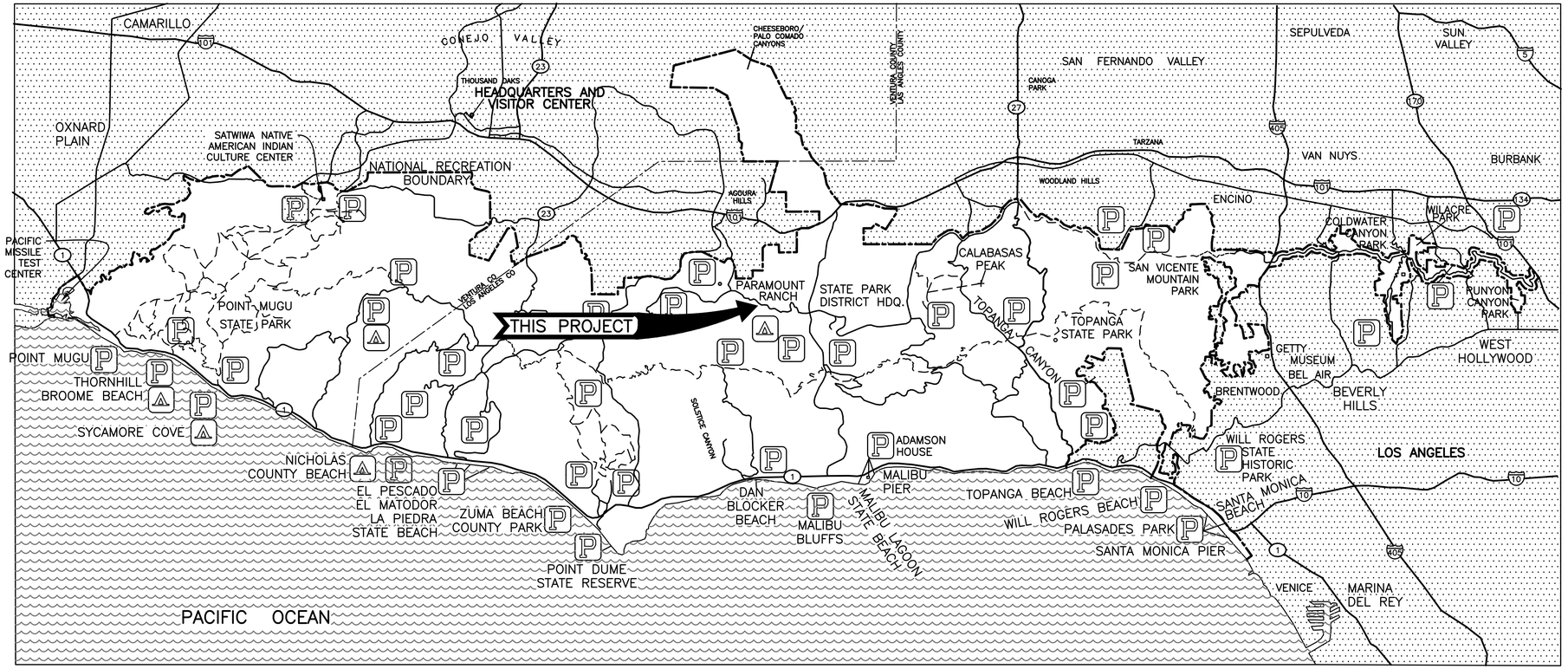

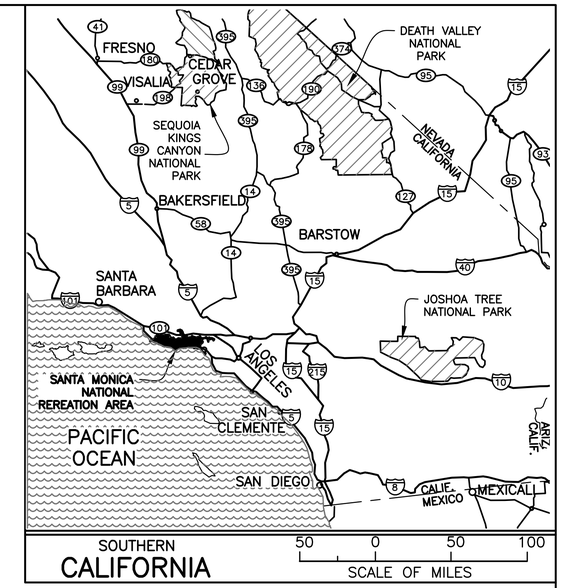

LEGEND

- PARK BOUNDARY
- TRAIL
- NPS CAMPGROUND
- PARKING

SANTA MONICA MOUNTAINS NATIONAL RECREATION AREA

SCALE OF MILES
4 0 4 8
4 0 4 8 12
SCALE OF KILOMETERS

BASIC DATA:

Mark	Sheet	REVISION	Date	Initial

QUALITY DESIGN CERTIFICATION

- ☐ Prepared in Accordance with Design Development (Title I) _____ Drawing No.
  OR
- ☐ Variance from Design Development (Title I) Approved by Superintendent on _____ Date
  OR
- ☐ Construction Drawing Not Preceded by Design Development (Title I)

_____ Project Manager _____ Date

100% FINAL CONSTRUCTION DOCUMENTS

UNITED STATES
DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE
DENVER SERVICE CENTER

TITLE OF PROJECT
REBUILD PARAMOUNT RANCH
LOCATION WITHIN PARK
AGOURA HILLS
NAME OF PARK
SANTA MONICA MOUNTAINS NATIONAL RECREATION AREA
REGION: PACIFIC WEST | COUNTY: VENTURA/LA | STATE: CALIFORNIA

DRAWING NO. 638 182819
PMIS/PKG NO. 303051
SHEET 1 OF 200

8/26/11 13:10 CEVERMAN R18 P:\SAMO\COVER\SAMO COVER.DWG

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LICENSED ARCHITECT
DEBORAH J. COOPER
NO. 24687
REN. 04-30-23
STATE OF CALIFORNIA

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: DC GK JC CADD: MGB TECH. REVIEW: DC/SM DATE: 7-15-2022	SUB SHEET NO. G2.0	TITLE OF SHEET: DRAWING INDEX REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	DRAWING NO. 638 182819 PMIS/PKG NO. 303051 SHEET 2 OF 200

ABBREVIATIONS

&	AND
?	ANGLE
@	AT
?	CENTERLINE
?	DIAMETER/ ROUND
#	POUND OR NUMBER
⊥	PERPENDICULAR
?	PROPERTY LINE OR PLATE
?	SQUARE FEET
AB	ANCHOR BOLT
ABV	ABOVE
ACOUS	ACOUSTICAL
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
ADJ	ADJUSTABLE / ADJACENT
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
AL	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASB	ASBESTOS
ASPH	ASPHALT
ATT	ATTACH
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BUR	BUILT-UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CI	CAST IRON
CJ	CONTROL JOINT
CLG	CEILING
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEANOUT
COL	COLUMN
COMP	COMPOSITION
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK
DBL	DOUBLE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DETER	DETERIORATED
DF	DRINKING FOUNTAIN
DFPT	DOUGLAS FIR
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DTL	DETAIL
DWG	DRAWING
DWR	DRAWER
E	EAST
(E)	EXISTING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EP	ELECTRICAL PANEL
EQ	EQUAL
EQPT	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FB	FUSE BOX
FBRGL	FIBERGLASS
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FLR	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FP	FABRIC PANEL
FPRF	FIREPROOF
FRP	FIBERGLASS REINFORCED PANEL
FS	FULL SIZE
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GL	GLASS
GLB	GLUE LAM BEAM
GND	GROUND
GR	GRADE
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HDR	HEADER
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JC	JANITOR CLOSET
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LKR	LOCKER
LN	LINOLEUM
LT	LIGHT
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MET/MTL	METAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MUL	MULLION
N	NORTH
(N)	NEW
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OBS	OBSCURE
OC	ON CENTER
OCC	OCCUPANCY OR OCCUPANT(S)
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PARA	PARALLEL
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PR	PAIR
PRCST	PRECAST
PT	PAINT
PTD	PAPTER TOWEL DISPENSER
PTD/R	COMBINATION PAPER TOWEL DISPENSER / RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
QT	QUARRY TILE
(R)	REMOVE
R	RISER
RAD	RADIUS
RB	RUBBER BASE
RD	ROOF DRAIN
REC	RECESSED
REF	REFERENCE
REFG	REFRIGERATOR
REHAB	REHABILITATE
REINF	REINFORCED
REP	REPAIR
REQ	REQUIRED
RESIL	RESILIENT
RES	RESTORE
RF	REFINISH
RGTR	REGISTER
RL	ROOF LEADER
RM	ROOM
RO	ROUGH OPENING
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
SAD	SEE ARCHITCTURAL DRAWINGS
SALV	SALVAGE
SC	SOLID CORE
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SFPD	SEE FIRE PROTECTION DRAWINGS
SH	SHELF
SHR	SHOWER
SHT	SHEET
SHTHG	SHEATHING
SIM	SIMILAR
SLD	SEE LANDSCAPE DRAWINGS
SLR	SEALER
SMD	SEE MECHANICAL DRAWINGS
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATION
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
SSK	SERVICE SINK
SST	STAINLESS STEEL
STA	STATION
STCD	SEE TECHNOLOGY DRAWINGS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMMETRICAL
T/TRD	TREAD
TB	TOWEL BAR
TCA	TILE COUNCIL OF AMERICA
TEL	TELEPHONE
TER	TERRAZZO
T&G	TONGUE & GROOVE
THK	THICK
TO	TOP OF
TOC	TOP OF CURB
TOP	TOP OF PAVING
TPD	TOILET PAPER DISPENSER
TR	TRASH RECEPTACLE
TS	TUBE STEEL
TV	TELEVISION
TOW	TOP OF WALL
TYP	TYPICAL
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
VCT	VINYL COMPOSITION TILE
VCP	VITREOUS CLAY PIPE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VP	VENEER PLASTER
VTR	VENT THROUGH ROOF
VW	VINYL WALLCOVERING
W	WEST
W/	WITH
WC	WATER CLOSET
WCV	WALLCOVERING
WD	WOOD
WF	WIDE FLANGE
WO	WHERE OCCURS
W/O	WITHOUT
WP	WATERPROOF
WSCT	WAINSCOT
WT	WEIGHT

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY THAT (E) CONDITIONS ARE AS INDICATED ON THE DRAWINGS. NOTIFY THE CONTRACTING OFFICER IMMEDIATELY OF VARIATIONS OR DISCREPANCIES. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATIONS OR DISCREPANCIES ARE RESOLVED BY THE CONTRACTING OFFICER.
2. ALL CONSTRUCTION AND INSTALLATION WORK SHOWN ON DRAWINGS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. USE METHODS AS REQUIRED TO COMPLETE WORK WITHIN LIMITATIONS OF ALL PREVAILING LAWS AND CODES.
3. DO NOT SCALE DRAWINGS: USE DIMENSIONS SHOWN. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. DIMENSIONS SHOWN AT (E) CONDITIONS ARE TO FACE OF (E) FINISH. U.O.N. DIMENSIONS AT NEW WORK ARE TO FACE OF SHEATHING, U.O.N. DIMENSIONS OF (E) CONDITIONS ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. WHERE NO DIMENSION IS PROVIDED CONSULT WITH THE CONTRACTING OFFICER FOR CLARIFICATION BEFORE PROCEEDING WITH AFFECTED WORK.
4. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE AND PROPERTY. CONTRACTING OFFICER'S SITE VISITS ARE NOT INTENDED TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
5. INSTALL MANUFACTURED MATERIALS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, UNLESS OTHERWISE INSTRUCTED.
6. ALL WASTE AND REFUSE CAUSED IN CONNECTION WITH THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR. THE PREMISES SHALL BE LEFT CLEAR AND CLEAN TO THE SATISFACTION OF THE CONTRACTING OFFICER.
7. APPLICATION OF FINISH: SURFACES PREVIOUSLY PREPARED OR INSTALLED BY ANOTHER TRADE SHALL BE INSPECTED CAREFULLY BY THE CONTRACTOR BEFORE APPLYING SUBSEQUENT MATERIALS OR FINISHES. IF SURFACES ARE NOT ACCEPTABLE, THE CONTRACTING OFFICER SHALL BE NOTIFIED IMMEDIATELY IN ORDER THAT CORRECTIONS MAY BE MADE. APPLICATIONS OF FINISHES WILL BE CONSTRUED AS ACCEPTANCE OF RESPONSIBILITY BY THE SUBCONTRACTOR FOR THE BASE UPON WHICH IT IS APPLIED.
8. INSTALL ALL WORK PLUMB, LEVEL AND STRAIGHT, OR AS REQUIRED TO ALIGN WITH (E) ADJACENT SURFACES.
9. CONTRACTOR SHALL DESIGN AND INSTALL SHORING AS REQUIRED TO PERFORM WORK. RESPONSIBILITY FOR ENGINEERING, CONSTRUCTION AND SAFETY OF THE SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY. SEE NOTE 12.
11. CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, SPECIFICATIONS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTING OFFICER AND RESOLVED BEFORE PROCEEDING WITH WORK.
12. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
13. THE CONTRACTOR SHALL SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SUBMITTED TO THE CONTRACTING OFFICER FOR REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED ON THE SUBMITTAL THAT SPECIFIC CHANGES ARE BEING REQUESTED WITH THE PHRASE "REQUESTED CHANGE".
14. THROUGHOUT THE CONSTRUCTION DOCUMENTS, ITEMS THAT ARE EXISTING ARE INDICATED AS "EXISTING" OR "(E)", ITEMS WITHOUT THIS INDICATION ARE NEW CONSTRUCTION. WHERE REQUIRED FOR PURPOSES OF CLARITY, SOME ITEMS MAY BE INDICATED AS "NEW OR "(N)".

HAZARDOUS MATERIALS

A. ARCHITECTURAL RESOURCES GROUP ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THIS SITE.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT PERSONNEL WITHIN THE WORK AREA ARE PROTECTED FROM EXPOSURE TO ANY HAZARDOUS MATERIALS ENCOUNTERED.

C. IF MATERIALS ARE DISCOVERED THAT MAY BE HAZARDOUS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CONTRACTING OFFICER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

D. SAMO HAS CONDUCTED HAZ MAT ABATEMENT OF THE SOILS IN THE AREAS OF THE 2018 FIRE DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AND CONSTRUCTION STAGING AREAS

PROJECT DATA

LOT / LOCATION: 2903 CORNELL RD.
AGOURA HILLS, CALIFORNIA 91301

BARN BUILDING:
- OCCUPANCY: A-2, BANQUET HALL
- CONSTRUCTION TYPE: V-B
- AREA: 5,750 GSF
- HEIGHT: 1 STORY, 19'-6"
- SPRINKLERS: PROVIDED

RESTROOM BUILDING:
- OCCUPANCY: U, ACCESSORY- RESTROOMS & 2-S STORAGE- LOW HAZARD
- CONSTRUCTION TYPE: V-B
- AREA: 1,920 GSF
- HEIGHT: 1 STORY, 18'-4"
- SPRINKLERS: PROVIDED

PAVILION BUILDING:
- OCCUPANCY: A-2, BANQUET HALL
- CONSTRUCTION TYPE: V-B, & IV-HT
- AREA: 6,585 GSF
- HEIGHT: 1 STORY, 20'-1"
- SPRINKLERS: PROVIDED

SMALL EVENT BUILDING:
- OCCUPANCY: A-2, BANQUET HALL
- CONSTRUCTION TYPE: V-B
- AREA: 2,000 GSF
- HEIGHT: 1 STORY, 20'-2"
- SPRINKLERS: PROVIDED

APPLICABLE BUILDING CODES

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2018 NFPA 101 LIFE SAFETY CODE
2018 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

ACCESSIBILITY REQUIREMENTS ARE GOVERNED BY:
UNITED STATES ACCESS BOARD, 2015 ARCHITECTURAL BARRIERS ACT STANDARDS, AND 2009 ICC A117.1 ACCESSIBILITY STANDARDS.

FIRE SPRINKLERS ARE GOVERNED BY:
NATIONAL FIRE PROTECTION ASSOCIATION, "NFPA 13, AUTOMATIC SPRINKLER SYSTEMS HANDBOOK, 2015 EDITION."

SYMBOL LEGEND

DOOR SYMBOL
20 — DOOR NUMBER

WINDOW SYMBOL
20 — WINDOW NUMBER

ALIGN SURFACES

ROOM TITLE SYMBOL
ENTRY — ROOM NAME
112 — ROOM NUMBER

WALL TYPE SYMBOL
D — WALL TYPE

SHEET NOTE SYMBOL
1 TYP — SHEET NOTE NUMBER

INTERIOR ELEVATION OR PHOTO SYMBOL
N, W, E, S; A-.- — ELEVATION OR PHOTO NUMBER; SHEET WHERE ELEVATION OR PHOTO OCCURS

DETAIL SYMBOL
2 / A8.1 — DETAIL NUMBER; SHEET WHERE DETAIL OCCURS

SECTION SYMBOL
A / A4.1 — SECTION NUMBER; SHEET WHERE SECTION OCCURS

LICENSED ARCHITECT
DEBORAH J. COOPER
NO. 24687
REN. 04-30-23
STATE OF CALIFORNIA

PROJECT DESCRIPTION

OVERVIEW

SANTA MONICA MOUNTAINS NATIONAL RECREATION AREA (SAMO) IS A COLLABORATIVE PARTNERSHIP THAT PROTECTS A MOSAIC OF NATURAL RESOURCES, CULTURAL HERITAGE, AND SCENERY WITHIN NORTH AMERICA'S MEDITERRANEAN BIOME, AND PROVIDES PUBLIC ENJOYMENT OPPORTUNITIES, INCLUDING CONNECTIONS TO WILD PLACES IN THE GREATER LOS ANGELES METROPOLITAN AREA. THE PARK IS A MOSAIC OF PUBLIC AND PRIVATE LANDS, AND ROUGHLY 84,000 ACRES OF LAND WITHIN THE 153,250-ACRE PARK IS PRESERVED.

THE WOOLSEY FIRE OF NOVEMBER 2018 BURNED 20,670 ACRES OF NPS LAND INCLUDING 30 STRUCTURES THAT WERE A TOTAL LOSS.

THIS PROGRAM IS TO REPLACE FACILITIES WITH AN UNDERSTANDING OF FUNCTIONALITY IN VISITOR SERVICES AND PARK OPERATIONS. SUBSTANTIALLY THE SAME BUILDING AREAS, SITE WORK, AND UTILITIES MAY BE CONSTRUCTED, WHILE UPDATED TO CURRENT PROGRAM, PRACTICES, CODES, AND NPS POLICIES.

PARAMOUNT RANCH

THIS IS THE ONLY SITE IN THE NATIONAL PARK SERVICE THAT INTERPRETS AMERICAN FILM HISTORY AND THE ONLY SITE THAT EXPLORES 'AMERICAN STORY TELLING' THROUGH FILM. IT IS A WORKING MOVIE RANCH THAT ALLOWS THE PUBLIC TO SEE FILMMAKING IN ACTION.

THIS PROJECT INCLUDES REBUILDING FOUR STRUCTURES IN THE 'BACKLOT' AREA; THE BARN, RESTROOM BUILDING, PAVILION, AND SMALL EVENT BUILDING, AND THEIR ASSOCIATED SITE WORK AND UTILITY INFRASTRUCTURE.

PROJECT DIRECTORY

CLIENT:
SANTA MONICA MOUNTAINS
NATIONAL RECREATION AREA,
PARK HEADQUARTERS
401 WEST HILLCREST DRIVE
THOUSAND OAKS, CA 91360

NATIONAL PARK SERVICE
DENVER SERVICE CENTER
12795 W. ALAMEDA PKWY
DENVER, CO 80225-0287

LANDSCAPE ARCHITECT:
SWA GROUP
530 BUSH STREET, 6TH FLOOR
SAN FRANCISCO, CA 94108

STRUCTURAL ENGINEER:
SOHA ENGINEERS
48 COLIN P. KELLY JR. STREET
SAN FRANCISCO, CA 94107

MECH./ ELEC./ PLUMB. ENGINEER:
INTERFACE ENGINEERING
135 MAIN STREET, SUITE 400
SAN FRANCISCO, CA 94105

VALUE ANALYSIS:
KIRK VALUE PLANNERS
ORTONVILLE, MI 48462

ARCHITECT:
ARCHITECTURAL RESOURCES GROUP
PIER 9, THE EMBARCADERO, SUITE 107
SAN FRANCISCO, CA 94111

CIVIL ENGINEER:
SHERWOOD DESIGN ENGINEERS
2548 MISSION STREET
SAN FRANCISCO, CA 94110

CIVIL ENGINEER- PERMITTING
PROVOST & PRITCHARD CONSULTING GROUP
286 W. CROMWELL AVENUE
FRESNO, CA 93711-6162

SURVEYOR:
DRG, INC.
601 E. DAILY DRIVE, SUITE 225
CAMARILLO, CA 93010

COST ESTIMATOR:
TBD CONSULTANTS
111 PINE STREET, SUITE 1315
SAN FRANCISCO, CA 94111

DETAIL NUMBERING

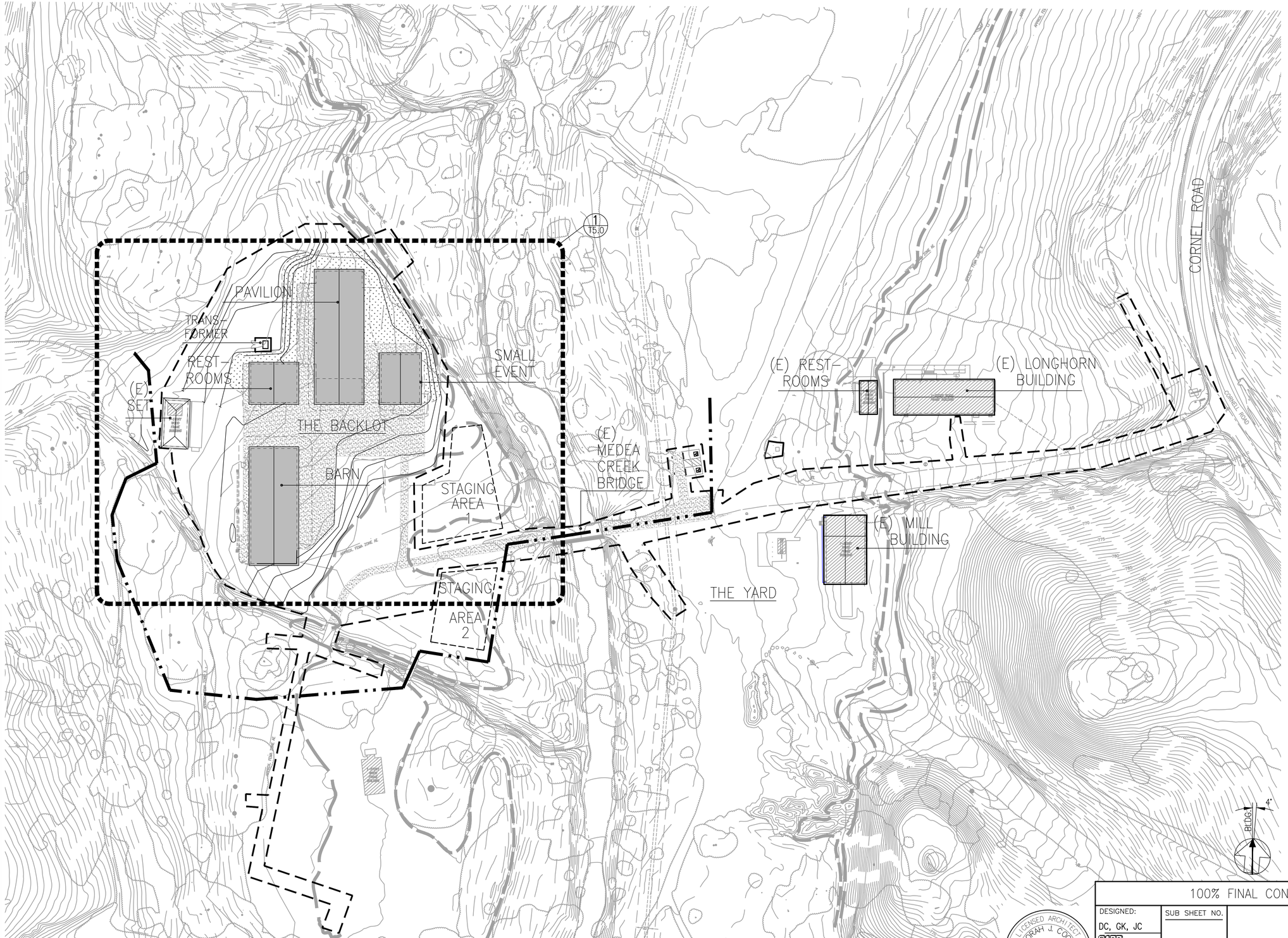
THE NUMBERING SYSTEM USED FOR DETAILS ON THE DRAWINGS IS AS SHOWN IN THE FOLLOWING DIAGRAM.

12	9	6	3	
11	8	5	2	
10	7	4	1	

WHEN MORE THAN ONE BLOCK IS USED FOR A SINGLE DETAIL, THE NUMBER OFTHE LOWEST NUMBERED BLOCK IS USED THUS ARE ALWAYS IN THE SAME LOCATION ON THE SHEET.

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: DC GK JC CADD: JC, MGB TECH. REVIEW: DC/SM DATE: 7-15-2022	SUB SHEET NO. G3.0	TITLE OF SHEET: NOTES & ABBREVIATIONS REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	DRAWING NO. 638 182819 PMIS/PKG NO. 303051 SHEET 3 OF 200



1 T4.0 OVERALL SITE PLAN
SCALE: ®
XA-SITE.DWG

GENERAL SITE PLAN NOTES

1. SEE GENERAL PROJECT NOTES ON SHEET G3.0.
2. SEE LANDSCAPE DRAWINGS FOR SITE ACCESSIBLE PATH OF TRAVEL.
3. CONSTRUCTION ACCESS IS LIMITED TO THE MAIN PARK ENTRANCE, AND ESTABLISHED ROADWAYS WITHIN PARK.
4. ACCESS ACROSS MEDEA CREEK IS LIMITED TO THE EXISTING MEDEA CREEK BRIDGE. THIS BRIDGE WILL REMAIN OPEN TO THE PUBLIC DURING CONSTRUCTION.
5. CONSTRUCTION PARKING IS LIMITED TO THE LIMITS OF CONSTRUCTION AND AREAS EAST OF MEDEA CREEK AS DIRECTED BY THE CONTRACTING OFFICER. THE EXISTING PARKING AREAS AT THE LONGHORN BUILDING AND MILL BUILDING MAY NOT BE USED FOR CONSTRUCTION PARKING.
6. CONSTRUCTION STAGING AREAS ARE LIMITED TO AREAS WITHIN THE CONSTRUCTION LIMITS. PROPOSED AREAS FOR ADDITIONAL CONSTRUCTION STAGING BEYOND THE LIMITS OF WORK ARE SHOWN. FINAL STAGING AREA(S) TO BE CONFIRMED WITH CONTRACTING OFFICER. STAGING AREA 1 IS PRIMARY AND STAGING AREA 2 IS SECONDARY.
7. SEE LANDSCAPE DRAWINGS FOR TREE PROTECTION MEASURES.

LEGEND

- REBUILT PARAMOUNT ERA BUILDING
- EXISTING PARAMOUNT ERA BUILDING
- EXISTING SET
- LINE OF 100YR FLOODPLAIN
- LINE OF 25YR FLOODPLAIN
- LIMIT OF CONSTRUCTION
- LIMIT OF ADDITIONAL CONSTRUCTION STAGING AREAS
- PATH OF PUBLIC ACCESS TO TRAILS, CONTRACTOR SHALL MAINTAIN PUBLIC ACCESS CORRIDOR

SCALE ® 50 25 0 50 100
SCALE OF FEET

LICENSED ARCHITECT
DEBORAH J. COOPER
NO. 24687
REN. 04-30-23
STATE OF CALIFORNIA

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: DC, GK, JC CADD: JC, MGB TECH. REVIEW: DC/SM DATE: 7-15-2022	SUB SHEET NO. G4.0	TITLE OF SHEET: LOGISTICS SITE PLAN SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	DRAWING NO. 638 182819 PMIS/PKG NO. 303051 SHEET 4 OF 199

GENERAL SITE PLAN NOTES

1. SEE GENERAL PROJECT NOTES ON SHEET G3.0.
2. ALL BUILDING ENTRANCES ARE ON ACCESSIBLE PATH OF TRAVEL, SEE LANDSCAPE PLAN L1.1 FOR SITE ACCESSIBLE PATH OF TRAVEL

PAVILION
6,585 GSF
264 SEATS

OAK GROVE AREA

FOOD TRUCK AREA

RESTROOM
817 SF
OLF= 2X FIXTURES
36 OCC.
1 EXITS REQ'D
1 EXITS PROV'D

TRANSFORMER

RESTROOMS
1,920 GSF

EVENT AREA
5,384 SF
15 OLF
359 OCC.
2 EXITS REQ'D
14 EXITS PROV'D

LAWN AREA / PAVILION OUTDOOR AREA

SMALL EVENT
2,000 GSF
96 SEATS

EVENT AREA
1,882 SF
7 OLF
269 OCC.
2 EXITS REQ'D
2 EXITS PROV'D

RESTROOM
355 SF
OLF = 2X FIXTURES
20 OCC.
1 EXITS REQ'D
1 EXITS PROV'D

CATERING KITCHEN
318 SF
200 OLF
2 OCC.
1 EXITS REQ'D
1 EXITS PROV'D

STORAGE
150 SF
500 OLF
1 OCC.
1 EXITS REQ'D
1 EXITS PROV'D

1-STORY WOOD FRAME BUILDING
(E) SET

BARN OUTDOOR AREA

BARN
5,750 GSF
208 SEATS

EVENT AREA
4,118 SF
15 OLF
275 OCC.
2 EXITS REQ'D
2 EXITS PROV'D

CATERING KITCHEN
417 SF
200 OLF
3 OCC.
1 EXITS REQ'D
1 EXITS PROV'D

STORAGE
285 SF
500 OLF
1 OCC.
1 EXITS REQ'D
1 EXITS PROV'D

APPROX. FEMA ZONE AE

APPROX. FEMA ZONE AE

LEGEND

LINE OF 100YR FLOODPLAIN

LINE OF 25YR FLOODPLAIN

BLDG. 4"

SCALE Ⓛ 16 8 0 16 32
SCALE OF FEET

1 / T5.0 SITE PLAN
SCALE: Ⓛ
XA-SITE.DWG

LICENSED ARCHITECT
DEBORAH J. COOPER
NO. 24687
REN. 04-30-23
STATE OF CALIFORNIA

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: DC, GK, JC	SUB SHEET NO.	TITLE OF SHEET: BACKLOT EGRESS PLAN	DRAWING NO. 638 182819
CADD: JC	G5.0	SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	PMIS/PKG NO. 303051
TECH. REVIEW: DC/SM			SHEET 5 OF 200
DATE: 7-15-2022			

REBUILD PARAMOUNT RANCH - BARN
SCHEMATIC DESIGN PREFERRED ALTERNATIVE CODE ANALYSIS

1. APPLICABLE CODES AND STANDARDS

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (IWUIC)
2018 INTERNATIONAL PLUMBING CODE (IPC)

2. USE AND OCCUPANCY CLASSIFICATION (IBC CHAPTER 3)

GROUP	DESCRIPTION
A-2	BANQUET HALL

☒ SINGLE OCCUPANCY ☐ MIXED OCCUPANCY

CATERING KITCHEN, STORAGE, AND RESTROOMS ARE ACCESSORY OCCUPANCIES PER 508.2

3. REQUIRED SEPARATION OF OCCUPANCIES *IF USES ARE SEPARATED* (IBC TABLE 508.4)

☒ NON-SEPARATED USES ☐ SEPARATED USES

4. INCIDENTAL USE SEPARATIONS (IBC TABLE 509)
N/A

5. SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY (IBC CHAPTER 4)
N/A

6. CONSTRUCTION TYPE (IBC SECTION 602)

☐I-A ☐I-B ☐II-A ☐II-B ☐III-A ☐III-B ☐IV-HT ☐V-A ☒V-B

7. BUILDING HEIGHT AND AREA (IBC CHAPTER 5, CHAPTER 4 FOR SPECIAL DETAILED REQUIREMENTS)

A. BUILDING AREA

	ESTIMATED AREA	ALLOWABLE AREA (SEE BELOW FOR CALCULATIONS)
FIRST FLOOR	5,750 GSF	24,000 GSF
TOTAL	5,750 GSF	24,000 GSF

B. ALLOWABLE BUILDING AREA

BASIC BUILDING AREA (IBC TABLE 506.2)
A_T=24,000 AUTOMATIC FIRE-SPRINKLERS PROVIDED

AREA MODIFICATIONS (IBC SECTION 506) N/A NOT REQUIRED

C. BUILDING HEIGHT (IBC TABLES 504.3 AND 504.4)

a. ESTIMATED EXISTING BUILDING HEIGHT
19'-4" 1 STORY
b. ALLOWABLE BUILDING HEIGHT
60 FEET 2 STORIES

8. FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (IBC TABLE 601)

BUILDING ELEMENT	FIRE RATING REQUIREMENTS
STRUCTURAL FRAME	0
BEARING WALLS	
EXTERIOR	0 PER IBC; 1-HR (EXTERIOR SIDE) PER IWUIC 504.5 (CLASS 1)
INTERIOR	0
NONBEARING WALLS & PARTITIONS	
EXTERIOR – SEE TABLE 602	0 PER IBC; 1-HR (EXTERIOR SIDE) PER IWUIC 504.5 (CLASS 1)
INTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0 PER IBC; CLASS A ROOF PER IWUIC 504.2 (CLASS

9. FIRE-RESISTANCE RATING FOR EXTERIOR WALLS (IBC TABLE 602, APPLICABLE REQUIREMENT HIGHLIGHTED BELOW)
OCCUPANCY CLASSIFICATION: A-2
CONSTRUCTION TYPE: V-B

FIRE SEPARATION DISTANCE	FIRE RATING REQUIREMENTS
< 5'	
≥ 5', < 10'	
≥ 10', < 30'	0 PER IBC; 1-HR (EXTERIOR SIDE) PER IWUIC 504.5 (CLASS 1)
≥ 30'	

10. MAXIMUM AREA OF EXTERIOR WALL OPENINGS (IBC TABLE 705.8, APPLICABLE REQUIREMENT HIGHLIGHTED BELOW)

CLASSIFICATION OF OPENING	FIRE SEPARATION DISTANCE (NORTH WALL)							
	0 TO LESS THAN 3[B,C,K]	3 TO LESS THAN 5[D,E]	5 TO LESS THAN 10[E,F,J]	10 TO LESS THAN 15[E,F,G]	15 TO LESS THAN 20[F,G]	20 TO LESS THAN 25[F,G]	25 TO LESS THAN 30[F,G]	30 OR GREATER
UNPROTECTED, NOT SPRINKLERED	NP	NP	10%	15%	25%	45%	NO LIMIT	NO LIMIT
UNPROTECTED, SPRINKLERED[I]	NP	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT
PROTECTED	NP	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

Note: Building separation to center of distance between is 24'-0".

11. SHAFT ENCLOSURES (IBC SECTION 713)
N/A

12. OPENING FIRE PROTECTION RATINGS [IBC, TABLES 716.1(2) AND 716.1(3)]

TYPE OF ASSEMBLY	WALL RATING	FIRE DOOR OR SHUTTER RATING	SIDELIGHT OR TRANSOM RATING	FIRE WINDOW RATING
DOORS	1-HR (EXTERIOR SIDE) PER IWUIC 504.5 (CLASS 1)	1-3/4" THICK SOLID CORE WOOD, OR NON-COMBUSTIBLE PER IWUIC 504.9 (CLASS 1)	NONE	
WINDOWS	1-HR (EXTERIOR SIDE) PER IWUIC 504.5 (CLASS 1)		NONE	TEMPERED GLAZING PER IWUIC 504.8 (CLASS 1)

13. OCCUPANT LOAD & EXITING REQUIREMENTS (IBC CHAPTER 10, TABLES 1004.1.2 AND 1006.2.1)

ROOM / AREA	OCCUPANCY	AREA (SQ FT)	AREA PER OCCUPANT (SQ FT / OCC)	OCCUPANT LOAD	STAIR WIDTH (0.3" PER OCC)	OTHER EGRESS (0.2" PER OCC)	# OF EXITS
EVENT AREA/ BANQUET HALL	A-2 ASSEMBLY UNCONCENTRATED (TABLES AND CHAIRS)	4,118	15	275	N/A	55"	2 EXITS REQUIRED, 2 (136") PROVIDED
CATERING KITCHEN		417	200	3	N/A	32" (.6")	1 (32")
STORAGE		285	500	1	N/A	32" (.2")	1 (64")

14. EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2, APPLICABLE REQUIREMENT HIGHLIGHTED BELOW)

OCCUPANCY	DISTANCE	
	~~W/O SPRINKLERS~~	W/ SPRINKLERS
A-2 ASSEMBLY		250' MAX REQUIRED, 55'-2" PROVIDED

15. CORRIDOR FIRE-RESISTANCE RATING (IBC TABLE 1020.1, APPLICABLE REQUIREMENT HIGHLIGHTED BELOW)
N/A

16. MINIMUM ROOF COVERING CLASSIFICATION (IBC TABLE 1505.1)
CLASS A ROOF PER IWUIC 504.2 (CLASS 1)

17. STAIRWAYS (IBC SECTION 1011)
N/A

18. INTERIOR FINISHES REQUIREMENT BY OCCUPANCY (IBC CHAPTER 8, TABLE 803.11)

GROUP	EXIT STAIRWAYS AND EXIT PASSAGEWAYS[A,B]	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES[C]
A-2 W/ SPRINKLERS	N/A	N/A	C

19. PLUMBING FIXTURE REQUIREMENTS (IPC TABLE 403.1)

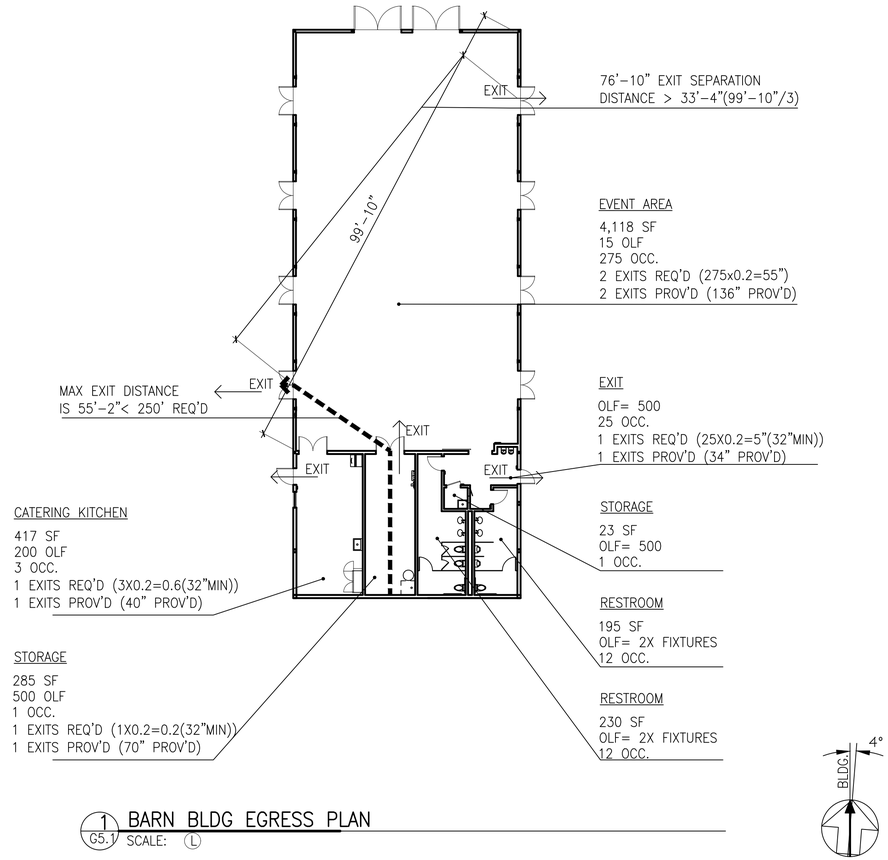
OCCUPANCY	OCCUPANT LOAD	MALE	FEMALE
ASSEMBLY – EVENT AREA/BANQUET HALL	275	138	138
CATERING KITCHEN	3	2	2
STORAGE	1	1	1

OCCUPANCY	WATER CLOSETS		URINALS (SEE IPC 419.2)	LAVATORIES		DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	MALE	FEMALE		
EVENT AREA/ BANQUET HALL	1.84 (1 PER 75)	1.84 (1 PER 75)		.69 (1/200)	.69 (1/200)	.55 (1/500)	1 SERVICE SINK
CATERING KITCHEN	.08 (1 PER 25)	.08 (1 PER 25)		.05 (1/40)	.05 (1/40)	.04 (1/100)	1 SERVICE SINK
STORAGE	.01 (1 PER 100)	.01 (1 PER 100)		.01 (1/100)	.01 (1/100)	.001 (1/1000)	1 SERVICE SINK
TOTAL REQ'D.	2	2		1	1	1	1
TOTAL PROVIDED	1	3	2	2	2	1	1

NOTES:
1. BATHTUBS/SHOWERS ARE NOT APPLICABLE TO THIS PROJECT.
2. BUSINESS OCCUPANCY, WHICH IS MORE RESTRICTIVE THAN ASSEMBLY, IS USED FOR THE CATERING KITCHEN SINCE THE IPC TABLE 403.1 IS NOT SPECIFIC FOR THAT USE.
3. ANY MORE CONCENTRATED USE WILL USE RESTROOM BUILDING FOR ADDITIONAL FIXTURES.

