REPLACEMENT TRASH ENCLOSURE
RIVIERA SHOPPING CENTER
VENTURA, CALIFORNIA

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
A.F.S.	ABOVE FINISH SURFACE
ALT.	ALTERNATE
CBC	CALIF. BUILDING CODE
C.L.	CENTER LINE
CLG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
CPT.	CARPET
CT	CERAMIC TILE
DN.	DOWN
D.S.	DOWNSPOUT
DTL.	DETAIL
(E)	EXISTING
ELEC.	ELECTRICAL
EQ.	EQUAL
E.W.	EACH WAY
EXT.	EXTERIOR
F.F.	FINISH FLOOR
FIN. CLG.	FINISH CEILING
FIN. FLR.	FINISH FLOOR
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O. FIN.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O. SHTG.	FACE OF SHEATHING
FRP	FIBER REINFORCED PLASTIC PANELS
F.S.	FINISH SURFACE
GA.	GAUGE
GYP. BD.	GYPSUM BOARD
HR.	HOUR
INT.	INTERIOR
LAV.	LAVATORY
MIN.	MINUTE
MFR.	MANUFACTURER
(N)	NEW
N.A.	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
O.F.C.I.	OWNER–FURNISHED, CONTRACTOR–INSTALLED
O.F.O.I.	OWNER–FURNISHED, OWNER–INSTALLED
OPP.	OPPOSITE
P.L.	PROPERTY LINE
REF.	REFRIGERATOR
REV.	REVERSE
R.O.W.	RIGHT–OF–WAY
R.T.S.	RUBBER TOP SET
SHT.	SHEET
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
SV	SHEET VINYL
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PARAPET
T.O.PL.	TOP OF PLATE
T.O. SHTG	TOP OF SHEATHING
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.N.O	UNLESS NOTED OTHERWISE
W/	WITH
WD	WOOD

PROJECT TEAM

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SOILS ENGINEER:
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2527 FRESNO STRRET
FRESNO, CA. 93721
VOICE: (559)268–7021
CONTACT: ALLEN HARKER
EMAIL: allenH@mooretwining.com

LIST OF SYMBOLS

- 5 — WINDOW TYPE
- 6 — DOOR CONSECUTIVE NUMBER
- 106 — ROOM CONSECUTIVE NUMBER
- 3 / A8.1 — INDICATES DETAIL NUMBER; SHEET WHERE DETAIL IS DRAWN
- 2 / A5.1 — SECTION; SHEET WHERE DETAIL IS DRAWN
- A, B, C, D, 2 / A5.1 — INTERIOR ELEVATION IDENTIFICATION; SHEET WHERE INTERIOR ELEVATION IS DRAWN
- 2 — NUMBER OF CIRCLE CORRESPONDS TO NUMBER ON NOTE LEGEND
- A — LETTER IN OVAL CORRESPONDS TO WALL CONSTRUCTION TYPE
- N — NORTH ARROW, ORIENTATION TO TRUE NORTH
- 2 — REVISION CLOUD INDICATES AREA REVISED
- WORK POINT, CONTROL, ELEVATION OR DATUM POINT

MATERIALS LEGEND

- EARTH
- GRAVEL OR CRUSHED ROCK BASE
- ASPHALTIC CONCRETE PAVING
- CONCRETE
- MASONRY
- PLYWOOD
- WOOD, ROUGH OR DIM. LUMBER
- INSULATION
- PLASTER
- GYPSUM WALL BOARD

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA FIRE CODE (CFC)
2016 CALIFORNIA ENERGY CODE (CEC)
2016 CALIFORNIA GREEN BUILDING CODE (CGBC)
2017 CITY OF SAN BUENA MUNICIPAL CODE

GREEN BUILDING MEASURES

PROJECT SHALL COMPLY WITH ALL REQUIRED GREEN BUILDING CODE MEASURES, SEE SHEETS GB1 & GB2.

DEFERRED APPROVALS

FOR THE PRODUCTS OR SYSTEMS INDICATED BELOW THE CONTRACTOR SHALL PERFORM THE FOLLOWING:

A. PREPARE SHOP DRAWINGS FOR THE PRODUCT OR SYSTEMS ADEQUATELY DESCRIBING THE WORK. PREPARE CALCULATIONS AS REQUIRED. FOR ALL ITEMS WITH CALCULATIONS, THE DRAWINGS AND CALCULATIONS SHALL BE STAMPED AND SIGNED BY A LICENSED CALIFORNIA ENGINEER OF THE APPROPRIATE DISCIPLINE.

B. CONTRACTOR SHALL SUBMIT THE DRAWINGS AND CALCULATIONS TO THE ARCHITECT FOR REVIEW. CONTRACTOR SHALL RESPOND TO ANY COMMENTS THAT THE ARCHITECT HAS, AND RESUBMIT DRAWINGS AND CALCULATIONS AS REQUIRED.

C. UPON APPROVAL BY THE ARCHITECT, THE CONTRACTOR SHALL SUBMIT THE DRAWINGS AND CALCULATIONS TO THE AUTHORITY HAVING JURISDICTION FOR APPROVAL. CONTRACTOR SHALL REPRODUCE THE QUANTITY OF DRAWINGS AND CALCULATIONS AS REQUIRED BY THE JURISDICTION, COMPLETE THE PERMIT APPLICATION, AND PAY PLANCHECK AND PERMIT FEES AS MAY BE APPLICABLE.

D. NO INSTALLATION SHALL BE PERFORMED UNTIL SUCH TIME AS THE CONTRACTOR HAS RECEIVED APPROVAL FROM THE AUTHORITY HAVING JURISDICTION.

DEFERRED APPROVALS

GENERAL NOTES

STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT TREATMENT IS A VIOLATION OF THE CITY'S STORM WATER ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE.

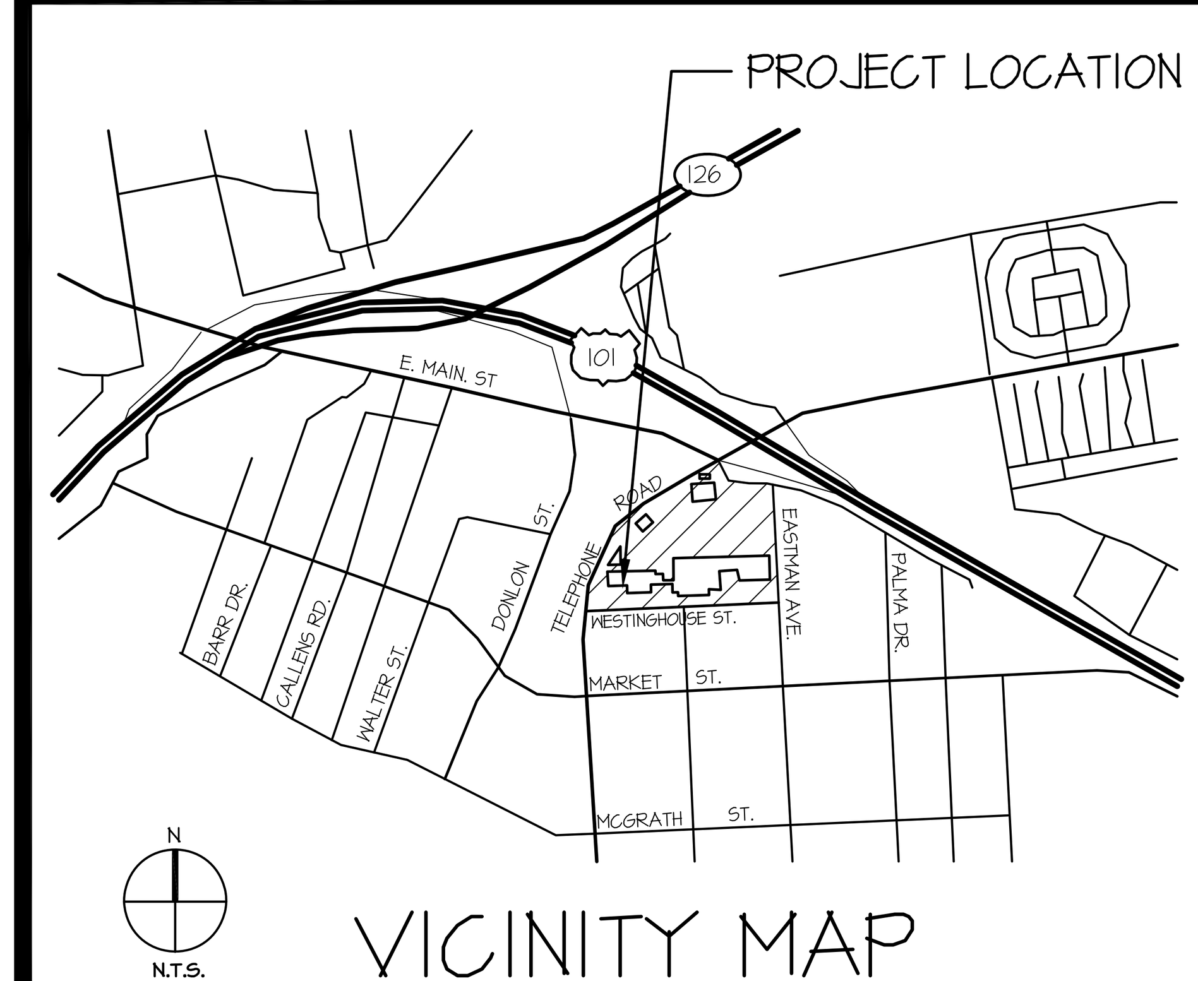
SITE MANAGER TO CONTACT: RUBY ESPINOSA
PHONE: (949) 398–8750

PROJECT SUMMARY:

THE SCOPE OF THE PROJECT CONSISTS OF DEMOLITION OF EXISTING 2 BIN TRASH ENCLOSURE AND REPLACE WITH A 8 BIN 588 S.F. TRASH ENCLOSURE TO MATCH REST OF THE SHOPPING CENTER

APN#:	084–0–072–295
LOCAL JURISDICTIONS:	
BUILDING OFFICIAL:	CITY OF VENTURA
FIRE OFFICIAL:	CITY OF VENTURA
FLOOD CONTROL :	COUNTY OF VENTURA
OCCUPANCY:	"NO OCCUPANCY"
CONSTRUCTION TYPE:	NON COMBUSTIBLE
FIRE SPRINKLERS PROVIDED:	NO
AREA:	588 S.F.

INDEX OF DRAWINGS



VICINITY MAP

RASMUSSEN & ASSOCIATES
Architecture
Planning
Interiors
21 S. California Street
Fourth Floor
Ventura, California 93001
(805) 648-1234

LICENSED ARCHITECT
LARRY RASMUSSEN
C-4848
REN. 9-30-19
STATE OF CALIFORNIA

Sheet Title	**TITLE SHEET**
Revisions	
R&A No:	A161306
Date:	XX–XX–XX
Drawn:	CJH
Checked:	M.H.
Consult. No:	

REPLACEMENT TRASH ENCLOSURE

RIVIERA SHOPPING CENTER
5722 TELEPHONE ROAD
VENTURA, CALIFORNIA 93003

Sheet No.
T

FILE PATH & NAME: P:\A161306 RIVIERA SHOPPING CENTER TRASH ENCLOSURE\DRAWINGS\CONST DOCS\RIVIERA TRASH ENCLOSURE – CON SET.DWG PLOTTED: 12:16 PM

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LEGEND & ABBREVIATIONS:

ABBREVIATIONS

AC = ASPHALT PAVEMENT
ASTM = AMERICAN SOCIETY for TESTING & MATERIALS
BC = BEGIN CURVE
BCR = BEGIN CURVE RADIUS
BLDG = BUILDING
BLK = BLOCK
BOP = BOTTOM OF PIPE
BSW = BACK OF SIDEWALK
CFS = CUBIC FOOT PER SECOND
C/L = CENTERLINE
C.L. = CHAIN LINK
CB = CATCH BASIN
CF= CURB FACE
CMP = CORRUGATED METAL PIPE
C.O.C. = CITY OF CAMARILLO
SCO = SEWER CLEANOUT
CONC. =CONCRETE
EC = END CURVE
ECR = END CURVE RADIUS
EG = EXISTING GRADE
EP = EDGE OF PAVEMENT
FG = FINISHED GRADE
FH = FIRE HYDRANT
FL = FLOW LINE
FPS = FEET PER SECOND
FS = FINISHED SURFACE
G = GAS
GR= GRADE
GB = GRADE BREAK
HGL = HYDRO GRADE LINE
INV. = INVERT
IRR = IRRIGATION WATER MAIN
KHPS = KILOHERTZ PER SECOND
LAT = LATERAL
LF = LINEAR FEET
LP = LOW POINT
MH = MANHOLE
MOC = MIDDLE OF CURVE
PCC =POINT OF COMPOUND CURVE
P/L =PROPERTY LINE
PP = POWER POLE
P.M.B. = PROCESSED MISCELLANEOUS BASE
P.O.C. = POINT OF CONNECTION
PUE = PUBLIC UTILITY EASEMENT
PRC = POINT OF REVERSE CURVE
PVC = POLYVINYL CHLORIDE
PVI = POINT OF VERTICAL INVERT
PVT. = PRIVATE
PWA= PUBLIC WORKS AGENCY
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY
S/W = SIDEWALK
SD = STORM DRAIN
SDR = STANDARD DIMENSION RATIO
SS = SANITARY SEWER
S.P.P.W.C. = STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
ST = STREET LIGHT
TC = TOP OF CURB
TF = TOP OF FOOTING
TG = TOP OF GRATE
TOP = TOP OF PIPE
TW = TOP OF WALL
TRW = TOP OF RETAINING WALL
VC = VERTICAL CURVE
VCP = VITRIFIED CLAY PIPE
V.P.U.E.= PUE TO VERIZON
W.S.E.L. = WATER SURFACE ELEVATION
WM = WATER METER
WV = WATER VALVE
L.O.S. = LINE OF SIGHT

PROPOSED

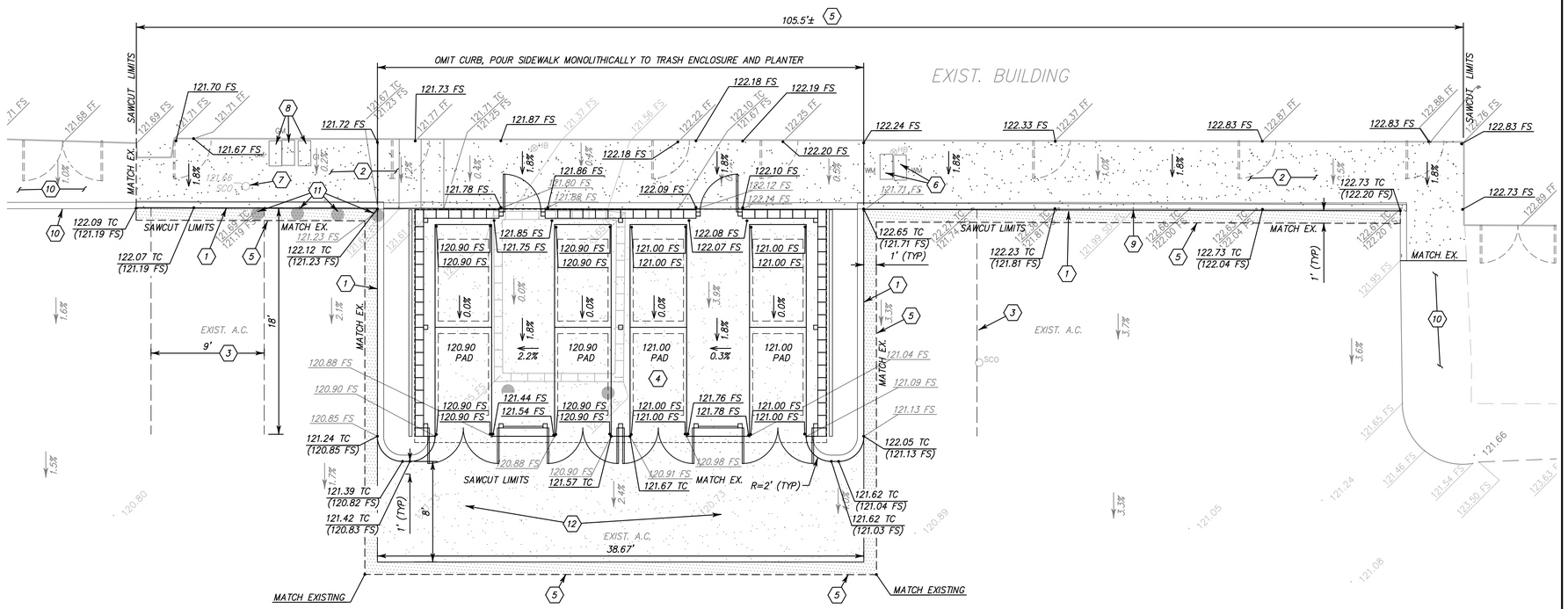
AC — AIR CONDITIONING PAD
BLOCK WALL
CATCH BASIN
CUT/FILL
DAYLIGHT
EASEMENT LINE
X — FENCE
FIRE HYDRANT
FLOWLINE/SWALE
RETAINING WALL
SAWCUT LINE
SURFACE DRAIN W/ATRIUM
SURFACE DRAIN
STREET LIGHT
STREET SIGN
SD — STORM DRAIN
S — SEWER
SLOPE
TS — TRAFFIC SIGNAL CONDUIT
W — WATER
RW — RECYCLED WATER
PROPERTY LINE
TRACT BOUNDARY
RIGHT OF WAY
WATER VALVE
THRUST BLOCK
WATER METER
WATER BLOW OFF
WATER AIR-VAC
WATER SAMPLING STATION
SEWER LATERAL
SEWER MANHOLE
STORM DRAIN MANHOLE
STORM DRAIN JUNCTION STRUCTURE
GRADE BREAK
ADA PATH OF TRAVEL
DEEPENED BACK OF CURB
1" — DENOTES KING LUMINAIRE K118 OR AMERON LUMINAIRE 150 WATT @ INTERSECTIONS AND 100 WATT FOR ALL OTHERS
DS — DOWN SPOUTS
ASPHALT PAVEMENT THICKNESS PER PLAN (HEAVY TRAFFIC)
TYPE II SLURRY SEAL
TREE

