MIRA MONTE
FIELD RESTORATION PROJECT

CONSTRUCTION DOCUMENTS

OUSD PROJECT #2021-1218

Prepared for:

OJAI UNIFIED SCHOOL DISTRICT

414 EAST OJAI AVENUE
OJAI, CALIFORNIA 93023

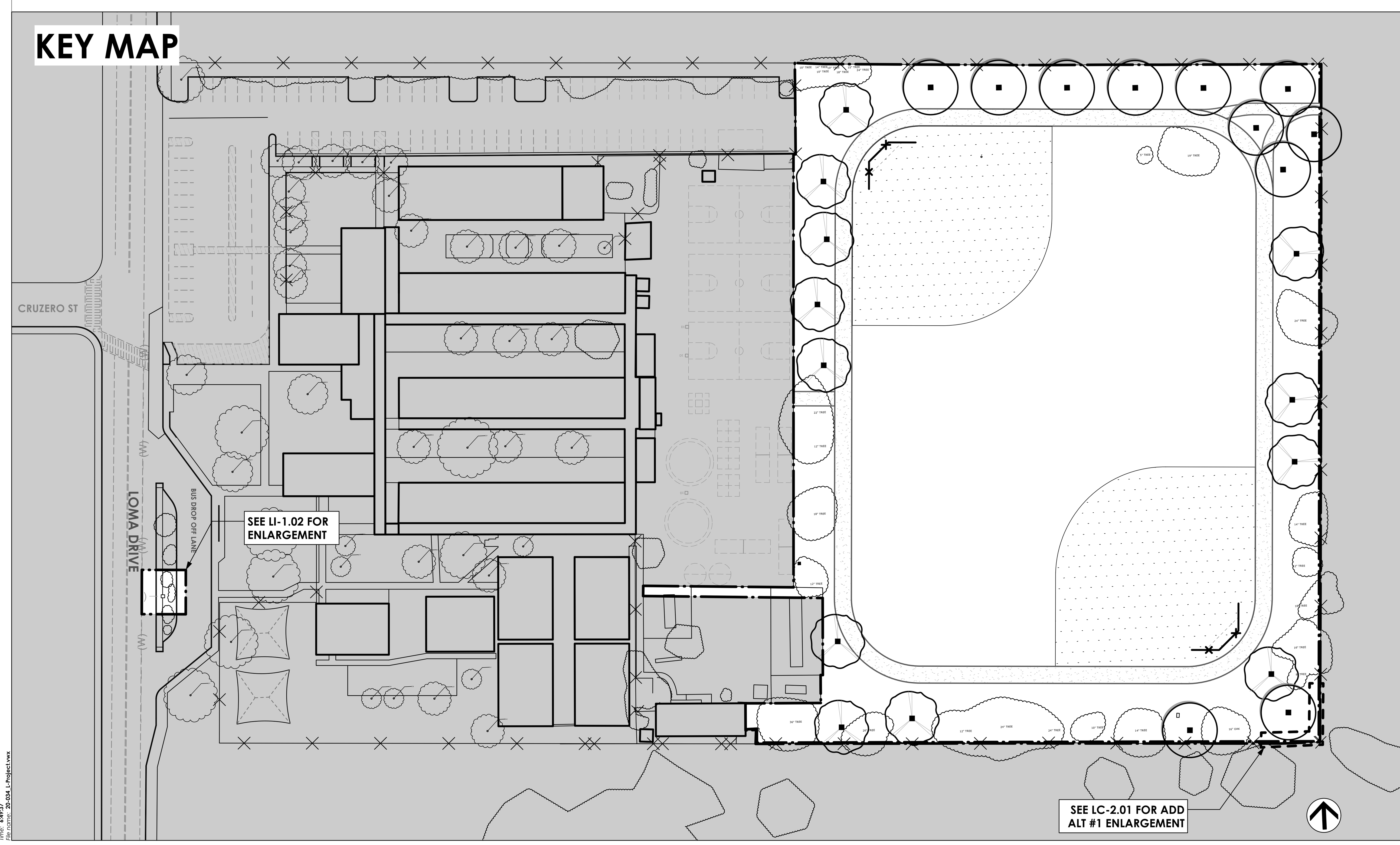
NOTICE TO CONTRACTOR:
IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CALL THE USA UNDERGROUND ALERT FOR LOCATION OF EXISTING UNDERGROUND UTILITIES NO LESS THAN TWO DAYS NOR MORE THAN SEVEN DAYS PRIOR TO CONSTRUCTION.

811
THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY DAMAGE DONE TO EXISTING UTILITIES DURING CONSTRUCTION

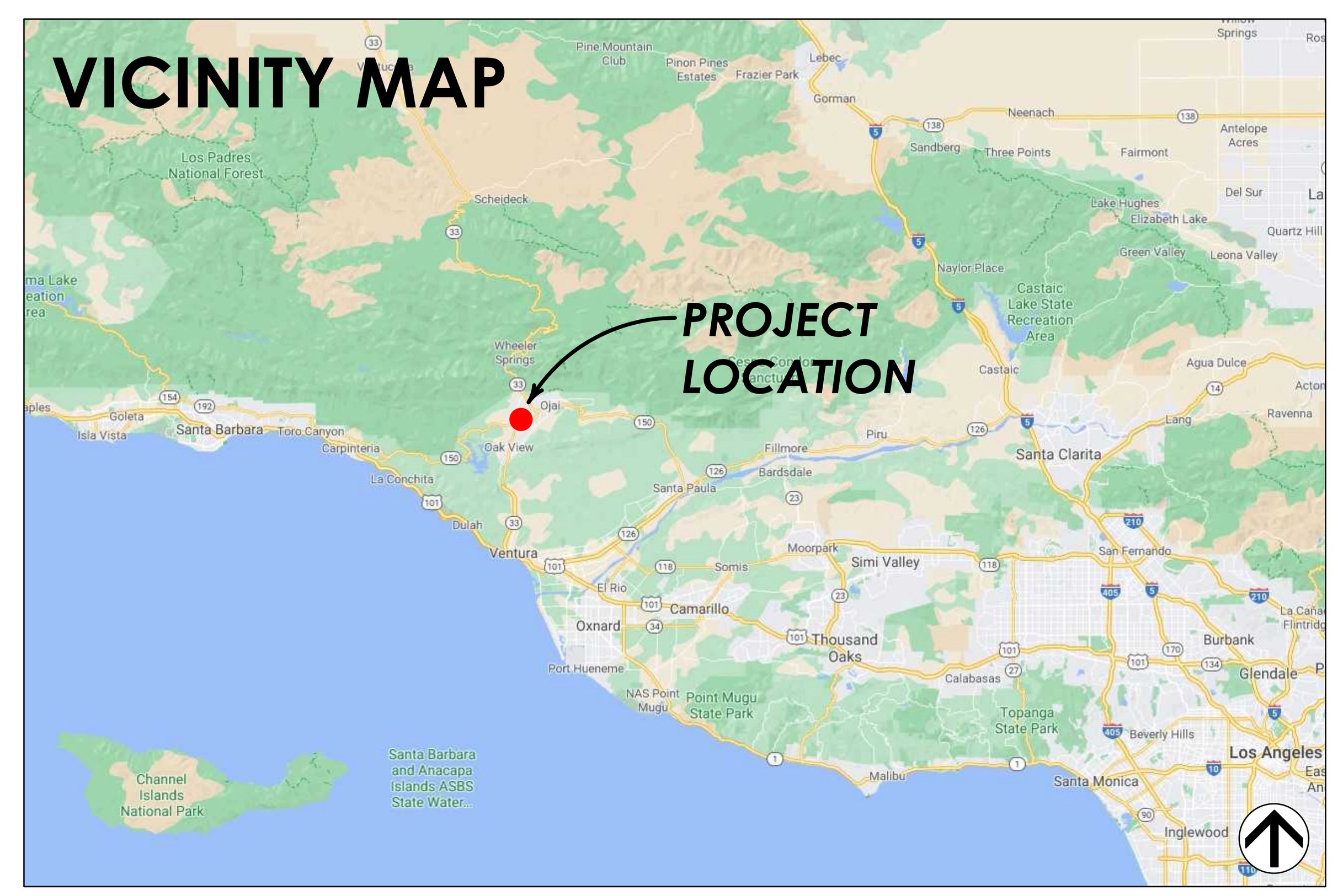
GENERAL NOTES

1. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE "GREENBOOK" STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC), AND THE CONTRACT DOCUMENTS, ALL REFERENCED SPECIFICATIONS AND DETAILS SHALL BE PART OF THE CONTRACT DOCUMENTS, AND STANDARD PLANS AND SPECIFICATIONS ARE MADE A PART HEREOF AS IF SPELLED OUT IN THEIR ENTIRETY HEREON.
2. ALL WORK ON THIS PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE.
3. VERIFY DIMENSIONS AND CONDITIONS AT THE SITE BEFORE STARTING WORK. ANY CONFLICT BETWEEN DETAILS OR DIMENSIONS ON THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE OWNER REPRESENTATIVE AND THE LANDSCAPE ARCHITECT OF RECORD WHO WILL DETERMINE THE INTENT OF THE DRAWINGS.
4. AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE REGIONAL NOTIFICATION CENTER (UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA 1-800-227-2600) AND REQUEST THAT UTILITY OWNERS MARK OR OTHERWISE INDICATE THE FACILITIES ON SITE. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL UTILITIES AND ALL STRUCTURES FOUND AT THE SITE.
5. ALL REQUIRED PERMITS AND NECESSARY CITY BUSINESS LICENSE(S) SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION AND BE PRESENT ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL KEEP A STRICT RECORD OF ALL OWNER APPROVED CHANGES AND SUBMIT THIS RECORD TO THE OWNER REPRESENTATIVE. THE CONTRACTOR SHALL ALSO COORDINATE TRANSFERRING "AS-BUILT" INFORMATION ON THE CONTRACT DRAWINGS AND DELIVER THE CERTIFIED "AS-BUILT" PLANS TO THE OWNER REPRESENTATIVE BEFORE FINAL ACCEPTANCE OF THE PROJECT SHALL BE FILED.
7. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID INJURY TO EXISTING IMPROVEMENTS OR FACILITIES, UTILITY FACILITIES, ADJACENT PROPERTY, AND TREES AND SHRUBBERY THAT ARE NOT TO BE REMOVED. ALL DAMAGE CAUSED TO PUBLIC STREETS, INCLUDING HAUL ROUTES, ALLEYS, SIDEWALKS, CURBS OR STREET FURNISHINGS, OR TO PRIVATE PROPERTY SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER REPRESENTATIVE. EXISTING TREES AND SHRUBS TO REMAIN AND TO BE PROTECTED SHOULD BE MARKED DURING A JOB WALK WITH THE CONTRACTOR AND THE LANDSCAPE ARCHITECT.
8. UNTIL THE ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL HAVE THE RESPONSIBLE CHARGE AND CARE OF THE WORK AND OF THE MATERIALS TO BE USED THEREIN (INCLUDING MATERIALS FOR WHICH HE HAS RECEIVED PARTIAL PAYMENT OR MATERIALS WHICH HAVE BEEN FURNISHED BY THE CITY OR OWNER) AND SHALL BEAR THE RISK OF INJURY, LOSS, OR DAMAGE TO ANY PART THEREOF BY THE ACTION OF ELEMENTS OR FROM ANY OTHER CAUSE, WHETHER ARISING FROM THE EXECUTION OR FROM THE NONEXECUTION OF THE WORK.
9. DESIGNATE AND KEEP ON THE PROJECT AT ALL TIMES WHILE WORK IS BEING PERFORMED A COMPETENT SUPERINTENDENT WHO SHALL NOT BE REPLACED WITHOUT A WRITTEN NOTICE TO THE OWNER REPRESENTATIVE. THE SUPERINTENDENT WILL BE THE CONTRACTOR'S REPRESENTATIVE AT THE SITE AND SHALL HAVE AUTHORITY TO ACT ON BEHALF OF THE CONTRACTOR. ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR. DURING PERIODS WHEN THE WORK IS SUSPENDED, MAKE APPROPRIATE ARRANGEMENTS FOR ANY EMERGENCY WORK WHICH MAY BE REQUIRED.
10. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK, AND THE CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE, FEDERAL AND OTHER LAWS, RULES, REGULATIONS, AND ORDERS RELATING TO SAFETY OF WORKERS AND ALL OTHERS. THIS MAY INCLUDE THE ISSUANCE OF PERSONAL PROTECTIVE EQUIPMENT.
11. ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR THOSE SHOWN ON RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE CONTRACTOR, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, UNDERSTANDS THAT HE AGREES TO ASSUME THE LIABILITY, AND AGREES TO HOLD THE OWNER AND CITY HARMLESS FOR ANY LIABILITY FOR DAMAGE RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE OWNER OR CITY, NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, OR LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON RECORDS EXAMINED. 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 WORK.
12. PROJECT WORK HOURS ARE 7:30 AM - 5:00 PM MONDAY THROUGH FRIDAY.

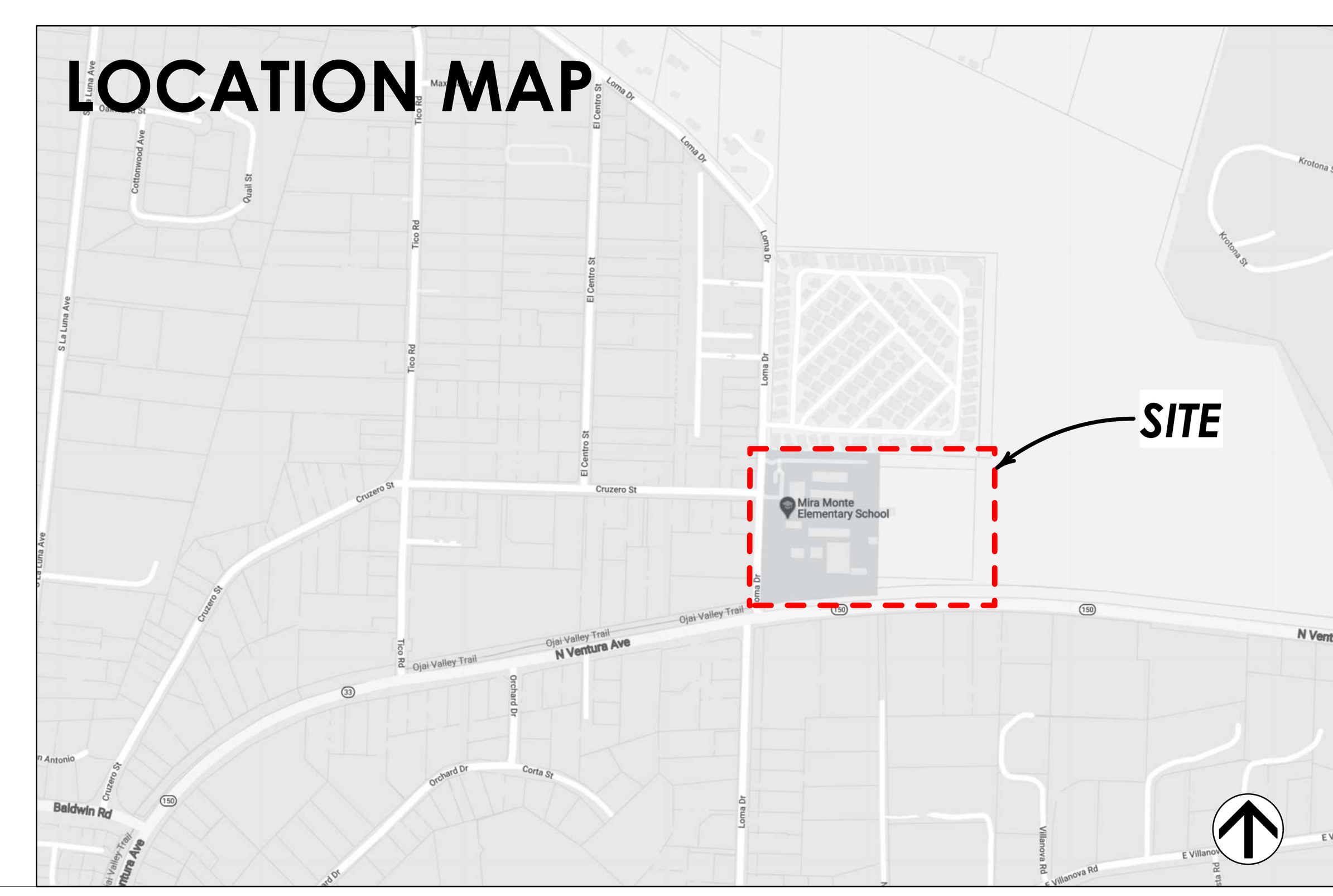
KEY MAP



VICINITY MAP



LOCATION MAP



ABBREVIATIONS:

#	Number
&	And
@	At
*(#)	Quantity
A/C	Air Conditioner
AC	Asphalt Concrete
ACT	Acoustic Ceiling Tile
AD	Area Drain
AGG	Aggregate
ALIGN	Alignment
APPROX	Approximate
ARCH	Architect(ural)
BC	Bottom of Curb
BCR	Beginning of Curve Radius
BD	Board
BF	Bottom of Fence
BL	Base Line
BLDG	Building
BM	Benchmark
BOC	Back of Curb
BOP	Bottom of Pipe
BOR	Bottom of Ramp
BOS	Bottom of Slope
BOT	Bottom
BS	Bottom of Step
BVC	Beginning of Vertical Curve
BW	Bottom of Wall
BYND	Beyond
CAB	Crushed Aggregate Base
CB	Catch Basin
CFS	Cubic Feet per Second
CHNL	Channel
CI	Cast Iron
CIP	Cast-in-Place
CIP	Cast In Place
CJ	Control Joint
CLR	Clearance
CMB	Crushed Miscellaneous Base
CMP	Corrugated Metal Pipe
CMU	Concrete Masonry Unit
CO	Cleanout
COL	Column
CONC	Concrete
CONT	Continuous
DBL	Double
DEMO	Demolish or Demolition
DET	Detail
DI	Drain Inlet
DIA	Diameter
DIAG	Diagonal
DIM	Dimension
DN	Down
DR	Door
DWG	Drawing
E	East
EA	Each
EJ	Expansion Joint
EL	Elevation
ELEC	Electrical
ELEV	Elevator or Elevation
ENCL	Enclosure
EP	Edge of Pavement
EQ	Equal
EX OR (E)	Existing
EXP JT	Expansion Joint
EXT	Exterior
FD	Floor Drain
FDN	Foundation
FEC	Fire Extinguisher Cabinet
FF	Finish Floor
FFE	Finish Floor Elevation
FG	Finish Grade
FH	Fire Hydrant
FIXT	Fixture
FL	Flow Line
FLR	Floor
FM	Filled Metal
FND	Foundation
FOB	Face of Building
FOC	Face of Curb
FOF	Face of Finish
FOS	Face of Step
FOW	Face of Wall
FS	Finish Surface
FTG	Footing
G	Gas
GA	Gauge
GALV	Galvanized
GB	Grade Break
GC	General Contractor
GR	Grade
HB	Hose Bib
HC	Handicap
HDR	Header
HI	High
HORIZ	Horizontal
HP	High Point
HR	Hour
HT	Height
HVAC	Heating, Ventilating, and Air Conditioning
ID	Inside Diameter
IJ	Isolation Joint
ILO	In Lieu Of
IN	Inch
INT	Interior
INV	Invert
JB	Junction Box
JT	Joint
LB	Pound
LF	Linear Feet
LO	Low
LOW	Limit of Work
LP	Low Point
MAX	Maximum
MECH	Mechanical
MH	Manhole
MIN	Minimum
MISC	Miscellaneous
MTL	Metal
N	North
NIC	Not In Contract
NO	Number
NOM	Nominal
NTS	Not To Scale
OC	On Center
OD	Outside Diameter
OE	Or Equal
OPP	Opposite
PA	Planting Area
PCC	Pre-Cast Concrete
PI	Point of Intersection
PIP	Protect in Place
PL	Property Line
PLUMB	Plumbing
PLYD	Plywood
POC	Point of Connection
POVC	Point of Vertical Curve
PREP	Preparation
PSI	Pounds per Square Inch
PT	Pressure Treated
PT	Point of Tangency
PVC	Polyvinyl Chloride
PVI	Point of Vertical Intersection
PVMT	Pavement
R/W, ROW	Right of Way
RAD	Radius
RCP	Reinforced Concrete Pipe
RE	Rim Elevation
RECPT	Receptacle
REF	Reference
REINF	Reinforced
REQ	Required
REV	Revision
RM	Room
RP	Radius Point
S	South
SCH	Schedule
SF	Square Feet
SHT	Sheet
SIM	Similar
SIM	Similar
SPEC	Specified OR Specification
SQ	Square
SS	Stainless Steel
STA	Station
STD	Standard
STL	Steel
STRUCT	Structure or Structural
SW	Sewer
T/D	Telephone/Data
TBD	To Be Determined
TC	Top of Curb
TD	Top of Drain
TELE	Telephone
TF	Top of Fence
THK	Thick
TOB	Top of Beam
TOC	Top of Cap
TOR	Top of Ramp
TOS	Top of Slope
TS	Top of Step
TW	Top of Wall
TYP	Typical
UNO	Unless Noted Otherwise
VERT	Vertical
VIF	Verify In Field
W	West
W/	With
W/O	Without
WC	Water Closet
WI	Wrought Iron
WP	Waterproof
WS	Water Surface

