EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

18422 BEAR VALLEY ROAD, VICTORVILLE, CA. 92395

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING, AND IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ANY DISCREPANCIES WHICH MAY EXIST BETWEEN THESE DRAWINGS AND THE ACTUAL FIELD CONDITIONS.
2. THE CONTRACTOR SHALL THOROUGHLY INVESTIGATE, VERIFY AND BEAR FULL RESPONSIBILITY FOR DIMENSIONS AND EXISTING CONDITIONS THAT AFFECT CONSTRUCTION AS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONDITION REQUIRING MODIFICATION OR CHANGE PRIOR TO STARTING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING SITE TOPOGRAPHY WITH WORK SHOWN ON THESE DRAWINGS. THE INTENT IS TO PROVIDE SUFFICIENT DRAINAGE AWAY FROM NEW AND EXISTING BUILDINGS OR STRUCTURES.
4. WHERE EXISTING FINISHES, FACILITIES AND SURFACES ARE DISTURBED, DAMAGED OR REMOVED DURING THE COURSE OF THE CONSTRUCTION OPERATIONS, THE CONTRACTOR IS TO REPAIR OR REPLACE AS NECESSARY TO MATCH EXISTING. ALL NEW MATERIALS ADDED SHALL MATCH EXISTING IN ALL RESPECTS.
5. LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE, AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING TO AVOID EXISTING DUCTS, PIPING, OR CONDUITS, ETC. AND TO PREVENT HAZARD TO PERSONNEL, AND/OR DAMAGE EXISTING UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN AND/OR INSTALLED BY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER, SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL SUBSTRUCTURES WITHIN THE LIMITS OF NEW WORK WHETHER SHOWN ON THE PLANS OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR WILL BE HELD RESPONSIBLE AND SHALL ALSO BE RESPONSIBLE AND SHALL BEAR THE TOTAL EXPENSE OF REPAIR OR REPLACEMENT OF SUCH UTILITIES AND SUBSTRUCTURES WHERE DAMAGED BY HIS OPERATIONS IN CONNECTION WITH EXECUTION OF THIS WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL DAMAGE ARISING FROM AND/OR CONNECTED WITH DAMAGE TO SAID UTILITIES AND SUBSTRUCTURES AS OUTLINED ABOVE.
7. ALL WORKERS SHALL WEAR APPROPRIATE SAFETY GEAR AND COMPLY WITH APPLICABLE SAFETY REGULATIONS.
8. DRESS AND BEHAVIOR OF ALL CONSTRUCTION WORKERS SHALL BE APPROPRIATE TO THE JOB SITE AND BE ACCEPTABLE TO DISTRICT REPRESENTATIVES.
9. SMOKING SHALL NOT BE ALLOWED ON ANY AREA OF THE SITE.
10. THERE SHALL BE NO POSSESSION OR CONSUMPTION OF DRUGS OR ALCOHOLIC BEVERAGES ON THE JOB SITE BY ANY PERSON. ANY PERSON THAT DOES NOT COMPLY WITH THESE REQUIREMENTS SHALL BE DIRECTED TO LEAVE THE JOB SITE AND WILL NOT BE PERMITTED TO RETURN DURING THE REMAINDER OF THE CONTRACT.
11. SEE CBC AND CFC CHAPTER 33 AND THE SUPPLEMENTAL SITE SAFETY PLAN FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.
12. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
13. A COPY OF TITLE 24, PARTS 1-6, & 9 MUST BE KEPT ON SITE AVAILABLE FOR REVIEW, DURING CONSTRUCTION. ALL WORK SHALL CONFORM TO TITLE 24 CALIFORNIA CODE OF REGULATIONS (CCR).
14. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS REMEDIATION, SHALL BE DESCRIBED IN NOTE 16 BELOW.
15. TRANSPORTATION, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
16. DETERIORATION OR EXISTING NON-COMPLIANT CONSTRUCTION: IF ANY CONDITION IS DISCOVERED WHICH, IF LEFT UNCORRECTED, WOULD MAKE THE BUILDING NON-COMPLIANT WITH THE REQUIREMENTS OF THE CBC IN FORCE AT TIME OF THE ORIGINAL CONSTRUCTION, THE CONDITION MUST BE CORRECTED IN ACCORDANCE WITH THE CURRENT CODE REQUIREMENTS. A CCD OR A SEPARATE SET OF PLANS AND SPECIFICATIONS DETAILING AND SPECIFYING THE REQUIRED REPAIR WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE REPAIR WORK.
17. ALL PERMITS AND FEES REQUIRED FOR THE COMPLETION OF THIS PROJECT WILL BE OBTAINED AND PAID FOR BY THE CONTRACTOR AND WILL BE REIMBURSED BY THE DISTRICT. THERE WILL BE NO DELAYS ACCEPTED OR ADDITIONAL DAYS GRANTED FOR FAILURE BY THE CONTRACTOR TO OBTAIN PERMITS IN A TIMELY MANNER TO ACHIEVE COMPLETION DATE.

APPLICABLE CODES

LIST OF APPLICABLE CODES

2025 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR
2022 CALIFORNIA ENERGY CODE (CEC) PART 6, TITLE 24 CCR
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR
2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen), PART 11, TITLE 24 CCR
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR
TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

APPLICABLE STANDARDS

For a list of applicable standards, including Califronia amendments to the NFPA Standards, refer to CBC Chapter 35 and CFC Chapter 80.

INSPECTORS

A "DSA CERTIFIED" PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR.

INSPECTOR OF RECORD SHALL BE *CLASS 3* MINIMUM.

A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.

ALL SHOP AND SITE WELDING TO BE INSPECTED BY A DSA PRE-APPROVED AWS-CERTIFIED WELDING INSPECTOR PER 2022 CBC SECTION 1705 A.2.5

ALL MASONRY WORK TO BE INSPECTED BY A DSA PRE-APPROVED MASONRY INSPECTOR.

CONSTRUCTION CHANGES

CHANGES TO THE DIVISION OF THE STATE ARCHITECT-APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY ADDENDA OR CONSTRUCTION CHANGE DOCUMENTS(CCD) FOR CHANGES TO THE STRUCTURAL, ACCESSIBILITY OR FIRE-LIFE SAFETY PORTIONS OF THE PROJECT. CHANGES SHALL BE SUBMITTED TO AND APPROVED BY DSA PRIOR TO COMMENCEMENT OF THE WORK SHOWN THEREON. (CAC 4-338 (C)).

SCOPE OF WORK

THIS PROJECT SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- GENERAL CONDITIONS
- TEMPORARY FACILITIES
- SAWCUTTING AND DEMOLITION
- GRADING AND COMPACTION
- UTILITIES TRENCHING , BACKFILLING AND COMPACTION
- SOIL EXPORT AND IMPORT AS NEEDED
- DEMOLISH EXISTING TENNIS COURTS, COURT LIGHTING, COURT PAVING AND PERIMETER CHAIN LINK FENCING.
- DEMOLISH SITE FURNITURE, LIGHT POLES WITH FOOTINGS, AND TREES.
- DECOMISSION, DEMO, HAUL AWAY, AND DISPOSE LEGALLY THREE EXISTING MODULAR CLASSROOM BUILDINGS (ONE @ 48' X 40' AND TWO @ 24' X 40') INCLUDING ASSOCIATED RAMPS, STEPS, SKIRTING, WOOD FOUNDATIONS, PIPE ANCHORS, LOW VOLTAGE AND POWER.
- IMPROVEMENTS TO PARKING AREA:
  INSTALL NEW CONCRETE PAVING, PAVEMENT PATCHING, PARKING LOT STRIPING AND SIGNAGE, CONCRETE CURBS & GUTTERS, PARKING LOT LIGHTING, ELECTRIC VEHICLE CHARGING STATIONS, PATHWAYS FOR FUTURE EVs, AND LANDSCAPE IMPROVEMENTS.

PROJECT DIRECTORY

OWNER
VICTOR VALLEY COLLEGE
18422 BEAR VALLEY ROAD
VICTORVILLE, CA. 92395

PROJECT ADDRESS
VICTOR VALLEY COLLEGE
18422 BEAR VALLEY ROAD
VICTORVILLE, CA. 92395

ARCHITECT
PCH ARCHITECTS
30 SOUTH CENTER ST.
REDLANDS, CA. 92373
(909) 792-7397

ELECTRICAL
FBA ENGINEERING
150 PAULARINO AVE., #A120
COSTA MESA, CA. 92626
(949) 852-9995

CIVIL
RICK ENGINEERING
1770 IOWA AVE., #100
RIVERSIDE, CA. 92507
(951) 782-0707

LANDSCAPE
STB LANDSCAPE ARCHITECTS
15 SO. 5TH STREET
REDLANDS, CA. 92373
(909) 798-7490

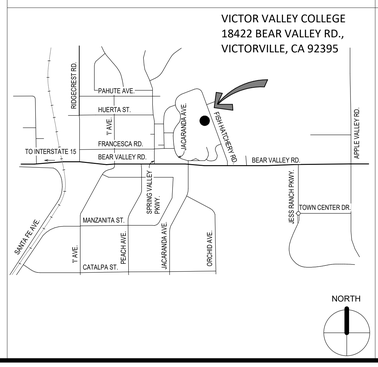
SYMBOLS

- NORTH ARROW
- DTL # / SHT # — DETAIL REFERENCE TAG (DETAIL NUMBER / SHEET NUMBER)
- X — NEW WORK KEYNOTE (SEE LEGEND EACH SHEET)
- X — DEMOLITION KEYNOTE (SEE LEGEND EACH SHEET)
- X — EQUIPMENT TAG (SEE EQUIPMENT SCHEDULE)
- MATCH LINE
- 1 — REVISION TAG (SEE REVISIONS NO. & DESCRIPTION EACH SHEET TITLE BLOCK, DELTA-1 SHOWN)

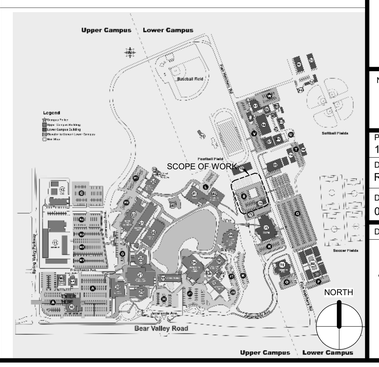
SHEET INDEX

Grand total: 25

VICINITY MAP



CAMPUS MAP



APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124537 INC:
REVIEWED FOR
SS ☐ FLS ☐ ACS ☑
DATE: 08/15/2025

PCH ARCHITECTS

ARCHITECT STAMP

CHRISTOPHER A. JOSEPH
NO. C33951
REN. 10-31-26
STATE OF CALIFORNIA

CONSULTANT STAMP

CONSULTANT LOGO

EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO.	DATE	ISSUE

PROJECT NO. 14810
DRAWN BY RC, SS
CHECKED BY PJ
DATE 04/14/2025
DRAWING TITLE

TITLE SHEET / SHEET INDEX

T-1

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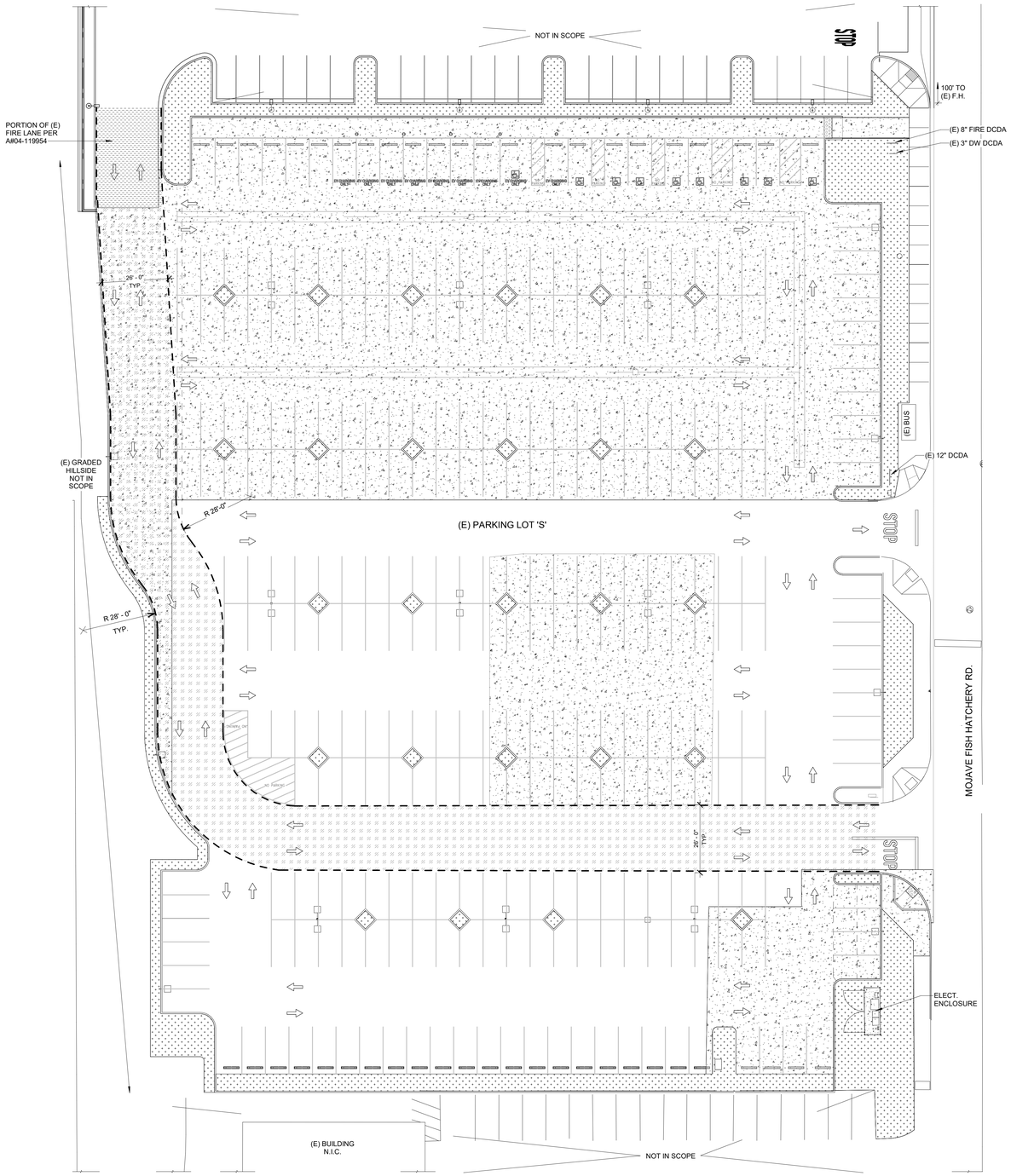


1 FIRE ACCESS SITE PLAN
SCALE: 1" = 20'-0"

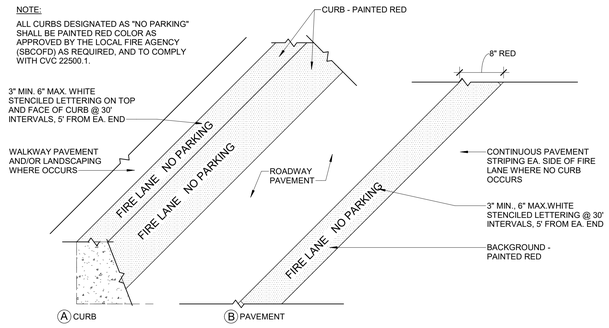
LEGEND

FIRE LANE - 20'-0" MIN. WIDTH FIRE LANE. FIRE LANE CURB AND/OR PAVEMENT STRIPING SHALL BE PROVIDED PER DETAIL 2/G-1.

(E) PAVING TO REMAIN, PROTECT IN PLACE

CONC. PAVING PER CIVIL PLANS

LANDSCAPING & IRRIGATION PER LANDSCAPING PLANS



2 FIRE LANE STRIPING
SCALE: 3/4" = 1'-0"

APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124537 INC:
REVIEWED FOR
SS ☐ FLS ☐ ACS ☑
DATE: 08/15/2025

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REN. 10-31-26
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EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO.	DATE	ISSUE

PROJECT NO.
14810

DRAWN BY
RC

CHECKED BY
PJ

DATE
04/14/2025

DRAWING TITLE

FIRE ACCESS

G-1

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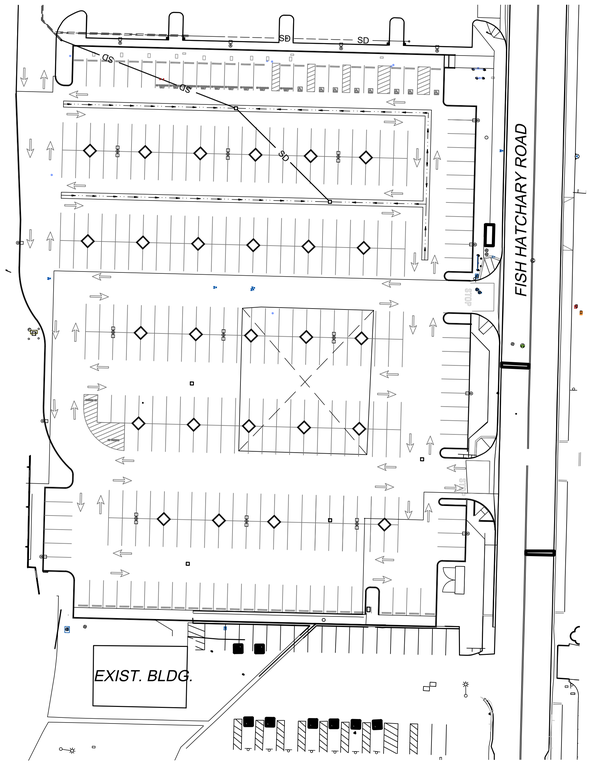
EVENT CENTER PARKING LOT EXPANSION

GENERAL GRADING NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CONTRACT PROVISIONS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREEN BOOK"). ALL REFERENCE SPECIFICATIONS AND STANDARDS SHALL BE THE LATEST EDITION UNLESS OTHERWISE NOTED.
2. THE PLANS SHOWN HEREIN ARE INCLUSIVE TO THE ENTIRE SET OF CONTRACT DOCUMENTS AND NO SHEET SHOULD BE TREATED AS A STANDALONE PLAN FOR BIDDING OR CONSTRUCTION. WHEN A TECHNICAL CONFLICT IS FOUND TO EXIST IN THE CONTRACT DOCUMENTS THAT CAN NOT BE RESOLVED BY REFERENCE TO PRECEDENCE PROVISIONS IN THE "GREEN BOOK", THE CONTRACTOR SHALL IMMEDIATELY REPORT SAID CONFLICT TO THE ENGINEER FOR RESOLUTION.
3. ALL MATERIALS AND METHODS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER.
4. THE WALLS AND FACES OF ALL EXCAVATIONS GREATER THAN FIVE (5) FEET IN DEPTH SHALL BE GUARDED BY SHORING, SLOPING OF THE GROUND OR OTHER APPROVED MEANS PURSUANT TO THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. TRENCHES LESS THAN FIVE (5) FEET SHALL ALSO BE GUARDED WHEN THE POTENTIAL EXISTS FOR GROUND MOVEMENT.
5. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC RIGHT OF WAY WITHOUT OBTAINING A SEPARATE PERMIT FOR THAT PURPOSE.
6. THE LOCATIONS OF UTILITIES SHOWN HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION, HOWEVER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE, IN THE FIELD, THE TRUE LOCATION AND ELEVATION OF ANY EXISTING UTILITIES BY EXPLORATORY POTHOLES, ACCOUNT FOR SUCH IN SUBMISSION OF HIS/HER BID, AND TO EXERCISE PROPER PRECAUTION TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT 811 TWO WORKING DAYS BEFORE EXCAVATION.
7. THE CONTRACTOR SHALL NOT OPERATE ANY FIRE HYDRANT OR WATER MAIN VALVES LOCATED OFFSITE WITHOUT APPROPRIATE AGENCY AUTHORIZATION. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE WATER COMPANY FOR VALVE OPERATION AND WATER REQUIREMENTS.
8. CURVE DATA, WHERE NOTED, REFERS TO THE FACE OF CURB OR EDGE OF PAVING.
9. ADEQUATE CONSTRUCTION CONTROL STAKES SHALL BE SET BY THE SURVEYOR TO ENABLE THE CONTRACTOR TO CONSTRUCT THE WORK TO THE PLAN GRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF BENCHMARKS AND CONSTRUCTION CONTROL STAKING DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AN EFFECTIVE MEANS OF DUST CONTROL, INCLUDING ADEQUATE WATERING, AT ALL TIMES.
11. ALL GRADING OPERATIONS SHALL BE DISCONTINUED WHEN SUSTAINED WIND VELOCITIES EXCEED 25 MILES PER HOUR.
12. THE CONTRACTOR SHALL NOT CAUSE ANY EXCAVATED MATERIAL, MUD, SILT OR DEBRIS TO BE DEPOSITED ONTO PUBLIC OR PRIVATE PROPERTY ADJACENT TO THE RIGHT OF WAY DURING CONSTRUCTION WITHOUT PRIOR WRITTEN APPROVAL.
13. NO TRENCH BACKFILL SHALL TAKE PLACE WITHOUT PRIOR APPROVAL OF THE SITE INSPECTOR.
14. A GEOTECHNICAL ENGINEER SHALL CERTIFY ALL BACKFILL COMPACTION. FAILURE TO OBTAIN THE REQUIRED DENSITY SHALL REQUIRE RE-WORKING OF THAT PORTION OF THE WORK UNTIL THE SPECIFIED DENSITY IS OBTAINED
15. CARE SHOULD BE TAKEN TO PREVENT GRADES, DITCHES, AND SWALES FROM UNDERMINING EXISTING IMPROVEMENTS.
16. THE FINAL LOCATION AND WIDTH OF DRIVEWAY APPROACH APRONS SHALL BE APPROVED AT THE TIME OF CONSTRUCTION AND SHALL CONFORM TO THE AHJ'S STANDARD DETAILS.
17. ALL EXPOSED CONCRETE SURFACES SHALL CONFORM IN GRADE, COLOR AND FINISH TO MATCH EXISTING CONCRETE, UNLESS OTHERWISE NOTED ON THE CIVIL, ARCHITECTURAL, OR LANDSCAPE ARCHITECT'S PLANS.
18. NO OPEN TRENCH SHALL BE ALLOWED AT THE END OF THE DAY WITHOUT PRIOR APPROVAL OF THE SITE INSPECTOR.
19. NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL HAVE BEEN PLACED, INSPECTED AND APPROVED.
22. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE EXISTING FACILITIES, AND VERIFY ELEVATION AND LOCATION OF CONNECTIONS. DSA APPROVAL OF CONNECTIONS TO EXISTING FACILITIES DOES NOT IMPLY CORRECTNESS OF ELEVATIONS OR LOCATIONS SHOWN ON THE PLANS.
23. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO PAVING OPERATIONS
24. IF EXISTING UTILITIES OR ANY OTHER FACILITIES CONFLICT WITH THE PROPOSED IMPROVEMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALL AFFECTED DISCIPLINES IMMEDIATELY.
25. APPROVED SOIL STERILANT IS REQUIRED UNDER ALL NEW ASPHALT PAVEMENT PRIOR TO PLACEMENT.
26. PAVEMENT STRUCTURAL SECTIONS SHOWN ARE MINIMUM AND SUBJECT TO REVISION AND APPROVAL OF THE ENGINEER AS DETERMINED BY SOILS TESTS TAKEN AFTER COMPLETION OF ROUGH GRADING.
27. ACTUAL THICKNESS OF A.C. PAVEMENT AND/OR BASE COURSE MATERIAL FOR STRUCTURAL PAVEMENT SECTIONS SHALL BE RECOMMENDED BY A GEOTECHNICAL REPORT, OTHERWISE THE GEOTECHNICAL ENGINEER WILL CONFIRM THE ON-SITE PAVEMENT SECTIONS BASED ON FIELD MEASURED "R" SUB GRADE VALUES.
28. ALL MANHOLES, CLEANOUT FRAMES, COVERS AND VALVE BOXES SHALL BE RAISED TO FINISHED GRADE BY THE PAVING CONTRACTOR UPON COMPLETION OF PAVING.
29. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL RESTORE ALL SIGNING, STRIPING, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES AFFECTED BY CONSTRUCTION TO THE SATISFACTION OF THE SITE INSPECTOR.
30. CONTRACTOR SHALL RELOCATE AND/OR REPLACE LANDSCAPING, SPRINKLERS AND SIDEWALKS AFFECTED BY THE CONSTRUCTION TO THE SATISFACTION OF THE SITE INSPECTOR.
31. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER OF RECORD, WHO SHALL PROVIDE RECORD DRAWINGS TO THE PROJECT ARCHITECT.



INDEX MAP
SCALE: 1" = 40'

TOPOGRAPHY

EXISTING SITE TOPOGRAPHY HAS BEEN GENERATED FROM A FIELD TOPOGRAPHIC SURVEY PERFORMED BY RICK ENGINEERING, DATED SEPTEMBER 27, 2024.

BENCHMARK

BM: L 41 ELEV. = 3062.01

A BRASS DISK SET IN A CULVERT HEADWALL 2.4 MI N FROM HESPERIA.
2.35 MILES NORTH ALONG THE ATCHISON, TOPEKA AND SANTE FE RAILWAY FROM THE STATION AT HESPERIA, 6 ± POLES NORTHEAST OF MILEPOST 43, IN THE TOP OF THE NORTHWEST CONCRETE HEAD WALL OF A 30-INCH CONCRETE PIPE CULVERT, 10.7 FEET NORTHWEST OF THE NORTHWEST RAIL OF THE NORTHWEST TRACK, 2.6 FEET SOUTHWEST OF THE NORTHEAST END OF THE HEADWALL, AND ABOUT 1 1/2 LOWER THAN THE TRACK.

EXISTING UTILITIES NOTE

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. IN ORDER TO TAKE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES SHOWN AND NOT SHOWN ON THESE DRAWINGS, IT IS RECOMMENDED TO CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) PH. 811, TWO (2) WORKING DAYS PRIOR TO ANY DIGGING.

ABBREVIATIONS

AC/ASPH	ASPHALT CONCRETE	(M)	MEASURED
AP	ANGLE POINT	N	NORTH
AT	AERIAL TARGET	NLY	NORTHERLY
BCR	BEGIN CURB RETURN	PB	PULL BOX
BEG	BEGINNING	℄	PROPERTY LINE
BM	BENCHMARK	POL	POINT ON LINE
BW	BACK OF WALK	(R1)	REFERENCE (TITLE REPORT)
BX	BOTTOM X	R/W	RIGHT-OF-WAY
℄/CL	CENTER LINE	S	SOUTH
CONC	CONCRETE	SL	STREET LIGHT
CP	CONTROL	SLY	SOUTHERLY
CTR	CENTER	SMH	SEWER MANHOLE
E	EAST	SN	SIGN
ECR	END CURB RETURN	SPK	SPIKE
EG	EDGE OF GUTTER	SW	SIDEWALK
EP	EDGE OF PAVEMENT	SWR	SEWER
FD	FOUND	TC	TOP OF CURB
FG	FINISH GRADE	TX	TOP X
FH	FIRE HYDRANT	USA	UNDERGROUND SERVICE ALERT
FL	FLOWLINE	VLT	VAULT
INT	INTERSECTION	W	WEST / WIDTH
IP	IRON PIPE	WTR	WATER
		WV	WATER VALVE

LEGEND

- CHAINLINK FENCE
- SEWER
- WATER
- XXX EXISTING GROUND CONTOUR
- EXIST. PCC
- EXIST. LDSCP
- EXIST. AC
- EXIST. TURF
- PROP. PCC
- PROP. PCC PAVING (FIRE LANE)
- PROP. LDSCP
- CURB & GUTTER
- CENTERLINE
- R/W LINE
- P/L LINE
- PROPERTY BOUNDARY
- MAJOR CONTOUR - 1'
- MINOR CONTOUR - 0.2'

DEMOLITION NOTES

A	PROTECT-IN-PLACE
B	REMOVE EXISTING STRIPING (WET SAND BLAST OR EQUAL)
C	REMOVE & DISPOSE EXISTING TREE & ROOTBALL
D	CLEAR & GRUB/REMOVE & DISPOSE INTERFERING PORTIONS OF EXISTING IRRIGATION/SPRINKLER SYSTEM PER LANDSCAPE PLANS
E	REMOVE & DISPOSE EXISTING CONCRETE BENCH
F	REMOVE & DISPOSE EXISTING FENCE, POSTS, & FOOTINGS
G	REMOVE & DISPOSE EXISTING NET, POSTS, & FOOTINGS
H	REMOVE & DISPOSE EXISTING LIGHT STANDARD & FOOTING
I	EXISTING BUILDING TO BE DECOMMISSIONED & REMOVED. DISCONNECT UTILITY SERVICES TO NEAREST JUNCTION/VALVE
J	SAWCUT, REMOVE, & DISPOSE EXISTING PCC PAVING SECTION
K	REMOVE & RELOCATE EXISTING WHEELSTOP
L	REMOVE & RELOCATE EXISTING ELEC. PANELS, VAULTS, & TRANSFORMERS PER ELECTRICAL PLAN
M	REMOVE & DISPOSE EXISTING METAL TABLE & BENCHES
N	SAWCUT, REMOVE & DISPOSE EXISTING PCC SIDEWALK
O	SAWCUT, REMOVE & DISPOSE EXISTING PCC CURB & GUTTER
P	REMOVE & DISPOSE STREET SIGN, FOOTINGS, & ASSOCIATED APURTENANCES
Q	SAWCUT, REMOVE, & DISPOSE PORTION OF EXISTING C.M.U. WALL & FOOTING
R	REMOVE, & DISPOSE EXISTING BOLLARD, FOOTING, & ASSOCIATED APURTENANCES
S	REMOVE, & DISPOSE EXISTING CONC. GAS VAULT
T	REMOVE, & DISPOSE EXISTING STEEL STAIRS & RAMPS

CONSTRUCTION NOTES

1A	CONSTRUCT 6.5" PCC PAVING OVER NATIVE COMPACTED TO 95% RELATIVE COMPACTION PER DETAIL "A"/C-4.0
1B	CONSTRUCT 5" PCC PAVING OVER NATIVE COMPACTED TO 95% RELATIVE COMPACTION PER DETAIL "A"/C-4.0
1C	CONSTRUCT STABILIZED DECOMPOSED GRANITE PER LANDSCAPE PLANS
2A	CONSTRUCT 6" CURB PER C.O.V. STD. DWG NO. S-08/C-4.1
2B	CONSTRUCT 6" CURB & GUTTER PER C.O.V. STD. DWG NO. S-01/C-4.1
3	CONSTRUCT LOT LIGHT PER ELECTRICAL PLANS & DETAILS
4	CONSTRUCT CURB CUT PER DETAIL "E"/C-4.0
5	INSTALL 4848X33 JENSON PRECAST CONC. VAULT OR APPROVED EQUAL
6	CONSTRUCT BOLLARD PER C.O.V. STD. DWG. NO. W-42/C-4.1
7	CONSTRUCT STOP BAR AND LEGEND STRIPING PER C.O.V. STD. DWG. NO. S-31/C-4.1
8	CONSTRUCT DIRECTIONAL ARROW STRIPING PER CALTRANS STD. DWG. A24A/C-4.1

STORM DRAIN NOTES

10	CONSTRUCT 12" PVC STORM DRAIN PIPE IN TRENCH PER DETAIL "B"/C-4.0
11	CONSTRUCT 2424 SERIES CATCH BASIN PER DETAIL "C"/C-4.0
12	CONSTRUCT PCC RIBBON GUTTER PER DETAIL "D"/C-4.0
13	JOIN NEW STORM DRAIN PIPE TO EXISTING STORM DRAIN PIPE. CONTRACTOR TO FIELD VERIFY EXISTING LOCATIONS, DEPTHS, PIPELINE MATERIALS, & PROVIDE FITTINGS & ADAPTORS

SHEET INDEX

APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124537 INC:
REVIEWED FOR
SS ☐ FLS ☐ ACS ☑
DATE: 08/15/2025

PCH ARCHITECTS

ARCHITECT STAMP

REGISTERED PROFESSIONAL ENGINEER
No. C33951
RENEW: 10-31-25
STATE OF CALIFORNIA
CIVIL

CONSULTANT STAMP

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

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SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO.	DATE	ISSUE

PROJECT NO.
20177

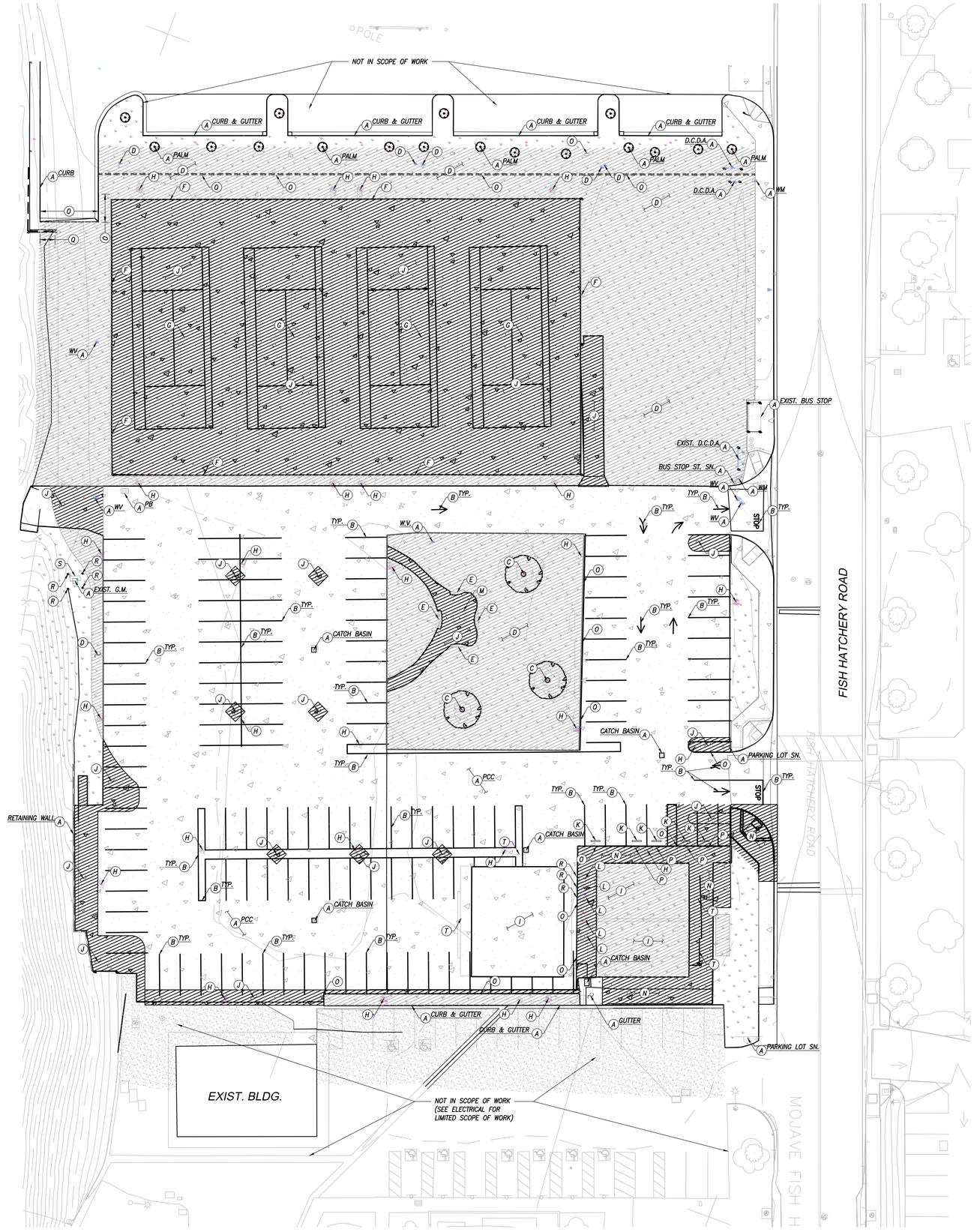
DRAWN BY: TLD
CHECKED BY: DGA

DATE
06/27/25

DRAWING TITLE

TITLE SHEET

C-0.0



DEMOLITION NOTES

A	PROTECT-IN-PLACE
B	REMOVE EXISTING STRIPING (WET SAND BLAST OR EQUAL)
C	REMOVE & DISPOSE EXISTING TREE & ROOTBALL
D	CLEAR & GRUB/REMOVE & DISPOSE INTERFERING PORTIONS OF EXISTING IRRIGATION/SPRINKLER SYSTEM PER LANDSCAPE PLANS
E	REMOVE & DISPOSE EXISTING CONCRETE BENCH
F	REMOVE & DISPOSE EXISTING FENCE, POSTS, & FOOTINGS
G	REMOVE & DISPOSE EXISTING NET, POSTS, & FOOTINGS
H	REMOVE & DISPOSE EXISTING LIGHT STANDARD & FOOTING
I	EXISTING BUILDING TO BE DECOMMISSIONED & REMOVED. DISCONNECT UTILITY SERVICES TO NEAREST JUNCTION/VALVE
J	SAWCUT, REMOVE, & DISPOSE EXISTING PCC PAVING SECTION
K	REMOVE & RELOCATE EXISTING WHEELSTOP
L	REMOVE & RELOCATE EXISTING ELEC. PANELS, VAULTS, & TRANSFORMERS PER ELECTRICAL PLAN
M	REMOVE & DISPOSE EXISTING METAL TABLE & BENCHES
N	SAWCUT, REMOVE & DISPOSE EXISTING PCC SIDEWALK
O	SAWCUT, REMOVE & DISPOSE EXISTING PCC CURB & GUTTER
P	REMOVE & DISPOSE STREET SIGN, FOOTINGS, & ASSOCIATED APURTENANCES
Q	SAWCUT, REMOVE, & DISPOSE PORTION OF EXISTING C.M.U. WALL & FOOTING
R	REMOVE, & DISPOSE EXISTING BOLLARD, FOOTING, & ASSOCIATED APURTENANCES
S	REMOVE, & DISPOSE EXISTING CONC. GAS VAULT
T	REMOVE, & DISPOSE EXISTING STEEL STAIRS & RAMPS

