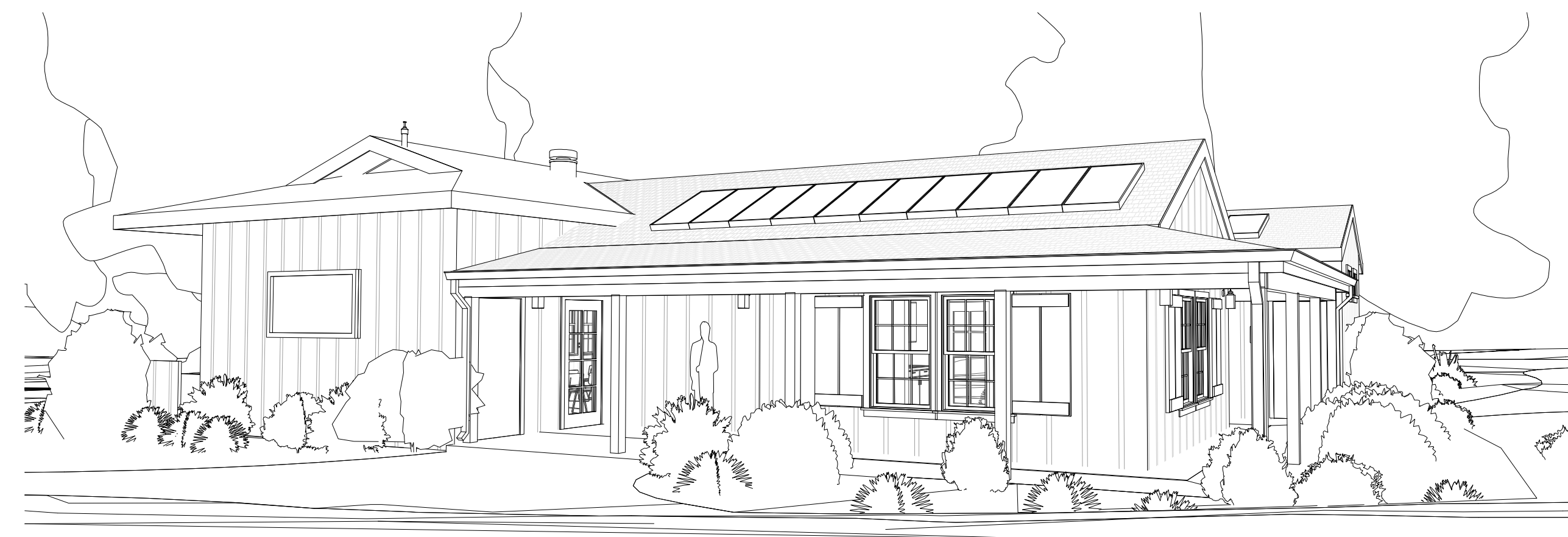
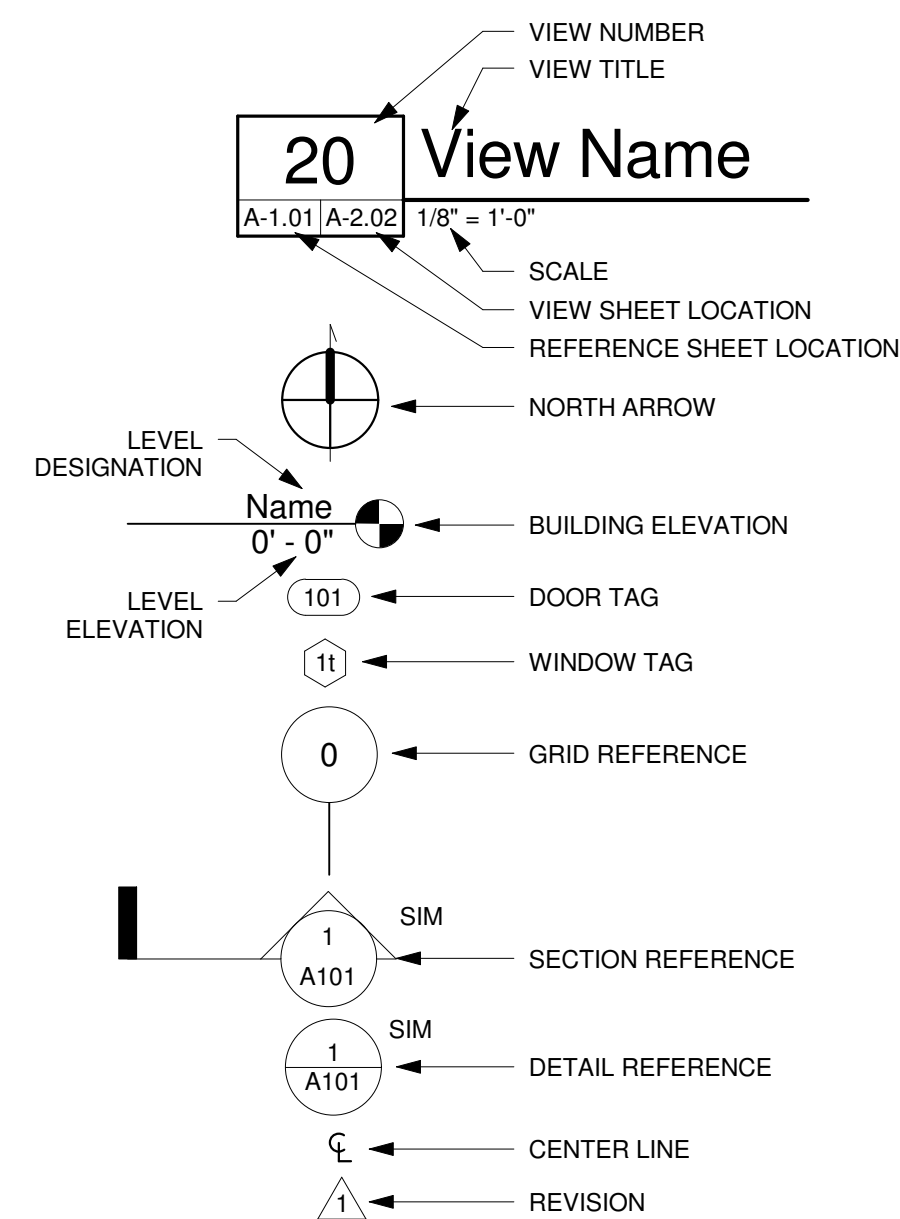


## ABBREVIATIONS

ABV	ABOVE	JST	JOIST
ACOUS	ACOUSTICAL	JT	JOINT
ACT	ACOUSTICAL CEILING TILE	LAM	LAMINATE
AD	AREA DRAIN	LAV	LAVATORY
ADJ	ADJUSTABLE	LB(S)	POUNDS
AFF	ABOVE FINISH FLOOR	LDG	LANDING
ALT	ALTERNATE	LT	LIGHT
ALUM	ALUMINUM	MAX	MAXIMUM
APPROX	APPROXIMATE	MECH	MECHANICAL
ARCH	ARCHITECT	MEMB	MEMBRANE
B.O.	BOTTOM OF	MFR	MANUFACTURER
BALC	BALCONY	MIN	MINIMUM
BD	BED	MISC	MISCELLANEOUS
BET	BETWEEN	MO	MASONRY OPENING
BLDG	BUILDING	MTD	MOUNTED
BLKG	BLOCKING	MTL	METAL
BLW	BELOW	N	NORTH
BM	BEAM	NIC	NOT IN CONTRACT
BOT	BOTTOM	NO	NUMBER
BRKT	BRACKET	NOM	NOMINAL
BULKHD	BULKHEAD	NTS	NOT TO SCALE
BUR	BUILT UP ROOF	O.P.	OVERFLOW PIPE
C.G.	CORNER GUARD	OC	OVERALL
CAB	CABINET	OCB	ON CENTER
CALK	CAULKING	OD	OUTSIDE DIAMETER
CEM	CEMENT	OFF	OFFICE
CER	CERAMIC	OH	OPPOSITE HAND
CJ	CONTROL JOINT	OPG	OPENING
CLG	CEILING	OPP	OPPOSITE
CLOS	CLOSET	PART	PARTITION
CLR	CLEAR	PERM	PERMITS
CLR	CASED OPENING	PG	PAINT GRADE
COL	COLUMN	PLAM	PLASTIC LAMINATE
CONC	CONCRETE	PLAS	PLASTER
CONT	CONTINUOUS	PLYWD	PLYWOOD
CARPET	CARPET	PR	PAIR
CT	CERAMIC TILE	PT	PAINT
CTR	CENTER	PTD	PAINTED
DBL	DOUBLE	R	RISER
DET	DETAIL	RAD	RADIUS
DIA	DIAMETER	RCP	REFLECTED CEILING PLAN
DIM	DIMENSION	RD	ROOF DRAIN
DN	DOWN	RE	REFER
DR	DOOR	REF	REFRIGERATOR
DS	DOWN SPOUT	REINF	REINFORCED
DW	DISHWASHER	REQD	REQUIRED
DWG	DRAWING	RESIL	RESILIENT
E	EAST	RM	ROOM
EA	EACH	RO	ROUGH OPENING
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	RTU	ROOF TOP UNIT (MECH)
ELEC	ELECTRIC	S	SOUTH
ELEV	ELEVATION	SABF	SOUND ATTENUATION FIBER BATT
EMER	EMERGENCY	SC	SCUPPER
ENCL	ENCLOSURE	SCD	SCHEDULE
EOS	EDGE OF SLAB	SEAL	SEALANT
EQ	EQUAL	SECT	SECTION
EQUIP	EQUIPMENT	SF	SQUARE FOOT
ETR	EXISTING TO REMAIN	SH	SHEET
EW	EACH WAY	SIM	SIMILAR
EXP.-JT.	EXPANSION JOINT	SPEC	SPECIFICATION
EXIST	EXISTING	SQ	SQUARE
F.O.	FACE OF	SS	STAINLESS STEEL
FA	FIRE ALARM	STD	STANDARD
FAP	FIRE ANNUNCIATOR PANEL	STL	STEEL
FD	FLOOR DRAIN	STOR	STORAGE
FDN	FOUNDATION	STRUCT	STRUCTURAL
FE	FIRE EXTINGUISHER	SUSP	SUSPENDED
FEC	FIRE EXTINGUISHER PANEL	SYM	SYMMETRICAL
FG	FINISH GROUP	T	TREAD
FH	FIRE HYDRANT	T&G	TONGUE & GROOVE
FHC	FIRE HOSE CABINET	TEL	TELEPHONE
FIN	FINISH	TER	TERRAZZO
FLR	FLOOR	THK	THICK
FLOR	FLOURESCENT	THR	THRESHOLD
FT	FOOT OR FEET	TOP	TOP OF
FUR	FURRING	TYP	TYPICAL
GAL	GALLON	UC	UNDERCUT
GALV	GALVANIZED	UNFIN	UNFINISHED
GB	GRAB BAR	UNO	UNLESS NOTED OTHERWISE
GC	GENERAL CONTRACTOR	UNO	UNLESS OTHERWISE NOTED
GL	GLASS	UTL	UTILITY
GND	GROUND	VCT	VINYL COMPOSITION TILE
GWB	GYP SUM BOARD	VERT	VERTICAL
GYP	GYP SUM	VIF	VERIFY IN FIELD
H.W.H.	HOT WATER HEATER	VTR	VENT TERMINATION PIPE
HDWD	HARDWOOD	VWC	VINYL WALL COVERING
HDWR	HARDWARE	W	WEST
HM	HOLLOW METAL	W	WITH
HORIZ	HORIZONTAL	WO	WITHOUT
HR	HOUR	WC	WATERCLOSET
HT	HEIGHT	WIN	WINDOW
ID	INNER DIAMETER	WP	WATERPROOF
INCAN	INCANDESCENT	WS	WETSTACK
INSUL	INSULATION	WSCT	WAINSCOT
INT	INTERIOR	WT	WEIGHT
JAN	JANITOR		

## SYMBOLS



# McCrea Ranch Visitor Center Thousand Oaks, California

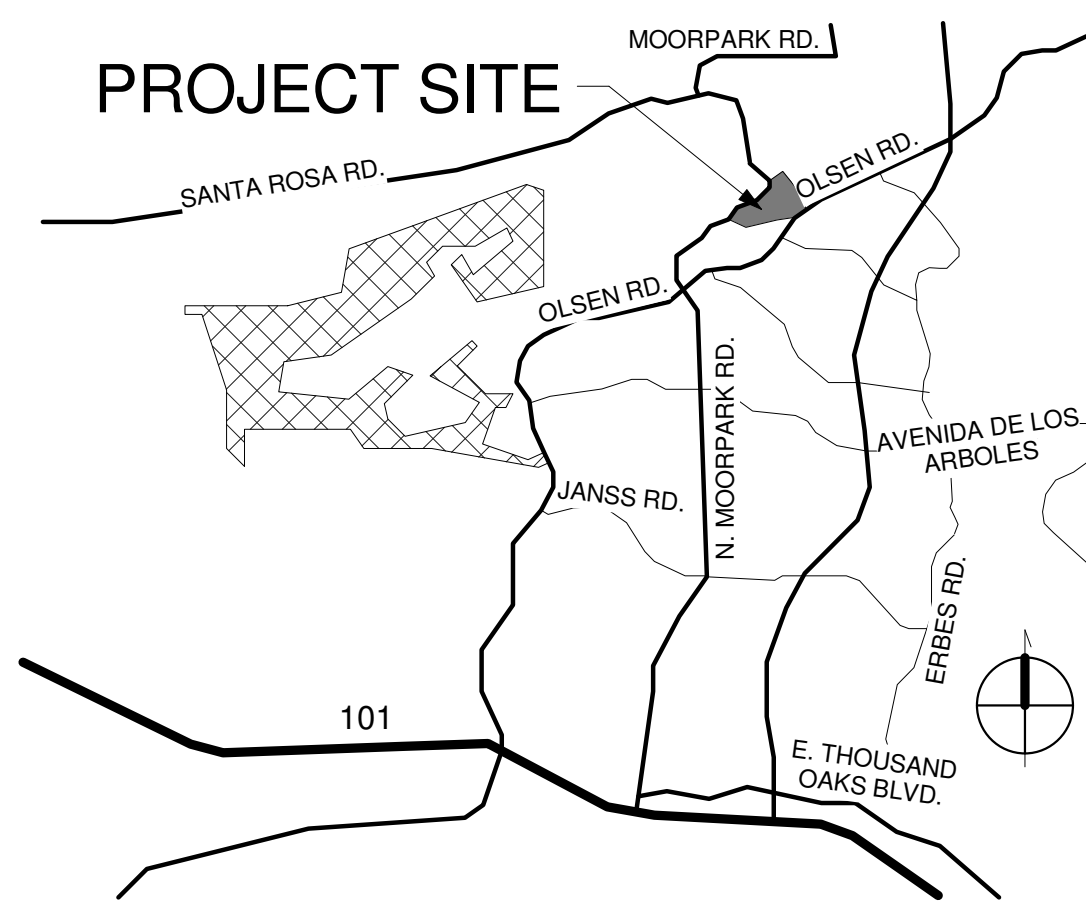
## GENERAL NOTES

- APPLICABLE CODES AND STANDARDS:  
2001 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND STANDARDS.  
2001 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS.  
2001 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES AND STANDARDS.  
2001 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STANDARDS.  
2004 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS.  
2005 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
- ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PRECEDING AT HIS/HER OWN RISK.
- OMISSIONS MADE IN THESE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
- DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE APPROPRIATE AUTHORITIES ARE TO BE NOTIFIED BY THE CONTRACTOR. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
- CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
- GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
- CONTRACTOR TO REVIEW TITLE 24 DOCUMENTATION TO PROVIDE A BUILDING THAT MEETS AND EXCEEDS THE BUILDING ENERGY AND EFFICIENCY AND PERFORMANCE AS REQUIRED BY ASHRAE/IESNA 90.1-1999 OR THE LOCAL ENERGY CODE, WHICHEVER IS MORE STRINGENT.
- A FINAL COMPACTION REPORT MUST BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE.

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- CONTACT:** LIEF MCKAY
- EMAIL:** LIMCKAY@RRMDESIGN.COM

## VICINITY MAP



## AGENCIES AND UTILITIES

- WATER SERVICE:**  
CAMROSA WATER DISTRICT
- ADDRESS:**  
7385 EAST SANTA ROSA ROAD  
CAMARILLO, CA 93010
- PHONE:** (805) 482-8063 **FAX:**
- CONTACT:** CHRIS SMITH
- EMAIL:**
- ELECTRICAL SERVICE:**  
SOUTHERN CALIFORNIA EDISON
- ADDRESS:**  
3589 FOOTHILL DRIVE  
THOUSAND OAKS, CA 91365
- PHONE:** (805) 494-7065 **FAX:** (805) 494-7008
- CONTACT:** CONRAD REYNADO
- EMAIL:**
- GAS SERVICE:**  
AMERICAS PROPANE
- ADDRESS:**  
1081 OXNARD AVE.  
OXNARD, CA 93031
- PHONE:** 1-800-300-9379 **FAX:**
- CONTACT:**
- EMAIL:**
- TELEPHONE SERVICE:**  
AT&T
- ADDRESS:**
- PHONE:** (805) 583-6634 **FAX:**
- CONTACT:** JOE GARCIA
- EMAIL:**

## PROJECT SCOPE

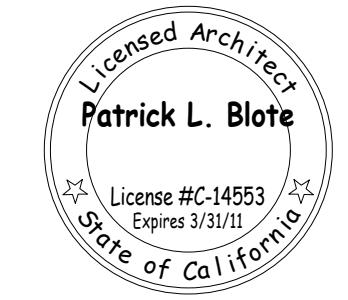
- CONSTRUCTION OF NEW VISITOR CENTER BUILDING.
- EXTERIOR IMPROVEMENTS FOR EXISTING CARETAKER BUILDING.
- RELATED SITE IMPROVEMENTS AND UNDERGROUND UTILITIES.

## DEFERRED SUBMITTALS

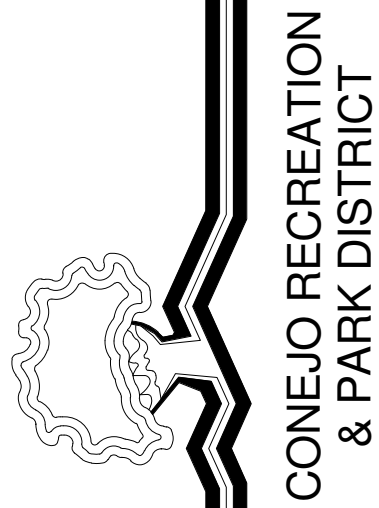
- PRE-MANUFACTURED ROOF TRUSSES.

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TITLE SHEET

NO.	REVISION	DATE
1	PLAN CHECK RESUBMITTAL	05/14/10

PROJECT MANAGER

DRAWN BY: SDR  
CHECKED BY: PLB

DATE: FEBRUARY 01, 2010

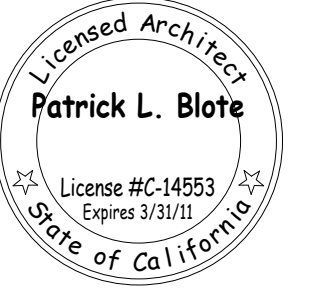
PROJECT NUMBER: 1402505

SHEET

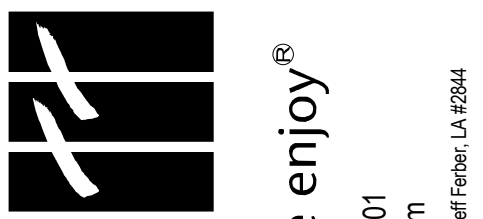
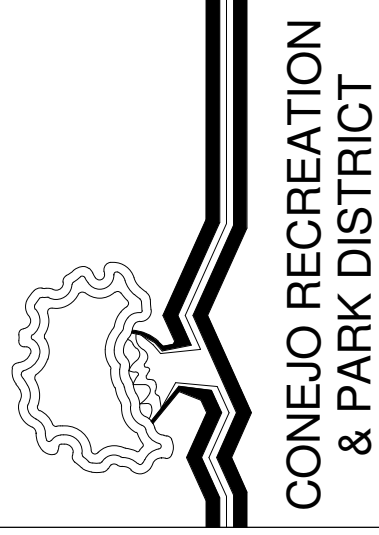
**T-1.1**

# FIRE DEPARTMENT CONDITIONS

1. ACCESS ROAD WIDTH-AN ONSITE ACCESS ROAD WIDTH OF 20 FEET AND OFF-STREET PARKING SHALL BE PROVIDED. (R-1, R-2, 1 OCCUPANCY AND COMMERCIAL / INDUSTRIAL).
2. CONSTRUCTION ACCESS-PRIOR TO COMBUSTIBLE CONSTRUCTION, ALL UTILITIES LOCATED WITHIN THE ACCESS ROAD AND THE FIRST LIFT OF THE ACCESS ROAD PAVEMENT SHALL BE INSTALLED. A MINIMUM 20 FOOT CLEAR WIDTH SHALL REMAIN FREE OF OBSTRUCTION DURING ANY CONSTRUCTION ACTIVITIES WITHIN THE DEVELOPMENT ONCE COMBUSTIBLE CONSTRUCTION STARTS.
3. TURNING RADIUS-THE ACCESS ROAD SHALL BE OF SUFFICIENT WIDTH TO ALLOW FOR A 40 FOOT OUTSIDE TURNING RADIUS AT ALL TURNS IN THE ROAD.
4. VERTICAL CLEARANCE-ALL ACCESS ROADS / DRIVEWAYS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 13 FEET 6 INCHES (13' 6").
5. TURNAROUNDS-APPROVED TURNAROUND AREAS FOR FIRE APPARATUS SHALL BE PROVIDED WHEN DEAD-END FIRE DEPARTMENT ACCESS ROADS / DRIVEWAYS EXCEED 150 FEET. TURNAROUND AREAS SHALL NOT EXCEED A 5% CROSS SLOPE IN ANY DIRECTION AND SHALL BE LOCATED WITHIN 150 FEET OF THE END OF THE ACCESS ROAD / DRIVEWAY. TURNAROUND AREAS SHALL NOT BE USED FOR PARKING AND SHALL BE KEPT FREE OF OBSTRUCTIONS AT ALL TIMES. TURNAROUND AREAS SHALL BE POSTED AS FIRE LANES IN ACCORDANCE WITH FIRE DISTRICT FIRE LANE STANDARDS.
6. ACCESS ROAD LOCATION-THE ACCESS / DRIVEWAY SHALL BE EXTENDED TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY BUILDING AND SHALL BE IN ACCORDANCE WITH FIRE DISTRICT ACCESS STANDARDS. WHERE THE ACCESS ROADWAY CANNOT BE PROVIDED, APPROVED FIRE PROTECTION SYSTEM OR SYSTEMS SHALL BE INSTALLED AS REQUIRED AND ACCEPTABLE TO THE FIRE DISTRICT.
7. ACCESS ROAD CERTIFICATION-THE ACCESS ROAD(S)/DRIVEWAY(S) SHALL BE CERTIFIED BY A REGISTERED CIVIL ENGINEER AS HAVING AN ALL WEATHER SURFACE IN CONFORMANCE WITH PUBLIC WORKS AND / OR FIRE DISTRICT STANDARDS. THIS CERTIFICATION SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO OCCUPANCY.
8. FIRE LANES-PRIOR TO CONSTRUCTION THE APPLICANT SHALL SUBMIT TWO (2) SITE PLANS TO THE FIRE DISTRICT FOR APPROVAL OF THE LOCATION OF FIRE LANES. PRIOR TO OCCUPANCY, ALL FIRE LANES SHALL BE POSTED "NO PARKING-FIRE LANE-TOW AWAY" IN ACCORDANCE WITH CALIFORNIA VEHICLE CODE, THE INTERNATIONAL FIRE CODE AND CURRENT VCFPD FIRE LANE STANDARDS. ALL SIGNS AND OR FIRE LANE MARKINGS SHALL BE WITHIN RECORDED ACCESS EASEMENTS.
9. ACCESS ROAD GATES-ANY GATES TO CONTROL VEHICLE ACCESS ARE TO BE LOCATED TO ALLOW A VEHICLE WAITING FOR ENTRANCE TO BE COMPLETELY OFF THE INTERSECTING ROADWAY. A MINIMUM CLEAR OPEN WIDTH OF 15 FEET. IF GATES ARE TO BE LOCKED, A KNOX SYSTEM SHALL BE INSTALLED. THE METHOD OF GATE CONTROL, INCLUDING OPERATION DURING POWER FAILURE (BATTERY BACK-UP), SHALL BE SUBJECT TO REVIEW BY THE FIRE PREVENTION DIVISION. GATE PLAN DETAILS SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR APPROVAL PRIOR TO INSTALLATION. A FINAL ACCEPTANCE INSPECTION BY THE FIRE DISTRICT IS REQUIRED PRIOR TO PLACING ANY GATE INTO SERVICE.
10. WALKWAYS-APPROVED WALKWAYS SHALL BE PROVIDED FROM ALL BUILDING OPENINGS TO THE PUBLIC WAY OR FIRE DEPARTMENT ACCESS ROAD / DRIVEWAY.
11. BUILDING LOCATION ON PROPERTY-BUILDINGS HOUSING GROUP A OCCUPANCIES SHALL FRONT DIRECTLY ON OR DISCHARGE TO A PUBLIC STREET NOT LESS THAN 20 FEET IN WIDTH. THE EXIT DISCHARGE TO THE PUBLIC STREET SHALL BE A MINIMUM 20 FOOT WIDE RIGHT OF WAY. UNOBSTRUCTED AND MAINTAINED ONLY AS EXIT DISCHARGE TO THE PUBLIC STREET. THE MAIN ENTRANCE TO THE BUILDING SHALL BE LOCATED ON A PUBLIC STREET OR ON THE EXIT DISCHARGE. REFERENCE CALIFORNIA BUILDING CODE REQUIREMENTS. NOTE: FIRE DISTRICT REQUIRES MINIMUM 25 FOOT ACCESS ROADS.
12. ADDRESS NUMBERS (COMMERCIAL, INDUSTRIAL, MULTI-FAMILY BUILDINGS)-BUILDING ADDRESS NUMBERS, A MINIMUM OF 8 INCHES (8") HIGH, SHALL BE INSTALLED PRIOR TO OCCUPANCY, SHALL BE OF CONTRASTING COLOR TO THE BACKGROUND, AND SHALL BE READILY VISIBLE AT NIGHT. BRASS OR GOLD PLATED NUMBERS SHALL NOT BE USED. WHERE STRUCTURES ARE SET BACK MORE THAN 150 FEET FROM THE STREET, LARGER NUMBERS WILL BE REQUIRED SO THAT THEY ARE DISTINGUISHABLE FROM THE STREET. IN THE EVENT A STRUCTURE(S) IS NOT VISIBLE FROM THE STREET, THE ADDRESS NUMBER(S) SHALL BE POSTED ADJACENT TO THE DRIVEWAY ENTRANCE ON AN ELEVATED POST. INDIVIDUAL UNIT NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND SHALL BE POSTED AT THE FRONT AND REAR ENTRANCE TO EACH UNIT. ADDITIONAL ADDRESS DIRECTIONAL SIGNS MAY BE REQUIRED AT COMMON BUILDING ENTRANCES AND STAIRWAYS.
13. FIRE HYDRANT PLAN-PRIOR TO CONSTRUCTION THE APPLICANT SHALL SUBMIT PLANS TO THE FIRE DISTRICT FOR PLACEMENT OF FIRE HYDRANTS. ON PLANS, SHOW EXISTING HYDRANTS WITHIN 300 FEET OF THE DEVELOPMENT. INDICATE THE TYPE OF HYDRANT, NUMBER AND SIZE OF OUTLETS.
14. FIRE HYDRANT(S) REQUIRED-FIRE HYDRANT(S) SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT ADOPTED EDITION OF THE INTERNATIONAL FIRE CODE, APPENDIX C AND ADOPTED AMENDMENTS. ON-SITE FIRE HYDRANTS MAY BE REQUIRED AS DETERMINED BY THE FIRE DISTRICT.
15. FIRE HYDRANT DESIGN-FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE CONSTRUCTION AND SHALL CONFORM TO THE MINIMUM STANDARD OF THE CITY OF THOUSAND OAKS WATER WORKS MANUAL AND THE FOLLOWING.
  - 15A. EACH HYDRANT SHALL BE A 6 INCH WET BARREL DESIGN AND SHALL HAVE ONE 4 INCH AND TWO 2 1/2 INCH OUTLET(S).
  - 15B. THE REQUIRED FIRE FLOW SHALL BE ACHIEVED AT NO LESS THAN 20-PSI RESIDUAL PRESSURE.
  - 15C. FIRE HYDRANTS SHALL BE SPACED 300 FEET ON CENTER AND SO LOCATED THAT NO STRUCTURE WILL BE FARTHER THAN 150 FEET FROM ANY ONE HYDRANT.
  - 15D. FIRE HYDRANTS SHALL BE SET BACK IN FROM THE CURB FACE 24 INCHES ON CENTER.
  - 15E. NO OBSTRUCTIONS, INCLUDING WALLS, TREES, LIGHT AND SIGN POSTS, METER, SHALL BE PLACED WITHIN THREE (3) FEET OF ANY HYDRANT.
  - 15F. A CONCRETE PAD SHALL BE INSTALLED EXTENDING 18 INCHES OUT FROM THE FIRE HYDRANT.
  - 15G. GROUND CLEARANCE TO THE LOWEST OPERATING NUT SHALL BE BETWEEN 18 TO 24 INCHES.
  - 15H. FIRE HYDRANT INSTALLATION-PRIOR TO COMBUSTIBLE CONSTRUCTION ON ANY PARCEL, A FIRE HYDRANT CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW AND DURATION SHALL BE INSTALLED AND IN SERVICE ALONG THE ACCESS ROAD / DRIVEWAY AT LOCATION APPROVED BY THE FIRE DISTRICT, BUT NO FURTHER THAN 250 FEET FROM THE BUILDING SITE. THE OWNER OF THE COMBUSTIBLE CONSTRUCTION IS RESPONSIBLE FOR THE COST OF THIS INSTALLATION.
  - 15I. HYDRANT LOCATION MARKERS-PRIOR TO OCCUPANCY OF ANY STRUCTURE, BLUE REFLECTIVE HYDRANT LOCATION MARKERS SHALL BE PLACED ON THE ACCESS ROADS IN ACCORDANCE WITH FIRE DISTRICT STANDARDS. IF THE FINAL ASPHALT CAP IS NOT IN PLACE AT TIME OF OCCUPANCY, HYDRANT LOCATION MARKERS SHALL STILL BE INSTALLED AND SHALL BE REPLACED WHEN THE FINAL ASPHALT CAP IS COMPLETED.
  - 15J. FIRE FLOW-THE MINIMUM FIRE FLOW REQUIRED SHALL BE DETERMINED AS SPECIFIED BY THE CURRENT ADOPTED EDITION OF THE FIRE CODE APPENDIX B WITH ADOPTED AMENDMENTS AND THE APPLICABLE WATER MANUAL FOR THE JURISDICTION (WITH EVER IS MORE RESTRICTIVE). GIVEN THE PRESENT PLANS AND INFORMATION, THE REQUIRED FIRE FLOW IS APPROXIMATELY 1,250 GALLONS PER MINUTE AT 20 PSI FOR MINIMUM 2 HOUR DURATION. A MINIMUM FLOW OF 1,250 GALLONS PER MINUTE SHALL BE PROVIDED FROM ANY ONE HYDRANT. A MINIMUM FIRE FLOW OF 1000 GPM SHALL BE PROVIDED FROM EACH HYDRANT WHEN MULTIPLE HYDRANTS ARE FLOWING AT THE SAME TIME. THE APPLICANT SHALL VERIFY THAT THE WATER PURVEYOR CAN PROVIDE THE REQUIRED VOLUME AND DURATION AT THE PROJECT PRIOR TO OBTAINING A BUILDING PERMIT.
16. FIRE SPRINKLERS-ALL STRUCTURES SHALL BE PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH CURRENT VCFPD ORDINANCE AT TIME OF BUILDING PERMIT APPLICATION.
17. FIRE PROTECTION SYSTEM PLANS-PLANS FOR ALL FIRE PROTECTION SYSTEMS (SPRINKLERS, DRY CHEMICAL, HOOD SYSTEMS, ETC.) SHALL BE SUBMITTED, WITH PAYMENT FOR PLAN CHECK, TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. NOTE: FIRE SPRINKLER SYSTEMS WITH 20 OR MORE HEADS SHALL BE SUPERVISED BY A FIRE ALARM SYSTEM IN ACCORDANCE WITH FIRE DISTRICT REQUIREMENTS.
18. FIRE ALARM PLANS-PLANS FOR ANY FIRE ALARM SYSTEM SHALL BE SUBMITTED, WITH PAYMENT FOR PLAN CHECK, TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
19. BUILDING PLAN REVIEW-BUILDING PLANS OF ALL A, E, I, H, R-1 OR R-2 OCCUPANCIES SHALL BE SUBMITTED, WITH PAYMENT FOR PLAN CHECK, TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A BUILDING PERMIT.
20. FIRE EXTINGUISHERS-FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE. THE PLACEMENT OF EXTINGUISHERS SHALL BE SUBJECT TO REVIEW BY THE FIRE DISTRICT.
21. TRASH DUMPSTER LOCATIONS-COMMERCIAL TRASH DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN 5 FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY APPROVED AUTOMATIC FIRE SPRINKLERS.
22. HAZARDOUS WATERSHED FIRE AREA-THIS PROJECT IS LOCATED IN A HAZARDOUS WATERSHED FIRE AREA AND ALL STRUCTURES SHALL MEET HAZARDOUS FIRE AREA BUILDING CODE REQUIREMENTS. CONTACT THE BUILDING DEPARTMENT FOR REQUIREMENTS.
23. HAZARD ABATEMENT-ALL GRASS OR BRUSH EXPOSING ANY STRUCTURE(S) TO FIRE HAZARDS SHALL BE CLEARED FOR A DISTANCE OF 100 FEET PRIOR TO CONSTRUCTION OF ANY STRUCTURE AND SHALL BE MAINTAINED IN ACCORDANCE WITH VCFPD ORDINANCE.
24. SPARK ARRESTER-AN APPROVED SPARK ARRESTER SHALL BE INSTALLED ON THE CHIMNEY OF ANY STRUCTURE(S).
25. FIRE DEPARTMENT CLEARANCE-APPLICANT SHALL OBTAIN VCFD FORM #126 "REQUIREMENTS FOR CONSTRUCTION" PRIOR TO OBTAINING A BUILDING PERMIT FOR ANY NEW STRUCTURES OR ADDITIONS TO EXISTING STRUCTURES.
26. FIRE CODE PERMITS-APPLICANT AND / OR TENANT SHALL OBTAIN ALL APPLICABLE INTERNATIONAL FIRE CODE (IFC) PERMITS PRIOR TO OCCUPANCY OR USE OF ANY SYSTEM OR ITEM REQUIRING AN IFC PERMIT.



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MCCREA RANCH VISITOR CENTER

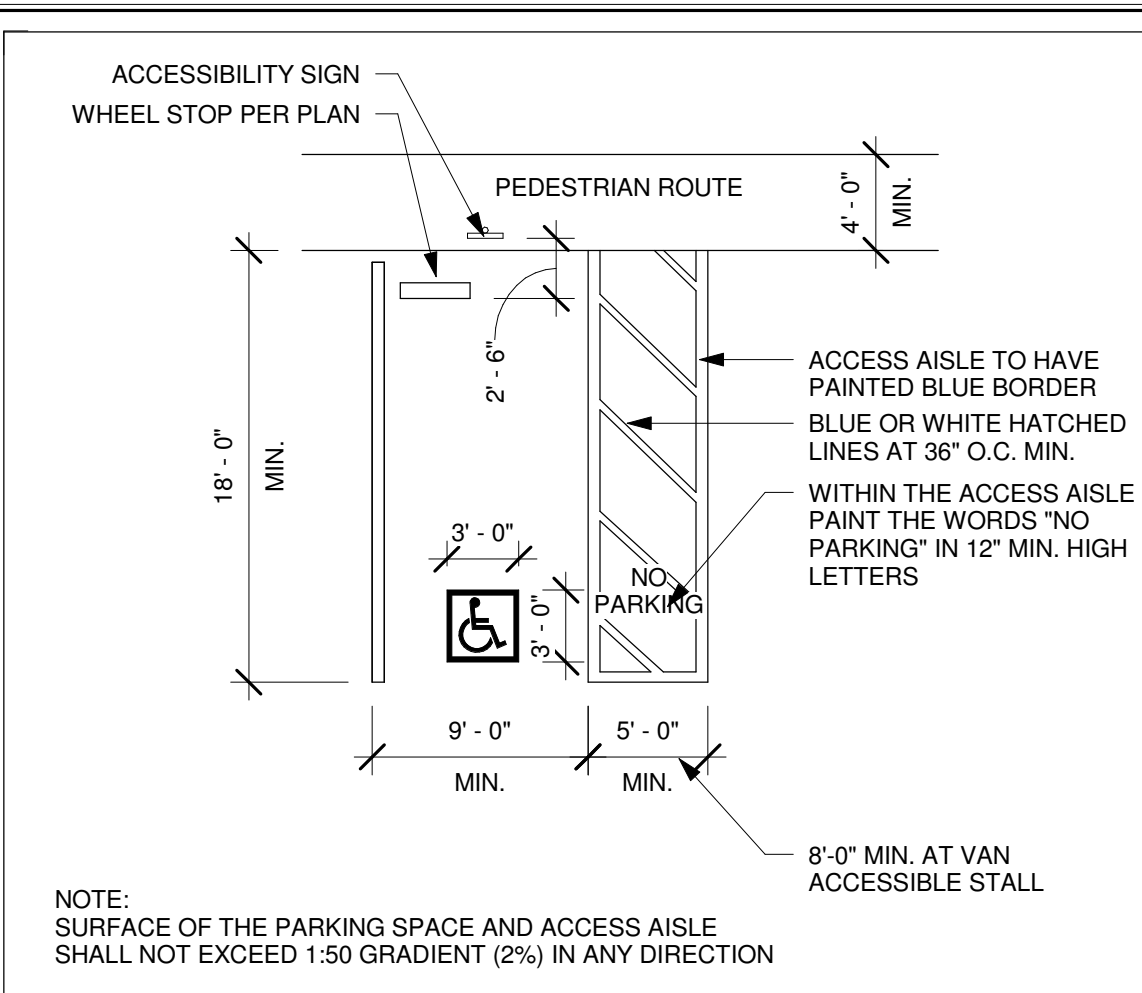
4500 N. MOORPARK RD.  
 THOUSAND OAKS, CALIFORNIA

**FIRE DEPARTMENT  
 CONDITIONS**

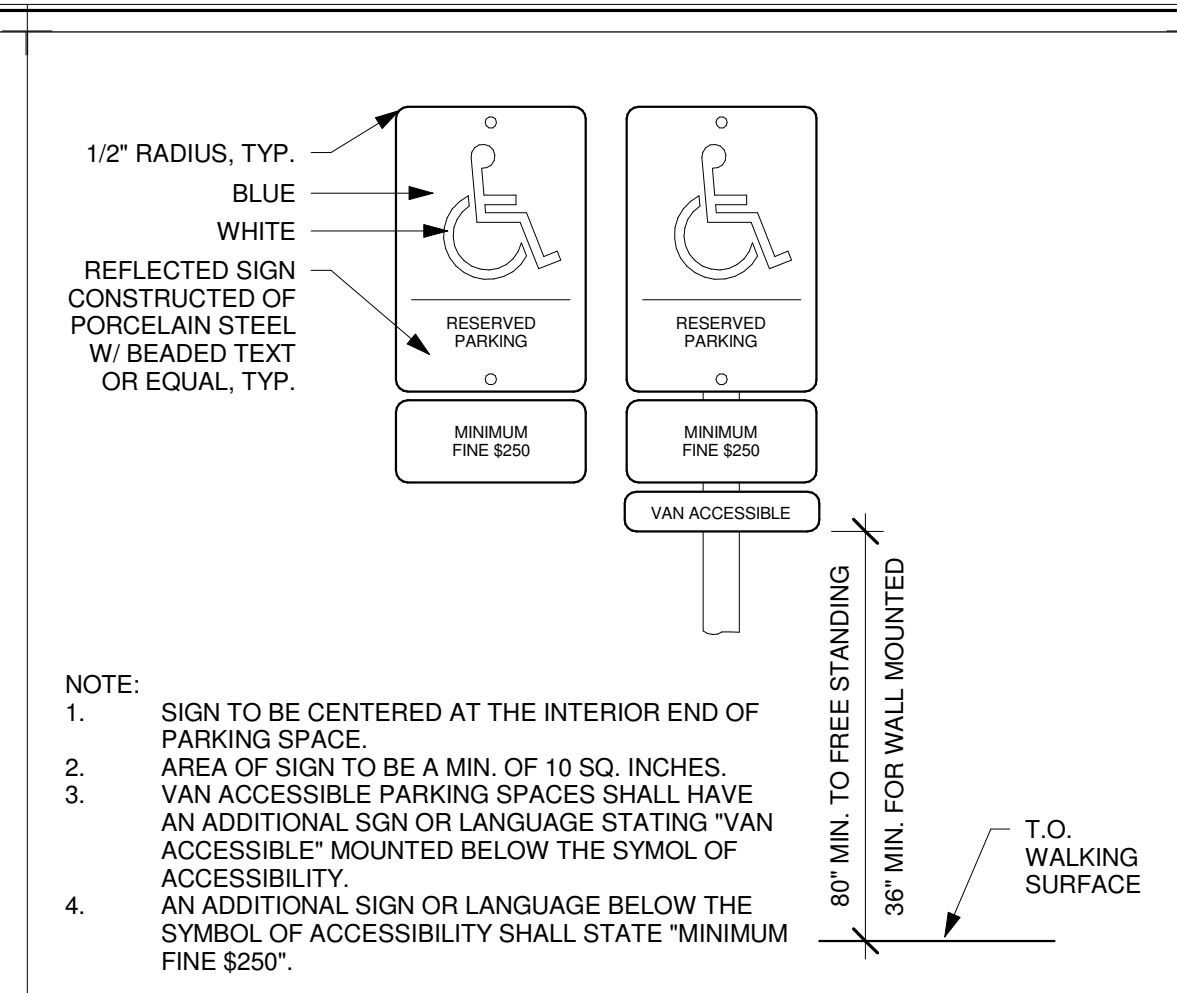
NO.	REVISION	DATE
PROJECT MANAGER		
DRAWN BY	CHECKED BY	
SDR	PLB	
DATE	FEBRUARY 01, 2010	
PROJECT NUMBER		
1402505		
SHEET		

**T-1.2**

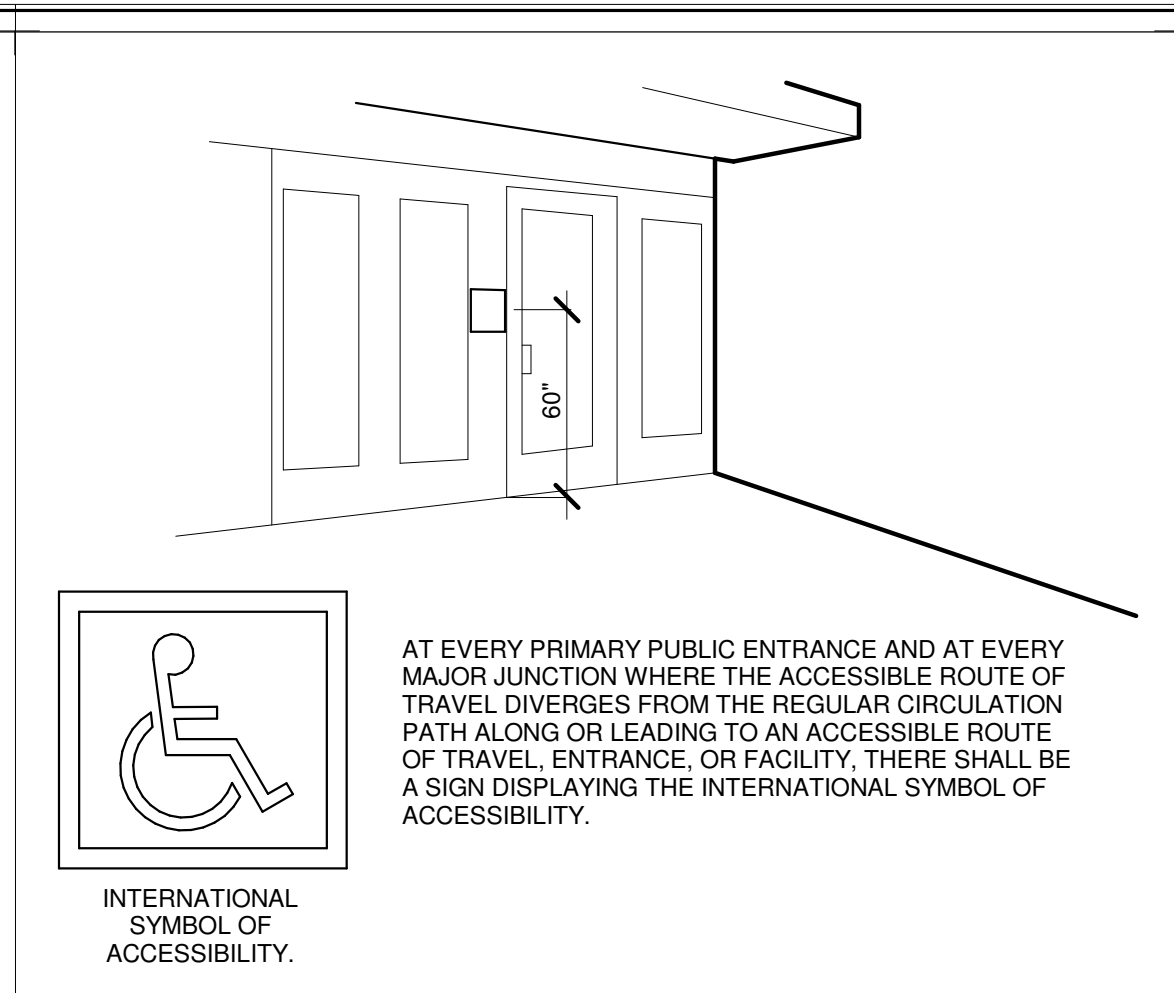




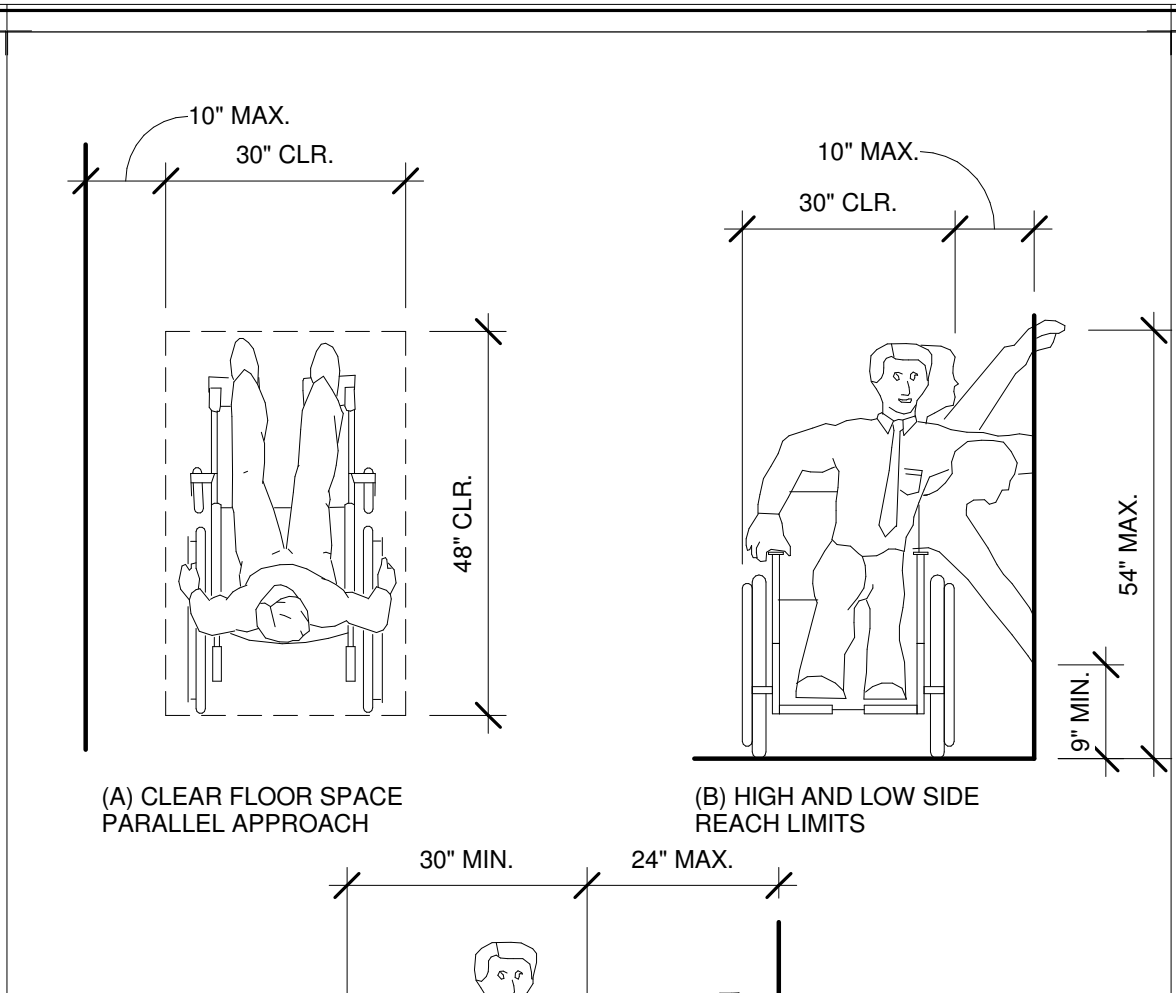
**51 ACC. PARKING**  
A-1.1 | T-1.3 | 1/8" = 1'-0"



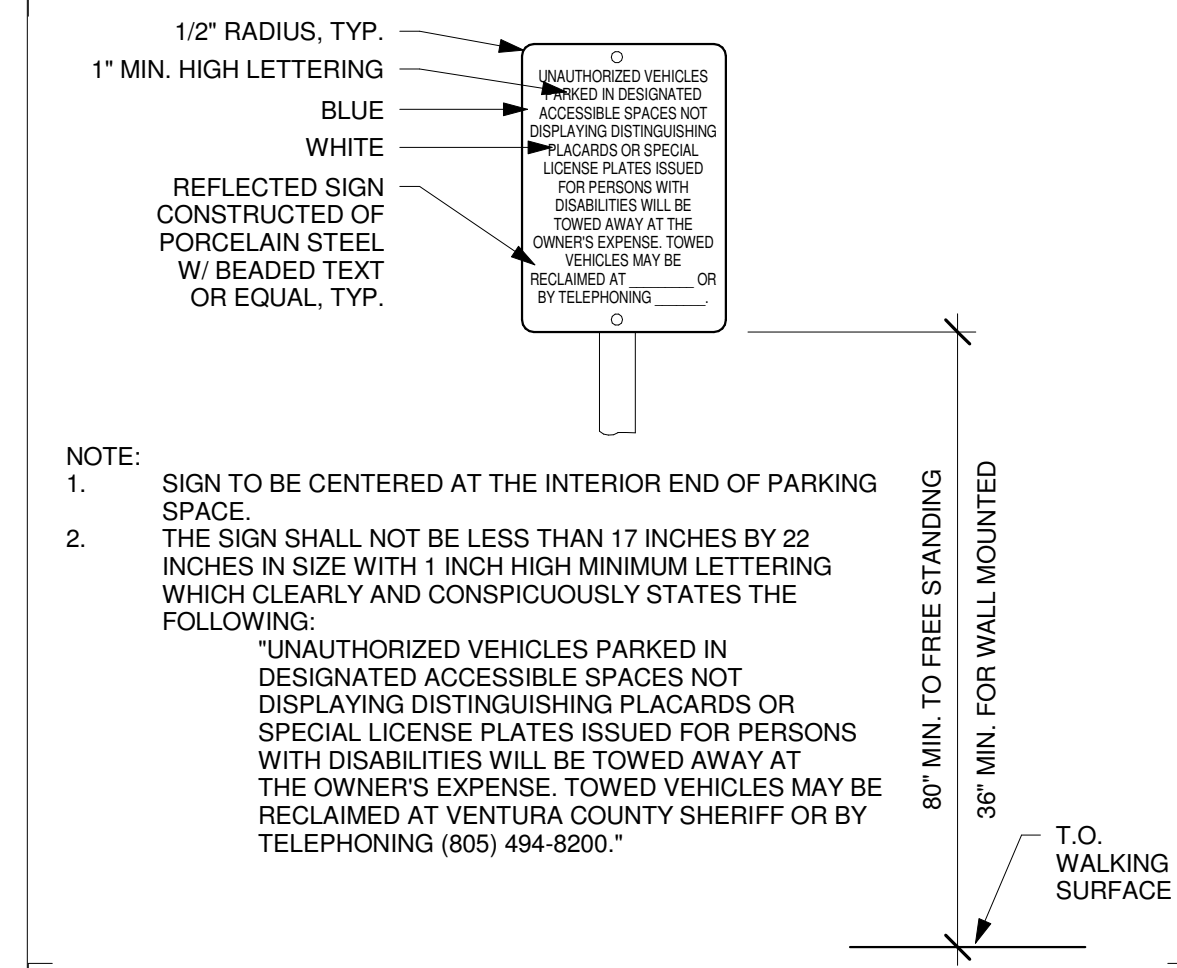
**41 ACCESSIBLE SIGNAGE**  
A-1.1 | T-1.3 | 3/4" = 1'-0"



**31 ACC. BLDG. ENTRY SIGNAGE**  
A-5.1 | T-1.3 | 3" = 1'-0"



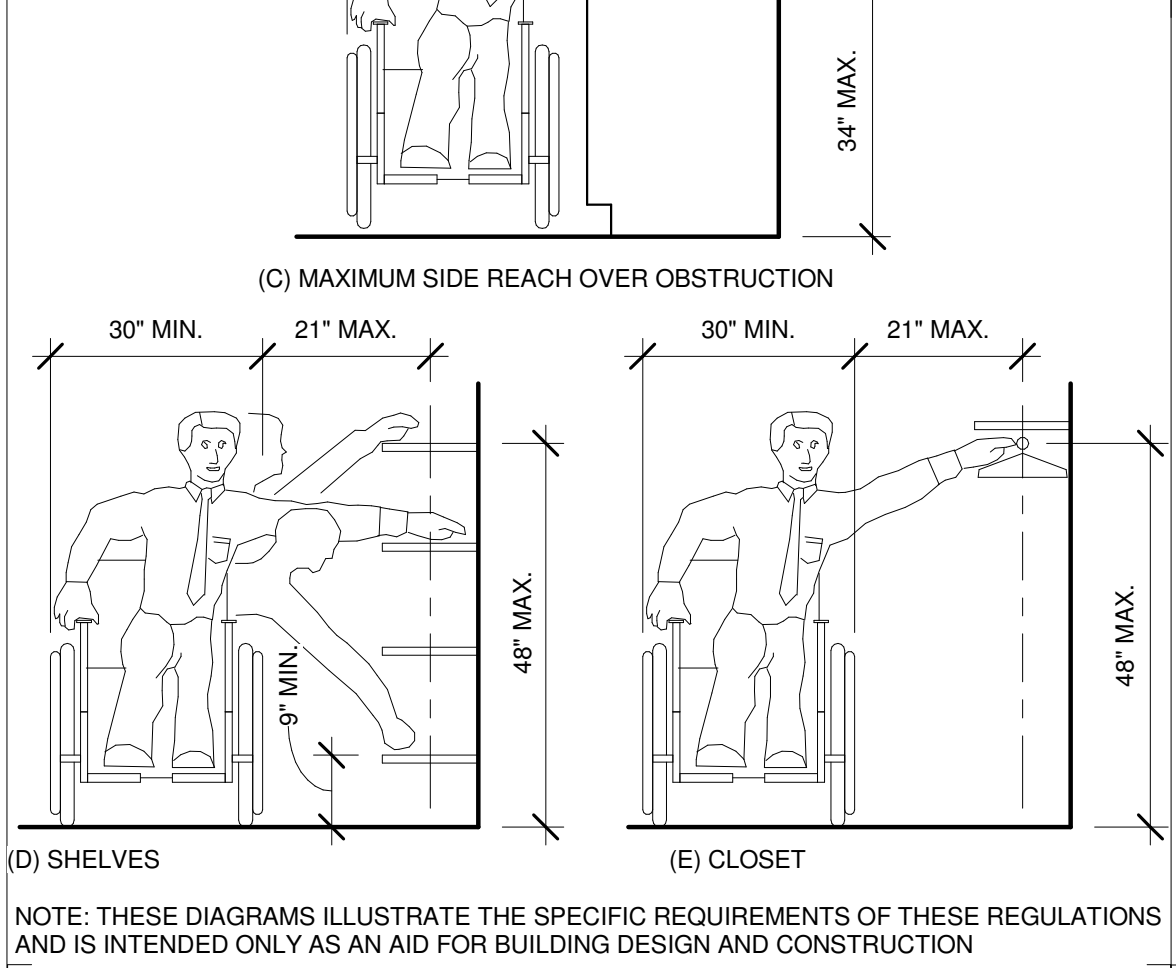
**11 ACC. HANDRAIL**  
T-1.3 | 3" = 1'-0"



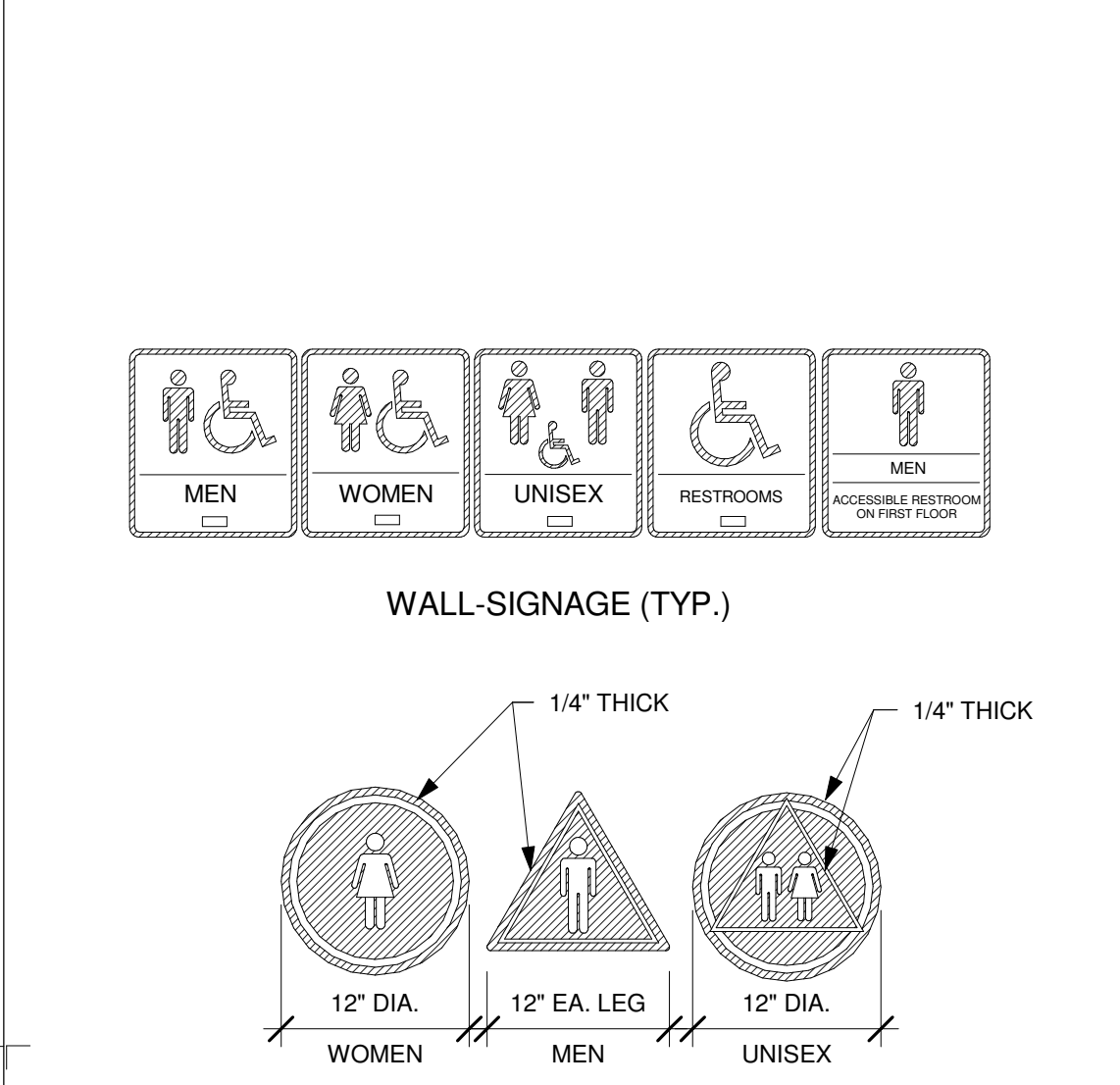
**42 ACCESSIBLE SIGNAGE**  
A-1.1 | T-1.3 | 3/4" = 1'-0"



