY TO INSTALL THE PIPE IN A SAFE MANNER. TRENCHES SHALL BE EXCAVATED BELOW THE BARREL OF THE PIPE A SUFFICIENT DISTANCE TO PROVIDE FOR BEDDING MATERIAL.

WHERE THE TRENCH BOTTOM IS IN A MATERIAL WHICH IS UNSUITABLE FOR FOUNDATION OR WHICH WILL MAKE IT DIFFICULT TO OBTAIN UNIFORM BEARING FOR THE PIPE, SUCH MATERIAL SHALL BE REMOVED AND A STABLE FOUNDATION PROVIDED. THIS SHALL INCLUDE THE PREPARATION OF THE NATIVE TRENCH BOTTOM AND/OR THE TOP OF THE FOUNDATION MATERIAL TO A UNIFORM GRADE SO THAT THE ENTIRE LENGTH OF PIPE RESTS FIRMLY ON A SUITABLE PROPERLY COMPACTED MATERIAL. CLEAN AGGREGATE BASE TO BE USED FOR FOUNDATION PURPOSES SHALL BE OF A TYPE AND GRADATION TO PROVIDE A SOLID COMPACT BEDDING IN THE TRENCH.

15. BACKFILL: CONTRACTOR SHALL COMPLETE 4" SAND (COMPACTED TO 95%) BEDDING AND THEN BACKFILL TO 6 INCHES OVER THE TOP OF THE PIPE WITH SAND BEFORE STARTING BACKFILLING OPERATIONS. UNSTABLE AND/ OR WET EXCAVATION BOTTOMS SHALL REQUIRE PLACEMENT OF AT LEAST 6" (COMPACTED THICKNESS) OF CLEAN AGGREGATE BASE UNDER PIPE IN LIEU OF BEDDING SAND. TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE PIPE FROM DAMAGE, MOVEMENT AND SHIFTING. COMPACTION EQUIPMENT USED ABOVE THE PIPE ZONE SHALL BE OF A TYPE THAT DOES NOT INJURE THE PIPE. WHERE ORIGINAL EXCAVATED MATERIAL IS UNSUITABLE FOR TRENCH BACKFILL, BACKFILL GRAVEL SHALL BE PLACED. UNSUITABLE MATERIAL SHALL BE REMOVED TO A DISPOSAL AREA. WHEREVER A TRENCH IS EXCAVATED IN A PAVED ROADWAY, SIDEWALK OR OTHER AREA WHERE MINOR SETTLEMENTS WOULD BE DETRIMENTAL AND WHERE NATIVE EXCAVATED MATERIAL IS NOT SUITABLE FOR COMPACTION AS BACKFILL, TRENCH SHALL BE BACKFILLED WITH BACKFILL GRAVEL. WARNING TAPE MARKERS AND TRACER WIRES SHALL BE INSTALLED DURING BACKFILL OPERATIONS.

THE METHOD OF COMPACTION SHALL BE AT CONTRACTOR'S OPTION, UNLESS EXCAVATION PERMIT REQUIRES A SPECIFIC TYPE. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE PROPER SIZE AND TYPE OF COMPACTION EQUIPMENT AND SELECT THE PROPER METHOD OF UTILIZING SAID EQUIPMENT TO ATTAIN THE REQUIRED COMPACTION DENSITY. COMPACTION BY WATER JETTING WILL NOT BE PERMITTED.

WHERE BACKFILL IS REQUIRED TO BE COMPACTED TO A SPECIFIED DENSITY, TESTS FOR COMPLIANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY. ALLOW TESTING SERVICE TO INSPECT AND APPROVE EACH SUBGRADE AND FILL LAYER BEFORE FURTHER FILL, BACKFILL OR CONSTRUCTION WORK IS PERFORMED.

16. TESTING: TEST FOR LEAKS, PRESSURIZE EXISTING GAS PIPE AT POINT OF CONNECTION AT 30 PSI FOR 24 HOURS.

17. CORRECTION OF WORK: THE CONTRACTOR SHALL PROMPTLY CORRECT ALL WORK THE SCHOOL DISTRICT FINDS DEFECTIVE OR FAILING TO CONFORM TO THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BEAR ALL COSTS REQUIRED BY THE CONTRACT DOCUMENTS IF ANY OF THE WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL CORRECT IT PROMPTLY AFTER RECEIPT OF A WRITTEN NOTICE FROM THE SCHOOL DISTRICT TO DO SO.

18. WARRANTY: THE CONTRACTOR SHALL WARRANT THAT ALL SYSTEMS, SUBSYSTEMS, AND COMPONENT PARTS ARE FULLY FREE FROM DEFECTIVE DESIGN, MATERIALS, AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE SCHOOL DISTRICT. 18. AS-BUILT DRAWINGS SHALL BE GIVEN TO THE SCHOOL DISTRICT PRIOR TO ACCEPTANCE OF THE PROJECT. AS-BUILT DRAWINGS SHALL HAVE DIMENSIONS, DEPTHS, & INVERT FROM ADJACENT BUILDINGS AND INCLUDE ACTUAL LOCATIONS OF CLEAN-OUTS, VALVES, AND POINT OF CONNECTION TO EXISTING.

19. CLEANUP: CONTRACTOR SHALL THOROUGHLY CLEAN ENTIRE JOBSITE EVERY DAY OF ALL DEBRIS ASSOCIATED WITH PLUMBING INSTALLATION.

20. COORDINATION: CONTRACTOR SHALL COORDINATE WITH THE SCHOOL DISTRICT'S PROJECT MANAGER AND ALL RELATED TRADES.

21. CUTTING AND PATCHING: WORK INCLUDES CUTTING AND PATCHING (TO MATCH EXISTING) ALL SURFACES AND SYSTEMS DISTURBED BY THE PLUMBING WORK.

22. EXPOSED WATER & GAS PIPING IS TO BE CLEANED AND PRIMED WITH A RUST INHIBITIVE PRIMER, AND PAINTED. GAS SHALL BE YELLOW (VERIFY COLORS WITH SCHOOL DISTRICT).

23. CONTACT GAS COMPANY TO RESTORE SERVICE, ONCE THE GAS SERVICE HAS BEEN RESTORED, PRESSURE TEST, PURGE LINES AT EACH APPLIANCE, THROUGHOUT CAMPUS. RE-LIGHT ANY PILOT LIGHTS.

24. CONTRACTOR SHALL PREPARE AS-BUILT DRAWINGS DAILY AS WORK PROGRESSES. INCLUDE DIMENSIONS FROM PERMANENT STRUCTURES. PROVIDE SEWER INVERTS AT POINT OF CONNECTION AND CLEANOUTS. AT EACH PAY REQUEST PROVIDE PROGRESS SET TO PROJECT MANAGER.

25. CAP ALL ABANDONED GAS LINES. VERIFY WHAT IS BEING SERVED WITH SCHOOL DISTRICT, PRIOR TO CUTTING AND CAPPING LINE. RECORD ON AS-BUILTS, INDICATE SIZE AND LOCATION OF ABANDONED GAS LINE.

PLUMBING EQUIPMENT SCHEDULE

SYMBOL DESCRIPTION



SEISMIC SAFETY GAS VALVE: KOSO OR SAFE-T-QUAKE SIZE ON PLANS. PROVIDE MODEL SUITABLE FOR ORIENTATION OF INSTALLED UNIT. (SIZES 2" & LARGER, SHALL BE FLANGED).



GAS PRESSURE REGULATOR. AMERICAN REGULATOR CO. MODEL 1843-B-3/4" 150 CFH. INSTALL METAL TAG AT REGULATOR "WARNING 5 PSI GAS PRESSURE AT INLET". 5 PSI INLET PRESSURE, 8"-14" OUTLET PRESSURE.



GAS SHUT OFF VALVE: A.Y. McDONALD 10558B. MEDIUM PRESSURE. EQUIPMENT SHUT OFF VALVE. INSTALL PER MANUFACTURERS RECOMMENDATIONS. SEE PLANS FOR SIZES.



APPLIANCE GAS SHUT OFF VALVE: A.Y. McDONALD 10710, THREADED ENDS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. FOR SIZES THROUGH 1-1/2".

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133



CONTACT 811 AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

VC GREENHOUSE NEW GAS PIPING PER 2022 CPC CHAPTER 12 TABLE 1215.2(1) SCH 40 STL

EQUIPMENT	QTY	CFH	TOTAL CFH
HEAT VENT UNIT	1	150	150
TOTAL CFH			150
FARTHEST DISTANCE FRM REG.			50 FT
PIPE SIZE @ 50 FT	1/2"	3/4"	
CFH	72	151	

MATERIAL SCHEDULE, ALL U.S. MANUFACTURED

NATURAL GAS PIPING, UNDERGROUND:	POLYETHYLENE PIPE, SDR 11 W/ FUSED FITTINGS
NATURAL GAS PIPING, ABOVE GROUND (EXTERIOR):	STEEL PIPE: GALVANIZED STEEL, SCHEDULE 40,W/ GALV. THREADED FITTINGS

REV.	DATE

**AE Group**
Mechanical Engineers

838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegruppe.com

VENTURA COLLEGE
ECT GREENHOUSE IMPROVEMENTS
VENTURA, CA

SCALE: AS SHOWN
DATE: 10-03-25
BLDG. NO.:

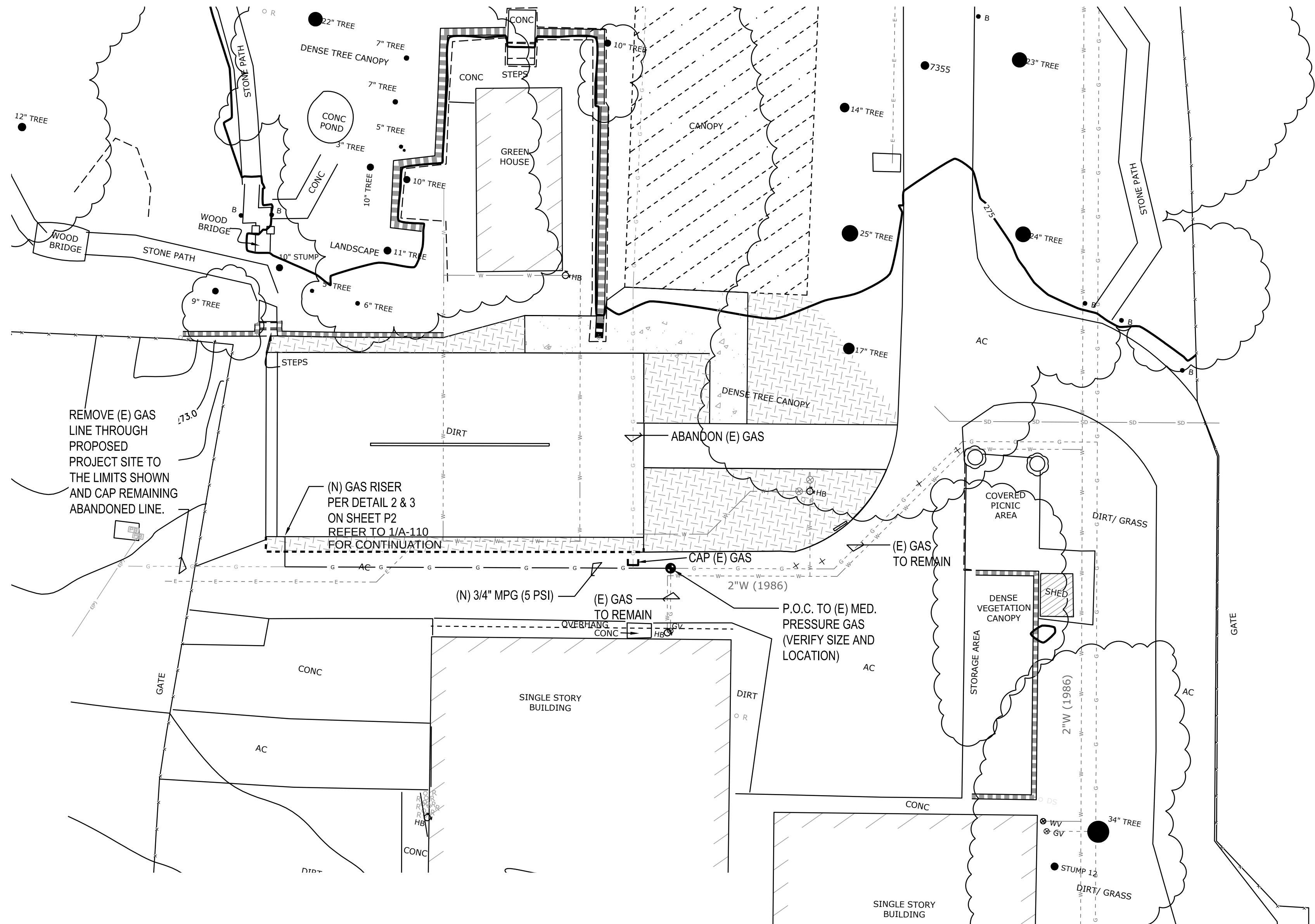
PLUMBING
NOTES & SCHEDULES

P1

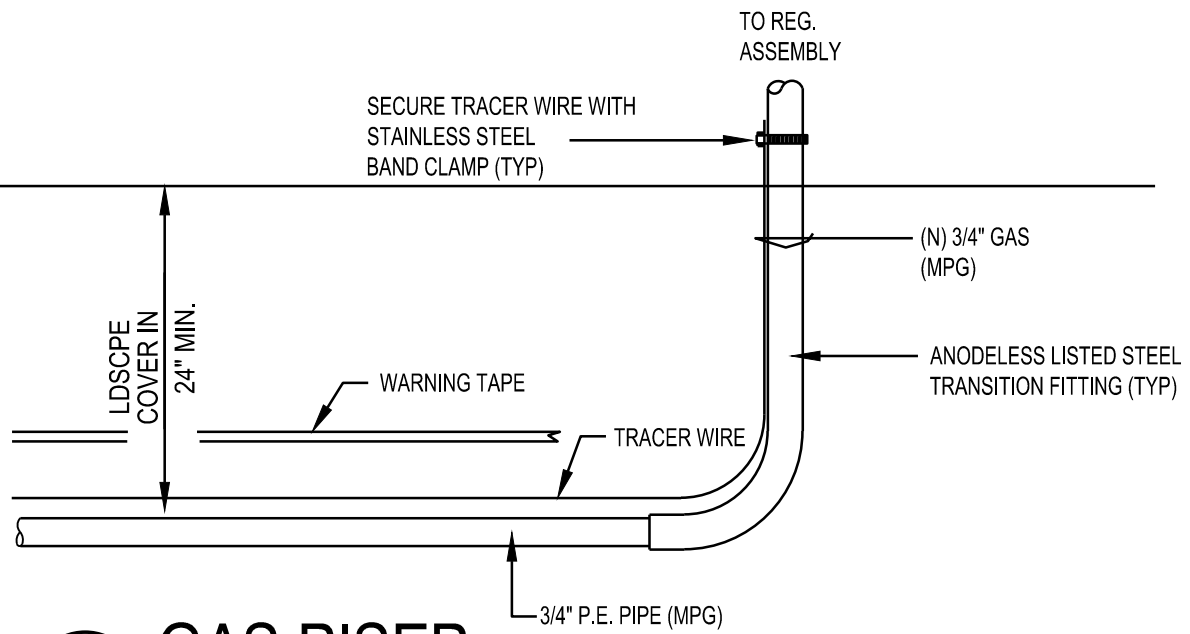
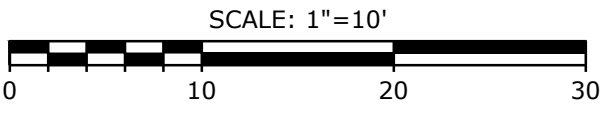
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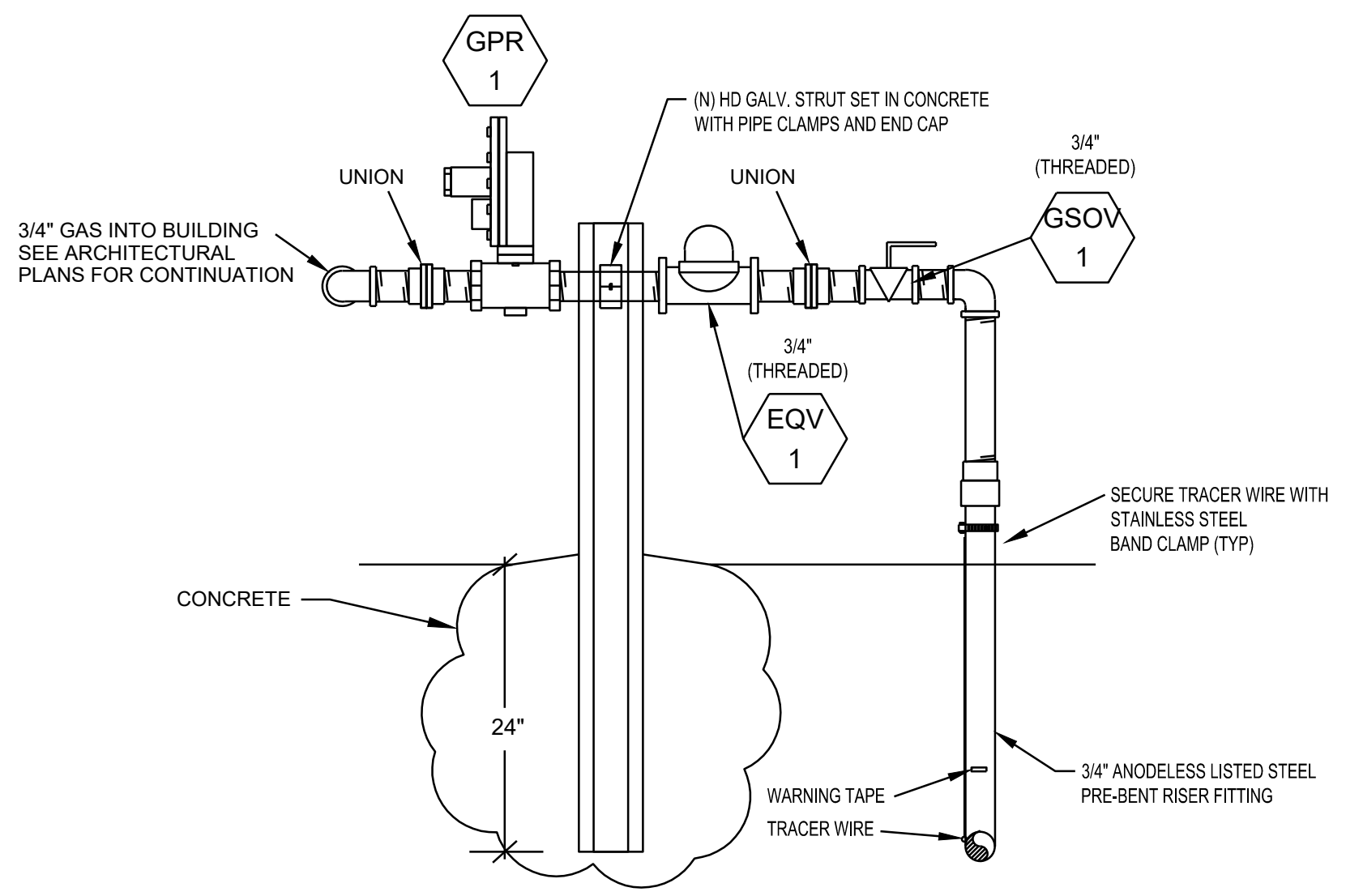




