PLAYGROUND REPLACEMENT PROJECT

E6-24 MONTALVO ELEMENTARY SCHOOL
2050 GRAND AVE., VENTURA, CA 93003

GENERAL NOTES

1. THE PROJECT MANUAL (SPECIFICATIONS) ISSUED AS PART OF THESE CONSTRUCTION DOCUMENTS IS AN INTEGRAL PART OF THE CONTRACT DOCUMENTS.
2. ITEMS SHOWN AS OWNER FURNISHED, CONTRACTOR INSTALLED (OFCI) ON PLANS MAY REQUIRE SEPARATE SUBMITTALS, APPROVALS AND PERMITS. INSTALLING CONTRACTOR(S) IS RESPONSIBLE FOR OBTAINING PERMITS FOR SUCH ITEMS.
3. IF SUSPECTED HAZARDOUS MATERIALS ARE FOUND DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BRING THEM TO THE ATTENTION OF THE ARCHITECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THAT ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE APPLICABLE CODES AND FEDERAL REQUIREMENTS AND REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND STATE OF CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS AND REGULATIONS.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, GRADES, ELEVATIONS AND DIMENSIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
7. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL EXISTING UTILITY SERVICES IN THE AREA TO BE EXCAVATED PRIOR TO THE START OF EXCAVATION. THE CONTRACTOR SHALL PROTECT ALL UTILITY LINES, SERVICE LINES REQUIRED TO REMAIN. ANY UNIDENTIFIED UTILITY OR SERVICE LINES ENCOUNTERED DURING CONSTRUCTION SHALL BE IDENTIFIED AND BROUGHT TO THE ATTENTION OF THE ARCHITECT.
8. WHERE PATCH AND REPAIR CONDITIONS APPLY AND MATERIALS ARE INTENDED TO BE CONTINUOUS, CONTRACTOR SHALL ENSURE FINISH IS ALIGNED SMOOTH AND CONTINUOUS AND TEXTURE AND COLOR MATCH THE ORIGINAL.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THAT ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE APPLICABLE CODES AND FEDERAL REQUIREMENTS AND REGULATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND STATE OF CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS AND REGULATIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
12. DO NOT SCALE CONTRACT DOCUMENTS. CAD AND MODEL FILES PROVIDED TO THE CONTRACTOR FOR THEIR USE SHALL NOT BE USED TO DETERMINE DIMENSIONS NOT SHOWN IN THE CONTRACT DOCUMENTS.
13. CONTRACTOR ACKNOWLEDGES THAT DRAWINGS REPRESENT THE INTENT OF THE WORK TO BE ACCOMPLISHED AND RELEVANT DETAILS ARE PROVIDED. IF ADDITIONAL DETAILS ARE REQUIRED, THEY WILL BE AVAILABLE THROUGH THE TYPICAL CONSTRUCTION PROCESS. CONTRACTOR IS TO INSTALL MATERIALS AND SYSTEMS WITH EXPERIENCED SKILLED CRAFTSMEN WHO WILL BE RESPONSIBLE FOR THE INTEGRITY OF THEIR RESPECTIVE WORK. NOT EVERY DETAIL OF EACH CONDITION IS DRAWN. CONTRACTOR AND SUB-CONTRACTOR ARE RESPONSIBLE FOR COMPLETE WORKMANLIKE INSTALLATION OF ALL MATERIALS AND SYSTEMS.
14. IF THE CONTRACTOR IDENTIFIES DIMENSIONS THAT ARE IN CONFLICT OR REQUIRED DIMENSIONS ARE MISSING, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE ARCHITECT. DO NOT INTERPRET OR SCALE THE DRAWINGS OR DIGITAL MODEL.
15. IF THE CONTRACTOR IDENTIFIES NOTES OR DETAILS THAT APPEAR TO BE IN CONFLICT WITH THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE ARCHITECT.
16. ANY ERRORS, OMMISSIONS OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO PROCEEDING WITH THE WORK.
17. PROVIDE A MINIMUM 2% SLOPE TO DRAIN AT HARDSCAPED AREAS AND MAINTAIN LESS THAN 2% CROSS SLOPE ALONG ANY ACCESSIBLE PATH OF TRAVEL UNLESS OTHERWISE NOTED.
18. CONTRACTOR SHALL ENSURE ALL FLOOR FINISH MATERIALS WILL BE FLUSH WITH ADJACENT WALKING SURFACES UNLESS NOTED OTHERWISE.

ACCESS COMPLIANCE NOTES

WALKS AND SIDEWALKS

1. CONTINUOUS SURFACE: WALKS & SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH & SHALL BE A MINIMUM OF 48 INCHES IN WIDTH. 1/2" CHANGE IN ELEVATION SHALL BE BEVELED 1:2 WITH 1/4" MAXIMUM VERTICAL (CBC SECTIONS 11B-302 & 11B-303). SURFACES SHALL BE SLIP-RESISTANT AS FOLLOWS (CBC SECTION 11B-403.2):
   A. SLOPES LESS THAN 6 PERCENT: SURFACES WITH A SLOPE OF LESS THAN 6 PERCENT GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS DESCRIBED FOR A MEDIUM SALTED (MEDIUM BROOM) FINISH.
   B. SLOPES 6 PERCENT OR GREATER: SURFACES WITH A SLOPE GREATER THAN 6 PERCENT GRADIENT SHALL BE SLIP-RESISTANT.
   C. SURFACE CROSS-SLOPES: SURFACE CROSS-SLOPES SHALL NOT EXCEED 2%.
2. GRATINGS: WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2 INCH (13 MM) IN THE DIRECTION OF TRAFFIC FLOW. (CBC SECTION 11B-302.3)
3. CHANGES IN LEVEL: ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4 INCH MAY BE VERTICAL. WHEN CHANGES IN LEVELS GREATER THAN 1/2 INCH ARE NECESSARY THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS. (CBC SECTION 11B-403.4 AND SECTION 11B-406)
4. WARNING CURBS: ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING 4 INCHES IN A VERTICAL DIMENSION, SUCH AS AT PLANTERS OR FOUNDATIONS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS, SHALL BE IDENTIFIED BY CURBS PROJECTING AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP OFF. WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED, NO CURB IS REQUIRED WHEN A GUIDE RAIL IS PROVIDED CENTERED 3 INCHES PLUS OR MINUS 1 INCH ABOVE THE SURFACE OF THE WALK OR SIDEWALK, THE WALK IS 5 PERCENT OR LESS GRADIENT OR NO ADJACENT HAZARD EXISTS. (SECTION 11B-303.5)
5. MANEUVERING CLEARANCE: PROVIDE A 60" X 60" LEVEL AREA WHERE A DOOR (OR GATE) SWINGS TOWARD THE WALK IN THE ACCESSIBLE ROUTE OF TRAVEL. EXTEND WALK A MINIMUM 24" BEYOND THE STRIKE EDGE OF ANY DOOR (OR GATE) THAT SWINGS TOWARDS THE WALK.
6. RESTING AREA: WALKS WITH CONTINUOUS GRADIENTS SHALL BE PROVIDED WITH LEVEL AREAS A MINIMUM 5'-0" LONG AT INTERVALS OF 400'-0" MAXIMUM PER SECTION 11B-403.7.
7. DETECTABLE WARNING: A 36" WIDE DETECTABLE WARNING MATERIAL SHALL BE PROVIDED AT BOUNDARIES BETWEEN WALKWAYS AND VEHICULAR WAYS. MATERIAL SHALL COMPLY WITH CRITERIA OF CBC SECTION 11B-705.
   A. COLOR YELLOW FOR DETECTABLE WARNING SURFACE SHALL CONFORM TO COLOR NO. 33538 PER FEDERAL STANDARD NO. 595C. CBC SECTIONS 11B-705.1.1.3.
   B. PROVIDE MINIMUM 5 YEAR WARRANTY FOR DETECTABLE WARNING SURFACE.

ACCESSIBLE P.O.T. NOTES PR 15-01

1. THE PATH OF TRAVEL (P.O.T.) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQ. FOR ALTERATIONS, ADDITIONS, AND STRUCTURAL REPAIRS.
   A. AS PART OF THE DESIGN OF THIS PROJECT, THE P.O.T. WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T THAT WERE DETERMINED TO BE NONCOMPLIANT HAVE BEEN IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS, AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS.
   B. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE SO INDICATED IN THESE CONSTRUCTION DOCUMENTS.
2. DURING CONSTRUCTION, IF P.O.T. ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.
3. ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX, AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" FROM THE WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
4. ALL GRATINGS IN PATH OF TRAVEL SHALL HAVE GAPS NO GREATER THAN 1/2" IN THE DIRECTION OF TRAVEL.
5. ALL EXISTING BUILDINGS, PARKING LOTS, PATHS OF TRAVEL, SANITARY FACILITIES, DRINKING FOUNTAINS, SIGNAGE & PUBLIC TELEPHONES DSA CERTIFIED UNDER A#'S INDICATED.

INSPECTOR OF RECORD DSA IR A-7

A DSA CERTIFIED PROJECT INSPECTOR EMPLOYED BY THE DISTRICT AND APPROVED BY THE DIVISION OF THE STATE ARCHITECT SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR. THE PROJECT INSPECTOR SHALL BE CERTIFIED BY DSA TO INSPECT CLASS III MINIMUM CONTRUCTION PER DSA IR A-7.

PROJECT DESCRIPTION

- EXISTING TREE PROTECTION.
- REMOVAL AND DISPOSAL OF EXISTING PLAY EQUIPMENT AND SURFACES.
- GRADING, DRAINAGE AND SUBSURFACE SOIL PREPARATION FOR FINISH SURFACES.
- CONCRETE SEAT WALLS AND RETAINING SEAT WALLS.
- INSTALLATION OF OWNER-FURNISHED PLAY EQUIPMENT AND SIGNAGE.
- INSTALLATION OF TETHERBALL POSTS AND GROUND SLEEVES.
- INSTALLATION OF PLAY SURFACES AND LANDSCAPING.
- MODIFICATIONS OF EXISTING IRRIGATION AND INSTALLATION OF NEW IRRIGATION.
- FENCING.
- INSTALLATION OF MISC. SITE ACCESS IMPROVEMENTS AS INDICATED.
- PATCH AND SLURRY SEAL EXISTING ASPHALT TO REMAIN (IN SCOPE OF WORK).
- STRIPE GAMES.
- INSTALLATION OF NEW VEHICULAR MAINTENANCE ACCESS DRIVE.
- INSTALLATION OF OWNER-FURNISHED TUFF SHED AND ASSOCIATED ASPHALT.
- TURF REPAIR FOR EXISTING TURF AREAS DISTURBED BY CONSTRUCTION OPERATIONS AND WHERE PLAY EQUIPMENT REMOVED.

FIRE DEPARTMENT NOTES

A. EXISTING FIRE DEPARTMENT ACCESS TO REMAIN.
B. MAINTAIN A MINIMUM, UNOBSTRUCTED WIDTH OF 20 FEET CLEAR TO SKY, VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS. FIRE CODE 902.2.1
C. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
D. THE FIRE FLOW FOR ON-SITE HYDRANT MEETS THE REQUIREMENTS FOR THIS FIRE AUTHORITY.

APPLICABLE CODE OF REGULATIONS

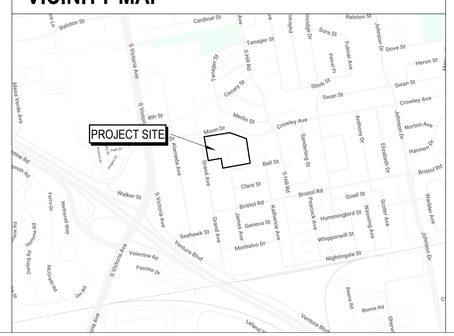
SITE CONSTRUCTION SHALL COMPLY WITH THE RELEVANT PORTIONS OF FOLLOWING PARTS OF THE TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS (CCR):

2022 CALIFORNIA BUILDING STANDARDS CODE C.C.R. TITLE 24:
2022 CALIFORNIA ADMINISTRATIVE CODE, C.C.R. TITLE 24 PART 1
2022 CALIFORNIA BUILDING CODE (CBC), C.C.R. TITLE 24 PART 2
2022 CALIFORNIA FIRE CODE, C.C.R. TITLE 24 PART 9
2022 CALIFORNIA REFERENCED STANDARDS CODE, C.C.R. TITLE 24 PART 12

TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

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

VICINITY MAP



SHEET LIST 28 SHEETS

ARCHITECTURAL 2 SHEETS

A-0.03	TITLE SHEET
A-1.03	SITE ACCESS PLAN & DETAILS

LANDSCAPE 26 SHEETS

LD-0.01	TREE PROTECTION PLAN
LD-1.01	DEMOLITION PLAN
LD-1.02	DEMOLITION PLAN
LD-1.03	DEMOLITION PLAN
LD-1.04	DEMOLITION PLAN
LC-0.01	CONSTRUCTION NOTES & SCHEDULES
LC-0.02	PLAYGROUND ACCESSIBILITY PLAN
LC-0.03	PLAYGROUND ACCESSIBILITY PLAN
LC-0.04	PLAYGROUND ACCESSIBILITY PLAN
LC-1.01	CONSTRUCTION & GRADING PLAN
LC-1.02	CONSTRUCTION & GRADING PLAN
LC-1.03	CONSTRUCTION & GRADING PLAN
LC-2.01	HORIZONTAL CONTROL PLAN
LC-2.02	HORIZONTAL CONTROL PLAN
LC-2.03	HORIZONTAL CONTROL PLAN
LC-3.01	PLAYGROUND SURFACING DEPTHS PLANS
LC-3.02	PLAYGROUND SURFACING DEPTHS PLANS
LC-4.01	CONSTRUCTION DETAILS
LC-4.02	CONSTRUCTION DETAILS
LC-4.04	CONSTRUCTION DETAILS
LP-0.01	PLANTING NOTES & SCHEDULES
LP-1.01	PLANTING PLANS
LP-1.02	PLANTING PLANS
LP-1.03	PLANTING PLANS
LP-1.03	PLANTING & IRRIGATION PLANS
LP-2.01	LANDSCAPE DETAILS

PROJECT TEAM

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VENTURA UNIFIED SCHOOL DISTRICT

MONTALVO ELEMENTARY PLAYGROUNDS E6-24

2050 GRAND AVE, VENTURA, CA 93003

CONSTRUCTION DOCUMENTS

No.	Description	Date

Sheet Name

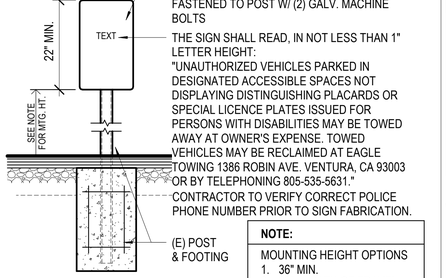
TITLE SHEET

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Date	1/14/2025
Drawn by	CY
Checked by	TC

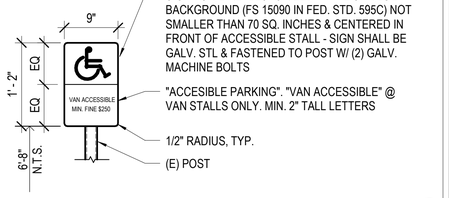
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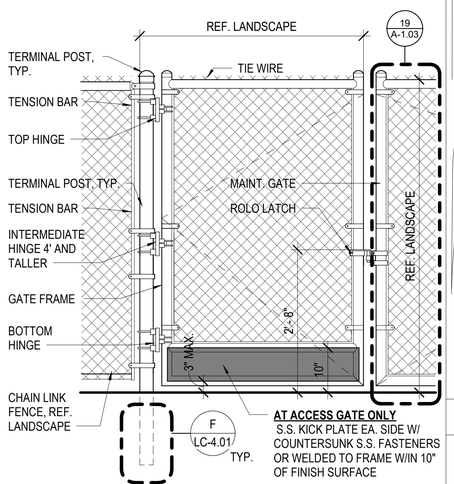
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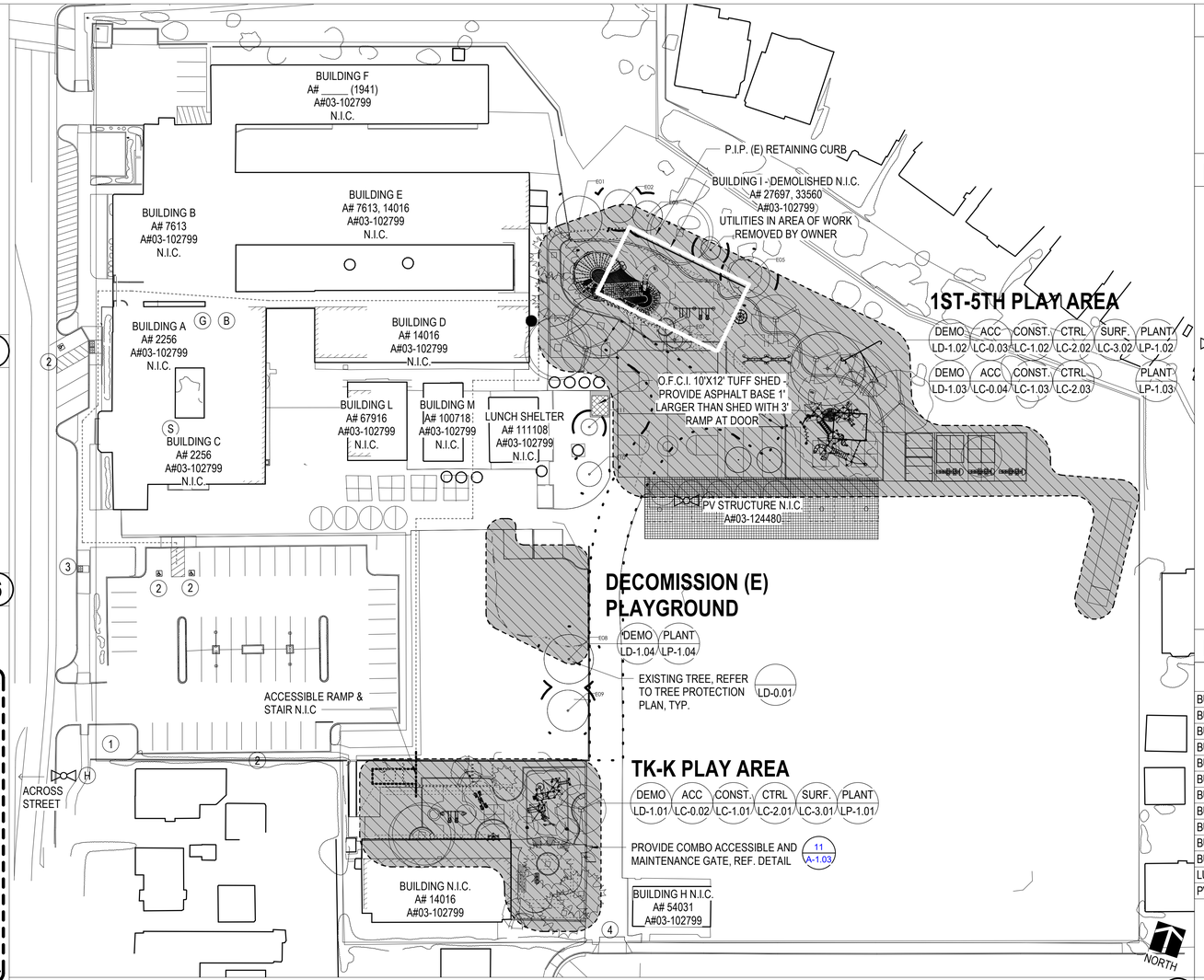
ACCESSIBLE PARKING ENTRY SIGN 1" = 1'-0" (1)



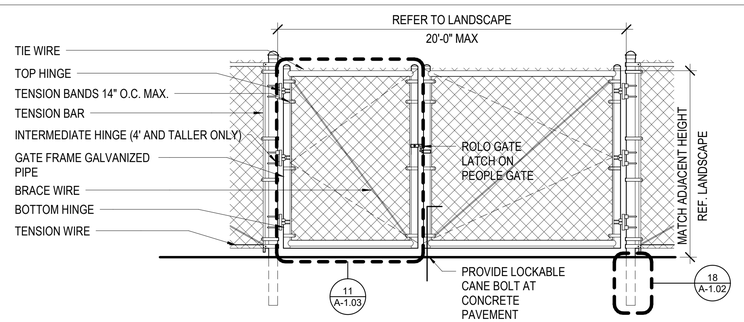
ACCESSIBLE PARKING SIGN 1" = 1'-0" (6)



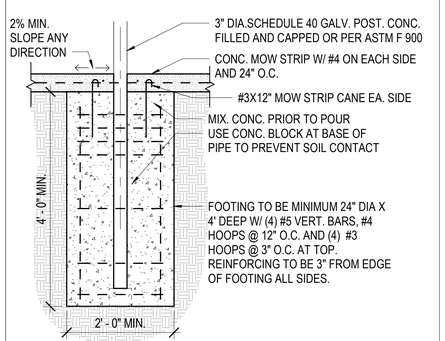
CHAIN LINK SINGLE GATE W/ MAINT. LEAF 3/4" = 1'-0" (11)



MONTALVO SITE PLAN 1" = 40'-0" (15)



MAINTENANCE CHAIN LINK DOUBLE GATE 1/2" = 1'-0" (19)



MAINTENANCE CHAIN LINK DOUBLE GATE POST FOOTING & MOW STRIP 3/4" = 1'-0" (20)

PARKING CALCULATION

	EXISTING	REQUIRED.
PARKING SPACES:	63	-
ACCESSIBLE:	3	3
VAN ACCESSIBLE:	1	1

LEGEND

- AREA OF WORK, REFER TO LANDSCAPE PLANS
- NEW ACCESSIBLE PATH OF TRAVEL, N.I.C.
- EXISTING ACCESSIBLE PATH OF TRAVEL A# 03-102799, REF. LANDSCAPE FOR CON'T
- (E) FIRE TRUCK ACCESS 20'-0" WIDE MIN. - 150' MAX. LENGTH FOR TRUCK BACK-UP. 28' MIN. CENTER LINE TURNING RADIUS.
- (H) (E) FIRE HYDRANT
- (B) ACCESSIBLE BOYS' TOILET ROOM A# 03-102799
- (G) ACCESSIBLE GIRLS' TOILET ROOM A# 03-102799
- (S) ACCESSIBLE STAFF TOILET ROOM A# 03-102799
- (E) TRUNCATED DOMES A# 03-102799
- (E) ACCESSIBLE DRINKING FOUNTAIN A# 03-102799
- (1) NEW TOW-AWAY SIGN ON EXISTING POST PER CBC 11B-502.8.2. A# 03-106633 EAGLE TOWING 805-535-5631 1386 ROBIN AVE. VENTURA, CA 93003 — 1 A-1.03
- (2) (E) ACCESSIBLE PARKING STALL A# 03-102799. PROVIDE SIGN NOTIFYING OF MIN. FINE $250 MOUNTED TO (E) CHAIN LINK FENCE IN PARKING LOT AND TO EXISTING POST AT 80" ABOVE WALKING SURFACE PER — 6 A-1.03
- (3) (E) ACCESSIBLE LOADING ZONE A# 03-102799
- (4) FIRE LANE SIGNAGE & KNOX LOCK ON GATE

DSA CERTIFICATION STATUS

BUILDING NAME	DSA APPL. NO.	YEAR BUILT	MODERNIZATION NO.	CERT. #
BUILDING A	2256	1937	03-102799	#2
BUILDING B	7613	1950	03-102799	#2
BUILDING C	2256	1957	03-102799	#2
BUILDING D	14016	1957	03-102799	#2
BUILDING E	7613, 14016	1950, 1957	03-102799	#2
BUILDING F		1941	03-102799	#2
BUILDING G	14016	1958	03-102799	#2
BUILDING H	54031	1993	03-102799	#2
BUILDING I - DEMOLISHED	27697, 33560	1966, 1971	03-102799	#2
BUILDING L	67916	1997	03-102799	#2
BUILDING M	03-100718	1998	03-102799	#2
LUNCH SHELTER	03-111108	2008	03-102799	#2
PV STRUCTURE	03-124480	2025	-	-

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CONSTRUCTION DOCUMENTS

No.	Description	Date

Sheet Name

SITE ACCESS PLAN & DETAILS

	1012.00
Date	1/14/2025
Drawn by	CY
Checked by	TC
Sheet Number	A-1.03

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ABBREVIATIONS:

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

PLANTING NOTES

1. SEE PLANTING PLAN ON SHEET LP-0.01- LP-1.03 FOR LOCATION OF NEW TREES.

EXISTING TREE SCHEDULE

ID	LATIN NAME	COMMON NAME	ACTION
E01	*Agonis flexuosa*	Peppermint Tree	Retain
E02			Retain
E03			Retain
E04			Retain
E05			Retain
E06			Remove
E07			Remove
E08	*Schinus molle*	Pepper Tree	Retain
E09			Retain
E10			Retain
E11			Retain

