SCOPE OF WORK

IN GENERAL THE SCOPE OF WORK INCLUDES THE REMOVAL OF EXISTING TURF IN DESIGNATED AREA AND REPLACED WITH HYDRO-SEED TURF WITH A NEW IRRIGATION SYSTEM PER PLAN.

APPLICABLE CODES & STANDARDS

PART 1 - 2022 CALIFORNIA BUILDING STANDARD ADMINISTRATIVE CODE. TITLE 24 C.C.R.

PART 2 - 2022 CALIFORNIA BUILDING CODE - TITLE 24 C.C.R.

DEVELOPMENT CONSTRUCTION PROGRAM:

THE CONTRACTOR SHALL IMPLEMENT A CONSTRUCTION PROGRAM THAT PREVENTS ILLICIT CONSTRUCTION RELATED DISCHARGES OF POLLUTANTS INTO THE MS4, IMPLEMENTS AND MAINTAINS STRUCTURAL AND NON-STRUCTURAL BMPS TO REDUCE POLLUTANTS IN STORM WATER RUNOFF FROM THE CONSTRUCTION SITE, REDUCE CONSTRUCTION SITE DISCHARGES OF POLLUTANTS FROM THE MS4 TO THE MAXIMUM EXTENT PRACTICAL (MEP) AND PREVENTS CONSTRUCTION SITE DISCHARGES FROM THE MS4 FROM CAUSING OR CONTRIBUTING TO A VIOLATION OF WATER QUALITY STANDARDS.

ABBREVIATIONS

AC	ASPHALT	GRD.	GRADE
BLDG.	BUILDING	H.P.	HIGH POINT
BTM.	BOTTOM	INV	INVERT ELEVATION
CONST.	CONSTRUCTION	IRR	IRRIGATION
CONC.	CONCRETE	MAX	MAXIMUM
CAB	CRUSHED AGGREGATE BASE	MID. PT.	MIDDLE POINT
CANT.	CANTILEVER	MIN	MINIMUM
CtoC	CENTER TO CENTER	M.P.R.	MULTI PURPOSE ROOM
CONT.	CONTINUOUS	(N)	NEW
C.L.	CHAIN LINK	NTE	NOT TO EXCEED
CLR	CLEAR	N.T.S.	NOT TO SCALE
C.O.	CLEAN OUT	O.C.	ON CENTER
DEG	DEGREE	O.D.	OUTSIDE DIAMETER
D.G.	DECOMPOSED GRANITE	O.T.	ORNAMENTAL TUBING
DIA.	DIAMETER	ϕ	DIAMETER
EA	EACH	PLT.	PLATE
(E)	EXISTING	PSI	POUNDS PER SQUARE INCH
E.G.	EXISTING GRADE	R.	RADIUS
E.J.	EXPANSION JOINT	SL	SCORELINE
EQ	EQUAL	STL.	STEEL
FtoF	FACE TO FACE	TC	TOP OF CURB
F'c =	CONCRETE STRENGTH AS NOTED	TG	TOP OF GRATE
F.O.	FACE OF	TW	TREE WELL
FIN.	FINISH	T&B	TOP AND BOTTOM
FIN. FLR.	FINISH FLOOR	VERTS	VERTICAL
FG	FINISH GRADE		
FS	FINISH SURFACE		
FTG.	FOOTING		

SYMBOLS

DETAIL CALL-OUT





KEY NOTES W/ DESCRIPTION OF WORK AND DETAIL REFERENCE

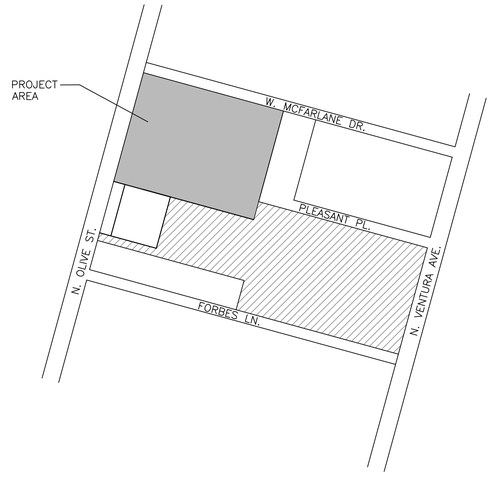
VENTURA UNIFIED SCHOOL DISTRICT

255 WEST STANLEY AVE
VENTURA, CA 93001

E. P. FOSTER ELEMENTARY SCHOOL FIELD RENOVATION C6-26 E.P.

1440 OLIVE ST
VENTURA, CA 93001

VICINITY MAP



SCHEDULE OF DRAWINGS

SHEET NO.	SHEET REFERENCE	SHEET TITLE
1	L1.1	COVER SHEET
2	L2.1	EXISTING CONDITIONS & REMOVALS PLAN
3	L3.1	IRRIGATION PLAN
4	L3.2	IRRIGATION LEGEND
5	L4.1	PLANTING PLAN
6	L5.1	LANDSCAPE DETAILS
7	L5.2	LANDSCAPE DETAILS
8	L5.3	LANDSCAPE DETAILS

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REVISIONS

NO.	DATE	BY	DESCRIPTION

REGISTERED LANDSCAPE ARCHITECT
JOHN JAMES BAIN III
No. 2457
SIGNATURE
04/2026
RENEWAL DATE
05/12/2025
DATE
STATE OF CALIFORNIA

CLIENT
VENTURA UNIFIED SCHOOL DISTRICT
255 WEST STANLEY AVENUE
VENTURA, CA. 93001

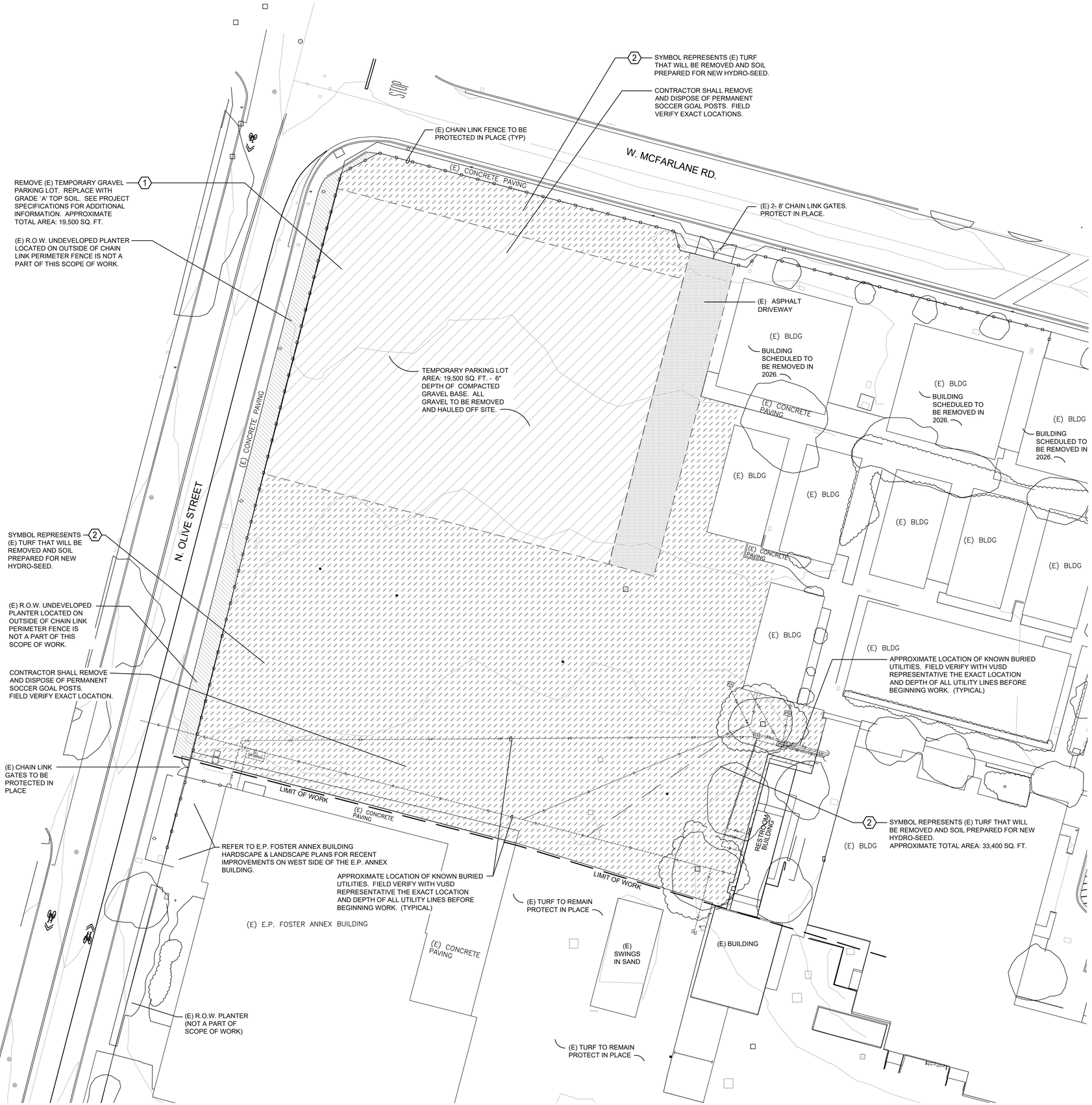
PROJECT
EP FOSTER ELEMENTARY SCHOOL
FIELD RENOVATION
C6-26 E.P.
1440 OLIVE ST.
VENTURA, CA 93001