SHEET INDEX:

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

Pacific Coast Land Design, Inc.
Landscape Architecture • Urban Design • Environmental Planning
461 EAST MAIN STREET VENTURA, CA 93001 805.644.9697 www.pc-ld.com

LICENSED LANDSCAPE ARCHITECT
MICHAEL ZIELSDORFF
#6044
Signature
10/31/21
Renewal Date
4/21/21
Date
STATE OF CALIFORNIA

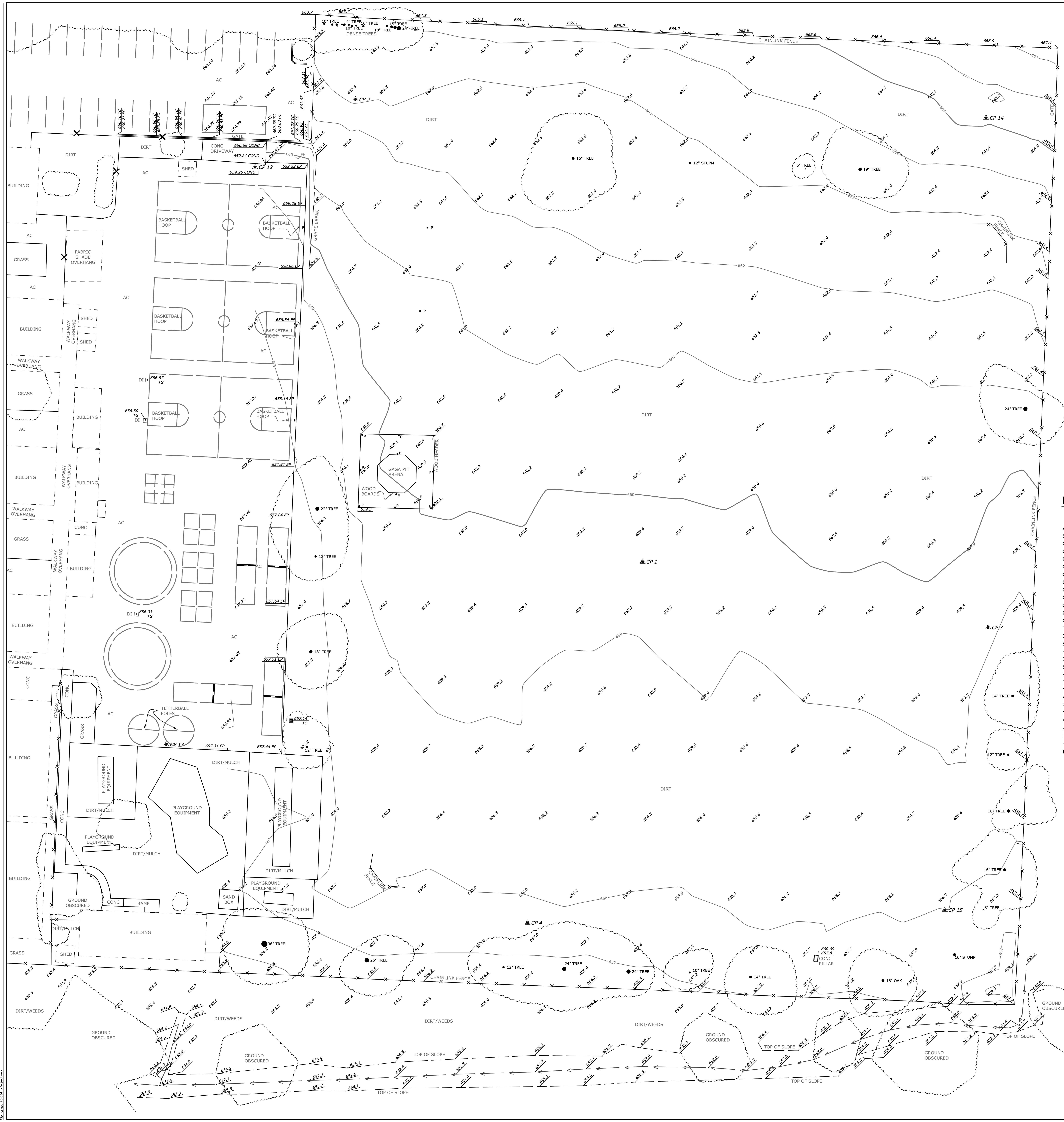
Sheet Name: COVER SHEET

Construction Documents for: OJAI UNIFIED SCHOOL DISTRICT

MIRA MONTE FIELD RESTORATION PROJECT
1216 Loma Drive Ojai, California CA 93023

No.	Description	Date

Date	4/20/2021
Drawn by	BA
Checked by	MZ, CH
Sheet Number	CS-0.01



SURVEY NOTES

1. MAPPING

TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=20', WITH A 1 FOOT CONTOUR INTERVAL FROM DATA COLLECTED IN A FIELD SURVEY PERFORMED USING CONVENTIONAL EQUIPMENT AND PROCEDURES IN MARCH 18, 2021, AT THE REQUEST OF CLIENT.

2. BASIS OF BEARINGS AND COORDINATES

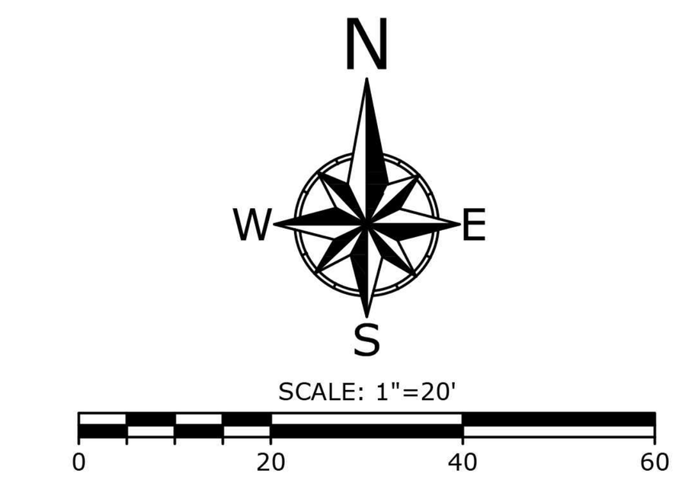
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM NAD83, ZONE 5, EPOCH 2017.50 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) AND/OR CONTINUOUS OPERATING REFERENCE STATIONS (CORS) CSST & HVYS BEING NORTH 78°26'52" EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

3. ELEVATIONS

THE VERTICAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF1988 (NAVD88), PER GPS TIES & GEOID MODELING (GEOID12B) TO CGPS STATION CSST. ELLIPSOID HEIGHTS ARE CONSTRAINED PER CSRC. NO COUNTY BENCHMARKS WERE MEASURED IN THIS SURVEY.

4. UTILITIES

SURFACE UTILITY FEATURES SHOWN HEREON WERE LOCATED AS A PART OF THE FIELD SURVEY PERFORMED BY ECG BASED ON VISIBILITY ON THE DATE OF SURVEY. NO RESEARCH OR MAPPING OF SUBSURFACE UTILITIES HAS BEEN PERFORMED.



PROFESSIONAL LAND SURVEYOR BENJAMIN P. HARDIN NO 8552 STATE OF CALIFORNIA

4/15/2021

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

CONTROL TABLE

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1982528.79	6176375.16	659.56	SET 1/2IN IP W/ ECG PLUG
2	1982768.84	6176226.01	663.48	SET 1/2IN IP W/ ECG PLUG
3	1982494.67	6176554.56	659.47	SET 60D MAG NAIL
4	1982341.33	6176315.40	657.88	SET 60D MAG NAIL
10	1982799.56	6175718.25	658.46	SET MAG NAIL
11	1982359.87	6175710.36	653.37	SET MAG NAIL
12	1982733.72	6176173.86	659.23	SET MAG NAIL
13	1982433.94	6176127.76	657.12	SET MAG NAIL
14	1982759.33	6176553.49	665.31	SET 1/2IN IP W/ ECG PLUG
15	1982347.99	6176532.04	658.04	SET 1/2IN IP W/ ECG PLUG

MAPPING LEGEND *(ITEMS LISTED BELOW MAY NOT BE SHOWN ON MAP)*

ABBREVIATIONS

AC	ASPHALT CONCRETE	LTT	LEAD, TACK & TAG
BW	BACK OF WALK	M	MEASURED
CATV	CABLE TV	N'LY	NORTHERLY
CAB	CABINET	NE'LY	NORTHEASTERLY
CB	CATCH BASIN	NW'LY	NORTHWESTERLY
CF	CALCULATED FROM	N	NORTH
CL	CENTERLINE	OAK	OAK TREE
CLF	CHAIN LINK FENCE	OHW	OVERHEAD WIRES
CMP	CORRUGATED METAL PIPE	PB	PULLBOX
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE (PIPE)
COMM	COMMUNICATIONS	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R/W	RIGHT OF WAY
CP	CONTROL POINT	S'LY	SOUTHERLY
DI	DRAIN INLET	SE'LY	SOUTHEASTERLY
DS	DOWN SPOUT	SW'LY	SOUTHWESTERLY
E'LY	EASTERLY	S	SOUTH
E	EAST	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
ELEC	ELECTRIC	SYC	SYCAMORE TREE
EUC	EUCALYPTUS TREE	TC	TOP OF CURB
FC	FACE OF CURB (AT BOTTOM)	TG	TOP OF GRATE
FF	FINISHED FLOOR	TS	TRAFFIC SIGNAL
FL	FLOW LINE	TW	TOP OF WALL
FND	FOUND	TXR	TRANSFORMER
FOC	FIBER OPTIC CABLE	UM	UTILITY MARK
FS	FINISHED SURFACE	UNK	UNKNOWN
FTC	FROM TRUE CORNER	VC	VITRIFIED CLAY (PIPE)
HCR	HANDICAP RAMP	VT	VAULT
HDPE	HIGH DENSITY POLYETHYLENE (PIPE)	W	WEST
IP	IRON PIPE	W'LY	WESTERLY

SYMBOLS

- BACK FLOW PREVENTER
- BOLLARD
DI - DRAIN INLET
FDC - FIRE DEPARTMENT CONNECTION
FH - FIRE HYDRANT
GUY - GUY-ANCHOR
HB - HOSE BIB
MB - MAILBOX
GM - GAS METER
WM - WATER METER
TMH - TELEPHONE MANHOLE
FOMH - FIBER OPTIC MANHOLE
SDMH - STORM DRAIN MANHOLE
SMH - SEWER MANHOLE
MH - MANHOLE
CATV - CABLE TV PULLBOX
COMM - COMMUNICATION PULLBOX
ELPB - ELECTRIC PULLBOX
GAS - GAS PULLBOX
SLPB - STREET LIGHT PULLBOX
TSPB - TRAFFIC SIGNAL PULLBOX
WPB - WATER PULLBOX
- PILASTER

MAPPING LEGEND (CONT.)

PIV - POST INDICATOR VALVE
GUY-P - GUY POLE
- POLE - LIGHT
- POLE - TRAFFIC SIGNAL ARM
- POLE - TRAFFIC SIGNAL
UP - POLE - UTILITY
RISER - UTILITY RISER
SCO - SEWER CLEAN OUT
SIGN - SIGN
SIGN - SIGN W/ DOUBLE POST
- TREE
- UTILITY MARK
GV - GAS VALVE
ICV - IRRIGATION CONTROL VALVE
V - VALVE (UNSPECIFIED)
WV - WATER VALVE
CP1 - CONTROL POINT
- FOUND MONUMENT AS NOTED
2529.43 TC - SPOT ELEVATION (GROUND SURVEY)
2529.4 - SPOT ELEVATION (GROUND SURVEY)
382.2 - SPOT ELEVATION (AERIAL SURVEY)

LINETYPES

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- FLOWLINE
- BUILDING OVERHANG
- BUILDING FACE
2527 - CONTOUR LINE
- CURB
- CENTERLINE
- EDGE OF PAVEMENT
- CHAINLINK/BARBWIRE FENCE
- POST FENCE
- WOOD FENCE
- GUARD RAIL
- WALL
CTV - CABLE TV
COMM - COMMUNICATIONS
E - ELECTRIC
FOC - FIBER OPTIC CABLE
IRR - IRRIGATION
G - NATURAL GAS
S - SANITARY SEWER
SD - STORM DRAIN
TR - TRAFFIC SIGNAL
W - WATER
OHW - OVERHEAD WIRE
- PAINTED STRIPING

Pacific Coast Land Design, Inc.
Landscape Architecture • Urban Design • Environmental Planning
461 EAST MAIN STREET VENTURA, CA 93001 805.644.9697 www.pc-ld.com

LICENSED LANDSCAPE ARCHITECT MICHAEL ZIELSDORFF #6044
Signature
10/31/21
Renewal Date
4/21/21
Date
STATE OF CALIFORNIA

Sheet Name: SURVEY

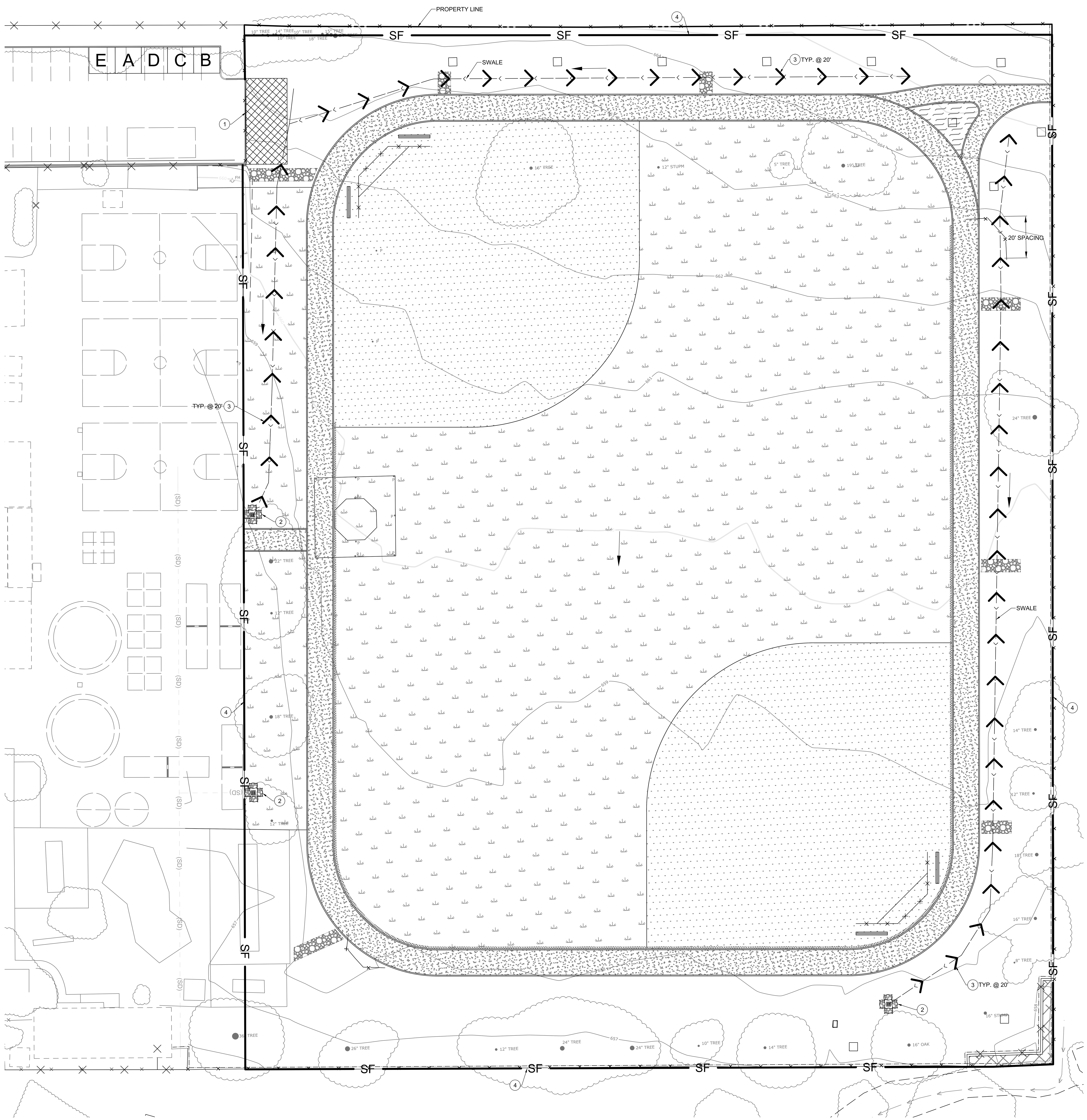
Construction Documents for: OJAI UNIFIED SCHOOL DISTRICT

MIRA MONTE FIELD RESTORATION PROJECT

1216 Loma Drive Ojai, California CA 93023

No.	Description	Date

Date	4/20/2021
Drawn by	BA
Checked by	MZ, CH
Sheet Number	C-1.01



EROSION CONTROL NOTES

1. STABILIZED CONSTRUCTION ENTRANCE PER CASQA TC-1 AND DETAIL 1, SHEET C-1.03
2. SINGLE ROW DOUBLE GRAVEL BAG BERM FOR INLET PROTECTION, PER CASQA SE-6 AND DETAIL 2, SHEET C-1.03
3. FIBER ROLLS PER CASQA SE-5 AND DETAIL 4, SHEET C-1.03
4. SILT FENCE PER CASQA SE-1 AND DETAIL 3, SHEET C-1.03, LOCATE INSIDE PROPERTY LINE CONSTRUCTION FENCE

LEGEND

(crosshatch)	TC-1 STABILIZED CONSTRUCTION ENTRANCE
(fiber roll symbol)	FIBER ROLL
(gravel bag symbol)	GRAVEL BAG
—SF—	SILT FENCE
→	DIRECTION OF FLOW
A	PROPOSED AREA FOR VEHICLE CLEANING AND MAINTENANCE PER TC-3, (SWPPP)
B	PROPOSED LOCATION FOR MATERIAL DELIVERY & STORAGE AREA (SWPPP)
C	PROPOSED LOCATION FOR TEMPORARY TRASH ENCLOSURE (SWPPP)
D	PROPOSED LOCATION FOR CONCRETE WASHOUT AREA PER WM-8 (SWPPP)
E	PROPOSED LOCATION FOR VEHICLE AND EQUIPMENT FUELING AREA PER NS-9 (SWPPP)

NOTES

1. REFER TO CASQA BEST MANAGEMENT PRACTICES FOR ADDITIONAL INFORMATION.
2. EMPLOYEE AND NON-WORK VEHICLES TO PARK OFF SITE.
3. OFFSITE IMPROVEMENTS BMPS TO BE REMOVED AFTER COMPLETION OF OFFSITE IMPROVEMENTS.
4. FOR PROPOSED OFFSITE IMPROVEMENTS, COORDINATE WITH THE CITY OF TORRANCE FOR APPROVAL.

