CITY OF MOORPARK

ADDDENDUM No. 02

Project Name: **NEW MOORPARK CITY LIBRARY PROJECT**
IDENTIFICATION NO. P&R-2025-01

Issued By: City of Moorpark

Date: June 26, 2025

To all bidders submitting proposals for the above captioned project. This Addendum is hereby included in the Contract Documents to the same extent as though it were originally included therein. The following items modify, add to, delete from, or explain the drawings and/or specifications. The contents of this Addendum shall take precedence over the original specifications and plans.

OBTAINING ADDENDUM #02 DOCUMENTS. Bidders may obtain free copies of ADDENDUM #02 by emailing Ralamillo@balfourbeattyus.com. Please provide name, company and e-mail address when requesting a copy of the Addendum.

The Addendum #02 may also be obtained at the following **bidding sites:**

Bidnet Direct
www.bidnetdirect.com

Ventura County Contractors Association
www.vccainc.com

Dodge Data & Analytics
www.construction.com

Tri-Co Reprographics
www.tricoblue.com

BID CLARIFICATIONS
Item #1.0:

1. The General Contractor shall select a fire alarm system installer from one of the following approved vendors: **Dial** or **Bay Alarm**. These firms currently service City infrastructure buildings, ensuring consistency and compatibility for future maintenance needs.

a. **Contact Information:**

- Daniel Stebbings
  Dial Security
  760 West Ventura Blvd.
  Camarillo, CA 93010
  (805) 389-6700 Ext. 233
  Email: daniels@dialcomm.com

- Matthew Montgomery
  Bay Alarm Company
  2264 Goodyear Ave.
  Ventura, CA 93003
  (424) 785-9424
  Email: matthew.montgomery@bayalarm.com

2. **Checklist For Bidders (Attached)**
3. **Exhibit N – Section 3 Compliance Requirement (Attached)**
   a. Section A **must be submitted at the time of bid.**
   b. Section D **is required within** 30 days **of the bid submission date.**
   c. **Please also refer to the** Checklist for Bidders **issued in Addendum No. 02 for a complete list of all bid-time submission requirements.**
4. **Replace BID Sheet B-4 (ADDITIVE OR DEDUCTIVE ITEM (Attached) , Must be submitted at Bid Time (Attached), New sheet B-4 added Item #3 (Builders Risk Insurance)**
5. **Exhibit R – Preliminary Gas Line Relocation Plan. (Attached)**
6. **Exhibit S – Preliminary Electrical Cost Estimate and Scope of Work (Attached)**

PRE-RFI'S: (Attached)
Item #2.0:

Refer to Attached Spreadsheet: **Pre-RFI #22 - 97.**

SPECIFICATIONS ITEMS (Contact Balfour Beatty or obtain from Bidder Plan Rooms listed above)
Item #3.0:

1. 01 13 13 DELEGATED DESIGN REQUIREMENTS
   a. Revised Delegated Design List

2. 32 93 00 LANDSCAPE WORK
   a. Removed Section 2.3.C.
   b. Clarified jute netting applications.

3. 32 14 16 BRICK UNIT PAVERS
   a. Updated product details.

4. 32 01 90 LANDSCAPE MAINTENANCE
   a. Clarified maintenance period.

DRAWINGS ITEMS(Contact Balfour Beatty or obtain from Bidder Plan Rooms listed above):

Item #4.0:

1. G0.20 GENERAL INFORMATION
    a. Revised Deferred Submittal List

2. C4 DEMOLITION PLAN
    a. Demolition extents expanded at northern entrance to parking lot.

3. C6 GRADING PLAN
    a. Grading limits expanded at northern entrance to fire access drive.

4. C8 SECTIONS
    a. Section view G revised to show expanded limit of asphalt re-work/ grading.

5. C10 STORM DRAIN PLAN
    a. Inlet type at northern fire access lane was modified. See keynote 40 which was added.

6. C12 HORIZONTAL CONTROL & PAVING PLAN
    a. Limits of new asphalt section expanded at northern entrance to fire access drive.

7. C13 EROSION CONTROL
    a. Limits of construction entrance at north of site adjusted.
    b. Layout of construction fence (for reference only) shown on erosion control sheet.
    c. Silt fence added to the southern property line.
8. C20 DETAILS
    a. Detail 09 keynote 4 modified.

9. C21 MOORPARK AVE IMPROVEMENTS (FOR REFERENCE ONLY)
    a. Sheet added for reference only.

10. L0.01 LANDSCAPE NOTES & SCHEDULE
    a. Keynote #12 description updated.
    b. Planting notes updated.
    c. Boulder count updated.
    d. Bench size added.
    e. Bench detail reference updated.

11. L1.01 MATERIALS PLAN
    a. Keynote #12 description updated.
    b. Callout for light poles updated.

12. L1.02 MATERIALS PLAN
    a. Keynote 12 description updated.
    b. Stair Railing plan view updated per detail revision.

c. Elevation callout updated at east side of building.
d. Callout added for boulders.
e. Removed text callout.
f. Callout for light poles updated.

13. L2.02 LAYOUT PLAN
    a. Concrete joint dimension update at central stair.

14. L4.01 SECTIONS & ELEVATIONS
    a. Elevation 01 Updated per revised handrail detail.
    b. Elevation 03 Updated per revised handrail detail.
    c. Elevation 04 Updated per revised handrail detail.
    d. Elevation 11 Updated per revised handrail detail.
    e. Elevation 18 Updated per revised handrail detail.

15. L5.01 CONSTRUCTION DETAILS
    a. Revised details for donation bricks

16. L5.02 CONSTRUCTION DETAILS
    a. Detail 02 revised to include guardrail.

17. L6.04 IRRIGATION LEGEND & NOTES
    a. Updated irrigation notes 9. Updated irrigation material legend per city comments.

18. L6.05 IRRIGATION DETAILS
    a. Detail F drip indicator head updated. Removed note on detail K quick coupler valve.

19. L6.06 IRRIGATION DETAILS
    a. Updated detail Q sleeve installation. Removed detail for three valves and four valves in one box, updated to add new detail T two 1" valves in one valve box. Added detail S automatic drip flush valve.

20. L7.01 PLANTING PLAN
    a. Shrub ‘S6’ Quantity change.

ATTACHMENTS

Bid Clarification:

1. **Checklist For Bidders**
2. **Replace BID Sheet B-4 (ADDITIVE OR DEDUCTIVE ITEM)**

Exhibits:

1. **Exhibit N – Section 3 Compliance Requirement**
2. **Exhibit R – Preliminary Gas Line Relocation Plan**
3. **Exhibit S – Preliminary Electrical Cost Estimate and Scope**

Pre-Bid RFI’s:

Attached Spreadsheet

CHECKLIST FOR BIDDERS

The following information is required of all Bidders at the time of Bid submission:

_____ Completed and Signed Bid Cover Form

_____ Completed and Signed Bid Sheets

_____ Completed and Signed Questionnaire

_____ Completed References Form

_____ Resume of General Construction Superintendent/On-Site Construction Manager

_____ **Exhibit Q:** Completed Subcontractor Designation Form–Replace per ADD 01.

_____ Completed and Signed Industrial Safety Record Form

_____ Completed, Signed and Notarized Bid Bond or Other Security Form

_____ Signed Noncollusion Declaration Form

_____ Evidence satisfactory to the City indicating the capacity of the person(s) signing the Bid to bind the Bidder

_____ **Exhibit N:** Section 3 Compliance Requirements: Attachment D – Section 3 Compliance Bidder Certification. ADD 02.

Failure of the Bidder to provide all required information in a complete and accurate manner may cause the Bid to be considered non-responsive.

I hereby certify and declare under penalty of perjury under the laws of the State of California that all of the information submitted in connection with this Bid and all of the representations made herein are true and correct.

Name of Bidder _____

Signature _____

Name and Title _____

Dated _____

ADDITIVE OR DEDUCTIVE ITEM (if applicable):

ITEM NO.	DESCRIPTION	UNIT	EXTENDED AMOUNT
1.	**Battery Back-up 200KWH (Ref. G0.20)**, Ref. Sheet E1.01 for location	LS	$
2.	**Ground Improvement** – Deep Soil Mixing	LS	$
3	**Builders Risk Insurance - ADD 02**	LS	$
	TOTAL ADDITIVE OR DEDUCTIVE ITEM:		$_____

Note: Items may be adjusted or deleted. Therefore, regardless of total actual volume (percentage) compared to estimated quantities, the unit prices provided above by the Bidder shall be applied to the final quantity when payment is calculated for these items. No adjustment in the unit prices will be allowed. The City reserves the right to not use any of the estimated quantities; and if this right is exercised, the Contractor will not be entitled to any additional compensation. Cost of all export of material shall be included in the above unit costs; no additional compensation will be granted for such expenses.

TOTAL BID PRICE AMOUNT

TOTAL BID PRICE IN DIGITS: $_____

TOTAL BID PRICE IN WORDS: _____

Signature: _____ Title: _____ Date: _____

Signature: _____ Title: _____ Date: _____

EXHIBIT N

SECTION 3
COMPLIANCE REQUIREMENTS

ECONOMIC OPPORTUNITY FOR LOW AND VERY LOW-INCOME PERSONS

NEW
MOORPARK CITY LIBRARY
PROJECT

Table of Contents

SECTION 3 PLAN

I. Purpose

Section 3 of the Housing and Urban Development Act of 1968, as amended by the Housing and Community Development Act of 1992 (12 U.S.C. 1701u) (Section 3), contributes to the establishment of stronger, more sustainable communities by ensuring that employment and other economic opportunities generated by Federal financial assistance for housing and community development programs are, to the greatest extent feasible, directed toward low- and very low-income persons, particularly those who receive government assistance for housing.

Section 3 is the legal basis for providing jobs for residents and awarding contracts to businesses in areas where a project involving construction, demolition, or rehabilitation receives HUD financial assistance in excess of **$200,000** (aggregate of all awards) in federal funding that requires compliance with Section 3. Section 3 requirements apply to an entire Section 3 Project, regardless of whether the project is fully or partially assisted under HUD programs that provide Federal Financial Assistance.

In the event that a Section 3 Project generates economic opportunities (training, employment or contracts), these opportunities **must** be directed toward Section 3 Workers **and/or** Section 3 Business Concerns, as defined below. The purpose of Section 3 preferences is to be results oriented by: 1) encouraging business concerns that are not major sources of employment for low-income persons to increase their employment of these persons when economic opportunities arise from HUD financed construction related projects; and 2) promoting the growth of "profit-making" enterprises owned by low-income persons that substantially employ low-income persons with Section 3 contract awards.

Title 24 CFR Part 75 - Economic Opportunities for Low- and Very Low-Income Persons (“Final Rule”) establishes the requirements to be followed to ensure the objectives of Section 3 are met, and is what this Section 3 Plan is based upon. The full regulation may be found at https://www.ecfr.gov/cgi-bin/text-idx?SID=8bad10ac17bc38fff3da0e4bd40211d2&mc=true&tpl=/ecfrbrowse/Title24/24cfr75_main_02.tpl

II. Definitions

1937 Act - the United States Housing Act of 1937, 42 U.S.C. 1437 et seq.

Area Median Income (AMI) – income limits set annually by the Department of Housing and Urban Development (HUD) to determine eligibility for HUD-funded programs, including Housing and Community Development Financial Assistance subject to this Plan.

Contractor - any entity entering into a contract with: (1) the City; (2) a Subrecipient for work in connection with a Section 3 Project.

Employment Opportunities - with respect to Section 3 covered Housing and Community Development Financial Assistance, this term means **all** employment opportunities arising in connection with the Section 3 Project **including** management and administrative jobs. Sample job categories and descriptions are listed in **Attachment I**.

Full Time - a position that is temporary, seasonal, or permanent that requires at least 1,750 hours of employment on an annual basis.

Housing and Community Development Financial Assistance – housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide financial assistance when the **total amount** of assistance to the project from all federal sources exceeds a threshold of $200,000.

Labor Hours - the number of paid hours worked by persons on a Section 3 Project or by persons employed with funds that include Public Housing Financial Assistance.

Low-Income - families (including single persons) whose income does not exceed 80% of the (adjusted) median family income of the Primary Metropolitan Statistical Area. See **Attachment E**.

Material Supply Contracts - contracts for the purchase of products and materials, including, but not limited to, lumber, drywall, wiring, concrete, pipes, toilets, sinks, carpets, and office supplies.

Primary Metropolitan Statistical Area (PMSA) - As established by the Office of Management and Budget, the entire geographic area encompassed by the political boundaries of the County of Ventura has been defined as the PMSA for this Section 3 Plan.

Professional Services - non-construction services that require an advanced degree or professional licensing, including, but not limited to, contracts for legal services, financial consulting, accounting services, environmental assessment, architectural services, and civil engineering services.

Section 3 - Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).

Section 3 Business Concern - means:
(1) A business concern meeting at least one of the following criteria, documented within the last six-month period:

(i) It is at least 51 percent owned and controlled by low- or very low-income persons;
(ii) Over 75 percent of the labor hours performed for the business over the prior three-month period

are performed by Section 3 workers; or

(iii) It is a business at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

(2) The status of a Section 3 business concern shall not be negatively affected by a prior arrest or conviction of its owner(s) or employees.

(3) Nothing in this part shall be construed to require the contracting or subcontracting of a Section 3 Business Concern. Section 3 Business Concerns are not exempt from meeting the specifications of the contract.

Section 3 Contract - a contract or subcontract (including contracts for Professional Services) awarded by the City of Moorpark or a Contractor/Subcontractor for work generated by the expenditure of Housing and Community Development Financial Assistance, or for work arising in connection with a Section 3 Project. This definition does not include contracts for the purchase of supplies and materials. However, whenever a contract for materials includes the installation of the materials, that contract constitutes a Section 3 Contract.

Section 3 Project - a project, as defined in § 75.3(a)(2) of the Final Rule, consisting of housing rehabilitation, housing construction, or other public construction projects assisted under HUD programs that provide Housing and Community Development Financial Assistance when the total amount of assistance to the project exceeds a threshold of $200,000.

Section 3 Worker - means:

(1) Any worker who currently fits or when hired within the past five years fit at least one of the following categories, as documented:

(i) The worker's income in the year in which they qualified as a Section 3 Worker is below the income limit established by HUD (80% AMI for CDBG and HOME-assisted projects).

(ii) The worker is employed by a Section 3 Business Concern.

(iii) The worker is a YouthBuild participant.

(2) The status of a Section 3 worker shall not be negatively affected by a prior arrest or conviction.

(3) Nothing in this part shall be construed to require the employment of someone who meets this definition of a Section 3 worker. Section 3 workers are not exempt from meeting the qualifications of the position to be filled.

Service Area or the Neighborhood of the Project - an area within one mile of the Section 3 Project or, if fewer than 5,000 people live within one mile of a Section 3 Project, within a circle centered on the Section 3 Project that is sufficient to encompass a population of 5,000 people according to the most recent U.S. Census.

Subcontractor - any entity that has a contract with a Contractor to undertake a portion of the Contractor's obligation to perform work in connection with a Section 3 Project.

Targeted Section 3 Worker has the meanings provided in §§ 75.11, 75.21, or 75.29 of the Final Rule, and does not exclude an individual that has a prior arrest or conviction. Targeted Section 3 Worker is a sub-category of a Section 3 Worker. References to Section 3 Workers within this Section 3 Plan are inclusive of Targeted Section 3 Workers unless it is specifically stated otherwise.

For Housing and Community Development Financial Assistance, means a Section 3 Worker who is:

1. A worker employed by a Section 3 Business Concern; or
2. A worker who currently fits or when hired fit at least one of the following categories, as documented within the last five years:
   (i) Living within the Service Area of the Neighborhood of the Project; or
   (ii) A YouthBuild participant.

Very Low-Income - families (including single persons) whose income does not exceed 50% of the area (adjusted) median family income. See **Attachment E**.

YouthBuild Programs - programs receiving assistance under the Workforce Innovation and Opportunity Act (29 U.S.C. 3226).

III. Section 3 Implementation

Contractors/Subcontractors working on Section 3 Projects must "to the greatest extent feasible" ensure that employment and training opportunities and contracts for work awarded in connection with Section 3 Projects are provided to Section 3 Workers and Section 3 Business Concerns that provide economic opportunities to Section 3 Workers in the Service Area or Neighborhood of the Project.

Contractors will also be required to incorporate a Section 3 Economic Opportunity Plan and utilize the Section 3 Clause in all subcontracts.

A. Section 3 Economic Opportunity Plan (EOP)

All bidders for contracts on Section 3 Projects are required to complete the Section 3 Economic Opportunity Plan (EOP) (**Attachment A**) and return it with the project bid. The Section 3 EOP requires all bidders to complete a preliminary statement of their workforce needs for the Section 3 Project, broken out by trade for all skilled, semi-skilled, and unskilled labor and trainee categories. The statement should include the anticipated workforce needs of any subcontractors to be hired where this is known.

In order to assist with meeting the required benchmarks, Contractors/ Subcontractors may wish to consider using the employment/job development services of the agencies listed in Attachment J as well as other agencies and centers that serve the economically disadvantaged within the project area.

B. Section 3 Clause

The attached Section 3 clause **(Attachment B)** is inserted in all Section 3 Project contracts and subcontracts. This clause commits the Contractor/Subcontractor to provide, to the greatest extent feasible, training and employment opportunities to Section 3 Workers and Section 3 Business Concerns. Contractors/Subcontractors that are awarded a Section 3 Project contract are required to give notice to all labor organizations of their commitment to hiring Section 3 Workers and Section 3 Business Concerns. This notice should also be posted at the Contractor/Subcontractors place of business and at the job site. A sample notice of this type is provided for reference (**Attachment C**).

In connection with each bid for work under a Section 3 Project, S bidders are required to complete and return the following forms:

1. Compliance Bidder's Certification Form **(Attachment D)** stating that each bidder understands this Section 3 requirement. This form must be completed by each Contractor/Subcontractor, signed by an authorized representative of the company and returned with their bid for work on the

Section 3 Project; and

IV. Section 3 Benchmarks

Contractors and Subcontractors shall make every good faith effort to achieve the following benchmarks in association with the Section 3 Project:

1. Section 3 Workers will make up 25% of the total number of labor hours worked by all workers, exclusive of the labor hours worked by Targeted Section 3 Workers; and
2. Targeted Section 3 Workers will make up 5% of the total number of labor hours worked by all workers.

These benchmarks shall be updated every three years by the U.S. Department of Housing and Urban Development. The current benchmarks can be found on the HUD website; https://www.hudexchange.info/programs/section-3/section-3-guidebook/section-3-in-action/safe-harbor-benchmarks/ however the City reserves the right to adjust these benchmarks as needed, consistent with direction from HUD.

V. Required Documentation and Reporting

For each bidder submitting a bid the following documentation must be provided to the City at the time of the bid:

1. Section 3 Compliance Bidder's Certification for selected Contractors/Subcontractors (Attachment D);

For each bidder awarded work all the following documentation must be provided to the City within 10 days of selection of Contractors/Subcontractors:

1. Section 3 Economic Opportunity Plan (Attachment A);
2. Certification signed by the Subrecipient that all contracts/subcontracts for work include the required Section 3 Clause and copies of each contract with the clause highlighted;
3. Notice(s) given by Contractors/Subcontractors to all labor organizations indicating their commitment to hire Section 3 Workers (Attachment C);
4. and
5. Certification of Business Concerns Seeking Section 3 Preference in Contracting and Demonstration of Capability (Attachment D), if applicable.

Reporting will be required at the request of the City based upon HUD-required reporting. Contractors must report the following data to the City for each Section 3 Project:

1. Total number of labor hours worked;
2. Total number of labor hours worked by Section 3 Workers (exclusive of hours worked by Targeted Section 3 Workers) with documentation as described in Section VII of this Plan; and
3. Total number of labor hours worked by Targeted Section 3 Workers with documentation as described in Section VII of this Plan.

Section 3 Workers' and Targeted Section 3 Workers' labor hours may be counted for five years from when their status as a Section 3 Worker or Targeted Section 3 Worker is established.

Labor hours worked by people in Professional Services may be counted in the above reporting of total labor hours worked and total labor hours worked by Section 3 Workers and Targeted Section 3 Workers.

If a Contractor or Subcontractor does not track labor hours, the City may request that the Contractor/Subcontractors "good faith assessment" of labor hours of full-time or part-time employees be accepted. The City will only accept "good faith assessment" on Section 3 Projects that have requested, and had their request approved by the City, to utilize this method.

The benchmarks for the minimum percentage of labor hours worked by Section 3 Workers and Targeted Section 3 Workers represent **minimum** targets for a Section 3 Project. The benchmarks are not set-asides and quotas but instead establish a "safe harbor" for City, Contractors and Subcontractors on the matter of compliance with Section 3. In the absence of evidence to the contrary, City, Contractor or Subcontractor that meets the minimum benchmarks for a Section 3 Worker/Targeted Section 3 Worker labor hours will be considered to have met Section 3 requirements under this Section 3 Plan.

If, at the conclusion of the contracting period for the Section 3 Project, the above priorities and benchmarks are not met, the Citymust of demonstrate why it was not feasible to comply with this Section 3 Plan. The Contractormust provide detailed information on their efforts to comply with this Section 3 Plan, including the outcome of all efforts originally identified in the Subrecipient's Section 3 Strategy.

VI. Qualification of Section 3 Workers and Section 3 Business Concerns

A. Section 3 Workers

A Section 3 Worker shall certify or submit evidence demonstrating their eligibility as a Section 3 Worker to the Contractor or Subcontractor as appropriate. **Attachment E** (or a similar form) must be filled out by Section 3 Workers.

This self-certification will be one of the methods used by City, Contractors, and Subcontractors to confirm the percentage of labor hours worked by Section 3 Workers. Should said certification come into question or not be appropriate, City, and Contractors/Subcontractors may request other evidence of eligibility.

Please note that nothing in the Section 3 Plan shall be construed to require the employment of a Section 3 Worker who does not meet the background and qualifications of the position to be filled.

B. Section 3 Business Concerns

Businesses seeking to qualify for a Section 3 contracting preference shall certify that the business is a Section 3 Business Concern and provide appropriate documentation with the certification. Should said certification come into question, City and Contractors/Subcontractors may request other evidence of eligibility for the Section 3 preference. Self- certifications from business owners may be accepted by the City at its sole discretion.

A Section 3 Business Concern seeking a contract or a subcontract must demonstrate to the satisfaction of the party awarding the contract or subcontract that the business concern is responsible and has the ability to perform successfully under the terms and conditions of the proposed contract or subcontract. The ability to perform successfully under the terms and conditions of all proposed contracts and subcontracts is required of all Contractors and Subcontractors subject to Section 3 requirements.

VII. Section 3 Contract Compliance

Minimum compliance with Section 3 is determined by documentation of all of the following:

1. Creation and implementation of an acceptable Section 3 Strategy for meeting Section 3 Priorities prepared by the City;
2. Demonstration of inclusion of the required Section 3 language in all subcontracts/contracts for work associated with the Section 3 Project; **and**
3. Demonstration that the Section 3 Benchmarks were met.

The written records of Section 3 Project Contractors and Subcontractors will be reviewed by the City as a means of establishing compliance or non-compliance with Section 3 requirements. Contractors and Subcontractors who receive Section 3 contracts found to be in non-compliance will be deemed to be **ineligible** for future Section 3 covered projects for a minimum period of **24** months from the date deemed to be in noncompliance. **Attachment F** shall be used by Contractors and Subcontractors to provide information and data regarding **actual** contracts/subcontracts awarded. **Attachment G** identifies a form that is required for **actual** labor hours worked in connection with assisted Section 3 Projects. Satisfactory submission of **Attachment E** and/or **F** with each request for payment is a **prerequisite** in order for City to authorize payment on a Section 3 covered project.

Attachment H identifies acceptable methods that, when documented, demonstrate compliance with Section 3. **Attachment C** identifies a sample notice for project area resident employment commitment. **Attachment I** provides a sample description of job categories connected with Section 3 covered projects.

The following records must be maintained:

- Worker's self-certification that their income is below the income limit from the prior calendar year.
- Worker's self-certification of participation in public housing or Section 8.
- Certification from a PHA or Section 8 program manager that a worker is a participant in their program.
- Employer's certification that the worker's income from that employer is below the income limit.
- Employer's certification that the worker is employed by a Section 3 Business Concern.
- Worker's certification that the worker is a YouthBuild Participant.

If the Section 3 Benchmarks are NOT met, documentation of compliance with the Section 3 Strategy evidencing the efforts made to meet these goals must be provided. Examples of documentation of efforts to comply will be based upon the Section 3 Strategy and may include:

- Copies of direct mail solicitation and e-mail/Internet outreach;
- Formal advertisements;
- Flyers/brochures advertising meetings;
- Sign-in lists from job fairs and other public meetings;
- Agendas and/or meeting notes from meetings with interested parties and Contractors.

The City of Moorpark and HUD reserve the right to inspect Contractor records related to this Section 3 Plan with 48 hours notice.

VIII. Complaint Procedure

A complaint may be filed alleging a violation of Section 3 requirements. They may be filed by Section 3 Workers or Section 3 Business Concerns. Complaints are to be addressed to the City of Moorpark at the address below. If the complaint cannot be resolved by the City, grievances may be submitted to and investigated by HUD. Those grievances that are not resolved voluntarily can result in an administrative hearing.

A complaint must be written and include:

- Name and address of grievant
- Name and address of Contractor/Subcontractor
- Description of acts or omission
- Corrective action sought

Complaints should be filed with the City of Moorpark and, if warranted, may be appealed to the Area Office of HUD (LA Area) and HUD in Washington, D.C., at the addresses below.

1. Parks, Recreation and Community Services Department
   Attention Parks and Recreation Director
   323 Science Drive
   Moorpark, CA 93021

2. HUD LA Area Office, Region IX
   Director, Fair Housing and Equal Opportunity
   U.S. Dept. of Housing and Urban Development
   611 West Sixth St., Suite 1000-9DD
   L.A., Ca. 90017-3101

3. HUD Washington
   Assistant Secretary, Fair Housing and Equal Opportunity
   Office of Economic Opportunity
   Room 5100, Dept. of HUD
   451 Seventh St., S.W.
   Washington, D.C. 20410-2000 (202/708-1112)

IX. Attachments and Required Actions

Attachment	Title	Required Action
A	Section 3 Economic Opportunity Plan	Submit within 30 days of Bid Submission
B	Section 3 Clause	Must be included in every contract and subcontract.
C	Sample Notice for Project Area Resident Employment Commitment	Must be posted at the project site.
D	Section 3 Compliance Bidder's Certification	Submit with Bid.
E	Section 3 Eligibly Certification	
F	Actual Subcontracts and Suppliers for Section 3 Compliance (awarded for covered projects)	Must be submitted with requests for payment
G	Actual Labor Hours Worked for Contractor or Subcontractor Economic Opportunities for Low and Very Low Income Persons in Connection with Assisted Section 3 Projects	Must be submitted with requests for payment
H	Section 3 Compliance – Suggested Examples (of Efforts to offer Training and Employment Opportunities to Section 3 Residents	
I	Sample Description of Job Categories for Section 3 Plan	Information
J	Apprenticeship Program Information and Resources	Information

Attachment A - Section 3 Economic Opportunity Plan

(SUBMIT AFTER BID AWARD)

Project Name:_____ **Date:** _____

Project Address: _____
Project City/County:_____

Name of Bidder/Organization:_____

Contact Person and Title:_____

Telephone Number: _____ **email:** _____

Address of Bidder: _____

_____

Description of Service Area or Neighborhood of the Section 3 Project, bordering streets, etc. (or attach map)

_____

_____

_____

Census Tract(s) and Block Group(s): _____

A. Economic Opportunities for Section 3 Business Concerns

1. List of all subcontractors and construction related vendors you plan to use regardless of contract amount. You may use additional sheets to complete this section if necessary.

Name: Address:	Amount: Contact: Phone Number: License Number: Section 3 Business Concern: Yes or No
Name: Address:	Amount: Contact: Phone Number: License Number: Section 3 Business Concern: Yes or No
Name: Address:	Amount: Contact: Phone Number: License Number: Section 3 Business Concern: Yes or No

Attachment A

(page 2)

Name: Address:	Amount: Contact: Phone Number: License Number: Section 3 Business Concern: Yes or No
Name: Address:	Amount: Contact: Phone Number: License Number: Section 3 Business Concern: Yes or No
Name: Address:	Amount: Contact: Phone Number: License Number: Section 3 Business Concern: Yes or No
Name: Address:	Amount: Contact: Phone Number: License Number: Section 3 Business Concern: Yes or No
Name: Address:	Amount: Contact: Phone Number: License Number: Section 3 Business Concern: Yes or No
Name: Address:	Amount: Contact: Phone Number: License Number: Section 3 Business Concern: Yes or No
Name: Address:	Amount: Contact: Phone Number: License Number: Section 3 Business Concern: Yes or No
Name: Address:	Amount: Contact: Phone Number: License Number: Section 3 Business Concern: Yes or No

Attachment A

(page 3)

3. Detailed description of: 1) all efforts planned to outreach to, identify and secure bids from Section 3 Business Concerns; 2) all Technical Assistance planned to help Section 3 Business Concerns understand and bid on the Section 3 Project; **and** 3) any assistance made available to Section 3 Business Concerns in bonding, guaranties, or other efforts to support viable bids.

4. List of sources and methods of identifying and soliciting Section 3 Business Concerns for this project.

Attachment A

(page 4)

B. Economic Opportunities for Section 3 Workers

1. List of Sources and Methods of Recruitment of Section 3 Workers.

2. List State approved apprenticeship programs to be utilized, if any.

3. List any Job Training Partnership Act (JTPA) programs to be utilized, if any.

4. Detailed description of: 1) all efforts planned to outreach to and generate job applicants who qualify as Section 3 Workers; **and** 2) all planned Technical Assistance to help Section 3 Workers apply for jobs.

5. List other methods utilized to provide economic opportunities and comply with Section 3 requirements (use additional sheets if necessary).

Attachment A

(page 5)

C. Preliminary Statement of Workforce Needs

1. Complete the following table for the project. Depending upon the magnitude of the project, you may wish to prepare a table for you and each subcontractor.

Occupations	Total Labor Hours Estimated to be Worked by all Workers	Total Labor Hours Estimated to be Worked by Section 3 Workers	Total Labor Hours Estimated to be Worked by Targeted Section 3 Workers	Vacancies to Fill
Skilled Trades				
Semi-skilled				
Unskilled Labor				
Trainees/ Apprentices				
Professional Services (architectural, engineering, etc.)				
Other:				
Other:				
Other:				
Totals				

Total Goal for Section 3 Workers (Total Labor Hours Estimated to be Worked by Section 3 Workers Divided by Total Labor Hours Estimated to be Worked by al Workers)	
Total Goal for Targeted Section 3 Workers (Total Labor Hours Estimated to be Worked by Targeted Section 3 Workers Divided by Total Labor Hours Estimated to be Worked by al Workers)	

Section 3 Benchmarks require that Subrecipients, Contractors and Subcontractors make every effort to meet the following benchmarks:

- Section 3 Workers will make up 25% of the total number of labor hours worked by all workers, exclusive of the labor hours worked by Targeted Section 3 Workers; and
- Targeted Section 3 Workers will make up 5% of the total number of labor hours worked by all workers.

SUBMIT WITH BID
AND PRIOR TO ANY SUBCONTRACTS WITH SECTION 3 BUSINESS CONCERNS

Attachment B - Section 3 Clause
24 CFR 75

(to be inserted into every contract/subcontract for work)

A. The work to be performed under this contract is on a project assisted under a program providing direct federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, as amended in the Section 3 Final Rule on September 29, 2020 (the Final Rule). Section 3 requires that to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.

B. The parties to this contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR 75 and all applicable rules and orders of the Department issued thereunder prior to the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.

C. The contractor will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or worker's representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

D. The contractor will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR 75. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR 75 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

E. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR 75, and all applicable rules and orders of the Department issued thereunder prior to the execution of the contract, shall be a condition of the federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors, and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors, and assigns to those sanctions specified by the grant or loan agreement or contract through which federal assistance is provided, and to such sanctions as are specified by 24 CFR 75.

Attachment C - Sample Notice of Project Service Area or Neighborhood of Project Employment Commitments

INSTRUCTIONS

The City of Moorpark's Section 3 Plan requires that a notice similar to this sample be sent by all firms awarded or contracting for work on a Section 3 Project funded by the City with federal funds to any labor organizations with which the firm has a collective bargaining agreement or other agreement or understanding. If awarded a contract, you will be required to submit a notice of this type and to post it in a prominent place available to your employees. This notice should be provided on your company's letterhead.

S A M P L E

TO WHOM IT MAY CONCERN:

The (**Insert Name of Company**) has entered into an agreement with the City of Moorpark for work to be performed at (**Insert Project Name and Location**). This project is funded in part by the U.S. Department of Housing and Urban Development (HUD) and as such is subject to the terms of Section 3 of the Housing and Urban Development Act of 1968, 12 USC 1701 u, as amended in the Section 3 Final Rule on September 29, 2020 (the Final Rule). As a contractor or subcontractor on this project, and pursuant to the provisions of Section 3, the (**Insert Name of Company**) is committed to utilizing Section 3 Workers/Targeted Section 3 Workers residing within the Service Area or Neighborhood of the Project as employees and trainees to the greatest extent feasible. In addition, the (**Insert Name of Company**) will utilize to the greatest extent feasible, Section 3 Business Concerns located in or owned in substantial part by residents of the Section 3 Service Area or Neighborhood of the Project.

The Service Area or Neighborhood of the Project is defined as follows:

*(**insert description**)*

It is the intention of the (**Insert Name of Company**) to fulfill its obligations under Section 3.

[Signature of Authorized Company Representative]

Attachment D - Section 3 Compliance Bidder's Certification

Name of Company: _____

Address: _____

Project Title & Address: _____

The undersigned does hereby certify that he/she has read and understood the City of Moorpark's Section 3 Plan and requirements that apply to the above cited project, said requirements being known as the Section 3 Clause found in 24 CFR 75, as amended in the Section 3 Final Rule on September 29, 2020 (the Final Rule) and that neither the project nor the company are under any contractual restrictions or other disabilities which would prevent the company from complying with said requirements.

Signature of Company Officer: _____

Title of Officer: _____ Date: _____

Attachment E - Section 3 Worker/Targeted Section 3 Worker Certification

Project Title and Address:_____
Service Area or Neighborhood of the Section 3 Project *(to be completed by the Subrecipient & detailed below or attached)*:

I, the undersigned, understand that the aforementioned project is subject to the City of Moorpark's Section 3 Plan which warrants that employment and other economic opportunities generated by certain U.S. Department of Housing and Urban Development (HUD) financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed to low-and very-low income persons, particularly those who are recipients of assistance for housing.

In reliance of that said warranty, and in reliance upon the income schedules and project service area designation attached hereto and made part of this certification by this reference, I hereby certify that I qualify as a Section 3 Worker/Targeted Section 3 Worker by virtue of the statements I make by selecting any of the following as applicable to me:

Section 3 Worker (select as many as apply, one is required to qualify as a Section 3 Worker)

□ The total household income for my family for the previous or annualized calendar year is below the income limit established by HUD for low-income households (80% AMI); or
□ I am employed by a Section 3 Business Concern; or
□ I am a Youthbuild participant.

Targeted Section 3 Worker

□ The total household income for my family for the previous or annualized calendar year is below the income limit established by HUD for low-income households (80% AMI).
□ I am employed by a Section 3 Business Concern; **and**

Check one:

□ I live within the Service Area or Neighborhood of the Section 3 Project, as defined above; or
□ I am a YouthBuild participant.

My permanent address is: _____

_____

I have attached the following documentation as evidence:

□ Copy of lease/mortgage statement or driver's license with my home address
□ Copy of evidence of participation in a Youthbuild program
□ Copy of evidence of employment with a Section 3 Business Concern
□ Other evidence _____

I, the undersigned, swear that the foregoing statements are true and correct and I understand that false statements may initiate action under Federal or State laws concerning false statements.

Signature: _____ Date: _____

Print Name: _____ Telephone: _____

Attachment E

(page 2 of 2)

SECTION 3 RESIDENT FAMILY INCOME LIMITS

Ventura County

2025 Median Family Income = $131,300 (4-person household)

	HOUSEHOLD SIZE							
	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
50% Median: (Very Low-Income)	$52,400	$59,900	$67,400	$74,850	$80,850	$86,850	$92,850	$98,850
80% Median: (Low-Income)	$83,850	$95,800	$107,800	$119,750	$129,350	$138,950	$148,500	$158,100

These figures are updated annually by HUD.

Attachment F - Actual Subcontracts and Suppliers for Section 3 Compliance

(To be submitted with each payment request.)

NAME OF PROJECT: **DATE:**

SUBCONTRACTOR'S NAME, ADDRESS, PHONE NUMBER, LICENSE NUMBER	TYPE OF WORK (TRADE)	CONTRACT AMOUNT	SECTION 3 BUSINESS CONCERN YES OR NO
SUPPLIER'S NAME, ADDRESS AND PHONE NUMBER (IF INSTALLATION INCLUDED IN CONTRACT)	**TYPE OF SUPPLIES**	**CONTRACT AMOUNT**	**SECTION 3 BUSINESS CONCERN YES OR NO**

Attachment G - Actual Labor Hours Worked for Contractor or Subcontractor Economic Opportunities for Low- and Very Low-Income Persons in Connection with Assisted Section 3 Projects

Name of Project: _____ Project Location: _____

Contractor/subcontractor Name & Address: (Street, City, State, Zip)	License Number:	Dollar Amount of Contract:
	Contact Person:	Phone: (Include Area Code)
	Construction Reporting Period:	Date Report Submitted:

Part I: Employment and Training

A Job Category	B Number of Labor Hours Worked	C Number of Section 3 Labor Hours Worked	D % of Labor Hours Worked by Section 3 Workers (Column C/B)	E Number of Targeted Section 3 Labor Hours Worked	F % of Labor Hours Worked by Targeted Section 3 Workers (Column E/B)
Professionals					
Technicians					
Office/Clerical					
Construction by Trade (List)					
Trade:					
Trade:					
Trade:					
Trade:					
Trade:					
Other: (List)					
TOTAL					

Attachment H - Section 3 Compliance - Suggested Examples

Following are acceptable methods that, ***when documented***, may help demonstrate compliance with Section 3:

1. Consulting with State and local agencies administering training programs funded through JTPA or JOBS, probation and parole agencies, unemployment compensation programs, community organizations and other officials or organizations to assist with recruiting Section 3 Workers for a contractor's or subcontractor's training and employment positions.

2. Advertising the jobs to be filled through the local media, mail and e-mail and posting in the Service Area or the Neighborhood of the Project.

3. Employing a job coordinator, or contracting with a business concern that is licensed in the field of job placement (preferably a Section 3 Business Concern) that will undertake efforts to match eligible and qualified Section 3 Workers with the training and employment positions that the contractor intends to fill.

4. Establishing training programs, which are consistent with the requirements of the Department of Labor, for public housing residents and other Section 3 Workers in the building trades.

5. Advertising the training and employment positions by distributing flyers (which identify the positions to be filled, the qualifications required, and where to obtain additional information about the application process) to housing developments where there are Section 3 Workers.

6. Entering into "first source" hiring agreements with organizations representing Section 3 Workers.

7. Contacting resident councils, resident management corporations, or other resident organizations in the housing developments where there are Section 3 Workers, to request the assistance of those organizations in notifying residents of the training and employment positions to be filled.

8. Sponsoring a job informational meeting to be conducted at a location in the housing developments where there are Section 3 Workers or in the Service Area or Neighborhood of the Project.

9. Arranging assistance in conducting job interviews and completing job applications for residents of the housing developments where there are Section 3 Workers and in the Service Area or Neighborhood of the Project.

10. Arranging for a location in the housing developments where there are Section 3 Workers, or the neighborhood or service area of the project, where job applications may be delivered and collected or where job interviews can be conducted.

11. Where there are more qualified Section 3 Workers than there are positions to be filled, maintaining a file of eligible qualified Section 3 Workers for future employment positions.

12. Undertaking such continued job training efforts as may be necessary to ensure the continued employment of Section 3 Workers previously hired for employment opportunities.

Attachment H

Efforts to Award Contracts to Section 3 Business Concerns:

1. In determining responsibility of potential subcontractors, consider their record of Section 3 compliance as evidenced by past actions and their current plans for the pending subcontract.

2. Contacting business assistance agencies, minority contractors' associations and community organizations to inform them of contracting opportunities and request their assistance in identifying Section 3 Business Concerns which may solicit bids or proposals for contracts for work in connection with Section 3 Projects.

3. Providing written notice to all known Section 3 Business Concerns of the contracting opportunities. This notice should be in sufficient time to allow the Section 3 Business Concerns to respond to the bid invitations or request for proposals.

4. Following up with Section 3 Business Concerns that have expressed interest in the contracting opportunities by contacting them to provide additional information on the contracting opportunities.

5. Coordinating pre-bid meetings at which Section 3 Business Concerns could be informed of upcoming contracting and subcontracting opportunities.

6. Advising Section 3 Business Concerns as to where they may seek assistance to overcome limitations such as inability to obtain bonding, lines of credit, financing, or insurance.

7. Arranging solicitations, times for presentations of subcontract bids, quantities, specifications, and delivery schedules in ways to facilitate the participation of Section 3 Business Concerns.

8. Where appropriate, breaking out subcontract work items into economically feasible units to facilitate participation by Section 3 Business Concerns.

9. Advertising subcontracting opportunities through trade association papers and newsletters, and through other local media, such as newspapers of general circulation.

10. Developing a list of eligible Section 3 Business Concerns.

Providing Other Economic Opportunities

Contractors and subcontractors are encouraged to undertake efforts to provide to low-income persons economic opportunities other than training, employment, and contract awards, in connection with Section 3 Projects.

Other Training and Employment Related Opportunities: These include, but need not be limited to, use of trainee positions to fill vacancies; and hiring Section 3 Workers in part-time positions.

Other Business Related Economic Opportunities include, but are not limited to, the formation of Section 3 joint ventures, financial support for affiliating with franchise development, use of labor only contracts for building trades, purchase of supplies and materials from Housing Authority resident-owned businesses or Public Housing Authority resident-owned businesses.

Attachment I - Sample Description of Section 3 Job Categories

Officials/Managers - Occupations requiring administrative personnel who set broad policies, exercise overall responsibility for execution of these policies, and direct individual departments or special phases of a firm's operation. Includes: officials, executives, middle management, plant managers, superintendents, salaried forepersons.

Professionals - Occupations requiring either college graduation or experience of such kind that provides a comparable background. Includes: accountants, chemists, architects, engineers, personnel workers, registered nurses, teachers, lawyers, auditors, researchers, property managers.

Technicians (Para-professionals) - Workers of relatively high skill level having a thorough and comprehensive knowledge of the processes involved in their work which can be obtained through about two years of post-high school education or through equivalent on-the-job training (e.g., computer programmers, draft persons, engineering aides, junior engineers, nurses, nurse's aides, assistants, surveyors, buyers).

Sales - Occupations engaging wholly or primarily in direct selling (e.g., advertising agents, brokers, sales clerks).

Office/Clerical - Includes all clerical-type work regardless of level of difficulty (e.g., bookkeepers, office clerks, typists, telephone operators, non-management).

Skilled Craft Workers - Manual workers of relatively high skill level having a thorough and comprehensive knowledge of the processes involved in their work (e.g., auto attendants, laundry operators, truck drivers).

Operatives (Semi-skilled workers) - Workers who operate machines or processing equipment or perform other factory-type building trades, truck drivers).

Laborers (Unskilled workers) - Workers in manual occupations which generally require no special training (e.g., laborers, helpers, car washers, gardeners, elevator operators).

Apprentices/Trainees - Persons employed in a program including work training and related instruction to learn a trade or craft which is traditionally considered an apprenticeship, regardless of whether the program is registered with a Federal or State agency).

Service Workers - Workers in both protective and non-protective service occupations

ADP/computer
Air conditioning repair
Appliance repair
Carpet Consultants
Catering
Engineers
Firefighters
Florists
Guards
Handyworker
Janitorial
Landscaping
Lead Based Paint Remover
Manufacturing
Marketing
Photography
Police
Porters
Printers
Suppliers
Transportation providers
Vendors
Waiters/Waitresses

Attachment I

Construction Workers - Include but are not limited to the following categories:

Architecture
Asbestos Removal
Bricklaying
Carpentry
Cement/Masonry
Communications & Systems
Demolition
Drywall
Electrical
Elevator Construction
Fencing
Glazing
Heating
Insulators
Iron works
Laborers
Lathers
Marble and Tile
Machine Operators
Painters
Parking Lot Striping
Plastering
Plumbing
Power Equipment Operators
Refrigeration/Conditioning
Roofing
Sheet Metal
Soft Floor Layer
Sprinkler Fitter
Stone Mason/Bricklayer
Surveying
Terrazzo
Tile Setting
Truck Driver

Updated June 2021

I. Attachment J - Apprenticeship Program Information and Resources

Building California Construction Careers conducts outreach programs which are designed to educate the public about construction career opportunities and apprenticeship. Their website is full of information regarding various union apprenticeship programs throughout the central coast. Their website is https://buildcalifornia.com/.

TRI COUNTIES BUILDING AND CONSTRUCTION TRADES COUNCIL, AFL-CIO, represents Craft Unions in Ventura, Santa Barbara and San Luis Obispo Counties.

3994 East Main Street
Ventura, CA 93006
(805) 794-4274

In addition, the following labor unions may also be a source for potential employees and many have apprenticeship programs.

ASBESTOS WORKERS 5

670 E. Foothill, suite 2
Azusa, Ca. 91702
Phone: 626-815-9794
E-Mail: fredawl5@aol.com
Website: www.awlocal5.com

BAC LOCAL 4 (Bricklayers)

BAC 4 (Ventura Office)
270 South Joanne Ave.
Ventura, California 93003
Phone: 805-658-4883
Phone: 800-972-3338
E-Mail: mcrespi@sbcglobal.net
E-Mail: bac4ca@aol.com
Website: www.bac4ca.org

BOILERMAKERS 92

2260 Riverside Ave.
Bloomington, California 92316
Phone: 909-877-9382
website: www.boilermakerslocal92.com

CEMENT MASONS 600

2299 East Main Street, Suite 9
Ventura, California 93001
Phone: 805-653-5919

ELECTRICAL WORKERS LOCAL 952

3994 E. Main St.
Ventura, CA 93006
(805) 642-2149

ELEVATOR CONSTRUCTORS LOCAL 18

100 South Mentor Ave.
Pasadena, California 91106
Phone: 626-449-1869
E-Mail: gazzat18@sbcglobal.net
Website: www.iueclocal18.otg

FLOORLAYERS 1247
8051 Pioneer Blvd.
Whitter, California 90606
Phone: 562-695-7402

GLAZIERS LOCAL 636
2333 North Lake Avenue, Unit F
Altadena, CA 91001
(626) 448-1565
E-Mail: lu636@dc36.org

GOLD COAST OF D.C. OF CARPENTERS LOCAL 805
412 Dawson Drive
Camarillo, CA 93010
(805) 482-1905

HEAT AND FROST LOCAL 5
3833 Ebony St
Ontario, CA 91761
909-390-7002

IBEW 952
3994 East Main Street
Ventura, California 93006
Business Manager: Shane Werner
Business Agent: Jeff Bode
Phone: 805-642-2149 Fax: 805-658-7507
E-Mail: shane@ibew952.org
Website: www.ibewlu952.org

IRONWORKERS LOCAL 416 (Reinforced)
PO Box 1166
Norwalk, California 90651
Phone: 562-868-1251
E-Mail: hart@irownworkers416.org
E-Mail: robert@ironworkers416.org
Website: www.reinforcingironworkerslocal416.org

IRONWORKERS LOCAL 433 (Structural)
17495 Hurley Street East
City of Industry, CA 91744
(626) 964-2500

IRONWORKERS LOCAL 509 (Shopmen & Ornamental)
13830 San Antonio Dr.
Norwalk, CA 90651
(323) 262-9653

LABORERS LOCAL 585
21 South Dos Caminos Ave.
Ventura, CA 93003
Phone: 805-643-5487
E-Mail: dvalenzuela@sbcglobal.net

LABORERS 1184
1074 East La Cadena Drive, Suite 4
Riverside, California 92501
Phone: 951-680-1292
Website: www.laborers1184.com

MILLWRIGHTS LOCAL 1607
932 S. Gerhart Ave., #200
Los Angeles, CA 90022
(323) 724-0178

OPERATING ENGINEERS LOCAL 12
1094 E. Main St.
Ventura, CA 93001
(805) 643-8740

PAINTERS DISTRICT COUNCIL 36
2333 North Lake Ave., Unit "H"
Altadena, California 91001
Phone: 626-584-9925
E-Mail: mike.gutierrez@dc36.org
Website: www.dc36.org

PAINTERS & TAPERS LOCAL 52
26 Bernard Street, Room 20
Bakersfield, CA 93305
(805) 325-1825
E-Mail: lu52@sbcglobal.net

PLASTERERS 200
1610 West Holt Ave.
Pomona, California 91768
Phone: 909-865-2240
E-Mail: bobp.local200@verizon.net
WEbsite: www.plastererslocal200.org

PILEDRIVERS LOCAL 2375
728 N. Lagoon Ave.
Wilmington, CA 90744
(310) 830-5300

PLUMBERS & PIPEFITTERS LOCAL 484
1955 N. Ventura Ave.
Ventura, CA 93001
(805) 643-6345

ROOFERS LOCAL 36
5380 Poplar Blvd.
Los Angeles, CA 90032
Phone: 323-222-0251
E-Mail: oj36@sbcglobal.net

SHEET METAL WORKERS LOCAL 273
1794 Goodyear
Ventura, CA 93003
(805) 658-0053
E-Mail: smwlocal273@aol.com
E-Mail: smworkerslocal273@yahoo.com

SO CA D.C. OF LABORERS
4399 Santa Anita Avenue
Suite 204
El Monte, CA 91731
(626) 350-6900

TEAMSTERS LOCAL 186
1534 Eastman Avenue, Suite B
Ventura, CA 93003
(805) 644-0070

TEAMSTERS 381
115 West Bunny Ave.
Santa Maria, California 93454
Phone: 805-922-7876
E-Mail: lswenson@teamsters381.org
Website: www.teamsters381.org

TILE, MARBLE & TERRAZZO LOCAL 18
9732 E. Garvey Avenue
South El Monte, CA 91733
(626) 329-0369
E-Mail: chad@tileunion.org
E-Mail: pete@tileunion.org
Website: www.tileunion.org

TRI COUNTIES BUILDING & CONSTRUCTION TRADES COUNCIL
3994 East Main Street
Ventura, California 93006
Phone: (805) 794-4274
Website: http://buildingtradescouncil.org/

UA DISTRICT COUNCIL 16
501 Shatto Place, Suite 400
Los Angeles, California 90020
Phone: 213-487-4262
Website: www.dc16.org

U.A. LOCAL 250 (Refrigeration/Steamfitters)
18355 S. Figueroa St.
Los Angeles, CA 90248
(310) 660-0035
Website: www.ua250.org

U.A. LOCAL 345 (Plumbing & Pipefitting)
1430 Huntington Drive
Duarte, CA 91010
Phone: 626-301-0531
E-Mail: kauhi49@aol.com

UA 484
1955 North Ventura Ave.
Ventura, California 93001
Phone: 805-643-6345
E-Mail: local484@sbcglobal.net

UA 669 (Sprinkler Fitters)

PO Box 1894
Oakhurst, California 93644
Phone: 559-642-2224
E-Mail: kwatsonba27@sti.net
Website: www.sprinklerfitters669.org

U.A. LOCAL 709 (Fire Sprinkler Fitters)

12140 Rivera Road
Whittier, CA 90606
Phone: 562-698-9909
E-Mail: michaelh@sprinklerfitters709.org
Website: www.sprinklerfitters709.org

Additional Resources

HUD Section 3 Business Registry
https://portalapps.hud.gov/Sec3BusReg/BRegistry/BRegistryHome

County of Ventura Human Services Agency (HSA) Employment Assistance:
America's Job Center (multiple locations)

Cal Jobs
https://www.caljobs.ca.gov/vosnet/Default.aspx

State Employment Development Department (EDD)
https://edd.ca.gov/

Housing Authorities

- Area Housing Authority of Ventura County
- Oxnard Housing Authority
- Port Hueneme Housing Authority
- Santa Paula Housing Authority
- Housing Authority of the City of San Buenaventura

Small Business Development Center. The Small Business Development Center may be able to provide technical assistance to potential Section 3 Business Concerns.

Women's Economic Ventures Women's Economic Ventures is dedicated to creating an equitable and just society through the economic empowerment of women.

Ventura County Economic Development Council (VCEDA), the Economic Development Collaborative of Ventura County (EDC-VC), and Chambers of Commerce may be able to provide names of potential Section 3 Business Concerns.

Exhibit R - Preliminary Gas Line Relocation Plan

CONSTRUCTION NOTES

1. CALL "UNDERGROUND SERVICE ALERT" 1-800-422-4133 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION. EVEN THOUGH EXISTING FACILITIES ARE MARKED BY DRY UTILITY REPRESENTATIVES, THE CONTRACTOR IS RESPONSIBLE FOR EXPOSING AND, IF NECESSARY, WORKING WITH CIVIL ENGINEER TO ESTABLISH "TOP OF STRUCTURE AND BOTTOM OF STRUCTURE" ELEVATIONS TO DETERMINE IF CONFLICTS OCCUR. IN THE EVENT OF CONFLICTS, THE CONTRACTOR SHALL ISSUE A RFI FOR REVIEW AND DIRECTION. THE CONTRACTOR SHALL PROTECT-IN-PLACE ANY EXISTING UTILITIES

2. ALL WORK IN STREET RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH GOVERNING MUNICIPALITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION AND ADDENDUM, UNLESS OTHERWISE SPECIFIED.

3. CONSTRUCTION IN STREET RIGHT-OF-WAY SHALL BE PERMITTED AND FOLLOW W.A.T.C.H. MANUAL GUIDELINES AND / OR TRAFFIC CONTROL PLAN AS REQUIRED BY GOVERNING MUNICIPALITY.

4. ALL TRAFFIC CONTROL SHALL BE DONE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.

5. GOVERNING MUNICIPALITY SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE START OF WORK IN STREET RIGHT-OF-WAY.

6. ALL NEWLY PLACED CONDUIT SHALL MAINTAIN A MINIMUM COVER PER GOVERNING MUNICIPALITY REQUIREMENTS.

7. UTILITY PRE-CONSTRUCTION MEETING: IT IS ADVISABLE THAT THE CONTRACTOR CONDUCT A PRE-CONSTRUCTION MEETING EARLY IN THE CONSTRUCTION PROJECT WITH EACH UTILITY INSPECTOR SEPARATELY FROM THE OTHER DISCIPLINES TO DISCUSS EACH UTILITY'S WORK OPERATIONS INCLUDING, BUT NOT LIMITED TO, REVIEW AND APPROVAL OF CONTRACTOR'S SHOP DRAWINGS FOR MATERIALS, SITE WORK PREPARATIONS PRIOR TO MOVE-ON, PHASING, CONTRACT WORK, PLACING FACILITIES, FACILITY MAKE-UP, SPLICING, SERVICE CUT-OVER, UTILITY OUTAGE AND FACILITY REMOVAL AS APPLICABLE PER PROJECT, AND SITE WORK PREPARATION THAT EACH UTILITY REQUIRES PRIOR TO DOING ANY WORK. CONTRACTOR IS TO ALLOW TIME IN SCHEDULING WORK OPERATIONS ACCORDINGLY.
   - A. POWER DISTRIBUTION: CONTRACTOR TO INSTALL CONDUITS AND STRUCTURES PER POWER COMPANY PROVIDED PLAN. POWER CREWS WILL INSTALL CONDUCTORS AND SET POWER EQUIPMENT IN AND / OR ON CUSTOMER-PROVIDED CONDUITS AND STRUCTURES. CITY MUST APPROVE AND RELEASE TO POWER COMPANY SWITCHGEAR CLEARANCE BEFORE POWER COMPANY WILL SCHEDULE THEIR CREWS TO INSTALL THEIR FACILITIES.
   - B. TELEPHONE DISTRIBUTION: CONTRACTOR TO PROVIDE AND INSTALL CONDUIT, STRUCTURES AND APPURTENANCES PER TELEPHONE COMPANY PLAN OR DRY UTILITY COMPOSITE PLAN (DUCP). TELEPHONE TO INSTALL CABLE THROUGH CUSTOMER-PROVIDED CONDUIT AND STRUCTURES AND SET TERMINAL.
   - C. CATV DISTRIBUTION: CONTRACTOR TO PROVIDE AND INSTALL CONDUIT, STRUCTURES AND APPURTENANCES PER DRY UTILITY COMPOSITE PLAN (DUCP). CATV TO INSTALL CABLE THROUGH CUSTOMER-PROVIDED CONDUIT AND STRUCTURES AND SET TERMINATION EQUIPMENT.
   - D. GAS DISTRIBUTION: CONTRACTOR TO PROVIDE TRENCH PER DUCP AND ADD 6" SAND BEDDING TO TRENCH. CONTRACTOR MUST SECURE THE SERVICES OF A GAS COMPANY-APPROVED TRENCHING CONTRACTOR TO BACKFILL AND COMPACT TRENCH AROUND AND ABOVE GAS PIPE. GAS COMPANY WILL PROVIDE PLAN FOR GAS MAIN PIPELINE WHICH MAY OR MAY NOT INCLUDE GAS SERVICE PIPELINE. PRIOR TO GAS COMPANY SETTING METER(S) THE BUILDING HOUSE LINE MUST BE INSPECTED, APPROVED AND RELEASED TO THE GAS COMPANY BY THE LOCAL MUNICIPALITY. ONLY AFTER THIS WILL GAS COMPANY SCHEDULE METER-SET DATES. CONTRACTOR SHOULD SCHEDULE WORK OPERATIONS ACCORDINGLY.

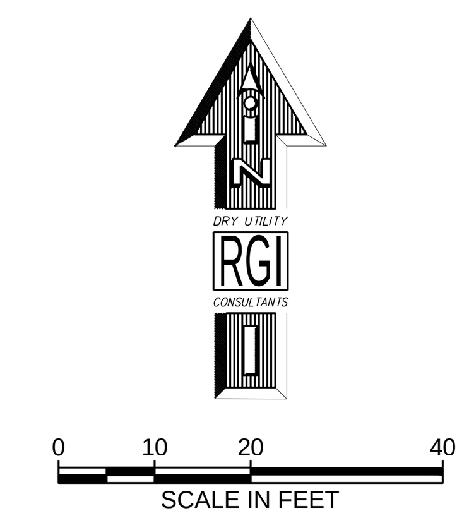
8. PRE-TRENCH MEETING: CONTRACTOR IS TO NOTIFY UTILITY INSPECTORS A MINIMUM OF ONE (1) WEEK PRIOR TO PRE-TRENCH MEETING. PRE-TRENCH MEETING SHALL NOT BE LESS THAN (2) DAYS BEFORE TRENCHING.

9. MINIMUM RADII (UNLESS NOTED OTHERWISE):
   ELECTRIC=12½'; TELEPHONE=12½'; CATV=12½'; FIBER =12½'

10. MANDREL ALL CONDUITS AND INSTALL PULL ROPE.
    - A. ALL CONDUITS SHALL BE MANDRELLED WITH UTILITY INSPECTOR APPROVAL.
    - B. INSTALL 3/8" PULL ROPE OR MULE TAPE IN ALL COMMUNICATIONS CONDUITS.
    - C. WHERE CONDUITS ARE PICKED-UP OR INTERCEPTED, CONTRACTOR TO MANDREL AND INSTALL PULL ROPE FROM STRUCTURE TO EXISTING STRUCTURE. COORDINATE WITH RESPECTIVE UTILITY INSPECTOR.

11. "AS-BUILT" PLANS SHALL BE PROVIDED BY THE CONTRACTOR AND PROVIDED TO UTILITY INSPECTORS.
    - A. SHALL VERIFY STRUCTURE TIES.
    - B. SHALL VERIFY DUCT FOOTAGES PLACED PER THIS JOB.
    - C. SHALL RUN MULE-TAPE TO OBTAIN FINAL DUCT MEASUREMENTS
    - D. VERIFICATION SHALL BE BY ANNOTATING ON DRY UTILITY COMPOSITE PLAN TO CONFIRM DATA OR TO CORRECT DATA.

12. UNLESS OTHERWISE NOTED, CONTRACTOR IS TO CONTACT RESPECTIVE DRY UTILITY INSPECTORS BEFORE INTERCEPTING OR ENTERING LOW VOLTAGE EXISTING UTILITY STRUCTURES AND / OR CONDUITS. POWER WILL NOT ALLOW CONTRACTORS TO ENTER EXISTING STRUCTURES OR INTERCEPT EXISTING CONDUITS THAT HAVE ENERGIZED CABLES.



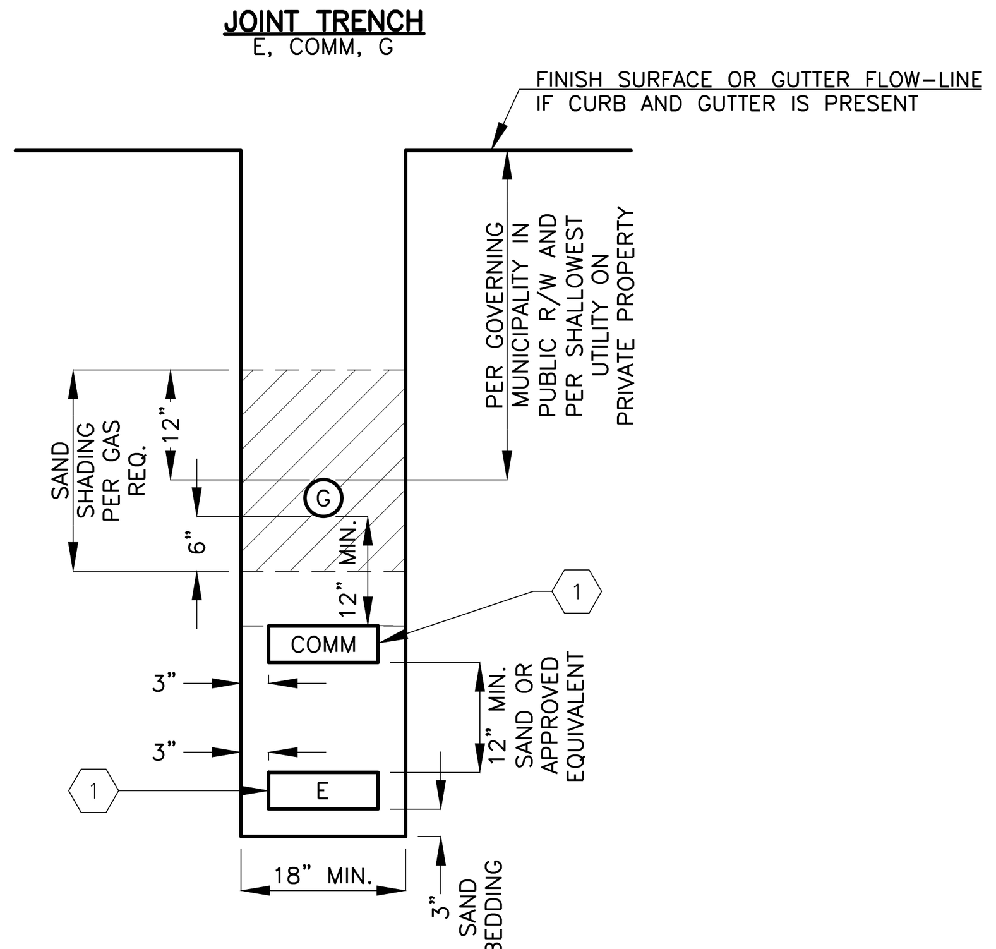
CALLOUT KEY

GAS — SIZE OF GAS PIPELINE; FOOTAGE OF PIPELINE–CONNECTION TO CONNECTION, OR CONNECTION TO CAP.

TYPICAL TRENCH SECTION (NTS)

JOINT TRENCH

E, COMM, G



(1) IF CONDUITS, DIMENSIONS ARE TO TOP & BOTTOM OF OUTSIDE OF CONDUIT. IF CONC. ENCASED, DIMENSIONS ARE TO TOP & BOTTOM OF ENCASEMENT.

DRY UTILITY COMPOSITE PLAN/UTILITY PLAN COORDINATION

WHILE IT IS UNDERSTOOD THAT THE CONTRACTOR IS TO CONSTRUCT EACH OF THE DRY UTILITY SYSTEMS IN ACCORDANCE WITH THE RESPECTIVE DRY UTILITY COMPANY'S PLANS AND STANDARDS, IT IS ALSO POSSIBLE THAT THE PLANS PREPARED BY EACH DRY UTILITY COMPANY MAY NOT HAVE BEEN GENERATED HAVING THE LATEST CIVIL AND/OR LANDSCAPE BASE INFORMATION. THE DEVELOPER AND PROJECT TEAM HAVE SPENT CONSIDERABLE EFFORTS TO DEVELOP A DRY UTILITY COMPOSITE PLAN TO MAINTAIN THE CURRENT STATUS OF ALL THE FACILITIES TO BE CONSTRUCTED WITHIN THE PROJECT AREA; AND, THE DRY UTILITY COMPOSITE PLAN SHOULD BE USED AS A REFERENCE FOR THE CONTRACTOR DURING THE PROJECT. THE CONTRACTOR SHALL COMPARE EACH OF THE FINAL DRY UTILITY PLANS WITH THE DRY UTILITY COMPOSITE PLAN PRIOR TO AND DURING CONSTRUCTION TO INSURE THAT ALL FACILITIES TO BE INSTALLED ARE CONSISTENT WITH THE DRY UTILITY COMPOSITE PLAN. IN THE EVENT THAT THE CONTRACTOR FINDS AN INSTANCE WHERE A DRY UTILITY COMPANY'S FINAL PLAN DOES NOT MATCH THE DRY UTILITY COMPOSITE PLAN, CONTRACTOR SHALL ISSUE AN "RFI" (REQUEST FOR INFORMATION) TO OBTAIN A CLARIFICATION PRIOR TO THE CONTRACTOR INITIATING THE CONSTRUCTION OF THE ITEM OR ITEMS IN QUESTION.