1 PARTIAL SITE GAS PLUMBING PLAN

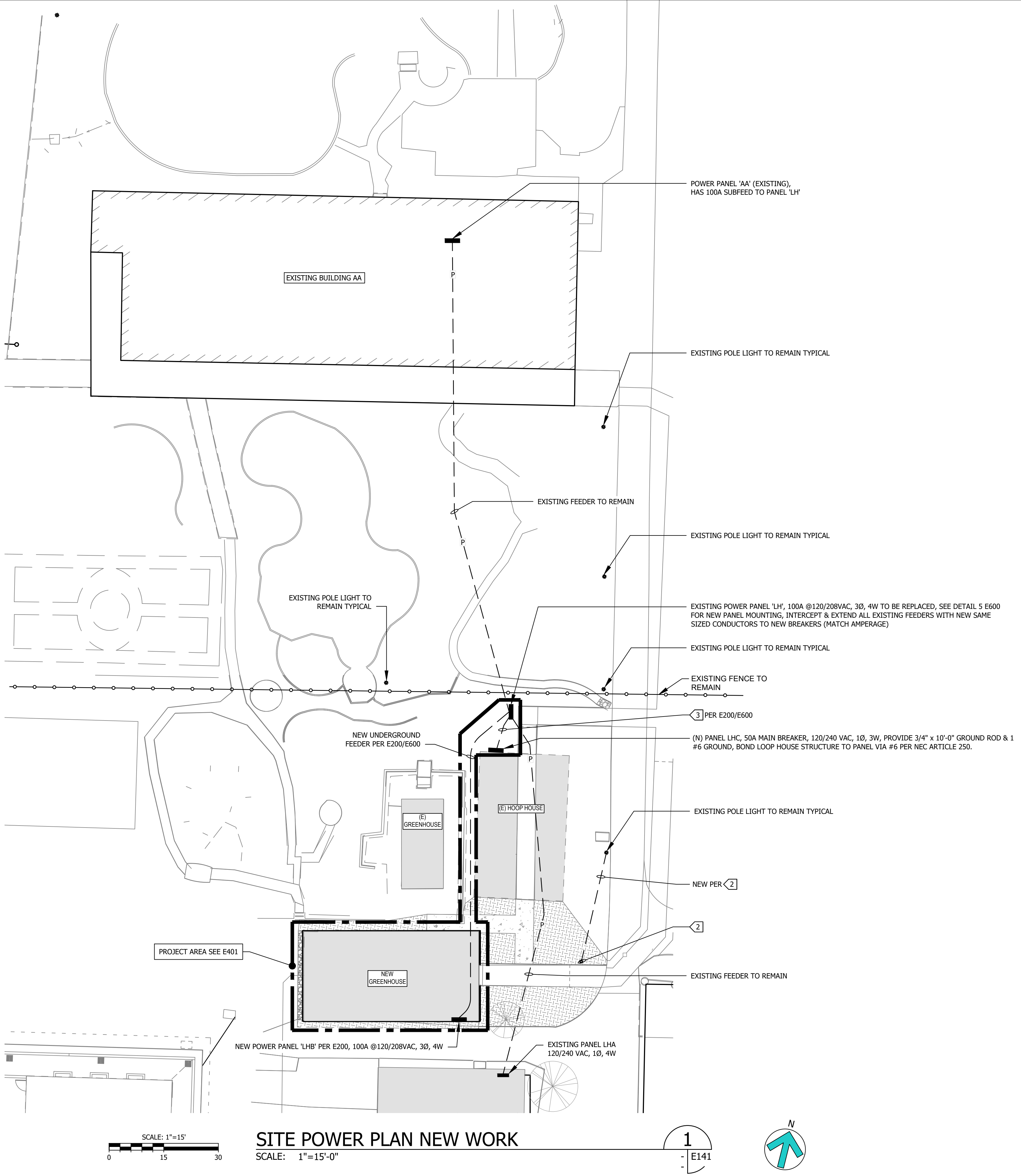


2 GAS RISER



3 BUILDING GAS SUPPLY

NOTE: REFER TO C500 AND KEYNOTE 22-003 / A-110 FOR WATER LINES.



- SHEET NOTES:**
1. CONTRACTOR SHALL FURNISH AND INSTALL PULL BOXES AS REQUIRED TO INSTALL CONDUCTORS PER CONDUCTOR MANUFACTURERS RECOMMENDATIONS, PER THE NATIONAL ELECTRICAL CODE AND PER LOCAL AUTHORITIES HAVING JURISDICTION.
 2. 1" CONDUIT MINIMUM UNLESS OTHERWISE NOTED.
 3. VERIFY LOCATION OF ALL DEVICES ON ARCHITECTURAL PLANS.
 4. COORDINATE WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL REQUIRE COORDINATION AND PROVIDE ALL ELECTRICAL CONNECTIONS, DEVICES, AND WIRING REQUIRED WHETHER SHOWN ON ELECTRICAL DRAWINGS OR NOT.

- KEY NOTES:**
- 1 INTERCEPT FEEDER (480 VAC) WITH NEW 12" x 18" TRAFFIC RATED CONCRETE PULLBOX & PROVIDE NEW 1-1/4" C 2 #6 & 1 #10 GND.
 - 2 CONTRACTOR TO OBTAIN FROM VENTURA COLLEGE M&O DEPARTMENT AN EXISTING POLE LIGHT, CONTRACTOR TO PROVIDE A NEW POLE BASE & ANCHOR BOLTS (PER E600) & INSTALL DOUBLE HEAD POLE LIGHT & CONNECT TO EXISTING POLE LIGHT CIRCUIT PER 1. SEE DETAIL #2 E600 FOR POLE BASE. 1" C -2 #6 & 1 #10 GND.
 - 3 NEW 1" C - 3 #6 & 1 #10 GROUND FROM PANEL 'LH' TO PANEL 'LHC'.

EXISTING CONDITIONS: PRIOR TO BID, CONTRACTOR SHALL MAKE A DETAILED SURVEY OF THE EXISTING CONDITIONS PERTAINING TO THE WORK. CHECK THE LOCATIONS OF ALL EXISTING STRUCTURES, EQUIPMENT, AND WIRING (BRANCH CIRCUITING AND CONTROLS). CHECK FOR ANY HAZARDOUS MATERIALS WHICH MAY REQUIRE SPECIAL HANDLING.



Under
ground
Service Alert
of Southern California
Call: TOLL FREE
1-800
422-4133

TWO WORKING DAYS BEFORE YOU DIG
CALL DIG ALERT PRIOR TO START OF CONSTRUCTION
TO LOCATE ALL UNDERGROUND UTILITIES



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VENTURA
COLLEGE
ECT
GREENHOUSE

BID DOCUMENTS

No.	Description	Date

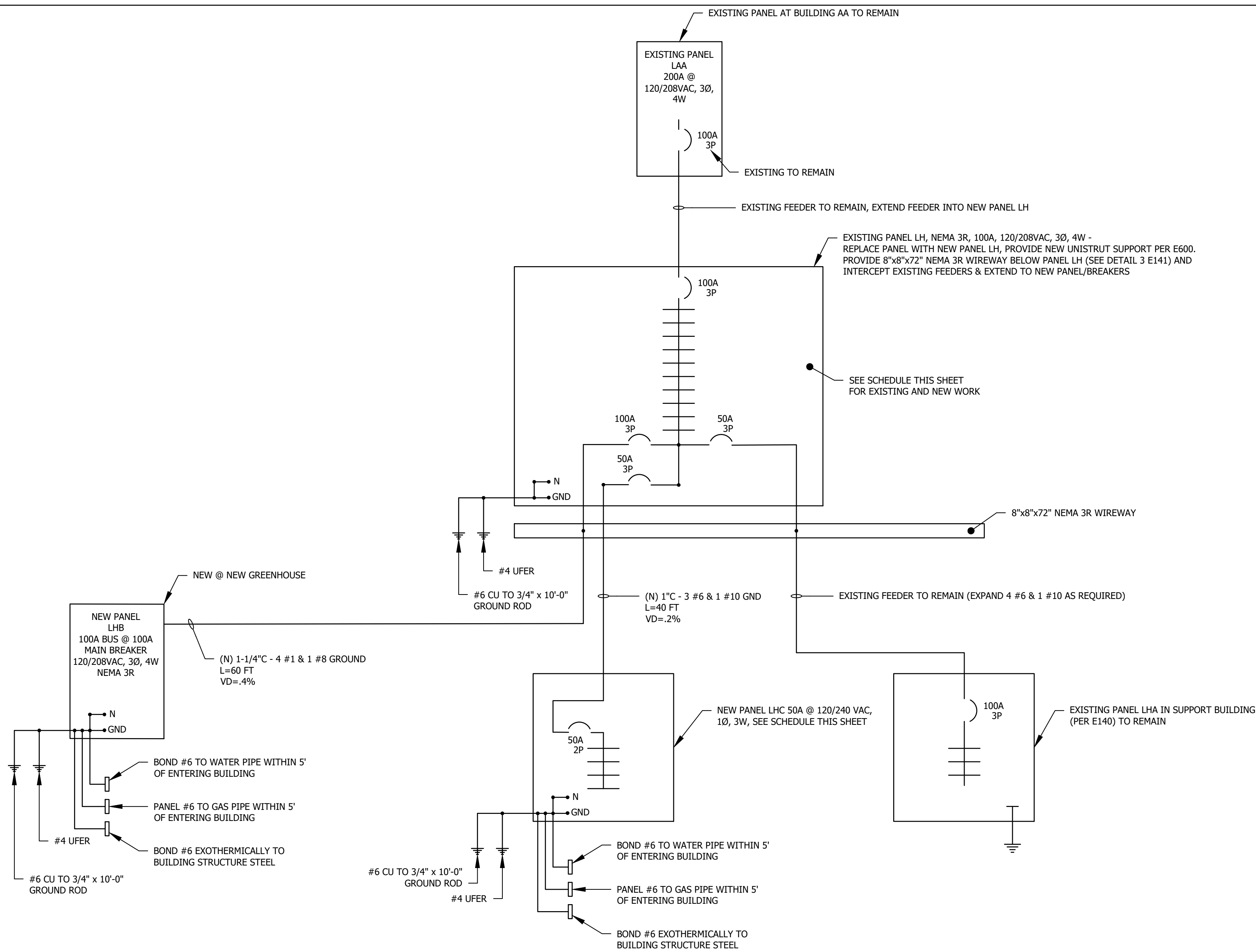
Sheet Name

SITE POWER PLAN
NEW WORK

	25-157
Date	05/29/2026
Drawn by	DSITLTK
Checked by	KL
Sheet Number	

E141

Drafter:CM03 Paper Size: 12.9
Drawing:G:\25\157\EL\Sheets\25-157 E200.dwg
May 28, 2026, 9:30am
Attached XREF's:
XREF: G:\25\157\EL\Works\25-157 tb.dwg
XREF: G:\25\157\AE\Works\1056 - W' Greenhouse - TTT F81 DCC.dwg



ELECTRICAL SINGLE LINE DIAGRAM 2

SCALE: NTS - E200

NEW PANEL

PANEL NUMBER

LHC

VOLTAGE

120/240

PHASE

1

WIRE

3

SOURCE

LH

A.I.C.

10,000

PANEL LOCATION

PER E141 (BY HOOP BLDG)

BUS AMPERE RATING

100

NEMA 3R

COPPER BUSS

MAIN LUGS ONLY

SURFACE MOUNTING

CIRCUIT	PANEL NO.	METER	FUSE	CIRCUIT DESCRIPTION	LOAD(VA)		BRKR		CKT	PHASE	CKT	BRKR		LOAD(VA)		CIRCUIT DESCRIPTION	METER	FUSE	L.C.L.
					A	B	POLE	AMP				AMP	POLE	A	B				
				SPARE	-	-	1	20	1	→	2	20	1	-	-	SPARE			
				SPARE	-	-			3	→	4			-	-	SPARE			
				SPARE	-	-			5	→	6			-	-	SPARE			
				SPARE	-	-			7	→	8			-	-	SPARE			
				SPARE	-	-			9	→	10			-	-	SPARE			
				SPARE	-	-			11	→	12			-	-	SPARE			
				SPARE	-	-			13	→	14			-	-	SPARE			
				SPARE	-	-			15	→	16			-	-	SPARE			
				SPARE	-	-			17	→	18			-	-	SPARE			
				SPARE	-	-			19	→	20			-	-	SPARE			
				BACKED MAIN	-	-		50	21	→	22			-	-	SPARE			
				BACKED MAIN	-	-	2		23	→	24			-	-	SPARE			
TOTALS					-	-								-	-	TOTALS			

L.C.L. VOLT AMPS:

PHASE A

PHASE B

TOTAL VOLT AMPS:

PHASE A

PHASE B

TOTAL AMPS:

PHASE A

PHASE B

NEW PANEL

PANEL NUMBER

LHB

VOLTAGE

120/208

PHASE

3

WIRE

4

SOURCE PANEL

LH

A.I.C.

10,000

PANEL LOCATION

NEW GREENHOUSE

BUS AMPERE RATING

100

☒ NEMA 3R

☒ COPPER BUSS

☒ MAIN CIRCUIT BREAKER

100A

☒ SURFACE MOUNTING

PHASE	WIRE	CONDUCTOR	CIRCUIT DESCRIPTION			LOAD(VA)			BRKR			PHASE	LOAD(VA)			CIRCUIT DESCRIPTION		
			A	B	C	POLE	AMP		OKT		AMP	POLE	A	B	C			
			SPARE	-		1	20		1		2							LIGHTING
			SPARE		-				3		4							LIGHTING (FUTURE)
			SPARE						5		6							LIGHTING (FUTURE)
			RECEPTACLE LOAD	900					7		8			-				SPARE
			RECEPTACLE LOAD		900				9		10				-			SPARE
			RECEPTACLE LOAD			540			11		12					-		SPARE
			RECEPTACLE LOAD						13		14			-				SPARE
			RECEPTACLE LOAD		360				15		16				-			SPARE
			SPARE						17		18					-		SPARE
			SPARE	-					19		20			-				SPARE
			SPARE		-				21		22				-			SPARE
			SPARE						23		24							SPARE
			SPARE	-					25		26			-				SPARE
			SPARE		-				27		28				-			SPARE
			SPARE						29		30					-		SPARE
			SPARE	-					31		32			-				SPARE
			SPARE		-				33		34				-			SPARE
			SPARE						35		36					-		SPARE
			SPARE	-					37		38			-				SPARE
			SPARE		-				39		40				-			SPARE
			SPARE						41		42							SPARE
TOTALS			1440	1260	540								200	-	-		TOTALS	
L.C.L. VOLT AMPS:			150	PHASE A			50	PHASE B			50	PHASE C			50			
TOTAL VOLT AMPS:			3590	PHASE A			1690	PHASE B			1310	PHASE C			590			
TOTAL AMPS:			10	PHASE A			14	PHASE B			12	PHASE C			5			

(EXISTING PANEL LH)

PANEL NUMBER LH

VOLTAGE 120/208

PHASE 3

WIRE 4

SOURCE PANEL AA

A.I.C. 10,000

PANEL LOCATION NEAR LOOP BUILDING

BUS AMPERE RATING 100

☒ NEMA 3R

☒ COPPER BUSS

☒ MAIN CIRCUIT BREAKER

100A (BACK FED)

☒ SURFACE MOUNTING

FLUSH MOUNTING

C.L.		P.O.V.		N.E.T.		CIRCUIT DESCRIPTION	LOAD(VA)			BRKR		LOAD(VA)			CIRCUIT DESCRIPTION	M.O.U.		T.C.L.				
							A	B	C	POLE	AMP	CTK	AMP	POLE		A	B	C	IN	OUT	IN	OUT
						MAIN (BACK FED)	-				100	1	2	40	-							
						MAIN (BACK FED)		.				3	4	2	.							
						MAIN (BACK FED)			.			5	6	40	.							
						MISC. LOADS	-				20	7	8	2	.							
						MISC. LOADS		.				9	10	20	1	.						
						MISC. LOADS			.			11	12	20	1	.						
						SPACE	-					13	14		.							
						SPACE		.				15	16		.							
						SPACE			.			17	18		.							
TOTALS							-	-	-						-							
L.C.L. VOLT AMPS: .							PHASE A .			PHASE B .			PHASE C .									
TOTAL VOLT AMPS: .							PHASE A .			PHASE B .			PHASE C .									
TOTAL AMPS: .							PHASE A .			PHASE B .			PHASE C .									