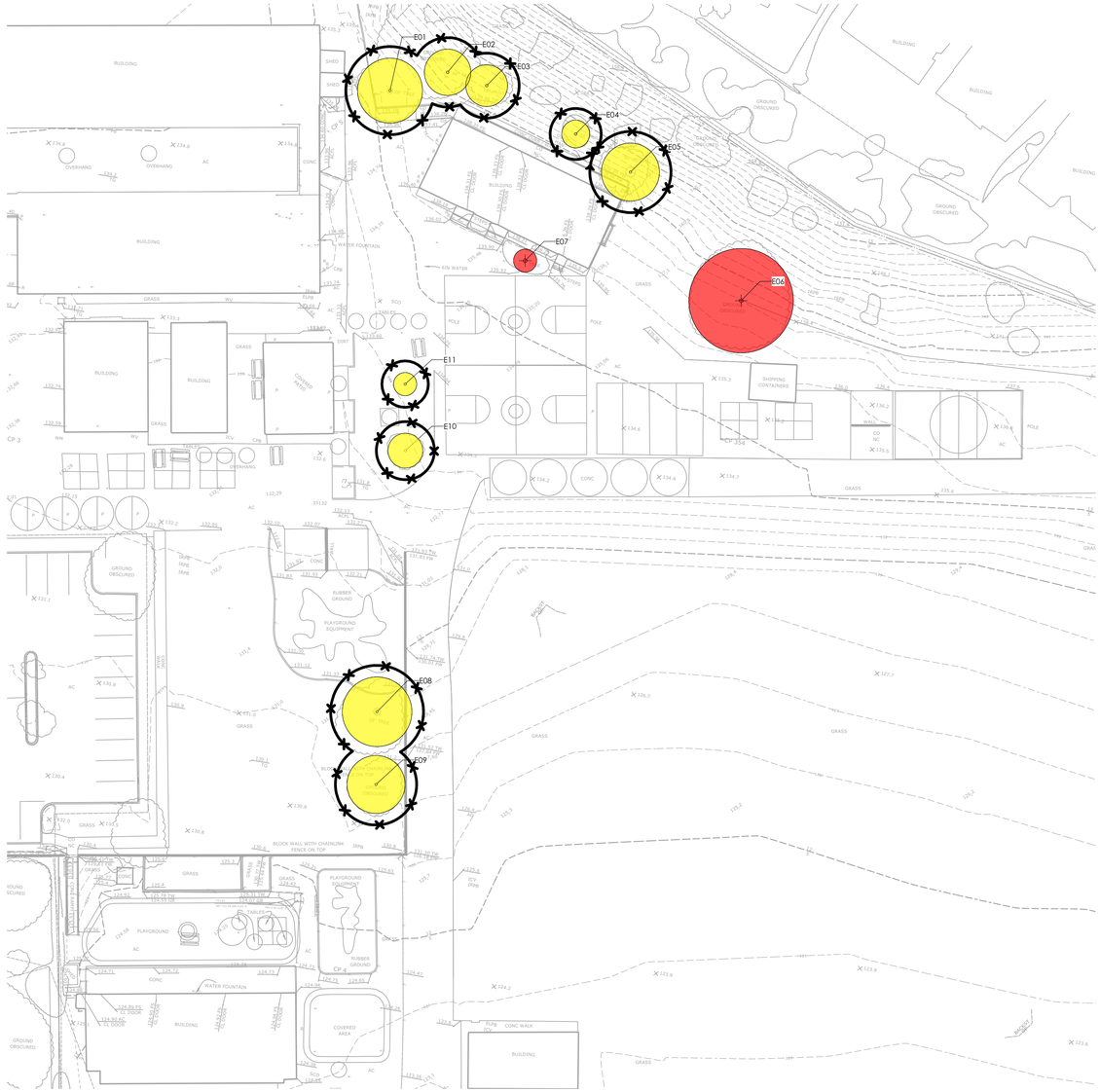
TREE PROTECTION PLAN LEGEND



EXISTING TREE - REMAIN
CRITICAL ROOT ZONE RADIUS
1' PER 1" DBH
TREE PROTECTION ZONE (TPZ):
5' BEYOND DRIPLINE

CONSTRUCTION TREE PROTECTION NOTES

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



TREE PROTECTION PLAN
Scale: 1" = 30'-0"
0 30 60 90 FT
N

TREE PROTECTION PLAN

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

PRECONSTRUCTION TREE PROTECTION NOTES

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

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

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

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Renewal Date
Date
STATE OF CALIFORNIA

VENTURA UNIFIED SCHOOL DISTRICT

MONTALVO ELEMENTARY PLAYGROUNDS E6-24

2050 GRAND AVE, VENTURA, CA 93003

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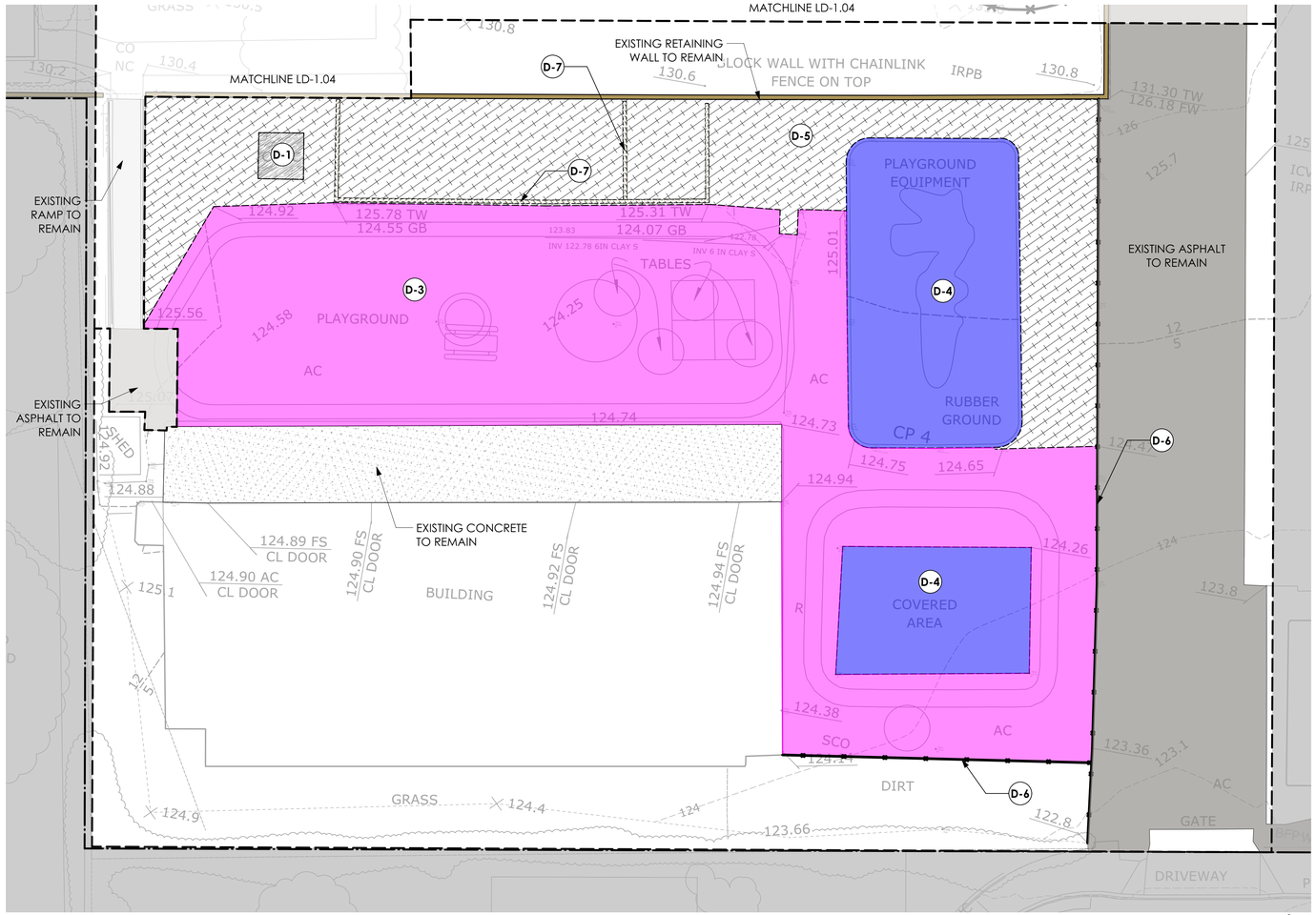
Sheet Name

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Date 01.16.2025
Drawn by EEB
Checked by BM, MZ
Sheet Number

LD-0.01

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TK + KINDERGARTEN PLAYGROUND DEMOLITION PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT

N

DEMOLITION SCHEDULE

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D-2		REMOVE PLAY SAND	REMOVE AND DISPOSE OF PLAY SAND SURFACING INCLUDING ALL BASE MATERIALS.
D-3		REMOVE AC PAVING	REMOVE AND DISPOSE OF ASPHALT PAVING, INCLUDING BASE MATERIALS
D-4		REMOVE PLAYGROUND	REMOVE EXISTING PLAY EQUIPMENT & FOOTINGS, SURFACING, BASE AND ANY ASSOCIATED HEADERS AND EDGE RESTRAINTS. DISPOSE OF PER DIRECTION OF VUSD REPRESENTATIVE.
D-5		CLEAR AND GRUB	REMOVE EXISTING VEGETATION IN PROPOSED CONSTRUCTION AREA, EXISTING IRRIGATION DISTRIBUTION LINES, HEADS AND ALL NON-PRESSURIZED IRRIGATION PIPE.
D-6		REMOVE CHAINLINK FENCE AND GATE	REMOVE AND DISPOSE CHAINLINK FENCE AND GATE, INCLUDING FOOTING
D-7		REMOVE BLOCK WALL	REMOVE AND DISPOSE OF BLOCK WALL, INCLUDING FOOTING AND BASE MATERIALS.

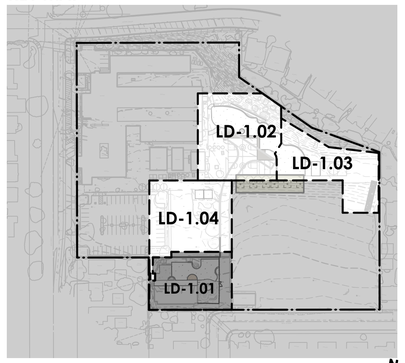
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KEY MAP



0 100 200 FT

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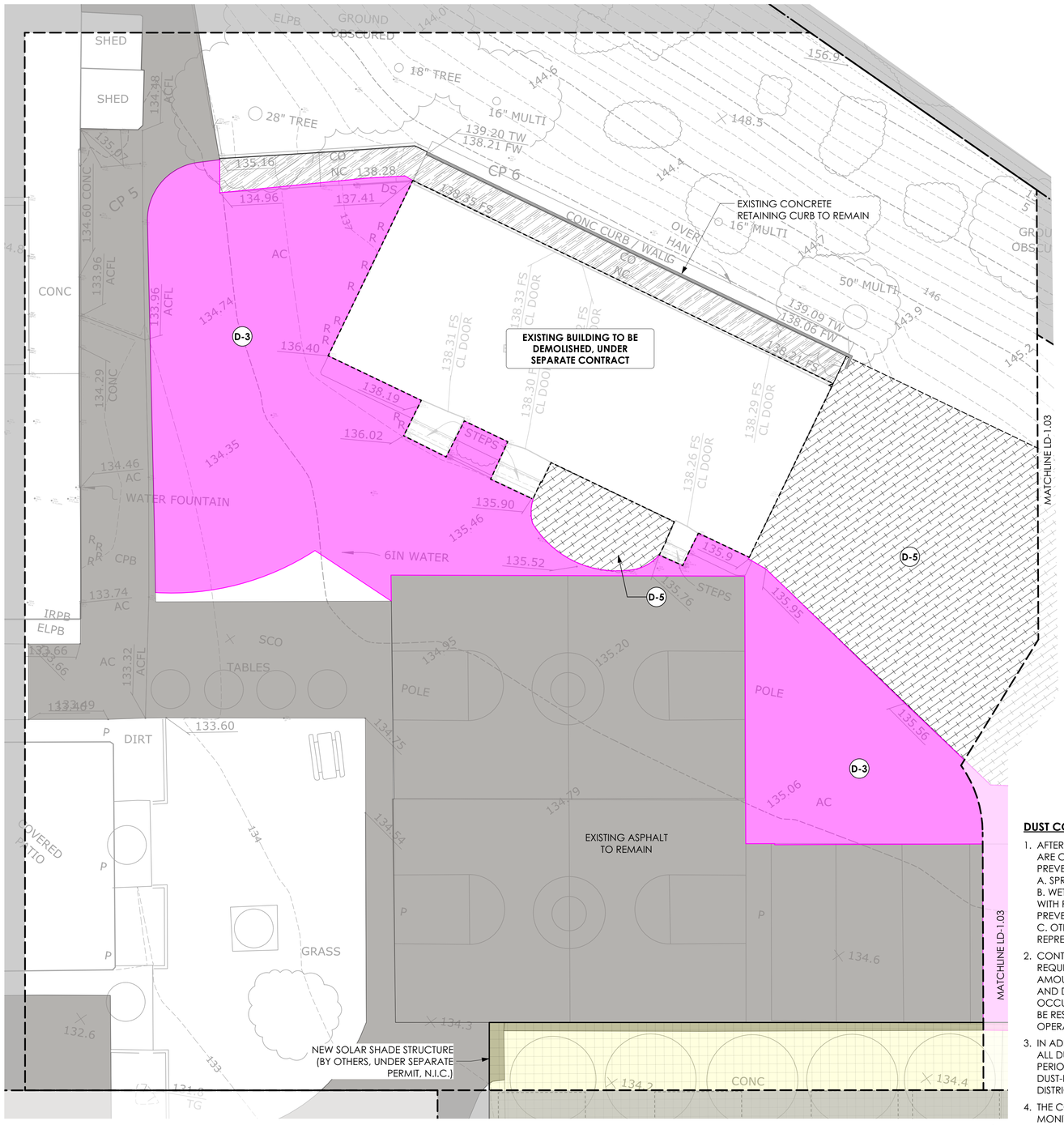
No.	Description	Date

Sheet Name

DEMOLITION PLAN

Date	01.16.2025
Drawn by	EEB
Checked by	BM, MZ
Sheet Number	LD-1.01

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1ST-5TH PLAYGROUND DEMOLITION PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT

N

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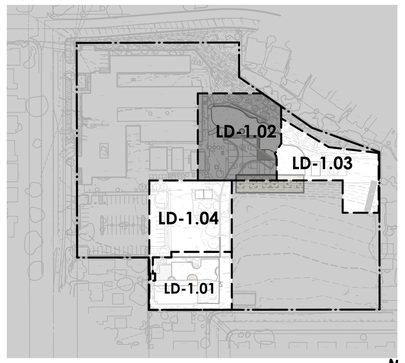
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KEY MAP



0 100 200 FT N

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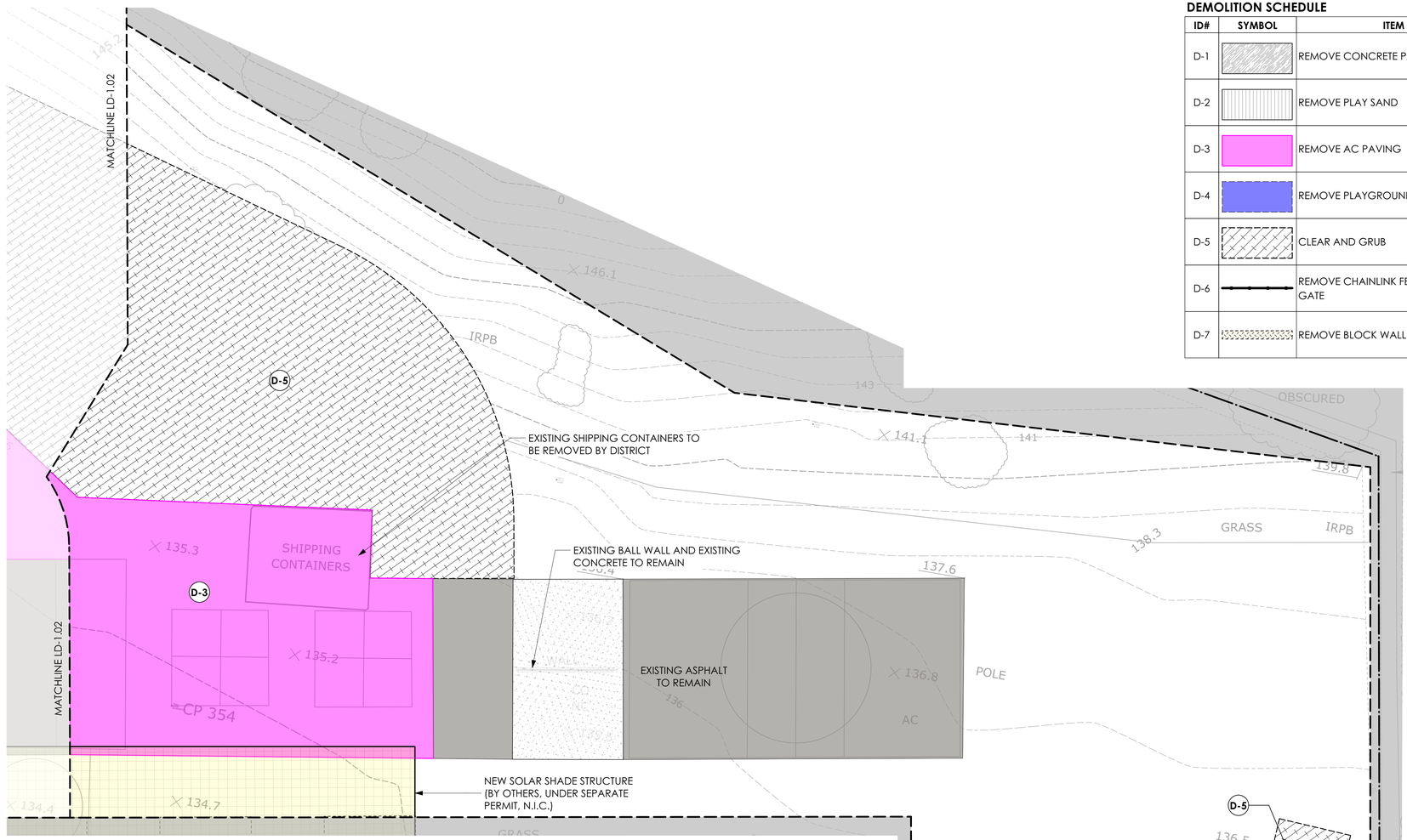
Date 01.16.2025
Drawn by EEB
Checked by BM, MZ
Sheet Number

LD-1.02

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DEMOLITION SCHEDULE

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1ST-5TH PLAYGROUND DEMOLITION PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT

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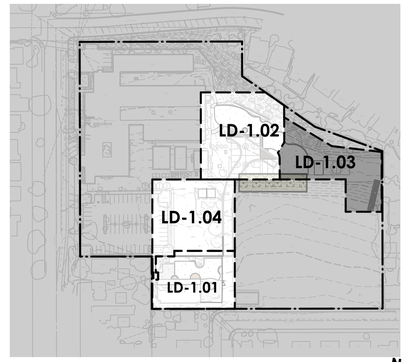
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KEY MAP



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No.	Description	Date

Sheet Name

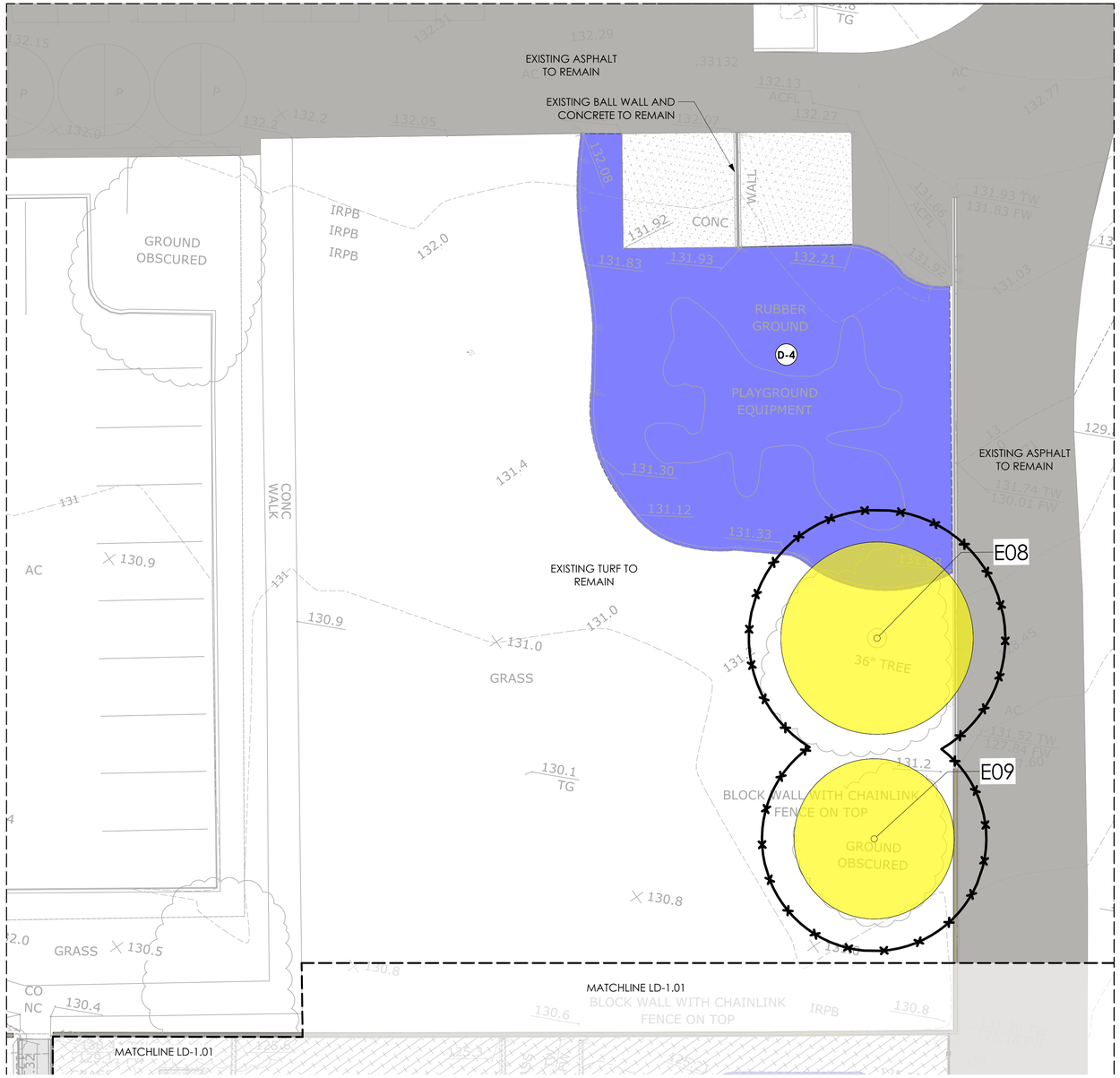
DEMOLITION PLAN

Date	01.16.2025
Drawn by	EEB
Checked by	BM, MZ

Sheet Number

LD-1.03

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1ST-3RD PLAYGROUND DEMOLITION PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT

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DEMOLITION SCHEDULE

ID#	SYMBOL	ITEM	DESCRIPTION
D-1		REMOVE CONCRETE PAVING	REMOVE AND DISPOSE OF CONCRETE PAVING, INCLUDING REINFORCEMENT AND BASE MATERIALS
D-2		REMOVE PLAY SAND	REMOVE AND DISPOSE OF PLAY SAND SURFACING INCLUDING ALL BASE MATERIALS.
D-3		REMOVE AC PAVING	REMOVE AND DISPOSE OF ASPHALT PAVING, INCLUDING BASE MATERIALS
D-4		REMOVE PLAYGROUND	REMOVE EXISTING PLAY EQUIPMENT & FOOTINGS, SURFACING, BASE AND ANY ASSOCIATED HEADERS AND EDGE RESTRAINTS. DISPOSE OF PER DIRECTION OF VUSD REPRESENTATIVE.
D-5		CLEAR AND GRUB	REMOVE EXISTING VEGETATION IN PROPOSED CONSTRUCTION AREA, EXISTING IRRIGATION DISTRIBUTION LINES, HEADS AND ALL NON-PRESSURIZED IRRIGATION PIPE.
D-6		REMOVE CHAINLINK FENCE AND GATE	REMOVE AND DISPOSE CHAINLINK FENCE AND GATE, INCLUDING FOOTING
D-7		REMOVE BLOCK WALL	REMOVE AND DISPOSE OF BLOCK WALL, INCLUDING FOOTING AND BASE MATERIALS.

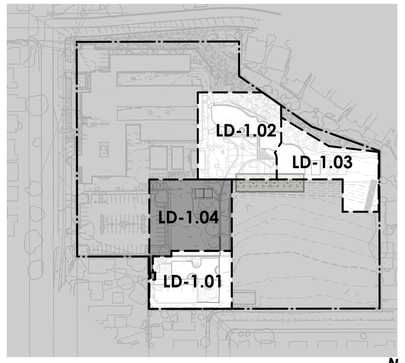
DEMOLITION NOTES

1. CONTRACTOR SHALL CHECK OR LOCATE EXISTING STRUCTURES, ELECTRIC CABLES OR CONDUITS, UTILITY LINES AND OTHER EXISTING FEATURES OR CONDITIONS ABOVE OR BELOW GROUND LEVEL THAT MIGHT BE DAMAGED AS A RESULT OF DEMOLITION AND CONSTRUCTION OPERATIONS. QUESTIONS OR CONFLICTS ARISING OUT OF SUCH EXAMINATION PRIOR TO OR DURING OPERATION SHALL BE IMMEDIATELY DIRECTED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR NECESSARY ACTION OR DECISIONS BEFORE RESUMING OPERATION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO COST TO THE OWNER OF FEATURES OR CONDITIONS DAMAGED THROUGH FAILURE TO COMPLY WITH ABOVE PROCEDURES.
2. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL CLEAR AND GRUB ALL SHRUBS, TURF AND VEGETATION WITHIN THE LIMITS OF WORK PER THESE PLANS AND THE PROJECT SPECIFICATIONS.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTINUOUSLY CLEAN AND REMOVE DEMOLISHED MATERIALS FROM THE SITE, EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, DAILY AND TO ENSURE SUB-CONTRACTORS ADHERE TO THESE REQUIREMENTS. DO NO ALLOW MATERIALS TO ACCUMULATE ON SITE.
4. DEMOLITION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO REMOVE EXISTING STRUCTURES, VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE PROJECT SITE.
5. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE REMOVAL OF MATERIAL FROM THE SITE AND ALL OBJECTIONABLE MATERIALS COVERED BY THESE PLANS. DISPOSAL OF MATERIALS SHALL BE DONE IN A SAFE AND LEGAL MANNER AND SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXISTING SURFACE ELEVATIONS WHERE PROPOSED IMPROVEMENT ELEVATIONS ARE INTENDED TO MATCH AND REPORT ANY DISCREPANCIES TO THE OWNER.
7. CONTRACTOR SHALL REMOVE OR ABANDON IN PLACE ALL EXISTING IRRIGATION APPURTENANCES NOT REQUIRED FOR THE EXISTING SYSTEM TO REMAIN.
8. ALL EXISTING IRRIGATION APPURTENANCES TO BE REMOVED DURING DEMOLITION SHALL BE DISPOSED OF IN A SAFE AND LEGAL MANNER AND SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.