SHEET TITLE
COVER SHEET

DRAWN : PJ / JB
CHECKED: JB

DRAWING
L1.1

SHEET 1 OF 8
PROJECT No. 25.11



SYMBOL	DESCRIPTION
1	EXCAVATE AND REMOVE (E) GRAVEL TEMPORARY PARKING LOT: EXCAVATE AND REMOVE THE TEMPORARY PARKING LOT AREA IDENTIFIED ON THE PLANS. THE TEMPORARY PARKING LOT AREA IS APPROXIMATELY 19,500 SQUARE FEET OF SURFACE AREA CONSTRUCTED OF A 6" THICK LAYER OF COMPACTED GRAVEL BASE. THE COMPACTED GRAVEL MUST BE REMOVED FROM THE PROJECT SITE AND HAULED AWAY TO AN APPROVED DUMP SITE OR RECYCLING CENTER. DUE TO PREVIOUS COMPACTION EFFORTS, ONCE THE GRAVEL HAS BEEN REMOVED, RIP THE AREA TO A DEPTH OF 12" TO IMPROVE WATER PERCOLATION THROUGH THE SOIL PROFILE. ONCE THE SOIL HAS BEEN RIPPED IN TWO DIRECTIONS, REPLACE THE VOID CREATED BY REMOVING THE GRAVEL WITH CLEAN, GRADE 'A' TOP SOIL FROM PEACH HILL NURSERY IN MOORPARK, CA. THE SOIL SPECIFIED FOR THIS PROJECT HAS ALREADY BEEN TESTED FOR PESTICIDE / HERBICIDE CONTAMINATION AND IS CLEARED FOR IMPORT USE FOR FILL ON LANDSCAPE AREAS ON V.U.S.D. SITES. SEE SPECIFICATIONS FOR RIPPING EXISTING SOIL PREVIOUSLY UNDER GRAVEL, AND TILLING IMPORT SOIL INTO EXISTING TO BLEND SOIL MATERIAL TOGETHER.
2	DISC (E) TURF AREA TO A DEPTH OF 8" IN MULTIPLE DIRECTIONS: VENTURA UNIFIED SCHOOL DISTRICT DOES NOT ALLOW THE USE OF ANY HERBICIDES ON THEIR PROPERTY. TO PREPARE THE FIELD FOR NEW HYDRO-SEED, DISC THE OPEN FIELD WITH A TRACTOR OR SIMILAR EQUIPMENT TO A DEPTH OF 8" IN MULTIPLE INTERSECTING DIRECTIONS UNTIL THE (E) SOD HAS BEEN COMPLETELY UNEARTHED. SCRAPE AND REMOVE ALL RESIDUAL REMAINING CLUMPS OF SOD TO ALLOW FINE GRADING OPERATIONS AND REMAINING CONSTRUCTION WORK TO BEGIN. THIS SITE IS KNOWN TO HAVE VERY ROCKY CONDITIONS. ALL STONES UNEARTHED AND EXPOSED DURING THE SOD REMOVAL PROCESS THAT ARE GREATER THAN 1" IS SIZE MUST BE COLLECTED AND REMOVED FROM THE SITE. ONCE THE SOD REMOVAL AND ROCK REMOVAL PROCESS HAS HAS BEEN REVIEWED AND APPROVED BY THE V.U.S.D. REPRESENTATIVE, IRRIGATION TRENCHING, SOIL PREP ROTO-TILLING OPERATIONS, AND FINE GRADING OPERATIONS CAN BE SCHEDULED. SOIL SAMPLES HAVE ALREADY BEEN COLLECTED AND EVALUATED BY A SOILS LABORATORY. SEE PLANTING PLAN AND PROJECT SPECIFICATIONS FOR SOIL PREP MATERIALS AND PROCEDURES.

EXISTING CONDITIONS & REMOVALS LEGEND

SYMBOL	DESCRIPTION
	SYMBOL REPRESENTS (E) TURF THAT WILL BE REMOVED AND SOIL PREPARED FOR NEW TURF HYDRO-SEED APPLICATION. APPROXIMATE TOTAL AREA: 33,400 SQ. FT. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
	SYMBOL REPRESENTS AN (E) TEMPORARY GRAVEL PARKING LOT. REMOVE (E) GRAVEL. RIP COMPACTED SOIL BENEATH GRAVEL TO A DEPTH OF 12" IN TWO DIRECTIONS. REPLACE OPEN VOID WITH GRADE 'A' TOP SOIL. COMPACT SOIL AND FINISH GRADE TO BE FLUSH WITH (E) ADJACENT FIELD GRADES. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION. APPROXIMATE TOTAL AREA: 19,500 SQ. FT.
	SYMBOL REPRESENTS (E) ASPHALT FIRE LANE DRIVEWAY. PROTECT IN PLACE.
	SYMBOL REPRESENTS UNDEVELOPED LANDSCAPE ARE WITHIN THE CITY OF VENTURA RIGHT OF WAY. THIS AREA IS NOT A PART OF THIS SCOPE OF WORK.

GRAPHIC SCALE

0 10 20 30 40

SCALE: 1"= 20'

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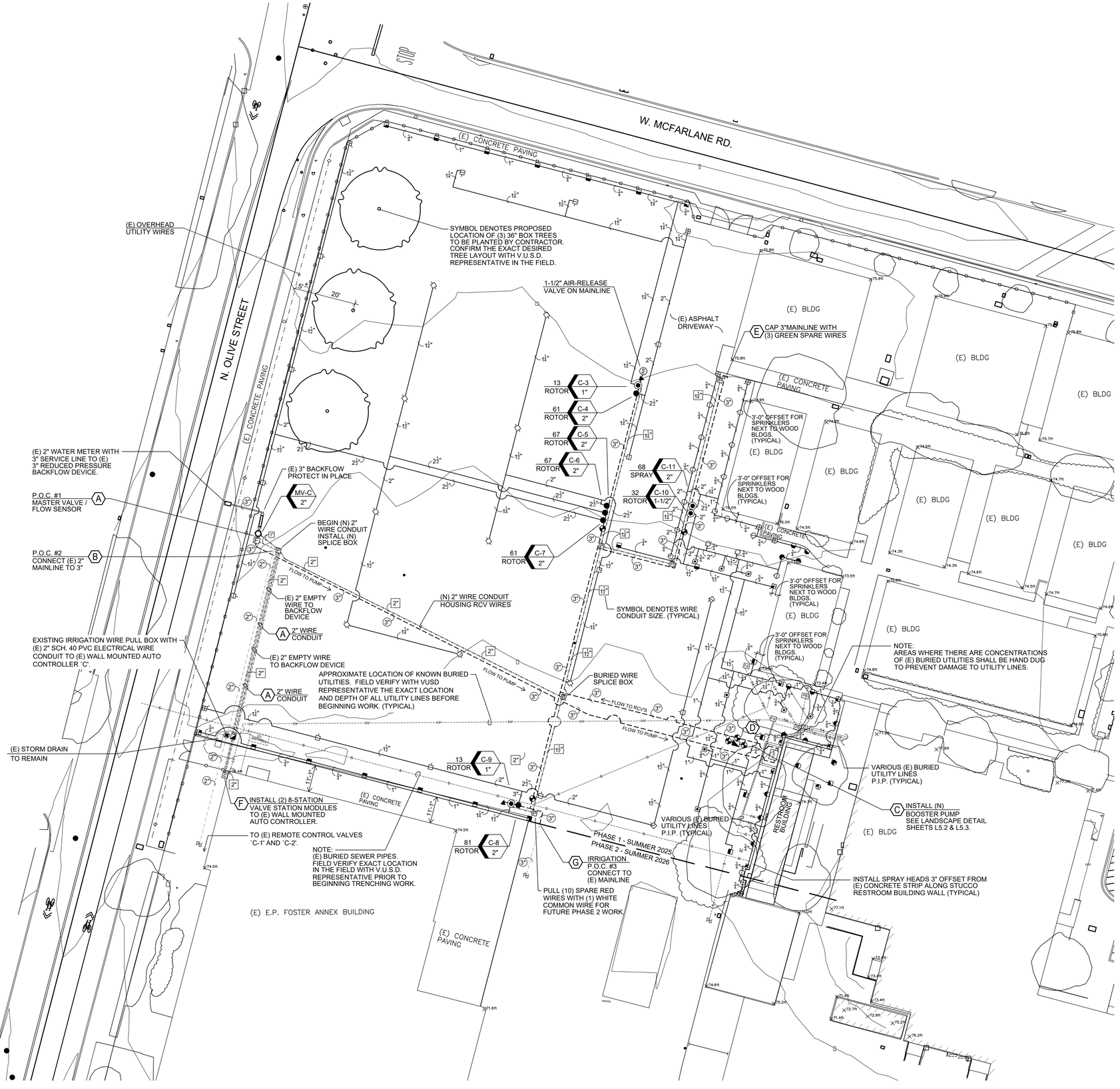
SHEET TITLE
EXISTING CONDITIONS & REMOVALS PLAN

PROJECT
EP FOSTER ELEMENTARY SCHOOL
FIELD RENOVATION
C6-26 E.P.
1440 OLIVE ST.
VENTURA, CA 93001

DRAWN : PJ / JB
CHECKED: JB

DRAWING
L2.1

SHEET 2 OF 8
PROJECT No. 25.11



NOTE:
SEE SHEET L3.2 FOR IRRIGATION LEGEND AND KEY NOTES.

GRAPHIC SCALE

0 10 20 30 40

SCALE: 1"= 20'

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REVISIONS

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REGISTERED LANDSCAPE ARCHITECT JAMES BAIN No. 2979 SIGNATURE 04/2026 RENEWAL DATE 05/12/2025 DATE STATE OF CALIFORNIA

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VENTURA, CA. 93001

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SHEET TITLE
IRRIGATION PLAN

DRAWN : PJ / JB
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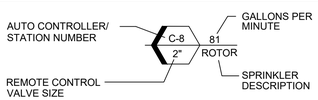
DRAWING
L3.1
SHEET 3 OF 8
PROJECT No. 25.11