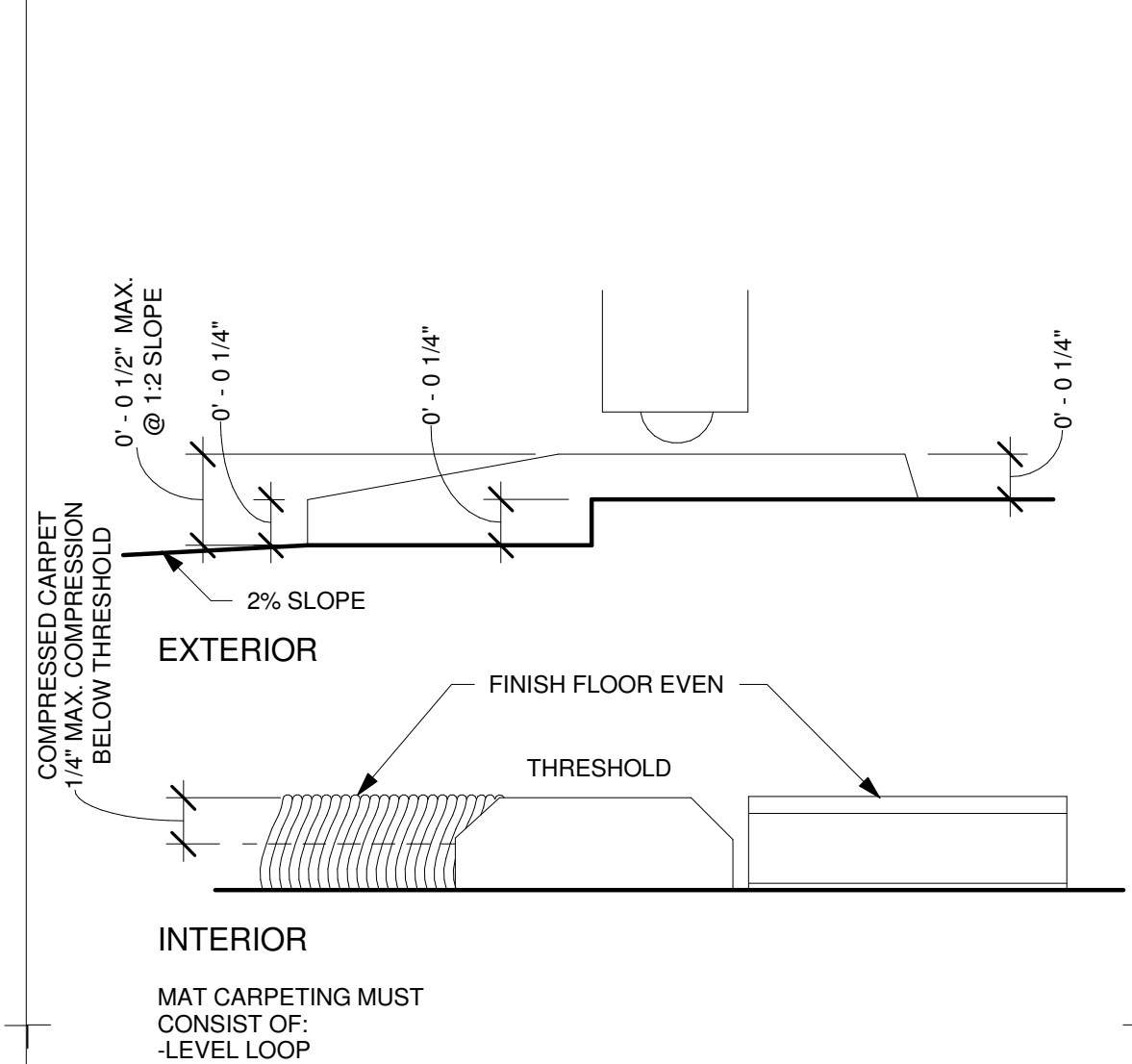
**3 REACH RANGES**  
T-1.3 | 1/2" = 1'-0"



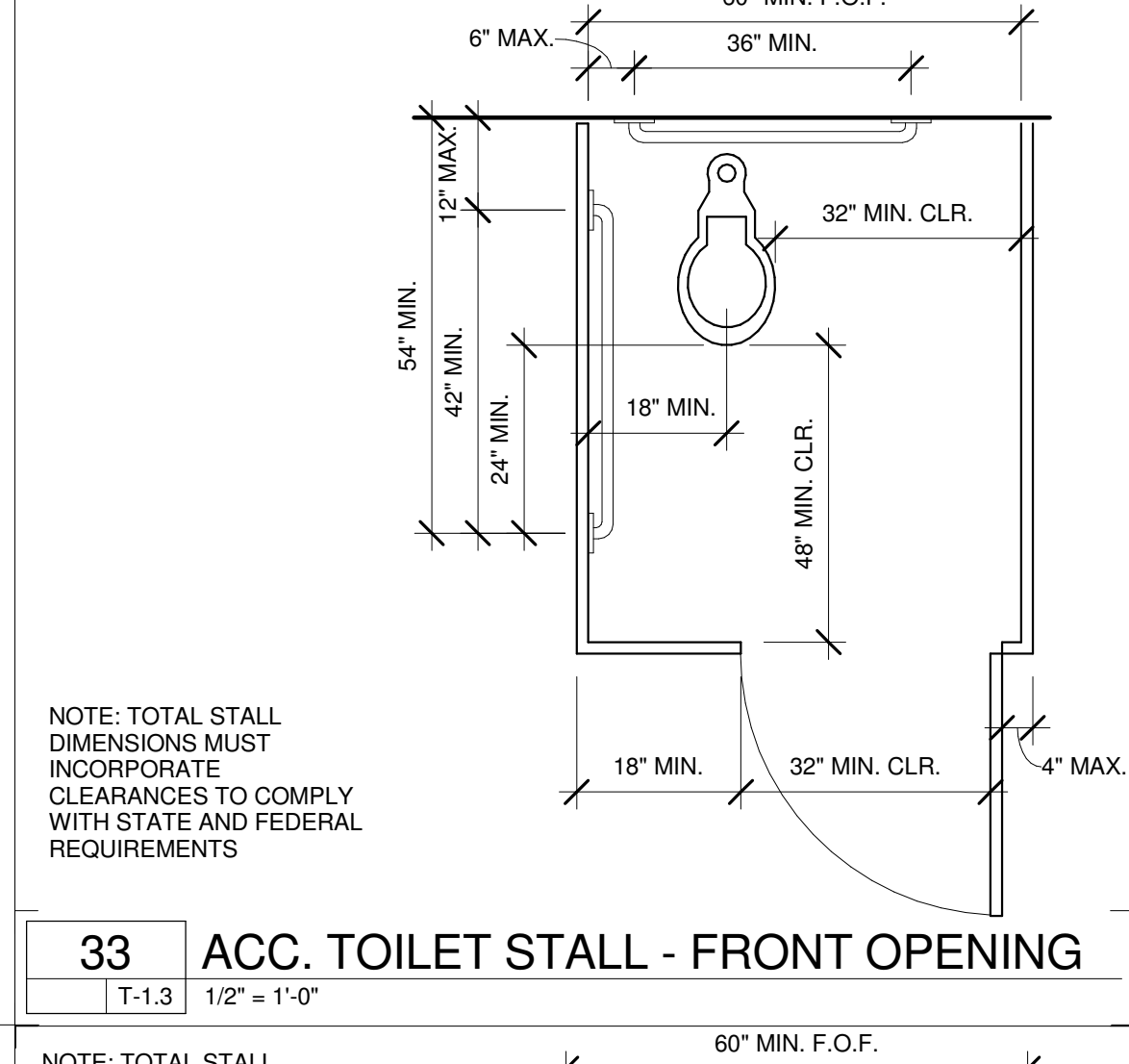
**2 TOILETS**  
T-1.3 | 1/2" = 1'-0"



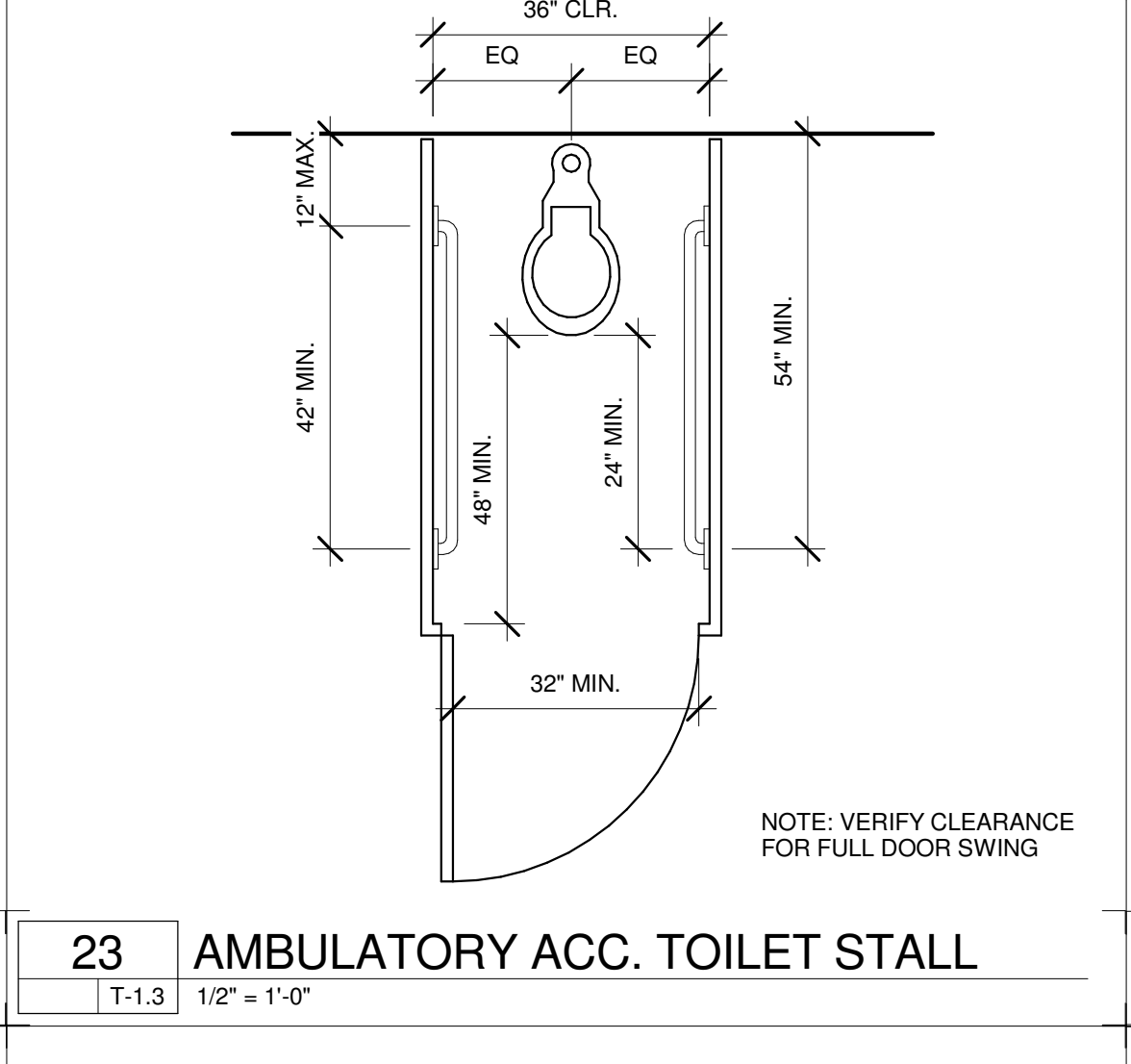
**54 ACC. RESTROOM SYMBOLS**  
A-6.1 | T-1.3 | 1" = 1'-0"



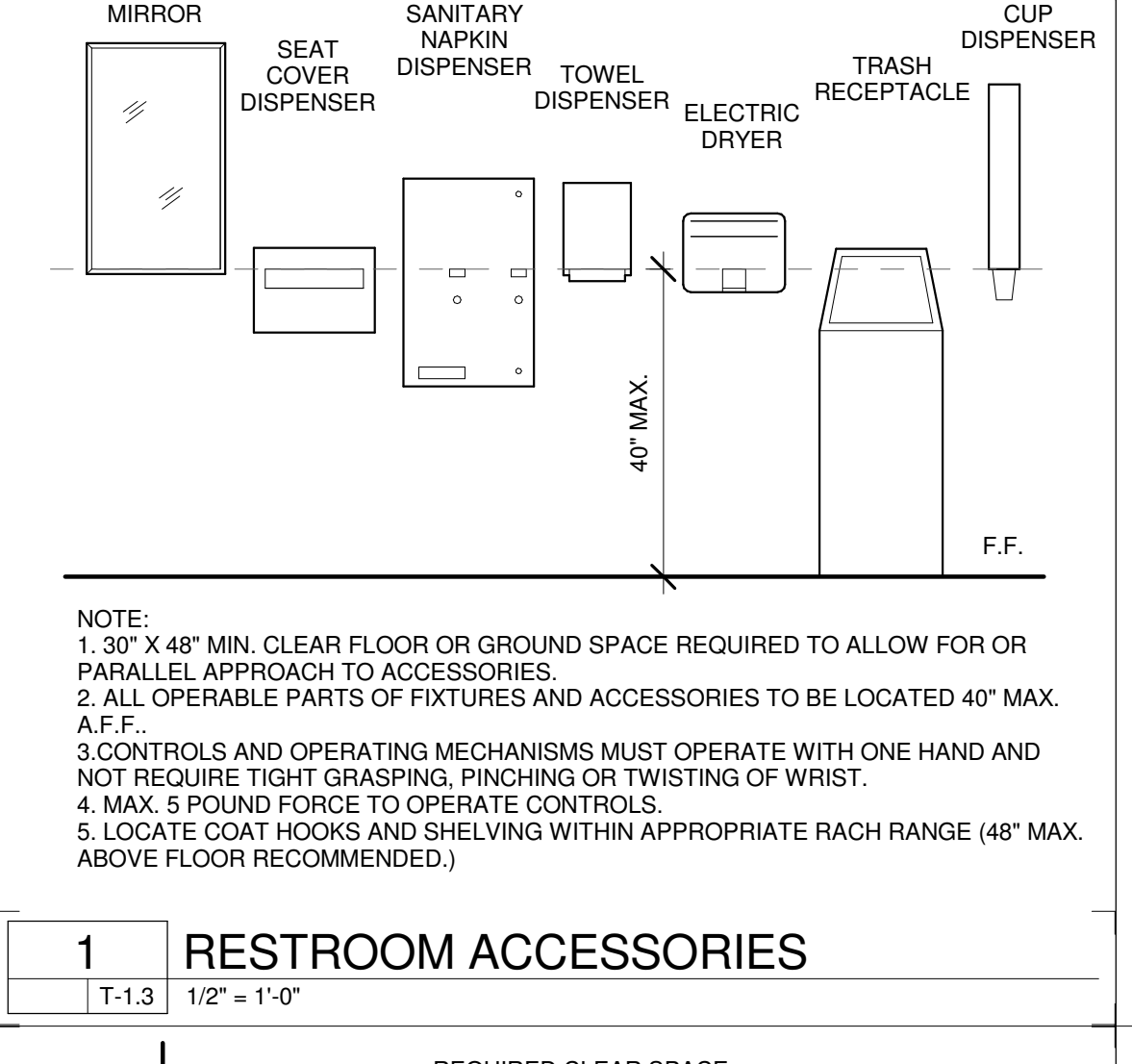
**44 ACC. DOOR THRESHOLDS**  
T-1.3 | 12" = 1'-0"



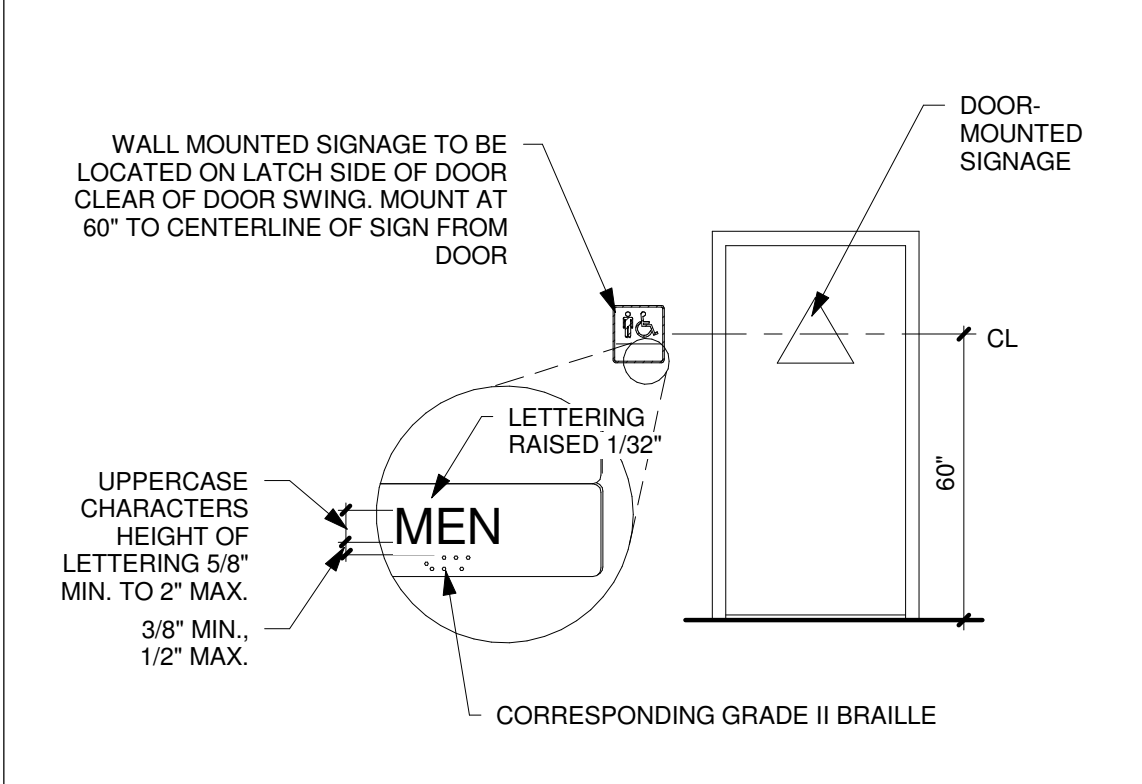
**33 ACC. TOILET STALL - FRONT OPENING**  
T-1.3 | 1/2" = 1'-0"



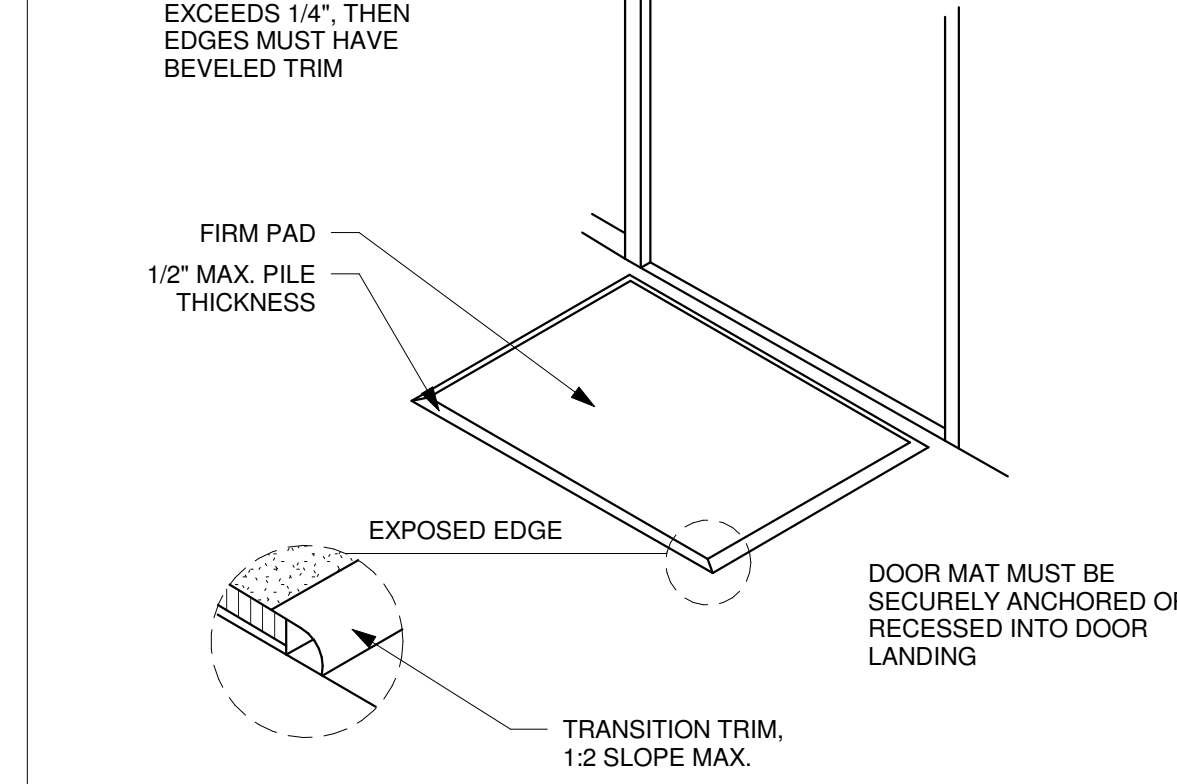
**23 AMBULATORY ACC. TOILET STALL**  
T-1.3 | 1/2" = 1'-0"



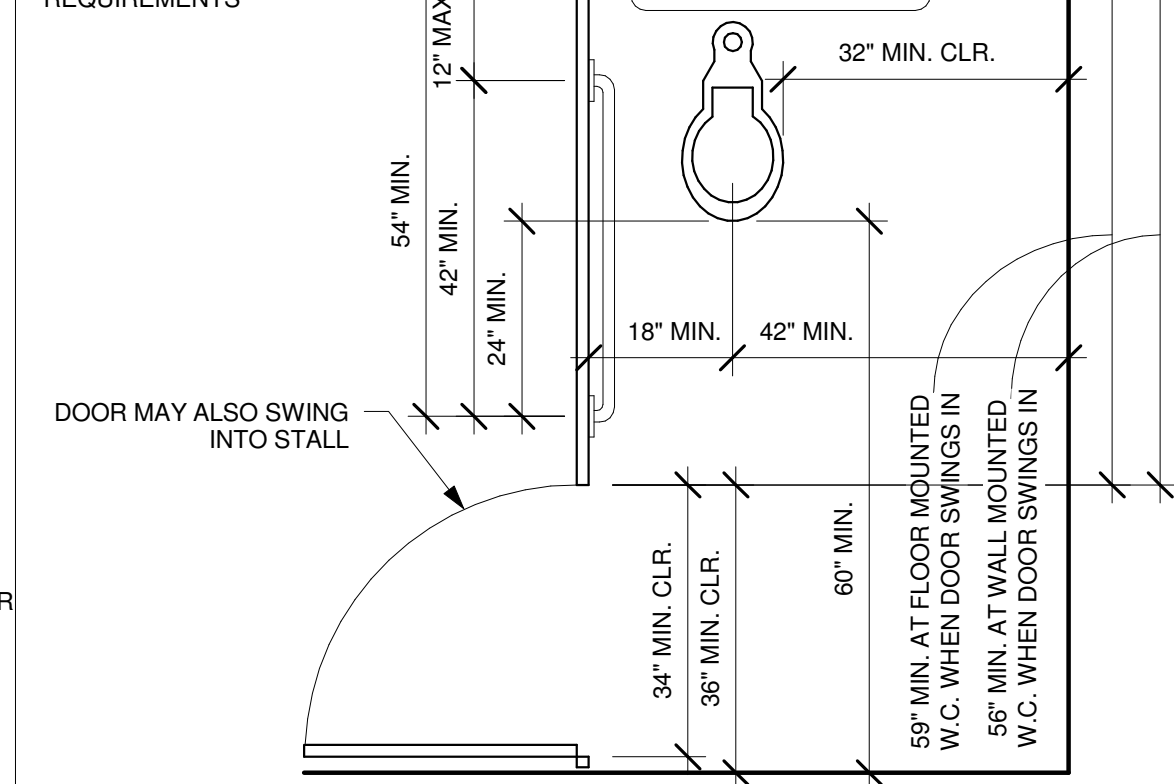
**1 RESTROOM ACCESSORIES**  
T-1.3 | 1/2" = 1'-0"



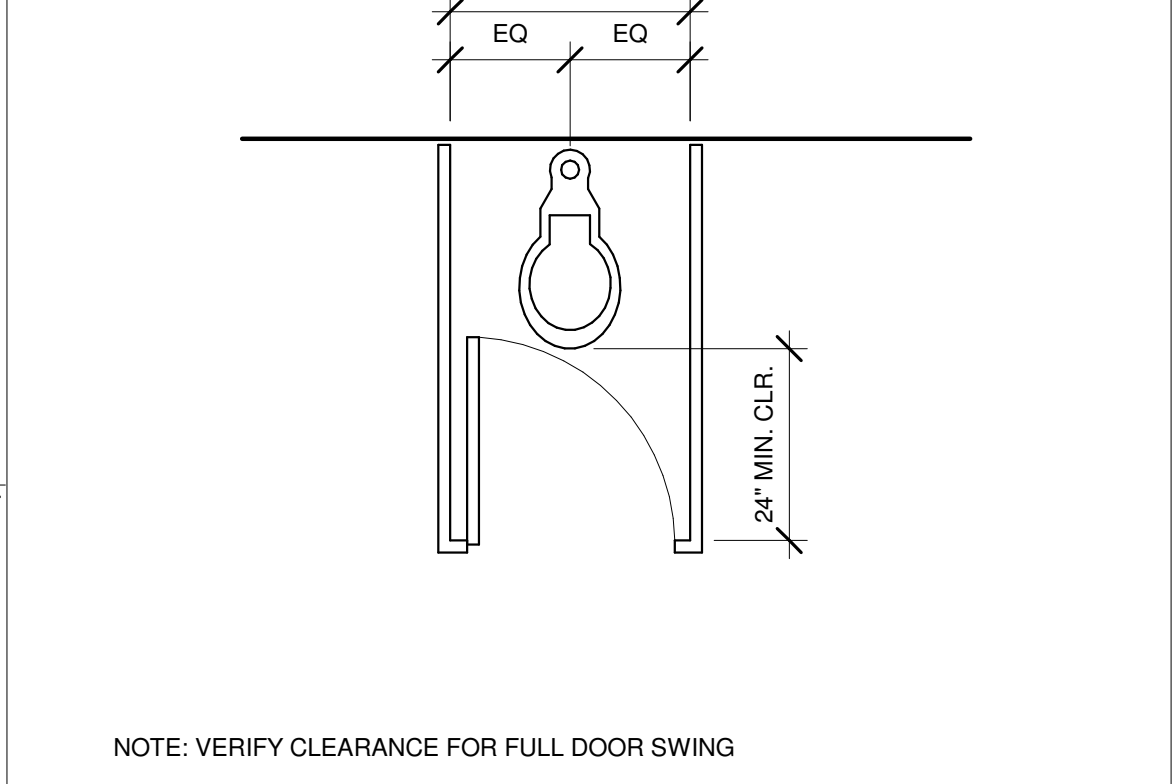
**54 ACC. RESTROOM SYMBOLS**  
A-6.1 | T-1.3 | 1" = 1'-0"



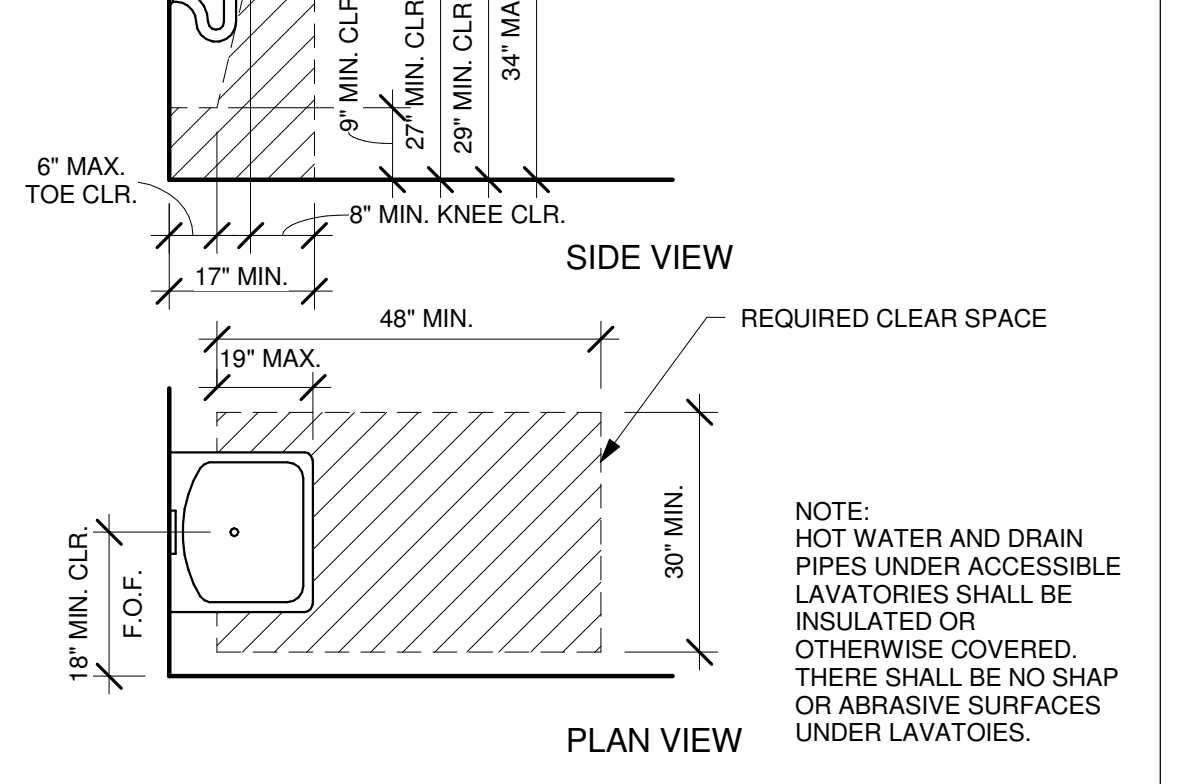
**44 ACC. DOOR THRESHOLDS**  
T-1.3 | 12" = 1'-0"



**34 ACC. TOILET STALL - SIDE OPENING**  
T-1.3 | 1/2" = 1'-0"



**24 TYP. STANDARD TOILET STALL**  
T-1.3 | 1/2" = 1'-0"



**14 TYPICAL ACCESSIBLE LAVATORY**  
T-1.3 | 1/2" = 1'-0"

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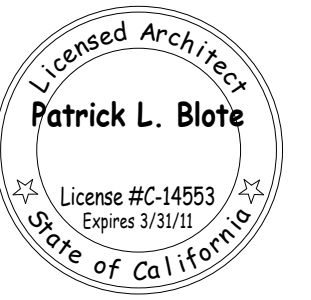
**MCCREA RANCH VISITOR CENTER**
  
 4500 N. MOORPARK RD.
   
 THOUSAND OAKS, CALIFORNIA
   
**ACCESSIBILITY DETAILS**

NO.	REVISION	DATE
1	PLAN CHECK RESUBMITTAL	05/14/10

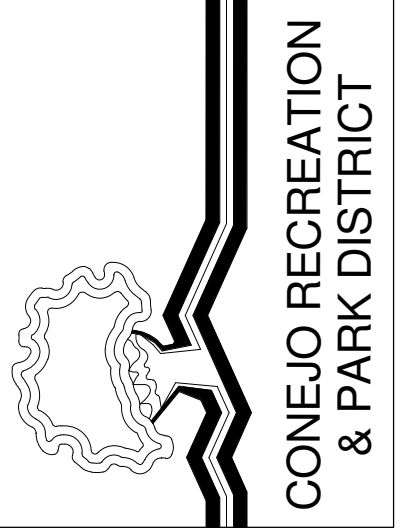
PROJECT MANAGER	
DRAWN BY	CHECKED BY
SDR	PLB
DATE	FEBRUARY 01, 2010
PROJECT NUMBER	1402505
SHEET	<b>T-1.3</b>

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**MCCREA RANCH VISITOR CENTER**  
4500 N. MOORPARK RD.  
THOUSAND OAKS, CALIFORNIA

**CODE ANALYSIS**

NO.	REVISION	DATE
1	PLAN CHECK RESUBMITTAL	05/14/10

PROJECT MANAGER

DRAWN BY: SDR  
CHECKED BY: PLB

DATE: FEBRUARY 01, 2010

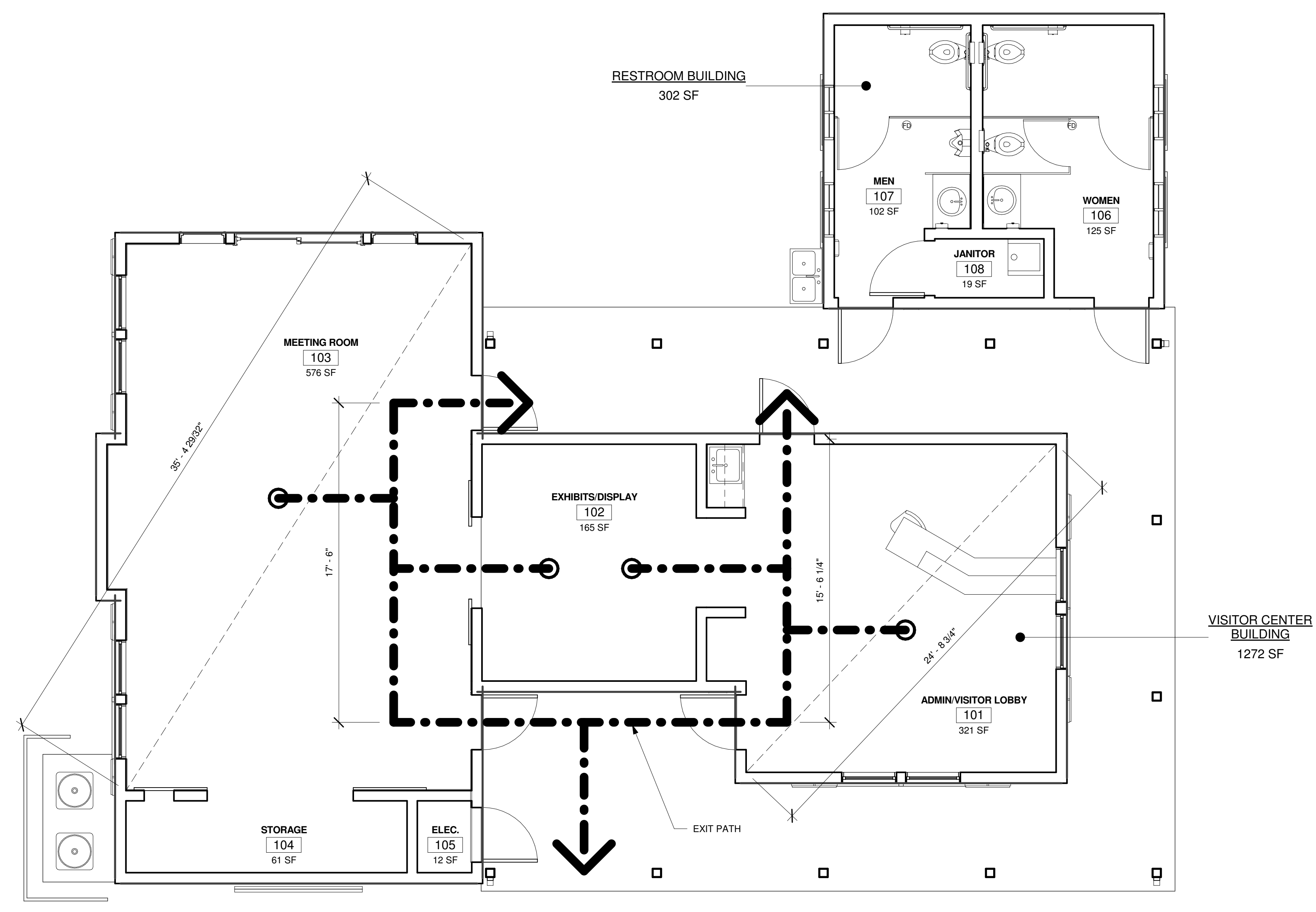
PROJECT NUMBER: 1402505

SHEET: **T-1.4**

### CODE ANALYSIS

CODE INTERPRETATION		
OCCUPANCY	A-4	303.1
CONSTRUCTION TYPE	TYPE V-B	T-601
ALLOWABLE BUILDING HEIGHT	40 FT	T-503
ALLOWABLE BUILDING AREA	6,000 SF	T-503
ALLOWABLE NUMBER OF STORIES	1	T-503
FIRE SPRINKLER INCREASE	N/A	504.2
FIRE SPRINKLER AREA INCREASE	N/A	506.3
FIRE RESISTANCE RATING	0	T-601
PROTECTED EXTERIOR OPENINGS	N/A	T-704.8
MAX TRAVEL DISTANCE WITHIN A STORY	200 FT	T-1016
COMMON PATH OF EGRESS TRAVEL	75 FT	1014.3
ONE EGRESS FROM SPACE REQUIRED	49 PERSONS MAX.	T-1015.1
MINIMUM NUMBER OF EXITS	49 PERSONS MAX. & 75 FT. TRAVEL DISTANCE	T-1019.2
ACCESSIBLE EGRESS	REQUIRED	1007.1

PROPOSED PROJECT		
BUILDING AREA		
VISITOR CENTER	1272 SF	
RESTROOMS	302 SF	
BUILDING HEIGHT	16' - 0"	
NUMBER OF STORIES	1	
NUMBER OF EXITS PROVIDED	4	
AUTOMATIC FIRE SPRINKLERS	NONE	



**1 01-CODE PLAN**  
A-5.1 | T-1.4 | 1/4" = 1'-0"

### ROOM SCHEDULE

NO.	NAME	AREA	CLASSIFICATION	OCCUPANCY			NUMBER OF EXITS	
				FUNCTION OF SPACE FROM CBC TABLE 1004.1.1	LOAD FACTOR	LOAD		
101	ADMIN/VISITOR LOBBY	321 SF	A	ASSEMBLY WITHOUT FIXED SEATS: STANDING SPACE	5	64	49	2
102	EXHIBITS/DISPLAY	165 SF	A	ASSEMBLY WITHOUT FIXED SEATS: STANDING SPACE	5	33	49	1
103	MEETING ROOM	576 SF	A	ASSEMBLY WITHOUT FIXED SEATS: CONCENTRATED (CHAIRS ONLY-NOT FIXED)	7	82	49	2
104	STORAGE	61 SF	A	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	0	49	1
105	ELEC.	12 SF	A	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	0	49	1
106	WOMEN	125 SF	A	(none)			49	
107	MEN	102 SF	A	(none)			49	
108	JANITOR	19 SF	A	(none)			49	
Grand total: 8						179		

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# CITY OF THOUSAND OAKS PUBLIC WORKS DEPARTMENT

## GRADING PLAN McCREA RANCH VISITOR'S CENTER THOUSAND OAKS, CA.

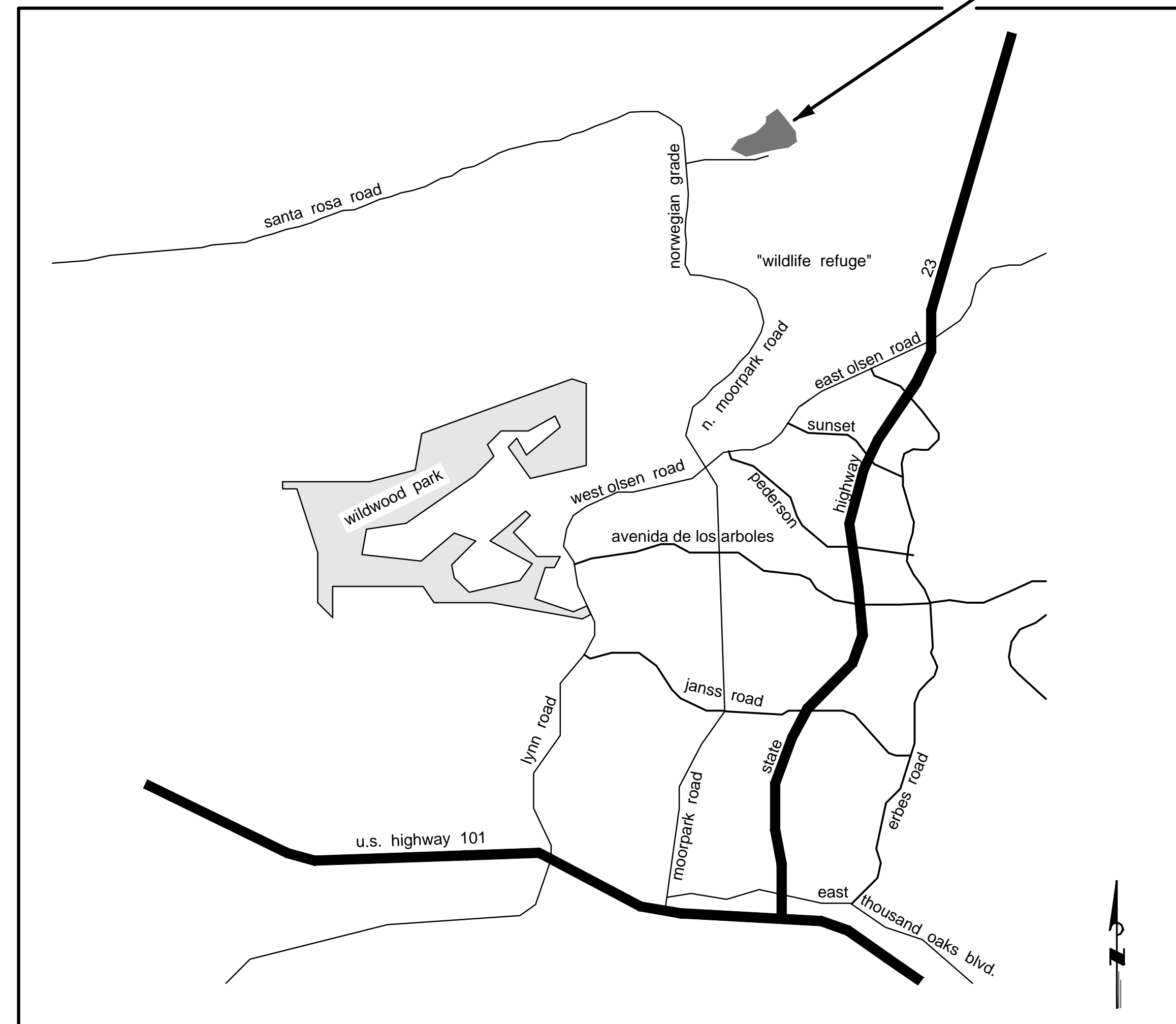
PROJECT SITE

**PUBLIC UTILITY AUTHORIZATION FOR OPERATION**

WATER:	<u>CAMROSA WATER DISTRICT</u> 7385 EAST SANTA ROSA ROAD CAMARILLO, CA. 93010 805-482-8063	REVIEWED BY: _____	DATE _____
TELEPHONE:	<u>AT&amp;T</u> 805-583-6634	REVIEWED BY: _____	DATE _____
ELECTRIC:	<u>SOUTHERN CALIFORNIA EDISON</u> 3589 FOOTHILL DRIVE THOUSAND OAKS, CA. 91365 805-494-7065	REVIEWED BY: _____	DATE _____

**OWNER AND CONSULTANTS**

DEVELOPER:	CONEJO RECREATION AND PARK DISTRICT 403 WEST HILLCREST DRIVE THOUSAND OAKS, CA. 91360 REPRESENTATIVE: EDWARD JOHNDUFF
SOILS ENGINEER:	<u>GORIAN AND ASSOCIATES</u> 3595 OLD CONEJO ROAD THOUSAND OAKS, CA. 91320-2122 805-375-9262 DATES OF REPORTS: SEPT. 9, 2009 REPRESENTATIVE: RANDAL L. WENDT
CIVIL ENGINEER:	<u>RRM DESIGN GROUP</u> 3765 SOUTH HIGUERA STREET SUITE 102 SAN LUIS OBISPO, CA. 93401 805-543-1794 REPRESENTATIVE: GERALD L. MICHAEL
STRUCTURAL ENGINEER:	<u>LJ &amp; ASSOCIATES, INC.</u> 77 ROLLING OAKS DRIVE SUITE 203 THOUSAND OAKS, CA. 91361 805-495-3432 REPRESENTATIVE: EDUARDO ZARATE
ARCHITECT:	<u>RRM DESIGN GROUP</u> 3765 SOUTH HIGUERA STREET SUITE 102 SAN LUIS OBISPO, CA. 93401 805-543-1794 REPRESENTATIVE: LEIF MCKAY



**LOCATION MAP**  
NO SCALE

INDEX OF SHEETS		
NO.	DESCRIPTION	CITY OF T.O. DWG. NO.
C-1	COVER SHEET	NO.
C-2	GRADING NOTES	NO.
C-3	GRADING PLAN	NO.
C-4	PRIVATE DRIVEWAY	NO.
C-5	COMPOSITE UTILITY PLAN	NO.

**NOTE:** NOTIFY PUBLIC WORKS INSPECTOR A MINIMUM OF 24 HOURS PRIOR TO START OF CONSTRUCTION.

**NOTE:** CONTRACTOR SHALL TELEPHONE UNDERGROUND SERVICE ALERT (USA) 8 1 1 OR 1(800) 422-4133 A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.

REVIEWED IN ACCORDANCE WITH CITY'S POLICY CONDITIONS OF APPROVAL BY:	
SIGNATURE _____	DATE _____
R.C.E. NO. _____	EXP. DATE _____

REVIEWED BY: VENTURA COUNTY FIRE DEPARTMENT	DATE _____
REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS	DATE _____
DEVELOPMENT ENGINEER	DATE _____
PLANNING DIVISION	DATE _____
<TRAFFIC ENGINEER>	DATE _____
<BLDG. DIVISION - ADA COMPLIANCE>	DATE _____
<COSCA>	DATE _____

**CITY OF THOUSAND OAKS  
PUBLIC WORKS DEPARTMENT**

**COVER SHEET**

**McCREA RANCH VISITOR'S CENTER  
THOUSAND OAKS, CA.**

CITY OF THOUSAND OAKS DWG. NO. \_\_\_\_\_ SHEET C1 OF 5

 <b>8 1 1</b> Know what's below. Call before you dig. UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	DIAL TOLL FREE <b>8 1 1</b> AT LEAST TWO DAYS BEFORE YOU DIG										
	DESIGNED BY: KLM APR., 2010	ENGINEER OF RECORD: 	PREPARED BY: 								
	DRAWN BY: KLM APR., 2010										
	CHECKED BY: TJW 4-14-10										
REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE					



**GENERAL GRADING NOTES**

- ALL IMPOSED CONDITIONS FOR THE APPLICABLE ENTITLEMENT PERMIT SHALL APPLY.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF THOUSAND OAKS GRADING ORDINANCE, TITLE 7, CHAPTER 3, REGULATING THE EXCAVATION, GRADING AND FILING OF LAND AND ANY AMENDMENTS THERETO EXCEPT AS WAIVED OR MODIFIED AS SET FORTH IN THE CONDITIONS OF APPROVAL.
- ESTIMATED EARTHWORK QUANTITIES:  
CUT: 250 C.Y. EXPORT: 184 C.Y.  
FILL: 0 C.Y. IMPORT: 0 C.Y.  
REMOVAL AND RECOMPACTION: 440 C.Y.
- ALL GEOLOGIC AND SOIL RECOMMENDATIONS IMPOSED BY THE SOILS ENGINEER OR CONTAINED IN THE SOILS AND GEOLOGIC REPORT ARE TO BE COMPLIED WITH AND ARE HEREBY MADE AN INTEGRAL PART OF THE GRADING PLANS AND PERMIT.  
  
GEOLOGIC AND SOILS REPORT DATED: SEPTEMBER 9, 2009  
REPORT NUMBERS: 2426-0-0-100  
BY: GORIAN AND ASSOCIATES, INC.
- NO CUT OR FILL SLOPES MAY BE STEEPER THAN 2:1 (H:V) MAXIMUM.
- IN THE EVENT ADVERSE BEDDING PLANES ARE DISCOVERED DURING CONSTRUCTION REQUIRING SLOPE STABILIZATION TECHNIQUES, SUCH WORK SHALL BE APPROVED BY THE CITY ENGINEER UNDER A REVISED GRADING PLAN AND CHANGE ORDER.
- ROUGH GRADED PAD DRAINAGE SHALL BE 2% MINIMUM FINE GRADING AROUND STRUCTURES SHALL DRAIN AWAY FROM FOOTINGS, TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR, TO SWALES WITH 1% MINIMUM SLOPE TO APPROVED DRAINAGE POINTS.
- ANY AREA TO RECEIVE FILL SHALL BE PREPARED BY SCARIFYING TO A MINIMUM DEPTH OF 6", MOISTENED OR DRIED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO A RELATIVE DENSITY OF 90% BEFORE PLACING ADDITIONAL FILL. PRIOR TO PLACING OF ANY FILL MATERIAL, THE AREA SHALL BE APPROVED BY THE PUBLIC WORKS INSPECTOR. SHOULD ADVERSE SOIL CONDITIONS BE ENCOUNTERED, STABILIZATION TECHNIQUES SHALL BE APPROVED BY A CHANGE ORDER.  
  
THE OUTER 12 INCHES OF ALL FILL SLOPE SURFACES SHALL BE TAMPED AND GRID ROLLED TO THE SATISFACTION OF THE SOILS ENGINEER AND THE PUBLIC WORKS INSPECTOR, UNLESS OTHERWISE SPECIFIED.
- THE DISPOSITION OF ANY EXISTING WELL SHALL BE IN ACCORDANCE WITH THE CITY OF THOUSAND OAKS MUNICIPAL CODE SECTION 6-4.04 TO THE SATISFACTION OF THE CITY ENGINEER AND THE VENTURA COUNTY HEALTH DEPARTMENT.
- WITHIN SIX (6) MONTHS AFTER COMMENCEMENT OF GRADING, THE DEVELOPER SHALL PLANT ALL MANUFACTURED SLOPES 3 FEET AND HIGHER WITH SUITABLE GROUND COVER, SHRUBS AND TREES, AND INSTALL A PERMANENT IRRIGATION SYSTEM TO EFFECTIVELY AID IN EROSION CONTROL. ALL TO THE SATISFACTION OF THE CITY ENGINEER. A LANDSCAPING AND IRRIGATION PLAN SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR APPROVAL PRIOR TO MAKING SUCH INSTALLATIONS.
- ANY CHANGES IN THE WORK SHOWN HEREON SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
- THE DEVELOPER'S LANDSCAPE ARCHITECT SHALL SUBMIT WRITTEN CERTIFICATION AFTER SATISFACTORY COMPLETION OF LANDSCAPING AND IRRIGATION REQUIREMENTS TO THE PUBLIC WORKS AND THE COMMUNITY DEVELOPMENT DEPARTMENTS. FIELD MEASUREMENTS MAY BE REQUIRED TO ASCERTAIN THE PRECISE HEIGHTS OF CUT AND FILL SLOPES AND/OR SLOPE SURFACE AREA.
- NO STOCKPILING AND/OR IMPORT/EXPORT HAULING SHALL BE PERMITTED UNLESS APPROVED ON THE GRADING PERMIT.
- THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT ON-SITE GRADING SUPERVISION TO ASSURE COMPLIANCE WITH THE APPROVED PLANS AND A SOILS ENGINEER TO PROVIDE CONSTANT SOILS INSPECTION IN ACCORDANCE WITH SECTION 7-3.17 (C & D) OF THE THOUSAND OAKS MUNICIPAL CODE. THE PERMITTEE SHALL SUBMIT RECOMMENDATIONS TO THE CITY ENGINEER WHO SHALL APPROVE THE SELECTION OF THE CIVIL ENGINEER AND SOILS ENGINEER. WEEKLY PROGRESS REPORTS SUBMITTED TO THE CITY ENGINEER BY THE CIVIL ENGINEER MAY BE REQUIRED.
- UPON RECOMMENDATIONS MADE BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER PRIOR TO THE GRADING OF ANY PROJECT, ROCK WITH DIMENSION FROM EIGHT (8) INCHES TO THIRTY SIX (36) INCHES MAY BE PLACED IN DESIGNATED ROCK DISPOSAL SITES. SUCH OVERSIZED ROCK SHALL NOT BE IN THE UPPER TEN (10) FEET OF COMPACTED FILL OR NEARER THAN (20) FEET TO THE SURFACE OF ANY FILL SLOPE. SUCH ROCK DISPOSAL SITES SHALL BE SHOWN ON THE "RECORD DRAWINGS" AND CERTIFIED TO BE COMPACTED BY THE SOILS ENGINEER.
- ALL RETAINING WALLS SHALL BE CONSTRUCTED UNDER A SEPARATE PERMIT, TO BE OBTAINED PRIOR TO THE ISSUANCE OF THE GRADING PERMIT.
- OAK TREE NOTES:
  - ALL OAK TREES WITHIN THE PROJECT BOUNDARIES AND WITHIN 100 FEET OF THE PROJECT BOUNDARIES SHALL BE FENCED AT THE PROTECTED ZONE (5 FEET OUTSIDE THE DRIPLINE) UNTIL PRESERVATION MEASURES, SUBMITTED BY THE SUBDIVIDER, ARE APPROVED BY THE CITY ENGINEER AND COMMUNITY DEVELOPMENT DEPARTMENT. SAID FENCING SHALL CONSIST OF AT LEAST A 5 FOOT HIGH CHAIN LINK MATERIAL FASTENED TO STEEL STAKES 8 FEET ON CENTER.
  - ALL OAK TREE WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF THOUSAND OAKS OAK TREE ORDINANCE 937-NS AND OAK TREE PRESERVATION AND PROTECTION GUIDELINES RESOLUTION NO. 87-93.
  - UNDER NO CONDITION SHALL ANY WORK BE DONE WITHIN THE PROTECTED ZONES OF ANY OAK TREE, WITHOUT OBTAINING AN OAK TREE ENCROACHMENT PERMIT AND GIVING 48 HOURS ADVANCE NOTICE TO THE CITY. NO PROTECTIVE FENCING SHALL BE RELOCATED OR MOVED WITHOUT CITY APPROVAL.

- ACCESSIBILITY  
TO THE EXTENT THE PROVISIONS APPLY, THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF TITLE 24, BUILDING STANDARDS OF THE CALIFORNIA ADMINISTRATIVE CODE IN REGARDS TO PROVIDING ACCESS TO THE PHYSICALLY DISABLED.
- EROSION CONTROL MEASURES
  - STOCK PILE SANDBAGS IN PARKWAY AREAS FOR RAPID PLACEMENT IN THE EVENT OF A STORM.
  - EXCEPT AS OTHERWISE DIRECTED BY THE PUBLIC WORKS INSPECTOR, ALL DRAINAGE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY IS 40% AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1ST TO APRIL 15).
  - APPROVED EROSION CONTROL DEVICES MUST BE IN PLACE DURING THE ABOVE STATED PERIOD.
  - CLEAN OUT MUD AND SILT AFTER EACH RAIN OR AS DIRECTED BY THE PUBLIC WORKS INSPECTOR.
- SPECIAL NOTES FOR STORMWATER POLLUTION PREVENTION
  - A STORMWATER POLLUTION CONTROL PLAN (SWPCP) IS REQUIRED FOR ALL PROJECTS FOR WHICH THE DISTURBED AREA IS GREATER THAN 1 ACRE. SWPCP FORMS ARE AVAILABLE AT THE PUBLIC WORKS DEPARTMENT. A COPY OF THE SWPCP SHALL BE ON FILE WITH THE CITY PRIOR TO ISSUANCE OF A GRADING PERMIT, AND A COPY SHALL BE MAINTAINED AT THE JOB SITE AT ALL TIMES.
  - CONSTRUCTION ACTIVITY INCLUDING CLEARING, GRADING, DISTURBANCES TO SOIL SUCH AS STOCKPILING, OR EXCAVATION THAT RESULTS IN DISTURBANCES OF AT LEAST ONE ACRE OF TOTAL LAND AREA ARE REQUIRED BY THE STATE TO APPLY FOR AN NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. DEVELOPER SHALL FILE A NOTICE OF INTENT (NOI) WITH THE APPROPRIATE FEE TO THE STATE WATER RESOURCES CONTROL BOARD AT THE FOLLOWING ADDRESS:  
  
STATE WATER RESOURCES CONTROL BOARD  
DIVISION OF WATER QUALITY  
STORM WATER PERMIT UNIT  
P.O. BOX 1977, SACRAMENTO, CALIFORNIA 95812 - 1977  
  
PROOF OF FILING THE NOI SHALL BE ON FILE WITH THE CITY PRIOR TO ISSUANCE OF A GRADING PERMIT. A COPY OF THE SWPCP SHALL BE MAINTAINED AT THE JOBSITE AT ALL TIMES.  
  
TOTAL LAND AREA TO BE DISTURBED IS: 0.68 ACRES.  
(INCLUDING CLEARING, GRADING, STOCKPILING, AND/OR EXCAVATION)
- SPECIAL NOTE FOR ON-SITE PAVING PLANS  
THIS PLAN MAY HAVE BEEN REVIEWED ONLY AS A FINE GRADING, DRAINAGE AND PAVING PLAN FOR THE PURPOSE OF DOING FINE GRADING AND CONSTRUCTION OF PARKING LOT(S) WITH THE APPROPRIATE DRAINAGE DEVICES. THE REVIEW DOES NOT SUPERSEDE ANY COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS AND ALL ITEMS RELATING TO THE PLOT PLAN MUST BE FULFILLED. IT IS THE OWNER/DEVELOPER OR HIS REPRESENTATIVE'S RESPONSIBILITY TO ASCERTAIN THAT EVERYTHING SHOWN HEREON AGREES WITH THE PLOT PLAN (I.E. CONCRETE CURBS, PLANTER AREAS, LIGHTING, ETC.)
- AN ON-SITE PAVING PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS, AND FEES PAID PRIOR TO PAVING PARKING AND DRIVEWAY AREAS.
- MAXIMUM PAVEMENT SLOPES ARE AS FOLLOWS:  
PARKING AREAS: 2% MAXIMUM HANDICAP PARKING  
2 1/2% MAXIMUM (OTHER PARKING)  
DRIVEWAY AREAS: 7% MAXIMUM FOR COMMERCIAL USES  
15% MAXIMUM FOR RESIDENTIAL USES
- SEISMIC HAZARDS MAPPING ACT  
PRIOR TO APPROVAL OF THE GRADING PLANS AND THE ISSUANCE OF A GRADING PERMIT, THE DEVELOPER'S CIVIL ENGINEER OR ENGINEERING GEOLOGIST SHALL DETERMINE IF THE PROPOSED DEVELOPMENT IS LOCATED WITHIN A LIQUEFACTION OR LANDSLIDE AREA AS IDENTIFIED ON THE SEISMIC HAZARDS MAP PREPARED BY THE STATE OF CALIFORNIA. IF THE DEVELOPMENT IS WITHIN SUCH AN AREA, THE DEVELOPER'S CIVIL ENGINEER OR ENGINEERING GEOLOGIST SHALL PREPARE A REPORT WHICH EVALUATES THE POTENTIAL GEOLOGICAL HAZARD WITH RECOMMENDATIONS FOR SUITABLE MITIGATION MEASURES, PURSUANT TO THE SEISMIC HAZARDS MAPPING ACT. THE DEVELOPER SHALL SUBMIT THE REPORT TO THE STATE DEPARTMENT OF CONSERVATION, DIVISION OF MINES AND GEOLOGY, AT THE FOLLOWING ADDRESS, CONCURRENT WITH SUBMITTAL TO THE CITY:  
  
SEISMIC HAZARDS MAPPING  
801 K STREET MS 12 - 78  
SACRAMENTO, CA 95814 - 3531  
  
THE DEVELOPER SHALL PROVIDE A RETURN RECEIPT OR OTHER PROOF OF SUCH SUBMITTAL TO THE CITY ENGINEER, ALONG WITH A COPY OF THE REPORT, PRIOR TO THE ISSUANCE OF THE GRADING PERMIT.