N

20 0 20 40

SCALE 1" = 20'

APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124537 INC:
REVIEWED FOR
SS ☐ FLS ☐ ACS ☑
DATE: 08/15/2025

PCH ARCHITECTS

ARCHITECT STAMP

DONALD G. ARMSTRONG
No. C13951
REN. 10-31-25
REGISTERED ARCHITECT
STATE OF CALIFORNIA

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DENNIS G. ARMSTRONG
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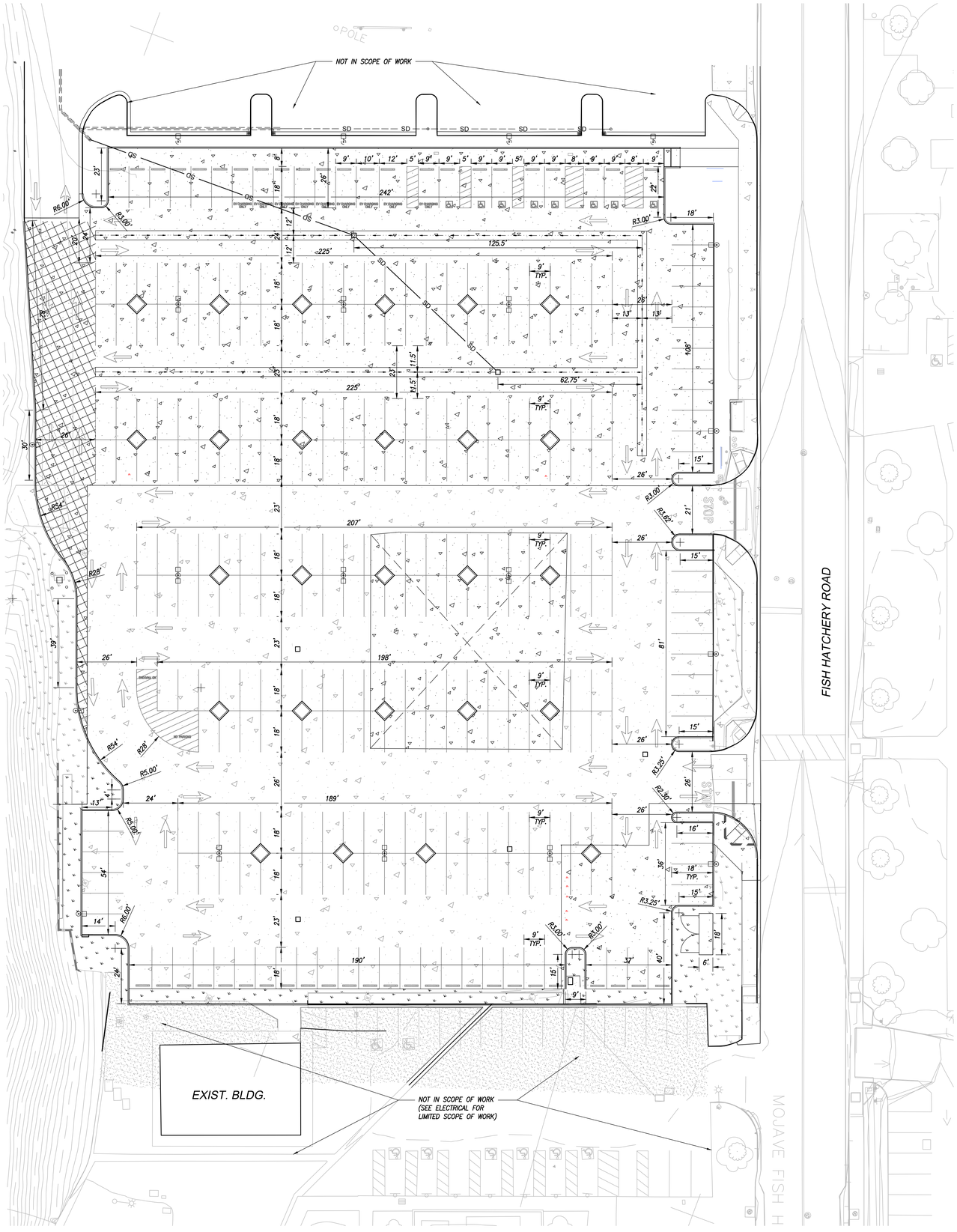
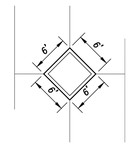
DEMOLITION PLAN

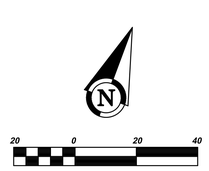
C-1.0





LANDSCAPING DIAMOND TYPICAL DETAIL

SCALE: 1" = 10'



SCALE 1" = 20'

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PCH ARCHITECTS

ARCHITECT STAMP

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PROFESSIONAL
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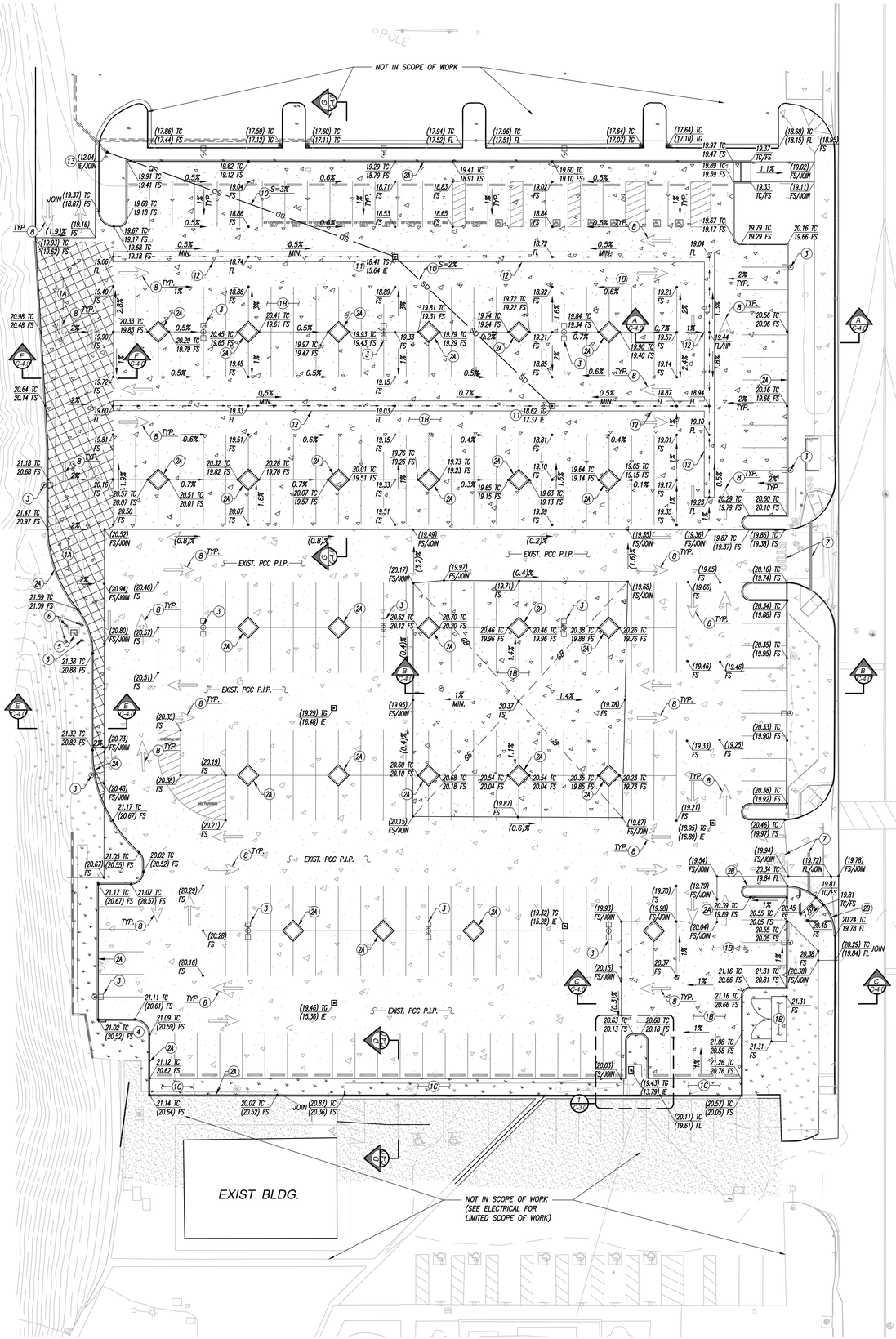
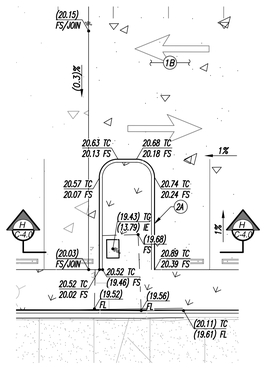
HORIZONTAL CONTROL PLAN

C-2.0





CONSTRUCTION NOTES

1A	CONSTRUCT 6.5" PCC PAVING OVER NATIVE COMPACTED TO 95% RELATIVE COMPACTION PER DETAIL "A"/C-4.0
1B	CONSTRUCT 5" PCC PAVING OVER NATIVE COMPACTED TO 95% RELATIVE COMPACTION PER DETAIL "A"/C-4.0
1C	CONSTRUCT STABILIZED DECOMPOSED GRANITE PER LANDSCAPE PLANS
2A	CONSTRUCT 6" CURB PER C.O.V. STD. DWG NO. S-09/C-4.1
2B	CONSTRUCT 6" CURB & GUTTER PER C.O.V. STD. DWG NO. S-01/C-4.1
3	CONSTRUCT LOT LIGHT PER ELECTRICAL PLANS & DETAILS
4	CONSTRUCT CURB CUT PER DETAIL "E"/C-4.0
5	INSTALL 4848C33 JENSON PRECAST CONC. VAULT OR APPROVED EQUAL
6	CONSTRUCT BOLLARD PER C.O.V. STD. DWG. NO. W-42/C-4.1
7	CONSTRUCT STOP BAR AND LEGEND STRIPING PER C.O.V. STD. DWG. NO. S-31/C-4.1
8	CONSTRUCT DIRECTIONAL ARROW STRIPING PER CALTRANS STD. DWG. A24A/C-4.1

STORM DRAIN NOTES

10	CONSTRUCT 12" PVC STORM DRAIN PIPE IN TRENCH PER DETAIL "B"/C-4.0
11	CONSTRUCT 2424 SERIES CATCH BASIN PER DETAIL "C"/C-4.0
12	CONSTRUCT PCC RIBBON GUTTER PER DETAIL "D"/C-4.0
13	JOIN NEW STORM DRAIN PIPE TO EXISTING STORM DRAIN PIPE. CONTRACTOR TO FIELD VERIFY EXISTING LOCATIONS, DEPTHS, PIPELINE MATERIALS, & PROVIDE FITTINGS & ADAPTORS

20 0 20 40

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APP: 04-124537 INC:
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PCH ARCHITECTS

ARCHITECT STAMP

REGISTERED PROFESSIONAL ENGINEER
DENNIS G. ARMSTRONG
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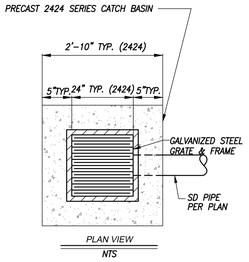
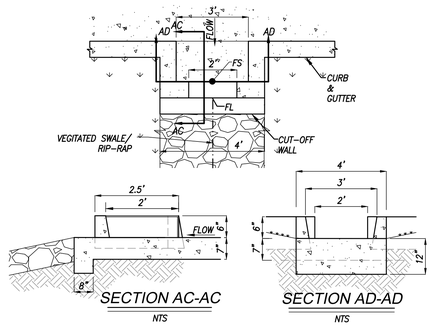
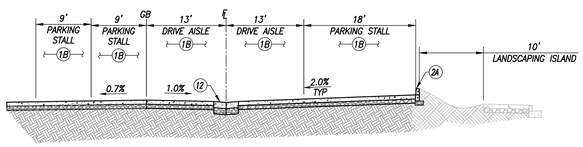
PRECISE GRADING PLAN

C-3.0

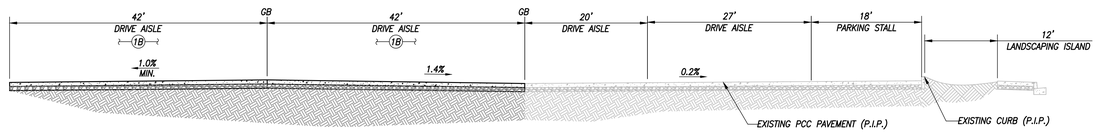




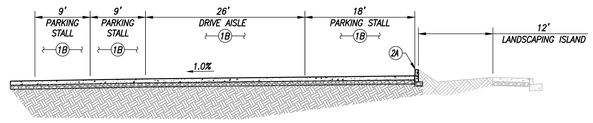
DETAIL "E" CURB CUT
4 NTS



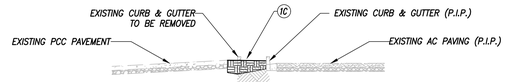
SECTION A-A
A C-3.0 NTS



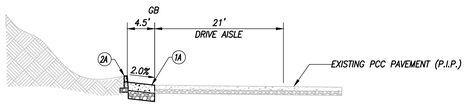
SECTION B-B
B C-3.0 NTS



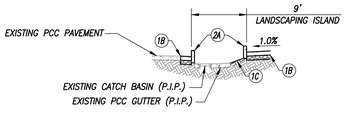
SECTION C-C
C C-3.0 NTS



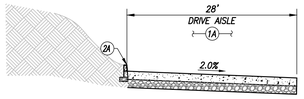
SECTION D-D
D C-3.0 NTS



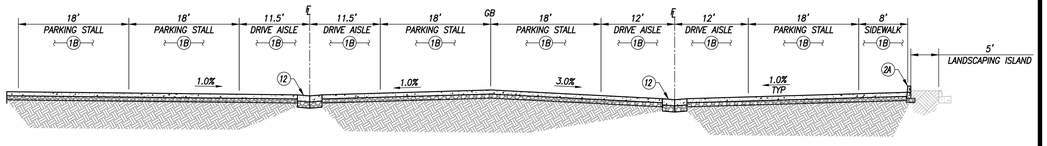
SECTION E-E
E C-3.0 NTS



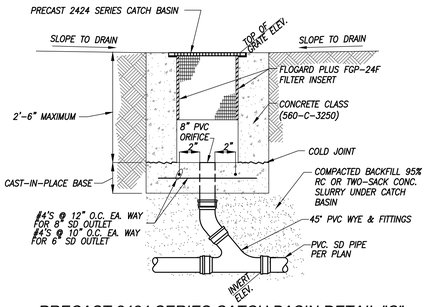
SECTION H-H
H C-3.0 NTS



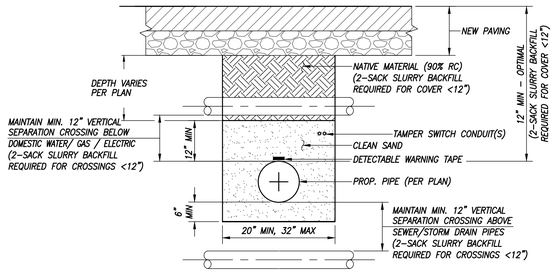
SECTION F-F
F C-3.0 NTS



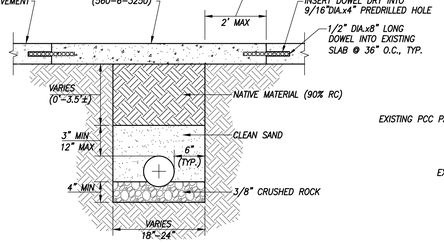
SECTION G-G
G C-3.0 NTS



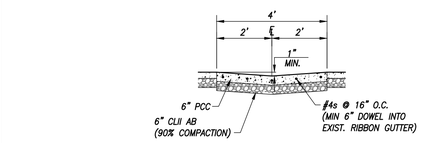
PRECAST 2424 SERIES CATCH BASIN DETAIL "C"
11 NTS



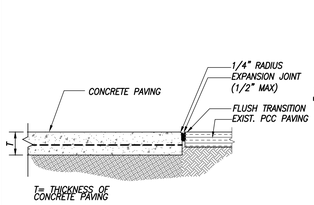
DETAIL "B"
TRENCH BEDDING
10 NTS



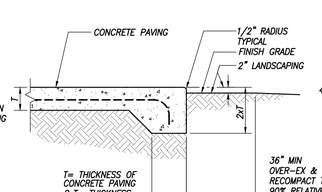
TRENCH REPAIR DETAIL
(DEPTH OF COVER > 6")
NTS



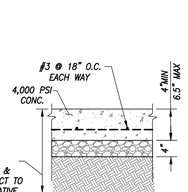
CONC. RIBBON GUTTER DETAIL "D"
12 NTS



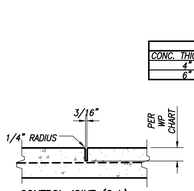
CONC. EDGE @ PAVING
NTS



CONC. EDGE @ PLANTING
NTS

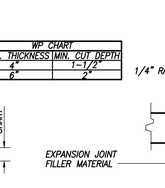


TYP. PCC PAVING SECTION
NTS



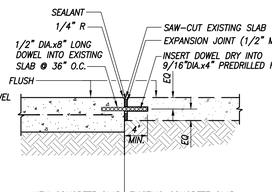
CONTROL JOINT (C.J.)
(SAW CUT AFTER TOOLING)
PROVIDE AT 8'-0" - 10'-0" O/C MAX. EACH WAY

WP CHART	
CONC. THICKNESS	MIN. CUT DEPTH
4"	1-1/2"
6"	2"



EXPANSION JOINT (E.J.)
PROVIDE @ 60'-0" O/C MAX.

TYP. CONC. JOINTS
SEE ARCHITECTURAL PLANS FOR LOCATIONS
NTS



EXISTING CONC. JOIN
NTS

DETAIL "A"
1A 1B PCC PAVING
NTS

GENERAL CONCRETE NOTES:

1. CONCRETE SHALL BE TYPE V, 650-CW-4000.
2. EXPANSION JOINTS SHALL BE MADE AT B.C. & E.C. OF ALL RETURNS
3. WEAKENED PLANE JOINT, MINIMUM ONE AND ONE HALF INCH DEEP, SHALL BE CONSTRUCTED AT EQUAL SPACING BETWEEN EXPANSION JOINTS IN WALKS & GUTTERS.
4. WEAKENED PLANE JOINTS IN THE CURB & GUTTER SHALL ALIGN WITH CORRESPONDING JOINTS IN THE WALK.
5. LONGITUDINAL LINES WILL BE REQUIRED IN WALKS/PAVING 10 FEET OR WIDER.
6. WEAKENED PLANE JOINTS IN SIDEWALK SHALL BE CONSTRUCTED WITH DEEP GROOVING TOOL. MINIMUM 1-1/2" DEEP AT 10' MAXIMUM SPACING.
7. $f'c$ @ 28 DAYS =4,000 psi, USE LAP SPLICE LENGTHS FOR $f'c$=3,000 psi

CONSTRUCTION NOTES

1A	CONSTRUCT 6.5" PCC PAVING OVER NATIVE COMPACTED TO 95% RELATIVE COMPACTION PER DETAIL "A"/C-4.0
1B	CONSTRUCT 5" PCC PAVING OVER NATIVE COMPACTED TO 95% RELATIVE COMPACTION PER DETAIL "A"/C-4.0
1C	CONSTRUCT STABILIZED DECOMPOSED GRANITE PER ARCH. PLANS
2A	CONSTRUCT 6" CURB PER C.O.V. STD. DWG NO. S-09/C-4.1
4	CONSTRUCT CURB CUT PER DETAIL "E"/C-4.0

STORM DRAIN NOTES

10	CONSTRUCT 12" PVC STORM DRAIN PIPE IN TRENCH PER DETAIL "B"/C-4.0
11	CONSTRUCT 2424 SERIES CATCH BASIN PER DETAIL "C"/C-4.0
12	CONSTRUCT PCC RIBBON GUTTER PER DETAIL "D"/C-4.0
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PCH ARCHITECTS

ARCHITECT STAMP

REGISTERED ARCHITECT DAVID G. ARMSTRONG NO. C33951 REN. 10-31-25 STATE OF CALIFORNIA

CONSULTANT STAMP

REGISTERED PROFESSIONAL ENGINEER DENNIS G. ARMSTRONG No.048756 CIVIL STATE OF CALIFORNIA

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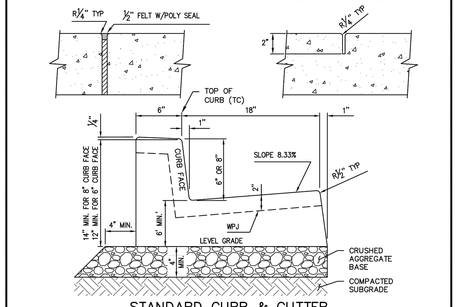
SECTIONS & DETAILS

C-4.0



STANDARD CURB & GUTTER

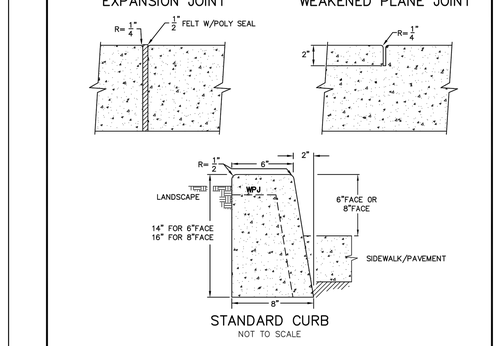
NOT TO SCALE

NOTES:

1. THE CURB FACE SHALL BE 6" FOR RESIDENTIAL AND 8" FOR COMMERCIAL AND/OR INDUSTRIAL ROADS.
2. THE CURB & GUTTER SHALL BE CONSTRUCTED PER SECTION 303 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), LATEST EDITION.
3. THE CURB & GUTTER SHALL BE PORTLAND CEMENT CONCRETE PER SECTION 201, CLASS 560-C-3250 OF THE GREENBOOK.
4. THE SURFACE OF THE CONCRETE SHALL BE CURED WITH WHITE PIGMENTED CURING COMPOUND.
5. THE CURB & GUTTER SHALL BE CONSTRUCTED ON A MINIMUM 4" THICK LAYER OF NATURAL CRUSHED AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION OVER 8" MINIMUM 90% RELATIVE COMPACTED NATIVE SUBGRADE.
6. CRUSHED AGGREGATE BASE SHALL BE NATURAL MATERIAL CONFORMING TO SECTION 200-2.2 OF THE GREENBOOK SPECIFICATIONS OR 26-1.02B OF THE CALTRANS SPECIFICATIONS.
7. WEAKENED PLANE JOINTS SHALL BE AT LEAST 2" DEEP AND CONSTRUCTED AT 10' INTERVALS. COLD JOINTS BETWEEN WEAKENED PLANE JOINTS ARE PROHIBITED.
8. EXPANSION JOINTS SHALL BE CONSTRUCTED AT ALL CURB RETURNS, DRIVEWAY APPROACHES AND 60' INTERVALS.
9. EXPANSION JOINTS SHALL BE ½" WIDE FELT PLACED ¾" BELOW THE FINISHED SURFACE AND FILLED WITH POLYURETHANE JOINT SEALANT.
10. IF EXISTING CURB & GUTTER IS TO BE REMOVED, IT SHALL BE SCORED AT LEAST 1" DEEP WITH A CONCRETE SAW PRIOR TO REMOVAL. IF THE SAWCUT LINE IS CLOSER THAN 2' TO AN EXPANSION JOINT OR WEAKENED PLANE JOINT, THE CURB AND GUTTER SHALL BE REMOVED TO THE EXPANSION OR WEAKENED PLANE JOINT.
11. GUTTER SHALL HAVE ROUGH BROOM FINISH WITH 2" SHINER AT FLOW LINE.

CITY OF VICTORVILLE - ENGINEERING DEPARTMENT			
REV. DATE	BY	STANDARD CURB & GUTTER	S-01
9/12/22	BG	BRIAN GENGLER, CITY ENGINEER	SHEET 1 OF 1

(2B) C.O.V. STD. DETAIL NO. S-01
NTS



STANDARD CURB

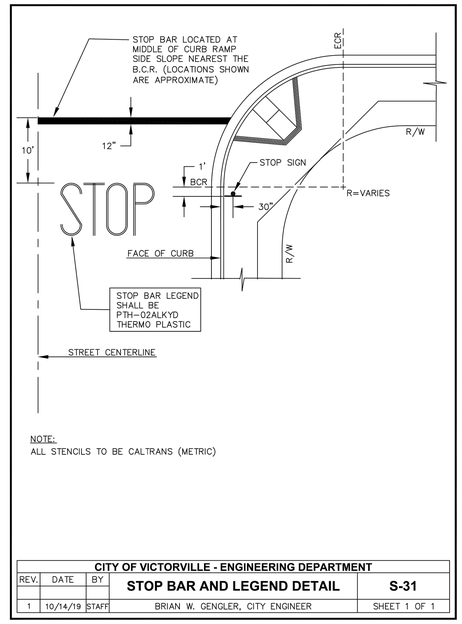
NOT TO SCALE

NOTES:

1. CURB SHALL BE CONSTRUCTED PER SECTION 303 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), LATEST EDITION.
2. THE PORTLAND CEMENT CONCRETE CLASS PER SECTION 201 SHALL BE 560-C-3250.
3. CONCRETE SHALL BE CURED WITH WHITE PIGMENTED CURING COMPOUND.
4. WHEN USED ADJACENT TO VEHICULAR TRAFFIC, CURB SHALL BE CONSTRUCTED ON MINIMUM 4" NATURAL CRUSHED AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION.
6. CRUSHED AGGREGATE BASE SHALL BE NATURAL MATERIAL CONFORMING TO SECTION 200-2.2 OF THE GREENBOOK SPECIFICATIONS.
7. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT 10' INTERVALS.
8. WEAKENED PLANE JOINTS SHALL BE AT LEAST 2" DEEP.
9. EXPANSION JOINTS SHALL BE CONSTRUCTED AT ALL CURB RETURNS, DRIVEWAY APPROACHES AND AT 60' INTERVALS.
10. EXPANSION JOINTS SHALL BE ½" WIDE FELT PLACED ¾" BELOW THE FINISHED SURFACE AND FILLED WITH POLYURETHANE JOINT SEALANT.
11. IF EXISTING CURB IS TO BE REMOVED, IT SHALL BE SCORED AT LEAST 1" DEEP WITH A CONCRETE SAW PRIOR TO REMOVAL. IF THE SAWCUT LINE IS CLOSER THAN 2' TO A WEAKENED PLANE JOINT OR EXPANSION JOINT, THE CURB SHALL BE REMOVED TO THE WEAKENED PLANE JOINT OR EXPANSION JOINT.

CITY OF VICTORVILLE - ENGINEERING DEPARTMENT			
REV. DATE	BY	STANDARD CURB	S-09
9/12/22	BG	BRIAN W. GENGLER, CITY ENGINEER	SHEET 1 OF 1

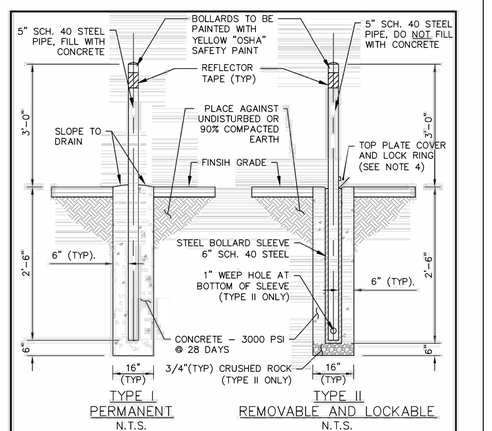
(2A) C.O.V. STD. DETAIL NO. S-09
NTS



NOTE:
ALL STENCILS TO BE CALTRANS (METRIC)

CITY OF VICTORVILLE - ENGINEERING DEPARTMENT					
REV.	DATE	BY	STOP BAR AND LEGEND DETAIL	S-31	
1	10/14/19	STAFF	BRIAN W. GENGLER, CITY ENGINEER	SHEET 1 OF 1	

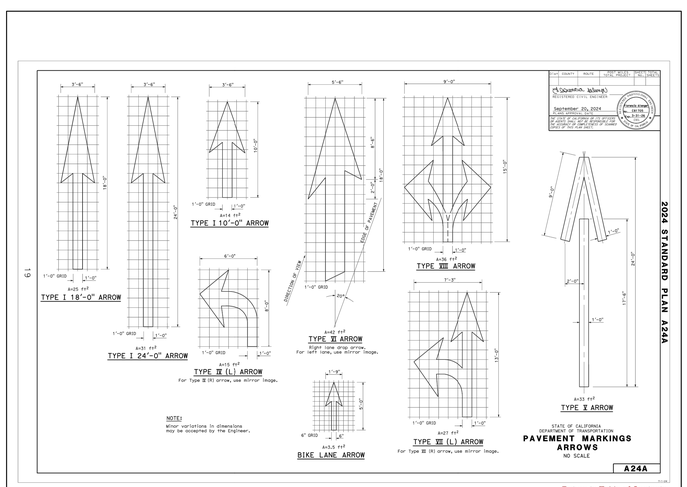
(7) C.O.V. STD. DETAIL NO. S-31
NTS



1. BOLLARDS ON SIDE NOT ACCESSIBLE TO VEHICLES MAY BE OMITTED BY ENGINEER.
2. PLACE 6" WIDE, YELLOW CLASS 4 REFLECTIVE TAPE, 4" DOWN FROM TOP, FOR FULL DIAMETER ON ALL BOLLARDS.
3. CONTRACTOR TO ASSURE THAT BOLLARDS ARE PLACED TO ALLOW FULL ACCESS TO THE PROTECTED FACILITY.
4. TYPE II - WELD ON LATCH ASSEMBLY (HEAVY DUTY)

CITY OF VICTORVILLE - ENGINEERING DEPARTMENT				
REV.	DATE	BY	GUARD POST	W-42
1	07/25/18	J.L.Z.	BRIAN GENGLER, CITY ENGINEER	SHEET 1 OF 1

(6) C.O.V. STD. DETAIL NO. W-42
NTS



Return to Table of Contents

(8) CALTRANS STANDARD DETAIL A24A
NTS

CONSTRUCTION NOTES

2A	CONSTRUCT 6" CURB PER C.O.V. STD. DWG NO. S-09/C-4.1
2B	CONSTRUCT 6" CURB & GUTTER PER C.O.V. STD. DWG NO. S-01/C-4.1
6	CONSTRUCT BOLLARD PER C.O.V. STD. DWG. NO. W-42/C-4.1
7	CONSTRUCT STOP BAR AND LEGEND STRIPING PER C.O.V. STD. DWG. NO. S-31/C-4.1
8	CONSTRUCT DIRECTIONAL ARROW STRIPING PER CALTRANS STD. DWG. A24A/C-4.1

APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124537 INC:
REVIEWED FOR
SS ☐ FLS ☐ ACS ☑
DATE: 08/15/2025

PCH ARCHITECTS

ARCHITECT STAMP

CONSULTANT STAMP

CONSULTANT LOGO

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rickengineering.com
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO.	DATE	ISSUE