STORMWATER POLLUTION PLAN NOTES

ALL ACTIVITIES SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS INCLUDING:

THE CALIFORNIA CONSTRUCTION GENERAL PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES, ORDER NO. 2009-0009-DWQ, NPDES NO. CAS000002

1. AS PER STATE REGULATIONS ONLY A QUALIFIED SWPPP DEVELOPER (QSD) SHALL PREPARE, REVISE, AMEND AND MAINTAIN THE PROJECT'S SWPPP WHERE MORE THAN ONE ACRE IS DISTURBED.
2. AS PER STATE REGULATIONS ONLY A QUALIFIED SWPPP PRACTITIONER (QSP) SHALL IMPLEMENT, MONITOR AND MAINTAIN THE BMPS IDENTIFIED IN THE PROJECT SWPPP. INCLUDED IN THESE ACTIVITIES IS COMPLETION OF THE REQUIRED DOCUMENTATION MAINTAINED ON SITE.
3. ALL BMP CORRECTIONS SHALL BE COMPLETED WITHIN 72 HOURS (OR SOONER IF THERE'S A PREDICTED STORM*) OF INSPECTOR'S NOTIFICATION TO CONTRACTOR. NOTE: NOTIFICATION IS BY ANY METHOD INCLUDING VERBAL, WRITTEN, EMAIL, ETCETERA.
   * BMP CORRECTIONS SHALL BE COMPLETED BEFORE THE PREDICTED STORM.
4. SOIL DISTURBANCE SHALL BE MINIMIZED AS MUCH AND/OR AS LONG AS POSSIBLE.
5. SOIL AND/OR SEDIMENT EROSION SHALL BE MINIMIZED THROUGH THE IMPLEMENTATION OF BEST MANAGEMENT PRACTICES (BMPS). EROSION CONTROLS ARE THE HIGHEST BMP PRIORITY AND SHALL NOT BE REDUCED BECAUSE OF ENHANCED SEDIMENT CONTROLS.

N

0 10 20 40
SCALE: 1" = 20'

DSC ENGINEERING
STRUCTURAL & CIVIL ENGINEERS
25231 PASEO DE ALICIA, SUITE 260
LAGUNA HILLS, CA 92653
949.215.5935

4/20/2021

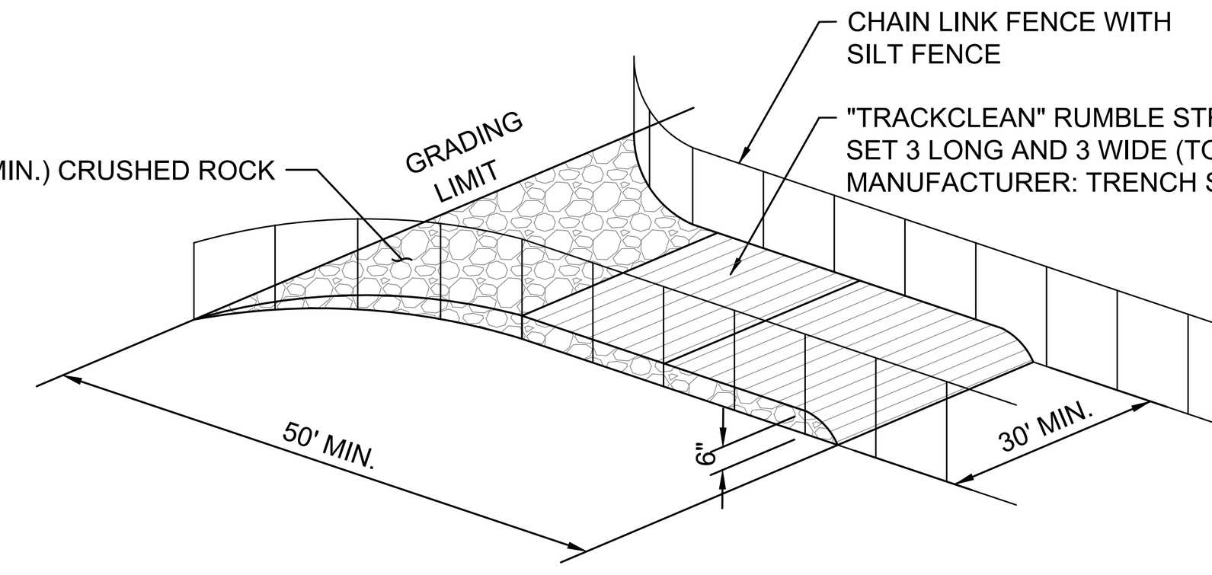
Sheet Name: EROSION CONTROL PLAN

Construction Documents for: OJAI UNIFIED SCHOOL DISTRICT

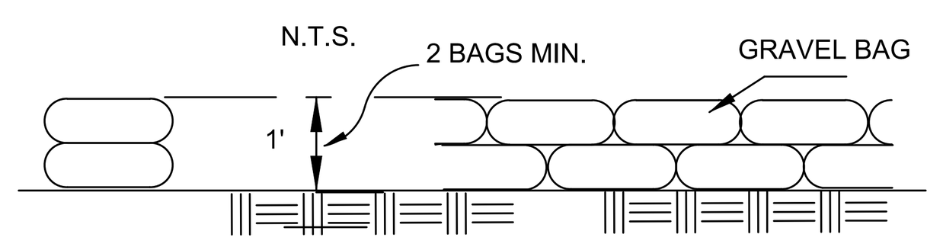
MIRA MONTE FIELD RESTORATION PROJECT
1216 Loma Drive
Ojai, California 93023

No.	Description	Date
1		
2		

Date	4/20/2021
Drawn by	JH
Checked by	JD
Sheet Number	C-1.02



1 CASQA TC-1
STABILIZATION ENTRANCE
NOT TO SCALE

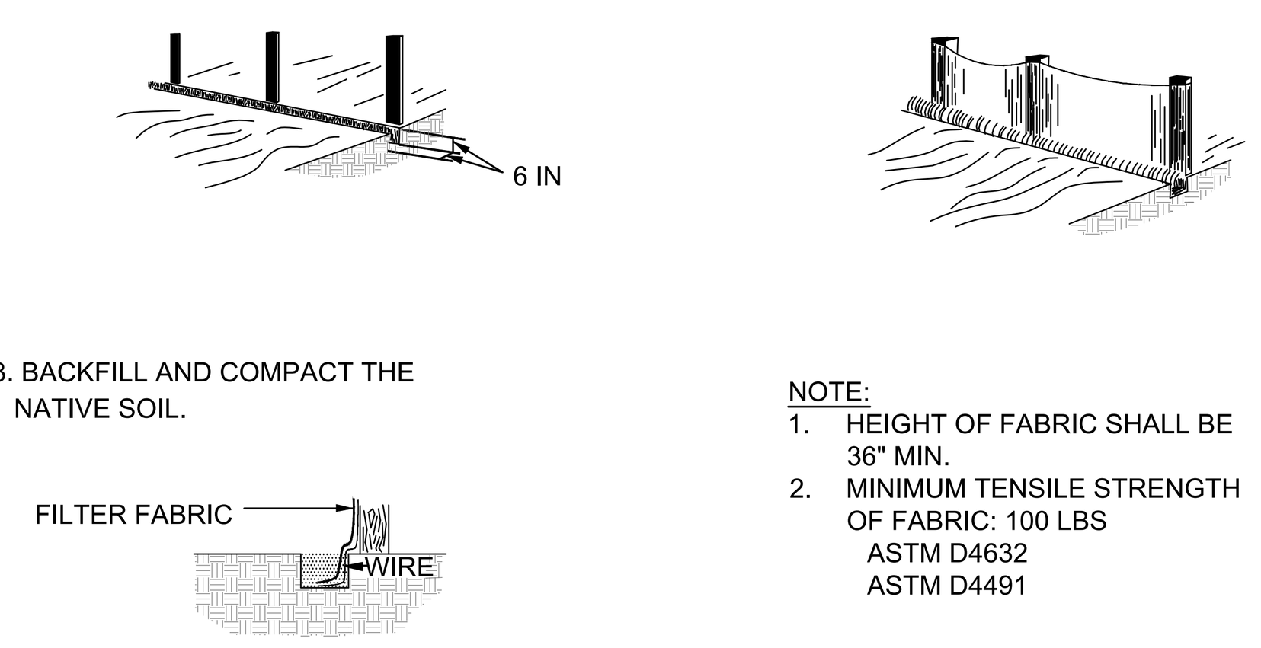


2 CASQA SE-6
SINGLE ROW DOUBLE GRAVEL BAG
NOT TO SCALE

1. SET 2"x2" POSTS AND SPACE AT 6' - 8' ON CENTER. EXCAVATE A 6"x6" TRENCH UPSLOPE FROM AND ALONG THE LINE OF POSTS.

2. ATTACH THE FILTER FABRIC AND EXTEND IT INTO THE TRENCH.

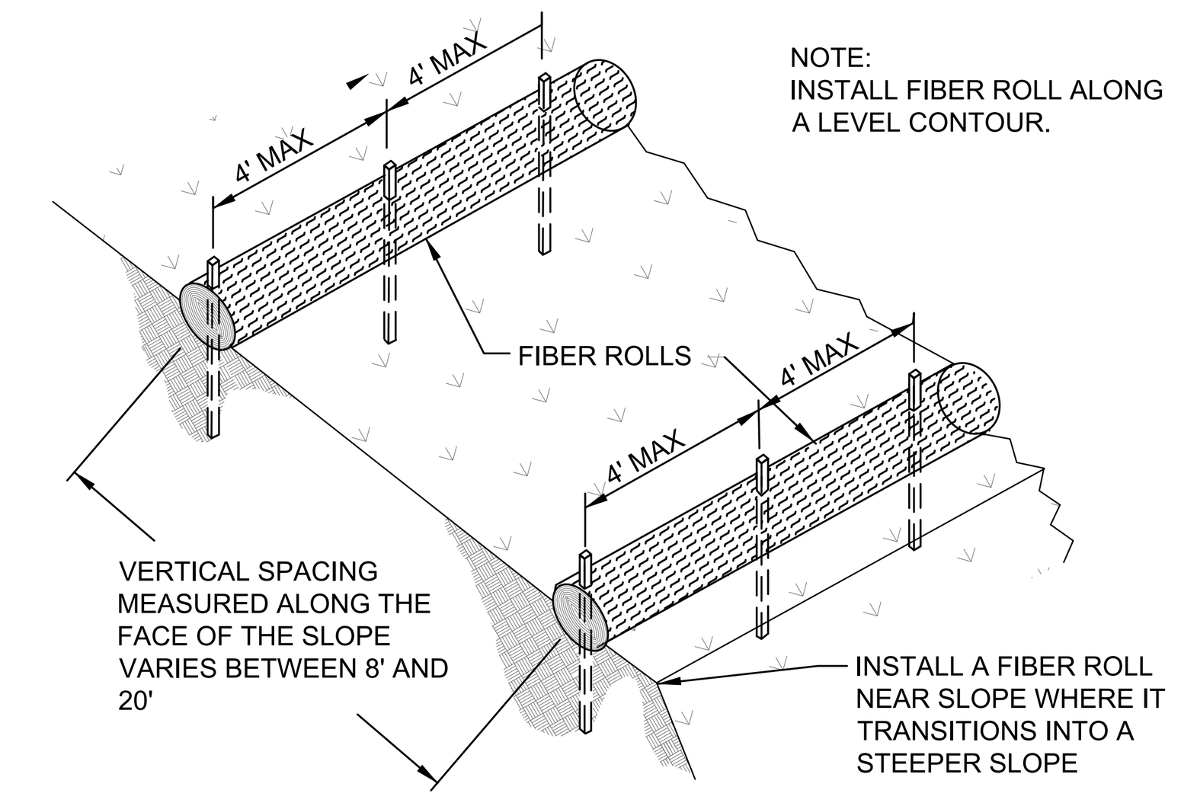
3. BACKFILL AND COMPACT THE NATIVE SOIL.



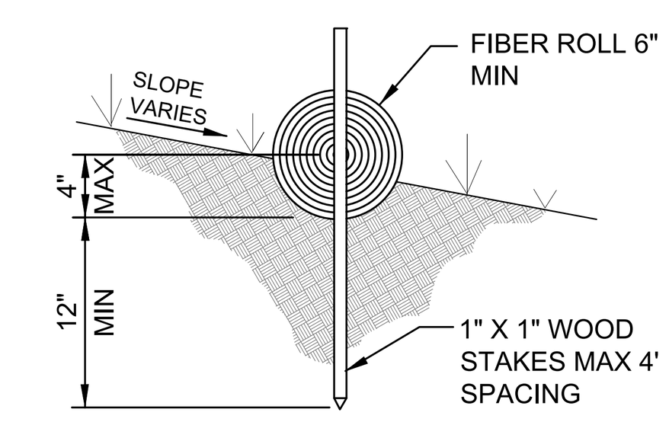
NOTE:
1. HEIGHT OF FABRIC SHALL BE 36" MIN.
2. MINIMUM TENSILE STRENGTH OF FABRIC: 100 LBS
ASTM D4632
ASTM D4491

3 CASQA SE-1
SILT FENCE DETAIL
NOT TO SCALE

NOTE:
INSTALL FIBER ROLL ALONG A LEVEL CONTOUR.



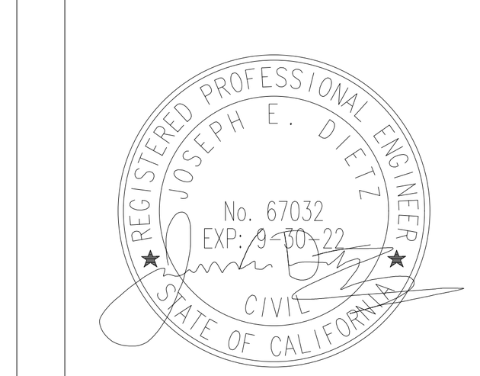
FIBER ROLL INSTALLATION



SECTION

4 CASQA SE-5
FIBER ROLLS
NOT TO SCALE

DSC ENGINEERING
STRUCTURAL & CIVIL ENGINEERS
25231 PASEO DE ALICIA, SUITE 260
LAGUNA HILLS, CA 92653
949.215.5935



4/20/2021

Sheet Name:
EROSION CONTROL PLAN

Construction Documents for:
OJAI UNIFIED SCHOOL DISTRICT

MIRA MONTE FIELD RESTORATION PROJECT
1216 Loma Drive
Ojai, California 93023

No.	Description	Date
1		
2		

Date	4/20/2021
Drawn by	JH
Checked by	JD
Sheet Number	C-1.03

DEMOLITION AND TREE PROTECTION PLAN

SCALE: 1" = 20'-0"

0 20 40 60 FT

TREE PROTECTION PLAN

THE FOLLOWING MEASURES SHALL BE TAKEN TO PROTECT TREES BEFORE, DURING AND AFTER CONSTRUCTION

PRECONSTRUCTION TREE PROTECTION NOTES

1. A COPY OF THE PROTECTION PLAN SHOULD BE AVAILABLE ON SITE THROUGHOUT CONSTRUCTION.
2. CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING: THE OWNER'S LANDSCAPE ARCHITECT SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE GENERAL CONTRACTORS' SUPERINTENDENT TO REVIEW THE TREE PROTECTION PLAN AND CONFIRM THAT THE PROTECTION FENCES AND SIGNS ARE IN PLACE PRIOR TO ANY WORK BEING DONE ON THE SITE.
3. POST SIGNS ON THE PROTECTIVE FENCING AROUND PROTECTED TREES. LETTERING SHOULD BE AT LEAST 1" HIGH AND READ AS FOLLOWS:

WARNING	ADVERTENCIA
TREE PROTECTION ZONE	ZONA DE PROTECCIÓN DE ÁRBOLES
Entry prohibited. This fence shall remain in place throughout the entire construction period. To report violations, contact Construction Superintendent	Entrada prohibida. Esta cerca debe permanecer en su lugar durante el periodo de construcción. Para reportar violaciones, contacte al ENFORZAMIENTO

4. TREE PROTECTION FENCING IS REQUIRED PER PLAN. THE OUTLINE OF STRUCTURES AND PAVING UNDER THE CANOPY OF THE PROTECTED TREE(S), THE TREE PROTECTION ZONE (TPZ), SHALL BE CLEARLY MARKED BY THE OWNER AND/OR CONTRACTOR PRIOR TO FENCING INSTALLATION.

CONSTRUCTION TREE PROTECTION NOTES

1. ONCE A MONTH SOAK THE ROOTZONE OF THE PROTECTED TREES.
2. TREE PROTECTION ZONE RESTRICTIONS:
   A. STAY OUT OF THE FENCED AREA WITHOUT THE APPROVAL OF THE JOB SITE SUPERINTENDENT.
   B. ANY TRENCHING, GRADING OR EXCAVATING, WITHIN THE FENCED AREAS SHALL BE APPROVED BEFORE HAND BY THE OWNER'S LANDSCAPE ARCHITECT. ANY SUCH WORK APPROVED SHALL BE MONITORED BY A PARTY SELECTED BY THE OWNER. THE MONITOR SHALL OBSERVE TRENCHING, GRADING OR EXCAVATING AND REPORT WHETHER THE WORK WAS PERFORMED ACCORDING TO THE PROTECTION PLAN AND WHETHER UNEXPECTED DAMAGE OCCURRED AND ANY RECOMMENDED TREATMENT FOR THE DAMAGE.
   C. PRIOR TO TRENCHING, GRADING OR EXCAVATING WITHIN THE TPZ, CONTRACTOR SHALL VERIFY THAT ROOT PRUNING HAS BEEN COMPLETED.
   D. NO EQUIPMENT, SOIL, OR CONSTRUCTION MATERIALS SHALL BE STORED IN THE TPZ.
   E. NO OIL, GASOLINE, CHEMICALS, PAINTS, SOLVENTS, OR OTHER DAMAGING MATERIALS MAY BE DUMPED WITHIN THE TPZ.
   F. GRADE CHANGES OUTSIDE OF THE TPZ SHALL NOT SIGNIFICANTLY ALTER DRAINAGE TO PROTECTED TREES.
3. REPORT ANY INADVERTENT DAMAGE TO THE TREES TO THE SCHOOL DISTRICT.
4. MONITOR THE HEALTH OF THE TREES AND REPORT OBVIOUS HEALTH DECLINE TO THE SCHOOL DISTRICT.
5. A QUALIFIED ARBORIST SELECTED BY THE OWNER SHALL PERFORM A HEALTH ASSESSMENT OF ALL THE PROTECTED TREES AT THE END OF CONSTRUCTION. THAT ASSESSMENT SHALL FORM THE BASIS FOR POST-CONSTRUCTION MONITORING.