**ABBREVIATIONS**

A.B.	AGGREGATE BASE	MAX.	MAXIMUM
A.C.	ASPHALTIC CONCRETE	M.C.	MIDDLE CURVE
A.S.	AGGREGATE SUBBASE	M.H.	MANHOLE
B.C.	BEGINNING OF CURVE	MISC.	MISCELLANEOUS
B.C.R.	BEGINNING OF CURVE RETURN	MON.	MONUMENT
B.M.	BENCH MARK	NAT. GRD.	NATURAL GROUND
C.A.B.	CRUSHED AGGREGATE BASE	O.G.	ORIGINAL GROUND
C.B.	CATCH BASIN	PAR.	PARALLEL
C.M.B.	CRUSHED MISCELLANEOUS BASE	P.C.C.	POINT OF COMPOUND CURVE
CB.R.	CURB RADIUS	P.C.C.	PORTLAND CEMENT CONCRETE
C/L	CENTERLINE	P.I.	POINT OF INTERSECTION
CONC.	CONCRETE	P.L., TL	PROPERTY LINE
C.R.	CURB RETURN	P.O.C.	POINT ON CURVE
E.C.	END OF CURB	P.R.C.	POINT OF REVERSE CURVE
E.C.R.	END OF CURB RETURN	P.M.C.	PROCESSED MISCELLANEOUS BASE
E.P.	EDGE OF PAVEMENT	PROP.	PROPOSED
F.G.	FINISHED GRADE	PVMT.	PAVEMENT
F.H.	FIRE HYDRANT	R.	RADIUS
F/L	FLOW LINE	R.C.B.	REINFORCED CONCRETE BOX
F.S.	FINISHED SURFACE	R.C.P.	REINFORCED CONCRETE PIPE
G.L.	GROUND LINE	R/W	RIGHT OF WAY
GUT.	GUTTER	T	TANGENT
H.G.L.	HYDRAULIC GRADE LINE	T.C.	TOP OF CURB
HW, HW	HEADWALL	TOPO.	TOPOGRAPHY
INTER, +	INTERSECTION	TR	TRACT
J.S.	JUNCTION STRUCTURE	T.S.	TRAFFIC SIGNAL
L	LENGTH OF ARC	V.C.	VERTICAL CURVE
X-SEC	CROSS SECTIONS		

**NOTE:** NOTIFY PUBLIC WORKS INSPECTOR A MINIMUM OF 24 HOURS PRIOR TO START OF CONSTRUCTION.


**NOTE:** CONTRACTOR SHALL TELEPHONE UNDERGROUND SERVICE ALERT (USA) 8 1 1 OR 1(800) 422-4133 A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.

REVIEWED IN ACCORDANCE WITH CITY'S POLICY CONDITIONS OF APPROVAL BY:		THIS PLAN HAS BEEN REVIEWED BY _____ AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE GEOTECHNICAL RECOMMENDATIONS IN OUR REPORT(S) DATED _____ MAKES NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN OTHER THAN GEOTECHNICAL.	
SIGNATURE _____	DATE _____	REGISTERED GEOLOGIST NO. _____ DATE _____	SOILS ENGINEER NO. _____ DATE _____
R.C.E. NO. _____	EXP. DATE _____		



DIAL TOLL FREE  
**8 1 1**  
AT LEAST TWO DAYS BEFORE YOU DIG

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE

DESIGNED BY: KLM APR., 2010 DATE	
DRAWN BY: KLM APR., 2010 DATE	
CHECKED BY: TJW 4-14-10 DATE	
DATE: _____	

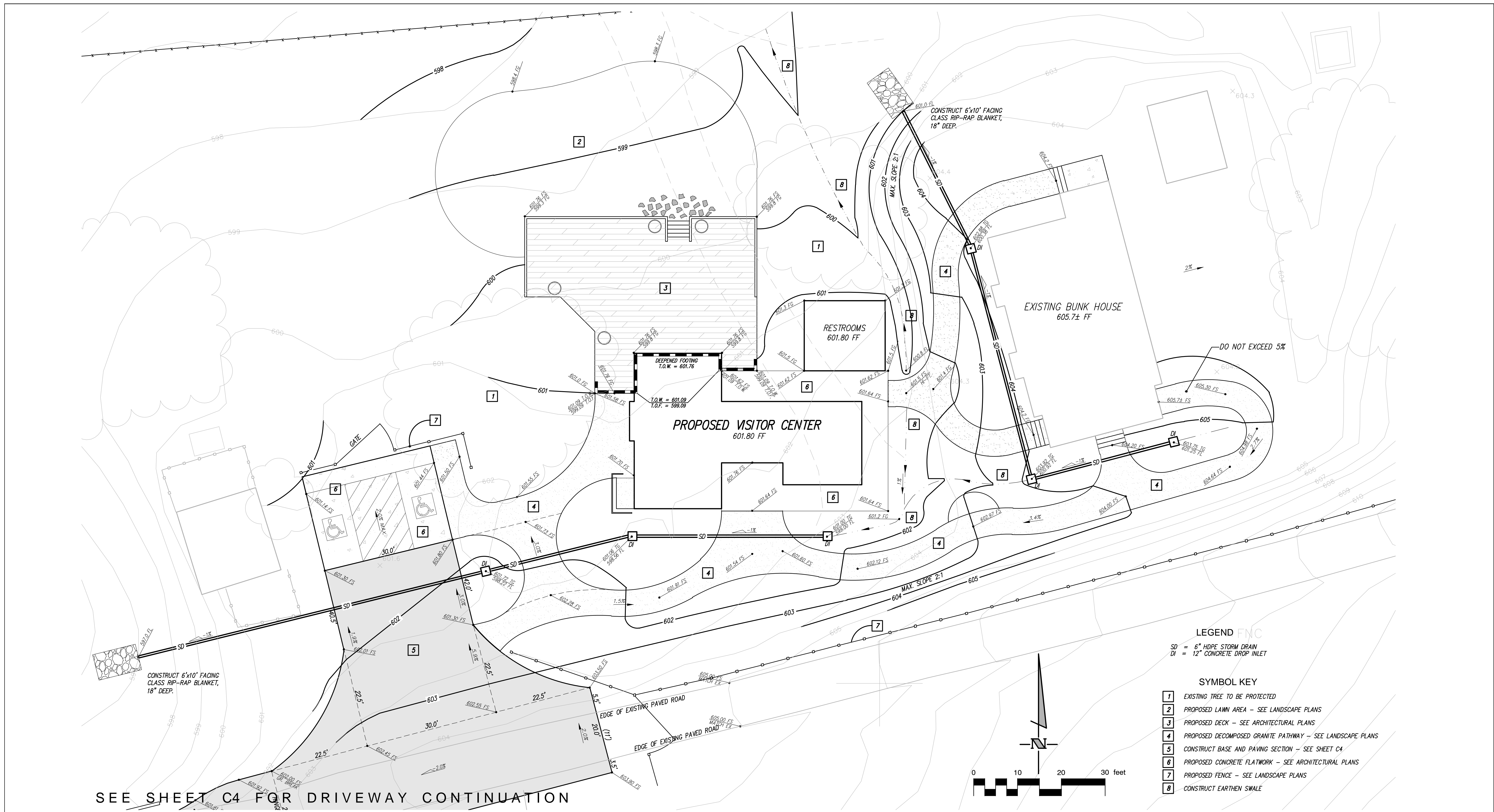
PREPARED BY:



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REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS	<b>CITY OF THOUSAND OAKS PUBLIC WORKS DEPARTMENT</b>	
DEVELOPMENT ENGINEER _____ DATE _____	<b>GRADING NOTES AND DETAILS</b>	
PLANNING DIVISION _____ DATE _____	<b>McCREA RANCH VISITOR'S CENTER THOUSAND OAKS, CA.</b>	
<TRAFFIC ENGINEER> _____ DATE _____	SHEET <u>C2</u> OF <u>5</u>	
<BLDG. DIVISION - ADA COMPLIANCE> _____ DATE _____	CITY OF THOUSAND OAKS DWG. NO. _____	
<COSCA> _____ DATE _____		

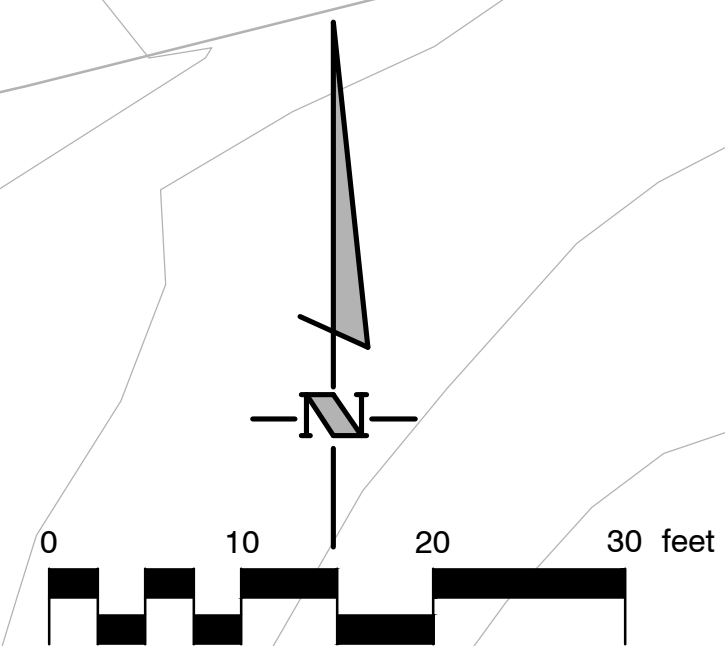




SEE SHEET C4 FOR DRIVEWAY CONTINUATION

**LEGEND FNC**  
SD = 6" HDPE STORM DRAIN  
DI = 12" CONCRETE DROP INLET

- SYMBOL KEY**
- 1 EXISTING TREE TO BE PROTECTED
  - 2 PROPOSED LAWN AREA - SEE LANDSCAPE PLANS
  - 3 PROPOSED DECK - SEE ARCHITECTURAL PLANS
  - 4 PROPOSED DECOMPOSED GRANITE PATHWAY - SEE LANDSCAPE PLANS
  - 5 CONSTRUCT BASE AND PAVING SECTION - SEE SHEET C4
  - 6 PROPOSED CONCRETE FLATWORK - SEE ARCHITECTURAL PLANS
  - 7 PROPOSED FENCE - SEE LANDSCAPE PLANS
  - 8 CONSTRUCT EARTHEN SWALE



**EARTHWORK QUANTITIES**

RAW CUT = 250 CUBIC YARDS  
FILL = 0 CUBIC YARDS  
OVER-EXCAVATION & RECOMPACTION = 440 CUBIC YARDS  
NET EXPORT (LESS 15% OF LOSSES) = 184 CUBIC YARDS  
( TO BE DISTRIBUTED ON OWNER'S ADJOINING PROPERTY )

**NOTE:** NOTIFY PUBLIC WORKS INSPECTOR A MINIMUM OF 24 HOURS PRIOR TO START OF CONSTRUCTION.

**NOTE:** CONTRACTOR SHALL TELEPHONE UNDERGROUND SERVICE ALERT (USA) 8 1 1 OR 1(800) 422-4133 A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.

REVIEWED IN ACCORDANCE WITH CITY'S POLICY CONDITIONS OF APPROVAL BY:  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
R.C.E. NO. \_\_\_\_\_ EXP. DATE \_\_\_\_\_

REVIEWED FOR PERMIT ISSUANCE BY:  
CITY OF THOUSAND OAKS

DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
<TRAFFIC ENGINEER> \_\_\_\_\_ DATE \_\_\_\_\_  
<BLDG. DIVISION - ADA COMPLIANCE> \_\_\_\_\_ DATE \_\_\_\_\_  
<COSCA> \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF THOUSAND OAKS**  
**PUBLIC WORKS DEPARTMENT**

**GRADING PLAN**

**McCREA RANCH**  
**THOUSAND OAKS, CA**

CITY OF THOUSAND OAKS DWG. NO. \_\_\_\_\_ SHEET **C3** OF **5**

**811**  
Know what's below.  
Call before you dig.  
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DIAL TOLL FREE  
**8 1 1**  
AT LEAST TWO DAYS BEFORE YOU DIG

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE

DESIGNED BY:  
KLM APR., 2010  
DATE

DRAWN BY:  
KLM APR., 2010  
DATE

CHECKED BY:  
TJW 4-14-10  
DATE

ENGINEER OF RECORD:  
**REGISTERED PROFESSIONAL ENGINEER**  
**GRAND L. WICKLAND**  
**CIVIL**  
**STATE OF CALIFORNIA**

DATE: \_\_\_\_\_

PREPARED BY:  
**rmdesigngroup**

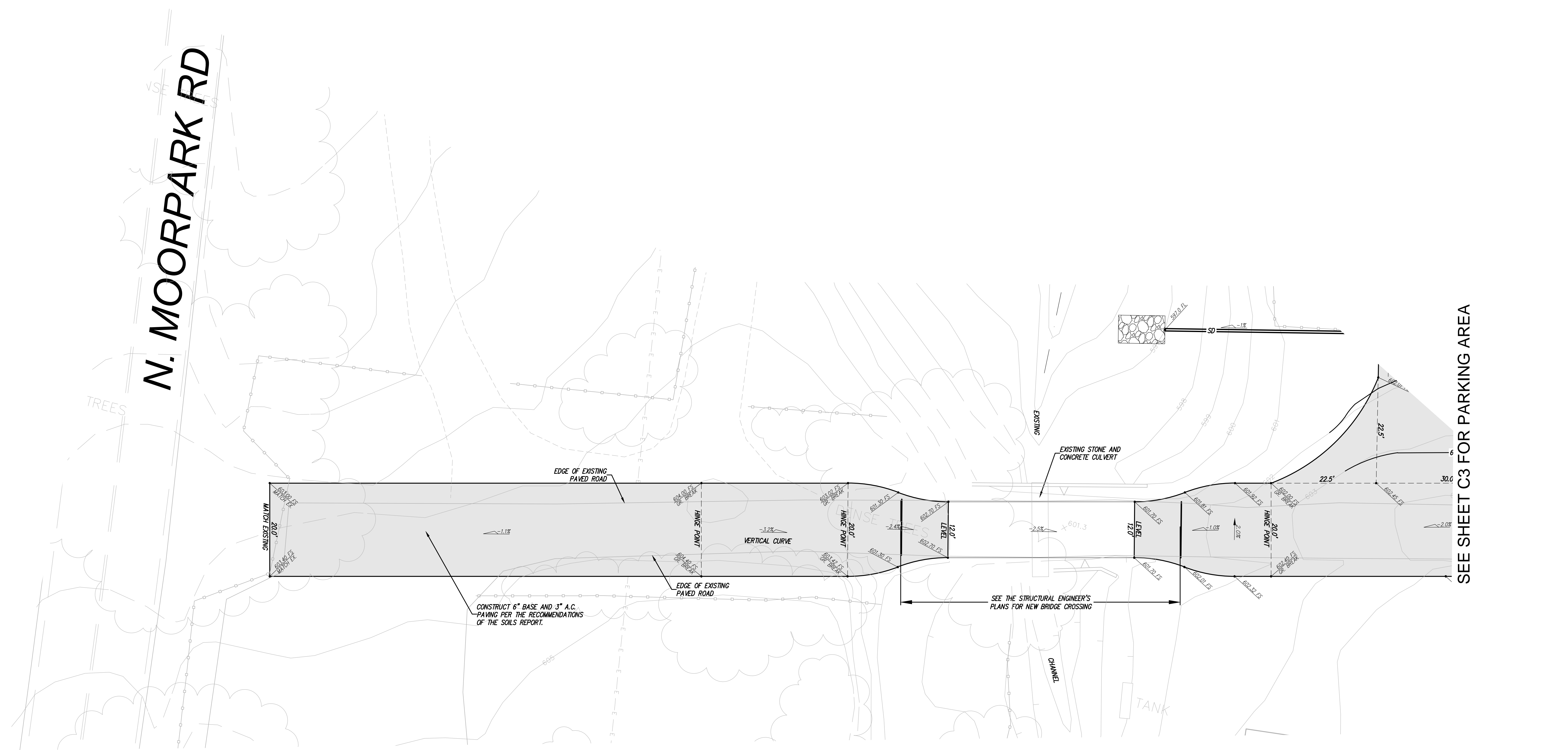
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N. MOORPARK RD

TREES



SEE SHEET C3 FOR PARKING AREA

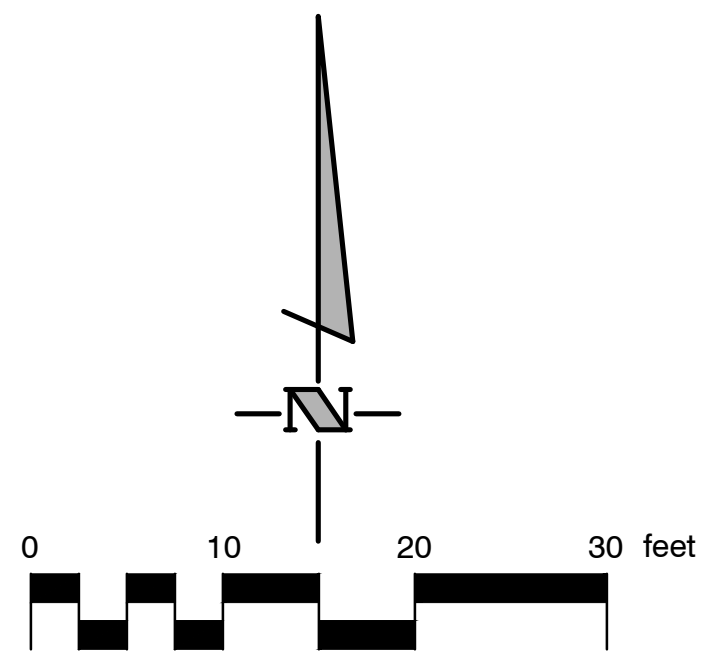
CONSTRUCT 6" BASE AND 3" A.C. PAVING PER THE RECOMMENDATIONS OF THE SOILS REPORT.

SEE THE STRUCTURAL ENGINEER'S PLANS FOR NEW BRIDGE CROSSING

**NOTE:** NOTIFY PUBLIC WORKS INSPECTOR A MINIMUM OF 24 HOURS PRIOR TO START OF CONSTRUCTION.

**NOTE:** CONTRACTOR SHALL TELEPHONE UNDERGROUND SERVICE ALERT (USA) 8 1 1 OR 1(800) 422-4133 A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.

REVIEWED IN ACCORDANCE WITH CITY'S POLICY CONDITIONS OF APPROVAL BY:  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 R.C.E. NO. \_\_\_\_\_ EXP. DATE \_\_\_\_\_



**811**  
 Know what's below.  
 Call before you dig.  
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE

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DRAWN BY:	KLM	APR., 2010
CHECKED BY:	TJW	4-14-10

ENGINEER OF RECORD:  

 DATE: \_\_\_\_\_

PREPARED BY:  

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DEVELOPMENT ENGINEER	DATE
PLANNING DIVISION	DATE
<TRAFFIC ENGINEER>	DATE
<BLDG. DIVISION - ADA COMPLIANCE>	DATE
<COSCA>	DATE

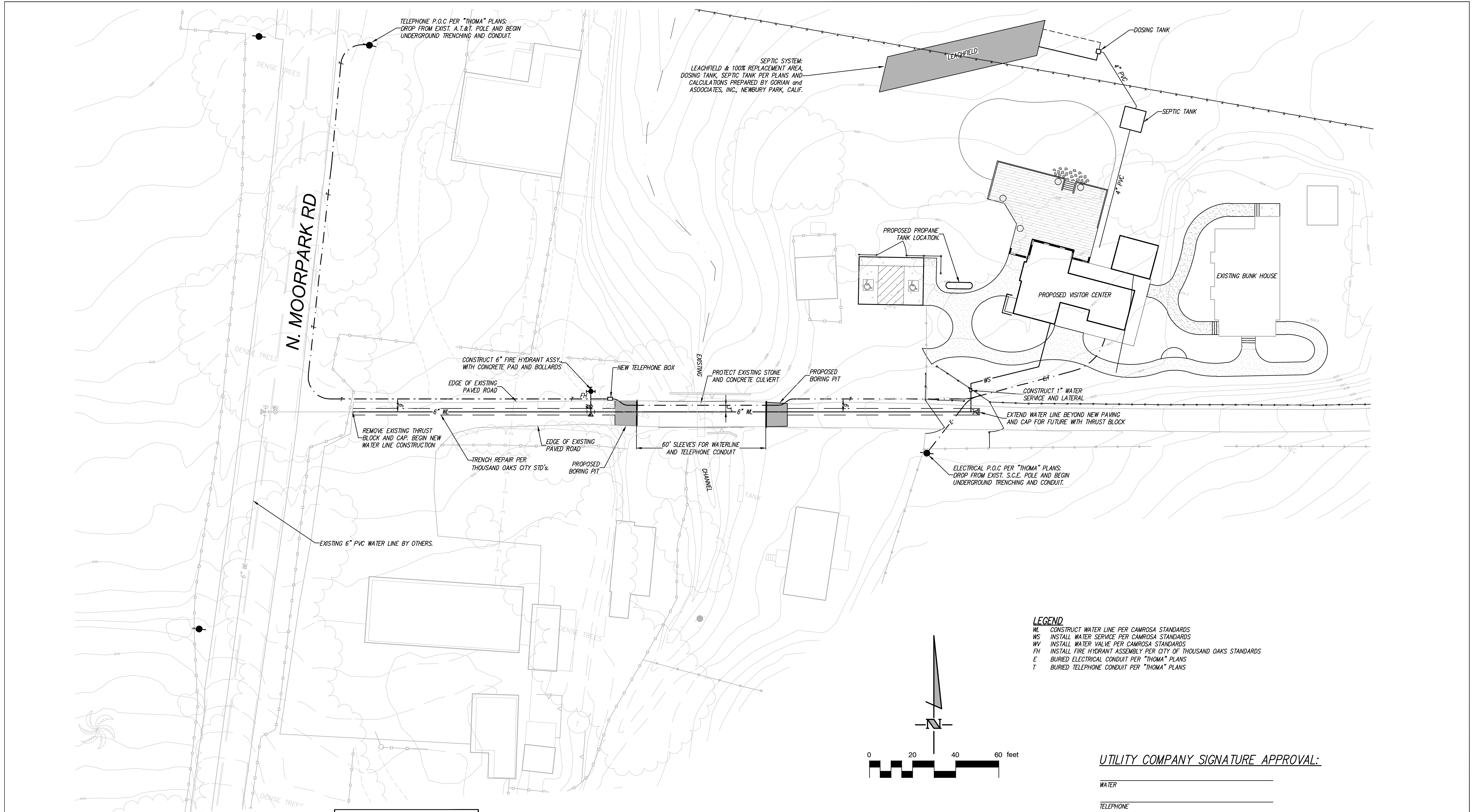
CITY OF THOUSAND OAKS  
 PUBLIC WORKS DEPARTMENT

DRIVEWAY PLAN

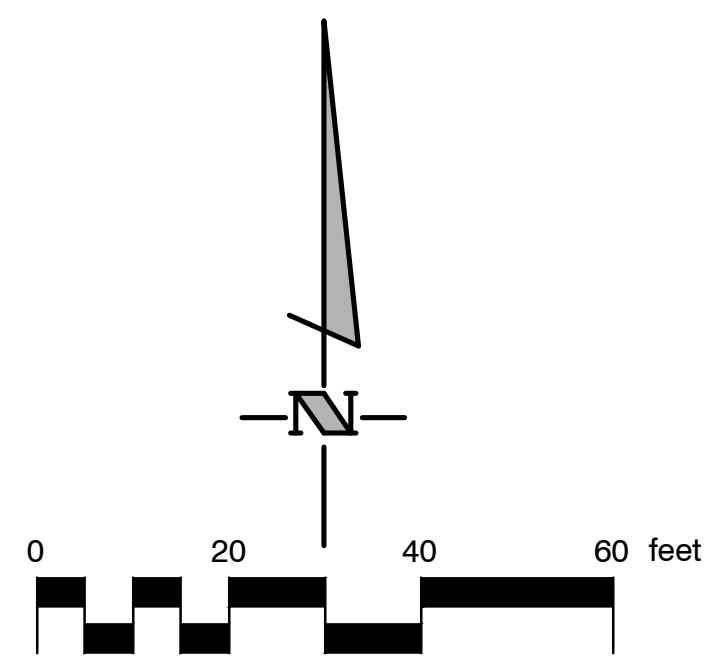
McCREA RANCH  
 THOUSAND OAKS, CA

CITY OF THOUSAND OAKS DWG. NO. \_\_\_\_\_ SHEET C4 OF 5





- LEGEND**
- WL CONSTRUCT WATER LINE PER CAMROSA STANDARDS
  - WS INSTALL WATER SERVICE PER CAMROSA STANDARDS
  - WV INSTALL WATER VALVE PER CAMROSA STANDARDS
  - FH INSTALL FIRE HYDRANT ASSEMBLY PER CITY OF THOUSAND OAKS STANDARDS
  - E BURIED ELECTRICAL CONDUIT PER "THOMA" PLANS
  - T BURIED TELEPHONE CONDUIT PER "THOMA" PLANS



UTILITY COMPANY SIGNATURE APPROVAL:

WATER \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_  
 ELECTRIC \_\_\_\_\_

**NOTE:** NOTIFY PUBLIC WORKS INSPECTOR A MINIMUM OF 24 HOURS PRIOR TO START OF CONSTRUCTION.

**NOTE:** CONTRACTOR SHALL TELEPHONE UNDERGROUND SERVICE ALERT (USA) 8 1 1 OR 1(800) 422-4133 A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.

REVIEWED IN ACCORDANCE WITH CITY'S POLICY CONDITIONS OF APPROVAL BY:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 R.C.E. NO. \_\_\_\_\_ EXP. DATE \_\_\_\_\_

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE

DESIGNED BY: KLM APR., 2010  
 DRAWN BY: KLM APR., 2010  
 CHECKED BY: TJW 4-14-10

ENGINEER OF RECORD:

PREPARED BY: creating environments people enjoy™

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REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS

DEVELOPMENT ENGINEER	DATE
PLANNING DIVISION	DATE
<TRAFFIC ENGINEER>	DATE
<BLDG. DIVISION - ADA COMPLIANCE>	DATE
<COSCA>	DATE

CITY OF THOUSAND OAKS  
 PUBLIC WORKS DEPARTMENT

UTILITY PLAN

McCREA RANCH  
 THOUSAND OAKS, CA

CITY OF THOUSAND OAKS DWG. NO. \_\_\_\_\_ SHEET C5 OF 5



## CRITICAL ANALYSIS

Generated: 2009-12-14 13:44

P.O.C. NUMBER: 01  
Water Source Information: See Sheet C-1

FLOW AVAILABLE  
Water Meter Size: 1"  
Flow Available: 37.50 gpm

PRESSURE AVAILABLE  
Static Pressure at POC: 100.00 psi  
Elevation Change: 4.00 ft  
Service Line Size: 6"  
Length of Service Line: 320.00 ft  
Pressure Available: 98.00 psi

DESIGN ANALYSIS  
Maximum Multi-valve Flow: 38.00 gpm  
Flow Available at POC: 37.50 gpm  
Residual Flow Available: -0.50 gpm

Critical Station: 5  
Pressure Req. at Critical Station: 36.56 psi  
Loss for Fittings: 0.51 psi  
Loss for Main Line: 5.14 psi  
Loss for POC to Valve Elevation: 0.00 psi  
Loss for Backflow: 12.81 psi  
Loss for Master Valve: 2.39 psi  
Loss for Water Meter: 1.27 psi  
Critical Station Pressure at POC: 56.29 psi  
Pressure Available: 98.00 psi  
Residual Pressure Available: 41.71 psi

## IRRIGATION NOTES

- IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT THE TIME OF INSTALLATION. MAINLINE AND LATERALS SHALL BE PLACED IN THE SAME TRENCH WHEN POSSIBLE. ALL Q.C. VALVES ARE TO BE LOCATED 12" FROM SIDEWALKS, CURBS, ASPHALT & CONCRETE SURFACES.
- ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING, TO COMPLETE THE WORK, SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
- INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE POWER TO CONTROLLERS AND DEDICATE ONE (1) 20 AMP BREAKER FOR EACH CONTROLLER. THE AUTHORIZED REPRESENTATIVE SHALL REVIEW CONTROLLER LOCATIONS PRIOR TO INSTALLATION. 120 VOLT SERVICE AND HOOK-UP TO THE CONTROLLER SHALL BE COMPLETED BY A LICENSED ELECTRICAL CONTRACTOR. THIS COST IS TO BE A PART OF THE LANDSCAPE CONTRACTOR'S BID.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE PLANS AND SITE CONDITIONS PRIOR TO BEGINNING WORK. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO EXPENSE TO THE OWNER.
- CONTRACTOR SHALL INCLUDE PCS SCREENS WHERE NECESSARY TO REDUCE RADIUS OF THROW.
- CONTRACTOR SHALL SLEEVE UNDER PAVING PER PLANS AND SPECIFICATIONS. ALL SLEEVES UNDER PAVING SHALL RECEIVE IDENTIFYING MARK ON TOP OF CONCRETE. EXTEND ALL SLEEVES 18" BEYOND EDGE OF PAVING.
- SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE. LABEL ALL WIRES W/ WATERPROOF MARKERS AT ALL SPLICES AND VALVE MANIFOLDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN.
- ALL EXISTING UTILITIES, WATER LINES AND FIRE HYDRANTS SHALL REMAIN CONNECTED AND IN FULL CONTINUOUS OPERATION DURING AND FOLLOWING ALL CONTRACT WORK.
- LOCATE ALL VALVES OUTSIDE OF TURF AREAS WHERE POSSIBLE.
- CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO THE IRRIGATION SYSTEM FOLLOWING A PRECIPITATION TEST PER THE OWNER. ADJUSTMENTS SHALL INCLUDE BUT WILL NOT BE LIMITED TO: HEAD RELOCATION, CHANGING NOZZLES, AND ADJUSTING ARC PATTERNS TO ATTAIN 65% EFFICIENT UNIFORMITY AS REQUIRED BY THE OWNER.
- CONTRACTOR SHALL NOT INSTALL ANY PLANTING UNTIL THE FOLLOWING ARE COMPLETED:
  - THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL.
  - HYDROSTATIC PRESSURE TESTS SHALL BE PERFORMED ON MAIN AND LATERAL LINES.
  - ALL ZONES SHALL PASS A COVERAGE TEST.
  - CONTROLLERS SHALL BE FULLY OPERATIONAL.

## IRRIGATION LEGEND

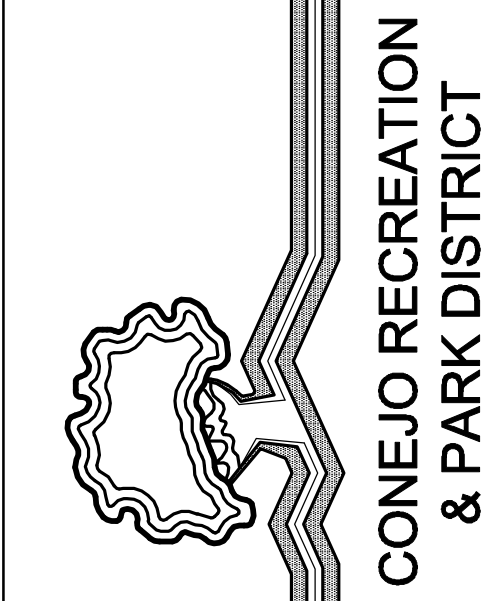
SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS	DETAIL REFERENCE
	Rain Bird 1806-SAM-R13-18	3	360	30	1.60	16'	Detail G, Sheet IR-3.01
	Rain Bird 1806-SAM-R13-18	10	180	30	0.80	16'	Detail G, Sheet IR-3.01
	Rain Bird 1806-SAM-R13-18	2	90	30	0.40	16'	Detail G, Sheet IR-3.01
	Rain Bird 1806-SAM-R13-18	1	120	30	0.53	16'	Detail G, Sheet IR-3.01
	Rain Bird 1806-SAM-R13-18	1	270	30	1.20	16'	Detail G, Sheet IR-3.01
	Rain Bird RWS-B-C-SOCK	10	360	20	0.50	1'	Detail J, Sheet IR-3.01
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY					
	Rain Bird XCZ-LF-100-PRF Drip Control Kit, 1" Low Flow valve, 3/4" pressure regulating RBY filter and 30psi pressure regulator.	5					Detail I, Sheet IR-3.01
	Area to Receive Drip Emitters Rain Bird Xeri-Bug XB Single outlet pressure compensating drip emitter, barbed inlet, Blue=0.5gph, Black=1.0gph, Red=2.0gph. Emitter Notes: 4" pot plant to receive 1 05PC emitter. 1 gal plant to receive 1 05PC emitter. 5 gal plant to receive 2 05PC emitters.	6,548 s.f.					Detail K, Sheet IR-3.01
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY					
	Rain Bird PEB Electric Remote Control Valve	2					Detail F, Sheet IR-3.01
	Rain Bird 44LRC 1" Quick Coupler Valve, two piece body, locking cover	4					Detail H, Sheet IR-3.01
	Rain Bird PEB 1"	1					Detail D, Sheet IR-3.01
	Wilkins Model 500 Pressure Reducing Valve	1					Detail E, Sheet IR-3.01
	Rain Bird ESPLXMI 8-Station Automatic Controller. Indoor, wall-mounted.	1					Detail A, Sheet IR-3.01
	Rain Bird ETMI ET Manager Control Device, indoor model. Install per manufacturer's instructions.	1					Detail A, Sheet IR-3.01
	Febco 825Y 3/4" Reduced Pressure Backflow Preventer	1					Detail B, Sheet IR-3.01
	Water Meter 1" See Sheet C-1	1					See Civil Plans
	Irrigation Lateral Line: PVC Schedule 40 Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	533 l.f.					Detail A, Sheet IR-3.02
	Irrigation Mainline: PVC Schedule 40	304 l.f.					Detail A, Sheet IR-3.02
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	32 l.f.					Detail A, Sheet IR-3.02
	Valve Callout # - Valve Number # - Valve Flow # - Valve Size						

## VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	PSI	PSI @ POC	GPM	PRECIP
1	Rain Bird XCZ-LF-100-PRF	1"	Drip	26.69	38.85	1.23	0.66 in/h
2	Rain Bird XCZ-LF-100-PRF	1"	Drip	27.72	41.65	2.50	0.97 in/h
3	Rain Bird XCZ-LF-100-PRF	1"	Drip	26.82	41.26	1.39	0.67 in/h
4	Rain Bird XCZ-LF-100-PRF	1"	Drip	25.15	40.73	0.43	0.59 in/h
5	Rain Bird PEB	1"	Turf Rotary	34.18	56.29	15.33	0.57 in/h
6	Rain Bird XCZ-LF-100-PRF	1"	Drip	26.16	43.31	0.85	0.06 in/h
7	Rain Bird PEB	1"	Bubbler	23.19	42.45	5.00	15.32 in/h



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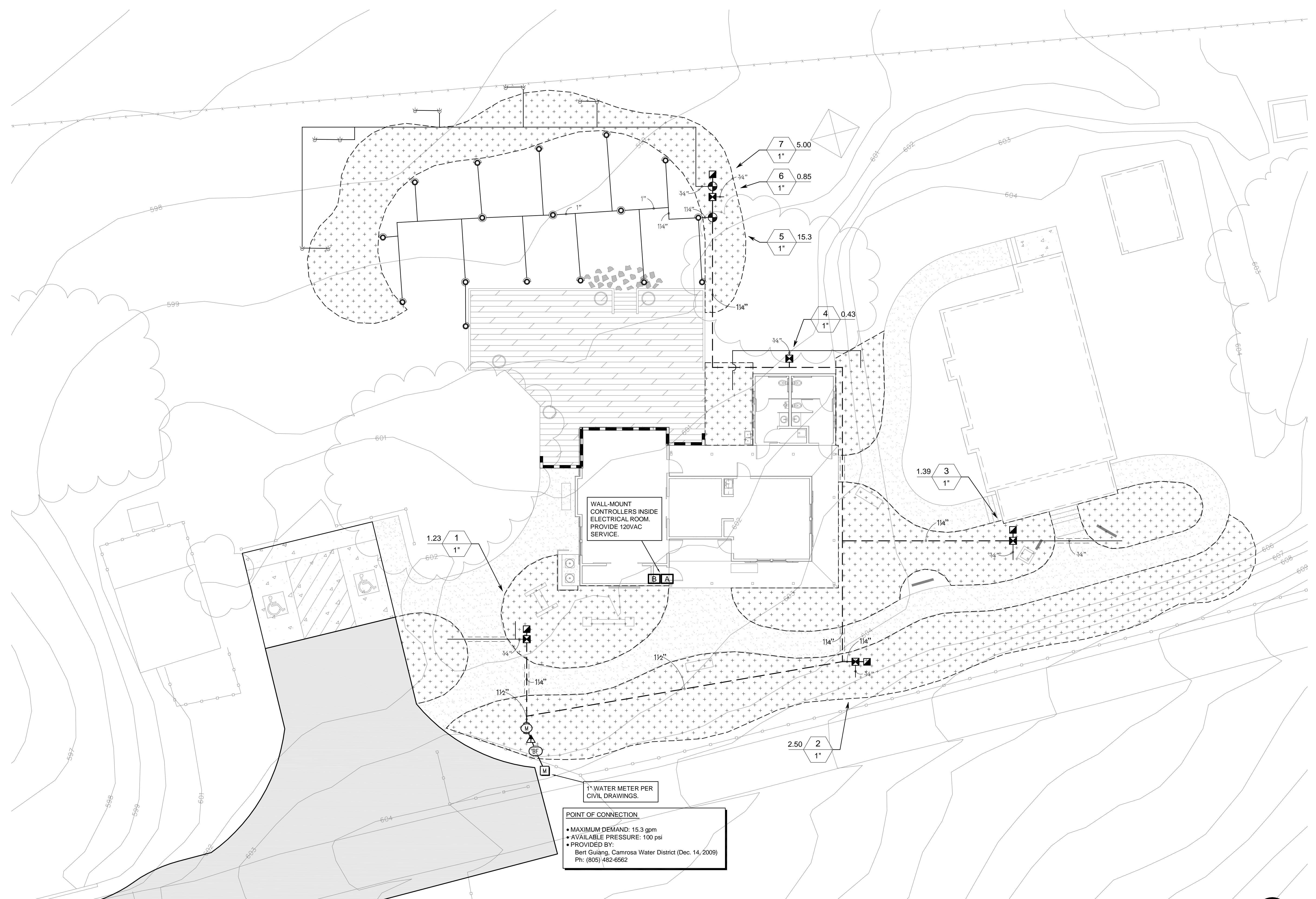
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## MCCREA RANCH VISITOR CENTER IRRIGATION LEGEND AND NOTES

NO.	REVISION	DATE
PROJECT MANAGER		
DRAWN BY		
CHECKED BY		
DATE		
April 23, 2010		
CAD FILE		
1402505_IP.dwg		
JOB NUMBER		
1402505		
SHEET		
IR-1.01		



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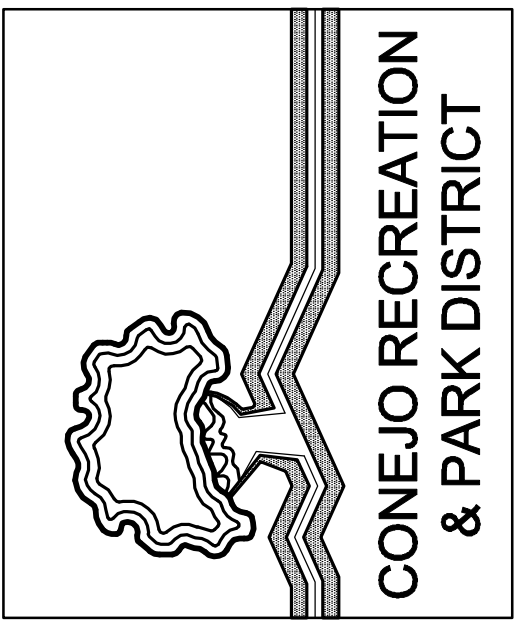
**POINT OF CONNECTION**  
• MAXIMUM DEMAND: 15.3 gpm  
• AVAILABLE PRESSURE: 100 psi  
• PROVIDED BY:  
Bert Quiang, Camrosa Water District (Dec. 14, 2009)  
Ph: (805) 482-6562

### IRRIGATION PLAN

NOTE:  
REFER TO SHEET IR-1.01 FOR IRRIGATION LEGEND



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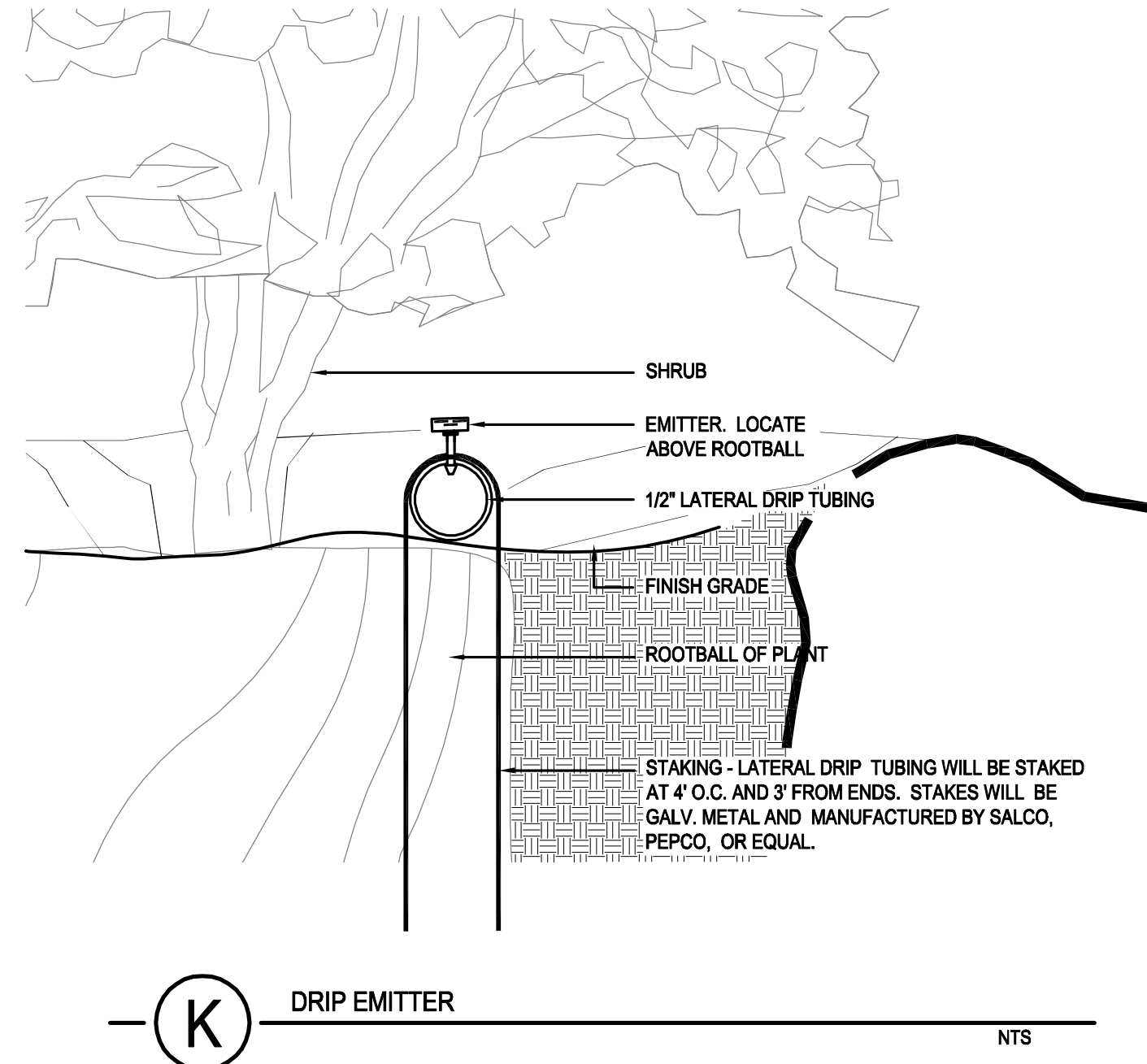


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A California Corporation | Victor Hengeman, Licensed Civil Engineer, License No. 51828, License No. 51828, License No. 51828, License No. 51828

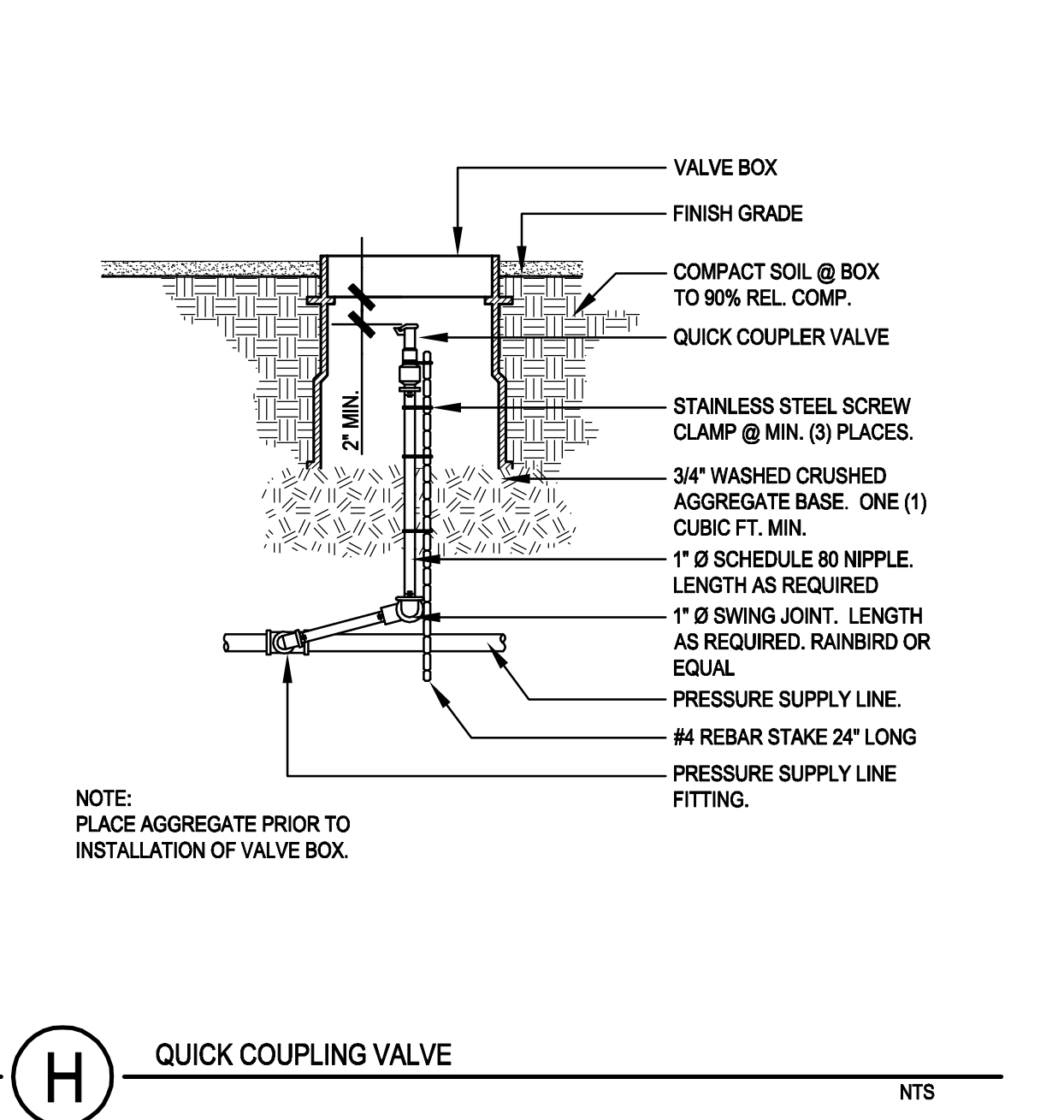
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DRAWN BY		
CHECKED BY		
DATE		
April 23, 2010		
CAD FILE		
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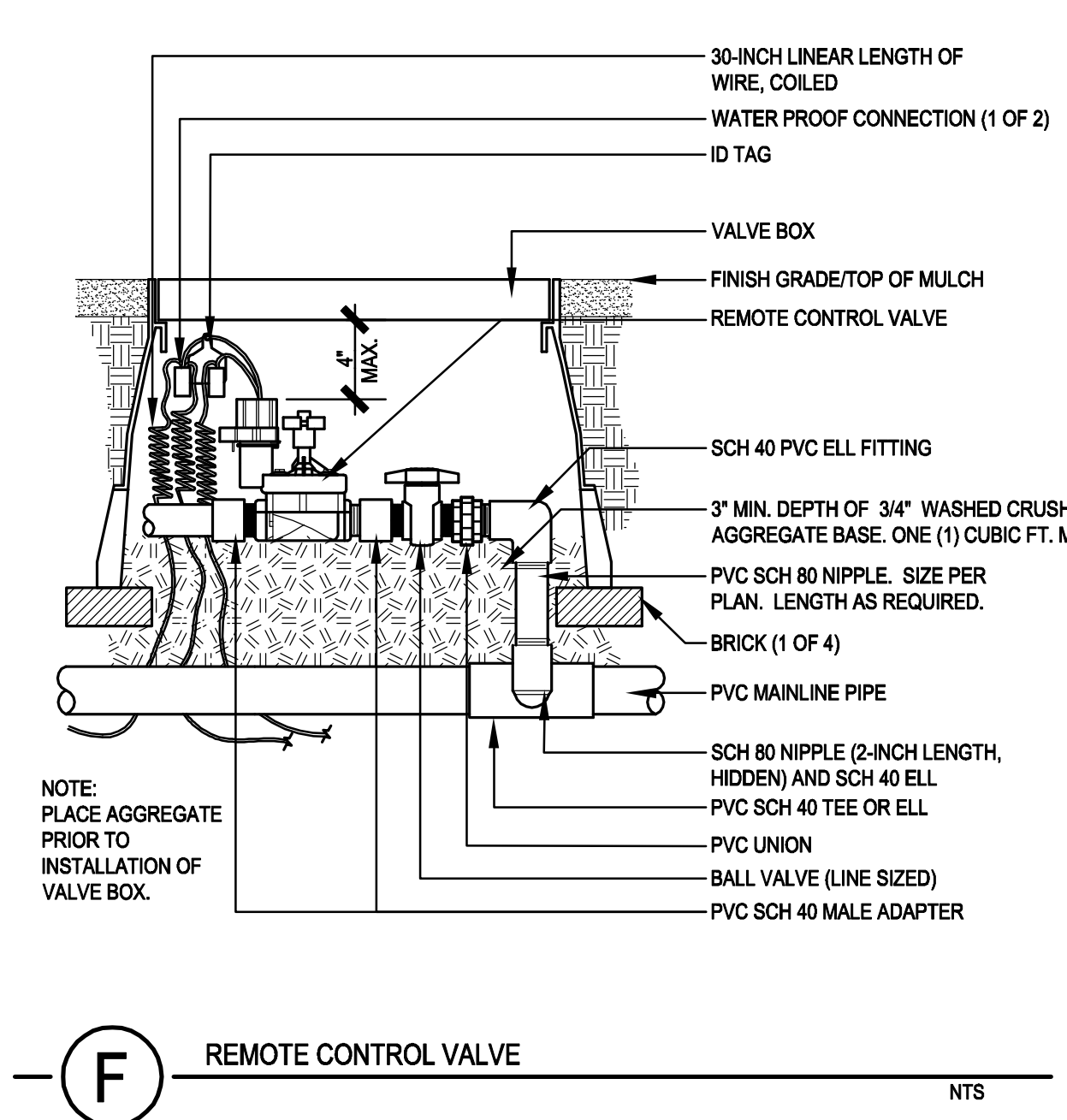