GENERAL EGRESS PLAN NOTES

1. ALL BUILDING AREAS ARE ON AN ACCESSIBLE PATH OF TRAVEL.



1 G5.1 BARN BLDG EGRESS PLAN
SCALE: Ⓛ

SCALE Ⓛ 1/16" = 1'–0"
16 8 0 16 32
SCALE OF FEET

100% FINAL CONSTRUCTION DOCUMENTS

LICENSED ARCHITECT DEBORAH J. COOPER NO. 24687 REN. 04-30-23 STATE OF CALIFORNIA

DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
DC, GK, JC	G5.1	CODE ANALYSIS & EGRESS PLAN – BARN BLDG	638 182819
CADD: JC, MGB			PMIS/PKG NO. 303051
TECH. REVIEW: DC/SM			SHEET 6 OF 200
DATE: 7–15–2022		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	

REBUILD PARAMOUNT RANCH - PAVILION
SCHEMATIC DESIGN PREFERRED ALTERNATIVE CODE ANALYSIS

1. APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (IWUIC)
2018 INTERNATIONAL PLUMBING CODE (IPC)

2. USE AND OCCUPANCY CLASSIFICATION (IBC CHAPTER 3)

GROUP	DESCRIPTION
A-2	BANQUET HALL

☒ SINGLE OCCUPANCY ☐ MIXED OCCUPANCY

CATERING KITCHEN, STORAGE, AND RESTROOMS ARE ACCESSORY OCCUPANCIES PER 508.2

3. REQUIRED SEPARATION OF OCCUPANCIES *IF USES ARE SEPARATED* (IBC TABLE 508.4)

☒ NON-SEPARATED USES ☐ SEPARATED USES

4. INCIDENTAL USE SEPARATIONS (IBC TABLE 509)
N/A

5. SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY (IBC CHAPTER 4)
N/A

6. CONSTRUCTION TYPE (IBC SECTION 602)

☐I-A ☐I-B ☐II-A ☐II-B ☐III-A ☐III-B ☒IV-HT ☐V-A ☐V-B

7. BUILDING HEIGHT AND AREA (IBC CHAPTER 5, CHAPTER 4 FOR SPECIAL DETAILED REQUIREMENTS)

A. BUILDING AREA

	ESTIMATED AREA	ALLOWABLE AREA (SEE BELOW FOR CALCULATIONS)
FIRST FLOOR	6,585 GSF	60,000 GSF
TOTAL	6,585 GSF	60,000 GSF

B. ALLOWABLE BUILDING AREA

BASIC BUILDING AREA (IBC TABLE 506.2)
A_T=60,000 AUTOMATIC FIRE-SPRINKLERS PROVIDED

AREA MODIFICATIONS (IBC SECTION 506) N/A NOT REQUIRED

C. BUILDING HEIGHT (IBC TABLES 504.3 AND 504.4)

a. ESTIMATED EXISTING BUILDING HEIGHT
20'-2" 1 STORY
b. ALLOWABLE BUILDING HEIGHT
85 FEET 4 STORIES

8. FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (IBC TABLE 601)

BUILDING ELEMENT	FIRE RATING REQUIREMENTS
STRUCTURAL FRAME	HEAVY TIMBER (HT) PER TABLE 2304.11
BEARING WALLS	
EXTERIOR	2-HR (NO BEARING WALLS)
INTERIOR	1/HT
NONBEARING WALLS & PARTITIONS	
EXTERIOR – SEE TABLE 602	1-HR IBC; 1-HR PER IWUIC 504.5 (CLASS 1)
INTERIOR	1-HR PER 2304.11.2.2
FLOOR CONSTRUCTION	HT
ROOF CONSTRUCTION	HT PER 2304.11.4.2; CLASS A ROOF PER IWUIC 504.2

9. FIRE-RESISTANCE RATING FOR EXTERIOR WALLS (IBC TABLE 602, APPLICABLE REQUIREMENT HIGHLIGHTED BELOW)
OCCUPANCY CLASSIFICATION: A-2
CONSTRUCTION TYPE: IV HT

FIRE SEPARATION DISTANCE	FIRE RATING REQUIREMENTS
< 5'	
≥ 5', < 10'	
≥ 10', < 30'	1-HR PER IBC; 1-HR PER IWUIC 504.5 (CLASS 1)
≥ 30'	

10. MAXIMUM AREA OF EXTERIOR WALL OPENINGS (IBC TABLE 705.8, APPLICABLE REQUIREMENT HIGHLIGHTED BELOW)

CLASSIFICATION OF OPENING	FIRE SEPARATION DISTANCE (EAST WALL) 0 TO LESS THAN 3[B,C,K]	3 TO LESS THAN 5[D,E]	5 TO LESS THAN 10[E,F,J]	10 TO LESS THAN 15[E,F,G]	15 TO LESS THAN 20[F,G]	20 TO LESS THAN 25[F,G]	25 TO LESS THAN 30[F,G]	30 OR GREATER
UNPROTECTED, NOT SPRINKLERED	NP	NP	10%	15%	25%	45%	NO LIMIT	NO LIMIT
UNPROTECTED, SPRINKLERED[I]	NP	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT
PROTECTED	NP	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

NOTES:
1. BUILDING SEPARATION TO CENTER OF DISTANCE BETWEEN BUILDING TO EAST IS 20'-0".

11. SHAFT ENCLOSURES (IBC SECTION 713)
N/A

12. OPENING FIRE PROTECTION RATINGS [IBC, TABLES 716.1(2) AND 716.1(3)]

TYPE OF ASSEMBLY	WALL RATING	FIRE DOOR OR SHUTTER RATING	SIDELIGHT OR TRANSOM RATING	FIRE WINDOW RATING
EXTERIOR WALL-DOORS	1-HR PER IBC & IWUIC 504.5 (CLASS 1)	1-3/4" THICK SOLID CORE WOOD PER IWUIC 504.8 (CLASS 1)	NONE	
EXTERIOR WALL-WINDOWS	1-HR PER IBC & IWUIC 504.5 (CLASS 1)		NONE	TEMPERED GLAZING PER IWUIC 504.8 (CLASS 1)

13. OCCUPANT LOAD & EXITING REQUIREMENTS (IBC CHAPTER 10, TABLES 1004.1.2 AND 1006.2.1)

ROOM/ AREA	OCCUPANCY	AREA (SQ FT)	AREA PER OCCUPANT (SQ FT / OCC)	OCCUPANT LOAD	STAIR WIDTH (0.3" PER OCC)	OTHER EGRESS (0.2" PER OCC)	# OF EXITS
EVENT AREA/ BANQUET HALL	A-2 ASSEMBLY UNCONCENTRATED (TABLES AND CHAIRS)	5,384	15	359	N/A	72"	2 EXITS REQUIRED, 16 (2264") PROVIDED
CATERING KITCHEN		318	200	2	N/A	32" (.4")	1 (32")
STORAGE		150	500	1	N/A	32" (.")	1 (64")

14. EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2, APPLICABLE REQUIREMENT HIGHLIGHTED BELOW)

OCCUPANCY	DISTANCE ~~W/O SPRINKLERS~~	W/ SPRINKLERS
A-2 ASSEMBLY		250' MAX REQUIRED, 31'-5" PROVIDED

15. CORRIDOR FIRE-RESISTANCE RATING (IBC TABLE 1020.1, APPLICABLE REQUIREMENT HIGHLIGHTED BELOW)
N/A

16. MINIMUM ROOF COVERING CLASSIFICATION (IBC TABLE 1505.1)
CLASS A ROOF PER IWUIC 504.2

17. STAIRWAYS (IBC SECTION 1011)
N/A

18. INTERIOR FINISHES REQUIREMENT BY OCCUPANCY (IBC CHAPTER 8, TABLE 803.11)

GROUP	EXIT STAIRWAYS AND EXIT PASSAGEWAYS[A,B]	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES[C]
A-2 W/ SPRINKLERS	N/A	N/A	C

19. PLUMBING FIXTURE REQUIREMENTS (IPC TABLE 403.1)

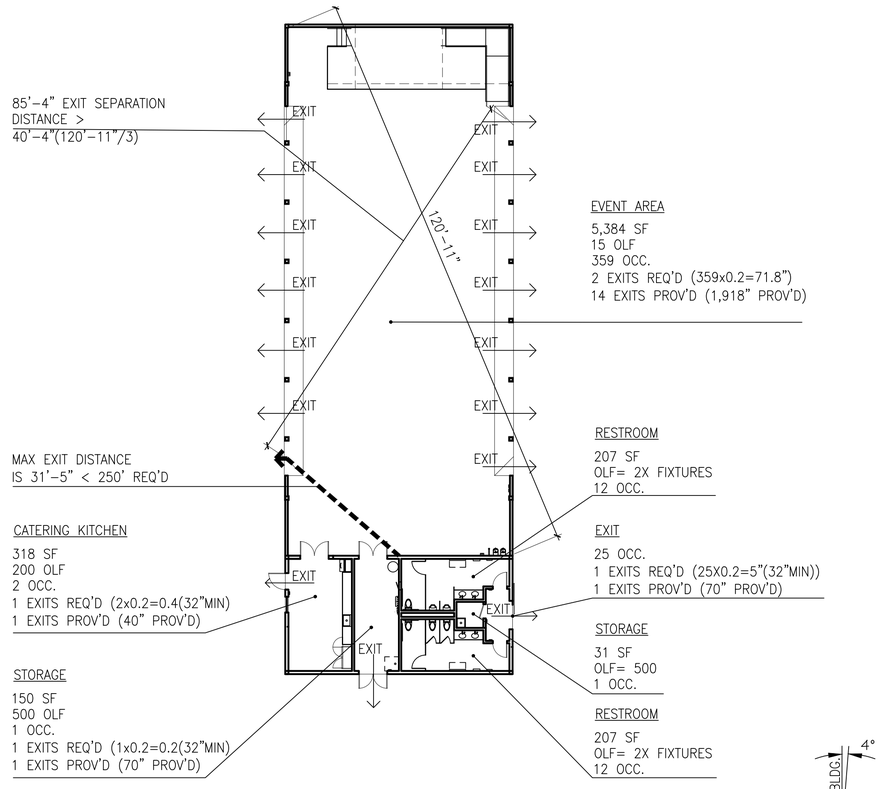
OCCUPANCY	OCCUPANT LOAD	MALE	FEMALE
ASSEMBLY – EVENT AREA/BANQUET HALL	359	180	180
CATERING KITCHEN	2	1	1
STORAGE	1	1	1

OCCUPANCY	WATER CLOSETS MALE	WATER CLOSETS FEMALE	URINALS (SEE IPC 419.2) MALE	LAVATORIES MALE	LAVATORIES FEMALE	DRINKING FOUNTAINS	OTHER
EVENT AREA/ BANQUET HALL	2.4 (1 PER 75)	2.4 (1 PER 75)		.9 (1/200)	.9 (1/200)	.72 (1/500)	1 SERVICE SINK
CATERING KITCHEN	.04 (1 PER 25)	.04 (1 PER 25)		.03 (1/40)	.05 (1/40)	.02 (1/100)	1 SERVICE SINK
STORAGE	.01 (1 PER 100)	.01 (1 PER 100)		.01 (1/100)	.01 (1/100)	.001 (1/1000)	1 SERVICE SINK
TOTAL REQ'D.	3	3		1	1	1	1
TOTAL PROVIDED	1	3	2	2	2	1	1

NOTES:
1. BATHTUBS/SHOWERS ARE NOT APPLICABLE TO THIS PROJECT.

GENERAL EGRESS PLAN NOTES

1. ALL BUILDING AREAS ARE ON AN ACCESSIBLE PATH OF TRAVEL.



1 G5.2 PAVILION BLDG EGRESS PLAN
SCALE: Ⓛ

SCALE Ⓛ 1/16" = 1'-0" 16 8 0 16 32 SCALE OF FEET

100% FINAL CONSTRUCTION DOCUMENTS

LICENSED ARCHITECT DEBORAH J. COOPER NO. 24687 REN. 04-30-23 STATE OF CALIFORNIA

DESIGNED: DC, GK, JC CADD: JC, MGB TECH. REVIEW: DC/SM DATE: 7-15-2022	SUB SHEET NO. G5.2	TITLE OF SHEET: CODE ANALYSIS & EGRESS PLAN – PAVILION BLDG SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	DRAWING NO. 638 182819 PMIS/PKG NO. 303051 SHEET 7 OF 200

REBUILD PARAMOUNT RANCH - RESTROOM BUILDING
CONSTRUCTION DOCUMENTS PHASE CODE ANALYSIS

1. APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (IWUIC)
2018 INTERNATIONAL PLUMBING CODE (IPC)

2. USE AND OCCUPANCY CLASSIFICATION (IBC CHAPTER 3)

GROUP	DESCRIPTION
U	ACCESSORY-RESTROOMS
S-2	STORAGE-LOW HAZARD

☐ SINGLE OCCUPANCY ☒ MIXED OCCUPANCY

3. REQUIRED SEPARATION OF OCCUPANCIES *IF USES ARE SEPARATED* (IBC TABLE 508.4)

☒ NON-SEPARATED USES ☐ SEPARATED USES

4. INCIDENTAL USE SEPARATIONS (IBC TABLE 509)
N/A

5. SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY (IBC CHAPTER 4)
N/A

6. CONSTRUCTION TYPE (IBC SECTION 602)

☐I-A ☐I-B ☐II-A ☐II-B ☐III-A ☐III-B ☐IV-HT ☐V-A ☒V-B

7. BUILDING HEIGHT AND AREA (IBC CHAPTER 5, CHAPTER 4 FOR SPECIAL DETAILED REQUIREMENTS)

A. BUILDING AREA

	ESTIMATED AREA	ALLOWABLE AREA (SEE BELOW FOR CALCULATIONS)
FIRST FLOOR	1,920 GSF	22,000 GSF
TOTAL	1,920 GSF	22,000 GSF

B. ALLOWABLE BUILDING AREA

BASIC BUILDING AREA (IBC TABLE 506.2)
A_T=22,000 **AUTOMATIC FIRE-SPRINKLERS PROVIDED**

AREA MODIFICATIONS (IBC SECTION 506) N/A NOT REQUIRED

C. BUILDING HEIGHT (IBC TABLES 504.3 AND 504.4)

a. ESTIMATED EXISTING BUILDING HEIGHT
18'-4" 1 STORY
b. ALLOWABLE BUILDING HEIGHT
40 FEET 1 STORIES

8. FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (IBC TABLE 601)

BUILDING ELEMENT	FIRE RATING REQUIREMENTS
STRUCTURAL FRAME	0
BEARING WALLS	
EXTERIOR	0 PER IBC; 1-HR (EXTERIOR SIDE) PER IWUIC 504.5 (CLASS 1)
INTERIOR	0
NONBEARING WALLS & PARTITIONS	
EXTERIOR – SEE TABLE 602	0 PER IBC; 1-HR (EXTERIOR SIDE) PER IWUIC 504.5 (CLASS 1)
INTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0 PER IBC; CLASS A ROOF PER IWUIC 504.2

9. FIRE-RESISTANCE RATING FOR EXTERIOR WALLS (IBC TABLE 602, APPLICABLE REQUIREMENT HIGHLIGHTED BELOW)
OCCUPANCY CLASSIFICATION: U
CONSTRUCTION TYPE: V-B

FIRE SEPARATION DISTANCE	FIRE RATING REQUIREMENTS
< 5'	
≥ 5', < 10'	
≥ 10', < 30'	0 PER IBC; 1-HR (EXTERIOR SIDE) PER IWUIC 504.5 (CLASS 1)
≥ 30'	

10. MAXIMUM AREA OF EXTERIOR WALL OPENINGS (IBC TABLE 705.8, APPLICABLE REQUIREMENT HIGHLIGHTED BELOW)

CLASSIFICATION OF OPENING	FIRE SEPARATION DISTANCE (EAST WALL) 0 TO LESS THAN $3^{B,C,K}$	3 TO LESS THAN $5^{D,E}$	5 TO LESS THAN $10^{E,F,J}$	10 TO LESS THAN $15^{E,F,G}$	15 TO LESS THAN $20^{F,G}$	20 TO LESS THAN $25^{F,G}$	25 TO LESS THAN $30^{F,G}$	30 OR GREATER
UNPROTECTED, NOT SPRINKLERED	NP	NP	10%	15%	25%	45%	NO LIMIT	NO LIMIT
UNPROTECTED, SPRINKLERED[I]	NP	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT
PROTECTED	NP	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

NOTES:
1. BUILDING SEPARATION TO CENTER OF DISTANCE BETWEEN EAST-WEST IS 10'-0".
2. NO OPENINGS AT SOUTH WALL TOWARD BARN.

11. SHAFT ENCLOSURES (IBC SECTION 713)
N/A

12. OPENING FIRE PROTECTION RATINGS [IBC, TABLES 716.1(2) AND 716.1(3)]

TYPE OF ASSEMBLY	WALL RATING	FIRE DOOR OR SHUTTER RATING	SIDELIGHT OR TRANSOM RATING	FIRE WINDOW RATING
DOORS	1-HR (EXTERIOR SIDE) PER IWUIC 504.5 (CLASS 1)	1-3/4" THICK SOLID CORE WOOD PER IWUIC 504.8 (CLASS 1)	NONE	
WINDOWS	1-HR (EXTERIOR SIDE) PER IWUIC 504.5 (CLASS 1)		NONE	TEMPERED GLAZING PER IWUIC 504.8 (CLASS 1)

NOTES:
1. IBC REQUIRES 45 MIN. RATING TO BE CONSIDERED PROTECTED.

13. OCCUPANT LOAD & EXITING REQUIREMENTS (IBC CHAPTER 10, TABLES 1004.1.2 AND 1006.2.1)

ROOM/ AREA	OCCUPANCY	AREA (SQ FT)	AREA PER OCCUPANT (SQ FT / OCC)	OCCUPANT LOAD	STAIR WIDTH (0.3" PER OCC)	OTHER EGRESS (0.2" PER OCC)	# OF EXITS
WOMEN'S RESTROOM		817	SEE NOTE 1	36 NOTE 1	N/A	7.2"	1 (32")
MEN'S RESTROOM		355	SEE NOTE 1	20 NOTE 1	N/A	4"	1 (32")
FAMILY RESTROOM		60	SEE NOTE 1	2 NOTE 1	N/A	.4"	1 (32")
STORAGE	ACCESSORY STORAGE	113	300	1	N/A	.2"	1 (32")
ELECTRICAL	ACCESSORY EQUIPMENT	142	300	1	N/A	.2"	1 (32")
JANITOR	ACCESSORY	42	300	1	N/A	.2"	1 (32")

NOTES:
1. SINCE RESTROOMS ARE NORMALLY EITHER IN THE GROSS CALCULATION FOR AN OCCUPANCY, OR EXCLUDED ENTIRELY IN A NET CALCULATION OF AN OCCUPANCY, NO OCCUPANT LOAD FACTOR IS GIVEN IN THE CODE. THIS CODE STUDY ASSIGNS AN OCCUPANCY OF TWICE THE NUMBER OF PLUMBING FIXTURES.

14. EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2, APPLICABLE REQUIREMENT HIGHLIGHTED BELOW)

OCCUPANCY	DISTANCE ~~W/O SPRINKLERS~~	W/ SPRINKLERS
U ACCESSORY RESTROOMS		400' MAX REQUIRED, 69'-1"' PROVIDED

15. CORRIDOR FIRE-RESISTANCE RATING (IBC TABLE 1020.1, APPLICABLE REQUIREMENT HIGHLIGHTED BELOW)
N/A

16. MINIMUM ROOF COVERING CLASSIFICATION (IBC TABLE 1505.1)
CLASS A ROOF PER IWUIC 504.2 (CLASS 1)

17. STAIRWAYS (IBC SECTION 1011)
N/A

18. INTERIOR FINISHES REQUIREMENT BY OCCUPANCY (IBC CHAPTER 8, TABLE 803.11)

GROUP	EXIT STAIRWAYS AND EXIT PASSAGEWAYS[A,B]	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES[C]
U W/O SPRINKLERS	N/A	N/A	NO RESTRICTIONS

19. PLUMBING FIXTURE REQUIREMENTS (IPC TABLE 403.1)

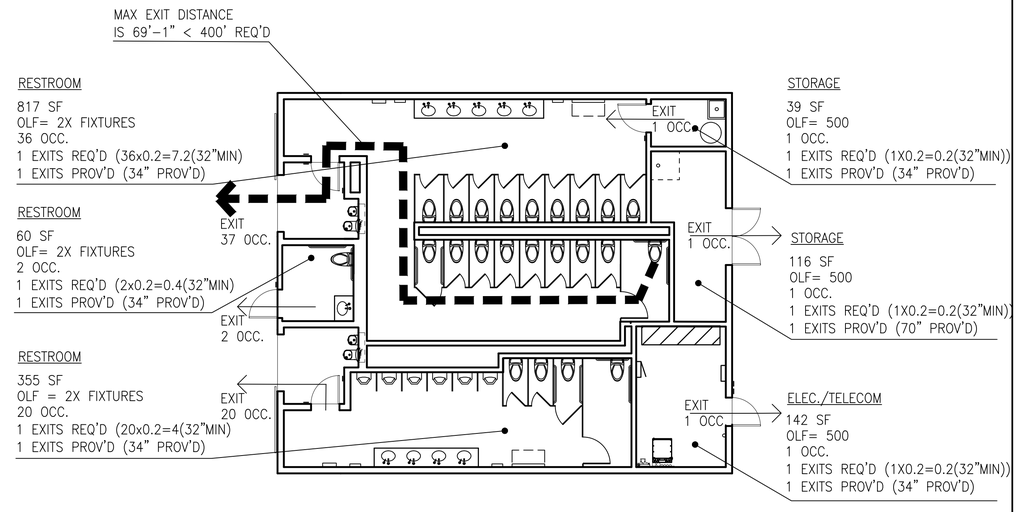
RESTROOM BUILDING IS SIZED FOR AN OUTDOOR SITE EVENT WITH 1,500 VISITORS.

OCCUPANCY	OCCUPANT LOAD	MALE	FEMALE
ASSEMBLY – OUTDOOR EVENT	1500	750	750

OCCUPANCY	WATER CLOSETS		URINALS (SEE IPC 419.2)	LAVATORIES		DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	MALE	FEMALE		
OUTDOOR EVENT	10 (1 PER 75)	18.8 (1 PER 40)		.68 (1/200)	.68 (1/150)	.54 (1/1000)	1 SERVICE SINK
TOTAL REQ'D.	10	19		4	5	2	1
TOTAL PROVIDED	4	19	6	4	5	2 HI-LO	1

GENERAL EGRESS PLAN NOTES

1. ALL BUILDING AREAS ARE ON AN ACCESSIBLE PATH OF TRAVEL.



1 G5.3 RESTROOM BLDG EGRESS PLAN
SCALE: Ⓚ

SCALE Ⓚ 1/8" = 1'-0" 8 0 8 16 SCALE OF FEET

100% FINAL CONSTRUCTION DOCUMENTS

LICENSED ARCHITECT DEBORAH J. COOPER NO. 24687 REN. 04-30-23 STATE OF CALIFORNIA

DESIGNED: DC, GK, JC	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO. 638 182819
CADD JC, MGB	G5.3	CODE ANALYSIS & EGRESS PLAN – RESTROOM BLDG	PMIS/PKG NO. 303051
TECH. REVIEW: DC/SM		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	SHEET 8 OF 200
DATE: 7-15-2022			

REBUILD PARAMOUNT RANCH - SMALL EVENT BUILDING
CONSTRUCTION DOCUMENTS PHASE CODE ANALYSIS

1. APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (IWUIC)
2018 INTERNATIONAL PLUMBING CODE (IPC)

2. USE AND OCCUPANCY CLASSIFICATION (IBC CHAPTER 3)

GROUP	DESCRIPTION
A-2	BANQUET HALL

☒ SINGLE OCCUPANCY ☐ MIXED OCCUPANCY

3. REQUIRED SEPARATION OF OCCUPANCIES *IF USES ARE SEPARATED* (IBC TABLE 508.4)

☒ NON-SEPARATED USES ☐ SEPARATED USES

4. INCIDENTAL USE SEPARATIONS (IBC TABLE 509)
N/A

5. SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY (IBC CHAPTER 4)
N/A

6. CONSTRUCTION TYPE (IBC SECTION 602)

☐I-A ☐I-B ☐II-A ☐II-B ☐III-A ☐III-B ☐IV-HT ☐V-A ☒V-B

7. BUILDING HEIGHT AND AREA (IBC CHAPTER 5, CHAPTER 4 FOR SPECIAL DETAILED REQUIREMENTS)

A. BUILDING AREA

	ESTIMATED AREA	ALLOWABLE AREA (SEE BELOW FOR CALCULATIONS)
FIRST FLOOR	2,000 GSF	24,000 GSF
TOTAL	2,000 GSF	24,000 GSF

B. ALLOWABLE BUILDING AREA

BASIC BUILDING AREA (IBC TABLE 506.2)
A_T=24,000 **AUTOMATIC FIRE-SPRINKLERS PROVIDED**

C. BUILDING HEIGHT (IBC TABLES 504.3 AND 504.4)

a. ESTIMATED EXISTING BUILDING HEIGHT
20'-0" 1 STORY
b. ALLOWABLE BUILDING HEIGHT
40 FEET 1 STORIES

8. FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (IBC TABLE 601)

BUILDING ELEMENT	FIRE RATING REQUIREMENTS
STRUCTURAL FRAME	0
BEARING WALLS	
EXTERIOR	0 PER IBC; 1-HR PER IWUIC 504.5 (CLASS 1 N.C.)
INTERIOR	0
NONBEARING WALLS & PARTITIONS	
EXTERIOR – SEE TABLE 602	0 PER IBC; 1-HR PER IWUIC 504.5 (CLASS 1 N.C.)
INTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0 PER IBC; CLASS A ROOF PER IWUIC 504.2

9. FIRE-RESISTANCE RATING FOR EXTERIOR WALLS (IBC TABLE 602, APPLICABLE REQUIREMENT HIGHLIGHTED BELOW)
OCCUPANCY CLASSIFICATION: A-2
CONSTRUCTION TYPE: V-B

FIRE SEPARATION DISTANCE	FIRE RATING REQUIREMENTS
< 5'	
≥ 5', < 10'	
≥ 10', < 30'	0 PER IBC; 1-HR PER IWUIC 504.5 (CLASS 1 N. C.)
≥ 30'	

10. MAXIMUM AREA OF EXTERIOR WALL OPENINGS (IBC TABLE 705.8, APPLICABLE REQUIREMENT HIGHLIGHTED BELOW)

	FIRE SEPARATION DISTANCE (WEST WALL)							
CLASSIFICATION OF OPENING	0 TO LESS THAN 3[B,C,K]	3 TO LESS THAN 5[D,E]	5 TO LESS THAN 10[E,F,J]	10 TO LESS THAN 15[E,F,G]	15 TO LESS THAN 20[F,G]	20 TO LESS THAN 25[F,G]	25 TO LESS THAN 30[F,G]	30 OR GREATER
UNPROTECTED, NOT SPRINKLERED	NP	NP	10%	15%	25%	45%	NO LIMIT	NO LIMIT
UNPROTECTED, SPRINKLERED[I]	NP	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT
PROTECTED	NP	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

NOTES:
1. BUILDING SEPARATION TO CENTER OF DISTANCE BETWEEN IS 5'-0".

11. SHAFT ENCLOSURES (IBC SECTION 713)
N/A

12. OPENING FIRE PROTECTION RATINGS [IBC, TABLES 716.1(2) AND 716.1(3)]

TYPE OF ASSEMBLY	WALL RATING	FIRE DOOR OR SHUTTER RATING	SIDELIGHT OR TRANSOM RATING	FIRE WINDOW RATING
DOORS	1-HR PER IWUIC 504.5 (CLASS 1 N.C.)	1-3/4" THICK SOLID CORE WOOD, OR NON-COMBUSTIBLE PER IWUIC 504.8 (CLASS 1);	NONE	
WINDOWS	1-HR PER IWUIC 504.5 (CLASS 1 N.C.)		NONE	TEMPERED GLAZING PER IWUIC 504.8 (CLASS 1)

13. OCCUPANT LOAD & EXITING REQUIREMENTS (IBC CHAPTER 10, TABLES 1004.1.2 AND 1006.2.1)

ROOM/ AREA	OCCUPANCY	AREA (SQ FT)	AREA PER OCCUPANT (SQ FT / OCC)	OCCUPANT LOAD	STAIR WIDTH (0.3" PER OCC)	OTHER EGRESS (0.2" PER OCC)	# OF EXITS
EVENT AREA/ BANQUET USE	A-2 ASSEMBLY UNCONCENTRATED (TABLES AND CHAIRS)	1,882	15	126	N/A	26"	2 EXITS REQUIRED, 3 (160") PROVIDED
EVENT AREA/ CEREMONY USE	A-2 ASSEMBLY CONCENTRATED (CHAIRS ONLY)	1,882	7	269	N/A	53"	2 EXITS REQUIRED, 3 (160") PROVIDED

14. EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2, APPLICABLE REQUIREMENT HIGHLIGHTED BELOW)

	DISTANCE	
OCCUPANCY	~~W/O SPRINKLERS~~	W/ SPRINKLERS
A-2 ASSEMBLY		250' MAX REQUIRED, 43'-6" PROVIDED

15. CORRIDOR FIRE-RESISTANCE RATING (IBC TABLE 1020.1, APPLICABLE REQUIREMENT HIGHLIGHTED BELOW)
N/A

16. MINIMUM ROOF COVERING CLASSIFICATION (IBC TABLE 1505.1)
CLASS A ROOF PER IWUIC 504.2 (CLASS 1)

17. STAIRWAYS (IBC SECTION 1011)
N/A

18. INTERIOR FINISHES REQUIREMENT BY OCCUPANCY (IBC CHAPTER 8, TABLE 803.11)

GROUP	EXIT STAIRWAYS AND EXIT PASSAGEWAYS[A,B]	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES[C]
A-2 W/O SPRINKLERS	N/A	N/A	B

19. PLUMBING FIXTURE REQUIREMENTS (IPC TABLE 403.1)

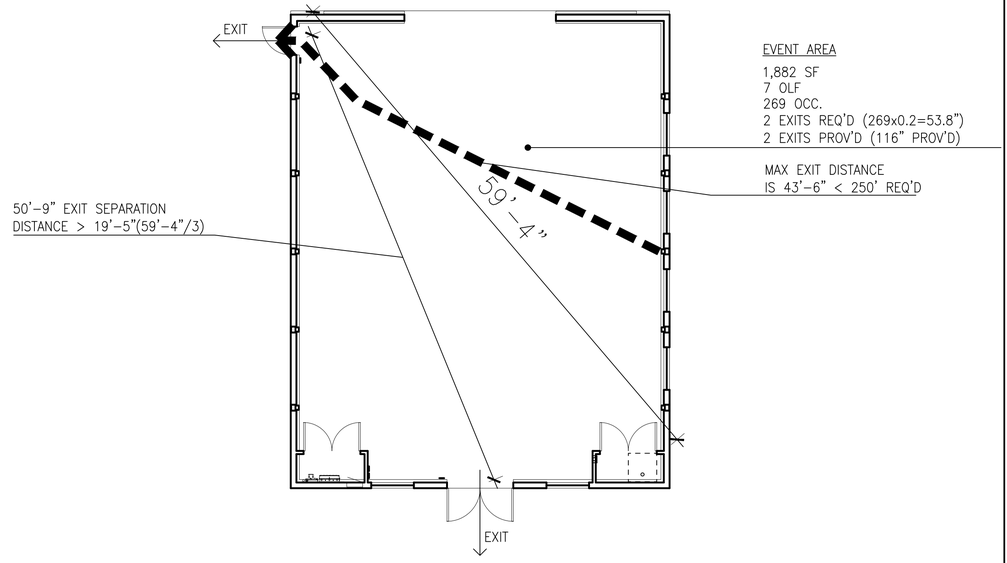
OCCUPANCY	OCCUPANT LOAD	MALE	FEMALE
ASSEMBLY – EVENT AREA/BANQUET HALL	269	135	135

OCCUPANCY	WATER CLOSETS		URINALS (SEE IPC 419.2)	LAVATORIES		DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	MALE	FEMALE		
EVENT AREA/ BANQUET HALL	1.8 (1 PER 75)	1.8 (1 PER 75)		.68 (1/200)	.68 (1/200)	.54 (1/500)	1 SERVICE SINK
TOTAL REQ'D.	2	2		1	1	1	1
TOTAL PROVIDED	SEE NOTES						

NOTES:
1. BATHTUBS/SHOWERS ARE NOT APPLICABLE TO THIS PROJECT.
2. PLUMBING FIXTURES FOR THIS BUILDING ARE PROVIDED AT THE RESTROOM BUILDING WHICH CAN ACCOMMODATE THIS AND ANY MORE CONCENTRATED USE.

GENERAL EGRESS PLAN NOTES

1. ALL BUILDING AREAS ARE ON AN ACCESSIBLE PATH OF TRAVEL.



1 G5.4 SMALL EVENT BLDG EGRESS PLAN
SCALE: Ⓚ

SCALE Ⓚ 1/8" = 1'-0" 8 0 8 16 SCALE OF FEET

100% FINAL CONSTRUCTION DOCUMENTS

LICENSED ARCHITECT DEBORAH J. COOPER NO. 24687 REN. 04-30-23 STATE OF CALIFORNIA

DESIGNED: DC, GK, JC	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO. 638 182819
CADD: JC, MGB	G5.4	CODE ANALYSIS & EGRESS PLAN – SMALL EVENT BLDG	PMIS/PKG NO. 303051
TECH. REVIEW: DC/SM		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	SHEET 9 OF 200
DATE: 7-15-2022			

PLUMBING FIXTURE COUNTS (IPC TABLE 403.1)

BARN

Occupancy	Occupant Load	Male	Female
Assembly – Event Area/Banquet Hall	275	138	138
Catering Kitchen	3	2	2
Storage	1	1	1

Occupancy	Water Closets		Urinals (see IPC 419.2)	Lavatories		Drinking Fountains	Other
	Male	Female	Male	Male	Female		
Event Area/ Banquet Hall	1.84 (1 per 75)	1.84 (1 per 75)		.69 (1/200)	.69 (1/200)	.55 (1/500)	1 service sink
Catering Kitchen	.08 (1 per 25)	.08 (1 per 25)		.05 (1/40)	.05 (1/40)	.04 (1/100)	1 service sink
Storage	.01 (1 per 100)	.01 (1 per 100)		.01 (1/100)	.01 (1/100)	.001 (1/1000)	1 service sink
Total Req'd.	2	2		1	1	1	1
Total Provided	1	3	2	2	2	1	1

RESTROOM BUILDING

Occupancy	Occupant Load	Male	Female
Assembly – Outdoor event	1500	750	750

Occupancy	Water Closets		Urinals (see IPC 419.2)	Lavatories		Drinking Fountains	Other
	Male	Female	Male	Male	Female		
Outdoor Event	10 (1 per 75)	18.8 (1 per 40)		.68 (1/200)	.68 (1/150)	.54 (1/1000)	1 service sink
Total Req'd.	10	19		4	5	2	1
Total Provided	4	19	6	4	5	2 hi-lo	1

PAVILION

Occupancy	Occupant Load	Male	Female
Assembly – Event Area/Banquet Hall	359	180	180
Catering Kitchen	2	1	1
Storage	1	1	1

Occupancy	Water Closets		Urinals (see IPC 419.2)	Lavatories		Drinking Fountains	Other
	Male	Female	Male	Male	Female		
Event Area/ Banquet Hall	2.4 (1 per 75)	2.4 (1 per 75)		.9 (1/200)	.9 (1/200)	.72 (1/500)	1 service sink
Catering Kitchen	.04 (1 per 25)	.04 (1 per 25)		.03 (1/40)	.05 (1/40)	.02 (1/100)	1 service sink
Storage	.01 (1 per 100)	.01 (1 per 100)		.01 (1/100)	.01 (1/100)	.001 (1/1000)	1 service sink
Total Req'd.	3	3		1	1	1	1
Total Provided	1	3	2	2	2	1	1

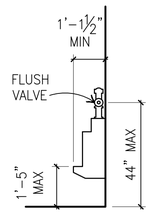
SMALL EVENT

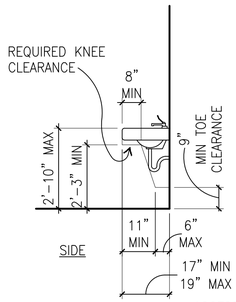
Occupancy	Occupant Load	Male	Female
Assembly – Event Area/Banquet Hall	269	135	135

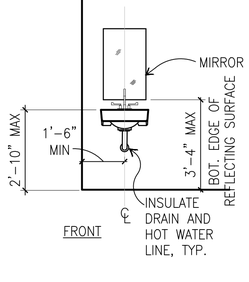
Occupancy	Water Closets		Urinals (see IPC 419.2)	Lavatories		Drinking Fountains	Other
	Male	Female	Male	Male	Female		
Event Area/ Banquet Hall	1.8 (1 per 75)	1.8 (1 per 75)		.68 (1/200)	.68 (1/200)	.54 (1/500)	1 service sink
Total Req'd.	2	2		1	1	1	1
Total Provided	See notes						

NOTES:
1. BATHTUBS/SHOWERS ARE NOT APPLICABLE TO THIS PROJECT.
2. BUSINESS OCCUPANCY, WHICH IS MORE RESTRICTIVE THAN ASSEMBLY, IS USED FOR THE CATERING KITCHENS SINCE THE IPC TABLE 403.1 IS NOT SPECIFIC FOR THAT USE.
3. PLUMBING FIXTURES FOR THE SMALL EVENT BUILDING ARE PROVIDED AT THE RESTROOM BUILDING WHICH CAN ACCOMMODATE SMALL EVENT BUILDING REQUIREMENTS AND ANY MORE CONCENTRATED USE.
4. RESTROOM BUILDING IS SIZED FOR AN OUTDOOR SITE EVENT WITH 1,500 VISITORS.

MOUNTING HEIGHTS SCHEDULE

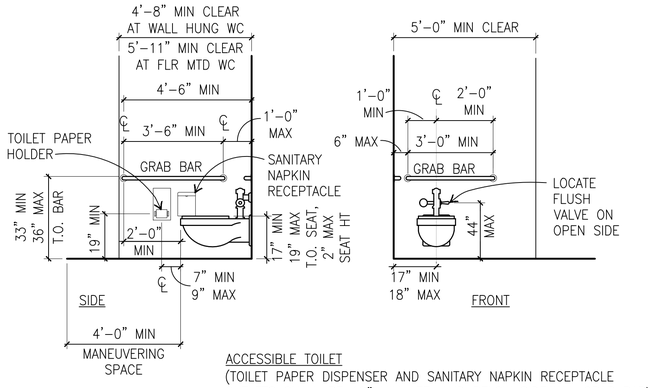




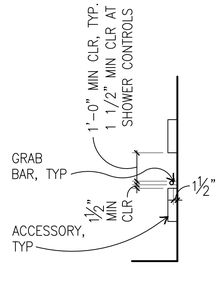


ACCESSIBLE URINAL
(WALL HUNG OR STALL TYPE)

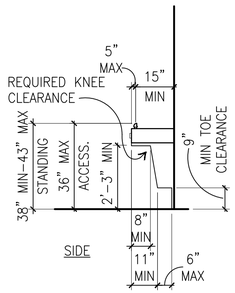
ACCESSIBLE LAVATORY



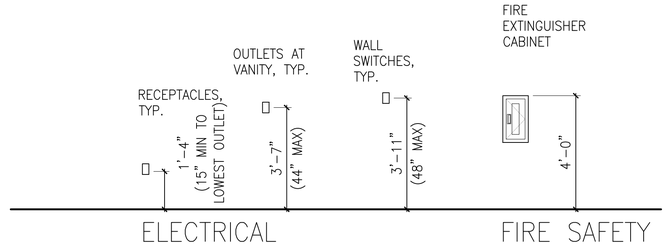
ACCESSIBLE TOILET
(TOILET PAPER DISPENSER AND SANITARY NAPKIN RECEPTACLE OUTLETS SHALL BE 19" MIN AFF, AND BELOW SIDEWALL GRAB BAR)

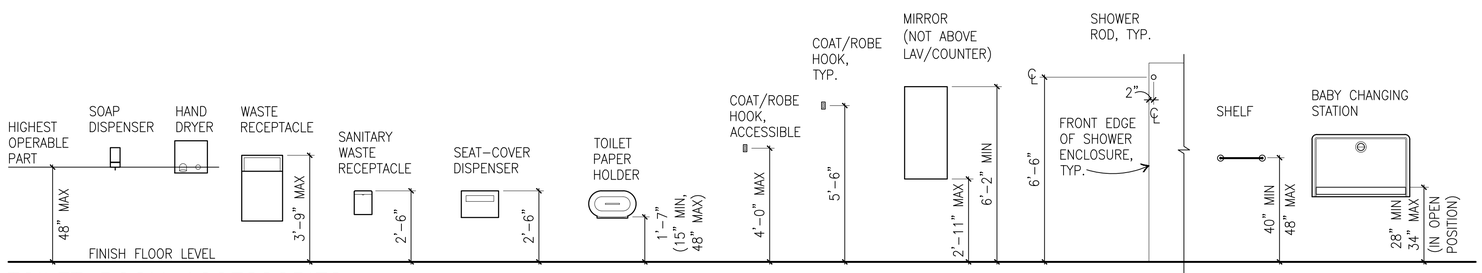


GRAB BAR SPACING FROM PROJECTING OBJECTS
(1 1/2" MIN CLR AT ENDS)



ACCESSIBLE DRINKING FOUNTAIN





TOILET ROOM ACCESSORIES

SHEET NOTES:

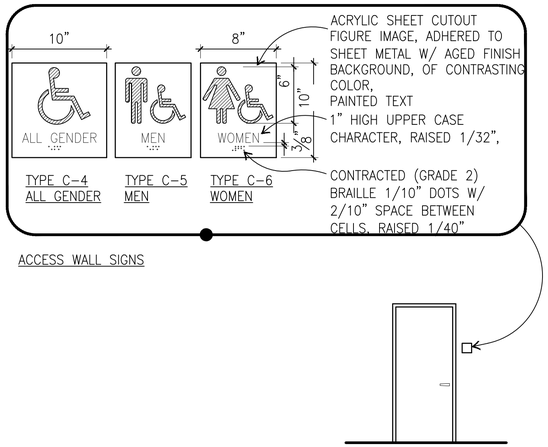
1. ALL DIMENSIONS AT FLOOR LINE ARE FROM TOP OF FINISH UON.
2. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE FIVE POUNDS MAXIMUM.
3. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
4. MEDICINE CABINETS SHALL PROVIDE MINIMUM 1 SHELF 44" AFF.

SCALE (H) 3 0 3
SCALE OF FEET

LICENSED ARCHITECT DEBORAH J. COOPER NO. 24687 REN. 04-30-23 STATE OF CALIFORNIA

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: DC, GK, JC CADD: JC TECH. REVIEW: DC/SM DATE: 7–15–2022	SUB SHEET NO. G6.0	TITLE OF SHEET: PLUMBING FIXTURE COUNT & MOUNTING HEIGHTS SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	DRAWING NO. 638 182819 PMIS/PKG NO. 303051 SHEET 10 OF 200



ACCESS WALL SIGNS

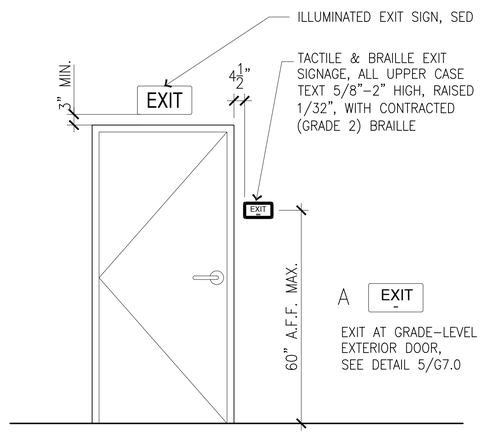
7 G7.0 TOILET ROOM ACCESS SIGNS – TYPE C

SCALE: (D)

MOUNTING LOCATIONS FOR TACTILE SIGNS:

HEIGHT: SIGNS WITH RAISED CHARACTERS AND BRAILLE SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

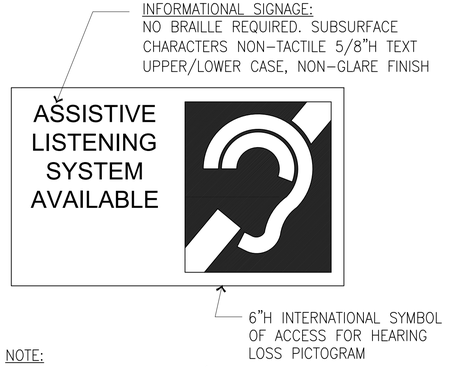
DOOR PUSH SIDE: SIGNS HALL BE MOUNTED AT LATCH SIDE 4" FROM DOOR CASING OR FRAME, TYP.
DOOR PULL SIDE: SIGNS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.