EXISTING

BLOCK WALL
(10) — CONTOUR LINE
FIRE HYDRANT
G — GAS
O/H E — OVERHEAD ELEC.
RW — RECLAIMED WATER
S — SEWER
STREET LIGHT
STREET SIGN
STORM DRAIN
W — WATER
WATER VALVE
T — TELEPHONE
X — FENCE
SEWER MANHOLE
(00.00 TC) (00.00 FL) — EXISTING
6" — STEP IN FINISH FLOOR

ABBREVIATIONS CONTINUED

A.B. = AGGREGATE BASE
A.P. = ANGLE POINT
C.A.B. = CRUSHED AGGREGATE BASE
RW = RECYCLED WATER
D.I. = DUCTILE IRON
O.C. = ON CENTER
P.A = PLANTER AREA
VCWPD = VENTURA COUNTY WATERSHED PROTECTION DISTRICT



CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB ONLY PER CITY OF VENTURA STD. DETAIL No. 107.
2. CONSTRUCT PCC SIDEWALK PER VENTURA STD. DET. NO.102, FOR SOILS PREPARATION REFER TO SOILS REPORT E75208.02-01 RECOMMENDATIONS.
3. PAINT STANDARD 4" WIDE PARKING STALL DESIGNATION.
4. CONSTRUCT ENCLOSED TRASH ENCLOSURE PER CITY REFUSE & RECYCLING ENCLOSURE MINIMUM STANDARDS AND GUIDELINES. SEE ARCHITECTURAL PLANS.
5. SAWCUT REMOVE AND REPLACE IN KIND CURB/ CURB AND GUTTER, CONCRETE SIDEWALK (TO NEAREST SCORE LINE) & ASPHALT PER CITY STANDARDS. ANY NECESSARY ADDITIONAL SAW CUTTING IN ORDER TO MATCH EXISTING GRADES WILL BE DETERMINED BY FIELD SURVEY POINTS AND PROJECT CIVIL ENGINEER MUST BE CONTACTED.
6. EXISTING WATER METERS TO REMAIN (PROTECT IN PLACE). LIDS TO BE ADJUSTED TO MATCH NEW ELEVATIONS.
7. EXISTING SEWER CLEANOUT TO REMAIN (PROTECT IN PLACE). LIDS TO BE ADJUSTED TO MATCH NEW ELEVATIONS.
8. EXISTING GAS METERS TO REMAIN (PROTECT IN PLACE).
9. EXISTING CURB DRAIN, REPLACE IN KIND.
10. EXISTING CONCRETE SIDEWALK TO REMAIN (PROTECT IN PLACE).
11. EXISTING BOLLARDS TO BE REMOVED.
12. 6" THICK 2500 PSI CONC. W/6x6 – 10x10 WWM

NOTICE TO THE CONTRACTOR

THE EARTHWORK SUMMARY IS PROVIDED AS A COURTESY AND CONVENIENCE TO THE CONTRACTOR. QUANTITIES SHOWN ARE APPROXIMATE, BASED ON THE DIFFERENCES BETWEEN EXISTING GROUND ELEVATIONS AND ROUGH GRADE ELEVATIONS. QUANTITIES PROVIDED MAKE NO PROVISIONS FOR STRIPPING, OR OVEREXCAVATION. VARIABLES SUCH AS COMPACTION, SHRINKAGE AND THE CONTRACTORS METHOD OF OPERATION, WILL CAUSE THE VOLUME OF DIRT MOVED IN THE FIELD TO DEVIATE FROM THE CALCULATED QUANTITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EARTHWORK REQUIREMENTS TO ROUGH GRADE THIS JOB.

CAUTION:

EXISTING UTILITIES WERE LOCATED FROM BEST AVAILABLE INFORMATION. CONTRACTOR SHALL POTHOLE AND LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

5' 2.5' 0' 5' 10'
GRAPHIC SCALE: 1"=5'

NOTE:

THIS PLAN IS APPROVED FOR CONSTRUCTION WHEN SIGNED BY THE PERMITTING AGENCY AND CIVIL ENGINEER, AND A PERMIT HAS BEEN ISSUED.

REGISTERED PROFESSIONAL ENGINEER FREDERICK T GIROUX No. C 057289 CIVIL STATE OF CALIFORNIA

PREPARED BY:
JENSEN DESIGN & SURVEY, INC
www.jensendesign.com
1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
FAX 805/654-6979
12/4/18
FREDERICK T. GIROUX RCE 057289 (EXP 12-31-19) DATE

REV.	DESCRIPTION	CK'D	APP.	DATE

PUBLIC WORKS DEPARTMENT — LAND DEVELOPMENT DIVISION

CITY OF SAN BUENAVENTURA

GRADING IMPROVEMENT PLAN

RIVIERA SHOPPING CENTER

REPLACEMENT TRASH ENCLOSURE

DRN. BY: RQ	DES. BY: RQ	CK'D BY: FTG

62381
LAND DEVELOPMENT ENGINEER — R.C.E. NUMBER — DATE

59254
CITY ENGINEER — R.C.E. NUMBER — DATE

SID # –	SHEET 1 OF 1	FILE NO. –

GRADING

J:\PW\581\1\dwg\Improvement Plans\TRE MAB1 (TRASH ENCLOSURE)\581-01-GP.dwg Dec 04, 2018, 7:28pm rgroux

FILE PATH & NAME: P:\A161306 RIVIERA SHOPPING CENTER TRASH ENCLOSURE\DRAWINGS\CONST DOCS\RIVIERA TRASH ENCLOSURE – CON SET.DWG PLOTTED: 2/1/19 @ 8:38 AM BY GRAHAM

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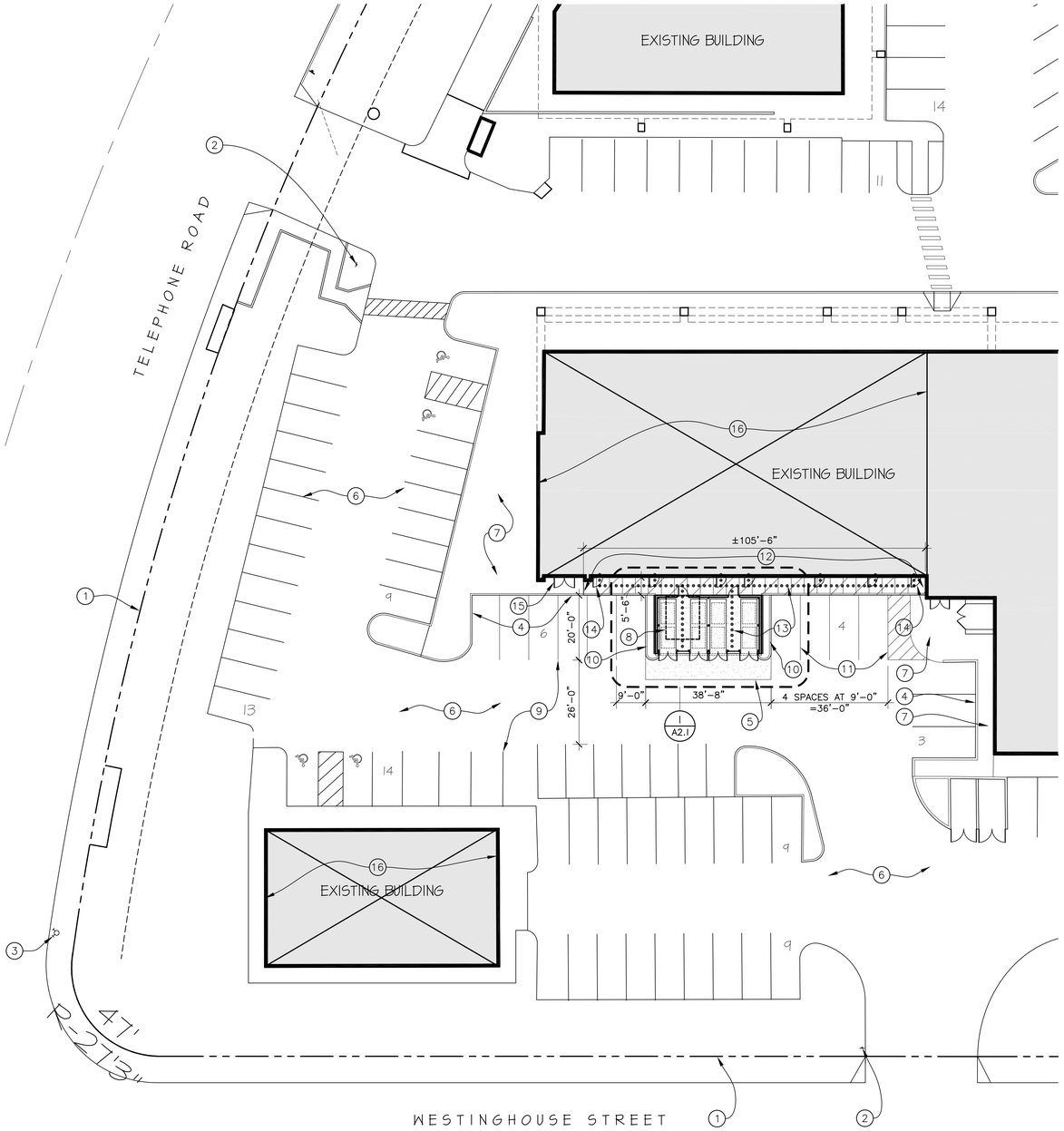


PARTIAL SITE PLAN

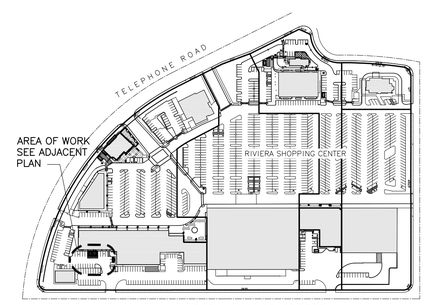
SCALE 1" : 20'-0"

0 5 10 15 20 25 50

N (PROJECT NORTH)

NOTE LEGEND

1. EXISTING PROPERTY LINES.
2. EXISTING ACCESSIBLE PARKING "TOW AWAY" SIGN AT PARKING LOT ENTRANCE.
3. EXISTING FIRE HYDRANT.
4. EXISTING CURB TO REMAIN. SEE CIVIL DRAWINGS.
5. NEW CONCRETE APRON, SEE CIVIL DRAWINGS.
6. EXISTING AC PAVING TO REMAIN.
7. EXISTING CONCRETE WALKWAY TO REMAIN.
8. EXISTING TRASH ENCLOSURE TO BE REMOVED.
9. EXISTING PARKING STALL STRIPPING TO REMAIN.
10. NEW 6" CONCRETE CURB AND PLANTER.
11. RESTRIPE PARKING TO HAVE 4 SPACES AT 9'-0" WIDE, COLOR TO BE WHITE.
12. REMOVE AND REPLACE EXISTING SIDEWALK AND CURB TO ALLOW ACCESSIBLE PATH OF TRAVEL. SEE CIVIL DRAWINGS FOR NEW GRADES.
13. DOTTED LINE INDICATES ACCESSIBLE ROUTE. SLOPE NOT TO EXCEED 4.99% WITH A 2% CROSS SLOPE.
14. EXISTING TENANT DOOR TO REMAIN.
15. EXISTING PAIR OF DOORS FOR ELECTRICAL ROOM TO REMAIN.
16. INDICATES AREA OF TENANTS SERVED WITH TRASH AND RECYCLABLE BINS. 11,399 S.F. 1 BIN EACH PER 8,000 S.F. = 2 BINS EACH REQUIRED (4 BINS EACH PROVIDED).



MASTER SITE KEY PLAN

N.T.S.

N (PROJECT NORTH)

RASMUSSEN & ASSOCIATES
Architecture
Planning
Interiors
21 S. California Street
Fourth Floor
Ventura, California 93001
(805) 648-1234

LICENSED ARCHITECT CARRIE RASMUSSEN C-4848 REN. 8-31-20 STATE OF CALIFORNIA

Sheet Title: **SITE PLAN**

Revisions	R&A No:	A161306
2/1/19 P.C. COMMENTS	Date:	XX-XX-XX
	Drawn:	C.J.H
	Checked:	M.H.
	Consult. No:	

REPLACEMENT TRASH ENCLOSURE

RIVIERA SHOPPING CENTER
5722 TELEPHONE ROAD
VENTURA, CALIFORNIA 93003

Sheet No.

A1.1

FILE PATH & NAME: P:\A161306 RIVIERA SHOPPING CENTER TRASH ENCLOSURE\DRAWINGS\CONST DOCS\RIVIERA TRASH ENCLOSURE - CON SET.DWG PLOTTED: 2/1/19 @ 10:06AM BY MARK HAMILTON PRINTED ON A 24"x36" SHEET.

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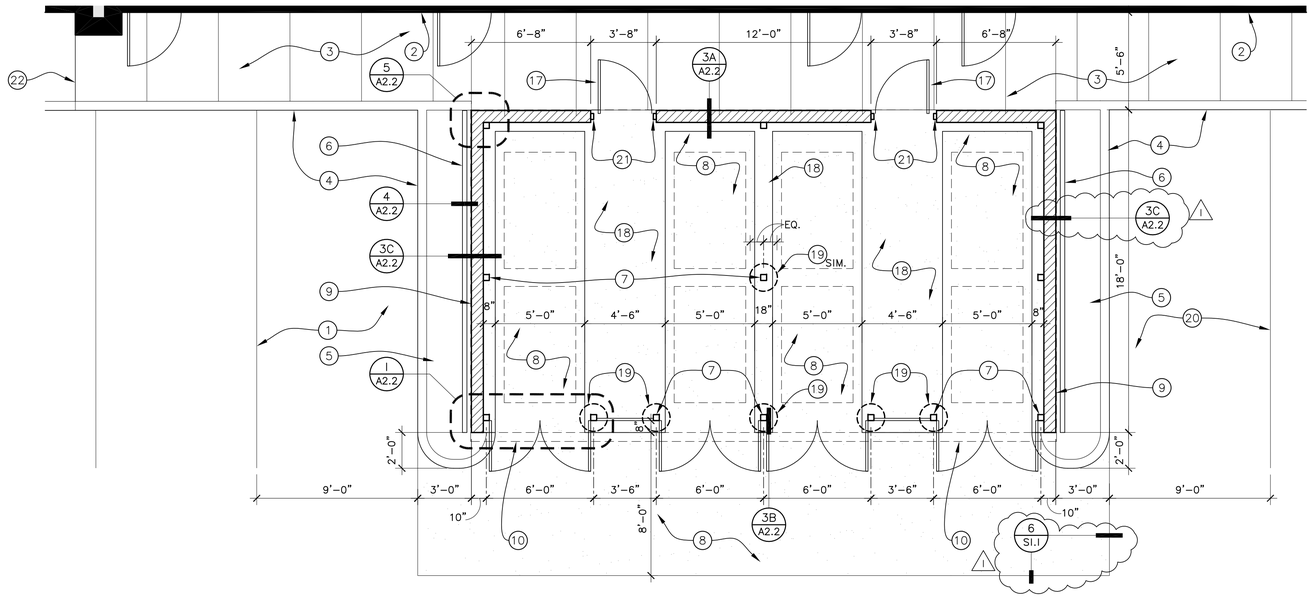
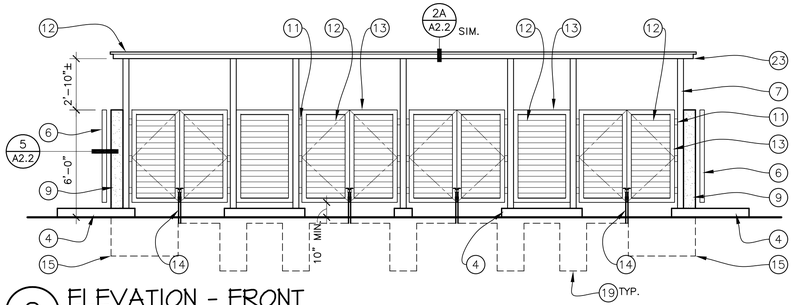
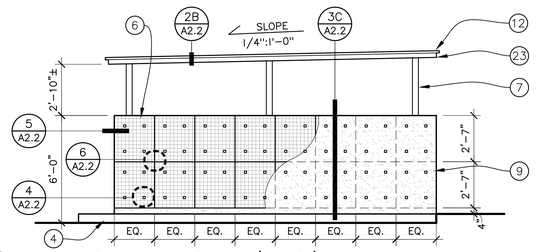


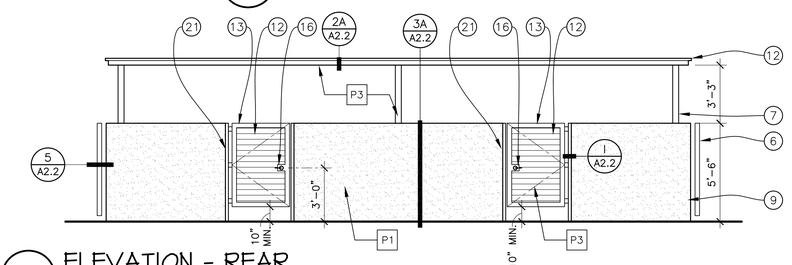
1 PARTIAL SITE PLAN
SCALE 1/4" : 1'-0"