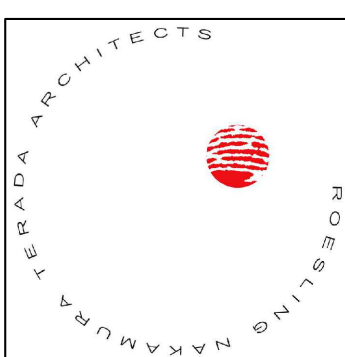
[illegible]

PANEL SCHEDULES

SCALE: NTS

1
- E200

-	LGH
-	LH (X)
LHC	LH (NEW)



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GREENHOUSE

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[illegible]

Sheet Name

ELECTRICAL SINGLE LINE DIAGRAM

25-157

Date 05/29/2026

Drawn by DS\IT\LK

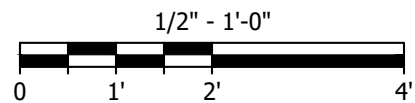
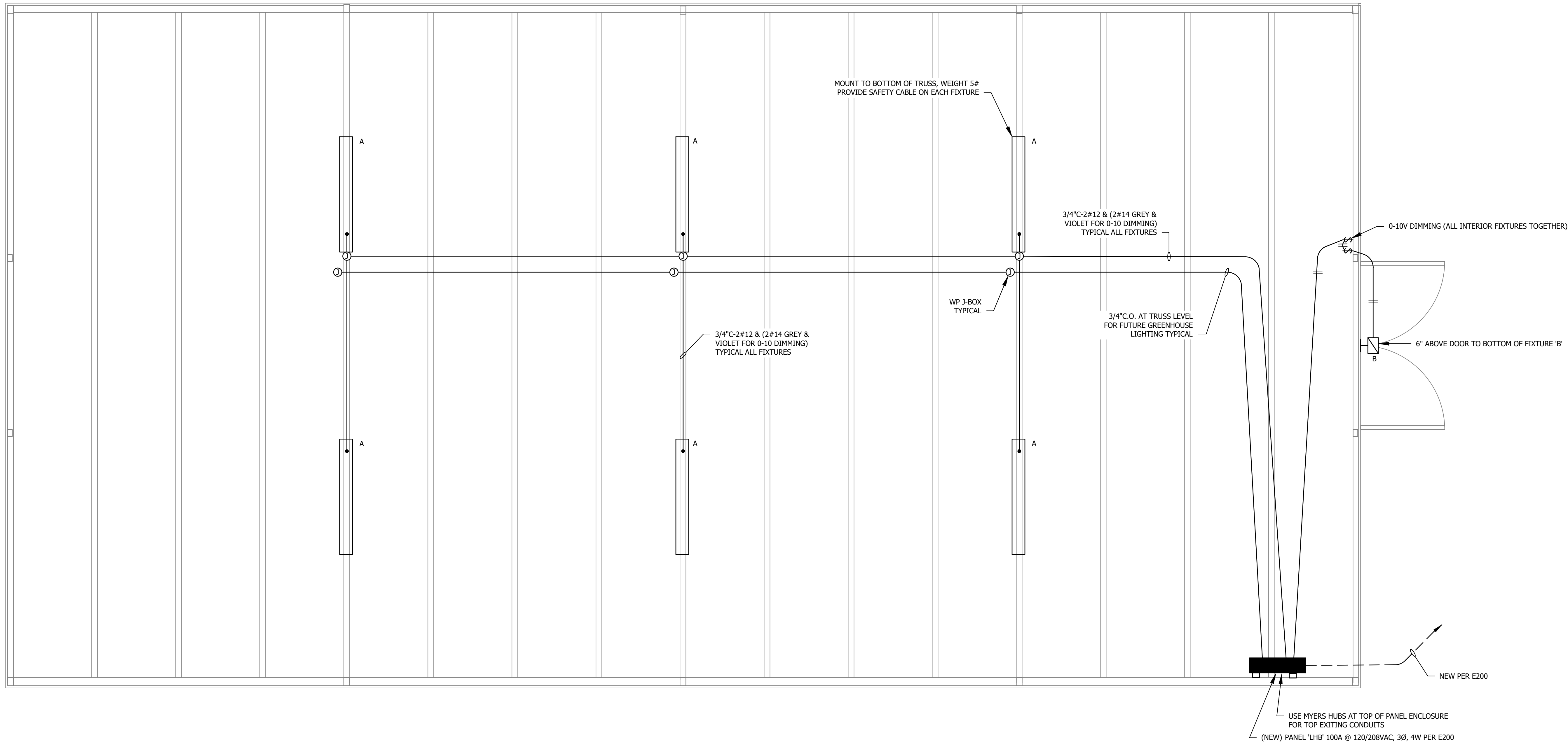
Checked by

E200

SHEET NOTES:

- CONTRACTOR SHALL VERIFY LOCATION AND MOUNTING OF ALL LIGHT FIXTURES AND CONTROL PRIOR TO BID PROPOSAL, ROUGH-IN, AND FINISH INSTALLATION.
- CONTRACTOR SHALL FURNISH AND INSTALL PULL BOXES AS REQUIRED TO INSTALL CONDUCTORS PER CONDUCTOR MANUFACTURERS RECOMMENDATIONS, PER THE NATIONAL ELECTRICAL CODE AND PER LOCAL AUTHORITIES HAVING JURISDICTION.
- 3/4" CONDUIT MINIMUM UNLESS OTHERWISE NOTED (WET LOCATION STEEL MC CABLE WITH 2 #14 FOR 0-10 DIMMING FOR LIGHT FIXTURES SHALL BE PERMITTED ABOVE GROUND).
- ALL LIGHTING FIXTURES SHALL BE SECONDARILY SUPPORTED WITH SAFETY CABLES, PROVIDED BY CONTRACTOR.
- VERIFY LOCATION OF ALL DEVICES ON ARCHITECTURAL PLANS.
- CONTRACTOR SHALL PROVIDE ALL BACKING, BRACKETS, SUPPORTS, AND MOUNTING HARDWARE NECESSARY TO PROPERLY INSTALL LIGHTING FIXTURES.
- COORDINATE WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL REQUIRE COORDINATION AND PROVIDE ALL ELECTRICAL CONNECTIONS, DEVICES, AND WIRING REQUIRED WHETHER SHOWN ON ELECTRICAL DRAWINGS OR NOT.
- ALL INTERIOR DEVICES SHALL BE WET LOCATION LISTED.

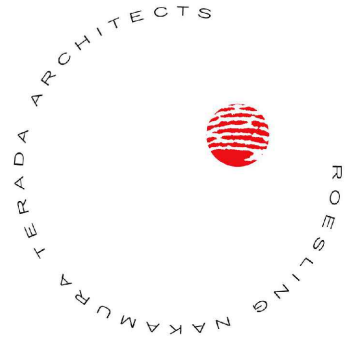
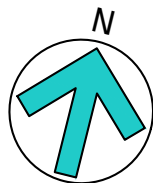
ALL WORK SHOWN IS NEW



GREENHOUSE LIGHTING PLAN

SCALE: 1/2"=1'-0"

1
E301



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No.	Description	Date

Sheet Name

GREENHOUSE
LIGHTING PLAN

25-157

Date 05/29/2026

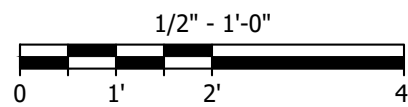
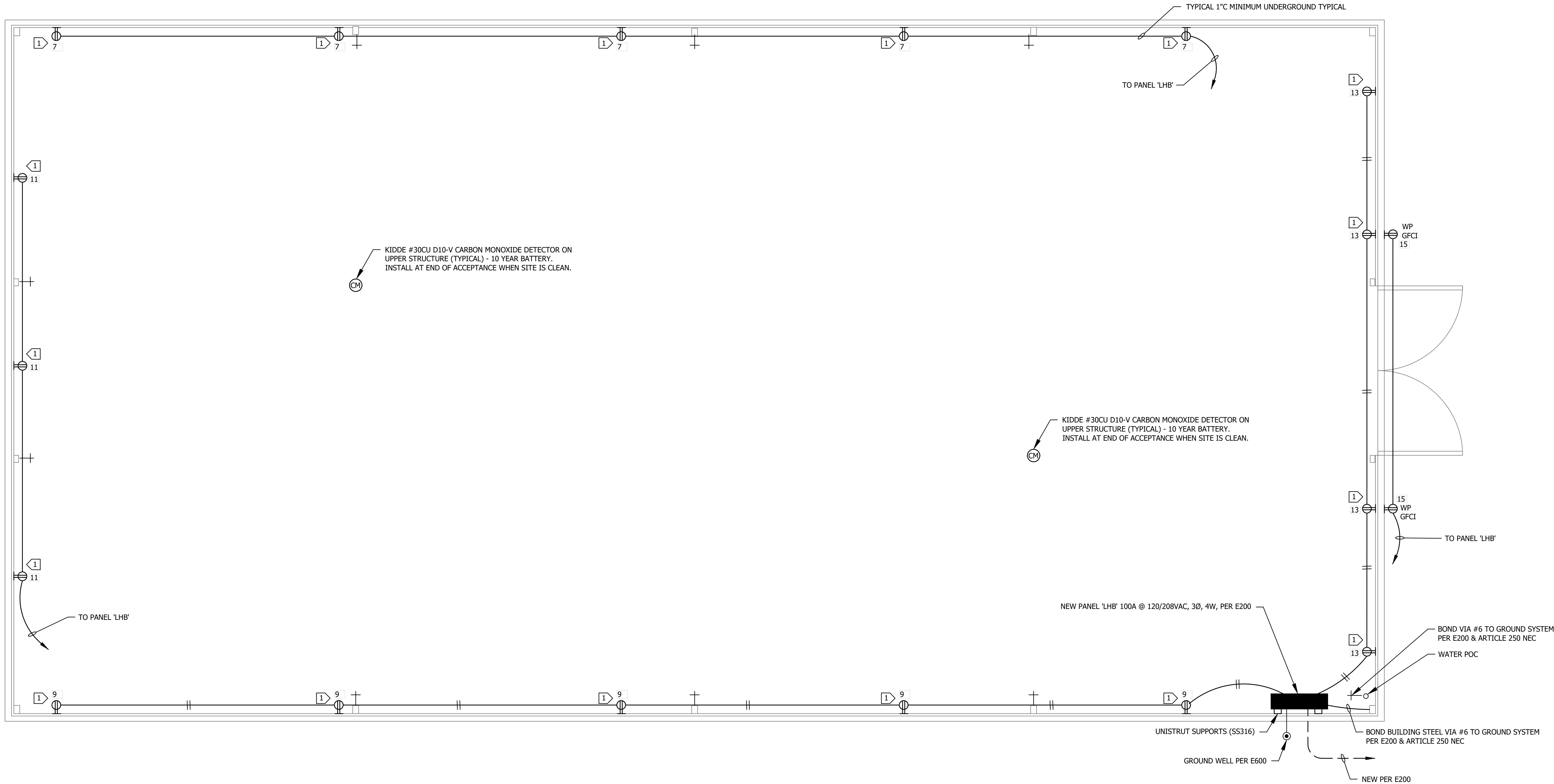
Drawn by DS/ITLK

Checked by KL

Sheet Number

E301

DATE: 28 May 2026
PATHNAME: G:\25\157\EL\Sheets
DRAWING FILENAME: 25-157 E401
DRAFTER: CM03
TIME: 9:30 am



GREENHOUSE POWER PLAN
SCALE: 1/2"=1'-0"

1
- E401



KEY NOTES:

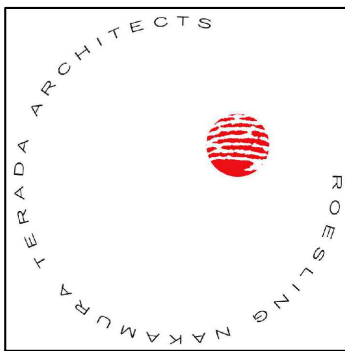
1. +48" AFF WP GFCI RECEPTACLE PER E600 WITH WET LOCATION COVER, PROVIDE 1" C SCHEDULE 80 PVC RISER TO EACH RECEPTACLE BOX, PROVIDE CAST ALUMINUM 45 BOXES FOR RECEPTACLES WITH 1" C SCHEDULE 80 PVC RISERS PER E600, WITH SS316 UNISTRUT SUPPORTS ON BACK OF BOXES.

SHEET NOTES:

1. CONTRACTOR SHALL FIELD VERIFY LOCATION & REQUIREMENTS OF ALL DEVICES REQUIRING ELECTRICAL CONNECTION PRIOR TO BID PROPOSAL, ROUGH-IN AND FINISH.
2. COORDINATE WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL REQUIRE COORDINATION AND PROVIDE ALL ELECTRICAL CONNECTIONS, DEVICES, AND WIRING REQUIRED WHETHER SHOWN ON ELECTRICAL DRAWINGS OR NOT.
3. CONTRACTOR SHALL FURNISH AND INSTALL PULL BOXES AS REQUIRED TO INSTALL CONDUCTORS PER CONDUCTOR MANUFACTURERS RECOMMENDATIONS, PER THE NATIONAL ELECTRICAL CODE AND PER LOCAL AUTHORITIES HAVING JURISDICTION.
4. 1" CONDUIT MINIMUM U.O.N.

ALL ITEMS SHOWN ARE NEW.

ALL RECEPTACLES ARE GFCI TYPE



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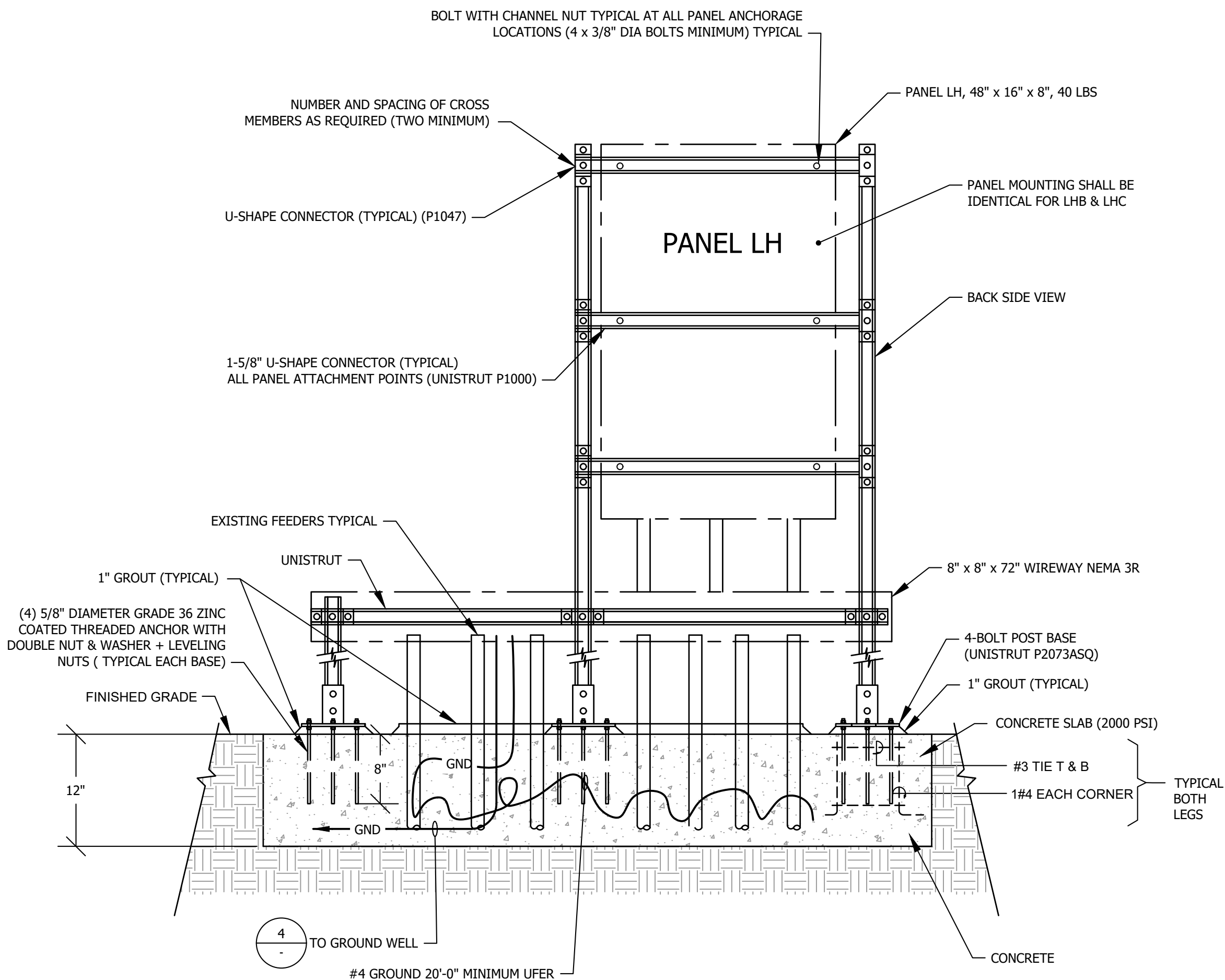
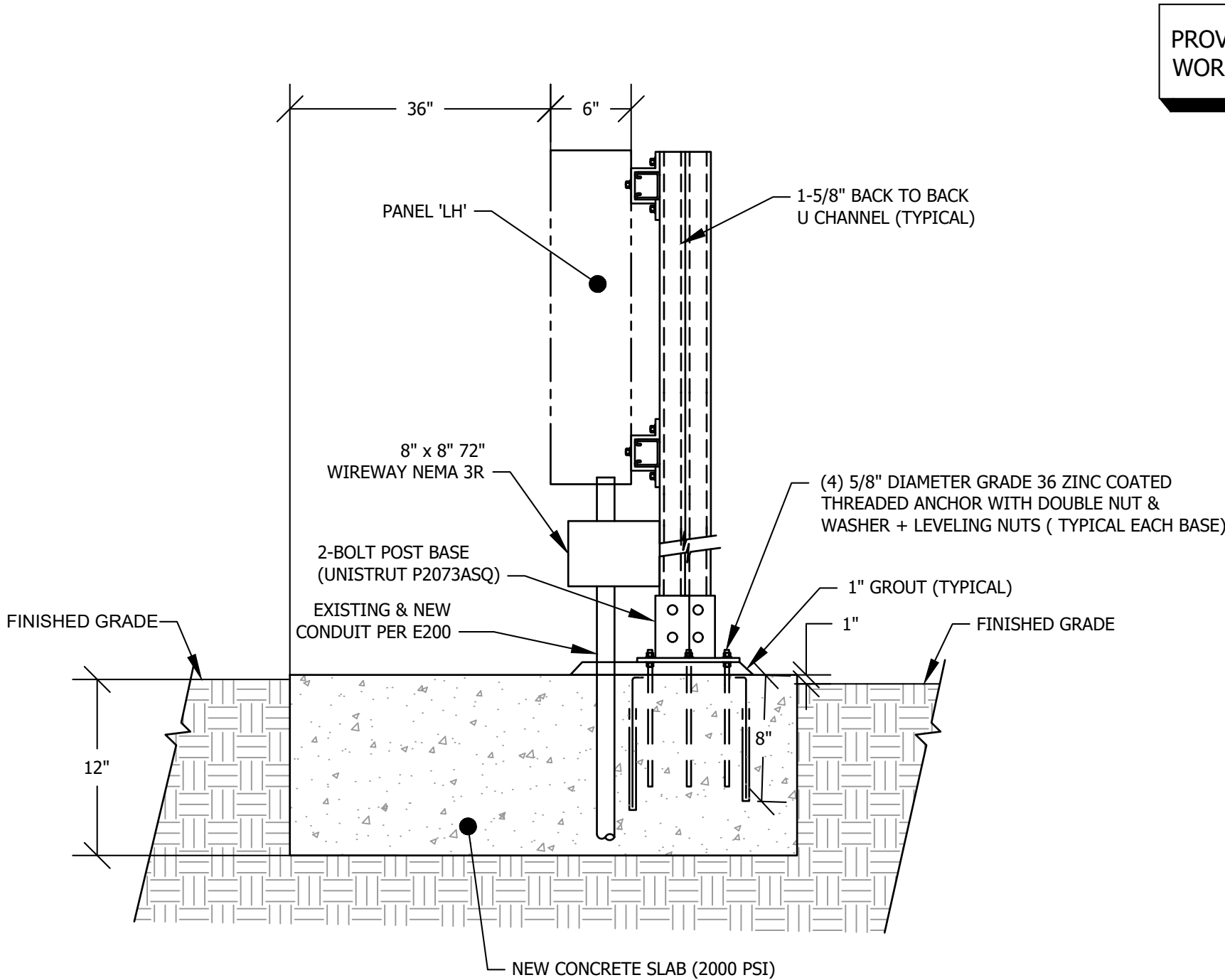
No.	Description	Date