NOTE TO DRY UTILITY CONTRACTOR AND PLUMBING CONTRACTOR: PRIOR TO TRENCHING FOR GAS SERVICE LINES, DRY UTILITY CONTRACTOR AND PLUMBING CONTRACTOR SHALL MEET WITH GAS CO. INSPECTOR TO CONFIRM HOUSE LINE LOCATIONS AND GAS CO. RISER LOCATION-ALL SITES ON PROJECT.

3RD PARTY PERMISSION NOTE:

PERMISSION TO PERFORM WORK ON ANY 3RD PARTY PRIVATE PROPERTY SHALL BE SECURED BY DEVELOPER. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, ACQUIRING UTILITY EASEMENT AND ACCESS PERMISSION.

REVISIONS	DATE	DESCRIPTION

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
CALL: 811
WWW.DIGALERT.ORG
TWO WORKING DAYS BEFORE YOU DIG

DEVELOPER:
CITY OF MOORPARK
83 W. AND 47-51 HIGH STREET
MOORPARK CA 93021 805-517-6225

PLANS PREPARED BY:
RGI UTILITY CONSULTANTS
A PROACTIVE COMPANY
200 S. Main St. - Suite 316
Corona, CA 92882-2211
(951) 279-7900
Fax (951) 279-4116

DRY UTILITY COMPOSITE PLAN

MOORPARK CITY LIBRARY

DWN BY: AL	PROJECT MANAGER:	DATE: 06.11.25
CKD BY: RGI	JACOB TOPF	SHEET: 1 OF 1 SHEETS
SCALE: 1"=20'	PROJECT#: 30.038.004	

C:\Users\j_topf\appdata\local\temp\AcPublish_6720\06.23.25 – 30.038.004 – MOORPARK LIBRARY – MOORPARK – DUCP (GAS).dwg 06/24/2025 12:05pm By: J_TOPF

Exhibit S - Preliminary Electrical Cost Estimate and Scope of Work.pdf

SITE LOCATION	CONST. COSTS	UTILITY FEES	TOTAL COSTS
OFFSITE	$ 181,250.00	$ 113,850.00	$ 295,100.00
ONSITE	$ 168,900.00	$ 55,340.00	$ 224,240.00
TOTAL BUDGET COSTS:	**$ 350,150.00**	**$ 169,190.00**	**$ 519,340.00**

Exhibit S - Preliminary Electrical Cost Estimate and Scope of Work.pdf

ITEM NO.	OFFSITE DESCRIPTION	BID QUANTITY	UNIT	UNIT PRICE	TOTAL
	NO TRAFFIC CONTROL OR PAVEMENT RESTORATION INCLUDED				
	NO RETAINING WALLS OR GRADING AROUND STRUCTURES INCLUDED				
CONSTRUCTION COSTS:					
A	**SCE**				
	FURNISH AND INSTALL CONDUIT, 5" DB100 OR APP'D EQUIV.	430	LF	$ 58.00	$ 24,940.00
	FURNISH AND INSTALL CONDUIT, 4" DB100 OR APP'D EQUIV.	0	LF	$ 12.00	$ -
	FURNISH AND INSTALL CONDUIT, 3" DB100 OR APP'D EQUIV.	0	LF	$ 10.00	$ -
	MANDRELL AND INSTALL PULL ROPES	450	LF	$ 3.00	$ 1,350.00
	PROVIDE AND INSTALL 4/0 COPPER-WELD GROUND WIRE	0	LF	$ 43.00	$ -
	FURNISH AND INSTALL DUCT PLUGS	0	EA	$ 25.00	$ -
	FURNISH AND INSTALL 3X5 POWER STRUCTURE	1	EA	$ 6,500.00	$ 6,500.00
	FURNISH AND INSTALL TRANS 48X54 W/17X30HH STRUCTURE	0	EA	$ 1,200.00	$ -
	COORDINATE WITH POWER CREWS	1	EA	$ 4,500.00	$ 4,500.00
	Subtotal SCE System Const. Costs				***$ 37,290.00***
B	**TELEPHONE**				
	FURNISH AND INSTALL CONDUIT, 4" DB100 OR APP'D EQUIV.	1030	LF	$ 18.00	$ 18,540.00
	FURNISH AND INSTALL CONDUIT, 2" DB100 OR APP'D EQUIV.	0	LF	$ 8.00	$ -
	MANDRELL AND INSTALL PULL ROPES	1050	LF	$ 3.00	$ 3,150.00
	FURNISH AND INSTALL 3X5 PB	1	EA	$ 6,500.00	$ 6,500.00
	FURNISH AND INSTALL DUCT PLUGS	8	EA	$ 25.00	$ 200.00
	COORDINATE WITH TELPHONE CREWS	1	EA	$ 4,500.00	$ 4,500.00
	Subtotal Telephone Const. Costs				***$ 32,890.00***
C	**CATV**				
	FURNISH AND INSTALL CONDUIT, 3" DB100 OR APP'D EQUIV.	960	LF	$ 10.00	$ 9,600.00
	FURNISH AND INSTALL CONDUIT, 2" DB100 OR APP'D EQUIV.	0	LF	$ 6.00	$ -
	MANDRELL AND INSTALL PULL ROPES	990	LF	$ 3.00	$ 2,970.00
	FURNISH AND INSTALL DUCT PLUGS	8	EA	$ 25.00	$ 200.00
	FURNISH AND INSTALL 3X5 PB	2	EA	$ 6,500.00	$ 13,000.00
	Subtotal CATV Const. Costs				***$ 25,770.00***
E	**TRENCH**				
	JOINT TRENCH	40	LF	$ 112.00	$ 4,480.00
	POWER ONLY	280	LF	$ 46.00	$ 12,880.00
	TELEPHONE ONLY	430	LF	$ 86.00	$ 36,980.00
	CATV ONLY	360	LF	$ 86.00	$ 30,960.00
	STREET CROSSINGS	0	EA	$ 14,800.00	$ -
	Subtotal Trench Costs				***$ 85,300.00***
	TOTAL DRY UTILITY CONST. COSTS				***$ 181,250.00***
F	***UTILITY AGENCY FEES:***				
	POWER FEES	320	LF	$ 165.00	$ 52,800.00
	TEL. FEES	180	LF	$ 165.00	$ 29,700.00
	CATV FEES	190	LF	$ 165.00	$ 31,350.00
	Subtotal Dry Utility Agencies' Fees:				***$ 113,850.00***
TOTAL ESTIMATED DRY UTILITY BUDGET COSTS:					***$ 295,100.00***

Exhibit S - Preliminary Electrical Cost Estimate and Scope of Work.pdf

ITEM NO.	ONSITE DESCRIPTION	BID QUANTITY	UNIT	UNIT PRICE	TOTAL
	NO TRAFFIC CONTROL OR PAVEMENT RESTORATION INCLUDED				
	NO RETAINING WALLS OR GRADING AROUND STRUCTURES INCLUDED				
CONSTRUCTION COSTS:					
A	**SCE**				
	FURNISH AND INSTALL CONDUIT, 5" DB100 OR APP'D EQUIV.	280	LF	$ 38.00	$ 10,640.00
	FURNISH AND INSTALL 5" ENCASED PVC SCHED. 40	440	LF	$ 46.00	$ 20,240.00
	MANDRELL AND INSTALL PULL ROPES	750	LF	$ 3.00	$ 2,250.00
	FURNISH AND INSTALL DUCT PLUGS	12	EA	$ 25.00	$ 300.00
	FURNISH AND INSTALL 3X5 SPLICING STRUCTURE	0	EA	$ 6,800.00	$ -
	FURNISH AND INSTALL 8X10 SLAB-BOX	1	EA	$ 9,800.00	$ 9,800.00
	COORDINATE WITH POWER INSPECTOR	1	EA	$ 3,500.00	$ 3,500.00
	Subtotal SCE System Const. Costs				***$ 46,730.00***
B	**TELEPHONE**				
	FURNISH AND INSTALL CONDUIT, 4" DB100 OR APP'D EQUIV.	260	LF	$ 24.00	$ 6,240.00
	FURNISH AND INSTALL CONDUIT, 2" DB100 OR APP'D EQUIV.	0	LF	$ 8.00	$ -
	MANDRELL AND INSTALL PULL ROPES	280	LF	$ 3.00	$ 840.00
	FURNISH AND INSTALL DUCT PLUGS	6	EA	$ 25.00	$ 150.00
	FURNISH AND INSTALL PULLBOX 3X5X4 STRUCTURE	1	EA	$ 6,500.00	$ 6,500.00
	Subtotal Telephone Const. Costs				***$ 13,730.00***
C	**CATV**				
	FURNISH AND INSTALL CONDUIT, 3" DB100 OR APP'D EQUIV.	260	LF	$ 12.00	$ 3,120.00
	FURNISH AND INSTALL CONDUIT, 2" DB100 OR APP'D EQUIV.	0	LF	$ 6.00	$ -
	MANDRELL AND INSTALL PULL ROPES	280	LF	$ 3.00	$ 840.00
	FURNISH AND INSTALL DUCT PLUGS	4	EA	$ 25.00	$ 100.00
	FURNISH AND INSTALL PULLBOX 3X5X4 STRUCTURE	1	EA	$ 6,500.00	$ 6,500.00
	Subtotal CATV Const. Costs				***$ 10,560.00***
D	**CITY FIBER**				
	FURNISH AND INSTALL CONDUIT, 3" DB100 OR APP'D EQUIV.	0	LF	$ 12.00	$ -
	FURNISH AND INSTALL CONDUIT, 2" DB100 OR APP'D EQUIV.	440	LF	$ 18.00	$ 7,920.00
	MANDRELL AND INSTALL PULL ROPES	460	LF	$ 3.00	$ 1,380.00
	FURNISH AND INSTALL DUCT PLUGS	4	EA	$ 25.00	$ 100.00
	FURNISH AND INSTALL PULLBOX 3X5X4 STRUCTURE	1	EA	$ 6,500.00	$ 6,500.00
	Subtotal City Fiber Const. Costs				***$ 15,900.00***
E	**TRENCH**				
	JOINT TRENCH	290	LF	$ 86.00	$ 24,940.00
	POWER ONLY	180	LF	$ 68.00	$ 12,240.00
	TELEPHONE ONLY	230	LF	$ 64.00	$ 14,720.00
	CATV ONLY	160	LF	$ 64.00	$ 10,240.00
	FIBER ONLY	310	LF	$ 64.00	$ 19,840.00
	Subtotal Trench Costs				***$ 81,980.00***
	TOTAL DRY UTILITY CONST. COSTS				***$ 168,900.00***
F	**UTILITY AGENCY FEES:**				
	SCE RULE 15/16 FEES	470	LF	$ 82.00	$ 38,540.00
	TELEPHONE FEES	520	LF	$ 15.00	$ 7,800.00
	CATV FEES	600	LF	$ 15.00	$ 9,000.00
	Subtotal Dry Utility Agencies' Fees:				***$ 55,340.00***
TOTAL ESTIMATED DRY UTILITY BUDGET COSTS:					***$ 224,240.00***

Moorpark City Library - Pre-Bid RFIs

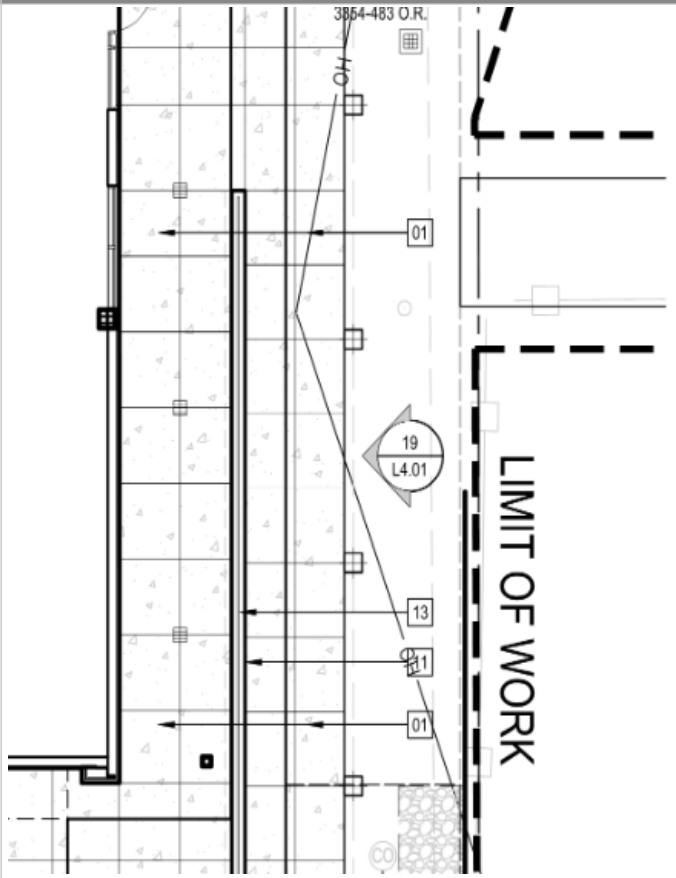
Balfour Beatty

Pre-Bid RFI #	Question	Addendum No.	Addendum Issue Date	Response
22	According to notice inviting bids, the Moorpark City Library will be constructed in two phases . Phase I is estimated to take 18 months. Phase II is estimated to take 6 months. However, in general provisions section 3-13.1, the work shall complete within 30 months including: phase I must be complete within 24 months and phase II within 6 months. Please clarify the exact duration for each phase of project.	02	06/26/25	Phase I shall have a duration of 18 months, and Phase II shall have a duration of 6 months, as outlined in Exhibit A – Phasing Plan 2025-03-25 V5.
23	Refer to General provision, section 6, 6-1.3 the Contractor shall do all work between 7 a.m to 4 p.m Monday through Friday. While, in Site specific requirements, Contractor will work between 7 a.m and 4 p.m Monday through Saturday. Please clarify.	02	06/26/25	Contractor will work between 7 a.m and 4 p.m Monday through Friday.
24	In detail 18/ L7.04, note B root barrier for all trees with 10 feet of sidewalk, curb or hardscape. However, in planting note #19/ L0.01, root barrier for all tress with 5' of any hardscape. Please clarify.	02	06/26/25	Provide root barriers at all trees within 10' of hardscape per detail 18/L7.04
25	According to tech specs section 329300, 2.3.C please provide application rate for jardinier capillary soil for pot or raised planter soil mix.	02	06/26/25	Section 2.3.C can be omitted - no pots or raised beds required on project.
26	Structural steel per note 11 on S2.01 calls for all exterior and exposed interior columns and connections to be AESS 3 while also seeing a call-out on S0.01 for exterior exposed steel to be galvanized.Please confirm whether the exterior steel columns and connections are to be hot dip galvanized, AESS, or both.	02	06/26/25	Provide both hot dip galvanized and AESS 3 to exterior steel columns and connections.
27	- Sign Type E-A (01/SG4.03) – does the copy (the written stuff) go on both sides of the sign, or only the one facing “entering” traffic? - Sign Type E-F (13/SG4.03) – There are two ways stated for illumination: We actually think you want these made much like similar letters (and confusion in the plans) as LED enclosed lighting in each letter with a 1/8” painted aluminum cap face. The thickness of the letter itself isn’t shown, but will likely be between 2” and 3”. Please clarify or confirm. - Sign Type I-J (Notice) 16/SG4.01 and Type I-L2 (Fire Extinguisher), 20/SG4.01: 0 on both the signage schedule and the location plans – how many and where do they go? - I don’t see anything in spec section 9, the finish schedules, or in the signage details describing the digital print (not fabric) wall graphics. Please provide the desired vinyl products / specs. - Please clarify the intent of Type I-MB (02/SG4.02). Is it to be a 15.5” x 12” digital print background with seven dye-cut digital “words” applied to the background digital print? - Please provide the sign details for I-MD: - Type I-N (16/SG4.02) – how thick are these wood panels? - Type I-R (15/SG4.02) Confirm that the letters above the drop box are to read, “Materials Only. No Donations” (per the Signage Schedule) and not “Book Drop” per the detail. Or maybe both with “Materials Only” just under “Book Drop”?	02	06/26/25	_E-A: single sided facing traffic _E-f: sign is edge lit from below, thickness and height of letters shown in detail. Copy to be cut as a single piece with connecting bar. See attached sample image _I-J: provide three (3), one in each collection area. I-L2: not required, all FE locations are to be I-L1. _I-MB: overall wall area approximately 15'-5" x 12'-0". All graphic copy to be color printed per graphic and individually cut unless identified in detail to be 1/4" thick flat cutout copy. _I-N: ranges from 3/4" to 1 1/2" thick as it is reclaimed wood. _I-R: letters above drop to read "Materials Only. No Donations" per the signage schedule.
28	Per elevation 7 on sheet A5.04. It seems that only the upper windows where the dotted lines are get roller shades. Nothing at the botoom windows?	02	06/26/25	Correct, window shades occur at upper windows only per 7/A5.04
29	1. Spec section 271000/1.5/H Specifies the cabling system to be Leviton Berk-tek but Section 271000/2.1/A/8 lists Superior Essex as the acceptable manufacturer. Please confirm which one is correct and if any substitutions will be considered. Namely Panduit to match what was recently utilized in the new City Hall project. 2. Spec section 274100/1.3/ K/5 requires the commissioning personnel to have AQAV certification. Please confirm if it is acceptable to fogo this requirement in lieu of CTS-D and manufacturer certifications.	02	06/26/25	Leviton Berk-Tek or Panduit as a substitute are acceptable structured cable system products.
30	Drawing L5.03 Note: 2 (Flagpole note) it states internal Cam Cleat. However under specs 2.2 The flagpole is the Titan Series IWW. Which system is the architect after?	02	06/26/25	Provide Titan Series IWW per specs
31	On A3.01 : The Finish Legend for Manufactured Stone Veneer Refers to (W1A and W1B) which show Wall assemblies for Direct Adhered Manufactured Stone to Wood and Metal Studs. Additionally on A3.01 ; General Notes, (1) Manufactured Stone Veneer "shall be applied as for anchored veneer where used over exit ways or more than 20 feet in height" see Detail 11/A8.30. 11/A8.30 "Anchored Manufactured Stone Veneer" there is NO Such Thing, Manufactured Stone Veneer is made from lightweight material so no anchors are required and meets all direct bonded veneer requirements. The anchors that the Architect calls for (Homan and Bernard, DW-10HS) are for full size Brick Veneer. The shortest anchor being 3" in Length. Nominal thickness for the Stone Ranges from 3/4" to 2-1/2" Thick. The anchor plate protrudes about an 1/8" from the mounting surface and puts it in the bedding aera. the bedding will at max be 1/2" thick. There is no wall anchor made for Manufactured Stone, any anchor you try will have to alter / bend so it will not be outside of the bedding joint. Anything you do to alter the anchor will make it useless and void a warranty. We can't warranty it as well. I am attaching the manufacturer's specs and installation requirements and you will not see any mention of a mechanically anchored system. The #9 Horizontal wire shown in the bed joints can't be done, it is a random stone. Any attempt to use wire in the bed joint will be futile. Please advise	02	06/26/25	W1A and W1B show Wall assemblies for Direct Adhered Manufactured Stone to Metal Studs and CMU walls. Manufactured Stone Veneer to comply with CBC 2022 Section 1410 Additional Requirements for Anchored and Adhered Veneer.
32	Is there a soils report? Asbestos Abatement Report? If so, please provide	02	06/26/25	For the Soils Report: Reference Exhibit H(a), H(b), & I(a), & I(b). There is No Abatement Report similar to Question #9 per Addendum #01.
33	On sheet S0.21 the foundation plan for Trellis & Bus Shelter shows the columns sitting in caisson per detail 1/S1.11 but the roof plan calls out for these columns to have base plates per 6/S1.12. Please confirm which setting is to take place for these columns	02	06/26/25	Follow caisson detail 01/S1.11.
34	The subcontractor listing has a lot of required information that is time-consuming on bid day and could create a lot of errors on the bid forms. Would it be acceptable to just give the subcontractor's name, city/state, scope of work, CSLB #, and DIR # then turn in the remaining information within 24 hours?	02	06/26/25	Yes, it is acceptable to provide the subcontractor’s name, city/state, scope of work, CSLB number, and DIR number at the time of bid. The remaining information, specifically, the percentage of the total bid for each subcontractor whose portion exceeds one-half of one percent (0.5%) of the contractor’s total base bid or $10,000, whichever is greater must be submitted within 24 hours of the bid deadline.
35	Specification 32 14 16 - 2.2, Calls for Brick Pavers to be Belden Brick - City Line Extruded Pavers, but Drawings calls for Belcrest 760 Paver. These are two different paver types. Can you clarify which Belden Brick Paver Type should be bid? If the paver is to be "City Line", please also confirm size and color.	02	06/26/25	Provide Belcrest 760 per drawings

Pre-Bid RFI #	Question	Addendum No.	Addendum Issue Date	Response
36	Please confirm that ONLY documents to be submitted with bid are the ones found on the Checklist of Bidders, and items such as indeintifed in Exhibit N will be provided after bid opening and by the awarded GC. If not please identify what documents other than the ones identified on checklist of bidder will need to be submitted with our bid	02	06/26/25	Checklist for Bidders issued in ADD 02 for all requirements required to submit at Bid Time: Exhibit N - Section 3 Compliance Requirements: Section D must be submitted at Bid Time, Section A shall be submitted within 30 days from Bid Submission Date, reference Bid RFI #70.
37	Attached Spec & Finish info for the Moorpark City Library. Included in that is a tear sheet for the Lamvin Eco Sonic Panel. As you will see it is called out as ½" thick. From manufactureres website the closest thickness to ½" is 13mm. Would that be a roll product? That same TWP-2 Finish Schedule does NOT name a product, just the color, Lagune 312 and describes it as square.	02	06/26/25	AWP-1 is fabric wrapped Lamvin 1" thick Eco-Sonic Panel and TWP-2 is Filzfelt wrapped Lamvin 1/2" thick Sonic Tackboard Panel. Associated spec sections refer to Manufacturers, reference Sheet A6.30 Finish Schedule.
38	Structural Steel RFI - "structural steel on this job and noticed that note 11 on S2.01 calls for all exterior and exposed interior columns and connections to be AESS 3 while also seeing a call-out on S0.01 for exterior exposed steel to be galvanized. Please confirm whether the exterior steel columns and connections are to be hot dip galvanized, AESS, or both. Typically it is one or the other."	02	06/26/25	Provide both hot dip galvanized and AESS 3 to exterior steel columns and connections.
39	1. MULTIPURPOSE ROOM (124) • Projector screen: can you please confirm the correct projector screen model is Da-Lite 29902L -Tensioned Advantage Series, 78" x 139" with Parallax Stratos 1.0?	02	06/26/25	Confirmed
40	1. MULTIPURPOSE ROOM (124) • Mersive Solstice Pod: Can you please confirm if any what subscription length is required and if Active Learning Round AV or TAA compliance are required?	02	06/26/25	Active Learning and TAA licenses not required. Price Solstice Pod with 3 year subscription length, but demo product with City before ordering.
41	1. MULTIPURPOSE ROOM (124) • Crestron video: I'm seeing 2 HDMI wall plate transmitters (parts # DM-TX-4KZ-100-C-1G-W-T & DM-TX-4KZ-100-C-1G-B-T) but do not see any DM receivers or video switcher for them to connect to, can you please clarify?	02	06/26/25	Provide (1) Crestron DMPS3-4K-350-C switcher/controller. Connect both DM Tx units to the (2) DM inputs on the switcher.
42	1. MULTIPURPOSE ROOM (124) • Epson projector: Can you please confirm how video feed will be routed to the projector? Will it receive HDBaseT input directly from a video switch?	02	06/26/25	Projector has (1) DM-compatible input. Connect the DM output of the DMPS to this input on the projector.
43	1. MULTIPURPOSE ROOM (124) • Crestron control: I'm seeing a Crestron wall mounted touch panel on the BOM however, the model is marked TBD. Can you please confirm touchscreen size and color for this items?	02	06/26/25	Crestron TSW-770-W-S (white)
44	1. MULTIPURPOSE ROOM (124) • Rack: The Middle Atlantic rack showing in the BOM is marked TBD, the description is calling for 4 post rack with 16RU to 21RU. Can you please confirm rack size and depth?	02	06/26/25	AV rack will be in its own closet, accessible from within the MPR (as shown on floor plans AV2.01). Model shall be BGR-2532.
45	1. MULTIPURPOSE ROOM (124) • Lyntec NPAC 120: Can you please confirm if 4 relay or 8 relay version is needed?	02	06/26/25	4 relay version is acceptable.
46	1. MULTIPURPOSE ROOM (124) • Audio system: The BOM is showing a Shure ULX-D 124/85 wireless microphone system as well as Rankus Heinz IC8-RD and SA112-RD1 speakers and subwoofers, however, no audio processor for either analog, AES, or Dante is showing in the design. Can you please clarify how audio will be routed and connected	02	06/26/25	Provide (1) QSC Core 110f.
47	1. MULTIPURPOSE ROOM (124) • Floor Box: Can you please confirm make and model for the AV floor box noted in the drawings, keynote 4.103?	02	06/26/25	Refer to electrical drawings for make & model of floor boxes.
48	2. MEETING ROOM (130) • Mersive Solstice Pod: Can you please confirm if any what subscription length is required and if Active Learning Round AV or TAA compliance are required? • Mersive Solstice Pod: This item is showing on the meeting room BOM twice. Can you please confirm the correct quantity needed? • Floor Box: Can you please confirm make and model for the AV floor box noted in the drawings, keynote 4.103?	02	06/26/25	Active Learning and TAA licenses not required. Price Solstice Pod with 3 year subscription length, but demo product with City before ordering. Only (1) Solstice Pod required. Delete duplicate. Refer to electrical drawings for make & model of floor boxes.
49	GROUP STUDY ROOMS (102 - 105) • Mersive Solstice Pod: Can you please confirm if any what subscription length is required and if Active Learning Round AV or TAA compliance are required?	02	06/26/25	Active Learning and TAA licenses not required. Price Solstice Pod with 3 year subscription length, but demo product with City before ordering.
50	4. SOUTH PATIO • QSC Amplifier: Model for this amplifier is showing TBD. Can you please confirm model number to be used?	02	06/26/25	South Patio equipment not needed due to no PA system being needed. Please disregard.
51	Sheet # AV2.0, keynote 4.108 is showing TV cart and 65" TV. Are there specific brands and models that need to be provided?	02	06/26/25	Use Samsung QM Series display on the cart to maintain consistency with the installed displays.
52	Per "Shelving Schedule" on sheet A9.60 it identifies shelving type SH-6 as universal display shelves with dividers; however, the adjacent units SH-5 are integral back shelves with sliding wire book supports. Was shelf type "B" for SH-6 units a typo? Please clarify.	02	06/26/25	Both SH-5 and SH-6 need to be all universal shelving w/Dividers B type with sloping bases.
53	Per "Shelving Schedule" on sheet A9.60 it identifies both shelving types SH-13 and SH-14 as 48" high with universal display shelves with dividers. Was shelf type "D" for SH-14 units a typo? Please clarify.	02	06/26/25	SH-13 Can be shelf type B at 10" deep. But SH-14 needs to be 12"deep.
54	Per "Shelving Schedule" on sheet A9.60 it identifies shelf type B as 10" in width, however, detail number 05 illustrates the base as 12" in width with 10" width adjustable shelves. Is 10" a typo? Please clarify.	02	06/26/25	The base type depth should match the shelf type, unless the slanted bottom shelf has to be deeper. We will leave that up to the discretion of the shelving manufacturers. See Gen Note # 1.
55	Per keynote 11.14 on sheet A2.41 states 6" deep end panel to accommodate catalog computer, mouse and keyboard, however, 6" is not deep enough to store all 3 items. Please revise depth from 6" to 12".	02	06/26/25	Our understanding from the City and the library representatives is this will be an IPAD and a small CPU thin client will not be required. Keep the 6" for now and this can be resolved during equipment procurement coordination.
56	Per sheet A2.41 there are no end panels labeled for shelving types SH-4 in FOTL Work 117. Are end panels required in FOTL Work 117? Please advise.	02	06/26/25	End Panels on single face shelving are not required in FOTL Workroom 117.
57	Per end panel types E-2 and E-4 on sheet A9.60 it illustrates a shelf, however, there is no detail illustrating the depth and thickness of the shelf. Please advise the depth and thickness of the shelf.	02	06/26/25	1.5" thick solid wood edge with laminate over 3/4" MDF for top. secure to end panel. Provide 3" deep legs on each side under the counter to the floor.
58	Please confirm that LA City Certified Steel Fabricators are able to fabricate and erect the structural steel for this project.	02	06/26/25	Refer to Specification Section 051200, Structural Steel Framing, Subsection 1.5.D & E – Steel Contractors must meet the qualifications outlined therein in order to fabricate and erect structural steel for this project.
59	Please confirm that all AESS will be considered AESS level 3, "feature elements".	02	06/26/25	Confirmed

Pre-Bid RFI #	Question	Addendum No.	Addendum Issue Date	Response
60	Per AISC requirements, please clearly identify which steel is to be considered AESS. Sheet S2.01, Line 11 under the "Foundation Plan Notes" calls for ALL EXTERIOR AND EXPOSED INTERIOR HSS COLUMNS AND THEIR CONNECTION TO BE AESS 3. No other notes are seen on the plans referencing AESS. On Sheet S4.11, Det. 1 shows a BOX with NOTES: 1. STEEL MEMBERS AND CONNECTIONS EXPOSED TO VIEW SHAL BE AESS 3 PER AISC 303-16. AISC specs clearly state that steel must be identified in order to be considered AESS. Also, Level 3 finish is typically applied to items within 20' of view. The steel in this detail is up at +/- 23'. Please advise if Level 3 is still required.	02	06/26/25	AESS 3 required per note on S4.11. All exposed steel to be AESS 3 (Including but not limited to steel columns, beams, canopy, trusses/braces, guardrails)
61	Please advise what items are considered "delegated design" for Div. 05. Costs for engineering will need to be added for this scope.	02	06/26/25	No delegated design items in Div 05.
62	Can the plans be clarified to show where steel angle ledgers and channel ledgers are required on masonry walls?~ There are wall sections that are CMU but do not visually show ledgers and it is unclear where the ledgers are required.~ Being large and heavy, this should be more clear to understand the scope and intent of design.	02	06/26/25	Steel ledgers occurs at CMU walls under mechnical well. Channel ledgers are called out on plan.Steel ledger angle location should be based on detail section cuts.
63	Please clarify the type of metal to be used in the dedication plaque per detail 5 on page SG4.03	02	06/26/25	Aluminum
64	Is there a Hazardous Materials Report for the existing Library and related existing site utilities?	02	06/26/25	There is NO Hazardous Materials Report, similar to Question #9 per Addendum #01.
65	Is Builders Risk Insurance required for the new or existing building? Will it be required for the Tanner Building?	02	06/26/25	Builders Risk insurance is required for the new Library construction and should cover the full cost of construction. Builders Risk insurance is not required for the existing Library or the Tanner Corner. This will be Added as Bid Alternate #03 on the new B-4, sheet within Addendum No 02.
66	The bid sheet has a line item for add/deduct #2- Deep Soil Mixing but there is nothing on the Ground Improvement plan page G2.04. Please clarify if this is required or provide details for Deep Soil Mixing	02	06/26/25	Deep soil mixing may be proposed as an alternative ground improvement method to meet the design performance criteria.
67	Please clarify if the total bid price on Bid Sheet B-4 is our total base amount from line item #5 on bid sheet B-3, or the total combined Base amount and Add/Deduct amount.	02	06/26/25	Sheet B-3 reflects the Total Base Bid, as referenced in IB-3 of the Instructions to Bidders under "Determination of Lowest Bid." In accordance with Public Contract Code Section 20103.8, the lowest bid shall be determined based solely on the base contract amount, without consideration of additive or deductive items. Sheet B-4, under "Total Bid Amount," shall include the Base Bid along with any additive or deductive alternate amounts.
68	Please provide the standard specifications for the City of Moorpark.	02	06/26/25	All work shall conform to these improvement plans, the project's conditions of approval, the latest edition of the Standard Specifications for Public Works Construction (Green Book), Caltrans Specifications, and the Ventura County Road Standards. In the event of a conflict between standards, the most stringent requirement shall apply.
69	Exhibit N - Section 3 Local hire Requirements page 12 has a list of required documents to be submitted with the bid, one of which is the Attachment A - Section 3 Economic Opportunity Plan. On the next page (13) the same document says to submit after the bid award. Pease clarify which documents in this section need to be submitted with the bid.	02	06/26/25	Exhibit N - Section 3 Compliance Requirements: Section D must be submitted at Bid Time, Section A shall be submitted within 30 days from Bid Submission Date, reference Bid RFI #37. Reference Checklist for Bidders issued in ADD 02 for all requirements required to submit at Bid Time.
70	Per detail 13 on page SG4.03, the 18" x 1/2" thick letters plus the aluminum on the bar with the LED will be a lot of weight, we need more details and a side view to be able to bid it properly.	02	06/26/25	Signage to be Delegated Design & Deferred Submittal by contractor. Lists for both will be updated as part of Addendum 2
71	BIM is required for concrete, please advise if this includes the reinforcement as well.	02	06/26/25	Yes BIM shall include reinforcing concrete
72	1. Per the floor finish page A2.21, room #101, 102, 103, 104, 105, 109, 136, 110, and 130 do not show a floor finish or base finish. Please advise the finish type in these rooms. 2. No base finish is shown for the rooms that have SC-1 and SC-2. Please advise if base is to be installed in these rooms and what type.	02	06/26/25	See General Note # 1 on A2.21 for these rooms. P-1, B-1, C-1, UNO.
73	I was wondering when substitution requests have to be in by for the Moorpark City Library?	02	06/26/25	Refer to Spec Section 01 25 00 for substitition requirements. Note per the section, Substitution for Cause will be considered, Substitutions for Convience are not permitted.
74	As per the the floor finish A2.21, room no 101, 102,103,104,105,109,136,110, 130, dose not show any floor finish and base finish. Please advise?	02	06/26/25	See General Note # 1 on A2.21 for these rooms. P-1, B-1, C-1, UNO.
75	Dose the rooms having SC-1 and SC-2 has any base finish ? Please advise.	02	06/26/25	See General Note # 1 on A2.21 for these rooms. P-1, B-1, C-1, UNO.
76	Amp listed 'TBD', pending 'go forward with Decision w/ PA System'. Please confirm model of Amp required. Reference: AV6.10	02	06/26/25	PA system deleted from scope. Please disregard.
77	Shared MPR rack listed as TBD. Please confirm model if rack is in AV Scope. Reference: AV6.10	02	06/26/25	See response to Pre-bid RFI #44.
78	10/ Please provide model of Bike rack, model "orange" as shown on legend on sheet L0.01 is a color. Dero has a variety of bike rack model, such as round bike rack, hoop bike rack, etc. Besides, please specify the installation method, as per manufacturer, bike rack can be surface mounted or in-ground mounted. Please also specify the finish of bike, whether it is galvanized or stainless steel.	02	06/26/25	Bike rack is to be custom shape "Orange" by Dero.
79	11/ There is no detail 21 on sheet L5.03 as mentioned in legend of Metal bench on sheet L0.01. Please provide.	02	06/26/25	Metal bench to be surface mounted per manufacturers recommendations.
80	12/ Refer to detail S/L6.06, the quick coupler within the manifold valve box is 3/4" size. However, refer to legend of quick coupler valve on sheet L6.04, quick coupler valve shall be 1" size. Please confirm that 1" QCV is not required to be installed in manifold.	02	06/26/25	All QCVs to be 1"
81	13/ Refer to irrigation note 9 on sheet L6.04, contractor shall install 1 additional pilot wire. However, refer to irrigation wiring legend on the same sheet, contractor shall run 2 spare control wires. Please clarify.	02	06/26/25	Provide two spare pilot wires, note #9 will be updated to match legend description
82	14/ There are two parking lots that are shown within phase 1 and phase 2 limit of work per Exhibit A. Please clarify planting and irrigation of these two areas belong to which phase, if cannot verify we will treat these areas belong to phase 2 as they match with phase 2's scope of work.	02	06/26/25	Phase I irrigation and landscaping shall be installed within the boundaries shown in Exhibit B – Site Logistics Plan (dated 2025-03-24). Phase II shall include the North parking lot and the finger planters.
83	15/ Refer to irrigation technical specs 328400/3.4E, all piping under paved areas shall be backfilled with a layer of sand at 4 inch above and 4 inch below. However, refer to irrigation detail Q on sheet L6.06, all piping under paved areas shall be backfilled with sand at full depth over the pipes and with a layer of soil bedding below pipes. Please clarify material and depth of that backfill material.	02	06/26/25	Follow irrigation specifications for sleeving backfill
84	16/ Refer to irrigation legend on sheet L6.04, sleeves shall be installed at 24" depth under pedestrian and 36" under vehicular paving. However, refer to sleeve detail Q on sheet L6.06, lateral line sleeves shall be installed at 12" depth under pedestrian and 24" under vehicular paving. Please clarify.	02	06/26/25	Follow depths on detail "Q" that differentiate pedestrian vs vehicular paving.

Pre-Bid RFI #	Question	Addendum No.	Addendum Issue Date	Response
85	17/ Please verify the L shape areas which the Kurapia sod is planted on sheet L7.03 belongs to which phase as it is not shown on the limit of work of phase 1 and phase 2.	02	06/26/25	The L-shaped Kurapia area shall be included in Phase II. Coordination the removal of the existing 10" sewer system (S10") prior to irrigation and landscaping.
86	18/ Refer to technical specs 329300/3.6B-9, jute mesh shall be installed on areas of 30% slope or greater (which is slope 3:1 & steeper). While, refer to note 2 on details 1, 3, 9, & 11, all slopes greater than 5' vertical height are installed with jute mesh (this can be any slope such as slope 5:1 or 4:1 provided that it reaches 5 feet vertical high). Please confirm that it has to meet both requirements in order to install jute mesh.	02	06/26/25	Install jute mesh on all manufactured slopes of 5' vertical height or greater, or in areas of 30 percent slope or greater.
87	19/ Refer to technical specs 320190, maintenance period shall be 90 calendar days. However, refer to City required inspections on sheet L0.01, maintenance period shall be one year. Please clarify.	02	06/26/25	Maintenance period shall be one year.
88	20/ Refer to technical specs 320190, maintenance period shall begin after all punchlist and corrective items have been accepted by the Landscape Architect and owner. Refer to Project milestone schedule, there is no specific dates for each type of construction such as landscape, site work, substantial completion, etc. Please verify who is responsible for the interim maintenance of phase 1.	02	06/26/25	The contractor shall maintain the Phase I irrigation and landscaping throughout the entire duration of Phase II. Following Substantial Completion of both Phase I and Phase II, a 90-day maintenance period will commence and continue until Final Acceptance by the City.
89	21/ If the responsibility of interim maintenance of phase 1 for landscape belongs to Landscape contractor, please provide approximate start and completion dates for planting and irrigation of phase 1 and phase 2 for bidding purpose.	02	06/26/25	Phase I irrigation and landscaping must be completed within the initial 18 months of the project. Phase II irrigation and landscaping must be completed during the final 6 months of the project timeline.
90	22/ Refer to irrigation legend on sheet L6.014, controller in this project is in conventional system. However, refer to technical specs 328400/2.6E, it requires decoder (which is for 2-wire system) for each remote control valve installed. Please clarify.	02	06/26/25	Controller is to be 30-station conventionally wired (1 pilot wire to each valve), no 2-wire nor decoders. Follow controller model number on legend.
91	Since the technical specifications are not mentioned in the order of precedence. In case of conflict, please confirm whether plans or technical specs takes precedence.	02	06/26/25	Plans and specifications bear equal weight. In case of discrepancies, issue an RFI for clarification.
92	24/ Please provide model of enclosure for controller as mentioned in detail N on sheet L6.06.	02	06/26/25	Controller enclosure is included as part of the Imperial Technical Services (I.T.S.) controller assembly package. It is the first part of the model number options "ICA6". Contact Daryl Green with Imperial Technical Services at 949-584-7311 for additional information. Controller enclosure does not need to be ordered separately.
93	25/ According to irrigation legend on sheet L6.04, the flow sensor material is brass. However, in tech specs section 328400, 2.6.B, the flow sensor is PVC tee type. Please clarify.	02	06/26/25	Flow sensor is to be brass as specified on the irrigation legend, included as part of I.T.S. assembly.
94	26/ In boulder legend on sheet L0.01, there are 3 sizes of boulders. However, on plan sheets L1.01 and L1.02, there are 4 different shapes of boulders. Please clarify.	02	06/26/25	Provide three sizes per Boulder Legend. Plans will be revised to clarify boulder sizes.
95	It appears that the length of the bench isn't notated on the specs (see snippet below). The RB-28 Bench comes in three different lengths, 4-ft, 6-ft and 8-ft. I've included our current standard unit pricing, without the center arm, for possible budgeting purposes. Kindly confirm the bench length that is needed for this project as it would be an enormous help and very appreciated as well! ** Kindly keep in mind that our current unit pricing does not include taxes, freight, additional non-standard options such as RAL colors, decals, center arm rest, etc.**	02	06/26/25	Please provide 6' bench
	C. Benches: Metal frame and seat section with back. 1. Frame: Steel. 2. Seat: Steel slat. 3. Intermediate arm rest. Locate at midpoint. 4. Mounting: Surface. 5. Products: a. Victor Stanley, Inc; RB-2B: www.victorstanley.com/#sle.			
				
96	Please confirm the following regarding the exterior siding referenced as "Lost Coast Redwood Weather": - Manufacturer and product line - Supplier or distributor information	02	06/26/25	Refer to siding schedule included in specification section 074623-8. Manufacturer: Terremai; Exterior Siding; Redwood
97	On sheet L1.02, it indicates on the east portion of the sheet to see 19/ L4.01 for an "Elevation" view, but when you go to Landscape page L4.01, there is no #19 elevation to refer to. Please provide this elevation for the brickwork and precast cap.	02	06/26/25	Revised elevation callout on L1.02

Pre-Bid RFI #	Question	Addendum No.	Addendum Issue Date	Response
				
98	Per addendum #1; Exhibit Q (Compliance for the CARB requirement) Replaces DESIGNATION OF SUBCONTRACTORS (B-11) from the New Moorpark City Library Bid Documents and must be submitted at Bid Time. Per Exhibit Q; All CARB Certificates must be obtained prior to the bid opening and must be submitted with the bid package or within three working days after the bid opening. No bid will be accepted without verification of the contractor's and subcontractor's CARB compliance numbers, nor any contract entered into without proof of the contractor's and subcontractors' Certificates being valid and current at the time of bid opening Please clarify if CARB certificates need to be submitted with the bid package or if they can be submitted within 3 days after the bid opening.	02	06/26/25	Reference Pre-Bid RFI #34 - At "Bid Time" the Contractor must provide the subcontractor's name, city/state, scope of work, CSLB number, and DIR number(must be current). The remaining information, specifically, the percentage of the total bid for each subcontractor whose portion exceeds one-half of one percent (0.5%) of the contractor's total base bid or $10,000, whichever is greater must be submitted within 24 hours of the Bid Submission.

SECTION 01 13 13 – DELEGATED DESIGN REQUIREMENTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
   1. Administrative and procedural requirements for portions of the work the design of which is delegated to the Contractor, including engineering services.
   2. Additional delegated design requirements specific to a particular work result are specified within the appropriate specification Section.

B. Section Excludes:
   1. Requirements for pre-engineered systems and assemblies.
   2. Tested systems and assemblies pre-approved by the AHJ.

1.2 REFERENCES

A. Definitions:
   1. Delegated: Means allocated by the Owner from the Architect to the Contractor.
   2. Design: Means the complete planning, arrangement, and coordination of a discrete portion of the work, along with its graphic and written communication, including determination and engineering of the work's organization and structure in response to structural requirements, aesthetic requirements, functional requirements, dimensional and geometric limits; and the arrangement, performance, and other criteria indicated in the Contract Documents.
   3. Delegated Design: Means the determination of which professional or party to a construction project carries the ultimate responsibility for the design of a discrete portion of the work. Other terms, including "design delegation", "design-build", and similar terms have the same meaning as "delegated design".
   4. Category I Delegated Design: Means those delegated design services specifically required by the Contract Documents that relate to systems, materials, and equipment.
      a. The Contractor shall design that particular portion of the work as required by the Contract Documents, provided the Architect specifies the minimum performance and design criteria that the Contractor must meet.
      b. An example of Category I Delegated Design is the design of a cold-formed steel metal framing system, where the contractor is charged with meeting certain specified loading criteria.

5. Category II Delegated Design: Means those delegated design services that relate to the Contractor's means, methods, techniques and procedures of construction.
   a. This category does not involve design services for the finished work, but instead the Contractor shall design services necessary to facilitate the construction process.
   b. An example of Category II Delegated Design is the design of temporary shoring systems.
6. Engineering Services: Means those services performed by a qualified licensed professional engineer for the design of a discrete portion of the work, including fabrication, and installation of systems, assemblies, and components similar in material, design, complexity and extent to that indicated for this project.

1.3 ADMINISTRATIVE REQUIREMENTS

A. Portions of the Contract Documents may delegate the design of certain items to the Contractor, or may otherwise specify “delegated design requirements” and similar terms.

B. The Contractor is professionally liable for delegated design work, including design, engineering, fabrication, installation, and conformance to all specified performance requirements.

C. Drawings of delegated design portions of the work are diagrammatic; they do not identify or imply solutions to engineering issues, and are intended only to show
   1. the design intent of finished materials, profiles, shapes and forms;
   2. relationships and alignments between items;
   3. location, identification, dimension, and size of components, assemblies, accessories, and other items; and
   4. schematic attachment details and diagrams of fasteners and connections.

D. Specifications for delegated design portions of the work are the performance type, and establish the minimum allowable criteria for Contractor-selected and -designed materials, fabrications, products, systems, assemblies, and methods of execution; and minimum performance requirements for indicated portions of the work.

E. The Architect reviews and determines whether or not the Contractor’s designs
   1. generally conform to the overall project design;
   2. conform to the specified performance requirements, including subsequent modifications; and
   3. are acceptably integrated into the overall design of the project.

F. In the event of a dispute regarding Contractor-proposed delegated design solutions and the design intent of the Contract Documents, the Architect’s interpretation is final

1.4 PROCEDURAL REQUIREMENTS

A. Design Requirements: Proposed delegated design solutions must demonstrate conformance to the original design intent indicated in the Contract Documents, as determined by the Architect.
   1. Unless otherwise defined by the Contract Documents, the appearance of exposed elements, including member sizes, profiles, and alignment of components must be
      a. within the dimensional limits and section profiles indicated; and
      b. consistent throughout the project.
   2. Deviation from the profiles, layouts, dimensional sizes, locations, or arrangements indicated is not permitted without prior written consent from the Architect; nor may the Contractor add or assume it may add items not indicated on the Contract Documents, including additional exposed supports, without prior written consent from the Architect.
   3. The Contractor may not infer or deduce solutions to design or engineering issues directly from the Contract Documents; Contractor-proposed delegated design solutions that exactly follow the details indicated on the Drawings do not relieve the Contractor from liability for the design and performance of any delegated design portion of the work.

B. Engineering Requirements: Engineer delegated design portions of the work to
   1. meet or exceed the specified performance criteria;
   2. conform to the profiles indicated and to other requirements of the Contract Documents;
   3. satisfy the requirements of the AHJ; and
   4. provide structurally sound, leak-proof, non-corroding[, and weather tight] assemblies, as applicable, that accommodate, resist, distribute, or transfer, as applicable, the minimum specified in-service loads, and thermal, seismic, and wind sway, or other types of movement, without incipient or catastrophic failure.

C. Regulatory Requirements: Delegated design portions of the work must be designed and engineered in conformance with the applicable portions of the California Building Code and other requirements of the AHJ.

1.5 SUBMITTALS

A. General: Coordinate and process submittals for delegated design portions of the work in same manner as submittals for other portions of the work.

B. Informational Submittals:
   1. Design Data: Submit engineering calculations demonstrating conformance to the requirements of the Contract Documents and the AHJ.
      a. Calculations must be legible and incorporate sufficient cross-references to shop drawings to make calculations readily understandable and reviewable.
      b. At a minimum, structural calculations must contain at least

1) an analysis of framing members;
2) section property computations for framing members;
3) an analysis of anchors, including anchors embedded in concrete; and
4) the signature and seal of the qualified California-licensed professional structural engineer responsible for their preparation.

c. Test reports are not an acceptable substitute for calculations.

1.6 QUALITY ASSURANCE

A. Professional Engineer Qualifications: Must be legally qualified to practice in California with at least 10 consecutive years' experience providing engineering services on a weekly basis for projects similar in material, design, complexity, and extent to this project, and whose products have resulted in applications with a record of successful in-service performance.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Provide materials, fabrications, products, components, accessories, and other items required or necessary for a complete design, whether or not such items are indicated on the Drawings or in the Specifications.

B. Provide anchors, attachments, inserts, fasteners, clips, bracing, framework, and other items as required or necessary to meet specified design and performance requirements; and to securely attach or fasten delegated design portions of the work to adjacent supports, or to related adjoining work, whether or not such items are indicated on the Drawings or in the Specifications.

PART 3 - EXECUTION

3.1 DESIGN

A. General: Unless otherwise indicated or specified, maintain the visual concept shown, and conform to the design intent and all performance requirements indicated on the Drawings and in the Specifications, as determined by the Architect.
   1. In the interest of certain fabrication or erection methods, minor dimensional changes and detailing adjustments to the original design communicated in the Contract Documents may become necessary.
   2. Obtain written approval from the Architect for proposed changes and adjustments before procurement, fabrication, manufacture, assembly, or installation, as applicable.

B. Structural Design: Engage a qualified licensed professional structural engineer to design supports and connection details; and to determine fastener materials, types, sizes, and locations.
   1. Fasteners or connections may neither conflict with nor require revision to the finish profiles indicated; or to the supporting work.
   2. Connections may not impose eccentric loading, nor induce twisting or warping to supporting structures.
   3. Connections must be designed to accommodate potential and actual misalignment of adjacent work within normal, ordinary, and customary construction tolerances, and the tolerances specified in other Sections, whichever is more stringent.

C. ~~Mechanical Design: Engage a qualified licensed professional mechanical engineer to design fire sprinkler systems, unless another type of engineer is required by the Owner or the AHJ.~~

D. Electrical Design: Engage a qualified licensed professional electrical engineer to design fire alarm systems, unless another type of engineer is required by the Owner or the AHJ.

E. Earthwork Design: Engage a qualified licensed professional civil engineer to design soil retaining and other earthwork systems, unless another type of engineer is required by the Owner or the AHJ.

3.2 CATEGORY I DELEGATED DESIGN SCHEDULE

A. Facility Construction Subgroup:
   1. ~~Cold-formed metal framing specified in Section 05 40 00.~~
   2. ~~Metal fabrications specified in Section 05 50 00.~~
   3. Metal roof panels specified in Section 07 41 13.
   4. Sheet metal flashings and trim specified in Section 07 62 00.
   5. Sliding storefronts specified in Section 08 43 33.
   6. Folding storefronts specified in Section 08 43 36.
   7. Curtain walls and glazed assemblies specified in Section 08 44 13.
   8. Glazing specified in Section 08 81 00.
   9. Suspension systems specified in Section 09 22 26.

Add:
10. Library Stack Systems and anchorage
11. Signage and Graphics

B. Facility Services Subgroup:
   1. ~~Fire sprinkler systems specified in Section 21 13 00.~~
   2. Seismic bracing for mechanical, plumbing, and electrical equipment.
   3. Fire alarm systems specified in Section 28 31 00.

3.3 CATEGORY II DELEGATED DESIGN SCHEDULE

A. Facility Construction Subgroup:
   1. Concrete formwork specified in Section 03 31 00.

END OF SECTION

SECTION 320190 - LANDSCAPE MAINTENANCE

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Furnish all labor, material, equipment and services required to maintain landscape in a healthy growing condition and in a neat and attractive appearance throughout the maintenance period.

1.2 RELATED REQUIREMENTS

A. Division 32 Section Landscape Irrigation

B. Division 32 Section Landscape Work

1.3 QUALITY ASSURANCE

A. The Maintenance Contractor shall be experienced in horticulture and landscape maintenance, practices and techniques, and shall provide sufficient number of workers with adequate equipment to perform the work during the maintenance period.

1.4 MAINTENANCE PERIOD

A. Continuously maintain the entire project area during the progress of the work and during the ~~ninety~~ one (~~90~~1) calendar-year~~day~~ maintenance period until final acceptance of the project by the Landscape Architect,
   1. Maintenance Period begins after all punchlist and corrective items have been accepted by the Landscape Architect and owner.

B. Maintenance period shall not start until all punch list items are addressed, when all elements of construction, planting and irrigation for the entire project are in accordance with Plans and Specifications. A prime requirement is that all lawn and landscape areas shall be planted and that all lawn areas shall show an even, healthy stand of grass seedlings which shall have been mown twice. If such criteria are met to the satisfaction of the Landscape Architect, a written notification shall be issued to establish the effective beginning date of maintenance period.

C. Any day of improper maintenance, as determined by the Landscape Architect, shall not be credited as an acceptable maintenance period day. The maintenance period shall be extended on a daily basis if the work is not in accordance to the Plans and Specifications. Project shall not be segmented into maintenance areas or phases, unless authorization of the Landscape Architect is obtained.

D. Maintenance shall continue beyond the ~~ninety~~ one (~~90~~1) ~~day~~ year maintenance period, as required, until final acceptance is given by the Landscape Architect.

E. Contractor shall provide protection to the project site during the maintenance period.

F. A phased maintenance period will not be accepted.

1.5 GUARANTEE AND REPLACEMENT

A. Guarantee: All plant material and other materials installed under the Contract shall be guaranteed against any and all poor, inadequate or inferior materials and/or workmanship or improper maintenance, as determined by the Landscape Architect, and shall be replaced by the Contractor at his expense. Warranty periods are as follows:
   1. Trees, vines, and shrubs: One Year
   2. Groundcover and Turf: One year.

B. Replacement: Any materials found to be dead, missing, declining or not in a satisfactory or healthy condition during the maintenance period shall be replaced immediately. The Landscape Architect shall be sole judge as to the condition of material. Material to be replaced within the guarantee period shall be replaced by the Contractor within five (5) days of written notification by the Landscape Architect or owner. All replacement materials and installations shall comply with the Plans and Specifications. Any plant missing due to suspected theft shall be replaced by the Contractor. If the Contractor suspects that theft may be a problem, the Contractor shall provide written documentation to the owner that security on this site needs to be intensified.

C. The Contractor may relieve himself of theft responsibility if after the security notice, with no result, a written notice to the owner shall be given that plant material will not be replaced for theft or vandalism due to lack of site security being maintained. This procedure may take place only during the Landscape Maintenance Period.

1.6 OBSERVATION SCHEDULE

A. Normal progress observations shall be requested by the Contractor from the Landscape Architect as per observations listed in specifications Division 32 Section "Landscape Work."

1.7 FINAL ACCEPTANCE OF THE PROJECT

A. Upon completion of all project work, including maintenance period, the Landscape Architect will, upon proper written request, make an observation to determine final project acceptability. Provide minimum a 14 business day notice for final observation.

B. Where observed work does not comply with the Plans and Specifications, replace rejected work and continue specified maintenance period until reinspected by the Landscape Architect and determined to be acceptable. All replacement materials and installations shall be in accordance with the Plans and Specifications. Remove rejected work and materials immediately from project. Prior to the date of final observation, Contractor shall provide the Landscape Architect with all Record Drawings and close out documents in accordance with the Plans and Specifications.

PART 2 - PRODUCTS

2.1 MATERIALS

A. All materials used shall either conform to Specifications in other sections or shall otherwise be acceptable to the Landscape Architect. The Landscape Architect shall be given a monthly record of all herbicides, insecticides and disease control chemicals used and irrigation scheduled. The amendments listed herein are for Bidding purposes only. The final amendment types and rates shall be determined by the Agronomic Soils Test.

B. Turf maintenance fertilizer: shall be "Best Turf Supreme 16-6-8":
   1. 16% nitrogen
   2. 6% phosphoric acid
   3. 8% potash

C. Slow Release maintenance fertilizer: shall be "Best Superturf 25-5-5 with Polyon" and shall consist of the following percents by weight:
   1. 25% nitrogen
   2. 5% phosphoric acid
   3. 5% potash

PART 3 - EXECUTION

3.1 GENERAL MAINTENANCE

A. General: Proper maintenance, including watering, weeding, mowing, edging, fertilization, rolling of turf, replacement and infill of mulch replacement of jute mesh, infill of settled areas, repairing and protection shall be required until entire project is finally accepted, but in any event for a period of not less than the specified maintenance period after planting.

B. Watering: Thoroughly water to insure vigorous and healthy growth until work is accepted. Water in a manner to prevent erosion due to application of excessive quantities of water. When hand watering use a water wand to break the water force. Supplemental hand water as required to maintain and encourage the proper growth of new and existing plant material.

C. Weeding:
   1. Keep plant basins, turf areas and areas between plants free of weeds. Control weeds with pre-emergent herbicides. If weeds develop, use legally approved herbicides and hand remove. Avoid frequent soil cultivation that destroys shallow roots. Weeding also shall be included in all paved areas including public or private sidewalks.
   2. Hand weed as required in addition to the application of weed control herbicides and pre-emergent to maintain all areas free of weeds including turf species other than the specified species. Periodic or predetermined weeding schedules may not be adequate and should be supplemented.
   3. Apply a final application of pre-emergent herbicide at the end of the maintenance period, just prior to final acceptance.

D. Tree basins in turf areas: Remove turf from around each tree to create a 4'- 0" diameter basin depending on tree size.

E. Pruning
   1. Trees: Prune trees to select and develop permanent scaffold branches; to eliminate narrow V-shaped branch forks that lack strength; to reduce toppling and wind damage by thinning out crowns; to maintain a natural appearance and to balance crown with roots. All trees shall be maintained and pruned in accordance with the accepted practices of the American Society of Consulting Arborists (ASCA). Prune only as directed by the Registered Consulting Arborists and Landscape Architect.
   2. Shrubs: Same objectives as for trees. Shrubs shall not be clipped into balled or boxed forms unless such is required by the landscape plans. All pruning cuts shall be made to lateral branches, buds or flush with the trunk. Stubbing and heading shall not be permitted.
   3. Only skilled workers shall perform pruning work in accordance with standard horticultural pruning practices. Remove from the project all pruned branches and material. Remove and replace any plant material excessively pruned or malformed resulting from improper pruning practices at no additional costs to the owner.
   4. Improperly pruned plant material as determined by the Landscape Architect is to be replaced at no cost to the owner.

F. Staking and Guys: Stakes and guys shall remain in place through the guarantee period and shall be inspected and adjusted to prevent rubbing that causes bark wounds. Remove nursery stake from all trees that are staked with lodgepole stakes per specifications. Provide supplemental staking or guying as required during high wind events to prevent damage to trees. Any damaged tree caused by high winds must be replaced by the contractor at no cost to the owner.

G. Insect, Animal, Rodent and Disease Control: Maintain proper control with legally approved materials as required as part of the Contract.

H. Protection: The Contractor shall maintain protection of the planted areas. Damaged areas shall be repaired or replaced at the Contractor's expense.

I. Trash: Remove trash weekly in all planted areas, pedestrian walkways and parking areas. Maintain all areas free of trash, clippings, and debris at all times.

J. Replacement: As per Guarantee and Replacement Specifications of this Section.

K. Fertilization: Fertilize all planting areas, during and just prior to end of maintenance period with the slow release maintenance fertilizer as indicated in the agronomic soils report.

L. Watering: Planting areas shall be watered at such frequency as weather conditions require to replenish soil moisture below root zone and to establish healthy plant material.
   1. Contractor is responsible for water audits and payment of any local penalties by local water districts at no additional cost to the Owner.

3.2 LAWN AND TURF MAINTENANCE

A. Mowing and Edging
   1. Initial mowing of turf will commence when the grass has reached a height of two and one-half (2-1/2) inches. The height of cut will be two (2) inches. After initial establishment maintain Bermuda and creeping grasses at 1½" and fescues or rye grass at 2". Mowing will be at least every 4-6 days for the second through fifth cuttings, and at least once per week after that for fescue. Bermuda grass is to be mowed minimum twice a week. Bent grass is to be mowed daily. Turf must be well established and free of bare spots and weeds to the satisfaction of the Landscape Architect prior to final acceptance.
   2. Excess grass clippings shall be picked up and removed from the site and premises. Let turf areas dry out enough so that mower wheels do not skid, tear or mark the lawn. Edges shall be trimmed at 90 degrees to pavement, at least weekly or as needed for neat appearance. Clippings shall be removed from paved and planting areas, etc. and disposed of from the site.

B. Watering: Lawns shall be watered at such frequency as weather conditions require to replenish soil moisture below root zone and to establish healthy strands of grass.
   1. Contractor is responsible for water audits and payment of any local penalties by local water districts at no additional cost to the Owner.

C. Disease control: Control turf diseases throughout the maintenance period with legally approved fungicides and herbicides. Replace any damaged or infected grass.

D. Weed Control:
   1. Control broad leaf weeds with selective, legally approved herbicides throughout maintenance period.
   2. A final application of selective herbicide shall be applied at the end of the landscape maintenance period, acceptance, just prior to final acceptance.
   3. Hand weed as required in addition to the application of weed control herbicides and pre-emergent to maintain all areas free of weeds including turf species other than the specified species. Periodic or predetermined weeding schedules may not be adequate and should be supplemented.

E. Fertilization:
   1. During maintenance period an application of turf maintenance fertilizer, as specified, shall be made at thirty (30) day intervals from the date of maintenance period start at a rate of five (5) pounds per 1,000 square feet, and as required by the agronomic soils report.
   2. Final application (just prior to final acceptance) shall be made with the slow-release maintenance fertilizer as required by the agronomic soils report.

3. Replacement: At conclusion of maintenance period a final observation of lawn and turf areas shall be made. Remove diseased areas and unhealthy strands of grass from the site; do not bury into the soil. Replant areas with material and in a manner as specified on the Plans and Specifications at no additional cost to the Owner. All grass is to be fully grown with 100% coverage with a suitable thatch layer prior to turnover and final acceptance.

F. Arborist: Provide a written report and recommendations as required by the landscape architect if any plant material is in the sole opinion of the landscape architect, declining, stressed, infested, or otherwise not growing at the anticipated growth rate. The report is to include Agronomic Soils Test Data and recommendations and be provided at no cost to the owner.

3.3 IRRIGATION SYSTEM

A. System Observation: The Contractor shall check all systems for proper operation. Lateral lines shall be flushed out after removing the last sprinkler head or two at each end of the lateral. All heads are to be adjusted as necessary for unimpeded head to head coverage.

B. Valves: Contractor shall set, and verify that all pressure regulating valves to the operating pressure specified on the drawings.

C. Controllers: Set and program automatic controllers for seasonal water requirements. Give the Owner's Representative instructions on how to turn off system in case of emergency.

D. If the irrigation system is designed and specified to be operable from a central irrigation computer controller located off site, or a standard controller on site. The contractor shall demonstrate to Landscape Architect, Owner's Representative and future maintenance contractor that the central irrigation system is fully installed and operational from this off site control system as described and specified. Contractor shall make all adjustments as necessary to insure this operation prior to final acceptance.

E. Contractor shall set up and coordinate training for the Maintenance Contractor (Provider) on the irrigation controller, and pump with the manufactures representative. Maintenance period shall not end, and the project will not be accepted until this training has been completed.

F. Repairs: Repair all damages to irrigation system at the Contractor's expense. Repairs shall be made within twenty-four (24) hours or sooner to prevent damage to site improvements.

3.4 CLEANING

A. During maintenance work, keep pavements clean and work area in an orderly condition. Haul away and remove all debris from landscape areas, and do not leave any clippings, fertilizer, amendments and / or other material from landscape planting and/or maintenance period.

B. Powerwash all pavement and flatwork as necessary to remove all staining and tire marks on surfaces caused by maintenance or construction vehicles, prior to final acceptance.

END OF SECTION 320190

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SECTION 321416 - BRICK UNIT PAVING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Brick Pavers.

B. Sand Materials.

C. Cementitious Materials.

D. Accessories.

E. Mixes.

1.2 RELATED REQUIREMENTS

A. Section 312323 - Fill: Compacted subbase preparation.

B. Section 321313 - Concrete Paving: Concrete paving for brick paver base; concrete curbs.

C. Section 018113 - Sustainable Design Requirements
   1. Attachment: LEED Product Data Submittal Cover Sheet

1.3 REFERENCE STANDARDS

A. ADA Standards - 2010 ADA Standards for Accessible Design; 2010.

B. ASTM A1064/A1064M - Standard Specification for Carbon-Steel Wire and Welded Wire Reinforcement, Plain and Deformed, for Concrete; 2015.

C. ASTM C144 - Standard Specification for Aggregate for Masonry Mortar; 2011.

D. ASTM C270 - Standard Specification for Mortar for Unit Masonry; 2019.

E. ASTM C902 - Standard Specification for Pedestrian and Light Traffic Paving Brick; 2013.

F. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2014.

G. ASTM C1330 - Standard Specification for Cylindrical Sealant Backing for Use with Cold Liquid-Applied Sealants; 2002 (Reapproved 2013).

1.4 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittals procedures.

B. Product Data: Provide data on characteristics of paver unit, curbs and border, special shapes, dimensions, setting and grouting materials.

C. Shop Drawings: Indicate on shop drawings, layout of pavers, special design layout, layout of curbs and borders, dimensions of paved areas, control jointing, elevations, and affected adjacent construction.