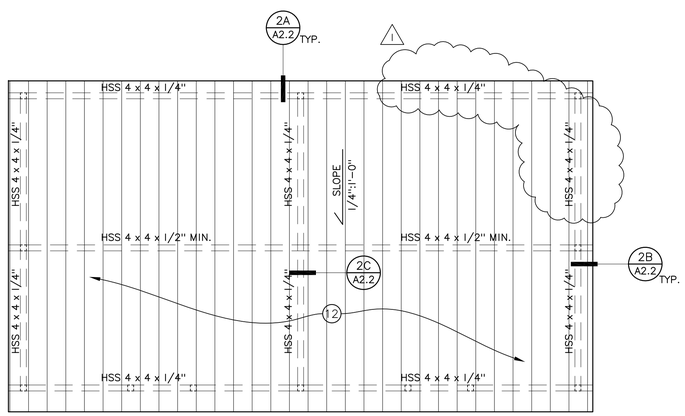
2 ELEVATION - FRONT
SCALE 1/4" : 1'-0"



3 ELEVATION - SIDE (TYP.)
SCALE 1/4" : 1'-0"



4 ELEVATION - REAR
SCALE 1/4" : 1'-0"



5 ROOF PLAN
SCALE 1/4" : 1'-0"

NOTE LEGEND

1. EXISTING AC PAVING AND PARKING STRIPING TO REMAIN
2. EXISTING BUILDING TO REMAIN
3. CONCRETE WALKWAY, SEE CIVIL DRAWINGS
4. 6" CONCRETE CURB, SEE CIVIL DRAWINGS
5. LANDSCAPING, SEE LANDSCAPE DRAWINGS
6. WALL MOUNTED GREEN SCREEN, SEE DETAIL 4,5,6/A2.2.
7. 3"x3"x1/4" STEEL TUBE, PAINT.
8. CONCRETE APRON, SEE CIVIL DRAWINGS.
9. CONCRETE MASONRY WALL W/ PLASTER FINISH
10. ROOF ABOVE
11. HSS 3" x 3" x 1/4" WITH GUARDIAN' STANDARD HINGE – FLAT MOUNT, BOTH SIDES. RATED 1,000 LBS PER PAIR. (3 PER LEAF). PROVIDE #4 BAR EACH WAY THROUGH HSS COLUMN 2" FROM BOTTOM OF HSS COLUMNS. FINISH PER EXTERIOR FINISH SCHEDULE. GRIND SMOOTH ALL WELDS.
12. 1-1/2" X 20 GA. STEEL DECKING INFILL PANELS WELDED TO STEEL FRAME. PAINTED
13. 3" X 2" X 1/4" STEEL ANGLE WELD AND MITER ALL CORNERS, PAINTED.
14. CAIN BOLT. PROVIDE 1-1/2: LONG STEEL PIPE EMBEDDED INTO PAVING AS SHOWN.
15. CONCRETE FOOTING. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
16. LEVER HANDLE, MOUNTED 36" FROM SURFACE
17. ACCESSIBLE DOOR TO MEET PROVISIONS OF 11B-404.2
18. RAISED CONCRETE PAVING.
19. CONCRETE FOOTING PER DETAIL 3B/A2.2.
20. EXISTING AC PAVING TO REMAIN, RESTRIPE (4) 9'-0" WIDE PARKING SPACES. PAINT TO BE WHITE.
21. 2"x3" STEEL TUBE, SEE DETAIL 1/A2.2. PAINTED.
22. LINE OF SAW-CUT EXISTING SIDEWALK.
23. HSS BEAMS SEE 5/A2.1.

GENERAL NOTES

A. WALLS ARE DIMENSIONED TO FACE OF BLOCK, U.N.O

COLOR / MATERIAL LEGEND

- P1 PAINT ALL PLASTER WALLS
  SHERWIN WILLIAMS; PACER WHITE, SW6098
- P3 PAINT ALL METAL
  SHERWIN WILLIAMS; BLACK MAGIC, SW6991

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Sheet Title: PLANS & ELEVATIONS

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	Checked:	M.H.
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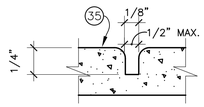
REPLACEMENT TRASH ENCLOSURE

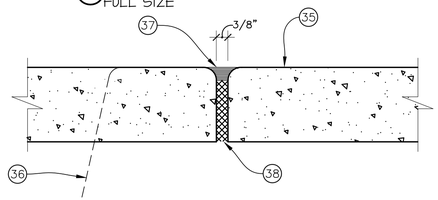
RIVIERA SHOPPING CENTER
5722 TELEPHONE ROAD
VENTURA, CALIFORNIA 93003

Sheet No.
A2.1



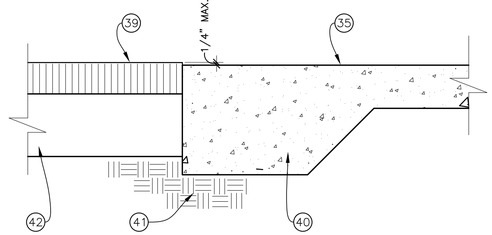
NOTE:
PROVIDE 1-1/2" DEEP SCORE AT 6" CONCRETE PAVING.

A SCORE JOINT
FULL SIZE

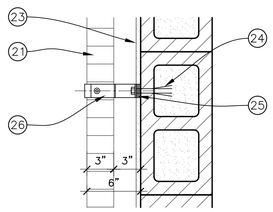


B EXPANSION JOINT

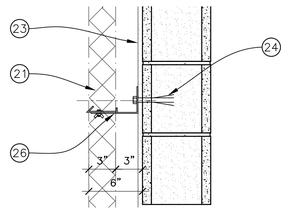
8 CONCRETE JOINTS
SCALE 3" : 1'-0"



9 A.C. PAVING TO CONCRETE
SCALE 1-1/2" : 1'-0"

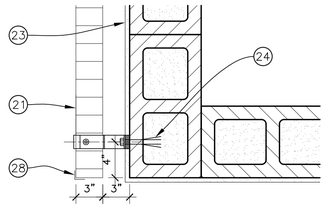


A PLAN

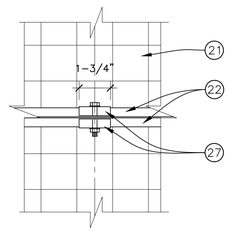


B SECTION

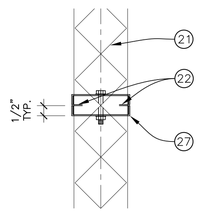
4 GREEN SCREEN - MOUNTING CLIP @ CONCRETE BLOCK WALL
SCALE 1-1/2" : 1'-0"



5 GREEN SCREEN - CORNER DET.
SCALE 1-1/2" : 1'-0"



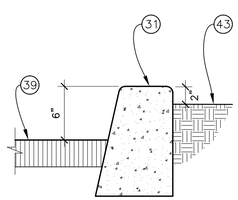
A ELEVATION



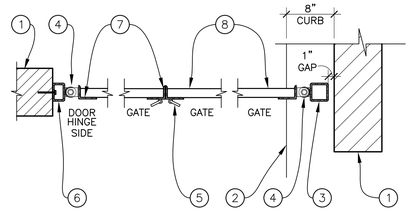
B VERTICAL SECTION

NOTE: ONLY TO BE USED @ VERTICAL SEAMS OF LARGE DIA. COLUMN TRELLIS UNITS & @ HORIZONTAL SEAMS @ FREESTANDING FENCES AND SCREENS

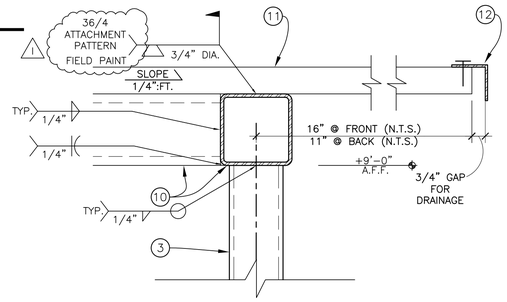
6 GREEN SCREEN "C" CLIP - PANEL TO PANEL
SCALE 3" : 1'-0"



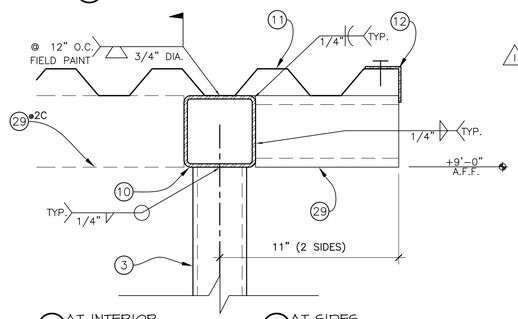
7 CURB / PLANTER
SCALE 1-1/2" : 1'-0"



1 TRASH ENCLOSURE GATE HINGE
SCALE 1" : 1'-0"

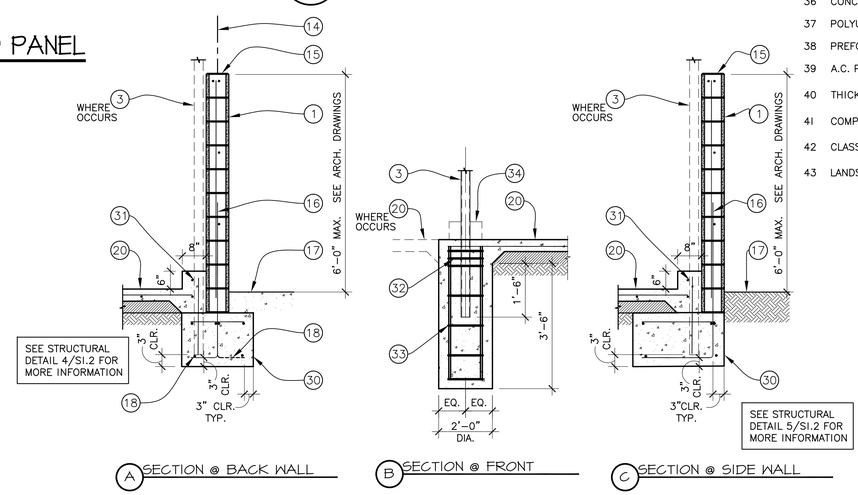


A AT FRONT & BACK



C AT INTERIOR B AT SIDES

2 TRASH ENCLOSURE ROOF
SCALE 3" : 1'-0"



A SECTION @ BACK WALL B SECTION @ FRONT C SECTION @ SIDE WALL

3 TRASH ENCLOSURE WALL SECTIONS
SCALE 1/2" : 1'-0"

NOTE LEGEND

1 8" CMU WALL SOLID GOUTED WITH #5 VERTICAL BARS @ 16" O.C. AND #4 HORIZONTAL BARS @ 24" O.C.

2 CONCRETE CURB AT TRASH ENCLOSURE, 6" x 8" WIDE.

3 HSS 3" x 3" x 1/4", PAINTED. GRIND SMOOTH ALL WELDS.

4 'GUARDIAN' STANDARD HINGE – FLAT MOUNT, BOTH SIDES. RATED 1,000 LBS PER PAIR. (3 PER LEAF). WELD TO STEEL TUBE AND GATE FRAMING.

5 CANE BOLT. PROVIDE 1-1/2" LONG STEEL PIPE EMBEDDED INTO PAVING AS SHOWN TO RECEIVE CANE BOLT, TYPICAL.

6 HHS 2" x 3" PAINTED. ATTACH TO CMU USING 5/8" DIA. THRD. RODS SPACED VERTICALLY AT 16" O.C., SET IN 3/4" DIA. x 5" DEEP HOLE WITH SIMP. "SET-XP" EPOXY, ICC-ES REPORT #ESR-2508. PLUG WELD ACCESS HOLES.

7 3" X 2" X 1/4" STEEL ANGLE WELD AND MITER ALL CORNERS.

1 8 1-1/2" VERCO 'PLB-36'x18GA. METAL DECK INFILL, WELDED TO STEEL FRAME.

9 NOT USED.

10 HSS 4 x 4 x 1/4"

1 11 1-1/2" VERCO 'PLB-36'x18GA. METAL DECK, WELDED TO STEEL FRAME, WITH VSC2 @ 24" SIDELAP ATTACHMENT. CLASS A ROOF.

12 2" x 2" x 1/8" CONT. ANGLE WITH (1)#10x3/4" SELF DRILLING TEK SCREWS @6" OC OR @ EA. FLUTE (ICC ESR 1976)

13 NOT USED.

14 CENTER OF FOOTING AND CMU WALL

15 CEMENT CAP

16 DOWELS TO MATCH VERT. WALL REINFORCEMENT.

17 EXTERIOR GRADE OR EXTERIOR FLATWORK PER PLAN

18 ALTERNATE DIRECTION OF BEND IN FOOTING.

19 (2)#5 TOP & BOTTOM

20 5" CONCRETE SLAB ON GRADE INSIDE TRASH ENCLOSURE. SEE DETAIL 4/SI.2.

21 3" THICK GREENSCREEN PANEL, TYPICAL.

22 STEEL EDGE TRIM @ PANEL EDGES PER MANUFACTURER, TYPICAL.

23 EXTERIOR PLASTER FINISH

1 24 1/2" DIA. KWIK BOLT 3 EXPANSION ANCHOR @ 24" O.C. MAX. WITH 4" MINIMUM EMBEDMENT. INSTALL PER ICC ESR-1385.

25 1/2" x 1-1/2" DIA. BLACK UHMW PLASTIC SPACER PER MANUFACTURER, TYPICAL.

26 MOUNTING CLIP PER MANUFACTURER, TYPICAL.

27 "C" CLIP WITH STAINLESS STEEL THRU BOLT, TYPICAL. CLIP SIZED FOR 1/4" FASTENER, TYPICAL.

28 TRIM PER MANUFACTURER @ OUTSIDE CORNER ONLY, TYPICAL.

29 HSS 4 x 4 x 1/2"

30 CONCRETE FOOTING PER STRUCTURAL DETAIL 4/SI.2.

31 #4 HORIZ. IN CURB

32 (3)#3 TIES @ FIRST 5". SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.

33 (4)#5 VERTICAL REINFORCEMENT W/ #3 TIES @ 10" O.C. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.

34 RAISED CONCRETE PAVING WHERE OCCURS.

35 CONCRETE PAVING. SEE SITE PLAN CIVIL DRAWINGS FOR FINISH, THICKNESS, STEEL REINFORCEMENT.

36 CONCRETE CURB. SEE CIVIL DRAWINGS.

37 POLYURETHANE BASED 2 PART ELASTOMERIC SEALANT.

38 PREFORMED JOINT FILLER.

39 A.C. PAVING OVER AGGREGATE BASE; SEE SITE PLAN.

40 THICKEN CONCRETE EDGE. SEE 6/SI.1. 1

41 COMPACTED FILL.

42 CLASS II BASE.

43 LANDSCAPING. SEE LANDSCAPE PLAN.

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Sheet DETAILS
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REPLACEMENT TRASH ENCLOSURE

RIVIERA SHOPPING CENTER
5722 TELEPHONE ROAD
VENTURA, CALIFORNIA 93003

Sheet No.
A2.2

FILE PATH & NAME: P:\A161306 RIVIERA SHOPPING CENTER TRASH ENCLOSURE\DRAWINGS\CONST DOCS\RIVIERA TRASH ENCLOSURE - CON SET.DWG PLOTTED: 2/1/19 @ 10:41 AM BY CHRISTIAN HOLLAND
THIS SHEET WAS ORIGINALLY PRINTED ON A 24"x36" SHEET.
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2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

Division 5.1 – PLANNING AND DESIGN

SECTION 5.101
GENERAL

5.101.1 Scope. The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102
DEFINITIONS

5.102.1 Definitions. The following terms are defined in Chapter 2.

CUTOFF LUMINAIRES.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV).

TENANT-OCCUPANTS.

VANPOOL VEHICLE.

ZEV.

SECTION 5.103
SITE SELECTION
(Reserved)

SECTION 5.104
SITE PRESERVATION
(Reserved)

SECTION 5.105
DECONSTRUCTION AND REUSE
OF EXISTING STRUCTURES
(Reserved)

SECTION 5.106
SITE DEVELOPMENT

5.106.1 Storm water pollution prevention. Newly constructed projects and additions which disturb less than one acre of land shall prevent the pollution of stormwater runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted stormwater management and/or erosion control ordinance.

5.106.1.2 Best management practices (BMP). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMP.

1. Soil loss BMP that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity.
   b. Preservation of natural features, vegetation and soil.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMP acceptable to the enforcing agency.
2. Good housekeeping BMP to manage construction equipment, materials and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Material handling and waste management.
   b. Building materials stockpile management.
   c. Management of washout areas (concrete, paints, stucco, etc.).
   d. Control of vehicle/equipment fueling to contractor's staging area.
   e. Vehicle and equipment cleaning performed off site.
   f. Spill prevention and control.
   g. Other housekeeping BMP acceptable to the enforcing agency.

5.106.4 Bicycle parking. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2.

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.

Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with 10 or more tenant-occupants or for additions or alterations that add 10 or more tenant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2.

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.

5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.2 Designated parking for clean air vehicles. In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows:

TABLE 5.106.5.2

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0–9	0
10–25	1
26–50	3
51–75	6
76–100	8
101–150	11
151–200	16
201 and over	At least 8 percent of total

5.106.5.2.1 Parking stall marking. Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle:

CLEAN AIR/
VANPOOL/EV

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking space.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.3.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. A listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.
3. The raceway shall not be less than trade size 1."
4. The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into a listed suitable cabinet, box, enclosure or equivalent.
5. The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE.

5.106.5.3.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.106.5.3.3 raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. The raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
3. Plan design shall be based upon 40-ampere minimum branch circuits.
4. Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage.
5. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

5.106.5.3.3 EV charging space calculation. [N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.

Exceptions: On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:

1. Where there is insufficient electrical supply.
2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

TABLE 5.106.5.3.3

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CHARGING SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.

5.106.5.3.4 [N] Identification. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

5.106.5.3.5 [N] Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.