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PROJECT KEY NOTES

SYMBOL	DESCRIPTION
A	IRRIGATION POINT OF CONNECTION #1: FIELD VERIFY THE EXACT LOCATION OF THE (E) 3" IRRIGATION BACKFLOW DEVICE. PROTECT IN PLACE. EXCAVATE AND EXPOSE THE (E) 3" PVC MAINLINE CONNECTION LOCATED APPROXIMATELY 24" BELOW GRADE ON DISCHARGE SIDE OF (E) 3" BACKFLOW DEVICE. CUT PVC MAINLINE PIPING AND REMOVE CONNECTION TO THE (E) 3" REDUCED PRESSURE BACKFLOW DEVICE. INSTALL NEW SCH. 80 PVC MAINLINE FITTINGS AND A 3'-0" LONG SEGMENT OF 3" CLASS 315 PVC MAINLINE ONTO DISCHARGE OF (E) 3" BACKFLOW ASSEMBLY. INSTALL A 2" SUPERIOR NORMALLY OPEN MASTER VALVE WITH A 2" CREATIVE SENSOR TECHNOLOGY FLOW SENSOR IN TWO SEPARATE VALVE BOXES. INSTALL FLOW SENSOR WITH SPECIFICALLY MEASURED PIPE SEGMENT LENGTHS INTO AND OUT OF FLOW SENSOR BODY AS PER MANUFACTURERS SPECIFICATIONS AND AS PER IRRIGATION DETAILS. AT THE END OF THE COMPLETED 2" FLOW SENSOR ASSEMBLY, ENLARGE MAINLINE BACK TO 3" CLASS 315 PVC PIPING WITH SCH. 80 PVC MAINLINE FITTINGS. TRENCH AND INSTALL MAINLINE TO NEW IRRIGATION BOOSTER PUMP LOCATION AS PER IRRIGATION PLAN. FIELD VERIFY THE EXACT LOCATION OF AN (E) IRRIGATION WIRE PULL BOX LOCATED NEAR THE SOUTH-WEST CORNER OF THE PLAY FIELD AREA. THERE IS AN (E) 2" SCH. 40 PVC ELECTRICAL WIRE CONDUIT ORIGINATING FROM THE (E) WALL MOUNTED AUTO CONTROLLER ON THE NORTH-WEST CORNER OF THE E.P. FOSTER ANNEX BUILDING THAT SWEEPS INTO THE (E) WIRE PULL BOX. THE 2" SCH. 40 PVC ELECTRICAL CONDUIT CONTINUES IN THE SAME TRENCH AS A 2" PVC MAINLINE AS DESCRIBED IN KEY NOTE 'B' TO THE DOWNSTREAM SIDE OF THE (E) 3" BACKFLOW DEVICE AND HAS BEEN FURNISHED WITH A CAP. REMOVE CAP AND INSTALL A NEW WIRE PULL BOX OVER THE CONDUIT. INSTALL SEPARATE 1" SCH. 40 PVC ELECTRICAL SWEEP ELBOWS AND PIPE SEGMENTS FROM PULL BOX TO MASTER VALVE TO HOUSE THE BLUE AND YELLOW COLORED MASTER VALVE SOLENOID WIRES. INSTALL A 1" SCH. 40 PVC ELECTRICAL SWEEP ELBOWS AND PIPE SEGMENT FROM SPLICE BOX TO FLOW SENSOR TO HOUSE FLOW SENSING CABLE. STARTING FROM THE NEW WIRE PULL BOX INSTALLED NEAR BACKFLOW DEVICE, TRENCH AND INSTALL NEW 2" SCH. 40 PVC WIRE CONDUIT AS PER IRRIGATION PLAN TO HOUSE THE REMOTE CONTROL VALVE WIRES. STARTING FROM THE (E) WALL MOUNTED AUTO CONTROLLER, PULL (1) YELLOW 14-GAUGE COMMON WIRE FOR MASTER VALVE, (1) BLUE COLORED 14-GAUGE CONTROL WIRE FOR MASTER VALVE, (1) RAIN MASTER FLOW SENSING CABLE MODEL EV-CAB-SEN, (1) 14-GAUGE WHITE COMMON WIRE TO BE USED FOR ALL NEW AND FUTURE REMOTE CONTROL VALVES, (9) BLACK COLORED 14-GAUGE WIRES FOR NEW REMOTE CONTROL VALVES 'C-3 THROUGH 'C-11', (3) GREEN 14-GAUGE WIRES FOR FUTURE USE, AND (10) RED COLORED WIRES FOR FUTURE USE. CONNECT BOTH 14-GAUGE WIRES TO MASTER VALVE SOLENOID AND FLOW SENSING CABLE TO FLOW SENSOR USING 3M MODEL DBR-Y6 WATER PROOF WIRE CONNECTORS AS PER MANUFACTURER'S SPECIFICATIONS. ONCE THE IRRIGATION SYSTEM IS COMPLETED, CALIBRATE FLOW SENSOR WITH AUTO CONTROLLER AS PER MANUFACTURER'S SPECIFICATIONS.
B	IRRIGATION POINT OF CONNECTION # 2: FIELD VERIFY THE EXACT LOCATION OF AN (E) 2" SCH. 80 PVC BALL VALVE USED TO ISOLATE THE (E) FIELD IRRIGATION SYSTEM FROM THE WEST SIDE OF THE E.P. FOSTER ANNEX BUILDING. A PREVIOUS CONSTRUCTION PROJECT INSTALLED A 2" CLASS 315 PVC MAINLINE SEGMENT EXTENDING FROM THE BALL VALVE IN A NORTHERLY DIRECTION AND CONNECTED IT INTO THE (E) 3" PVC IRRIGATION MAINLINE. EXCAVATE AND EXPOSE THE LOCATION WHERE THE 2" CLASS 315 PVC MAINLINE CONNECTED INTO THE (E) 3" PVC MAINLINE. CUT THE 2" PVC MAINLINE AT THAT LOCATION TO DETACH IT FROM THE NOW ABANDONED IRRIGATION MAINLINE. TRENCH AND INSTALL NEW 2" CLASS 315 PVC MAINLINE WITH SCH. 80 PVC FITTINGS AND CONNECT TO THE NEW 3" CLASS 315 PVC IRRIGATION MAINLINE. THE CONNECTION INTO THE 3" PVC MAINLINE MUST BE MADE DOWNSTREAM OF THE NEW MASTER VALVE AND FLOW SENSOR ASSEMBLY. THE COMPLETED WORK WILL RE-SUPPLY THE (E) DRIP IRRIGATION SYSTEM INSTALLED ON THE WEST SIDE OF THE E.P. FOSTER ANNEX BUILDING UPSTREAM OF THE NEW BOOSTER PUMP. THE (E) DRIP IRRIGATION SYSTEM AND TREE BUBBLER VALVES INSTALLED ON THE WEST SIDE OF THE E. P. FOSTER ANNEX CAN OPERATE PROPERLY WITHOUT THE ADDITIONAL PRESSURE CREATED BY THE BOOSTER PUMP.
C	INSTALL IRRIGATION BOOSTER PUMP ON NORTH-WEST CORNER OF (E) RESTROOM BUILDING: IRRIGATION BOOSTER PUMP SHALL BE PURCHASED DIRECTLY BY V.U.S.D. AND INSTALLED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR OFFLOADING PUMP DELIVERED TO SITE VIA TRUCK. PROVIDE EQUIPMENT AND LABOR NECESSARY TO OFFLOAD PUMP AND POSITION IT AT DESIRED LOCATION ON SITE. COORDINATE IN THE FIELD WITH THE V.U.S.D. REPRESENTATIVE TO VERIFY THE EXACT DESIRED LOCATION OF THE NEW BOOSTER PUMP. ONCE THE EXACT LOCATION HAS BEEN STAKED OUT, INSTALL A NEW CONCRETE PAD TO SUPPORT THE BOOSTER PUMP AND ENCLOSURE, 10'-0" LONG x 7'-0" WIDE x 5" THICK, WITH #4 REBAR 16" O.C. IN TWO DIRECTIONS. THE PUMP STATION IS FURNISHED WITH 3" STAINLESS STEEL FLANGES AND STAINLESS STEEL DROP PIPES FOR BOTH INLET AND OUTLET ENDS OF BOOSTER PUMP. PROTECT THE STAINLESS STEEL DROP PIPES FROM ANY DIRECT CONTACT WITH CONCRETE SLAB WITH INSULATING FOAM WRAPPED AROUND PIPE THROUGH THE 5" THICK SLAB. TRENCH AND INSTALL NEW 3" CLASS 315 PVC MAINLINE TO CONNECT TO BOTH INLET AND OUTLET STAINLESS STEEL DROP PIPES. INSTALL 3" SCH. 80 PVC SPEARS VANSTONE FLANGES TO CONNECT 3" CLASS 315 PVC PIPE ONTO THE 3" FLANGED STAINLESS STEEL DROP PIPES. USE ONLY STAINLESS STEEL BOLT PACKS WITH $\frac{1}{8}$" THICK RUBBER GASKETS ON ALL FLANGED FITTING CONNECTIONS. V.U.S.D SHALL BE HIRING AN INDEPENDENT ELECTRICAL CONTRACTOR ON A SEPARATE PURCHASE ORDER TO PERFORM THE ELECTRICAL WORK REQUIRED TO PROVIDE THE REQUIRED ELECTRICAL POWER TO THE NEW BOOSTER PUMP. COORDINATE WITH THE V.U.S.D. REPRESENTATIVE REGARDING THE PROPOSED SCHEDULE AS TO WHEN THE CONCRETE PAD IS TO BE POURED AND WHEN THE PUMP IS SECURED ON THE PAD FOR COORDINATION PURPOSES WITH THE ELECTRICAL CONTRACTOR AND ELECTRICAL CONDUIT INSTALLATION TO PUMP.
D	EZ-FLO AUTOMATIC FERTILIZER DISPENSER: INSTALL EZ-FLO FERTILIZER DISPENSER ONTO PVC IRRIGATION MAINLINE AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS. THE PVC TANK SHALL BE INSTALLED BELOW GRADE AND COVERED WITH A JUMBO VALVE BOX, CARSON MODEL 1730-18 (MINIMUM DIMENSIONS OF 30"L X 18"H X 19"W). INSTALL (3) SCH 80 PVC BALL VALVES ON MAINLINE IN SEPARATE VALVE BOXES WITH MAINLINE SEGMENTS ARRAINGED TO CREATE A SUB-MAINLINE OR BY-PASS TO ISOLATE LIQUID FERTILIZER DISPENSER FROM PRIMARY MAINLINE DISCHARGE WHEN TANK IS NOT IN USE. THE EXACT LOCATION OF THE LIQUID FERTILIZER TANK SHALL BE SPOTTED IN THE FIELD BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. TANK MUST BE POSITIONED UPSTREAM OF THE CLOSEST REMOTE CONTROL VALVE LOCATION ON IRRIGATION MAINLINE.
E	CAP 3" CLASS 315 PVC MAINLINE WITH SPARE IRRIGATION WIRES FOR FUTURE CAMPUS IMPROVEMENTS: TRENCH AND INSTALL A 3" CLASS 315 PVC MAINLINE PIPE SEGMENT WITH 3" SOLVENT WELD CAP AT LOCATION SHOWN FOR USE AS AN IRRIGATION WATER SOURCE FOR FUTURE CAMPUS IMPROVEMENTS. PULL (3) GREEN COLORED 14-GAUGE CONTROL WIRES WITH (1) WHITE 14-GAUGE COMMON WIRE ORIGINATION FROM THE (E) WALL MOUNTED AUTO CONTROLLER TO THIS LOCATION. REFER TO PLANS FOR SPECIFIC IRRIGATION WIRE CONDUIT SIZE. INSTALL A STANDARD RECTANGULAR VALVE BOX OVER CAPPED MAINLINE MAINLINE AND ALL SPARE WIRES. HEAT STAMP 'CAP' IN $\frac{3}{4}$" TALL LETTERS ON TOP OF VALVE BOX FOR IDENTIFICATION PURPOSES.
F	INSTALL (3) 8-STATION EXPANSION MODULES INTO (E) 8-STATION AUTO CONTROLLER TO EXPAND IT TO A 32 STATION UNIT: FIELD VERIFY THE EXACT LOCATION OF THE (E) 8-STATION WALL MOUNTED AUTO CONTROLLER 'C' LOCATED ON THE NORTH-WEST CORNER OF THE E.P. FOSTER ANNEX BUILDING. THE AUTO CONTROLLER IS A 8-STATION RAIN MASTER MODEL 'EGP8-S' EAGLE-PLUS SERIES. INSTALL (3) 8-STATION REMOTE CONTROL VALVE MODULES, MODEL 'EGP8-OPB', INTO THE AUTO CONTROLLER AS PER MANUFACTURER'S SPECIFICATIONS, TO EXPAND THE 8-STATION AUTO CONTROLLER INTO A 32-STATION AUTO CONTROLLER.
G	IRRIGATION POINT OF CONNECTION #3: COORDINATE WITH THE V.U.S.D. REPRESENTATIVE IN THE FIELD TO LOCATE THE EXACT LOCATION OF THE EXISTING BURIED 3" PVC MAINLINE SUPPLYING WATER INTO THE PLAY FIELD AREAS OUTSIDE OF THIS SCOPE OF WORK. EXCAVATE AND EXPOSE THE (E) 3" PVC MAINLINE. THE (E) IRRIGATION WIRES SHOULD NOT BE IN THE SAME TRENCH AS THE MAINLINE PIPE. CUT MAINLINE AND REMOVE A SECTION OF THE PIPING LARGE ENOUGH TO ALLOW A CONNECTION INTO THE NEW 3" CLASS 315 PVC MAINLINE. NOTE ON PROJECT AS-BUILT DRAWING THE EXACT LOCATION WHERE THIS TEMPORARY WATER CONNECTION HAS BEEN MADE FOR FUTURE PHASE 2 CONSTRUCTION DRAWING REFERENCE PURPOSES. INSTALL A NEW WIRE PULL BOX NEAR THIS LOCATION. TRENCH AND INSTALL NEW 1-1/2" SCH. 40 PVC ELECTRICAL CONDUIT WITH NEW MAINLINE TO HOUSE (10) RED COLORED 14-GAUGE WIRES AND (1) WHITE COMMON WIRE FOR FUTURE PHASE 2 IRRIGATION WORK.