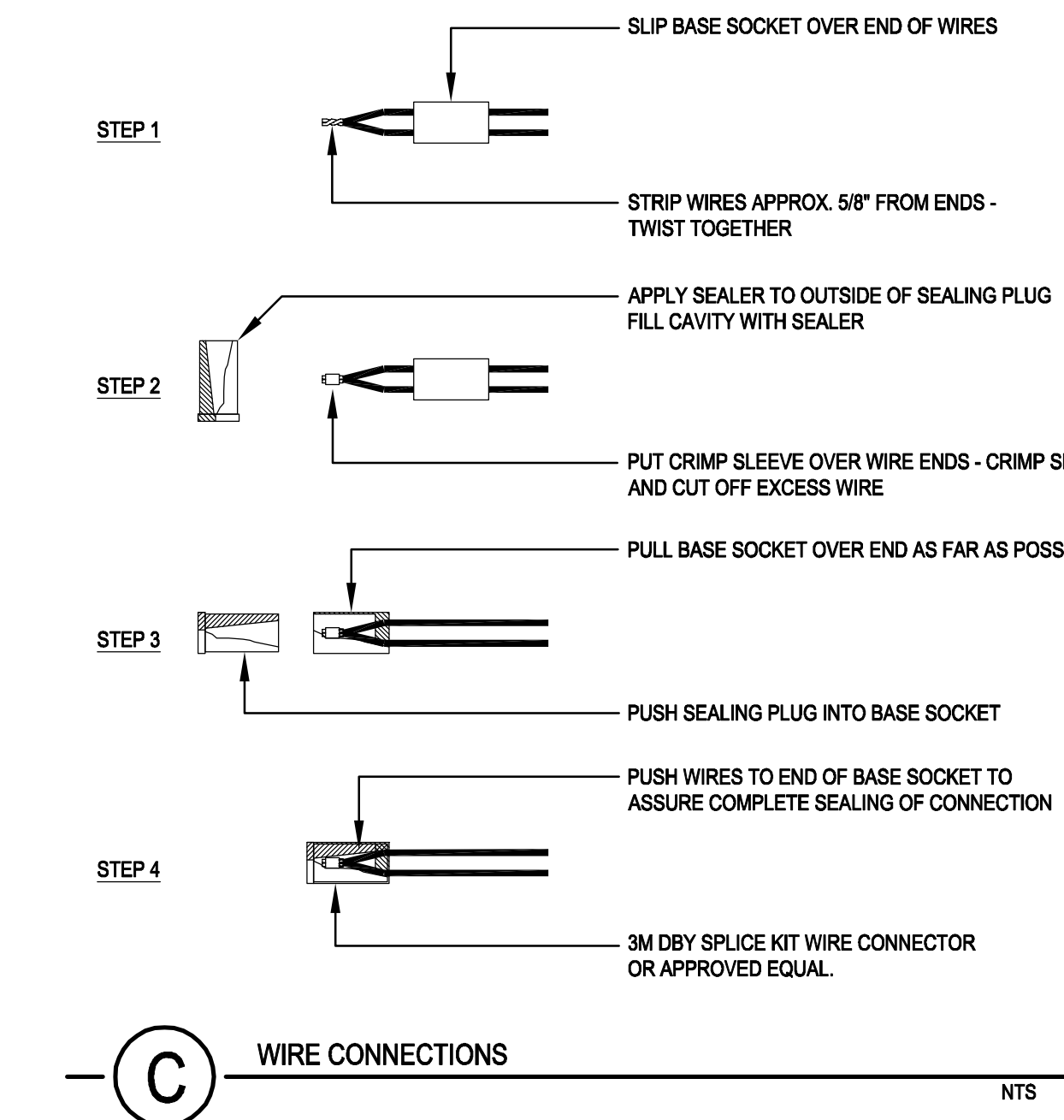
**(K) DRIP EMITTER** NTS



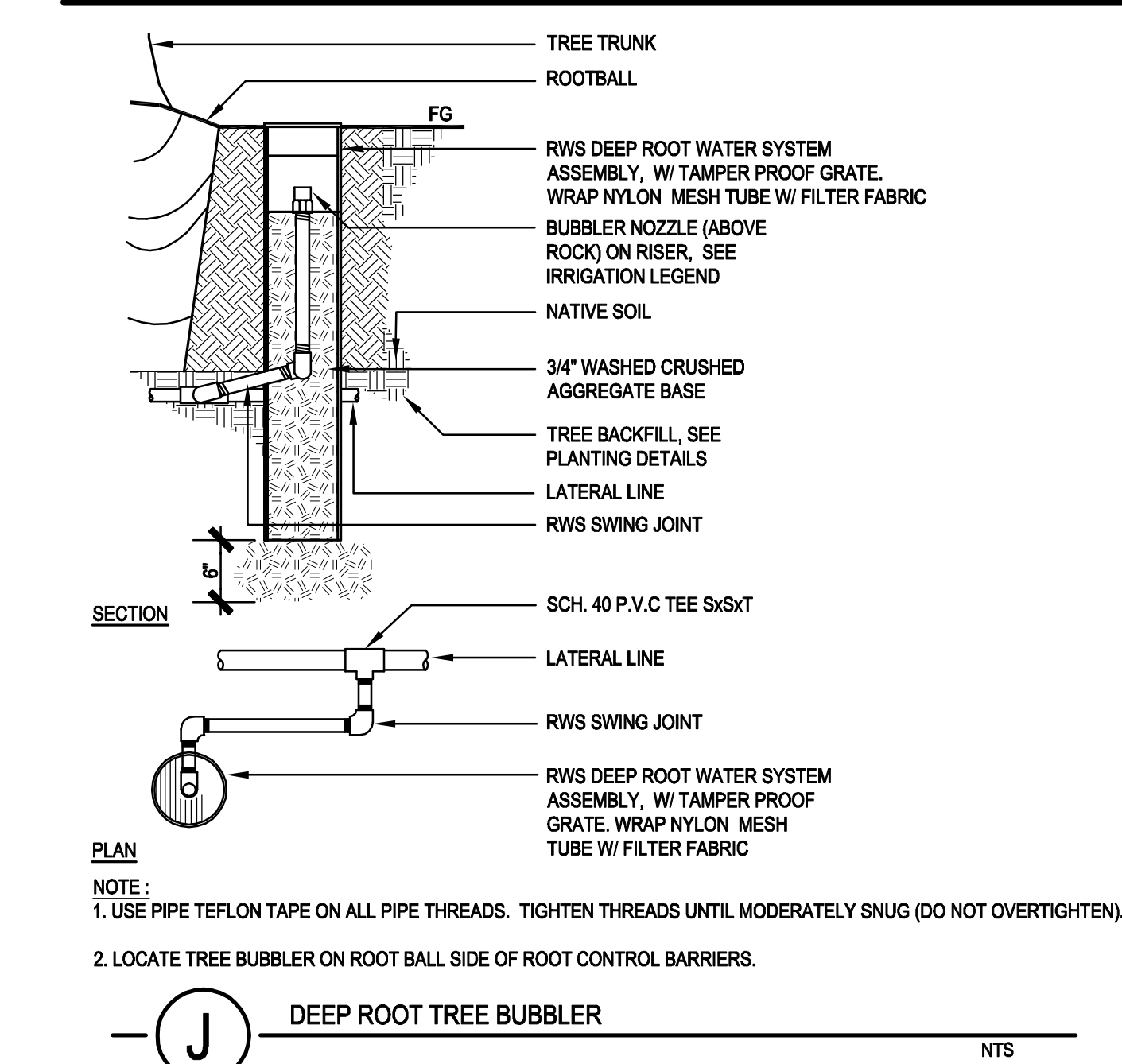
**(H) QUICK COUPLING VALVE** NTS



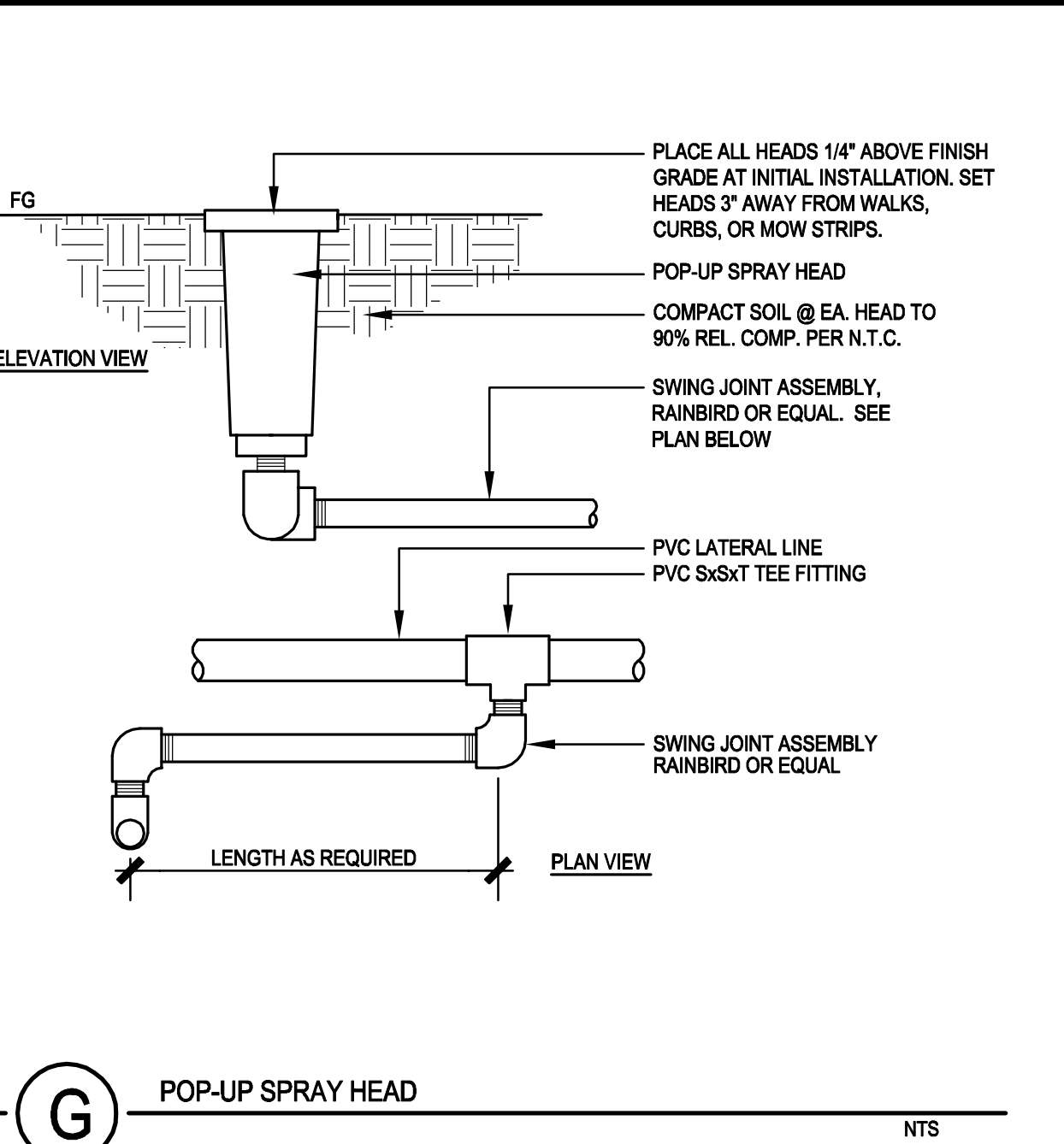
**(F) REMOTE CONTROL VALVE** NTS



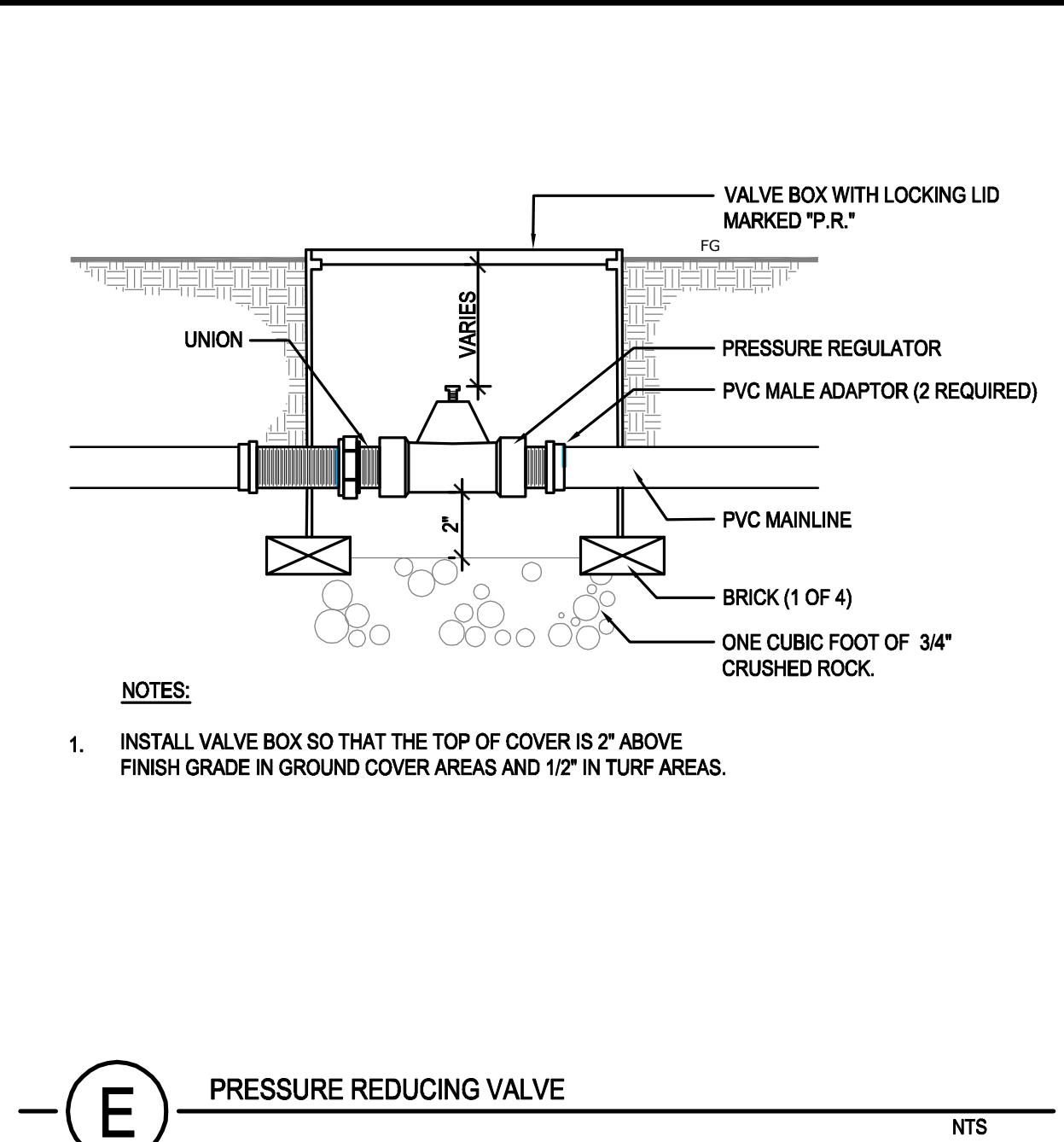
**(C) WIRE CONNECTIONS** NTS



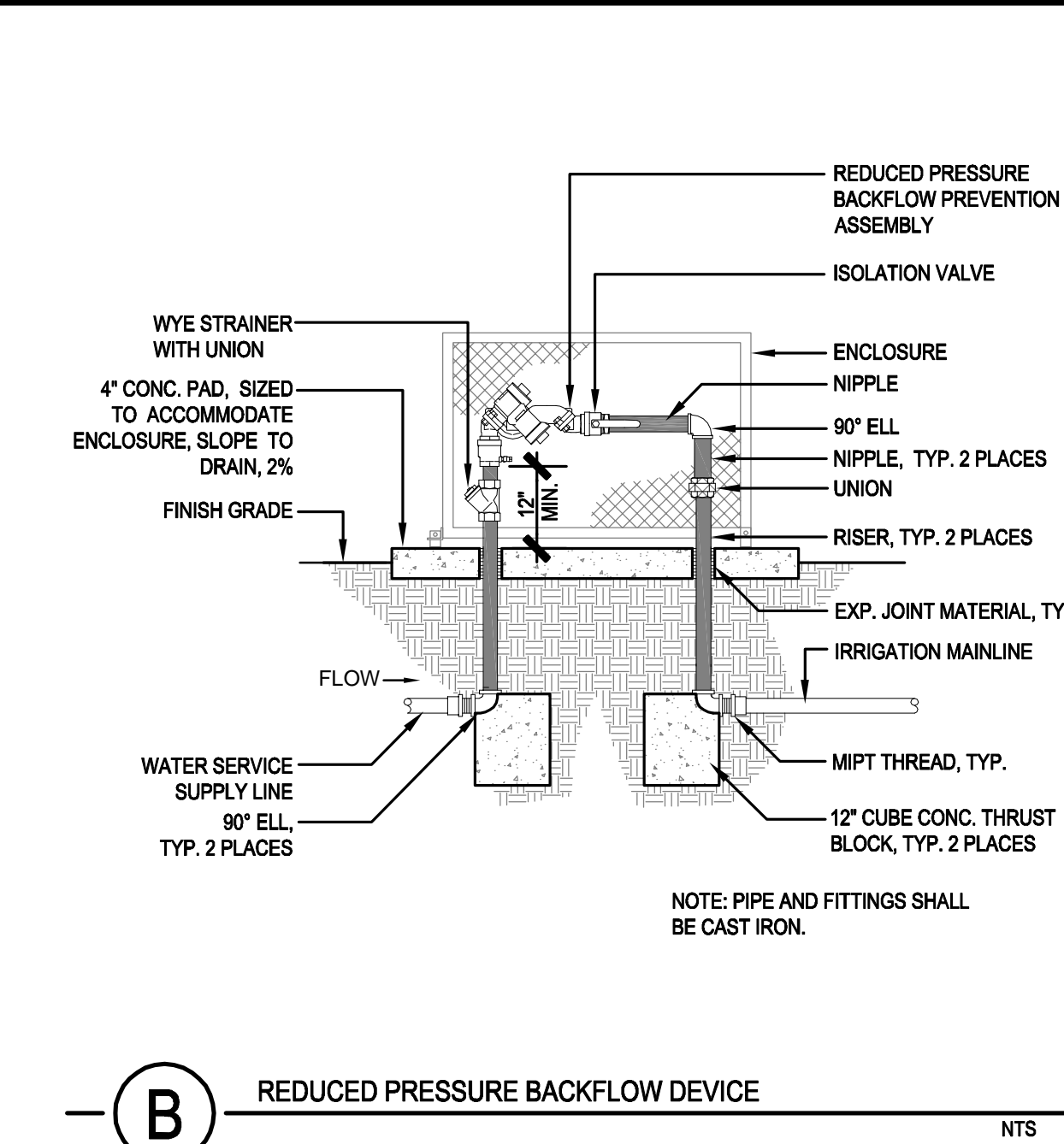
**(J) DEEP ROOT TREE BUBBLER** NTS



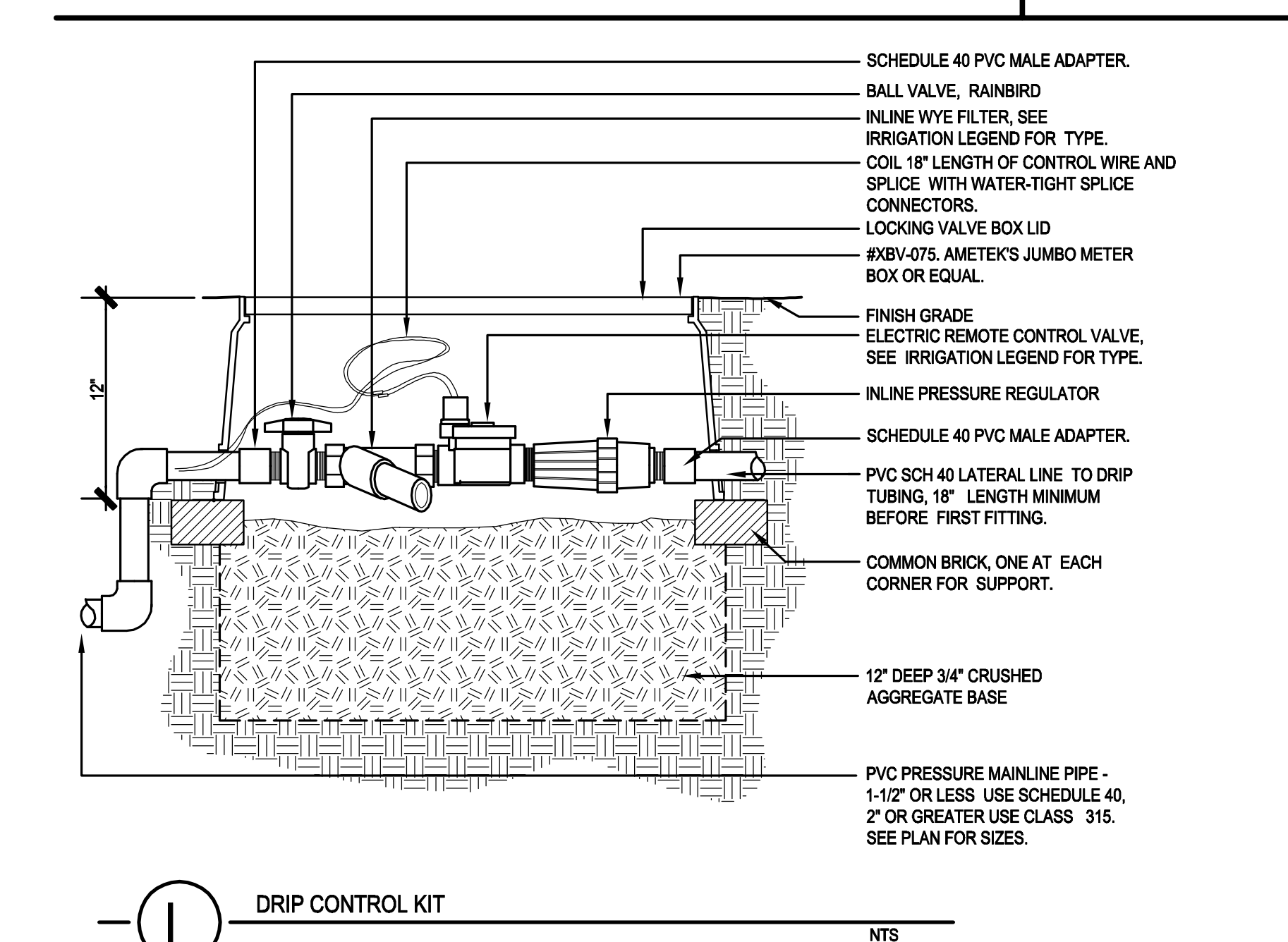
**(G) POP-UP SPRAY HEAD** NTS



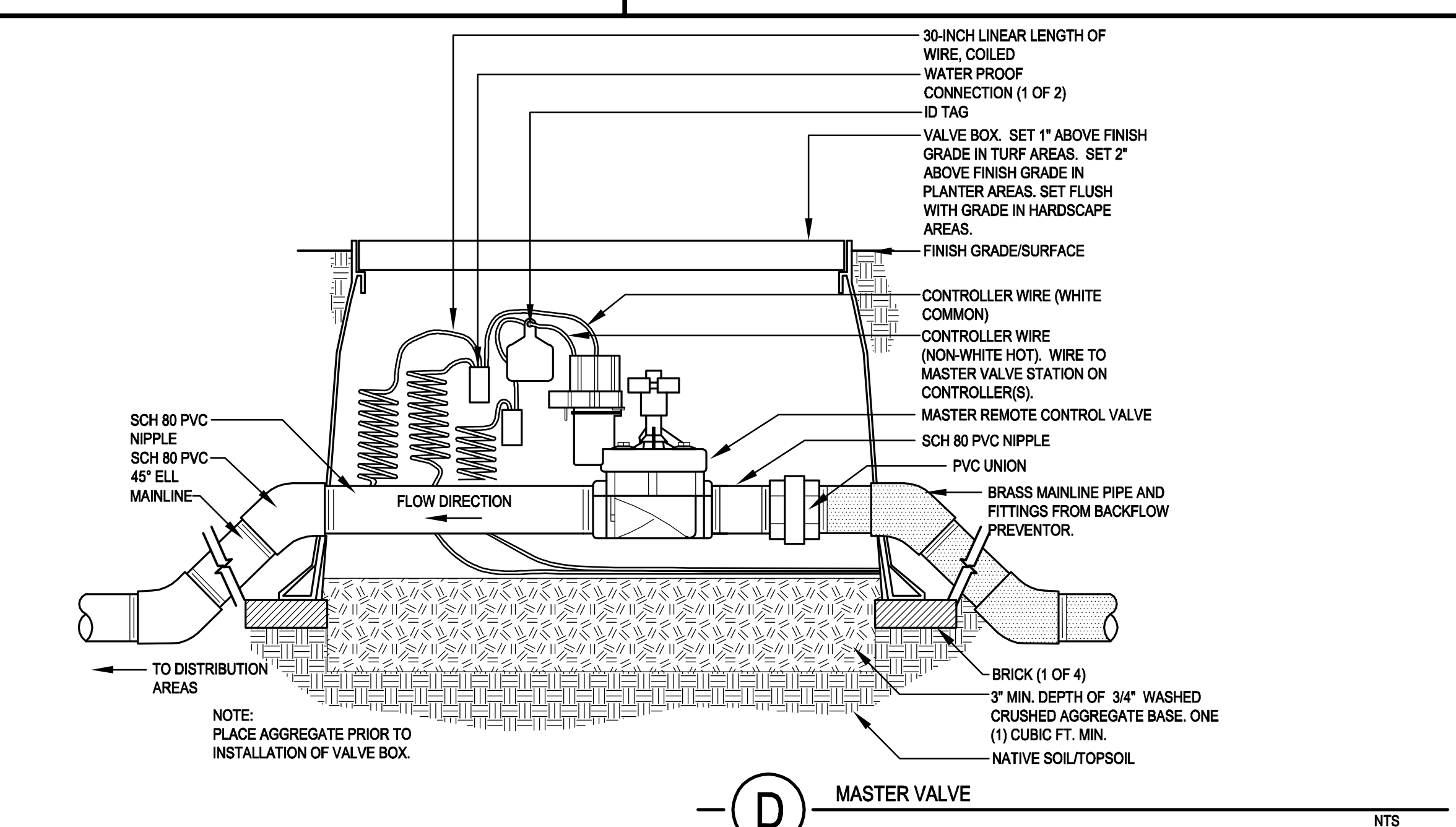
**(E) PRESSURE REDUCING VALVE** NTS



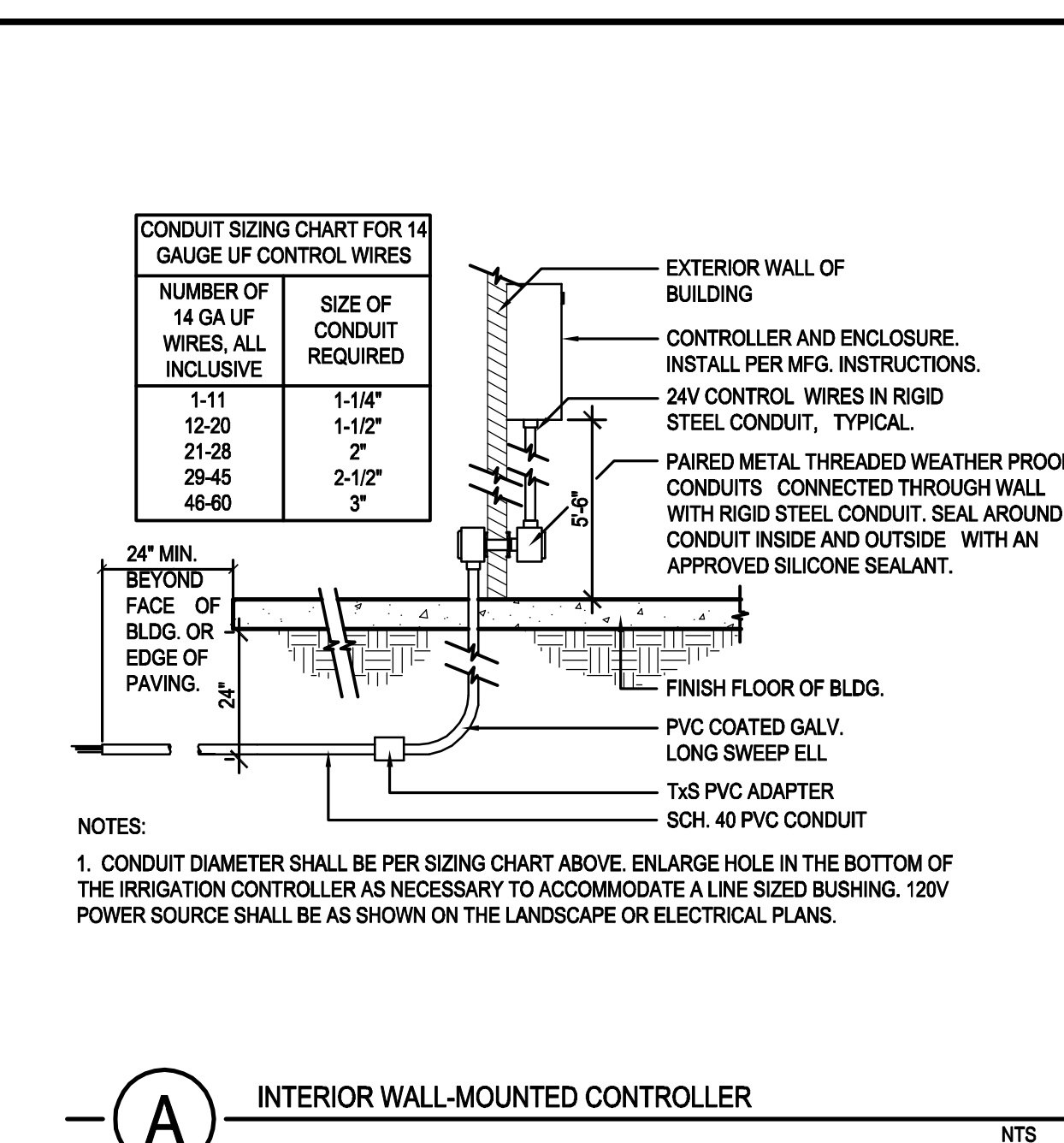
**(B) REDUCED PRESSURE BACKFLOW DEVICE** NTS



**(I) DRIP CONTROL KIT** NTS



**(D) MASTER VALVE** NTS

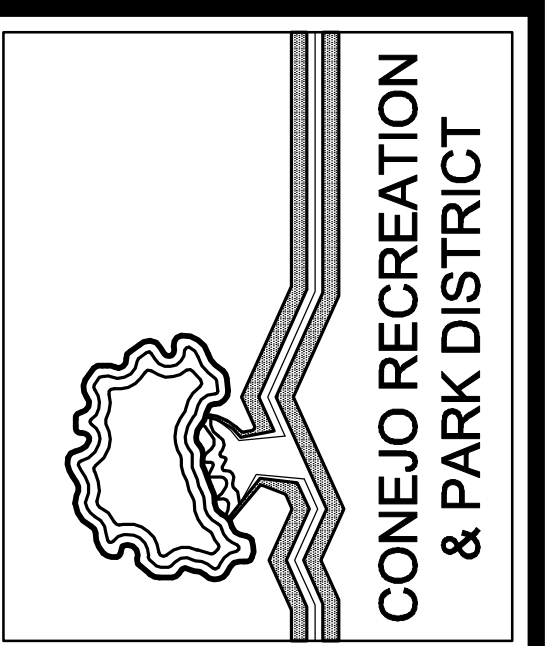


**(A) INTERIOR WALL-MOUNTED CONTROLLER** NTS



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**MCCREA RANCH VISITOR CENTER**  
**IRRIGATION DETAILS**

NO.	REVISION	DATE

PROJECT MANAGER  
Lief McKay

DRAWN BY  
A.K.

CHECKED BY  
L.M.

DATE  
April 23, 2010

CAD FILE  
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JOB NUMBER  
1402505

SHEET  
**IR-3.01**

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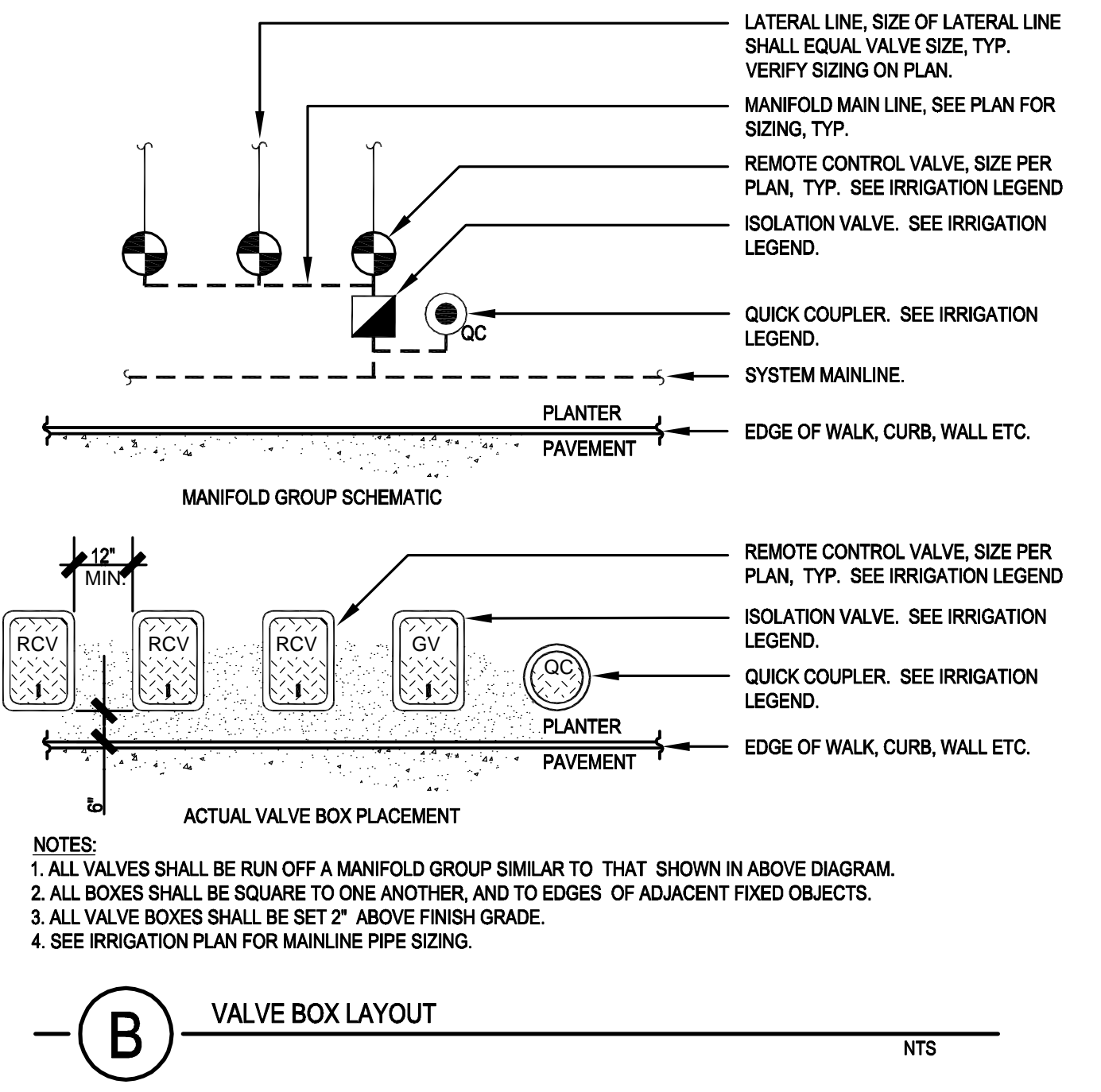
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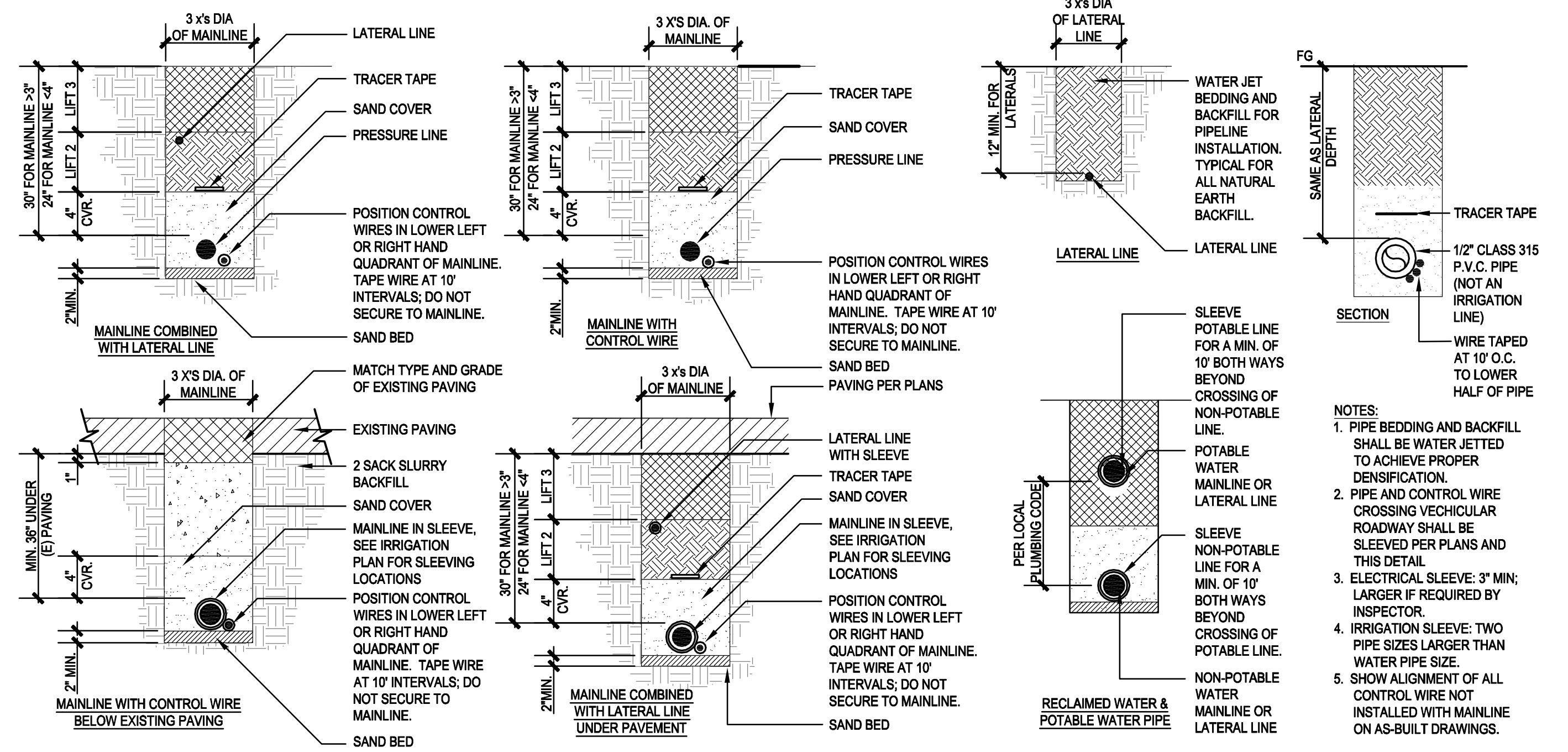
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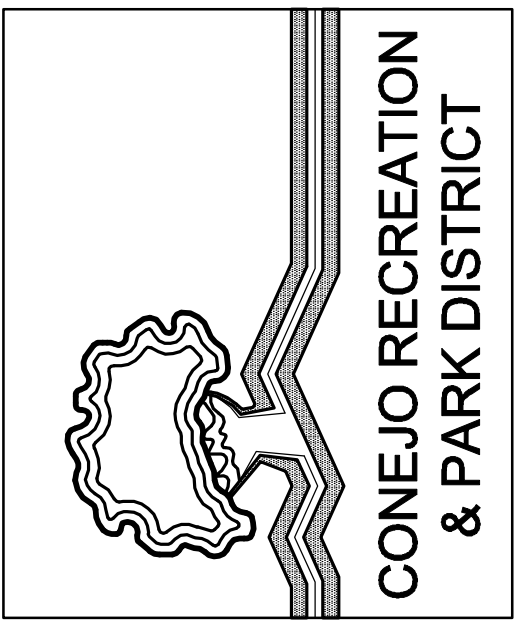
B VALVE BOX LAYOUT NTS



A TRENCHING NTS



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**IRRIGATION DETAILS**

NO.	REVISION	DATE

PROJECT MANAGER  
Lief McKay

DRAWN BY  
A.K.

CHECKED BY  
L.M.

DATE  
April 23, 2010

CAD FILE  
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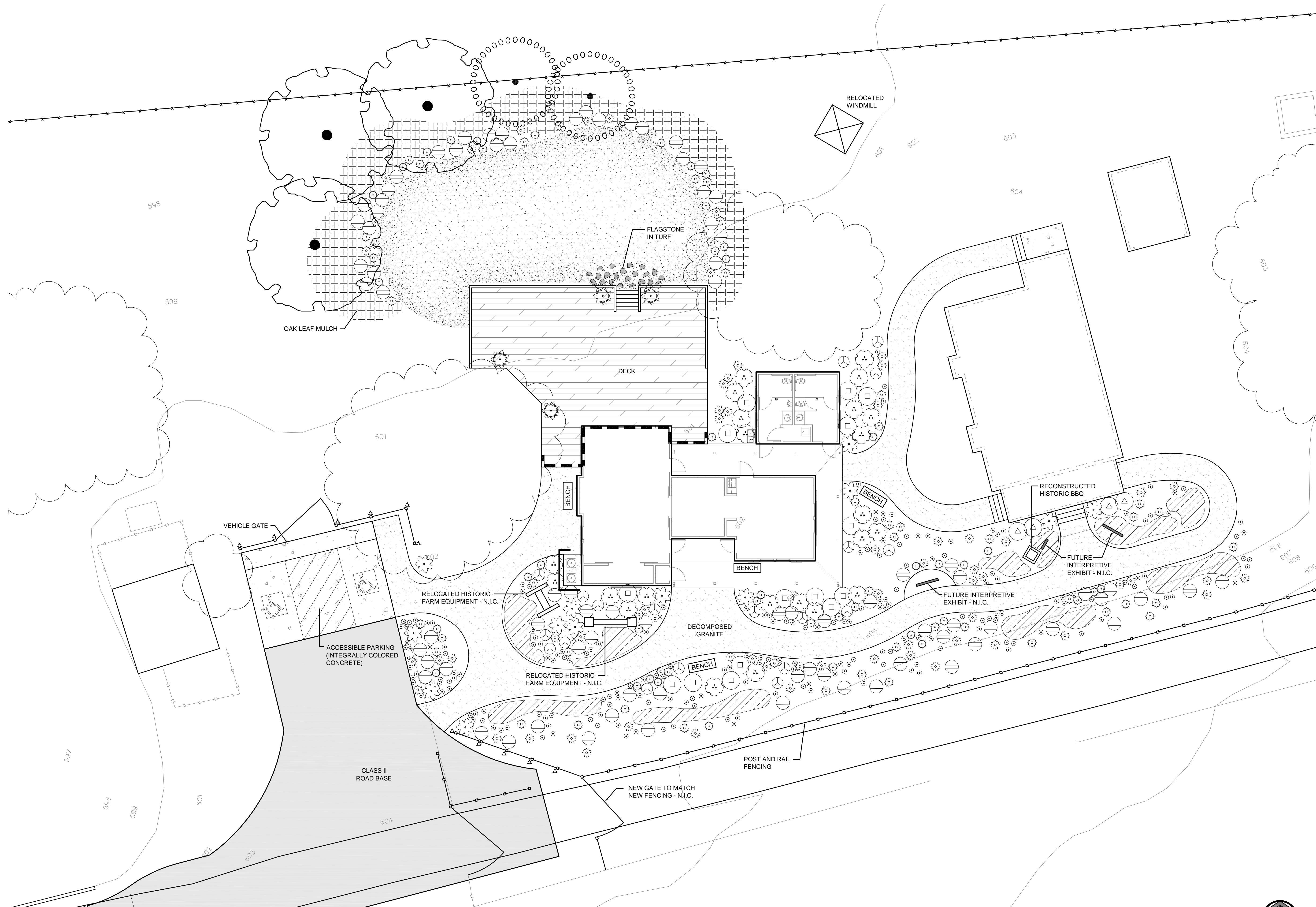
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SHEET  
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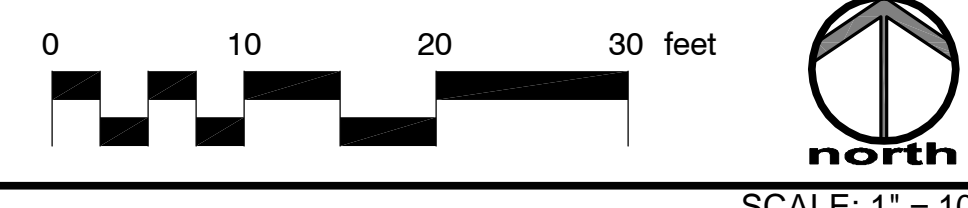




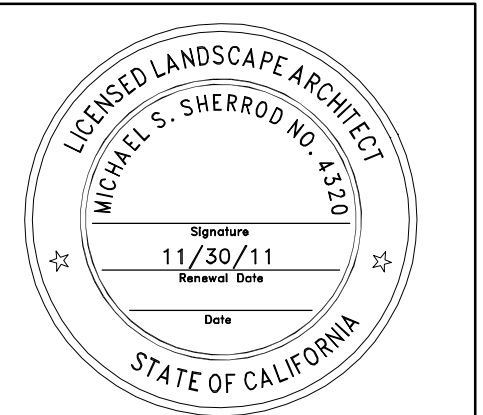


**PLANTING PLAN**

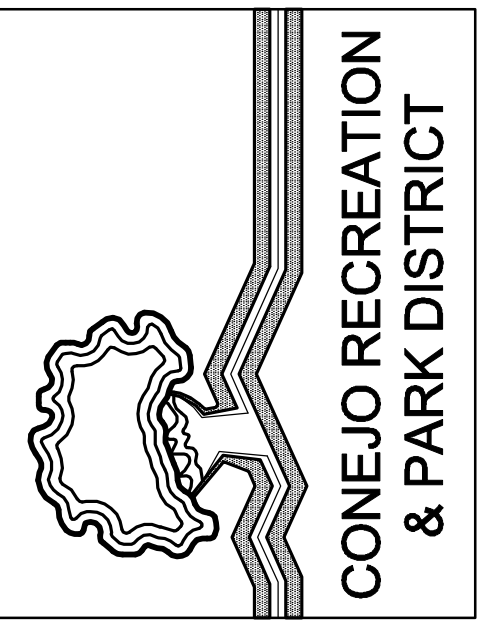
NOTE:  
REFER TO SHEET PL-1.01 FOR PLANTING LEGEND AND DETAILS



SCALE: 1" = 10'



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**MCCREA RANCH  
VISITOR CENTER  
PLANTING PLAN**

NO.	REVISION	DATE

PROJECT MANAGER  
Lief McKay  
DRAWN BY  
A.M.  
DATE  
April 23, 2010  
CHECKED BY  
L.M.  
CAD FILE  
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JOB NUMBER  
1402505  
SHEET  
**PL-2.01**

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### GENERAL NOTES

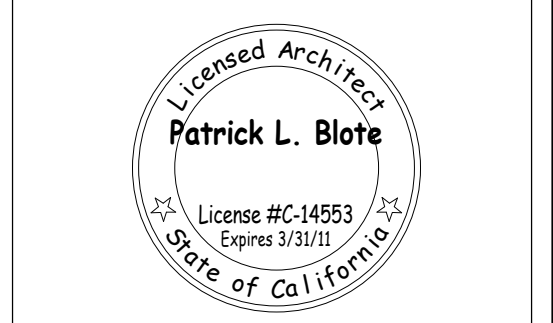
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
- REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
- REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- REFER TO FINISH PLAN AND SCHEDULE FOR INTERIOR WALL, CEILING AND FLOOR FINISH INFORMATION.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
- PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION.
- TOILET PARTITIONS FOR THE ACCESSIBLE TOILET SHALL BE PROVIDED WITH A LATCH THAT DOES NOT REQUIRE GRASP OF TWISTING, AND A U-SHAPE OR LOOP IMMEDIATELY BELOW THE LATCH ON THE INSIDE AND OUTSIDE OF THE PARTITION DOOR.

### KEYNOTES

- 02820.A1 Mechanical Screen
- 06110.M2 Post Support, Refer to Structural Plans
- 06110.N1 False Wood Shutter
- 06410.A1 Base Cabinets
- 06410.A2 Upper Cabinets
- 06410.A4 Countertop With Backsplash
- 06410.A5 Built-in Reception Desk
- 07710.B3 Downspout
- 10160.A1 Toilet Partition
- 10160.A2 Urinal Screen
- 10430.A1 ACCESSIBLE PARKING SIGN
- 10800.A1 Paper Towel Dispenser
- 10800.A2 Toilet Tissue Dispenser
- 10800.A6 Soap Dispenser
- 10800.A18 Toilet Seat Cover Dispenser
- 10800.C3 42" Grab Bar
- 10800.D4 Mirror
- 15410.A2 Kitchen Sink
- 15410.A3 Lavatory
- 15410.A5 Urinal
- 15410.A6 Mop Sink
- 15410.A7 Exterior Sink
- 15700.A1 HVAC Condenser, Refer to Mechanical Plans

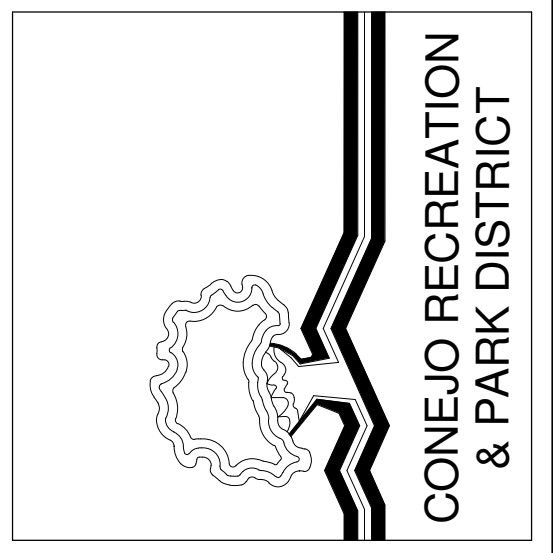
### LEGEND

- EXTERIOR 2X6 WOOD STUD WALL  
EXTERIOR SIDE: VERTICAL BOARD AND BATTEN CEMENT BOARD SIDING OVER PLYWOOD SHEATHING  
INTERIOR SIDE: 5/8" GYPSUM BOARD
- EXTERIOR 2X6 WOOD STUD WALL  
EXTERIOR SIDE: HORIZONTAL CEMENT BOARD SIDING OVER PLYWOOD SHEATHING  
INTERIOR SIDE: 5/8" GYPSUM BOARD
- INTERIOR 2X6 WOOD STUD WALL  
5/8" GYPSUM BOARD BOTH SIDES  
PLYWOOD SHEATHING (WHERE APPLIES)



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A California Corporation | Victor Montgomery, Architect #C1109 | Amy Michael, PE #3886, LS #8275 | Jeff Fisher, LA #2844

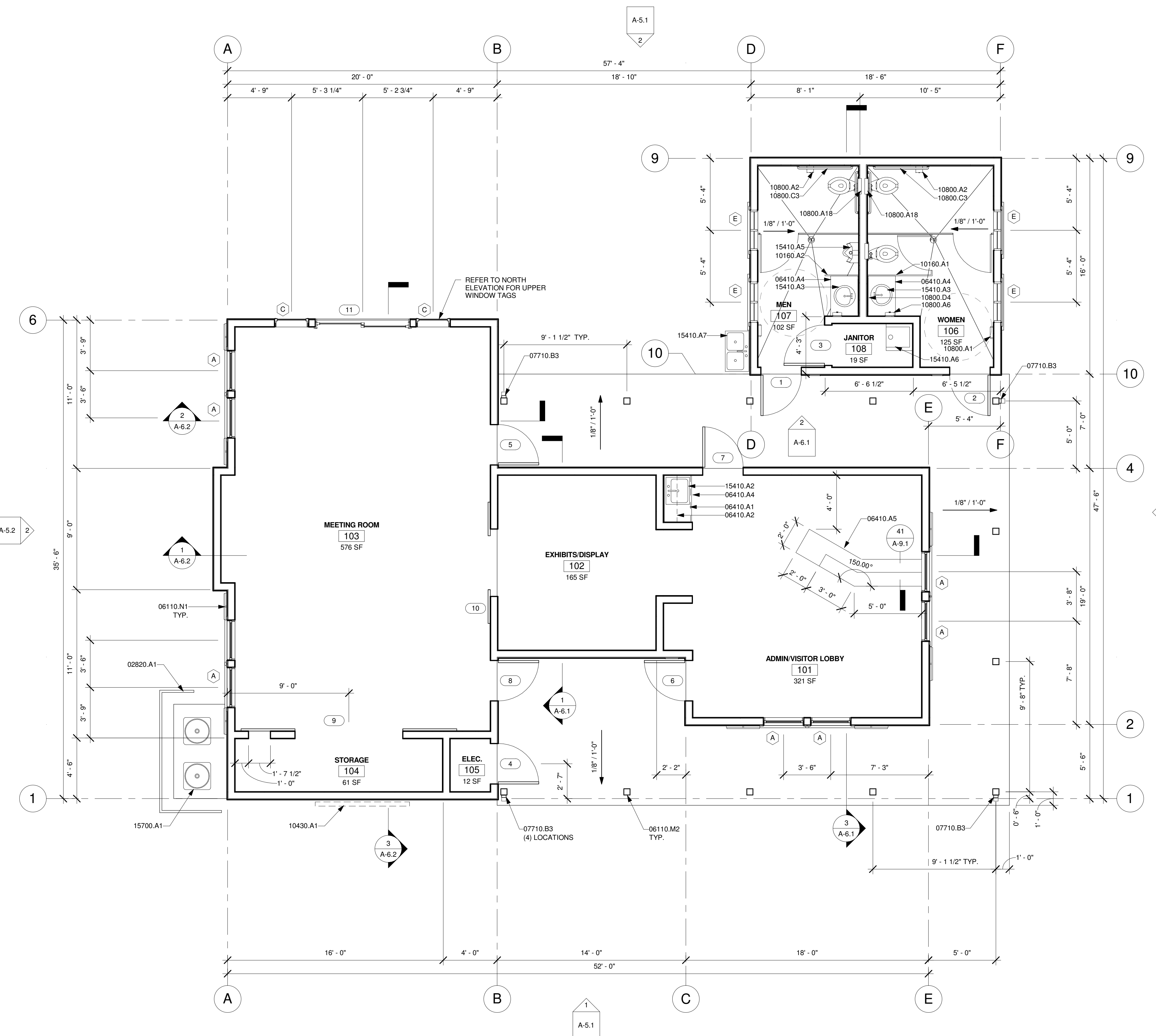
**MCCREA RANCH VISITOR CENTER**  
4500 N. MOORPARK RD.  
THOUSAND OAKS, CALIFORNIA

**FLOOR PLAN**

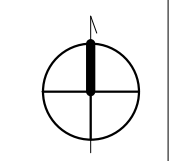
NO.	REVISION	DATE
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PROJECT MANAGER

DRAWN BY: SDR      CHECKED BY: PLB  
DATE:                      FEBRUARY 01, 2010  
PROJECT NUMBER: 1402505  
SHEET: **A-2.1**

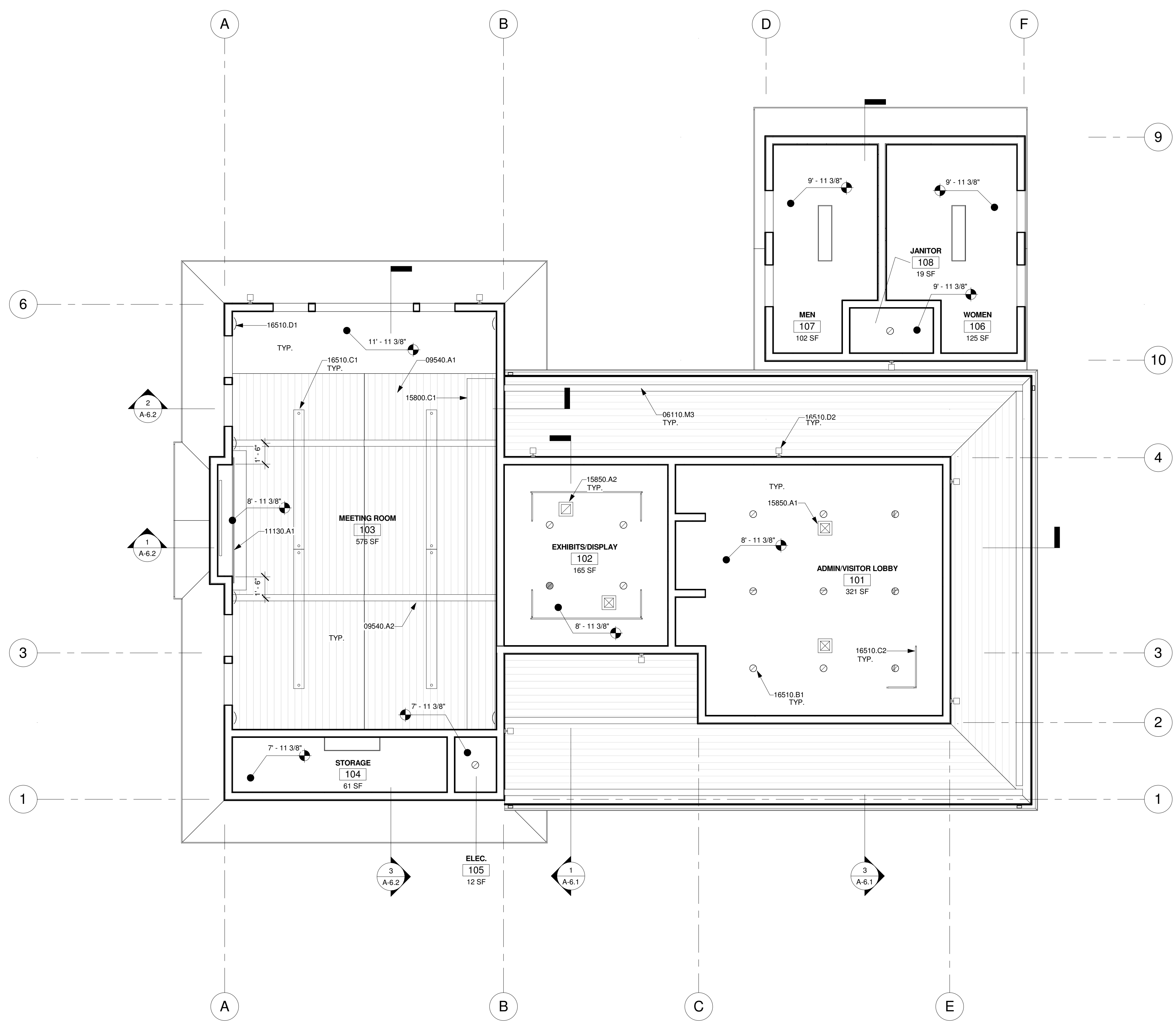


**1 FLOOR PLAN**  
A-5.1 | A-2.1 | 1/4" = 1'-0"



5/13/2010 3:36:31 PM  
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**1 REFLECTED CEILING PLAN**  
A-5.1 | A-3.1 1/4" = 1'-0"



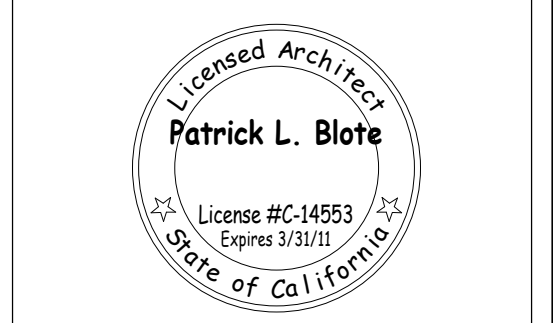
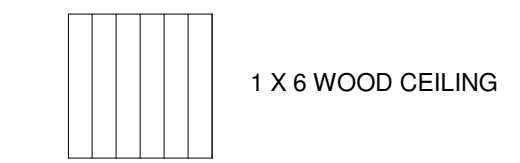
**GENERAL NOTES**

- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB TO FINISH FACE OF GWB OR FACE OF CEILING GRID AS INDICATED ON THE REFLECTED CEILING PLAN, UON.
- ALL LIGHT FIXTURES ARE TO BE INSTALLED ACCORDING TO THE ARCHITECTURAL REFLECTED CEILING PLAN. ARCHITECT TO REVIEW CEILING LAYOUT INCLUDING BULKHEADS AND GRID PRIOR TO INSTALLATION.

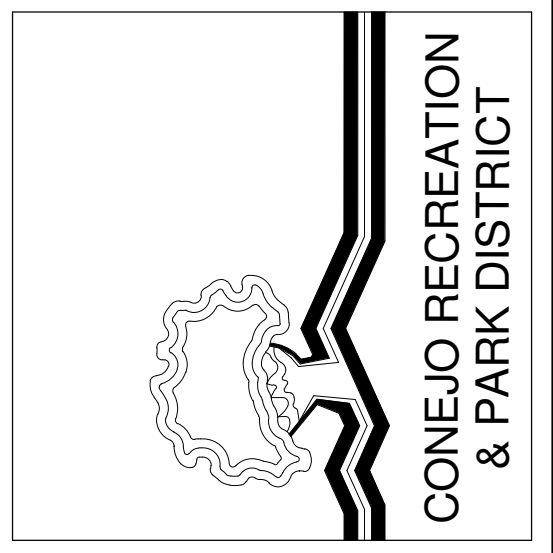
**KEYNOTES**

- 06110.M3 Wood Beam, Refer to Structural Plans
- 09540.A1 Interior 1x6 Wood Ceiling
- 09540.A2 6x12 False Beam
- 11130.A1 Projection Screen
- 15800.C1 Mechanical Duct, Refer to Mechanical Plans
- 15850.A1 Supply Diffuser, Refer to Mechanical Plans
- 15850.A2 Return Diffuser, Refer to Mechanical Plans
- 16510.B1 Interior Recessed Incandescent Light Fixture, Refer to Electrical Plans
- 16510.C1 Interior Linear Pendant Light, Refer to Electrical Plans
- 16510.C2 Interior Track Light, Refer to Electrical Plans
- 16510.D1 Interior Wall Mounted Sconce Light, Refer to Electrical Plans
- 16510.D2 Exterior Wall Mounted Light, Refer to Electrical Plans

**LEGEND**



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**MCCREA RANCH VISITOR CENTER**  
4500 N. MOORPARK RD.  
THOUSAND OAKS, CALIFORNIA  
**REFLECTED CEILING PLAN**

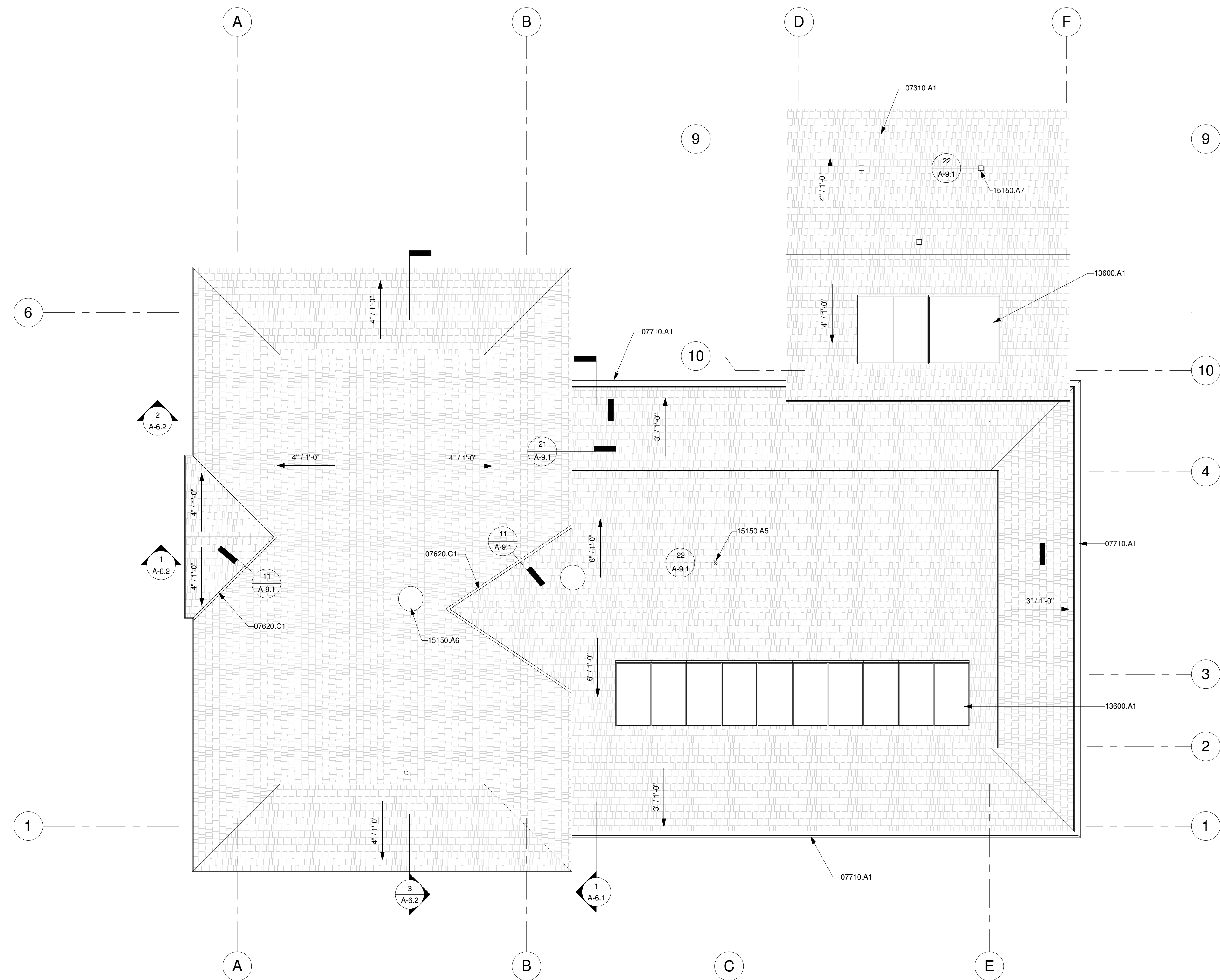
NO.	REVISION	DATE

PROJECT MANAGER \_\_\_\_\_  
DRAWN BY: SDR CHECKED BY: PLB  
DATE: \_\_\_\_\_  
PROJECT NUMBER: FEBRUARY 01, 2010  
1402505  
SHEET  
**A-3.1**



5/13/2010 9:36:33 PM  
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**1 ROOF PLAN**  
 A-5.1 | A-4.1 | 1/4" = 1'-0"



**GENERAL NOTES**

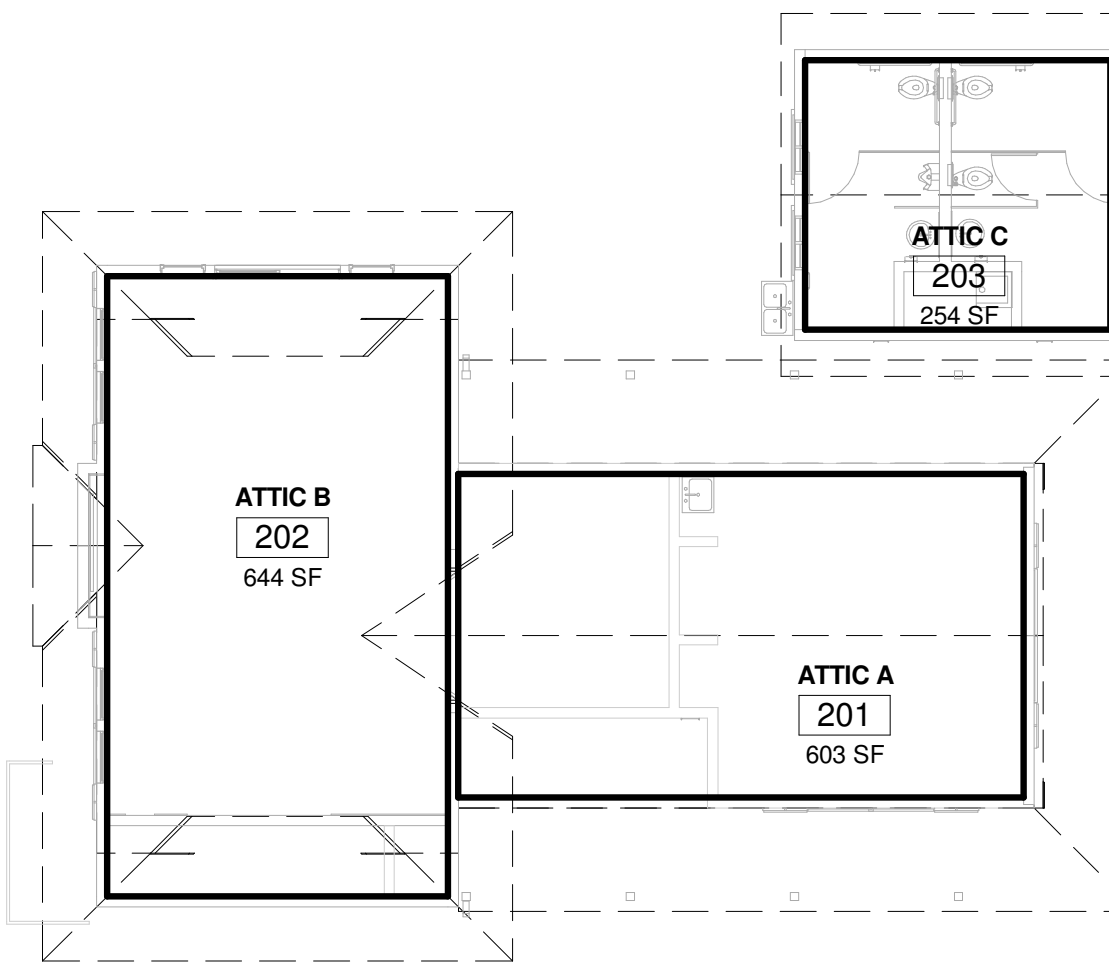
- 1 REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- 2 REFER TO ELECTRICAL PLANS FOR POWER DISTRIBUTION TO ROOF MOUNTED EQUIPMENT.
- 3 REFER TO MECHANICAL PLANS FOR ROOF MOUNTED EQUIPMENT LOCATION AND TYPE.
- 4 REFER TO PLUMBING PLANS FOR ROOF VENT PENETRATION.
- 5 PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.