Notes:

1. The California Department of Transportation adopts and publishes the California Manual on Uniform Traffic Control Devices (California MUTCD) to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives number 13-01. www.dot.ca.gov/hq/traffops/policy/13-01.pdf.
2. See Vehicle Code Section 22511 for EV charging spaces signage in off-street parking facilities and for use of EV charging spaces.
3. The Governor's Office of Planning and Research published a Zero-Emission Vehicle Community Readiness Guidebook which provides helpful information for local governments, residents and businesses. www.opr.ca.gov/docs/ZEV_Guidebook.pdf.

5.106.8 Light pollution reduction. [N] Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the *California Energy Code* for Lighting Zones 1-4 as defined in Chapter 10 of the *California Administrative Code*; and
2. Backlight, Uplight and Glare (BUG) ratings as defined in IES TM-15-11; and
3. Allowable BUG ratings not exceeding those shown in Table 5.106.8, or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Section 140.7 of the *California Energy Code*.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the *California Energy Code*, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.

Note: [N] See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.

5.106.10 Grading and paving. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

TABLE 5.106.8 [N]
MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS[1,2]

ALLOWABLE RATING	LIGHTING ZONE 1	LIGHTING ZONE 2	LIGHTING ZONE 3	LIGHTING ZONE 4
Maximum Allowable Backlight Rating[3]				
Luminaire greater than 2 mounting heights (MH) from property line	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1 – 2 MH from property line	B2	B3	B4	B4
Luminaire back hemisphere is 0.5 – 1 MH from property line	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	B0	B0	B1	B2
Maximum Allowable Uplight Rating				
For area lighting[4]	U0	U0	U0	U0
For all other outdoor lighting, including decorative luminaires	U1	U2	U3	U4
Maximum Allowable Glare Rating				
Luminaire greater than 2 MH from property line	G1	G2	G3	G4
Luminaire front hemisphere is 1 – 2 MH from property line	G0	G1	G1	G2
Luminaire front hemisphere is 0.5 – 1 MH from property line	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 MH from property line	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.
2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor, for the purpose of determining compliance with this section.
3. If the nearest property line is less than or equal to two mounting heights from the back hemisphere of the luminaire distribution, the applicable reduced Backlight rating shall be met.
4. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet *U*-value limits for "all other outdoor lighting."
5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

Division 5.2 – ENERGY EFFICIENCY

SECTION 5.201
GENERAL

5.201.1 Scope [BSC-CG], ***California Energy Code*** **[DSASS].** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

Division 5.3 – WATER EFFICIENCY AND CONSERVATION SECTION

5.301
GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water used indoors, outdoors and in wastewater conveyance.

SECTION 5.302
DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2.

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]

FOOTPRINT AREA [DSA-SS]

GRAYWATER.

METERING FAUCET

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).

POTABLE WATER.

RECYCLED WATER.

SPECIAL LANDSCAPE AREA (SLA). [DSA-SS]

SUBMETER.

SECTION 5.303
INDOOR WATER USE

5.303.1 Meters. Separate submeters or metering devices shall be installed for the uses described in Sections 5.303.1.1 and 5.303.1.2.

5.303.1.1 New buildings or additions in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, or water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.2 Reserved.

5.303.3 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.

5.303.3.2.1 Wall-mounted urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads.

5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per cycle/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.4 Commercial kitchen equipment.

5.303.4.1 Food waste disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/noload) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.

Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 Areas of addition or alteration. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Sections 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304
OUTDOOR WATER USE

5.304.1 Scope. The provisions of Section 5.304, Outdoor Water Use, reference the mandatory Model Water Efficiency Landscape Ordinance (MWELO) contained within Chapter 2.7, Division 2, Title 23, *California Code of Regulations*.

5.304.2 Outdoor water use in landscape areas equal to or greater than 500 square feet. When water is used for outdoor irrigation for new construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review, one of the following shall apply:

1. A local water efficient landscape ordinance that is based on evidence in the record, at least as effective in conserving water as the updated model ordinance adopted by the Department of Water Resources (DWR) per Government Code Section 65595 (c).
2. The California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*.

5.304.3 Outdoor water use in rehabilitated landscape projects equal to or greater than 2,500 square feet. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review shall comply with Section 5.304.2, Item 1 or 2.

5.304.4 Outdoor water use in landscape areas of 2,500 square feet or less. Any project with an aggregate landscape area of 2,500 square feet or less may comply with the performance requirements of MWELO or conform to the prescriptive compliance measures contained in MWELO's Appendix D.

5.304.5 Graywater or rainwater use in landscape areas. For projects using treated or untreated graywater or rainwater captured on site, any lot or parcel within the project that has less than 2,500 square feet of landscape and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject only to Appendix D Section (5).

Notes:

1. DWR's Model Water Efficient Landscape Ordinance, definitions and supporting documents are available at the following link: http://water.ca.gov/wateruseefficiency/landscapeordinance/
2. A water budget calculator is available at the following link: http://water.ca.gov/wateruseefficiency/landscapeordinance/
3. The MWELO prescriptive compliance measure Appendix D may be found at the following link: http://water.ca.gov/wateruseefficiency/landscapeordinance/ In addition, a copy of MWELO Appendix D may be found in Chapter 8 of this code.

5.304.6 Outdoor potable water use in landscape areas [DSA-SS]. For public schools and community colleges, landscape projects as described in Sections 5.304.3.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. [DSA-SS] New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. [DSA-SS] Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

SECTION 5.305
WATER REUSE SYSTEMS
(Reserved)

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

Division 5.4 – MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401
GENERAL

5.401.1 Scope. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402
DEFINITIONS

5.402.1 Definitions. The following terms are defined in Chapter 2.

ADJUST.

BALANCE.

BUILDING COMMISSIONING.

ORGANIC WASTE.

TEST.

SECTION 5.403
FOUNDATION SYSTEMS
(Reserved)

SECTION 5.404
EFFICIENT FRAMING TECHNIQUES
(Reserved)

SECTION 5.405
MATERIAL SOURCES
(Reserved)

SECTION 5.406
ENHANCED DURABILITY
AND REDUCED MAINTENANCE
(Reserved)

SECTION 5.407
WATER RESISTANCE AND
MOISTURE MANAGEMENT

5.407.1 Weather protection. Provide a weather-resistant exterior wall and foundation envelope as required by *California Building Code* Section 1403.2 (Weather Protection) and *California Energy Code* Section 150.0 (Mandatory Features and Devices), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 Moisture control. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using roofed doors with roof and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408
CONSTRUCTION WASTE REDUCTION,
DISPOSAL AND RECYCLING

5.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolitionwaste management ordinance that is more stringent, submit a construction waste management plan that

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste management company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65 percent minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1 through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located at http://www.bsc.ca.gov/Home/CALGreen.aspx may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris (C&D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 Universal waste. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/OEARA_REGS_UWR_FinalText.pdf

5.408.3 Excavated soil and land clearing debris. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on-or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material. (www.cdfa.ca.gov/exec/county/county_contacts.html)
2. For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.409
LIFE CYCLE ASSESSMENT
(Reserved)

SECTION 5.410
BUILDING MAINTENANCE AND OPERATION

5.410.1 Recycling by occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30 percent or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30-percent increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 Commissioning. [N] For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. All occupancies other than I-occupancies and L-occupancies shall comply with the *California Energy Code* as prescribed in *California Energy Code* Section 120.8. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated by the *California Energy Code* Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply. Commissioning requirements shall include:

1. Owner's or owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioned personnel. AC 476 does not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

1. Environmental and sustainability goals.
2. Energy efficiency goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Heating, ventilation, air conditioning (HVAC) systems and controls.
2. Indoor lighting system and controls.
3. Water heating system.
4. Renewable energy systems.
5. Landscape irrigation systems.
6. Water reuse systems.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:

1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system- tosystem interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A systems manual and systems operations training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:

1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating

FILE PATH & NAME: P:\VA161306 RIVIERA SHOPPING CENTER TRASH ENCLOSURE\DRAWINGS\CONST DOCS\RIVIERA TRASH ENCLOSURE – CON SET.DWG PLOTTED: 06/30/2017 @ 10:37:06 AM BY: MARK HOWARD PLOT SCALE: 1.0000 '/ INCH PLOTTED ON A 24"x36" SHEET.
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	Checked:	M.H.
	Consult. No:	

Sheet GREEN BUILDING
Title

REPLACEMENT TRASH ENCLOSURE
RIVIERA SHOPPING CENTER
5722 TELEPHONE ROAD
VENTURA, CALIFORNIA 93003

Sheet No.
GB1

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2

procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the systems manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 Testing and adjusting. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to be an addition or alteration subject to Section 303.1.

5.410.4.1 (Reserved)

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include, as applicable to the project:
1. HVAC systems and controls.
2. Indoor and outdoor lighting and controls.
3. Water heating systems.
4. Renewable energy systems.
5. Landscape irrigation systems.
6. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, balance the system in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

Division 5.5 – ENVIRONMENTAL QUALITY

SECTION 5.501
GENERAL

5.501.1 Scope. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and wellbeing of a building's installers, occupants and neighbors.

SECTION 5.502
DEFINITIONS

5.502.1 Definitions. The following terms are defined in Chapter 2.

ARTERIAL HIGHWAY.

A-WEIGHTED SOUND LEVEL (dBA).

1 BTU/HOUR.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL).

COMPOSITE WOOD PRODUCTS.

DAY-NIGHT AVERAGE SOUND LEVEL (L_{dn}).

DECIBEL (dB).

ENERGY EQUIVALENT (NOISE) LEVEL (L_{eq}).

EXPRESSWAY.

FREEWAY.

GLOBAL WARMING POTENTIAL (GWP).

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE).

HIGH-GWP REFRIGERANT.

LONG RADIUS ELBOW.

LOW-GWP REFRIGERANT.

MERV.

MAXIMUM INCREMENTAL REACTIVITY (MIR).

PRODUCT-WEIGHTED MIR (PWMIR).

PSIG.

REACTIVE ORGANIC COMPOUND (ROC).

SCHRADER ACCESS VALVES.

SHORT RADIUS ELBOW.

SUPERMARKET.

VOC.

SECTION 5.503
FIREPLACES

5.503.1 Fireplaces. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the *California Energy Code*, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstove and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504
POLLUTANT CONTROL

5.504.1 Temporary ventilation. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30 percent based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

5.504.4 Finish material pollutant control. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1
ADHESIVE VOC LIMIT[1,2]
Less Water and Less Exempt Compounds in Grams Per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesive not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF.

TABLE 5.504.4.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	 250 775
Modified bituminous	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

TABLE 5.504.4.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2, 3]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	 730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

5.504.4.4 Carpet systems. All carpet installed in the building interior shall meet at least one of the following testing and product requirements:
1. Carpet and Rug Institute's Green Label Plus Program.
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as CDPH Standard Method V1.1 or *Specification 01350*);
3. NSF/ANSI 140 at the Gold level or higher;
4. Scientific Certifications Systems Sustainable Choice; or
5. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7.0 and EQ 7.1 (formerly EQ 2.2) dated July 2012 and listed in the CHPS High Performance Product Database.

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.) Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.1 Early compliance. Reserved.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see California *Code of Regulations*, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 mm).

5.504.4.6 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following:
1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010;
3. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7.0 and EQ 7.1 (formerly EQ 2.2) dated July 2012 and listed in the CHPS High Performance Product Database; or
4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 8. MERV 8 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions:
1. An ASHRAE 10-percent to 15-percent efficiency filter shall be permitted for an HVAC unit meeting the 2013 *California Energy Code* having 60,000 Btu/h or less capacity per fan coil, if the energy use of the air delivery system is 0.4 W/cfm or less at design air flow.
2. Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 Environmental tobacco smoke (ETS) control. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibition.

SECTION 5.505
INDOOR MOISTURE CONTROL

5.505.1 Indoor moisture control. Buildings shall meet or exceed the provisions of *California Building Code*, CCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures not applicable to low-rise residential occupancies, see Section 5.407.2 of this code.

SECTION 5.506
INDOOR AIR QUALITY

5.506.1 Outside air delivery. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the 2013 *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 Carbon dioxide (CO_2) monitoring. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the 2013 *California Energy Code*, Section 120(c)(4).

SECTION 5.507
ENVIRONMENTAL COMFORT

5.507.4 Acoustical control. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E90 and ASTM E413 or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [LSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:
1. Within the 65 CNEL noise contour of an airport.

   Exceptions:
   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.
2. Within the 65 CNEL or L_{eq} 1-hr noise contour of a freeway or expressway, railroad, industrial source or stationary source as determined by the Noise Element of the General Plan.

5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq}-1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.2, wall and roofceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (L_{eq}-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by persons approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floorceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: http://www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508
OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the *California Mechanical Code* shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicated disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Maximum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 700 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

FILE PATH & NAME: P:\A161306 RIVIERA SHOPPING CENTER TRASH ENCLOSURE\DRAWINGS\CONST DOCS\RIVIERA TRASH ENCLOSURE – CON SET.DWG PLOTTED: 6/5/2017 8:57:57 AM BY MARY
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Sheet Title: GREEN BUILDING

REPLACEMENT TRASH ENCLOSURE
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Sheet No.
GB2

Special Inspections

SPECIAL INSPECTIONS (CBC Sections 1704 & 1705)

GENERAL

The Owner or the Architect of record, acting as the Owner's agent, shall employ one or more special inspectors who shall provide inspections during construction on the types of work listed under Section 1705. Special Inspections are to be performed by an independent qualified third party. The Engineer of Record's structural observations do not eliminate the requirement for Special Inspection. Typically Special Inspections are performed by the Soils Engineer of Record.

THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTIONS

1705.6 Soils. *Special inspections for existing site soil conditions, fill placement and load–bearing requirements shall be as required by this section and Table 1705.6. The approved geotechnical report, and the construction documents prepared by the registered design professional shall be used to determine compliance. During fill placement, the special inspector shall determine that proper materials and procedures are used in accordance with the provisions of the approved geotechnical report.*

Hilti 'KB3' expansion anchor shall be be installed per ICC ESR–1385 in additional to manufacturer's instruction.

1705.2 Steel construction. *The special inspections for steel elements of structures shall be as required in this section & Table 1705A.2.1*

TABLE 1705.6

REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASKS	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	——	X
2. Verify excavations are extended to proper depth and have reached proper material.	——	X
3. Perform classification and testing of compacted fill materials.	——	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	——
5. Prior to placement of compacted fill, observe subgrade and verify that the site has been prepared properly.	——	X

TABLE 1705A.2.1

REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD [a]	CBC REFERENCE
1. Material verification of high–strength bolts, nuts and washers:				
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	——	X	AISC 360, Section A3.3 and applicable ASTM material standards	——
b. Manufacturer's certificate of compliance required.	——	X	——	——
2. Inspection of high–strength bolting:				
a. Snug–tight joints.	——	X	AISC 360, Section M2.5	——
b. Pretensioned and slip–critical joints using turn–of–nut with matchmarking, twist–off bolt or direct tension indicator methods of installation.	——	X		——
c. Pretensioned and slip–critical joints using turn–of–nut without matchmarking or calibrated wrench methods of installation.	X	——		——
3. Material verification of structural steel and cold–formed steel deck:				
a. For structural steel, identification markings to conform to AISC 360.	——	X	AISC 360, Section A3.1	2203A.1
b. For other steel, identificataion markings to conform to ASTM standards specified in the approved construction documents.	——	X	Applicable ASTM material standards	
c. Manufacturers' certified test reports.	——	X	——	——
4. Material verification of weld filler materials:				
a. Identification markings to conform to AWS specification in the approved construction documents.	——	X	AISC 360, Section A3.5 and applicable AWS A5 documents	——
b. Manufacturer's certificate of compliance required.	——	X	——	——
5. Inspection of welding:				
a. Structural steel and cold–formed steel deck:				
1) Complete and partial joint penetration groove welds.	X	——	AWS D1.1 AWS D1.8	1705A.2.1
2) Multipass fillet welds.	X	——		
3) Single–pass fillet welds > 5/16"	X	——		
4) Plug and slot welds.	X	——		
5) Single–pass fillet welds ≤ 5/16"	——	X		
6) Floor and roof deck welds.	——	X	AWS D1.3	——
b. Reinforcing steel:				
1) Verification of weldability of reinforcing steel other than ASTM A 706.	——	X	AWS D1.4 ACI 318: Section 26.6.4.1, 18.2.8, 25.5.7.4	——
2) Reinforcing steel–resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special structural walls of concrete and shear reinforcement.	X	——		
3) Shear reinforcement.	X	——		
4) Other reinforcing steel.	——	X		
6. Inspection of steel frame joint details for compliance:				
a. Details such as bracing and stiffening.	——	X	——	1705A.2.2
b. Member locations.	——	X	——	
c. Application of joint details at each connection.	——	X	——	

For SI: 1 inch=25.4 mm.

a. Where applicable, see also Section 1705A.12, Special inspection for seismic resistance.