PROJECT NO.
20177

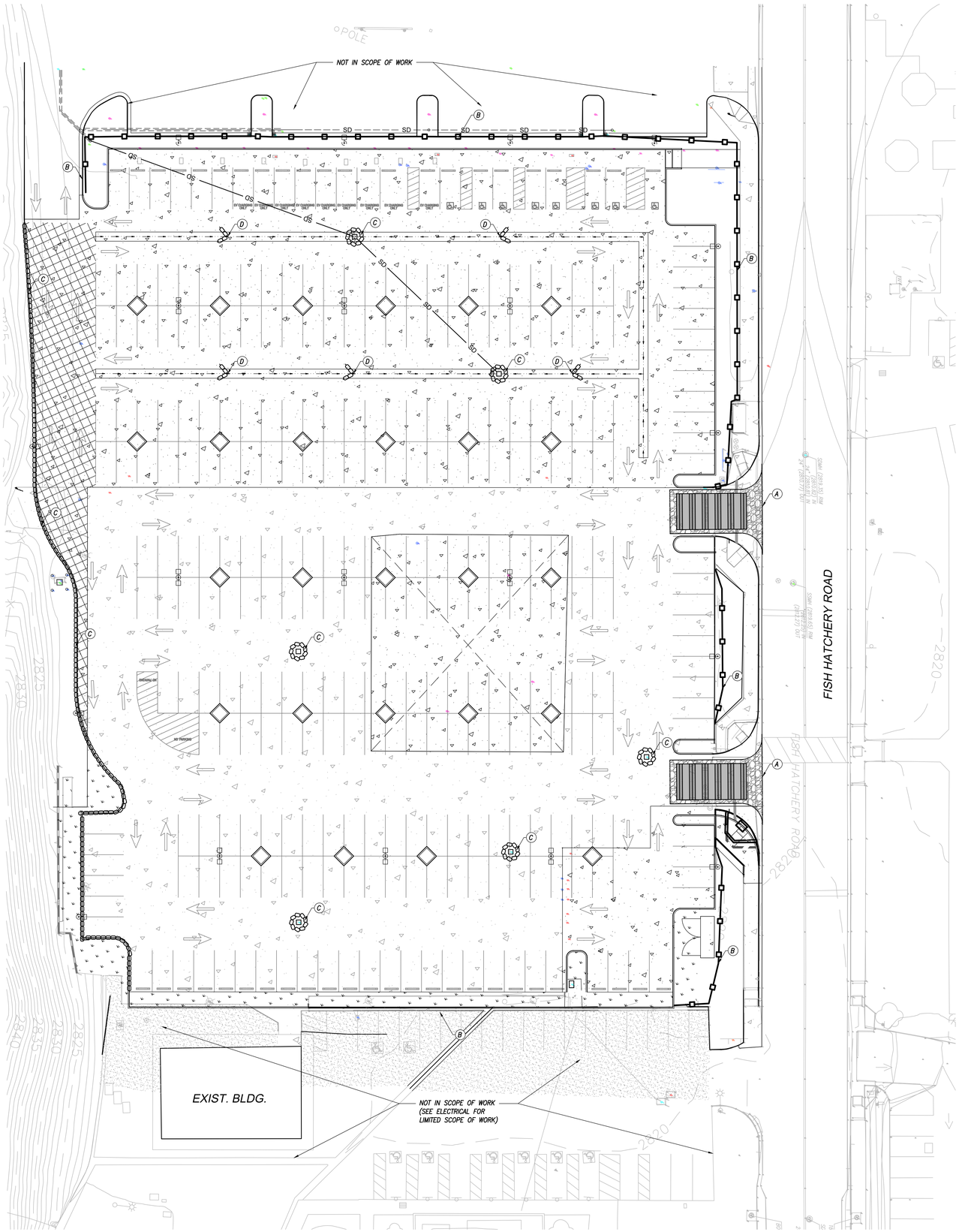
DRAWN BY TLD
CHECKED BY DGA

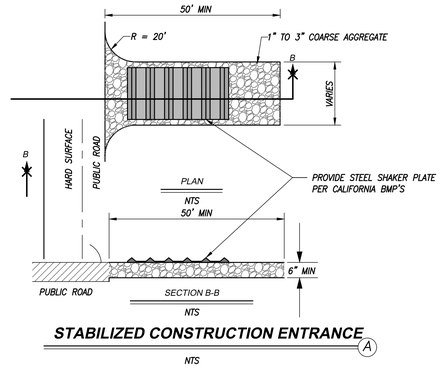
DATE
06/27/25

DRAWING TITLE

SECTIONS & DETAILS

C-4.1





STABILIZED CONSTRUCTION ENTRANCE (A)

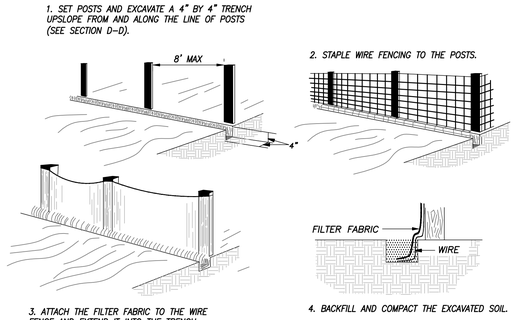
NTS

LEGEND

SILT FENCE

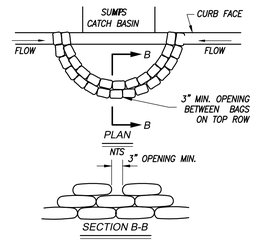
SAND BAGS

FLOW ARROW



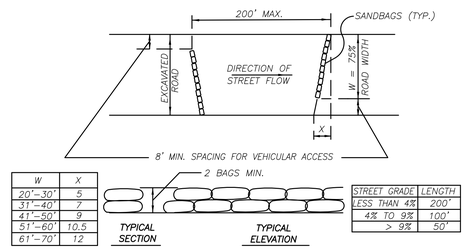
SILT FENCE DETAIL (B)

NTS



SUMP PROTECTION DETAIL (C)

NTS



W	X
20'-30'	5
31'-40'	7
41'-50'	9
51'-60'	10.5
61'-70'	12

STREET GRADE	LENGTH
LESS THAN 4%	200'
4% TO 9%	100'
> 9%	50'

SANDBAG VELOCITY REDUCER (D)

NTS

EROSION CONTROL NOTES

*ALL EROSION CONTROL MEASURES PER CA. STORMWATER BMP'S

(A)	INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL A
(B)	INSTALL SILT FENCE PER DETAIL B (NOTE: OK TO INSTALL DOUBLE STACKED ROW OF GRAVEL/SAND BAGS AS NEED FOR UTILITY WORK OR CONSTRUCTABILITY CONCERNS IN LIEU OF SILT FENCE)
(C)	INSTALL SANDBAG SUMP PROTECTION PER DETAIL C
(D)	INSTALL SINGLE ROW GRAVEL BACKS – 2 BAGS HIGH PER DETAIL D

*NOTE: MINIMUM BMP PLACEMENT SHOWN. PLACE/ADD AS NECESSARY BASED ON FIELD CONDITIONS

20 0 20 40

SCALE 1" = 20'

APPROVAL

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EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO.	DATE	ISSUE

PROJECT NO.
20177

DRAWN BY TLD | CHECKED BY DGA

DATE
06/27/25

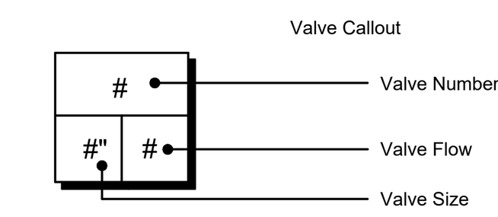
DRAWING TITLE

EROSION CONTROL PLAN

C-5.0

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS	DETAIL
◆	GPH IRRIGATION GPCB 025 PRESSURE COMPENSATING FULL-CIRCLE BUBBLER, DESERT COLOR. 0.25 GPM	20	0.25	3'	A, LID-1
⊠	RAIN BIRD RD-06-S-P30-5 SERIES STREAM 5Q-B STREAM BUBBLER, ON 6IN. POP-UP WITH 30 PSI IN-STEM PRESSURE REGULATION, SEAL-A-MATIC CHECK VALVE, 1/2IN. NPT FEMALE THREADED INLET.	30	0.5	5'	B, LID-1
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION				DETAIL
	RAIN BIRD PESBR SIZE AS INDICATED, DURABLE CHLORINE-RESISTANT VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, INSTALL RB LCRBY-100D DISC FILTER AND A SENNINGER 1" PMR-40-MF PRESSURE REGULATOR				C, LID-1
	RAIN BIRD PESBR-PRS-D SIZE PER PLAN, DURABLE CHLORINE-RESISTANT VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, PURPLE FLOW CONTROL HANDLE, AND PRESSURE REGULATOR MODULE.				D, LID-1
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.				E, LID-1
———	IRRIGATION LATERAL LINE: PVC SCHEDULE 40, MIN 3/4"				F, LID-1
— · — · —	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21, 4", BELL AND GASKET WITH DUCTILE IRON PUSH-ON FITTINGS AND MECHANICAL LLP SERIES JOINT RESTRAINTS.				F, LID-1
= = = =	PIPE SLEEVE: PVC SCHEDULE 40				F, LID-1



IRRIGATION SCHEDULE

CODE DESCRIPTION

I-01 POC AT EXISTING CL 200 4" PVC MAINLINE. VERIFY SIZE AND TYPE AND LOCATION IN FIELD. CONTRACTOR TO PROTECT ALL EXISTING IRRIGATION IN PLACE. WHEN TYING INTO THE EXISTING MAINLINE, ANY REPAIRS OR RETROFITTING REQUIRED TO THE EXISTING IRRIGATION SHALL BE DONE WITH LIKE AND NEW MATERIAL AT NO ADDITIONAL COST TO THE DISTRICT.

I-02 EXISTING 4" IRRIGATION MAINLINE. LOCATION AS SHOWN IS APPROXIMATE. CONTRACTOR TO POTHOLE AS NECESSARY TO FULLY LOCATE. CUT AND DEMO THE EXISTING MAINLNE THAT WILL BE UNDER THE NEW PARKING LOT. COORDINATE CLOSELY WITH COLLEGE MAINTENANCE PERSONELL TO LOCATE THE REMAINDER OF THE MAINLINE AND WHERE BEST TO CONNECT THE NEW MAINLINE INTO THE EXISTING. INSTALL NEW MAINLINE IN NEW PLANTER AS SHOWN. OFF-SET FROM SIDEWALK OR CURB 2' MINIMUM.

I-03 RELOCATE THE EXISTING IRRIGATION MAINLINE IF FOUND TO BE LOCATED WHERE NEW HARDSCAPE IS TO BE INSTALLED. SEE RETROFIT NOTES.

I-04 EXISTING IRRIGATION (NOT SHOWN), PROTECT IN PLACE. REPAIR, REPLACE OR RETROFIT ANY IRRIGATION TO REMAIN THAT IS DAMAGED BY CONSTRUCTION OR NEW IRRIGATION INSTALLATION TO A LIKE NEW CONDITION WITH LIKE MATERIAL AT NO ADDITIONAL COST TO THE COLLEGE. TYPICAL

I-05 REMOVE THE EXISTING IRRIGATION IN THIS AREA WHERE NEW HARDSCAPE TO BE INSTALLED. RETROFIT IRRIGATION TO REMAIN AS NEEDED. SEE NOTE 4 ABOVE

I-06 REUSE EXISTING BUBBLERS FOR RELOCATED TREES IN THIS PLANTER AREA IF IN GOOD CONDITION. VERIFY WITH COLLEGE REPRESENTATIVE BEFORE REUSING.

I-07 SOME IRRIGATION EQUIPMENT AND PIPING SHOWN IN HARDSCAPE, IN BUILDING FOOTPRINT OR OUTSIDE OF PROPERTY FOR GRAPHIC CLARITY. ALL EQUIPMENT AND PIPING TO BE INSIDE PROPERTY AND IN LANDSCAPED AREAS EXCEPT WHERE PIPING IS INSTALLED UNDER HARDSCAPES. TYPICAL

I-08 EXISTING IRRIGATION CONTROLLERS LOCATED IN EVENT CENTER BUILDING (NOT SHOWN), APPROX. 300' AWAY. RUN NEW WIRES FROM NEW RCVS TO THE EXISTING CONTROLLER WITH MOST OPEN STATIONS. REPROGRAM CONTROLLER AS NEEDED. ANY EXISTING IRRIGATION OR PLANTING DAMAGED DURING INSTALLATION OF NEW CONTROL WIRES SHALL BE REPAIRED OR REPLACED WITH NEW AND LIKE MATERIAL AT NO ADDITIONAL COST TO THE COLLEGE.

I-09 EXISTING CATCH BASIN. PROTECT IN PLACE

IRRIGATION NOTES

REFER TO SPECIFICATIONS ON SHEET LIS-1 FOR FULL IRRIGATION SPECIFICATIONS.

ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND SPECIFICATIONS AND BE OF THE HIGHEST QUALITY TYPICAL OF THE TRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAY FOR SAME.

THE CONTRACTOR SHALL CARRY ALL WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY THE STATE, CITY OR OWNER.

IF THE PLANS OR SPECIFICATIONS IN THESE DRAWINGS ARE FELT IN ANY WAY TO BE INCOMPLETE, MISDIRECTING, CONFLICTING OR SUBJECT TO MISINTERPRETATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING THESE CONCERNS TO THE LANDSCAPE ARCHITECT'S ATTENTION BEFORE BIDDING. IF THE CONTRACTOR FAILS TO DO SO, THEY MUST ACCEPT THE LANDSCAPE ARCHITECT'S INTERPRETATION AND ASSUME ANY POSSIBLE RELATED FINANCIAL IMPACT.

THE CONTRACTOR SHALL PROVIDE PHOTOS AND SIGNED DOCUMENTED PROOF OF P.S.I. TESTING SHOWING AVAILABLE STATIC PRESSURE AT THE P.O.C. PER PLAN PRIOR TO COMMENCING IRRIGATION INSTALLATION. FAILURE TO PROVIDE EXISTING STATIC PRESSURE TESTING WILL ABSOLVE STB LANDSCAPE ARCHITECT'S INC. FROM ANY IRRIGATION SYSTEM MALFUNCTION DUE TO TOO HIGH OR TOO LOW STATIC PRESSURE.

THE CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSES UNTIL THE INSTALLATION IS ACCEPTED BY THE OWNER IN WRITING.

VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING ANY WORK, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY DISCREPANCY IS FOUND. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO BIDDING OR COMMENCING WORK.

EXTREME CARE SHALL BE EXERCISED WHEN WORKING ADJACENT TO ANY STRUCTURES OR UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND REPAIRING ANY DAMAGES CAUSED BY HIS WORK AT NO COST TO THE OWNER.

IRRIGATION DESIGN IS BASED ON AN ASSUMED AVAILABLE MINIMUM WATER PRESSURE OF 116 P.S.I. WITH A NEW MAXIMUM SYSTEM DEMAND OF 17 G.P.M. CONTRACTOR SHALL VERIFY STATIC PRESSURE AVAILABLE AT THE IRRIGATION POC PRIOR TO COMMENCING WORK. CONTRACTOR MUST PROVIDE SIGNED DOCUMENTED PROOF TO THE LANDSCAPE ARCHITECT AND OWNER OF THE STATIC P.S.I. PRIOR TO COMMENCING WORK. PSI INFORMATION WAS OBTAINED FROM RECORD DRAWINGS DATED 7/26/21.

THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THE DRAWINGS SHOULD A QUESTION ARISE.

PROVIDE CHECK VALVES AS NEEDED TO ELIMINATE ALL LOW HEAD DRAINAGE. INSTALL IN-LINE CHECK/ANTI-DRAIN VALVES WHENEVER AN ELEVATION DIFFERENCE BETWEEN INLETS/OUTLETS EXCEEDS 4' OF VERTICAL HEIGHT.

ALL EQUIPMENT SHALL BE AS LISTED IN THE LEGEND. SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.

ALL EQUIPMENT SHALL BE INSTALLED PER DETAILS, IN THE ABSENCE OF DETAILS, INSTALLATION SHALL BE IN ACCORDANCE WITH THE STANDARD PRACTICE OF THE TRADE.

DESIGN INTENT IS TO PROVIDE COMPLETE IRRIGATION COVERAGE TO ALL PLANTED AREAS, AS FIELD CHANGES MAY OCCUR, CONTRACTOR IS REQUIRED TO PROVIDE 100% COVERAGE TO ALL AREAS. CONTRACTOR SHALL NOT KNOWINGLY INSTALL AN IRRIGATION SYSTEM WITH IMPROPER COVERAGE, FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT SHALL RESULT IN THE CONTRACTOR REPAIRING/REPLACING SAID SYSTEM AT HIS OR HER EXPENSE.

BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS FROM THE CITY.

INSTALL ALL COMPONENTS PER CURRENT U.P.C. AND LOCAL CODES.

CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORKING ENVIRONMENT. DAY AND NIGHT BARRICADES MUST BE PROVIDED FOR ALL OPEN TRENCHES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO TRENCHING FOR EXACT UNDERGROUND UTILITY LOCATIONS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE REPAIR OR REPLACEMENT OF UNDERGROUND UTILITIES OR STRUCTURES WHICH ARE DAMAGED DURING THE COURSE OF COMPLETING THIS WORK.

REFER TO SHEET LID-1 FOR IRRIGATION DETAILS
REFER TO SHEET LIS-1 FOR IRRIGATION SPECIFICATIONS

EXISTING CONTROLLERS, RCVS AND NEW RCVS AND WIRING

CONTRACTOR TO VERIFY THAT ALL WIRING AFFECTED BY THE NEW CONSTRUCTION, FROM THE EXISTING AND/OR RELOCATED RCVS, WITHIN THE PROJECT AREA, ARE CONTINUOUS BACK TO THE EXISTING CONTROLLER. UPON WRITTEN PERMISSION BY THE COLLEGE REPRESENTATIVE, CONTRACTOR MAY RE-USE THE EXISTING WIRES IF FOUND TO BE IN GOOD WORKING CONDITION AND CONTINUOUS. CONTRACTOR SHALL EVALUATE ALL WIRING AND COORDINATE WITH THE COLLEGE, AS TO BEST METHOD TO PROCEED IF ANY WIRES ARE FOUND TO BE NON-FUNCTIONING OR IN NEED OF REPAIR OR REPLACEMENT. INSTALL WIRES IN A NEW RAINBIRD LOCKING VALVE BOX WHEREVER SPLICING OCCURS OR WIRES TEE OFF FROM MAIN TRUNK. SIZE BOX AS NEEDED TO ALLOW FOR EASY ACCESS.

NOTES TO CONTRACTOR:

1. ALL EQUIPMENT LISTED IN THE IRRIGATION LEGEND IS COLLEGE APPROVED AND SHALL BE PART OF THEIR BID PACKAGE. NO SUBSTITUTIONS WILL BE ALLOWED DURING THE BID PROCESS.
2. ANY SUBSTITUTIONS REQUESTED BY THE CONTRACTOR, AFTER THE AWARD OF THE CONTRACT, SHALL BE BY R.F.I. THROUGH THE ARCHITECT.
3. COORDINATE CLOSELY WITH ALL TRADES TO ASSURE ALL IRRIGATION SLEEVING IS INSTALLED AS NEEDED PRIOR TO NEW CONSTRUCTION.
4. CONTRACTOR TO REPAIR AND REPLACE, TO A LIKE NEW CONDITION, ANY HARDSCAPE THAT MUST BE SAWCUT FOR INSTALLATION OF IRRIGATION PIPES AND/OR WIRES. REFER TO CIVIL'S DETAILS, SHEET C4.0.

EXISTING LANDSCAPE AREAS PROTECT IN PLACE:

CONTRACTOR TO MAINTAIN IRRIGATION TO ALL AREAS WHERE PLANTING IS TO REMAIN BOTH WITHIN AND OUTSIDE THE PROJECT AREA THAT MAY BE AFFECTED BY CONSTRUCTION. IF THE IRRIGATION NEEDS TO BE TURNED OFF FOR MORE THAN 24 HOURS THE CONTRACTOR IS TO NOTIFY THE DISTRICT REPRESENTATIVE AND MAKE ARRANGEMENTS TO WATER BY HAND IN ORDER TO KEEP ALL PLANTINGS IN A HEALTHY, GROWING CONDITION AT NO ADDITIONAL COST TO THE DISTRICT. ANY DAMAGE TO THE EXISTING LANDSCAPE, AND DG MULCH CAUSED BY NEW CONSTRUCTION SHALL BE REPLACED TO A LIKE NEW CONDITION PER THE COLLEGE'S STANDARDS AND SPECIFICATIONS AT NOT ADDITIONAL COST TO THE COLLEGE. MINIMUM TREE REPLACEMENT SIZE SHALL BE 24" BOX FOR TREES, 10' BTH FOR PALMS AND 5 GALLON FOR SHRUBS.

RETROFIT NOTE:

ALL RETROFIT WORK TO BE DONE TO THE HIGHEST INDUSTRY AND COLLEGE STANDARDS. RETROFITTING SHALL INCLUDE, BUT NOT BE LIMITED TO; REPAIR OR REPLACEMENT OF LATERALS, MAINLINES, CONTROL WIRES, SPRINKLERS, VALVE BOXES AND BALL VALVES AND QUICK COUPLERS. IN ADDITION, TRENCHING AND RE-ROUTING OF LATERALS AND MAINLINES AS MAY BE NEEDED AND RESETTING ALL VALVE BOXES ALL REMOVED PIPING AND NON-FUNTIONING EQUIPMENT TO BE DISPOSED OF OFF SITE IN A LEGAL MANNER. ALL REMOVED VALVES, VALVE BOXES AND SPRINKLERS TO BE RETURNED TO THE COLLEGE UNLESS OTHERWISE DIRECTED.

EXISTING IRRIGATION:

CONTRACTOR SHALL OPERATE THE EXISTING CLOCKS, (PRIOR TO DEMOLITION) TO DETERMINE AREAS SERVED. PROTECT IN PLACE IRRIGATION, WITHIN THE PROJECT AREA THAT IS TO REMAIN AND/ OR RETROFITTED. REMOVE ALL UNNEEDED IRRIGATION. SOME OF THE EXISTING IRRIGATION IS SHOWN FOR GRAPHIC CLARITY ONLY. ACTUAL LOCATION WILL VARY. CONTRACTOR TO VERIFY AND POTHOLE AS NEEDED TO STAKE ALL EQUIPMENT AND PIPING LOCATIONS IN THE FIELD PRIOR TO DEMOLITION. COORDINATE ALL REMOVALS, RELOCATIONS AND RETROFITS WITH COLLEGE REPRESENTATIVE AS NEEDED AND IF QUESTIONS ARISE SUBMIT RFI'S TO THE ARCHITECT PRIOR TO PROJECT DEMOLITION AND CONSTRUCTION. INFORMATION PERTAINING TO THE EXISTING CONDITIONS AND IRRIGATION EQUIPMENT WAS PROVIDED TO STB LANDSCAPE ARCHITECT'S, INC. THROUGH PCH ARCHITECTS, TAKEN FROM PREVIOUS WORKING DRAWINGS AND FIELD OBSERVATIONS. STB CAN NOT BE HELD RESPONSIBLE FOR THE ACCURACY OR UNINTENTIONAL OMISSIONS IN THIS INFORMATION PROVIDED. CONTRACTOR SHALL VERIFY ALL INFORMATION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE COLLEGE REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING IRRIGATION SYSTEM DESIGNATED AS 'PROTECT IN PLACE' DURING THE INSTALLATION OF THE NEW IRRIGATION SYSTEM AND NEW PLANTING AND SHALL REPLACE OR REPAIR SAID EXISTING IRRIGATION AND PLANTING TO THE COLLEGE'S STANDARDS AND SPECIFICATIONS AT NO ADDITIONAL COST TO THE COLLEGE.

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

North

20 0 20 40 60
Scale 1" = 20'

APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124537 INC:
REVIEWED FOR
SS ☐ FLS ☐ ACS ☑
DATE: 08/15/2025

PCH ARCHITECTS

ARCHITECT STAMP: LICENSED ARCHITECT PEDRO JARAMILLO NO. C33951 REN. 10-31-25 STATE OF CALIFORNIA

CONSULTANT STAMP: REGISTERED LANDSCAPE ARCHITECT SHAWN T. BURCH 10/26 exp. date signature 6/17/25 date 2725 STATE OF CALIFORNIA

CONSULTANT LOGO

STB LANDSCAPE ARCHITECTS, INC
15 SOUTH 5TH STREET
REDLANDS, CALIFORNIA 92373
PH 909.798.7490 FAX 909.307.8235
CA LIC. NO. 2725 NV LIC. NO. 466
LOW VOLTAGE LIGHTING
LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGNS

EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO.	DATE	ISSUE

PROJECT NO.
25-02

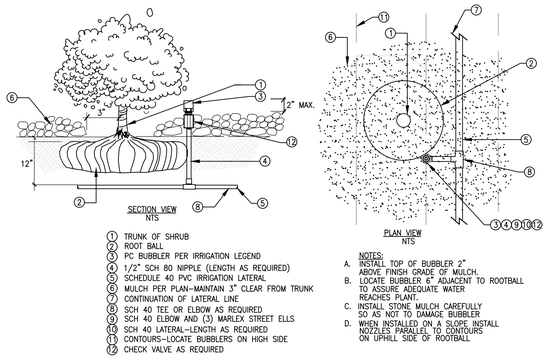
DRAWN BY: CR
CHECKED BY: STB

DATE
6/17/25

DRAWING TITLE

IRRIGATION PLAN

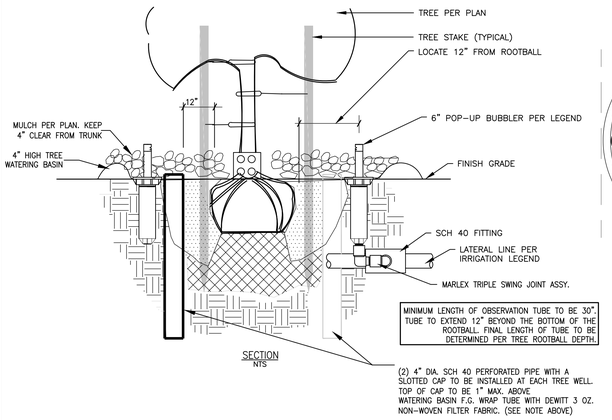
LI-1



1. TRUNK OF SHRUB
2. ROOT BALL
3. PC BUBBLER PER IRRIGATION LEGEND
4. 1/2" SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. SCHEDULE 40 PVC IRRIGATION LATERAL
6. MULCH PER PLAN–MAINTAIN 3" CLEAR FROM TRUNK
7. CONTINUATION OF LATERAL LINE
8. SCH 40 TEE OR ELBOW AS REQUIRED
9. SCH 40 ELBOW AND (3) MARLEX STREET ELLS
10. SCH 40 LATERAL–LENGTH AS REQUIRED
11. CONTOURS–LOCATE BUBBLERS ON HIGH SIDE
12. CHECK VALVE AS REQUIRED

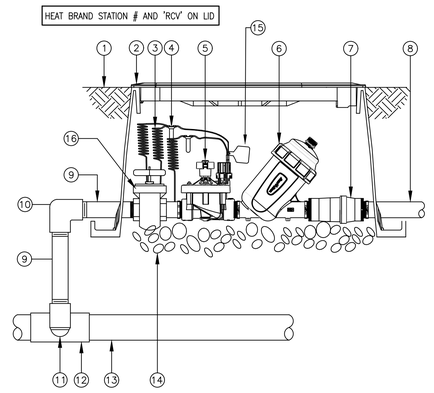
NOTES:
A. INSTALL TOP OF BUBBLER 2" ABOVE FINISH GRADE OF MULCH.
B. LOCATE BUBBLER 6" ADJACENT TO ROOTBALL TO ASSURE ADEQUATE WATER REACHES PLANT.
C. INSTALL STONE MULCH CAREFULLY SO AS NOT TO DAMAGE BUBBLER
D. WHEN INSTALLED ON A SLOPE INSTALL NOZZLES PARALLEL TO CONTOURS ON UPHILL SIDE OF ROOTBALL

A SHRUB BUBBLER (FIXED RISER)



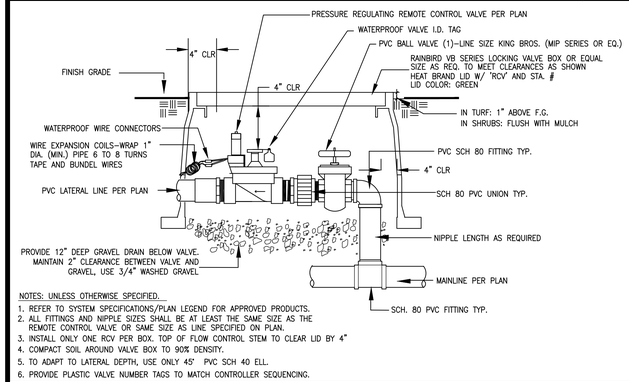
1. TREE PER PLAN
2. ROOT BALL
3. WATERING BASIN
4. CONTOURS
5. INSTALL BUBBLER 12" FROM ROOTBALL
6. 4" DIA. x 30" L SCH 40 PERFORATED PIPE INSTALL 12" FROM ROOT BALL TYPICAL OF 2

B POP-UP TREE BUBBLER



1. FINISH GRADE/TOP OF MULCH
2. JUMBO VALVE BOX WITH COVER: RAIN BIRD VB–JUMBO.
3. 30–INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. VALVE PER IRRIGATION LEGEND
6. DISC FILTER PER IRRIGATION LEGEND
7. PRESSURE REGULATOR: PER IRRIGATION LEGEND
8. LATERAL PIPE
9. PVC SCH 80 NIPPLE 1 1/2"
10. PVC SCH 40 ELBOW
11. PVC SCH 80 NIPPLE (2" LENGTH, HIDDEN) AND PVC 40 ELBOW
12. PVC SCH 40 TEE OR ELBOW
13. MAINLINE PIPE
14. 12" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
15. WATER PROOF VALVE ID TAG
16. PVC BALL VALVE (1)–LINE SIZE KING BROS. (MIP SERIES OR EQ.)

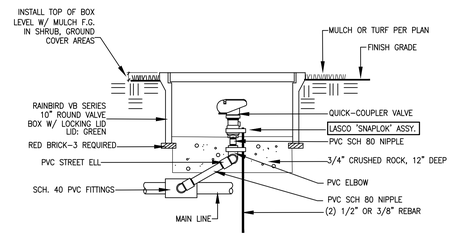
C DRIP REMOTE CONTROL VALVE



NOTES: UNLESS OTHERWISE SPECIFIED.

1. REFER TO SYSTEM SPECIFICATIONS/PLAN LEGEND FOR APPROVED PRODUCTS.
2. ALL FITTINGS AND NIPPLE SIZES SHALL BE AT LEAST THE SAME SIZE AS THE REMOTE CONTROL VALVE OR SAME SIZE AS LINE SPECIFIED ON PLAN.
3. INSTALL ONLY ONE RCV PER BOX. TOP OF FLOW CONTROL STEM TO CLEAR LID BY 4"
4. COMPACT SOIL AROUND VALVE BOX TO 90% DENSITY.
5. TO ADAPT TO LATERAL DEPTH, USE ONLY 45° PVC SCH 40 ELL.
6. PROVIDE PLASTIC VALVE NUMBER TAGS TO MATCH CONTROLLER SEQUENCING.

D REMOTE CONTROL VALVE



E QUICK COUPLER

CRUSHED STONE INSTALLATION NOTES

FOR EACH PRODUCT SPECIFIED, SUBMIT A 5 LB. SAMPLE AND SIEVE ANALYSIS FOR GRADING OF DECOMPOSED GRANITE OR CRUSHED ⅜" MINUS AGGREGATE TO PROJECT REPRESENTATIVE PRIOR TO ANY CONSTRUCTION – (ALLOW 2 WEEK TURN AROUND). MUST BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER.

EACH BIDDER IS REQUIRED TO VISIT THE SITE OF THE WORK TO VERIFY THE EXISTING CONDITIONS. NO ADJUSTMENTS WILL BE MADE TO THE CONTRACT SUM FOR VARIATIONS IN THE EXISTING CONDITIONS.

INSTALLATION:

INSTALL A 4 FT. WIDE X 6 FT. LONG MOCK–UP OF DECOMPOSED GRANITE AS SPECIFIED ON THE PLANS WITH SOIL SECURE ADDITIVE (OR APPROVED EQUAL) AT LOCATION AS DIRECTED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING REMAINDER OF MATERIALS.

DO NOT INSTALL DECOMPOSED GRANITE OR CRUSHED ⅜" MINUS AGGREGATE PAVING DURING RAINY CONDITIONS OR BELOW 40 DEGREES FAHRENHEIT.

PRE–BLEND AT BATCH PLANT 6 LBS (REFER TO PLAN SCHEDULE) OF SOIL SECURE PER ONE–TON OF DECOMPOSED GRANITE (PROVIDE BILLS OF LADING). IT IS CRITICAL THAT SOIL SECURE BE THOROUGHLY AND UNIFORMLY MIXED THROUGHOUT DECOMPOSED GRANITE.

AFTER PRE–BLENDING, PLACE THE STABILIZED DECOMPOSED GRANITE ON PREPARED SUB–GRADE IN 1–1/2" LIFTS–COMPACTED BETWEEN PLACEMENT. LEVEL TO DESIRED GRADE AND CROSS SECTION.

DEPTH OF PATHWAYS– PER PLAN–MINIMUM IF NOT SPECIFIED–3" FOR HEAVY FOOT TRAFFIC AND LIGHT VEHICLES.

WATER HEAVILY TO ACHIEVE FULL DEPTH MOISTURE PENETRATION OF THE STABILIZED PATHWAY. WATER ACTIVATES SOIL SECURE. TO ACHIEVE SATURATION OF STABILIZED PATHWAY, 25 TO 45 GALLONS OF WATER PER ONE–TON MUST BE APPLIED. DURING WATER APPLICATION RANDOMLY TEST FOR DEPTH USING A PROBING DEVICE TO THE FINAL DEPTH.

UPON THOROUGH MOISTURE PENETRATION, COMPACT AGGREGATE SCREENINGS TO 85% RELATIVE COMPACTION BY COMPACTION EQUIPMENT SUCH AS A 2 TO 4–TON DOUBLE DRUM ROLLER OR A 1,000 LB. SINGLE DRUM ROLLER WITH VIBRATORY PLATE TAMP. DO NOT BEGIN COMPACTION FOR 6 HOURS AFTER PLACEMENT AND UP TO 48 HOURS.

TAKE CARE IN COMPACTING DECOMPOSED GRANITE WHEN ADJACENT TO PLANTING AND IRRIGATION SYSTEMS. HAND TAMPING WITH 8" OR 10" HAND TAMP IS RECOMMENDED.

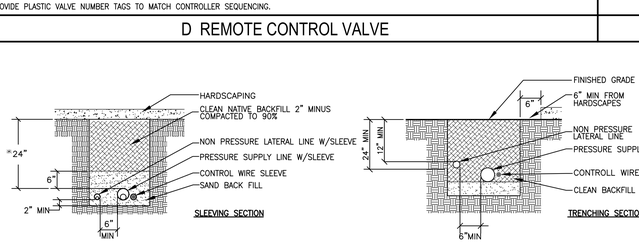
FINISHED SURFACE OF PATHWAY SHALL BE SMOOTH, UNIFORM AND SOLID. THERE SHALL BE NO EVIDENCE OF CHIPPING OR CRACKING. CURED AND COMPACTED PATHWAY SHALL BE FIRM THROUGHOUT PROFILE WITH NO SPONGY AREAS. LOOSE MATERIAL SHALL NOT BE PRESENT ON THE SURFACE. ANY SIGNIFICANT IRREGULARITIES IN PATH SURFACE SHALL BE REPAIRED TO THE UNIFORMITY OF ENTIRE INSTALLATION.

GRADING:
FINISH GRADE OF SOIL IN ALL PLANTER AREAS (UNLESS OTHERWISE INDICATED) SHALL BE ESTABLISHED SO FINISH GRADE OF SPECIFIED DECOMPOSED GRANITE IS A MAXIMUM OF 1/2" BELOW ADJACENT WALKS, CURBS OR PAVING.

ADDITIONAL MATERIAL:
PROVIDE OWNER'S AUTHORIZED REP. WITH THE FOLLOWING EXCESS MATERIALS FOR USE IN FUTURE DECOMPOSED GRANITE: 40 TO 50 LB. BAGS OF THE DECOMPOSED GRANITE BLENDED WITH PROPER AMOUNT OF SOIL SECURE.

QUANTITIES:
QUANTITIES SHOWN ARE AN AID ONLY, CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BIDDING/ COMMENCING WORK.

SUBSTITUTIONS:
NO MATERIAL SUBSTITUTIONS WILL BE PERMITTED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT OR PROJECT REPRESENTATIVE.



SLEEVING NOTES:

INSTALL CONTROL WIRE SLEEVE ADJACENT TO THE PRESSURE SUPPLY LINE, SIZE PER SPEC.
ALL SLEEVES TO BE SCH. 40 PVC AND TO BE 2X THE DIAMETER OF THE LINE TO BE SLEEVED.
• INCREASE THIS DISTANCE TO 36" WHEN SLEEVING UNDER ROADWAYS AND COMMERCIAL TRAFFIC WAYS WHEN INSTRUCTED BY INSPECTOR.
SLEEVES SHALL BE EXTENDED BEYOND HARDSCAPE TO POINTS AS REQUESTED BY INSPECTOR
IF SLEEVES ARE TO BE USED AT A LATER DATE, CONTRACTOR SHALL TAPE ENDS AND PROVIDE A VERTICAL MARK AT ENDS OF SLEEVING VISIBLE AT GROUND LEVEL.