**KEYNOTES**

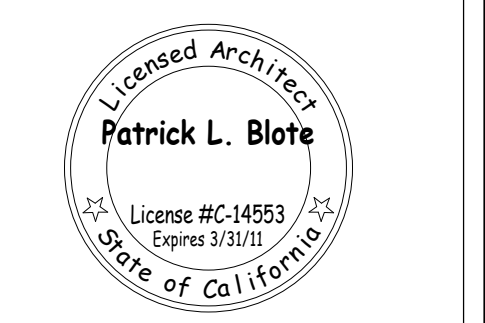
- 07310.A1 Asphalt Shingles
- 07620.C1 Galvanized Valley Flashing
- 07710.A1 Gutter
- 13600.A1 Solar Panels, Refer to Electrical Plans
- 15150.A5 Concentric Roof Termination, Refer to Mechanical Plans.
- 15150.A6 Intake Hood, Refer to Mechanical Plans.
- 15150.A7 Roof Jack, Refer to Mechanical Plans.

**ATTIC VENT CALCULATIONS**

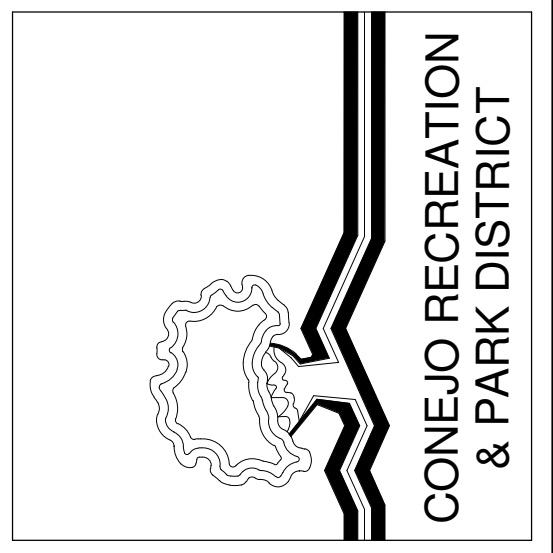
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201	ATTIC A	603 SF	579 in <sup>2</sup>	289 in <sup>2</sup>
202	ATTIC B	644 SF	618 in <sup>2</sup>	309 in <sup>2</sup>
203	ATTIC C	254 SF	244 in <sup>2</sup>	122 in <sup>2</sup>



**2 ATTIC PLAN**  
 A-5.1 | A-4.1 | 3/32" = 1'-0"



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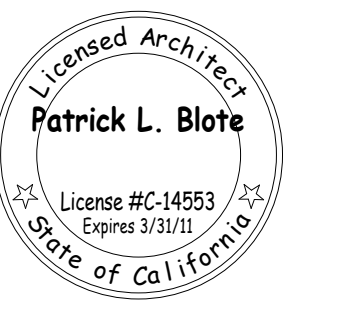
MCCREA RANCH VISITOR CENTER  
 4500 N. MOORPARK RD.  
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**ROOF PLAN**

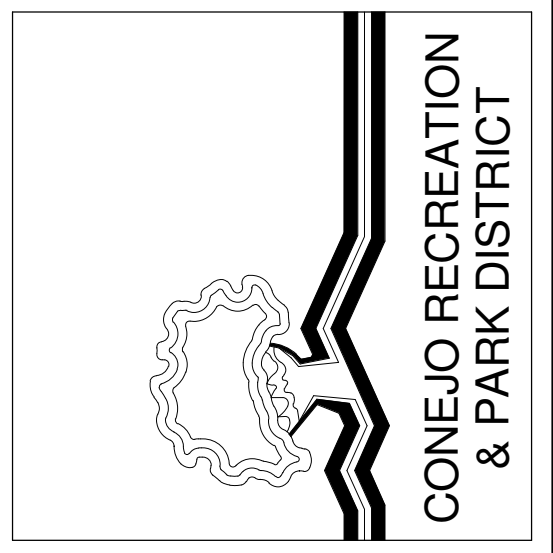
NO.	REVISION	DATE

PROJECT MANAGER \_\_\_\_\_  
 DRAWN BY: SDR | CHECKED BY: PLB  
 DATE: \_\_\_\_\_ | FEBRUARY 01, 2010  
 PROJECT NUMBER: 1402505  
 SHEET: **A-4.1**

**GENERAL NOTES**



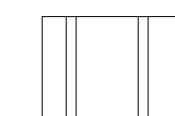
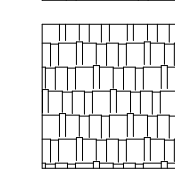
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**KEYNOTES**

- 02820.A1 Mechanical Screen
- 06110.B12 1x10 Fascia
- 06110.M2 Post Support, Refer to Structural Plans
- 06110.M3 Wood Beam, Refer to Structural Plans
- 07310.A1 Asphalt Shingles
- 07466.A1 Fiber Cement Board Siding-Board and Batten Pattern
- 07710.A1 Gutter
- 07710.B3 Downspout
- 10430.A1 ACCESSIBLE PARKING SIGN
- 13600.A1 Solar Panels, Refer to Electrical Plans
- 15700.A1 HVAC Condenser, Refer to Mechanical Plans
- 16510.D2 Exterior Wall Mounted Light, Refer to Electrical Plans

**LEGEND**

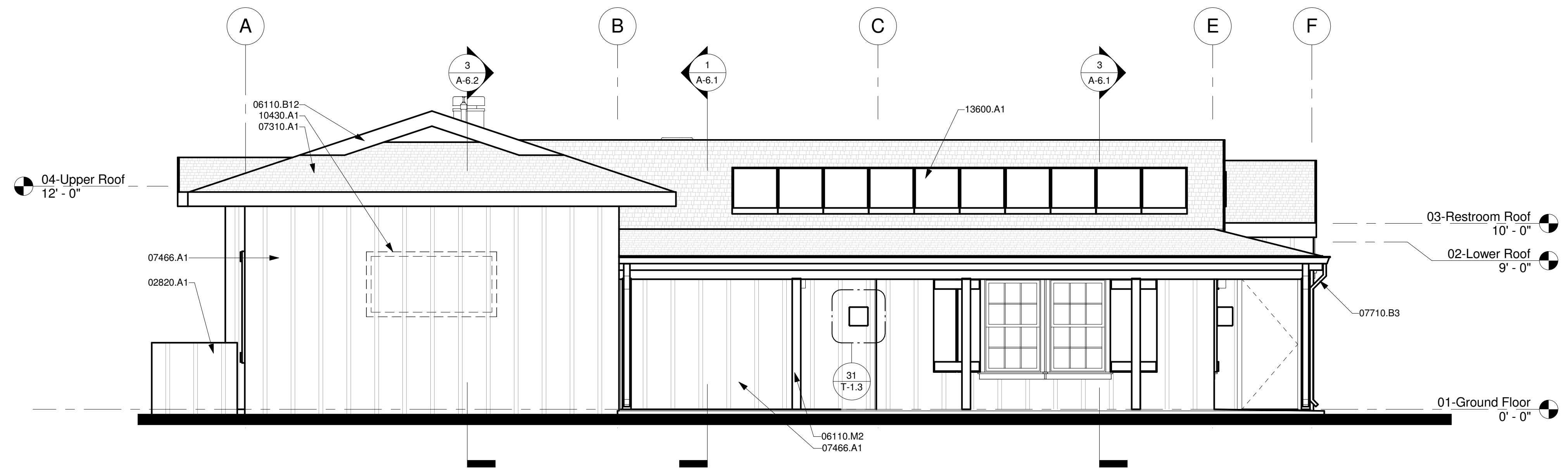
-  FIBER CEMENT BOARD - BOARD AND BATTEN PATTERN
-  ASPHALT SHINGLES

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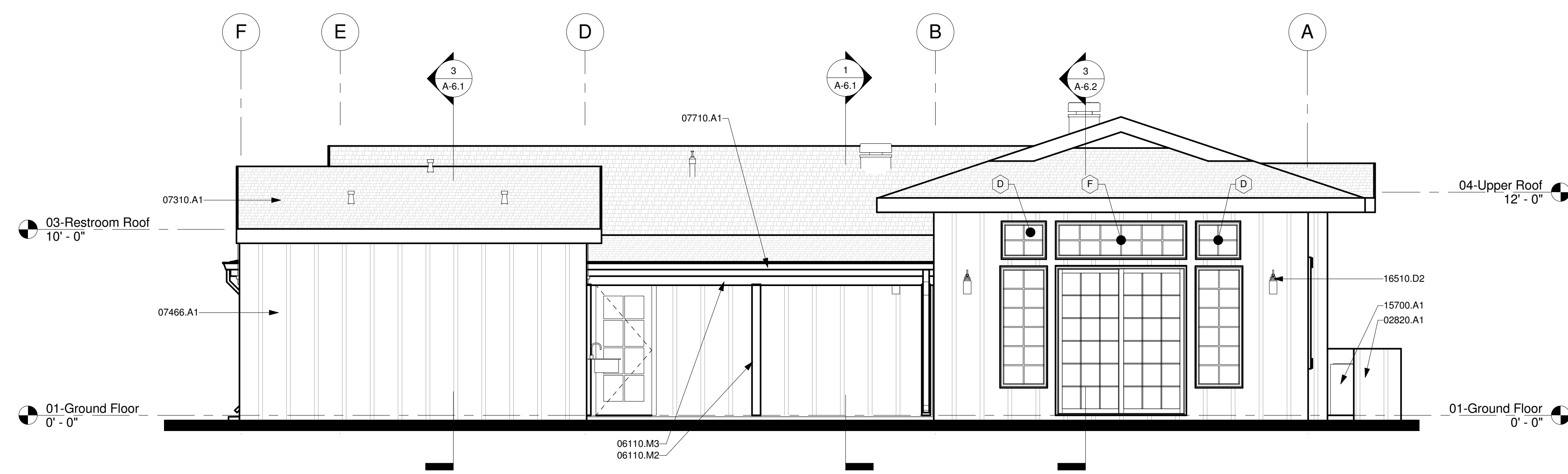
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**EXTERIOR ELEVATIONS - VISITOR CENTER**

NO.	REVISION	DATE
PROJECT MANAGER		
DRAWN BY	CHECKED BY	
SDR	PLB	
DATE	FEBRUARY 01, 2010	
PROJECT NUMBER	1402505	
SHEET	<b>A-5.1</b>	

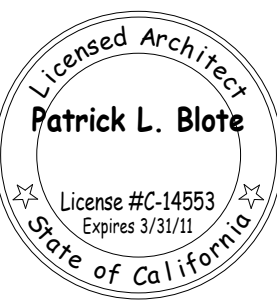


**1 SOUTH ELEVATION**  
 A-2.1 | A-5.1 1/4" = 1'-0"

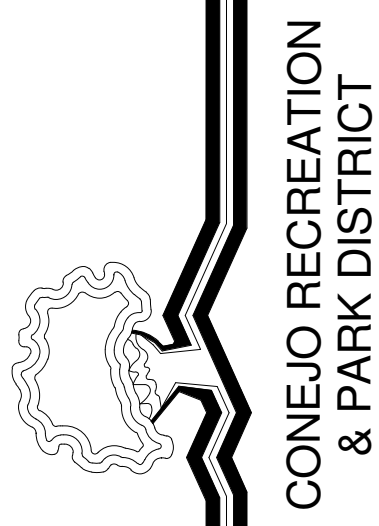
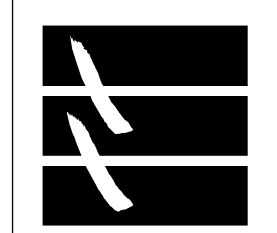


**2 NORTH ELEVATION**  
 A-2.1 | A-5.1 1/4" = 1'-0"





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**EXTERIOR ELEVATIONS -  
 VISITOR CENTER**

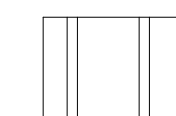
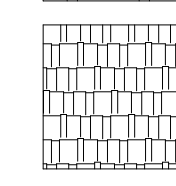
NO.	REVISION	DATE
PROJECT MANAGER		
DRAWN BY	CHECKED BY	
SDR	PLB	
DATE	FEBRUARY 01, 2010	
PROJECT NUMBER	1402505	
SHEET	<b>A-5.2</b>	

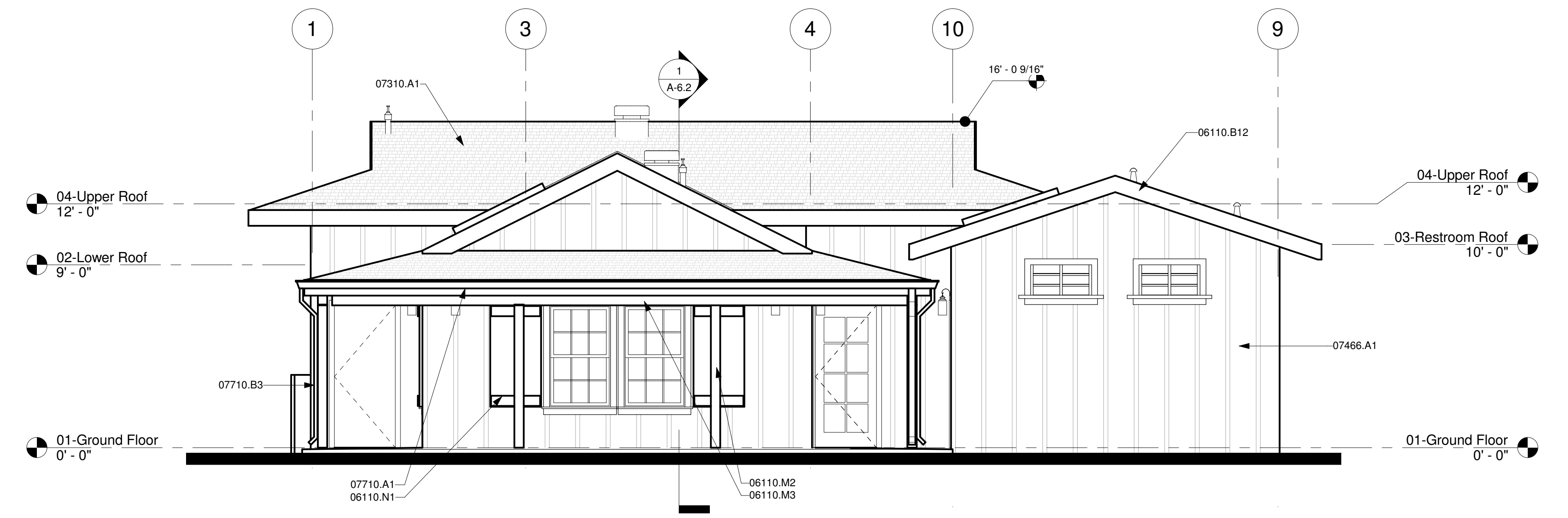
### GENERAL NOTES

### KEYNOTES

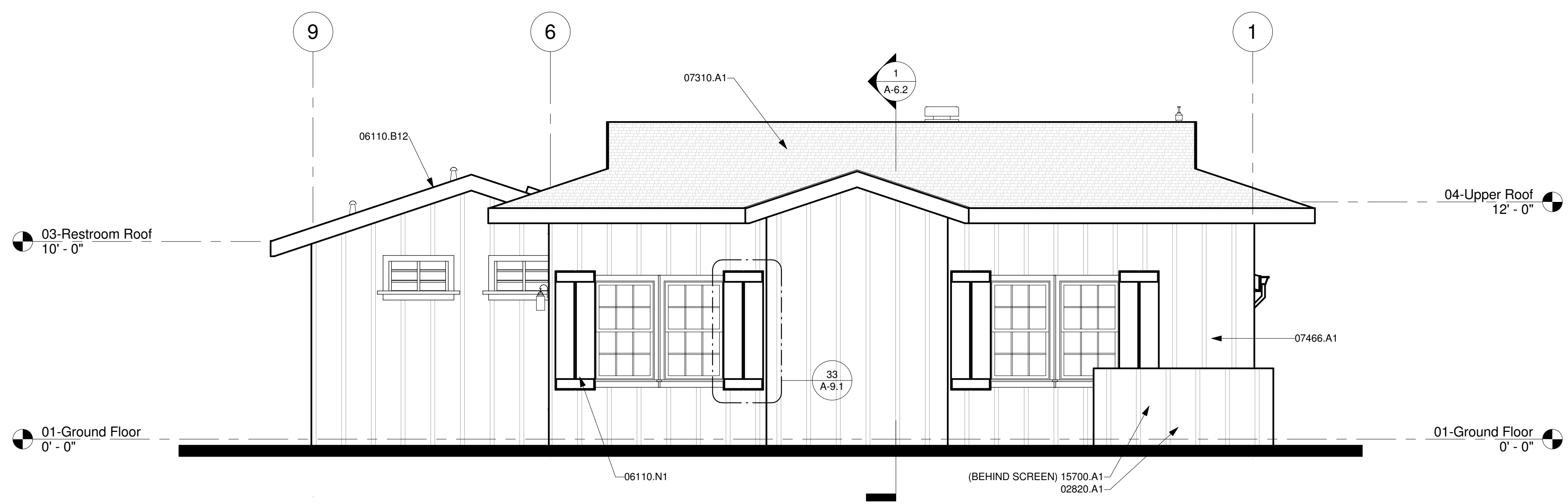
- 02820.A1 Mechanical Screen
- 06110.B12 1x10 Fascia
- 06110.M2 Post Support, Refer to Structural Plans
- 06110.M3 Wood Beam, Refer to Structural Plans
- 06110.N1 False Wood Shutter
- 07310.A1 Asphalt Shingles
- 07466.A1 Fiber Cement Board Siding-Board and Batten Pattern
- 07710.A1 Gutter
- 07710.B3 Downspout
- 15700.A1 HVAC Condenser, Refer to Mechanical Plans

### LEGEND

-  FIBER CEMENT BOARD - BOARD AND BATTEN PATTERN
-  ASPHALT SHINGLES



**1 EAST ELEVATION**  
 A-2.1 | A-5.2 1/4" = 1'-0"



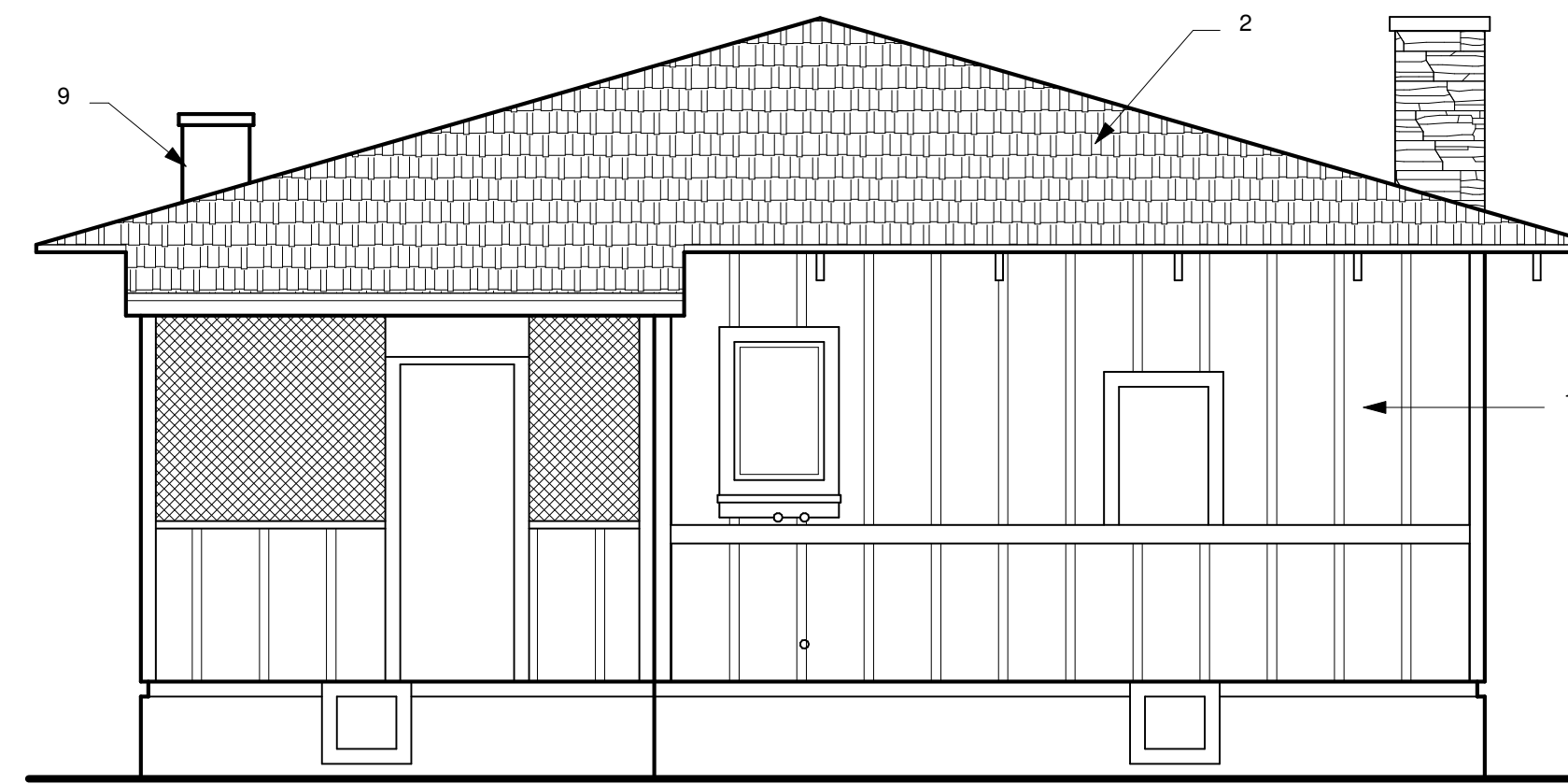
**2 WEST ELEVATION**  
 A-2.1 | A-5.2 1/4" = 1'-0"

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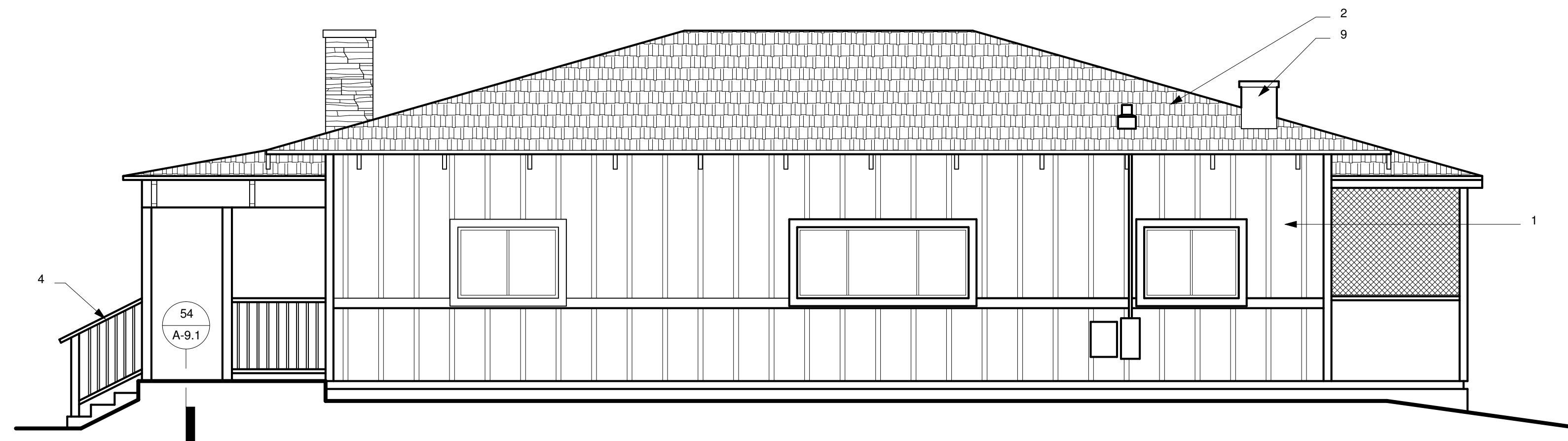
**1 CARETAKER ELEVATION-SOUTH**

A-5.3 1/4" = 1'-0"



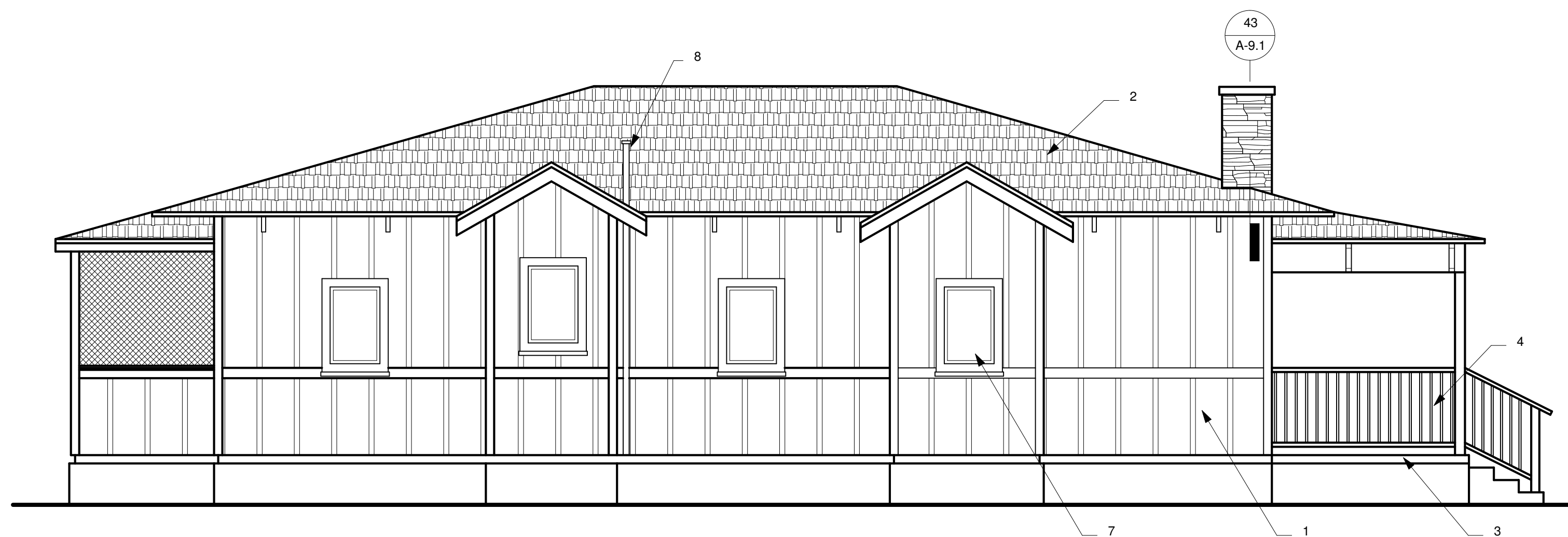
**2 CARETAKER ELEVATION-NORTH**

A-5.3 1/4" = 1'-0"



**3 CARETAKER ELEVATION-EAST**

A-5.3 1/4" = 1'-0"



**4 CARETAKER ELEVATION-WEST**

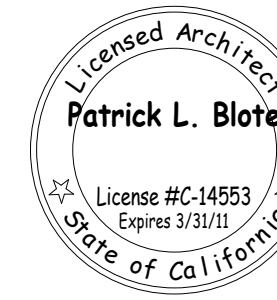
A-5.3 1/4" = 1'-0"

**GENERAL NOTES**

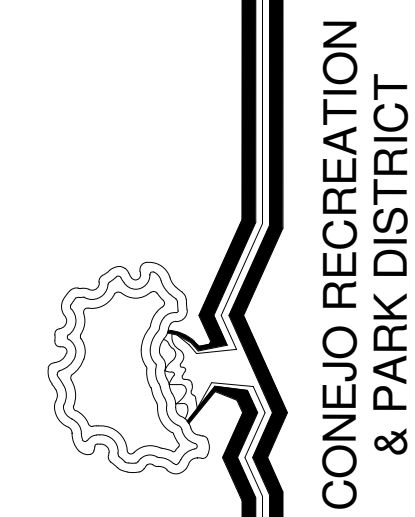
1. POWER WASH ALL SURFACES AND PREPARE FOR PAINT.
2. PATCH AND REPAIR ANY VOIDS OR WALL OPENINGS.
3. PAINT AND MATERIALS TO MATCH NEW VISITOR CENTER.

**KEYNOTES**

1. EXTERIOR SURFACES:
  - PATCH AND REPAIR ANY VOIDS OR OPENINGS IN EXISTING EXTERIOR WALL SURFACES.
  - REPLACE ANY MISSING BATTENS OR TRIM BOARDS ON EXTERIOR WALLS.
  - POWER WASH ALL EXTERIOR WALLS AND EAVES AND PREP SURFACE FOR NEW PAINT FINISH.
  - PAINT ALL SURFACES TO MATCH NEW VISITOR CENTER.
2. ROOFING: APPLY NEW ROOFING AND EDGE FLASHING OVER EXISTING COMPOSITION SHINGLES, REFER TO SPECIFICATION SECTION 07310 FOR MATERIAL TO MATCH NEW VISITOR CENTER.
3. PORCH DECK - REMOVE EXISTING PLYWOOD SHEATHING AND INSTALL NEW "COMPOSITE" 2X6 DECKING ATTACHED TO EXISTING JOISTS WITH VINYL COATED DECK SCREWS.
4. PORCH RAILING & STEPS: REMOVE EXISTING RAILING, AND CONSTRUCT NEW WOOD RAILING AND STEPS.
5. FRONT DOOR: REMOVE EXISTING DOOR AND REPLACE WITH RESIDENTIAL GRADE PANEL TYPE WOOD DOOR, INCLUDING NEW WOOD TRIM, NEW HINGES AND LOCKING HARDWARE. PRIOR TO INSTALLATION CONTRACTOR SHALL SUBMIT MANUFACTURER'S DATA FOR A/E REVIEW/APPROVAL.
6. FRONT WINDOW: REMOVE EXISTING WINDOW AND REPLACE WITH VINYL CLAD WOOD FRAME WINDOW, INCLUDING DUAL-PANE FIXED GLASS. PRIOR TO INSTALLATION CONTRACTOR SHALL SUBMIT MANUFACTURER'S DATA FOR A/E REVIEW/APPROVAL.
7. WEST WALL WINDOWS: REPAIR WOOD WINDOW FRAMES, REMOVE AND REPLACE EXISTING INSECT SCREENS.
8. PLUMBING VENTS: ANY EXPOSED PLUMBING PIPES SHALL BE CONCEALED WITH WOOD SIDING, VENTS THROUGH SHALL BE CLEANED AND REPAINTED.
9. CHIMNEY: REMOVE ANY LOOSE MASONRY UNITS FROM TOP OF EXISTING CHIMNEY, CAP FIREPLACE FLUE, AND CONSTRUCT FRAMED WALL FOR NEW "FAUX" CHIMNEY.



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**EXTERIOR ELEVATIONS -  
 CARETAKER BUILDING**

NO.	REVISION	DATE
1	PLAN CHECK RESUBMITTAL	05/14/10

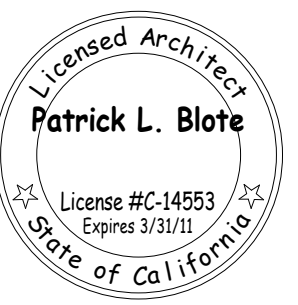
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DATE FEBRUARY 01, 2010	
PROJECT NUMBER 1402505	

SHEET  
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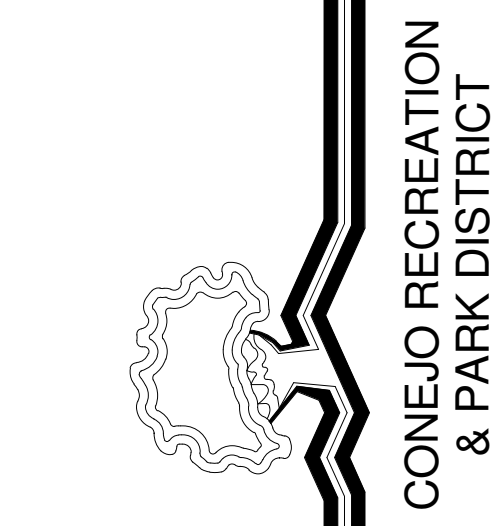


### GENERAL NOTES

- REFER TO ELEVATIONS FOR EXTERIOR FINISH MATERIALS.
- REFER TO FINISH SCHEDULE FOR INTERIOR FINISH MATERIALS.



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### KEYNOTES

- 03310.J1 Concrete Slab, Refer to Structural Drawings
- 03310.N2 Foundation, Refer to Structural Drawings
- 06110.F2 2x6 Framing
- 06110.M2 Post Support, Refer to Structural Plans
- 06110.M3 Wood Beam, Refer to Structural Plans
- 06170.D1 Prefabricated Wood Truss, Refer to Structural Drawings
- 07310.A1 Asphalt Shingles
- 07466.A1 Fiber Cement Board Siding-Board and Batten Pattern
- 13600.A1 Solar Panels, Refer to Electrical Plans
- 15700.A2 FAU, Refer to Mechanical Plans
- 16510.D2 Exterior Wall Mounted Light, Refer to Electrical Plans

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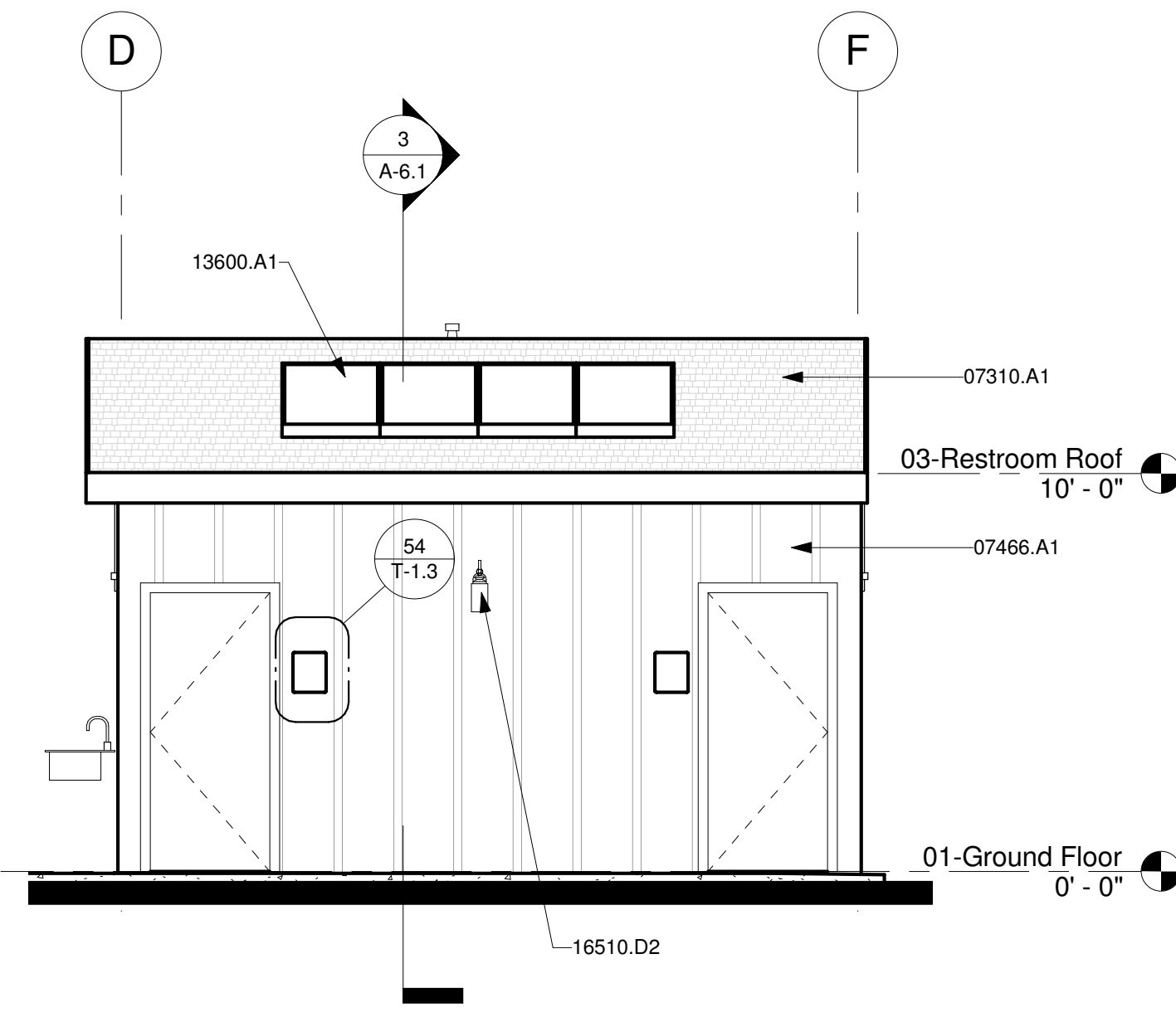
**MCCREA RANCH VISITOR CENTER**  
 4500 N. MOORPARK RD.  
 THOUSAND OAKS, CALIFORNIA

**BUILDING SECTIONS**

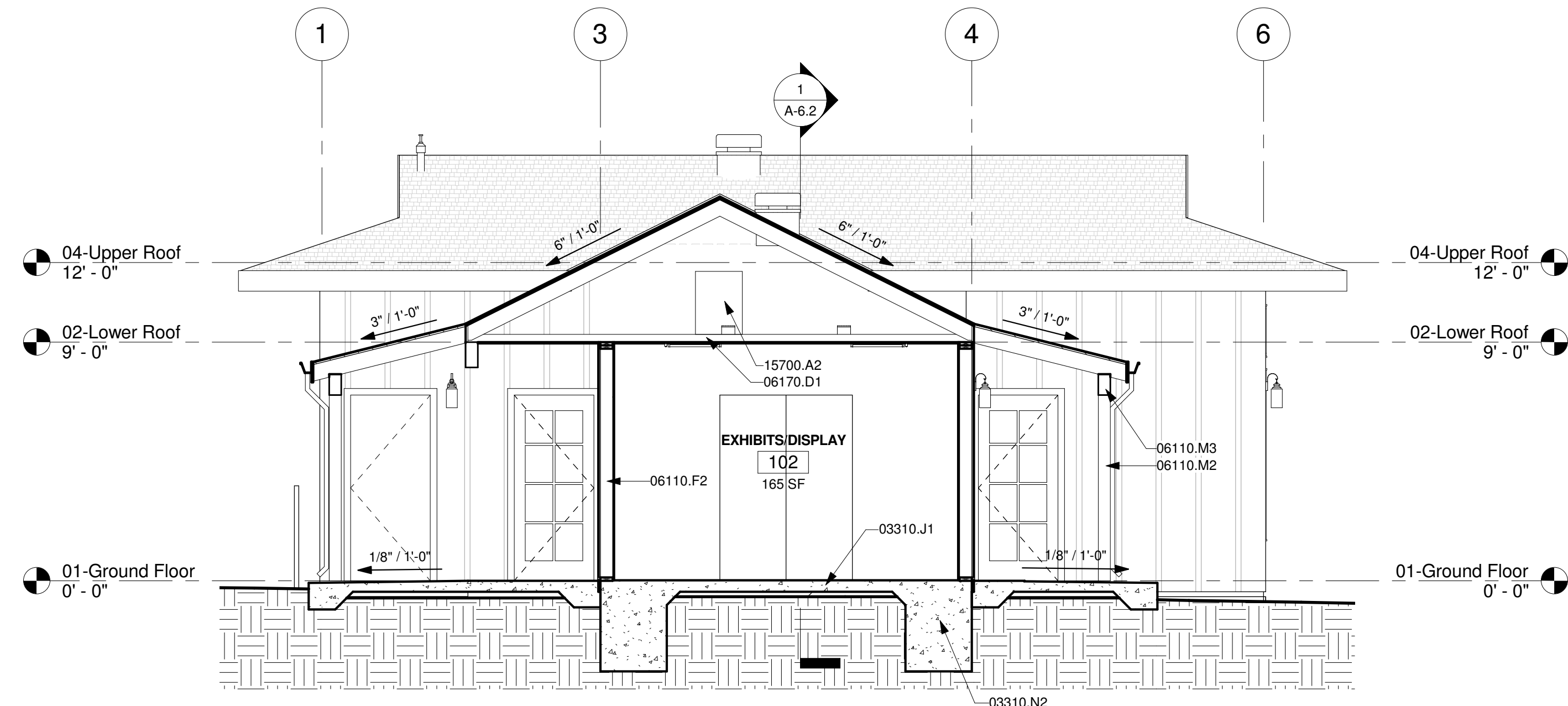
NO.	REVISION	DATE
1	PLAN CHECK RESUBMITTAL	05/14/10

PROJECT MANAGER	
DRAWN BY SDR	CHECKED BY PLB
DATE FEBRUARY 01, 2010	
PROJECT NUMBER 1402505	
SHEET	

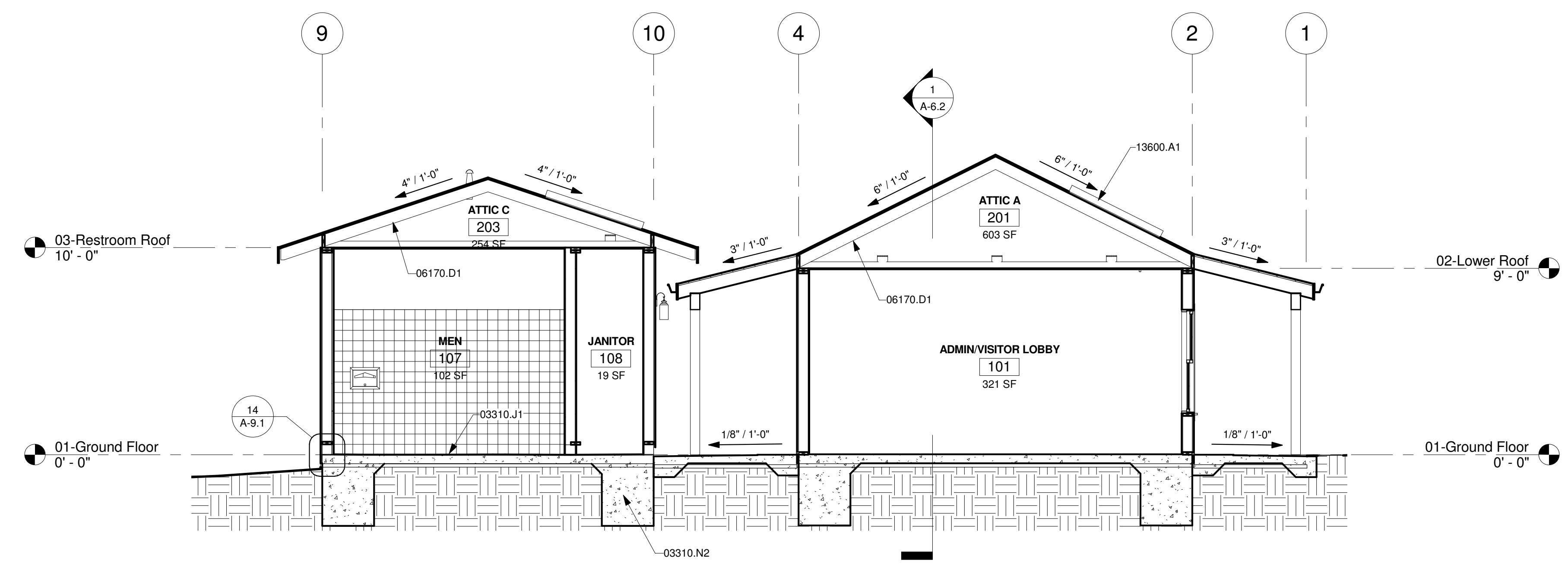
**A-6.1**



**2 SOUTH ELEVATION-RESTROOM**  
 A-2.1 | A-6.1 | 1/4" = 1'-0"

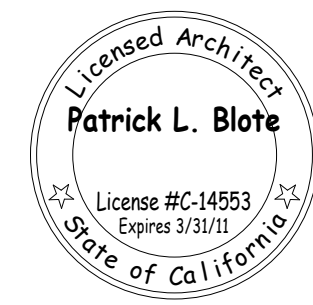


**1 SECTION C**  
 A-2.1 | A-6.1 | 1/4" = 1'-0"

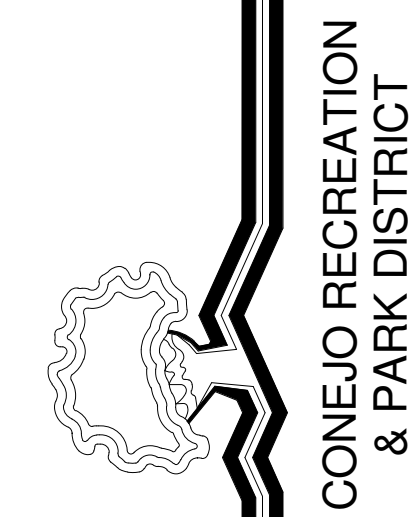


**3 SECTION E**  
 A-2.1 | A-6.1 | 1/4" = 1'-0"

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**BUILDING SECTIONS**

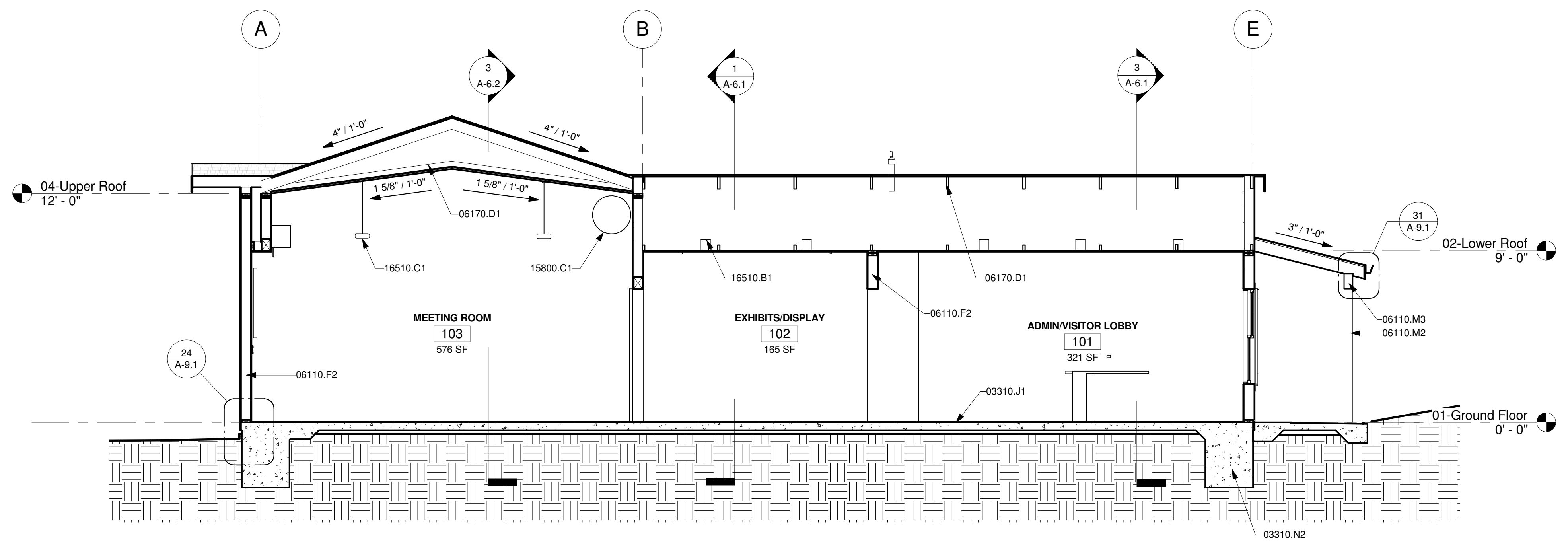
NO.	REVISION	DATE
PROJECT MANAGER		
DRAWN BY	CHECKED BY	
SDR	PLB	
DATE	FEBRUARY 01, 2010	
PROJECT NUMBER	1402505	
SHEET	<b>A-6.2</b>	

### GENERAL NOTES

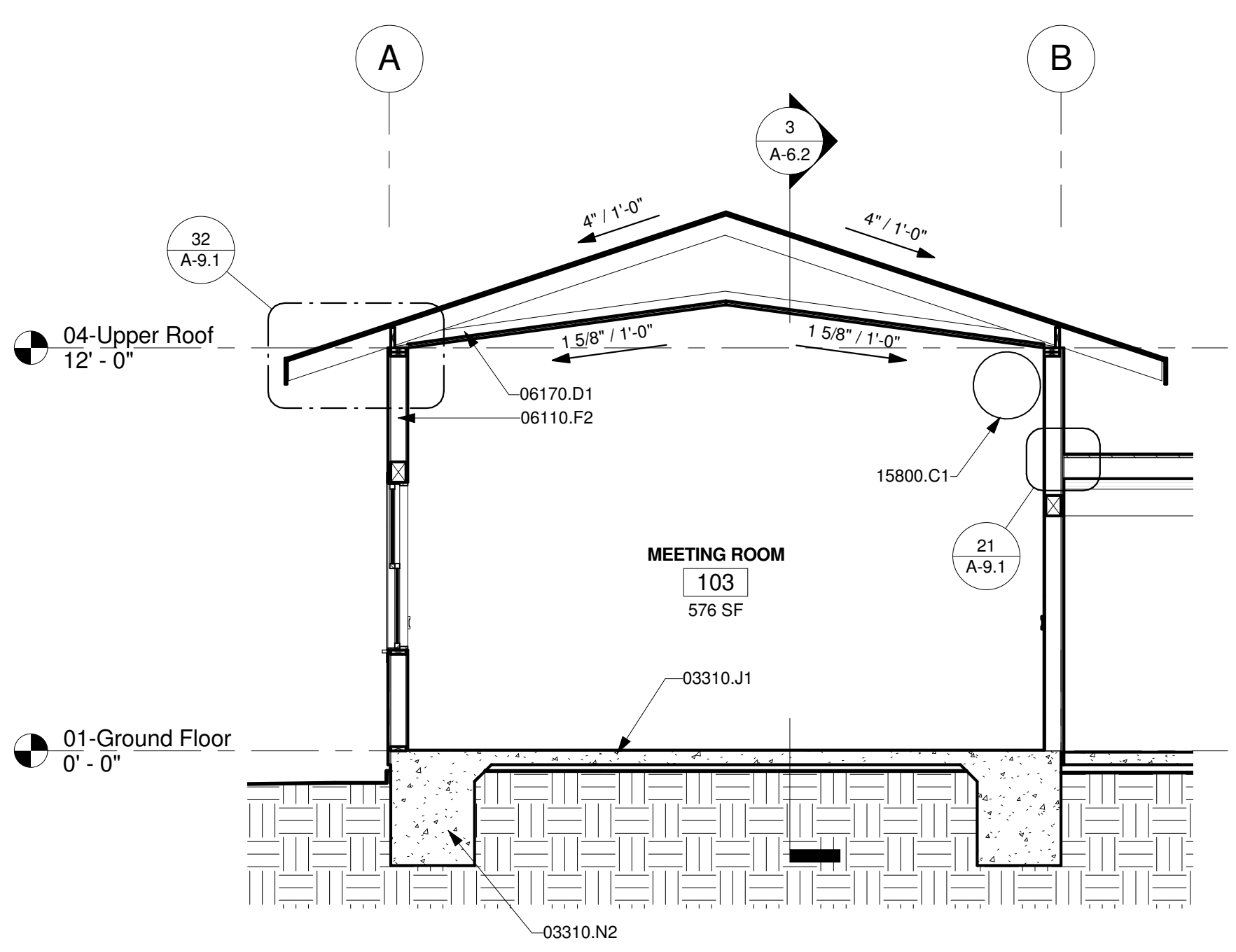
- REFER TO ELEVATIONS FOR EXTERIOR FINISH MATERIALS.
- REFER TO FINISH SCHEDULE FOR INTERIOR FINISH MATERIALS.

### KEYNOTES

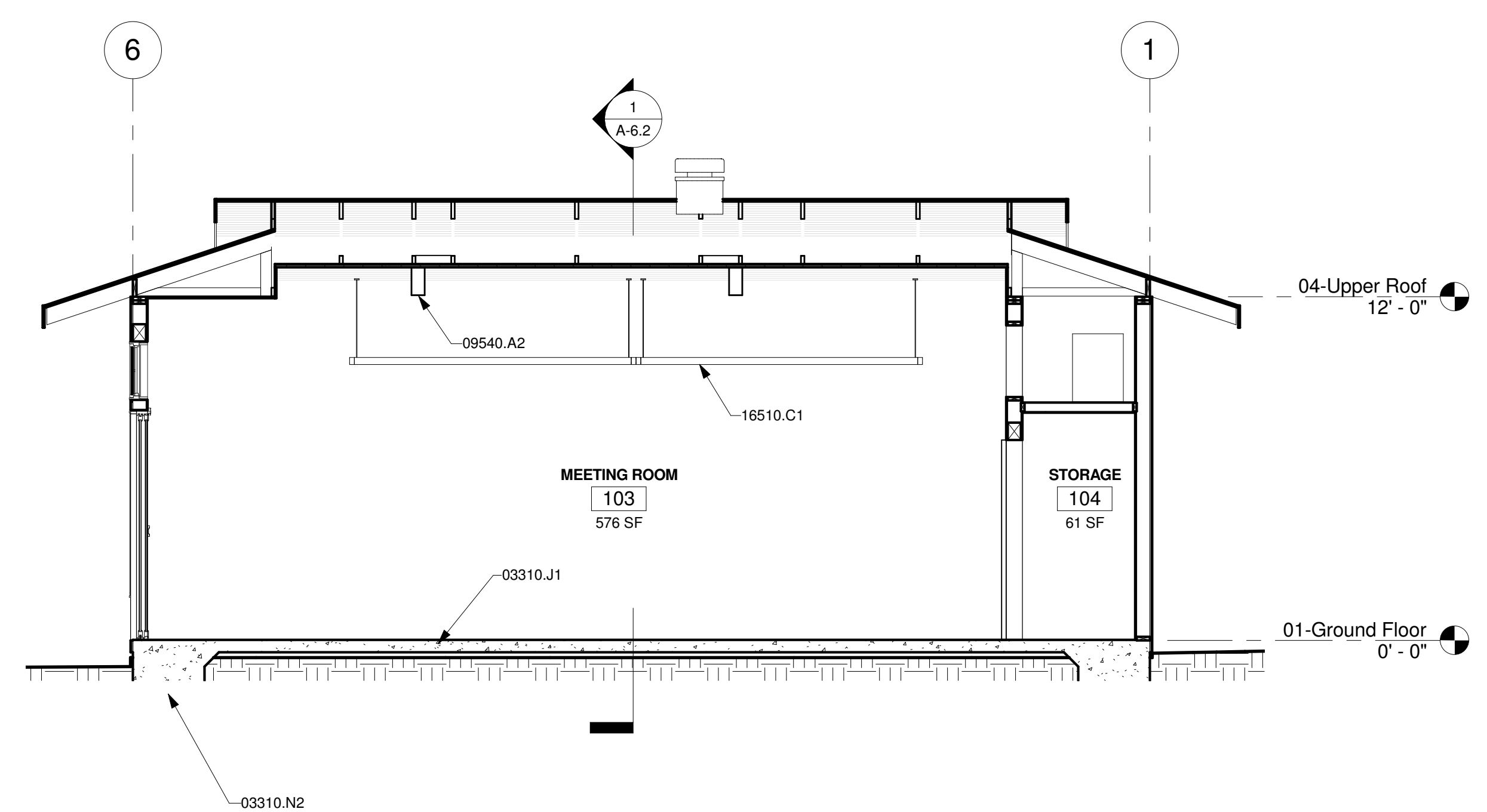
- 03310.J1 Concrete Slab, Refer to Structural Drawings
- 03310.N2 Foundation, Refer to Structural Drawings
- 06110.F2 2x6 Framing
- 06110.M2 Post Support, Refer to Structural Plans
- 06110.M3 Wood Beam, Refer to Structural Plans
- 06170.D1 Prefabricated Wood Truss, Refer to Structural Drawings
- 09540.A2 6x12 False Beam
- 15800.C1 Mechanical Duct, Refer to Mechanical Plans
- 16510.B1 Interior Recessed Incandescent Light Fixture, Refer to Electrical Plans
- 16510.C1 Interior Linear Pendant Light, Refer to Electrical Plans



**1 SECTION A**  
 A-2.1 | A-6.2 1/4" = 1'-0"



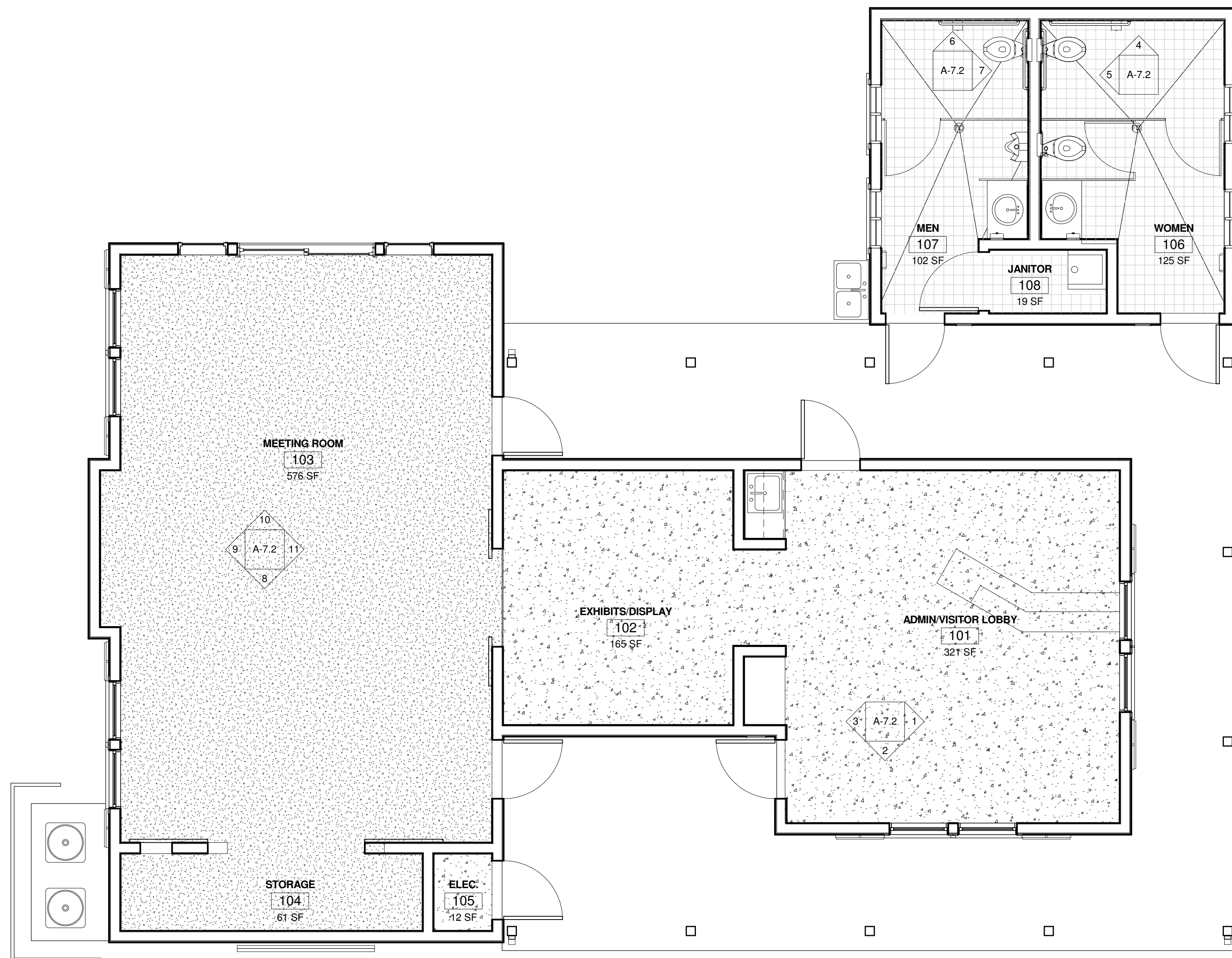
**2 SECTION B**  
 A-2.1 | A-6.2 1/4" = 1'-0"



**3 SECTION D**  
 A-2.1 | A-6.2 1/4" = 1'-0"

5/13/2010 3:36:42 PM N:\2009\1402505 MCreoa Ranch\ARCH\Current\Task\Modell\1402505-VisitorCenter-Current.rvt





**1 FINISH PLAN**

A-5.1 A-7.1 1/4" = 1'-0"

**FINISH SCHEDULE**

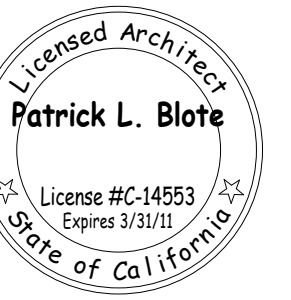
Number	Name	Floor Finish	Ceiling Finish	Base Finish	North Wall Finish	South Wall Finish	East Wall Finish	West Wall Finish	Comments
101	ADMIN/VISITOR LOBBY	SC	GB	MDF	GB	GB	GB	GB	
102	EXHIBITS/DISPLAY	SC	GB	MDF	GB	GB	GB	GB	
103	MEETING ROOM	CPT	WD	BB	GB	GB	GB	GB	48" BEADBOARD WAINSCOT ALL WALLS
104	STORAGE	CPT	GB	RBT	GB	GB	GB	GB	
105	ELEC.	EC	GB	RBT	GB	GB	GB	GB	
106	WOMEN	CT	GB	CT	GB	GB	GB	GB	72" HIGH CERAMIC TILE WAINSCOT ALL WALLS
107	MEN	CT	GB	CT	GB	GB	GB	GB	72" HIGH CERAMIC TILE WAINSCOT ALL WALLS
108	JANITOR	EC	GB	RBT	GB	GB	GB	GB	

**GENERAL NOTES**

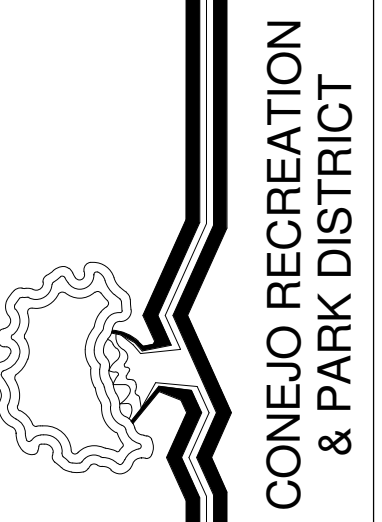
1. "THE SURFACE OF FLOORS SHALL BE SLIP RESISTANT. WHEN TESTED IN ACCORDANCE WITH ASTM C1028B TEST PROCEDURE FOR COEFFICIENT OF FRICTION, TILE MUST ACHIEVE A WET AND DRY VALUE OF NOT LESS THAN 0.60. PRIOR TO THE INSTALLATION OF THE FLOOR COVERING, A WRITTEN STATEMENT FROM THE FLOORING MANUFACTURER MUST BE SUBMITTED TO THE BUILDING DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT STATING THAT THE PRODUCT TO BE INSTALLED MEETS CURRENT INDUSTRY STANDARDS FOR SLIP RESISTANCE." PROVIDE TEST INFORMATION OR SAMPLES OF THE FLOORING.