Structural General Notes

GENERAL

1. All materials and workmanship are subject to the review of the Architect and Structural Engineer.
2. Report any and all discrepancies, ambiguities, unclear items or items that are subject to more than one interpretation, on the Drawings and/or Specifications to the Structural Engineer for clarification before proceeding with Work.
3. All Work done under this contract is to comply with the 2016 edition of the California Building Code.
4. Design and install all temporary bracing and shoring to ensure the safety of the Work until it is in its completed form. When required by law, employ a Civil Engineer to design shoring, bracing, and installation plans for structural items.
5. Verify all dimensions prior to starting Work. The Architect and Structural Engineer are to be notified of any discrepancies or inconsistencies. Check and coordinate all dimensions. See architectural Drawings for dimensions and non-structural items not shown on these Plans. Do not scale the Drawings to obtain dimensions.
6. All scaffolding and shoring is to comply with the rules and regulations of the Industrial Safety Commission of the State of California.
7. The Structural Engineer will provide only periodic observation of the Work.
8. Fees or costs associated with the redesign or modification of these Plans by the Architect or Structural Engineer as a result of deviation by the Contractor from the Plans and Specifications, or due to errors, faulty materials or faulty workmanship, is to be paid to the Structural Engineer by the Contractor.
9. The Contractor is required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement applies continuously and is not limited to normal working hours. The Contractor further agrees to defend, indemnify and hold harmless the Structural Engineer from any and all liability, real or alleged, in connection with the performance of Work of this project, excepting liability arising from the sole negligence of the Structural Engineer.
10. Neither the professional activities nor the presence of the Structural Engineer at the construction site relieves the Contractor of his obligation, duties and responsibilities for construction means, methods, sequences, techniques and procedures necessary for the Contractor to complete the Work in accordance with the Plans and Specifications in a manner to ensure the health and safety of persons who enter the construction site.
11. Any difference between the existing construction as observed in the field and as shown on the Drawings is to be reported to the Structural Engineer before proceeding with Work.
12. Bidders must visit the building site and familiarize themselves with the existing conditions. Discrepancies or deletions must be brought to the attention of the Architect and Structural Engineer before bid date for correction.

EXCAVATING, GRADING, AND FILLING

1. Notify the Geotechnical Engineer when clearing and demolition commence.
2. Notify the governmental agencies having jurisdiction over the project prior to grading commencing. Make all necessary arrangements for their inspection.
3. The existing ground surface in the building and surface improvement areas should be prepared for construction by removing existing structures, improvements, vegetation, large roots, debris, and other deleterious material. Any undocumented fill soils should be completely removed and replaced as compacted fill. Provide engineered fill and prepare subgrade per the geotechnical report. Any existing utilities that will not remain in service should be removed.
4. A geotechnical investigation report has been prepared by Moore Twining Associates, INC. dated 8/2/16 (revised 2/8/17) report number E75208.02-01. Earth and foundation Work is to be done in compliance with the recommendations of this report. A copy of the soils investigation is available at the Architect's office.

FOUNDATIONS

1. Extend all footings a minimum of 24" below finished subgrade elevation.
2. Prior to pouring concrete foundations, all loose earth, water, and debris is to be removed from foundation bed.
3. See Soils Report for special grading procedure under building and paved areas.
4. Footings are designed using a maximum allowable bearing capacity of 2,000 psf dead plus live loads. The allowable bearing capacity may be increased by one-third when transient loads such as wind or seismicity are included.
5. The bottom elevation of all footings is subject to the approval of the Geotechnical Engineer.
6. Provide for de-watering of all excavations from either surface water or seepage.
7. Protect all foundation excavations on the site from caving.
8. After foundation excavations have been completed and prior to placing reinforcing and formwork, the foundation bed is to be inspected by the Soils Engineer. All loose material is to be removed.
9. Secure in position prior to inspection and pouring concrete or grouting block, all anchor bolts, holdown anchors, reinforcing steel, dowels, inserts, etc. For anchor bolts and holdowns, use Simpson Anchormate anchor bolt holders. Stabbing bolts after pouring will not be allowed.

STEEL

1. *Wide flange "W" shapes shall conform to ASTM A992 Grade 50, unless specifically specified elsewhere on the plans. "S", "M", "HP", and channels are to conform to ASTM A572, grade 50. Plates, angles, and misc. steel sections shall conform to ASTM A36.*
2. *Anchor bolts and threaded studs (hooked, headed, and threaded anchor rods): conform to ASTM F1554 unless noted otherwise on the Plans.*
3. *High strength bolts used in steel to steel connection: conform to ASTM A325N. Unless pre–tensioned or friction type connections are specified, tighten bolts requiring the full effort of an ironworker with an ordinary spud wrench.*
4. *Pipe columns: conform to ASTM A–53, grade B.*
5. *Tube and circular steel sections (HSS): conform to ASTM A–500, grade B Fy=46KSI*
6. *Welding: conform to AWS standards, latest edition.*
7. *All welding shall be done by the shielded arc method. All welders shall be properly qualified and AWS certified for the kind of weld they perform. Surplus metal shall be dressed off to smooth, even surfaces where welds are not exposed to view. All field–welding shall be inspected by a testing laboratory approved by the Structural Engineer.*
8. *Use low hydrogen electrodes for welding reinforcing steel. All welded reinforcing steel to conform to ASTM A706.*
9. *All steel on the exterior of the building shall be hot dipped galvanized after fabrication. Field welds shall be painted with "Galvalloy."*
10. *All steel not encased in concrete or concrete block shall have one shop coat of zinc chromate, or other approved paint 2 mils thick. After erection, all nuts, bolt heads, and abrasions to the shop coat shall receive a touch up coat. Paint shall be omitted at places to receive sprayed on fire proofing, and areas with friction type bolts.*
11. *Submit shop drawings of all steel work to the Structural Engineer for review. Submit sufficient copies of shop drawings so that the Architect and Structural Engineer may each retain one copy for their record. Any fabrication prior to the review of shop drawings shall be done at the sole risk of the Contractor. The Structural Engineer will require that the shop drawings be in his office at least 1 week for review. Submit shop drawings soon enough so that the required Structural Engineer's review period will not impact the construction schedule. Contact the Structural Engineer when shop drawings are begun to confirm schedule.*

CONCRETE BLOCK

1. *Concrete block is to be manufactured from medium weight aggregate and is to conform to grade N, type I Hollow Load Bearing Units ASTM C–90, f'm=1500 psi.*
2. *Mortar is to be CBC type "S" and have a minimum strength of 1500 psi at 28 days. Mortar proportions: 1 part cement, 1/4 to 1/2 hydrated lime, 3 parts aggregate.*
3. *Grout is to be transit mixed and contain 7 sacks of cement per cubic yard of grout. Maximum slump is to be 9–1/2". Minimum ultimate compressive strength shall be 2000 psi at 28 days. Use Sika "Grout Aid" admixture per manufacturer's recommendations.*
4. *Use open end block throughout.*
5. *Pour grout in lifts not to exceed 5 feet.*
6. *Splices in reinforcing bars are to be per typical details.*
7. *Solid grout all walls.*

CONCRETE

1. All concrete for the footings, flat work, and miscellaneous items is to have a minimum ultimate compressive strength of 2,500 psi at 28 days, unless noted otherwise on the Drawings.
2. Reinforcing bars are to be of intermediate grade conforming to ASTM A 615, grade 40 for #2 and #3 bars and grade 60 for #4 bars and larger.
3. Cement is to be type II, low alkali (no higher than .4%), conforming to ASTM C-150. Up to a maximum of 18% of cement may be substituted with Fly Ash (type "F").
4. All aggregate used in concrete are to conform to ASTM C-33. Aggregate shall be uniformly graded, with the maximum aggregate size required to be 1" to 3/4".
5. Coarse and fine aggregate (sand) are to come from a source proven to have non-reactive characteristics. Use an approximate 60% to 40% ratio of coarse aggregate to fine aggregate (by weight) respectively.
6. Splices of reinforcing steel are to be lapped per detail 4/S1.1 and securely wired together. Splices of adjacent reinforcing bars shall be staggered wherever possible. See Drawings for particular requirements for splice breaks.
7. Minimum concrete cover for reinforcing is as follows:

Cast against and permanently exposed to earth	3"
Cast in forms and exposed to earth or weather	2"
Interior slabs, walls, and joists	1"
Interior beams, girders, and columns	1-1/2"

8. Location of sleeves for pipes, and for pipes intended to be cast in concrete, for which no specific details are shown shall be subject to the review of the Structural Engineer.
9. Secure in position prior to inspection and pouring concrete, all anchor bolts, holdown anchors, reinforcing steel, dowels, inserts, etc. For anchor bolts and holdowns, use Simpson Anchormate anchor bolt holders. Stabbing bolts after pouring slab will not be allowed.
11. Concrete shall contain a minimum of 5.5 sacks of cement per cubic yard, a maximum water/cement ratio of .5, and shall have a slump no greater than 4". Do not exceed 36 galls of water per cubic yard of concrete.
10. Make and test concrete cylinders in accordance with Section 1704.4 of the CBC.
11. Vibrate all concrete as it is being placed with electrically-operated vibrating equipment.

NOTIFICATION

Notify the Structural Engineer 48 hours before the following times:

1. Foundation excavations.
2. Concrete pours.
3. CMU grout lifts

STRUCTURAL OBSERVATION

1. The owner shall employ the structural engineer of record to perform structural observations as defined in CBC Section 1704 for the following items:
   A. Foundation reinforcing and embedded items.
   B. CMU reinforcing.

DESIGN PARAMETERS

1. Risk Category – II
2. Design Category – E
3. Ss – 2.418, S1 – 0.963
4. SDS – 1.452, SD1 - 1.542
5. SMS – 2.176, SM1 – 2.311
6. Fa – 0.90, Fv – 2.40
7. Site Class – E
8. Seismic Importance Factor - 1.0
9. ap = 1.0
10. Rp = 2.5
11. Fp = 0.44 Wp
12. Max. wind speed = 110 mph
13. Wind Exposure - B

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SWA Structural Engineers
555 Chorro St., Ste. A1, San Luis Obispo, CA 93405
Tel. (805) 548-0500

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21 S California Street
Suite 310, Floor 3
Ventura, California 93001
(805) 648-1234

Sheet Title: STRUCTURAL GENERAL NOTES

Revisions	R&A No:	A161306
	Date:	12-06-18
	Drawn:	VB
	Checked:	
	Consult. No:	

REPLACEMENT TRASH ENCLOSURE

RIVIERA SHOPPING CENTER
5722 TELEPHONE ROAD
VENTURA, CALIFORNIA 93003

Sheet No.
S0.1

FILE PATH & NAME: P:\PROJECTS\1-SWA PROJECTS\17044 - STARBUCKS RIVIERA\TRASH ENCLOSURE\STRUCTURAL\17044_S0.DWG PLOTTED: 2:00 PM THIS SHEET WAS ORIGINALLY PRINTED ON A 24"x36" SHEET.

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FILE PATH & NAME: P:\PROJECTS\1-SWA PROJECTS\17044 - STARBUCKS RIVIERA\TRASH ENCLOSURE\STRUCTURAL\17044_S1_TYPDET.DWG PLOTTED: 2:03:25 PM BY VB
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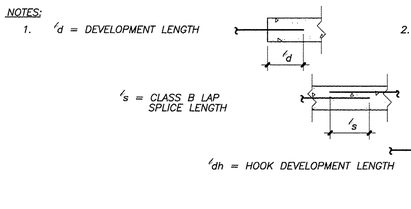
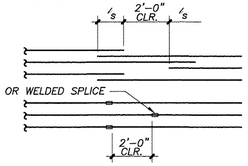
CONCRETE REINFORCING DEVELOPMENT & SPLICE LENGTHS (IN INCHES) - PER ACI 318-14																					
BAR LOCATION	CONCRETE		BAR SIZE																		
	TYPE	STRENGTH	#3			#4			#5			#6			#7			#8			
			l_d	l_s	l_{dh}	l_d	l_s	l_{dh}	l_d	l_s	l_{dh}	l_d	l_s	l_{dh}	l_d	l_s	l_{dh}	l_d	l_s	l_{dh}		
FOUNDATION REINF., SLAB-ON-GRADE REINF.	NORMAL	f'c = 3ksi	17	22	9	22	29	11	28	36	14	33	43	17	45	62	20	55	72	22	

NOTES:
1. l_d = DEVELOPMENT LENGTH
2. WHEN SPLICING BARS OF DIFFERENT SIZE, USE LAP SPLICE LENGTH OF LARGER BAR, U.N.O.
3. STAGGER EA. SPLICES AS



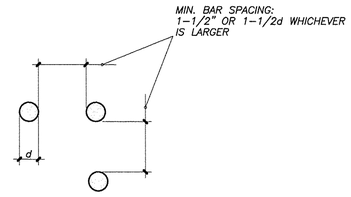


REINFORCING DEVELOPMENT & SPLICE LENGTHS
NO SCALE

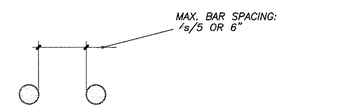
10 4

The details on this sheet are "typical" details which are to be used by the contractor where these various general conditions exist. These details are not necessarily referenced anywhere else in this set of construction documents. Prior to starting work, the contractor is to confirm with the Engineer that these details are properly interpreted and applied to the appropriate conditions.

1



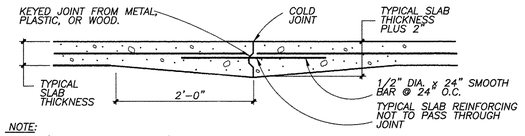
A BAR SPACING FOR NON-SPLICED BARS



B BAR SPACING FOR BARS SPLICED WITH A NON-CONTACT LAP

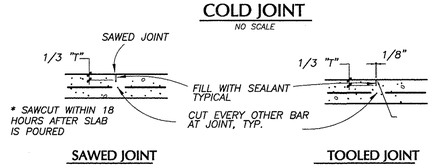
BAR SPACING IN CONCRETE
NO SCALE

11 8



NOTE:
C.J. (CRACK CONTROL JOINT) SHALL BE PLACED AS INDICATED ON THE PLANS. PROVIDE EITHER A "COLD JOINT" OR "OTHER JOINT" AT THESE LOCATIONS. ALL JOINTS NOT SHOWN ON THE PLAN, OR ANY ADDITIONAL JOINTS MUST BE APPROVED IN WRITING BY BOTH THE ARCHITECT AND STRUCTURAL ENGINEER.
FOR SAND, GRAVEL & MOISTURE BARRIER, REFER TO PLAN NOTES FOR THICKNESS AND CONSTRUCTION.

COLD JOINT
NO SCALE

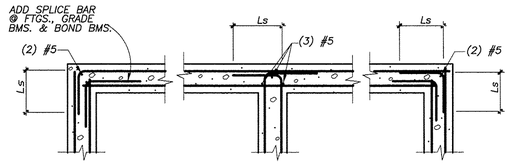


SAWED JOINT — TOOLED JOINT

OTHER JOINTS
NO SCALE

CRACK CONTROL JOINTS

5 5

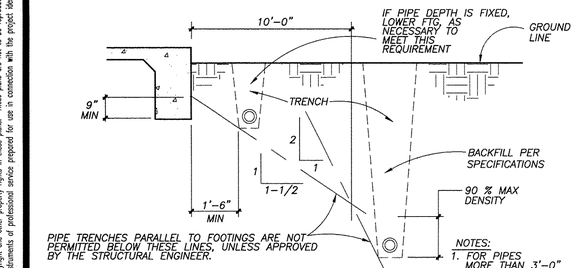


NOTE:
ALL HORIZONTAL BARS IN FOOTINGS, GRADE BMS. & BOND BMS. SHALL BE CONT. AROUND CORNERS & INTERSECTIONS.

MINIMUM REINFORCING AT CORNERS & INTERSECTIONS
NO SCALE

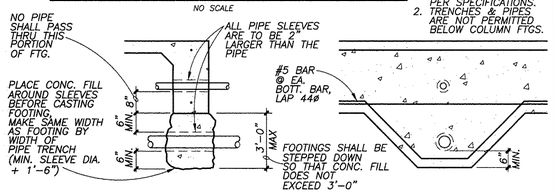
REFER TO DETAIL 4/S1.1 FOR 'Ls' DIMENSION

2



NOTES:
1. FOR PIPES MORE THAN 3'-0" BELOW BOTT. OF FTG. USE COMPACTED FILL PER SPECIFICATIONS.
2. TRENCHES & PIPES ARE NOT PERMITTED BELOW COLUMN FTGS.

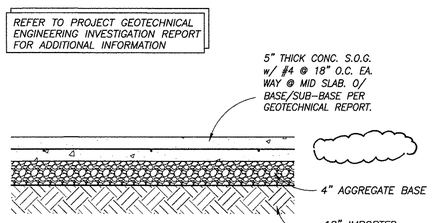
PIPE & TRENCHES PARALLEL TO FOOTINGS
NO SCALE



PIPE & TRENCHES TRANSVERSE TO FOOTINGS
NO SCALE

12

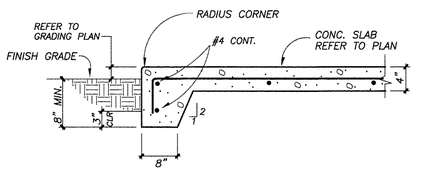
REFER TO PROJECT GEOTECHNICAL ENGINEERING INVESTIGATION REPORT FOR ADDITIONAL INFORMATION



SLAB-ON-GRADE

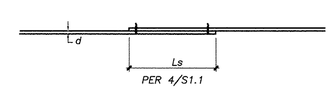
9

WHERE CONCRETE SLABS ON GRADE MEET LANDSCAPE AREAS, CUTOFFS SUCH AS INVERTED CURBS ARE RECOMMENDED. THE EDGES OF THE SLABS ON GRADE SHOULD BE EXTENDED TO THE BOTTOM OF THE 18" NON-EXPANSIVE SECTION

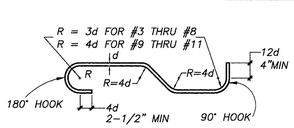


EDGE OF EXTERIOR SLAB
NO SCALE

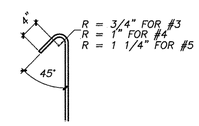
6



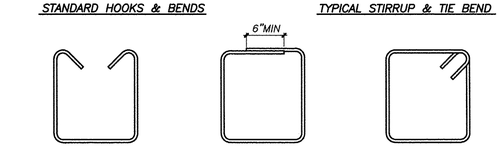
TYPICAL SPLICE



STANDARD HOOKS & BENDS



TYPICAL STIRRUP & TIE BEND



REINFORCING DETAILS
Scale: N.T.S.