PROVIDE CONTRAST BETWEEN CHARACTERS AND BACKGROUND

2 G7.0 EXIT DOOR SIGNS

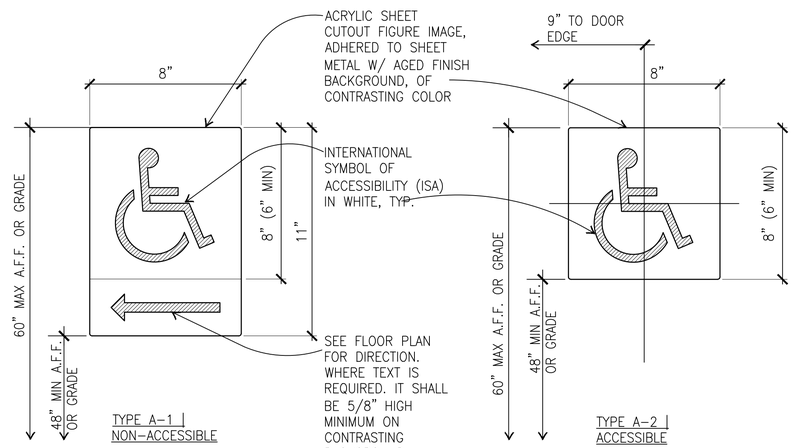
SCALE: ◯



NOTE:
– MOUNTING PER DETAIL 1/G7.0
– THIS SIGN IS ASSISTING THE DEAF NOT THE BLIND – BRAILLE NOT REQUIRED.
– MATERIAL IS PAINTED TEXT ON SHEET METAL W/ AGED FINISH BACKGROUND, OF CONTRASTING COLOR

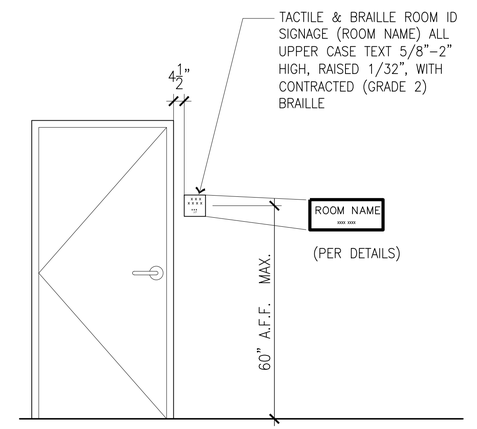
9 G7.0 ASSISTED LISTENING SIGNAGE

SCALE: ◯



6 G7.0 ENTRANCE SIGNAGE – TYPE A

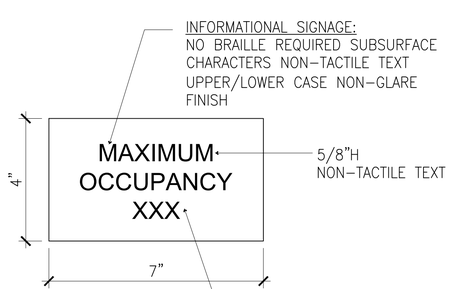
SCALE: (C)



PROVIDE CONTRAST BETWEEN CHARACTERS AND BACKGROUND

1 G7.0 ROOM ID SIGNS

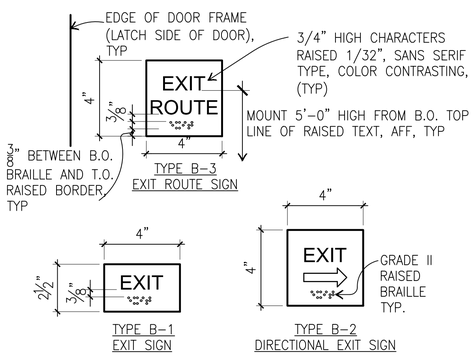
SCALE: ◯



NOTE:
– MOUNTING PER DETAIL 1/G7.0
– MATERIAL IS PAINTED TEXT ON SHEET METAL W/ AGED FINISH BACKGROUND, OF CONTRASTING COLOR

8 G7.0 MAXIMUM OCCUPANCY SIGNAGE

SCALE: ◯



NOTE:
– MATERIAL IS ACRYLIC SHEET CUTOUT FIGURE IMAGE, ADHERED TO SHEET METAL W/ AGED FINISH BACKGROUND, OF CONTRASTING COLOR

5 G7.0 EXIT SIGNAGE – TYPE B

SCALE: (C)

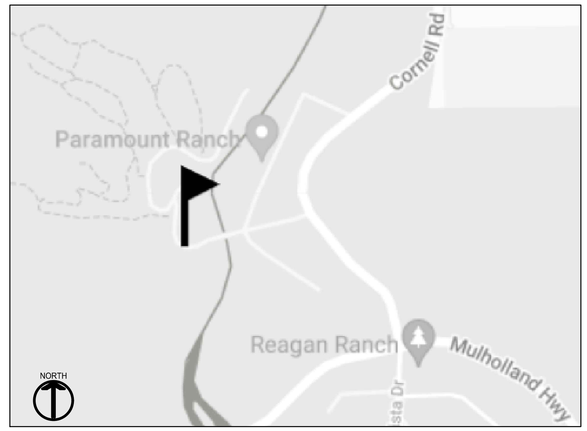
LICENSED ARCHITECT DEBORAH J. COOPER NO. 24687 REN. 04-30-23 STATE OF CALIFORNIA

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: DC, GK, JC CADD: JC, MGB TECH. REVIEW: DC/SM DATE: 7–15–2022	SUB SHEET NO. G7.0	TITLE OF SHEET: SIGNAGE DETAILS SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	DRAWING NO. 638 182819 PMIS/PKG NO. 303051 SHEET 11 OF 200

PARAMOUNT RANCH

AGOURA HILLS



GENERAL NOTES

1. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE GEOTECHNICAL REPORT IS AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED THEREIN.
2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OR HERSELF WITH THE GEOTECHNICAL REPORT, ENTITLED "GEOTECHNICAL INVESTIGATION REPORT PROPOSED PARAMOUNT RANCH REBUILD, SANTA MONICA MOUNTAIN NATIONAL RECREATION AREA SAMO, LOS ANGELES COUNTY, CALIFORNIA" DATED JUNE 25, 2021, BY KLEINFELDER AND KEEP A COPY OF THIS REPORT ON SITE.
3. SHOULD IT APPEAR THAT THE WORK OUTLINED ON THESE PLANS IS NOT SUFFICIENTLY DETAILED OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE CONTRACTING OFFICER BEFORE PROCEEDING WITH THE WORK IN QUESTION AND REQUEST CLARIFICATION.
4. WHEN SPECIFICATIONS OR STANDARDS FROM DIFFERENT AUTHORITIES DIFFER FOR THE SAME SUBJECT MATTER, NOTIFY CONTRACTING OFFICER FOR CLARIFICATION.
5. CONSTRUCTION STAKING SHALL BE PERFORMED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA.
6. UTILITIES AND UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES AND /OR FIELD INVESTIGATION.
7. THE CONTRACTOR OR ANY SUBCONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT ONE CALL PROGRAM 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL–FREE NUMBER 811. EXCAVATION IS DEFINED AS REMOVING MATERIAL 18 INCHES OR MORE BELOW EXISTING GRADE.
8. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASINS, VALVES, VAULTS, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS, UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL POST ON SITE EMERGENCY TELEPHONE NUMBERS FOR AMBULANCE, POLICE, FIRE DEPARTMENTS, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
10. THE CONTRACTOR SHALL MAINTAIN ON–SITE AND IN ALL VEHICLES A COPY OF THE SPILL PREVENTION AND RESPONSE PLAN AND SHALL BE KNOWLEDGEABLE OF THE REPORTING REQUIREMENTS AND PROCEDURES.
11. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.
12. CONTRACTOR SHALL COMPLY WITH STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUST CONTROL 24–HOUR PER DAY. DUST CONTROL MEASURES SHALL BE APPLIED AS NECESSARY, OR AS DIRECTED BY THE CITY OF LOS ANGELES TO PREVENT THE TRANSPORT OFF–SITE OF ANY DUST OR OTHER AIRBORNE NUISANCE.
14. TREE PROTECTION FENCING SHALL BE PROVIDED AT THE DRIP LINE AROUND TREES TO REMAIN. ANY EXCAVATION REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE BY HAND EXCAVATION OR AIR ONLY AND THE CONTRACTOR SHALL AVOID DAMAGE TO THE TREE'S ROOTS. WHEN CUTTING ROOTS IS UNAVOIDABLE, THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE PROJECT CONTRACTING OFFICER.
15. TRUCKS HAULING DIRT AND DEBRIS SHALL BE COVERED TO REDUCE WINDBLOWN DUST SPILLS.
16. ON–SITE STOCKPILES OF IMPORTED AND EXCAVATED MATERIAL TO BE LEFT IN PLACE FOR MORE THAN 24 HOURS SHALL BE COVERED AND WATERED TO PREVENT DUST AND RUNOFF.
17. DURING CONSTRUCTION, THE PUBLIC STREETS SHALL BE CLEANED AS OFTEN AS REQUIRED TO REMOVE ACCUMULATION OF MUD AND DEBRIS RESULTING FROM CONSTRUCTION. IF IMPORT OR EXPORT OF DIRT IS NECESSARY, THE CONTRACTOR SHALL OBTAIN AN APPROVAL FOR THE HAULING ROUTE FROM THE CONTRACTING OFFICER. THE HAULING ROUTES SHALL BE STRICTLY ADHERED TO BY THE CONTRACTOR AND SUBCONTRACTORS.
18. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY AND COUNTY ROADS WILL NOT BE PERMITTED.
19. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER, OR STORM DRAIN.
20. TRAFFIC CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
21. THE CONTRACTOR SHALL MAINTAIN THE WORKSITE AND ADJACENT AREAS IN A CLEAN AND ORGANIZED MANNER THROUGHOUT THE PROJECT DURATION.
22. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING SITE FEATURES/STRUCTURES NOT SPECIFICALLY SHOWN TO BE REMOVED. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL MITIGATION TO DAMAGED SITE FEATURES/STRUCTURES.
23. THE COST OF PROTECTION AND/OR REPAIR OF THE CONTRACTOR'S WORK AS AFFECTED BY STORMWATER DURING A STORM EVENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY UNTIL THE IMPROVEMENTS HAVE BEEN ACCEPTED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES OR IMPROVEMENTS AS A RESULT OF NOT PROTECTING SUCH AREAS FROM STORMWATER FLOWING BEYOND THE WORK AREA.
24. THE COST OF CORRECTIVE WORK REQUIRED FOR COMPLETION AND/OR ACCEPTANCE OF THE WORK NECESSITATED BECAUSE OF UNSATISFACTORY WORKMANSHIP OR MATERIALS OR DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
25. THE WORK SITE SHALL BE CLEANED AND LEFT FREE OF CONSTRUCTION WASTE AND RUBBISH OF ANY NATURE BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
26. CHAPTER 33 OF THE INTERNATIONAL FIRE CODE SHALL BE FOLLOWED FOR AREAS UNDER CONSTRUCTION. CONTACT THE LA COUNTY FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS FOR BUILDINGS UNDER CONSTRUCTION.
27. THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES.

EXISTING CONDITIONS AND SURVEY

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY DRG, INC. UPDATED ON 5/18/2021, THEY CAN BE CONTACTED AT 805–987–3945. THE FOLLOWING WAS USED, HORIZONTAL DATUM: RECORD OF SURVEY FILED IN BOOK 82 PAGE 23 TO 25, RECORD OF SURVEYS, LOS ANGELES COUNTY, AND THE VERTICAL DATUM: COUNTY OF LOS ANGELES BM NO. 10459 ELEVATION 774.135 NAVD 1988 2008 ADJ. MALIBU QUAD. GRADES ENCOUNTERED ON–SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
2. THIS TOPOGRAPHIC SURVEY IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. INFORMATION REGARDING EXISTING SURFACE OR SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS REFLECTS INCOMPLETE AVAILABLE INFORMATION AS OF THE DATE OF DESIGN. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION AND ELEVATION OF EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES (WHETHER SHOWN ON THESE PLANS OR NOT) PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY THE CONTRACTING OFFICER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.

ABBREVIATIONS

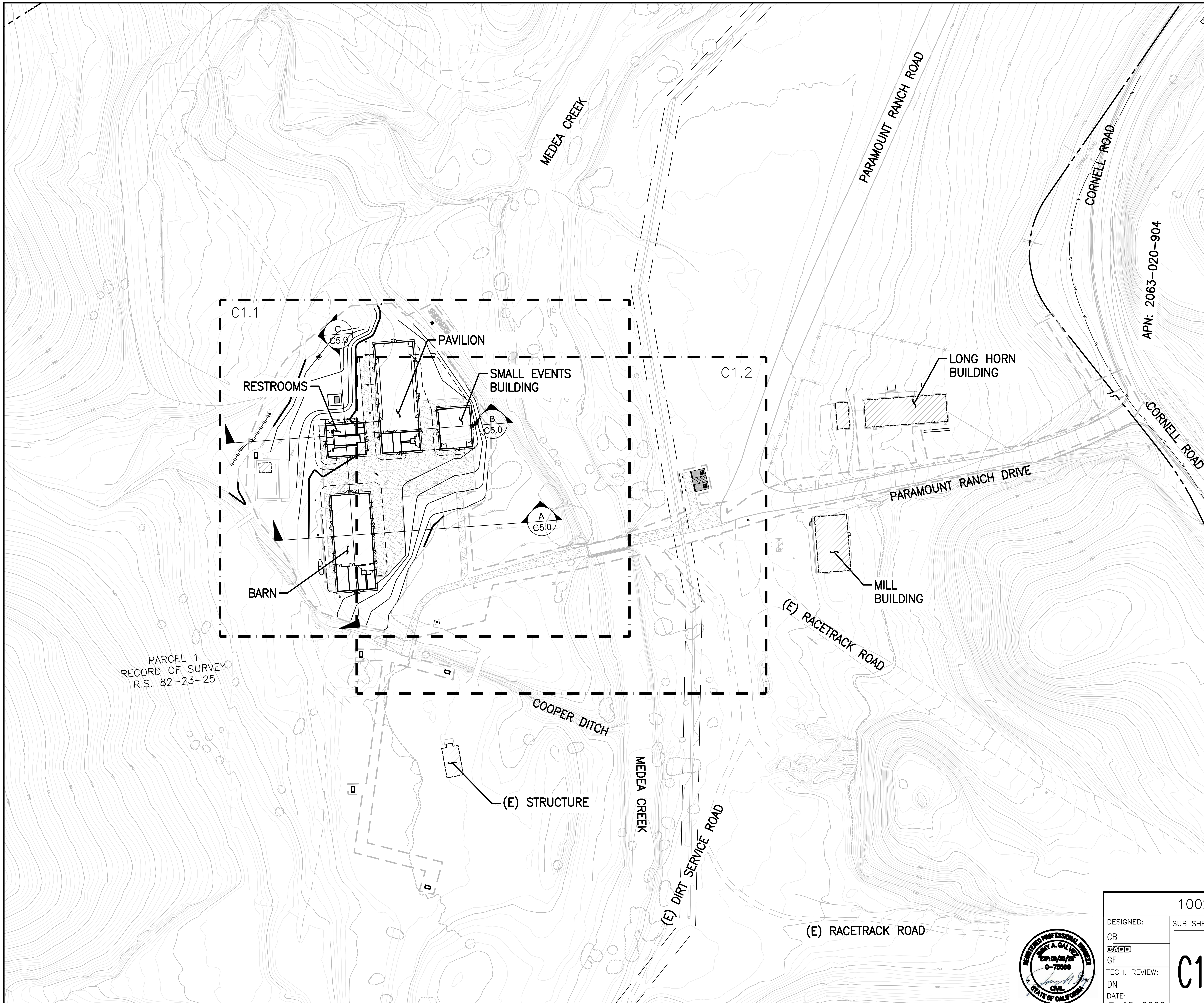
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
BS	BOTTOM OF STEP
CB	CATCH BASIN
CF	CUBIC FEET
CL	CENTERLINE
CO	CLEAN OUT
CONC	CONCRETE
DEMO	DEMOLISH
DI	DRAINAGE INLET
DS	DOWN SPOUT
DW	DOMESTIC WATER
E	EAST
(E)	EXISTING
EB	ELECTRICAL BOX
EC	END CURVE
EL, ELEV	ELEVATION
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
EV	ELECTRIC VEHICLE
FC	FACE OF CURB
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISH SURFACE
FT	FEET
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GV	GATE VALVE
HP	HIGH POINT
HT	HEIGHT
INV	INVERT OF PIPE OR CHANNEL
IRR	IRRIGATION
JB	JUNCTION BOX
LA	LANDSCAPE ARCHITECT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MH	MAINTENANCE HOLE
MIN	MINIMUM
N	NORTH
NFC	NOT FOR CONSTRUCTION
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
(P)	PROPOSED
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PSI	POUNDS PER SQUARE INCH
PUE	PUBLIC UTILITY EASEMENT
PVMT	PAVEMENT
R, RAD	RADIUS
RC	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
RET	RETAINING
RIM	TOP OF STRUCTURE GRATE/ COVER
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SCO	SOFTSCAPE CLEANOUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SEP	SEE ELECTRICAL PLANS
SF	SQUARE FEET
SLP	SEE LANDSCAPE PLANS
SMP	SEE MECHANICAL PLANS
SPD	SEE PLUMBING DRAWINGS
SQ	SQUARE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SSP	SEE STRUCTURAL PLANS
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
TC	TOP OF CURB
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPORARY
TG	TOP OF GRATE
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WATER
WM	WATER METER

SHEET INDEX

REGISTERED PROFESSIONAL ENGINEER — MARY A. GALVEZ — EXP:09/30/23 — C–70668 — CIVIL — STATE OF CALIFORNIA

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: CB CADD GF TECH. REVIEW: DN DATE: 7–15–2022	SUB SHEET NO. C0.0	TITLE OF SHEET: COVER SHEET SAMO REBUILD PARAMOUNT AGOURA HILLS, CALIFORNIA	DRAWING NO. 638 182819 PMIS/PKG NO. 303051 SHEET 12 OF 200



GENERAL GRADING NOTES

1. ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES PER SITE SPECIFIC GEOTECHNICAL REPORT.
2. SWPPP TO BE PREPARED FOR THE PROJECT SITE. SEDIMENT AND EROSION CONTROL MEASURES, AS SPECIFIED IN THE PROJECT SWPPP SHALL BE INSTALLED PRIOR TO START OF GRADING ACTIVITIES.
3. WHEN GRADING ACTIVITIES COMMENCE MORE THAN 30 DAYS AFTER GRUBBING ACTIVITIES, THE AREA SHALL BE SEEDED WITH PLANT MATERIAL TO CONTROL EROSION. ROOT DEPTH OF SUCH PLANT MATERIAL NOT TO EXCEED 4 INCHES.
4. ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE PRIOR TO SCHEDULING INSPECTIONS.
5. CUT AND/OR FILL SLOPES SHALL NOT EXCEED SLOPE RECOMMENDED BY GEOTECHNICAL ENGINEER.
6. PROVIDE FINISHED GRADE AS SHOWN ON PLANS. MAINTAIN MIN. 3% SLOPE AWAY FROM BUILDING IN SOFTSCAPE OR 1.5% AWAY FROM BUILDING IN HARDSCAPE.
7. PROVIDE SOIL COMPACTION PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING 24-HOUR PER DAY DUST CONTROL. DUST CONTROL MEASURES SHALL BE APPLIED AS NECESSARY, OR AS DIRECTED BY THE CITY OF LOS ANGELES TO PREVENT THE TRANSPORT OFF-SITE OF ANY DUST OR OTHER AIRBORNE NUISANCE.

GENERAL DRAINAGE NOTES

1. CONTRACTOR TO PROVIDE STORM DRAIN PIPES OF SIZE, LENGTH AND SLOPE INDICATED ON THE DRAWINGS.

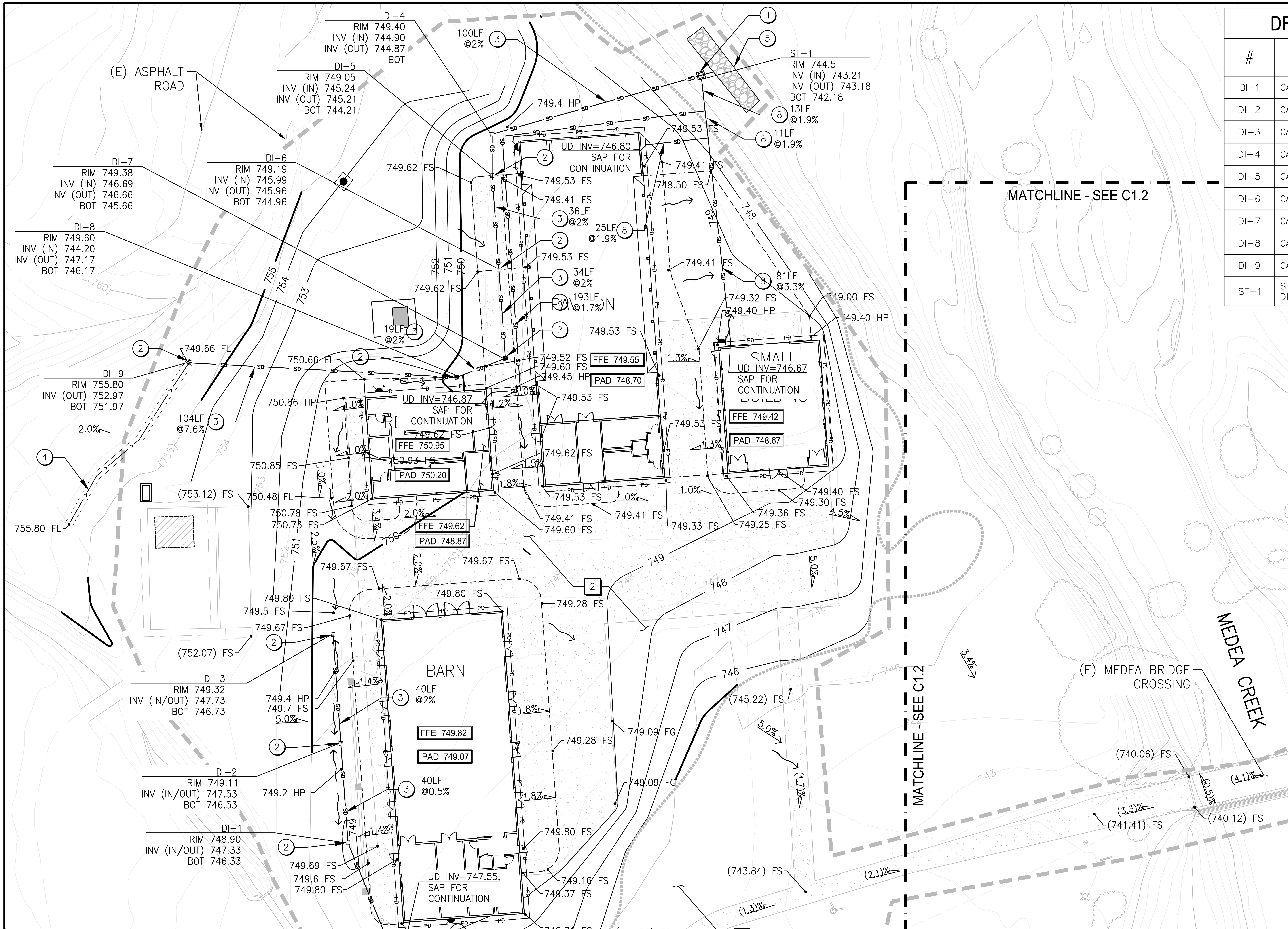
BLDG. 4°

SCALE (K) 60 0 60 120
1" = 60' SCALE OF FEET

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: CB CADD GF TECH. REVIEW: DN DATE: 7-15-2022	SUB SHEET NO. C1.0	TITLE OF SHEET GRADING AND DRAINAGE KEY MAP SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	DRAWING NO. 638 / 182819 PMIS/PKG NO. 303051 SHEET 13 OF 200

REGISTERED PROFESSIONAL ENGINEER JIMMY A. GALVEZ EXP:06/30/23 C-75568 CIVIL STATE OF CALIFORNIA



DRAINAGE STRUCTURE SCHEDULE

#	STRUCTURE TYPE	SIZE	NORTHING & EASTING	DETAIL REFERENCE
DI-1	CATCH BASIN	24"	N: 1865221.5158 E: 6332581.3243	A/C8.0
DI-2	CATCH BASIN	24"	N: 1865260.8481 E: 6332578.4975	A/C8.0
DI-3	CATCH BASIN	24"	N: 1865303.9654 E: 6332575.4484	A/C8.0
DI-4	CATCH BASIN	24"	N: 1865502.0482 E: 6332638.3387	A/C8.0
DI-5	CATCH BASIN	24"	N: 1865485.6664 E: 6332638.3931	A/C8.0
DI-6	CATCH BASIN	24"	N: 1865448.2727 E: 6332641.1096	A/C8.0
DI-7	CATCH BASIN	24"	N: 1865413.3146 E: 6332643.6491	A/C8.0
DI-8	CATCH BASIN	24"	N: 1865405.7991 E: 6332624.3373	A/C8.0
DI-9	CATCH BASIN	24"	N: 1865411.8749 E: 6332518.6372	A/C8.0
ST-1	STORMWATER DISPERSION OUTLET	PER PLAN	N: 1865524.0141 E: 6332722.2074	C/C8.0

GRADING KEY NOTES

1. STABILIZE AREAS OF DISTURBED FLOOD PLAIN
2. FINE GRADE AREA FOR ACCESSIBILITY AND PROGRAMMED SPACE

DRAINAGE KEY NOTES

1. SEDIMENT TRAP PER C/C8.0
2. PROPOSED 24" CATCH BASIN, PER A/C8.0
3. PROPOSED 10" STORMDRAIN
4. PROPOSED 60" WIDE VEGETATED SWALE, PER B/C8.0
5. STORMWATER DISPERSION OUTLET PER C/C8.0
6. CONNECT TO (E) STORM DRAIN PIPE, VIF
7. APPROXIMATE LOCATION OF (E) STORM DRAIN OUTFALL, VIF
8. PROPOSED 4" STORMDRAIN
9. CHRISTY BOX WITH 4" BACK WATER VALVE

LEGEND

- PROPERTY LINE
- (E) CONTOUR
- (E) EASEMENT
- 100 YR FLOODPLAIN
- LIMIT OF WORK
- (P) STABILIZED DG, SLP
- (E) BUILDING
- GRADE BREAK
- MAJOR CONTOUR
- FLOW LINE
- GRADE BREAK LINE
- XX.XX FS — SPOT GRADE
- (XX.XX) FS — (E) SPOT GRADE
- X.X% — SLOPE
- (X.X)% — (E) SLOPE
- FLOW DIRECTION

BLDG. 4°

SCALE Ⓚ 1" = 20'
20 0 20 40
SCALE OF FEET

100% FINAL CONSTRUCTION DOCUMENTS

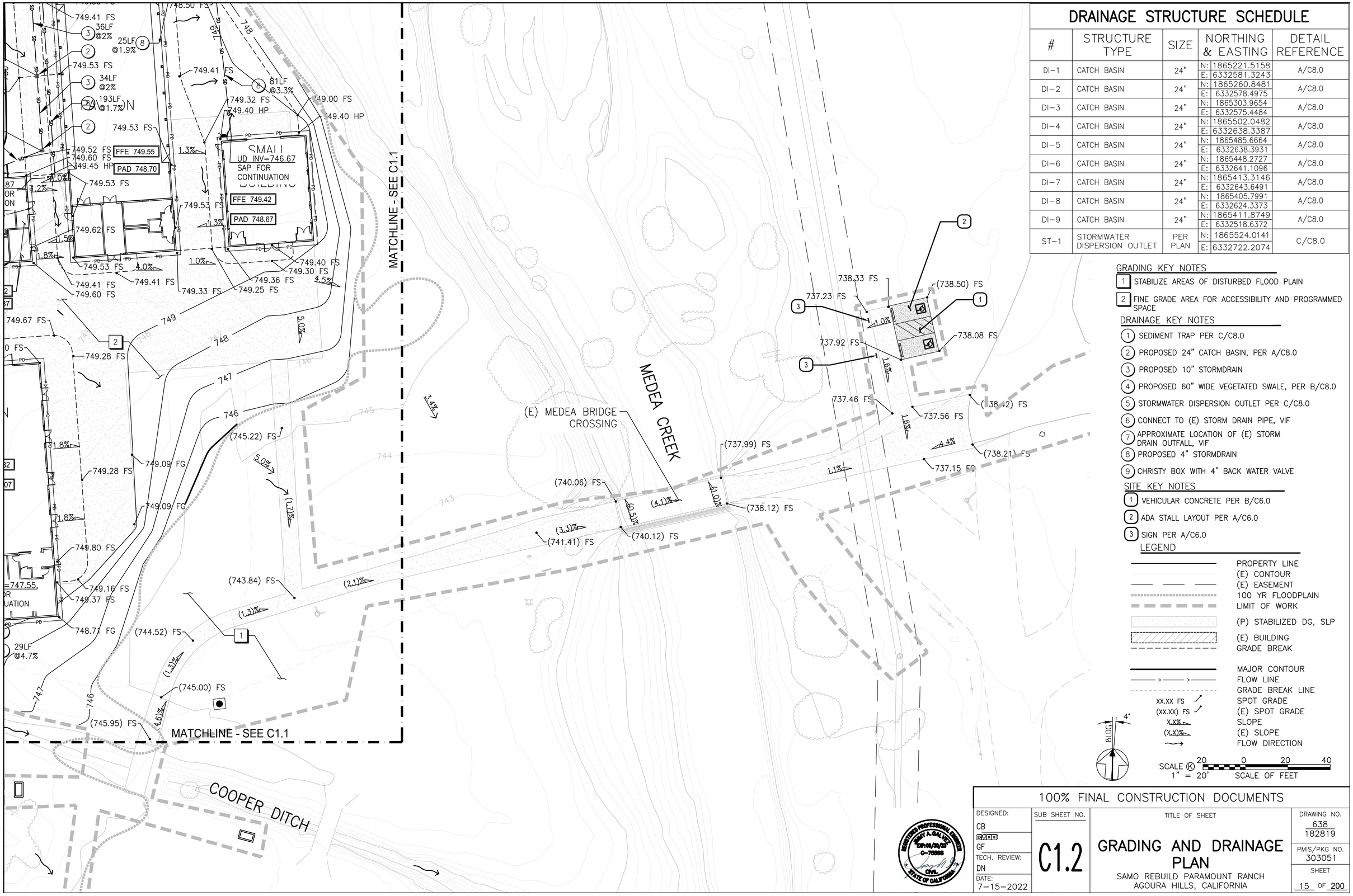
DESIGNED: CB
CADD: GF
TECH. REVIEW: DN
DATE: 7-15-2022

SUB SHEET NO. C1.1

TITLE OF SHEET
GRADING AND DRAINAGE PLAN
SAMO REBUILD PARAMOUNT RANCH
AGOURA HILLS, CALIFORNIA

DRAWING NO. 638 / 182819
PMIS/PKG NO. 303051
SHEET 14 OF 200

REGISTERED PROFESSIONAL ENGINEER JIMMY A. GALVEZ EXP:06/30/23 C-75568 CIVIL STATE OF CALIFORNIA



DRAINAGE STRUCTURE SCHEDULE

#	STRUCTURE TYPE	SIZE	NORTHING & EASTING	DETAIL REFERENCE
DI-1	CATCH BASIN	24"	N: 1865221.5158 E: 6332581.3243	A/C8.0
DI-2	CATCH BASIN	24"	N: 1865260.8481 E: 6332578.4975	A/C8.0
DI-3	CATCH BASIN	24"	N: 1865303.9654 E: 6332575.4484	A/C8.0
DI-4	CATCH BASIN	24"	N: 1865502.0482 E: 6332638.3387	A/C8.0
DI-5	CATCH BASIN	24"	N: 1865485.6664 E: 6332638.3931	A/C8.0
DI-6	CATCH BASIN	24"	N: 1865448.2727 E: 6332641.1096	A/C8.0
DI-7	CATCH BASIN	24"	N: 1865413.3146 E: 6332643.6491	A/C8.0
DI-8	CATCH BASIN	24"	N: 1865405.7991 E: 6332624.3373	A/C8.0
DI-9	CATCH BASIN	24"	N: 1865411.8749 E: 6332518.6372	A/C8.0
ST-1	STORMWATER DISPERSION OUTLET	PER PLAN	N: 1865524.0141 E: 6332722.2074	C/C8.0

GRADING KEY NOTES

1. STABILIZE AREAS OF DISTURBED FLOOD PLAIN
2. FINE GRADE AREA FOR ACCESSIBILITY AND PROGRAMMED SPACE

DRAINAGE KEY NOTES

1. SEDIMENT TRAP PER C/C8.0
2. PROPOSED 24" CATCH BASIN, PER A/C8.0
3. PROPOSED 10" STORMDRAIN
4. PROPOSED 60" WIDE VEGETATED SWALE, PER B/C8.0
5. STORMWATER DISPERSION OUTLET PER C/C8.0
6. CONNECT TO (E) STORM DRAIN PIPE, VIF
7. APPROXIMATE LOCATION OF (E) STORM DRAIN OUTFALL, VIF
8. PROPOSED 4" STORMDRAIN
9. CHRISTY BOX WITH 4" BACK WATER VALVE

SITE KEY NOTES

1. VEHICULAR CONCRETE PER B/C6.0
2. ADA STALL LAYOUT PER A/C6.0
3. SIGN PER A/C6.0

LEGEND

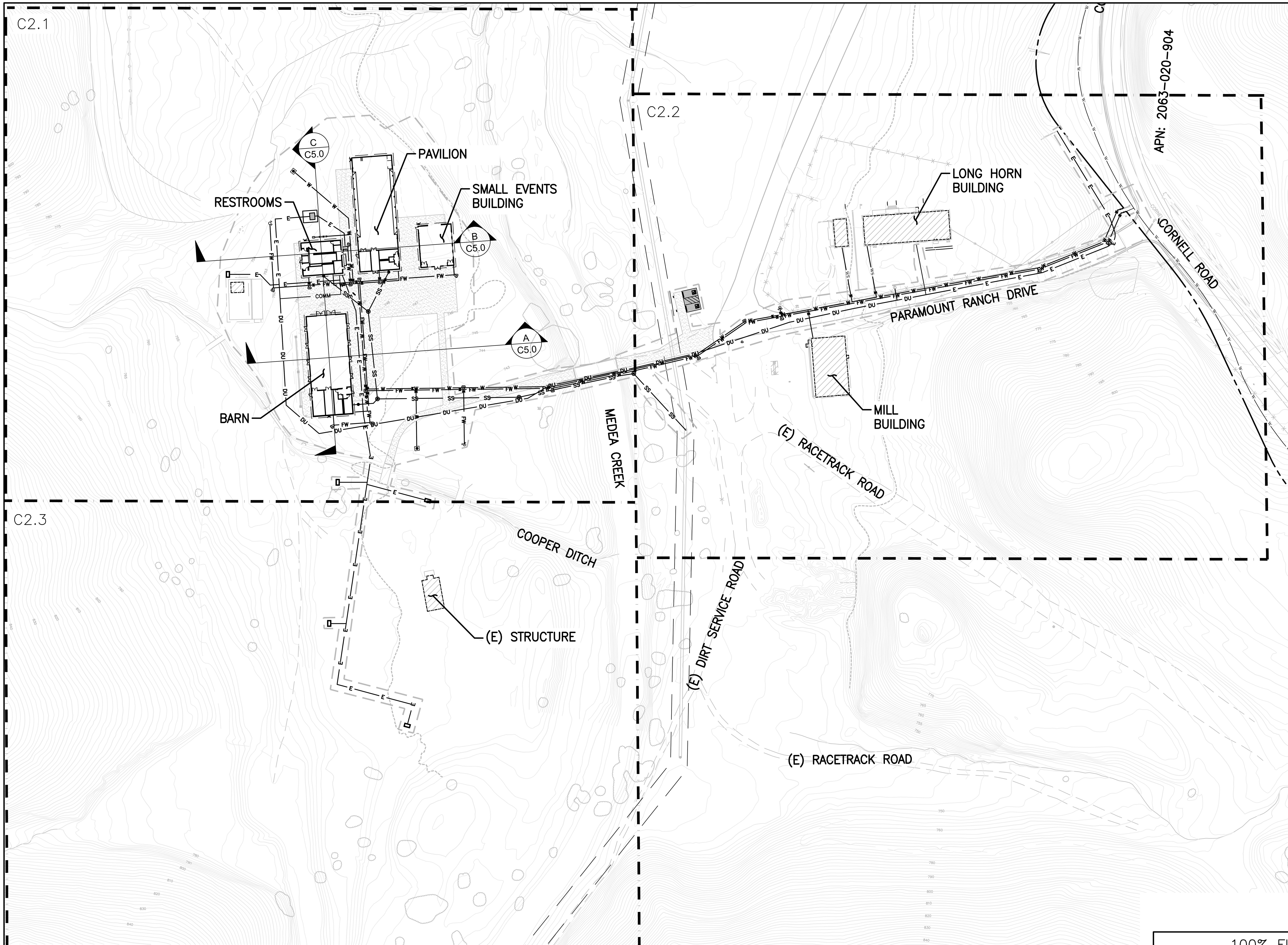
- PROPERTY LINE
- (E) CONTOUR
- (E) EASEMENT
- 100 YR FLOODPLAIN
- LIMIT OF WORK
- (P) STABILIZED DG, SLP
- (E) BUILDING
- GRADE BREAK
- MAJOR CONTOUR
- FLOW LINE
- GRADE BREAK LINE
- XX.XX FS — SPOT GRADE
- (XX.XX) FS — (E) SPOT GRADE
- X.X% — SLOPE
- (X.X)% — (E) SLOPE
- FLOW DIRECTION

SCALE 1" = 20'
20 0 20 40
SCALE OF FEET

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: CB CADD: GF TECH. REVIEW: DN DATE: 7-15-2022	SUB SHEET NO. C1.2	TITLE OF SHEET: GRADING AND DRAINAGE PLAN SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	DRAWING NO. 638 182819 PMIS/PKG NO. 303051 SHEET 15 OF 200

REGISTERED PROFESSIONAL ENGINEER
BRENT A. GALVEZ
EXP:06/30/23
C-75566
CIVIL
STATE OF CALIFORNIA

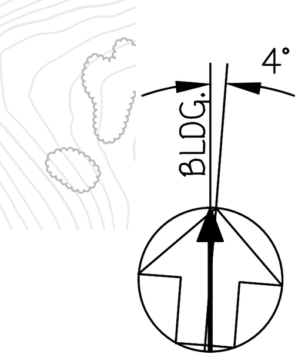


GENERAL UTILITIES NOTES

1. THRUST RESTRAINT SHALL BE INSTALLED AT ALL TEES, WYES, CAPS, PLUGS, BENDS AND VALVES AND HYDRANTS WITH EITHER THE USE OF RESTRAINED JOINTS OR CONCRETE THRUST BLOCKS PER PLAN.

2. METALLIC PIPES SHALL BE SLEEVED, COATED OR PROVIDED WITH OTHER CATHODIC PROTECTION PER DIRECTION FROM THE CORROSION ENGINEER WHERE PLACED IN CORROSIVE SOILS. THE CONTRACTOR SHALL CONFIRM WITH THE GEOTECHNICAL ENGINEER THAT CORROSIVE SOILS ARE NOT PRESENT IN THE PROJECT AREA.

3. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO SHUT-OFF OR DISCONNECT REQUIRED EXISTING UTILITIES TO THE PROJECT SITE PRIOR TO DEMOLITION. CONTRACTOR TO NOTIFY ALL IMPACTED PARTIES 72 HOURS PRIOR TO UTILITY SERVICE DISTURBANCE.