TRENCHING NOTES:

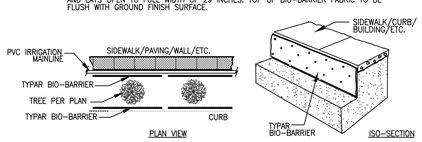
FINE GRANULAR MATERIAL WILL BE PLACED ON ALL LINES, NO LARGER THAN 1/2" INCH IN SIZE. THIS WILL BE PERMITTED IN THE INITIAL BACKFILL MEASURED 6" FROM THE TOP OF PIPE. THE REMAINDER OF TRENCH CAN BE FILL WITH ROCK SCREENED 2" MINUS.
ALL BACK FILL IS TO BE SATURATED AND COMPACTED TO 90%
INSTALL ALL PVC PIPE WITH LABEL UP.
SNAKE ALL PIPE IN TRENCH.
BUNDLE AND TAPE ALL CONTROL WIRES AT 10' O.C. TO PRESSURE SUPPLY LINE AND PROVIDE A SERVICE LOOP AT ALL 90 DEGREE CHANGES IN DIRECTION.
PRESSURE MAIN 2" AND LARGER SHALL BE P.V.C. CLASS 315 SMALLER THAN 2" SHALL BE P.V.C. SCHEDULE 40.
CONTRACTOR SHALL PROVIDE SLEEVES OR CONDUIT LINES WHEN MAINLINE INSTALLATION IS UNDER ASPHALT OR CONCRETE.
CONTRACTOR SHALL PROVIDE 24" INCHES OF COVER OVER PIPE SERVING A DRINKING FOUNTAIN OR PRESSURE MAINLINE 3" AND LARGER.

F TRENCHING AND SLEEVING

IRRIGATION MAINLINE PROTECTION NOTE:
WHERE MAINLINE IS INSTALLED WITHIN 3' OF NEWLY PLANTED TREE ROOTBALLS, ADDITIONAL ROOT BARRIER FABRIC IS TO BE INSTALLED BETWEEN THE ROOTBALL AND THE MAINLINE. FABRIC SHALL BE CONTINUOUS AND EXTEND A MINIMUM OF TEN FEET FROM ROOTBALL CENTER IN EACH DIRECTION WHERE POSSIBLE.

NOTE

1. TREE LOCATIONS SHALL BE LOCATED AND MARKED BY THE PROJECT INSPECTOR PRIOR TO ROOT BARRIER FABRIC INSTALLATION.
2. TREES SHALL BE INSPECTED AND APPROVED BY THE PROJECT INSPECTOR PRIOR TO PLANTING.
3. BIO–BARRIER FABRIC SHALL BE MANUFACTURED BY TYPAR AND BE A FULL 29 INCH WIDE.
4. FABRIC STRIP SHALL BE A MINIMUM OF 12' LONG AND BE PLACED AGAINST THE CURBING/ HARDSCAPE NEAREST TO THE TREE. PLACE CENTER OF 12' STRIP AT MIDPOINT OF TREE.
5. WITHIN PLANTERS SURROUNDED BY CONCRETE, FABRIC IS TO BE INSTALLED AGAINST THE ENTIRE BACK OF CURBING CONTAINING THE PLANTER AREA AND TREE.
6. DIG THE TRENCH TO THE DEPTH SO BIO–BARRIER IS NOT CAUSED TO BE BUNCHED AND LAYS OPEN TO FULL WIDTH OF 29 INCHES. TOP OF BIO–BARRIER FABRIC TO BE FLUSH WITH GROUND FINISH SURFACE.

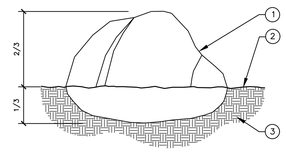


1 ROOT BARRIER FABRIC

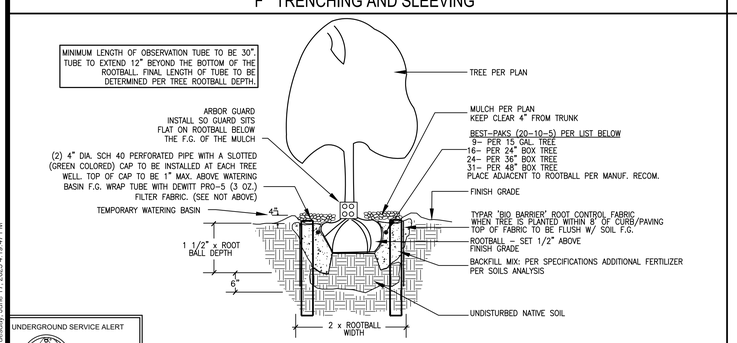
NOTES:

A. CONTRACTOR TO SUBMIT PHOTOS OF BOULDERS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE. OWNER'S REPRESENTATIVE TO DIRECT FINAL BOULDER
B. PLACEMENT ON SITE. BOULDER PLACEMENT TO OCCUR PRIOR TO IRRIGATION, AND PLANTING INSTALLATION.

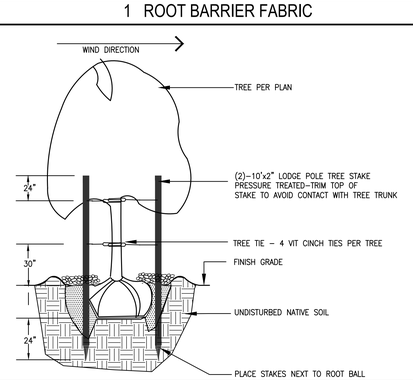
1. REFER TO CONSTRUCTION PLANS FOR BOULDER LOCATIONS AND
2. SIZES
3. F.G. COMPACTED SUBGRADE



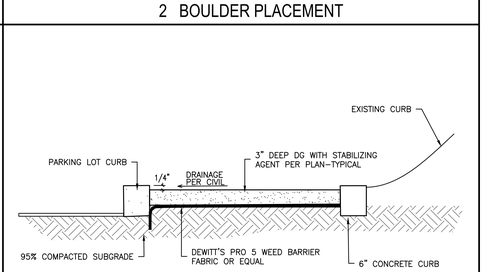
2 BOULDER PLACEMENT



3 TREE PLANTING

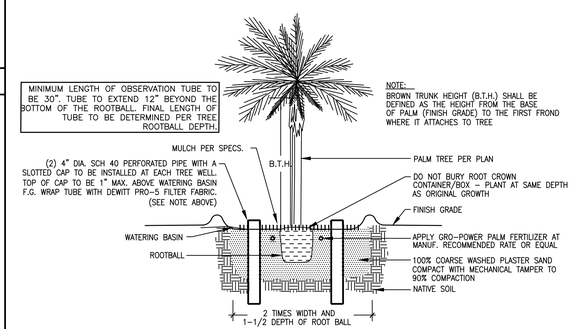


4 TREE STAKING



D.G. SECTION ADJACENT TO HARDSCAPE AND PLANTER
NTS

5 DG INSTALLATION



PALM PLANTING

1. PLANT IN LATE SPRING OR EARLY SUMMER – MARCH THROUGH JUNE IF POSSIBLE. AVOID PLANTING DURING FALL AND WINTER MONTHS.
2. MAKE PLANTING HOLE AT LEAST TWO TIMES THE WIDTH OF CURRENT ROOTBALL IF POSSIBLE.
3. DO NOT BURY THE ROOT CROWN. CONTAINER GROWN OR BOXED PALMS SHOULD ALWAYS BE PLANTED AT THE SAME DEPTH AS ORIGINALLY GROWN.
4. USE GRO–POWER PALM FERTILIZER, DO NOT USE PLANTING TABS.

6 PALM PLANTING

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124537 INC:
REVIEWED FOR
SS ☐ FLS ☐ ACS ☑
DATE: 08/15/2025

PCH ARCHITECTS

ARCHITECT STAMP
REGISTERED PROFESSIONAL ENGINEER
NO. C39951
REN. 10-31-25
STATE OF CALIFORNIA

CONSULTANT STAMP
REGISTERED LANDSCAPE ARCHITECT
SHAWN T. BUDICH
10/26
6/17/25
2725
STATE OF CALIFORNIA

CONSULTANT LOGO

STB LANDSCAPE ARCHITECTS, INC
15 SOUTH 5TH STREET
REDLANDS, CALIFORNIA 92373
PH 909.798.7450 FAX 909.307.8235
CA LIC. NO. 2725 NV LIC. NO. 466
LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGNS
LOW VOLTAGE LIGHTING

EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO.	DATE	ISSUE

PROJECT NO. 25-02
DRAWN BY CR
CHECKED BY STB
DATE 6/17/25

DRAWING TITLE

IRRIGATION & PLANTING DETAILS AND NOTES

LID-1

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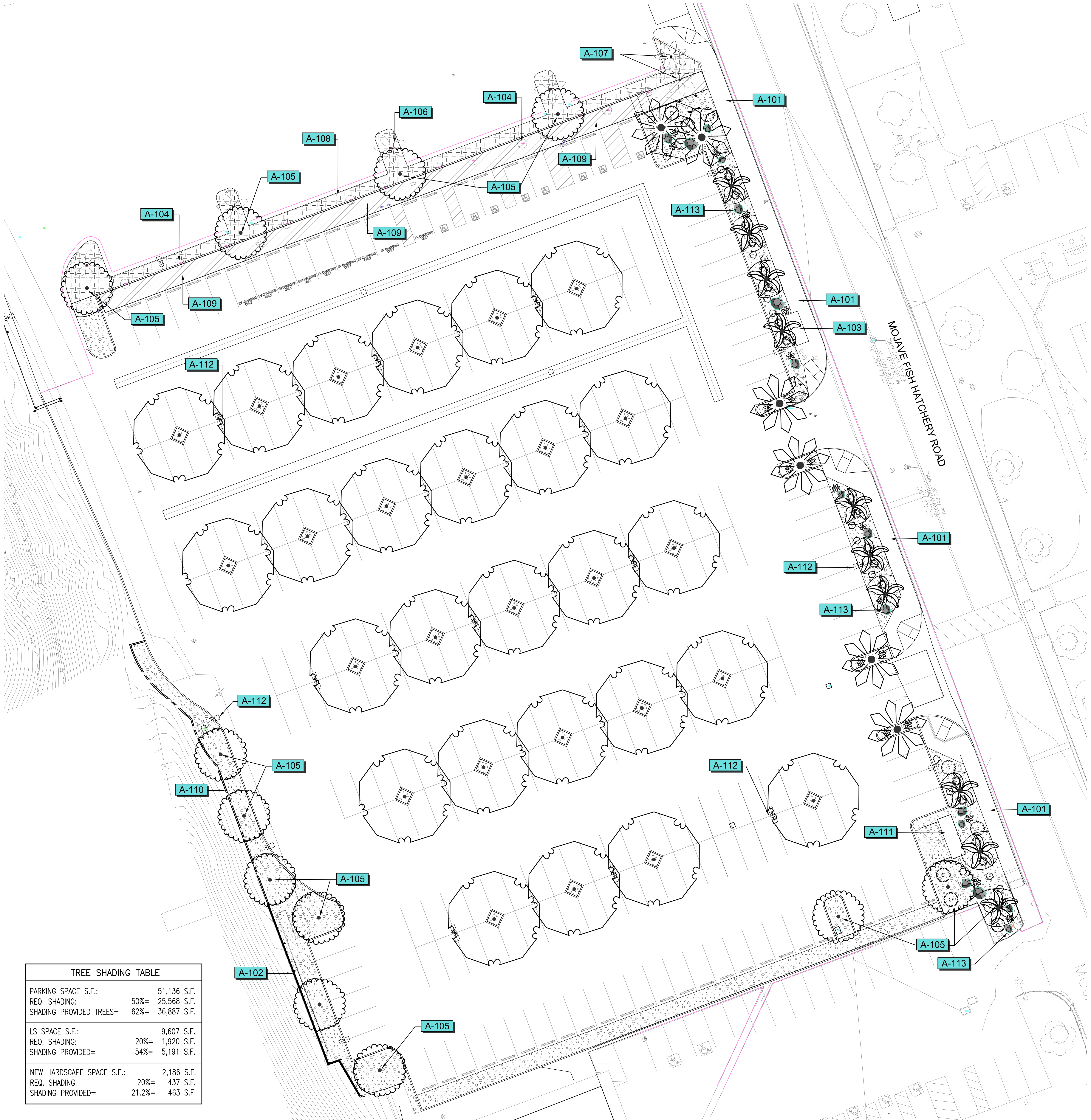


PLANT LEGEND

SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
TREES					
	6	15' BTH	LOW	PHOENIX DACTYLIFERA 'DEGLET NOOR'	DEGLET NOOR DATE PALM
	26	24" BOX	LOW	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE
	10	12' HT.	LOW	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM

SYMBOL	QTY	SIZE	WULCOS	BOTANICAL NAME	COMMON NAME
SHRUBS					
	21	5 GAL.	LOW	HESPERALOE PARVIFLORA	YELLOWYUCCA
	9	1 GAL.		LANTANA MONTEVIDENSIS 'LAVENDER'	LAVENDER LANTANA
	17	5 GAL.	LOW	SALVIA GREGGII	AUTUMN SAGE
	17	5 GAL.	LOW	YUCCA FILAMENTOSA 'VARIEGATA'	VARIEGATED ADAMS'S NEEDLE

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
SHRUB AREAS			
	---	EXISTING D.G. AND SHRUBS– PROTECT IN PLACE SEE EXISTING LANDSCAPE NOTES, SHEET LI–1	

SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
GROUND COVERS					
	9,581 SF	3" DEEP		DECOMPOSED GRANITE: CALIFORNIA GOLD AVAIL THRU SOUTHWEST BOULDER, STABILIZED WITH 'SOIL SECURE' AT BATCH PLANT,@ 6LBS/ TON	DG

ROCK SCHEDULE

SYMBOL	DESCRIPTION	QTY
	BOULDERS; DESERT SELECT, AVAIL THRU SOUTHWEST BOULDER, SIZE: (6) 2'X3', (7) 3'X4', (3) 4'X5' BURIED 1/3 FOR NATURAL APPEARANCE	16

CONSTRUCTION NOTES SCHEDULE

CODE	DESCRIPTION
A-101	EXISTING SIDEWALK
A-102	EXISTING RETAINING WALL
A-103	EXISTING BUS STOP
A-104	EXISTING PALO VERDE TREES TO BE RELOCATED–TYPICAL OF 12
A-105	RELOCATED PALO VERDE TREE–TYPICAL OF 12
A-106	EXISTING PALMS–PROTECT IN PLACE–TYPICAL
A-107	EXISTING PALM TO BE RELOCATED AS SHOWN
A-108	EXISTING SHRUBS–PROTECT IN PLACE. SEE EXISTING LANDSCAPE NOTES, SHEET LI–1
A-109	EXISTING SHRUBS, (NOT SHOWN), LOCATED WITHIN NEW WALKWAY TO BE REMOVED/DEMO'D.
A-110	6" CONCRETE CURB PER DETAIL THIS SHEET.
A-111	ELECTRIC YARD–PER ENGINEER
A-112	LIGHTING PER ENGINEER–TYPICAL
A-113	DECORATIVE BOULDER PER SCHEDULE BELOW–TYPICAL

PLANTING NOTES

GENERAL NOTES:
REFER TO PROJECT PLANTING SPECIFICATIONS ON SHEET LPS–1 FOR COMPLETE PLANTING SPECIFICATIONS.

ALL LANDSCAPE INSTALLATION SHALL BE PERFORMED BY A LICENSED CONTRACTOR WITH A C–27 LICENSE OR GREATER.

LAYOUT OF ELEMENTS:
CONTRACTOR SHALL SCALE ALL PLANT MATERIALS OFF THE PLANS TO DETERMINE THEIR APPROXIMATE LOCATIONS. REFER TO PLANT SPACING NOTES IN THE PLANTING LEGEND. MAINTAIN A DISTANCE FROM ALL HARDSCAPE ELEMENTS AND GROUND COVERS ONE–HALF THE AMOUNT OF THE SPACING INDICATED IN THE PLANTING LEGEND OR ½ THE SCALED DIMENSION OF THE SHRUB.

SOILS TEST:
AFTER ALL ROUGH GRADING HAS BEEN COMPLETED BUT PRIOR TO SOIL PREPARATION, THE CONTRACTOR SHALL OBTAIN A SOIL TEST FOR AGRICULTURAL SUITABILITY, FERTILITY AND WATER INFILTRATION RATE. TEST SHALL BE PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER. FURNISH ONE COPY OF TEST RESULTS TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO COMMENCING WITH SOIL CONDITIONING. SOILS TEST REPORT SHALL SUPERSEDE ALL SPECIFICATIONS. SOILS TESTING FACILITY SHALL BE INFORMED OF THE REQUIREMENT OF USING ESTABLISH AMENDMENTS PER PLANTING SPECIFICATIONS.

SEE PLANTING SPECIFICATIONS FOR MINIMAL AMENDMENTS TO BE USED FOR BID PURPOSES. ALL FINAL SOIL CONDITIONING AND AMENDING SHALL BE PER SOILS TEST RECOMMENDATIONS. TEST SHALL INCLUDE THE FOLLOWING ITEMS: SOIL TYPE (TEXTURE), PH, TOTAL SOLUBLE SALTS (BY ELECTRICAL CONDUCTIVITY OF THE SOIL SATURATION EXTRACT), BORON LEVEL, EXCHANGEABLE SODIUM PERCENTAGE, NUTRIENTS (N.P.K.), MICRO NUTRIENTS (NO3, NH4, P, K, Ca, Mg, Na, B, Zn, Fe, Cu, Mn, S), PERCOLATION, % OF ORGANIC MATTER, CATION EXCHANGE CAPACITY, BASE SATURATION, EXCESS LIME OR CARBONATES.

PLANT AVAILABILITY:
DUE TO POTENTIAL PLANT MATERIAL SHORTAGES. IT IS THE CONTRACTOR'S RESPONSIBILITY, UPON AWARD OF THE CONTRACT, TO IMMEDIATELY PROCURE, THGROUGH CONTRACT GROWING OR OTHER MEANS, ALL PLANT MATERIAL CALLED OUT ON THESE PLANS AND GUARANTEE THEIR AVAILABILITY AT THE TIME OF PLANTING. SUBSTITUTIONS WILL NOT BE ACCEPTED.

GRADING:
FINISH GRADE OF SOIL IN ALL SHRUB PLANTER AREAS (UNLESS OTHERWISE INDICATED) SHALL BE ESTABLISHED SO FINISH GRADE OF SPECIFIED MULCH IS 1/2" BELOW ADJACENT WALKS, CURBS OR PAVING AND BE FREE OF ROCKS OVER 1" IN SIZE IN THE TOP 2" OF SOIL. EXCESS SOIL CREATED DURING THE AMENDING PROCESS SHALL NOT REMAIN ON SITE. ALL ESTABLISHED FLOW–LINES SHALL BE MAINTAINED. CONTRACTOR SHALL GUARANTEE POSITIVE DRAINAGE FROM ALL PLANTED AREAS.

EROSION CONTROL:
SLOPES EXCEEDING 3:1 SHALL RECEIVE EROSION CONTROL NETTING EQUAL TO WESTERN EXCELSIOR #EXCEL CC–4. NETTING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND STAPLED AS REQUIRED.

TREE AND SHRUB PLANTING:
BACKFILL MIX FOR TREES AND SHRUBS, (EXCEPT PALMS), SHALL CONSIST OF A MINIMUM OF 70% CLEAN ON–SITE SOIL AND 30% CUSTOM AMENDMENT MIX WCP–33. REFER TO SOILS TEST RESULT REQUIRED ABOVE FOR FINAL BACKFILL RECOMMENDATIONS. PLANT PER DETAIL SHEET LPD–1. ALL EXCESS SOIL CREATED DURING THE AMENDING PROCESS SHALL BE REMOVED FROM SITE AND LEGALLY DISPOSED OF.

TREES:
ALL TREES SHALL HAVE COMPARATIVELY STRAIGHT TRUNKS, WELL–DEVELOPED LEADERS, AND TOPS AND ROOTS CHARACTERISTIC OF THE SPECIES OR VARIETY. ALL TREES MUST BE FREE OF INSECTS, DISEASE, MECHANICAL INJURIES, AND OTHER OBJECTIONABLE FEATURES AT THE TIME OF PLANTING.

TREE SIZES:
THE FOLLOWING ARE THE EXPECTED CALIPER WIDTHS FOR VARIOUS CONTAINER SIZES. IF A TREE DOES NOT MEET THE MINIMUM LISTED SIZE, THE CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, INCREASE THE SPECIFIED CONTAINER SIZE TO MEET THE EXPECTED CALIPER. IT IS UNDERSTOOD THAT CERTAIN TREE SPECIES WILL BE "EXCEPTIONS" TO THESE STANDARDS AND WILL BE NEGOTIATED ON A CASE BY CASE BASIS.

24" BOX: 1" TO 2", PALMS SIZE AS DESIGNATED IN PLAN LEGEND.

TREE STAKING:
STAKE ALL TREES, (EXCEPT PALMS), PER DETAIL ON SHEET LPD–1. ALL STAKES SHALL EXTEND A MINIMUM OF 12" BELOW THE PLANTING PIT.

ROOT BARRIERS:
ALL TREES, (INCLUDING PALMS), PLANTED WITHIN EIGHT FEET OF PROPERTY LINES, WALLS, CURBS, PAVING OR HARDSCAPE ELEMENTS SHALL HAVE TYPAR 'BIO–BARRIER' FABRIC INSTALLED FOR A MINIMUM LENGTH OF TWELVE FEET, MINIMUM DEPTH 29", ALONG CURB FACE/PAVING IN FRONT OF SAID TREE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND PER DETAIL SHEET LPD–1.

QUANTITIES:
QUANTITIES SHOWN ARE AN AID ONLY, CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BIDDING/ COMMENCING WORK.

SUBSTITUTIONS:
NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.

ENVIRONMENTAL ISSUES:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL STORM WATER PHASE I AND II RULES AND ANY OTHER ENVIRONMENTAL PROTECTION LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.

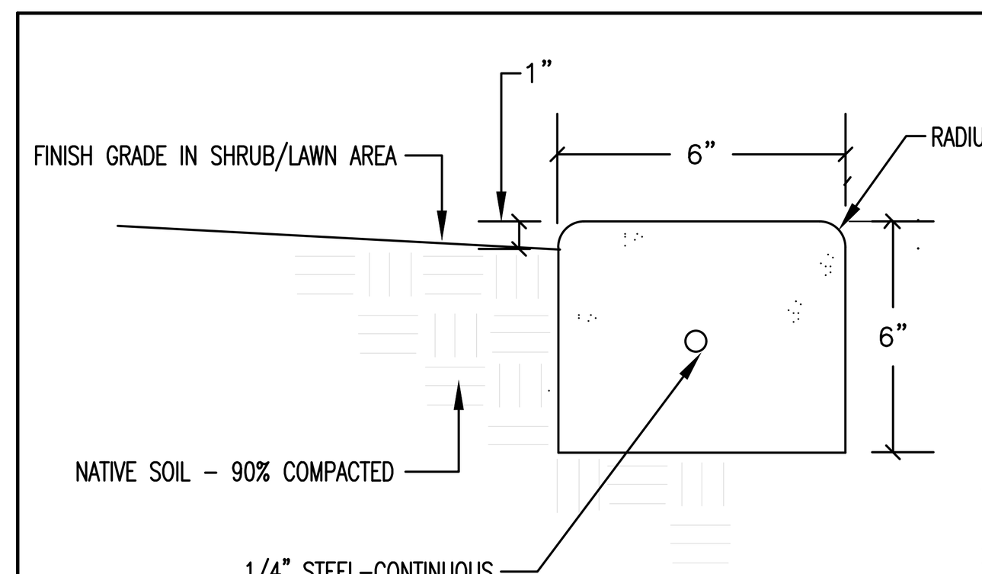
LANDSCAPE CERTIFICATIONS/DOCUMENTATION:
CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, AND COMPLYING WITH, ALL STATE AND LOCAL ORDINANCES REGARDING THE WATER USAGE CERTIFICATIONS ON THIS PROJECT SITE.

REFER TO SHEET LID-1 FOR ADDITIONAL PLANTING DETAILS
REFER TO SHEET LPS-1 FOR PLANTING SPECIFICATIONS

TREE SHADING TABLE

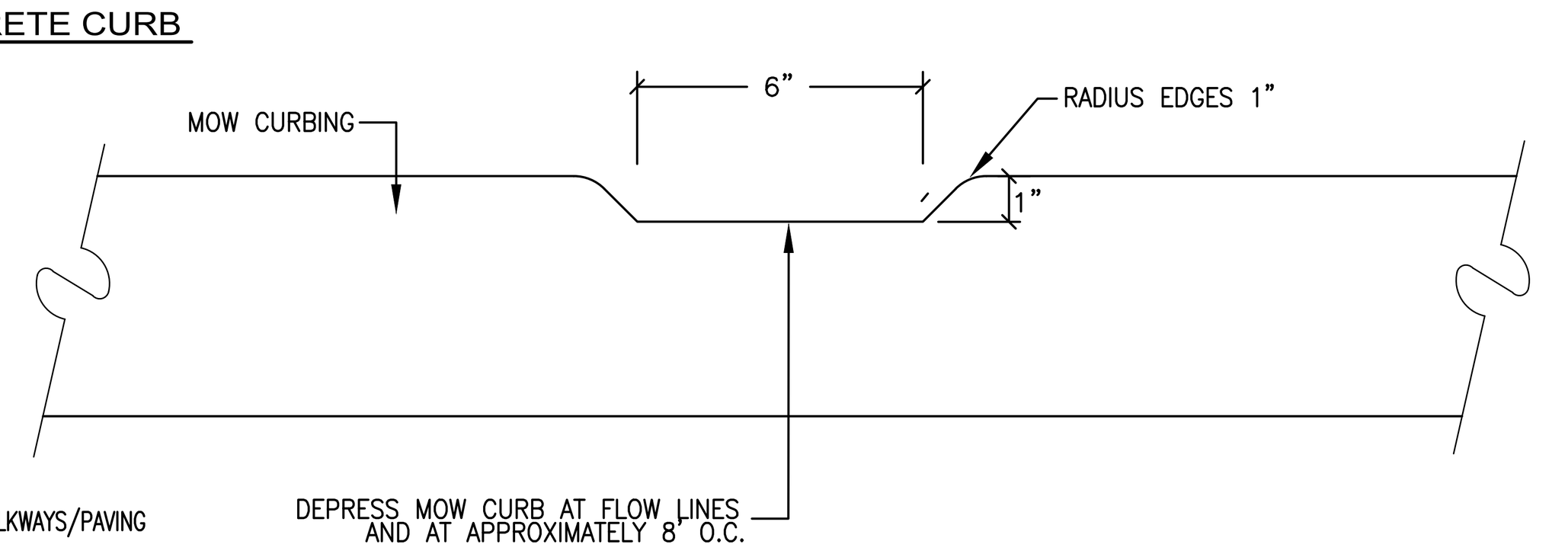
PARKING SPACE S.F.:		51,136 S.F.
REQ. SHADING:	50%=	25,568 S.F.
SHADING PROVIDED TREES=	62%=	36,887 S.F.
LS SPACE S.F.:		9,607 S.F.
REQ. SHADING:	20%=	1,920 S.F.
SHADING PROVIDED=	54%=	5,191 S.F.
NEW HARDSCAPE SPACE S.F.:		2,186 S.F.
REQ. SHADING:	20%=	437 S.F.
SHADING PROVIDED=	21.2%=	463 S.F.

6" CONCRETE CURB

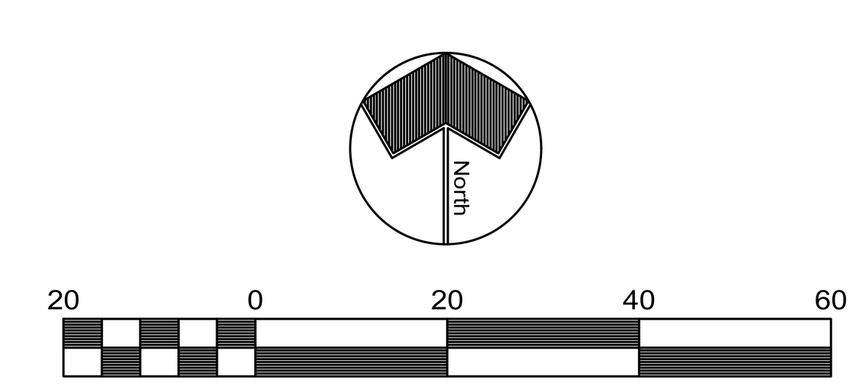


SECTION

GENERAL NOTES
1). PROVIDE 1/4" DEEP SCORE LINES @ 10' O.C.
2). CONCRETE TO BE SAME COLOR AS ADJACENT WALKWAYS/PAVING
3). PROVIDE STEEL TROWEL FINISH
4). PROVIDE 1" DEEP x 6" WIDE DEPRESSIONS IN CURBING AT APPX. 8' ON CENTER FOR DRAINAGE AND AT OBVIOUS DRAINAGE SWALE AREAS



ELEVATION



Scale 1" = 20'

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

Sheet Printed Tuesday, June 17, 2025 4:19:52 PM

APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124537 INC:
REVIEWED FOR
SS ☐ FLS ☐ ACS ☑
DATE: 08/15/2025

PCH ARCHITECTS

ARCHITECT STAMP
LICENSED ARCHITECT PEDRO JARAMILLO NO. C33951 REN. 10-31-25 STATE OF CALIFORNIA

CONSULTANT STAMP
REGISTERED LANDSCAPE ARCHITECT SHAWN T. BURCH 10/26 exp. date signature 6/17/25 date 2725 STATE OF CALIFORNIA

CONSULTANT LOGO
STB LANDSCAPE ARCHITECTS, INC
15 SOUTH 5TH STREET
REDLANDS, CALIFORNIA 92373
PH 909.798.7490 FAX 909.307.8235
CA LIC. NO. 2725 NV LIC. NO. 466
LOW VOLTAGE LIGHTING
LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGNS

EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO.	DATE	ISSUE

PROJECT NO. 25-02
DRAWN BY CR
CHECKED BY STB
DATE 6/17/25
DRAWING TITLE
PLANTING PLAN

LP-1

IRRIGATION SYSTEM SPECIFICATIONS

1.1 SCOPE OF WORK:

.1 Install a new underground irrigation system as shown and specified. Furnish labor, materials, equipment, appliances and services necessary for the execution and completion of "Landscape Irrigation" as indicated on the drawings and/or herein specified. The work includes but is not limited to:

.1 Installation of piping, fittings, sprinkler heads/ water emission devices, controllers, valves, wiring, irrigation equipment, sleeving and accessories.
.2 Testing and adjustment.
.3 Excavating and backfilling irrigation system work.
.4 Refurbishment/modifications to existing irrigation systems.

1.2 SUBMITTALS:

.1 Provide the following submittals to the Client's Representative for approval prior to commencing any irrigation construction: No substitutions will be allowed without prior written approval of the Client's Representative.

.1 Written proof of available water pressure at the point-of-connections.
.2 Manufacturer's product data for all proposed irrigation equipment indicated on the drawings-ie: sprinklers, driplines, emitters, bubblers, control valves, controllers, wiring, piping, fittings, valve boxes, filtration, wire connectors, etc.
.3 Equipment or materials installed or furnished without the prior approval of the Client'S Representative may be rejected and such material removed from the site at no expense to the Client.
.4 Approval of any items, alternates, or substitutes indicates only that product(s) apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.
.5 Manufacturer's warranties shall not relieve liability under the guarantee. Such warranties shall only supplement the guarantee. The Client's Representative may, at his option, require a manufacturer's warranty on any product offered for use.

1.3 Record Drawings:

.1 Record accurately on one set of contract drawings all changes in the work constituting departures from the original contract drawings.
.2 The changes and dimensions shall be recorded in a legible and workmanlike manner to the satisfaction of the Clients' Representative. Prior to final inspection of work, submit record drawings to the Client's Representative for approval.
.3 Dimension from two permanent points of reference (buildings, monuments, sidewalks, curbs, pavement, etc.). Data to be shown on record drawings shall be recorded day to day as the project is being installed and shall be made available to the Client's Representative upon request. All lettering on drawings shall be minimum 1/8 inch in size.
.4 Show locations and depths of the following items:
.1 Point of connection.
.2 Routing of sprinkler pressure lines (dimension maximum 100 feet along routing).
.3 Gate valves.
.4 Sprinkler control valves.
.5 Quick coupling valves
.6 Routing of control wires.
.7 Related equipment (as may be directed)

.5 Maintain record drawings on site at all times. Upon completion of work, transfer all record drawing information and dimensions, in ink, to reproducible prints available from Client's Representative at cost.

1.4 INSPECTIONS

.1 Inspections will be required for:
.1 Pressure test of all new irrigation main lines. Test at 150 P.S.I. for four hours. Contractor shall provide all required test pumps, gauges and temporary isolation valves as required.
.2 Pipe depth.
.3 Coverage test.
.4 Final inspection/ start of maintenance. Final inspection shall be performed by the Client's Representative.
.5 Final acceptance.
.2 Inspection requests:
.1 Contractor shall notify the Client's Representatives in advance for requesting all inspections as follows:
Pre-job conference/ walk- 120 hours (5 working days)
Pressure supply line installation and testing- 72 hours (3 working days)
System layout and coverage Tests- 72 hours (3 working days)
Final Inspection _ 72 hours (3 working days)
Final Acceptance _ 72 hours (3 working days)
.3 Do not allow or cause the above items to be buried prior to inspection and approval by the Client's's Representative. A 72-hour notice shall be given prior to anticipated inspections.
.4 When inspections have been conducted by other than the Client's Representative, the Contractor shall show evidence of when and by whom these inspections were made and who authorized.
.5 No inspection will commence without record prints. In the event the Contractor calls for an inspection without up to date record prints, without completing previously noted corrections, or without preparing the system for inspection, the inspection will be canceled and the Contractor back charged for the direct costs of all personnel time and consultant time lost.
.6 Closing In Uninspected Work:
.1 Do not allow or cause any of the work of this section to be covered up or enclosed until it has been inspected, tested, and approved by the Client's Representative. Day and night barricades shall be provided as needed for all open trenches.

1.5 TURNOVER ITEMS

.1 Controller Charts:
.1 Record drawings: Must be reviewed by the Client's Representative before charts are prepared.
.2 Provide one controller chart for each automatic controller. Chart shall show the area covered by the controller and color-coded legend with corresponding irrigation control valves with each valve/zone location clearly defined.
.3 The chart is to be a reduced copy of the actual record drawing. In the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a readable size.
.4 Chart shall be a black line print with a different color used to show the area of coverage for each station. Chart shall be approved by the Client's Representative prior to final approval.
.5 When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 20 mils in thickness.
.2 Spare Equipment and Accessories
.1 Contractor shall provide Client five (5) spare sprinkler heads and emission devices of each model used including full nozzle sets and two (2) of any specialty or proprietary tools required to adjust or maintain said sprinkler heads.
.2 Contractor shall provide Client's two (2) Quick Coupler key assemblies including swivel and one 1' commercial grade 75-foot hose, and two (2) cap keys to open Quick Coupler cap.
.3 Prepare and deliver to the Client's Representative within ten days by calendar prior to completion of construction, all required and necessary descriptive material in complete detail and sufficient quantity, properly prepared in individual bound copies of the operation and maintenance manual. The manual shall describe the material installed and shall be in sufficient detail to permit the operating personnel to understand, operate, and maintain all equipment. Spare parts lists and related manufacturer information shall be included for each equipment item installed. Binders may be standard 3-ring type or similar permanent type clearly labeled on front and spine.
.4 Contractor shall provide the Client's with any and all other accessories, keys, installation, repair, maintenance instructions, rebate forms, or other items included with equipment and supplies from manufacturers.
.5 The above equipment shall be turned over to the Client at the conclusion of the project. Before final acceptance can occur, evidence that the Client has received materials must be shown to the Client's Representative.
.6 In addition to the above maintenance manuals, provide the maintenance personnel with instructions for major equipment and show written evidence to the Client's Representative at the conclusion of the project that this service has been rendered.