D. Samples: Submit two sample paver, curb, and border units illustrating color, surface finish, and texture.

E. Sustainable Design Submittals
   1. Refer to Part 2 Products for applicable sustainable material performance criteria, and Sections 018113 Sustainable Construction Requirements for detailed LEED performance and submittal documentation requirements for each criteria.
   2. Provide LEED product data submittal in addition to product data submittal and distribute to the Architect concurrent to the product data submittal.
   3. LEED submittals must include completed LEED Product Data Submittal Cover Sheet, included as an attachment to Section 018113, and all supporting documentation required by LEED for criteria indicated in this section.
      a. Provide cost, volume, and/or surface area data as indicated in the LEED Product Data Submittal Cover Sheet
      b. Preference is given to regional materials; provide documentation if product has been extracted, manufactured, and purchased within 100 miles of the project site.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: Company specializing in performing the work of this section with 5 years documented experience.

1.6 MOCK-UP

A. See Section 014000 - Quality Requirements, for general requirements for mock-up.

B. Size: 100 sq ft.

C. Install setting bed, brick pavers, curbs and border, and accessories to pattern indicated.

1.7 FIELD CONDITIONS

A. Do not install mortar when surrounding air or substrate surface temperature is below 50 degrees F prior to, during, and 48 hours after completion of work.

B. Do not install mortar when surrounding air or substrate surface temperature is above 90 degrees F during and 48 hours after completion of the work.

C. Do not install mortar when wind velocity exceeds 15 mph or relative humidity exceeds 50 percent.

D. At end of working day, or during rainy weather, cover work exposed to weather with waterproof coverings, securely anchored.

PART 2 PRODUCTS

2.1 SUSTAINABLE MATERIALS - LEED

A. Building Product Disclosure and Optimization: Responsible Sourcing criteria
   1. Pre-consumer and Post-consumer Recycled Content
   2. For products in this section with defined percentages of pre-consumer and/or post-consumer recycled content by weight, complete applicable sections of the LEED Product Data Submittal Cover Sheet and provide LEED required documentation.
      a. Refer to Section 018113 for documentation requirements specific to this criteria.
   3. Preference is given to products with maximum amount possible of post-consumer recycled content by weight

2.2 MANUFACTURERS

A. Brick Pavers:
   1. Belden Brick; ~~City Line Extruded~~Belcrest 760 Pavers: www.beldenbrick.com/#sle.

2.3 APPLICATIONS

A. Sidewalks and Residential Driveways: Pavers for pedestrian traffic.
   1. Setting Bed: Mortar, with mortar joints.
   2. Subbase: Concrete.

2.4 BRICK PAVERS

A. Pavers for Pedestrian Traffic: Extruded fire clay.
   1. Grade: ASTM C902 Weather Class SX Traffic Type I, with dimensional tolerances complying with Application PS.
   2. Face Size: 3-5/8 by 7-5/8 inches.
   3. Thickness: 2-1/4 inches.
   4. Exposed Surface Texture: Sandmold.
   5. Edges: Square.
   6. Color: Belcrest 760.

2.5 SAND MATERIALS

A. Polymeric Sand: Fine sand conforming to ASTM C144 combined with polymer binders for creating semi-solid joints between pavers.

2.6 CEMENTITIOUS MATERIALS

2.7 ACCESSORIES

A. Separation Sheet: No. 15 asphalt roofing felt.

B. Cleaning Solution: Type recommended by paver manufacturer.

C. Mortar Bed Joint Filler: Preformed compressible strip complying with ASTM D1751 or ASTM D1752, or closed-cell non-absorbent compressible polyethylene or polymer foam in sheet form; thickness as required to form joint of indicated width; intended to remain in joint to allow moderate movement.

D. Sealant: ASTM C920, self-leveling or nonsag polyurethane or silyl-terminated polyether/polyurethane (STPE/STPU) sealant approved by manufacturer for traffic exposure without being recessed below the top of substrate surface.
   1. Color: As selected by Architect from manufacturer's full color range.

E. Backer Rod: ASTM C1330, closed-cell polyethylene, 25 to 33 percent larger in diameter than joint width.

F. Sealer: Penetrating.
   1. Product: 511 Impregnator
   2. Manufacturer: Miracle Sealants

2.8 MIXES

A. Cementitious Bed: Portland cement mix conforming to the following:
   1. Compressive Strength (28 day): 2000 psi.
   2. Slump: 3 to 4 inches.
   3. Air Entrained: 5 to 7 percent.

B. Joint Mortar: ASTM C270, Type M, using the Proportion Specification.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify substrate is ready to support pavers and imposed loads.

B. Verify gradients and elevations of substrate are correct.

3.2 PREPARATION

A. See Section 321313 for concrete subbase.

3.3 INSTALLATION - MORTAR SETTING BED

A. Locate control and expansion joints directly above joints in structural base and where indicated on drawings; use joint filler to form full depth joint before laying mortar bed.
   1. Control Joints: 1/4 inch wide.
   2. Expansion Joints: 1/4 inch wide.

B. Place a full cementitious mortar bed of minimum 1 inch thickness over entire paver area.

C. Place paver units in herringbone pattern from straight reference line.

D. Place half units or special shaped units at edges and interruptions. Machine saw partial units.

E. Maintain uniform joint width of 1/8 inch between pavers, and at abutting vertical surfaces and protrusions.

F. Keep control and expansion joints free of mortar, for sealant installation.

G. Fill joints with mortar; pack and work into voids; neatly tool surface to concave joint.

H. Seal control and expansion joints with sealant, in accordance with sealant manufacturer's instructions; use joint filler, backer rod, and or bond breaker tape to achieve width-to-depth ratio recommended by sealant manufacturer.

3.4 INSTALLATION - OVER CONCRETE PAVING

A. Sweep substrate surface clean of loose matter.

B. Place separation sheet over paved surfaces in one layer. Butt edges and ends; do not lap.

C. Place paver units in herringbone pattern to match existing, from straight reference line.

D. Sprinkle sand over surface and sweep into joints. Moisten joints and recover with additional sand until firm joints are achieved. Remove excess sand.

3.5 CLEANING

A. Do not clean pavers until pavers and mortar are dry.

B. Clean soiled surfaces using cleaning solution. Do not harm pavers, joint materials, or adjacent surfaces.

C. Use non-metallic tools in cleaning operations.

D. Rinse surfaces with clean water.

E. Broom clean paving surfaces. Dispose of excess sand.

3.6 PROTECTION

A. Do not permit traffic over unprotected paver surface.

B. Do not permit traffic for 48 hours after pavement placement.

3.7 MAINTENANCE

A. See Section 017000 - Execution and Closeout Requirements, for additional requirements relating to maintenance service.

END OF SECTION 321416

SECTION 329300 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Soil Prep and Fertilization.

B. Planting Operation.

C. Planting Materials.

D. Topsoil and Planter Mix.

E. Agronomic Testing.

F. Drainage Materials.

G. Jute Mesh and Erosion Control.

H. Mulching.

I. Hydroseeding

J. Pruning

K. Tree stabilization.

L. Edgings.

M. Root Barriers.

1.2 RELATED REQUIREMENTS

A. Division 01 Temporary Tree and Plant Protection

B. Division 12 Section Site Furnishings.

C. Division 31 Section Site Clearing

D. Division 32 Section Landscape Grading

E. Division 32 Section Landscape Irrigation

F. Division 32 Section Landscape Maintenance

G. Division 33 Section Storm Drainage Utilities

1.3 REFERENCE STANDARDS

A. American Association of Nurserymen, Inc. (AAN)
   1. American Standard for Nursery Stock, latest edition (ANSI).

1.4 DEFINITIONS

A. Backfill: The earth used to replace or the act of replacing earth in an excavation.

B. Balled and Burlapped Stock: Exterior plants dug with firm, natural balls of earth in which they are grown, with ball size not less than diameter and depth recommended by ANSI Z60.1 for type and size of tree or shrub required; wrapped, tied, rigidly supported, and drum laced as recommended by ANSI Z60.1.

C. Balled and Potted Stock: Exterior plants dug with firm, natural balls of earth in which they are grown and placed, unbroken, in a container. Ball size is not less than diameter and depth recommended by ANSI Z60.1 for type and size of exterior plant required.

D. Bare-Root Stock: Exterior plants with a well-branched, fibrous-root system developed by transplanting or root pruning, with soil or growing medium removed, and with not less than minimum root spread according to ANSI Z60.1 for type and size of exterior plant required.

E. Clump: Where three or more young trees were planted in a group and have grown together as a single tree having three or more main stems or trunks.

F. Container-Grown Stock: Healthy, vigorous, well-rooted exterior plants grown in a container with well-established root system reaching sides of container and maintaining a firm ball when removed from container. Container shall be rigid enough to hold ball shape and protect root mass during shipping and be sized according to ANSI Z60.1 for type and size of exterior plant required.

G. Fabric Bag-Grown Stock: Healthy, vigorous, well-rooted exterior plants established and grown in-ground in a porous fabric bag with well-established root system reaching sides of fabric bag. Fabric bag size is not less than diameter, depth, and volume required by ANSI Z60.1 for type and size of exterior plant.

H. Finish Grade: Elevation of finished surface of planting soil.

I. Sub-grade Elevations: Excavation, filling and grading required to establish elevations is shown on drawings. Coordinate all work with grading contractor in order to arrive at rough grades that will allow tolerance for topsoil in planting areas, soil amendments and ornamental mulch as required in other sections of this specification. Contractor to assume tolerance of rough grades established at ± 0.09 feet (less than 1 tenths of a foot)

J. Manufactured Topsoil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.

K. "Diameter at breast height" (DBH) is measurement for tree trunk caliper.

L. Multi-Stem: Where three or more main stems arise from the ground from a single root crown or at a point right above the root crown.

M. Planting Soil: Native or imported topsoil; mixed with soil amendments.

N. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill, before placing planting soil.

O. Subsoil: All soil beneath the topsoil layer of the soil profile, and typified by the lack of organic matter and soil organisms.

P. Pruning: As designated on contract drawings. Items not specifically indicated or specified, but normally required to conform with such work, are considered part of the work.

1.5 SUBMITTALS

A. WITHIN 30 DAYS OF START OF THE ROUGH GRADING OPERATIONS:
1. Submit a certificate indicating all plant material has been secured for the project and is available.
2. Submit documentation that all plant material has been ordered in accordance with Article 1.06 of this section.

B. CERTIFICATION: Submit the following:
1. Certificates of inspection as required by governmental authorities when transporting materials into the state.
2. Bulk Materials: Submit a certificate of delivery for all material in containers or bulk.

C. TEST REPORTS: Submit the following:
1. Agronomic Soils Laboratory Test Report(s) including required amendments and maintenance recommendations.

D. PRODUCT DATA: Submit the following:
1. In accordance with Division 1 Section "Submittal Procedures", submit complete manufacturer descriptive literature and specifications for proprietary materials and any additional items required by the Architect. Prior to start of construction and submittals; furnish to the Architect the list of items to be submitted and reviewed.
a. Soil Amendments (as identified in Agronomic Soils Report).
b. Fertilizer (as identified in Agronomic Soils Report).
c. Plant Tablets.
d. Stakes and Guys.
e. Tree Ties and Vine Ties.
f. Seed Mixtures.
g. Hydroseed Materials.
h. Mulch.

i. Hydroseeding: Furnish certificate, in writing, stating that the hydroseeding has been installed as specified.
j. Edging Material.
k. Filter Fabric.
l. Drainage Materials.
m. Accessory Material.(Root barriers, Tree Grates, Metal edging, Boulders, etc.)
n. Other soil additives per Agronomic Soils Report.
o. Submit other data substantiating that materials comply with specified requirements. Such certificates may be tags, labels, and/or manufacturers literature. All submittals shall be reviewed and accepted by the Architect before contractor begins work.
p. Substitution Request
    1) If any plant specified is not obtainable, submit a written substitution request to the Architect during the bidding period.
    2) Substitutions of plant material will not be permitted unless accepted in advance in accordance with the provisions of Division 1 Section "Product Requirements."
    3) The Contractor is responsible for contract growing all required plant material for to project to ensure availability in the size and requirements of the project.
    4) All substitution requests for any material must be made during the bid process. No substitution requests will be permitted after the bid process or during.
q. With submittal of Bid Documents, submit complete list of plant materials to be provided, including unit prices for plants and for installation. Include:
    1) Quantity.
    2) Size.
    3) Botanical Name.
    4) Plant Unit Price.
    5) Installation Unit Price.

2. PLANTING SCHEDULE: Submit proposed planting schedule at least two months prior to planting any materials, indicating dates for each type of landscape work coinciding with normal seasons for such work. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. If dates need to be revised after acceptance of planting schedule, document reasons for delays and submit for acceptance.
3. Submit two photos of each tree(include DBH, height and spread), shrub(include height and width) and groundcover(include height and width) with a person in the image to be used on the project to the architect for review. Photos are to be of the actual material tagged, or secured and that will used for the project at the sourced nursery. No plants may be delivered or planted prior to approval by Architect.

1.6 QUALITY ASSURANCE

A. QUALIFICATIONS
1. Nursery Qualifications: Regularly engaged, for the preceding ten years, in the production of planting materials equivalent in species and size to those required.
   a. Stocked, and having a demonstrated ability to provide plant materials required within the constraints of the accepted construction schedule.
   b. Landscaper's Qualifications: Regularly engaged and specializing, for the preceding ten years, in the installation and maintenance of planting materials equivalent in species and size to those required.
      1) Capable of furnishing a verifiable list of not less than five projects of equivalent type successfully completed within the preceding two years.
      2) Subcontracts: Landscape work to a single firm specializing in landscape installation.
2. Pre-Installation Conference: Schedule in advance of beginning work of this section. Arrange for attendance by Owner, Architect, and landscaping subcontractor. Review intent of Contract Documents and resolve conflicts. Prepare minutes of conference and distribute to attendees within five (5) days.
3. Source Quality Control
   a. General: Comply with regulations applicable to shipping of landscape materials.
   b. Analysis and Standards: All materials shall be of standard, approved and first-grade quality and shall be in prime condition when installed and accepted. Any commercially processed or packaged material shall be delivered to the site in the original unopened container bearing the manufacture's guaranteed analysis. The Contractor shall supply the Architect with a sample of all materials accompanied by analytical data from an approved laboratory source illustrating compliance of bearing the manufactures guaranteed analysis.
4. Soil-Testing Laboratory Qualifications: An independent laboratory, recognized by the State Department of Agriculture, with the experience and capability to conduct the testing indicated and that specializes in types of tests to be performed.
5. Topsoil Analysis: Furnish soil analysis by a qualified soil-testing laboratory stating percentages of organic matter; gradation of sand, silt, and clay content; cation exchange capacity; sodium absorption ratio; deleterious material; pH; and mineral and plant-nutrient content of topsoil.
   a. Report suitability of topsoil for plant growth. State recommended quantities of nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce satisfactory topsoil.
6. Topsoil: Natural or cultivated surface-soil layer containing organic matter and sand, silt, and clay particles; friable, pervious, and black or a darker shade of brown, gray, or red than underlying subsoil; reasonably free of subsoil, clay lumps, gravel, and other objects more than 3/4-inches (19 mm) in diameter; and free of subsoil and weeds, roots, toxic materials, or other nonsoil materials.

a. Obtain topsoil only from naturally, well drained sites where topsoil occurs in a depth of not less than 4"; do not obtain from bogs or marshes. All topsoil is to be tested and analyzed by an independent laboratory before delivery to site, as indicated in Article 3.03.

7. Contractor shall provide the Architect with location of soil, crops previously planted on such soil within the last two years, and the USGS soil survey classification and name.
8. Trees, Shrubs and Plants: Provide trees, shrubs and plants of quantity, size, genus, species and variety shown and scheduled for landscape work and complying with recommendations and requirements of ANSI Z60.1-1980 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free from disease, insects, insect eggs, larvae and defects such as knots, sun-scald, injuries, abrasions, overlapping surface roots, or disfigurement. Central leaders of all trees shall be intact, undamaged, with evenly spaced lateral branches.
   a. Tree and Shrub Measurements: Measure according to ANSI Z60.1 with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements 6 inches (150 mm) above the ground for trees up to 4-inch (100-mm) caliper size, and 12 inches (300 mm) above the ground for larger sizes. Measure main body of tree or shrub for height and spread; do not measure branches or roots tip-to-tip.
9. Label all trees and shrubs with securely attached waterproof tag bearing legible designation of botanical and common name. Where formal arrangements and consecutive order of trees is shown, select stock for uniform height/spread, and label with number to assure symmetry in planting.
10. Stock Review: The Architect will review trees and shrubs at site before planting with requirements for genus, species, variety, size and quality. The Architect retains right to further review trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of the work. Remove rejected vegetation immediately from project site. Contractor shall request review of such stock by the Architect by delivering notice, in writing, 72 hours in advance.

1.7 DELIVERY, STORAGE AND HANDLING

A. Deliver exterior plants freshly dug.

B. Immediately after digging up bare-root stock, pack root system in wet straw, hay, or other suitable material to keep root system moist until planting.

C. Packaged Materials: Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
   1. Protect plants from sun or drying winds. Protect and maintain plants that cannot be planted immediately upon delivery.
   2. Do not drop plant material.

3. Do not pick up container planter material by stems or trunks.
4. Protect from wind.
5. Water as required.
6. Do not prune trees and shrubs before delivery except as approved by Architect. Do not bend or bind trees or shrubs in such manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery, and provide protection on site from traffic, pedestrians, and deleterious effects of climate while planting operations are in progress. Dropped or damaged stock will not be accepted.
7. Deliver trees and shrubs after preparations for planting have been completed and plant immediately after approval of plant materials locations. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture. Do not remove container grown stock from containers until planting time.
    a. Do not pick up plants by stems or truck. Handle planting stock by root ball.
    b. Do not remove container - Grown stock from containers before time of planting.
    c. Water root systems of exterior plants stored onsite with a fine-mist spray.
    d. Water as often as necessary to maintain root systems in a moist condition.
8. Plant material shall not be stored on the jobsite for more than 48 hours before planting. Contractor shall schedule nursery deliveries in sub-groups as necessary to comply with this requirement.
9. Deliver accessory materials in manufacturer's original, unopened packaging with identifying labels affixed and legible in accordance with state law. Deliver plants with identifying tags affixed. Contractor shall notify Architect 72 hours in advance of plant material delivery for observation. Review plants with Landscape Architect to confirm that they are the plants which had previously been tagged and supplied. The Architect reserves the right to reject the following:
    a. Plant materials not identifiable as previously selected.
    b. Materials not accompanied by required certificates.
    c. Plant materials where damage to rootball, trunks, or desiccation of leaves has been caused by inadequate protection during delivery.
    d. Plant material not matching the form, shape, or growth habit required for the design intent of the Project.
    e. Horticultural or visual defects in material.
    f. Plant material pruned prior to delivery.
    g. Plant material with detrimental pests.

1.8 PROJECT CONDITIONS

A. Proceed with and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
    1. Planting Restrictions: Coordinate planting periods with maintenance periods to provide required maintenance from date of substantial completion.

a. Plant or install materials during normal planting seasons for each type of landscape work required.

2. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed without having detrimental effects on the plant material, or finished product.
3. Coordination with Lawns: Plant trees and shrubs after finish grades are established and before planting lawns unless otherwise acceptable to Architect.
   a. When planting trees and shrubs after lawns, protect lawn areas and promptly repair damage caused by planting operations.
4. Contractor shall verify locations of all existing utilities, whether shown on plans or not. The Contractor shall notify members of Underground Service Alert (DigAlert) two (2) working days in advance of performing any excavation work by calling the toll-free number 1-800-227-2600 or 811.
5. After determining location of underground utilities, perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
6. When conditions detrimental to plant growth are encountered, such as rubble fill, hardpan condition, adverse drainage conditions, or obstructions, notify the Architect before planting. Remove all material deemed unsuitable for plant growth as directed by the Architect.
7. No landscape materials may be planted before an irrigation operation and coverage test is completed by the Architect.
8. No landscape materials may be planted before finish grade is reviewed by the Architect.
9. Existing Trees:
   a. Prior to the beginning of any clearing, grubbing, trenching, or excavation on site, the general contractor, grading contractor, project arborist, landscape contractor, and the Architect shall meet in a pre-construction conference to discuss grading near existing trees.
   b. The contractor shall protect all existing trees and shrubs scheduled to remain against injury or damage, including cutting, breaking or skinning of roots, trunks or branches. No blasting of rock shall occur in any area adjacent to existing trees without prior written consent of the Architect.
   c. No trees or shrubs are to be removed, trimmed, or cut without prior approval of the Architect.
   d. Prior to the beginning of the clearing and grading phase of the project, a continuous, temporary, six foot (6') high chain link fence shall be erected around the drip line of all trees scheduled to remain, unless otherwise specified by the Architect. The temporary fencing shall be erected prior to commencing any other work on the project. No construction activity shall be allowed within the limits of this fencing unless directed by the Architect. The temporary fencing shall remain in place during the entire construction period and shall not be removed until directed by the Architect.

e. Grading beneath trees to be saved shall be given special attention. Every effort shall be made to avoid creating conditions adverse to the tree's health. The natural ground within the drip lines of trees to be preserved shall remain as undisturbed as possible. Grading within the protected root zone of trees to be preserved will not be permitted unless specifically approved by the Architect prior to beginning of proposed grading.

f. If during construction or grading (grading, excavation, etc.) tree roots of 2" in diameter or greater are encountered, work shall stop immediately and a Certified Arborist, approved in advance by the Architect, shall be contracted for a root inspection. Root cutting of any roots over 2" in diameter must have prior approval from the Architect. All cuts are to be made with appropriate equipment, as to not affect the plant material.

g. Major roots one inch (1") or greater in diameter encountered within the drip line of the tree in the course of excavation or trenching shall not be cut and shall be kept moist and covered with earth as soon as possible. Shredding of roots or damaged caused by trenching or grading equipment is not permitted.

h. Roots one half inch (1/2") to one inch (1") in diameter which are severed shall be trimmed cleanly and covered with earth as soon as possible.

i. All trenching beneath the drip line of trees to remain shall be done with hand tools only. No mechanical trenching or excavation is allowed within the drip line of existing trees at any time, or where roots are encountered outside the dripline of the tree.

j. Branches interfering with construction but not designated for removal may be removed only as directed by the Architect.

k. Any pruning, cutting, or trimming of any trees will be performed by an International Society of Arboriculture Certified Arborist or certified tree worker or in accordance with the National Arborist Association and/or International Society of Arboriculture pruning standards. Cutting of 2" diameter limbs or greater or major dead wooding shall require approval of the Architect.

l. Trees or shrubs scheduled to remain and damaged by construction operations shall be repaired by the contractor in a manner acceptable to the Architect. Damaged trees and shrubs shall be repaired promptly to prevent progressive deterioration. Repair or replacement of trees and shrubs shall be at the contractor's expense as determined by the Architect. Contractor shall be held fully liable for damage caused to trees and shall be assessed fees based on the International Society of Arboriculture "Guide for Plant Appraisal", as determined by the project Arborist; fees will be assessed for: 1) any injury to the trunk, limbs, or root system, and (2) for the value of any tree requiring removal subsequent to injury or treatment that varies from these Specifications.

m. A permit from the City Arborist may be required prior to pruning or removing any trees, as required by applicable codes or ordinances.

n. Parking of vehicles, equipment or storage of materials under the drip line of existing trees shall not occur at any time.

o. Wash all existing and new trees weekly to remove dust and debris during construction.

1.9 SCHEDULING

A. Within 30 days after the commencement of initial grading, furnish documentation to the Architect that all plant material has been secured for the project and is available. Contractor shall be responsible for payments and deposits required by the grower or plant consultant to secure, maintain, and grow plant material indicated on the Contract Drawings.

1.10 WARRANTY

A. Special Warranty: Warrant all plant material in writing where installer agrees to repair or replace plantings and accessories that fail in materials, workmanship or growth within specified warranty period.
   1. Failures include, but not limited to, the following:
      a. Death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, abuse by owner.
      b. Structural failures including plantings falling or blowing over including during high wind events.
      c. Faulty operation of tree stabilization edgings tree grates.
      d. Deterioration of metals, metal finishes and other materials beyond normal weathering.
      e. Material not thriving.
      f. Warranty periods begin from date of final completion:
         1) Trees, vines, shrubs: One year.
         2) Ground cover and turf: One year.
   2. Warrant plant material, installed, or relocated under the contract, in writing, for a period of one year (after beginning of maintenance period) against defects including death, and unsatisfactory growth, except for defects resulting from neglect, abuse or damage by others.
   3. Remove and replace trees, shrubs or other plants found to be dead, yellowing, defoliating, or in unhealthy condition, or other defective materials during warranty period at no additional cost to the Owner. Replace trees and shrubs, which in the opinion of the Architect, are in unhealthy condition at end of warranty period. The Architect shall be the sole judge as to the condition of the material. All replacement materials and installation shall comply with the drawings and specifications. Another inspection may be conducted at end of warranty period to determine acceptance or rejection.
   4. Upon receipt of written notice from Owner of the loss of any warranted plant materials during the warranty period, the subject plant materials shall be promptly replaced with the same species originally planted, and of a size closely approximating the size of the plant, if normal growth had occurred since the original planting. Replacements shall be subject to the requirements of this specification.
   5. When plants are replaced, advise the Owner, in writing, of the new establishment maintenance period equal to the one year.
   6. Plant material must be replaced within ten (10) days of written notification, and shall be installed in accordance with these specifications.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Design is based on the use of products manufactured by the following.

B. California (Southern)
1. Stabilizer, Inc. Phoenix, AZ 800-325-5360.
2. Conwed Designscape, Ladyscape, MI, 714-532-5548/800-833-4798.
3. MacLean Civil Products, Fort Mill, SC 800-925-5360.(check for local distributor)
4. Agrono-Tec Seed Co., Wildomar, CA, 800-543-4109.
5. Peach Hill Soils, Moorpark, CA, 805-529-6164.
6. Aguiñaga Fertilizer Co., Inc., Irvine, CA, 949-786-9558.
7. Ecology Controls, S&S Seeds, Camarillo, CA, 805-684-0436.
8. Gail Materials, Corona, CA, 951-664-6106.
9. KRC Rock, San Marcos, CA, 800-427-0572.
10. Landscape Forms, represented by
    a. David Silverman & Associates, 818-541-6691.
11. Mirafi, Inc., Charlotte, NC 800-438-1855, represented by James Heidt & Associates, Montrose, CA, 818-248-9677/800-233-0512.
12. NDS Drainage Products, 800-726-1998.
13. Quality Turf, Temecula, CA, 800-721-4800.
14. Pacific Sod, Camarillo, CA, 800-762-3027.
15. Permaloc Corporation, Holland, MI, 616-399-9600.
16. S&S Seeds, Camarillo, CA, 805-684-0436.
17. Soil and Plant Laboratory, Inc., Orange, CA, 714-282-8777.
18. Southern California Organic Fertilizer Company, El Monte, CA, 714-750-3830.
19. Southland Sod Farms, Port Hueneme, CA, 805-488-3585.
20. V.I.T. Company, Escondido, CA, 760-480-6702.
21. West Coast Turf, Las Vegas, NV, 800-649-8873.
22. Whitecap, Inc., Santa Ana, CA, 714-258-3300.
23. Whittier Fertilizer, Pico Rivera, CA, 310-699-3461.
24. EPIC Plastics, Cerritos, CA, 562-403-3848.
25. Wallace Labs, El Segundo, CA, 310-615-0116.
26. Materials shall be the products of one manufacturer and shall be either the ones upon which the design is based, or the products of manufacturer accepted in advance. No substitutions will be permitted.

2.2 SOIL

A. TOPSOIL: Site to be rough graded to elevations shown on Civil Drawings. Topsoil will be required behind curb areas and in planting area. Provide on-site, import, or non-processed topsoil in planting areas as needed to complete rough grading which is fertile, friable, and natural loam in accordance with Article 2.3. Topsoil shall be from agricultural sources, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 3/4-inch in any dimension, and other extraneous or toxic matter harmful to plant growth.

B. All topsoil to be used for planting, regardless of whether import or on-site in origin, shall be tested as described in Part 3 of this Section.

C. Root zone for sand based turf and materials.
1. Pre-manufactured soil by Gail Materials.
2. Sand: Refer to detail on approved plans for depth
   a. Meet the following gradation:

Sieve No.	Percent Passing (by weight)
3/8 inch	100
8	75-100
16	40-100
30	0-50
50	0-12
100	0-5

   b. Chemistry
      1) Salinity: Saturation extract conductivity (ECe) shall be less than 3.0 dS, @ 25 degree C.
      2) Sodium: Sodium absorption ratio (SAR) shall be less than 6.0.
      3) Boron: Saturation extract concentration shall be less than 1.0 ppm.
      4) Reaction pH of saturation paste shall be 5.5 to 7.8 without height lime content.
3. Bark: 1 to ¼ inch fir or pine bark. Refer to planting details for depth.
   a. Particle Size Distribution:

Sieve No.	Percent Passing
3/8 inch (9.51mm)	100
1/4 inch (6.35mm)	95
0.02 inch (500 micron)	0-30

   b. Minimum 90 percent organic by dry weight as determined by ash method.
   c. pH shall be in the range of 4.0-5.5 as determined in saturation paste.
   d. Salinity shall not exceed 2.0 dS/m as determined in saturation extract.
   e. Dry bulk density shall be in the range of 400 to 580 pounds per cubic yard.
   f. Fir or pine sawdust or greenwaste compost are not acceptable alternatives.

4. Soil Mixture: The soil mixture shall be a bind of one part 0-1/4 fir or pine bark and 6 parts of specified sand. Refer to approved details for depth. The following amendments shall be added and uniformly blended at tan offsite facility (equal to Gail Materials) into the sand bark mixture prior to placement on the field.
   a. Nitroform (38%N, 27% WIN): 2/3 pound
   b. 6-20-20 Commercial Fertilizer: 1 pound
   c. Solomitic Limestone (Kaiser AG 65): 1.5 pounds
   d. Iron Sulfate (31% Fe): 5 ounces
5. Location(s)
   a. Use in designated field areas.
   b. Depth shall be per details.
   c. Available through Gail Materials, Corona, CA (951) 667-6106
   d. Contact: Dave Dzwilewski

2.3 SOIL AMENDMENTS

A. The initial application of fertilizers and amendments to be tilled into the soil during soil preparation operations shall be established after soil testing has been conducted by Contractor. An estimated quantity is indicated below for bid purposes only. This estimated quantity does not include mulching, fertilizer tablets, additional topsoil necessary to meet specified grades and fertilizer applications for after planting. After soils analysis recommendations are made to the Architect quantifying the actual amount of amendments required and recommendations have been accepted by the Architect, the Contractor shall, without delay, determine any cost impacts whether credit, no change, or addition, to the Contract Amount. As an integral part of the bid for Landscape Work, provide a Lump Sum bid amount for fertilizers and amendments as described below.

B. Application Rates (FOR BID PURPOSES ONLY):
   1. Sixty (60) lbs. of Tri-C Humate per 1,000 square feet.
   2. Nineteen (19) lbs. of 6-20-20 fertilizer per 1,000 square feet.
   3. Six (6) cubic yards of Aguiñaga GPS2, nitrogen stabilized compost per 1,000 square feet.
   4. 50-lbs Agricultural Gypsum, per 1,000 square feet.

~~C. Pot or Raised Planter Soil Mix: Prepare and backfill pots with a mix of the following per cubic yard:~~
~~1. Jardinier Capillary Soil~~
~~2. 12-12-12 Commercial Fertilizer~~
~~3. Organic Amendment - 1/3 cubic yard~~
~~4. Fine Sand - 1/3 cubic yard~~
~~5. 12-12-12 Commercial Fertilizer - 1 pound~~
~~6. Iron Sulfate - 2 pounds~~

~~D.~~C. Actual amendment rates and type shall be per soil test recommendations.

~~E.~~D. Imported Topsoil

1. Provide natural, fertile, friable soil free from stones, noxious weeds, seeds, roots, subsoil or other material detrimental to normal plant growth. Topsoil acidity range (pH) shall be between 6.5 and 7.5 containing a minimum of 4 percent and a maximum of 25 percent organic matter.
2. Reuse surface soil stockpiled onsite. Verify suitability of stockpiled surface soil to produce top soil. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth.
    a. Supplement with imported or manufactured topsoil from off-site sources when quantities are insufficient. Obtain top soil displaced from naturally well drained sites where topsoil occurs at least 4 inches deep; do not obtain from [agricultural land], bogs or marshes. Obtain soil from local sources acceptable to the Architect.
    b. Silt plus clay content of soil shall not exceed 15 percent by weight with a minimum 95 percent passing a 2 millimeter sieve.
3. Obtain imported topsoil from local sources acceptable to the Architect.
4. Silt plus clay content of soil shall not exceed 15 percent by weight with a minimum 95 percent passing a 2-millimeter sieve.

~~F.~~E. Organic soil amendment:

1. "Nitrified Redwood Compost": 0.56 to 0.84% N based on dry weight, treated with relative form of nitrogen (NH3).
    a. Particle Size
    b. 95% - 100% passing 6.35 mm standard sieve.
    c. 80% - 100% passing 2.33mm standard sieve.
    d. Salinity: The saturation extract conductivity shall not exceed 3.5 millimhos/centimeter at 25 degrees (25N) centigrade as determined by saturation extract method.
    e. Iron Content: Minimum 0.08% dilute acid soluble Fe on dry weight basis.
    f. Ash: 0 - 6.0% (dry weight)
    g. Acidity range (ph) shall be between 5.5 and 7.5.
    h. Actual organic content shall be a minimum 280 pounds (lbs.) per cubic yard.
    i. As available from: Redi-Grow Corporation, 909 Elder Creek Road, Sacramento, CA 95828
2. Organic soil amendment shall be Aguinaga GPS2.
3. Particle Size:
    a. 90-100 percent passing 6.35 mm standard sieve.
    b. 80-100 percent passing 4.75 mm standard sieve.
4. Salinity: The saturation extract conductivity shall not exceed 6.5 milliohms/centimeter at 25 degrees Centigrade as determined by saturation extract method.
5. Iron Content: Minimum 0.08 percent dilute acid soluble iron on dry weight basis.
6. Actual organic content shall be a minimum of 280 pounds (lbs.) per cubic yard.

~~G.~~F. Fertilizers

1. Tri-C Humate. Provide per manufacturers specification.
2. Fertilizer Tablets: Fertilizer Tablets: The following is to be used in the planting of container grown material. Follow manufacturer's application rates.

a. Best-Paks "20-10-5" fertilizer packets. Packets to be made up of a minimum of 20% Nitrogen, 10% Phosphorus, 5% Potash. Use 1 Pak per 1-gallon container, (G.C.), 3 Paks per 5 G.C., 9 Paks per 15 G.C. and 12 Paks per boxed specimen. Evenly distribute as shown in details.

3. Commercial Fertilizer: First Quality Commercial Fertilizer, as specified in Agronomic Soils Report.

~~H.~~G. Related Materials:

1. Pre-Planting Herbicide: Phydura, or equal.
2. Pre-Emergent Weed Control: Ronstar-G, Treflan, Eptam, Vegitex, or equal.
3. Peat Moss: Sphagnum peat moss, Canadian or European variety, free from alkali.
4. Soil Sulfur: First quality commercial grade.
5. Ferrous Iron Sulfate: Chelated first quality commercial grade.
6. Agricultural Gypsum: First quality commercial grade.
7. Best "Ammonium Phosphate" 16-20-0 with net less than 16% total nitrogen, 20% available phosphoric acid and 0% soluble potash.
8. Good Humus.
9. Root Hormone: Super Thrive.

2.4 PLANT MATERIALS

A. Quality: Provide trees, shrubs, and other plants of size, form, genus, species and variety shown and scheduled for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".

B. Deciduous Trees: Provide trees of height and caliper scheduled or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed.

1. Lateral scaffolds shall be radially distributed around the trunk. The lateral branch shall be no more than 2/3 the diameter of the trunk. Trunk to be measured 1" above the branch (lateral scaffold).
2. The minimum acceptable length of the most recent season's shoot growth for slow growing trees shall be not less than 8"; for fast growing trees not less than 12".
3. The minimum acceptable height of trees is 6'-0" when planted, or as determined by Architect.
4. Needle Leafed and Broad Leafed Evergreen Trees: Provide evergreens of sizes shown or listed. Where dimensions are shown, they indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown.
    a. The minimum acceptable height of trees is 6'-0" when planted, or as determined by Architect.

5. Multi-Trunk Trees: Provide sizes shown or listed. Tree is to have a minimum of three (3) dominant trunks with appropriate caliper size and adequate spread.
6. Shrubs: Provide shrubs of the size shown and with not less than the minimum number of canes required by ANSI Z60.1 for type of shrub required. Provide container grown stock.
7. Ground Cover: Provide plants established and well-rooted in removable containers, in flats, or integral peat pots and with not less than minimum number and length of runners required by ANSI Z60.1 for the size shown or listed.
8. Vines: Provide vines with good, well-established root systems within the container, and devoid of any abrasions, and or damage to stem.

2.5 SOD

A. Lawn Sod:
1. Nursery-grown sod shall have the following characteristics:
a. Sod for planting areas shall be dense, healthy, field-grown on sand fumigated soil with the grass having been mowed at 1-inch height before lifting from field.
b. Sod for grass pave areas shall be dense and healthy, grown on a sand bed thin cut and washed.
c. Sod shall be dark green in color, relatively free of thatch, free from disease, weeds and harmful insects.
d. Sod shall be reasonably free of objectionable grassy and broadleaf weeds. Sod shall be considered weed free if no more than 2 such weeds are found per 100 square feet of sod.
e. Sod shall be rejected if found to contain the following weeds: common Bermuda grass, quack grass, Johnson grass, nimble weed, thistle, bindweed, bentgrass, perennial sorrel, and bromegrass.
f. Sod variety shall be:
1) Turf Grass: Tiffway II, Bullseye, Bandera, GN1, Medallion Plus 90% Tall Fescue/10% Bluegrass Blend, as produced by West Coast Turf / Pacific Sod.
2) Molate Fescue: No Mow Fine Fescue Blend, as produced by Pacific Sod.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS:

A. Tree Stakes: Provide stakes of sound new lodgepole pine 2 inch minimum diameter for 15 gallon to 24 inch box size trees; 3 inch minimum diameter for 36 inch box and larger. Lodge pole minimum height, as indicated on Contract Drawings. Stakes shall have been treated with copper napthanate or ACQ (alkaline) or Ca-B (copper azole) to a minimum wood depth of 1/16". All stakes shall be free of knots larger then 1/2" in diameter, holes and other defects.

B. Tree Straps: Provide VIT black tree straps. Tree straps shall be attached to tree stake as shown in staking detail on the plans, color to be black.
1. VIT "Cinch-Tie" for 24-inch box size and smaller tree.
2. VIT "Cinch-Belt" for 36-inch box size and larger tree.

C. Vine Ties: Plastic vine ties, as specified on plans.

D. Headers and Edging
   1. Concrete edger: Dimension as specified on plans, poured in place concrete edger, color per plan.

E. Mulch
   1. Bark Mulch:
      a. Mulch shall be Walk-On bark mulch, as manufactured by Peach Hill Soils, Moorpark, CA.
         1) Mulch shall consist of shredded Douglas Fir bark mulch with a particle range of 2-3/4-inch to 1-inch in size.
      b. Mulch shall be Walk-On Bark
         1) As available from Redi-Grow Corporation, Sacramento, CA.
   2. Weed Control Fabric: Place Mirafi Mirascape landscape fabric below rock mulch or as shown on drawings. Overlap all seams 12" minimum and pin down every 36" typical. Mirascape fabric available from: Towns & Associates, 800-222-6036

F. Root Control Barriers: High-density polyproylene root control planter. Acceptable products include:
   1. Deep Root; Deep Root Corporation.
   2. Size as specified on drawings.

G. Drainage Materials
   1. Gravel in raised planters on structural slab and in pots shall be clean, coarse 3/8-inch to 3/4-inch diameter.
   2. Gravel for tree drainage shall be 3/4" diameter coarse clean gravel.
   3. Synthetic filter membrane cover over drainage course shall be woven synthetic fabrics.
      a. Model 140N, as manufactured by Mirafi.
   4. Drain Pipe at trees: 4-inch diameter PVC perforated(within gravel), and non-perforated PVC drain pipe(stand pipe) with PVC adaptor connected to 4-inch ABS female reciever with 4-inch black ABS cleanout plug.

H. Sand: Washed plaster sand.

I. Jute Netting: A uniform open plan weave, single jute yarn not varying in thickness by more than 1/2 of its normal diameter, in rolled strips approximately 50 to 75 yards long and 50 to 60 inches wide. Contractor shall submit sample for approval prior to installation.

J. Staples: 11 gage with 1-inch top and 6-inch legs.

K. Weed Control: Phydura, or equal.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas to receive exterior plants for compliance with requirements and conditions affecting installation and performance.

B. Proceed with installation only after unsatisfactory conditions have been corrected, and Architect has reviewed and accepted materials as defined within the section.

3.2 SITE OBSERVATION SCHEDULE

A. General: Notify Landscape Architect at least 3 days in advance when requesting on-site reviews.

B. Prior to commencement of site visits, items noted in previous observation reports shall have been either completed or remedied, unless such compliance has been waived. Failure to complete prior tasks or failure to prepare adequately for scheduled observations shall obligate Contractor to reimburse Architect for additional hourly services, plus transportation costs

C. Schedule For On-Site Reviews by the Landscape Architect:
   1. Pre-construction conference with general contractor, grading contractor, landscape contractor, project arborist and landscape architect to discuss grading and protective measures to be followed in the vicinity of existing trees, or existing structures.
   2. At completion of finish grading, and roto-tilling
   3. Review of irrigation coverage prior to installation of any planting material.
   4. At completion of fine grading and at delivery of plant materials, together with plant layout; prior to excavating pits.
   5. Review of drainage system, standpipes, and plant material locations.
   6. After planting pits have been excavated, but prior to backfilling. Provide one sample plant pit mock up for review.
   7. After initial planting operations (One tree with each type of specified staking shall be approved prior to planting of trees).
   8. Stake all tree locations for review.
   9. See "Final Review and Acceptance" at the end of Part 3 in this Section for final site observations and acceptance of work.

3.3 TESTING

A. Planting Soil: Agronomic Soil Testing
   1. Test shall be paid for by the Contractor. (SoCal)Testing lab shall be:
      a. Wallace Labs, El Segundo, CA
      b. Waypoint Analytical, Anaheim, CA
   2. Agronomic Soils Testing
      a. Take five (5) samples of site soil at a depth of 6 to 12 inches, within proposed planting areas, after completion of final grading and prior to weed control and soil preparation.

b. Take samples to agronomic soils testing laboratory indicated above for soil evaluation.
c. Request testing for fertility and suitability analysis with written recommendations for soil amendment, fertilizer and chemical conditioners, application rates for soil preparation, planting backfill mix, pot-soil mix, hydro-spray, and post-maintenance fertilization programs.
d. Soils report recommendations shall take precedence over the amendment and fertilizer application rates specified in this section.
e. Submit testing laboratory's interpretation, recommendations, and comments to Architect within 14 days after the completion of rough grading.
f. Furnish a soils analysis of import soil, and organic soil amendment prior to backfill.
    1) Submit soil testing laboratory's findings to Architect within 5 days prior to backfilling.
g. Take six additional soil samples after completion of planting in the soil preparation and backfill mix areas, to be determine effectiveness to amendments prior and during planting. Submit to the testing laboratory the original amendment specification with previously issued bulletins for soil amendments and installation procedures. Re-apply necessary amendments based on recommendation of new soils test.

3.4 PREPARATION

A. Final Grades
1. Finished grading shall insure proper drainage of the site. Conform to Division 31 Section "Earthwork" and Division 32 Section "Landscape Grading."
2. The following areas shall be graded so that the final grades shall be established below adjacent paved areas, sidewalks, valve boxes, headers, clean outs, drains, manholes, etc. before placement of mulch as follows:
    a. Shrub/Groundcover Areas: 2-1/2 inches.
    b. Turf areas: 1-inch.
    c. Surface drainage shall be away from all building foundations, 2% minimum.
    d. Dispose of excess or unacceptable soil from the site at no expense to the Owner.
    e. Verify that final grades have been established prior to beginning planting operations.
3. Parking Lot Planters and areas adjacent to hardscape.
    a. All aggregate base rock, lime-treated soil, soil sterilents, and other non-organic materials shall be removed from all parking lot planter areas down to the level of native soil. Scarify native soil to a depth of 12 inches and backfill planters to specified finish grade with native or approved topsoil and amend as specified.
    b. Remove all concrete overpours or any material that may prohibit the placement of plant material, irrigation, grates, root barriers, or any other conflicting material.

4. Lightweight soil mix shall be sampled after mixing and delivery to the site, but prior to filling planters. Submit the original lightweight soil specification to the testing laboratory with previous bulletins for lightweight soil mix. Provide 1-quart of lightweight soil mix for every 65 cubic yards for organic and fertility analyses. Fertility analysis, recommendations and interpretations shall be furnished by the testing laboratory to ensure all specified amendments have been provided. Lightweight soil is to be used only in locations indicated on the Contract Drawings and as approved by the Architect.
5. Protect planting areas from compaction by foot, trucks and heavy equipment.

3.5 PLANTING BED ESTABLISHMENT

A. Preparation Of Planting Area
1. Cross-rip on-grade planting areas to a minimum depth of 12 inches minimum 2 perpendicular directions. Remove stones over ½ inch (13mm) in any dimension and sticks, roots, rubbish and other deleterious matter per Division 32 "Landscape Grading".
2. Where additional soil is needed, place the top 15” with topsoil. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.
3. Leach soil prior to amending.
4. After approximate finished grades have been established and soil has been leached, soil shall be conditioned and fertilized in the following manner: Soil condition shall, at the rate specified in the approved soils test recommendations, be uniformly spread and cultivated thoroughly by means of mechanical tiller into the top (8) eight inches of soil.
5. Broadcast soil amendments uniformly over surface of the area to be treated. Roto-till the top (8) eight inches of planting areas to evenly distribute the amendments and conditioners into the soil.
6. Retest as required to verify leaching was successful. All soil areas shall be compacted and settled by application of irrigation to a minimum depth of six (6) inches prior to any plant materials being installed.
7. At time of planting, the top 12 inches of all areas to be planted shall be free of stones, stumps, or other deleterious matter one 1/2 inch in diameter or larger, and shall be free from all debris, or similar objects that would be a hindrance to planting and maintenance.
8. Weed Eradication:
   a. Manually remove all existing vegetation in planting areas and dispose of it offsite.
   b. Fertilize planting areas with urea 30-0-0 commercial fertilizer at the rate of 0.5 pounds per 1000 square feet.
   c. Water planting areas thoroughly and continuously(by irrigation system, hand/hose, water truck, or other) for a period of 3 consecutive weeks, or until the weed seed have germinated. If accepted in advance by the Landscape Architect, employ a specific watering duration and frequency program designed to germinate residual weed seeds.
   d. Discontinue watering process for 2 days. Then apply a non-selective broad spectrum systemic herbicide for perennial weeds.(2 applications minimum) The type of herbicide to be used shall be determined by a licensed pest control applicator. If annual weeds are present, use straight contact herbicide in accordance with pest control applicator's recommendations.

1) Do not use a pre-emergent herbicide.

e. Allow sufficient period of time to ensure that weeds are dead. Follow herbicide manufacturer's directions.

f. Water planting areas thoroughly and continuously (by irrigation system, hand/hose, water truck or other)for a period of 3 weeks. A shorter watering period may be permissible at the discretion of the Landscape Architect. Discontinue watering process for 1 day prior to the second application of the herbicide spraying.(2 applications minimum) Re-apply the spraying operation with straight contact weed killer in accordance with pest control adviser's recommendations.

1) Do not use a pre-emergent herbicide.

2) Avoid irrigation for a minimum of 4 days for effective final weed kill.

g. Clear desiccated weeds from the area.

h. Water Planting areas thoroughly and continuously for 3 consecutive days to saturate upper layers of soil prior to planting operations.

i. Allow planting area soil surface to dry out for I day only prior to the planting application. Exercise care to not allow the soil surface to be either super-saturated with water or bone dry prior to the planting installation. Ensure moderate residual moisture within the top 1/4 inch of the soil surface.

j. The hydraulic equipment used for pesticide applications shall consist of an ISO-gallon minimum capacity fiberglass tank with complete mechanical agitation. The pump capacity shall be 10 gallons per minute while operating at a pressure of 100 pounds. Per square inch.

k. Distribution lines shall be large enough to carry the volume of water necessary for even, chemical distribution. The spray nozzle must cover a IS-foot swath, with a minimum output of 5 gallons per minute at 80 pounds per square inch.

9. Pre-emergent Weed Control: Immediately after planting, apply pre-emergent weed control to planted areas which will not be seeded.

10. Excavation For Trees And Shrubs

a. Excavate pits, beds, and trenches as shown in details on the drawings.

3.6 JUTE MESH

A. Make check slots before the netting is rolled out. Dig a narrow trench across the slope perpendicular to the direction of the flow. Fold jute, the same length as the trench, and press together. Location of check slots shall be a maximum of 50 feet apart.

B. Installation: Roll netting parallel to slope contours. The netting shall completely cover all areas as indicated on Contract Drawings. Overlaps shall be ample and well stapled.

1. Lay netting smoothly, and in continuous contact with the soil surface at all points.
2. Install without stretching. Where one roll of netting ends and a second roll starts, the up slope piece shall be brought over the buried end of the second roll so that there is a 12-inch overlap. Where two or more widths of netting are applied, side by side, the overlap shall be not less than 3 inches.

3. Staple overlapping edges that run parallel to the direction of the flow at 2-inch intervals. Outside edges, centers, and overlaps on banks shall be stapled across the slope at 6-inch intervals.
4. Top dress jute netting area with a thin layer of topsoil. After the top dressing, the yarns shall still be visible.
5. Spread loose topsoils over outside edges of netting to allow for smooth entry of water.
6. Clods that hold the jute off the ground shall be stamped into the soil. Force jute netting down into depressions and hold there with a staple.
7. Install plant material through netting.
8. Maintenance: Maintain jute netting until work on the Project has been completed and accepted and during the 90-day maintenance period. Maintenance shall consist of the repair of eroded areas and the repair or replacement and re-stapling of loose or undermined netting. Replace damaged planting materials as required.
9. Install jute netting in all areas of 30 percent slope or greater or on slopes equal to or greater than 5' vertical in height.

3.7 HYDRO-MULCH / HYDRO-SEED

A. Examination:
1. Verify that soil is prepared and fine graded in accordance with Division 32 "Finish Grading."
2. Verify that large trees and shrubs (5-gallon and larger) are installed if they occur in hydroseeded area.
3. Verify that small trees and shrubs (1-gallon) and groundcover from flats are installed if they occur in hydroseeded area.

B. Hydroseeding Operation:
1. Before filling tanks, completely clean tank of seed and debris in the presence of, and to the satisfaction of, the Architect.
2. Mixes shall be as indicated in Plant Legend on Contract Drawings.
3. Hydroseeded areas shall be applied by an approved hydromulch company.
4. The hydromulch shall be applied in the form of a slurry, consisting of cellulose fiber, seed, chemical additives, commercial fertilizer, and water. When hydraulically sprayed on the surface, the hydromulching shall form a blotter-like groundcover impregnated uniformly with seed and fertilizer and shall allow the absorption of moisture and rainfall to percolate to the underlying soil.

C. Preparation: The slurry preparation shall take place at the site and shall begin by adding water to the tank when the engine is half throttle. When the water level has reached the height of the agitator shaft, full re-circulation shall be established. At this time, the seed shall be added, followed by fertilizer and then mulch.
1. The mulch shall only be added to the mixture after the seed and the tank is at least one-third filled with water. The mulch shall be added by the time the tank is two-thirds to three-fourths full. Spraying shall commence immediately when the tank is full.

D. Application: The operator shall spray with a uniform visible coat by using the green color of the mulch as a guide. The slurry shall be applied in a sweeping motion, in an arched stream, so as to fall like rain allowing the wood fibers to build on each other until a good coat is achieved and the material is spread at the required rate per acre.

E. Time Limit: Slurry mixture that has not been applied within 2 hours after mixing shall be removed from the project and disposed of in a legal manner.

F. Daily work sheets shall be prepared by nozzlemen. One copy shall be sent to the Architect. This worksheet shall be signed by the nozzleman and the Architect. The following information shall be indicated:
1. Seed: Type and amount.
2. Fertilizer: Analysis and amount.
3. Mulch: Type and amount.
4. Binder/Stabilzing emulsion: Type and amount.
5. Seeding Additive: Type and amount.
6. Loads: Number.
7. Water: Amount.
8. Coverage: Area in acres.
9. Equipment Used: Capacity and vehicle license number, if applicable.

G. Protection: Special care shall be exercised by the Contractor in preventing any of the slurry form being sprayed inside reservoir basin or into drainage ditches and channels that may impede the free flow of rain or irrigation water.

H. Immediately following application of hydromulch, the Contractor shall wash excess material from previously planted materials and architectural features. Care shall be exercised to avoid washing or eroding mulch materials from area.

I. Slurry spilled on restricted areas shall be cleaned up immediately.

J. Equipment: Hydraulic equipment used for the application of the fertilizer, seed and slurry of prepared wood pulp shall have a built-in agitation system and operating capacity sufficient to agitate, suspend and homogeneously mix a slurry containing not less than 40 pounds of fiber mulch plus a combined total of 7 pounds fertilizer solids for each 100 gallons of water.
1. The slurry distribution lines shall be large enough to prevent stoppage and shall be equipped with a set of hydraulic spray nozzles that will provide a continuous non-fluctuating discharge. The slurry tank shall have a minimum capacity of 1500 gallons and shall be mounted on a traveling unit, either self-propelled or drawn by a separate vehicle that will place the slurry tank and spray nozzles within sufficient proximity to the areas to be seeded.

K. Apply slurry at the rate of 12 pounds per acre, mixed with commercial fertilizer at 600 pounds per acre. Mix the specified seed material with water and spray, resulting slurry under high-pressure and evenly, and uniformly over area to be seeded

3.8 PLANTING

A. General
   1. Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accordance with locally accepted practice, as approved by the Architect.
   2. Only as many plants as can be planted and watered on that same day shall be distributed in a planting area.
   3. Container shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.

B. Layout individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure acceptance by the Architect before start of planting work. Make minor adjustments as may be requested.

C. Excavation for Trees and Shrubs:
   1. Excavate pits, beds and trenches as shown in details on the Drawings.
   2. Roughen and score edges of planting pit to eliminate any glazing of the sides of the pit.
   3. Field Samples: Prior to planting, prepare one plant pit with standpipe, gravel, filter fabric, and root barriers for each tree size to be reviewed by the Architect.
   4. Do not cover standpipes.
   5. Excavation for planting shall include the stripping and stockpiling of all acceptable topsoil encountered within the areas to be excavated for trenches, tree pits, plant pits, and planting beds.

D. Container Removal
   1. Cut containers on two sides with an acceptable cutter. Do not cut containers with spade or ax. Do not injure the rootball.
   2. Carefully remove plants from containers without injury or damage to rootball.
   3. After removing plants, superficially cut edge roots with knife on three sides.
   4. For plants with sensitive roots, place container intact in flat pit 1½ times the size of a standard plant pit. Insert blades of sharp, needle-nose shears into a drain hole and cut the container bottom away. Remove bottom from pit. Follow with a cut down one side of the container from top to bottom. Repeat cut on opposite side. Fill plant pit with prepared plant pit mixture. Carefully remove the detached pieces.

E. Box Removal:
   1. Remove bottom of planting boxes before planting.
   2. Remove sides of box without damage to rootball after positioning plant and partially backfilling.

F. Planting Trees and Shrubs: Set container-grown stock, plumb and in center of pit or trench. Set top of rootball 2-inches above finish grade at trees, 1-inch above finish grade at shrubs, or as indicated on Contract Drawings. Do not use plant, if root system has severely kinked or circling roots, or if rootball is cracked, disturbed or broken. If root system is healthy, loosen spiraling roots and set in plant pit.

G. Planting pit shall be backfilled with the following soil conditioner and organic amendment, per cubic yard:
   1. Application Rates, (FOR BID PURPOSES ONLY)as determined by contractor's soils tests:
      a. Potassium Sulfate - 0-0-50, ¼-pound
      b. Single Superphosphate - 0-20-0, ¼-pound
      c. Ammonium Sulfate - 21-0-0, ¼-pound
      d. Compost - 15% by volume
      e. Agricultural Gypsum - 1.5 pounds
      f. Good Humus - 15% by volume
   2. Final amendments and rates are to be determined by Agronomic Soils Test.

H. When set, place additional fill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 1/2-full, place appropriate number of fertilizer tablets and complete backfill operations.

I. After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be as indicated on the Contract Drawings. Basin shall be of a size suitable for the individual plant. In no case shall the basin for fifteen (15) gallon plant be less than four (4) feet in diameter; a five (5) gallon plant less than three (3) feet in diameter. The basins shall be constructed of amended backfill materials, and shall not be constructed for trees in turf areas.

J. Repeat watering until no more is absorbed.

K. Apply pre-emergent herbicide as per manufacturer's recommendations to all shrub and ground cover planting areas after planting.

L. Mulch all planted areas that do not receive jute netting, other than lawn areas, at not less than 3" thickness of mulch.
   1. Areas with 30% slope and greater shall be protected with jute mesh.

M. Equally space and align trees and shrubs in both directions where designated on Contract Drawings.

N. Pull bark mulch three (3) inches away from the rootballs of all plants to insure proper air circulation.

O. Prune, thin out and shape trees and shrubs in accordance with standard horticultural practices. Prune trees and other plantings only if required. Pruning shall be limited to remove injured wigs and branches, and to compensate for loss of roots during transplanting, but never exceed 1/3 of the branch structure. Never prune without prior review with Architect.

P. Prune shrubs to retain natural character. Unless directed by the Architect, do not prune leaders or apices of any plant material. Do not prune into balled or boxed forms without prior written approval of the Architect.

Q. Remove and replace excessively pruned or malformed stock resulting from improper pruning.

R. Planting Ground Cover
1. Space plants as shown or scheduled.
2. Dig holes large enough to allow for spreading of roots and compact area around plant. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting, taking care not to cover crowns of plants with wet soils.
3. Mulch areas between ground cover plants with not less than three (3) inch deep mulch.

S. Miscellaneous Landscape Work: Install headers and edgings where shown. See appropriate details.

T. Planting Vines: Plant in accordance with details. Attach vine to vertical elements with vine ties as per manufacturer's recommendations.

U. Tree Staking and Guying: Stake or guy all trees per landscape details, and tie with tree ties as specified. Remove all nursery stakes from trees unless directed otherwise by the Architect. Immediately after planting, stake and guy all trees in accordance with details indicated on Contract Drawings. One tree of each size shall be staked and guyed, and reviewed by Architect prior to continue work.

V. Hardpan Conditions
1. Where hardpan exists, whether it is in the form of caliche, rock or other impervious matter, and it is within the top 2½ feet of soil, or within the plant pit, use powered equipment to break through completely at each plant location to allow drainage and root growth. Remove hardpan at least 1½ feet greater than the rootball diameter of plant. Backfill with soil mix as specified.
2. Where hardpan is within the first 12-inches of soil, it shall be completely penetrated for all trees and shrubs.

3.9 CLEANUP AND PROTECTION:

A. During landscape work, keep pavements clean and work area in an orderly condition. Haul away and remove all debris from landscape areas, and do not leave any clippings, and or other material from landscape planting and/or maintenance period.

B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and/or other trades. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

C. Powerwash all pavement and flatwork as necessary to remove all staining and tire marks and provide a clean surface.

3.10 REVIEW & FINAL ACCEPTANCE

A. General: Notify Landscape Architect at least 5 days in advance when requesting on-site reviews.

B. Site Observation requirements:
   1. Punch list at completion of landscape/irrigation work.
      a. Review of grading, irrigation and planting.
      b. Upon completion of punch list items the Maintenance Period begins.
         1) The maintenance period will not begin until all punchlist items are resolved and acceptance is provided by the Landcape Architect in writing.
   2. Final acceptance of project (at end of Maintenance Period).
      a. Review of grading, irrigation and planting.
      b. Upon completion of punch list items to the Client and Landscape Architect's satisfaction, the work is deemed completed.
   3. Refer to Division 32 Section "Landscape Maintenance."
   4. Replace non-compliant and/or rejected work prior to final observation.
   5. Prior to the date of final observation, Conractor sahll provide the Landdscape Architect with all Record Drawings in accordance with the Plans and Specifications.

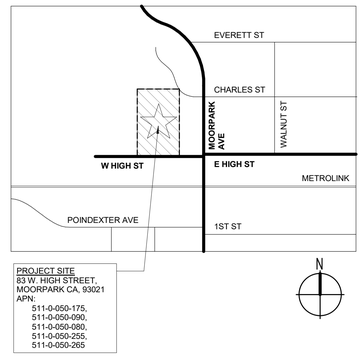
3.11 REPLACEMENT

A. All plant material and other materials installed under the Contract shall be waranteed against any and all poor, inadequate or inferior materials and/or workmanship or improper maintenance, as determined by the Landscape Architect, and shall be replaced by the Contractor at his expense. Warranty periods are noted in Part of this Specification.
   1. Replacement: Any materials found to be dead, missing, or not in a satisfactory or healthy condition during the maintenance period shall be replaced immediately. The Landscape Architect shall be sole judge as to the condition of material. Material to be replaced within the guarantee period shall be replaced by the Contractor within five (5) days of written notification by the Landscape Architect. All replacement materials and installations shall comply with the Plans and Specifications.
      a. As soon as weather condtions permit, replace work that does not comply with the Plans and Specifications, without cost to the Owner. Remove rejected and non-compliant work and mateirals immediately from the project. Continue specified maintenance period until reinspected by the Landscape Architect and dtermeined to be acceptable.

b. Any plant missing due to suspected theft shall be replaced by the Contractor. If the Contractor suspects that theft may be a problem, the Contractor shall provide written documentation to the Landscape Architect that security on this site needs to be intensified.

2. Contractor to schedule replacement work with the Owner's representative, and arrange for proper staging and access.
   a. Contractor to include re-inspaection dats as part of replacment work scheduling.
3. The Contractor may relieve himself of theft responsibility if after the security notice, with no result, a written notice to the Landscape Architect shall be given that plant material will not be replaced for theft or vandalism due to lack of site security being maintained. This procedure may take place only during the Landscape Maintenance Period.