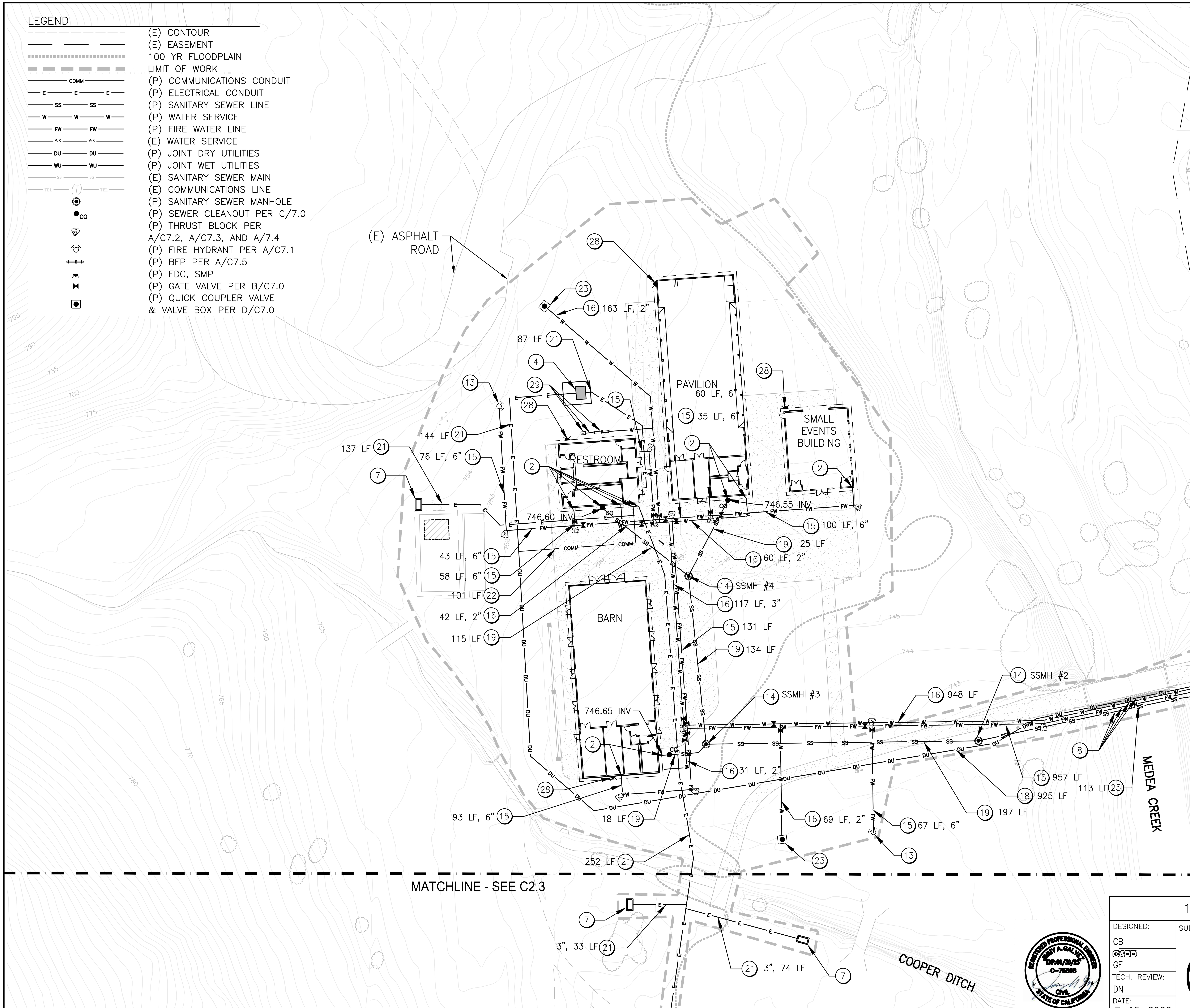
SCALE Ⓚ 60 0 60 120
1" = 60' SCALE OF FEET

REGISTERED PROFESSIONAL ENGINEER
JIMMY A. GALVEZ
EXP:06/30/23
C-75568
CIVIL
STATE OF CALIFORNIA

100% FINAL CONSTRUCTION DOCUMENTS			
DESIGNED: CB CADD: GF TECH. REVIEW: DN DATE: 7-15-2022	SUB SHEET NO. C2.0	TITLE OF SHEET **SITE AND UTILITY KEY MAP** SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	DRAWING NO. 638 / 182819 PMIS/PKG NO. 303051 SHEET 16 OF 200

LEGEND

(E) CONTOUR
(E) EASEMENT
100 YR FLOODPLAIN
LIMIT OF WORK
(P) COMMUNICATIONS CONDUIT
(P) ELECTRICAL CONDUIT
(P) SANITARY SEWER LINE
(P) WATER SERVICE
(P) FIRE WATER LINE
(E) WATER SERVICE
(P) JOINT DRY UTILITIES
(P) JOINT WET UTILITIES
(E) SANITARY SEWER MAIN
(E) COMMUNICATIONS LINE
(P) SANITARY SEWER MANHOLE
(P) SEWER CLEANOUT PER C/7.0
(P) THRUST BLOCK PER A/C7.2, A/C7.3, AND A/7.4
(P) FIRE HYDRANT PER A/C7.1
(P) BFP PER A/C7.5
(P) FDC, SMP
(P) GATE VALVE PER B/C7.0
(P) QUICK COUPLER VALVE & VALVE BOX PER D/C7.0



UTILITIES KEY NOTES

1. CONNECT TO (E) ELECTRICAL SERVICE
2. UTILITY POC, SEE MEP FOR CONTINUATION
3. (E) TELEPHONE LINE
4. TRANSFORMER ON 72" x 94" CONCRETE PAD
5. CONNECT TO (E) 6" WATER LATERAL AND DOWNSIZE TO 4" METER
6. CONNECT TO (E) SS MAIN, PER A/C7.6, A/C7.7, AND A/C7.8
7. WEATHERPROOF ELECTRIC OUTLETS, SEP
8. UTILITIES TO BE HUNG OFF DOWNSTREAM SIDE OF MEDEA BRIDGE, PER G/C7.0
9. CONNECT TO (E) TELECOMM SERVICE
10. 20' WIDE SANITARY SEWER EASEMENT
11. (E) HYDRANT TO BE RELOCATED, PER A/C7.1
12. (E) BELOW GRADE TRANSFORMER
13. FIRE HYDRANT, PER A/C7.1
14. SANITARY SEWER MANHOLE PER A/C7.6, A/C7.7, AND A/C7.8
15. 8" FIRE WATER LINE, UON
16. 4" DOMESTIC WATER LINE, UON
17. NEW 8" FIRE WATER SERVICE WITH BFP PER A/C7.5
18. JOINT DRY UTILITY TRENCH, (3) 3" ELECTRICAL CONDUIT AND (2) 4" TELECOM CONDUIT, SEP FOR DESIGN
19. 6" SS LATERAL 2% MIN
20. ADD 4" BFP WITH PRESSURE REDUCER TO (E) 6" DOMESTIC LINE PER A/C7.5
21. CONDUIT FOR POWER, SAP SEE SCE DRAWINGS FOR ELECTRICAL DESIGN
22. CONDUIT FOR TELECOM, SEP FOR DESIGN
23. QUICK CONNECT COUPLERS TO ACCOMMODATE CONNECTION TO WHEELED SPRINKLER CART
24. (E) HYDRANT TO REMAIN
25. 6" DUCTILE IRON PIPE
26. RECONNECT (E) WATER LATERALS TO NEW WATER SERVICE
27. BACKFEED EXISTING TRANSFORMER WITH NEW POWER, SEP
28. FDC, SAP FOR DETAILING, SMP FOR CONTINUATION
29. 2" IRRIGATION LATERAL, BFP AND IRRIGATION BOX, SIP FOR CONTINUATION PER B/C7.4
30. CONNECT TO (E) 14" WATER MAIN WITH 8" X 14" WET TAP
31. 14" WATER LINE APPROXIMATE LOCATION SHOWN BASED ON RECORD DRAWINGS

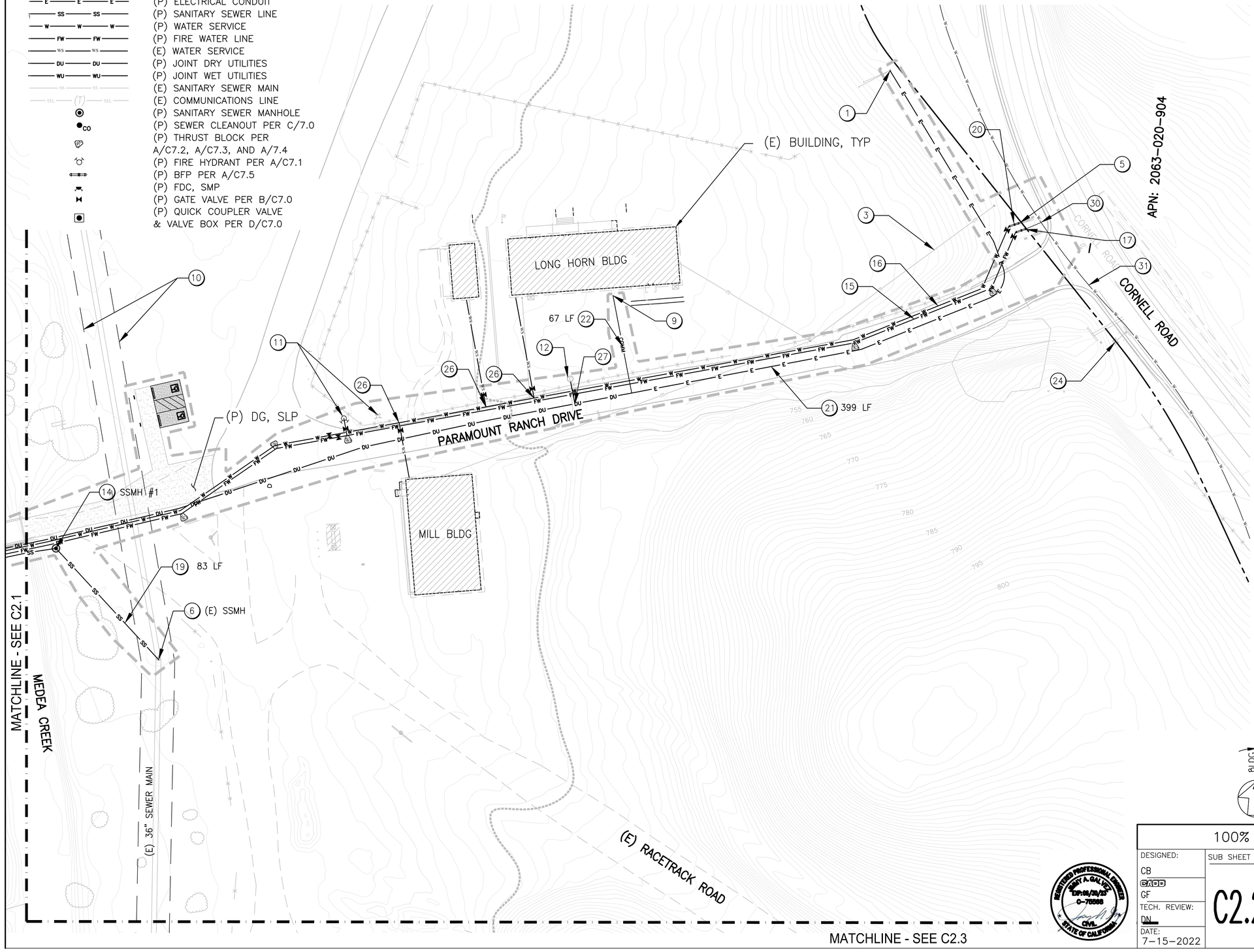
SCALE (K) 1" = 30'
30 0 30 60
SCALE OF FEET

REGISTERED PROFESSIONAL ENGINEER JIMMY A. GALVEZ EXP:06/30/23 C-75568 CIVIL STATE OF CALIFORNIA

100% FINAL CONSTRUCTION DOCUMENTS			
DESIGNED: CB CADD: GF TECH. REVIEW: DN DATE: 7-15-2022	SUB SHEET NO. C2.1	TITLE OF SHEET SITE AND UTILITY PLAN SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	DRAWING NO. 638 / 182819 PMIS/PKG NO. 303051 SHEET 17 OF 200

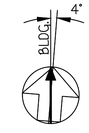
LEGEND

- (E) CONTOUR
- (E) EASEMENT
- 100 YR FLOODPLAIN
- LIMIT OF WORK
- (P) COMMUNICATIONS CONDUIT
- (P) ELECTRICAL CONDUIT
- (P) SANITARY SEWER LINE
- (P) WATER SERVICE
- (P) FIRE WATER LINE
- (E) WATER SERVICE
- (P) JOINT DRY UTILITIES
- (P) JOINT WET UTILITIES
- (E) SANITARY SEWER MAIN
- (E) COMMUNICATIONS LINE
- (P) SANITARY SEWER MANHOLE
- (P) SEWER CLEANOUT PER C/7.0
- (P) THRUST BLOCK PER A/C7.2, A/C7.3, AND A/7.4
- (P) FIRE HYDRANT PER A/C7.1
- (P) BFP PER A/C7.5
- (P) FDC, SMP
- (P) GATE VALVE PER B/C7.0
- (P) QUICK COUPLER VALVE & VALVE BOX PER D/C7.0



UTILITIES KEY NOTES

1. CONNECT TO (E) ELECTRICAL SERVICE
2. UTILITY POC, SEE MEP FOR CONTINUATION
3. (E) TELEPHONE LINE
4. TRANSFORMER ON 72" x 94" CONCRETE PAD
5. CONNECT TO (E) 6" WATER LATERAL AND DOWNSIZE TO 4" METER
6. CONNECT TO (E) SS MAIN, PER A/C7.6, A/C7.7, AND A/C7.8
7. WEATHERPROOF ELECTRIC OUTLETS, SEP
8. UTILITIES TO BE HUNG OFF DOWNSTREAM SIDE OF MEDEA BRIDGE, PER G/C7.0
9. CONNECT TO (E) TELECOMM SERVICE
10. 20' WIDE SANITARY SEWER EASEMENT
11. (E) HYDRANT TO BE RELOCATED, PER A/C7.1
12. (E) BELOW GRADE TRANSFORMER
13. FIRE HYDRANT, PER A/C7.1
14. SANITARY SEWER MANHOLE PER A/C7.6, A/C7.7, AND A/C7.8
15. 8" FIRE WATER LINE, UON
16. 4" DOMESTIC WATER LINE, UON
17. NEW 8" FIRE WATER SERVICE WITH BFP PER A/C7.5
18. JOINT DRY UTILITY TRENCH, (3) 3" ELECTRICAL CONDUIT AND (2) 4" TELECOM CONDUIT, SEP FOR DESIGN
19. 6" SS LATERAL 2% MIN
20. ADD 4" BFP WITH PRESSURE REDUCER TO (E) 6" DOMESTIC LINE PER A/C7.5
21. CONDUIT FOR POWER, SAP SEE SCE DRAWINGS FOR ELECTRICAL DESIGN
22. CONDUIT FOR TELECOM, SEP FOR DESIGN
23. QUICK CONNECT COUPLERS TO ACCOMMODATE CONNECTION TO WHEELED SPRINKLER CART
24. (E) HYDRANT TO REMAIN
25. 6" DUCTILE IRON PIPE
26. RECONNECT (E) WATER LATERALS TO NEW WATER SERVICE
27. BACKFEED EXISTING TRANSFORMER WITH NEW POWER, SEP
28. FDC, SAP FOR DETAILING, SMP FOR CONTINUATION
29. 2" IRRIGATION LATERAL, BFP AND IRRIGATION BOX, SIP FOR CONTINUATION PER B/C7.4
30. CONNECT TO (E) 14" WATER MAIN WITH 8" X 14" WET TAP
31. 14" WATER LINE APPROXIMATE LOCATION SHOWN BASED ON RECORD DRAWINGS



SCALE 1" = 30' — 30 0 30 — SCALE OF FEET

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: CB	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO. 638 182819
CADD GF	C2.2	SITE AND UTILITY PLAN	PMIS/PKG NO. 303051
TECH. REVIEW: DN		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	SHEET 18 OF 200
DATE: 7-15-2022			

REGISTERED PROFESSIONAL ENGINEER — GARY A. GALVEZ — EXP: 09/30/23 — C-78668 — CIVIL — STATE OF CALIFORNIA

LEGEND

- (E) CONTOUR
- (E) EASEMENT
- 100 YR FLOODPLAIN
- LIMIT OF WORK
- (P) COMMUNICATIONS CONDUIT
- (P) ELECTRICAL CONDUIT
- (P) SANITARY SEWER LINE
- (P) WATER SERVICE
- (P) FIRE WATER LINE
- (E) WATER SERVICE
- (P) JOINT DRY UTILITIES
- (P) JOINT WET UTILITIES
- (E) SANITARY SEWER MAIN
- (E) COMMUNICATIONS LINE
- (P) SANITARY SEWER MANHOLE
- (P) SEWER CLEANOUT PER C/7.0
- (P) THRUST BLOCK PER A/C7.2, A/C7.3, AND A/7.4
- (P) FIRE HYDRANT PER A/C7.1
- (P) BFP PER A/C7.5
- (P) FDC, SMP
- (P) GATE VALVE PER B/C7.0
- (P) QUICK COUPLER VALVE & VALVE BOX PER D/C7.0

MATCHLINE - SEE C2.1

MATCHLINE - SEE C2.2

3", 33 LF (21)

21 3", 74 LF

21 3", 359 LF

3", 18 LF (21)

COOPER DITCH

(E) STRUCTURE

(E) DIRT SERVICE ROAD

B.L.O.G.

4"

SCALE (K) 30 0 30 60
1" = 30' SCALE OF FEET

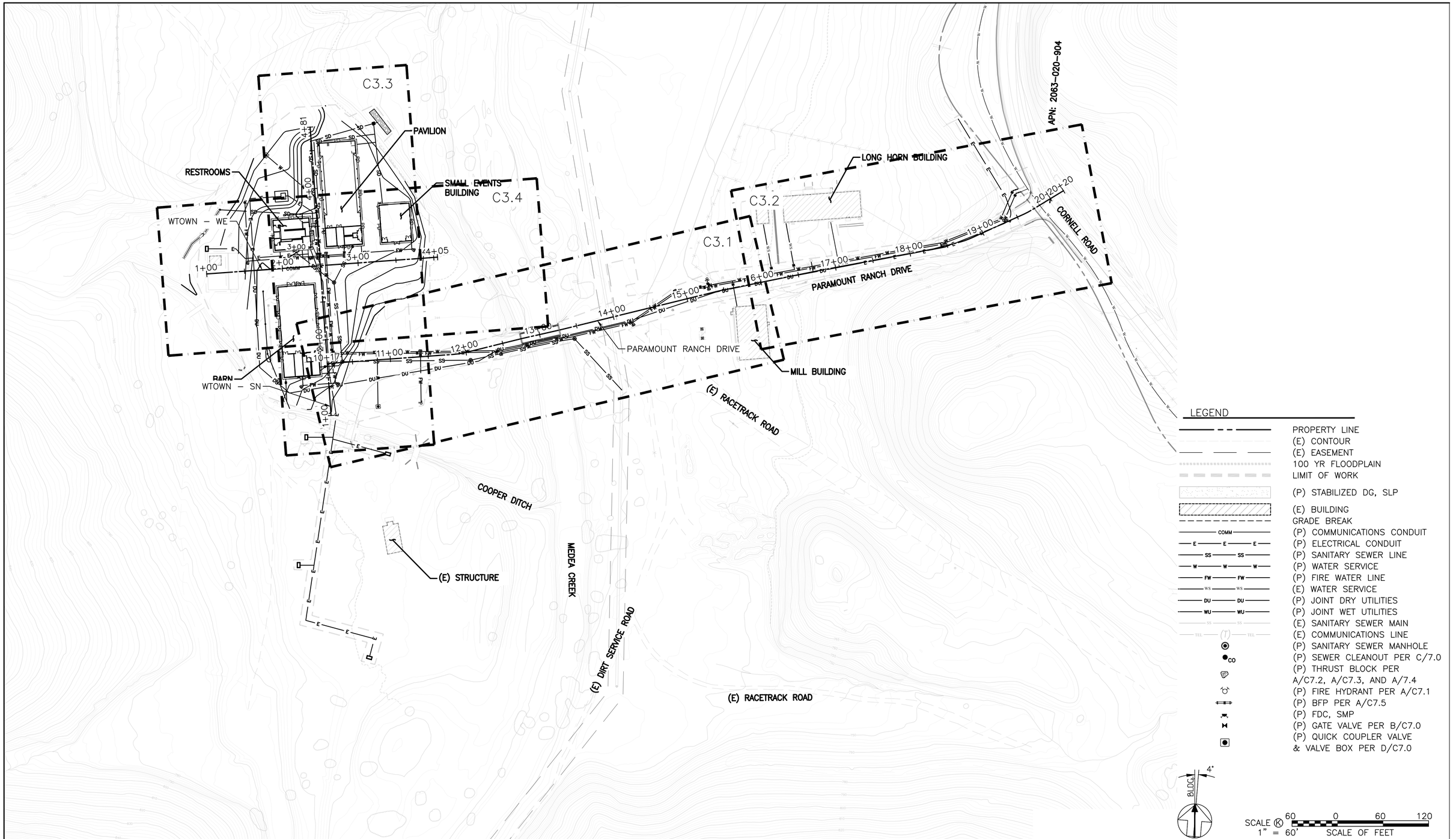
UTILITIES KEY NOTES

1. CONNECT TO (E) ELECTRICAL SERVICE
2. UTILITY POC, SEE MEP FOR CONTINUATION
3. (E) TELEPHONE LINE
4. TRANSFORMER ON 72" x 94" CONCRETE PAD
5. CONNECT TO (E) 6" WATER LATERAL AND DOWNSIZE TO 4" METER
6. CONNECT TO (E) SS MAIN, PER A/C7.6, A/C7.7, AND A/C7.8
7. WEATHERPROOF ELECTRIC OUTLETS, SEP
8. UTILITIES TO BE HUNG OFF DOWNSTREAM SIDE OF MEDEA BRIDGE, PER G/C7.0
9. CONNECT TO (E) TELECOMM SERVICE
10. 20' WIDE SANITARY SEWER EASEMENT
11. (E) HYDRANT TO BE RELOCATED, PER A/C7.1
12. (E) BELOW GRADE TRANSFORMER
13. FIRE HYDRANT, PER A/C7.1
14. SANITARY SEWER MANHOLE PER A/C7.6, A/C7.7, AND A/C7.8
15. 8" FIRE WATER LINE, UON
16. 4" DOMESTIC WATER LINE, UON
17. NEW 8" FIRE WATER SERVICE WITH BFP PER A/C7.5
18. JOINT DRY UTILITY TRENCH, (3) 3" ELECTRICAL CONDUIT AND (2) 4" TELECOM CONDUIT, SEP FOR DESIGN
19. 6" SS LATERAL 2% MIN
20. ADD 4" BFP WITH PRESSURE REDUCER TO (E) 6" DOMESTIC LINE PER A/C7.5
21. CONDUIT FOR POWER, SAP SEE SCE DRAWINGS FOR ELECTRICAL DESIGN
22. CONDUIT FOR TELECOM, SEP FOR DESIGN
23. QUICK CONNECT COUPLERS TO ACCOMMODATE CONNECTION TO WHEELED SPRINKLER CART
24. (E) HYDRANT TO REMAIN
25. 6" DUCTILE IRON PIPE
26. RECONNECT (E) WATER LATERALS TO NEW WATER SERVICE
27. BACKFEED EXISTING TRANSFORMER WITH NEW POWER, SEP
28. FDC, SAP FOR DETAILING, SMP FOR CONTINUATION
29. 2" IRRIGATION LATERAL, BFP AND IRRIGATION BOX, SIP FOR CONTINUATION PER B/C7.4
30. CONNECT TO (E) 14" WATER MAIN WITH 8" X 14" WET TAP
31. 14" WATER LINE APPROXIMATE LOCATION SHOWN BASED ON RECORD DRAWINGS

100% FINAL CONSTRUCTION DOCUMENTS

REGISTERED PROFESSIONAL ENGINEER — JERRY A. GALVEZ — EXP:06/30/23 — C-75588 — CIVIL — STATE OF CALIFORNIA

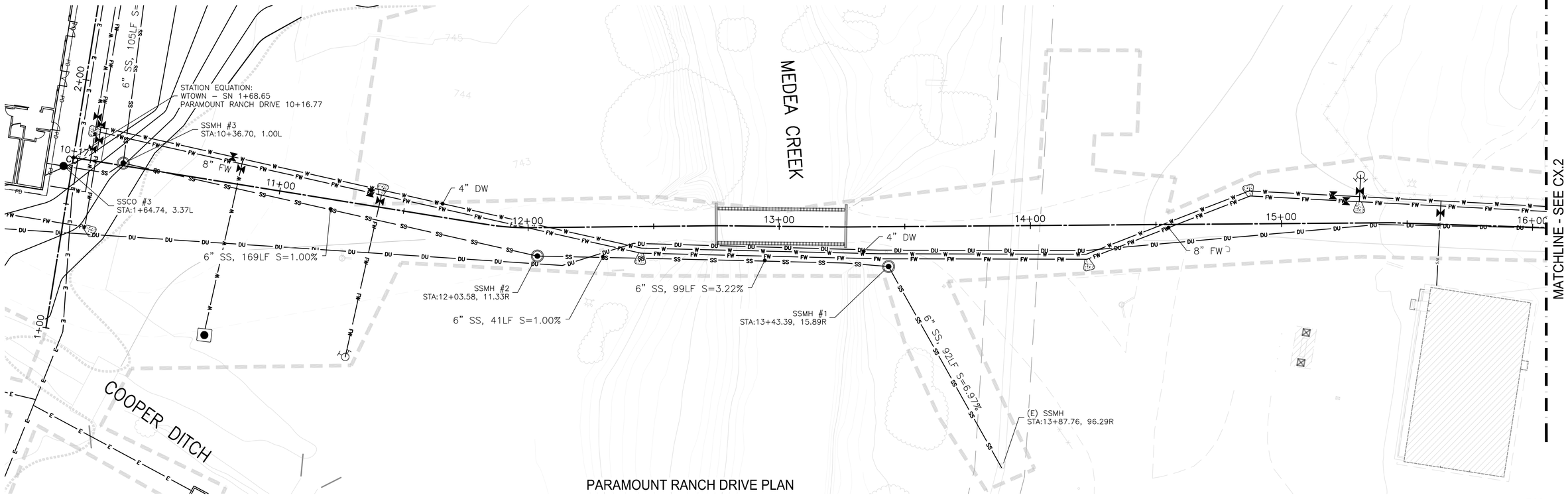
DESIGNED: CB CADD: GF TECH. REVIEW: DN DATE: 7-15-2022	SUB SHEET NO. C2.3	TITLE OF SHEET: SITE AND UTILITY PLAN SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	DRAWING NO. 638 / 182819 PMIS/PKG NO. 303051 SHEET 19 OF 200



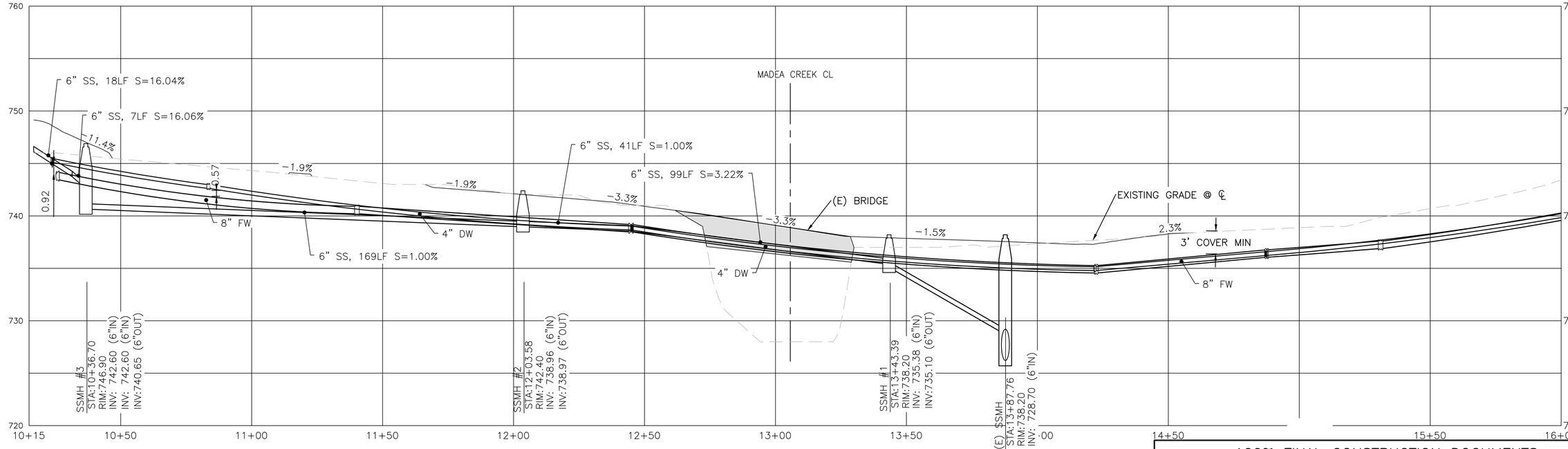
100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: CB CADD GF TECH. REVIEW: DN DATE: 7-15-2022	SUB SHEET NO. C3.0	TITLE OF SHEET UTILITIES PROFILES KEY MAP SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	DRAWING NO. 638 / 182819 PMIS/PKG NO. 303051 SHEET 20 OF 200

REGISTERED PROFESSIONAL ENGINEER JERRY A. GALVEZ EXP:09/30/23 C-75566 CIVIL STATE OF CALIFORNIA

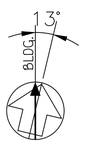


PARAMOUNT RANCH DRIVE PLAN



PARAMOUNT RANCH DRIVE PROFILE VIEW

SCALE HORZ: 1:20
SCALE VERT: 1: 5

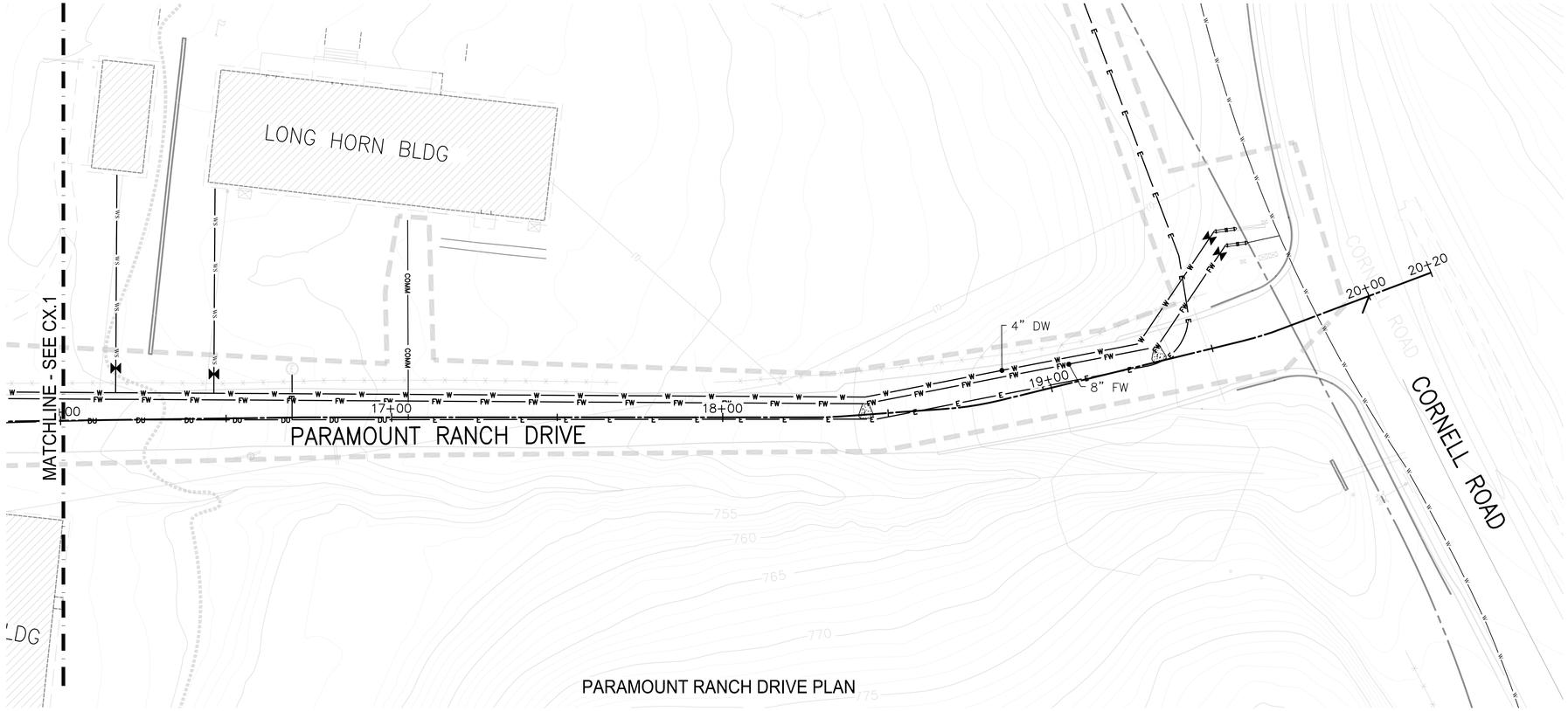


SCALE 1" = 20'
20 0 20 40
SCALE OF FEET

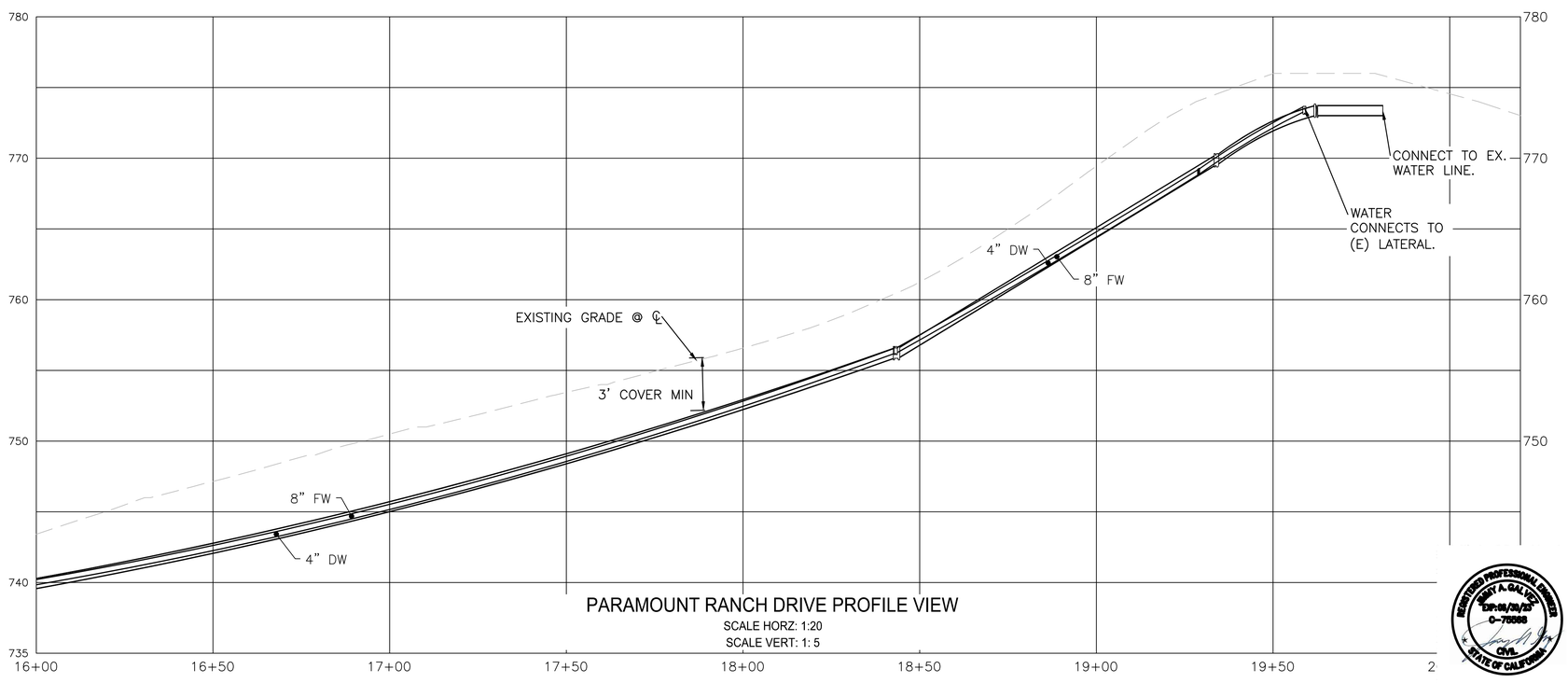
REGISTERED PROFESSIONAL ENGINEER
JERRY A. GALVEZ
EXP:09/30/23
C-75588
CIVIL
STATE OF CALIFORNIA

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: CB	SUB SHEET NO. C3.1	TITLE OF SHEET: PARAMOUNT RANCH DRIVE PLAN AND PROFILE	DRAWING NO. 638 182819
CADD: GF		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	PMIS/PKG NO. 303051
TECH. REVIEW: DN			SHEET 21 OF 200
DATE: 7-15-2022			

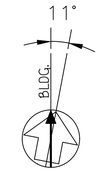


PARAMOUNT RANCH DRIVE PLAN



PARAMOUNT RANCH DRIVE PROFILE VIEW

SCALE HORZ: 1:20
SCALE VERT: 1: 5

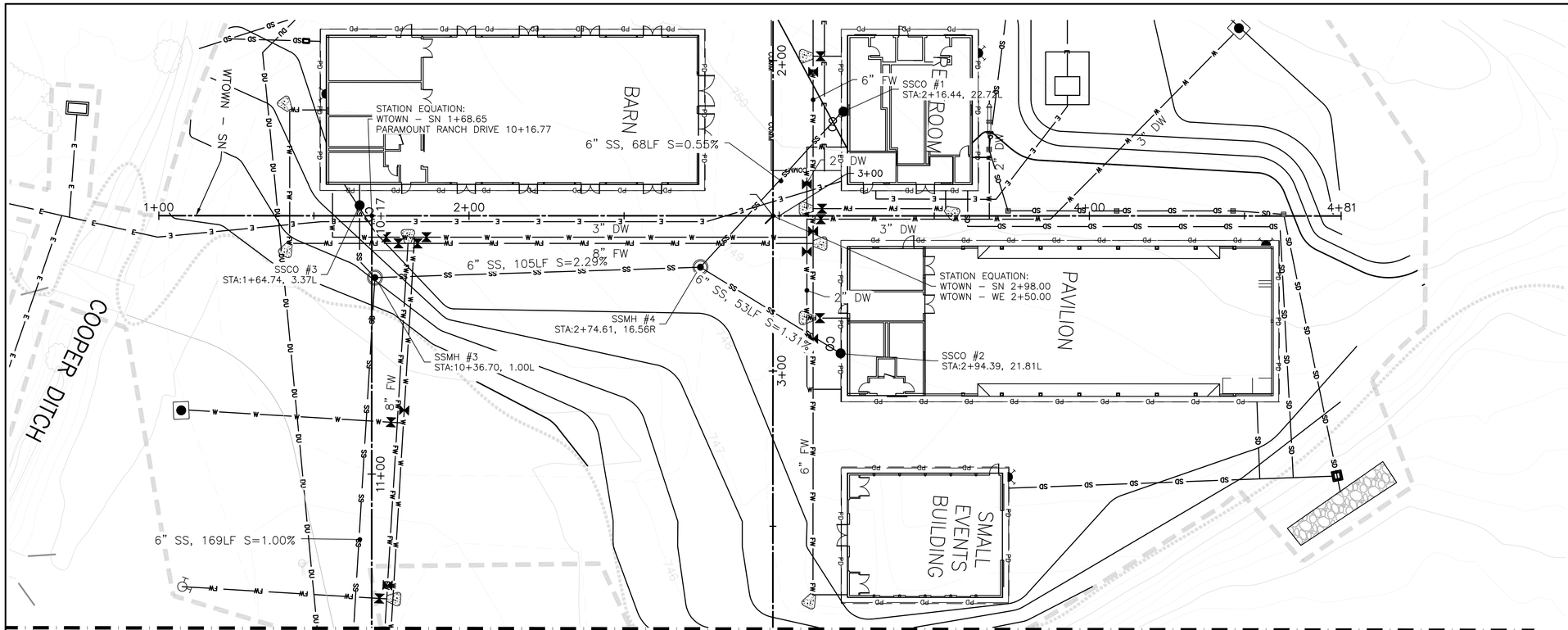


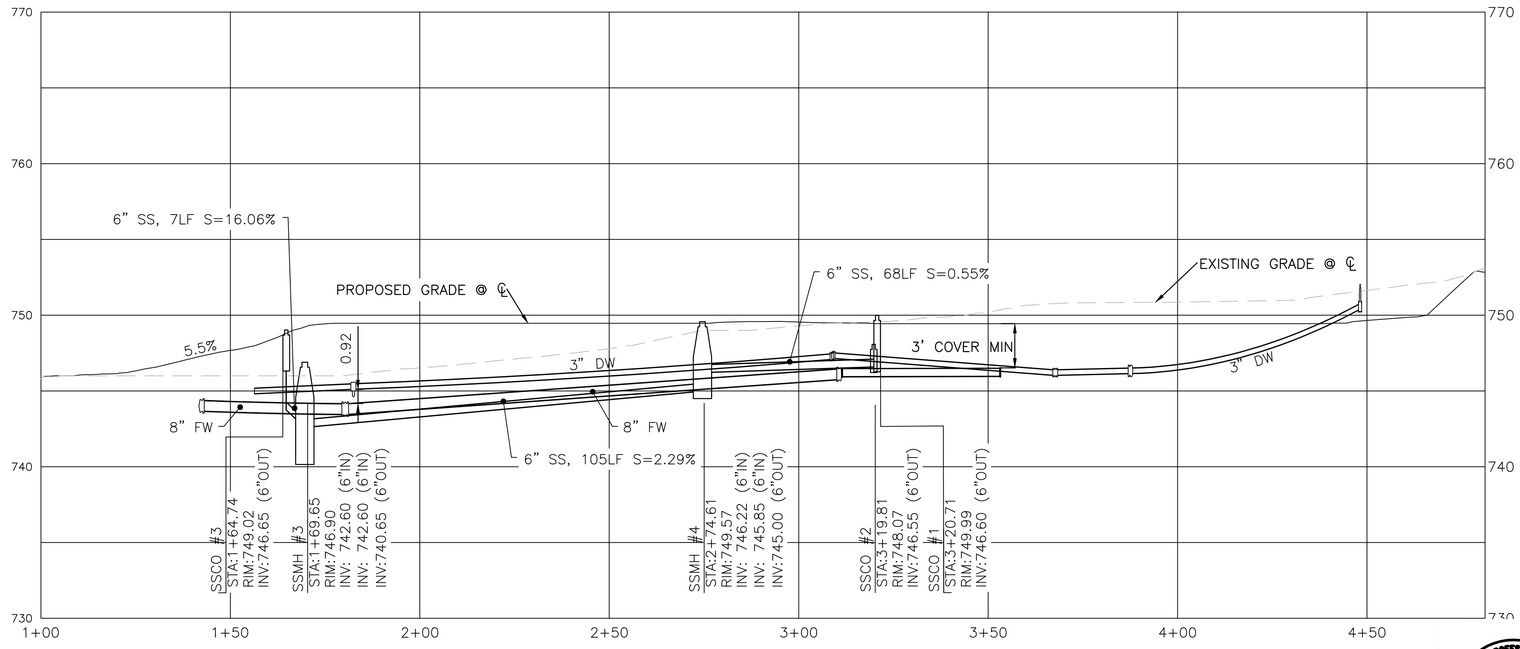
SCALE Ⓚ 1" = 20' 20 0 20 SCALE OF FEET

REGISTERED PROFESSIONAL ENGINEER
BRENT A. GALVEZ
EXP:06/30/23
C-75588
CIVIL
STATE OF CALIFORNIA

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: CB CADD: GF TECH. REVIEW: DN DATE: 7-15-2022	SUB SHEET NO. C3.2	TITLE OF SHEET PARAMOUNT RANCH DRIVE PLAN AND PROFILE SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	DRAWING NO. 638 / 182819 PMIS/PKG NO. 303051 SHEET 22 OF 200

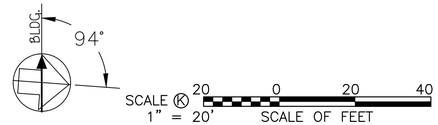




WTOWN - SN PROFILE VIEW

SCALE HORZ: 1:20

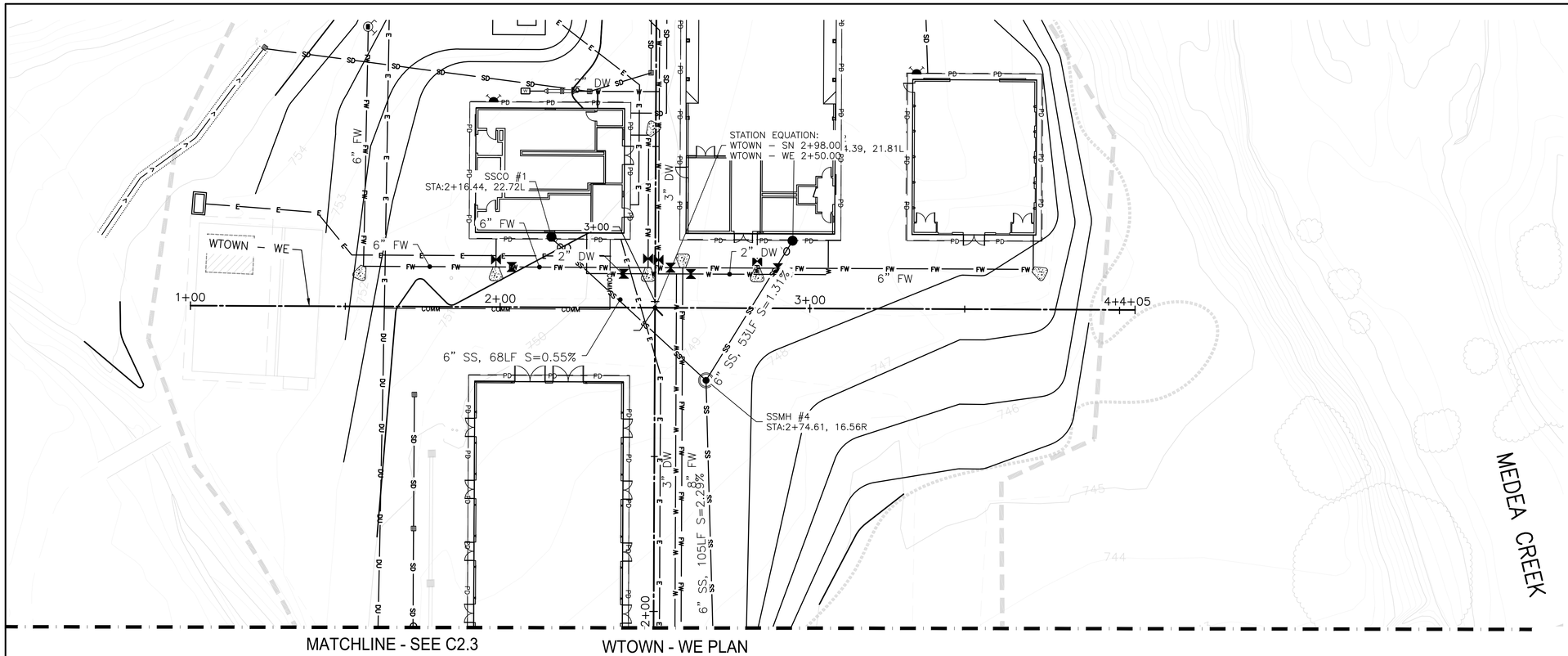
SCALE VERT: 1: 5



100% FINAL CONSTRUCTION DOCUMENTS

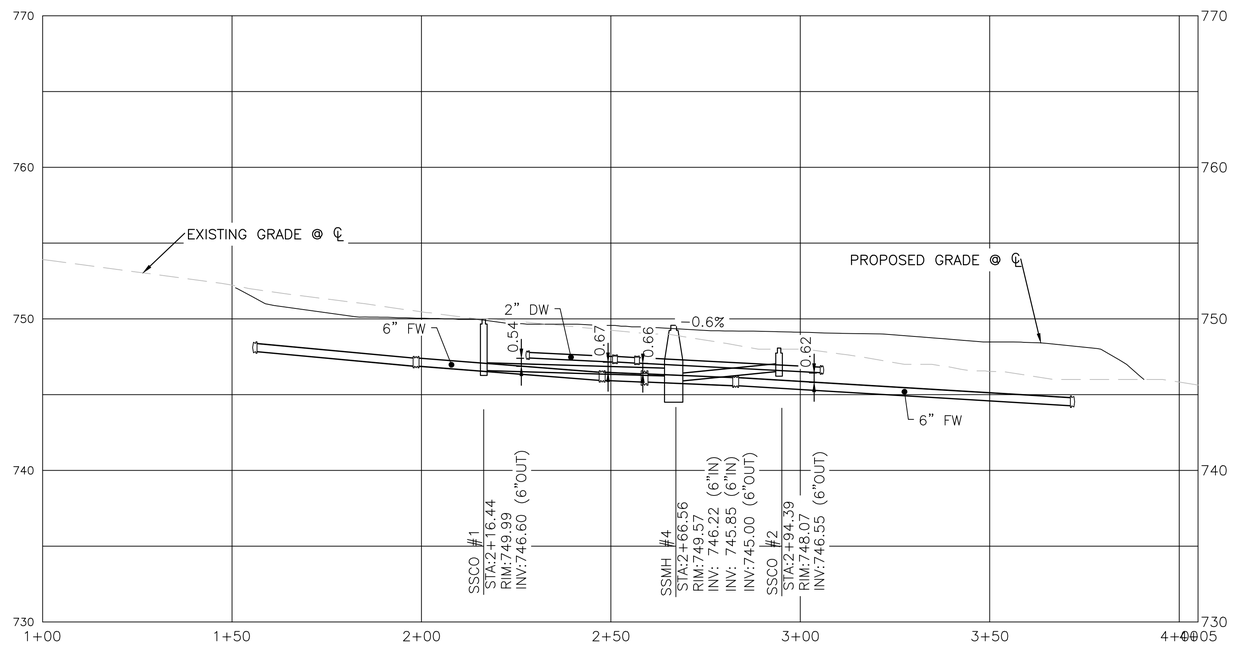
DESIGNED: CB	SUB SHEET NO. C3.3	TITLE OF SHEET: WTOWN –SN PLAN AND PROFILE	DRAWING NO. 638 182819
CADD GF		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	PMIS/PKG NO. 303051
TECH. REVIEW: DN			SHEET 23 OF 200
DATE: 7–15–2022			