Sheet Name

GREENHOUSE
POWER PLAN

25-157
Date 05/29/2026
Drawn by DS/ITLK
Checked by KL
Sheet Number

E401

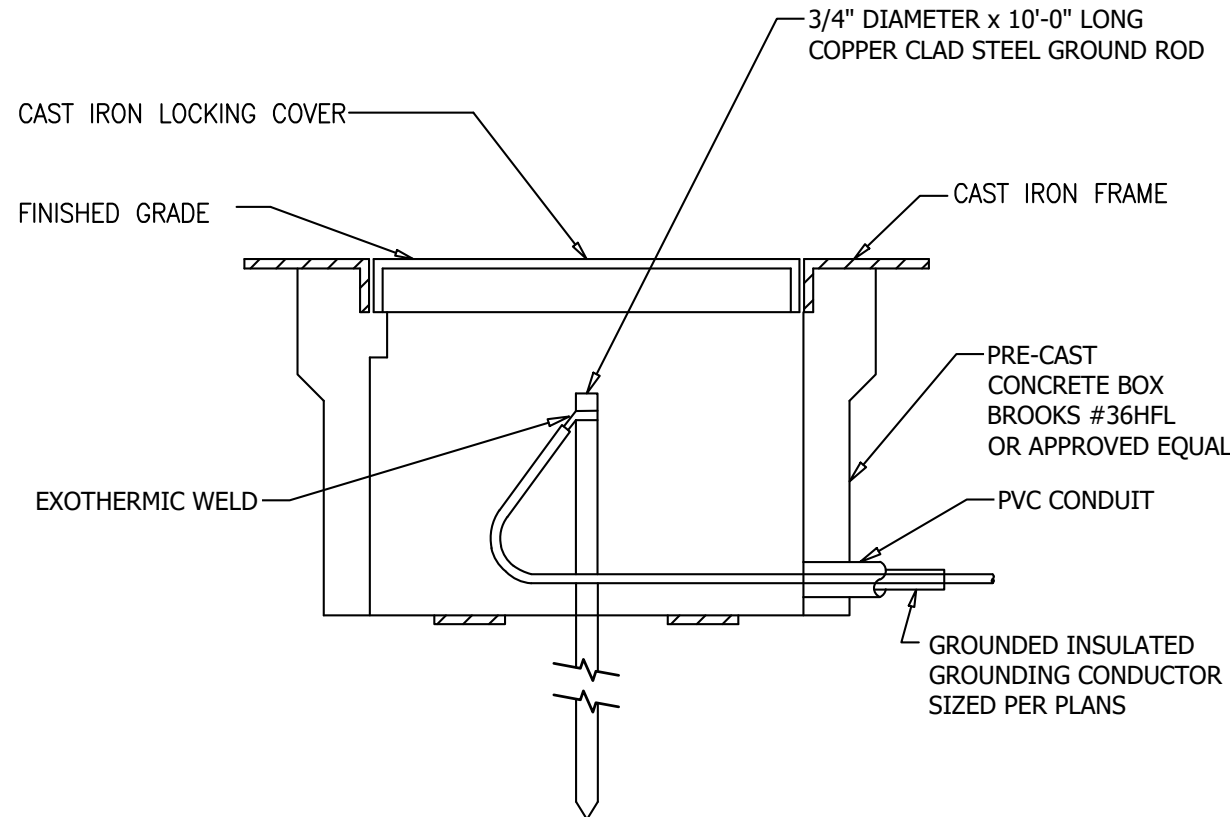


EQUIPMENT RACK MOUNTING DETAILS

SCALE:

5

E600



GROUND WELL DETAIL

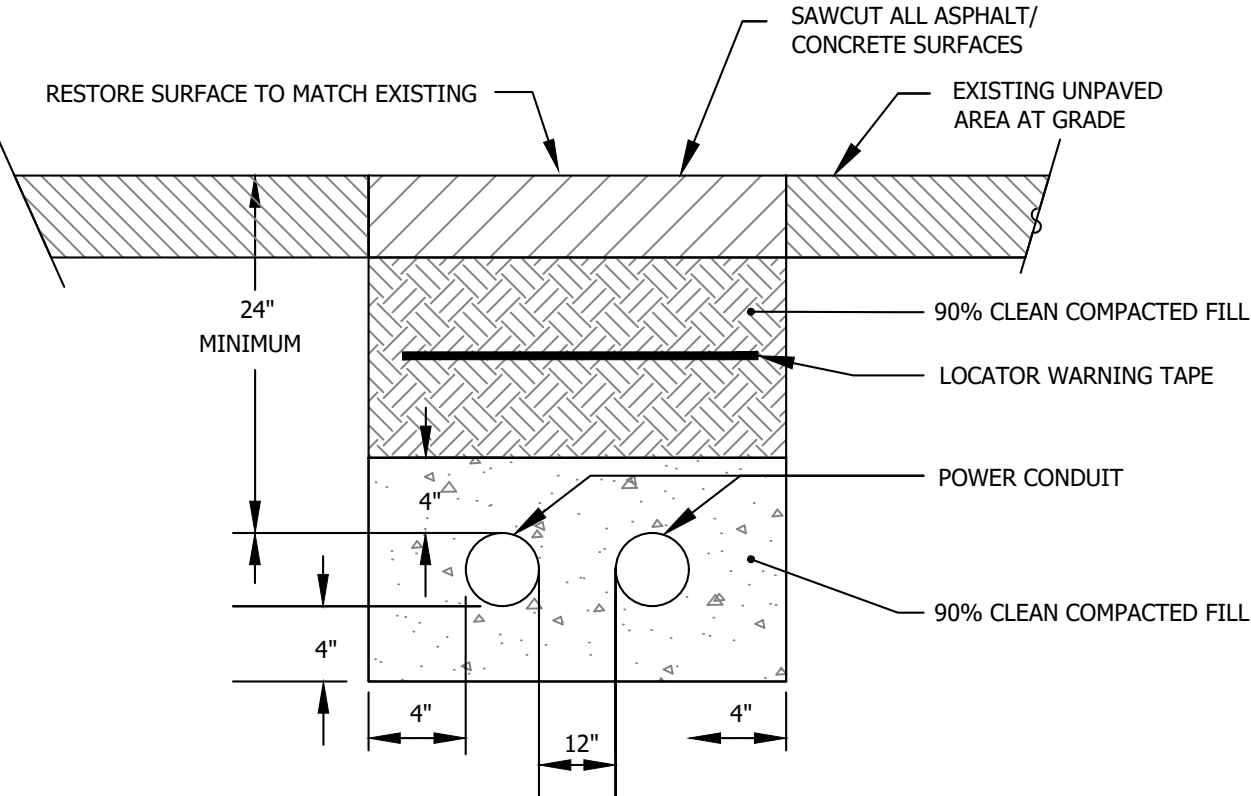
SCALE: NONE

4

E600

DETAIL NOTES:

- ALL CONDUITS TO BE PROVIDED WITH LABELED METERED 3/16 PULLSTRINGS OR MULE TAPE THEIR ENTIRE LENGTH.
- ALL CONDUITS BENDS SHALL BE FACTORY BENDS WITH MINIMUM 12 TIMES DIAMETER BEND RADIUS.
- ALL FEEDERS TO BE PER ELECTRICAL SINGLE LINE.



DUCTBANK SECTION

SCALE: NTS

TYPICAL POWER & COM

3

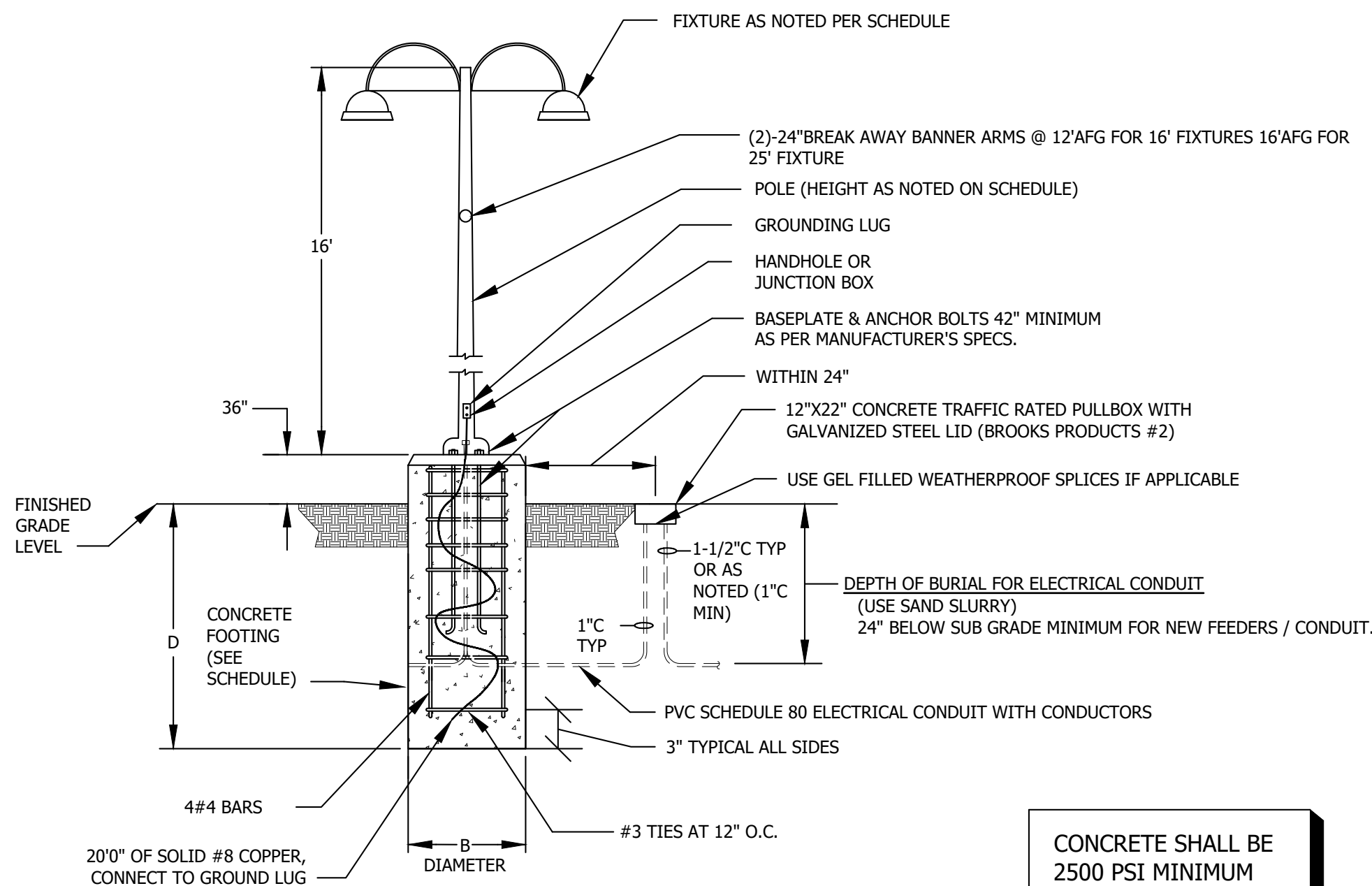
E600

FOOTING SCHEDULE			
"H"	"D"	"B"	MAX. MOMENT
15'-0" TO 20'-0"	4'-0"	2'-0"	1657' #

*PER POLE HEIGHT PROVIDED BY VC ELECTRICAL DEPARTMENT

DETAIL NOTES:

- USE COMPRESSION LUGS TO TERMINATE CONDUCTORS TO LIGHT FIXTURES.



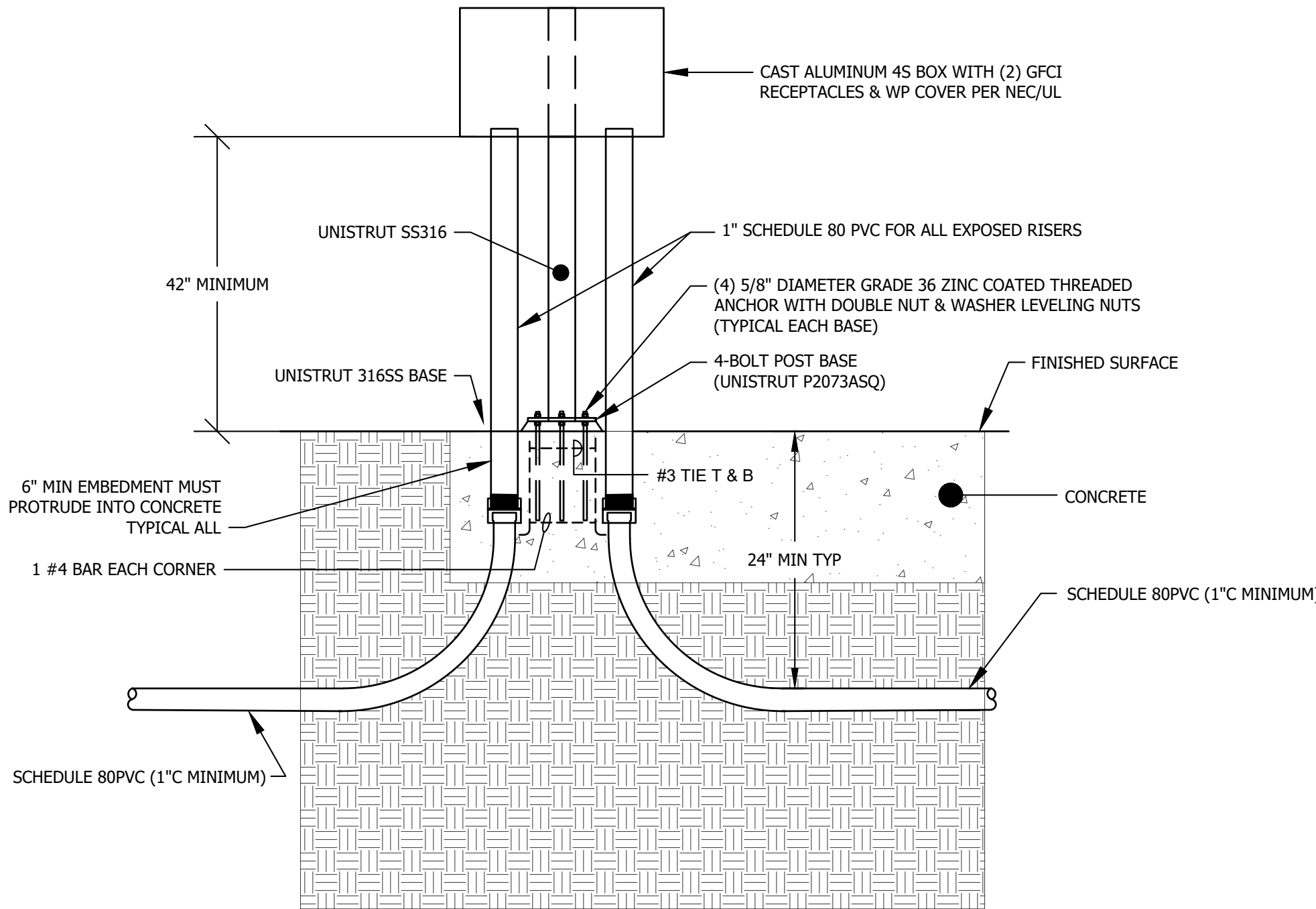
CONCRETE SHALL BE 2500 PSI MINIMUM

POLE BASE DETAIL FOR POLE FIXTURES

SCALE: NONE

2

E600

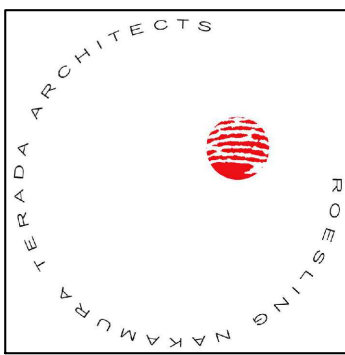


CONDUIT PENETRATION DETAIL

SCALE: NONE

1

E600



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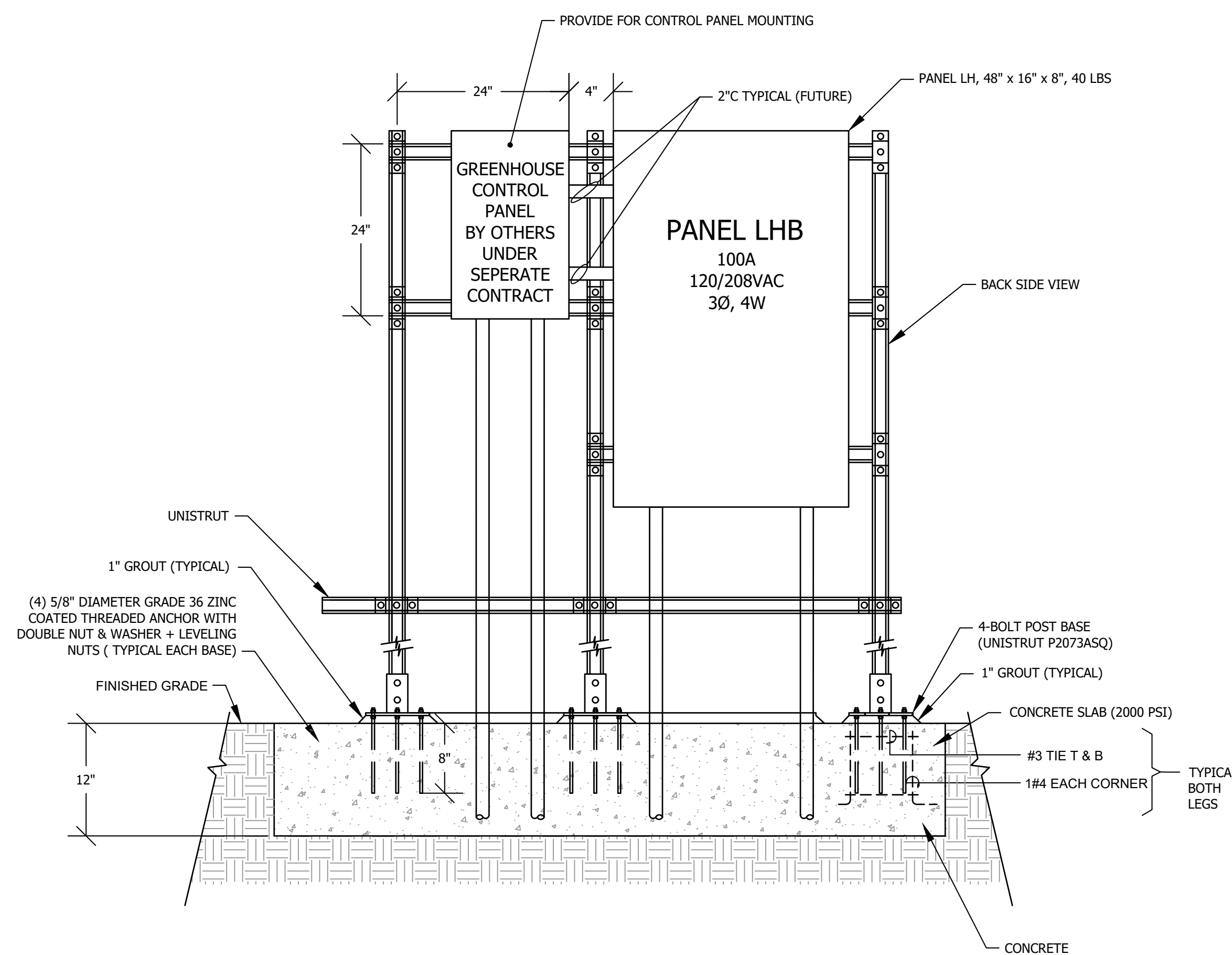
No.	Description	Date