END OF SECTION 329300



SYMBOLS LEGEND

ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
∅	DIAMETER OR ROUND
#	POUND OR NUMBER
(E)	EXISTING
(P)	PAINT
(R)	REMOVE
+/-	DIM TOLERANCE
AC	ASPHALTIC CONCRETE
ACC	ACCESSIBLE
ACOUS	ACOUSTICAL
ACM	ALUM COMPOSITE MATERIAL
ACT	ACOUS CLG TILE
AD	AREA DRAIN
AED	AUTO EXT DEFIBRILLATOR
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
AHJ	AUTHORITY HAVING JURISDICTION
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASF	ASSIGNABLE SF
ASPH	ASPHALT
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLK'G	BLOCKING
BM	BEAM
BOC	BACK OF CURB
BOT	BOTTOM
BO	BOTTOM OF
BOC	BACK OF CURB
BOW	BOTTOM OF WALL
BS	BOTTOM OF SLOPE
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CI	CAST IRON
CIP	CAST IN PLACE
CIV ENG	CIVIL ENGINEER
CG	CORNER GUARD
CJ	CONTROL JOINT
CLG	CEILING
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR
CNTR	COUNTER
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK
DA	DISABLED ACCESS
DBL	DOUBLE
DEPT	DEPARTMENT
DESC	DESCRIPTION
DF	DRINKING FOUNTAIN
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DWR	DRAWER
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXPO	EXPOSED
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FB	FLAT BAR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FLR	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOV	FACE OF VENEER (BRICK OR PRECAST)
FOW	FACE OF WALL
FR	FIRE RETARDANT
FPRF	FIREPROOF
FS	FINISH SURFACE
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GI	GALVANIZED IRON
GL	GLASS
GND	GROUND
GR	GRADE
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HGT/HT	HEIGHT
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE
LAND ARCH	LANDSCAPE ARCHITECT
LAV	LAVATORY
LKR	LOCKER
LT	LIGHT
MATL	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MUL	MULLION
N	NORTH
NIC	NOT IN CONTRACT
NO/#	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OA	OUTSIDE AIR
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
OSA	OUTSIDE AIR
PA	PLANTING AREA
PRCST	PRECAST
PH	PANIC HARDWARE
PL	PLATE
P LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
POT	PATH OF TRAVEL
PR	PAIR
PT	PAINT
PTD	PAPER TOWEL DISPENSER
PTD/R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
QT	QUARRY TILE
R	RISER
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
RGTR	REGISTER
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FEET
SH	SHELF
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
S SK	SERVICE SINK
STA	STATION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	TREAD
TB	TOWEL BAR
TC	TOP OF CURB
TEL	TELEPHONE
TER	TERRAZZO
T&G	TONGUE & GROOVE
THK	THICK
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOW	TOP OF WALL
TOP	TOP OF PARAPET
TPD	TOILET PAPER DISPENSER
TS	TOP OF SLOPE
TV	TELEVISION
TYP	TYPICAL
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
W/O	WITHOUT
WP	WATERPROOF
WR	WATER RESISTANT
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

CONSTRUCTION NOTES

1. ALL CONSTRUCTION & MATERIALS SHALL BE AS SPECIFIED & IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS & THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXISTING SURVEY MONUMENTS WHICH MAY BE DISTURBED THROUGH CONSTRUCTION ACTIVITIES DEEMED NECESSARY FOR PRESERVATION BY THE CIVIL ENGINEER. IF SUCH MONUMENTS WERE DISTURBED, THE APPLICANT SHALL HAVE A LICENSED LAND SURVEYOR QUALIFIED CIVIL ENGINEER REESTABLISH ANY SUCH MONUMENTATION DAMAGED OR DESTROYED DURING THE CONSTRUCTION OF THE PROJECT & SUBMIT "PRELIMINARY CORNER RECORDS" TO THE CIVIL ENGINEER AFTER REPLACEMENT. AFTER APPROVAL BY THE CIVIL ENGINEER, THE APPLICANT SHALL FILE THE CORNER RECORDS WITH THE COUNTY SURVEYOR. PRIOR TO THE EXONERATION OF ANY SECURITY, EVIDENCE OF SUCH FILING SHALL BE FURNISHED TO THE CIVIL ENGINEER.
4. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT TRUCK ROUTES SHALL BE STEERED AWAY FROM RESIDENTIAL AREAS.
5. THE CONTRACTOR SHALL ENSURE THAT TRUCKS HAULING DIRT ON PUBLIC ROADS TO & FROM THE SITE SHALL BE COVERED OR WILL MAINTAIN A 6" DIFFERENTIAL BETWEEN THE MAX HGT OF ANY HAULED MATERIAL & THE TOP OF THE HAUL TRAILER. HAUL TRUCK DRIVERS SHALL WATER THE LOAD PRIOR TO LEAVING THE SITE TO PREVENT SOIL LOSS DURING TRANSPORT.
6. THE CONTRACTOR SHALL ENSURE THAT GRADED SURFACES USED FOR OFF ROAD PARKING, MATERIALS LAY-DOWN, OR AWAITING FUTURE CONSTRUCTION SHALL BE STABILIZED FOR DUST CONTROL AS NEEDED. FREQUENTLY ACCESSED UNPAVED AREAS SHALL BE PAVED AS EARLY AS POSSIBLE TO MINIMIZE DIRT TRACKOUT TO PUBLIC RIGHTS-OF-WAY.
7. THE CONSTRACTOR SHALL COORDINATE ANY LANE CLOSURES OR DETOURS WITH THE CITY/COUNTY. FLAG PERSONS & APPROPRIATE TRAFFIC CONTROL DEVICES SHALL BE USED AS NEEDED TO MINIMIZE CONSTRUCTION ACTIVITY INTERFERENCE WITH OFF-SITE-TRAFFIC.
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS OR BETWEEN THE CONTRACT DOCUMENTS & EXISTING CONDITIONS, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED.
9. SHOULD A CONFLICT OCCUR BETWEEN DWGS & SPECIFICATIONS, THE MORE COSTLY CONDITION SHALL TAKE PRECEDENCE, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND/OR MATERIALS.
10. THE CONTRACTOR SHALL CONFINE HIS OPERATION ON THE SITE TO AREAS PERMITTED BY OWNER.
11. THE JOBSITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS & LITTER & SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH & DEBRIS AS A RESULT OF HIS OPERATION.
12. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED & PROTECTED TO PREVENT DAMAGE & DETERIORATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
13. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, AND/OR PATCHING OF HIS WORK THAT MAY BE REQ TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY & SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
14. STRUCTURAL OBSERVATION WILL BE PERFORMED BY THE STRUCTURAL ENGINEER. WHEN REQ, A STATEMENT IN WRITING SHALL BE GIVEN TO THE BUILDING OFFICIAL, STATING THAT THE SITE VISITS HAVE BEEN MADE & WHETHER OR NOT ANY OBSERVED DEFICIENCIES HAVE BEEN CORRECTED TO CONFORM TO THE APPROVED PLANS & SPECIFICATIONS.
15. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM & RETURN THEM TO THE CONTRACTOR (WITH A NOTIFICATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED & THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING) FOR PLAN CHECK APPROVAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN & SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE AUTHORITY HAVING JURISDICTION.
16. PROVIDE ALL ACCESS PANELS AS REQ BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQ WITH ARCHITECT PRIOR TO INSTALLATION.
17. NO PORTION OF WORK REQ A SHOP DWG OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH CORRECTED SHOP DWGS. AND SAMPLES.
18. DIMENSIONS:
    A. ALL DIMS SHALL TAKE PRECEDENCE OVER SCALE.
    B. ALL DIMS ARE TO FACE OF STUD / CONCRETE / MASONRY UNO
    C. CLG HGT DIMS ARE FROM FACE OF SLAB TO FACE OF FIN CLG MATERIAL UNO
19. DO NOT SCALE DRAWINGS
20. PROVIDE ALL NECESSARY BLOCKING, BACKING, & FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, AC EQUIP, RECESSED ITEMS, AND ALL OTHER ITEMS AS REQ.
21. WHERE LARGER STUDS OR FURRING ARE REQ TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS, UNO.
22. ALL DOORS SHALL BE OPERABLE FROM THE INSIDE W/O THE USE OF A KEY OR SPECIAL KNOWLEDGE OF EFFORT. EXIT SIGNS SHALL BE PROVIDED AT ALL EXITS AS REQ BY THE APPLICABLE CODES. ALL DOOR SWINGS SERVING AN OCCUPANT LOAD OF 50 OR GREATER SHALL SWING IN THE DIRECTION OF TRAVEL.
23. ALL GLASS AND GLAZING SHALL COMPLY WITH THE APPLICABLE CODES.
24. WALL AND CLG MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN THE APPLICABLE CODES.
25. SURVEYORS CERTIFICATE REQ PRIOR TO FINAL COMPLETION.
26. THE CONTRACTOR SHALL COMPLY WITH THE APPLICABLE CODES FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.

FIRE AND LIFE SAFETY NOTES

1. FIRE SPRINKLER SYSTEMS & INSTALLATION SHALL CONFORM W/ THE APPLICABLE STANDARDS AND CODES.
2. FIRE SPRINKLER SYSTEMS TO BE TIED INTO THE ALARM SYSTEM PER THE APPLICABLE CODES.
3. AUTOMATIC SPRINKLER SYSTEM(S) SHALL BE SUPERVISED BY AN APPROVED CENTRAL OR REMOTE STATION SERVICE, AND/OR SHALL BE PROVIDED W/ A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL.
4. FIRE SPRINKLER SYSTEM(S) & ALL CONTROL VALVES SHALL BE SUPERVISED BY A U.L. LISTED CENTRAL ALARM STATION OR PER THE APPLICABLE CODES.
5. FIRE HYDRANT & FIRE SPRINKLER SYSTEM(S) SHALL BE FLUSHED THOROUGHLY BEFORE CONNECTION IS MADE TO EXISTING SYSTEM STUBOUTS & WITNESSED BY THE PROJECT INSPECTOR.
6. A HYDROSTATIC TEST (200 PSI PRESSURE FOR 2 HRS. OR @ 50 PSI IN EXCESS OF THE MIN. STATIC PRESSURE WHEN IT IS IN EXCESS OF 150 PSI) SHALL BE WITNESSED BY THE PROJECT INSPECTOR PRIOR TO COVERING PIPING JOINTS.
7. A 3' CLR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQ OR APPROVED PER THE APPLICABLE CODES.
8. THRUST BLOCKS SHALL BE PROVIDED WHEREVER PIPE CHANGES DIRECTION.
9. ALL PIPE SHALL BE UL LISTED FOR FIRE SERVICE SYSTEMS, CLASS 200 MIN.
10. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED W/I 100' FROM A PUBLIC FIRE HYDRANT PER THE APPLICABLE STANDARDS AND CODES.
11. FIRE SPRINKLER RISER SHALL BE LOCATED WITHIN 5 FT OF THE EXT WALL (OR AS REQ BY THE AHJ) AND TERMINATE 6" ABV FF
12. AN ALL-WEATHER FIRE ACCESS ROAD SHALL BE IN PLACE BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON THE SITE OR AS REQ BY THE AHJ.
13. STORAGE, DISPENSING, OR USE OF ANY FLAMMABLE & COMBUSTIBLE LIQUIDS, FLAMMABLE & COMPRESSED GASES & OTHER HAZARDOUS MATERIALS SHALL COMPLY W/ THE APPLICABLE CODES.
14. EXIT SIGNS SHALL BE POSTED OVER EXIT DOORS & DIRECTIONAL EXIT SIGNS SHALL BE LOCATED TO DIRECT PERSONS TOWARD EXIT DOORS.
15. EXIT SIGNS SHALL BE SELF-LUMINOUS TYPE OR ELECTRONICALLY ILLUMINATED & ENERGIZED FROM SEPARATE CIRCUITS, ONE OF WHICH SHALL BE FROM STORAGE BATTERIES OR AN ON-SITE GENERATOR, FOR A DURATION OF 90 MINUTES PER THE APPLICABLE CODES.
16. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
17. ACCESS GATE(S) SHALL BE OPENABLE W/ FIRE DEPT MASTER KEY FROM THE EXTERIOR.
18. CURBS ALONG FIRE LANES SHALL BE PAINTED SAFETY RED & MARKED "FIRE LANE NO PARKING" W/ 3" WHITE LETTERS ON THE TOP OF CURBING EVERY 30' AS INDICATED ON THE APPROVED DRAWINGS.
19. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW & EXG BLDGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER THE APPLICABLE CODES.
20. PROVIDE PERMANENT OR TEMPORARY STANDPIPES WHILE BUILDING IS UNDER CONSTRUCTION PER THE APPLICABLE CODES.
21. PROVIDE FIRE EXTINGUISHERS PER THE REQ THE APPLICABLE STANDARDS AND CODES.

BID ALTERNATES

1. PV BATTERY BACKUP
- BASE BID - 8 KWH BESS LOCATED IN MECHANICAL WELL
- BID ALT - 200 KWH PAD MOUNTED LOCATED ON GROUND PER PLANS.

REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

HIGH FIRE ZONE

PROJECT IS LOCATED WITHIN THE HIGH FIRE ZONE AND MUST COMPLY WITH 2022 CBC CHAPTER 7A.

HIGH FIRE ZONE REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO: SIDING, WINDOWS, DOORS, VENTS, ROOF MATERIALS, ANY TREAD/WALKING SURFACE MATERIALS, UNDERSIDE OF EAVES, UNDERSIDES OF PORCHES, & EXPOSED WOOD FRAMING.

APPLICABLE CODES

LIST OF APPLICABLE CODES

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR

2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR

2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR

2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR

2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR

2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 CCR

2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR

2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR

2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR

TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

APPLICABLE STANDARDS

FOR A LIST OF APPLICABLE STANDARDS, INCLUDING CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS, REFER TO CBC CHAPTER 35 AND CFC CHAPTER 80.

ACCESSIBILITY NOTES

ACCESSIBLE CONSTRUCTION SUPPORT FACILITIES

11B-201.4 CONSTRUCTION SUPPORT FACILITIES. These requirements shall apply to temporary or permanent construction support facilities for uses and activities not directly associated with the actual processes of construction, including but not limited to offices, meeting rooms, plan rooms, other administrative or support functions. When provided, toilet and bathing facilities serving construction support facilities shall comply with 11B-213. When toilet and bathing facilities serving construction support facilities are provided by portable units, at least one of each type shall be accessible and connected to the construction support facilities it serves by an accessible route.

EXCEPTION: During construction an accessible route shall not be required between site arrival points or the boundary of the area of construction and the entrance to the construction support facilities if the only means of access between them is a vehicular way not providing pedestrian access.

RESPONSIBILTY FOR JOB SITE SAFETY

NOTICE TO PERSONS PERFORMING WORK ON JOB SITE, INCLUDING CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS AND ANY AGENTS OR EMPLOYEES THEREOF

THESE PLANS AND SPECIFCATIONS DO NOT PROVIDE ANY DIRECTION OR INSTRUCTIONS TO CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS OR THEIR EMPLOYEES OR AGENTS RELATED TO CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, SAFETY PRECAUTIONS, MANNERS OR METHODS OF EGRESS OR INGRESS, INCLUDING BUT NOT LIMITED TO JOB SITE SAFETY, THE PHYSICAL CONDITION OF THE JOB SITE, THE MANNER OR METHOD IN WHICH THE AREA WHERE WORK IS PERFORMED IS ACCESSED BY WORKERS, AND SAFETY PROGRAMS OR SAFETY PROTOCOLS OF ANY KIND IN CONNECTION WITH THE WORK. ALL OF THE FOREGOING ARE SOLELY AND EXCLUSIVELY THE RESPONSIBILITY OF THE CONTRACTOR, SUBCONTRACTOR, MATERIAL SUPPLIERS, OR ANY AGENTS OR EMPLOYEES THEREOF.

THE ARCHITECT EXPRESSLY DISCLAIMS ANY CONTROL OVER AND RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, SAFETY PRECAUTIONS, MANNERS OR METHODS OF EGRESS OR INGRESS, INCLUDING BUT NOT LIMITED TO JOB SITE SAFETY, THE PHYSICAL CONDITION OF THE JOB SITE, THE MANNER OR METHOD IN WHICH THE AREA WHERE WORK IS PERFORMED IS ACCESSED BY WORKERS, AND SAFETY PROGRAMS OR SAFETY PROTOCOLS OF ANY KIND IN CONNECTION WITH THE WORK.

THE ARCHITECT HAS NOT CONDUCTED AN EVALUATION OR ANALYSIS OF SAFETY PROCEDURES OR APPLICABLE LAW REGARDING OR RELATING TO ACCESSING THE JOB SITE OR AREAS OF THE WORK DURING THE COURSE OF CONSTRUCTION.

THE ARCHITECT, THE ARCHITECT'S DESIGNS, AND ANY OTHER WORK PERFORMED BY THE ARCHITECT DO NOT ADDRESS, ANALYZE OR PROVIDE ANY DIRECTION OR ADVICE TO ANY PERSON OR ENTITY ON WHETHER OR NOT THE USE OF EXISTING LADDERS, DOORS, RAILINGS, INGRESS AND INGRESS ROUTES OR THE LIKE ARE IN COMPLIANCE OR NON-COMPLIANCE WITH OSHA, CAL-OSHA(CALIFORNIA ONLY), OR ANY OTHER APPLICABLE STATUTE, REGULATION, OR STANDARD RELATED TO JOB SITE SAFETY DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS.

PROJECT SCOPE

1. THE CITY OF MOORPARK LIBRARY IS PROPOSED AS A NEW 17,260 SF SINGLE STORY BUILDING FRONTING ON HIGH ST, MOORPARK, CA, 93021. THE SCOPE OF THE NEW BUILDING INCLUDES STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND LOW VOLTAGE SYSTEMS. THE PROJECT ALSO INCLUDES GROUND IMPROVEMENTS, A NEW PARKING LOT, PEDESTRIAN ACCESS, SITE GRADING, NEW SEWER LINE, SITE DRAINAGE, RELOCATION OF EXISTING UTILITY POLE, AND THE DEMOLITION OF THE EXISTING LIBRARY AFTER NEW LIBRARY IS OPERATIONAL.

DEFERRED APPROVALS

1. FIRE ALARM SYSTEM
2. CURTAIN WALL & STOREFRONT GLAZING SYSTEM
3. PHOTOVOLTAIC SYSTEM AND PANEL SUPPORTS
4. GROUND IMPROVMENTS
5. SIGNAGE AND GRAPHICS
6. LIBRARY STACK SYSTEM AND ANCHORING
7. SEISMIC BRACING FOR MECHANICAL, PLUMBING, AND ELECTRICAL DISTRIBUTION SYSTEM

B

GEOTECHNICAL REPORTS

1. PRELIMINARY GEOTECHNICAL REPORT, PROPOSED MOORPARK LIBRARY, MOORPARK, CALIFORNIA - JUNE 17, 2017

   PREPARED BY:
   OAKRIDGE GEOSCIENCE, INC.
   PO BOX 2540
   CAMARILLO, CA 93011
   805-368-7765

2. GEOTECHNICAL EXPLORATION, PROPOSED CITY LIBRARY, WEST HIGH STREET, MOORPARK, CALIFORNIA - NOVEMBER 29, 2022

   PREPARED BY:
   CARL KIM GEOTECHNICAL, INC.
   945 BAILEYANA ROAD
   HILLSBOROUGH, CA 94010
   949-441-8143

VICINITY MAP

PROJECT SITE
83 W. HIGH STREET,
MOORPARK CA, 93021
APN:
511-0-050-175,
511-0-050-090,
511-0-050-080,
511-0-050-255,
511-0-050-265

PROJECT DIRECTORY

CLIENT INFORMATION

NAME: CITY OF MOORPARK
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CITY,STATE, ZIP: MOORPARK, CA, 93021
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CONTACT: JESSICA SANDIFER
TEL: 805.517.6225 E-MAIL: JSANDIFER@MOORPARKCA.GOV

ARCHITECT

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CIVIL ENGINEER

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MECHANICAL ENGINEER

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PLUMBING ENGINEER

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FIRE PROTECTION

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CONTACT: FRANKLIN CALLFAS E-MAIL: FRANKLIN@CWFIRECONSULTING.COM

INTERIORS

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LOW VOLTAGE

NAME: TK1SC
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CITY,STATE, ZIP: IRVINE, CA 92618
TEL: 949.751.5819
CONTACT: RICK BRYSACZ E-MAIL: RBRYSACZ@TK1SC.COM

FIRE ALARM

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SPECIFICATIONS

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TEL: 661-287-4211 FAX:
CONTACT: ANDREW WEST E-MAIL: ANDREW@AWCWEST.COM

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LICENSED ARCHITECT
JEREMY C. HART
C29148
3/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

MOORPARK CITY LIBRARY

83 W HIGH ST, MOORPARK, CA 93021

Developed for
CITY OF MOORPARK

Revision		Date
B	ADDENDUM #2	06/26/2026

Submittal	Date
SCHEMATIC DESIGN	07/18/2022
DESIGN DEVELOPMENT	10/27/2022
50% CONSTRUCTION DOCS	12/22/2023
80% CONSTRUCTION DOCS	02/02/2024
AGENCY SUBMITTAL #1	08/15/2024
AGENCY SUBMITTAL #2	10/31/2024
AGENCY SUBMITTAL #3	03/27/2025
BID DOCUMENTS	05/23/2025

Job Number	30647
Date Published	05/23/2025
Checked By	Checker
Scale	As indicated

GENERAL INFORMATION

G0.20

DEMOLITION NOTES

1. THE INTENT OF THE DEMOLITION PLAN IS TO DESCRIBE IN GENERAL THE DEMOLITION AREAS AFFECTED BY THE PROJECT CONSTRUCTION. IT IS NOT INTENDED AS A DETAILED DESCRIPTION OF EXISTING ITEMS OR ELEMENTS TO BE REMOVED. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW ANY AVAILABLE RECORD DOCUMENTS TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SHOULD INCLUDE THE REMOVAL OF ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL TO THE EXTENT THAT IT IS REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.

2. REMOVE EXISTING BUILDINGS, FOUNDATIONS AND SERVICE UTILITIES AS INDICATED ON PLANS. CAP ALL UTILITIES AT APPROPRIATE POINTS. ALL EXISTING ELECTRICAL / TELEPHONE / CATV UTILITIES SHALL BE REMOVED AS INDICATED OR BACK TO THE POINT WHERE THE SPECIFIC UTILITY SYSTEM ENTERS THE WORK AREA. COORDINATE DEMOLITION OF ALL UTILITIES WITH THE OWNER. ALL UTILITIES CONNECTED TO EXISTING BUILDINGS TO REMAIN SHALL CONTINUE TO BE OPERATIONAL DURING THE DEMOLITION PROCESS. DOMESTIC AND FIRE SERVICE WATER AND NATURAL GAS SHALL BE REMOVED TO A POINT OUTSIDE THE PERIMETER OF PROPOSED NEW CONSTRUCTION TO EXISTING VALVES OR SIMILAR SHUT-OFF DEVICES. IF A SHUT-OFF DEVICE IS NOT REASONABLY ADJACENT TO THE PERIMETER OF THE PROPOSED NEW CONSTRUCTION, PROVIDE A SHUT-OFF DEVICE IN BELOW-GRADE YARD BOX. CONFIRM LOCATION OF NEW DEVICES WITH OWNER PRIOR TO INSTALLATION. SANITARY SEWER AND STORM DRAINAGE SHALL BE CAPPED TO A POINT OUTSIDE THE PERIMETER OF THE PROPOSED NEW CONSTRUCTION. OTHER UTILITIES NOT SPECIFICALLY IDENTIFIED IN THESE DOCUMENTS AND NOT ANTICIPATED FOR REUSE SHALL BE REMOVED IN ENTIRETY.

3. FOR ALL EXISTING MATERIALS THAT CAN BE SALVAGED, OWNER HAS FIRST RIGHT OF REFUSAL FOR REMOVED ITEMS THAT MAY HAVE RESIDUAL COMMERCIAL OR HISTORIC VALUE INCLUDING HARDWARE, GLASS, CORNER STONES, TIME CAPSULES, LIGHT STANDARDS, SIGNS, FENCING, BENCHES, WATER FOUNTAINS, TRASH CONTAINERS, ETC. SHALL REMAIN AS PROPERTY OF THE OWNER. ALL ITEMS TO BE SALVAGED FOR REUSE/REINSTALLATION MUST MEET CURRENT CODE REQUIREMENTS. COORDINATE ITEMS TO BE RETAINED WITH OWNER AND REMOVE FROM CONSTRUCTION SITE TO A LOCATION APPROVED BY OWNER. REMOVED MATERIALS, NOT INDICATED OR DIRECTED TO BE SALVAGED FOR THE OWNER'S BENEFIT ARE DEBRIS AND BECOME THE CONTRACTOR'S PROPERTY UPON REMOVAL.

4. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY SEARCH OF THE AVAILABLE RECORDS AND FIELD SURVEYS. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT, UTILITY COMPANIES, AND/OR FIELD VERIFY AND LOCATE ALL UTILITIES BEFORE PROCEEDING WITH WORK. THE CONTRACTOR IS ALSO REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. NOTIFY THE ENGINEER IF ADDITIONAL UTILITIES ARE LOCATED OR IF CONFLICTS ARE FOUND WITH EXISTING CONDITIONS.

5. ALL TREES TO BE REMOVED SHALL BE MARKED BY CONTRACTOR AND APPROVED FOR REMOVAL BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO REMOVING OR CUTTING TREE(S). EXISTING ROOTS SHALL BE GRINDED TO A DEPTH OF APPROXIMATELY 3-FEET. USE CAUTION WHILE GRINDING WHEN EXISTING UTILITIES ARE IN CLOSE PROXIMITY TO TREES. ALL TREES TO REMAIN WITHIN THE LIMIT OF WORK SHALL BE PROTECTED AND MAINTAINED PER SPECIFICATIONS AND DETAILS.

6. SAWCUT EXISTING CONCRETE AND ASPHALT TO AN EXISTING CONTROL JOINT WHERE POSSIBLE, AT MINIMUM TO A NEAT-STRAIGHT LINE. ALL DEBRIS SHALL BE HAULED OFFSITE TO A LEGAL DUMPING SITE OR SALVAGED FOR REUSE ON PROJECT AS NOTED.

7. WORK WITHIN CITY, COUNTY, OR STATE RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT WHICH THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PRIOR TO STARTING WORK WITHIN RIGHT-OF-WAY.

8. CONTRACTOR TO COORDINATE UTILITY DEMOLITION WITH DRAINAGE AND UTILITY WORK SHOWN IN THIS PLAN SET. ALL UTILITY SHUTDOWNS SHALL BE COORDINATED PER PROJECT SPECIFICATIONS.

9. EXISTING DRY UTILITIES SHOWN FOR DEMOLITION ARE SHOWN FOR COORDINATION ONLY. REFER TO OTHER DISCIPLINES FOR LIMITS AND DETAILS OF DEMOLITION.

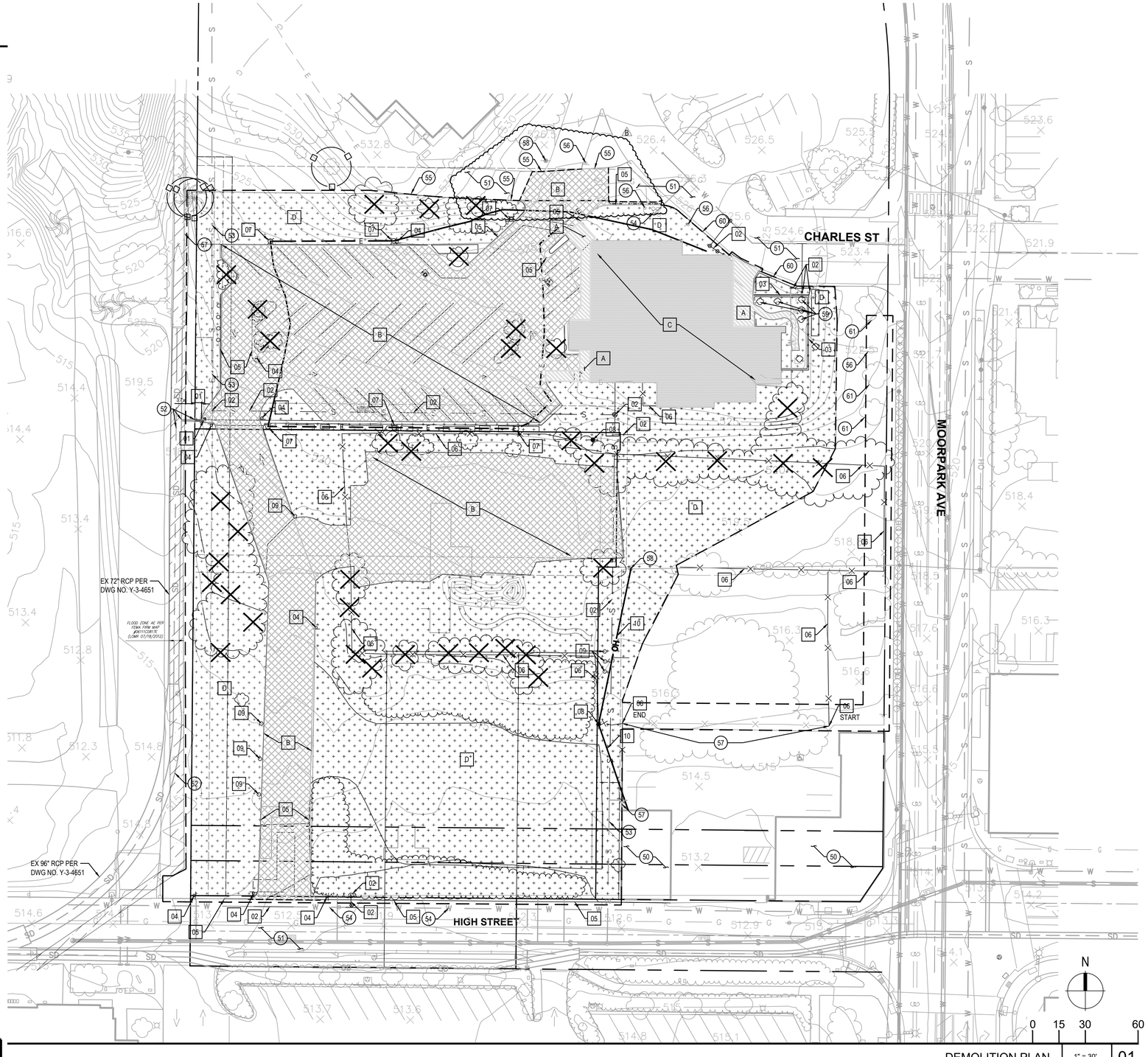
10. THE CONTRACTOR SHALL RECYCLE CONSTRUCTION DEBRIS, ASPHALT, AND CONCRETE GENERATED FROM REMOVALS REQUIRED TO CONSTRUCT THE PROJECT. THE CONTRACTOR IS OBLIGATED, UNDER THIS CONTRACT, TO RECYCLE THE WASTE MATERIAL THROUGH AN APPROVED RECYCLING PLANT.

11. A LIST OF FACILITIES THAT ACCEPT CONSTRUCTION & DEMOLITION DEBRIS CAN BE FOUND ON THE CALRECYCLE WEBSITE AT: HTTPS://WWW.CALRECYCLE.CA.GOV/CONDEMO

12. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BUILDING FINISHES DURING DEMOLITION. ANY FINISH THAT IS DAMAGED DURING DEMOLITION SHALL BE REPAIRED OR REPLACED IN-KIND OR BETTER.

13. ALL SURVEY MONUMENTS AND TAGS DISTURBED OR REMOVED BY CONSTRUCTION SHALL BE REPLACED BY A LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF CALIFORNIA. REPLACEMENT MONUMENTATION SHALL BE INCLUDED ON A CORNER RECORD, RECORD OF SURVEY OR OTHER APPROPRIATE SURVEY AND MAPPING INSTRUMENT, AND SHALL BE SUBMITTED TO THE COUNTY OF VENTURA FOR REVIEW AND APPROVAL.

14. THE CONTRACTOR SHALL PHASE DEMOLITION SUCH THAT ANY FACILITIES NECESSARY FOR THE OPERATION OF THE EXISTING LIBRARY (PEDESTRIAN ACCESS, VEHICULAR ACCESS, ACCESSIBLE PARKING, UTILITIES, ETC.) REMAIN IN SERVICE WHILE THE EXISTING LIBRARY BUILDING IS STILL IN USE.



DEMOLITION LEGEND

LABEL	DESCRIPTION
A	REMOVE (E) CONCRETE PAVEMENT/SIDEWALK. SEE DEMOLITION NOTE 10 HEREON.
B	REMOVE (E) AC PAVEMENT. SEE DEMOLITION NOTE 10 SHEET HEREON.
C	(E) BUILDING TO REMAIN FULLY FUNCTIONAL UNTIL COMPLETION OF NEW LIBRARY. REMOVE (E) BUILDING STRUCTURE UPON COMPLETION. SEE DEMOLITION NOTE 2 SHEET HEREON.
D	REMOVE (E) LANDSCAPING. SEE LANDSCAPE AND IRRIGATION PLANS FOR IMPROVEMENTS.
	REMOVE (E) TREE. SEE DEMOLITION NOTE 5 SHEET HEREON.
	(E) TREE TO REMAIN AND BE PROTECTED. SEE DEMOLITION NOTE 5 SHEET HEREON.
	SAWCUT (E) PAVEMENT AS NEEDED. SEE DEMOLITION NOTE 6 AND 10 SHEET HEREON.
	APPROXIMATE LIMIT OF WORK.
	REMOVE (E) UTILITY. SEE DEMOLITION NOTES 2, 4, 8, AND 9 SHEET HEREON.

DEMOLITION KEYNOTES

KEY NOTE	DESCRIPTION
01	REMOVE (E) STORM DRAIN PIPE AND APPURTENANCES. SEE STORM DRAIN PLAN FOR IMPROVEMENTS.
02	SEE SEPARATE WATER AND SEWER IMPROVEMENT PLANS FOR WATER AND SEWER DEMOLITION AND CONSTRUCTION DETAILS.
03	REMOVE (E) RETAINING WALL AND FOOTING.
04	REMOVE (E) SIGN AND FOOTING.
05	REMOVE (E) CURB.
06	REMOVE (E) FENCE AND FOOTINGS. SEE LANDSCAPE PLANS FOR IMPROVEMENTS.
07	REMOVE (E) LIGHT STANDARD AND FOOTING. SEE ELECTRICAL PLANS FOR IMPROVEMENTS.
08	POWER POLE TO BE DEMOLISHED BY OTHERS. SEE DRY UTILITY COMPOSITE PLAN (BY OTHERS) FOR POWER POLE REMOVAL AND RELOCATION.
09	REMOVE (E) BOLLARD.
10	OVERHEAD POWER LINE TO BE RELOCATED BY OTHERS. SEE DRY UTILITY COMPOSITE PLAN (BY OTHERS) FOR NEW LINE LOCATION.

PROTECTION KEYNOTES

KEY NOTE	DESCRIPTION
50	PROTECT (E) BUILDING, FOUNDATION AND OTHER STRUCTURAL FEATURES AND BUILDING UTILITIES.
51	PROTECT (E) AC PAVEMENT.
52	PROTECT (E) STORM DRAIN FACILITIES.
53	PROTECT (E) SANITARY SEWER FACILITIES.
54	PROTECT (E) WATER SERVICE FACILITIES.
55	PROTECT (E) ASPHALT CURB.
56	PROTECT (E) MONUMENT AND/OR SIGN POST.
57	PROTECT (E) FENCE.
58	PROTECT (E) UTILITY POLE AND CONDUIT.
59	(E) ROSES TO BE PROTECTED AND RELOCATED BY THE CITY
60	PROTECT (E) CONCRETE CURB AND/OR GUTTER.
61	PROTECT (E) TREE.

DEMOLITION PLAN | 1" = 30' | 01

GRADING PERMIT SUBMITTAL 06/19/2025

THE PLANS HAVE BEEN REVIEWED IN CONFORMANCE WITH THE PROJECT CONDITIONS OF APPROVAL, AS PER RESOLUTION NO. PC-2024-706 AND ALL APPLICABLE ENGINEERING STANDARDS.
NAME: ROBERT P. WOODWARD, RCE 63154 DATE:

	DESCRIPTION	R.C.E.	APP'D	DATE
B.	ADDENDUM #2	K.S.		06/26/25
A.				

REGISTERED PROFESSIONAL ENGINEER KATHEREEN M. SHINKAI R.C.E. 68369 EXP. 9-30-25 STATE OF CALIFORNIA CIVIL

PREPARED BY:
LPA DESIGN STUDIOS
949-261-1001 Office
949-260-1190 Fax
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617
KATHEREEN SHINKAI PE. C68369 EXP DATE 9-30-25 DATE

DESIGNED BY: RR
DRAWN BY: AZ
CHECKED BY: KS
APPROVED BY:

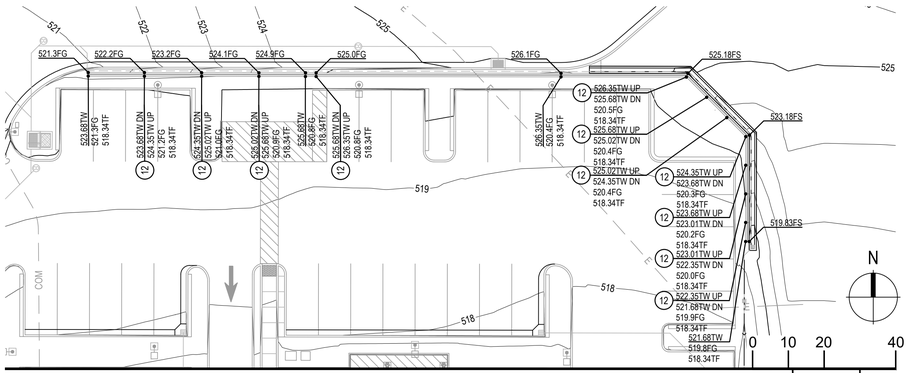
PLANNING REVIEWED BY:
COMMUNITY DEVELOPMENT DIRECTOR DATE
ENGINEERING REVIEWED BY:
CITY ENGINEER, DANIEL KIM PE. C70701 DATE

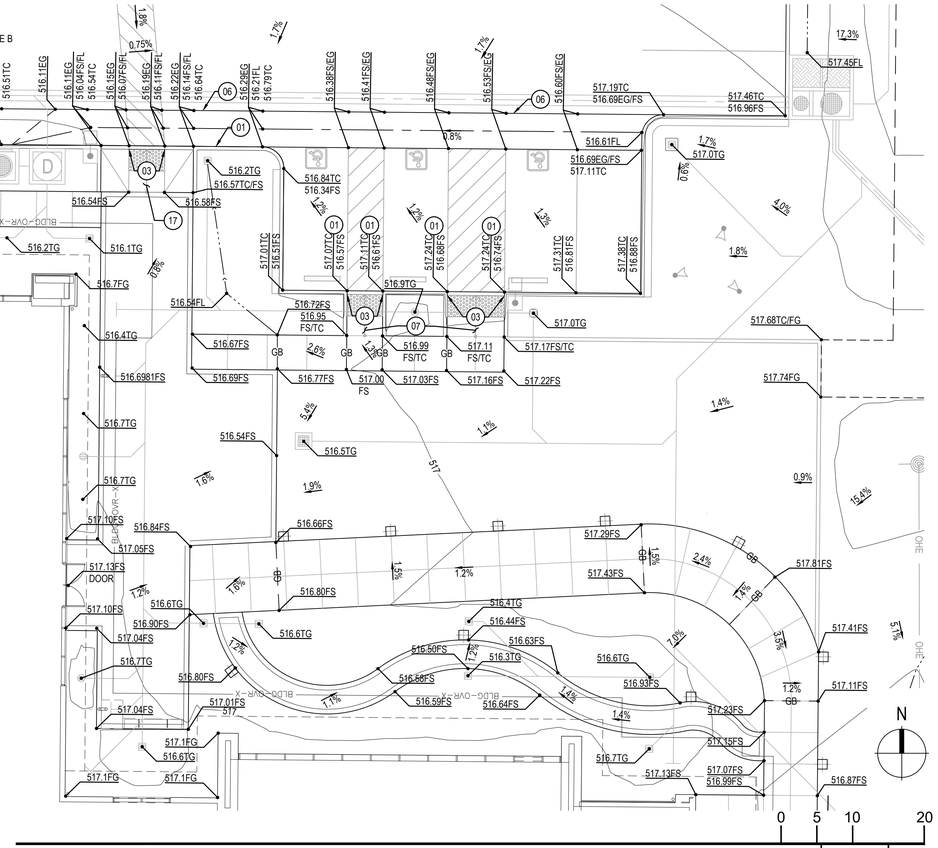
CITY OF MOORPARK
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

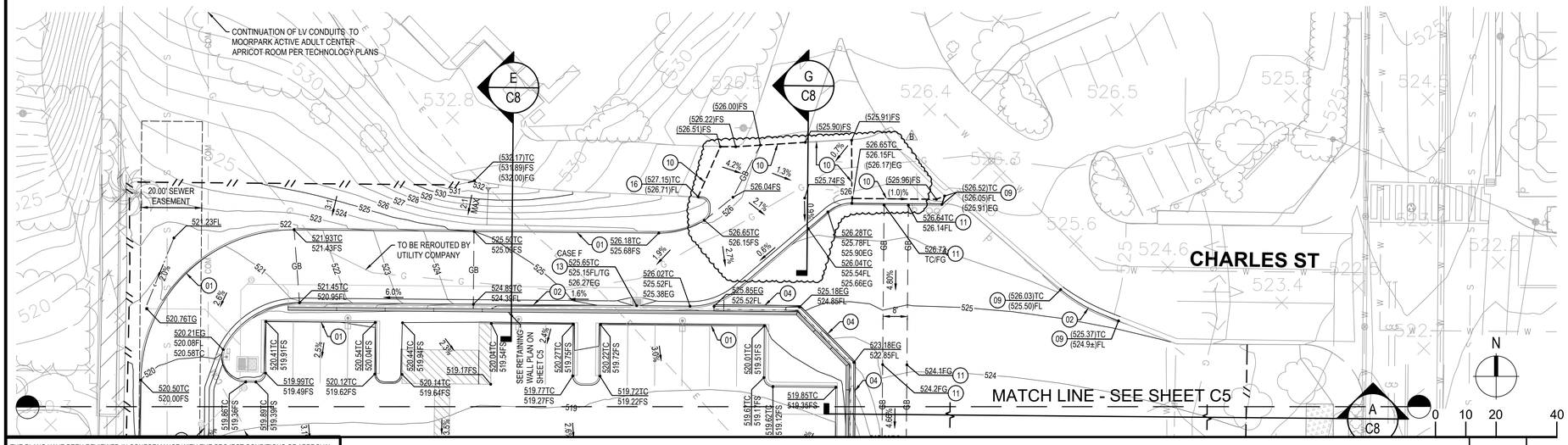
DISCRETIONARY PERMIT NO.
ENGINEERING PROJECT NO.

MOORPARK CITY LIBRARY
83 W HIGH ST, MOORPARK, CA 93021
DEMOLITION PLAN

SHEET C4
OF 21
DRAWING NO.







LEGEND

SYMBOL	DESCRIPTION
PA	PLANTING AREA SEE LANDSCAPE PLAN DETAILS FOR GRADES ADJACENT TO HARDSCAPE.
	APPROXIMATE LIMIT OF WORK.
GB	GRADE BREAK.
	SAWCUT (E) PAVEMENT AS NEEDED. SEE DEMOLITION PLAN.
	(E) EASEMENT
	(E) RIGHT-OF-WAY
	GRASSED SWALE FLOWLINE. MIN 2% SLOPE.
	GRADING DAYLIGHT LINE
BLDG-OVR-X	APPROX LIMITS OF GROUND IMPROVEMENT

GRADING CONSTRUCTION NOTES

KEY NOTE	DESCRIPTION
01	CONSTRUCT VERTICAL CURB PER SPPWC STANDARD PLAN 120-3 TYPE A1-6(VAR).
02	CONSTRUCT CURB AND GUTTER PER SPPWC STANDARD PLAN 120-3 TYPE A2-6(VAR). W=18".
03	CONSTRUCT FLUSH CURB PER DETAIL 07 SHEET C14.
04	CONSTRUCT RETAINING WALL DRAIN PER DETAIL 03 SHEET C15.
05	CONSTRUCT INLET VALLEY GUTTER PER DETAIL 01 SHEET C15.
06	CONSTRUCT VALLEY GUTTER PER DETAIL 09 SHEET C14.
07	CONSTRUCT ACCESSIBLE CURB RAMP PER DETAIL 05 SHEET C14.
08	CONSTRUCT VERTICAL CURB PER SPPWC STANDARD PLAN 120-3 TYPE C1-6 (150).
09	JOIN EXISTING CONCRETE CURB AND/OR GUTTER AND MATCH GRADE.
10	COLD MILL EDGES (18" MIN) TO JOIN EXISTING ASPHALT PAVEMENT AND MATCH GRADE.
11	GRADE EARTHEN PATHWAY FOR FUTURE WALKWAY AT MAXIMUM 4.85% RUNNING SLOPE AND 1% CROSS SLOPE. PROVIDE HYDROSEED AFTER COMPLETION OF GRADING.
12	8" STEP AT TOP OF WALL. SEE L4.02 FOR ELEVATION VIEW.
13	CONSTRUCT LOCAL DEPRESSION PER SPPWC STANDARD PLAN 313-4 TYPE PER PLAN.
14	CONSTRUCT MODIFIED ACCESSIBLE CURB RAMP PER SPPWC STANDARD PLAN 111-5 CASE D TYPE 1. Y=7.9'
15	CONSTRUCT MODIFIED DRIVEWAY PER SPPWC STANDARD PLAN 110-2 TYPE C. W=24', Y=15'. CONSTRUCT CROSS GUTTER PER SPPWC STANDARD PLAN 122-3.
16	MEET EXISTING ASPHALT CURB AND MATCH GRADE.
17	CONSTRUCT ACCESSIBLE CURB RAMP PER DETAIL 06 SHEET C16.
18	CONSTRUCT ACCESSIBLE CURB RAMP PER DETAIL 08 SHEET C16.
19	RELOCATION OF SCE POWER POLE PER DRY UTILITY PLANS BY OTHERS.
20	CONSTRUCT MODIFIED ACCESSIBLE CURB RAMP PER SPPWC STANDARD PLAN 111-5 CASE C. Y=7'

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NAME: ROBERT P. WOODWARD, RCE 63154 DATE:

GRADING PERMIT SUBMITTAL 06/19/2025

B	ADDENDUM #2	K.S.		06/26/25
A	DESCRIPTION	R.C.E.	APP'D	DATE

REGISTERED PROFESSIONAL ENGINEER KATHEREEN M. SHINKAI R.C.E. 68369 EXP. 9-30-25 CIVIL STATE OF CALIFORNIA

PREPARED BY:
LPA DESIGN STUDIOS
949-261-1001 Office
949-260-1190 Fax
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3301 California Avenue, Suite 100
Irvine, California 92617
KATHEREEN SHINKAI PE. C68369 EXP DATE 9-30-25 DATE:

DESIGNED BY: RR
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CHECKED BY: KS
APPROVED BY:

PLANNING REVIEWED BY:
COMMUNITY DEVELOPMENT DIRECTOR DATE
ENGINEERING REVIEWED BY:
CITY ENGINEER, DANIEL KIM PE. C70701 DATE

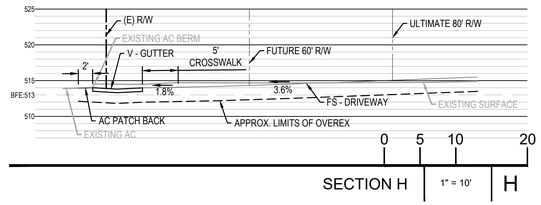
MOORPARK CALIFORNIA INCORPORATED JULY 1, 1983

CITY OF MOORPARK
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

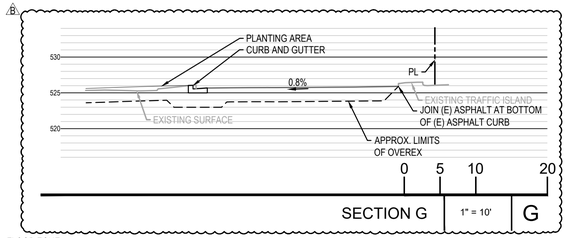
DISCRETIONARY PERMIT NO.
ENGINEERING PROJECT NO.

MOORPARK CITY LIBRARY
83 W HIGH ST, MOORPARK, CA 93021
GRADING PLAN

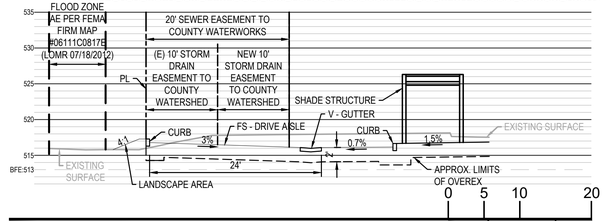
SHEET C6
OF 21
DRAWING NO.



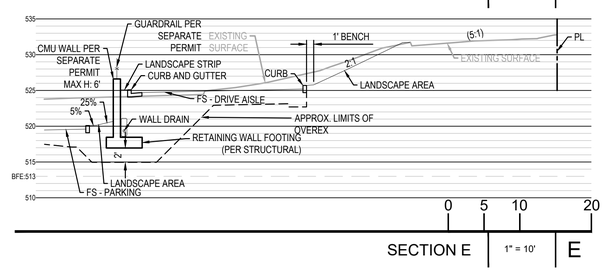
SECTION H | 1" = 10' | H



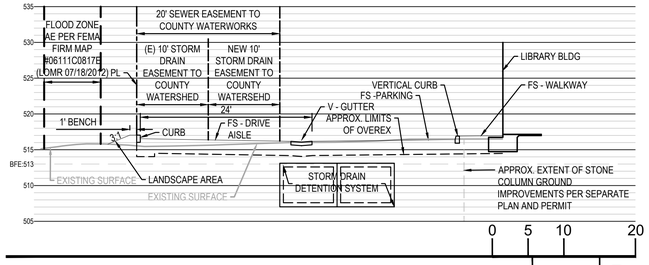
SECTION G | 1" = 10' | G



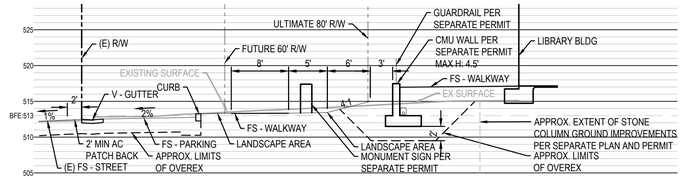
SECTION F | 1" = 10' | F



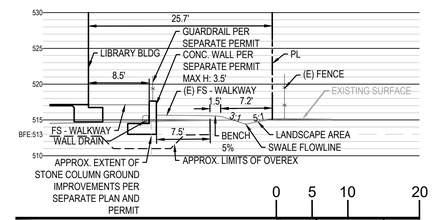
SECTION E | 1" = 10' | E



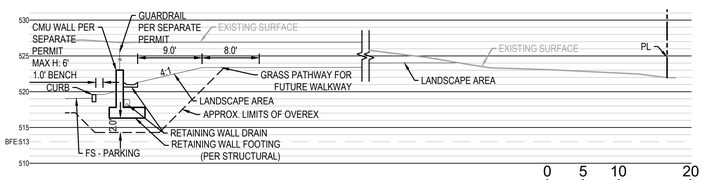
SECTION D | 1" = 10' | D



SECTION C | 1" = 10' | C



SECTION B | 1" = 10' | B



SECTION A | 1" = 10' | A

THE PLANS HAVE BEEN REVIEWED IN CONFORMANCE WITH THE PROJECT CONDITIONS OF APPROVAL, AS PER RESOLUTION NO. PC-2024-706 AND ALL APPLICABLE ENGINEERING STANDARDS.
NAME: DATE:
ROBERT P. WOODWARD, RCE 63154

GRADING PERMIT SUBMITTAL 06/19/2025

B	ADDENDUM #2	K.S.		06/26/25
A	DESCRIPTION	R.C.E.	APP'D	DATE

REGISTERED PROFESSIONAL ENGINEER — KATHEREEN M. SHINKAI — R.C.E. 68369 EXP. 9-30-25 — STATE OF CALIFORNIA — CIVIL

PREPARED BY:
LPA DESIGN STUDIOS
949-261-1001 Office
949-260-1190 Fax
LPADesignStudios.com
3301 California Avenue, Suite 100
Irvine, California 92617
KATHEREEN SHINKAI PE. C68369 EXP DATE 9-30-25 DATE:

DESIGNED BY: RR
DRAWN BY: AZ
CHECKED BY: KS
APPROVED BY:

PLANNING REVIEWED BY:
COMMUNITY DEVELOPMENT DIRECTOR DATE
ENGINEERING REVIEWED BY:
CITY ENGINEER, DANIEL KIM PE. C70701 DATE

MOORPARK CALIFORNIA INCORPORATED JULY 1, 1983

CITY OF MOORPARK
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

DISCRETIONARY PERMIT NO.
ENGINEERING PROJECT NO.

MOORPARK CITY LIBRARY
83 W HIGH ST, MOORPARK, CA 93021
SECTIONS

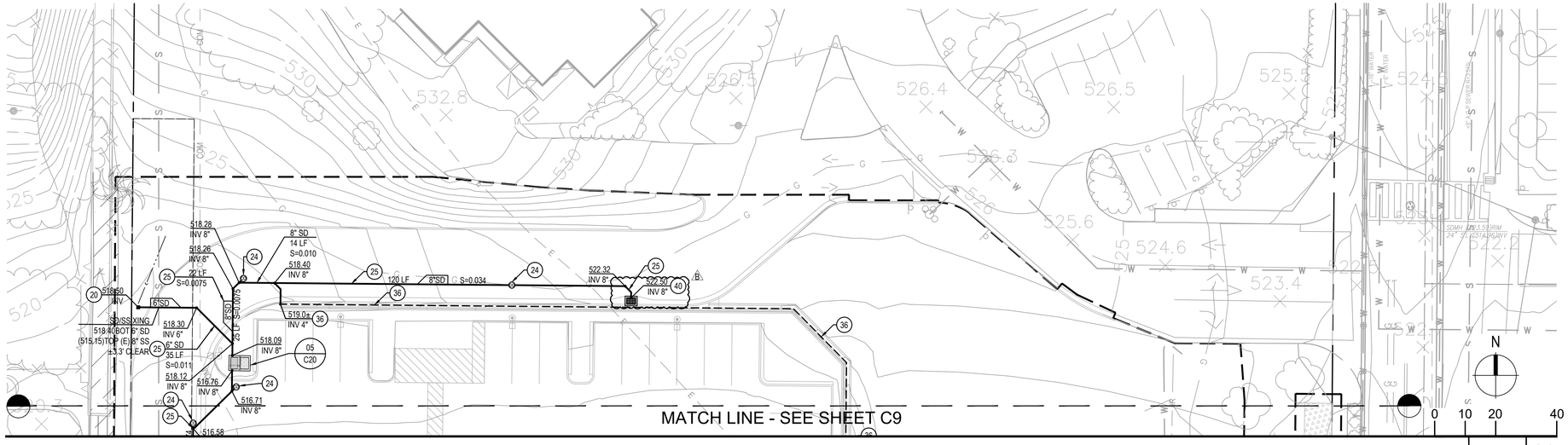
SHEET C8
OF 21
DRAWING NO.

STORM DRAIN CONSTRUCTION NOTES

KEY NOTE	DESCRIPTION
RD	ROOF DRAIN POINT OF CONNECTION. SUPPLY AND INSTALL ROOF DRAIN LATERAL STUBBED 5 FT. FROM FACE OF BUILDING S=0.020 MIN. PLUG AND MARK END. COORDINATE EXACT LOCATION WITH PLUMBING PLANS.
20	SUPPLY AND INSTALL 4" RISER WITH NDS 12"X12" LOW PROFILE HOUSING ADAPTER AND A 12"X12" ATRIUM GRATE (BLACK) OR EQUIVALENT. SEE DETAIL 02 SHEET C14.
21	CONSTRUCT 18" DRAIN INLET PER DETAIL 02 ON SHEET C15.
22	SUPPLY AND INSTALL 24"X24" PRECAST CONCRETE DRAIN INLET PER DETAIL 05 SHEET C15. PROVIDE GRATE SPECIFIED FOR HS-20 LOADING IN ALL VEHICULAR AREAS. PROVIDE GRATE SPECIFIED FOR PEDESTRIAN LOADING IN ALL LANDSCAPE/ PEDESTRIAN AREAS. SEE NOTE 9 BELOW.
23	CONNECT TO EXISTING RCP LATERAL WITH DISSIMILAR MARMAC COUPLER PER DETAIL 01 ON SHEET C20 OR SIMILAR. CONTRACTOR TO POTHOLE AND VERIFY INVERT AND PIPE MATERIAL PRIOR TO ANY STORM DRAIN CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
24	CONSTRUCT CLEAN OUT PER DETAIL 04 ON SHEET C14.
25	SUPPLY AND INSTALL PVC SDR 35 STORM DRAIN PIPE (SIZE PER PLAN). PIPE TRENCH PER DETAIL 08 ON SHEET C14. MINIMUM SLOPE 0.5%.
26	SUPPLY AND INSTALL HDPE STORM DRAIN PIPE (SIZE PER PLAN). PIPE TRENCH PER DETAIL 08 ON SHEET C14. MINIMUM SLOPE 0.5%.
27	CONNECT TO BIFOLD DOOR BOTTOM TRACK PER ARCHITECTURAL PLANS SHEET A8.53 OPENING DETAILS-DOORS.
28	CONSTRUCT ROUND ATRIUM DRAIN INLET PER DETAIL 04 ON SHEET C15.
29	SUPPLY AND INSTALL 18"X18" PRECAST CONCRETE DRAIN INLET PER DETAIL 05 SHEET C15. PROVIDE GRATE SPECIFIED FOR HS-20 LOADING IN ALL VEHICULAR AREAS. PROVIDE GRATE SPECIFIED FOR PEDESTRIAN LOADING IN ALL LANDSCAPE/ PEDESTRIAN AREAS. SEE NOTE 9 BELOW.
30	SUPPLY AND INSTALL OLDCASTLE STORMCAPTURE DETENTION SYSTEM PER DETAIL 01 SHEET C18 (SOUTH) AND DETAIL 01 SHEET C19 (NORTH) .
31	CONSTRUCT CURB OPENING CATCH BASIN PER SPPWC STANDARD PLAN 300-4. TC=512.47', W=4', V=2.67'.
32	24" RCP AND CONNECTION TO EXISTING 96" RCP TO BE CONSTRUCTED AS PART OF VENTURA COUNTY PUBLIC WORKS PROJECT # 608D282 DRAWING #WPD-3-522..
33	CONSTRUCT PEDESTRIAN HARDSCAPE DRAIN PER DETAIL 03 SHEET C14.
34	PROPOSED MANHOLE PER SPPWC STANDARD PLAN 321-2 TO BE CONSTRUCTED AS PART OF VENTURA COUNTY PUBLIC WORKS PROJECT # 608D282 DRAWING #WPD-3-522. CONNECT PER SPPWC STANDARD PLAN 321-2.
35	SUPPLY AND INSTALL HIGH FLOW BYPASS WEIR PER DETAIL 09 SHEET C15. WEIR HEIGHT PER PLAN
36	SUPPLY AND INSTALL 4" PERFORATED PIPE SUBDRAIN AT FOOTINGS OF WALL S=0.010 MIN. PER DETAIL 08 SHEET C15. CONNECT TO NEAREST UNDERGROUND STORM DRAIN PER PLAN.
37	SUPPLY AND INSTALL NDS 12"X12" LOW PROFILE HOUSING ADAPTER AND A 12"X12" SQUARE CATCH BASIN GRATE (BLACK) OR EQUIVALENT IN WALK OFF MAT PIT. SEE DETAIL 10 SHEET C15.
38	PROPOSED MANHOLE PER SPPWC STANDARD PLAN 321-2 .
39	PROPOSED VEGETATED FILTER STRIP PER VENTURA COUNTY TECHNICAL GUIDANCE MANUAL, BIO-4. SEE DETAIL 09 SHEET C20.
B 40	SUPPLY AND INSTALL CURBSIDE GRATING CATCH BASIN PER SPPWC STANDARD PLAN 303-4. ONE GRATING, A=90°, V_o=PER PLAN

NOTES:

1. UTILITIES TO CROSS OVER OR UNDER OTHER UTILITIES TO MAINTAIN 12" MINIMUM CLEARANCE AT UTILITY CROSSINGS, UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL VERIFY SIZE AND LOCATION (HORIZONTAL AND VERTICAL) OF EXISTING CROSSING AND JOINING UTILITIES PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICT.
3. CONTRACTOR SHALL CONSTRUCT GRAVITY UTILITIES (SEWER AND STORM DRAIN) BEFORE OTHER UTILITIES. CONSTRUCTION OF THESE GRAVITY UTILITIES TO START FROM THE DOWNSTREAM ENDS.
4. EXISTING UTILITIES ARE COMPILED BASED ON PREVIOUS BASE FILES, FIELD SURVEY AND FIELD VERIFICATION. POTHOLING IS RECOMMENDED TO VERIFY ANY AND ALL UTILITIES KNOWN OR UNKNOWN WHICH MAY BE IN CONFLICT WITH PROPOSED CONSTRUCTION.
5. PRIOR TO THE REMOVAL OF ANY WET OR DRY UTILITY LINES, THE CONTRACTOR SHALL CONFIRM WITH OWNER REPRESENTATIVE WHETHER THESE UTILITY LINES ARE STILL ACTIVE OR NOT. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICT.
6. CONTRACTOR TO ADJUST TO FINISHED GRADE ALL EXISTING UTILITY BOXES, STORM DRAIN CLEANOUT COVERS, PULL BOXES AND VALVE COVERS NOT SPECIFICALLY SHOWN WITHIN THE LIMITS OF WORK.
7. SEE DETAIL 08 SHEET C14 FOR STORM DRAIN UTILITY TRENCHING AND BACKFILL.
8. SAWCUT, REMOVE AND REPLACE EXISTING CURB AS REQUIRED FOR TRENCHING. MATCH EXISTING CURB.
9. ALL PRECAST DRAIN INLETS TO HAVE AN APPROVED "NO DUMPING DRAINS TO OCEAN" 3" X 5½" ROUNDED CORNERED RECTANGLES STYLE #NDO OR 4" DIAMETER ROUND STYLE #SDO ABRASION AND UV RESISTANT DURACAST STYLE MARKER BY DAS MANUFACTURING OR EQUIVALENT APPLIED TO THE CONCRETE COLLAR AROUND DRAIN INLET USING RAPID SET URETHANE ADHESIVE OR QUICKSTIK EPOXY PUTTY ADHESIVE PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. http://www.dasmanufacturing.com/product_guide.html



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NAME: _____ DATE: _____
ROBERT P. WOODWARD, RCE 63154

GRADING PERMIT SUBMITTAL 06/19/2025

	DESCRIPTION	R.C.E.	APP'D	DATE
B	ADDENDUM #2	K.S.		06/26/25

REGISTERED PROFESSIONAL ENGINEER KATHEREEN M. SHINKAI R.C.E. 68369 EXP. 9-30-25 STATE OF CALIFORNIA CIVIL

PREPARED BY:
LPA DESIGN STUDIOS
LPA ARCHITECTURE · PLANNING · INTERIORS · LANDSCAPE ARCHITECTURE · PLANNING
949-261-1001 Office
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KATHEREEN SHINKAI PE. C68369 EXP DATE 9-30-25 DATE

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CITY ENGINEER, DANIEL KIM PE. C70701 DATE

MOORPARK CALIFORNIA INCORPORATED JULY 1, 1983

CITY OF MOORPARK
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

DISCRETIONARY PERMIT NO.
ENGINEERING PROJECT NO.

MOORPARK CITY LIBRARY
83 W HIGH ST, MOORPARK, CA 93021
STORM DRAIN PLAN

SHEET C10
OF 21
DRAWING NO.

PAVING NOTES:

1. SEE LANDSCAPE PLANS FOR PAVERS, LOCATION AND TYPE OF CONCRETE WALKS AND HARDSCAPE INCLUDING DETAILS FOR CONCRETE FINISHES, CONTROL JOINTS AND EXPANSION JOINTS.
2. VERIFY ALL VEHICULAR AND NON-VEHICULAR LIMITS WITH LANDSCAPE PLANS.

PAVING LEGEND

SYMBOL	DESCRIPTION
30	PARKING STALL AC PAVEMENT 3" AC OVER 4" AB PER GEOTECHNICAL ENGINEER'S RECOMMENDATION. OVEREXCAVATION PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.
31	HEAVY DUTY AC PAVEMENT 4" AC OVER 5" AB PER GEOTECHNICAL ENGINEER'S RECOMMENDATION. OVEREXCAVATION PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.
33	PEDESTRIAN CONCRETE PAVEMENT 5" PCC OVER 4" AB PER GEOTECHNICAL ENGINEER'S RECOMMENDATION. OVEREXCAVATION PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.
34	VEHICULAR CONCRETE PAVEMENT 6" PCC OVER 4" AB PER GEOTECHNICAL ENGINEER'S RECOMMENDATION. OVEREXCAVATION PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.
35	BRICK PAVERS BRICK PAVERS PER LANDSCAPE PLAN MATERIALS SHEET L1.01/ L1.02. OVEREXCAVATION PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.
36	COBBLE 6" MIN COBBLE OVER MIRAFI FABRIC PER LANDSCAPE PLAN MATERIALS SHEET L1.01/ L1.02.
PA	PLANTING AREA SEE LANDSCAPE PLANS.
	APPROXIMATE FRONT BUMPER OVERHANG (2' FROM FOC TYP.)

CONSTRUCTION NOTES:

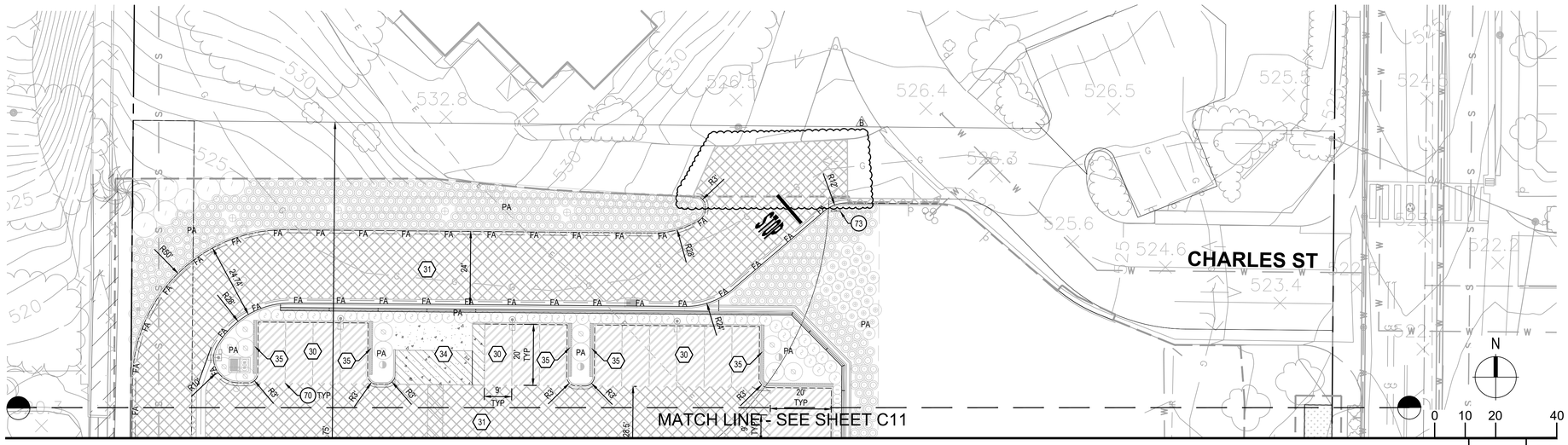
KEY NOTE	DESCRIPTION
70	PAINT 4" WIDE WHITE PARKING STALL STRIPING.
71	TRUNCATED DOME PAVER PER LANDSCAPE PLANS DETAIL 09 SHEET L5.01.
72	DROP-OFF ZONE STRIPING. 4" WIDE WHITE STRIPE AT 45° ANGLE AT 3' SPACING OC
73	STOP SIGN PER CA MUTCD R1-1. PLACE SIGN PER PLAN.

STRIPING NOTES

1. ALL EXISTING STRIPING AND MARKINGS TO REMAIN UNLESS OTHERWISE NOTED. CONFLICTS BETWEEN EXISTING AND PROPOSED SHALL BE RESOLVED BY THE ENGINEER.
2. REMOVAL OF EXISTING STRIPING AND PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY WET SANDBLASTING OR OTHER APPROVED GRINDING METHOD PRIOR TO INSTALLATION OF NEW STRIPING. ALL CONFLICTING STRIPING, PAVEMENT MARKINGS, AND RAISED PAVEMENT MARKERS SHALL BE REMOVED.
3. PAVEMENT THAT IS DAMAGED DUE TO THE REMOVAL OF MARKERS OR STRIPING SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER.