1.6 GUARANTEE

.1 General: All work done under this contract, shall be guaranteed against all defects and fault of material and workmanship for a period of one (I) year following the filing of the Notice of Completion. All materials used shall carry a manufacturer's guarantee of one (I) year minimum.
.2 Should any problem with the irrigation system be discovered within the guarantee period, it shall be corrected by the Contractor at no additional expense to the Client's within ten (10) calendar days of receipt of written notice from the Client's. When the nature of the repairs as determined by the Client's constitute an emergency (e.g. broken pressure line) the Client's may proceed to make repairs at the Contractor's expense. Any and all damages to existing improvement resulting either from faulty materials or workmanship, or from the necessary repairs to correct same, shall be repaired to the satisfaction of the Client's by the Contractor, all at no additional cost to the Client's.
.3 Guarantee shall be submitted on Contractor's own letterhead as follows:

GUARANTEE
FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse, or neglect expected. We agree to repair or replace any defects in materials or workmanship which may develop during the period of one year from date of filing of the Notice of Completion and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Client's. We shall make such repairs or replacements within 10 calendar days following written notification by the Client's. In the event of our failure to make such repairs or replacements within the Time specified after receipt of written notice from the Client's, we authorize the Client's to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

PROJECT: _____ LOCATION: _____

SIGNED: _____ ADDRESS: _____

PHONE: _____

_____

.4 After the system has been completed; the Contractor shall instruct the Client's in the operation and maintenance of the system and shall furnish two complete sets of operating instructions.
.5 Any settling of trenches which may occur during the one_year period following acceptance shall be repaired to Client's satisfaction by the Contractor without any additional expense to the Client's. Repairs shall include the complete restoration of all damage to planting, paving or other improvements of any kind as a result of the work.

PART 2- MATERIALS

2.1 GENERAL

.1 Materials or equipment installed or furnished that does not meet the Client's standards will be rejected and shall be removed from the site at no expense to the Client's.

2.2 PIPE

.1 Pressure supply lines larger than 4" shall be Class 200 gasketed (Ring-Tite) PVC pipe.
.2 Pressure supply lines 2 to 4 inches in diameter shall be Class 315 solvent weld PVC.
.3 Pressure supply lines 1-1/2 inches in diameter and smaller shall be Schedule 40 solvent weld PVC.
.4 All non-pressure lines shall be PVC-size and type per Irrigation Legend with no pipe smaller than 3/4" being used.
.5 Pressure supply line from point of connection through backflow prevention unit shall be per local code.

2.3 PLASTIC PIPE AND FITTINGS

.1 All pipe shall be extruded of an improved PVC virgin pipe compound featuring high tensile strength, high chemical resistance and high impact strength. In terms of the current ASTM Standard D-1769 or D-2241, this compound shall meet the requirements of cell classification 12454B for pipe and 13454B for fittings. This compound must have a 2,000 psi hydrostatic design stress rating.
.2 All pipe must bear the following markings: Manufacturer's name, nominal pipe size, schedule or class, pressure rating in P.S.I., and NSF (National Sanitation Foundation). The manufacturer shall also mark the date of extrusion on the pipe.
.3 Solvent cement joints for plastic pipe and fittings shall be made as prescribed by the manufacturer. The high chemical resistance of the pipe and fitting compounds specified in the foregoing sections makes it mandatory that an aggressive primer, which is a true solvent for PVC, be used in conjunction with a solvent cement designed for the fit of the pipe and the fittings of each size range specified.
.4 Each pipe installer expected to make solvent joints shall receive instructions in the proper assembly of such joints from the representative of either pipe, cement, or fitting manufacturer before starting the job, unless he has been previously instructed on recommended solvent cementing procedures by a competent representative of the manufacturer.
.5 All fittings shall be standard weight schedule 40. At the purchaser's discretion, contract preference may be given those suppliers able to furnish all types of fittings required under this contract from a single manufacturer, in order that responsibility will not be divided in warranty claim situations.
.6 All fittings shall be injection molded of an improved PVC fittings compound featuring high tensile strength, high chemical resistance, and high impact strength. In terms of the current ASTM Standard D-1784-69, the compound must meet the requirements described in cell classification 13454B. Where threads are required in plastic fittings, these shall be injection molded also. All tees and ells shall be side gated.
.7 Apply primer and solvent on all pipe sizes and fittings. Primer solvent on both female and male ends. All solvent cementing of plastic pipe and fittings shall be a two_step process, using primer and solvent cement applied per the manufacturer's recommendations. Cement shall be of a fluid consistency, not gel_like.
.8 All fittings shall bear the company's name or trademark, material designation, size applicable
I.P.S. schedule, and NSF seal of approval.
.9 All threaded nipples shall be standard weight Schedule 80, with molded threads.

2.4 PVC CONDUIT/SLEEVING

.1 Pipe that is used for control wires sleeving shall be PVC conduit Schedule 40: Type 1220. All wires under paving shall be installed in PVC conduit, or sleeves as indicated in details and Legend.

2.5 RING-TITE PVC PIPE

.1 All Ring-tite pipe indicated on the working drawings, shall be minimum Class 160 PSI Johns-Manville PVC pipe with ring-tite joints.
.2 All ring-tite joints shall be sealed with rubber rings as provided by the manufacturer. All pipe joints shall provide for expansion and contraction.
.3 Thrust blocks shall be provided as required for proper anchorage and durability of the ring-tite pipe. (Refer to Details)

2.6 ADJUSTABLE ARC, ADJUSTABLE RADIUS, MATCHED PRECIPITATION RATE, MULTI-STREAM, MULTI-TRAJECTORY, ROTATING STREAM SPRINKLER

1. The sprinkler and nozzles shall be as indicated in the Irrigation Legend or approved equal.

2.7 ELECTRIC CONTROLLERS and ENCLOSURES

.1 The automatic controller shall be as indicated in the Irrigation legend.
.2 All wiring to and from the controller shall be through color-coded fittings.
.3 Contractor to install a grounding rod for all inclosure installed controllers per local electrical codes and manufacturers recommendations.

2.8 ELECTRIC CONTROL VALVES

.1 The electric remote control valve shall be as indicated in the Irrigation Legend. The valve pressure rating shall not be less than 200 psi.
.2 The valve shall be capable of being operated in the field manually without electricity using a bleed valve or equal.
.3 The valve shall be capable of being serviced in the field without removing it from the supply line.
.4 Provide waterproof plastic marker tags for all remote control valves. Tags shall indicate the respective controller station of each valve and 'purple-alert' notification if required.

2.9 DRIP IRRIGATION COMPONENTS

.1 Provide Drip Control Zone Kits as indicated in the Irrigation Legend.
.2 The drip tubing shall be as specified in the Irrigation Legend.

2.10 QUICK COUPLER VALVES

.1 The quick coupling valve shall be in the Irrigation Legend and have a two piece type capable of having a discharge rate of 15 gallons per minute (G.P.M.) with a pressure loss not to exceed 4.3 pounds per square inch (PSI).
.2 The valve body shall be constructed of heavy cast brass. The cover shall be a durable, protective self-closing rubber cover. When so specified, the cover shall be a locking rubber cover (LRC).
.3 The valve shall be opened and closed by a brass key of the same manufacturer having a 3/4" (MNPT) and 3/4 " (FNPT) outlet. The valve throat shall have a keyway with detent positions for regulating water flow.

2.11 WIRING, LOW VOLTAGE

.1 Connections between the controller and remote control valves shall be made with valve manufacturer's wire chart and specifications.
.2 Wiring shall occupy the same trench and shall be installed along with the same route as the pressure supply lines wherever possible.
.3 Where more than one wire is placed in a trench, the wiring shall be taped together at intervals of 10 feet.
.4 All splices shall be made using Scotch Lok Unipack waterproof sealing packets, Pen-Tite Connectors, or equal. An expansion loop of 18" shall be provided at each wire connection and directional turn.
.5 Sizing of wire shall be according to manufacturer recommendations, in no case less than AWG #12 gauge unless otherwise noted.
.6 Use a continuous wire between controller and remote control valves. Under no circumstances shall splices exist without prior written approval. Any splices allowed shall be installed in an approved box.
.7 All ground wires shall be white AWG #12 size unless noted otherwise.
.8 Provide spare orange wires from controller to the end each mainline branch in system as shown on the plans to be used as required as a spare. Label these wires as spare in the controller. Loop wires into each valve box along the mainline run.
.9 Provide a tracer wire over all new mainline installations.

2.12 BACKFLOW PREVENTERS

.1 Shall be Reduced Pressure type listed in the Irrigation Legend or approved equal.

2.13 VALVE BOXES

1. Valve boxes shall be used as durable, rigid enclosures for valves or other irrigation system components requiring subsurface protection for installation or maintenance.
The valve box shall be made of structural foam HDPE resin that is resistant to UV light, weather, moisture, and chemical action of soils.
2. The standard rectangular body shall have knock-outs molded into the sides that can be readily removed. The knock-outs shall remain an integral part of the body unless removed to run pipes or wires through the valve box.
3. The valve box shall have corrugated sides. Rectangular valve boxes shall have a grooved feature on one side, just below the lid at the top of the box, for inserting a shovel blade or other prying tool to provide easy lid removal. This is useful following compaction of the surrounding soil or after the eventual accumulation of thatch over the valve box.
4. Extension models shall have vertical ribs inside that make them capable of being mounted directly over the top of another box.
5. Boxes shall have a stepped feature on the bottom that securely interlocks two boxes together when mated bottom-to-bottom for use in a deep installation.
6. There shall be no hole in the valve box lid unless the bolt-hole knock-out is removed in order to use the locking bolt. Lids shall be green unless otherwise stated and have beveled
7. edges to minimize potential damage from lawn equipment. Lids shall be clearly marked with the words 'Irrigation Control Valve' molded onto the top. Lids shall have a marking area measuring at least 6" by 2" that is suitable for branding or other means of identification.
8. The locking bolt, washer, and clip shall be made of stainless steel.
9. The valve box shall be manufactured by Rain Bird Corporation, Azusa, California. or approved equal.

2.14 GATE AND BALL VALVES

Approved gate and ball valves shall be as indicated in the Irrigation Legend. Size and location shall be as indicated on Plan.

2.15 ELECTRICAL, HIGH VOLTAGE

.1 Power to and connection to the automatic controller shall be provided by the Client.
.2 All electrical equipment outside of buildings shall be Nema 3 type, waterproof for such installation.
.3 All high voltage work shall be installed under this section. Refer to Wiring, Low Voltage for additional information.

PART 3 - EXECUTION

3.1 GENERAL

.1 Layout:

.1 Layout irrigation systems and make minor adjustments required due to differences between site and drawings. Where piping is shown on drawings under paved areas, but running parallel and adjacent to planted areas, install the piping in the planted areas. All work called for on the drawings by notes shall be furnished and installed whether or not specifically mentioned in the specifications.
.2 Diagrammatic Intent:

.1 The drawings are essentially diagrammatic. The size and location of equipment and fixtures are drawn to scale where possible. Provide offsets in piping and changes in equipment locations as necessary to conform to present and future structures and to avoid obstructions or conflicts with other work.
.2 Coordinate the installation of all sprinkler materials, including pipe, with the landscape drawings, to avoid interfering with the trees, shrubs, other planting and other equipment being installed by the various trades.
.3 Do not willfully install the sprinkler system as indicated on the drawings when it is obvious in the field that unknown obstructions or grade differences exist, that might not have been considered in the engineering or if discrepancies in construction details, legend, or specific notes are discovered. All such obstructions or discrepancies should be brought to the attention of the Client's Representative. In the event this is not done, the Contractor must assume full responsibility for revisions necessary. Before any work commences, confer with the Client's Representative regarding general details of work of this contract.

.3 Grades:

.1 Before starting work, carefully check grades to determine that work may safely proceed, keeping within the specified material depths with respect to finish grade.

.4 Inspections:

.1 Prior to all work of this section carefully inspect the installed work of other trades and verify that all work is complete to the point where installation may properly commence.
.2 Verify that irrigation system may be installed in strict accordance with all pertinent codes and regulations, the original design, the referenced standards, and the manufacturer's recommendations.

.5 Discrepancies:

.1 In the event of discrepancy notify the Landscape Architect and Client's Representative. The Landscape Architect shall be responsible for the interpretation of any irrigation design questions.
.2 Do not proceed with installation in areas of discrepancy until all discrepancies have been resolved.
.3 Layout sprinkler heads and make any minor adjustments required due to differences between site and drawings. Any such deviations in layout shall be within the intent of the original drawings, and without additional cost to the Client. Layout shall be approved by the Client's Representative before installation.

.6 Field Measurements:

.1 Make all necessary measurements in the field to ensure precise fit of items in accordance with the original design. Contractor shall coordinate the installation of all irrigation materials with all other work.

.7 Materials:
.1 Materials shall be of first quality and of domestic manufacturer whenever possible unless otherwise noted.

3.2 WATER SUPPLY

Connections at the point of connection (POC) shall be at the approximate location(s) shown in the drawings. Minor changes caused by actual site conditions shall be made without additional cost to the Client.

3.3 TRENCHING

.1 Dig trenches and support pipe continuously on bottom of ditch. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings to the depths below finished grade and as noted. Where lines occur under paved areas, these dimensions shall be considered below subgrade.
.2 Provide minimum cover of 24 inches on pressure supply lines 4 inches and larger.
.3 Provide minimum cover of 18 inches on pressure supply lines 3 inches and smaller.
.4 Provide minimum cover of 18 inches for wires.
.5 Provide minimum cover of 12 inches for non-pressure lines.
.6 Provide minimum cover of 24 inches for all pipe sleeved under paving.
.7 Provide horizontal clearance between pipes per Trenching/ Sleeving Detail.
.8 Where it is necessary to excavate adjacent to existing trees, the Contractor shall avoid injury to trees and tree roots. Excavation in areas where 2 inch and larger roots occur shall be done by hand. All roots 2 inches and larger in diameter shall be tunneled under and shall be heavily wrapped with wet burlap to prevent scarring or drying. Where trenching machine is run close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making a clean cut through the roots. Roots 1 inch and larger in diameter shall be painted with two coats of Tree Seal or approved equal. Trenches adjacent to trees shall be closed within 24 hours.

3.4 BACKFILLING

.1 Initial backfill on all lines shall be of fine granular material with no foreign matter larger than 1 inch in size.
.2 Backfill shall be tamped in 4 inch layers under the pipe and uniformly on both sides for the full width of the trench and the full length of the pipe. Materials shall be sufficiently damp to permit thorough compaction, free of voids. Backfill shall be compacted to dry density equal to adjacent undisturbed soil and shall conform to adjacent grades.
.3 Flooding in lieu of tamping is not allowed without specific prior approval.
.4 Under no circumstances shall truck wheels be used to compact soil.
.5 Provide sand backfill a minimum of 4 inches over and under all piping under paved areas.

3.5 PIPING

.1 Piping under existing pavement may be installed by jacking, boring, or hydraulic driving. No hydraulic driving is permitted under asphaltic concrete pavement.
.2 Cutting or breaking of existing pavement is not permitted.
.3 Carefully inspect all pipe and fittings before installation, removing dirt, scale, and burrs and reaming; install pipe with all markings up for visual inspection and verification.
.4 Exercise care in handling, loading, unloading, and storing plastic pipe and fittings; store plastic pipe and fittings under cover until ready to install; transport plastic pipe on a vehicle with a bed long enough to allow the pipe to lay flat, avoid undue bending and any concentrated external load.
.5 Remove all dented and damaged pipe sections
.6 Contractor shall install concrete thrust blocking at all changes of direction and terminal points of pressure pipe when indicated in plans.
.7 All lines shall have a minimum clearance of 4 inches from each other and 6 inches from lines of other trades.
.8 Parallel lines shall not be installed directly over one another.
.9 PVC pipe shall be snaked in a manner which will provide for expansion and contraction as recommended by the pipe manufacturer installed label up.
.10 In solvent welding, use only the specified primer and solvent cement and make all joints in strict accordance with the manufacturer's recommended methods; allow solvent welds at least 15 minutes setup time before moving or handling and 24 hours curing time before filling.
.11 360 degree applicators shall be used to apply primer and solvent on sizes 2-1/2 inches and larger.
.12 Centerload all plastic pipe prior to pressure testing.
.13 All threaded plastic to plastic connections shall be assembled using Teflon tape.
.14 For plastic to metal connections, work the metal connections first. Use a non-hardening pipe dope on all threaded plastic to metal connections, except where noted otherwise.
.15 Main lines shall be tested in place before backfilling for a period of not less than four (4) hours and shall show no leakage or loss of pressure. During the test period, minimum test pressure, at the highest point of the section being tested, shall be 150 pounds per square inch. Center filling of pipe lengths is allowed.

3.6 RING-TITE PCV INSTALLATION

.1 Except as may be noted in other parts of the Specifications or on the drawings, installation of Ring-Tite pipe and connecting fittings shall be outlined in manual as furnished by pipe manufacturer, or as set forth by the Johns-Mansville Company Manual #772-62A. This shall include, but not be limited to, the installation of the pipe at the proper depth and the correct location of concrete thrust blocks of adequate sizes. Contractor shall make available the services of the manufacturer's representative at the start of the installation and during construction.

3.7 SPRINKLERS

.1 All nozzles on sprinklers shall be tightened after installation. All sprinklers having an adjustment stem shall be adjusted on a lateral line for the proper radius, diameter and/or gallonage per approval of the Client's Representative.
.2 Sprinkler heads and risers shall be installed according to details for final approval.
.3 Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommendation by the manufacturer.

3.8 VALVES

.1 Remote control valves shall be adjusted in order that a uniform distribution of water is applied by the sprinkler heads to the planting areas for each individual valve system.
.2 Quick coupling valves shall be set approximately 12" from walks, curbs, header boards, or paved areas where designed. Refer to installation detail. Place quick couplers in valve boxes.

3.9 VALVE BOXES

.1 Valve boxes shall be set one inch (1") above the designated finish grade in lawn areas and three inches (3") above finish grade in ground cover areas.
.2 Valve boxes installed near walks, curbs, header boards, and paving shall not abut those items. Top surfaces shall be flush with, and perpendicular to, items listed above.
.3 Valve boxes shall be installed in shrub planters, not in turf areas whenever possible, unless otherwise approved.

3.10 CONTROLLER LOCATION AND INSTALLATION

.1 The automatic controller shall be installed at the approximate location shown on the Plan, unless otherwise instructed by the Client's Representative.
.2 All local and other applicable codes shall take precedence in connecting the 120 volt electrical service to the controller. Client shall provide power to controller. Irrigation Contractor shall complete hook-up to controller.
.3 There shall be adequate coverage of earth (18" minimum) over the 24-volt control wire. Bundle and tape wires at 10' O.C. and install adjacent to mainline.

3.11 BACKFLOW PREVENTER

.1 The backflow prevention units shall be installed as shown on Plans and Details. Backflow prevention units shall be installed per local codes including certification.

3.12 ASSEMBLIES

.1 Install all assemblies specified herein according to the respective detail drawings or specifications, using best standard practice.
.2 Install the backflow assembly at the height required by local codes.
.3 Routing of pressure supply lines as indicated on drawings is diagrammatic. Install lines (and various assemblies) to conform with the details on the plans.
.4 Brass pipe and fittings shall be assembled using Teflon dope, or equivalent, applied to the male threads only. This is also true of plastic pipe and threaded fittings.

3.13 FLUSHING THE SYSTEM

.1 After all new sprinkler PVC piping, poly tubing and risers are in place and connected, all necessary work has been completed and prior to the installation of sprinkler heads, control valves shall opened and a full head of water used to thoroughly flush out the system.
.2 At the conclusion of a system flushing, the heads shall be installed and tested for operation in accordance with design requirements under normal operating pressure. Contractor shall verify head pressures with pilot tube and adjust valve to correspond with design pressure.

3.14 ADJUSTING THE SYSTEM

.1 Contractor shall adjust valves, align heads, and check coverage of each system prior to coverage test.
.2 If it is determined by the Client's Representative that additional adjustments or nozzle changes will be required to provide proper coverage, or reduce overspray, all necessary changes or adjustments shall be made prior to any planting at no additional cost to the Client.
.3 The entire system shall be operating properly before any planting operations commence.
.4 Contractor to adjust all bubblers, emitters, sprayheads and driplines to assure no flooding occurs causing erosion to the slopes. Any erosion caused by incorrectly adjusted irrigation or controller shall be repaired by the contractor at no additional cost to the Client.

3.15 COVERAGE TEST

.1 When the sprinkler system is completed, perform a coverage test in the presence of the Client's Representative to determine if the water coverage for planting areas is complete and adequate. The Contractor shall furnish, at his or her cost, all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans, or where the system has been willfully installed when it is obviously inadequate if not brought to thee Client's attention before installation. This test shall be accomplished before planting begins.

3.16 HYDROSTATIC TEST

.1 All Hydrostatic tests shall be made only in the presence of the Client's Representative, or other duly authorized representative of the Client. No pipe shall be backfilled until it has been inspected, tested, and approved in writing. Pressure supply lines shall be tested under a hydrostatic pressure of 150 pounds per square inch for a period of four hours.

3.17 COMPLETION CLEANING

.1 Upon completion of each phase of work, Contractor shall smooth all ground surfaces; remove excess materials, rubbish, debris, etc.; sweep adjacent streets, curbs, gutters, walkways, and trails; and remove construction equipment from the premises.

* * * * END OF SECTION * * * *

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

Sheet Printed:Tuesday, June 17, 2025 4:19:54 PM

APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124537 INC:
REVIEWED FOR
SS ☐ FLS ☐ ACS ☑
DATE: 08/15/2025

PCH ARCHITECTS

ARCHITECT STAMP

REGISTERED ARCHITECT
JAMES M. PICKEL
NO. C13951
REN. 10-31-25
STATE OF CALIFORNIA

CONSULTANT STAMP

REGISTERED LANDSCAPE ARCHITECT
SHAWN T. BUECHLER
10/26
6/17/25
2725
STATE OF CALIFORNIA

CONSULTANT LOGO

STB LANDSCAPE ARCHITECTS, INC.
15 SOUTH 5TH STREET
REDLANDS, CALIFORNIA 92373
PH 909.798.7450 FAX 909.307.8235
CA LIC. NO. 2725 NV LIC. NO. 466
LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGNS
LOW VOLTAGE LIGHTING

EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO.	DATE	ISSUE

PROJECT NO.
25-02

DRAWN BY
CR

CHECKED BY
STB

DATE
6/17/25

DRAWING TITLE

IRRIGATION SPECIFICATIONS

LIS-1

PLANTS AND GROUND COVERS

1.1 GENERAL

.1 Provide trees, plants, ground covers, import soil, wood mulch, tree pruning and equipment as shown and specified. The work includes but is not limited to:

- .1 Soil testing and analysis per notes on plans.
- .2 Trees, shrubs, and ground covers.
- .3 Planting mixes and amendments.
- .4 Stone/Wood mulch and planting accessories.
- .5 Maintenance.
- .6 Weed and rodent control.
- .7 Pruning of existing trees to remain.
- .8 Removal of trees/shrubs/concrete per plans.
- .9 Product Submittals for plant materials (provide photos of all plants), including but not limited to; tree stakes, root deflector fabric, soil amendments, fertilizers, boulders, rock mulches, etc.

1.2 GUARANTEE:

.1 All trees installed under this contract shall be guaranteed against any and all poor, inadequate or inferior materials and/or workmanship for a period of one (l) year.
.2 During the guarantee period, any material found to be dead, missing, or in poor condition shall be replaced by the Contractor within ten (10) days of written notification. The Client's authorized representative shall be the sole judge as to the condition of the material.
.3 Replacement shall be made in accordance with these specifications and the plans.
.4 Material and labor involved in replacing plant material shall be provided by the Contractor at no additional cost to the Client.

1.3 INSPECTIONS:

.1 Inspections will be required. The Contractor shall contact the Client Representative at least 72 hours (3 working days) in advance of an anticipated inspection. An inspection will be required at each of the steps listed below:

- .1 Upon completion of fine grading for acceptance of fine grading work prior to installation of irrigation systems.
- .2 When trees and shrubs are spotted for planting, but before planting holes are excavated.
- .3 When planting and all other indicated or specified work has been completed.
- .4 During application of pre–emergent chemical.
- .5 At start of plant establishment and maintenance period, current with final acceptance of the project for maintenance by the Client. This acceptance for maintenance will be confirmed in writing by the Client's Representative.

1.4 SUBMITTALS:

.1 The following written certifications are required to be submitted to the Client's Representative upon delivery of the respective materials to the job site:

Total Quantity of commercial fertilizers by type
Total Quantity of import soil, soil amendments and conditioners by type
Total Quantity of decomposed granite, stone and wood mulch

.2 The Contractor shall provide to the Client's Representative a complete submittal package of cut–sheets describing all planting materials to be used, including pictures of all plants and boulders as called out in the approved landscape construction documents prior to beginning work. Contractor shall also submit the required soils test results and supply a one pound sample of all mulches and amendments–if different than as specified on plans.

2.1 FERTILIZER, SOIL AMENDMENTS AND CONDITIONERS:
.1 Planting Packets: (BEST–PAKS) Controlled–release 12 month fertilizer planter packets having an analysis of 20–10–5 derived from the sources listed in the following guaranteed analysis.

GUARANTEED ANALYSIS
Total Nitrogen (N)........................20%
Available Phosphoric Acid (P2 05).........10%
Derived from calcium phosphate
Soluble Potash (K2 O).....................5%
Iron (expressed as elemental Fe)...........(.9)%

.2 Organic Soil Amendment: Shall be Custom Amendment Mix (WCP33) as available from Earthworks at (951) 782–0260 or approved equal. Material containing pine, or other materials will not be accepted. Provide a 1 pound sample to the Landscape Architect for approval.
.3 Organic Fertilizer shall consist of Establish as available from Earthworks at (951) 782–0260 or approved equal.

2.2 PLANTS:

.1 All plants shall be true to name, and one of each bundle or lot shall be tagged with the name and size of plants in accordance with the standards of practice recommended by the American Association of Nurserymen. The root condition of plants furnished in containers shall be determined by removal of earth from the roots of not less than two plants nor more than 2% of the total number of plants of each species or variety except when containergrown plants are from several different sources: in which case, the roots of not less than two plants of each species or variety from each source shall be checked by the Client Representative at his option. The selection of plants to be checked will be made by the Client Representative. All plants rendered unsuitable for planting shall be considered as samples, and replacements shall be provided at no additional cost. In case the sample plants are found to be defective, the entire lot or lots of plants represented by the defective samples will be rejected.
.2 All shrubs supplied by Contractor shall be of the specified standard height and diameter set by the American Standard for Nursery Stock.
.3 As soon as the work contract has been executed between the Client and the Contractor, Contractor shall immediately make arrangements for ordering all plant materials. Some of the plant materials will require additional lead time in order to arrive on site to meet any required schedules.

2.3 BACKFILL MATERIAL:

.1 Topsoil shall be free of noxious weed seeds and shall be of a loam characteristic, fertile and friable.

.2 Organic amendments shall consist of Custom Amendment Mix (WCP33) as available from Earthworks at (951) 782–0260 or approved equal. Provide a 1–pound sample to the Landscape Architect for approval.
.3 Soil used for backfill of planting pits shall be enriched using the following blend per cubic yard:
70% site soil, 30% Custom Amendment Mix (WCP33)
Fertilizers as recommended by the soils testing results

3.1 LANDSCAPE GRADING:

.1 The Contractor shall complete preliminary grading as indicated on the plans, removing existing soil and filling as needed bringing all areas to be landscaped within .1 foot of finish grade after amending. Soil displaced during planting shall be removed from site if leaving it would impact the finish grade depths.

3.2 SOIL PREPARATION:

.1 All fine grading and all weed control measures shall be completed prior to soil preparation.
.2 All landscape areas shall be finish graded to dress out maintain, and/or reestablish grades and flow lines as approved prior to amending the soil. Finish grades will be inspected upon completion. Contractor shall not proceed with planting work until finish grades have been inspected and accepted by the Client's Representative.
.3 Unless otherwise indicated on the plans or soils report, all lawn and flatted ground cover areas shall receive 4 cu. Yards of Custom Amendment Mix (WCP33) and 90 lbs. per 1000 s.f. of Establish rototilled into the top six inches of soil in two directions. WCP33 and Establish available thru Earthworks. (951) 782–0262

3.3 WEED CONTROL MEASURES:

.1 Existing grass and weeds shall be killed with a contact herbicide. Once dead, remove all existing grass and roots and weeds from the site prior to new planting. Pre–germinate all weeds by overhead watering for minimum of once a day for one week. After complete germination–spray with a contact herbicide and remove dead weeds/roots in all planting beds. Root systems shall be removed as needed to guarantee the plant material will not grow back.
.2 After planting, prior to any decomposed granite, stone or wood mulch placement, treat all planter areas with a pre–emergent herbicide. If pre–emergent herbicide is not applied prior to the mulch placement, mulch shall be removed, the herbicide applied and the mulch reinstalled.
.3 Any chemicals applied shall be as directed by a licensed Pest Control Agent. This treatment shall be applied at the times recommended by the manufacturer. The Client's Representative shall be given a minimum of 72 hours (3 working days) notice prior to each application. No chemicals shall be applied other than in the presence of the inspector.

3.4 FINISH GRADING:

.1 After completion of all weed removal/soil preparation work the Contractor shall finish grade all planting areas filling as needed or removing surplus dirt, removing rocks and debris over 1 inch in diameter, and floating to a smooth uniform grade. All areas shall slope to drain. Flow lines shall be established to existing drain inlets or swales as shown on the grading plans and as directed by the Client's Representative.
.2 When conditions detrimental to plant growth are encountered, such as rubble fill, natural rocky conditions or adverse drainage conditions, notify the Architect and Landscape Architect before planting.

3.5 PLANTING:

.1 Trees and Shrubs: The location of each plant is as shown and may be scaled from the plan unless the Landscape Architect designates otherwise. Maintain a distance from all hardscape elements and ground covers of one–half of the spacing indicated in the planting legend or 1/2 the scaled diameter of the shrub.
.2 Plant holes shall be dug to size as indicated in the drawings. Before trees or shrubs are set in the holes, a water test should be made as follows:

- .1 All plant holes shall be filled to the brim with water and allowed to drain before any planting is done. If water does not drain out of hole within 24 hours, this fact must be brought to the attention of the Client's Representative so that corrections can be made. Correctional work shall be considered as an extra, at additional expense.
- .2 Soil surrounding planting pit shall be in a friable condition and moist to a depth of 8". Distribute backfill uniformly throughout the entire depth of the plant hole without clods or lumps. After the planting holes have been backfilled, jet water into the backfill with a pipe or tube inserted into the bottom of the hole until the backfill material is saturated for the full depth. If the backfill material settles below this level, add additional backfill to the required level. If a plant settles deeper than shown, replant it at the required level.
- .3 Backfill using specified soil mix to within 6" of finish grade. At this depth, place the plant fertilizer packs as specified on the drawings. Refer to plans for packet quantities. Complete backfilling to finish grade.
- .4 Where shrubs and groundcovers are shown to be planted in groups, the outer rows directly adjacent to the nearest roadway or highway fence must be parallel to the nearest roadway or highway fence. Stagger shrubs and groundcovers in adjacent rows. Adjust the alignment of the plants within the outer rows.
- .5 Where a vine is to be planted against a wall or fence, plant it as close as possible to the wall or fence. If a vine planted next to a wall is to be staked, stake and tie the vine at the time of planting. A vine planted next to a fence must be tied to the fence at the time of planting.

3.6 MULCHES:

.1 Mulches shall be as specified on the plans. Provide a 2–pound sample of each variety to the Landscape Architect for approval prior to installation if it differs from what is specified on the plans.
.2 All mulched areas are to be treated with a pre–emergent chemical prior to the installation of the stone mulches (see 3.3.2).
.3 Following planting, shrub areas shall be re–graded to restore smooth finish grade and to ensure proper surface drainage. Watering shall begin immediately following mulching or as needed during operations to sustain the plant materials.
.4 Decomposed granite mulches to be rolled and compacted as recommended by the manufacturer after installation.
.5 After planting, any areas showing erosion shall have an approved erosion control matting installed as needed. Matting shall be equal to Western Excelcior "C–44". Provide samples to the Landscape Architect for approval. Install per manufacturer's recommendations.
.6 When necessary to prevent plant damage from pedestrian traffic during the initial growing stage, the Contractor shall erect temporary protective fencing to be removed at the end of the plant establishment period.

3.7 WATERING;

.1 It shall be the Contractor's responsibility to maintain a balanced watering program to ensure proper growth until final acceptance of the work.
.2 Immediately after planting apply water to each individual shrub. Apply water in a moderate stream in the planting hole until the material around the roots is completely saturated from the bottom of the hole to the top of the ground.
.3 Apply water in sufficient quantities and as often as seasonal conditions require, to keep the planted areas moist at all times, well below the root system of plants.
.4 Irrigation:

- .1 Contractor shall properly maintain the irrigation system. A balanced water program shall be maintained to ensure proper growth until final acceptance of the work. Plants which cannot be watered efficiently with the irrigation system shall be watered with a hose.
- .2 All controllers are to have each station individually adjusted on a minimum of a weekly basis. System shall be set considering the application rate each area is capable of receiving. The irrigation system shall operate on short intervals with the cycle repeating at a later time to reduce runoff.

3.8 MAINTENANCE;

.1 All areas landscaped by Contractor under this contract shall be maintained by him for a minimum plant establishment period of not less than forty–five (45) days from the date of written acceptance for start of the plant establishment period.
.2 Areas sodded or seeded after October 1st will be accepted the following spring, approximately one (1) month after the start of growing season, May 1st or as determined by the Architect.

3.9 START OF PLANT ESTABLISHMENT:

.1 Criteria for start of plant establishment period:

- .1 The plant establishment period shall not start until all elements of the project that impact the landscape are completed in accordance with the contract documents.
- .2 Permanent power to the controller shall be established.
- .3 The plant establishment period for the project shall not begin until the Project Inspector has approved the installation of all materials.
- .4 Written acceptance by the Client's Representative must be obtained prior to the start of the plant establishment period.
- .5 If the project maintenance fails to continuously meet standards required, the plant establishment period day count will be suspend and will not recommence until Contractor has corrected all deficiencies.

3.10 MAINTENANCE TASKS:

.1 General:
- .1 During the contract period provide all watering, weeding, fertilizing and cultivation, and spraying necessary to keep the plants in a healthy growing condition and to keep the planted areas neat, edged, and attractive. All plants planted under the contract shall be pinched and pruned as necessary to encourage new growth and to eliminate sucker growth.

.2 Iron Chlorosis:

- .1 After planting and during the plant establishment period in the event that plants exhibit iron chlorosis symptoms, apply FE 138Geigy or equivalent at manufacturers recommended rates.

.3 Replacement Plantings:

- .1 During the plant establishment period, should the appearance of any plant indicate weakness, that plant shall be replaced immediately with a new, healthy plant. At the end of the plant establishment period, all plant materials shall be in a healthy, growing condition and spaced as indicated on the plans.

.4 Planting Establishment:

- .1 Any planting areas that do not show a prompt establishment of plant material shall be replanted at 10 day intervals until the plant material is established. If a good rate of growth has not been demonstrated within 30 days of first planting, the Contractor shall be responsible to determine the appropriate horticultural practices necessary to obtain good growth. The Contractor shall obtain agronomic soils testing, at their cost, of all areas not showing good growth and shall provide copies of the test results to the Client to verify the appropriateness of all maintenance work performed. If additional soil amendments or fertilizers are needed, up to a maximum 30% beyond the amount specified, such amendments shall be provided by the Contractor at no additional cost to the Client.