**FINISH NOTES**

- BASE**  
 CT CERAMIC TILE, 6" COVED UNGLAZED FINISH.  
 MDF MEDIUM DENSITY FIBERBOARD, 1X4 BLACK MALAMINE FINISH.  
 RBT RUBBER TOPSET 4" HIGH.
- CEILING**  
 GB GYPSUM BOARD, PAINT FINISH.  
 WD 1X6 TONGUE & GROOVE, STAIN FINISH.
- FLOORS**  
 CPT CARPET TILES, 18" SQUARE W/ METAL TRANSITION STRIPS AT EXPOSED EDGES.  
 CT CERAMIC TILE, 6X6 UNGLAZED FINISH.  
 EC EXPOSED CONCRETE, CLEAR SEAL FINISH.  
 SC STAINED CONCRETE.
- WAINSCOT**  
 BB MEDIUM DENSITY FIBERBOARD BEADBOARD HIGH, PAINT FINISH.  
 CT CERAMIC TILE, GLAZED FINISH.
- WALLS**  
 GB GYPSUM BOARD, PAINT FINISH.



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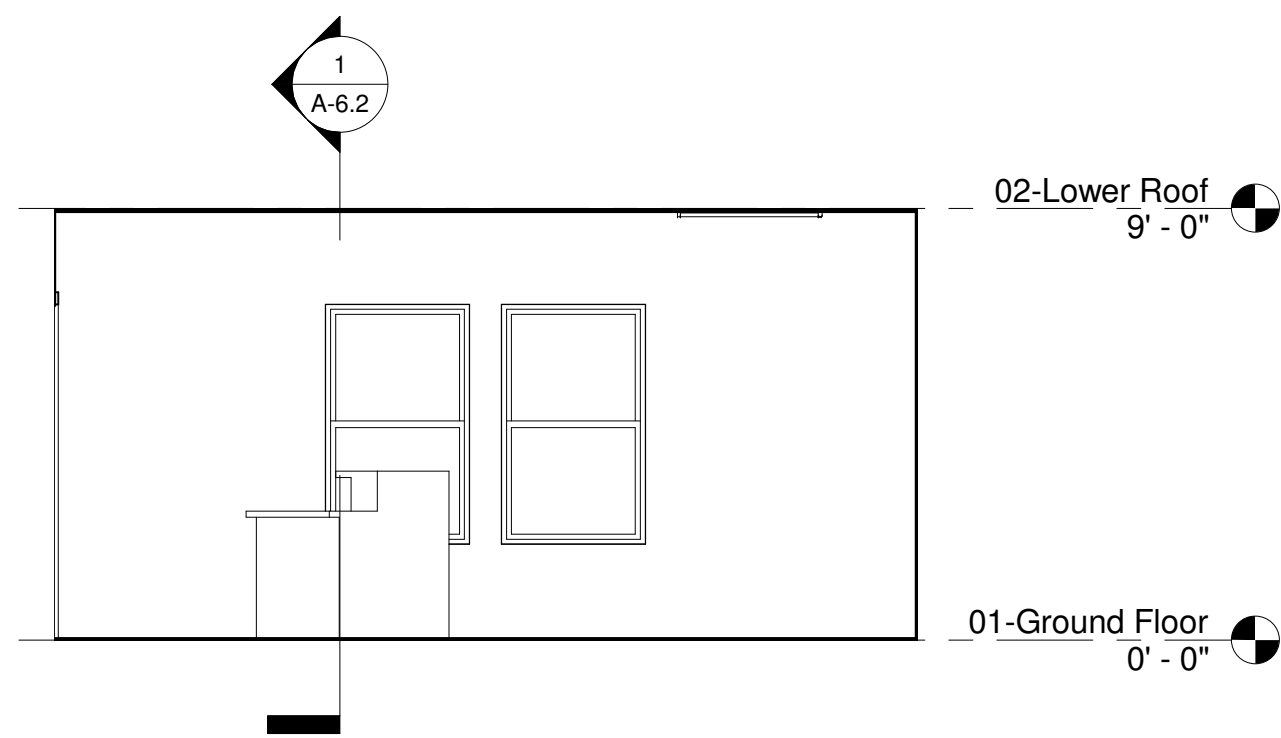
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**FINISH PLAN**

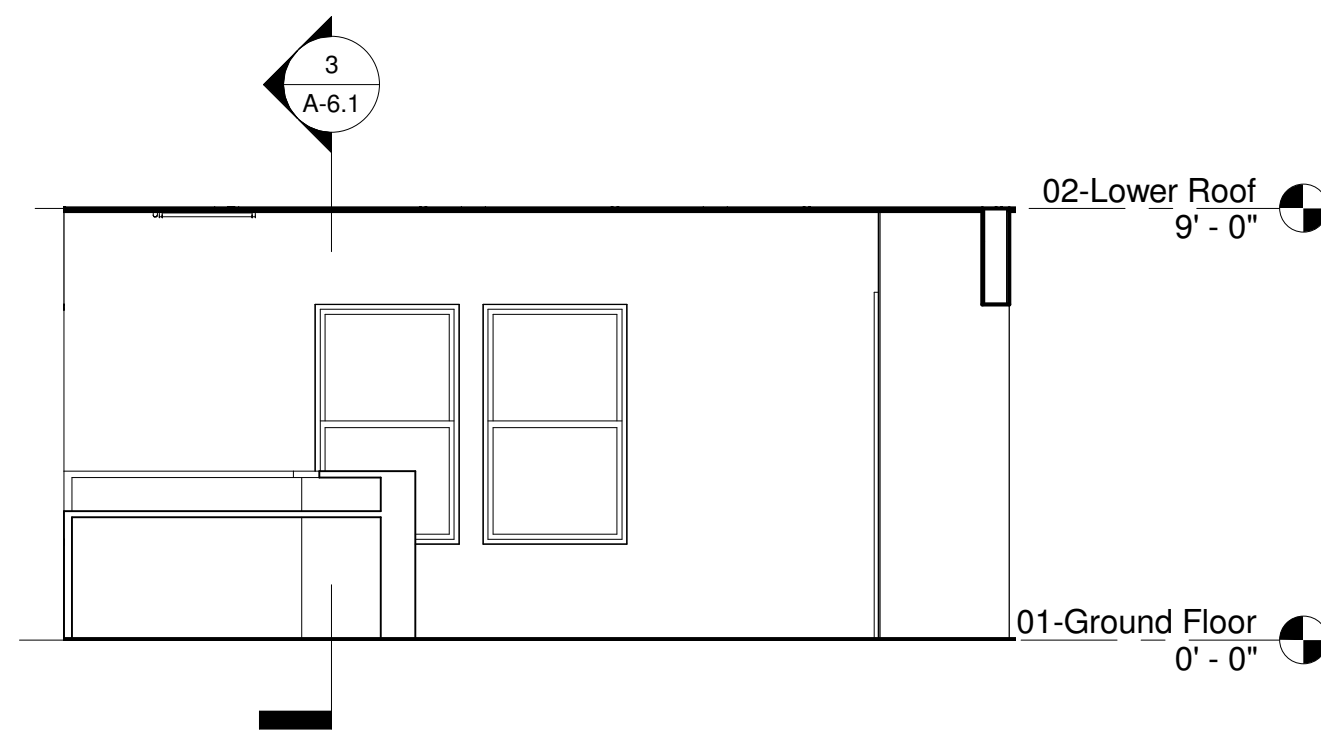
NO.	REVISION	DATE
1	PLAN CHECK RESUBMITTAL	05/14/10

PROJECT MANAGER  
 DRAWN BY: SDR  
 CHECKED BY: PLB  
 DATE: FEBRUARY 01, 2010  
 PROJECT NUMBER: 1402505  
 SHEET: A-7.1



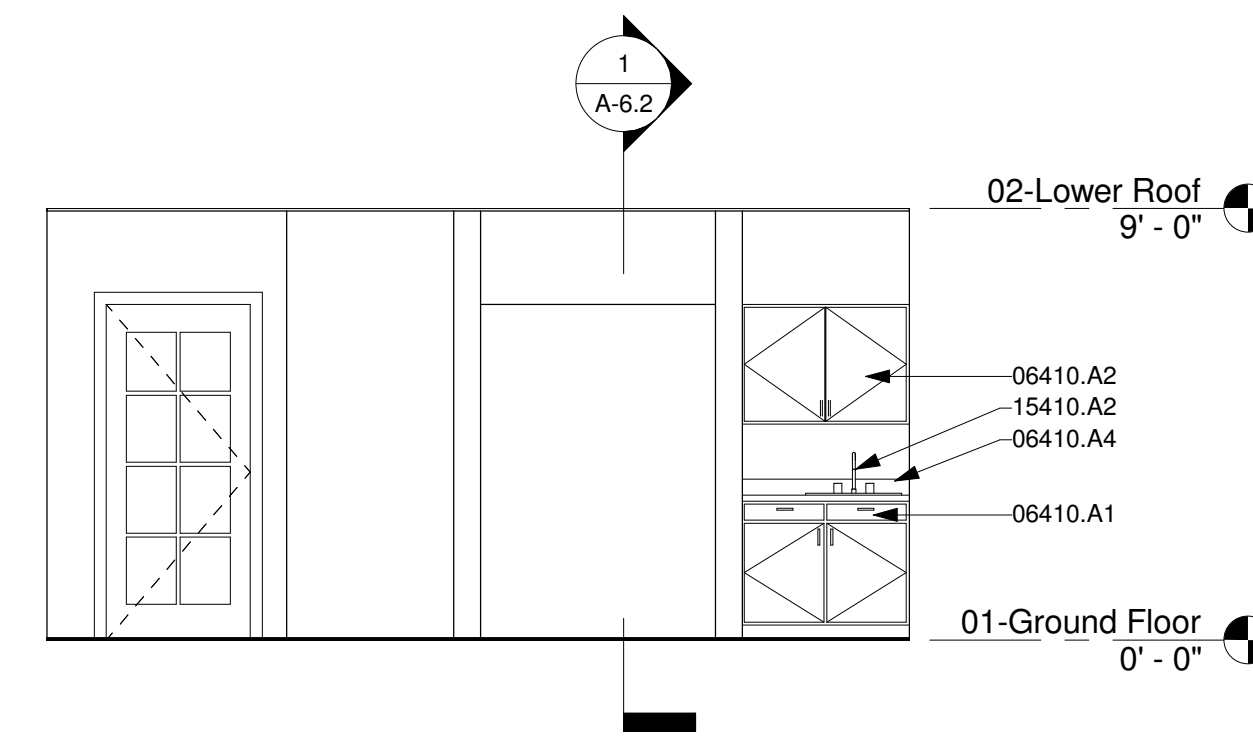
**1 LOBBY-EAST**

A-7.1 | A-7.2 1/4" = 1'-0"



**2 LOBBY-SOUTH**

A-7.1 | A-7.2 1/4" = 1'-0"



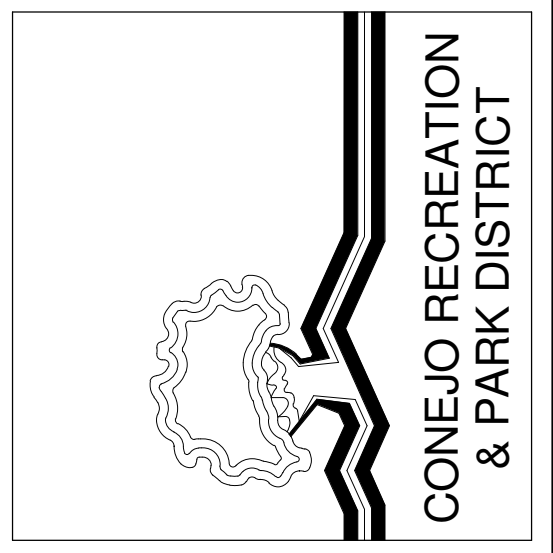
**3 LOBBY-WEST**

A-7.1 | A-7.2 1/4" = 1'-0"

**GENERAL NOTES**

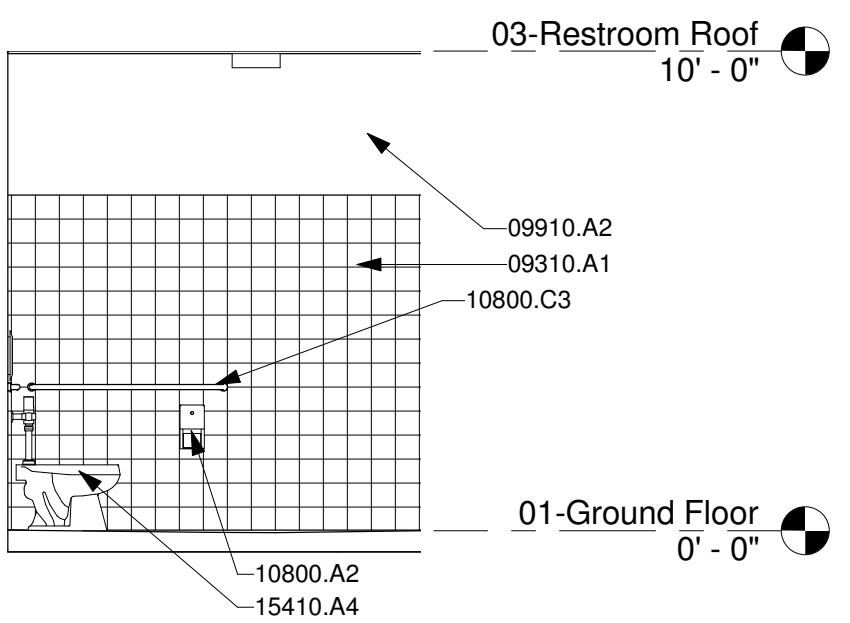


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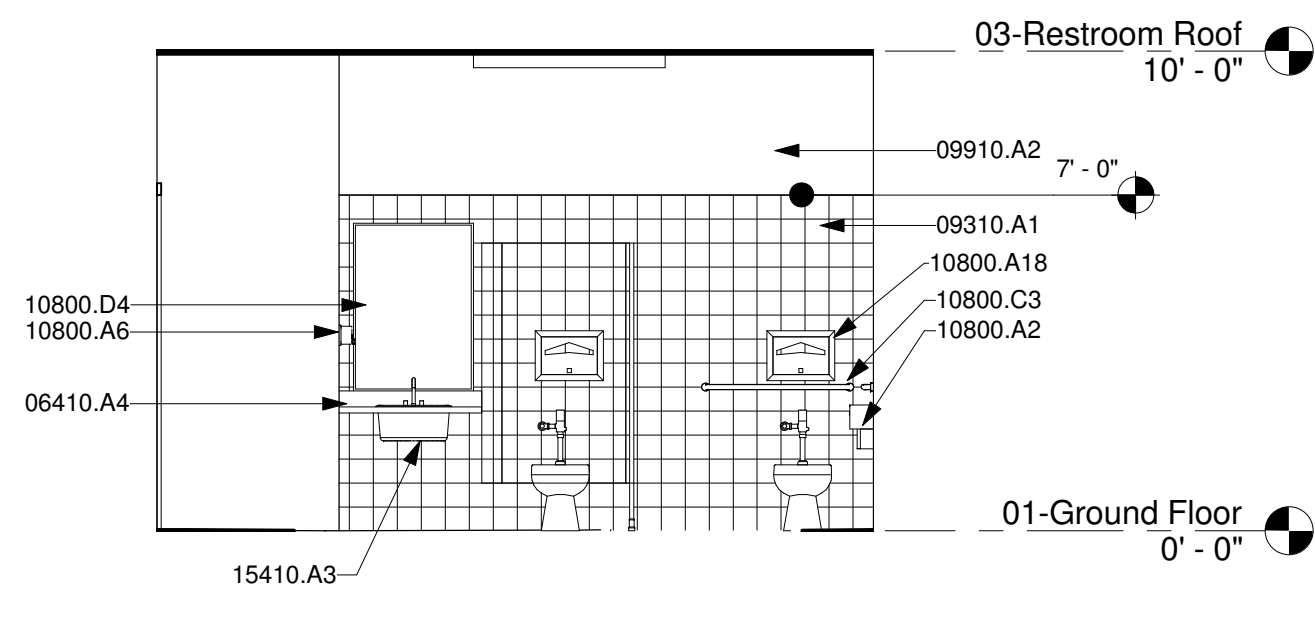
**KEYNOTES**

- 06220.A5 1x5 Wood Trim
- 06410.A1 Base Cabinets
- 06410.A2 Upper Cabinets
- 06410.A4 Countertop With Backsplash
- 09310.A1 Glazed Wall Tile
- 09540.A2 6x12 False Beam
- 09540.A3 Wood Wainscot
- 09910.A2 Semi-Gloss Paint Finish
- 10160.A2 Urinal Screen
- 10800.A2 Toilet Tissue Dispenser
- 10800.A6 Soap Dispenser
- 10800.A18 Toilet Seat Cover Dispenser
- 10800.C3 42" Grab Bar
- 10800.D4 Mirror
- 11130.A1 Projection Screen
- 15410.A2 Kitchen Sink
- 15410.A3 Lavatory
- 15410.A4 Toilet
- 15800.C1 Mechanical Duct, Refer to Mechanical Plans
- 16510.C1 Interior Linear Pendant Light, Refer to Electrical Plans
- 16510.D1 Interior Wall Mounted Sconce Light, Refer to Electrical Plans



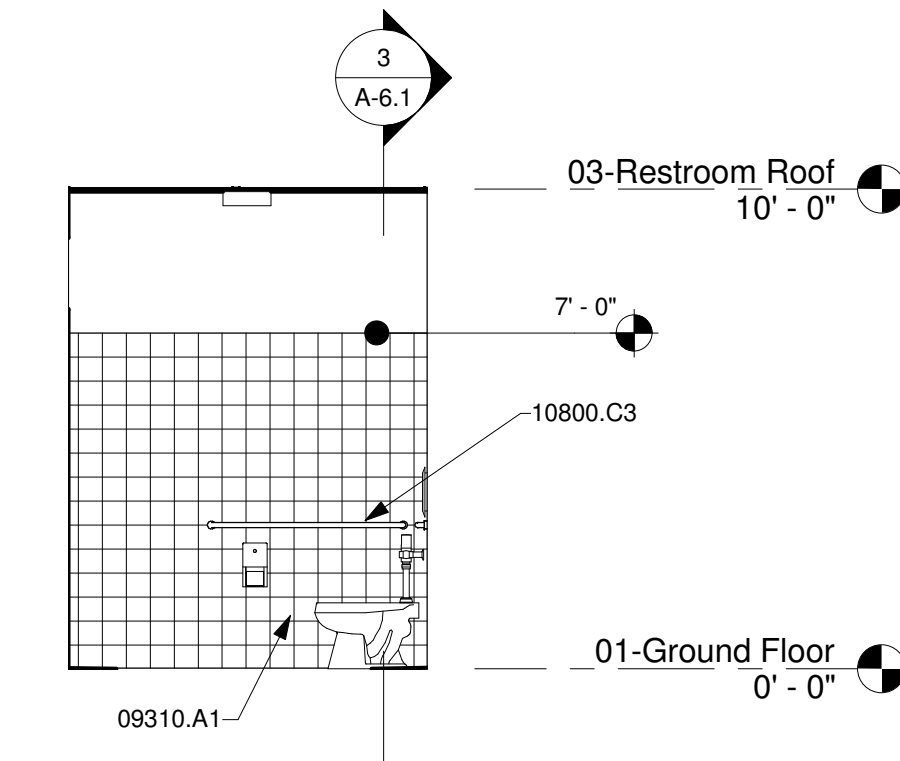
**4 WOMEN-NORTH**

A-7.1 | A-7.2 1/4" = 1'-0"



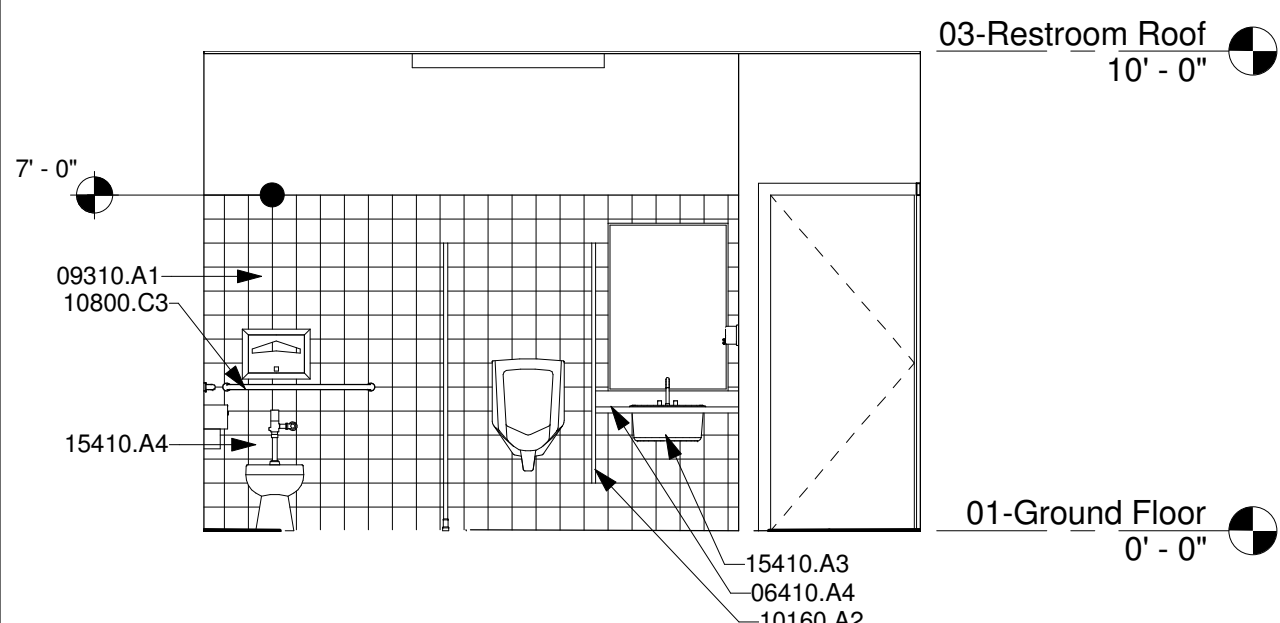
**5 WOMEN-WEST**

A-7.1 | A-7.2 1/4" = 1'-0"



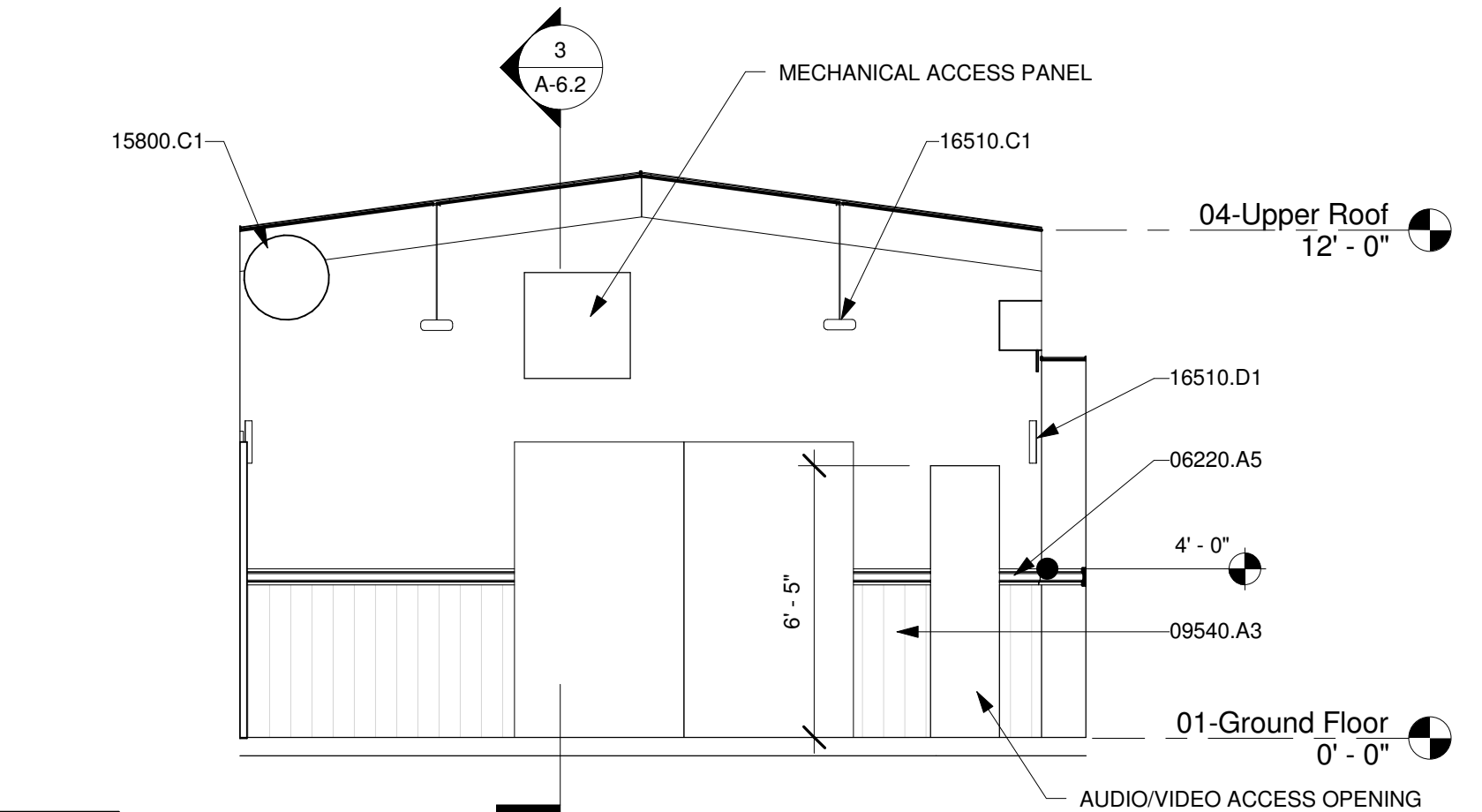
**6 MEN-NORTH**

A-7.1 | A-7.2 1/4" = 1'-0"



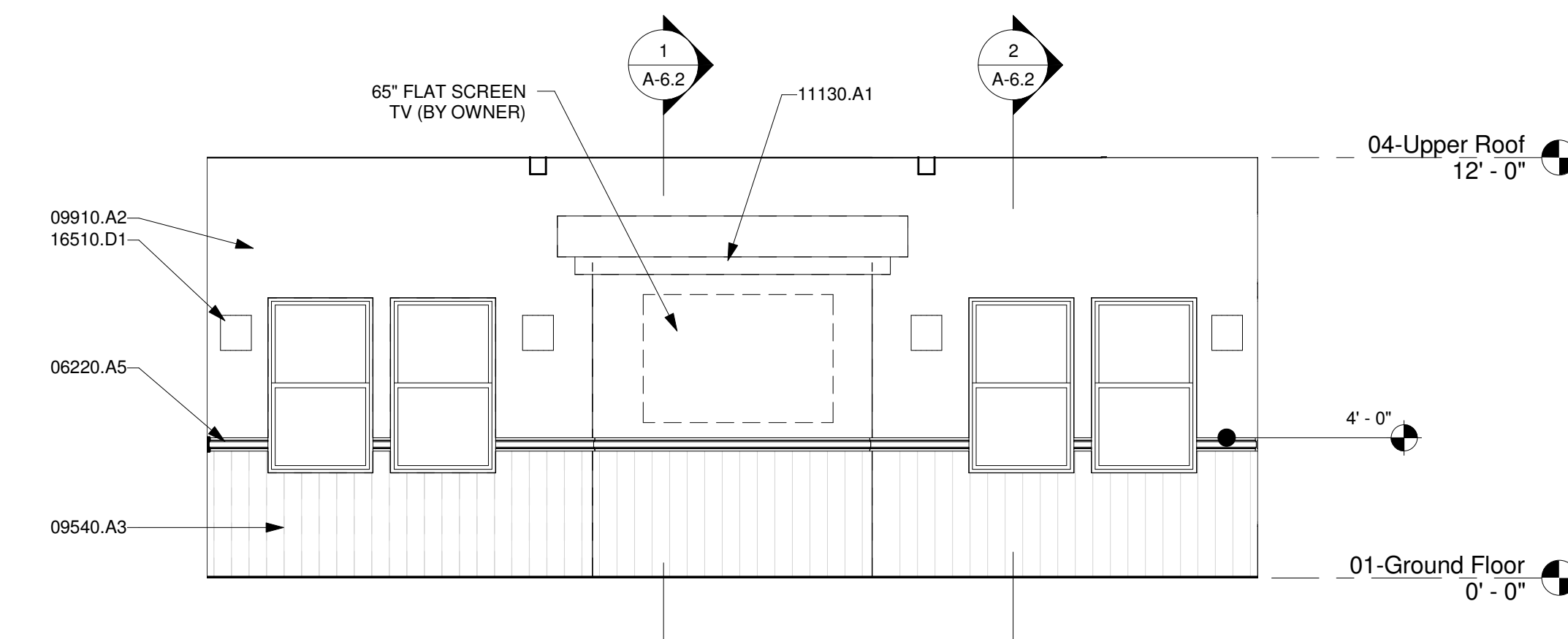
**7 MEN-EAST**

A-7.1 | A-7.2 1/4" = 1'-0"



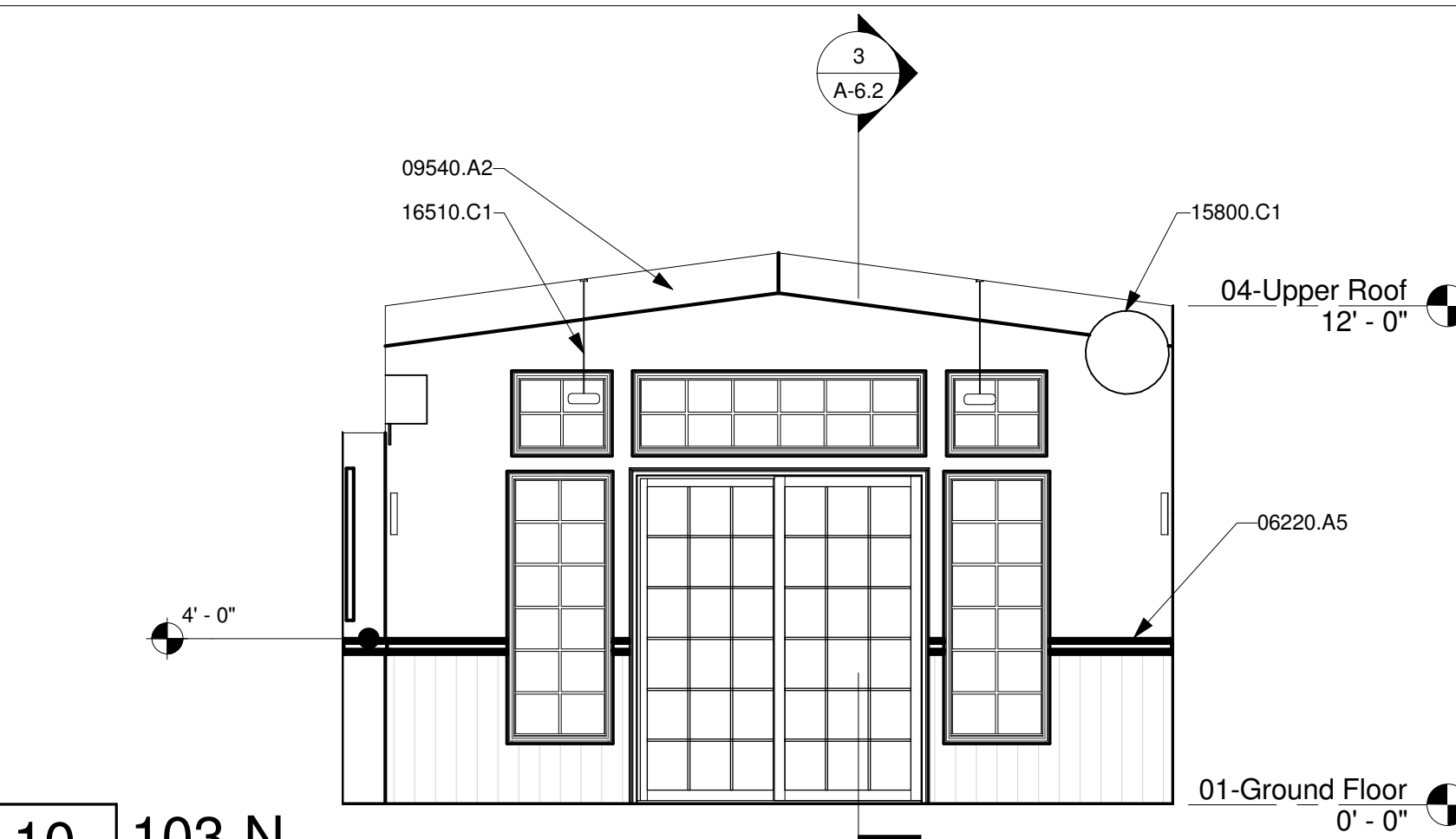
**8 MEETING ROOM-SOUTH**

A-7.1 | A-7.2 1/4" = 1'-0"



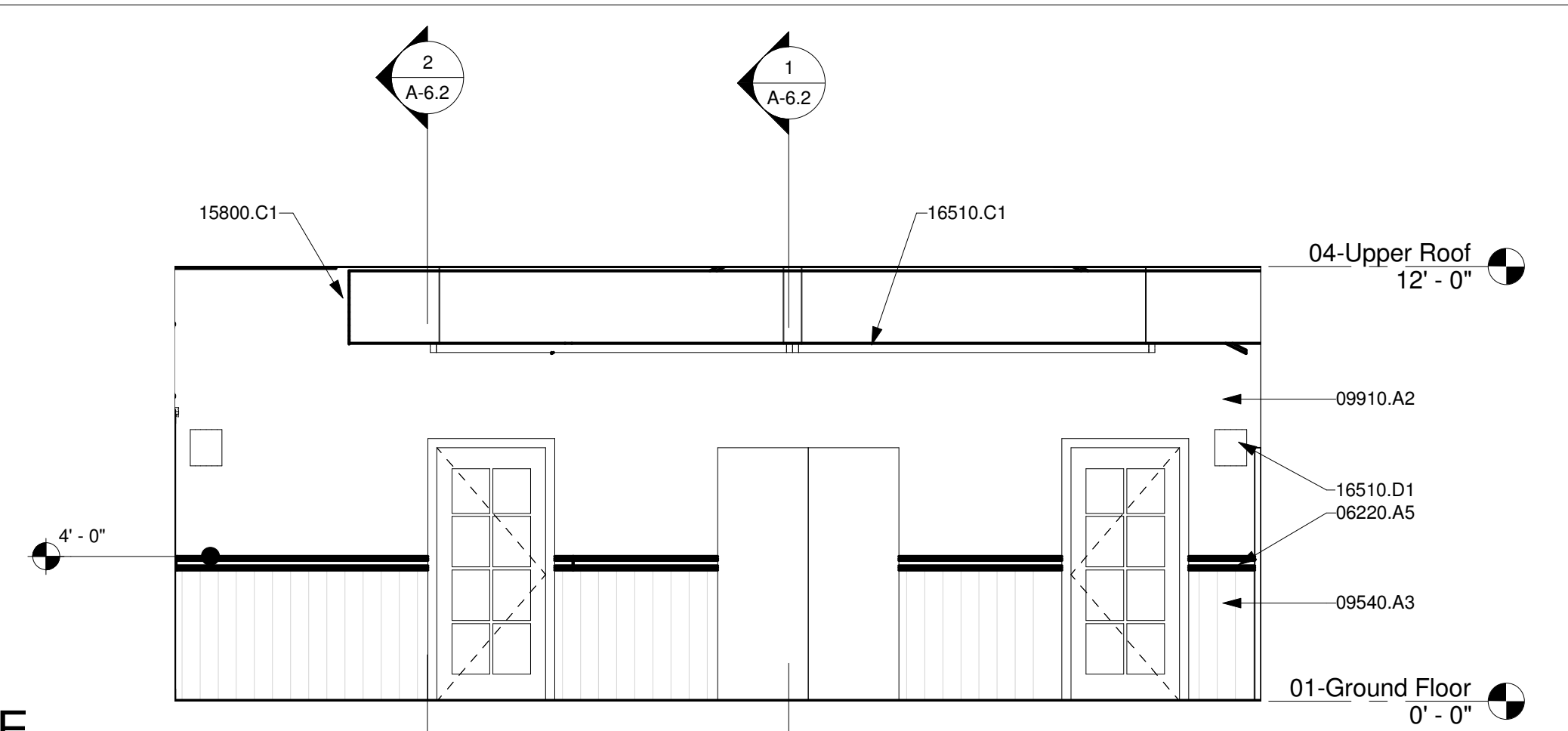
**9 MEETING ROOM-WEST**

A-7.1 | A-7.2 1/4" = 1'-0"



**10 103-N**

A-2.1 | A-7.2 1/4" = 1'-0"



**11 103-E**

A-2.1 | A-7.2 1/4" = 1'-0"

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**INTERIOR ELEVATIONS**

NO.	REVISION	DATE

PROJECT MANAGER

DRAWN BY: SDR      CHECKED BY: PLB

DATE:                      FEBRUARY 01, 2010

PROJECT NUMBER: **1402505**

SHEET: **A-7.2**



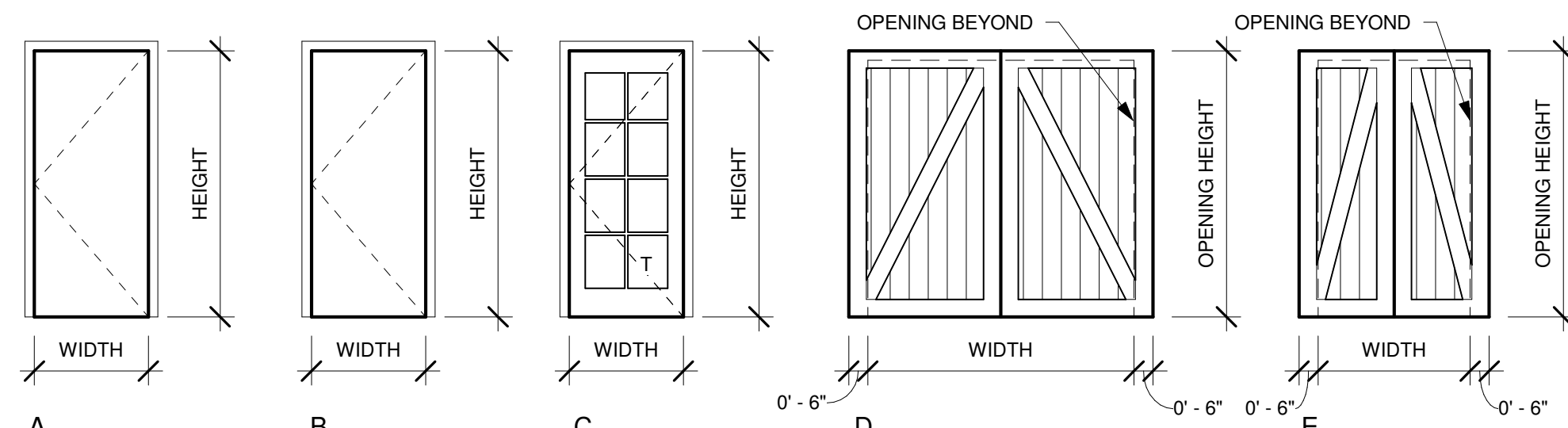
## DOOR SCHEDULE

NO.	TYPE	SIZE		FRAME MATERIAL	PANEL MATERIAL	DETAIL				NOTES
		WIDTH	HEIGHT			HEAD	JAMB	THRES HOLD		
1	A	3'-0"	7'-0"	MTL	WD	21/A-9.2	22/A-9.2	23/A-9.2	8	
2	A	3'-0"	7'-0"	MTL	WD	21/A-9.2	22/A-9.2	23/A-9.2	8	
3	A	3'-0"	7'-0"	MTL	WD	11/A-9.2	11/A-9.2	11/A-9.2	4	
4	A	3'-0"	7'-0"	MTL	WD	21/A-9.2	22/A-9.2	23/A-9.2	4	
5	C	3'-0"	7'-0"	MTL	WD	21/A-9.2	22/A-9.2	23/A-9.2	6, 7, 9	
6	C	3'-0"	7'-0"	MTL	WD	21/A-9.2	22/A-9.2	23/A-9.2	6, 7, 9	
7	C	3'-0"	7'-0"	MTL	WD	21/A-9.2	22/A-9.2	23/A-9.2	6, 7, 9	
8	C	3'-0"	7'-0"	MTL	WD	21/A-9.2	22/A-9.2	23/A-9.2	6, 7, 9	
9	D	8'-0"	7'-0"	WD	WD	12/A-9.2	12/A-9.2	12/A-9.2		
10	E	5'-0"	7'-0"	WD	WD	12/A-9.2	12/A-9.2	12/A-9.2		
11	F	7'-0"	8'-0"	WD	WD	41/A-9.2	43/A-9.2	44/A-9.2	5	

## DOOR NOTES

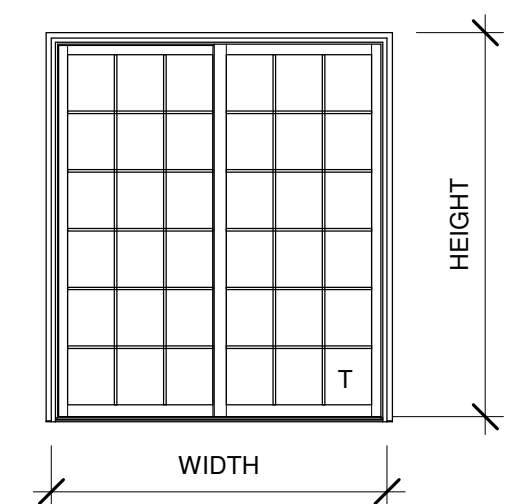
- ALL DOORS SHALL BE SET 6" OFF ADJACENT PERPENDICULAR WALL. UON. DOORS SHALL NOT BE UNDERCUT. UON. ALL LEVERS, PULLS, AND LOCKS ARE TO BE PROVIDED PER THE SCHEDULE. ALL HINGES AND OTHER MISCELLANEOUS EXPOSED HARDWARE SHALL BE IN SIMILAR AND COMPATIBLE FINISHES AS INDICATED ON HARDWARE SCHEDULE.
- GENERAL CONTRACTOR SHALL COORDINATE KEYING SYSTEM WITH OWNER (BUILDING MANAGEMENT), LANDLORD, AND ARCHITECT. GENERAL CONTRACTOR SHALL COORDINATE SECURITY SYSTEM WITH SYSTEM VENDOR AND SCHEDULED HARDWARE AND THE SUBMITTAL OF ALL SECURITY HARDWARE SPECIFICATIONS AND CUT SHEETS TO THE PROPER AUTHORITIES FOR REVIEW AND APPROVAL DURING BUILDING PERMIT PROCESS.
- PROVIDE HARDWARE, DOOR PULLS, HINGES, CLOSERS, ELECTROMAGNETIC DEVICES, ETC. NEEDED TO PROVIDE A FULL AND COMPLETE INSTALLATION. PROVIDE SILENCERS AT METAL FRAME DOORS. PROVIDE FLOOR MOUNTED DOOR STOPS UNLESS EXISTING CONDITIONS REQUIRE WALL MOUNTED. ENSURE ADEQUATE BLOCKING FOR WALL MOUNTED STOPS. SUBMIT TO ARCHITECT FOR APPROVAL.
- PROVIDE LOWER LOUVRE.
- USE LOW PROFILE ADA COMPLIANT THRESHOLD FOR SLIDING DOOR.
- PROVIDE PANIC HARDWARE.
- PROVIDE TEMPERED GLAZING.
- PROVIDE ACCESSIBLE DOOR SIGNAGE ON DOOR AND WALL MOUNTED ADJACENT TO THE DOOR.
- PROVIDE A READILY VISIBLE DURABLE SIGN POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.

## DOOR TYPES



**A** SOLID WOOD CORE W/ METAL FRAME  
**B** SOLID WOOD CORE W/ METAL FRAME  
**C** MARVIN LUMINARY SOLID CORE W/ 8 LITES & METAL FRAME

**D** SLIDING WOOD BARN DOOR  
**E** SLIDING WOOD BARN DOOR



**F** MARVIN INTEGRITY WOOD-ULTREX SLIDING FRENCH DOOR W/ LoE2 GLASS

NOTE: "T" DESIGNATES TEMPERED GLAZING

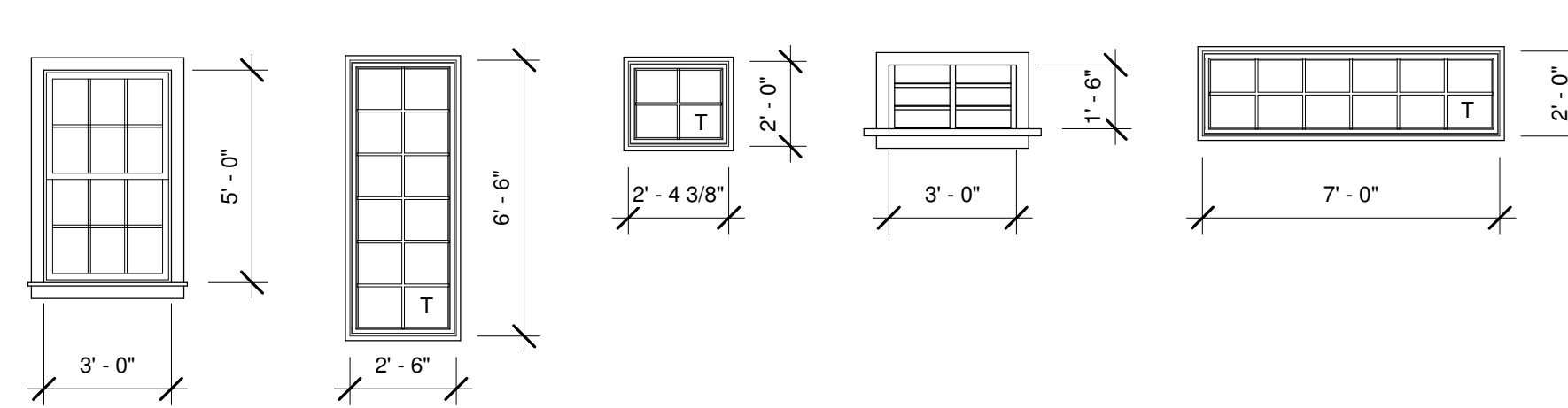
## WINDOW SCHEDULE

NO.	TYPE	SIZE		HEAD HEIGHT	DETAIL			NOTES
		WIDTH	HEIGHT		HEAD	JAMB	SILL	
1	A	3'-0"	5'-0"	7'-0"	31/A-9.2	32/A-9.2	33/A-9.2	
2	A	3'-0"	5'-0"	7'-0"	31/A-9.2	32/A-9.2	33/A-9.2	
3	A	3'-0"	5'-0"	7'-0"	31/A-9.2	32/A-9.2	33/A-9.2	
4	A	3'-0"	5'-0"	7'-0"	31/A-9.2	32/A-9.2	33/A-9.2	
5	A	3'-0"	5'-0"	8'-0"	31/A-9.2	32/A-9.2	33/A-9.2	
6	A	3'-0"	5'-0"	8'-0"	31/A-9.2	32/A-9.2	33/A-9.2	
7	C	2'-6"	6'-6"	14'-6"	31/A-9.2	32/A-9.2	33/A-9.2	1
8	C	2'-6"	6'-6"	14'-6"	31/A-9.2	32/A-9.2	33/A-9.2	1
9	D	2'-4 3/8"	2'-0"	12'-5"	31/A-9.2	32/A-9.2	33/A-9.2	1
10	D	2'-4 3/8"	2'-0"	2'-5"	31/A-9.2	32/A-9.2	33/A-9.2	1
11	E	3'-0"	1'-6"	9'-0"	51/A-9.2	52/A-9.2	53/A-9.2	
12	E	3'-0"	1'-6"	9'-0"	51/A-9.2	52/A-9.2	53/A-9.2	
13	E	3'-0"	1'-6"	9'-0"	51/A-9.2	52/A-9.2	53/A-9.2	
14	E	3'-0"	1'-6"	9'-0"	51/A-9.2	52/A-9.2	53/A-9.2	
15	F	7'-0"	2'-0"	12'-5"	31/A-9.2	32/A-9.2	33/A-9.2	1
16	A	3'-0"	5'-0"	8'-0"	31/A-9.2	32/A-9.2	33/A-9.2	
17	A	3'-0"	5'-0"	8'-0"	31/A-9.2	32/A-9.2	33/A-9.2	

## WINDOW NOTES

- PROVIDE TEMPERED GLAZING.

## WINDOW TYPES

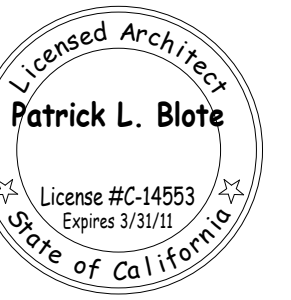


**A** MARVIN INTEGRITY WOOD-ULTREX DOUBLE HUNG WINDOW W/ LoE2 WITH ARGON GAS AND GRILLES BETWEEN THE GLASS  
**C** MARVIN INTEGRITY WOOD-ULTREX PICTURE WINDOW W/ LoE2 WITH ARGON GAS AND GRILLES BETWEEN THE GLASS  
**D** MARVIN INTEGRITY WOOD-ULTREX PICTURE WINDOW W/ LoE2 WITH ARGON GAS AND GRILLES BETWEEN THE GLASS  
**E** METAL LOUVRE, PAINTED  
**F** MARVIN INTEGRITY WOOD-ULTREX PICTURE WINDOW W/ LoE2 WITH ARGON GAS AND GRILLES BETWEEN THE GLASS

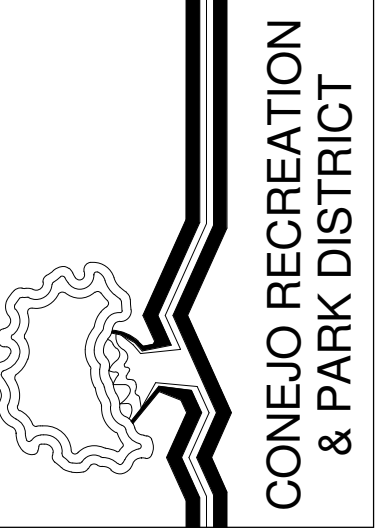
NOTE: "T" DESIGNATES TEMPERED GLAZING

## GENERAL NOTES

- THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES.
- THE OPENING FORCE FOR INTERIOR SIDE-SWINGING DOORS WITHOUT CLOSERS SHALL NOT EXCEED A 5-POUND FORCE. FOR OTHER SIDE-SWINGING, SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECT TO A 15-POUND FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECT TO A 30-POUND FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECT TO A 15-POUND FORCE. FORCES SHALL BE APPLIED TO THE LATCH SIDE.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
- THRESHOLD SHALL BE NOT MORE THAN 1/2" HIGH BEVELED AT 2 HORIZONTAL TO 1 VERTICAL TO A VERTICAL MAXIMUM OF 1/4".