DEMOLITION NOTES

1. CONTRACTOR SHALL CHECK OR LOCATE EXISTING STRUCTURES, ELECTRIC CABLES OR CONDUITS, UTILITY LINES AND OTHER EXISTING FEATURES OR CONDITIONS ABOVE OR BELOW GROUND LEVEL THAT MIGHT BE DAMAGED AS A RESULT OF DEMOLITION AND CONSTRUCTION OPERATIONS. QUESTIONS OR CONFLICTS ARISING OUT OF SUCH EXAMINATION PRIOR TO OR DURING OPERATION SHALL BE IMMEDIATELY DIRECTED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR NECESSARY ACTION OR DECISIONS BEFORE RESUMING OPERATION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO COST TO THE OWNER OF FEATURES OR CONDITIONS DAMAGED THROUGH FAILURE TO COMPLY WITH ABOVE PROCEDURES.
2. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL CLEAR AND GRUB ALL SHRUBS, TURF AND VEGETATION WITHIN THE LIMITS OF WORK PER THESE PLANS AND THE PROJECT SPECIFICATIONS.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTINUOUSLY CLEAN AND REMOVE DEMOLISHED MATERIALS FROM THE SITE, EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, DAILY AND TO ENSURE SUB-CONTRACTORS ADHERE TO THESE REQUIREMENTS. DO NO ALLOW MATERIALS TO ACCUMULATE ON SITE.
4. DEMOLITION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO REMOVE EXISTING STRUCTURES, VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE PROJECT SITE.
5. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE REMOVAL OF MATERIAL FROM THE SITE AND ALL OBJECTIONABLE MATERIALS COVERED BY THESE PLANS. DISPOSAL OF MATERIALS SHALL BE DONE IN A SAFE AND LEGAL MANNER AND SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXISTING SURFACE ELEVATIONS WHERE PROPOSED IMPROVEMENT ELEVATIONS ARE INTENDED TO MATCH AND REPORT ANY DISCREPANCIES TO THE OWNER.

DUST CONTROL NOTES

1. AFTER CLEARING, GRADING, EARTH MOVING, EXCAVATION OR EMBANKMENT OPERATIONS ARE COMPLETED THE ENTIRE AREA OF DISTURBED SOIL IS TO BE TREATED TO PREVENT WIND PICKUP OF THE SOIL. THIS MAY BE ACCOMPLISHED BY:
   A. SEEDING AND WATERING UNTIL GRASS COVER IS GROWN.
   B. SPREADING SOIL BINDERS.
   C. WETTING THE AREA DOWN, SUFFICIENT TO FORM A CRUST ON THE SURFACE WITH REPEATED SOAKING AS NECESSARY TO MAINTAIN THE CRUST AND PREVENT DUST PICKUP BY THE WIND. D. OTHER METHODS APPROVED IN ADVANCE BY THE DISTRICT'S REPRESENTATIVE.
2. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT THEIR IS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM THEIR GRADING OPERATION.
3. IN ADDITION TO THESE NOTES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DUST AND EROSION CONTROL DURING THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL UTILIZE DUST CONTROL METHODS ON ANY DUST-PRODUCING CONDITION IN COMPLIANCE WITH REGULATIONS OF THE DISTRICT AND THE COUNTY OF VENTURA AIR POLLUTION CONTROL DISTRICT.
4. THE CONSTRUCTION CONTRACTOR SHALL DESIGNATE A PERSON(S) TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFFSITE. THEIR DUTIES SHALL BE FOR THE ENTIRE CONSTRUCTION DURATION, INCLUDING HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS.
5. WATERING OR APPLICATION OF SOIL BINDERS SHALL CONTINUE IN THE AMOUNTS NECESSARY TO CONTROL DUST UNTIL THE SITE IS SEEDED AND PLANTS ESTABLISHED.

DEMOLITION SCHEDULE

ID#		ITEM	DESCRIPTION
D-1		CLEAR AND GRUB	REMOVE EXISTING VEGETATION IN PROPOSED TURF AND SEED AREAS, EXISTING IRRIGATION DISTRIBUTION LINES AND HEADS, AND EXISTING GAGA BALL COURT
D-2		REMOVE EXISTING PAVING	NA
D-3		EXISTING BACKSTOP	REMOVE AND DISPOSE OF EXISTING BACKSTOPS.
D-4	X	EXISTING TREE TO BE REMOVED	NA
D-5	X	EXISTING TREE STUMP TO BE REMOVED	NA
D-6		TREE PROTECTION FENCE	6' HIGH TEMPORARY ORANGE PLASTIC FENCE AT DRIP LINE OF EXISTING TREES AS SHOWN ON PLAN. SEE CONSTRUCTION TREE PROTECTION NOTES, THIS SHEET.

Pacific Coast Land Design, Inc.
Landscape Architecture • Urban Design • Environmental Planning
461 EAST MAIN STREET VENTURA, CA 93001 805.644.9697 www.pc-ld.com

LICENSED LANDSCAPE ARCHITECT
MICHAEL ZIELSDORF
#6044
Signature
10/31/21
Renewal Date
4/21/21
Date
STATE OF CALIFORNIA

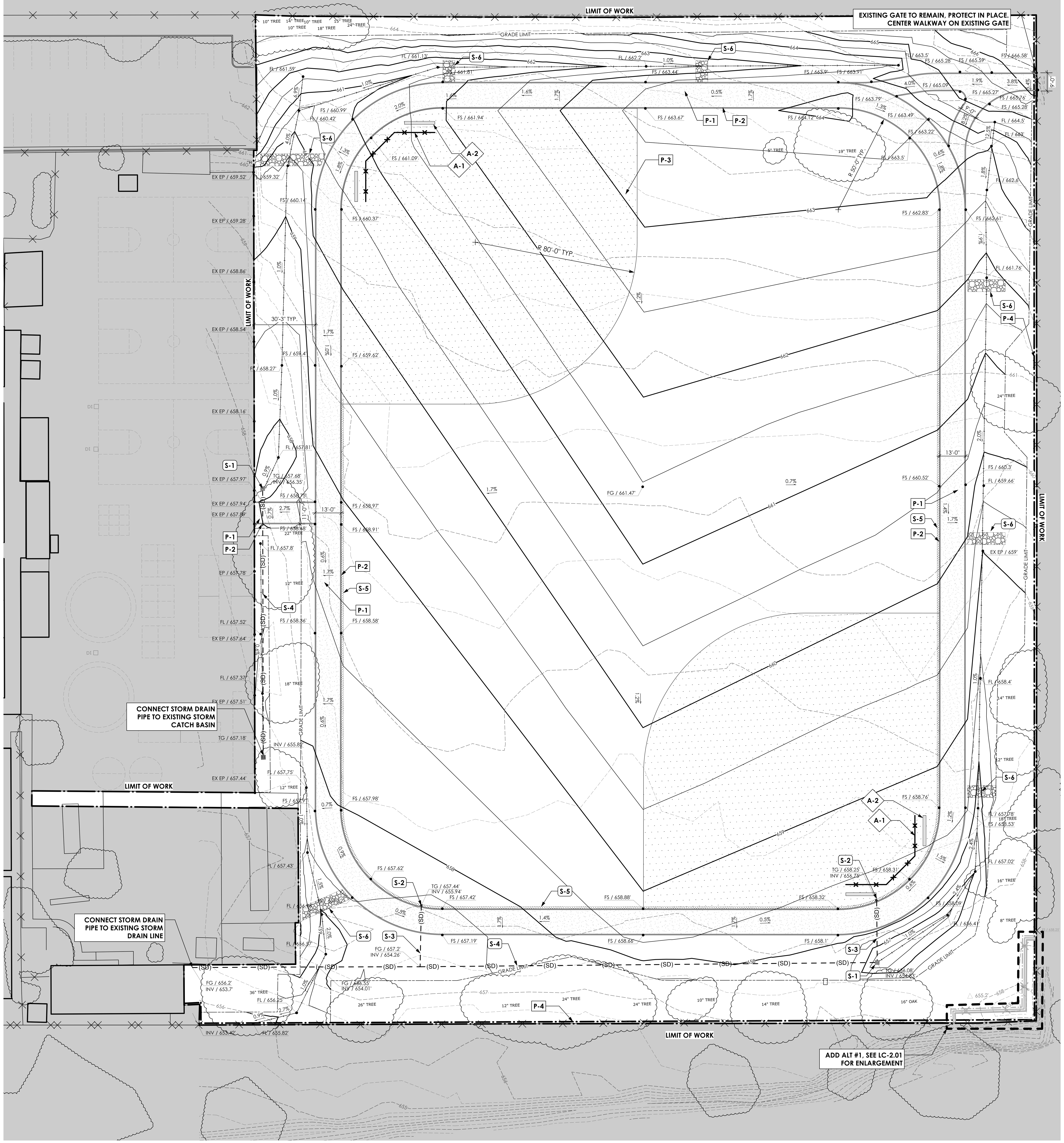
Sheet Name:
DEMOLITION AND TREE PROTECTION PLAN

Construction Documents for:
OJAI UNIFIED SCHOOL DISTRICT

MIRA MONTE FIELD RESTORATION PROJECT
1216 Loma Drive Ojai, California CA 93023

No.	Description	Date

Date	4/20/2021
Drawn by	BA
Checked by	MZ, CH
Sheet Number	LD-1.01



CONSTRUCTION PLAN

SCALE: 1" = 20'-0"

CONSTRUCTION NOTES

1. ALL PAVING AREAS SHALL BE GRADED NOT TO EXCEED 2% CROSS SLOPE IN ANY DIRECTION. WALKWAY RUNNING SLOPES SHALL NOT EXCEED 5% SLOPE UNLESS AN ADA RAMP IS PROVIDED.
2. CONSTRUCT 1/2" EXPANSION JOINTS W/FIBER JOINTS AND SEAL W/W.R. MEADOWS GREY DECK-O-SEAL.
3. CONTRACTOR SHALL COORDINATE INSTALLATION OF ELECTRICAL CONDUIT, IRRIGATION PIPE, AND UTILITY BOXES TO AVOID CONFLICTS WITH FOOTING, DRAINAGE AREAS, OR INSTALLATION OF AMENITIES SUCH AS BOLLARDS, BOULDERS, BENCHES, AND ROOF DRAINS.
4. FINISH GRADE IN PLANTER AREAS SHALL BE 3" BELOW ADJACENT FINISH SURFACE, TYPICAL.
5. LAYOUT OF FORMS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD 24 HOURS PRIOR TO POURING. INSPECTION PRIOR TO FORM CONSTRUCTION IS PREFERRED.
6. PRESERVE AND PROTECT ALL TREES THAT ARE TO REMAIN. DAMAGED TREES ARE TO BE REPLACED IN KIND AND SIZE BY CONTRACTOR. SEE DEMOLITION AND TREE PROTECTION PLAN FOR MORE DETAIL.
7. ALL MANUFACTURER SPECIFIED ITEMS TO BE PROVIDED AS SPECIFIED OR AN APPROVED EQUAL.

GENERAL GRADING NOTES

1. CONTOURS ON THE PLAN ARE ILLUSTRATED AT 6-INCH INTERVALS.
2. GRADING SUPERVISION REQUIREMENTS SHALL BE COMPLIED WITH AS FOLLOWS:

   A. LINE AND GRADE STAKES SHALL BE SET BY A CALIFORNIA LICENSED SURVEYOR HIRED BY THE CONTRACTOR UNDER THE GENERAL SUPERVISION OF THE OUSD REPRESENTATIVE.
   B. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS AND AND SUBMIT A REPORT INDICATING THAT THE IMPROVEMENTS HAVE BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
   C. THE OUSD REPRESENTATIVE AND/OR GEOTECHNICAL ENGINEER SHALL PROVIDE GENERAL REVIEW OF THE GRADING AND SUBGRADE PREPARATION, PERFORM COMPACTION TESTING, MEASURE THE THICKNESS OF PAVEMENT AND BASE DURING CONSTRUCTION, TEST AND REVIEW THE QUALITY OF PAVEMENT AND BASE, ETC.
3. NOISE GENERATING CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 7: 30 AM TO 5: 00 PM, MONDAY THROUGH FRIDAY. CONSTRUCTION EQUIPMENT MAINTENANCE SHALL BE LIMITED TO THE SAME HOURS. STATIONARY CONSTRUCTION EQUIPMENT THAT GENERATES NOISE WHICH EXCEEDS 65 dBA AT THE PROJECT BOUNDARIES SHALL BE SHIELDED TO THE DISTRICT'S SATISFACTION AND SHALL BE LOCATED AT A MINIMUM OF 50 FEET FROM OCCUPIED BUILDINGS.
4. SURFACE IMPROVEMENT AREAS SHALL BE PREPARED FOR CONSTRUCTION BY REMOVING SURFACE AND UNDERGROUND IMPROVEMENTS, I.E. PIPELINES, CONDUITS, ETC., VEGETATION, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. EXISTING UTILITY LINES THf T WILL NOT REMAIN IN SERVICE SHALL BE EITHER REMOVED OR ABANDONED, IF APPROVED BY THE DISTRICT S REPRESENTATIVE.
5. VOIDS CREATED BY THE REMOVAL OF MATERIALS OR UTILITIES DESCRIBED ABOVE SHALL BE CALLED TO THE ATTENTION OF THE DISTRICT'S REPRESENTATIVE. NO FILL SHALL BE PLACED UNLESS THE UNDERLYING SOIL HAS BEEN OBSERVED BY THE DISTRICT'S REPRESENTATIVE.
6. FOLLOWING SITE PREPARATION, THE SOILS IN THE PAVEMENT SURFACE IMPROVEMENT AREA SHALL BE REMOVED TO A LEVEL PLANE AT A MINIMUM DEPTH OF 1-FOOT BELOW THE PROPOSED SUBGRADE ELEVATION OR 1-FOOT BELOW THE EXISTING GROUND SURFACE, WHICHEVER IS DEEPER, AND TO MINIMUM 3 FEET BEYOND THE PROPOSED PAVEMENT LIMITS. DURING CONSTRUCTION, LOCALLY DEEPER REMOVALS MAY BE REQUIRED, BASED ON FIELD CONDITIONS. THE RESULTING SOIL SURFACE SHALL THEN BE SCARIFIED TO A MINIMUM DEPTH OF 8-INCHES, MOISTURE CONDITIONED TO WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO MINIMUM 95 PERCENT COMPACTION PRIOR TO PLACING ANY FILL.
7. VOIDS CREATED BY DISLODGING COBBLES AND/OR DEBRIS DURING SCARIFICATION SHALL BE BACKFILLED AND COMPACTED, AND THE DISLODGED MATERIALS SHOULD BE REMOVED FROM THE AREA OF WORK.
8. ON-SITE MATERIAL AND APPROVED IMPORT MATERIALS MAY BE USED AS GENERAL FILL. FILL SHALL BE PLACED IN LEVEL LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED TO A MINIMUM OF OPTIMUM MOISTURE CONTENT OF 95 PERCENT UNDER PAVED AREAS AND 80-85% UNDER LANDSCAPE AREAS OF MAXIMUM DRY DENSITY. THE UPPER 1-FOOT OF SUBGRADE AND ALL AGGREGATE BASE AREAS TO BE PAVED WITH DECOMPOSED GRANITE, FLUSH CONCRETE HEADER, OR COMPACTED NATIVE SOIL INFIELD SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY. SUBGRADE AND AGGREGATE BASE SHALL BE FIRM AND UNYIELDING WHEN PROOF-ROLLED WITH HEAVY, RUBBER-TIRED GRADING EQUIPMENT PRIOR TO CONTINUING CONSTRUCTION.
9. EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY. FILL MATERIAL SHALL NOT BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS. WHEN THE WORK IS INTERRUPTED BY HEAVY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TESTS BY THE DISTRICT'S REPRESENTATIVE INDICATE THAT THE MOISTURE CONTENT AND DENSITY OF THE FILL ARE ABLE TO BE PLACED AND MEET THE REQUIRED COMPACTION.
10. WHEN THE MOISTURE CONTENT OF THE FILL MATERIAL IS NOT SUFFICIENT TO ACHIEVE REQUIRED COMPACTION, WATER SHALL BE ADDED UNTIL THE SOILS ATTAIN A MOISTURE CONTENT SO THAT THOROUGH BONDING IS ACHIEVED DURING THE COMPACTING PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL MATERIAL IS EXCESSIVE, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS REDUCED TO AN ACCEPTABLE CONTENT TO ACHIEVE PROPER COMPACTION.
11. IMPORT SOILS SHALL BE GRANULAR NON-EXPANSIVE SOILS WHICH ARE EQUAL TO OR SUPERIOR IN QUALITY TO THE ON SITE SOILS AS DETERMINED BY THE DISTRICT'S REPRESENTATIVE PRIOR TO IMPORTATION OF THE FILL MATERIAL TO THE SITE.
12. THE COMPACTION STANDARD SHALL BE THE ASTM D 1557-12 METHOD OF COMPACTION AND THE LATEST EDITION.
13. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CITY OF OJAI AND COUNTY OF VENTURA PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON CITY AND COUNTY ROADS.
14. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN LOOSE THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY UNDER PAVED AREAS AND 80-85% UNDER LANDSCAPE AREAS AS DETERMINED BY ASTM D-1557-12 MODIFIED PROCTOR (AASHTO) TEST OR SIMILAR APPROVED METHODS. SOILS TESTS SHALL BE CONDUCTED AT NOT LESS THAN FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.
15. NO GRADING SHALL OCCUR UNLESS APPROVED EROSION CONTROL AND SEDIMENT CONTROL MEASURES ARE IN PLACE. DISCHARGES OF SEDIMENT FROM THE PROJECT SITE MAY RESULT IN A "STOP WORK ORDER".
16. CONTRACTOR TO REVIEW THE GRADING AND DRAINAGE PLAN FOR PAVEMENT GRADES AND CONTOURS AND MAY MAKE ADJUSTMENTS FROM THE APPROVED GRADING DESIGN AFTER RECEIVING THE DISTRICT REPRESENTATIVE'S APPROVAL.