REGISTERED PROFESSIONAL ENGINEER — MARY A. GALVEZ — EXP:06/30/23 — C-75068 — CIVIL — STATE OF CALIFORNIA



MATCHLINE - SEE C2.3

WTOWN - WE PLAN



WTOWN - WE PROFILE VIEW

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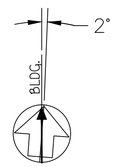
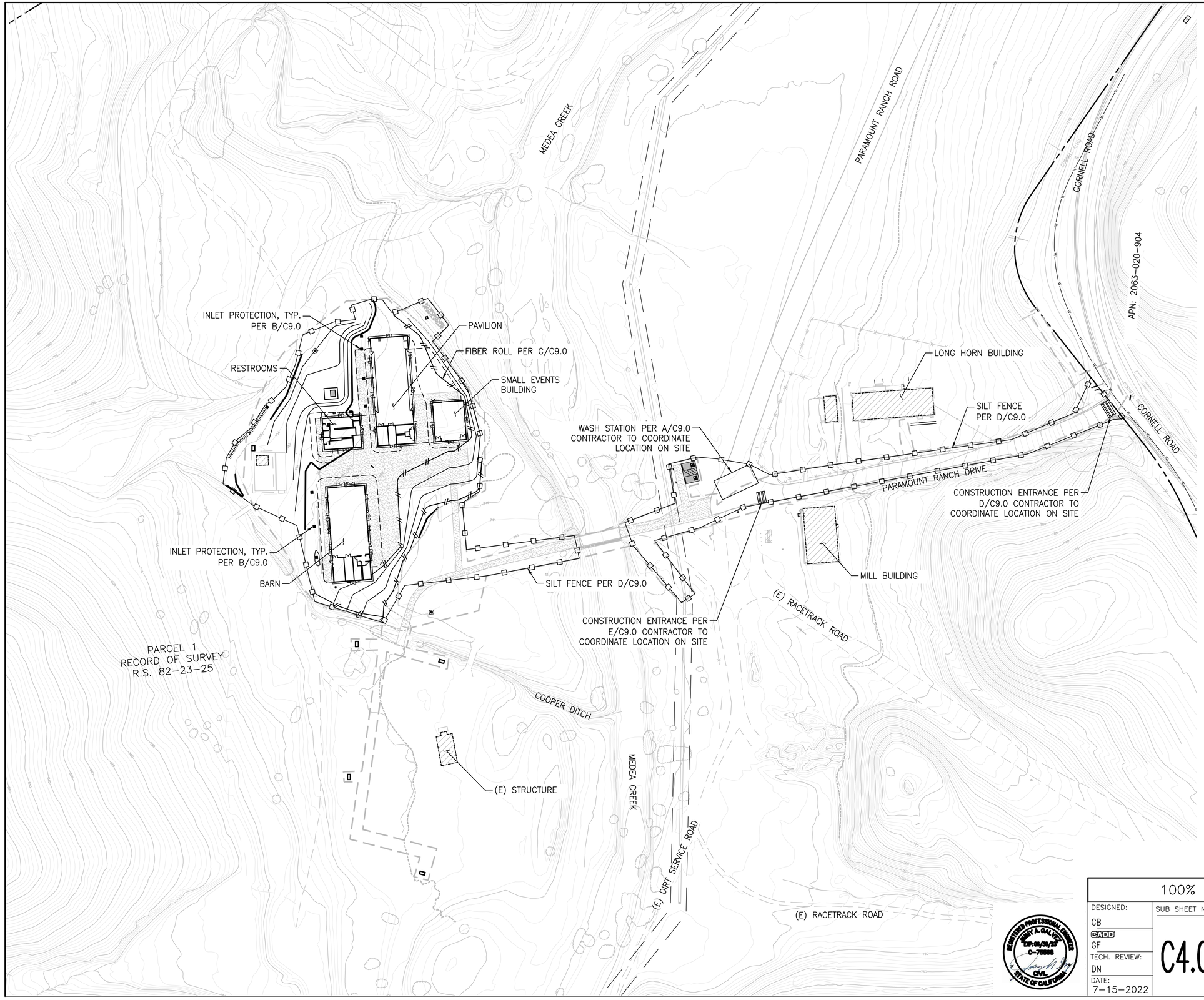


SCALE 20 0 20 40
1" = 20' SCALE OF FEET

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: CB	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
CADD GF	C3.4	WTOWN –WE PLAN AND PROFILE	638 182819
TECH. REVIEW: DN			PMIS/PKG NO. 303051
DATE: 7–15–2022		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	SHEET 24 OF 200

REGISTERED PROFESSIONAL ENGINEER
JIMMY A. GALVEZ
EXP: 09/30/23
C–75568
CIVIL
STATE OF CALIFORNIA

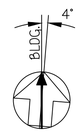


GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUST CONTROL 24–HOUR PER DAY. DUST CONTROL MEASURES SHALL BE APPLIED AS NECESSARY, OR AS DIRECTED BY NAPA COUNTY TO PREVENT THE TRANSPORT OFF–SITE OF ANY DUST OR OTHER AIRBORNE NUISANCE.
2. TREE PROTECTION FENCING SHALL BE PROVIDED AT THE DRIP LINE AROUND TREES TO REMAIN. ANY EXCAVATION REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE BY HAND EXCAVATION OR AIR ONLY AND THE CONTRACTOR SHALL AVOID DAMAGE TO THE TREE'S ROOTS. WHEN CUTTING ROOTS IS UNAVOIDABLE, THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE PROJECT ARBORIST.
3. TRUCKS HAULING DIRT AND DEBRIS SHALL BE COVERED TO REDUCE WINDBLOWN DUST SPILLS.
4. ON–SITE STOCKPILES OF IMPORTED AND EXCAVATED MATERIAL TO BE LEFT IN PLACE FOR MORE THAN 24 HOURS SHALL BE COVERED AND WATERED TO PREVENT DUST AND RUNOFF.
5. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON COUNY STREETS WILL NOT BE PERMITTED.
6. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER, OR STORM DRAIN.

LEGEND

- INLET PROTECTION PER B/C9.0
- FIBER ROLLS PER C/C9.0
- SILT FENCE PER D/C9.0



SCALE (K) 60 0 60 120
1" = 60' SCALE OF FEET

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: CB	SUB SHEET NO. C4.0	TITLE OF SHEET: EROSION CONTROL PLAN	DRAWING NO. 638 / 182819
CADD: GF		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	PMIS/PKG NO. 303051
TECH. REVIEW: DN			SHEET 25 OF 200
DATE: 7–15–2022			

REGISTERED PROFESSIONAL ENGINEER JERRY A. GALLEZ EXP: 09/30/23 C-75868 CIVIL STATE OF CALIFORNIA

EARHTWORK SUMMARY TABLE

	CUT (CY)	FILL (CY)
SITE GRADING	1,150	1,840
UTILITIES SPOILS	–	–
TOTAL	1,150	1,840
NET IMPORT	690 <IMPORT>	

EARTHWORK NOTES

1. FOUNDATION, MAT, DECKING, AND ENGINEERED FILL DEPTHS ESTIMATED BASED ON RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT DOCUMENTS PROVIDED BY KLEINFELDER DATED JUNE 25, 2021.

2. PROPOSED BUILDING AND BASEMENT TO BE SUPPORTED BY 9" THICK MAT FOUNDATION TO THE EXTENTS OF THE BUILDING. DEEPENED FOUNDATIONS ARE NOT INCLUDED IN ESTIMATE.

3. DECOMPOSED GRANITE PAVEMENT IS 4" THICK.

4. UTILITIES SPOILS BASED ON CURRENT LAYOUT.

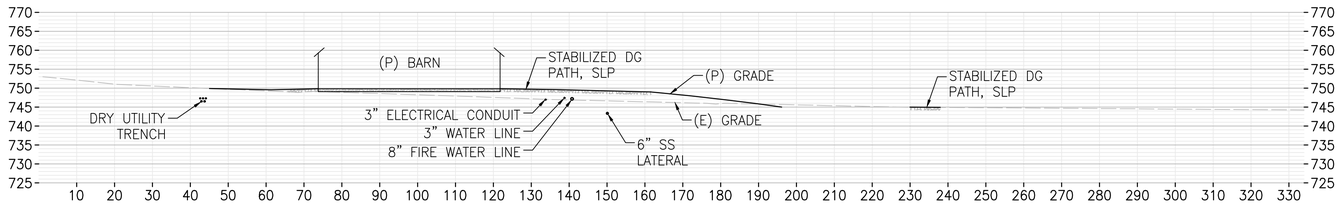
* SHERWOOD DESIGN ENGINEERS IS NOT AN ENGINEERING CONTRACTOR, NOR SHOULD OUR RENDERING OF CUT AND FILL EARTHWORK VOLUMES BE CONSIDERED EQUIVALENT TO THE NATURE AND EXTENT OF SERVICE AN ENGINEERING CONTRACTOR WOULD PROVIDE. THIS ESTIMATE IS BASED SOLELY ON OUR ANALYSIS, WHICH IS AS ACCURATE AS THE INFORMATION PROVIDED TO US IN REGARDS TO EXISTING TOPOGRAPHY AND OUR GRADING STRATEGY REPRESENTED. THIS ANALYSIS WILL NOT REFLECT THE LOCALIZED SITE CONDITIONS NOT REPRESENTED ON THE TOPOGRAPHIC SURVEY, NOR DOES IT TAKE INTO EFFECT FACTORS SUCH AS BULKING AND SHRINKAGE FACTORS, LOSS DURING TRANSPORT AND SUBSIDENCE, OR REMEDIAL GRADING REQUIRED BENEATH BUILDING FOUNDATIONS, UNLESS OTHERWISE STATED ON QUANTITIES TABLE ABOVE. THIS EARTHWORK VOLUME ANALYSIS ALONE SHOULD NOT BE USED FOR BID PURPOSES AS OTHER FACTORS WILL DEPEND ON OBSERVATION BY GEOTECHNICAL ENGINEER REPRESENTATIVE MAY AFFECT THE FINAL EARTHWORK QUANTITIES.

* THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.

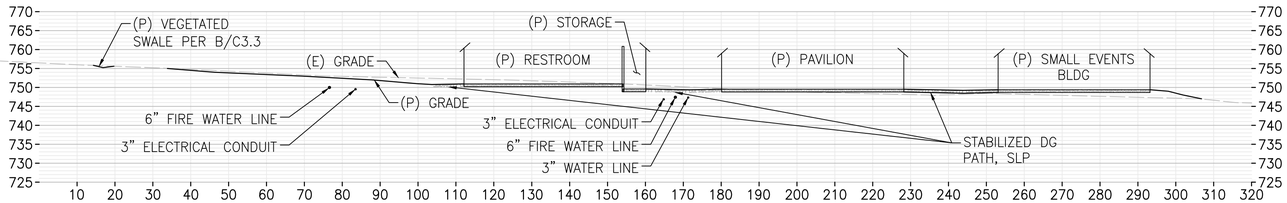
* ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE CONTRACTOR SHALL CALCULATE HIS/HER OWN EARTHWORK QUANTITIES NECESSARY FOR HIS/HER BID AND WORK.

* ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, AND REPLACEMENT.

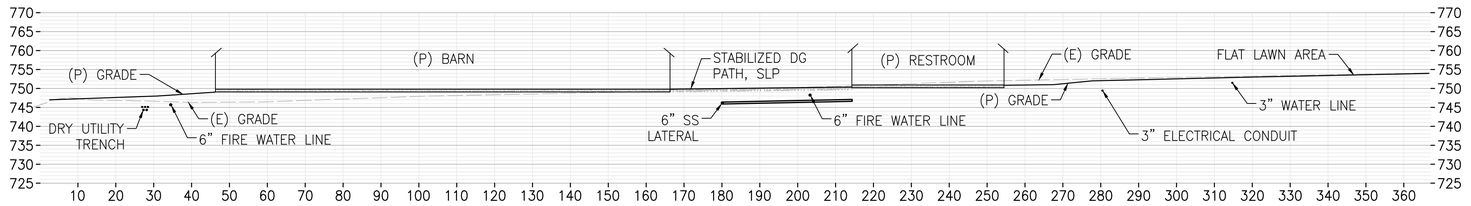
SITE SECTIONS



Ⓐ SITE SECTION
VERTICAL: 1" = 20'
HORIZONTAL: 1" = 20'



Ⓑ SITE SECTION
VERTICAL: 1" = 20'
HORIZONTAL: 1" = 20'

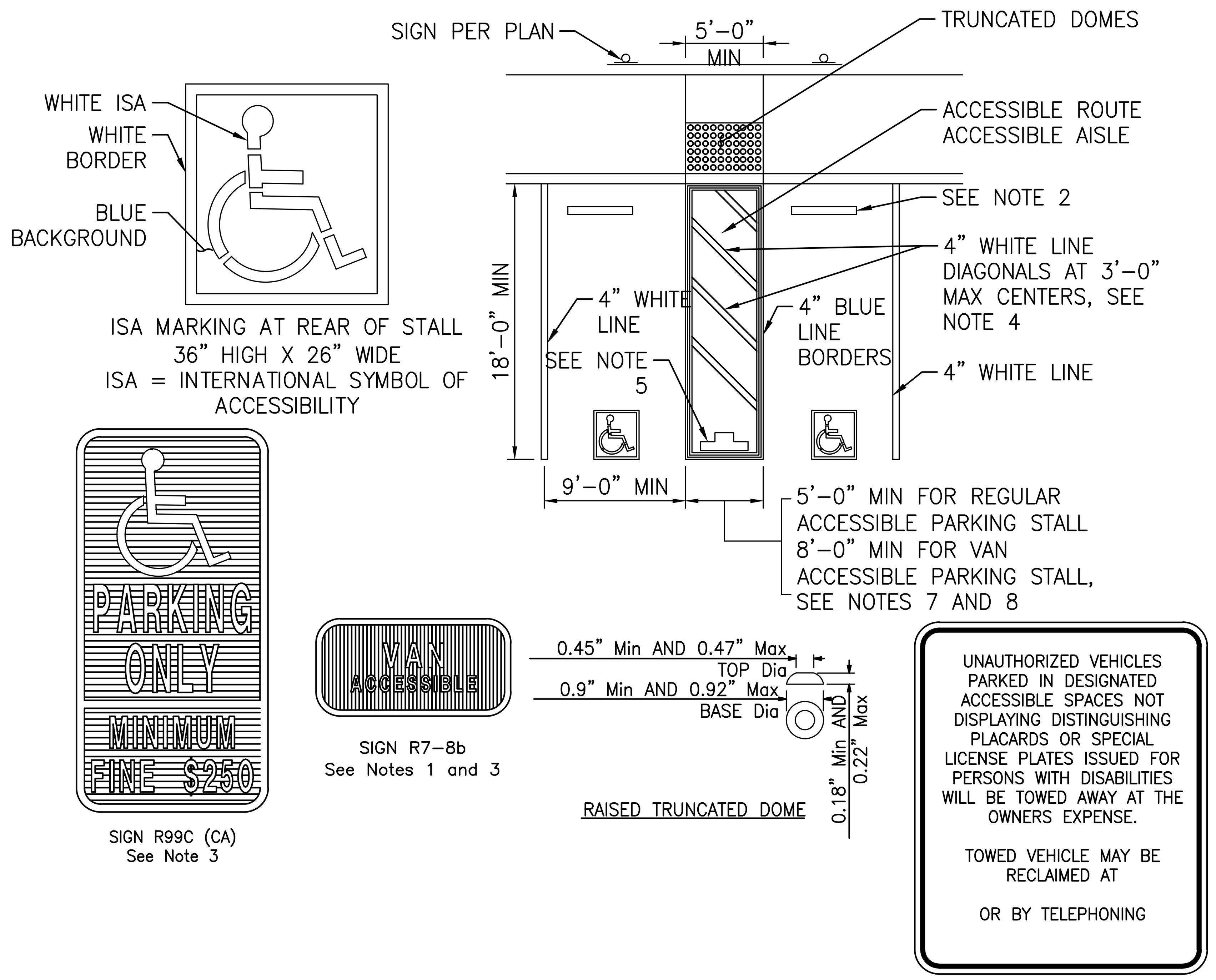


Ⓒ SITE SECTION
VERTICAL: 1" = 20'
HORIZONTAL: 1" = 20'

REGISTERED PROFESSIONAL ENGINEER
BRENT A. GALVEZ
EXP:09/30/23
C-75588
CIVIL
STATE OF CALIFORNIA

100% FINAL CONSTRUCTION DOCUMENTS

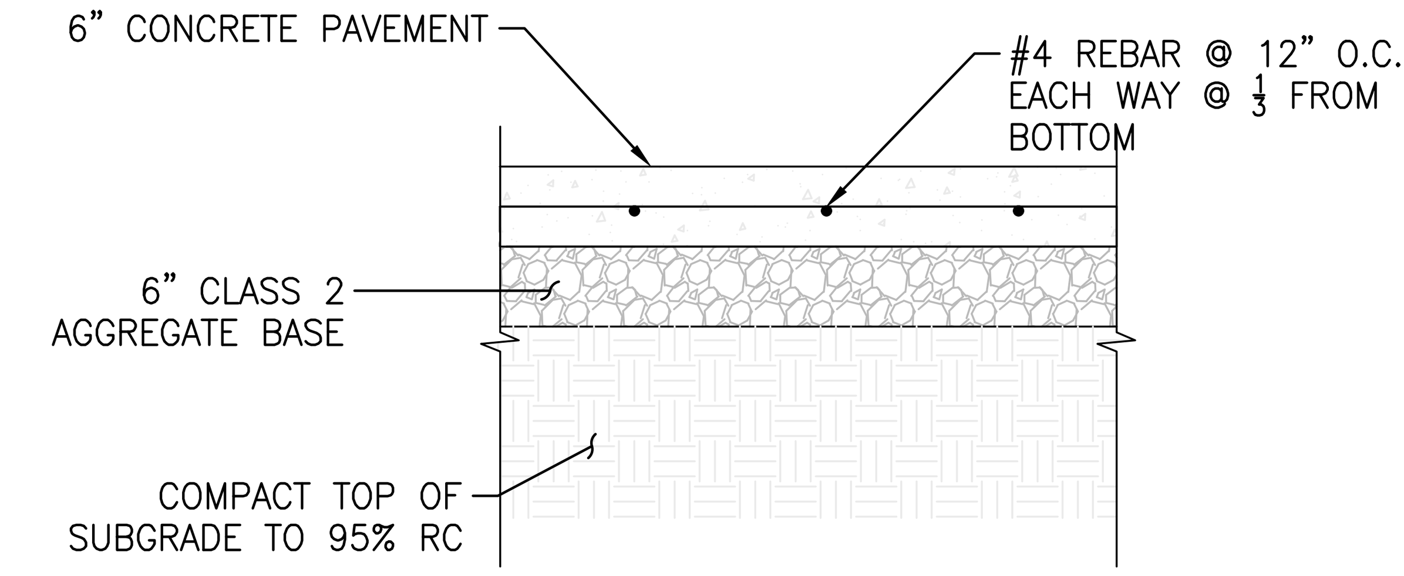
DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
CB	C5.0	SITE SECTIONS	638 / 182819
CHKD: GF			PMIS/PKG NO. 303051
TECH. REVIEW: DN		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	SHEET 26 OF 200
DATE: 7-15-2022			



NOTES

1. NOT USED.
2. IN EACH PARKING STALL, A CONCRETE WHEELSTOP PER D/C3.1, SHALL BE PROVIDED AND LOCATED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAYS.
3. WHERE SIGN R99C (CA) OR SIGN R7-8b ARE INSTALLED, THE BOTTOM OF THE SIGN OR PLAQUE PANEL SHALL BE A MINIMUM OF 7'-0" ABOVE THE SURROUNDING SURFACE.
4. BLUE PAINT, INSTEAD OF WHITE MAY BE USED FOR MARKING ACCESSIBILITY AISLES IN AREAS WHERE SNOW MAY CAUSE WHITE MARKINGS TO NOT BE VISIBLE.
5. THE WORDS "NO PARKING", SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 1'-0" HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. SEE STANDARD PLAN A90B FOR DETAILS OF THE "NO PARKING" PAVEMENT MARKING.
6. NOT USED.
7. WHERE A SINGLE (NON-VAN) ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE ON THE PASSENGER SIDE OF THE VEHICLE AS THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.
8. WHERE A VAN ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE 8'-0" WIDE MINIMUM AND SHALL BE ON THE PASSENGER SIDE OF THE VEHICLE AS THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.
9. ACCESSIBLE PARKING ONLY SIGN SHALL BE SIGN R99C (CA) OR SIGN R99 (CA) WITH PLAQUE R99B (CA).

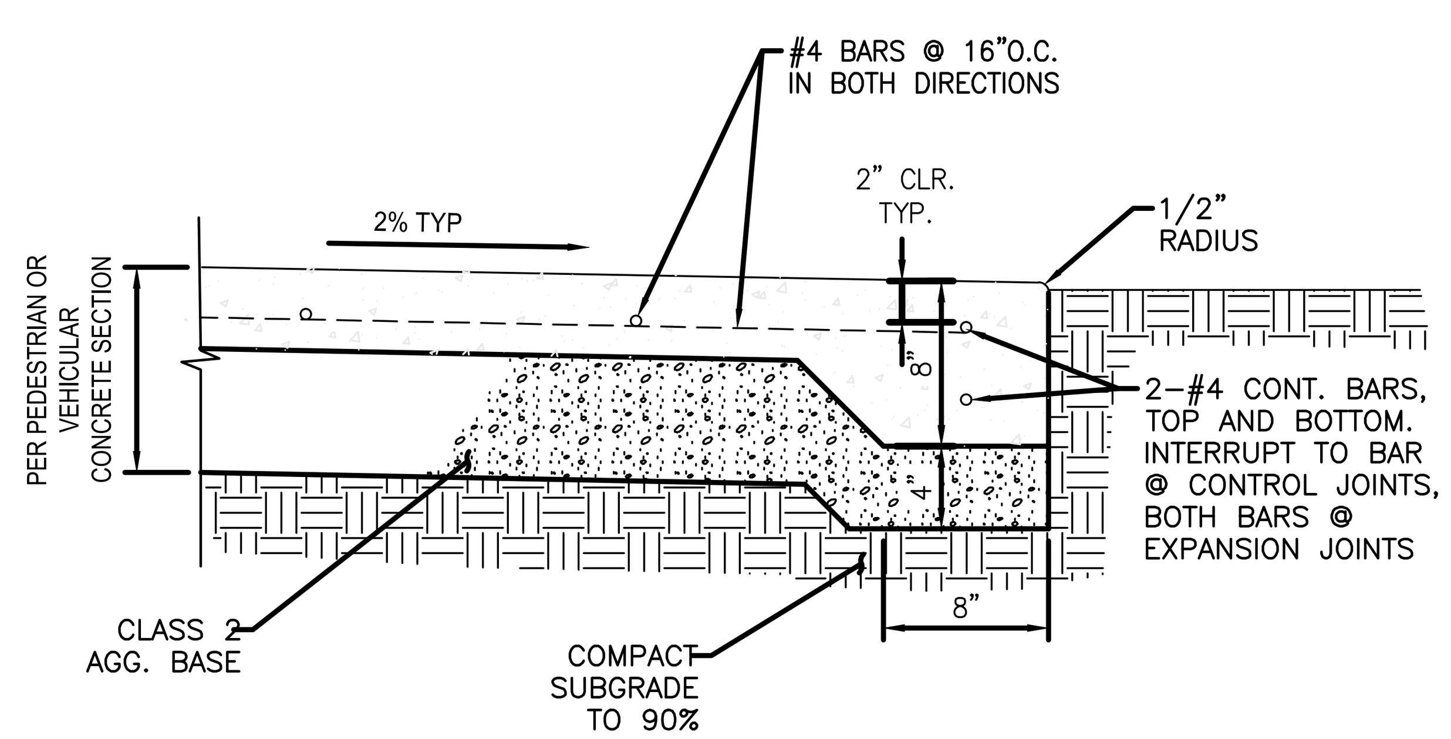
(A) ACCESSIBLE PARKING STALL



NOTES

1. ALL CONCRETE TO BE CLASS A CONCRETE.
2. PLACE 1/2" THICK EXPANSION JOINTS FULL WIDTH 20' OC MAX SPACING. CONTROL JOINTS SHALL BE PROVIDED BETWEEN EXPANSION JOINTS AT 10' MAX SPACING.
3. REFER TO ARCHITECTURE DRAWINGS FOR CONCRETE COLOR.
4. CONCRETE TURNDOWN EDGE AT PERIMETER OF CONCRETE AREA PER C/C3.1.

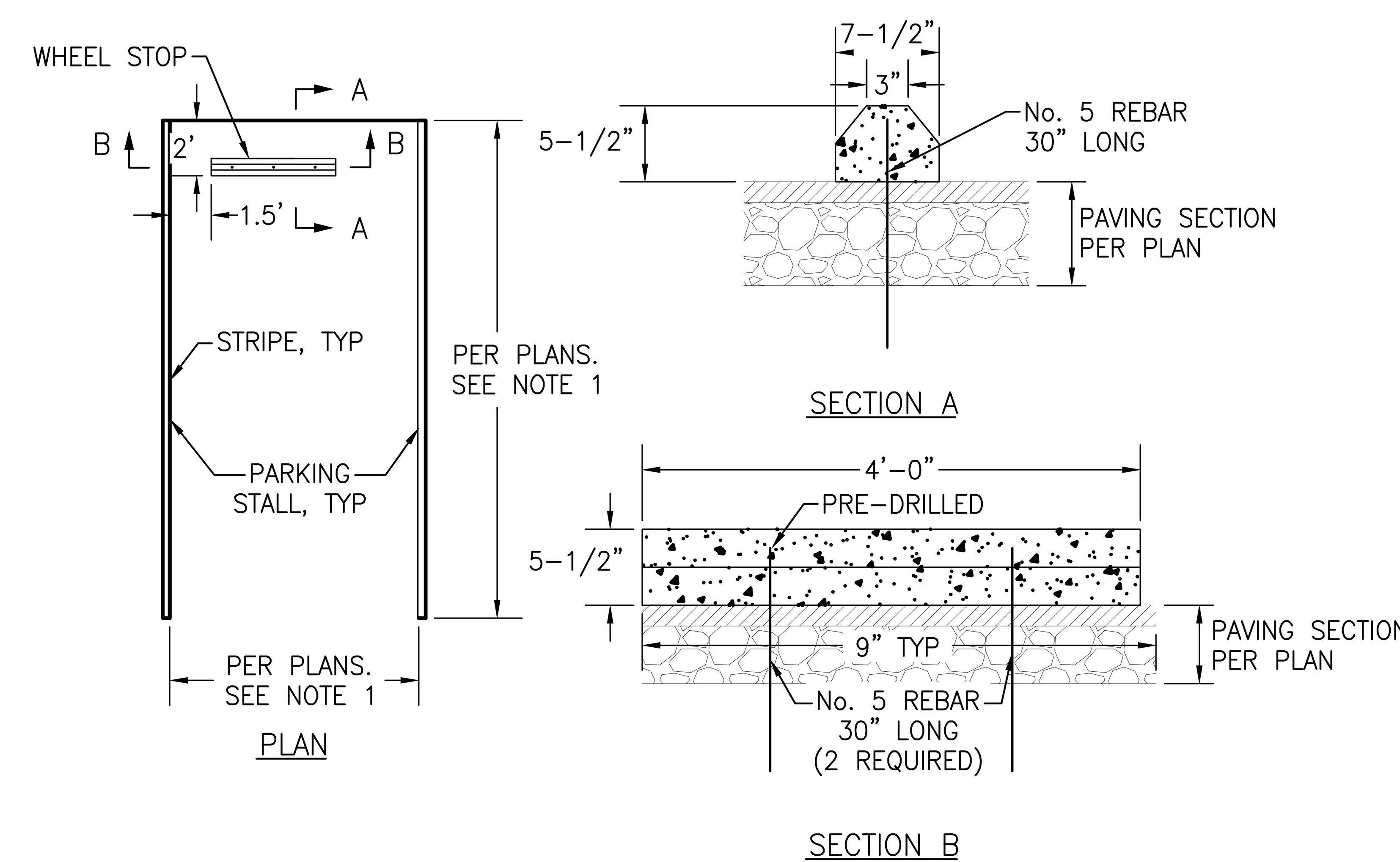
(B) VEHICULAR CONCRETE SECTION



NOTES

1. SEE SPECS FOR CONCRETE COLOR AND MIX.
2. SEE LANDSCAPE PLANS FOR JOINTING PLANS. CONTROL JOINTS SHALL BE SPACED AT 15' MAX.
3. ALL DRIVEWAYS, MAINTENANCE VEHICLE ROUTES, AND SKATE PARK SLAB SHALL HAVE 6" CONCRETE PAVING SECTION. ALL OTHER AREAS SHALL HAVE 4" CONCRETE SECTION. FINAL PAVING SECTION TO BE VERIFIED BY GEOTECHNICAL ENGINEER IN THE FIELD AFTER SUBGRADE IS EXPOSED.

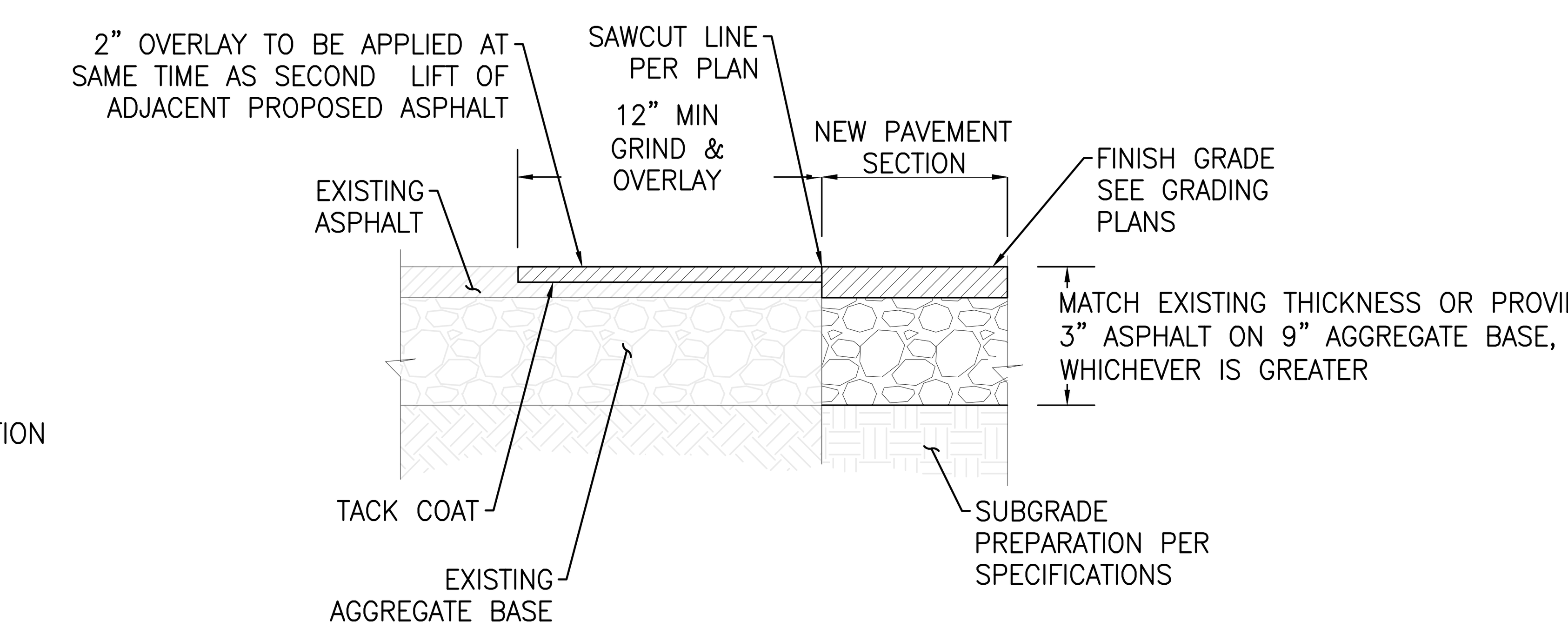
(C) CONCRETE TURNDOWN EDGE



NOTES

1. SEE PARKING STALL STRIPING DETAILS FOR PARKING STALL DIMENSIONS AND LAYOUT.
2. REBAR EMBEDMENT TO BE MIN 6" BELOW AB SECTION.
3. FOR WHEEL STOPS INSTALLED IN GRAVEL PARKING BAY, EMBED REBAR 24" MIN.

(D) CONCRETE WHEEL STOP



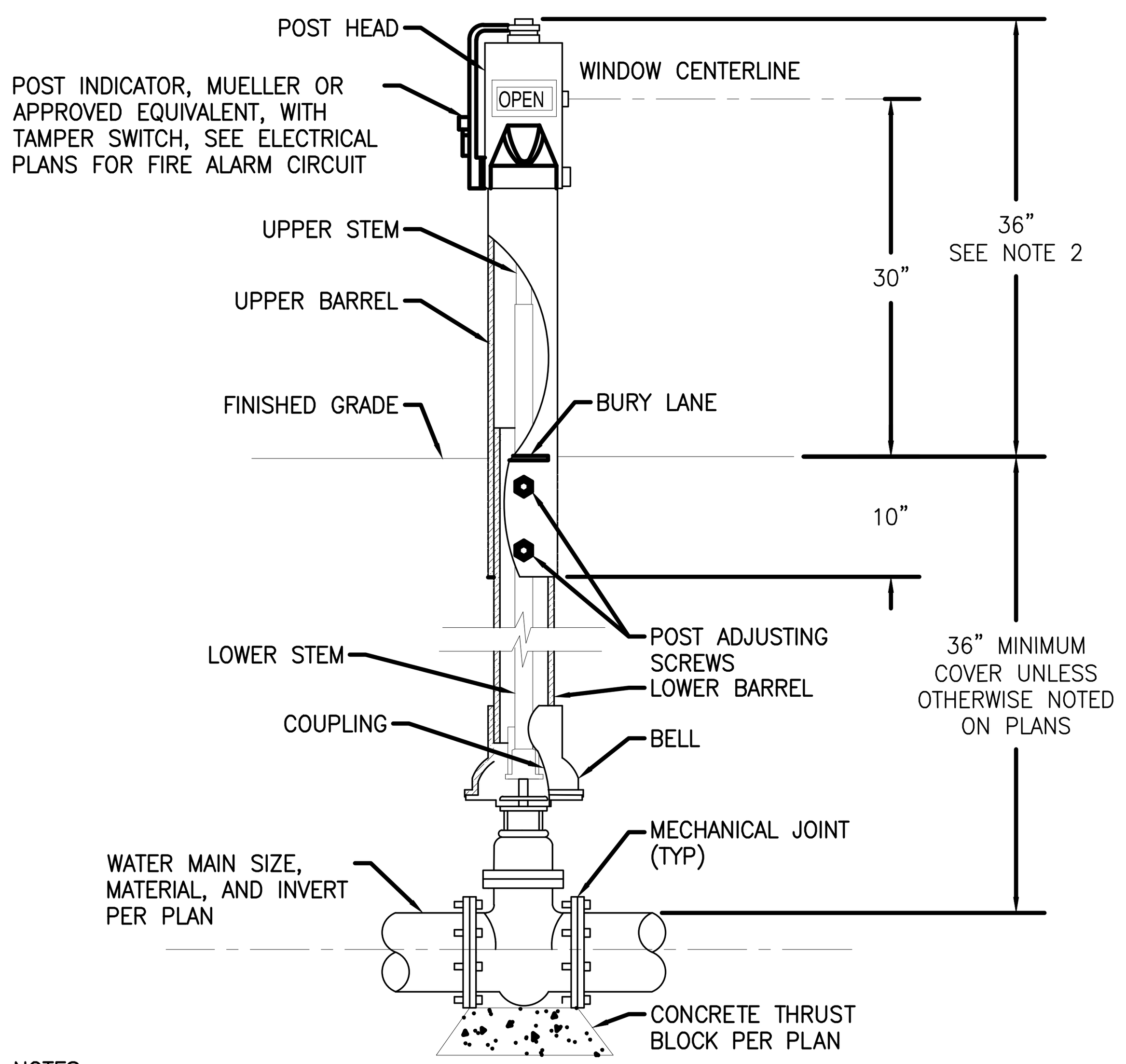
NOTES

1. APPLY TACK COAT A MINIMUM OF ONE FOOT BEYOND THE LIMITS OF PAVEMENT REMOVAL IN COORDINATION WITH FINAL LIFT OF PROPOSED SECTION TO PROVIDE A SMOOTH FINISH SURFACE.
2. INSTALL NEW PAVEMENT AND AGGREGATE BASE PER PLANS.
3. ASPHALT MIX PER SPECIFICATIONS.

(E) AC PAVEMENT CONFORM

100% FINAL CONSTRUCTION DOCUMENTS

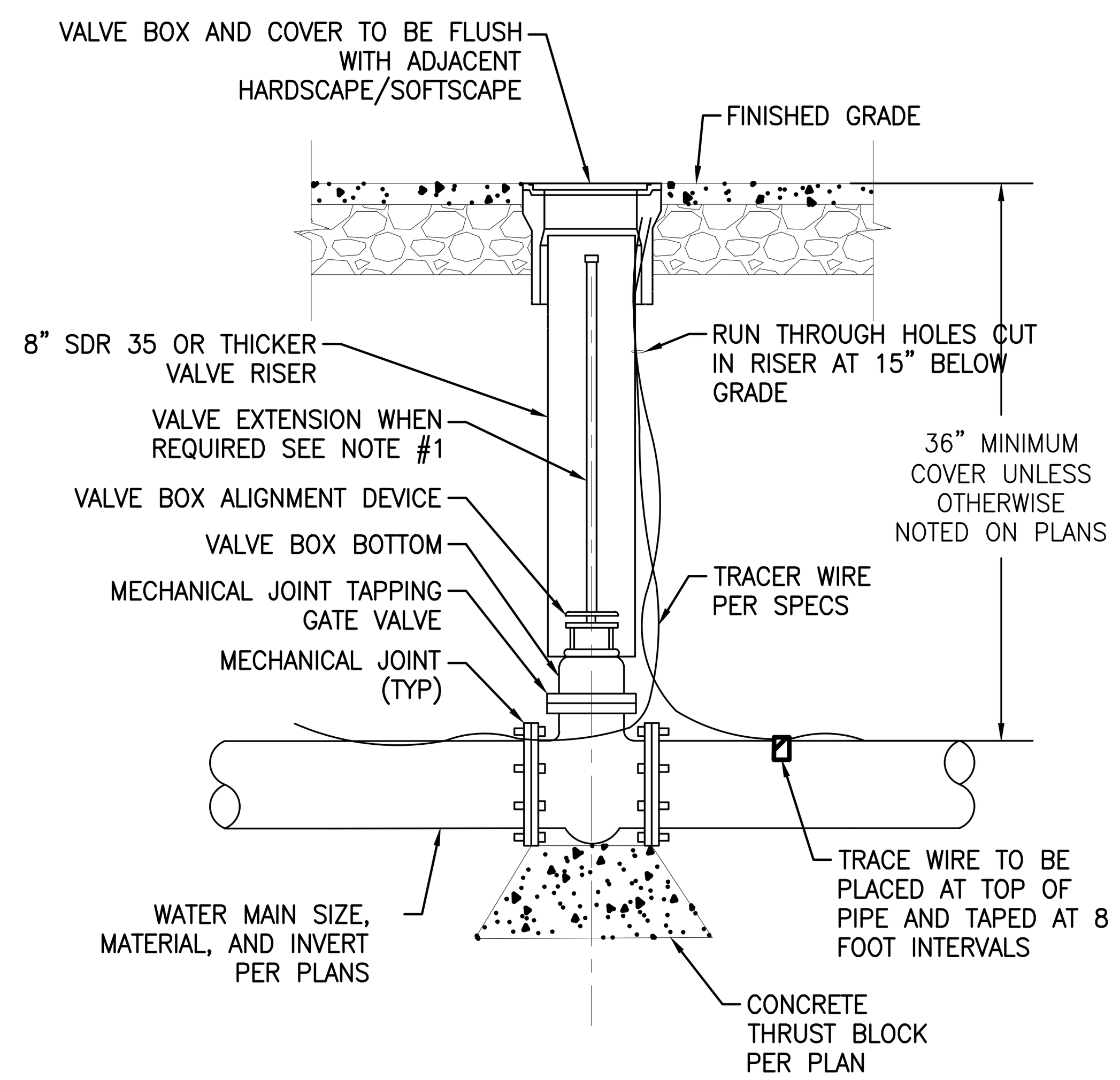
DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
CB	C6.0	SITE DETAILS	638 / 182819
CADD: GF			PMIS/PKG NO. 303051
TECH. REVIEW: DN		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	SHEET 27 OF 200
DATE: 7-15-2022			



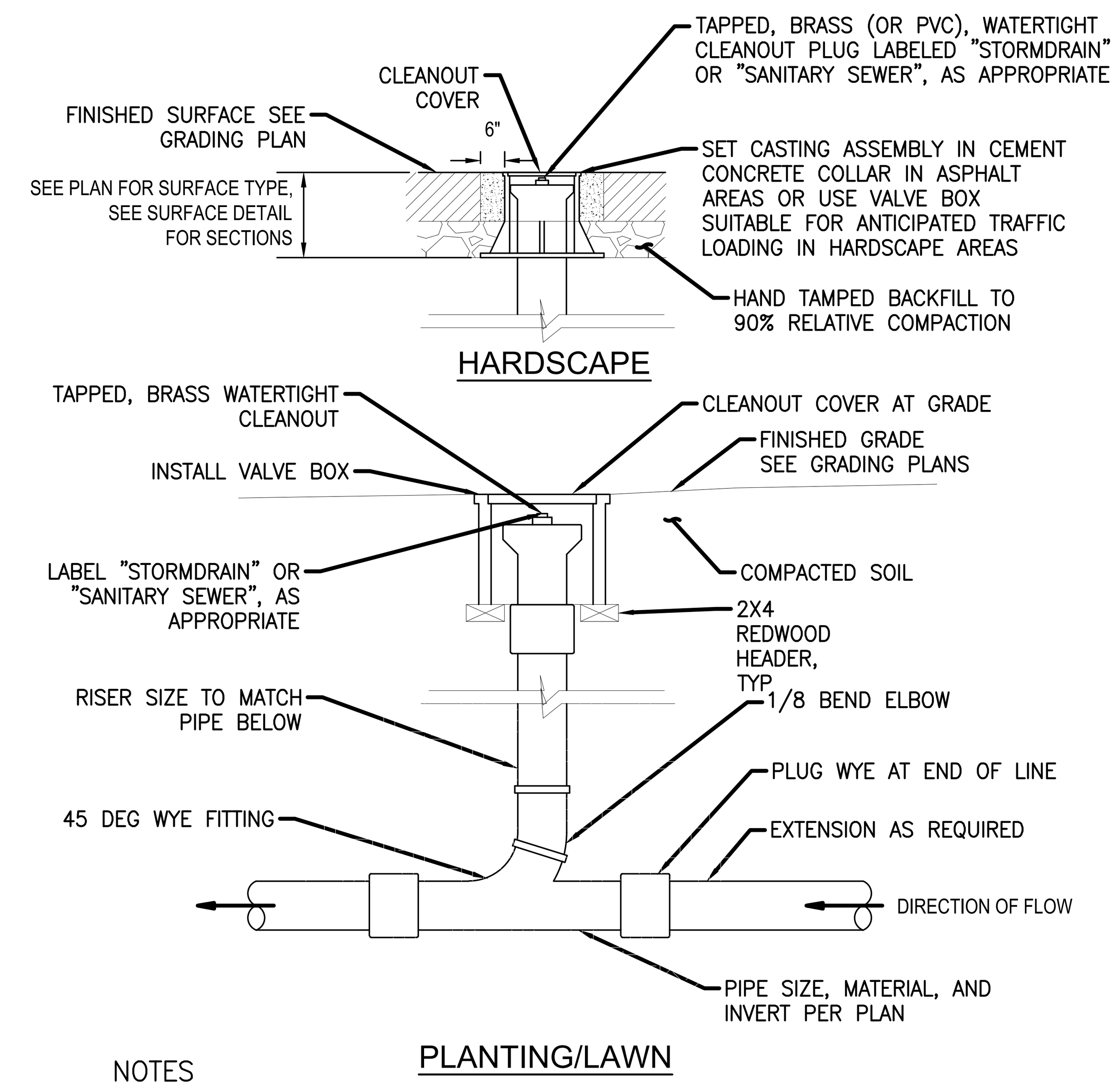
NOTES

1. POST INDICATOR VALVE ASSEMBLY SHALL BE UL LISTED AND FM APPROVED PER LOCAL FIRE AGENCY REQUIREMENTS.
2. POST INDICATOR VALVES SHALL BE SET SO THAT THE TOP OF POST IS 36" ABOVE FINISH GRADE OR AS REQUIRED BY LOCAL FIRE AGENCY REQUIREMENTS.