DUST CONTROL NOTES

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

KEY MAP



0 100 200 FT

N

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LICENSED LANDSCAPE ARCHITECT
MICHAEL ZITELSDORF
#6044
Signature
10/31/25
Renewal Date
Date
STATE OF CALIFORNIA

VENTURA UNIFIED SCHOOL DISTRICT

MONTALVO ELEMENTARY PLAYGROUNDS
E6-24

2050 GRAND AVE,
VENTURA, CA 93003

CONSTRUCTION DOCUMENTS

No.	Description	Date

Sheet Name

DEMOLITION PLAN

Date 01.16.2025
Drawn by EEB
Checked by BM, MZ
Sheet Number

LD-1.04

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CONSTRUCTION NOTES

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

GENERAL GRADING NOTES

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

STORM DRAINAGE SCHEDULE

ID#	ITEM	DESCRIPTION	DETAIL
S-1	DRAIN PIPE	CONSTRUCT 4" PVC SDR 35 STORM DRAIN LINE. FIELD ROUTE AND SLOPE 1% MIN. TO STORM DRAIN LINE CONNECTION.	E /LC-4.03
S-2	PERFORATED PIPE	4" PERFORATED, PVC SDR 35 UNDERDRAIN BELOW PLAY AREA SURFACING PER DETAIL. FIELD ROUTE AND SLOPE 1% MIN. TO STORM DRAIN LINE CONNECTION.	D/LC-4.03
S-3	POP-UP EMITTER	4" POP-UP, GREEN POLY DRAINAGE EMITTER WITH ELBOW AND UNIVERSAL ADAPTER, MODEL #430, FROM NDS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	B/LC-4.03
S-4	ATRIUM DRAIN	4" ROUND, BLACK ATRIUM GRATE, MODEL #78, FROM NDS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	A/LC-4.03

PAVING SCHEDULE

ID#	ITEM	DESCRIPTION	DETAIL
P-1	PEDESTRIAN CONCRETE PAVING	UNCOLORED CONCRETE WITH HEAVY BROOM FINISH PERPENDICULAR TO WALKWAY. SAWCUT CONTROL JOINTS. ADD FELT EXPANSION JOINT AT 30' O.C. MAX., AT KEY INTERSECTIONS AND WHERE CONCRETE MEETS STRUCTURAL FOOTINGS.	B, C /LC-4.01
P-2	VEHICULAR CONCRETE PAVING	UNCOLORED CONCRETE WITH HEAVY BROOM FINISH PERPENDICULAR TO DRIVEWAY. SAWCUT CONTROL JOINTS. ADD FELT EXPANSION JOINT AT 30' O.C. MAX., AT KEY INTERSECTIONS AND WHERE CONCRETE MEETS STRUCTURAL FOOTINGS.	E /LC-4.01
P-3	POURED IN PLACE RUBBERIZED SURFACING	SPECTRATURF SPECTRAPOUR SUPREME POURED-IN-PLACE RUBBER PLAY SURFACING WITH UV-STABLE ALIPHATIC RESIN BINDER. COLOR: 50% STANDARD BLUE/50% BLACK. FINAL COLOR SELECTION AND MIX TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. AVAIL. FROM RECWEST, CONTACT SCOTT ANDERSON (818) 735-3838.	---
P-4	FLUSH CONCRETE HEADER	6" WIDE, UNCOLORED CONCRETE HEADER. TOP FLUSH WITH ADJACENT FINISH SURFACE. HEAVY BROOM FINISH.	A /LC-4.01
P-5	RAISED CONCRETE HEADER	6" WIDE, UNCOLORED CONCRETE HEADER. TOP OF CURB 6" ABOVE ADJACENT FINISH SURFACE. HEAVY BROOM FINISH.	---
P-6	TRIKE TRACK STRIPING	SURFACE PAINTED TRIKE TRACK CROSSWALK AND DIRECTIONAL ARROWS. PAINT CONCRETE WITH 100% ACRYLIC ENAMEL PORCH, FLOOR AND PATIO ANTI-SKID PRIMER AND PAINT FROM VALSPAR OR APPROVED EQUAL. COLORS: SUNSPARK (3010-2) HEX #ffb801.	D / LC-4.02
P-7	HOP SCOTCH STRIPING	SURFACE PAINTED DIMENSIONED HOP SCOTCH GAME. PAINT CONCRETE WITH 100% ACRYLIC ENAMEL PORCH, FLOOR AND PATIO ANTI-SKID PRIMER AND PAINT FROM VALSPAR OR APPROVED EQUAL. COLORS: SUNSPARK (3010-2) HEX #ffb801 AND SEAFROLIC (4008-10A) HEX #53b5df, PER PLAN	F / LC-4.02
P-8	FOUR SQUARE STRIPING	SURFACE PAINTED DIMENSIONED FOUR SQUARE GAME. PAINT CONCRETE WITH 100% ACRYLIC ENAMEL PORCH, FLOOR AND PATIO ANTI-SKID PRIMER AND PAINT FROM VALSPAR OR APPROVED EQUAL. COLORS: SUNSPARK (3010-2) HEX #ffb801 AND SEAFROLIC (4008-10A) HEX #53b5df, PER PLAN	C / LC-4.02
P-9	BALL WALL STRIPING	SURFACE PAINTED DIMENSIONED BALL WALL STRIPING. PAINT CONCRETE WITH 100% ACRYLIC ENAMEL PORCH, FLOOR AND PATIO ANTI-SKID PRIMER AND PAINT FROM VALSPAR OR APPROVED EQUAL. COLORS: SUNSPARK (3010-2) HEX #ffb801 AND SEAFROLIC (4008-10A) HEX #53b5df, PER PLAN	I / LC-4.02
P-10	PLAY SAND	16" MIN. DEPTH, MEDIUM SAND MEETING ASTM C 33 SIZE GRADATION (BY WEIGHT).	G/LC-4.01
P-11	AC PAVING	CONSTRUCT AC PAVEMENT (MATCH EXISTING SECTION OR 4" AC OVER 6" AGG. BASE SECTION, WHICHEVER IS GREATER) PER DETAIL.	F /LC-4.01

WALL AND FENCE SCHEDULE

ID#	ITEM	DESCRIPTION	DETAIL
W-1	CHAIN LINK FENCE ATOP MOW CURB	3'-6" HT. BLACK, VINYL COATED CHAIN LINK FENCE. WIRE TO BE NO LESS THAN 11 GAUGE WITH 'BLACK', EXTRUDED VINYL COATING; POSTS SHALL BE BLACK GALV. PIPE. OPENINGS IN CHAIN LINK SHALL NOT BE GREATER THAN 2" MEASURED HORIZONTALLY. CENTER FENCE ATOP 12" WIDE, UNCOLORED CONCRETE MOW CURB. REFER TO ARCH PLANS FOR MOW CURB DETAIL.	E/LC-4.02
W-2	PEDESTRIAN GATE	4'-0" WIDE ACCESS GATE, REFER TO ARCHITECT'S PLANS	PER ARCH
W-3	MAINTENANCE GATE	6'-0" WIDE ACCESS GATE, REFER TO ARCHITECT'S PLANS	PER ARCH
W-4	CONCRETE SEAT WALL	STEEL REINFORCED CAST-IN-PLACE CONCRETE SEAT WALL WITH SKATE STOPS, PER DETAIL. UNCOLORED CONCRETE WITH 'TOPCAST', GRADE 03 FINISH OR EQUAL. SKATE STOPS, GORILLA 135 ALUMINUM, SURFACE MOUNT FROM SKATE STOPPERS.COM.	H,I /LC-4.01
W-5	CONCRETE RETAINING SEAT WALL	STEEL REINFORCED CAST-IN-PLACE CONCRETE SEAT WALL WITH SKATE STOPS, PER DETAIL. UNCOLORED CONCRETE WITH 'TOPCAST', GRADE 03 FINISH OR EQUAL. SKATE STOPS, GORILLA 135 ALUMINUM, SURFACE MOUNT FROM SKATE STOPPERS.COM.	H,I/LC-4.01

PLAYGROUND EQUIPMENT SCHEDULE - OWNER FURNISHED, CONTRACTOR INSTALLED

ID#	ITEM	DESCRIPTION	DETAIL
E-1	TK-K LARGE PLAY STRUCTURE	LSI PLAY STRUCTURE, SEE DRAWING #1187356-02-03, GROUND ACCESSIBLE COMPONENTS, 2-5 Y.O.	PER MANUF.
E-2	TK-K SINGLE SPINNER	LSI SADDLE SPINNER, #152179, 2-5 Y.O.	PER MANUF.
E-3	TK-K ELEVATED SAND PLAY	LSI ELEVATED SAND TABLE, GROUND ACCESSIBLE COMPONENTS,#136233, 2-5 Y.O.	PER MANUF.
E-4	TK-K GROUP SEE-SAW	LSI WE-SAW, #186490, 2-5 Y.O.	PER MANUF.
E-5	TK-K SINGLE BAY TODDLER SWINGS	LSI HEDRA SWING, SINGLE BAY, #278557, WITH (2) MOLDED BUCKET FULL HARNESS INCLUSIVE SEAT, #218671, 2-5 Y.O.	PER MANUF.
E-6	TK-K PRETEND GAS STATION	KOMPAN GAS STATION WITH 2 PUMPS, #NRO513, COLOR: ROBINIA TURQUOISE ROOF, ROBINIA UNT. WOOD BASE, GROUND ACCESSIBLE COMPONENTS, 2-5 Y.O.	PER MANUF.
E-7	1ST-5TH DOUBLE BAY GROUP SWINGS	LSI OODLE SWING DOUBLE, #210117, 5-12 Y.O.	PER MANUF.
E-8	1ST-5TH GROUP SPINNER	LSI WE-GO-ROUND W/ SPACE DIGIFUSE PANELS, #249558, 5-12 Y.O.	PER MANUF.
E-9	1ST-5TH DOUBLE BAY INDIVIDUAL SWINGS	LSI DOUBLE BAY SINGLE POST SWING, #177332, #177333, WITH (2) BELT SWINGS, #174018, AND (2) MOLDED BUCKET FULL HARNESS INCLUSIVE SEAT, #177351, 5-12 Y.O.	PER MANUF.
E-10	1ST-5TH LARGE CLIMBER STRUCTURE	LSI QUANTIS 8.2 WITH ALPINE SLIDE, #CP020428, 5-12 Y.O.	PER MANUF.
E-11	1ST-5TH LARGE PLAY STRUCTURE	LSI PLAY STRUCTURE, SEE DRAWING #1187356-02-03, GROUND ACCESSIBLE COMPONENTS, 5-12 Y.O.	PER MANUF.

AMENITIES SCHEDULE

ID#	ITEM	DESCRIPTION	DETAIL
A-1	TK/K PLAYGROUND SIGNAGE	LANDSCAPE STRUCTURES 2-5 YEAR OLD WELCOME SIGNAGE, #182503 (OWNER FURNISHED, CONTRACTOR INSTALLED)	PER MANUF.
A-2	1ST-5TH PLAYGROUND SIGNAGE	LANDSCAPE STRUCTURES 5-12 YEAR OLD WELCOME SIGN, #182503 (OWNER FURNISHED, CONTRACTOR INSTALLED)	PER MANUF.
A-3	TETHERBALL POST	PW ATHLETICS 2-3/8" O.D. TETHERBALL POST W/ BALL (#2221-10) AND GROUND SLEEVE (#8301-24). AVAILABLE FROM www.pwathletics.com. SURFACE PAINTED DIMENSIONED TETHERBALL RING. PAINT CONCRETE WITH 100% ACRYLIC ENAMEL PORCH, FLOOR AND PATIO ANTI-SKID PRIMER AND PAINT FROM VALSPAR OR APPROVED EQUAL. COLORS: SUNSPARK (3010-2) HEX #ffb801, SEAFROLIC (4008-10A) HEX #53b5df, AND ULTRA WHITE (7006-24) HEX #f8f8f3, PER PLAN. (CONTRACTOR FURNISHED AND INSTALLED)	PER MANUF. & B / LC-4.02
A-4	SHED	OWNER FURNISHED, CONTRACTOR INSTALLED 10'x12' TUFF SHED. REFER TO ARCH. PLANS.	PER MANUF.

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LICENSED LANDSCAPE ARCHITECT
MICHAEL ZITELSDORF
#6044
Signature
10/31/25
Renewal Date
Date
STATE OF CALIFORNIA

VENTURA UNIFIED SCHOOL DISTRICT

MONTALVO ELEMENTARY PLAYGROUNDS
E6-24

2050 GRAND AVE,
VENTURA, CA 93003

CONSTRUCTION DOCUMENTS

No.	Description	Date

Sheet Name

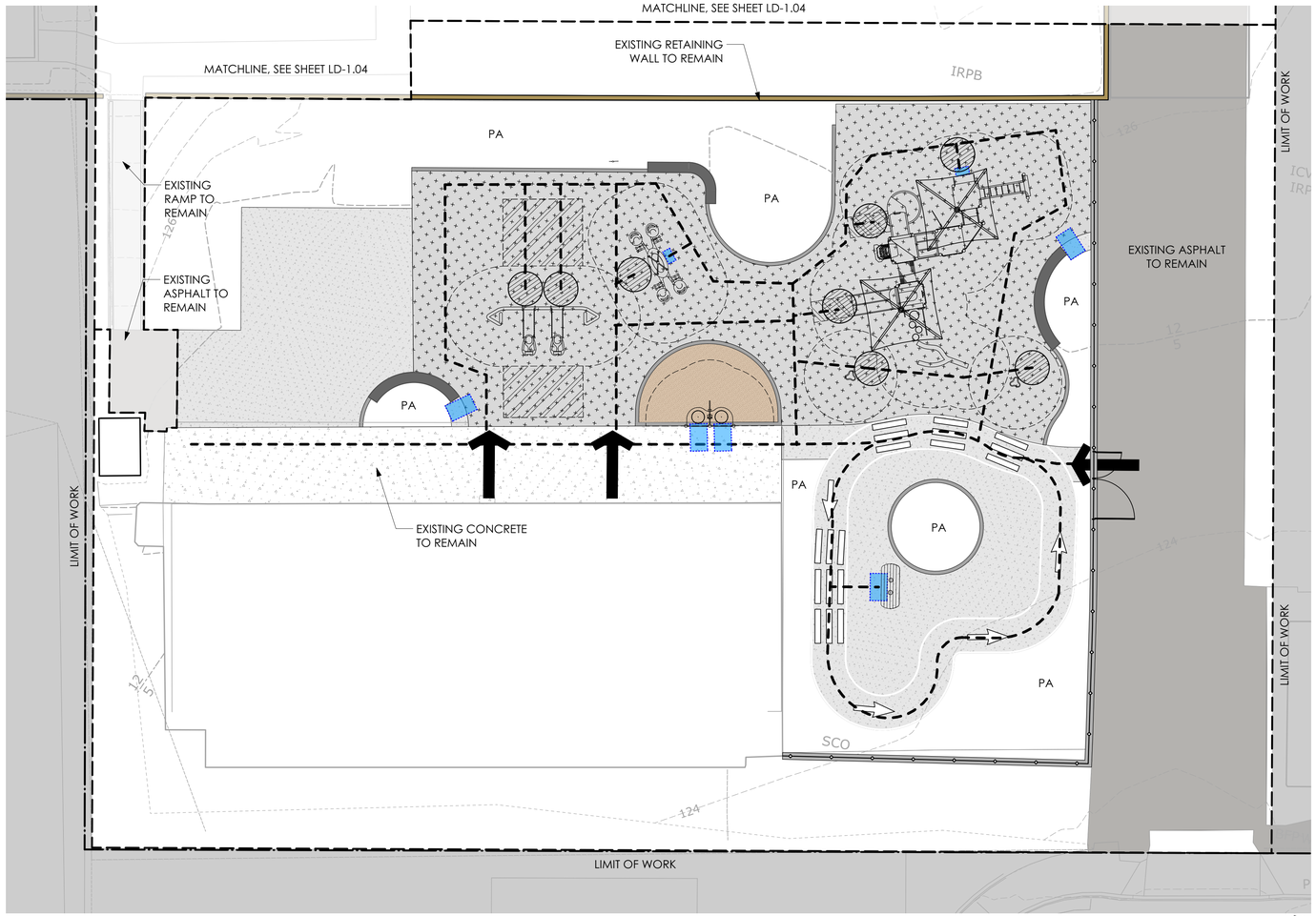
CONSTRUCTION NOTES & SCHEDULES

Date	01.16.2025
Drawn by	EEB
Checked by	BM, MZ

Sheet Number

LC-0.01

C:\Users\young\Desktop\1012 VUSD Play Equipment_detached.rvt



TK + KINDERGARTEN PLAYGROUND ACCESSIBILITY PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT

N

SITE ACCESSIBILITY LEGEND

SYMBOL	DESCRIPTION	NOTES
	PEDESTRIAN POINT OF ACCESS	
	TURNING SPACE	ADA REQUIREMENT- 60" DIAMETER
	ACCESSIBLE PATH OF TRAVEL- GROUND	ACCESSIBLE ROUTE TO ACCESSIBLE GROUND LEVEL PLAY EVENTS. PATH SHALL NOT EXCEED 1.75% CROSS SLOPE IN ANY DIRECTION AND 4.5% RUNNING SLOPE. SEE GRADING PLANS FOR PRECISE GRADING.
	14" x 24" TRANSFER SPACE	PROVIDE MIN. 14" X 24" ACCESSIBLE TRANSFER SPACE CLEAR OF OBSTRUCTIONS. TRANSFER MODULE SHALL MEET THE DIMENSIONS AND STANDARDS OF CBC 11B-1008.3
	30" x 48" CLEAR FLOOR SPACE	PROVIDE MIN. 30" X 48" CLEAR FLOOR SPACE PER CBC 11B-305. SLOPE SHALL NOT EXCEED 1.75% IN ANY DIRECTION. SEE GRADING PLANS FOR PRECISE GRADING.
	RUBBERIZED PLAY SURFACE - MULTI-DIRECTIONAL	SLIP-RESISTANT, STABLE AND FIRM. RUBBERIZED SURFACE MUST COMPLY WITH ASTM F1951 AND ASTM F1292. SLOPE OF SURFACE SHALL NOT EXCEED 1.75% IN ANY DIRECTION. SEE GRADING PLANS FOR PRECISE GRADING. SEE CONSTRUCTION SCHEDULE, SHEET LC-0.01 FOR MATERIAL, FINISH AND DETAIL REFERENCES

ACCESSIBLE PLAYGROUND COMPONENTS

ID#	AGE GROUP	DESCRIPTION	PLAY LEVEL	PLAY MFR.	MODEL #
E-1	2-5 Y.O.	TK-K LARGE PLAY STRUCTURE	Ground	LSI	#1187356-02-03
E-2	2-5 Y.O.	TK-K SINGLE SPINNER	Ground	LSI	#152179
E-3	2-5 Y.O.	TK-K ELEVATED SAND PLAY	Ground	LSI	#136233
E-4	2-5 Y.O.	TK-K GROUP SEE-SAW	Ground	LSI	#186490
E-5	2-5 Y.O.	TK-K SINGLE BAY TODDLER SWINGS	Ground	LSI	#278557
E-6	2-5 Y.O.	TK-K PRETEND GAS STATION	Ground	KOMPAN	#NRO513
E-7	5-12 Y.O.	1ST-5TH DOUBLE BAY GROUP SWINGS	Ground	LSI	#210117
E-8	5-12 Y.O.	1ST-5TH GROUP SPINNER	Ground	LSI	#249558
E-9	5-12 Y.O.	1ST-5TH DOUBLE BAY INDIVIDUAL SWINGS	Ground	LSI	#177332 / #177333
E-10	5-12 Y.O.	1ST-5TH LARGE CLIMBER STRUCTURE	Ground	LSI	#CP020428
E-11	5-12 Y.O.	1ST-5TH LARGE PLAY STRUCTURE	Ground	LSI	#1187356-02-03

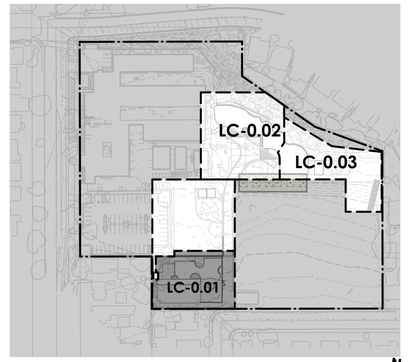
SITE PLAYGROUND ACCESSIBILITY (PER CBC 11B-240.2.1.2)

	DESCRIPTION	# REQUIRED	# PROVIDED
2-5 PLAYGROUND AREA			
	TOTAL ELEVATED PLAY COMPONENTS	--	10
	TOTAL ELEVATED ACCESSIBLE COMPONENTS (BY RAMP)	0	0
	TOTAL ELEVATED ACCESSIBLE COMPONENTS (BY TRANSFER)	5	10
	TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	3	8
	TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	6	6

ACCESSIBILITY NOTES

1. ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/4" MAX, AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 1:48 AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 1:20 UNLESS OTHERWISE INDICATED. SEE GRADING PLANS FOR PRECISE GRADING.
2. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN., AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". OWNER'S REPRESENTATIVE SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
3. REFER TO SHEET LC-1.01 FOR CONSTRUCTION PLAN

KEY MAP



0 100 200 FT

N

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Renewal Date
Date
STATE OF CALIFORNIA

VENTURA UNIFIED SCHOOL DISTRICT

MONTALVO ELEMENTARY PLAYGROUNDS E6-24

2050 GRAND AVE,
VENTURA, CA 93003

CONSTRUCTION DOCUMENTS

No.	Description	Date

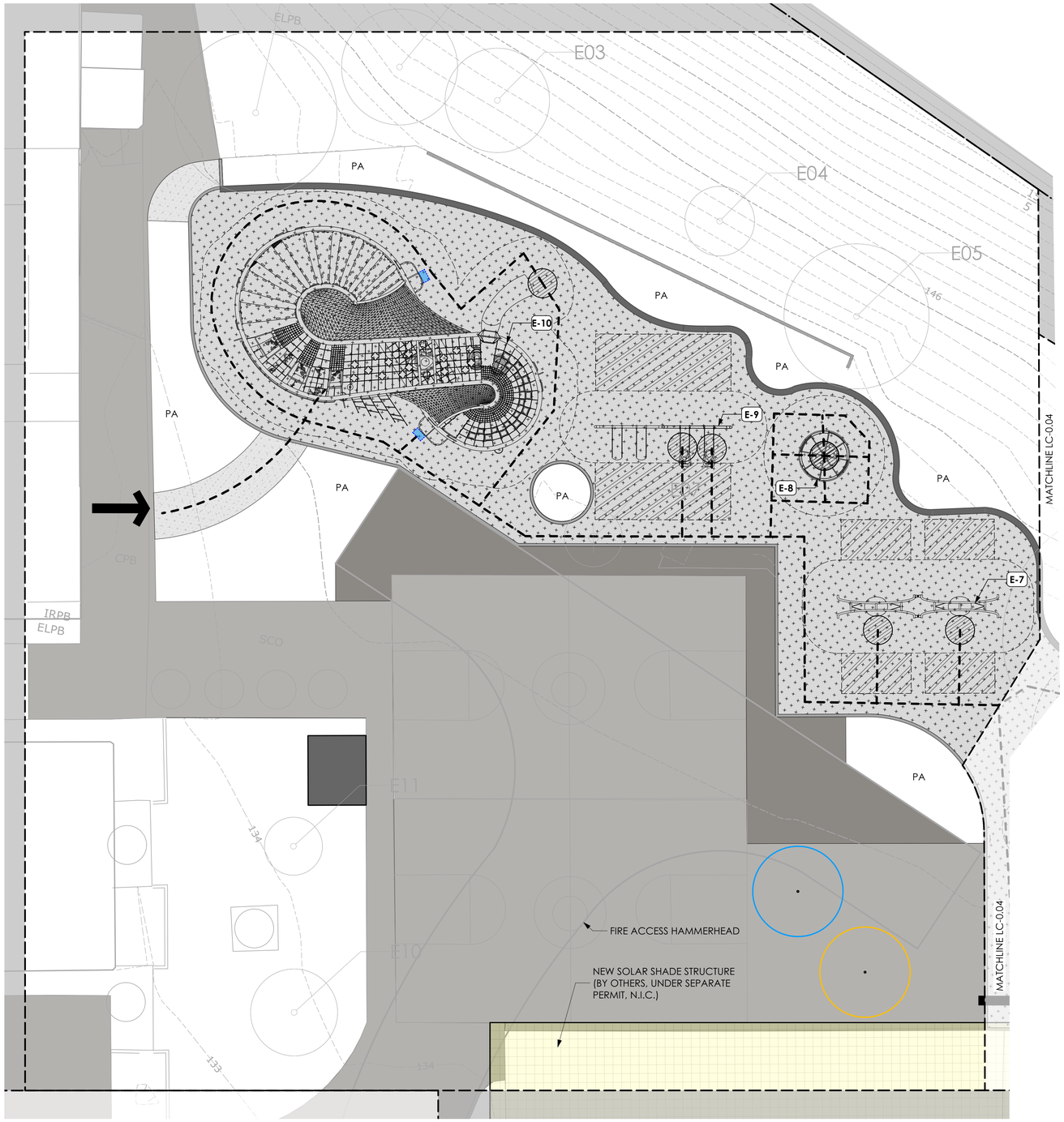
Sheet Name

PLAYGROUND ACCESSIBILITY PLAN

Date 01.16.2025
Drawn by EEB
Checked by BM, MZ
Sheet Number

LC-0.02

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1ST-5TH PLAYGROUND ACCESSIBILITY PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT

N

SITE ACCESSIBILITY LEGEND

SYMBOL	DESCRIPTION	NOTES
	PEDESTRIAN POINT OF ACCESS	
	TURNING SPACE	ADA REQUIREMENT- 60" DIAMETER
	ACCESSIBLE PATH OF TRAVEL- GROUND	ACCESSIBLE ROUTE TO ACCESSIBLE GROUND LEVEL PLAY EVENTS. PATH SHALL NOT EXCEED 1.75% CROSS SLOPE IN ANY DIRECTION AND 4.5% RUNNING SLOPE. SEE GRADING PLANS FOR PRECISE GRADING.
	14" x 24" TRANSFER SPACE	PROVIDE MIN. 14" X 24" ACCESSIBLE TRANSFER SPACE CLEAR OF OBSTRUCTIONS. TRANSFER MODULE SHALL MEET THE DIMENSIONS AND STANDARDS OF CBC 11B-1008.3
	30" x 48" CLEAR FLOOR SPACE	PROVIDE MIN. 30" X 48" CLEAR FLOOR SPACE PER CBC 11B-305. SLOPE SHALL NOT EXCEED 1.75% IN ANY DIRECTION. SEE GRADING PLANS FOR PRECISE GRADING.
	RUBBERIZED PLAY SURFACE - MULTI-DIRECTIONAL	SLIP-RESISTANT, STABLE AND FIRM. RUBBERIZED SURFACE MUST COMPLY WITH ASTM F1951 AND ASTM F1292. SLOPE OF SURFACE SHALL NOT EXCEED 1.75% IN ANY DIRECTION. SEE GRADING PLANS FOR PRECISE GRADING. SEE CONSTRUCTION SCHEDULE, SHEET LC-0.01 FOR MATERIAL, FINISH AND DETAIL REFERENCES

ACCESSIBLE PLAYGROUND COMPONENTS

ID#	AGE GROUP	DESCRIPTION	PLAY LEVEL	PLAY MFR.	MODEL #
E-7	5-12 Y.O.	1ST-5TH DOUBLE BAY GROUP SWINGS	Ground	LSI	#210117
E-8	5-12 Y.O.	1ST-5TH GROUP SPINNER	Ground	LSI	#249558
E-9	5-12 Y.O.	1ST-5TH DOUBLE BAY INDIVIDUAL SWINGS	Ground	LSI	#177332 / #177333
E-10	5-12 Y.O.	1ST-5TH LARGE CLIMBER STRUCTURE	Ground	LSI	#CP020428
E-11	5-12 Y.O.	1ST-5TH LARGE PLAY STRUCTURE	Ground	LSI	#1187356-02-03

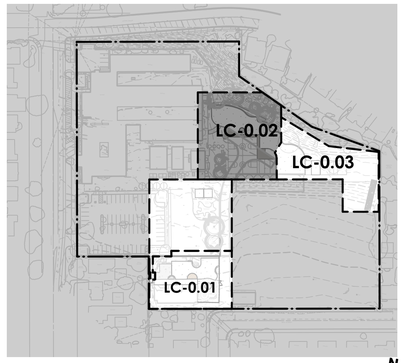
SITE PLAYGROUND ACCESSIBILITY (PER CBC 11B-240.2.1.2)

	DESCRIPTION	# REQUIRED	# PROVIDED
5-12 PLAYGROUND AREA			
	TOTAL ELEVATED PLAY COMPONENTS	--	17
	TOTAL ELEVATED ACCESSIBLE COMPONENTS (BY RAMP)	0	0
	TOTAL ELEVATED ACCESSIBLE COMPONENTS (BY TRANSFER)	9	10
	TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	6	15
	TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	9	9

ACCESSIBILITY NOTES

1. ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/4" MAX. AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 1:48 AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 1:20 UNLESS OTHERWISE INDICATED. SEE GRADING PLANS FOR PRECISE GRADING.
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3. REFER TO SHEET LC-1.01 FOR CONSTRUCTION PLAN

KEY MAP



0 100 200 FT

N

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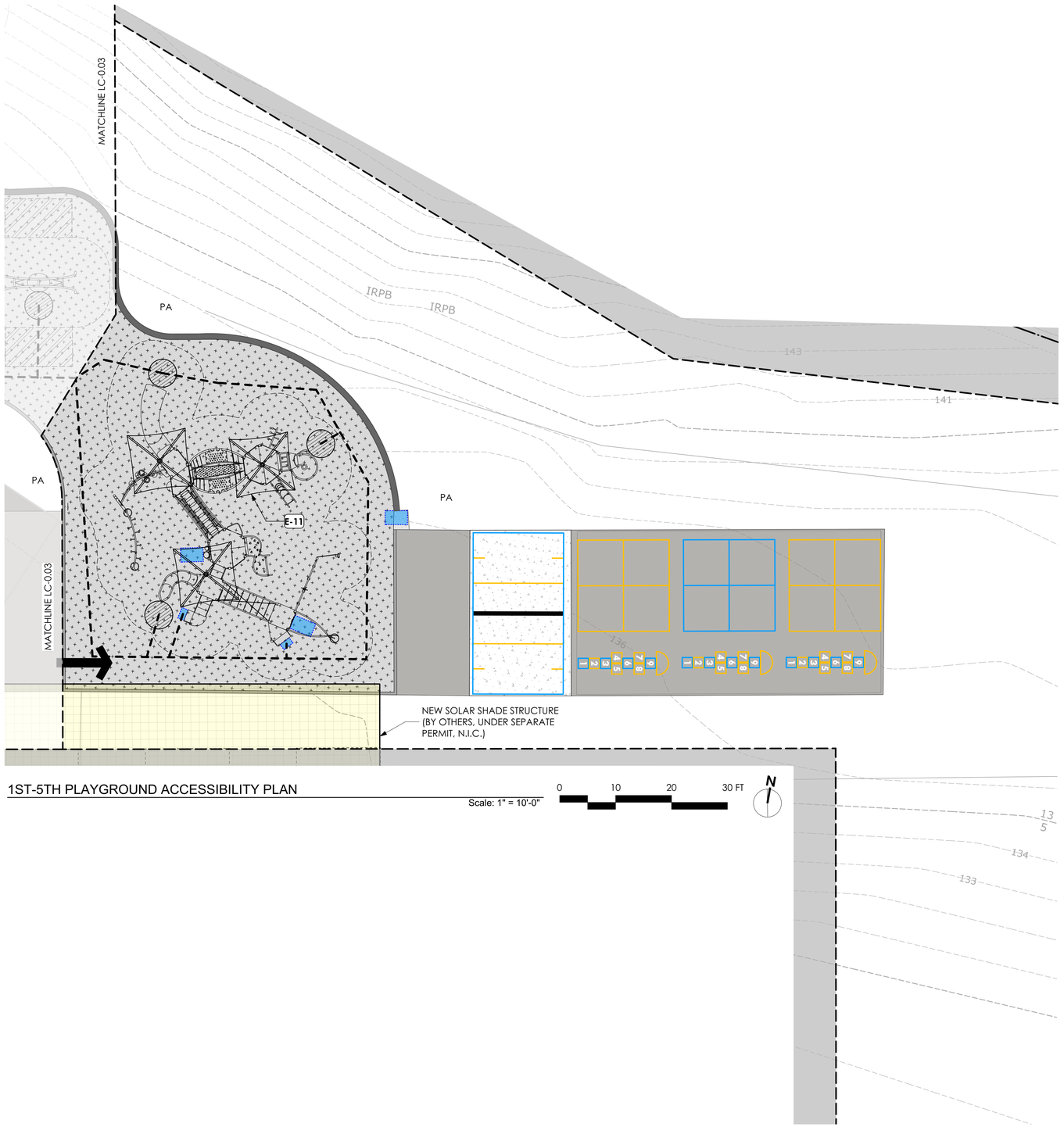
Sheet Name

PLAYGROUND ACCESSIBILITY PLAN

Date 01.16.2025
Drawn by EEB
Checked by BM, MZ
Sheet Number

LC-0.03

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1ST-5TH PLAYGROUND ACCESSIBILITY PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT

N

SITE ACCESSIBILITY LEGEND

SYMBOL	DESCRIPTION	NOTES
	PEDESTRIAN POINT OF ACCESS	
	TURNING SPACE	ADA REQUIREMENT- 60" DIAMETER
	ACCESSIBLE PATH OF TRAVEL- GROUND	ACCESSIBLE ROUTE TO ACCESSIBLE GROUND LEVEL PLAY EVENTS. PATH SHALL NOT EXCEED 1.75% CROSS SLOPE IN ANY DIRECTION AND 4.5% RUNNING SLOPE. SEE GRADING PLANS FOR PRECISE GRADING.
	14" x 24" TRANSFER SPACE	PROVIDE MIN. 14" X 24" ACCESSIBLE TRANSFER SPACE CLEAR OF OBSTRUCTIONS. TRANSFER MODULE SHALL MEET THE DIMENSIONS AND STANDARDS OF CBC 11B-1008.3
	30" x 48" CLEAR FLOOR SPACE	PROVIDE MIN. 30" X 48" CLEAR FLOOR SPACE PER CBC 11B-305. SLOPE SHALL NOT EXCEED 1.75% IN ANY DIRECTION. SEE GRADING PLANS FOR PRECISE GRADING.
	RUBBERIZED PLAY SURFACE - MULTI-DIRECTIONAL	SLIP-RESISTANT, STABLE AND FIRM. RUBBERIZED SURFACE MUST COMPLY WITH ASTM F1951 AND ASTM F1292. SLOPE OF SURFACE SHALL NOT EXCEED 1.75% IN ANY DIRECTION. SEE GRADING PLANS FOR PRECISE GRADING. SEE CONSTRUCTION SCHEDULE, SHEET LC-0.01 FOR MATERIAL, FINISH AND DETAIL REFERENCES

ACCESSIBLE PLAYGROUND COMPONENTS

ID#	AGE GROUP	DESCRIPTION	PLAY LEVEL	PLAY MFR.	MODEL #
E-7	5-12 Y.O.	1ST-5TH DOUBLE BAY GROUP SWINGS	Ground	LSI	#210117
E-8	5-12 Y.O.	1ST-5TH GROUP SPINNER	Ground	LSI	#249558
E-9	5-12 Y.O.	1ST-5TH DOUBLE BAY INDIVIDUAL SWINGS	Ground	LSI	#177332 / #177333
E-10	5-12 Y.O.	1ST-5TH LARGE CLIMBER STRUCTURE	Ground	LSI	#CP020428
E-11	5-12 Y.O.	1ST-5TH LARGE PLAY STRUCTURE	Ground	LSI	#1187356-02-03

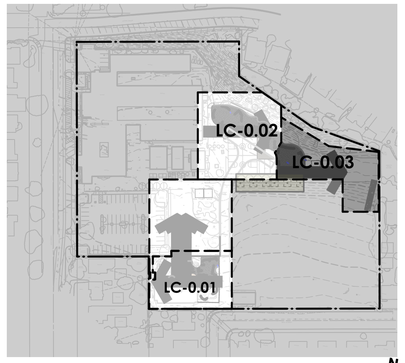
SITE PLAYGROUND ACCESSIBILITY (PER CBC 11B-240.2.1.2)

	DESCRIPTION	# REQUIRED	# PROVIDED
5-12 PLAYGROUND AREA			
	TOTAL ELEVATED PLAY COMPONENTS	--	17
	TOTAL ELEVATED ACCESSIBLE COMPONENTS (BY RAMP)	0	0
	TOTAL ELEVATED ACCESSIBLE COMPONENTS (BY TRANSFER)	9	10
	TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	6	15
	TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	9	9

ACCESSIBILITY NOTES

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3. REFER TO SHEET LC-1.01 FOR CONSTRUCTION PLAN

KEY MAP



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MONTALVO ELEMENTARY PLAYGROUNDS E6-24

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CONSTRUCTION DOCUMENTS

No.	Description	Date

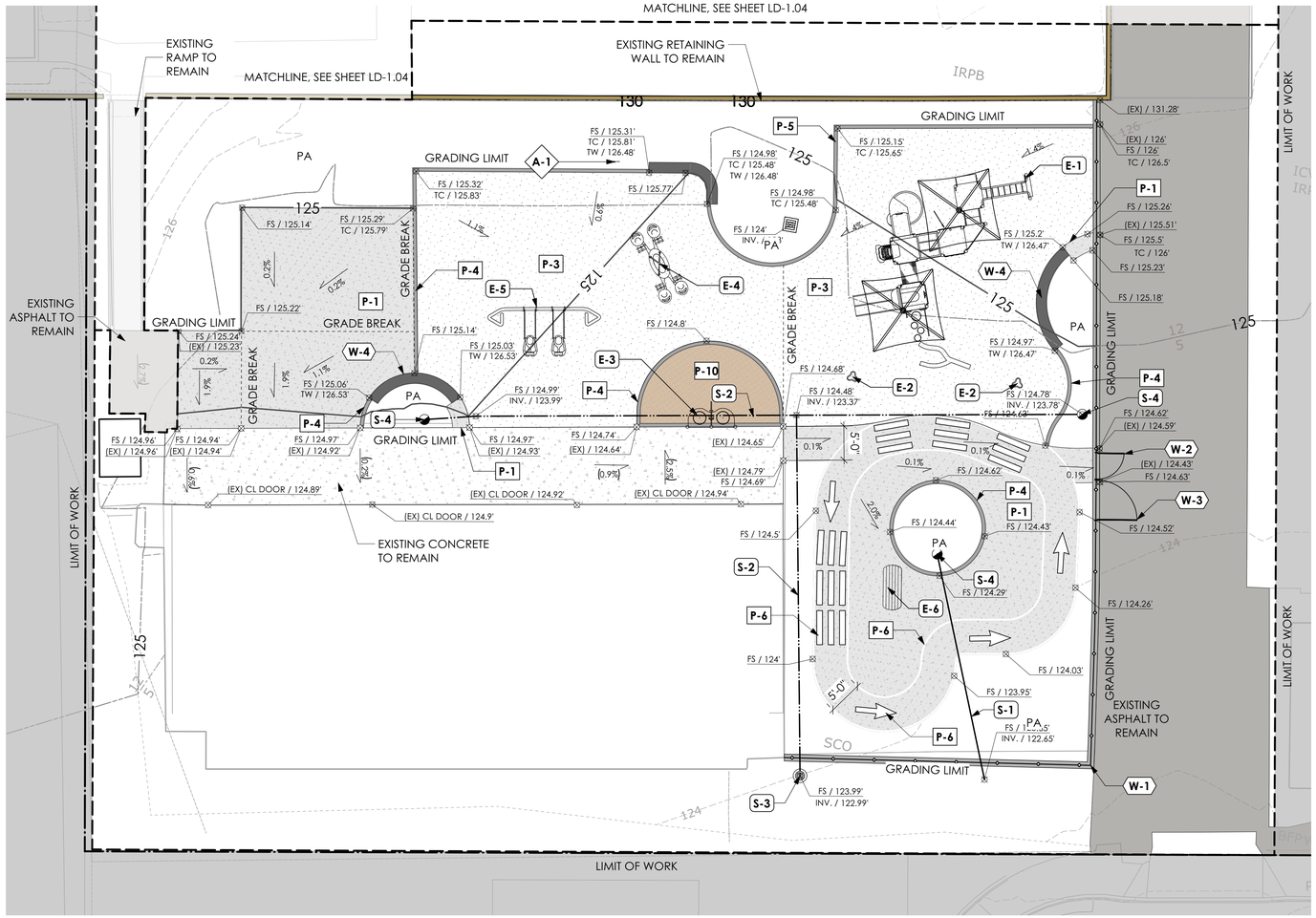
Sheet Name

PLAYGROUND ACCESSIBILITY PLAN

Date 01.16.2025
Drawn by EEB
Checked by BM, MZ
Sheet Number

LC-0.04

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TK + KINDERGARTEN PLAYGROUND CONSTRUCTION PLAN

Scale: 1" = 10'-0"

0 20 40 60 FT

N

CONSTRUCTION NOTES

1. SEE SHEET LC-0.01 FOR CONSTRUCTION SCHEDULES AND NOTES.

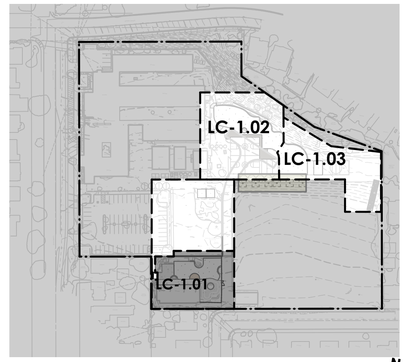
CONSTRUCTION SCHEDULE (THIS SHEET)

ID#	DESCRIPTION
PAVING	
P-1	PEDESTRIAN CONCRETE PAVING
P-3	POURED IN PLACE RUBBERIZED SURFACING
P-4	FLUSH CONCRETE HEADER
P-5	RAISED CONCRETE HEADER
P-6	TRIKE TRACK STRIPING
P-10	PLAY SAND
AMENITIES	
A-1	TK/K PLAYGROUND SIGNAGE
PLAY EQUIPMENT	
E-1	TK-K LARGE PLAY STRUCTURE
E-2	TK-K SINGLE SPINNER
E-3	TK-K ELEVATED SAND PLAY
E-4	TK-K GROUP SEE-SAW
E-5	TK-K SINGLE BAY TODDLER SWINGS
E-6	TK-K PRETEND GAS STATION
WALLS AND FENCES	
W-1	CHAIN LINK FENCE ATOP MOW CURB
W-2	PEDESTRIAN GATE
W-3	MAINTENANCE GATE
W-4	CONCRETE SEAT WALL
STORMWATER AND DRAINAGE	
S-1	DRAIN PIPE
S-2	PERFORATED PIPE
S-3	POP-UP EMITTER
S-4	ATRIUM DRAIN

LINETYPE LEGEND

- GRADING LIMIT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- GRADE BREAK
- PERFORATED DRAIN PIPE
- DRAIN PIPE
- CHAINLINK FENCE

KEY MAP



0 100 200 FT

N

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Signature
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Renewal Date
Date
STATE OF CALIFORNIA

VENTURA UNIFIED SCHOOL DISTRICT

MONTALVO ELEMENTARY PLAYGROUNDS E6-24

2050 GRAND AVE,
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CONSTRUCTION DOCUMENTS

No.	Description	Date

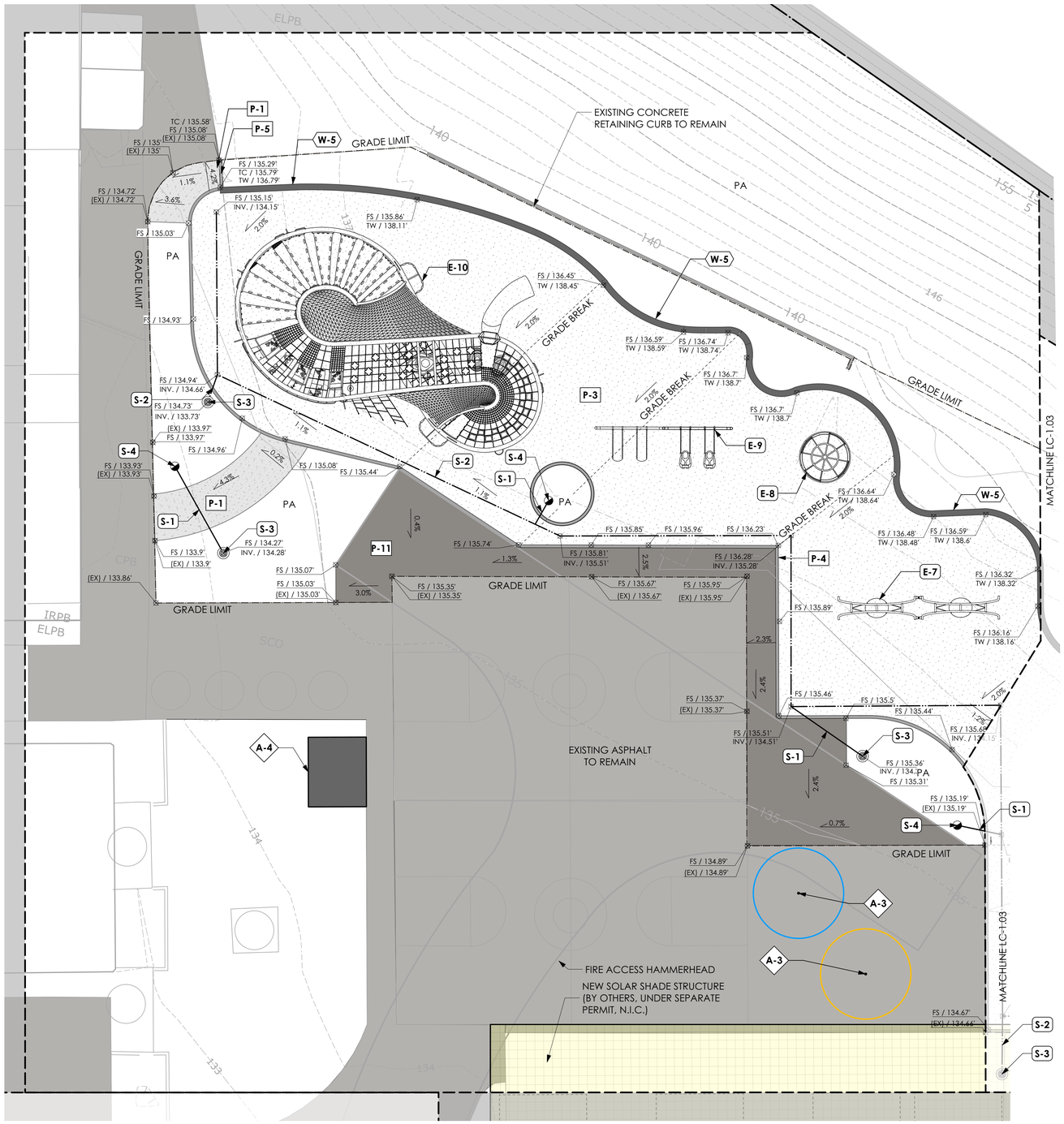
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CONSTRUCTION & GRADING PLANS

Date 01.16.2025
Drawn by EEB
Checked by BM, MZ
Sheet Number

LC-1.01

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1ST-5TH PLAYGROUND CONSTRUCTION PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT

N

CONSTRUCTION NOTES

1. SEE SHEET LC-0.01 FOR CONSTRUCTION SCHEDULES AND NOTES.

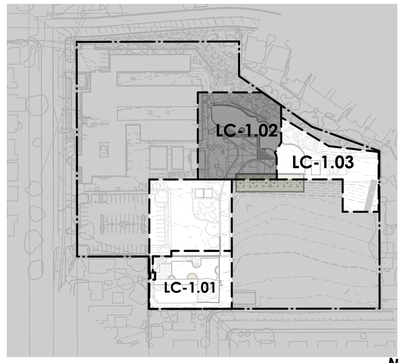
CONSTRUCTION SCHEDULE (THIS SHEET)

ID#	DESCRIPTION
PAVING	
P-1	PEDESTRIAN CONCRETE PAVING
P-3	POURED IN PLACE RUBBERIZED SURFACING
P-4	FLUSH CONCRETE HEADER
P-5	RAISED CONCRETE HEADER
P-11	AC PAVING
AMENITIES	
A-3	TETHERBALL POST
A-4	SHED
PLAY EQUIPMENT	
E-7	1ST-5TH DOUBLE BAY GROUP SWINGS
E-8	1ST-5TH GROUP SPINNER
E-9	1ST-5TH DOUBLE BAY INDIVIDUAL SWINGS
E-10	1ST-5TH LARGE CLIMBER STRUCTURE
WALLS AND FENCES	
W-5	CONCRETE RETAINING SEAT WALL
STORMWATER AND DRAINAGE	
S-1	DRAIN PIPE
S-2	PERFORATED PIPE
S-3	POP-UP EMITTER
S-4	ATRIUM DRAIN

LINETYPE LEGEND

- GRADING LIMIT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- GRADE BREAK
- PERFORATED DRAIN PIPE
- DRAIN PIPE
- CHAINLINK FENCE

KEY MAP



0 100 200 FT

N

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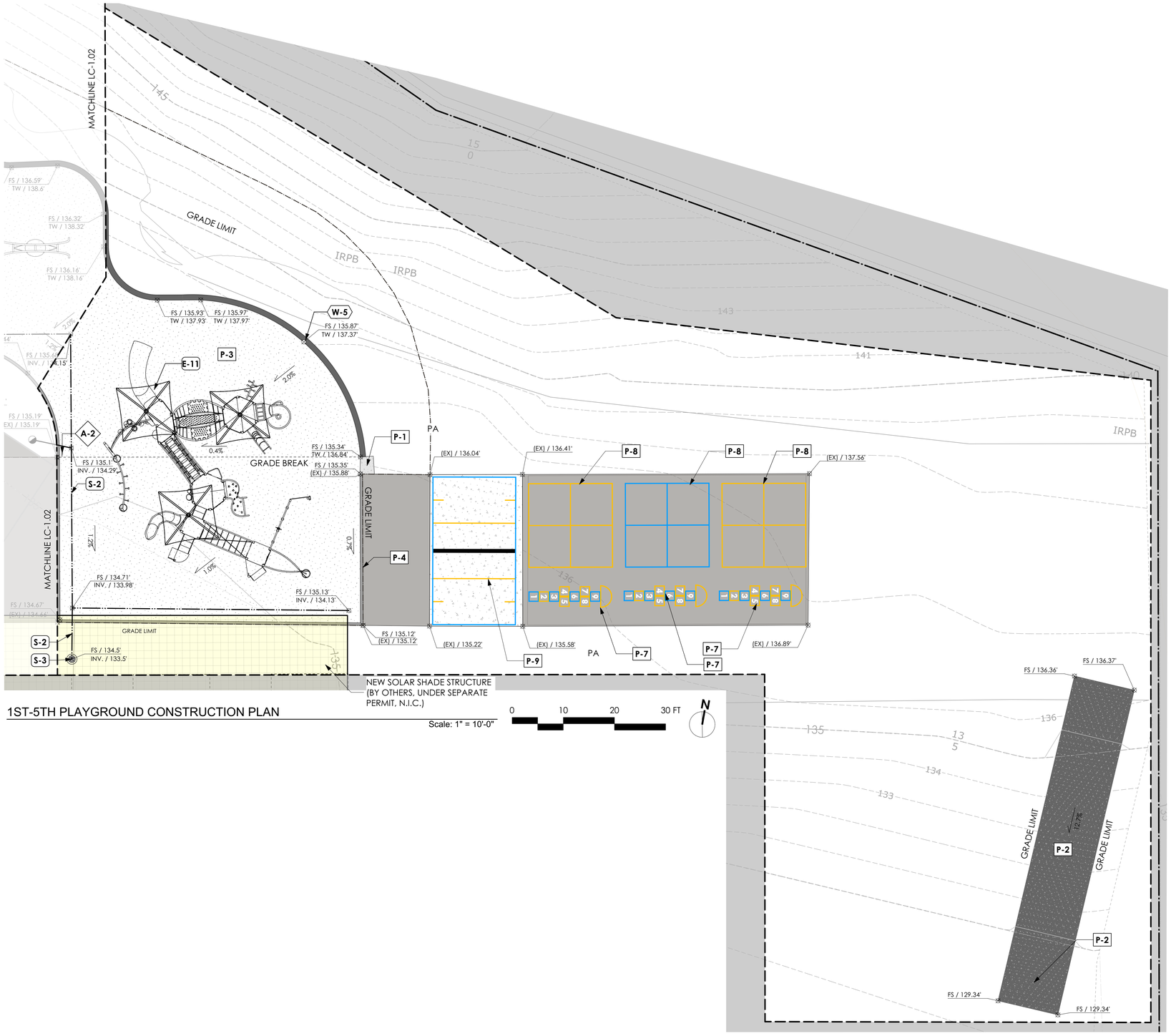
Sheet Name