PAVING SCHEDULE

ID#	SYMBOL	ITEM	DESCRIPTION	DETAIL
P-1		STABILIZED DECOMPOSED GRANITE	4" THICK DECOMPOSED GRANITE OVER 4" COMPACTED AGGREGATE. BINDER TO BE ORGANIC-LOCK ORGANIC BINDER BY GAIL MATERIALS OR APPROVED EQUAL. PRE-MIXED AT THE YARD PRIOR TO DELIVERY. COLOR TO BE 'CALIFORNIA GOLD' OR EQUAL. PROVIDE CONCRETE FLUSH HEADER BETWEEN DG AND TURF AREAS. FIELD VERIFY EXISTING REDWOOD HEADER AT ASPHALT.	A/LC-2.01
P-2		CONCRETE HEADER	6" WIDE X 8" TALL UNCOLORED CONCRETE HEADER. TOP FLUSH WITH ADJACENT FINISH SURFACE. HEAVY BROOM FINISH.	B/LC-2.01
P-3		COMPACTED NATIVE SOIL INFIELD	COMPACT NATIVE SOIL TO 95% COMPACTION WITHIN BASEBALL INFIELD AREA.	N/A
P-4		GOPHER BARRIER	24" WIRE MESH. SET 18" BELOW GRADE WITH 6" EXTENDING ABOVE ADJACENT GRADE AT FENCELINE. SECURE TO FENCE WITH WIRE TIE @ 24" O.C., TYP. MESH TO BE PART NO. 002X002D0410 BY TWP, INC. OR APPROVED EQUAL.	PER MFR

AMENITIES SCHEDULE

ID#	ITEM	DESCRIPTION	DETAIL
A-1	BACKSTOP	LA STEELCRAFT BACKSTOP 35T SERIES LA-1035T-GALVAINIZED FRAME & MESH W/ ONE 10' PANEL LA-1010KD PROTECTIVE FENCING EXTENSION BOTH SIDES. INSTALL BACKSTOP AND CONCRETE FOOTINGS PER MANUFACTURER SPECIFICATIONS. AVAILABLE FROM LA STEELCRAFT AT 800-687-5768 AND LASTEELCRAFT.COM	PER MFR
A-2	BENCH	PARK WAREHOUSE 15' STANDARD BACKLESS PARK BENCH. SKU: 766be105-509. STYLE: PERFORATED/PUNCHED STEEL. MOUNT: INGROUND. FINISH: BLUE THERMOPLASTIC. INSTALL BENCH AND COONCRETE FOOTINGS PER MFR SPECIFICATIONS. AVAILABLE FROM PARK WAREHOUSE AT 877-644-3205 AND PARKWAREHOUSE.COM	PER MFR

STORM DRAINAGE SCHEDULE

ID#	ITEM	DESCRIPTION	DETAIL
S-1	CATCH BASIN - 24-INCH	CONSTRUCT 24"X24" BROOKS PRECAST CATCH BASIN 2424CB OR APPROVED EQUAL. INSTALL PER MFR SPECIFICATIONS.	PER MFR
S-2	CATCH BASIN - 12-INCH	CONSTRUCT 12"x12" BROOKS PRECAST CATCH BASIN 1212CB OR APPROVED EQUAL. INSTALL PER MFR SPECIFICATIONS.	PER MFR
S-3	4" DRAIN PIPE	CONSTRUCT 4" PVC SDR 35 STORM DRAIN LINE	D/LC-2.01
S-4	8" DRAIN PIPE	CONSTRUCT 8" PVC SDR 35 STORM DRAIN LINE	D/LC-2.01
S-5	FIELD PERIMETER DRAIN	OPEN GRADED GRAVEL FILLED TRENCH DRAIN ALONG FIELD EDGE	C/LC-2.01
S-6	COBBLE CHECK DAM	6" - 12" STACKED COBBLE CHECK DAM. USE SALVAGED COBBLE SORTED FROM EXCAVATION. IN ADDITION TO DETAIL HEREIN, REFER TO CASQA BMP STRATEGY SE-4.	E / LC-2.01

Pacific Coast Land Design, Inc.
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461 EAST MAIN STREET VENTURA, CA 93001 805.644.9697 www.pc-ld.com

LICENSED LANDSCAPE ARCHITECT
MICHAEL ZIELSDORF
#6044
Signature
10/31/21
Renewal Date
4/21/21
Date
STATE OF CALIFORNIA

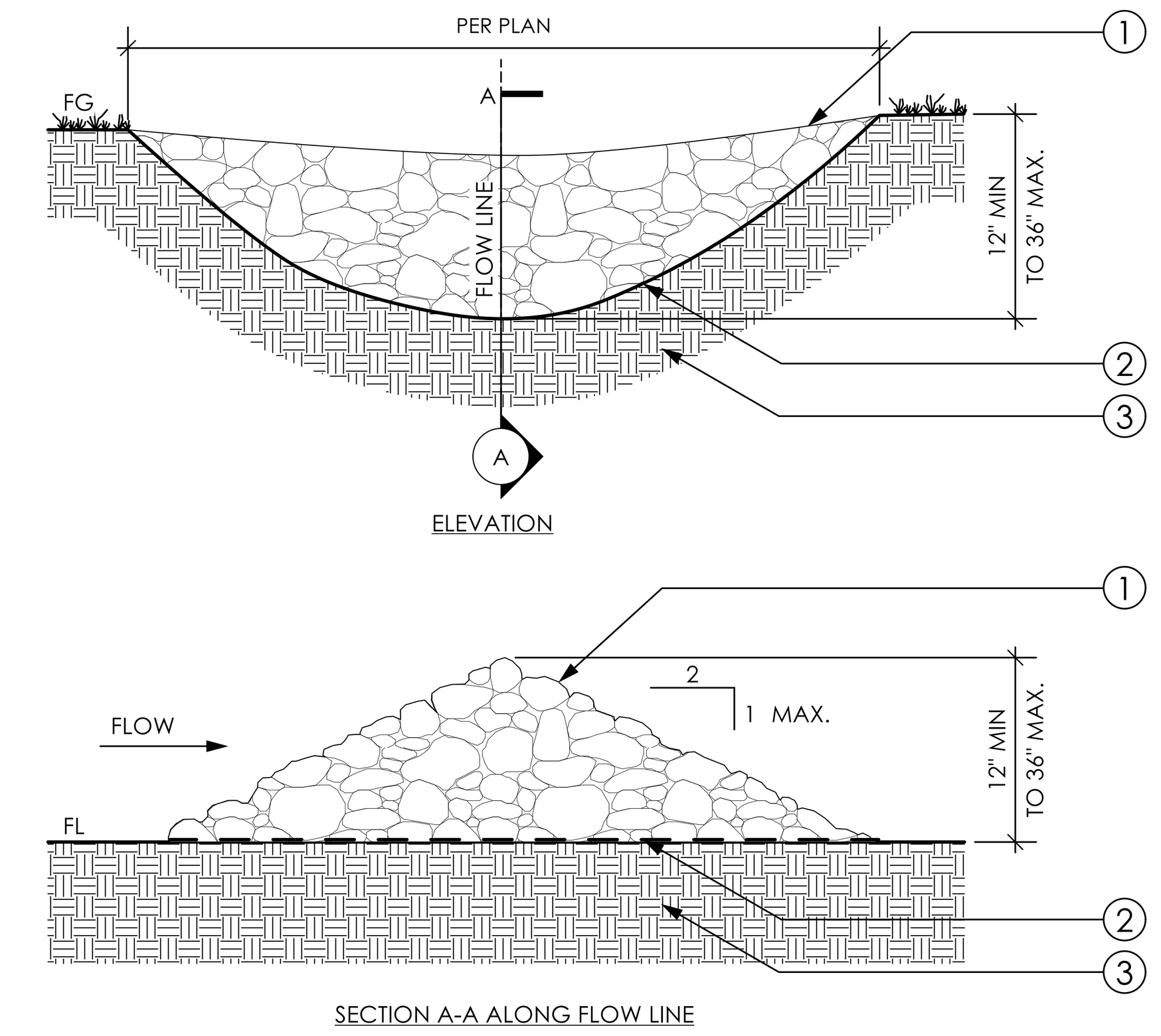
Sheet Name:
CONSTRUCTION AND GRADING PLAN

Construction Documents for:
OJAI UNIFIED SCHOOL DISTRICT

MIRA MONTE FIELD RESTORATION PROJECT
1216 Loma Drive Ojai, California CA 93023

No.	Description	Date

Date	4/20/2021
Drawn by	BA
Checked by	MZ, CH
Sheet Number	LC-1.01



LEGEND:

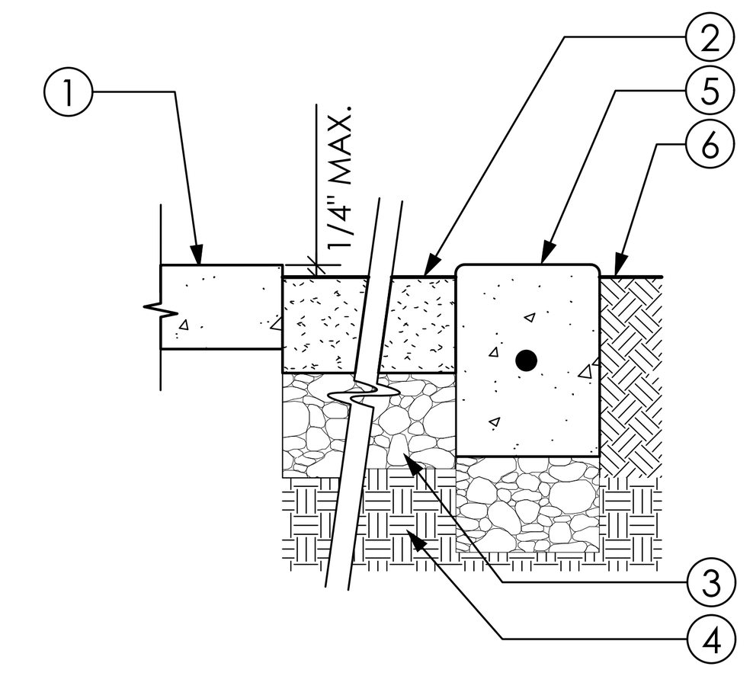
1. 6" - 12" COBBLE PER CONSTRUCTION LEGEND, SEE SHEET LC-1.01.
2. MIRAFI 140N GEOTEXTILE FABRIC BENEATH CHECK DAM OR APPROVED EQUAL. TRENCH INTO SUBGRADE AND FIRMLY SECURE IN PLACE USING FABRIC PINS.
3. SUBGRADE

NOTES:

1. COBBLE SHALL BE PLACED INDIVIDUALLY BY HAND OR BY MECHANICAL METHODS TO ACHIEVE COMPLETE SWALE COVERAGE. NO DUMPING OF ROCK.
2. INSTALL CHECK DAM ALONG LEVEL CONTOUR AT LOCATIONS ILLUSTRATED PER PLAN.
3. SALVAGE AND SORT COBBLE FROM EXCAVATION AND EARTHWORK IF PRESENT.

E COBBLE CHECK DAM

SCALE: 3/4" = 1'-0"

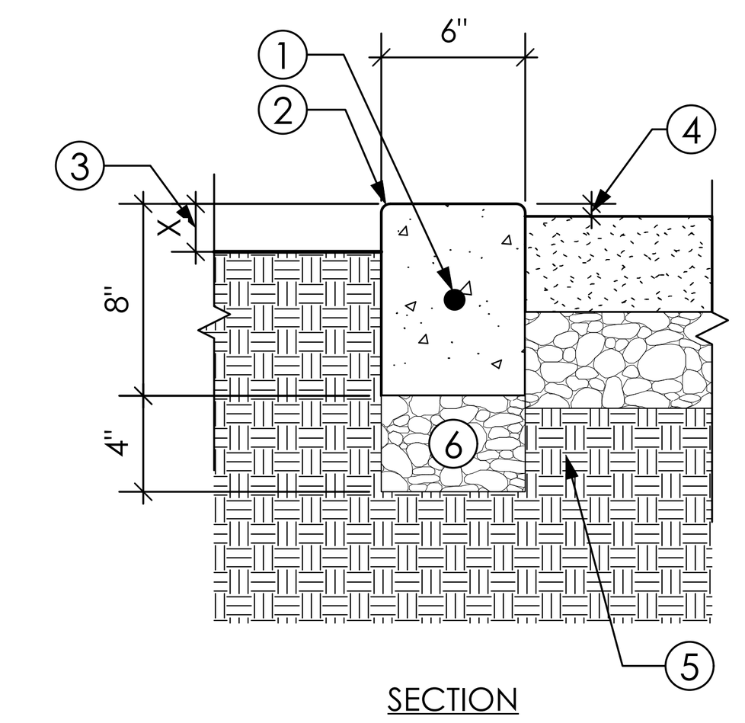


LEGEND:

1. ADJ. PAVING
2. STABILIZED DECOMPOSED GRANITE. BINDER TO ORGANIC-LOCK SELF-HEALING ORGANIC BINDER BY GAIL MATERIALS OR APPROVED EQUAL. INSTALL PER SPECIFICATIONS.
3. COMPACTED CMB
4. COMPACTED SUBGRADE
5. CONCRETE HEADER PER DETAIL B, THIS SHEET
6. ADJACENT PLANTING AREA

A STABLIZED DECOMPOSED GRANITE

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

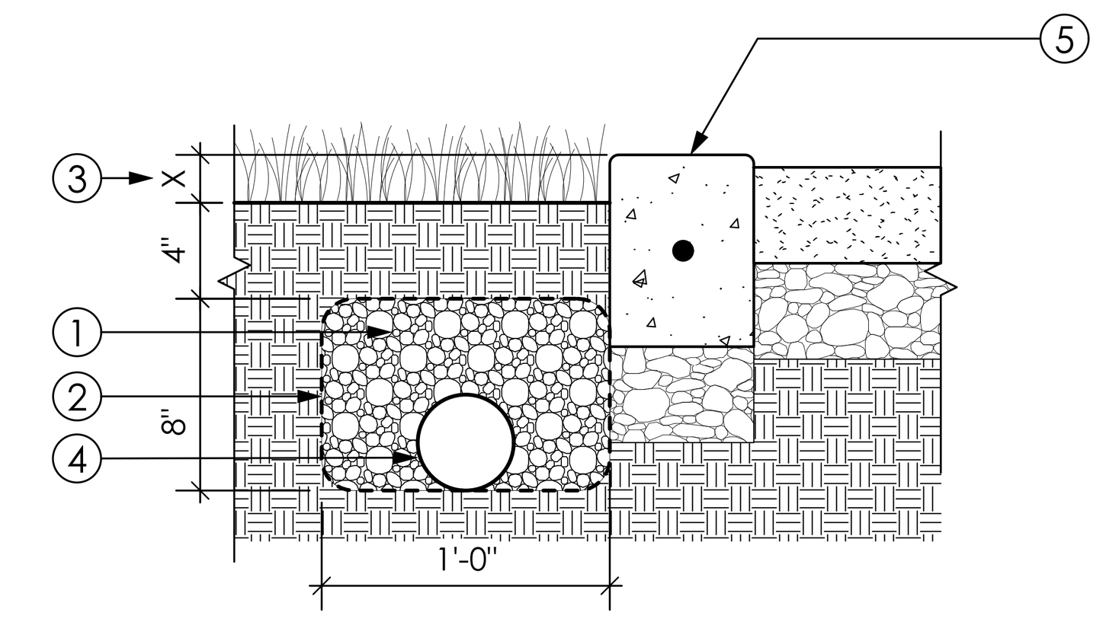


LEGEND:

1. CENTER #3 BAR
2. 3/8" FILLET
3. ADJ. FINISH VARIES
   FOR TURN = 2"
   FOR SOIL INFIELD = 1/4"
   FOR SOIL/PLANTING AREA = 2"
4. ADJ. STABILIZED DECOMPOSED GRANITE FINISH SURFACE. SET FINISH GRADE 1/4" MAX. BELOW FINISH SURFACE OF HEADER.
5. COMPACTED SUBGRADE
6. COMPACTED CMB

B CONCRETE HEADER

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

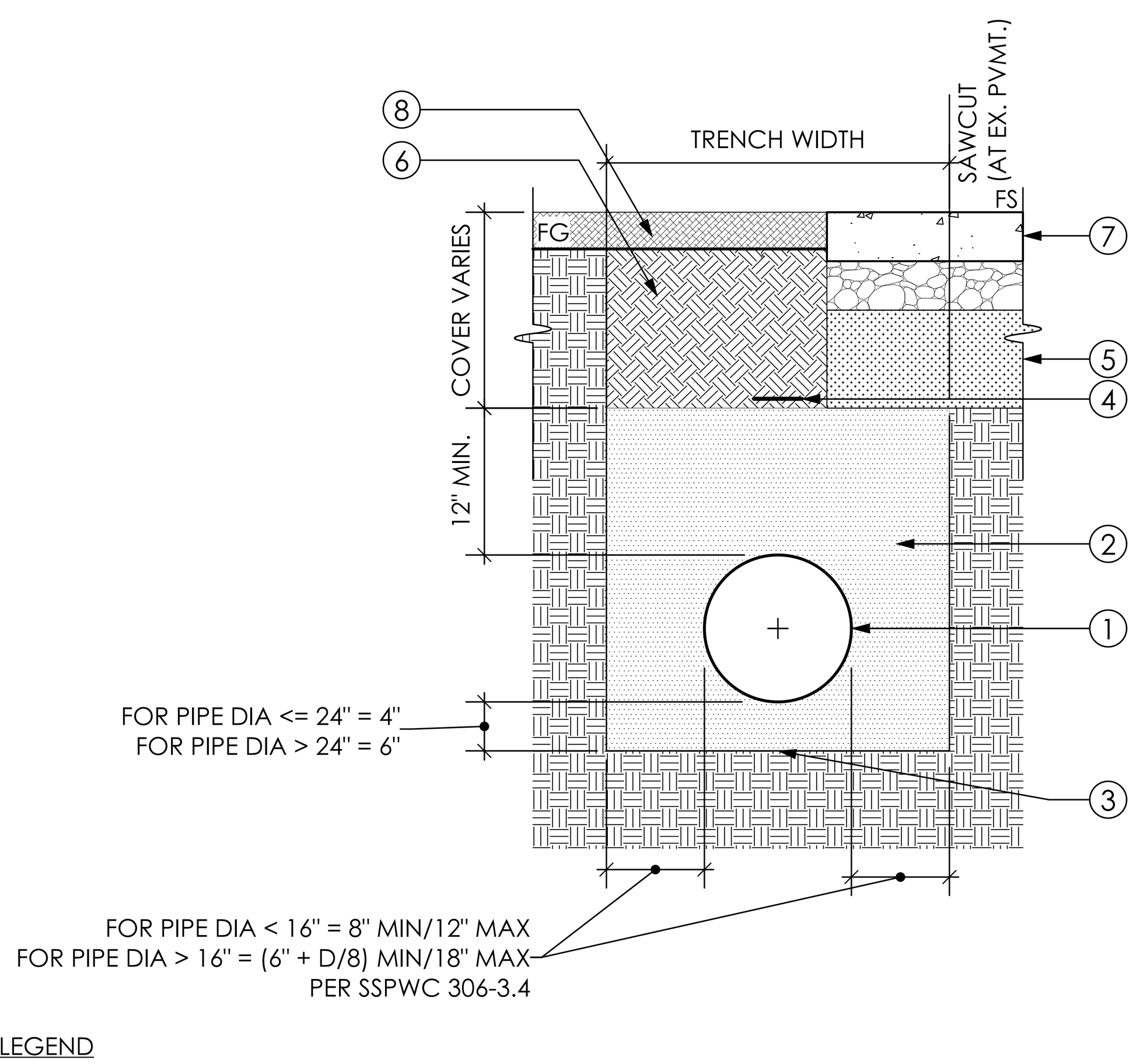


LEGEND:

1. 1" WASHED ROCK DRAINAGE GRAVEL
2. WRAP WITH MIRAFI 500 OR EQUIVALENT
3. ADJ FINISH GRADE VARIES
   FOR TURF INSIDE TRACK = 2"
   FOR SOIL INFIELD = 1/4"
4. 4" TRIPLE WALL PERFORATED PIPE WITH SMOOTH INTERIOR PER ASTM F180, CONNECT TO DRAIN PIPE AT LOCATIONS PER PLAN.
5. ADJ. CONCRETE FLUSH HEADER AND STABILIZED DECOMPOSED GRANITE TRACK PER DETAIL B, THIS SHEET.