(A) POST INDICATOR VALVE



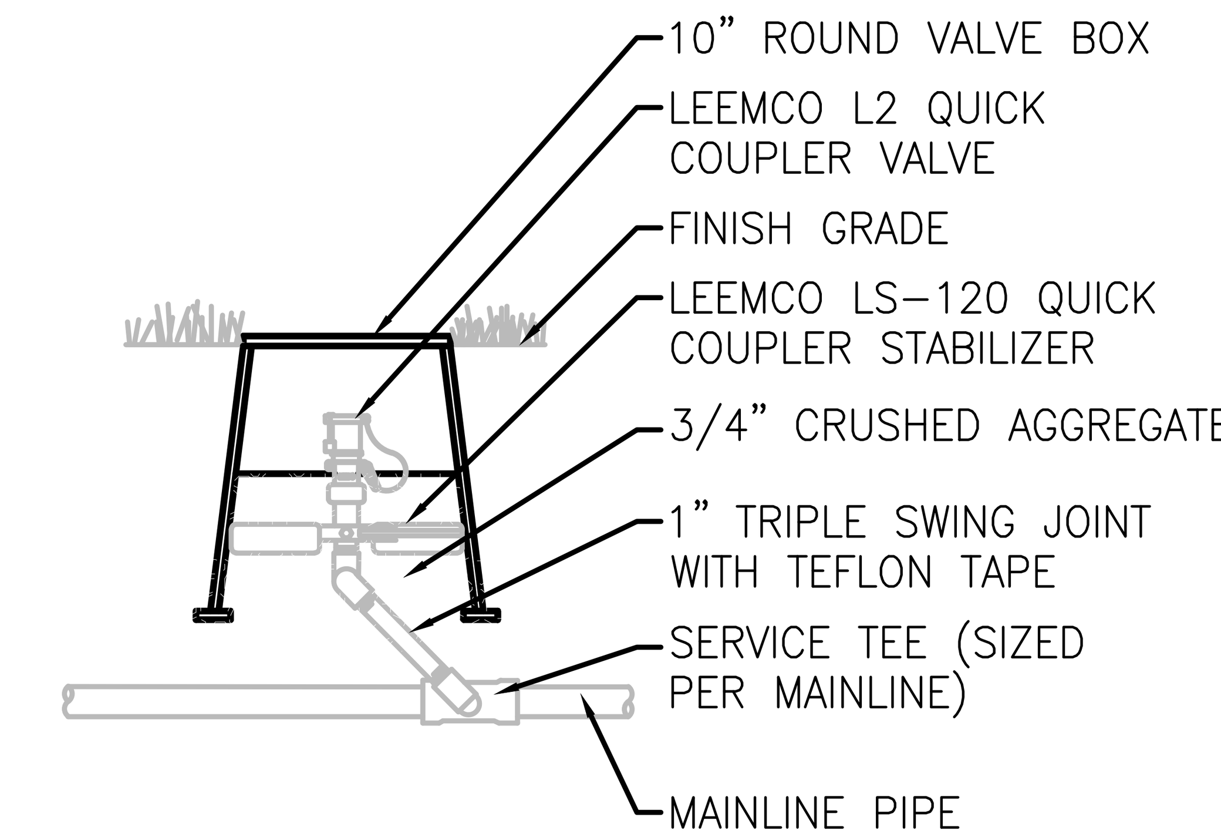
(B) GATE VALVE



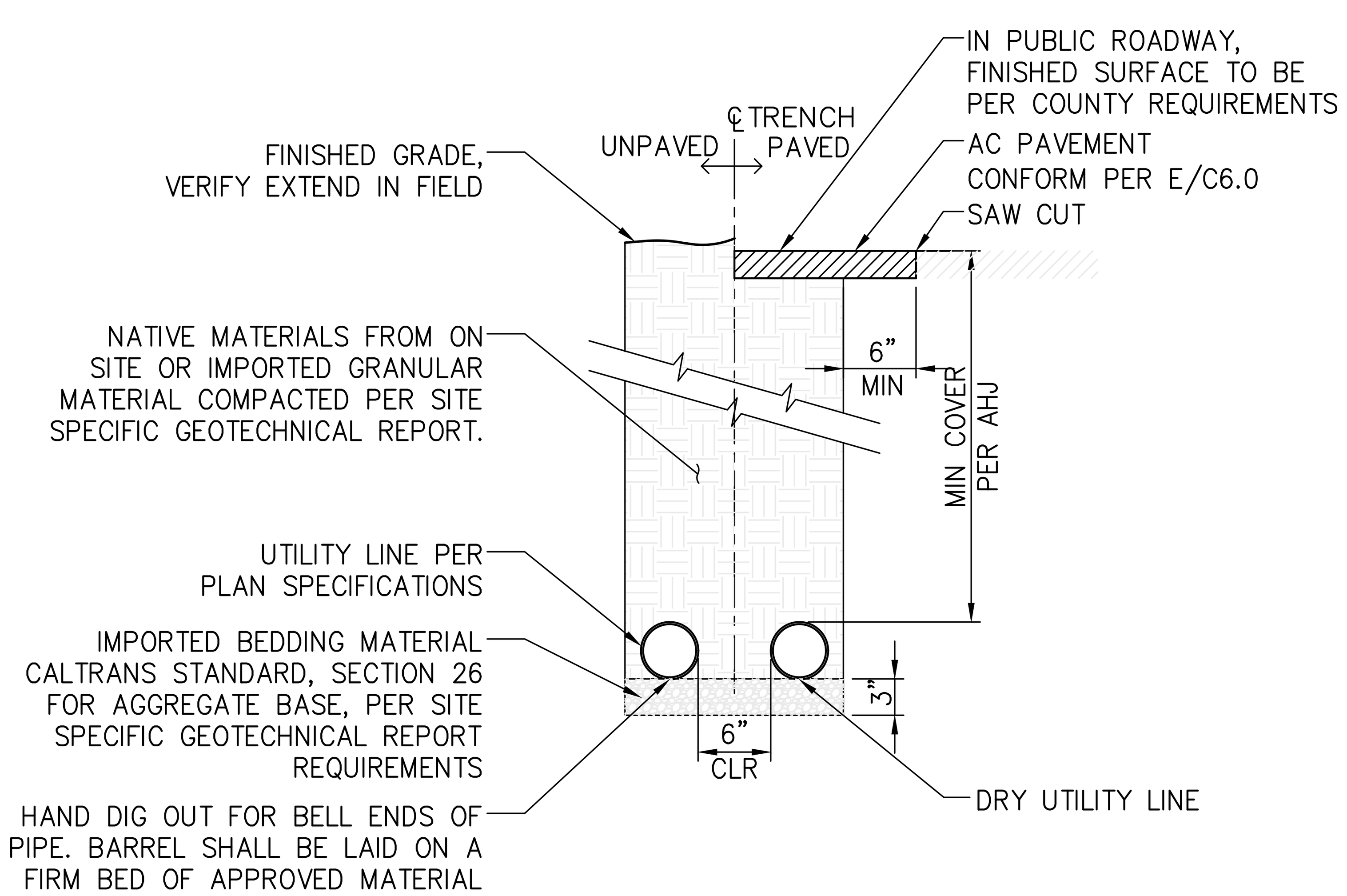
NOTES

1. BRING TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE ESTABLISHED IN AREAS TO BE PAVED, THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.

(C) SEWER CLEANOUT



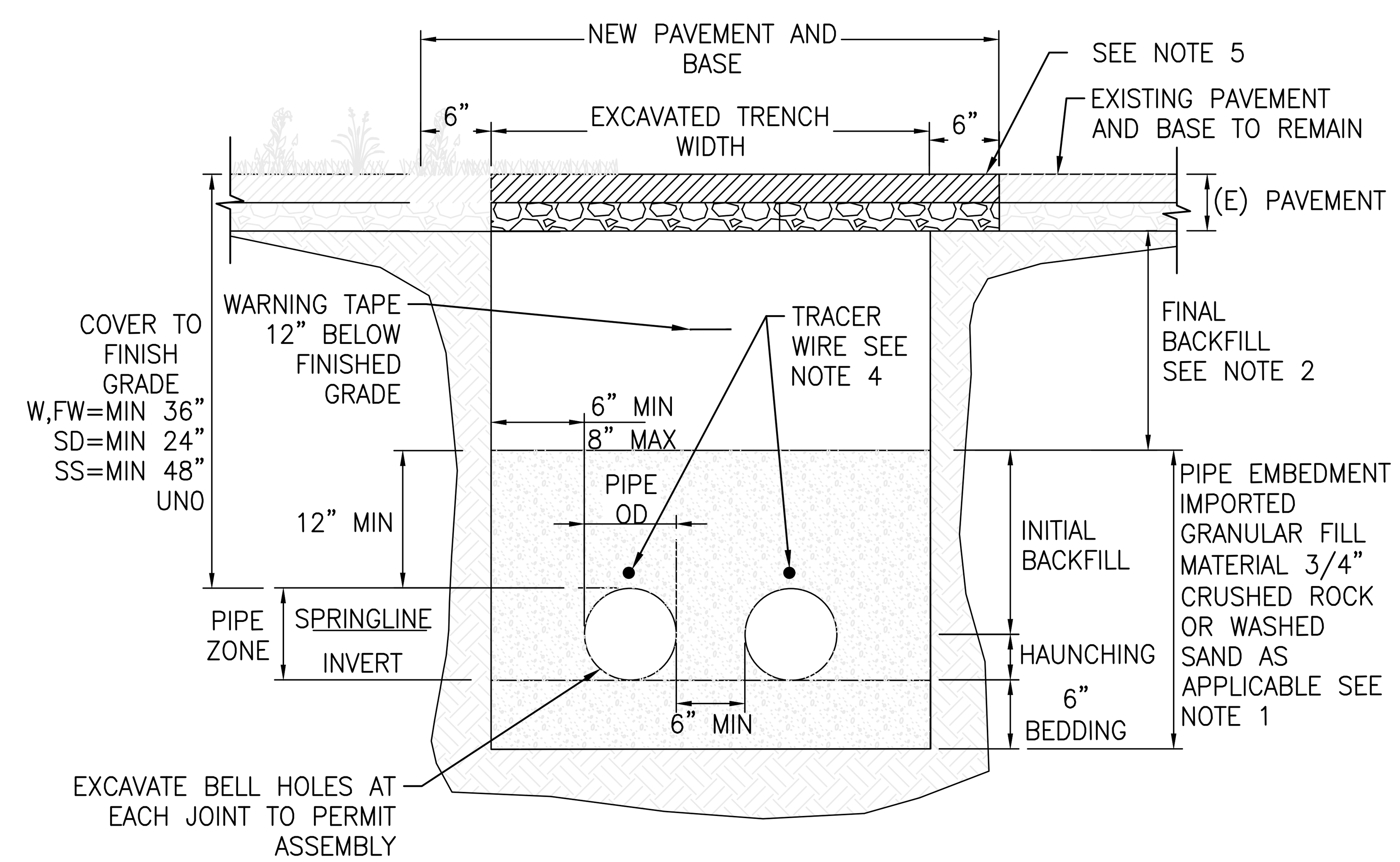
(D) QUICK COUPLER VALVE & VALVE BOX



NOTES

1. WHEN TWO PIPES ARE INSTALLED WITHIN ONE TRENCH, THE MINIMUM HORIZONTAL SEPARATION SHALL BE 6 INCHES, CENTER-TO-CENTER.
2. SLOPE ANCHORS AND BACKFILL STABILIZERS ARE REQUIRED WHERE PIPE SLOPE EXCEEDS 30%.

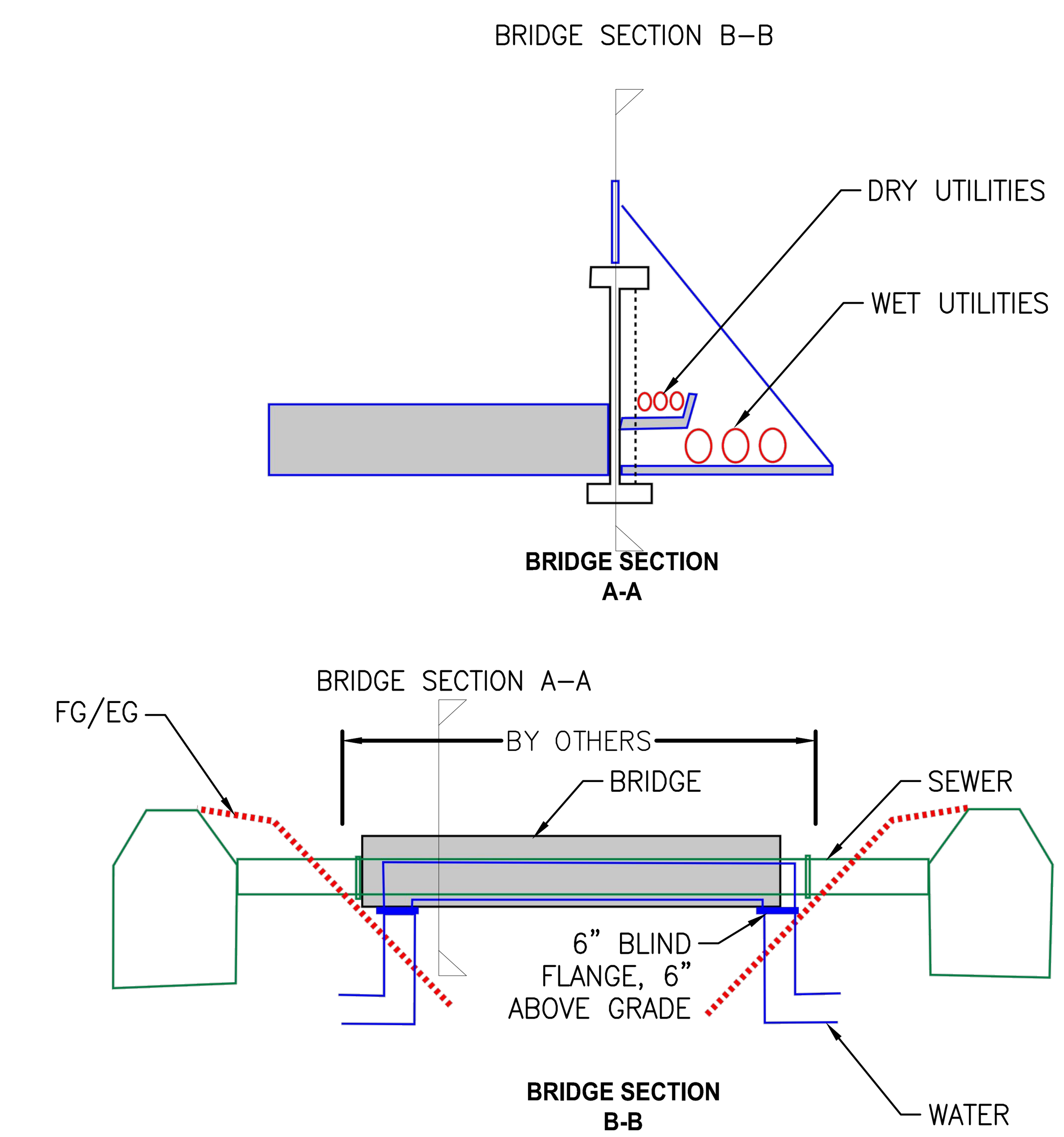
(E) DRY UTILITY TRENCH



NOTES

1. FOR WATER AND FIRE WATER USE WASHED SAND AND FOR STORM DRAIN AND SANITARY SEWER USE GRANULAR FILL MATERIAL, 3/4" CRUSHED ROCK FOR BEDDING, HAUNCHING AND INITIAL BACKFILL MATERIAL. SAND MATERIAL SHALL BE COMPACTED TO 90% PROCTOR DENSITY. REFER TO PROJECT SPECIFICATIONS ACCORDINGLY.
2. FINAL BACKFILL SHALL CONSIST OF EXCAVATED NATIVE SOIL WHERE SUITABLE FOR FILL, COMPACTED TO 90% PROCTOR DENSITY IN NON-TRAFFIC AREAS. IF EXCAVATED MATERIAL IS NOT SUITABLE, USE IMPORTED GRANULAR MATERIAL. 3/4" CRUSHED ROCK AS APPROVED BY GEOTECHNICAL ENGINEER.
3. BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" MAXIMUM.
4. FOR WATER AND FIRE WATER MAINS INSTALL SINGLE STRAND 12" COPPER WIRE.
5. REMOVE A MINIMUM 6" OF PAVEMENT SURFACE BEYOND EDGE OF TRENCH WHEN INSTALLING UTILITY UNDER EXISTING SURFACE WHERE APPLICABLE PER PLAN.

(F) WET UTILITY TRENCH

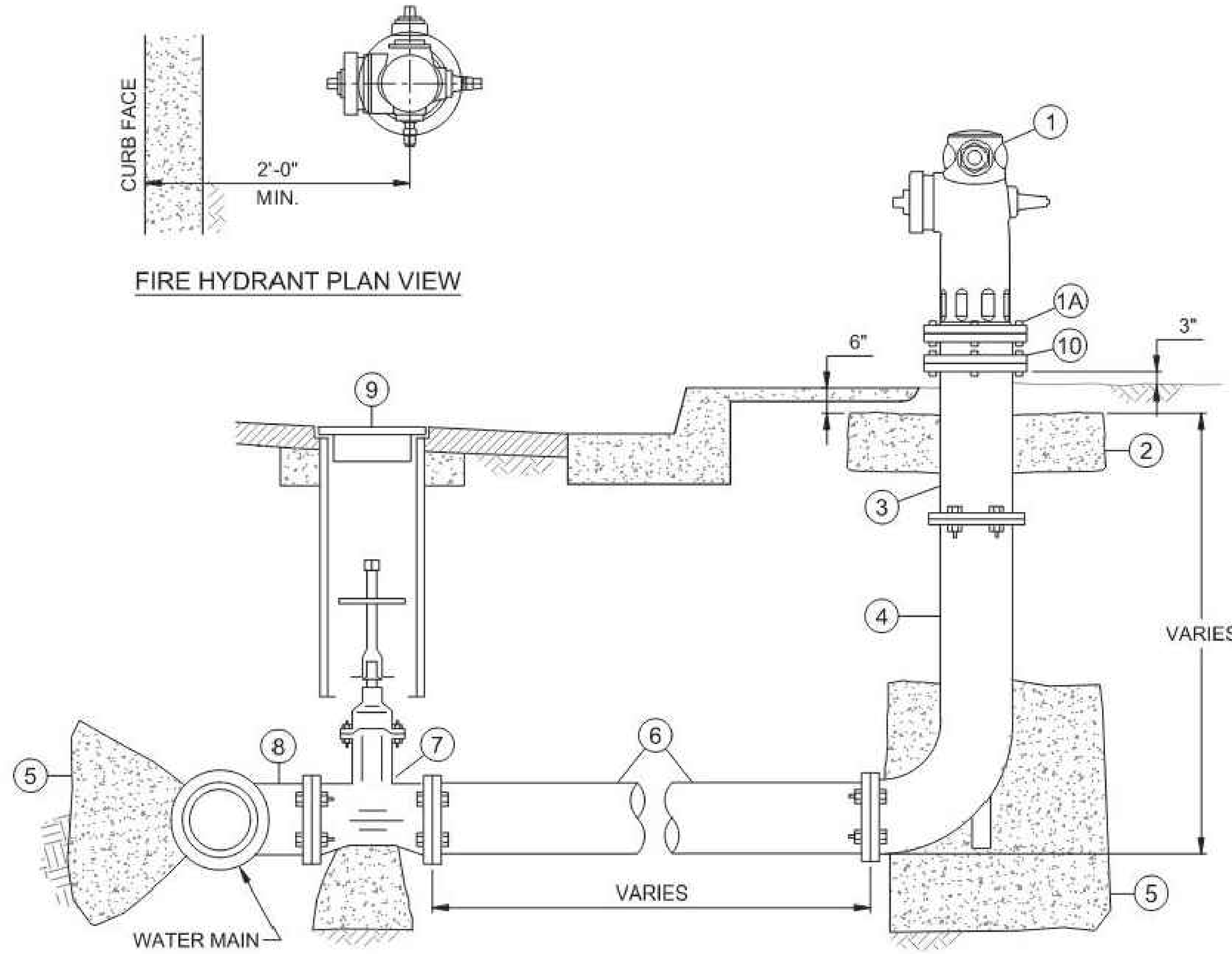


(G) BRIDGE UTILITY CROSSING CONCEPT

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
CB	C7.0	UTILITY DETAILS	638 / 182819
CADD: GF		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	PMIS/PKG NO. 303051
TECH. REVIEW: DN			SHEET 28 OF 200
DATE: 7-15-2022			

REGISTERED PROFESSIONAL ENGINEER JIMMY A. GALVEZ EXP: 06/30/23 C-75568 CIVIL STATE OF CALIFORNIA



FIRE HYDRANT PLAN VIEW

1. FIRE HYDRANT ASSEMBLY (350 PSI RATING UNIBODY JONES OR EQUAL, WITH RED PLASTIC CAP, REFER TO SPEC. SECTION 1.10 AND STANDARD DRAWING W-123 FOR LOCATION SPECIFICS)

1A. SHEAR BOLTS AND 6" SLIP-ON WELD FLANGE, CL 350. WELD NUTS TO BOTTOM FLANGE

2. CONCRETE SUPPORT BLOCK (6" x 24" x 24")

3. 6" HYDRANT EXTENSION

4. 6" FIRE HYDRANT BURY

5. THRUST BLOCK (REFER TO STANDARD DRAWING W-127 FOR SPECIFICS)

6. PIPE (SEE NOTE 1.)

7. 6" GATE VALVE 350 PSI MIN. (REFER TO SPEC. SECTION 1.5)

8. FLANGE OUTLET (SEE NOTE 1. AND STANDARD DRAWINGS W-125 AND G-105)

9. VALVE BOX AND COVER (REFER TO STANDARD DRAWING W-116 FOR SPECIFICS)

10. HYDRANT GUARD, STAINLESS STEEL DUAL PLATE CHECK VALVE FOR WET BARREL HYDRANTS (350 PSI PRESSURE RATED)

NOTES:
1. FOR STATIC PRESSURES EXCEEDING 150 PSI, STEEL PIPE AND FITTINGS CML/CMC SHALL BE USED. REFER TO SPEC. SECTION 1.3 FOR THICKNESS.
2. SEE SPEC. SECTION 1.9 FOR PAINTING REQUIREMENTS.

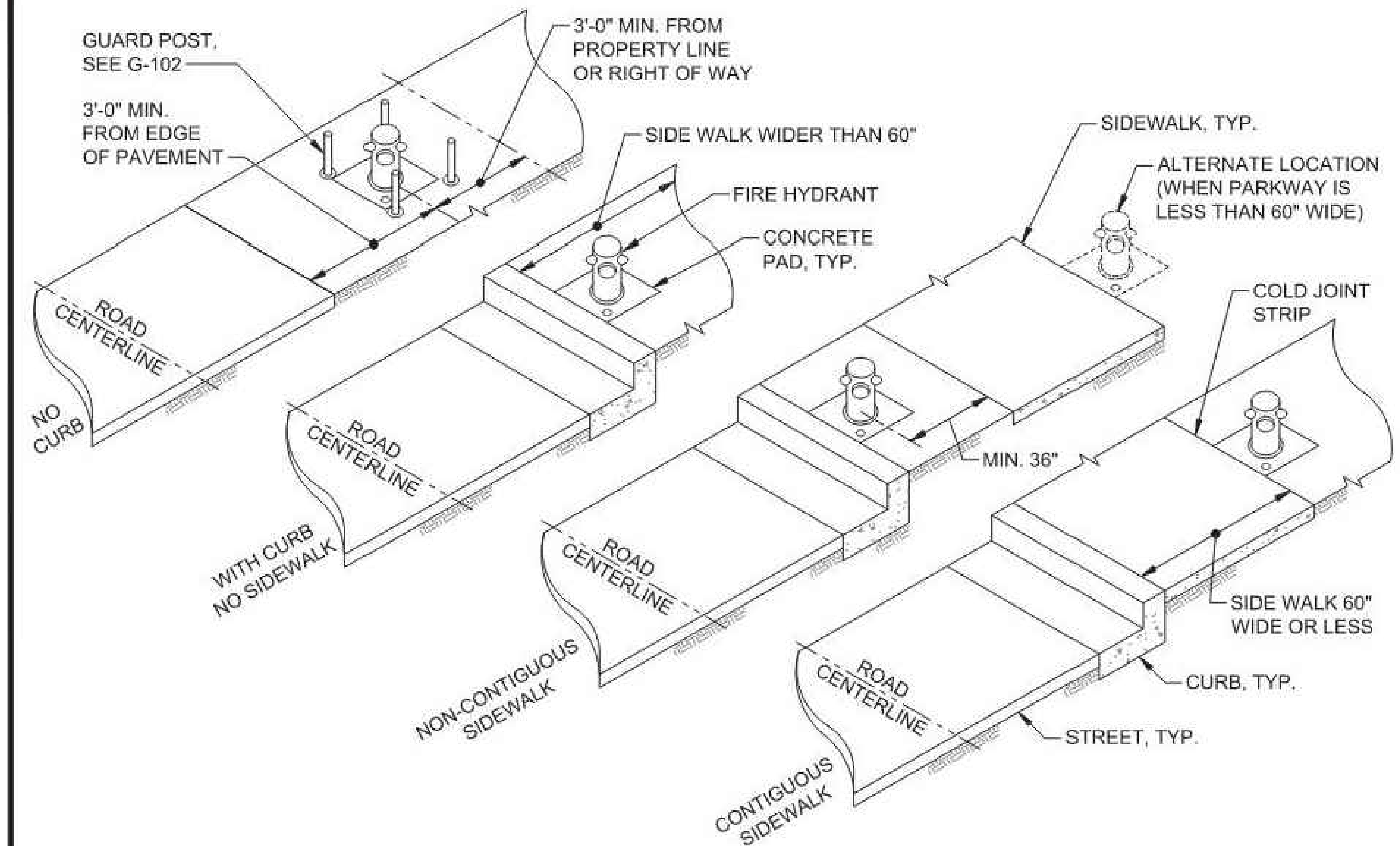
FIRE HYDRANT INSTALLATION WORKING PRESSURE ABOVE 150 PSI

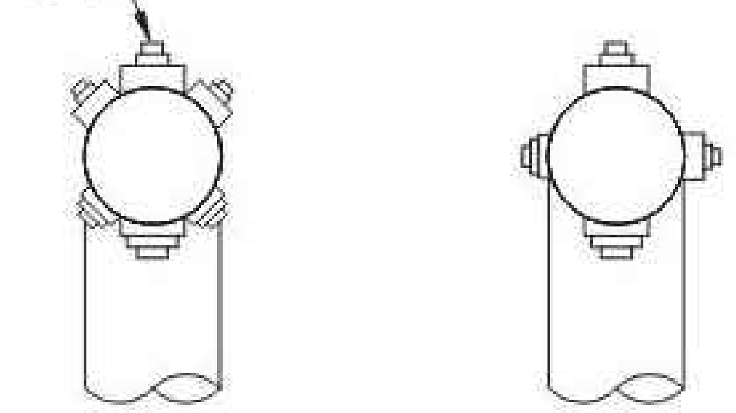
LAS VIRGENES MUNICIPAL WATER DISTRICT
4232 LAS VIRGENES RD.
CALABASAS, CA 91302

REVISIONS			
NO.	BY	DATE	APRVD.

PRINCIPAL ENGINEER — 12/22/2021 DATE

W-111
2 OF 3





3-PORTS 2-PORTS

NOTE:
1. FIRE HYDRANT SHALL BE INSTALLED WITH THE LARGEST PORT PERPENDICULAR TO THE STREET.
2. THE DISTANCE FROM THE FACE OF CURB TO THE CENTERLINE OF THE FIRE HYDRANT SHALL BE 2'-0" MINIMUM.
3. CONSTRUCT CONCRETE OR BLOCK RETAINING WALL IF THE HYDRANT IS INSTALLED IN AN UNPAVED OR LANDSCAPED LOCATION. (REFER TO STANDARD DRAWING G-101).
4. WHEN REQUIRED, NUMBER OF POSTS AND LOCATION TO BE SHOWN ON THE PLANS.

FIRE HYDRANT LOCATION AND PORT ORIENTATION

LAS VIRGENES MUNICIPAL WATER DISTRICT
4232 LAS VIRGENES RD.
CALABASAS, CA 91302

REVISIONS			
NO.	BY	DATE	APRVD.

PRINCIPAL ENGINEER — 12/22/2021 DATE

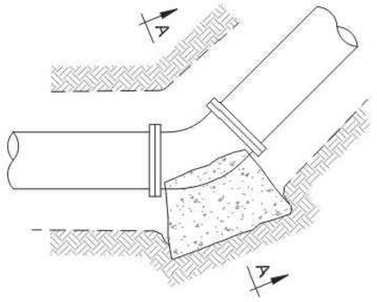
W-111
3 OF 3

(A) FIRE HYDRANT

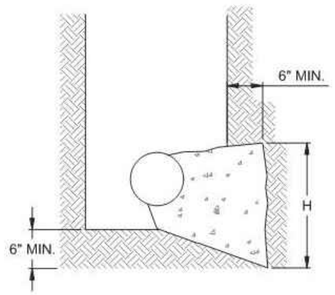
REGISTERED PROFESSIONAL ENGINEER — JIMMY A. GALVEZ — EXP:06/30/23 — C-75568 — CIVIL — STATE OF CALIFORNIA

100% FINAL CONSTRUCTION DOCUMENTS

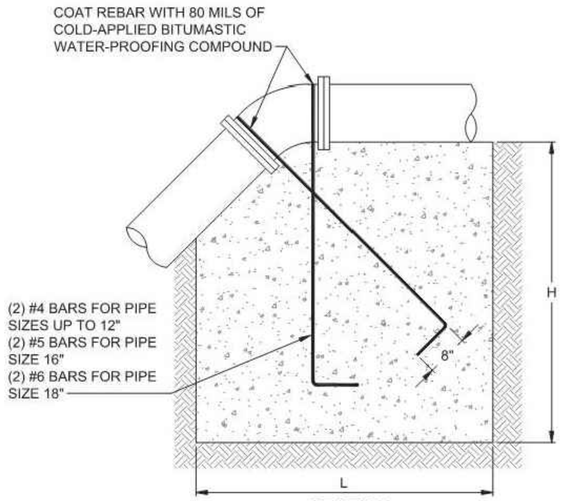
DESIGNED: CB	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO. 638 / 182819
CADD GF	C7.1	UTILITY DETAILS	PMIS/PKG NO. 303051
TECH. REVIEW: DN		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	SHEET
DATE: 7-15-2022			29 OF 200



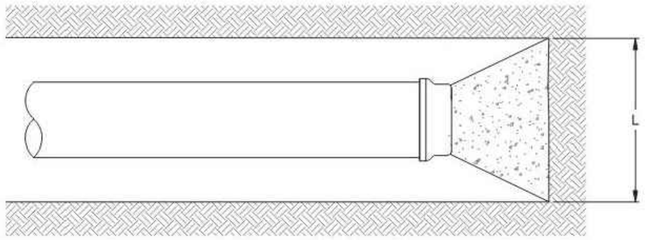
PLAN



SECTION A-A



SECTION
VERTICAL BEND ANCHOR



END OF LINE

HORIZONTAL BEND THRUST BLOCK								
PIPE SIZE (IN)	11-1/4° BEND				22-1/2° BEND			
	L (IN)	H (IN)	AREA (IN^2)	THRUST (LBS)	L (IN)	H (IN)	AREA (IN^2)	THRUST (LBS)
4	12	6	72	554	16	8	128	1,104
6	17	9	153	1,248	24	12	288	2,483
8	23	12	276	2,218	32	16	512	4,414
10	29	15	435	3,465	40	20	800	6,897
12	34	17	578	4,990	48	24	1,152	9,932

HORIZONTAL BEND THRUST BLOCK								
PIPE SIZE (IN)	45° BEND				90° BEND			
	L (IN)	H (IN)	AREA (IN^2)	THRUST (LBS)	L (IN)	H (IN)	AREA (IN^2)	THRUST (LBS)
4	23	12	276	2,165	31	16	496	4,000
6	34	17	578	4,871	46	23	1,058	9,000
8	45	23	1,035	8,659	61	31	1,891	15,999
10	56	28	1,568	13,529	76	38	2,888	24,999
12	67	34	2,278	19,482	92	46	4,232	35,999

HORIZONTAL BEND THRUST BLOCK				
PIPE SIZE (IN)	END OF LINE			
	L (IN)	H (IN)	AREA (IN^2)	THRUST (LBS)
4	26	13	338	2,828
6	39	20	780	6,364
8	52	26	1,352	11,313
10	64	32	2,048	17,677
12	77	39	3,003	25,455

VERTICAL BEND ANCHOR BLOCK *						
PIPE SIZE (IN)	22-1/2° BEND L, H, W (IN)	VOLUME (YD^3)	THRUST (LBS)	45° BEND L, H, W (IN)	VOLUME (YD^3)	THRUST (LBS)
4	26	0.4	1,104	32	0.7	2,165
6	34	0.8	2,483	42	1.6	4,871
8	41	1.5	4,414	51	2.8	8,659
10	47	2.2	6,897	59	4.4	13,529
12	53	3.2	9,932	67	6.4	19,482

* FOR DUCTILE IRON PIPE, ALL VERTICAL BENDS SHALL BE MECHANICALLY RESTRAINED. SEE NOTE 14 ON SHEET 5 OF 5.

THRUST BLOCK DETAILS

THRUST BLOCK DETAILS

LAS VIRGENES MUNICIPAL WATER DISTRICT
4232 LAS VIRGENES RD.
CALABASAS, CA 91302

REVISIONS			
NO.	BY	DATE	APRVD.

PRINCIPAL ENGINEER — 12/22/2021 DATE

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1 OF 5

LAS VIRGENES MUNICIPAL WATER DISTRICT
4232 LAS VIRGENES RD.
CALABASAS, CA 91302

REVISIONS			
NO.	BY	DATE	APRVD.

PRINCIPAL ENGINEER — 12/22/2021 DATE

W-127

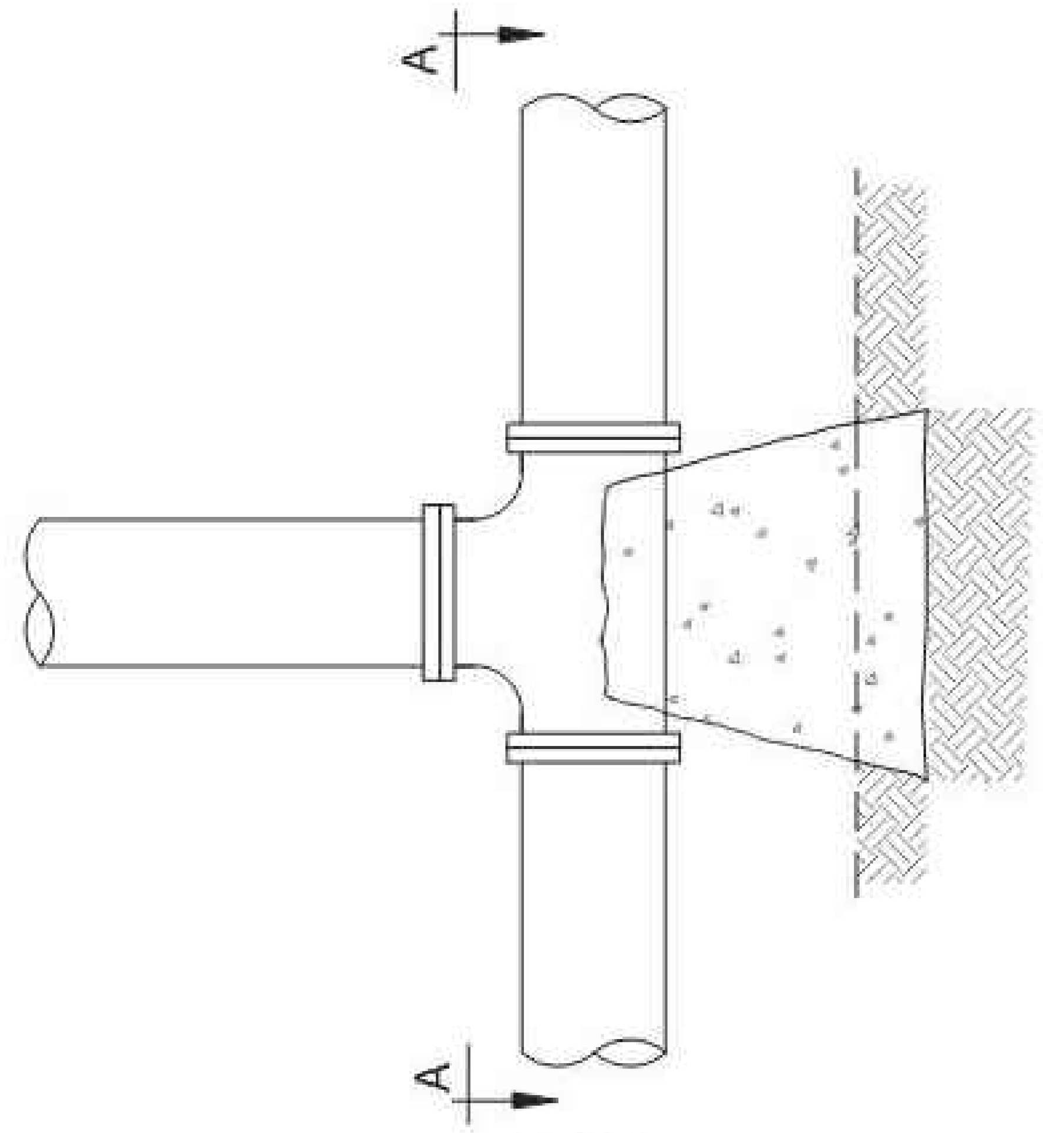
2 OF 5

(A) THRUST BLOCK

REGISTERED PROFESSIONAL ENGINEER — JERRY A. GALLEZ — EXP: 09/30/23 — C-75868 — CIVIL — STATE OF CALIFORNIA

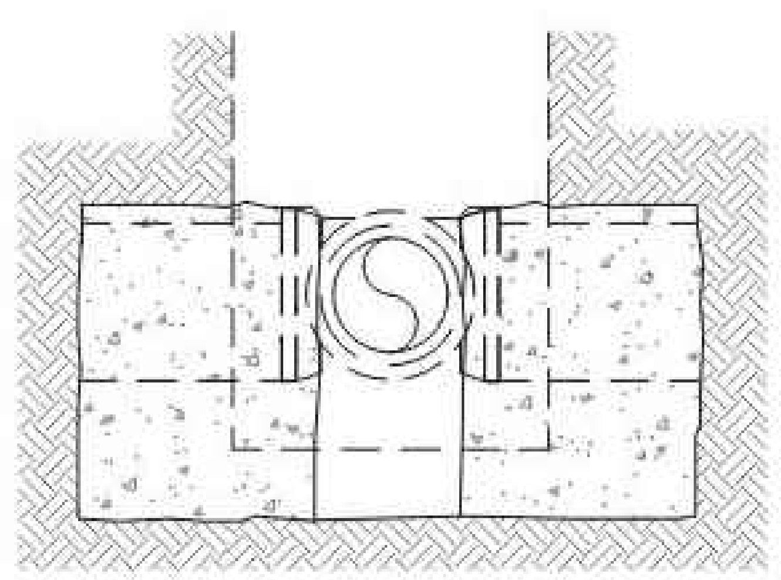
100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
CB	C7.2	UTILITY DETAILS	638 182819
CADD: GF			PMIS/PKG NO. 303051
TECH. REVIEW: DN		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	SHEET 30 OF 200
DATE: 7-15-2022			



PLAN

PIPE SIZE (IN)	TEE			
	L (IN)	H (IN)	AREA (IN²)	THRUST (LBS)
4	26	13	338	2,828
6	39	20	780	6,364
8	52	26	1,352	11,313
10	64	32	2,048	17,677
12	77	39	3,003	25,455



SECTION A-A

TEE

THRUST BLOCK DETAILS

LAS VIRGENES MUNICIPAL WATER DISTRICT
4232 LAS VIRGENES RD.
CALABASAS, CA 91302

REVISIONS			
NO.	BY	DATE	APRVD.