CONSTRUCTION & GRADING PLANS

Date 01.16.2025
Drawn by EEB
Checked by BM, MZ
Sheet Number

LC-1.02

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1ST-5TH PLAYGROUND CONSTRUCTION PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT

CONSTRUCTION NOTES

1. SEE SHEET LC-0.01 FOR CONSTRUCTION SCHEDULES AND NOTES.

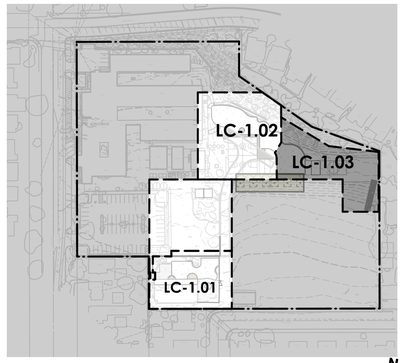
CONSTRUCTION SCHEDULE (THIS SHEET)

ID#	DESCRIPTION
PAVING	
P-1	PEDESTRIAN CONCRETE PAVING
P-2	VEHICULAR CONCRETE PAVING
P-3	POURED IN PLACE RUBBERIZED SURFACING
P-4	FLUSH CONCRETE HEADER
P-7	HOP SCOTCH STRIPING
P-8	FOUR SQUARE STRIPING
P-9	BALL WALL STRIPING
P-11	AC PAVING
AMENITIES	
A-2	1ST-5TH PLAYGROUND SIGNAGE
PLAY EQUIPMENT	
E-11	1ST-5TH LARGE PLAY STRUCTURE
WALLS AND FENCES	
W-5	CONCRETE RETAINING SEAT WALL
STORMWATER AND DRAINAGE	

LINETYPE LEGEND

- GRADING LIMIT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- GRADE BREAK
- PERFORATED DRAIN PIPE
- DRAIN PIPE
- CHAINLINK FENCE

KEY MAP



0 100 200 FT

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No.	Description	Date

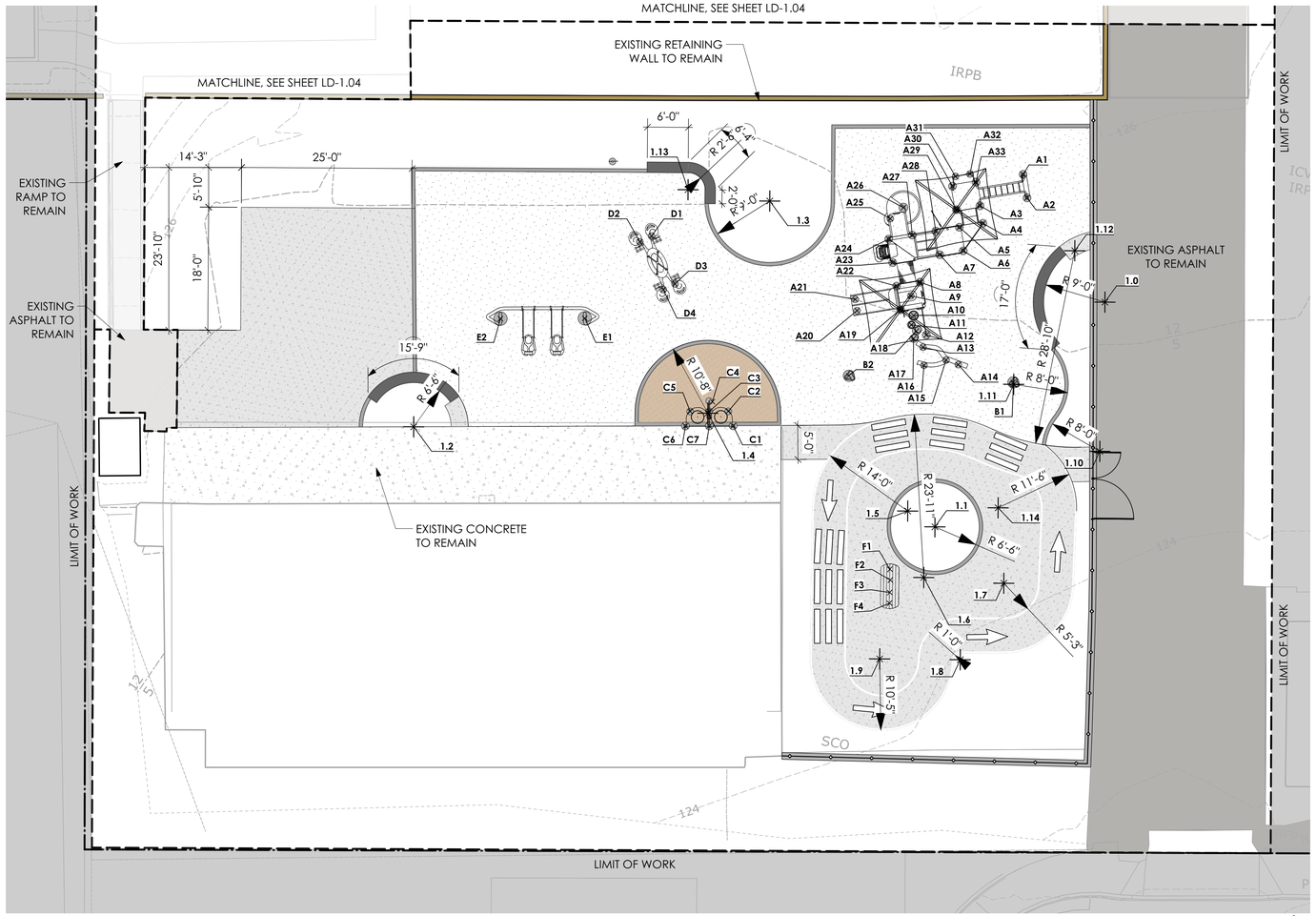
Sheet Name

CONSTRUCTION & GRADING PLANS

Date 01.16.2025
Drawn by EEB
Checked by BM, MZ
Sheet Number

LC-1.03

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TK + KINDERGARTEN PLAYGROUND FOOTING PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT

N

PLAYGROUND FOOTING LEGEND

ID	EASTING	NORTHING
1 - TK-K LARGE PLAY STRUCTURE		
A1	6197111.56	1917387.91
A2	6197112.73	1917384.61
A3	6197106.12	1917382.29
A4	6197106.99	1917379.83
A5	6197103.69	1917378.66
A6	6197104.85	1917375.36
A7	6197101.55	1917374.20
A8	6197099.41	1917369.73
A9	6197098.41	1917367.53
A10	6197099.31	1917364.75
A11	6197099.22	1917363.35
A12	6197101.64	1917362.26
A13	6197101.47	1917360.41
A14	6197107.01	1917358.79
A15	6197105.13	1917359.14
A16	6197102.07	1917357.83
A17	6197099.90	1917361.43
A18	6197100.09	1917362.58
A19	6197097.28	1917365.27
A20	6197091.02	1917364.04
A21	6197090.47	1917365.61
A22	6197096.11	1917368.57
A23	6197094.95	1917371.87
A24	6197093.79	1917375.17
A25	6197093.50	1917378.16
A26	6197095.12	1917380.08
A27	6197097.09	1917376.34
A28	6197100.39	1917377.50
A29	6197102.82	1917381.12
A30	6197101.66	1917384.42
A31	6197101.85	1917385.90
A32	6197103.89	1917386.62
A33	6197104.96	1917385.59
2 - SADDLE SPINNERS		
B1	6197115.41	1917357.62
B2	6197091.48	1917354.41
3 - ELEVATED SAND PLAY		
C1	6197076.04	1917344.26
C2	6197074.96	1917346.23
C3	6197072.22	1917345.73
C4	6197072.42	1917347.22
C5	6197069.47	1917345.24
C6	6197069.14	1917343.03
C7	6197072.59	1917343.64
4 - GROUP SEESAW		
D1	6197059.45	1917369.62
D2	6197057.90	1917368.49
D3	6197064.05	1917363.28
D4	6197062.50	1917362.16
5 - SINGLE BAY SWINGS		
E1	6197051.89	1917356.04
E2	6197039.71	1917353.86
6 - PRETEND GAS STATION		
F1	6197102.30	1917327.51
F2	6197102.63	1917325.94
F3	6197102.86	1917324.14
F4	6197103.11	1917322.59

PLAY STRUCTURE FOOTING NOTES

1. CONTRACTOR SHALL CONFIRM FALL ZONE COMPLIANCE WHEN LAYING OUT PLAY EQUIPMENT, FOOTINGS AND ADJACENT SAFETY SURFACE EDGE CONDITIONS. NOTIFY DISTRICT REPRESENTATIVE IF CONFLICTS BETWEEN PLAYGROUND LAYOUT, SAFETY SURFACE EDGE CONDITIONS, OR ADJACENT EQUIPMENT INSTALLATIONS EXISTS. ANY ADJUSTMENTS TO THE LAYOUT REQUIRED TO MEET FALL ZONE COMPLIANCE WILL BE AT THE CONTRACTOR'S EXPENSE.

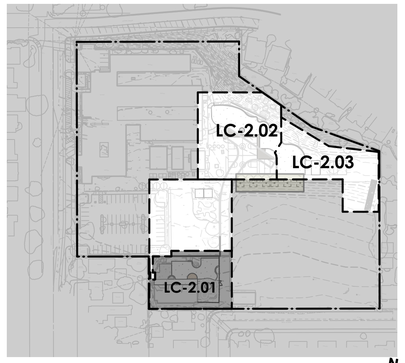
NOTE:

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2. REFERENCE MANUFACTURER'S FOOTING TABLE FOR FOOTING TYPES AND SIZES.

SITE FEATURES LAYOUT TABLE

ID	EASTING	NORTHING
1.0	6197126.61	1917371.53
1.1	6197107.74	1917334.77
1.2	6197029.91	1917336.04
1.3	6197075.64	1917377.65
1.4	6197072.06	1917345.44
1.5	6197103.41	1917336.36
1.6	6197107.40	1917327.16
1.7	6197119.11	1917328.36
1.8	6197114.76	1917316.21
1.9	6197103.10	1917314.29
1.10	6197129.65	1917349.84
1.11	6197115.52	1917357.35
1.12	6197120.96	1917378.19
1.13	6197063.55	1917377.22
1.14	6197116.38	1917339.11

KEY MAP



0 100 200 FT

N

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LICENSED LANDSCAPE ARCHITECT
MICHAEL ZIELSDORF
#6044
Signature
10/31/25
Renewal Date
Date
STATE OF CALIFORNIA

VENTURA UNIFIED SCHOOL DISTRICT

MONTALVO ELEMENTARY PLAYGROUNDS E6-24

2050 GRAND AVE,
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CONSTRUCTION DOCUMENTS

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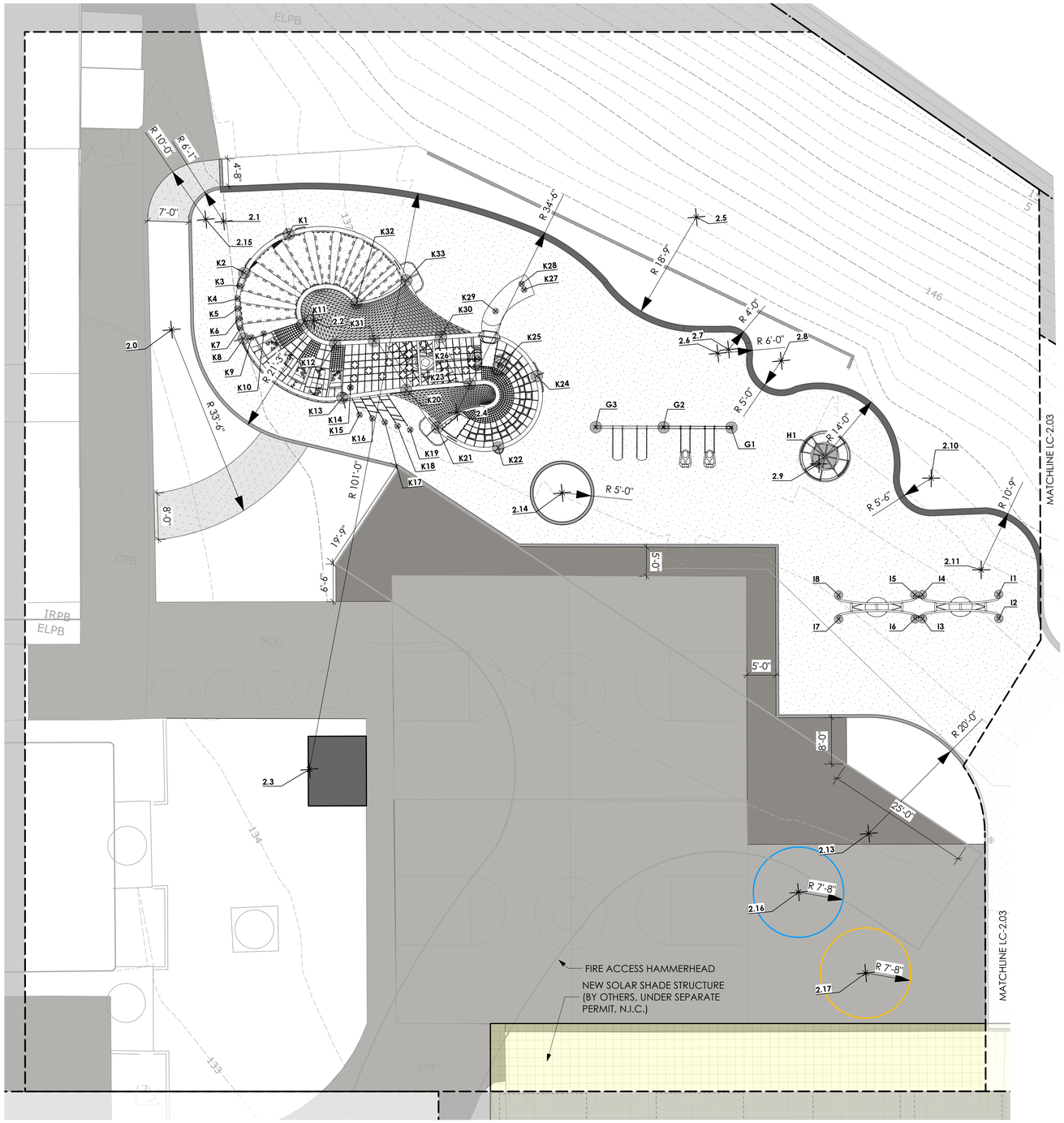
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HORIZONTAL CONTROL PLAN

Date 01.16.2025
Drawn by EEB
Checked by BM, MZ
Sheet Number

LC-2.01

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1ST-5TH PLAYGROUND FOOTING PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT

N

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PLAYGROUND FOOTING LEGEND

ID	EASTING	NORTHING
7 - 1st-5th QUANTIS		
K1	6197068.85	1917704.73
K2	6197062.41	1917696.86
K3	6197062.04	1917694.49
K4	6197062.02	1917692.34
K5	6197062.26	1917690.62
K6	6197062.72	1917688.93
K7	6197063.37	1917687.40
K8	6197064.18	1917685.73
K9	6197065.49	1917686.12
K10	6197067.45	1917687.14
K11	6197073.66	1917689.69
K12	6197079.86	1917687.37
K13	6197082.67	1917678.51
K14	6197083.73	1917680.48
K15	6197086.07	1917676.10
K16	6197088.32	1917675.85
K17	6197090.57	1917675.58
K18	6197092.83	1917675.30
K19	6197095.09	1917675.03
K20	6197093.28	1917681.67
K21	6197099.61	1917676.17
K22	6197110.55	1917674.55
K23	6197103.88	1917684.53
K24	6197115.02	1917687.81
K25	6197108.50	1917688.56
K26	6197104.40	1917689.02
K27	6197110.39	1917702.11
K28	6197109.80	1917703.01
K29	6197106.16	1917697.63
K30	6197097.62	1917691.65
K31	6197086.39	1917689.07
K32	6197082.28	1917694.97
K33	6197090.11	1917700.28
8 - DOUBLE BAY SWING SET		
G1	6197149.50	1917684.66
G2	6197137.99	1917682.74
G3	6197126.48	1917680.83
9 - INCLUSIVE MERRY GO ROUND		
H1	6197166.26	1917682.51
10 - GROUP SWINGS		
I1	6197199.75	1917664.06
I2	6197200.47	1917659.95
I3	6197187.52	1917657.71
I4	6197186.80	1917661.81
I5	6197185.54	1917661.59
I6	6197186.25	1917657.49
I7	6197173.30	1917655.24
I8	6197172.58	1917659.34

PLAY STRUCTURE FOOTING NOTES

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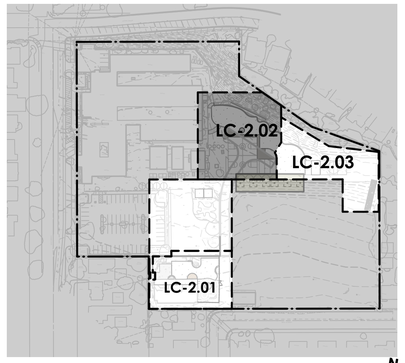
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2. REFERENCE MANUFACTURER'S FOOTING TABLE FOR FOOTING TYPES AND SIZES.

SITE FEATURES LAYOUT TABLE

ID	EASTING	NORTHING
2.0	6197051.69	1917685.13
2.1	6197057.40	1917705.02
2.2	6197075.54	1917690.80
2.3	6197087.79	1917614.44
2.4	6197102.48	1917679.33
2.5	6197137.53	1917719.40
2.6	6197145.10	1917696.88
2.7	6197146.82	1917697.84
2.8	6197156.09	1917697.44
2.9	6197165.48	1917681.03
2.10	6197184.93	1917681.86
2.11	6197196.07	1917667.73
2.12	6197217.02	1917665.15
2.13	6197184.60	1917619.70
2.14	6197122.71	1917668.69
2.15	6197054.32	1917704.84
2.16	6197174.37	1917607.70
2.17	6197188.11	1917595.92

KEY MAP



0 100 200 FT

N

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LICENSED LANDSCAPE ARCHITECT
MICHAEL ZIELSDORF
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Signature
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Renewal Date
Date
STATE OF CALIFORNIA

VENTURA UNIFIED SCHOOL DISTRICT

MONTALVO ELEMENTARY PLAYGROUNDS E6-24

2050 GRAND AVE,
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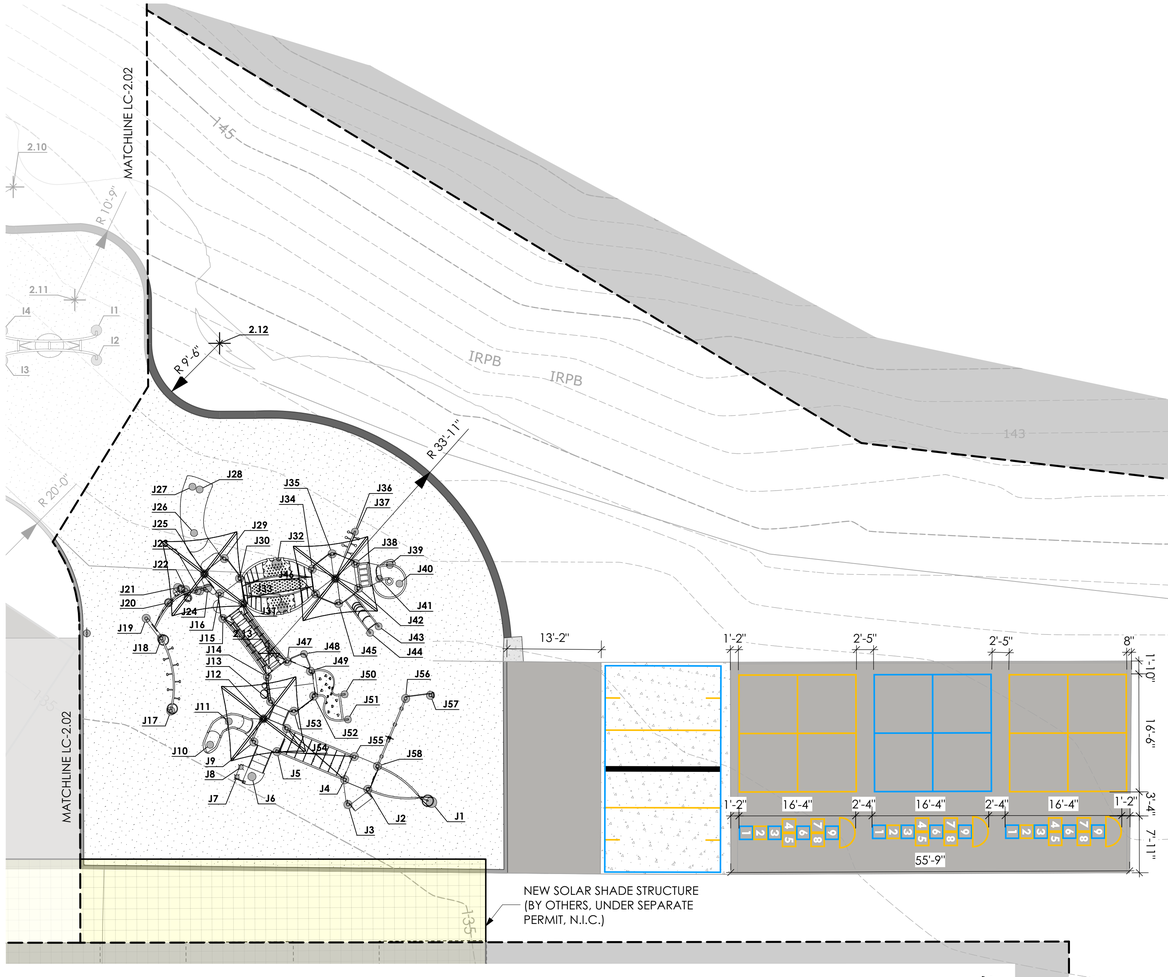
Sheet Name

HORIZONTAL CONTROL PLAN

Date 01.16.2025
Drawn by EEB
Checked by BM, MZ

Sheet Number

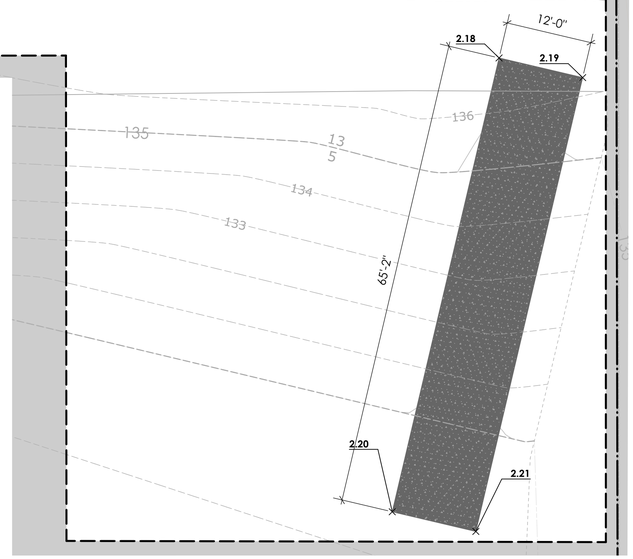
LC-2.02



1ST-5TH PLAYGROUND FOOTING PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT



SITE FEATURES LAYOUT TABLE

ID	EASTING	NORTHING
2.0	6197051.69	1917685.13
2.1	6197057.40	1917705.02
2.2	6197075.54	1917690.80
2.3	6197087.79	1917614.44
2.4	6197102.48	1917679.33
2.5	6197137.53	1917719.40
2.6	6197145.10	1917696.88
2.7	6197146.82	1917697.84
2.8	6197156.09	1917697.44
2.9	6197165.48	1917681.03
2.10	6197184.93	1917681.86
2.11	6197196.07	1917667.73
2.12	6197217.02	1917665.15
2.13	6197184.60	1917619.70
2.14	6197122.71	1917668.69
2.15	6197054.32	1917704.84
2.16	6197174.37	1917607.70
2.17	6197188.11	1917595.92
2.18	6197407.79	1917612.44
2.19	6197419.77	1917611.69
2.20	6197403.72	1917547.40
2.21	6197415.69	1917546.65

PLAYGROUND FOOTING LEGEND

ID	EASTING	NORTHING
11 - 1ST-5TH LARGE PLAY STRUCTURE		
J1	6197256.98	1917606.87
J2	6197247.91	1917607.16
J3	6197245.52	1917604.60
J4	6197244.49	1917607.95
J5	6197234.51	1917610.24
J6	6197231.64	1917606.21
J7	6197229.57	1917605.78
J8	6197229.90	1917607.25
J9	6197231.10	1917611.02
J10	6197225.13	1917609.62
J11	6197227.16	1917613.27
J12	6197231.88	1917614.43
J13	6197232.46	1917616.97
J14	6197231.44	1917620.32
J15	6197223.93	1917627.30
J16	6197222.91	1917630.65
J17	6197218.92	1917613.35
J18	6197215.92	1917623.15
J19	6197213.36	1917625.53
J20	6197216.08	1917628.22
J21	6197216.99	1917630.52
J22	6197218.15	1917630.39
J23	6197220.07	1917630.57
J24	6197221.14	1917631.14
J25	6197220.34	1917633.03
J26	6197217.95	1917638.42
J27	6197216.65	1917644.75
J28	6197217.70	1917644.54
J29	6197222.73	1917635.60
J30	6197225.29	1917633.21
J31	6197226.32	1917629.87
J32	6197230.13	1917636.05
J33	6197231.91	1917630.23
J34	6197235.09	1917636.22
J35	6197237.47	1917638.78
J36	6197240.09	1917642.37
J37	6197238.50	1917635.44
J38	6197240.88	1917638.00
J39	6197245.67	1917638.60
J40	6197247.44	1917636.25
J41	6197244.54	1917636.45
J42	6197241.91	1917634.65
J43	6197245.57	1917629.88
J44	6197244.55	1917628.78
J45	6197239.53	1917632.09
J46	6197236.12	1917632.87
J47	6197233.82	1917622.88
J48	6197235.94	1917624.31
J49	6197237.23	1917622.10
J50	6197242.48	1917619.72
J51	6197243.52	1917616.32
J52	6197238.26	1917618.75
J53	6197235.87	1917616.19
J54	6197235.29	1917613.65
J55	6197245.28	1917611.36
J56	6197250.98	1917620.56
J57	6197254.33	1917621.59
J58	6197248.69	1917610.57

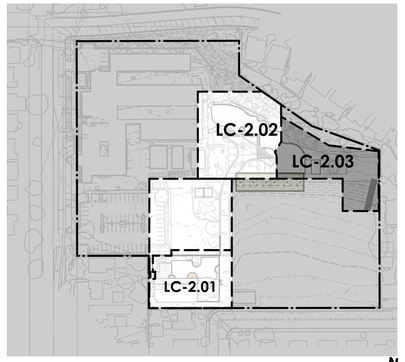
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NOTE:

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2. REFERENCE MANUFACTURER'S FOOTING TABLE FOR FOOTING TYPES AND SIZES.