3

Stork, Wolfe, & Associates
Structural Engineers
555 Chorro St., Ste. A-1, San Luis Obispo, CA 93405
Tel. (805) 544-8500

REGISTERED PROFESSIONAL ENGINEER — KRISTOPHER J. WOLFE — No. 63735 — EXP. 9/2020 — CIVIL — STATE OF CALIFORNIA

RASMUSSEN & ASSOCIATES
Architecture
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21 S. California Street
Fourth Floor
Ventura, California 93001
(805) 648-1234

LICENSED ARCHITECT — CHRISTOPHER RASMUSSEN — C-4848 — EXPIRATION 08-31-2020 — STATE OF CALIFORNIA

Sheet Title: TYPICAL DETAILS

Revisions	
R&A No:	A161306
Date:	12-06-18
Drawn:	
Checked:	VB
Consult. No:	

REPLACEMENT TRASH ENCLOSURE
RIVIERA SHOPPING CENTER
5722 TELEPHONE ROAD
VENTURA, CALIFORNIA 93003

Sheet No.
S1.1

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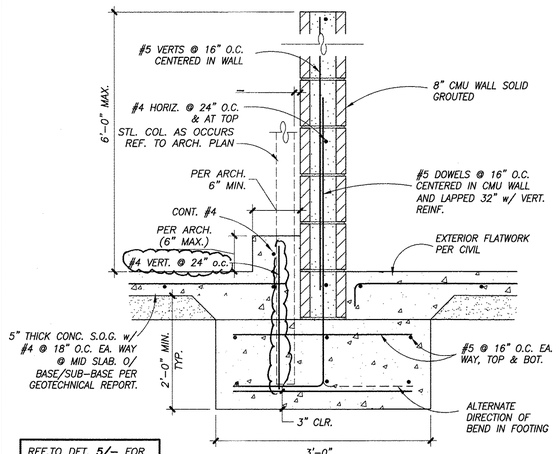
10

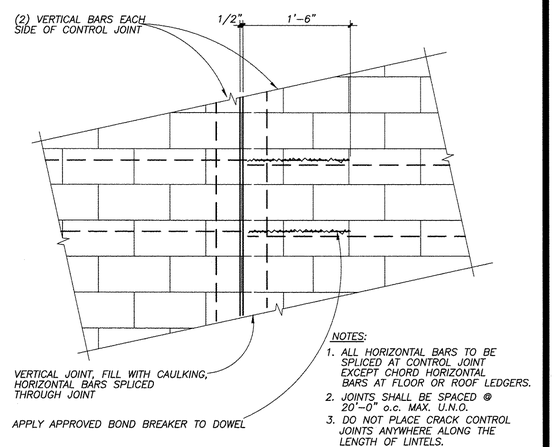
7



TRASH ENCLOSURE WALL

NO SCALE

4



MASONRY CRACK CONTROL JOINT

Scale: N.T.S.

1

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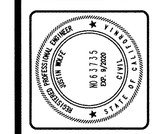
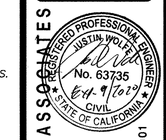
SWA Structural Engineers
333 Chorro St., Ste. A-1, San Luis Obispo, CA 93405
Tel. (805) 546-8500





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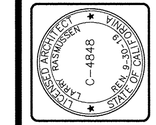

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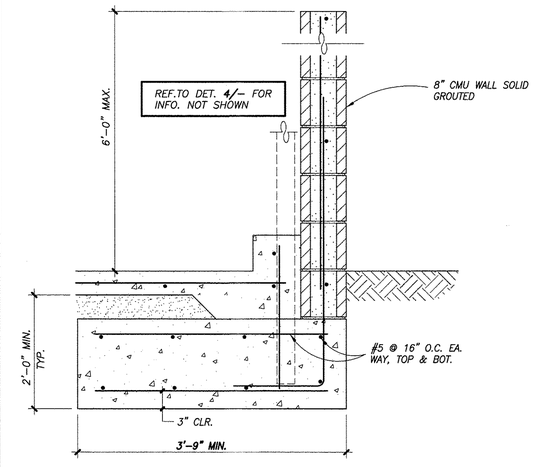
11

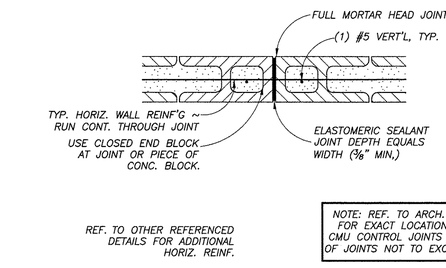
8



TRASH ENCLOSURE WALL - OPT. FTG. @ PLANTER

NO SCALE

5



REF. TO OTHER REFERENCED DETAILS FOR ADDITIONAL HORIZ. REINF.

NOTE: REF. TO ARCH. DRAWINGS FOR EXACT LOCATIONS OF ALL CMU CONTROL JOINTS ~ SPACING OF JOINTS NOT TO EXCEED 25'-4"

TYPICAL CONCRETE BLOCK CONTROL JOINT

2

REPLACEMENT TRASH ENCLOSURE

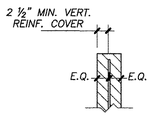
RIVIERA SHOPPING CENTER
5722 TELEPHONE ROAD
VENTURA, CALIFORNIA 93003

Sheet No.
S1.2

12

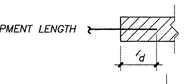
MASONRY REINFORCING DEVELOPMENT & SPLICE LENGTHS
(IN INCHES w/ f'm = 1,500 psi) - PER TMS 402 / 602-13

BAR SIZE																							
#3			#4			#5			#6			#7			#8			#9					
l_d	l_s	l_e	l_d	l_s	l_e	l_d	l_s	l_e	l_d	l_s	l_e	l_d	l_s	l_e	l_d	l_s	l_e	l_d	l_s	l_e			
12	12	4	21	21	6	32	32	8	59	59	9	81	81	11	121	121	13	153	153	14			



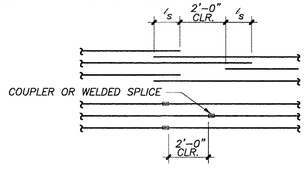
NOTES;

1. l_d = DEVELOPMENT LENGTH

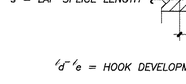


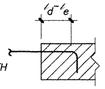
2. WHEN SPLICING BARS OF DIFFERENT SIZE, USE LAP SPLICE LENGTH OF LARGER BAR, U.N.O.

3. STAGGER EA. SPLICES AS



l_s = LAP SPLICE LENGTH



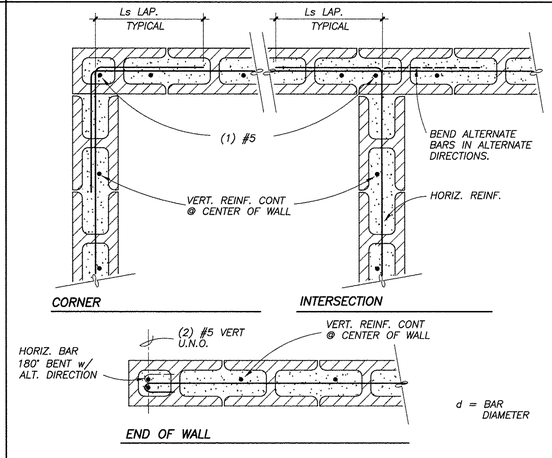


l_d l_e = HOOK DEVELOPMENT LENGTH

REINFORCING DEVELOPMENT & SPLICE LENGTHS

NO SCALE

6



TYPICAL CONCRETE BLOCK REINFORCING

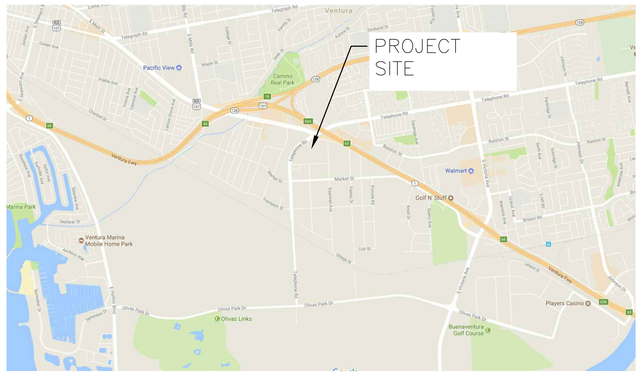
Scale: N.T.S.

3

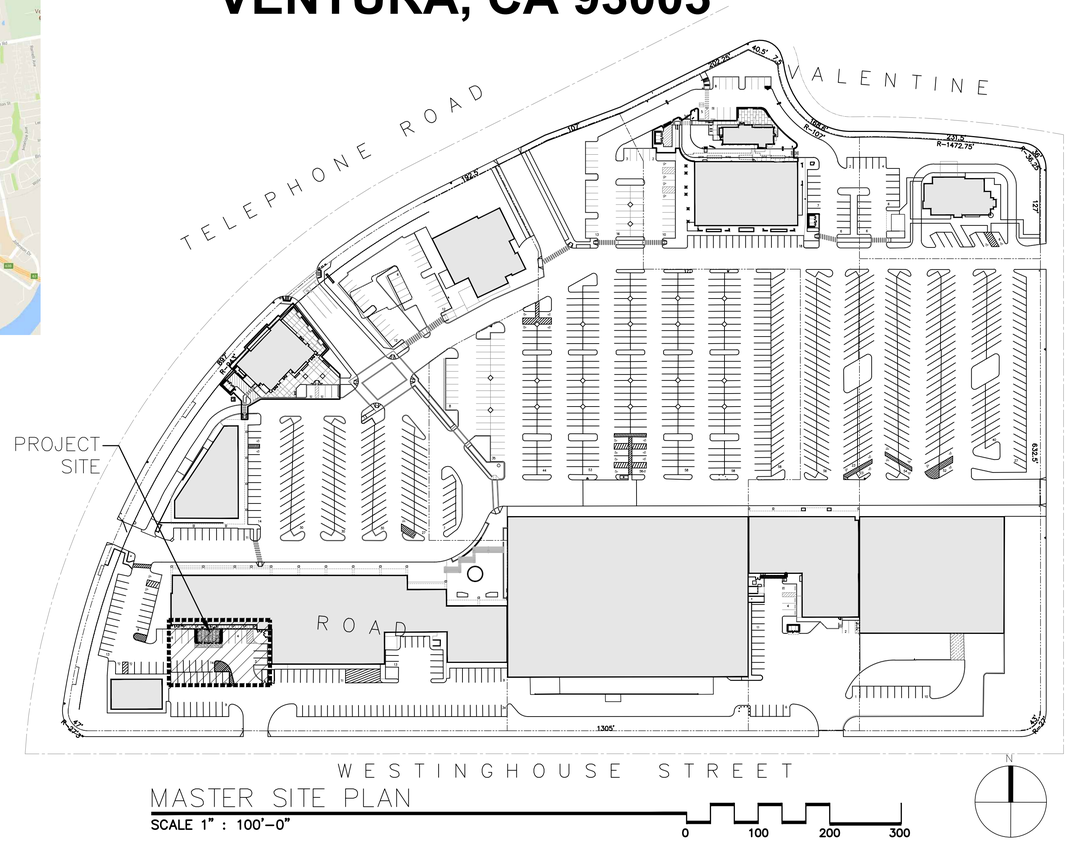
REPLACEMENT TRASH ENCLOSURE PLANS FOR:

RIVIERA SHOPPING CENTER-
STARBUCKS COFFEE HOUSE

5722 TELEPHONE ROAD
VENTURA, CA 93003



VICINITY MAP: NOT TO SCALE



MASTER SITE PLAN
SCALE 1" : 100'–0"
0 100 200 300

CONSTRUCTION NOTES:

1. PERMIT CANNOT BE FINALED UNTIL CERTIFICATION FORMS COMPLETED AND RETURNED
2. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
3. UNLESS CONTRADICTED BY A SOILS REST, COMPOST AT THE RATE OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE BE INCORPORATED INTO THE SOIL.

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address	Parcel, tract or lot number, if available.	
City	Latitude/Longitude (optional)	
State / Zip Code		

Property Owner or his/her designee:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

_____

Property Owner Signature Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency_____
2. Date the Landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

INDEX OF DRAWINGS

ABBREVIATIONS

&	AND	JT.	JOINT
L	ANGLE		
@	AT	LT.	LIGHT
℄	CENTERLINE		
Ø	DIAMETER OF ROUND		
⊥	PERPENDICULAR	MAX.	MAXIMUM
#	POUND OR NUMBER	MECH.	MECHANICAL
(E)	EXISTING	MEMB.	MEMBRANE
		MET.	METAL
A.D.	AREA DRAIN	MFR.	MANUFACTURER
ADJ.	ADJUSTABLE	MH.	MANHOLE
AGGR.	AGGREGATE	MIN.	MINIMUM
AL.	ALUMINIUM	MISC.	MISCELLANEOUS
APPROX.	APPROXIMATE	M.O.	MASONRY OPENING
ARCH.	ARCHITECTURAL	MTD.	MOUNTED
ASPH.	ASPHALT	MUL.	MULLION
BD.	BOARD	N.	NORTH
BITUM.	BITUMINOUS	N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	NO.	NUMBER
BLK.	BLOCK	NOM.	NOMINAL
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
BM.	BEAM		
C.B.	CATCH BASIN	O.C.	ON CENTER
CEM.	CEMENT	O.D.	OUTSIDE DIAMETER
CER.	CERAMIC	OFF.	OFFICE
C.I.	CAST IRON	OPNG.	OPENING
CJ	COLD JOINT	OPP.	OPPOSITE
CL	CENTERLINE	PA	PLANTING AREA
CLKG.	CAULKING	PRCST.	PRECAST
CLR.	CLEAR	PL.	PLATE
COL.	COLUMN	PLAS.	PLASTER
CONC.	CONCRETE	PLYWD.	PLYWOOD
CONN.	CONNECTION	PR.	PAIR
CONSTR.	CONSTRUCTION	PT.	POINT
CONT.	CONTINIOUS		
CTSK.	COUNTERSUNK	Q.T.	QUARRY TILE
CTR.	CENTER		
DEPT.	DEPARTMENT	R.	RISER
D.F.	DRINKING FOUNTAIN	RAD.	RADIUS
DET.	DETAIL	REF.	REFERENCE
DIA.	DIAMETER	REINF.	REINFORCED
DIM.	DIMENSION	RWD.	REDWOOD
DN.	DOWN		
DR.	DOOR	S.	SOUTH
DS.	DOWNSPOUT	SCHED.	SCHEDULE
DWG.	DRAWING	SC	SAWCUT JOINT
		SECT.	SECTION
E.	EAST	SHT.	SHEET
EA.	EACH	SIM.	SIMILAR
E.J.	EXPANSION JOINT	SPEC.	SPECIFICATIONS
EL.	ELEVATION	SQ.	SQUARE
ELEC.	ELECTRICAL	SST.	STAINLESS STEEL
ENCL.	ENCLOSURE	STA.	STATION
E.P.	ELECTRICAL PANELBOARD	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EQPT.	EQUIPMENT	STOR.	STORAGE
EXST.	EXISTING	STRL.	STRUCTURAL
EXP.	EXPANSION	SUSP.	SUSPENDED
EXT.	EXTERIOR	SYM.	SYMETRICAL
F.B.	FLAT BAR	T.C.	TOP OF CURB
F.D.	FLOOR DRAIN	TEL.	TELEPHONE
FDN.	FOUNDATION	TER.	TERRAZZO
FIN.	FINISH	TF	TOP OF FENCE
FL.	FLOOR	T. & G.	TONGUE AND GROOVE
FLASH.	FLASHING	THK.	THICK
F.O.C.	FACE OF CONCRETE	T.O.	TOP OF
F.O.F.	FACE OF FINISH	T.O.S.	TOP OF SLAB
F.O.S.	FACE OF STUDS	T.O.S.S.	TOP OF STRUCTURAL STEEL
FT.	FOOT OR FEET	T.P.	TOP OF PAVEMENT
FTG.	FOOTING	TJ	TOOLED JOINT
FURR.	FURRING	TRD.	TREAD
FUT.	FUTURE	TYP.	TYPICAL
		TW	TOP OF WALL
GA.	GAUGE		
GALV.	GALAVANIZED	UNF.	UNFINISHED
GL.	GLASS	U.O.N.	UNLESS OTHERWISE NOTED
GND.	GROUND		
GR.	GRADE	VERT.	VERTICAL
GFRC	GLASS FIBER REINFORCED CONC.	W.	WEST
		W/	WITH
H.B.	HOSE BIBB	WD.	WOOD
HDWD.	HARDWOOD	W/O	WITHOUT
HDWR.	HARDWARE	WP.	WATERPROOF
HORIZ.	HORIZONTAL	WT.	WEIGHT
HGT.	HEIGHT		
I.D.	INSIDE DIAMETER		
INT.	INTERIOR		

LRM
LANDSCAPE ARCHITECTURE | URBAN DESIGN
CA REG. #2429

LICENSED LANDSCAPE ARCHITECT
DAVID KENNETH LARSEN
Lic. No. 4226
05-30-19
RENEWAL DATE
12-04-18
DATE
STATE OF CALIFORNIA

RASMUSSEN & ASSOCIATES
Architecture
Planning
Interiors
21 S. California Street
Fourth Floor
Ventura, California 93001
(805) 648-4224

Sheet Title: LANDSCAPE COVER SHEET

Revisions	R&A No:	Date:	Drawn:	Checked:	Consult. No:

REPLACEMENT TRASH ENCLOSURE

RIVIERA SHOPPING CENTER
5722 TELEPHONE ROAD
VENTURA, CALIFORNIA 93003

Sheet No.
L0.0

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FILE PATH & NAME: K:_2191 – RIVIERA SHOPPING CENTER\CONSTRUCTION\TRASH ENCLOSURE\RIVIERA TRASH_L0.00 COVER PAGE.DWG PLOTTED: 12:46 PM THIS SHEET WAS ORIGINALLY PRINTED ON A 24"x36" SHEET.