PRINCIPAL ENGINEER — DATE 12/22/2021

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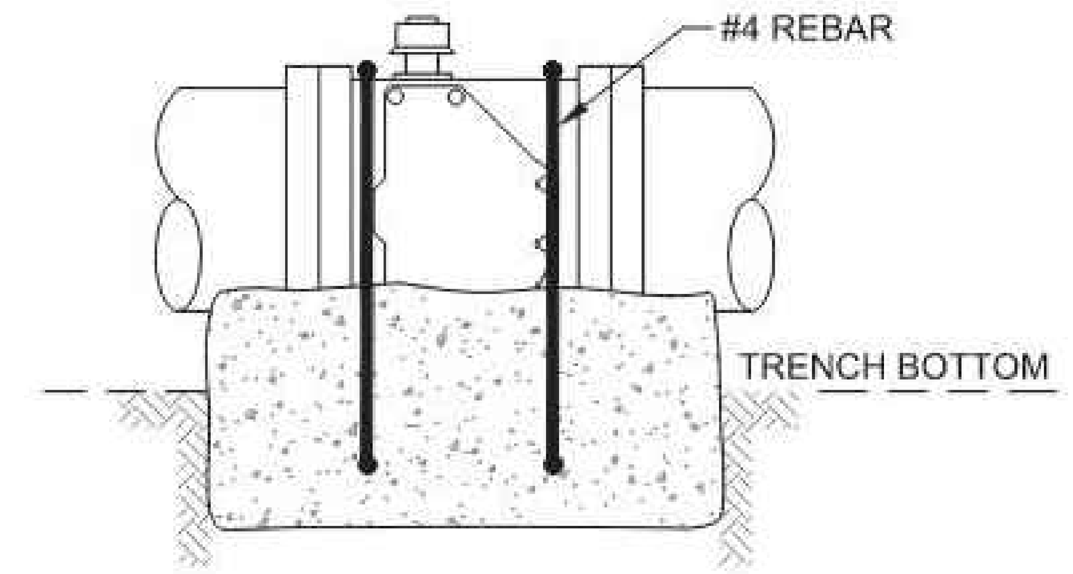
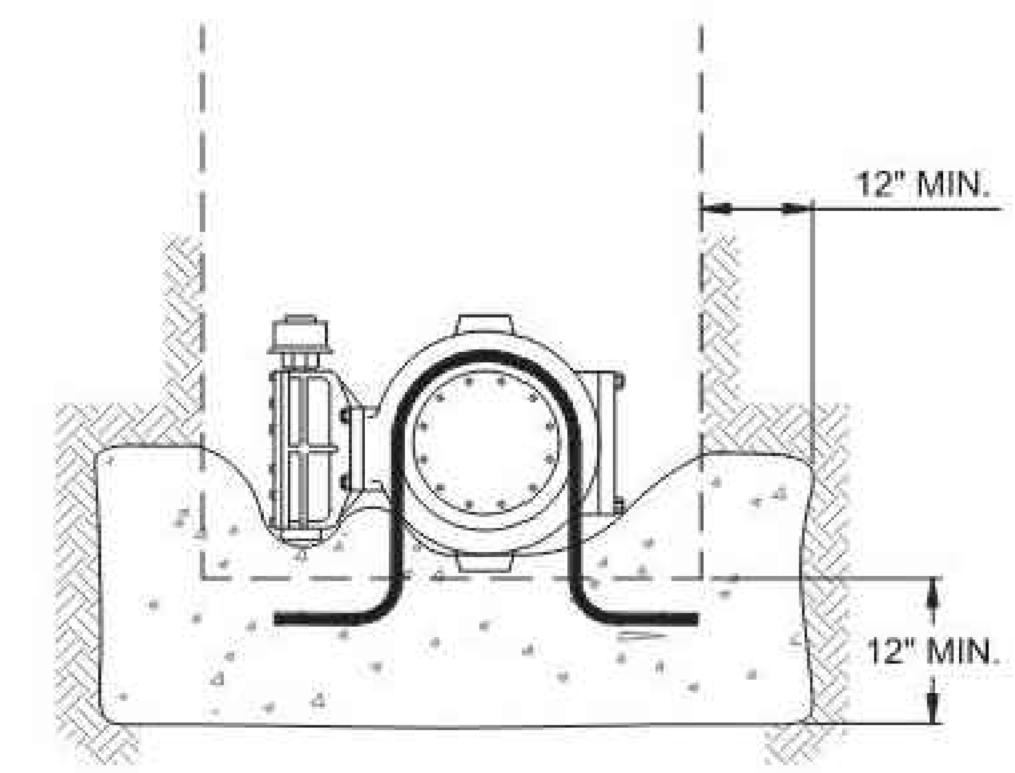
3 OF 5

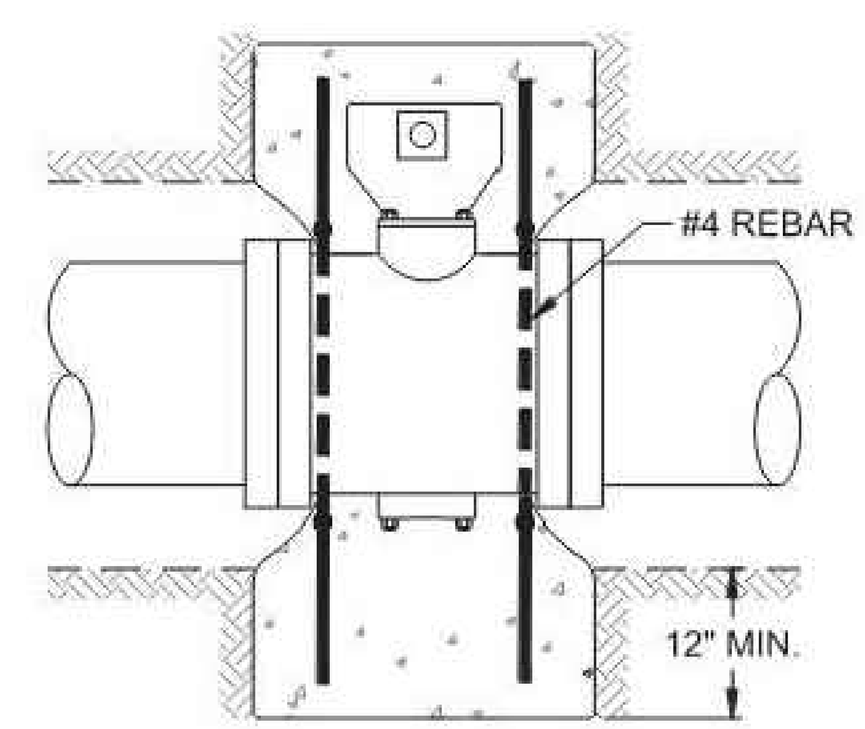
BUTTERFLY VALVES



ELEVATION

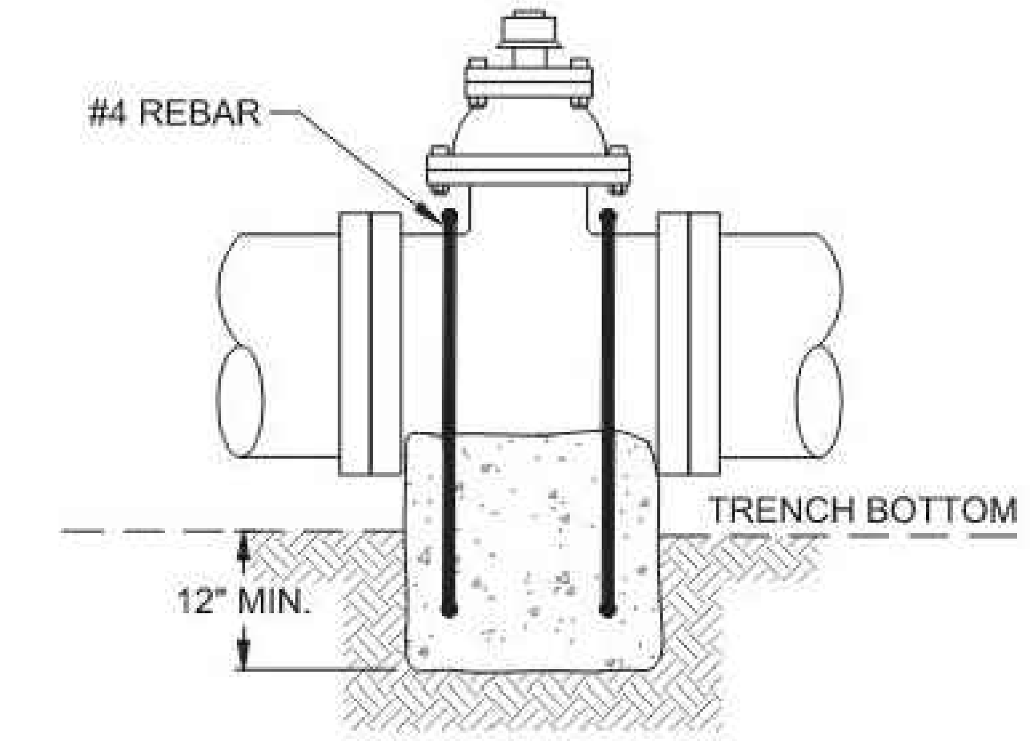


SECTION

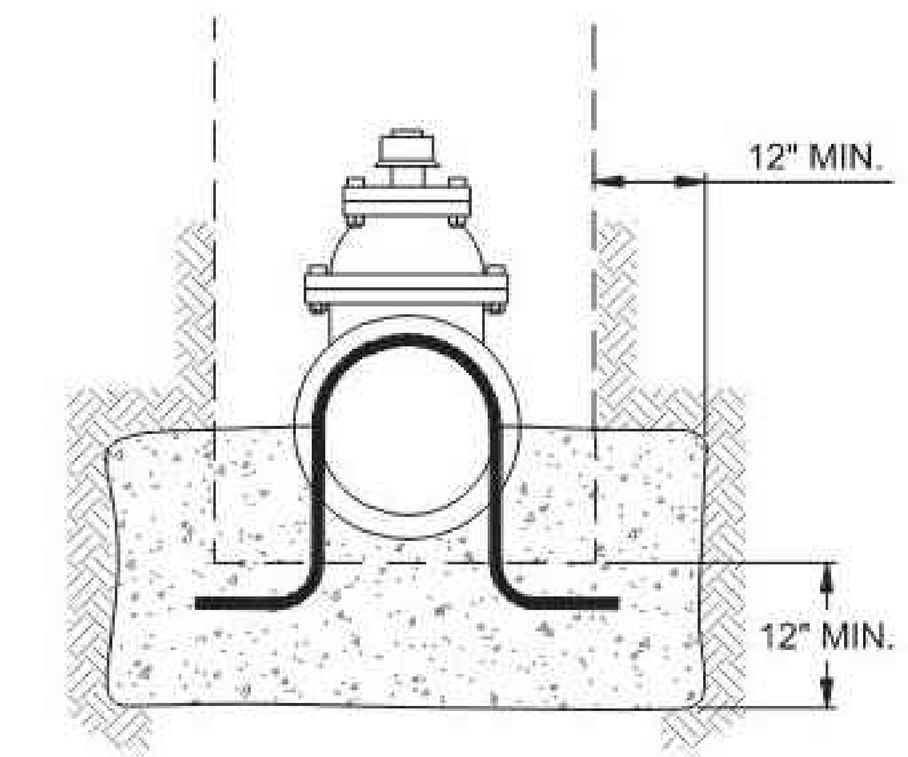


PLAN

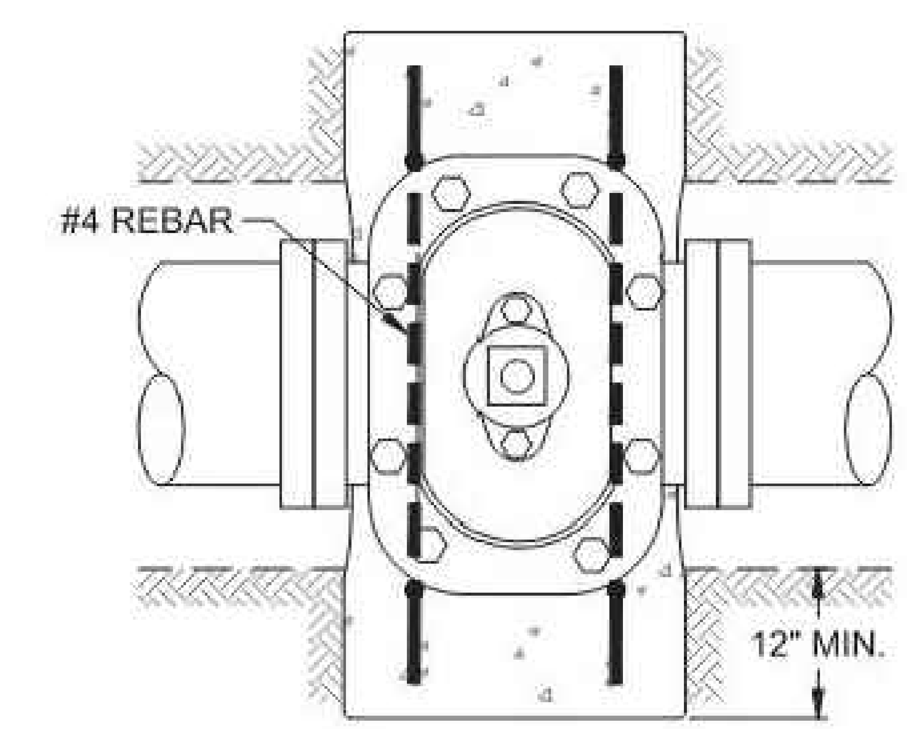
GATE VALVES



ELEVATION



SECTION



PLAN

THRUST BLOCK DETAILS

LAS VIRGENES MUNICIPAL WATER DISTRICT
4232 LAS VIRGENES RD.
CALABASAS, CA 91302

REVISIONS			
NO.	BY	DATE	APRVD.

PRINCIPAL ENGINEER — DATE 12/22/2021

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(A) THRUST BLOCK (CONT'D)

100% FINAL CONSTRUCTION DOCUMENTS

REGISTERED PROFESSIONAL ENGINEER JIMMY A. GALVEZ EXP:06/30/23 C-75568 CIVIL STATE OF CALIFORNIA

DESIGNED: CB
CADD: GF
TECH. REVIEW: DN
DATE: 7-15-2022

SUB SHEET NO. C7.3

TITLE OF SHEET: UTILITY DETAILS
SAMO REBUILD PARAMOUNT RANCH
AGOURA HILLS, CALIFORNIA

DRAWING NO. 638 / 182819
PMIS/PKG NO. 303051
SHEET 31 OF 200

NOTES:

1. THRUST BLOCK BEARING AREA BASED ON ALLOWABLE SOIL BEARING VALUE OF 1500 PSF PRESSURE, 225 PSI LINE PRESSURE WITH 3'-0" COVER MIN., AND A MIN. SAFETY FACTOR OF 1.2.
   FOR BEARING = 1000 PSF, 1.5 X AREA SHOWN
   FOR BEARING = 500 PSF, 3.0 X AREA SHOWN
2. ALL THRUST BLOCKS SHALL BE PORTLAND CEMENT CONCRETE MIX 560-C-3250 AND PLACED AGAINST UNDISTURBED SOIL.
3. CONCRETE SHALL NOT EXTEND ONTO FLANGES OF VALVES AND APPURTENANCES OR ADJOINING PIPE AND FITTINGS.
4. WHEN VALVES ARE FLANGED TO FITTINGS, AVOID PLACING CONCRETE ON ANY PART OF THE VALVE BONNET OR VALVE OPERATOR.
5. COAT REBAR WITH 80 MILS OF COLD-APPLIED BITUMASTIC WATER-PROOFING COMPOUND. WRAP EXTERIOR OF VALVE, ACTUATOR AND REBAR WITH 8 MIL POLYETHYLENE SHEETING AND TAPE.
6. MIN. CONCRETE COVER OVER REBAR SHALL BE 3".
7. NO CONCRETE SHALL BE POURED ON VALVE OR PIPE JOINT.
8. YIELD STRENGTH OF STEEL BARS SHALL BE 36 KSI.
9. FOR PIPELINES LARGER THAN 12" IN DIA., THE ENGINEER SHALL CALCULATE THRUST BLOCK SIZE BASED ON PROJECT SPECIFIC SOIL CONDITIONS AND SHALL SUBMIT THE CALCULATIONS TO THE DISTRICT FOR APPROVAL.
10. MECHANICAL THRUST RESTRAINTS SHALL BE PROVIDED IN LIEU OF THRUST OR ANCHOR BLOCKS IF THE BEARING FACE OF THE THRUST OR ANCHOR BLOCK MAY BE DISTURBED AT ANY POINT AFTER CONSTRUCTION OR DURING CONSTRUCTION OF OTHER FACILITIES.
11. WHERE MECHANICAL THRUST RESTRAINTS ARE PROVIDED, THE ENGINEER SHALL CALCULATE THE REQUIRED LENGTH OF THRUST RESTRAINT ALONG THE PIPELINE ALIGNMENT AND SHALL SUBMIT THE CALCULATIONS TO THE DISTRICT FOR APPROVAL.
12. DUCTILE IRON PIPE JOINT FITTINGS SHALL BE MECHANICALLY RESTRAINED AT ALL VERTICAL BENDS. VERTICAL BEND ANCHOR BLOCKS SHALL ONLY BE PROVIDED WHERE APPROVED BY DISTRICT.
13. CONCRETE SHALL BE MIXED THROUGH A READY-MIX OR A BATCH TYPE MIXER. REFER TO SPEC. SECTION 1.8 FOR ADDITIONAL REQUIREMENTS.

THRUST BLOCK DETAILS

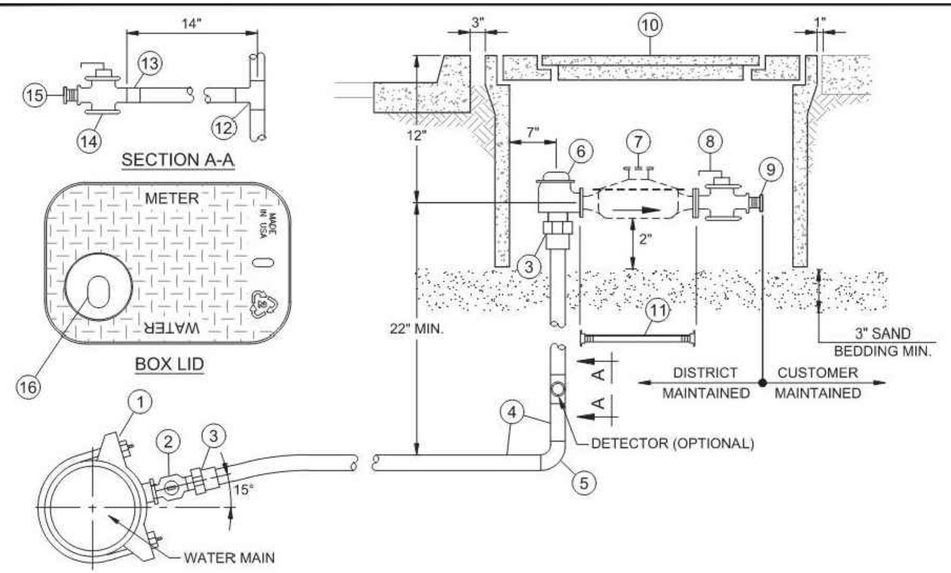
REVISIONS			
NO.	BY	DATE	APRVD.

4232 LAS VIRGENES RD.
CALABASAS, CA 91302

PRINCIPAL ENGINEER — 12/22/2021 DATE

W-127

5 OF 5



1. SERVICE SADDLE (REFER TO STANDARD DRAWING W-118 FOR CONNECTION TO STEEL MAIN)
2. CORPORATION STOP (INSTALL WITH KEY ON SIDE AND OPEN POSITION, UNLESS OTHERWISE DIRECTED)
3. COPPER ADAPTER
4. COPPER SERVICE TUBING (SEE NOTE 2.)
5. 90° ELBOW (SOLDERED)
6. ANGLE METER STOP VALVE
7. METER (WILL BE INSTALLED BY LVMWD)
8. CUSTOMER HANDLE VALVE
9. NYLON BUSING
10. 18" x 30" HEAVY DUTY POLYMER METER BOX WITH FLARED WALLS, SLIP RESISTANT COVER WITH STAINLESS STEEL BOLT, WASHER, AND FLOATING NUT. OLDCASTLE FIBRELYTE, DFW OR EQUAL (REFER TO STANDARD DRAWING W-123 FOR LOCATIONS)
11. METER SPACER (PVC SCHEDULE 80 WILL BE INSTALLED BY CONTRACTOR, SEE NOTE 3.)
12. COPPER TEE (2" x 2" x 2")
13. COPPER MIP (2")
14. 2" BALL VALVE, FIP x FIP TEE HEAD WITH LOCKWING
15. 2" BRASS PLUG (SEE NOTE NO. 4)
16. 4" Ø 5/8" X 1/2" DEEP RECESS WITH 1.88"Ø X 2.50" TOUCH READ HOLE FOR ENDPOINT

NOTES:

1. REFER TO SPEC. SECTION 1.10 FOR MATERIALS SPECIFICATIONS.
2. NO INTERMEDIATE JOINTS PERMITTED WITHOUT APPROVAL OF LVMWD. SERVICE LINES TO RECEIVE BACKFILL OF IMPORTED SAND WITHIN PIPE ZONE (REFER TO STANDARD DRAWING W-101 FOR SPECIFICS).
3. REFER TO SPEC. SECTION 1.10 FOR SPACER LENGTH.
4. INSTALL OPTIONAL DETECTOR CHECK PER STANDARD DRAWING W-110.

1-1/2" TO 2" METER SERVICE INSTALLATION (MAXIMUM WORKING PRESSURE 150 PSI)

REVISIONS			
NO.	BY	DATE	APRVD.

4232 LAS VIRGENES RD.
CALABASAS, CA 91302

PRINCIPAL ENGINEER — 12/22/2021 DATE

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(A) THRUST BLOCK (CONT'D)

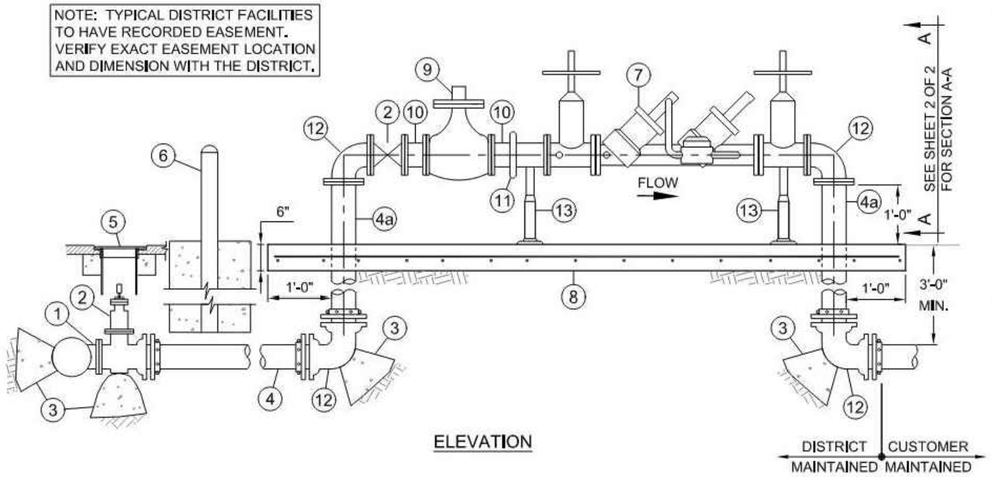
(B) 2" METER SERVICE

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
CB	C7.4	UTILITY DETAILS	638 / 182819
CADD: GF		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	PMIS/PKG NO. 303051
TECH. REVIEW: DN			SHEET 32 OF 200
DATE: 7-15-2022			

REGISTERED PROFESSIONAL ENGINEER — GARY A. GALVEZ — EXP: 09/30/23 — C-75568 — CIVIL — STATE OF CALIFORNIA

NOTE: TYPICAL DISTRICT FACILITIES TO HAVE RECORDED EASEMENT. VERIFY EXACT EASEMENT LOCATION AND DIMENSION WITH THE DISTRICT.



ELEVATION

(1) FLANGED OUTLET CL 250 (INSTALL TEE OR REFER TO STANDARD DRAWING W-125 AND G-105 FOR SPECIFICS)

(2) GATE VALVE FLG x FLG ABOVE CLASS 350 (REFER TO SECTION 1.5 FOR SPECIFICS) (4" MINIMUM)

(3) THRUST BLOCK (REFER TO STANDARD DRAWING W-127 FOR SPECIFICS)

(4) PIPE CMLC, REFER TO SPEC. SECTION 1.3 FOR THICKNESS (PIPING TO BE 4" MIN.)

(4a) DI SPOOL FLG x PE

(5) VALVE BOX AND COVER (REFER TO STANDARD DRAWING W-116 FOR SPECIFICS)

(6) GUARD POST (REFER TO STANDARD DRAWING G-102 FOR SPECIFICS)

(7) FEBCO BACKFLOW PREVENTION MODEL LF856 DOUBLE CHECK VALVE DETECTOR

(8) SUPPORT PAD (WITH #4 REBAR AT 8" ON CENTER)

(9) PRESSURE REDUCING VALVE, CLA-VAL MODEL 90 - 01 OR EQUAL (S.S. TRIM, WITH BRONZE DISC RETAINER AND DIAPHRAGM WASHER)

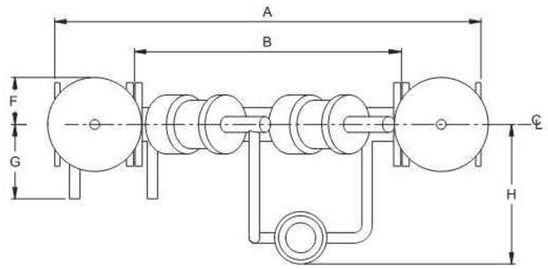
(10) DI SPOOL, FLG x GE, OR DI SPOOL FLG x FLG

(11) GROOVED END COUPLING

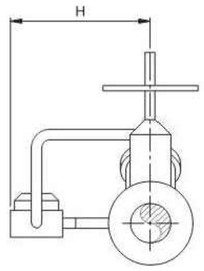
(12) 90° ELBOW DI MJ CL 350

(13) ADJUSTABLE PIPE SUPPORT

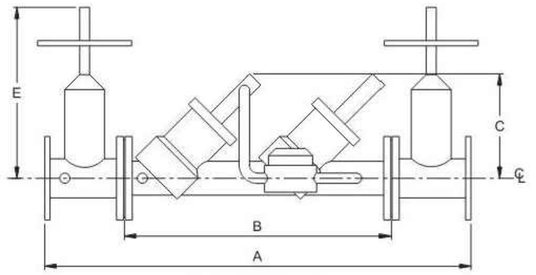
NOTE:
1. SEE SPEC. SECTION 1.9 FOR PAINTING REQUIREMENTS.
2. SETTER TO REMAIN IN PLACE UNLESS OTHERWISE DIRECTED BY LVMWD STAFF.
3. FIRE DEPARTMENT CONNECTION SHOULD BE OUTSIDE OF LVMWD EASEMENT.



PLAN VIEW



END VIEW A-A



ELEVATION VIEW

FEBCO MODEL LF856 DIMENSIONS

DATA PER MANUFACTURE CATALOG
CONFIRM WITH MANUFACTURER FOR FINAL DIMENSIONS FOR INSTALLATION

SIZE (INCHES)	A (INCHES)	B (INCHES)	C (INCHES)	E (INCHES)	F (INCHES)	G (INCHES)	H (INCHES)	WEIGHT OSY (LBS)
4	46-1/4	28	10-1/8	23-1/4	5-1/2	8-1/8	14	338
6	56	34-3/4	12-3/4	30-1/8	6-1/2	9-7/8	15	515
8	65	41-3/4	15-5/8	37-3/4	7	11-1/8	15-3/4	826
10	72-5/8	46-3/8	15-5/8	48	9	12-3/8	15-3/4	1234

4" TO 10" DETECTOR CHECK INSTALLATION (ABOVE GROUND) WORKING PRESSURE 151 PSI AND ABOVE

LAS VIRGENES MUNICIPAL WATER DISTRICT
4232 LAS VIRGENES RD.
CALABASAS, CA 91302

REVISIONS			
NO.	BY	DATE	APRVD.

PRINCIPAL ENGINEER — 12/22/2021 DATE

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1 OF 2

4" TO 10" DETECTOR CHECK INSTALLATION (ABOVE GROUND) WORKING PRESSURE 151 PSI AND ABOVE

LAS VIRGENES MUNICIPAL WATER DISTRICT
4232 LAS VIRGENES RD.
CALABASAS, CA 91302

REVISIONS			
NO.	BY	DATE	APRVD.

PRINCIPAL ENGINEER — 12/22/2021 DATE

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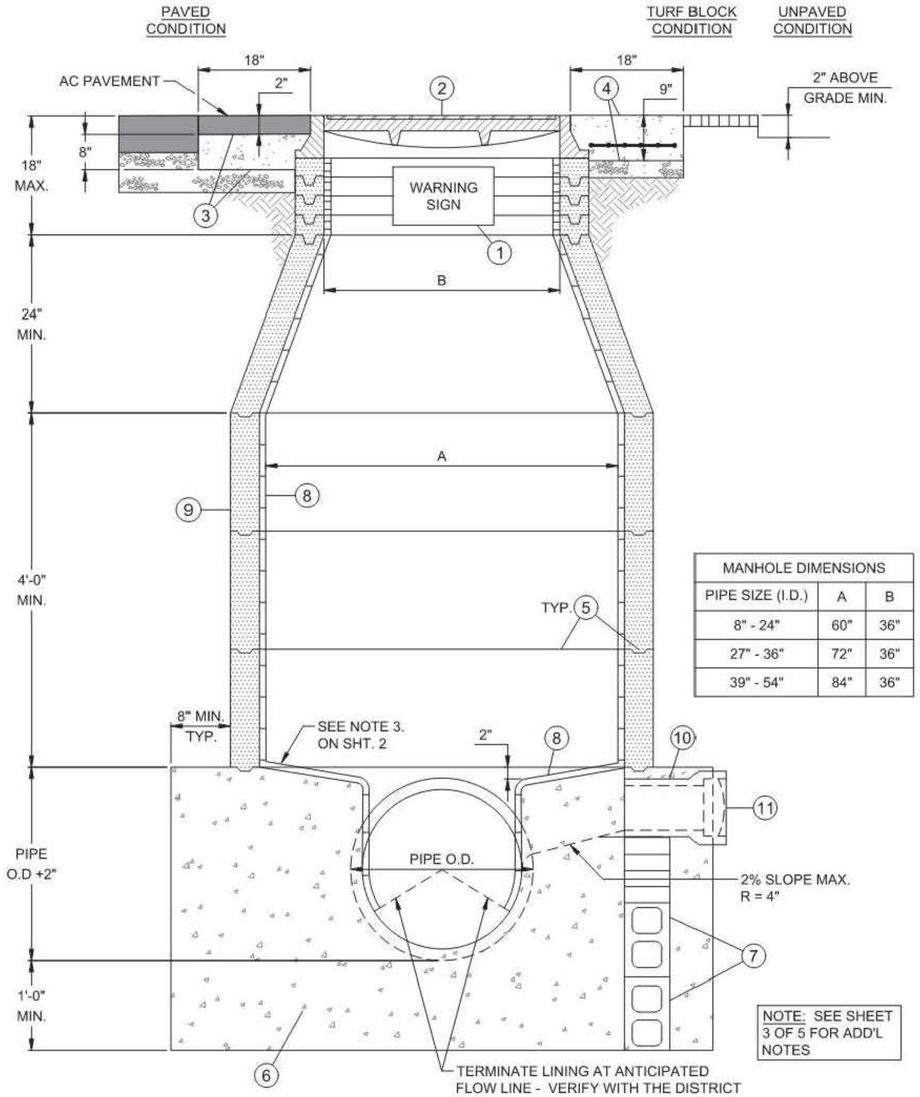
2 OF 2

(A) DETECTOR CHECK

REGISTERED PROFESSIONAL ENGINEER — MARY A. GALVEZ — EXP: 06/30/23 — C-76566 — CIVIL — STATE OF CALIFORNIA

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
CB	C7.5	UTILITY DETAILS	638 182819
CADD: GF			PMIS/PKG NO. 303051
TECH. REVIEW: DN		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	SHEET 33 OF 200
DATE: 7-15-2022			



MANHOLE DIMENSIONS		
PIPE SIZE (I.D.)	A	B
8" - 24"	60"	36"
27" - 36"	72"	36"
39" - 54"	84"	36"

NOTE: SEE SHEET 3 OF 5 FOR ADD'L NOTES

SEWER MANHOLE AND COVER

4232 LAS VIRGENES RD.
CALABASAS, CA 91302

REVISIONS			
NO.	BY	DATE	APRVD.

PRINCIPAL ENGINEER — 12/22/2021 DATE

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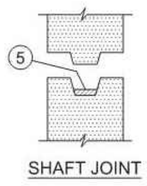
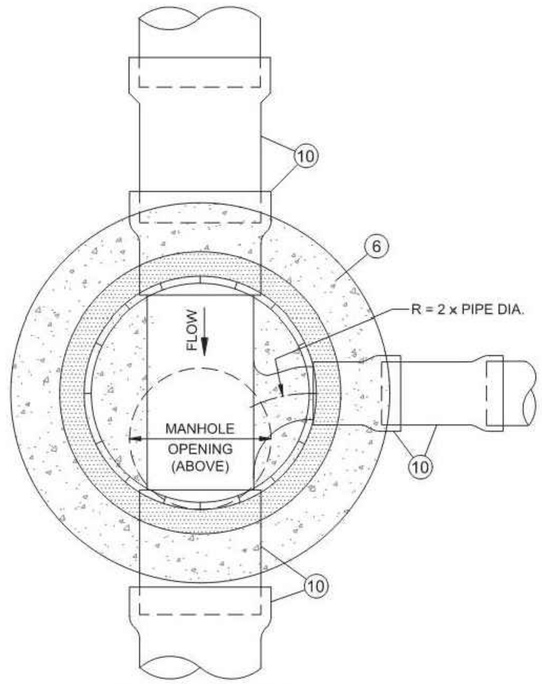
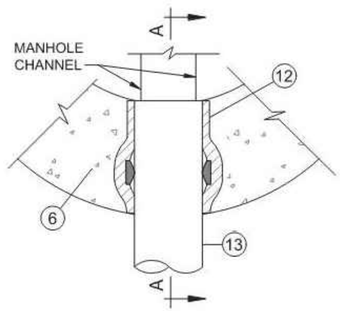


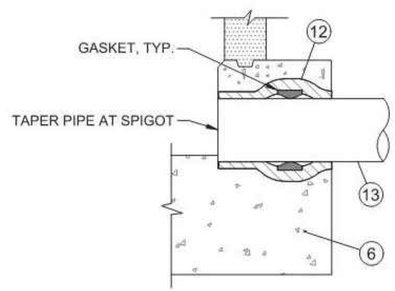
SHAFT JOINT



MANHOLE BASE WITH VCP CONNECTION



PLAN



SECTION A-A

PVC PIPE CONNECTION

SEWER MANHOLE AND COVER

4232 LAS VIRGENES RD.
CALABASAS, CA 91302

REVISIONS			
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PRINCIPAL ENGINEER — 12/22/2021 DATE

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2 OF 5

(A) SEWER MANHOLE AND COVER

REGISTERED PROFESSIONAL ENGINEER — GARY A. GALVEZ — EXP: 06/30/23 — C-75588 — CIVIL — STATE OF CALIFORNIA

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
CB	C7.6	UTILITY DETAILS	638 / 182819
CADD: GF			PMIS/PKG NO. 303051
TECH. REVIEW: DN		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	SHEET 34 OF 200
DATE: 7-15-2022			

(1) STENCILED WARNING SIGN WITH WHITE BACKING. SEE DETAIL ON SHEET 5

(2) FRAME AND COVER PER SPEC. SECTION 1.11. SEE DETAIL ON SHEET 4

(3) ROUND CLASS "B" CONCRETE COLLAR AND AC PAVEMENT

(4) SQUARE CLASS "B" CONCRETE PAD WITH 6" x 6" STEEL CENTERED IN CONCRETE

(5) SHAFT JOINT WITH JOINT SEALING COMPOUND. SEE NOTE 8. BELOW

(6) CONCRETE MANHOLE BASE, CAST IN PLACE. SEE NOTES 6. AND 8. BELOW

(7) CONCRETE BLOCK AND/OR BRICK SUPPORT. SEE NOTE 4. BELOW

(8) MANHOLE LINER PER SPEC. SECTION 1.11. APPLY NON-SKID SURFACE ON TOTAL SHELF AREA

(9) PRECAST CONCRETE MANHOLE SHAFT, MIN. WALL THICKNESS AS NOTED BELOW:
60"Ø MANHOLE: 6" WALL THICKNESS | 72"Ø. MANHOLE: 7" WALL THICKNESS | 84"Ø. MANHOLE: 8" WALL THICKNESS

(10) FOR INSTALLATION OF NEW M ANHOLES OVER EXISTING SEWER LINES, INSTALL 16" LONG VCP THROUGH MANHOLE BASE FOLLOWED BY A 12" LONG VCP, AS SHOWN, FOR FLEXIBILITY. FOR PVC PIPE, REFER TO "PVC PIPE CONNECTION" DETAILS ON SHEET 2 OF 5

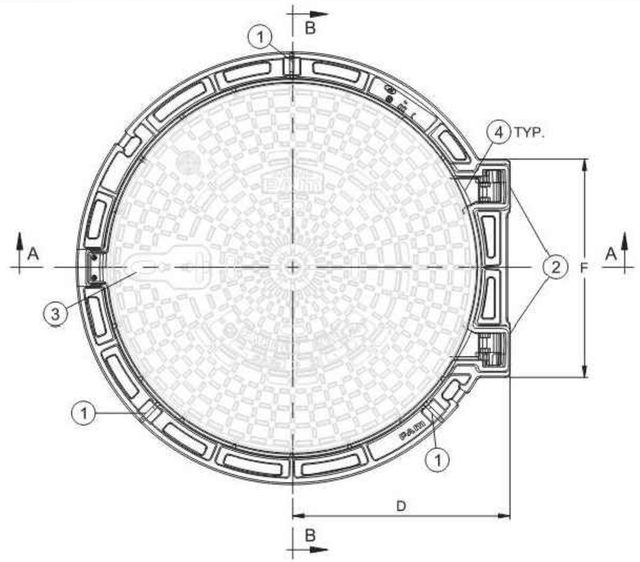
(11) INSTALL TEMPORARY PLYWOOD PLUG IN PIPE BELL JOINT

(12) FOR SDR-35 PVC PIPE: GASKETED SDR-35 (SDR-26 FOR 15" THRU 18") PVC MANHOLE COUPLING WITH EPOXY RESIN SAND COATING ON EXTERIOR SURFACE. FOR C900 PVC DR 14 PIPE: GASKETED C900 PVC DR 14 MANHOLE COUPLING WITH EPOXY RESIN SAND COATING ON EXTERIOR SURFACE

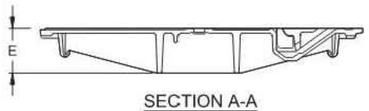
(13) SDR-35 PVC PIPE OR C900 PVC DR 14 PIPE

NOTES:

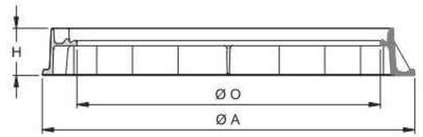
1. ALL MANHOLES SHALL HAVE 36" COVERS.
2. COAT FRAME AND COVER PER SPEC. SECTION 1.11.
3. PLACE TWO HALF MOON SHAPED PLYWOOD COVERS (5/8" THICK MIN.) ON BOTTOM OF MANHOLE AFTER SHAFTS HAVE BEEN SET TO KEEP DEBRIS FROM ENTERING SEWER. REMOVE PLYWOOD PRIOR TO FINAL ACCEPTANCE.
4. ALL INLETS AND OUTLETS SHALL BE SUPPORTED WITH CONCRETE BLOCK AND/OR BRICK SUPPORTS, PRIOR TO POURING MANHOLE BASE TO PREVENT PIPE MOVEMENT DURING CONSTRUCTION OF MANHOLE BASE
5. ALL PRECAST CONCRETE MANHOLE SHAFTS SHALL BE MANUFACTURED PER SPEC. SECTION 1.11.
6. BASE SHALL BE POURED AGAINST UNDISTURBED SOIL. IF SOIL IS DISTURBED, OR IF GROUND WATER EXISTS, CRUSHED ROCK SHALL BE INSTALLED BENEATH BASE.
7. CLASS "A" CONCRETE BASE, CAST IN PLACE MONOLITHICALLY.
8. PREFORMED COLD-APPLIED READY-TO-USE PLASTIC JOINT SEALING COMPOUND SHALL BE USED FOR ALL MANHOLE JOINTS. REMOVE EXCESS FROM SURFACES INSIDE MANHOLE.
9. RETAINING WALLS SHALL BE INSTALLED AROUND MANHOLE WHEN THERE IS AN ADJACENT SLOPE. CONSTRUCT RETAINING WALL PER STANDARD DRAWING G-101.
10. MANHOLES SHALL NOT BE PLACED IN SIDEWALKS OR IN CONCRETE DRIVEWAY APRONS.
11. MANHOLES DEEPER THAN 20'-0" TO TOP OF PIPE SHALL BE DESIGNED BY A REGISTERED CIVIL ENGINEER.
12. TIE DOWN ALL MANHOLES ON THE NEAREST CURB FACE BY MEANS OF A 4-INCH WHEEL GRINDER, SEE DETAIL ON SHEET 5 OF 5.
13. PAINTED WARNING SIGN SHALL HAVE WHITE BACKGROUND AND BLACK LETTERS.
14. MANHOLE MUST BE CONSTRUCTED AS SHOWN HEREON REGARDLESS OF CONSTRUCTION PHASE. NO INTERIM CONDITIONS WILL BE ACCEPTED.
15. STREET REHABILITATION AND/OR ASPHALT OVERLAY PROJECTS SHALL NOT INTERRUPT THE SERVICE FUNCTION OF ANY SEWER MANHOLES AND EMERGENCY ACCESS SHALL BE MAINTAINED AT ALL TIMES. MANHOLES THAT ARE PAVED OVER DURING CONSTRUCTION SHALL BE RAISED TO GRADE NO LATER THAN THREE DAYS AFTER THEY WERE PAVED OVER.



FRAME AND COVER



SECTION A-A



SECTION B-B

MASS (LBS.)		DIMENSIONS (IN.)					
COVER	TOTAL	A	D	E	F	H	O
205	392	48	22	5.67	23	6	36

(1) LIFTING EYES

(2) HINGE

(3) LOCKING SYSTEM

(4) FRAME SLOTS

(5) INFILTRATION PLUG

SEWER MANHOLE AND COVER

LAS VIRGENES MUNICIPAL WATER DISTRICT
4232 LAS VIRGENES RD.
CALABASAS, CA 91302

REVISIONS			
NO.	BY	DATE	APRVD.

PRINCIPAL ENGINEER — 12/22/2021 DATE

S-103
3 OF 5

SEWER MANHOLE AND COVER

LAS VIRGENES MUNICIPAL WATER DISTRICT
4232 LAS VIRGENES RD.
CALABASAS, CA 91302

REVISIONS			
NO.	BY	DATE	APRVD.