Sheet Name

ELECTRICAL
DETAILS

25-157
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E600



EQUIPMENT RACK MOUNTING DETAILS



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GREENHOUSE

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Sheet Name

ELECTRICAL DETAILS

25-157	
Date	05/29/2026
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Sheet Number	

E601

VENTURA COLLEGE - AG DEPT

4667 TELEGRAPH RD
VENTURA, CA
93003 - USA

TABLE OF CONTENTS:

1.	TITLE SHEET
2.	POST LAYOUT
3.	POST DETAIL
4.	INTERIOR GABLE ELEVATION
5.	GABLE ELEVATION #1
6.	GABLE ELEVATION #2
7.	SIDEWALL ELEVATION
8.	CONNECTIONS
9.	UNIT HEATER - GC - INSTALLATION

LEGAL NOTES:

USING THESE PLAN, DRAWINGS AND SPECIFICTIONS TO CONSTRUCT THE STRUCTURES OF FOUNDATIONS CONSTITUTE AGREEMENT BY THE CLIENT TO THE FOLLOWING:

1. INDEMNIFICATION
- 1.1. THE CLIENT SHALL INDEMNIFY AND HOLD HARMLESS THE DESIGNER AND OFF OF ITS PERSONNEL & SUB CONTRACTORS FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSSES & EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES) ARISING OUT OF EXPENSE IS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENT ACT OR OMISSION AND/OR STRICT LIABILITY OF THE CLIENT. ANYONE DIRECTLY OF INDIRECTLY EMPLOYED BY THE CLIENT OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE. THIS INDEMNIFICATION SHALL INCLUDE ANY CLAIM, DAMAGE OF LOSSES DUE TO THE PRESENCE OF HAZARDOUS MATERIALS.
2. RISK ALLOCATION
- 2.1. IN RECOGNITION OF THE RELATIVE RISKS, REWARDS & BENEFITS OF THE PROJECT TO BOTH THE CLIENT & THE DESIGNER THE RISKS HAVE BEEN ALLOCATED SO THAT THE CLIENT AGREES THAT TO THE FULLEST EXTENT PERMITTED BY LAW. THE DESIGNER'S TOTAL LIABILITY TO THE CLIENT, FOR ANY & ALL INJURIES, CLAIMS, LOSSES, EXPENSES, DAMAGES OR CLAIM EXPENSES ARISING OUT OF THE AGREEMENT, FROM ANY CAUSE OF CAUSES, SHALL NOT EXCEED THE TOTAL AMOUNT OF \$50,000.00, THE AMOUNT OF THE DESIGNER'S FREE (WHICHEVER LESS) OR OTHER AMOUNT AGREED UPON WHEN ADDED UNDER SPECIAL CONDITIONS. SUCH CAUSES INCLUDE, BUT ARE NOT LIMITED TO, THE DESIGNER'S NEGLIGENCE, ERRORS, OMMISIONS, STRICT LIABILITY, BREACH OF CONTRACT OR BREACH OF WARRANTY.
3. OWNER'S DOCUMENTS
- 3.1. ALL DOCUMENTS PRODUCED BY THE DESIGNER UNDER THIS AGREEMENT REMAIN THE PROPERTY OF THE DESIGNER & MAY NOT BE USED BY THE CLIENT FOR ANY OTHER ENDEAVOR WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.
4. DISPUTE RESOLUTION
- 4.1. ANY CLAIM OR DISPUTE BETWEEN THE CLIENT AND THE DESIGNER SHALL BE SUBMITTED BY NON-BINDING MEDIATION SIBJECT TO THE PARTIES AGREEING TO A MEDIATOR(S). THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE PRINCIPAL PLACE OF BUSINESS OF THE DESIGNER.

GENERAL SPECIFICATIONS:

THIS BUILDING IS DESIGNED AS PER THE CALIFORNIA BUILDING CODE 2022.

DESIGN LOADS:

ROOF DEAD LOAD:1.0 psf

ROOF LIVE LOAD:20 psf

ROOF SNOW LOAD:0 psf

1. THE ROOF IS PROVED TO BE A SLIPPERY SURFACE AND MAINTAINED AS SUCH

2. THE BUILDING WILL BE MAINTAINED ABOVE 50° FAHRENHEIT TEMPERATURE ALL THE TIME

3. OWNER TO HAVE A DESIGNATED MAINTENANCE PERSON

ULTIMATE WIND LOAD:88 mph, EXP. C

BUILDING RISK CATEGORY:U, AGRI USE

IMPORTANCE FACTOR:1

SEISMIC DESIGN CAT.:E (Sds = 159%, Sd1 = 85%)

CODES AND STANDARDS

UNLESS OTHERWISE SPECIFIED OR SHOWN, THE FOLLOWING CODES AND STANDARDS SHALL APPLY:

CBC 2022 - CALIFORNIA BUILDING CODE 2022

IBC 2021 - INTERNATIONAL BUILDING CODE 2021

ASCE7-16 - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

FOUNDATION DESIGN

THE FOLLOWING CALCULATIONS WILL BE USED FOR FOUNDATION DESIGN

REFERENCES:

BUILDING CODE AND COMMENTARY ACI 318-19

MANUAL OF STEEL CONSTRUCTION, AISC, 14TH ADDITION

CRSI STANDARD DESIGN HANDBOOK

USE 3,500psi CONCRETE, 60ksi REINFORCING STEEL

CONCRETE WEIGHT = 150 PCF

SOIL DESIGN VALUES (ASSUMED)

MIN. SOIL BEARING PRESSURE = 1500 PSF AT SURFACE

MIN. LATERAL BEARING PRESSURE = 350 PSF

MIN LATERAL SLIDING PRESSURE = 200 PSF

CONCRETE COVER - MIN 3"

MATERIALS

STRUCTURAL STEEL STALL MEET THE REQUIREMENTS OF ASTM STANDARD A 500 GRADE 'C'

BOLTS AND BOLT ASSEMBLIES SHALL MEET THE REQUIREMENTS OF ASTM STANDARD A 307

GENERAL NOTES

1. NO BUILDING SHALL BE BUILT ADJACENT or IN PROXIMITY TO THE STRUCTURE STRUCTURE SO AS TO ADVERSELY ALTER WIND OR SNOW LOADING CONDITIONS.
2. SOIL CONDITIONS SHALL BE FREE-DRAINING and BE ABLE TO PROVIDE THE ABOVE SPECIFIED BEARING CAPACITY OVER THE ENTIRE AREA OF THE BUILDING.
3. STRUCTURAL COMPONENTS THAT ARE DAMAGED EITHER DURING BUILDING ERECTION or THE LIFE OF THE BUILDING MUST BE REPORTED IMMEDIATELY TO THE BUILDING SUPPLIER
4. BUILDING ORIENTATION SHOULD BE, WHERE POSSIBLE, IN A DIRECTION THAT DISCOURAGES THE BUILD-UP OF SNOW LOADING.
5. SNOW ACCUMULATION AROUND THE GREENHOUSE PERIMETER MUST NOT BE ALLOWED TO EXCEED 24 INCHES.
6. POLY MUST REMAIN INFLATED AT ALL TIMES.



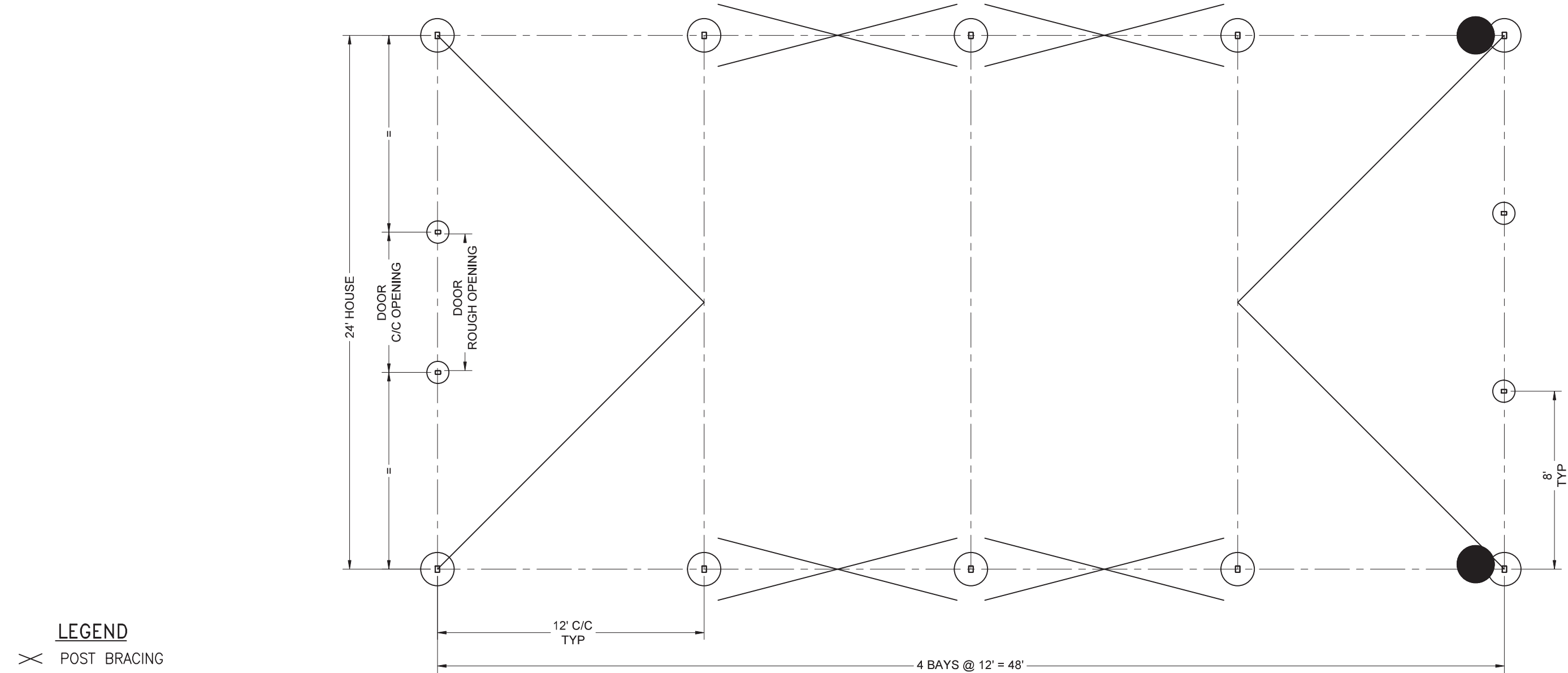
VENTURA COLLEGE - AG DEPT

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TITLE SHEET 1 - 24' x 48' GUTTER CONNECT 3' HOOP C/C - 11' U/G		DRAWN BY : RACHEL	DATE : 27-May-24	REV NO :
		SHEET : 1 of 9	REV DATE : 	
DWG NO. PL24 057 - ST	DWG PATH PL24 057 - VENTURA COLLEGE-AG DEPT (GMS)		SCALE : N.T.S.	

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LEGEND

- POST BRACING
- ROOF BRACING
- DOWNSPOUTS
- GUTTER DIRECTION

RECOMMENDED SLOPE IS
 $\frac{3}{8}$ " PER 12' GUTTER SECTION
 RISE = $1\frac{1}{8}$ "

Signature



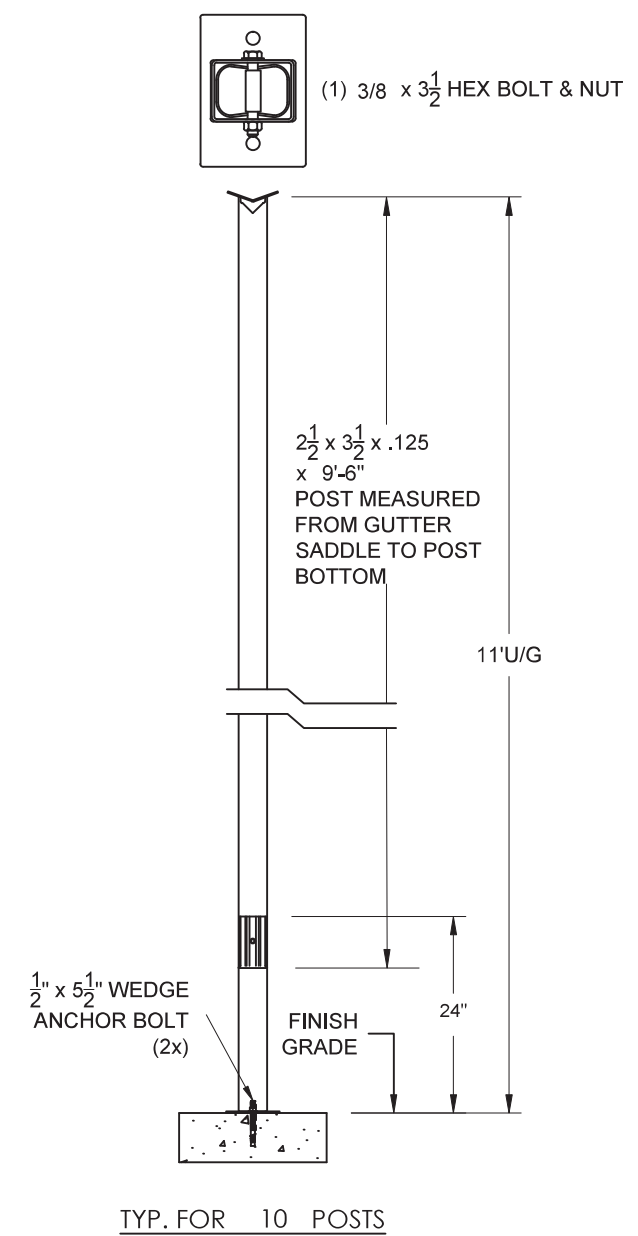
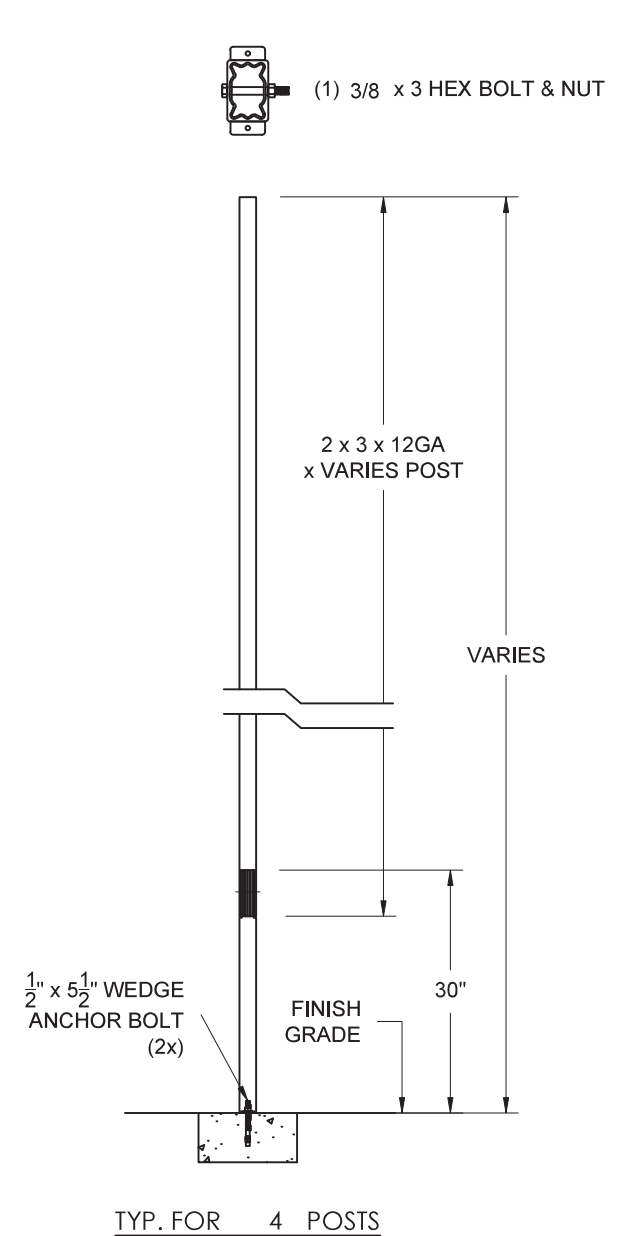
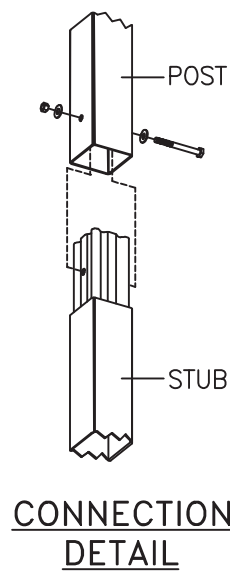
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POST LAYOUT 1 - 24' x 48' GUTTER CONNECT 3' HOOP C/C - 11' U/G		DRAWN BY : RACHEL	DATE : 27-May-24	REV NO :
DWG NO. PL24 057 - ST		SHEET : 2 of 9		REV DATE :
DWG PATH PL24 057 - VENTURA COLLEGE-AG DEPT (GMS)		SCALE : N.T.S.		