KEY MAP



0 100 200 FT

ROESLING NAKAMURA TERADA ARCHITECTS
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LICENSED LANDSCAPE ARCHITECT
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#6044
Signature
10/31/25
Renewal Date
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VENTURA UNIFIED SCHOOL DISTRICT

MONTALVO ELEMENTARY PLAYGROUNDS E6-24

2050 GRAND AVE, VENTURA, CA 93003

CONSTRUCTION DOCUMENTS

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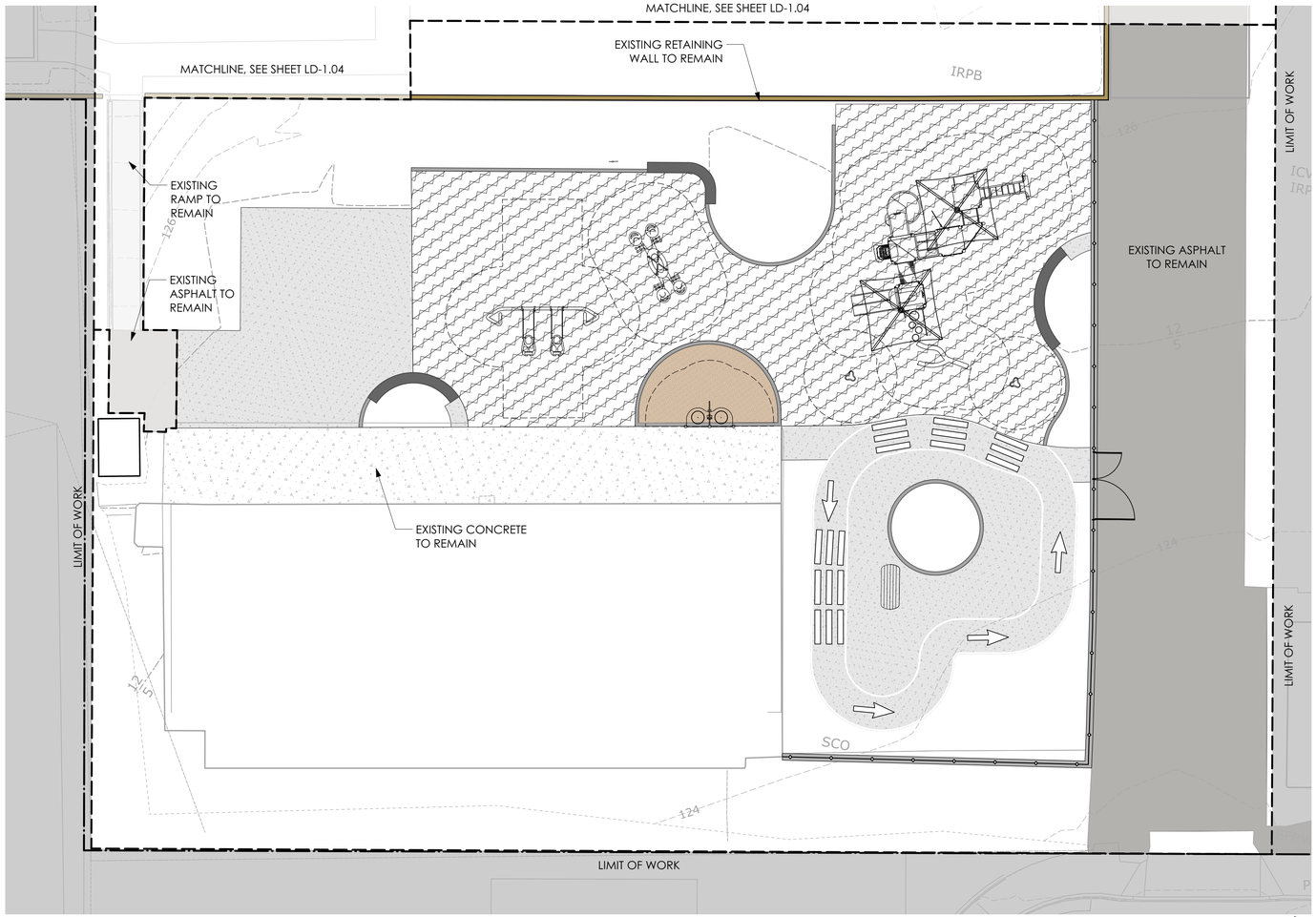
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HORIZONTAL CONTROL PLAN

Date 01.16.2025
Drawn by EEB
Checked by BM, MZ
Sheet Number

LC-2.03

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TK + KINDERGARTEN PLAYGROUND SURFACING PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT

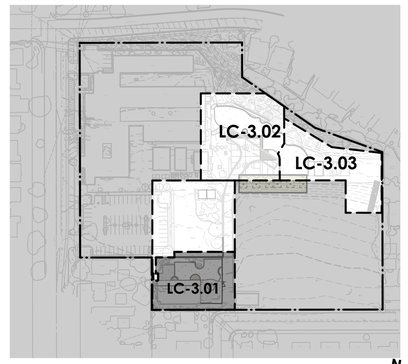
N

POURED IN PLACE SURFACING DEPTHS

SYMBOL	BASEMAT THICKNESS (INCHES)	CRITICAL FALL HEIGHT (FEET)
	2 in.	5 ft.
	2 1/2 in.	6 ft.
	3 in.	8 ft.
	3 3/4 in.	10 ft.

NOTE: SURFACING BASEMAT THICKNESSES PER SPECTRATURF SPECTRA POUR POURED IN PLACE SURFACING SPECIFICATIONS. CONTRACTOR SHALL ADD 1/2" ADDITIONAL BASEMAT FOR CONTINGENCY. POURED IN PLACE SURFACE TOP SURFACE COAT SHALL BE 1/2 INCHES.

KEY MAP



0 100 200 FT

N

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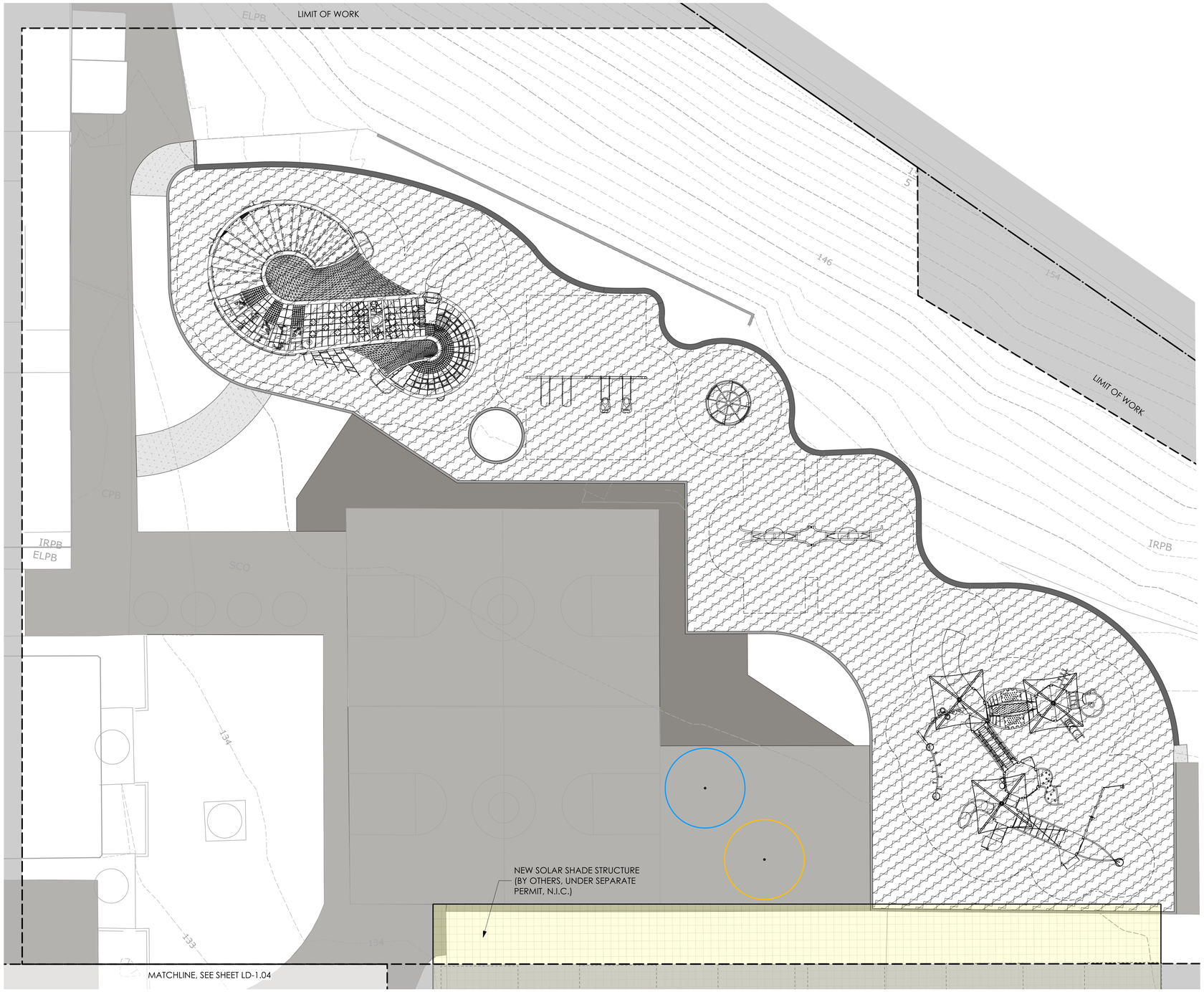
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PLAYGROUND SURFACING DEPTHS PLAN

Date 01.16.2025
Drawn by EEB
Checked by BM, MZ
Sheet Number

LC-3.01

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1ST-5TH PLAYGROUND SURFACING PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT

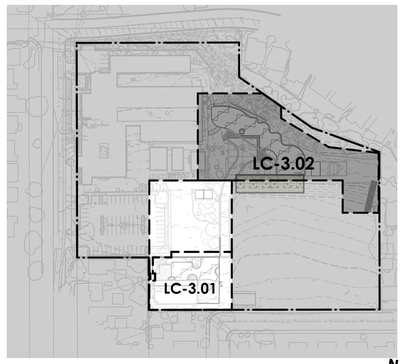
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POURED IN PLACE SURFACING DEPTHS

SYMBOL	BASEMAT THICKNESS (INCHES)	CRITICAL FALL HEIGHT (FEET)
	2 in.	5 ft.
	2 1/2 in.	6 ft.
	3 in.	8 ft.
	3 3/4 in.	10 ft.

NOTE: SURFACING BASEMAT THICKNESSES PER SPECTRATURF SPECTRA POUR POURED IN PLACE SURFACING SPECIFICATIONS. CONTRACTOR SHALL ADD 1/2" ADDITIONAL BASEMAT FOR CONTINGENCY. POURED IN PLACE SURFACE TOP SURFACE COAT SHALL BE 1/2 INCHES.

KEY MAP



0 100 200 FT

N

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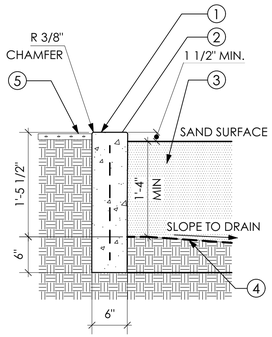
No.	Description	Date

Sheet Name

PLAYGROUND SURFACING DEPTHS PLAN

Date	01.16.2025
Drawn by	EEB
Checked by	BM, MZ
Sheet Number	LC-3.02

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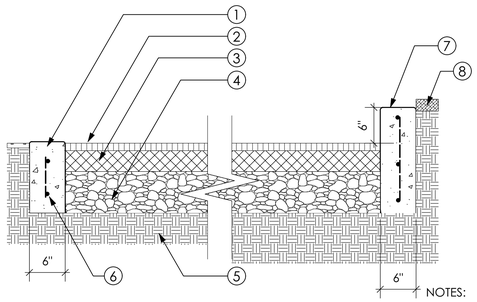
LEGEND:

1. CONCRETE HEADER
2. (3) #3 BARS CONTINUOUS HORIZONTAL. BEND #3 BARS VERT. @ 24" OC INTO FOOTING
3. NO. 16 PLAY SAND, 16" MIN. DEPTH
4. GEOTEXTILE FABRIC BETWEEN SAND & COMPACTED SUBGRADE
5. ADJ. BARK MULCH, DG OR TURF

   ADJ. GRADE = 2" TURF
   1" TOP OF MULCH
   1/2" DG

G PLAY SAND

Scale: 1" = 1'-0"



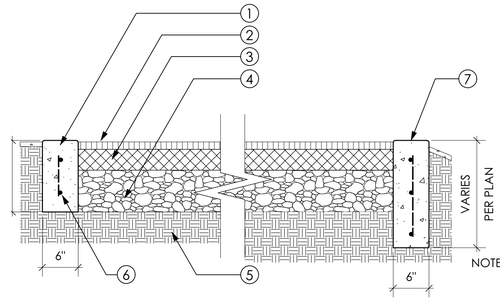
1. REINFORCED CONCRETE HEADER
2. POURED IN PLACE TOP COAT WEAR COURSE
3. POURED IN PLACE BASEMAT IMPACT COURSE. THICKNESS VARIES. SEE MANUFACTURER'S RECOMMENDATIONS.
4. CLASS 2 AGGREGATE. MIN. 3"
5. COMPACTED SUBGRADE DRAINS TO INLET. SEE GRADING PLANS
6. (2) #3 REBAR CONTINUOUS HORIZ. #3 REBAR VERT. @24" O.C.
7. RAISED RETAINING CURB, WHERE APPLICABLE.
8. ADJ. PLANTER

NOTES:

1. CLASS 2 AGGREGATE BASE TO BE COMPACTED TO 95% AND FULLY CONTAINED.
2. STONE BASE ELEVATION SHALL DRAIN PER GRADING PLAN.
3. POUR IN PLACE SURFACE (P.I.P.) MATERIAL VARIES IN THICKNESS.

D POURED IN PLACE RUBBERIZED PLAY SURFACING WITH HEADER CURB

Scale: 1" = 1'-0"



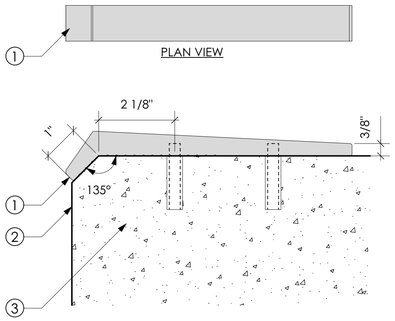
1. REINFORCED CONCRETE HEADER
2. POURED IN PLACE TOP COAT WEAR COURSE
3. POURED IN PLACE BASEMAT IMPACT COURSE. THICKNESS VARIES. SEE MANUFACTURER'S RECOMMENDATIONS.
4. CLASS 2 AGGREGATE. MIN. 3"
5. COMPACTED SUBGRADE DRAINS TO INLET. SEE GRADING PLANS
6. (2) #3 REBAR CONTINUOUS HORIZ. #3 REBAR VERT. @24" O.C.
7. DEEPENED, RETAINING CURB WHERE APPLICABLE

NOTES:

1. CLASS 2 AGGREGATE BASE TO BE COMPACTED TO 95% AND FULLY CONTAINED.
2. STONE BASE ELEVATION SHALL DRAIN PER GRADING PLAN.
3. POUR IN PLACE SURFACE (P.I.P.)

A POURED IN PLACE RUBBERIZED PLAY SURFACING WITH HEADER CURB

Scale: 1" = 1'-0"



LEGEND:

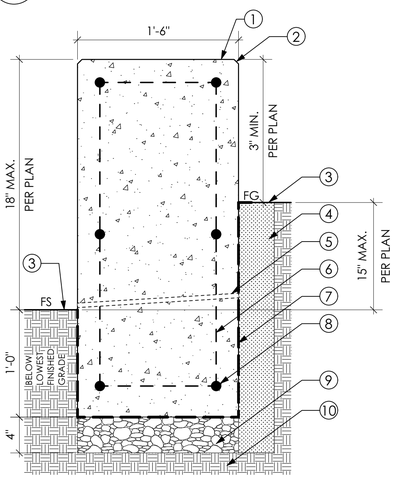
1. ALUMINUM SKATE STOPPER
2. CONCRETE SEATING EDGE, SEE DETAIL, THIS SHEET
3. ANCHORING STUDS AND EPOXY (3/8" x 1-1/2")

NOTES:

1. INSTALL PER MANUFACTURER'S INSTRUCTIONS
2. FIRST SKATE STOP IS 18" FROM THE END OF THE WALL/SEAT, ALL PROCEEDING SKATE STOPS ARE 36" O.C.

H SKATE STOP

Scale: 6"=1'-0"



LEGEND:

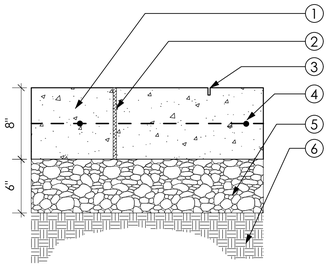
1. SKATE STOPPER. SEE DETAIL, THIS SHEET
2. C.I.P. CONCRETE WALL PER PLANS (RETAINING WHERE REQUIRED). #3 REBAR HORIZONTAL CONTINUOUS AT 4 CORNERS. SET MIN. 2" FROM CORNER. 3/4" CHAMFER ON TOP EDGES
3. ADJACENT FINISH GRADE VARIES. SEE PLANS FOR SPOT ELEVATIONS
4. 4" MIN. CRUSHED GRAVEL BACKFILL
5. 1/2" WEEP HOLE @ 24" O.C. TYP.
6. #4 REBAR CAGE AT 2'-0" O.C.
7. HENRY CM 100 WATERPROOFING MATERIAL PER MANUFACTURER'S RECOMMENDATIONS
8. #3 CONT. HORIZONTAL BARS
9. 4" MIN. COMPACTED CLASS 2 AGGREGATE BASE
10. COMPACTED SUBGRADE

NOTES:

1. BOTTOM OF FOOTING IS 12" BELOW LOWEST FG, (TYP.)
2. SEE GRADING PLAN FOR WALL ELEV. AND ADJACENT FS ELEV.

I RETAINING SEATWALL

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



LEGEND:

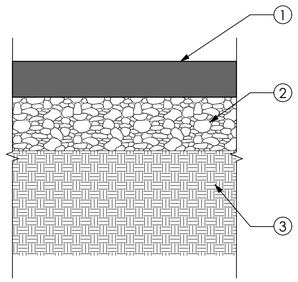
1. CONCRETE COLOR AND FINISH PER HARDSCAPE PLAN
2. 1/2" FELT EXPANSION JOINT W/ MASTIC SEALER PER CONSTRUCTION NOTES, LOCATIONS PER HARDSCAPE PLAN
3. SAW CUT 3/4" DEEP SCORING; SCORE LOCATIONS PER HARDSCAPE PLANS
4. CENTER #4 REBAR @24" O.C. EACH WAY
5. CLASS 2 AGGREGATE BASE, COMPACTED 90%
6. COMPACTED SUBGRADE PER ENGINEER

NOTES:

1. FINISH SURFACE TO HAVE A 1% MIN AND 1.75% MAX CROSS SLOPE FOR DRAINAGE.
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE ii. MIN. COMPRESSIVE STRENGTH SHALL BE 4000 PSI @ 28 DAYS.

E CONCRETE PAVING- VEHICULAR

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



LEGEND:

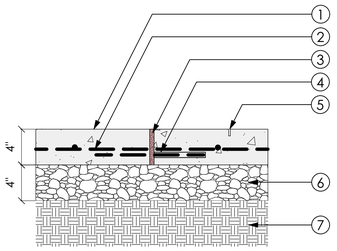
1. AC PAVING
2. CLASS 2 AGGREGATE BASE COMPACTED PER SOILS REPORT
3. SCARIFY/OVEREXCAVATE AND RECOMPACT SUB-GRADE PER SOILS REPORT

NOTES:

1. MATCH EXISTING SECTION OR 4" AC ON 6" AGG BASE (WHICHEVER IS GREATER)

F AC PAVING

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



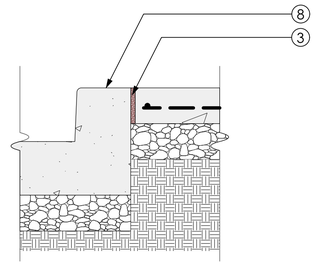
4" CONCRETE PAVING/WALKS - ISOLATION JOINT WITH SEALANT

LEGEND:

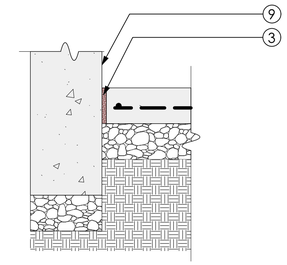
1. CONCRETE COLOR AND FINISH PER HARDSCAPE PLAN.
2. CENTER #4, REBAR @ 16" BOTH WAYS.
3. 1/2" FOAM EXPANSION JOINT W/MASTIC SEALER PER CONSTRUCTION NOTES, LOCATIONS PER HARDSCAPE PLANS.
4. #4 REBAR DOWEL WITH 1/2" DOWEL SLEEVE AT 16" O.C. GROUT IN SLEEVE AND INSERT BAR.
5. SAW-CUT 3/16" WIDE x 3/4" DEEP SCORING; SCORE LOCATIONS PER HARDSCAPE PLANS.
6. CLASS 2 AGGREGATE BASE, COMPACTED 90%.
7. COMPACTED SUBGRADE PER ENGINEER.
8. CONCRETE CURB. PER CIVIL PLANS.
9. BUILDING OR OTHER VERTICAL ELEMENT. PER CIVIL OR ARCHITECTURAL PLANS.

NOTES:

1. ATTACH 1/2" THICK FOAM EXPANSION MATERIAL TO CONCRETE PLACEMENT 1 USING SPRAY GLUE.
2. FOAM EXPANSION MATERIAL MUST BE STRAIGHT AND FLUSH WITH THE FACE OF CONCRETE PLACEMENT 1.



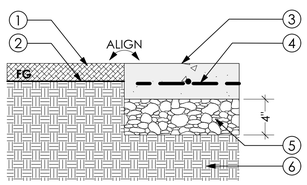
ISOLATION JOINT WITH SEALANT - HORIZONTAL ELEMENT CONDITION



ISOLATION JOINT WITH SEALANT - VERTICAL ELEMENT CONDITION

B CONCRETE PAVING

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



LEGEND:

1. PLANTER AREA MULCH PER PLANS
2. PLANTER AREA FINISHED GRADE
3. CONCRETE COLOR AND FINISH PER HARDSCAPE PLAN.
4. REBAR PER HARDSCAPE PLAN AND DETAILS.
5. CLASS 2 AGGREGATE BASE, COMPACTED PER HARDSCAPE PLAN AND DETAILS.
6. COMPACTED SUBGRADE PER ENGINEER.

NOTE:

1. REFER TO TREE PLANTING DETAIL FOR INSTALLATION OF ROOT BARRIER.

C CONCRETE ADJACENT TO PLANTING AREA

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

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LICENSED LANDSCAPE ARCHITECT
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VENTURA UNIFIED SCHOOL DISTRICT

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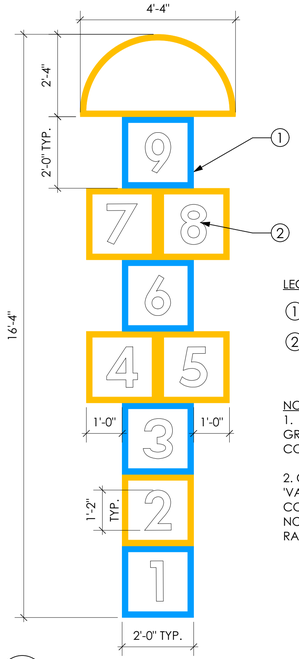
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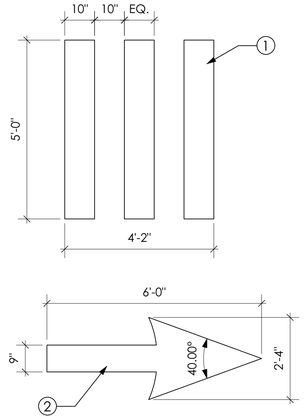
1. HOP SCOTCH STRIPING
2. HOP SCOTCH NUMBERING, 2" MIN. WIDTH, WHITE

NOTES:
1. REFER TO CONSTRUCTION SCHEDULE FOR GROUND PAINT TEXTURE, MANUFACTURER AND COLOR.