STRIPING & SIGNAGE LEGEND

SYMBOL	DESCRIPTION
	APPLY PAVEMENT MARKING TYPE I (10FT) ARROW PER CA MUTCD FIGURE 3B-21 (CA). MARKING SHALL BE WHITE PAINT. PLACE PAVEMENT MARKINGS PER PLAN.
	STRIPE WHITE THERMOPLASTIC OR PAINT PER JURISDICTION. "STOP" PER MUTCD 3B-23 (CA) (HAWKINS STENCIL OR EQUIVALENT) AND 12" WHITE THERMOPLASTIC OR PAINT PER JURISDICTION. STOP LIMIT LINE STRIPE. "STOP" MINIMUM 8' FROM LIMIT LINE. PLACE PAVEMENT MARKINGS PER MUTCD FIGURE 3B-103 (CA).
FA	FIRE ACCESS. PAINT CURB RED PER DETAIL 06, SHEET C15.
	SIGN PER ARCHITECTURAL SIGNAGE PLAN, UNLESS NOTED OTHERWISE.



HORIZONTAL CONTROL & PAVING PLAN | 1" = 20' | 01

THE PLANS HAVE BEEN REVIEWED IN CONFORMANCE WITH THE PROJECT CONDITIONS OF APPROVAL, AS PER RESOLUTION NO. PC-2024-706 AND ALL APPLICABLE ENGINEERING STANDARDS.
NAME: ROBERT P. WOODWARD, RCE 63154 DATE:_____

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B	ADDENDUM #2	K.S.		06/26/25
A	DESCRIPTION	R.C.E.	APP'D	DATE

REGISTERED PROFESSIONAL ENGINEER KATHEREEN M. SHINKAI R.C.E. 68369 EXP. 9-30-25 STATE OF CALIFORNIA CIVIL

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PLANNING REVIEWED BY:
COMMUNITY DEVELOPMENT DIRECTOR DATE

ENGINEERING REVIEWED BY:
CITY ENGINEER, DANIEL KIM PE. C70701 DATE

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HORIZONTAL CONTROL & PAVING PLAN

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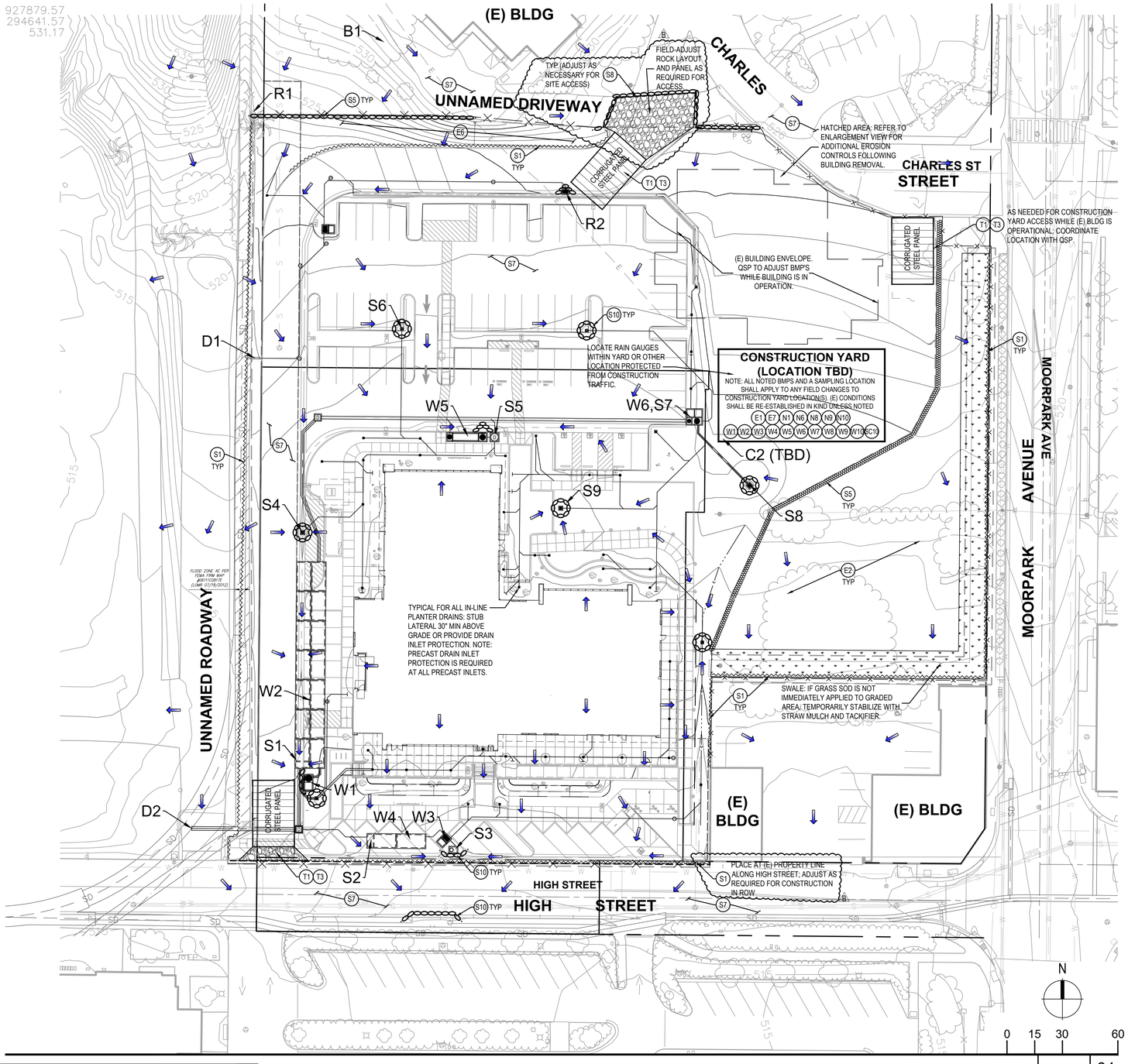
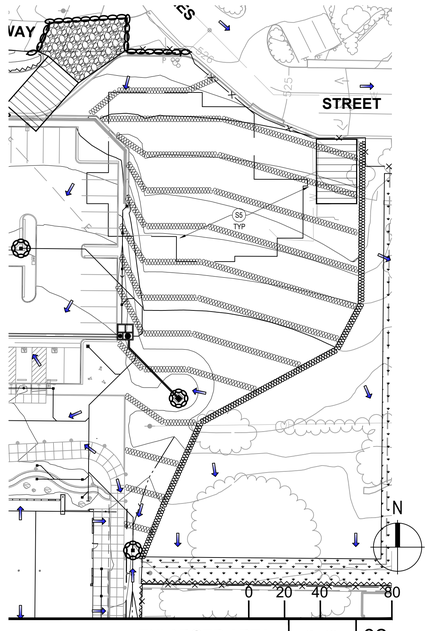


EROSION CONTROL | 1" = 30' | 01



ENLARGED AREA | 1" = 40' | 02

EROSION CONTROL NOTES

1. SITE RISK LEVEL DESIGNATION: 2.
2. ALL BMPS PER CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA), (UNLESS NOTED OTHERWISE), AND ARE AVAILABLE AT www.casqa.org.
3. AT THE COMPLETION OF PROJECT, CONTRACTOR SHALL REMOVE ALL CONSTRUCTION BMPS FROM SITE AND DISPOSE IN A LEGAL MANNER, UNLESS OTHERWISE DIRECTED BY THE ARCHITECT.
4. IN CASE OF EMERGENCY, CALL THE FOLLOWING PERSON:

   NAME / COMPANY: _____

   TELEPHONE NUMBER: _____
5. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY MEASURES WHEN RAIN IS IMMINENT.
6. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE TOP OF THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
7. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND DISPOSED OF PROPERLY.
8. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
9. PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE. COORDINATE PLACEMENT OF ADDITIONAL DEVICES WITH THE QSP.
10. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES. DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE QSD AND THE QSP, AND SHALL BE COORDINATED WITH THE FIELD ENGINEER.
11. CONTRACTOR SHALL WORK WITH THE QSP TO MINIMIZE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
12. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND EROSION.
13. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING, AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. APPROVED STORAGE CONTAINERS SHALL BE WEATHER PROOF AND STORED OUT OF DRAINAGE FLOW PATHS. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
14. EXCESS OR WASTE CONCRETE MUST BE DISPOSED OF AS SOLID WASTE, AND MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. THE CONTRACTOR SHALL MAKE PROVISION TO RETAIN THE CONCRETE WASTES ON-SITE UNTIL THEY CAN BE PROPERLY DISPOSED.
15. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED, WEATHER PROOF RECEPTACLE TO PREVENT CONTAMINATION BY RAINWATER AND DISPERSAL BY WIND.
16. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. CONSTRUCTION ENTRANCES AND ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

LEGEND

SYMBOL	DESCRIPTION
	GRAVEL BAGS AND/OR SANDBAGS PER BMP KEYNOTES
	FIBER ROLL
	SILT FENCE
	FLOW DIRECTION
—x—x—x—x—	APPROX LOCATION OF 6' CHAIN LINK CONSTRUCTION FENCE PER COA #54. CONTRACTOR TO ADJUST EXACT LOCATION PER SITE CONSTRUCTION CONDITIONS TO RESTRICT PUBLIC ACCESS TO SITE DURING CONSTRUCTION ACTIVITIES.

OVERALL SITE BMPs: (PROJECT-WIDE APPLICATION)

EC-1	SCHEDULING
NS-1	WATER CONSERVATION PRACTICES
NS-3	PAVING AND GRINDING OPERATIONS
NS-6	ILLICIT CONNECTION/DISCHARGE
NS-7	POTABLE WATER/IRRIGATION
NS-8	VEHICLE AND EQUIPMENT CLEANING
NS-9	VEHICLE AND EQUIPMENT FUELING
NS-10	VEHICLE AND EQUIPMENT MAINTENANCE
NS-12	CONCRETE CURING
NS-13	CONCRETE FINISHING
SC-10	NON-STORMWATER DISCHARGES
WE-1	WIND EROSION CONTROL
WM-1	MATERIAL DELIVERY AND STORAGE
WM-2	MATERIAL USE
WM-3	STOCKPILE MANAGEMENT
WM-4	SPILL PREVENTION AND CONTROL
WM-5	SOLID WASTE MANAGEMENT
WM-6	HAZARDOUS WASTE MANAGEMENT
WM-7	CONTAMINATED SOIL MANAGEMENT
WM-8	CONCRETE WASTE MANAGEMENT
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT
WM-10	LIQUID WASTE MANAGEMENT

EROSION CONTROL BMPs: ***

KEY NOTE	DESCRIPTION
E2	EC-2, PRESERVATION OF EXISTING VEGETATION
E3	EC-3, HYDRAULIC MULCH
E4	EC-4, HYDROSEEDING
E5	EC-5, SOIL BINDERS
E6	EC-6, STRAW MULCH
E7	EC-7, GEOTEXTILES AND MATS
E15	EC-15, SOIL PREPARATION/ROUGHENING

*** KEYNOTES NOT SHOWN ON PLAN ARE LISTED AS ALTERNATIVE SURFACE STABILIZATION; COORDINATE USE AND LOCATION WITH QSP.

SEDIMENT CONTROL BMPs:

S1	SE-1, SILT FENCE
S5	SE-5, FIBER ROLLS
S6	SE-6, GRAVEL BAG BERM
S7	SE-7, STREET SWEEPING AND VACUUMING (FOR ALL PAVED AREAS)
S8	SE-8, SANDBAG BARRIER
S10	SE-10, STORM DRAIN INLET PROTECTION

TRACKING CONTROL BMPs:

T1	TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT (MODIFIED AS SHOWN)
T3	TC-3, ENTRANCE/OUTLET TIRE WASH

DISCHARGE LOCATIONS

W# STORMWATER STORAGE (E.G. BIORETENTION) OR CONTAINMENT (E.G. CISTERN)

STORM WATER STORAGE OR CONTAINMENT

D# DISCHARGE LOCATION

SAMPLING LOCATIONS

B#	POLLUTANT SAMPLE LOCATION - BACKGROUND SAMPLE
C#	POLLUTANT SAMPLE LOCATION - CONTRACTORS YARD
S#	POLLUTANT SAMPLE LOCATION - SITE
R#	POLLUTANT SAMPLE LOCATION - RUN-ON

THE SAMPLE LOCATIONS SHOWN ARE THE MINIMUM REQUIREMENT FOR THE PROJECT SITE AND RISK LEVEL 2. SAMPLE LOCATIONS MAY BE RELOCATED IF FIELD CONDITIONS WILL NOT ALLOW FOR SATISFACTORY SAMPLING. ANY ADJUSTMENTS TO SAMPLING LOCATIONS MUST MEET THE INTENDED PURPOSE ORIGINALLY DESIGNATED FOR THAT LOCATION AND MUST BE DOCUMENTED WITH A SWPPP AMENDMENT FORM.

GRADING PERMIT SUBMITTAL 06/19/2025

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NAME: _____ DATE: _____
ROBERT P. WOODWARD, RCE 63154

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REGISTERED PROFESSIONAL ENGINEER — KATHEREEN M. SHINKAI — R.C.E. 68369 EXP. 9-30-25 — CIVIL — STATE OF CALIFORNIA

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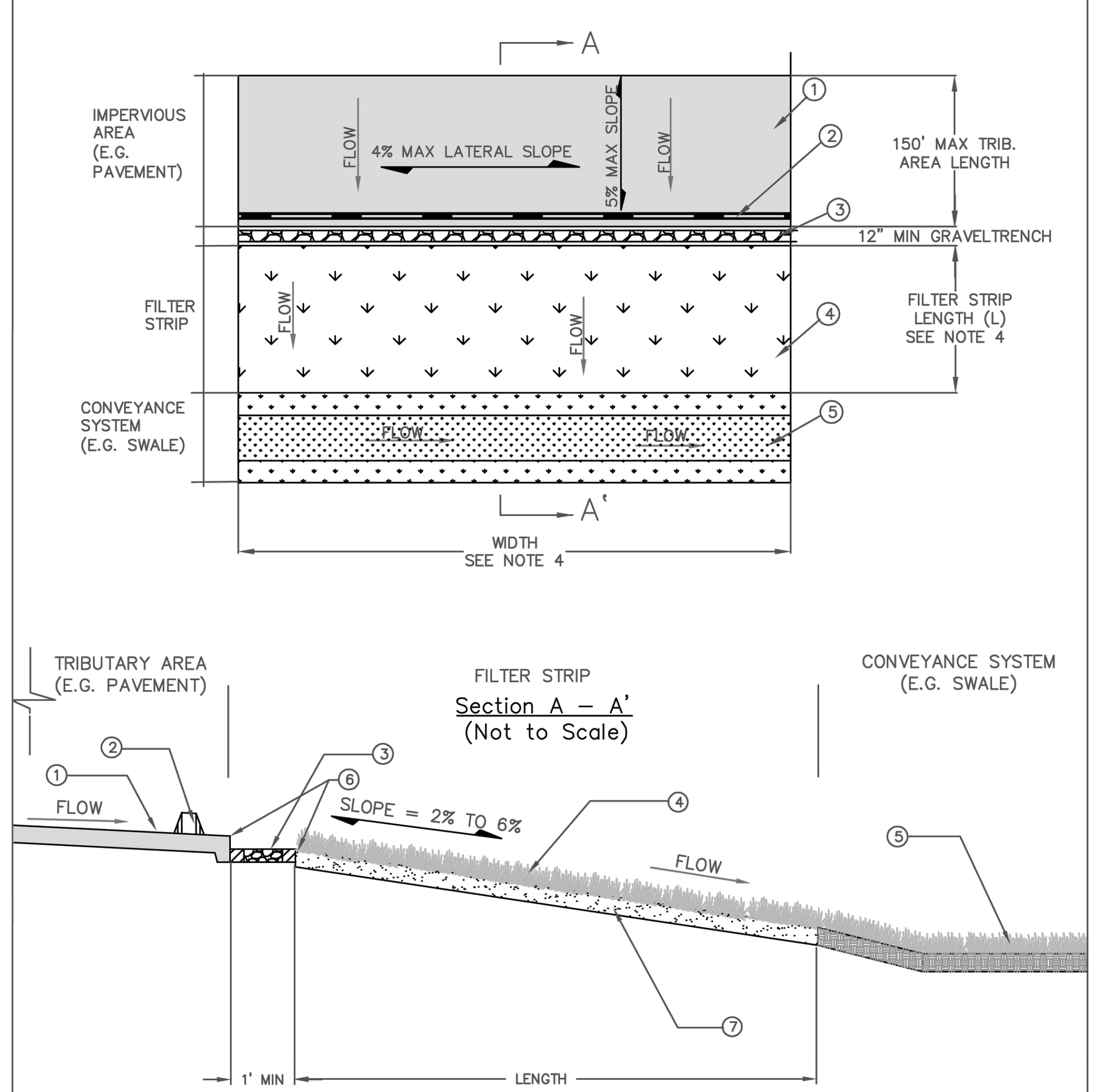


NOTES:

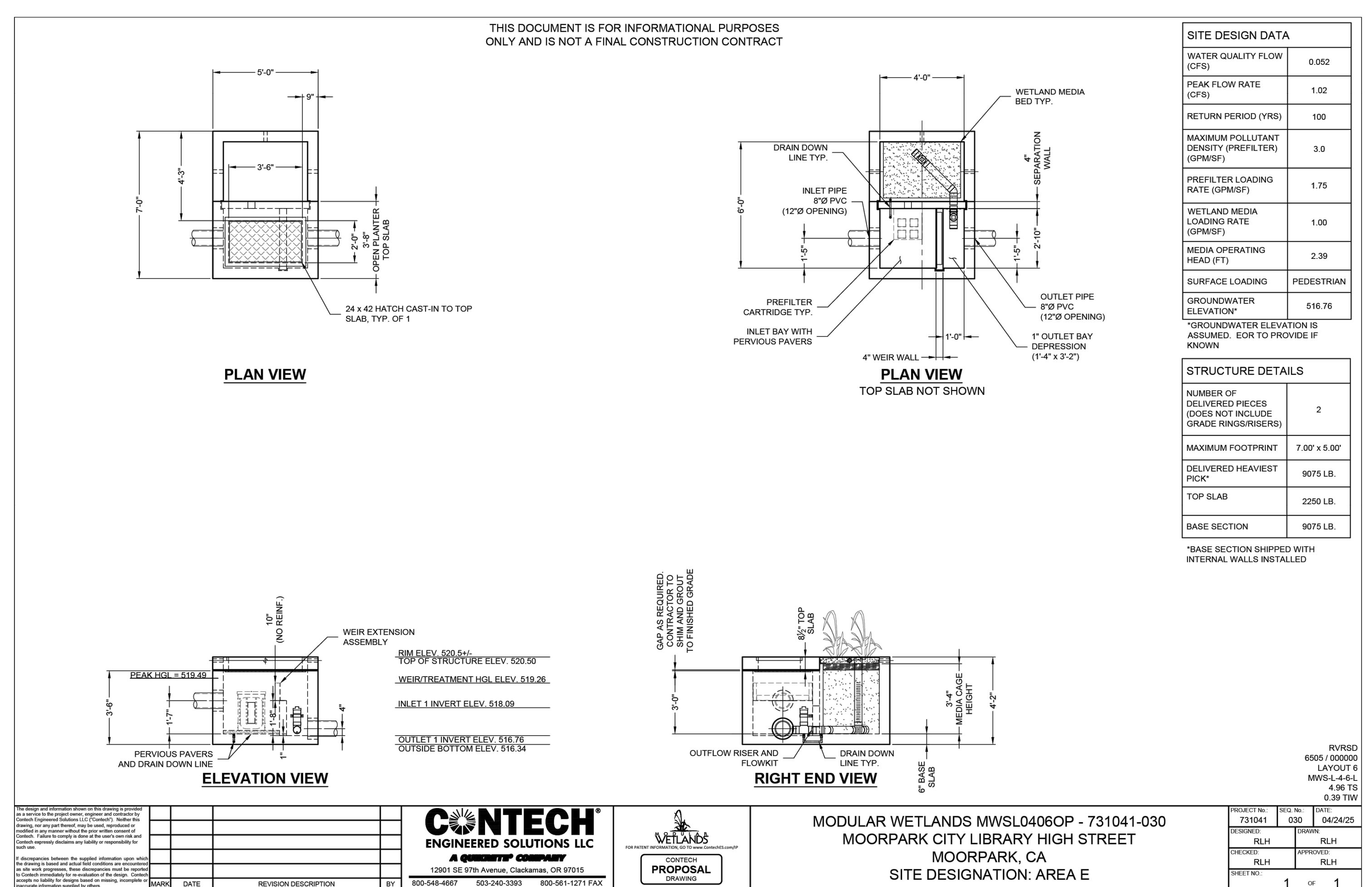
1. MAXIMUM LENGTH OF IMPERVIOUS TRIBUTARY AREA (PER UNIT WIDTH OF FILTER STRIP) SHALL BE 150'.
2. OPTIONAL NOTCHED CURB SPREADERS MAY BE USED IN CONJUNCTION WITH GRAVEL FLOW SPREADER.
3. GRAVEL FLOW SPREADER 6" DEEP BY 12" WIDE MIN SHALL BE PROVIDED.
4. VEGETATED FILTER STRIP SURFACE. SLOPE SHALL BE BETWEEN 2–4%. LENGTH OF STRIP MUST BE BETWEEN 9' AND 150'. WIDTH MUST BE EQUAL OR GREATER THAN THE WIDTH OF THE TRIBUTARY AREA. (B)
5. INSTALL SWALE OR OTHER CONVEYANCE SYSTEM DOWNSTREAM OF FILTER STRIP.
6. TOP OF FILTER STRIP SHALL BE >1" BELOW TOP OF ADJACENT PAVEMENT.
7. AMEND SOILS WITH 2" OF COMPOST TILLED INTO 6" OF NATIVE SOIL UNLESS NATIVE SOIL ORGANIC CONTENT > 10%.

Geosyntec consultants

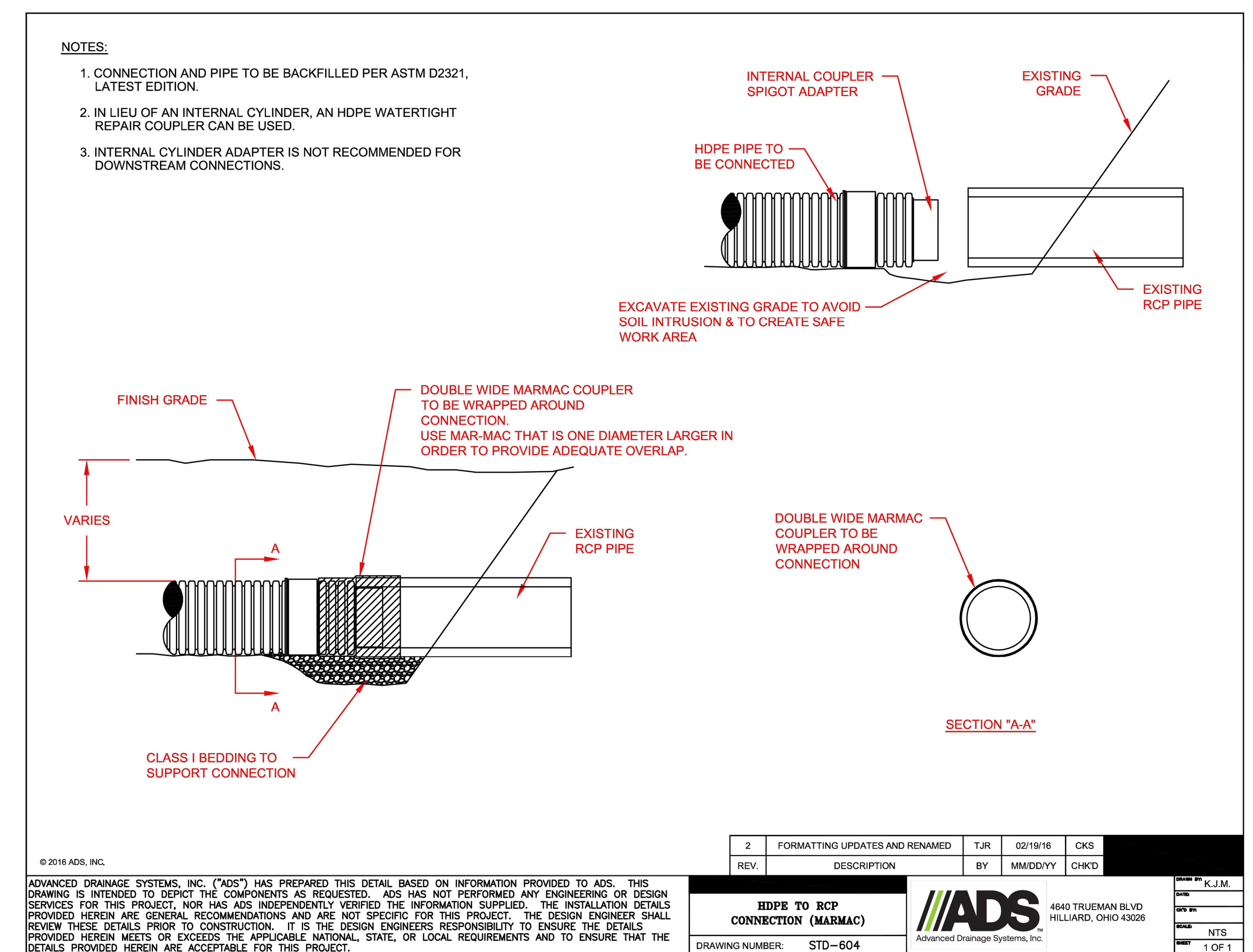
Figure 6-13: Vegetated Filter Strip

Technical Guidance Manual for Stormwater Quality Control Measures 2011 — 6-153 — Errata Update June 29, 2018

VEGETATED FILTER STRIP | NTS | 09



4' X 6' MODULAR WETLANDS BIOFILTRATION SYSTEM | NTS | 05



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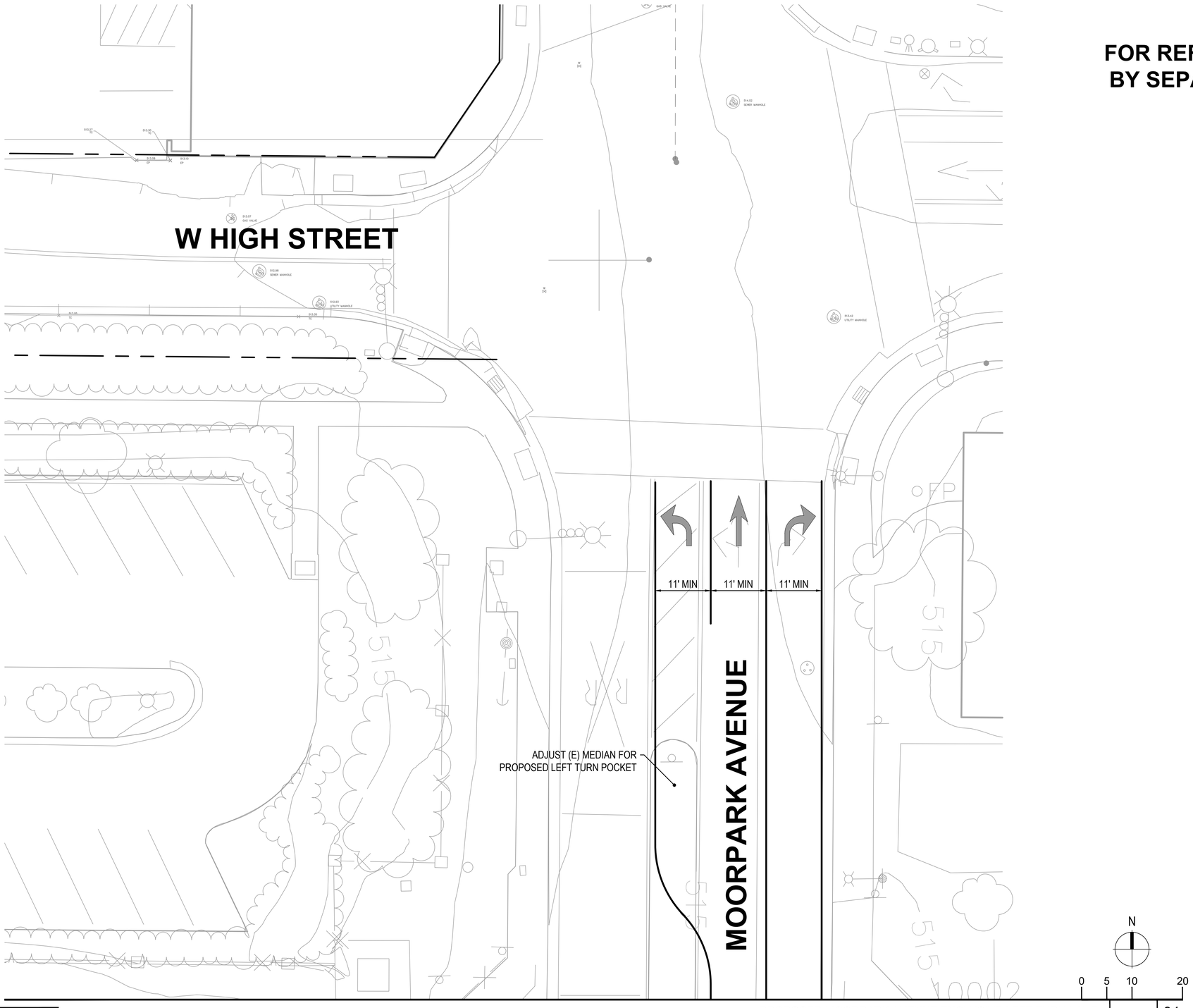

PROPOSED MOORPARK AVENUE EXCLUSIVE LEFT TURN LANE | 1" = 10' | 01

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MOORPARK CALIFORNIA INCORPORATED JULY 1, 1983

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ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
⌀	DIAMETER OR ROUND
#	POUND OR NUMBER
ADJ.	ADJACENT
AGGR.	AGGREGATE
AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AC.	ASPHALT
ACC.	ACCESSIBLE
B.C.R.	BEGINNING OF CURVE RADIUS
B.O.C.	BACK OF CURB
B.O.W.	BOTTOM OF WALL
B.O.S.	BOTTOM OF SLOPE
BLDG.	BUILDING
BLK.	BLOCK
C.E.	CIVIL ENGINEER
C.I.P.	CAST IN PLACE
CLKG.	CAULKING
CMU.	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CTR.	CENTER
D.A.	DISABLED ACCESS
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DWGS.	DRAWINGS
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
EXP.	EXPANSION
EXT.	EXTERIOR
F.G.	FINISH GRADE
F.S.	FINISH SURFACE
F.O.B.	FACE OF BUILDING
F.O.C.	FACE OF CURB
F.O.W.	FACE OF WALL
GA.	GAUGE
GALV.	GALVANIZED
GND.	GROUND
GR.	GRADE
HDR	HEADER
HT.	HEIGHT
LT.	LIGHT
MAX.	MAXIMUM
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MTD.	MOUNTED
MTL.	MATERIAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER (DIM.)
PA	PLANTING AREA
PED.	PEDESTRIAN
PRCST.	PRECAST
P.I.P.	POURED IN PLACE
P.O.T.	POINT OF TANGENCY
P.T.S.	POST TENSION SLAB
QTY	QUANTITY
R.	RISER
RAD.	RADIUS
REINF.	REINFORCED
REQ.	REQUIRED
SCHED.	SCHEDULE
SHT.	SHEET
SPEC.	SPECIFICATION
S.S.	STAINLESS STEEL
STD.	STANDARD
STRL.	STRUCTURAL
T.	TREAD
T.C.	TOP OF CURB
T.O.S.	TOP OF SLOPE
T.O.W.	TOP OF WALL
TYP.	TYPICAL
TBD.	TO BE DETERMINED
VEH.	VEHICULAR
VERT.	VERTICAL
W/	WITH
W/O	WITHOUT

PLANTING NOTES

1. REFER TO CIVIL ENGINEER'S DRAWINGS FOR UTILITY LOCATIONS, TREE SUBDRAINAGE STUBOUTS, (IF REQUIRED), AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF ALL PERTINENT EXISTING AND PROPOSED SITE IMPROVEMENTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.
3. EXACT LOCATIONS OF PLANT MATERIALS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLANS TAKE PRECEDENCE OVER WRITTEN QUANTITIES IN "PLANTING LEGEND."
5. PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
6. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
7. ALIGNED AND EQUALLY SPACED, IN ALL DIRECTIONS, ALL SHRUBS TO BE AS DESIGNATED PER THESE NOTES AND DRAWINGS.
8. ALL TREES IN ROWS TO BE ALIGNED. (UNLESS NOTED OTHERWISE ON PLANS)
9. TREES SHALL BEAR SAME RELATION TO FINISH GRADE AS AT PLACE OF GROWTH.
10. FINISH GRADES OF ALL TURF AREAS SHALL BE (1") BELOW ADJACENT CURB OR PAVEMENT. FINISH GRADES OF ALL SHRUB AREAS SHALL BE (2-1/2") BELOW ADJACENT CURB, PAVEMENT OR HEADER.
11. CONTRACTOR SHALL SUBMIT FOR APPROVAL COLOR PHOTOS OF ALL TREES, SHRUBS, AND GROUNDCOVER. PHOTOS SHOULD INCLUDE A PERSON FOR SCALE PURPOSES, PHOTOS SHALL BE OF THE ACTUAL PLANT MATERIAL TO BE USED ON THE PROJECT. ALL PLANT MATERIAL SHALL BE OF A QUALITY AS DETERMINED BY THE LANDSCAPE ARCHITECT. MATERIAL FOUND UNSUITABLE FOR THE DESIGN OR SPECIFICATION INTENT WILL BE REJECTED.
12. PROVIDE A (3") LAYER OF MULCH, IN ACCORDANCE WITH VCFD STANDARD 517, AT PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS, EXCEPT AREAS WITH JUTE MESHING.
13. ALL SLOPES GREATER THAN 5' VERTICAL HEIGHT ARE INSTALLED WITH JUTE MESH OR EQUAL.
14. ALL MANUFACTURED SLOPES, FIVE FEET (5') OR GREATER IN VERTICAL HEIGHT, SHALL BE INSTALLED WITH JUTE MESH OR EQUAL PER CITY APPROVAL.
15. MULCH TO BE APPLIED AT ALL PLANTERS OUTSIDE OF 5'-0" OFFSET FROM BUILDING (INCLUDING ADJACENT PROPERTIES) TO A DEPTH OF 3", EXCEPT WHERE GRAVEL/COBBLE IS INDICATED, IN ACCORDANCE WITH VCFD STANDARD 517.
16. OWNER TO MAINTAIN 5'-0" MULCH CLEARANCE FROM BUILDING IN PERPETUITY.
17. CONTRACTOR SHALL CONDUCT AGRICULTURAL SUITABILITY AND FERTILITY SOILS TESTING PER SOIL PREPARATION SPECIFICATION. ANALYSIS SHALL INCLUDE RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX AS WELL AS RECOMMENDATIONS FOR POST MAINTENANCE FERTILIZATION. SUBMIT SOILS ANALYSES AND SAMPLES OF AMENDMENTS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO SOIL PREPARATION.
18. QUANTITIES LISTED ON PLANT LEGEND ARE PER OVERALL PLAN. CONTRACTOR MUST VERIFY QUANTITIES GIVEN ON THE PLANS WITH ACTUAL QUANTITIES SHOWN.
19. PROVIDE ROOT BARRIERS IN ADDITION TO THOSE INDICATED ON THE PLANS FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE.
20. NOT INSTALL WATERING BASINS AROUND TREES WHEN PLANTED IN TURF. PROVIDE A CIRCULAR TURF-FREE ZONE TO OUTSIDE EDGE OF ROOTBALL. PLACE ONLY 2-INCHES OF WOOD MULCH IN THIS AREA AND NO CLOSER THAN 4-INCHES FROM TRUNK.
21. PLANT ALL TREES A MIN. OF 5' FROM ANY UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK.
22. TREES ARE TO BE A MINIMUM OF 10' AWAY FROM ANY HARDSCAPE SUCH AS CURBS, WALKS, ETC. B
23. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

VCFD NOTES

1. SEE L0.02 FOR VCFD FUEL MODIFICATION ZONE REQUIREMENTS.
2. ALL LANDSCAPING SHALL COMPLY WITH VENTURA COUNTY FIRE DEPARTMENT STANDARD 515 BASED UPON TYPE AND HEIGHT OF PLANTS, SPACING AND SLOPES.
3. EXISTING VEGETATION SHALL BE MODIFIED OR REMOVED TO COMPLY WITH STANDARD 515.
4. ALL VEGETATION WITHIN THE 100-FOOT DEFENSIBLE SPACE / FUEL MODIFICATION ZONE SHALL BE MAINTAINED YEAR-ROUND IN ACCORDANCE WITH VCFD STANDARD 515 AND STATE LAWS.
5. VCFD FORM 641-FUEL MODIFICATION COVENANT AND AGREEMANT SHALL BE RECORDED PRIOR TO FINAL VCFD ACCEPTANCE INSPECTION.

CITY REQUIRED INSPECTIONS

LANDSCAPE INSPECTION REQUIREMENTS (CITY MAINTAINED AREAS)

LANDSCAPE INSPECTION SCHEDULE:
THE CITY'S LANDSCAPE REPRESENTATIVE WILL INSPECT FOR INSTALLATION COMPLIANCE WITH THE APPROVED LANDSCAPE PLANS. CONTRACTOR SHALL NOTIFY THE CITY'S LANDSCAPE REPRESENTATIVE 48 HOURS IN ADVANCE OF EACH OF THE REQUIRED INSPECTION:

1. PRESSURE TEST OF IRRIGATION MAINLINE. TO BE COMPLETED PRIOR TO BACKFILLING TRENCHES.
2. IRRIGATION COVERAGE TESTS. COVERAGE TEST SHALL BE COMPLETED PRIOR TO ANY PLANTING.
3. AFTER TREES AND SHRUBS ARE SPOTTED, BUT PRIOR TO PLANTING.
4. FINAL INSPECTION: AT THE START OF THE ONE-YEAR MAINTENANCE PERIOD. PRELIMINARY CERTIFICATE OF COMPLIANCE MAY BE GRANTED AT THIS TIME.
5. DOCUMENT SUBMITTAL: AS-BUILT PLANS, BACKFLOW ASSEMBLY CERTIFICATIONS, SOILS ANALYSIS REPORTS, FOUR (4) SETS OF CONTROLLER KEYS, LAMINATED CONTROLLER CHARTS, PRODUCT DATA AND WARRANTIES. DIGITAL PDF AND AUTOCAD FILE FORMAT OF ALL LANDSCAPE AND AS-BUILT PLANS. 60 DAYS PRIOR TO THE END OF THE MAINTENANCE PERIOD.
6. FINAL CERTIFICATE OF COMPLIANCE: AT THE END OF THE ONE-YEAR MAINTENANCE PERIOD OR AS SPECIFIED BY THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR.

LAYOUT AND MATERIALS NOTES

1. THE CONTRACTOR SHALL LAYOUT AND FIELD VERIFY ALL DIMENSIONS OF DRIVEWAY, PLANTERS, WALKS, SLOPES AND RELATED WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
2. VERIFY LOCATIONS OF ALL PERTINENT EXISTING AND PROPOSED SITE IMPROVEMENTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.
3. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
4. THIS DRAWING INCLUDES THE LOCATION OF AREA DRAINS FOR REFERENCE. REFER TO RELATED CIVIL ENGINEER'S DRAWINGS FOR CONSTRUCTION DETAILS AND UTILITY CONNECTIONS.
5. REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR LIGHT FIXTURE SCHEDULE AND CIRCUITRY AS NECESSARY.
6. REFER TO SOIL ENGINEER'S GEOTECHNICAL REPORT FOR SUB-BASE MATERIALS AND COMPACTION.
7. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTERLINES.
8. ALL MEASUREMENTS ARE TO FACE OF WALL, CURB OR OTHER FIXED SITE IMPROVEMENT, UNLESS OTHERWISE NOTED. DIMENSIONS TO CENTERLINES AS INDICATED.
9. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.
10. ALL DRAINS/ BASINS SHOULD HAVE BLACK ATRIUM TYPE GRATES WITHIN SHRUBS/GROUNDCOVER AREAS AND BLACK FLAT TYPE GRATES IN TURF AREAS.

LANDSCAPE GRADING AND DRAINAGE

1. REFER TO CIVIL ENGINEER'S GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR SUBDRAINAGE POINT OF IN CONNECTION TO STORM DRAIN.
3. THE CONTRACTOR SHALL REQUEST OBSERVATION AS REQUIRED 48 HOURS ADVANCE OF PERFORMING WORK.
4. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA 800/227-2600) OR DIG ALERT (800-422-4133) 48 HOURS PRIOR TO ANY EXCAVATION.
5. ALL GRADING OPERATIONS SHALL CONFORM TO LOCAL GUIDELINES.
6. FIELD VERIFY EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
7. NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCY BETWEEN EXISTING GRADE AND THOSE SHOWN ON PLANS AFTER CONTRACTOR HAS ACCEPTED EXISTING GRADES AND MOVED ONTO THE SITE.
8. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMIT AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
9. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OFF-SITE.
10. FINAL LANDSCAPE GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

TREE REMOVAL NOTES

1. CONTRACTOR SHALL RETAIN THE SERVICES OF AN INDEPENDENT REGISTERED CONSULTING ARBORIST.
2. THE ARBORIST SHALL PROVIDE CONTRACTOR WITH RECOMMENDATIONS AND SPECIFICATIONS AS TO THE REMOVAL OF THE EXISTING TREE.
3. ARBORIST SHALL BE ON-SITE TO OBSERVE THE REMOVAL OF TREE.
4. THE ARBORIST SHALL BE CERTIFIED WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS OR INTERNATION SOCIETY OF ARBORICULTURE.
5. CONTRACTOR SHALL FOLLOW ALL ARBORIST RECOMMENDATIONS AND SPECIFICATIONS, UNLESS OTHERWISE DIRECTED BY CLIENT/ARCHITECT.

MAINTENANCE STATEMENT

1. CONTRACTOR RESPONSIBLE FOR 90 DAYS CITY MAINTENANCE PERIOD. AFTER 90 DAYS AND ACCEPTANCE BY CITY, CITY WILL TAKE OVER MAINTENANCE WITH CITY'S ON-CALL LANDSCAPE MAINTENANCE CONTRACTOR.
2. PLANTING PLANS FOR CITY MAINTAINED AREAS AND LANDSCAPE MAINTENANCE DISTRICTS MUST INCLUDE NOTATION THAT A ONE (1) YEAR MAINTENANCE PERIOD IS REQUIRED AND THAT THE EXPENSES ARE TO BE PAID FOR BY THE OWNER. THE CITY'S LANDSCAPE REPRESENTATIVE SHALL INSPECT THE LANDSCAPE AREAS FOR INSTALLATION AND MAINTENANCE COMPLIANCE AFTER THE ONE (1) YEAR MAINTENANCE PERIOD HAS ENDED. 100% PLANT SURVIVABILITY AND 100% COVERAGE SHALL BE REQUIRED.

WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS

A.	WATER EFFICIENT LANDSCAPE WORKSHEET, HYDROZONE INFORMATION TABLE, WATER BUDGET CALCULATIONS	SHEET L6.03
B.	LANDSCAPE DESIGN PLAN	SHEET L7.01
C.	IRRIGATION DESIGN PLAN	SHEET L6.01

GENERAL NOTES

1. BASE INFORMATION INCLUDING THE LOCATION OF PROPERTY LINES, EASEMENTS, BUILDINGS, ROADS AND CURBS HAVE BEEN TAKEN FROM THE CIVIL ENGINEER'S DRAWINGS. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
2. REFER TO THE CIVIL ENGINEER'S DRAWINGS FOR PROPOSED UTILITY INFORMATION INCLUDING STORM DRAIN, SEWER, WATER, ELECTRICAL, GAS, TELEPHONE AND CABLE TV.
3. REFER TO CITY AND/OR COUNTY STANDARD PLANS AND SPECIFICATIONS WHERE APPLICABLE.
4. VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, EXISTING ABOVE GROUND AND BELOW GROUND UTILITIES AND STRUCTURES, AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.
5. EXCAVATION IN THE VICINITY OF UTILITIES AND EXISTING MATERIALS SHALL BE UNDERTAKEN WITH CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. ANY DAMAGE CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
7. CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES AND PLANS, FOR THE LOCATIONS OF ALL UNDER-GROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
8. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
10. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ITEM, FORMS WITH STEEL IN PLACE AND COMPACTED SUBGRADE COMPLETE, SHALL BE OBSERVED AND REVIEWED BY THE LANDSCAPE ARCHITECT.
11. ALL WALLS AND WALKS SHOULD HAVE SMOOTH, CONTINUOUS CURVES AS INDICATED ON PLANS.
12. ALL PROPERTY LINES, LOT LINES, AND TOP OF SLOPE LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
13. ALL ELECTRICAL JUNCTION BOXES FOR LIGHTS SHALL BE IN PLANTING AREAS AND LOCATION REVIEWED BY THE LANDSCAPE ARCHITECT. STAKE LOCATION PRIOR TO INSTALLATION.
14. SEE CIVIL ENGINEER'S DRAWINGS FOR CURBS AND A/C PAVING.
15. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ELEVATIONS AND LOCATION OF DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF WALKS, FOOTINGS AND OTHER STRUCTURES.
16. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION. IF NOTES ON THE PLANS DIFFER FROM THE GEOTECHNICAL REPORT, PROVIDE THE MOST STRINGENT REQUIREMENT.
17. RAISE ALL VAULTS/UTILITIES BOXES TO GRADE WITHIN LIMITS OF WORK. FIELD VERIFY PRIOR TO BID.

GENERAL SCOPE OF WORK

1. NEW SITE DEVELOPMENT TO INCLUDE PLANTING, IRRIGATION, HARDSCAPE, GATES, FENCING & PERIMETER WALL, TRASH ENCLOSURE AND SITE FURNISHING.

PROJECT INFORMATION

ASSESSOR PARCEL NUMBER(S):	511-0-050-175
SITE ADDRESS:	83 W HIGH STREET, MOORPARK, CA 93021
OWNER AND APPLICANT INFORMATION:	CITY OF MOORPARK COMMUNITY SERVICES MANAGER; JESSICA SANDIFER CONTACT; (805) 517-6225 / JSANDIFER@MOORPARKCA.GOV
LANDSCAPE DESIGNER INFORMATION:	LPA, INC. PROJECT LANDSCAPE ARCHITECT; MICHAEL MICHALEK CONTACT; (949) 260-1190
LOCAL UTILITY CONTACT INFORMATION:	
TELEPHONE & CABLE TELEVISION:	AT&T (800) 288-2020 SPECTRUM (855) 839-4691
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON (800)655-4555. CLEAN POWER ALLIANCE (888)585-3788
GAS:	SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2000
WATER & SEWER:	VENTURA COUNTY WATERWORKS NO.1 (805) 378-3000

SHEET INDEX

L0.01	LANDSCAPE NOTES & SCHEDULES
L0.02	VCFD FUEL MODIFICATION ZONE REQUIREMENTS
L0.03	VCFD SITE CONTEXT PLAN
L1.01	MATERIALS PLAN
L1.02	MATERIALS PLAN
L2.01	LAYOUT PLAN
L2.02	LAYOUT PLAN
L4.01	SITE SECTIONS/ELEVATIONS
L4.02	SITE SECTIONS/ELEVATIONS
L5.01	CONSTRUCTION DETAILS
L5.02	CONSTRUCTION DETAILS
L5.03	CONSTRUCTION DETAILS
L6.01	IRRIGATION PLAN
L6.02	IRRIGATION PLAN
L6.03	IRRIGATION PLAN
L6.04	IRRIGATION LEGEND AND NOTES
L6.05	IRRIGATION DETAILS
L6.06	IRRIGATION DETAILS
L7.01	PLANTING PLAN
L7.02	PLANTING PLAN
L7.03	PLANTING PLAN
L7.04	PLANTING DETAILS

PROJECT DIRECTORY

CLIENT INFORMATION:
NAME: CITY OF MOORPARK
ADDRESS: 799 MOORPARK AVENUE
CITY, STATE, ZIP: MOORPARK, CA, 93201
COMMUNITY SERVICES MANAGER
CONTACT: JESSICA SANDIFER
TEL: (805) 517-6225
EMAIL: JSANDIFER@MOORPARKCA.GOV

LANDSCAPE ARCHITECT:
NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY, STATE, ZIP: IRVINE, CA 92617
CONTACT: MICHAEL MICHALEK
TEL: (949) 261-1001 FAX: (949) 260-1190
EMAIL: MMICHALEK@LPADESIGNSTUDIOS.COM

SITE LIGHTING LEGEND

SYM.	DESCRIPTION	DET/ SHT	COMMENTS
	LIGHT POLE @ PARKING LOT	12/ L5.03	SEE ELEC. PLANS FOR MODEL NO. AND COLOR
	LIGHT POLE	11/ L5.03	SEE ELEC. PLANS FOR MODEL NO. AND COLOR
	BOLLARD	16/ L5.03	SEE ELEC. PLANS FOR MODEL NO. AND COLOR
	INGRADE UPLIGHT	17/ L5.03	SEE ELEC. PLANS FOR MODEL NO. AND COLOR
	ABOVE-GRADE UPLIGHT	18/ L5.03	SEE ELEC. PLANS FOR MODEL NO. AND COLOR
	UPLIGHT @ MONUMENT SIGN	8/ E7.06	SEE ELEC. PLANS FOR MODEL NO. AND COLOR

NOTE: SEE ELECTRICAL PLANS FOR FIXTURES, LAMPS, AND SPECS.

SITE FURNISHING LEGEND

SYM.	DESC.	MANUF.	MODEL #	COLOR	FINISH/PTRN.	QTY.	DET.
	BIKE RACK	DERO	ORANGE	PER MANF.	PER MANF.	3	PER MANUF.
	MONOLINE LOUNGE CHAIR	SITE PIECES	ML-LNGECHR-W SURFACE MOUNT	CAMPFIRE EMBERS	THERMALLY MODIFIED ASH	18	PER MANUF.
T R	TRASH + RECYCLE RECEPTACLES	LANDSCAPE FORMS (OR EQUAL)	MULTIPLICITY DOUBLE FREESTAND 15"x26"x47"x36 GALLON	PLASTIC: BLACK METAL: TITANIUM	POWDERCOATED METAL (GLOSS)	3	PER MANUF.
	BOOK DROP	KINGSLEY	60 C-SERIES	TBD	PER MANF.	1	PER MANUF.
	MONOLINE CAROUSEL TABLE	SITE PIECES	ML-CT-4SEAT-RD SURFACE MOUNT	CAMPFIRE EMBERS	THERMALLY MODIFIED ASH	6	PER MANUF.
	FLAG POLE	CONCORD AMERICAN	TITAN SERIES 25'-0" HT. 30'-0" HT.	ALUMINUM	SATIN	 2 1	07/ L5.03
	METAL BENCH 6'-0" B	VICTOR STANLEY	RB-28 WITH MIDDLE ARM REST	BLACK	POWDERCOAT	2	PER MANUF. B

NOTES:
1. ALL SITE SURNISHINGS ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR

BOULDER LEGEND

SYM.	DESC.	MANUF.	COLOR	QTY.	TYP. DET.
A	1'-2' DIAMETER	PEACH HILL SOILS	DESERT FIRE	10 B	24/L5.01
B	3' DIAMETER	PEACH HILL SOILS	DESERT FIRE	15	24/L5.01
C	5' DIAMETER	PEACH HILL SOILS	DESERT FIRE	15 B	24/L5.01

KEYNOTES

KEY NOTE	DESCRIPTION	DET/ SHT	COLOR / FINISH
01	CONCRETE PAVING	01/ L5.01	NATURAL GRAY/ MEDIUM BROOM
02	CONCRETE @ CURB	08/ L5.01	NATURAL GRAY/ MEDIUM BROOM
03	CONCRETE RAMP	01/ L5.01	NATURAL GRAY/ MEDIUM BROOM
04	BRICK PAVING W/ HEADER COURSE BANDING AT PERIMETER	11/ L5.01	BELCREST 760 PAVER W/ SUMMIT GREY HP NEXTGEL JOINT SAND BY TECHNISEAL AND RUST-OLEUM 511 SEALANT
05	CONCRETE MOW BAND	14/ L5.01	NATURAL GRAY/ MEDIUM BROOM
06	BRICK PAVER STEP OUT	15/ L5.01	BELCREST 760 PAVER W/ POLYMERIC JOINT SAND AND RUST-OLEUM 511 SEALANT
07	LIGHT POLE BASE AT PARKING LOT	12/ L5.03	NATURAL GRAY/ MEDIUM BROOM
08	CIP CONCRETE STAIRS	01/ L5.02	NATURAL GRAY/ MEDIUM BROOM
09	CMU RETAINING WALL	02/ L5.03	WHEAT MW/ SPLITFACE
10	BRICK CLAD CMU SHORTWALL W/ CIP CAP	04/ L5.03	CAP: NTL GRAY / SMOOTH TROWEL BRICK: BELCREST 760
11	BRICK CLAD RETAINING WALL W/ CIP CAP	01/ L5.03	CAP: NTL GRAY / SMOOTH TROWEL BRICK: BELCREST 760
12	RAILINGS AT STAIRS B	02/ L5.02	316 STAINLESS STEEL
13	GUARDRAIL - TYPE 1	11/ L5.02	BLACK/ HIGH PERFORMANCE PAINT SYSTEM
14	GUARDRAIL - TYPE 2	10/ L5.02	BLACK/ URETHANE PAINT SYSTEM
15	VERTICAL CURB @ TRASH ENCLOSURE	20/ L5.01	NATURAL GRAY/ MEDIUM BROOM
16	TRUNCATED DOMES	09/ L5.01	FEDERAL YELLOW/ 60MM HOLLARD 12X12 PAVER SUR-LINK PAVER JOINT SAND AND COAT WITH BP PRO SEALER
17	SITE FURNISHING		SEE SITE FURNISHING LEGEND
18	FLAGPOLE	07/ L5.03	SEE SITE FURNISHING LEGEND
19	SITE LIGHTING		SEE SITE LIGHTING LEGEND
20	BRICK CLAD CONCRETE FREESTANDING WALL (MONUMENT SIGN)	09/ L5.03	CAP: NTL GRAY/ SMOOTH TROWEL BRICK: BELCREST 760
21	WALK-OFF MAT	21/ L5.01	SATIN #4
22	ALUMINUM EDGING	19/ L5.01	BLACK DURAFLEX
23	COBBLE - 2"-3"	16/ L5.01	DESERT FIRE FROM: PEACH HILL SOILS
24	REDWOOD EDGING	23/ L5.01	
25	SCE PROTECTIVE BARRIER	MC-830	SEE SCE UNDERGROUND STRUCTURES STANDARDS

REFERENCE KEYNOTES

KEY NOTE	DESCRIPTION	DET REF	COLOR / FINISH
A	A.C. PAVING	PER CIVIL	PER CIVIL
B	CONCRETE CURB/GUTTER	PER CIVIL	NATURAL GRAY/ MEDIUM BROOM
C	CONCRETE CURB RAMP	PER CIVIL	NATURAL GRAY/ MEDIUM BROOM
D	PAVEMENT MARKINGS	PER CIVIL	PER CIVIL
E	ACCESSIBLE SYMBOL	PER CIVIL	PER CIVIL
F	CONCRETE WHEEL STOP	PER CIVIL	NATURAL GRAY/ MEDIUM BROOM
G	ADA / EV / BUS SIGNAGE	PER CIVIL	PER CIVIL
H	TRANSFORMER/ SWITCH GEAR	PER ELEC	PER ELECTRICAL
J	CMU TRASH ENCLOSURE	PER ARCH	PER ARCHITECTURE
K	PRECAST MODULAR WETLAND	PER CIVIL	PER CIVIL
L	UNDERGROUND DETENTION TANK	PER CIVIL	PER CIVIL
M	BUILDING OVERHANG POST/ ROOF LINE	PER ARCH	SEE DETAIL /L5.0 FOR FOOTING
N	EV CHARGER	PER ELEC	PER ELECTRICAL
P	BUS STOP SHADE CANOPY POST/ ROOF LINE	PER ARCH	PER ARCHITECTURE
Q	MONUMENT SIGNAGE	PER ARCH	PER ARCHITECTURE
R	DOOR ACTUATOR PEDESTAL	PER ARCH	PER ARCHITECTURE
S	ADA COMPANION SEATING		
T	CONCRETE VALLEY GUTTER	PER CIVIL	PER CIVIL
U	SHADE STRUCTURE POST/ ROOF LINE	PER ARCH	PER ARCHITECTURE
V	LOW VOLTAGE UG VAULT	PER ELEC	PER ELECTRICAL
X	BLDG BATTERY POWER STORAGE	PER ELEC	PER ELECTRICAL
Y	FUTURE ARTWORK	BY OTHERS	
Z	CONCRETE PULLBOX AT FUTURE ARTWORK	PER ELEC	PER ELECTRICAL

SITE SYMBOLS LEGEND

SYM.	DESC.	SYM.	DESC.	
	FIRE HYDRANT		SAWCUT JOINT	02/ L5.01
	AREA DRAIN (PER CIVIL)		SAWCUT EXPANSION JOINTS	02/ L5.01
	ADA SIGN. SEE CIVIL PLANS		PROPERTY LINE/ RIGHT OF WAY	
	DOWN SLOPE DIRECTION OF RAMP		LIMIT OF WORK	
T.O.S.	TOP OF SLOPE	IC	IRRIGATION CONTROLLER	
B.O.S.	TOE (BOTTOM) OF SLOPE		PIV, CHECK VALVE, FDC	
PA	PLANTING AREA		POWER OUTLET (PER ELEC.)	
(E) PA	EXISTING PLANTING AREA			

NOTE: UTILITIES SHOWN ARE FOR REFERENCE ONLY. SEE CIVIL DWGS. FOR DETAILS AND EXACT LOCATIONS. FINAL LOCATIONS TO BE REVIEWED BY LANDSCAPE ARCHITECT.

APPROVED
CITY OF MOORPARK

These plans have been reviewed and found to be in compliance with relevant sections of the Moorpark Municipal Code and the Conditions of Approval for (Permit Case No.) and (Permit Case No.). Landscaping and Irrigation shall be installed on the subject property substantially as shown herein.

Approved by: ______________________
Community Development Director

W.E.L.O. COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE PLANTING & IRRIGATION DESIGN PLAN.

Michael Michalek 6429 6.23.2025
MICHAEL MICHALEK, LANDSCAPE ARCHITECT PLA # DATE

ARCHITECTURE ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE PLANNING

949-261-1001 Office

949-260-1190 Fax

LPADesignStudios.com

5301 California Avenue,
Suite 100
Irvine, California 92617

MICHAEL MICHALEK No. 6429
7/31/2025
RENEWAL DATE
6/20/2025
DATE

MOORPARK CITY LIBRARY
NEW PUBLIC PROJECT

83 W HIGH ST, MOORPARK, CA 93021

Developed for
CITY OF MOORPARK

Revision	Date
B ADDENDUM 2	06/26/2025

Submittal	Date
SCHEMATIC DESIGN	07/18/2022
DESIGN DEVELOPMENT	10/27/2022
50% CONSTRUCTION DOCS	12/22/2023
80% CONSTRUCTION DOCS	02/02/2024
AGENCY SUBMITTAL #1	08/15/2024
VCFD SUBMITTAL	12/06/2024
AGENCY SUBMITTAL #3	03/27/2025
BID DOCUMENTS	05/23/2025
AGENCY SUBMITTAL #4	06/20/2025
AGENCY SUBMITTAL #5	06/26/2025

Job Number	30647
Date Published	
Checked By	MM / JH
Scale	

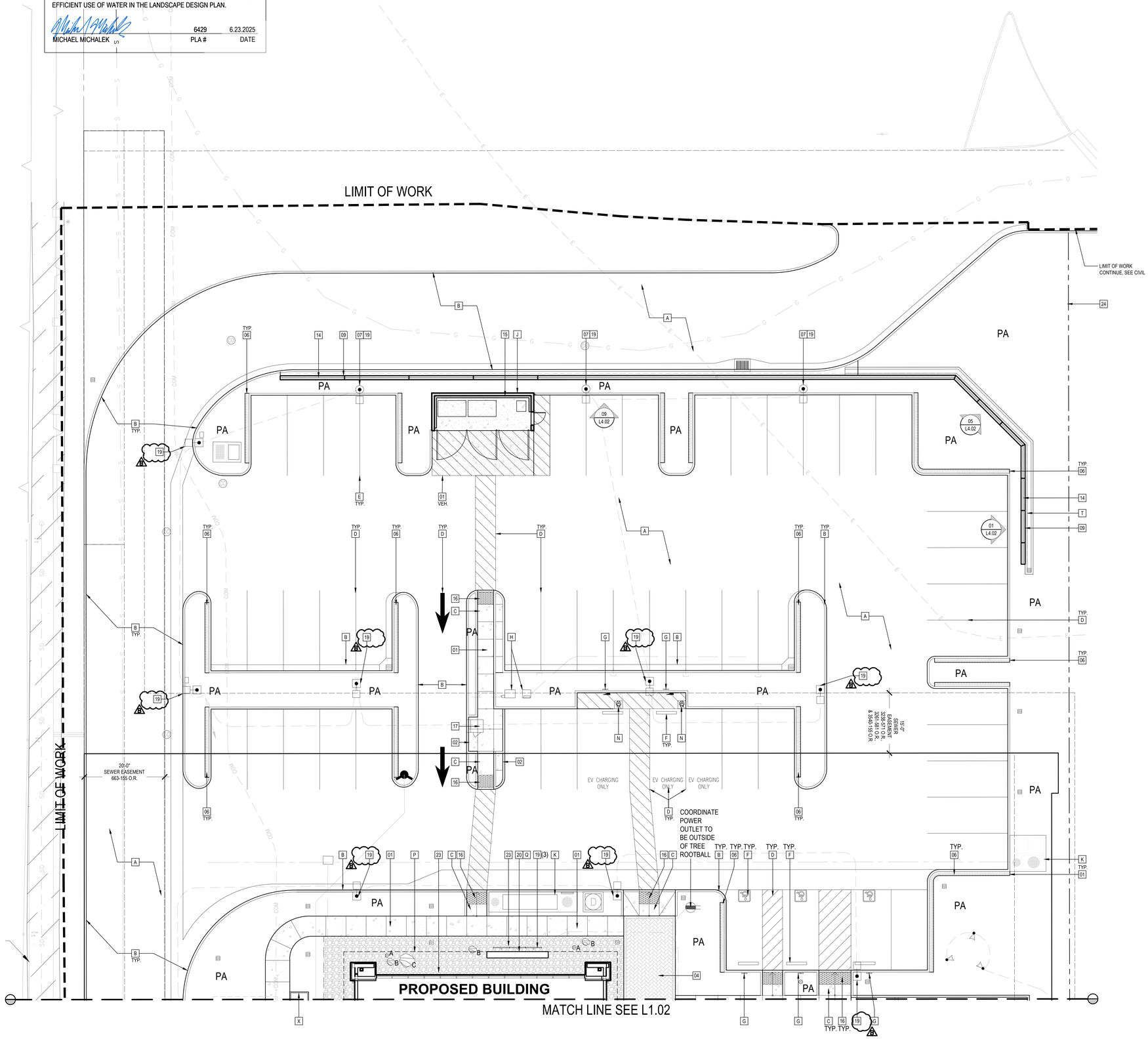
LANDSCAPE NOTES
& SCHEDULES

L0.01

W.E.L.O. COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

MICHAEL MICHALEK | 6429 PLA # | 6.23.2025 DATE



MATERIALS PLAN | 1"=10'-0" | 05

KEYNOTES

KEY NOTE	DESCRIPTION	DET/ SHT	COLOR / FINISH
01	CONCRETE PAVING	01/ L5.01	NATURAL GRAY/ MEDIUM BROOM
02	CONCRETE @ CURB	08/ L5.01	NATURAL GRAY/ MEDIUM BROOM
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06	BRICK PAVER STEP OUT	15/ L5.01	BELCREST 760 PAVER W/ POLYMERIC JOINT SAND AND RUST-OLEUM 511 SEALANT
07	LIGHT POLE BASE AT PARKING LOT	12/ L5.03	NATURAL GRAY/ MEDIUM BROOM
08	CIP CONCRETE STAIRS	01/ L5.02	NATURAL GRAY/ MEDIUM BROOM
09	CMU RETAINING WALL	02/ L5.03	WHEAT MW/ SPLITFACE
10	BRICK CLAD CMU SHORTWALL W/ CIP CAP	04/ L5.03	CAP: NTL GRAY / SMOOTH TROWEL BRICK: BELCREST 760
11	BRICK CLAD RETAINING WALL W/ CIP CAP	01/ L5.03	CAP: NTL GRAY / SMOOTH TROWEL BRICK: BELCREST 760
12	RAILINGS AT STAIRS	02/ L5.02	316 STAINLESS STEEL
13	GUARDRAIL - TYPE 1	11/ L5.02	BLACK/ HIGH PERFORMANCE PAINT SYSTEM
14	GUARDRAIL - TYPE 2	10/ L5.02	BLACK/ URETHANE PAINT SYSTEM
15	VERTICAL CURB @ TRASH ENCLOSURE	20/ L5.01	NATURAL GRAY/ MEDIUM BROOM
16	TRUNCATED DOMES	09/ L5.01	FEDERAL YELLOW/ 60MM HOLLARD 12X12 PAVER SUR-LINK PAVER JOINT SAND AND COAT WITH BP PRO SEALER
17	SITE FURNISHING		SEE SITE FURNISHING LEGEND
18	FLAGPOLE	07/ L5.03	SEE SITE FURNISHING LEGEND
19	SITE LIGHTING		SEE SITE LIGHTING LEGEND
20	BRICK CLAD CONCRETE FREESTANDING WALL (MONUMENT SIGN)	09/ L5.03	CAP: NTL GRAY/ SMOOTH TROWEL BRICK: BELCREST 760
21	WALK-OFF MAT	21/ L5.01	SATIN #4
22	ALUMINUM EDGING	19/ L5.01	BLACK DURAFLEX
23	COBBLE - 2"-3"	16/ L5.01	DESERT FIRE FROM: PEACH HILL SOILS
24	REDWOOD EDGING	23/ L5.01	
25	SCE PROTECTIVE BARRIER	MC-830	SEE SCE UNDERGROUND STRUCTURES STANDARDS

REFERENCE KEYNOTES

KEY NOTE	DESCRIPTION	DET REF	COLOR / FINISH
A	A.C. PAVING	PER CIVIL	PER CIVIL
B	CONCRETE CURB/GUTTER	PER CIVIL	NATURAL GRAY/ MEDIUM BROOM
C	CONCRETE CURB RAMP	PER CIVIL	NATURAL GRAY/ MEDIUM BROOM
D	PAVEMENT MARKINGS	PER CIVIL	PER CIVIL
E	ACCESSIBLE SYMBOL	PER CIVIL	PER CIVIL
F	CONCRETE WHEEL STOP	PER CIVIL	NATURAL GRAY/ MEDIUM BROOM
G	ADA / EV / BUS SIGNAGE	PER CIVIL	PER CIVIL
H	TRANSFORMER/ SWITCH GEAR	PER ELEC	PER ELECTRICAL
J	CMU TRASH ENCLOSURE	PER ARCH	PER ARCHITECTURE
K	PRECAST MODULAR WETLAND	PER CIVIL	PER CIVIL
L	UNDERGROUND DETENTION TANK	PER CIVIL	PER CIVIL
M	BUILDING OVERHANG POST/ ROOF LINE	PER ARCH	SEE DETAIL /L5.0 FOR FOOTING
N	EV CHARGER	PER ELEC	PER ELECTRICAL
P	BUS STOP SHADE CANOPY POST/ ROOF LINE	PER ARCH	PER ARCHITECTURE
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S	ADA COMPANION SEATING		
T	CONCRETE VALLEY GUTTER	PER CIVIL	PER CIVIL
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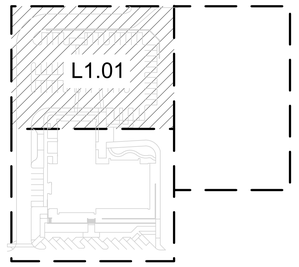
V	LOW VOLTAGE UG VAULT	PER ELEC	PER ELECTRICAL
X	BLDG BATTERY POWER STORAGE	PER ELEC	PER ELECTRICAL
Y	FUTURE ARTWORK	BY OTHERS	
Z	CONCRETE PULLBOX AT FUTURE ARTWORK	PER ELEC	PER ELECTRICAL

SITE SYMBOLS LEGEND

SYM.	DESC.	SYM.	DESC.
	FIRE HYDRANT		SAWCUT JOINT 02/ L5.01
	AREA DRAIN (PER CIVIL)		SAWCUT EXPANSION JOINTS 02/ L5.01
	ADA SIGN. SEE CIVIL PLANS		PROPERTY LINE/ RIGHT OF WAY
	DOWN SLOPE DIRECTION OF RAMP		LIMIT OF WORK
T.O.S.	TOP OF SLOPE	IC	IRRIGATION CONTROLLER
B.O.S.	TOE (BOTTOM) OF SLOPE		PIV, CHECK VALVE, FDC
PA	PLANTING AREA		POWER OUTLET (PER ELEC.)
(E) PA	EXISTING PLANTING AREA		

NOTE: UTILITIES SHOWN ARE FOR REFERENCE ONLY. SEE CIVIL DWGS. FOR DETAILS AND EXACT LOCATIONS. FINAL LOCATIONS TO BE REVIEWED BY LANDSCAPE ARCHITECT.