Greg Riley



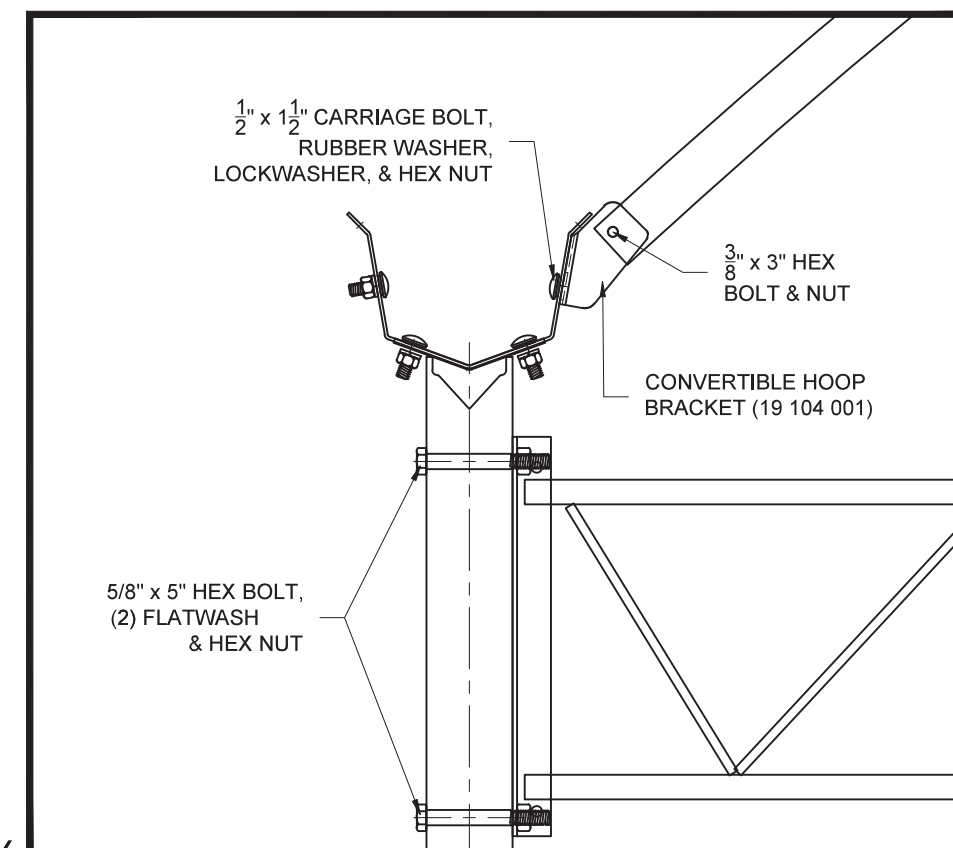
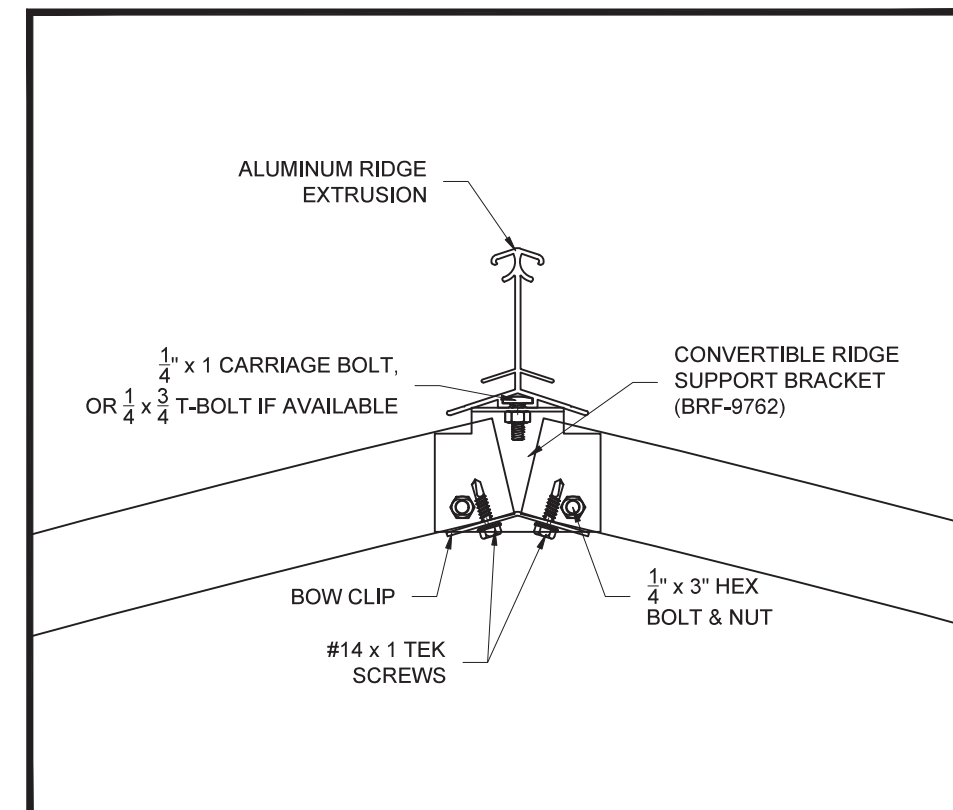
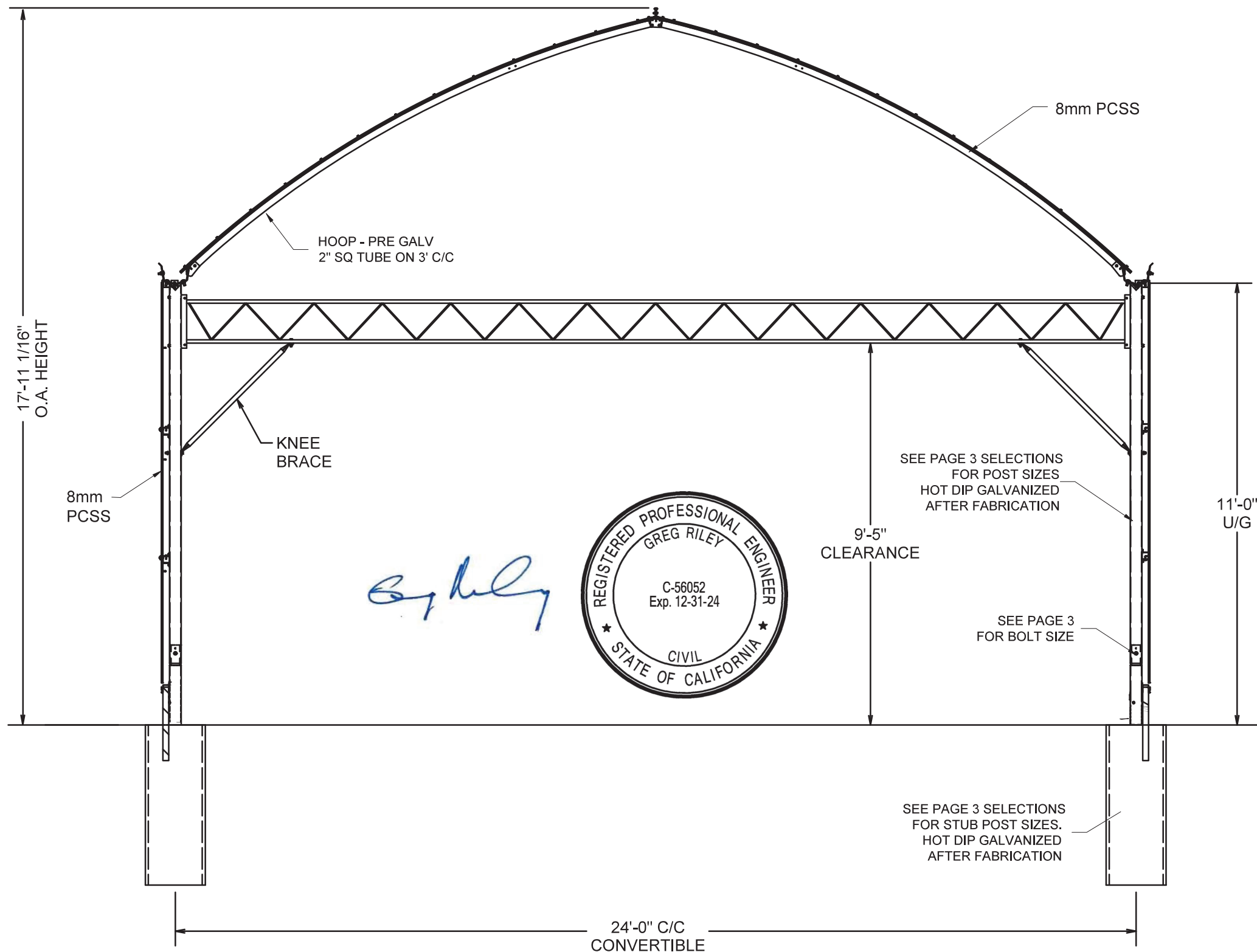
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POST DETAIL 1 - 24' x 48' GUTTER CONNECT 3' HOOP C/C - 11' U/G		DRAWN BY :	DATE :	REV NO :
		RACHEL	27-May-24	
		SHEET :		REV DATE :
		3 of 9		
DWG NO.	DWG PATH			SCALE :
PL24 057 - ST	PL24 057 - VENTURA COLLEGE-AG DEPT (GMS)			N.T.S.



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VENTURA COLLEGE - AG DEPT

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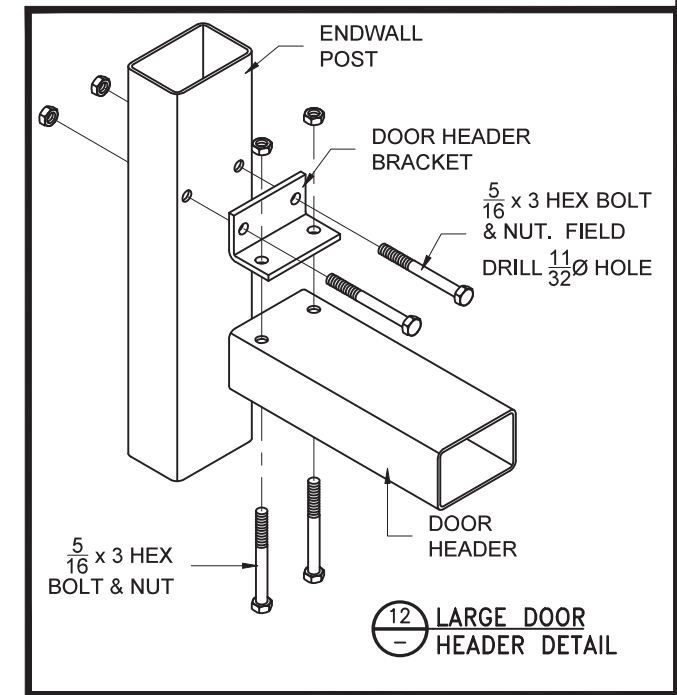
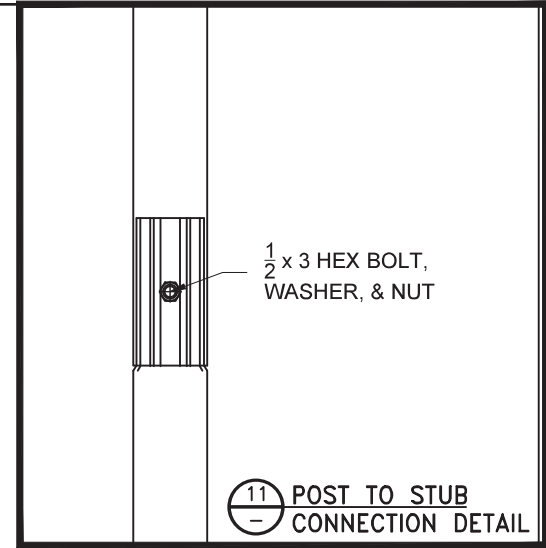
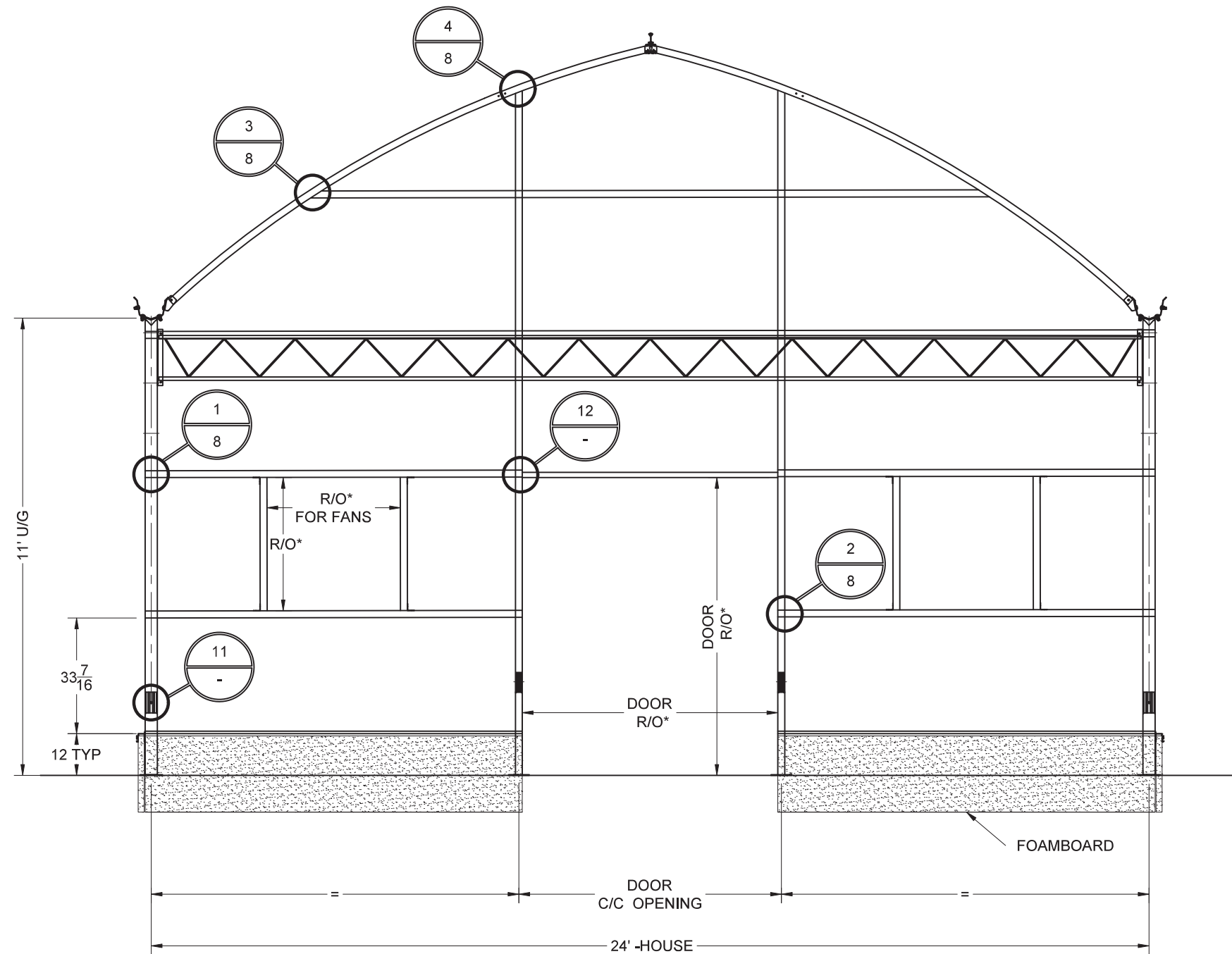
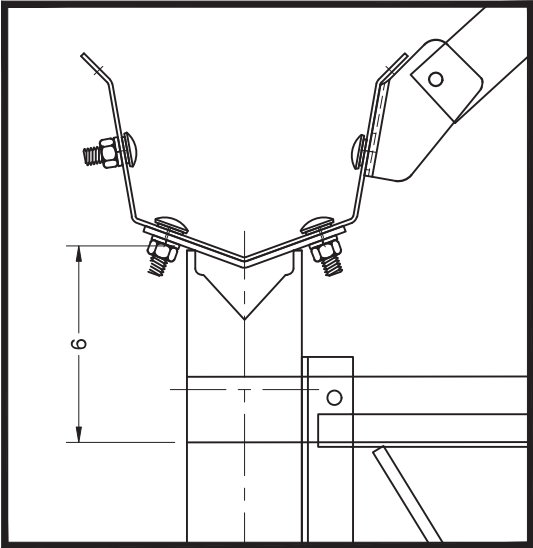


INTERIOR GABLE ELEVATION
1 - 24' x 48' GUTTER CONNECT
3' HOOP C/C - 11' U/G

DRAWN BY :	DATE :	REV NO :
RACHEL	27-May-24	
SHEET :	REV DATE :	
4 of 9		
SCALE :		N.T.S.

DWG NO.
PL24 057 - ST

DWG PATH
PL24 057 - VENTURA COLLEGE-AG DEPT (GMS)



NOTE:

- 2" x 3" x 12GA POSTS ARE TO BE FLUSH WITH FACE OF HOOP AND ARE TO BE ANCHORED IN THE CONCRETE AS PER LOCAL BUILDING CONDITIONS.
- 1 1/2" SQ. PURLINS ARE TO BE MOUNTED IN BETWEEN THE UPRIGHT POSTS AND ARE TO BE FLUSH WITH THE OUTSIDE FACE OF THE ENDWALL UPRIGHTS/HOOP.
- ALL CONNECTIONS ARE TO BE MADE WITH 1 1/2" 4 HOLE ANGLE BRACKETS AND SECURED WITH (4) #14 x 1" TEK SCREWS.

NOTE:

- * REFER TO DOOR SUPPLIED FOR EXACT SIZE OF ROUGH OPENINGS.
- * REFER TO FAN SUPPLIED FOR EXACT SIZE OF ROUGH OPENINGS.