C FIELD PERIMETER DRAIN

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



LEGEND

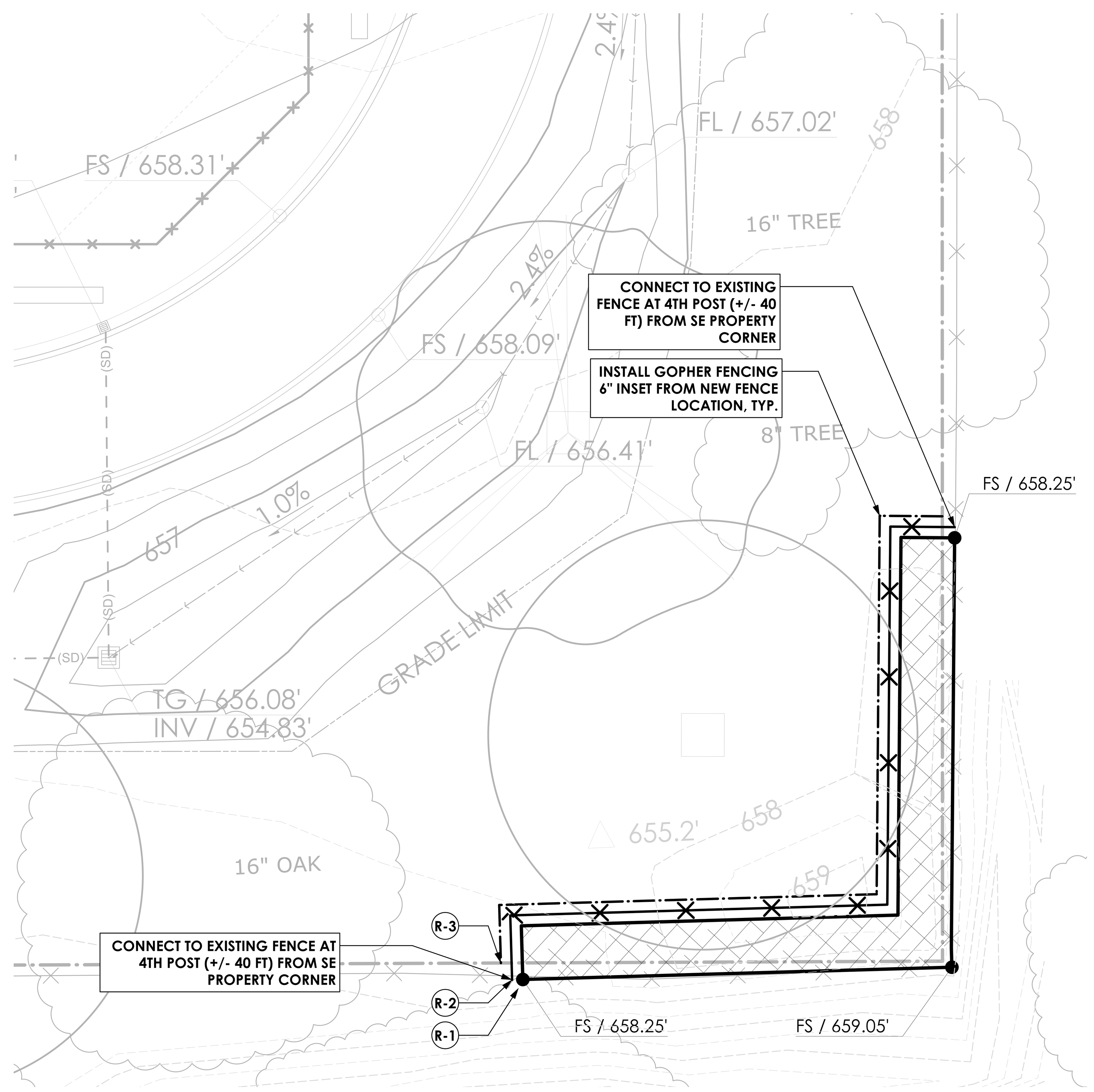
1. PIPE SIZE PER PLAN
2. FILL MATERIAL
   FOR PVC AND RCP
   FILL SAND (S.E.=30 MIN), 95% COMPACTION
   FOR HDPE
   FOR PIPE DIA < 15" USE 1/2" ROCK
   FOR PIPE DIA > 15" USE 3/4" ROCK
   PER SSPWC SECTION 217-1.2
   GRADATION PER SSPWC TABLE 200-1.2.1 (A)
   WRAP WITH NONWOVEN GEOTEXTILE FILTER FABRIC MIRAFI 140N, OR APPROVED EQUAL.
3. COMPACTED SUBGRADE. COMPACT TOP 8" OF NATIVE MATERIAL, OR BACKFILL TO MINIMUM 90% RELATIVE DRY DENSITY
4. DETECTABLE TAPE WITH APPROPRIATE IDENTIFICATION
5. TRENCH BACKFILL UNDER PAVED SECTIONS PER SSPWC SECTION 217-2
6. TRENCH BACKFILL UNDER UNPAVED AREAS = NATIVE BACKFILL PER SSPWC SECTION 217-2, COMPACT PER SPECIFICATIONS
7. PAVEMENT SECTION
8. NON-PAVED AREAS

NOTES:

1. CONTRACTOR SHALL VERIFY EXISTING UTILITIES BY POTHOLING PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHIECT OF ANY CONFLICTS OR DISCREPANCIES.

D TYPICAL GRAVITY PIPE TRENCH

SCALE: 1" = 1'-0"



ADD ALT #1 SCHEDULE

ID#	ITEM	DESCRIPTION	DETAIL
R-1	GRAVITY GABION RETAINING WALL	STACK (3) ROWS OF 3'-0" WIDE X 3'-0" DEEP GABIONS ALONG CORNER OF PROPERTY. BATTER EACH ROW BY 6" OFFSET TO ACHEIVE 9'-0" TOTAL HEIGHT OF WALL. GABIONS TO BE 3"X3" SQ. MESH 9-GAUGE. FILL GABIONS WITH 4" - 8" COBBLE. BOTTOM OF WALL ELEVATION TO MEET LOWEST ADJACENT FLOW LINE ELEVATION ALONG FACE OF WALL.	PER MFR
R-2	GOPHER BARRIER	24" WIRE MESH. SET 18" BELOW GRADE WITH 6" EXTENDING ABOVE ADJACENT GRADE AT FENCELINE. SECURE TO FENCE WITH WIRE TIE @ 24" O.C., TYP. MESH TO BE PART NO. 002X002D0410 BY TWP, INC. OR APPROVED EQUAL.	PER MFR
R-3	CHAIN LINK FENCE	MATCH EXISTING CHAIN LINK PERIMETER FENCE. 6'-0" CHAIN LINK FENCE WITH POSTS 10' O.C.	PER MFR

F ADD-ALT 1: CONSTRUCTION PLAN

SCALE: 1/8" = 1'-0"

0 8 16 24 FT

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LICENSED LANDSCAPE ARCHITECT MICHAEL ZIELSDORF #6044 10/31/21 Renewal Date 4/21/21 Date STATE OF CALIFORNIA

Sheet Name: CONSTRUCTION AND GRADING DETAILS

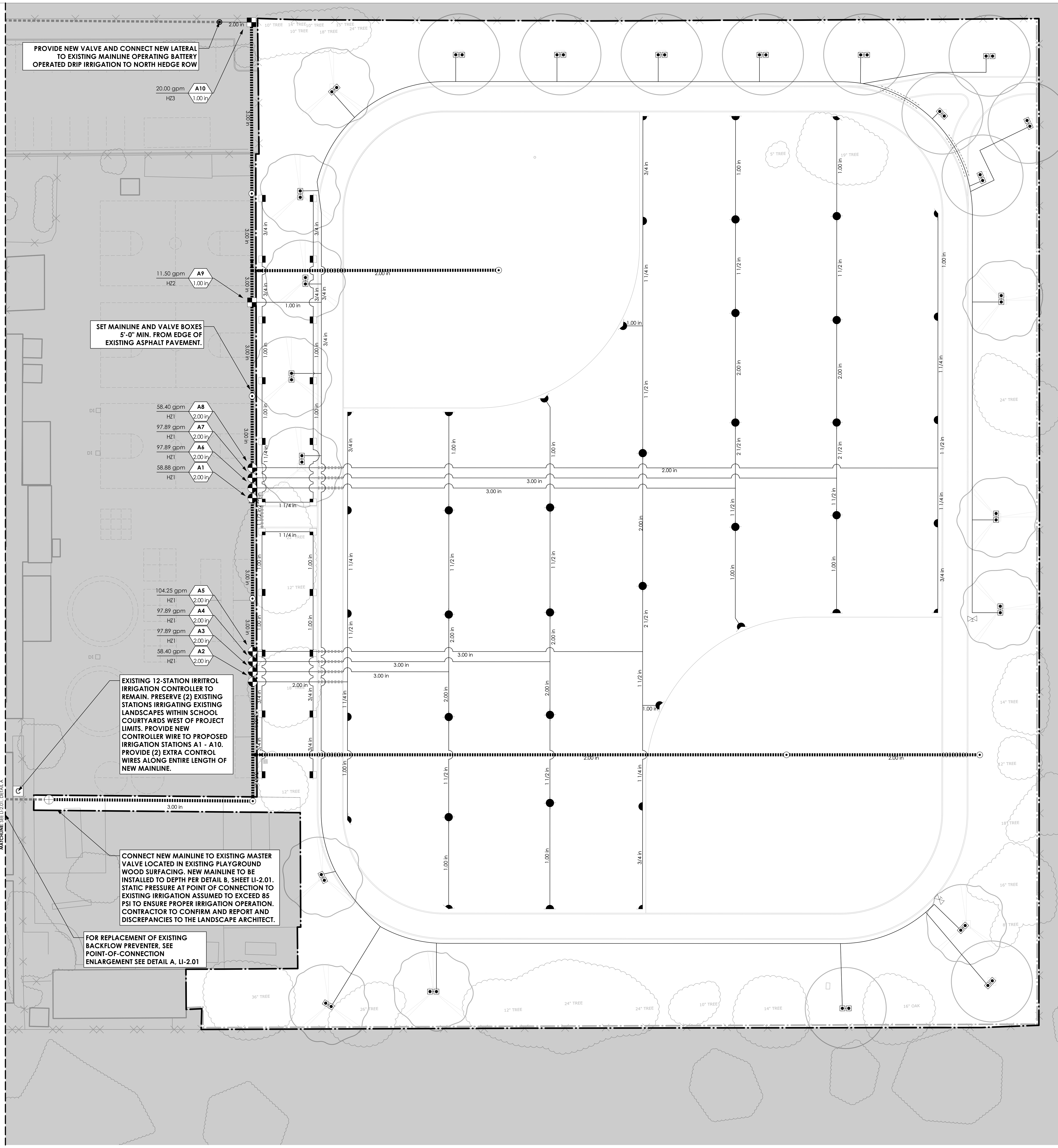
Construction Documents for: OJAI UNIFIED SCHOOL DISTRICT

MIRA MONTE FIELD RESTORATION PROJECT
1216 Loma Drive Ojai, California CA 93023

No.	Description	Date

Date 4/20/2021
Drawn by BA
Checked by MZ, CH
Sheet Number

LC-2.01



IRRIGATION PLAN

SCALE: 1" = 20'-0"

0 20 40 60 FT

IRRIGATION NOTES

1. IF IT IS FOUND DURING INSTALLATION THAT THE SITE VARIES FROM THE DRAWINGS, NOTIFY THE PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK.
2. COORDINATE THE INSTALLATION OF ALL SLEEVING WITH CIVIL ENGINEER'S PLANS, ARCH. FOUNDATION PLANS, STRUCTURAL PLANS AND LANDSCAPE CONSTRUCTION PLANS.
3. PIPE SLEEVE SHALL ALLOW FOR IRRIGATION PIPING AND RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING. EXTEND NEW SLEEVES 12 INCHES BEYOND EDGE OF PAVING. ALL IRRIGATION MAINLINE CROSSINGS SHALL BE INSTALLED IN SCHEDULE 40 SLEEVES THAT ARE A MIN. OF 2X THE DIAMETER OF THE PRESSURE PIPE. PROVIDE LOCATOR WIRE OR TAPE ALONG LENGTH OF SLEEVE. ALSO PROVIDE A SEPARATE IRRIGATION WIRE CONDUIT TAPED TO MAINLINE SLEEVE SIZED TO EASILY PULL WIRES THAT RUNS PARALLEL TO THE SLEEVE. ALL SLEEVES AND CONDUIT MUST BE PERPENDICULAR TO ROAD.

   ALL IRRIGATION MAINLINE CROSSOVERS SHALL BE INSTALLED IN SCHEDULE 40 SLEEVES THAT ARE IN A MIN. OF 2X THE DIAMETER OF THE PRESSURE PIPE. PROVIDE LOCATOR WIRE OR TAPE ALONG LENGTH OF SLEEVE. ALSO PROVIDE A SEPARATE IRRIGATION WIRE CONDUIT TAPED TO MAINLINE SLEEVE SIZED TO EASILY PULL WIRES THAT RUNS PARALLEL TO THE SLEEVE. ALL SLEEVES AND CONDUIT MUST BE PERPENDICULAR TO ROAD.
4. COORDINATE THE INSTALLATION OF ALL IRRIGATION MATERIALS, INCLUDING PIPE, WITH THE PLANTING PLAN TO AVOID INTERFERING WITH THE PLANTING.
5. CONTRACTOR SHALL TEST PRESSURE PRIOR TO CONSTRUCTION. IF PRESSURE IS LESS THAN 80 PSI, NOTIFY THE PROJECT MANAGER PRIOR TO CONSTRUCTION.
6. IRRIGATION DRAWINGS ARE DIAGRAMMATIC. LOCATE MAIN LINE AS DIRECTED PER PLAN. LOCATE NEW PIPELINES, VALVES AND EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.
7. PVC SHALL BE LAID WITH CONNECTIONS HORIZONTAL, NOT VERTICAL.
8. SCHEDULE 40 PVC ONLY, NO EXCEPTIONS.
9. FOR WORK WITHIN THE LIMITS OF EXISTING TREES, REFER TO TREE PRESERVATION NOTES AND PLANTS, SHEET LD-1.01. HAND EXCAVATE WITHIN TREE PROTECTION ZONE. EXISTING ROOTS 2" OR GREATER IN DIAMETER SHALL REMAIN IN PLACE UNLESS REMOVAL IS APPROVED BY THE PROJECT MANAGER.
10. ALL NEW TREES SHALL RECEIVE (2) ROOT WATERING SYSTEMS,
11. CONTRACTOR SHALL ADJUST ALL HEADS TO INSURE FULL COVERAGE WITH MINIMUM OVERSPRAY ONTO PAVED SURFACES.
12. PRESSURE TEST ON ALL MAINLINES 4 HOURS AT 150 PSI. CALL INSPECTOR 24 HOURS PRIOR TO TEST.
13. NO IRRIGATION LINES SHALL BE PLACED UNDER ROOTBALLS OF EXISTING OR PROPOSED PLANTS.
14. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES
15. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR
16. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES
17. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION
18. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	GPM	PSI	DETAIL / SHEET
ROTORS			*NOZZLE MODEL*			
	ROTOR - 30' - 90 DEGREE	Hunter Industries(R)	I-20-04-SS-MPR-30-Q	1.40	20 - 100	C / LI-2.01
	ROTOR - 30' - 180 DEGREE	Hunter Industries(R)	I-20-06-SS-MPR-30-H	2.96	20 - 100	C / LI-2.01
	ROTOR - 40' - 50' - 90 DEGREE	Hunter Industries(R)	I-40-06-SS-08	9.20	40 - 100	C / LI-2.01
	ROTOR - 40' - 50' - 135-210 DEGREE	Hunter Industries(R)	I-40-06-SS-13	12.30	40 - 100	C / LI-2.01
	ROTOR - 40' - 50' - FULL CIRCLE	Hunter Industries(R)	I-40-06-SS-25	18.32	40 - 100	C / LI-2.01
BUBBLERS			*NOZZLE MODEL*			
	ROOT WATERING SYSTEM	Rain Bird(R)	RWS-B-C-1401-GRATE-SOCK	0.25	20 - 90	D / LI-2.01
OTHER			*NOTES*			
	EXISTING DRIPLINE LATERAL CONNECTION		CONVERT EXISTING MAINLINE PROVIDING WATER TO BATTERY OPERATED DRIPLINE CONTROLLER ALONG NORTH HEDGEROW TO LATERAL AND CONNECT TO PROPOSED MAINLINE AT VALVE			NA
VALVES			*MODEL*			
	1" REMOTE CONTROL VALVE	Rain Bird(R)	100-PEB-PRS-D	5 - 50	20 - 200	E / LI-2.01
	2" REMOTE CONTROL VALVE	Rain Bird(R)	200-PEB-PRS-D	50 - 200	20 - 200	E / LI-2.01
	EXISTING MASTER VALVE	Rain Bird(R)	NA	5 - 200	15 - 200	NA
	EXISTING GATE VALVE	NA	NA	0.25 - 30	10 - 150	NA
	GATE VALVE	Nibco	T-113-K-2	0.25 - 30	10 - 150	G / LI-2.01
	FLUSH VALVE	NA	NA			H / LI-2.01
PIPE			*TYPE*			
	LATERAL	WESTERN LASCO	FOR PIPES <= 2" IN NOMINAL DIAMETER, USE PVC SCHEDULE 40 FOR PIPE > 2" IN NOMINAL DIAMETER, USE PVC CLASS 315			B / LI-2.01
	MAINLINE	WESTERN LASCO				B / LI-2.01
	MAINLINE - EXISTING	NA	NA			
	SLEEVES	WESTERN LASCO	PVC Class 315			B / LI-2.01
POINT OF CONNECTION			*MODEL*			
M	EXISTING WATER METER	NA	NA			NA
	BACKFLOW PREVENTER	ZURN	375AST-3			I / LI-2.01
MISCELLANEOUS			*NOTES*			
	QUICK COUPLER - POTABLE	Rain Bird(R)	33-DLRC			F / LI-2.01
CONTROLLER			*NOTES*			
C	EXISTING CONTOLLER		EXISTING IRRITROL CONTROLLER WITH 10 AVAILABLE STATIONS. PRESERVE FUNCTION OF 2 EXISTING STATIONS IRRIGATING EXISTING LANDSCAPE IN SCHOOLYARD COURTYARDS.			NA

***CONTRACTOR TO INSTALL MANUFACTURER LISTED EQUIPMENT OR APPROVED EQUAL*

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LICENSED LANDSCAPE ARCHITECT
MICHAEL ZIELSDORF
#6044
Signature
10/31/21
Renewal Date
4/21/21
Date
STATE OF CALIFORNIA