NEW REMOTE CONTROL VALVE KEY



IRRIGATION WIRE CONDUIT SCHEDULE

ALL CONDUITS TO BE INSTALLED AND SIZED AS PER PLAN.
USE WIRE CONDUIT SCHEDULE ONLY WHEN WIRE CONDUITS ARE NOT SPECIFICALLY CALLED ON ON IRRIGATION PLAN.

QUANTITY OF 14 GAUGE WIRES	SCH. 40 PVC ELECTRICAL SLEEVE SIZE
1 TO 7 WIRES	1" SCH. 40 PVC GRAY ELECTRICAL
8 TO 15 WIRES	1-1/4" SCH. 40 PVC GRAY ELECTRICAL
16 TO 22 WIRES	1-1/2" SCH. 40 PVC GRAY ELECTRICAL
23 TO 35 WIRES	2" SCH. 40 PVC GRAY ELECTRICAL
36 TO 45 WIRES	2-1/2" SCH. 40 PVC GRAY ELECTRICAL
45 TO 60 WIRES	3" SCH. 40 PVC GRAY ELECTRICAL

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL / REMARKS	DETAIL NO.	SHEET NO.
	(E) MAINLINE	UNKNOWN	SCH. 40 PVC - SOLVENT WELD - 18"- 24" BELOW GRADE - FIELD VERIFY EXACT LAYOUT AND DEPTH	NA	NA
	(E) BURIED UTILITIES	UNKNOWN	VARIOUS ELECTRICAL AND FIBER OPTIC BURIED CONDUITS - PROTECT IN PLACE	NA	NA
NO SYMBOL	SLEEVING (IF NEEDED)	PACIFIC PLASTICS	SCH. 40 PVC OR CLASS 200 PVC - 3 PIPE SIZES LARGER THAN THE PIPE TO BE SLEEVED - 24" BELOW GRADE SEE SLEEVING SCHEDULE THIS SHEET FOR ADDITIONAL INFORMATION	1	L5.1
	(E) PVC WIRE CONDUIT	UNKNOWN	SCH. 40 PVC ELECTRICAL CONDUIT - SOLVENT WELD - 24" BELOW GRADE - PROTECT IN PLACE	NA	NA
	(N) MAINLINE - 1-1/2" SIZE OR LESS	PACIFIC PLASTICS	SCH. 40 PVC - 2" SIZE OR LESS - SOLVENT WELD - 24" BELOW GRADE	1, 2	L5.1
	(N) MAINLINE - 2" SIZE & LARGER	PACIFIC PLASTICS	CLASS 315 PVC - 2-1/2" TO 4" - SOLVENT WELD - 24" BELOW GRADE	1, 2	L5.1
	(N) LATERAL - ALL SIZES	PACIFIC PLASTICS	SCH. 40 PVC - 1/2" & LARGER - SOLVENT WELD - 12" BELOW GRADE	1	L5.1
	(N) 14-GAUGE WIRES IN CONDUIT	PACIFIC PLASTICS	14-GAUGE IRRIGATION WIRE HOUSED IN CONTINUOUS SCH. 40 PVC ELECTRICAL CONDUITS - SOLVENT WELD - 24" BELOW GRADE	1	L5.1
	FLOW SENSING CABLE	RAIN MASTER	EV-CAB-SEN - INSTALL IN 2" SCH. 40 PVC ELECTRICAL CONDUIT WITH MASTER VALVE WIRES AND REMOTE CONTROL VALVE WIRES	1,4	L5.1
	(E) BACKFLOW DEVICE	WILKINS	375 SERIES - 3" SIZE - PROTECT IN PLACE	NA	NA
	NORMALLY OPEN MASTER VALVE	SUPERIOR	3300200 - 2" NORMALLY OPEN MASTER VALVE INSTALLED IN A JUMBO VALVE BOX - HEAT STAMP 'MV' ON TOP OF VALVE BOX LID	3	L5.1
F	FLOW SENSOR	C.S.T.	CST-FSI-T20-001 - 2" SCH. 40 PVC BODY - SOLVENT WELD - INSTALLED IN A STANDARD RECT. VALVE BOX	4	L5.1
PUMP	IRRIGATION BOOSTER PUMP	SITE ONE GREEN TECH	MODEL PAP-22828 - ENCLOSED WITHIN A SECURITY ENCLOSURE - REFER TO PUMP DETAILS AND MANUFACTURER SPECIFICATIONS. V.U.S.D. SHALL PURCHASE THIS PUMP DIRECTLY FROM SITE ONE GREEN TECH AND DELIVER TO CAMPUS FOR INSTALLATION AT LOCATION IDENTIFIED NEAR RESTROOM BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR OFFLOADING PUMP DELIVERED TO TO THE SITE VIA TRUCK. PROVIDE EQUIPMENT AND LABOR TO OFFLOAD AND POSITION / INSTALL PUMP ON SITE.	3	L5.2
	LIQUID FERTILIZER DISPENSER	EZ-FLO INJECTION SYSTEMS	MODEL EZ010-HC 10 GALLON CAPASITY TANK WITH 3" SCH. 40 PVC BALL VALVE AND DISTRIBUTION TUBING ADAPTER MODEL CBV-300. INSTALL CBV-300 ON 3" CLASS 315 PVC MAINLINE PIPING IN JUMBO VALVE BOX DOWNSTREAM OF BOOSTER PUMP. FIELD VERIFY EXACT LOCATION DESIRED FOR LIQUID FERTILIZER DISPENSER TANK WITH V.U.S.D. REPRESENTATIVE.	6	L5.1
	(E) IRRIGATION PULL BOX	UNKNOWN	PROTECT IN PLACE - USE AS A STARTING POINT FOR NEW IRRIGATION WIRE CONDUIT RUNS	NA	NA
P	(N) IRRIGATION PULL BOX	CARSON / NDS / EQ.	1419-12 - GREEN BOLT DOWN LID - HEAT STAMP 3/4" HIGH LETTERS INTO TOP OF VALVE BOX LID	10	L5.1
	(E) SCH. 80 PVC BALL VALVE	UNKNOWN	PROTECT IN PLACE	NA	NA
	(N) SCH. 80 PVC BALL VALVE	COLONIAL / SPEARS	VXX101N-SC SERIES OR SPEARS TRU-UNION SERIES - LINE SIZE - INSTALLED IN A RECTANGULAR VALVE BOX	5	L5.1
	PRESSURE REGULATING R.C.V.	SUPERIOR	950PRS SERIES - BRASS BODY - PRESSURE REGULATING - INSTALL IN A JUMBO VALVE BOX AS PER REMOTE CONTROL VALVE DETAIL	7	L5.1
	REMOTE CONTROL VALVE	SUPERIOR	950DW SERIES - BRASS BODY - INSTALL IN A JUMBO VALVE BOX AS PER REMOTE CONTROL VALVE DETAIL	7	L5.1
	QUICK COUPLER	RAIN BIRD	33-DRC - 3/4" INLET SIZE, 2 PIECE BRASS BODY, YELLOW COLORED COVER - IN 10" ROUND VALVE BOX	8	L5.1
AR	IRRIGATION AIR RELIEF VALVE	WATERMAN	AV-150 SERIES (1-1/2" SIZE) - ALUMINUM BODY - 150 PSI - INSTALL AT HIGHEST ELEVATION ON NEW IRRIGATION MAINLINE IN VALVE BOX	9	L5.1
C	(E) AUTO CONTROLLER	RAIN MASTER	EGP8-S-ICENTRAL - 8 STATION WALL MOUNT CONTROLLER IN STAINLESS STEEL CABINET - CONTRACTOR TO PURCHASE AND INSTALL (2) EGP8-OPB 8 STATION PLUG IN MODULES TO EXPAND THE AUTO CONTROLLER FRM AN 8-STATION UNIT TO A 24 STATION UNIT.	NA	NA
P	WIRE PULL / SPLICE BOX	CARSON	1419-12 - CENTER SWEEP ELBOWS INTO CENTER OF BOX - HEAT STAMP 3/4" HIGH LETTERS 'PB' INTO TOP OF EXTERIOR LID	10	L5.1
	BURIED WIRE PULL / SPLICE BOX	CARSON	1419-12 - CENTER SWEEP ELBOWS INTO CENTER OF BOX - SECURE METAL PLATE ON VALVE BOX LID - BOX LID 8" BELOW GRADE	3	L5.2

ARC PATTERNS Q	T	H	TT	TQ	F	DESCRIPTION	MANUFACTURER	MODEL / COMMENTS	PSI	RAD	GPM Q	GPM T	GPM H	GPM TT	GPM TQ	GPM F	DETAIL NO.	SHEET NO.
						POP UP TURF SPRAY	HUNTER	PROS-06-PRS30-CV-12QA,12TA,12HA,12TTA,12TQA,12FA	30	12	.63	.84	1.26	1.68	1.89	2.52	11	L5.1
						POP UP TURF SPRAY	HUNTER	PROS-06-PRS30-CV-10QA,10TA,10HA,10TTA,10TQA,10FA	30	10	.50	.67	1.00	1.33	1.50	2.00	11	L5.1
						POP UP TURF SPRAY	HUNTER	PROS-06-PRS30-CV-8QA,8TA,8HA,8TTA,8TQA,8FA	30	8	.28	.42	.55	.69	.82	1.10	11	L5.1
						POP UP TURF ROTOR	HUNTER	i20-06-SS-PRB-MPR-25Q, 25T, 25H, 25F	45	25	1.00	1.38	1.98		3.82	3.82	10	L5.1
						POP UP TURF ROTOR	HUNTER	i20-06-SS-PRB-MPR-35Q, 35T, 35H, 35F	45	35	1.92	2.46	3.81		7.58	7.58	10	L5.1
						POP UP TURF ROTOR	HUNTER	i25-06-SS-07 (ORANGE NOZZLE)	60	48	7.50						10	L5.1
						POP UP TURF ROTOR	HUNTER	i25-06-SS-10 (LIGHT GREEN NOZZLE)	60	52		11.1					10	L5.1
						POP UP TURF ROTOR	HUNTER	i25-06-SS-13 (LIGHT BLUE NOZZLE)	60	55			13.3				10	L5.1
						POP UP TURF ROTOR	HUNTER	i25-06-SS-13 (LIGHT BLUE NOZZLE)	60	55					13.3		10	L5.1
						POP UP TURF ROTOR	HUNTER	i25-06-SS-13 (LIGHT BLUE NOZZLE)	60	55						13.3	10	L5.1