MWELO SUBMITTAL CHECKLIST PAGE 1

SUBMITTAL DATE: DECEMBER 6, 2018

PROJECT ADDRESS: 5722 TELEPHONE ROAD, VENTURA, CA

APPLICANT NAME: LRM LANDSCAPE ARCHITECTURE PHONE: 310-839-6600

THE FOLLOWING CHECKLIST PROVIDES A LIST OF INFORMATION THAT MUST BE INCLUDED ON THE PLANS BEFORE YOUR PERMIT APPLICATION CAN BE PROCESSED. THIS CHECKLIST COVERS BOTH THE PERFORMANCE COMPLIANCE METHOD AND THE PRESCRIPTIVE COMPLIANCE METHOD. PLEASE INDICATE WHICH COMPLIANCE METHOD IS USED AND PROVIDE THE APPROPRIATE INFORMATION ON THE PLANS.

- ☐ PERFORMANCE APPROACH
- ☒ PRESCRIPTIVE APPROACH (SEE PRESCRIPTIVE COMPLIANCE OPTION – APPENDIX D)

PERFORMANCE APPROACH
LANDSCAPE DOCUMENTATION PACKAGE (TITLE 23, CHAPTER 2.7, §492.3)

- ☐ THE PROJECT'S ADDRESS, TOTAL LANDSCAPE AREA, WATER SUPPLY TYPE, AND CONTACTS SHALL BE STATED ON THE PLANS.
- ☐ ADD, SIGN AND DATE THE FOLLOWING STATEMENT ON THE PLANS, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."
- ☐ WATER EFFICIENT LANDSCAPE WORKSHEET THAT INCLUDES A HYDROZONE INFORMATION TABLE AND WATER BUDGET CALCULATIONS SHALL BE SUBMITTED FOR PLAN CHECK.
- ☐ A LANDSCAPE DESIGN PLAN AND IRRIGATION DESIGN PLAN SHALL BE SUBMITTED FOR PLAN CHECK.

WATER EFFICIENT LANDSCAPE WORKSHEET (TITLE 23, CHAPTER 2.7, §492.4 AND §492.13)

- ☐ INCORPORATE THE WATER EFFICIENT LANDSCAPE WORKSHEET INTO PLANS. SHOW THAT THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) MEETS OR EXCEEDS THE CALCULATED ESTIMATED TOTAL WATER USE (ETWU).
- ☐ THE EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) FOR THE LANDSCAPE PROJECT SHALL NOT EXCEED A FACTOR OF 0.55 (FOR RESIDENTIAL AREAS) (0.45 FOR NON–RESIDENTIAL).
- ☐ THE PLANT FACTOR USED SHALL BE FROM WUCOLS OR FROM HORTICULTURAL RESEARCHERS WITH ACADEMIC INSTITUTIONS. WUCOLS PLANTS DATABASE CAN BE FOUND ONLINE AT: http://ucanr.edu/sites/WUCOLS/
- ☐ ALL WATER FEATURES SHALL BE INCLUDED IN THE HIGH WATER USE HYDROZONE. ALL TEMPORARY IRRIGATED AREAS SHALL BE INCLUDED IN THE LOW WATER USE HYDROZONE.
- ☐ ALL SPECIAL LANDSCAPE AREAS SHALL BE IDENTIFIED ON THE PLANS. THE ETAF FOR NEW AND EXISTING (NON–REHABILITATED) SPECIAL LANDSCAPE AREAS SHALL NOT EXCEED 1.0.
- ☐ FOR THE PURPOSE OF CALCULATING ETWU, THE IRRIGATION EFFICIENCY IS ASSUMED TO BE 0.75 FOR OVERHEAD SPRAY DEVICES AND 0.81 FOR DRIP SYSTEM DEVICES.
- ☐ THE ANNUAL REFERENCE EVAPOTRANSPIRATION (ETo) FOR VENTURA IS 43.5

MWELO SUBMITTAL CHECKLIST PAGE 2

IRRIGATION DESIGN PLAN (TITLE 23, CHAPTER 2.7, §492.7)

THE IRRIGATION PLANS, AT A MINIMUM SHALL CONTAIN THE FOLLOWING:

- ☐ LOCATION AND SIZE OF WATER METER PROVIDING SERVICE TO THE LANDSCAPE AREA.
- ☐ A DEDICATED WATER SERVICE METER OR PRIVATE SUBMETER SHALL BE INSTALLED FOR ALL (NON–RESIDENTIAL IRRIGATED LANDSCAPES OF AT LEAST 1,000 SQ. FT.) (RESIDENTIAL IRRIGATED LANDSCAPE AREAS OF AT LEAST 5,000 SQ. FT).
- ☐ LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, MOISTURE SENSING DEVICES, RAIN SWITCHES, QUICK COUPLERS, PRESSURE REGULATORS, AND BACKFLOW PREVENTION DEVICES.
- ☐ STATIC WATER PRESSURE AT THE POINT OF CONNECTION THE PUBLIC WATER SUPPLY
- ☐ FLOW RATE (GALLONS PER MINUTE), APPLICATION RATE (INCHES PER HOUR), AND DESIGN OPERATING PRESSURE (PRESSURE PER SQUARE INCH) FOR EACH STATION.
- ☐ ADD NOTE TO PLANS: "PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES."
- ☐ MANUAL SHUT–OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.
- ☐ ADD NOTE TO PLANS: "CHECK VALVES OR ANTI–DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR."
- ☐ AREAS LESS THAN 10–FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE OR DRIP IRRIGATION.
- ☐ OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24–INCHES OF ANY NON–PERMEABLE SURFACE.

REQUIRED STATEMENTS AND CERTIFICATION (TITLE 23, CHAPTER 2.7, §492.6, §492.7, AND §492.9)

- ☐ ADD THE FOLLOWING STATEMENT ON THE LANDSCAPE AND IRRIGATION PLANS: "I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS."
- ☐ THE FINAL SET OF LANDSCAPE AND IRRIGATION PLANS SHALL BEAR THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT.
- ☐ ADD NOTES TO PLANS: "A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- ☐ ADD NOTE TO PLANS: "A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT."
- ☐ ADD NOTE TO PLANS: "AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

MWELO SUBMITTAL CHECKLIST PAGE 3

LANDSCAPE DESIGN PLAN (TITLE 23, CHAPTER 2.7, §492.6)

THE LANDSCAPE DESIGN PLANS, AT A MINIMUM, SHALL:

- ☐ DELINEATE AND LABEL EACH HYDROZONE BY NUMBER, LETTER, OR OTHER METHODS.
- ☐ IDENTIFY EACH HYDROZONE AS LOW, MODERATE, HIGH WATER, OR MIXED WATER USE.
- ☐ IDENTIFY RECREATIONAL AREAS, AREAS SOLELY DEDICATED TO EDIBLE PLANTS, AREAS IRRIGATED WITH RECYCLED WATER, TYPE AND SURFACE AREA OF WATER FEATURES, IMPERMEABLE AND PERMEABLE HARDSCAPE, AND ANY INFILTRATION SYSTEMS.
- ☐ FOR HYDROZONE WITH A MIX OF BOTH LOW AND MODERATE WATER USE PLANTS OR BOTH MODERATE AND HIGH WATER USE PLANTS, THE HIGHER PLANT FACTOR OR THE PLANT FACTOR BASED ON THE PROPORTIONS OF THE RESPECTIVE PLANT WATER USES SHALL BE USED. HYDROZONES CONTAINING A MIX OF LOW AND HIGH WATER USE PLANTS IS NOT PERMITTED.
- ☐ TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE
- ☐ ADD NOTE TO PLANS: "RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES"
- ☐ ADD NOTE TO PLANS: "A MINIMUM 3–INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED."
- ☐ ADD NOTE TO PLANS: "FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL."

I AGREE TO COMPLY WITH REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

APPLICANT SIGNATURE DATE

COMPLETE FOR EACH IRRIGATION POINT OF CONNECTION (EACH METER)

	WATER EFFICIENT LANDSCAPE WORKSHEET (COMPLETE FORM FOR EACH IRRIGATION POINT OF CONNECTION)				REFERENCE (ETo) 43.5			
HYDROZONE # DESCRIPTION a	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD b	IRRIGATION EFFICIENCY (IE)c	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU) d
	REGULAR LANDSCAPE AREAS							
					TOTALS			
	SPECIAL LANDSCAPE AREAS							
					1			
					1			
					1			
					TOTALS			
	ETWU TOTAL							
	MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) e							

[a] HYDROZONE #/PLANTING DESCRIPTION
E.G.
1) FRONT LAWN
2) LOW WATER USE PLANTINGS
3) MEDIUM WATER USE PLANTING

[b] IRRIGATION METHOD
OVERHEAD SPRAY
OR DRIP

[c] IRRIGATION EFFICIENCY
0.75 FOR SPRAY HEAD
0.81 FOR DRIP

[d] ETWU (ANNUAL GALLONS REQUIRED) = Eto X 0.62 X ETAF X AREA
WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE–INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEAR.

[e] MAWA (ANNUAL GALLONS ALLOWED) = (Eto) (0.62) {(ETAF X LA) + (1–ETAF X SLA)}
WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE–INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEAR, LA IS THE TOTAL LANDSCAPE AREA IN SQUARE FEET, SLA IS THE TOTAL SPECIAL LANDSCAPE AREA IN SQUARE FEET, AND ETAF IS 0.55 FOR RESIDENTIAL AREAS AND 0.45 FOR NON–RESIDENTAIL AREAS.

AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON–RESIDENTIAL AREAS.

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS

TOTAL ETAF X AREA	
TOTAL AREA	
AVERAGE ETAF	

ETo FOR VENTURE =43.5

ALL LANDSCAPE AREAS

TOTAL ETAF X AREA	
TOTAL AREA	
SITEWIDE ETAF	

PRESCRIPTIVE COMPLIANCE OPTION (APPENDIX D)
FOR LANDSCAPE AREAS BETWEEN 500 AND 2500 SQUARE FEET.

PLANT MATERIAL

- ☐ FOR RESIDENTIAL AREAS 75% OF THE LANDSCAPE, EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER, SHALL CONSIST OF PLANTS THAT AVERAGE A WUCOLS PLANT FACTOR OF 0.3.
- ☐ FOR NON–RESIDENTIAL AREAS, 100% OF THE PLANTS, EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER, SHALL CONSIST OF PLANTS THAT AVERAGE A WUCOLS PLANT FACTOR OF 0.3.
- ☒ ADD NOTE TO PLANS: "A MINIMUM 3–INCH LAYER OF MULCH SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED"

TURF

- ☐ TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS.
- ☒ NO TURF PERMITTED IN NON–RESIDENTIAL AREAS.
- ☒ TURF NOT PERMITTED ON SLOPES GREATER THAN 25%.
- ☒ TURF IS PROHIBITED IN PARKWAYS LESS THAN 10 FEET WIDE.

IRRIGATION

- ☒ AUTOMATIC WEATHER–BASED OR SOIL–MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON IRRIGATION SYSTEM.
- ☒ PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
- ☒ MANUAL SHUT–OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
- ☒ AREAS LESS THAN 10 FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUN–OFF OR OVERSPRAY.
- ☒ FOR NON–RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1,000 SQUARE FEET OR MORE, PRIVATE SUB–METERS(S) TO MEASURE LANDSCAPE WATER USE SHALL BE PROVIDED.
- ☒ ADD NOTE TO PLANS: "AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE."
- ☒ ADD NOTE TO PLANS: "UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT THE RATE OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE ARE SHALL BE INCORPORATED INTO THE SOIL."

I AGREE TO COMPLY WITH REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

APPLICANT SIGNATURE DATE 12/04/18

FILE PATH & NAME: K:\2191 – RIVIERA SHOPPING CENTER\CONSTRUCTION\TRASH ENCLOSURE\RIVIERA TRASH_L1.00 MWELO.DWG PLOTTED: 12:50 PM THIS SHEET WAS ORIGINALLY PRINTED ON A 24"x36" SHEET.

L R M
LANDSCAPE ARCHITECTURE | URBAN DESIGN
LRMLTD.COM CA PLA 4226

LICENSED LANDSCAPE ARCHITECT
DAVID KENNETH LARKINS
Lic. No. 4226
SIGNATURE
05-30-19
RENEWAL DATE
12-04-18
DATE
STATE OF CALIFORNIA

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Architecture
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Ventura, California 93001
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Sheet Title: MODEL WATER EFFICIENT LANDSCAPE ORDINANCE WORKSHEET

Revisions	
R&A No:	A18XXXX
Date:	XX-XX-XX
Drawn:	L.T.
Checked:	M.H.
Consult. No:	

REPLACEMENT TRASH ENCLOSURE

RIVIERA SHOPPING CENTER
5722 TELEPHONE ROAD
VENTURA, CALIFORNIA 93003

Sheet No.
L1.0

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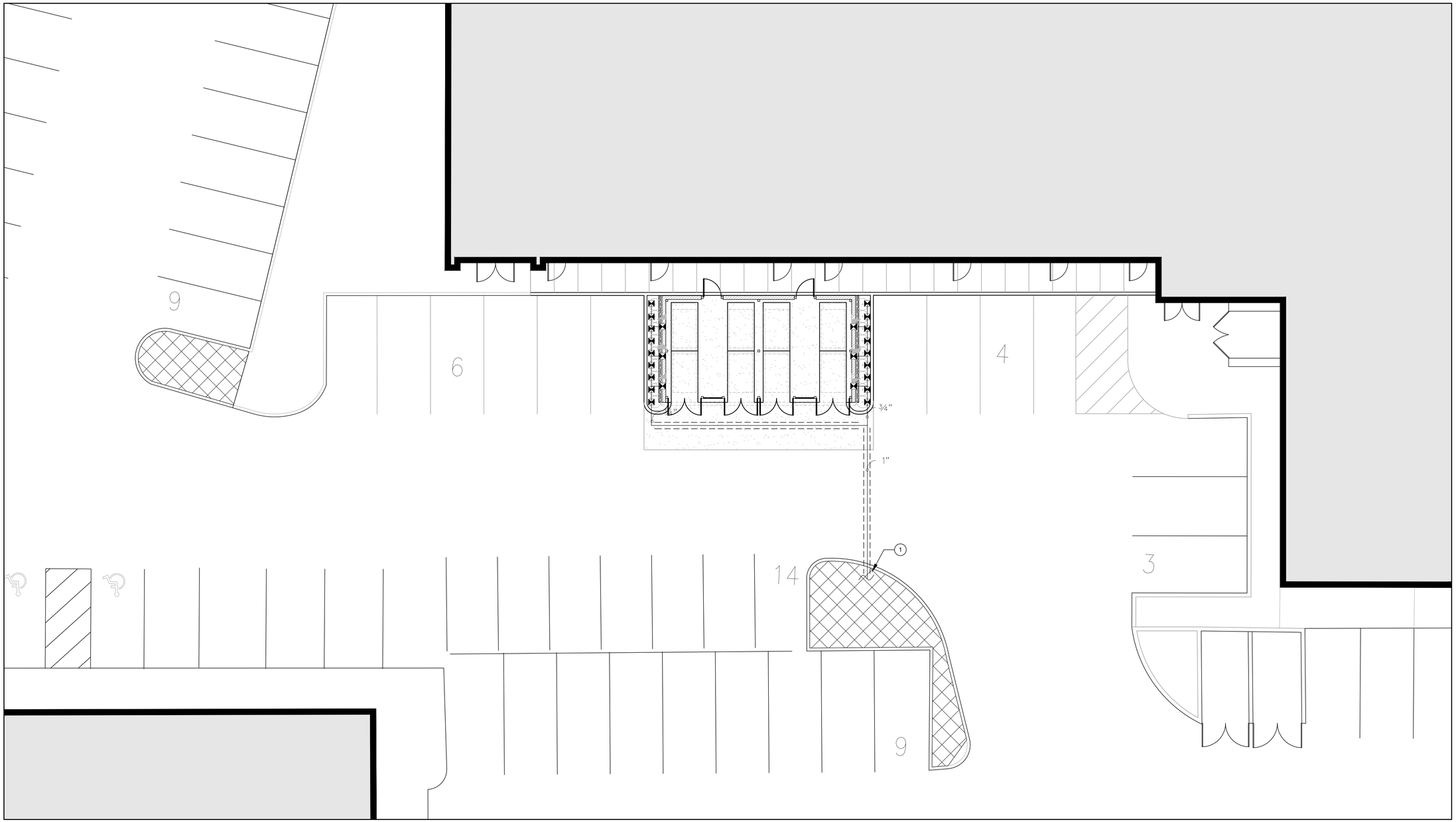

IRRIGATION NOTES

1. INSTALL ALL PRESSURE AND NON-PRESSURE LINES AND ANY EQUIPMENT INSIDE PLANTING AREAS WHEREVER POSSIBLE. (ITEMS SHOWN OUTSIDE SUCH AREAS FOR PURPOSE OF CLARITY ONLY.)
2. ALL EQUIPMENT SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION DETAILS.
3. FOR SYMBOL DESIGNATIONS, SEE LEGEND ON THIS SHEET
4. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED, EVEN WHEN NOT INDICATED ON THE DRAWINGS. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAIL. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF PAVING.
5. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDING, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT IS NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
6. AREAS THAT NEED TO BE DEFINED IN ORDER TO DETERMINE EXACT LOCATION OF SPRINKLER HEADS ARE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO SEE THAT THEY ARE DEFINED PRIOR TO INSTALLATION.
7. AS-BUILT DRAWINGS AND SPECIFICATIONS SHALL BE MAINTAINED ON SITE AT ALL TIMES. AS-BUILT DRAWINGS SHALL BE UPDATED IMMEDIATELY AS REQUIRED. NO SITE REVIEWS ARE TO BE CONDUCTED WITHOUT THESE DRAWINGS.
8. AREAS RECEIVING AN IRRIGATION SYSTEM SHALL BE REVIEWED AND VERIFIED BY THE INSTALLING CONTRACTOR FOR ACCURACY OF SIZE AND CONFIGURATION. IF DISCREPANCIES ARE FOUND THAT WOULD PROVE DETRIMENTAL TO FINAL COVERAGE, THIS SHALL BE BROUGHT TO THE OWNER'S ATTENTION BEFORE INSTALLATION. BY FAILING TO DO SO, THE CONTRACTOR MAY BE RESPONSIBLE FOR ANY ADJUSTMENTS REQUIRED.
9. NO SPRAY IRRIGATION HEADS ARE TO BE INSTALLED WITH IN 2'-0" OF ANY IMPERMEABLE SURFACE.
10. ALL PLANTING & IRRIGATION IN SCOPE OF WORK TO BE MAINTAINED BY OWNER .