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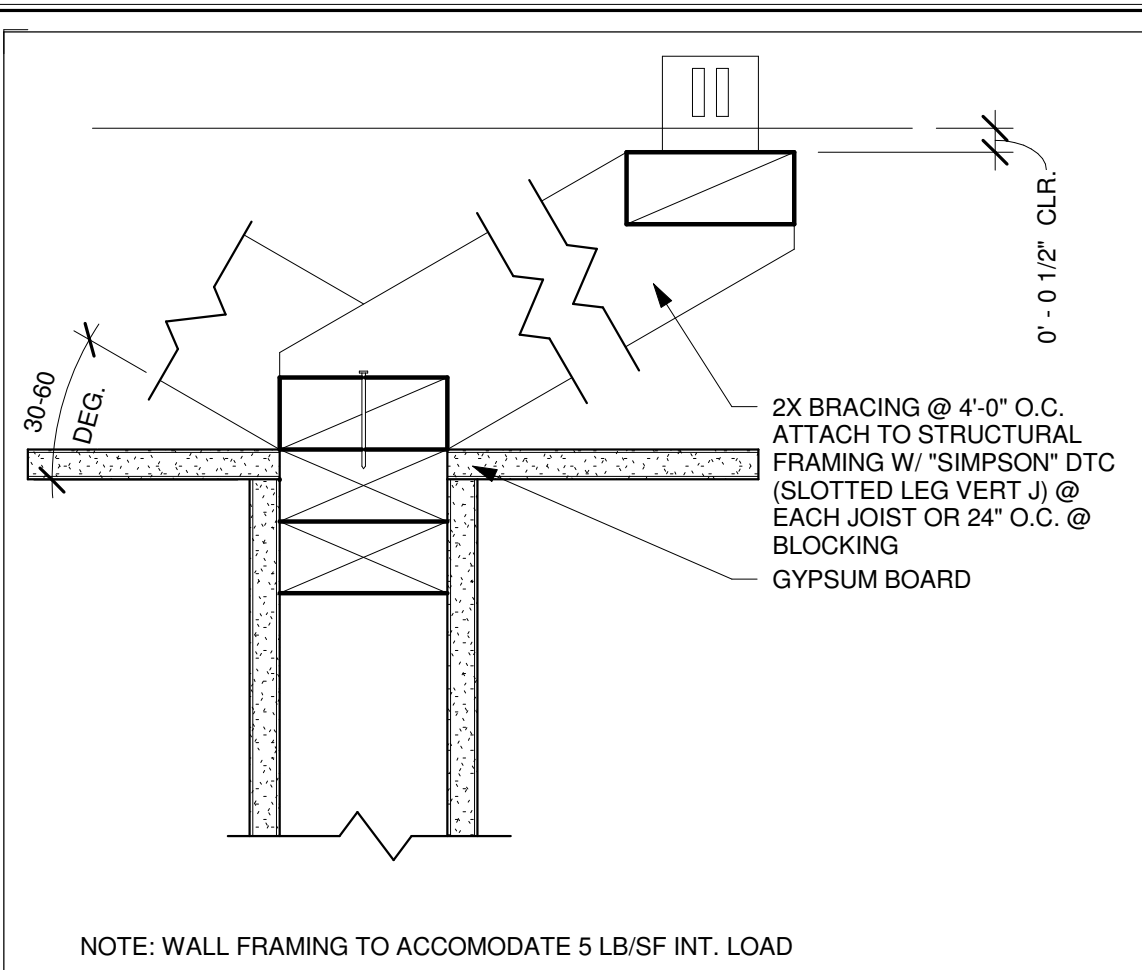
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MCCREA RANCH VISITOR CENTER  
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THOUSAND OAKS, CALIFORNIA  
**SCHEDULES**

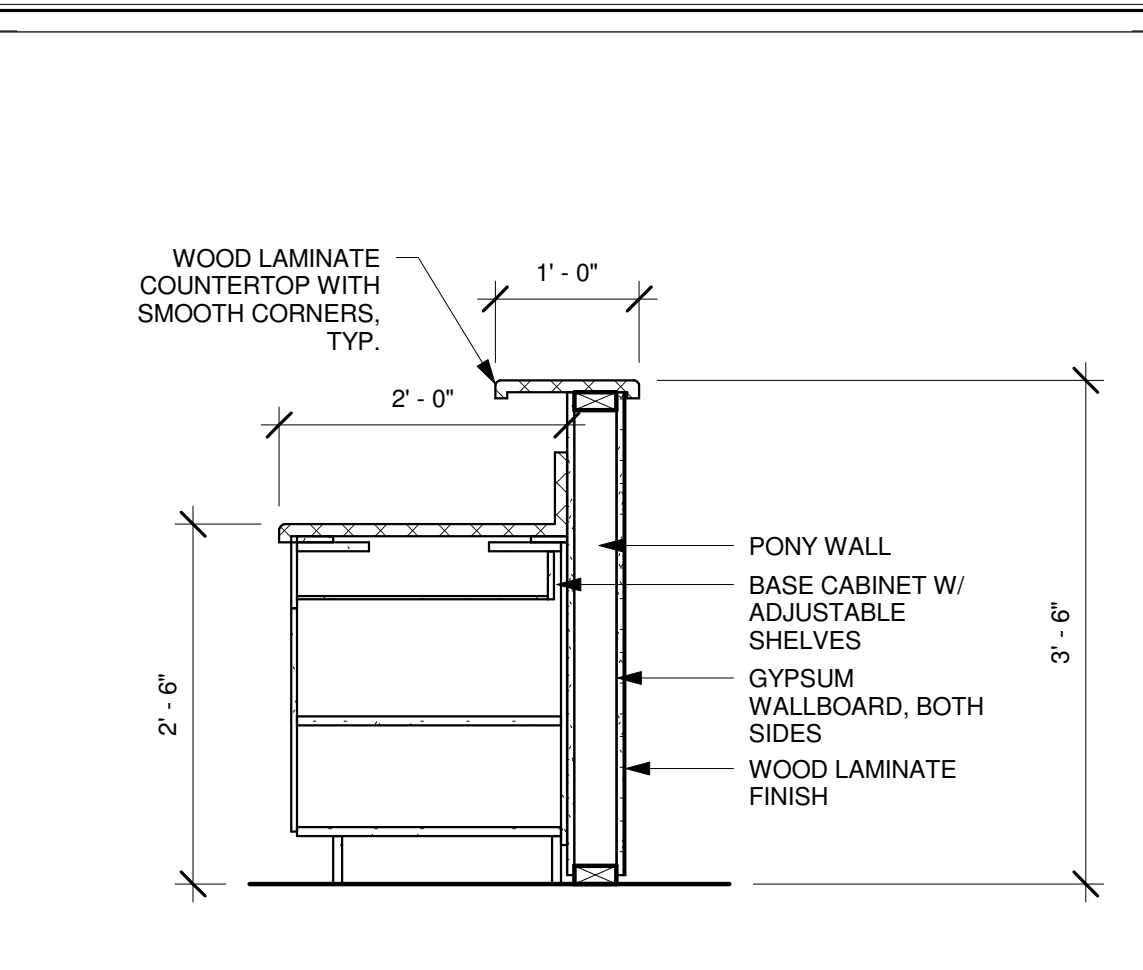
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1	PLAN CHECK RESUBMITTAL	05/14/10

PROJECT MANAGER	
DRAWN BY SDR	CHECKED BY PLB
DATE FEBRUARY 01, 2010	
PROJECT NUMBER 1402505	
SHEET	

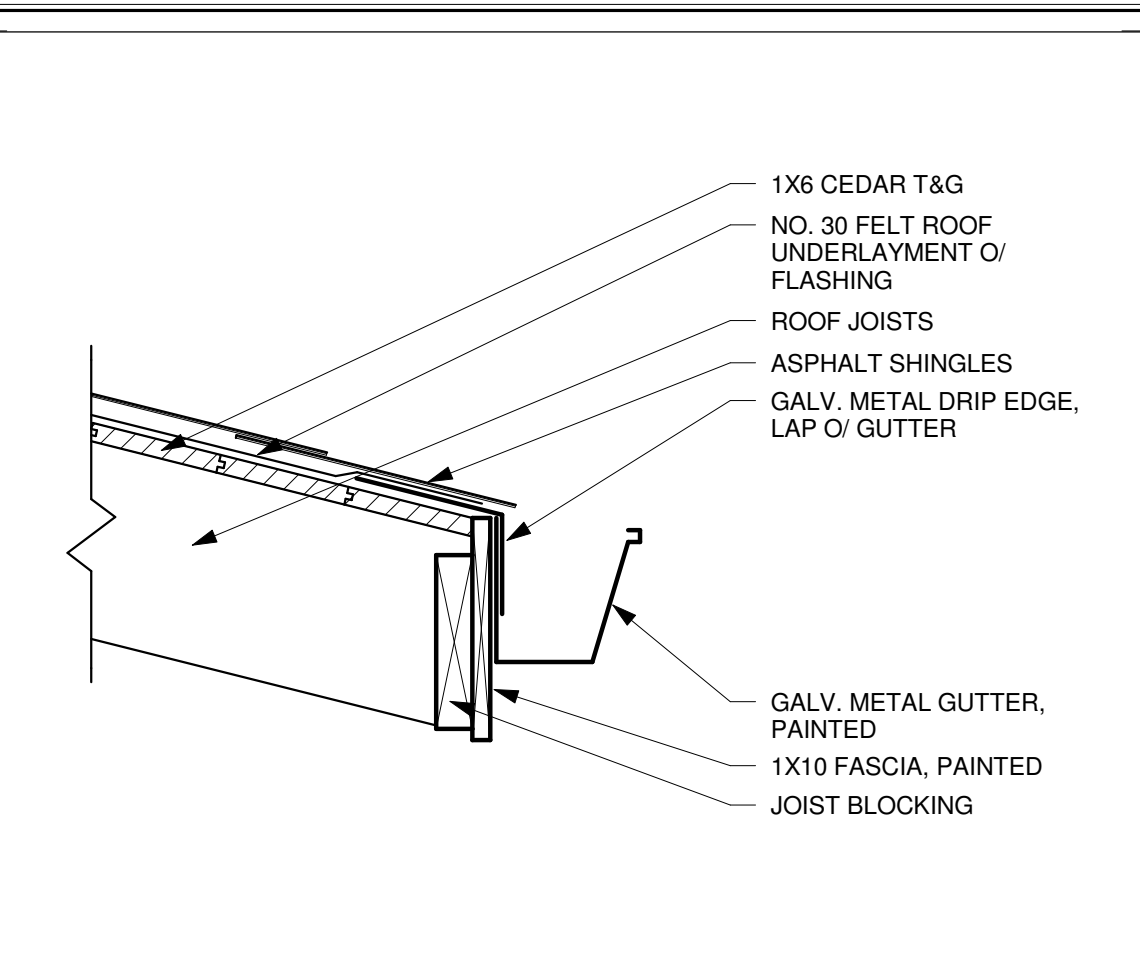
**A-8.1**



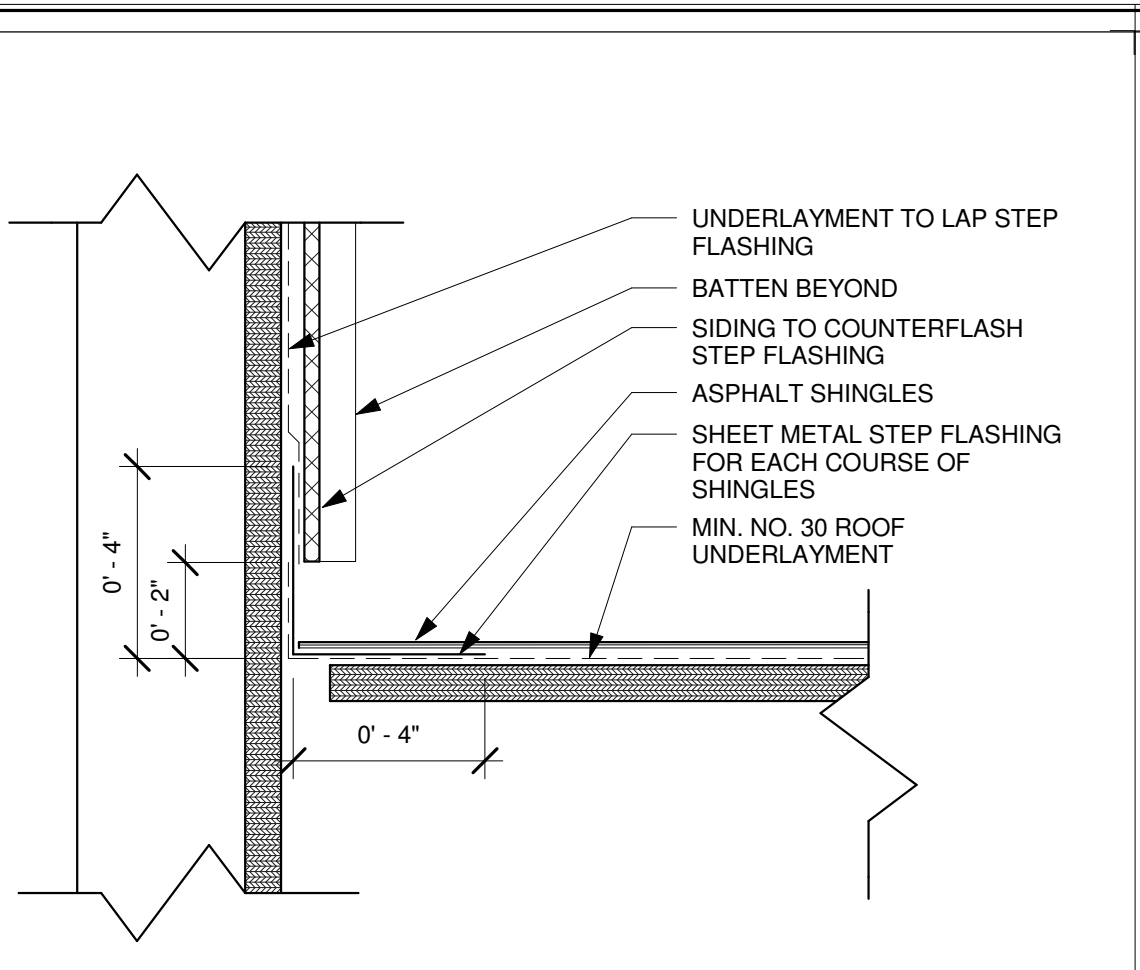
**51 PARTITION BRACING**  
A-9.1 3' = 1'-0"



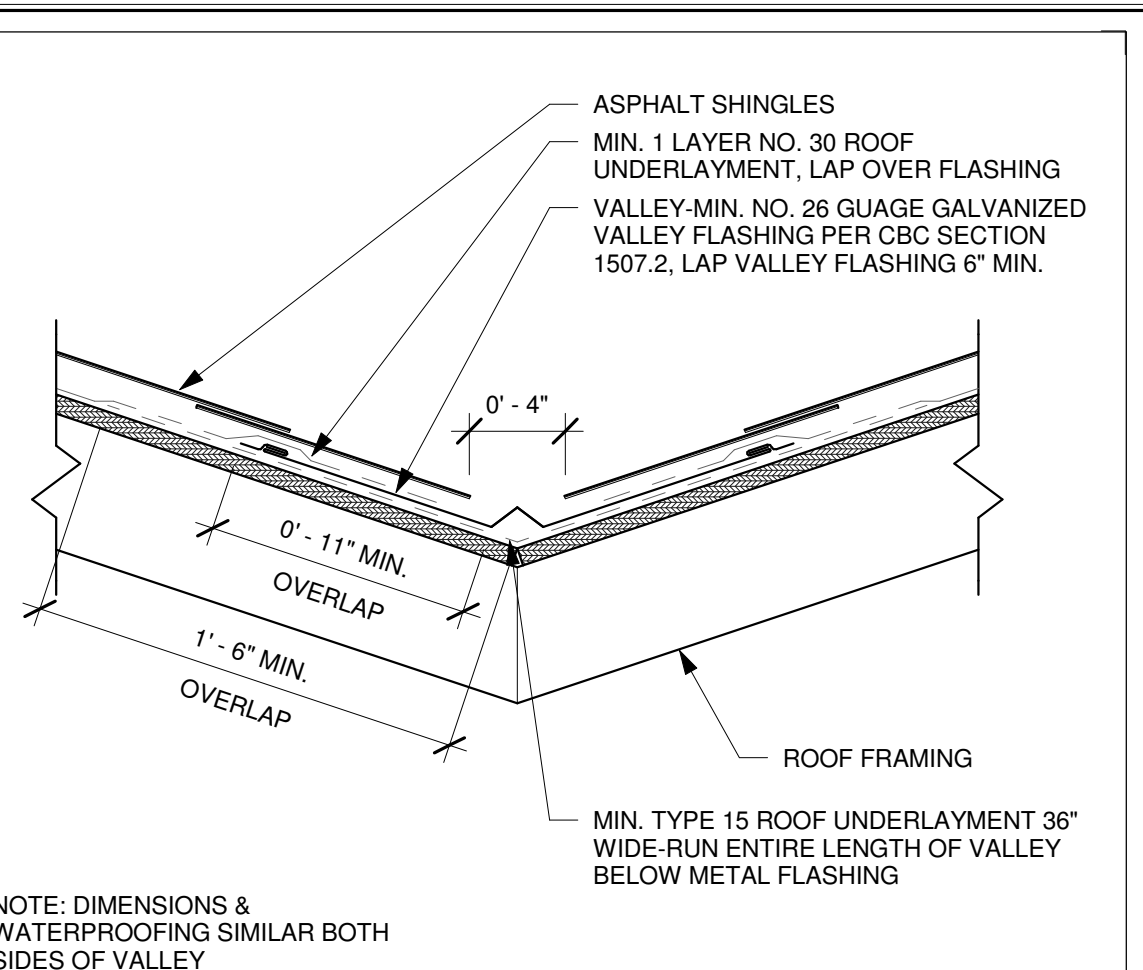
**41 RECEPTIONIST DESK**  
A-2.1 | A-9.1 3/4" = 1'-0"



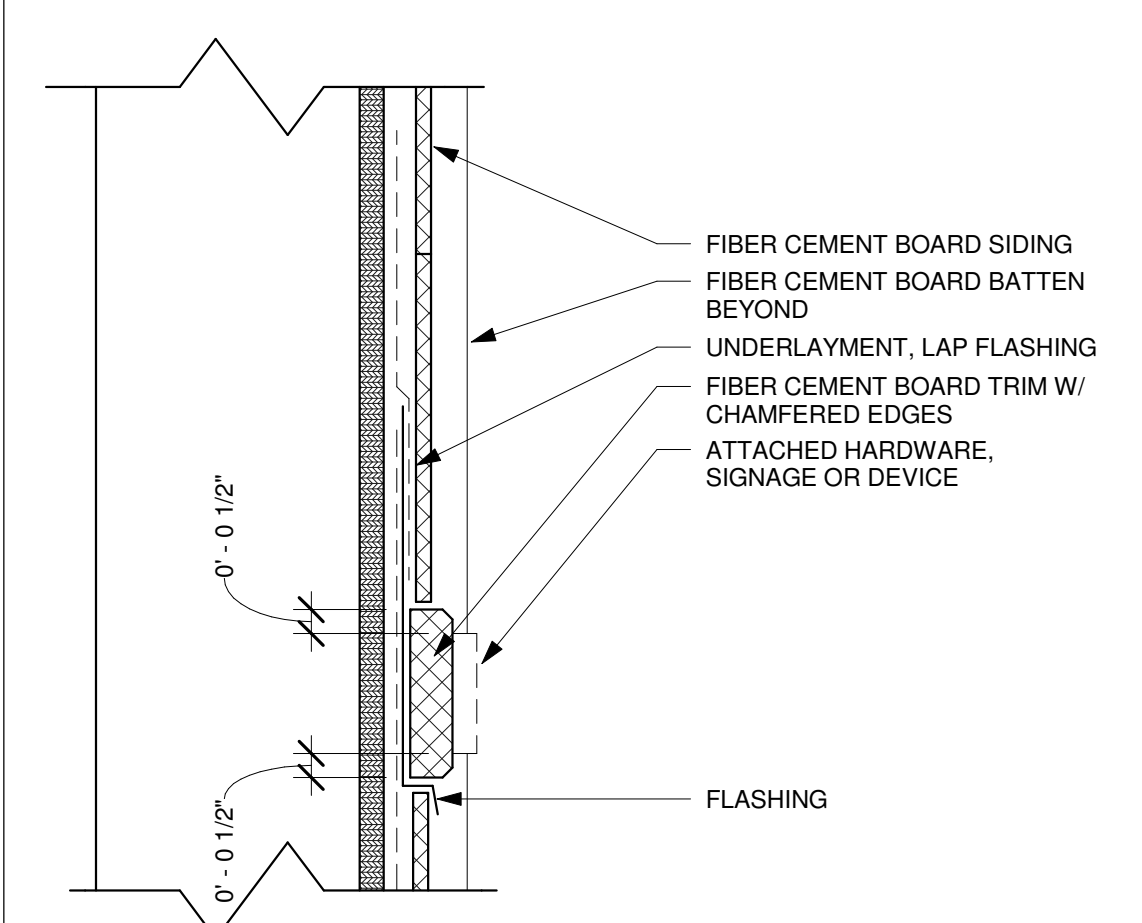
**31 GUTTER**  
A-6.2 | A-9.1 1 1/2" = 1'-0"



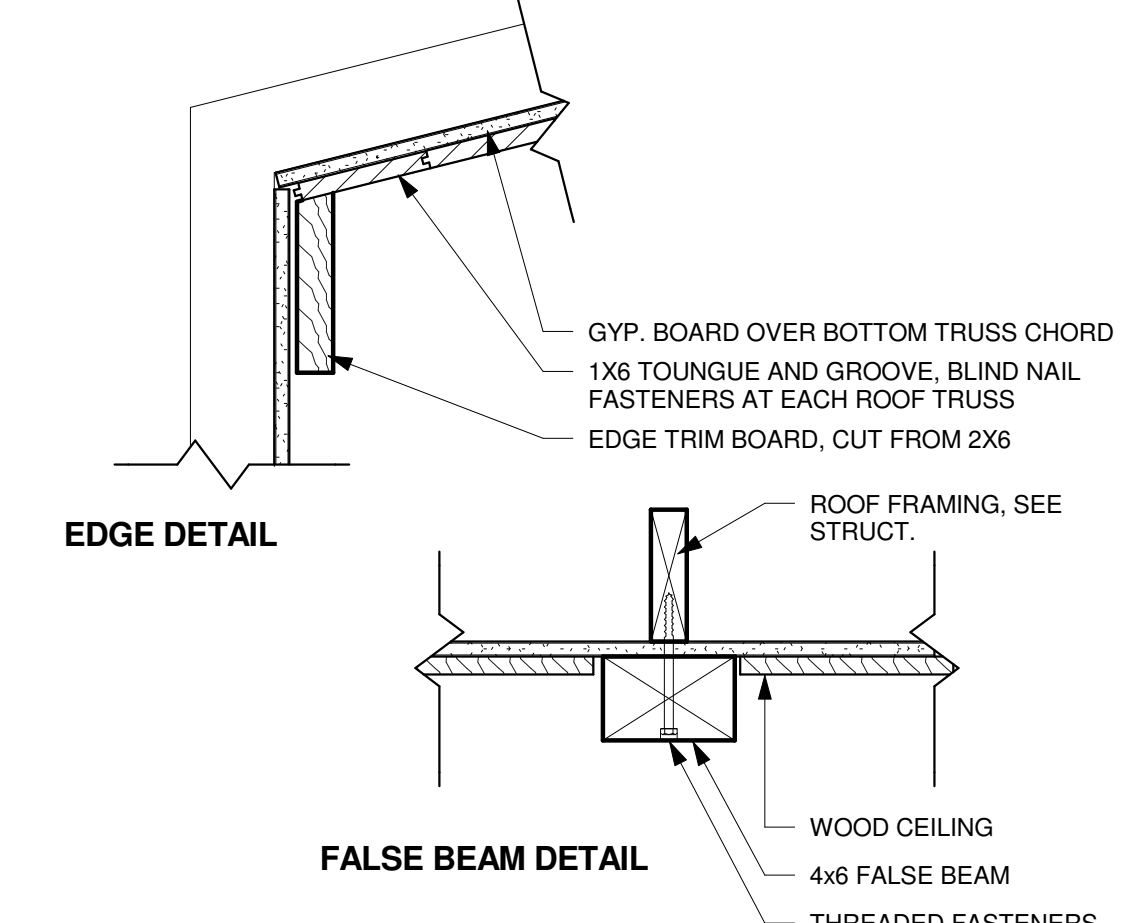
**21 SIDEWALL FLASHING**  
A-4.1 | A-9.1 3" = 1'-0"



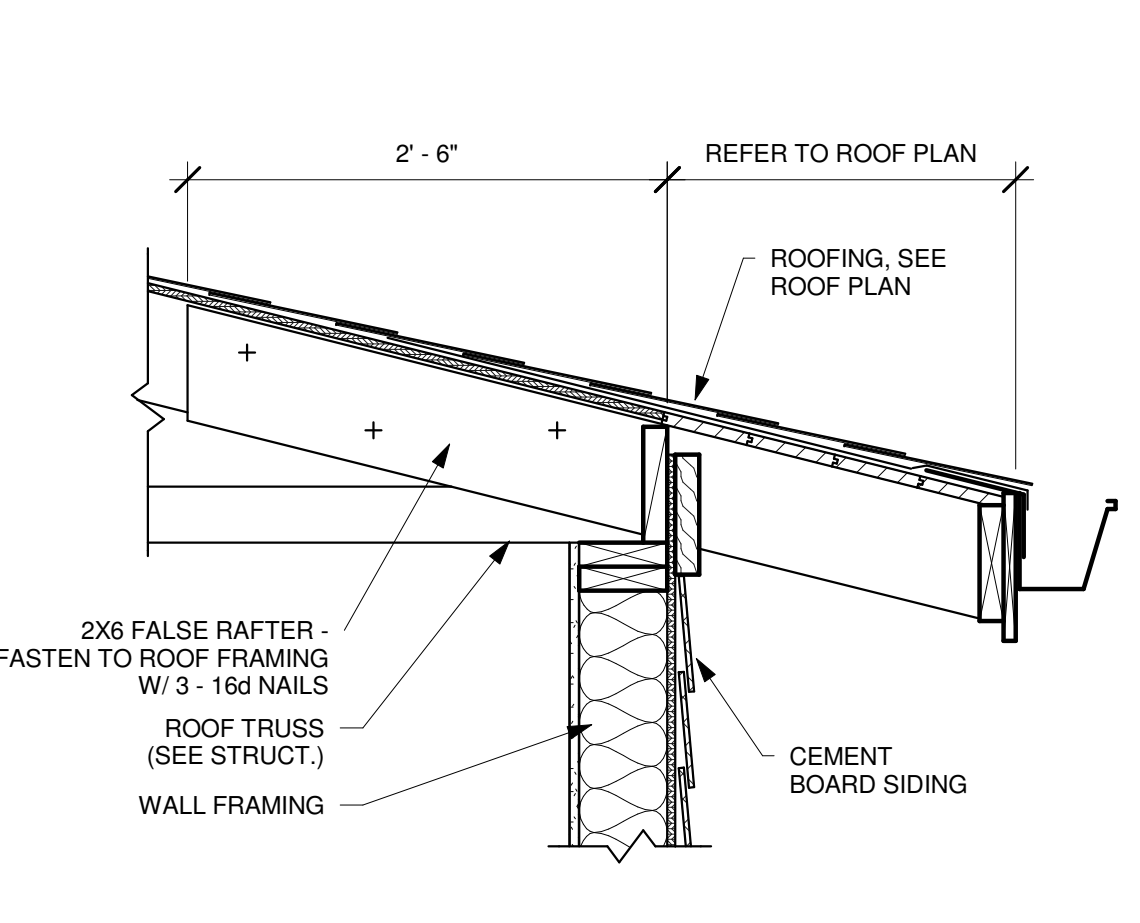
**11 VALLEY FLASHING**  
A-4.1 | A-9.1 1 1/2" = 1'-0"



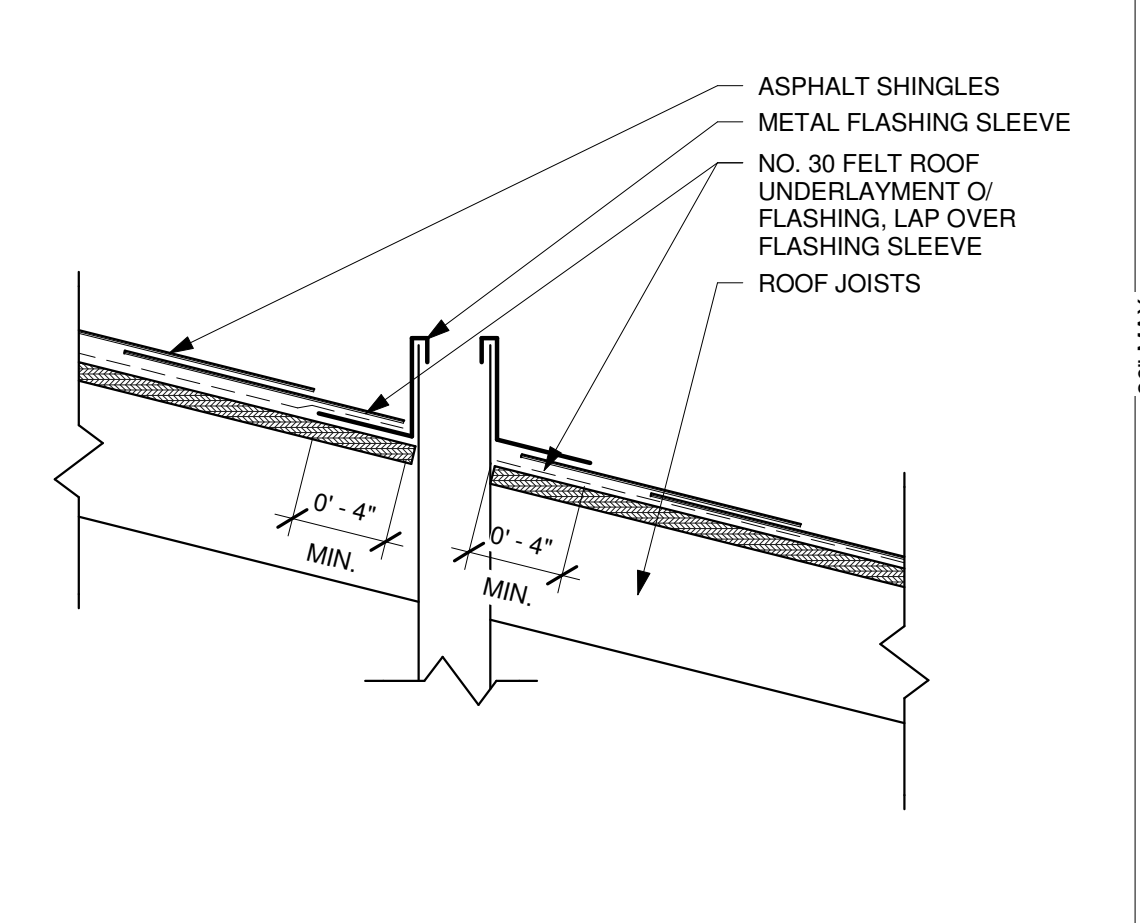
**52 FIBER CEMENT MOUNTING PAD**  
A-9.1 3' = 1'-0"



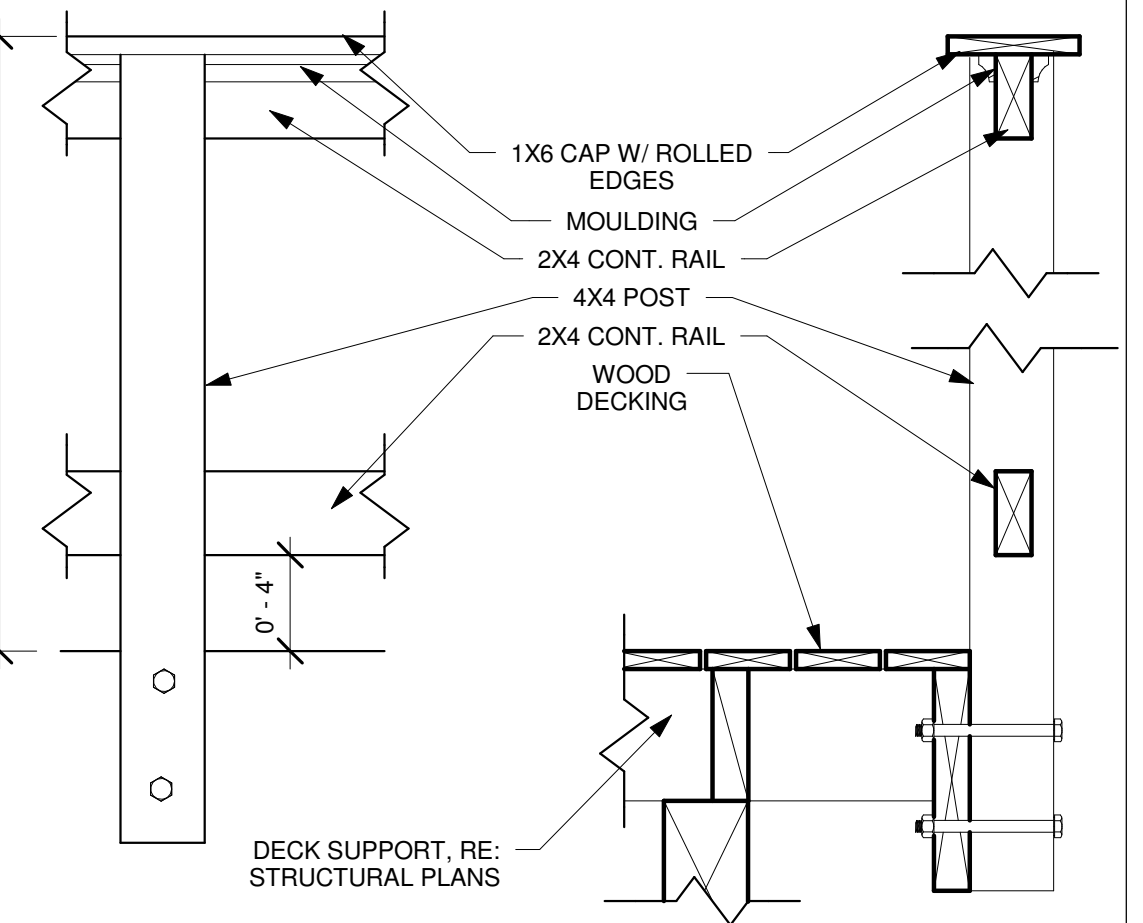
**42 WOOD CEILING**  
A-9.1 1 1/2" = 1'-0"



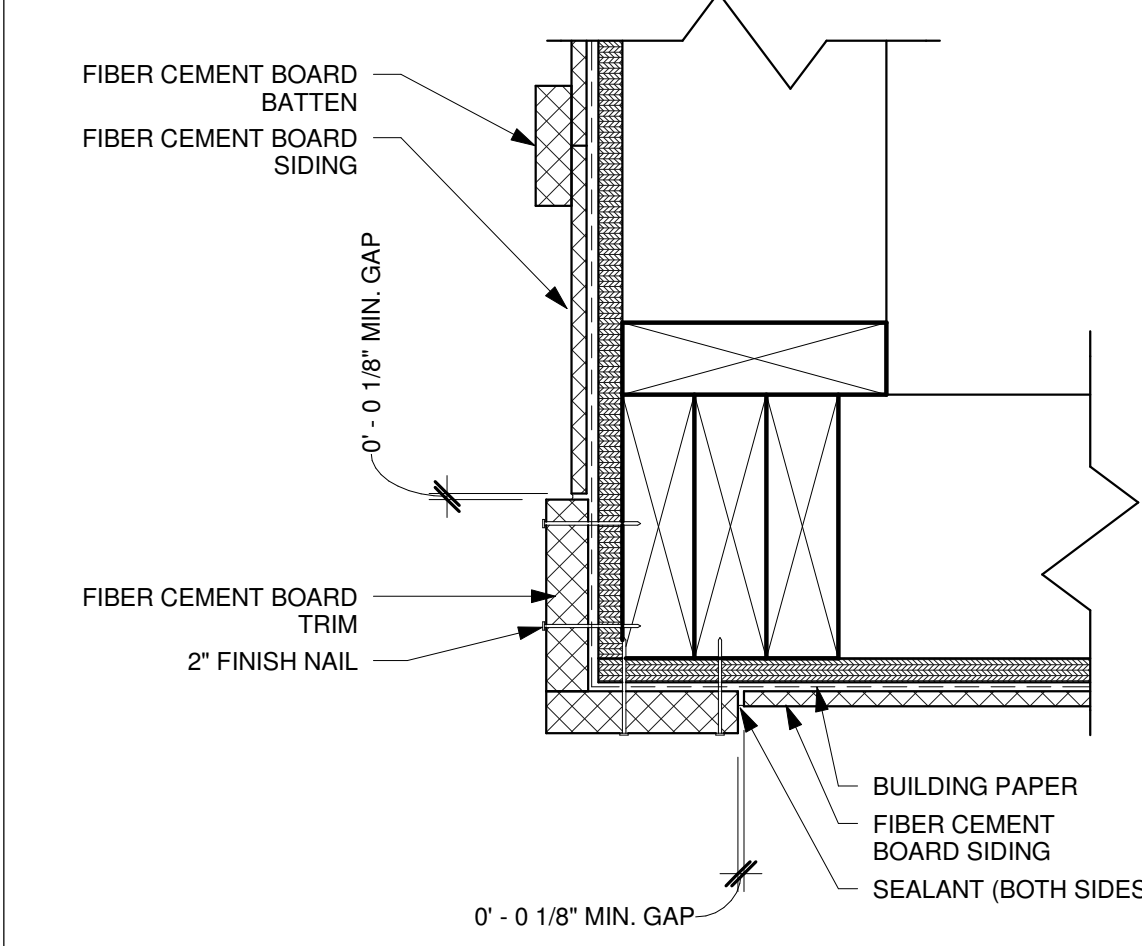
**32 ROOF OVERHANG**  
A-6.2 | A-9.1 1" = 1'-0"



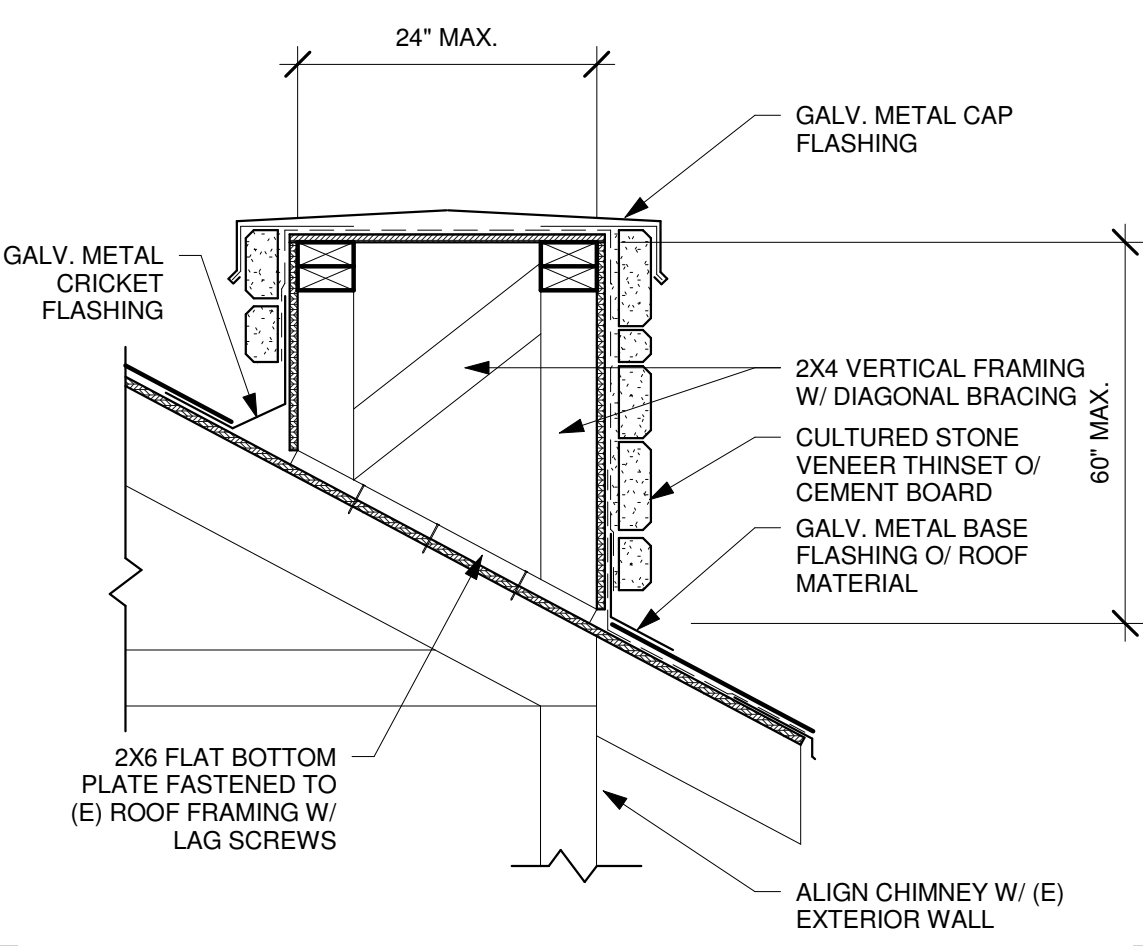
**22 ROOF PENETRATION**  
A-4.1 | A-9.1 1 1/2" = 1'-0"



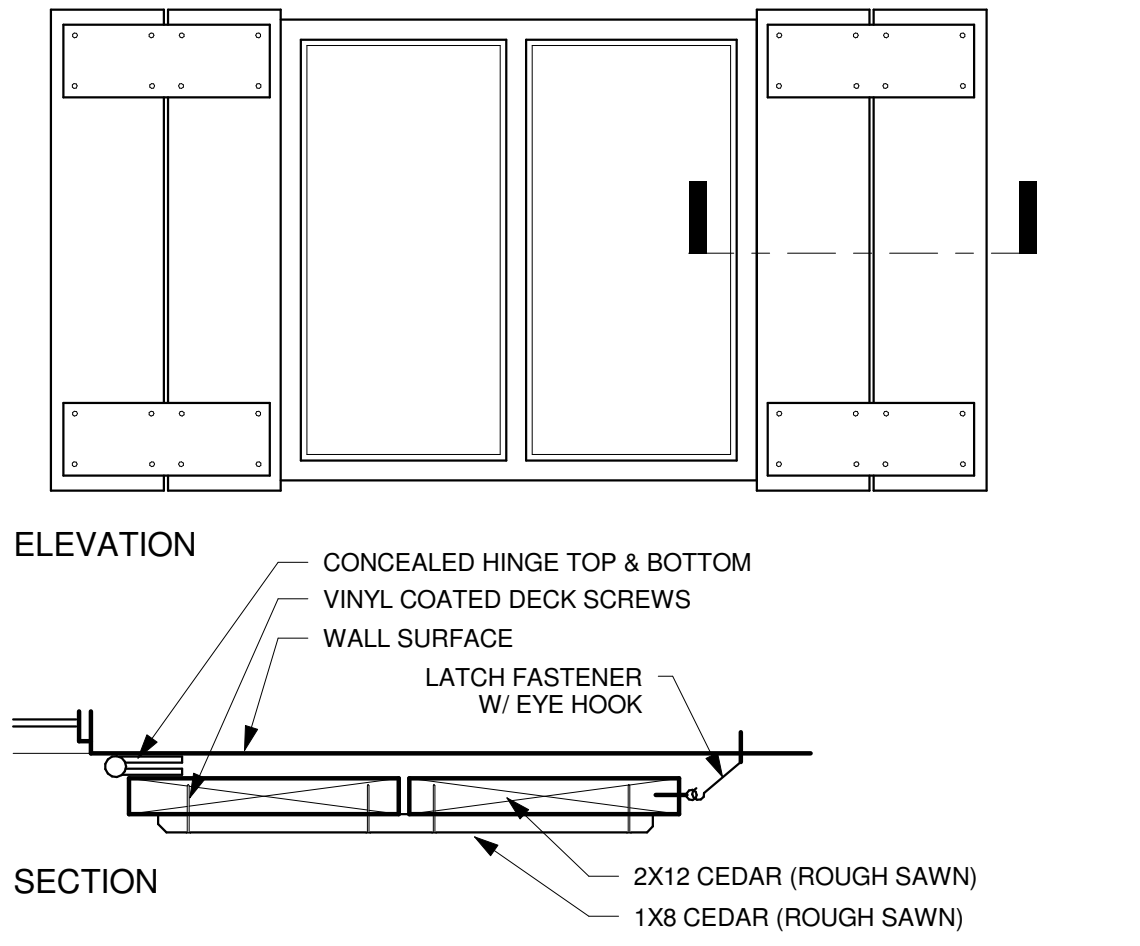
**12 DECK RAIL**  
A-4.1 | A-9.1 1 1/2" = 1'-0"



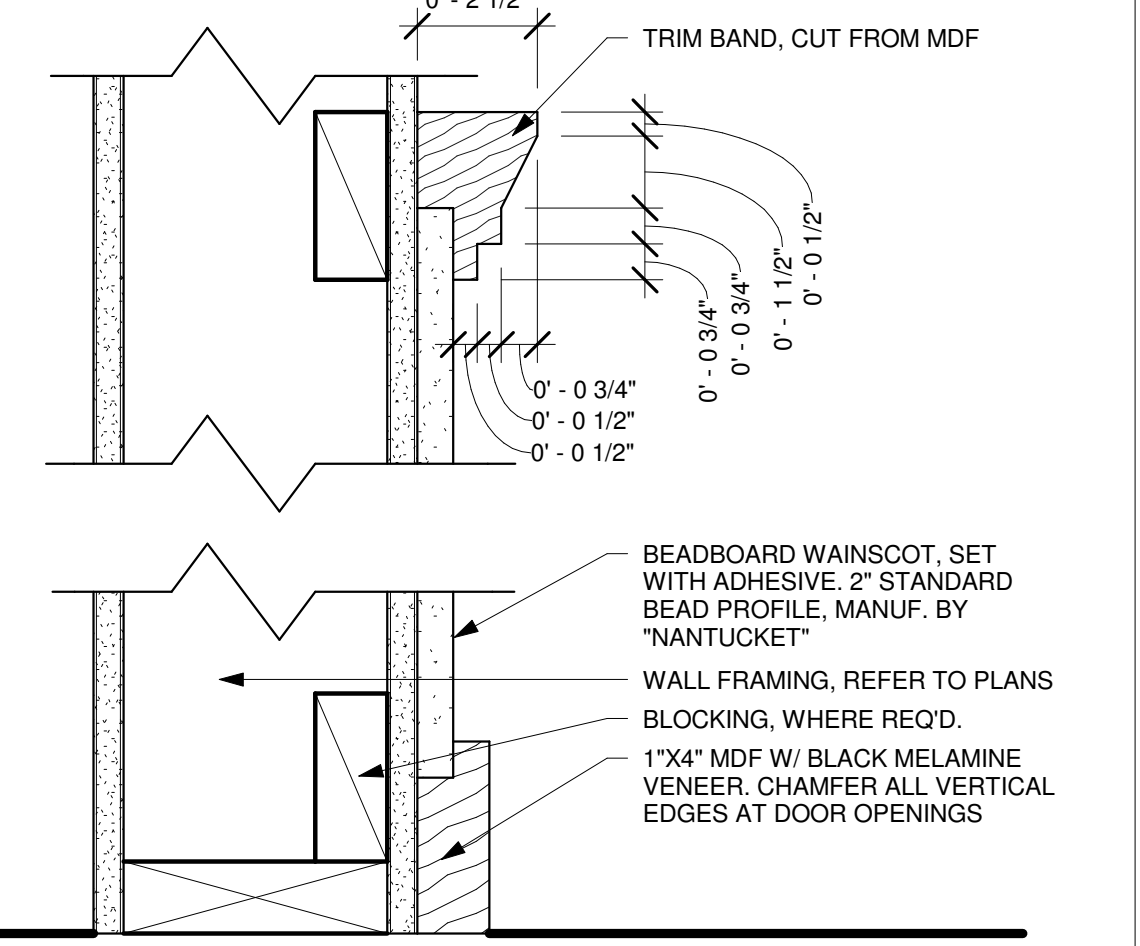
**53 FIBER CEMENT-CORNER TRIM**  
A-9.1 3' = 1'-0"



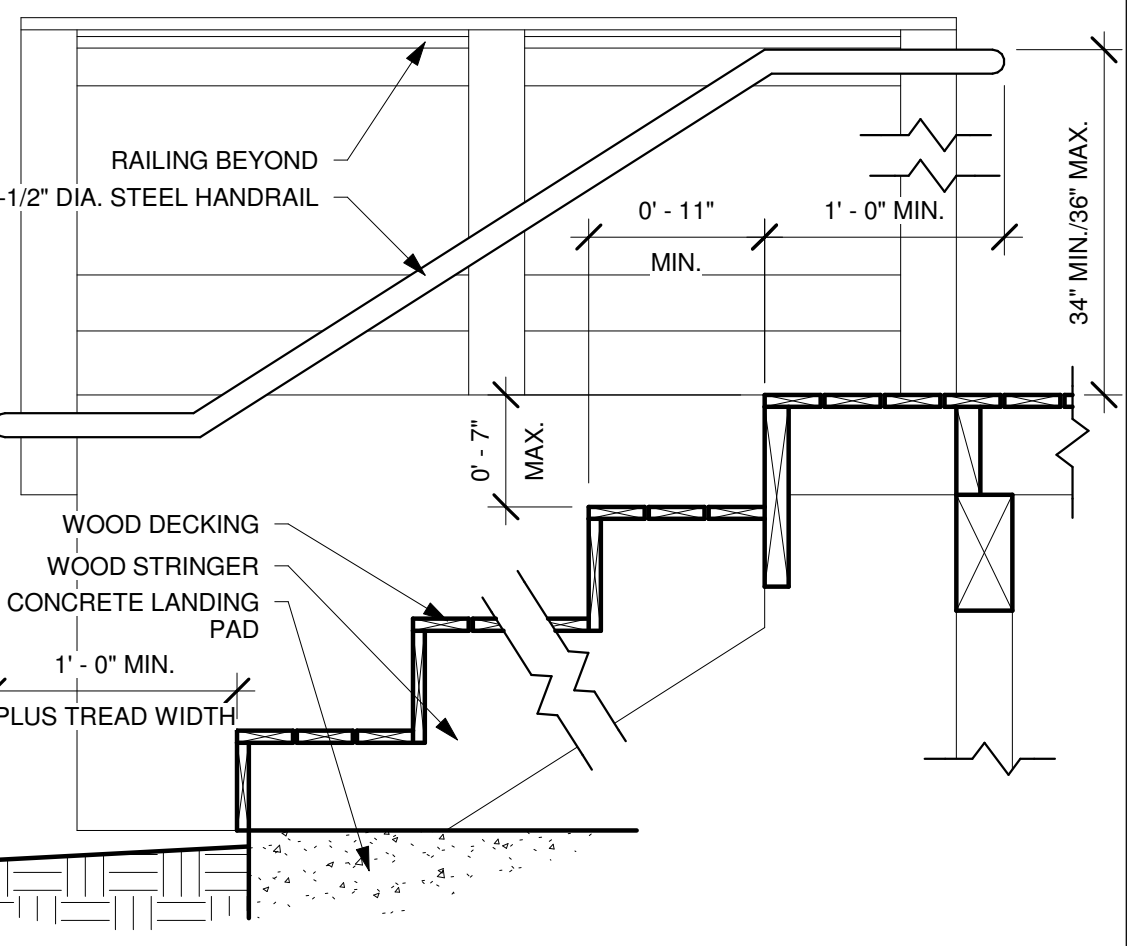
**43 FAUX CHIMNEY**  
A-5.3 | A-9.1 1" = 1'-0"



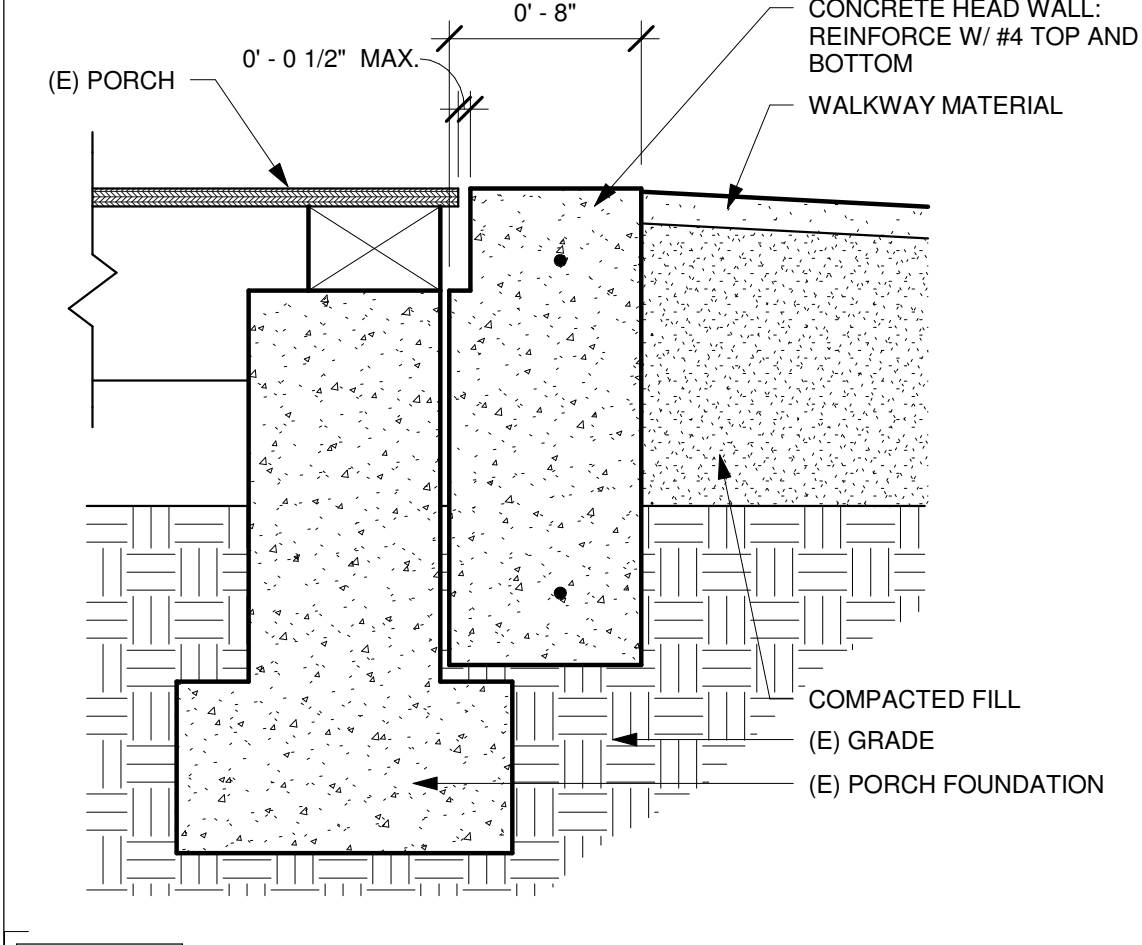
**33 WINDOW SHUTTER**  
A-5.2 | A-9.1 1 1/2" = 1'-0"



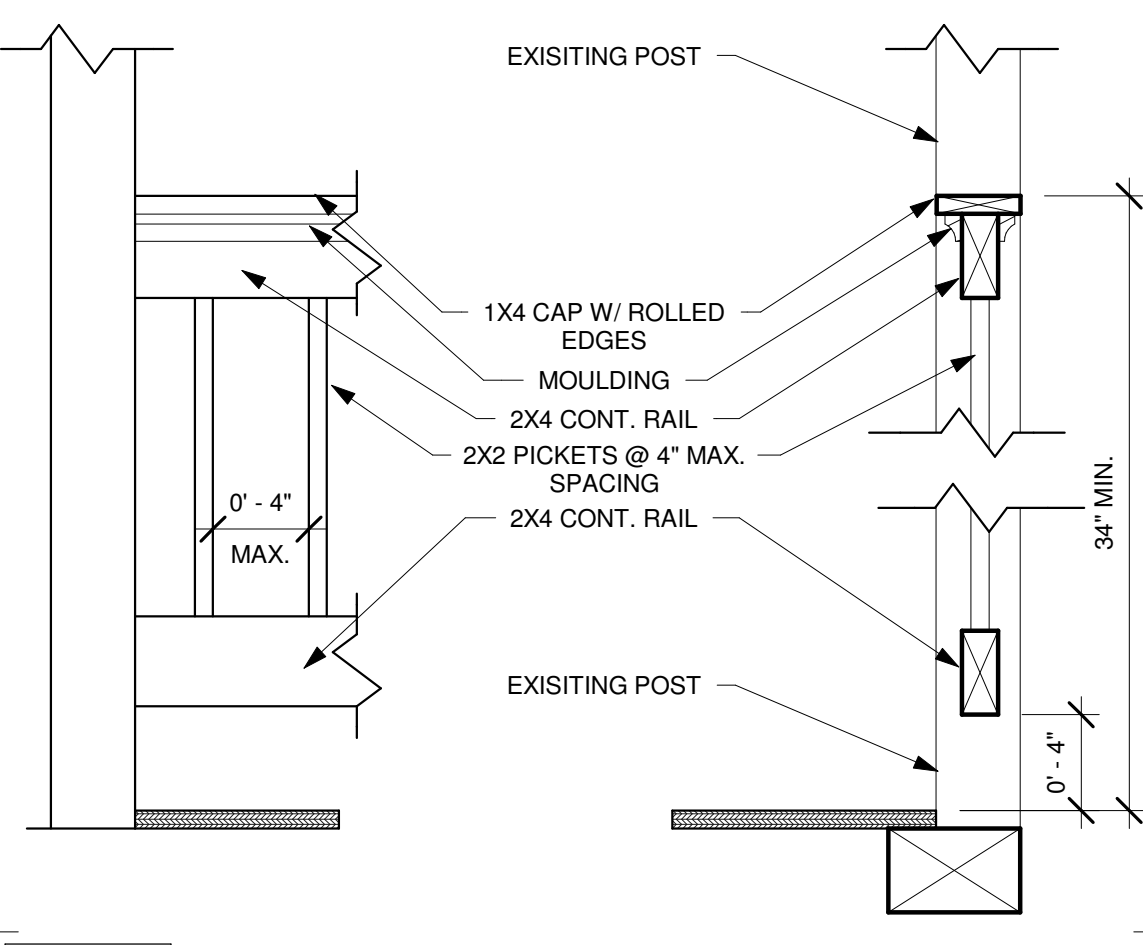
**23 WAINSCOT DETAIL**  
A-9.1 3" = 1'-0"



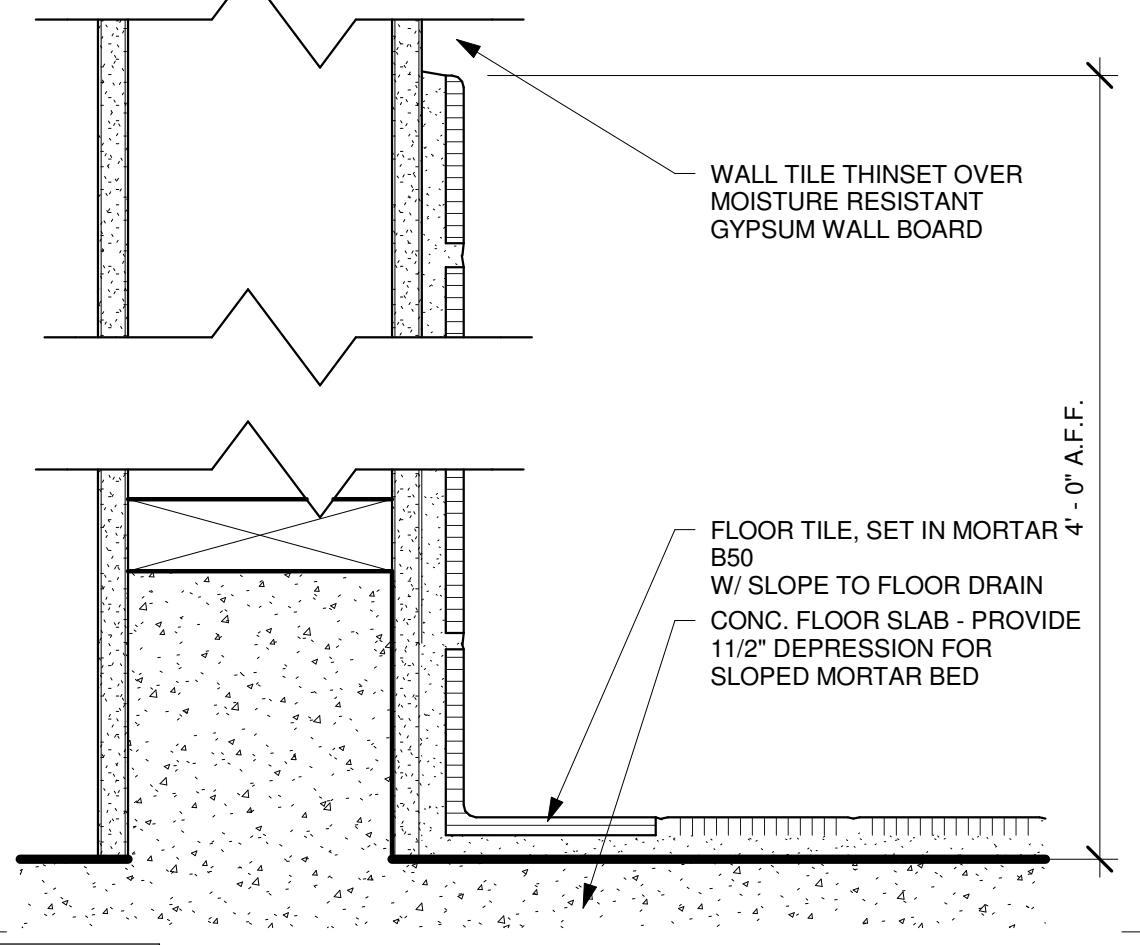
**13 DECK STAIRS**  
A-1.1 | A-9.1 1" = 1'-0"



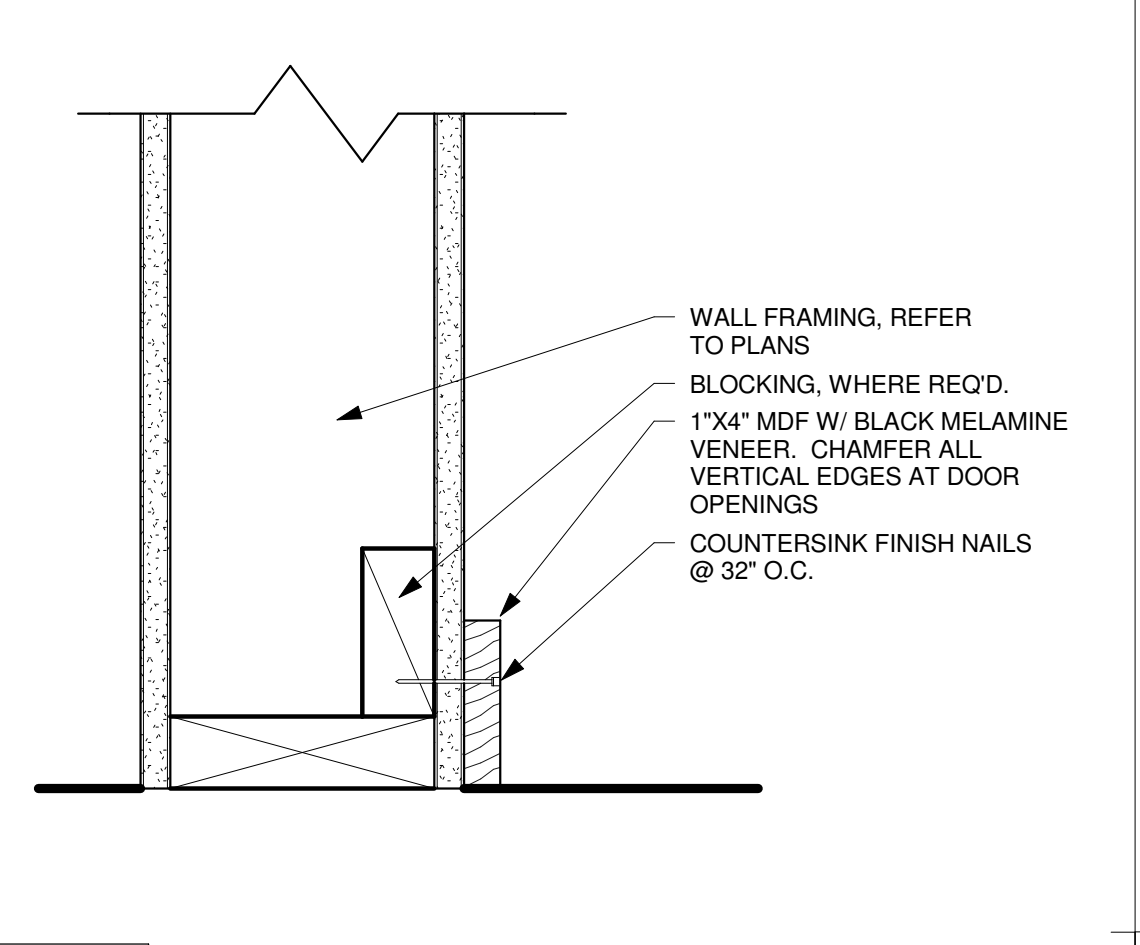
**54 RAMP TRANSITION**  
A-5.3 | A-9.1 1 1/2" = 1'-0"