.5 Grading And Drainage:

- .1 During the plant establishment period all flow lines shall be maintained to allow for free flow of surface water. Displaced material which interferes with drainage shall be removed and placed as directed. Low spots and pockets shall be graded to drain properly. Erosion control netting shall be installed at flow lines and other locations where erosion is evident at no additional cost to the Client, when directed by the Project Inspector.

.6 General Conditions:

- .1 Damage to planting areas shall be repaired immediately and throughout the plant establishment period. Depressions caused by vehicles, bicycles, or foot traffic shall be filled and leveled. Replant damaged areas.
- .2 All paved areas shall be cleaned and maintained in a neat and clean condition at all times.
- .3 Any subsurface drains with the project area shall be periodically flushed with clear water to avoid build up of silt and debris. Keep all drain inlets clear of leaves, trash, and other debris.
- .4 Throughout the plant establishment period, all plants shall be maintained in a disease and pest free condition at the Contractor's expense. A licensed pest control operator shall be retained by the Contractor to recommend and apply all pesticides, herbicides, and fungicides. Exterminate gophers, moles, and all other rodents, and repair damage as soon as evidence of rodent activity is noticed.
- .5 Debris and trash shall be removed from the site daily at a minimum.

3.11 EXISTING TREE CARE PRUNING:

.1 Contractor shall have all existing trees evaluated and pruned by an I.S.A. Board Certified Arborist per "ANSI a330 part1, Pruning", published by the Tree Care Industry Association. Pruning shall remove dead branches, crossing branches and minor "lacing" of the tree canopies. Pollarding of trees is not permitted. Arborist shall meet with the Project Representative prior to any pruning work done to discuss the level of pruning required. One tree of each species shall be pruned for approval and to provide a representation of the pruning to be accomplished on all trees. Pruning shall be accomplished after utilities installation and fine grading but prior plant installation.

.2 All trenching for sprinklers, electrical, or other predominant features should be carefully considered to limit the affect upon the trees. Trenches should be laid out wherever possible to run in lines radiating out from the trunks of adjacent trees as opposed to lines perpendicular to those lines radiating from the trunks. Any necessary trenching within the drip lines shall be done by hand to allow for cutting of any uncovered roots. Wherever possible, trenches could be dug under large roots that are found above the necessary depth of the trenches leaving viable root tissues in place wherever possible. Root ends should be cut smoothly by means of loppers or hand saws. Root pruning shall be followed within 24 hours by a soil drench which includes ROOTSTM concentrate, and Dyna–GrOTM "Grow 7—9—5" or equivalent hydroponically balanced mineral concentrate. ROOTSTM concentrate is to be diluted 50:1 (2 oz. per gal.) and then applied at the rate of 1 gallon (i.e., 2 oz. of concentrate.) per caliper–inch of trunk diameter. If Dyna_GrOTM is the mineral additive used, it can be included with the ROOTSTM solution, in a 750:1 dilution (1 tsp. per gal.). Application shall be made in the presence of the Client's Representative. No roots 1–inch or larger are to be cut without the approval of the owner's representative. See Irrigation Specifications.

.3 All personnel on the site shall abide by the following specifications to avoid damage to the trees:

- .1 No vehicles shall be parked or driven within any zone of protection.
- .2 No materials shall be stacked within any zone of protection. All staging areas shall be at a distance of 10 feet or more beyond any tree canopy.
- .3 No concrete slurry, paints or any other liquid construction wastes shall be poured upon the soil surface within 20 feet of any tree. All construction wastes should be disposed of offsite.
- .4 No objects shall be fastened to or hung from trees, except as needed in the course of pruning or other tree maintenance work.
- .5 No excavation, trenching or grade changes shall be effected within any zone of protection, except as approved by the Arborist, 'in collaboration with appropriate agents such as engineers or representatives of the general contractor, the Client, etc.
- .6 No heavy equipment shall be operated in a manner to produce physical impact with any visible part of any tree designated for preservation.
- .7 No branch removal or clearance pruning of any kind shall be performed except as prescribed or approved by the arborist.
- .8 Any construction related damage to trees observed by the Client's Representative shall be reported in writing, with assessment of the dollar value of the damage and recommended indemnification and/or corrective action, the report to be presented to appropriate representatives of the general contractor and the Client.

3.12 DEBRIS REMOVAL:

1. Contractor shall remove all trash, weeds and plant debris within the project area and recycle or dispose of in a legal manner prior to applying any stone or wood mulches.

3.13 END OF PLANT ESTABLISHMENT PERIOD:

.1 When the Contractor believes he has completed the plant establishment period and the entire project is ready for final acceptance, he shall request inspection of the project. The Client's Representative will inspect the project for final acceptance. Deficiencies noted during inspection shall extend the plant establishment period until all are corrected.
.2 All planting areas shall show a good rate of growth and shall be well established filled in plantings free of voids. Bare areas will be unacceptable.
.3 Final Acceptance shall occur only upon written acceptance of the project for maintenance by the Client's authorized representative.

3.14 CLEAN UP:

.1 Upon completion of each phase the work, the Contractor shall smooth all ground surfaces; remove excess materials, rubbish, debris, etc.; sweep adjacent streets, curbs, gutters, walkways, and remove construction equipment from the premises.

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EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO.	DATE	ISSUE

PROJECT NO.
25-02

DRAWN BY
CR

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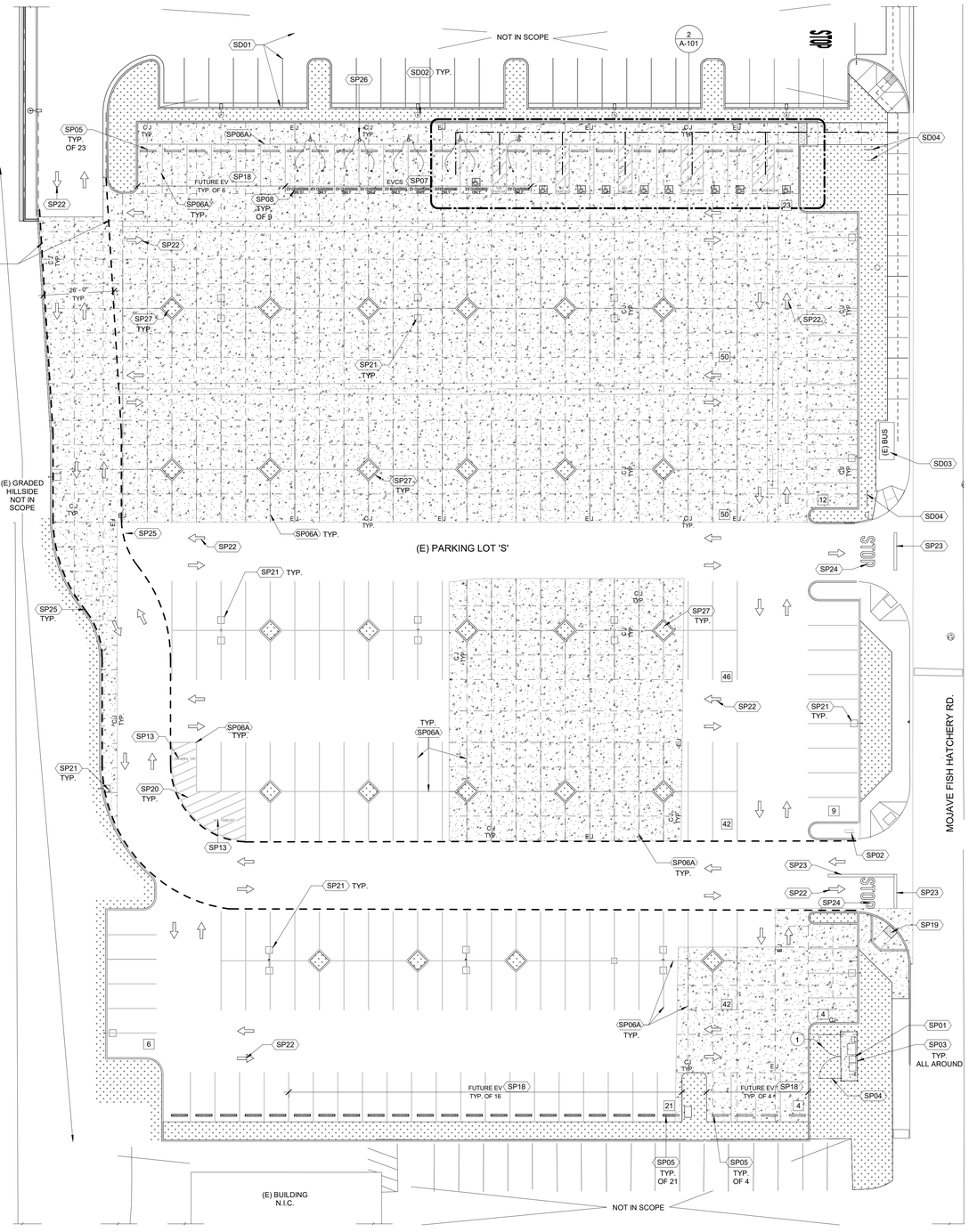
STB

DATE
6/17/25

DRAWING TITLE

PLANTING SPECIFICATIONS

LPS-1



1 SITE PLAN
1" = 20'-0"

#	GATE SCHEDULE							
GATE NO.	GATE SIZE (WIDTH X HT.)	DETAIL NO.	MATERIAL	HARDWARE GROUP	PANIC HARDWARE (Y/N)	CLOSER (Y/N)	KNOX PADLOCK (Y/N)	REMARKS	COMMENTS
1	8'-0" X 8'-0" PAIR	17/A-102	GALVANIZED CHAIN LINK	N/A	N	N	N	MAINTENANCE GATE WITH DROP ROD & FORK LATCH	1

GATE COMMENTS:
1. NON-ACCESSIBLE GATE TO BE OPERATED BY MAINTENANCE PERSONNEL ONLY.

GENERAL NOTES

1. ALL ITEMS ARE EXISTING TO REMAIN AND BE PROTECTED IN PLACE, UNLESS NOTED OTHERWISE.
2. SEE CIVIL DRAWINGS FOR SITE EXCAVATION, GRADING, DRAINAGE, WATER, SEWER, PAVING, HORIZONTAL AND VERTICAL CONTROL, AND ADDITIONAL SITE AND CONSTRUCTION INFORMATION.
3. SEE ELECTRICAL PLANS FOR SITE POWER, LIGHTING, EV EQUIPMENT AND OTHER ELECTRICAL INFORMATION.
4. INSTALLATION OF FUTURE EV CHARGING STATIONS AND ASSOCIATED CONSTRUCTION ARE TO BE SUBMITTED TO THE DEPARTMENT HAVING JURISDICTION UNDER A SEPARTE APPLICATION AND MAY NOT BE INSTALLED UNTIL THE SEPARATE APPLICATION IS APPROVED FOR CONSTRUCTION.
5. SEE LANDSCAPING PLANS FOR PLANTING & IRRIGATION.
6. FOR SAKE OF CLARITY, CONTROL AND EXPANSION JOINTS DRAWN ON THIS SHEET MAY HAVE BEEN OMITTED WHEN OVERLAPING PAVEMENT STRIPING FOR VEHICLE PARKING SPACES.

PARKING SPACE CALCULATIONS

EXISTING: 116
ADDED: 194
GRAND TOTAL: 310

BREAKDOWN:
REQ. EVCS = 35 (OVERALL, BASED ON ADDED PARKING SPACES)
REQ. EVSE = 9 (CHARGERS)
REQ. EVCS = 35 - 9 = 26 (FUTURE)
EVCS: 35 (INCLUDED 6-EVSE & 3-ADA EVSE)

REQ. ACCESSIBLE: 8 (INCLUDED 2-VANS)
STANDARD STALLS: 310 - (35 + 8) = 267

PARKING RATIO (CBC 2022, TABLE 11B-208.2)

PARKING AREA	STANDARD SPACES	REQ. ACCESSIBLE STD. SPACES	REQ. ACCESSIBLE VAN	TOTAL SPACES
PARKING LOT "S" (EXISTING + ADDED)	302	6	2	310

EVCS & EVSE PARKING RATIO (2022 CGBSC, TABLES 5.106.5.3.1 & 11B-228.3.2.1)

PARKING AREA	ADDED SPACES	REQ. EVCS (FUTURE)	REQ. STD. EVSE - CHARGING STATIONS	REQ. VAN ACC. EVSE - CHARGING STATIONS	REQ. STD. ACC. EVSE - CHARGING STATIONS	REQ. AMBULATORY ACC. EVSE - CHARGING STATIONS	TOTAL REQ. EVSE / CHARGING STATIONS
PARKING LOT "S" (EXISTING + ADDED)	194	26	6	1	1	1	9
PARKING LOT "S" (EXISTING + ADDED)	194	26	6	1	1	1	9

SITE PLAN KEYNOTES

SD01	(E) PARKING LOT PAVEMENT, STRIPING, AND CURBS PER A# 04-119954 TO REMAIN, PROTECT IN PLACE.
SD02	(E) PARKING LOT POLES PER A# 04-119954 TO REMAIN.
SD03	(E) PUBLIC BUS STOP, SIGNAGE & APPARATUS TO REMAIN.
SD04	(E) DOUBLE CHECK DETECTOR ASSEMBLY TO REMAIN.
SP01	ELECTRICAL ENCLOSURE & EQUIPMENT, SEE ELECTRICAL PLANS FOR MORE INFORMATION.
SP02	(E) ENTRY / TOW-AWAY SIGN TO REMAIN. SEE DETAIL 8/A-103 FOR COMPLIANCE.
SP03	6' CHAIN LINK FENCE PER 17/A-102.
SP04	SITE GATE PER GATE SCHEDULE, SHT. A-101.
SP05	6' PRECAST CONCRETE WHEEL STOP PER DETAIL 10/A-102.
SP06A	4" WIDE WHITE PAVEMENT STRIPING, U.N.O. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
SP06B	4" WIDE FEDERAL STANDARD BLUE PAVEMENT STRIPING, SEE CIVIL DRAWINGS FOR MORE INFORMATION.
SP07	ELECTRIC VEHICLE CHARGING STATION WITH 4" WIDE GREEN PAVEMENT STRIPING, U.N.O. SEE ELECTRICAL AND CIVIL PLANS FOR MORE INFORMATION.
SP08	12" HIGH GREEN LETTERING, "EV CHARGING ONLY".
SP09	EV CHARGING STATION, STANDARD ACCESSIBLE STALL WITH 4" WIDE GREEN PAVEMENT STRIPING.
SP10	EV CHARGING STATION, VAN ACCESSIBLE STALL WITH 4" WIDE GREEN PAVEMENT STRIPING.
SP11	EV CHARGING STATION, AMBULATORY STALL WITH 4" WIDE GREEN PAVEMENT STRIPING.
SP12	EV ACCESSIBLE AISLE WITH 4" CONTRASTING GREEN PAVEMENT PAINTED BORDER AND WHITE CROSSHATCHING AT 36" O.C. MAX. (STRIPING NOT TO BE FEDERAL STANDARD BLUE.)
SP13	12" HIGH WHITE LETTERING, "NO PARKING". CROSSHATCH PAINTING NOT TO ENCROACH LETTERING.
SP14	ACCESSIBLE VAN PARKING SIGN AND POST PER 2/A-103.
SP15	ACCESSIBLE PARKING SIGN AND POST PER 4/A-103.
SP16	ACCESSIBLE ACCESS AISLE WITH 4" FEDERAL STANDARD BLUE PAINTED BORDER AND 4" WHITE OR CONTRASTING CROSSHATCHING PAVEMENT PAINT AT 45 DEG., 36" O.C. MAX.
SP17	PAINTED I.S.A. PARKING SYMBOL PER 11/A-103.
SP17A	GREEN PAINTED I.S.A. PARKING SYMBOL PER 11/A-103, SIM.
SP18	FUTURE EV PARKING SPACE, SEE ELECTRICAL PLANS FOR MORE INFORMATION.
SP19	4'-0" WIDE MIN. X 3'-0" LENGTH TRUNCATED DOMES PER 23/A-102.
SP20	4" WIDE WHITE PAVEMENT CROSSHATCH STRIPING AT 30-45 DEG., 36" O.C. MAX.
SP21	SITE LIGHTING, SEE ELECTRICAL PLANS FOR MORE INFORMATION, TYP.
SP22	PAINTED DIRECTIONAL TRAFFIC ARROW PER CIVIL DRAWINGS. TYP.
SP23	RESTORE PAINTED TRAFFIC LINE PER CIVIL DRAWINGS.
SP24	RESTORE PAINTED "STOP" LETTERING PER CIVIL DRAWINGS.
SP25	PAINTED FIRE LANE PER FIRE ACCESS. SHT. G-1, TYP.
SP26	EV CHARGING UNIT WITH FOUNDATION AND PULL BOX SET FLUSH TO PAVEMENT, SEE ELECTRICAL FOR MORE INFORMATION TYP.
SP27	CONC. CURB TREE WELL, SEE CIVIL AND LANDSCAPING PLANS, TYP.

LEGEND

- (E) ACCESSIBLE PATH OF TRAVEL PER A# 04-119954
- ACCESSIBLE PATH OF TRAVEL, 4'-0" WIDE MIN. CONC. OR A.C. PAVED
- ### PARKING COUNT
- # SITE GATE, SEE GATE SCHEDULE, THIS SHEET.
- EV CHARGING STATION ARROW INDICATES FACE OF UNIT, CURVED LINES INDICATES SPACE SERVED.
- (E) PAVING TO REMAIN, PROTECT IN PLACE
- LANDSCAPING & IRRIGATION PER LANDSCAPING PLANS
- CONC. PAVING PER CIVIL PLANS CONTROL JOINT (CJ) & EXPANSION JOINT (EJ) SEE CIVIL PLANS

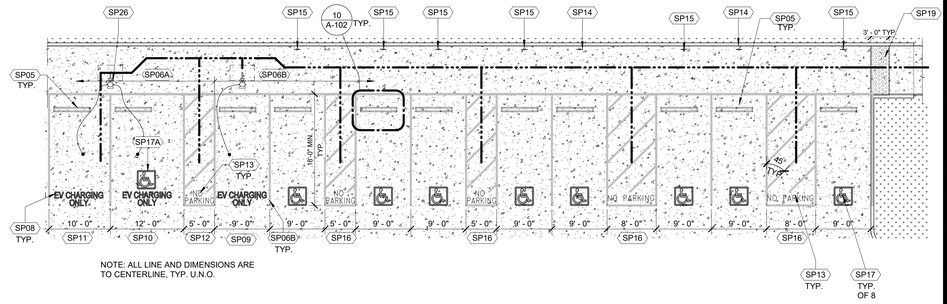
PATH OF TRAVEL (P.O.T.) NOTES

AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT TO VERIFY THERE ARE NOT BARRIERS IN THE PATH OF TRAVEL AND PATH OF TRAVEL COMPLIES WITH CBC 11B-206.

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT

THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT 1) HAVE BEEN IDENTIFIED AND 2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS, AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE SO INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGHT INTO COMPLIANCE WITH CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.



NOTE: ALL LINE AND DIMENSIONS ARE TO CENTERLINE, TYP. U.N.O.

2 ENLARGED SITE PLAN - ACCESSIBLE PARKING
1" = 10'-0"

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DATE: 08/15/2025

PCH ARCHITECTS

ARCHITECT STAMP — CONSULTANT STAMP

CHRISTOPHER A. JOSEPH
NO. C33951
REN. 10-31-26
STATE OF CALIFORNIA

CONSULTANT LOGO

EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO.	DATE	ISSUE

PROJECT NO. 14810
DRAWN BY RC
CHECKED BY PJ
DATE 04/14/2025

DRAWING TITLE

ACCESSIBILITY & NEW WORK SITE PLAN

A-101

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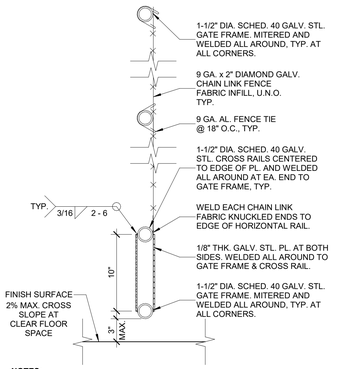
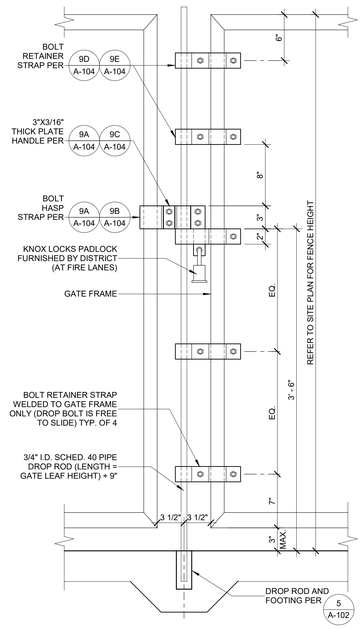


NOTES:

1. ALL WELDS SHALL BE GROUND SMOOTH.
2. ENTIRE GATE SHALL BE SHOP FABRICATED.
3. ENTIRE FABRICATED GATE FRAME, RAILS, AND KICK PLATES SHALL BE HOT-DIP GALVANIZED PER ASTM F626-96a (2003).
4. FIELD WELDED CHAIN LINK FABRIC KNUCKLED ENDS TO TOP OF KICK PLATE RAIL SHALL BE FIELD PAINTED WITH "BRIGHT ZINC-IT" INSTANT COLD GALVANIZE, AEROSOL SPRAY CAN, BY CRC. HIGH SHINE WITH BRIGHT SILVER METALLIC FINISH OR EQUAL.

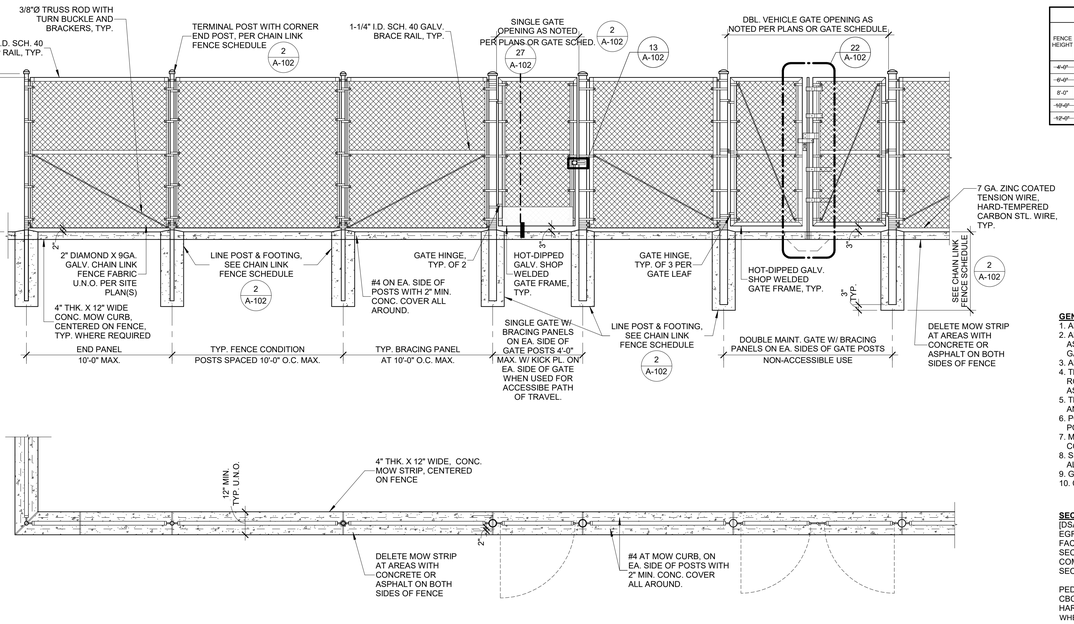
27 CHAIN LINK GATE SECTION

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



22 DBL. MAN & VEHICULAR GATE LATCH

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



17 TYPICAL CHAIN LINK FENCE DETAIL

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

FENCE SCHEDULE

FENCE HEIGHT	TERMINAL POST SIZE DIA. (O.D.)	TERMINAL POST SIZE NOMINAL (I.D.)	TERMINAL POST SIZE MAX. HEIGHT	LINE POST SIZE DIA. (O.D.)	LINE POST SIZE NOMINAL (I.D.)	LINE POST SIZE MAX. HEIGHT	FOOTING SIZE DIA. (TERM. POST)	FOOTING SIZE DIA. (LINE POST)	FOOTING SIZE MIN. DEPTH	REQ'D RAIL CENTER RAIL	REQ'D DIAGONAL BRACING	FABRIC TENSION BANDS @ TERM. POST
4'-0"	2.875"	2.5"	6'-1"	2.375"	2"	6'-7"	10"	8"	2'-0"	NO	NO	3
6'-0"	2.875"	2.5"	8'-7"	2.375"	2"	8'-1"	10"	8"	2'-6"	NO	NO	5
8'-0"	3.5"	3"	11'-1"	2.875"	2.5"	10'-7"	12"	10"	3'-0"	NO	YES	7
10'-0"	4.5"	4"	13'-7"	3.5"	3"	13'-1"	16"	12"	3'-6"	NO	YES	9
12'-0"	4.5"	4"	16'-1"	3.5"	3"	15'-7"	16"	12"	4'-0"	YES	YES	10

GATE SCHEDULE

GATE (FENCE HEIGHT)	GATE LEAF WIDTH	GATE POST SIZE DIA (O.D.)	GATE POST SIZE NOMINAL (I.D.)	GATE POST SIZE HEIGHT	FOOTING SIZE DIA.	FOOTING SIZE DEPTH
6'-0" MAX.	4'-0" OR LESS	2.375"	2"	FENCE HT. +2'-7"	10"	2'-6"
	OVER 4'-0" TO 10'-0"	2.875"	2.5"	FENCE HT. +3'-1"	12"	3'-0"
	OVER 10'-0" TO 18'-0"	4.0"	3.5"	FENCE HT. +3'-7"	14"	3'-0"
8'-0" MAX.	4'-0" OR LESS	3.5"	3.068"	FENCE HT. +3'-1"	10"	3'-0"
	OVER 4'-0" TO 10'-0"	4.0"	3.5"	FENCE HT. +3'-1"	12"	3'-0"
	OVER 10'-0" TO 18'-0"	6.625"	6"	FENCE HT. +3'-7"	16"	3'-6"

GENERAL CHAIN LINK FENCE NOTES:

1. ALL CHAIN LINK COMPONENTS TO MEET TO EXCEED ASTM STANDARDS.
2. ALL FENCE AND GATE COMPONENTS SHALL BE HOT-DIPPED GALVANIZED PER ASTM F626-96a (2003). GATE TO BE GALVANIZED AFTER ASSEMBLY. FABRIC TO BE GALVANIZED AFTER MANUFACTURED.
3. ALL FENCE FABRIC SHALL BE GALVANIZED AFTER WOVEN.
4. TRUSS ROD SHALL BE FABRICATED FROM 5/16"Ø MIN. MERCHANT QUALITY ROD AND IT AND ALL RELATED DEVICES SHALL BE HOT-DIPPED GALVANIZED PER ASTM F626-96a (2003).
5. TRUSS ROD ATTACHED TO TERMINAL POSTS WITH ROD ASSEMBLY. TRUSS ROD AND ASSEMBLY SHALL BE CAPABLE OF WITHSTANDING A TENSION OF 2,000 LBS.
6. POST, LINE CAPS AND RAIL ENDS SHALL BE DISGNED TO FIT SNUGGLY OVER POSTS AND EXCLUDE MOISTURE FROM INSIDE.
7. MOW STRIP SHALL BE 12" WIDE: EXPANSION JOINT AT EVERY LINE POST 10'-0" O.C., CONTROL JOINTS AT 5'-0" O.C.
8. SPOT WELD ALL BOLTED GATE HARDWARE UPON FINAL ADJUSTMENT TO MAINTAIN ALIGNMENT.
9. GATES USED FOR PEDESTRIAN USE SHALL COMPLY WITH CBC 1010.1 AND 1010.2.
10. CONCRETE FOOTING STRENGTH SHALL BE A MINIMUM F'c = 2,500 PSI, U.N.O.

SECTION 1010 DOORS, GATES AND TURNSTILES:

[DSA-AC] IN ADDITION TO THE REQUIREMENTS OF THIS SECTION, MEANS OF EGRESS, WHICH PROVIDE ACCESS TO, OR EGRESS FROM, BUILDINGS OR FACILITIES WHERE ACCESSIBILITY IS REQUIRED FOR APPLICATIONS LISTED IN SECTION 1.9.1 REGULATED BY THE DIVISION OF THE STATE ARCHITECT- ACCESS COMPLIANCE, SHALL ALSO COMPLY WITH CHAPTER 11A OR CHAPTER 11B, SECTIONS 11B-206.5 AND 11B-404, AS APPLICABLE.

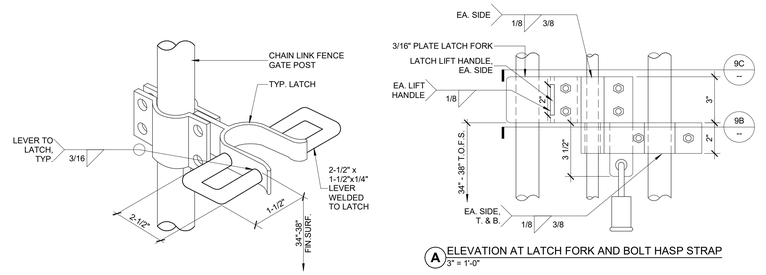
PEDESTRIAN GATES SHALL HAVE AN OPENING FORCE OF 5 POUNDS MAXIMUM PER CBC 11B-404.2.9 WHEN USED FOR ACCESSIBLE PEDESTRIAN USE (NON-MAINTENANCE). HARDWARE SHALL UNLATCH WITH 5 POUNDS MAXIMUM FORCE PER CBC 11B-309.4 WHEN USED FOR ACCESSIBLE PEDESTRIAN USE (NON-MAINTENANCE).

2 CHAIN LINK FENCE SCHEDULE

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

NOTES:

1. ALL GATE POSTS, RAILS, NUTS, BOLTS, WASHERS, & HARDWARE WILL BE HOT-DIPPED GALVANIZED.
2. SECURE ALL GATE HARDWARE WITH BOLTS IN ORDER TO CHECK FOR PROPER OPERATION PRIOR TO TACK WELDING ALL HARDWARE WITH 1/8" X 3/8" FILLET WELDS.



23 TRUNCATED DOME TILES

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

NOTES:

DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. EITHER LIGHT ON DARK OR DARK ON LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. WARNING SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND ON CANE CONTACT. THIS SURFACE SHALL BE RESERVED FOR WARNING.

DETECTABLE WARNING SURFACES SHALL BE YELLOW AND APPROXIMATE FS 33538 OF SAE AMS-STD-595A.

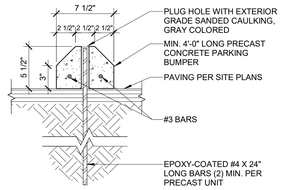
ONLY APPROVED DSA-AC DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 14 PART 1, ARTICLE 2, 3, AND 4. REFER TO CCR TITLE 24, PART 12, CHAPTER 11B, SECTION 12-11B.205 FOR BUILDING AND FACILITY ACCESS SPECIFICATIONS FOR PRODUCT APPROVAL FOR DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES.

NOTES:

AFTER INSTALLATION PER CALIFORNIA BUILDING STANDARD CODE WARRANTY SHALL BE AT MIN. (5) YEARS TO INCLUDE DURABILITY CRITERIA AS TO SHAPE, COLOR FASTNESS, CONFIRMATION, SOUND ON CANE ACOUSTIC QUALITY, RESILIENCE & ATTACHMENT WILL NOT DEGRADE SIGNIFICANTLY.

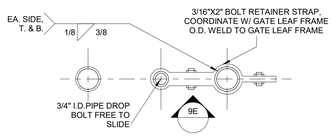
13 LOCKING FORK LATCH HARDWARE

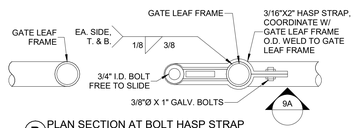
SCALE: 3" = 1'-0"

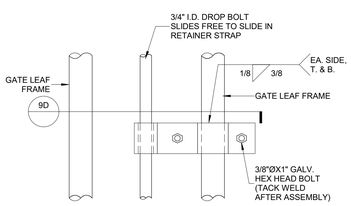


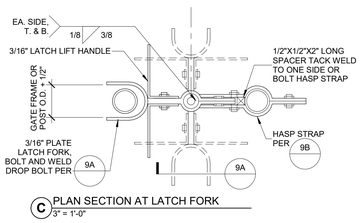
14 CONCRETE WHEEL STOP

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



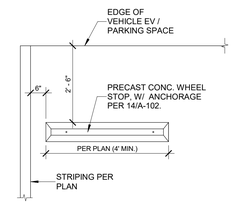






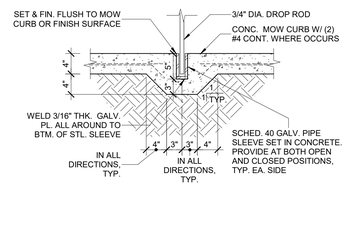
9 SERVICE GATE LATCH DETAILS

SCALE: 3" = 1'-0"



10 WHEEL STOP - PLAN VIEW

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



5 GATE DROP ROD DETAIL

SCALE: 1" = 1'-0"

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DATE: 08/15/2025

PCH ARCHITECTS

ARCHITECT STAMP

CONSULTANT STAMP

CONSULTANT LOGO

EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO.	DATE	ISSUE

PROJECT NO. 14810

DRAWN BY RC | CHECKED BY PJ

DATE 04/14/2025

DRAWING TITLE

SITE DETAILS

A-102

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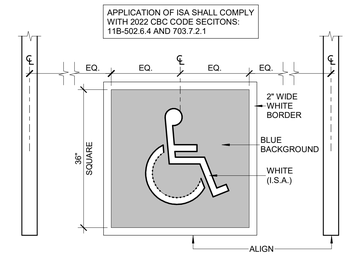
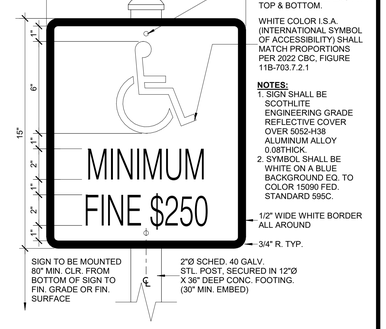


NOTE:
ISA (INTERNATIONAL SYMBOL OF ACCESSIBILITY) PAINTED WHITE REFLECTORIZED STRIPING ON BLUE BACKGROUND COLOR #15090 FED. STD. 595C. ISA SYMBOL SHALL MATCH PROPORTIONS PER 2022 CBC, FIGURE 11B-703.7.2.1.

11 PAINTED ACCESSIBLE PKNG. SYMBOL
SCALE: 3/4" = 1'-0"

8 (E) ACC. ENTRY/TOW-AWAY SIGN
SCALE:N.T.S.