KEYMAP



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LICENSED LANDSCAPE ARCHITECT MICHAEL MICHALEK 6429 REGISTERED PROFESSIONAL 6/20/2025 DATE STATE OF CALIFORNIA

MOORPARK CITY LIBRARY NEW PUBLIC PROJECT

83 W HIGH ST, MOORPARK, CA 93021

Developed for CITY OF MOORPARK

Revision	Date
2 ADDENDUM 2	06/26/2025

Submittal	Date
SCHEMATIC DESIGN	07/18/2022
DESIGN DEVELOPMENT	10/27/2022
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85% CONSTRUCTION DOCS	02/02/2024
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VOLUNTARY SUBMITTAL	08/16/2024
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BID DOCUMENTS	05/23/2025
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AGENCY SUBMITTAL #5	06/26/2025

Job Number	30647
Date Published	
Checked By	MM / JH
Scale	1" = 10'-0"

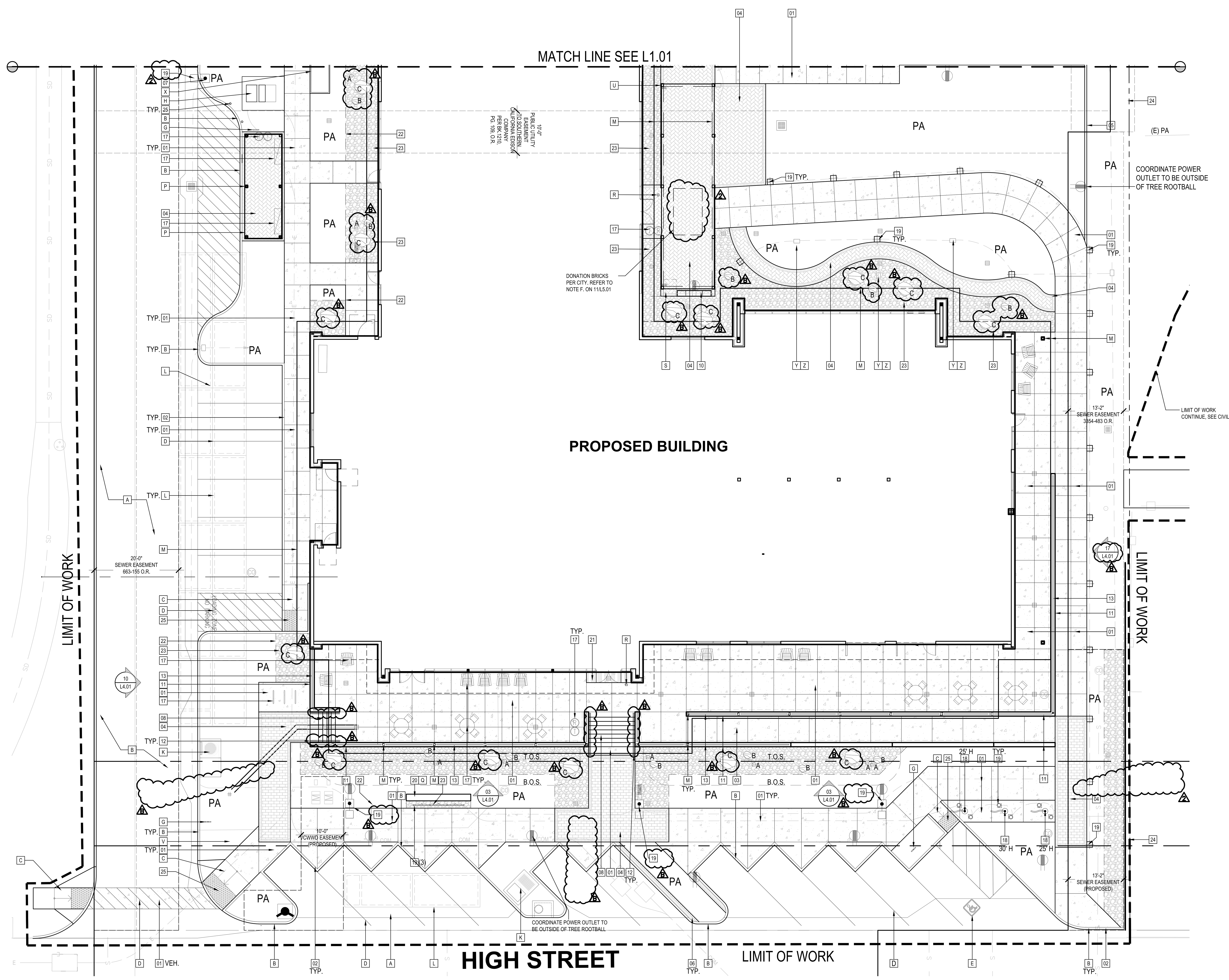
MATERIALS PLAN

L1.01

W.E.L.O. COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

MICHAEL MICHALEK	6429	6.23.2025
	PLA #	DATE



KEYNOTES

KEY NOTE	DESCRIPTION	DET/ SHT	COLOR / FINISH
01	CONCRETE PAVING	01/ L5.01	NATURAL GRAY/ MEDIUM BROOM
02	CONCRETE @ CURB	08/ L5.01	NATURAL GRAY/ MEDIUM BROOM
03	CONCRETE RAMP	01/ L5.01	NATURAL GRAY/ MEDIUM BROOM
04	BRICK PAVING W/ HEADER COURSE BANDING AT PERIMETER	11/ L5.01	BELCREST 760 PAVER W/ SUMMIT GREY HP NEXTGEL JOINT SAND BY TECHNISEAL AND RUST-OLEUM 511 SEALANT
05	CONCRETE MOW BAND	14/ L5.01	NATURAL GRAY/ MEDIUM BROOM
06	BRICK PAVER STEP OUT	15/ L5.01	BELCREST 760 PAVER W/ POLYMERIC JOINT SAND AND RUST-OLEUM 511 SEALANT
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SITE SYMBOLS LEGEND

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	AREA DRAIN (PER CIVIL)		SAWCUT EXPANSION JOINTS	02/ L5.01
	ADA SIGN. SEE CIVIL PLANS		PROPERTY LINE/ RIGHT OF WAY	
	DOWN SLOPE DIRECTION OF RAMP		LIMIT OF WORK	
T.O.S.	TOP OF SLOPE	IC	IRRIGATION CONTROLLER	
B.O.S.	TOE (BOTTOM) OF SLOPE		PIV, CHECK VALVE, FDC	
PA	PLANTING AREA		POWER OUTLET (PER ELEC.)	
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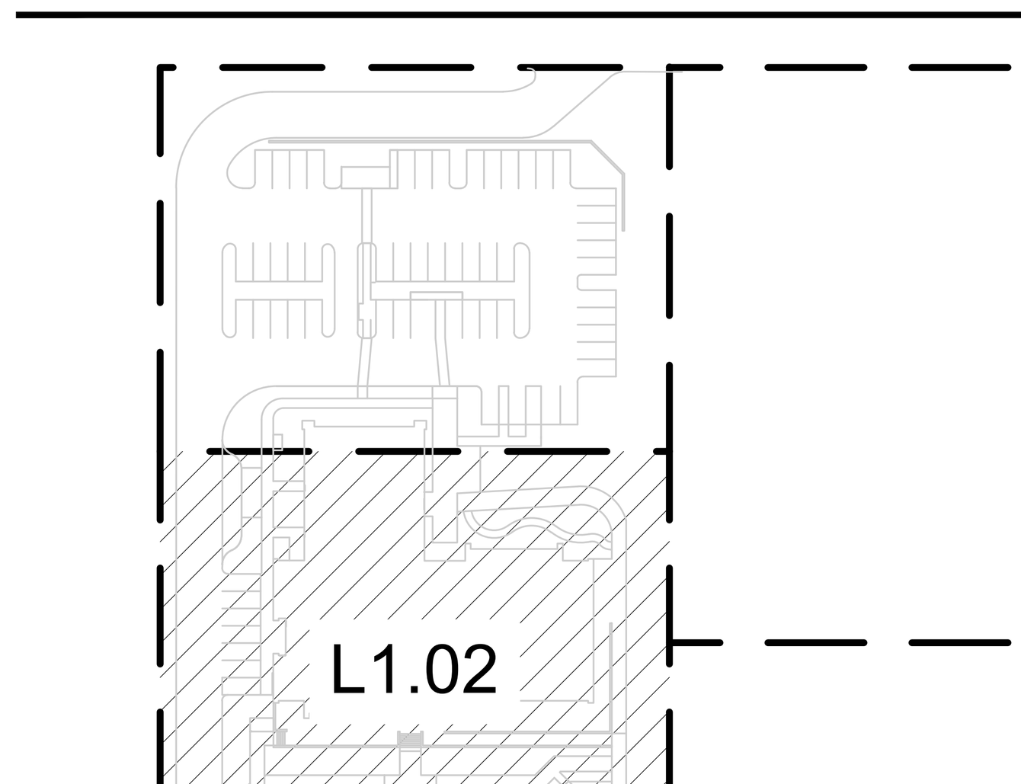

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LICENSED LANDSCAPE ARCHITECT MICHAEL MICHALEK STATE OF CALIFORNIA

MOORPARK CITY LIBRARY
NEW PUBLIC PROJECT
83 W HIGH ST, MOORPARK, CA 93021

Developed for
CITY OF MOORPARK

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MATERIALS PLAN

L1.02

MATERIALS PLAN 1"=10'-0" 05

DWG: L1.02.dwg.DWG | DATE: JUN 25, 2025 TIME: 2:42 PM

W.E.L.O. COMPLIANCE STATEMENT

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MICHAEL MICHALEK | 6429 PLA # | 6.23.2025 DATE

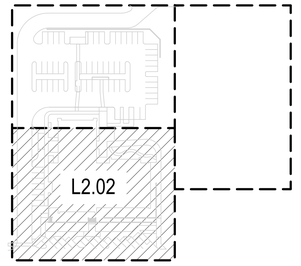
SUPPLEMENTAL LAYOUT NOTES

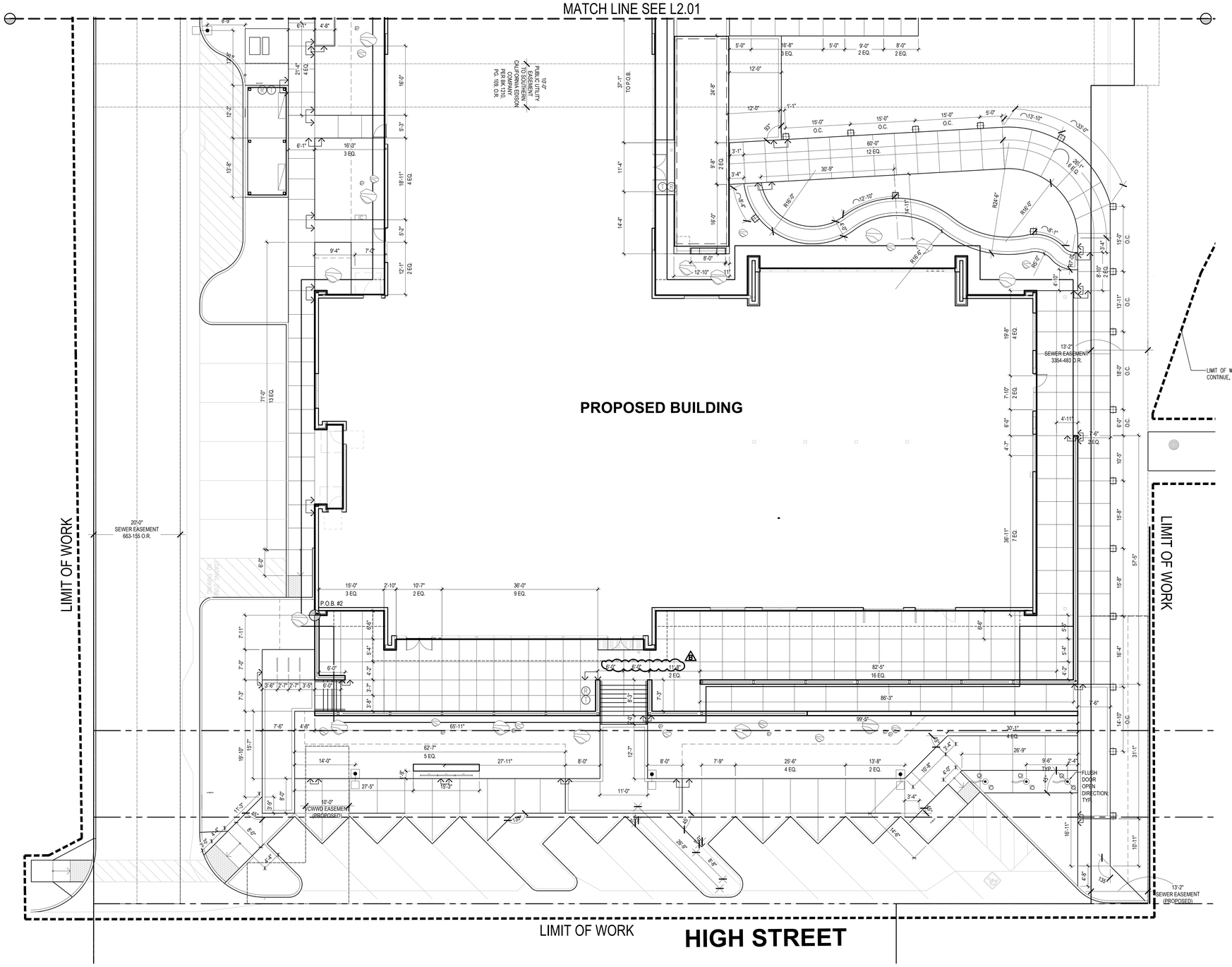
1. POINT OF BEGINNING (P.O.B) #1 IS LOCATED AT THE SOUTHWEST CORNER OF THE PROPOSED BUILDING
2. SEE SHEET L0.01 FOR LAYOUT & MATERIALS NOTES.
3. PLAN MEASUREMENTS ARE TO FACE OF WALL, CURB, OR OTHER FIXED SITE IMPROVEMENT, UNLESS NOTED OTHERWISE ON PLANS.

LAYOUT SYMBOL LEGEND

- POINT OF BEGINNING (P.O.B.)
- ALIGN
- F.O.B — FACE OF BUILDING

KEYMAP





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LICENSED LANDSCAPE ARCHITECT — MICHAEL MICHALEK — REGISTERED PROFESSIONAL — 6/20/2025 DATE — STATE OF CALIFORNIA

MOORPARK CITY LIBRARY
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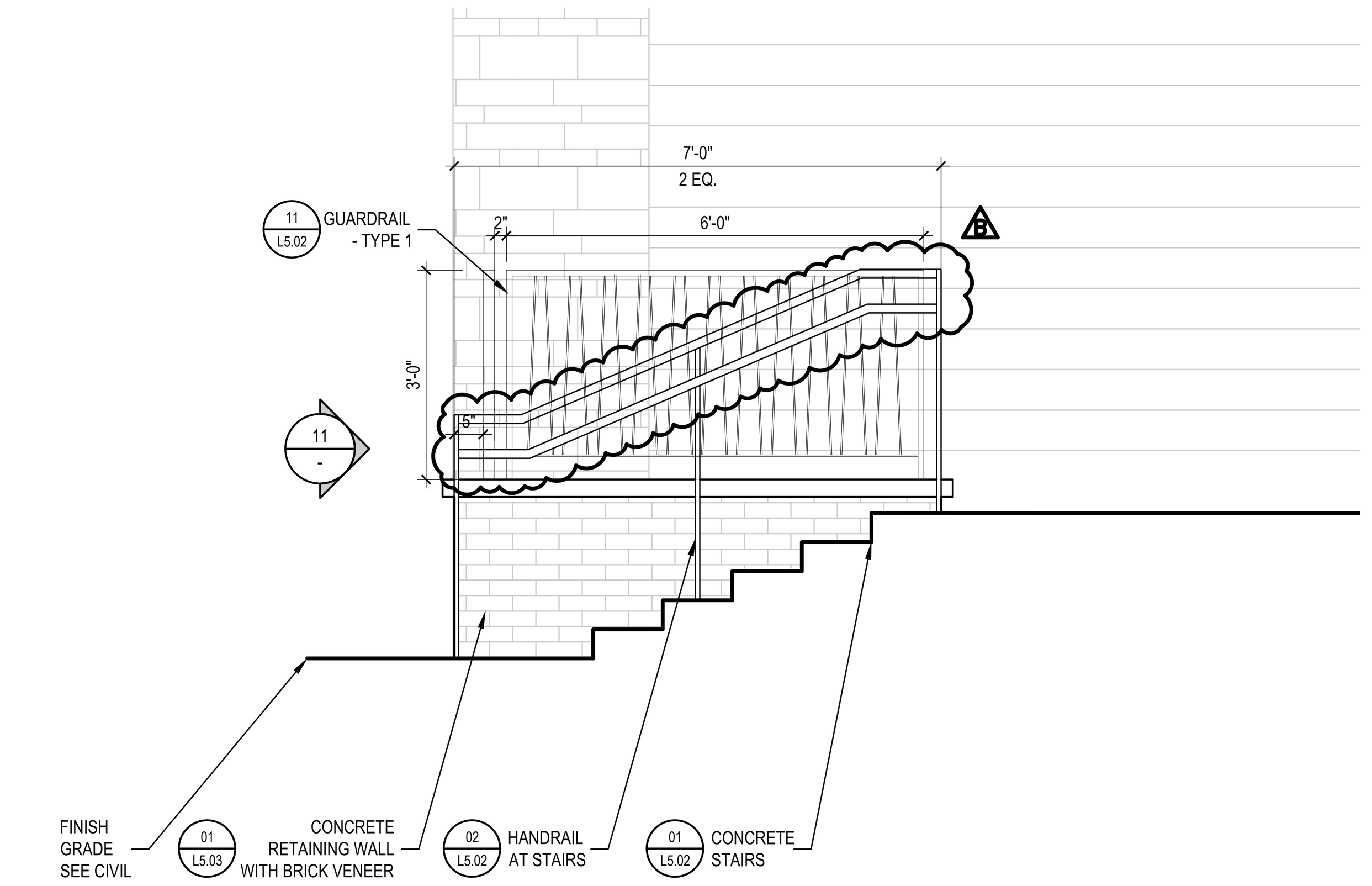
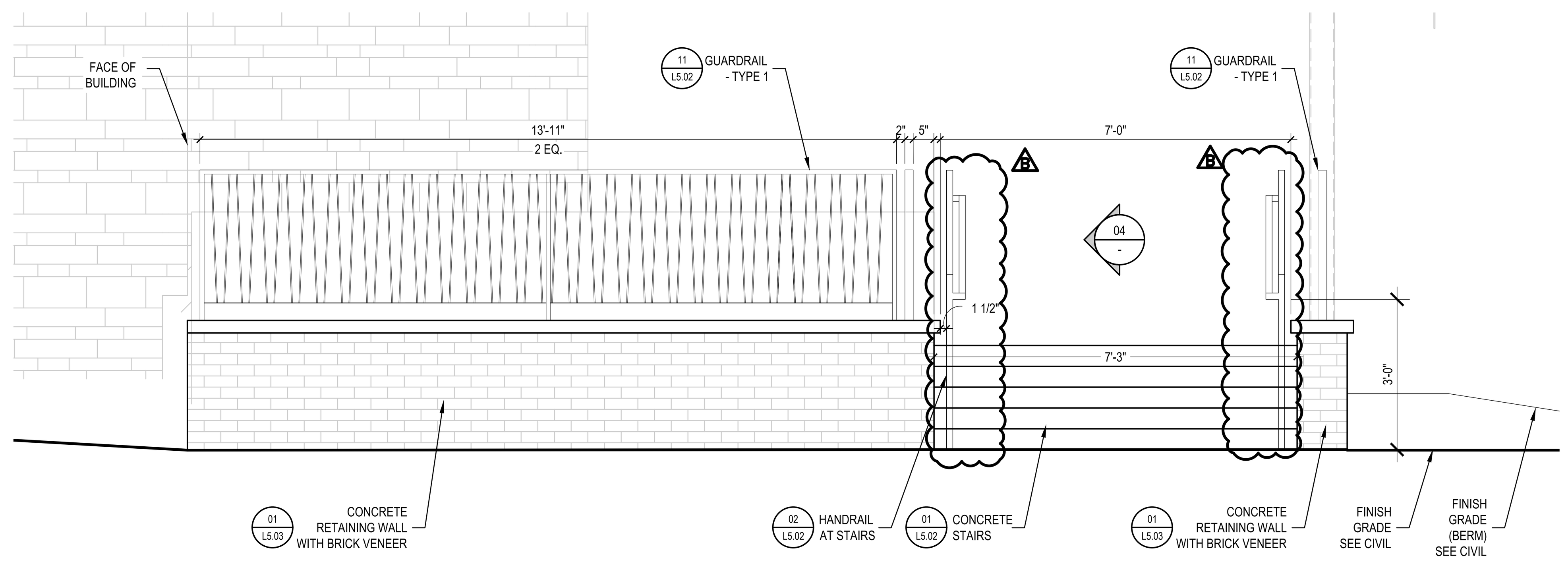
LAYOUT PLAN

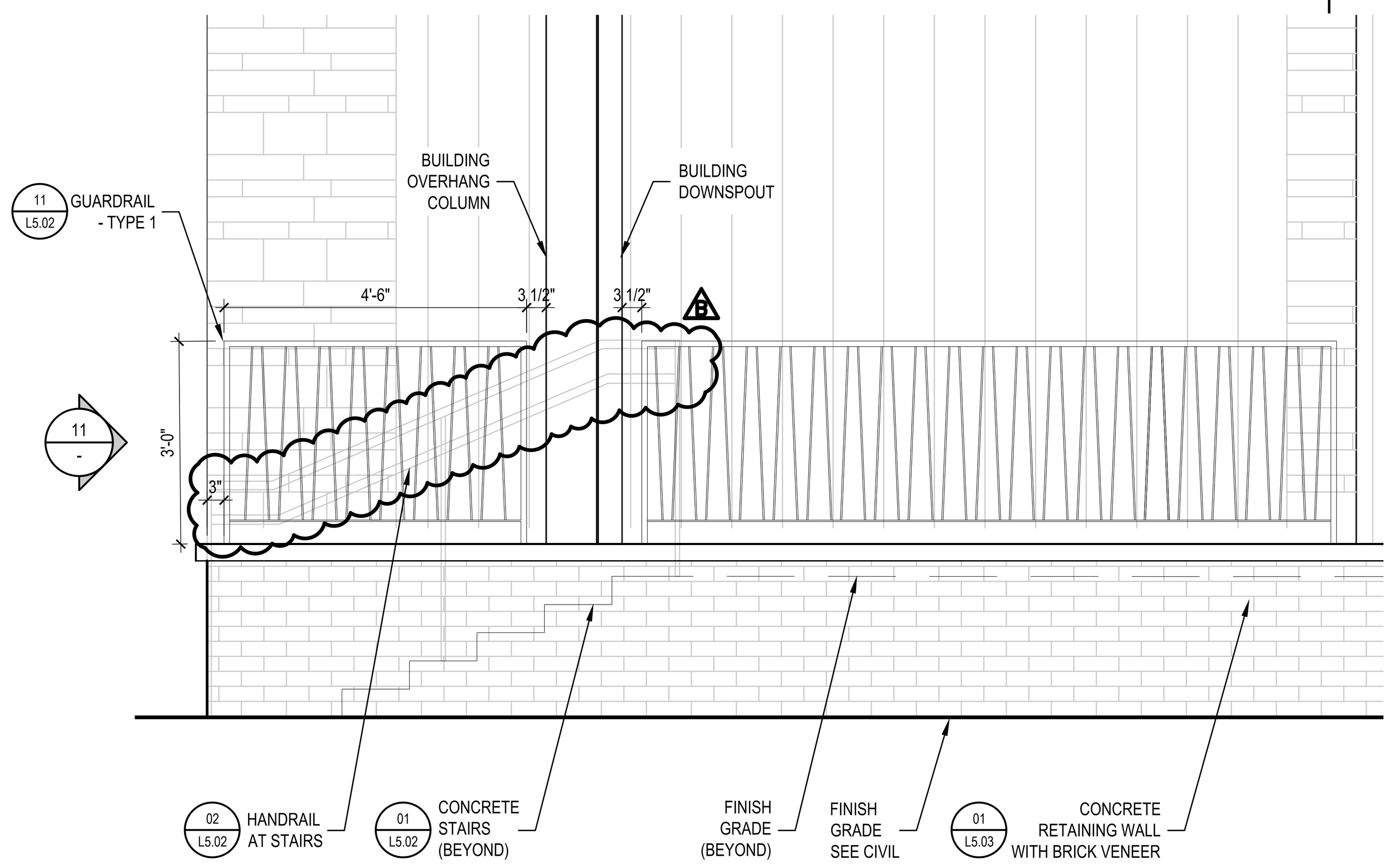
L2.02



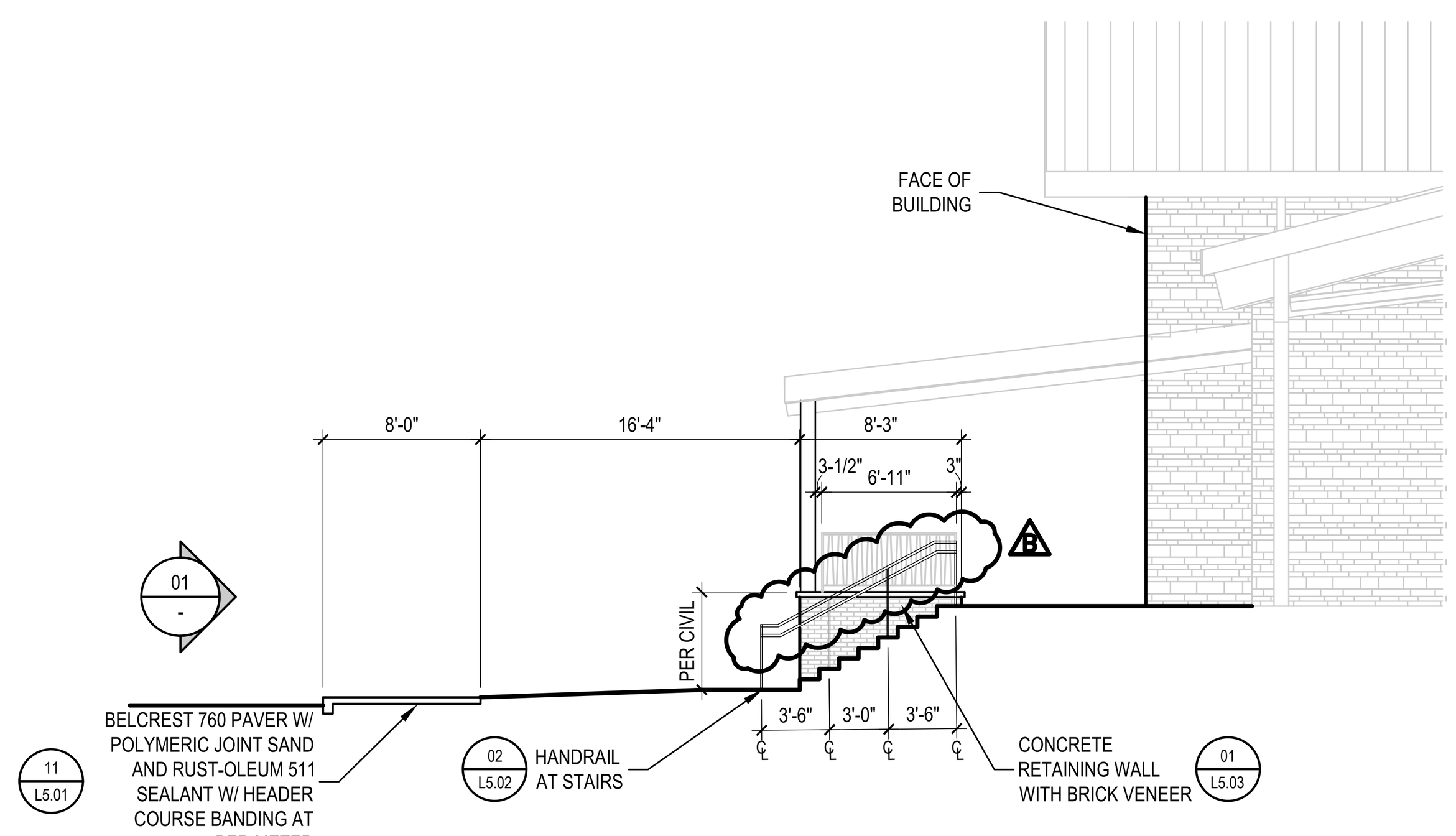
ELEVATION - WEST BUILDING STAIRCASE 1/2"=1'-0" 04



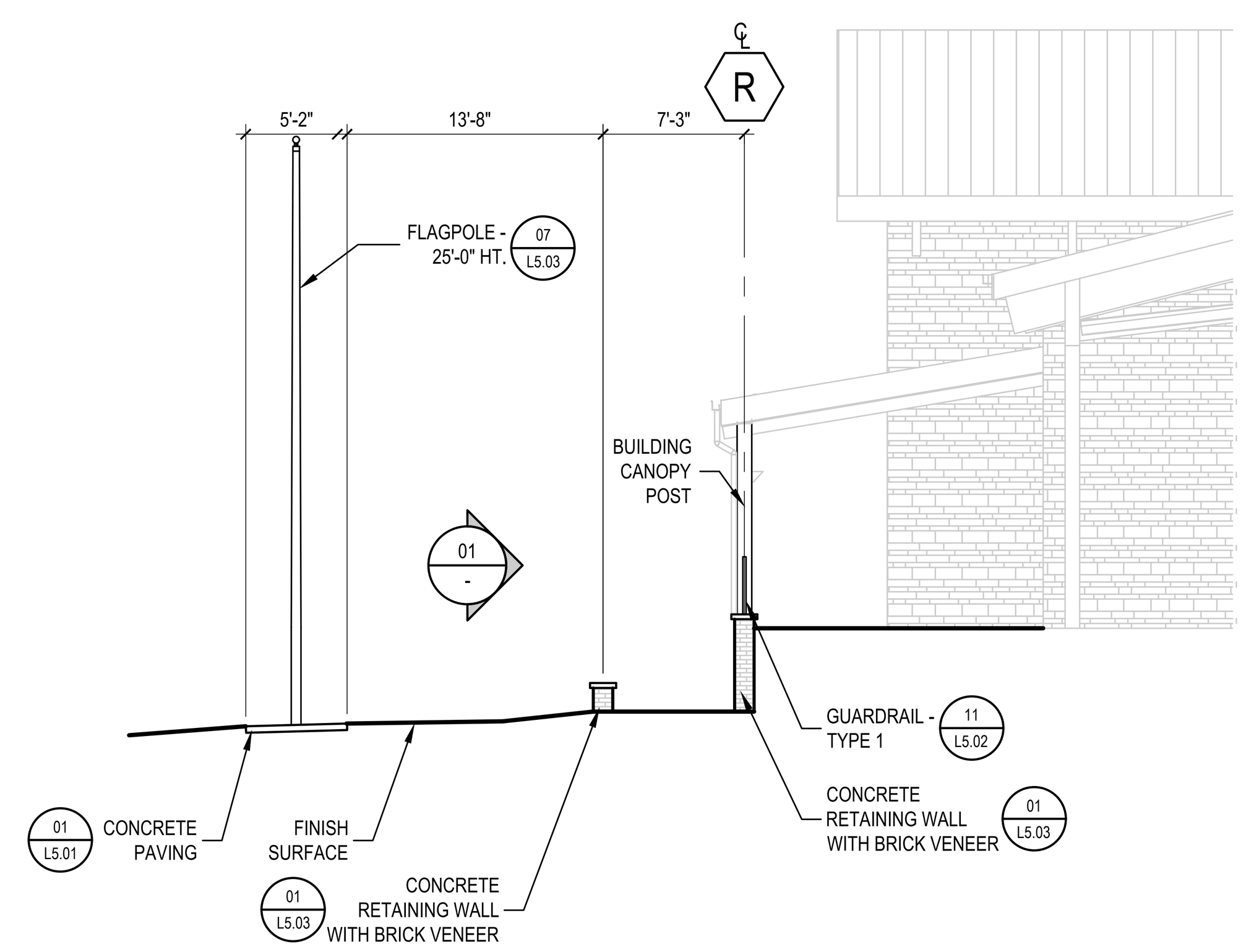
ELEVATION - WEST BUILDING STAIRCASE 1/2"=1'-0" 11



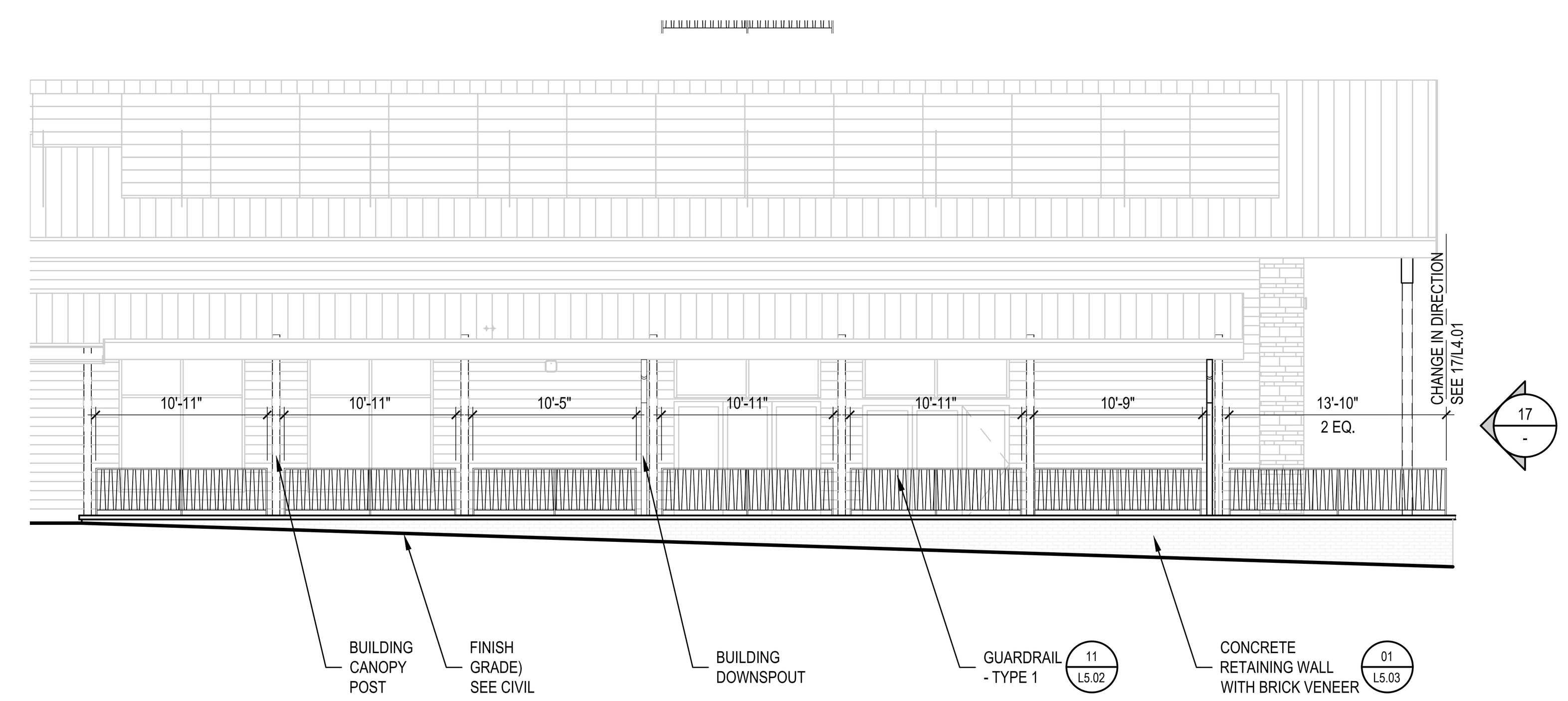
ELEVATION - WEST BUILDING STAIRCASE 1/2"=1'-0" 03



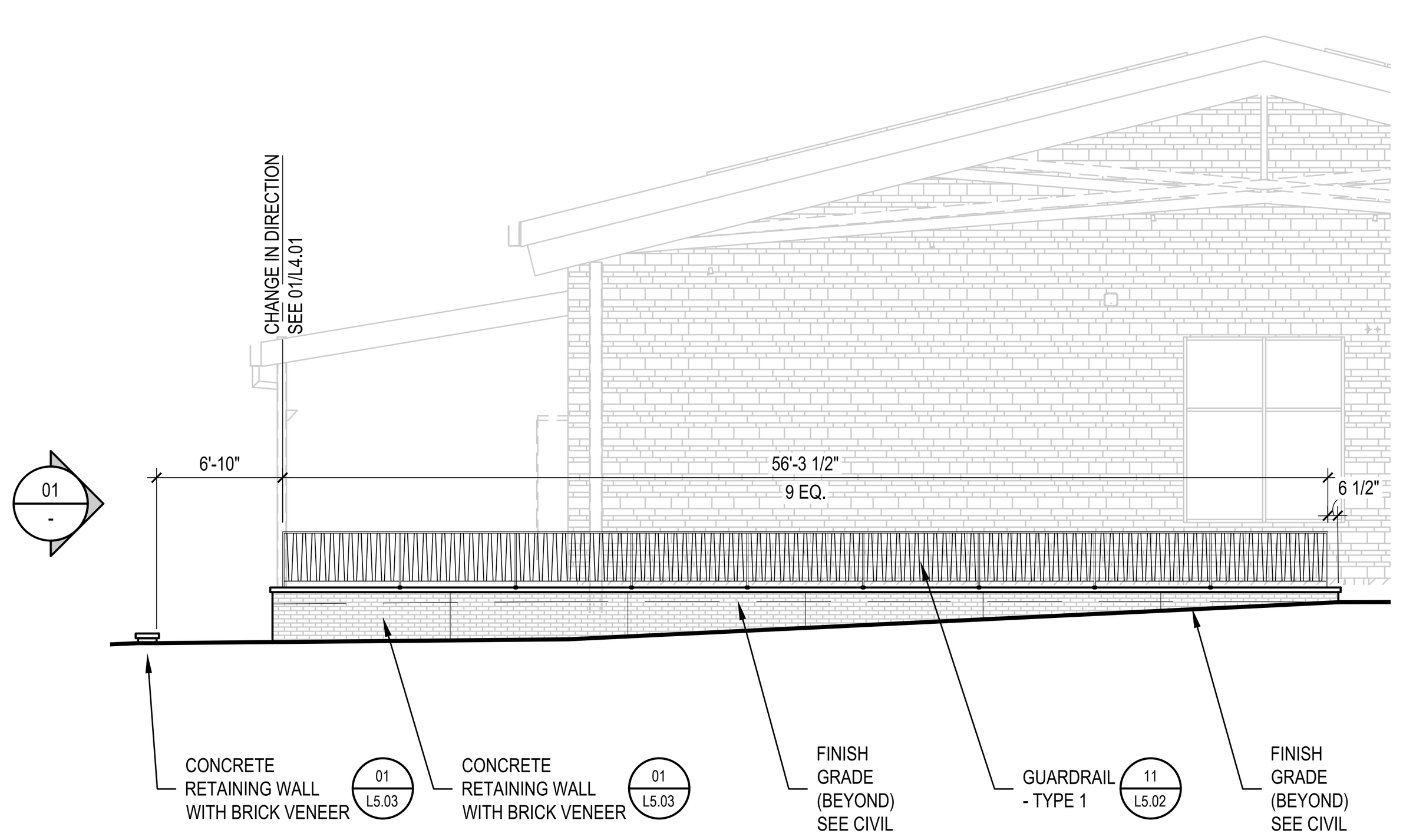
BUILDING FRONT ENTRY STAIR SECTION 1/8"=1'-0" 18



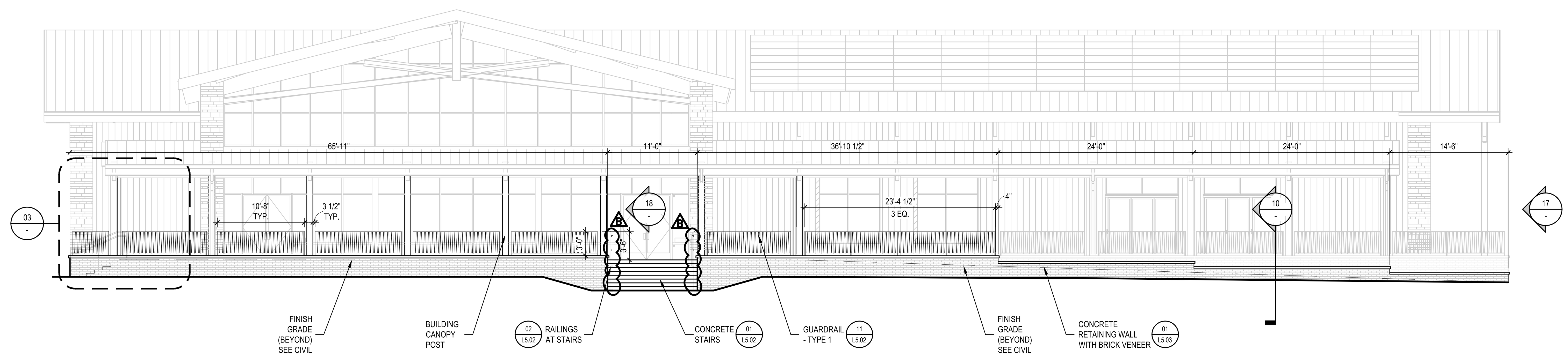
BUILDING FRONT ENTRY WALKWAY SECTION 1/8"=1'-0" 10



BUILDING FRONT GUARDRAIL ELEVATION 1/8"=1'-0" 02



WEST BUILDING GUARDRAIL ELEVATION 1/8"=1'-0" 17



BUILDING FRONT GUARDRAIL ELEVATION 1/8"=1'-0" 01

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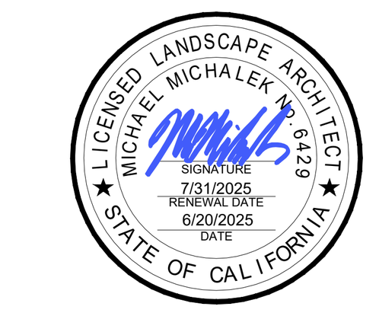

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Job Number	30647
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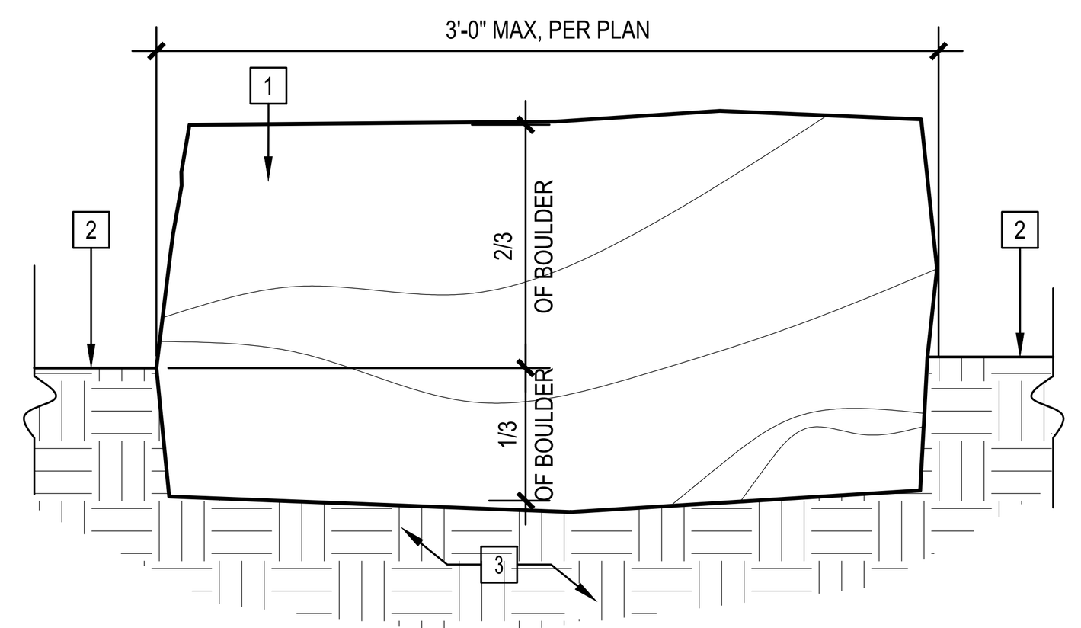
Checked By	MM / JH
Scale	AS NOTED

SECTIONS & ELEVATIONS

L4.01

24 BOULDER SETTING

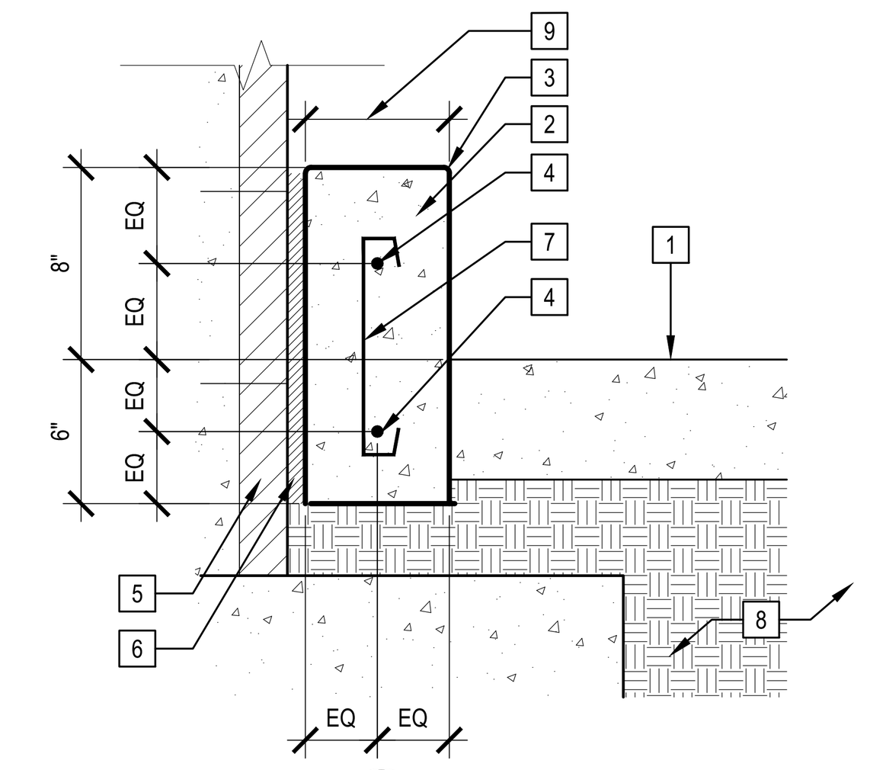


1. BOULDER PER BOULDER LEGEND, L0.01
2. FINISHED SURFACE, WHERE OCCURS
3. COMPACTED SUBGRADE PER GEOTECH REPORT

NOTE:
A. BOULDERS ARE TO BE SELECTED BY LANDSCAPE ARCHITECT FROM SUPPLY YARD.
B. PROVISIONS ARE TO BE MADE FOR THE PLACEMENT OF BOULDERS ON SITE USING A METHOD ALLOWING FOR FULL 360 DEGREE ROTATION OF BOULDER IN AIR SUCH AS ARTICULATED KNUCKLE BOOM. NO BACK HOE, DRAGGING OR PUSHING OF BOULDERS WILL BE ACCEPTABLE.
C. BOULDERS SHALL BE POWER WASHED PRIOR TO PLACEMENT.
D. BOULDER LOCATION TO BE SELECTED BY LANDSCAPE ARCHITECT ON SITE DURING INSTALLATION.
E. BOULDER SIZE VARIES. REFER TO MATERIALS PLANS FOR BOULDER LOCATION AND SITE FURNISHING LEGEND FOR TYPE AND COLOR.

BOULDER SETTING | 1" = 1'-0" | 24

20 CURB AT TRASH ENCLOSURE

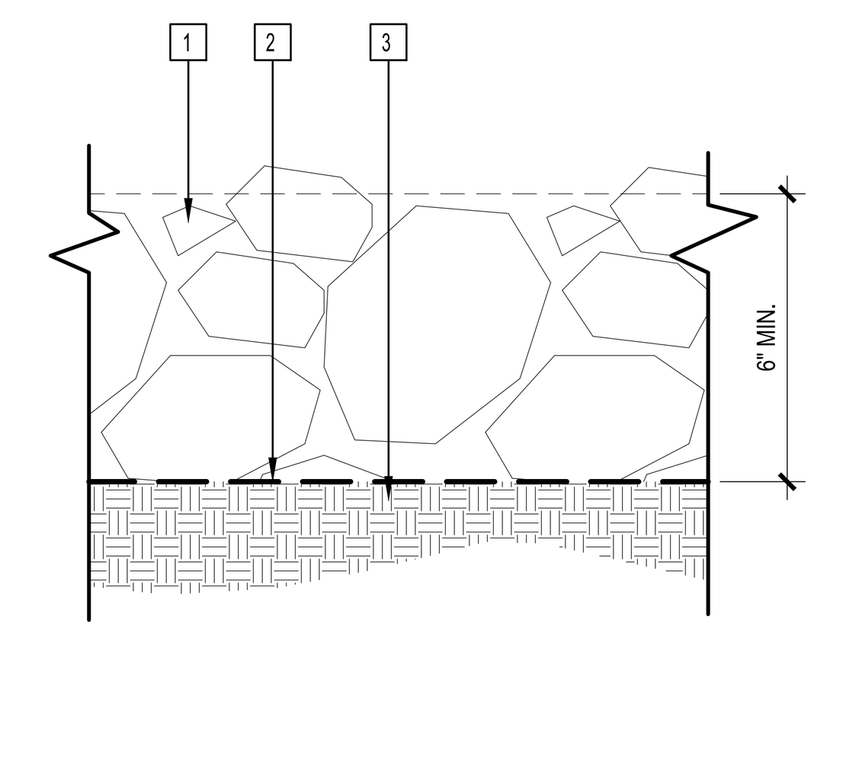


1. CONCRETE PAVING PER 01
2. CONCRETE CURB. COLOR & FINISH PER LAYOUT AND MATERIALS PLAN.
3. 1/4" RADIUS, TYP.
4. #4 REBAR CONTINUOUS @ 6" WIDE & WIDER
5. TRASH ENCLOSURE PER ARCHITECTURE
6. EXPANSION JOINT 07
7. #3 REBAR @ 12" OC
8. BASE MATERIAL AND COMPACTED SUB-GRADE PER 01
9. 6", UNLESS OTHERWISE NOTED.

NOTES:
1. CONTRACTOR TO PROVIDE EXPANSION JOINTS @ 5' O.C. MAX. AND EVERY CHANGE IN DIRECTION. 02

CURB AT TRASH ENCLOSURE | 1-1/2" = 1'-0" | 20

16 COBBLE

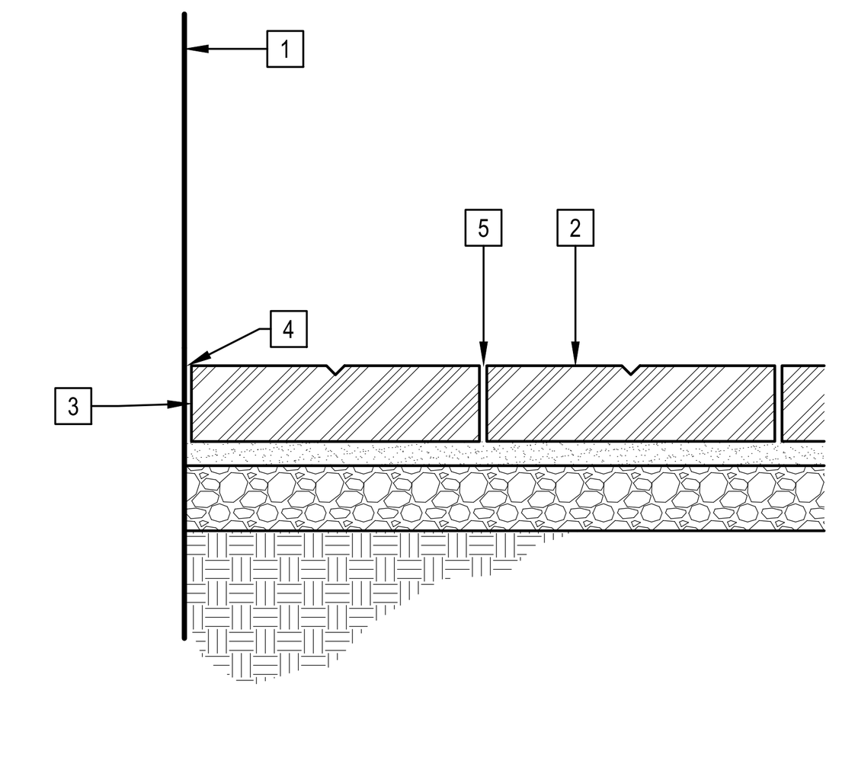


1. COBBLE - 2"-3" FROM PEACH HILL SOILS. COLOR REFER TO KEYNOTE LEGEND. GRAVEL/ROCK TO BE WASHED TWICE PRIOR TO PLACING.
2. SOIL SEPARATOR FABRIC "MIRAFI" 140N.
3. BASE MATERIAL AND COMPACTED SUBGRADE PER 01

NOTE:
A. FOR METAL EDGING, REFER TO 19
B. WRAP DOWN FILTER FABRIC 4" INTO SOIL, BETWEEN SOIL AND EDGE CONDITION.

COBBLE | 3" = 1'-0" | 16

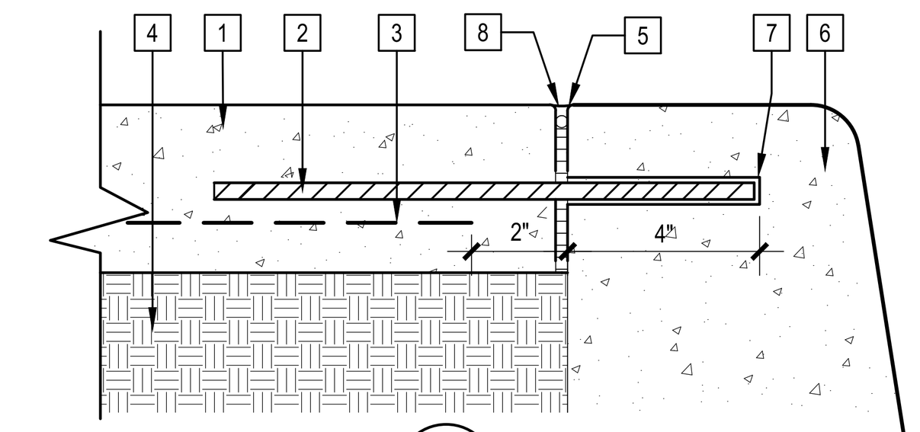
12 BRICK PAVERS @ VERT. SURF.



1. VERTICAL SURFACE
2. BRICK PAVER 11
3. BUTT JOINT
4. BACKFILL WITH POLYMERIC SAND
5. 1/4" SANDED JOINT

BRICK PAVERS @ VERT. SURF. | 1 1/2"=1'-0" | 12

08 PAVING JOINT @ CURB

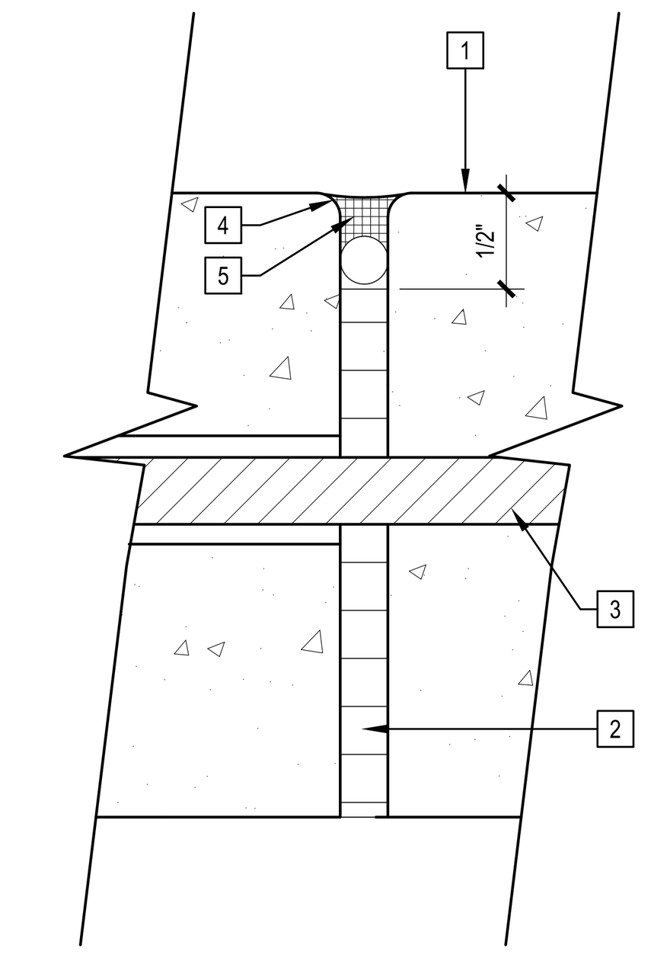


1. CONCRETE PAVING PER 01
2. 1/2" DOWEL @ 18" O.C.
3. STEEL REINFORCEMENT PER 01
4. BASE MATERIAL & COMPACTED SUBGRADE PER 01
5. 1/8" RADIUS
6. CONCRETE CURB PER CIVIL
7. DRILLED 5/8" DIA. SLIP SLEEVE @ CONCRETE CURB. DOWEL TO HAVE FREE MOVEMENT THIS SIDE
8. EXPANSION JOINT PER 02

NOTES:
A. EXPANSION JOINT @ VERTICAL SURFACE PER 07

PAVING JOINT @ CURB | 3"=1'-0" | 08

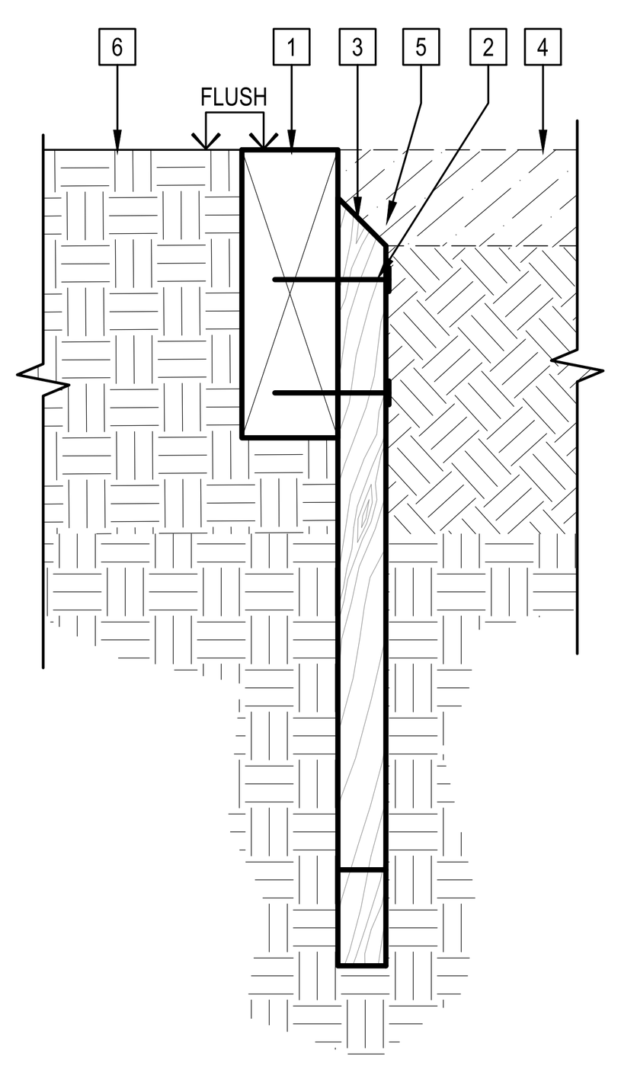
04 EXPANSION JOINT ENLARGEMENT



1. CONCRETE PAVING PER 01
2. 1/4" EXPANSION MATERIAL, SEE SPEC.
3. DOWEL PER 02
4. 1/8" TOOLED RADIUS
5. JOINT SEALANT W/SEEDED SILICA SAND OVER CLOSED CELL BACKER ROD. (SAND IS TO BE CASCADED OVER JOINT, EXCESS TO BE BRUSHED AWAY; COLOR TO MATCH CONCRETE)

EXPANSION JOINT ENLARGEMENT | FULL | 04

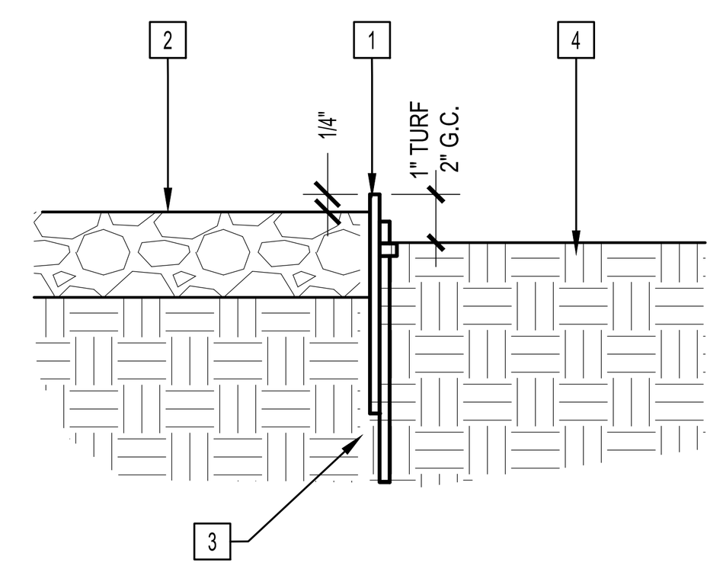
23 REDWOOD HEADER BOARD AT EXISTING GRADE



1. 2x6 ROUGH SAWN REDWOOD HEADER
2. 1x2x16" LONG WOOD STAKES AT 3' O.C.; ATTACHED TO HEADER WITH (2) 16d GALV. NAILS PER STAKE.
3. TRIM TOP OF STAKE AT 45 DEG. ANGLE; TOP SHALL NOT PROTRUDE ABOVE HEADERBOARD; TYP.
4. PLANTING AREA; FINISH GRADE TOP OF BARK MULCH
5. AMENDED TOP SOIL FIN. GRADE ADJACENT TO HEADER: 1-1/2" BELOW HEADER AT SHRUB AND GROUNDCOVER AREA
6. EXISTING GRADE

REDWOOD HEADER BOARD AT EXISTING GRADE | 3" = 1'-0" | 23

19 ALUMINUM METAL EDGING

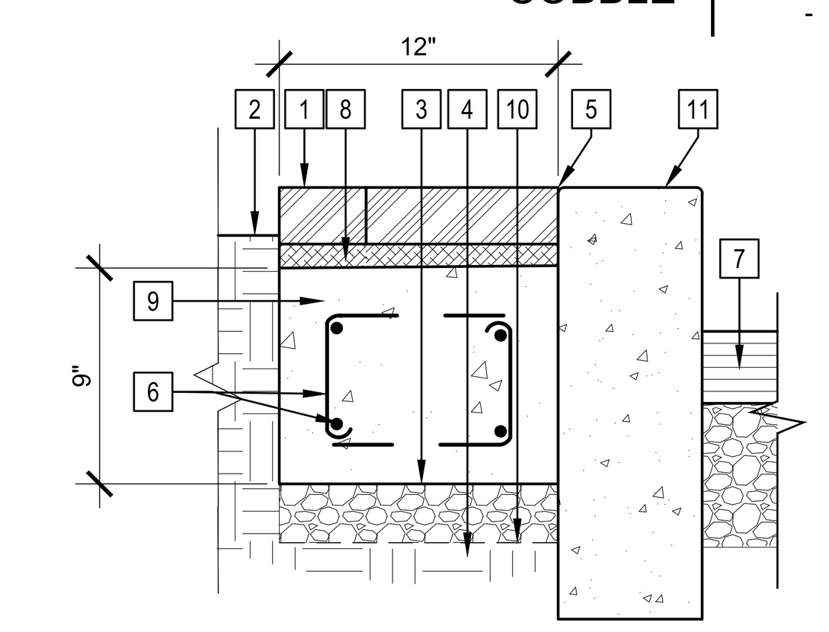


1. ALUMINUM EDGING BY PERMALOC; 8" SIZE
2. GRAVEL/ROCK MULCH; FINISH GRADE; REFER TO MATERIALS PLAN KEYNOTE LEGEND FOR COLOR
3. 18" STEEL SPIKE AT 18" O.C.
4. PLANTING AREA; FINISH GRADE

NOTE:
A. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
B. EDGING SHALL BE MILL FINISH NATURAL ALUMINUM.