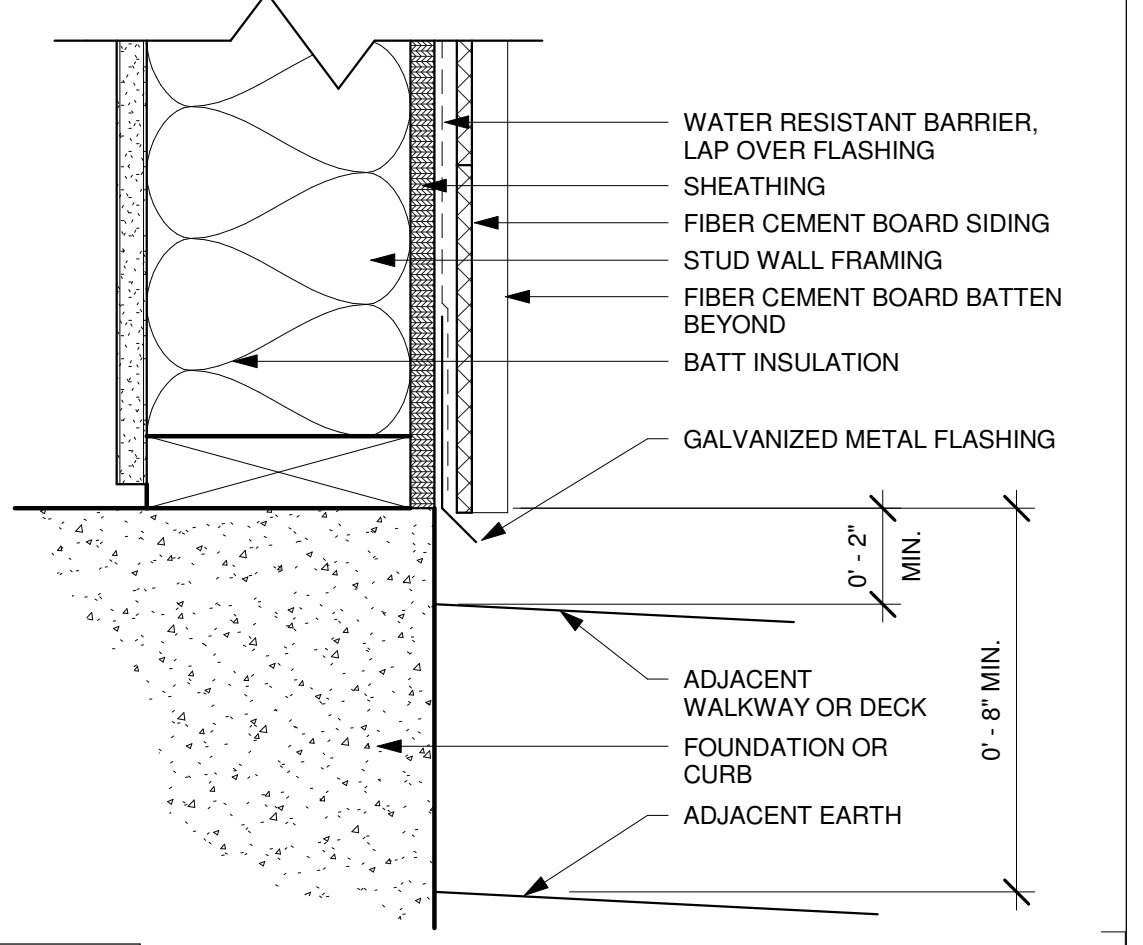
**44 GUARDRAIL @ CARETAKER**  
A-5.3 | A-9.1 1 1/2" = 1'-0"



**34 RESTROOM TILE**  
A-9.1 3" = 1'-0"



**24 WALL BASE - INTERIOR**  
A-6.2 | A-9.1 3" = 1'-0"



**14 WALL BASE @ SIDING**  
A-6.1 | A-9.1 3" = 1'-0"

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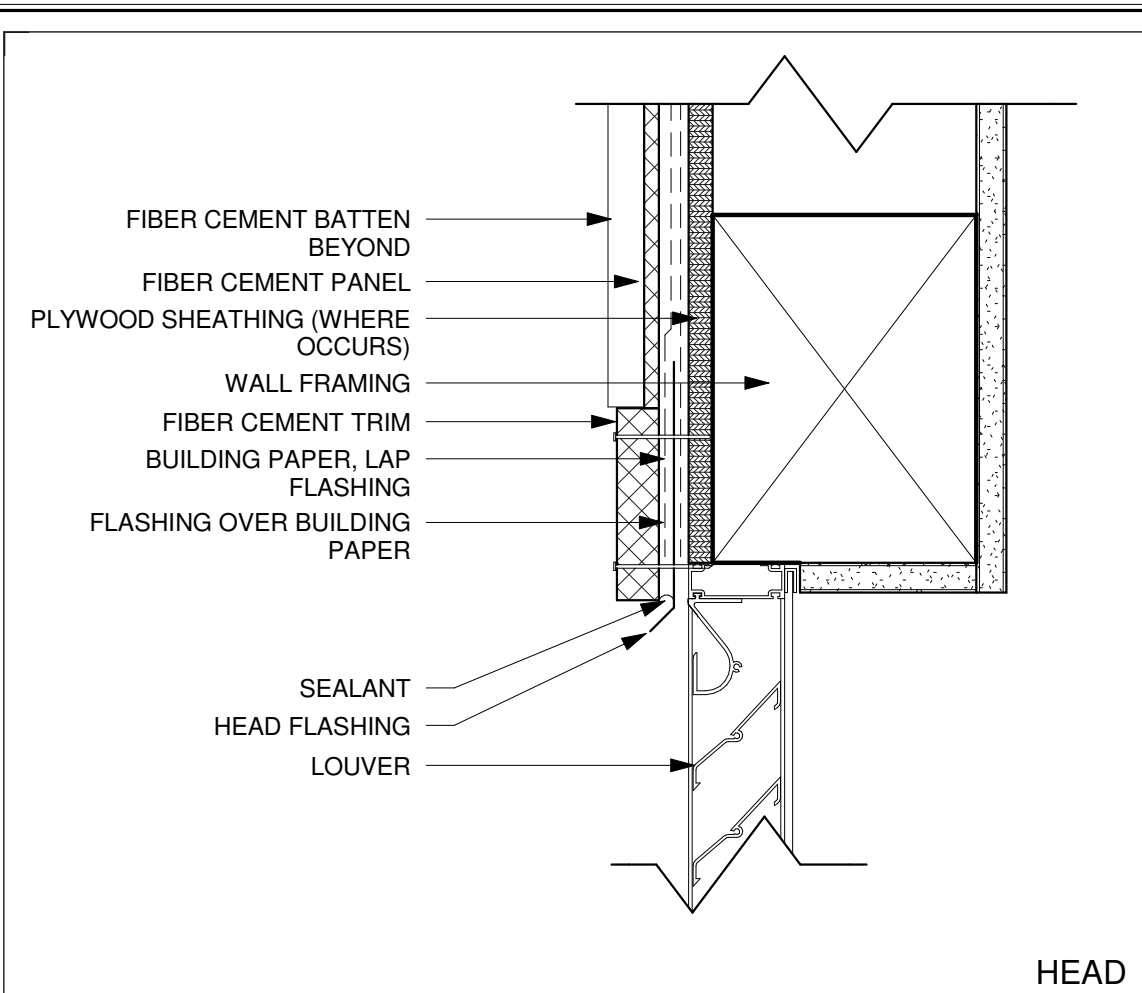
**MCCREA RANCH VISITOR CENTER**
  
 4500 N. MOORPARK RD.
   
 THOUSAND OAKS, CALIFORNIA
   
**DETAILS**

NO.	REVISION	DATE
1	PLAN CHECK RESUBMITTAL	05/14/10

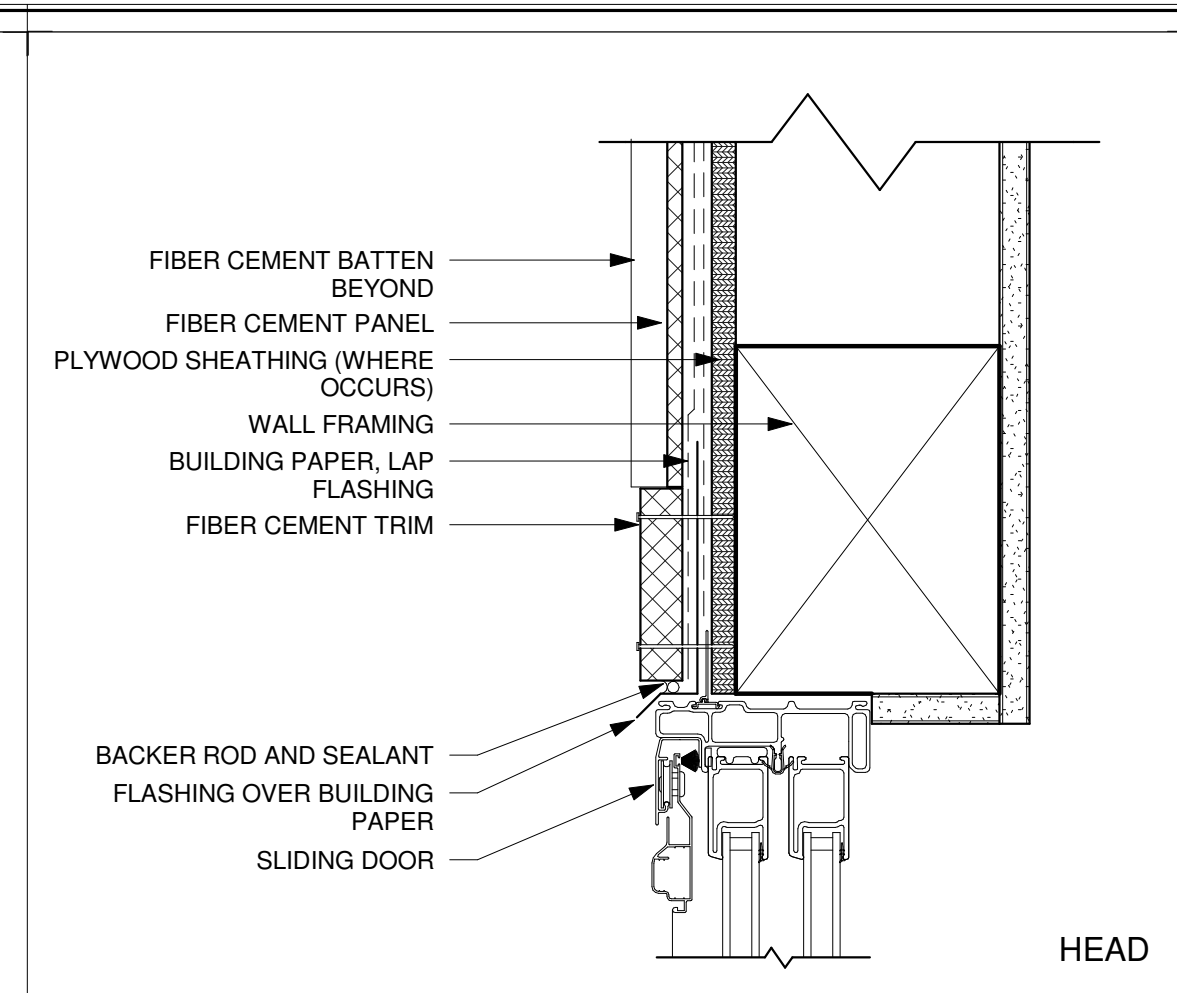
PROJECT MANAGER: \_\_\_\_\_  
 DRAWN BY: SDR CHECKED BY: PLB  
 DATE: FEBRUARY 01, 2010  
 PROJECT NUMBER: 1402505  
 SHEET: **A-9.1**

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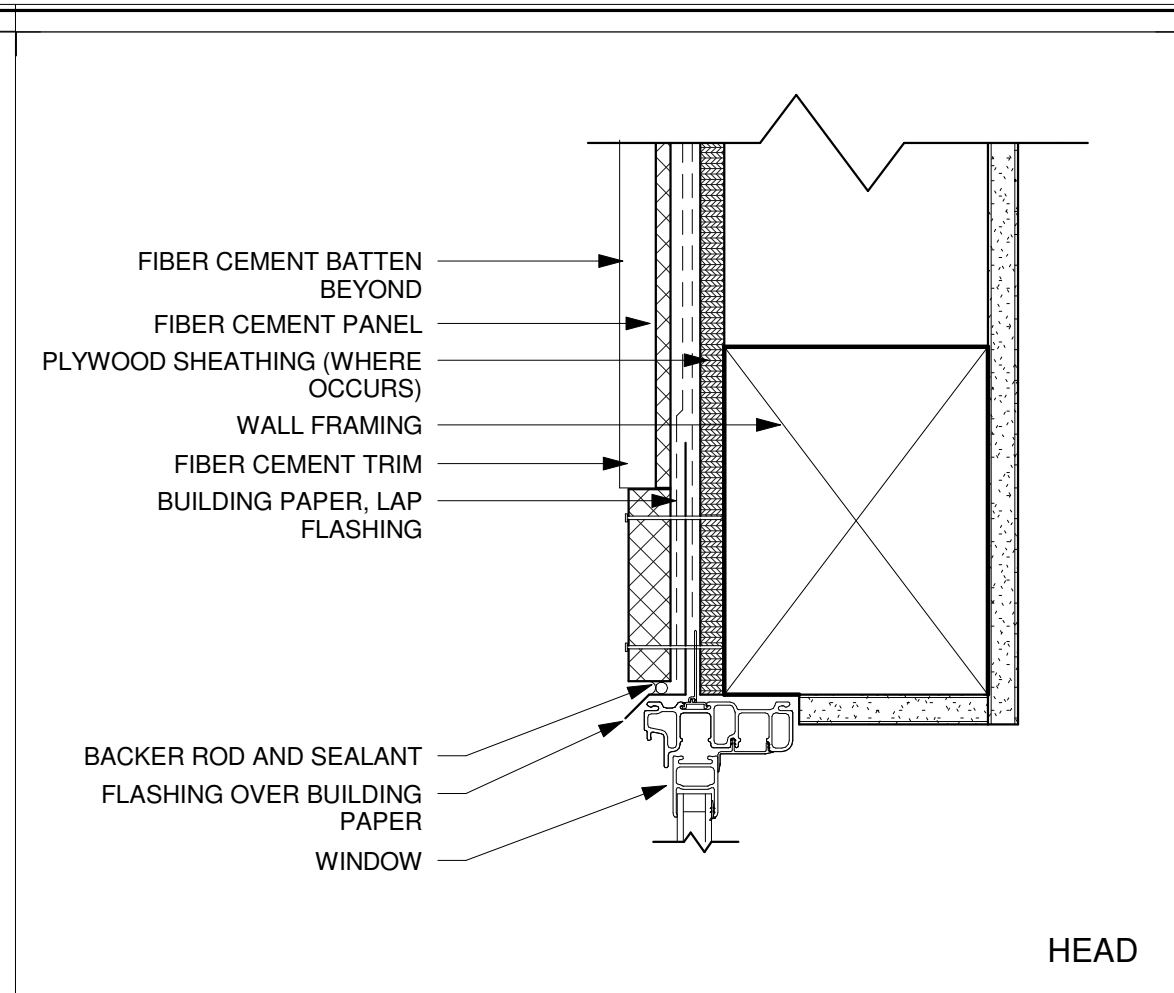




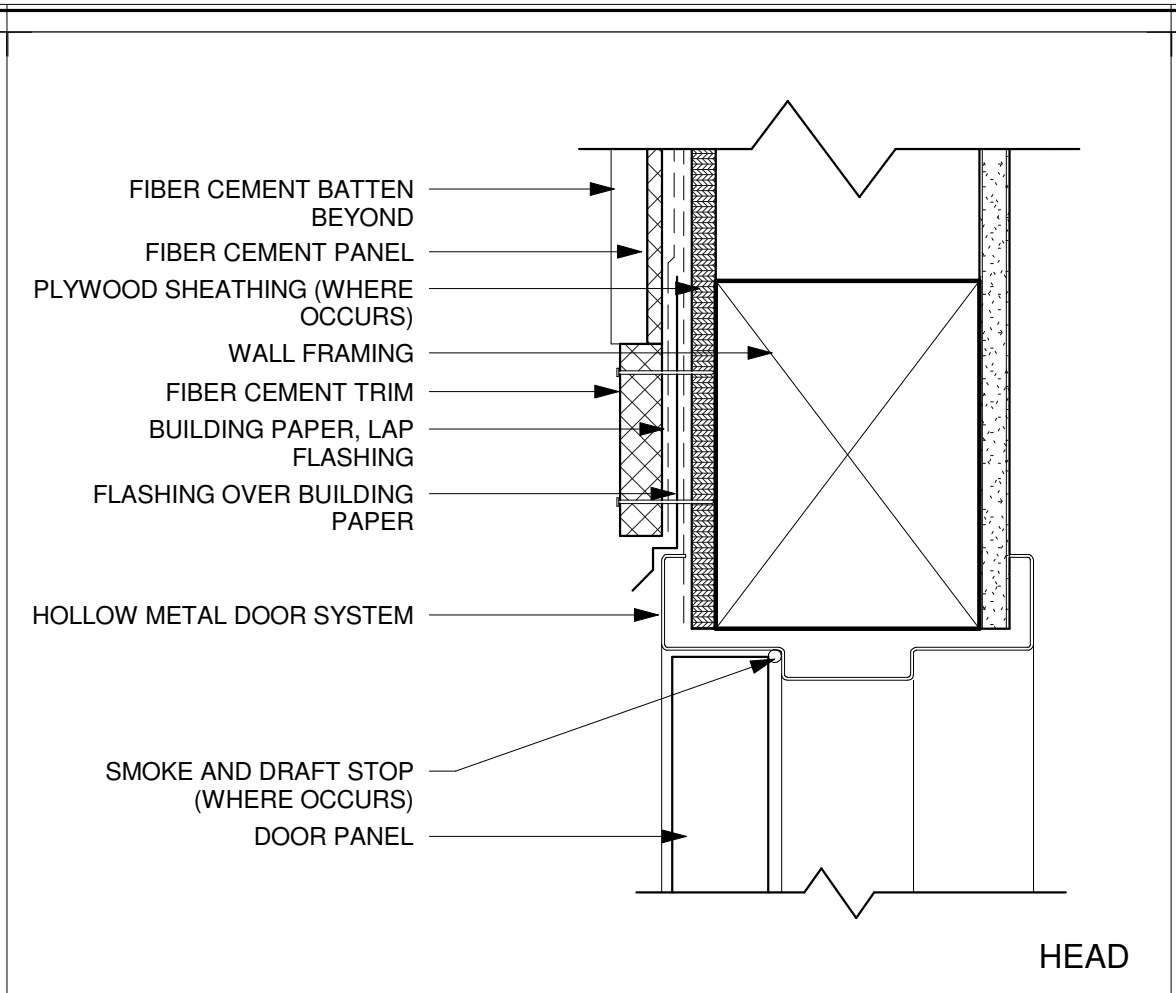
**51 LOUVER HEAD**  
A-9.2 3" = 1'-0"



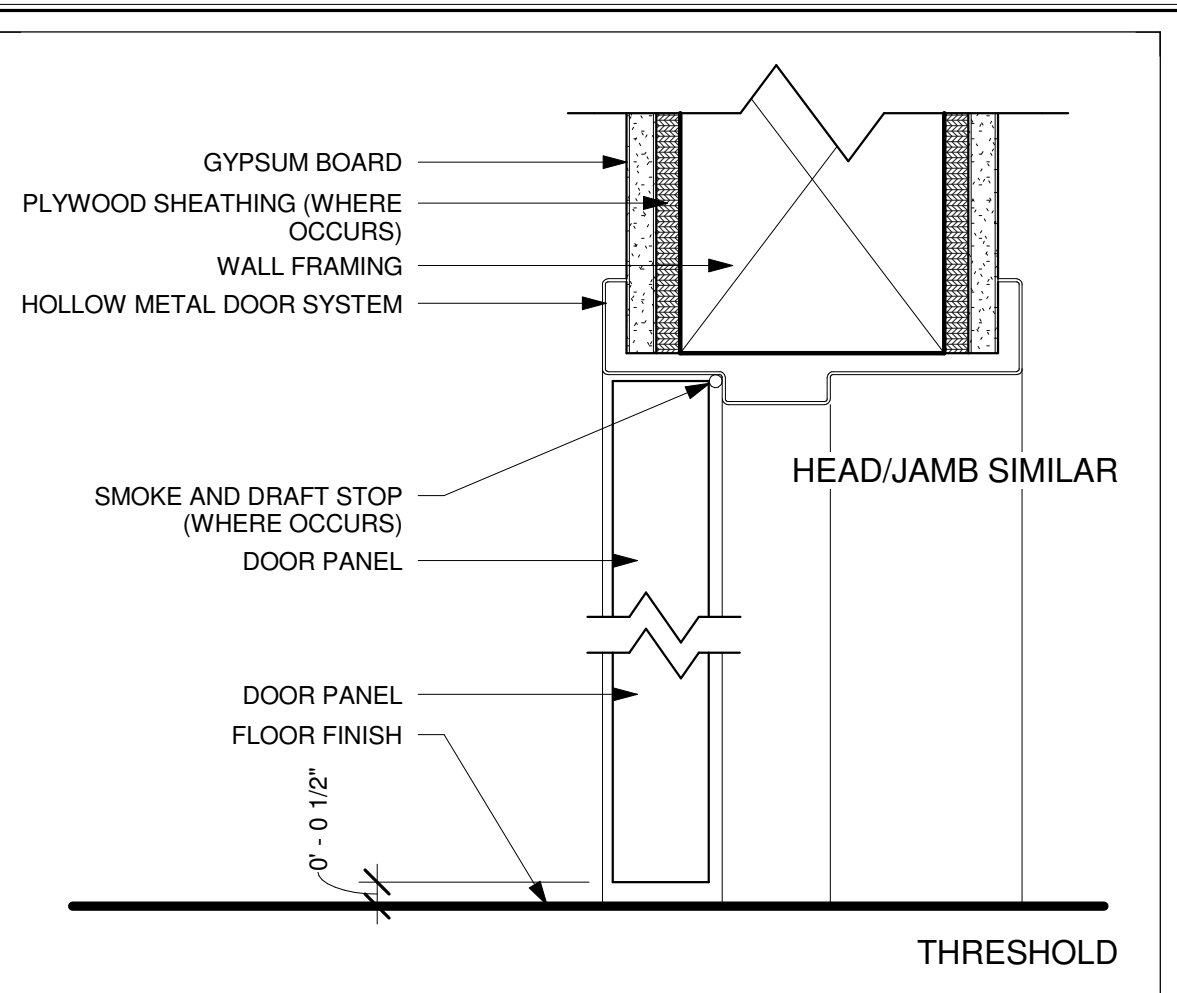
**41 EXT. SLIDING DOOR HEAD**  
A-9.2 3" = 1'-0"



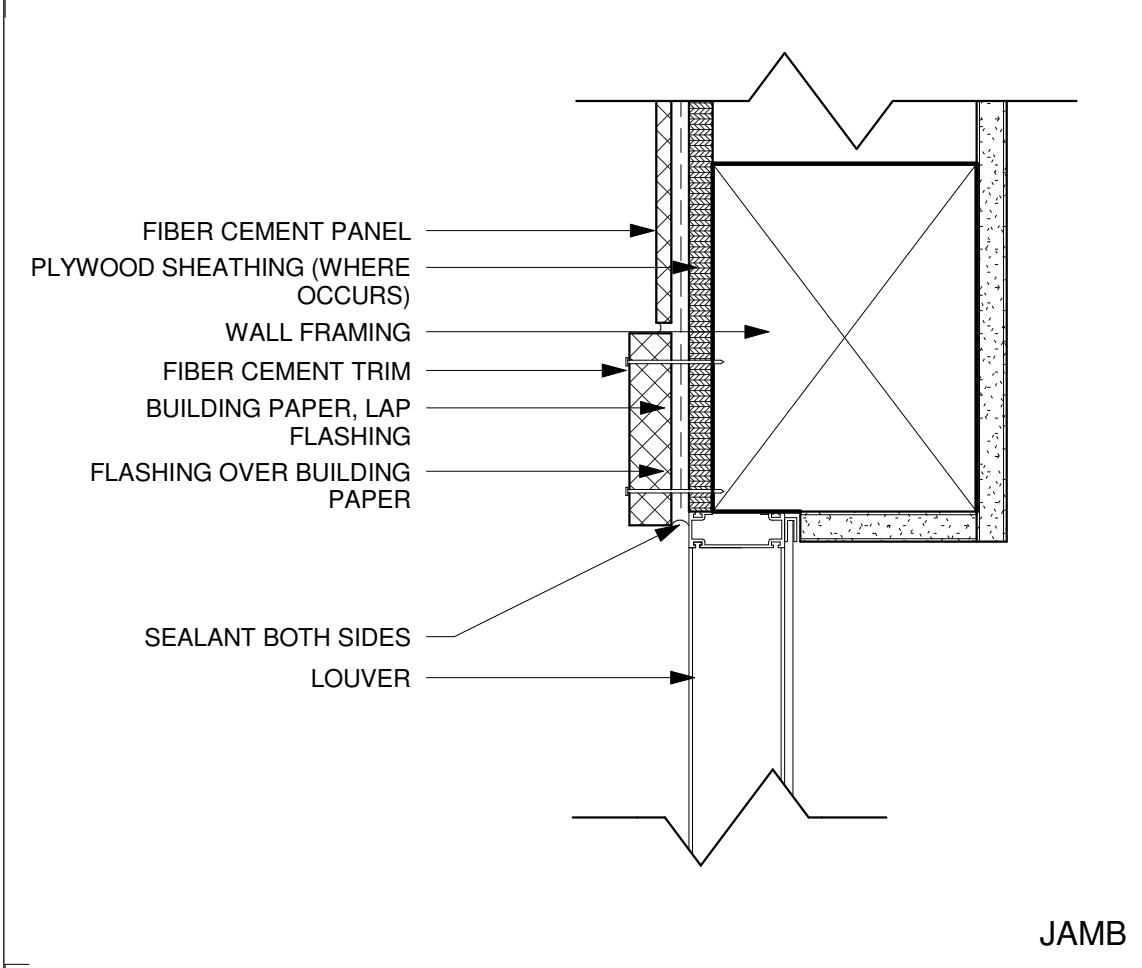
**31 WINDOW HEAD**  
A-9.2 3" = 1'-0"



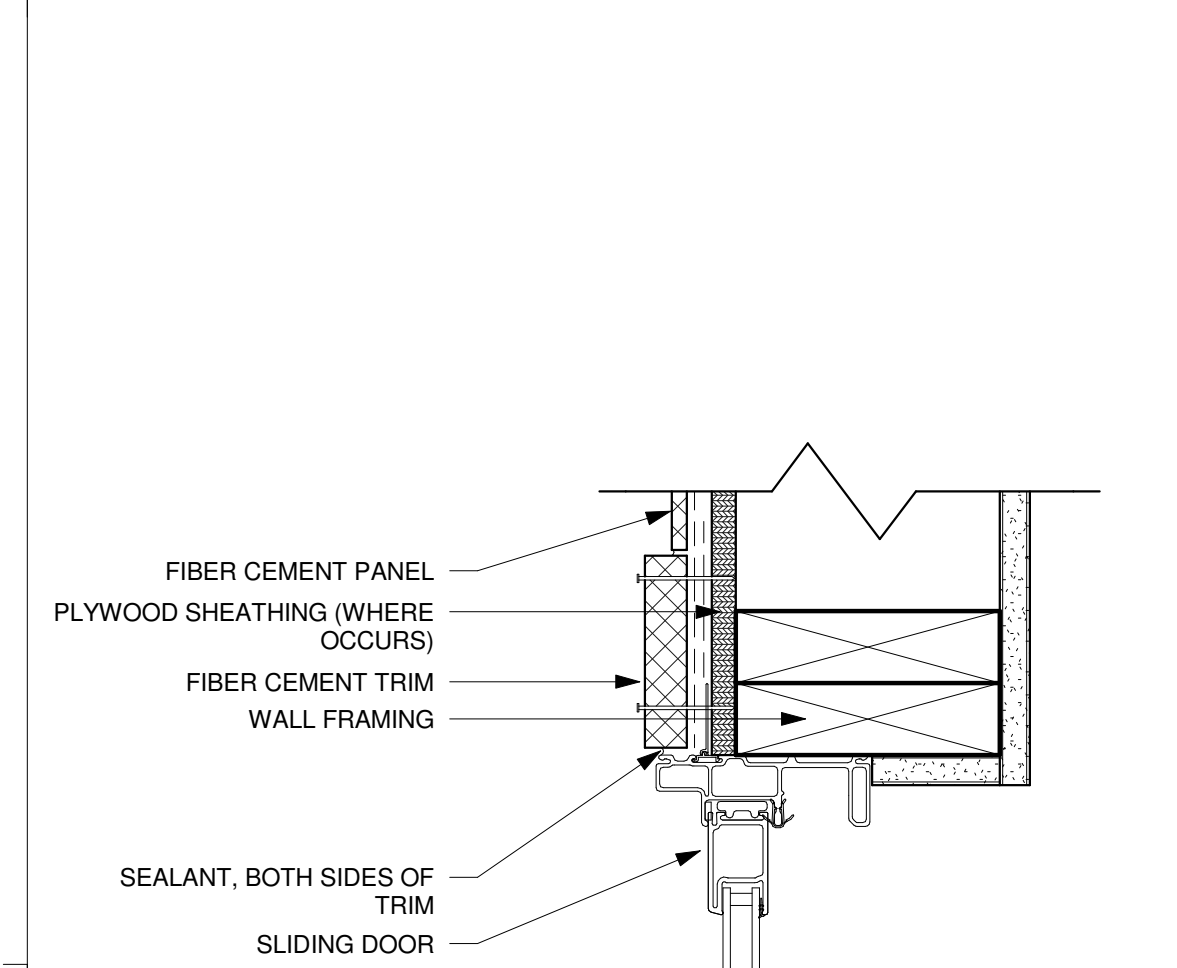
**21 EXT. METAL DOOR HEAD**  
A-9.2 3" = 1'-0"



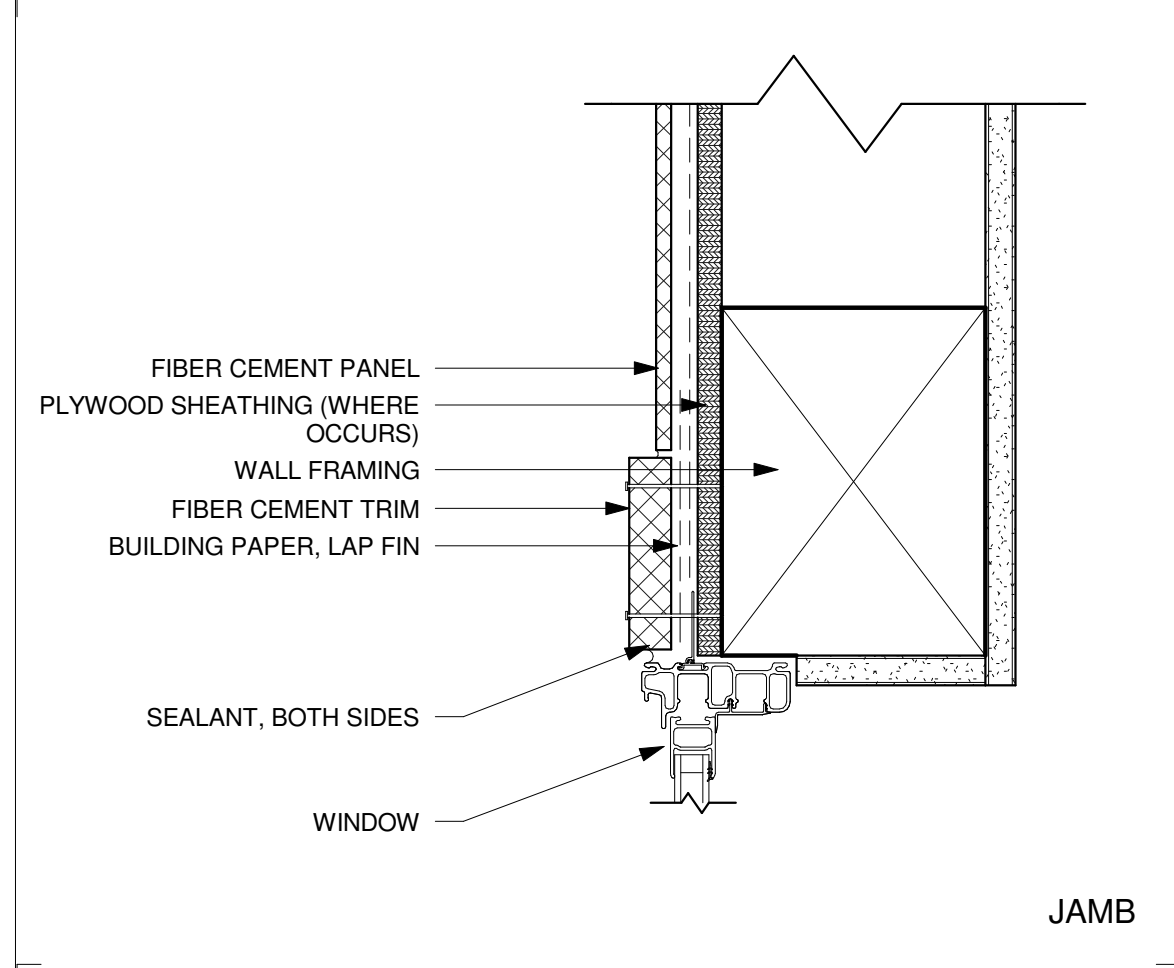
**11 INT. METAL DOOR**  
A-9.2 3" = 1'-0"



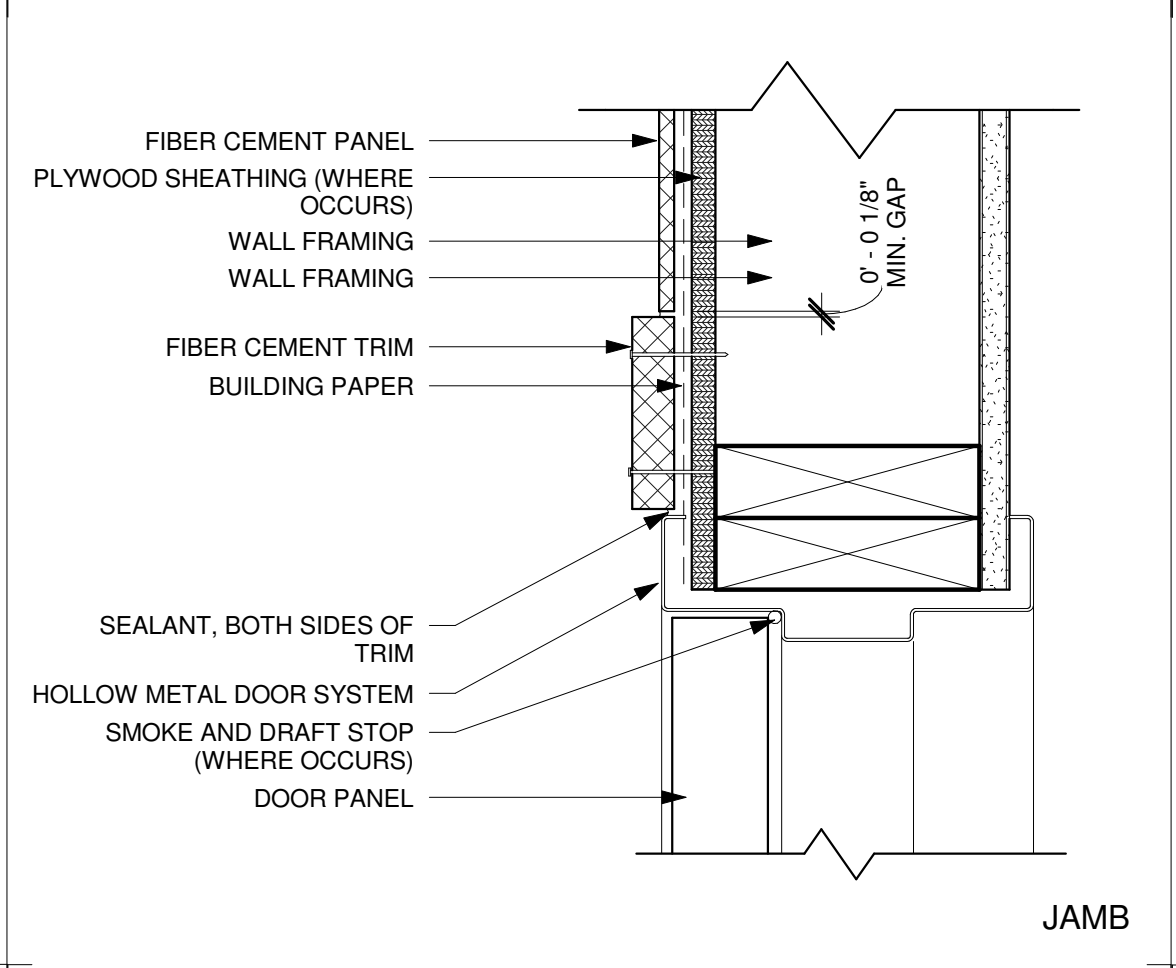
**52 LOUVER JAMB**  
A-9.2 3" = 1'-0"



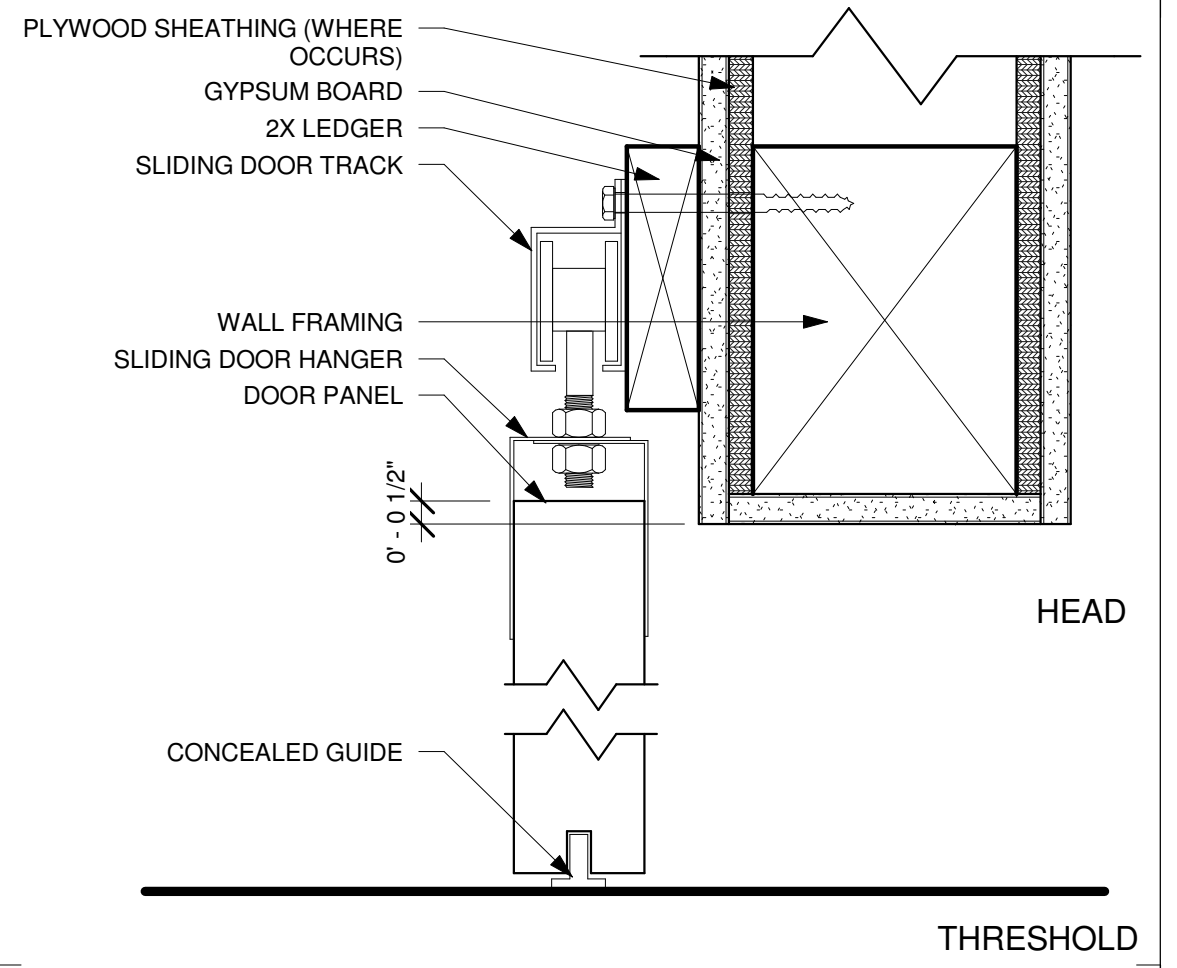
**43 EXT. SLIDING DOOR JAMB**  
A-9.2 3" = 1'-0"



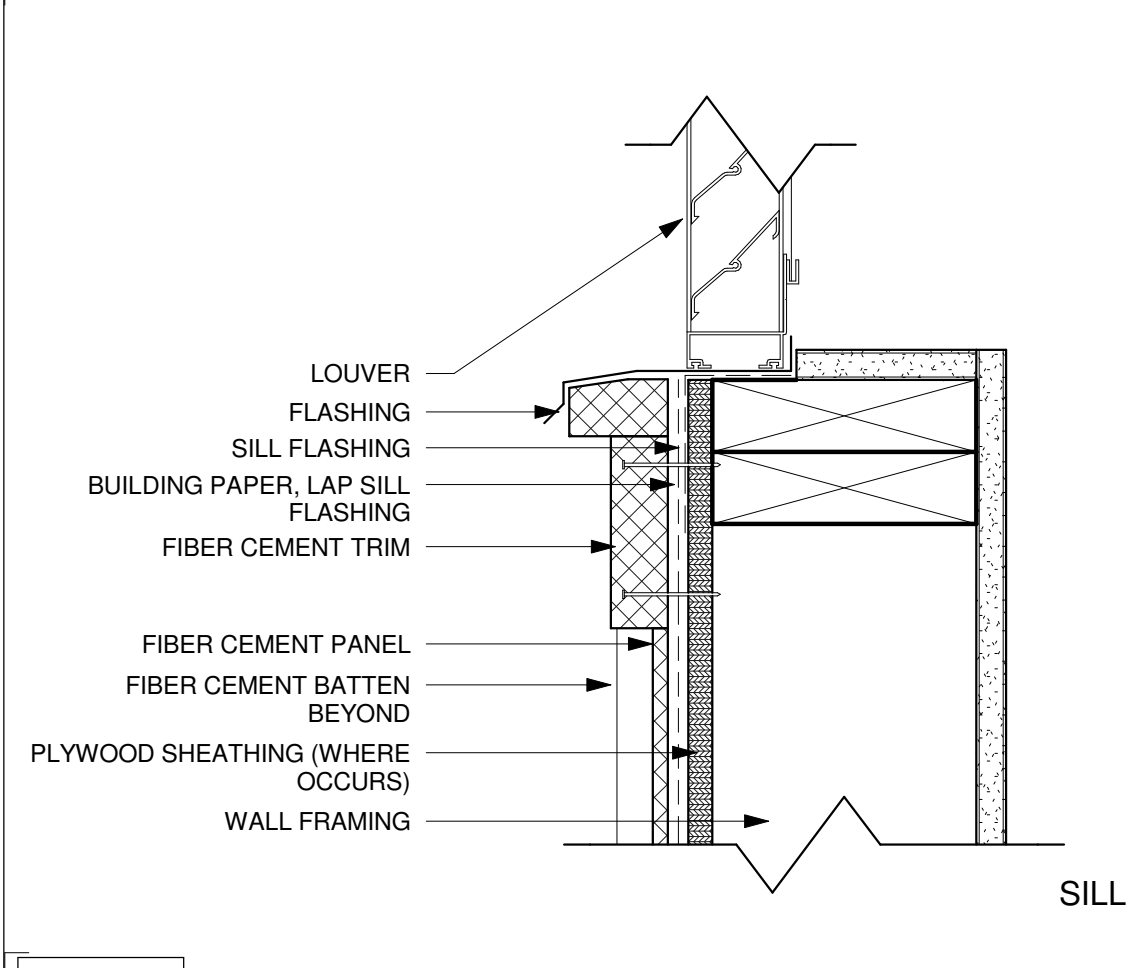
**32 WINDOW JAMB**  
A-9.2 3" = 1'-0"



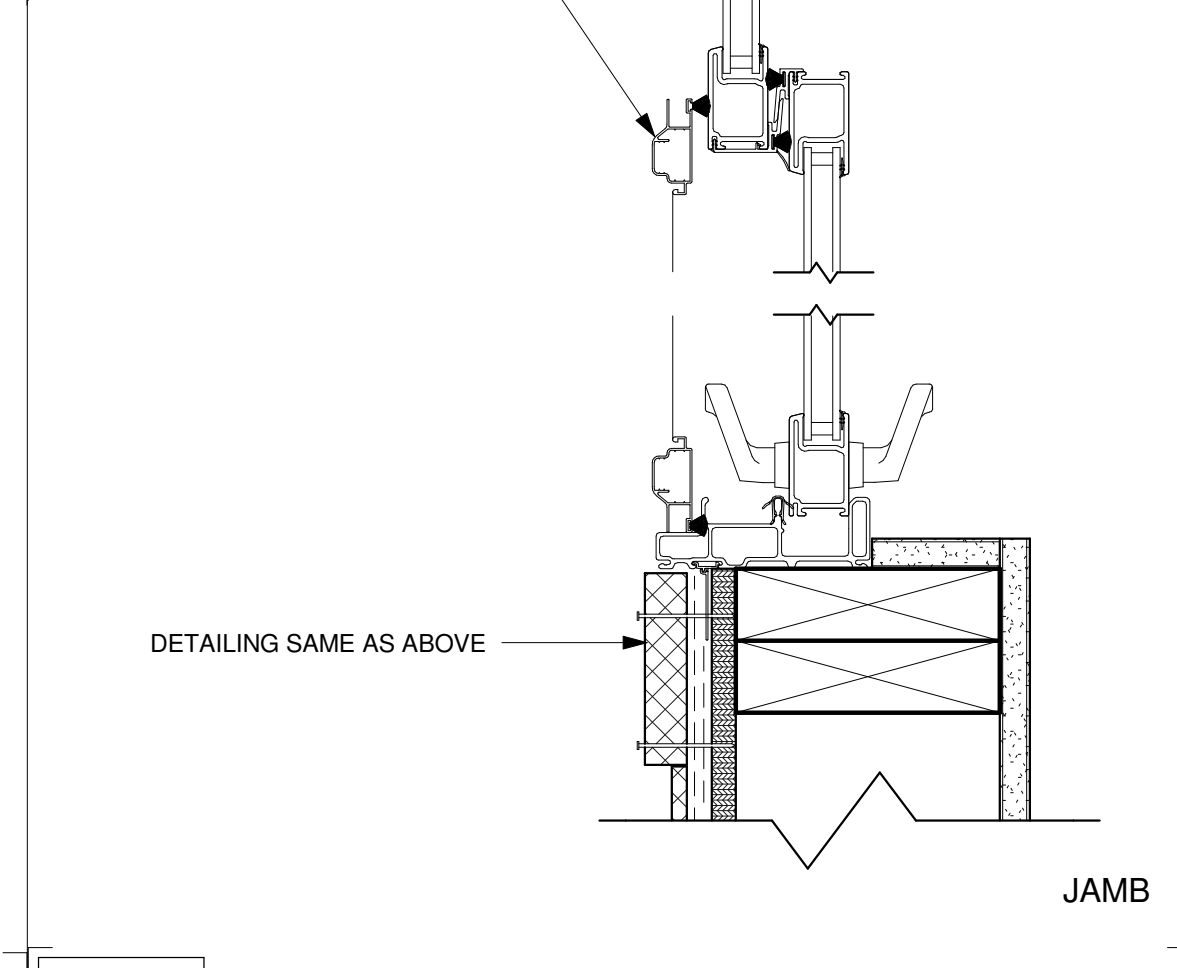
**22 EXT. METAL DOOR JAMB**  
A-9.2 3" = 1'-0"



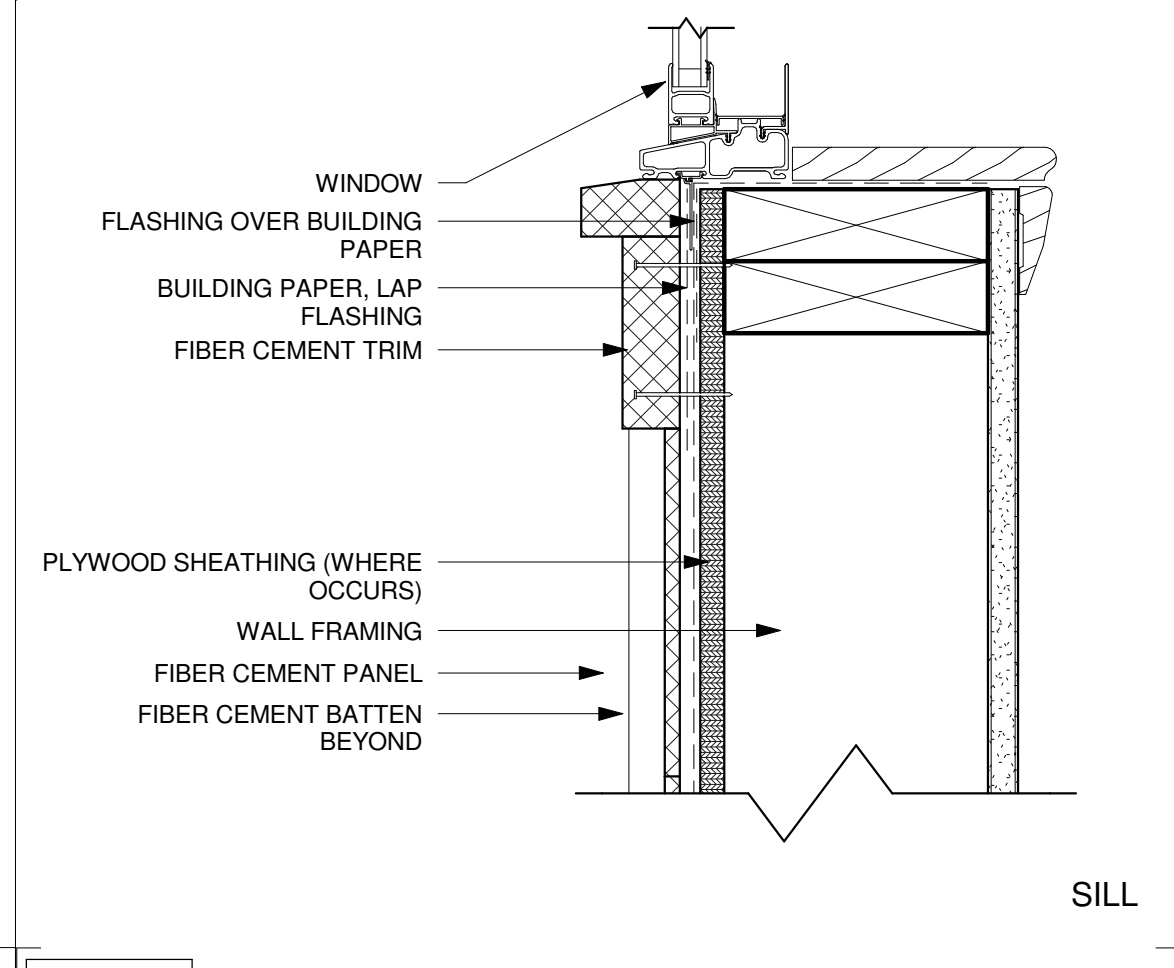
**12 SLIDING BARN DOOR**  
A-9.2 3" = 1'-0"



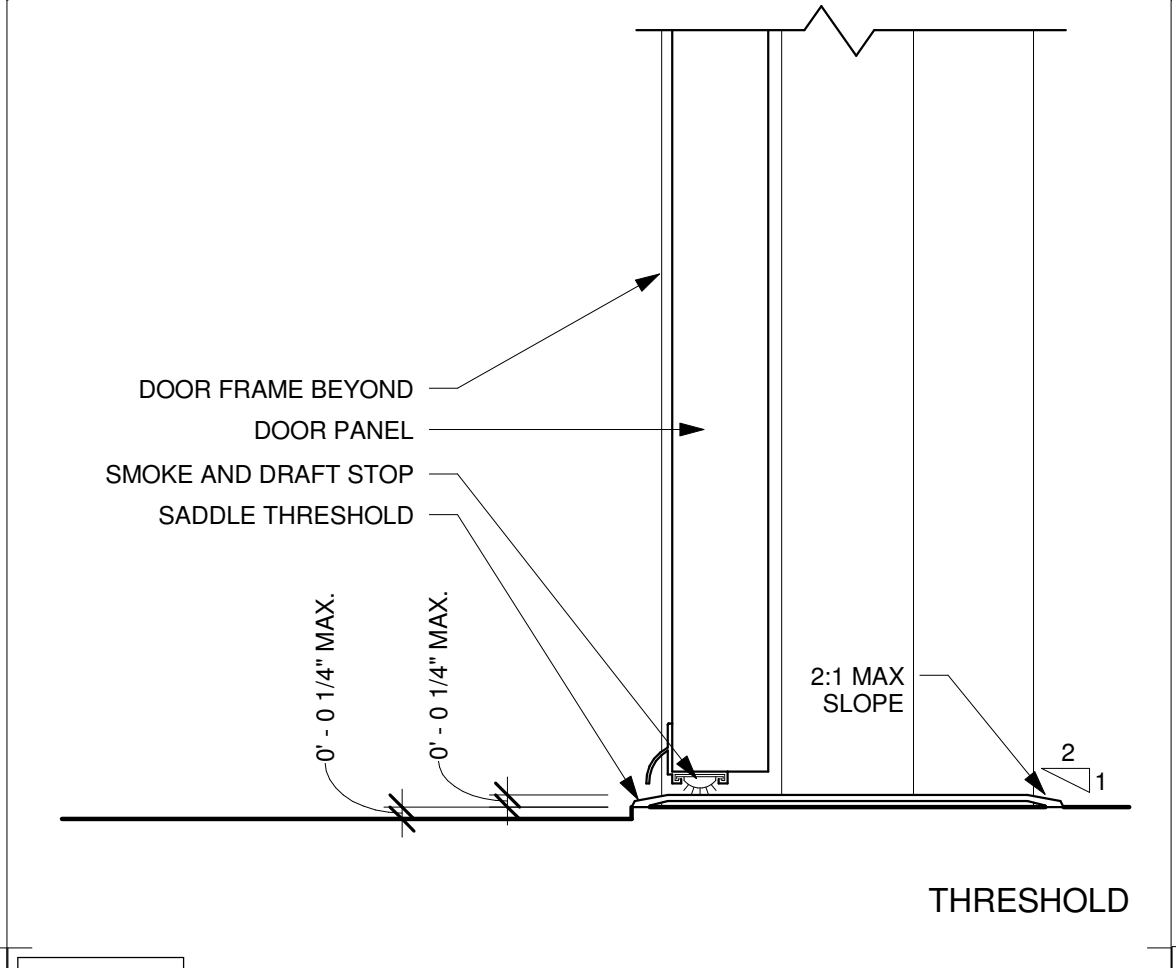
**53 LOUVER SILL**  
A-9.2 3" = 1'-0"



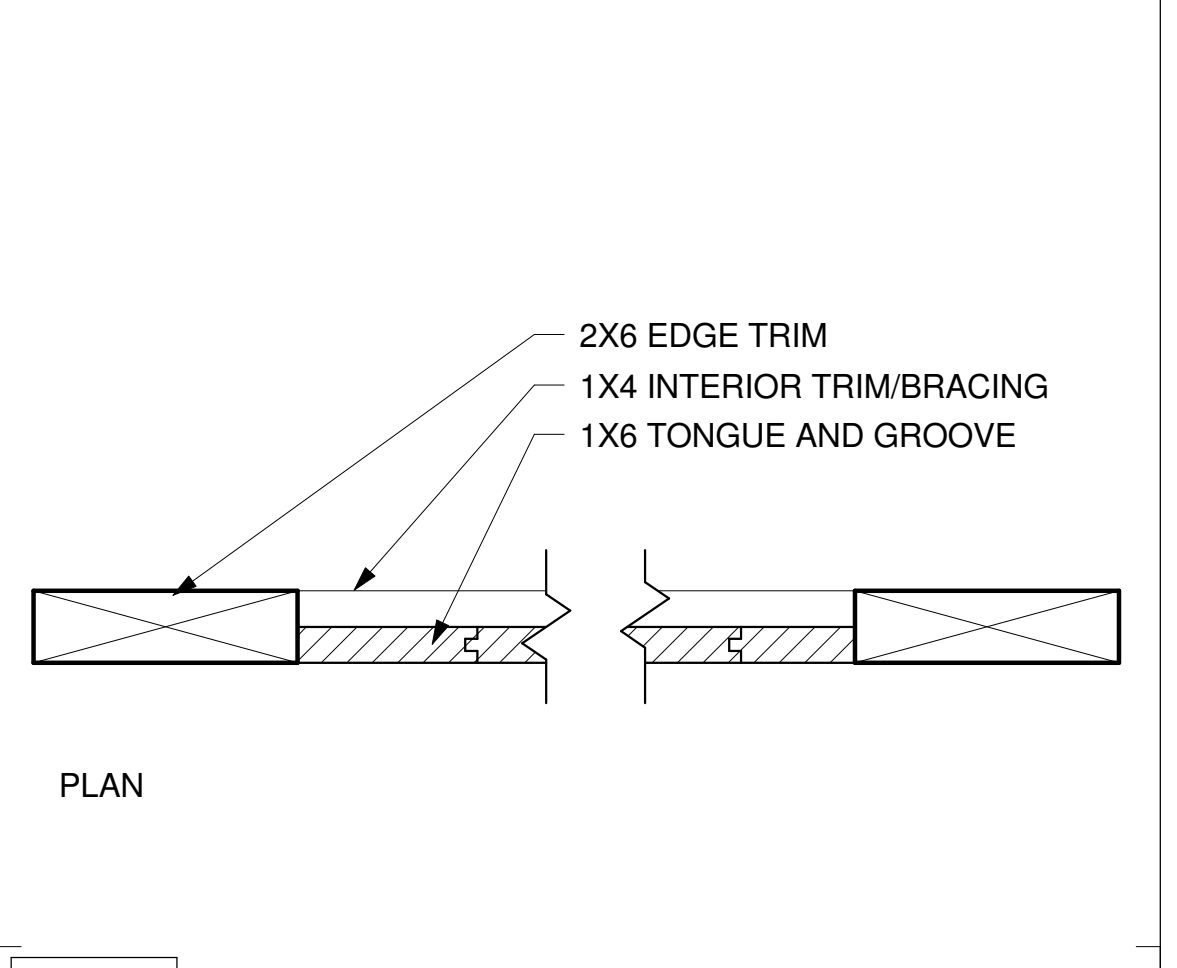
**44 EXT. SLIDING DOOR THRESHOLD**  
A-9.2 3" = 1'-0"



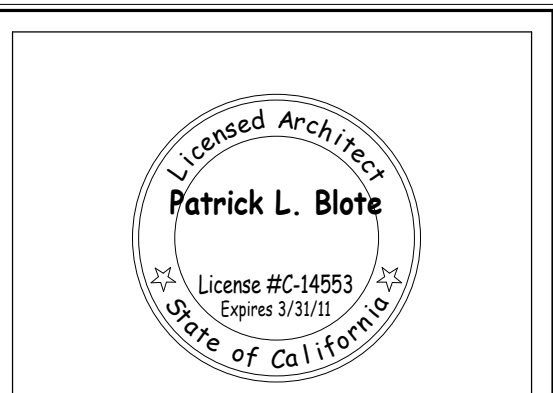
**33 WINDOW SILL**  
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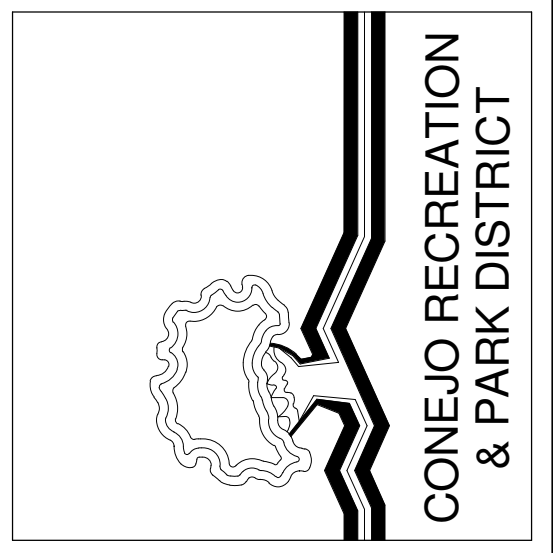
**23 EXT. METAL DOOR THRESHOLD**  
A-9.2 3" = 1'-0"



**13 SLIDING BARN DOOR**  
A-9.2 3" = 1'-0"



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THOUSAND OAKS, CALIFORNIA

**DOOR AND WINDOW DETAILS**

NO.	REVISION	DATE
1	PLAN CHECK RESUBMITTAL	05/14/10

PROJECT MANAGER

DRAWN BY: SDR  
CHECKED BY: PLB  
DATE: FEBRUARY 01, 2010  
PROJECT NUMBER: 1402505  
SHEET: **A-9.2**