2 ACCESSIBLE VAN PARKING SIGN
SCALE: 3" = 1'-0"



4 ACCESSIBLE PARKING SIGN
SCALE: 3" = 1'-0"

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NO. C33951
REN. 10-31-26
STATE OF CALIFORNIA

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EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO.	DATE	ISSUE

PROJECT NO.
14810

DRAWN BY
RC

CHECKED BY
PJ

DATE
04/14/2025

DRAWING TITLE

SITE DETAILS

A-103

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SYMBOL LIST

(ALL SYMBOLS NOT NECESSARILY USED ON THESE DRAWINGS)
ALL SYMBOL DESCRIPTIONS ARE SUBJECT TO MODIFICATION AS NOTED ON THE DRAWINGS

	DUPLEX CONVENIENCE RECEPTACLE VERTICAL ON FLUSH WALL MOUNTED OUTLET BOX, +18". STEM INDICATES WALL MOUNTED OUTLET BOX, TYPICAL.
	DUPLEX CONVENIENCE RECEPTACLE HORIZONTAL ON FLUSH WALL MOUNTED OUTLET BOX, +6" ABOVE COUNTER SPLASH.
	DUPLEX CONVENIENCE RECEPTACLE SPLIT WIRED, ON FLUSH WALL MOUNTED OUTLET BOX, +18".
	DOUBLE DUPLEX (FOUR-PLEX) CONVENIENCE RECEPTACLE ON ONE FLUSH WALL MOUNTED OUTLET BOX +18".
	SINGLE RECEPTACLE, NEMA CONFIGURATION PER EQUIPMENT MANUFACTURER REQUIREMENTS, ON FLUSH WALL MOUNTED OUTLET BOX, +18".
	DUPLEX CONVENIENCE RECEPTACLE WITH INTERNAL GROUND FAULT INTERRUPTER, VERTICAL ON FLUSH WALL MOUNTED OUTLET BOX +18".
	DUPLEX CONVENIENCE RECEPTACLE WITH INTERNAL GROUND FAULT INTERRUPTER, HORIZONTAL ON FLUSH WALL MOUNTED OUTLET BOX, +6" ABOVE COUNTER SPLASH.
WP	DUPLEX CONVENIENCE RECEPTACLE, WITH INTERNAL GROUND FAULT INTERRUPTER, IN FLUSH WALL MOUNTED ENCLOSURE WITH HINGED DOOR, LOCK AND KEY, +18".
WP	DUPLEX CONVENIENCE RECEPTACLE, WITH INTERNAL GROUND FAULT INTERRUPTER, ON FLUSH WALL MOUNTED OUTLET BOX WITH SPRING DOOR COVER, +18".
R	DOUBLE DUPLEX CONVENIENCE RECEPTACLE, "R" INDICATES RECESSED FLOOR BOX WITH MULTI-SERVICE FITTINGS
	DUPLEX CONVENIENCE RECEPTACLE, IN FLUSH FLOOR OUTLET BOX, UNLESS NOTED OTHERWISE.
J	JUNCTION BOX, FLUSH WALL MOUNTED, +18".
J	JUNCTION BOX CONCEALED ABOVE ACCESSIBLE CEILING.
V	INDICATES CONNECTION TO EQUIPMENT AS REQUIRED, TYPICAL.
T	THERMOSTAT ON FLUSH WALL MOUNTED OUTLET BOX, REFER TO MECHANICAL DRAWINGS FOR HEIGHT AND LOCATION.
P1	PANELBOARD; ADJACENT LINE INDICATES PANEL FRONT. ADJACENT BALLOON INDICATES PANEL DESIGNATION "A", SEE DRAWING E-1 FOR PANEL SCHEDULE.
	TERMINAL CABINET OR EQUIPMENT CABINET. ADJACENT LINE INDICATES CABINET FRONT.
A C1	FLOOR STANDING SWITCHGEAR ADJACENT BALLOON INDICATES EQUIPMENT DESIGNATION "DBA", SEE DRAWING E-1 FOR SINGLE LINE DIAGRAM AND/OR SCHEDULE.
	CIRCUIT BREAKER STATIONARY (NON-DRAWOUT), SECONDARY VOLTAGE.
	CONDUIT, INSTALLED CONCEALED IN WALL OR IN CEILING SPACE. 3/4" C - 2 #12,1#12 GRD. / 3/4" C - 3 #12,1#12 GRD. / 3/4" C - 4 #12,1#12 GRD. / 3/4" C - 5 #12,1#12 GRD. / 3/4" C - 6 #12,1#12 GRD. / 1" C - 7 #12,1#12 GRD. / 1" C - 8 #12,1#12 GRD. / 1 1/4" C - 9 #12,1#12 GRD.
	CONDUIT, INSTALLED CONCEALED IN OR UNDER FLOOR OR BELOW GRADE, 3/4" CONDUIT MINIMUM.
	CONDUIT, INSTALLED EXPOSED.
D B-5, 7, 9	HOMERUN TO PANEL "B" FOR CIRCUITS 5, 7, 9 WITH COMMON NEUTRAL.
	UNDERGROUND CONDUIT STUBOUT, STUB 5'-0" FROM BUILDING OR WALKWAY, CAP, MARK AND RECORD.
D1	COMPUTER/DATA PROCESSING SYSTEM - 1"C. WITH ONE SET OF DATA CONDUCTORS AS SPECIFIED.
E	EXISTING CONDUIT TO REMAIN.
C E-2	DETAIL CALLOUT, "C" INDICATES DETAIL, "E-2" INDICATES DRAWING WHERE DETAIL OCCURS.

A.F.F.	ABOVE FINISH FLOOR
A.F.G.	ABOVE FINISH GRADE
AWG	AMERICAN WIRE GAUGE
AMP, A	AMPERE
A.I.C.	AMPERES INTERRUPTING CAPACITY (SYMMETRICAL)
AF/AT	AMP FRAME, AMP TRIP
AS/AF	AMP SWITCH, AMP FUSE
CIRC., CKT.	CIRCUIT
CB	CIRCUIT BREAKER
	CONDUIT
C.O.	CONDUIT ONLY
CONN	CONNECTED
CLCB	CURRENT LIMITING CIRCUIT BREAKER
DIA	DIAMETER
EMCS	ENERGY MANAGEMENT CONTROL SYSTEM
EMT	ELECTRICAL METALLIC TUBING
EWC	ELECTRIC WATER COOLER
E-O-L	END-OF-LINE CIRCUIT TERMINATOR
EF	EXHAUST FAN
FT OR '	FEET
FA	FIRE ALARM
FLA	FULL LOAD AMPS
GFI	GROUND FAULT INTERRUPTER
GRD	GROUND
HOA	HAND-OFF-AUTO
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
H.,W.,D.,L.	HEIGHT, WIDTH, DEPTH, LENGTH
HID	HIGH INTENSITY DISCHARGE
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
IN. OR "	INCHES
IG	ISOLATED GROUND
J-BOX	JUNCTION BOX
KVA	KILOVOLT AMPERES
KW	KILOWATT
LCL	LONG CONTINUOUS LOAD
L.F.	LINEAR FEET
LTG, LTS	LIGHTING
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUGS ONLY
MH	METAL HALIDE
MCC	MOTOR CONTROL CENTER
MCM	THOUSAND CIRCULAR MILS
MCP	MOTOR CIRCUIT PROTECTOR
MTD	MOUNTED
MW	MICROWAVE
NEC	NATIONAL ELECTRIC CODE
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NF	NON-FUSED
NIC	NOT IN CONTRACT
NO. OR #	NUMBER
OFCI	FURNISH, INSTALL AND CONNECT
PRIMARY	OVER 600 VOLTS
PH. OR ⦰	PHASE
PROVIDE	OWNER FURNISHED, CONTRACTOR INSTALLED
PA	PUBLIC ADDRESS
REC, RECEPT	RECEPTACLE
U.N.O.	UNLESS NOTED OTHERWISE

GENERAL NOTES

1. THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE INSTALLATION OF SYSTEMS. THE OMISSION OR EXPRESSED REFERENCE TO ANY ITEM OF LABOR OR MATERIALS REQUIRED FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH PRESENT PRACTICE OF THE TRADE SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING SUCH ADDITIONAL LABOR AND MATERIALS.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR NOTES AND OTHER ELECTRICAL REQUIREMENTS NOT SHOWN ON THE ELECTRICAL DRAWINGS AND TO DETERMINE NEW CONSTRUCTION. IF THERE ARE OMISSIONS OR CONFLICTS BETWEEN THE ELECTRICAL DOCUMENTS AND THE DOCUMENTS OF OTHER TRADES, CLARIFY THESE POINTS WITH THE ARCHITECT BEFORE SUBMITTING A BID. NO EXTRA PAYMENT WILL BE ALLOWED FOR FAILURE TO OBTAIN THIS INFORMATION.
3. THESE PLANS, SPECIFICATIONS, AND ALL MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL LEGAL AND INDUSTRY REQUIREMENTS, AND STANDARDS INCLUDING WITHOUT LIMITATION TO THE FOLLOWING:
   a. APPLICABLE CODES AND STANDARDS

LIST OF APPLICABLE CODES

2022 BUILDING ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR
2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 CCR
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR
2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR
TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

APPLICABLE STANDARDS

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

   b. OTHER REGULATING AGENCIES WHICH MAY HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.
   c. THE ELECTRICAL SYSTEMS FUNCTIONALITY STANDARDS SET FORTH IN TITLE 7 OF THE CALIFORNIA CIVIL CODE (THE "RIGHT TO REPAIR
   d. THE MANUFACTURER'S REQUIREMENTS OR RECOMMENDATIONS FOR ANY INCORPORATED PRODUCTS.
   e. THE MOST CURRENT APPROVED ISSUES OF ANY NOTED SPECIFICATIONS, CODES AND STANDARDS, INCLUDING SUPPLEMENTS, UNLESS NOTED OTHERWISE.

4. IN USING THE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, THE CONTRACTOR IS REQUIRED TO REVIEW ALL OF THE PROJECT'S CONSTRUCTION DOCUMENTS AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT ITS PORTION OF THE ELECTRICAL WORK, EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS, THE CONTRACTOR SHALL EITHER OBTAIN DIRECTION FROM AN APPROPRIATE OWNER REPRESENTATIVE OR OTHERWISE APPLY THE MORE STRINGENT REQUIREMENT.
5. WHEN INTERPRETING THE PLANS, THE FOLLOWING GENERAL RULES APPLY:
   a. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
   b. SCALED DIMENSIONS AND GRAPHICALLY SHOWN LOCATIONS ARE TO BE CONSIDERED ONLY APPROXIMATE. FIELD VERIFY DIMENSIONS PRIOR TO ROUGH-IN.
6. SUBMITTALS WILL BE REVIEWED BY THE ELECTRICAL ENGINEER, IF AT ALL, ONLY PURSUANT TO THE INDUSTRY STANDARD PROTOCOL SET FORTH IN A1A DOCUMENT A201, AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL.
7. IN NO EVENT WILL ANY SITE VISITS BY THE ELECTRICAL ENGINEER CONCERN CONSTRUCTION MEANS AND METHODS OR CONSTRUCTION SAFETY, AND ALL SUCH MATTERS SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. REFER TO THE DRAWINGS AND SHOP DRAWINGS OF OTHER TRADES FOR ADDITIONAL DETAILS WHICH AFFECT THE PROPER INSTALLATION OF THIS
9. BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL FEATURES OF THE EXISTING BUILDINGS AND SITE, AND ALL DRAWINGS WHICH MAY AFFECT THE EXECUTION OF THE WORK. NO EXTRA PAYMENT WILL BE ALLOWED FOR FAILURE TO OBTAIN THIS INFORMATION.
10. PROTECT ALL WORK, MATERIALS AND EQUIPMENT FROM DAMAGE FROM ANY CAUSE WHATEVER AND PROVIDE ADEQUATE AND PROPER STORAGE FACILITIES DURING THE PROGRESS OF THE WORK. PROVIDE FOR THE SAFETY AND GOOD CONDITION OF ALL THE WORK UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER AND REPLACE ALL DAMAGED OR DEFECTIVE WORK, MATERIALS AND EQUIPMENT BEFORE REQUESTING FINAL ACCEPTANCE.
11. THE DRAWINGS INDICATE IN A DIAGRAMMATIC MANNER, THE DESIRED LOCATIONS OF ARRANGEMENT OF THE COMPONENTS OF ELECTRICAL WORK. DETERMINE EXACT CONDUIT ROUTING, CONDUIT BENDS, AUXILIARY JUNCTION BOXES, SUPPORTS, AND UNDEFINED CONSTRUCTION DETAILS AS A JOB CONDITION TO BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODE REQUIREMENTS. PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE, AND TO OVERCOME LOCAL DIFFICULTIES DUE TO SPACE LIMITATIONS OR INTERFERENCE OF CONDITIONS ENCOUNTERED.
12. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO DEVELOPED CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.
13. PERFORM CUTTING AND PATCHING ON THE CONSTRUCTION WORK WHICH MAY BE REQUIRED FOR THE PROPER INSTALLATION OF THE ELECTRICAL WORK. PATCHING SHALL BE OF THE SAME MATERIAL, WORKMANSHIP AND FINISH AS SPECIFIED AND ACCURATELY MATCH SURROUNDING WORK TO SATISFACTION OF THE ARCHITECT.
14. PROVIDE ALL EQUIPMENT WITH ENCLOSURES LISTED OR LABELED FOR USE AND LOCATION WHERE SUCH EQUIPMENT IS INSTALLED.
15. PROVIDE UL LISTED FIRE STOP FOR ALL PENETRATIONS THROUGH FIRE RATED WALLS AND CEILINGS TO MAINTAIN ALL FIRE RATINGS. THE FIRE STOP MATERIALS SHALL BE RE-ENTERABLE AND REUSABLE.
16. GROUNDING SHALL BE EXECUTED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS, BOTH OF THE STATE OF CALIFORNIA AND LOCAL AUTHORITIES HAVING JURISDICTION.
17. PROVIDE GROUND WIRE IN EACH CONDUIT CONTAINING CIRCUITS FEEDING RECEPTACLES. THE CONDUIT SHALL NOT BE PERMITTED TO SERVE AS THE ONLY ELECTRICAL GROUND RETURN PATH.
18. NOTIFY THE ARCHITECT IN WRITING WHEN INSTALLATION IS COMPLETE AND THAT A FINAL INSPECTION OF THIS WORK CAN BE PERFORMED. IN THE EVENT DEFECTS OR DEFICIENCIES ARE FOUND DURING THIS FINAL INSPECTION, THEY SHALL BE CORRECTED TO THE SATISFACTION OF THE ARCHITECT BEFORE FINAL ACCEPTANCE CAN BE ISSUED.
19. CONTRACTOR SHALL REFER TO THE CIVIL PLANS FOR THE LOCATION AND FINAL GRADING ELEVATIONS. ADJUST ALL EXISTING UNDERGROUND PULLBOXES AND ASSOCIATED LIDS AS NECESSARY TO ENSURE THEY ARE FLUSH WITH THE NEW FINISHED GRADE.

SCHOOL EQUIPMENT ANCHORAGE NOTES

MEP COMPONENT ANCHORAGE NOTE

ALL MECHANICAL, PLUMBING, AND ELECTRICAL COMPONENTS SHALL BE ANCHORED AND INSTALLED PER THE DETAILS ON THE DSA APPROVED CONSTRUCTION DOCUMENTS. THE FOLLOWING COMPONENTS SHALL BE ANCHORED OR BRACED TO MEET THE FORCE AND DISPLACEMENT REQUIREMENTS PRESCRIBED IN THE 2022 CBC, SECTIONS 1617A.1.18 THROUGH 1617A.1.26 AND ASCE 7-16 CHAPTER 13, 26 AND 30.

1. ALL PERMANENT EQUIPMENT AND COMPONENTS.
2. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT THAT IS PERMANENTLY ATTACHED (E.G. HARD WIRED) TO THE BUILDING UTILITY SERVICES SUCH AS ELECTRICITY, GAS OR WATER. "PERMANENTLY ATTACHED" SHALL INCLUDE ALL ELECTRICAL CONNECTIONS EXCEPT PLUGS FOR 110/220 VOLT RECEPTACLES HAVING A FLEXIBLE CORD.
3. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT WHICH IS HEAVIER THAN 400 POUNDS OR HAS A CENTER OF MASS LOCATED 4 FEET OR MORE ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT ARE REQUIRED TO BE RESTRAINED IN A MANNER APPROVED BY DSA.

THE FOLLOWING MECHANICAL AND ELECTRICAL COMPONENTS SHALL BE POSITIVELY ATTACHED TO THE STRUCTURE BUT NEED NOT DEMONSTRATE DESIGN COMPLIANCE WITH THE REFERENCES NOTED ABOVE. THESE COMPONENTS SHALL HAVE FLEXIBLE CONNECTIONS PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT: FLEXIBLE CONNECTIONS MUST ALLOW MOVEMENT IN BOTH TRANSVERSE AND LONGITUDINAL DIRECTIONS.

A. COMPONENTS WEIGHING LESS THAN 400 POUNDS AND HAVE A CENTER OF MASS LOCATED 4 FEET OR LESS ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT.

B. COMPONENTS WEIGHING LESS THAN 20 POUNDS, OR IN THE CASE OF DISTRIBUTED SYSTEMS, LESS THAN 5 POUNDS PER FOOT, WHICH ARE SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM A WALL.

THE ANCHORAGE OF ALL MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS SHALL BE SUBJECT TO APPROVAL OF THE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE OR STRUCTURAL ENGINEER DELEGATED RESPONSIBILITY AND ACCEPTANCE BY DSA. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN ANCHORED IN ACCORDANCE WITH ABOVE REQUIREMENTS.

PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTE

PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7-16 SECTION 13.3 AS DEFINED IN ASCE 7-16 SECTION 13.6.5, 13.6.6, 13.6.7, AND 2022 CBC SECTIONS 1617A.1.24, 1617A.1.25 AND 1617A.1.26.

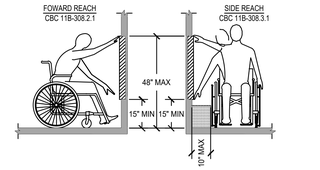
THE METHOD OF SHOWING BRACING AND ATTACHMENTS TO THE STRUCTURE FOR THE IDENTIFIED DISTRIBUTION SYSTEM ARE AS NOTED BELOW. WHEN BRACING AND ATTACHMENTS ARE BASED ON A PRE-APPROVED INSTALLATION GUIDE (E.G. OSHPD OPM FOR 2013 CBC OR LATER), COPIES OF THE BRACING SYSTEM INSTALLATION GUIDE OR MANUAL SHALL BE AVAILABLE ON THE JOBSITE PRIOR TO THE START OF AND DURING THE HANGING AND BRACING OF THE DISTRIBUTION SYSTEMS.THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURE TO SUPPORT THE HANGER AND BRACE LOADS.

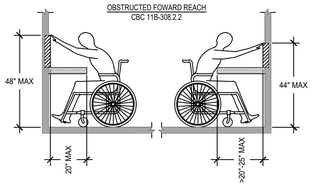
MECHANICAL PIPING (MP), MECHANICAL DUCTS (MD), PLUMBING PIPING (PP), ELECTRICAL DISTRIBUTION SYSTEM (E):

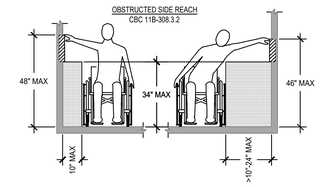
MP☐ MD☐ PP☐ E☒ -OPTION 1: DETAILED ON THE APPROVED DRAWINGS WITH PROJECT SPECIFIC NOTES AND DETAILS.

MP☐ MD☐ PP☐ E☐ -OPTION 2: SHALL COMPLY WITH THE APPLICABLE OSHPD PRE-APPROVAL (OPM #) #_____.

ELECTRICAL MOUNTING REACH RANGES







APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124537 INC:
REVIEWED FOR
SS ☐ FLS ☐ ACS ☑
DATE: 08/15/2025

PCH ARCHITECTS

ARCHITECT STAMP

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06/18/2025

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fbaeng.com
FBA Job Number: 205.232

EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO.	DATE	ISSUE

PROJECT NO.
XXXXX

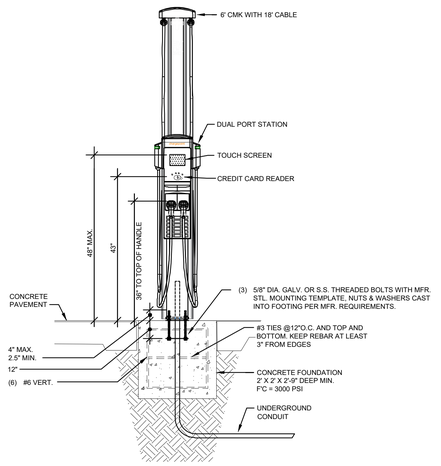
DRAWN BY: FBA
CHECKED BY: BN

DATE
03/27/25

DRAWING TITLE

SYMBOL LIST, GENERAL NOTES, AND DETAILS

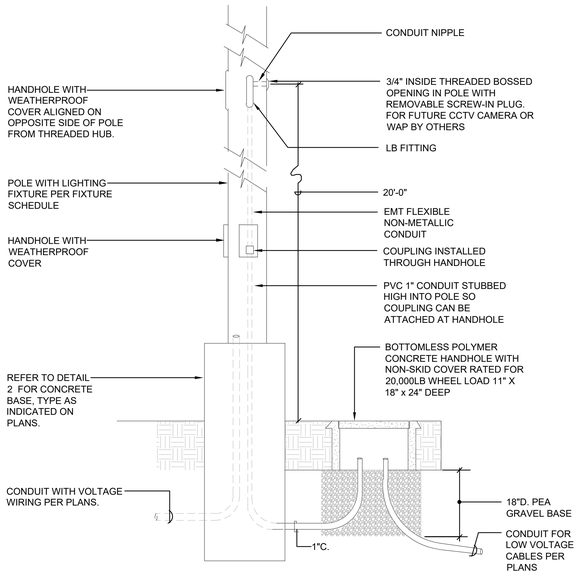
E-0.1



FRONT

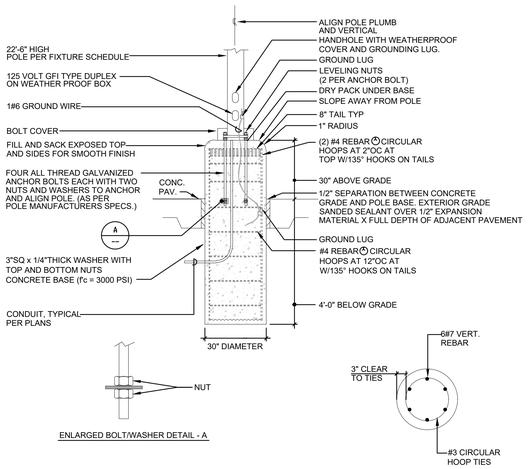
TYPICAL CHARGER PEDESTAL INSTALLATION DETAILS

SCALE: NONE | 3



POLE DETAIL FOR CCTV LOW VOLTAGE WIRING

SCALE: NONE | 2



ENLARGED BOLT/WASHER DETAIL - A

RAISED POLE BASE DETAIL (MAX 32' POLE)

SCALE: NONE | 1

LIGHT FIXTURE SCHEDULE

FBA #1137044

IMAGE	TYPE	LIGHT FIXTURE DESCRIPTION	FIXTURE MAXIMUM TOTAL INPUT WATTS	FIXTURE MINIMUM LUMEN OUTPUT EFFICIENCY	FIXTURE MOUNTING	LAMP TYPE	LAMP COLOR TEMPERATURE K°	LAMP CRI, NOT LESS THAN	TOTAL ALL LAMPS INITIAL MINIMUM LUMEN OUTPUT	WEIGHT
	SL1A	LED PARKING LOT LIGHTING 14.75" X 16.5" X 3.38"D. LUMINAIRE WITH DIE CAST ALUMINUM HOUSING IN CUSTOM FINISH AS SELECTED BY ARCHITECT; INTEGRAL DRIVER ; BUILT-IN MOTION SENSOR; IP65 WET LOCATION LISTED; 22'-6" SQUARE STRAIGHT STEEL POLE WITH 4" SHAFT SIZE, 0.188" WALL THICKNESS IN CUSTOM FINISH AS SELECTED BY ARCHITECT. REFER TO DETAIL 3/E-0.2 FOR PROVISIONS FOR CCTV CAMERA OR WIRELESS ACCESS POINT. NLS LIGHTING #NV-1-T5W-48L-1-30K7-UNV - SINGLE HEAD OR MCGRAW-EDISON #GLEON-AF-01-LED-E1-T2-DP-8030-MS/DIM-L40W	156	18,360	STANDARD MOUNTING ARM 7" POLE AND BASE DETAIL 3/E-0.02	LED	3000	80	18,360	24LBS
	SL1B	SAME AS SL1A EXCEPT TWIN HEADS	312							

MODEL# NLIGHT ARP RELAY PANEL "LCP"

RELAY	CKT. NO.	SWITCH	MASTER SWITCH	AREA CONTROLLED
1	DP-1	-	P/P	PARKING LOT LIGHTS
2	DP-2	-	P/T	PARKING LOT LIGHTS
3	DP-3	-	P/P	PARKING LOT LIGHTS
4	DP-4	-	P/T	PARKING LOT LIGHTS
5				SPARE
6				SPARE
7				SPARE
8				SPARE
9				SPARE
10				SPARE
11				SPARE
12				SPARE

P/P = PHOTOCELL ON / PHOTOCELL OFF
P/T = PHOTOCELL ON / TIMECLOCK OFF
T/T = TIMECLOCK ON / TIMECLOCK OFF
* = NORMALLY OFF

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PCH ARCHITECTS

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CONSULTANT STAMP

REGISTERED PROFESSIONAL ENGINEER JEFFREY R. FALTER No. E 19372 Exp. 06-30-26 CIVIL STATE OF CALIFORNIA

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FBA Job Number: 205.232

EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO. DATE ISSUE

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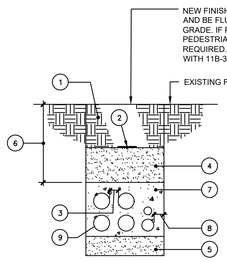
DRAWING TITLE

FIXTURE SCHEDULE & DETAILS

E-0.2



NOTE: SEE SPECIFICATION FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

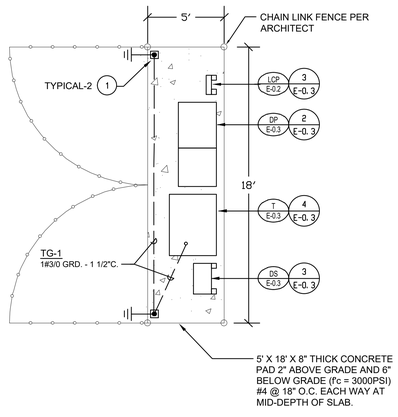
WHERE EXISTING CONCRETE HARDSCAPE DEMOLITION OCCURS. CONTRACTOR SHALL PERFORM SAW CUTTING AND REMOVAL OF EXISTING CONCRETE SURFACE IN ORDER TO INSTALL NEW UNDERGROUND CONDUIT AS INDICATED. THIS MAY REQUIRE THE EXISTING CONCRETE TO BE COMPLETELY REMOVED FROM JOINT-TO-JOINT TO AVOID CONCRETE PATCHING. THE CONTRACTOR SHALL PROVIDE NEW CONCRETE SLAB TO MATCH EXISTING CONCRETE SLAB THICKNESS AND SURFACE AND TROWEL TO MATCH EXISTING JOINT EDGES.

DUCT BANK NOTES:

1. NATIVE SOIL BACK FILL
2. 3" WIDE WARNING TAPE LOCATED 12" BELOW GRADE. TAPE SHALL INDICATE: CAUTION BURIED ELECTRICAL CONDUIT".
3. 3" BETWEEN IDENTICAL SYSTEM CONDUITS OR 12" BETWEEN DIFFERENT SYSTEM CONDUITS.
4. DAMP SAND BACK FILL TO WITHIN 12" OF FINISH GRADE.
5. 6" BED OF DAMP SAND.
6. 36" IN TRAFFIC AREAS, 24" IN NON-TRAFFIC AREAS.
7. CONCRETE ENCASEMENT.
8. 3" MINIMUM COVERAGE.
9. REFER TO PLANS FOR CONDUITS SIZE AND QUANTITIES.

CONDUIT DUCT BANK DETAIL

SCALE: NONE — 6

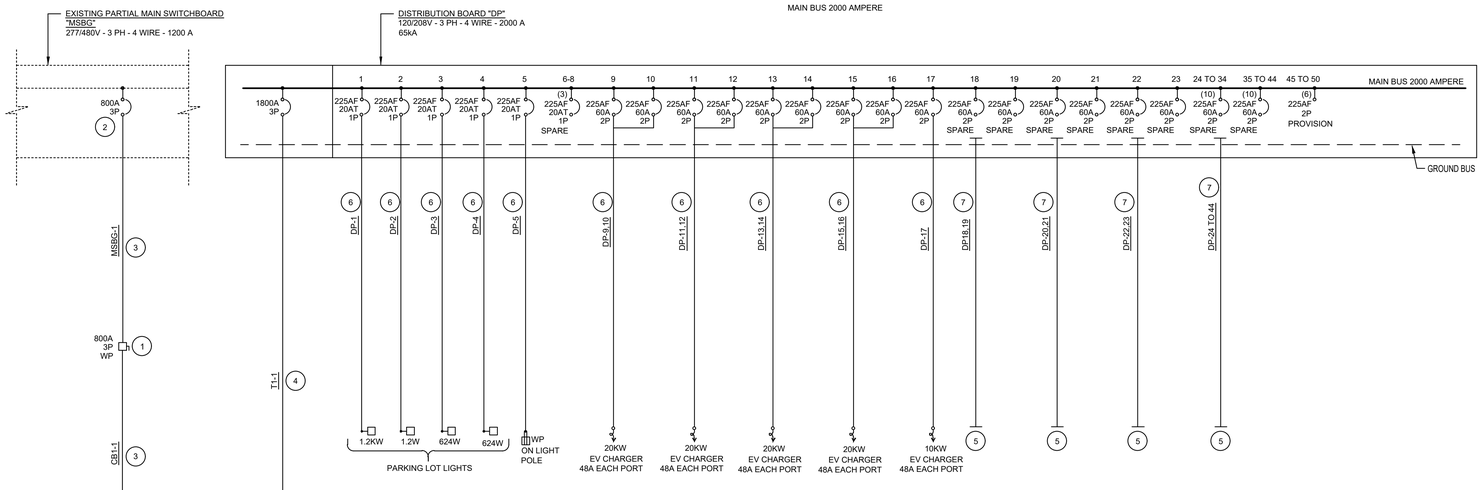


NOTES:

1. PROVIDE 12" X 12" X 12"D. BOTTOMLESS CONCRETE PULLBOX WITH PEA GRAVEL BASE AND CHEMICAL ASSEMBLY GROUND ROD. MOUNT PULLBOX FLUSH ON GRADE AND ENGRAVE COVER "GROUND" QUANTITY AS REQUIRED TO ACHIEVE 25 OHMS TO GROUND MAXIMUM.

ENLARGED ELECTRICAL ENCLOSURE

SCALE: 1/4"=1'-0" — 5



EXISTING MAIN SWITCHBOARD "MSBG" LOAD CALCULATIONS

EXISTING LOAD MONITORING REPORT 5/29/25 TO 6/9/25	=	330 KW
DEMAND LOAD PLUS 125%	=	82 KW
REMOVE LOAD FROM TWO PORTABLE BUILDINGS TO BE DEMOLISHED	=	- 50 KW
NEW PARKING LOT LIGHTING LOAD	=	4 KW
NEW NINE (9) PARKING STALLS EV CHARGERS (10KW EACH)	=	90 KW
FUTURE TWENTY SIX (26) PARKING STALL EV CHARGERS (10KW EACH)	=	260 KW
TOTAL	=	716 KW

861 AMPS @ 277/480V, 3PH, 4W

NOTE:

DASHED (------) LINEWORK INDICATES EXISTING FEEDERS, DEVICES, ETC TO REMAIN U.N.O.

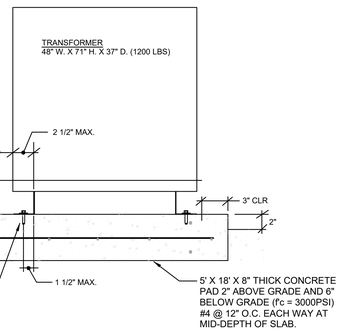
SOLID (——) LINEWORK INDICATES PROVIDE NEW ELECTRICAL EQUIPMENT, FEEDERS, ETC. IN THIS SCOPE OF WORK.

NOTES:

1. PROVIDE 800A 3 POLE DISCONNECT SWITCH WITH FUSED "DS" IN NEMA 3R ENCLOSURE.
2. PROVIDE NEW CIRCUIT BREAKER IN SPACE OF EXISTING SWITCHBOARD INCLUDING ALL REQUIRED MOUNTING HARDWARE. THE A.I.C RATING OF THE NEW CIRCUIT BREAKER SHALL MEET OR EXCEED THE RATING OF EXISTING CIRCUIT BREAKERS CURRENTLY USED.
3. PROVIDE THREE (3) 3 1/2" C. WITH 3-350MCM, 1 #3/0 GRD. IN EACH.
4. PROVIDE SIX (6) 3 1/2" C. WITH 4-350MCM, 1 #3/0 GRD IN EACH.
5. STUB AND CAP CONDUIT BELOW GRADE. PROVIDE FLUSH IN GRADE MARKER.
6. REFER TO ENLARGED SITE ELECTRICAL PLAN 1/E-1.2 FOR FEEDER SIZE.
7. PROVIDE CONDUIT ONLY WITH PULL ROPE FOR FUTURE CONDUCTORS. REFER TO DETAIL 1/E-1.2 FOR CONDUIT SIZES AND QUANTITIES.

PARTIAL SINGLE LINE DIAGRAM

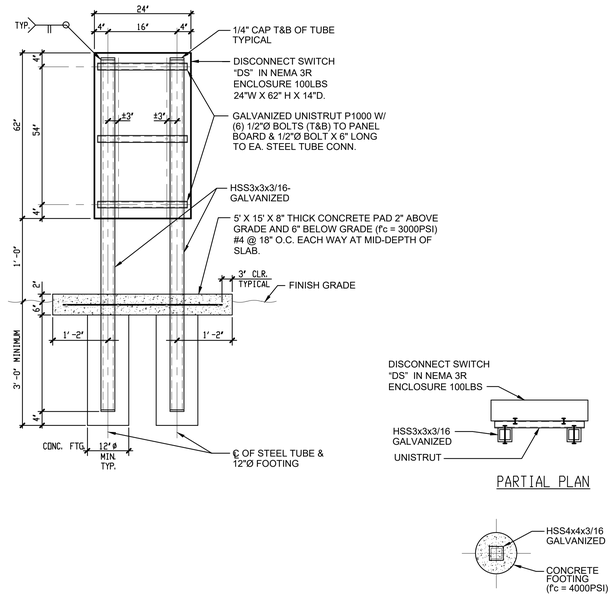
SCALE: NONE — 1



NOTE:
FOR OUTDOOR UNITS USE STAINLESS STEEL KB TZ's

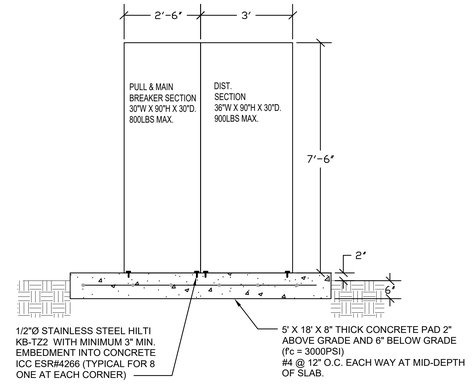
TRANSFORMER ANCHORAGE DETAIL

SCALE: NONE — 4



PANEL SUPPORT ASSEMBLY

SCALE: NONE — 3



DISTRIBUTION BOARD ANCHORAGE DETAIL

SCALE: NONE — 2

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PCH ARCHITECTS

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REGISTERED PROFESSIONAL ENGINEER JEFFREY R. FALCK No. E 18372 Exp. 09-30-26 ELECTRICAL STATE OF CALIFORNIA

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fbaengr.com
FBA Job Number: 205.232

EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO. DATE ISSUE

PROJECT NO. XXXXX
DRAWN BY FBA
CHECKED BY BN
DATE 03/27/25

DRAWING TITLE

SINGLE LINE DIAGRAM AND DETAILS

E-0.3

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2L for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.		
Project Name: EVENT CENTER PARKING LOT EXPANSION	**Report Page:**	**(Page 1 of 8)**
Project Address: 18422 BEAR VALLEY RD.	**Date Prepared:**	6/12/2025

A. GENERAL INFORMATION

01	Project Location (city)	VICTORVILLE	04	Total Illuminated Hardscape Area (ft²)	148000
02	Climate Zone	14			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☒	LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Rural Areas	☐ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				
●	All Other Occupancies				

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02		
☒ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6		
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	○ Yes	○ No
03	04	05	
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method	
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%			

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: EVENT CENTER PARKING LOT EXPANSION	**Report Page:**	**(Page 2 of 8)**
	Date Prepared:	6/12/2025

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv													Compliance Results		
01		02		03		04		05		06		07		08	09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table i)	+	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
4,322	+	---	+	---	+	---	+	---	OR	---	=	4,322	≥	3,900	COMPLIES
Shielding Compliance (See Table G for Details)															COMPLIES
Controls Compliance (See Table H for Details)															Not applicable

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: EVENT CENTER PARKING LOT EXPANSION	**Report Page:**	**(Page 3 of 8)**
	Date Prepared:	6/12/2025

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)1[4]	Field Inspector	
									Pass	Fail
SL1A	SL1A LED PARKING LOT LIGHT ☐ Linear	156	Mfr. Spec	7	New	☐	1,092	Provided	☐	☐
SL1B	SL1B LED PARKING LOT LIGHT ☐ Linear	312	Mfr. Spec	9	New	☐	2,808	Provided	☐	☐
					Total Design Watts:		3900			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)
[2] For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column D5 instead of number of luminaires.
[3] Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
[4] Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: EVENT CENTER PARKING LOT EXPANSION	**Report Page:**	**(Page 4 of 8)**
	Date Prepared:	6/12/2025

G. SHIELDING REQUIREMENTS (BUG)

This table includes fixtures of >=6,200 initial lumens indicated on Table F as needing to comply with Shielding Requirements. Maximum lumens can be found in Title 24, Part 11, Section 5.106.8.