Signature



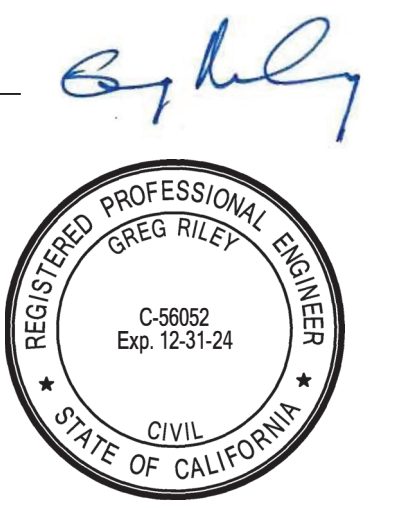
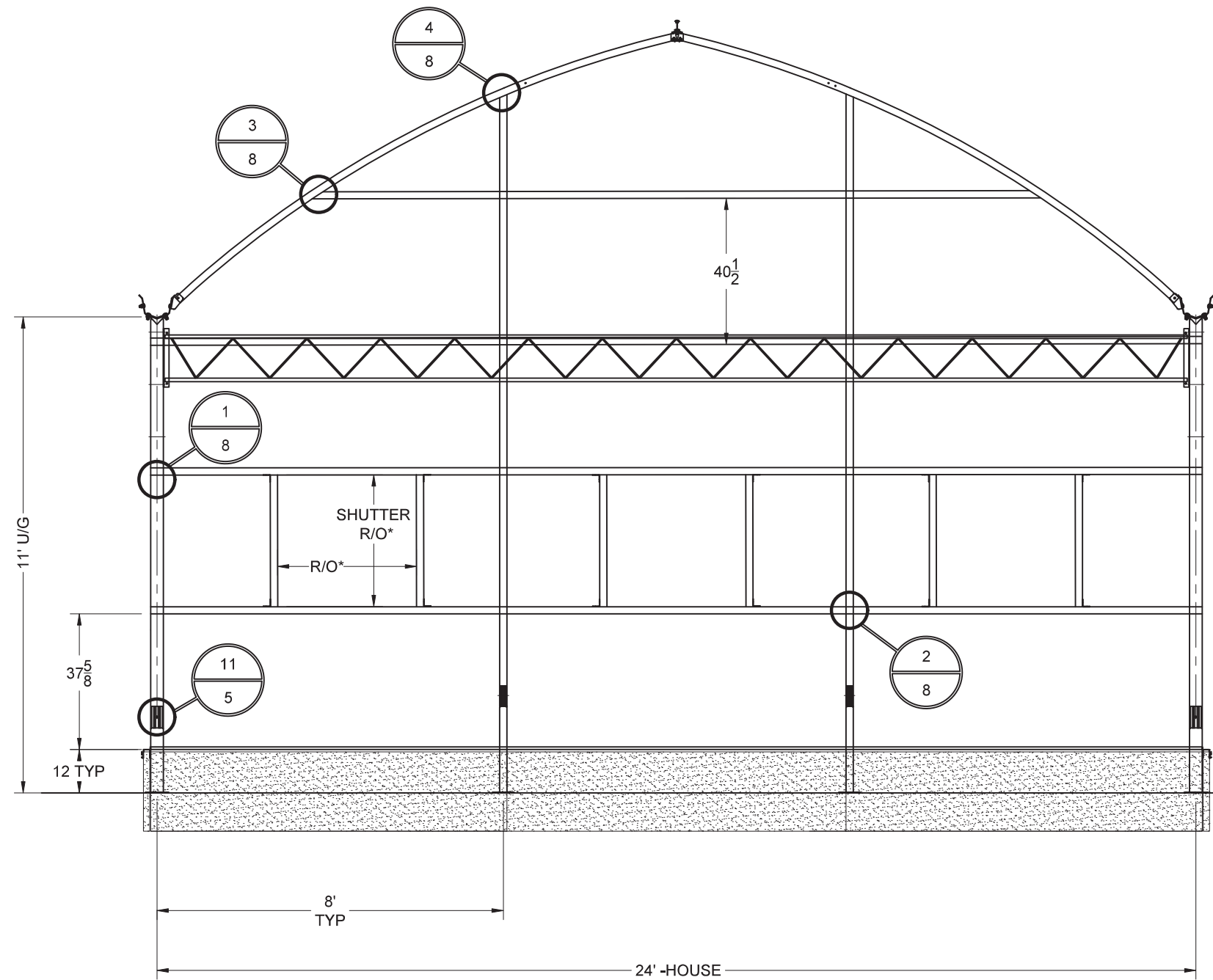
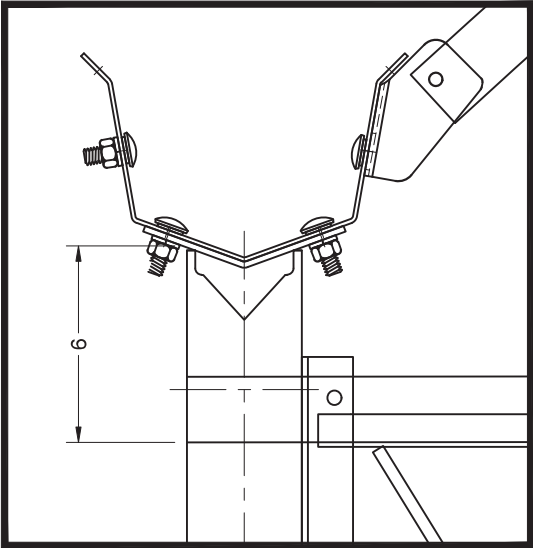
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GABLE ELEVATION #1 1 - 24' x 48' GUTTER CONNECT 3' HOOP C/C - 11' U/G		DRAWN BY : RACHEL	DATE : 27-May-24	REV NO :
		SHEET : 5 of 9		REV DATE :
DWG NO. PL24 057 - ST	DWG PATH PL24 057 - VENTURA COLLEGE-AG DEPT (GMS)			SCALE : N.T.S.



NOTE:
* REFER TO SHUTTER SUPPLIED FOR
EXACT SIZE OF ROUGH OPENINGS.

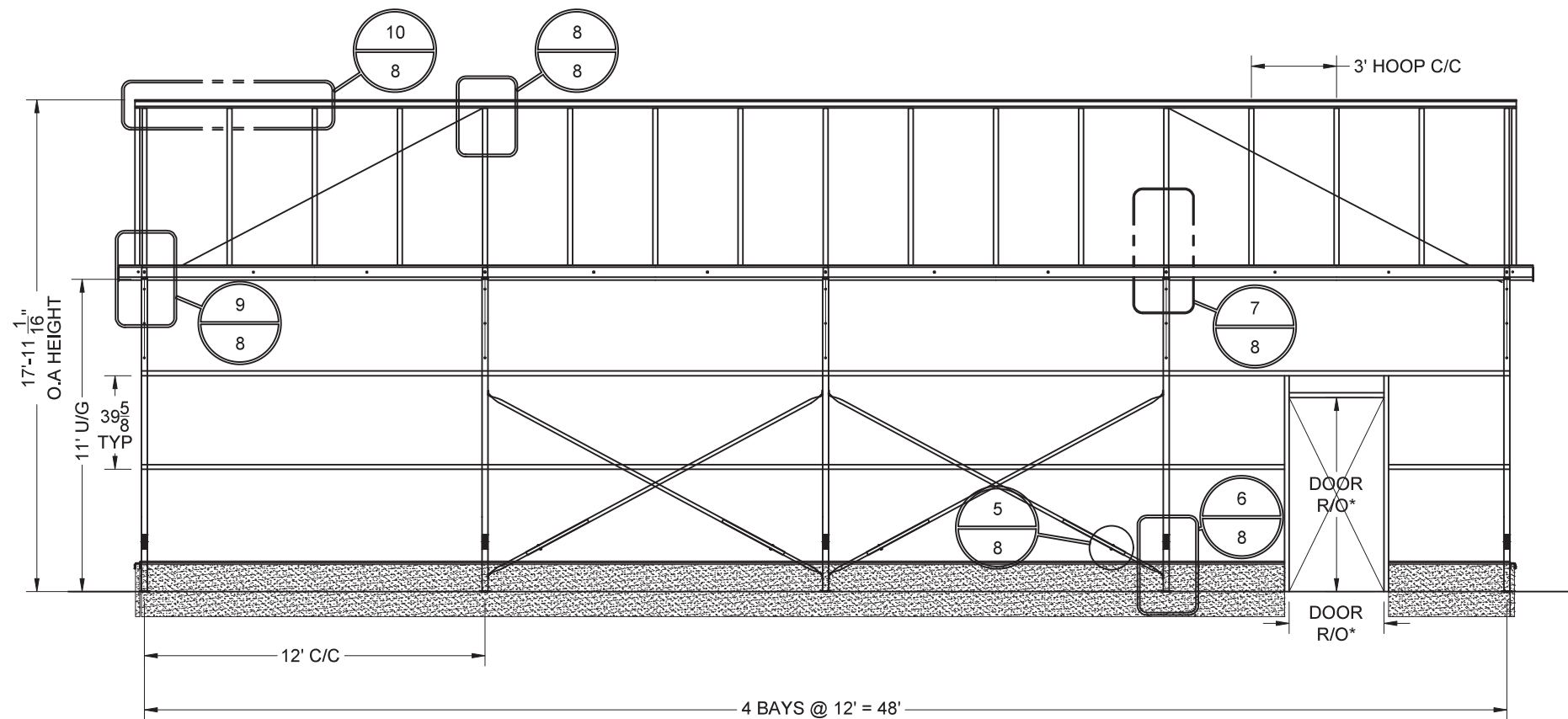
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VENTURA COLLEGE - AG DEPT

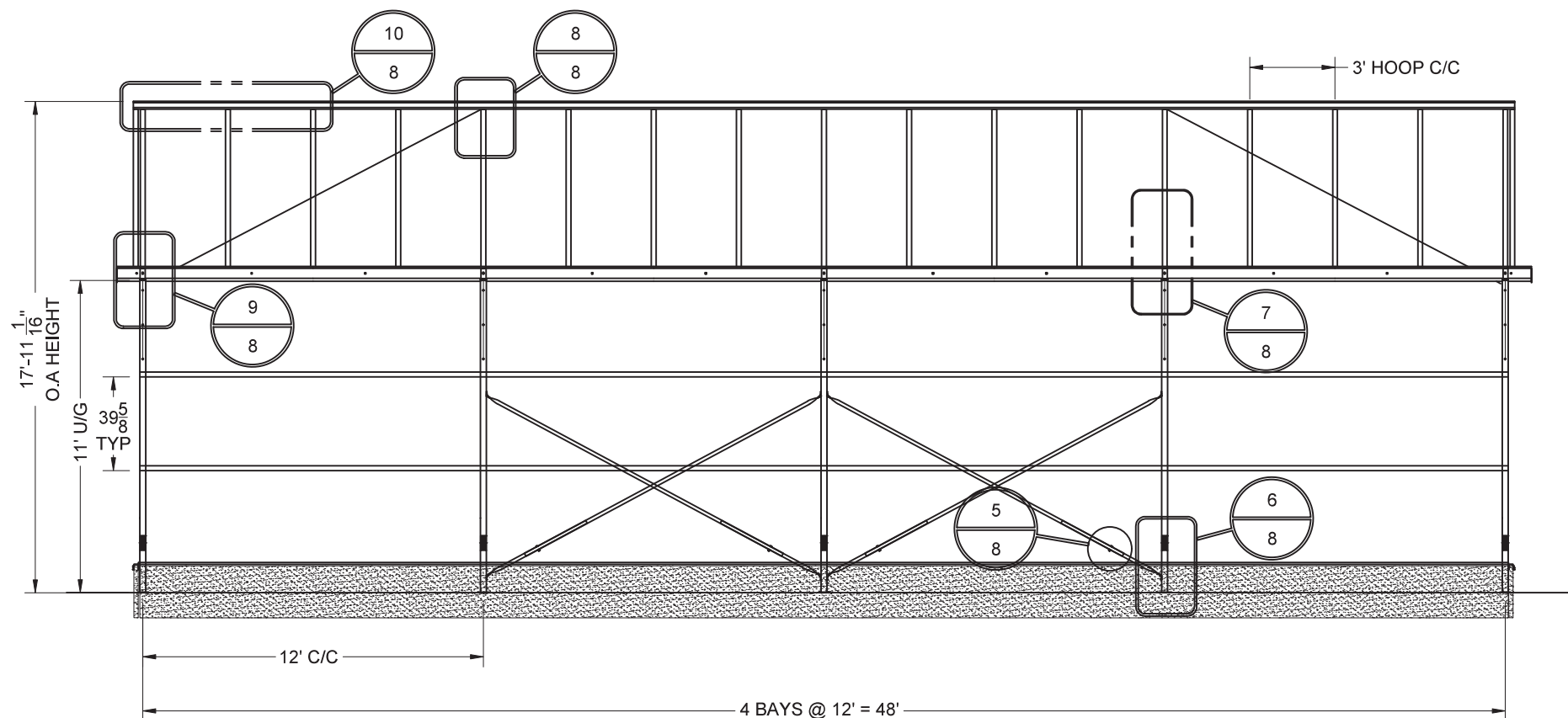
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GABLE ELEVATION #2 1 - 24' x 48' GUTTER CONNECT 3' HOOP C/C - 11' U/G		DRAWN BY : RACHEL	DATE : 27-May-24	REV NO :
DWG NO. PL24 057 - ST		DWG PATH PL24 057 - VENTURA COLLEGE-AG DEPT (GMS)		REV DATE :
SHEET : 6 of 9		SCALE : N.T.S.		