IRRIGATION SLEEVING SCHEDULE

ALL SLEEVES TO BE INSTALLED 24" BELOW GRADE

MAINLINE OR / LATERAL PIPE SIZE	SLEEVE SIZE REQUIRED
3/4" SCH. 40 PVC / SCH. 40 PVC	1½" SCH. 40 PVC
1" SCH. 40 PVC / SCH. 40 PVC	2" SCH. 40 PVC
1¼" SCH. 40 PVC / SCH. 40 PVC	2½" SCH. 40 PVC
1½" SCH. 40 PVC / SCH. 40 PVC	3" CLASS 200 PVC
2" CLASS 315 / SCH. 40 PVC	4" CLASS 200 PVC
2½" CLASS 315 / SCH. 40 PVC	4" CLASS 200 PVC
3" CLASS 315 / SCH. 40 PVC	6" CLASS 200 PVC
4" CLASS 315 / SCH. 40 PVC	6" CLASS 200 PVC
6" CLASS 315 / SCH. 40 PVC	6" CLASS 200 PVC

IRRIGATION CALCULATIONS

REMOTE CONTROL VALVE C-8 - 81 GPM

DESCRIPTION	A-4
AVAILABLE STATIC WATER PRESSURE @ METER	+ 62.0 PSI
LOSS THROUGH 2" WATER METER	- 4.9 PSI
LOSS FROM METER TO BACKFLOW DEVICE	- 0.3 PSI
LOSS THROUGH 3" BACKFLOW DEVICE	- 12.0 PSI
LOSS THROUGH 2" MASTER VALVE & FLOW SENSOR	- 2.3 PSI
LOSS THROUGH 3" PVC MAINLINE TO PUMP INLET	- 2.1 PSI
AVAILABLE PRESSURE AT INLET INTO PUMP	+ 40.4 PSI
IRRIGATION BOOSTER PUMP DISCHARGE PRESSURE	+ 75.0 PSI
LOSS THROUGH 3" PVC MAINLINE TO R.C.V.	- 1.7 PSI
LOSS THROUGH 2" REMOTE CONTROL VALVE	- 2.1 PSI
LOSS THROUGH SCH. 40 PVC LATERALS	- 3.2 PSI
LOSS THROUGH SYSTEM PIPE FITTINGS	- 1.5 PSI
LOSS DUE TO ELEVATION CHANGE	0.0 PSI
TOTAL PRESSURE LOSS FROM PUMP DISCHARGE	- 8.5 PSI
AVAILABLE PSI AT DISCHARGE OF PUMP	75.0 PSI
OPERATING PSI	66.5 PSI

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REVISIONS

NO.	DATE	BY	DESCRIPTION

REGISTERED LANDSCAPE ARCHITECT
JON JAMES BAIN
SIGNATURE
04/2026
RENEWAL DATE
05/12/2025
DATE
STATE OF CALIFORNIA

CLIENT
VENTURA UNIFIED SCHOOL DISTRICT
255 WEST STANLEY AVENUE
VENTURA, CA. 93001

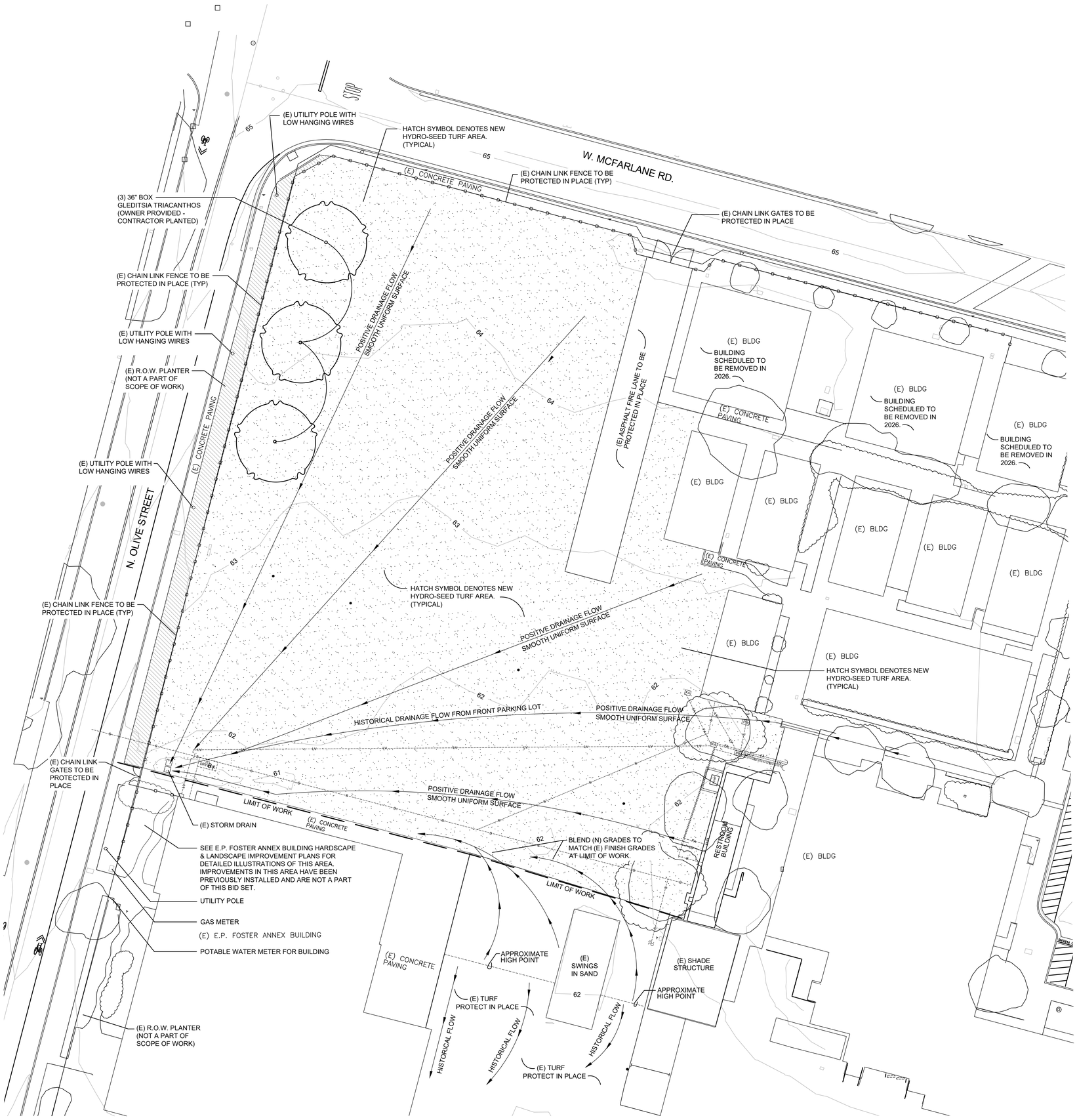
SHEET TITLE
IRRIGATION PLAN

PROJECT
EP FOSTER ELEMENTARY SCHOOL
FIELD RENOVATION
C6-26 E.P.
1440 OLIVE ST.
VENTURA, CA 93001

DRAWN : PJ / JB
CHECKED: JB

DRAWING
L3.2

SHEET 4 OF 8
PROJECT No. 25.11



PLANTING LEGEND

SYMBOL	TYPE
	HYDRO-SEED TURF AREA: ROTO-TILL FERTILIZERS AND AMENDMENTS INTO THE TOP 6" OF THE SOIL AS PER PROJECT SPECIFICATIONS. FINE GRADE FOR POSITIVE DRAINAGE. APPLY STOVER SEED 'PRO-SPORTSFIED ELITE' GRASS SEED MIX WITH FERTILIZERS, BINDER, MULCH, AT RATES IDENTIFIED IN THE AS PROJECT SPECIFICATIONS. TOTAL APPROXIMATE AREA TO RECEIVE HYDRO-SEED MIX: 52,900 SQ. FT.
	(3) 36" BOX GLEDITSIA TRIACANTHOS - STANDARD TRUNK (OWNER PROVIDED - CONTRACTOR PLANTED). FIELD VERIFY EXACT LOCATION OF TREES WITH V.U.S.D. REPRESENTATIVE. INSTALL EACH TREE WITH (3) WOOD STAKES AS PER TREE STAKING DETAIL. BACKFILL MIX AS PER SPECIFICATIONS. PURCHASE AND INSTALL (1) TREEGATOR 20-GALLON WATERING BAG FOR EACH TREE PLANTED.

LANDSCAPE FINE GRADING NOTES

1. THE EXISTING TURF PLAY FIELD HAS AN UNEVEN PLAYING SURFACE DUE TO HISTORICAL USE AND RECENTLY CONSTRUCTED TEMPORARY PARKING LOT. THE PLAY FIELD HAS DEVELOPED AREAS THAT NOW COLLECT WATER AND DO NOT HAVE POSITIVE SURFACE DRAINAGE. ONCE ALL PERMANENT SOCCER GOAL POSTS, VOLLEYBALL POSTS, AND THE BASEBALL BACKSTOP HAVE BEEN REMOVED FROM SITE, CONTRACTOR SHALL BEGIN RIPPING AND TILLING THE EXISTING PLAY FIELD AS PER PROJECT SPECIFICATIONS. THE TILLING OPERATIONS SHALL BE PERFORMED UNTIL THE SITE SOIL CAN BE UNIFORMLY FINE GRADED. ALL RESIDUAL VEGETATION OR ROOT CLUMPS THAT CAN NOT BE SUCCESSFULLY TILLED UNDER THE EARTH MUST BE MECHANICALLY RAKED AND REMOVED FROM THE TOP 6" OF THE SOIL PROFILE.
2. FINE GRADE TURF PLAY FIELD TO CREATE A SMOOTH, UNIFORM SURFACE SUITABLE FOR ACTIVE PLAY. TURF AREA SHALL BE GRADED TO CREATE A POSITIVE SURFACE DRAINAGE FLOW TO MATCH HISTORICAL SURFACE RUN OFF FLOW TO EXISTING STORM DRAIN. COMPLETED FINISH GRADE SHALL FLOW IN A NORTH-EAST TO SOUTH-WEST DIRECTION TOWARDS THE EXISTING STORM DRAIN. THE EXISTING AERIAL CONTOURS HAVE BEEN PROVIDED AS A STARTING POINT. FIELD RIPPING AND TILLING OPERATIONS WILL DRAMATICALLY ALTER THESE EXISTING GRADES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEYING SITE AND SETTING GRADING FEATHERS TO FINE GRADE THE RENOVATED PLAY FIELD AREA. CONTACT THE V.U.S.D. REPRESENTATIVE TO REVIEW AND APPROVE THE FINAL FINISH GRADING OPERATIONS PRIOR TO SETTING NEW POP UP TURF ROTORS AND VALVE BOXES. OBTAIN V.U.S.D. APPROVAL BEFORE BEGINNING THE TURF HYDRO-SEED APPLICATION.
4. COMPLETED FINE GRADING OPERATIONS SHALL CREATE A SMOOTH, UNIFORM FINISH SURFACE SUITABLE FOR SAFE ACTIVE PLAY AS WELL AS FINISH GRADES THAT ARE SAFE FOR SIT DOWN DECK STYLE LAWN MOWING EQUIPMENT. ALL VALVE BOXES AND SPRINKLER HEADS INSTALLED IN THE RENOVATED PLAY FIELD AREA SHALL BE INSTALLED AT ELEVATIONS IDENTIFIED ON THE IRRIGATION DETAILS.