2. COAT ALL PAINTED SURFACES W/ 'VANDLGUARD TEN' NON-SACRIFICIAL GRAFFITI COATING AND VANDLGUARD FINISH COAT NON-SACRIFICIAL GRAFFITI COATING BY RAINGUARD INTERNATIONAL.

F HOP SCOTCH STRIPING

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



LEGEND:

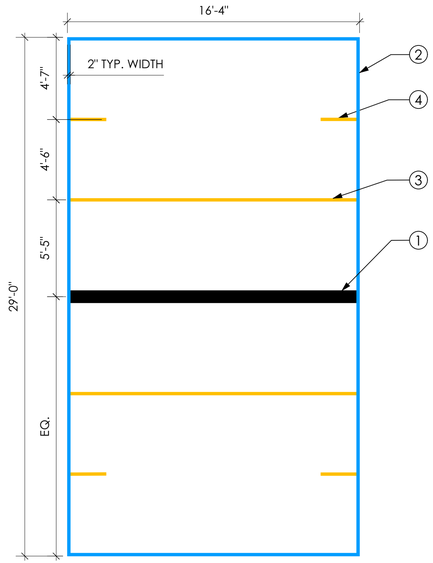
1. TRIKE TRACK CROSSWALK STRIPING
2. TRIKE TRACK DIRECTIONAL ARROW

NOTES:
1. REFER TO CONSTRUCTION SCHEDULE FOR GROUND PAINT TEXTURE, MANUFACTURER AND COLOR.

2. COAT ALL PAINTED SURFACES W/ 'VANDLGUARD TEN' NON-SACRIFICIAL GRAFFITI COATING AND VANDLGUARD FINISH COAT NON-SACRIFICIAL GRAFFITI COATING BY RAINGUARD INTERNATIONAL.

D TRIKE TRACK STRIPING

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



LEGEND:

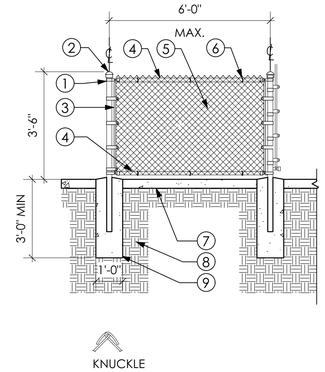
1. EXISTING BALL WALL
2. PERIMETER COURT STRIPING
3. FAULT LINE
4. SERVICE LINE

NOTES:
1. REFER TO CONSTRUCTION SCHEDULE FOR GROUND PAINT TEXTURE, MANUFACTURER AND COLOR. COLORS VARY PER PLAN.

2. COAT ALL PAINTED SURFACES W/ 'VANDLGUARD TEN' NON-SACRIFICIAL GRAFFITI COATING AND VANDLGUARD FINISH COAT NON-SACRIFICIAL GRAFFITI COATING BY RAINGUARD INTERNATIONAL.

E BALL WALL STRIPING

Scale: 1/4" = 1'-0"



KNUCKLE

LEGEND:

1. RAIL END & BAND
2. 2 3/8" O.D. ROUND POWDER COATED TERMINAL POST W/ DOMED CAP
3. TENSION BAR & BAND
4. 1 5/8" O.D. ROUND POWDER COATED TOP & BOTTOM RAIL
5. 2" CHAIN LINK FABRIC 9 GAUGE FINISH
6. 9 GAUGE WIRE FENCE TIES
7. CONCRETE MOW CURB, 16" WIDE x 4" DEPTH
8. SUBGRADE
9. CONCRETE FOOTING

NOTES:
1. ALL CHAIN LINK FABRIC AND FENCE HARDWARE SHALL BE GALVANIZED AND VINYL COATED.
2. TOP AND BOTTOM FABRIC SELVEDGE TO BE KNUCKLED.
3. FABRIC SHALL BE INSTALLED ON THE OUTSIDE.
4. TENSION BARS TO BE 5 FOR EVERY 6' OF POST.
5. WIRE TIES TO BE 24" O.C. ON TOP AND BOTTOM RAIL.
6. TROWEL FINISH CONCRETE AROUND ALL POSTS AND SLOPE DOWNWARD TO FINISHED GRADE.
7. CENTER FENCE ON CONCRETE MOW CURB. CONTRACTOR SHALL TIE MOW CURB INTO POST FOOTINGS.
8. CONTRACTOR SHALL CONSTRUCT MOW CURB PER ARCHITECT'S DETAIL.

A CHAIN LINK FENCE ATOP MOW CURB

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

LEGEND:

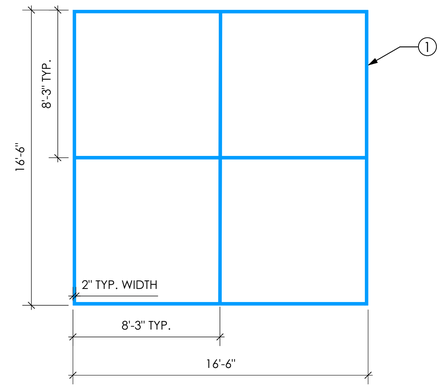
1. TETHERBALL POST AND BALL, REFER TO CONSTRUCTION SCHEDULE
2. COURT PERIMETER STRIPING

NOTES:
1. REFER TO CONSTRUCTION SCHEDULE FOR GROUND PAINT TEXTURE, MANUFACTURER AND COLOR. COLORS VARY PER PLAN.

2. COAT ALL PAINTED SURFACES W/ 'VANDLGUARD TEN' NON-SACRIFICIAL GRAFFITI COATING AND VANDLGUARD FINISH COAT NON-SACRIFICIAL GRAFFITI COATING BY RAINGUARD INTERNATIONAL.

B TETHERBALL COURT

Scale: 1/4" = 1'-0"



LEGEND:

1. FOUR SQUARE STRIPING

NOTES:
1. REFER TO CONSTRUCTION SCHEDULE FOR GROUND PAINT TEXTURE, MANUFACTURER AND COLOR. COLORS VARY PER PLAN.

2. COAT ALL PAINTED SURFACES W/ 'VANDLGUARD TEN' NON-SACRIFICIAL GRAFFITI COATING AND VANDLGUARD FINISH COAT NON-SACRIFICIAL GRAFFITI COATING BY RAINGUARD INTERNATIONAL.

C FOUR SQUARE STRIPING

Scale: 1/4" = 1'-0"

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LICENSED LANDSCAPE ARCHITECT
MICHAEL ZITELSDORF
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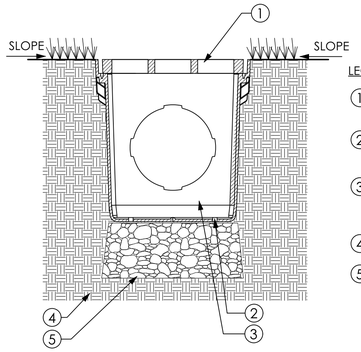
Sheet Name

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Checked by BM, MZ
Sheet Number

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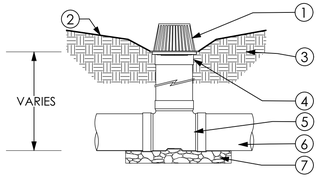
LEGEND:

1. NDS 12" SQUARE POLYOLEFIN GRATE W/ U.V. INHIBITORS
2. DRILL 1/8" WEEP HOLE TYPICAL IN 4 PLACES AT BOTTOM CORNERS
3. NDS 12" SQUARE TAPERED POLYPROPYLENE CATCH BASIN W/ U.V. INHIBITORS OR APPROVED EQUAL
4. COMPACTED SOIL
5. 3/4" GRAVEL BASE 4" DEEP BELOW BASIN. TO PREVENT STANDING WATER

NOTES:
1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
2. RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
3. DO NOT USE OVER 5 RISERS WITH CATCH BASIN.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

E SQUARE CATCH BASIN

Scale: 1" = 1'-0"



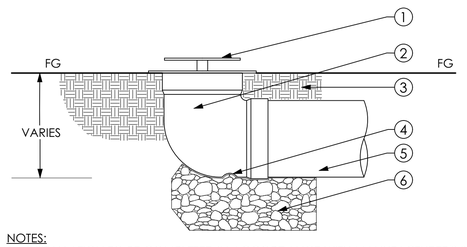
LEGEND:

1. ATRIUM DRAIN PER CONSTRUCTION SCHEDULE
2. SLOPE TO DRAIN
3. COMPACTED SOIL
4. NDS UNIVERSAL OUTLET OR APPROVED EQUAL
5. SEWER AND DRAIN TEE
6. SEWER AND DRAIN PIPE
7. CLASS 2 AGGREGATE BASE

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

A ATRIUM DRAIN

Scale: 1" = 1'-0"



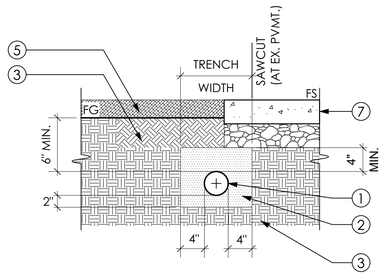
LEGEND:

1. NDS POP-UP DRAINAGE EMITTER WITH U.V. INHIBITOR.
2. NDS 1/4 BEND SEWER DRAIN ELBOW.OR APPROVED EQUAL
3. COMPACTED SOIL
4. 1/4" LEACH HOLE
5. SEWER & DRAIN PIPE
6. CLASS 2 AGGREGATE BASE

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

B POP-UP EMITTER

Scale: 1" = 1'-0"



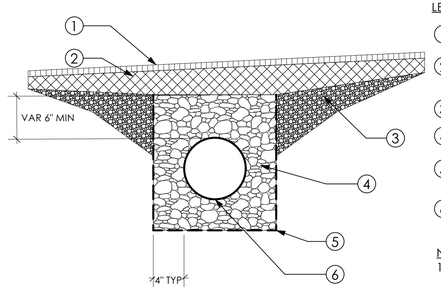
LEGEND

1. PIPE SIZE PER PLAN
2. FILL MATERIAL FOR PVC: FILL SAND (S.E.=30 MIN). 95% COMPACTION
3. COMPACTED SUBGRADE TO MINIMUM 90% RELATIVE DRY DENSITY
4. PAVEMENT SECTION
5. NON-PAVED AREAS

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

C GRAVITY PIPE TRENCH

Scale: 1" = 1'-0"



LEGEND:

1. PLAY SURFACING PER HARDSCAPE PLANS
2. PLAY SURFACING BASEMAT WEARCOURSE SLOPED TOWARDS SUBDRAIN (1% MIN)
3. CLASS 2 AGGREGATE BASE, SLOPE TO SUBDRAIN
4. WASHED NO. 57 DRAINAGE STONE
5. NON-WOVEN 180N GEOTEXTILE (MIRAFI OR APPROVED EQUAL) WRAPPED AROUND STONE RESERVOIR
6. 4" PERFORATED PVC UNDERDRAIN 1% MIN SLOPE PER PLAN

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

D PERFORATED UNDERDRAIN

Scale: 1" = 1'-0"

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Date	01.16.2025
Drawn by	EEB
Checked by	BM, MZ

Sheet Number

LC-4.03

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IRRIGATION NOTES

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

   ALL IRRIGATION MAINLINE CROSSOVERS SHALL BE INSTALLED IN SCHEDULE 40 SLEEVES THAT ARE IN A MIN. OF 2X THE DIAMETER OF THE PRESSURE PIPE. PROVIDE LOCATOR WIRE OR TAPE ALONG LENGTH OF SLEEVE. ALSO PROVIDE A SEPARATE IRRIGATION WIRE CONDUIT TAPED TO MAINLINE SLEEVE SIZED TO EASILY PULL WIRES THAT RUNS PARALLEL TO THE SLEEVE. ALL SLEEVES AND CONDUIT MUST BE PERPENDICULAR TO ROAD.
4. COORDINATE THE INSTALLATION OF ALL IRRIGATION MATERIALS, INCLUDING PIPE, WITH THE PLANTING PLAN TO AVOID INTERFERING WITH THE PLANTING.
5. CONTRACTOR SHALL TEST PRESSURE PRIOR TO CONSTRUCTION. IF PRESSURE IS LESS THAN 80 PSI, NOTIFY THE PROJECT MANAGER PRIOR TO CONSTRUCTION.
6. IRRIGATION DRAWINGS ARE DIAGRAMMATIC. LOCATE MAIN LINE AS DIRECTED PER PLAN. LOCATE NEW PIPELINES, VALVES AND EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.
7. PVC SHALL BE LAID WITH CONNECTIONS HORIZONTAL, NOT VERTICAL.
8. SCHEDULE 40 PVC ONLY, NO EXCEPTIONS.
9. ALL NEW TREES SHALL RECEIVE (1) 20 GALLON TREEGATOR ORIGINAL WATERING BAG
10. CONTRACTOR SHALL ADJUST ALL HEADS TO INSURE FULL COVERAGE WITH MINIMUM OVERSPRAY ONTO PAVED SURFACES.
11. PRESSURE TEST ON ALL MAINLINES 4 HOURS AT 150 PSI. CALL INSPECTOR 24 HOURS PRIOR TO TEST.
12. NO IRRIGATION LINES SHALL BE PLACED UNDER ROOTBALLS OF EXISTING OR PROPOSED PLANTS.
13. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES
14. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR
15. CONTRACTOR SHALL ENSURE EXISTING IRRIGATION REMAINS OPERATIONAL DURING & POST CONSTRUCTION.
16. CONTRACTOR SHALL RELOCATE/ADJUST EXISTING TURF SPRAY HEADS, LATERALS, MAINLINE, VALVES, AND ANY IRRIGATION APPURTENANCES LOCATED WITHIN THE PROJECT LIMITS OF WORK TO ENSURE FULL COVERAGE OF THE EXISTING IRRIGATION SYSTEM.
17. CONTRACTOR SHALL REPAIR/REPLACE ANY IRRIGATION PIPE & ANY IRRIGATION APPURTENANCES DAMAGED DURING CONSTRUCTION.

PLANTING NOTES

1. ALL PLANTED AREAS SHALL BE THOROUGHLY RIPPED TO A DEPTH OF 8", USING RIPPER WITH TEETH NO WIDER THAN 12" O.C. WHERE POSSIBLE. THE RIPPING SHOULD BE DONE IN TWO DIRECTIONS TO REDUCE THE COMPACTION WHICH OCCURS AS A RESULT OF CONSTRUCTION.
2. THE CONTRACTOR SHALL COLLECT A MINIMUM OF THREE SOIL SAMPLES FROM NEW PLANTING AREAS FOR AGRONOMIC TESTING & AMENDMENT RECOMMENDATIONS FROM FRUIT GROWERS LAB @ (805) 392-2000. RESULTS SHALL BE TRANSMITTED TO CLIENT AND LANDSCAPE ARCHITECT OF RECORD. SOIL MANAGEMENT REPORT RECOMMENDATIONS SHALL ADDRESS THE FOLLOWING AT A MINIMUM: SOIL TEXTURE, SOIL INFILTRATION RATE, SOIL PH, AND SUGGESTED AMENDMENTS BASED UPON PROPOSED PLANTING PALETTE. SEE SPECIFICATIONS.
3. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OR PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL
4. ALL AMENDMENTS TO BE APPLIED PER SOIL MANAGEMENT REPORT, OR IF NO TECHNIQUE IS SPECIFIED, THEN MIXED TOGETHER AND ROTOTILLED INTO PLANTING AREAS TO A DEPTH OF 6". (UNTIL RESULTS OF SOIL MANAGEMENT REPORT ARE OBTAINED, THE FOLLOWING AMENDMENTS MAY BE USED FOR BID PURPOSES ONLY. RESULTS OF SOILS ANALYSIS SUPERSEDE THESE QUANTITIES):

   5 LBS/1000 SF POTASSIUM SULFATE
   5 LBS/1000 SF AMMONIUM SULFATE
   5 LBS/1000 SF SINGLE SUPERPHOSPHATE OR EQ.
   80 LBS/1000 SF AGRICULTURAL GYPSUM
   6 CY GENERAL PURPOSE SOIL AMENDMENT
5. GRO-POWER PLANTING TABLETS PLACED 2 INCHES DEEP AND 2" OUTSIDE ROOT BALL: (3) PER 1 GAL; (9) PER 5 GAL; (15) PER 15 GAL, (16) PER 24" BOX AND (20) PER 36" BOX
6. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
7. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS AND DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRADICTORY.
8. MULCH SHALL BE ES-2 MULCH FROM AGROMIN PREMIUM SOIL PRODUCTS (805) 482.8749. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL.
9. SEE SHEET, LP-2.01 FOR ALL PLANTING DETAILS
10. ALL BERMUDAGRASS TO BE SOD.
11. CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION/WATERING TO TREES AND RESEEDED/SODDED TURF DURING CONTRACTOR PLANT ESTABLISHMENT PERIOD.
12. ALL TREES WITHIN 5 FT. OF PAVEMENT TO HAVE CENTURY PRODUCTS LINEAR CP36-2 'POLYETHYLENE' ROOT BARRIERS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS 1 1/2" OFF BACK OF CURB OR EDGE OF PAVEMENT. ROOT BARRIER TO BE INSTALLED AT BACK OF HARDSCAPE, IN 10 FOOT PANELS CENTERED ON THE TREE TRUNK, (NOT IN CIRCLE AROUND ROOT BALL.
13. LIMITS OF TURF REPLACEMENT ARE APPROXIMATE. CONTRACTOR SHALL PATCH AND REPAIR ALL TURF DAMAGED DURING CONSTRUCTION OPERATIONS.

MASTER TREE SCHEDULE

SYMBOL	QTY	*LATIN NAME*	COMMON NAME	WUCOLS	SIZE
TREES					
	4	*Arbutus x 'Marina'*	Marina Strawberry Tree	L	24" BOX
	2	*Chilopsis linearis 'Regal'*	Regal Desert Willow	L	24" BOX
	2	*Michelia doltsopa*	Sweet Michelia	M	24" BOX
	7	*Pistacia x 'Red Push'*	Red Push Pistache	M	24" BOX
	1	*Platanus racemosa 'Roberts'*	Robert's Western Sycamore	M	24" BOX
	5	*Searsia lancea*	African sumac	L	24" BOX

MASTER PLANT SCHEDULE

SYMBOL	QTY	*LATIN NAME*	COMMON NAME	WUCOLS	SIZE
GROUND COVER					
	2,771 SF	*Hybrid Bermudagrass*	"Tifway II Bermuda" by West Coast Turf, Palm Desert, CA, westcoastturf.com, (760) 340-7300 or approved equal.	H	SOD
	7,524 SF	Mulch	Install per notes #7-8, this sheet	N/A	N/A

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL			GPM	PSI	DETAIL / SHEET
ROTORS			*SERIES*	*NOZZLE MODEL*	*BODY MODEL*			
	ROTOR - PGJ-Q 19' RADIUS	Hunter Industries(R)	PGJ 06in Pop-Up	PGJ-06-1.0-V	Pop-up	1.00	20 - 100	B/LP-2.01
	ROTOR - PGJ-F 25' RADIUS	Hunter Industries(R)	PGJ 06in Pop-Up	PGJ-06-2.0-V	Pop-up	2.00	20 - 100	B/LP-2.01
	ROTOR - PGJ-T 25' RADIUS	Hunter Industries(R)	PGJ 06in Pop-Up	PGJ-06-2.0-V	Pop-up	2.00	20 - 100	B/LP-2.01
	ROTOR - PGJ-Q 25' RADIUS	Hunter Industries(R)	PGJ 06in Pop-Up	PGJ-06-2.0-V	Pop-up	2.00	20 - 100	B/LP-2.01
	ROTOR - PGJ-H 25' RADIUS	Hunter Industries(R)	PGJ 06in Pop-Up	PGJ-06-2.0-V	Pop-up	2.00	20 - 100	B/LP-2.01
PIPE			*TYPE*	*NOTES*				
———	LATERAL	WESTERN LASCO	PVC Schedule 40	SIZE PER PLAN				E / LP-2.01

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

SLEEVE SIZING LEGEND

PIPE SIZE	SLEEVE SIZE
3/4"	2" SCH. 40 PVC
1"	
1-1/4"	3" SCH. 40 PVC
1-1/2"	
2"	4" CLASS 315
2-1/2"	6" CLASS 315
3"	
4"	
WIRE	2" CLASS 315 4" CLASS 315

LATERAL PIPE SIZING

GPM	SIZE	SIZE IN TURF
1-8	3/4"	1"
8-12	1"	1"
12-22	1 1/4"	1 1/4"
22-30	1 1/2"	1 1/2"
30+	2"	2"

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LICENSED LANDSCAPE ARCHITECT
MICHAEL ZITELSDORF
#6044
Signature
10/31/25
Renewal Date
Date
STATE OF CALIFORNIA

VENTURA UNIFIED SCHOOL DISTRICT

MONTALVO ELEMENTARY PLAYGROUNDS
E6-24

2050 GRAND AVE,
VENTURA, CA 93003

CONSTRUCTION DOCUMENTS

No.	Description	Date

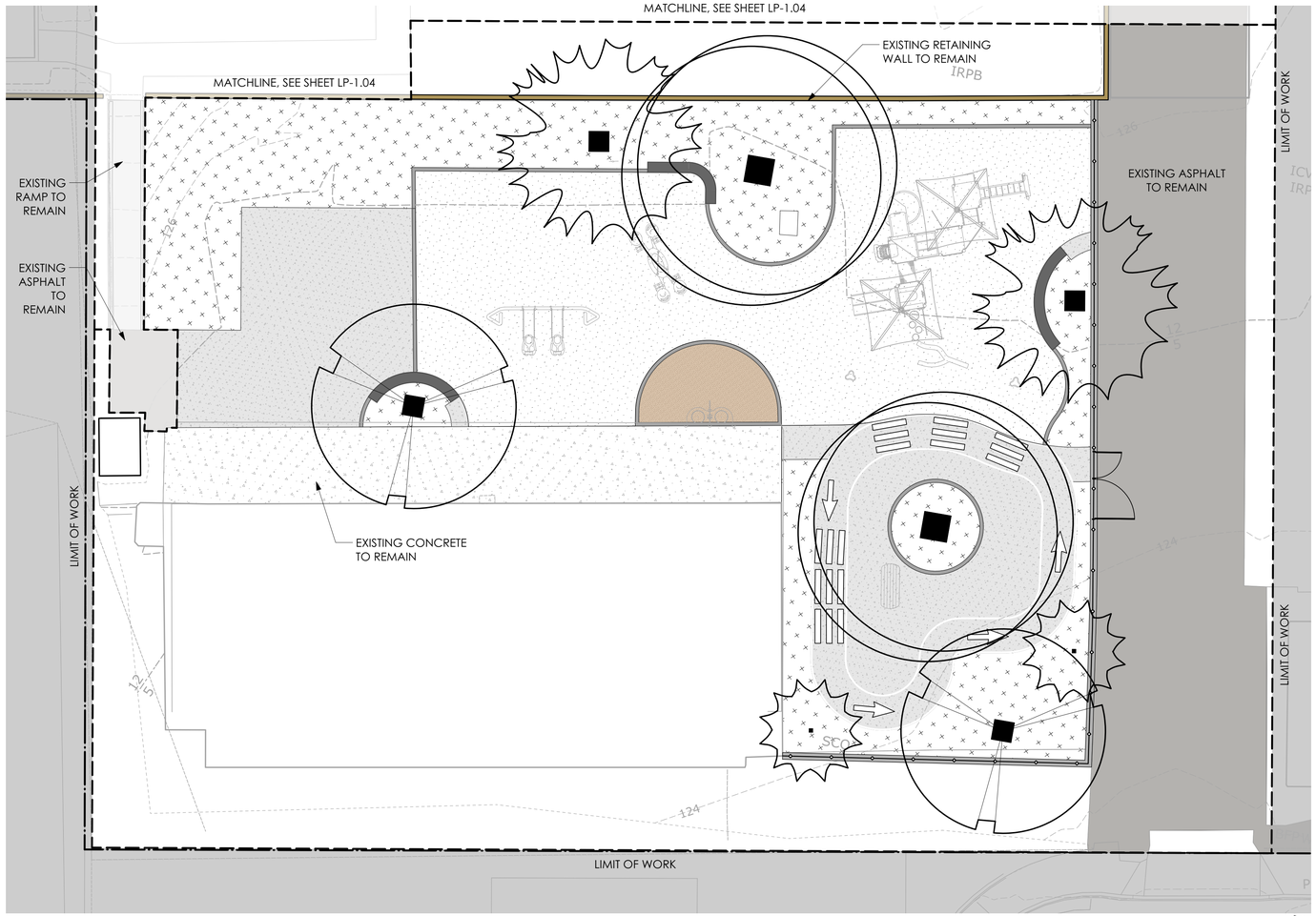
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LANDSCAPE NOTES & SCHEDULES

Date 01.16.2025
Drawn by EEB
Checked by BM, MZ
Sheet Number

LP-0.01

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TK + KINDERGARTEN PLAYGROUND PLANTING PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT

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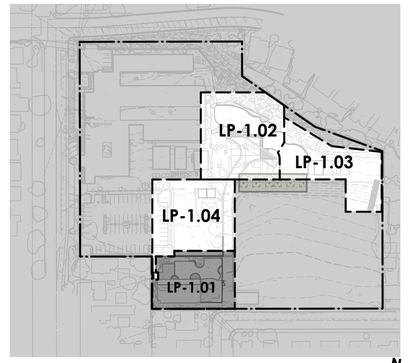
PLANTING NOTES