SIZING CHART

PVC	SYMBOL	GPM
1/2 "	½"	0-4
3/4 "	¾"	4-8
1"	1"	8-13
1 1/4 "	1¼"	13-23
1 1/2 "	1½"	23-32
2"	2"	32-53
2 1/2 "	2½"	53-74
3"	3"	74-116

PIPE SIZING NOTES

1. REFER TO IRRIGATION EQUIPMENT LEGEND ON THIS SHEET FOR GPM OF DISTRIBUTION HEADS.
2. CONTRACTOR TO DETERMINE PIPE SIZING WHERE SYMBOLS ARE NOT SHOWN. SEE ADJACENT SIZING CHART
3. ALL LATERAL LINE PIPE DOWNSTREAM OF A 3/4" SIZED PIPE IS ALSO 3/4".
4. ALL UNSIZED RUNS OF LATERAL LINE PIPE SERVING THREE OR FEWER SPRAY HEADS SHALL BE SIZED 3/4".

CONSTRUCTION NOTES

1. AUTOMATIC IRRIGATION CONTROLLER IS LOCATED AT THE SOUTHEAST CORNER OF THE SITE. THE NEW IRRIGATION SHOWN IS TO BE CONNECTED TO EXISTING ON SITE, VERIFY IN FIELD. CONTRACTOR TO COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR AND OTHER TRADES.
2. ALL MAINLINE AND LATERLS SHOWN UNDER HARDSCAPE (ON GRADE) SHALL BE PLACED IN SLEEVING.
3. CONTRACTOR SHALL INSTALL 3" PVC SLEEVE THROUGH MASONRY IF NEEDED. RUN IRRIGATION LATERAL LINES THROUGH SLEEVE, TYPICAL.

NOTES TO CONTRACTOR

1. IRRIGATION WORK SHOWN HEREIN WILL REQUIRE THE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE EXTENTS OF THE EXISTING SYSTEMS AND LIMITS OF THE PROPOSED RENOVATION.
2. AS-BUILT INFORMATION OF EXISTING IRRIGATION WAS LIMTED TO THE DESIGN TEAM DURING PREPARATION OF THESE PLANS. ALL 'EXISTING' INFORMATION PROVIDED IS FOR REFERENCE ONLY AND REPRESENTS CONCLUSIONS REACHED BASED ON FIELD OBSERVATIONS OF THE EXISTING IRRIGATION SYSTEMS.
3. PORTIONS OF THE EXISTING IRRIGATION SYSTEM ARE TO BE SALVAGED AND UTILIZED IN-PLACE. MAINTAIN CONNECTIONS TO EXISTING IRRIGATION SYSTEMS LOCATED IN PLANTING AREAS LOCATED AT EITHER ENDS OF THE PROPOSED LIMITS.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
1401 1402 1404 1408	Rain Bird 1806-1400 Flood Flood Bubbler 6.0" popup	30

Pipe Sleeve: PVC Schedule 80

IRRIGATION KEYNOTES

1. CONNECT NEW LATERAL LINES AND BUBBLERS TO EXISTING LATERAL IRRIGATION LINES IN PLANTER TO THE SOUTH OF THE TRASH ENCLOSURE. VERIFY LOCATION IN FIELD. INSTALL IN SLEEVE AS SHOWN.
2. CONNECTION OF NEW LATERAL LINE TO BE CONNECTED TO AN EXISTING VALVE THAT IS CONNECTED TO THE EXISTING AUTOMATIC WEATHER BASED OR SOIL MOISTURE BASED IRRIGATION CONTROLLER.
3. VERIFY INSTALLATION OF A PRESSURE REGULATOR ON THE EXISTING MAIN LINE TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE. FURNISH AND INSTALL ONE IF FOUND TO BE NOT EXISTING.
4. THE PLANTING AREAS THAT ARE LESS THAN 10 FEET IN WIDTH IN ANY DIRECTION ARE IRRIGATED WITH MEANS (LOW FLOW BUBBLERS) THAT PRODUCES NO RUN-OFF OR OVERSPRAY.
4. THIS LANDSCAPE IMPROVEMENTS SHOWN ON THIS PLAN ARE LESS THAN 1,000 SQ FT AND ARE NOT SUBJECT TO THE REQUIREMENT OF A NEW SEPARATE METER FOR IRRIGATION.

IRRIGATION PLAN | SCALE 1/8"=1'-0" | 1

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RENEWAL DATE 05-30-19
ORIGINAL DATE 12-04-18
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Sheet No.
L2.0

FILE PATH & NAME: K:\2191 – RIVIERA SHOPPING CENTER\CONSTRUCTION\TRASH ENCLOSURE\RIVIERA TRASH_L2.10 IRRIGATION DETAILS.DWG PLOTTED: 3:52:56 PM

THIS SHEET WAS ORGINALLY PRINTED ON A 24"x36" SHEET.

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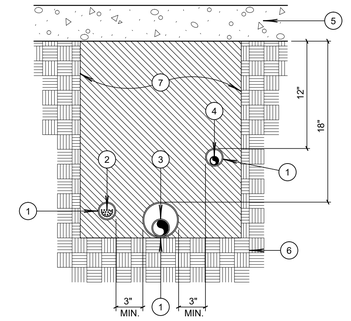
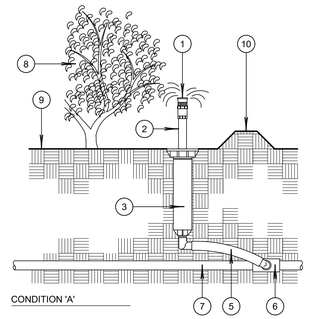
SIZE	DESCRIPTION	SLEEVE SIZE
3/4" - 1 1/4"	PRESSURE SUPPLY LINE	2" SCHEDULE 40 PVC
1 1/2" - 2"	PRESSURE SUPPLY LINE	3" SCHEDULE 40 PVC
2 1/2" - 3"	PRESSURE SUPPLY LINE	4" SCHEDULE 40 PVC
1/2" - 1"	NON-PRESSURE LINE	2" SCHEDULE 40 PVC
1 1/4" - 2"	NON-PRESSURE LINE	3" SCHEDULE 40 PVC
2 1/2" - 3"	NON-PRESSURE LINE	4" SCHEDULE 40 PVC
1-30	CONTROL WIRES	2" SCH 40 PVC.

1. SLEEVING. SEE SPECIFICATIONS
2. CONTROL WIRES
3. PRESSURE SUPPLY LINE
4. NON-PRESSURE SUPPLY LINE
5. CONCRETE/A.C. PAVING
6. COMPACTED SUBGRADE
7. CLEAN COMPACTED BACKFILL SEE SPECIFICATIONS.



TRENCHING AND SLEEVING DETAIL — SCALE 1"=1'-0" — 1



1. RAIN BIRD BUBBLER SEE SPRINKLER HEAD LEGEND
2. PLASTIC ADAPTER: RAINBIRD MODEL PA-80
3. POP-UP SPRAY SPRINKLER RAINBIRD 1804
4. NOT USED
5. RAINBIRD SWING JOINT ASSEMBLY MODEL SA-6050
6. PVC SCH 40 TEE OR ELL
7. PVC LATERAL LINE
8. TREE
9. FINISH GRADE
10. WATERING BASIN

BUBBLER ASSEMBLY — SCALE 1"=1'-0" — 2

GREEN BUILDING CODE NOTES

1. RE-CIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
2. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
3. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
4. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
5. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.\
6. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
7. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
8. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

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

SIGNATURE	NAME	DATE
	DAVID K. LARKINS	12/04/18

GREEN BUILDING NOTES — SCALE -- — 3

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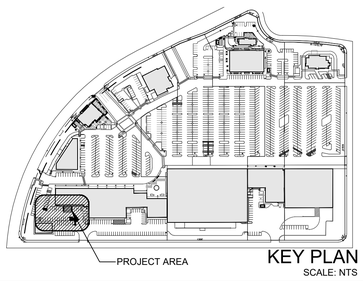
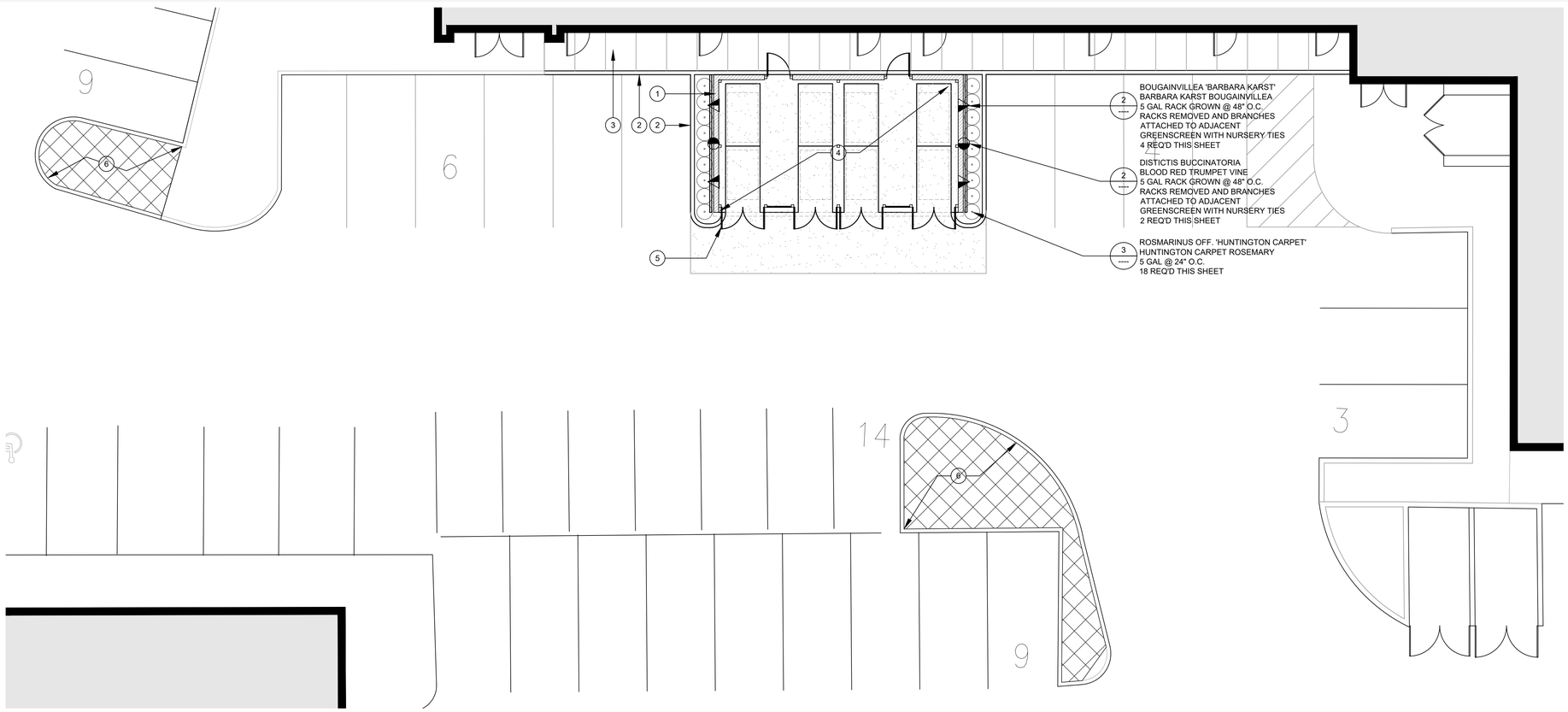


KEY PLAN
SCALE: NTS



TRASH ENCLOSURE PLANTING PLAN | SCALE 1/8"=1'-0" | 1

PLANT SCHEDULE - SHRUBS AND VINES

◭	BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA	5 GAL RACK GROWN	@ 60" O.C.	L
◑	DISTICTIS BUCCINATORIA BLOOD RED TRUMPET VINE	5 GAL RACK GROWN	@ 60" O.C.	M
◦	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	5 GAL	@ 24" O.C.	VL

PLANTING LEGEND

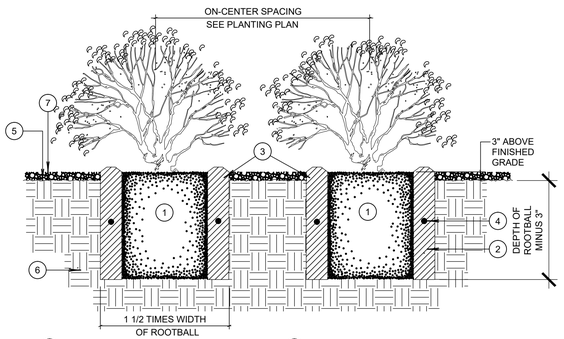
1. NEW TRASH ENCLOSURE. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS
2. NEW 6" CONCRETE CURB. SEE CIVIL DRAWINGS
3. NEW SIDEWALK. SEE CIVIL DRAWINGS
4. NEW CONCRETE PAVING. SEE CIVIL DRAWINGS
5. NEW TRASH ENCLOSURE GATES. SEE ARCHITECTURAL DRAWINGS
6. EXISTING PLANTING AREA TO REMAIN

PLANTING NOTES

1. PLANT MATERIAL SYMBOLS SHOWN ON THESE PLANS ARE TYPICAL THROUGHOUT THE DRAWING SET. EACH SHEET CONTAINS A PLANT CALLOUT FOR EACH SYMBOL.
2. QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN FOR CONVENIENCE ONLY ARE SUBORDINATE TO THE SPACING GIVEN. CHECK AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULLFILL FIELD CONDITIONS.
3. ALL PLANT MATERIAL TO BE INSTALLLED IN ACCORDANCE WITH SPECIFICATIONS AND CONSTRUCTION DETAILS. SEE DETAILS SHEETS IN THIS PACKAGE.
4. IN SOME CASES, PLANTING SYMBOLS MAY BE SHOWN IN AREAS WHERE ABOVE GRADE UTILITIES INTERFERE OR ALTER THE DESIRED SPACING AND/OR PATTERN. CONTRACTOR TO REVIEW AREAS WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING MATERIAL.
5. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
6. UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT THE RATE OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED INTO THE SOIL.

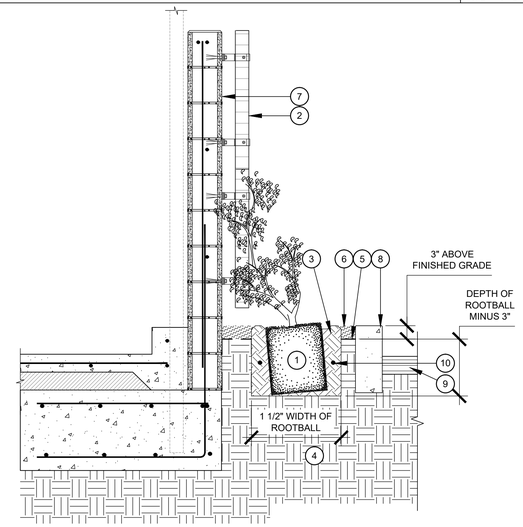
DETAIL REFERENCE — 1 / L4.11 — PAGE NUMBER

HEMEROCALLIS HYBRID — *PLANT BOTANICAL NAME*
DAYLILY
5 GAL. AT 24" O.C. — *SIZE & SPACING*
20 REQUIRED THIS SHEET — *QUANTITY PER SHEET*



1. ROOTBALL, SET 3" ABOVE FINISH GRADE.
2. BACKFILL MIX
   70% SITE TOPSOIL
   30% COMPOST
   AS RECOMMENDED PER SOIL ANALYSIS.
3. WATERING BASIN
4. AGRIFORM PLANT FERTILIZER TABLETS
5. FINISH GRADE
6. UNDISTURBED SITE SOIL
7. 3" LAYER OF MULCH.
   AGROMIN WALK-ON BARK MULCH.

SHRUB PLANTING | SCALE NTS | 3



1. VINE ROOTBALL
2. ADJACENT GREENSCREEN. SEE ARCHITECTURAL
3. BACKFILL MIX 70% SITE TOPSOIL 30% ORGANIC AMENDMENTS AS RECOMMENDED PER SOIL ANALYSIS.
4. SITE SOIL

**NOTE: REMOVE RACK AND SECURE VINE BRANCHES TO GREENSCREEN WITH NURSERY TIES

5. FINISH GRADE
6. MULCH. AGROMIN WALK-ON BARK MULCH.
7. TRASH ENCLOSURE ADJACENT. SEE ARCHITECTURAL AND STRUCTURAL
8. 6" CONCRETE CURB ADJACENT. SEE CIVIL
9. PAVING ADJACENT. SEE CIVIL
10. AGRIFORM PLANT FERTILIZER TABLET

VINE PLANTING | SCALE 3/4"=1'-0" | 2

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