GRAPHIC SCALE

0 10 20 30 40

SCALE: 1"= 20'

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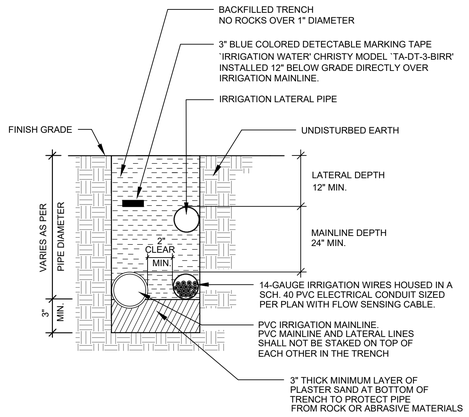
SHEET TITLE
PLANTING PLAN / FINE GRADING

PROJECT
EP FOSTER ELEMENTARY SCHOOL
FIELD RENOVATION
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1440 OLIVE ST.
VENTURA, CA 93001

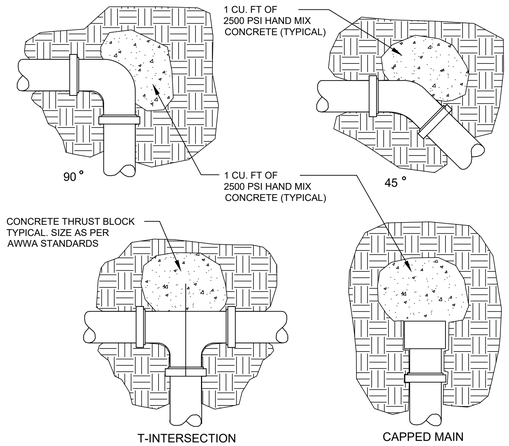
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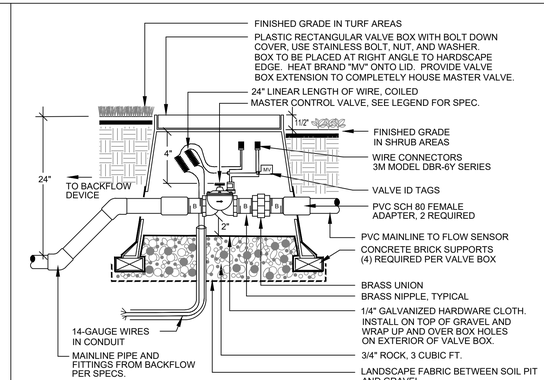
SHEET 5 OF 8
PROJECT No. 25.11



1 GATE VALVE ON MAINLINE N.T.S.

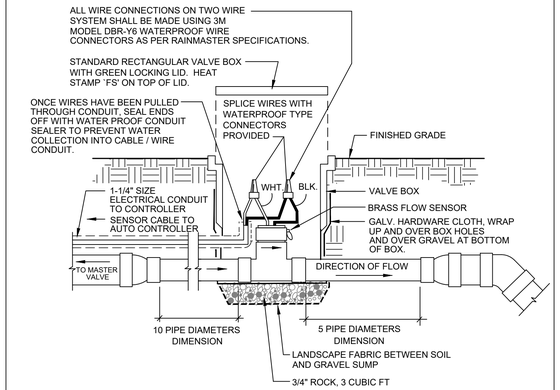


2 CONCRETE THRUST BLOCKS N.T.S.

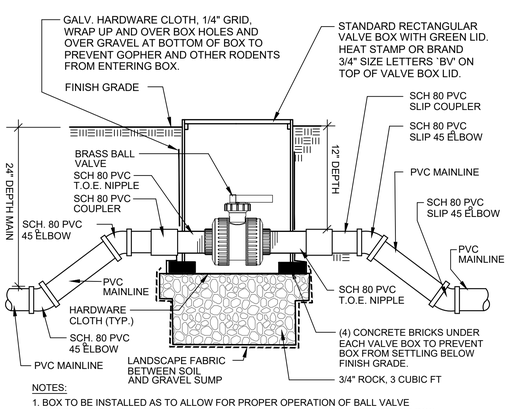


NOTES:
1. INSTALL CONTROL VALVES A MINIMUM OF 36" APART IN SHRUB AREAS UNLESS OTHERWISE NOTED.
2. USE 45 DEGREE ELBOWS TO ACHIEVE MAINLINE DEPTH FROM UP-STREAM SIDE OF THE MASTER VALVE ASSEMBLY.
3. EQUIPMENT SHALL BE INSTALLED SUCH THAT THERE IS NO LEVERAGE OR STRESS ON THE VALVE ASSEMBLY. PIPE SHALL NOT COME INTO CONTACT WITH VALVE BOX.
4. USE A NON-HARDENING TEFLON PIPE SEALANT ON ALL THREADED CONNECTIONS.

3 NORMALLY OPEN MASTER VALVE N.T.S.

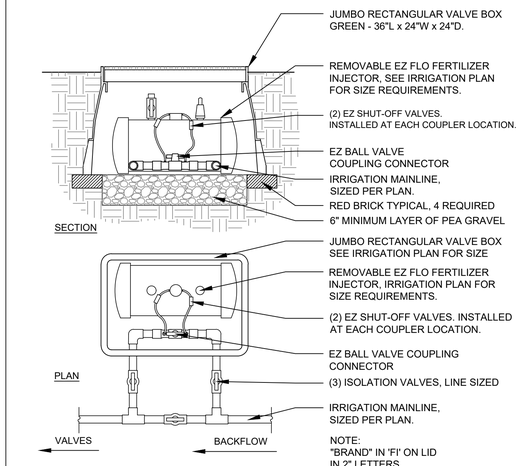


4 FLOW SENSOR

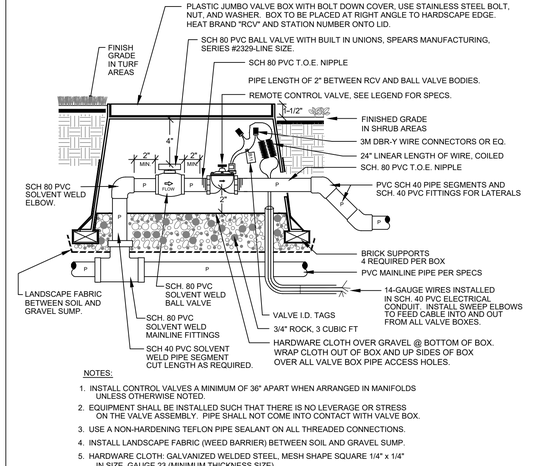


NOTES:
1. BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE, INSTALL VALVE IN CENTER OF BOX.
2. INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAIN LINE DEPTH.
3. HARDWARE CLOTH: GALVANIZED WELDED STEEL, MESH SHAPE SQUARE 1/4" x 1/4" IN SIZE, GAUGE 23 (MINIMUM THICKNESS SIZE).

5 SCH. 80 PVC BALL VALVE ON MAINLINE N.T.S.

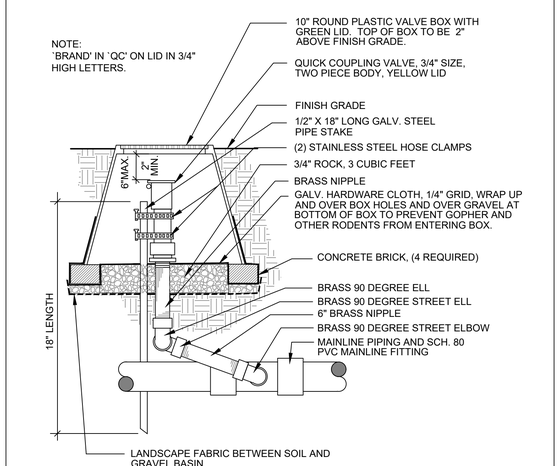


6 LIQUID FERTILIZER DISPENSER N.T.S.

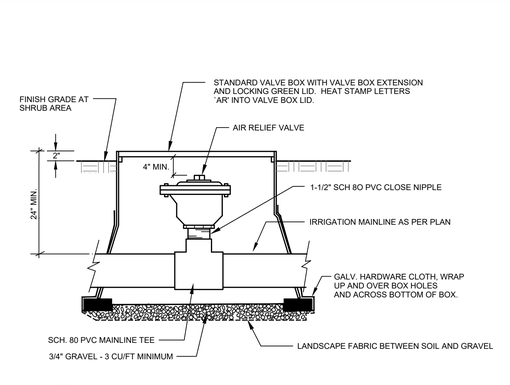


NOTES:
1. INSTALL CONTROL VALVES A MINIMUM OF 36" APART WHEN ARRANGED IN MANIFOLDS UNLESS OTHERWISE NOTED.
2. EQUIPMENT SHALL BE INSTALLED SUCH THAT THERE IS NO LEVERAGE OR STRESS ON THE VALVE ASSEMBLY. PIPE SHALL NOT COME INTO CONTACT WITH VALVE BOX.
3. USE A NON-HARDENING TEFLON PIPE SEALANT ON ALL THREADED CONNECTIONS.
4. INSTALL LANDSCAPE FABRIC (WEED BARRIER) BETWEEN SOIL AND GRAVEL SUMP.
5. HARDWARE CLOTH: GALVANIZED WELDED STEEL, MESH SHAPE SQUARE 1/4" x 1/4" IN SIZE, GAUGE 23 (MINIMUM THICKNESS SIZE).
6. USE RAINBOW TECHNOLOGY `DUCT SEAL PUTTY' TO PLUG OPEN CONDUIT/WIRES WITHIN VALVE BOX TO PREVENT WATER FROM ENTERING CONDUIT OPENING.