NOTE:
* REFER TO DOOR SUPPLIED FOR EXACT
SIZE OF ROUGH OPENINGS
* EXACT LOCATION OF DOOR TO BE
DETERMINED ON SITE



Signature



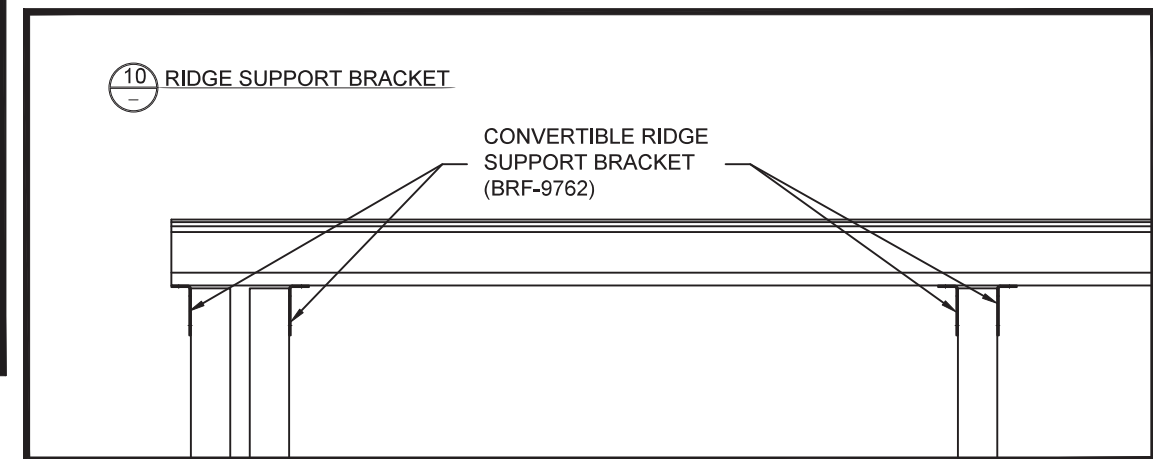
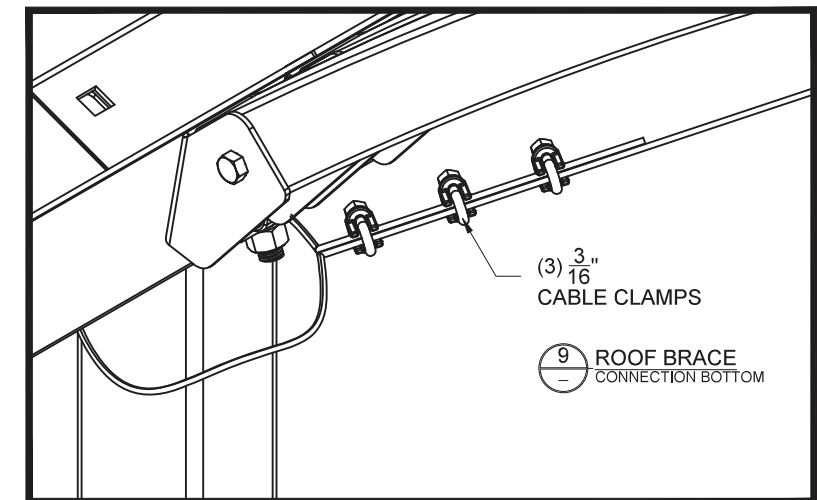
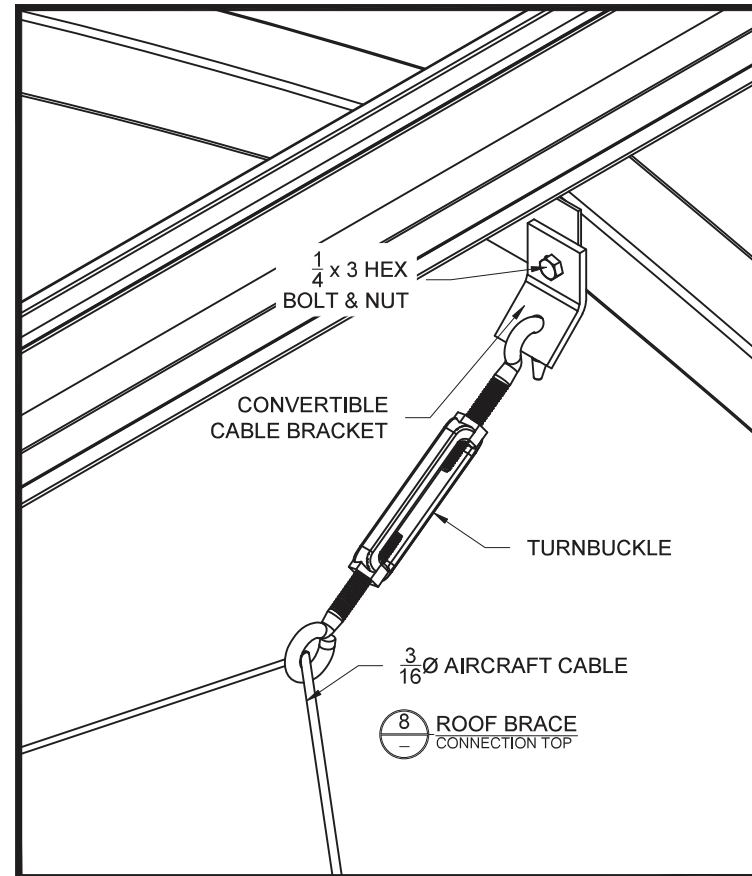
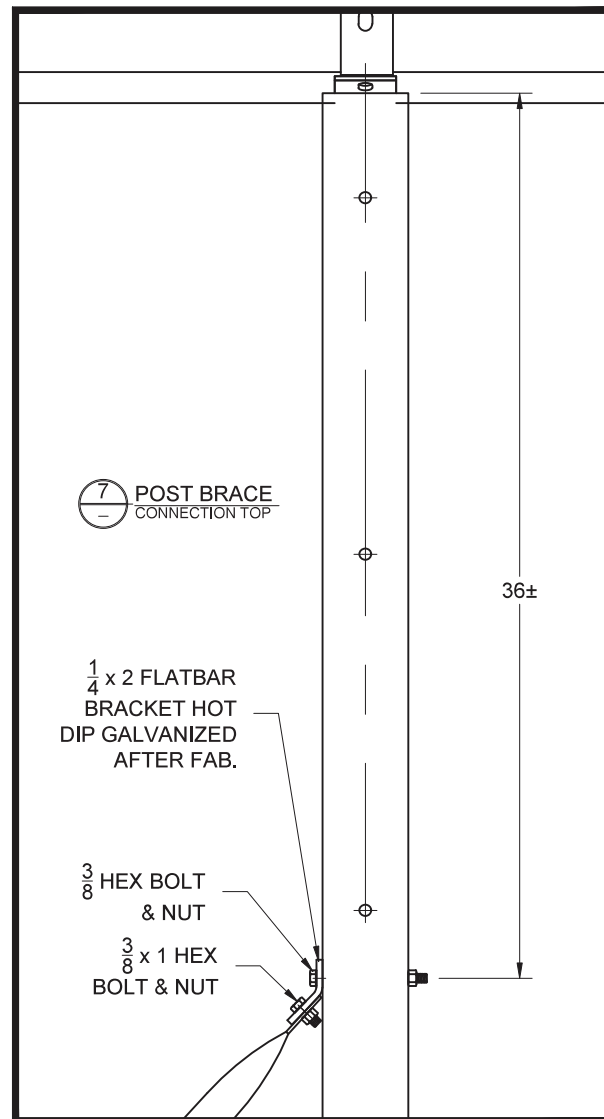
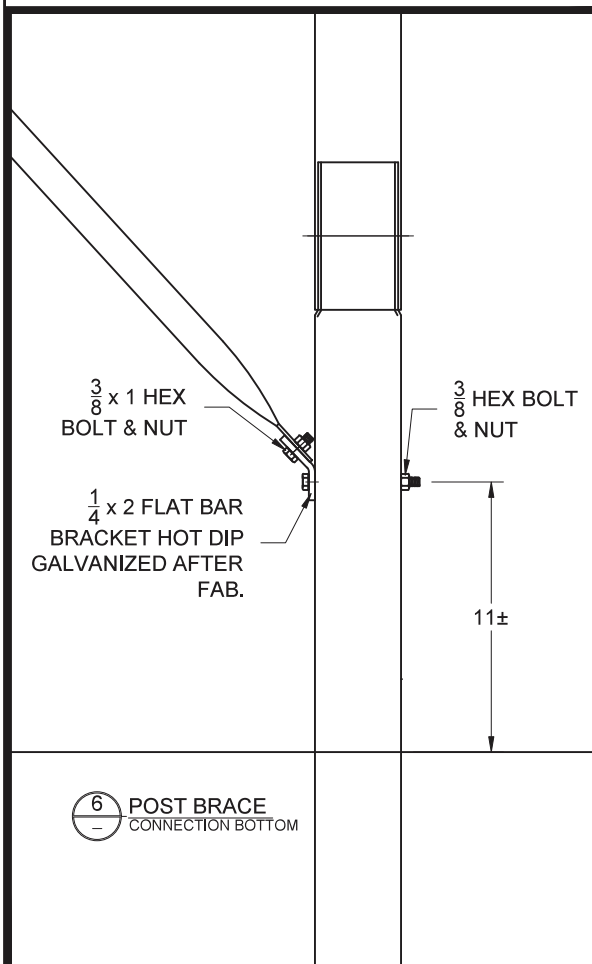
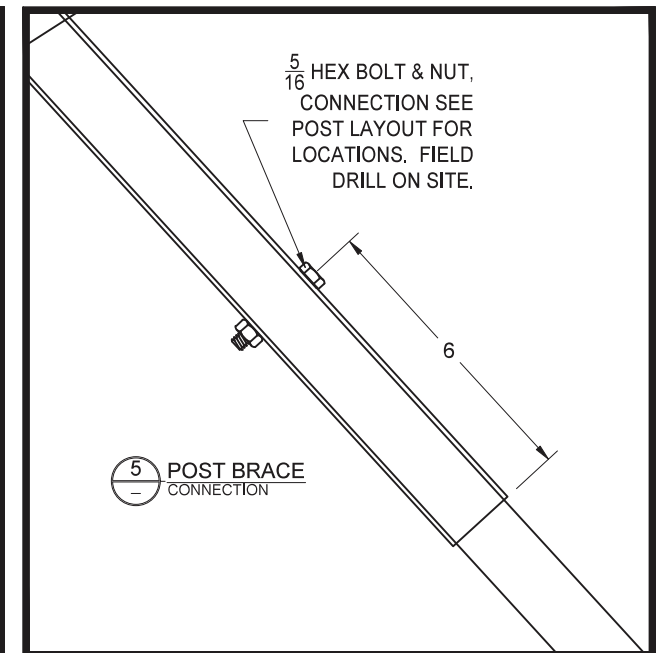
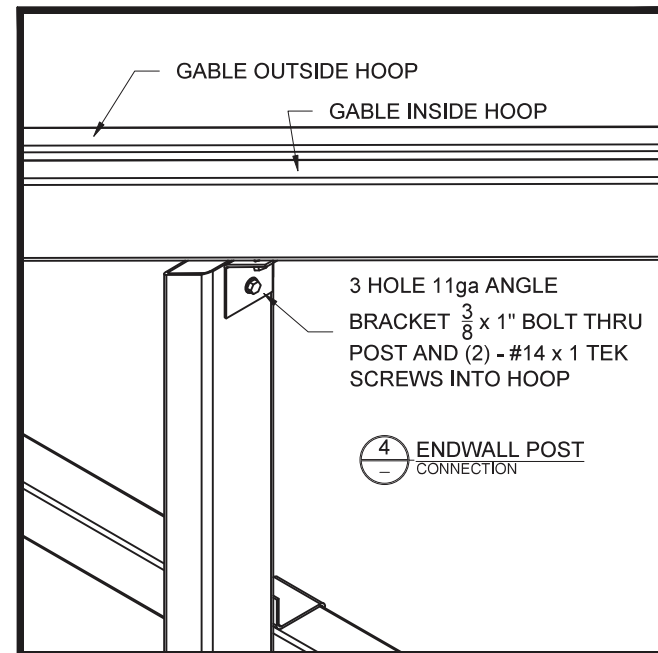
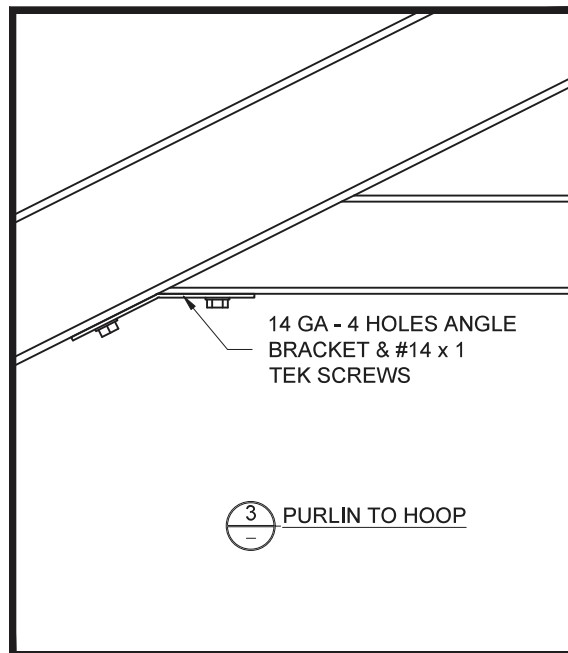
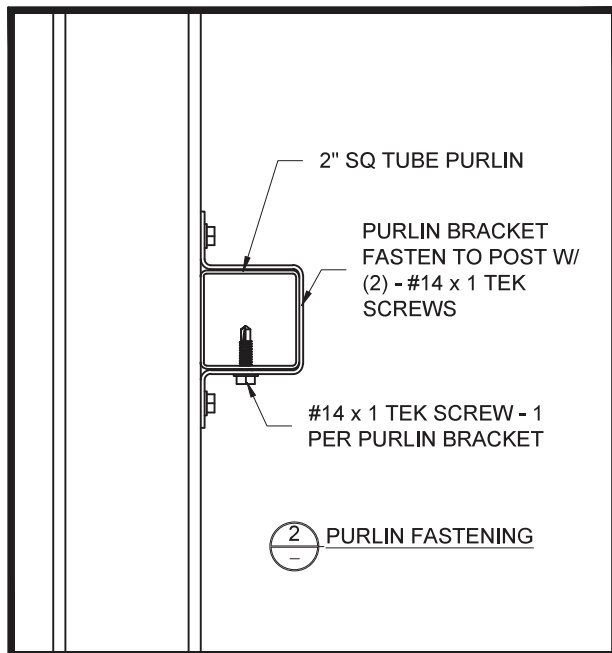
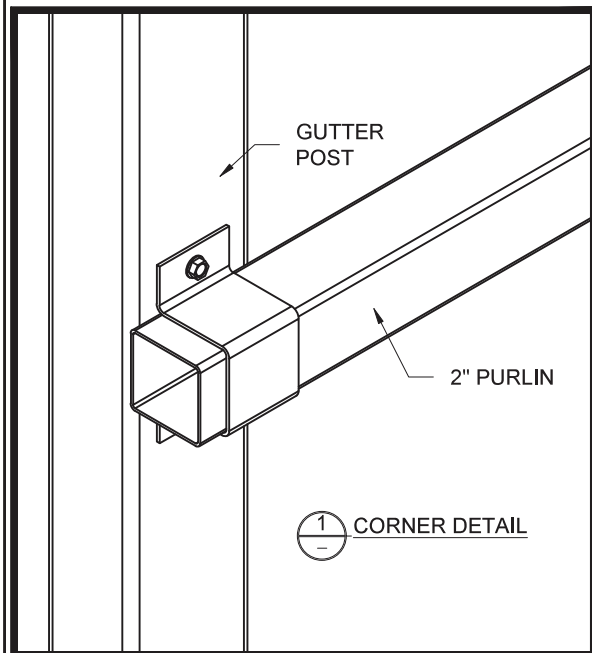
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SIDEWALL ELEVATION 1 - 24' x 48' GUTTER CONNECT 3' HOOP C/C - 11' U/G		DRAWN BY : RACHEL	DATE : 27-May-24	REV NO :
		SHEET : 7 of 9		REV DATE :
DWG NO. PL24 057 - ST	DWG PATH PL24 057 - VENTURA COLLEGE-AG DEPT (GMS)			SCALE : N.T.S.



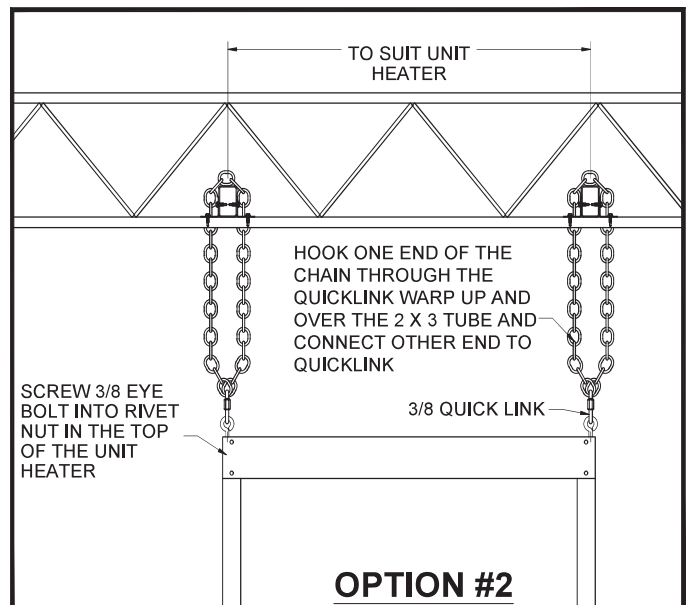
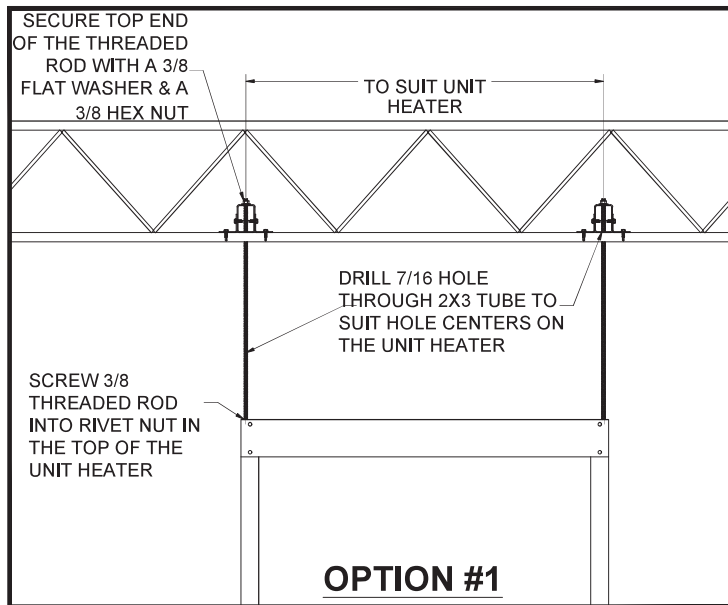
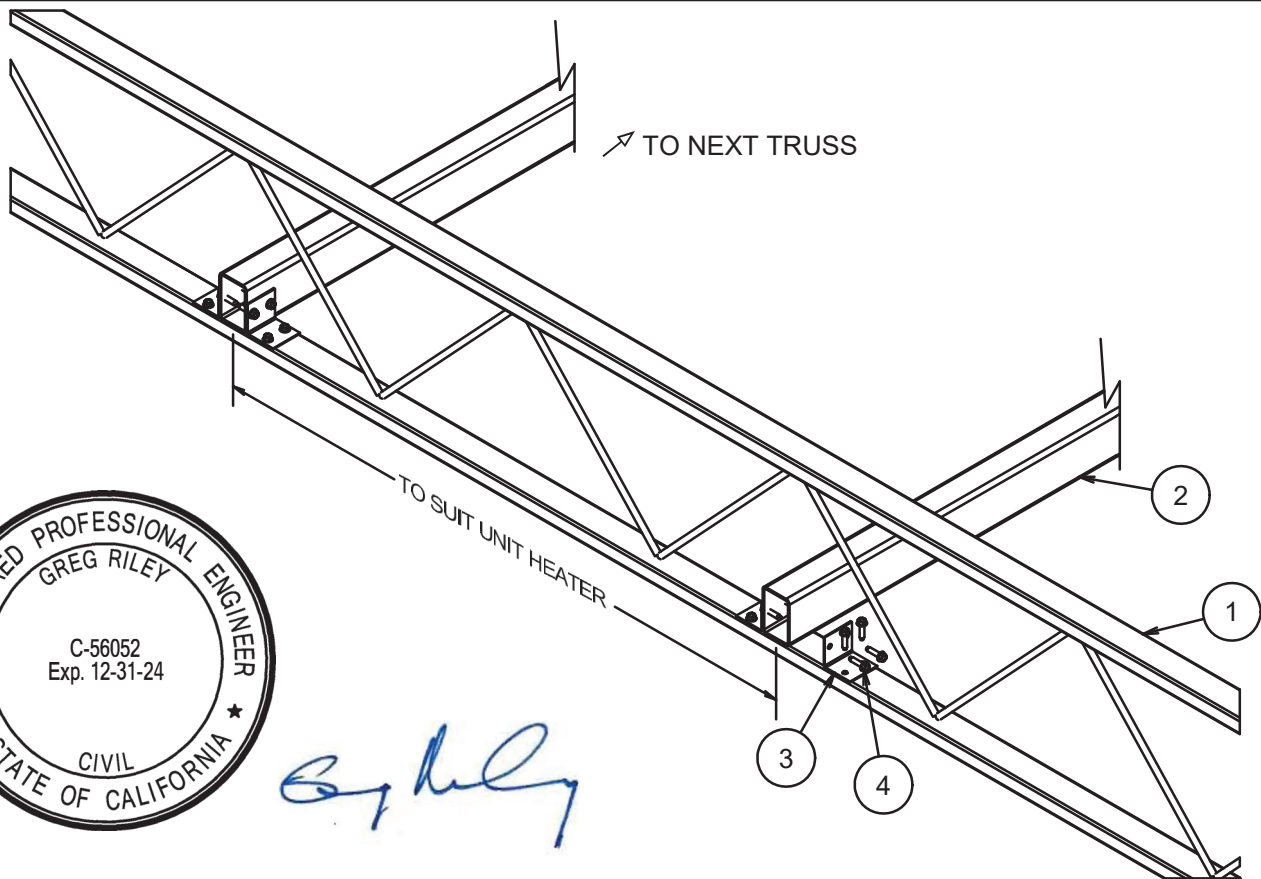
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CONNECTIONS 1 - 24' x 48' GUTTER CONNECT 3' HOOP C/C - 11' U/G		DRAWN BY:	DATE:	REV NO:
		RACHEL	27-May-24	
		SHEET:		REV DATE:
		8 of 9		
DWG NO.	DWG PATH	SCALE:		
PL24 057 - ST	PL24 057 - VENTURA COLLEGE-AG DEPT (GMS)	N.T.S.		



HEATER HANGING HARDWARE SUPPLIED BY OTHERS

ITEM	PART NUMBER	QTY	TITLE
1			TRUSS OF GREENHOUSE
2	GLO-8829-156	2	2" x 3" x 12GA G9 TUBE 156
3	BRF-9713	8	4 HOLE ANGLE BRACKET (2" SQ)
4	HDF-9190	32	#14 X 1" TEK SCREW

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UNIT HEATER
GUTTER CONNECT
INSTALLATION



DETAIL BY: ashley	DATE: 1/23/2023
REV:	REV DATE:

SHEET 9 OF 9

UHGCI

FROM DESIGN TO BUILD