PRINCIPAL ENGINEER — 12/22/2021 DATE

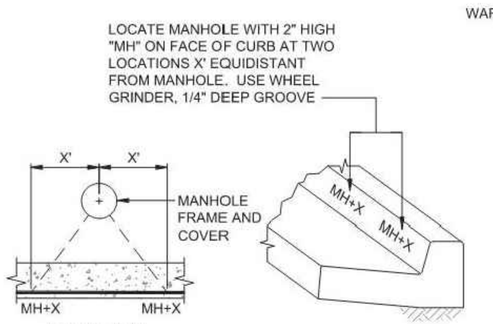
S-103
4 OF 5

(A) SEWER MANHOLE AND COVER (CONT'D)

REGISTERED PROFESSIONAL ENGINEER — MARY A. GALVEZ — EXP: 06/30/23 — C-75568 — CIVIL — STATE OF CALIFORNIA

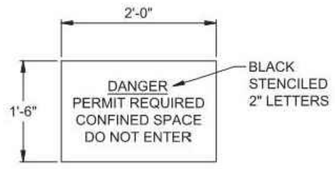
100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
CB	C7.7	UTILITY DETAILS	638 182819
CADD: GF			PMIS/PKG NO. 303051
TECH. REVIEW: DN		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	SHEET 35 OF 200
DATE: 7-15-2022			

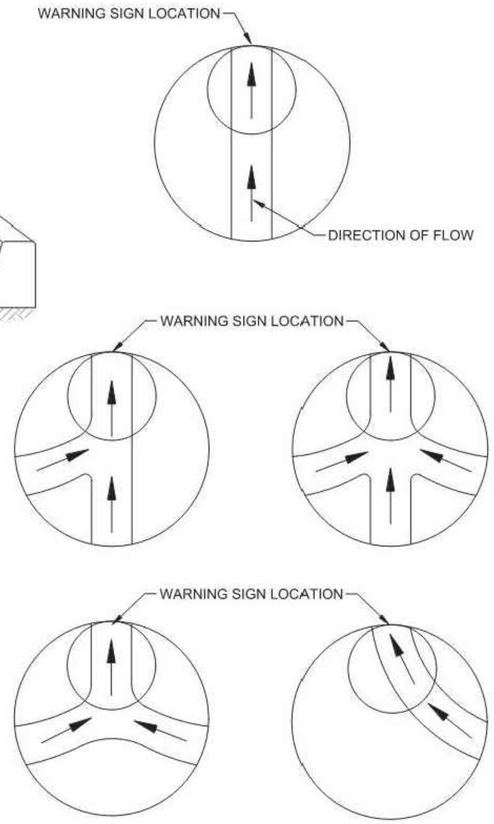


PLAN VIEW

MANHOLE TIE-DOWN



WARNING SIGN WITH WHITE BACKING



ORIENTATION OF MANHOLE COVER TO MANHOLE BASE

SEWER MANHOLE AND COVER

4232 LAS VIRGENES RD.
CALABASAS, CA 91302

REVISIONS			
NO.	BY	DATE	APRVD.

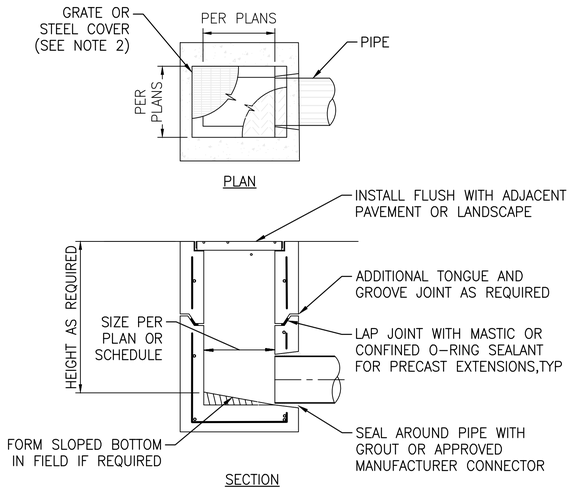
PRINCIPAL ENGINEER — 12/22/2021 DATE

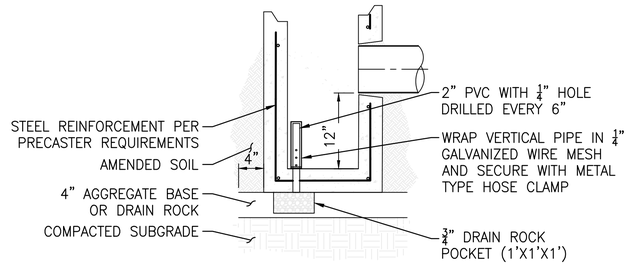
S-103
5 OF 5

(A) SEWER MANHOLE AND COVER (CONT'D)

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
CB	C7.8	UTILITY DETAILS	638 182819
CADD: GF			PMIS/PKG NO. 303051
TECH. REVIEW: DN		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	SHEET 36 OF 200
DATE: 7-15-2022			



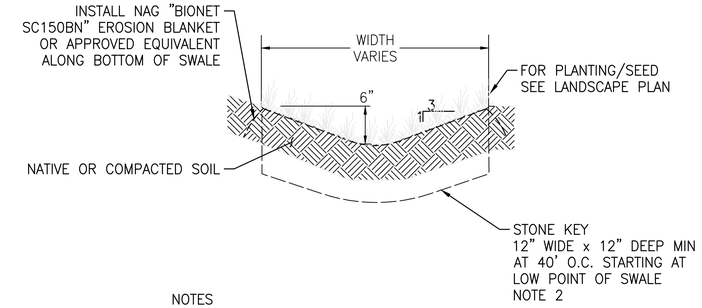


INLET SUMP OPTION

NOTES

1. CATCH BASIN/JUNCTION BOXES SHALL BE SQUARED UNLESS OTHERWISE NOTED.
2. CATCH BASINS SHALL BE FURNISHED WITH CAST IRON GRATE OR STEEL GRATE PER SPECIFICATION. JUNCTION BOXES SHALL BE FURNISHED WITH GALVANIZED STEEL, BOLT DOWN CHECKERED PLATE LIDS. FRAMES FOR GRATES AND LIDS SHALL BE GALVANIZED STEEL.
3. PROVIDE 12" DEEP SUMP BELOW OUTLET INVERT WHERE NOTED ON PLANS OR IN SCHEDULE.

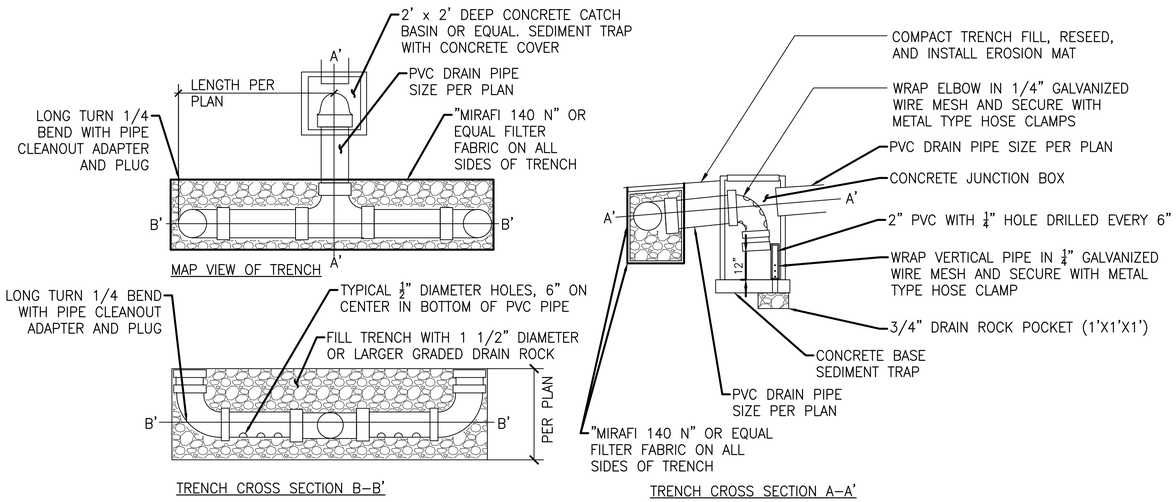
(A) CATCH BASIN JUNCTION BOX



NOTES

1. "LANDSCAPED" SWALE TO BE CONSTRUCTED GENERALLY FOR SWALES WITH LONGITUDINAL SLOPES BETWEEN 0% AND 2%, UNLESS OTHERWISE SHOWN ON PLANS.
2. "STONE KEY" SHALL BE EXCAVATED INTO DISTURBED NATIVE SOIL OR INTO SUITABLE FILL COMPACTED TO 90% RELATIVE DENSITY, FILLED WITH COMPACTED 1 1/2" DRAIN ROCK, AND OVERLAY WITH EROSION CONTROL BLANKET.

(B) VEGETATED SWALE



NOTES :

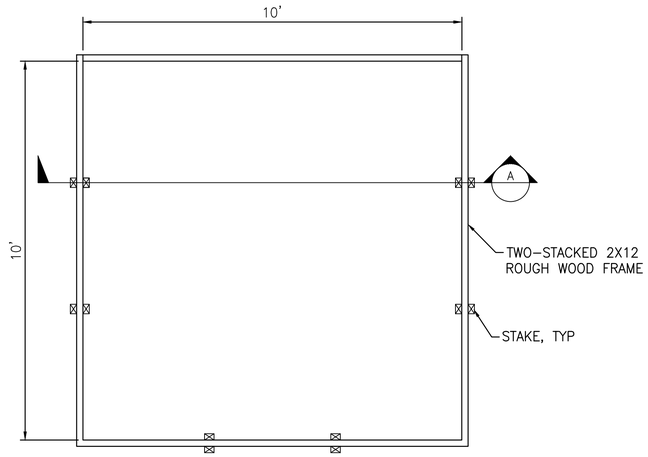
1. DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
2. 'MIRAFI 140N' OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS,TOP AND BOTTOM OF TRENCH.
3. DISPERSION TRENCH SHALL BE LOCATED 20 FEET, AT A MINIMUM, FROM ANY STRUCTURES.
4. DISPERSION TRENCH SHALL BE LOCATED ON THE LEAST STEEP AVAILABLE SLOPE.
5. DISPERSION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SEPTIC FIELDS.

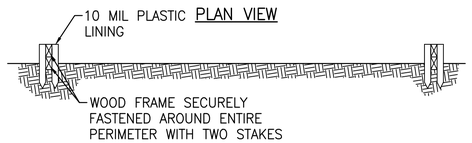
(C) STORM WATER DISPERSION OUTLET

REGISTERED PROFESSIONAL ENGINEER — MARY A. GALVEZ — EXP: 09/30/23 — C-75568 — CIVIL — STATE OF CALIFORNIA

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: CB CADD GF TECH. REVIEW: DN DATE: 7-15-2022	SUB SHEET NO. C8.0	TITLE OF SHEET: DRAINAGE DETAILS SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	DRAWING NO. 638 / 182819 PMIS/PKG NO. 303051 SHEET 37 OF 200



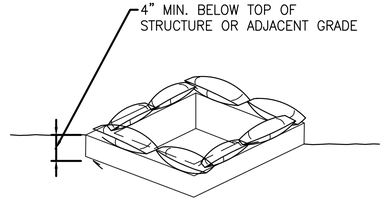


PLAN VIEW

SECTION A–A

NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY

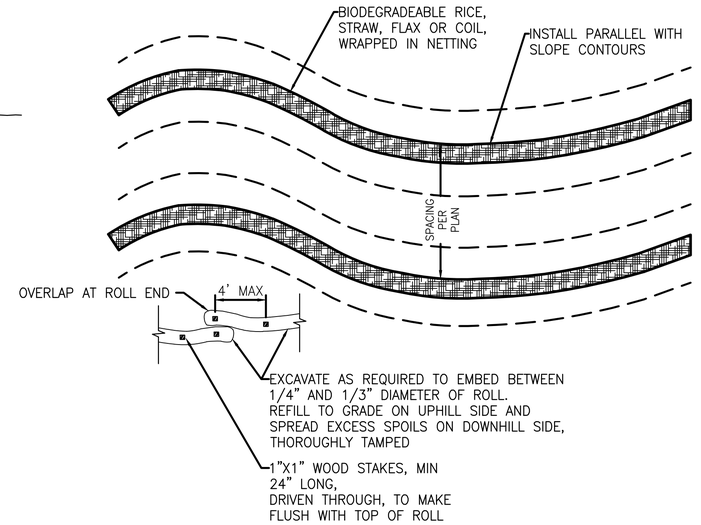


DRAIN INLET–LANDSCAPE AREAS

DRAIN INLET–PAVED SURFACE

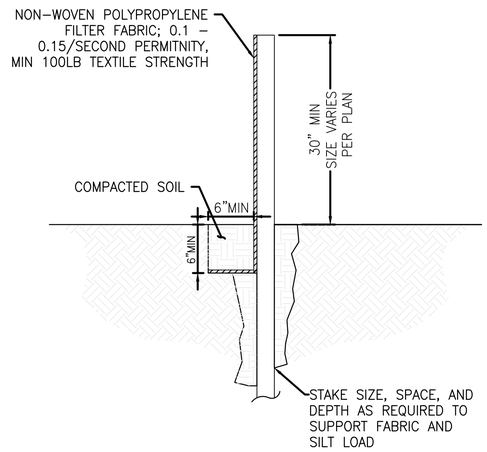
NOTES

1. ENSURE TEMPORARY FILTER BAGS PLACED AROUND PROTECTED INLETS WILL NOT DAMAGE ADJACENT IMPROVEMENTS OR SPILL INTO NEARBY STORM OR SANITARY IMPROVEMENTS OR SPILL INTO NEARBY STORM OR SANITARY FACILITIES.
2. MANUFACTURED PRODUCTS SHOULD BE ERTEC TO GUARD OR APPROVED EQUAL WITH MAX 425Y FILTER OPENINGS.
3. ALTERNATE INSTALLATION AT BY PASS INLETS (NOT AT A LOW POINT; NO INFLOW REQUIRED) PLACE FILTER FABRIC (MAX 140N OR EQUAL) OVER ENTIRE STRUCTURE OPENING, AND INSTALL GRATE TO HOLD IN PLACE. WRAP OVER VERTICAL OPENING AND CURBS INLETS AND HOLD IN PLACE W/ SAND BAGS.



NOTES

1. FIBER ROLLS SHALL BE MANUFACTURED PRODUCTS CONSISTING OF RICE, STRAW, FLAX, COIL OR SIMILAR BIODEGRADABLE MATERIAL WRAPPED INTO A TUBULAR SHAPE WITH NETTING.
2. REFER TO CASQUA BMP DETAIL SFC–5 FOR ADDITIONAL INSTALLATION DETAILS AND MAINTENANCE INSTRUCTIONS
3. ALTERNATE INSTALLATION: ERTEC



NOTES

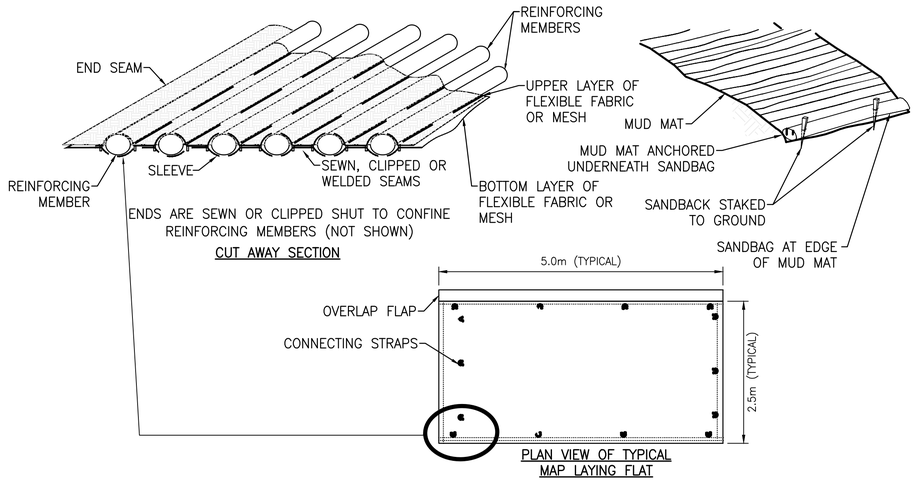
1. REFER TO CASQUA BMP DETAIL SE–1 FOR ADDITIONAL INSTALLATION DETAILS AND MAINTENANCE INSTRUCTIONS.
2. ALTERNATE INSTALLATION: ERTEC S–FENCE, 10 HIGH, OR EQUAL BY APPROVED MANUFACTURERS, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

(A) CONCRETE WASHOUT

(B) INLET PROTECTION

(C) FIBER ROLLS

(D) SILT FENCE



CUT AWAY SECTION

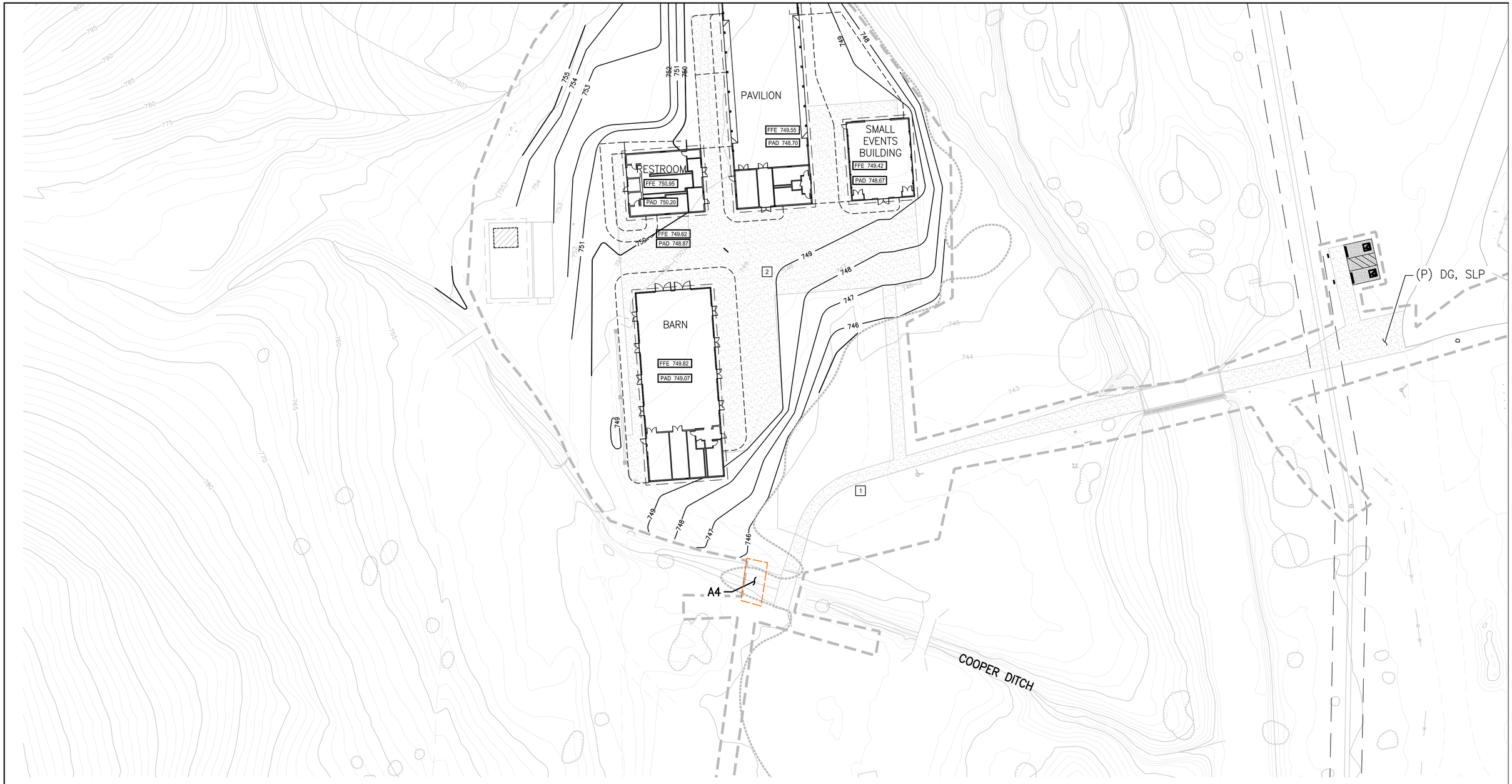
PLAN VIEW OF TYPICAL
MAP LAYING FLAT

(E) AGES MUD MAT

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
CB			638
CADD: GF	C9.0	EROSION CONTROL DETAILS	182819
TECH. REVIEW: DN		SAMO REBUILD PARAMOUNT RANCH	PMIS/PKG NO. 303051
DATE: 7–15–2022		AGOURA HILLS, CALIFORNIA	SHEET 38 OF 200

REGISTERED PROFESSIONAL ENGINEER
JERRY A. GALVEZ
EXP: 06/30/23
C-75588
CIVIL
STATE OF CALIFORNIA



	AREA DISTURBED AC	FT	DESCRIPTION
A4	0.008	363	UTILITY SERVICE CROSSING
TOTAL	0.195	8,487	

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: CB	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO. 638 182819
CADD GF	EX 1	COOPER DITCH IMPACT ASSESMENT	PMIS/PKG NO. 303051
TECH. REVIEW: DN		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	SHEET 39 OF 200
DATE: 7-15-2022			

REGISTERED PROFESSIONAL ENGINEER GARY A. GALVEZ EXP: 06/30/23 C-75588 CIVIL STATE OF CALIFORNIA

Sheet List Table	
Sheet Number	Sheet Title
L0.0	SHEET INDEX & COVER SHEET
L0.1	NOTES & LEGEND
L1.0	OVERALL SITE PLAN
L1.1	SITE PLAN
L2.0	PLANTING PLAN
L2.1	PLANTING DETAILS
L3.0	IRRIGATION PLAN
L3.1	IRRIGATION LEGEND
L3.2	IRRIGATION DETAILS
L3.3	IRRIGATION DETAILS
L4.0	CONSTRUCTION DETAILS
L4.1	CONSTRUCTION DETAILS
L4.2	LIGHTING DETAILS

PARAMOUNT RANCH

LICENSED LANDSCAPE ARCHITECT
RENE BIHAN
No. 3682
Signature
12/20/2022
Renewal Date
07/15/2022
Date
STATE OF CALIFORNIA

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: RC,BW	SUB SHEET NO.	TITLE OF SHEET: SHEET INDEX & COVER SHEET	DRAWING NO. 638 182819
CADD: BW	L0.0	SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	PMIS/PKG NO. 303051
TECH. REVIEW:			SHEET 40 OF 200
DATE: 07-15-2022			

LAYOUT LEGEND

KEY	DESCRIPTION	MATERIAL/ FINISH	DETAIL
L1	STABILIZED DECOMPOSED GRANITE	GAIL MATERIALS ORGANIC–LOCK PATHWAY AGGREGATE. INSTALL BY MACHINE PER MANUFACTURER RECOMMENDATIONS. 3/8" CALIFORNIA GOLD DECOMPOSED GRANITE.	01/L4.0
L2	ACCESSIBLE PARKING STALLS	NATURAL GREY CONCRETE. CONCRETE WHEEL STOPS ADA PARKING SIGNS MOUNTED TO CEDAR POST.	SEE CIVIL ENGINEER'S DRAWINGS
L3	ROUGH SAWN REDWOOD GATE AND FENCE	6' HT REDWOOD GATE. SEMI–TRANSPARENT STAIN AND SEALER.	01/L4.1
L4	AREAS WITHIN GRADING LIMITS	STABILIZE ALL DISTURBED AREAS WITHIN GRADING LIMITS	–
L5	TREE PROTECTION		03/L2.1

LIGHTING LEGEND

KEY	SYMBOL	DESCRIPTION	MATERIAL/FINISH
LI1		LIGHT POST	BARN LIGHT ELECTRIC, THE ORIGINAL™ SINGLE POST MOUNT LIGHT, 10' HT SMOOTH POLE. FINISH TO MATCH ARCHITECTURAL LIGHTING SEE ELECTRICAL 02/L4.2
LI2		WOOD POST BOLLARD	TIMBERFORM 42" HT. EMBEDMENT MOUNTING. SEE ELECTRICAL 01/L4.2

PLANTING LEGEND

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
00		BOUTELOUA GRACILIS	BLUE GRAMA	4" POTS @ 12"OC INSTALL GOPHER WIRE

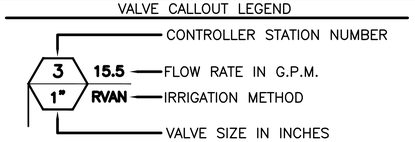
IRRIGATION MATERIAL LEGEND

SYMBOL Q T H F	MANUFACTURER	MODEL NO. / DESCRIPTION	FLOW RATE (GPM)	PSI	RADIUS	PR. RATE	DETAIL
▼	RAIN BIRD	RD–06–S–P45–F 6" POP–UP TURF HEAD WITH R–VAN14 (H) NOZZLE	.56	30	13 FT	0.64 IN./HR.	A
▼ ▼	RAIN BIRD	RD–06–S–P45–F 6" POP–UP TURF HEAD WITH R–VAN18 (H) / R–VAN18–360 NOZZLES	.85, 1.65	30	16 FT	0.65 IN./HR.	A
◣ ▶ ▼ ▼	RAIN BIRD	RD–06–S–P45–F 6" POP–UP TURF HEAD WITH R–VAN24 (Q/T/H) / R–VAN24–360 NOZZLES	.60, .80, 1.20, 2.35	30	19 FT	0.64 IN./HR.	A
●	RAIN BIRD	100–PEB 1" PLASTIC MASTER CONTROL VALVE (MCV). INSTALL THE MCV WITH THE FS INSIDE A RAIN BIRD VB–STD STANDARD RECTANGULAR VALVE BOX.					B
FS	CREATIVE SENSOR TECH.	ELF–T10–N01 1" NORYL BODIED, IMPELLER TYPE FLOW SENSOR (FS), WIRE TO CONTROLLER USING TWO (2) #14UF AWG WIRES. INSTALL THE FS WITH THE MCV INSIDE A RAIN BIRD VB–STD STANDARD RECTANGULAR VALVE BOX. CONTACT CREATIVE SENSOR TECHNOLOGY'S REPRESENTATIVE GENTILE & ASSOCIATES (STEVEN KIM) AT (760) 214–5734 FOR FURTHER INFORMATION.					B
●	RAIN BIRD	100–PEB 1" PLASTIC REMOTE CONTROL VALVE (RCV). INSTALL ALL THREE RCV'S INSIDE A RAIN BIRD VB–STD STANDARD RECTANGULAR VALVE BOX USING A LASCO ULTRA–ZONE SCH. 80 PVC VALVE MANIFOLD ASSEMBLY, SEE BELOW.					C
NO SYMBOL	LASCO	ULTRA–ZONE SCH. 80 PVC MANIFOLD ASSEMBLIES SHALL BE USED TO INSTALL MULTIPLE 1" SIZED REMOTE CONTROL VALVES INSIDE A SINGLE STANDARD RECTANGULAR VALVE BOX. USE ALL COMPONENTS DESCRIBED IN THE DETAIL TO INSTALL THE VALVE ASSEMBLY.					C
C	RAIN BIRD	ESP8–LXME–IQ–4G–USA 8 STATION CONTROLLER WITH AN FSMLXME FLOW SMART MODULE. PROVIDED CONTROLLER INSIDE A LXMMSS STAINLESS STEEL, WALL MOUNTED CABINET. WALL MOUNT THE CONTROLLER INSIDE THE RESTROOM BUILDING AS SHOWN. CONTROLLER IS COMPLETE WITH A CELLULAR COMMINCATION CARD FOR COMMUNICATION WITH RAIN BIRD'S WEB BASED IQ V4.0 CENTRAL CONTROL SOFTWARE AND "GLOBAL WEATHER" EVAPOTRANSPIRATION RATE DAILY WEATHER DATA SERVICE. GROUND THE CONTROLLER AS RECOMMENDED BY THE MANUFACTURER. THE CONTRACTOR SHALL REGISTER THE CONTROLLER WITH RAIN BIRD, ACTIVATE THE CENTRAL CONTROL SERVICE, AND FULLY PROGRAM THE CONTROLLER FOR AUTOMATIC PROGRAM / SCHEDULE ADJUSTMENT WITH THE WEATHER DATA DOWNLOAD SERVICE.					D,E
NO SYMBOL	PAIGE ELECTRIC	THE CONTROLLER SHALL BE GROUNDED USING A #182000 5/8" X 8 FOOT COPPER CLAD GROUND ROD, A #182005 CAST BRONZE ROD CLAMP AND THE REQUIRED LENGTH OF #6AWG BARE, SINGLE STRAND COPPER GROUND WIRE. INSTALL INSIDE A 10" ROUND VALVE BOX.					E
R	RAIN BIRD	WR2–RFC WIRELESS RAIN SENSOR, MOUNT ON BUILDING ROOF IN A LOCATION ACCEPTABLE TO THE ARCHITECT AND WITHIN RADIO CONTACT OF THE CONTROLLER. CONTRACTOR SHALL INSURE THAT SENSOR PLACEMENT ALLOWS FOR RAIN DETECTION AND CONTROLLER SHUT DOWN.					F
E	N/A	120 VOLT ELECTRICAL POWER FOR CONTROLLER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD					N/A
———	AS APPROVED	PVC PIPE 3/4" – 3" SCH. 40, SOLVENT WELD WITH SCH. 40 PVC FITTINGS, AS LATERAL LINES INSTALLED 12" BELOW FINISHED GRADE					G
——— – ———	AS APPROVED	PVC PIPE 1 1/4" – 1 1/2" SCH. 40, SOLVENT WELD WITH SCH. 80 PVC FITTINGS, AS MAINLINES INSTALLED 18" BELOW FINISHED GRADE					G
NO SYMBOL	LASCO	ALL FITTINGS USED WITH SOLVENT WELD MAINLINE PIPE SHALL BE SCH. 80 PVC FITTINGS, GRAY IN COLOR, AND SIZED TO MATCH THE MAINLINE PIPE. ALL FITTINGS USED WITH SOLVENT WELD LATERAL LINE PIPE SHALL BE SCH. 40 PVC, WHITE IN COLOR, AND SIZED TO MATCH THE LATERAL LINE PIPE. ALL THREADED PVC NIPPLES SHALL BE SCH. 80 PVC PIPE, DARK GRAY IN COLOR, WITH MOLDED THREADS.					N/A
NO SYMBOL	WELD–ON	ALL SOLVENT WELD CONNECTIONS FOR BOTH MAINLINE AND LATERAL LINE SHALL BE MADE USING THE TWO–STEP PROCESS OF PRIMER AND SOLVENT CEMENT. PRIMER SHALL BE P–68 LOW VOC "PURPLE PRIMER". SOLVENT CEMENT SHALL BE 705 LOW VOC, GRAY COLORED "MEDIUM BODIED" CEMENT. USE DAUBERS SIZED AT LEAST ONE–HALF THE SIZE OF THE LARGEST PIPE BEING JOINED. ALL SOLVENT CEMENTED JOINTS SHALL BE MADE PER THE PIPE AND FITTING MANUFACTURER'S RECOMMENDATIONS.					N/A
NO SYMBOL	PAIGE ELECTRIC	P7079D POLYETHYLENE INSULATED, SOLID COPPER CONDUCTOR IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED). PILOT WIRES SHALL BE RED IN COLOR, COMMON GROUND WIRE SHALL BE WHITE IN COLOR, SPARE WIRES SHALL BE YELLOW IN COLOR. THE CONTRACTOR SHALL ROUTE TWO (2) SPARE CONTROL WIRES (YELLOW) FROM THE CONTROLLER ALONG THE MAINLINE IN ALL DIRECTIONS AWAY FROM THE CONTROLLER. LOOP SPARE WIRES UP AND INTO EACH VALVE BOX ALONG THE MAINLINE, PROVIDING A 3 FOOT MINIMUM LOOP. WHERE MULTIPLE CONTROLLERS ARE USED ON THE PROJECT, EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR FOR PILOT WIRES.					G,H
NO SYMBOL	GPH IRRIGATION	GDBRY6 DIRECT BURIAL, 100% SILICONE GEL, WATER–PROOF WIRE CONNECTORS FOR USE ON ALL WIRE SPLICES AND CONNECTIONS					H

POINT OF CONNECTION

SYMBOL	DESCRIPTION	MATERIAL/FINISH
BFP	POINT OF CONNECTION	2" MAINLINE @ 40 PSI W/ NEW 2" IRRIGATION BFP

VALVE CALLOUT LEGEND



GRADING NOTES

1. FOR EXISTING TOPOGRAPHY INCLUDING GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, EXISTING TREES, ETC., REFER TO THE CIVIL DRAWINGS.
2. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 1.5% AND A MAXIMUM 50% GRADIENT UNLESS OTHERWISE NOTED.
3. HOLD FINISHED GRADE FOR SHRUB AND GROUNDCOVER AREAS 1–1/2 INCHES BELOW TOP OF ADJACENT PAVEMENT, CURB, OR HEADER UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES TO PRODUCE A SMOOTH AND NATURAL–APPEARING TRANSITION BETWEEN RELATIVELY LEVEL AREAS AND SLOPES UNLESS OTHERWISE DETAILED ON THE DRAWINGS.
5. INSTALL EROSION CONTROL FABRIC ON ALL SLOPES 2:1 OR GREATER AS SHOWN ON THE DRAWINGS AFTER ACCEPTANCE BY CONTRACTING OFFICER OF COMPLETED FINE GRADING.

LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.
2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS.
3. TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING OR TO CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. ALL DIMENSIONS CALLED OUT AS "EQUAL" ARE EQUIDISTANT MEASUREMENTS TO DESIGNATED CENTERLINE(S).
4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
5. ALL DIMENSIONS TAKEN TO CENTERLINE OF BUILDING COLUMN SHALL MEAN THE FIRST ROW OF COLUMNS CLOSEST TO THE FACE OF THE BUILDING. SEE ARCHITECT'S DRAWINGS FOR CORRESPONDING COLUMN LINES.
6. WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR.
7. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
8. REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE IS FOR FULL–SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
9. DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
10. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
11. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL DRAWINGS FOR ROADWAY CENTERLINES, BUILDING SETBACKS AND BENCH MARKS.

PLANTING NOTES

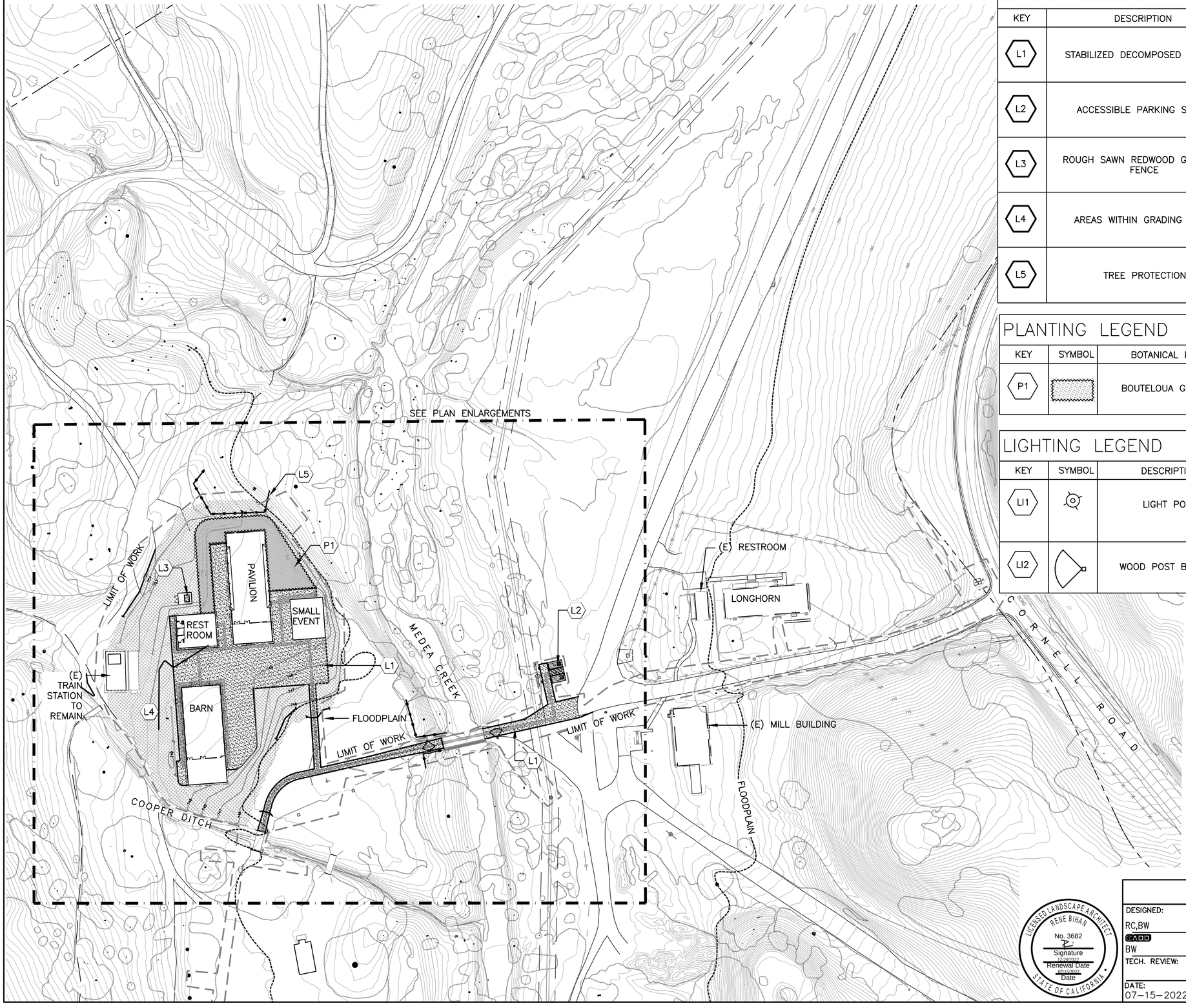
1. PLANT MATERIALS SHALL BE PROVIDED BY THE NATIONAL PARK SERVICES. THE PLANTING LIST WILL BE DEVELOPED BASED ON AVAILABLE MATERIAL IN THE NATIONAL PARK SERVICE NURSERY.

LICENSED LANDSCAPE ARCHITECT · RENE BIHAN · No. 3682 · Signature · Renewal Date 08/31/2024 · Date · STATE OF CALIFORNIA

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
RC,BW	L0.1	NOTES & LEGEND	638/182819
CADD: BW			PMIS/PKG NO. 303051
TECH. REVIEW:		SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	SHEET 41 OF 200
DATE: 07–15–2022			

p:\ARG\argt001 rebuild paramount ranch\4 drawingsgraphics\AutoCAD\LA\Sheets\GENERAL\L0.1 NOTES & LEGEND.dwg | BWALKER |ANSI D (22.00 X 34.00 INCHES) | 7/28/2022



LAYOUT LEGEND

KEY	DESCRIPTION	MATERIAL/ FINISH	DETAIL
L1	STABILIZED DECOMPOSED GRANITE	GAIL MATERIALS ORGANIC–LOCK PATHWAY AGGREGATE. INSTALL BY MACHINE PER MANUFACTURER RECOMMENDATIONS. 3/8" CALIFORNIA GOLD DECOMPOSED GRANITE.	01 / L4.0
L2	ACCESSIBLE PARKING STALLS	NATURAL GREY CONCRETE. CONCRETE WHEEL STOPS ADA PARKING SIGNS MOUNTED TO CEDAR POST.	SEE CIVIL ENGINEER'S DRAWINGS
L3	ROUGH SAWN REDWOOD GATE AND FENCE	6' HT REDWOOD GATE. SEMI–TRANSPARENT STAIN AND SEALER.	01 / L4.1
L4	AREAS WITHIN GRADING LIMITS	STABILIZE ALL DISTURBED AREAS WITHIN GRADING LIMITS	–
L5	TREE PROTECTION		03 / L2.1

PLANTING LEGEND

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
P1		BOUTELOUA GRACILIS	BLUE GRAMA	4" POTS @ 12"OC INSTALL GOPHER WIRE

LIGHTING LEGEND

KEY	SYMBOL	DESCRIPTION	MATERIAL/FINISH	DETAIL
LI1		LIGHT POST	BARN LIGHT ELECTRIC, THE ORIGINAL™ SINGLE POST MOUNT LIGHT, 10' HT SMOOTH POLE. FINISH TO MATCH ARCHITECTURAL LIGHTING SEE ELECTRICAL	02 / L4.2
LI2		WOOD POST BOLLARD	TIMBERFORM 42" HT. EMBEDMENT MOUNTING. SEE ELECTRICAL	01 / L4.2

NOTE:
CONTRACTOR TO STAKE THE BUILDING CORNERS BASED ON THE ORIGINAL FOOTPRINTS AND PLAN DIMENSIONS. CONTRACTING OFFICER TO REVIEW

BLDG 4°

SCALE 0 60 30 0 60 120
SCALE OF FEET

LICENSED LANDSCAPE ARCHITECT
RENE BIHAN
No. 3682
Signature
12/31/2022
Renewal Date
07/15/2022
Date
STATE OF CALIFORNIA

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: RC,BW CADD BW TECH. REVIEW: DATE: 07–15–2022	SUB SHEET NO. L1.0	TITLE OF SHEET OVERALL SITE PLAN SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	DRAWING NO. 182819 638 PMIS/PKG NO. 303051 SHEET 42 OF 200

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LAYOUT LEGEND

KEY	DESCRIPTION	MATERIAL/ FINISH	DETAIL
L1	STABILIZED DECOMPOSED GRANITE	GAIL MATERIALS ORGANIC–LOCK PATHWAY AGGREGATE. INSTALL BY MACHINE PER MANUFACTURER RECOMMENDATIONS. 3/8" CALIFORNIA GOLD DECOMPOSED GRANITE.	01 / L4.0
L2	ACCESSIBLE PARKING STALLS	NATURAL GREY CONCRETE. CONCRETE WHEEL STOPS ADA PARKING SIGNS MOUNTED TO CEDAR POST.	SEE CIVIL ENGINEER'S DRAWINGS
L3	ROUGH SAWN REDWOOD GATE AND FENCE	6' HT REDWOOD GATE. SEMI–TRANSPARENT STAIN AND SEALER.	01 / L4.1
L4	AREAS WITHIN GRADING LIMITS	STABILIZE ALL DISTURBED AREAS WITHIN GRADING LIMITS	–
L5	TREE PROTECTION		03 / L2.1

LIGHTING LEGEND

KEY	SYMBOL	DESCRIPTION	MATERIAL/FINISH	DETAIL
LI1		LIGHT POST	BARN LIGHT ELECTRIC, THE ORIGINAL™ SINGLE POST MOUNT LIGHT, 10' HT SMOOTH POLE. FINISH TO MATCH ARCHITECTURAL LIGHTING SEE ELECTRICAL	02 / L4.2
LI2		WOOD POST BOLLARD	TIMBERFORM 42" HT. EMBEDMENT MOUNTING. SEE ELECTRICAL	01 / L4.2

LEGEND
PA PLANTING AREA
(E) EXISTING

NOTE:
CONTRACTOR TO STAKE THE BUILDING CORNERS BASED ON THE ORIGINAL FOOTPRINTS AND PLAN DIMENSIONS. CONTRACTING OFFICER TO REVIEW

(E) RACETRACK TO REMAIN
LIMIT OF WORK
DRAIN INLET PER CIVIL ENGINEER
PAVILION 749.55 FFE
SMALL EVENT 749.42 FFE
RESTROOM 750.95 FFE
STORAGE 749.62 FFE
(E) TRAIN STATION
BARN 749.82 FFE
ACCESSIBLE PATH OF TRAVEL
FLOODPLAIN
(E) BRIDGE TO REMAIN
MEDEA CREEK
(E) ROAD TO REMAIN
(E) MILL BUILDING
EDGE OF DECOMPOSED GRANITE TO BE FLUSH WITH EXISTING ROAD
EDGE OF DECOMPOSED GRANITE TO BE FLUSH WITH BRIDGE PER DETAIL.
(E) BRIDGE TO BE RETROFITTED TO MEET ABA STANDARDS PER NPS. EDGE OF DECOMPOSED GRANITE TO BE FLUSH WITH BRIDGE.

SCALE 0 30 15 0 30 60
SCALE OF FEET

100% FINAL CONSTRUCTION DOCUMENTS

DESIGNED: RC,BW CADD BW TECH. REVIEW: DATE: 07–15–2022	SUB SHEET NO. L1.1	TITLE OF SHEET: SITE PLAN SAMO REBUILD PARAMOUNT RANCH AGOURA HILLS, CALIFORNIA	DRAWING NO. 638 / 182819 PMIS/PKG NO. 303051 SHEET 43 OF 200

LICENSED LANDSCAPE ARCHITECT
RENE BIHAN
No. 3682
Signature
Renewal Date 07/15/2023
Date
STATE OF CALIFORNIA