01	02	03	04	05	06	07	08	09	10	11	12	
Name or Item Tag	Complete Luminaire Description	Backlight Rating[3]			Uplight Rating[2]			Glare Rating (Lumens)[2]			Field Inspector	
		Mounting Height[1]	Max Allowable Backlight Rating[3]	Backlight Rating Per Design	Lighting type	Max Allowable Uplight Rating[3]	Uplight Rating Per Design	Mounting Height[1]	Max Allowable Glare Rating[3]	Glare Rating Per Design	Pass	Fail
SL1A	SL1A LED PARKING LOT LIGHT	2 MH from property line	No Limit	B0	All other outdoor lighting, including decorative	U4	U0	> 2 MH from property line	G4	G0	☐	☐
SL1B	SL1B LED PARKING LOT LIGHT	2 MH from property line	No Limit	B0	All other outdoor lighting, including decorative	U4	U0	> 2 MH from property line	G4	G0	☐	☐

[1] FOOTNOTES: Mounting Height is labeled MH in this table.
[2] Authority Having Jurisdiction may ask for Luminaire cut sheets or other documentation to confirm luminaire type, uplight ratings and glare ratings used for compliance per 130.2(b)/ 160.5(c)
[3] BUG ratings with a lower number than the 'Max Allowable' are compliant. Ex. If Max Allowable is Bug Rating B4, then B0, B1, B2 and B3 are all compliant.

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: EVENT CENTER PARKING LOT EXPANSION	**Report Page:**	**(Page 5 of 8)**
	Date Prepared:	6/12/2025

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail

[1] FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.
[2] Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.
[3] Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: EVENT CENTER PARKING LOT EXPANSION	**Report Page:**	**(Page 6 of 8)**
	Date Prepared:	6/12/2025

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

	01				
	"Use it or lose it" Allowance (select all that apply) (select all that apply)				
☒ General Hardscape Allowance Table I (below)	☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M	

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
EVENT CENTER PARKING LOT	148000	0.024	3552	1550	0.3	449.5	4002
					Initial Wattage Allowance for Entire Site (Watts):		
					Instances of Initial Wattage Allowance (LZ 0 only)[1]		
					Total General Hardscape Allowance (Watts):		4002

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: EVENT CENTER PARKING LOT EXPANSION	**Report Page:**	**(Page 7 of 8)**
	Date Prepared:	6/12/2025

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no NRCA forms required for this project.

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: EVENT CENTER PARKING LOT EXPANSION	**Report Page:**	**(Page 8 of 8)**
Project Address: 18422 BEAR VALLEY RD.	**Date Prepared:**	6/12/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Stephen R. Zajicek P.E.	Documentation Author Signature:
Company:	Signature Date:
Address: 150 Paularino Avenue Suite A120	CEA/ HERS Certification Identification (if applicable): E10372
City/State/Zip: Costa Mesa CA 92626	Phone: 949-852-9995

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: STEPHEN R. ZAJICEK P.E.	Responsible Designer Signature:
Company: FBA ENGINEERING	Date Signed: 2025-06-12
Address: 150 PAULARINO AVE SUITE A120	License: E10372
City/State/Zip: COSTA MESA CA 92626	Phone: 949-852-9995

APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124537 INC:
REVIEWED FOR
SS ☐ FLS ☐ ACS ☑
DATE: 08/15/2025

PCH ARCHITECTS

ARCHITECT STAMP
LICENSED ARCHITECT BRENDAN NGUYEN NO. C-38951 REN. 10-31-25 STATE OF CALIFORNIA

CONSULTANT STAMP
REGISTERED PROFESSIONAL ENGINEER STEPHEN R. ZAJICEK No. E 10372 Exp. 09-30-26 STATE OF CALIFORNIA
06/18/2025

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Consulting Electrical Engineers
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Costa Mesa, CA 92626
949.852.9995 ● 949.852.1657 (fax)
fbaeng.com
FBA Job Number: 205.232

EVENT CENTER PARKING LOT EXPANSION

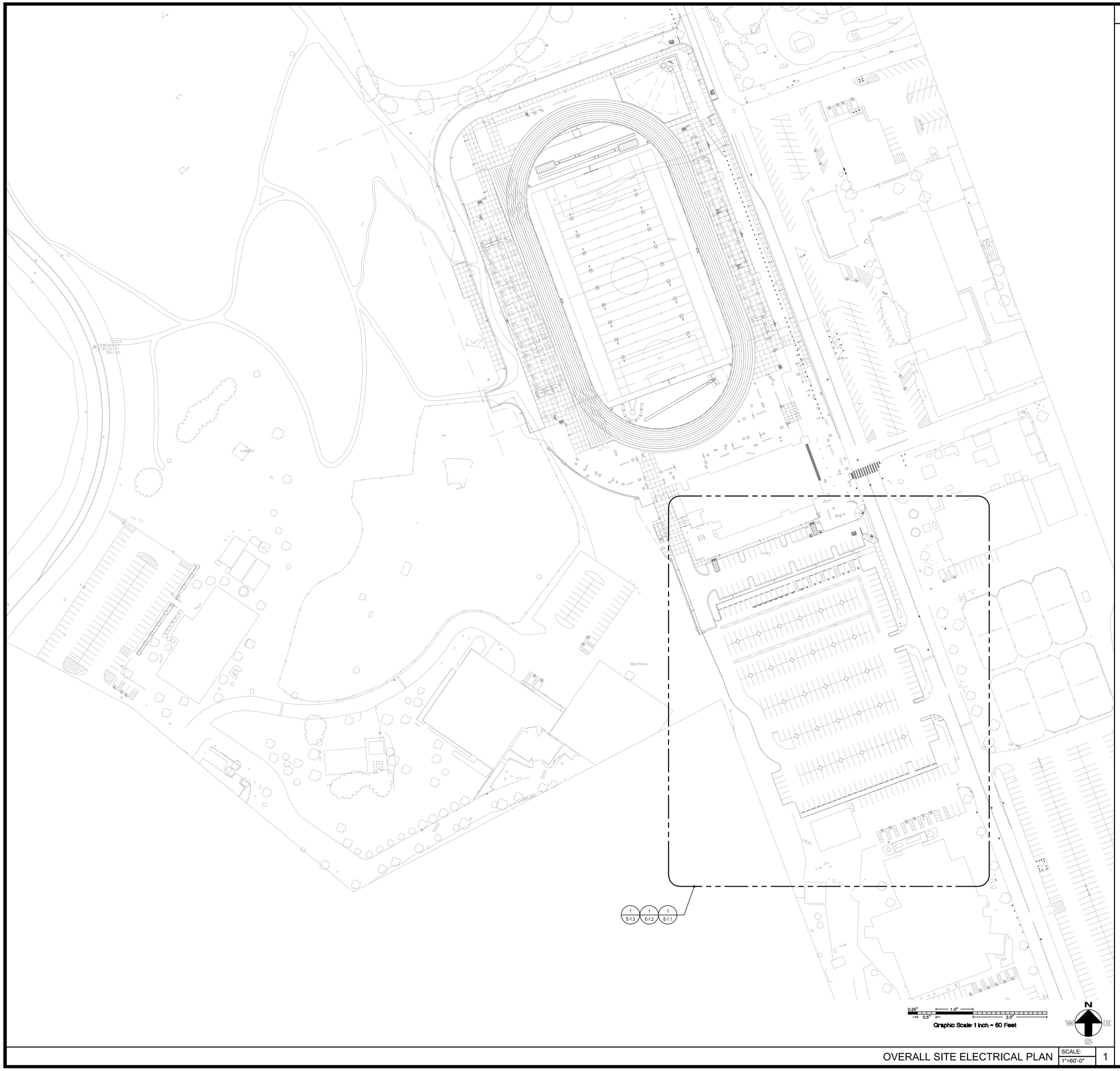
VICTOR VALLEY COLLEGE

NO.	DATE	ISSUE

PROJECT NO. XXXXX
DRAWN BY FBA | CHECKED BY BN
DATE 03/27/25
DRAWING TITLE

OUTDOOR TITLE 24

E-0.4



OVERALL SITE ELECTRICAL PLAN | SCALE: 1"=60'-0" | 1

PLAN NOTES

APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124537 INC:
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DATE: 08/15/2025

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ARCHITECT STAMP

LICENSED ARCHITECT
BRENDAN NGUYEN
NO. C-31951
REN. 10-31-25
STATE OF CALIFORNIA

CONSULTANT STAMP

REGISTERED PROFESSIONAL ENGINEER
STEPHEN R. FALVEY
No. E 19372
Exp. 08-31-26
ELECTRICAL
STATE OF CALIFORNIA
06/18/2025

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FBA Engineering
Consulting Electrical Engineers
150 Paularino Avenue Suite A120
Costa Mesa, CA 92626
949.852.0660 ▪ 949.852.1657 (fax)
fbaengr.com
FBA Job Number: 205.232

EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO.	DATE	ISSUE

PROJECT NO.
XXXXX

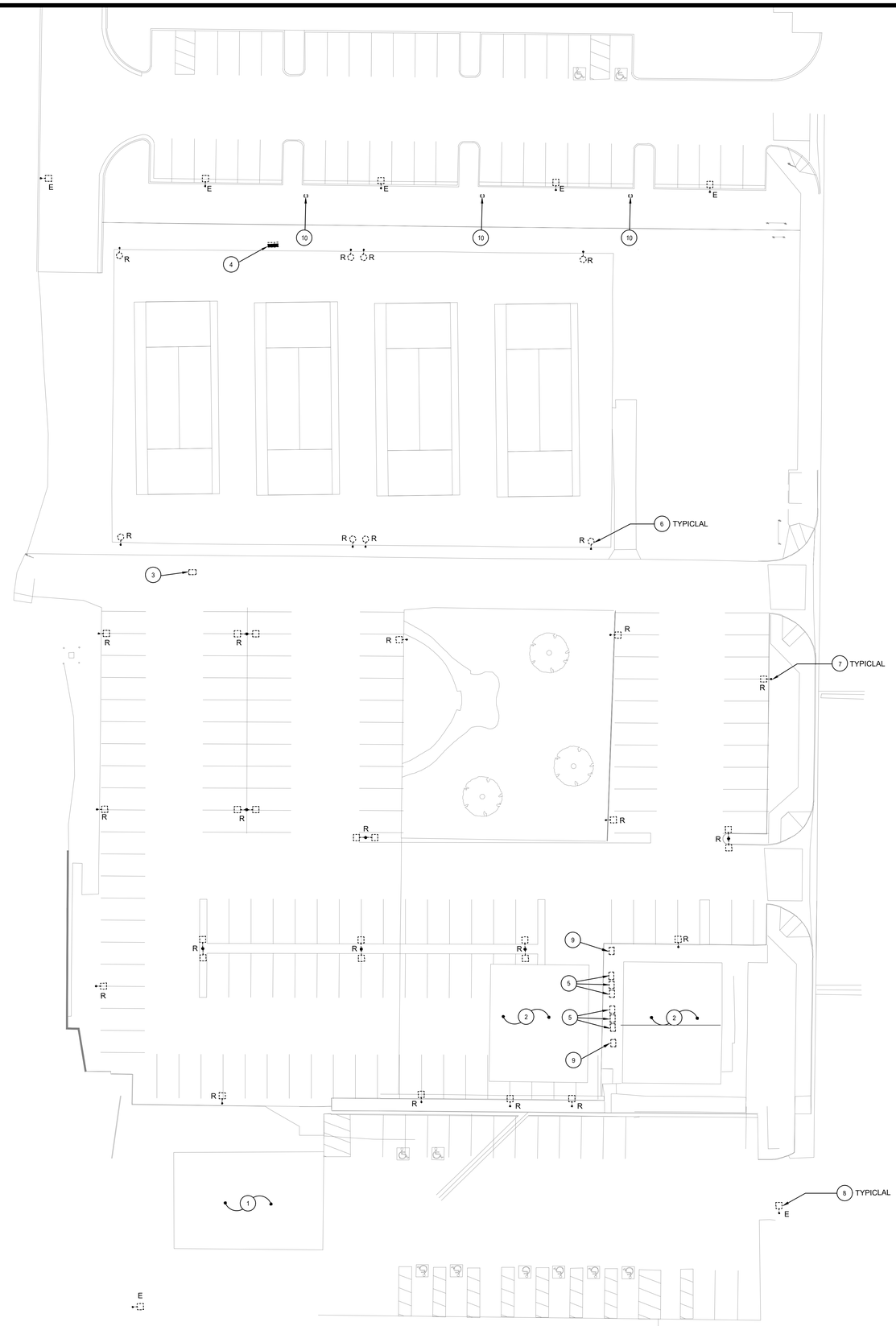
DRAWN BY: FBA
CHECKED BY: BN

DATE
03/27/25

DRAWING TITLE

OVERALL SITE ELECTRICAL PLAN

E-1.0



PLAN NOTES

1. EXISTING ELECTRICAL IN THIS BUILDING TO REMAIN U.N.O.
2. DISCONNECT AND REMOVE ALL EXISTING ELECTRICAL AND TELECOMMUNICATION SYSTEMS FROM BUILDINGS TO BE DEMOLISHED. ALL ELECTRICAL EQUIPMENT, ETC. DEEMED SALVAGEABLE BY THE DISTRICT.

   ELECTRICAL ITEMS TO BE DISCONNECTED AND REMOVED SHALL INCLUDE, BUT NOT LIMITED ,TO THE FOLLOWING:

   - PANELBOARDS AND ASSOCIATED FEEDERS, CONDUIT AND WIRING.
   - RECEPTACLES,OUTLETS, POWER CONNECTIONS, SAFETY SWITCHES, MOTOR STARTER, ETC. AND ALL ASSOCIATED CONDUIT AND WIRING.
   - INTERIOR AND EXISTING LIGHTING FIXTURES, SWITCHES OCCUPANCY SENSOR,CONTROL AND ALL ASSOCIATED CONDUIT AND WIRING.
   - FIRE ALARM CONTROL PANEL,POWER SUPPLIES,SMOKE AND HEAT DETECTORS,PULL STATION AND ALL ASSOCIATED CONDUIT AND WIRING.
   - TELECOMMUNICATION SYSTEMS INCLUDING SPEAKERS CLOCKS ETC. AND ASSOCIATED CONDUIT AND WIRING.

3. THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST TO DEMOLISH THE EXISTING POWER PULLBOX IF IT CONTAIN NO LIVE POWER CIRCUITS. IF THERE IS A LIVE POWER CIRCUIT, THE CONTRACTOR SHALL ADJUST THE PULLBOX TO MATCH THE NEW FINISHED GRADE LEVEL.
4. REMOVE EXISTING ELECTRICAL PANEL AND ASSOCIATED CONDUIT AND WIRING.
5. REMOVE EXISTING ELECTRICAL PANEL, TRANSFORMER, AND ASSOCIATED CONDUIT AND WIRING.
6. REMOVE EXISTING TENNIS COURT LIGHT POLE,BASE, AND ASSOCIATED CONDUIT AND WIRING.
7. REMOVE EXISTING PARKING LOT LIGHT POLE, BASE, AND ASSOCIATED CONDUIT AND WIRING.
8. EXISTING PARKING LOT LIGHT POLE TO REMAIN.
9. REMOVE EXISTING POWER PULLBOX AND ASSOCIATED CONDUIT AND WIRING.
10. ADJUST THE EXISTING PARKING LOT LIGHTING PULLBOX TO MATCH THE NEW FINISHED GRADE LEVEL.

SITE PLAN GENERAL NOTES

1. GENERAL CONTRACTOR SHALL EXERCISE CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID EXISTING DUCTS, PIPING, CONDUITS, ETC., AND SHALL PREVENT HAZARD TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES, WHETHER OR NOT SHOWN, DETAILED OR INSTALLED BY THIS OR ANY OTHER CONTRACTS. THIS CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
2. NEW TRENCHES FOR CONDUITS SHALL BE EXCAVATED IN VICINITY OF EXISTING UNDERGROUND UTILITIES AND BOXES. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL SCAN SURROUNDING AREAS USING GROUND-PENETRATING RADAR OPERATED BY PERSONNEL REGULARLY ENGAGED IN THE BUSINESS OF UNDERGROUND UTILITY DETECTION. CAREFULLY HAND-TRENCH ALL AREAS WHERE THERE ARE EXISTING UNDERGROUND UTILITIES. ADJUST LOCATIONS OF NEW UTILITIES AND BOXES TO ACHIEVE BEST POSSIBLE INSTALLATION.

LEGEND:

E EXISTING EQUIPMENT OR DEVICE TO REMAIN. CONTRACTOR SHALL RECONNECT TO EXISTING CIRCUIT IF DISCONNECTED BY DEMOLITION ON THIS PROJECT.

R EXISTING EQUIPMENT OR DEVICE TO BE REMOVED. CONTRACTOR SHALL DISCONNECT AND REMOVE ALL ASSOCIATED CONTROLS, CONDUCTORS, AND CONDUIT AS REQUIRED.

APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124537 INC:
REVIEWED FOR
SS ☐ FLS ☐ ACS ☑
DATE: 08/15/2025

PCH ARCHITECTS

ARCHITECT STAMP

LICENSED ARCHITECT BRENDAN NGUYEN NO. C-31951 REN. 10-31-25 STATE OF CALIFORNIA

CONSULTANT STAMP

REGISTERED PROFESSIONAL ENGINEER STEPHEN R. FALCK No. E 19372 Exp. 09-30-26 ELECTRICAL STATE OF CALIFORNIA

06/18/2025

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fbaengr.com
FBA Job Number: 205.232

EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO.	DATE	ISSUE

PROJECT NO.
XXXXX

DRAWN BY: FBA
CHECKED BY: BN

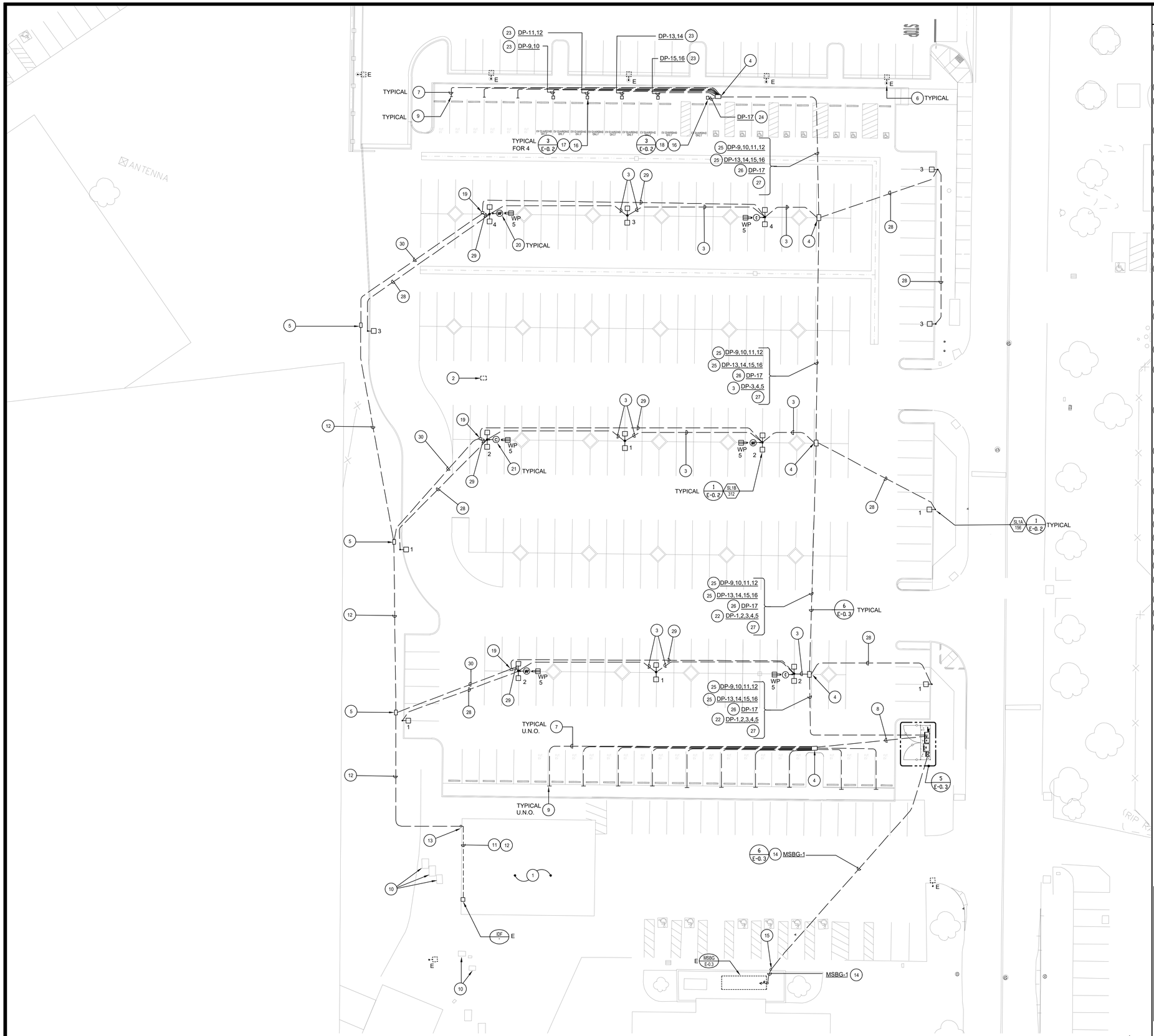
DATE
03/27/25

DRAWING TITLE

DEMOLITION SITE ELECTRICAL PLAN

E-1.1

DEMOLITION SITE ELECTRICAL PLAN | SCALE: 1"=20'-0" | 1



PLAN NOTES

1. EXISTING ELECTRICAL IN THIS BUILDING TO REMAIN U.N.O.
2. THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST TO DEMOLISH THE EXISTING ELECTRICAL PULLBOX IF IT CONTAINS NO LIVE POWER CIRCUITS. IF THE PULLBOX CONTAINS LIVE POWER CIRCUITS, THE CONTRACTOR SHALL ADJUST IT TO MATCH THE NEW FINISHED GRADE LEVEL.
3. PROVIDE 6#8, 1#10 GRD. - 1 1/2 "C.
4. PROVIDE 2' X 3' X 3'D. CONCRETE PULLBOX WITH BOLT-DOWN COVER ENGRAVED "POWER". WHEN LOCATED IN PAVED TOP OF PULLBOX AND COVER SHALL SET FLUSH WITH ADJACENT PAVING.
5. PROVIDE 17" X 30" X 36"D. CONCRETE PULLBOX WITH BOLT- DOWN COVER ENGRAVED " SIGNAL". WHEN LOCATED IN PAVED TOP OF PULLBOX AND COVER SHALL SET FLUSH WITH ADJACENT PAVING.
6. EXISTING PARKING LOT LIGHT POLE TO REMAIN.
7. PROVIDE 1 1/2"C. WITH PULL ROPE FOR FUTURE EV CHARGER CONDUCTORS.
8. PROVIDE FOUR (4) 3"C. WITH PULL ROPE FOR FUTURE EV CHARGER CONDUCTORS.
9. STUB AND CAP CONDUIT BELOW GRADE. PROVIDE FLUSH IN GRADE MARKER.
10. EXISTING ELECTRICAL PULLBOX TO REMAIN.
11. ROUTE CONDUIT EXPOSED ON CEILING.
12. PROVIDE 3" C. WITH PULL ROPE FOR FUTURE DATA CABLINGS.
13. ROUTE CONDUIT FROM BELOW GRADE EXPOSED ON BUILDING EXTERIOR TO AN ELEVATION BELOW CEILING LEVEL IN ORDER TO ROUTE CONDUIT AS INDICATED. PROVIDE WEATHERPROOF "LB" FITTING AND SEALED PENETRATION THROUGH BUILDING WALLS.
14. REFER TO SINGLE LINE DIAGRAM DETAIL 1/E-0.3 FOR FEEDER SIZE.
15. ROUTE CONDUIT FROM BELOW GRADE EXPOSED ON CMU WALL TO 18" A.F.F. IN ORDER TO ROUTE CONDUIT AS INDICATED. PROVIDE WEATHERPROOF "LB" FITTING AND SEALED PENETRATION THROUGH CMU WALL.
16. PROVIDE CONNECTION TO EV CHARGER PER MANUFACTURER'S REQUIREMENT.
17. PROVIDE DUAL PORT AC LEVEL 2 PEDESTAL CHARGING STATION WITH 18 FEET CABLE RETRACTOR, 6' CMK, SETTING 48A PER PORT MAX., NEMA 3R HOUSING, FULL TURN KEY (SOFTWARE AND HARDWARE).
CHARGEPOINT MODEL NUMBER #CP6021B-50A-L5.5.
18. PROVIDE SINGLE PORT AC LEVEL 2 PEDESTAL CHARGING STATION WITH 18 FEET CABLE RETRACTOR, 6' CMK, SETTING 48A PER PORT MAX., NEMA 3R HOUSING, FULL TURN KEY (SOFTWARE AND HARDWARE).
CHARGEPOINT MODEL NUMBER #CP6011B-50A-L5.5.
19. PROVIDE SIGNAL PULLBOX. REFER TO DETAIL 2/E-0.2 FOR ADDITIONAL INFORMATION.
20. PROVIDE PROVISION WIRELESS ACCESS POINT ON LIGHT POLE. REFER TO DETAIL 2/E-0.2 FOR ADDITIONAL INFORMATION.
21. PROVIDE PROVISION FOR CCTV CAMERA ON LIGHT POLE. REFER TO DETAIL 2/E-0.2 FOR ADDITIONAL INFORMATION.
22. PROVIDE 10#8, 1#10 GRD. - 1 1/2"C.
23. PROVIDE 4#1 , 2#8 GRD. - 1 1/2"C.
24. PROVIDE 2#1, 1#8 GRD. - 1 1/2"C.
25. PROVIDE 8#2/0, 2#6 GRD. - 3"C.
26. PROVIDE 2#2/0, 1#6 GRD. - 3"C.
27. PROVIDE TWO (2) 3"C. WITH PULL ROPE FOR FUTURE EV CHARGER CONDUCTORS.
28. PROVIDE 2#8, 1#10 GRD. - 1"C.
29. PROVIDE 1"C. WITH PULL ROPE FOR FUTURE DATA CABLES.
30. PROVIDE 2"C. WITH PULL ROPE FOR FUTURE DATA CABLES.

SITE PLAN GENERAL NOTES

1. GENERAL CONTRACTOR SHALL EXERCISE CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID EXISTING DUCTS, PIPING, CONDUITS, ETC., AND SHALL PREVENT HAZARD TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES, WHETHER OR NOT SHOWN, DETAILED OR INSTALLED BY THIS OR ANY OTHER CONTRACTS. THIS CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
2. NEW TRENCHES FOR CONDUITS SHALL BE EXCAVATED IN VICINITY OF EXISTING UNDERGROUND UTILITIES AND BOXES. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL SCAN SURROUNDING AREAS USING GROUND-PENETRATING RADAR OPERATED BY PERSONNEL REGULARLY ENGAGED IN THE BUSINESS OF UNDERGROUND UTILITY DETECTION. CAREFULLY HAND-TRENCH ALL AREAS WHERE THERE ARE EXISTING UNDERGROUND UTILITIES. ADJUST LOCATIONS OF NEW UTILITIES AND BOXES TO ACHIEVE BEST POSSIBLE INSTALLATION.

LEGEND:

E EXISTING EQUIPMENT OR DEVICE TO REMAIN. CONTRACTOR SHALL RECONNECT TO EXISTING CIRCUIT IF DISCONNECTED BY DEMOLITION ON THIS PROJECT.

R EXISTING EQUIPMENT OR DEVICE TO BE REMOVED. CONTRACTOR SHALL DISCONNECT AND REMOVE ALL ASSOCIATED CONTROLS, CONDUCTORS, AND CONDUIT AS REQUIRED.

APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124537 INC:
REVIEWED FOR
SS ☐ FLS ☐ ACS ☑
DATE: 08/15/2025

PCH ARCHITECTS

ARCHITECT STAMP

LICENSED ARCHITECT BRENDAN NGUYEN NO. C-31951 REN. 10-31-25 STATE OF CALIFORNIA

CONSULTANT STAMP

REGISTERED PROFESSIONAL ENGINEER HEATHER K. FALCON No. E 19372 Exp. 09-30-26 ELECTRICAL

06/18/2025

CONSULTANT LOGO

FBA Engineering
Consulting Electrical Engineers
150 Paularino Avenue Suite A120
Costa Mesa, CA 92626
949.852.0660 ▪ 949.852.1657 (fax)
fbaengr.com
FBA Job Number: 205.232

EVENT CENTER PARKING LOT EXPANSION

VICTOR VALLEY COLLEGE

NO.	DATE	ISSUE

PROJECT NO.: XXXXX
DRAWN BY: FBA
CHECKED BY: BN
DATE: 03/27/25

DRAWING TITLE

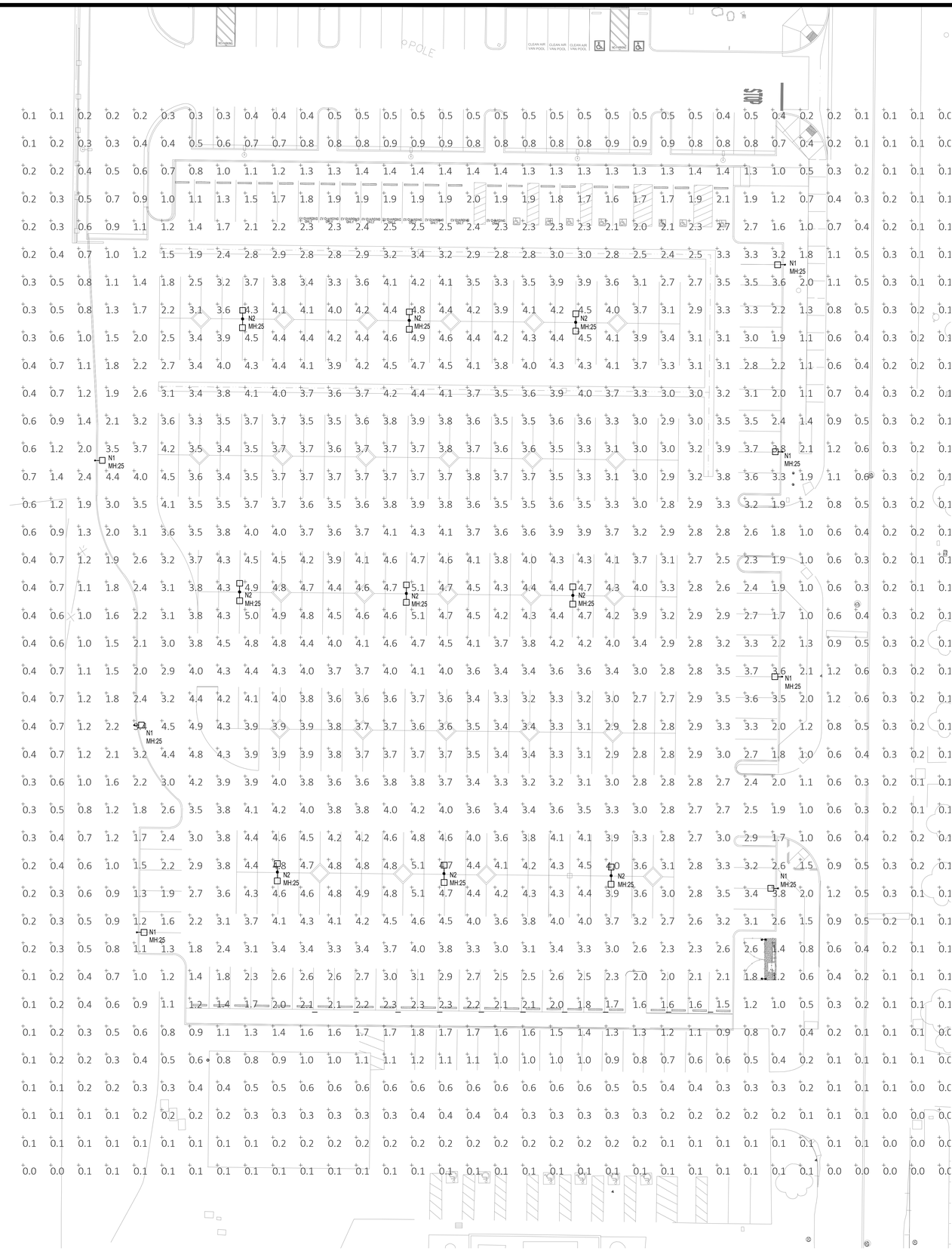
ENLARGED SITE ELECTRICAL PLAN

E-1.2

ENLARGED SITE ELECTRICAL PLAN | SCALE: 1"=20'-0" | 1

Luminaire Schedule						
Qty	**Label**	**LLF**	**Arrangement**	**Description**	**Watts**	**MH**
7	N1	0.950	Single	NLS LIGTHTING // NV-1-T4FTW-48L-1-30K7-SINGLE HEAD	156	25
9	N2	0.950	Back-Back	NLS LIGHTING // NV-1-T5W-48L-1-30K7-TWIN HEAD 180°	156	25

Calculation Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
SITE CALCS	Illuminance	Fc	1.86	5.1	0.0	N.A.	N.A.
4 POLE STAT	Illuminance	Fc	4.11	5.1	3.5	1.17	1.46
PARKING	Illuminance	Fc	3.40	5.1	1.0	3.40	5.10



APPROVAL

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PCH ARCHITECTS

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EVENT CENTER PARKING LOT EXPANSION

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NO.	DATE	ISSUE

PROJECT NO.
XXXXX

DRAWN BY: FBA
CHECKED BY: BN

DATE
03/27/25

DRAWING TITLE

PHOTOMETRIC PLAN

E-1.3

PHOTOMETRIC PLAN | SCALE: 1"=20'-0" | 1