ALUMINUM METAL EDGING | 1 1/2"=1'-0" | 19

15 BRICK PAVER STEP OUT

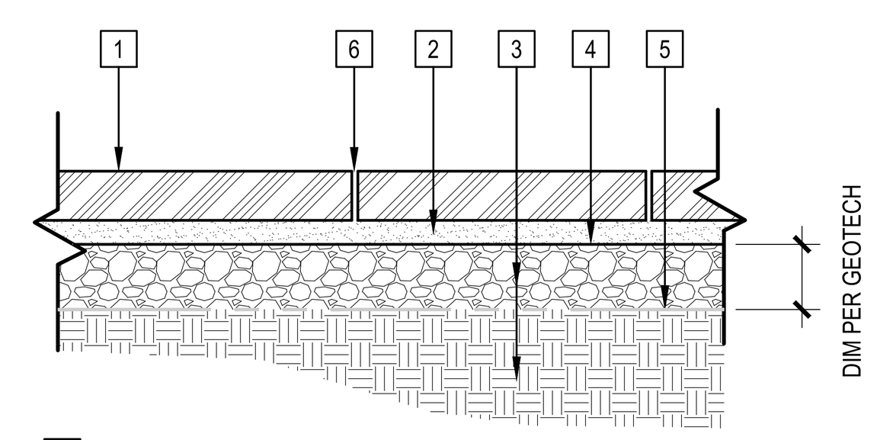


1. BRICK PAVERS - MORTAR SET FIRST ROW ADJACENT TO PLANTER AREA
2. FINISH GRADE
3. AGGREGATE BASE
4. SUBGRADE PREPARATION PER GEOTECHNICAL REPORT
5. 1/4" SANDED JOINT
6. (2) #4 HORIZONTAL BARS AND #4 BAR 18" O.C. VERTICAL
7. A.C. PAVING PER CIVIL
8. 1" THICK MORTAR SETTING BED
9. CONTINUOUS CONCRETE FOOTING ALONG PERIMETER OF PLANTER
10. MIRAFI 500X STABILIZATION FABRIC
11. CONCRETE VERTICAL CURB PER CIVIL

NOTES:
A. TOOL MORTAR JOINTS WITH CONCAVE JOINTER
B. CONTRACTOR TO APPLY SEALER TO PAVERS PER MANUF. RECOMMENDATION
C. SOLDIER COURSE AT EDGE. PAVER PATTERN PER 18

BRICK PAVER STEP OUT | 1 1/2" = 1'-0" | 15

11 BRICK PAVERS

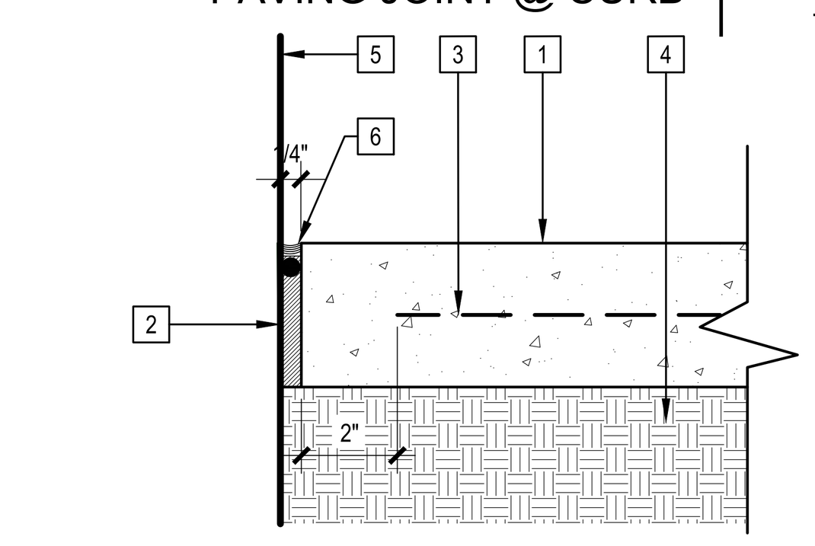


1. PRECAST CONCRETE PAVER, PER PLANS & SPECS
2. 1" - 1 1/2" MAX SAND LEVELING BED
3. SUBGRADE COMPACTION AND OVER EXCAVATION PER GEOTECHNICAL REPORT
4. DRAINAGE GEOTEXTILE
5. SEPARATION GEOTEXTILE
6. 1/4" SANDED JOINT

NOTES:
A. TOOL MORTAR JOINTS WITH CONCAVE JOINTER
B. CONTRACTOR TO APPLY SEALER TO PAVERS PER MANUF. RECOMMENDATION
C. PAVER PATTERN PER 18
D. PAVERS @ VERTICAL SURFACE PER 12
E. PAVERS @ ADJACENT HARDSCAPE PER 10
F. DONATION BRICKS TO BE PROVIDED BY CITY. FINAL QUANTITY AND LOCATION TO BE COORDINATED BY CONTRACTOR WITH THE CITY.

BRICK PAVERS | 1 1/2"=1'-0" | 11

07 E.J. @ VERTICAL SURFACE

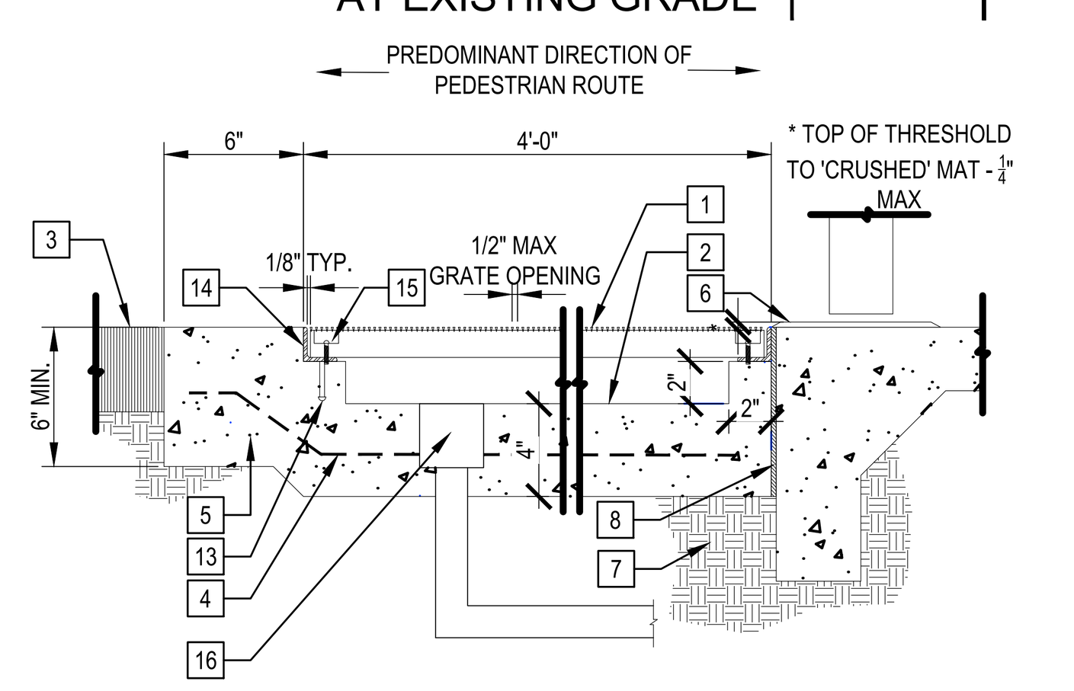


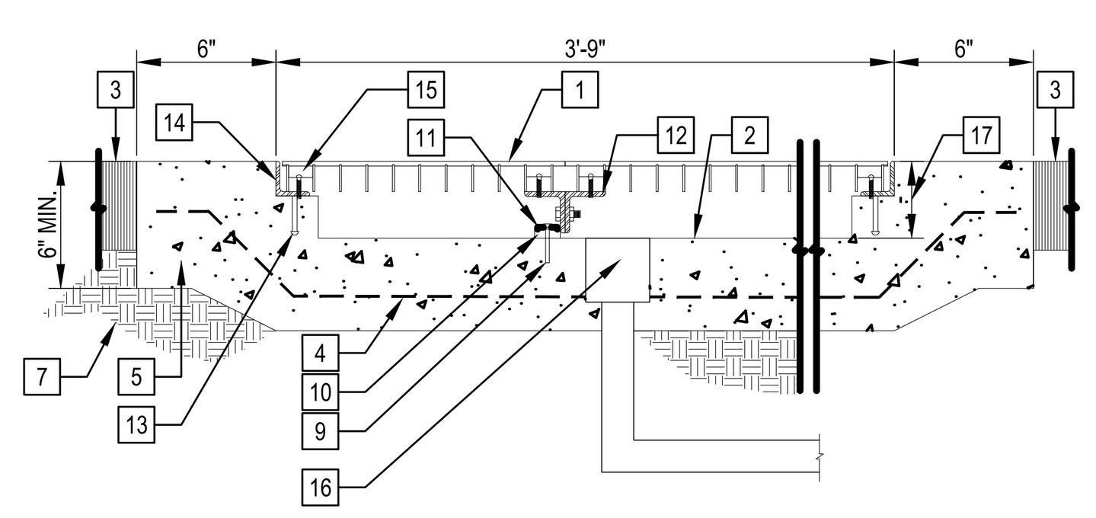
1. CONCRETE PAVING PER MATERIALS PLAN.
2. 1/4" EXPANSION MATERIAL W/BACKER ROD & JOINT SEALANT TO MATCH CONCRETE COLOR W/SEEDED SILICA SAND.
3. STEEL REINFORCEMENT PER 01
4. BASE MATERIAL & COMPACTED SUBGRADE PER 01
5. VERTICAL SURFACE
6. 1/8" RADIUS

NOTES:
A. PROVIDE EXPANSION JOINT @ ALL VERTICAL SURFACES.
B. EXPANSION JOINT @ CURB PER 08

E.J. @ VERTICAL SURFACE | 3"=1'-0" | 07

21 WALK-OFF MAT





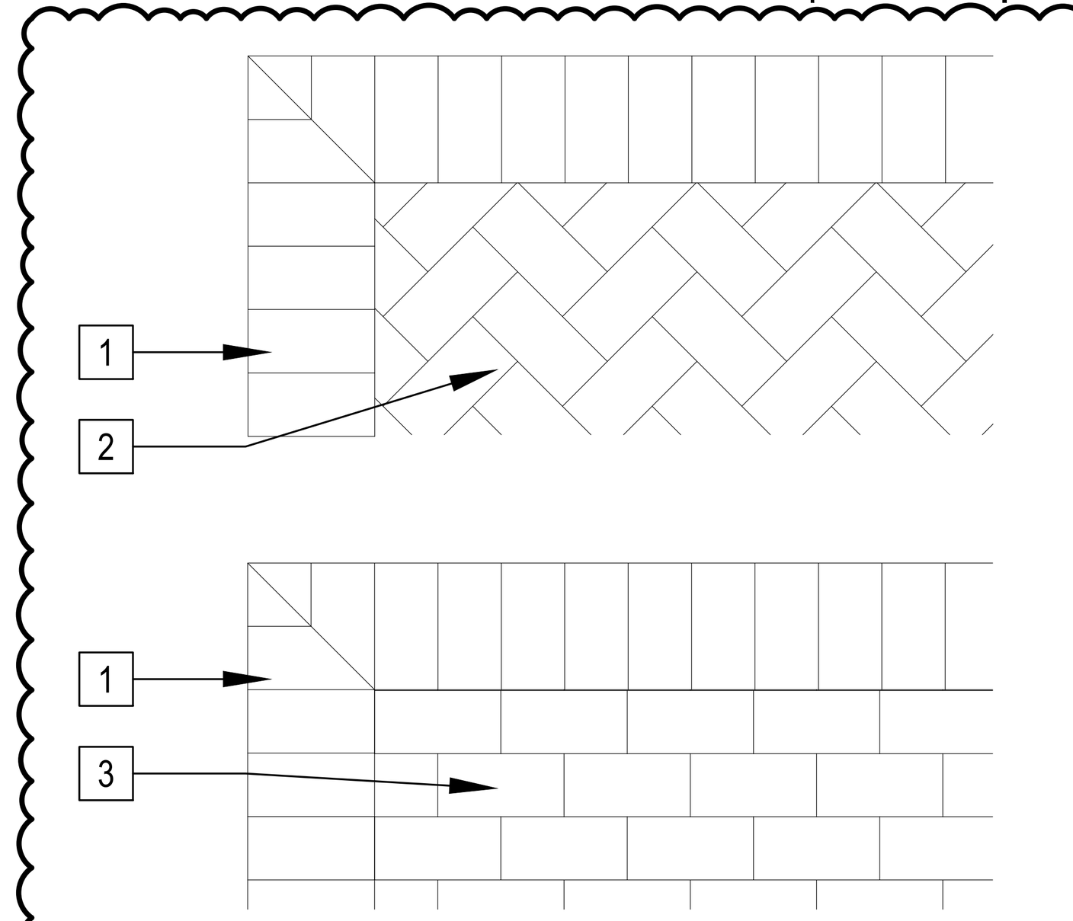
1. GRIDLINE G2 W/ SLIPNOT G6PSN 5/8" - LEVEL BASE
2. CONCRETE PIT
3. ADJACENT AC PAVING 01
4. REINFORCEMENT PER 02
5. THICKENED CONCRETE EDGE
6. BUILDING THRESHOLD
7. BASE MATERIAL & COMPACTED SUBGRADE PER 01
8. EXPANSION JOINT PER 02
9. ANCHOR PER MANUFACTURER'S SPECIFICATIONS
10. NON-CONTINUOUS SHIM
11. NON-CONTINUOUS TAB. WELD PER MANUFACTURER'S SPECIFICATIONS.
12. 1-1/2" X 1-1/2" X 3/16" STAINLESS STEEL ANGLE.
13. 1/4" X 4" GROUTING STRAP TYP.
14. 1-1/4" X1-1/4" X 1/8 " STAINLESS STEEL ANGLE
15. HIDDEN LOCKDOWN
16. DRAIN AND LINE PER CIVIL PLANS. SLOPE CONCRETE PIT TO DRAIN.
17. DEEP PIT FRAME W/ DRAIN PAN DEPTH PER MANUFACTURER'S SPECIFICATIONS.

INSTALL A WALK-OFF MAT AT BUILDING ENTRIES PER PLAN. THRESHOLD AND MAT TO BE ADA ACCESSIBLE. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR THRESHOLD AND WALK-OFF MAT FOR APPROVAL BY OWNER.

NOTES:
A. REINFORCING, FOOTING DIMENSIONS AND BASE INFORMATION ARE SHOWN FOR BID PURPOSES ONLY. VERIFY REQUIREMENTS OF THE SOILS REPORT AND COMPLY.
B. PROVIDE FINISH SAMPLE PER SPECIFICATIONS.

WALK-OFF MAT | 3"=1'-0" | 21

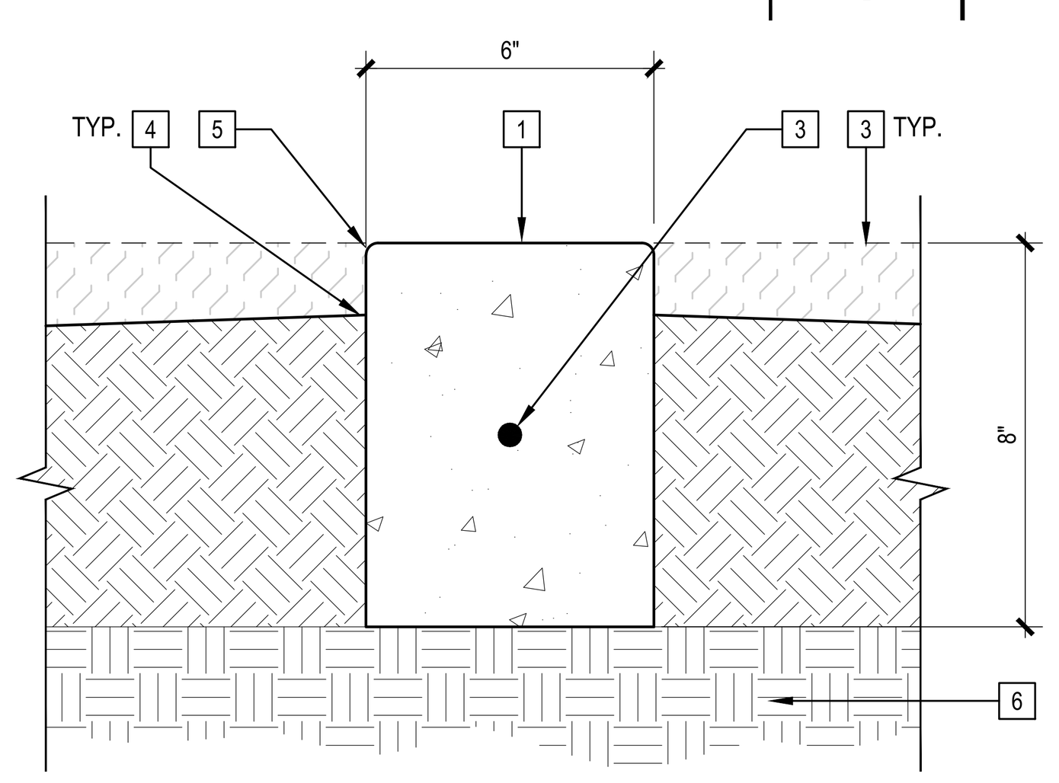
18 PAVER PATTERN



1. 3-5/8" X 7-5/8" PRECAST CONCRETE PAVER STACKED BOND, TYP.
2. 3-5/8" X 7-5/8" HERRINGBONE PATTERN PRECAST CONCRETE PAVERS
3. 3-5/8" X 7-5/8" RUNNING BOND PATTERN PRECAST CONCRETE PAVERS

PAVER PATTERN | 1" = 1'-0" | 18 2

14 CONCRETE MOW BAND

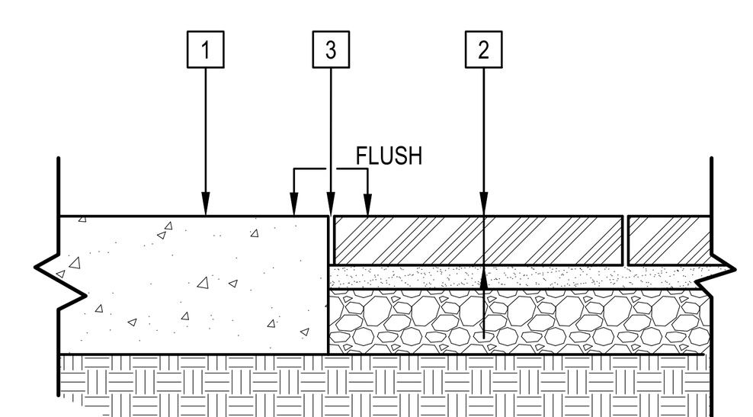


1. CONCRETE FLUSH CURB; REFER TO MATERIALS PLAN FOR FINISH.
2. PLANTING AREA; FINISH GRADE TOP OF BARK MULCH OR TURF.
3. #4 CONTINUOUS HORIZONTAL REINFORCING.
4. AMENDED TOP SOIL; FIN. GRADE ADJACENT TO CONC. BAND: 1" BELOW CONC. BAND AT TURF. 2" BELOW CONC. BAND AT SHRUB AND GROUNDCOVER AREA.
5. 1/4" TOOLED RADIUS; TYP. AT BOTH SIDES OF BAND.
6. COMPACTED SUBGRADE; REFER TO CIVIL DWG'S.

NOTES:
A. PROVIDE SCORE JOINT EVERY 10'-0" OR TO ALIGN WITH PAVING JOINTS & EXPANSION JOINT EVERY 30' & AT EVERY CHANGE IN DIRECTION 02

CONCRETE MOW BAND | 3" = 1'-0" | 14

10 PAVER @ HARDSCAPE

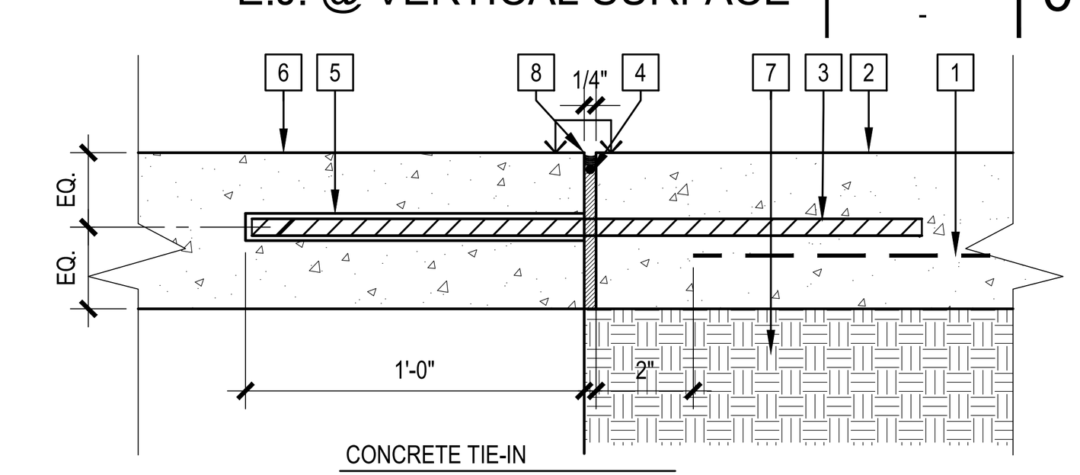


1. ADJACENT PAVING PER MATERIALS PLANS
2. BRICK PAVER PER REFER TO SPECS FOR MIN PAVER LENGTH AT EDGE 11
3. BUTT JOINT @ PRECAST PAVER BACKFILL JOINT W/SAND, TYP.

NOTES:
A. FOR MORE INFO SEE 11

PAVER @ HARDSCAPE | 1 1/2"=1'-0" | 10

06 CONCRETE TIE IN

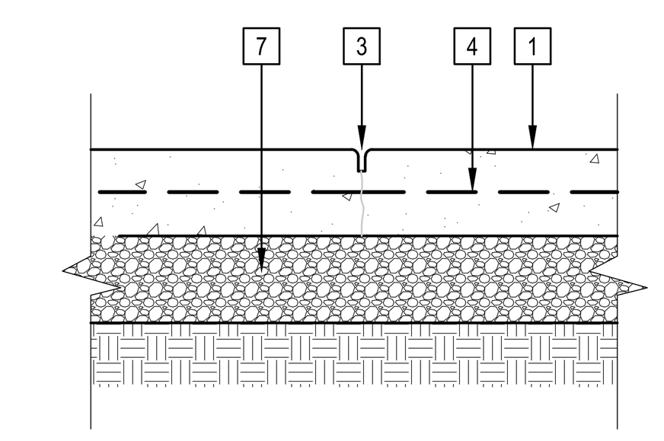


1. STEEL REINFORCEMENT PER 01
2. PROPOSED CONCRETE PAVING. CONCRETE COLOR, FINISH AND JOINT LOCATIONS MATERIALS PLAN.
3. 1/2" X 24" SMOOTH STEEL DOWEL, 18" O.C.
4. JOINT SEALANT W/BACKER ROD
5. DRILLED 5/8" SLIP SLEEVE @ EXISTING CONCRETE PAVING. DOWEL TO HAVE FREE MOVEMENT ON THIS SIDE.
6. EXISTING CONCRETE PAVING
7. BASE MATERIAL AND COMPACTED SUBGRADE PER 01
8. 1/8" RADIUS, TYP.

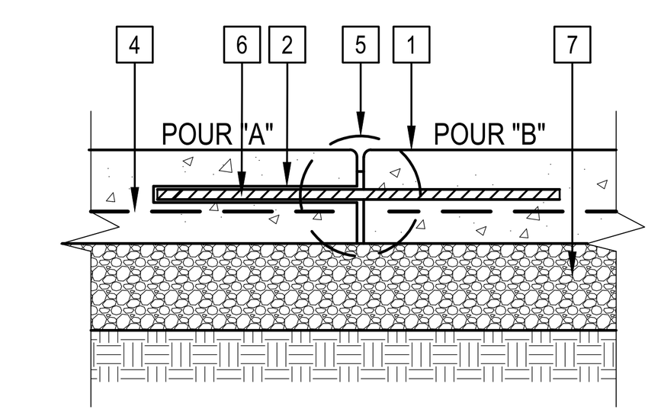
NOTE:
A. PROVIDE AT ALL LOCATIONS WHERE NEW CONCRETE JOINS EXISTING CONCRETE.
B. PROVIDE CLEAN SAWCUT AT EXISTING PAVING. EXTEND PROPOSED PAVING AS REQUIRED TO CLOSEST ADJACENT JOINT.
C. SEE CIVIL PLANS FOR LIMIT OF DEMOLITION.

CONCRETE TIE IN | 3"=1'-0" | 06

02 CONCRETE PAVING JOINTS



A. SAWCUT CONTROL JOINT

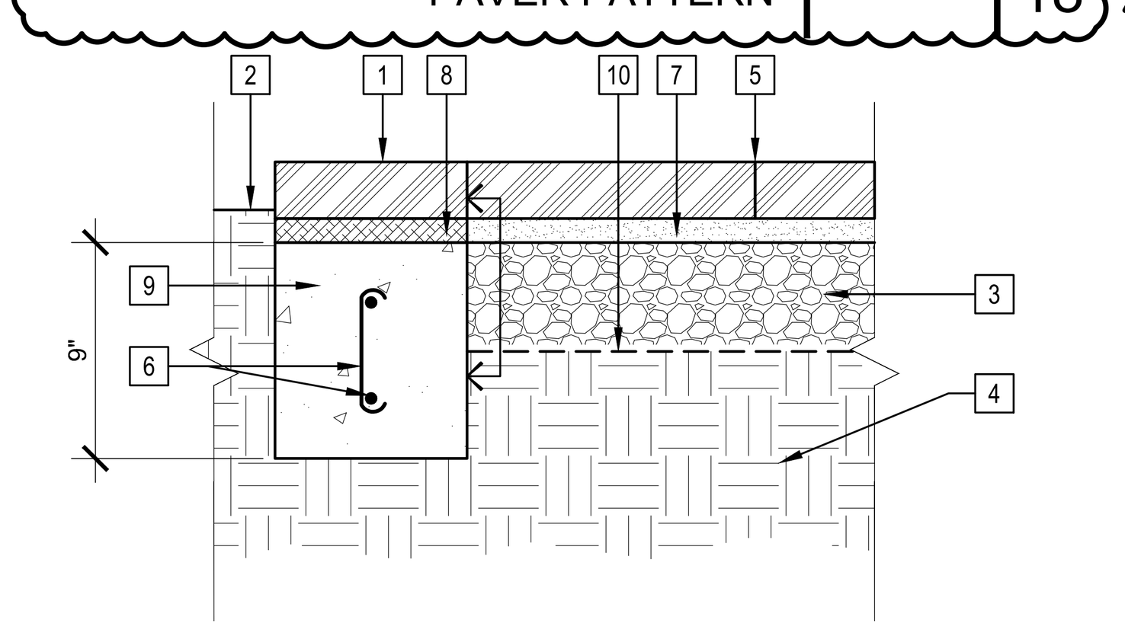


B. EXPANSION JOINT

1. CONCRETE PAVING PER DETAIL 01
2. "SPEED DOWEL" BY "SIKA CORPORATION" CONCRETE ACCESSORIES, PRODUCT # PSD12/ #4TX
3. 1/8" WIDE SAWCUT CONTRACTION JOINT - CUT TO 1/4 DEPTH OF SLAB. PROVIDE TIGHT ⅛ INCH RADIUS ON EDGE OF PAVING BEFORE SAWCUTTING.
4. REBAR PER DETAIL 01
5. SEE ENLARGEMENT DETAIL FOR JOINT 04
6. PEDESTRIAN: 5/8" SMOOTH STEEL DOWEL X 24" @ 18" O.C. VEHICULAR: 5/8" SMOOTH STEEL DOWEL X 24" @ 18" O.C.
7. PEDESTRIAN: 4" THICK CRUSHED AGGREGATE BASE. VEHICULAR: 6" THICK CRUSHED AGGREGATE BASE.

CONCRETE PAVING JOINTS | 1 1/2" = 1'-0" | 02

17 BRICK PAVERS ADJACENT PLANTER AREA

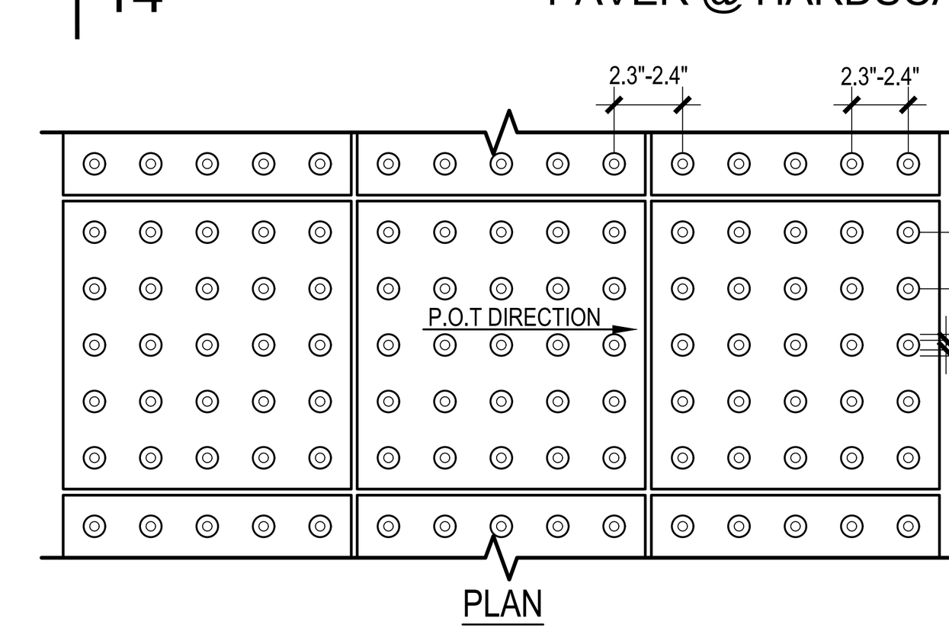


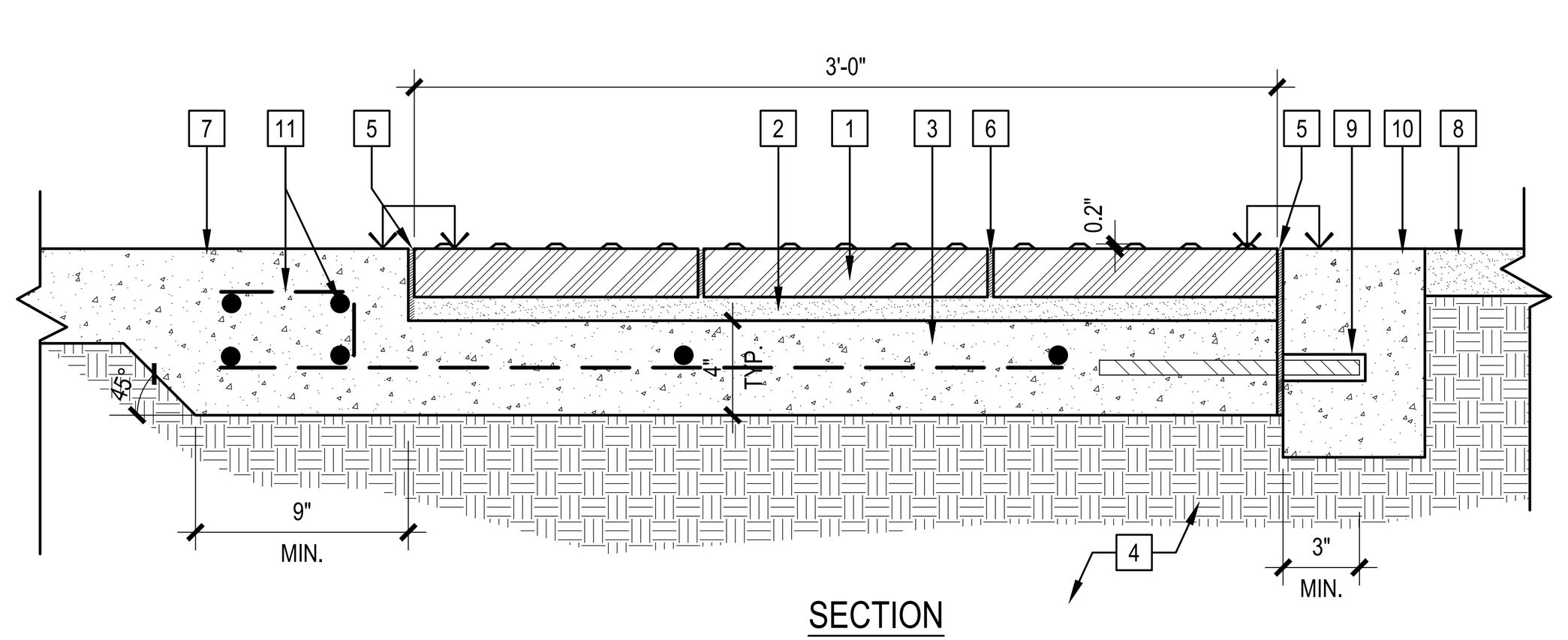
1. CONCRETE PAVERS - MORTAR SET FIRST ROW ADJACENT TO PLANTER AREA
2. FINISH GRADE
3. AGGREGATE BASE
4. SUBGRADE PREPARATION PER GEOTECHNICAL REPORT
5. 1/4" SANDED BUTT JOINT
6. (2) #4 HORIZONTAL BARS AND #4 BAR AT 18" O.C. VERTICAL
7. 1" SAND SETTING BED
8. 1" THICK MORTAR SETTING BED
9. CONTINUOUS CONCRETE FOOTING ALONG PERIMETER OF PLANTER
10. MIRAFI 500X STABILIZATION FABRIC

NOTES:
A. TOOL MORTAR JOINTS WITH CONCAVE JOINTER
B. CONTRACTOR TO APPLY SEALER TO PAVERS PER MANUF. RECOMMENDATION
C. PAVER PATTERN PER 18

BRICK PAVERS ADJACENT PLANTER AREA | 1 1/2" = 1'-0" | 17

09 TRUNCATED DOME TILES



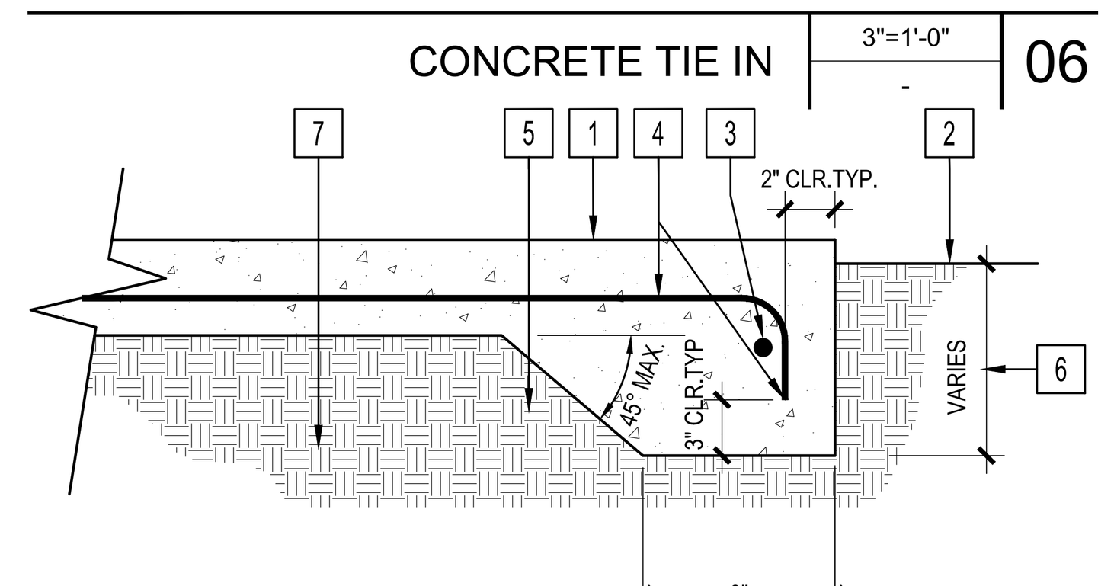


1. PRE-CAST TRUNCATED DOME TILES. COLOR TO BE FEDERAL YELLOW (33538) OF FEDERAL STANDARD 595C. SHALL COMPLY WITH CBC 11B-247, 11B-250, 11B-705
2. MORTAR SETTING BED PER MANUF.
3. CONCRETE PAVING PER 01
4. BASE MATERIAL AND COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
5. EXPANSION JOINT PER 02
6. GROUT JOINT
7. FINISH SURFACE
8. ADJACENT PAVING
9. #4 REBAR AT 18" O.C. EACH WAY
10. CONCRETE CURB PER CIVIL DWGS.
11. #4 REBAR AT 18" O.C. EACH WAY

NOTE:
A. TOTAL LENGTH OF TRUNCATED DOME TILES PER PLAN.
B. TRUNCATED DOME TILES ARE TO CONFORM TO STATE ACCESSIBILITY STANDARDS. CONTRACTOR TO VERIFY STANDARDS PRIOR TO INSTALLATION.
C. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACE. EITHER LIGHT ON DARK OR DARK ON LIGHT.

TRUNCATED DOME TILES | 1-1/2" = 1'-0" SAME | 09

05 CONC. PAVING W/ THICKENED EDGE

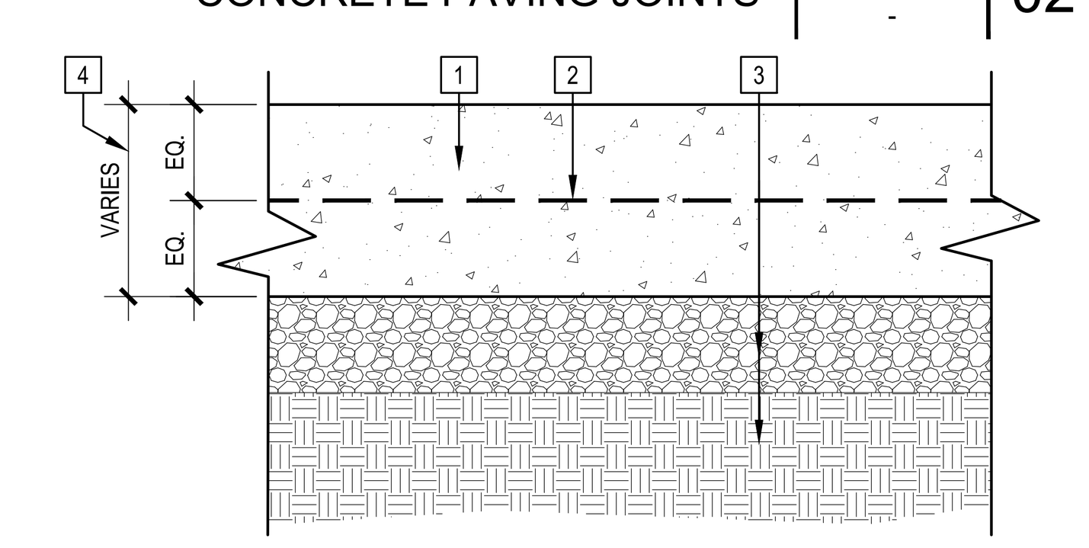


1. CONCRETE PAVING PER 01
2. ADJACENT SURFACE PER MATERIALS PLAN
3. #3 REBAR CONTINUOUS
4. EXTEND REINFORCEMENT FROM PAVING INTO THICKENED EDGE & WRAP ENDS
5. THICKENED EDGE
6. 9" DEPTH FOR PEDESTRIAN PAVING; 12" DEPTH FOR VEHICULAR PAVING
7. BASE MATERIAL & COMPACTED SUBGRADE PER 01

NOTES:
A. ADD EXPANSION JOINTS @ ALL THICKENED EDGE CONDITIONS ADJACENT TO OTHER PAVING TYPES PER 02
B. EXPANSION JOINT @ CURB PER 08

CONC. PAVING W/ THICKENED EDGE | 1 1/2"=1'-0" | 05

01 CONCRETE PAVING



1. CONCRETE PAVING PER MATERIALS PLAN. REFER TO KEYNOTE LEGEND FOR FINISH & COLOR.
2. REINFORCEMENT PER 01 C7.01
3. BASE COARSE (WHERE OCCURS) AND SUBGRADE COMPACTION AND OVER EXCAVATION PER 01 C7.01
4. CONCRETE PAVING THICKNESS PER 01 C7.01

NOTES:
A. SAWCUT & EXPANSION JOINTS PER 02
B. PROVIDE DOWELS WHERE NEW CONCRETE TIES INTO EXISTING PER 06
C. DO NOT ALLOW CONCRETE OVER-POUR INTO ADJACENT PLANTERS.
D. EXPANSION JOINTS @ VERTICAL SURFACE PER 07
E. EXPANSION JOINTS @ CURB PER 08
F. PROVIDE THICKENED EDGE & TRIM BARS @ ALL PROTRUSIONS IN PAVING @ ALL WEAKENED PLANE CONDITIONS. SUCH AS COLUMNS, WALLS, OR OTHER SIMILAR CONDITIONS AND WHERE PAVING ADJACENT TO PLANTING. 05 SIM.

CONCRETE PAVING | 3" = 1'-0" | 01

LPA
ARCHITECTURE ENGINEERING INTERIORS LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
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LPADesignStudios.com
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LICENSED LANDSCAPE ARCHITECT · STATE OF CALIFORNIA

MOORPARK CITY LIBRARY NEW PUBLIC PROJECT
83 W HIGH ST, MOORPARK, CA 93021
Developed for CITY OF MOORPARK

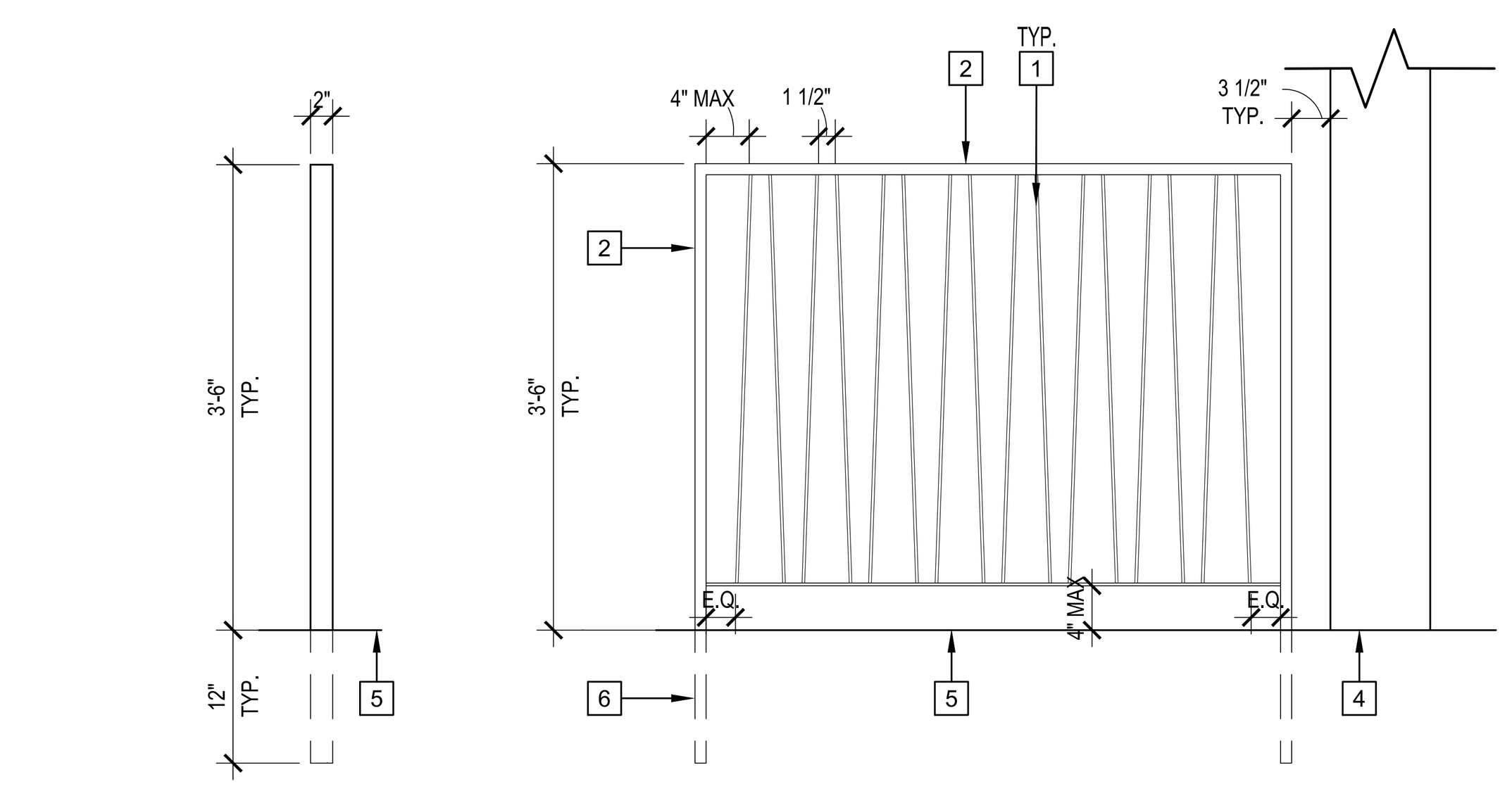
Revision	Date
2 ADDENDUM 2	06/26/2025

Submittal	Date
SCHEMATIC DESIGN	07/18/2022
DESIGN DEVELOPMENT	10/27/2022
50% CONSTRUCTION DOCS	12/22/2023
80% CONSTRUCTION DOCS	02/02/2024
AGENCY SUBMITTAL #1	08/15/2024
AGENCY SUBMITTAL #2	12/06/2024
AGENCY SUBMITTAL #3	03/27/2025
BID DOCUMENTS	05/23/2025
AGENCY SUBMITTAL #4	06/20/2025
AGENCY SUBMITTAL #5	06/26/2025

Job Number	30647
Date Published	
Checked By	MM / JH
Scale	AS NOTED

CONSTRUCTION DETAILS

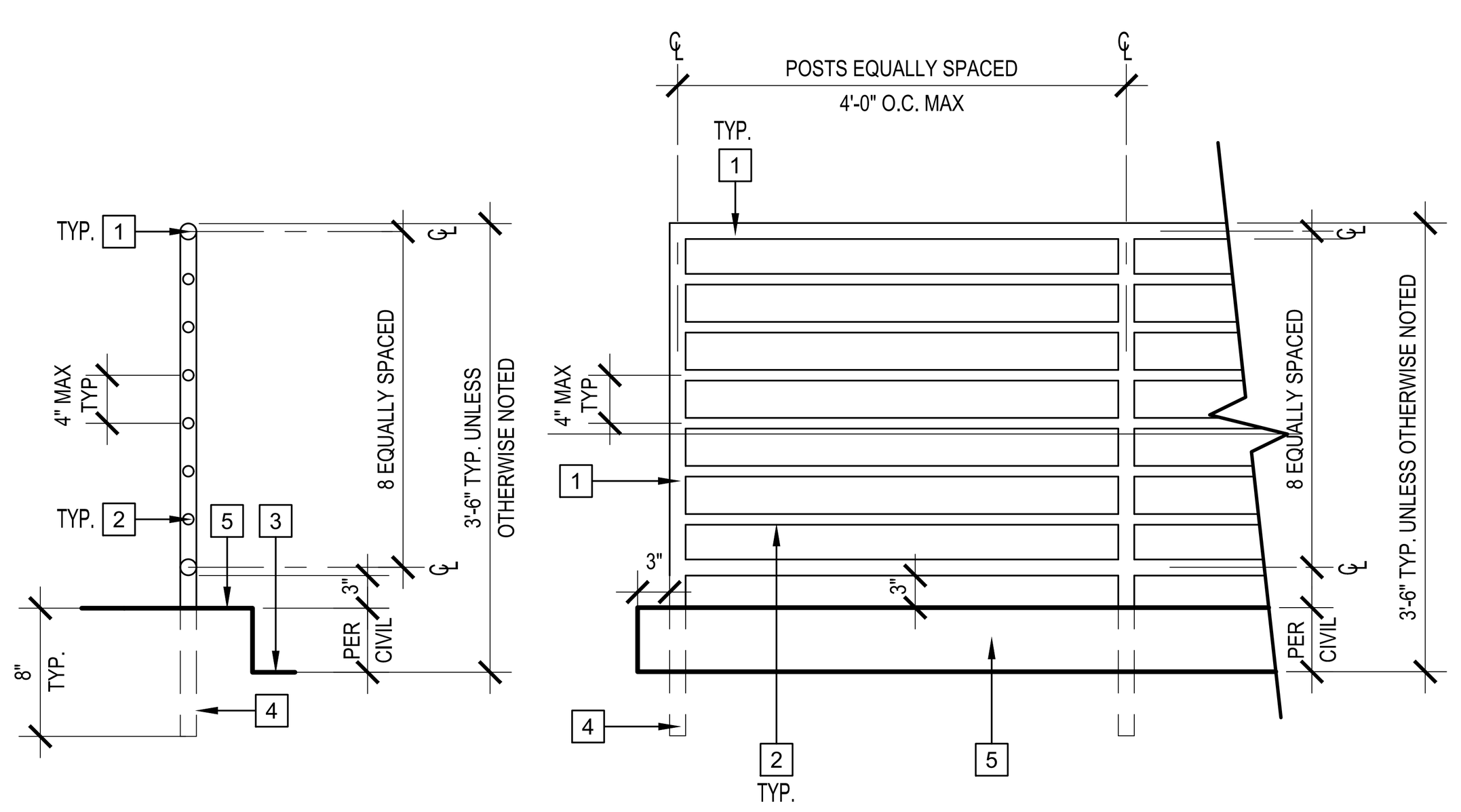
L5.01



1. 1/4" X 2" FLAT STEEL PICKET; 1/8" FILLET WELD EACH SIDE AT EACH END
2. 1" X 2" FLAT STEEL FRAME; PROVIDE BUTT WELD AT CORNER
3. 1/4" X 2" FLAT STEEL BOTTOM RAIL; 1/8" FILLET WELD EACH SIDE AT EACH END
4. CANOPY POST PER ARCH
5. TOP OF WALL CAP
6. CORE DRILL 2" LARGER THAN POST DIAMETER FOR ROUND POSTS OR 2" WIDER THAN DIMENSION FOR SQUARE POSTS. SET POSTS W/ NON-SHRINK GROUT PER STRUCTURAL GENERAL NOTE F.8.

NOTES:
A. ALL COMPONENTS ARE TO BE GALVANIZED STEEL WITH HIGH PERFORMANCE COATING.
B. GRIND ALL WELDS SMOOTH.
C. COLD GALVANIZE ALL FIELD WELDS.

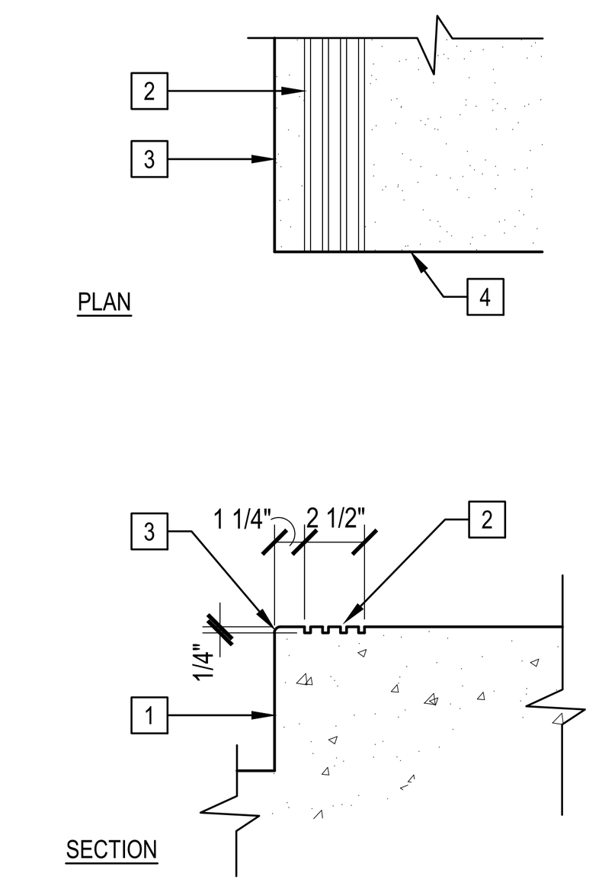
GUARDRAIL - TYPE 1 | 3/4" = 1'-0" | 11



1. 1.90" O.D. SCH 40 STEEL PIPE
2. 1.05" O.D. SCH 40 STEEL PIPE
3. ADJACENT SURFACE PER MATERIALS PLAN
4. CORE DRILL 2" LARGER THAN POST DIAMETER FOR ROUND POSTS OR 2" WIDER THAN DIMENSION FOR SQUARE POSTS. SET POSTS W/NON SHRINK GROUT PER STRUCTURAL GENERAL NOTE F.8.
5. CMU RETAINING WALL PER

NOTES:
A. ALL COMPONENTS ARE TO BE HOT DIPPED GALVANIZED STEEL WITH URETHANE PAINT SYSTEM.
B. GRIND ALL WELDS SMOOTH.
C. 1/8" EDGES TYPICAL ALL CORNERS.
D. COLD GALVANIZE ALL FIELD WELDS.

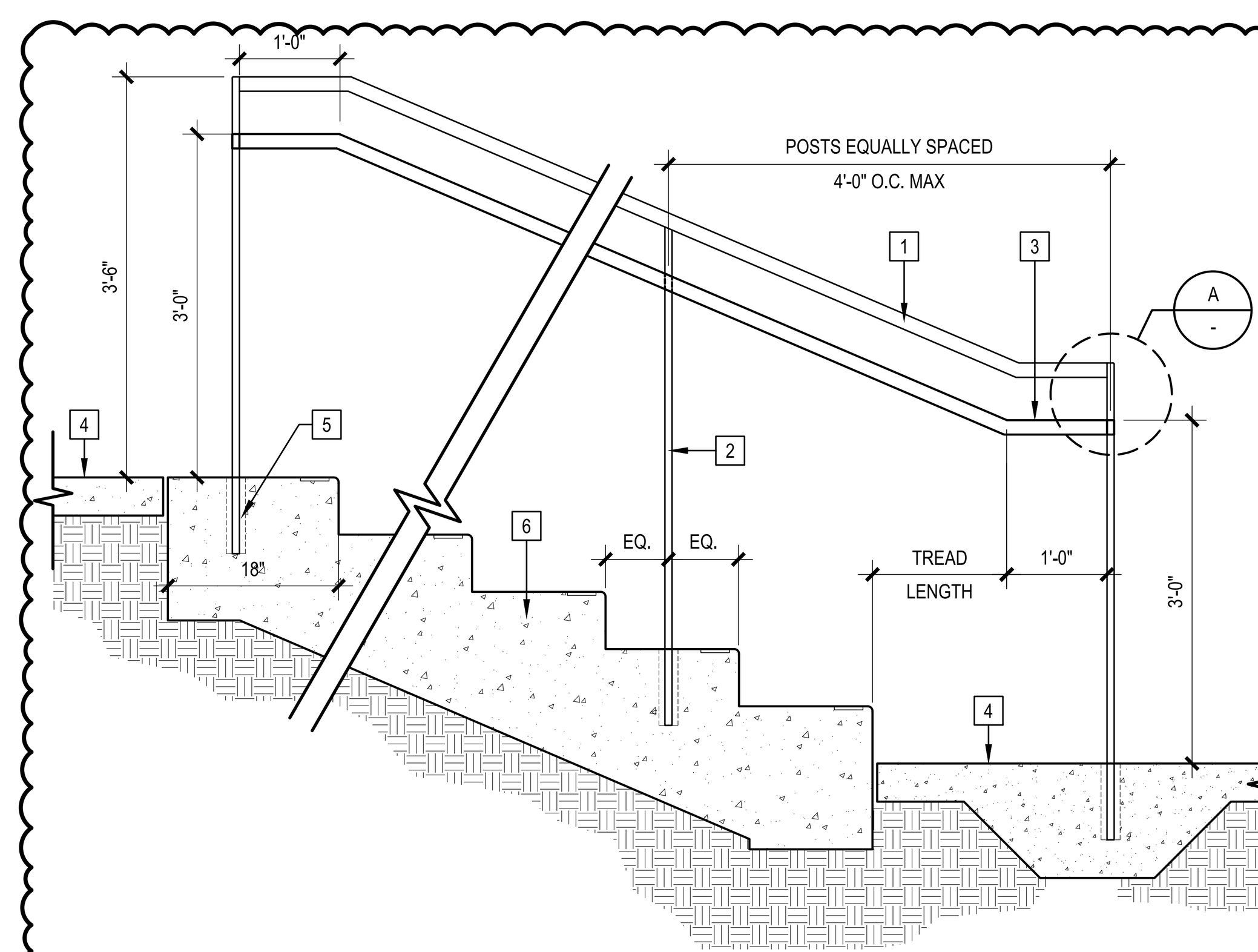
GUARDRAIL - TYPE 2 | 3/4" = 1'-0" | 10



1. CONCRETE STAIRS; PER DETAIL (01/-)
2. TROWELED GROOVES; APPLY CONTRASTING CONCRETE STAIN WITHIN ENTIRE WIDTH AND LENGTH OF GROOVED AREA.
3. 1/2" RADIUS AT TREAD NOSE
4. EDGE OF STAIRS

NOTES:
A. GROOVES REQUIRED AT EACH TREAD OF ALL EXTERIOR STAIRS.
B. CONCRETE STAIN COLOR = BLACK; APPLY 2-COATS.

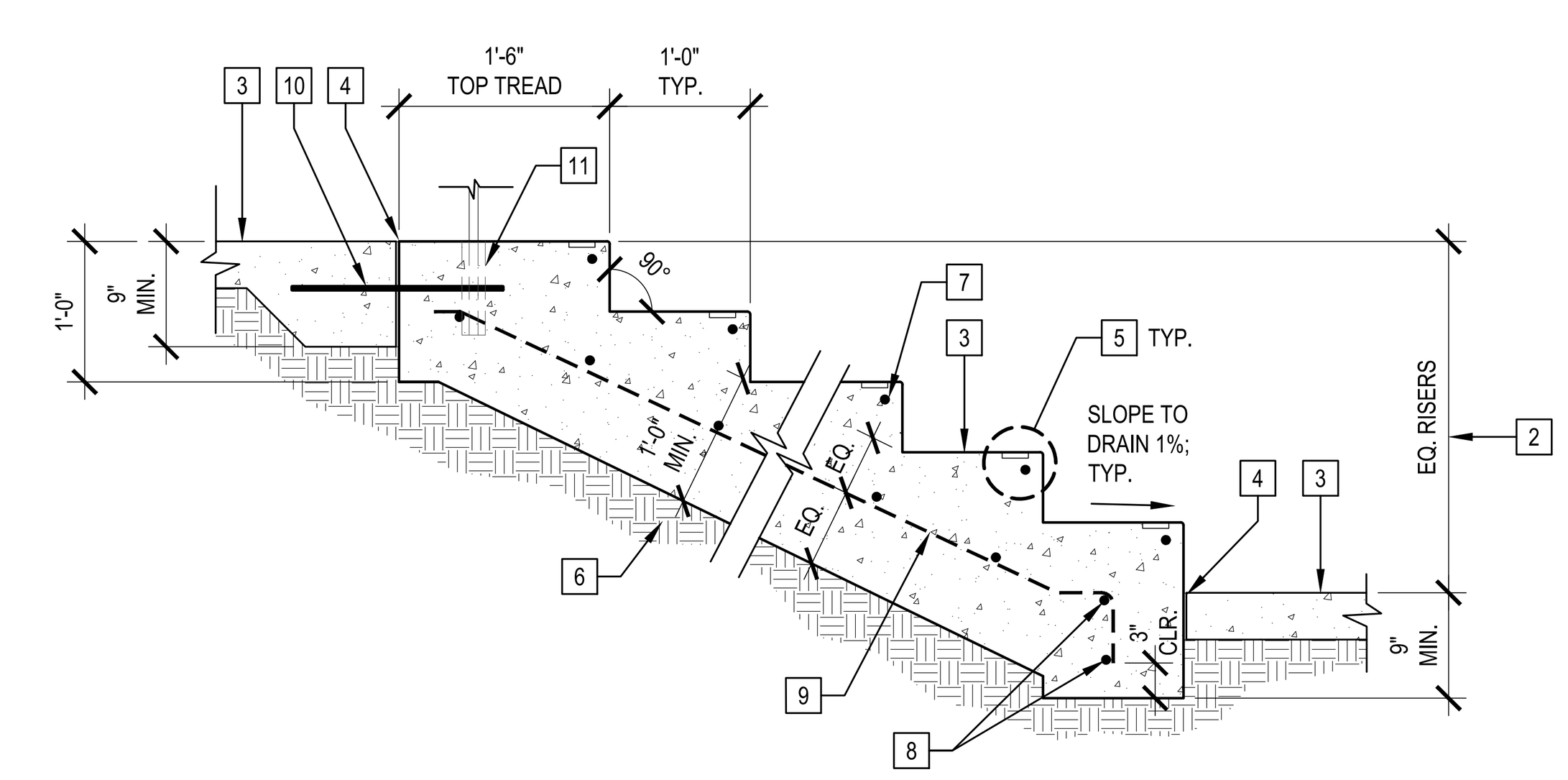
STAIR NOSING | 1 1/2"=1'-0" | 03



1. 1.66" O.D. SCH 40 STEEL PIPE GUARDRAIL
2. 1-1/2" x 3/4" THICK SOLID STOCK STEEL POST.
3. 1.66" O.D. SCH 40 STEEL PIPE HANDRAIL
4. FINISH SURFACE
5. CAST IN PLACE, CORE DRILL, OR PROVIDE KNOCKOUT. SET POSTS W/ NON SHRINK GROUT.
6. CONCRETE STAIRS PER (01/-)
7. MOUNTING BRACKET

NOTES:
A. ALL COMPONENTS ARE TO BE 316 S.S.
B. GRIND ALL WELDS SMOOTH.
C. 1/8" EDGES TYPICAL ALL CORNERS.
D. ALL HANDRAILS TO BE 4" CLEAR MIN. FROM VERTICAL SURFACE.