1. SEE SHEET LP-0.01 FOR DETAILED PLANTING SCHEDULES AND NOTES.

PLANT SCHEDULE (THIS SHEET)

SYMBOL	LATIN NAME	SIZE
TREES		
	Michelia doltsopa	24" BOX
	Searsia lancea	24" BOX
	Pistacia x 'Red Push'	24" BOX
	Arbutus x 'Marina'	24" BOX
GROUNDCOVERS AND TURF		
	Mulch	N/A

KEY MAP



0 100 200 FT

N

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10/31/25
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CONSTRUCTION DOCUMENTS

No.	Description	Date

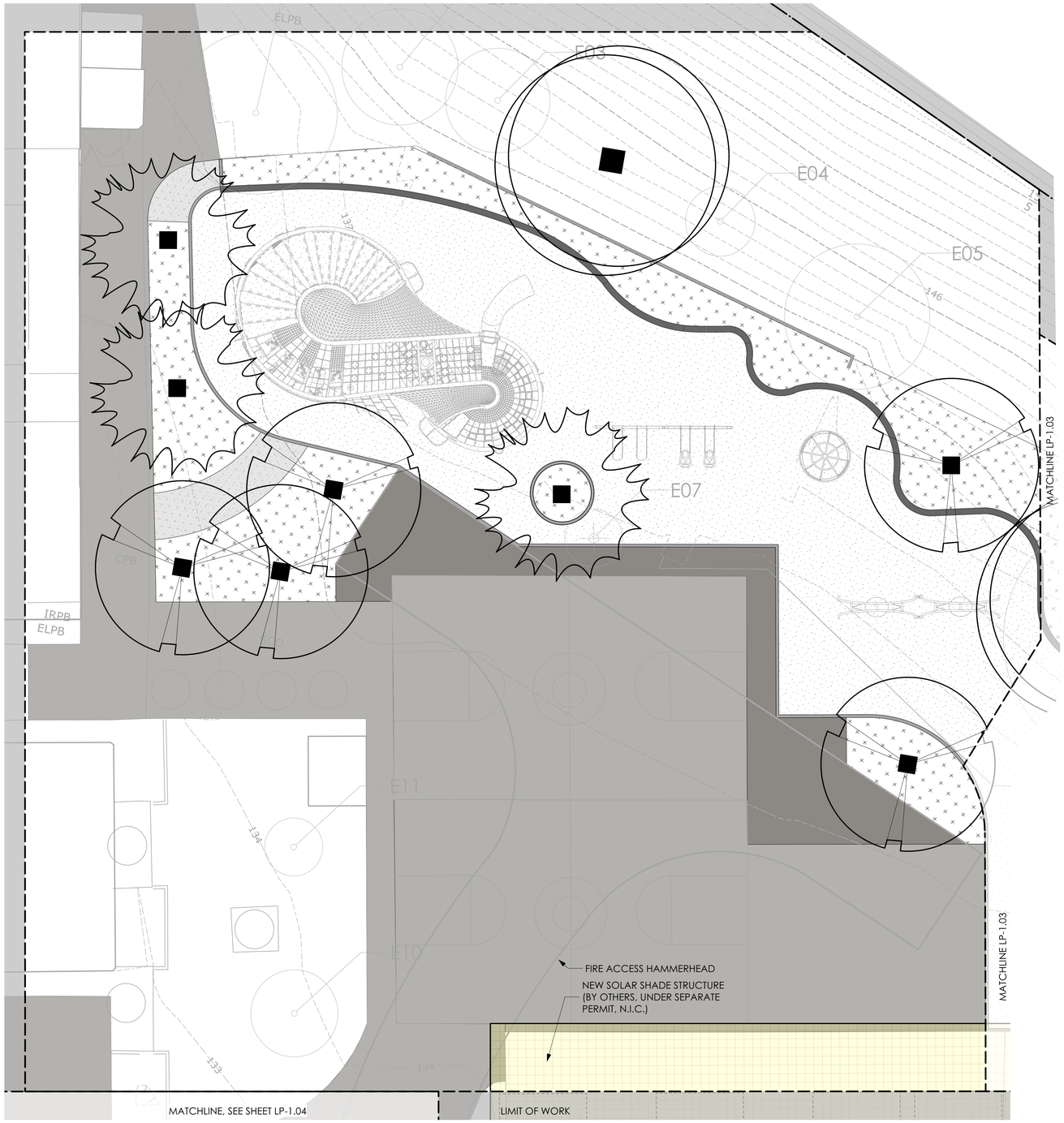
Sheet Name

PLANTING PLANS

Date 01.16.2025
Drawn by EEB
Checked by BM, MZ
Sheet Number

LP-1.01

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1ST-5TH PLAYGROUND PLANTING PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT

N

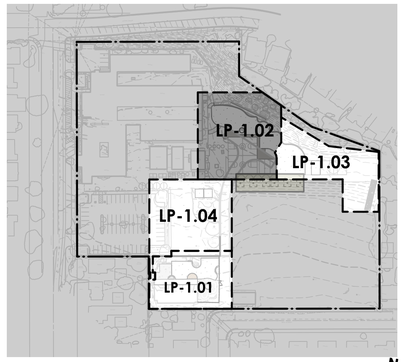
PLANTING NOTES

1. SEE SHEET LP-0.01 FOR DETAILED PLANTING SCHEDULES AND NOTES.

PLANT SCHEDULE (THIS SHEET)

SYMBOL	LATIN NAME	SIZE
TREES		
	Pistacia x 'Red Push'	24" BOX
	Searsia lancea	24" BOX
	Arbutus x 'Marina'	24" BOX
GROUNDCOVERS AND TURF		
	Mulch	N/A

KEY MAP



0 100 200 FT

N

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CONSTRUCTION DOCUMENTS

No.	Description	Date

Sheet Name

PLANTING PLANS

Date 01.16.2025
Drawn by EEB
Checked by BM, MZ
Sheet Number

LP-1.02

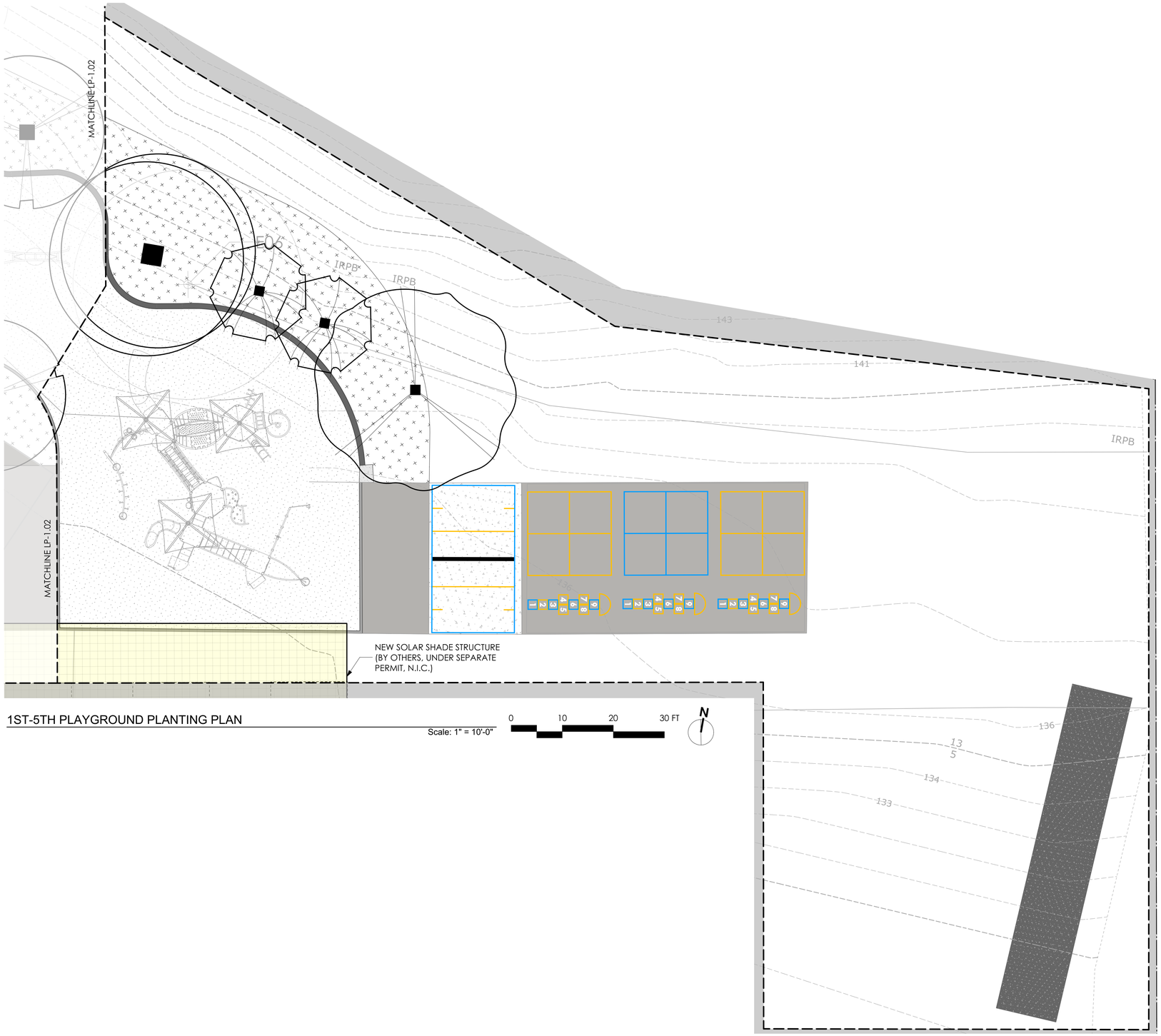
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PLANTING NOTES

1. SEE SHEET LP-0.01 FOR DETAILED PLANTING SCHEDULES AND NOTES.

PLANT SCHEDULE (THIS SHEET)

SYMBOL	LATIN NAME	SIZE
TREES		
GROUNDCOVERS AND TURF		
	Mulch	N/A



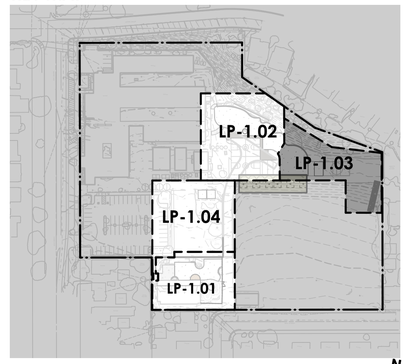
1ST-5TH PLAYGROUND PLANTING PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT

N

KEY MAP



0 100 200 FT

N

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VENTURA UNIFIED SCHOOL DISTRICT

MONTALVO ELEMENTARY PLAYGROUNDS E6-24

2050 GRAND AVE, VENTURA, CA 93003

CONSTRUCTION DOCUMENTS

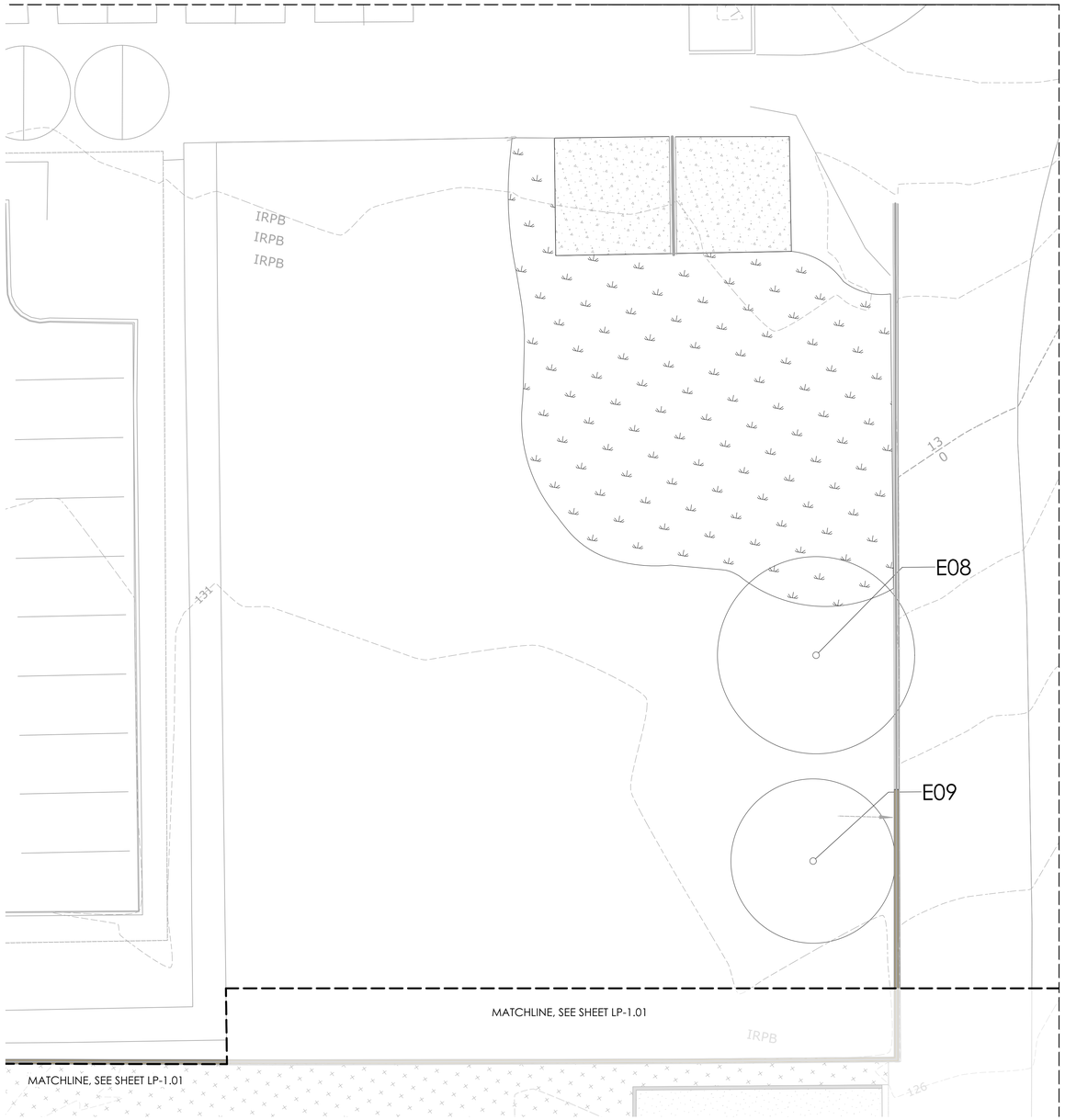
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Sheet Name

PLANTING PLANS

Date	01.16.2025
Drawn by	EEB
Checked by	BM, MZ
Sheet Number	LP-1.03

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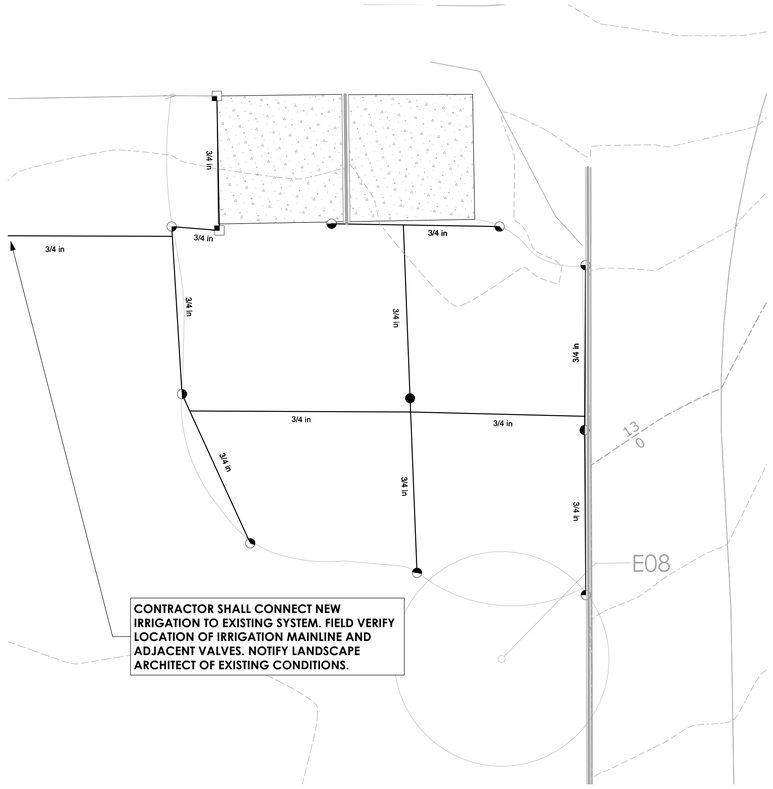


1ST-3RD PLAYGROUND PLANTING PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT

N



CONTRACTOR SHALL CONNECT NEW IRRIGATION TO EXISTING SYSTEM. FIELD VERIFY LOCATION OF IRRIGATION MAINLINE AND ADJACENT VALVES. NOTIFY LANDSCAPE ARCHITECT OF EXISTING CONDITIONS.

1ST-3RD PLAYGROUND IRRIGATION PLAN

Scale: 1" = 10'-0"

0 10 20 30 FT

N

IRRIGATION SCHEDULE (THIS SHEET)

SYMBOL	DESCRIPTION
ROTORS	
	ROTOR - PGJ-Q 25' RADIUS
	ROTOR - PGJ-H 25' RADIUS
	ROTOR - PGJ-T 25' RADIUS
	ROTOR - PGJ-Q 19' RADIUS
	ROTOR - PGJ-F 25' RADIUS
PIPE	
	LATERAL

***SEE SHEET LP-0.01 FOR COMPLETE IRRIGATION SCHEDULE*

PLANT SCHEDULE (THIS SHEET)

SYMBOL	LATIN NAME	SIZE
GROUNDCOVERS AND TURF		
	Hybrid Bermudagrass	SOD

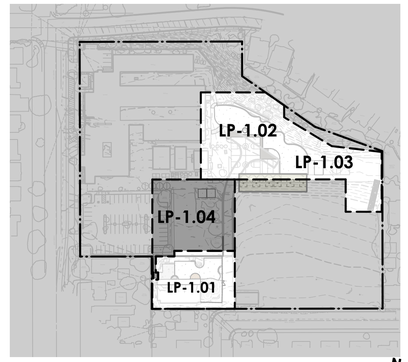
IRRIGATION NOTES

1. SEE SHEET LP-0.01 FOR IRRIGATION SCHEDULES AND NOTES.
2. CONNECT NEW TURF ROTORS TO EXISTING SYSTEM, REFER TO NOTES ON SHEET LP-0.01

PLANTING NOTES

1. SEE SHEET LP-0.01 FOR DETAILED PLANTING SCHEDULES AND NOTES.

KEY MAP



0 100 200 FT

N

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CONSTRUCTION DOCUMENTS

No.	Description	Date

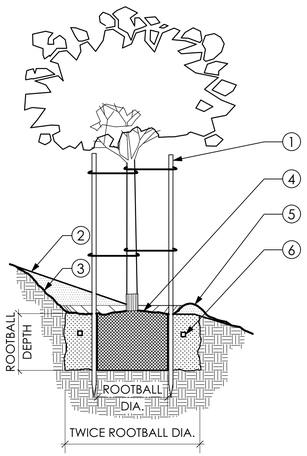
Sheet Name

PLANTING + IRRIGATION PLANS

Date 01.16.2025
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Sheet Number

LP-1.04

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LEGEND:

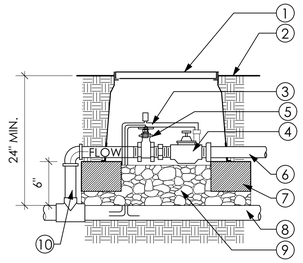
1. 2" DIA. LODGE POLE STAKES (2) FOR 15 GAL. & LARGER TREES
2. EXISTING SLOPE
3. CUT SLOPE MAX. 1:1 BEHIND PLANT
4. SET ROOT CROWN 1" ABOVE FINISH GRADE
5. PROVIDE 4" WATERING BASIN TO BE ELIMINATED AT THE END OF THE MAINTENANCE PERIOD
6. PLANTING TABLETS PER SPECIFICATIONS



PLAN

G TREE PLANTING ON SLOPE

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



LEGEND:

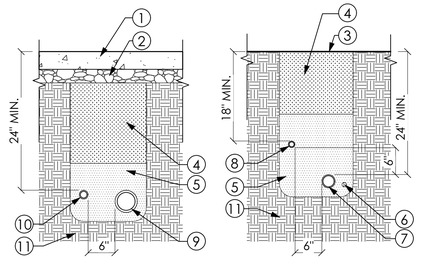
1. VALVE BOX
2. FINISH GRADE
3. COMMON & CONTROL WIRES TO HAVE 24" LENGTH COIL AND WATERPROOF WIRE CONNECTORS
4. REMOTE CONTROL VALVE PER LEGEND
5. LINE SIZE GATE VALVE PER LEGEND
6. PVC LATERAL LINE
7. PROVIDE BRICK FOR BASE SUPPORT
8. PVC MAINLINE
9. 6" MIN. PEA GRAVEL
10. SCH 80 NIPPLE

NOTES:

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

D REMOTE CONTROL VALVE

Scale: 1" = 1'-0"



NOTES:

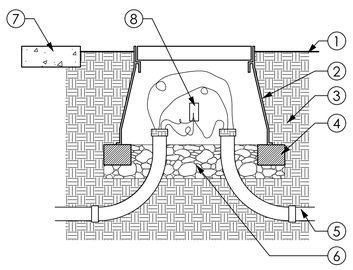
1. EXTEND ALL SLEEVING UNDERNEATH PAVING 12" MINIMUM INTO PLANTERS
2. MAINLINE TRENCHING UNDERNEATH TREE DRIP LINES SHALL INCLUDE ROOT PRUNING. NO ROOT OVER 2" DIAMETER SHALL BE CUT WITHOUT APPROVAL BY A CERTIFIED ARBORIST.

LEGEND:

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

E TRENCHING

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



LEGEND:

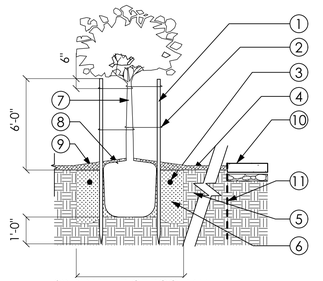
1. FINISH GRADE
2. VALVE BOX
3. COMPACTED NATIVE BACKFILL
4. PROVIDE BRICK FOR BASE SUPPORT
5. ELECTRICAL CONDUIT WITH SWEEPING ELL
6. 6" MIN. PEA GRAVEL
7. ADJACENT CONCRETE
8. DBY-6 DIRECT BURIAL SPLICE KIT

NOTES:

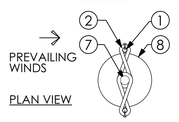
1. INSTALL VALVE BOX 1" ABOVE FINISH GRADE OR FLUSH IN PAVED AREAS
2. MAXIMUM WIRE SIZES PER CONNECTOR ARE 3-14'S OR 2-12'S

F PULL BOX

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



SECTION



PLAN VIEW

LEGEND:

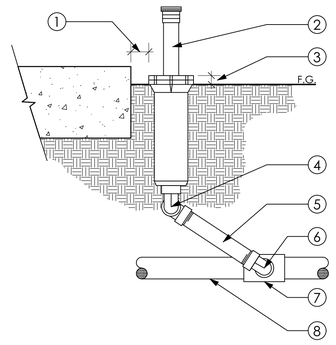
1. 2" DIA. LODGE POLE STAKES (2) EACH FOR 24" BOX TREES AND SMALLER
2. RUBBER CINCH TIES-MIN. (4) PER TREE
3. PLANT TABLETS PER SPECIFICATIONS
4. FINISH GRADE
5. NATIVE SUBGRADE
6. BACK FILL MIX PER SPECIFICATIONS
7. TREE STEM
8. ROOTBALL: SET 2" ABOVE ADJACENT FINISH GRADE
9. BARK MULCH. SET MULCH LAYER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

NOTES:

1. KEEP MULCH 3" FROM STEM OF PLANT
2. NO WATERING BASIN
3. SEE GUY DETAIL FOR TREES LARGER THAN 24" BOX
4. USE GALVANIZED NAILS TO SECURE CINCH TIES TO STAKES
5. ROOT BARRIER SHALL HAVE A MIN. DEPTH OF 24" WITH A MIN. THICKNESS OF 6 MM, BARRIERS SHALL BE 10' LONG CENTERED ON TREE TRUNK. INSTALL PER MANUFAC. SPECS. BARRIERS SHALL BE INSTALLED 1" ABOVE F.G.

A TREE PLANTING AND ROOT BARRIER

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

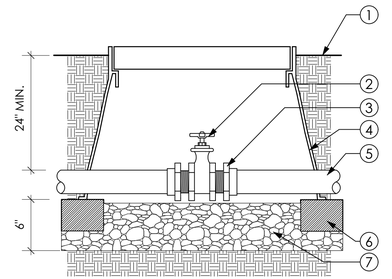


LEGEND:

1. 2" TO CURBS
   4" TO WALKWAYS
   1'-0" TO LOOP TRAIL
2. POP-UP SPRINKLER HEAD OR ROTOR PER LEGEND
3. 1" IN TURF AREAS
   1-1/2" IN MULCH AREAS
4. 2 MARLEX TxT STREET ELLS
5. 12" PVC SCH 80 NIPPLE
6. MARLEX TxT STREET ELL
7. SCH 80 PVC TEE
8. PVC LATERAL LINE

B POP-UP SPRINKLER

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



LEGEND:

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

NOTES:

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

C GATE VALVE

Scale: 1" = 1'-0"

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LICENSED LANDSCAPE ARCHITECT
MICHAEL ZIELSDORF
#6044
Signature
10/31/25
Renewal Date
Date
STATE OF CALIFORNIA

VENTURA UNIFIED SCHOOL DISTRICT

MONTALVO ELEMENTARY PLAYGROUNDS E6-24

2050 GRAND AVE, VENTURA, CA 93003

CONSTRUCTION DOCUMENTS

No.	Description	Date

Sheet Name

PLANTING DETAILS

Date 01.16.2025
Drawn by EEB
Checked by BM, MZ
Sheet Number

LP-2.01

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