7 REMOTE CONTROL VALVE N.T.S.

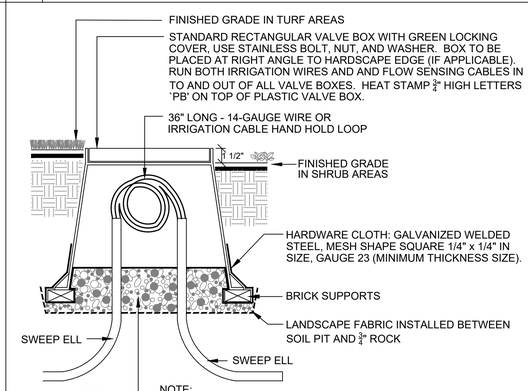


8 QUICK COUPLER N.T.S.



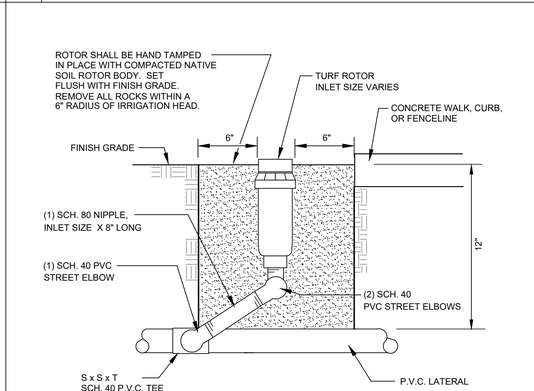
NOTES:
1. INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO CREATE SOIL RETENTION AROUND VALVE BODY AND PIPING TO MAIN LINE DEPTH.
2. HARDWARE CLOTH: GALVANIZED WELDED STEEL, MESH SHAPE SQUARE 1/4" X 1/4" IN SIZE, GAUGE 23 (MINIMUM THICKNESS SIZE).

9 IRRIGATION MAINLINE UNIVERSAL AIR RELEASE VALVE N.T.S.



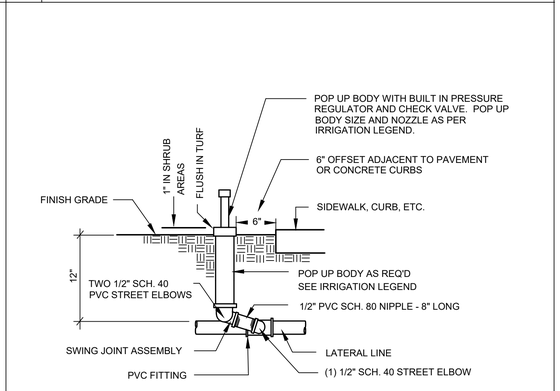
NOTE:
1. USE RAINBOW TECHNOLOGY `DUCT SEAL PUTTY' TO PLUG OPEN CONDUIT / WIRES WITHIN VALVE BOX TO PREVENT WATER FROM ENTERING CONDUIT OPENING.
2. USE 3M MODEL DBR-Y6 WATER PROOF WIRE SPLICE CONNECTORS FOR ALL WIRE SPLICES.
3. INSTALL STANDARD YELLOW CHRISTY NUMBERED ID TAGS ON ALL RCV WIRE SPLICE CONNECTIONS.

10 IRRIGATION WIRE PULL OR SPLICE BOX N.T.S.



NOTE:
SWING JOINT ASSEMBLY SIZE SHALL MATCH INLET SIZE OF SPRINKLER BODY.
SIZE OF SPRINKLER HEAD INLET. (TYPICAL)

11 POP UP TURF ROTOR N.T.S.



12 POP UP SPRAY HEAD N.T.S.

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REVISIONS

NO.	DATE	BY	DESCRIPTION

REGISTERED LANDSCAPE ARCHITECT
JOHN JAMES BAIN III 2957
SIGNATURE
06/2006
RENEWAL DATE
05/12/2025
DATE
STATE OF CALIFORNIA

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255 WEST STANLEY AVENUE
VENTURA, CA. 93001

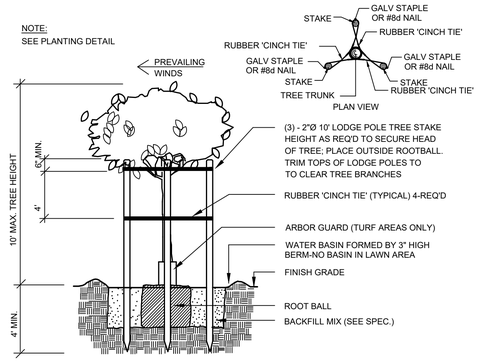
SHEET TITLE
LANDSCAPE DETAILS

PROJECT
EP FOSTER ELEMENTARY SCHOOL
FIELD RENOVATION
C6-26 E.P.
1440 OLIVE ST.
VENTURA, CA 93001

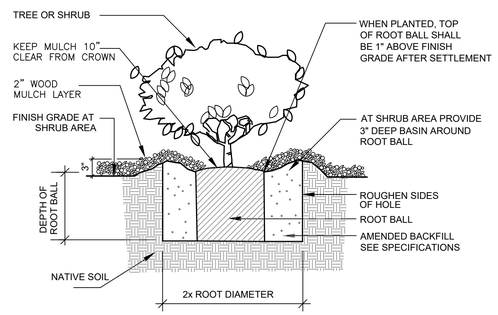
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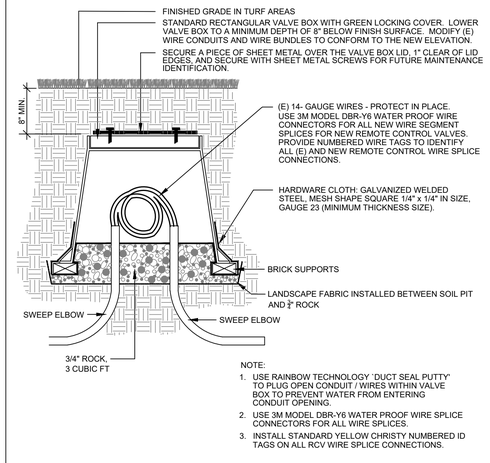
SHEET 6 OF 8
PROJECT No. 25.11



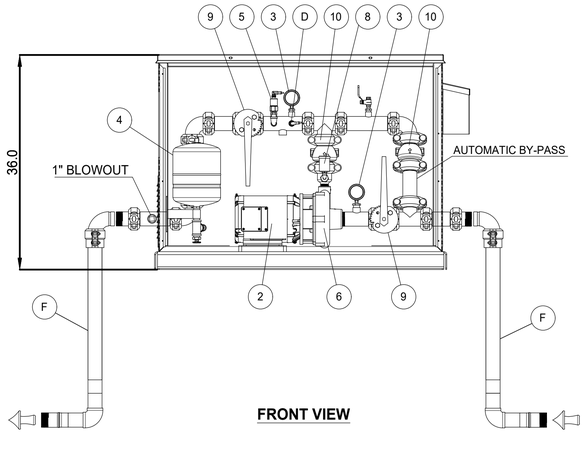
1 | 36" BOX TREE - TRIPLE STAKING | N.T.S.

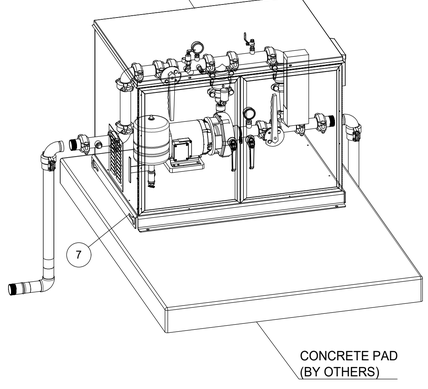


2 | PLANTING DETAIL | N.T.S.



3 | BURIED WIRE PULL BOX - CENTER OF FIELD | N.T.S.





DESIGN SPECIFICATIONS

Design Flow Rate:	-	85 GPM @ 35 PSI Boost	
Duty Pump Details:	-	5 HP/Pump	85 GPM @ 90 TDH
Minimum Power:	-	208 Volt / 3 Phase	
Model #	-	SPEC PAP-25285 REV-A	

ITEM NO.	DESCRIPTION	Size	QTY.
1	CONTROL PANEL		1
2	MOTOR	5HP	1
3	PRESSURE GAUGE	2-1/2"	2
4	PRESSURE TANK	2 Gal	1
5	PRESSURE TRANSMITTER	1/4"	1
6	PUMP, CENTRIFUGAL		1
7	SKID, BENT	48"x33"	1
8	VALVE, 1/4", AIR VENT	1/4"	1
9	VALVE, 2" GROOVED BUTTERFLY VALVE, LEVER OPERATED	2"	2
10	VALVE, 2" GROOVED, CHECK	2"	2
AVAILABLE ACCESSORIES (SEE NOTE)			
A	ENCLOSURE, MARINE GRADE ALUMINUM	48x33x32	1
B	INSULATION / SOUND ATTENUATION		
C	HEATER		1
D	-FLOW SWITCH	-INCLUDED	1
E	HIGH PRESSURE SWITCH		1
F	DUCTILE IRON SPOOLS AND FLANGED FITTINGS INSTALLED BY CONTRACTOR	2"	1

NOTE:
THIS DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY - SEE QUOTE OR SUBMITTAL SUMMARY FOR:
-PRICING
-DESIGN PARAMETERS
-COATINGS
-MATERIALS OF CONSTRUCTION
-INCLUDED EQUIPMENT, DEVICES AND ACCESSORIES

SiteOne Green Tech
SITEONE GREEN TECH
4280 E LOWELL ST
ONTARIO, CA
(909)390-4750
SITEONE.COM

MATERIAL: (SEE NOTE)

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES:
FRACTIONAL: ±1/8"
ONE PLACE DECIMAL: ±.10
TWO PLACE DECIMAL: ±.05
DO NOT SCALE DRAWING

DRAWN: | DATE: XX/XX/XXXX

TITLE: **BOOSTER W/ BYPASS PUMP STATION**
PROJECT: E. P. FOSTER ELEMENTARY
LEVEL: SPEC
PART NO: PAP-25285 REV-A
WEIGHT: 1307.29 | SIZE: B | SCALE: NTS | SHEET: 1 OF 1 | REV -

3 | IRRIGATION BOOSTER PUMP

SiteOne LANDSCAPE SUPPLY
Stronger Together
Custom Pump Station
www.siteone.com

PUMP STATION SPEC

PROJECT: **E.P. FOSTER ELEMENTARY** DATE: **4/23/2025**
SPEC #: **25285** REV-A
CONTACT: **JUSTIN SMITH (747) 900-3696** LOCATION CITY: **VENTURA**
MODEL NUMBER: **PAP-25285** STATE: **CA - CALIFORNIA**

DESIGN DETAILS

Design Point:	1				
Design Flow Rate - GPM:	85	Voltage:	208	Electrical Loads	AMPS
Intake Pressure - PSI:	45	Phase:	3	DISCONNECT	60
Boost Pressure - PSI:	35	Hertz:	60	NEC FLA	22
Discharge Pressure - PSI:	80				

PUMP AND MOTOR DETAILS — SEQUENCE: LEAD ONLY

FUNCTION	QTY	HP	PUMP PERFORMANCE	RPM	TYPE / BRAND	MOTOR ENCLOSURE
MAIN/DUTY	1	5	85 GPM @ 90' TDH	3600	END-SUCTION CENTRIFUGAL XYLEM-GOULDS	ODP

SPECIAL MOTOR DESIGN/ADDITIONS
Premium Efficiency Motors (Default for all standard motors provided)

SYSTEM OVERVIEW

SYSTEM TYPE:	BOOSTER SYSTEM - BY PASS
INTAKE SOURCE:	NON-POTABLE - QUALITY UNKNOWN
DISCHARGE USE:	NON-POTABLE
PUMP STATION ENCLOSURE:	MARINE GRADE ALUMINUM
SUCTION & DISCHARGE	3" FLANGED CONNECTIONS
SKID BASE SIZE (INCHES):	48 X 33 Estimated - Do not use for construction. Contact PPS for detailed drawing/info.