RAILINGS AT STAIRS | 3/4"=1'-0" | 02



1. CAST-IN-PLACE CONCRETE STAIRS PER MATERIALS AND LAYOUT PLAN
2. RISER HEIGHT PER CIVIL GRADING PLAN; 4" MIN - 7" MAX.
3. ADJACENT SURFACE PER PLAN MATERIALS PLAN; FINISH GRADE
4. EXPANSION JOINT; PER DETAIL (02/-)
5. STAIR NOSING; PER DETAIL (03/-)
6. BASE MATERIAL AND SUBGRADE; PER CIVIL DETAIL (01/-)
7. #4 NOSING BAR W/STANDARD BAND EACH END; PROVIDE 1-1/2" CONCRETE COVERAGE; TYP.
8. (2) # 4 REBAR CONT.
9. #4 REBAR AT 12" O.C. EA. WAY
10. 1/2" X 18" LONG SMOOTH STEEL DOWEL, 18" O.C.
11. HANDRAIL POST AND EMBEDMENT; PER DETAIL (02/-)

CONCRETE STAIRS | 3/4"=1'-0" | 01

LPA
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MOORPARK CITY LIBRARY NEW PUBLIC PROJECT
83 W HIGH ST, MOORPARK, CA 93021

Developed for CITY OF MOORPARK

Revision	Date
B ADDENDUM 2	06/26/2025

Submittal	Date
SCHEMATIC DESIGN	07/18/2022
DESIGN DEVELOPMENT	10/27/2022
50% CONSTRUCTION DOCS	12/22/2023
80% CONSTRUCTION DOCS	02/02/2024
AGENCY SUBMITTAL #1	08/15/2024
VCFD SUBMITTAL	12/06/2024
AGENCY SUBMITTAL #3	03/27/2025
BID DOCUMENTS	05/23/2025
AGENCY SUBMITTAL #4	06/20/2025
AGENCY SUBMITTAL #5	06/26/2025

Job Number	30647
Date Published	
Checked By	MM / JH
Scale	AS NOTED

CONSTRUCTION DETAILS

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package

Project Name:	Moorpark Library		sweeney + associates IRRIGATION DESIGN AND CONSULTING
Project Address:	699 Moorpark Ave Moorpark, CA 93021		
Reference Evapotranspiration (ETo)	**52.6** In./Yr.	**Residential Project?**	**No**

Hydrozone # / Planting Description[a]	Plant Factor	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1. Low Water Use Plantings	0.20	Drip	0.81	0.25	19,283	4,821	157,214
2. Mod. or Mix Water Use Plantings	0.40	Drip	0.81	0.50	1,712	856	27,916
3. High Water Use Turf	0.70	Overhead	0.75	0.94	1,960	1,842	60,084
				Totals:	**22,955**	**7,519**	
Special Landscape Areas							
				Totals:	**0**	**0**	
		Estimated Total Water Use (ETWU) Total:					**245,215**
		Maximum Applied Water Allowance (MAWA)[e]:					**336,874**

[a] **Hydrozone # / Planting Description**	[b] **Irrigation Method**	[c] **Irrigation Efficiency**
E.g.	*Overhead Spray of*	*0.75 for Spray*
1.) Front Lawn	*Drip*	*0.81 for Drip*
2.) Low Water Use Plantings		
3.) Medium Water Use Plantings		

[d] ***ETWU (Annual Gallons Required) =*** *ETo x 0.62 x ETAF x Area*

Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.

[e] ***MAWA (Annual Gallons Allowed) =*** *ETo x 0.62 x [(ETAF x LA) + ((1 - ETAF) x SLA)]*

Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.

Evapotranspiration Adjustment Factor (ETAF) Calculations

This non-residential project complies with the WELO and its average ETAF is less than ***0.45***

Regular Landscape Areas	
Total ETAF x Area	7,519
Total Area	22,955
Average ETAF	**0.33**

All Landscape Areas	
Total ETAF x Area	7,519
Total Area	22,955
Average ETAF	**0.33**

IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE. BACKFLOW MUST BE TESTED AT A MINIMUM OF ONCE A YEAR.
9. CONTRACTOR IS TO PROVIDE TWO (2) AN ADDITIONAL PILOT WIRES FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS. B
10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
11. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
13. CONTRACTOR SHALL INSTALL ADDITIONAL CHECK VALVES TO HEADS AND LATERALS AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
14. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.
15. THE CONTRACTOR IS REQUIRED TO CONTACT DIGALERT OR 811 A MINIMUM OF TWO (2) DAYS PRIOR TO THE START OF ANY EXCAVATIONS ON THE PROJECT AND SPECIFICALLY PRIOR TO THE INSTALLATION OF ANY GROUNDING RODS. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG TO START A PROJECT TICKET. DIGALERT AND 811 IS A FREE SERVICE PROVIDED TO THE PROJECT. FAILURE TO CONTACT AND HAVE THE EXISTING UTILITIES IDENTIFIED, LOCATED AND MARKED SHALL MAKE THE CONTRACTOR SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES.

IRRIGATION CONTROLLER RUN TIMES

POC or Controller				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total / Avg.
A	**ETo / Month (Inches):**			2.20	2.70	3.60	4.70	5.50	6.30	6.80	6.50	5.50	4.00	2.70	2.10	**52.60**
	ETo / Day (Inches):			0.07	0.10	0.12	0.16	0.18	0.21	0.22	0.21	0.18	0.13	0.09	0.07	**0.14**
	Irrigation Days / Week:			2	2	3	3	5	5	6	6	5	3	2	2	
Plant / Irrig. Type	**AKc**	**Pr Rate**	**IE**	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	
High Turf	0.70	1.83	0.75	7.6	10.3	8.3	11.2	7.6	9.0	7.8	7.5	7.9	9.2	9.6	7.3	Min./Day/Zone
Sprays	**Number of Zones:**		3	**22.8**	**31.0**	**24.9**	**33.6**	**22.8**	**27.0**	**23.5**	**22.5**	**23.6**	**27.6**	**28.9**	**21.8**	**Total Min./Day**
Low Shrubs	0.20	0.70	0.81	5.3	7.1	5.7	7.7	5.3	6.2	5.4	5.2	5.4	6.4	6.7	5.0	Min./Day/Zone
Drip Tubing	**Number of Zones:**		11	**57.8**	**78.6**	**63.1**	**85.1**	**57.8**	**68.4**	**59.6**	**56.9**	**59.8**	**70.1**	**73.3**	**55.2**	**Total Min./Day**
Low Kurapia Planting	0.20	0.94	0.81	3.9	5.3	4.3	5.8	3.9	4.6	4.0	3.9	4.0	4.7	5.0	3.7	Min./Day/Zone
Drip Tubing	**Number of Zones:**		2	**7.8**	**10.6**	**8.5**	**11.5**	**7.8**	**9.3**	**8.1**	**7.7**	**8.1**	**9.5**	**9.9**	**7.5**	**Total Min./Day**
Moderate Shrubs	0.40	0.70	0.75	11.4	15.4	12.4	16.7	11.4	13.4	11.7	11.2	11.7	13.8	14.4	10.8	Min./Day/Zone
Rotors	**Number of Zones:**		0	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**Total Min./Day**
Mod. Or Mix Shrubs	0.40	0.70	0.81	10.5	14.3	11.5	15.5	10.5	12.4	10.8	10.4	10.9	12.7	13.3	10.0	Min./Day/Zone
Drip Tubing	**Number of Zones:**		1	**10.5**	**14.3**	**11.5**	**15.5**	**10.5**	**12.4**	**10.8**	**10.4**	**10.9**	**12.7**	**13.3**	**10.0**	**Total Min./Day**
Modular Wetlands	0.20	1.50	0.75	2.6	3.6	2.9	3.9	2.6	3.1	2.7	2.6	2.7	3.2	3.4	2.5	Min./Day/Zone
Bubblers	**Number of Zones:**		4	**10.6**	**14.4**	**11.6**	**15.6**	**10.6**	**12.5**	**10.9**	**10.4**	**11.0**	**12.8**	**13.4**	**10.1**	**Total Min./Day**
Very Low Trees	0.10	1.50	0.75	1.3	1.8	1.4	1.9	1.3	1.6	1.4	1.3	1.4	1.6	1.7	1.3	Min./Day/Zone
Bubblers	**Number of Zones:**		2	**2.6**	**3.6**	**2.9**	**3.9**	**2.6**	**3.1**	**2.7**	**2.6**	**2.7**	**3.2**	**3.4**	**2.5**	**Total Min./Day**
Moderate Trees	0.40	1.50	0.75	5.3	7.2	5.8	7.8	5.3	6.3	5.5	5.2	5.5	6.4	6.7	5.1	Min./Day/Zone
Bubblers	**Number of Zones:**		4	**21.2**	**28.8**	**23.1**	**31.2**	**21.2**	**25.1**	**21.8**	**20.9**	**21.9**	**25.7**	**26.9**	**20.2**	**Total Min./Day**
Total Number of Zones:			**27**	133	181	146	196	133	158	137	131	138	162	169	127	Total Min./Day
Total Controller Run Time in Hours:				**2.22**	**3.02**	**2.43**	**3.27**	**2.22**	**2.63**	**2.29**	**2.19**	**2.30**	**2.70**	**2.82**	**2.12**	**Total Hrs./Day**
				JAN	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	

Note: These schedules are intended only for compliance with local municipal codes and the water efficient landscape ordinance. These calculations represent the MAXIMUM REASONABLE run times and are used to ensure that all irrigation may be completed during the specific watering window allowed. These schedules do not include rainfall, site soil types, specicic exposures (shade versus sun), actual irrigation days, or specific slope position. It is solely the responsibility of the irrigation contractor to program the controller as required to apply the correct amount of irrigation water for the landscape. All smart controllers shall be programmed using the specified ET or weather sensing equipment, satellite provided ET data, soil moisture sensors, and rain shut off devices as required. Contractor shall provide a controller schedule inside the controller cabinet prior to final turnover of the project to the owner.

REGULAR IRRIGATION CONTROLLER RUN-TIMES ARE TO BE PROGRAMMED / SCHEDULED OUTSIDE OF THE PEAK DEMAND HOURS, BETWEEN THE HOURS OF 10:00 P.M. AND 5:00 A.M. OR AS OTHERWISE APPROVED BY VENTURA COUNTY WATERWORKS.

WATER PRESSURE LOSS CALCULATIONS

WATER METER NUMBER	1	WATER METER SIZE (Inches)	1.50
HYDRAULIC GRADE LINE (FT)		WATER METER ELEVATION (FT)	
ELEVATION DIFFERENCE (FT)		STATIC PRESSURE (PSI)	106.0
REMOTE CONTROL VALVE #	A10	REMOTE CONTROL VALVE SIZE (In.)	1.00
R.C.V. DEMAND (GPM)	19	TOTAL DEMAND (GPM)	19
HIGHEST HEAD SERVED (FT)		STATIC PRESSURE AT HIGHEST HEAD	

sweeney + associates IRRIGATION DESIGN AND CONSULTING

PRESSURE LOSS CALCULATION IS PROVIDED FOR THIS PROJECT BY SWEENEY & ASSOCIATES, INC. UNAUTHORIZED USE BY ANY OTHER PERSON, COMPANY OR PROJECT IS FORBIDDEN WITHOUT WRITTEN PERMISSION.

SIZE (Inches)	DESCRIPTION	FLOW	#	LOSS	
2.00	SERVICE LINE (50 FT OF TYPE K COPPER)	19	1	0.22	PSI
1.50	WATER METER (XXXX TYPE)	19	2	0.70	PSI
2.00	BACKFLOW PREVENTER (R/P TYPE)	19	3	13.50	PSI
2.00	FILTRATION (WYE FILTER)	19	4	0.10	PSI
2.00	PRESSURE REGULATOR (WILKINS 500HLR)	19	5	1.90	PSI
2.00	BFD ASSEMBLY PIPING (BRASS W/ 4 ELLS)	19	6	0.26	PSI
1.50	MASTER CONTROL VALVE	19	7	0.45	PSI
1.00	FLOW SENSOR	19	8	1.00	PSI
2.00	ISOLATION VALVES (BALL TYPE)	19	9	1.00	PSI
2.00	420/500 FEET OF LOOPED MAINLINE: CL. 315 PVC	19	10	1.47	PSI
2.00	10 - 90 DEGREE ELBOWS	19	11	0.35	PSI
1.00	REMOTE CONTROL VALVE ASSEMBLY	19	12	2.79	PSI
10%	LATERAL LINE LOSSES	19	13	3.00	PSI
20%	FITTING LOSS (IN ADDITION TO ELBOWS SHOWN)	N/A	14	0.29	PSI
0.00	ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	N/A	15	0.00	PSI
TOTAL SYSTEM PRESSURE LOSS (SUM OF #1 THRU #15)			16	27.0	PSI
PRESSURE REQUIRED AT HEAD (OPERATING PRESSURE)			17	30.0	PSI
TOTAL PRESSURE REQUIRED (SUM OF #16 AND #17)			18	57.0	PSI
STATIC WATER PRESSURE (FROM ABOVE)			19	106.0	PSI
RESIDUAL PRESSURE (SUBTRACT #18 FROM #19)			20	49.0	PSI
SET PRV OR MCV AT (#20 PLUS 10 PSI)			21	67.0	PSI
PRESSURE BOOST, IF REQUIRED (SET TO ACHIEVE 20 PSI RESIDUAL)			22	N/A	PSI

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-P30-F 6" POP-UP TURF HEAD WITH 5Q/5H NOZZLES	.10, .20	30	5 FT	1.78 IN./HR.	A
⬟ ⬟ ⬟ ⬟	RAIN BIRD	RD-06-S-P30-F 6" POP-UP TURF HEAD WITH AN 8 SERIES HE-VAN ADJUSTABLE ARC NOZZLE	.29, .39, .59, 1.17	30	8 FT	2.03 IN./HR.	A
◀ ▷ ▼ ▽	RAIN BIRD	RD-06-S-P30-F 6" POP-UP TURF HEAD WITH AN 10 SERIES HE-VAN ADJUSTABLE ARC NOZZLE	.45, .59, .89, 1.78	30	10 FT	1.98 IN./HR.	A
◫ ⧄ ⊟ ⊞	RAIN BIRD	RD-06-S-P30-F 6" POP-UP TURF HEAD WITH AN 12 SERIES HE-VAN ADJUSTABLE ARC NOZZLE	.59, .79, 1.18, 2.37	30	12 FT	1.83 IN./HR.	A
◳ ◩ ⬓ ■	RAIN BIRD	RD-06-S-P30-F 6" POP-UP TURF HEAD WITH AN 15 SERIES HE-VAN NOZZLE	.93, 1.23, 1.85, 3.70	30	15 FT	1.83 IN./HR.	A
⊟ ◪	RAIN BIRD	RD-06-S-P30-F 6" POP-UP TURF HEAD WITH LCS/RCS/15SST NOZZLES	.61, 1.21	30	4X15 FT 4X30 FT	1.95 IN./HR.	A
◎	RAIN BIRD	RD-06-S-P30-F 6" POP-UP BUBBLER HEAD WITH A HUNTER MSBN-50Q STREAM NOZZLE	0.50 TOTAL	30	30 FT	1.50 IN./HR.	A
▽	RAIN BIRD	RD-06-S-P30-F 6" POP-UP BUBBLER HEAD WITH A HUNTER MSBN-50Q STREAM BUBBLER NOZZLE EACH SYMBOL REPRESENTS TWO (2) BUBBLER TO PROVIDE A TOTAL OF TWO (2) BUBBLERS PER TREE OR PALM. PLACE THE BUBBLER HEADS SIX (6) INCHES FROM THE ROOT BALL OF THE TREE OR PALM AND ON OPPOSITE SIDES OF TREE OR PALM. ADJUST BUBBLER STREAMS TO WET THE ROOT BALL AND ADJACENT AMENDED SOIL WITHOUT HITTING THE TRUNK OF THE TREE OR PALM.	.50 (1.00 TOTAL)	30	1.5 FT	1.50 IN./HR.	A,B
▤	NETAFIM	SUB-SURFACE DRIP TUBING AS DESCRIBED BELOW: TLHCVXR5-CS-12 SUBSURFACE DRIP TUBING (BROWN EXTERIOR COLOR WITH A COPPER OXIDE STRIPE) WITH 0.53 GPH, PRESSURE COMPENSATING EMITTERS INTERNALLY INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. DRIP TUBING SHALL BE EQUIPPED WITH A CONTINUOUS EXTERIOR CUPRON STRIPE, COPPER OXIDE INFUSED EMITTERS AND A PHYSICAL BARRIER TO PREVENT ROOT INTRUSION INTO THE DRIP EMITTER. DRIP EMITTERS SHALL BE CONTINUOUS FLUSHING TYPE AND EQUIPPED WITH A CHECK VALVE AND ANTI-SIPHON FEATURE. DRIP TUBING SHALL BE INSTALLED 2" BELOW THE FINISHED SOIL GRADE (NOT COUNTING MULCH) AND IN PARALLEL ROWS A MAXIMUM OF 16" ON CENTER. THE PERIMETER ROW OF DRIP TUBING SHALL BE INSTALLED A MAXIMUM OF 4" FROM THE EDGE OF ANY HARDSCAPE OR TURF EDGE. ALL SUBSEQUENT INTERIOR ROWS SHALL BE ADJUSTED TO PROVIDE AN EVEN SPACING ACROSS THE PLANTER WITHOUT EXCEEDING 16" MAXIMUM SPACING. INSTALL 9" PVC COATED GALVANIZED TUBING STAKES A MAXIMUM OF FIVE (5) FEET ON CENTER ALONG THE LENGTH OF THE TUBING. TUBING STAKES SHALL BE MODEL #GDTS140900 AS MANUFACTURED BY GPH IRRIGATION PRODUCTS (866) 582-9684. THE LINES SHOWN ON THE PLANS REPRESENT THE APPROXIMATE DIRECTION AND SPACING OF THE DRIP TUBING ROWS, SEE SPACING REQUIREMENTS ABOVE AND IN DETAILS.	0.53 GPH / EMITTER	30	N/A	0.70 IN./HR.	C,D
NO SYMBOL	NETAFIM	CONNECTION BETWEEN DRIP TUBING AND PVC SUPPLY AND DISCHARGE HEADERS SHALL BE MADE USING SCH. 40 PVC SXT FITTINGS, TL BARBED DRIP TUBING FITTINGS AND BLANK DRIP TUBING. USE A SCH. 40 PVCVLATERAL X LATERAL X 1/2" SxSxT TEE (OR A LATERAL X 1/2" SxT 90° ELBOW) FITTING ON THE PVC LATERAL LINE HEADER, A TL050MA BARB X 1/2" MALEVADAPTER, A SHORT LENGTH OF BLANK DRIP TUBING, AND A TLTEE BARBED TEE FITTING. ALL END RUNS OF TUBING SHALL BE CONNECTED WITH A PVC DISCHARGE HEADER. NO HEATING OF TUBING SHALL BE ALLOWED FOR ASSEMBLY.					C,D
NO SYMBOL	NETAFIM	TL SERIES 17mm BARBED FITTINGS FOR CONNECTIONS BETWEEN DRIP TUBING (TUBING-TO-TUBING ONLY). NO HEATING OF TUBING SHALL BE ALLOWED.					C,D
— — — — —	AS APPROVED	PVC SUPPLY AND DISCHARGE HEADERS SHALL BE PVC LATERAL LINE PIPE (AS SHOWN BELOW), 1 1/4" MINIMUM SIZE WITH SCH. 40 PVC FITTINGS.					C,D
NO SYMBOL	NETAFIM	WHERE VINES ARE PLANTED ON WALLS, FENCES OR COLUMNS WITHIN THE DRIP TUBING ZONES, ADDITIONAL DRIP EMITTERS SHALL BE REQUIRED FOR THESE VINE PLANTINGS. THE CONTRACTOR SHALL INSTALL TWO (2) SPCV10 1 GPH DRIP EMITTERS PER VINE PLANTING. THESE ADDITIONAL EMITTERS SHALL BE PUNCHED DIRECTLY INTO THE DRIP TUBING. EMITTERS SHALL BE INSTALLED USING A SPDT EMITTER INSTALLATION TOOL. EACH DRIP EMITTER SHALL BE INSTALLED WITH AN 18" LENGTH OF EDTUBE-01 1/4" DISTRIBUTION TUBING, AN EDTUBESTK TUBING STAKE, AND A VINYL 1/4" TUBING BUG CAP. LOCATE EMITTERS DIRECTLY OVER THE ROOT BALL OF THE VINE PLANTINGS.					E
Ⓕ	HUNTER	ECO-ID-12 YELLOW 12" POP-UP INDICATOR HEAD AND AV5075 AUTOMATIC FLUSH VALVE. AVF075 AUTOMATIC FLUSH VALVE IS TO BE INSTALLED IN A RAIN BIRD VB-7RND 7" ROUND VALVE BOX. **EACH SYMBOL REPRESENTS ONE (1) INDICATOR HEAD AND ONE (1) AUTOMATIC FLUSH VALVE.** INDICATOR HEAD AND AUTOMATIC FLUSH VALVES ARE TO BE INSTALLED ON DRIP DISCHARGE HEADERS, ADJACENT TO EDGE OF PLANTING / EDGE OF HARDSCAPE. FINAL LOCATIONS TO BE APPROVED VIA SHOP-DRAWING SUBMITTAL PROCESS PRIOR TO STARTING WORK. B					C,F,S
M	P.O.C.	1" POTABLE (DOMESTIC) DEDICATED IRRIGATION WATER METER WITH 1.5" SERVICE LINE. VERIFY SIZE, LOCATION AND PRESSURE IN FIELD.					N/A
B	WILKINS	975XLS, 2" R/P BACK FLOW PREVENTION DEVICE WITH WYE STRAINER, INSTALL WITH BRASS NIPPLES, UNIONS AND FITTINGS, SIZED PER DEVICE					G
NO SYMBOL	WILKINS	500XL-HLR 2" BRONZE, HIGH LOW RANGE (10-125 PSI) PRESSURE REGULATOR, WITH SINGLE UNION FIPT X FIPT CONNECTIONS, INSTALL PRESSURE REGULATOR ON THE DOWNSTREAM SIDE OF THE BACK FLOW DEVICE. SET WATER PRESSURE TO 10 PSI ABOVE DESIGN PRESSURE SHOWN ON POC NOTES.					G
NO SYMBOL	V.I.T.	STRONG BOX SBBC-45SS "SMOOTH TOUCH" STAINLESS STEEL BACK FLOW DEVICE ENCLOSURE					G
V	BUCKNER (SUPERIOR)	3300-150 1 1/2" NORMALLY OPEN, BRASS MASTER CONTROL VALVE. WIRE MCV TO THE CONTROLLER USING A SEPARATE PILOT AND GROUND WIRE, ROUTE INSIDE CONDUIT WITH FLOW SENSOR WIRE. INSTALL INSIDE A STANDARD RECTANGULAR VALVE BOX.					H
F	I.T.S.	IFS-100C-B 1" PRE-PROGRAMMED BRASS FLOW SENSOR INCLUDED AS PART OF IMPERIAL TECHNICAL SERVICES PACKAGE SPECIFIED BELOW. WIRE TO CONTROLLER USING TWO (2) #14UF AWG WIRES INSIDE A 1 1/4" SCH. 40 PVC (GRAY) ELECTRICAL CONDUIT, WITH MASTER CONTROL VALVE WIRES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND INSIDE A STANDARD RECTANGULAR VALVE BOX.					I
⋈	LASCO	VXX101N-SC XX" SLO-CLOSE SCH. 80 PVC, TRUE-UNION BALL VALVE WITH SOLVENT WELD SOCKET CONNECTIONS, LINE SIZE PER MAINLINE. INSTALL INSIDE A 10" ROUND VALVE BOX.					J,S
◉	RAIN BIRD	44LRC 1" QUICK COUPLER VALVE WITH LOCKING VINYL COVER AND A LASCO G13S-218 SWING JOINT. INSTALL INSIDE A 10" ROUND VALVE BOX.					K,T
●	RAIN BIRD	XXX-PESB-PRS-D PRESSURE REGULATING, PLASTIC REMOTE CONTROL VALVE (RCV), SIZE AS SHOWN (1", 1 1/2" AND 2" SIZES), SET PRS-D PRESSURE REGULATOR TO PROVIDE THE OPERATING PRESSURE OF THE SPRINKLER / BUBBLER HEAD AT THE HIGHEST OR FARTHEST HEAD ON THE CONTROL VALVE ZONE (MEASURE PSI AT HEAD). INSTALL THE RCV INSIDE A STANDARD RECTANGULAR VALVE BOX.					L,T
◑	RAIN BIRD	BRASS DRIP REMOTE CONTROL VALVE ASSEMBLY, SIZE AS SHOWN (1" AND 1 1/2" SIZES). COMPLETE WITH PLASTIC CONTROL VALVE, DRIP FILTER AND PRESSURE REGULATION, AS SHOWN BELOW BY SIZE: FOR 1" DRIP ZONES: 100-EFB-CP VALVE AND A PRB-QKCHK-100 PRESSURE REGULATING, 200 MESH BASKET FILTER. IN A STANDARD RECTANGULAR BOX.					M
NO SYMBOL	LASCO	ULTRA-ZONE SCH. 80 PVC MANIFOLD ASSEMBLIES SHALL BE USED TO INSTALL MULTIPLE 1" SIZED REMOTE CONTROL VALVES AND DRIP REMOTE CONTROL VALVES INSIDE A SINGLE JUMBO RECTANGULAR VALVE BOX. USE ALL COMPONENTS DESCRIBED IN THE DETAIL TO INSTALL THE VALVE ASSEMBLY.					T
C	I.T.S. / WEATHERTRAK	ICA6-HP3-30 | SP | HP3SP-5Y | RSE | 3300-150N | IFS-100C-B | MP16 | GRD-K AS 30-STATION CONTROLLER ASSEMBLY INSTALLED WITHIN A TOP-ENTRY STAINLESS STEEL PEDESTAL CONTROLLER. CONTROLLER ASSEMBLY PACKAGE TO INCLUDE SURGE PROTECTOR, 5-YEAR DATA PLAN, WEATHER SENSOR, PRE-PROGRAMMED 1" BRASS FLOW SENSOR AND MOUNTING PAD. GROUND THE CONTROLLER AS RECOMMENDED BY THE MANUFACTURER. THE CONTRACTOR SHALL REGISTER THE CONTROLLER WITH WEATHERTRAK AND FULLY PROGRAM THE CONTROLLER FOR AUTOMATIC PROGRAM / SCHEDULE ADJUSTMENT WITH THE WEATHER DATA DOWNLOAD SERVICE. CONTACT DARYL GREEN WITH IMPERIAL TECHNICAL SERVICES AT 949-584-7311 FOR ASSISTANCE IN OBTAINING CUT-SHEETS, ORDERING AND SCHEDULING CERTIFICATION OF CONTROLLER INSTALLATION.					N,O
R	I.T.S.	RSE WIRED RAIN SENSOR MOUNTED VANDAL RESISTANT ENCLOSURE ON THE SIDE OF THE CONTROLLER ENCLOSURE, INCLUDED AS PART OF IMPERIAL TECHNICAL SERVICES CONTROLLER ASSEMBLY PACKAGE SPECIFIED ABOVE. WIRE TO THE CONTROLLER PER MANUFACTURER'S RECOMMENDATION.					N/A
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					P
━ - - ━	AS APPROVED	PVC PIPE 2" CL. 315, SOLVENT WELD WITH SCH. 80 PVC FITTINGS, AS MAINLINES INSTALLED 18" BELOW FINISHED GRADE					P
═ ═ ═ ═	AS APPROVED	PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED (2" MINIMUM SIZE) INSTALL ALL PIPE AND WIRE UNDER PAVING, HARDSCAPE, ETC. (OR AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE) INSIDE SLEEVES. REFER TO SLEEVE INSTALLATION DETAIL DEPTH CHART FOR VARIOUS INSTALLATION DEPTHS BELOW PEDESTRIAN AND VEHICULAR HARDSCAPE. B					Q
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	AS APPROVED	11/4" SCH. 40 PVC, GRAY ELECTRICAL CONDUIT FOR FLOW SENSOR AND MASTER VALVE CABLE, PROVIDE PULL BOX AT A MAXIMUM OF 200 FEET ON CENTER FOR A 3 FOOT WIRE LOOP OR ANY SPLICES. INSTALL INSIDE A STANDARD RECTANGULAR VALVE BOX.					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.					P,Q,R
NO SYMBOL	GPH IRRIGATION	GDBRY6 DIRECT BURIAL, 100% SILICONE GEL, WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE SPLICES AND CONNECTIONS					R
NO SYMBOL	NDS (K.B.I.)	KSC-XXX-S SWING CHECK VALVE, LATERAL LINE SIZE, INSTALL ONE (1) ON THE DOWNSTREAM SIDE OF EACH RCV WHEN THE RCV IS LOWER THAN THE SPRINKLERS, BUBBLERS OR DRIP EMITTERS. INSTALL WITHIN SPRINKLER / BUBBLER / DRIP ZONES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.					N/A
NO SYMBOL	NDS (K.B.I.)	KC-XXX-S SPRING CHECK VALVE, LATERAL LINE SIZE, INSTALL ONE (1) ON THE DOWNSTREAM SIDE OF EACH RCV WHEN THE RCV IS HIGHER THAN THE SPRINKLERS, BUBBLERS OR DRIP EMITTERS. INSTALL WITHIN SPRINKLER / BUBBLER / DRIP ZONES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.					N/A
NO SYMBOL	RAIN BIRD	ALL VALVE BOXES SHALL BE VB SERIES, PLASTIC TYPE WITH OVERLAPPING LIDS. VALVE BOX BODIES SHALL BE BLACK IN COLOR. LIDS FOR VALVE BOXES IN SHRUB AREAS SHALL BE BLACK. ALL BOXES SHALL BE SECURED WITH A RAIN BIRD VB-LOCK-H HEXAGON HEAD BOLT, WASHER AND CLIP. BOXES SHALL BE AS SHOWN BELOW:					N/A

DESCRIPTION	SHRUB AREAS (BLACK BOXES AND LIDS)
7" ROUND BOXES	VB-7RNDB (BOX) AND VB-7RNDBKL (LID)
10" ROUND BOXES	VB-10RNDB (BOX) AND VB-10RNDBKL (LID)
STANDARD RECTANGULAR BOXES	VB-STDB (BOX) AND VB-STDBKL (LID)
JUMBO RECTANGULAR BOXES	VB-JMBB (BOX) AND VB-JMBBKL (LID)

VALVE CALLOUT LEGEND

HYDROZONE DESCRIPTION CHART			
NUMBER	DESCRIPTION OF THE HYDROZONE	WUCOLS	PLANT FACTOR
HZ 1	LOW WATER USE PLANTINGS	L	0.20
HZ 2	MOD. OR MIX WATER USE PLANTINGS	M	0.40
HZ 3	HIGH WATER USE TURF	H	0.70
HZ 4	VERY LOW WATER USE TREES	VL	0.10
HZ 5	MODERATE WATER USE TREES	M	0.40

IRRIGATION METHOD DESCRIPTION CHART			
LETTERS	DESCRIPTION OF THE IRRIGATION	TYPE	IR. EFFICIENCY
DT	DRIP TUBING	DRIP	0.81
TB	TREE BUBBLERS	BUBBLER	0.75
B	BUBBLERS	BUBBLER	0.75
S	SPRAY HEADS	SPRAY	0.75

W.E.L.O. COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Michael Michalek	6429	6.23.2025
MICHAEL MICHALEK	PLA #	DATE

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I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

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LICENSED LANDSCAPE ARCHITECT
MICHAEL MICHALEK No. 6429
SIGNATURE
7/31/2025
RENEWAL DATE
6/20/2025
DATE
STATE OF CALIFORNIA

MOORPARK CITY LIBRARY
NEW PUBLIC PROJECT

83 W HIGH ST, MOORPARK, CA 93021

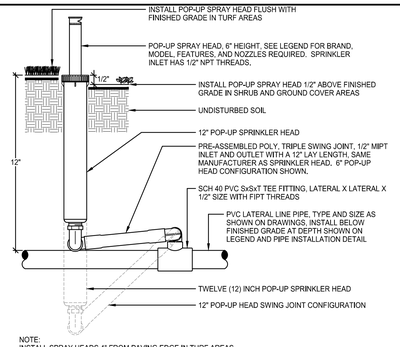
Developed for
CITY OF MOORPARK

Revision	Date
B ADDENDUM 2	06/26/2025

Submittal	Date
SCHEMATIC DESIGN	07/18/2022
DESIGN DEVELOPMENT	10/27/2022
50% CONSTRUCTION DOCS	12/22/2023
AGENCY SUBMITTAL #1	08/15/2024
VCFD SUBMITTAL	12/06/2024
AGENCY SUBMITTAL #2	03/27/2025
AGENCY SUBMITTAL #5	06/26/2025

Job Number	30647
Date Published	
Checked By	MM / JH
Scale	

IRRIGATION
LEGEND & NOTES

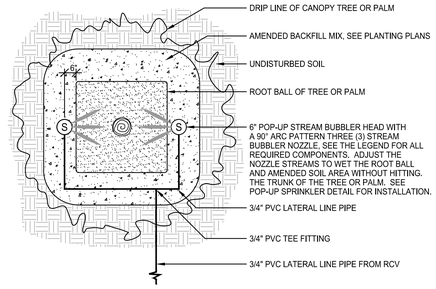


NOTE:
INSTALL SPRAY HEADS 4" FROM PAVING EDGE IN TURF AREAS.
INSTALL SPRAY HEADS 6" FROM PAVING EDGE IN SHRUB AND GROUND COVER AREAS.
INSTALL SPRAY HEADS 12" FROM THE FACE OF BUILDING WALLS OR WINDOWS.

INSTALL SPRAY HEADS PLUMB. ADJUST NOZZLE STREAM TO COVER THE LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.

SECTION VIEW - N.T.S.

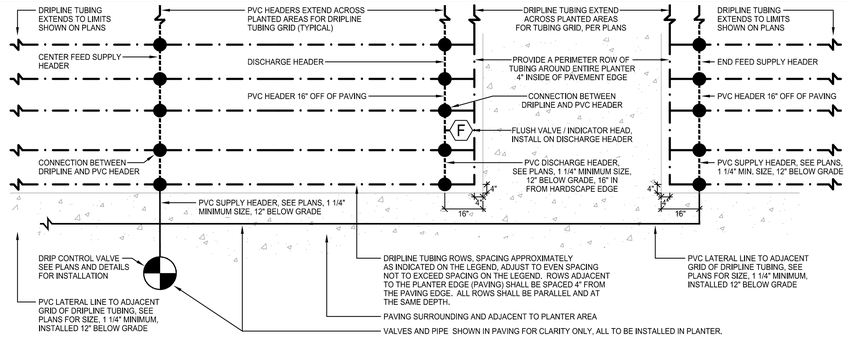
Ⓐ POP-UP SPRAY / BUBBLER HEAD



NOTE:
POSITION MSBN-50Q STREAM BUBBLER HEADS 6" FROM THE ROOT BALL.
POSITION MSBN-25Q STREAM BUBBLER HEADS 1" FROM THE ROOT BALL.

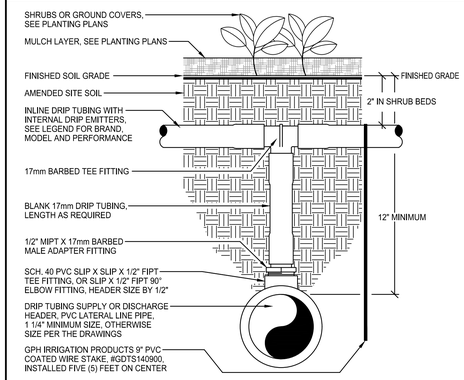
PLAN VIEW - N.T.S.

Ⓑ TREE BUBBLER LAYOUT



NOTE:
PVC SUPPLY AND DISCHARGE HEADERS SHALL BE INSTALLED AT END RUNS OF TUBING, NO MORE THAN 16" FROM THE EDGE OF THE HARDSCAPE. WHERE A TUBING END RUN HAS ONLY TWO (2) OR THREE (3) ROWS, A PVC DISCHARGE HEADER IS NOT NEEDED AND THE PERIMETER ROW OF TUBING SHALL BE USED FOR THE DISCHARGE.
WHERE FOUR (4) OR MORE TUBING ROWS END RUN, A PVC DISCHARGE HEADER IS REQUIRED.
PVC PIPE FOR LATERALS, SUPPLY HEADERS AND DISCHARGE HEADERS SHALL BE MINIMUM 1 1/4" SIZE, OR SIZED AS SHOWN ON THE PLANS.
ENTIRE PERIMETER OF PLANTING AREA SHALL HAVE A ROW OF DRIP TUBING INSTALLED 4" OFF OF THE EDGE OF THE HARDSCAPE AS SHOWN ABOVE.

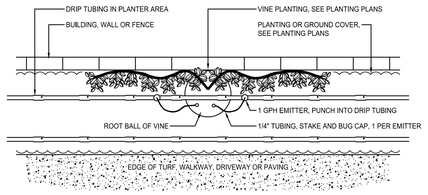
Ⓒ DRIP TUBING LAYOUT



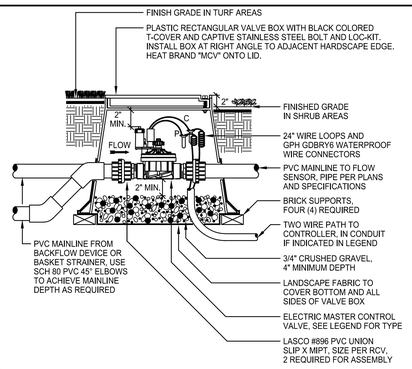
NOTE:
DRIP TUBING CONNECTION REQUIRED FOR ALL CONNECTIONS BETWEEN DRIP TUBING AND PVC HEADERS, ALL DRIP TUBING CONNECTIONS TO THE PVC HEADERS SHALL USE A 17mm TEE FITTING, A SHORT LENGTH OF "BLANK" DRIP TUBING, AND A 17mm BARB X 1/2" MIPT MALE ADAPTER FOR THE CONNECTION.

SECTION VIEW - N.T.S.

NOTE:
1. INSTALL DRIP TUBING IN PLANTERS AS INDICATED ON DRIP TUBING DETAILS.
2. FOR EACH VINE, INSTALL TWO (2) ADDITIONAL 1 GPH DRIP EMITTERS TO PROVIDE ADDITIONAL WATER TO THE VINE.
3. PUNCH EMITTERS INTO THE DRIP TUBING, MINIMUM 3" FROM INTERNAL EMITTERS.
4. USE 1/4" DRIP TUBING, 24" MAXIMUM PER EMITTER, TO DIRECT WATER FROM EMITTER ONTO THE TOP OF THE ROOT BALL OF THE VINE PLANT.
5. INSTALL A PLASTIC TUBING STAKE AND A BUG CAP ONTO THE END OF EACH LENGTH OF 1/4" TUBING FROM THE EMITTER. STAKE 1/4" TUBING DOWN TO THE SOIL GRADE USING WIRE TUBING STAKES, INSTALL STAKES 12" ON CENTER.



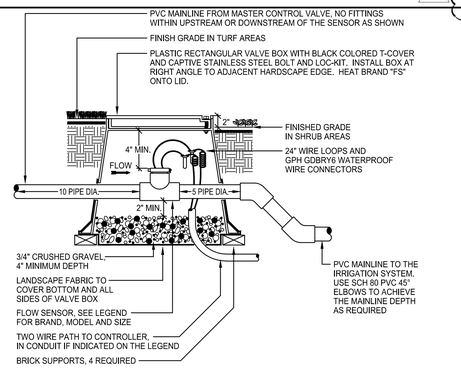
Ⓓ DRIPLINE TUBING



NOTE:
USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE, DO NOT CUT BOX.

SECTION VIEW - N.T.S.

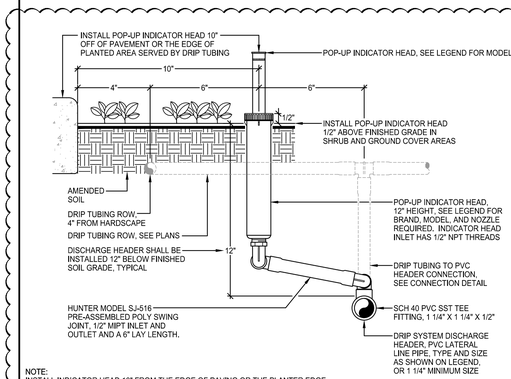
Ⓔ EMITTERS AT VINE PLANTINGS



NOTE:
USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE, DO NOT CUT BOX.

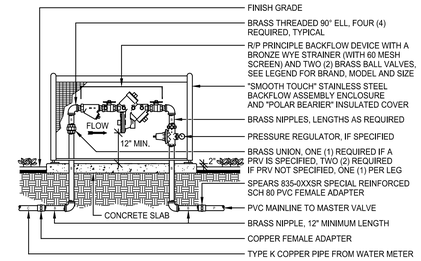
SECTION VIEW - N.T.S.

Ⓕ DRIP INDICATOR HEAD



NOTE:
INSTALL INDICATOR HEAD 10" FROM THE EDGE OF PAVING OR THE PLANTER EDGE.
WHERE A PVC DISCHARGE HEADER IS NOT REQUIRED (FOR THREE OR LESS ROWS), THE FV / IH SHALL BE INSTALLED ON THE PERIMETER TUBE DISCHARGE USING A BARBED TEE, A BLANK PIECE OF TUBING, A BARB X 1/2" MIPT ADAPTER AND A 1/2" SCH 40 PVC FEMALE ADAPTER (SXT).

Ⓖ BACKFLOW DEVICE

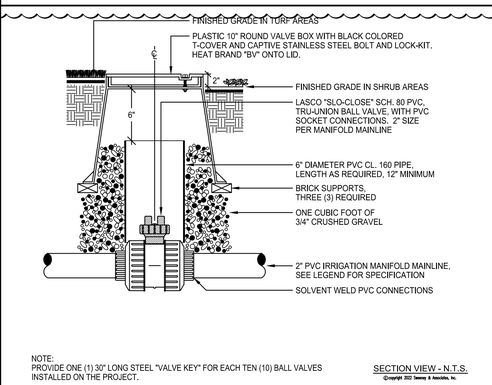


NOTE:
INSTALL THE PRESSURE REGULATOR ONLY IF IT IS SPECIFIED IN THE LEGEND.
BACKFLOW DEVICE OUTLET SHALL BE INSTALLED A MINIMUM OF 12" ABOVE FINISHED GRADE.
ASSEMBLY PIPING AND FITTINGS SHALL BE SIZED EQUAL TO THE SIZE OF THE BACKFLOW PREVENTION DEVICE
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.
CONCRETE SLAB SHALL BE A MINIMUM OF 4" THICK, 18" WIDE AND EXTEND AT LEAST 8" PAST THE BACKFLOW ASSEMBLY PIPING, OR BE THE SIZE REQUIRED BY THE ENCLOSURE MANUFACTURER.
NO THREADED CONNECTIONS SHALL BE MADE UNDER THE CONCRETE SLAB.

SECTION VIEW - N.T.S.

Ⓗ MASTER CONTROL VALVE

Ⓘ FLOW SENSOR

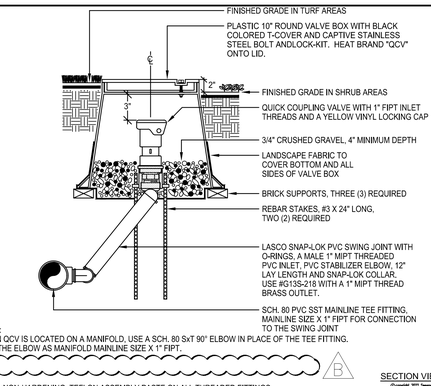


NOTE:
PROVIDE ONE (1) 30" LONG STEEL "VALVE KEY" FOR EACH TEN (10) BALL VALVES INSTALLED ON THE PROJECT.

SECTION VIEW - N.T.S.

Ⓙ BALL VALVE

Ⓚ QUICK COUPLER VALVE



NOTE:
WHEN QCV IS LOCATED ON A MANIFOLD, USE A SCH. 80 SxT 90° ELBOW IN PLACE OF THE TEE FITTING. SIZE THE ELBOW AS MANIFOLD MAINLINE SIZE X 1" FIPT.

USE A NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.

SECTION VIEW - N.T.S.

W.E.L.O. COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

MICHAEL MICHALEK — PLA # 6429 — DATE 6.23.2025

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I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

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REGISTERED LANDSCAPE ARCHITECT MICHAEL MICHALEK 6429 REGISTRATION EXPIRES 8/31/2025 STATE OF CALIFORNIA

MOORPARK CITY LIBRARY
NEW PUBLIC PROJECT
83 W HIGH ST, MOORPARK, CA 93021

Developed for
CITY OF MOORPARK

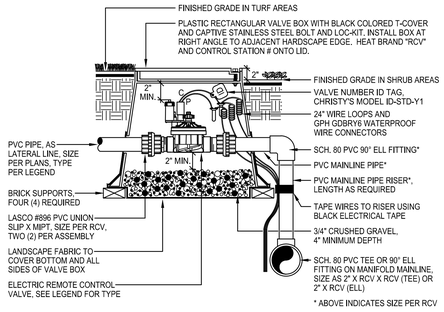
Revision	Date
ADDENDUM 2	06/26/2025

Submittal	Date
SCHEMATIC DESIGN	07/18/2022
DESIGN DEVELOPMENT	10/27/2022
50% CONSTRUCTION DOCS	12/22/2023
AGENCY SUBMITTAL #1	09/05/2024
VCFD SUBMITTAL	03/06/2024
AGENCY SUBMITTAL #2	03/27/2025
AGENCY SUBMITTAL #5	06/26/2025

Job Number	30647
Date Published	
Checked By	MM / JH
Scale	

IRRIGATION DETAILS

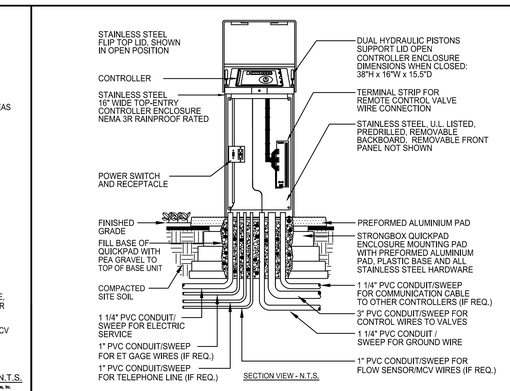
L6.05



NOTE:
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS. USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX, DO NOT CUT THE BOX.

SECTION VIEW - N.T.S.

(L) REMOTE CONTROL VALVE



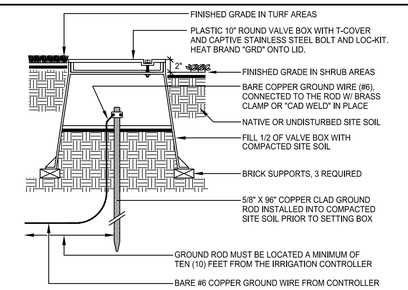
NOTE:
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS. USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX, DO NOT CUT THE BOX.

SECTION VIEW - N.T.S.

(M) DRIP RCV ASSEMBLY

SECTION VIEW - N.T.S.

(N) CONTROLLER ENCLOSURE



NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT AND SPECIFICALLY PRIOR TO THE INSTALLATION OF ANY GROUNDING RODS. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

EACH CONTROLLER SHALL HAVE A MINIMUM OF ONE (1) GROUND ROD INSTALLED.

GROUND ROD SHALL BE INSTALLED A MINIMUM OF TEN (10) FEET AWAY FROM THE IRRIGATION CONTROLLER OR ANY CONTROL WIRE PATH.

SECTION VIEW - N.T.S.

(O) CONTROLLER GROUND - ROD

PIPE SIZES	A	B	C	D
SIZES 3/4" TO 2 1/2"	12"	18"	18"	4"
SIZES 3" AND 4"	18"	24"	24"	4"
SIZES 6" AND LARGER	X	30"	24"	6"

NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

SECTION VIEW - N.T.S.

(P) PIPE INSTALLATION

PIPE SIZES	A	B	C	D
UNDER PEDESTRIAN PAVING	12"	24"	24"	4"
UNDER VEHICULAR PAVING	24"	36"	36"	6"

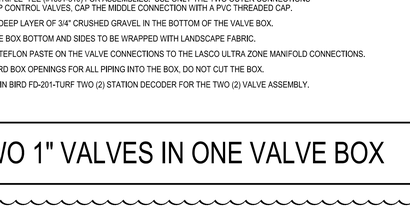
NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED WITHIN, EXCEPT WHEN USING BELL AND GASKET PIPING WHERE MAINLINE SLEEVES SHALL BE 2.5 TIMES THE SIZE OF THE PIPE.

SLEEVES SHALL EXTEND 12" PAST THE EDGE OF PAVING INTO THE PLANTER.

SECTION VIEW - N.T.S.

(Q) SLEEVE INSTALLATION

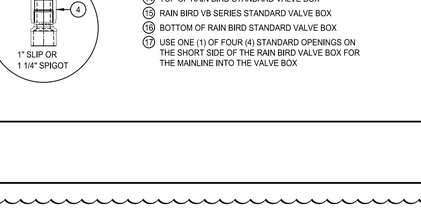


NOTE:
WIRE CONNECTOR SHALL BE A GPH IRRIGATION GDBRY6 DIRECT BURY SPLICE KIT.

KIT SHALL INCLUDE A SCOTCHLOK SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A 100% SILICONE WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PRE-FILLED WITH GEL.

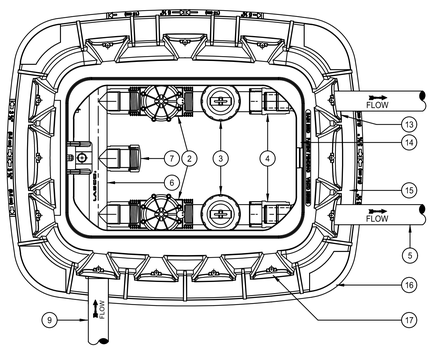
SECTION VIEW - N.T.S.

(R) WIRE CONNECTION



SECTION VIEW - N.T.S.

(S) AUTOMATIC DRIP FLUSH VALVE



NOTE:
USE THIS ASSEMBLY FOR ANY GROUP OF TWO (2) 1" DRIP REMOTE CONTROL VALVES. USE LASCO ULTRAZONE TRIPLE TEE (#1301-310) FOR ASSEMBLIES. USE ONLY THE TWO OUTER CONNECTIONS FOR THE DRIP CONTROL VALVES, CAP THE MIDDLE CONNECTION WITH A PVC THREADED CAP.

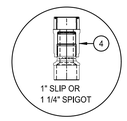
INSTALL A 4" DEEP LAYER OF 3/4" CRUSHED GRAVEL IN THE BOTTOM OF THE VALVE BOX.

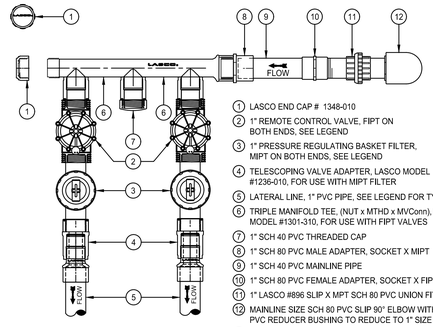
ENTIRE VALVE BOX BOTTOM AND SIDES TO BE WRAPPED WITH LANDSCAPE FABRIC.

DO NOT USE TEFLON PASTE ON THE VALVE CONNECTIONS TO THE LASCO ULTRA ZONE MANIFOLD CONNECTIONS.

USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX, DO NOT CUT THE BOX.

INSTALL A RAIN BIRD FD-201-TURF TWO (2) STATION DECODER FOR THE TWO (2) VALVE ASSEMBLY.





1. LASCO END CAP # 1348-010
2. 1" REMOTE CONTROL VALVE, FIPT ON BOTH ENDS, SEE LEGEND
3. 1" PRESSURE REGULATING BASKET FILTER, MIPT ON BOTH ENDS, SEE LEGEND
4. TELESCOPING VALVE ADAPTER, LASCO MODEL #1236-010, FOR USE WITH MIPT FILTER
5. LATERAL LINE, 1" PVC PIPE, SEE LEGEND FOR TYPE
6. TRIPLE MANIFOLD TEE, (NUT x MTHD x MVConn), LASCO MODEL #1301-310, FOR USE WITH FIPT VALVES
7. 1" SCH 40 PVC THREADED CAP
8. 1" SCH 80 PVC MALE ADAPTER, SOCKET X MIPT
9. 1" SCH 40 PVC MAINLINE PIPE
10. 1" SCH 80 PVC FEMALE ADAPTER, SOCKET X FIPT
11. 1" LASCO #896 SLIP X MPT SCH 80 PVC UNION FITTING
12. MAINLINE SIZE SCH 80 PVC SLIP 90° ELBOW WITH A SCH 40 PVC REDUCER BUSHING TO REDUCE TO 1" SIZE PIPE
13. USE TWO (2) OF THREE (3) STANDARD OPENINGS ON THE SHORT SIDE OF THE RAIN BIRD VALVE BOX FOR THE LATERAL LINES OUT OF THE VALVE BOX
14. TOP OF RAIN BIRD STANDARD VALVE BOX
15. RAIN BIRD VB SERIES STANDARD VALVE BOX
16. BOTTOM OF RAIN BIRD STANDARD VALVE BOX
17. USE ONE (1) OF FOUR (4) STANDARD OPENINGS ON THE SHORT SIDE OF THE RAIN BIRD VALVE BOX FOR THE MAINLINE INTO THE VALVE BOX

(T) TWO 1" VALVES IN ONE VALVE BOX

W.E.L.O. COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

MICHAEL MICHALEK — PLA # 6429 — DATE 6.23.2025

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

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LICENSED LANDSCAPE ARCHITECT — MICHAEL LEE MICHALEK — No. 6429 — REGISTRATION EXPIRATION 6/30/2025 — STATE OF CALIFORNIA

MOORPARK CITY LIBRARY
NEW PUBLIC PROJECT
83 W HIGH ST, MOORPARK, CA 93021

Developed for
CITY OF MOORPARK

Revision	Date
2 ADDENDUM 2	06/26/2025

Submittal	Date
SCHEMATIC DESIGN	07/18/2022
DESIGN DEVELOPMENT	10/27/2022
50% CONSTRUCTION DOCS	12/22/2023
AGENCY SUBMITTAL #1	09/16/2024
VCFD SUBMITTAL	03/26/2025
AGENCY SUBMITTAL #2	03/27/2025
AGENCY SUBMITTAL #5	06/26/2025

Job Number	30647
Date Published	
Checked By	MM / JH
Scale	

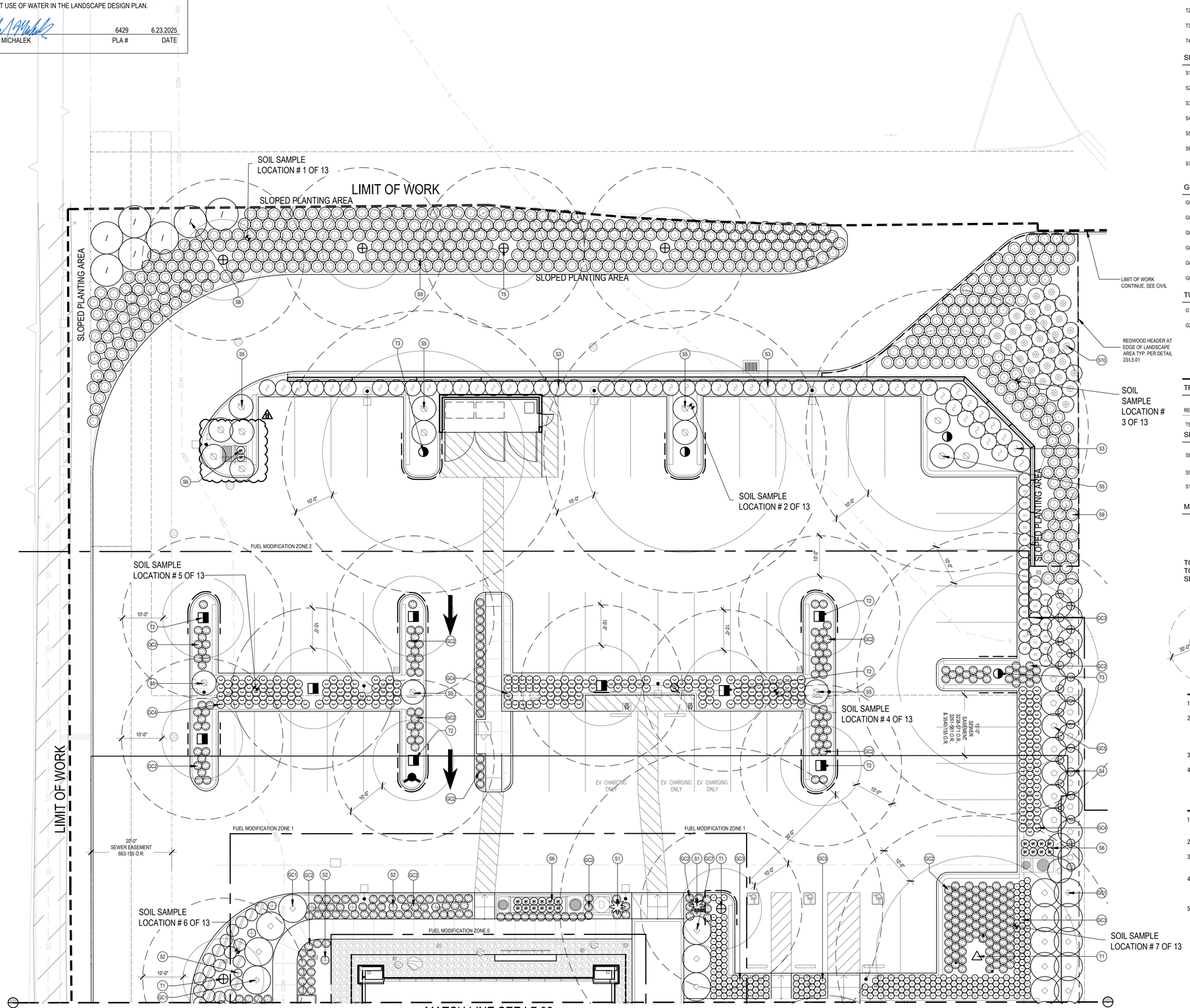
IRRIGATION DETAILS

L6.06

W.E.L.O. COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

MICHAEL MICHALEK | PLA # 6429 | DATE 6.23.2025



PLANTING LEGEND

TREE LIST

(NCN)- NO COMMON NAME (*)- UNLESS NOTED ON PLAN

REF.	SYM.	QTY.	BOTANICAL NAME/ COMMON NAME	WUCOLS	SIZE/ SPACING	COMMENTS/ DET	MATURE SIZE
T1	⊕	8	CERCIS OCCIDENTALIS/ WESTERN REDBUD	L	36" BOX AS SHOWN	STANDARD 01/ L7.03	20' H/ 25' W
T2	◨	9	CHILOPSIS LINEARIS/ DESERT WILLOW	VL	36" BOX AS SHOWN	STANDARD 01 / L7.03	30' H/ 20' W
T3	◑	4	PLATANUS X ACERFOLIA 'COLUMBIA'/ LONDON PLANE TREE	M	36" BOX AS SHOWN	STANDARD 01 / L7.03	50' H/ 40' W
T4	△	1	QUERCUS AGRIFOLIA/ LIVE OAK	VL	48" BOX AS SHOWN	STANDARD 01 / L7.03	50' H/ 40' W

SHRUB LIST

S1	✲	7	AGAVE ATTENUATA/ FOXTAIL AGAVE	L	15 GAL. 96" O.C.	09/ L7.03	5' H/ 8' W
S2	⊕	23	CHONDROPETALUM TECTORUM/ DWARF CAPE RUSH	L	5 GAL. 84" O.C.	09/ L7.03	3'H/ 3'W
S3	↗	52	CHONDROPETALUM TECTORUM/ CAPE RUSH	L	15 GAL. 48" O.C.	09/ L7.03	3'H/ 4'W
S4	▽	22	JUNCUS PATENS 'ELK BLUE'/ ELK BLUE CALIFORNIA GRAY RUSH	L	5 GAL. 78" O.C.	09/ L7.03	2'H/ 2'W
S5	⊙	61	GREVILLEA LANIGERA 'PROSTRATE'/ PROSTRATE WOOLLY GREVILLEA	L	15 GAL. 72" O.C.	09/ L7.03	2'H/ 4'W
S6	✳	28	LOMANDRA BABY BREEZE/ EVERGREEN BABY MAT RUSH	L	5 GAL. 36" O.C.	09/ L7.03	3'H/ 3'W
S7	⋎	5	CEANOTHUS GRISEUS VAR. HORIZONTALIS 'DIAMOND HEIGHTS'/ DIAMOND HEIGHT CARMEL CREEPER	L	15 GAL. 96" O.C.	09/ L7.03	1'H/ 6'W

GROUNDCOVER LIST

GC1	◇	54	MYOPORUM PARVIFLORUM 'PINK'/ MYOPORUM 'PINK'	L	5 GAL. 84" O.C.	09/ L7.03	<1' H/ 5'-8' W
GC2	⊙	603	CAREX TUMULICOLA/ BERKELEY SEDGE	L	1 GAL. 24" O.C.	09/ L7.03	1' H/ 2' W
GC3	⌒	337	BULBINE FRUTESCENS/ ORANGE BULBINE	L	5 GAL. 24" O.C.	09/ L7.03	18" H/ 18" W
GC4	◡	363	HYPERICUM CALYCINUM/ ST. JOHNS WORT	M	5 GAL. 24" O.C.	09/ L7.03	18" H/ 24" W
GC5	○	24	MYOPORUM PARVIFLORUM/ MYOPORUM	L	5 GAL. 84" O.C.	09/ L7.03	<1' H/ 5'-8' W
GC6	⁄	88	SENECIO SERPENS/ BLUE CHALKSTICKS	L	5 GAL. 36" O.C.	09/ L7.03	3' W

TURF LIST

G1		1956 SQ. FT.	TIFFWAY II/ SOD	M		19/ L7.04	
G2		3344 SQ. FT.	KURAPIA/ LIPPIA NODIFLORA 'CAMPAGNA VERDE'	L		19/ L7.04	

SLOPED AREA PLANTING LEGEND

TREE LIST

(NCN)- NO COMMON NAME (*)- UNLESS NOTED ON PLAN

REF.	SYM.	QTY.	BOTANICAL NAME/ COMMON NAME	WUCOLS	SIZE/ SPACING	COMMENTS/ DET	MATURE SIZE
T5	⊕	4	CERCIS OCCIDENTALIS/ WESTERN REDBUD	L	36" BOX AS SHOWN	STANDARD 01/ L7.03	20' H/ 25' W

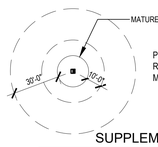
SHRUB LIST

S8	/	7	CEANOTHUS ARBOREUS/ CATALINA CEANOTHUS	L	15 GAL. 96" O.C.	15/ L7.03	3' H/ 10' W
S9	◯	489	LEUCOPHYLLUM CANDIDUM/ VIOLET SILVERLEAF	L	15 GAL. 36" O.C.	15/ L7.03	3'H/ 3'W
S10	◇	29	RHAPHIOLEPIS INDICA 'BALLERINA'/ BALLERINA INDIAN HAWTHORN	L	5 GAL. 48" O.C.	09/ L7.03	4'H/ 4'W

MISCELLANEOUS SYMBOLS

- LINEAR ROOT BARRIER
- SOIL SAMPLE LOCATION (13 TOTAL)

TOTAL PROJECT AREA: APPROX. 120,000 SQ. FT.
TOTAL LANDSCAPE AREA: 24,400 SF
SLOPE LANDSCAPE CALCULATION (TOTAL SLOPE AREA: 3,356 SF)



PER FUEL MODIFICATION RESTRICTIONS, THE 10' AND 30' CIRCLES REPRESENT THE REQUIRED OFFSET DISTANCE BETWEEN MATURE TREE CANOPIES.

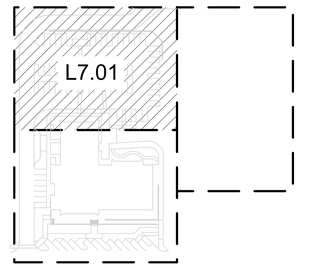
SUPPLEMENTAL PLANTING NOTES

1. SEE L0.01 FOR FULL LIST OF PLANTING NOTES
2. MULCH TO BE APPLIED AT ALL PLANTERS OUTSIDE OF 5'-0" OFFSET FROM BUILDING (INCLUDING ADJACENT PROPERTIES) TO A DEPTH OF 3", EXCEPT WHERE GRAVEL/COBBLE IS INDICATED, IN ACCORDANCE WITH VCFD STANDARD 517.
3. OWNER TO MAINTAIN 5'-0" MULCH CLEARANCE FROM BUILDING IN PERPETUITY.
4. ALL TREES PLANTED WITHIN 10' OF SIDEWALK, CURB OR OTHER HARDSCAPE AREAS MUST HAVE A LINEAR ROOT BARRIER INSTALLED. ROOT BARRIER MUST EXTEND 5 FEET IN BOTH DIRECTIONS FROM THE CENTER OF THE TREE AND BE A MINIMUM OF 24" DEPTH.

VCFD PLANT SELECTION NOTES

1. BE AWARE OF HEIGHT LIMITS FOR GROUND COVER AND SHRUBS WITHIN STANDARD 515. SHRUBS SHALL NOT EXCEED 6-FEET IN HEIGHT.
2. ANY SEED MIX SHALL SHOW PERCENTAGE BY PLANT TYPE.
3. NEW INVASIVE OR PROHIBIT PLANTS SHALL NOT BE USED. EXISTING INVASIVE AND PROHIBITED PLANTS MAY REQUIRE REMOVAL.
4. PLANTS IDENTIFIED AS "TARGET HAZARD" IN THE VCFD PLANT REFERENCE GUIDE SHALL NOT BE USED WITHIN THE ZONES SPECIFIED. INDICATE BY "*" ANY TARGET HAZARD PLANT PROPOSED WITHIN ALLOWABLE ZONES.
5. GROUND COVER AND SHRUBS UNDERNEATH TREES SHALL HAVE THE PROPER VERTICAL SPACING REQUIRED BY STANDARD 515.

KEYMAP



PLANTING PLAN | 1"=10'-0" | 05

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VCFD SUBMITTAL	10/15/2024
AGENCY SUBMITTAL #3	03/27/2025
BID DOCUMENTS	05/23/2025
AGENCY SUBMITTAL #4	06/20/2025
AGENCY SUBMITTAL #5	06/26/2025

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PLANTING PLAN

L7.01