Sheet Name: IRRIGATION PLAN

Construction Documents for: OJAI UNIFIED SCHOOL DISTRICT

MIRA MONTE FIELD RESTORATION PROJECT
1216 Loma Drive Ojai, California
CA 93023

No.	Description	Date

Date 4/20/2021
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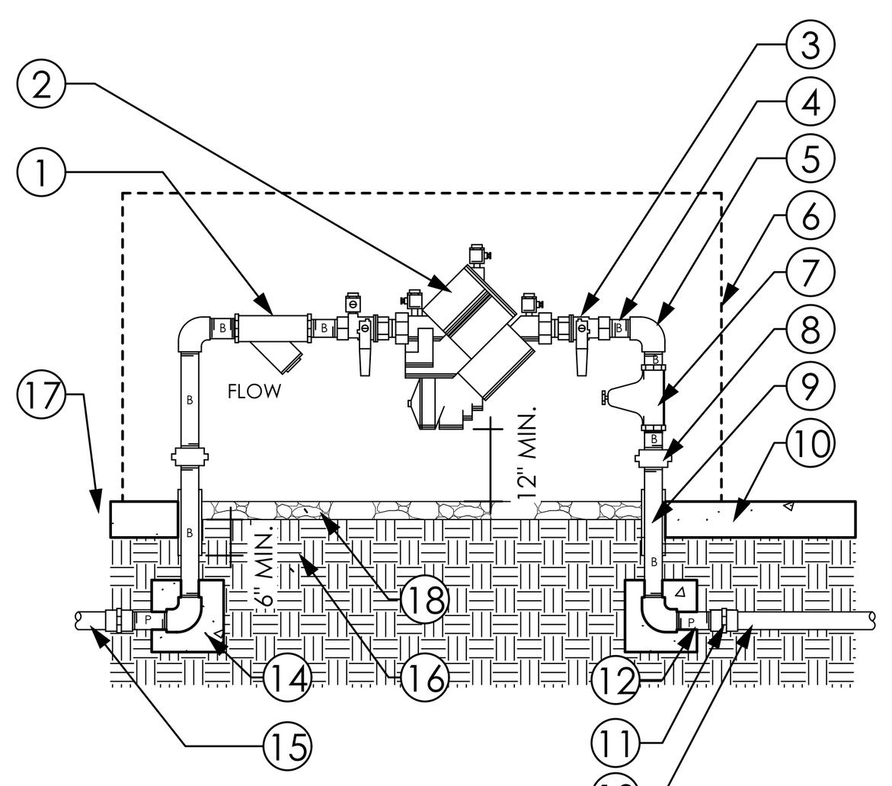


LEGEND:

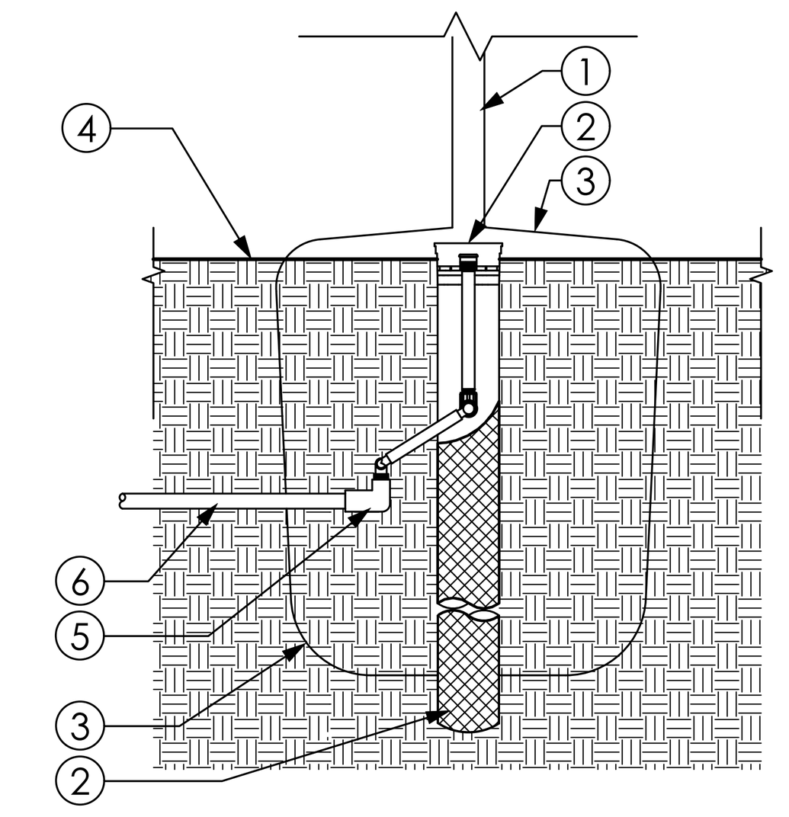
1. WYE STRAINER, IF SPECIFIED. SEE LEGEND FOR SPECIFICATION.
2. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION DEVICE.
3. BRASS BALL VALVE, TYP.
4. BRASS NIPPLES MIN. 4" TYP.
5. BRASS ELL, 4 REQUIRED
6. BACKFLOW ENCLOSURE PER IRRIGATION LEGEND
7. PRESSURE REGULATOR PER IRRIGATION LEGEND
8. BRASS UNION, 2 REQUIRED.
9. BRASS RISERS LENGTH AS REQUIRED IN PVC CL.200 SLEEVE- 1" DIA. LARGER THAN PIPE.
10. PVC MAINLINE TO MASTER VALVE
11. SCH 80 PVC FEMAIL ADAPTER.
12. SCH. 80 PVC NIPPLE 6" MIN.
13. CONCRETE SLAB
14. 1 CU. FT. CONCRETE THRUST BLOCK, TYP.
15. PVC MAINLINE. FROM POINT OF CONNECTION- ADAPT AS REQUIRED
16. COMPACT SUBGRADE TO 85% RELATIVE COMPACTION
17. FINISHED GRADE
18. PEA GRAVEL W/ FILTER FABRIC PER BACKFLOW BASE/ENCLOSURE DETAIL

NOTES:

1. ALL COPPER PIPE TO BE TYPE 'L'
2. CONTRACTOR TO SIZE ENCLOSURE TO FIT BACKFLOW PREVENTION DEVICE PER MANUFACTURER'S SPECIFICATIONS
3. EMBED CORNER HOLD-DOWN ASSEMBLIES IN CONCRETE EQUIPMENT PAD PER MANUFACTURER'S SPECIFICATIONS
4. MAINTAIN MIN. 12" ON ALL SIDES FROM BUILDINGS, WALL, ETC.
5. WRAP ALL THREADED FITTINGS W/ TEFLON TAPE
6. SEE IRRIGATION LEGEND FOR SIZE AND MODEL

I BACKFLOW PREVENTER

SCALE: 3/8" = 1'-0"



LEGEND:

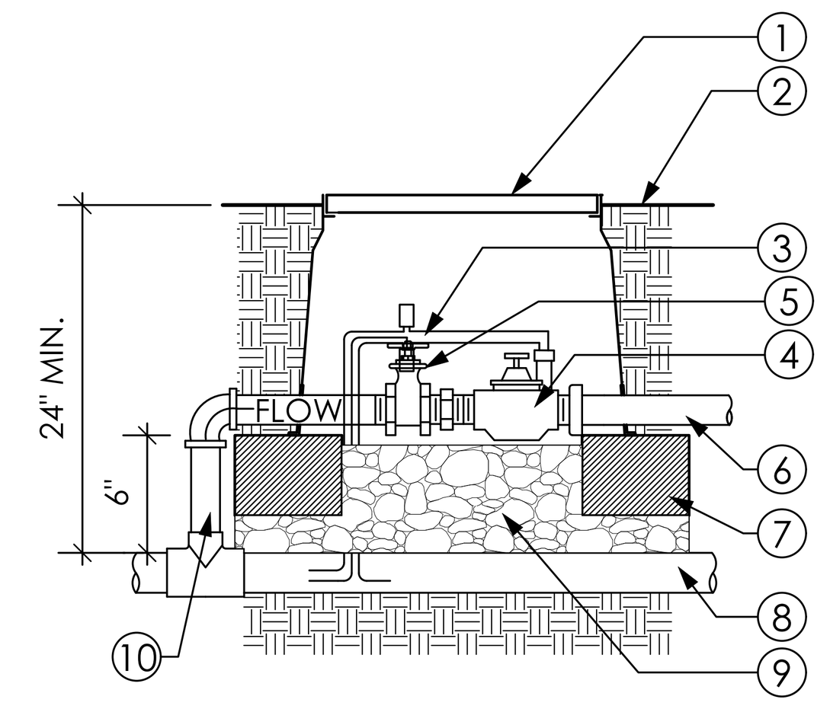
1. TREE OR SHRUB STEM
2. ROOT WATERING SYSTEM ASSEMBLY W/BUBBLER, RISER, SWING ASSEMBLY, AND GRATE COVER; SEE IRRIGATION LEGEND
3. ROOT BALL
4. FINISH GRADE
5. SCH 40 PVC TEE SxT 90
6. LATERAL PIPE

NOTES:

1. SET GRATE 1" ABOVE FINISH GRADE
2. SEE PLAN VIEW FOR LATERAL LINE AND BUBBLER PLACEMENT

D ROOT WATERING SYSTEM

SCALE: 1" = 1'-0"



LEGEND:

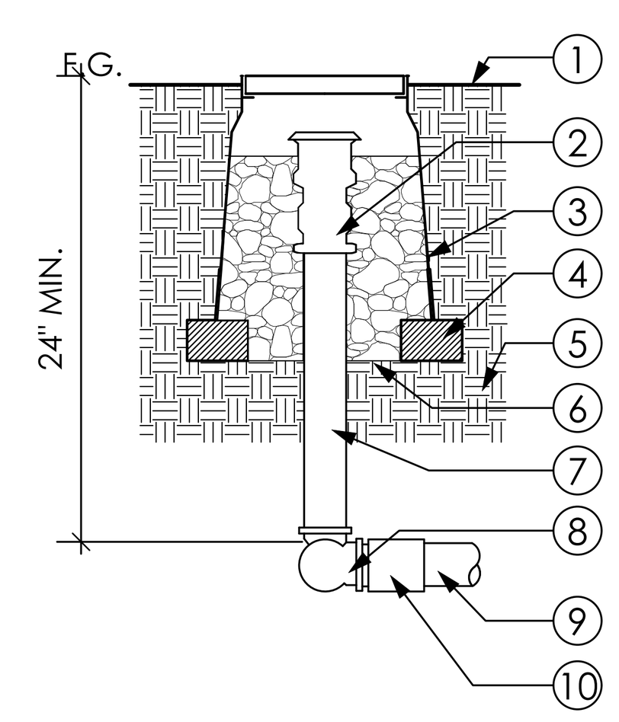
1. VALVE BOX
2. FINISH GRADE
3. COMMON & CONTROL WIRES TO HAVE 24" LENGTH COIL AND WATERPROOF WIRE CONNECTORS
4. REMOTE CONTROL VALVE PER LEGEND
5. LINE SIZE GATE VALVE PER LEGEND
6. PVC LATERAL LINE
7. PROVIDE BRICK FOR BASE SUPPORT
8. PVC MAINLINE
9. 6" MIN. PEA GRAVEL
10. SCH 80 NIPPLE

NOTES:

1. INSTALL VALVE BOX 1" ABOVE FINSH GRADE OR FLUSH IN PAVED AREAS
2. WRAP ALL THREADED FITTINGS W/ TEFLON TAPE

E REMOTE CONTROL VALVE

SCALE: 1" = 1'-0"



LEGEND:

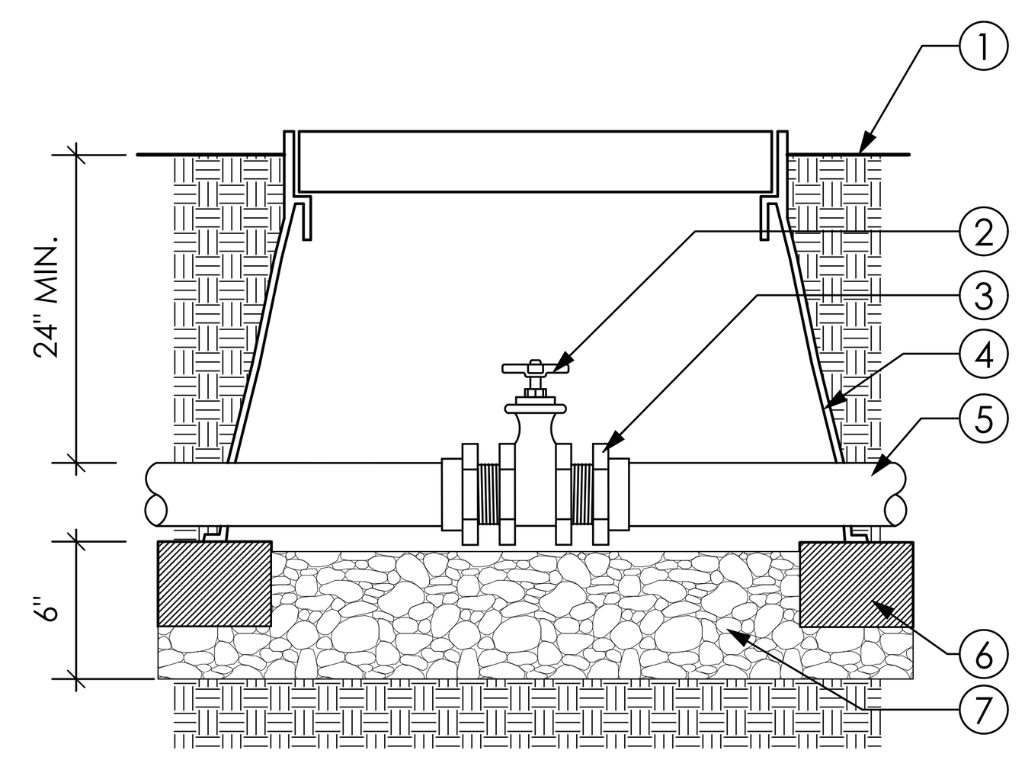
1. FINISH GRADE
2. QUICK COUPLER VALVE PER LEGEND
3. VALVE BOX
4. PROVIDE BRICK BASE FOR SUPPORT
5. COMPACTED SUBGRADE
6. PEA GRAVEL
7. SCH 80 NIPPLE
8. TWO 90° PVC STREET ELLS
9. PVC MAINLINE
10. SCH 80 SxT COUPLING

NOTES:

1. INSTALL VALVE BOX 1" ABOVE FINISH GRADE OR FLUSH IN PAVED AREAS
2. WRAP ALL THREADED FITTINGS W/ TEFLON TAPE

F QUICK COUPLER

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



LEGEND:

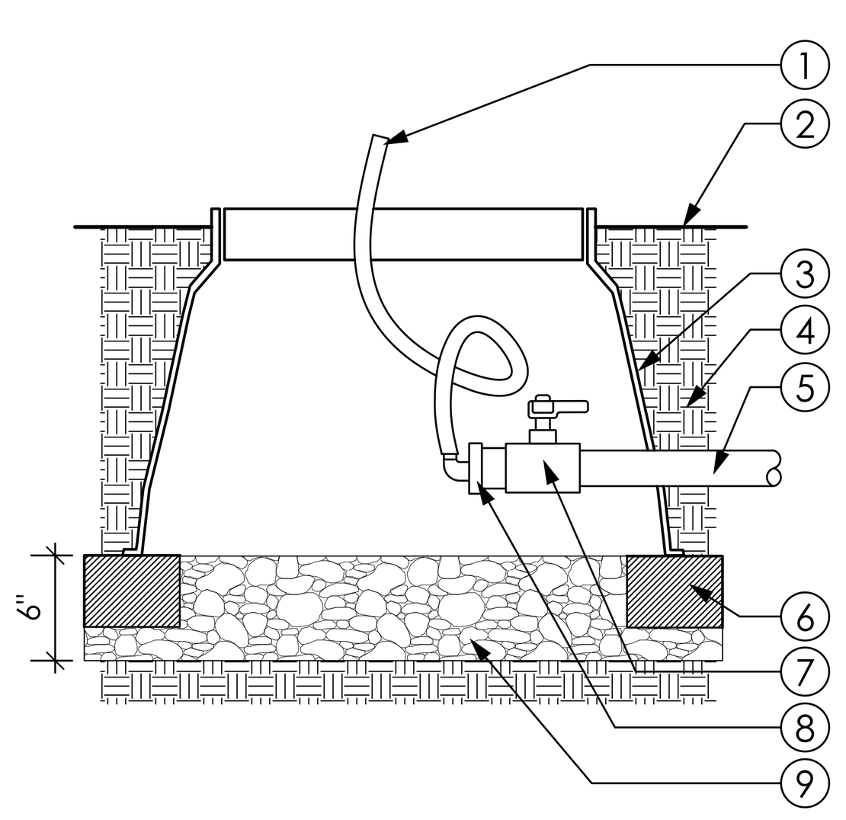
1. FINISH GRADE
2. GATE VALVE PER LEGEND
3. PVC SCH80 MALE ADAPTER TWO (2) REQUIRED
4. VALVE BOX
5. PVC MAINLINE
6. PROVIDE BRICK FOR BASE SUPPORT
7. 6" MIN. PEA GRAVEL

NOTES:

1. INSTALL VALVE BOX 1" ABOVE FINISH GRADE OR FLUSH IN PAVED AREAS
2. WRAP ALL THREADED FITTINGS W/ TEFLON TAPE

G GATE VALVE

SCALE: 1" = 1'-0"



LEGEND:

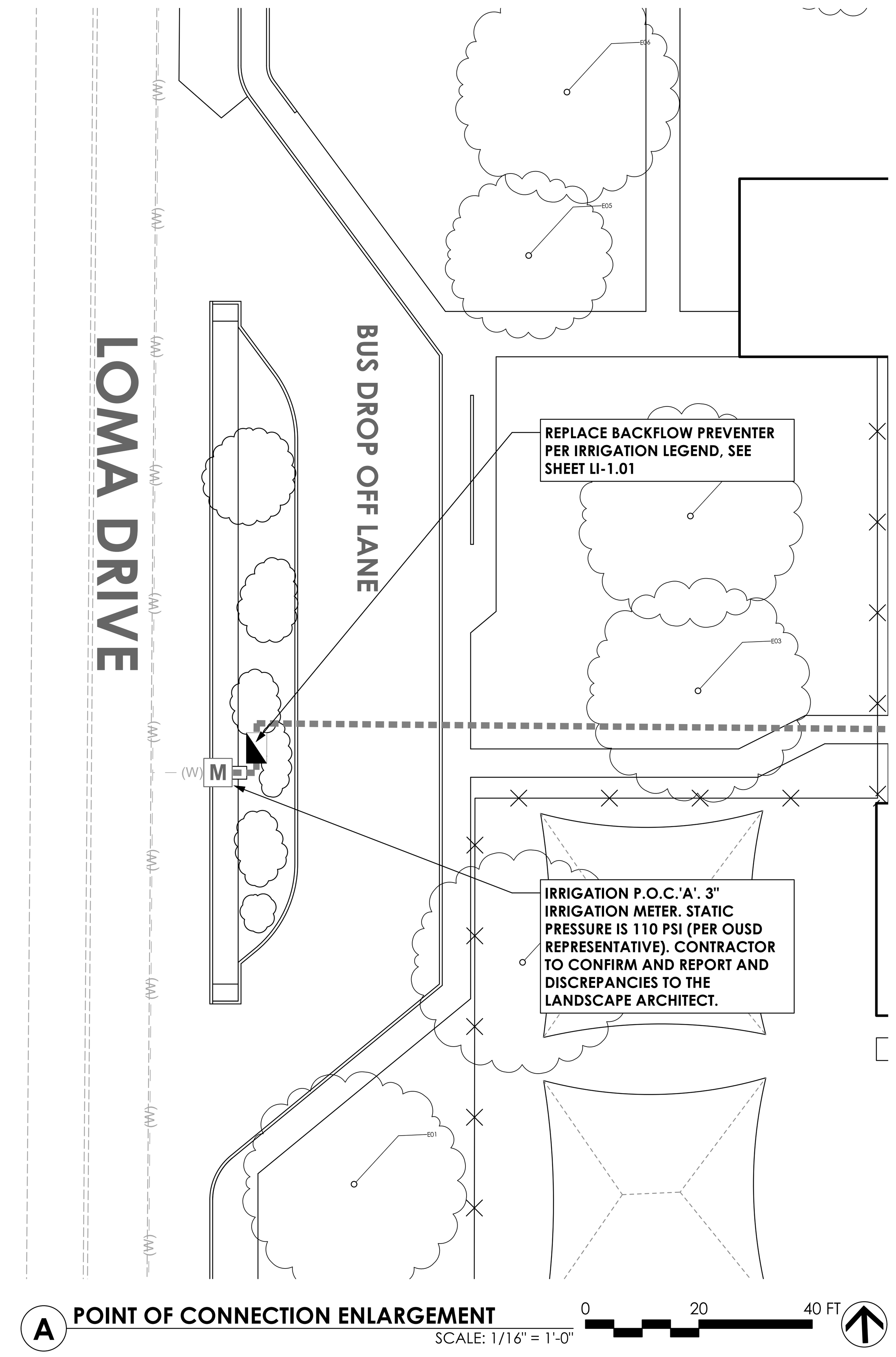
1. KINK RESISTANT FLEXIBLE PIPE
2. FINISH GRADE
3. VALVE BOX
4. COMPACTED NATIVE SUBGRADE
5. PVC LATERAL LINE
6. PROVIDE BRICK FOR BASE SUPPORT
7. PVC MANUAL BALL VALVE
8. THREAD BY BARB ELBOW FITTING
9. 6" MIN. PEA GRAVEL

NOTES:

1. INSTALL VALVE BOX 1" ABOVE FINISH GRADE OR FLUSH IN PAVED AREAS
2. WRAP ALL THREADED FITTINGS W/ TEFLON TAPE

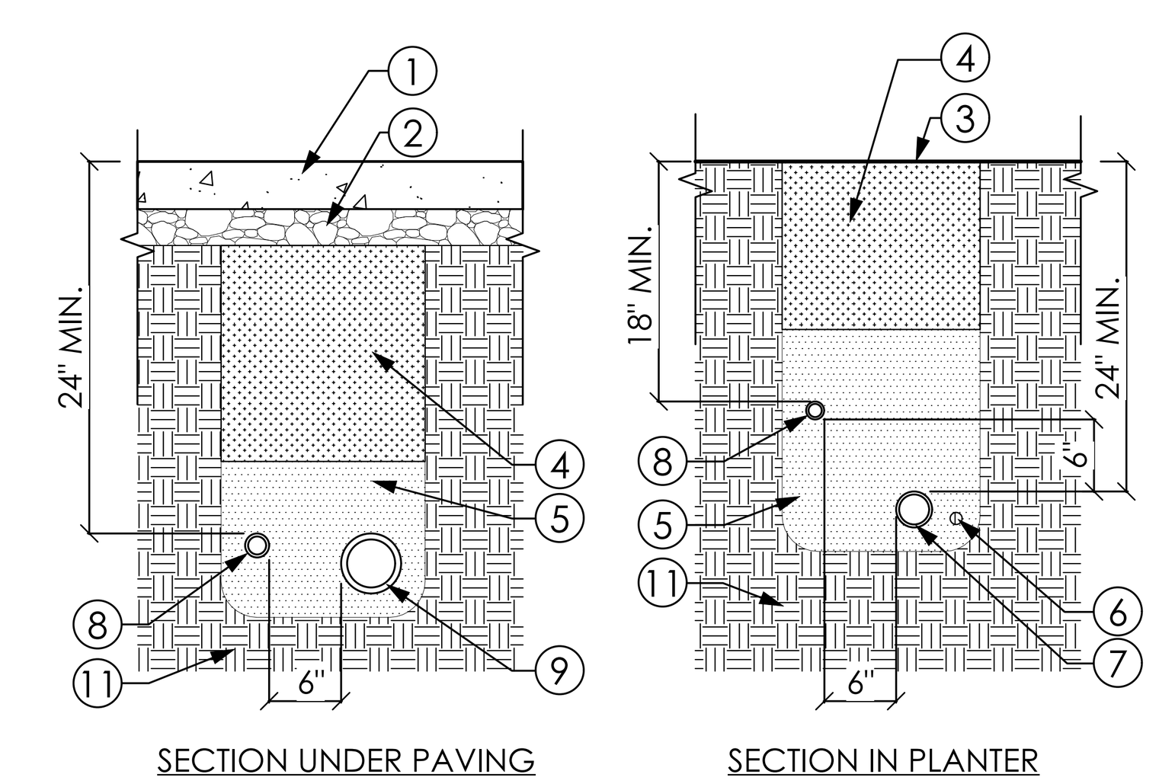
H FLUSH VALVE

SCALE: 1" = 1'-0"



A POINT OF CONNECTION ENLARGEMENT

SCALE: 1/16" = 1'-0"



LEGEND:

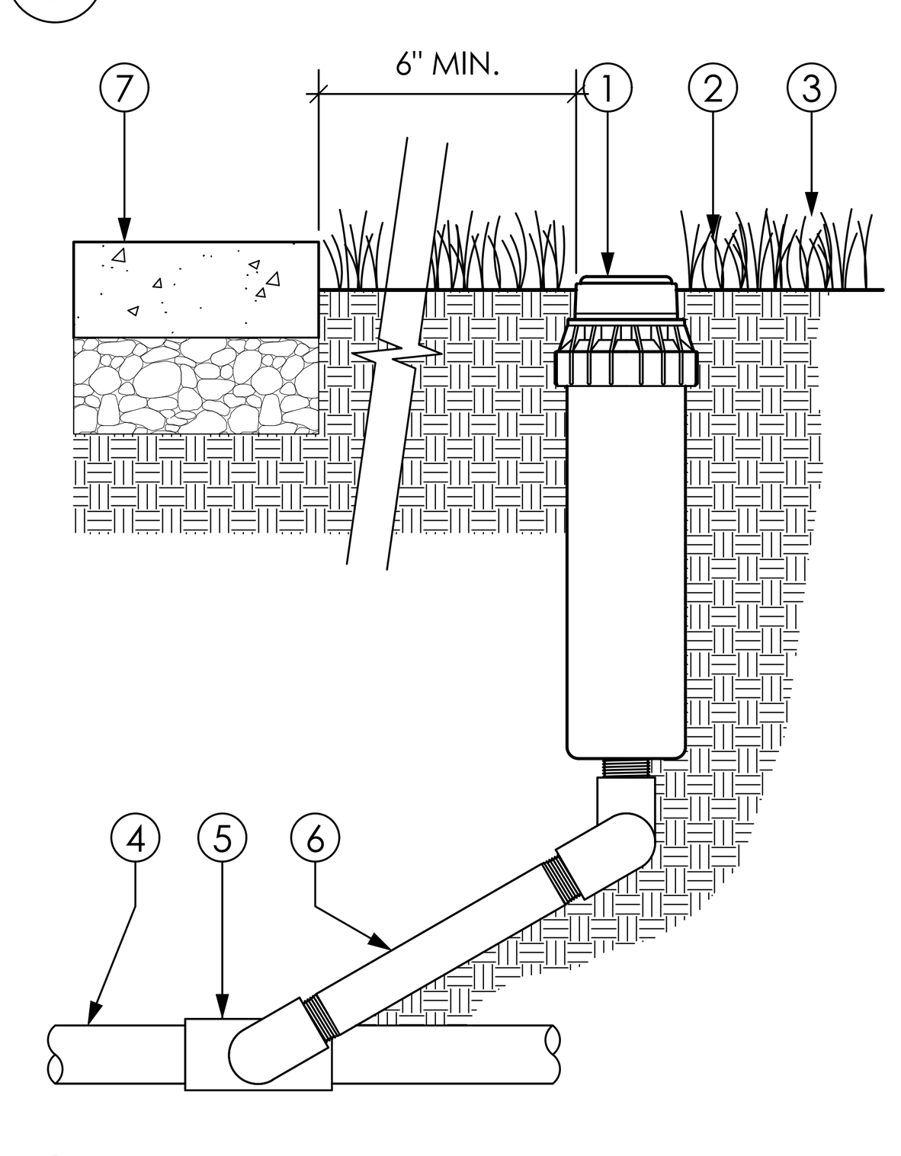
1. ADJACENT PAVING
2. BASE MATERIAL
3. FINISH GRADE
4. COMPACTED NATIVE BACKFILL
5. SAND BACKFILL - MINIMUM 2" LAYER SAND BED BENEATH LOWEST PIPE, MINIMUM 6" FILL ABOVE HIGHEST PIPE
6. LOW VOLTAGE WIRING
7. IRRIGATION MAINLINE
8. IRRIGATION LATERAL LINE
9. SCH. 40 PVC SLEEVING FOR IRRIGATION MAINLINE AND LATERAL (ALL PIPES SLIDE EASILY W/ EXTRA SPACE)
10. ELECTRICAL CONDUIT FOR WIRES (ALLOW EXTRA ROOM FOR WIRE MOVEMENT)
11. NATIVE SUBGRADE

NOTES:

1. EXTEND ALL SLEEVING UNDERNEATH PAVING 12" MINIMUM INTO PLANTERS
2. MAINLINE TRENCHING UNDERNEATH TREE DRIP LINES SHALL INCLUDE ROOT PRUNING. NO ROOT OVER 2" DIAMETER SHALL BE CUT WITHOUT APPROVAL BY THE CITY ARBORIST.

B TRENCHING

SCALE: 3/4" = 1'-0"



LEGEND:

1. HUNTER ROTOR (I-40-06), NOZZLE AND CAP PER PLAN
2. FINISHED GRADE
3. ADJACENT LANDSCAPE
4. LATERAL PIPE PER PLAN
5. LATERAL FITTING PER PLAN
6. FIELD-BUILT SWING ARM
7. ADJACENT PAVING

NOTES:

1. INSERT NOTES HERE

C POP-UP ROTOR

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

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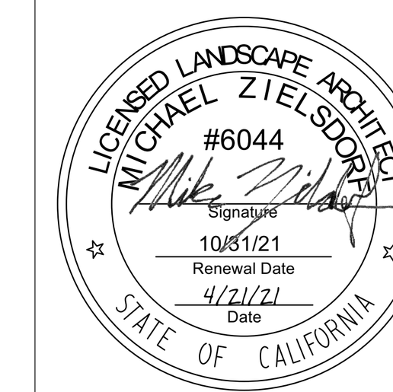


Sheet Name:

IRRIGATION DETAILS

Construction Documents for:

OJAI UNIFIED SCHOOL DISTRICT

MIRA MONTE FIELD RESTORATION PROJECT

1216 Loma Drive Ojai, California CA 93023

No.	Description	Date

Date	4/20/2021
Drawn by	BA
Checked by	MZ, CH
Sheet Number	

LI-2.01

PLANTING PLAN

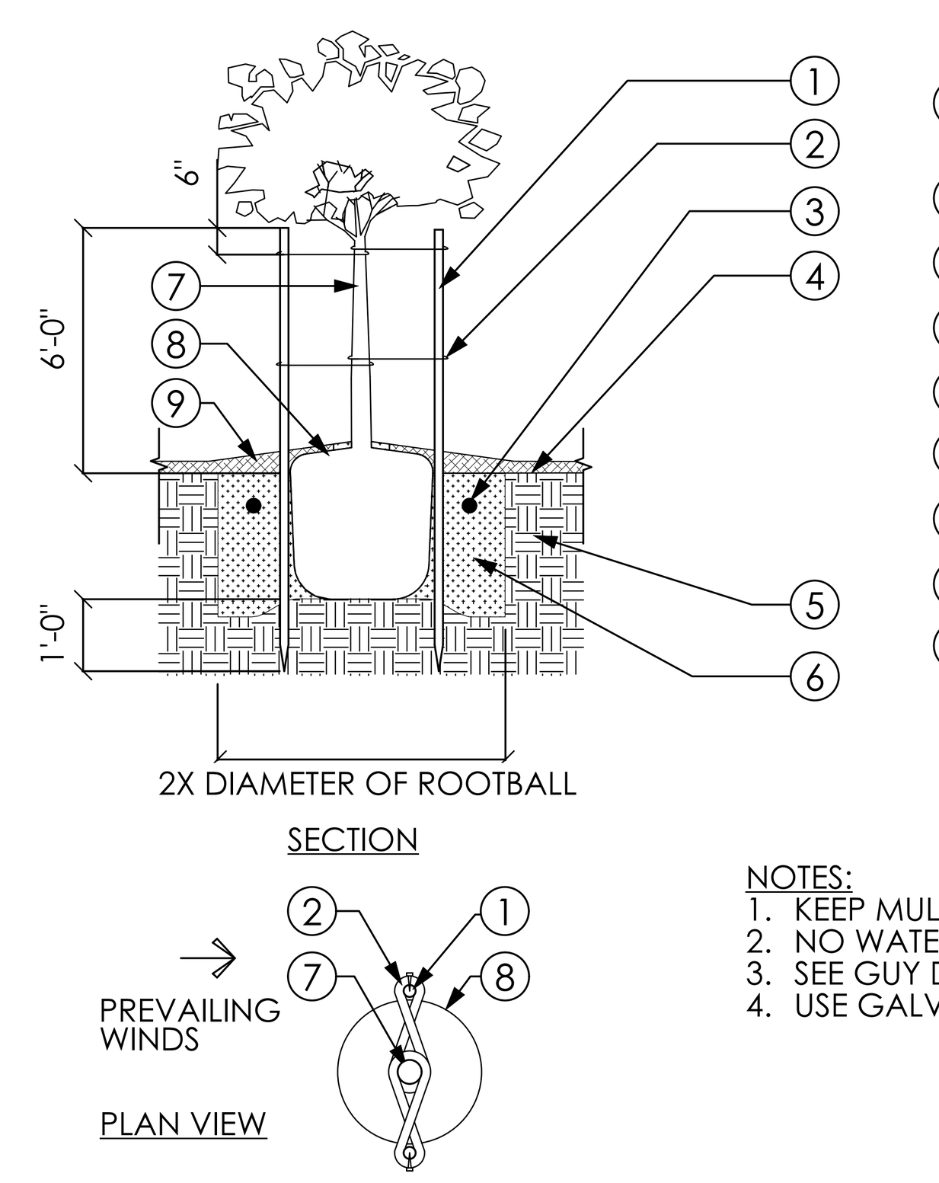
SCALE: 1" = 20'-0"

PLANTING NOTES

1. ALL PLANTED AREAS SHALL BE THOROUGHLY RIPPED TO A DEPTH OF 8", USING RIPPER WITH TEETH NO WIDER THAN 12" O.C. WHERE POSSIBLE. THE RIPPING SHOULD BE DONE IN TWO DIRECTIONS TO REDUCE THE COMPACTION WHICH OCCURS AS A RESULT OF CONSTRUCTION.
2. ARGONOMIC SOILS TESTING WAS COMPLETED BY AGRI-TURF DISTRIBUTING, LLC ON 9/22/2020. RESULTS ARE AVAILABLE IN APPENDIX A: SOILS REPORT IN THE PROJECT SPECIFICATIONS.
3. SOIL AMENDMENTS WITHIN TURF AREA TO BE APPLIED ARE PER THE ARGONOMIC SOILS REPORT BY AGRI-TURF ON 9/22/2020.
4. BACKFILL PER CY FOR CONTAINER PLANTS:
   1/4 LB POTASSIUM SULPHATE
   1/4 LB AMMONIUM SULPHATE
   1/5 LB SINGLE SUPERPHOSPHATE OR EQ.
   4 LBS AGRICULTURAL GYPSUM
   5 PARTS BY VOLUME NATIVE SOIL
   1 PART BY VOLUME AQUINAGA TURF PLUS
5. GRO-POWER PLANTING TABLETS PLACED 2 INCHES DEEP AND 2" OUTSIDE ROOT BALL: (3) PER 1 GAL; (9) PER 5 GAL; (15) PER 15 GAL, (16) PER 24" BOX AND (20) PER 36" BOX
6. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
7. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS AND DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRADICTORY.
8. MULCH SHALL BE ES-2 MULCH FROM AGROMIN PREMIUM SOIL PRODUCTS (805) 482.8749. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL.
9. SEE SHEET, LP-2.01 FOR ALL PLANTING DETAILS
10. ALL BERMUDAGRASS SEEDING TO BE SOD. ALL BASIC NATIVE EROSION CONTROL MIX SEEDING TO BE HAND SPREAD.
11. CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION/WATERING TO SEED MIX DURING CONTRACTOR PLANT ESTABLISHMENT PERIOD.

PLANT SCHEDULE

SYMBOL	QTY	*LATIN NAME*	COMMON NAME	WUCOLS	SIZE
TREES					
	12	*Platanus racemosa*	California Sycamore	M	24" Box
	11	*Quercus agrifolia*	Coast Live Oak	VL	24" Box
TURF AND SEED MIXES					
	48,635 SF	Basic Native Erosion Control Mix (Bromus carinatus "Cucamonga", Festuca microstachys, Trifolium ciliolatum)	Basic Native Erosion Control Mix by S & S Seeds, Carpinteria, CA. www.ssseeds.com (805) 684-0436	L	SEED
	84,754 SF	Hybrid Bermudagrass	"Tifway II Bermuda" by West Coast Turf, Palm Desert, CA, westcoastturf.com, (760) 340-7300 or approved equal.	H	SOD



LEGEND:

1. 2" DIA. LODGE POLE STAKES (2) EACH FOR 24" BOX TREES AND SMALLER
2. RUBBER CINCH TIES-MIN. (4) PER TREE
3. PLANT TABLETS PER SPECIFICATIONS
4. FINISH GRADE
5. NATIVE SUBGRADE
6. BACK FILL MIX PER SPECIFICATIONS
7. TREE STEM
8. ROOTBALL: SET 2" ABOVE ADJACENT FINISH GRADE
9. BARK MULCH. SET MULCH LAYER 1" ABOVE TOP OF ROOTBALL.

NOTES:
1. KEEP MULCH 3" FROM STEM OF PLANT
2. NO WATERING BASIN
3. SEE GUY DETAIL FOR TREES LARGER THAN 24" BOX
4. USE GALVANIZED NAILS TO SECURE CINCH TIES TO STAKES

A TREE PLANTING

SCALE: 3/8" = 1'-0"

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LICENSED LANDSCAPE ARCHITECT
MICHAEL ZIELSDORF
#6044
Signature
10/31/21
Renewal Date
4/21/21
Date
STATE OF CALIFORNIA

Sheet Name: PLANTING PLAN

Construction Documents for: OJAI UNIFIED SCHOOL DISTRICT

MIRA MONTE FIELD RESTORATION PROJECT
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