- UL CCZJ Certified pumping system
- This quote/estimate is for a factory tested system and/or components.
- The pump station shall include all pumps described above, as well as all necessary valves and piping (See details below).
- If provided the variable frequency control panel for the pump station will be prewired and pretested.
- If provided the system will be controlled by a PLC and HMI Touchscreen with programming written specific to the project.
- **Control Panel is NEMA 4X manufactured for INDOOR operation.**

DESIGN CRITERIA (Quotation is based on the following specifications/information):
- Customer supplied design point information.
- Information noted in the above Design Details & Pump Selections. Deviation from details specified above may impact pricing
- PPS is not responsible for any errors or omissions due to incomplete or inaccurate information.

WARRANTY [See Terms & Conditions for details]

TELEPHONE TECHNICAL SUPPORT: Free-of-charge for the life of your product (During normal operating/business hours)

Precision Pumping Systems (PPS) warrants that its products and systems will be free from defects in material and workmanship for a period of thirty-six [36] months from the date of placing the equipment in operation or fourty [40] months from the date of completion of manufacture of the equipment, whichever shall occur first.

Initial start-up and preventative maintenance must be performed by an authorized PPS representative or the warranty shall be void. This warranty does not apply to equipment that has been damaged, misapplied or modified in any way.

** Three year electronic warranty extension offered with certified start-up is only available when ABB® or Mitsubishi® drives are incorporated.*

SHIPMENT

SHIPMENT/DELIVERY: All reasonable efforts will be made to meet the requested shipment date after the receipt of a signed purchase order and approval of submittal(s). Manufacturer will not be held liable for delays in shipment or delivery.

NOTES

- Appropriate power to be provided by others - voltage & phase specified above from Customer provided information
- Offloading & set up by others (unless delivery/set-up option offered and accepted)
- Wet well, concrete pad(s), intake structure or other civil works to be provided by others.
- Tie-in to main line and flush lines to be performed by others (unless tie-in option offered and accepted)
- Start-up and calibration by a PPS certified technician. (if option offered and accepted)
- If on-site start-up is not to be provided call PPS to schedule a factory assisted on-phone start-up. 24 hour advance notice is required
- No taxes are included in this quotation.

CONTROL SYSTEM DETAILS

CONTROLLER:	KIT,PLC4E-24VDC,MINI
HMI:	OTHER
ENVIRONMENTAL DESIGN:	NEMA 4X cabinet manufactured for INDOOR operation
MOTOR STARTING PRIMARY:	VFD - ALL MOTORS
VFD MODEL:	BEST FIT FOR APPLICATION
PANEL COOLING:	FORCED AIR - WASH DOWN
CONTROL SYSTEM MODEL NUMBER:	PBJMINI-ACS255-005203-FP4043-N4X
CONTROL PANEL SIZE:	H=" W+D=" REET=" TOTAL HEIGHT=0"
SPECIFIED KAIC:	NONE SPECIFIED
WIRELESS CAPABLE - Modem provided - No service included	

MECHANICAL DETAILS

PIPE COMPOSITION:				
SS 304	304 STAINLESS STEEL PIPE - SCH 10			
BASE COMPOSITION:				
GALVANIZED	ASTM A36 STEEL PLATE - BREAK PRESS FOLDED - HOT DIP GALVANIZED			
GENERAL DETAILS:				
PUMP CHECK VALVE(S)	GROOVED - Valmatic			
STATION ISOLATION VALVES(S)	GROOVE BFV			
PRESSURE TANK:	2 GALLON - PS KIT			
PRESSURE CLASS:	AWWA D [175 PSI]			
COATING DETAILS:				
Pipe Interior:	STAINLESS STEEL			
Pipe Exterior:	STAINLESS STEEL			
Skid Base:	GALVANIZED			
Enclosure:	PPS BEIGE			
SENSORS				
Suction Pressure Gauge	1	2.5" SS Liquid Filled	PSI =	0-100
Discharge Pressure Gauge	1	2.5" SS Liquid Filled	PSI =	0-160
Discharge Pressure Transmitter	1	IFM Stainless Steel	PSI =	0-200
Flow/No-Flow Switch	1			
OTHER				
Intake Screen Supply Valve	NO			
1/2" Air Release Valve	1			
All bare carbon steel is coated with Polyester TGIC baked on powder coating - or as otherwise specified				
Shim Kit Provided (one per skid base)				
Hose bib connection (where applicable)				
Sample Tap for Potable Systems (where applicable)				
Manifold drains (where applicable)				

ENCLOSURE DETAILS

ENCLOSURE TYPE:	MARINE GRADE ALUMINUM
NUMBER OF ACCESS DOORS:	2
LID REMOVAL:	LIFT OFF
EXTERIOR SIDE FINISH:	MARINE GRADE ALUMINUM
ROOF COVERING:	MARINE GRADE ALUMINUM
ROOF GEOMETRY:	CROSS-BREAK
ALL ACCESS LOCKABLE	
REMOVABLE SIDE PANELS FOR ACCESS ON MARINE GRADE ALUMINUM ENCLOSURES	
ALL ALUMINUM SURFACES INCLUDE BAKED ON POWDER COAT FINISH	

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JORDAN & BAIN
LANDSCAPE ARCHITECTS, INC.
459 NORTH VENTURA AVE., VENTURA CA 93001
(805) 642-3641 FAX (805) 653-7874
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REVISIONS
NO. | DATE | BY | DESCRIPTION

REGISTERED LANDSCAPE ARCHITECT
JOHN JAMES BAIN III 2593
SIGNATURE
04/2026
RENEWAL DATE
05/12/2025
DATE
STATE OF CALIFORNIA

CLIENT
VENTURA UNIFIED SCHOOL DISTRICT
255 WEST STANLEY AVENUE
VENTURA, CA. 93001

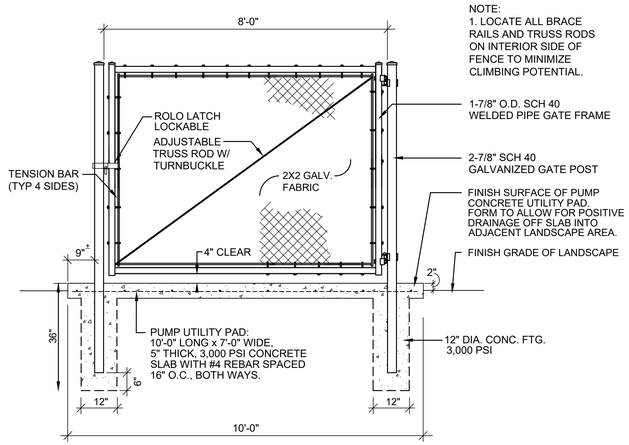
SHEET TITLE
LANDSCAPE DETAILS

PROJECT
EP FOSTER ELEMENTARY SCHOOL
FIELD RENOVATION
C6-26 E.P.
1440 OLIVE ST.
VENTURA, CA 93001

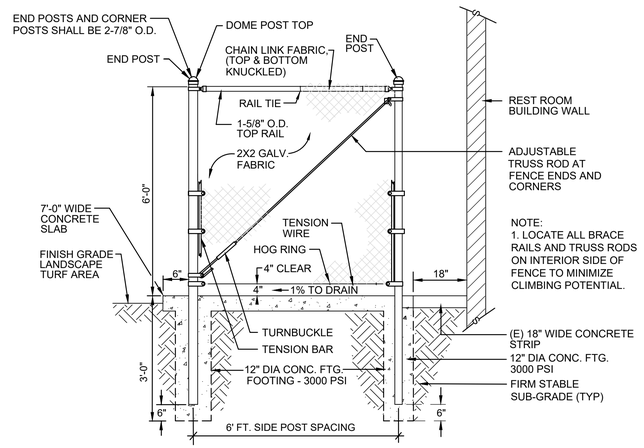
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DRAWING
L5.2

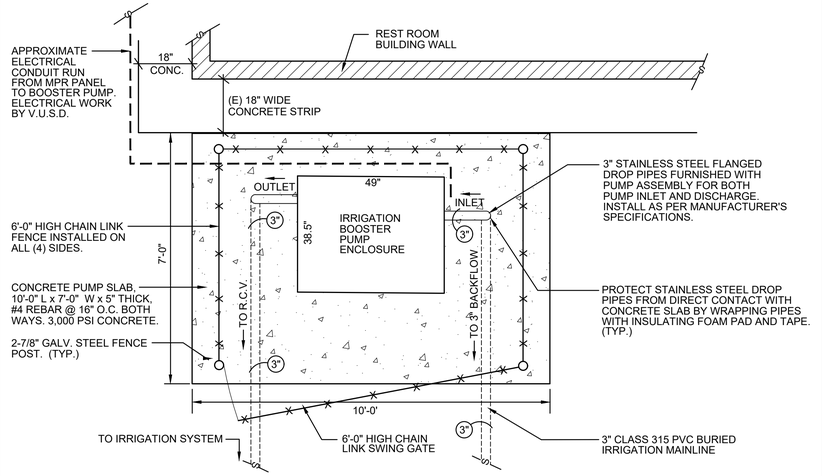
SHEET 7 OF 8
PROJECT No. 25.11



1 PUMP SECURITY FENCE - FRONT ELEVATION WITH GATE SCALE 1/2" = 1'-0"



2 PUMP SECURITY FENCE - SIDE ELEVATION SCALE 1/2" = 1'-0"



3 IRRIGATION PUMP ENCLOSURE SCHEMATIC LAYOUT SCALE 1/2" = 1'-0"

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REVISIONS

NO.	DATE	BY	DESCRIPTION

REGISTERED LANDSCAPE ARCHITECT
JOHN JAMES BAIN III
No. 2454
SIGNATURE
04/2006
RENEWAL DATE
05/12/2005
DATE
STATE OF CALIFORNIA

CLIENT
VENTURA UNIFIED SCHOOL DISTRICT
255 WEST STANLEY AVENUE
VENTURA, CA. 93001

PROJECT
EP FOSTER ELEMENTARY SCHOOL
FIELD RENOVATION
C6-26 E.P.
1440 OLIVE ST.
VENTURA, CA 93001

SHEET TITLE
LANDSCAPE DETAILS

DRAWN : PJ / JB
CHECKED: JB

DRAWING
L5.3
SHEET 8 OF 8
PROJECT No. 25.11